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2657 SPRING STREET
REDWOOD CITY, CA 94063
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www.thehayesgroup.com

PROJECT ADDRESS:
**2901-2905
MIDDLEFIELD RD.
PALO ALTO, CA 94306**

ISSUANCE:

NO.	DESCRIPTION:	DATE:
	PLANNING SUBMITTAL	02.01.2023
01	COORDINATION	04.25.2023
02	PLANNING RESUBMITTAL	06.09.2023

DRAWING CONTENT
TITLE SHEET

STAMP

JOB NUMBER:
2202.00
SCALE:
AS NOTED
DRAWN BY:
LB
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DRAWING NUMBER

PROPOSED PC AMENDMENT TO PC 2343, DATED 1967

PROJECT DIRECTORY

CLIENT

RLD LAND LLC
240 LORTON AVENUE
4TH FLOOR
BURLINGAME, CA 94063
650.571.1010

ARCHITECT

HAYES GROUP ARCHITECTS
2657 SPRING STREET
REDWOOD CITY, CA 94063
650.365.0600 PH
650.365.0670 FAX
CONTACT: Ken Hayes x:15
khayes@thehayesgroup.com

TRAFFIC ENGINEER

HEXAGON TRANSPORTATION CONSULTANTS, INC.
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112
408.971.6100 PH
408.971.6102 FAX
CONTACT: GARY BLACK
gblack@hextrans.com

VICINITY MAP

PROJECT INFORMATION

PROJECT DESCRIPTION:

SEE ATTACHED LETTER.

APN

127-35-152 AND 127-35-194

ZONE

PC-2343

OCCUPANCY

R-2 AND FUTURE R-3

CONSTRUCTION

V-B

BUILDING CODE

2022 CRC CALIFORNIA RESIDENTIAL CODE
2022 CFC CALIFORNIA FIRE CODE
2022 CMC CALIFORNIA MECHANICAL CODE
2022 CPC CALIFORNIA PLUMBING CODE
2022 CEC CALIFORNIA ENERGY CODE
2022 CGC CALIFORNIA GREEN CODE
2022 CBC CALIFORNIA BUILDING CODE

PARCEL LOT A

19,893 SF

PARCEL LOT B

6,493 SF

SHEET INDEX

ARCHITECTURAL

A0.1

TITLE SHEET

T-1

SPECIAL TREE PROTECTION INSTRUCTION SHEET

A1.0

EXISTING PC 2343 DEVELOPMENT PLAN. FOR REFERENCE ONLY.

A2.0

PROPOSED SITE PLAN

A3.0

PHOTOS

LANDSCAPE

L5.01

TREE CANOPY STUDY

M a k e s u r e y o u r c r e w s a n d s u b s d o t h e j o b r i g h t!

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

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Planning Department Community Environment

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which are **1.1.0** **A P P E N D I X**
RECEIVED **SECTION INSTRU**
- SECTION 31 -

to the special provisions of the
Schedule of the Ordinance
downloaded at
BID=6460.cityofpaloalto.orhttp://www

City of Palo Alto Department of Public Works
 300 S. California Ave., Suite 100, Palo Alto, CA 94306
 Phone: 650.494.9650 Fax: 650.965.3852 E-mail: info@cityofpaloalto.org

