

LOT 10



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:



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

LANDSCAPE:



DESIGN FOCUS

LANDSCAPE ARCHITECTURE & CONSTRUCTION

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

GOVERNMENT AGENCIES:

TOWN OF LOS GATOS
CONTACT: JOCELYN SHOOPMAN
110 E. MAIN STREET
LOS GATOS, CA 95030
PHONE: (408) 354-6867

CIVIL ENGINEER:



**Civil
Engineering
Associates**

Civil Engineers • Planners • Surveyors

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



SHEET INDEX

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- A11.0 SHADOW STUDY
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LANDSCAPE:

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- L2.2 LANDSCAPE WALL DETAILS
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- L3.3 PLANT PALETTE
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- L4.2 OFFSITE PLANTING BELLEVUE DRIVE
- L5.0 HYDROZONE

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

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

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.

NO.	DATE	REVISIONS	BY
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ROBSON HOMES

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

PLANNING

220 BELGATOS ROAD

ARCHITECTURE AND SITE APPLICATION

EXISTING CONDITIONS

CALIFORNIA

LOS GATOS

PREPARED FOR:

220 BELGATOS ROAD

DATE

04/09/2025

SCALE

SEE PLAN

DESIGNED

JG

DRAWN

CH

JOB NO.

23-149

SHEET

C2

2

OF

9

SHEETS

R:\PROJECT\2023\23149 belgatos - los gatosa\PLANNING\PD\2 EX COND.dwg Apr 10, 2025

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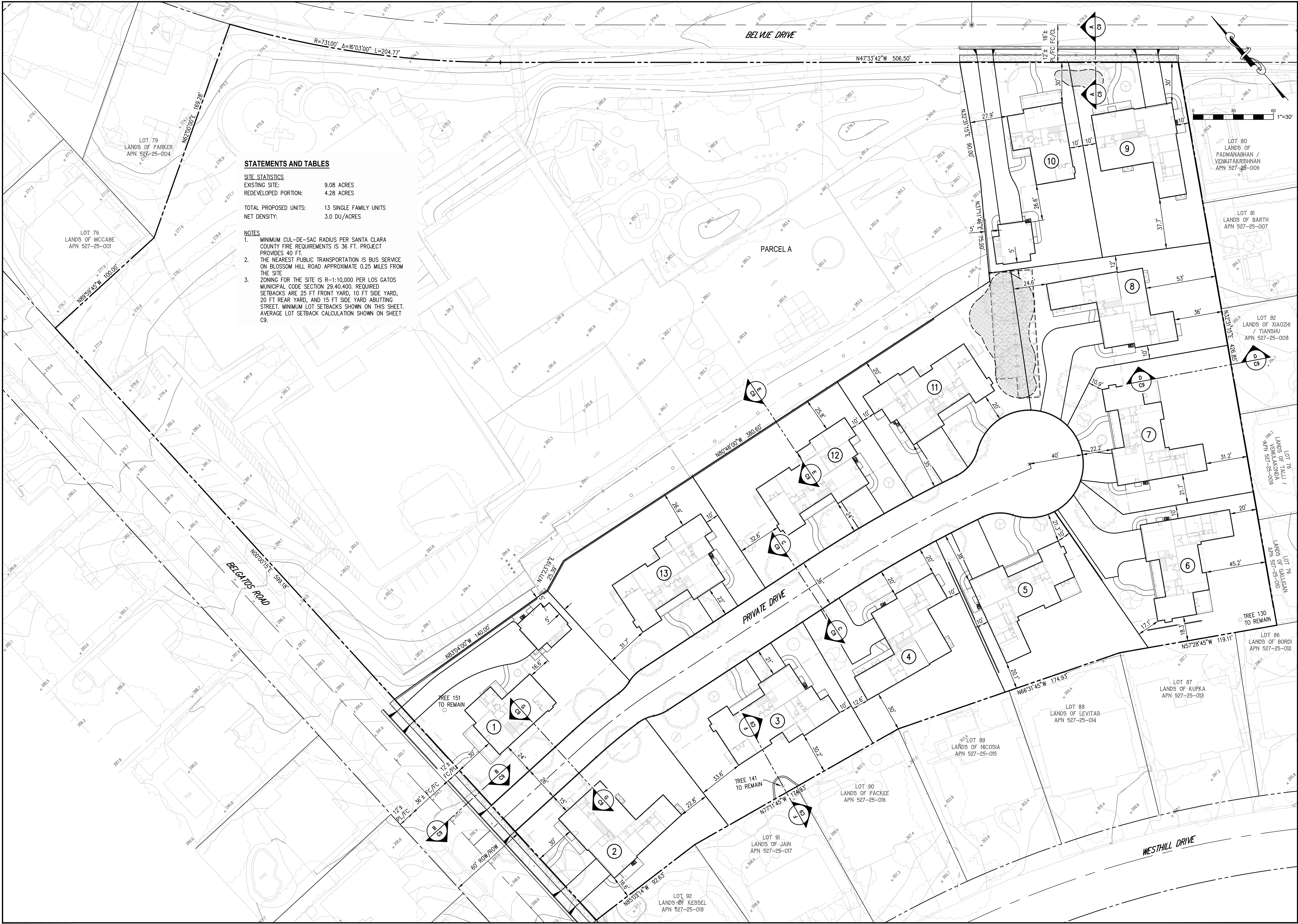
PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

220 BELGATOS ROAD
LOS GATOS
ARCHITECTURE AND SITE APPLICATION
ARBORIST REPORT
PLANNING
CALIFORNIA

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

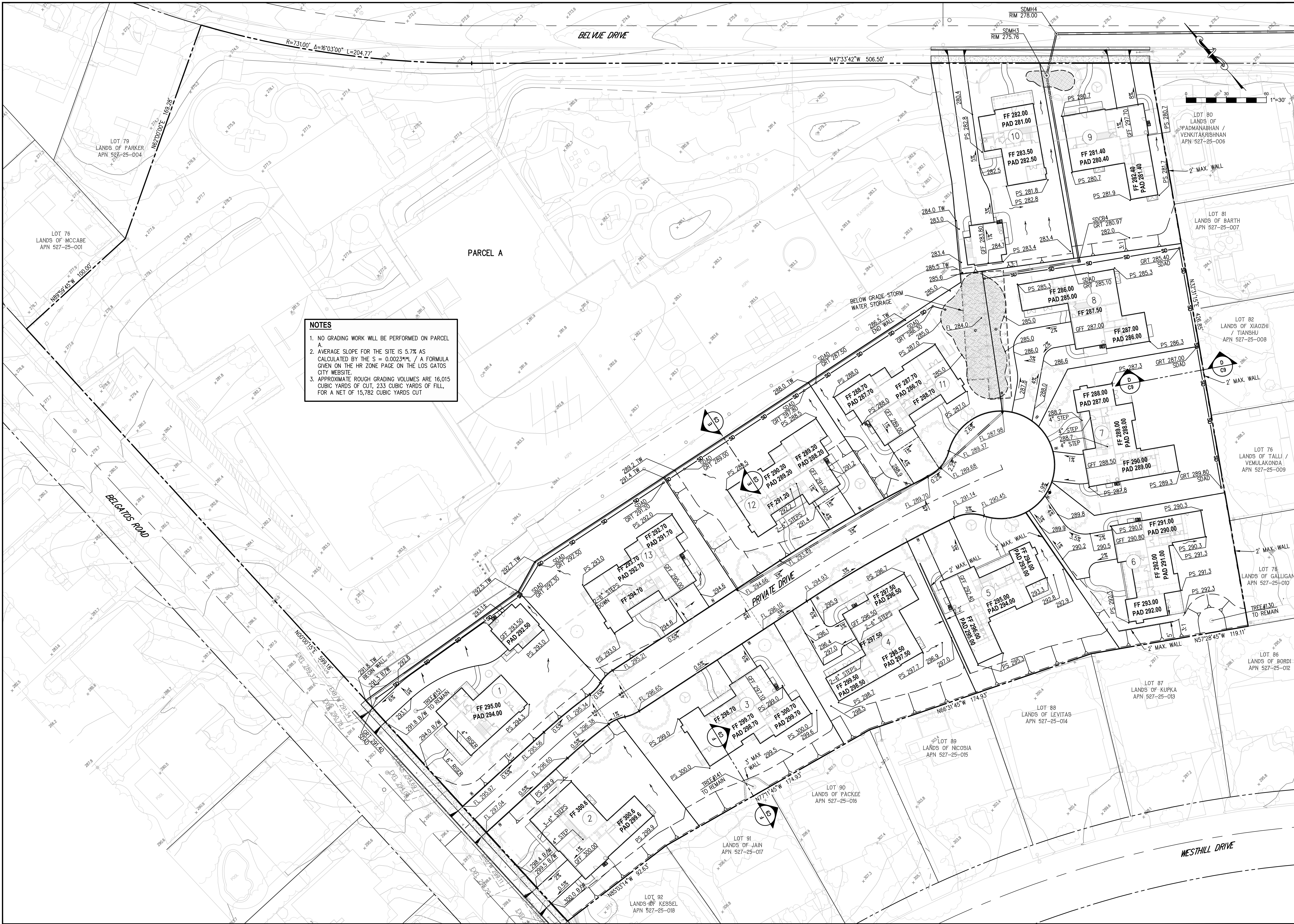
TOTAL PROPOSED UNITS: 13 SINGLE FAMILY UNITS
NET DENSITY: 3.0 DU/ACRES

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

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Civil Engineering Associates	
ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126	
PREPARED FOR:	
PLANNING	ARCHITECTURE AND SITE APPLICATION
220 BELGATOS ROAD	SITE PLAN
LOS GATOS	CALIFORNIA
DATE	04/09/2025
SCALE	SEE PLAN
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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 $S = 0.00231^{\circ}L / A$ 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.

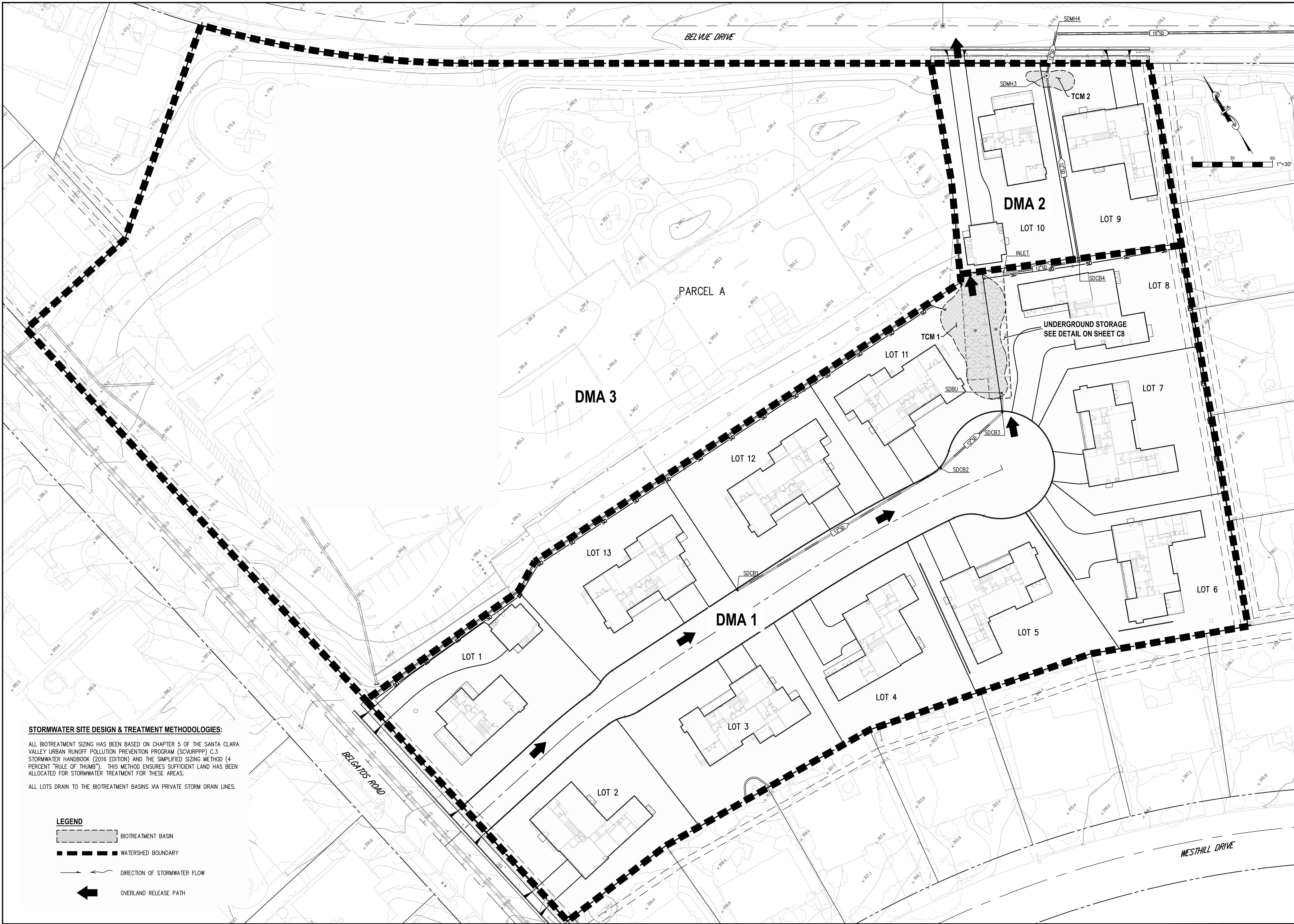
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SCALE	DESIGNED	DRAWN	JOB NO.	SHEET
SEE PLAN	JG	CH	23-149	C5

PLANNING	ARCHITECTURE AND SITE APPLICATION	LOS GATOS	CALIFORNIA
220 BELGATOS ROAD	GRADING & DRAINAGE PLAN		

PREPARED FOR:	CIVIL ENGINEERING ASSOCIATES	PLANNERS • SURVEYORS
ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126	Civil Engineering Associates 28 Bailey Avenue Campbell, CA 95008 T: (408) 453-1066	



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.

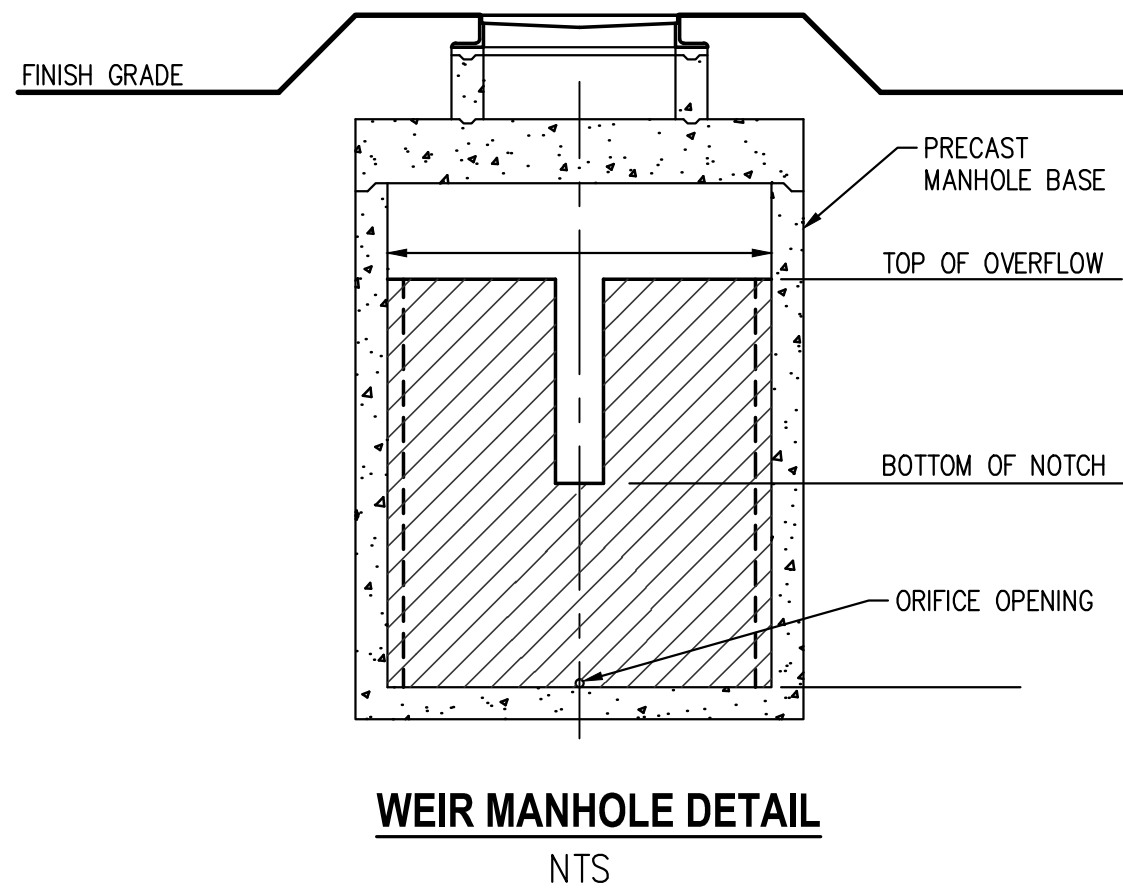
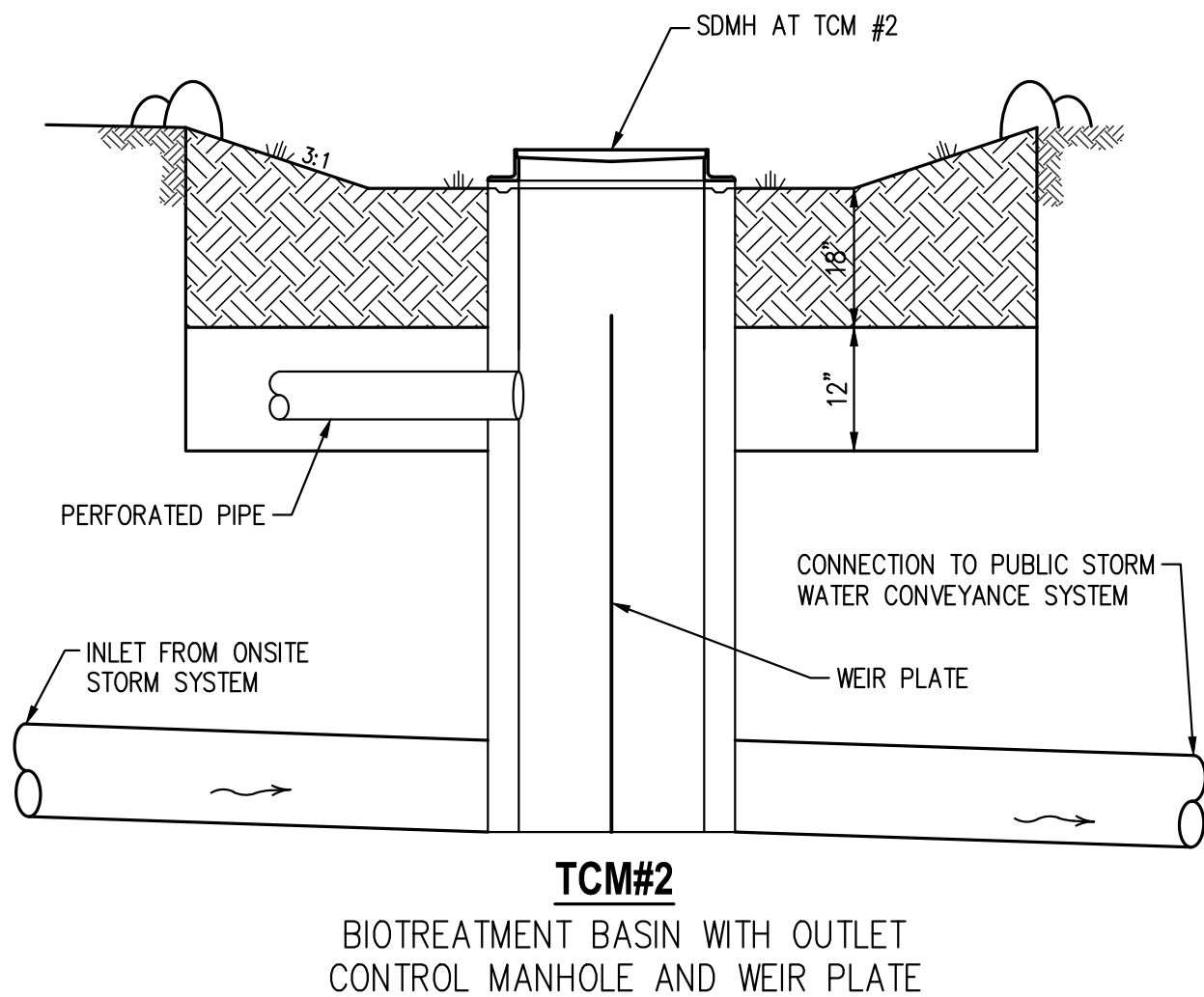
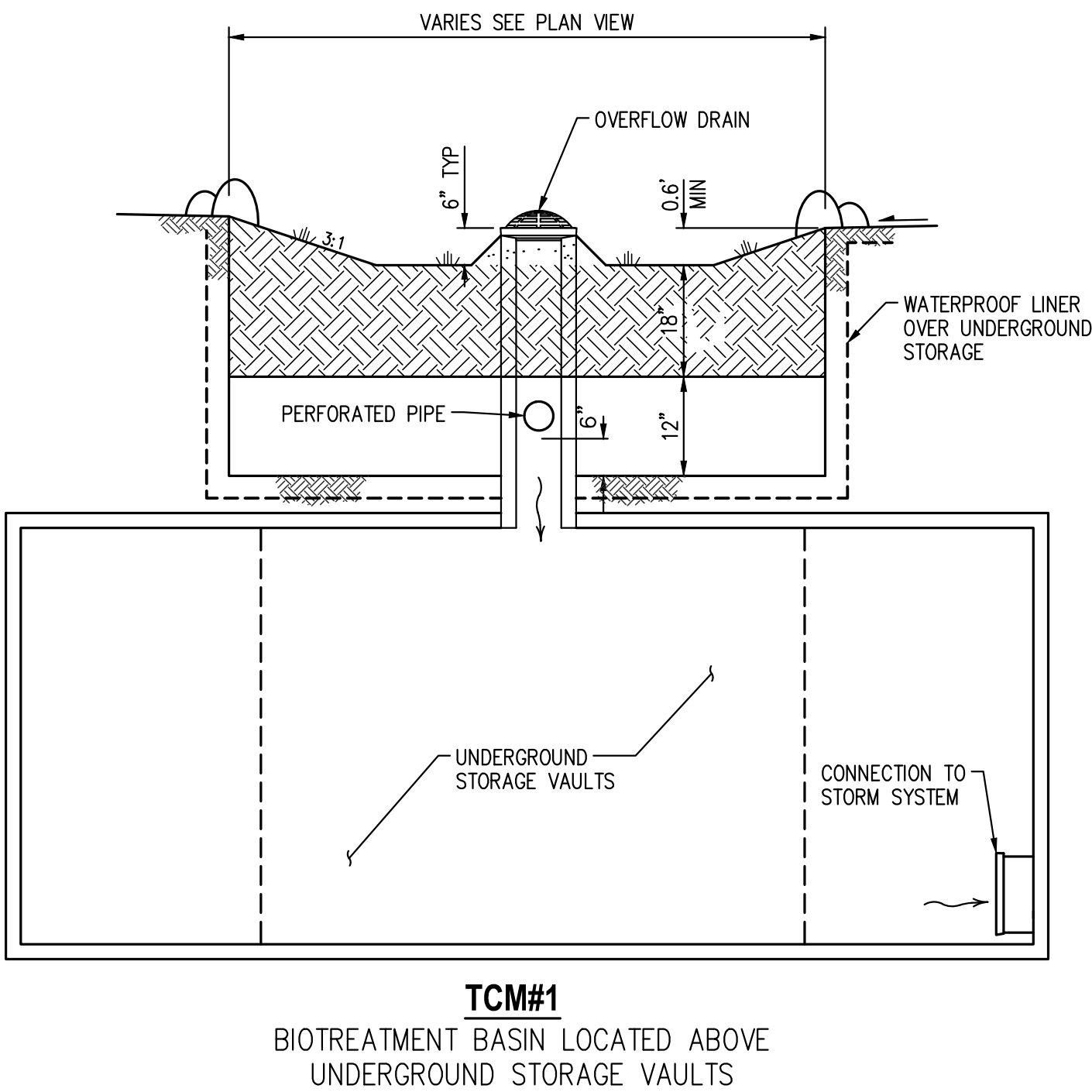
- LEGEND**
- BIOTREATMENT BASIN
 - WATERSHED BOUNDARY
 - DIRECTION OF STORMWATER FLOW
 - OVERLAND RELEASE PATH

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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		
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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.



