

LOT 12

# CALIFORNIA



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

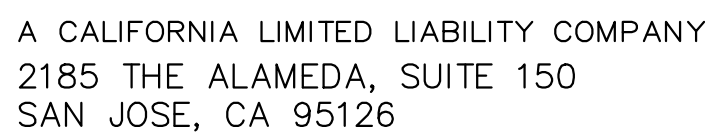
2. GENERAL PLAN AMENDMENT FROM PUBLIC TO PUBLIC / LOW DENSITY RESIDENTIAL:
  - a. 4.8-ACRE PORTION OF THE 9.1-ACRE PROPERTY WOULD REMAIN PUBLIC
  - b. 4.3-ACRE PORTION OF THE 9.1-ACRE PROPERTY WOULD BE AMENDED FROM PUBLIC TO LOW DENSITY RESIDENTIAL
3. SITE & ARCHITECTURE APPROVAL:
  - a. THIRTEEN (13) SINGLE FAMILY HOMES, TWO-STORIES
  - b. THIRTEEN (13) ACCESSORY DWELLING UNITS (ADU'S) - 11 ATTACHED AND 2 DETACHED
  - c. PRIVATE STREET
  - d. NO PROPOSED CHANGE OF USE OR DEVELOPMENT OF THE 4.8-ACRE SCHOOL SITE
4. APPLICATION FOR A FENCE HEIGHT EXCEPTION

**NOTE:**

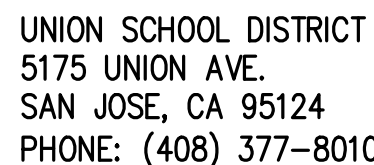
1. APPLICANT PROPOSES SUPPLYING (2) TWO OFF-SITE BELOW MARKET RATE UNITS IN LIEU OF (1) ON-SITE UNIT.
2. THE APPLICANT PROPOSES ASSISTING THE TOWN IN THE INSTALLATION OF A NEW TRAFFIC SIGNAL AT THE INTERSECTION OF BELGATOS ROAD AND BLOSSOM HILL ROAD.



## PROJECT TEAM:

**APPLICANT**

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



**OWNER:**



**LANDSCAPE:**



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 Engineers • Planners • Surveyors

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



## SHEET INDEX

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- A3.0 FLOOR PLAN (FIRST FLOOR)
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**LANDSCAPE:**

- L1.1 EXISTING TREE PLAN
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- L3.1 TYPICAL PLANTING PLAN - ATTACHED GARAGE
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- L4.2 OFFSITE PLANTING BELLEVUE DRIVE
- L5.0 HYDROZONE

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

2. Town Ordinance 2351: Up to 800 square feet of gross floor area of an accessory dwelling unit shall be exempt from the applicable FAR Standards, ADUs are allowed a 10% percent increase in the floor area ratio, excluding
3. Section 29.40.400 of Town Code - 30' allowed at Cul-De-Sacs, 80' at Interior Lots, 90' at Corner Lots side/rear property line
5. Section 29.40.0320 of Town Code - Exceptions to Maximum Fence Height



**ROBSON HOMES**  
A CALIFORNIA LIMITED LIABILITY COMPANY  
22185 THE ALAMEDA, SUITE 150  
SAN JOSE, CA 95126

**PREPARED FOR:**

## PLANNING

# PLANNING RE AND SITE APPLICATION COVERSHEET

**CALIFORNIA**

# LOS GATOS

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|----------|-------------|
| DATE     | 04/09/2025  |
| SCALE    | SEE PLAN    |
| DESIGNED | JG          |
| DRAWN    | CH          |
| JOB NO.  | 23-149      |
| SHEET    |             |
|          | <b>C1</b>   |
| 1        | OF 9 SHEETS |





- 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
  - SANITARY SEWER
  - STORM DRAIN
  - WATER LINE
  - FIRE HYDRANT
  - GAS OR WATER VALVE
  - OVERHEAD LINE
  - STREET LIGHT
  - CHAIN LINK FENCE
  - 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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**PREPARED FOR:**

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

**ARCHITECTURE AND SITE APPLICATION**  
**EXISTING CONDITIONS**

**LOS GATOS**

**DATE** 04/09/2025  
**SCALE** SEE PLAN  
**DESIGNED** JG  
**DRAWN** CH  
**JOB NO.** 23-149  
**SHEET** C2  
2 OF 9 SHEETS



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      |

220 Belgatos Trees

| 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.

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      |

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

DATE

04/09/2025

SCALE

SEE PLAN

DESIGNED

JG

DRAWN

CH

JOB NO.

23-149

SHEET

C3

3

OF

9

SHEETS

BY

REVISIONS

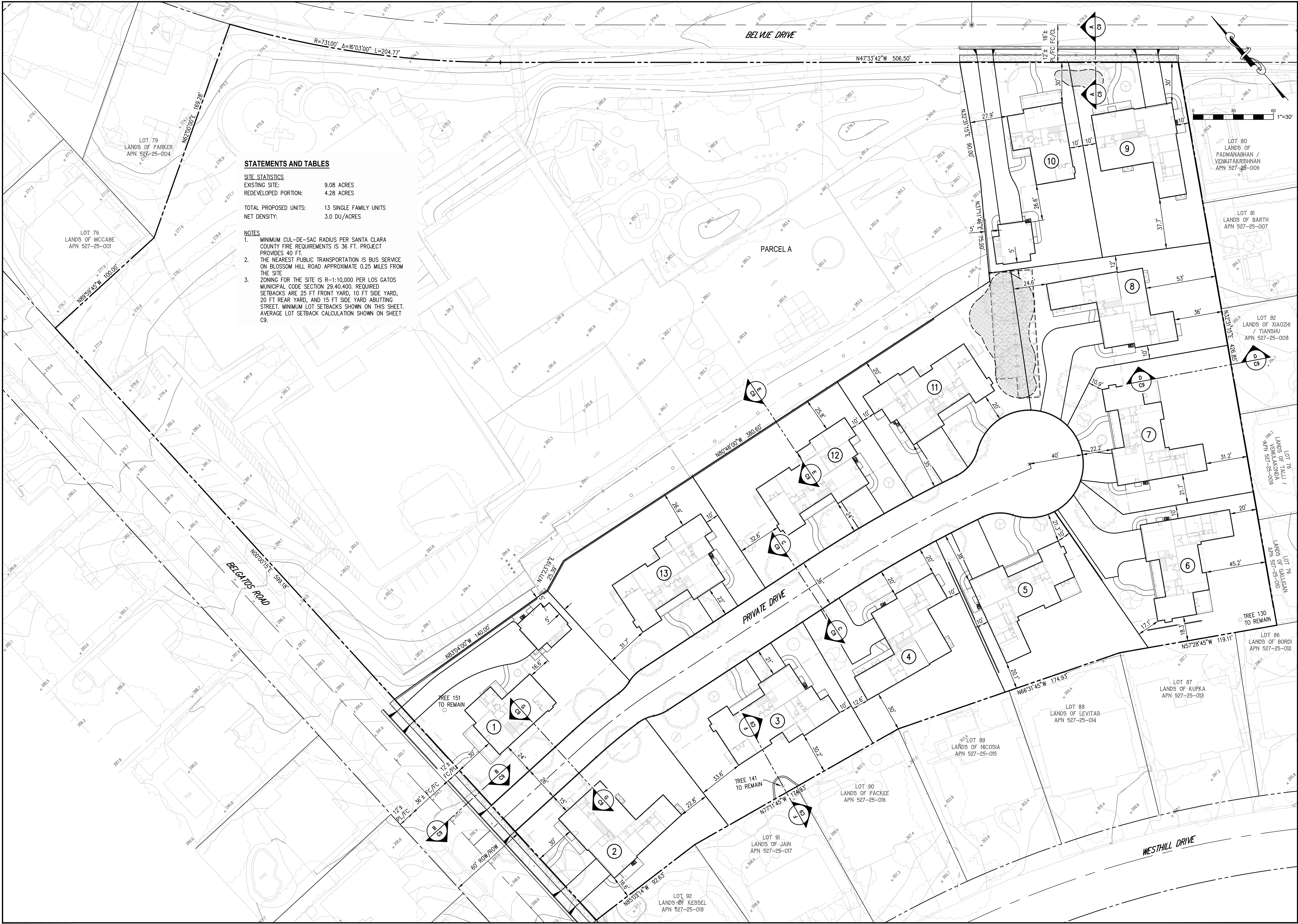
DATE

NO.

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

Civil Engineering Associates  
Civil Engineers • Planners • Surveyors





STATEMENTS AND TABLES

SITE STATISTICS

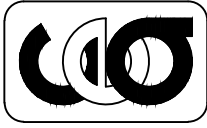
EXISTING SITE: 9.08 ACRES  
REDEVELOPED PORTION: 4.28 ACRES

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.

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**Civil Engineering Associates**  
Civil Engineers • Planners • Surveyors

28 Battery Avenue  
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T: (408) 453-1066

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

PREPARED FOR:

PLANNING

220 BELGATOS ROAD

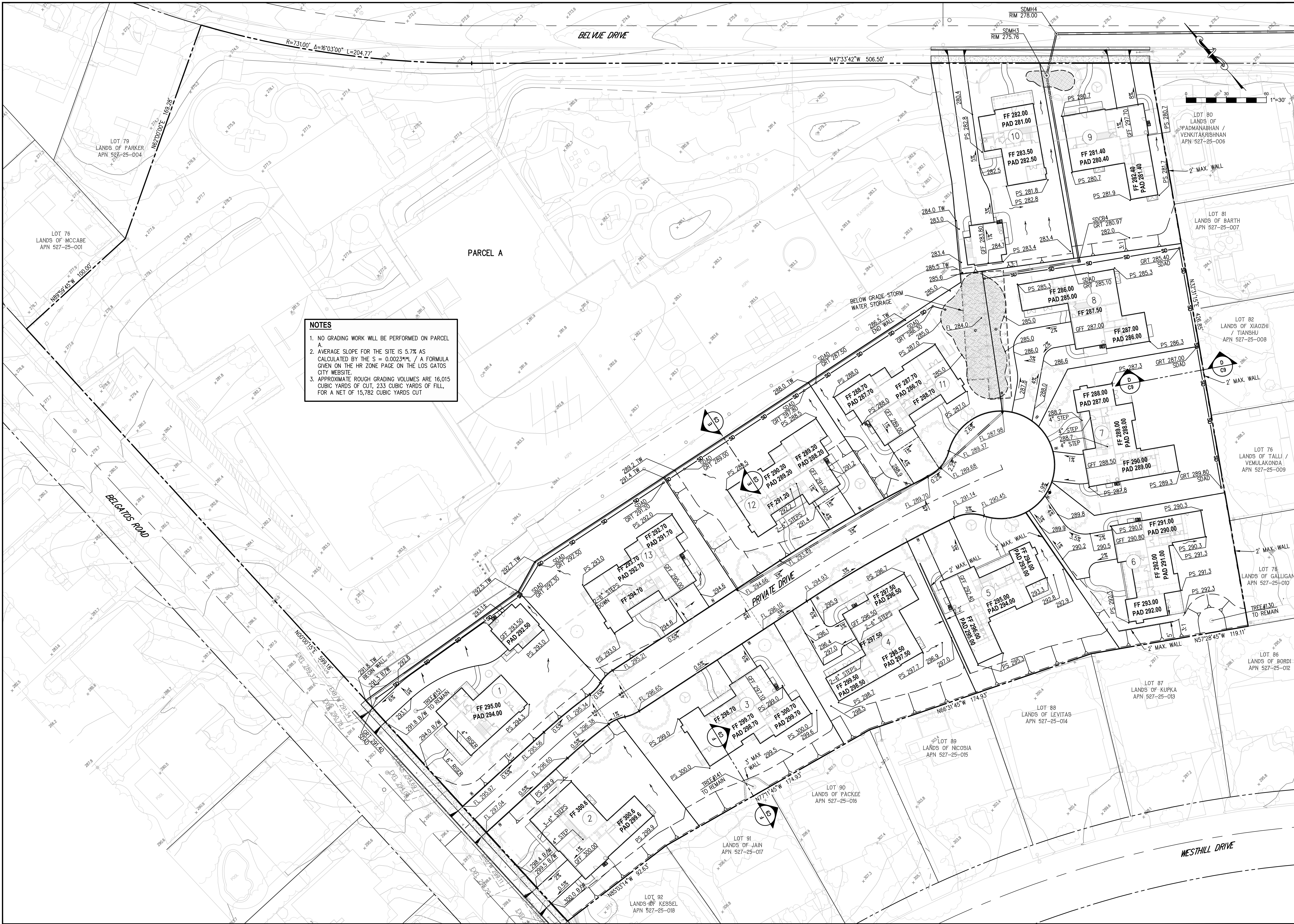
ARCHITECTURE AND SITE APPLICATION  
SITE PLAN

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

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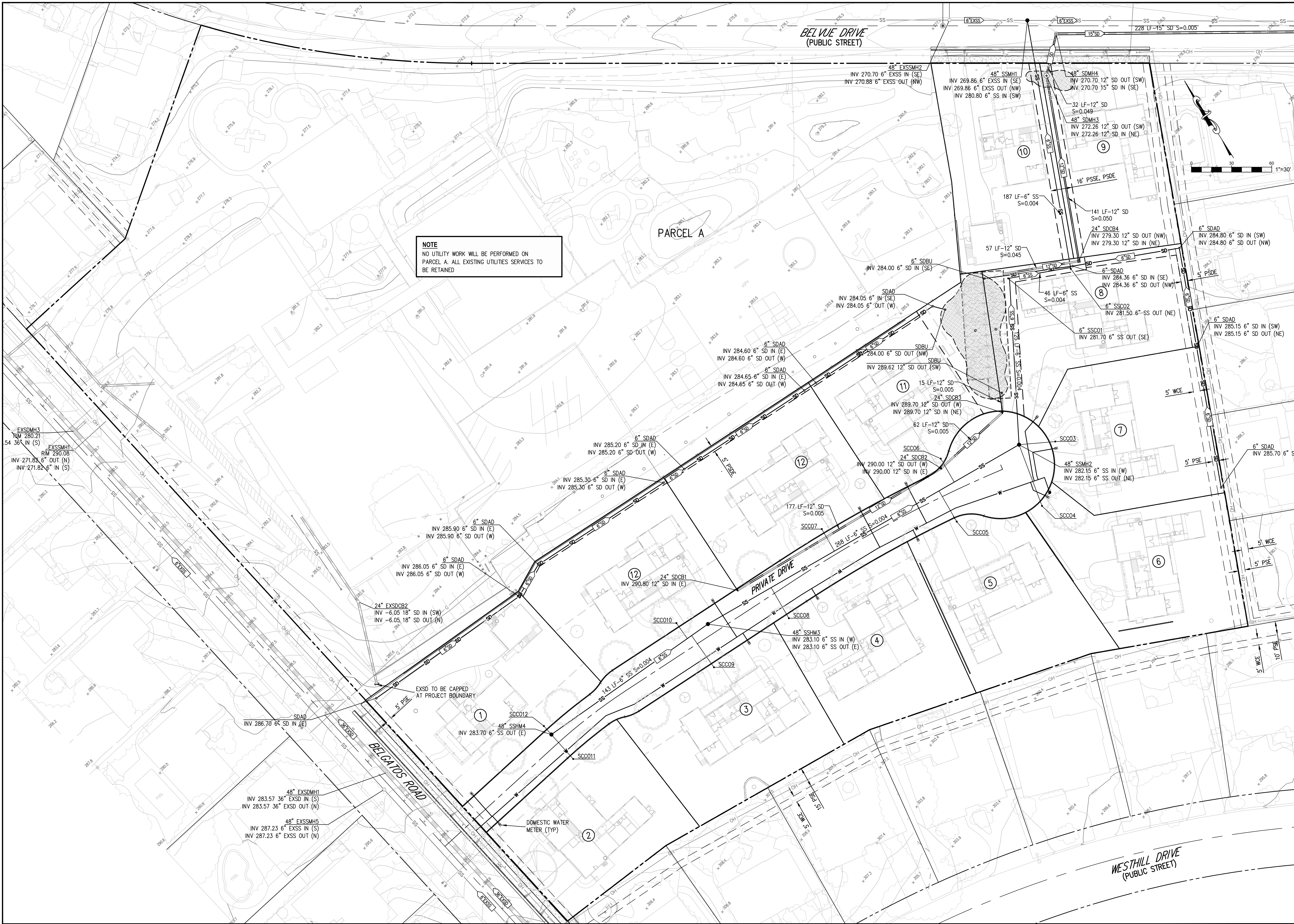
**ROBSON HOMES**  
A CALIFORNIA LIMITED LIABILITY COMPANY  
2185 THE ALAMEDA, SUITE 150  
SAN JOSE, CA 95126

**ARCHITECTURE AND SITE APPLICATION  
GRADING & DRAINAGE PLAN**

LOS GATOS  
CALIFORNIA

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





**NOTE**  
NO UTILITY WORK WILL BE PERFORMED ON  
PARCEL A. ALL EXISTING UTILITIES SERVICES TO  
BE RETAINED

PARCEL A

BELVUE DRIVE  
(PUBLIC STREET)

WESTHILL DRIVE  
(PUBLIC STREET)

PRIVATE DRIVE

BELGATOS ROAD

EXSDMH3  
RIM 280.21  
54 36" IN (S)  
EXSSMH1  
RIM 290.08  
INV 271.82 6" OUT (N)  
INV 271.82 6" IN (S)

48" EXSDMH1  
INV 283.57 36" EXSD IN (S)  
INV 283.57 36" EXSD OUT (N)  
48" EXSSMH5  
INV 287.23 6" EXSS IN (S)  
INV 287.23 6" EXSS OUT (N)

