

Ball Residence - Project Description

970 Millie Ave

Date: July 27, 2022
Project: 970 Millie Avenue - Ball Residence
Location: 970 Millie Avenue, Menlo Park CA.

I. Project Description

The subject parcel is currently developed with a single-story, single family residence with a detached shed, attached garage and few existing trees. There are no heritage trees located on the site. The project consists of a complete deconstruction of the existing dwelling, shed, landscaping and hardscape.

II. Purpose of Proposal

The existing parcel is a non-conforming fifty-four feet (54'-0") wide lot. The existing non-conforming width of the parcel requires a use permit for redevelopment per the development standards set forth by Menlo Park's planning guidelines.

III. Scope of Work

In addition to the demolition previously mentioned, the scope of work will consist of the construction of a two-story, single family residence with basement and a detached garage. A complete reworking of the site to accommodate the new location of the house, driveway and detached garage is seen in the proposed site plan.

IV. Architectural Style

The residence will be styled in a 'farmhouse style' commonly seen in Downtown Menlo Park and Menlo Park in general. The house will have a contemporary take on the 'farmhouse

style' by using traditional materials such as stained wood, horizontal batten siding, metal windows with accents, and strong roof lines. The proposed style will complement the existing character of the surrounding neighborhood and has been designed with the intent of minimizing visual impact on the adjacent neighbors and maximizing the amount of rear yard space to serve as both a gathering and buffer space to the rear and side neighbors. The design conforms to the local ordinance's limitation on building height, lot coverage, and FAL while respecting the varying scale, proportions, and materials of the closely related Central Menlo Park neighborhood.

V. Existing and Proposed Use

The existing and proposed use of this parcel is, and will remain, single-family residential.

VI. Neighborhood Outreach

Architect and Client reached out to the following neighbors with drawings and for discussion:

1202 Johnson Street

1210 Johnson Street

1218 Johnson Street

957 Rose Ave.

969 Rose Ave.

958 Millie Ave.

The clients listened to the description of the proposed house and asked questions regarding the Architecture. Although no formal responses were given by the neighbors, we encouraged the neighbors to reach out to either Architect or client to encourage ongoing dialogue.

BALL RESIDENCE

970 MILLIE AVENUE MENLO PARK CA 94025

FGA

FERGUS GARRER ARCHITECTS
81 ENCLAVA AVENUE
PALO ALTO, CA 94301
650-499-0700
www.fga-arch.com



BALL RESIDENCE

970 MILLIE AVENUE
MENLO PARK CA
94025

SYMBOL LEGEND

	(E) WALL TO REMAIN		BUILDING ELEVATION KEY: DETAIL #/SHEET #
	(E) WALL TO BE REMOVED		BUILDING SECTION KEY: DETAIL #/SHEET #
	(N) EXTERIOR WALL		INTERIOR ELEVATION KEY: DETAIL #/SHEET #
	(N) LOW-HT WALL		DETAIL BUBBLE KEY: DETAIL #/SHEET #
	(N) 2x4 WALL		ROOM NAME KEY: ROOM NAME/ ROOM #
	(N) 2x6 WALL		REVISION NUMBER
	(N) 2x8 WALL		ALIGN
	(N) CONC. WALL		DOOR KEY: DOOR NUMBER SEE SCHEDULE
	(N) CONC. WALL		WINDOW KEY: WINDOW NUMBER SEE SCHEDULE
	(N) CONC. WALL		CLOSET 104

PERSPECTIVE VIEW



PROJECT DESCRIPTION

DECONSTRUCTION OF AN EXISTING ONE-STORY HOUSE. CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY DWELLING INCLUDING BASEMENT LEVEL AND NEW DETACHED GARAGE AS WELL AS NEW HARDSCAPING AND LANDSCAPING.

VICINITY MAP



ABBREVIATIONS

A	AND	M	MIRROR
@	AT	MAT	MATERIAL
Ø	DIAMETER OR ROUND	MFR	MANUFACTURER
ADJ	ADJUSTABLE	MAX	MAXIMUM
ABF	ABOVE FINISH FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
APPR	APPROXIMATELY	NOM	NOMINAL
ATTN	ATTENTION	NTS	NOT TO SCALE
BD	BOARD	O	OVER
BLDG	BUILDING	OC	ON CENTER
BO	BOTTOM OF	OCC	OCCUPANT(S)
CL	CENTRALINE	OH	OPPOSITE HAND
CLG	CEILING	OSB	ORIENTED STRAND BOARD
CLOS	CLOSET	PI	PROPOSED
CLR	CLEAR	PL	PROPERTY LINE
CMC	CONCRETE	PLWD	PLYWOOD
CONT	CONTINUOUS	PTD	PAINTED
DET	DETAIL	PWR	POWDER
DIM	DIMENSION	RWL	RAIN WATER LEADER
DS	DOWNSPOUT	RCP	REFLECTED CEILING PLAN
(E)	EXISTING	REQD	REQUIRED
EA	EACH	RD	ROOF DRAIN
ELEV	ELEVATION	RM	ROOM
EQ	EQUAL	SC	SHALD CONCRETE
EQUIP	EQUIPMENT	SF	SQUARE FOOT
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FN	FINISH	STL	STEEL
FLR	FLOOR	STOR	STORAGE
FOC	FACE OF CONCRETE	T	TREAD OR TILE
FOF	FACE OF FINISH	T&G	TONGUE AND GROOVE
FS	FIRE SPRINKLER	TBD	TO BE DETERMINED
GA	GAGE OR GAUGE	TH	THRU-JOIST SECTION
GALV	GALVANIZED	TO	TOP OF
GL	GRIDLINE	TOS	TOB OF SLAB
GYP	GYPHUM WALL BOARD	TYP	TYPICAL
INCL	INCLUDES OR INCLUDING	UN	UNLESS OTHERWISE NOTED
INSUL	INSULATION	VF	VERIFY IN FIELD
INT	INTERIOR	W	WITH
		WC	WATER CLOSET
		WH	WATER HEATER
		WO	WHERE OCCURS

GEOTECHNICAL REQUIREMENTS

REFER TO GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS DATE: JUNE 2022.

PROJECT DATA

OWNER: BEN & ANJIE BALL
ADDRESS: 970 MILLIE AVENUE, MENLO PARK CA 94025
APN: 071083150
ZONING: R1U
OCCUPANCY: R-1
CONSTRUCTION TYPE: V-B
STORIES: TWO STORY PLUS BASEMENT
FLOOD ZONE: X
LOT AREA/SF: 6075 SF

ALLOWABLE BUILDING COVERAGE:		
FOR TWO-STORY BUILDING		
6075 SF X 35%	2126.25 SF	
PROPOSED BUILDING COVERAGE:		
MAIN HOUSE	1310.4 SF	
GARAGE	205 SF	
PORCH	511.4 SF	
TOTAL	2027.8 SF	< 2126.25 SF OK
ALLOWABLE FLOOR AREA RATIO:		
LOT BETWEEN FIVE THOUSAND (5,000) & SEVEN THOUSAND (7,000) SF.		
	2800 SF	
EXISTING FLOOR AREA:		
(E) MAIN HOUSE	1605 SF	
(E) SHED	115 SF	
TOTAL	1720 SF	
PROPOSED MAIN HOUSE FLOOR AREA:		
FIRST FLOOR	1310.4 SF	
SECOND FLOOR	1951.5 SF	
DETACHED GARAGE	205 SF	
TOTAL	2767.9 SF	< 2800 SF OK
BASEMENT (NON-FAL)		
	1664.4 SF	