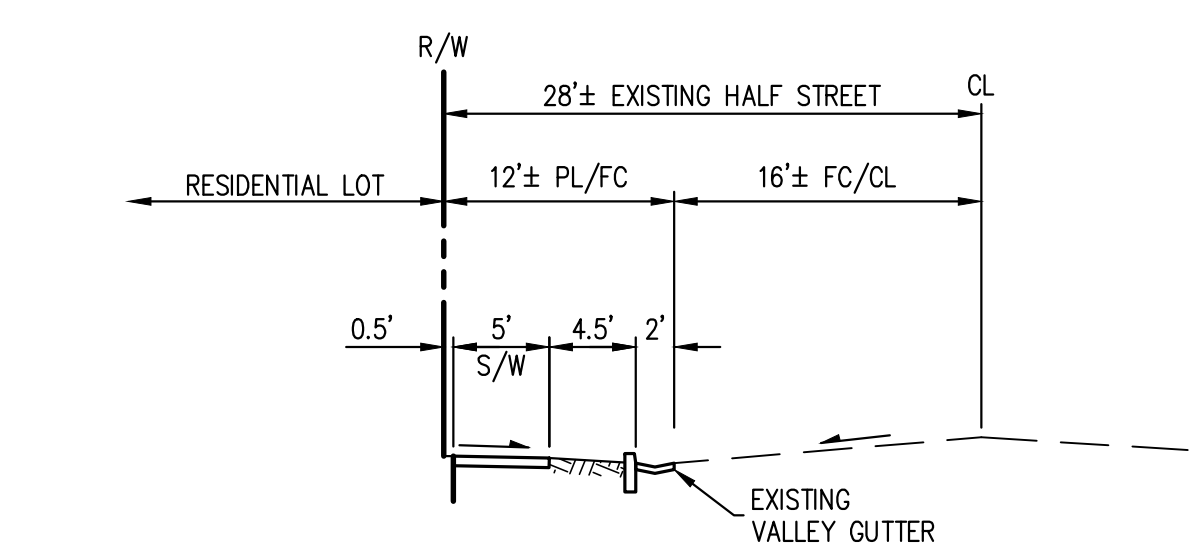
SCHEMATIC HYDROMODIFICATION SYSTEM
NTS

220 BELGATOS ROAD
ARCHITECTURE AND SITE APPLICATION
SW NOTES AND DETAILS
LOS GATOS

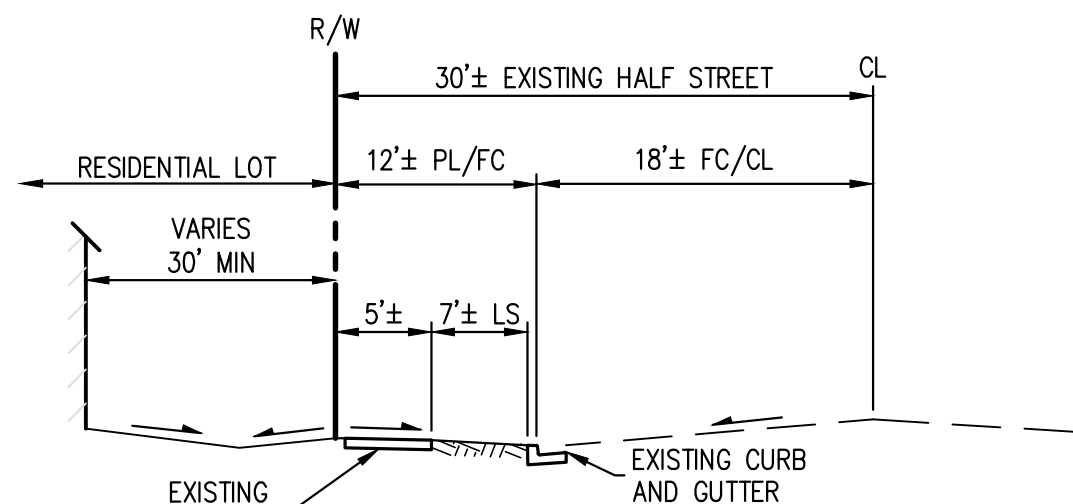
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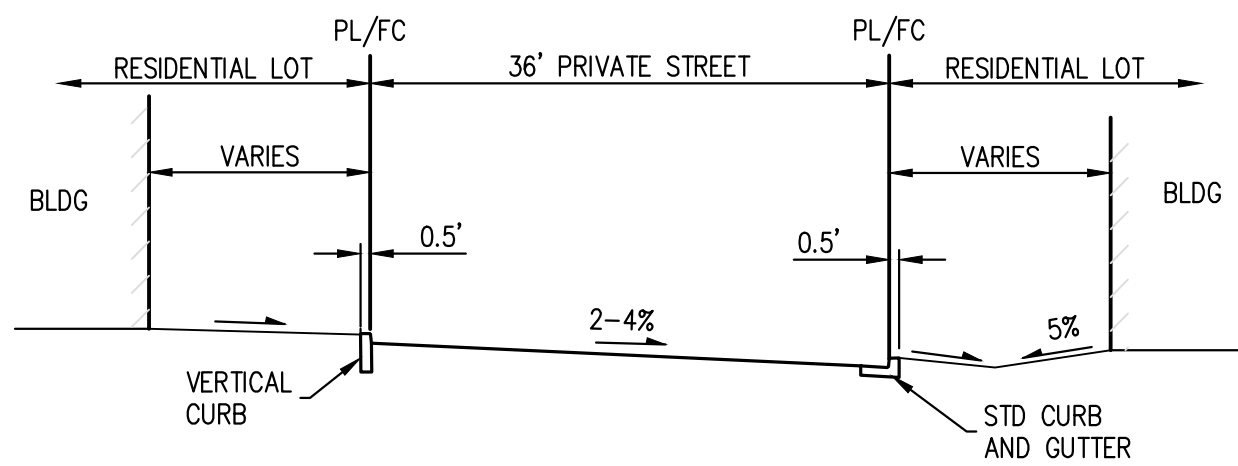
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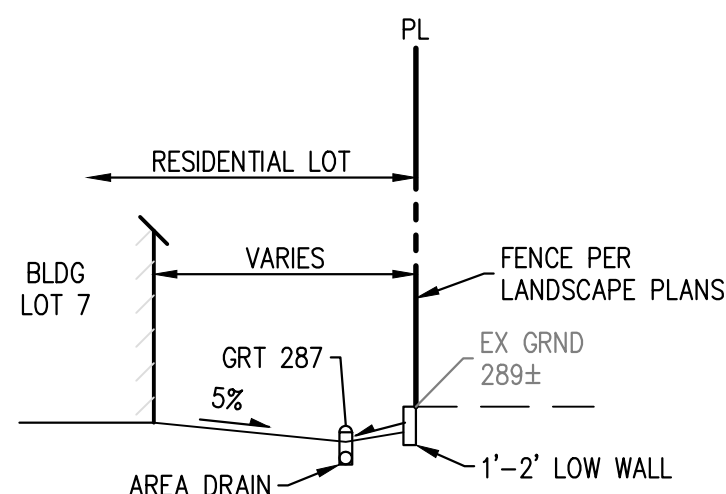
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BELVUE DRIVE
SCALE: NTS



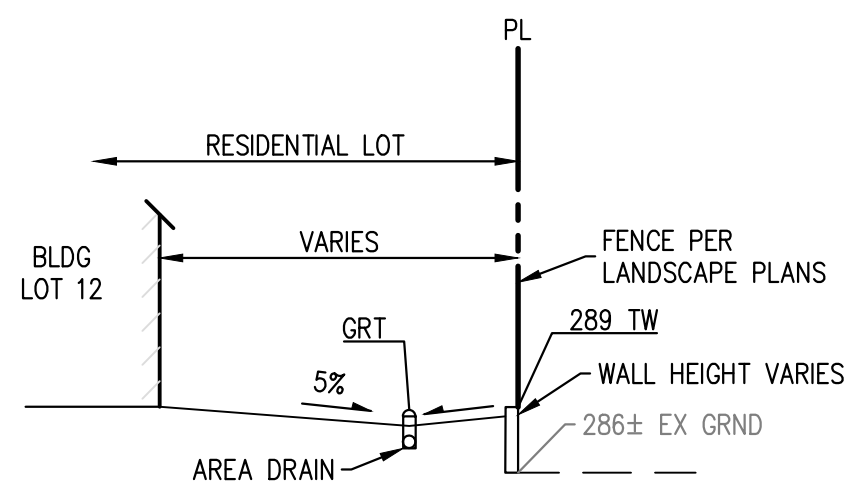
SECTION B-B
BELGATOS ROAD
SCALE: NTS



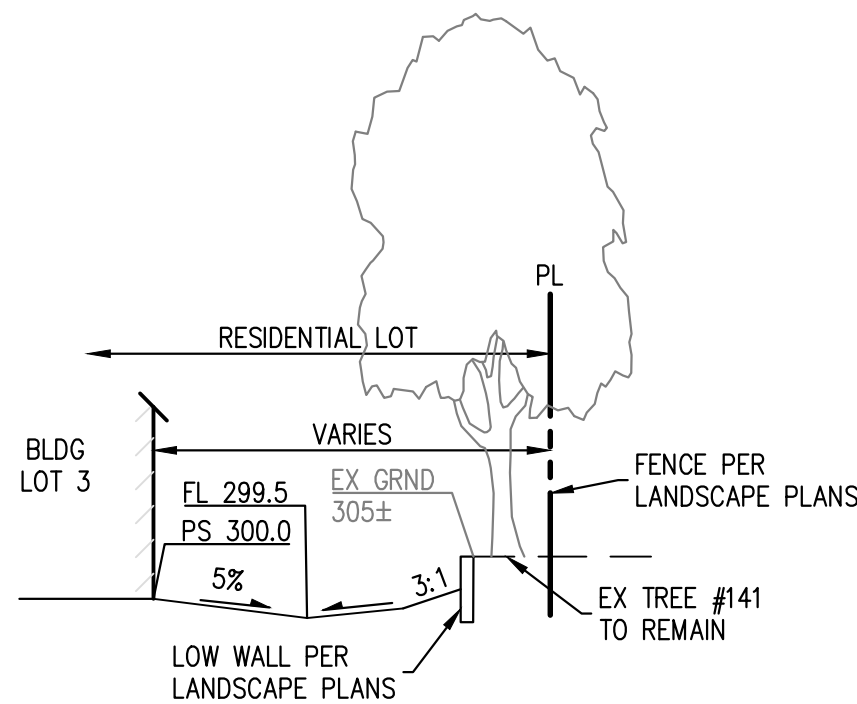
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PRIVATE STREET
SCALE: NTS



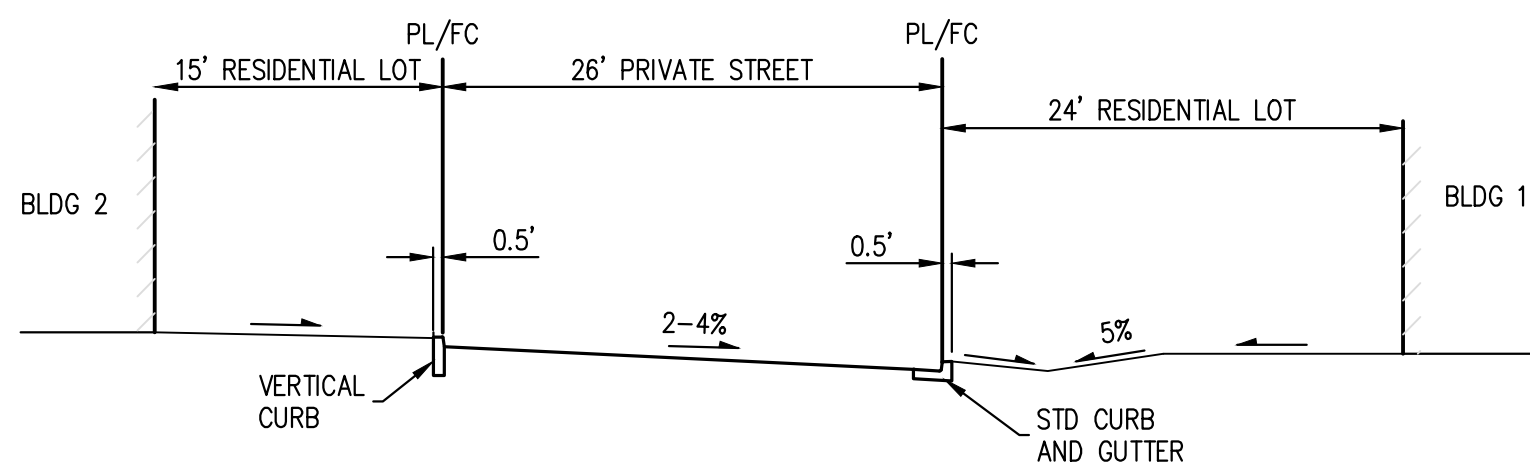
SECTION D-D
EASTERN BOUNDARY CONDITION
SCALE: NTS



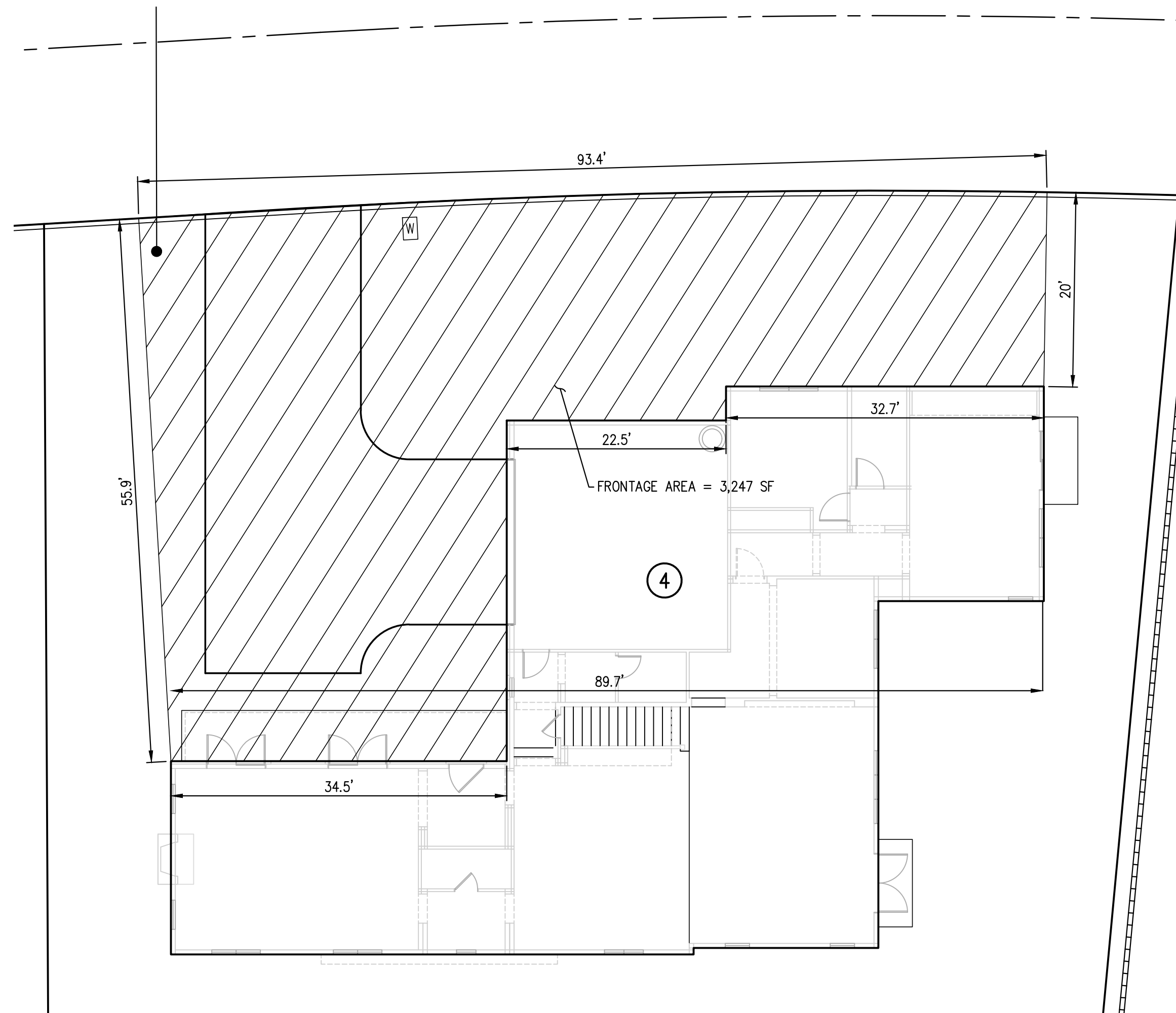
SECTION E-E
NORTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION F-F
SOUTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION G-G
PRIVATE STREET
SCALE: NTS

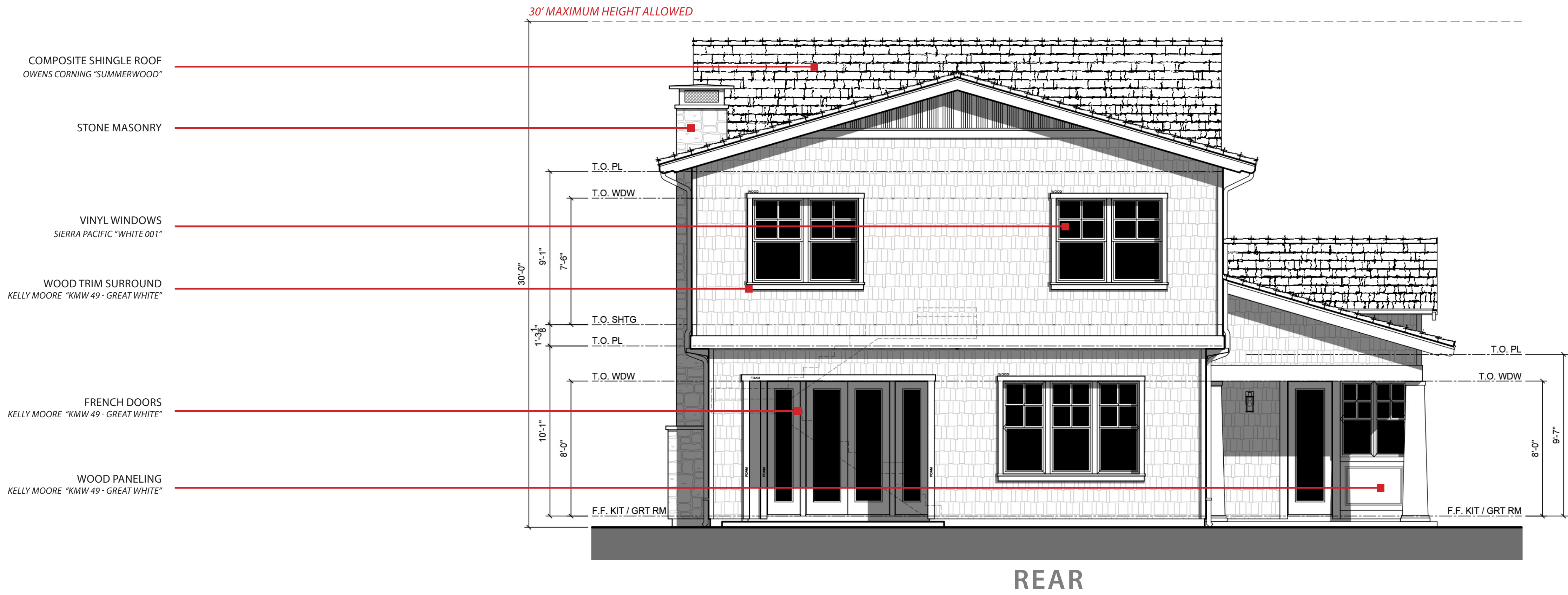
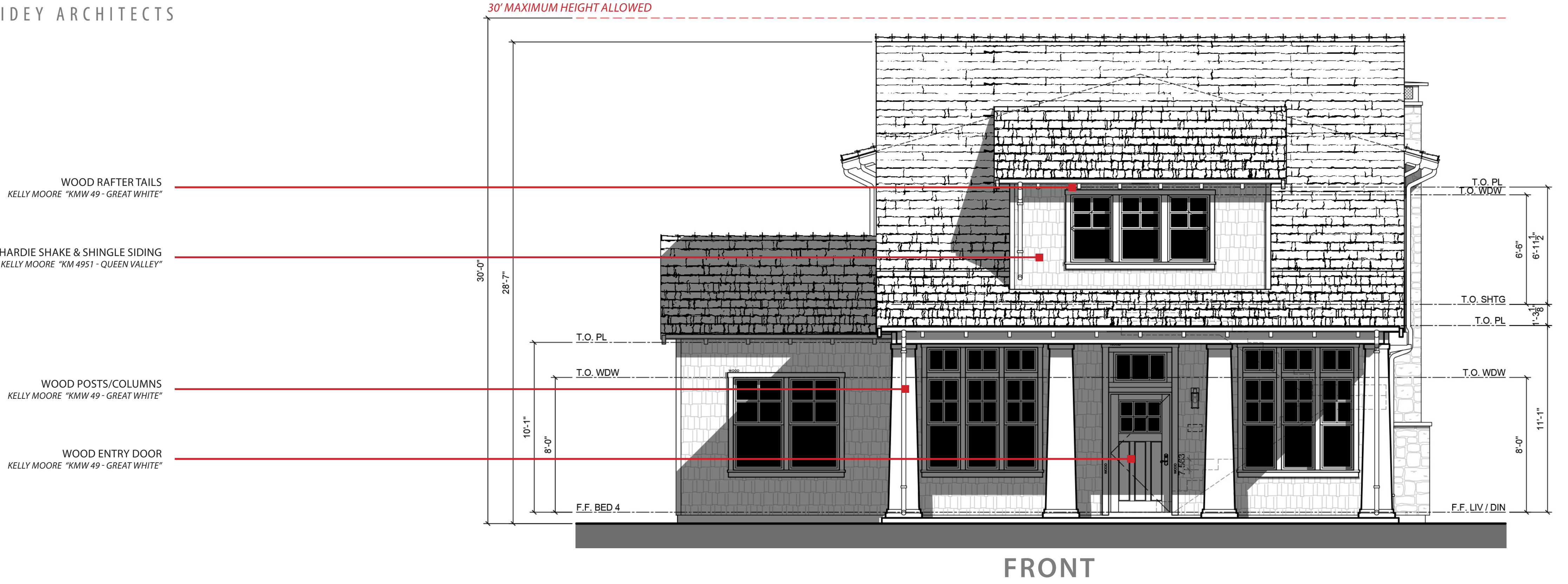