24" EXSDCB2  
INV -6.05 18" SD IN (SW)  
INV -6.05 18" SD OUT (N)

6" SDAD  
INV 285.05 6" SD IN (E)  
INV 285.05 6" SD OUT (W)

48" SSMH4  
INV 283.70 6" SS OUT (E)

DOMESTIC WATER  
METER (TYP)

24" SDCB1  
INV 290.80 12" SD IN (E)

6" SDAD  
INV 285.30 6" SD IN (E)  
INV 285.30 6" SD OUT (W)

6" SDAD  
INV 284.60 6" SD IN (E)  
INV 284.60 6" SD OUT (W)

6" SDAD  
INV 284.65 6" SD IN (E)  
INV 284.65 6" SD OUT (W)

6" SDBU  
INV 284.05 6" IN (SE)  
INV 284.05 6" OUT (W)

15 LF-12" SD  
S=0.005  
24" SDCB3  
INV 289.70 12" SD OUT (W)  
INV 289.70 12" SD IN (NE)

62 LF-12" SD  
S=0.005

24" SDCB2  
INV 290.00 12" SD OUT (W)  
INV 290.00 12" SD IN (E)

48" SSMH3  
INV 283.10 6" SS IN (W)  
INV 283.10 6" SS OUT (E)

48" SSMH2  
INV 282.15 6" SS IN (W)  
INV 282.15 6" SS OUT (NE)

6" SSC02  
INV 281.50 6" SS OUT (NE)

6" SSC01  
INV 281.70 6" SS OUT (SE)

24" SDCB4  
INV 279.30 12" SD OUT (NW)  
INV 279.30 12" SD IN (NE)

141 LF-12" SD  
S=0.050

16" PSSE, PSDE

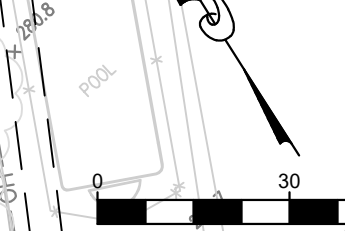
48" SSMH4  
INV 270.70 12" SD OUT (SW)  
INV 270.70 15" SD IN (SE)

32 LF-12" SD  
S=0.049

48" SSMH1  
INV 269.86 6" EXSS IN (SE)  
INV 269.86 6" EXSS OUT (NW)  
INV 280.80 6" SS IN (SW)

48" EXSSMH2  
INV 270.70 6" EXSS IN (SE)  
INV 270.88 6" EXSS OUT (NW)

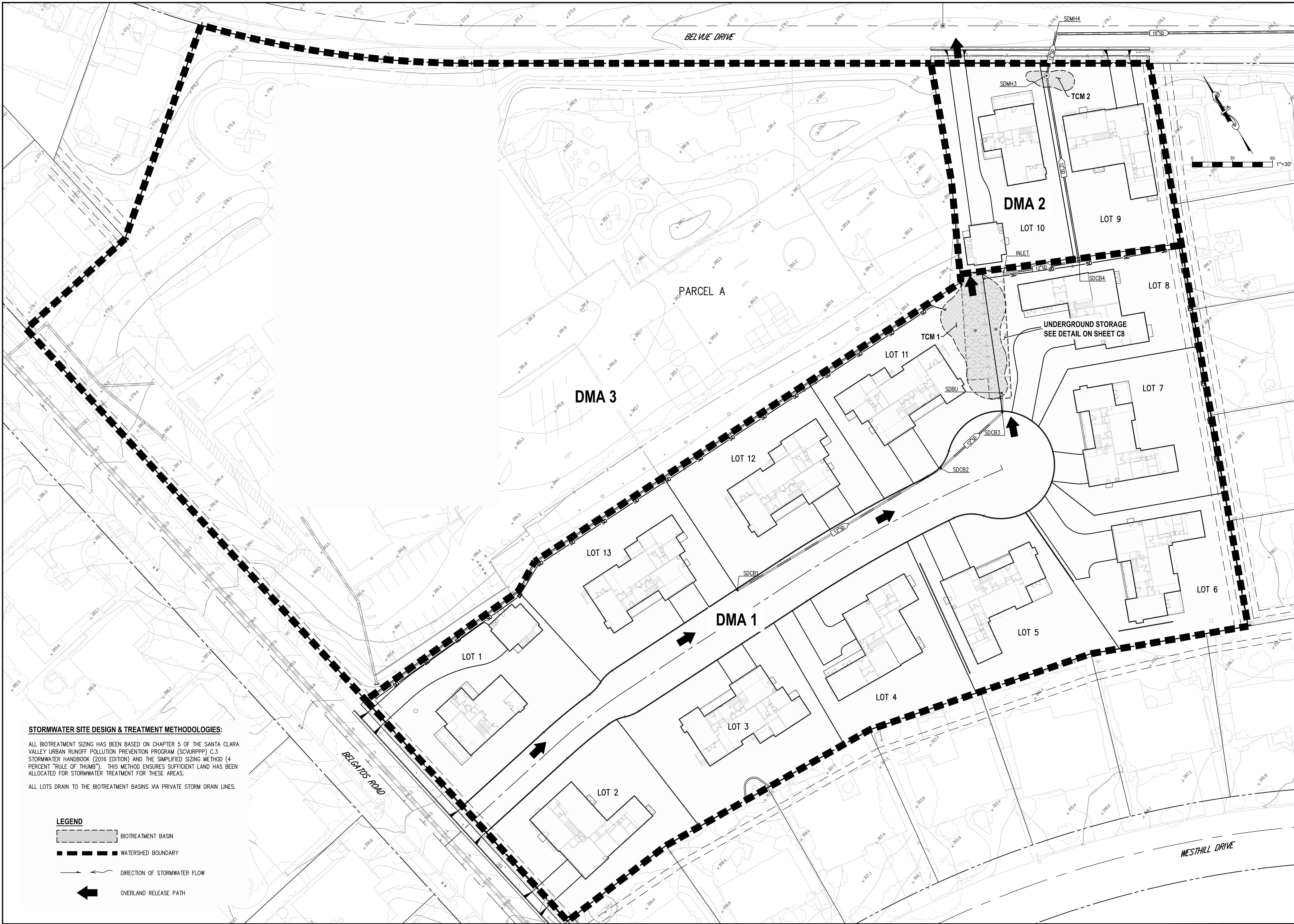
228 LF-15" SD S=0.005



|                   |                                                                                                             |
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| REVISIONS         |                                                                                                             |
| DATE              |                                                                                                             |
| NO.               |                                                                                                             |
| PREPARED FOR:     | ROBSON HOMES<br>A CALIFORNIA LIMITED LIABILITY COMPANY<br>2185 THE ALAMEDA, SUITE 150<br>SAN JOSE, CA 95126 |
| PLANNING          | ARCHITECTURE AND SITE APPLICATION<br>OVERALL UTILITY PLAN                                                   |
| 220 BELGATOS ROAD | LOS GATOS, CALIFORNIA                                                                                       |
| DATE              | 04/09/2025                                                                                                  |
| SCALE             | SEE PLAN                                                                                                    |
| DESIGNED          | JG                                                                                                          |
| DRAWN             | CH                                                                                                          |
| JOB NO.           | 23-149                                                                                                      |
| SHEET             | C6                                                                                                          |
| 6 OF 9 SHEETS     |                                                                                                             |

Civil  
Engineering  
Associates  
Civil Engineers • Planners • Surveyors  
28 Battery 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

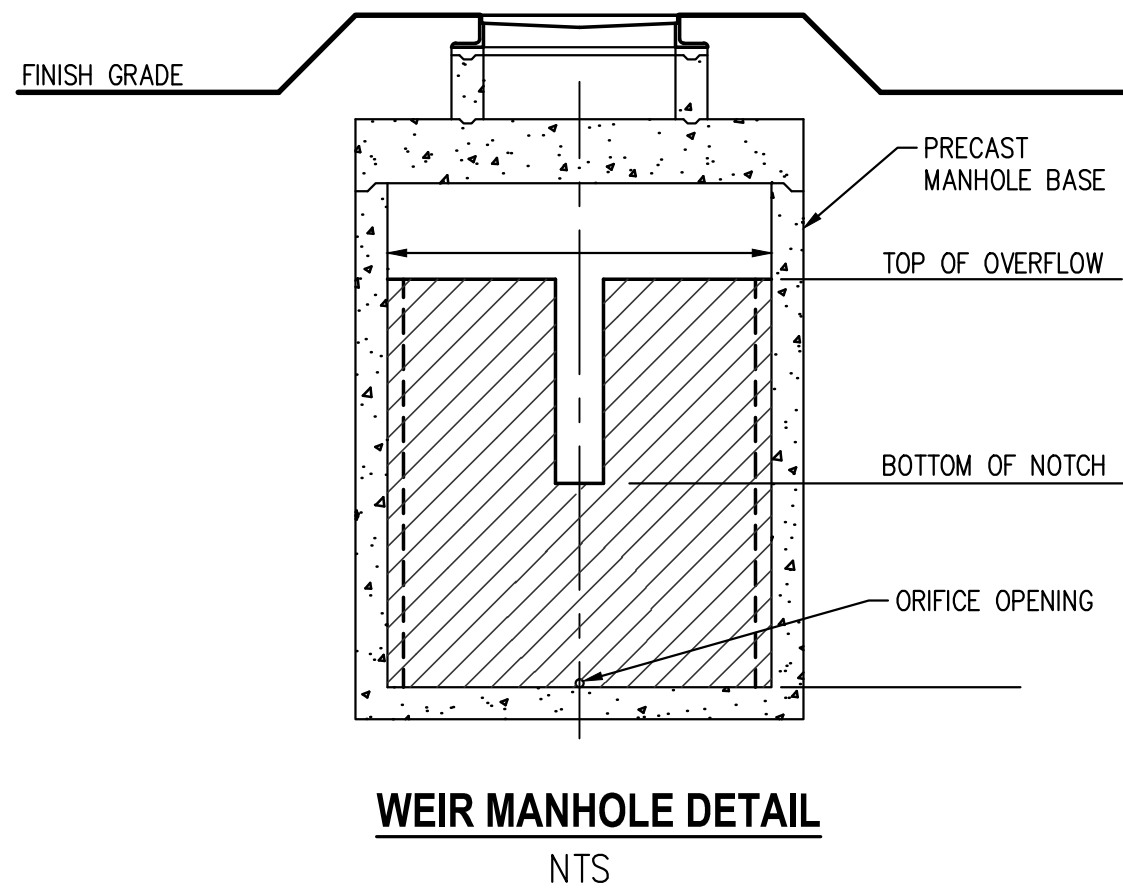
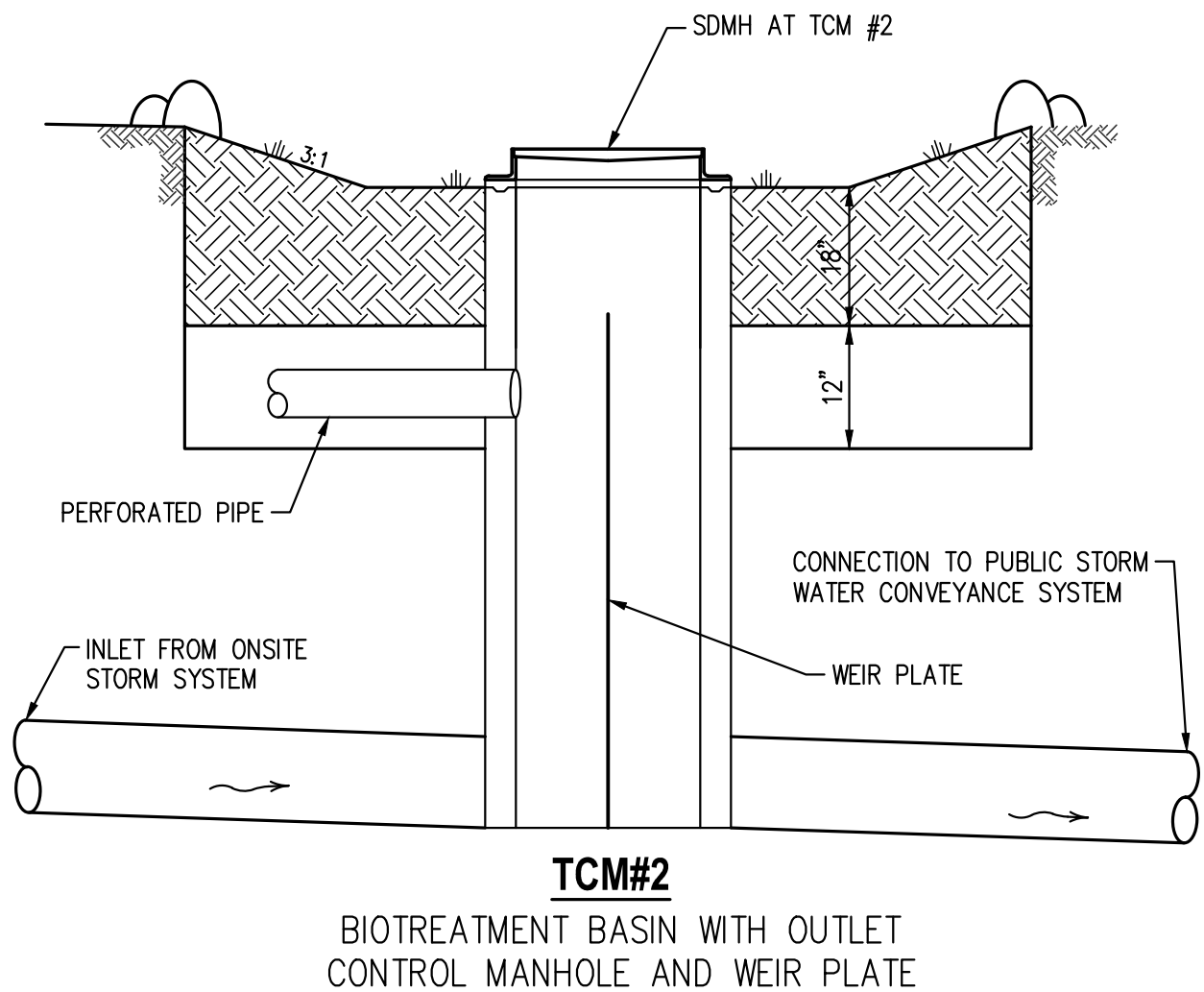
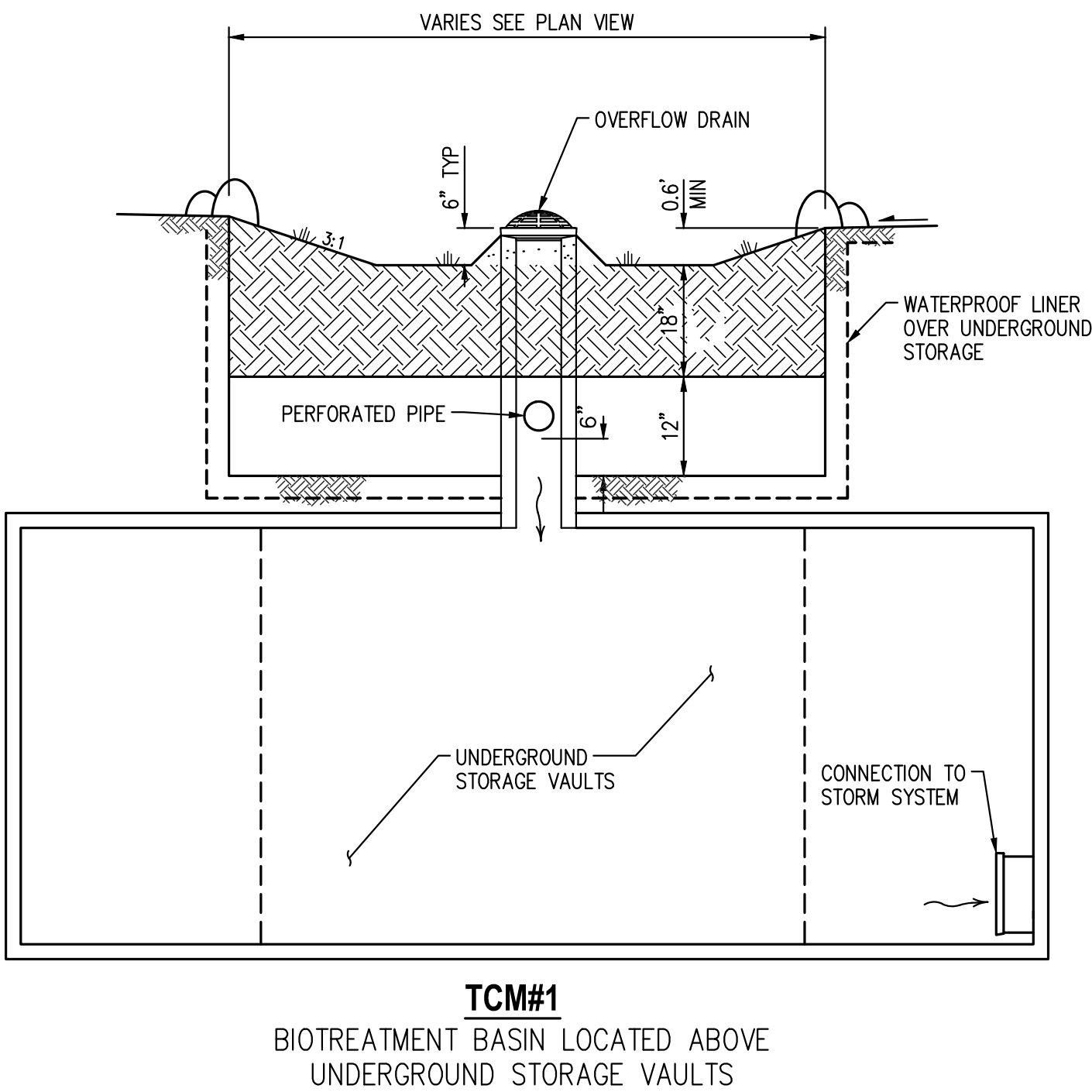
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| **Civil Engineering Associates** Civil Engineers • Planners • Surveyors  28 Bailey Avenue Campbell, CA 95008 T: (408) 453-1066 |  |  |  |
| **ROBSON HOMES** A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126 | 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



| DMA #   | TCM # | Location <sup>1</sup> | Treatment Type <sup>2</sup>        | LID or Non-LID | Sizing Method          | Drainage Area (s.f.) | Impervious Area <sup>4</sup> (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

