

LOT 5



APPLICANT REQUESTS THE FOLLOWING APPROVALS FOR A 9.1 PROPERTY, OWNED BY THE UNION SCHOOL DISTRICT, AND LOCATED AT 220 BELGATOS ROAD.

1. SUBDIVISION APPROVAL OF THE 9.1-ACRE PROPERTY: EXISTING ZONING: R-1:10, NO PROPOSED CHANGE
- a. SCHOOL SITE LOT (4.8-ACRES)
 - b. THIRTEEN (13) SINGLE FAMILY RESIDENTIAL LOTS
 - c. PRIVATE STREET
- NOTE: ALL LOTS MEET OBJECTIVE ZONING REQUIREMENTS

NOTE:

1. APPLICANT PROPOSES SUPPLYING (2) TWO OFF-SITE BELOW MARKET RATE UNITS IN LIEU OF (1) ON-SITE UNIT.
2. THE APPLICANT PROPOSES ASSISTING THE TOWN IN THE INSTALLATION OF A NEW TRAFFIC SIGNAL AT THE INTERSECTION OF BELGATOS ROAD AND BLOSSOM HILL ROAD.



PROJECT TEAM:

APPLICANT

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

CONTACT: JACK ROBSON
PHONE: (408) 345-1767

OWNER:



UNION SCHOOL DISTRICT
5175 UNION AVE.
SAN JOSE, CA 95124
PHONE: (408) 377-8010

ARCHITECTURE:

R H A
ROBERT HIDEY ARCHITECTS

3337 MICHELSON DRIVE | SUITE 170 | IRVINE, CA 92612
949.655.1550 | WWW.ROBERTHIDEY.COM

LANDSCAPE:



DESIGN FOCUS

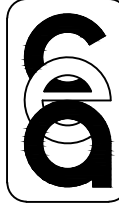
LANDSCAPE ARCHITECTURE & CONSTRUCTION

PO BOX 485
LOMOND, CA 95005
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GOVERNMENT AGENCIES:

TOWN OF LOS GATOS
CONTACT: JOCELYN SHOOPMAN
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CIVIL ENGINEER:



Civil Engineering Associates

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Campbell, CA 95008
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SHEET INDEX

- C1 COVER SHEET
C2 EXISTING CONDITIONS PLAN
C3 ARBORIST REPORT
C4 SITE PLAN
C5 GRADING & DRAINAGE PLAN
C6 OVERALL UTILITY PLAN
C7 STORMWATER MANAGEMENT PLAN
C8 SW NOTES AND DETAILS
C9 SECTIONS

- A11.0 SHADOW STUDY
A12.0 EXTERIOR COLOR SCHEDULE
A13.0 COLOR BOARD

LANDSCAPE

- L1.1 EXISTING TREE PLAN
- L1.2 CONCEPTUAL LAYOUT PLAN
- L2.1 LANDSCAPE FENCE DETAILS
- L2.2 LANDSCAPE WALL DETAILS
- L2.3 PLANTING DETAILS
- L3.1 TYPICAL PLANTING PLAN - ATTACHED GARAGE
- L3.2 PLANT PALETTE
- L3.3 PLANT PALETTE
- L4.1 OFFSITE PLANTING BELGATOS ROAD
- L4.2 OFFSITE PLANTING BELLEVUE DRIVE
- L5.0 HYDROZONE

ARCHITECTURE:

- A1.0 PLAN FRONT & REAR ELEVATIONS
- A2.0 PLAN LEFT & RIGHT ELEVATIONS
- A3.0 FLOOR PLAN (FIRST FLOOR)
- A4.0 FLOOR PLAN (SECOND FLOOR)
- A5.0 ROOF PLAN
- A6.0 SHADOW STUDY
- A7.0 SHADOW STUDY
- A8.0 SHADOW STUDY
- A9.0 SHADOW STUDY
- A10.0 SHADOW STUDY

$$1.[A] = \text{Gross Lot Area Home FAR}^2 = 1.1 \times 0.35 \times \left\{ (A-5)/25 \times .20 \right\} \quad || \quad \text{Garage FAR} = 0.10 \times \left\{ (A-5)/25 \times .07 \right\}$$

2. *Town Ordinance 2351: Up to 800 square feet of gross floor area of an accessory dwelling unit shall be*

3. Section 29.40.400 of Town Code - 30' allowed at Cul-De-Sacs, 80' at Interior Lots, 90' at Corner Lots

3. Section 29.40.400 of Town Code - 30' allowed at Cul-De-Sacs, 80' at Interior Lots, 90' at Corner Lots

5. *Section 29.40.0320 of Town Code - Exceptions to Maximum Fence Height*



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					
Table 1					
Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition
coast live oak (<i>Quercus agrifolia</i>)	115	Multi 4	25	20	Good
ash (<i>Fraxinus uhdei</i>)	116	Multi 3	25	20	Good
coast live oak (<i>Quercus agrifolia</i>)	117	4	25	20	Good
Canary island pine (<i>Pines canariensis</i>)	118	20, 20, 12, 13, 10	35	35	Poor
coast live oak (<i>Quercus agrifolia</i>)	119	4	25	10	Good
ash (<i>Fraxinus uhdei</i>)	120	7	25	15	Good
valley oak (<i>Quercus lobata</i>)	121	20	30	25	Good
coast live oak (<i>Quercus agrifolia</i>)	122	13	30	25	Good
coast live oak (<i>Quercus agrifolia</i>)	123	12	30	25	Good
coast live oak (<i>Quercus agrifolia</i>)	124	12	30	25	Good
coast live oak (<i>Quercus agrifolia</i>)	125	15	25	25	Fair
coast live oak (<i>Quercus agrifolia</i>)	126	12, 6	25	25	Fair
valley oak (<i>Quercus lobata</i>)	127	8	25	15	Fair
coast live oak (<i>Quercus agrifolia</i>)	128	12	30	20	Good
deodar cedar (<i>Cedars deodar</i>)	129	8	15	15	Poor
coast live oak (<i>Quercus agrifolia</i>)	130	Multi 3	25	20	Good
coast live oak (<i>Quercus agrifolia</i>)	131	24, 24	45	45	Poor
coast live oak (<i>Quercus agrifolia</i>)	132	8, 12, 20	45	45	Poor

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition
coast live oak (<i>Quercus agrifolia</i>)	133	24	45	45	Poor
Peruvian pepper (<i>Schinus molle</i>)	134	36	45	45	Good
coast redwood (<i>Sequoia sempervirens</i>)	135	30, 28	45	30	Poor
coast live oak (<i>Quercus agrifolia</i>)	136	4	15	15	Poor
coast live oak (<i>Quercus agrifolia</i>)	137	4	15	15	Poor
coast live oak (<i>Quercus agrifolia</i>)	138	7	25	25	Poor
coast live oak (<i>Quercus agrifolia</i>)	139	10,12, 13	25	25	Fair
coast live oak (<i>Quercus agrifolia</i>)	140	12	25	25	Fair
coast live oak (<i>Quercus agrifolia</i>)	141	8, 8, 8, 15	25	30	Fair
coast live oak (<i>Quercus agrifolia</i>)	142	12	15	15	Fair
coast live oak (<i>Quercus agrifolia</i>)	143	13, 13	30	30	Poor
Brazilian pepper (<i>Schinus terebinthifolia</i>)	144	5	25	25	Fair
valley oak (<i>Quercus lobata</i>)	145	8,7	25	25	Fair
coast live oak (<i>Quercus agrifolia</i>)	146	12	25	25	Fair
laurel (<i>Laurus nobilis</i>)	147	10	20	20	Good
birch (<i>Betula pendula</i>)	148	10	20	15	Very poor
Japanese pine (<i>Pinus densiflora</i>)	149	10, 8, 10, 11	25	25	Fair
silk tree (<i>Albizia julibrissin</i>)	150	11, 10	25	25	Fair

NOTE
TREE NUMBERS NOTED ON THESE PLANS ARE EQUIVALENT TO THE I.D. NUMBER SHOWN IN THE TREE TABLES ON THIS SHEET.

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

220 BELGATOS ROAD

ARCHITECTURE AND SITE APPLICATION
ARBORIST REPORT

LOS GATOS

PLANNING

CALIFORNIA

PREPARED FOR:

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

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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

DATE

04/09/2025

SCALE

SEE PLAN

DESIGNED

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23-149

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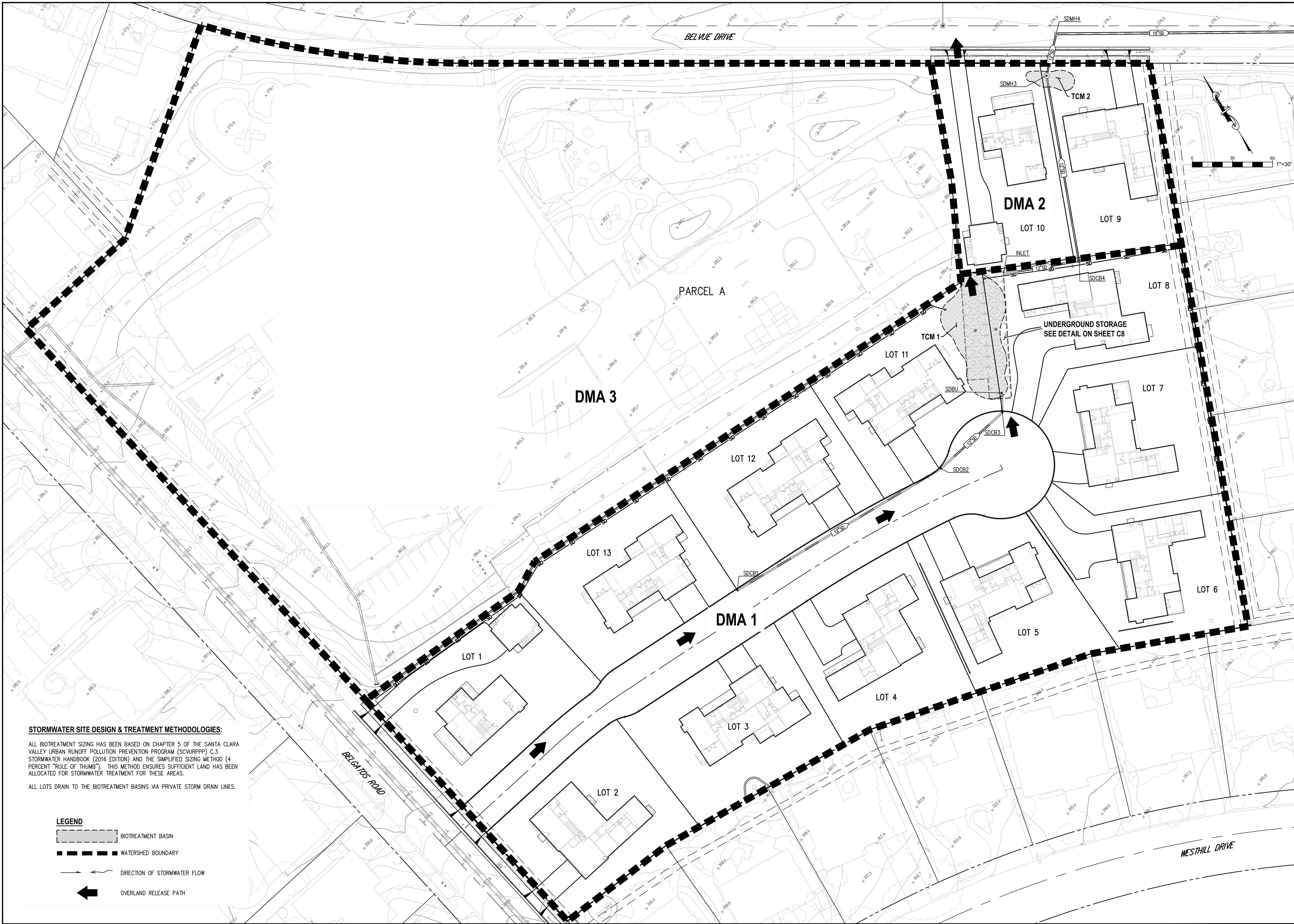


C4





220 BELGATOS ROAD ARCHITECTURE AND SITE APPLICATION OVERALL UTILITY PLAN LOS GATOS		PREPARED FOR: ROBSON HOMES  A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126		 Civil Engineering Associates Civil Engineers • Planners • Surveyors		NO. DATE REVISIONS		BY
SHEET C6 6 OF 9 SHEETS		DESIGNED JOG DRAINED CH JOB NO. 23-149 SCALE SEE PLAN DATE 04/09/2025		PLANNING CALIFORNIA				



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.

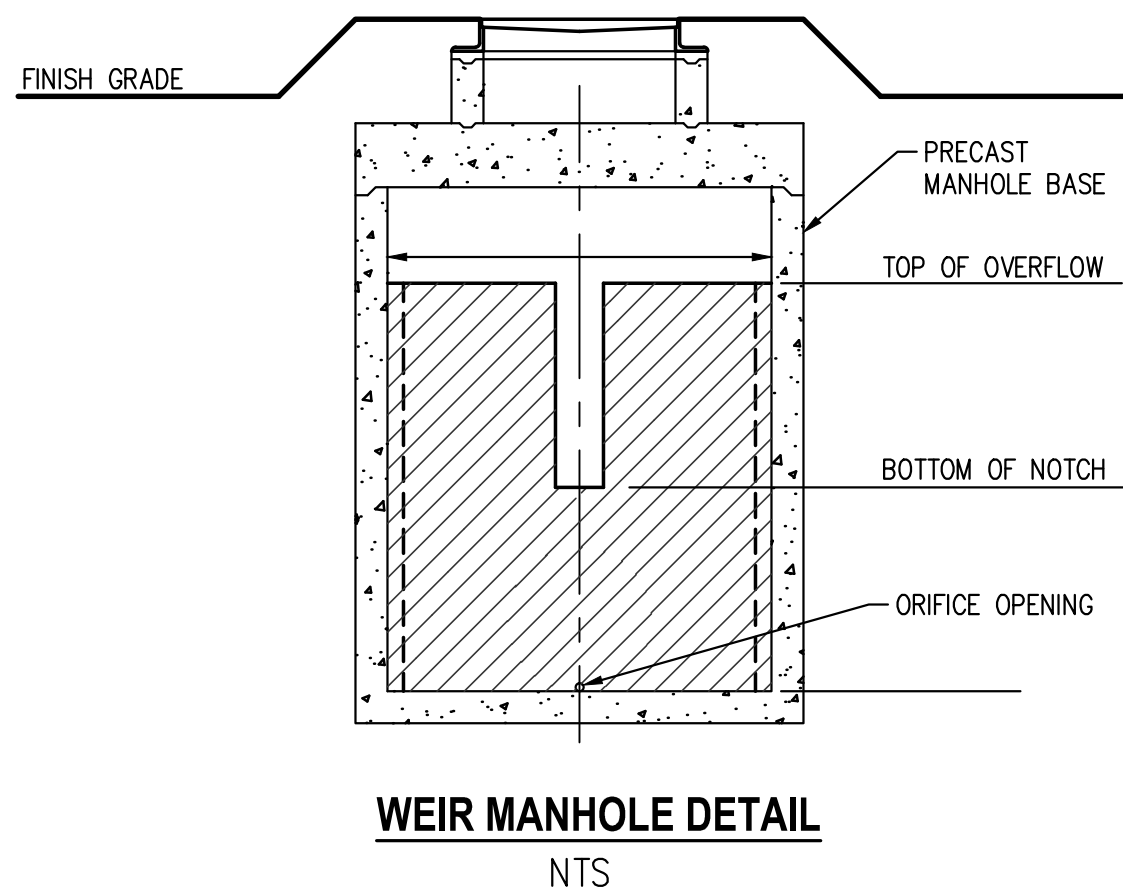
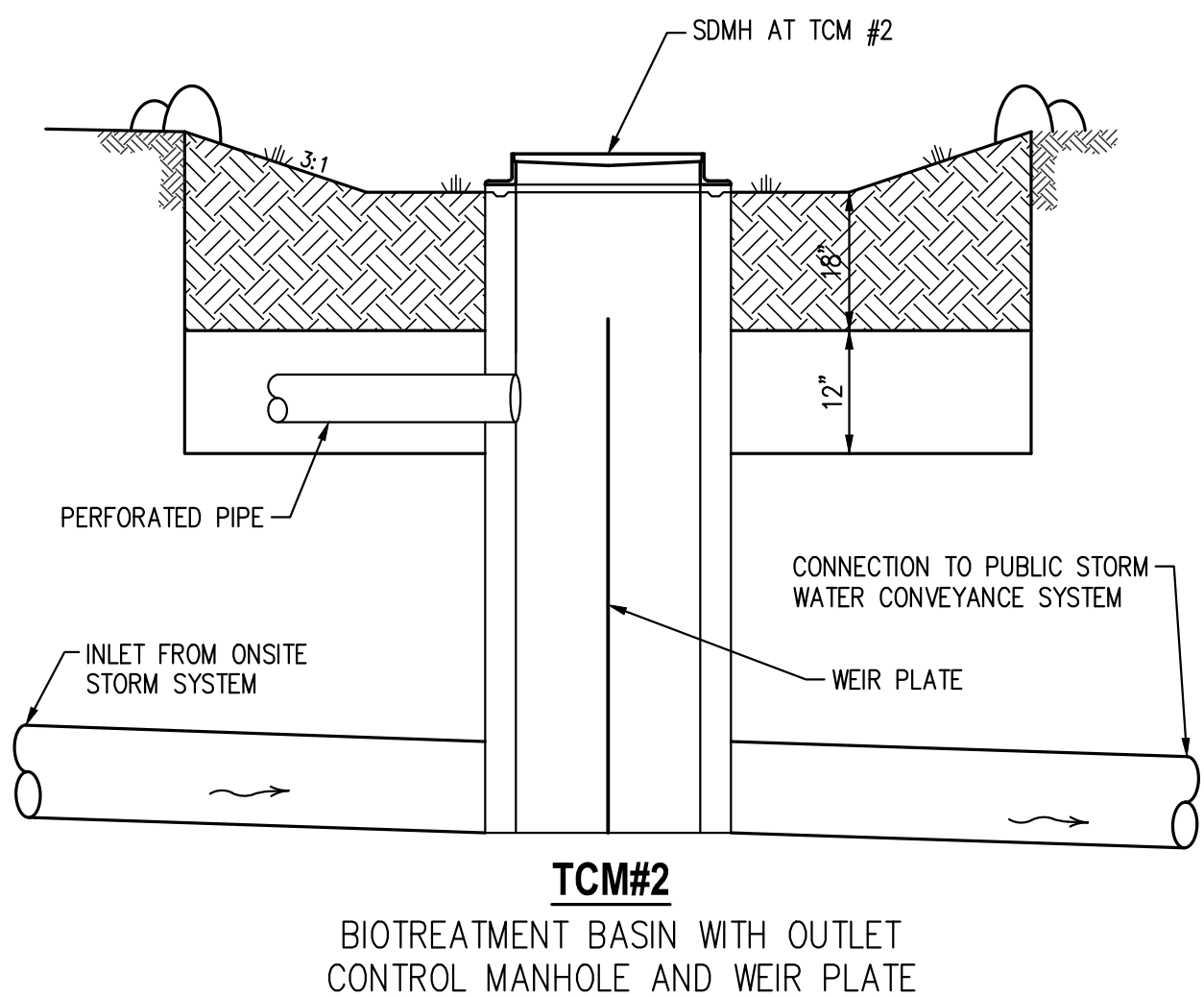
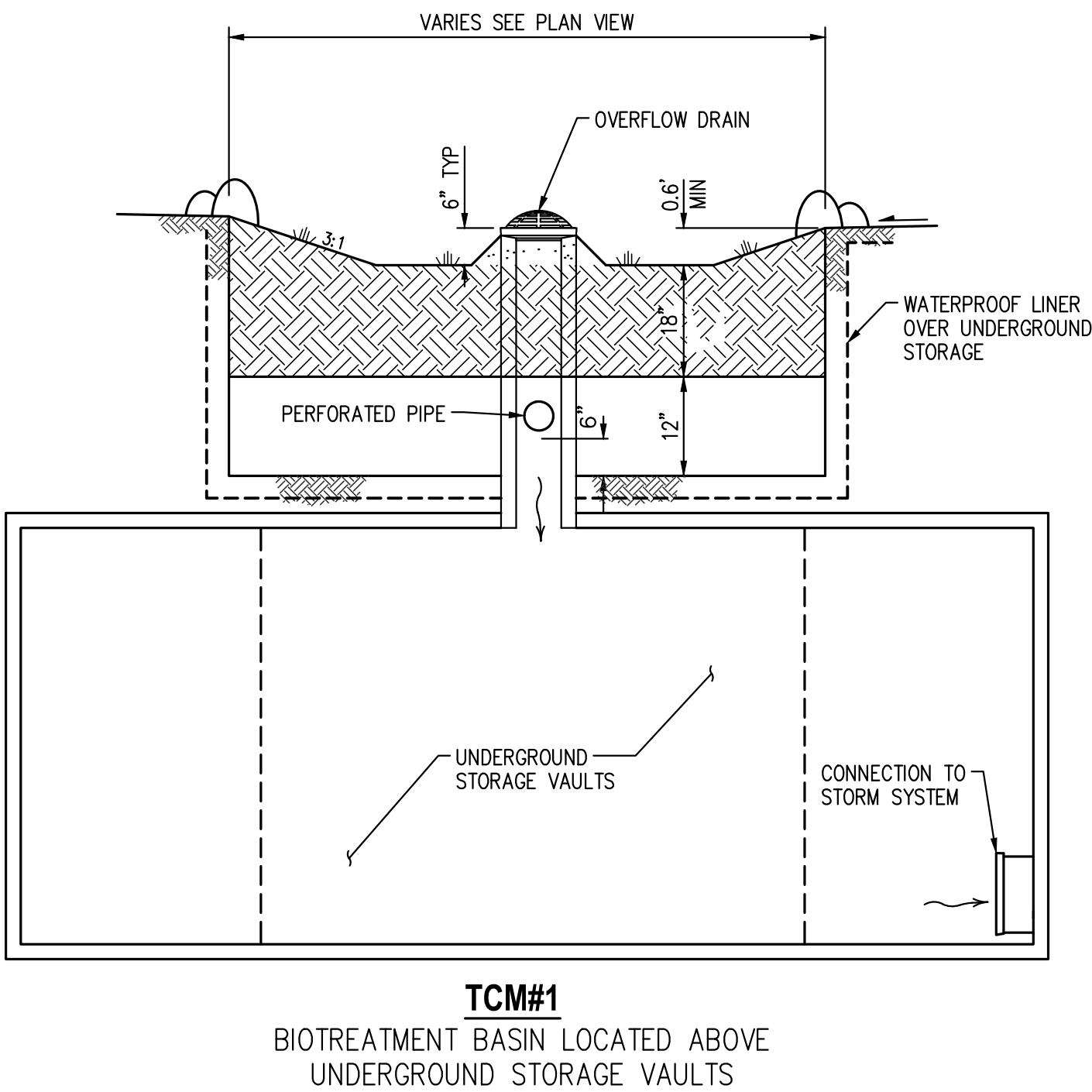
- LEGEND**
- BIOTREATMENT BASIN
 - WATERSHED BOUNDARY
 - DIRECTION OF STORMWATER FLOW
 - OVERLAND RELEASE PATH

