



ABBREVIATIONS	
APN	ASSESSORS PARCEL NUMBER
BW	BACK OF WALK
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
E	EAST
FH	FIRE HYDRANT
GRT	GRATE
INV	INVERT
MH	MANHOLE
N	NORTH
OH	OVERHANG
PED	PEDESTAL
PL	PROPERTY LINE
PP	POWER POLE
PSE	PUBLIC SERVICE EASEMENT
SS	SANITARY SEWER
S	SOUTH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
STLT	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
UTIL	UTILITY
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WT	WATER
W	WEST

LEGEND	
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	CENTER LINE
---	EASEMENT LINE
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER LINE
FH	FIRE HYDRANT
OH	GAS OR WATER VALVE
STLT	STREET LIGHT
CLF	CHAIN LINK FENCE
TREE	TREE

- NOTES**
- SEE SHEET C3 FOR LIST OF EXISTING TREES.
 - ALL ONSITE TREES TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE TO REMAIN.

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220 Belgatos Trees

220 Belgatos Trees

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition
coast live oak (<i>Quercus agrifolia</i>)	151	34	40	40	Good
almond (<i>Prunus dulcis</i>)	152	Multi 3	25	12	Fair
coast live oak (<i>Quercus agrifolia</i>)	153	7	25	12	Fair
coast live oak (<i>Quercus agrifolia</i>)	154	7	25	12	Fair
coast live oak (<i>Quercus agrifolia</i>)	155	5, 4	25	12	Fair
maidenhair tree (<i>Ginkgo biloba</i>)	156	8	20	15	Fair
maidenhair tree (<i>Ginkgo biloba</i>)	157	4	20	15	Fair
Chinese pistache (<i>Pistacia chinensis</i>)	158	8	20	15	Fair
camphor (<i>Cinnamomum camphora</i>)	159	10, 8, 8, 2	20	20	Fair

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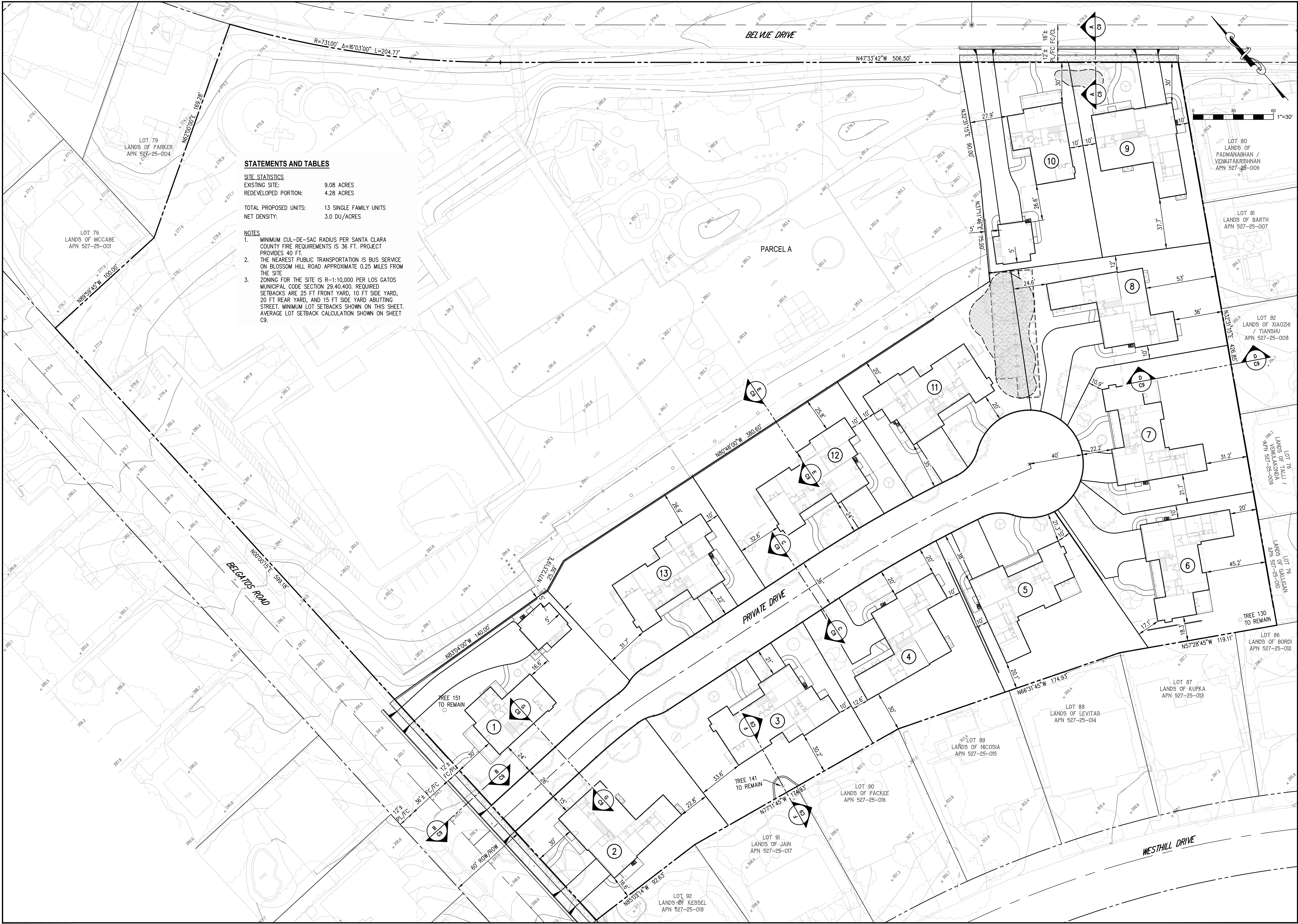
PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

2220 BELGATOS ROAD
LOS GATOS
CALIFORNIA
PLANNING

DATE	04/09/2023
SCALE	SEE PLAN
DESIGNED	JL
DRAWN	CL
JOB NO.	23-14

C3

3 OF 9 SHEET



STATEMENTS AND TABLES

SITE STATISTICS

EXISTING SITE: 9.08 ACRES
REDEVELOPED PORTION: 4.28 ACRES

TOTAL PROPOSED UNITS: 13 SINGLE FAMILY UNITS
NET DENSITY: 3.0 DU/ACRES

NOTES

1. MINIMUM CUL-DE-SAC RADIUS PER SANTA CLARA COUNTY FIRE REQUIREMENTS IS 36 FT. PROJECT PROVIDES 40 FT.
2. THE NEAREST PUBLIC TRANSPORTATION IS BUS SERVICE ON BLOSSOM HILL ROAD APPROXIMATE 0.25 MILES FROM THE SITE
3. ZONING FOR THE SITE IS R-1:10,000 PER LOS GATOS MUNICIPAL CODE SECTION 29.40.400. REQUIRED SETBACKS ARE 25 FT FRONT YARD, 10 FT SIDE YARD, 20 FT REAR YARD, AND 15 FT SIDE YARD ABUTTING STREET. MINIMUM LOT SETBACKS SHOWN ON THIS SHEET. AVERAGE LOT SETBACK CALCULATION SHOWN ON SHEET C9.

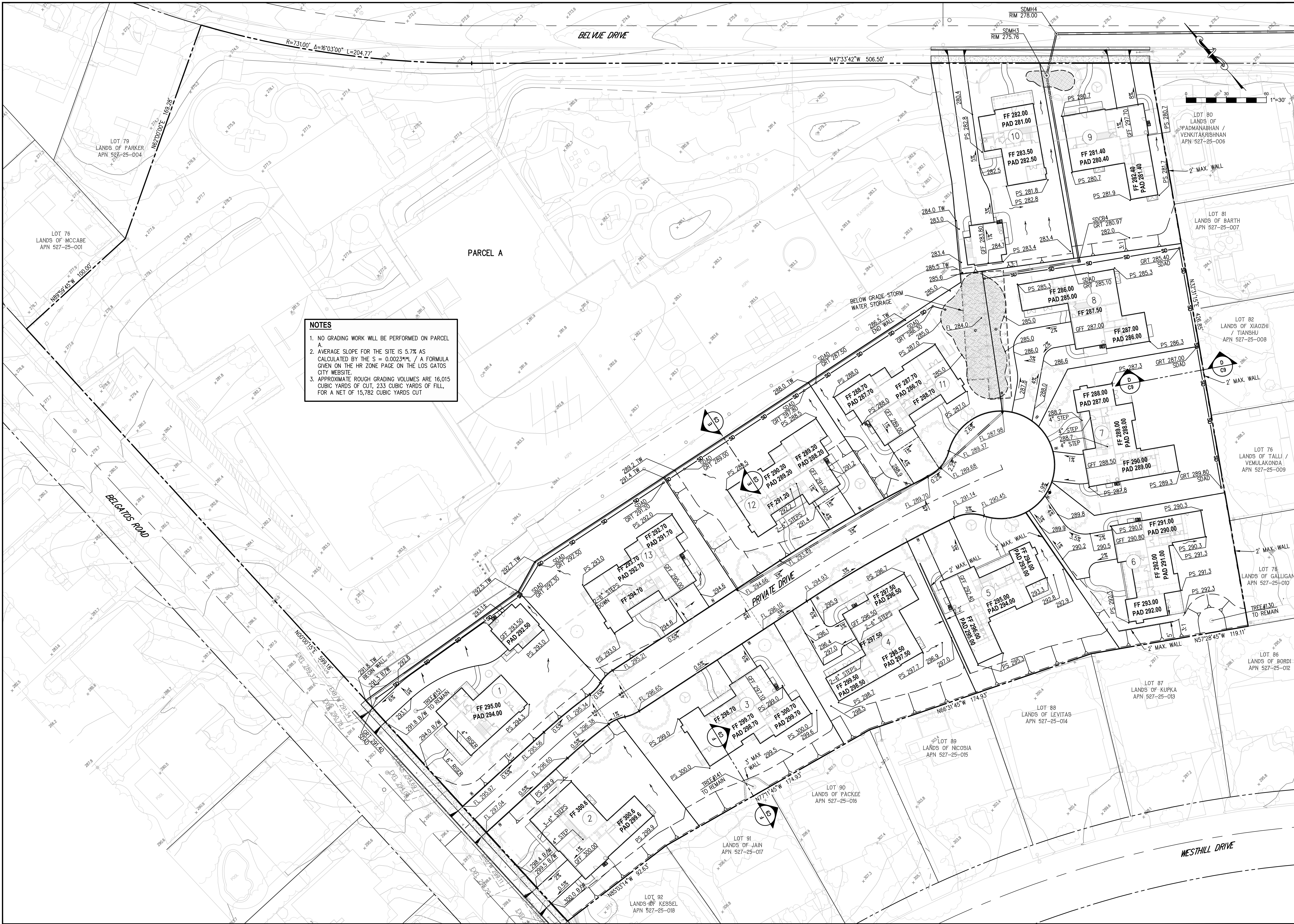
NO.	DATE	REVISIONS	BY

Civil Engineering Associates 28 Bailey Avenue Campbell, CA 95008 t: (408) 453-1066	Civil Engineers • Planners • Surveyors
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PREPARED FOR:	ROBSON HOMES
ARCHITECTURE AND SITE APPLICATION	A CALIFORNIA LIMITED LIABILITY COMPANY
SITE PLAN	2185 THE ALAMEDA, SUITE 150
	SAN JOSE, CA 95126

PLANNING	220 BELGATOS ROAD	LOS GATOS	CALIFORNIA
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DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	C4
4 OF 9 SHEETS	



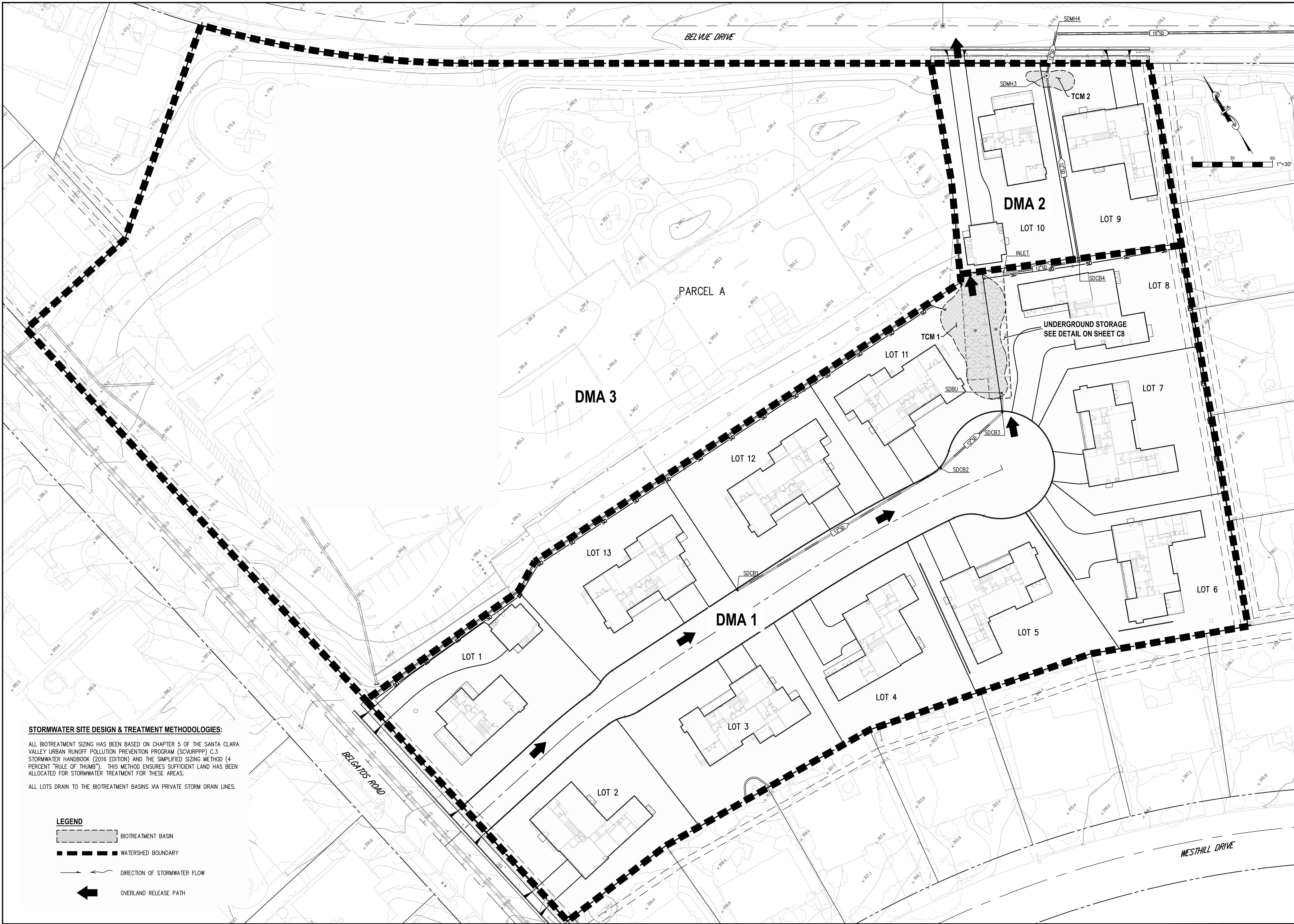
- NOTES**
1. NO GRADING WORK WILL BE PERFORMED ON PARCEL A.
 2. AVERAGE SLOPE FOR THE SITE IS 5.7% AS CALCULATED BY THE $S = 0.00231 \times L / A$ FORMULA GIVEN ON THE HR ZONE PAGE ON THE LOS GATOS CITY WEBSITE.
 3. APPROXIMATE ROUGH GRADING VOLUMES ARE 16,015 CUBIC YARDS OF CUT, 233 CUBIC YARDS OF FILL, FOR A NET OF 15,782 CUBIC YARDS CUT.

REVISIONS	
NO.	DATE

Civil Engineering Associates Civil Engineers • Planners • Surveyors	28 Bailey Avenue Campbell, CA 95008 T: (408) 453-1066
	ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126

ARCHITECTURE AND SITE APPLICATION GRADING & DRAINAGE PLAN	LOS GATOS CALIFORNIA

220 BELGATOS ROAD	DATE 04/09/2025
	SCALE SEE PLAN
	DESIGNED JG
	DRAWN CH
	JOB NO. 23-149
SHEET	C5
5 OF 9	SHEETS



STORMWATER SITE DESIGN & TREATMENT METHODOLOGIES:

ALL BIOTREATMENT SIZING HAS BEEN BASED ON CHAPTER 5 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK (2016 EDITION) AND THE SIMPLIFIED SIZING METHOD (4 PERCENT "RULE OF THUMB"). THIS METHOD ENSURES SUFFICIENT LAND HAS BEEN ALLOCATED FOR STORMWATER TREATMENT FOR THESE AREAS.

ALL LOTS DRAIN TO THE BIOTREATMENT BASINS VIA PRIVATE STORM DRAIN LINES.