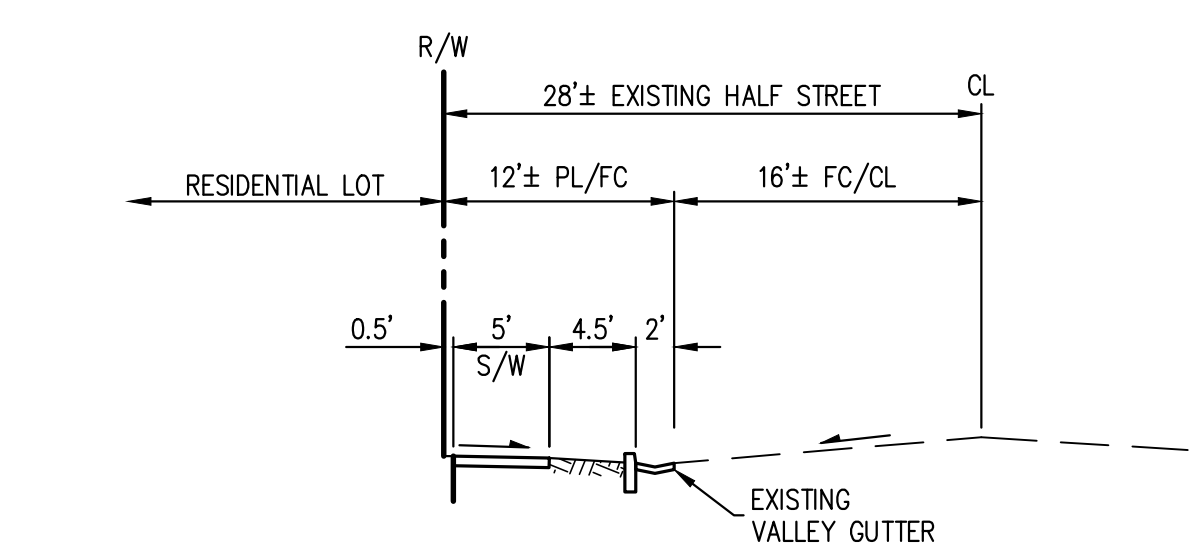
PREPARED FOR:  
ROBSON HOMES  
A CALIFORNIA LIMITED LIABILITY COMPANY  
2185 THE ALAMEDA, SUITE 150  
SAN JOSE, CA 95126

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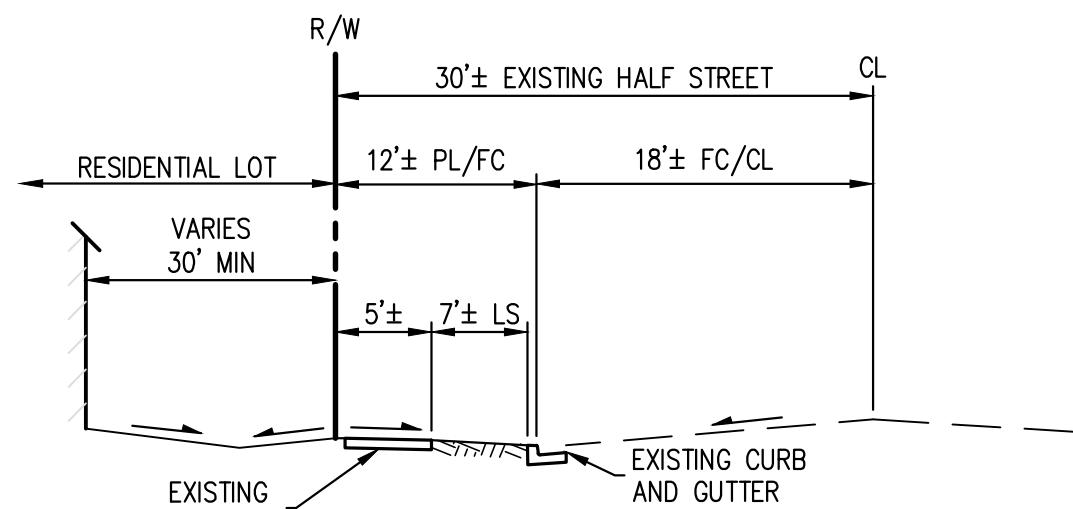
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DESIGNED JG  
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JOB NO. 23-149  
SHEET C8  
8 OF 9 SHEETS

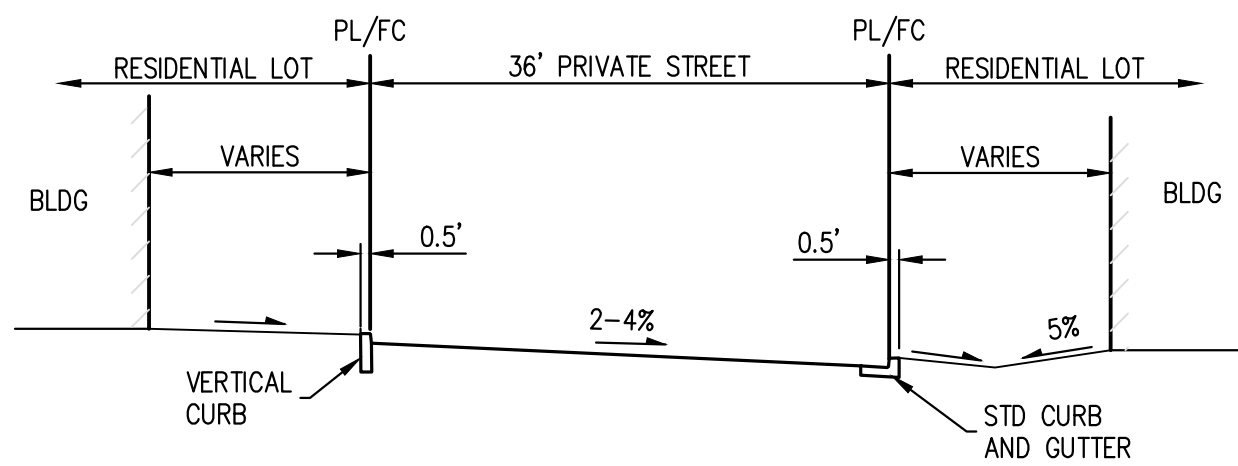




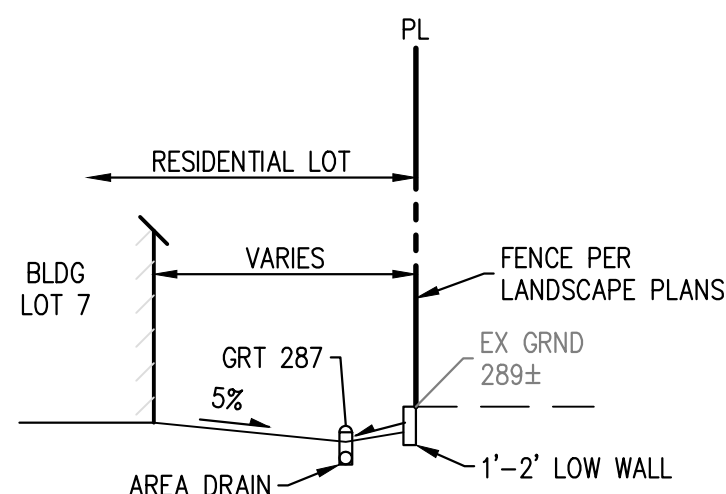
SECTION A-A  
BELVUE DRIVE  
SCALE: NTS



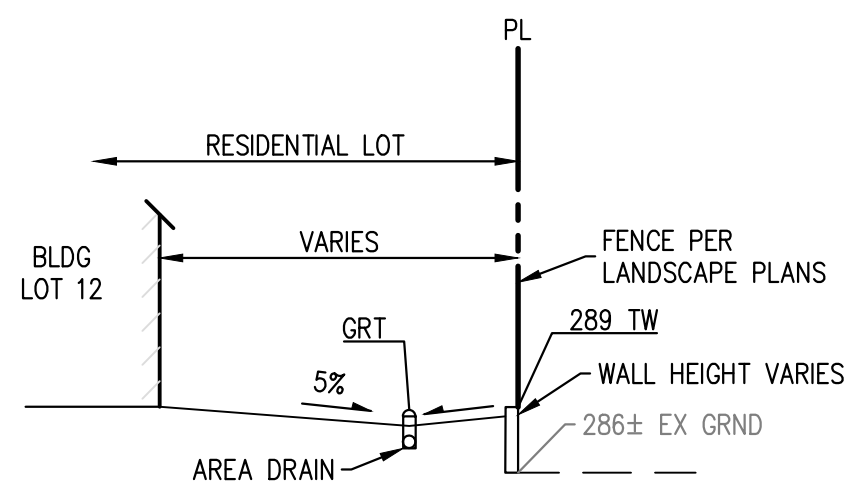
SECTION B-B  
BELGATOS ROAD  
SCALE: NTS



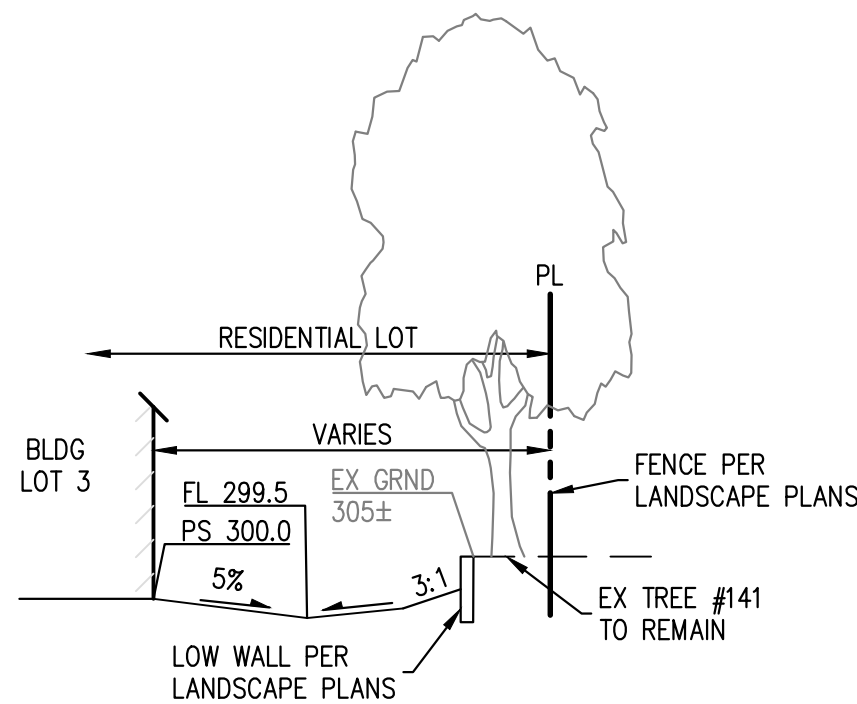
SECTION C-C  
PRIVATE STREET  
SCALE: NTS



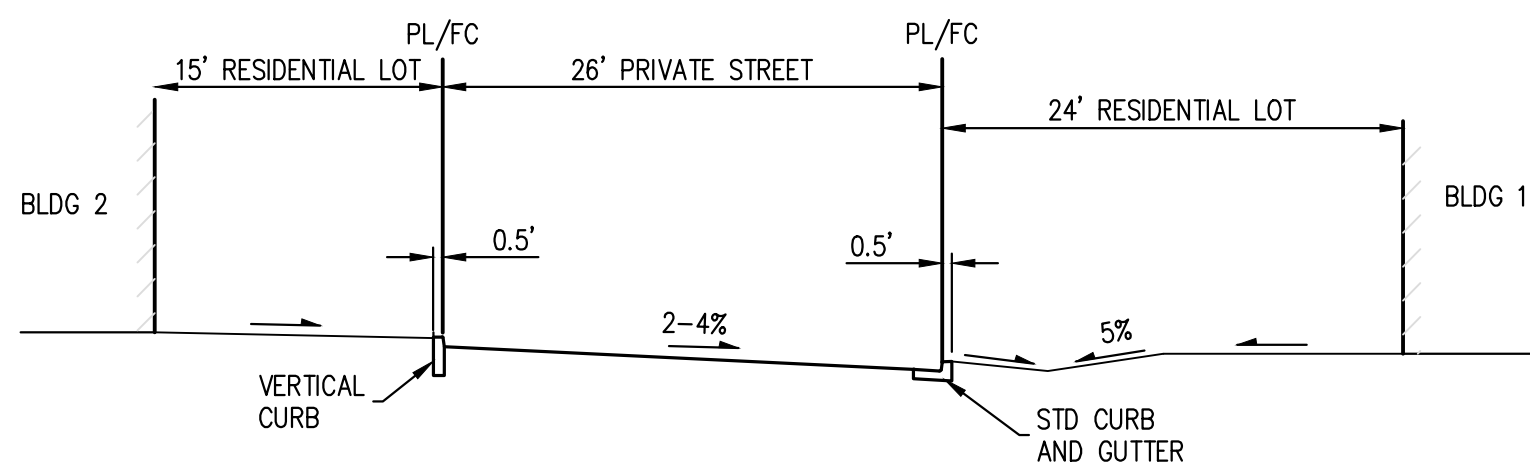
SECTION D-D  
EASTERN BOUNDARY CONDITION  
SCALE: NTS



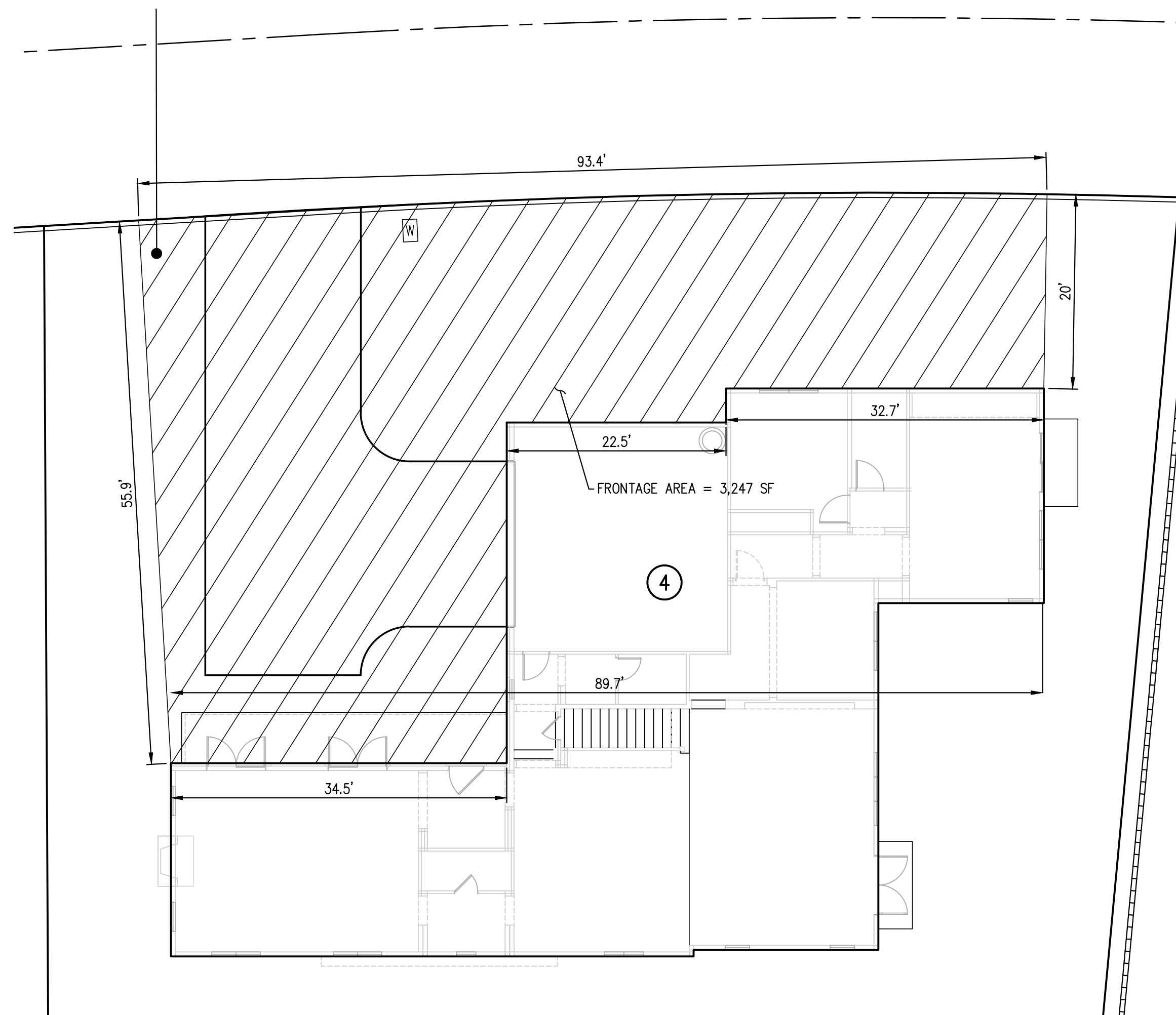
SECTION E-E  
NORTHERN BOUNDARY CONDITION  
SCALE: NTS



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."

