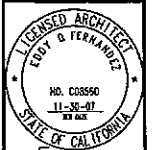


# HALLMARK COMMUNITY SERVICES

## 14329 MULBERRY DRIVE

### LOS GATOS, CA



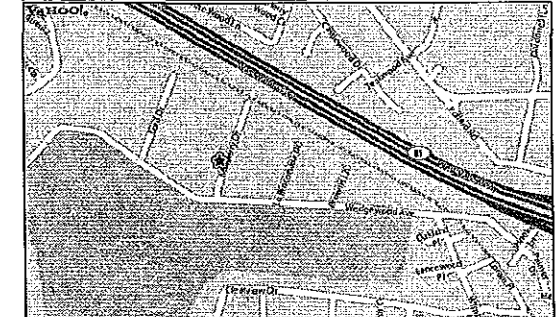
Ed Fernandez Architects  
 Architecture and Interior Design  
 580 Second Street, Suite 275  
 Oakland, Ca 94607  
 Tel: 510.377.0646  
 edfern@edf.com

COVER SHEET

HALLMARK COMMUNITY SERVICES  
 14329 MULBERRY DRIVE  
 LOS GATOS, CA  
 RESIDENTIAL CARE FACILITY

DR. BY: J.M.G.  
 SCALE:  
 DATE: MAR 2008  
 JOB NO.: 2007--  
 SHEET

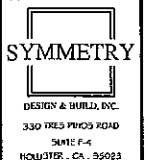
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# HALLMARK COMMUNITY SERVICES

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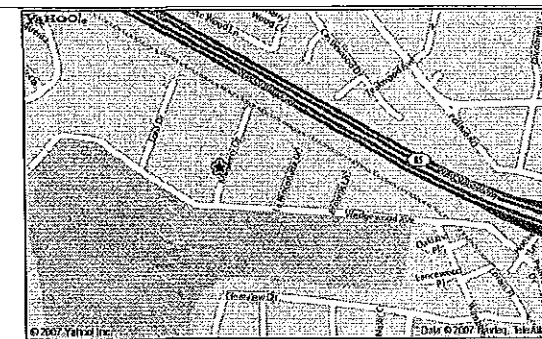
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COVER SHEET

HALLMARK COMMUNITY SERVICES  
14329 MULBERRY DRIVE  
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EXISTING TREE INVENTORY TABLE

TREE NAME	TRUNK DIA.	CANOPY	ADJ. PROPERTY
INCENSE CEDAR		30	X
VALLEY OAK	17	60	X
BLUE GUM	32	70	X
BLUE GUM	48, 32, 20, 11	90	X
BLUE GUM	60	60	X
SOUTHERN MAGNOLIA	6	20	
ITALIAN STONE PINE	8	20	X

GENERAL SITE NOTES

1. ANY EXISTING SANITARY SEWER LATERAL PROPOSED TO BE REUSED MUST BE TESTED BY WEST VALLEY SANITATION DISTRICT AND APPROVED BY THE TOWN BEFORE REUSE. A SANITARY SEWER LATERAL CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE. IF ONE DOES NOT ALREADY EXIST WITHIN TWO FEET OF THE PROPERTY LINE, ANY TRENCHING WITHIN THE DRAINAGE OF ALL TREES SHALL BE HAND DUG.
2. ALL TREES SHOWN TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION WITH SIX FOOT TALL CHAIN LINK FENCING ON EIGHT FOOT TALL STEEL POSTS DRIVEN INTO GROUND 24" AND SPACED NO MORE THAN 10 FEET APART. THE FENCING MUST REMAIN THROUGHOUT CONSTRUCTION UNTIL FINAL INSPECTION.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ALL PROPOSED UTILITIES SHALL BE LOCATED BEYOND THE DRIP LINE OF THE TREES' CANOPIES. CONSULT ARBORIST IF CONFLICTS OCCUR.
4. ANY UNUSED, EXISTING UNDERGROUND UTILITIES, LINES OR PIPE BENEATH THE TREES' CANOPIES SHOULD BE ABANDONED AND CUT OFF AT EXISTING SOIL GRADE.
5. WHERE THE PROPOSED DRIVEWAY IS LOCATED BENEATH TREES' CANOPIES, ALL HARDSCAPE SHALL BE ESTABLISHED ENTIRELY ON TOP OF EXISTING SOIL GRADE WITHOUT REQUIRING SOIL CUTS OR EXCAVATION.
6. REFER TO THE ARBORIST REPORT FOR ADDITIONAL TREE PROTECTION NOTES AND RECOMMENDATIONS.
7. THERE WILL BE LESS THAN 50 CUBIC YARDS OF EARTH MOVED IN THIS PROJECT.
8. ALL PLANTINGS TO BE MULCHED w/ 2" - 2.5" ECO-MULCH.