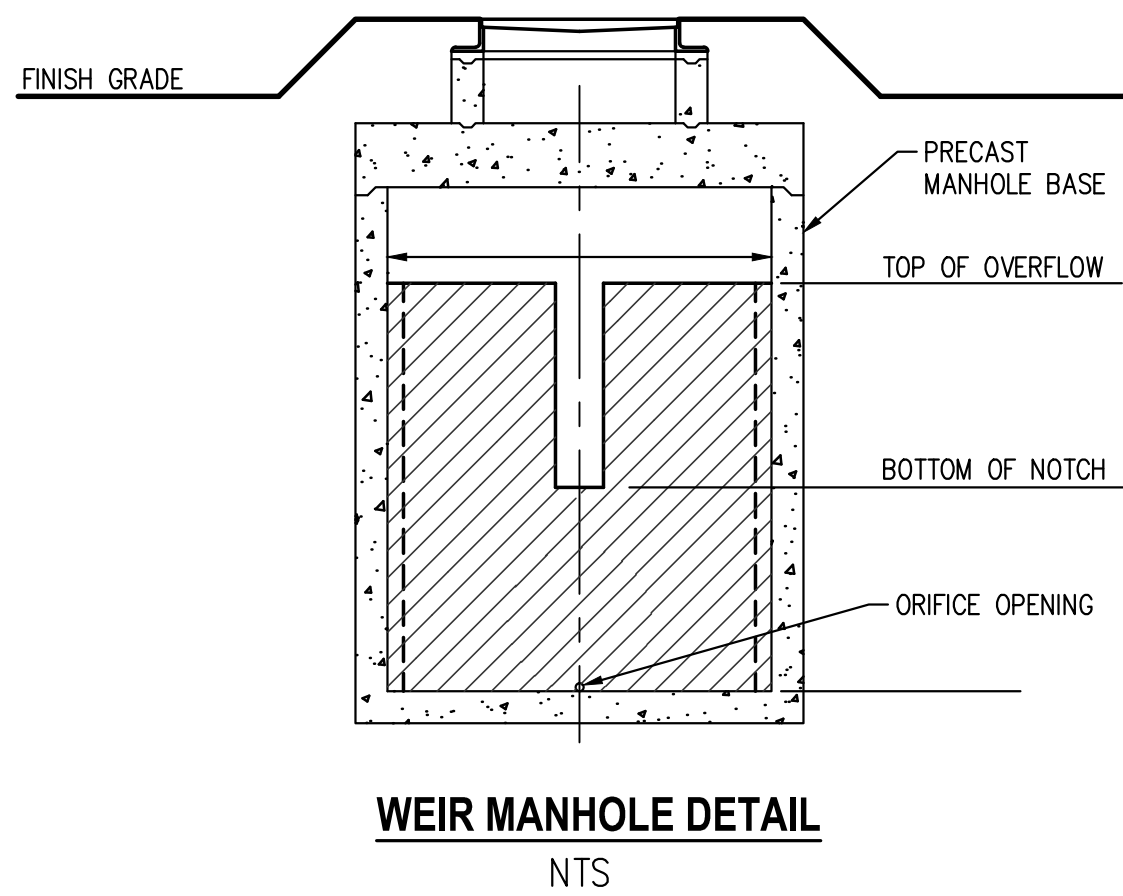
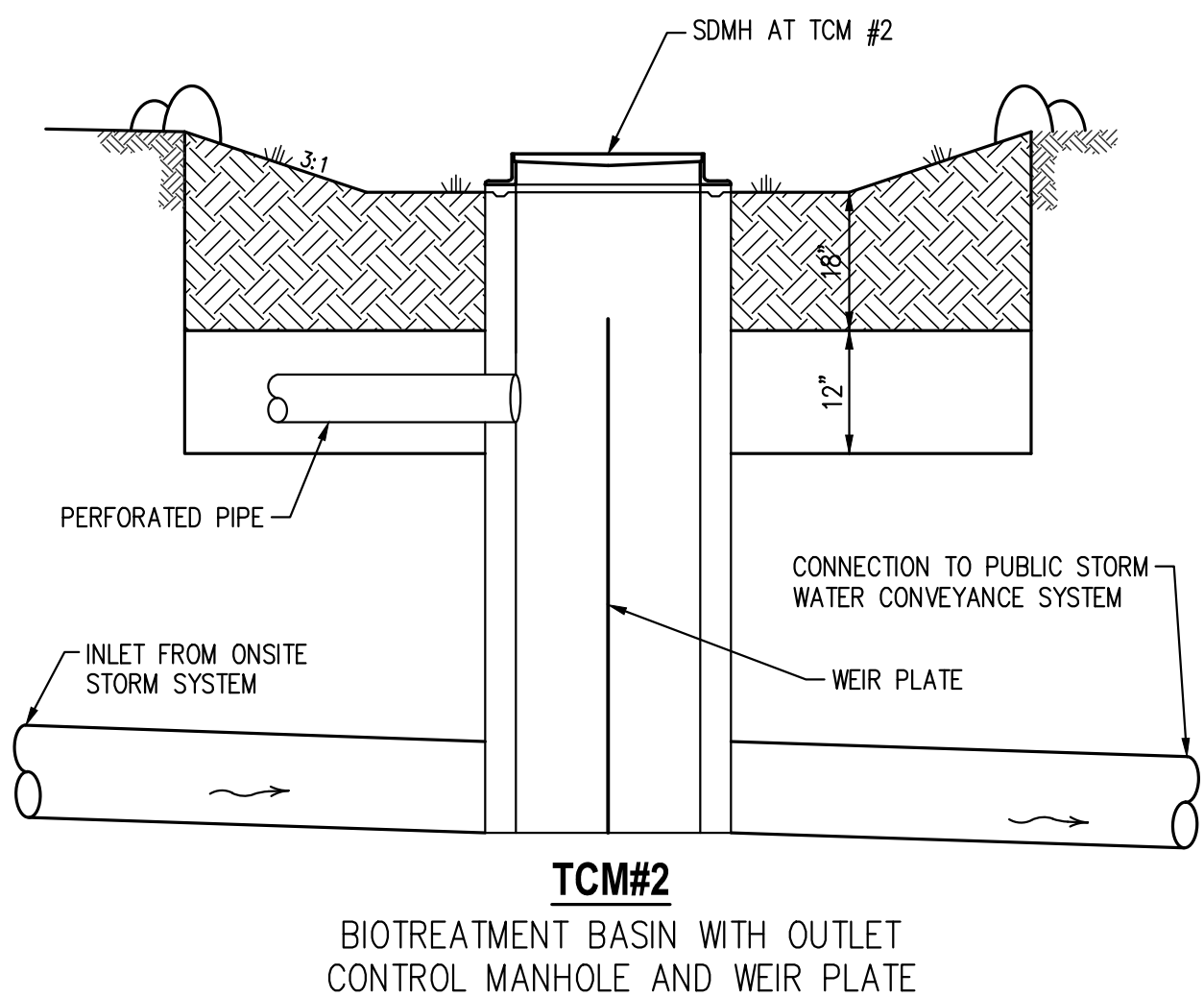
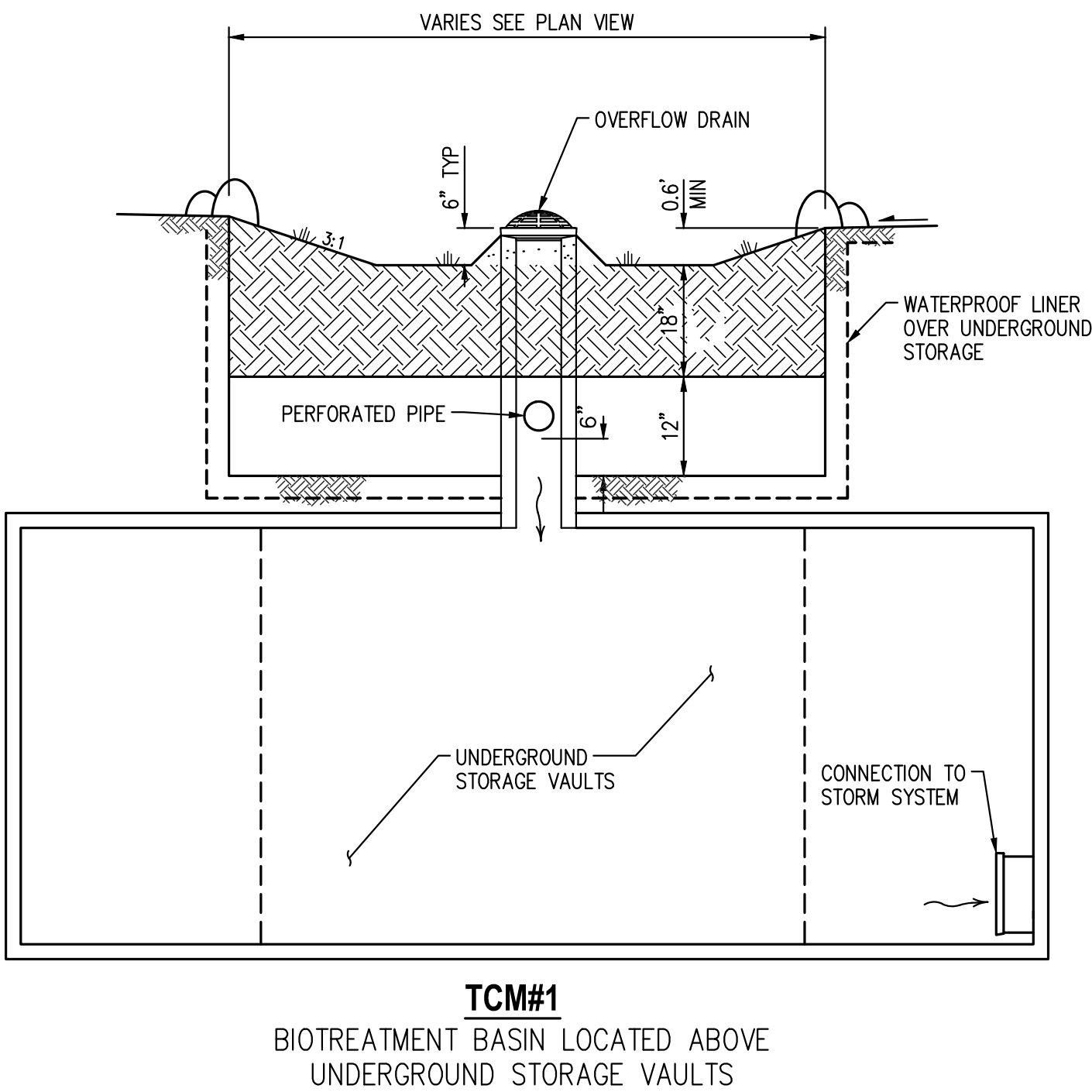
- LEGEND**
- BIOTREATMENT BASIN
 - WATERSHED BOUNDARY
 - DIRECTION OF STORMWATER FLOW
 - OVERLAND RELEASE PATH

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Civil Engineering Associates Civil Engineers • Planners • Surveyors 28 Bailey Avenue Campbell, CA 95008 T: (408) 453-1066			
PREPARED FOR: **ROBSON HOMES** A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126			
PLANNING 220 BELGATOS ROAD LOS GATOS ARCHITECTURE AND SITE APPLICATION STORMWATER MANAGEMENT PLAN CALIFORNIA			
DATE	04/09/2025		
SCALE	SEE PLAN		
DESIGNED	JG		
DRAWN	CH		
JOB NO.	23-149		
SHEET	C7		
7	OF 9	SHEETS	

DMA #	TCM #	Location ¹	Treatment Type ²	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area ⁴ (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Media Filter				Treatment Credit (s.f.)	Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)		
DMA 1	1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	162,391	71,147	91,244	0	87.19%	2,846	3,143	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
DMA 2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	23,851	9,400	14,451	0	12.81%	376	405	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
DMA 3	3	Onsite	Untreated	N/A	N/A	210,269	121,669	88,600	0	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DMA 3 is not required to be treated.
Totals:						396,511	202,216	194,295	0	100.00%											

- Footnotes:
- 1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
 - 2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
 - 3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
 - 4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.
 - 5 The project alters less than 50 percent of the existing impervious surface, therefore only stormwater runoff from the portion of the site that is being redeveloped is required to be treated. DMA 3 is not being redeveloped and is not required to be treated.



SCHEMATIC HYDROMODIFICATION SYSTEM
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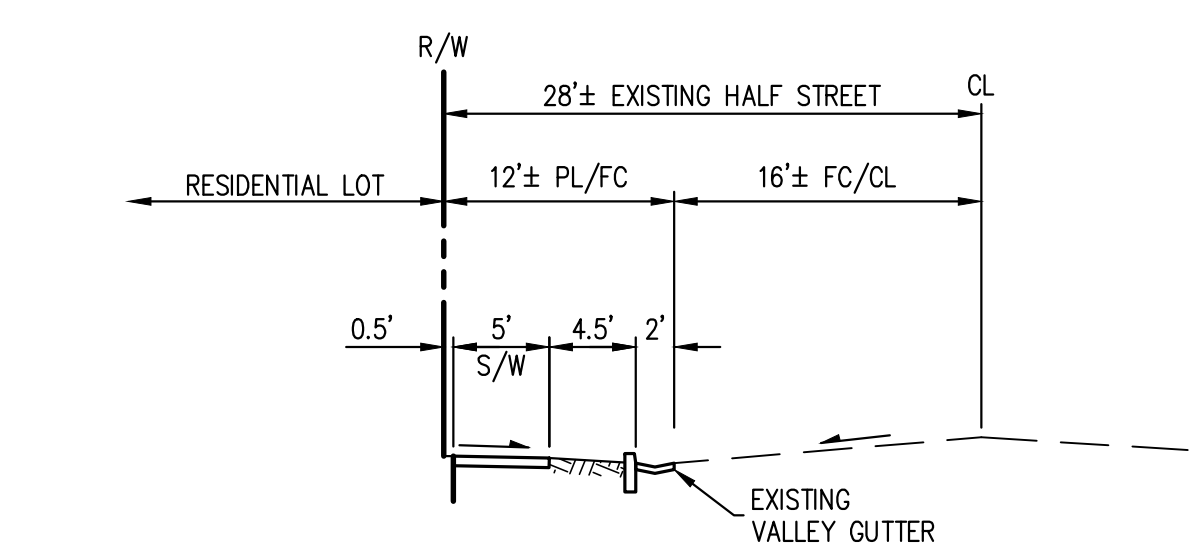
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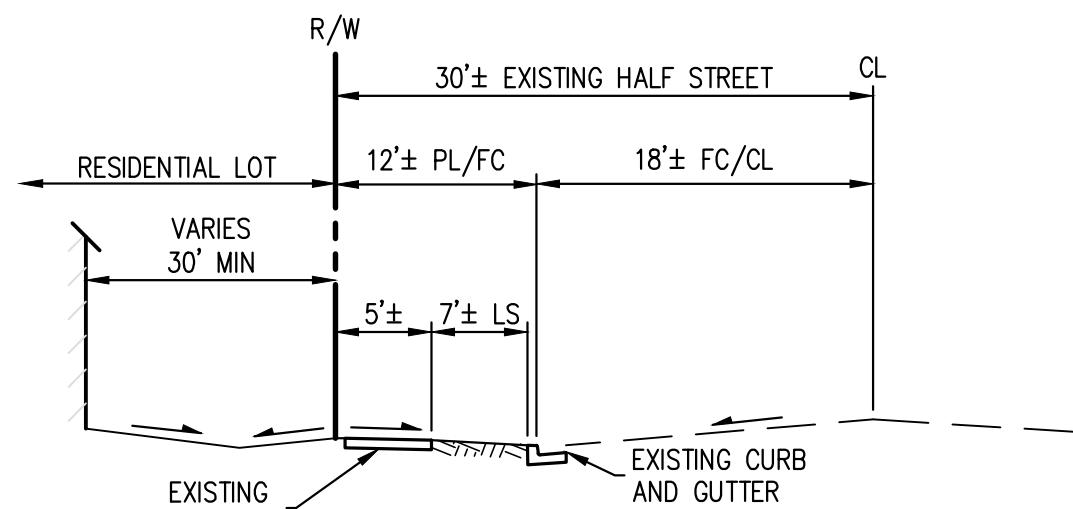
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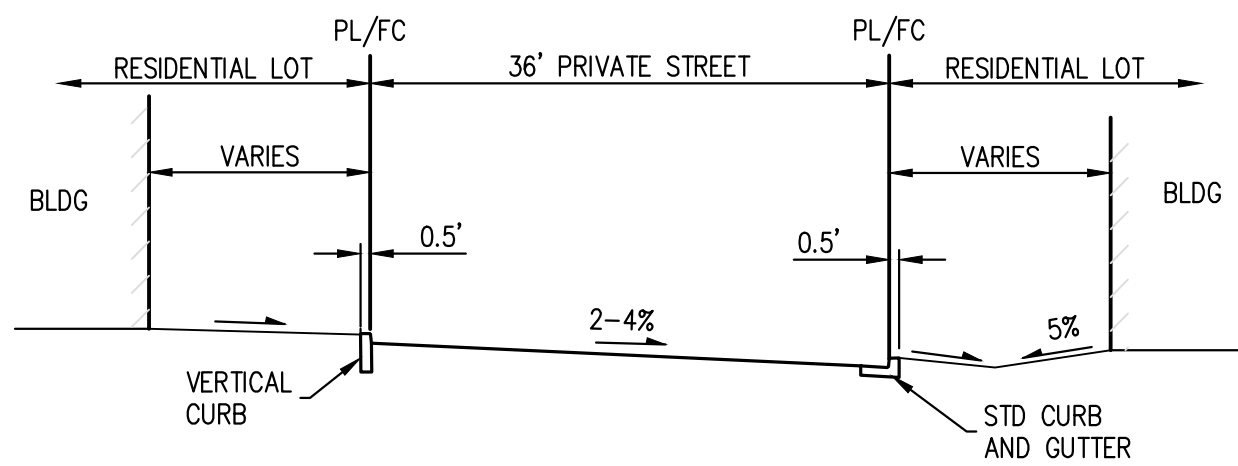
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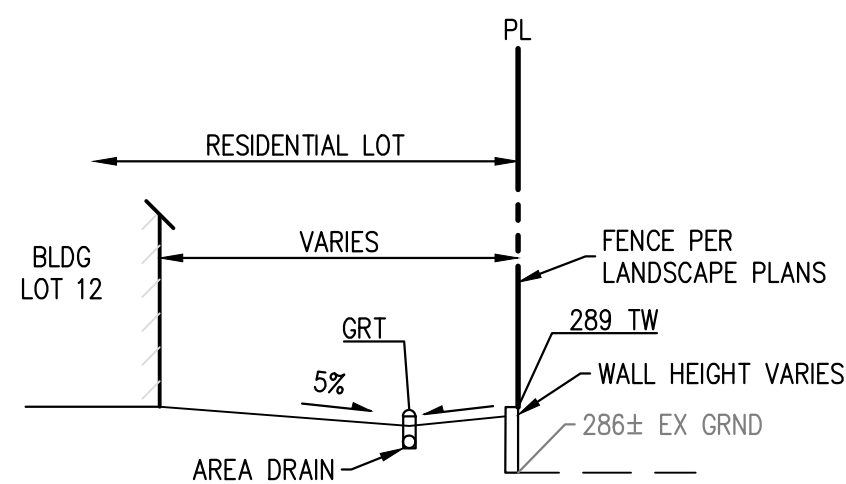
SECTION A-A
BELVUE DRIVE
SCALE: NTS