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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			
ARCHITECTURE AND SITE APPLICATION STORMWATER MANAGEMENT PLAN			
LOS GATOS CALIFORNIA			
220 BELGATOS ROAD			
DATE	04/09/2025		
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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.



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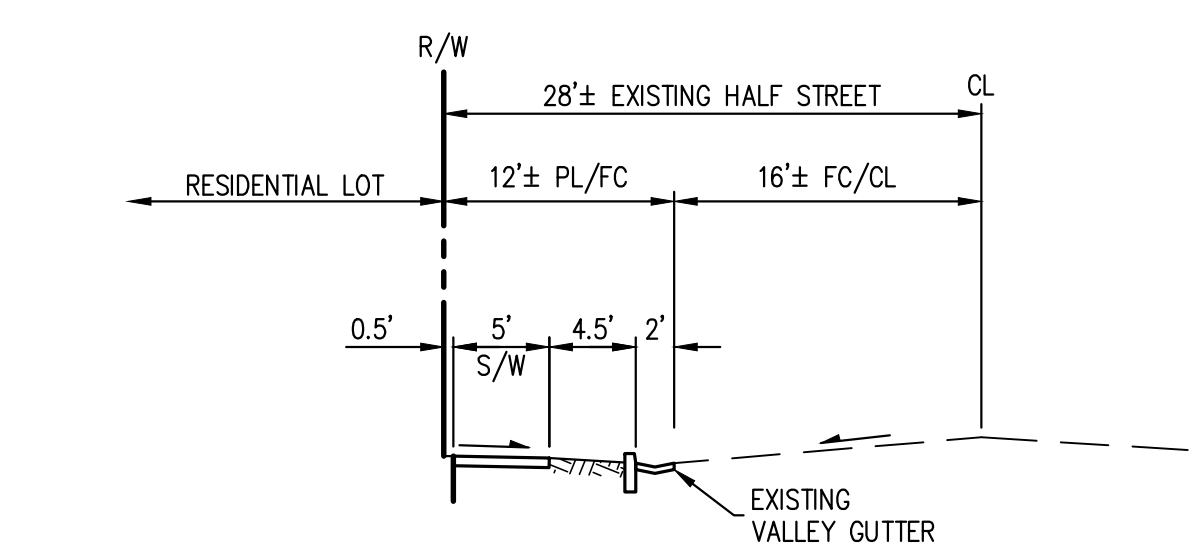
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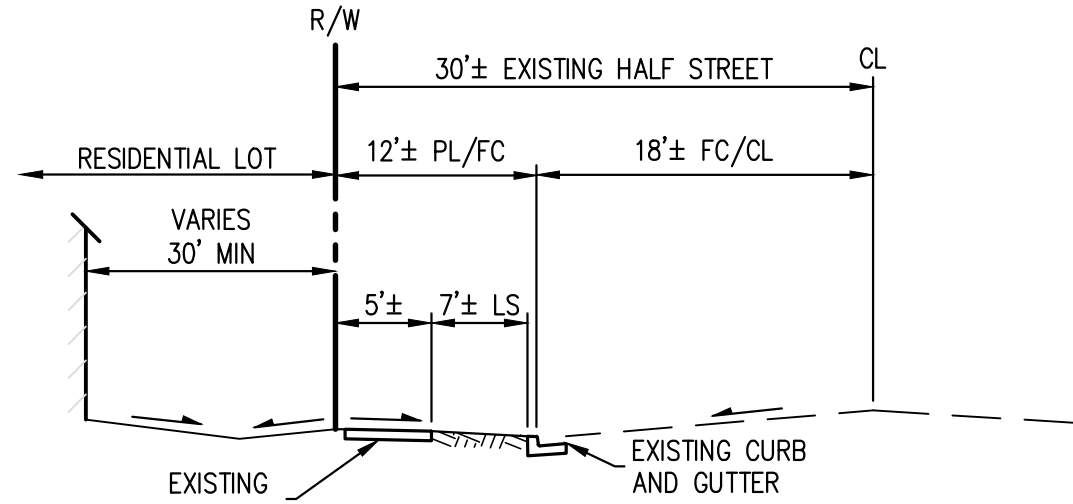
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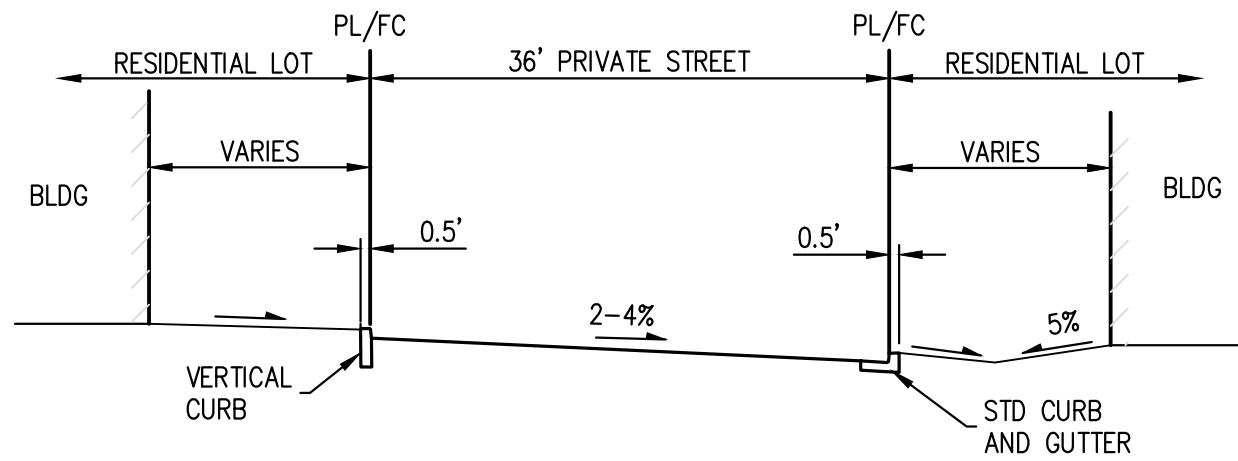
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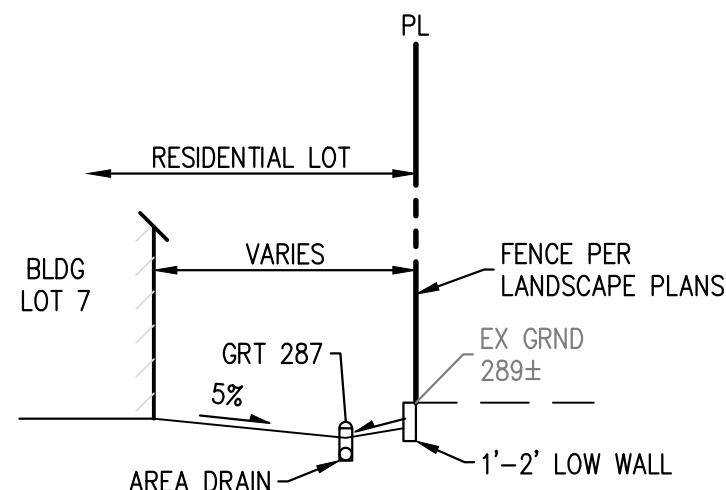
SECTION A-A
BELVUE DRIVE
SCALE: NTS



