

LOT 1



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

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



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

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

- A11.0 SHADOW STUDY
A12.0 SHADOW STUDY
A13.0 EXTERIOR COLOR SCHEDULE
A14.0 COLOR BOARD

LANDSCAPE:

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

ARCHITECTURE:

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

APN 528-25-005, 220 Belgas Road Lot 1: Single Family Home with ADU Nearest Cross Steets: Westhill Drive & Belvue Drive			
General:	Existing	Proposed	Required
General Plan Designation	Public	Low Density Residential	General Plan Amendment
Zoning	R-1:10		
Hillside (HR Zone)	No		
Use	Vacant Field	Single Family Residence	Subdivision & Architecture + Site
Below Price Units (BMPs)		Market Rate	
Gross Lot Size:	9.104 Acres	13,841 SF	Min. 10,000 SF
Total Unit(s):		1 Unit - 2 Stories	
ADU/JADU:		1 ADU (Detached)	
Average Slope:	3.90%	TBD	
Reduction Factor:		TBD	
Net Lot Size:		13,841 SF	
Lot Frontage		107.6'	Min. 90'
Lot Depth		139.0'	Min. 100'
Square Footage:			
1 st Floor SF:		1,863 SF	
2 nd Floor SF:		1,615 SF	
Total Conditioned SF:		3,478 SF	Max. 4,263 SF
Garage SF		809 SF	Max. 1107 SF
Total Coutable SF		4,287 SF	Max. 5,370 SF
ADU SF		783 SF	Exempt
Floor Area Ratio (FAR):			
FAR ¹ - Home		FAR 0.25	Max. FAR 0.31 ²
FAR ¹ - Garage		FAR 0.06	Max. FAR 0.08 ²
Setbacks:			
Set Back - Front Yard		30.9'	Min. 25'
Set Back - Back Yard		51.8' Primary 5' ADU	Min. 20' 4' ADU ⁴
Set Back - Side Yard		34.1' Primary 5' ADU	Min. 10' 4' ADU ⁴
Set Back - Street Side		24.0'	Min. 15'
Other:			
Plan Type:		Plan 2	
Fence Height		8'	Fence Height Exception ⁵

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

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, ADU's are allowed a 10% percent increase in the floor area ratio, excluding

4. Section 29.10.325 of Town Code - ADU Setbacks for new construction may be 4' from the property line on side/street side/rear property line

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	OVERHEAD LINE
STLT	STREET LIGHT
X	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
1			
2			
3			
4			
5			

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

PREPARED FOR:

ARCHITECTURE AND SITE APPLICATION
EXISTING CONDITIONS

LOS GATOS
CALIFORNIA

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 gatos\PLANNING\PD\2 EX COND.dwg Apr 10, 2025

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

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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

DATE

04/09/2025

SCALE

SEE PLAN

DESIGNED

JG

DRAWN

CH

JOB NO.

23-149

SHEET

C3

3

OF

9

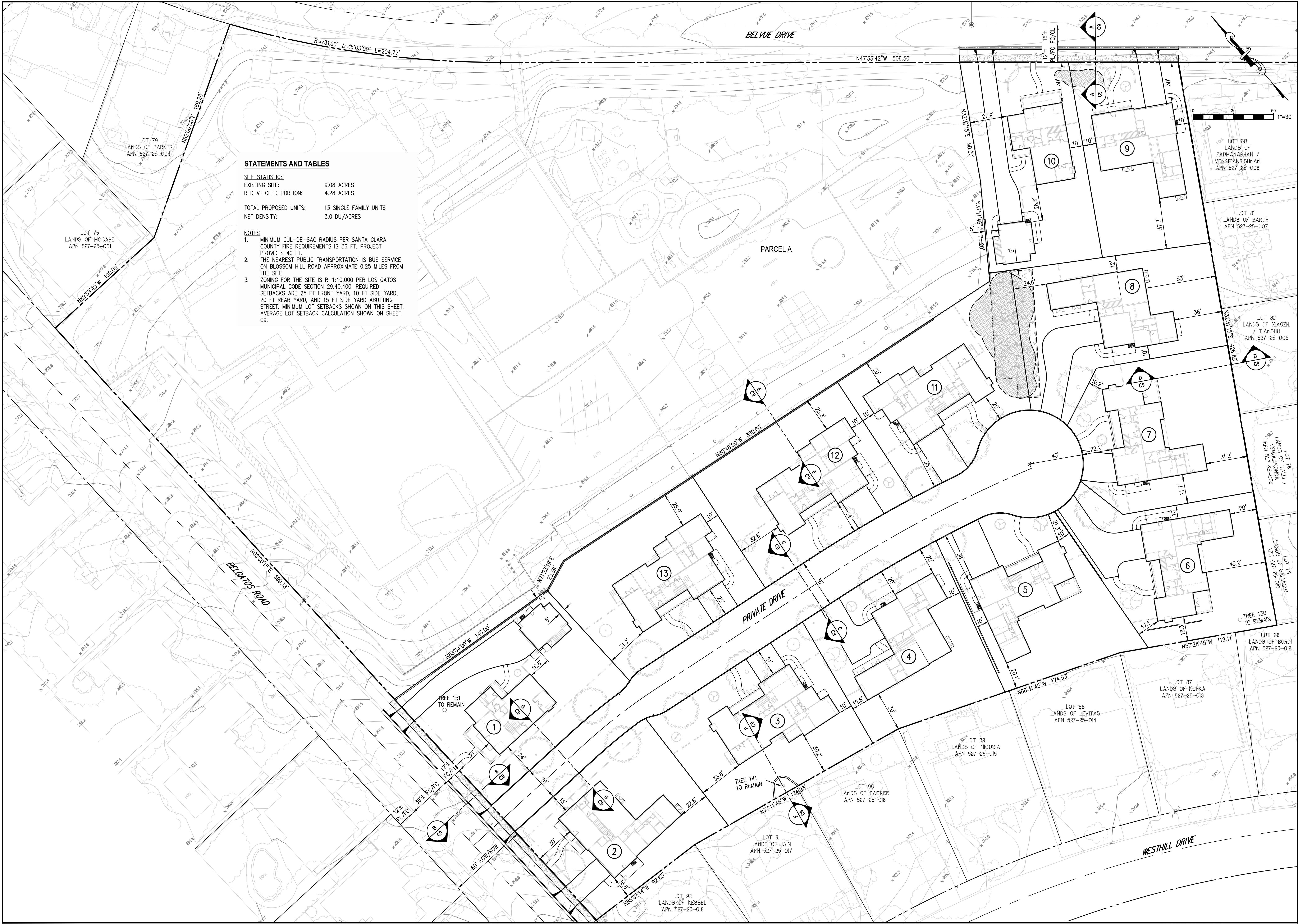
SHEETS

NO.

DATE

BY

REVISIONS



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.