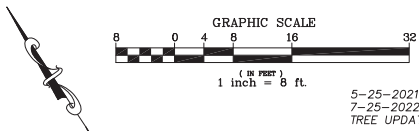
ISSUANCES

REV	DATE	DESCRIPTION	USE PERMIT
	8/4/2022		



COVER SHEET

A0.000

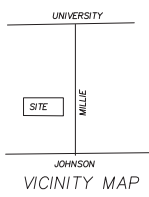
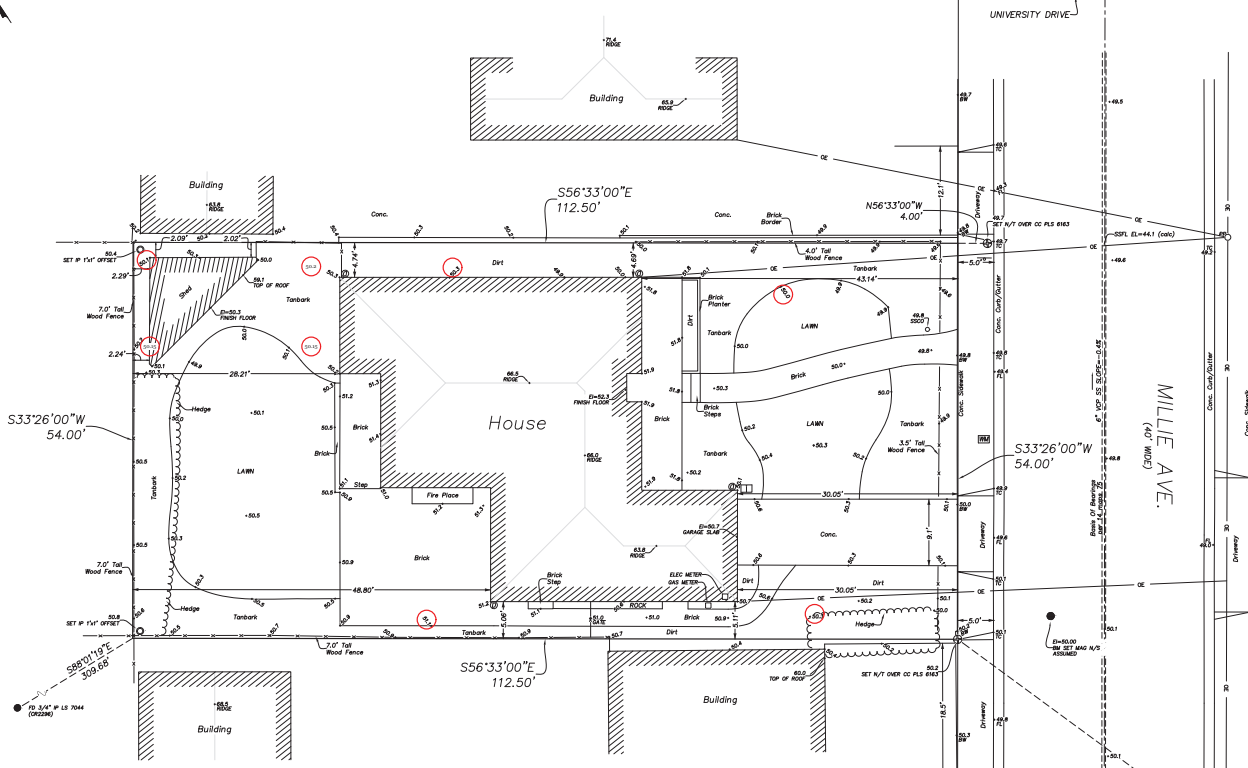
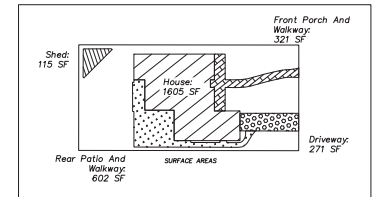


ABBREVIATIONS

AC	ASPHALT
BW	BACK OF WALK
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE

LEGEND

- ⊕ SET NAIL/TAG "PLS 6163" OVER SET OUT CROSS
- SET 3/4" IP "PLS 6163" (OR SET POINT AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA / REFERENCE
- ⊞ WATER METER OR WATER VALVE BOX
- ⊞ FIRE HYDRANT
- TREE — TRUNK DIAMETER IN INCHES
- TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- TREE WITH MULTIPLE TRUNKS
- TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- +25.34— TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- +12.34— SPOT ELEVATION
- SSC 8 3/4 SANITARY SEWER CLEAN OUT
- ⊙ DOWN SPOUT
- ⊞ IRRIGATION VALVE BOX
- SIGN



NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY — LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.
 THE BUILDING EXTERIOR FINISHED SURFACE IS STUCCO AND VARIES APPROXIMATELY 0.04"–0.08" IN THICKNESS.
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
 A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)
 TITLE REPORT: LAWYERSLNP-0062100482 2-19-2021
 TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
 TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



L. Wade Hammond

BOUNDARY AND TOPOGRAPHIC SURVEY
 Land Surveying
 970 MILLIE AVE.
 MENLO PARK
 APN: 071-083-150
 LOT 21, 14 MAPS 75
 LOT AREA: 6,075 SQ. FT. GROSS & NET)

L. Wade Hammond
 Land Surveying
 Civil Engineering
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112
 wade@wlandsurveyor.com www.wadehammondpls.com

EXISTING FAL CALCS	
MAIN HOUSE (INCLUDING GARAGE)	1605
SHED	115
	1720 FT ²
FRONT COVERED PORCH + REAR PATIO	925 FT ²

ABBREVIATIONS

- EB ELECTRIC BOX
- EM ELECTRIC METER
- GM GAS METER
- HVE HIGH VOLTAGE ELEC. VAULT
- T TELEPHONE
- TS TRAFFIC SIGNAL
- SSCQ SANITARY SEWER CLEANOUT
- WM WATER METER

SITE PLAN LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- PERIMETER FENCING
- TREE PROTECTION FENCING
- DEMOLITION LINE
- CLOSEST SURVEY POINT TO DETERMINE FG GRADE FOR DAYLIGHT PLANS, SEE SDU
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED