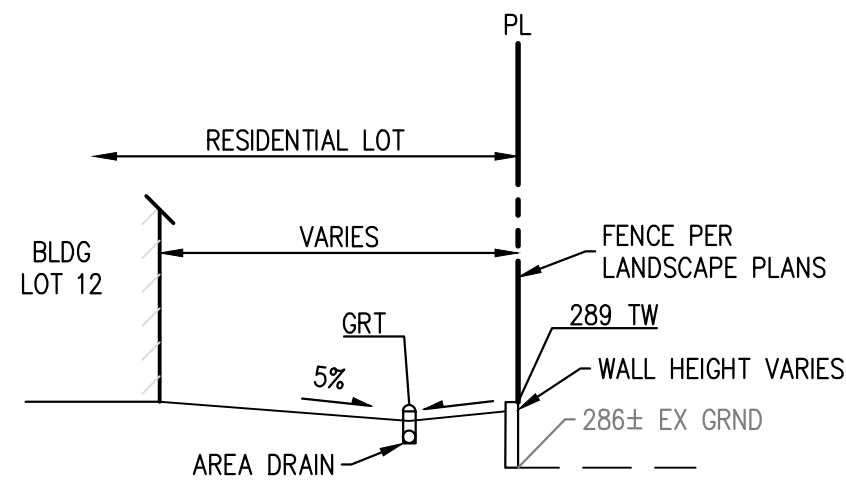
SECTION B-B
BELGATOS ROAD
SCALE: NTS



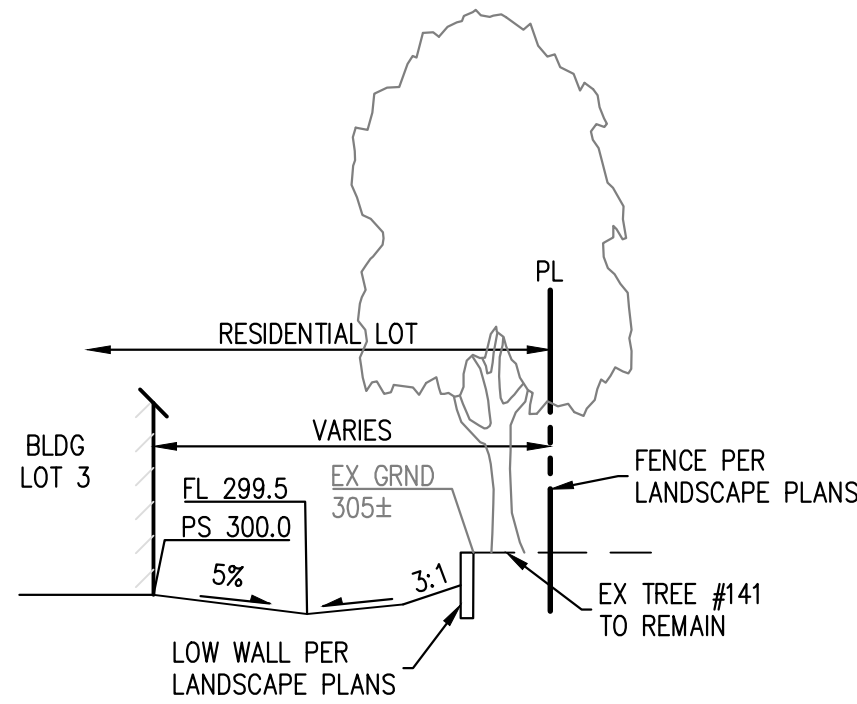
SECTION C-C
PRIVATE STREET
SCALE: NTS



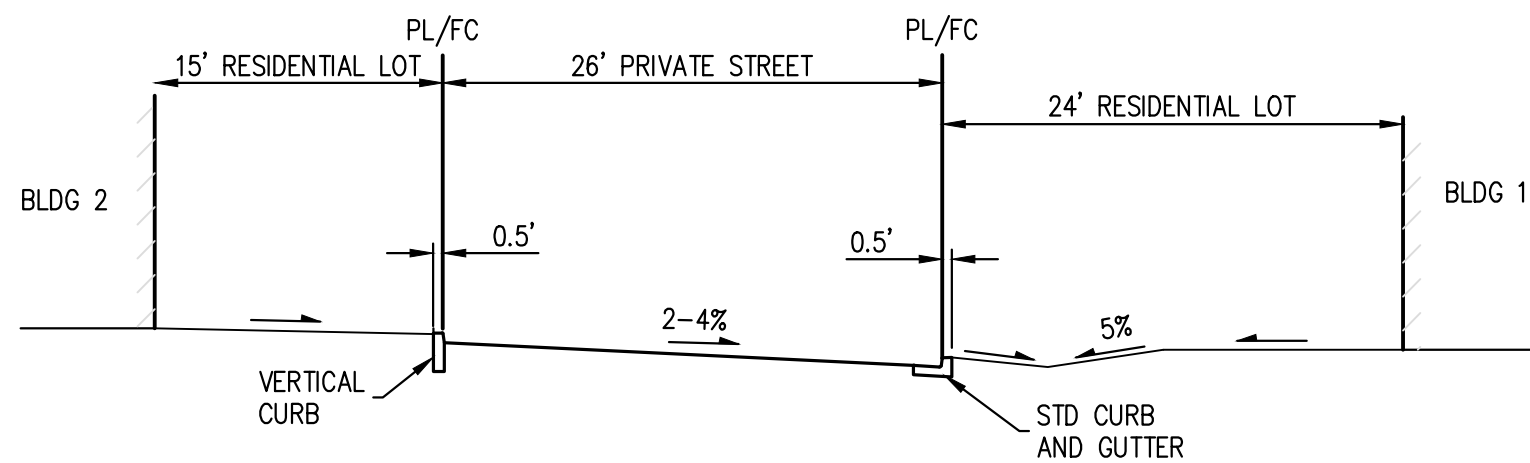
SECTION D-D
EASTERN BOUNDARY CONDITION
SCALE: NTS



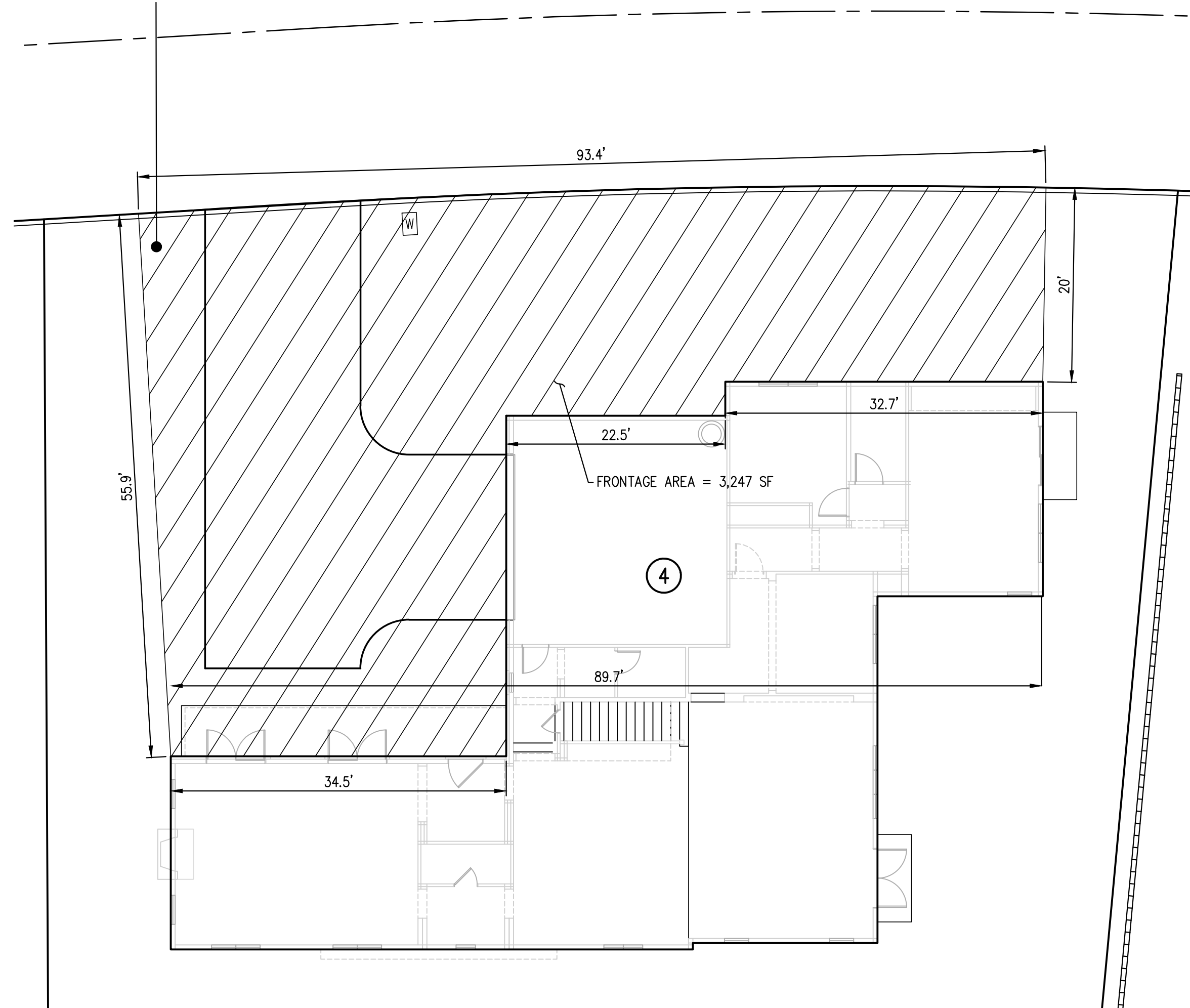
SECTION E-E
NORTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION F-F
SOUTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION G-G
PRIVATE STREET
SCALE: NTS

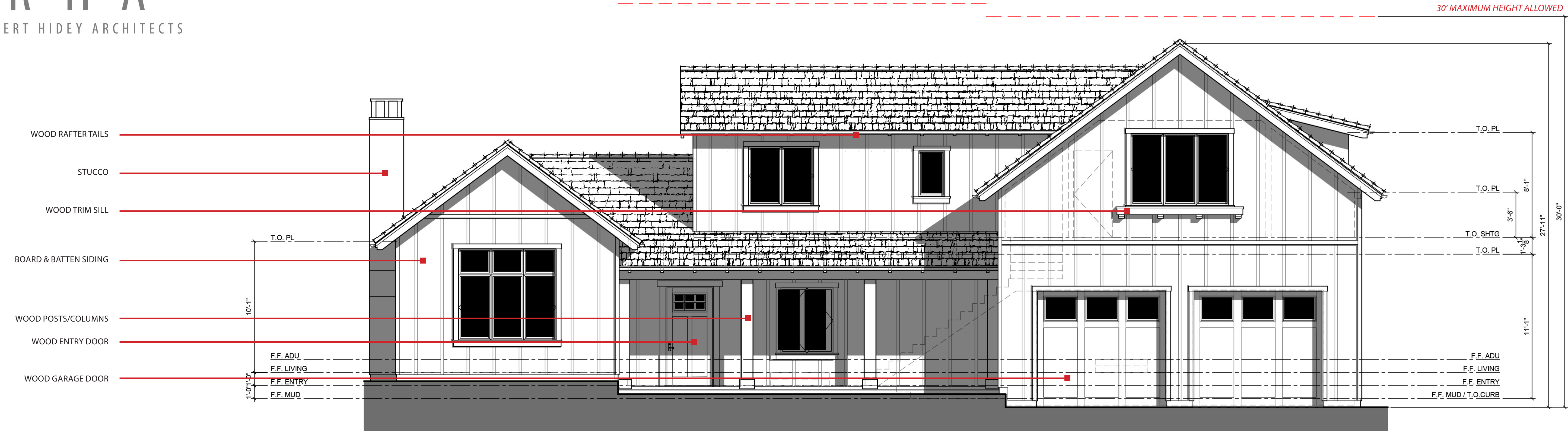


EXAMPLE AVERAGE FRONT LOT SET BACK CALCULATION
LOT 4 SHOWN AS REFERENCE
SCALE: NTS

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."

220 BELGATOS ROAD		PLANNING		C9		28 Railway Avenue Campbell, CA 95008 t: (408) 432-1886		Civil Engineering Associates Civil Engineers • Planners • Surveyors					
ARCHITECTURE AND SITE APPLICATION SECTIONS		DATE		04/09/2025		2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126		NO.		DATE		REVISIONS	
LOS GATOS		SCALE		SEE PLAN		CALIFORNIA		DESIGNED		JG		Δ	
		DRAWN		AM				JOB NO.		23-149		Δ	
SHEET												Δ	



FRONT



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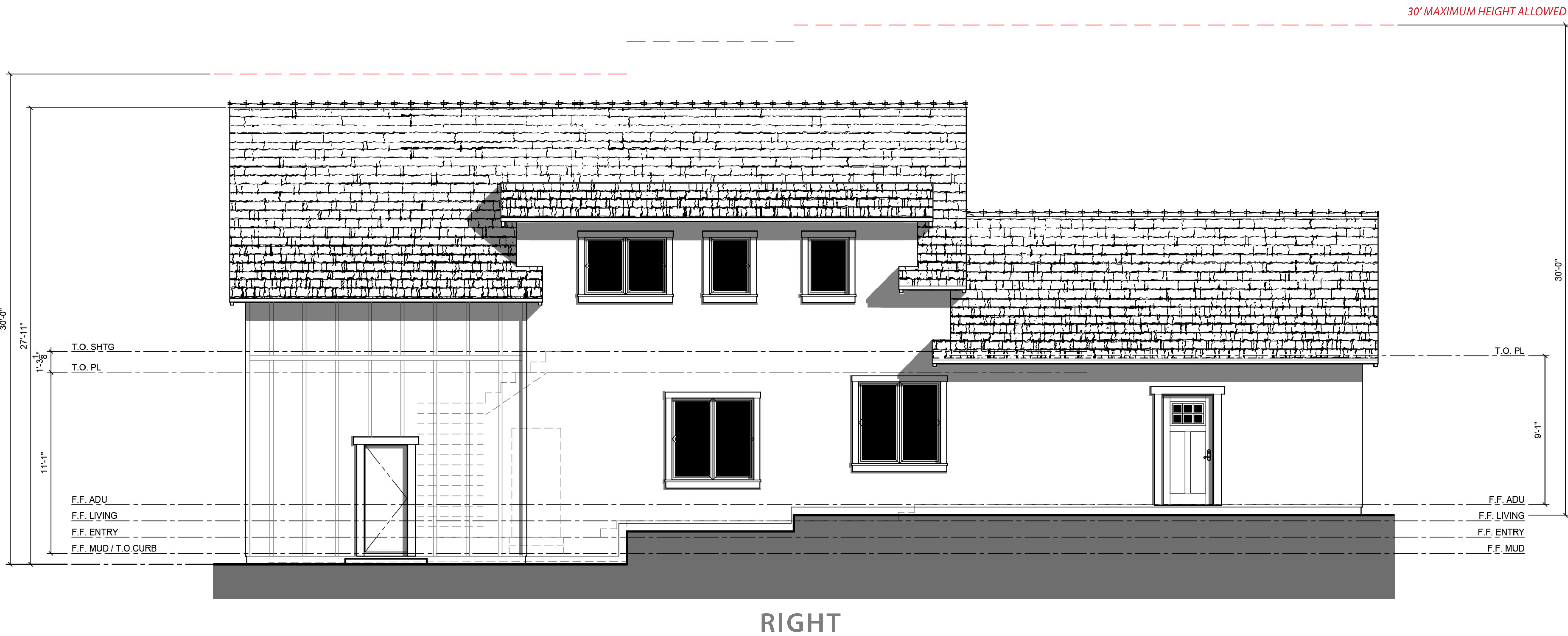
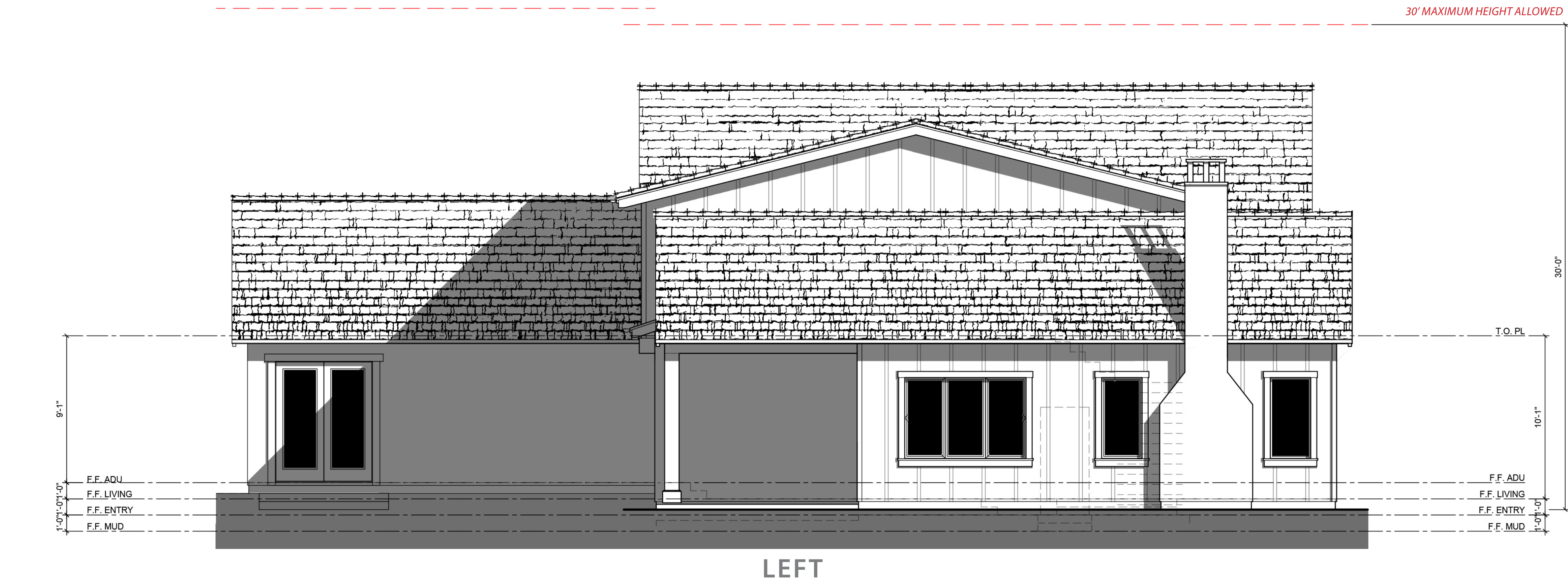
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 3
FARMHOUSE ELEVATIONS



ROBSON HOMES

23055.04 03/31/2025



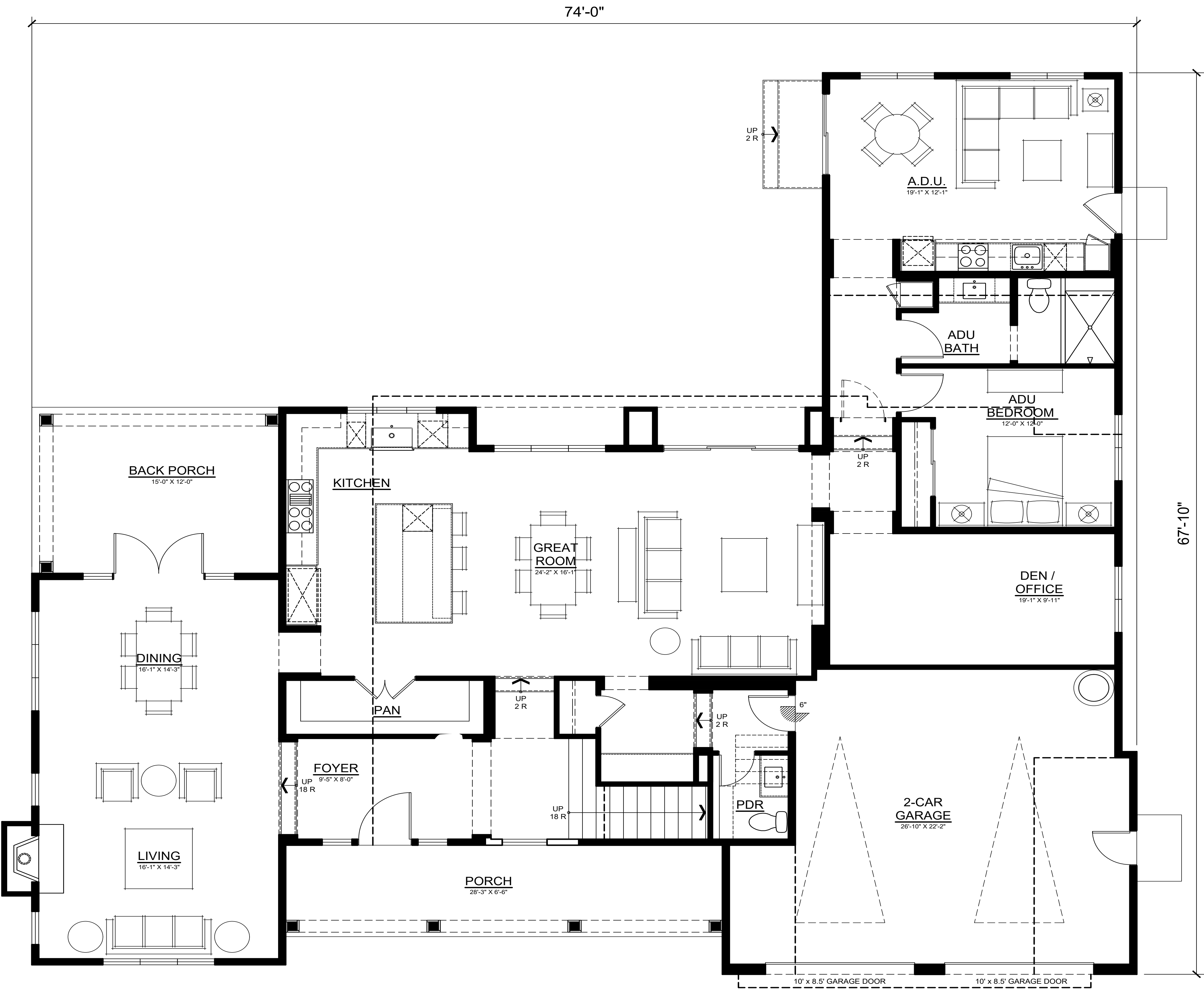
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 3
FARMHOUSE ELEVATIONS