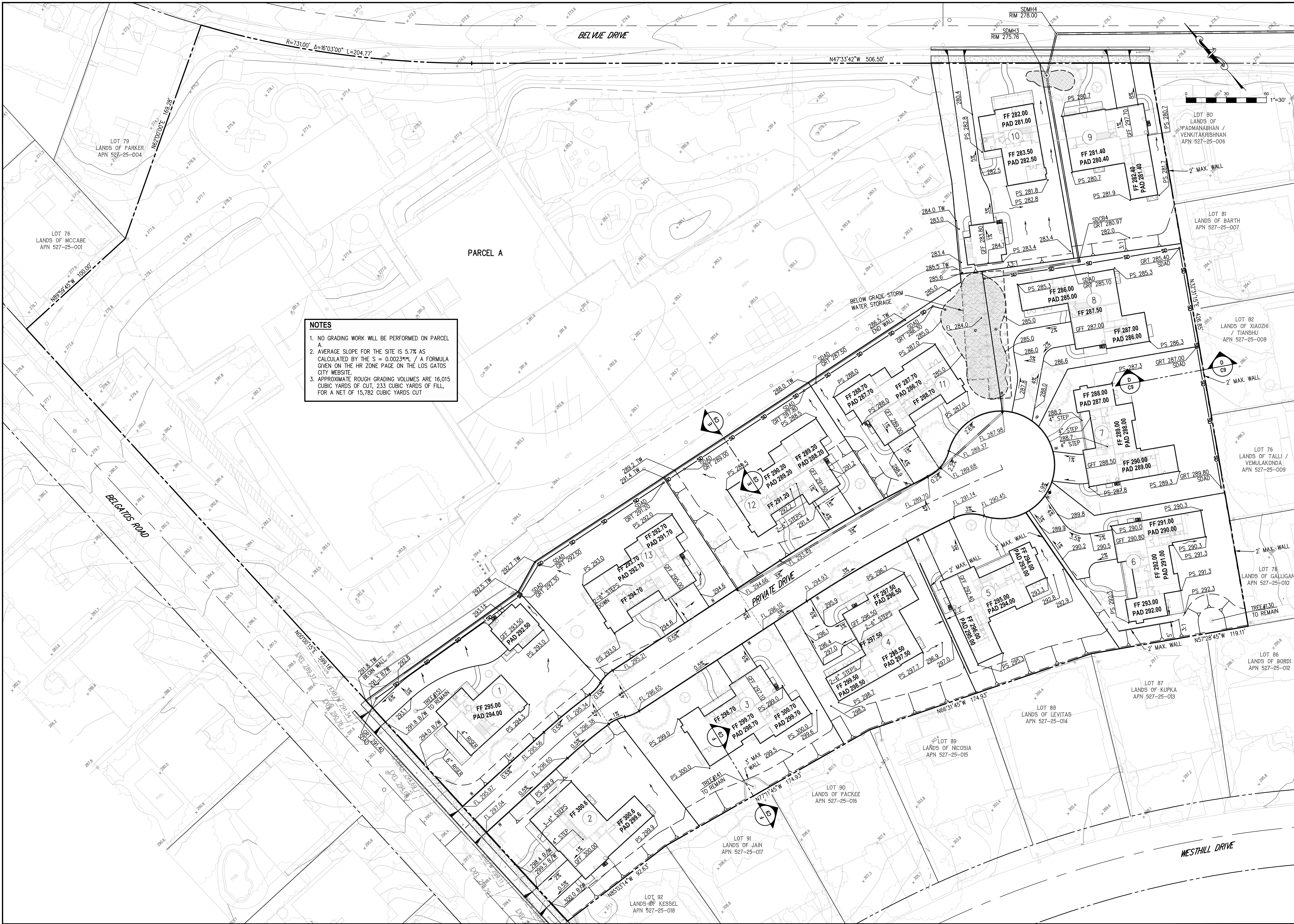
NO.	DATE	REVISIONS	BY

28 Bailey Avenue Campbell, CA 95008 t: (408) 453-1066
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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

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

DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	C4
4 OF 9	SHEETS



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

REVISIONS	
NO.	DATE

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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

PREPARED FOR:

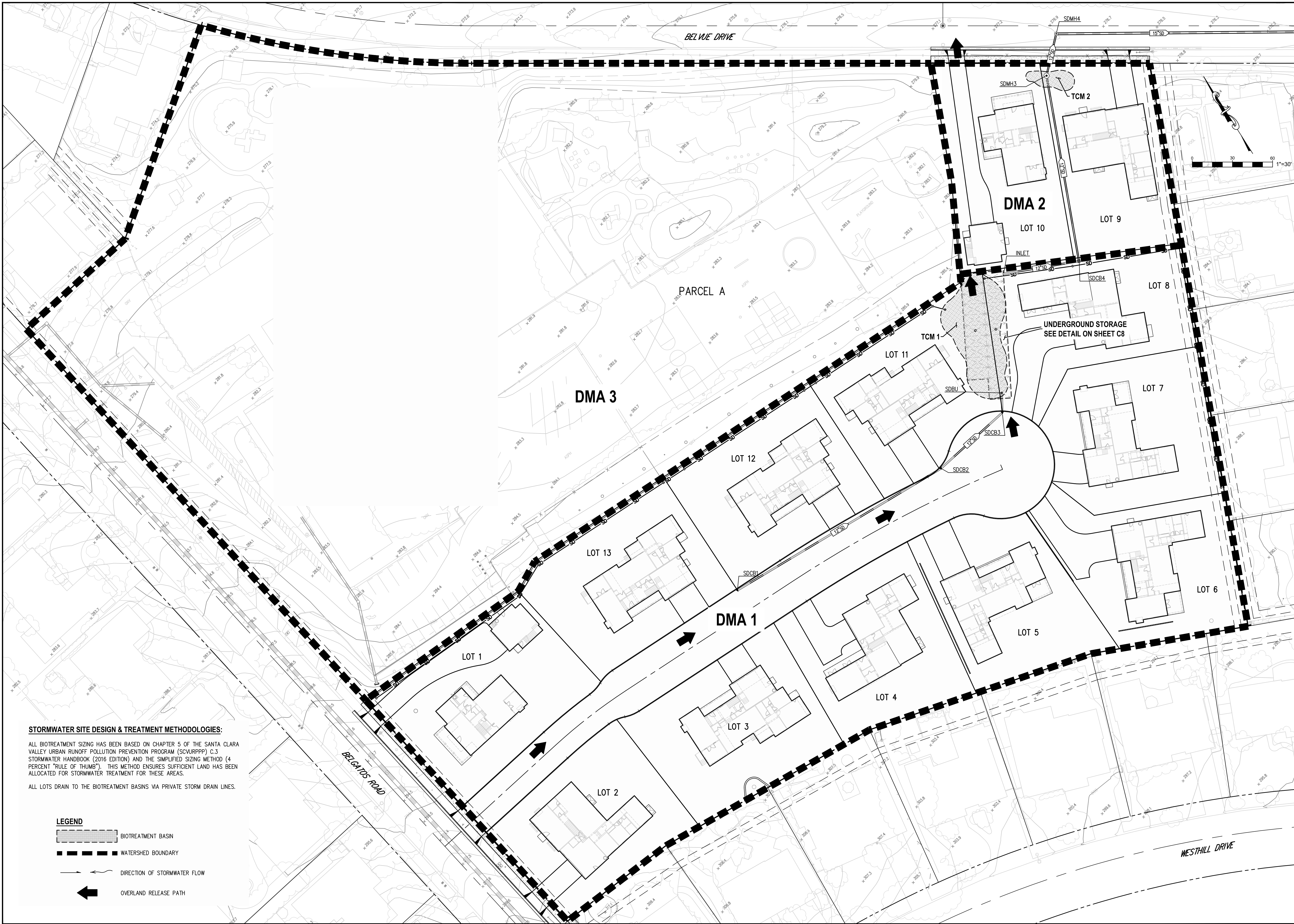
PLANNING
220 BELGATOS ROAD

ARCHITECTURE AND SITE APPLICATION
GRADING & DRAINAGE PLAN

CALIFORNIA
LOS GATOS

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

[illegible]



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.