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28 Bellway Avenue  
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T: (408) 453-1066

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**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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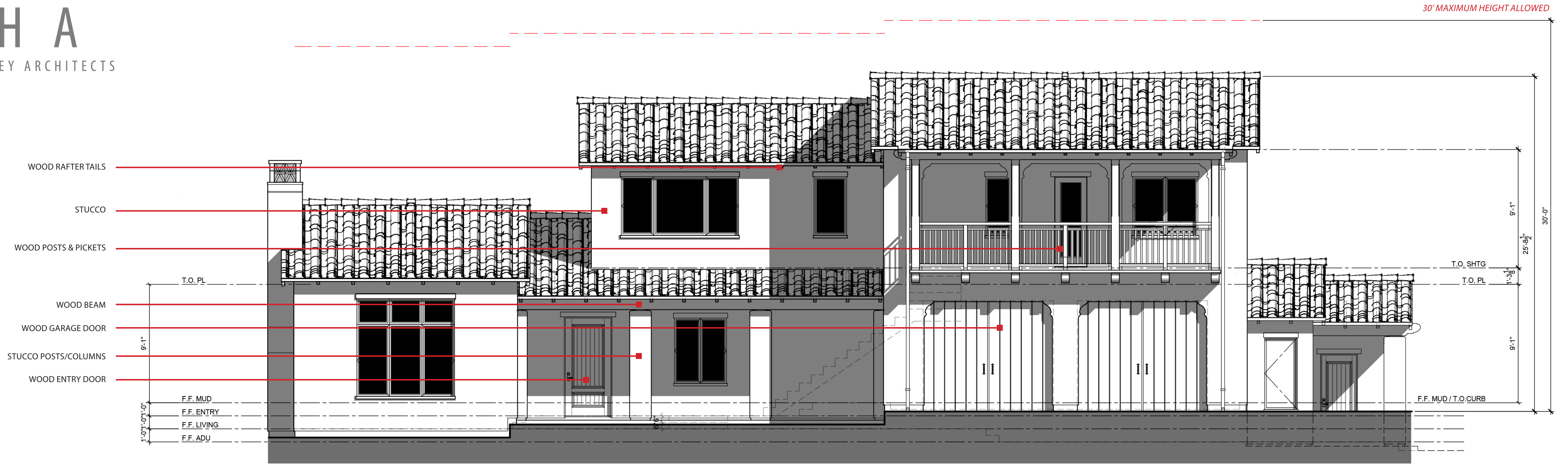
JOB NO. 23-149