SITE DATA

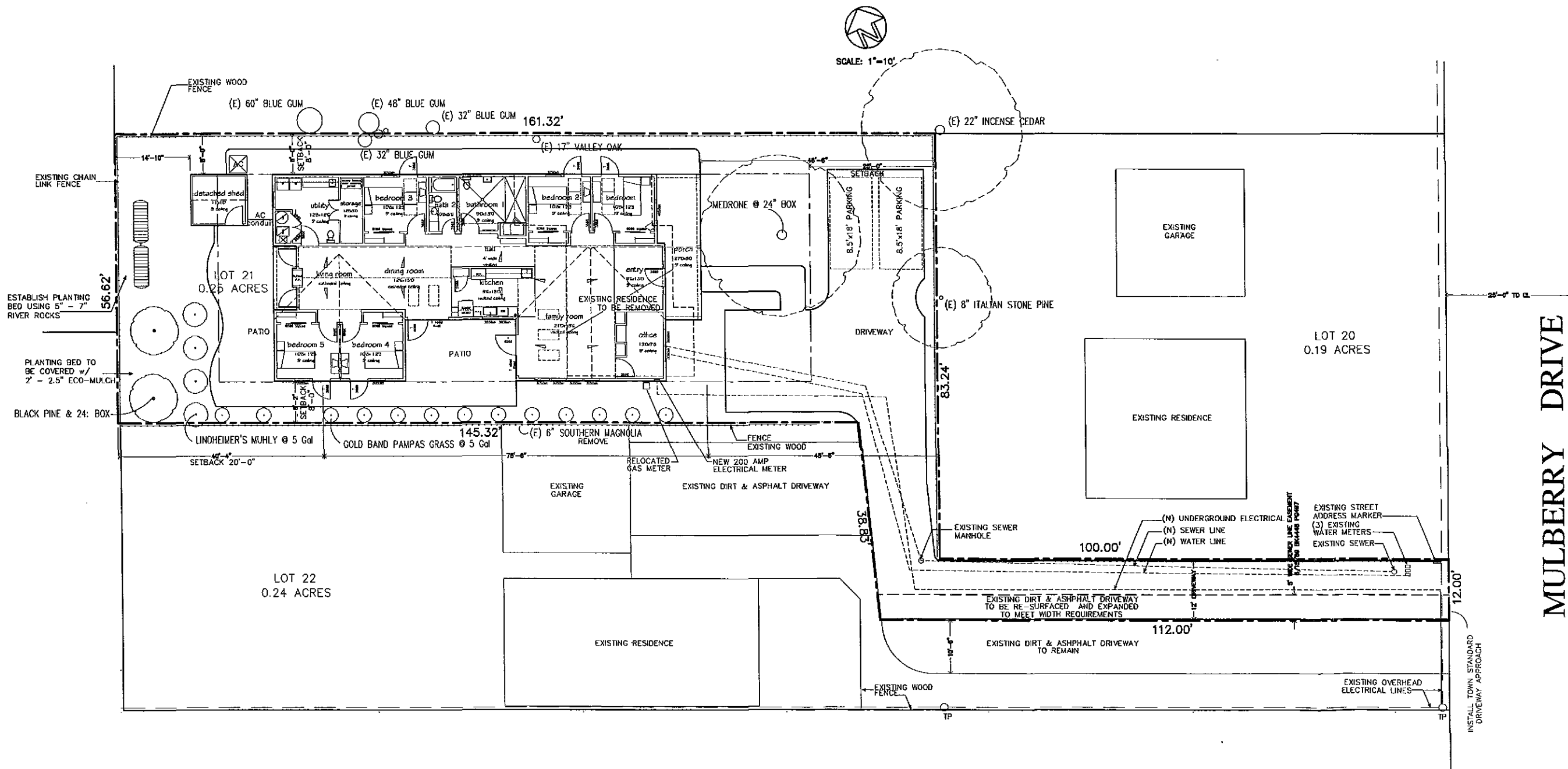
SITE AREA		10,875 Sq.Ft.
GROSS PROPOSED FLOOR AREA		Living = 2,784 Sq.Ft. Porches = 274 Sq.Ft. Shed = 110 Sq.Ft. Total = 3,168 Sq.Ft.
EXISTING BUILDING TO BE REMOVED		944 Sq.Ft.
FLOOR AREA RATIO	DWELLING/ SHED	FAR=.35 - [(9.1-5) .20/ 25] = .317 .317(9134)=2,896 Sq.Ft.
MAX. LOT COVERAGE- BUILDINGS		40% Max = 3,653 Sq.Ft. 3168/9134=34.7% Proposed
LOT AREA COVERAGE	Living, Shed & Cov. Porch Driveway in front of house Walkways, Patios & A/C pad TOTAL	3,168 Sq.Ft. 1,476 Sq.Ft. 945 Sq.Ft. 5,589 Sq.Ft.
LANDSCAPE for OFF-STREET PARKING		NO OFF STREET PARKING
PARKING SPACES		2
DWELLING UNITS		1 (E) TO BE REMOVED 1 PROPOSED
WATER WELLS		NONE
AVERAGE SLOPE		FLAT (2' gradual drop toward back)
Existing Impervious area		2675/9134=29.3%
Proposed impervious area		5672/9134=62.0%