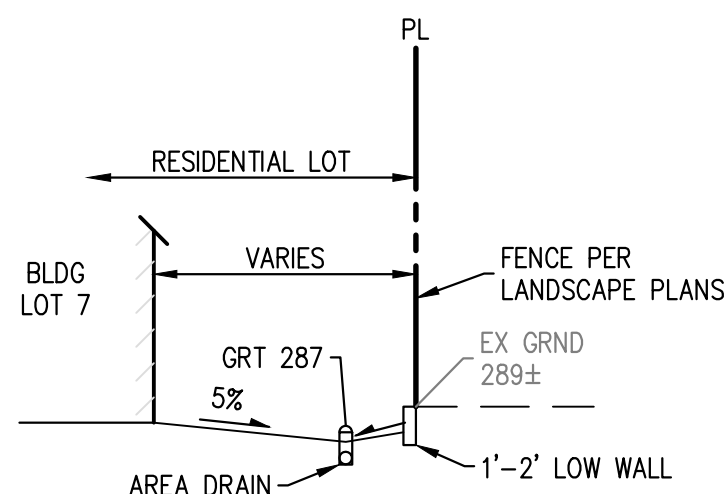
SECTION B-B
BELGATOS ROAD
SCALE: NTS



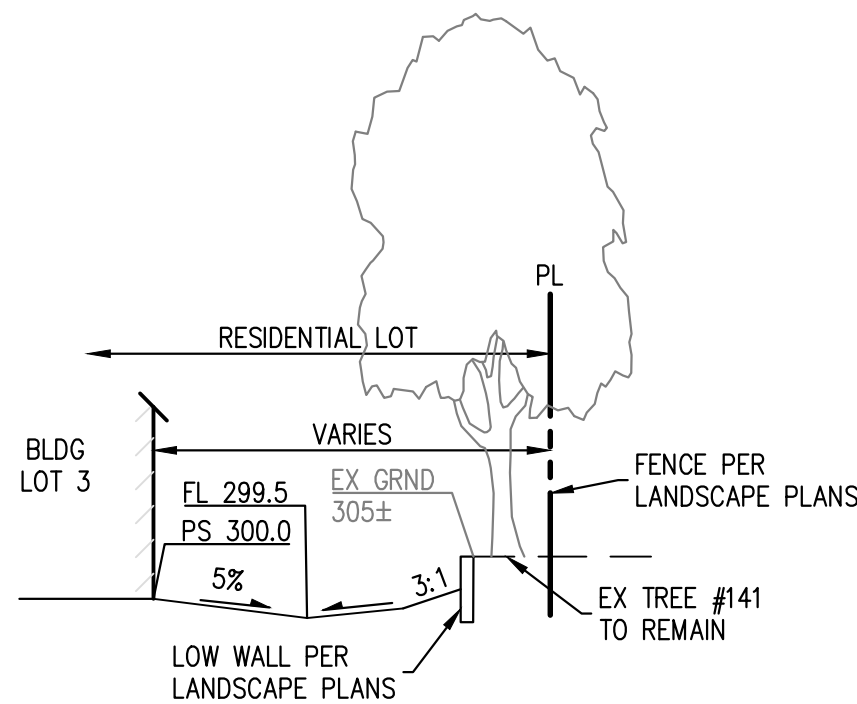
SECTION C-C
PRIVATE STREET
SCALE: NTS



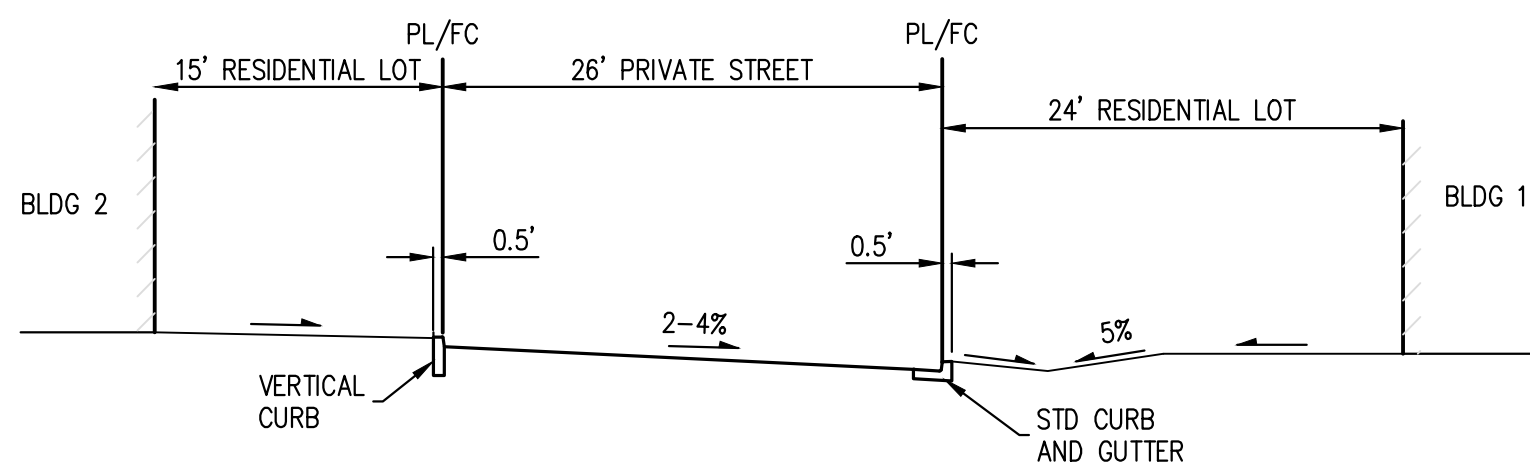
SECTION E-E
NORTHERN BOUNDARY CONDITION
SCALE: NTS



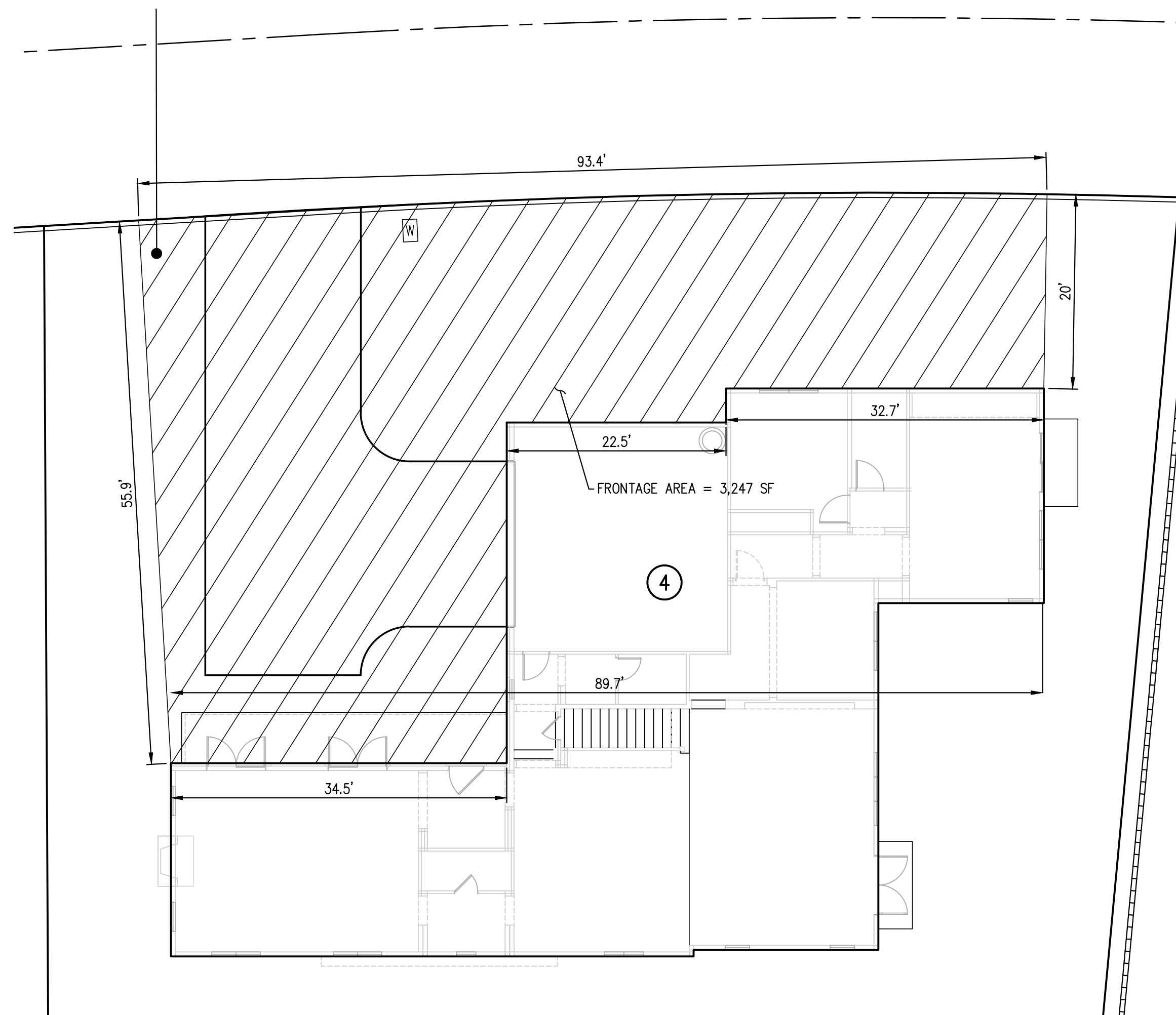
SECTION D-D
EASTERN BOUNDARY CONDITION
SCALE: NTS



SECTION F-F
SOUTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION G-G
PRIVATE STREET
SCALE: NTS



EXAMPLE AVERAGE FRONT LOT SET BACK CALCULATION
LOT 4 SHOWN AS REFERENCE
SCALE: NTS

FRONTAGE AREA = 3,247 SF
FRONTAGE WIDTH AT PL = 93.4 FT
FRONTAGE WIDTH AT BUILDING FACE = 89.7 FT
AVERAGE FRONTAGE WIDTH = 91.6 FT
AVERAGE LOT SETBACK = FRONTAGE AREA ÷ AVERAGE FRONTAGE WIDTH = 35.5 FT

PER CITY OF LOS GATOS MUNICIPAL CODE SECTION 29.40.405:
R-10 ZONING: 25 FT FRONT YARD, 10 FT SIDE YARD, 20 FT REAR YARD, 20 FT SIDE YARD
ABUTTING STREET
"WHERE AN ENTIRE SIDE OF A BLOCK IS BEING DEVELOPED AT ONE (1) TIME, THE MINIMUM
FRONT YARD REQUIREMENTS MAY BE REDUCED BY FIVE (5) FEET TO CREATE A STAGGERED
BUILDING LINE, PROVIDED THE AVERAGE OF THE FRONT YARDS EQUALS THE REQUIREMENTS
OF THIS SECTION."

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28 Bellway Avenue
Campbell, CA 95008
T: (408) 453-1066

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

PREPARED FOR:

PLANNING

ARCHITECTURE AND SITE APPLICATION SECTIONS

LOS GATOS

CALIFORNIA

220 BELGATOS ROAD

DATE 04/09/2025

SCALE SEE PLAN

DESIGNED JG

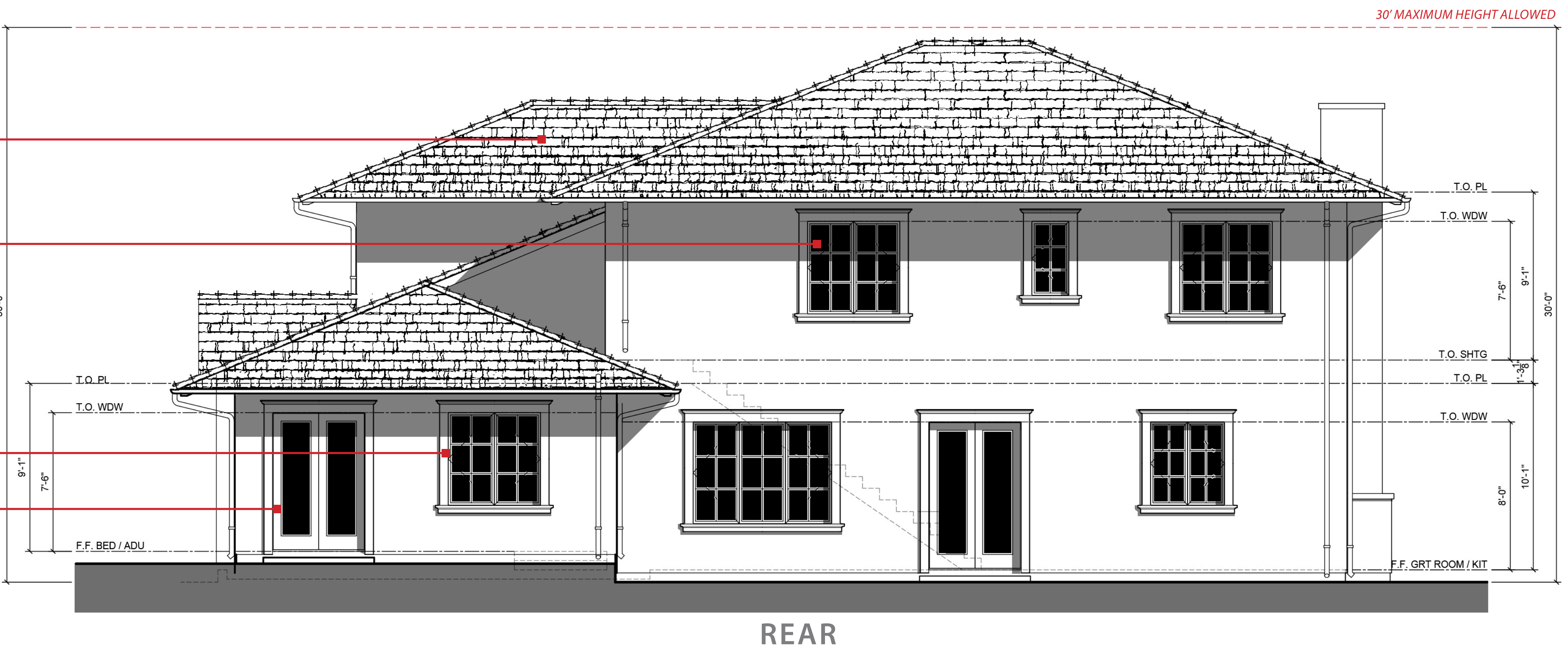
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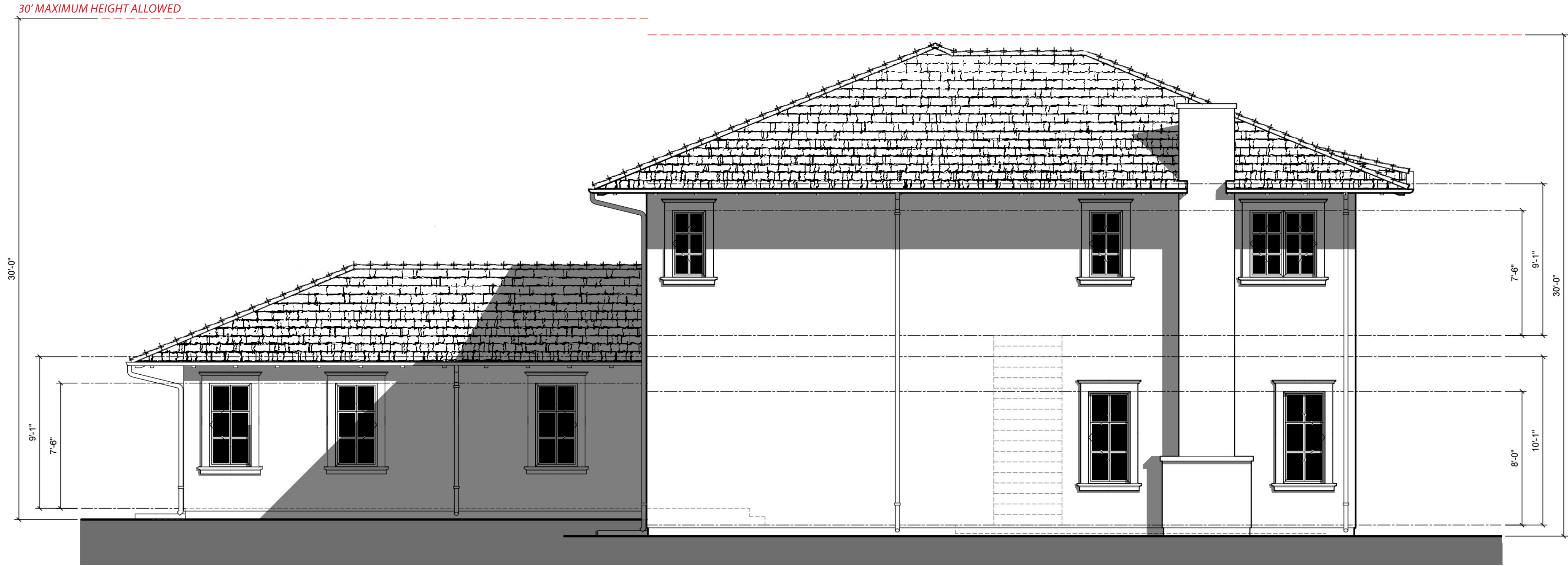
JOB NO. 23-149

SHEET

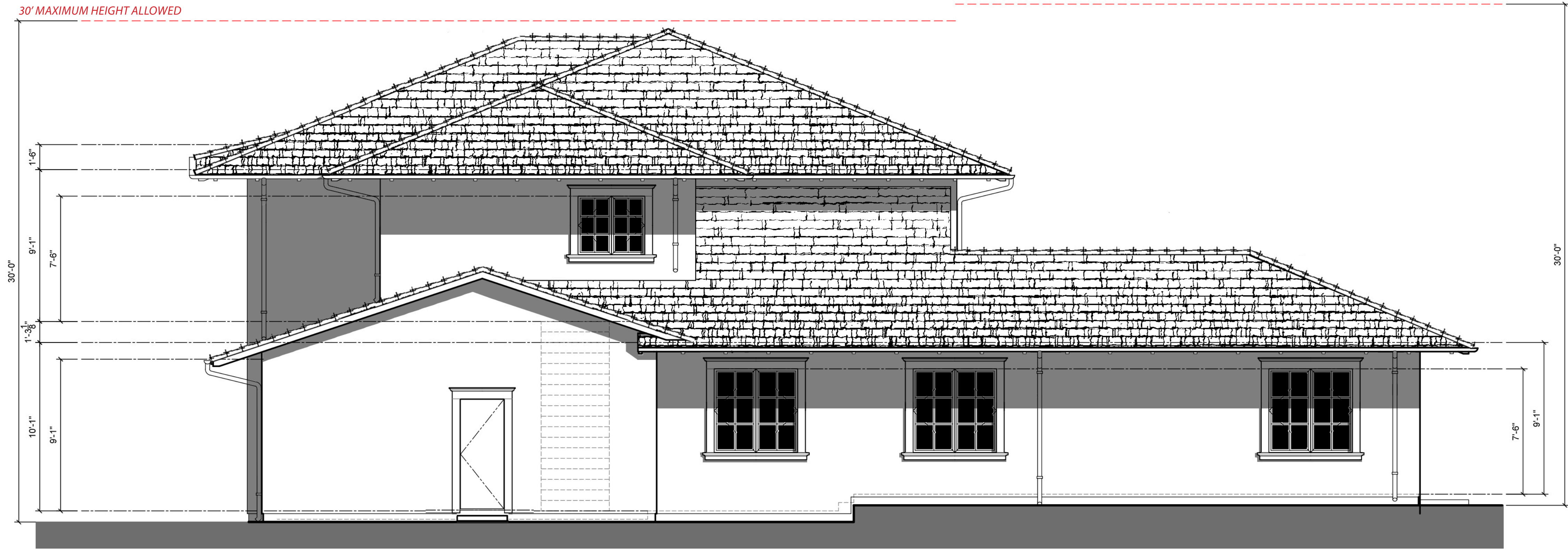
C9

9 OF 9 SHEETS





LEFT



RIGHT

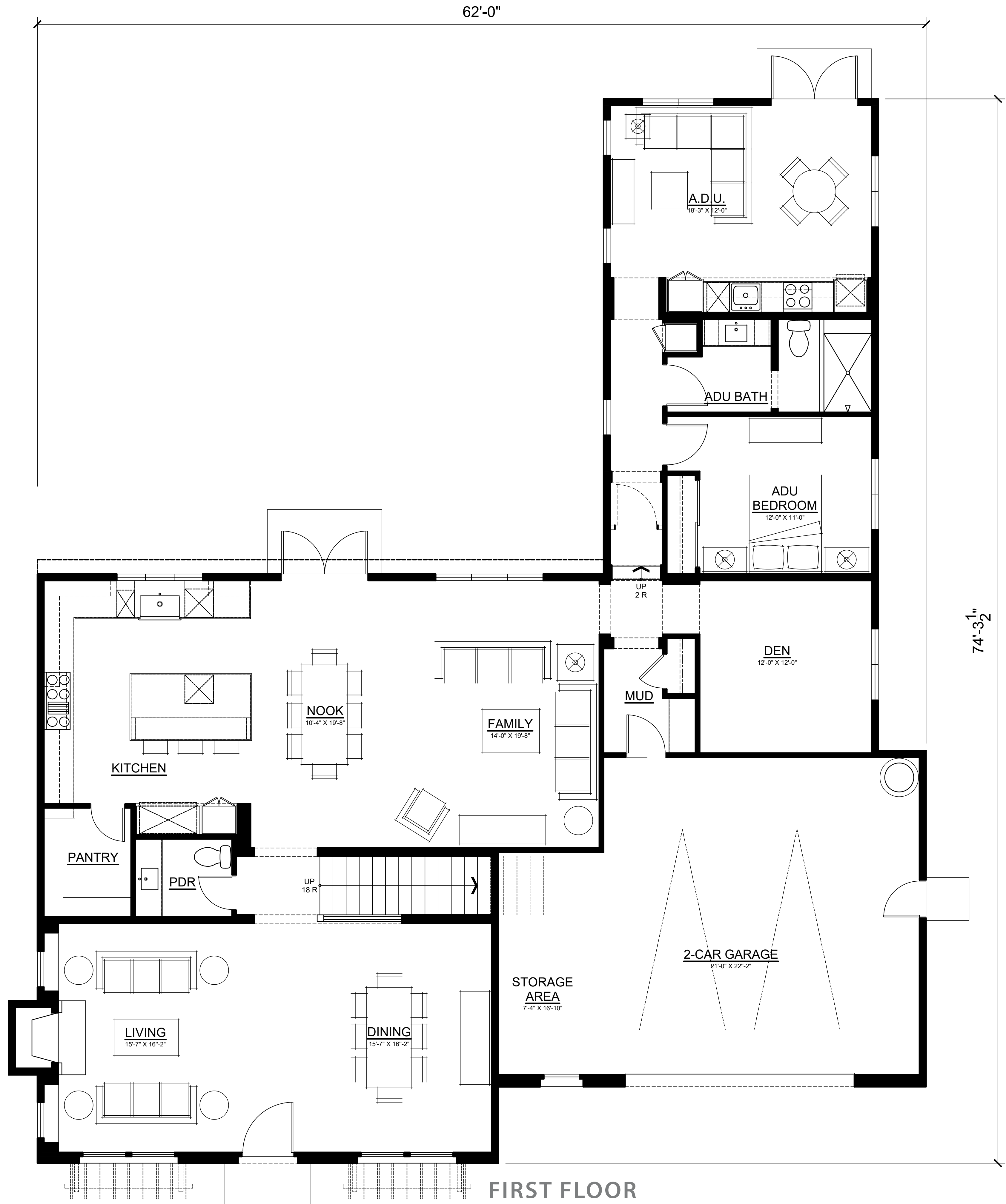
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 1
COLONIAL ELEVATIONS



ROBSON HOMES

23055.04 03/31/2025



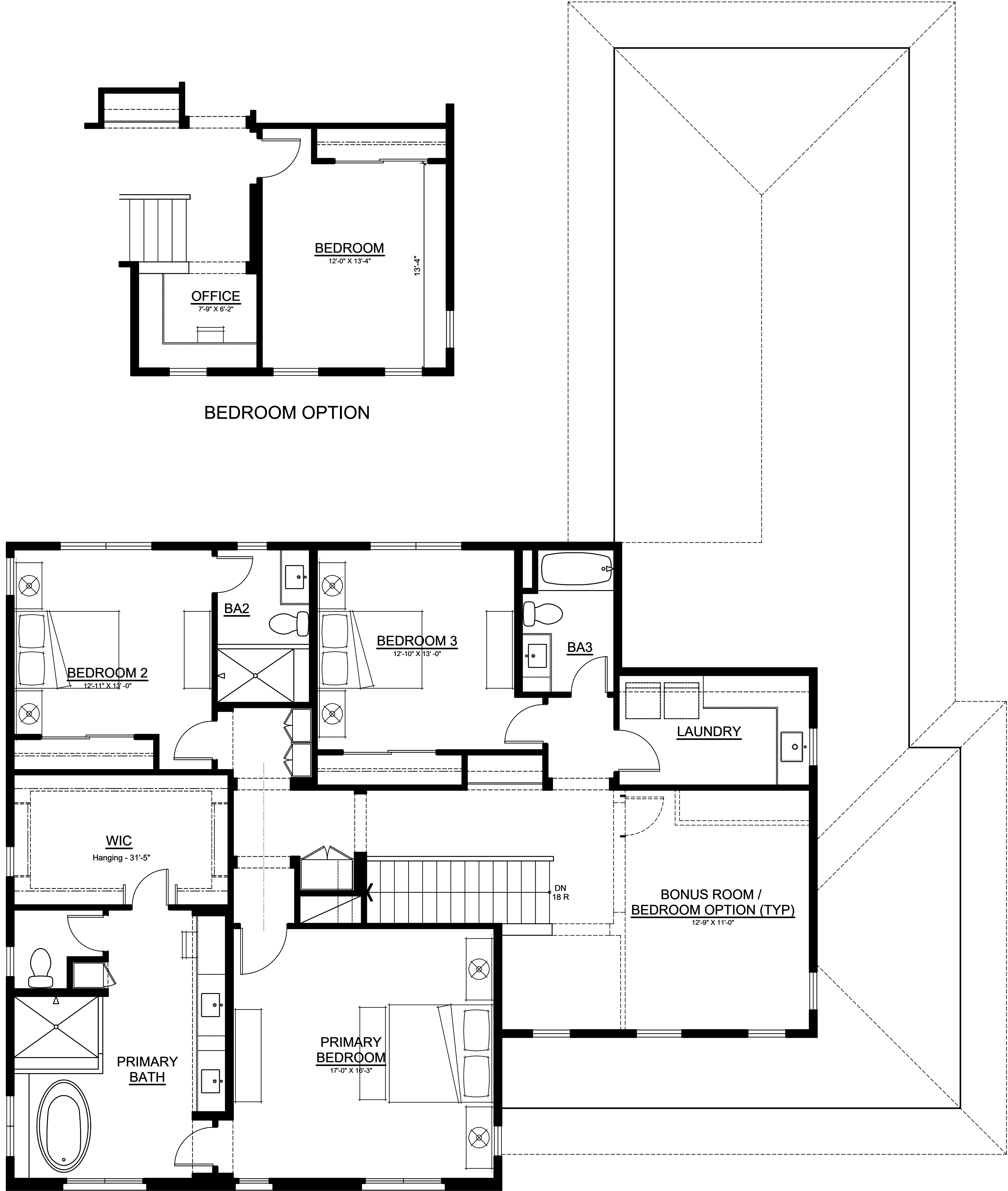
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 1