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W A R N I N G
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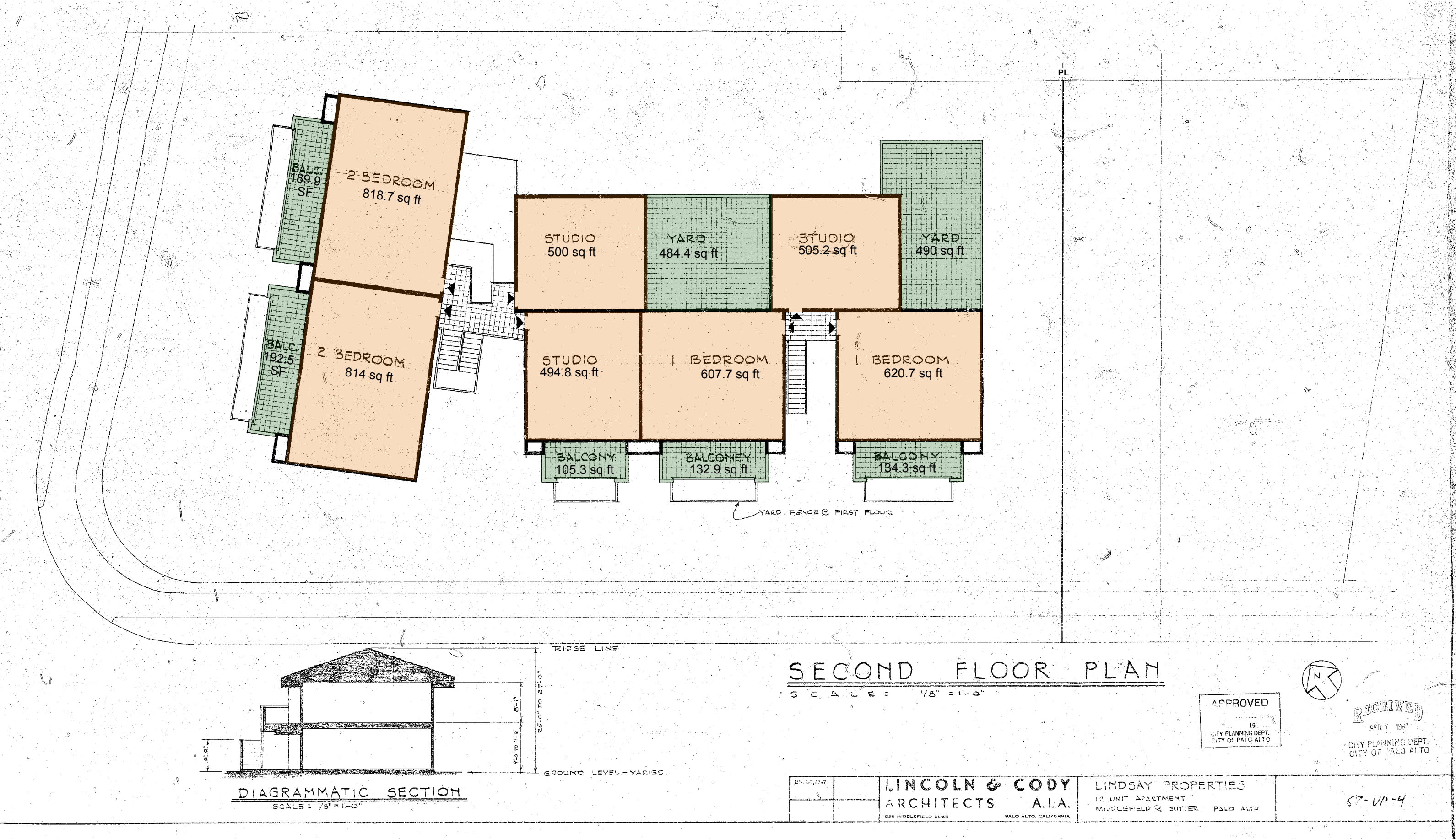
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DRAWING CONTENT
EXISTING PC 2343
DEVELOPMENT PLAN.
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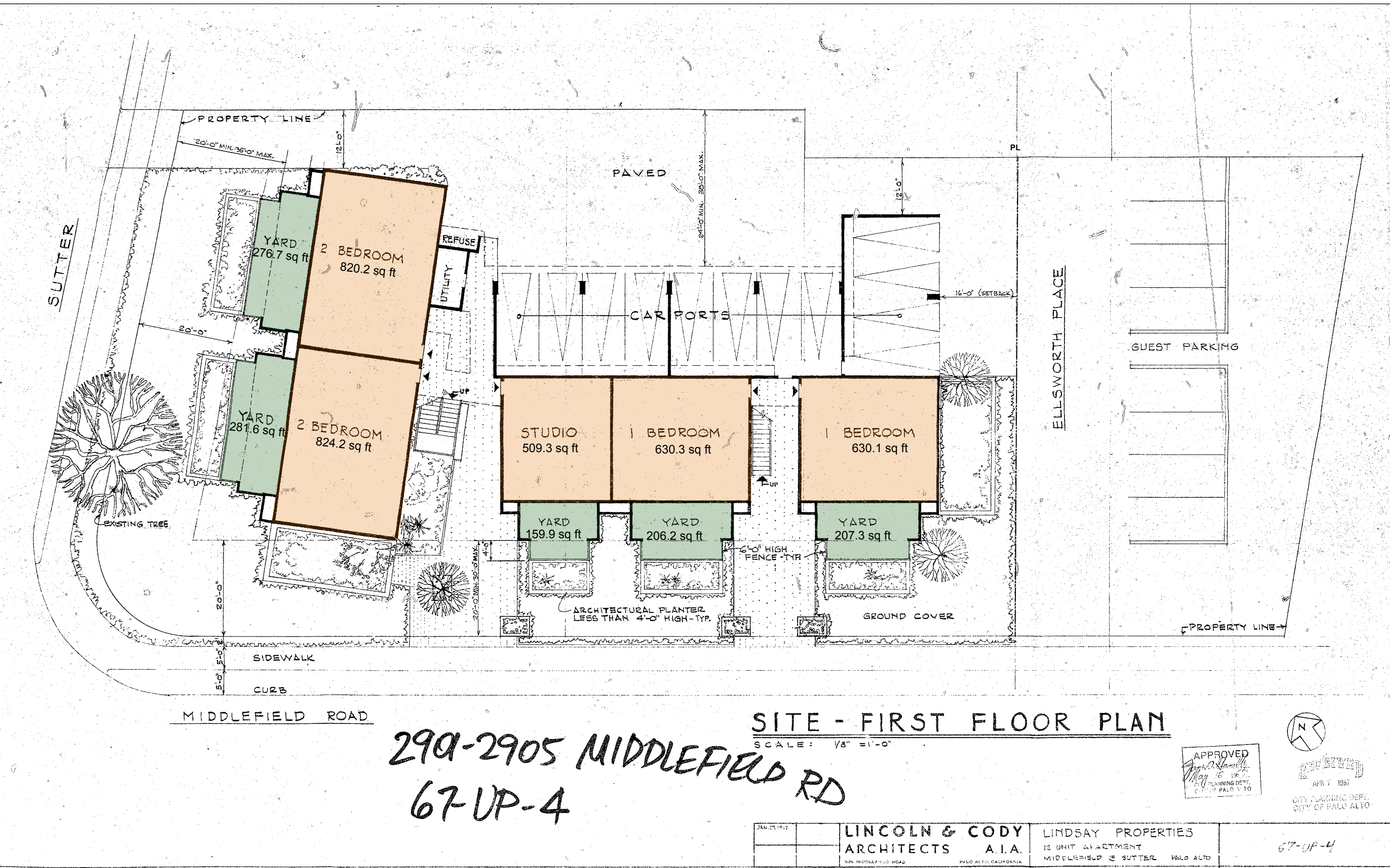
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PALO ALTO 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