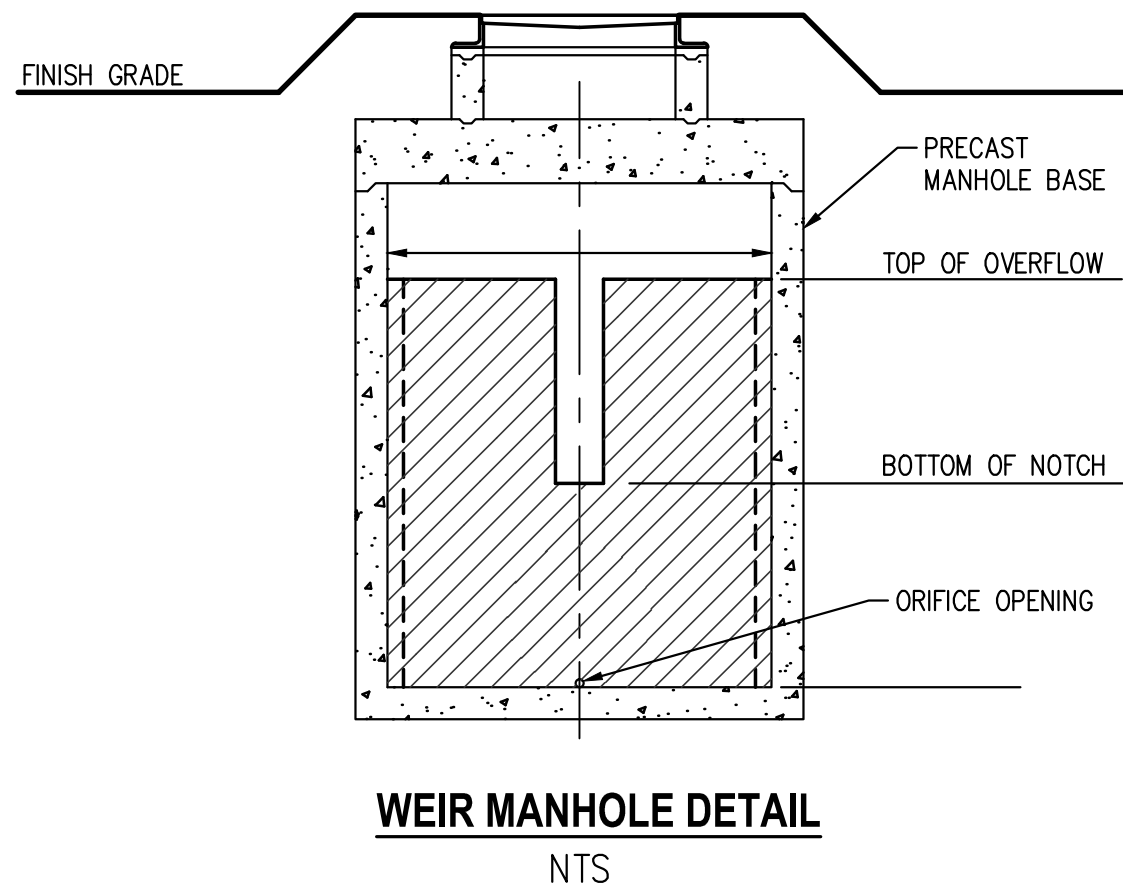
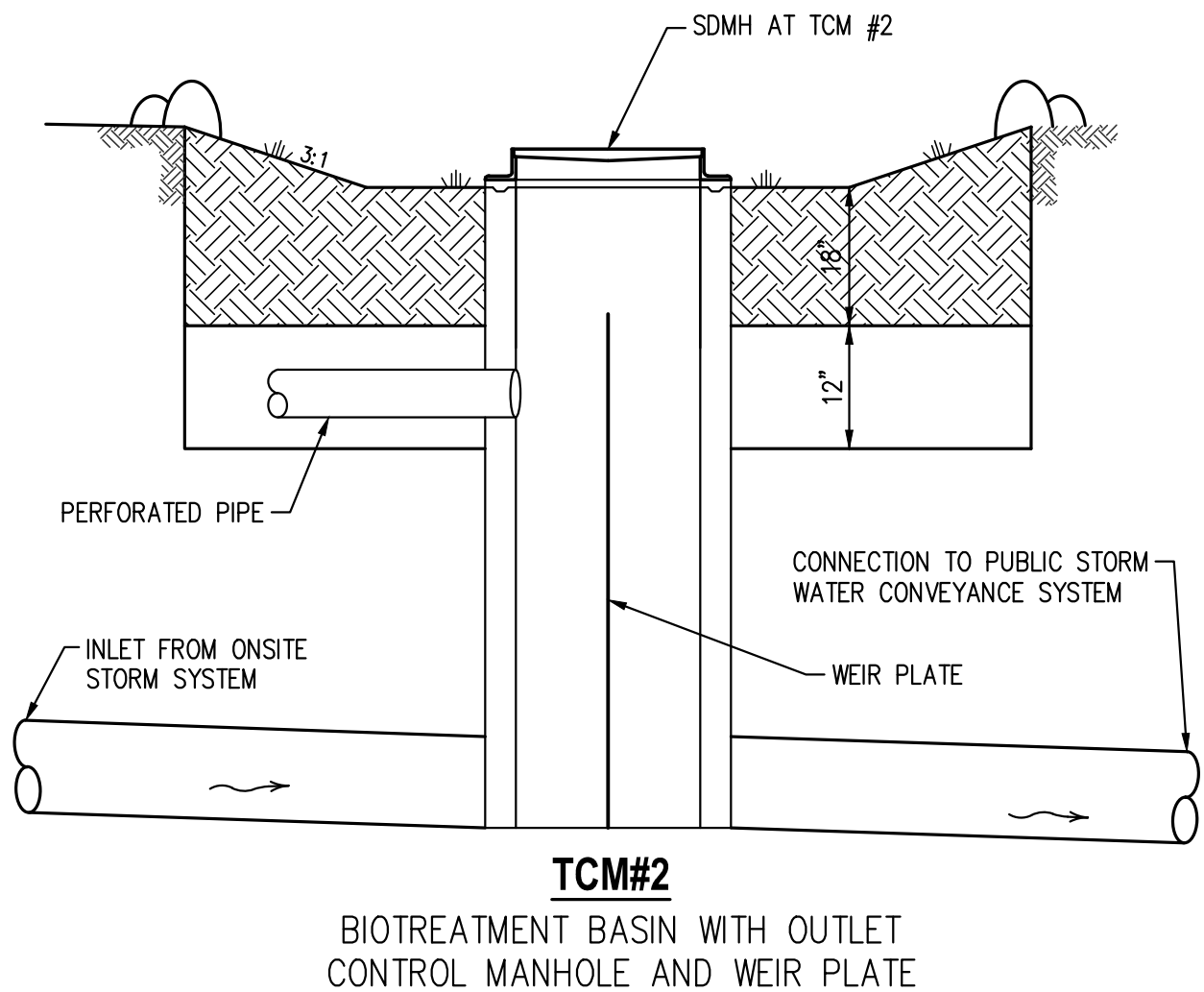
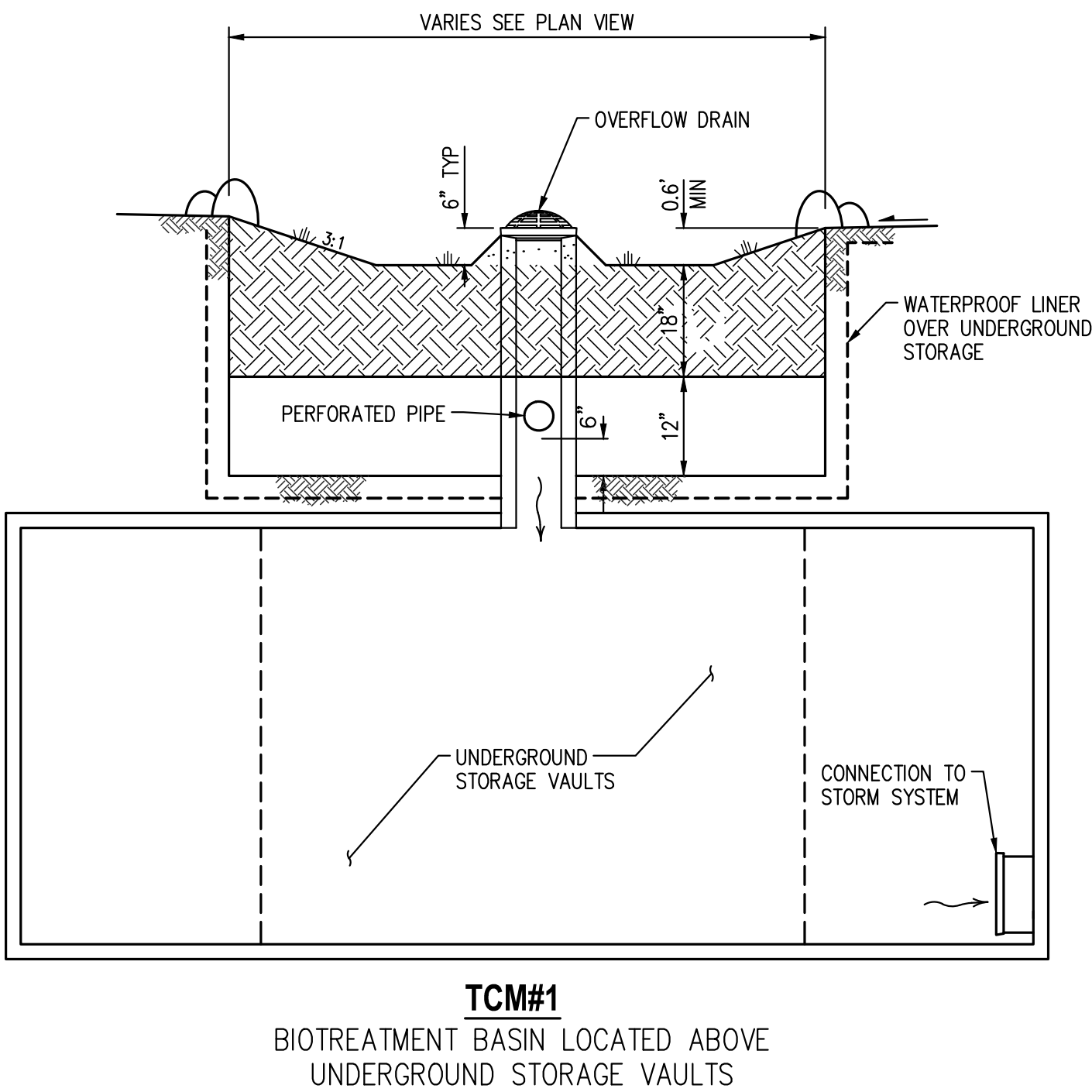
- LEGEND**
- BIOTREATMENT BASIN
 - WATERSHED BOUNDARY
 - DIRECTION OF STORMWATER FLOW
 - OVERLAND RELEASE PATH