ROBSON  HOMES

23055.04 03/31/2025

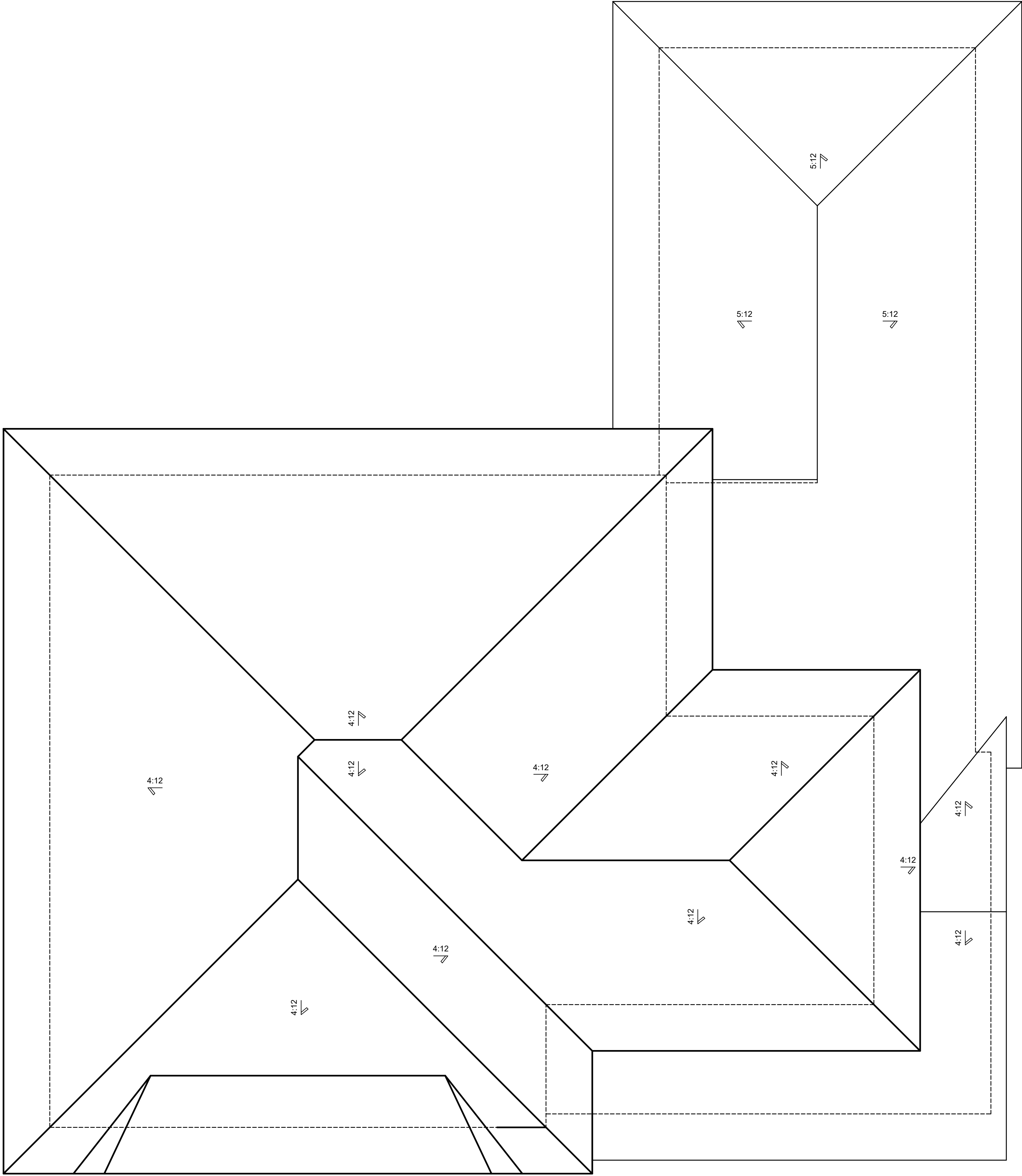


BEDROOM OPTION

SECOND FLOOR

PLAN 1





ROOF PLAN

BELGATOS
LOS GATOS, CALIFORNIA

PLAN 1





SUMMER SOLSTICE
9:00 AM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25

A.30



SUMMER SOLSTICE
12:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25

A.31



SUMMER SOLSTICE
3:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25



WINTER SOLSTICE
9:00 AM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25

A.33



WINTER SOLSTICE
12:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25



WINTER SOLSTICE
3:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



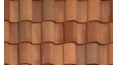
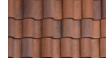
ROBSON  HOMES

23055.04 03/07/25

ROBSON HOMES / BELGATOS

4/2/2025
FOR CITY SUBMITTAL

PRELIMINARY / EXTERIOR COLOR SCHEDULE

LOT	(STUCCO & SIDING) BODY COLOR	TRIM	STUCCO ACCENT	ENTRY DOOR	GARAGE DOORS	SIERRA PACIFIC WINDOW	(WHEN APPLICABLE) SHUTTERS / AWNINGS ROOF	ROOF IMAGE
1 CRAFTSMAN	KM 4951 QUEEN VALLEY	KMW49 GREAT WHITE	KMW49 GREAT WHITE	KMW49 GREAT WHITE	KMW49 GREAT WHITE	WHITE 001	N/A SUMMERWOOD OWENS CORNING	
2 COLONIAL	DE DEW 343 PEARL NECKLACE	DE DEW 343 PEARL NECKLACE	DE DEW 343 PEARL NECKLACE	MATCH WINDOW	MATCH WINDOW	044 SEAWOLF	N/A SLATE GAF TIMBERLINE	
3 SPANISH	DE 6121 SIAMESE KITTEN	BM HC-70 VAN BUREN BROWN	KM 4585 LOVER'S HIDEAWAY	PPG 1145-6 JUNIPER BERRY	BM HC-70 VAN BUREN BROWN	059 REGAL BROWN	N/A PIEDMONT 3636 EAGLE CAPISTRANO	
4 MONTEREY	BM OC-85 MAYONNAISE	BM OC-85 MAYONNAISE	BM OC-85 MAYONNAISE	MATCH WINDOW	MATCH WINDOW	008 SLATE BLUE	N/A MOUNTAINWOOD BORAL MADERA	
5 FARMHOUSE	BM 1566 STONYBROOK	SW 6154 NACRE		BM ESSEX GREEN EXT RM	SW 6154 NACRE	2605 POTTER WHITE	N/A SLATE GAF TIMBERLINE	
6 FARMHOUSE	PPG 1022-3 SILVER DOLLAR	DE DEW 340 WHISPER		KMA 81 EVENING CITYSCAPE	DE DEW 340 WHISPER	2605 POTTER WHITE	N/A MOUNTAINSIDE OWENS CORNING	
7 FARMHOUSE	KMW 46 PICKET FENCE	KMW 46 PICKET FENCE	KMW 46 PICKET FENCE	KMA 47 HEIRLOOM TOMATO	KMW 46 PICKET FENCE	114 STEEL BLUE	N/A WEATHERED WOOD GAF TIMBERLINE	
8 MONTEREY	PPG 1021-2 SYNCHRONICITY	KMW 46 PICKET FENCE	KMW 46 PICKET FENCE	KMA 89 BLACK OAK	KMW 46 PICKET FENCE	321 BATTLESHIP GRAY	N/A VINTAGEWOOD BORAL MADERA	
9 COLONIAL	DE DEC 786 MINER'S DUST	KMW 57 CLOUD WHITE	KMW 57 CLOUD WHITE	BM ESSEX GREEN EXT RM	KMW 57 CLOUD WHITE	106 WEATHERED RED PEPPER	N/A ONYX OWENS CORNING	
10 CRAFTSMAN	BM 1469 EAGLE ROCK	KMW 57 CLOUD WHITE	KMW 57 CLOUD WHITE	KMA 89 BLACK OAK	KMW 57 CLOUD WHITE	WHITE 001	N/A MIDNIGHT OWENS CORNING	
11 SPANISH	DE 6162 ANTIQUÉ LACE	BM 993 BEACHCOMBER	KM 4585 LOVER'S HIDEAWAY	MATCH WINDOW	BM 993 BEACHCOMBER	005 SAGE GREEN	N/A SANTA BARBARA 8403 EAGLE CAPISTRANO	
12 SPANISH	PPG 1085-2 BONE WHITE	DE DET 628 CHARCOAL SKETCH	KM 4704 DUSTY TRAIL RIDER	PPG 13-03 BURGUNDY WINE	DE DET 628 CHARCOAL SKETCH	024 BRONZE	N/A PIEDMONT 3636 EAGLE CAPISTRANO	
13 SPANISH	DE DEC 742 CAMEO	BM CC 512 BARNBOARD	KM 5773 RAW SUGAR	BM 1582 DEEP RIVER	BM CC 512 BARNBOARD	060 BLACK SABLE	N/A SUNRISE EAGLE CAPISTRANO	

ROOFTOP METAL (T-PIPES, ETC): PAINT TO MATCH GL A1785 "MONTEREY CLIFFS"

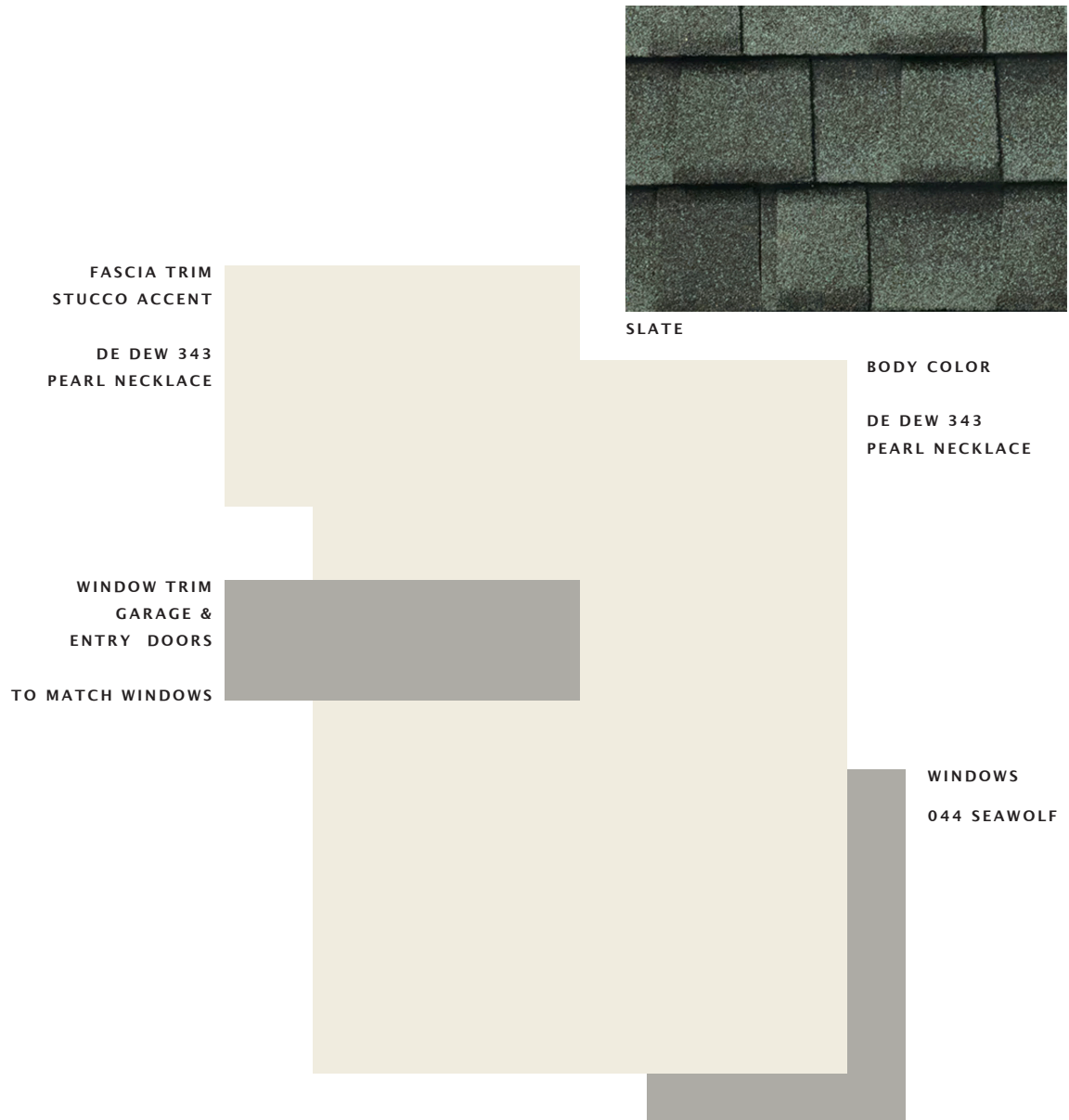
PAGE 1 OF 1

GUTTERS & DOWNSPOUTS: PAINT TO MATCH GL A1785 "MONTEREY CLIFFS"

LAMPPOSTS (IF APPLICABLE): RAL 8019 "GREY BROWN"

BELGATOS
ROBSON HOMES

LOT 2
(APPLICABLE TO COLONIAL)



EXISTING TREE TABLE							
TREE SPECIES	NUMBER	TRUNK DIA (IN.)	TRUNK CIR (IN.)	~ HEIGHT (FT.)	~ CANOPY DIA (FT.)	CONDITION	STATUS
COAST LIVE OAK (QUERCUS AGRIFOLIA)	115	MULTI 4	13	25	20	GOOD	REMOVE
ASH (FRAXINUS UHDEI)	116	MULTI 3	9	25	20	GOOD	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	117	4	13	25	20	GOOD	REMOVE
CANARY ISLAND PINE (PINES CANARIENSIS)	118	20, 20, 12, 13, 10	235	35	35	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	119	4	13	25	10	GOOD	REMOVE
ASH (FRAXINUS UHDEI)	120	7	22	25	15	GOOD	REMOVE
VALLEY OAK (QUERCUS LOBATA)	121	20	63	30	25	GOOD	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	122	13	41	30	25	GOOD	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	123	12	38	30	25	GOOD	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	124	12	38	30	25	GOOD	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	125	15	47	25	25	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	126	12, 6	57	25	25	FAIR	REMOVE
VALLEY OAK (QUERCUS LOBATA)	127	8	25	25	15	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	128	12	38	30	20	GOOD	REMOVE
DEODAR CEDAR (CEDARS DEODAR)	129	8	25	15	15	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	130	MULTI 3	9	25	20	GOOD	RETAIN
COAST LIVE OAK (QUERCUS AGRIFOLIA)	131	24, 24	150	45	45	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	132	8, 12, 20	124	45	45	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	133	24	75	45	45	POOR	REMOVE
PERUVIAN PEPPER (SCHINUS MOLLE)	134	36	113	45	45	GOOD	REMOVE
COAST REDWOOD (SEQUOIA SEMPERVIRENS)	135	30, 28	181	45	30	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	136	4	13	15	15	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	137	4	13	15	15	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	138	7	22	25	25	POOR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	139	10, 12, 13	110	25	25	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	140	12	38	25	25	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	141	8, 8, 8, 15	122	25	30	FAIR	RETAIN
COAST LIVE OAK (QUERCUS AGRIFOLIA)	142	12	38	15	15	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	143	13, 13	82	30	30	POOR	REMOVE
BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIA)	144	5	16	25	25	FAIR	REMOVE
VALLEY OAK (QUERCUS LOBATA)	145	8, 7	47	25	25	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	146	12	38	25	25	FAIR	REMOVE
LAUREL (LAURUS NOBILIS)	147	10	31	20	20	GOOD	REMOVE
BIRCH (BETULA PENDULA)	148	10	31	20	15	VERY POOR	REMOVE
JAPANESE PINE (PINUS DENSIFLORA)	149	10, 8, 10, 11	122	25	25	FAIR	REMOVE
SILK TREE (ALBIZIA JULIBRISIN)	150	11, 10	66	25	25	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	151	34	107	40	40	GOOD	PRUNE + RETAIN
ALMOND (PRUNUS DULCIS)	152	MULTI 3	9	25	12	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	153	7	22	25	12	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	154	7	22	25	12	FAIR	REMOVE
COAST LIVE OAK (QUERCUS AGRIFOLIA)	155	5, 4	28	25	12	FAIR	REMOVE
MAIDENHAIR TREE (GINKGO BILOBA)	156	8	25	20	15	FAIR	REMOVE
MAIDENHAIR TREE (GINKGO BILOBA)	157	4	13	20	15	FAIR	REMOVE
CHINESE PISTACHE (PISTACIA CHINENSIS)	158	8	25	20	15	FAIR	REMOVE
CAMPHOR (CINNAMOMUM CAMPHORA)	159	10, 8, 8, 2	87	20	20	FAIR	REMOVE

NOTES:
42 EXISTING TREES TO BE REMOVED
ARBORIST TO PROVIDE TREE PROTECTION FENCING, NOTES, AND SPECIFICATIONS



220 BELGATOS RD
LOS GATOS, CA

EXISTING TREES
TO REMAIN PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=40'-0"

L1.1



NOTES:

- IRRIGATION DESIGN AND DETAILS TO COMPLY WITH THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE DESIGN REQUIREMENTS AND WATER BUDGET CALCULATION TO BE DESIGNED BY A LICENSED LANDSCAPE CONTRACTOR, ARCHITECT OR DESIGNER.
- COMPLETE MWLO LANDSCAPE DOCUMENTATION PACKAGE TO BE SUBMITTED PRIOR TO BUILDING/GRADING PERMITS
- MWLO CERTIFICATE OF COMPLETION TO BE COMPLETED PRIOR TO FINAL INSPECTION

A vertical arrangement of various geometric shapes and patterns. From top to bottom: a circle with internal radial lines; a small circle with a central dot; a flower-like shape with five petals; a circle with three internal lines forming a Y-shape; a circle with six internal lines forming a star; a circle with four internal lines forming a cross; a large circle with two internal dots; a scalloped-edged circle with a central dot; a gear-like polygon with many teeth; a circle divided into several sectors by radial lines; and a small circle with a central dot.