4



PALO ALTO SITE

SCALE: 1/16" = 1'-0"

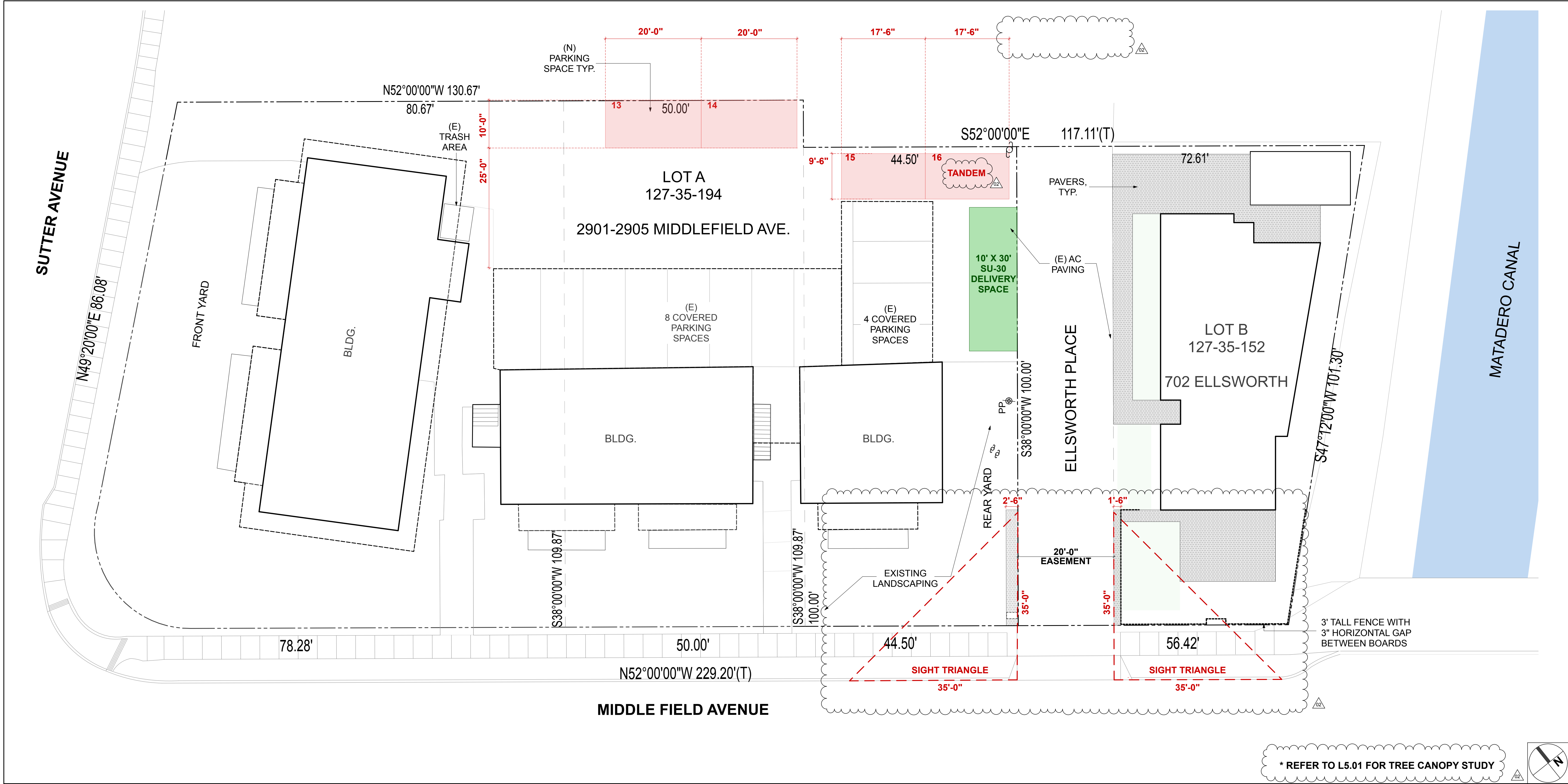
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EXISTING REFERENCE PLANS