NO.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			

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

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

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



SCHEMATIC HYDROMODIFICATION SYSTEM
NTS

BY

REVISIONS

DATE

NO.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

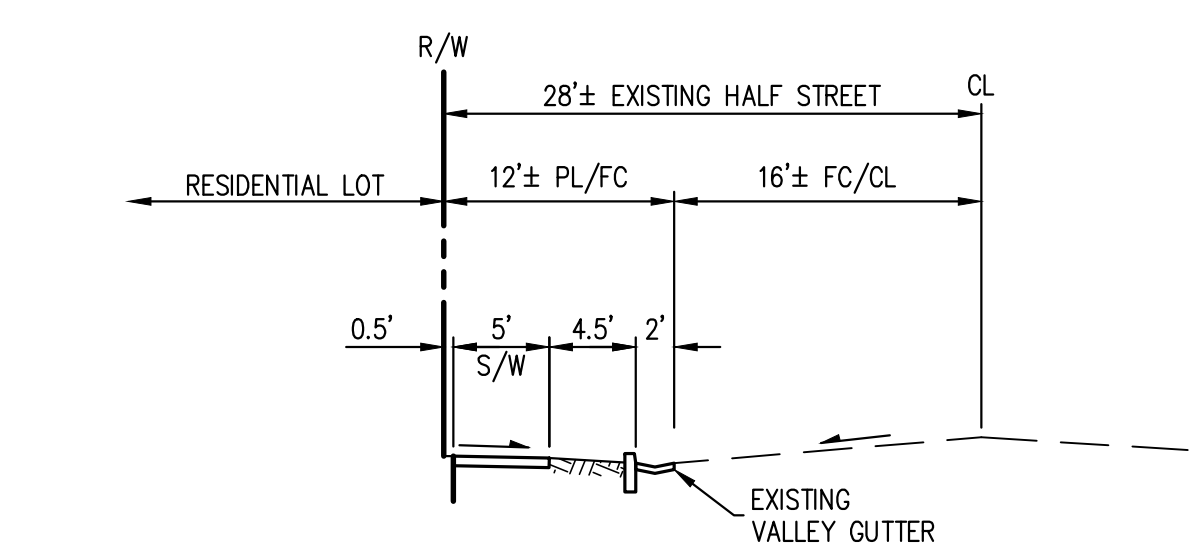
1252

1253

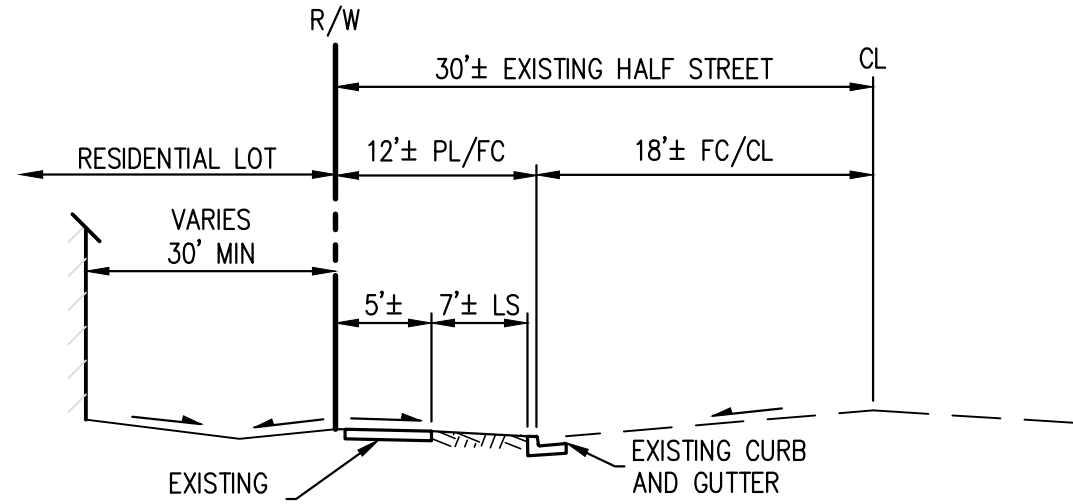
1254

1255

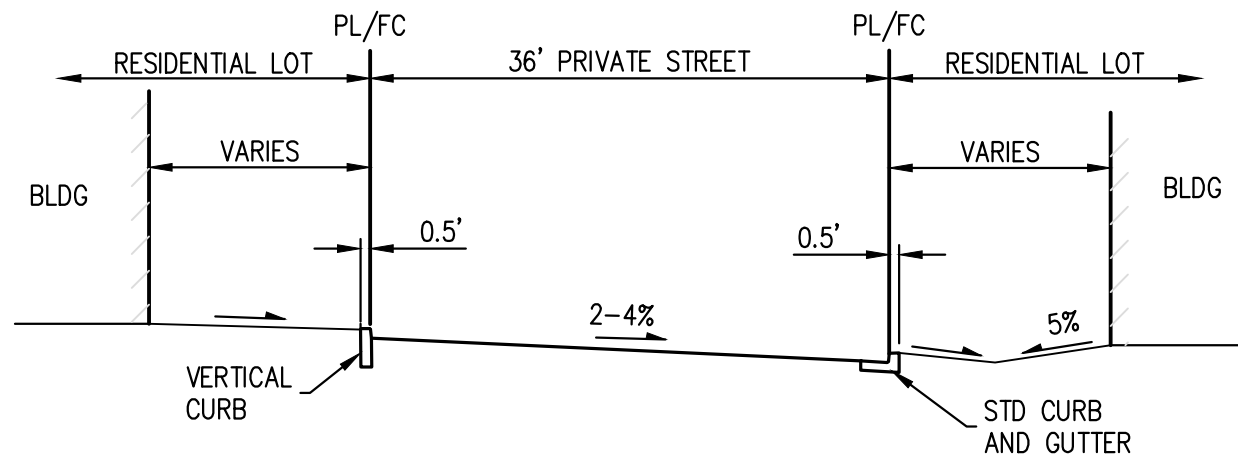
1



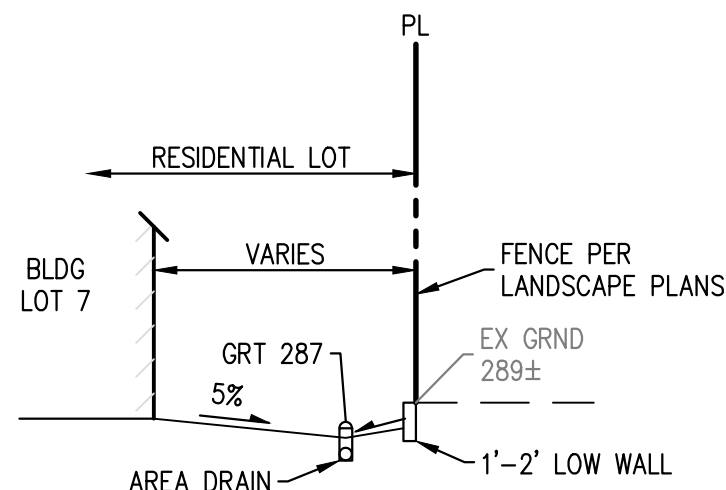