220 BELGATOS RD
LOS GATOS, CA

CONCEPTUAL LAYOUT PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

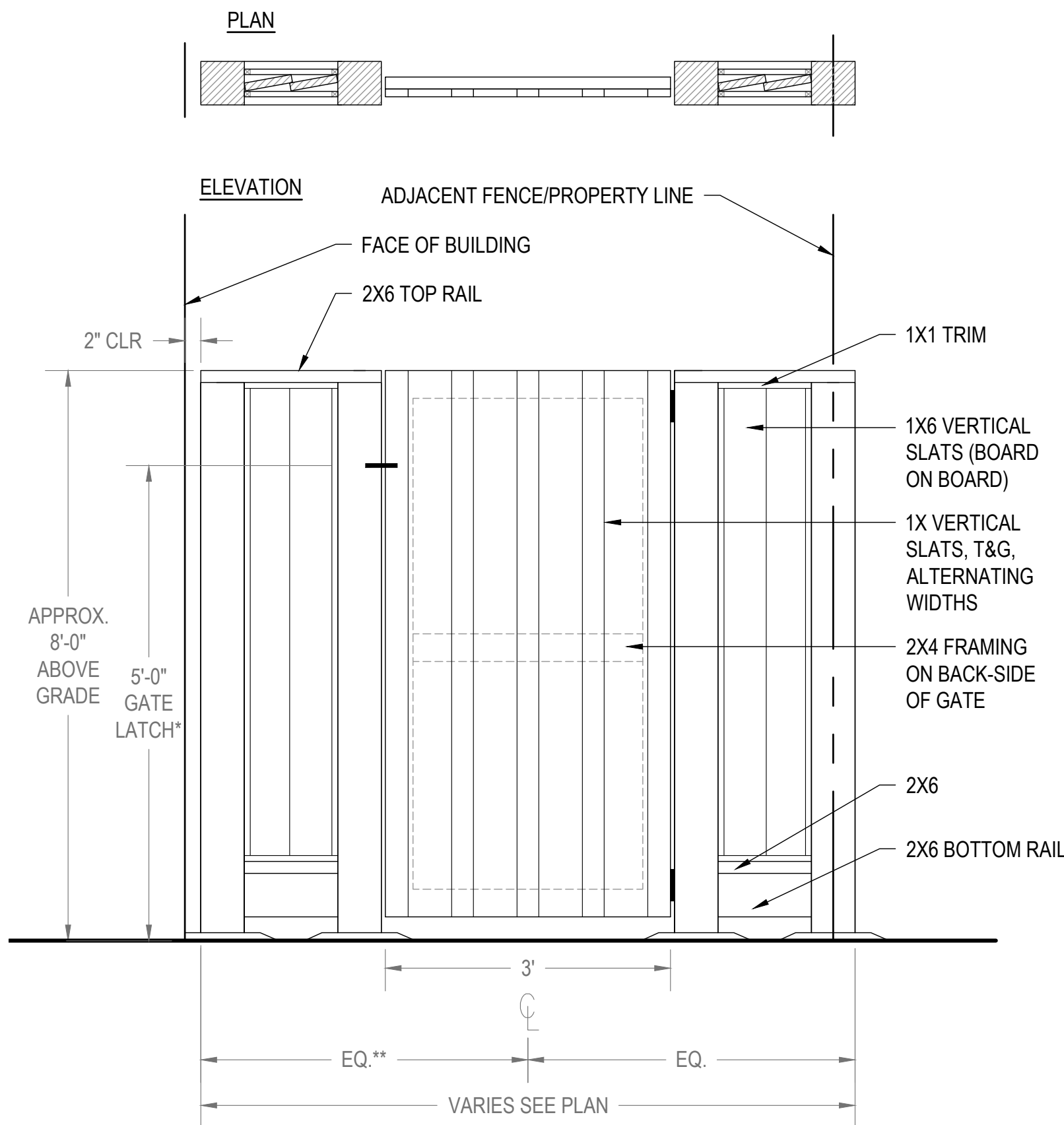
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



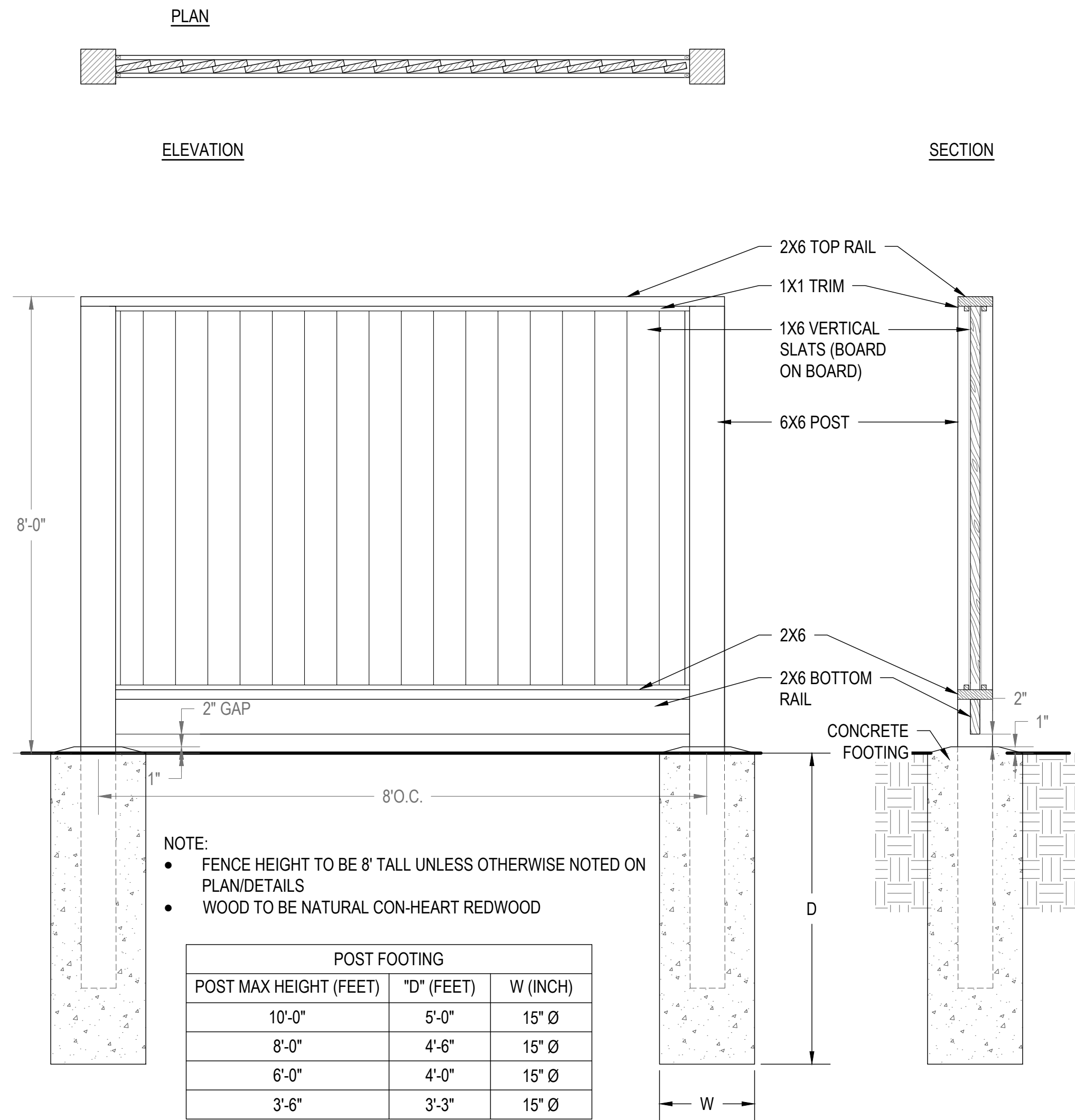
REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=30'-0"

L1.2





NOTE:
 * WHERE PEDESTRIAN GATE IS LOCATED ON ANY REQUIRED ACCESSIBLE ROUTE, THE GATE LATCH HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE GROUND
 ** GATE POST MAX 4' FROM FACE OF BUILDING. CENTER GATE IF SIDE YARD IS LESS THEN 8' WIDE



NOTE:
 • FENCE HEIGHT TO BE 8' TALL UNLESS OTHERWISE NOTED ON PLAN/DETAILS
 • WOOD TO BE NATURAL CON-HEART REDWOOD

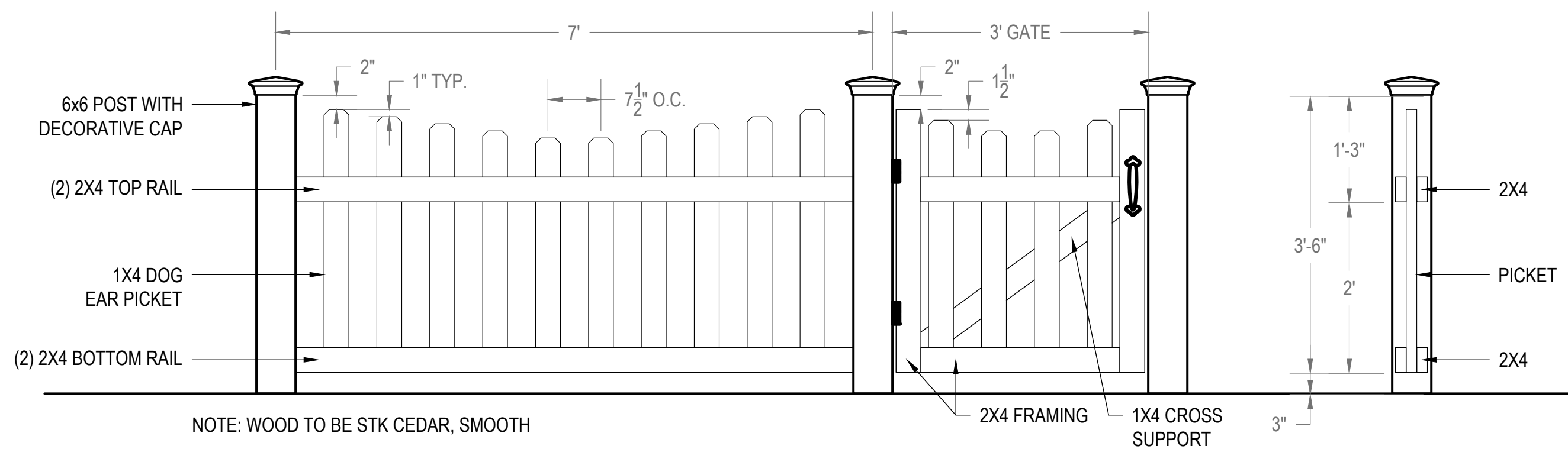
POST FOOTING		
POST MAX HEIGHT (FEET)	"D" (FEET)	W (INCH)
10'-0"	5'-0"	15" Ø
8'-0"	4'-6"	15" Ø
6'-0"	4'-0"	15" Ø
3'-6"	3'-3"	15" Ø

1 PEDESTRAIN GATE
SOLID WOOD

SCALE: 3/4"=1'-0"

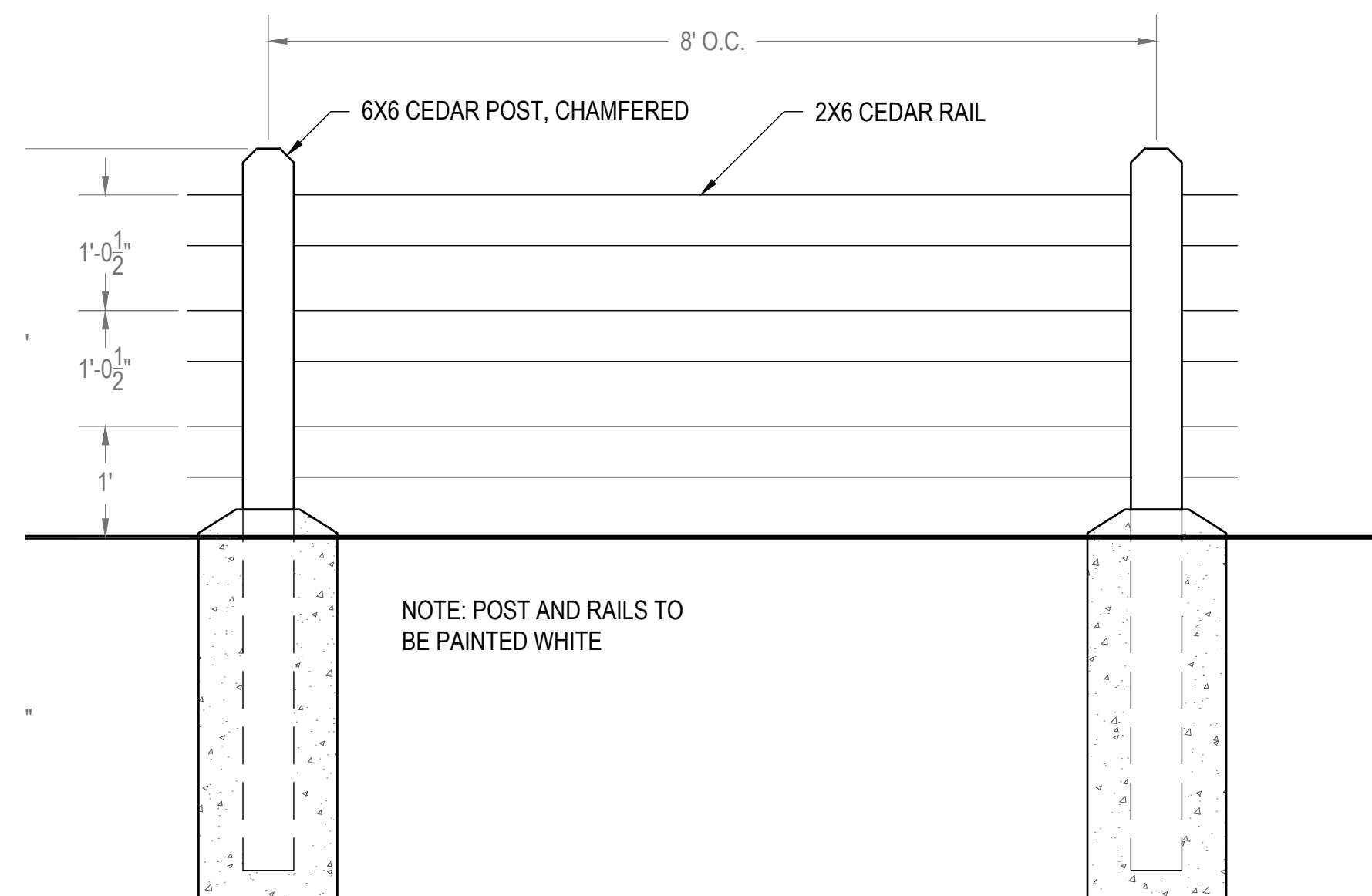
2 GOOD NEIGHBOR FENCE
SOLID WOOD

SCALE: 3/4"=1'-0"



3 LOW FENCE AND GATE
OPTION 1: PICKET FENCE

SCALE: 3/4"=1'-0"



4 LOW FENCE
OPTION 2: RANCH

SCALE: 3/4"=1'-0"

220 BELGATOS RD
LOS GATOS, CA

LANDSCAPE FENCE
DETAILS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.1

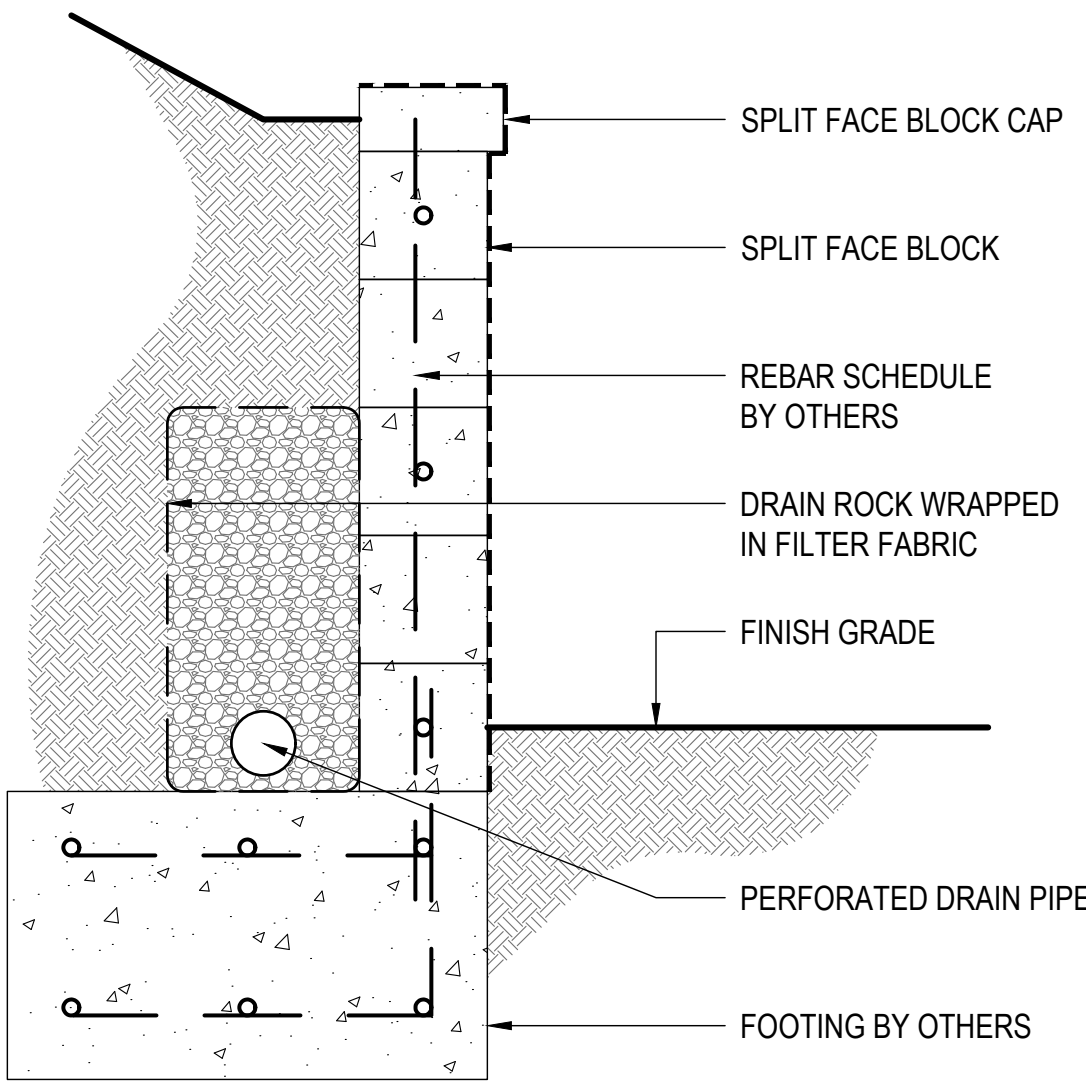


MATERIAL AND DETAIL TBD.

1

LANDSCAPE WALL

SCALE: 1"=1'-0"

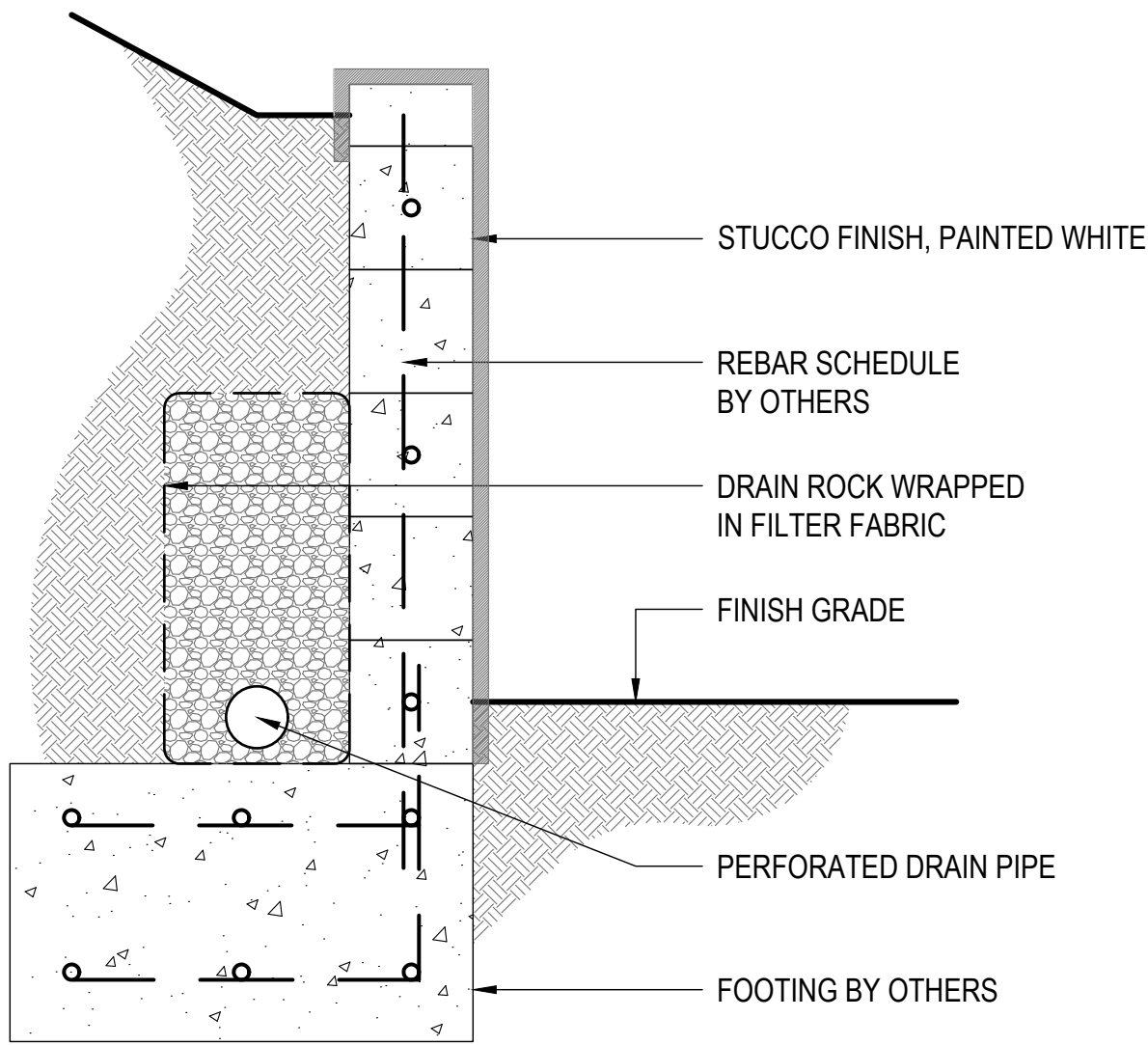


2

NOTE: LOCATION PENDING PER GRADING PLAN

CMU RETAINING WALL
SPLIT-FACED

SCALE: 1"=1'-0"