(E) SITE AREA	26,386
(E) BUILDING AREA (APPROX.)	7,775
(E) FAR (APPROX.)	0.29
(E) UNITS	(4) 2 BEDROOM (4) 1 BEDROOM (4) STUDIO 12 UNITS TOTAL
(E) PRIVATE OPEN SPACE (APPROX.)	2,861
(E) PARKING	(MIDDLEFIELD) 12 COVERED (ELLSWORTH) 8 UNCOVERED 20 STALLS TOTAL
(E) BIKE PARKING	PROVIDED WITHIN UNITS

SITE DEVELOPMENT CALCULATIONS

1



EXISTING PC 2343 AMENDMENT TO PC 1810				PROPOSED PLAN SCALE 3/32" = 1'-0"		2
LOT-A 127-35-194 2901 + 2905 MIDDLEFIELD ROAD				LOT-B 127-35-152 702 ELLSWORTH PLACE		
(E) SITE AREA	19,893	REQUIRED PARKING		(E) SITE AREA (INCLUDE EASEMENT)	6493	SEE PROPOSED SINGLE FAMILY RESIDENCE ON REFERENCE SHEETS RF-1 TO RF-4
(E) BUILDING AREA (APPROX.)	7,775	4-2BR UNITS 8		VACANT		
(E) FAR (APPROX.)	.39	4-1BR UNITS 4				
(E) UNITS (NO CHANGE)	(4) 2 BEDROOM	4-STUDIO UNITS 4				
	(4) 1 BEDROOM	TOTAL REQUIRED 16				
	(4) STUDIO	TOTAL PROVIDED 16				
	12 UNITS TOTAL					
(E) PRIVATE OPEN SPACE (NO CHANGE)	2861					
(E) BIKE PARKING (NO CHANGE)	INSIDE UNITS					
				PROPOSED SITE DEVELOPMENT CALCULATION		

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VIEW OF EXISTING 700 ELLSWORTH
SCALE:

6



VIEW FROM SUTTER AVE.
SCALE:

4



VIEW OF SUTTER APARTMENT FROM ELLSWORTH PLACE
SCALE:

2



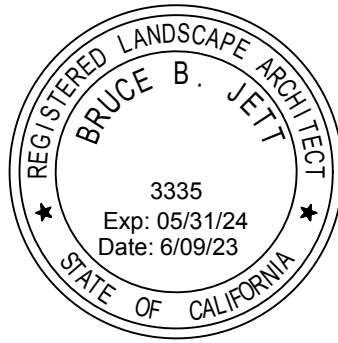
VIEW OF INTERIOR PARKING
SCALE:

5



VIEW FROM MIDDLEFIELD RD.
SCALE:

1



LANDSCAPE
PLANS

2901
MIDDLEFIELD AVENUE

PALO ALTO, CA

#	DATE	ISSUE
	05.23.2023	
	06.07.2023	

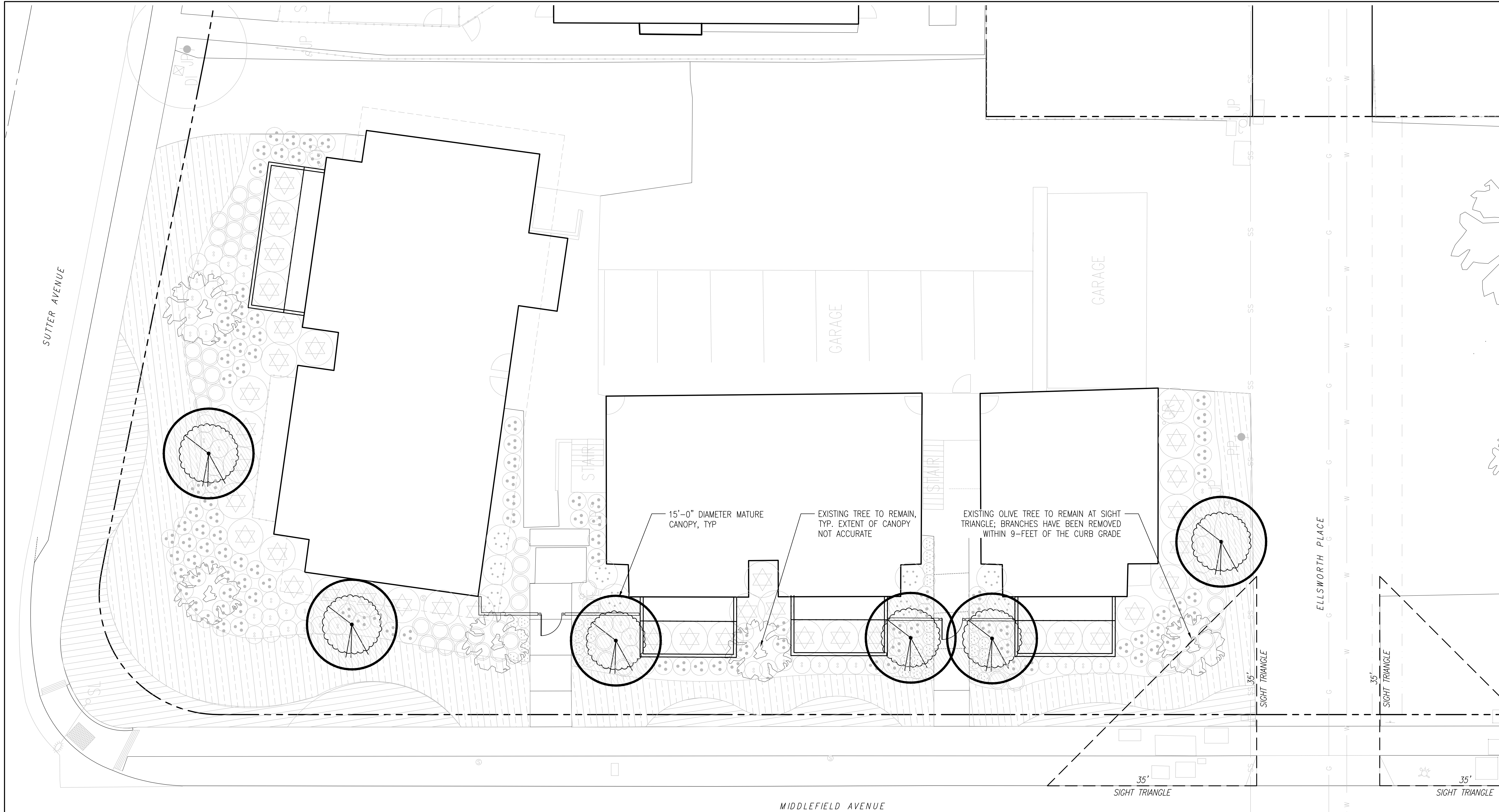
FOR
REFERENCE
ONLY

SHEET TITLE

CANOPY STUDY

JOB NO.	
SCALE	AS SHOWN
DRAWN BY	
SHEET NO.	

L5.01



TREES						
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT MATURITY	CALIFORNIA NATIVE
T-1		CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15' TALL 15' WIDE	YES

TREE CANOPY COVERAGE TABLE	
TREE	AREA OF COVERAGE
EXISTING 15" DBH OAK	±1,052 SF
(6) PROPOSED TREES	1,054 SF

NOTE: CANOPY COVERAGE NOTED ABOVE DOES NOT
INCLUDE CANOPIES OF EXISTING TREES TO REMAIN