ROBSON HOMES

23055.04 03/31/2025

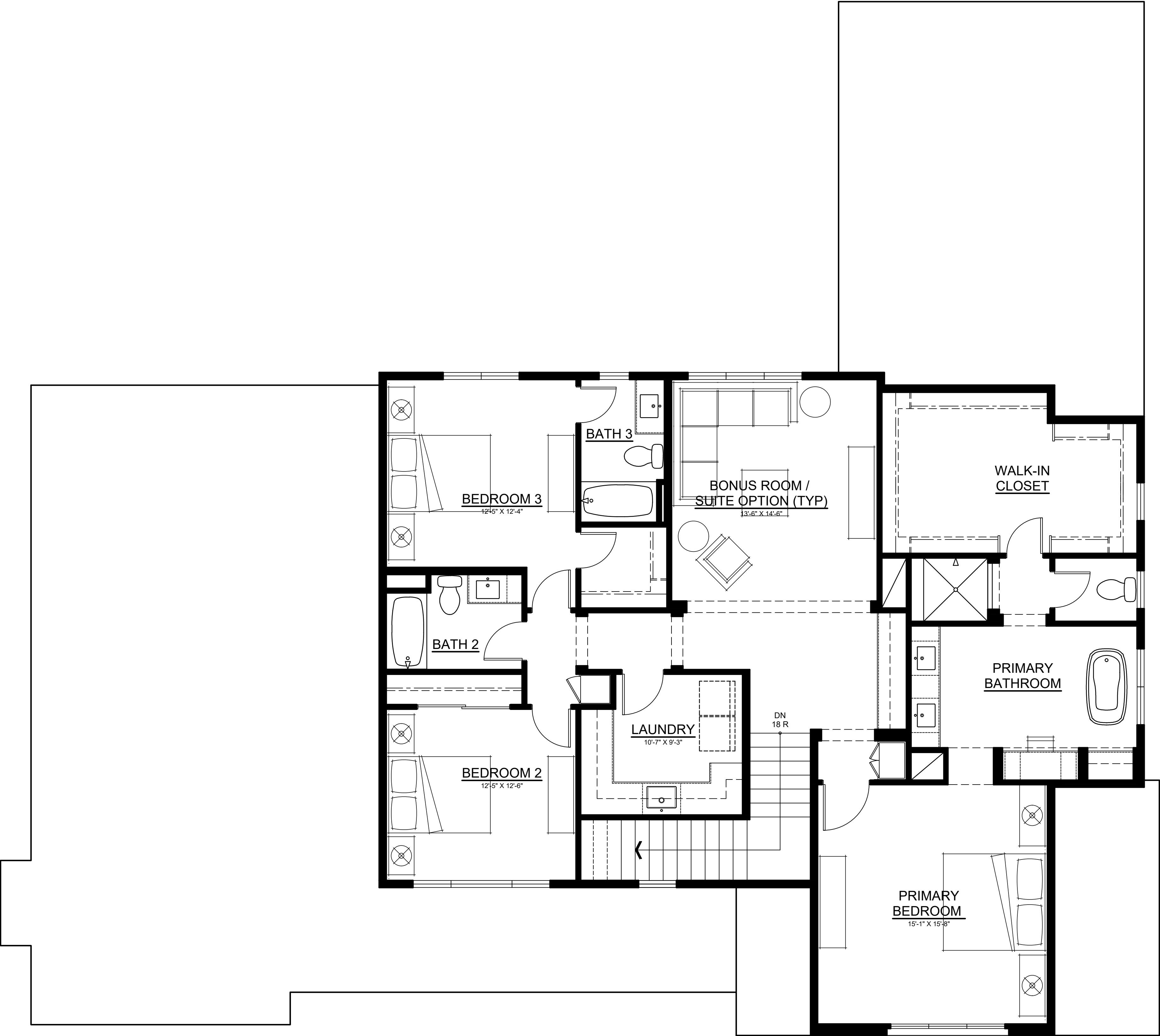


FIRST FLOOR

PLAN 3

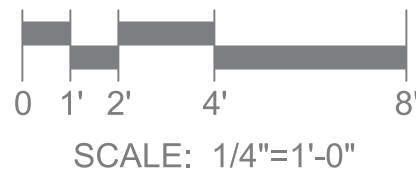


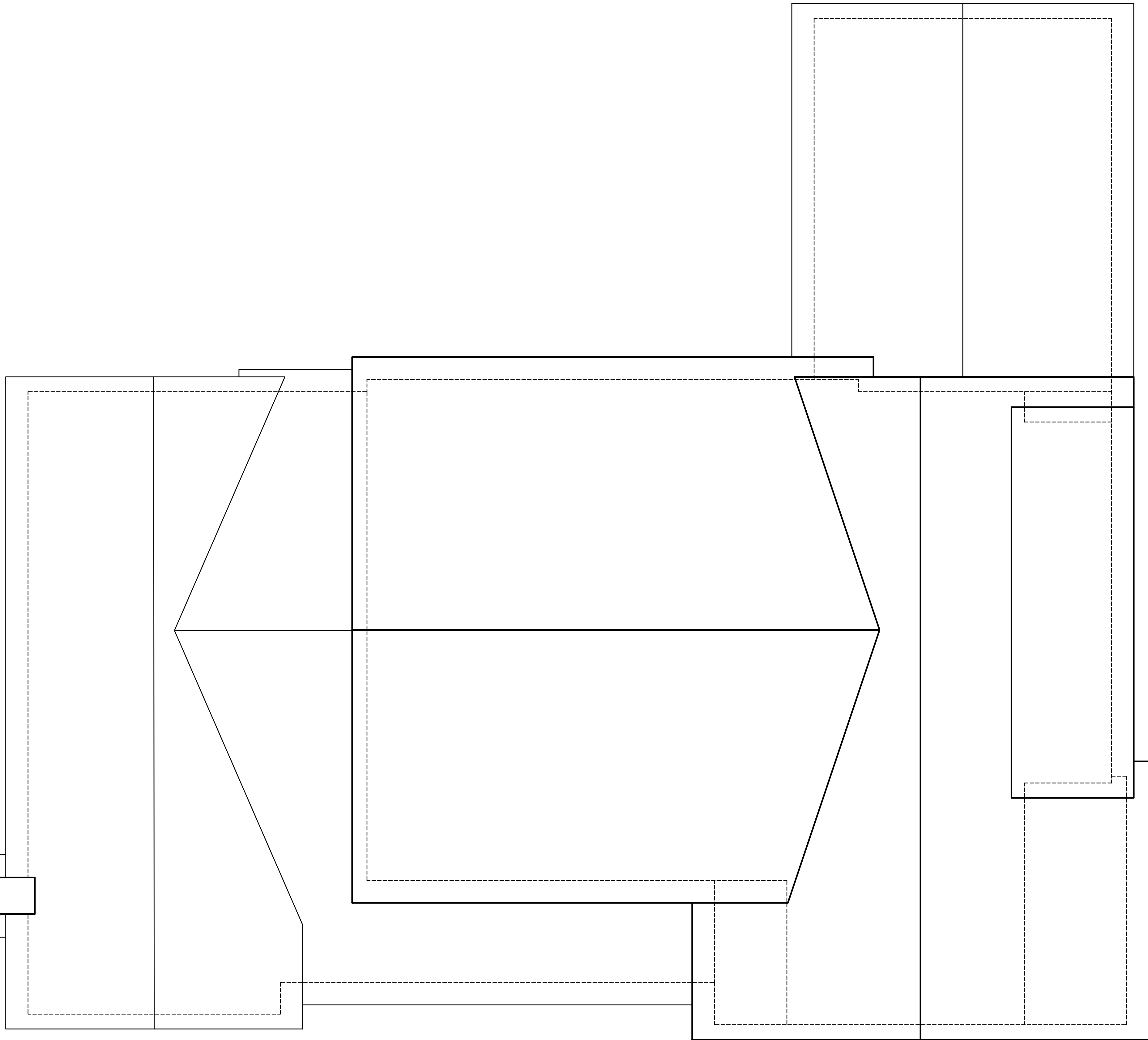
BELGATOS
LOS GATOS, CALIFORNIA



SECOND FLOOR

PLAN 3





ROOF PLAN

PLAN 3





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



SUMMER SOLSTICE
3:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM
N

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



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 EAGEL CAPISTRANO	

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

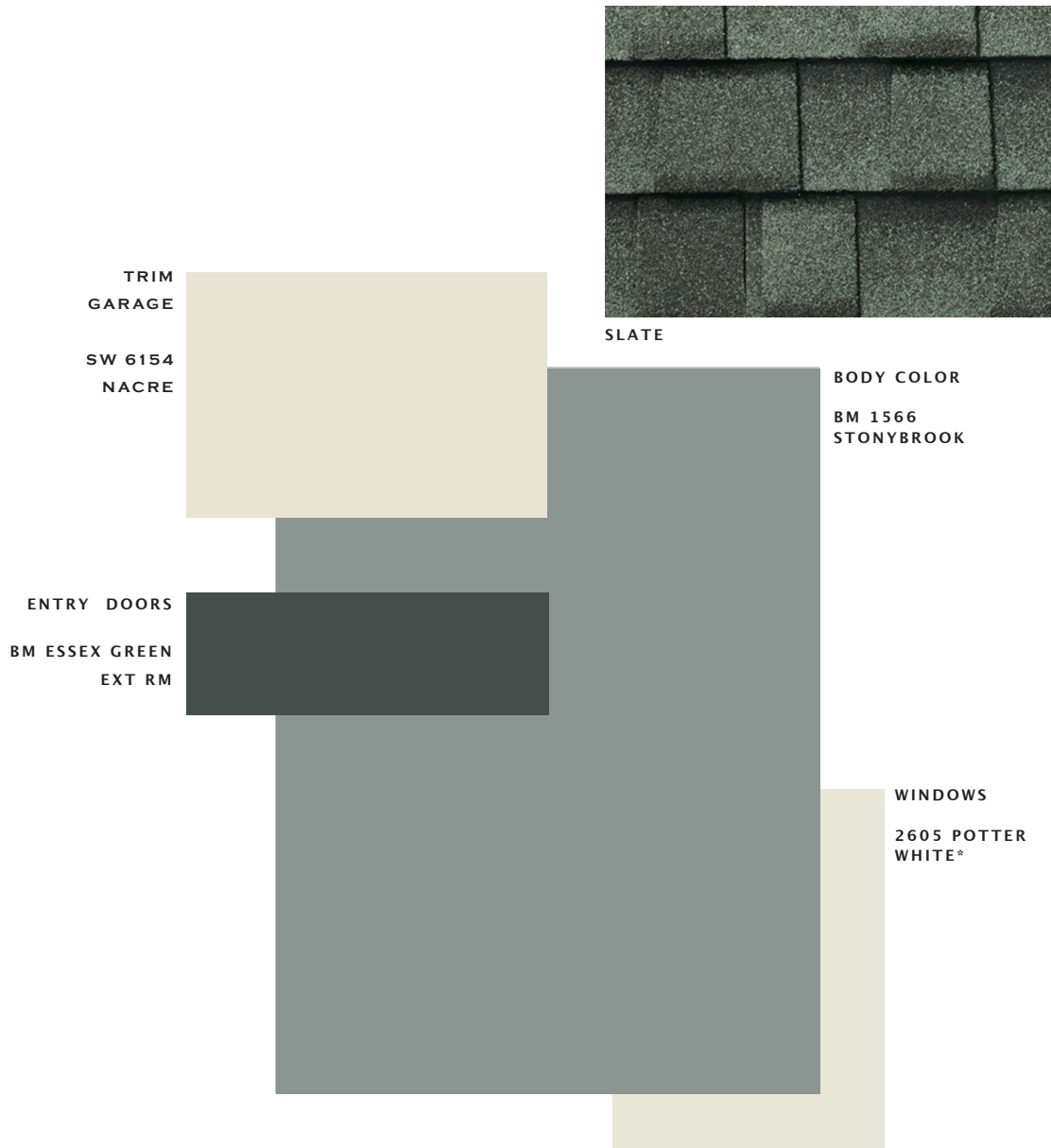
PAGE 1 OF 1

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

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

BELGATOS
ROBSON HOMES

LOT 5
(APPLICABLE TO FARMHOUSE)



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

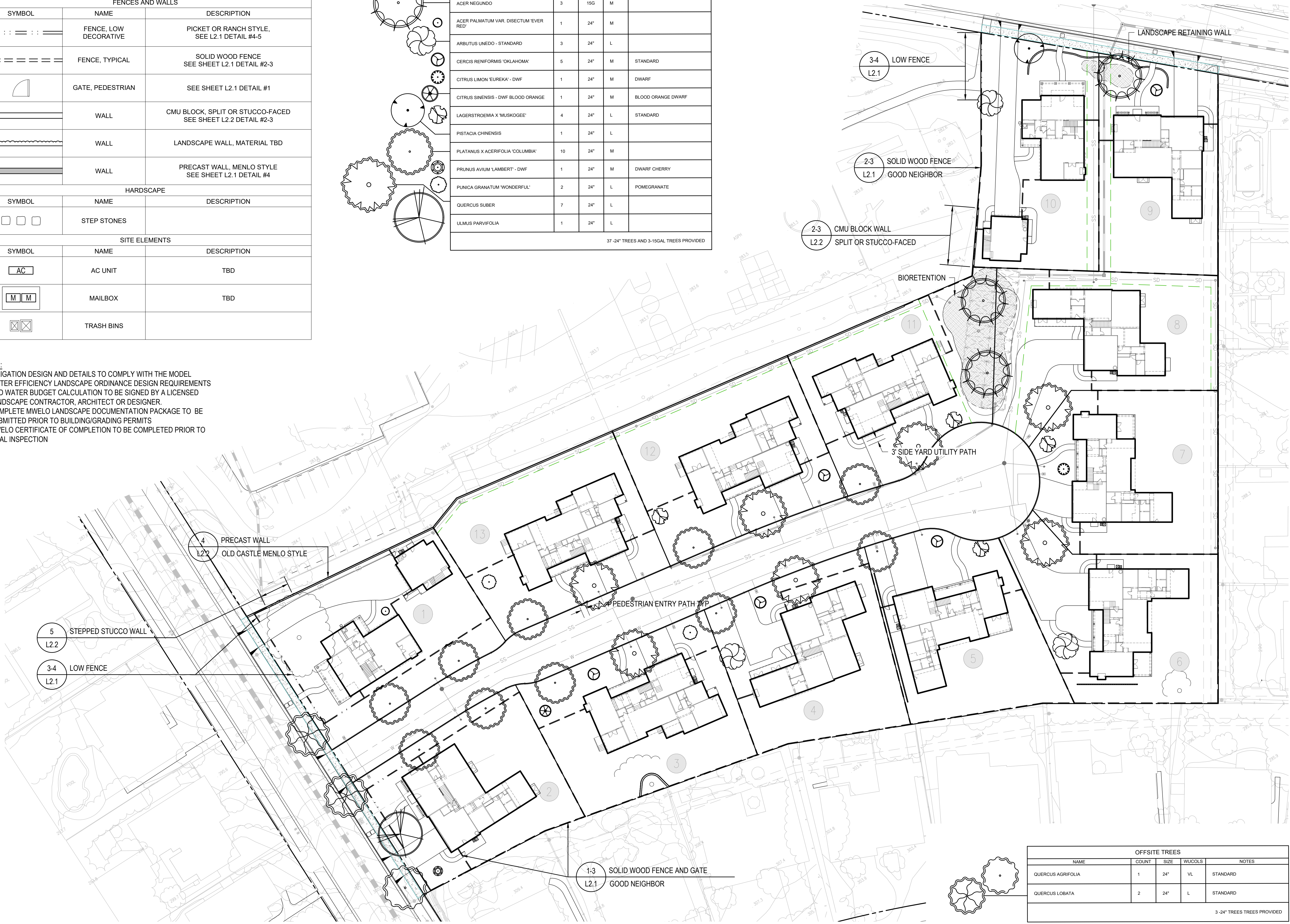


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DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=40'-0"

LEGEND		
FENCES AND WALLS		
SYMBOL	NAME	DESCRIPTION
	FENCE, LOW DECORATIVE	PICKET OR RANCH STYLE, SEE L2.1 DETAIL #4-5
	FENCE, TYPICAL	SOLID WOOD FENCE SEE SHEET L2.1 DETAIL #2-3
	GATE, PEDESTRIAN	SEE SHEET L2.1 DETAIL #1
	WALL	CMU BLOCK, SPLIT OR STUCCO-FACED SEE SHEET L2.2 DETAIL #2-3
	WALL	LANDSCAPE WALL, MATERIAL TBD
	WALL	PRECAST WALL, MENLO STYLE SEE SHEET L2.1 DETAIL #4
HARDSCAPE		
SYMBOL	NAME	DESCRIPTION
	STEP STONES	
SITE ELEMENTS		
SYMBOL	NAME	DESCRIPTION
	AC UNIT	TBD
	MAILBOX	TBD
	TRASH BINS	