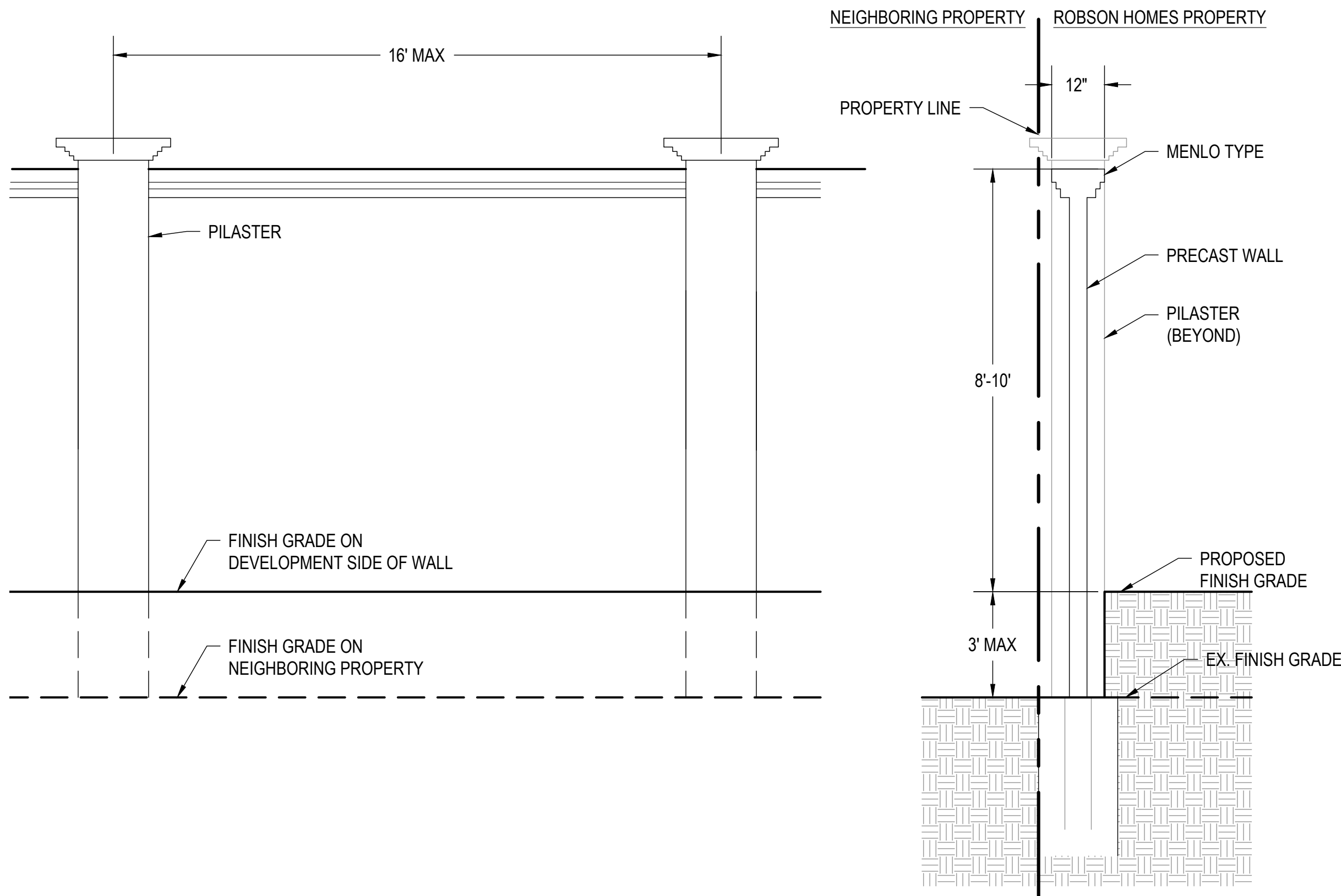


3

NOTE: LOCATION PENDING PER GRADING PLAN

CMU RETAINING WALL
STUCCO-FACED

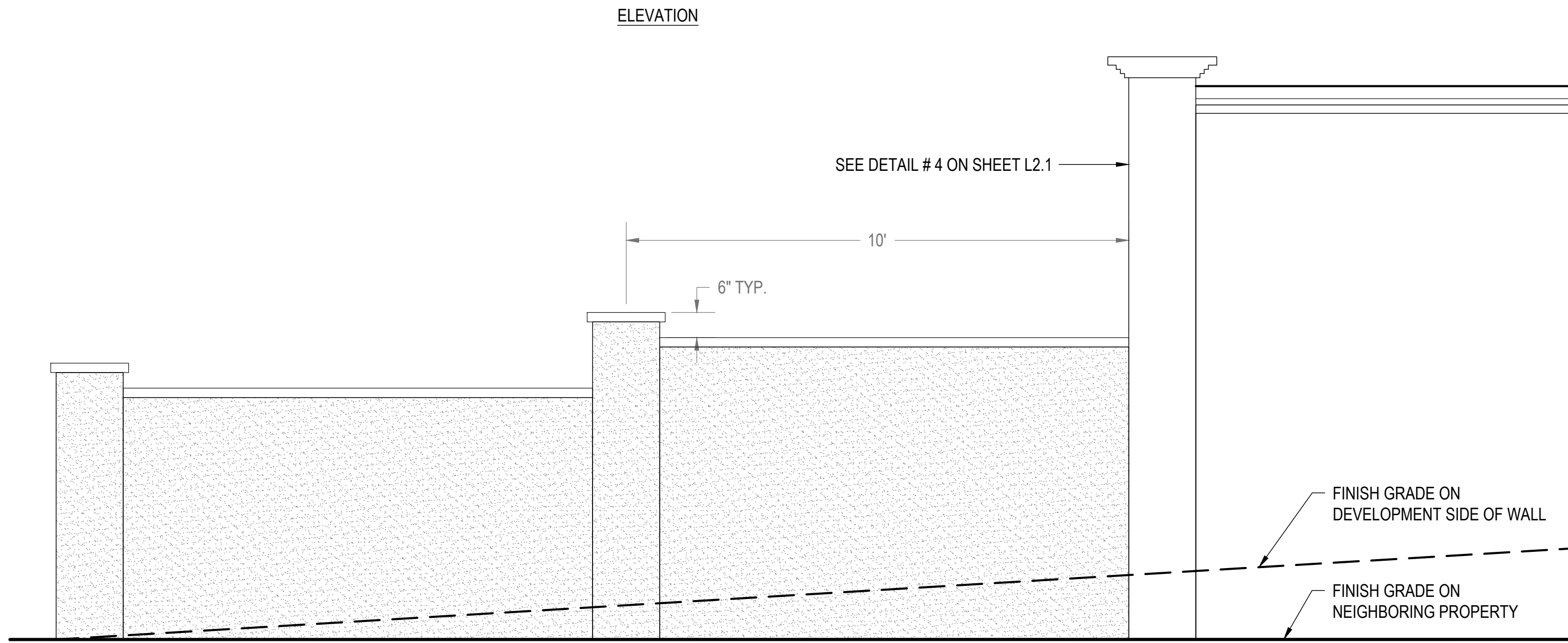
SCALE: 1"=1'-0"



4

PRECAST WALL
OLD CASTLE - MENLO STYLE

SCALE: NTS



5

STEPPED STUCCO WALL

SCALE: NTS

220 BELGATOS RD
LOS GATOS, CA

LANDSCAPE WALL
DETAILS

DESIGN

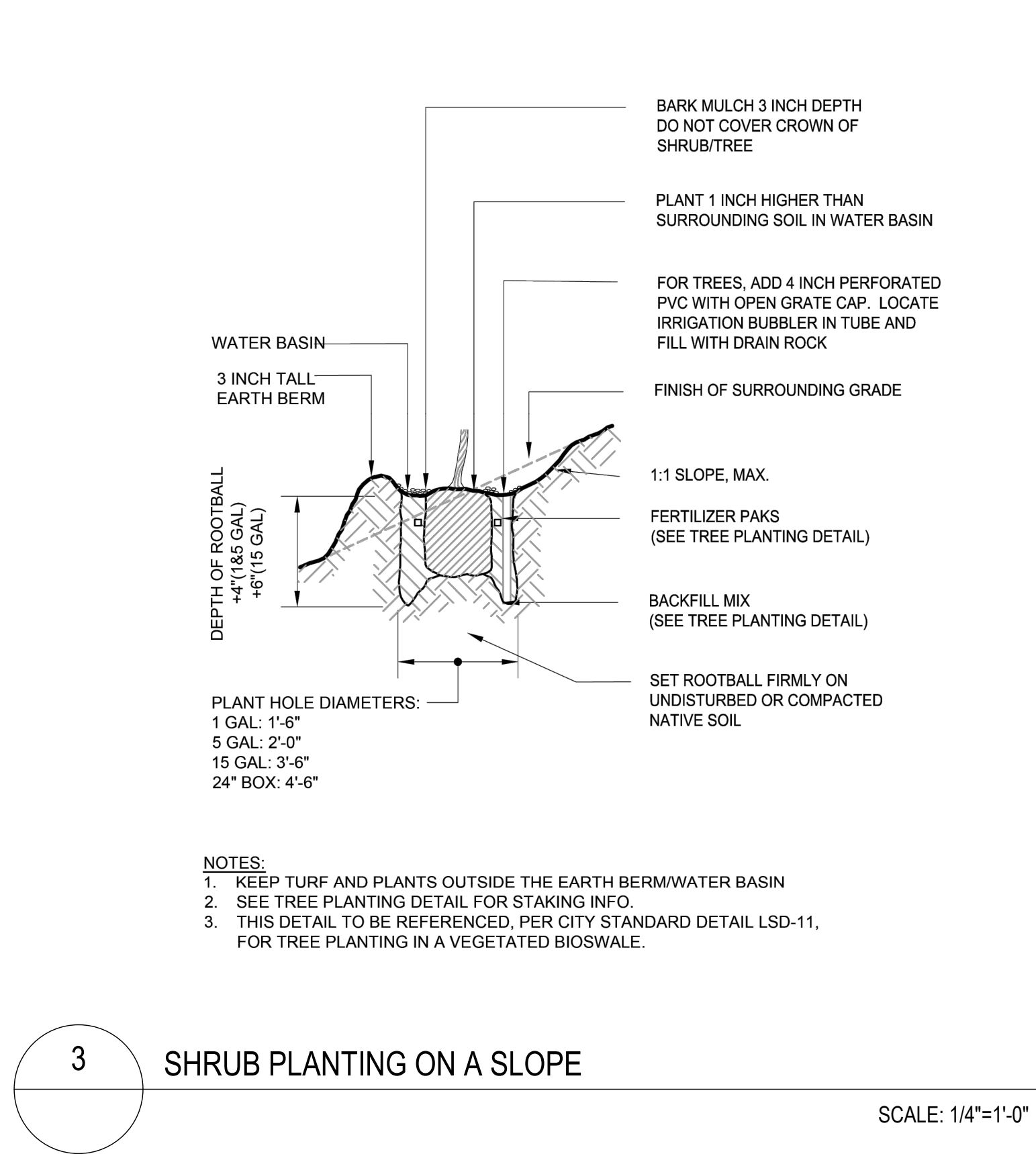
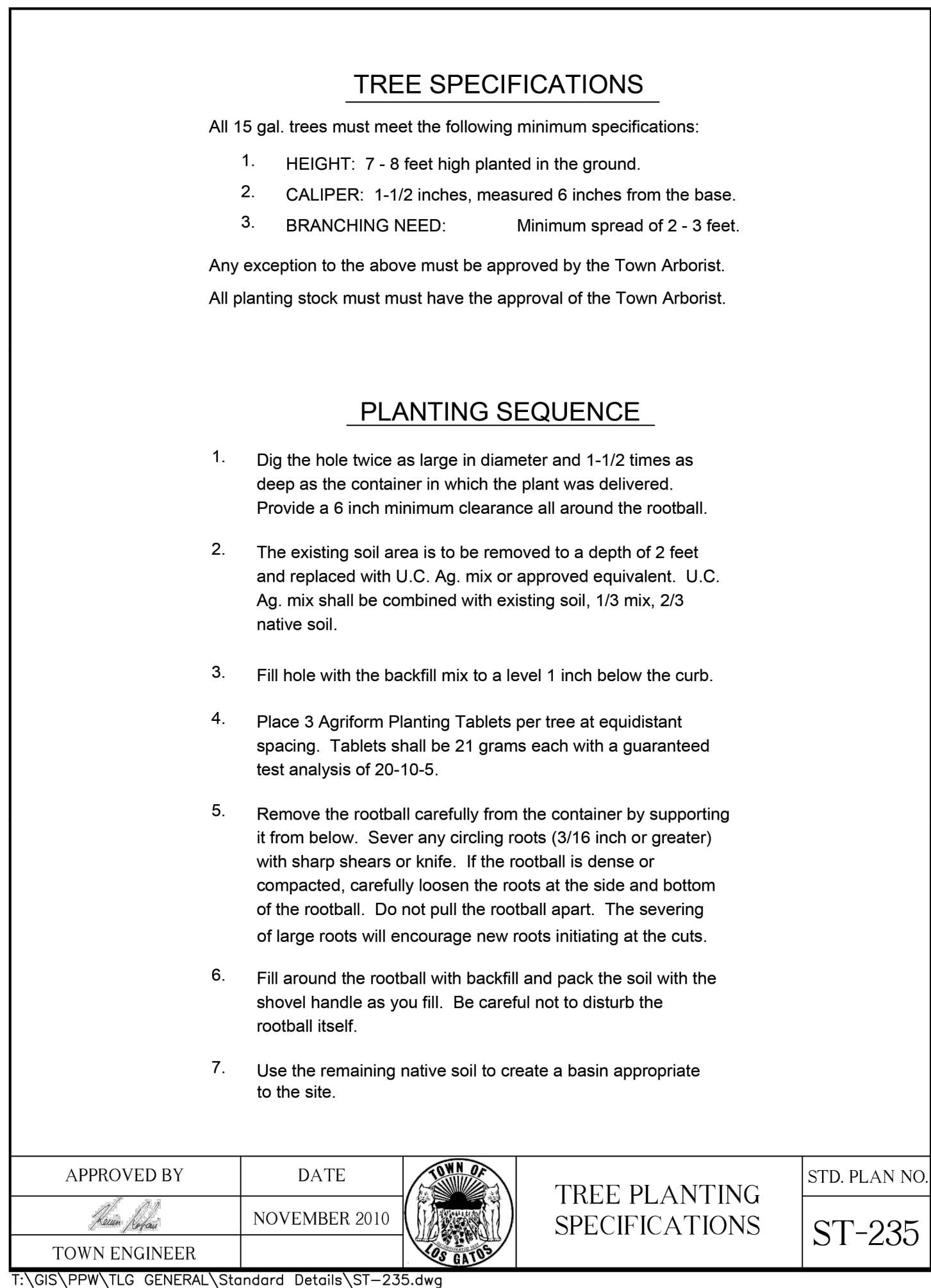
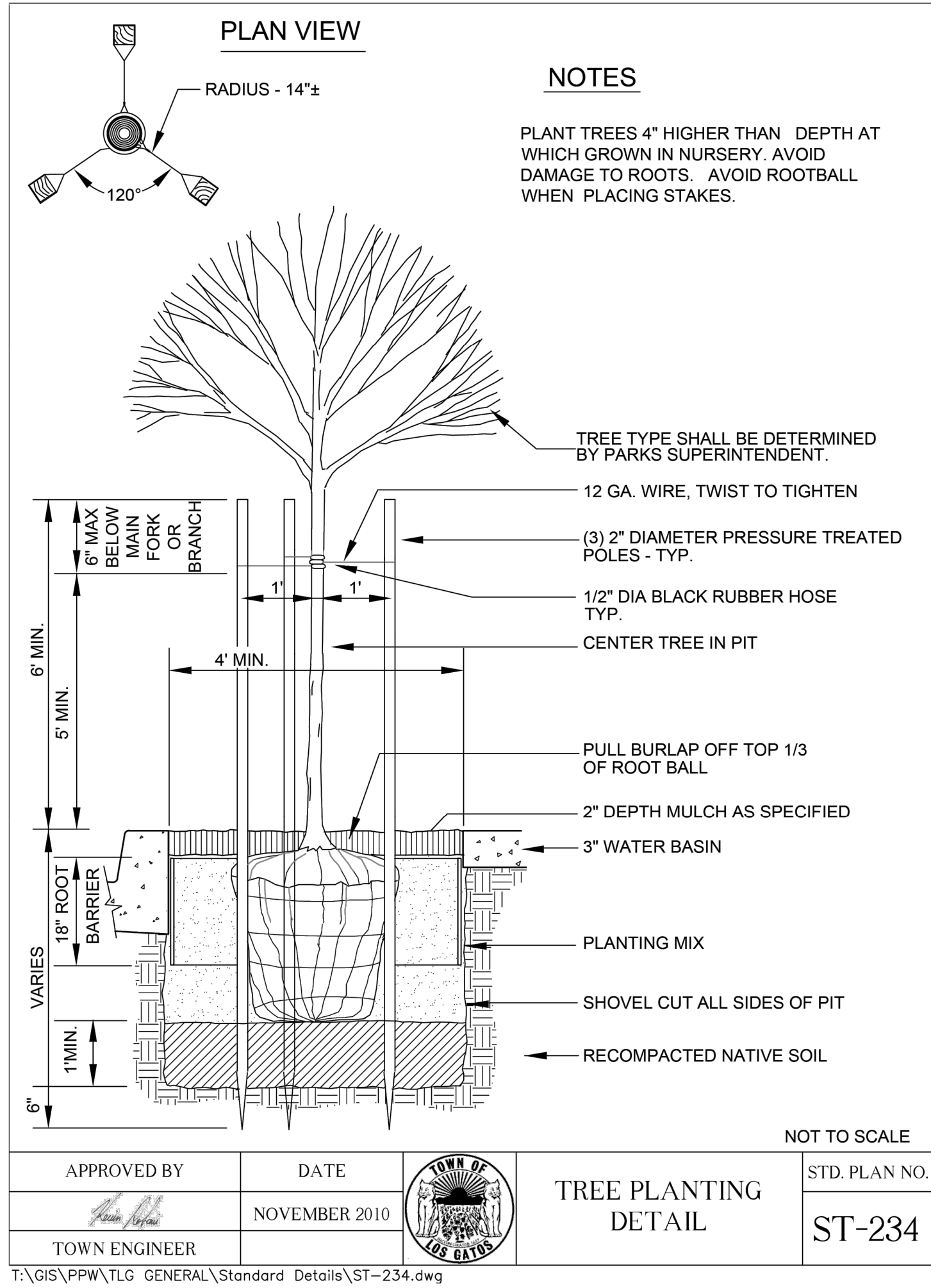
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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
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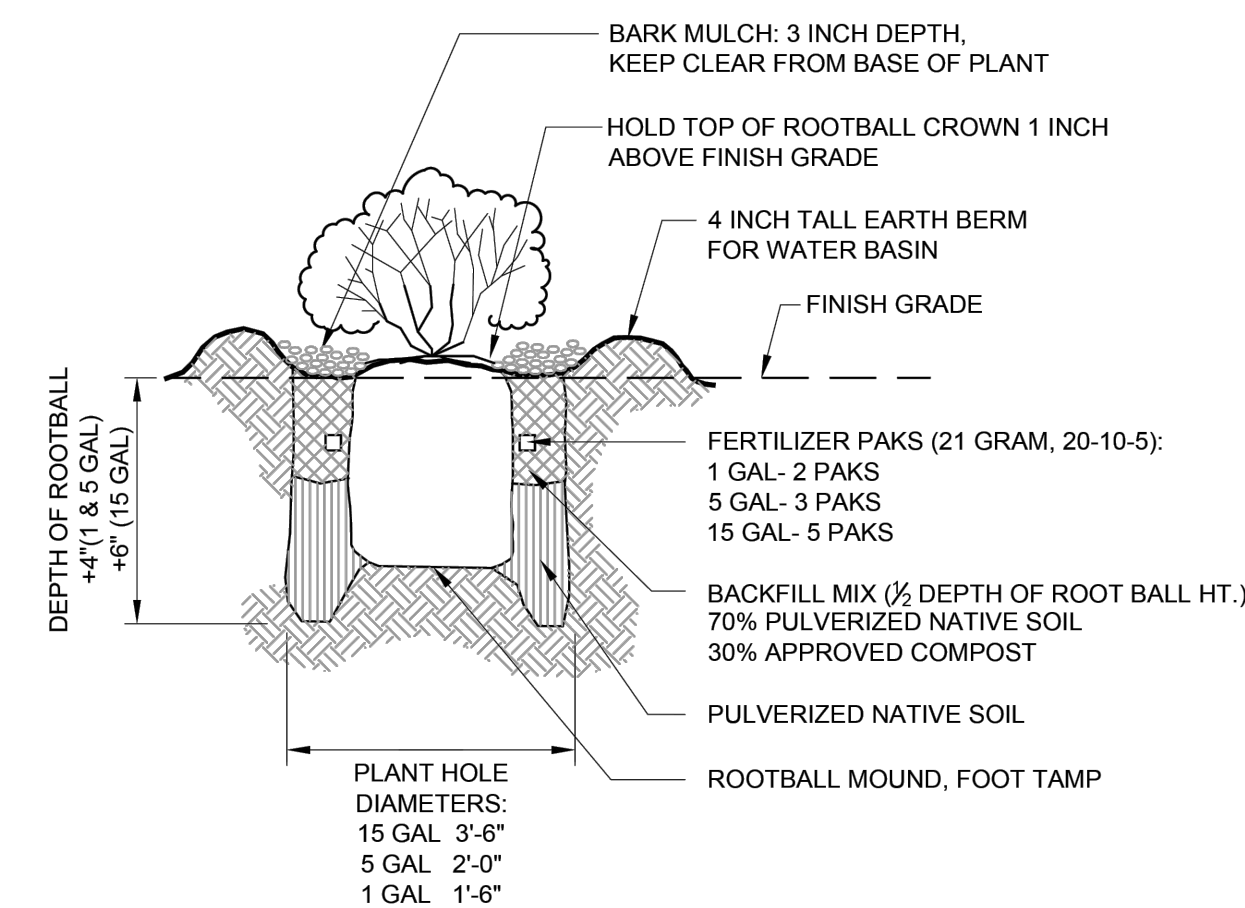