SECTION A-A
BELVUE DRIVE
SCALE: NTS



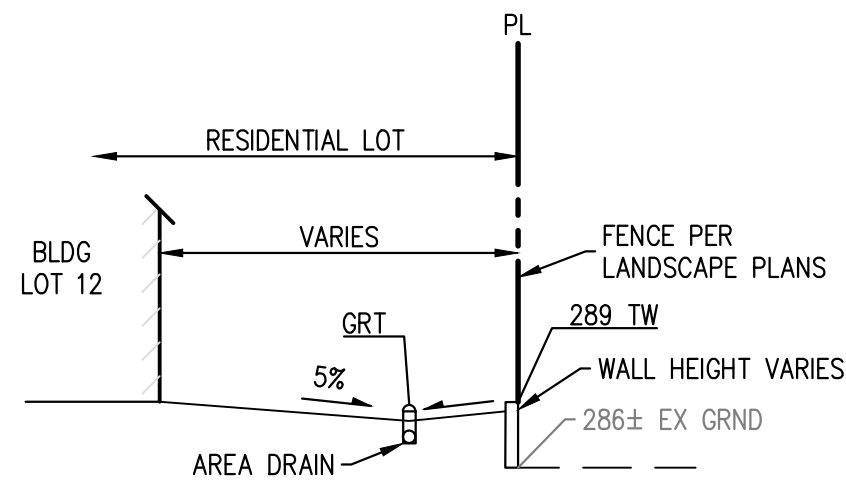
SECTION B-B
BELGATOS ROAD
SCALE: NTS



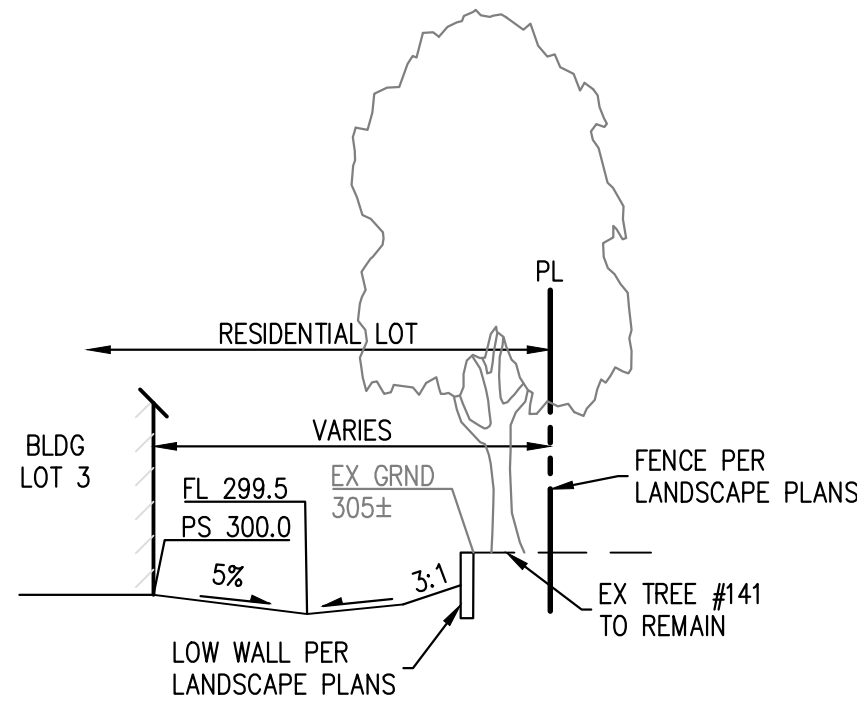
SECTION C-C
PRIVATE STREET
SCALE: NTS



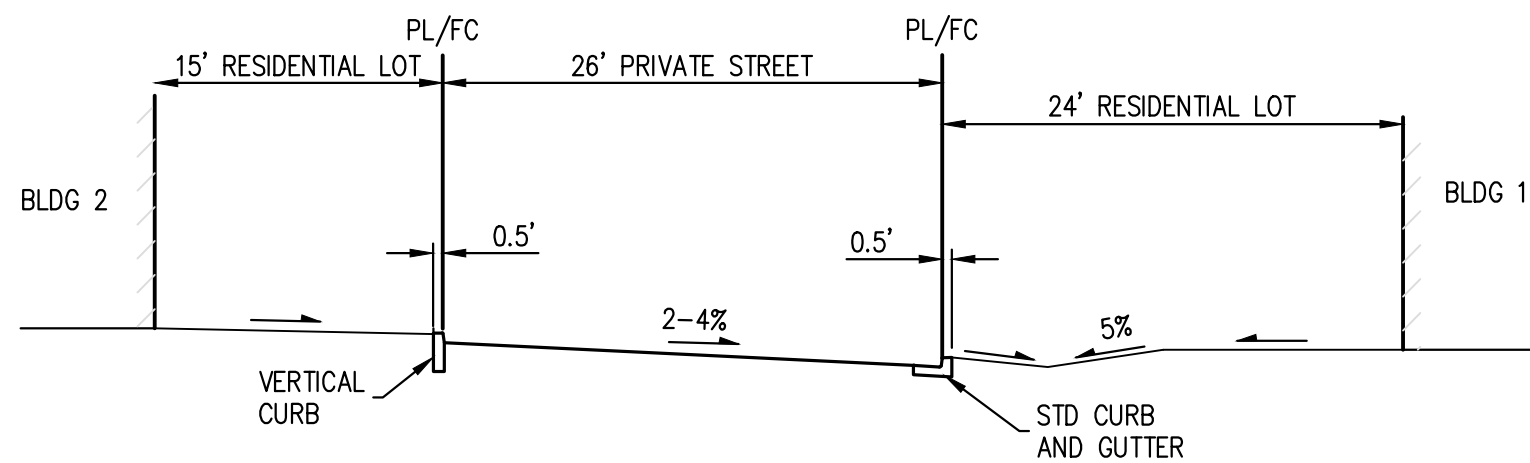
SECTION D-D
EASTERN BOUNDARY CONDITION
SCALE: NTS



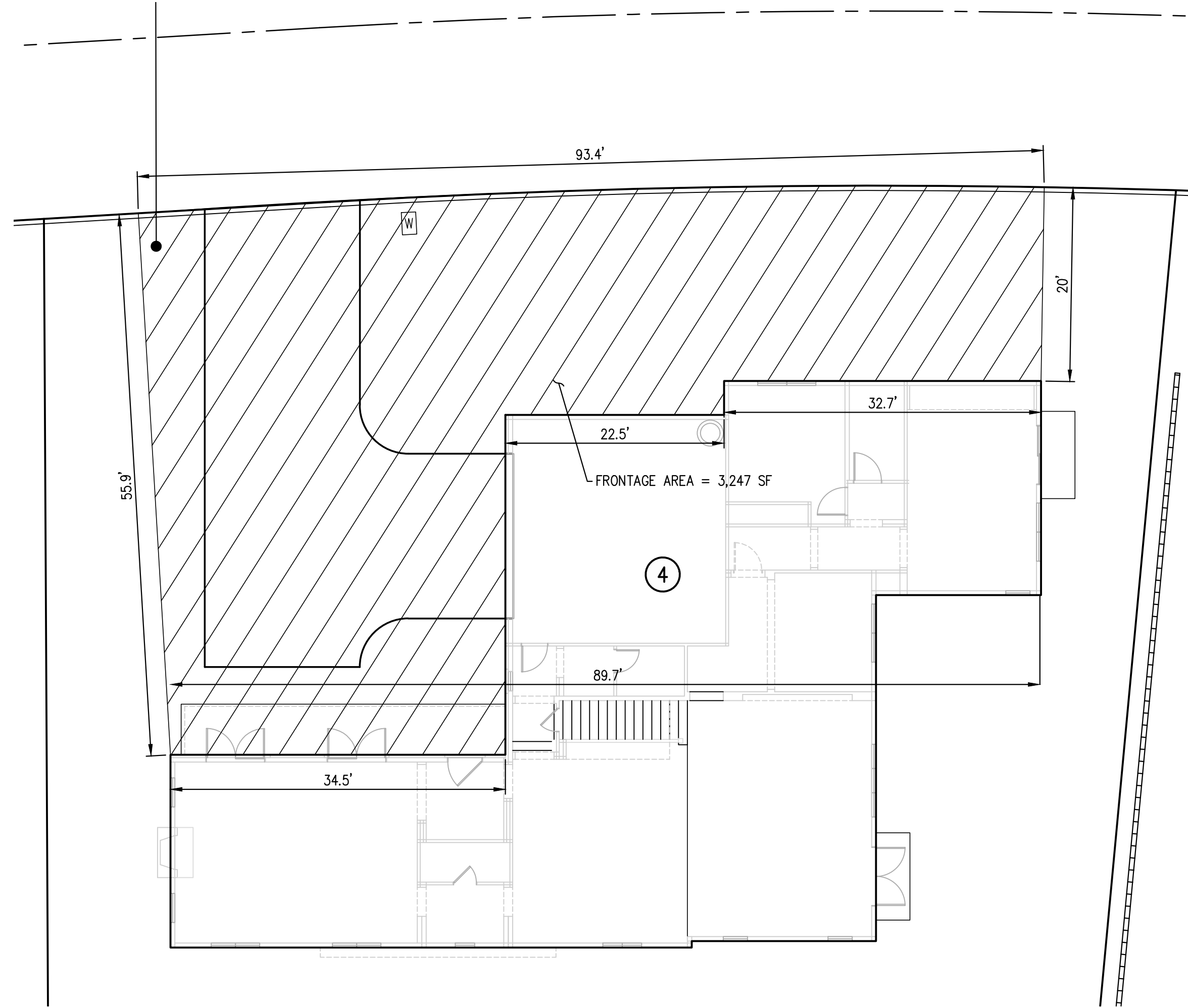
SECTION E-E
NORTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION F-F
SOUTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION G-G
PRIVATE STREET
SCALE: NTS



