



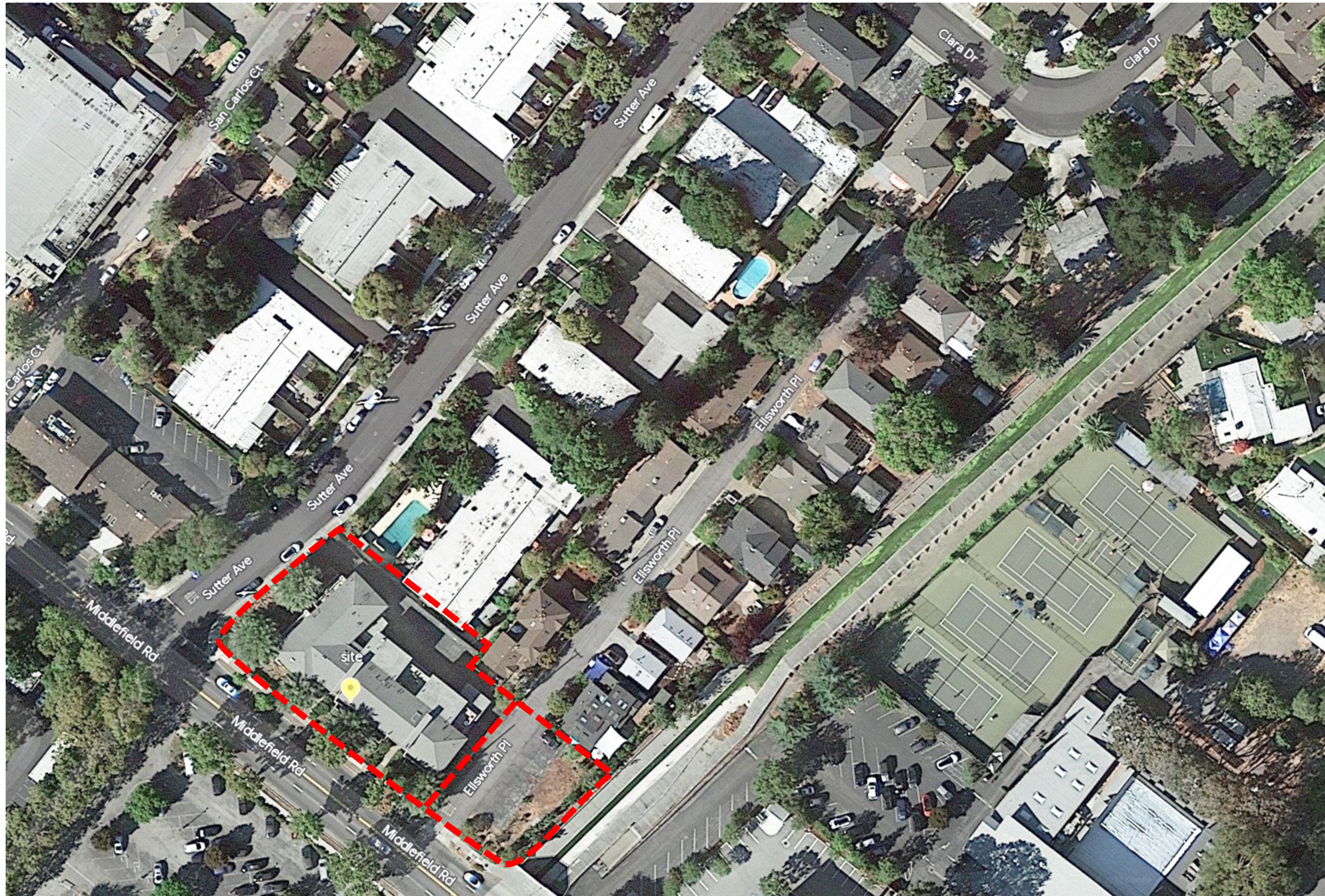
2901–2905 Middlefield + 702 Ellsworth Place (PC Amendment and Rezone)