EXAMPLE AVERAGE FRONT LOT SET BACK CALCULATION
LOT 4 SHOWN AS REFERENCE
SCALE: NTS

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	PREPARED FOR:		CIVIL ENGINEERING ASSOCIATES 28 Railway Avenue Campbell, CA 95008 t: (408) 433-1086 Civil Engineers • Planners • Surveyors	
ARCHITECTURE AND SITE APPLICATION SECTIONS		DATE	04/09/2025			
SCALE		SEE PLAN				
DESIGNED		JG				
DRAWN		AM				
JOB NO.		23-149				
LOS GATOS		CALIFORNIA				
SHEET		C9				
9 OF 9 SHEETS						



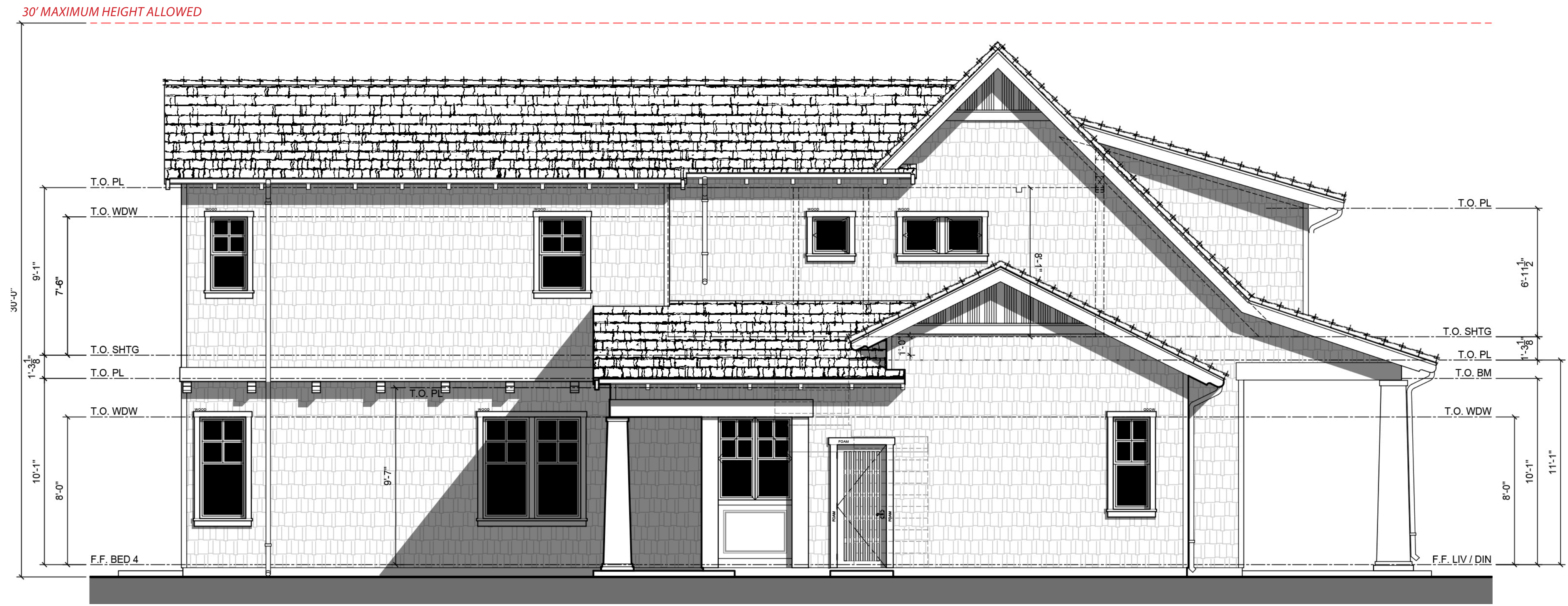
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 2
CRAFTSMAN ELEVATIONS

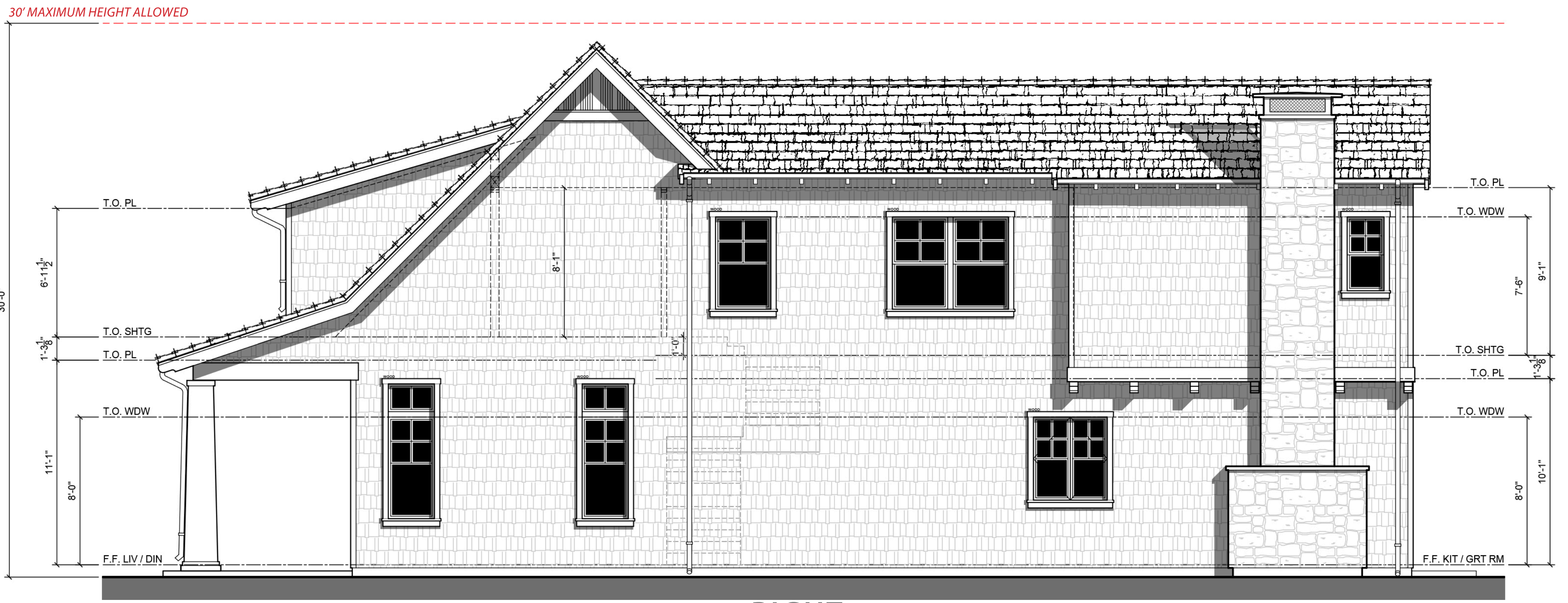
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ROBSON HOMES

23055.04 03/31/2025



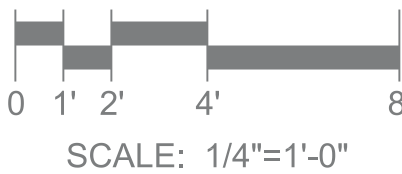
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RIGHT

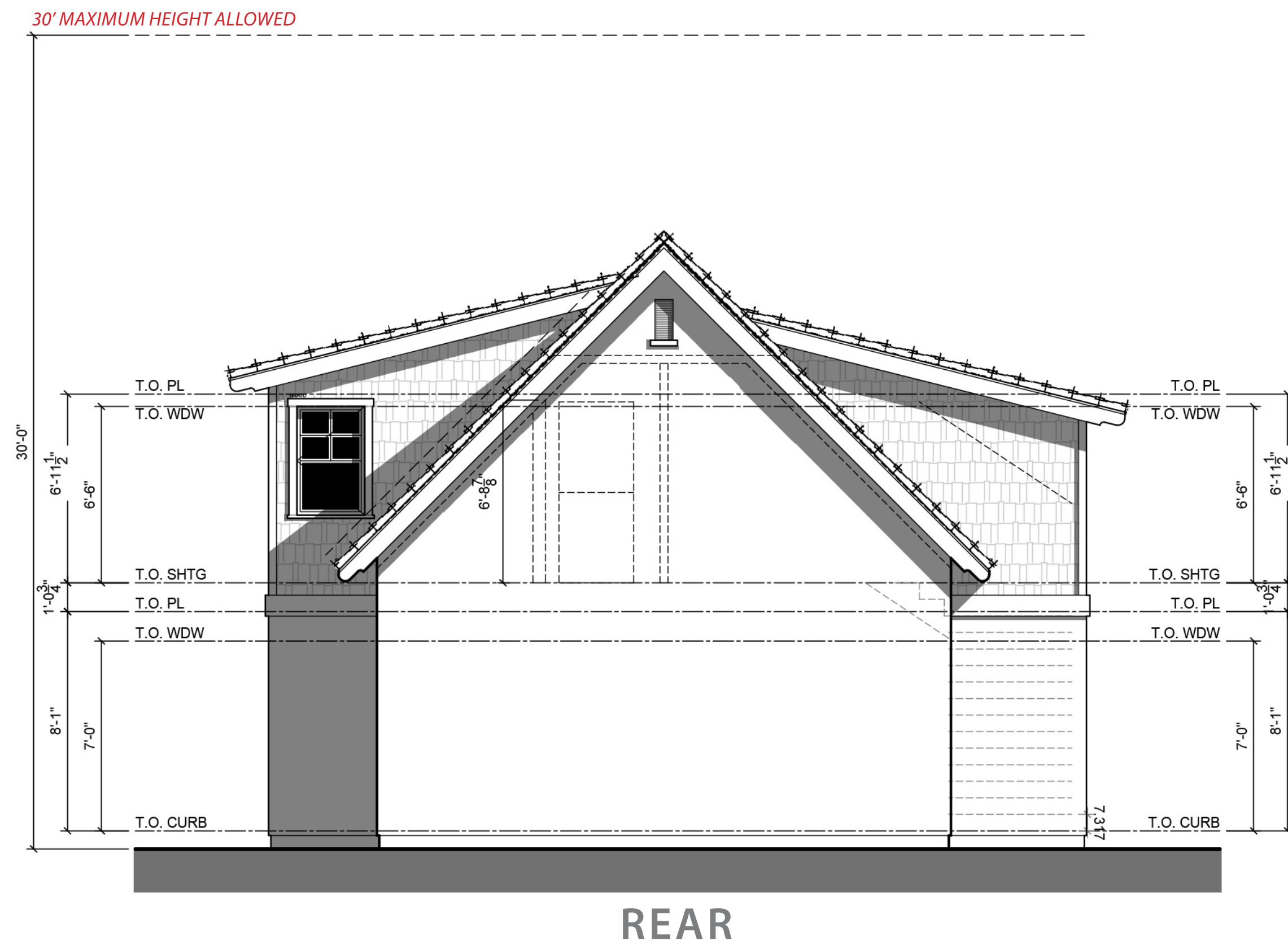
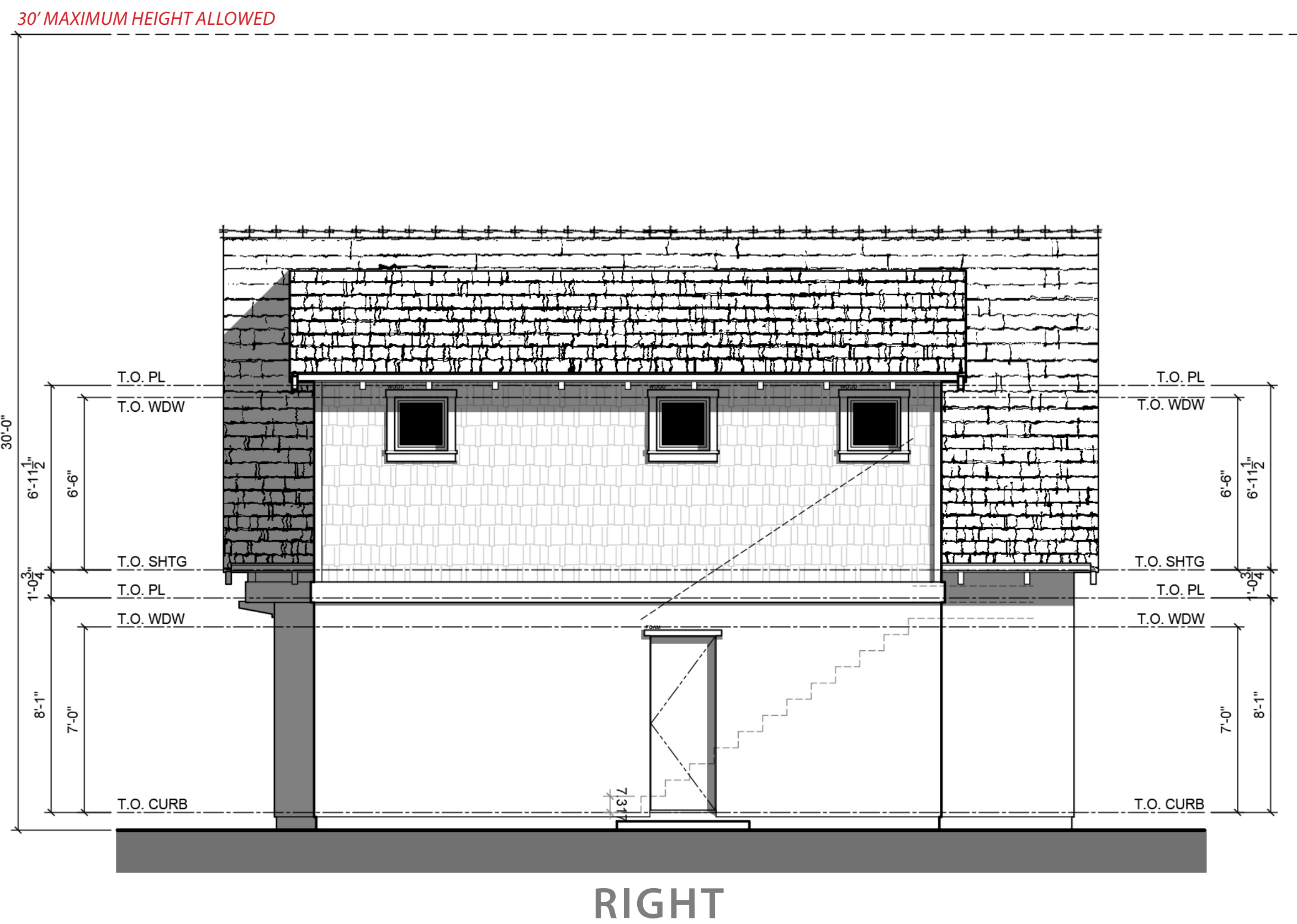
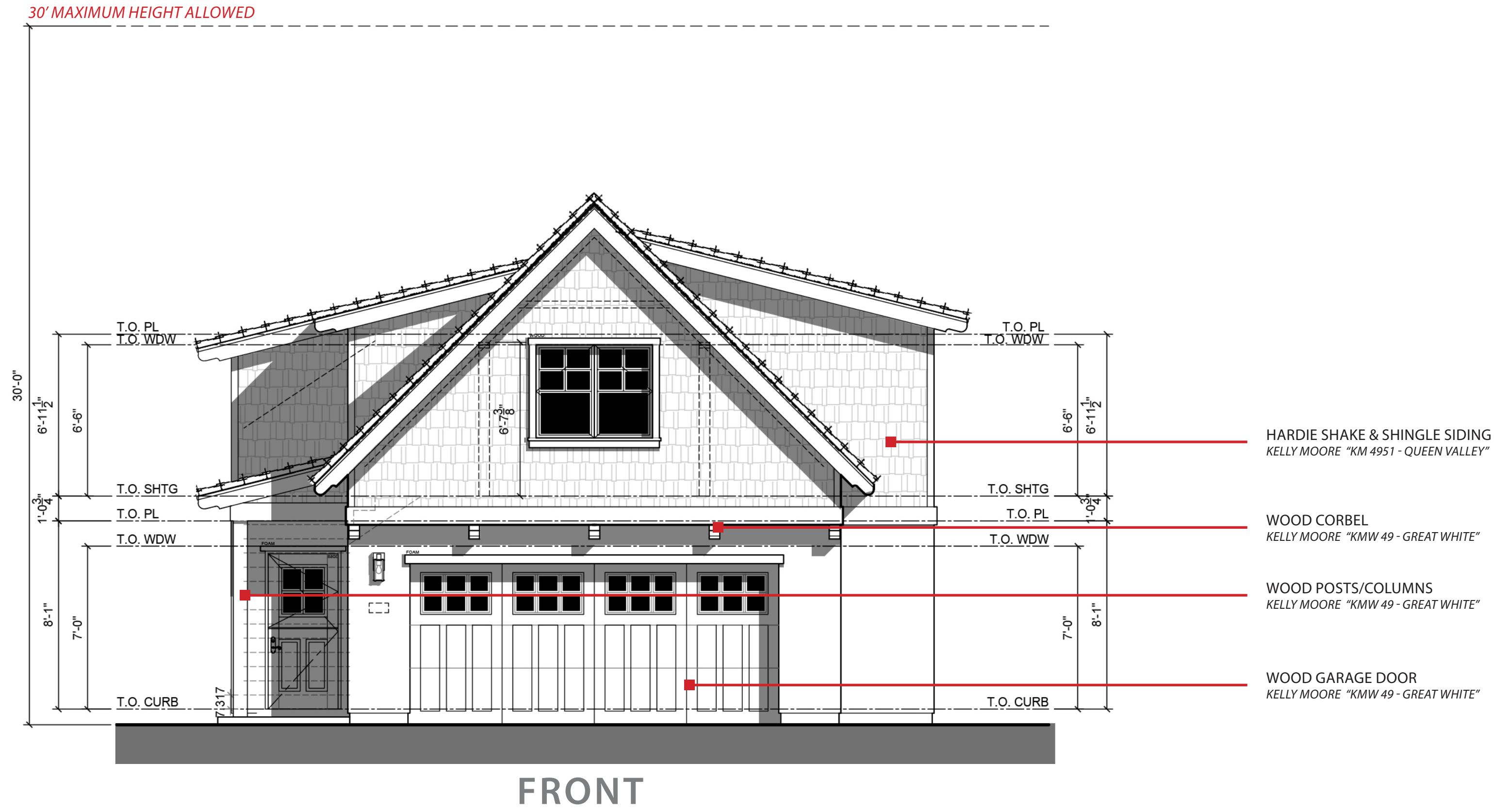
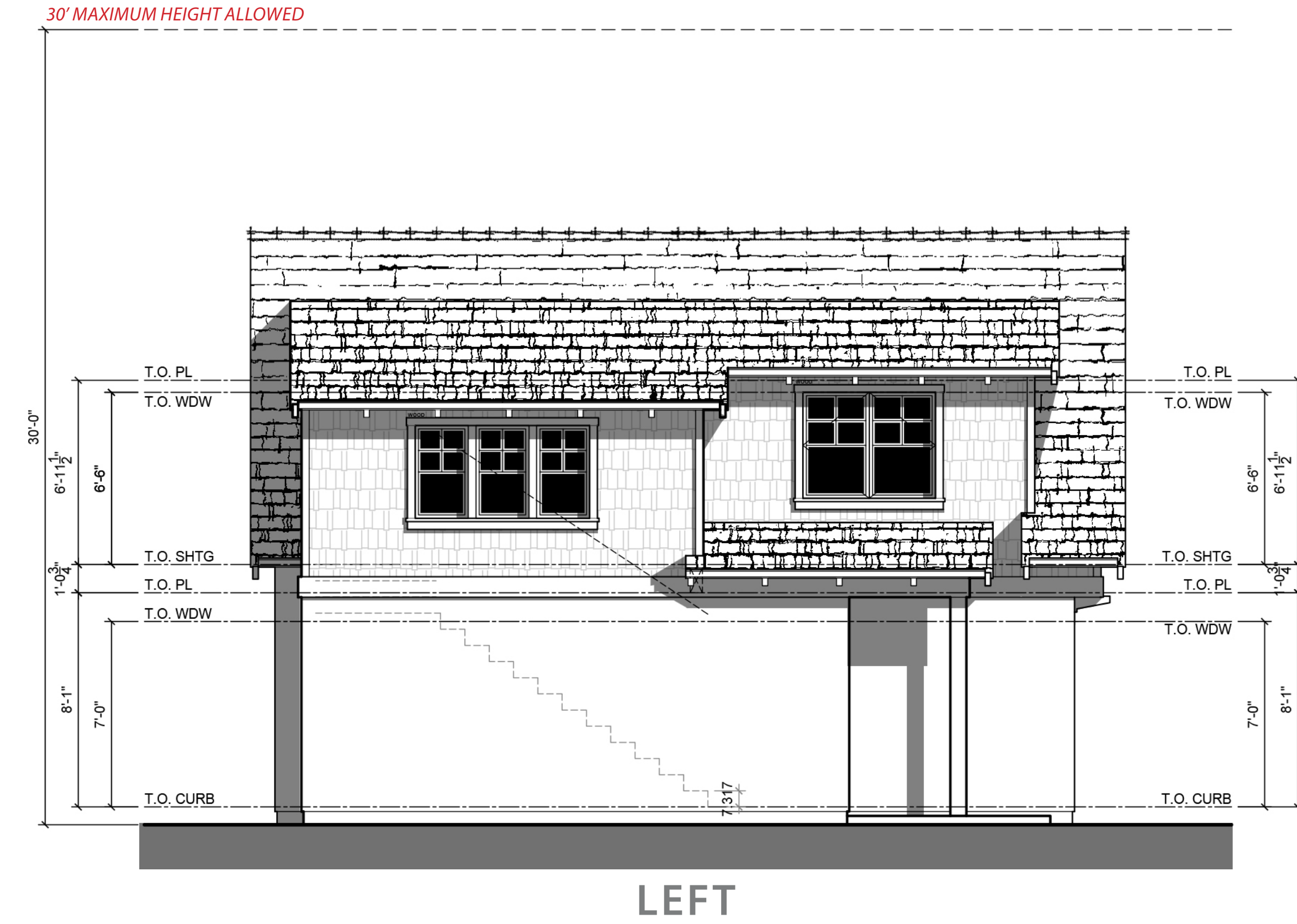
BELGATOS
LOS GATOS, CALIFORNIA