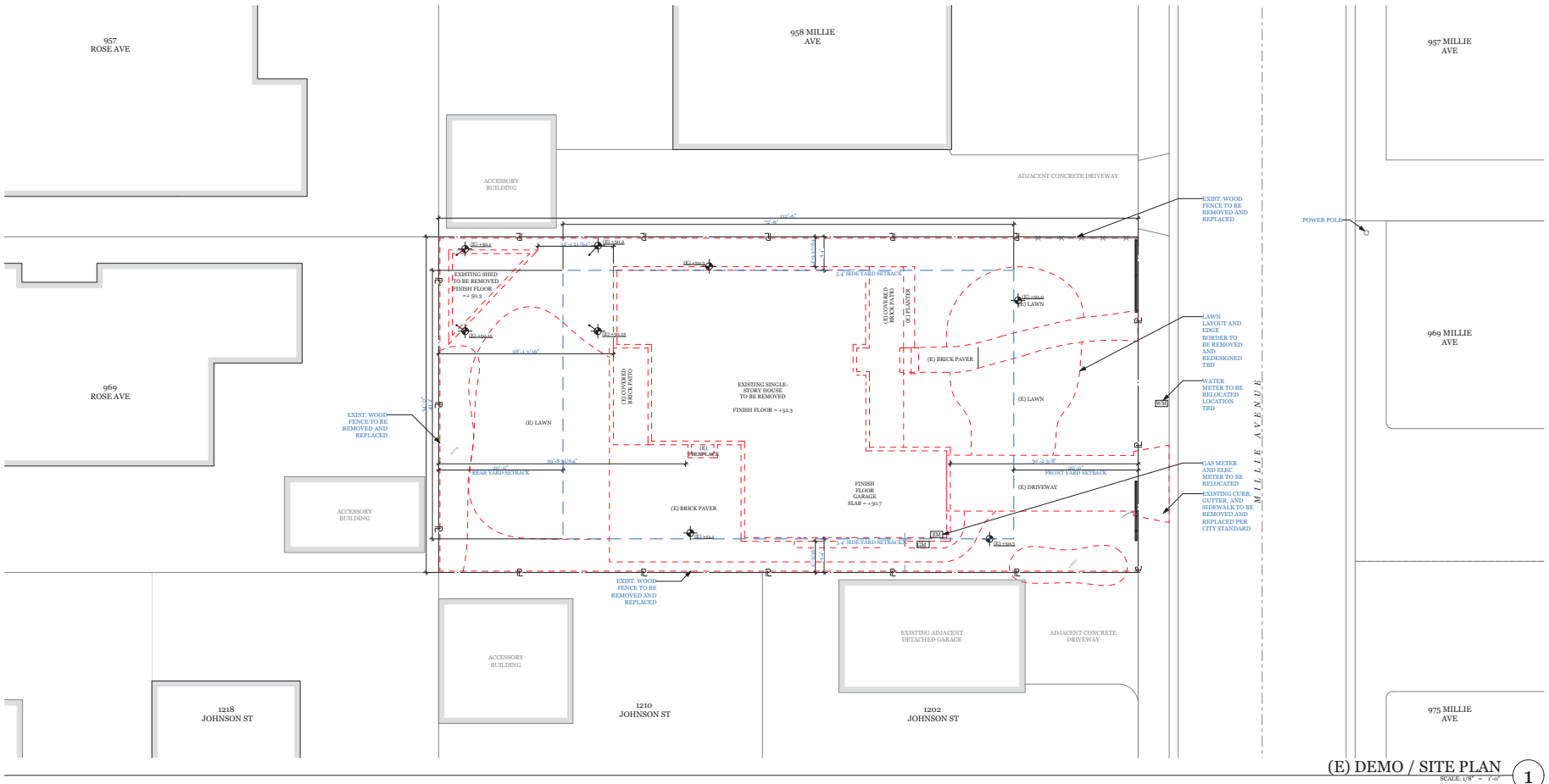


(E) GARDEN SHED ELEVATIONS

3

(E) HOUSE ELEVATIONS

2



(E) DEMO / SITE PLAN

1



BALL RESIDENCE

970 MILLIE AVENUE
MENLO PARK CA
94025

ISSUANCES	
DATE	USE PERMIT
8/4/2022	

REV | DATE | DESCRIPTION



(E) / DEMO SITE PLAN

A1.000

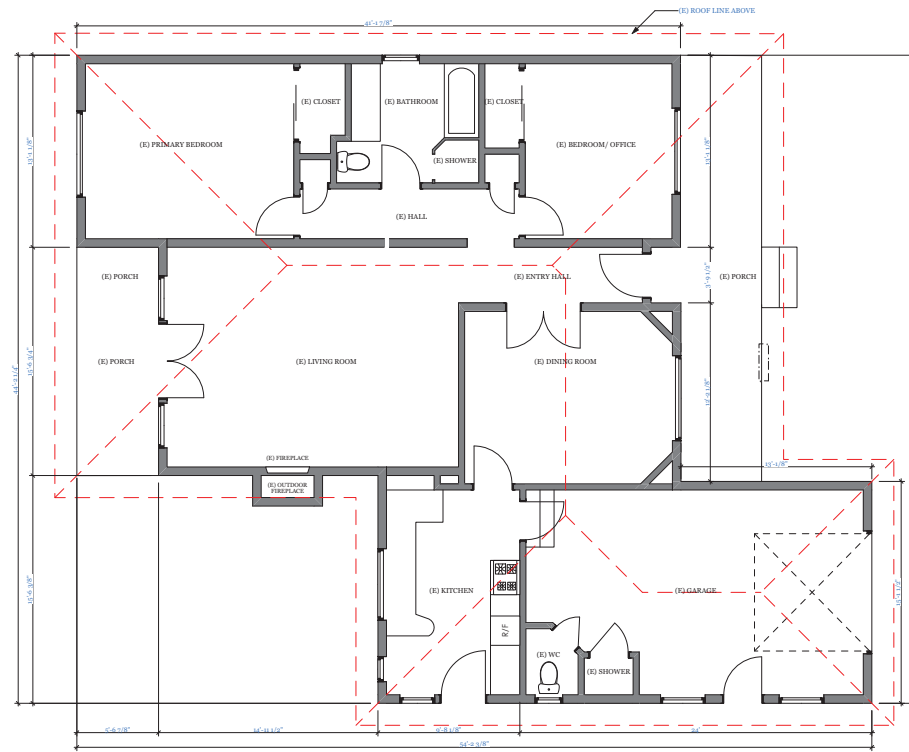
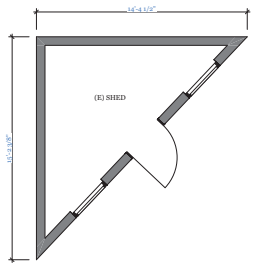


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(E) / DEMO FIRST FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

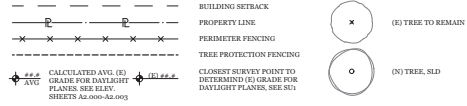
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ABBREVIATIONS

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GM GAS METER
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T TELEPHONE
TS TRAFFIC SIGNAL
SSUO SANITARY SEWER CLEANOUT
WM WATER METER

UTILITY NOTES

SITE PLAN LEGEND



IMPERVIOUS AREA DIAGRAM NOTES

1. EXISTING IMPERVIOUS AREA CALCULATIONS BASED ON THE TOPOGRAPHICAL SURVEY PROVIDED BY W. HAMMOND
 2. PROPOSED IMPERVIOUS AREA CALCULATIONS ARE MEASURED TO EXTERIOR FACE OF CURB