CITY COUNCIL PRESCREEN PRESENTATION
3.13.2023



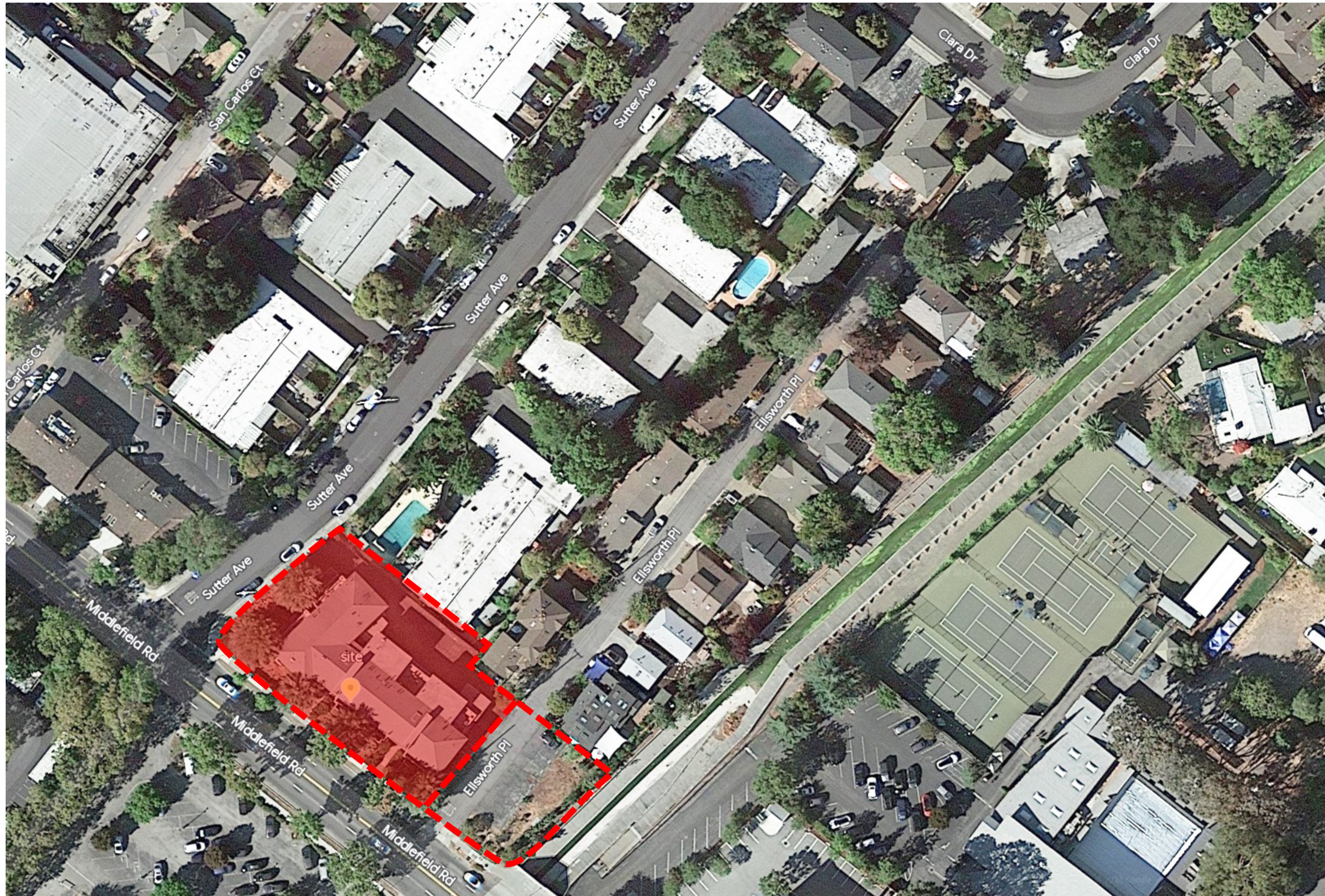
VICINITY MAP

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



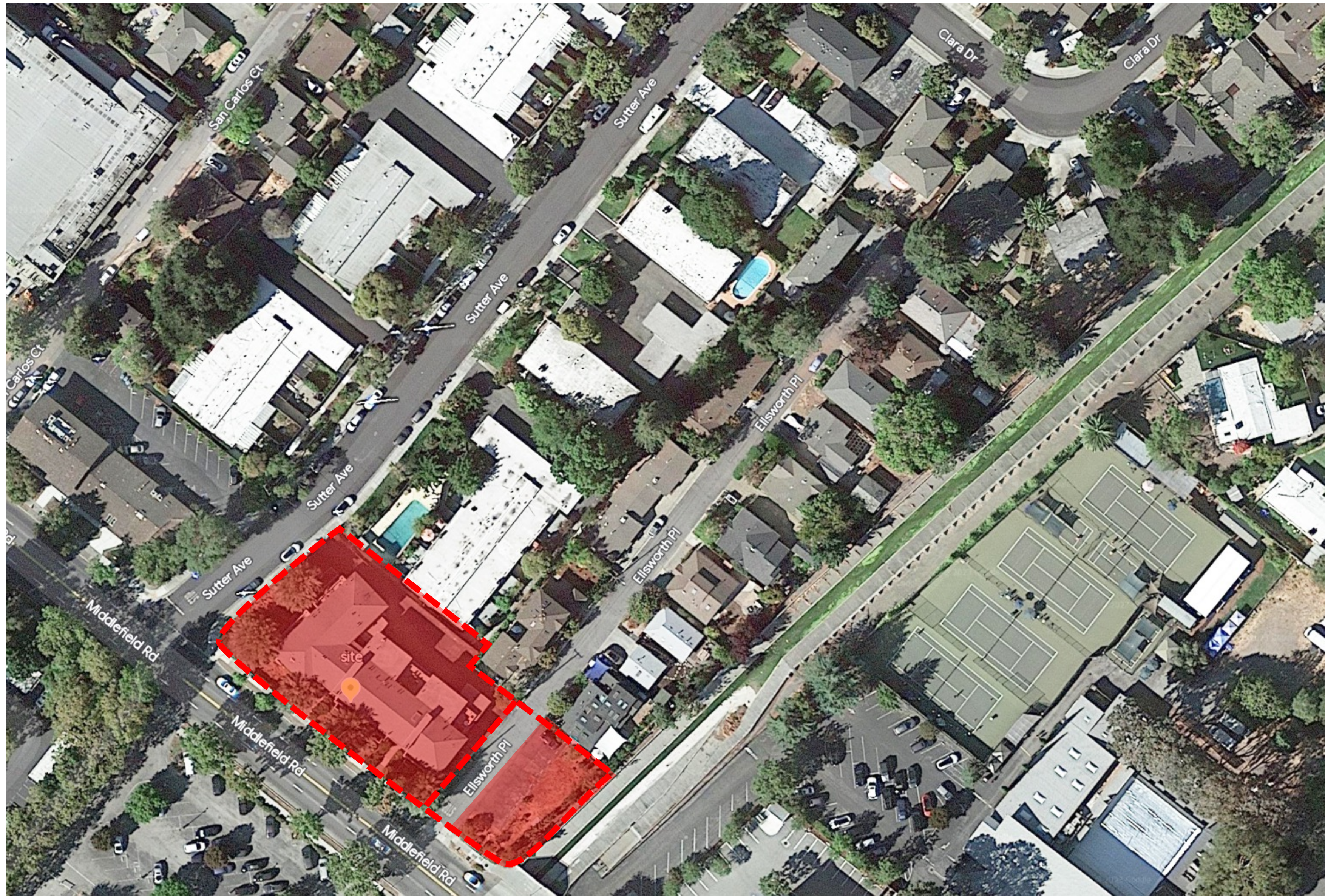
AERIAL VIEW

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



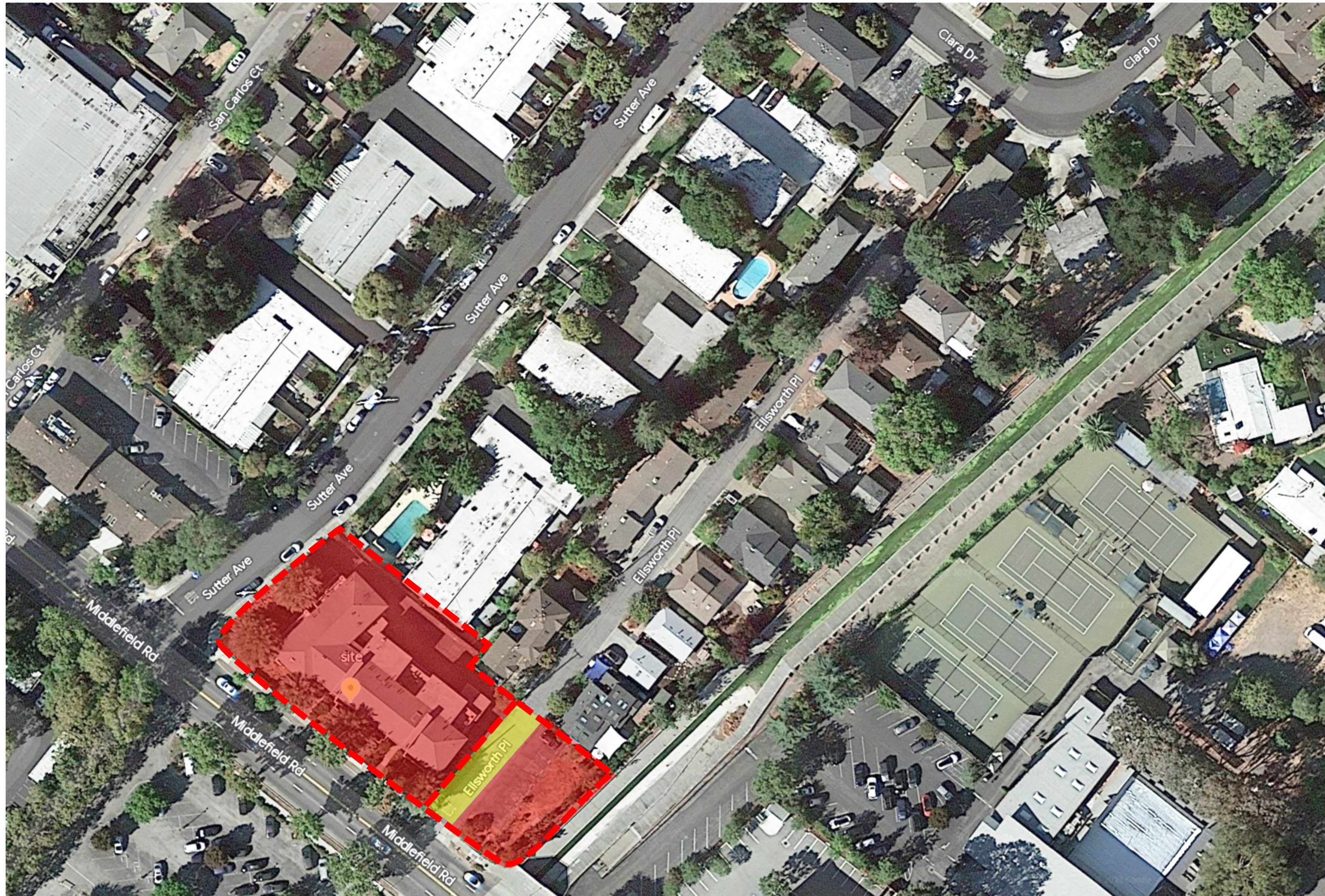
AERIAL VIEW

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



AERIAL VIEW

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



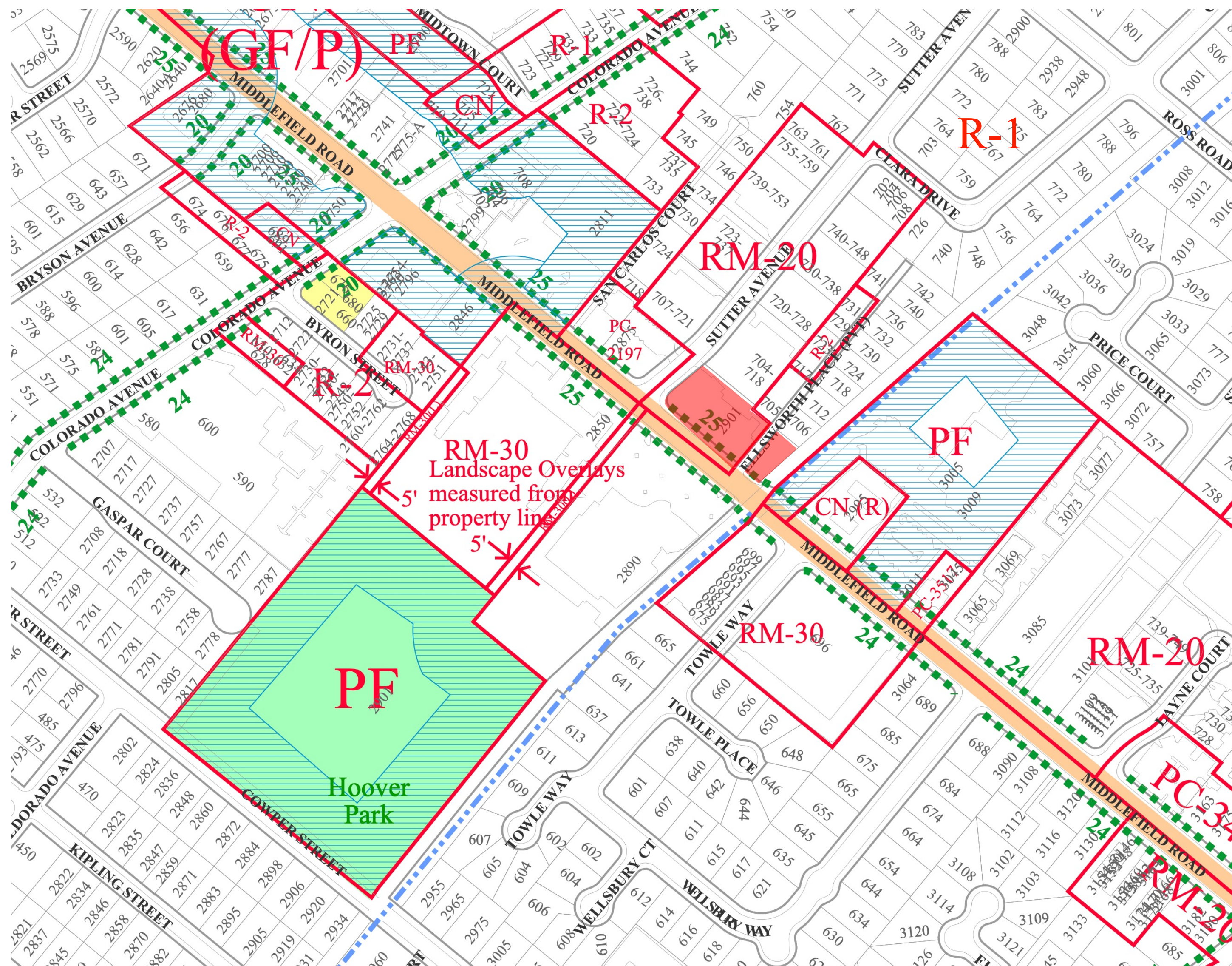
AERIAL VIEW

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



AERIAL VIEW

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



ZONING MAP

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



EXISTING SITE/ BUILDING PHOTOS

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH

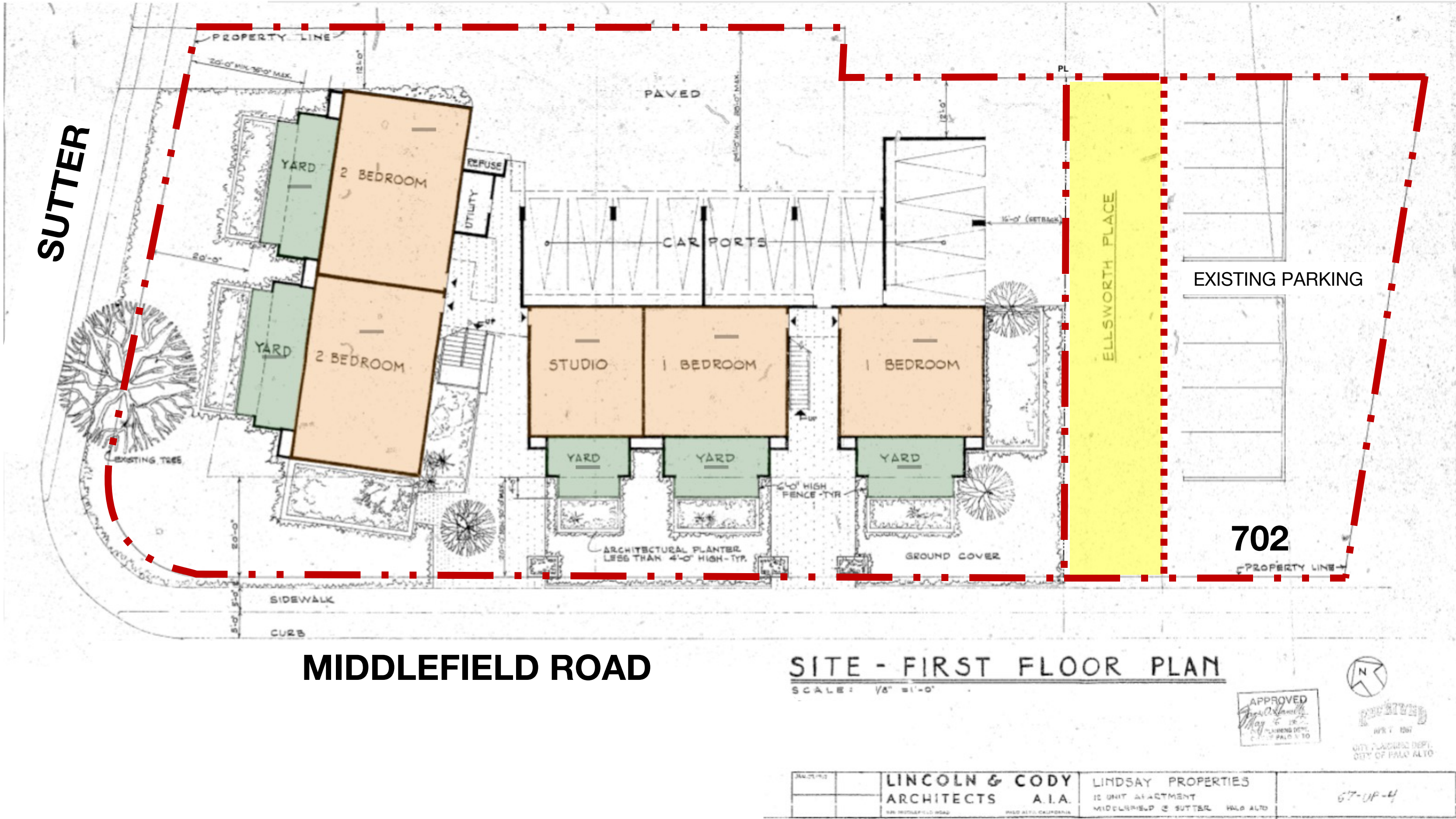
Planned Community (PC) Ordinance No. 2343

Proposed amendment to section 2 (Development Plan):

- (1) Extract 702 Ellsworth from PC ordinance 2343.**
- (2) Provide compliant, required parking associated with the 2901 - 2905 Middlefield apartment building entirely on 2901-2905 Middlefield property.**
- (3) Revert 702 Ellsworth property to R1 zoning.**