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

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				



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

220 BELGATOS RD
LOS GATOS, CA

CONCEPTUAL
LAYOUT PLAN

DESIGN

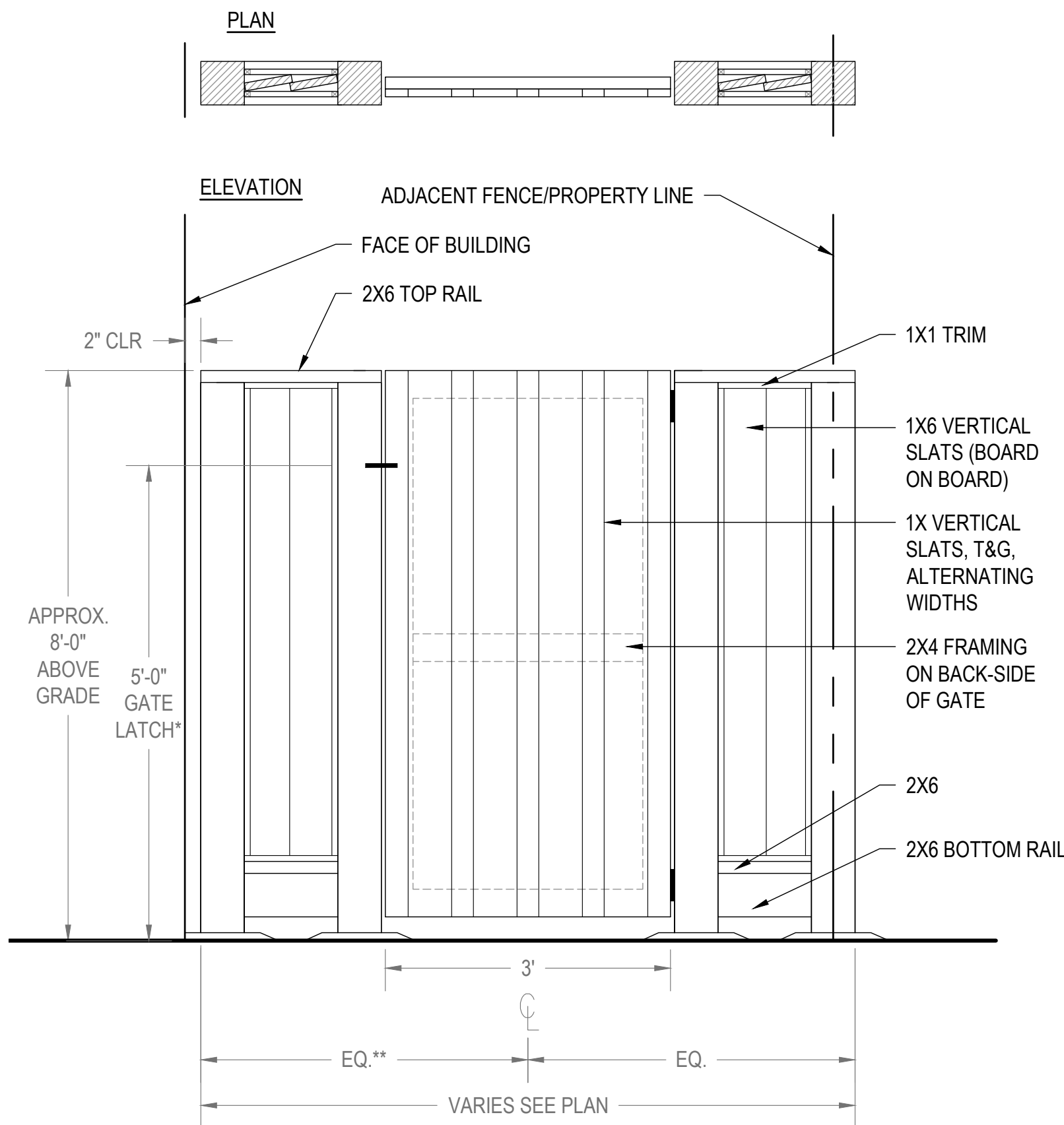
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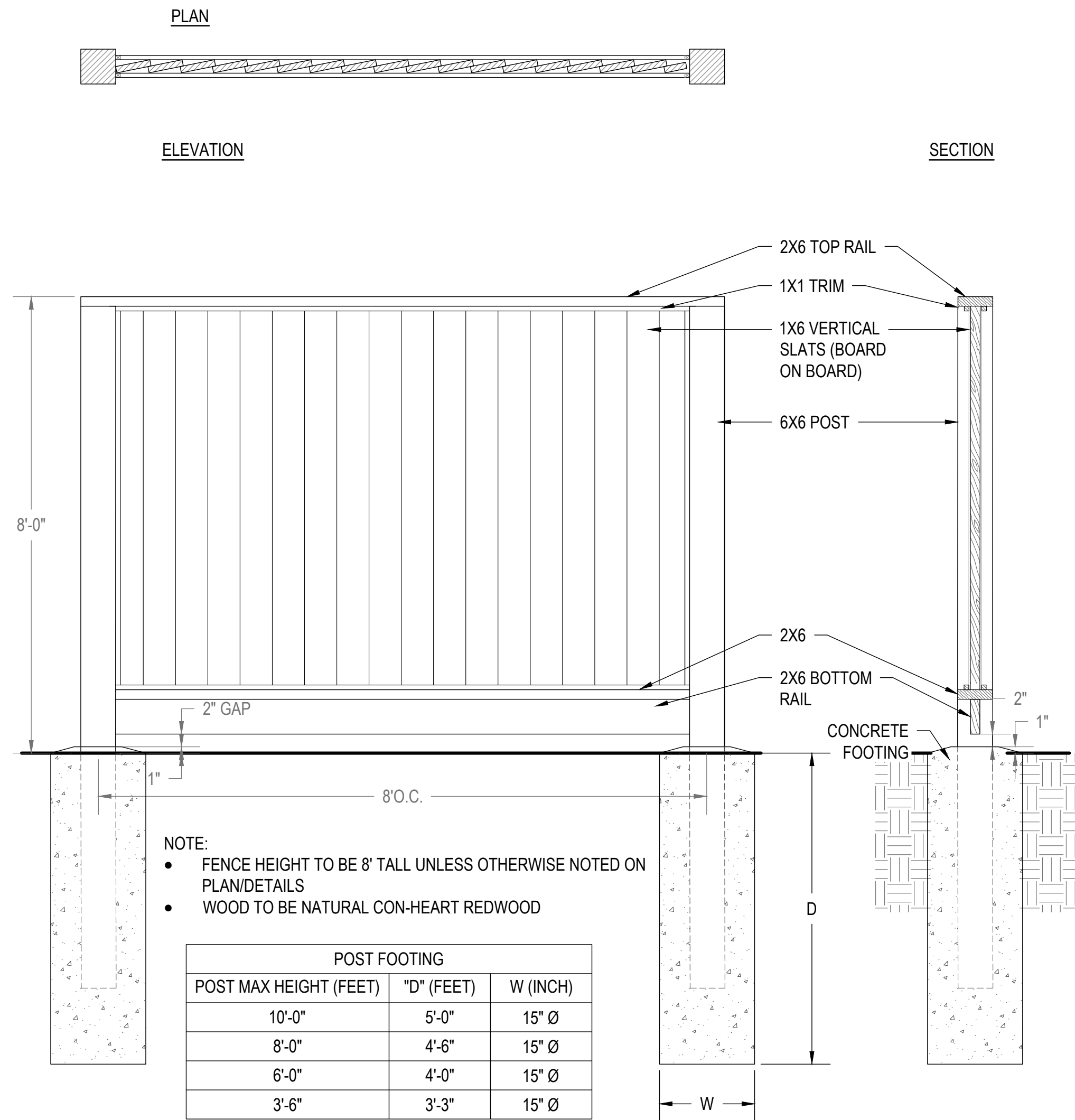
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
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SCALE: 1"=30'-0"



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

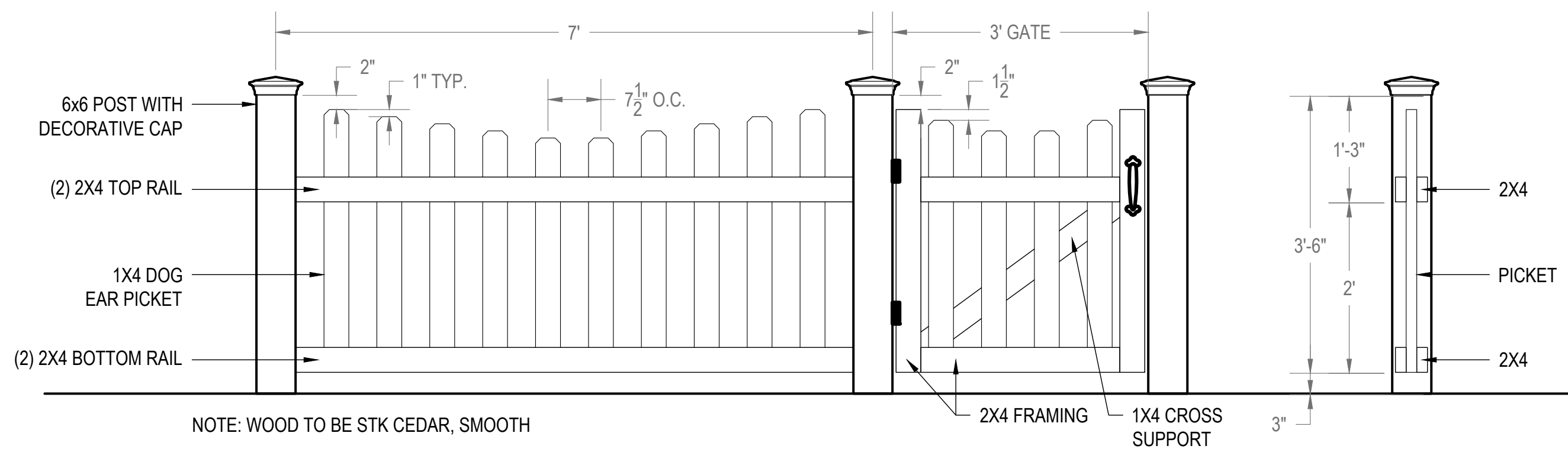
POST FOOTING		
POST MAX HEIGHT (FEET)	"D" (FEET)	W (INCH)
10'-0"	5'-0"	15" Ø
8'-0"	4'-6"	15" Ø
6'-0"	4'-0"	15" Ø
3'-6"	3'-3"	15" Ø

1 PEDESTRAIN GATE
SOLID WOOD

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

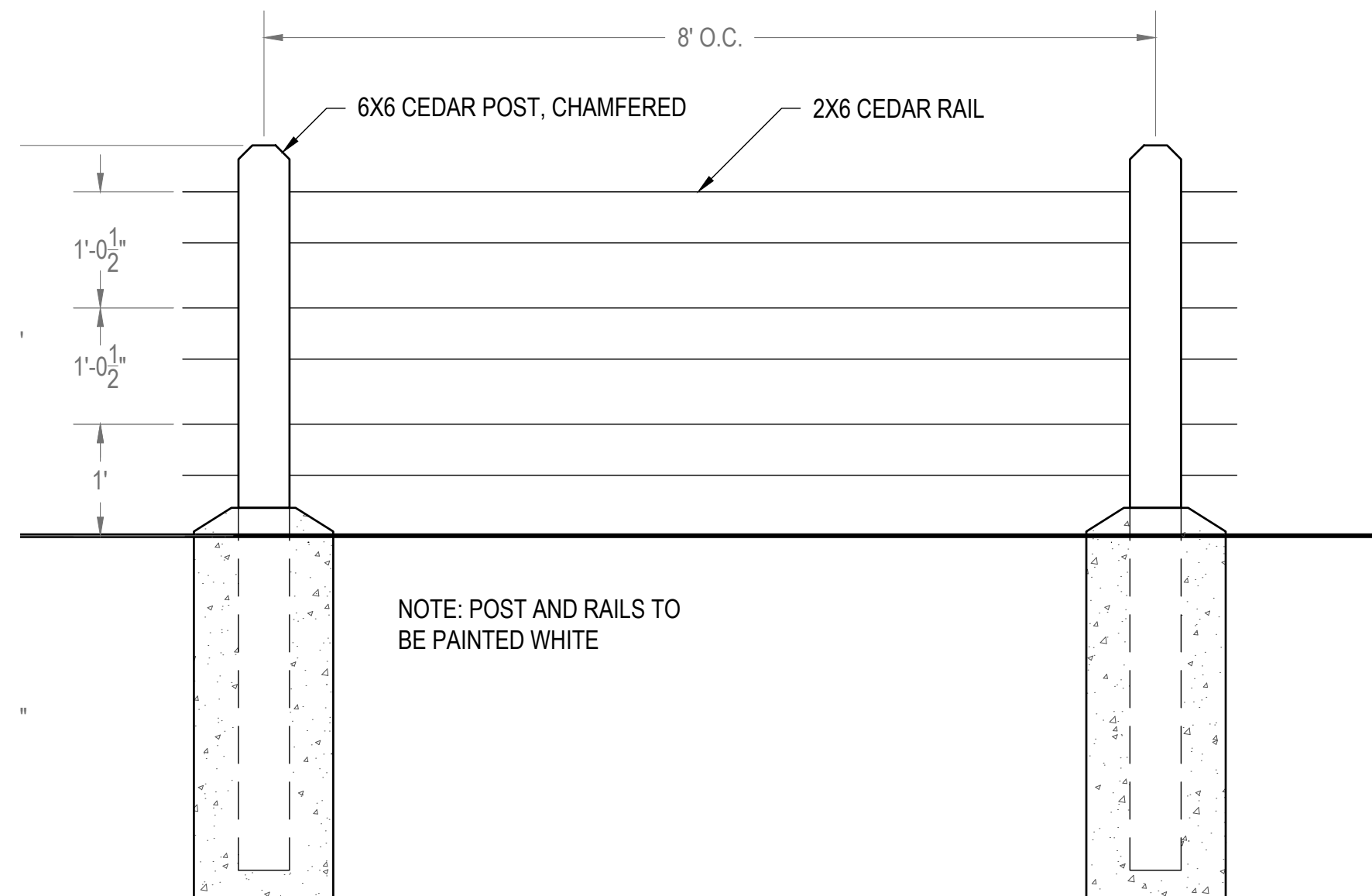
2 GOOD NEIGHBOR FENCE
SOLID WOOD

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"

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LANDSCAPE FENCE
DETAILS

DESIGN

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DESIGN FOCUS
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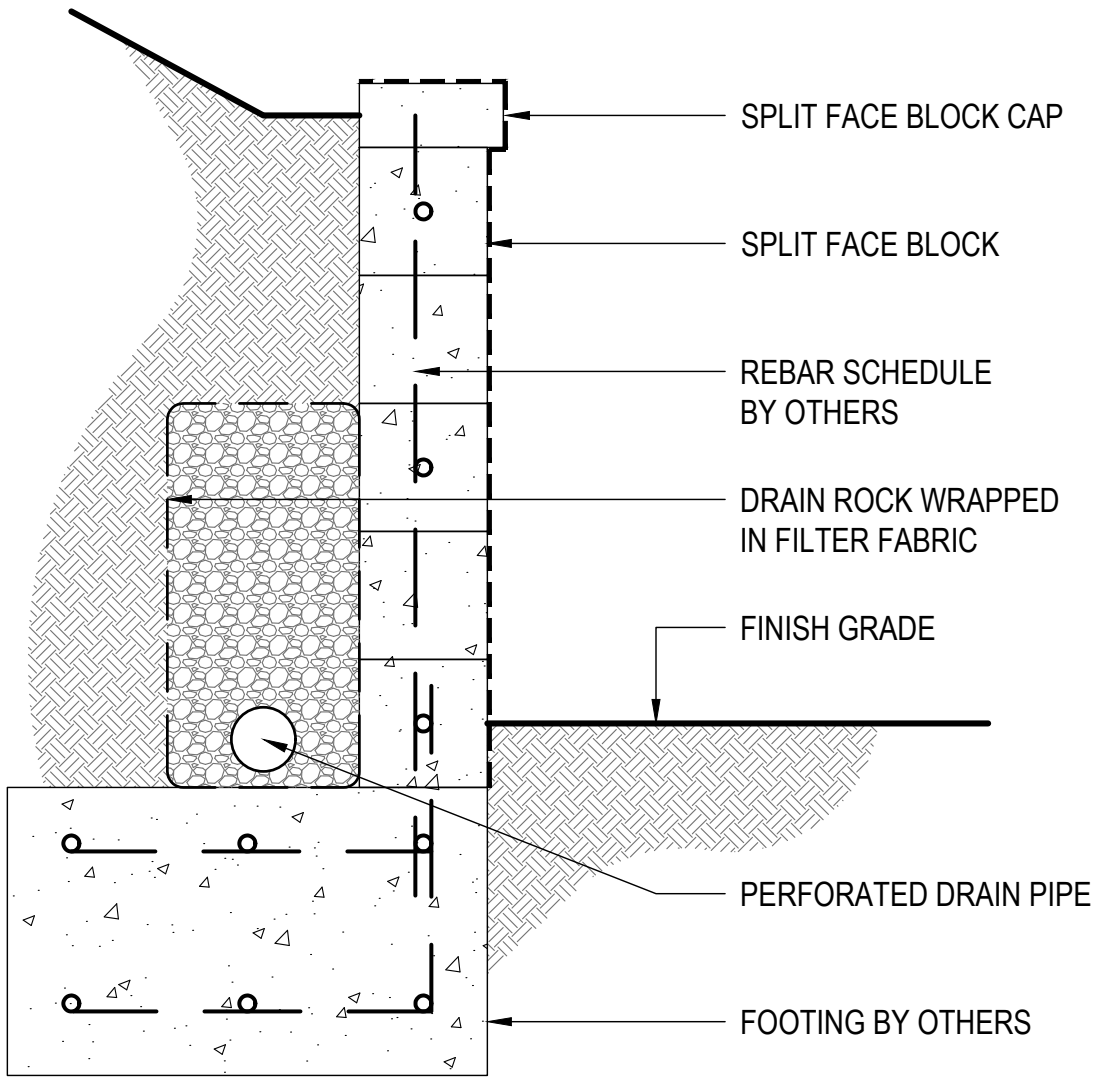


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DESIGN BY: RJD
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SCALE: AS NOTED