SHEET

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9 OF 9 SHEETS





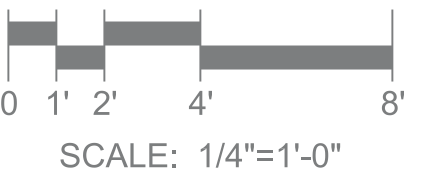
FRONT



REAR

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LOS GATOS, CALIFORNIA

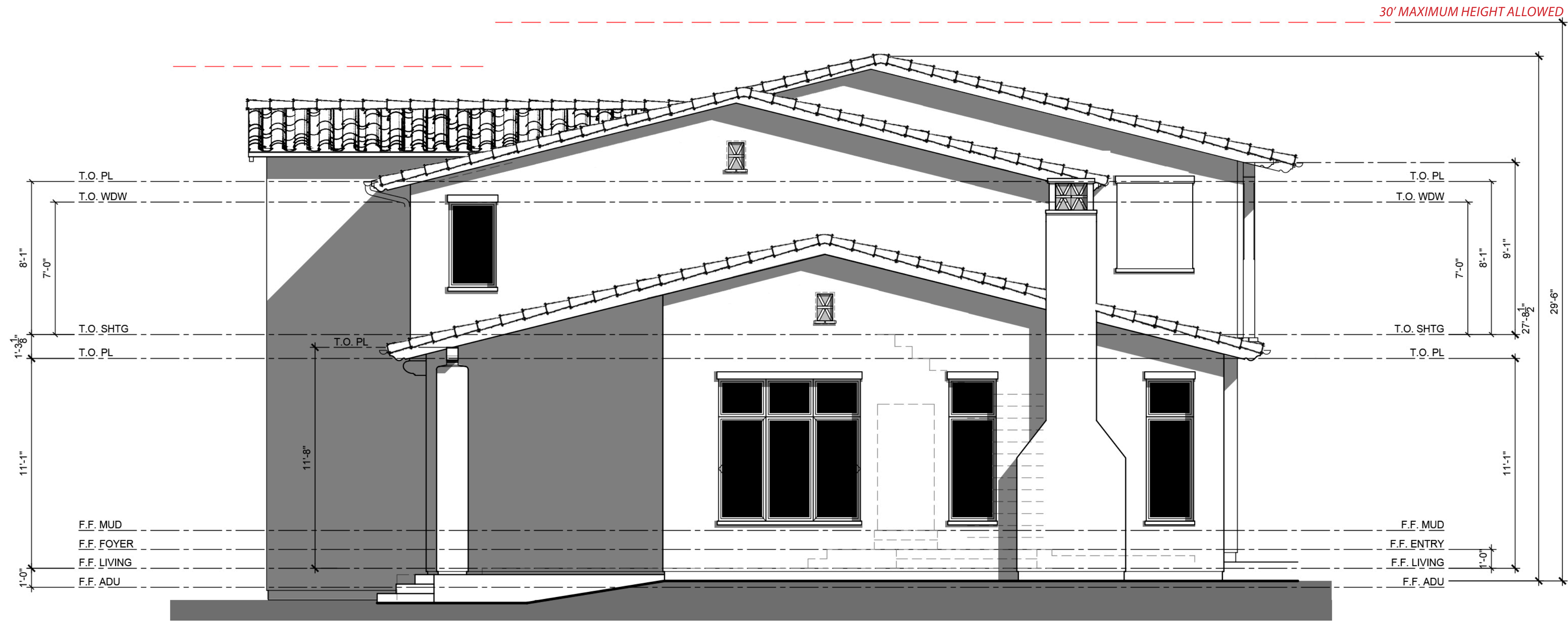
PLAN 3X  
SPANISH ELEVATIONS



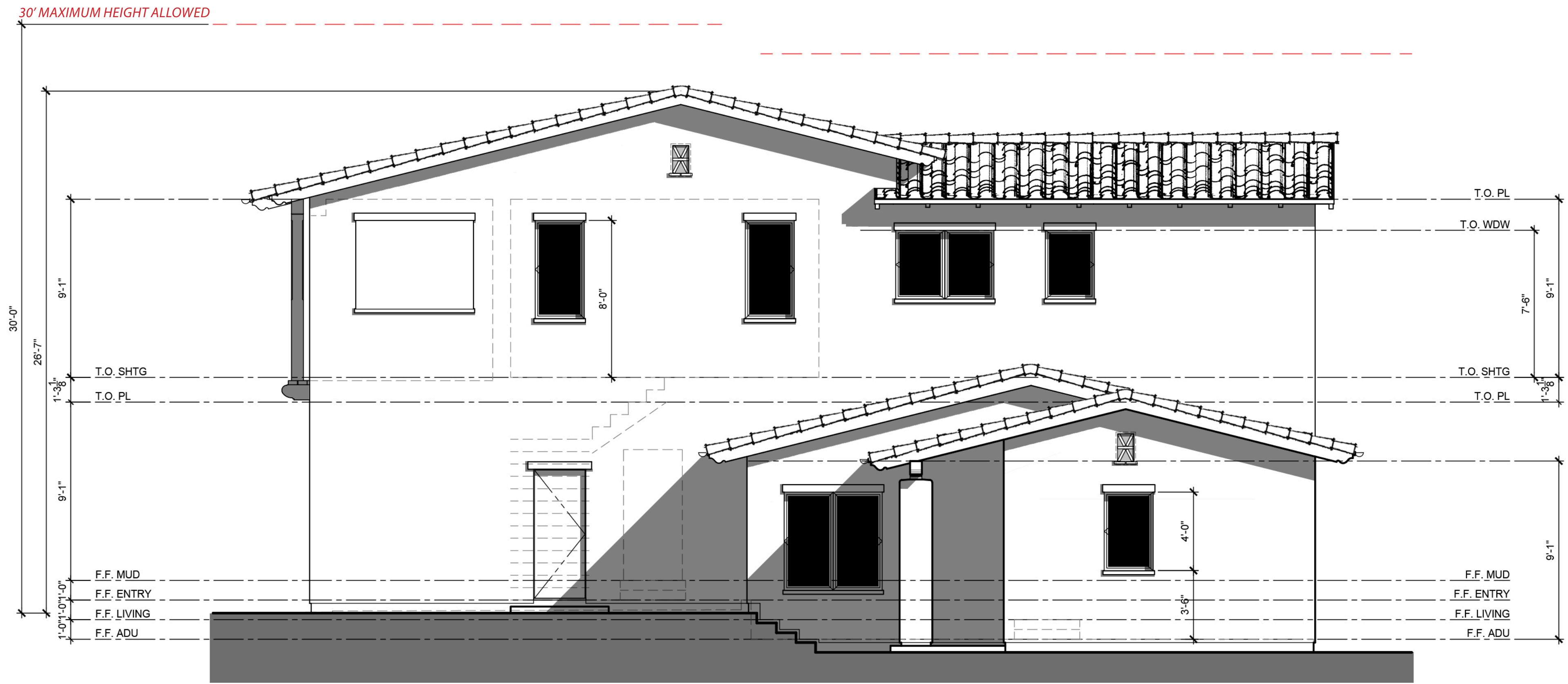
ROBSON HOMES

23055.04 03/31/2025





LEFT



RIGHT

BELGATOS  
LOS GATOS, CALIFORNIA

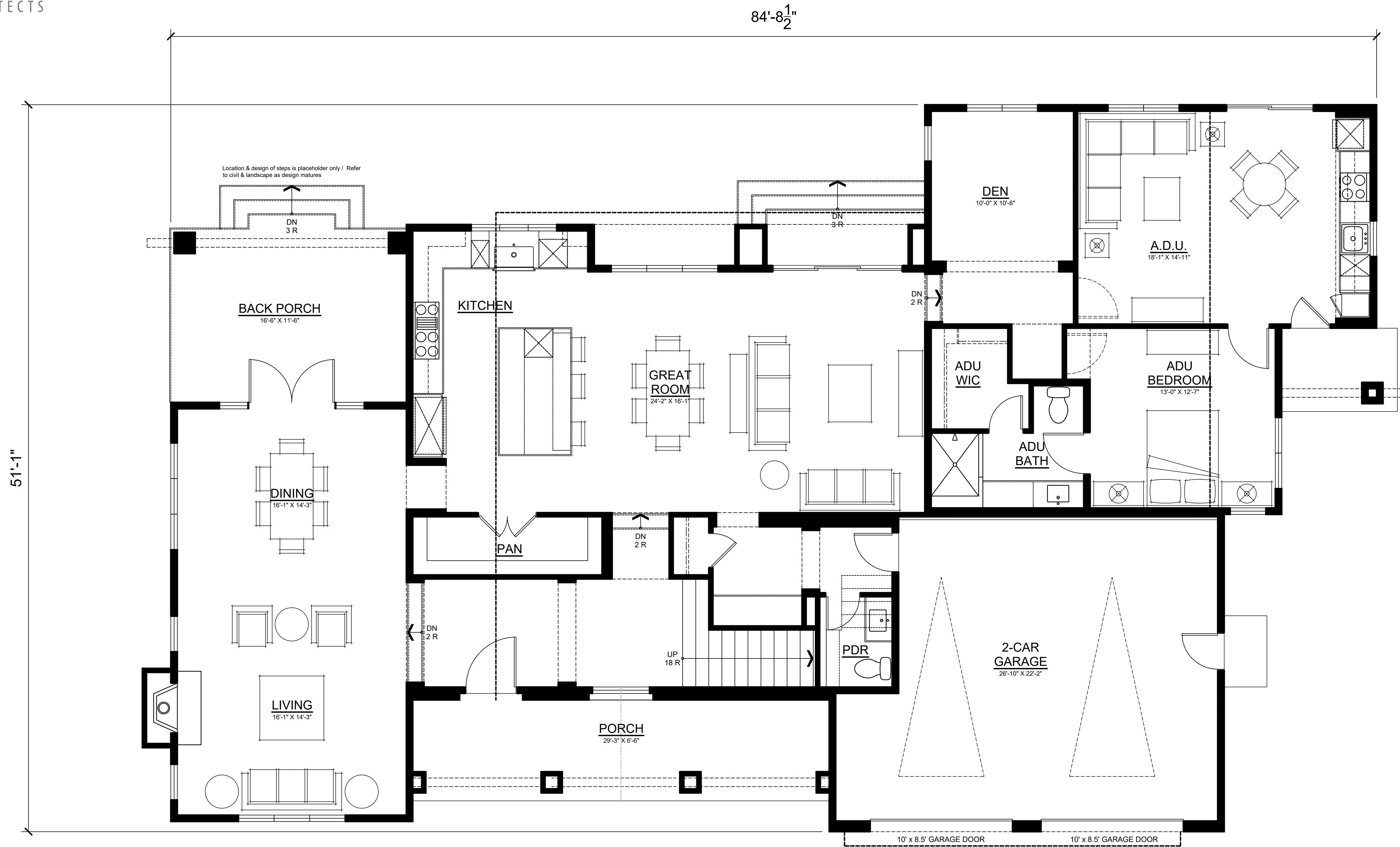
PLAN 3X  
SPANISH ELEVATIONS



ROBSON HOMES

23055.04 03/31/2025





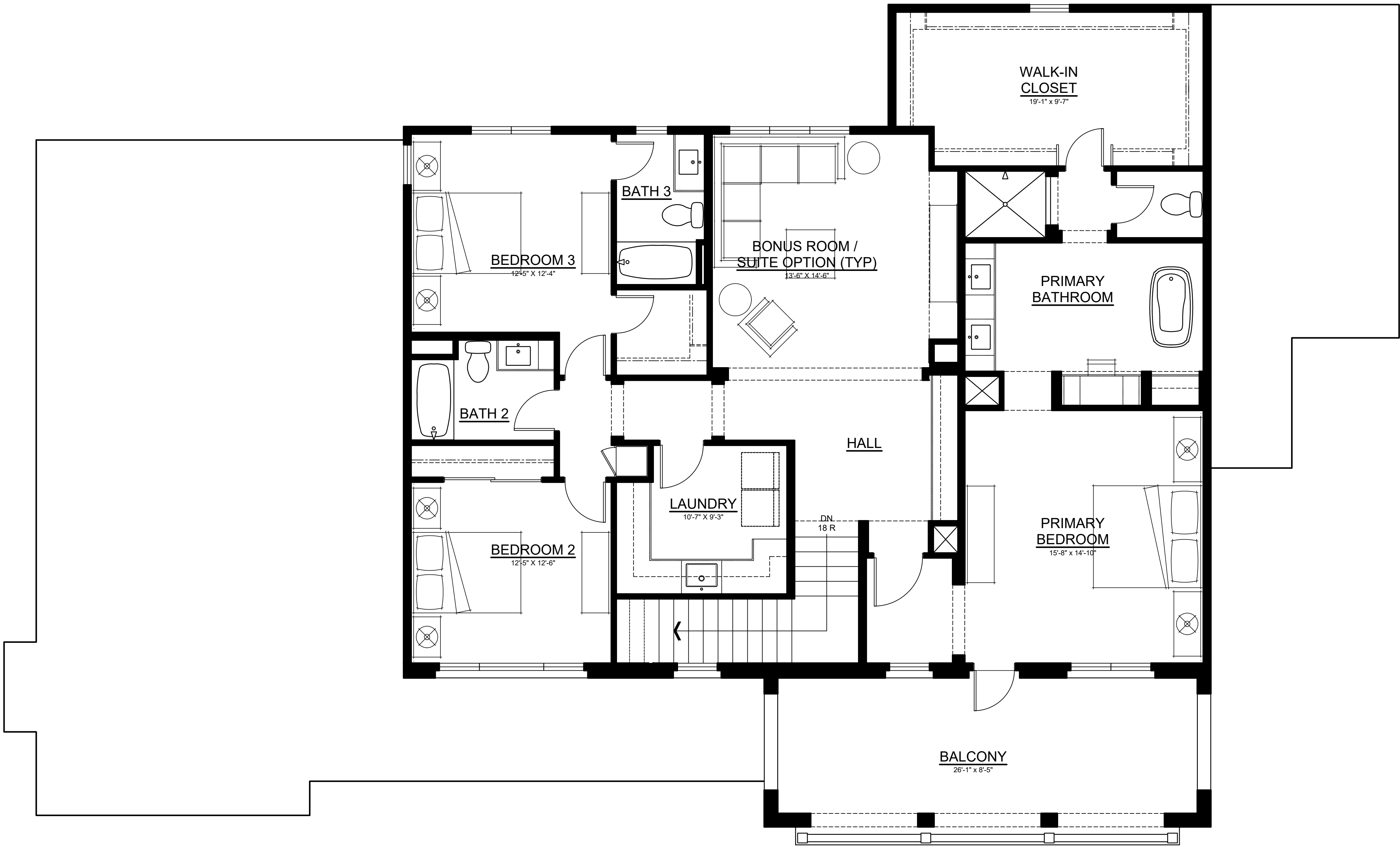
FIRST FLOOR

BELGATOS  
LOS GATOS, CALIFORNIA

PLAN 3X







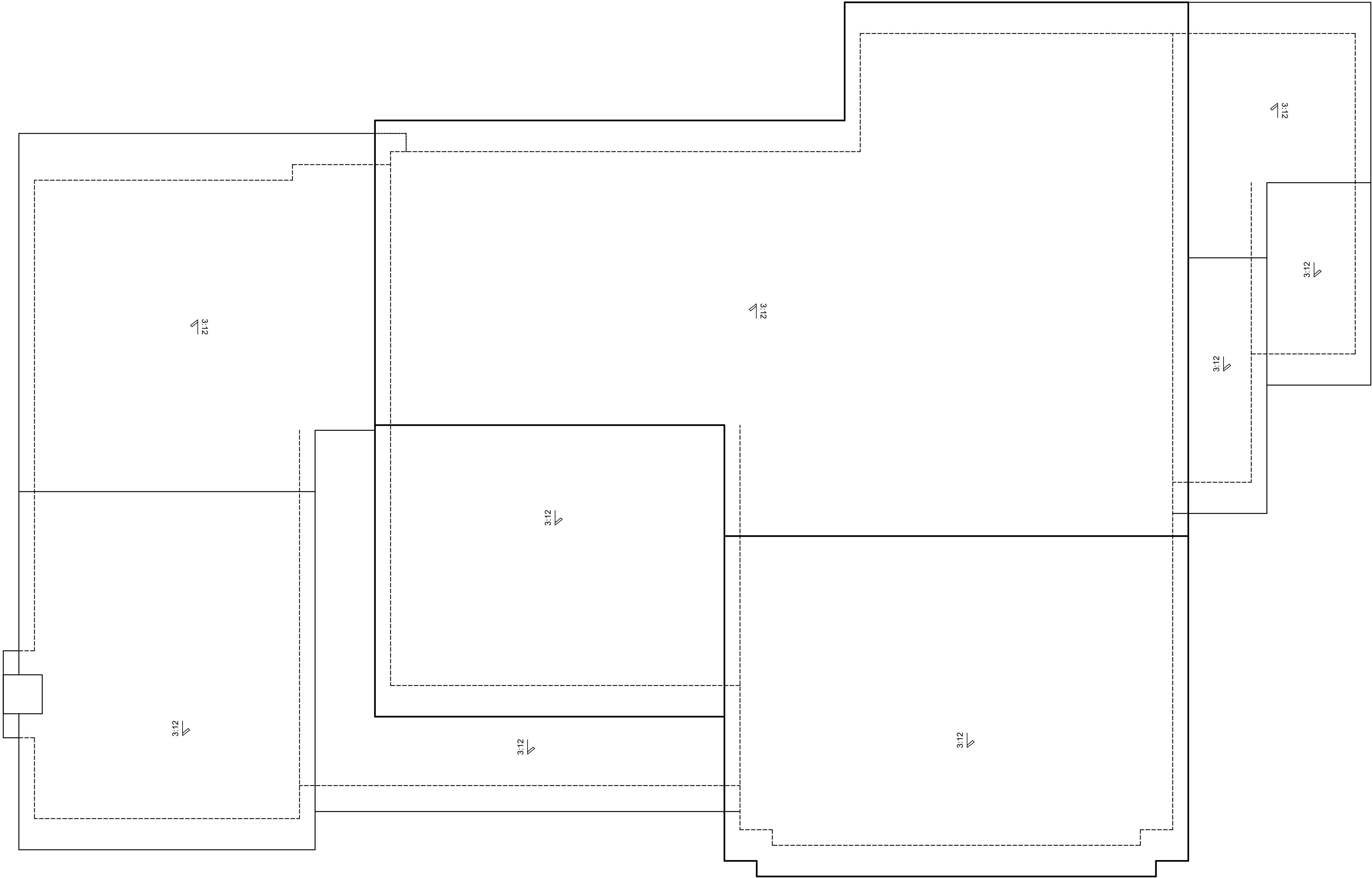
SECOND FLOOR

BELGATOS  
LOS GATOS, CALIFORNIA

PLAN 3X







ROOF PLAN

BELGATOS  
LOS GATOS, CALIFORNIA

PLAN 3X



ROBSON  HOMES

23055.04 03/31/2025





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



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

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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

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ROBSON HOMES / BELGATOS

4/2/2025  
FOR CITY SUBMITTAL

## PRELIMINARY / EXTERIOR COLOR SCHEDULE

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

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

PAGE 1 OF 1

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

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



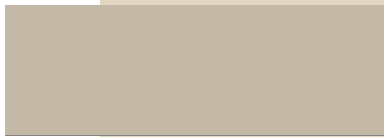
**BELGATOS**  
**ROBSON HOMES**

**LOT 12**  
**(APPLICABLE TO SPANISH)**

TRIM  
GARAGE  
  
DE DET 628  
CHARCOAL SKETCH



STUCCO ACCENT  
AND PRECAST  
  
KM 4704  
DUSTY TRAILRIDER



ENTRY DOORS  
  
PPG 13-03  
BURGUNDY WINE



**PIEDMONT**

STUCCO BODY  
  
PPG 1085-2  
BONE WHITE



WINDOWS  
  
024 BRONZE





| 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 JULIBRISSIN)            | 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"

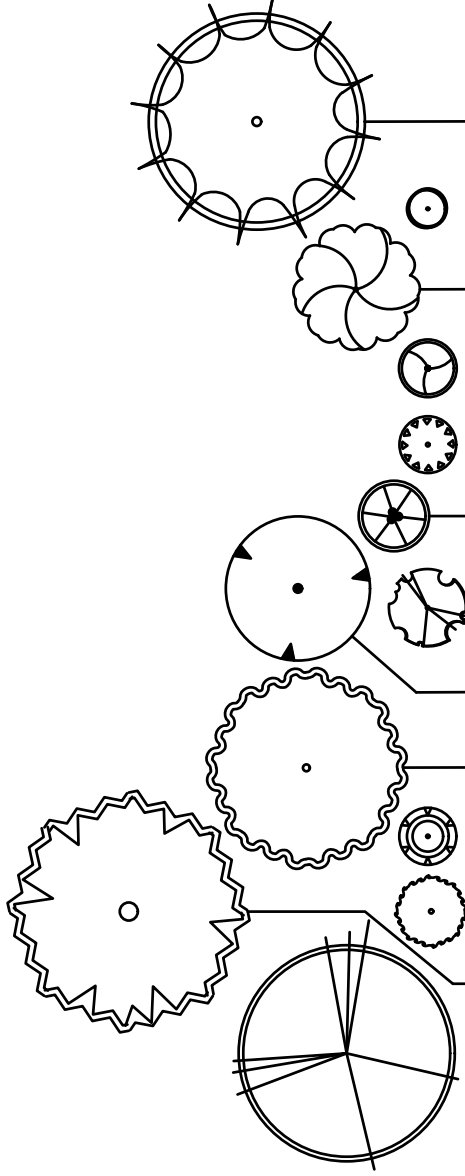
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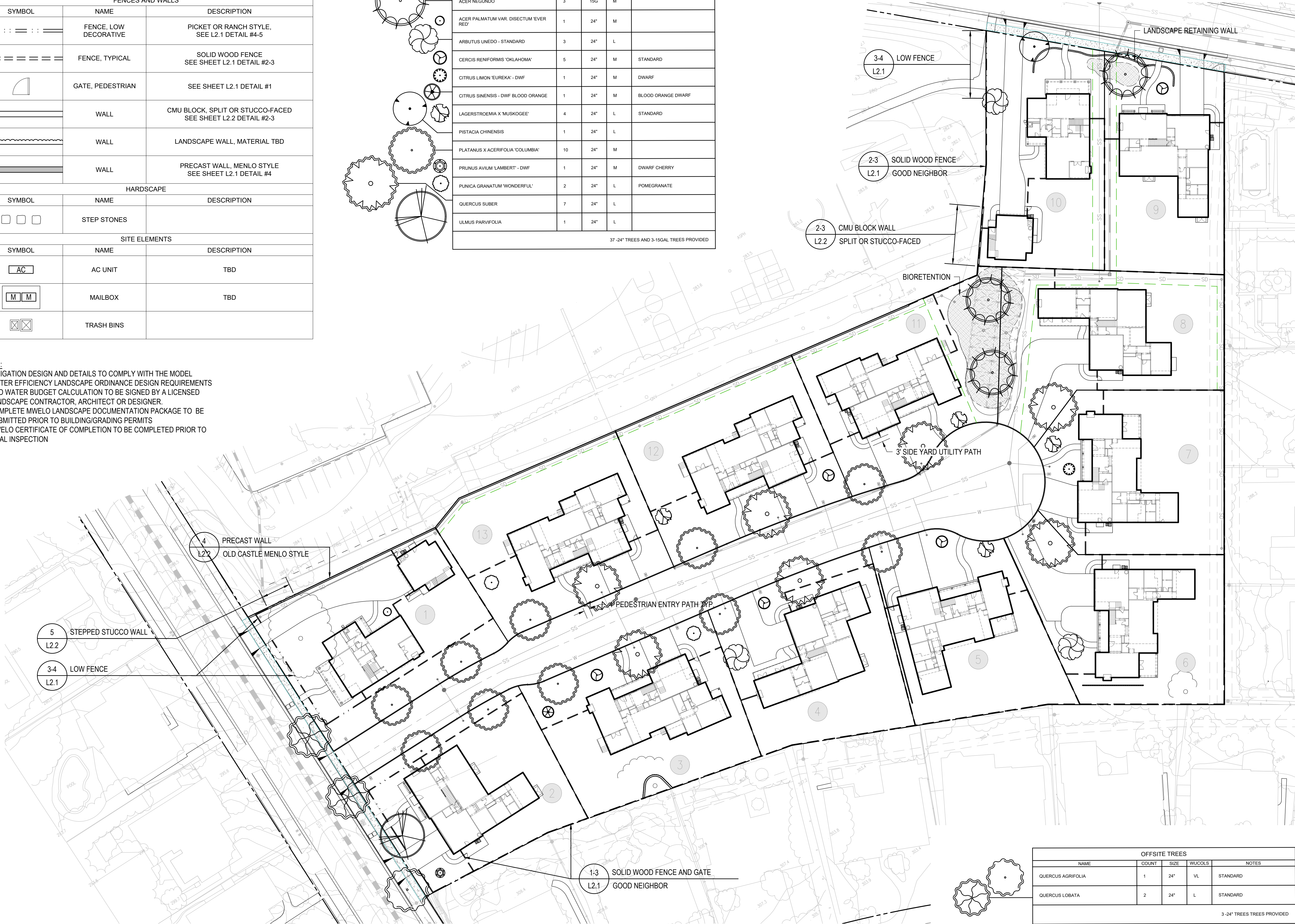


| LEGEND           |                       |                                                             |
|------------------|-----------------------|-------------------------------------------------------------|
| FENCES AND WALLS |                       |                                                             |
| 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 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



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







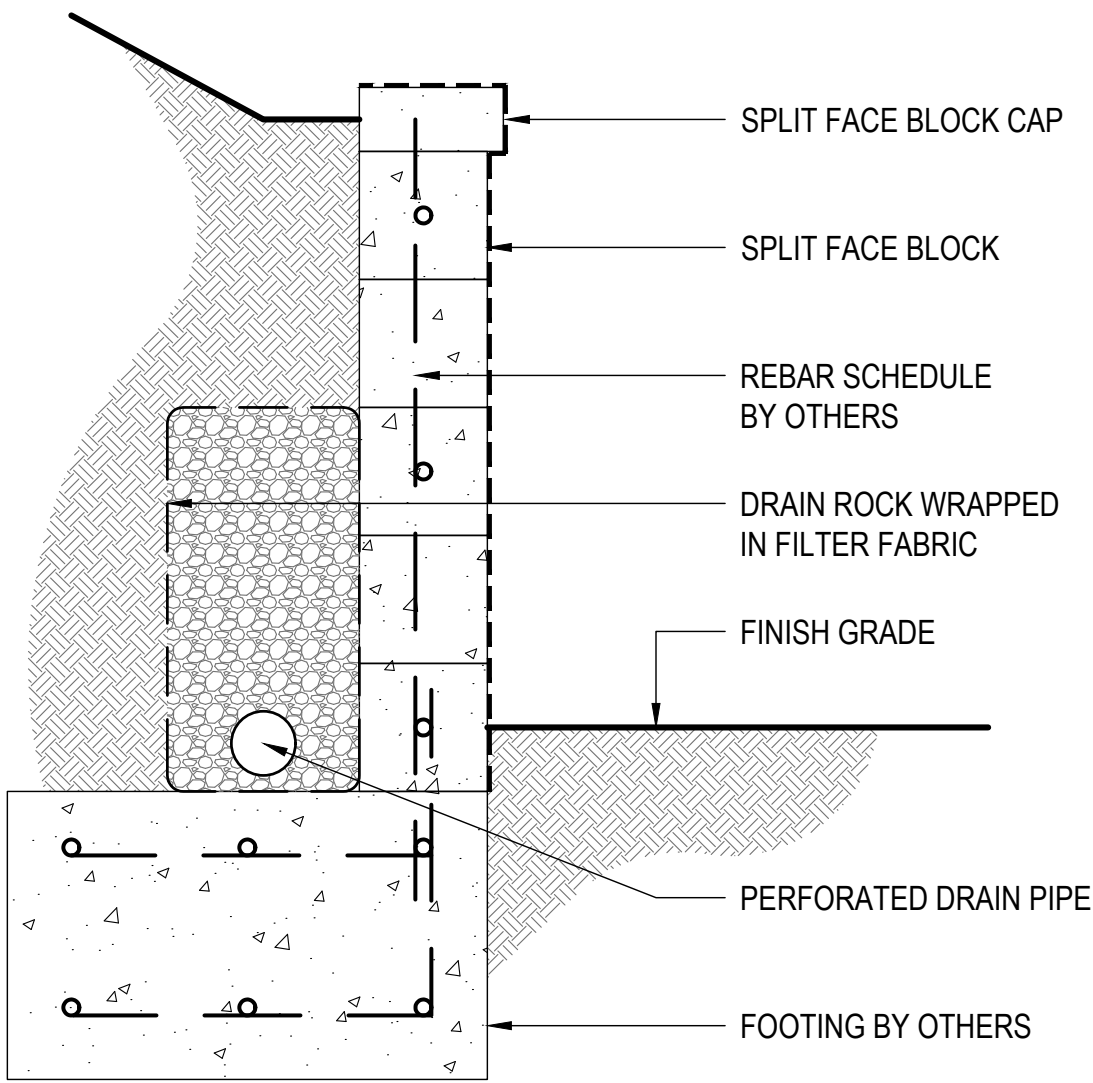


MATERIAL AND DETAIL TBD.

1

LANDSCAPE WALL

SCALE: 1"=1'-0"

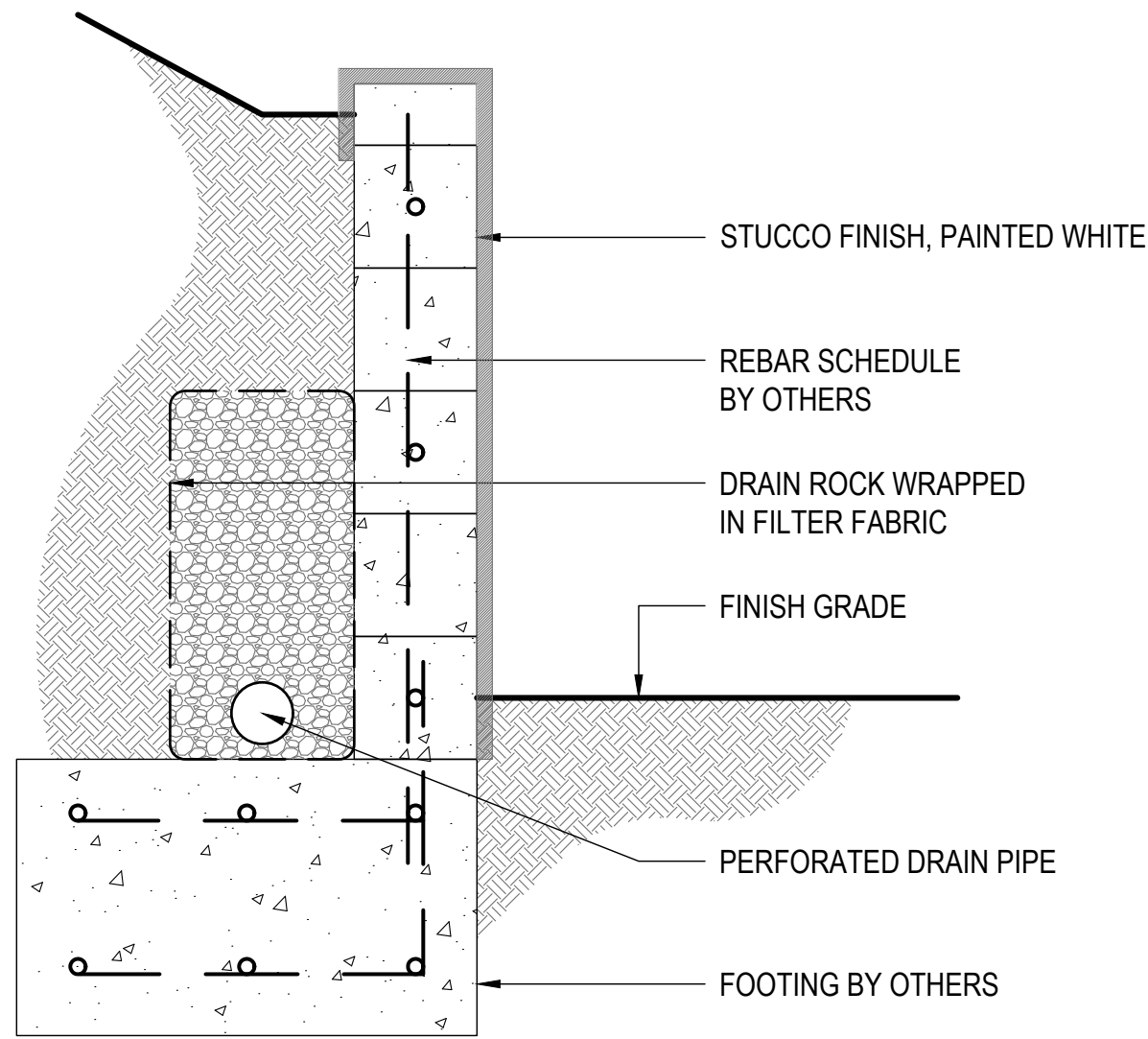


2

NOTE: LOCATION PENDING PER GRADING PLAN

CMU RETAINING WALL  
SPLIT-FACED

SCALE: 1"=1'-0"