PROJECT GOALS

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH

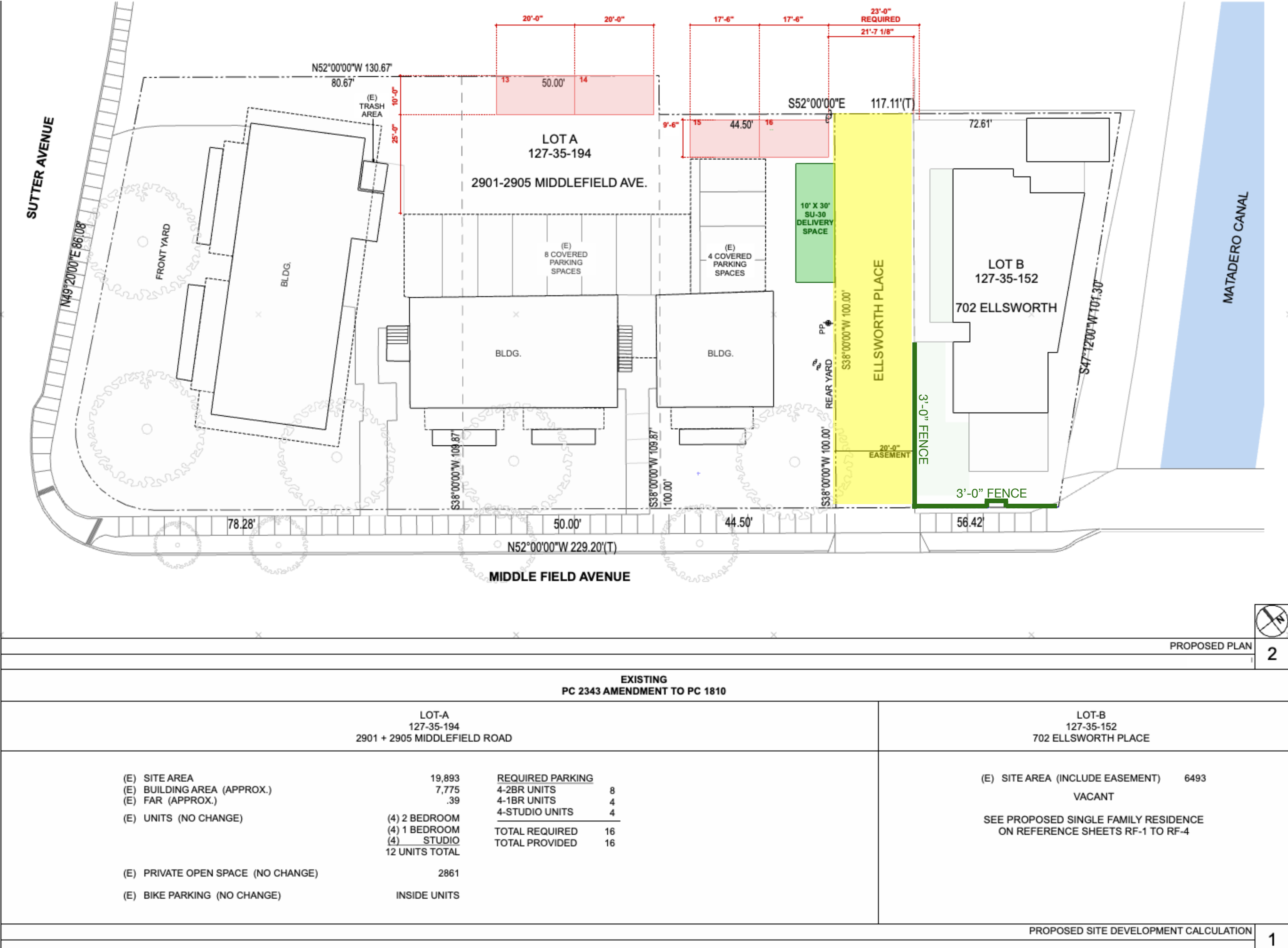


EXISTING PC - 2343

(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

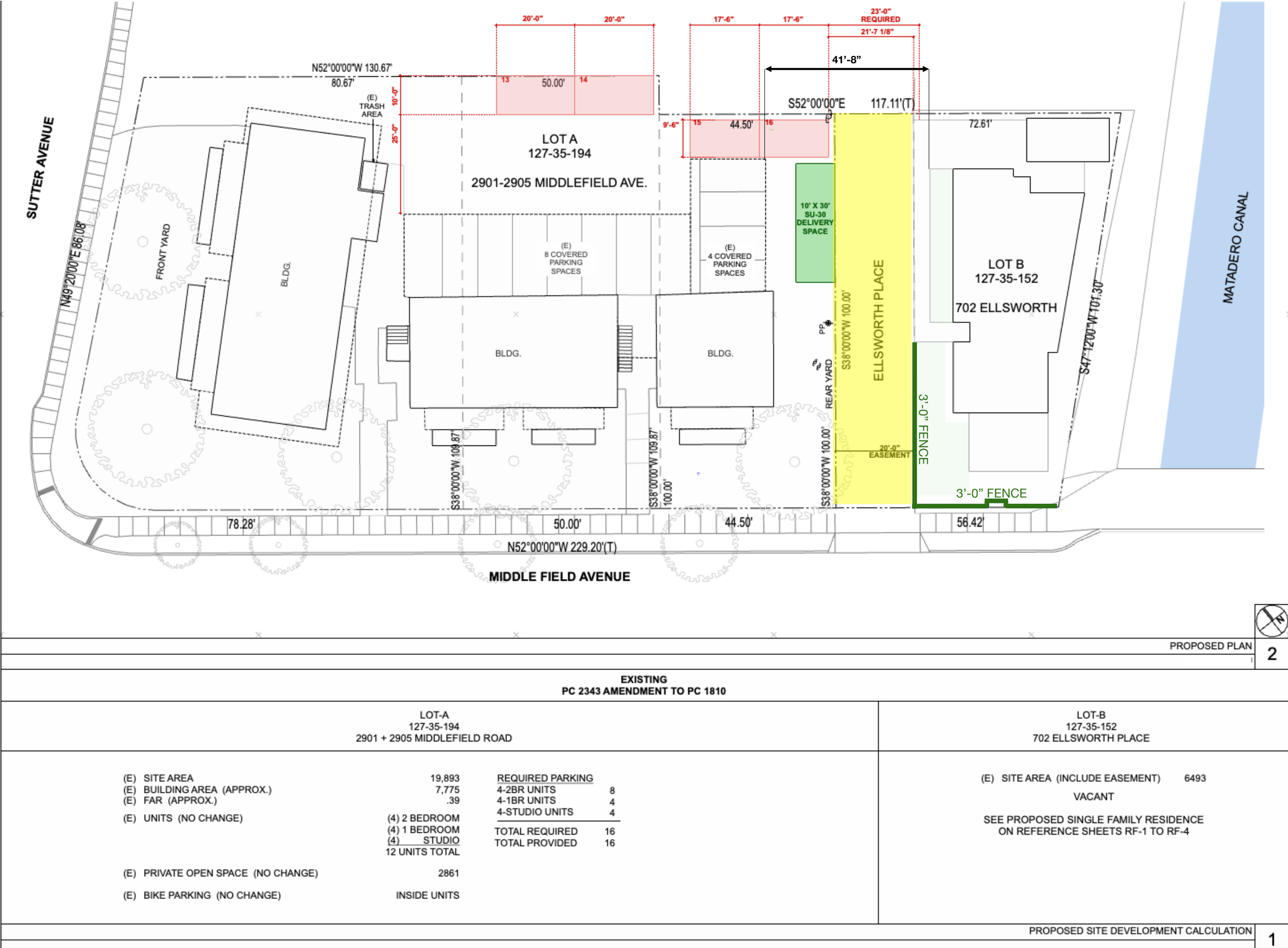
EXISTING PC 2343 FIRST FLOOR AND SITE PLAN

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



PROPOSED SITE PLAN

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



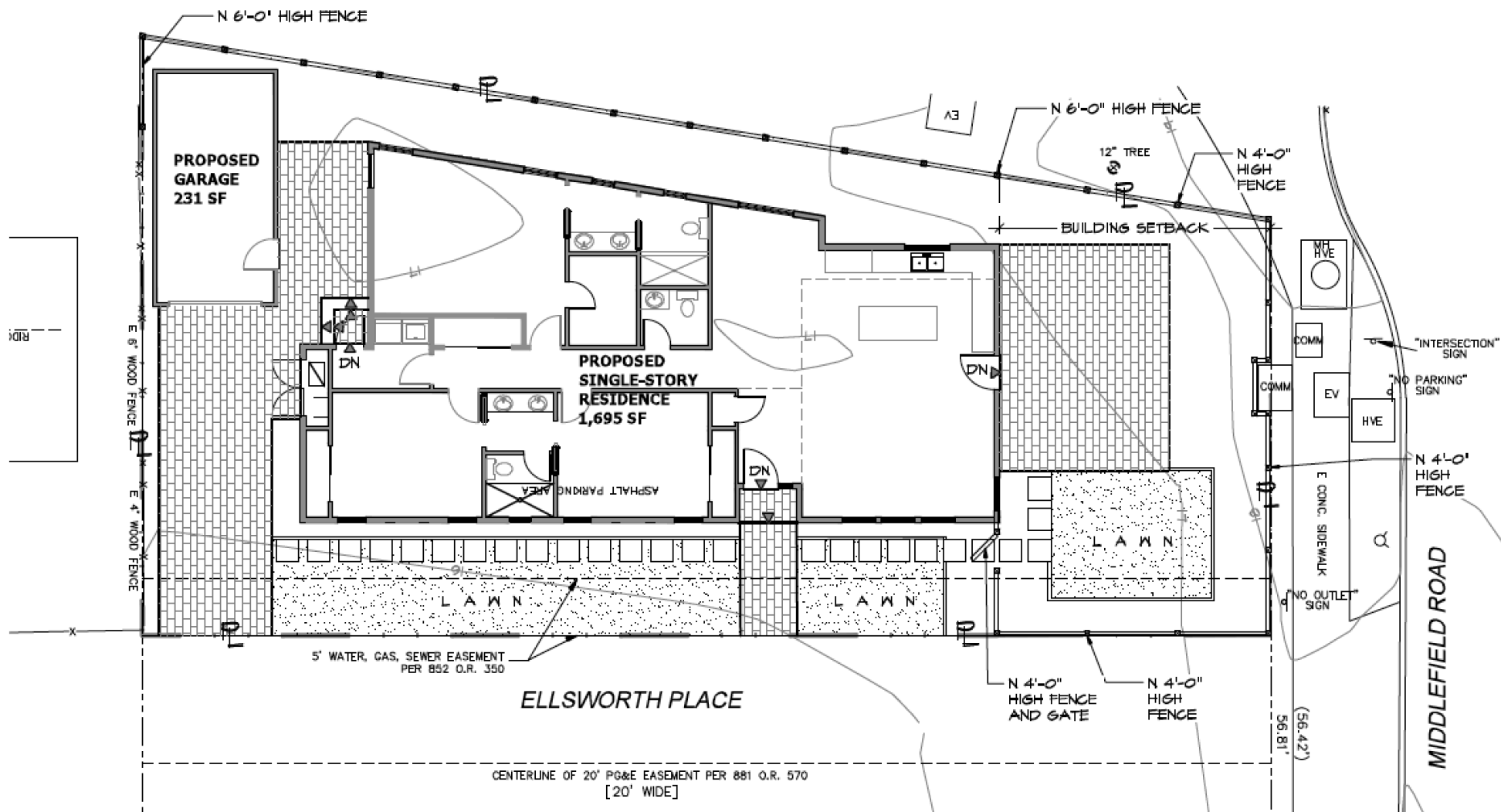
PROPOSED SITE PLAN

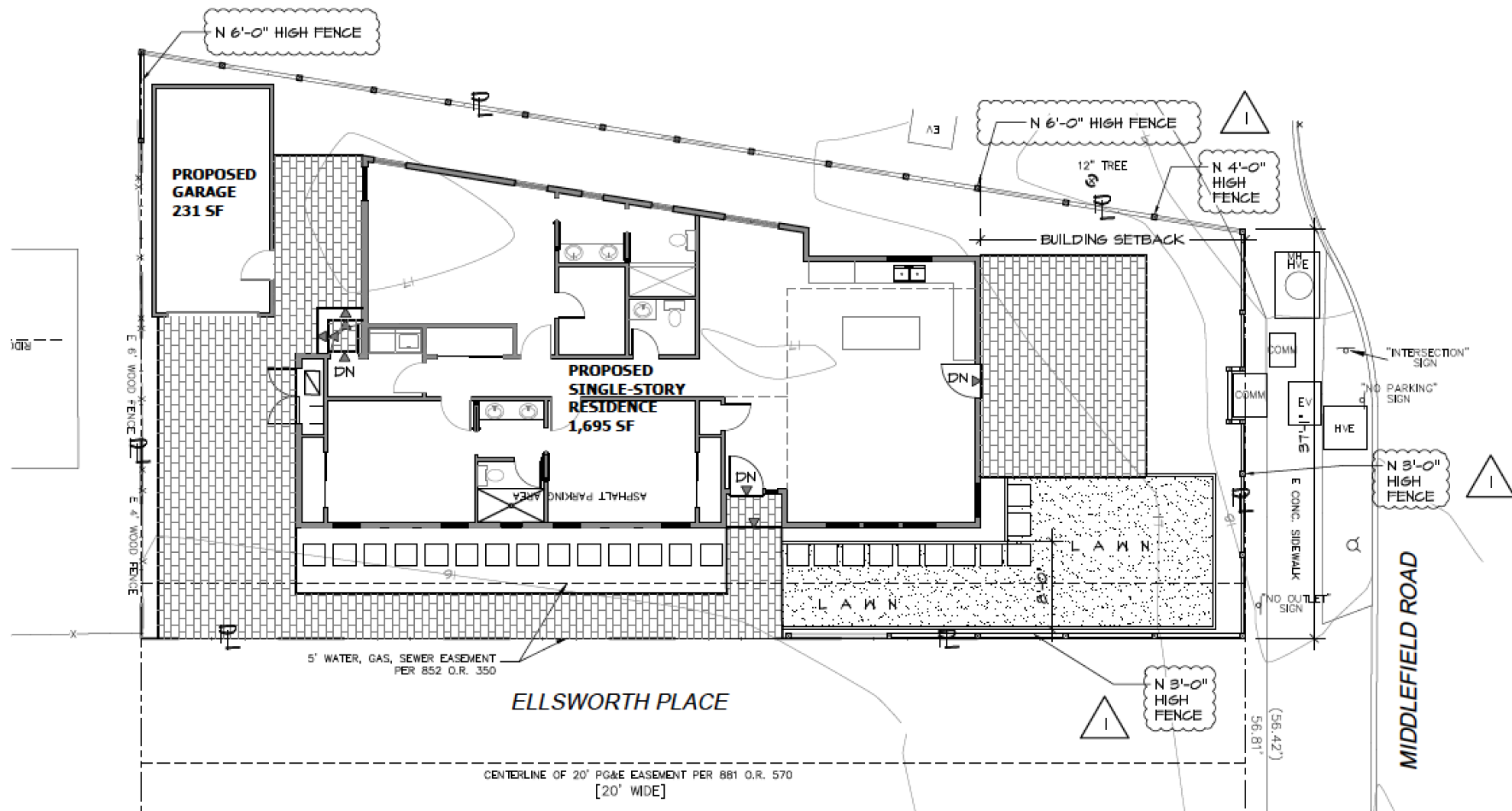
2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH

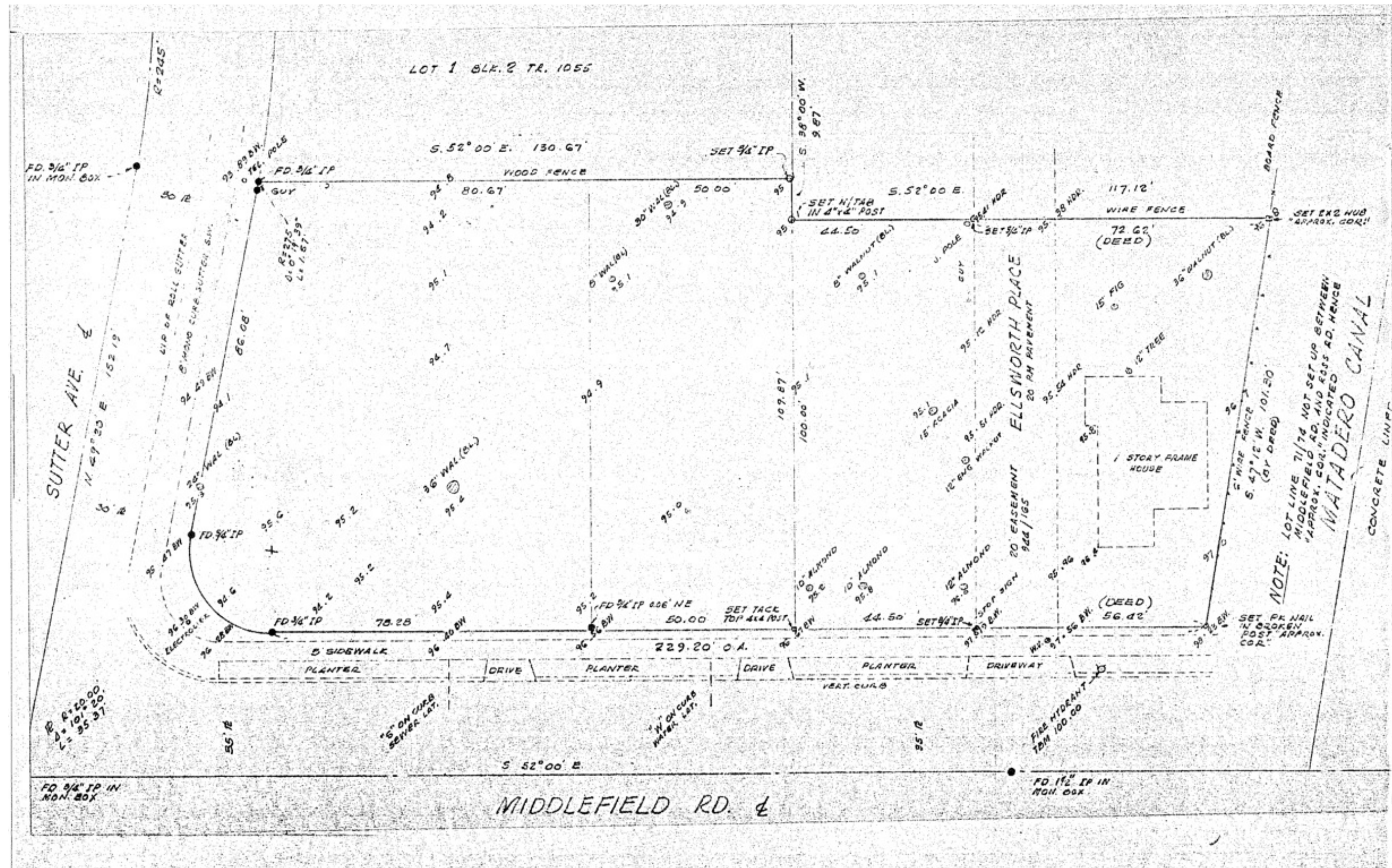


THANK YOU

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH

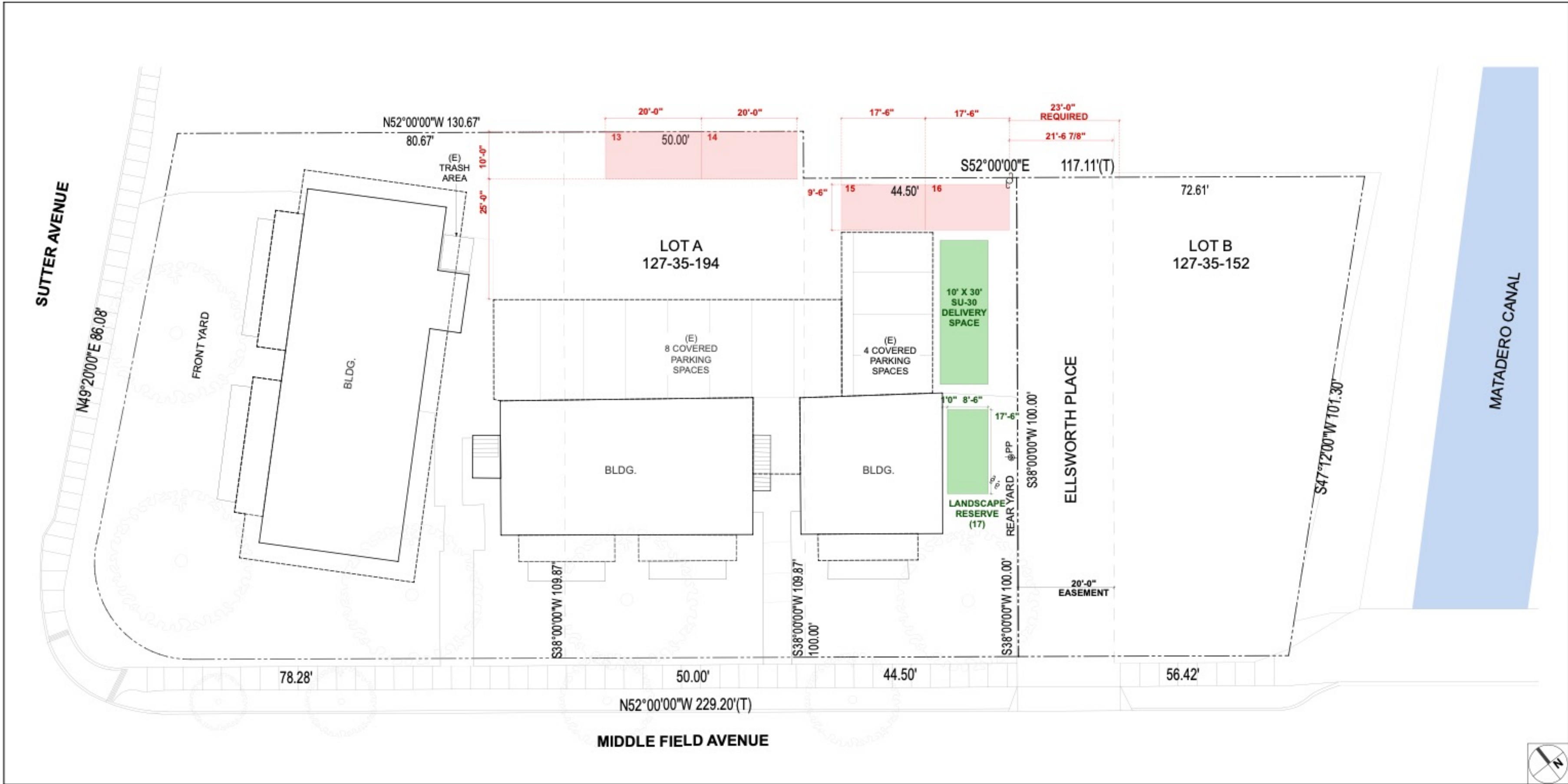






HISTORIC SITE PLAN – PREVIOUS HOUSE ON ELLSWORTH PROPERTY

2901-2905 MIDDLEFIELD ROAD + 702 ELLSWORTH



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

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

ISSUANCE:

NO. DESCRIPTION: DATE:
PLANNING SUBMITTAL 02.01.2023

DRAWING CONTENT
PROPOSED SITE PLAN -
Tandem solution alternate

STAMP

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

A2.01

Date: 3/7/23
File Name: Ellsworth House_BM_ARCH

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	
(E) BUILDING AREA (APPROX.)	7,775	4-2BR UNITS	8	VACANT		
(E) FAR (APPROX.)	.39	4-1BR UNITS	4	SEE PROPOSED SINGLE FAMILY RESIDENCE		
(E) UNITS (NO CHANGE)	(4) 2 BEDROOM	4-STUDIO UNITS	4	ON REFERENCE SHEETS RF-1 TO RF-4		
	(4) 1 BEDROOM	TOTAL REQUIRED	16			
	(4) STUDIO	TOTAL PROVIDED	17 (1 TANDEM)			
	12 UNITS TOTAL					
(E) PRIVATE OPEN SPACE (NO CHANGE)	2861					
(E) BIKE PARKING (NO CHANGE)	INSIDE UNITS					
PROPOSED SITE DEVELOPMENT CALCULATION						1

PROPOSED PC AMENDMENT TO
PC 2342, DATED 1967



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

ISSUANCE:

NO.	DESCRIPTION:	DATE:
	PLANNING SUBMITTAL 02.01.2023	

DRAWING CONTENT
TITLE SHEET

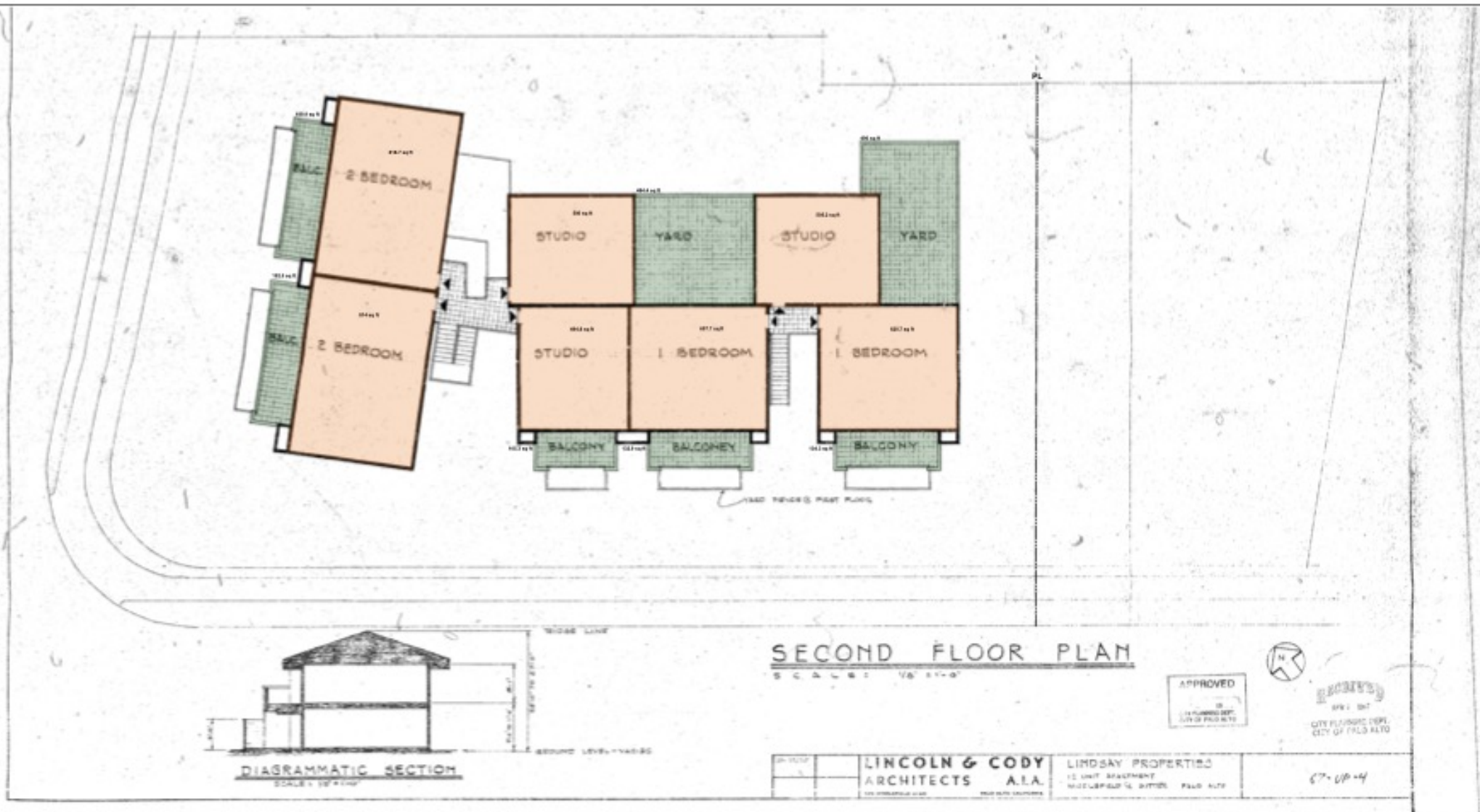
STAMP

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

A0.1

PROJECT DIRECTORY	VICINITY MAP	PROJECT INFORMATION	SHEET INDEX
<div>CLIENT</div> <div>RLD LAND LLC 240 LORTON AVENUE 4TH FLOOR BURLINGAME, CA 94063 650.571.1010</div> <div>ARCHITECT</div> <div>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</div>		<div>PROJECT DESCRIPTION:</div> <div>SEE ATTACHED LETTER.</div> <div>APN</div> <div>127-35-152 AND 127-35-194</div> <div>ZONE</div> <div>RM-20</div> <div>OCCUPANCY</div> <div>R-3</div> <div>CONSTRUCTION</div> <div>V-8</div> <div>BUILDING CODE</div> <div>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</div> <div>PARCEL LOT A</div> <div>19,893 SF</div> <div>PARCEL LOT B</div> <div>6,493 SF</div>	<div>ARCHITECTURAL</div> <div>A0.1 TITLE SHEET</div> <div>T-1 SPECIAL TREE PROTECTION INSTRUCTION SHEET</div> <div>A1.0 EXISTING PC 2343 DEVELOPMENT PLAN FOR REFERENCE ONLY.</div> <div>A2.0 PROPOSED SITE PLAN</div> <div>A3.0 PHOTOS</div> <div>ALTA-1 A.L.T.A./NSPS LAND TITLE SURVEY</div> <div>REF-1 REFERENCE DATA</div> <div>REF-2 REFERENCE SITE PLAN</div> <div>REF-3 REFERENCE FLOOR PLAN</div> <div>REF-4 REFERENCE ELEVATIONS</div>



24X

PALO ALTO 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

4



24X

PALO ALTO SITE
SCALE: 1/16" = 1'-0"