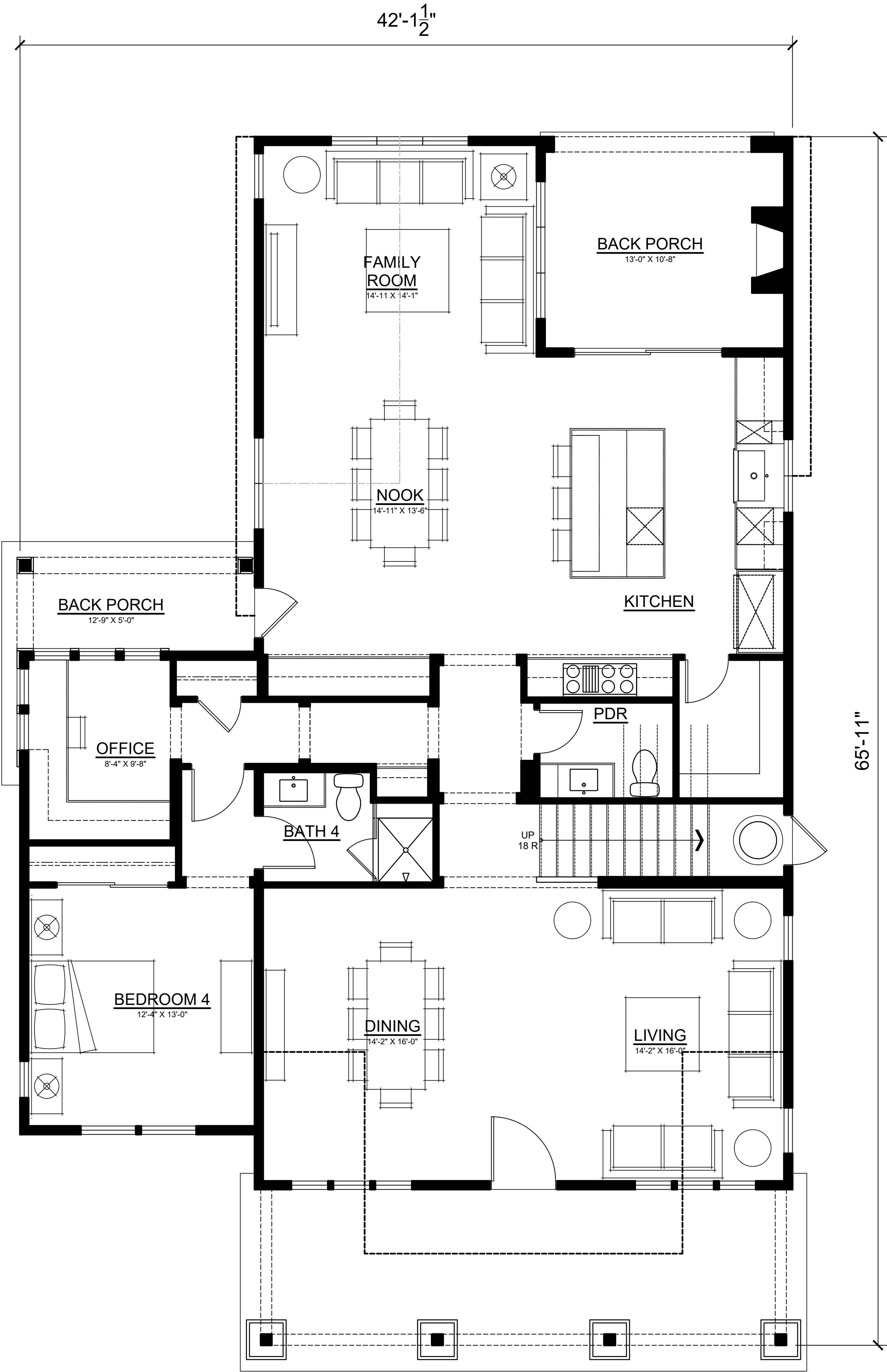
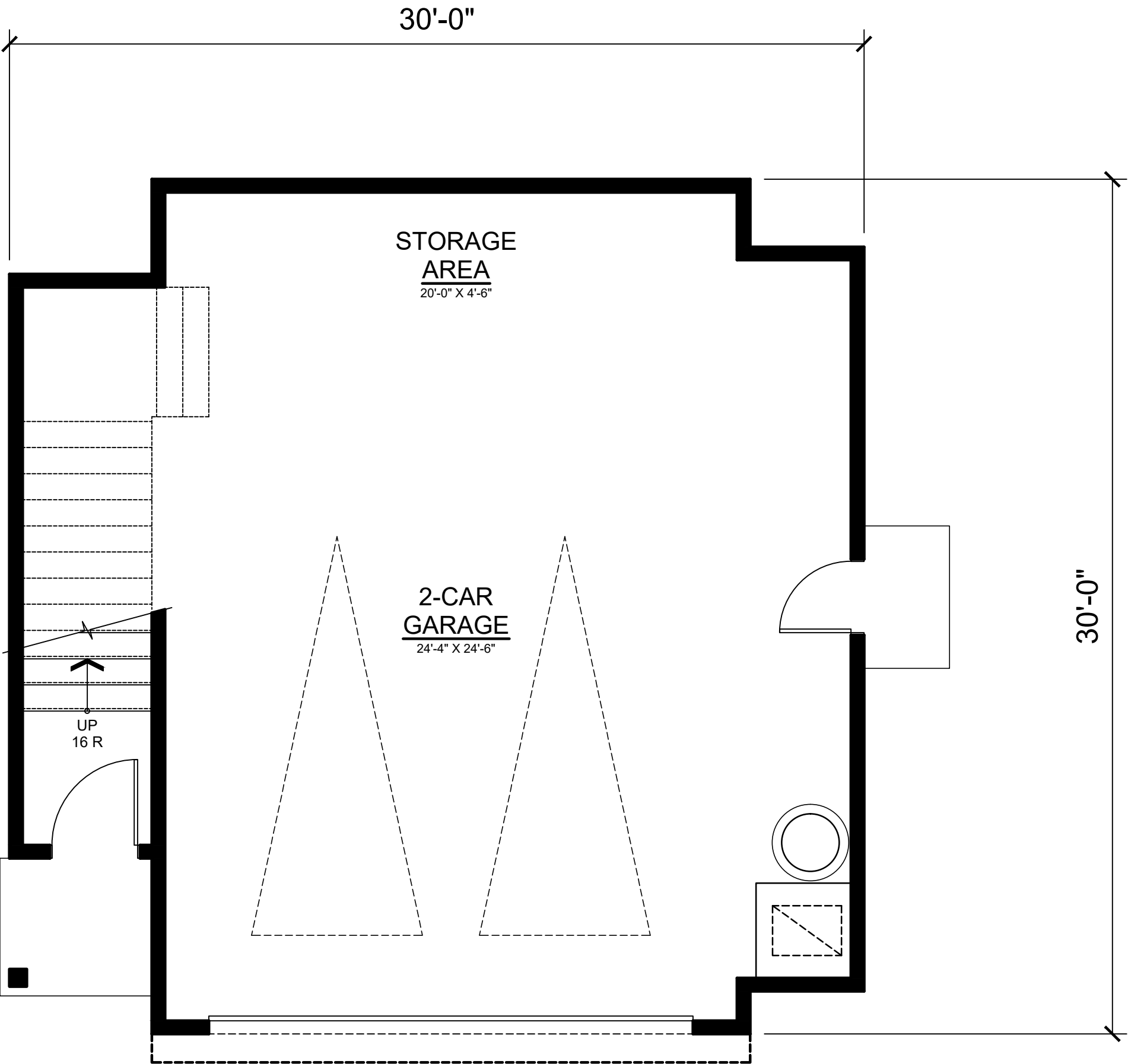
PLAN 2
CRAFTSMAN ELEVATIONS



ROBSON HOMES

23055.04 03/31/2025



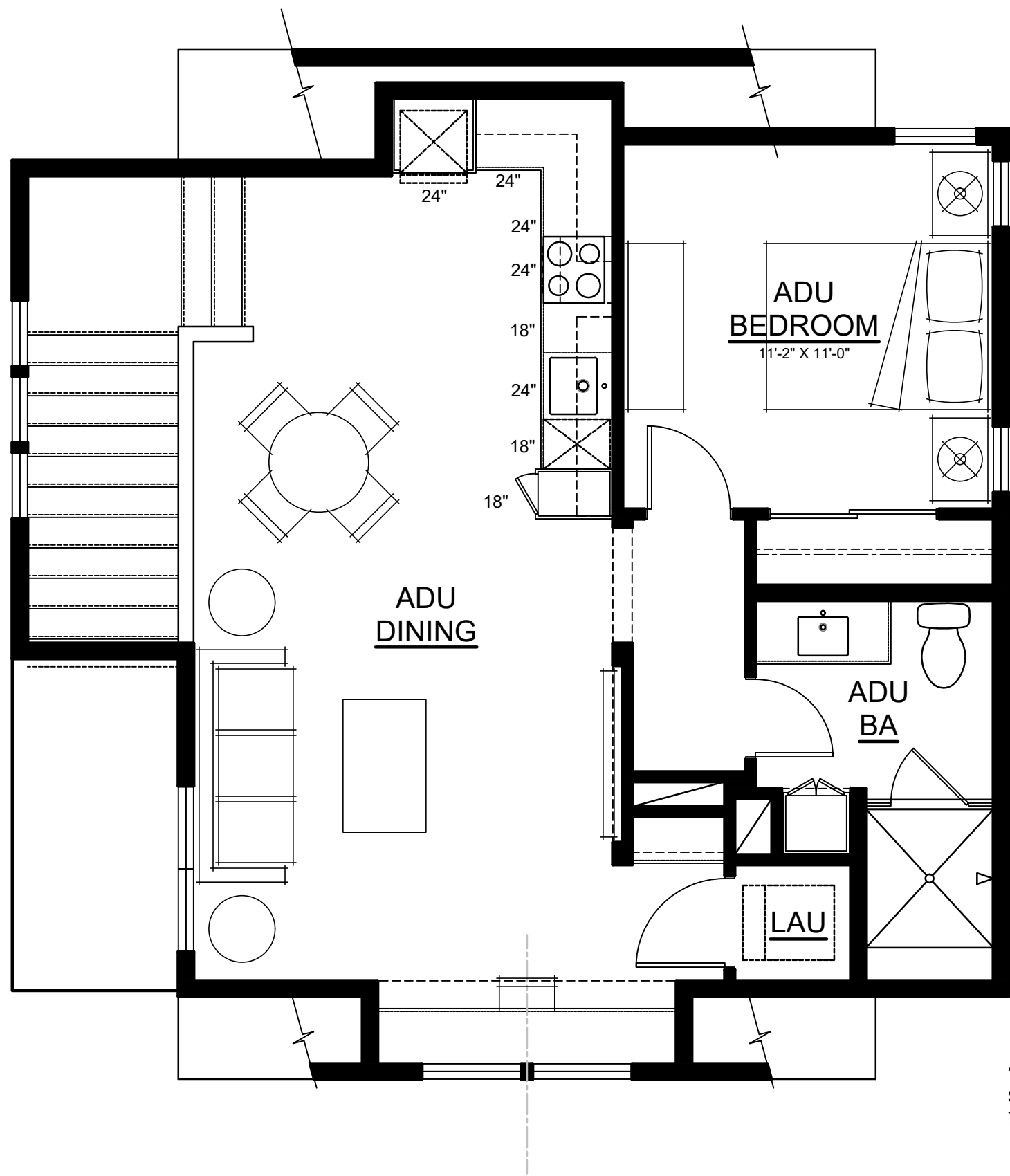


FIRST FLOOR

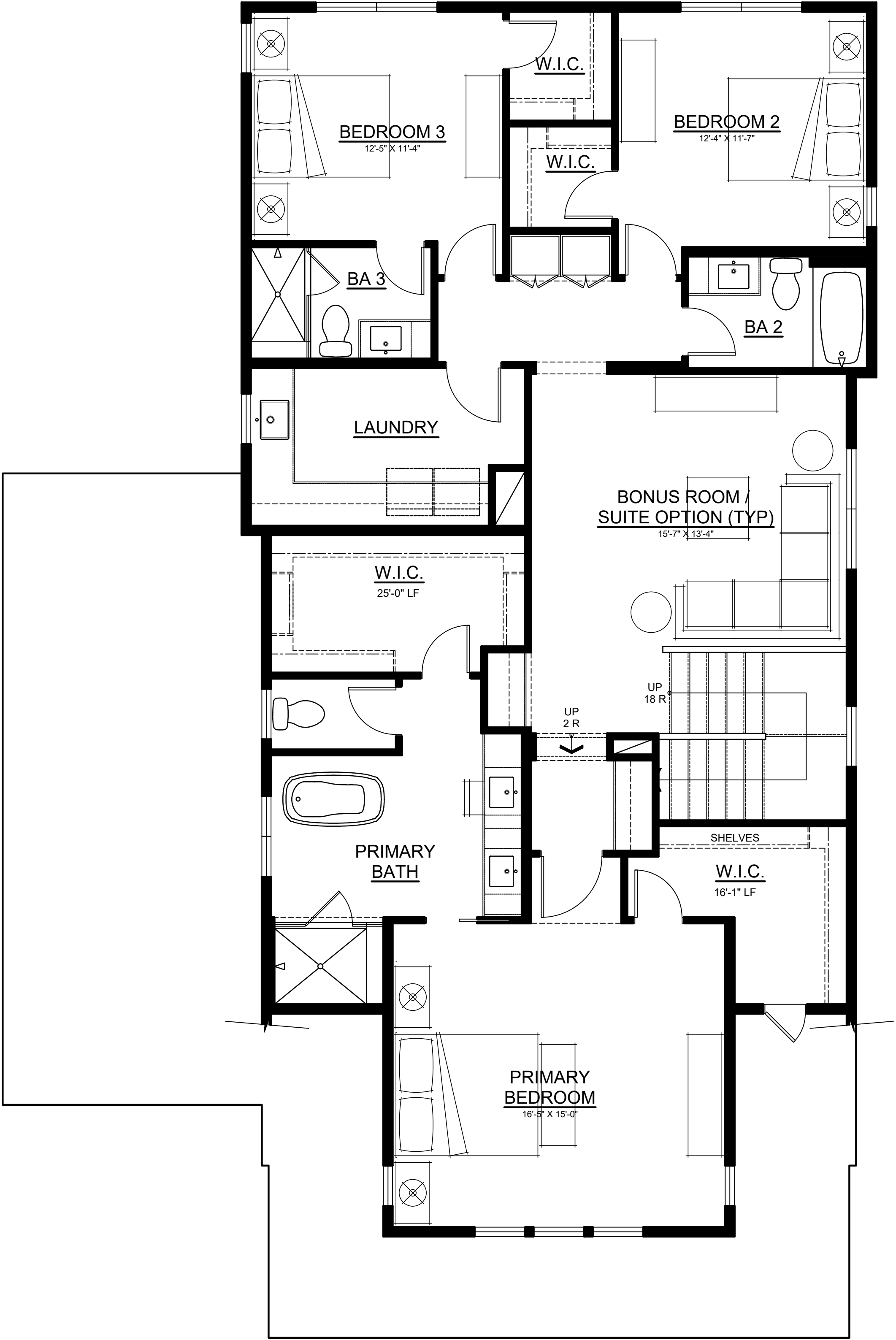
PLAN 2

BELGATOS
LOS GATOS, CALIFORNIA





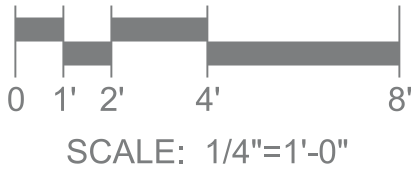
SECOND FLOOR (SELLABLE)
757 SQ. FT.



SECOND FLOOR

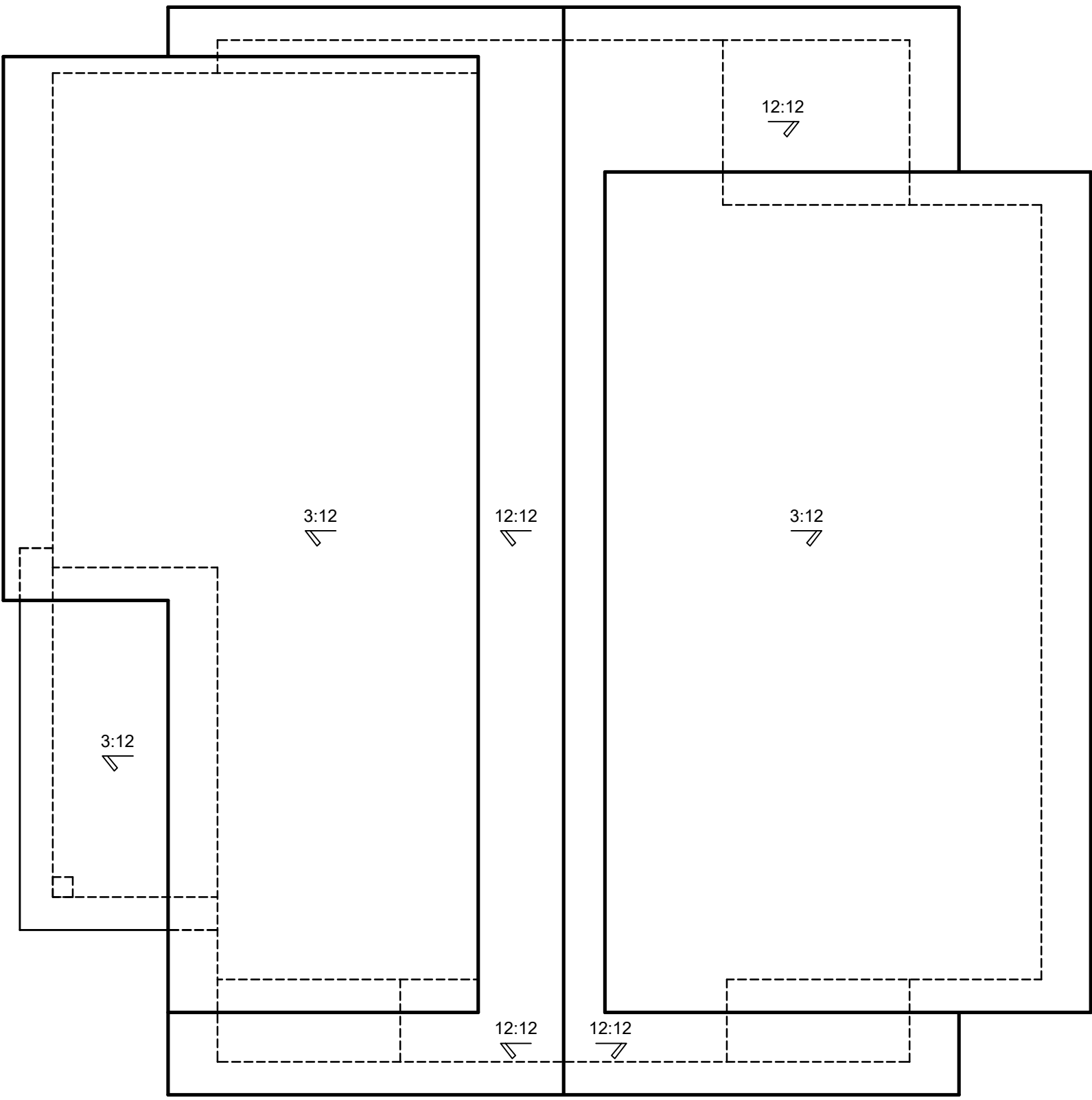
PLAN 2 ADU

BELGATOS
LOS GATOS, CALIFORNIA

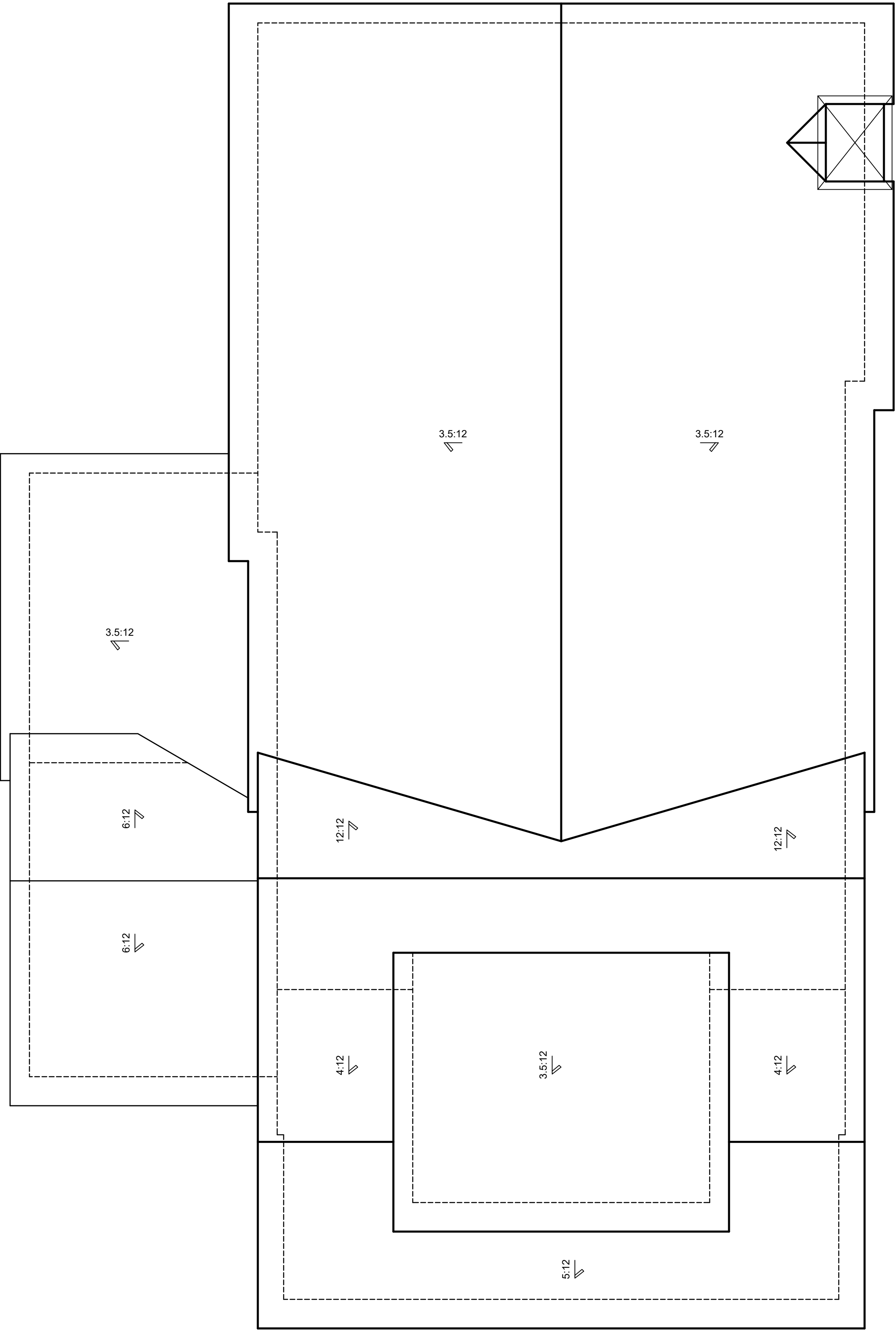


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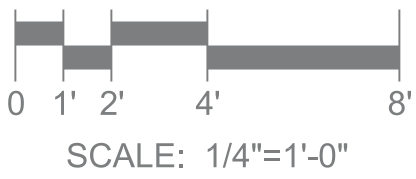
23055.04 03/31/2025