LEGEND

- 4" SOLID DRAIN PIPE
- OS LOCATION OF (E) DOWNSPOUT
- DB 4" DRAIN BUBBLER @ SIDEWALK
- DL 6" DRAIN INLET AT LOW POINT
- UTILITY LINE
- (E) POWER POLE
- FOOTPRINT OF STRUCTURE TO BE REMOVED
- PROPERTY LINE
- ← DIRECTION OF SLOPE DOWN -2% MIN., (5% MAX FOR WALKWAYS & DRIVEWAYS)
- LINE OF ROOF
- LINE OF EXTERIOR WALL
- .109.6 APPROXIMATE PROPOSED FINISH ELEVATION IN FEET (BASED ON USGS DATA)

FIRE NOTES:

1. THE FIRE FLOW FOR THIS PROJECT IS 1000 GPM AT 20 PSI RESIDUAL PRESSURE. THE REQUIRED FIRE FLOW IS AVAILABLE FROM AREA WATER MAINS AND FIRE HYDRANT(S) WHICH ARE SPACED AT THE REQUIRED SPACING.
2. PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM THROUGHOUT ALL PORTIONS OF THE BUILDING.
3. PROVIDE AN ACCESS DRIVEWAY WITH PAVED ALL WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 12 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, AND A MAXIMUM SLOPE OF 15 %.
4. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.