1202 JOHNSON



970 MILLIE



958 MILLIE



946 MILLIE



934 MILLIE

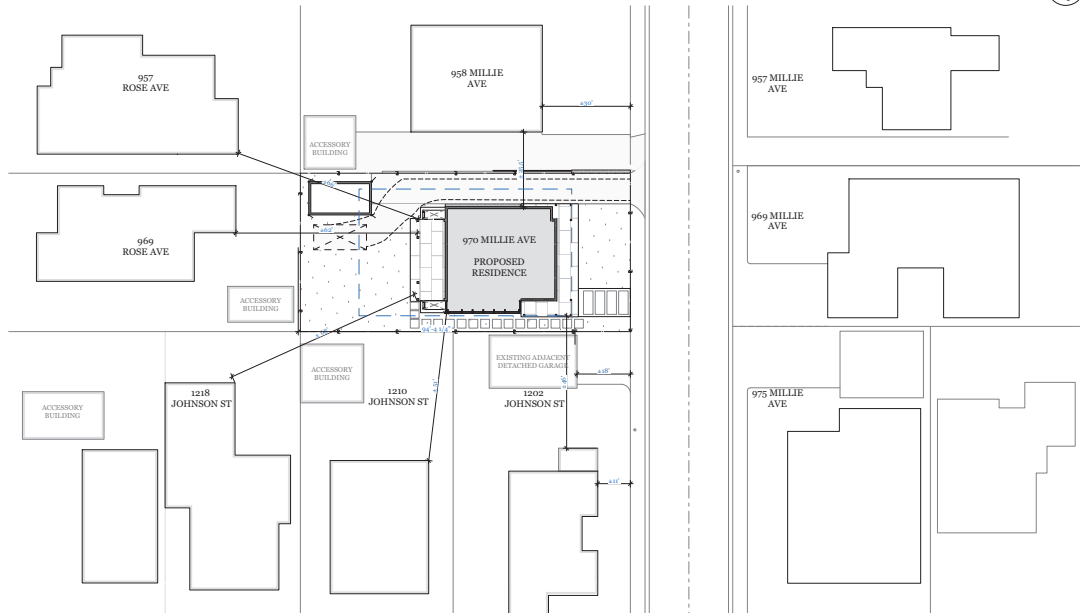
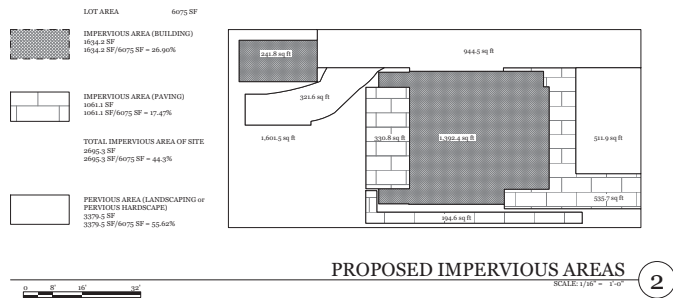
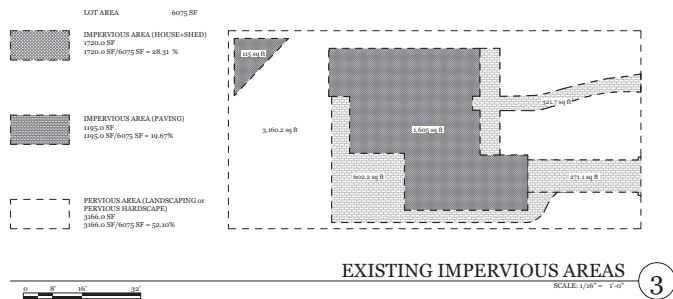
SUBJECT PROPERTY

STREETSCAPE



STREET ELEVATION

970 MILLIE AVENUE
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ISSUANCES

REV	DATE	DESCRIPTION	ISSUANCE	USE PERMIT
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A1.100
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BALL RESIDENCE

5

4

3

2

1

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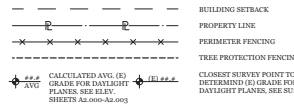
ABBREVIATIONS

EB ELECTRIC BOX
EM ELECTRIC METER
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HVE HIGH VOLTAGE ELEC. VAULT

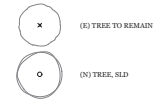
T TELEPHONE
TS TRAFFIC SIGNAL
SSUO SANITARY SEWER CLEANOUT
WM WATER METER

UTILITY NOTES

SITE PLAN LEGEND



- BUILDING SETBACK
- PROPERTY LINE
- PERIMETER FENCING
- TREE PROTECTION FENCING
- CLOSEST SURVEY POINT TO DETERMINE GRADE FOR DAYLIGHT PLANS, SEE SUI



SITE PLAN NOTES

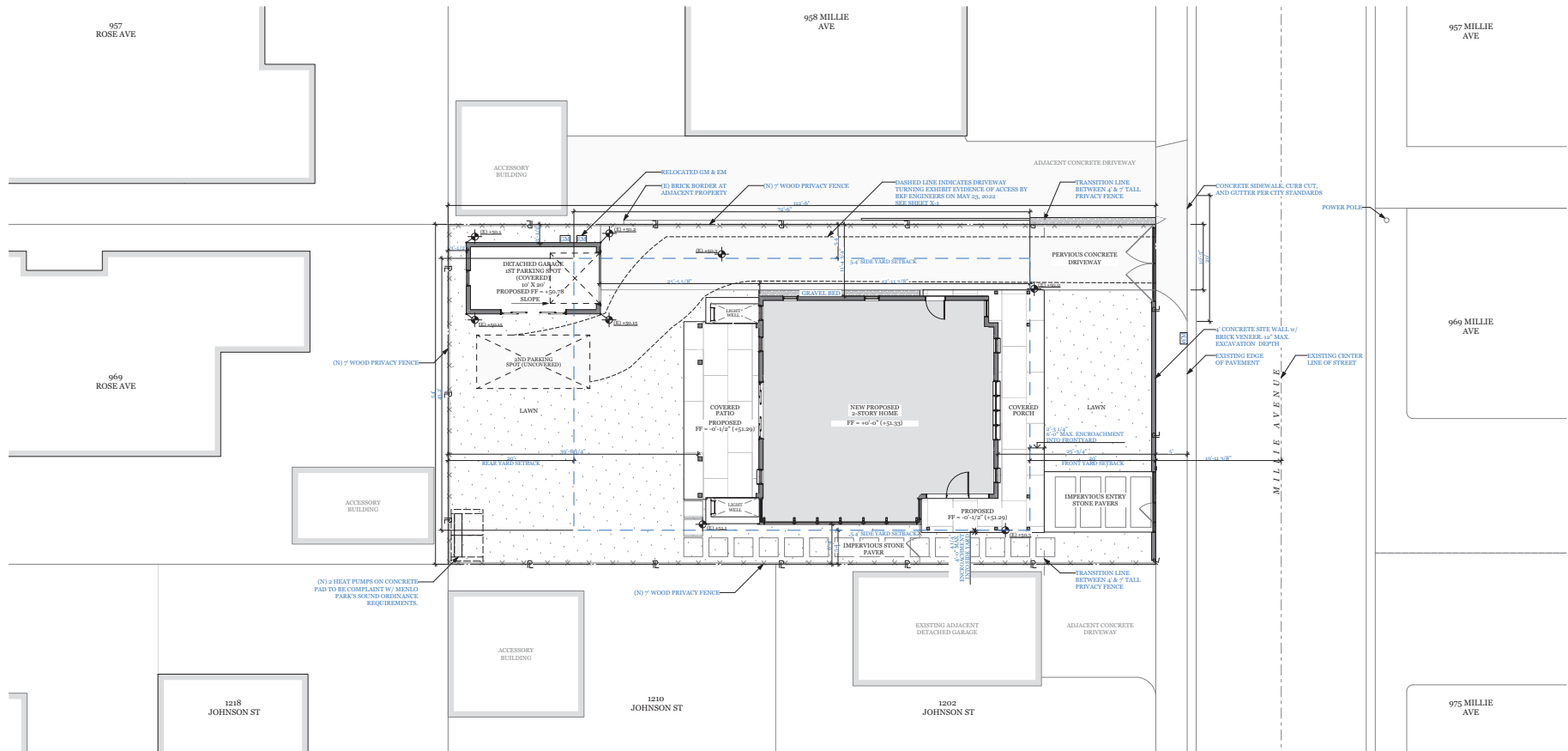
SITE ANALYSIS

ADDRESS	970 MILLIE AVENUE, MENLO PARK CA 94025
APN	0716883190
ZONING	R1U
OCCUPANCY	R-1
LOT AREA(SF)	64973 SF

PROPOSED 1ST FLOOR AREA FAL (HOUSE + GARAGE)	1545.4 SF
PROPOSED 2ND FLOOR AREA FAL (HOUSE)	1453.5 SF
PROPOSED TOTAL AREA FAL (TOTAL HOUSE + GARAGE)	2998.9 SF < 2800 SF OK
PARKING SPACE REQUIREMENT	1 COV / 1 UNCOV