3

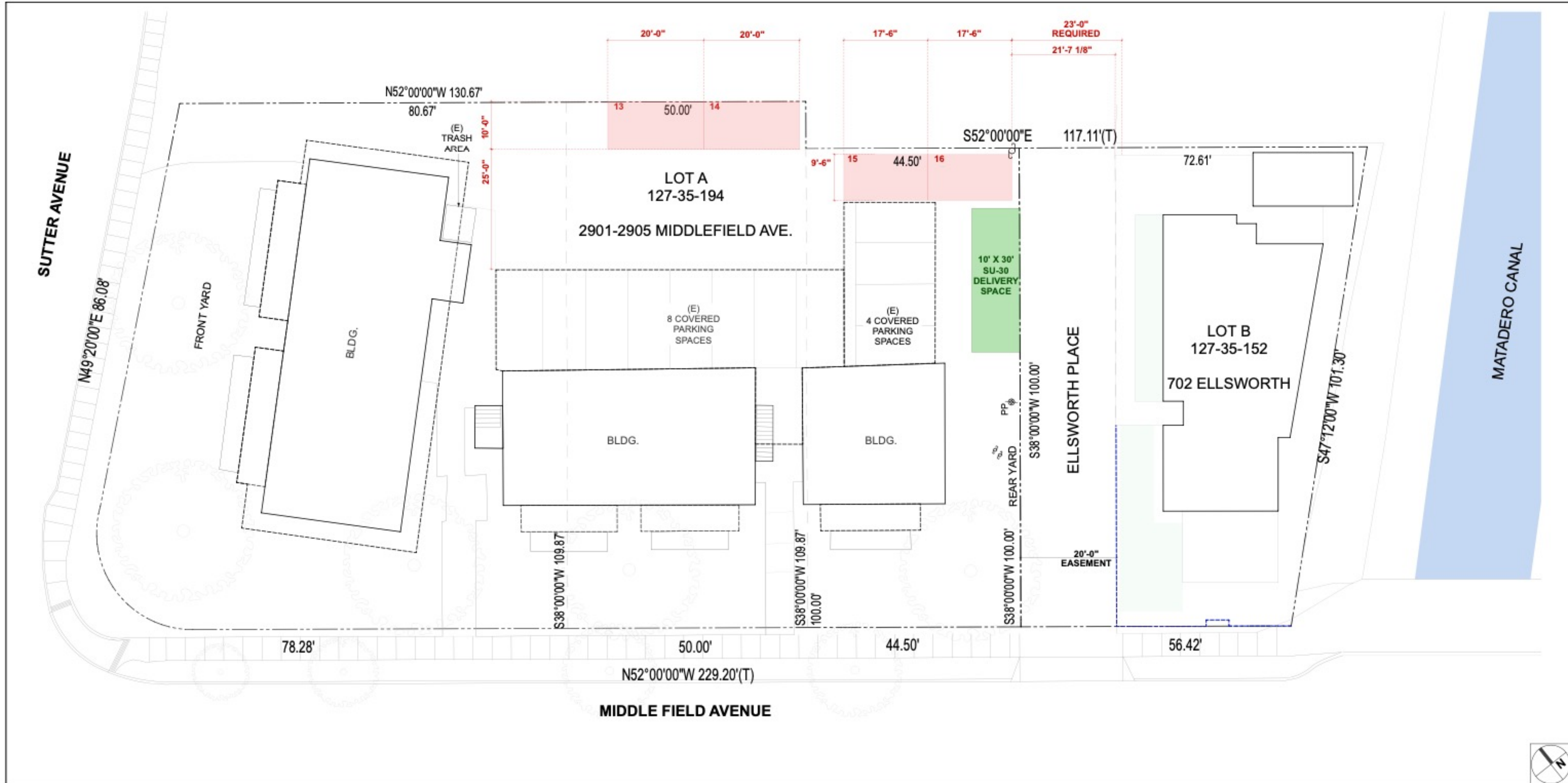
EXISTING PC - 2343

(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) (ELLSWORTH) 12 COVERED 8 UNCOVERED 20 STALLS TOTAL
(E) BIKE PARKING	PROVIDED WITHIN UNITS

SITE DEVELOPMENT CALCULATIONS

1

D060: 3/8/23
File Name: Ellsworth House_BIM_ARCH



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

ISSUANCE:

NO. DESCRIPTION: DATE:
PLANNING SUBMITTAL 02.01.2023

DRAWING CONTENT
PROPOSED SITE PLAN

STAMP

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

A2.0

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	
(E) BUILDING AREA (APPROX.)	7,775	4-2BR UNITS 8	VACANT		
(E) FAR (APPROX.)	.39	4-1BR UNITS 4	SEE PROPOSED SINGLE FAMILY RESIDENCE		
(E) UNITS (NO CHANGE)	(4) 2 BEDROOM	4-4STUDIO UNITS 4	ON REFERENCE SHEETS RF-1 TO RF-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			1		

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

ISSUANCE:

[illegible]

DRAWING CONTENT
PHOTOS

STAMP

JOB NUMBER: _____

SCALE:

NOT TO SCALE

DRAWN BY:

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DRAWING NUMBER

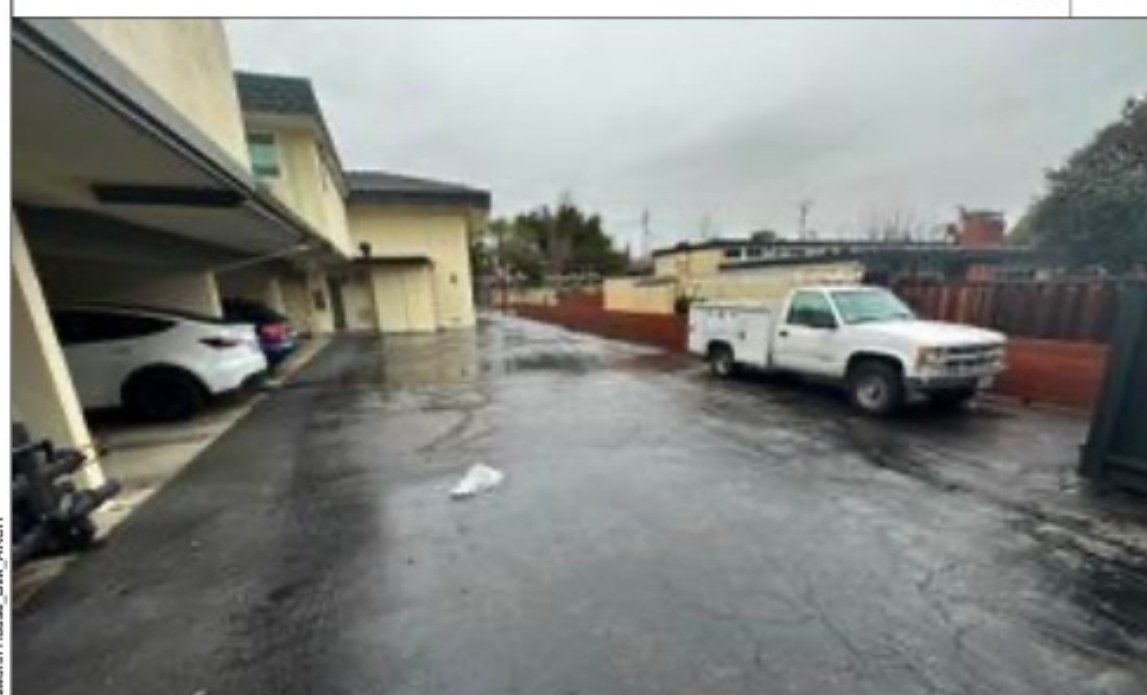
A3.0



VIEW OF EXISTING 700 ELLSWORTH	6
SCALE:	

VIEW FROM SUTTER AVE.	4
SCALE:	

VIEW OF SUTTER APARTMENT FROM ELLSWORTH PLACE



VIEW OF INTERIOR PARKING	5
SCALE:	

VIEW FROM MIDDLEFIELD RD.	1
SCALE:	

37725
Ellsworth House_BIM_ARCH
Date: 07/12/2017
File Name:

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. WCS-850427-56, DATED AS OF MAY 17, 2007 AT 7:30 A.M., REFERRED TO HEREON AS THE "TIR".

TITLE OR INTEREST VESTED IN:

COLLEEN M. BARRY A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10% INTEREST;

DANIEL F. BARRY A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10% INTEREST;

EILEEN C. BARRY A UNMARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10% INTEREST;

EDWARD D. BARRY, TRUSTEE OF THE BARRY 2009 REVOCABLE TRUST, UNDER INSTRUMENT DATED MARCH 3, 2009, AS TO AN UNDIVIDED 25% INTEREST;

AND EDWARD D. BARRY, JR. AND COLLEEN M. BARRY, AS CO-TRUSTEES OF THE EDWARD D. BARRY FAMILY REVOCABLE TRUST A, ESTABLISHED JANUARY 22, 2014, AS TO AN UNDIVIDED 40% INTEREST

AND EDWARD D. BARRY, JR. AND COLLEEN M. BARRY, AS CO-TRUSTEES OF THE EDWARD D. BARRY FAMILY REVOCABLE TRUST A, ESTABLISHED JANUARY 22, 2014, AS TO AN UNDIVIDED 40% INTEREST

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PALO ALTO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF LOT 71, MAP OF C.W. WOOSTER COMPANY'S SUBDIVISION OF THE CLARKE RANCH, FILED NOVEMBER 11, 1912 IN BOOK "07" OF MAPS, PAGE 16, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST WESTERLY CORNER OF LOT 1, BLOCK 2, MAP OF TRACT NO. 1055 BELL TRACT, FILED MARCH 24, 1953, BOOK 42 OF MAPS, PAGE 2; THENCE FROM SAID POINT OF BEGINNING SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SUTTER AVENUE, AS SHOWN ON SAID MAP, AND ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 275 FEET, THROUGH A CENTRAL ANGLE OF 0° 10' 38" FOR AN ARC DISTANCE OF 1.57 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF SUTTER AVENUE, S. 49°20' W. 81.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 20 FEET, THROUGH A CENTRAL ANGLE OF 101° 20' FOR AN ARC DISTANCE OF 35.37 FEET TO THE NORTHEASTERLY LINE OF MIDDLEFIELD ROAD 70 FEET IN WIDTH; THENCE S. 52° E. ALONG SAID LINE OF MIDDLEFIELD ROAD 70.28 FEET; THENCE N. 38° E. 109.87 FEET TO THE SOUTHWESTERLY LINE OF THE SAID LOT 1; THENCE N. 52° W. ALONG SAID LINE 109.87 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PORTION OF LOT 71, MAP OF C.W. WOOSTER COMPANY'S SUBDIVISION OF THE CLARKE RANCH, FILED NOVEMBER 11, 1912 IN BOOK "07" OF MAPS, PAGE 16, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST LINE OF MIDDLEFIELD ROAD, AS SAID LINE WAS ESTABLISHED BY THE DEED TO THE CITY OF PALO ALTO, RECORDED JUNE 24, 1949, BOOK 1808 OFFICIAL RECORDS, PAGE 227 WITH THE SOUTHEAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO CALIFORNIA PACIFIC TITLE INSURANCE COMPANY, RECORDED MAY 17, 1946, BOOK 1386 OFFICIAL RECORDS, PAGE 14; THENCE NORTHWEST ALONG THE SAID NORTHEAST LINE OF MIDDLEFIELD ROAD 50 FEET; THENCE AT RIGHT ANGLES NORTHEAST 109.87 FEET; THENCE AT RIGHT ANGLES SOUTHEAST 30 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE LAND SO DESCRIBED IN THE DEED TO SAID CALIFORNIA PACIFIC TITLE INSURANCE COMPANY; THENCE AT RIGHT ANGLES SOUTHWESTERLY ALONG SAID SAID LAST NAMED LINE 109.87 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

PORTION OF LOT 71, MAP OF C.W. WOOSTER COMPANY'S SUBDIVISION OF THE CLARKE RANCH, FILED NOVEMBER 11, 1912 IN BOOK "07" OF MAPS, PAGE 16, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMONING AT A POINT IN THE CENTERLINE OF MIDDLEFIELD ROAD, DISTANT THEREON 5.57' E. 355.74 FEET FROM THE COMMON CORNER OF LOTS 70 AND 71, AS SHOWN ON THE MAP HEREIN REFERRED TO; THENCE N. 38° E. AND PARALLEL WITH THE DIVING LINE BETWEEN LOTS 70 AND 71, FOR A DISTANCE OF 35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF MIDDLEFIELD ROAD, AS SAID LINE WAS ESTABLISHED BY THE DEED TO CITY OF PALO ALTO, RECORDED JUNE 24, 1949, BOOK 1808 OFFICIAL RECORDS, PAGE 228, SANTA CLARA COUNTY RECORDS AND THE ACTUAL POINT OF BEGINNING; THENCE N. 38° E. AND PARALLEL WITH THE DIVING LINE BETWEEN SAID LOTS 70 AND 71, FOR A DISTANCE OF 100 FEET TO THE SOUTHWESTMOST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO BERT E. JACKSON, ET AL, RECORDED JULY 24, 1939, BOOK 844 OF OFFICIAL RECORDS, PAGE 165, SANTA CLARA COUNTY RECORDS; THENCE N. 52° W. ALONG THE SOUTHWESTERLY LINE OF THE LAND SO DESCRIBED IN THE DEED TO SAID JACKSON, 44.5 FEET TO THE WESTERNMOST CORNER THEREOF; THENCE S. 38° W. AND PARALLEL WITH THE DIVING LINE BETWEEN SAID LOTS 70 AND 71 FOR A DISTANCE OF 150 FEET TO A POINT ON THE NORTHEASTERLY LINE OF MIDDLEFIELD ROAD; THENCE S. 52° E. 7' ALONG SAID LAST NAMED LINE 44.50 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR:

PORTION OF LOT 71, MAP OF C.W. WOOSTER COMPANY'S SUBDIVISION OF THE CLARKE RANCH, FILED NOVEMBER 11, 1912 IN BOOK "07" OF MAPS, PAGE 16, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEAST LINE OF MIDDLEFIELD ROAD 70 FEET WIDE, DISTANT THEREON 5.57' E. 355.74 FEET FROM THE LINE SHOWING LOTS 70 AND 71, AS SHOWN ON THE MAP HEREINAFORE REFERRED TO; SAID POINT OF BEGINNING ALSO BEING THE SOUTHWESTMOST CORNER OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO RICHARD K. HUBBARD, ET AL, RECORDED MAY 28, 1952, BOOK 782 OFFICIAL RECORDS, PAGE 280; THENCE FROM SAID POINT OF BEGINNING N. 38° E. ALONG THE SOUTHEAST LINE OF THE LANDS SO CONVEYED TO HUBBARD 150 FEET TO THE EASTERNMOST CORNER THEREOF; THENCE S. 52° E. ALONG THE SOUTHEAST PROLONGATION OF THE NORTHEAST LINE OF THE PARCEL, SO CONVEYED TO HUBBARD 72.42 FEET TO THE INTERSECTION THEREOF WITH A LINE DRAWN PARALLEL WITH AND 30 FEET NORTHWEST OF, MEASURED AT RIGHT ANGLES, THE LINE DIVIDING LOTS 71 AND 74, AS SHOWN ON SAID MAP; THENCE S. 47° 12' W. ALONG SAID PARALLEL LINE 109.29 FEET TO THE NORTHEAST LINE OF MIDDLEFIELD ROAD; THENCE N. 52° W. ALONG SAID NORTHEAST LINE 58.42 FEET TO THE POINT OF BEGINNING.