**SYMMETRY**  
DESIGN & BUILD, INC.  
330 FRES FIELDS ROAD  
SUITE #4  
HOLISTER, CA. 95023

**ED FERNANDEZ, ARCHITECT**  
EDDY O. FERNANDEZ  
NO. 008560  
11-30-07  
STATE OF CALIFORNIA

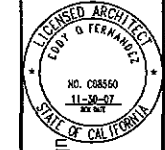
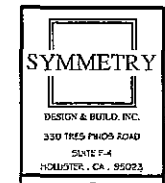
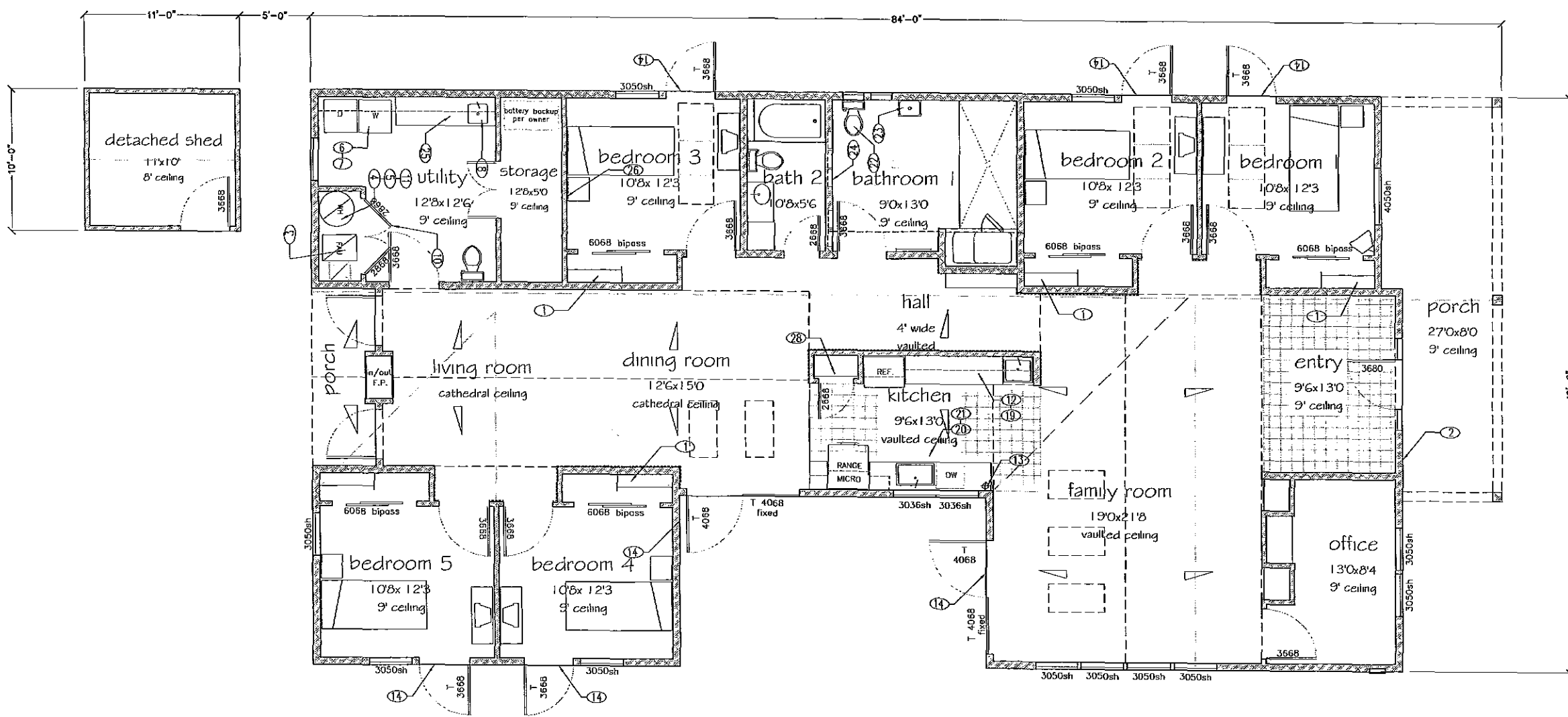
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**PLOT PLAN**