REFER TO SHEET A9.100 & A9.110 FOR PROPOSED FLOOR AREA AND BUILDING COVERAGE CALCULATION

REFER TO SHEET A1.100 FOR EXISTING AND PROPOSED PERVIOUS/ IMPERVIOUS AREAS



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REV | DATE | DESCRIPTION



SITE PLAN

SITE PLAN ①
SCALE: 1/8" = 1'-0"

A1.101



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**BALL
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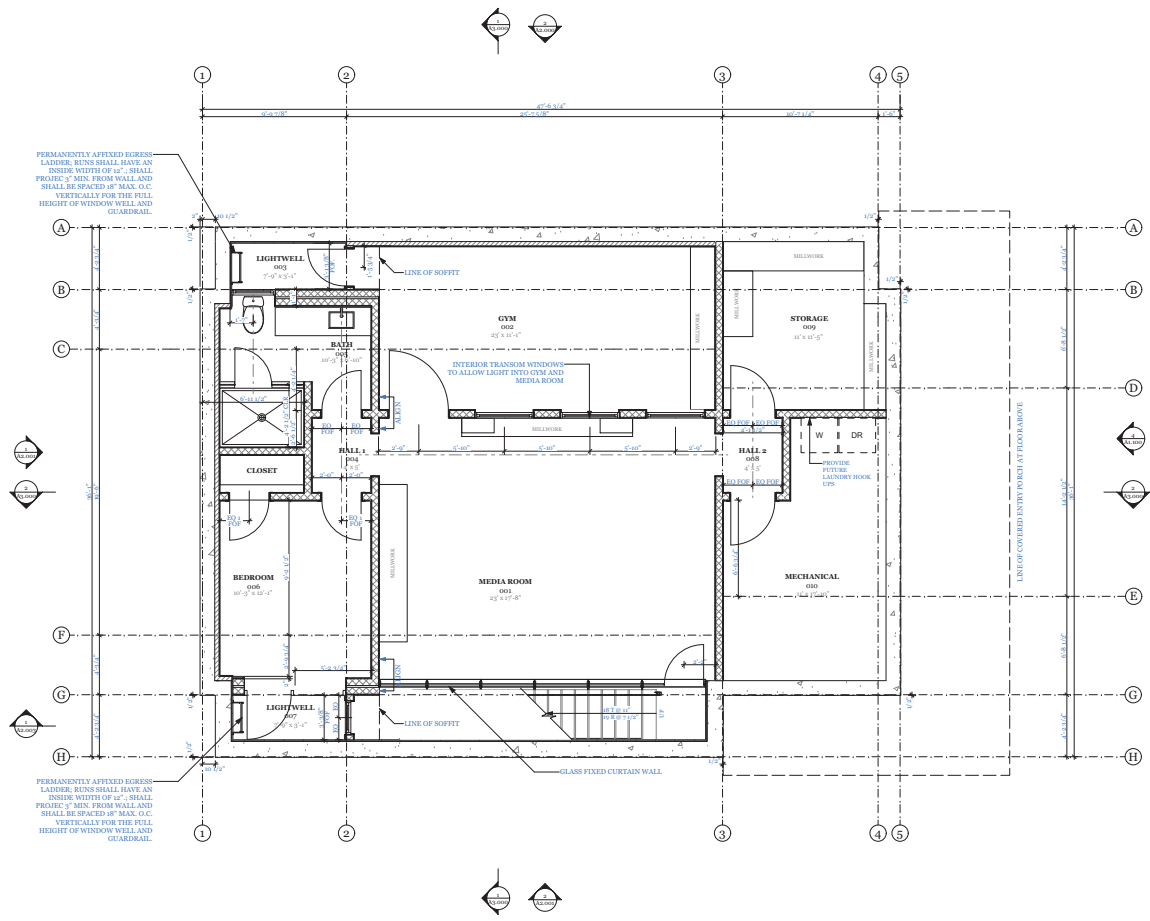
ISSUANCES

REV	DATE	DESCRIPTION
	8/4/22	USE PERMIT

**DESIGN
DEVELOPMENT
/ PROGRESS
PLAN**
8/4/22



BASEMENT PLAN



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

A1.200

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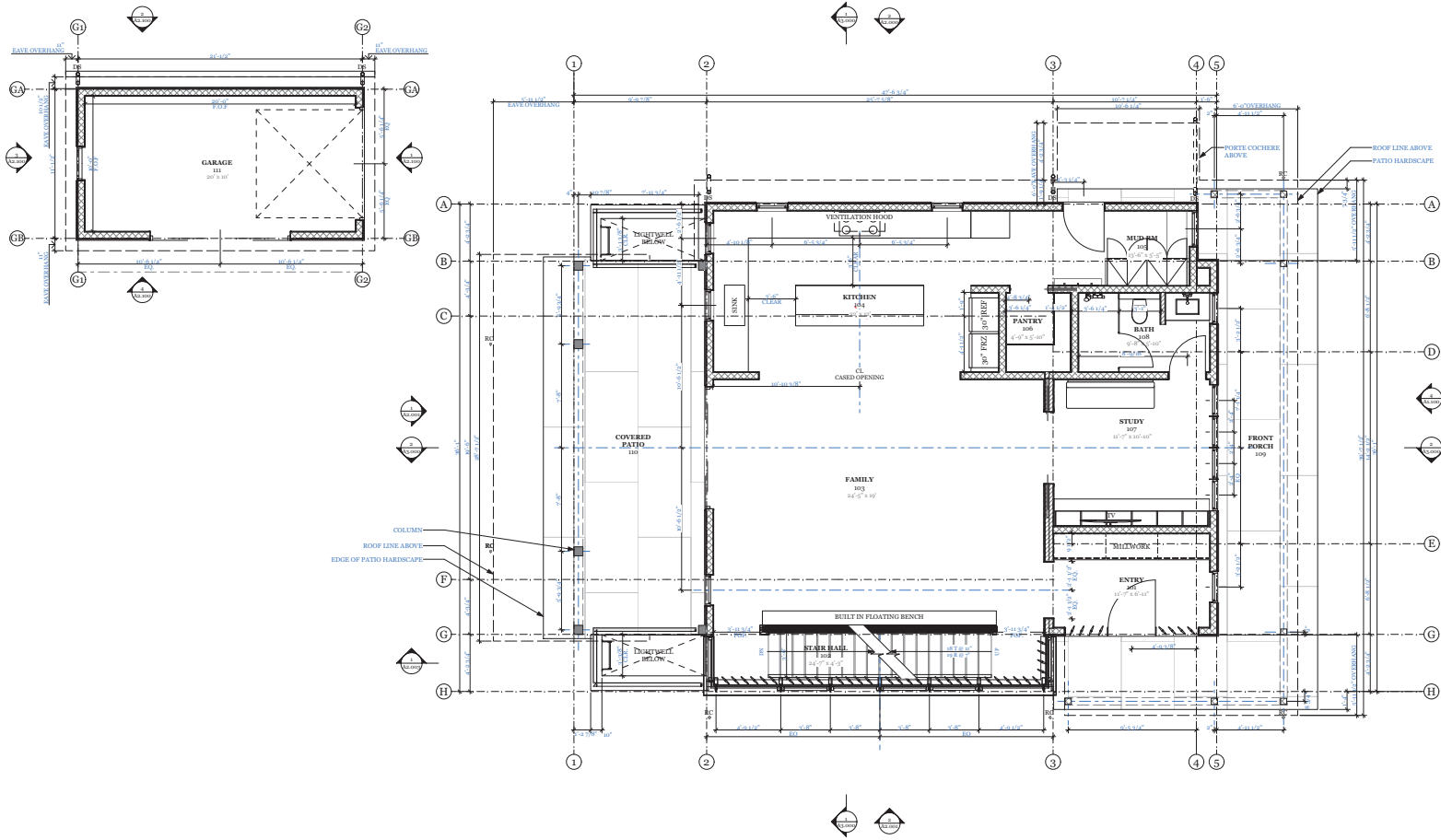
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ISSUANCES	
REV	DESCRIPTION
1	8/4/2022 USE PERMIT