PARCEL FIVE:

LOTS 1 AND 2, BLOCK 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF TRACT NO. 1055 BELL TRACT", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 24TH, 1953 IN BOOK 42 OF MAPS, AT PAGE 2.

APN: 127-35-194 (AFFECTS PARCEL ONE, TWO AND THREE OF PARCEL A)

127-35-152 (AFFECTS PARCEL ONE)

127-35-188 (AFFECTS PARCEL B)

EXCEPTIONS

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF TENANCY IN COMMON AGREEMENT" RECORDED DECEMBER 31, 2009 AS DOCUMENT NO. 16537893 OF OFFICIAL RECORDS (EXC. 3 - NOT PLOTTABLE).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 23, 1909 IN BOOK 349 OF DEEDS, PAGE 446, (EXC. 7 - NOT PLOTTABLE, AFFECTS PARCEL FOUR OF PARCEL A).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 23, 1909 IN BOOK 349 OF DEEDS, PAGE 367 (EXC. 8 - NOT PLOTTABLE, AFFECTS PARCEL FOUR OF PARCEL A).
- RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO AFFECT REPAIR, REPLACEMENT, ALTERATION OR EXTENSIONS OF THE WATER SUPPLY SYSTEM, AS CONVEYED TO STANFORD WATER COMPANY, BY DEED RECORDED NOVEMBER 26, 1917 IN BOOK 480 OF DEEDS, PAGE 467 (EXC. 9 - NOT PLOTTABLE).
- AN EASEMENT FOR INSTALL, LAY AND MAINTAIN PIPES AND OTHER FACILITIES APPERTAINING TO THE INSTALLATION OF WATER, GAS ELECTRIC AND SEWER SERVICES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 23, 1909 AS BOOK 349, PAGE 350 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF PALO ALTO, AFFECTS PARCEL FOUR OF PARCEL A, AS DESCRIBED THEREIN (EXC. 10 - PLOTTED).
- AN EASEMENT FOR RIGHT OF WAY FOR A SINGLE LINE OF POLES WITH THE RIGHT TO TRIM TREES AND INCIDENTAL PURPOSES, RECORDED JULY 11, 1938 AS BOOK 881, PAGE 570 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, AFFECTS PARCEL FOUR OF PARCEL A, AS DESCRIBED THEREIN (EXC. 11 - PLOTTED).
- AN EASEMENT FOR NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1939 AS BOOK 844, PAGE 165 OF OFFICIAL RECORDS, IN FAVOR OF BERT E. JACKSON, AFFECTS PARCEL FOUR OF PARCEL A, AS DESCRIBED THEREIN (EXC. 12 - PLOTTED).
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 773, PAGE 40 OF RECORD OF SURVEYS (EXC. 15 - NOT PLOTTABLE, AFFECTS PARCEL ONE, TWO AND THREE OF PARCEL A).
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 1055 BELL TRACT RECORDED MARCH 24, 1953 ON FILE IN BOOK 42 OF MAPS, PAGE 2 FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES (EXC. 16 - PLOTTED, AFFECTS PARCEL B).
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 773, PAGE 40 OF RECORD OF SURVEYS (EXC. 19 - PLOTTED, AFFECTS PARCEL B).

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE STREET ADDRESS OF THE SUBJECT PROPERTY IS: 2901 MIDDLEFIELD ROAD AND 714 SUTTER AVENUE, PALO ALTO, CA.
- FLOOD ZONE DESIGNATION: THE PREMISE IS LOCATED IN ZONE "X" (DOT SHADING) DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0605050701, EFFECTIVE DATE, MAY 18, 2009.
- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 47,793 SQUARE FEET +/- OR 1.10 ACRES MORE OR LESS.
- (A/R) ZONING REQUIREMENTS: PER THE CITY OF PALO ALTO PLANNING DEPARTMENT SITE DEVELOPMENT STANDARDS, AS SHOWN ON THE CITY'S ZONING MAP THE PROPERTY LOCATED IN THE RM-15 DISTRICT DEFINED AS "LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT".
- THE REQUIREMENTS PER CITY OF PALO ALTO ARE AS FOLLOWS:

SETBACKS

MINIMUM FRONT: 20 FEET

MINIMUM REAR: 10 FEET

MINIMUM HEIGHT: 30 FEET

PARKING REQUIREMENTS: 1.25 PER STUDIO UNIT, 1.5 PER 1-BEDROOM UNIT, 2 PER 2-BEDROOM OR LARGER UNIT. AT LEAST ONE SPACE PER UNIT MUST BE COVERED. TANDUM PARKING ALLOWED FOR ANY UNIT REQUIRING TWO SPACES.

- (A/R/C) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN ON THIS SHEET OF THE SURVEY.
- SUBSTANTIAL, VISIBLE IMPROVEMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- PARKING AREAS ARE SHOWN ON THIS SHEET OF THE SURVEY. THERE ARE A TOTAL OF 16 REGULAR PARKING SPACES.
- (A) WALLS AND FENCES ADJOINING PROPERTY LINES ARE SHOWN ON THIS SHEET.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ARE SHOWN ON THIS SHEET OF THE SURVEY.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- DISTANCE TO NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.
- THERE ARE NO OFFSITE EASEMENTS.
- THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.

BASES OF BEARINGS

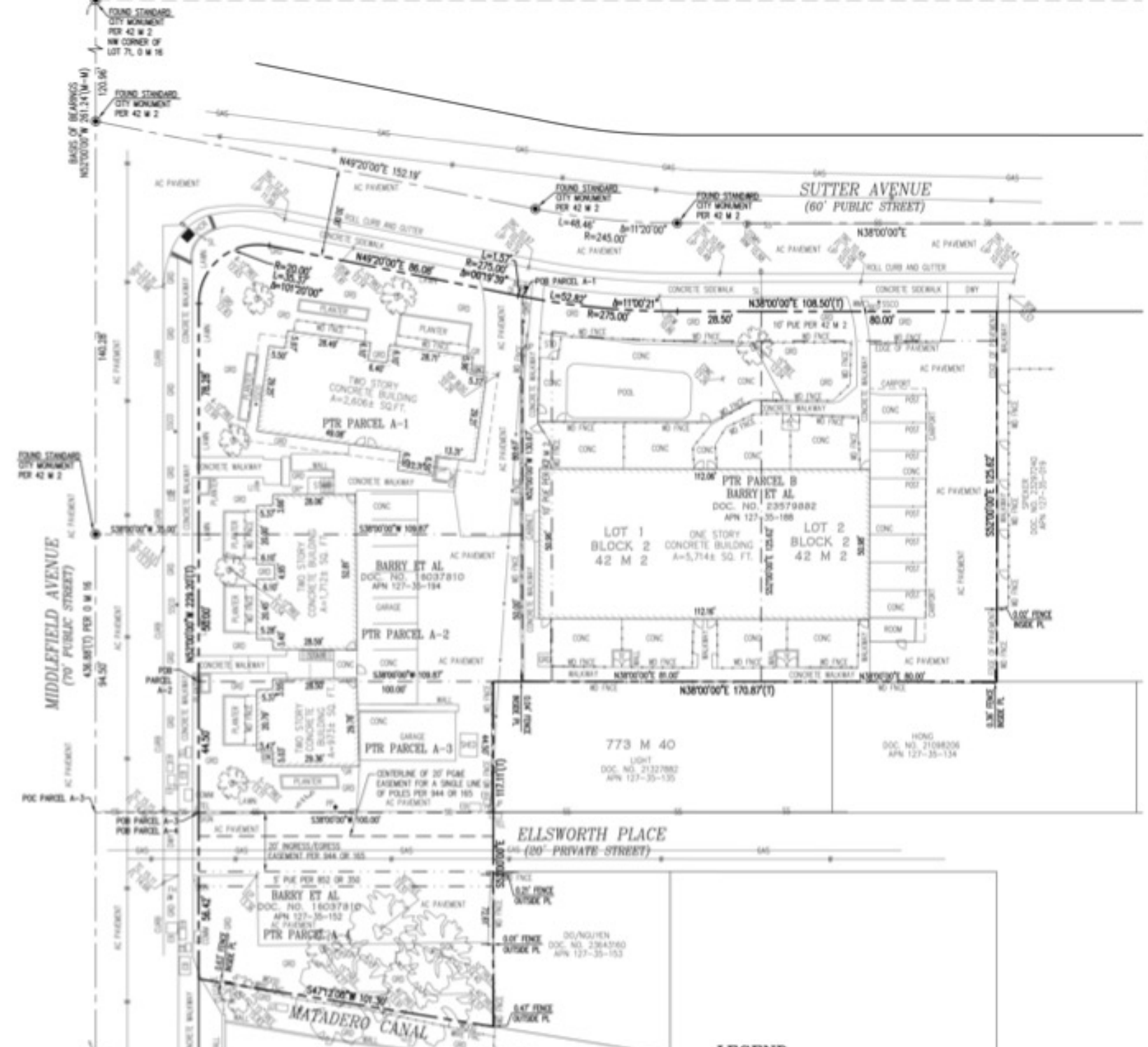
THE BEARING BETWEEN FOUND MONUMENTS ON MIDDLEFIELD DRIVE, TAKEN AS NORTH 52°07'00" WEST, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 1055, MAP BOOK 42, PAGE 2, SANTA CLARA COUNTY RECORDS

BENCHMARK

BENCHMARK #2434, ON ROCK PIPE IN MONUMENT WELL AT INTERSECTION OF SUTTER AVENUE AT HSE 711, ELEVATION = 8.95; NGVD 1928, READJUSTMENT OF 1985.

DATE OF SURVEY

THE DATE OF SURVEY OF THIS SITE WAS JUNE 26, 2017.



RECORD REFERENCES

- TRACT NO. 1055, MAP BOOK 42, PAGE 2, SANTA CLARA COUNTY RECORDS
- MAP BOOK 6, PAGE 16, SANTA CLARA COUNTY RECORDS
- RECORD OF SURVEY, MAP BOOK 874, PAGE 13, SANTA CLARA COUNTY RECORDS
- RECORD OF SURVEY, MAP BOOK 773, PAGE 40, SANTA CLARA COUNTY RECORDS

NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREIN PER THE "TIR". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREIN.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAIN: CITY OF PALO ALTO
SANITARY SEWER: CITY OF PALO ALTO
WATER: CITY OF PALO ALTO
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORT.
- THERE IS NO OBSERVED EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

TO COLLEEN M. BARRY A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10% INTEREST; DANIEL F. BARRY A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10% INTEREST; EILEEN C. BARRY A UNMARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10% INTEREST; EDWARD D. BARRY, TRUSTEE OF THE BARRY 2009 REVOCABLE TRUST, UNDER INSTRUMENT DATED MARCH 3, 2009, AS TO AN UNDIVIDED 25% INTEREST; AND EDWARD D. BARRY, JR. AND COLLEEN M. BARRY, AS CO-TRUSTEES OF THE EDWARD D. BARRY FAMILY REVOCABLE TRUST A, ESTABLISHED JANUARY 22, 2014, AS TO AN UNDIVIDED 40% INTEREST; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(5), 7(A)(1)(C), 8, 9, 10(A), 11, 13, 14, 16, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26, 2017.