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14329 MULBERRY DRIVE  
LOS GATOS, CA  
RESIDENTIAL CARE FACILITY

DR. BY: J.M.G.  
SCALE: 1"=10'  
DATE: MAR 2008  
REV: 3-27-08  
SHEET  
**1**

DATA	
DWELLING AREA	2784 S.F.
COVERED PORCHES	274 S.F.
DETACHED SHED	110 S.F.
<b>TOTAL</b>	<b>3168 S.F.</b>

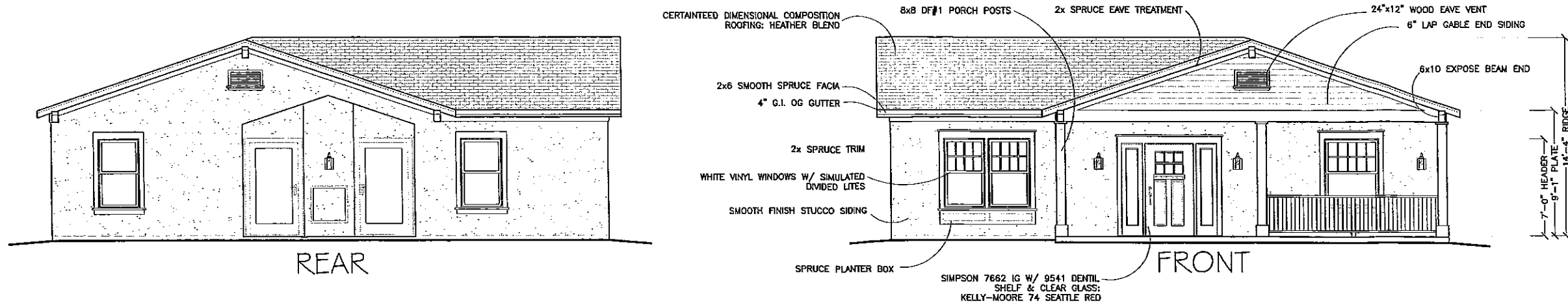


Ed Fernandez Architects  
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 560 Second Street, Suite 275  
 Oakland, CA 94607  
 510.372.1546  
 edfern@edfa.com

**FLOOR PLAN**

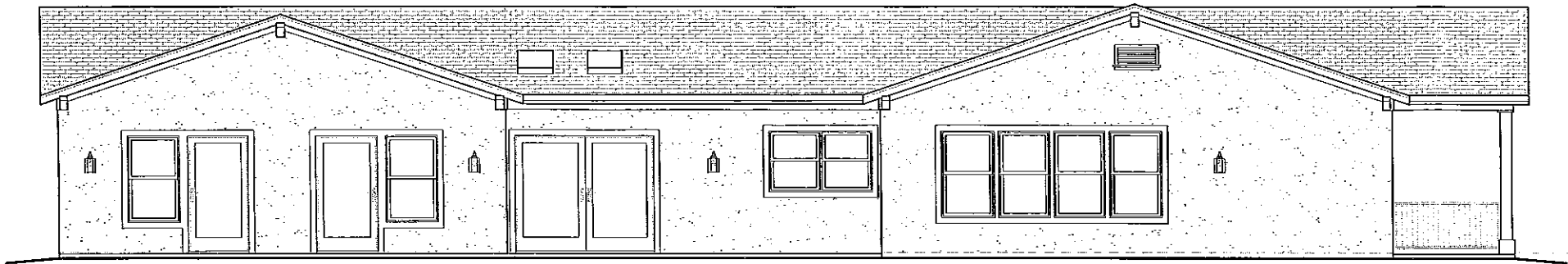
**HALLMARK COMMUNITY SERVICES**  
 14329 MULBERRY DRIVE  
 LOS GATOS, CA  
 RESIDENTIAL CARE FACILITY