FIRST FLOOR PLAN



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" 1

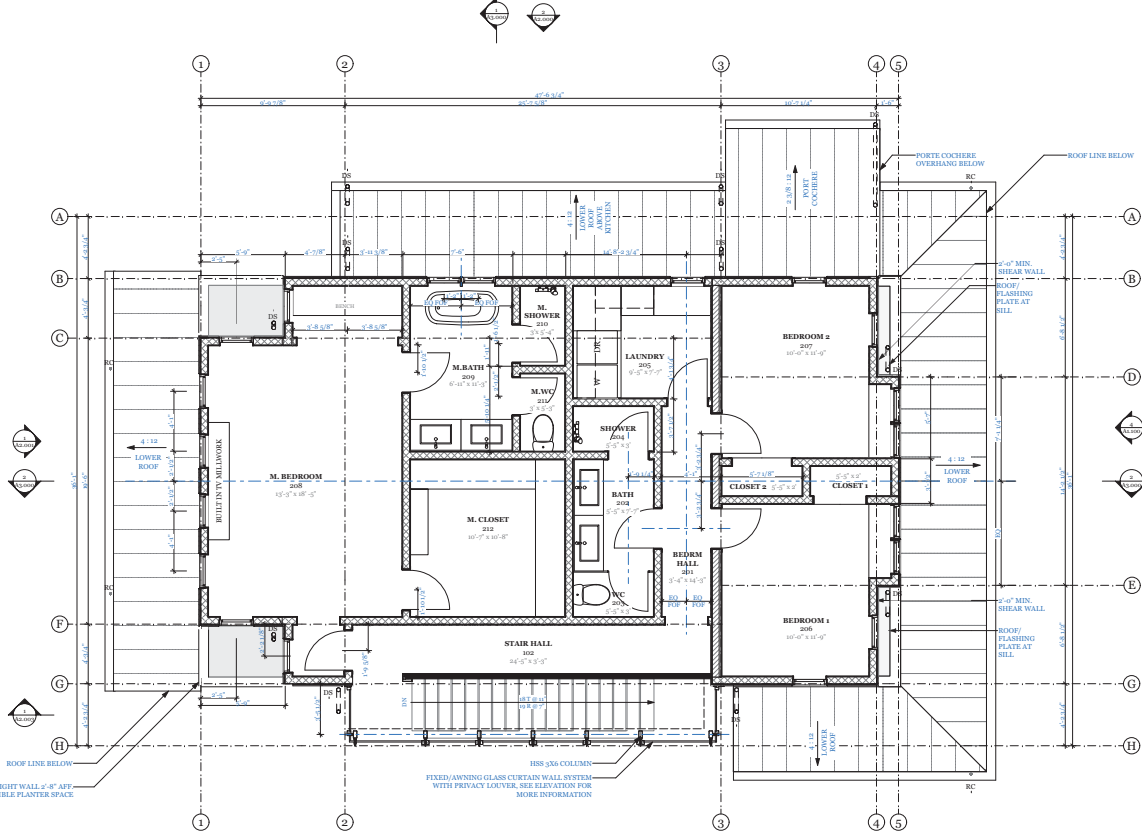
A1.210

BALL RESIDENCE, 970 MILLIE AVENUE

BALL RESIDENCE

970 MILLIE AVENUE
MENLO PARK CA
94025

ISSUANCES		
REV	DATE	
	8/4/2022	
USE PERMIT		
REV	DATE	DESCRIPTION



SECOND FLOOR PLAN

SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" 1

A1.220

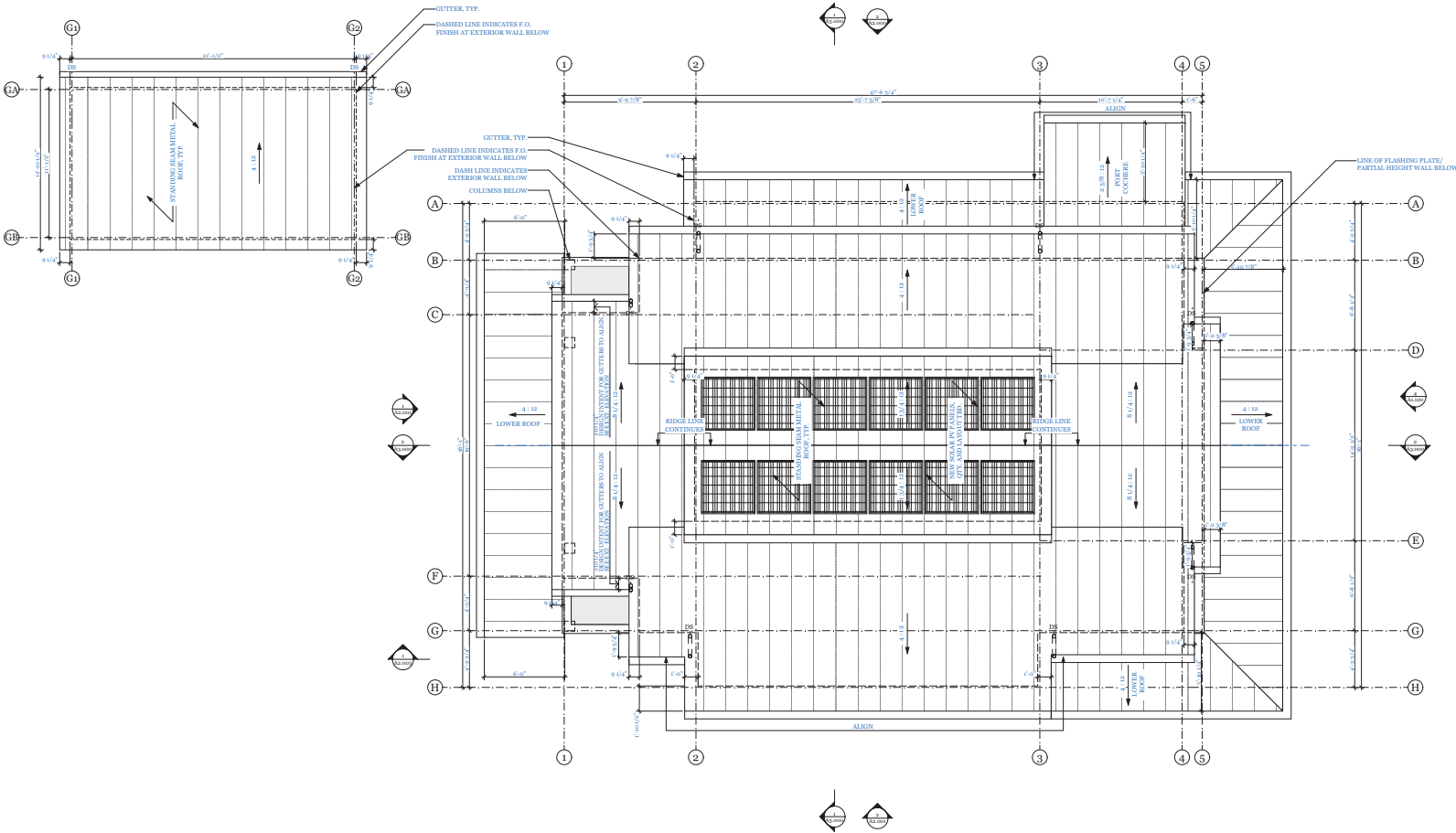




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ISSUANCES		USE PERMIT
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REV	DATE	DESCRIPTION