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

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

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

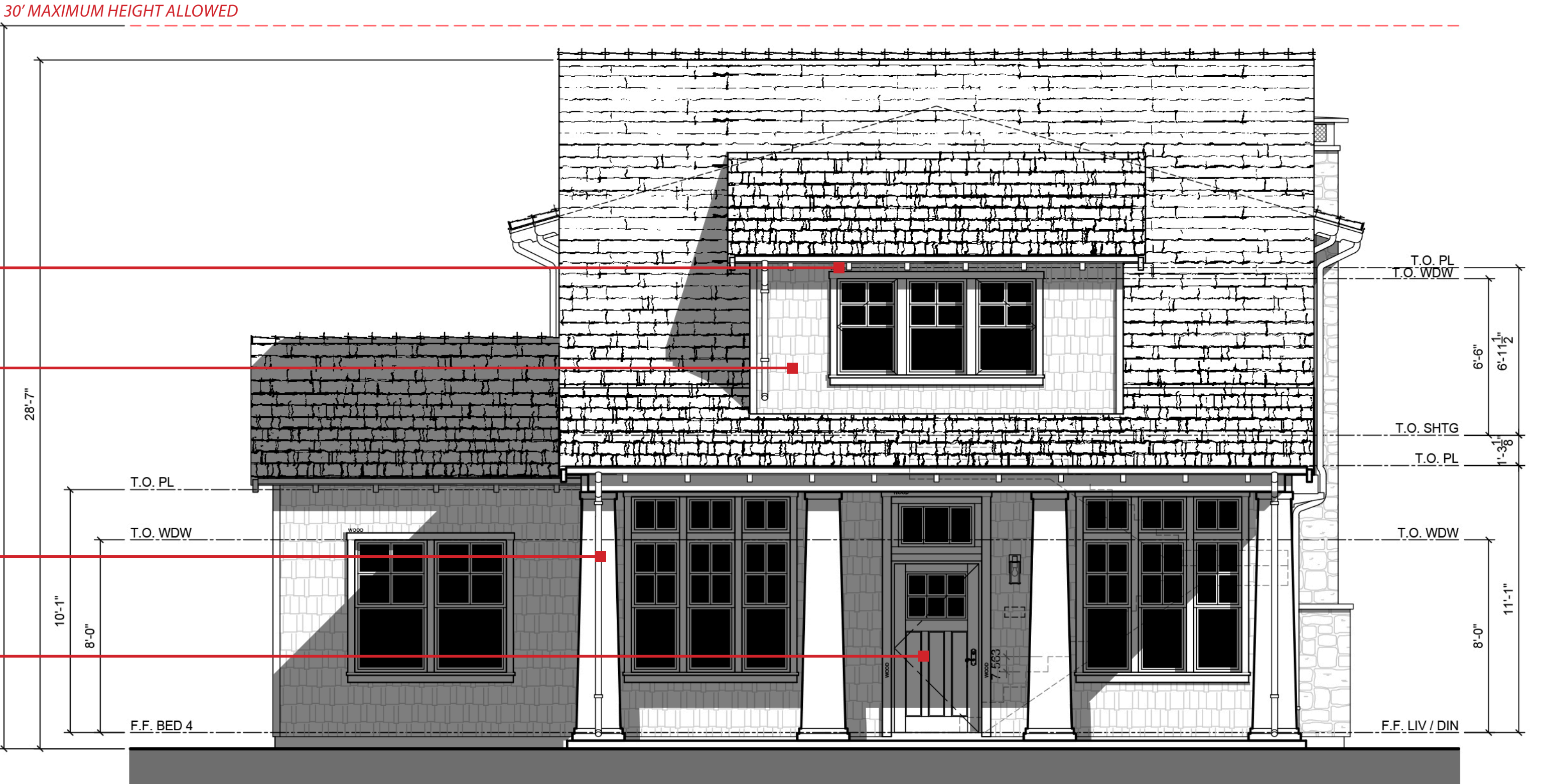
220 BELGATOS ROAD			PLANNING		PREPARED FOR:		ROBSON HOMES		CIVIL ENGINEERING ASSOCIATES		BY	
ARCHITECTURE AND SITE APPLICATION SECTIONS			DATE		04/09/2025		A CALIFORNIA LIMITED LIABILITY COMPANY		28 Railway Avenue Campbell, CA 95806 P: (408) 455-1866		NO.	
DESIGNED			SEE PLAN				2185 THE ALAMEDA, SUITE 150		Civil Engineers • Planners • Surveyors		DATE	
DRAWN			AM				SAN JOSE, CA 95126				REVISIONS	
JOB NO.			23-149									
SHEET			C9									
9 OF 9 SHEETS												

WOOD RAFTER TAILS
KELLY MOORE "KMW 49 - GREAT WHITE"

HARDIE SHAKE & SHINGLE SIDING
KELLY MOORE "KM 4951 - QUEEN VALLEY"

WOOD POSTS/COLUMNS
KELLY MOORE "KMW 49 - GREAT WHITE"

WOOD ENTRY DOOR
KELLY MOORE "KMW 49 - GREAT WHITE"



COMPOSITE SHINGLE ROOF
OWENS CORNING "SUMMERWOOD"

STONE MASONRY

VINYL WINDOWS
SIERRA PACIFIC "WHITE 001"

WOOD TRIM SURROUND
KELLY MOORE "KMW 49 - GREAT WHITE"

FRENCH DOORS
KELLY MOORE "KMW 49 - GREAT WHITE"

WOOD PANELING
KELLY MOORE "KMW 49 - GREAT WHITE"



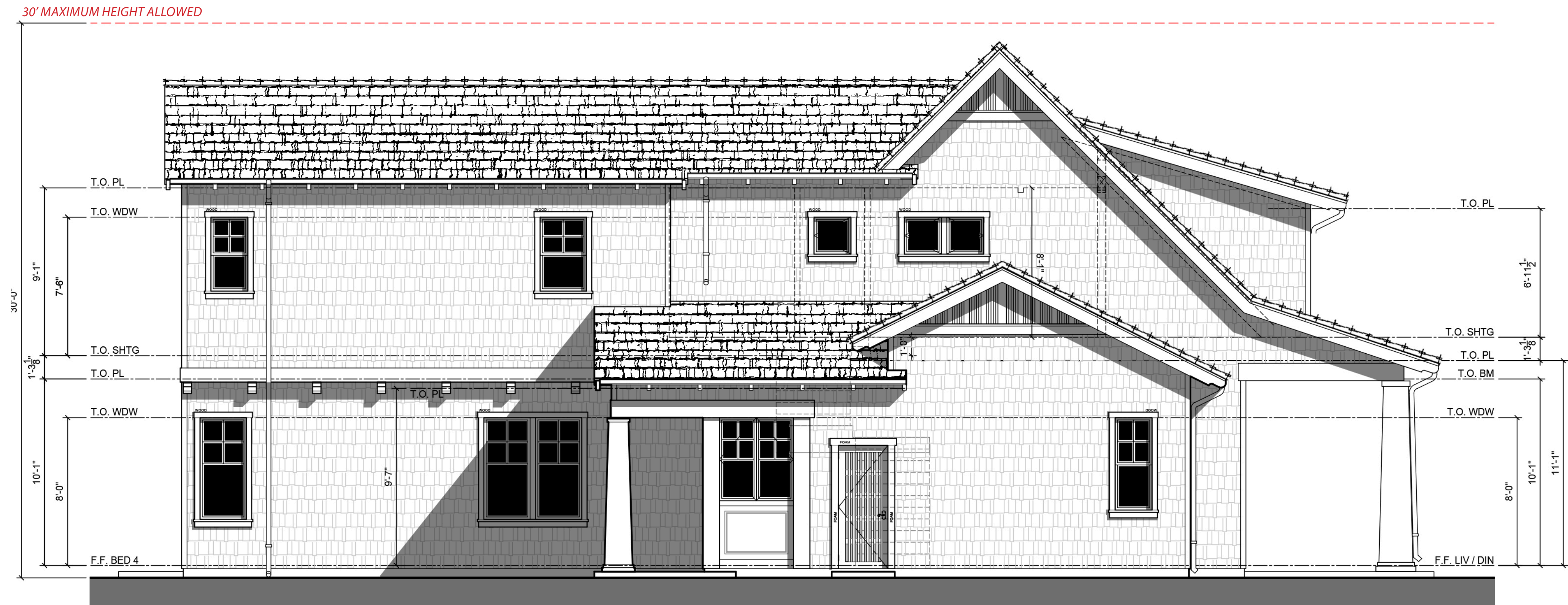
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 2
CRAFTSMAN ELEVATIONS