DR. BY: J.M.G.  
 SCALE: 1/4"=1'-0"  
 DATE: MAR 2008  
 REV: 3-27-08  
 SHEET  
**2**

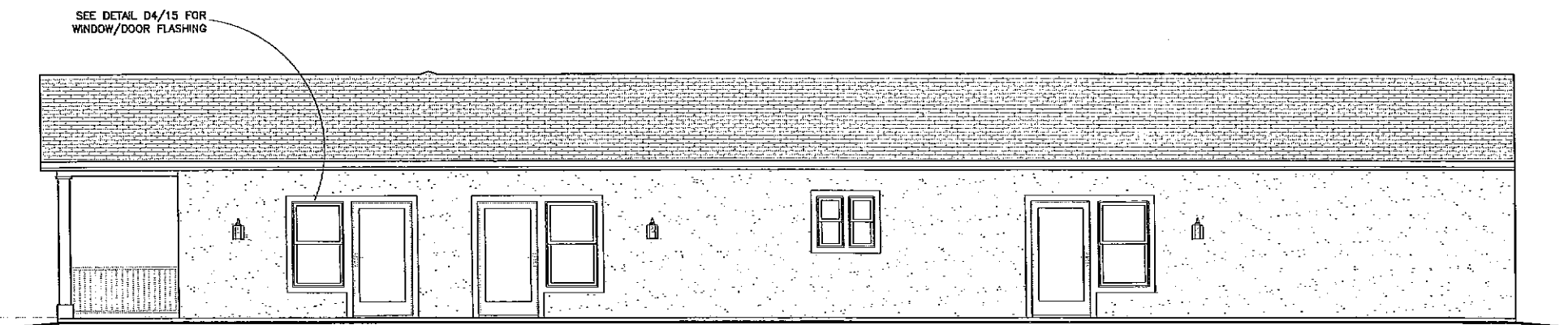


REAR

FRONT



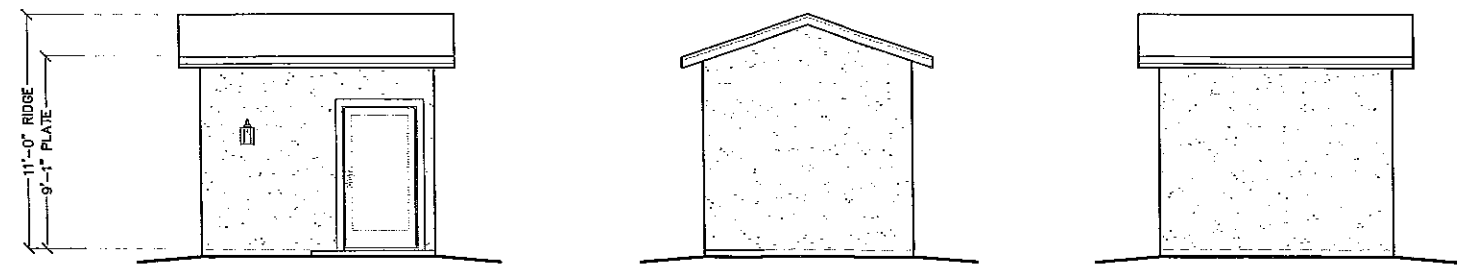
LEFT



RIGHT

EXTERIOR COLORS  
 MAIN BODY: : KELLY-MOORE 228 CHARRO  
 ACCENT/TRIM: KELLY-MOORE 23 SWISS COFFEE

DWELLING



LEFT

FRONT & BACK

RIGHT

SHED

SYMMETRY  
 DESIGN & BUILD, INC.  
 330 125 FINCH ROAD  
 SUITE F-4  
 HOLLYWOOD, CA 91623



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EXTERIOR ELEVATIONS

HALLMARK COMMUNITY SERVICES  
 14329 MULBERRY DRIVE  
 LOS GATOS, CA  
 RESIDENTIAL CARE FACILITY

DR. BY: J.M.G.  
 SCALE: 1/4"=1'-0"  
 DATE: MAR 2008  
 REV: 3-27-08

SHEET  
 3

LEGEND	
---	4" SOLID DRAIN PIPE
OS	LOCATION OF (E) DOWNSPOUT
DB	4" DRAIN BUBBLER @ SIDEWALK
DI	6" DRAIN INLET AT LOW POINT
---	UTILITY LINE
○	(E) POWER POLE
---	FOOTPRINT OF STRUCTURE TO BE REMOVED
---	PROPERTY LINE
←	DIRECTION OF SLOPE DOWN -2% MIN., (5% MAX FOR WALKWAYS & DRIVEWAYS)
---	LINE OF ROOF
---	LINE OF EXTERIOR WALL
.199.6	APPROXIMATE PROPOSED FINISH ELEVATION IN FEET (BASED ON USGS DATA)

**SYMMETRY**  
 DESIGN & BUILD, INC.  
 330 TRIS PIKE ROAD  
 SUITE F-4  
 HOLISTER, CA, 95023  
 LICENSED ARCHITECT  
**EDDY & FERNANDEZ**  
 NO. 008360  
 11-50-07  
 Ed Fernandez, Architects  
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 Hayward, CA 94542  
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 510.377.8818  
 edfern@edfi.com

**PRELIMINARY GRADING  
& DRAINAGE PLAN**

**HALLMARK COMMUNITY SERVICES**  
 14329 MULBERRY DRIVE  
 LOS GATOS, CA  
 RESIDENTIAL CARE FACILITY  
 DR. BY: J.M.G.  
 SCALE: 1"=10'  
 DATE: MAR 2008  
 REV: 3-27-08  
 SHEET  
**4**