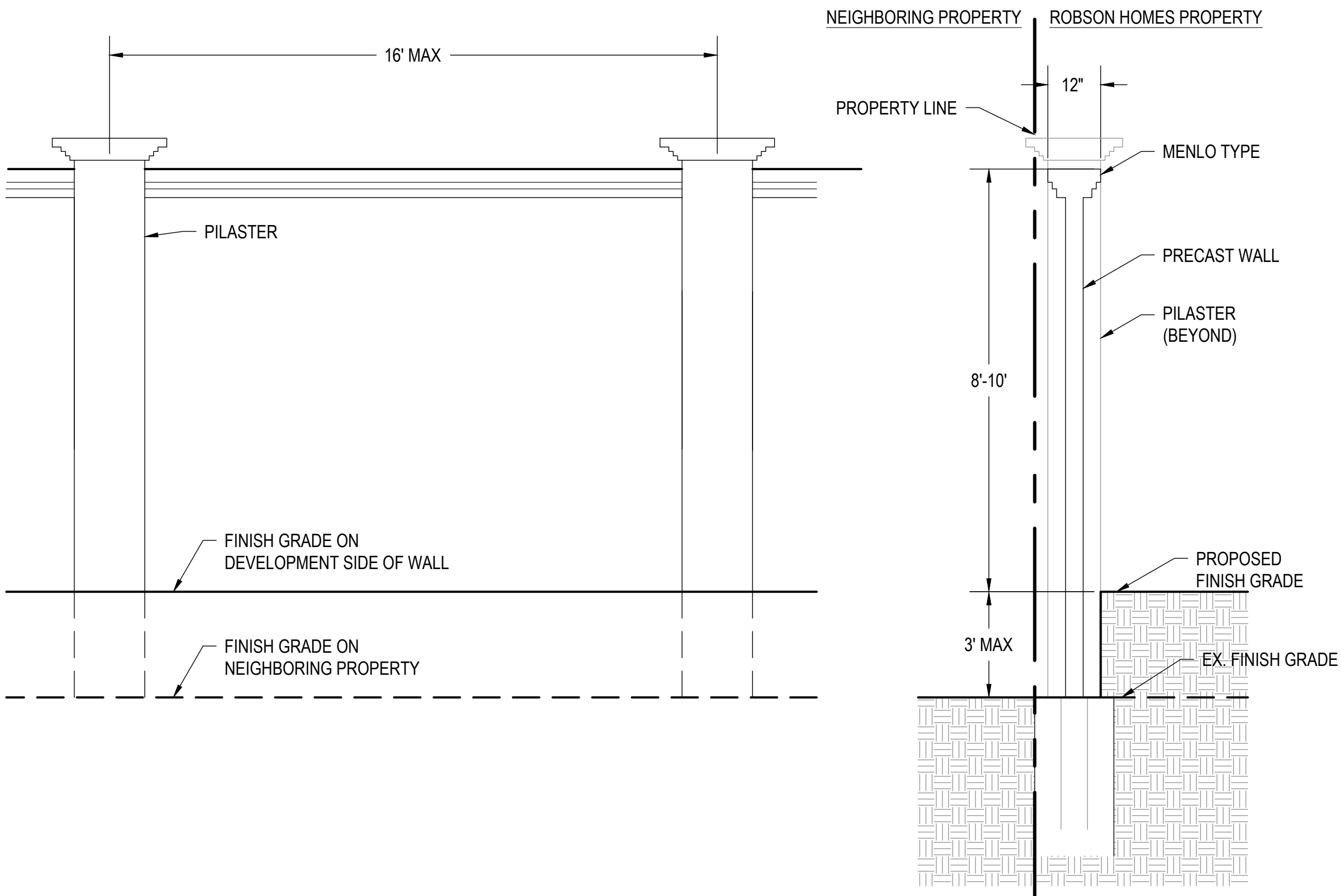


3

NOTE: LOCATION PENDING PER GRADING PLAN

CMU RETAINING WALL  
STUCCO-FACED

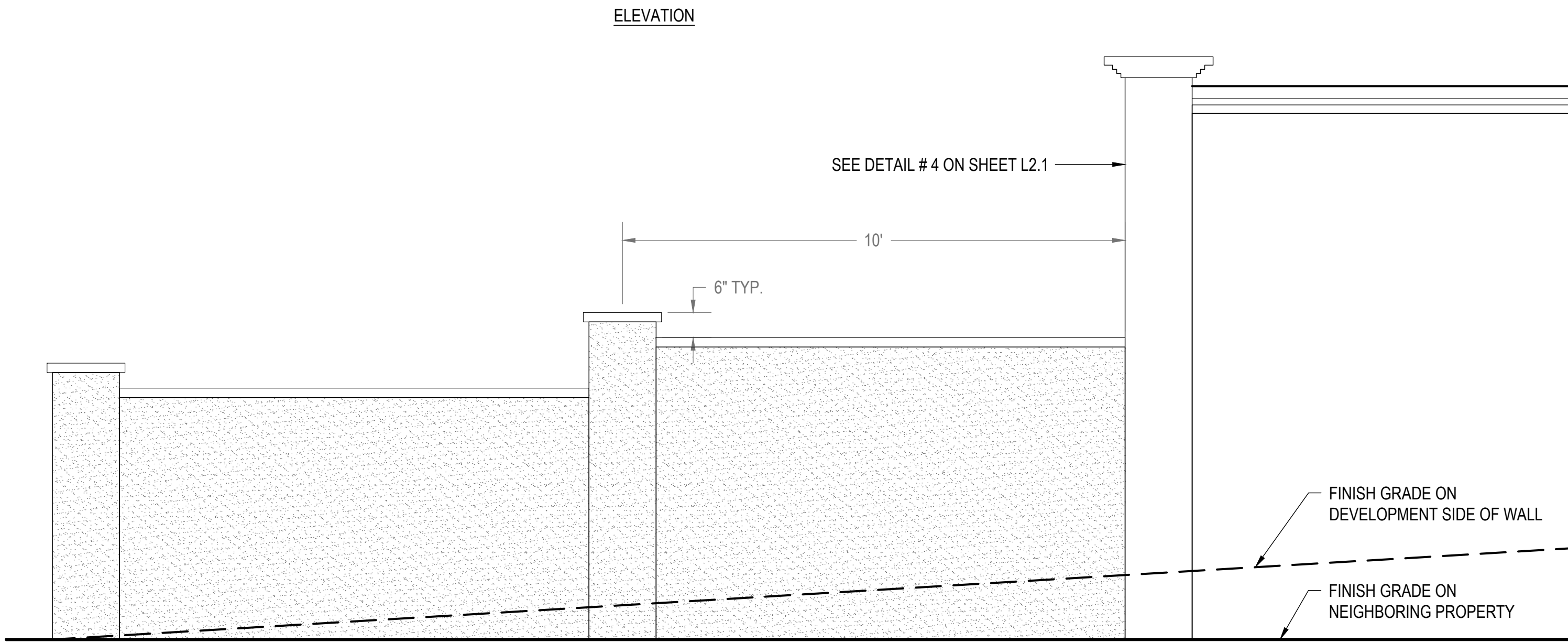
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4

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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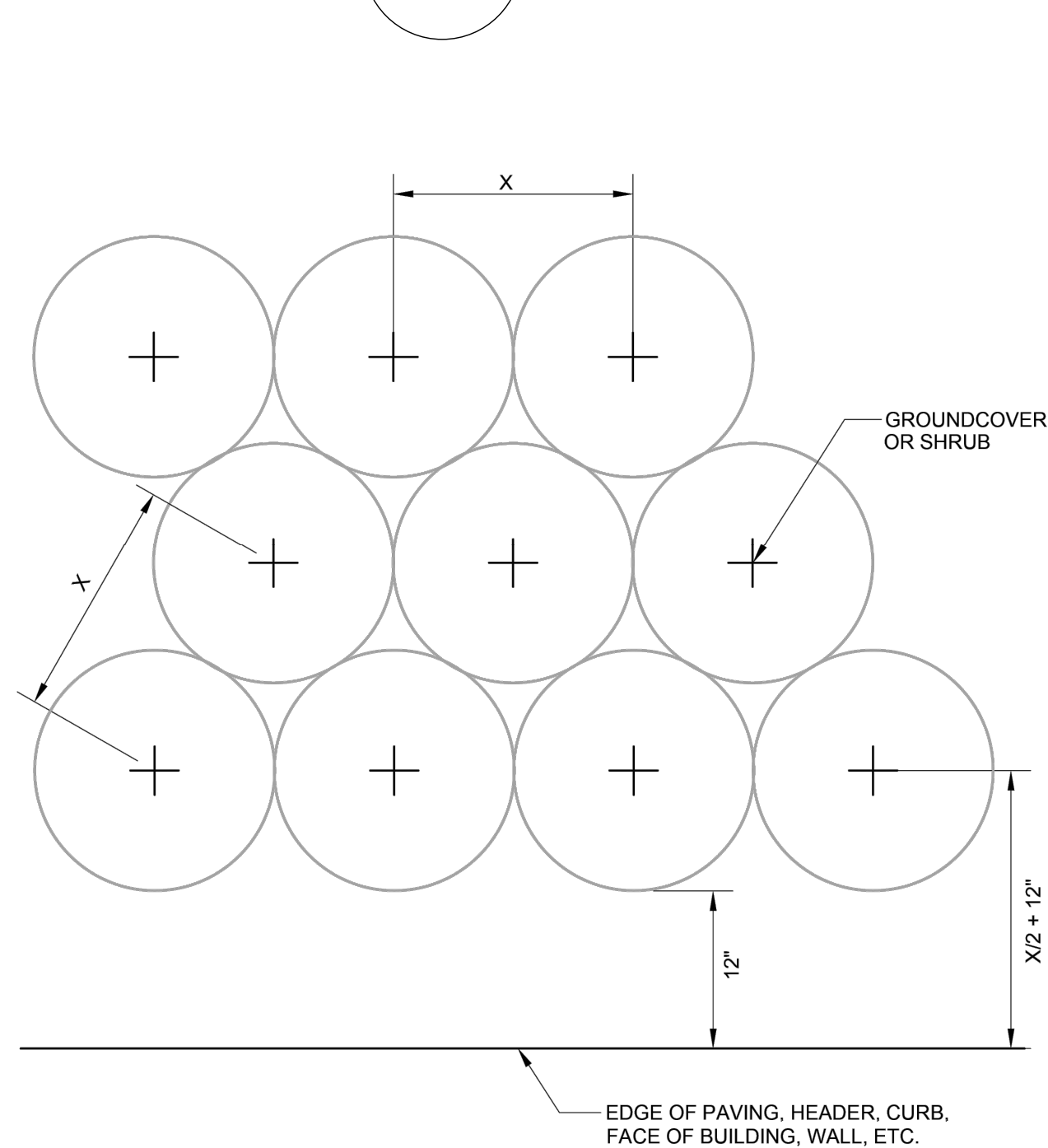
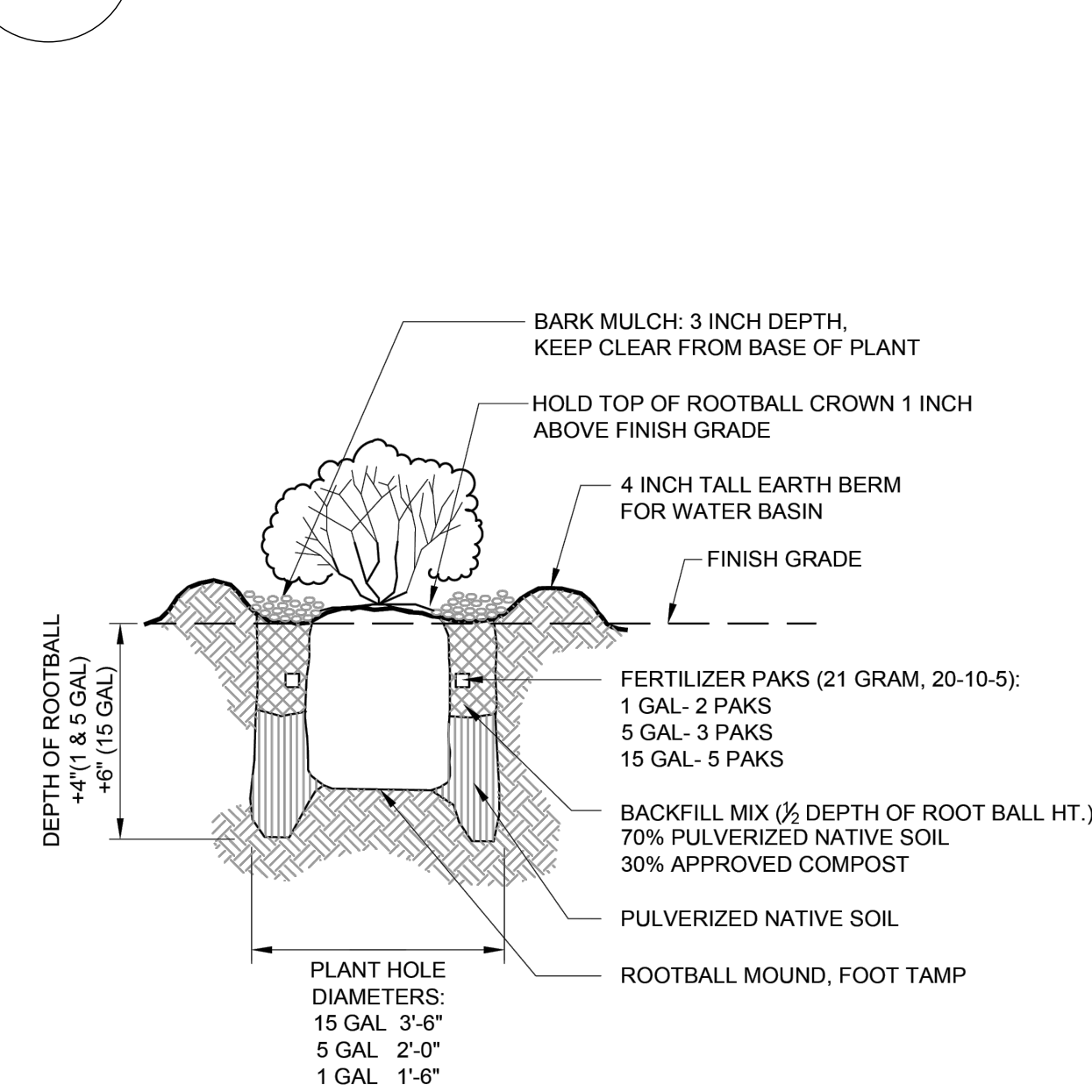
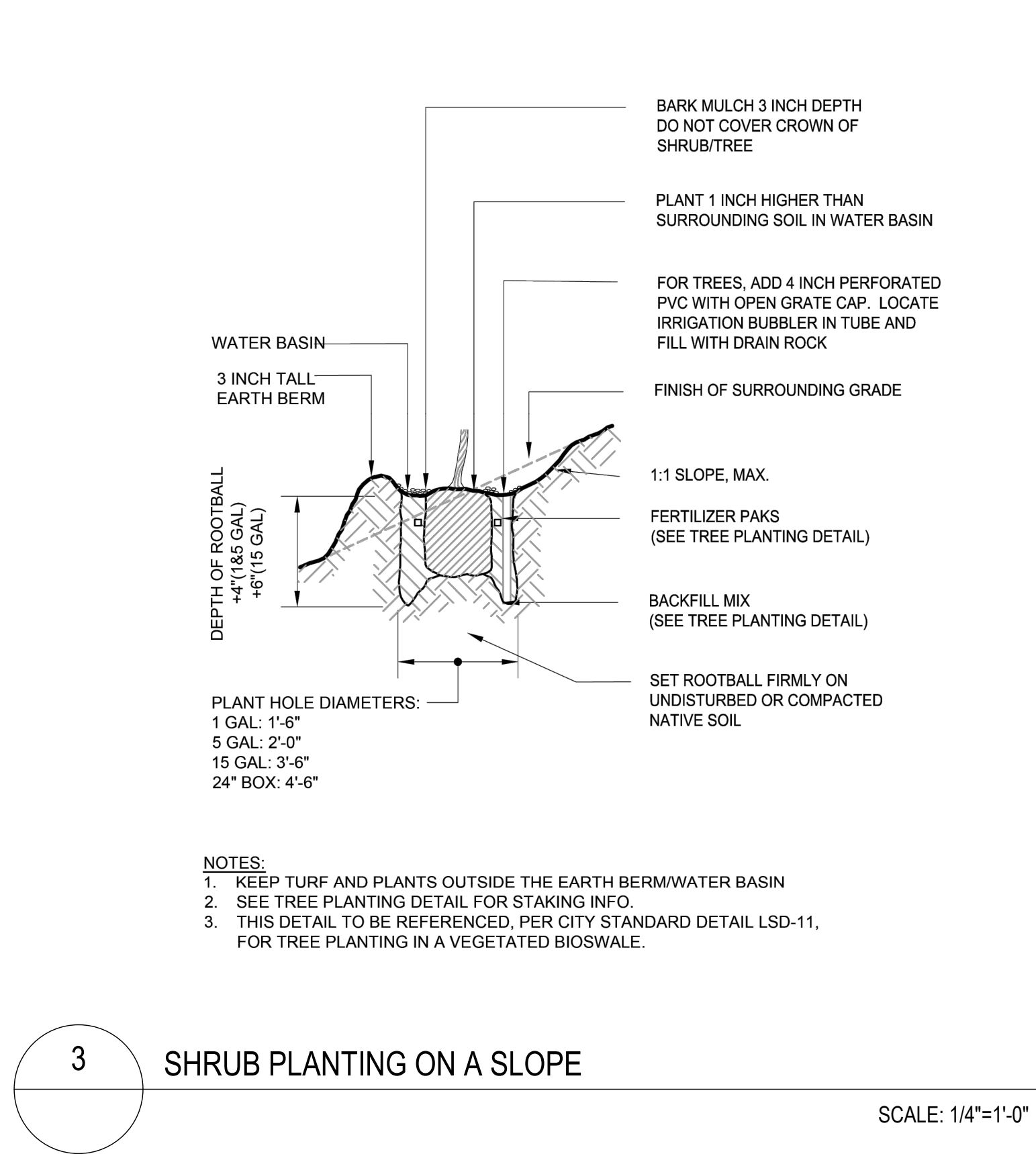
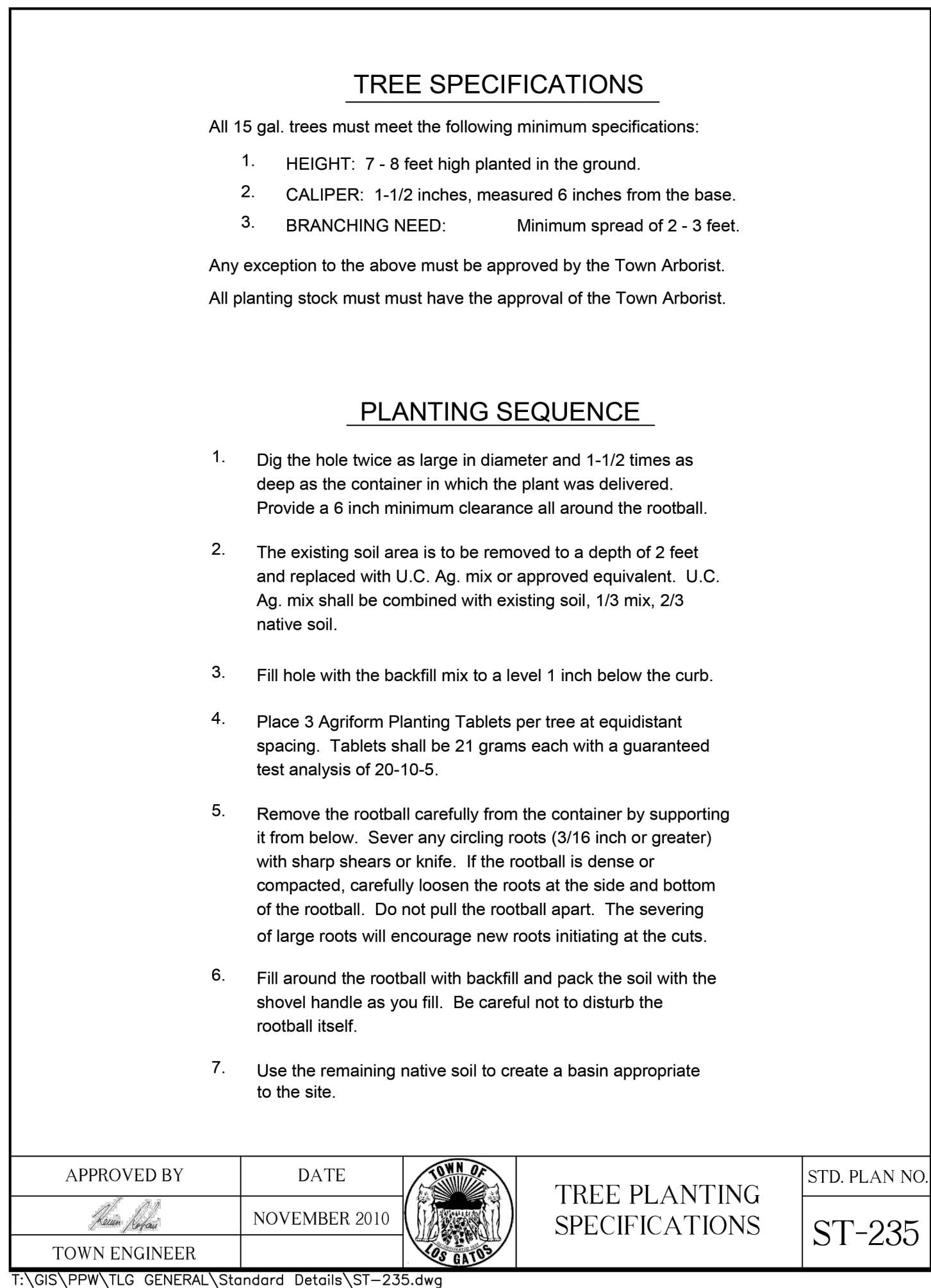
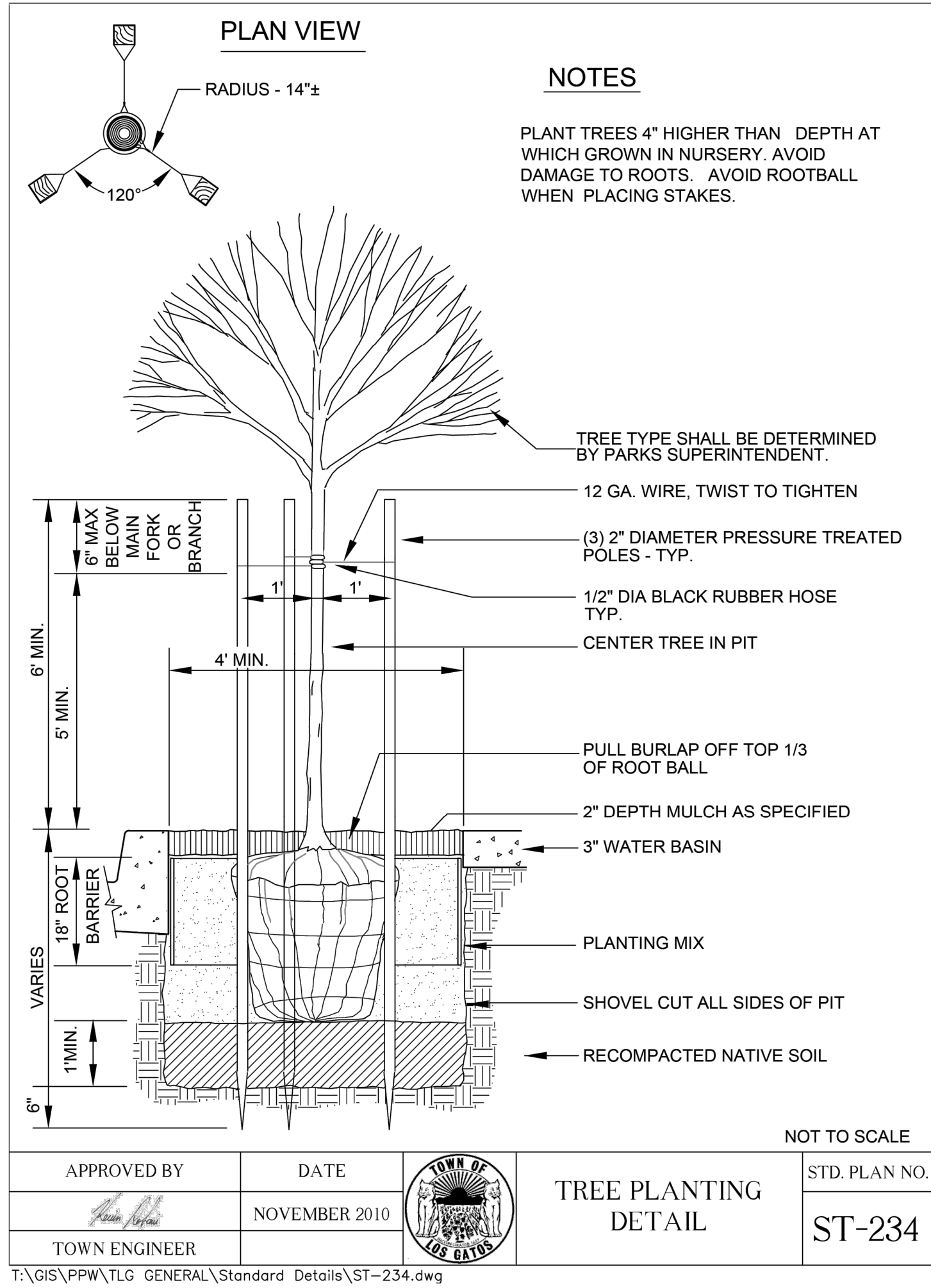
FOCUS