ROOF PLAN



PLAN 2





SUMMER SOLSTICE
9:00 AM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25



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



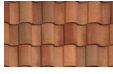
ROBSON HOMES

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"

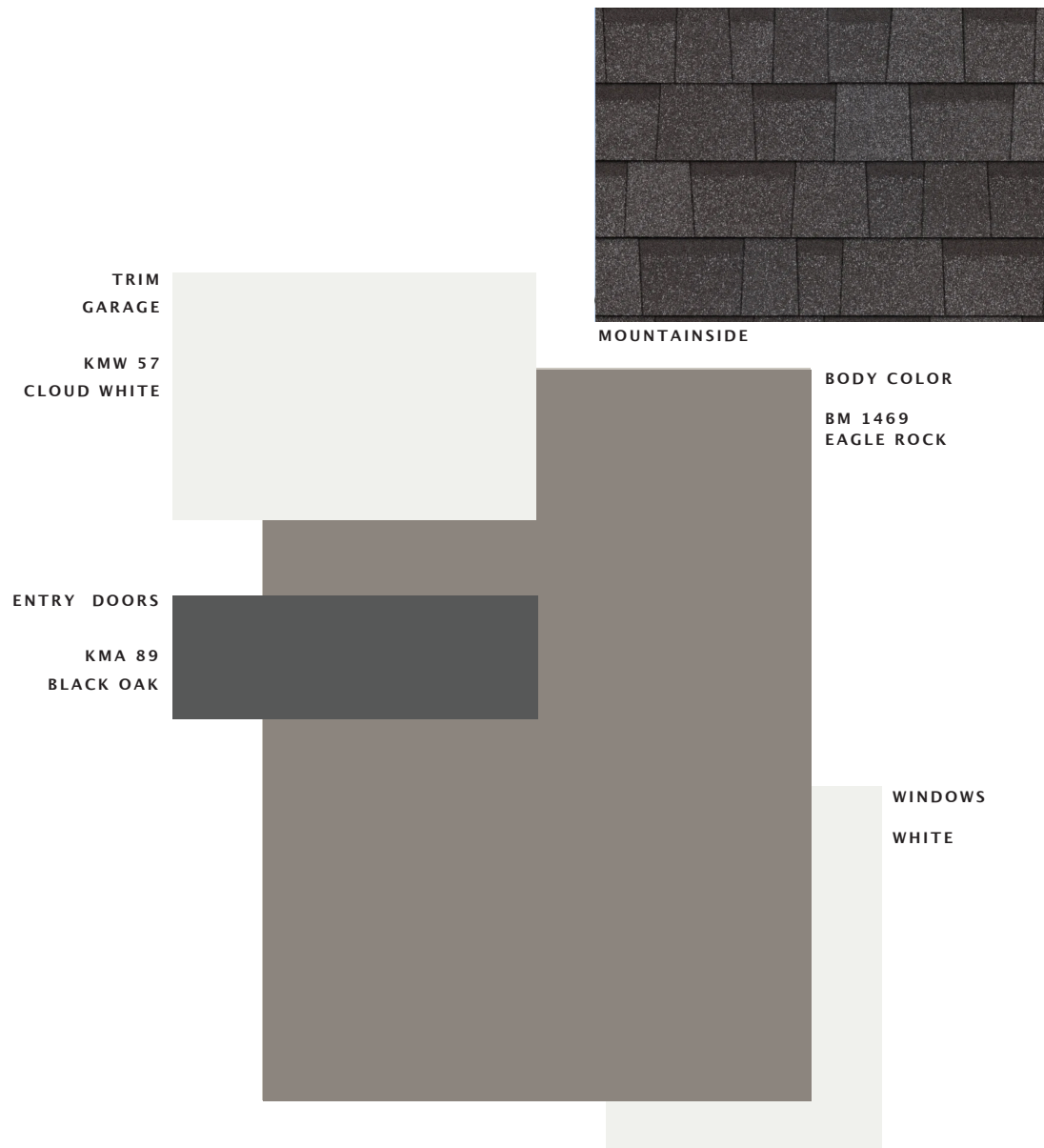
PAGE 1 OF 1

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

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

BELGATOS
ROBSON HOMES

LOT 10
(APPLICABLE TO CRAFTSMAN)



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



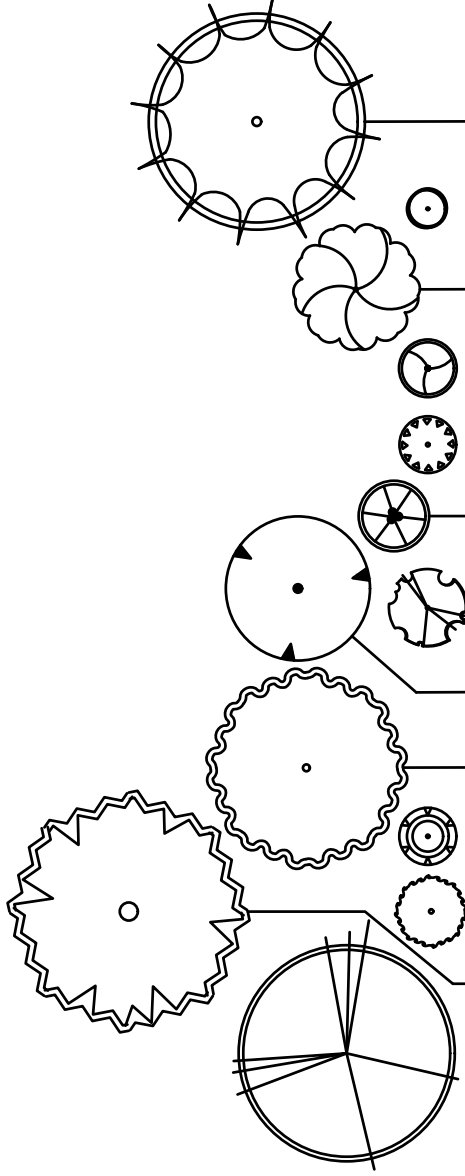
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DRAWN BY: KH
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L1.1

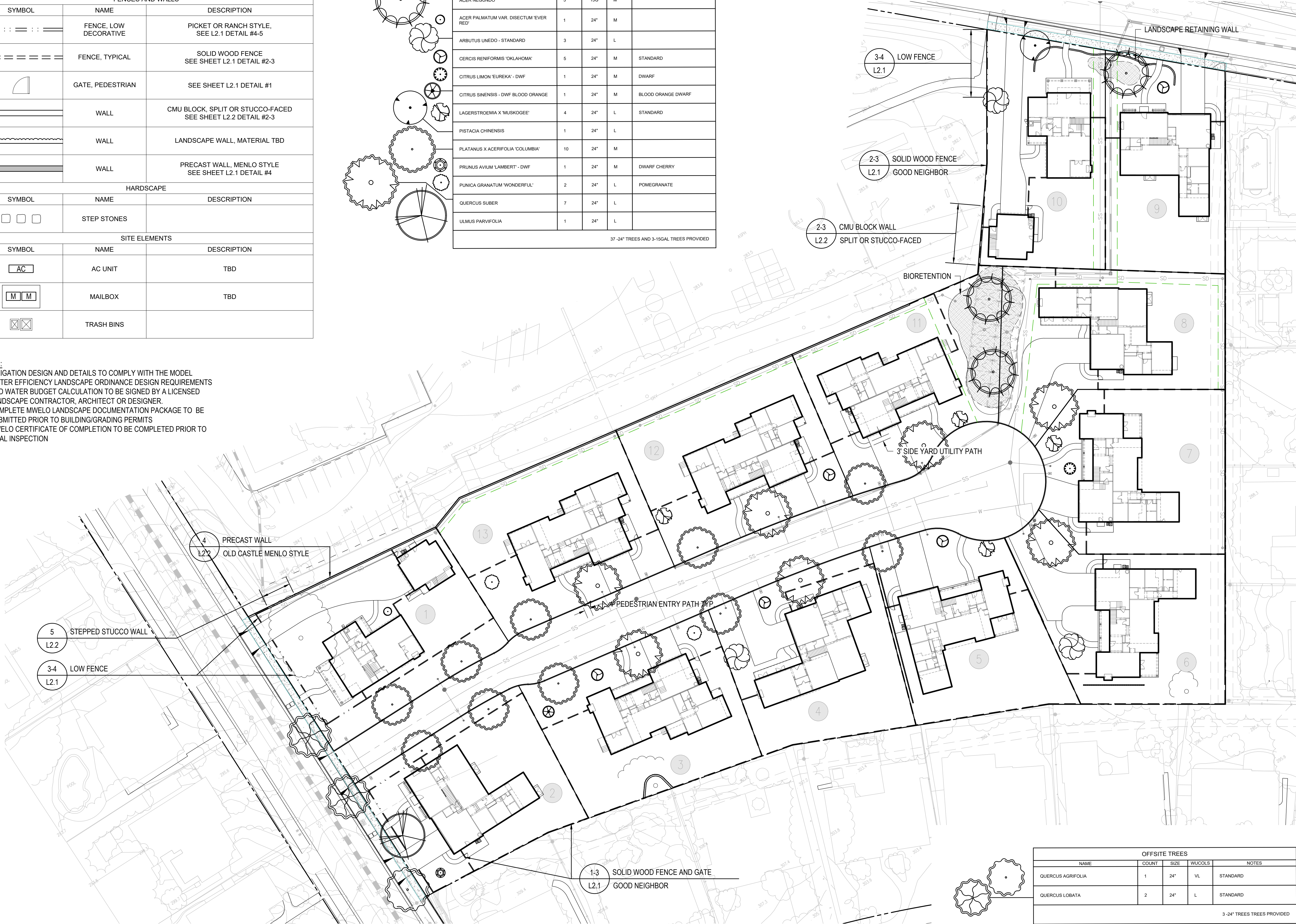


LEGEND		
FENCES AND WALLS		
SYMBOL	NAME	DESCRIPTION
	FENCE, LOW DECORATIVE	PICKET OR RANCH STYLE, SEE L2.1 DETAIL #4-5
	FENCE, TYPICAL	SOLID WOOD FENCE SEE SHEET L2.1 DETAIL #2-3
	GATE, PEDESTRIAN	SEE SHEET L2.1 DETAIL #1
	WALL	CMU BLOCK, SPLIT OR STUCCO-FACED SEE SHEET L2.2 DETAIL #2-3
	WALL	LANDSCAPE 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

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

FOCUS

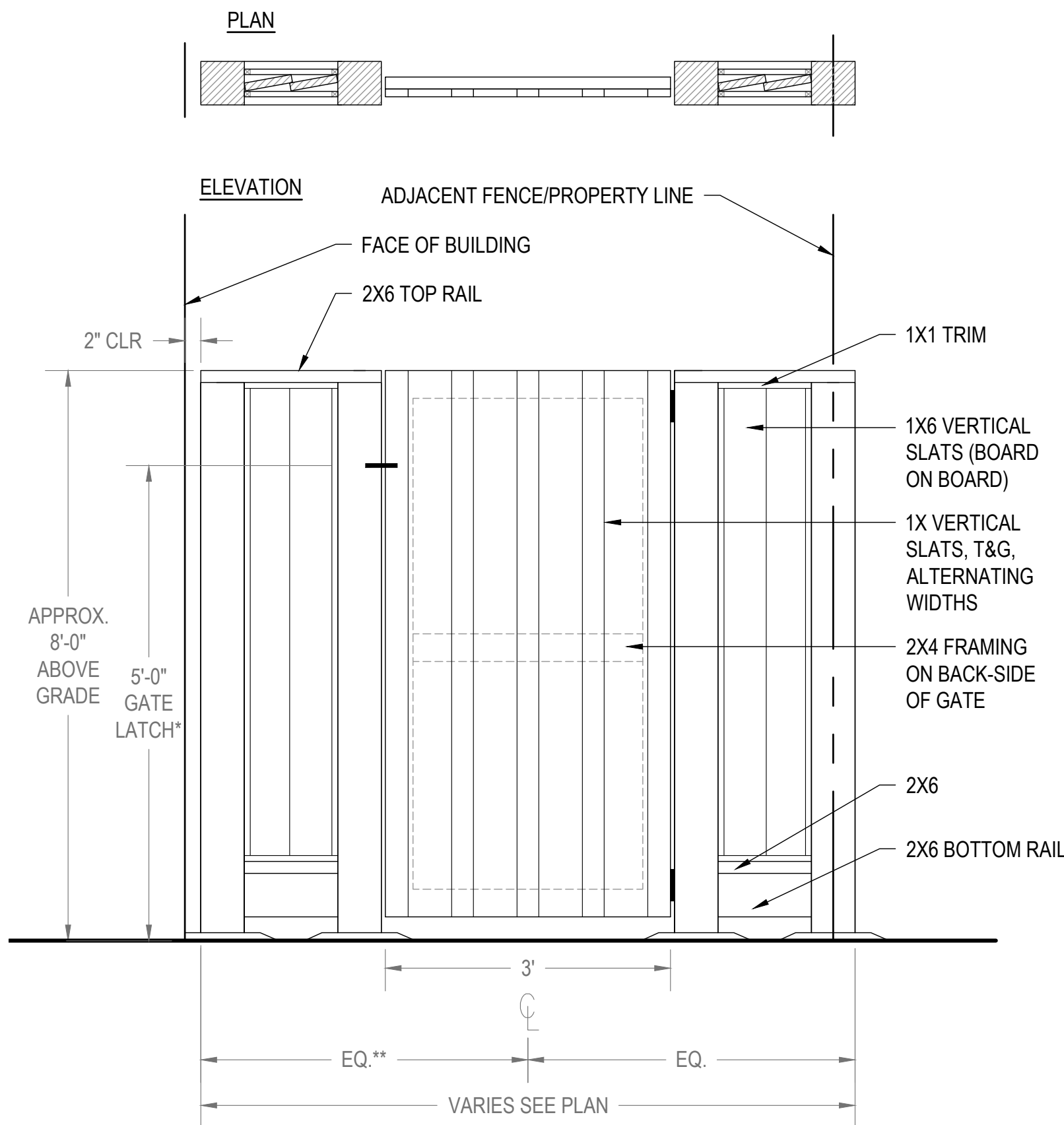
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



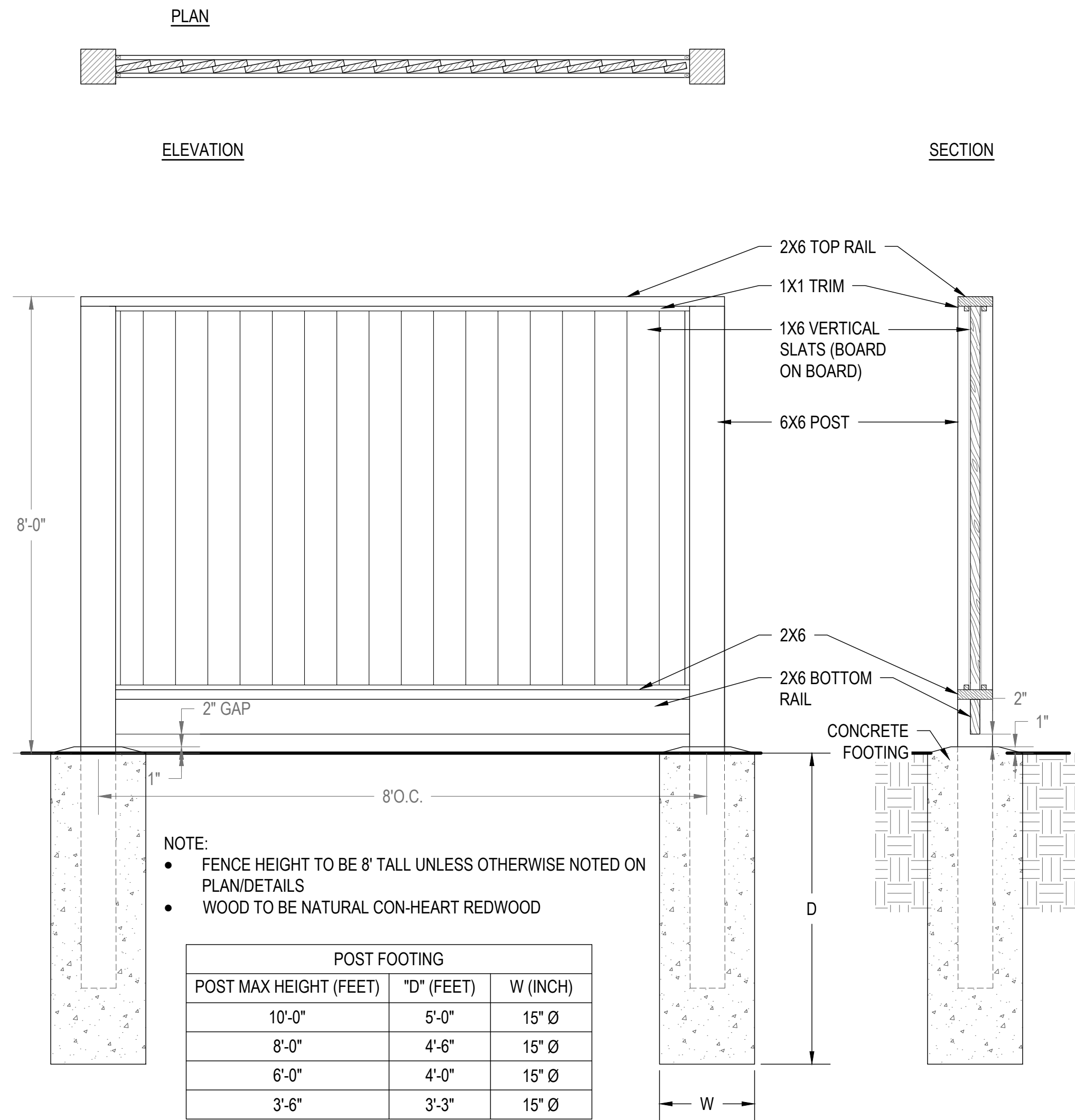
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DRAWN BY: KH
SCALE: 1"=30'-0"

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



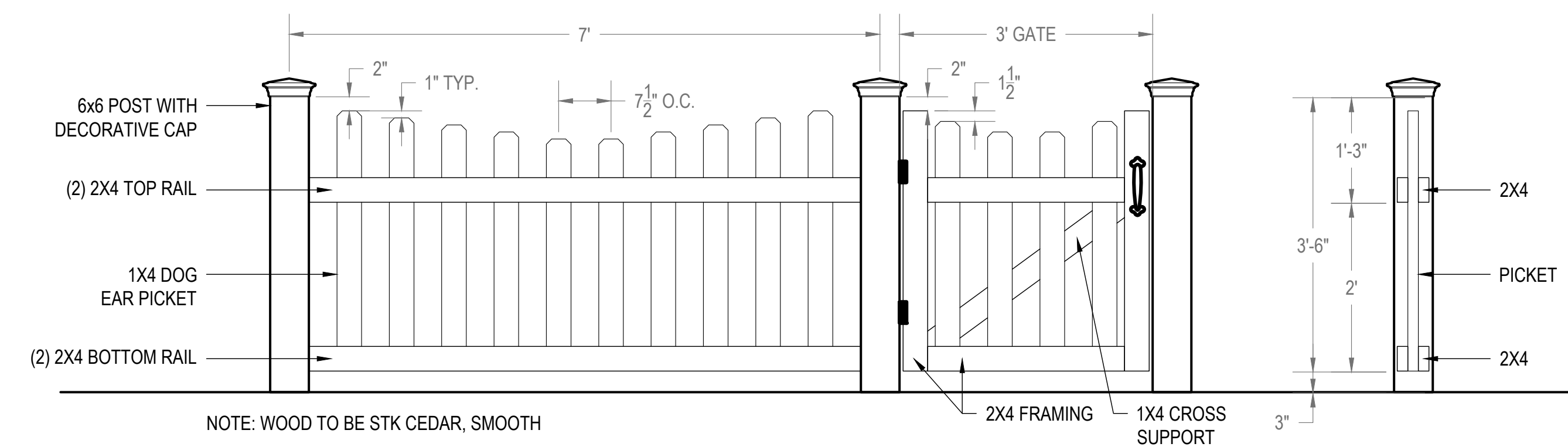
NOTE:
 • FENCE HEIGHT TO BE 8' TALL UNLESS OTHERWISE NOTED ON PLAN/DETAILS
 • WOOD TO BE NATURAL CON-HEART REDWOOD