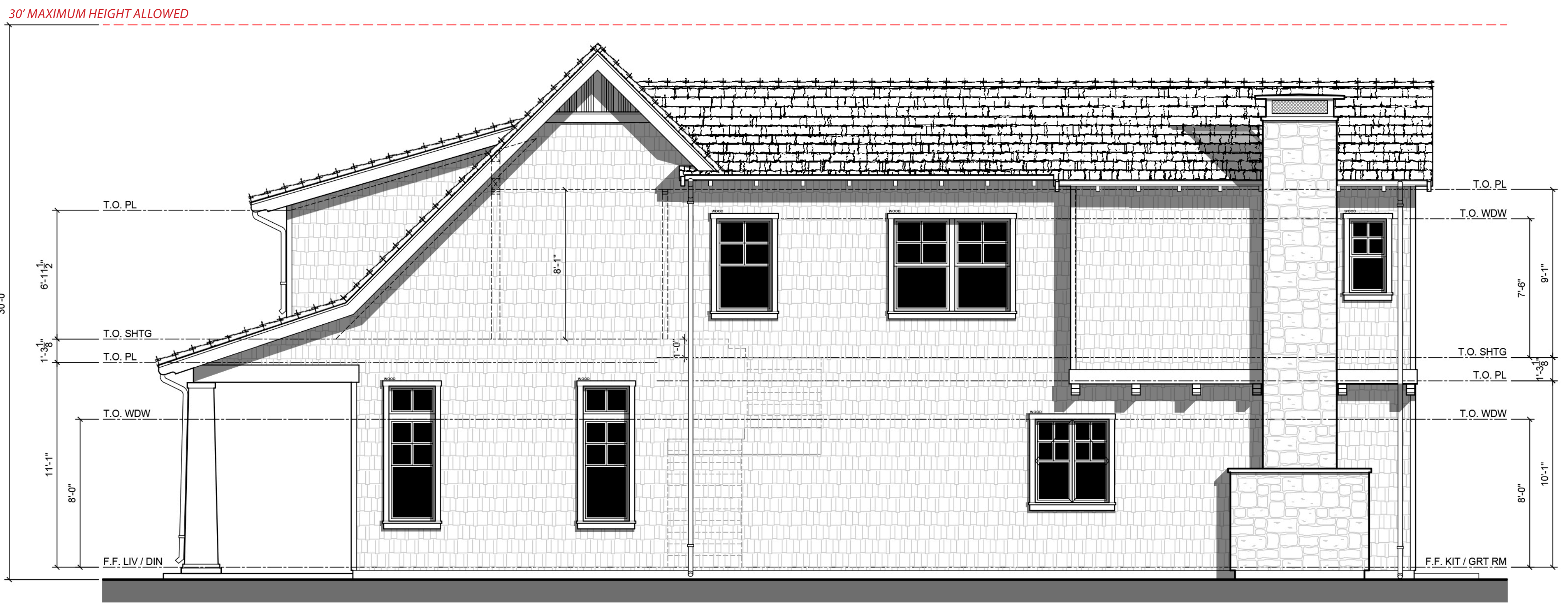


ROBSON HOMES

23055.04 03/31/2025



LEFT



RIGHT

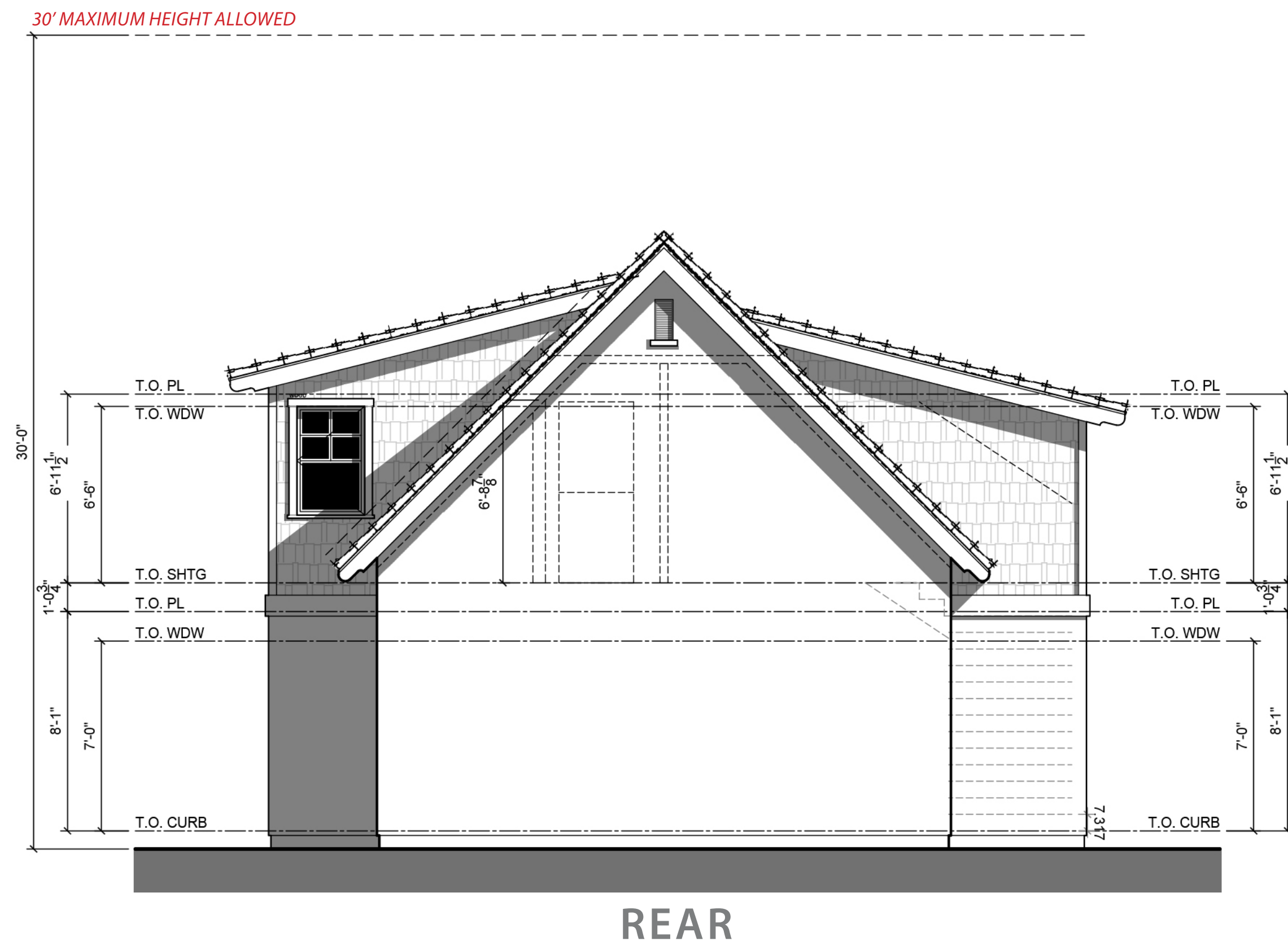