DESIGN FOCUS  
LANDSCAPE ARCHITECTURE  
& CONSTRUCTION



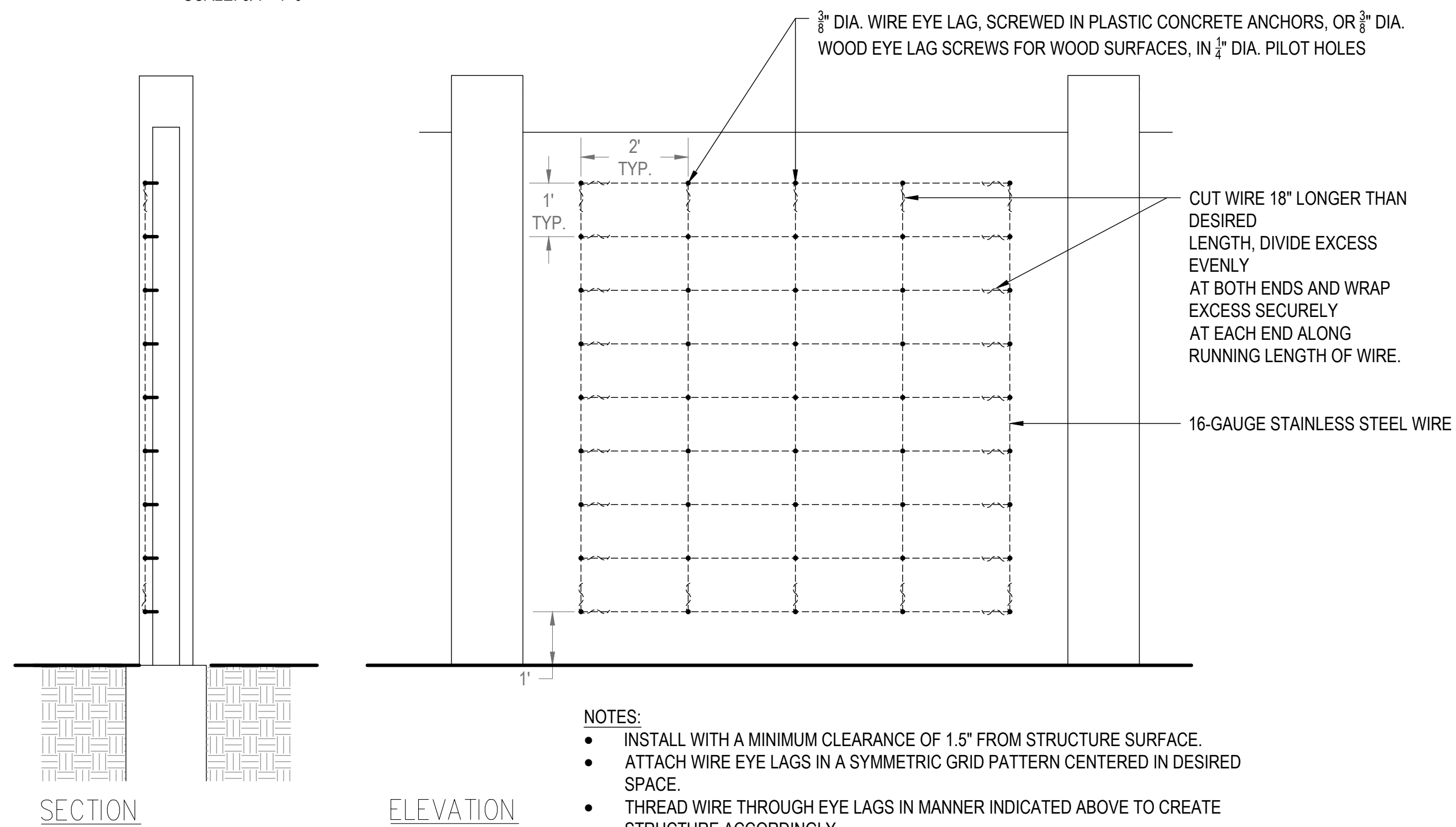
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DESIGN BY: RJD  
DRAWN BY: KH  
SCALE: AS NOTED





**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)



**NOTES:**

- INSTALL WITH A MINIMUM CLEARANCE OF 1.5" FROM STRUCTURE SURFACE.
- ATTACH WIRE EYE LAGS IN A SYMMETRIC GRID PATTERN CENTERED IN DESIRED SPACE.
- THREAD WIRE THROUGH EYE LAGS IN MANNER INDICATED ABOVE TO CREATE STRUCTURE ACCORDINGLY.
- WHEN VINES ARE TALL ENOUGH TO REACH THE BOTTOM WIRE, TIE VINE TO WIRE WITH NURSERY TAPE. CONTINUE TO TIE VINES TO SUCCEEDING WIRES AS THE VINES GROW.
- CUT TIP OF VINE TO ENCOURAGE BRANCHING.

220 BELGATOS RD  
LOS GATOS, CA

PLANTING  
DETAILS

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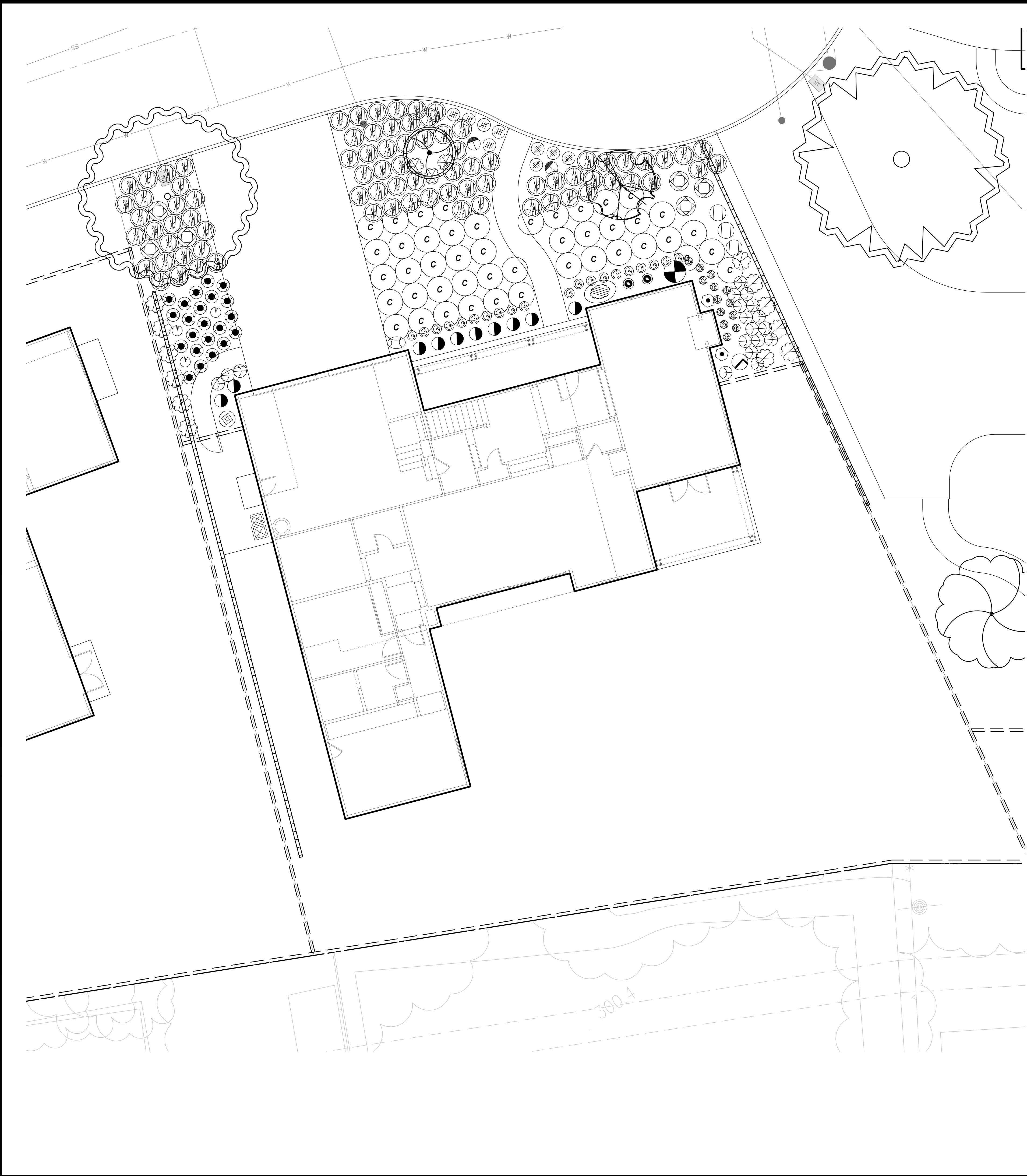
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SCALE: AS NOTED