ROOF PLAN

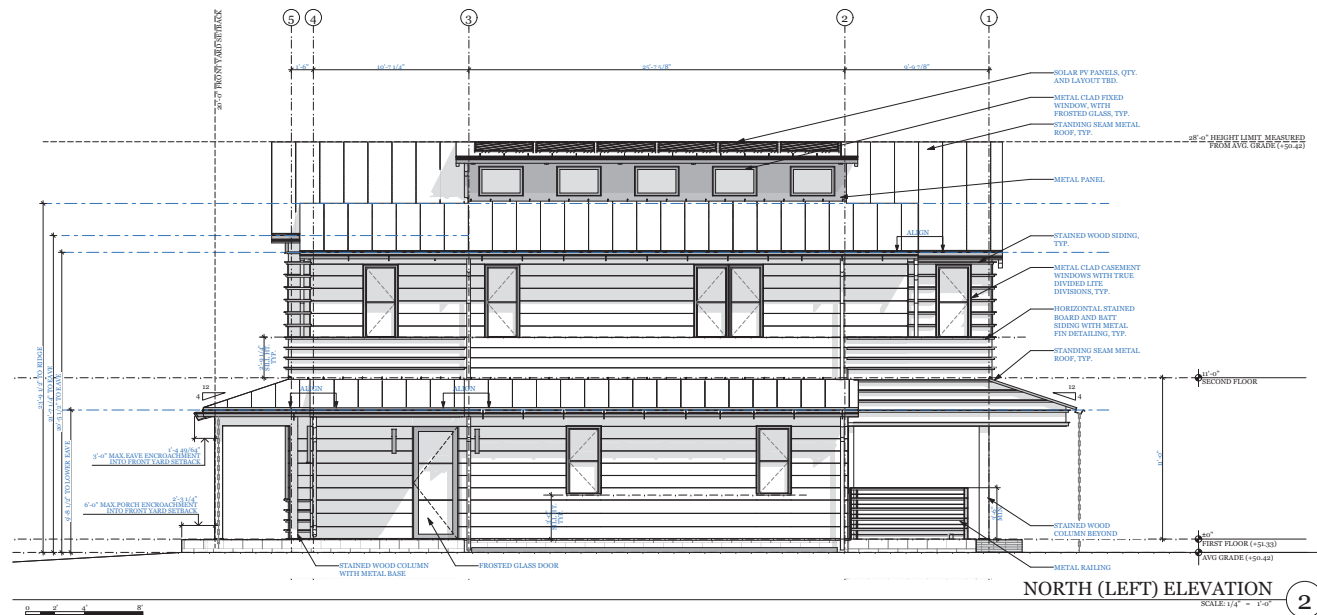
ROOF PLAN
 SCALE: 1/4" = 1'-0"

1

A1.300

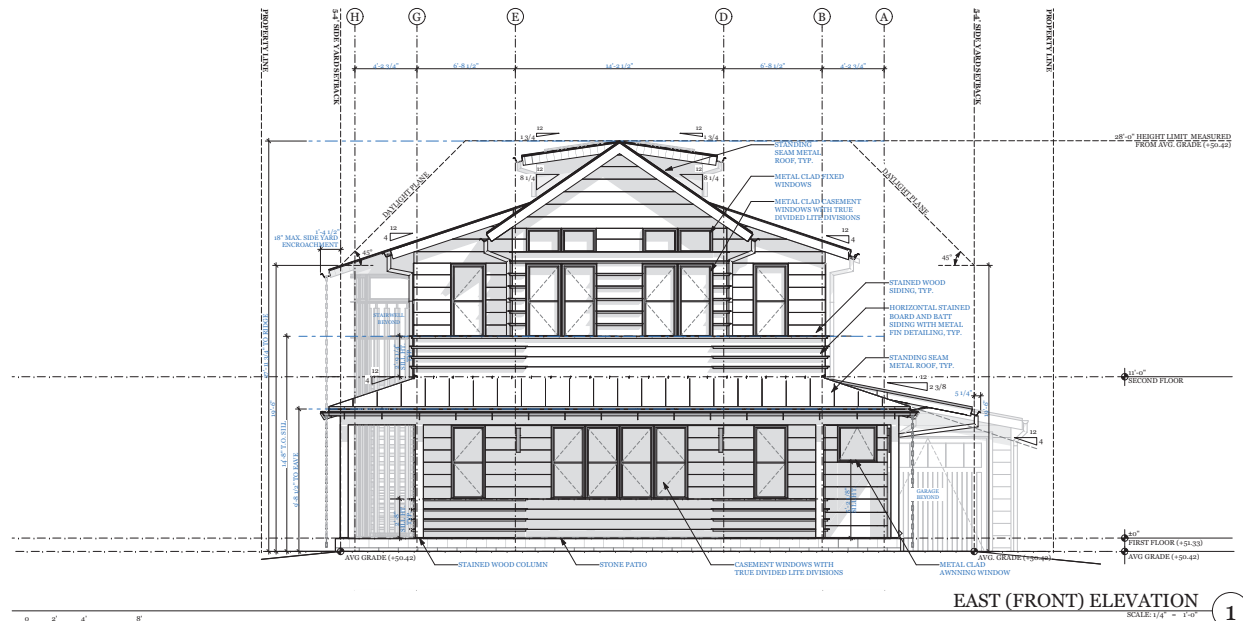
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ISSUANCES

REV	DATE	DESCRIPTION	ISSUANCE	USE PERMIT
	8/4/2022			



EXTERIOR ELEVATIONS

A2.000



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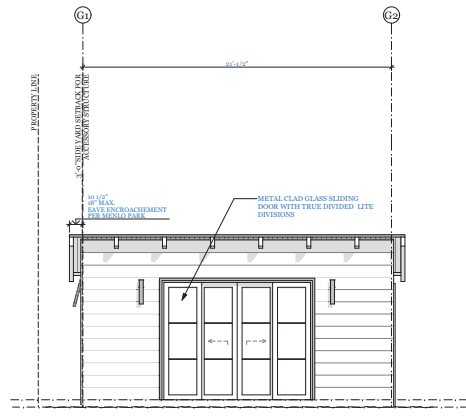
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REV	DATE	DESCRIPTION
	8/4/2022	USE PERMIT