1 PEDESTRAIN GATE
SOLID WOOD

2 GOOD NEIGHBOR FENCE
SOLID WOOD

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

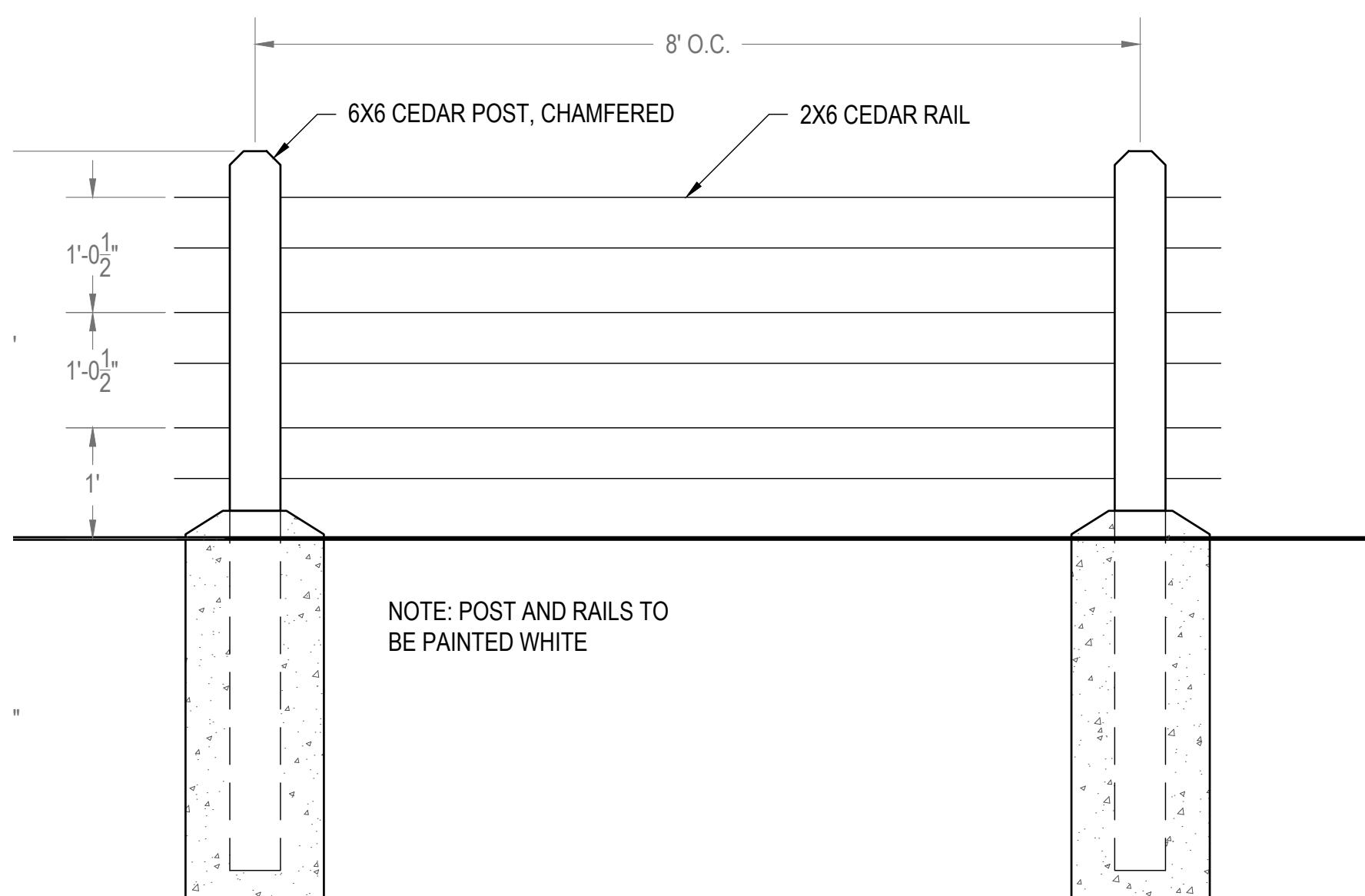
SCALE: 3/4"=1'-0"



NOTE: WOOD TO BE STK CEDAR, SMOOTH

3 LOW FENCE AND GATE
OPTION 1: PICKET FENCE

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



NOTE: POST AND RAILS TO BE PAINTED WHITE

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



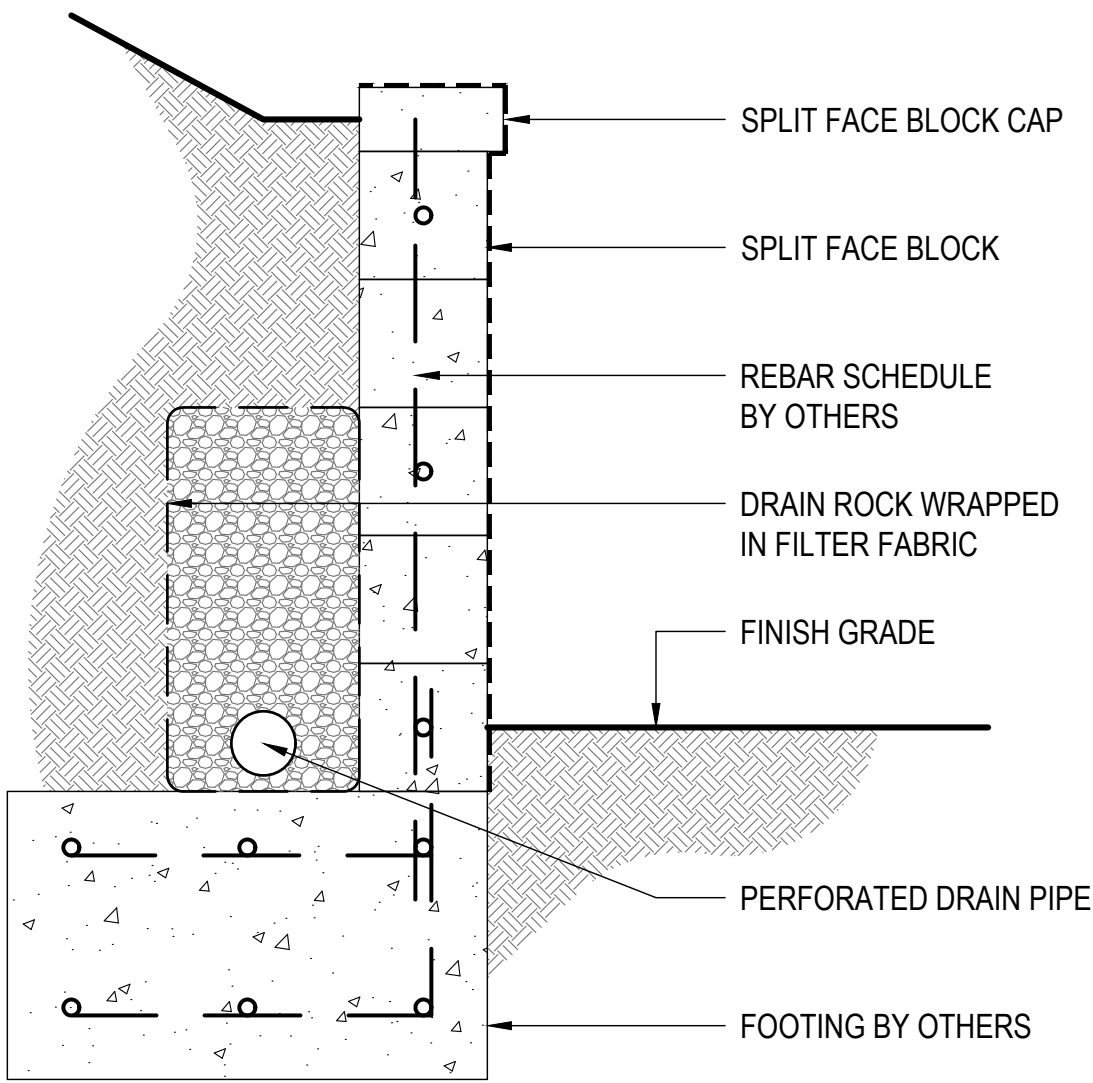
REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.1



1 LANDSCAPE WALL

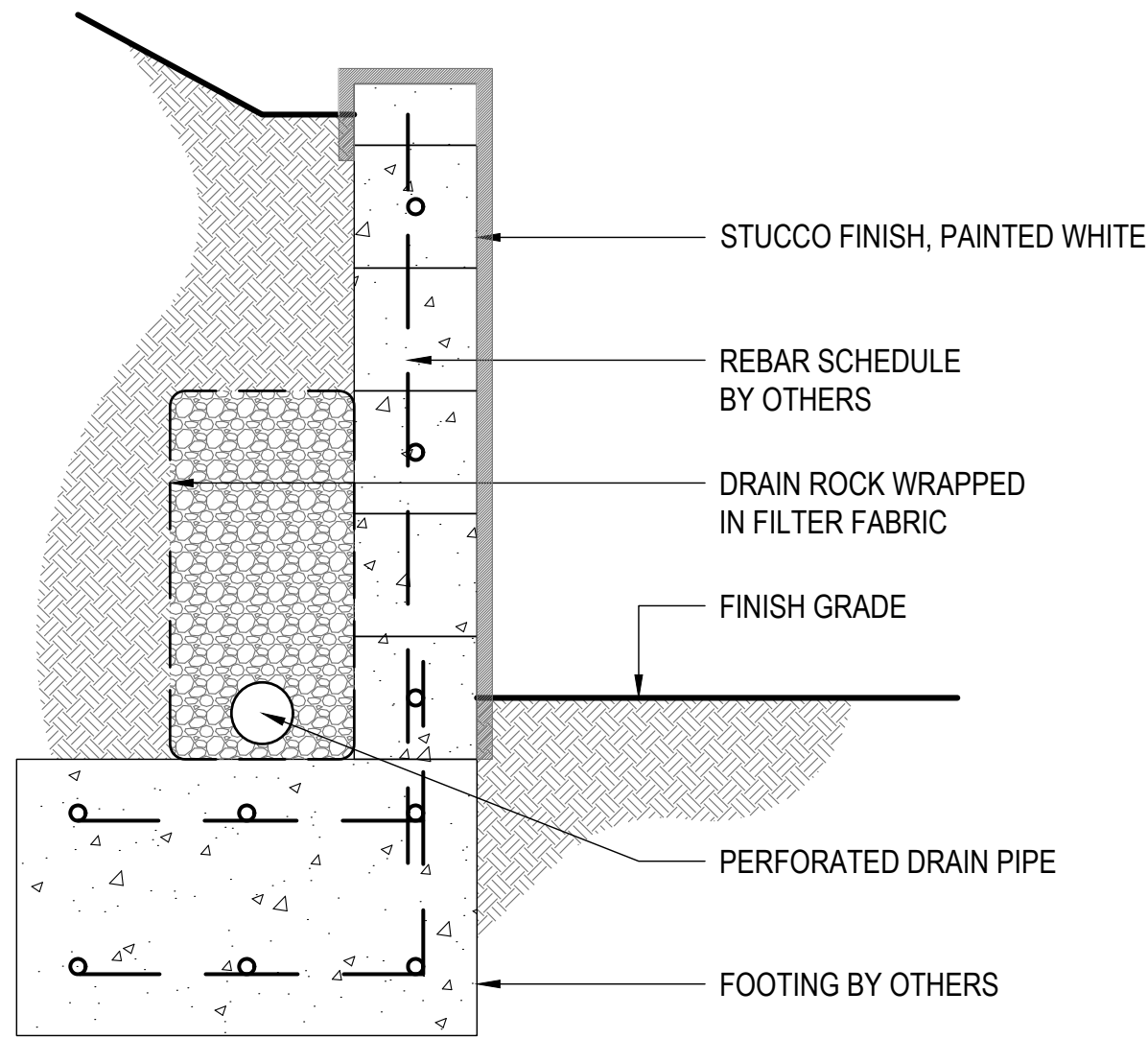
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2 CMU RETAINING WALL
SPLIT-FACED

NOTE: LOCATION PENDING PER GRADING PLAN

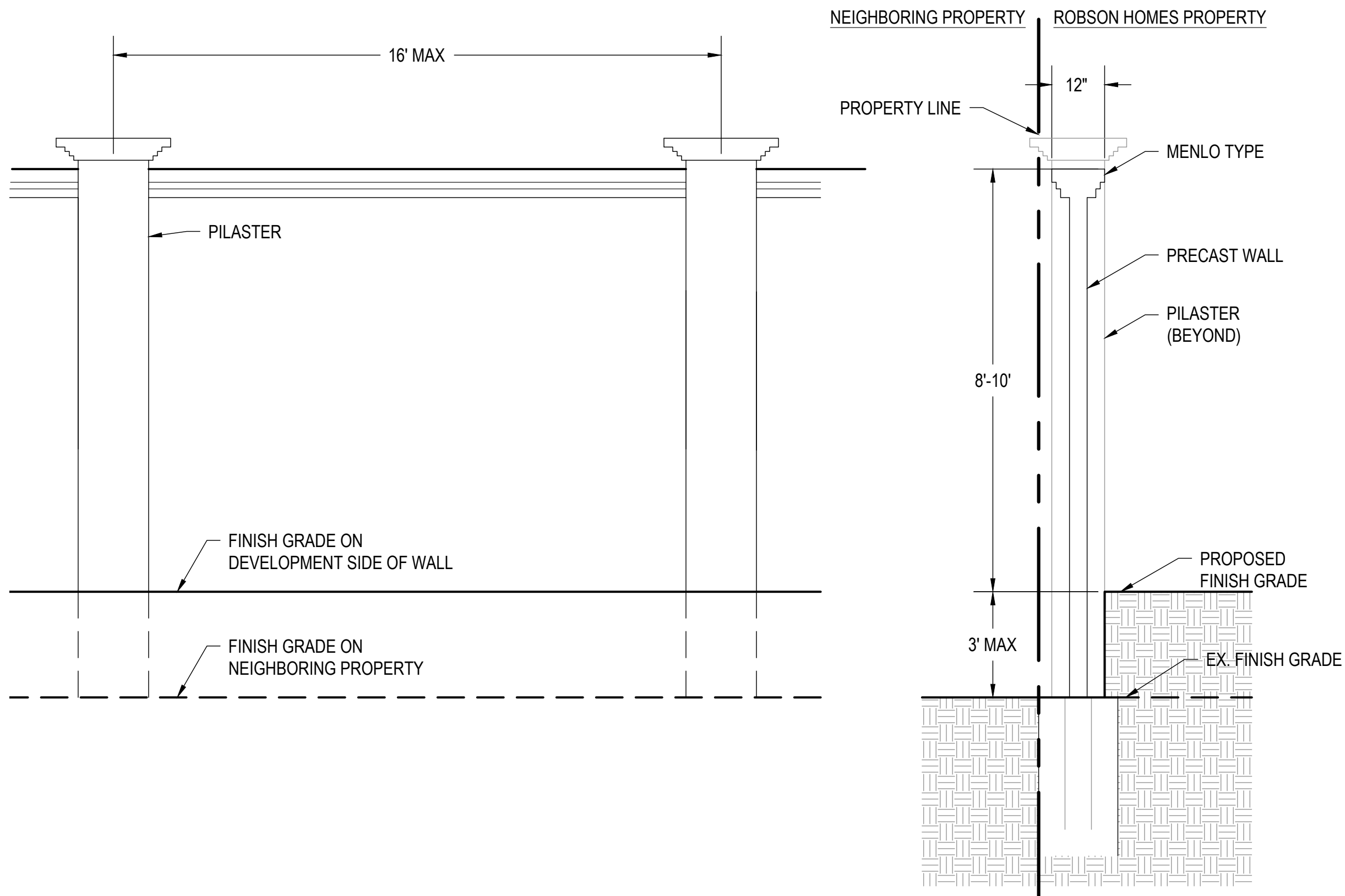
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3 CMU RETAINING WALL
STUCCO-FACED