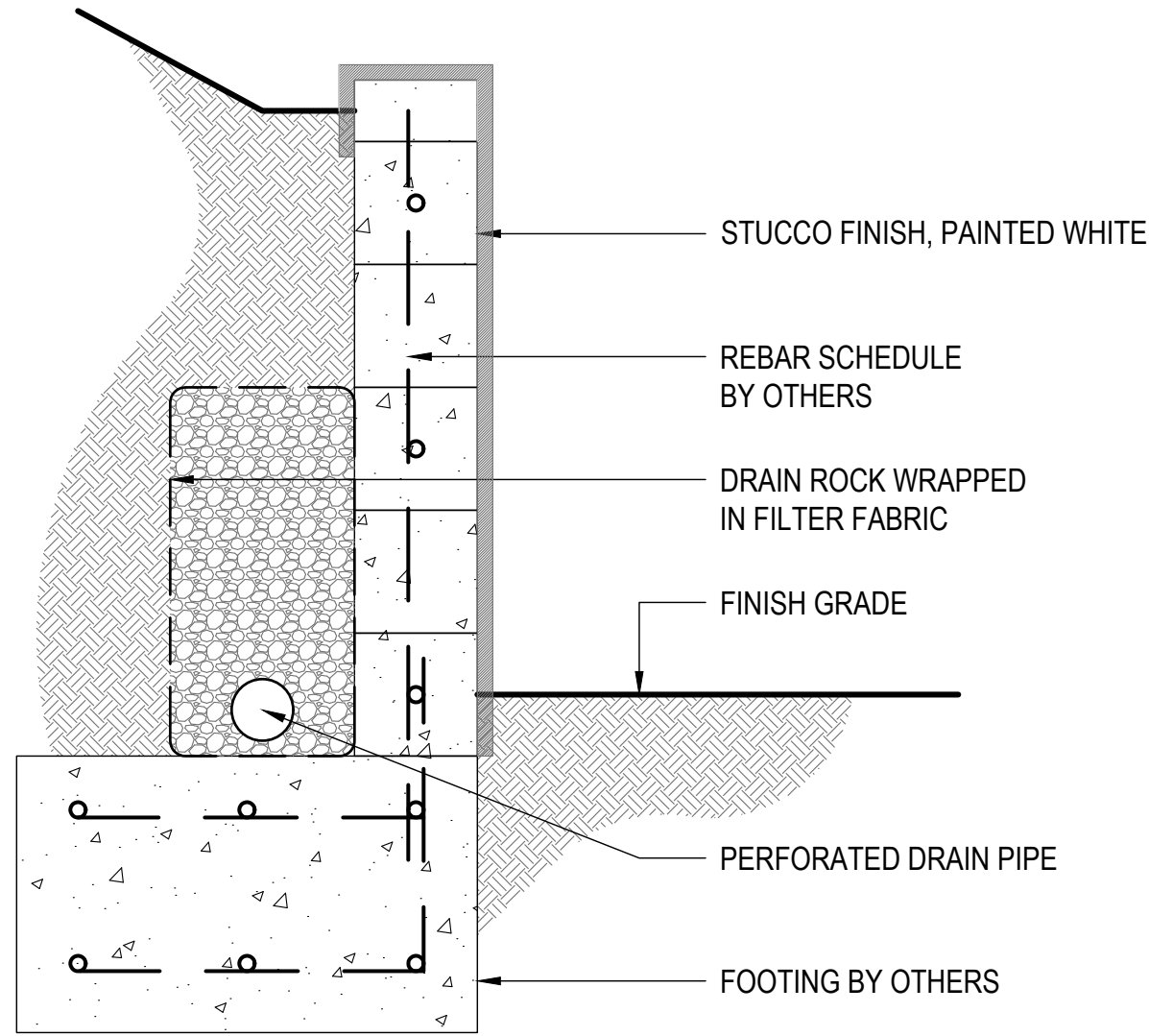
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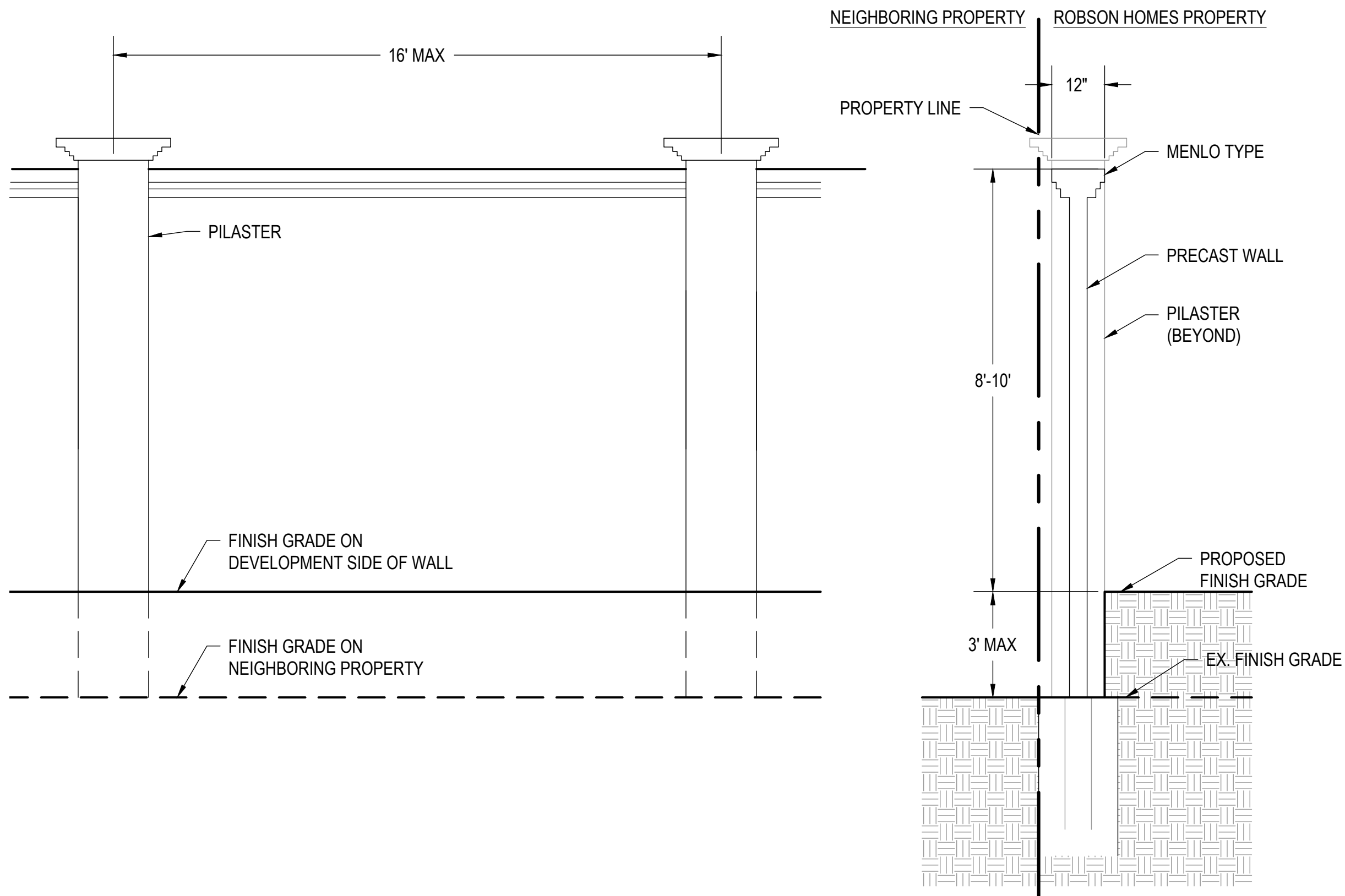
1 LANDSCAPE WALL
SCALE: 1"=1'-0"



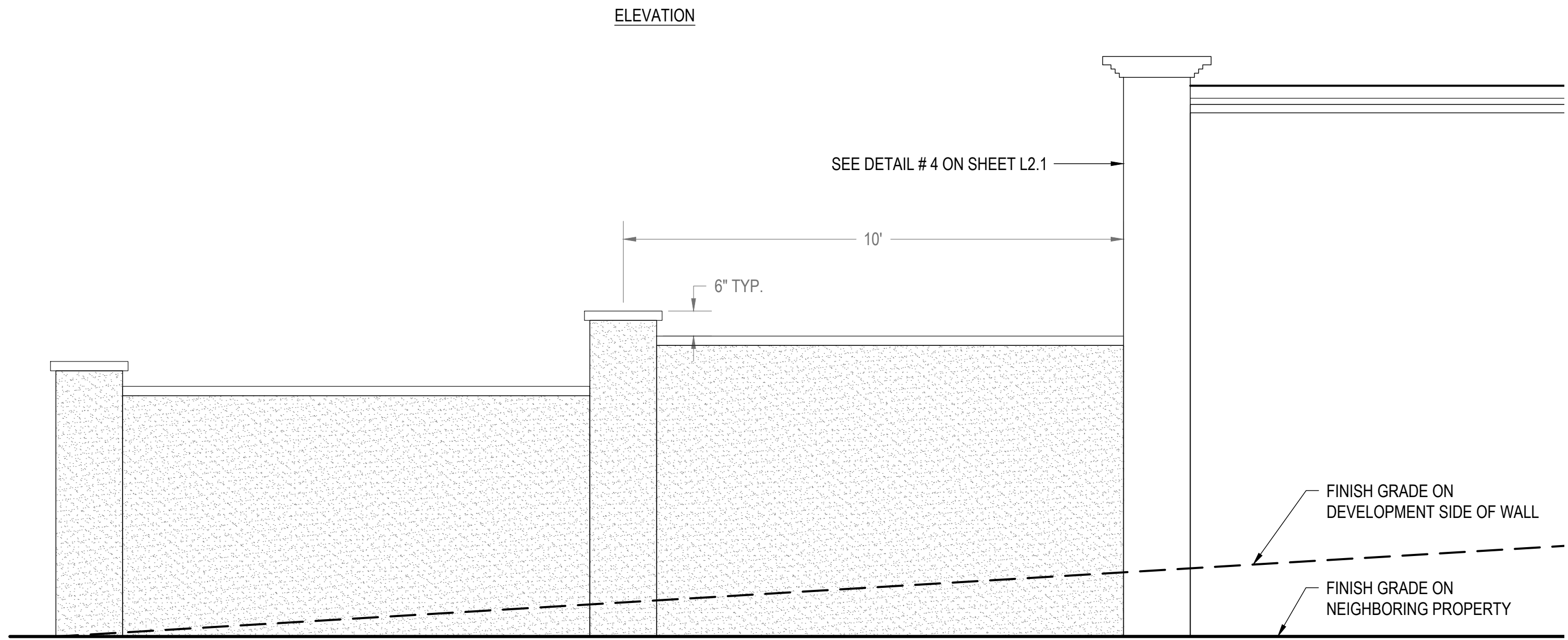
2 CMU RETAINING WALL
SPLIT-FACED
NOTE: LOCATION PENDING PER GRADING PLAN
SCALE: 1"=1'-0"



3 CMU RETAINING WALL
STUCCO-FACED
NOTE: LOCATION PENDING PER GRADING PLAN
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

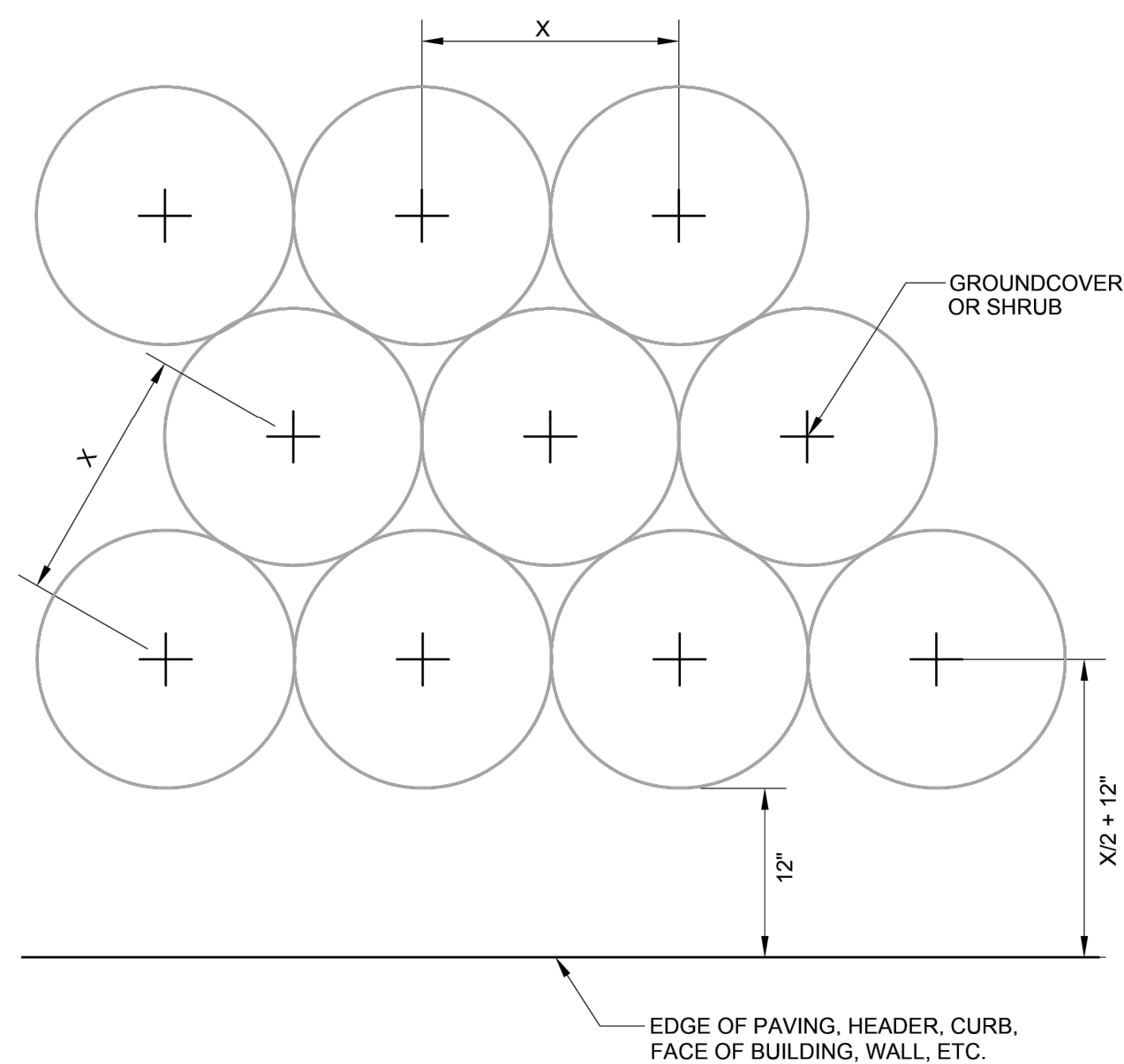
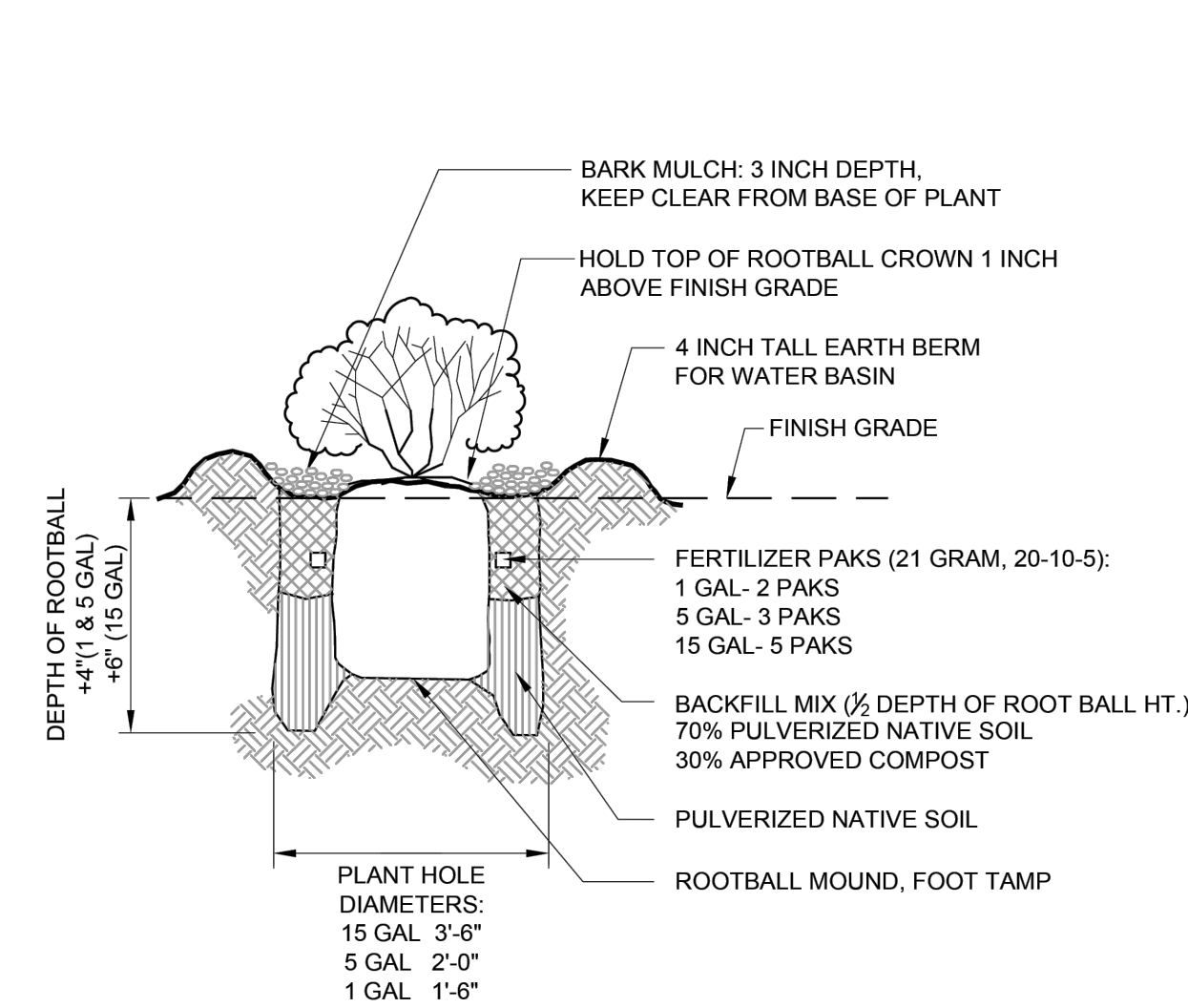
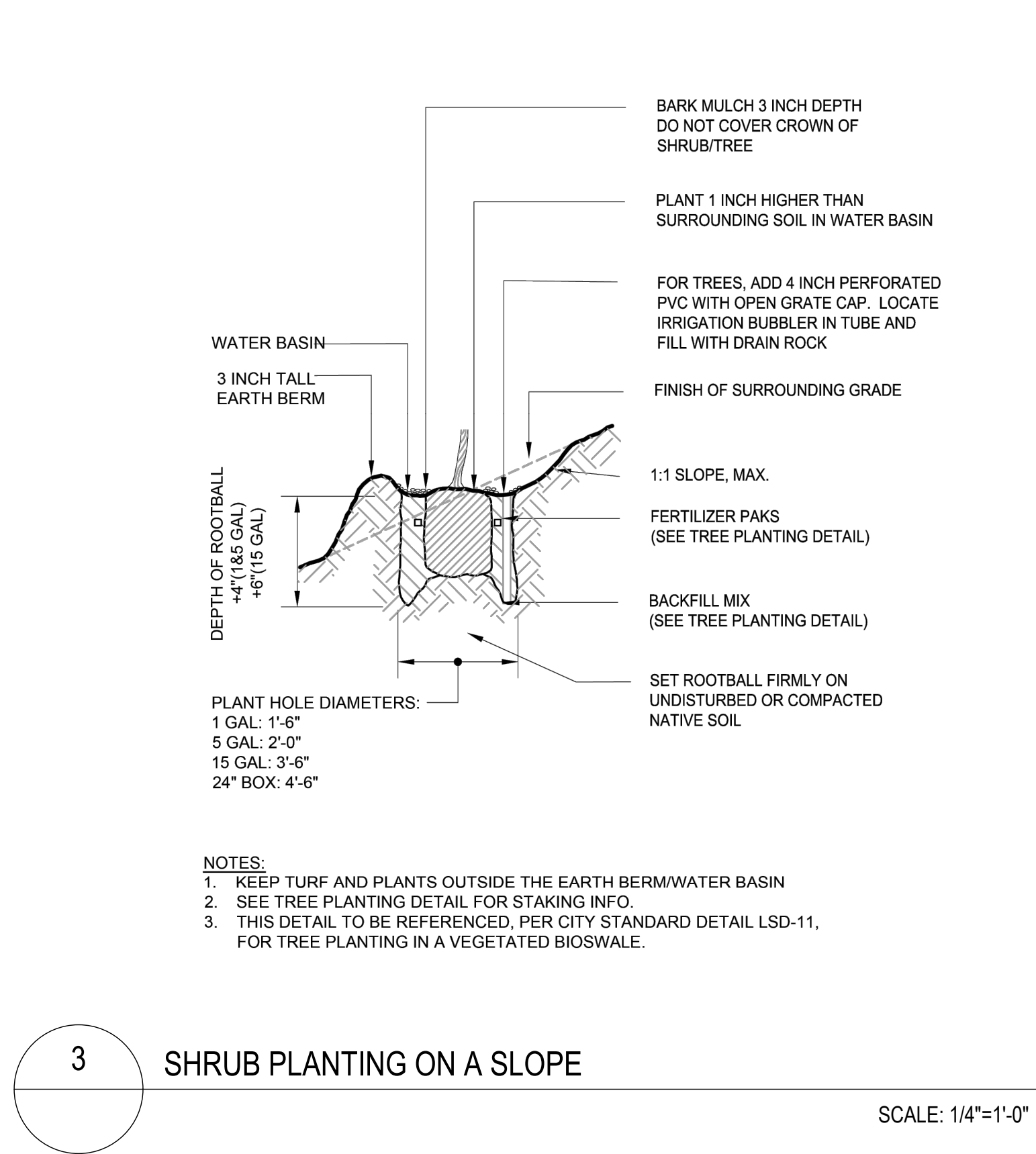
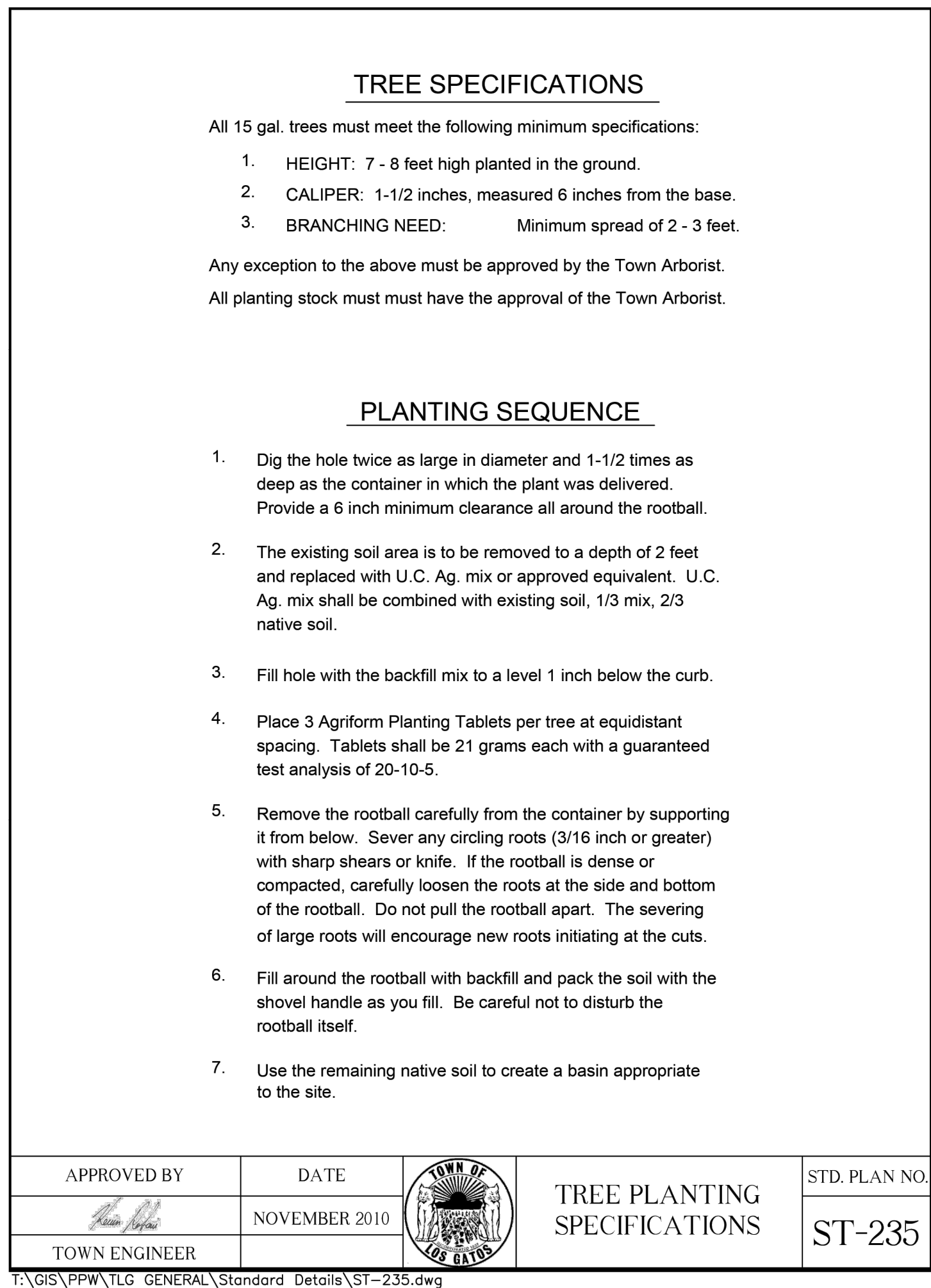
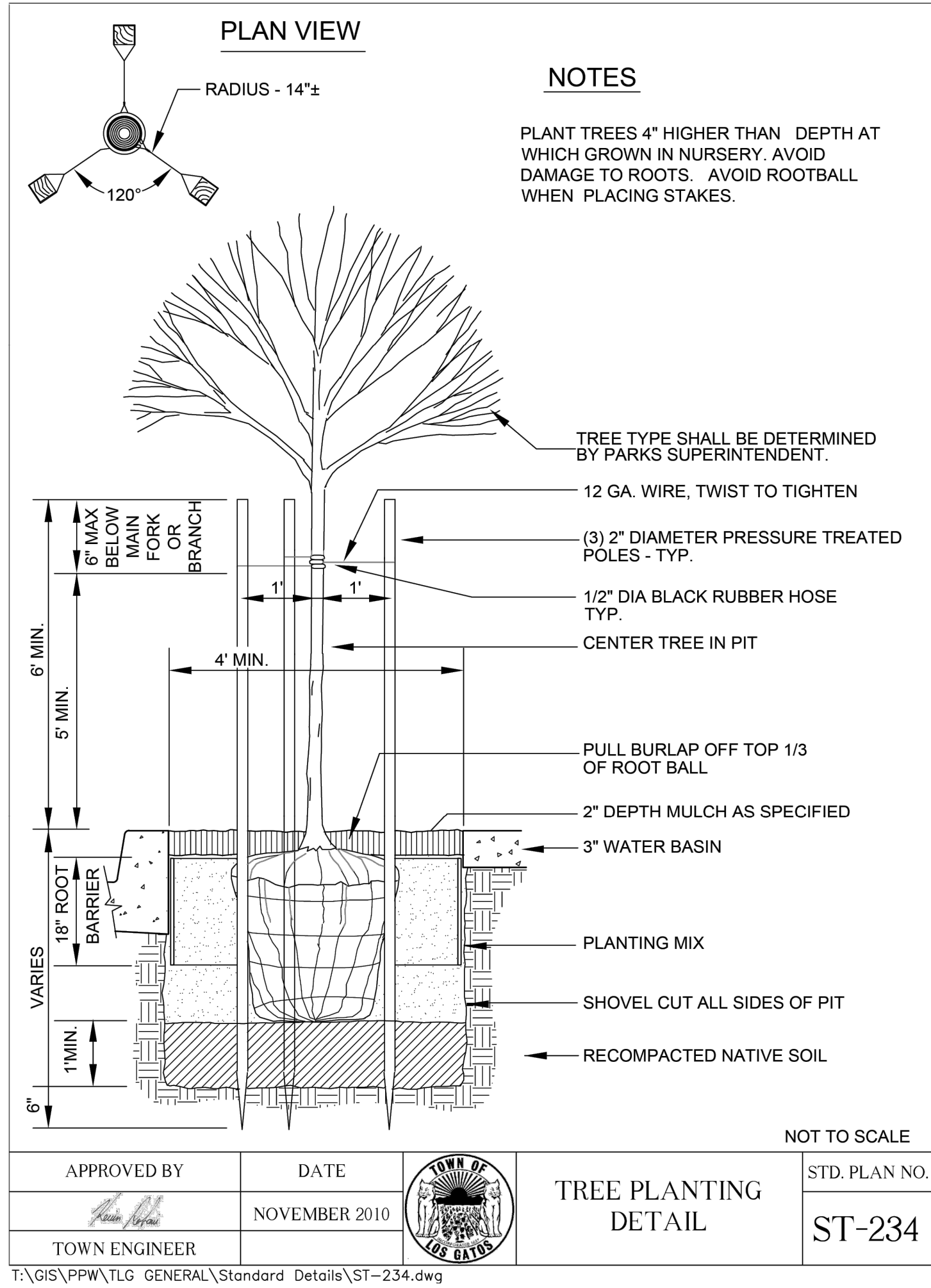
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FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