REV | DATE | DESCRIPTION

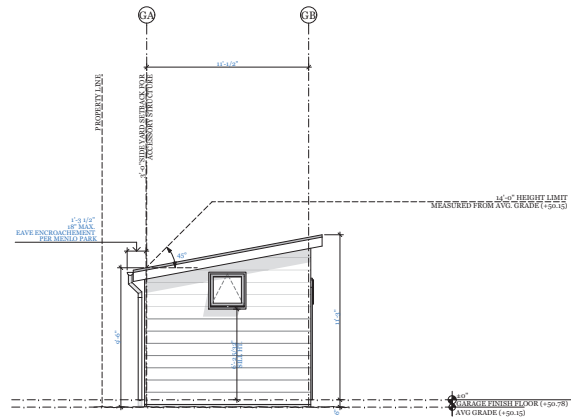


EXTERIOR ELEVATIONS - GARAGE

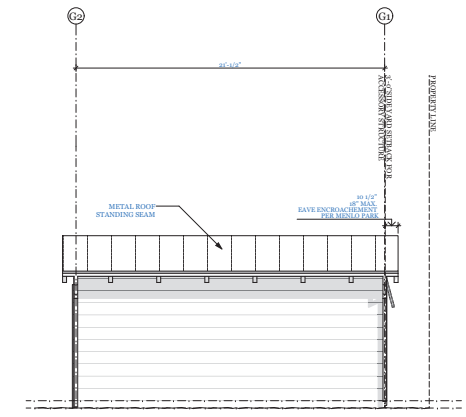
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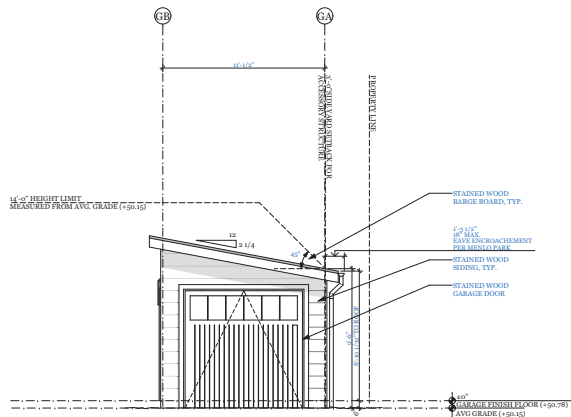
GARAGE - SOUTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"
4



GARAGE - WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"
3



GARAGE - NORTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"
2



GARAGE - EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"
1



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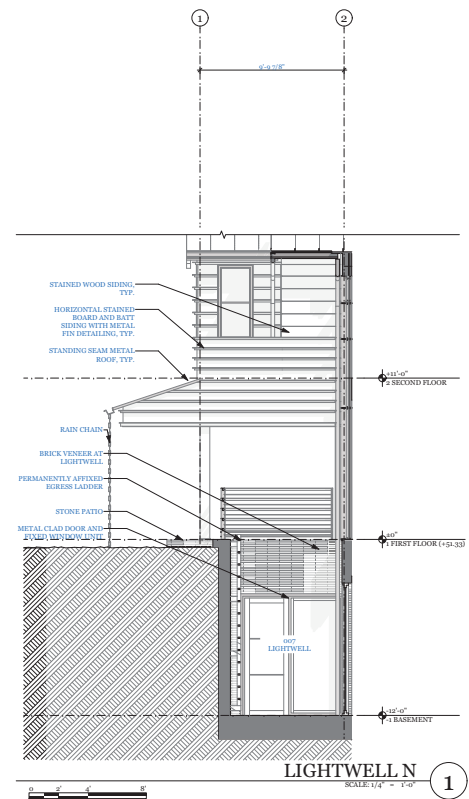
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ISSUANCES

REV	DATE	DESCRIPTION

REV | DATE | DESCRIPTION



**EXTERIOR
ELEVATIONS -
LIGHTWELLS**

A2.003

BALL RESIDENCE, 970 MILLIE AVENUE



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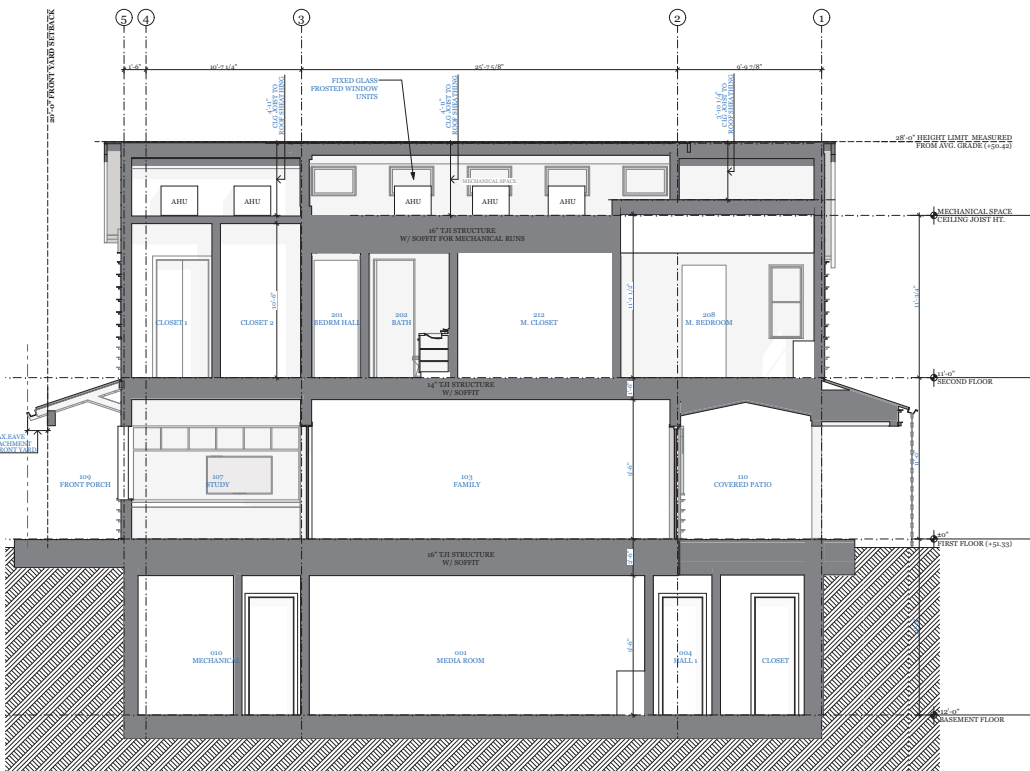
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BUILDING SECTIONS

A3.000

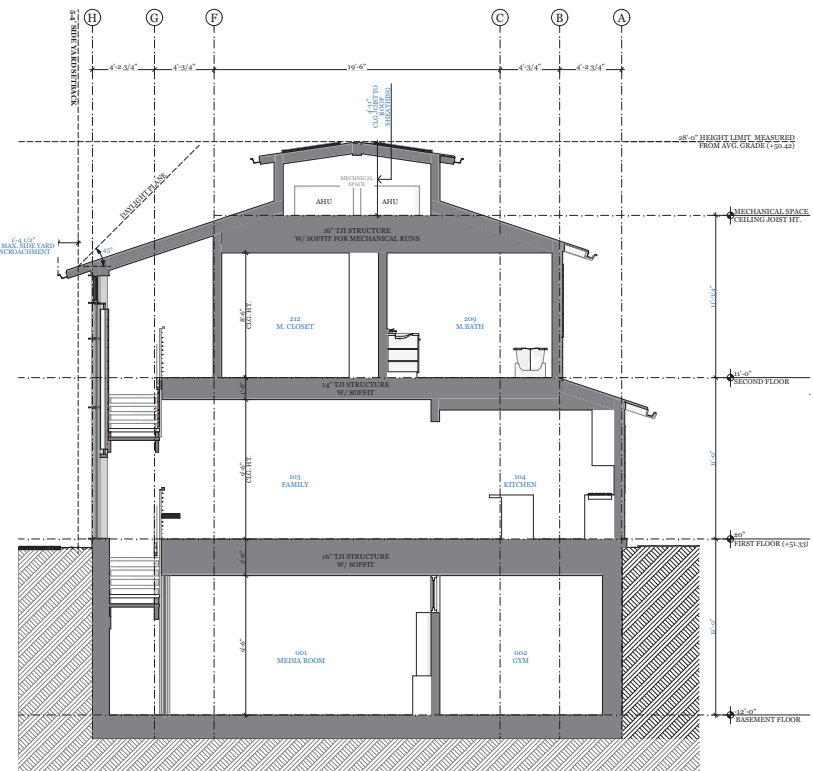
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LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

2



CROSS SECTION - LIVING

SCALE: 1/4" = 1'-0"

1