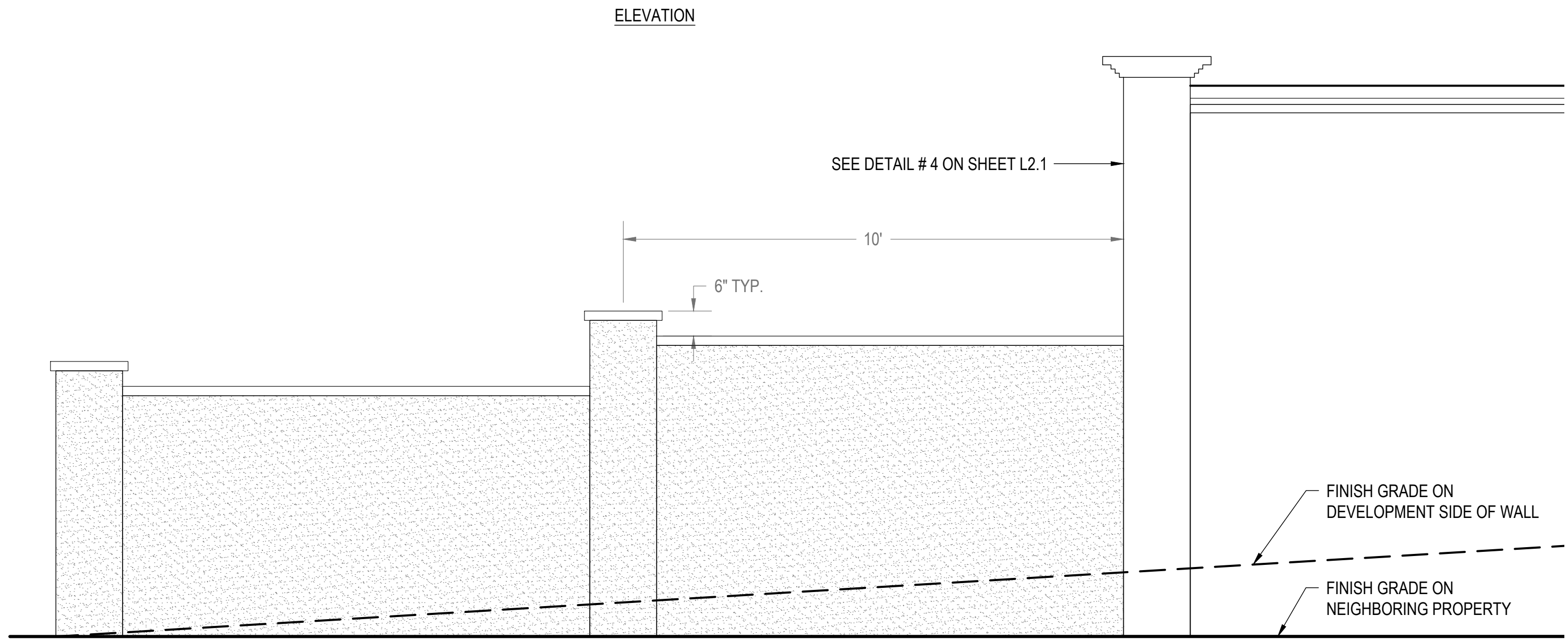
NOTE: LOCATION PENDING PER GRADING PLAN

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

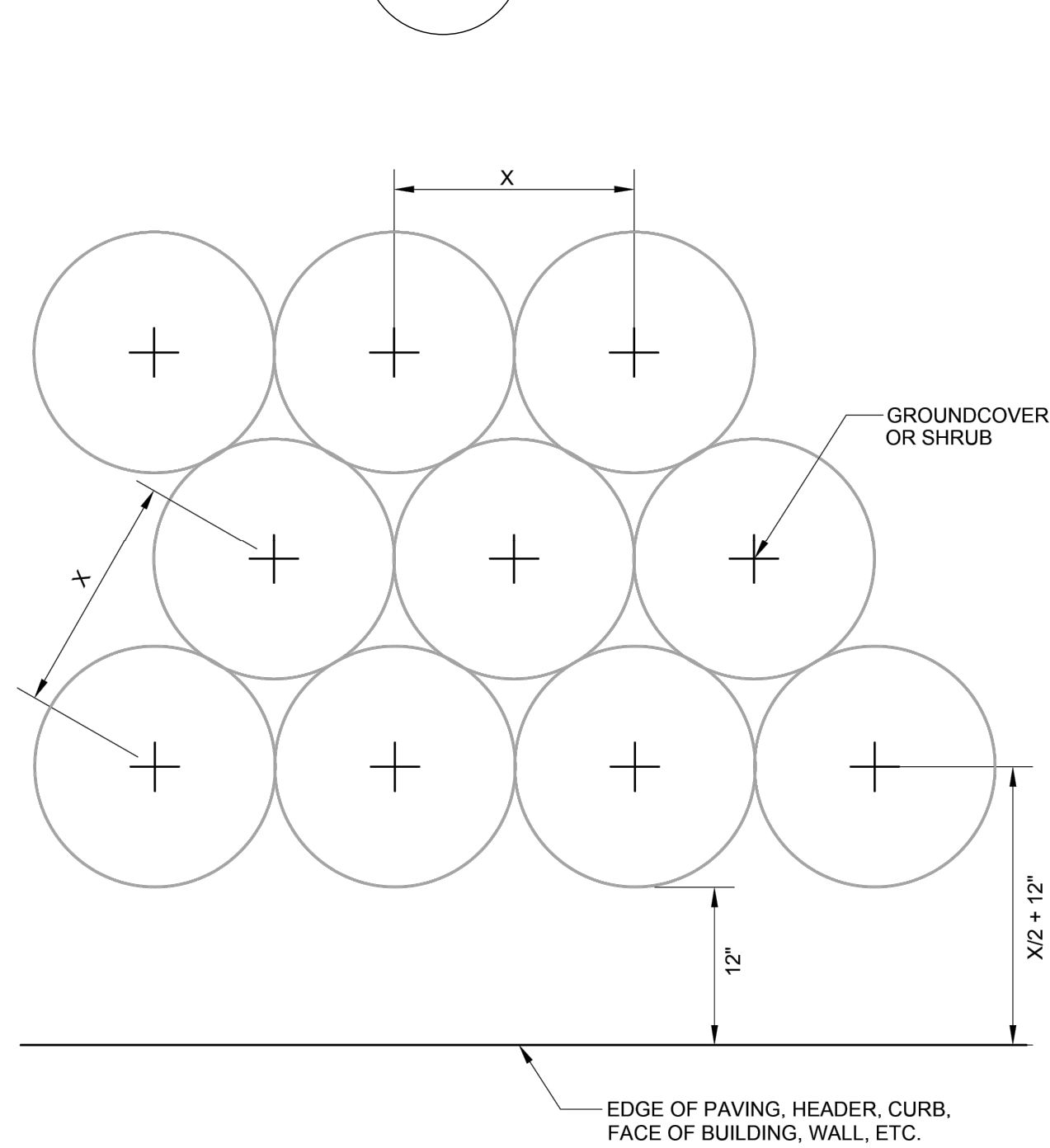
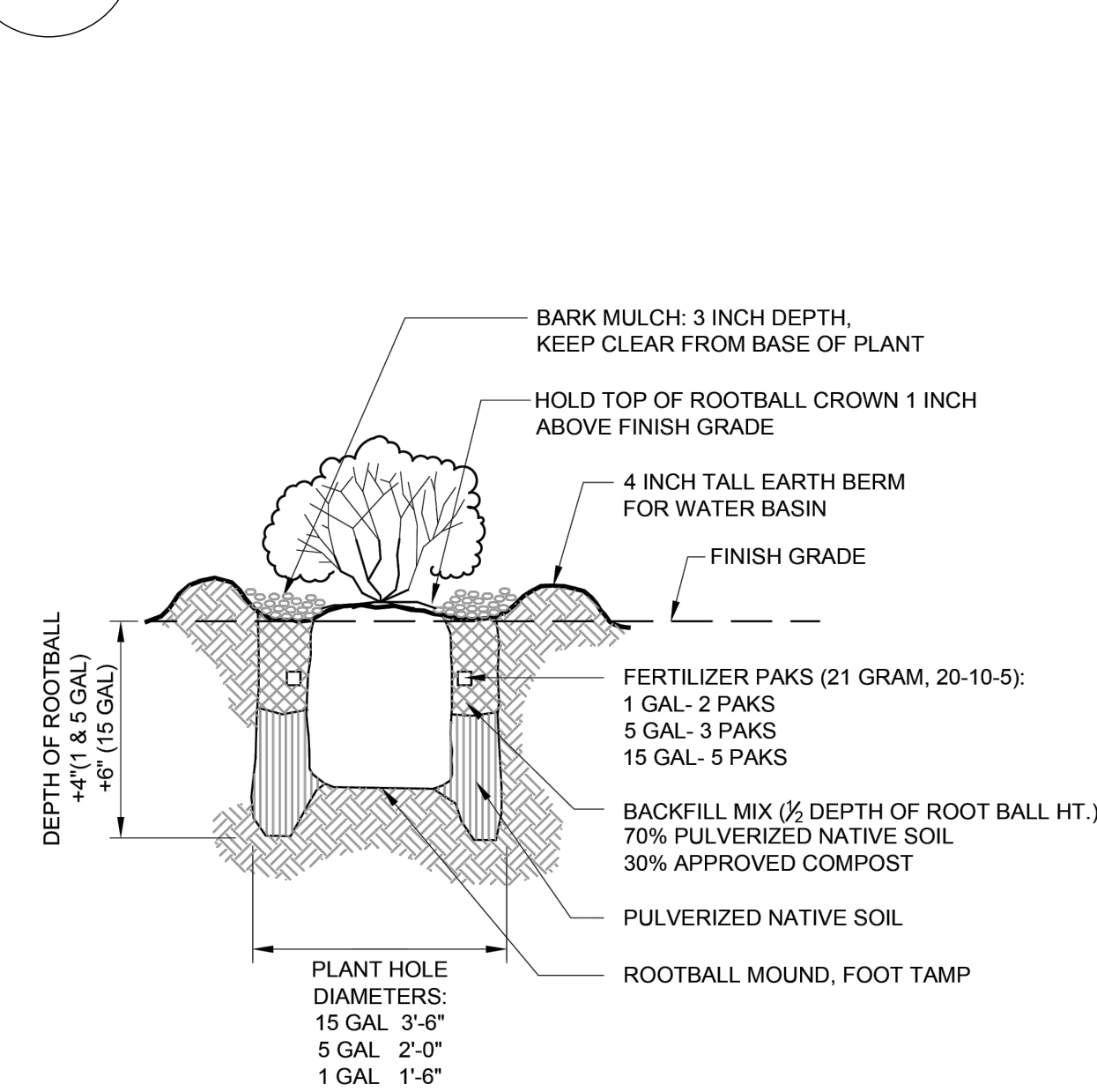
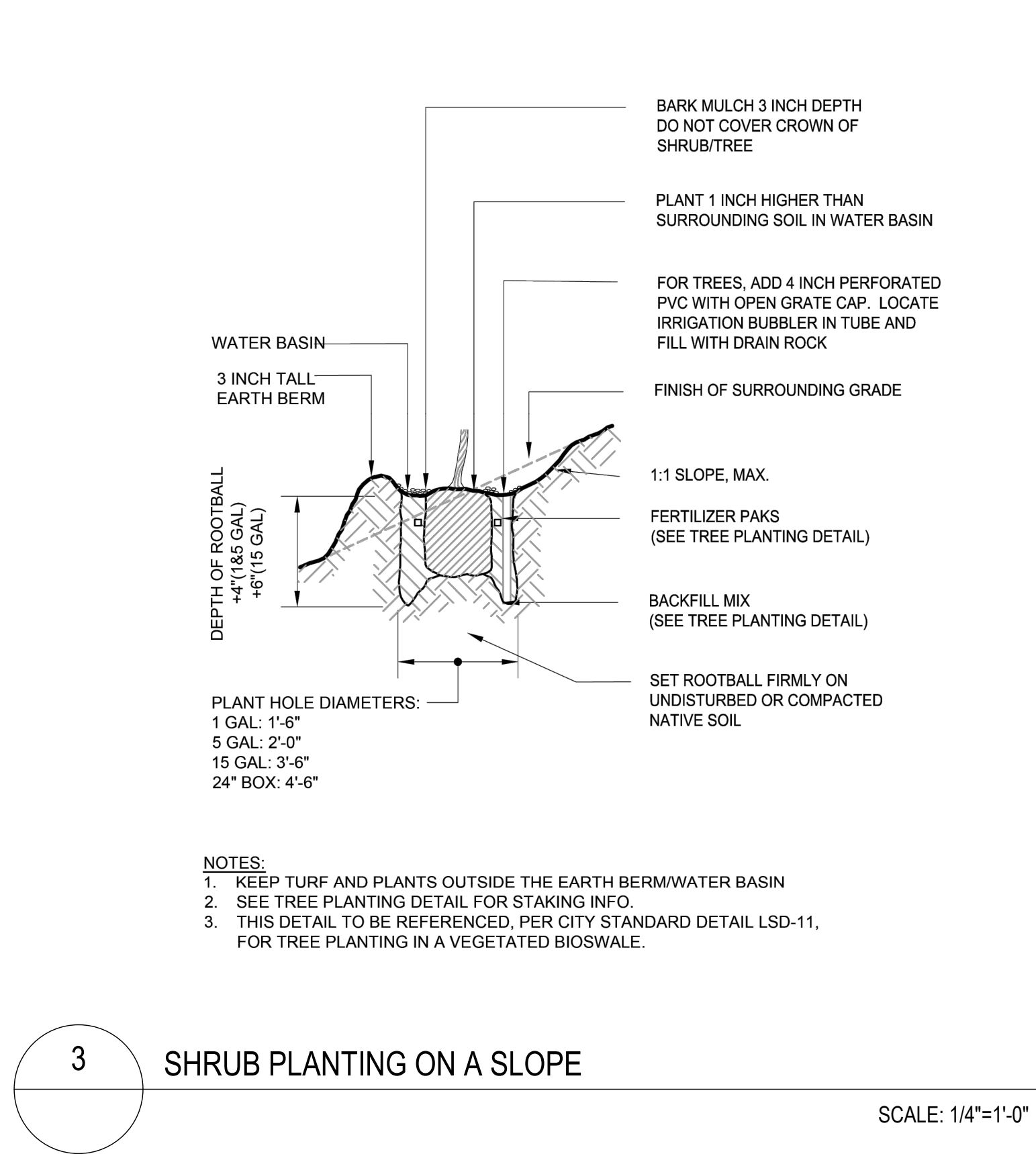
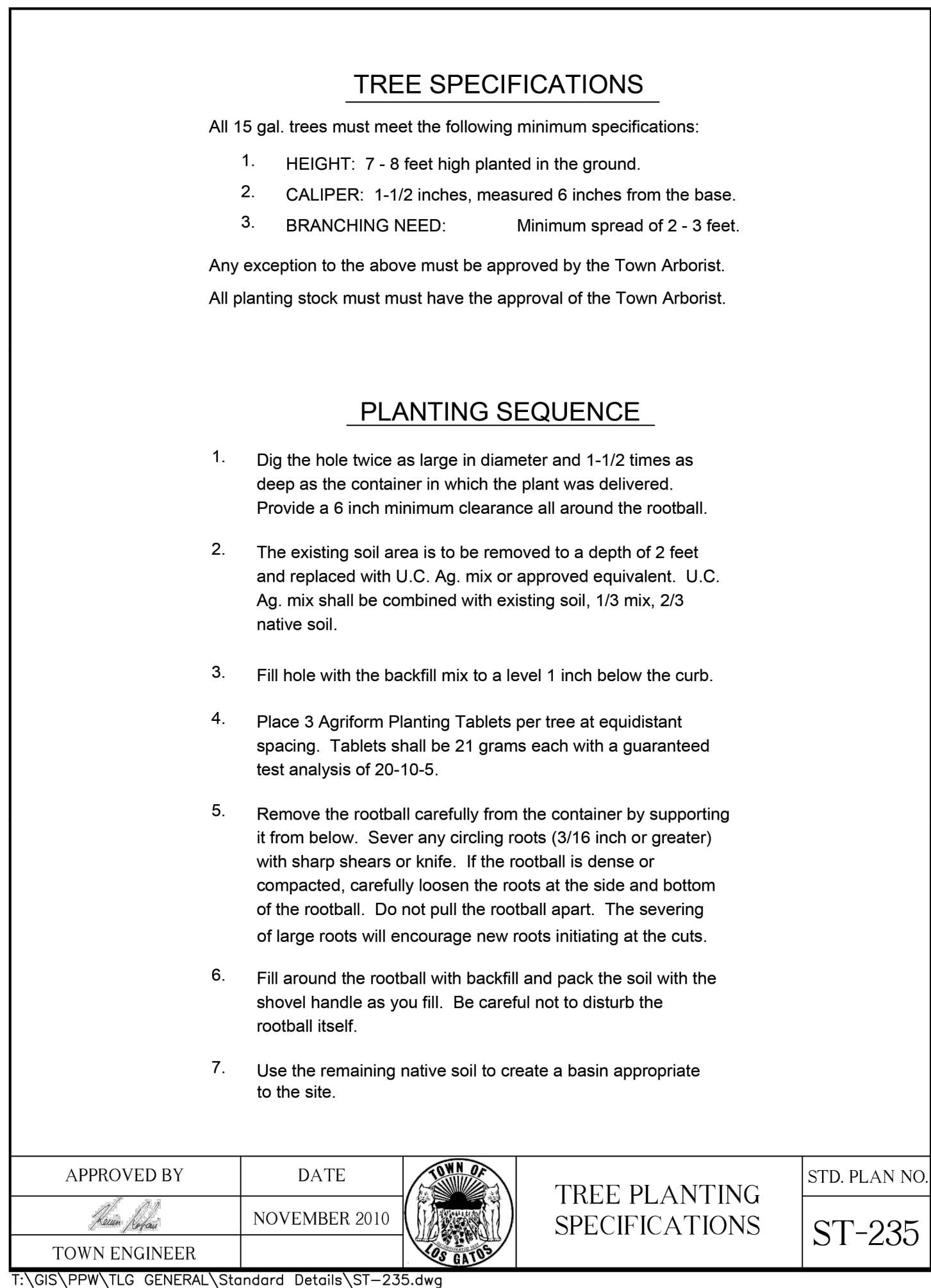
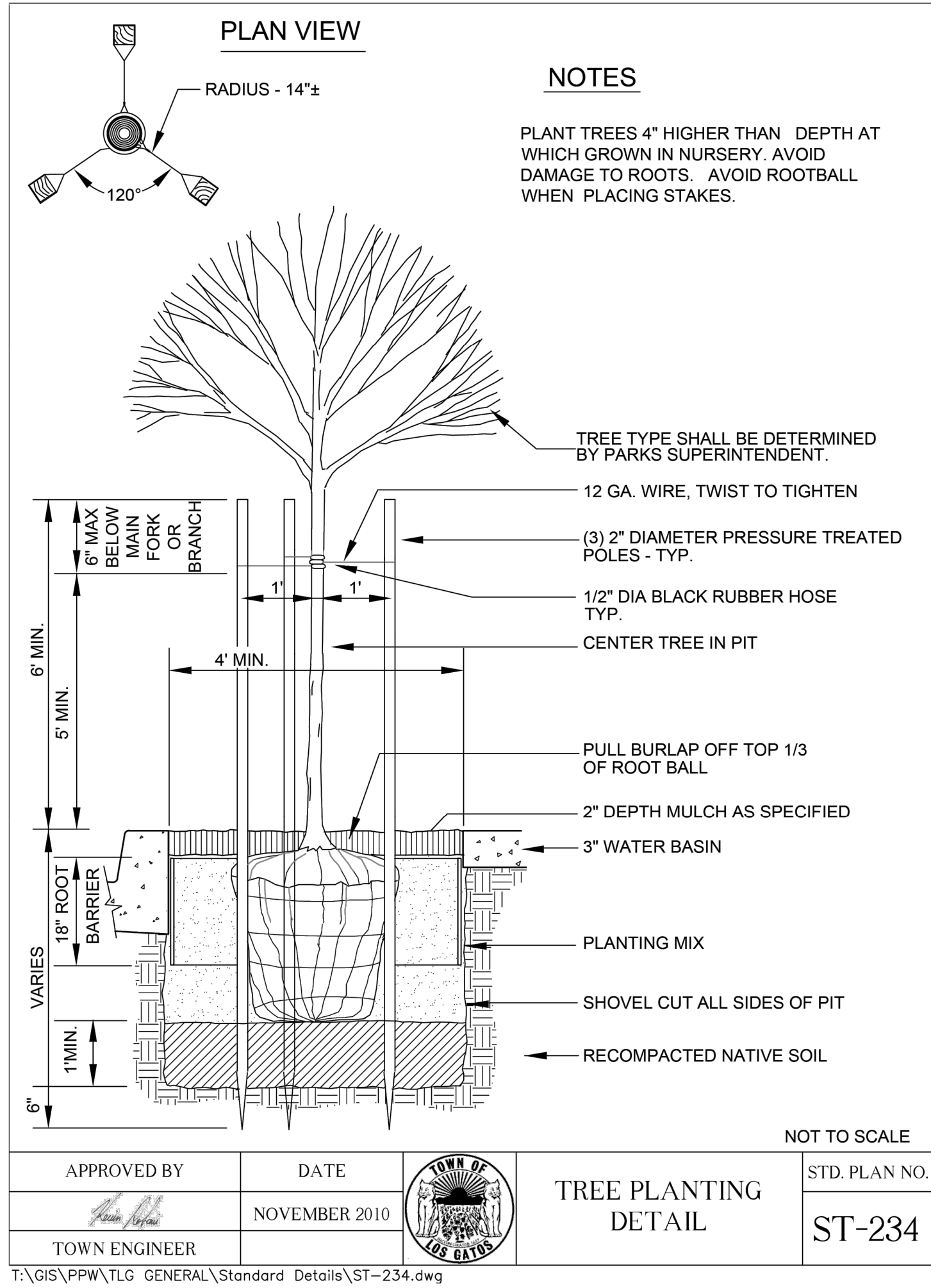
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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

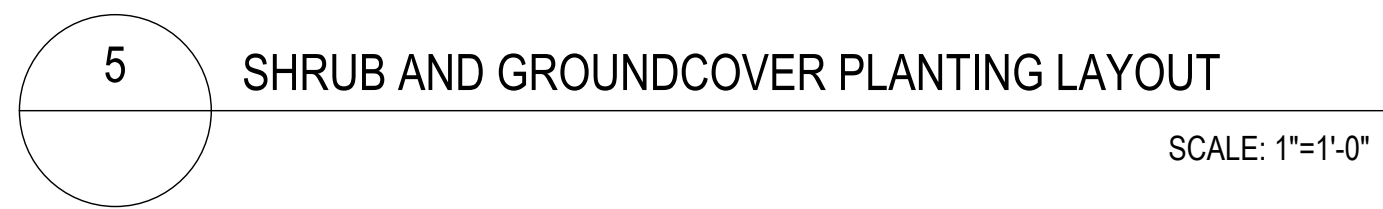
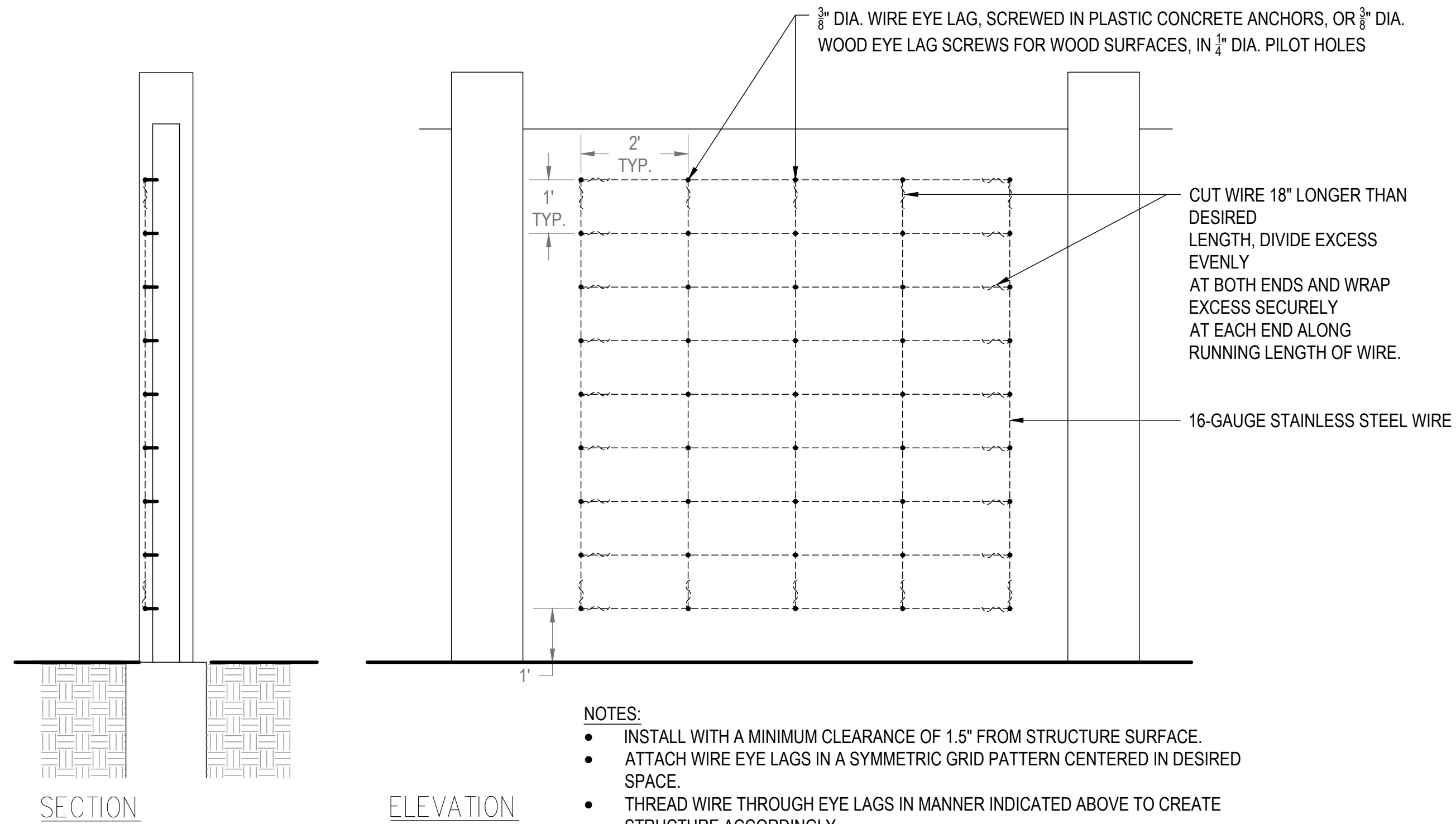


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DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED



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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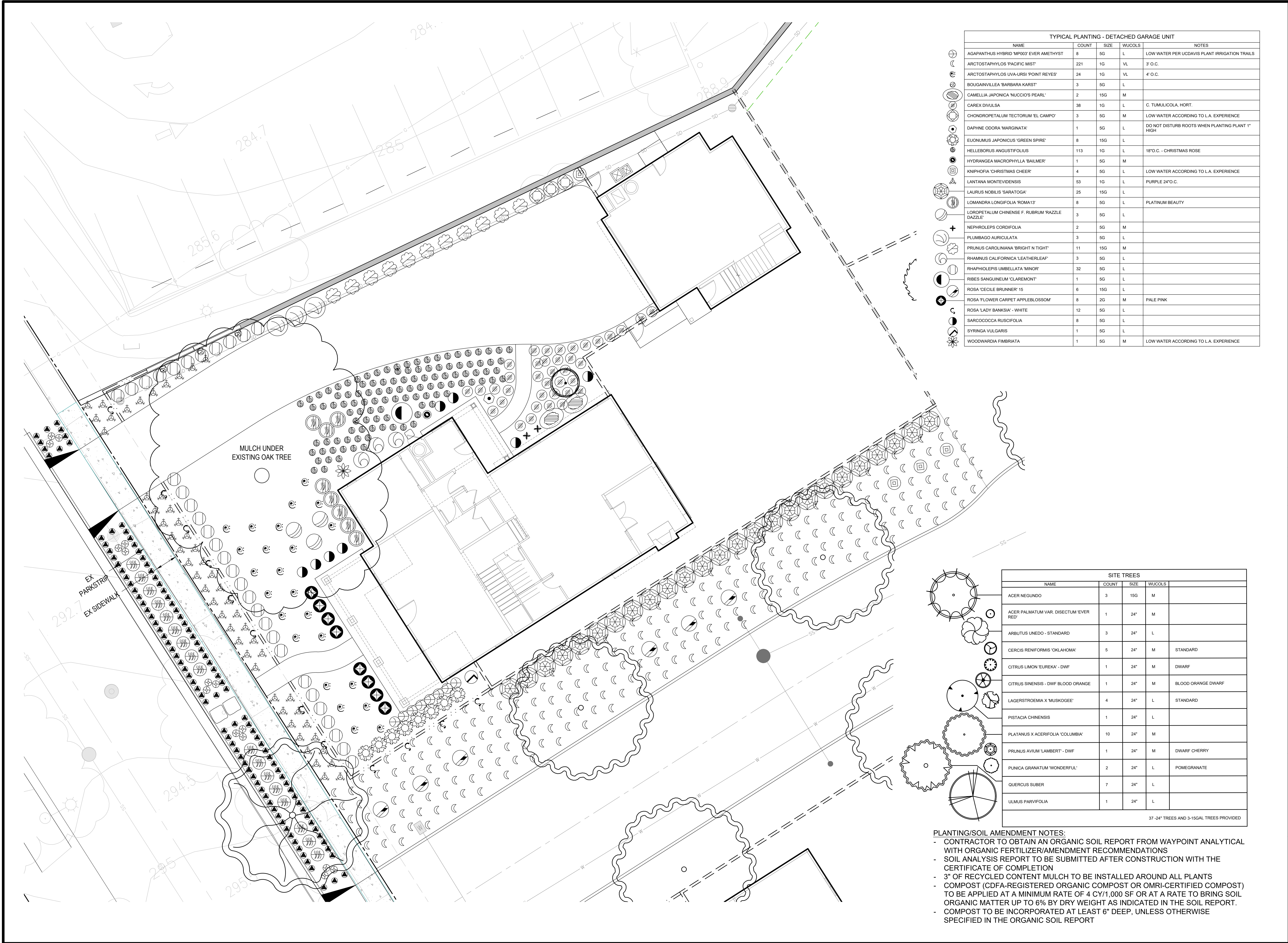
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SCALE: AS NOTED

L2.3



TYPICAL PLANTING - DETACHED GARAGE UNIT				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS HYBRID 'MP003' EVER AMETHYST	8	5G	L	LOW WATER PER UCDAVIS PLANT IRRIGATION TRAILS
ARCTOSTAPHYLOS 'PACIFIC MIST'	221	1G	VL	3" O.C.
ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	24	1G	VL	4" O.C.
BOUGAINVILLEA 'BARBARA KARST'	3	5G	L	
CAMELLIA JAPONICA 'NUCCIO'S PEARL'	2	15G	M	
CAREX DIVULSA	38	1G	L	C. TUMULICOLA, HORT.
CHONDROPETALUM TECTORUM 'EL CAMPO'	3	5G	M	LOW WATER ACCORDING TO L.A. EXPERIENCE
DAPHNE ODORA 'MARGINATA'	1	5G	L	DO NOT DISTURB ROOTS WHEN PLANTING PLANT 1" HIGH
EUONIMUS JAPONICUS 'GREEN SPIRE'	8	15G	L	
HELLEBORUS ANGUSTIFOLIUS	113	1G	L	18"O.C. - CHRISTMAS ROSE
HYDRANGEA MACROPHYLLA 'BAILMER'	1	5G	M	
KNIPHOFIA 'CHRISTMAS CHEER'	4	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
LANTANA MONTEVIDENSIS	53	1G	L	PURPLE 24"O.C.
LAURUS NOBILIS 'SARATOGA'	25	15G	L	
LOMANDRA LONGIFOLIA 'ROMA13'	8	5G	L	PLATINUM BEAUTY
LOROPETALUM CHINENSE F. RUBRUM 'RAZZLE DAZZLE'	3	5G	L	
NEPHROLEPS CORDIFOLIA	2	5G	M	
PLUMBAGO AURICULATA	3	5G	L	
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	11	15G	M	
RHAMNUS CALIFORNICA 'LEATHERLEAF'	3	5G	L	
RHAPHIOLEPIS UMBELLATA 'MINOR'	32	5G	L	
RIBES SANGUINEUM 'CLAREMONT'	1	5G	L	
ROSA 'CECILE BRUNNER' 15	6	15G	L	
ROSA 'FLOWER CARPET APPLEBLOSSOM'	8	2G	M	PALE PINK
ROSA 'LADY BANKSIA' - WHITE	12	5G	L	
SARCOCOCCA RUSCIFOLIA	8	5G	L	
SYRINGA VULGARIS	1	5G	L	
WOODWARDIA FIMBRIATA	1	5G	M	LOW WATER ACCORDING TO L.A. EXPERIENCE

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	

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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

TYPICAL PLANTING
PLAN - DETACHED
GARAGE

DESIGN

PO BOX 485
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FOCUS

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LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

L3.1



SITE PLANTING:



ACHILLEA MILLEFOLIUM 'LA LUNA'



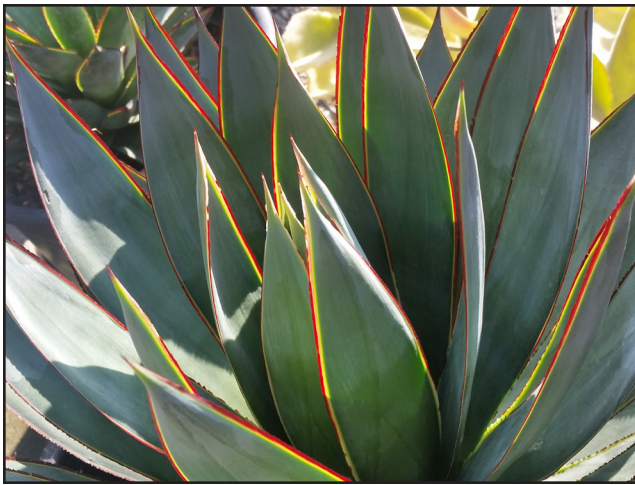
ACHILLEA 'MOONSHINE'



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



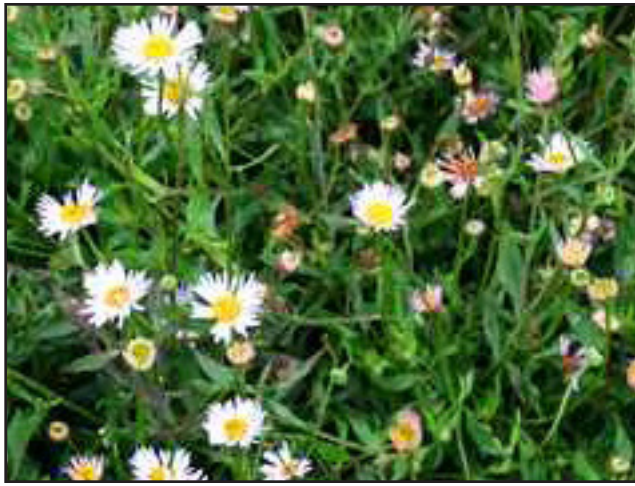
CHONDROPETALUM TECTORUM 'EL
CAMPO'



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



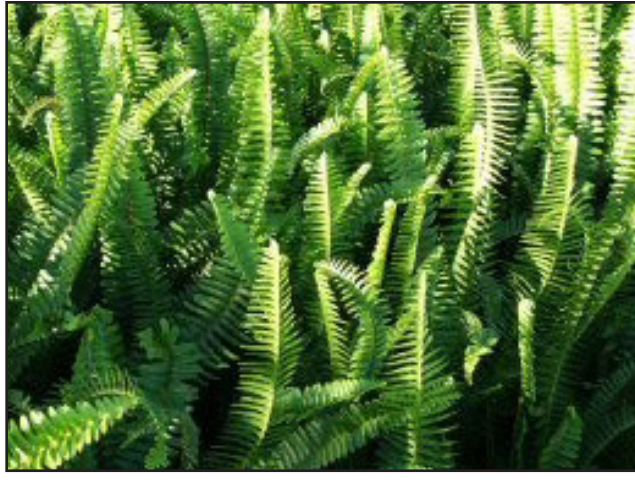
LOMANDRA LONGIFOLIA 'BREEZE'



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'



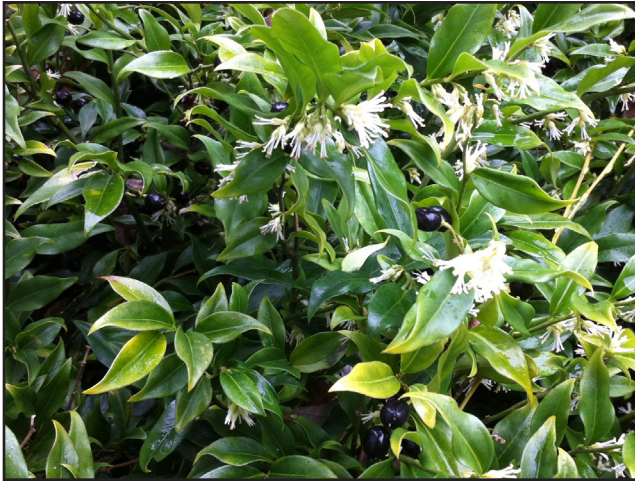
ROSA 'LADY BANKSIA' - WHITE



ROSMARINUS OFFICINALIS 'TUSCAN
BLUE'



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SYRINGA VULGARIS



WOODWARDIA FIMBRIATA

220 BELGATOS RD
LOS GATOS, CA

PLANT PALETTE

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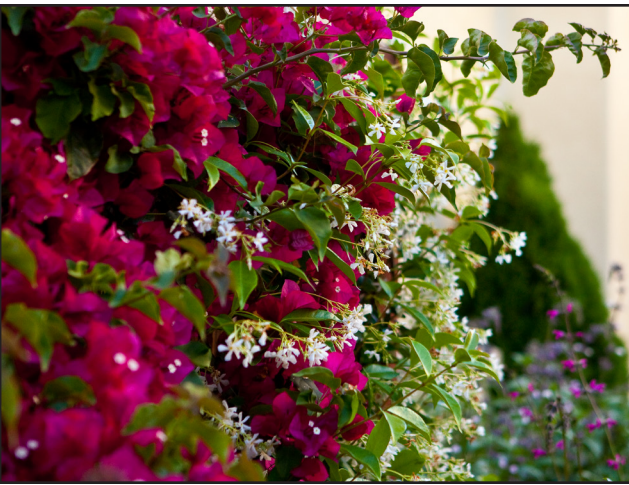
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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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

220 BELGATOS RD
LOS GATOS, CA

PLANT PALETTE

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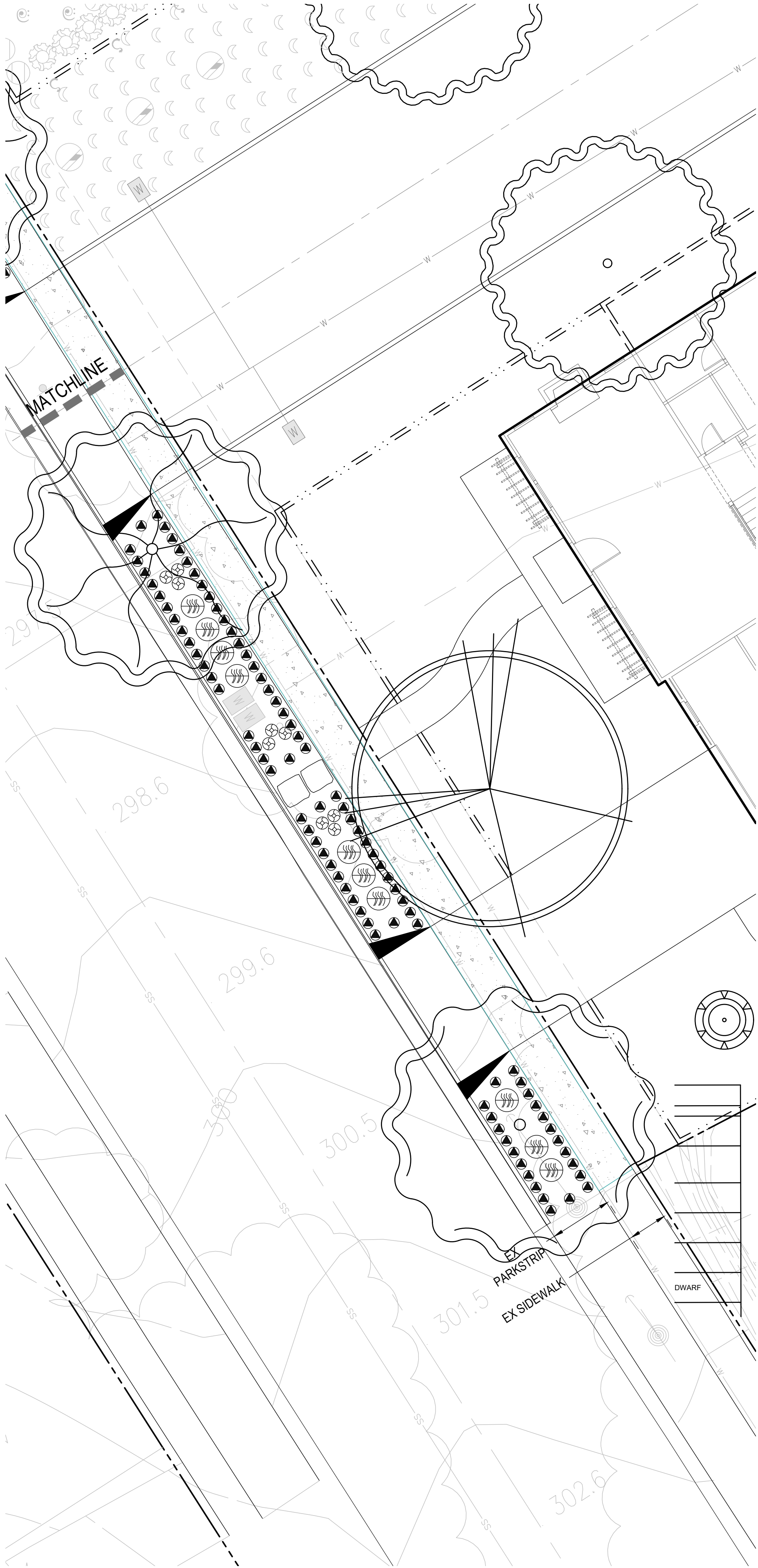
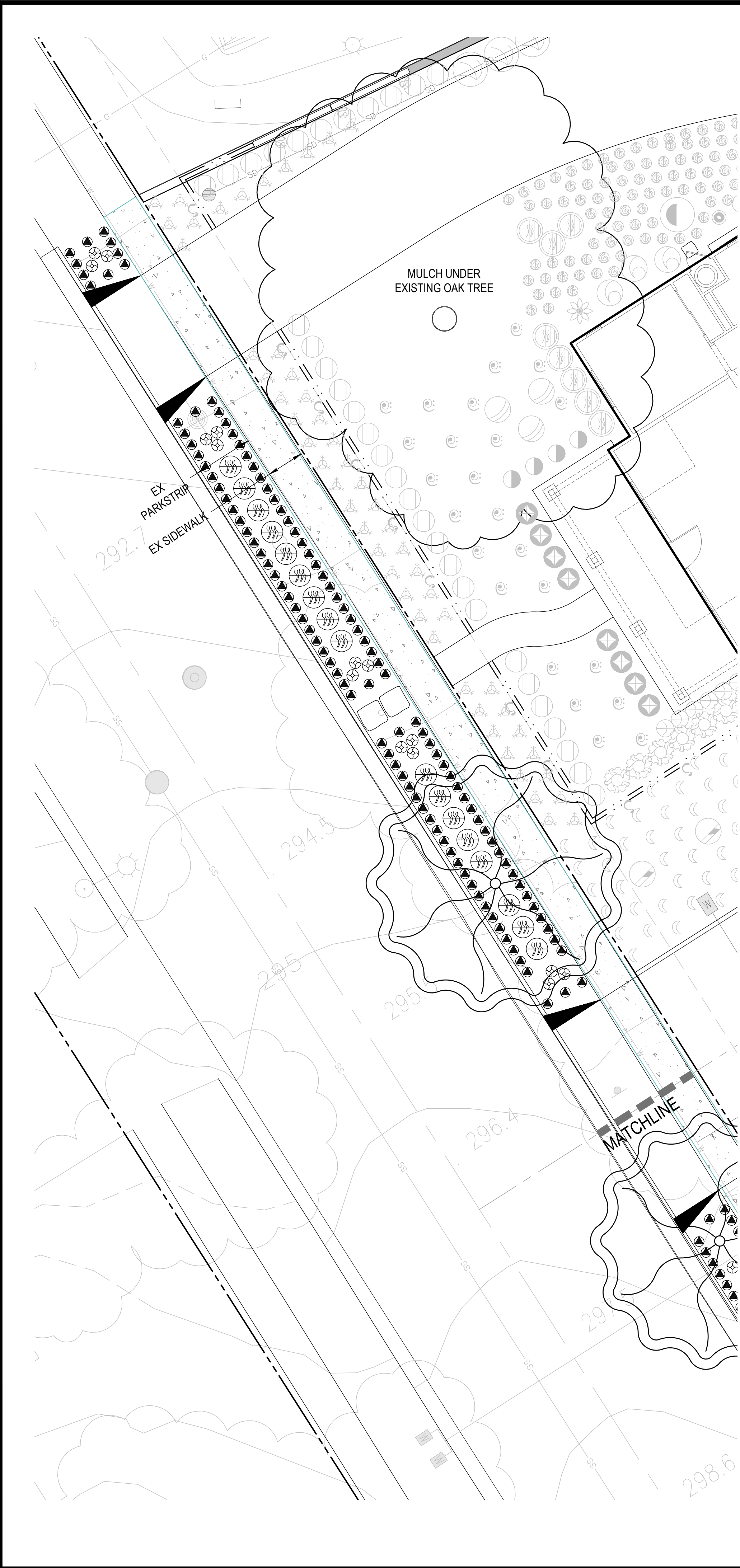
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DRAWN BY: KH
SCALE: NTS

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				

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220 BELGATOS RD
LOS GATOS, CA

OFFSITE
PLANTING:
BELGATOS RD.

DESIGN

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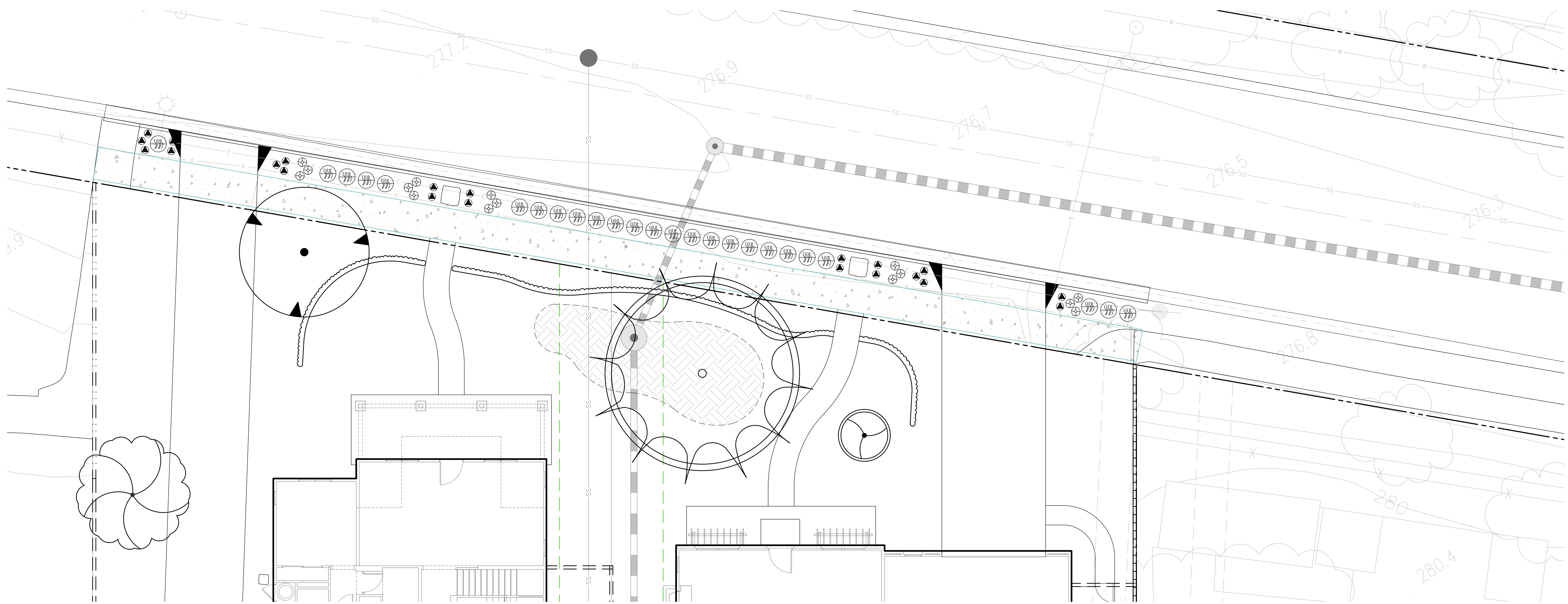
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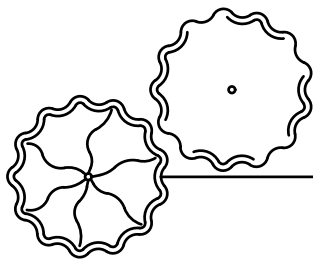
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DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

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					

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220 BELGATOS RD
LOS GATOS, CA

OFFSITE
PLANTING:
BELVUE DR.

DESIGN

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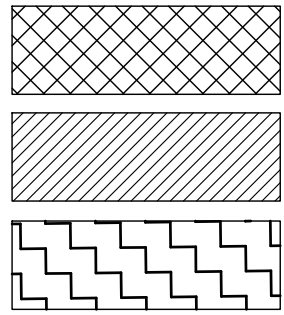
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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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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HYDROZONE

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