JULY 12, 2017
DATE
JACQUELINE B. BAY, PLS 8834
EPIRES 06/30/2018



LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY	□ TEL	TELEPHONE BOX
---	RIGHT-OF-WAY LINE	□ PGE	PACIFIC GAS & ELECTRIC BOX
---	CENTERLINE & MONUMENT LINE	---	SIGN
---	INTERIOR LOT LINE	□ EB	ELECTRIC BOX
---	PUBLIC UTILITY EASEMENT (PUE) LINE	□ UT	UTILITY BOX
---	THE	□ CATV	CABLE TELEVISION BOX
---	CENTERLINE OF PG&E EASEMENT	□ COMM	COMMUNICATION BOX
---	ADJOINER LOT LINE	□ POST	METAL POST
(T)	TOTAL	NO FENCE	WOOD FENCE
DOC. NO.	DOCUMENT NUMBER	AC	ASPHALT CONCRETE PAVEMENT
○	FOUND BRASS DISC	BSW	BACK OF SIDEWALK
●	FOUND CITY MONUMENT	CONC	CONCRETE
(M-M)	MONUMENT TO MONUMENT	GRD	GROUND
OR	OFFICIAL RECORD	DI	DRAIN INLET
R1	RECORD REFERENCE	EP	EDGE OF PAVEMENT
(258.80')	RECORD DISTANCE	TRC	TOP FACE OF CURB
R/W	RIGHT OF WAY	TRC	TOP FACE OF ROLL CURB
CL	CENTERLINE	STD	STORAGE
21 M 85	FINAL MAP NUMBER	CONC	CONCRETE ELEVATION
APN	ASSESSOR'S PARCEL NUMBER	MEAS	MEASURED
MEAS	MEASURED	15.33	GROUND ELEVATION
S.F.	SQUARE FEET	15.33	BACK OF SIDEWALK ELEVATION
6	MORE OR LESS	15.33	TOP OF CURB ELEVATION
4	LOT NUMBER	15.33	TOP OF ROLL CURB ELEVATION
---	BUILDING LINE	15.33	FLOW LINE ELEVATION
---	OVERHANG LINE	15.33	TOP OF PAVEMENT ELEVATION
○	WOOD FENCE	15.33	TREE
○	WATER VALVE	15.33	POWER POLE
○	WATER METER	15.33	BACK FLOW PREVENTOR
○	STORM DRAIN MANHOLE	15.33	GARAGE
○	DRAIN INLET	15.33	JOINT POLE
○	FIRE HYDRANT	15.33	STREET LIGHT
○	GAS RISER	15.33	
○	SANITARY SEWER CLEANOUT	15.33	
○	SANITARY SEWER MANHOLE	15.33	



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2901-2905
MIDDLEFIELD RD.
PALO ALTO, CA 94306

ISSUANCE:

NO. DESCRIPTION: DATE:
PLANNING SUBMITTAL 02.01.2023

DRAWING CONTENT
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

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DRAWING NUMBER

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF
2901 MIDDLEFIELD ROAD & 714 SUTTER AVENUE
CITY OF PALO ALTO, SANTA CLARA COUNTY, STATE OF CALIFORNIA
JULY 2017

PREPARED BY
LUX & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(916) 724-3388

SHEET 1
JOB NO. 1709A10
PLOT DATE: JULY 12, 2017

ALTA-1

A NEW SINGLE-FAMILY RESIDENCE FOR: Nitin Handa 700 Ellsworth Pl. Palo Alto, CA. 94306



perspective

REQUIRED SPECIAL FEATURES:

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Battery System: 12.5 kWh (Self Utilization Credit taken)
- Indoor air quality, balanced fan
- IAQ Ventilation System Heat Recovery: minimum 75 BRE and 80 AERE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACH Reference Manual
- Floor has high level of insulation
- Ducts in crawl space
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heaters specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY:

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CPFRs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:

- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:

- Minimum Airflow
- Verified SEER
- Fan Efficiency Watts/CFM

Heating System Verifications:

- Verified HSEF
- Verified heat pump rated heating capacity

HVAC Distribution System Verifications:

- Duct leakage testing

Domestic Hot Water System Verifications:

- None --

NOTE:

A FIRE-SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT AND WILL BE A DEFERRED SUBMITTAL.

NOTE:

PV SOLAR SYSTEM FOR THE MAIN RESIDENCE AND ADU IS REQUIRED FOR THIS PROJECT AND WILL BE A DEFERRED SUBMITTAL.

SCOPE OF WORK:

DEMOLISH EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND DETACHED ADU.

INDEX OF PAGES:

COVER SHEET	SHEET 0
TOPOGRAPHIC SURVEY	SHEET 1 OF 1
COVER SHEET	SHEET C0
GRADING & DRAINAGE PLAN	SHEET C1
CONSTRUCTION DETAILS	SHEET C2
EROSION & SEDIMENT CONTROL PLAN	SHEET C3
ENV	SHEET C4
SITE PLAN	SHEET A0
FLOOR PLAN	SHEET A1
ROOF PLAN	SHEET A2
ELEVATIONS	SHEET A3
ELEVATIONS	SHEET A4
BUILDING SECTIONS	SHEET A5
GARAGE PLAN, ROOF PLAN, ELEVATIONS & SECTION	SHEET A6
ARCHITECTURAL DETAILS	SHEET A7
ARCHITECTURAL DETAILS	SHEET A8
ARCHITECTURAL NOTES	SHEET A9
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MATERIALS PLAN	SHEET L-1
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FOUNDATION PLAN	SHEET S-1
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DRAG LAYOUT / SECTIONS	SHEET S-3
GARAGE LAYOUT	SHEET G-1
STRUCTURAL DETAILS	SHEET SD-1
STRUCTURAL DETAILS	SHEET SD-2
STRUCTURAL DETAILS	SHEET SD-3
SIMPSON STEEL STRONG-WALL	SHEET SSW1
SIMPSON STEEL STRONG-WALL	SHEET SSW2
TITLE 24	SHEET T24-1
TITLE 24	SHEET T24-2

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW
	-	SEE NOTE BELOW

DOOR ABBREVIATIONS:

2'0	-	2'-0" WIDE X 6'-8" TALL
	-	UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3090	-	3'-0" WIDE X 9'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL

\$	-	CENTERLINE
DM	-	DIMENSION
EL	-	ELEVATION
(E)	-	EXISTING
F.A.	-	FINISH FLOOR
G.C.	-	GENERAL CONTRACTOR
(N)	-	NEW
N.T.S.	-	NOT TO SCALE
REF.	-	REFERENCE
R.O.	-	ROUGH OPENING
TEMP ENCL	-	TEMPERED ENCLOSURE
T.O.S.	-	TOP OF SLAB
TYP.	-	TYPICAL
U.N.O.	-	UNLESS NOTED OTHERWISE
V.I.F.	-	VERIFY IN FIELD



VICINITY MAP

PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NUMBER	: 121-35-152
BUILDING OCCUPANCY	: R3/U
TYPE OF CONSTRUCTION	: V-B
ZONING	: R-1
STORIES	: 1
YEAR BUILT/EFF	: 2023
LOT SIZE	: 6,493 SF ±
FIRE-SPRINKLER	: YES
SOLAR/PV SYSTEM/MAIN HOUSE	: YES (2.60 kWdc)

BUILDING DATA:

LIVING AREA	: 1,695 SF
GARAGE	: 231 SF
PORCH	: 15 SF

TOTAL : 1,941 SF

SITE COVERAGE:

1,941 / 6,493 = 0.292 (29.2%)

LEGEND:

WALL LEGEND:

	- EXISTING WALL TO REMAIN
	- EXISTING WALL REMOVED
	- NEW WALL CONSTRUCTION

	- SECTION CUT
	SECTION NAME
	SECTION PAGE

	- DIMENSIONAL REFERENCE
	ELEVATION

	- REVISION
--	------------

	- REVISION CLOUD
--	------------------

	- DETAIL
	NUMBER
	PAGE

	- ROOF PITCH
--	--------------

GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work. Involvement otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC	2019 California Building Code
CRBC	2019 California Residential Building Code
CGBC	2019 California Green Building Code
CEC	2019 California Electrical Code
CPC	2019 California Plumbing Code
CMC	2019 California Mechanical Code
CEC	2019 California Energy Code
CRC	2019 California Residential Code

Jeff Junta

Revisions	By

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A New Single-Family Residence for:
Nitin Handa
700 Ellsworth Pl.
Palo Alto, CA. 94306

DATE	12/10/2022
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PROJECT	GF
SHEET	0
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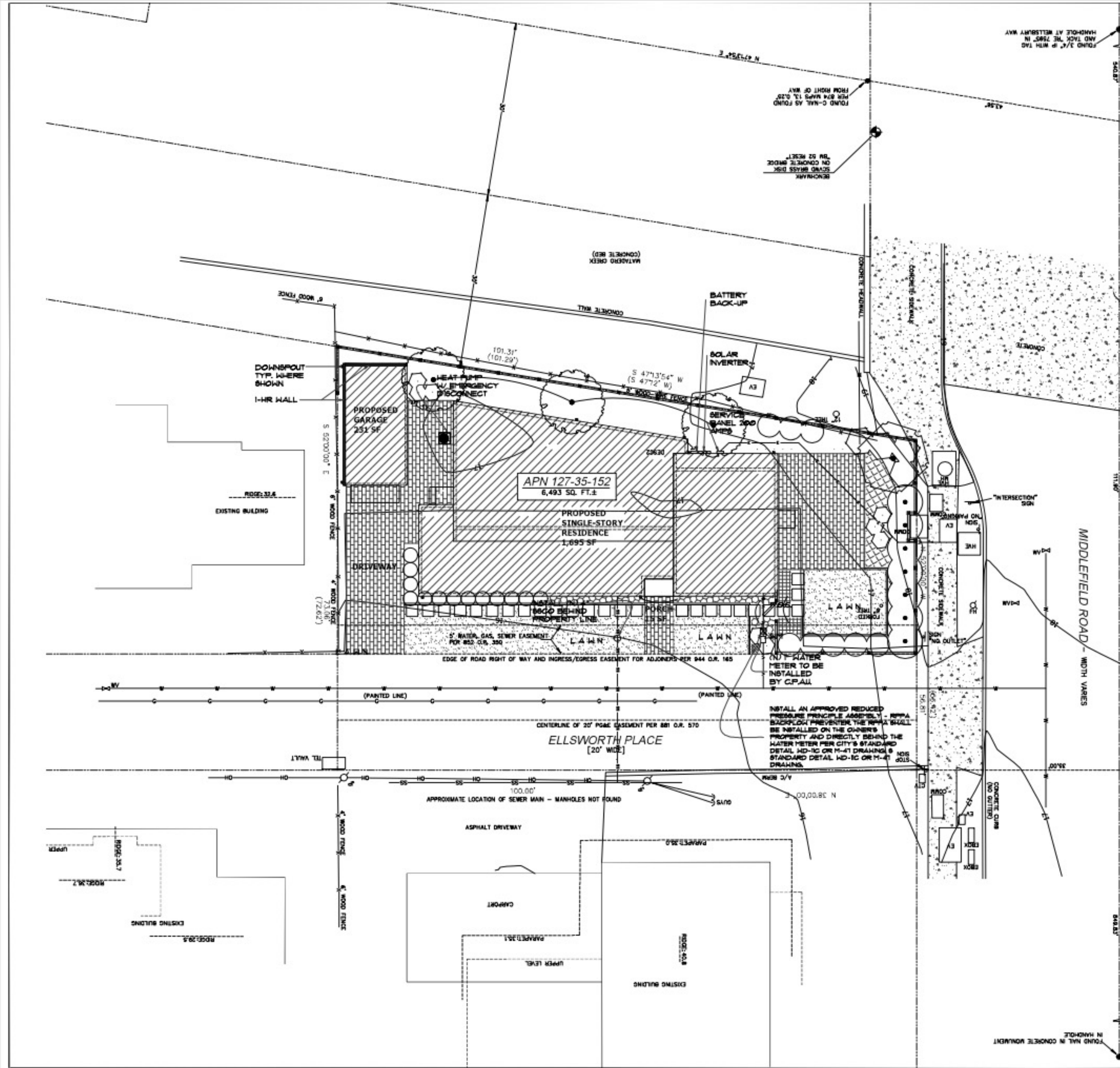
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NOTE:

ALL UTILITY SERVICES SHALL BE PLACED UNDERGROUND PER REDWOOD CITY LOCAL DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION.

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A New Single-Family Residence for:
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100 Ellsworth Pl
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REFERENCE SITE PLAN

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12/10/2022

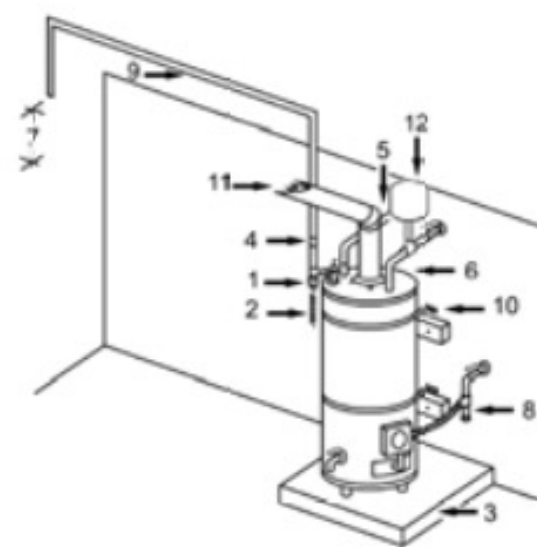
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12/10/2022

BY:
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Date: 3/7/23
File Name: Elsworth House_BM_ARCH



WATER HEATER INSTALLATION - REQUIREMENTS
FOLLOW THESE SPECIFICATIONS OUTLINED AND
ILLUSTRATED BELOW WHEN INSTALLING A WATER
HEATER