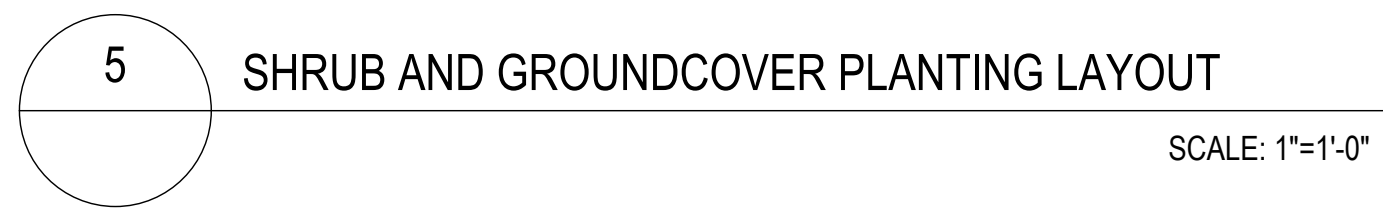
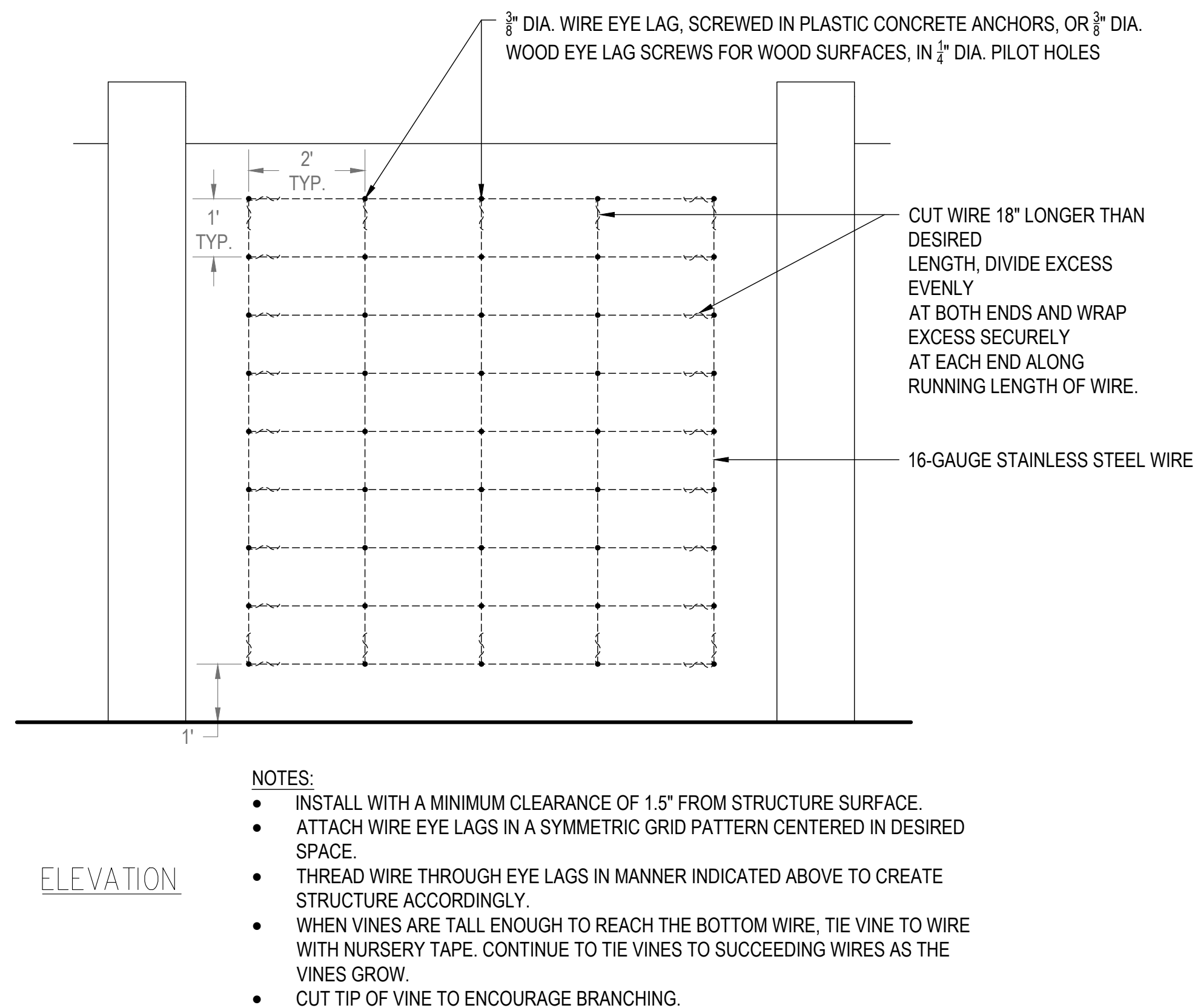
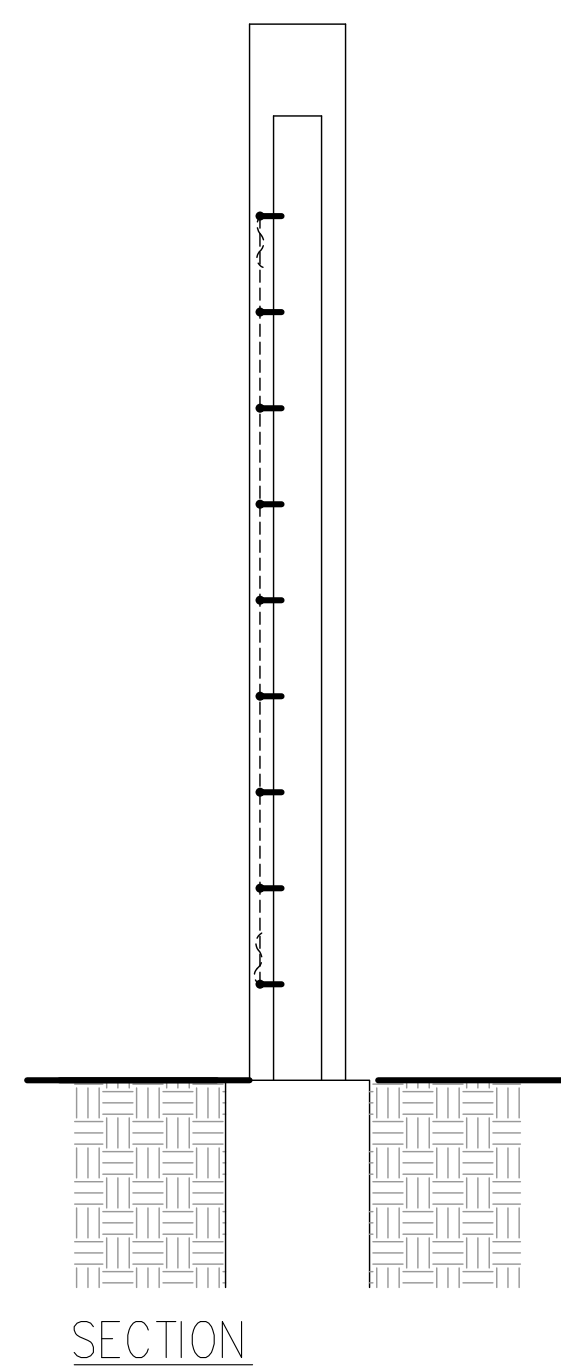


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SCALE: AS NOTED



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)



220 BELGATOS RD
LOS GATOS, CA

PLANTING
DETAILS

DESIGN

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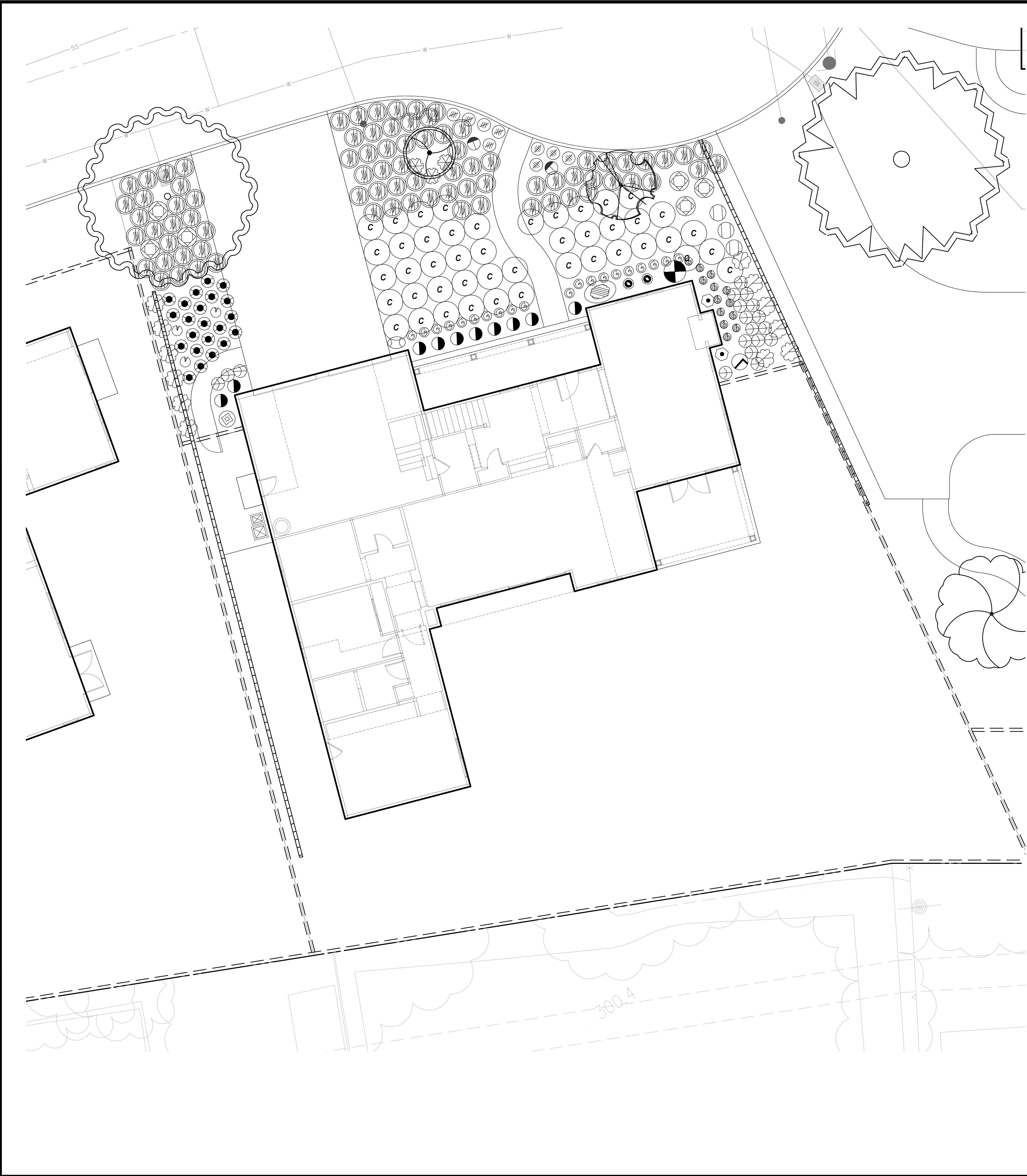
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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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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
LOS GATOS, CA