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DRAWN BY: KH
SCALE: AS NOTED



1 TREE PLANING

SCALE: 3/4"=1'-0"

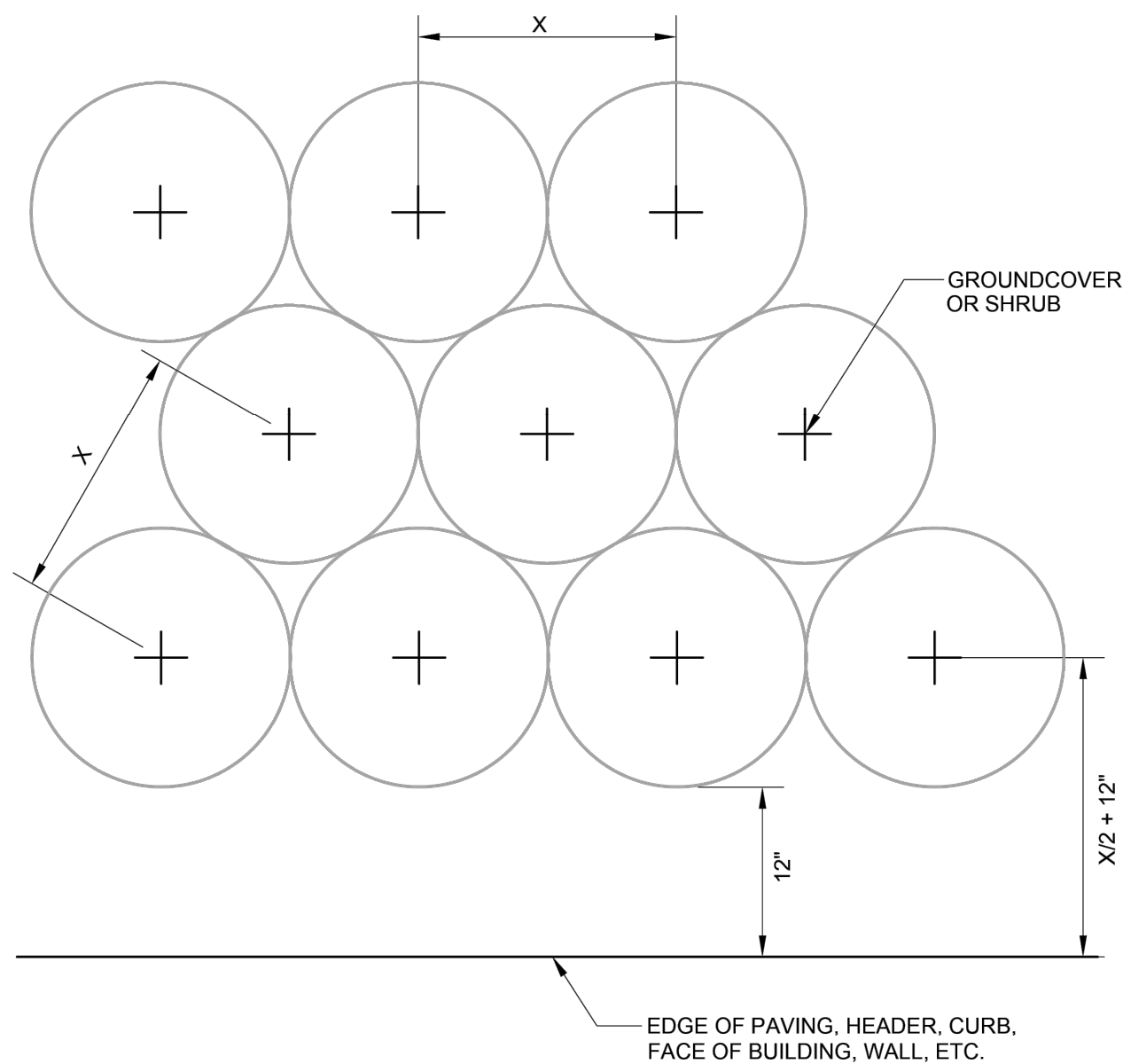


4 SHRUB AND GROUNDCOVER PLANTING

SCALE: 3/4"=1'-0"

2 TREE SPECIFICATIONS

SCALE: 3/4"=1'-0"

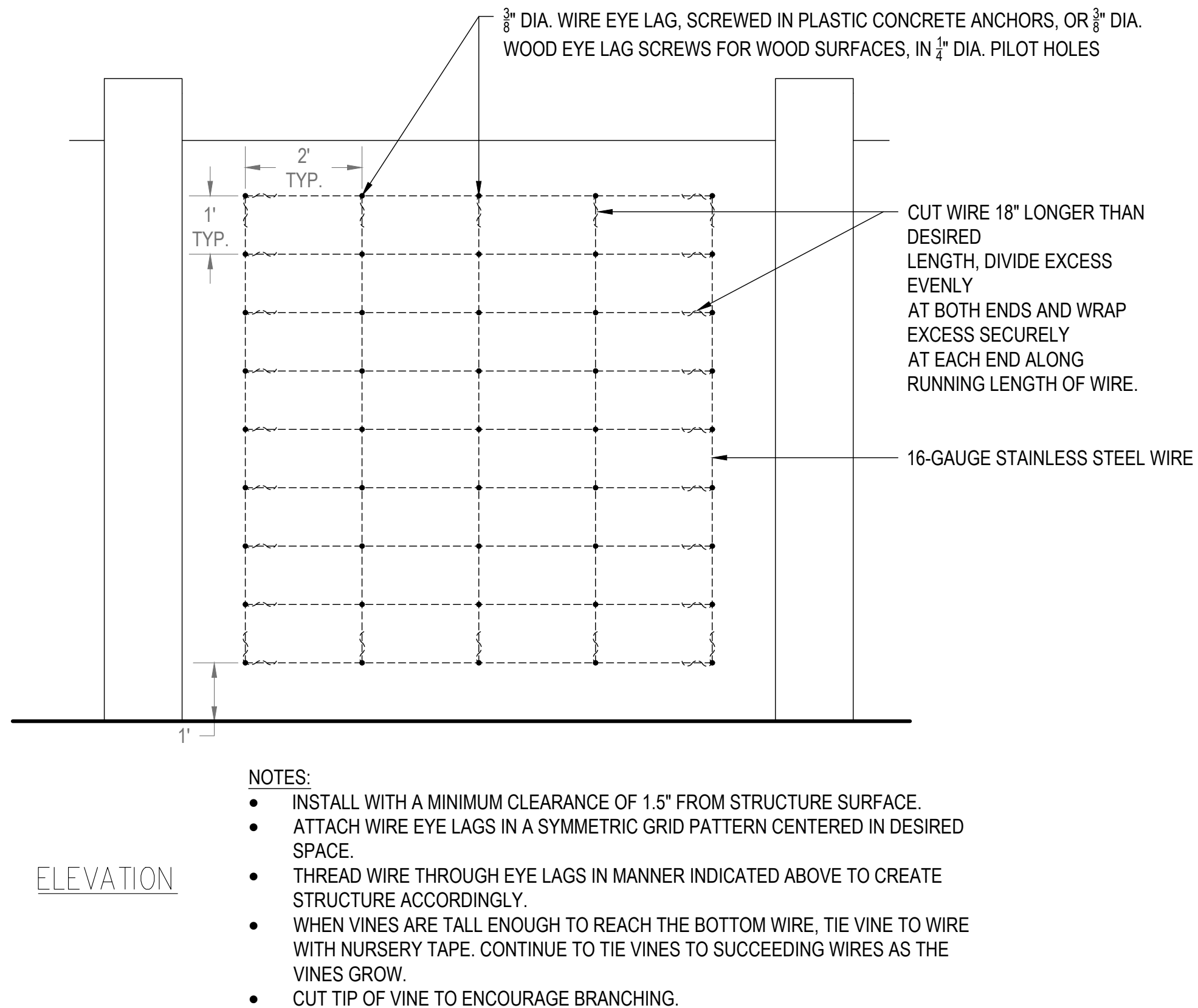
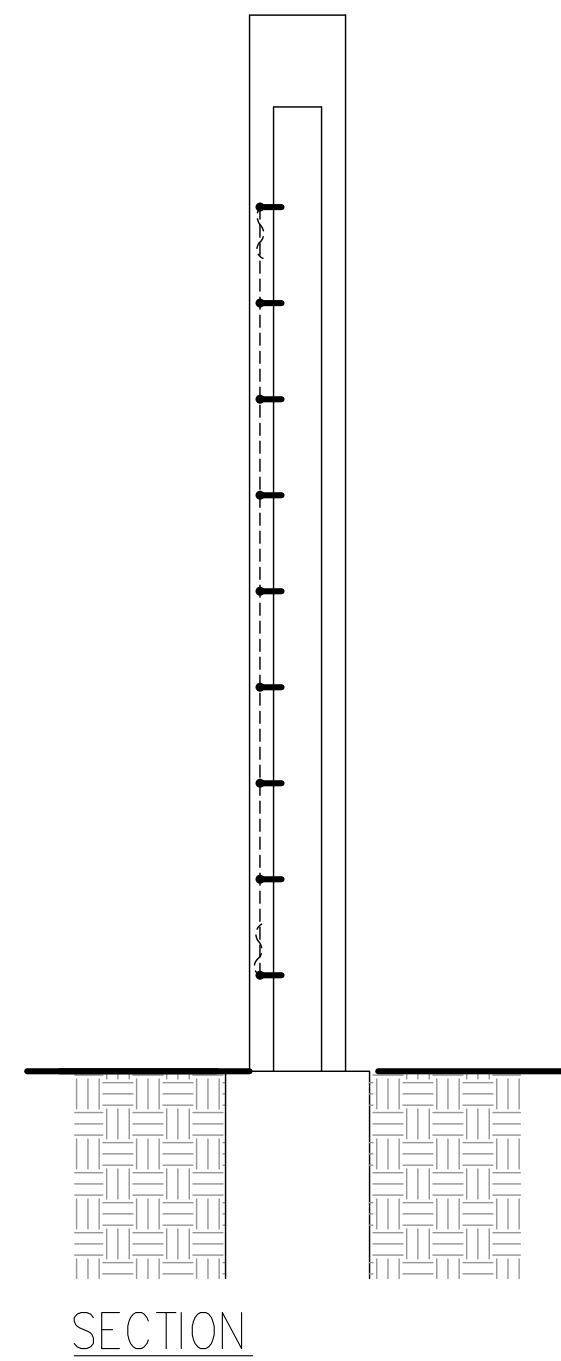


NOTE:

- "X" IS GROUND COVER AND SHRUB SPACING PER THE LANDSCAPE PLAN, PLANT LIST, AND LEGEND
- KEEP MULCH CLEAR OF PLANT BASE (SEE LSD-3 & LSD-12)

5 SHRUB AND GROUNDCOVER PLANTING LAYOUT

SCALE: 1"=1'-0"



6 CABLE SUPPORT SYSTEM FOR VINE PLANTINGS

SCALE: 1/2"=1'-0"

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PLANTING
DETAILS

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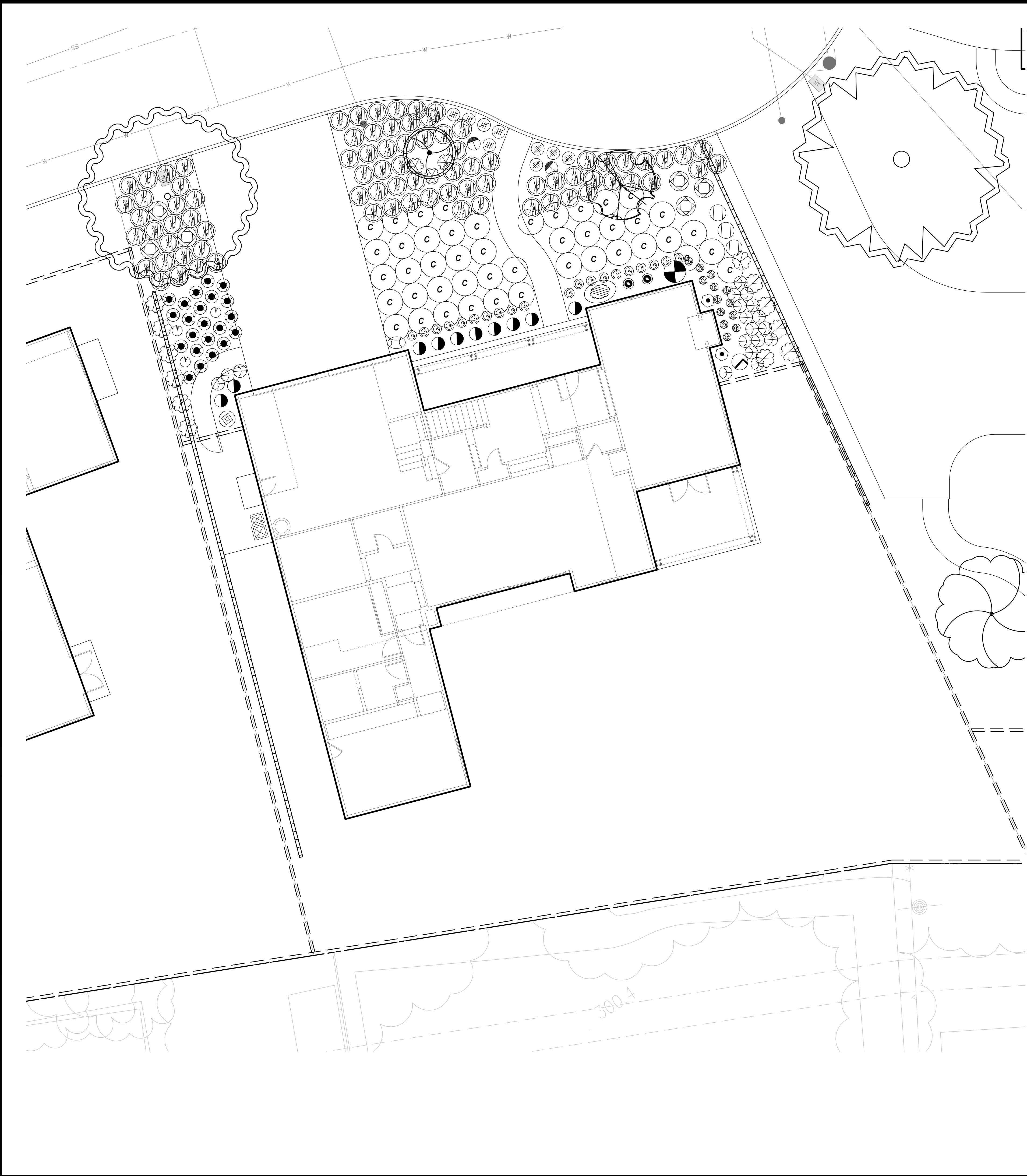
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L2.3



TYPICAL PLANTING - ATTACHED GARAGE UNIT				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS HYBRID 'MP003' EVER AMETHYST	18	5G	L	LOW WATER PER UCDAVIS PLANT IRRIGATION TRAILS
AGAVE 'BLUE GLOW'	3	5G	L	
ANIGOZANTHOS FLAVIDUS - DARK RED	1	5G	L	
BUDDLEIA X 'BLUE CHIP JR.'	3	5G	M	
CAMELLIA JAPONICA 'NUCCIO'S PEARL'	1	15G	M	
CAREX DIVULSA	9	1G	L	C. TUMULICOLA, HORT.
CHONDROPETALUM TECTORUM 'EL CAMPO'	6	5G	L	
COTONEASTER DAMMERI 'LOWFAST'	45	1G	L	48" O.C.
DAPHNE ODORA 'MARGINATA'	2	5G	L	DO NOT DISTURB ROOTS WHEN PLANTING PLANT 1" HIGH
ERIGERON KARVINSKIANUS 'MOERHEIMII'	22	1G	L	
HELLEBORUS ANGUSTIFOLIUS	13	1G	L	18" O.C. - CHRISTMAS ROSE
HELLEBORUS 'SPARKLING DIAMOND'	20	1G	M	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HESPERALOE PARVIFLORA	2	5G	VL	
HYDRANGEA MACROPHYLLA 'BAILMER'	2	5G	M	
KNIPHOFIA 'CHRISTMAS CHEER'	1	5G	L	
LOMANDRA LONGIFOLIA 'ROMA13'	82	5G	L	PLATINUM BEAUTY
OSMANTHUS HETEROPHYLLUS	1	15G	M	
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	12	15G	M	
RHAPHIOEPSIS UMBELLATA 'MINOR'	3	5G	L	
SARCOCOCCA RUSCIFOLIA	10	5G	L	
SYRINGA VULGARIS	1	5G	L	

SITE TREES				
NAME	COUNT	SIZE	WUCOLS	
ACER NEGUNDO	3	15G	M	
ACER PALMATUM VAR. 'DISECTUM' EVER RED'	1	24"	M	
ARBUTUS UNEDO - STANDARD	3	24"	L	
CERCIS RENIFORMIS 'OKLAHOMA'	5	24"	M	STANDARD
CITRUS LIMON 'EUREKA' - DWF	1	24"	M	DWARF
CITRUS SINENSIS - DWF BLOOD ORANGE	1	24"	M	BLOOD ORANGE DWARF
LAGERSTROEMIA X 'MUSKOGEE'	4	24"	L	STANDARD
PISTACIA CHINENSIS	1	24"	L	
PLATANUS X ACERIFOLIA 'COLUMBIA'	10	24"	M	
PRUNUS AVIUM 'LAMBERT' - DWF	1	24"	M	DWARF CHERRY
PUNICA GRANATUM 'WONDERFUL'	2	24"	L	POMEGRANATE
QUERCUS SUBER	7	24"	L	
ULMUS PARVIFOLIA	1	24"	L	

37 -24" TREES AND 3-15GAL TREES PROVIDED

220 BELGATOS RD
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TYPICAL PLANTING
PLAN - ATTACHED
GARAGE

DESIGN

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SITE PLANTING:



ACHILLEA MILLEFOLIUM 'LA LUNA'



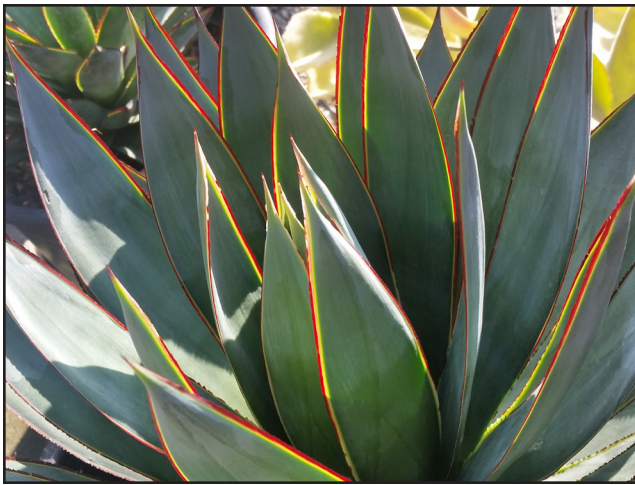
ACHILLEA 'MOONSHINE'



AGAPANTHUS HYBRID 'MP003'
EVER AMETHYST



AGAVE ATTENUATA



AGAVE 'BLUE GLOW'



ANIGOZANTHOS FLAVIDUS - DARK
RED



ARCTOSTAPHYLOS 'PACIFIC MIST'



ARCTOSTAPHYLOS UVA-URSI 'POINT
REYES'



BUDDLEIA X 'BLUE CHIP JR.'