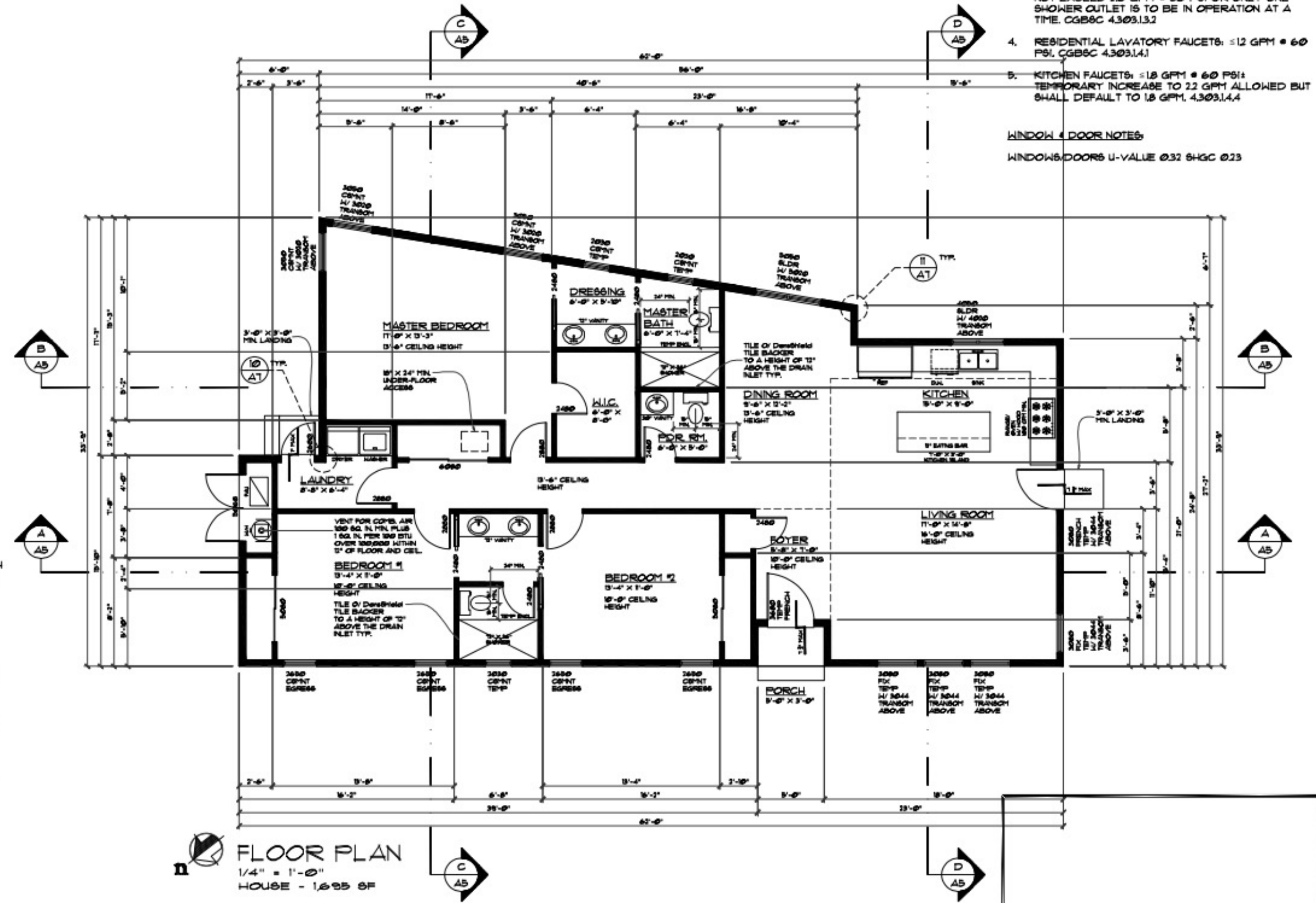
- 3/4" TEE WITH 1/8" REDUCER
- 1/8" TUBING, DRIP COIL WITH SLIGHTLY
CRIMPED END
- 3" MINIMUM SLAB OR BASE
- 3/4" UNION WITHIN 12"
- HOT WATER LINE (INSULATED FIRST 5')
- COLD WATER LINE WITH SHUTOFF VALVE
(INSULATED FIRST 5')
- TERMINATE NOT LESS THAN 6' AND NOT MORE
THAN 24' AT EXTERIOR
- GAS SUPPLY LINE WITH SEDIMENT TRAP,
DOWNSTREAM OF SHUTOFF VALVE
- 3/4" CPVC OR COPPER TUBING, 1/4 PER FOOT
SLOPE TOWARD TERMINATION
- SEISMIC STRAPS, LISTED FOR SIZE OR USE 24G
STRAPS (50GAL: 2 STRAPS, 75GAL: 3 STRAPS,
100GAL: 4 STRAPS)
- VENT CONNECTOR, SINGLE APPLIANCE VENT WITH
MAXIMUM HORIZONTAL LENGTH 75% OF VERTICAL
FOR SINGLE WALL, 100% FOR B-VENT
- EXPANSION TANK IF REQUIRED PER CPC 608.3

WATER HEATER STRAPPING
WATER HEATERS REQUIRE BRACING IN PROPORTION
TO THEIR SIZES:

- UP TO 50-GALLON SIZE - REQUIRES 2 STRAPS:
UPPER STRAP - PLACE 9 INCHES FROM THE TOP
OF THE UNIT OR WITHIN THE UPPER
ONE-THIRD OF THE UNIT.
LOWER STRAP - PLACE AT LEAST 4 INCHES
ABOVE THE CONTROLS AND WITHIN THE LOWER
ONE-THIRD OF THE UNIT.
- 75-GALLON UNIT - REQUIRES 3 STRAPS
- 100-GALLON UNIT - REQUIRES 4 STRAPS
- ANOTHER STRAP MUST BE ADDED FOR EVERY
ADDITIONAL 25 GALLONS IN SIZE.

DUCTING NOTE:

ANY DUCTS THAT PENETRATE THE WALLS AND CEILING
BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 26
GAGE SHEET STEEL, 1/4" CRC SECTION R302.3.2.1.



FLOOR PLAN
1/4" = 1'-0"
HOUSE - 1,695 SF

**PRESCRIPTIVE PLUMBING FIXTURE
REQUIREMENTS CGBEC 4.303.1:**

- WATERS CLOSETS: ≤128 GAL/FLUSH,
CGBEC 4.303.1.1
- SINGLE SHOWERHEADS: ≤18 GPM • 80 PSI,
CGBEC 4.303.1.3
- MULTIPLE SHOWERHEADS: COMBINED FLOW RATE
OF ALL SHOWERHEADS AND/OR OTHER SHOWER
OUTLETS CONTROLLED BY A SINGLE VALVE SHALL
NOT EXCEED 2.0 GPM • 80 PSI OR ONLY ONE
SHOWER OUTLET IS TO BE IN OPERATION AT A
TIME. CGBEC 4.303.1.3.2
- RESIDENTIAL LAVATORY FAUCETS: ≤12 GPM • 60
PSI, CGBEC 4.303.1.4.1
- KITCHEN FAUCETS: ≤18 GPM • 60 PSI;
TEMPORARY INCREASE TO 22 GPM ALLOWED BUT
SHALL DEFAULT TO 18 GPM, 4.303.1.4.4

WINDOW & DOOR NOTES:

WINDOWS/DOORS U-VALUE 0.32 SHGC 0.23

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E-Mail: info@innovativeconcepts.com



A New Single-Family Residence for:
Nit in Handa
700 Ellsworth Pl
Palo Alto, CA 94306

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PLAN

JOB NUMBER:
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12/10/2022

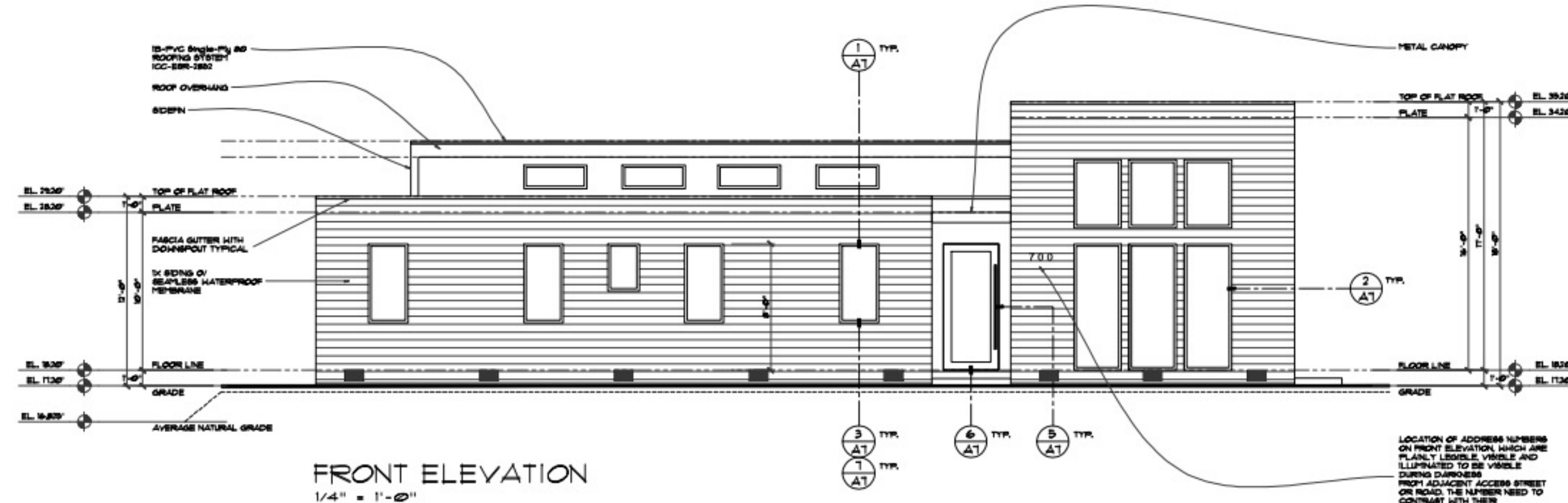
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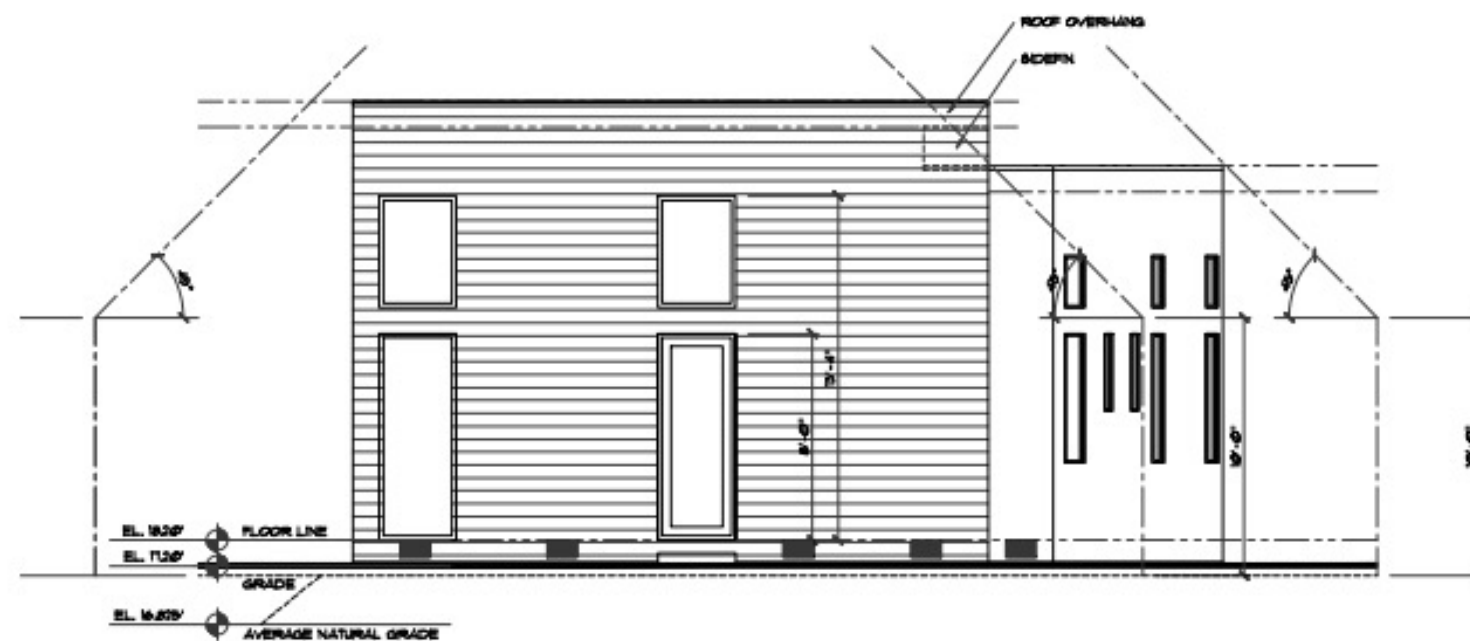
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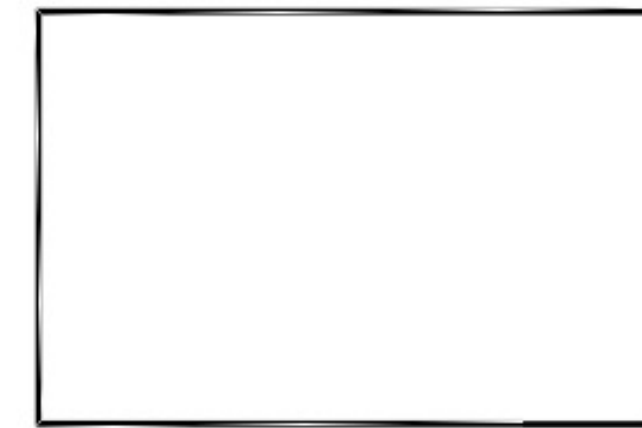
FRONT ELEVATION
1/4" = 1'-0"



RIGHT-SIDE ELEVATION
1/4" = 1'-0"

VENT CALCULATIONS:

VENT UNDER-FLOOR 1/150 SF MIN. REQ.
U/F AREA 1635 SF
1635 SF / 150 = 10.9 SF
11.3 SF X 144 = 1627.2 SQ. IN.
FOUNDATION VENT TYP 14" X 8" = 11 SQ. IN. N.F.V.A.
1627.2 / 11 = 148.8
23 FOUNDATION VENTS MIN. REQ.
BY CONSTRUCTION METALS INC.
TO PROVIDE REQUIRED UNDER-FLOOR VENTILATION



Jeff Guinta