TYPICAL PLANTING
PLAN - ATTACHED
GARAGE

DESIGN

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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SITE PLANTING:



ACHILLEA MILLEFOLIUM 'LA LUNA'



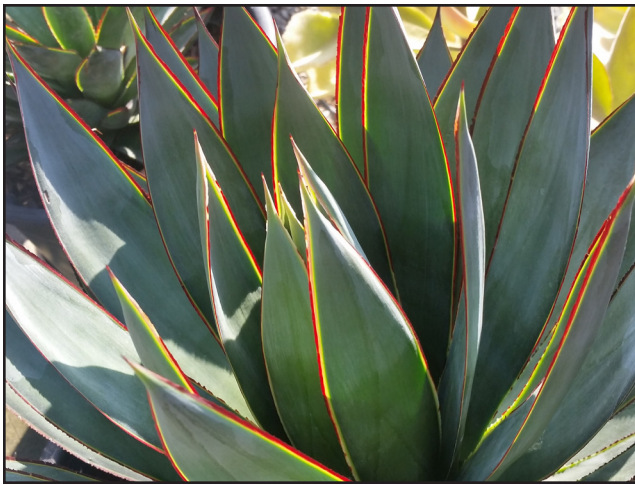
ACHILLEA 'MOONSHINE'



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



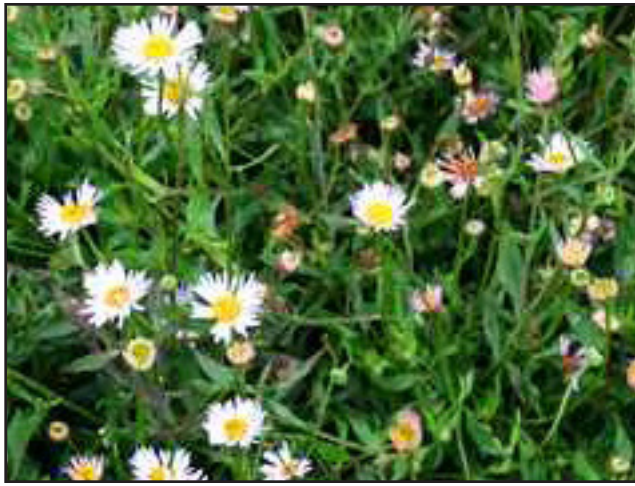
CHONDROPETALUM TECTORUM 'EL
CAMPO'



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



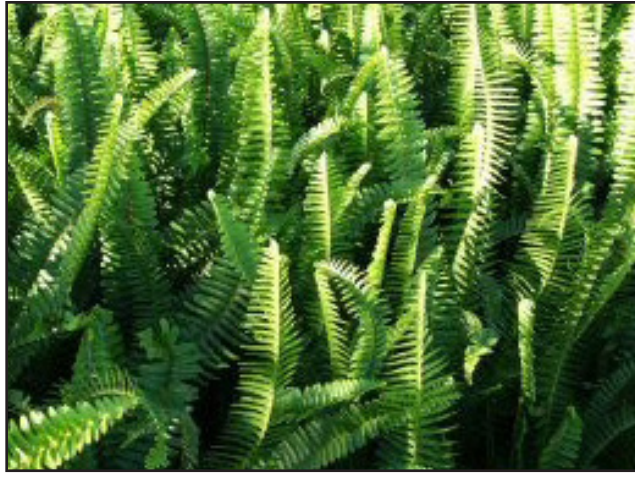
LOMANDRA LONGIFOLIA 'BREEZE'



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'



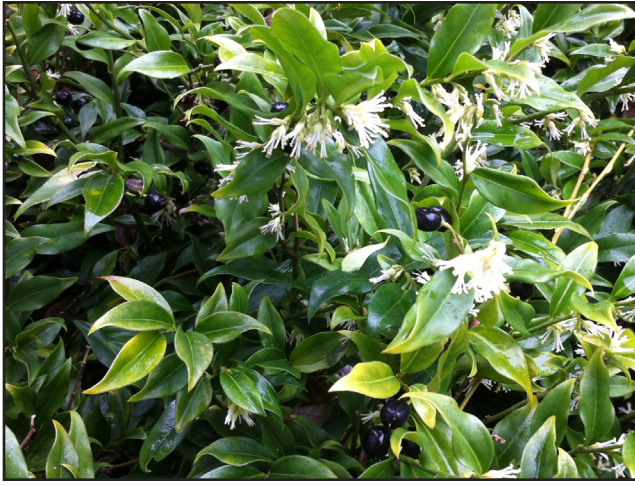
ROSA 'LADY BANKSIA' - WHITE



ROSMARINUS OFFICINALIS 'TUSCAN
BLUE'



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SYRINGA VULGARIS



WOODWARDIA FIMBRIATA

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PLANT PALETTE

DESIGN

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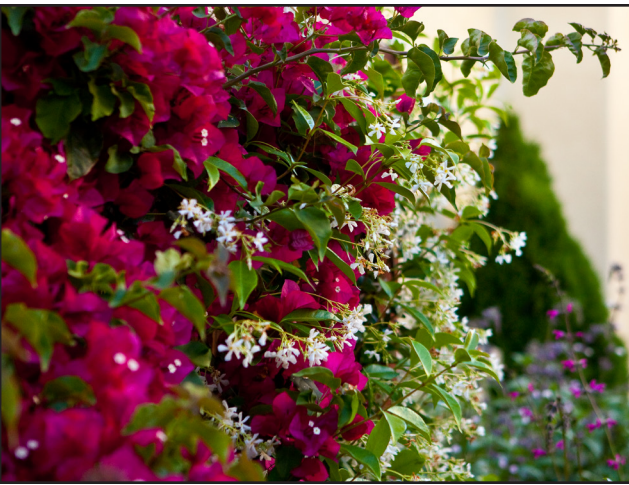
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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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. DISSECTUM
'EVER RED'



LAGERSTROEMIA X 'MUSKOGEE'



PISTACIA CHINENSIS



PLATANUS X ACERIFOLIA
'COLUMBIA'



QUERCUS AGRIFOLIA



QUERCUS LOBATA

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PLANT PALETTE

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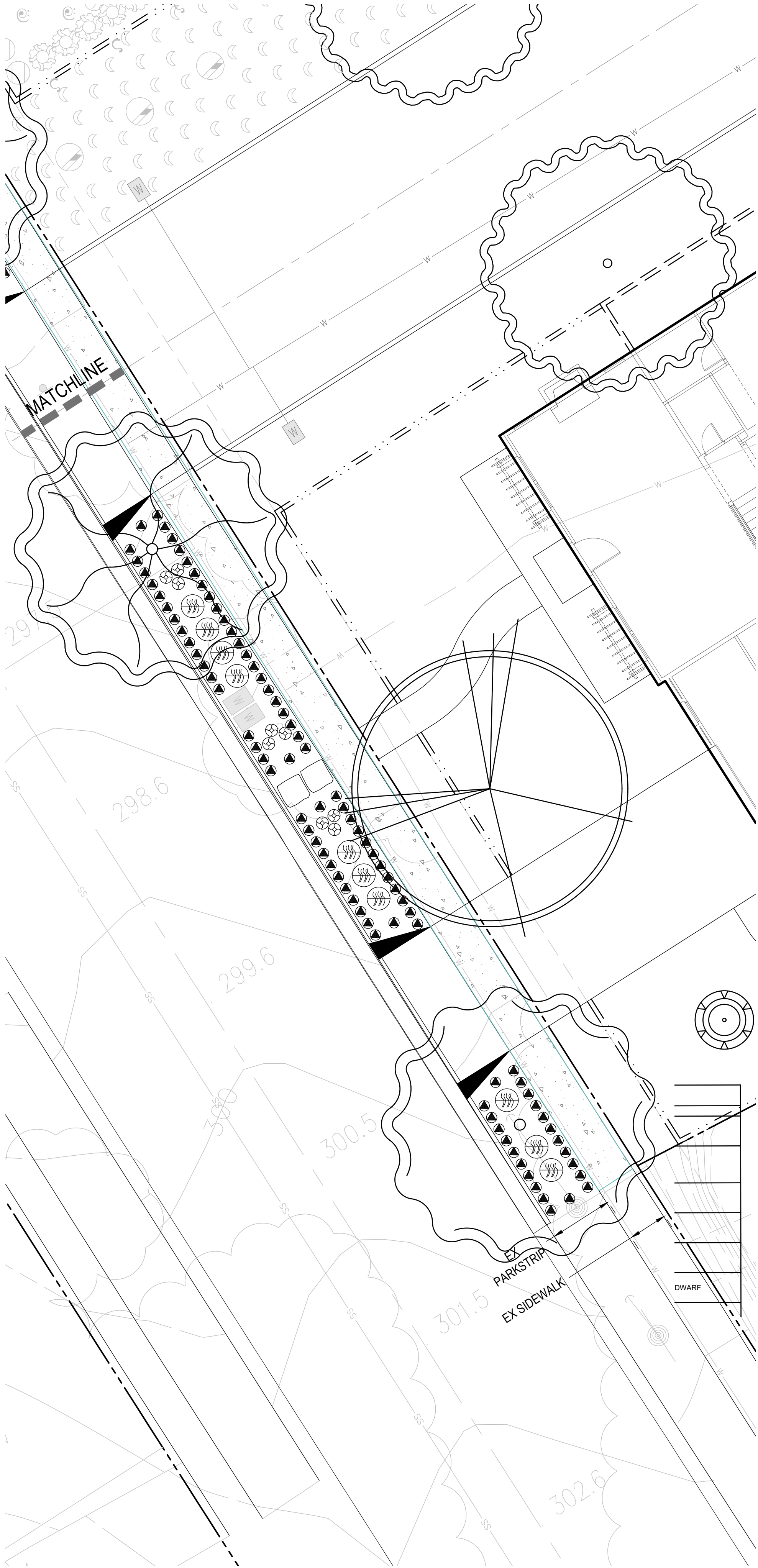
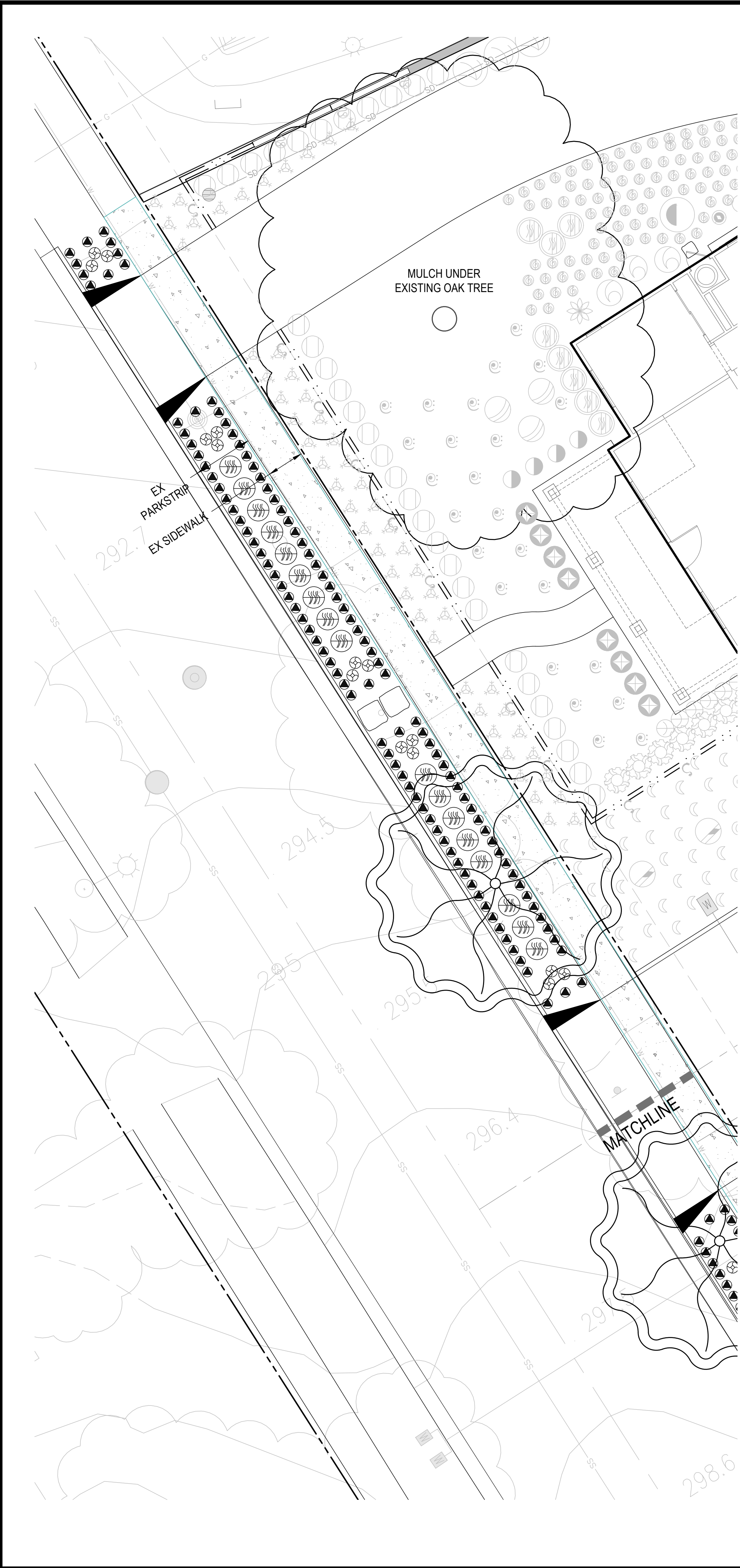
FOCUS

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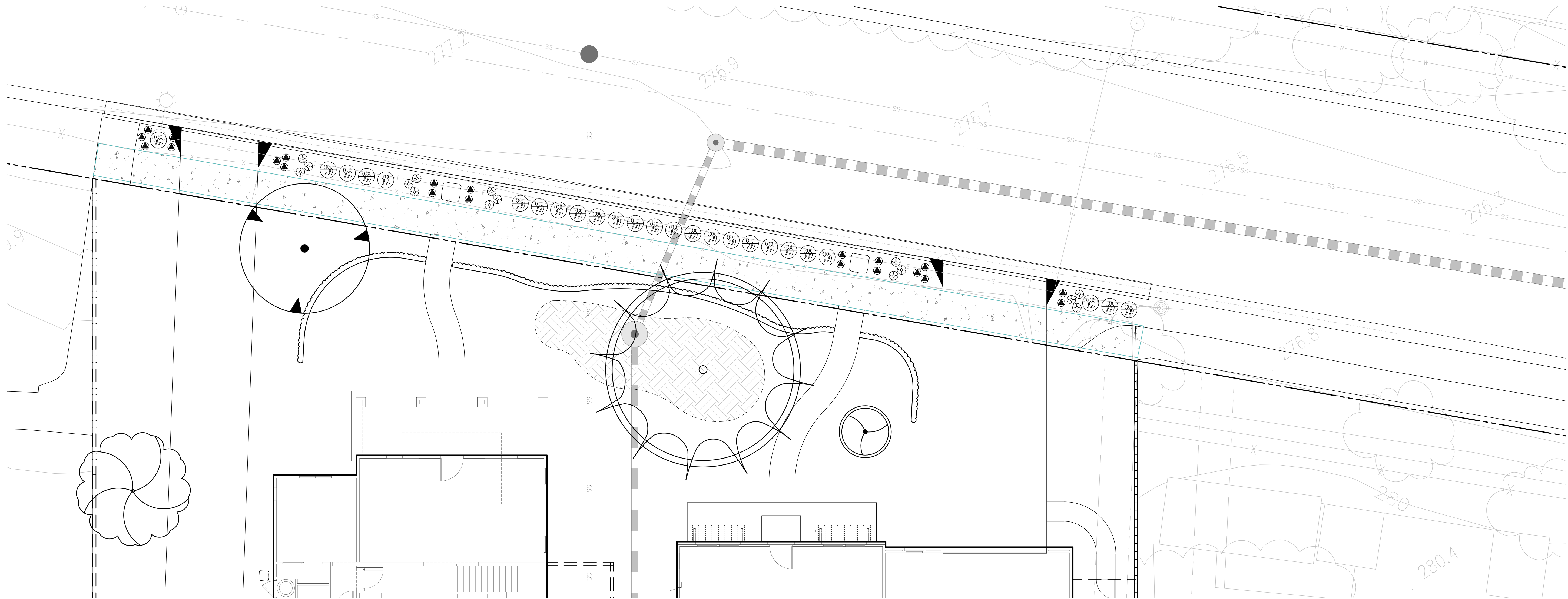
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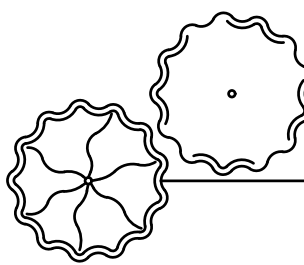
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DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

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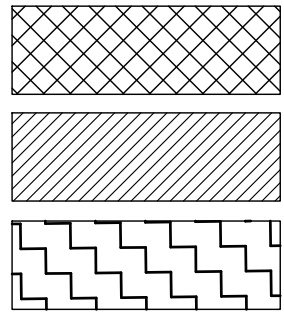
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
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DRAWN BY: KH
SCALE: 1/8"=1'-0"

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%



220 BELGATOS RD
LOS GATOS, CA

HYDROZONE

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,MO
SCALE: 1"=30'-0"