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

PO BOX 485  
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(831) 336-3100

FOCUS

DESIGN FOCUS  
LANDSCAPE ARCHITECTURE  
& CONSTRUCTION



REVISED: 4/7/2025  
DESIGN BY: RJD  
DRAWN BY: KH  
SCALE: 1/8"=1'-0"



SITE PLANTING:



ACHILLEA MILLEFOLIUM 'LA LUNA'



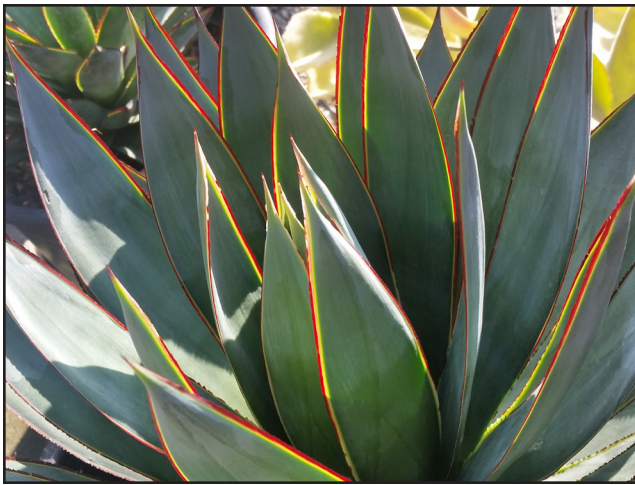
ACHILLEA 'MOONSHINE'



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



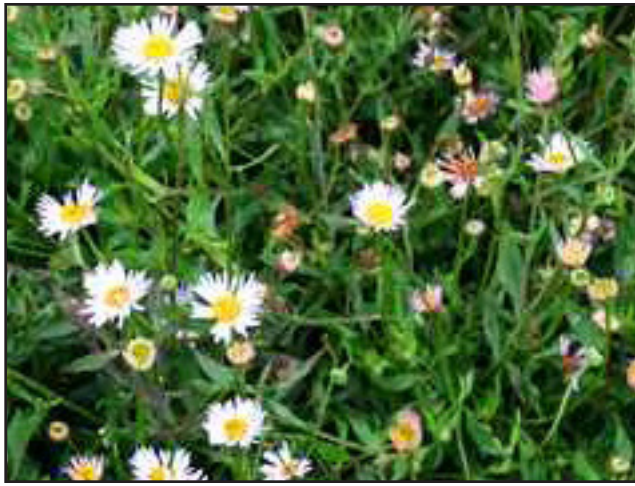
CHONDROPETALUM TECTORUM 'EL  
CAMPO'



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



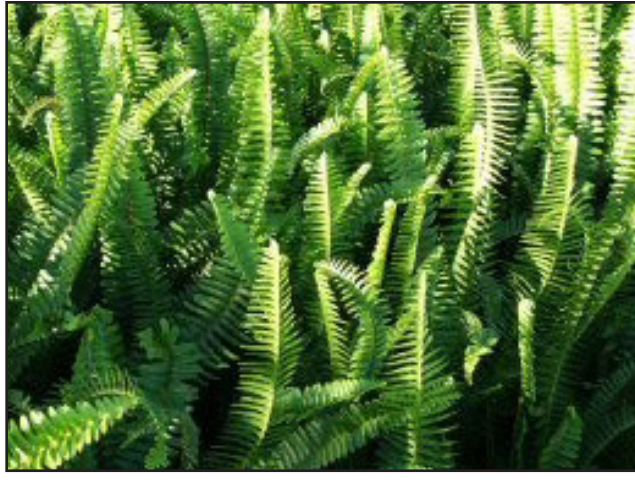
LOMANDRA LONGIFOLIA 'BREEZE'



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'



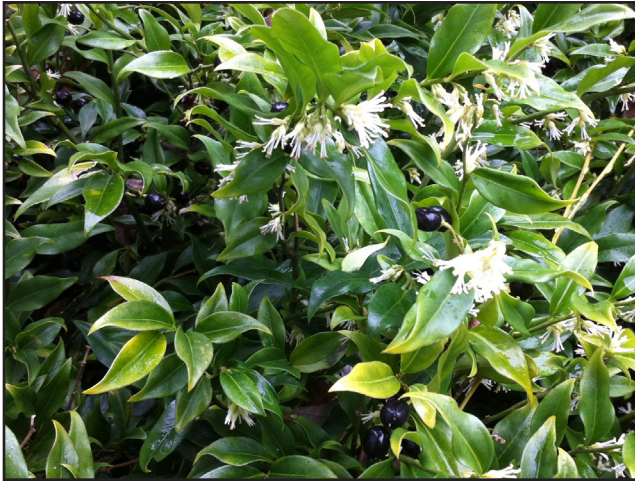
ROSA 'LADY BANKSIA' - WHITE



ROSMARINUS OFFICINALIS 'TUSCAN  
BLUE'



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SYRINGA VULGARIS



WOODWARDIA FIMBRIATA

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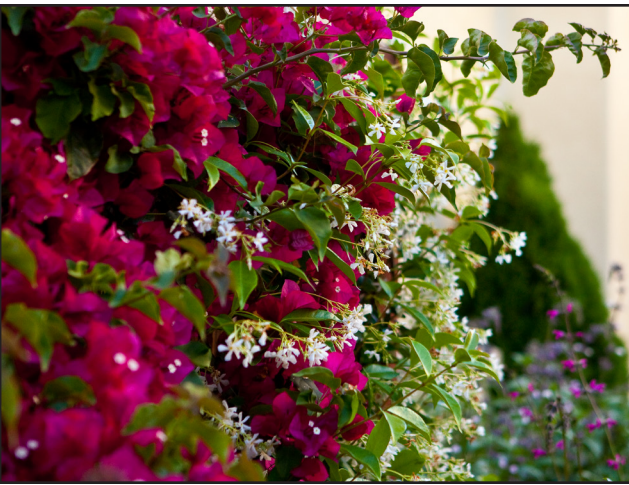


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DRAWN BY: KH  
SCALE: NTS

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

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PLANT PALETTE

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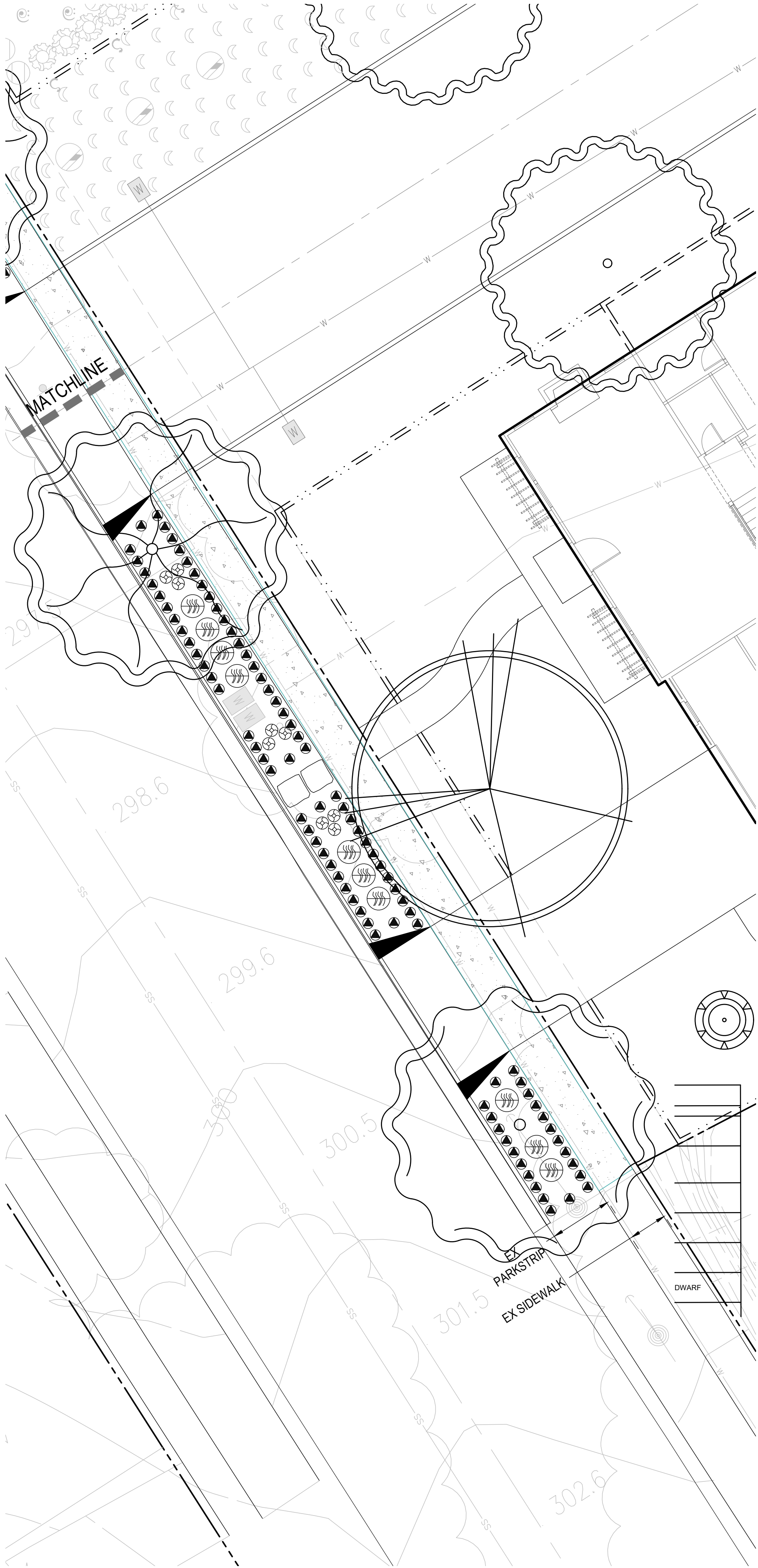
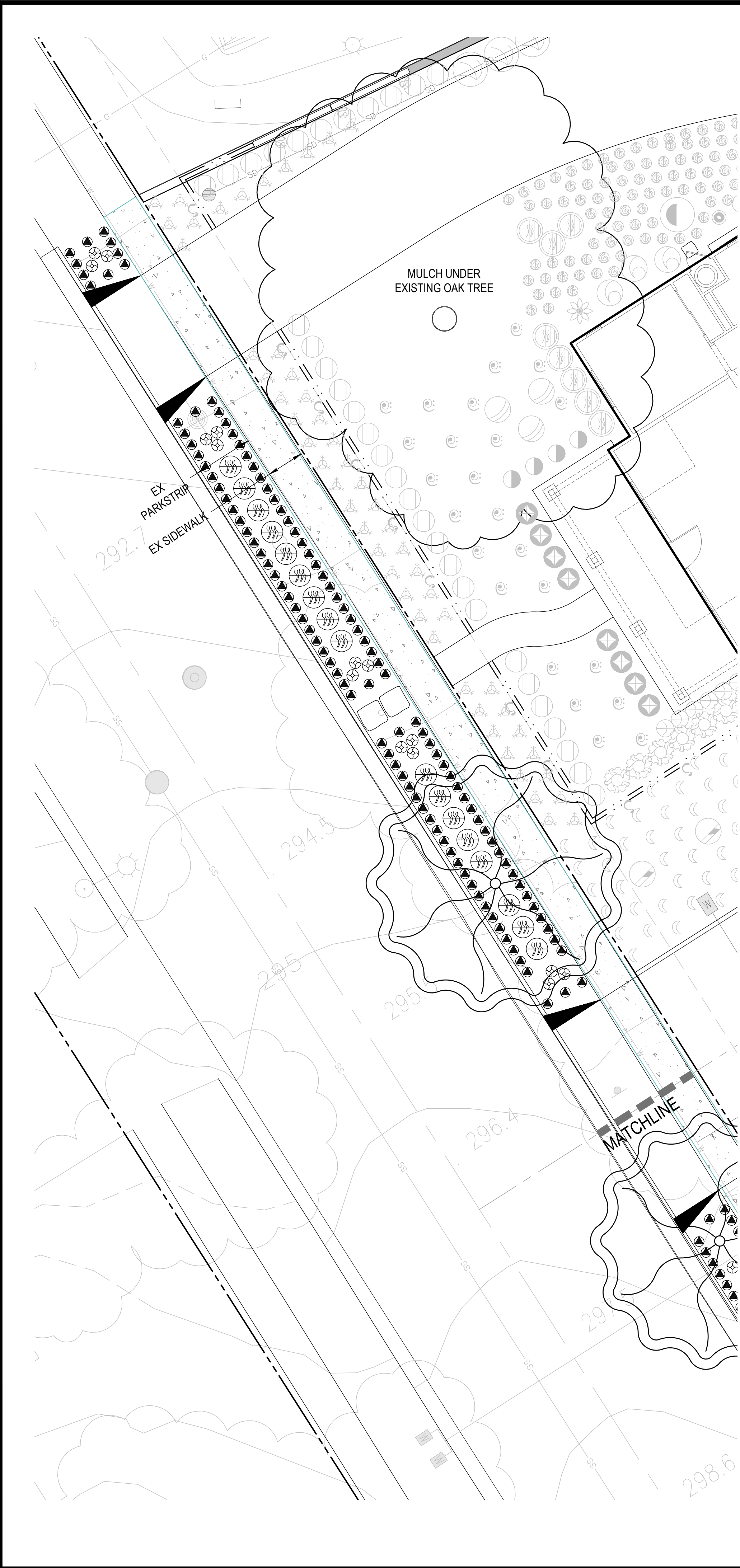
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SCALE: NTS

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

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OFFSITE  
PLANTING:  
BELGATOS RD.

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FOCUS

DESIGN FOCUS  
LANDSCAPE ARCHITECTURE  
& CONSTRUCTION

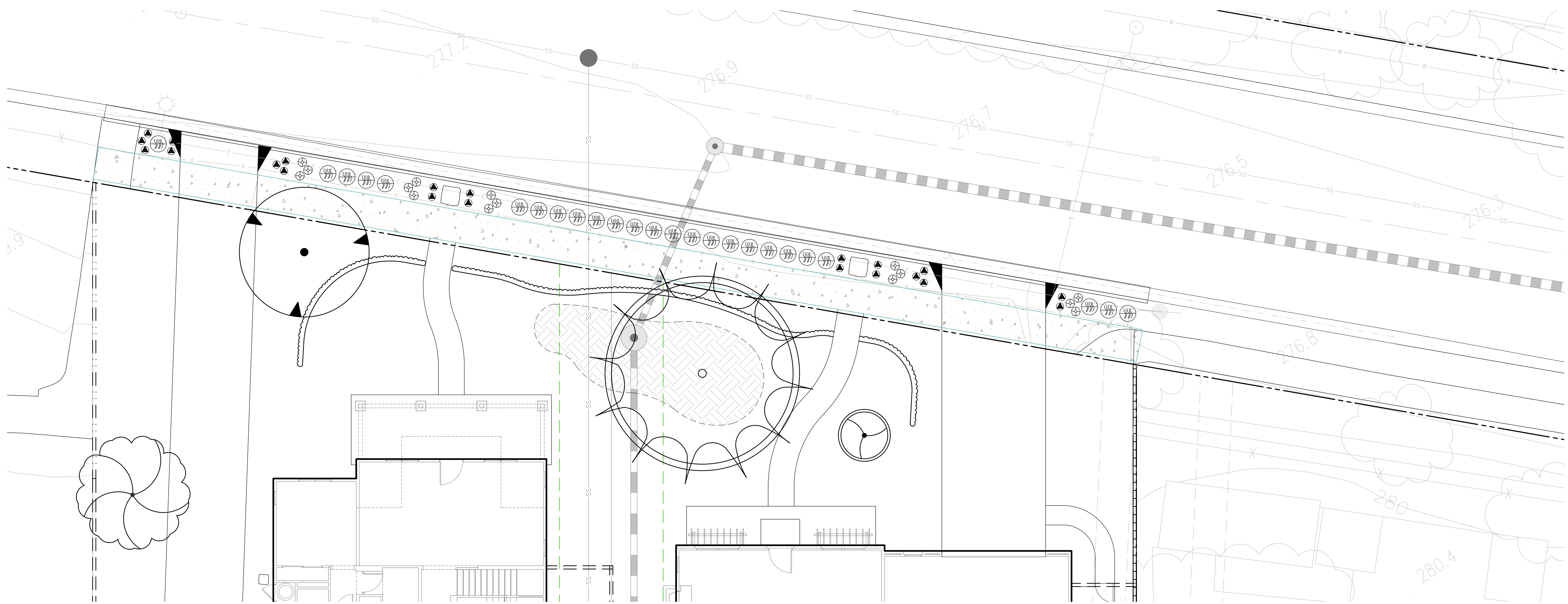


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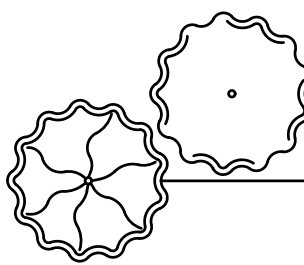
L4.1







| 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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& CONSTRUCTION

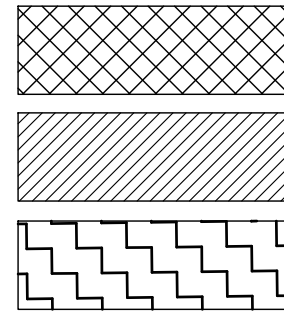


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DRAWN BY: KH  
SCALE: 1/8"=1'-0"

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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HYDROZONE

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& CONSTRUCTION



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