BUDDLEJA DAVIDII 'PETITE PLUM'



CAMELLIA JAPONICA 'NUCCIO'S
GEM'



CAMELLIA JAPONICA 'NUCCIO'S
PEARL'



CAREX DIVULSA



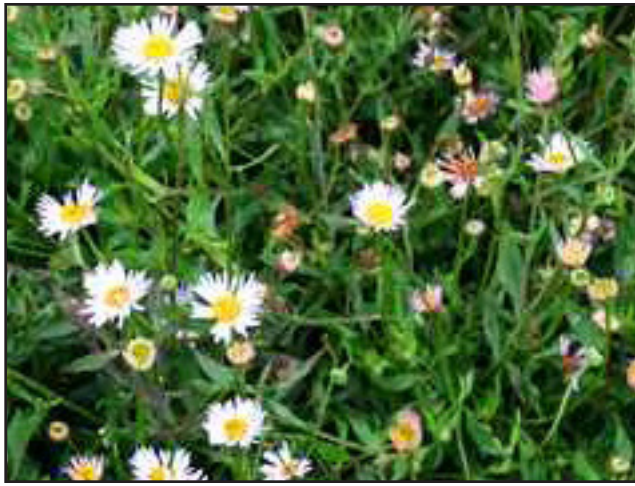
CHONDROPETALUM TECTORUM 'EL
CAMPO'



COTONEASTER DAMMERI
'LOWFAST'



DAPHNE ODORA 'MARGINATA'



ERIGERON KARVINSKIANUS
'MOERHEIMII'



EUONUMUS JAPONICUS 'GREEN
SPIRE'



HELLEBORUS ARGUSTIFOLIUS



HELLEBORUS 'SPARKLING
DIAMOND'



HESPERALOE PARVIFLORA



HYDRANGEA ARBORESCENS
'ANNABELLE'



HYDRANGEA MACROPHYLLA
'BAILMER'



IRIS GERMANICA 'PURPLE'



KNIPHOFIA 'CHRISTMAS CHEER'



LANTANA MONTEVIDENSIS



LAURUS NOBILIS 'SARATOGA'



LAVENDULA X HETEROPHYLLA



LIMONIUM PEREZII



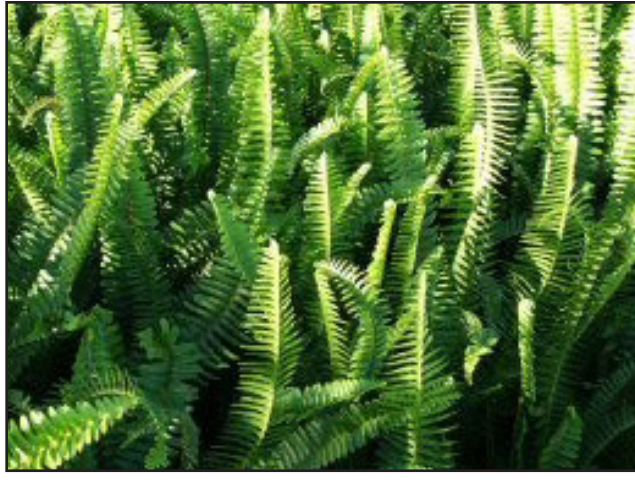
LOMANDRA LONGIFOLIA 'BREEZE'



LOMANDRA LONGIFOLIA
'ROMA13'



LOROPETALUM CHINENSE F.
RUBRUM 'RAZZLE DAZZLE'



NEPHROLEPS CORDIFOLIA



OSMANTHUS HETEROPHYLLUS



PLUMBAGO AURICULATA



PRUNUS CAROLINIANA 'BRIGHT N
TIGHT'



RHAMNUS CALIFORNICA
'LEATHERLEAF'



RHAPHIOLEPIS UMBELLATA 'MINOR'



RIBES SANGUINEUM 'CLAREMONT'



ROSA 'CECILE BRUNNER'



ROSA 'FLOWER CARPET
APPLEBLOSSOM'



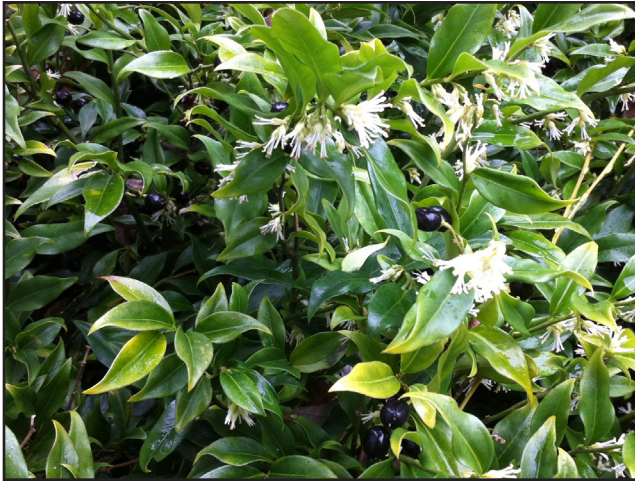
ROSA 'LADY BANKSIA' - WHITE



ROSMARINUS OFFICINALIS 'TUSCAN
BLUE'



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SYRINGA VULGARIS



WOODWARDIA FIMBRIATA

220 BELGATOS RD
LOS GATOS, CA

PLANT PALETTE

DESIGN

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FOCUS

DESIGN FOCUS

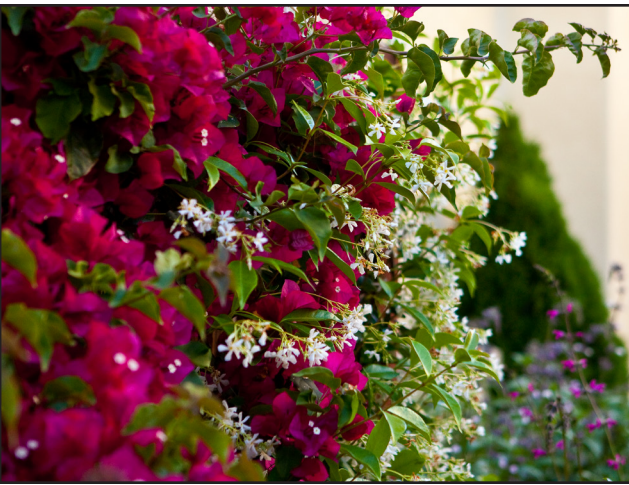
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 12/20/2024
DESIGN BY: N/A
DRAWN BY: KH
SCALE: NTS

L3.2

VINES:



BOUGAINVILLEA 'BARBARA KARST'-
TRACHELOSPERMUM JASMINOIDES



DISTICTIS BUCCINATORIA



HARDENBERGIA VIOLACEA 'HAPPY
WANDERER'



ROSA 'SALLY HOLMES'



WISTERIA SINENSIS
'COOKE'S PURPLE'

PARKSTRIP PLANTS:



ACHILLEA MILLEFOLIUM 'LA LUNA'



AGAPANTHUS 'BABY PETE'



KNIPHOFIA THOMSONII



LOMANDRA LONGIFOLIA BREEZE



NEPETA X FAASSENII 'BLUE
WONDER'

MULTI TREES/BUSHES:



CITRUS SINENSIS 'WASHINGTON'
(ORANGE)



CITRUS x MEYERI (LEMON)



FORTUNELLA MARGARITA
'NAGAMI' BUSH



PRUNUS ARMENIACA (APRICOT)

TREE IMAGES:



ACER NEGUNDO



ACER PALMATUM VAR. DISECTUM
'EVER RED'



LAGERSTROEMIA X 'MUSKOGEE'



PISTACIA CHINENSIS



PLATANUS X ACERIFOLIA
'COLUMBIA'



QUERCUS AGRIFOLIA



QUERCUS LOBATA

220 BELGATOS RD
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PLANT PALETTE

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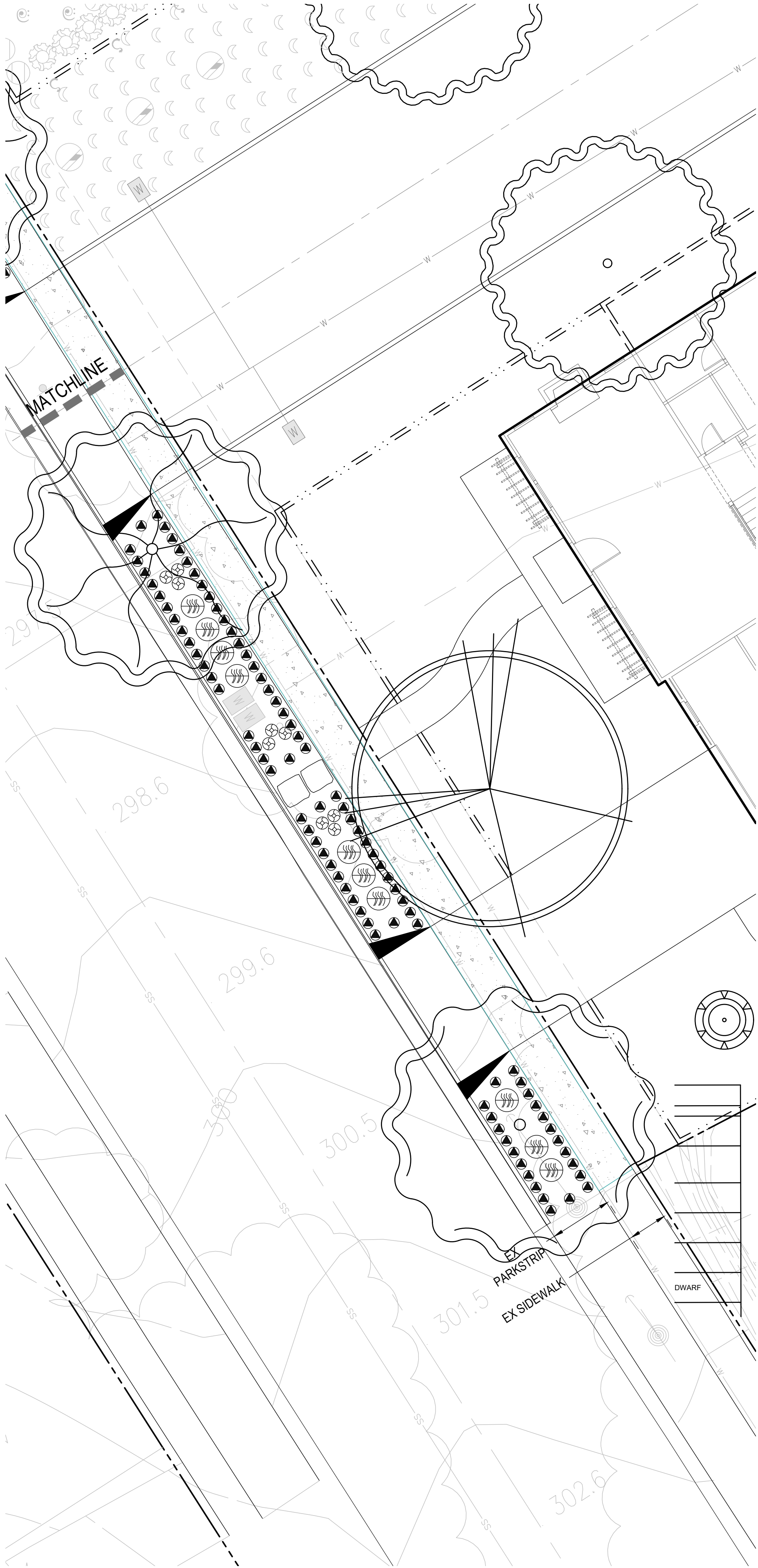
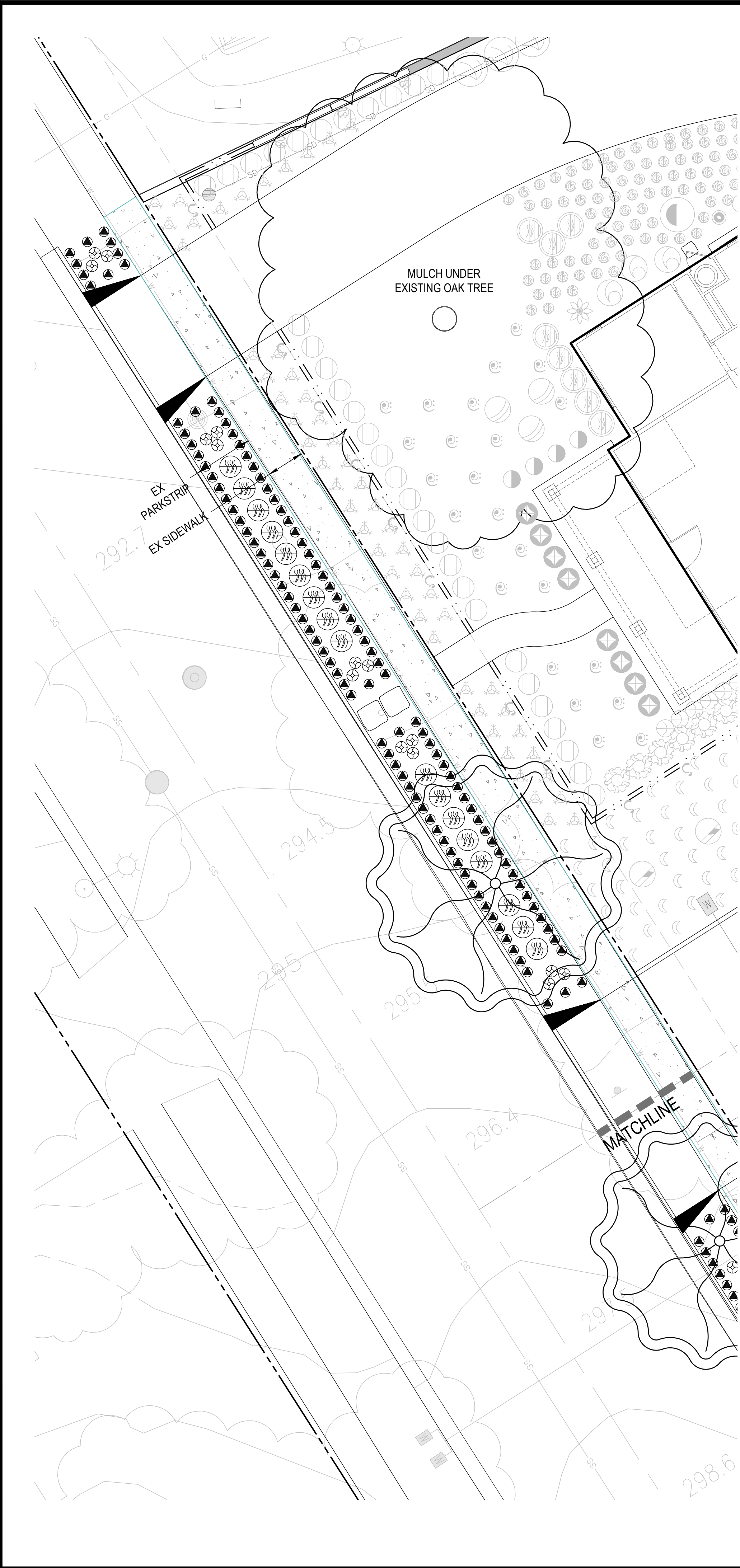
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 12/20/2024
DESIGN BY: N/A
DRAWN BY: KH
SCALE: NTS

L3.3



BELGATOS OFFSITE PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACHILLEA TOMENTOSA	200	1G	L	
KNIPHOFIA UVARIA 'POCO MONROVIA'	24	1G	L	
LOMANDRA CONFERTIFOLIA SSP. RUBIGINOSA 'PACIFIC SKY'	27	1G	L	

OFFSITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
QUERCUS AGRIFOLIA	1	24"	VL	STANDARD
QUERCUS LOBATA	2	24"	L	STANDARD
3 24" TREES TREES PROVIDED				

- PLANTING/SOIL AMENDMENT NOTES:
- CONTRACTOR TO OBTAIN AN ORGANIC SOIL REPORT FROM WAYPOINT ANALYTICAL WITH ORGANIC FERTILIZER/AMENDMENT RECOMMENDATIONS
 - SOIL ANALYSIS REPORT TO BE SUBMITTED AFTER CONSTRUCTION WITH THE CERTIFICATE OF COMPLETION
 - 3" OF RECYCLED CONTENT MULCH TO BE INSTALLED AROUND ALL PLANTS
 - COMPOST (CDFA-REGISTERED ORGANIC COMPOST OR OMRI-CERTIFIED COMPOST) TO BE APPLIED AT A MINIMUM RATE OF 4 CY/1,000 SF OR AT A RATE TO BRING SOIL ORGANIC MATTER UP TO 6% BY DRY WEIGHT AS INDICATED IN THE SOIL REPORT.
 - COMPOST TO BE INCORPORATED AT LEAST 6" DEEP, UNLESS OTHERWISE SPECIFIED IN THE ORGANIC SOIL REPORT

220 BELGATOS RD
LOS GATOS, CA

OFFSITE
PLANTING:
BELGATOS RD.

DESIGN

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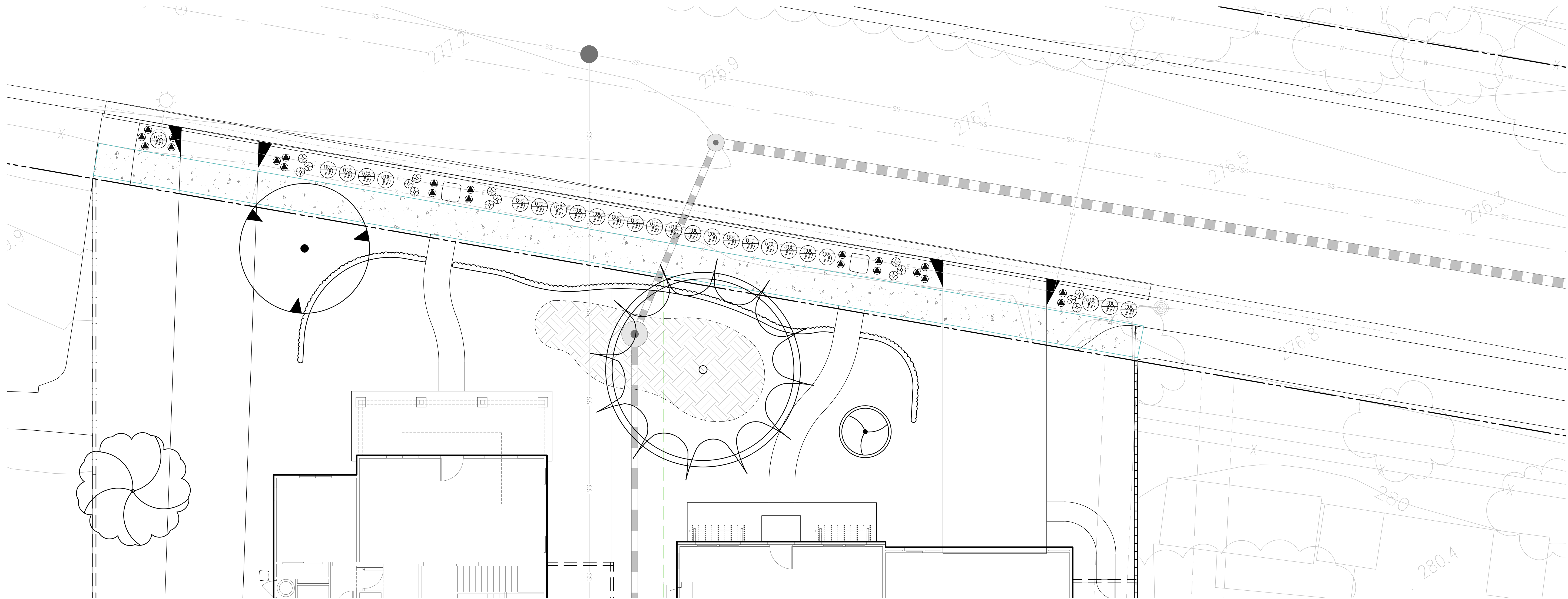
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LANDSCAPE ARCHITECTURE
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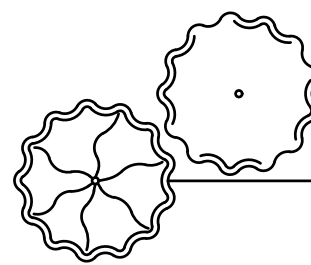
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DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L4.1





BELVUE OFFSITE PLANTING					
	NAME	COUNT	SIZE	WUCOLS	NOTES
▲	ACHILLEA TOMENTOSA	21	1G	L	
⊕	KNIPHOFIA UVARIA 'POCO MONIRROVIA'	15	1G	L	
⊕	LOMANDRA CONFERTIFOLIA SSP. RUBIGINOSA 'PACIFIC SKY'	25	1G	L	



OFFSITE TREES					
	NAME	COUNT	SIZE	WUCOLS	NOTES
	QUERCUS AGRIFOLIA	1	24"	VL	STANDARD
	QUERCUS LOBATA	2	24"	L	STANDARD
3 24" TREES TREES PROVIDED					

- PLANTING/SOIL AMENDMENT NOTES:
- CONTRACTOR TO OBTAIN AN ORGANIC SOIL REPORT FROM WAYPOINT ANALYTICAL WITH ORGANIC FERTILIZER/AMENDMENT RECOMMENDATIONS
 - SOIL ANALYSIS REPORT TO BE SUBMITTED AFTER CONSTRUCTION WITH THE CERTIFICATE OF COMPLETION
 - 3" OF RECYCLED CONTENT MULCH TO BE INSTALLED AROUND ALL PLANTS
 - COMPOST (CDFA-REGISTERED ORGANIC COMPOST OR OMRI-CERTIFIED COMPOST) TO BE APPLIED AT A MINIMUM RATE OF 4 CY/1,000 SF OR AT A RATE TO BRING SOIL ORGANIC MATTER UP TO 6% BY DRY WEIGHT AS INDICATED IN THE SOIL REPORT.
 - COMPOST TO BE INCORPORATED AT LEAST 6" DEEP, UNLESS OTHERWISE SPECIFIED IN THE ORGANIC SOIL REPORT

220 BELGATOS RD
LOS GATOS, CA

OFFSITE
PLANTING:
BELVUE DR.

DESIGN

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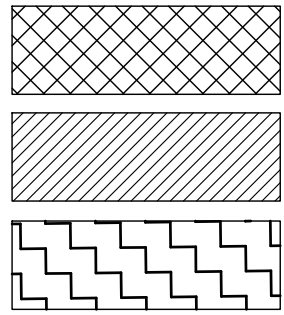
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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DRAWN BY: KH
SCALE: 1/8"=1'-0"

L4.2





HYDROZONE INFORMATION TABLE		
WATER USE	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE	35,518	85%
MEDIUM WATER USE	2,504	6%
HIGH WATER USE	3,612	9%
TOTAL	41,576	100%



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LOS GATOS, CA

HYDROZONE

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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DESIGN BY: RJD
DRAWN BY: KH,MO
SCALE: 1"=30'-0"