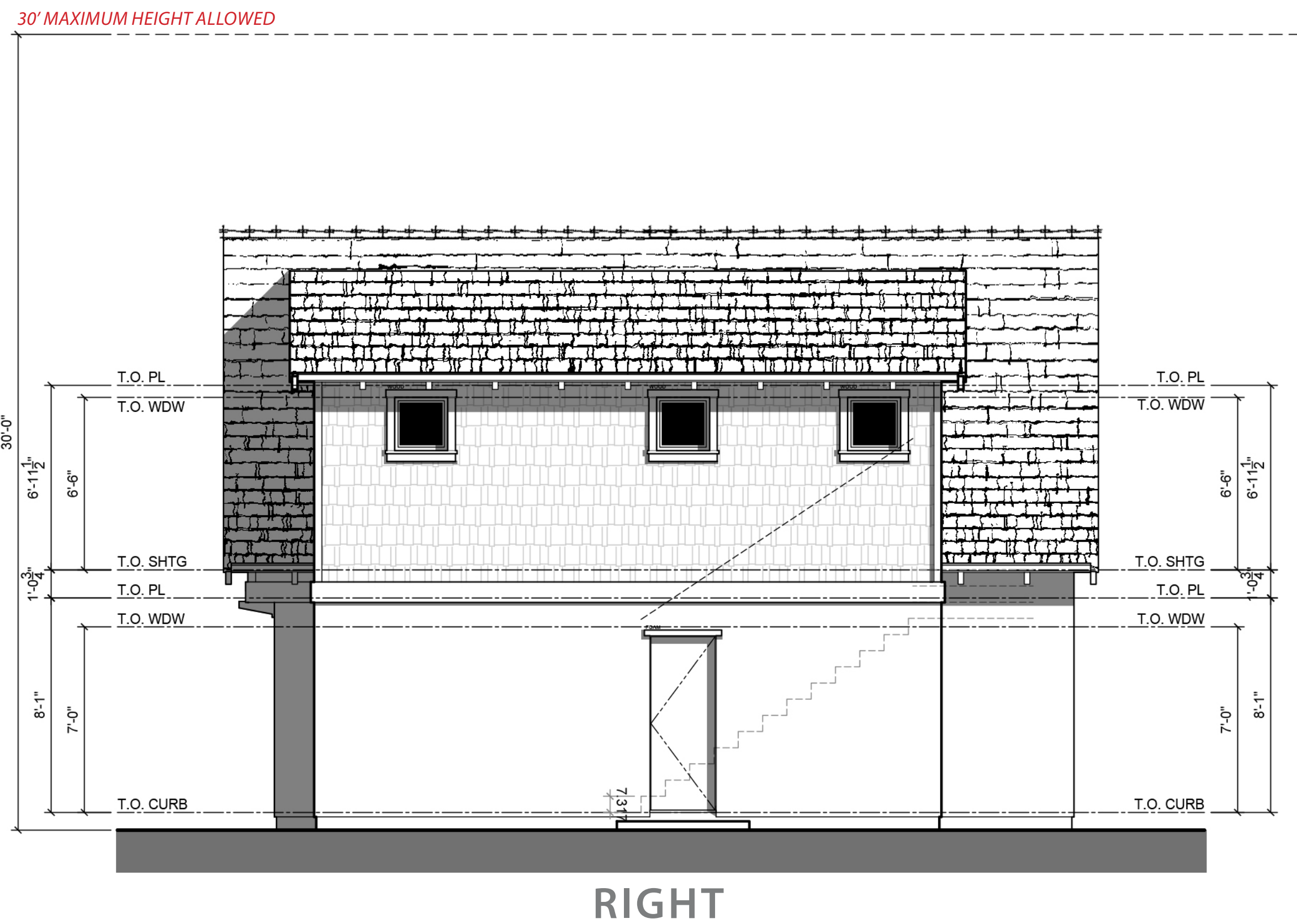
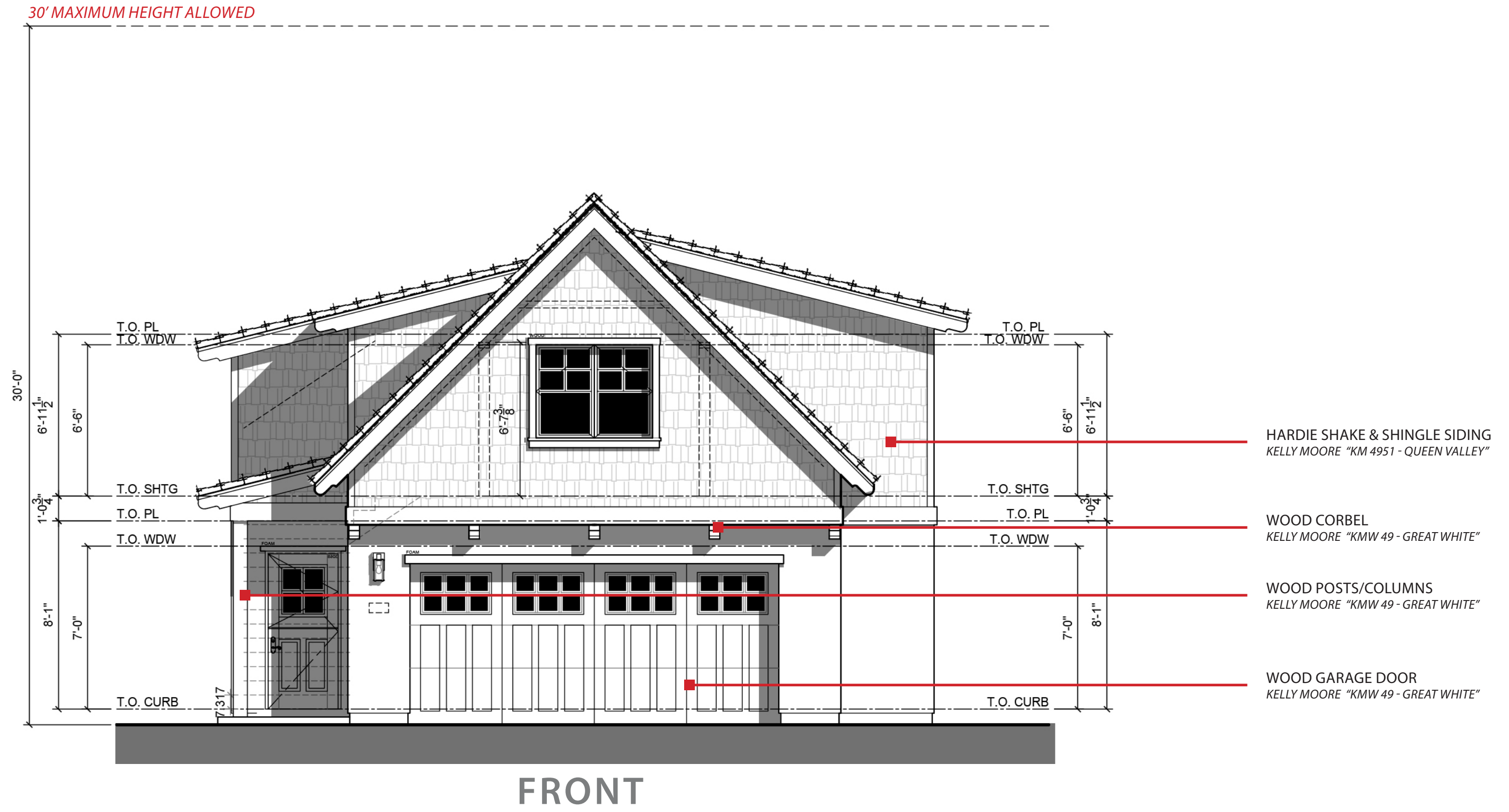
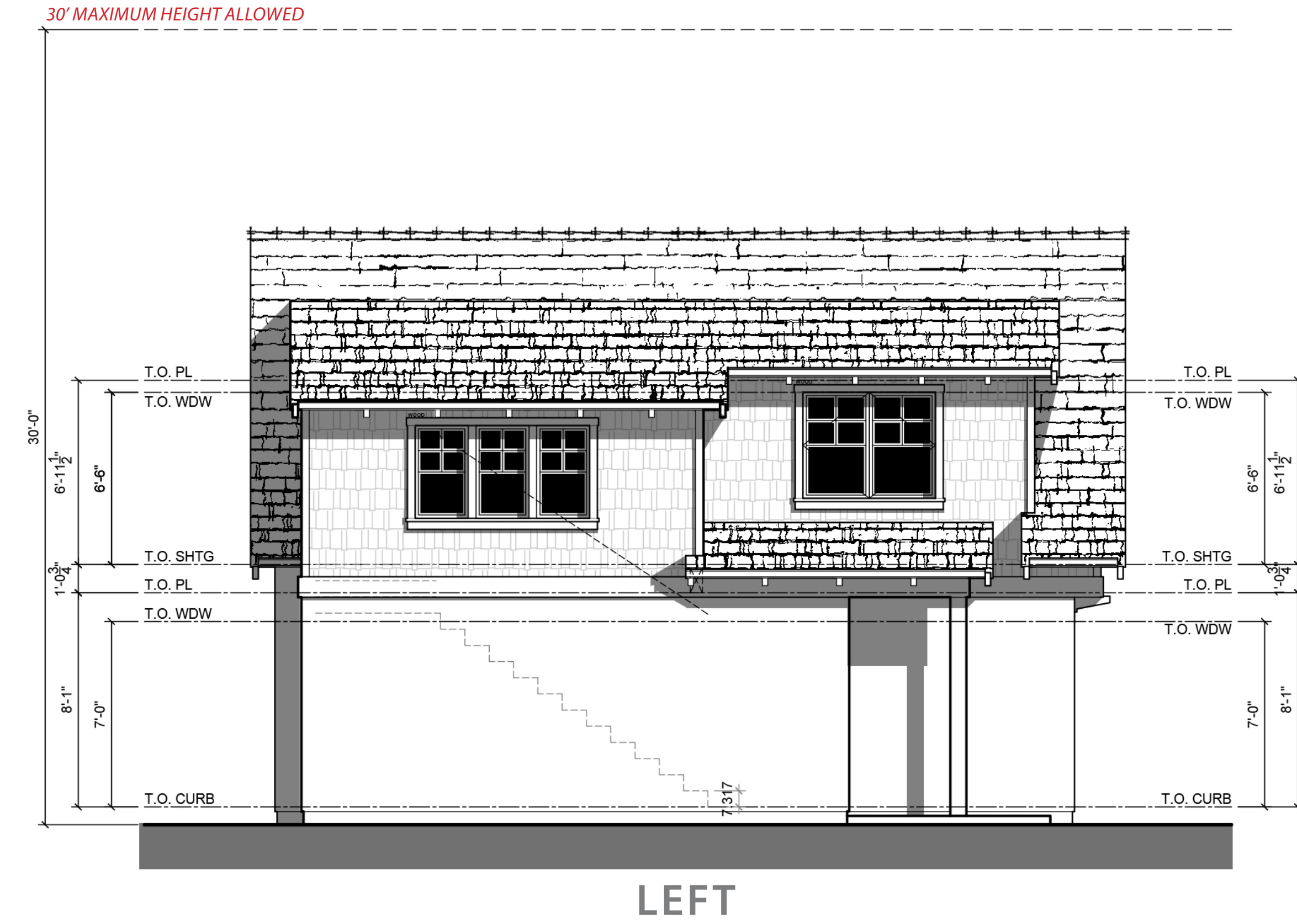
BELGATOS
LOS GATOS, CALIFORNIA

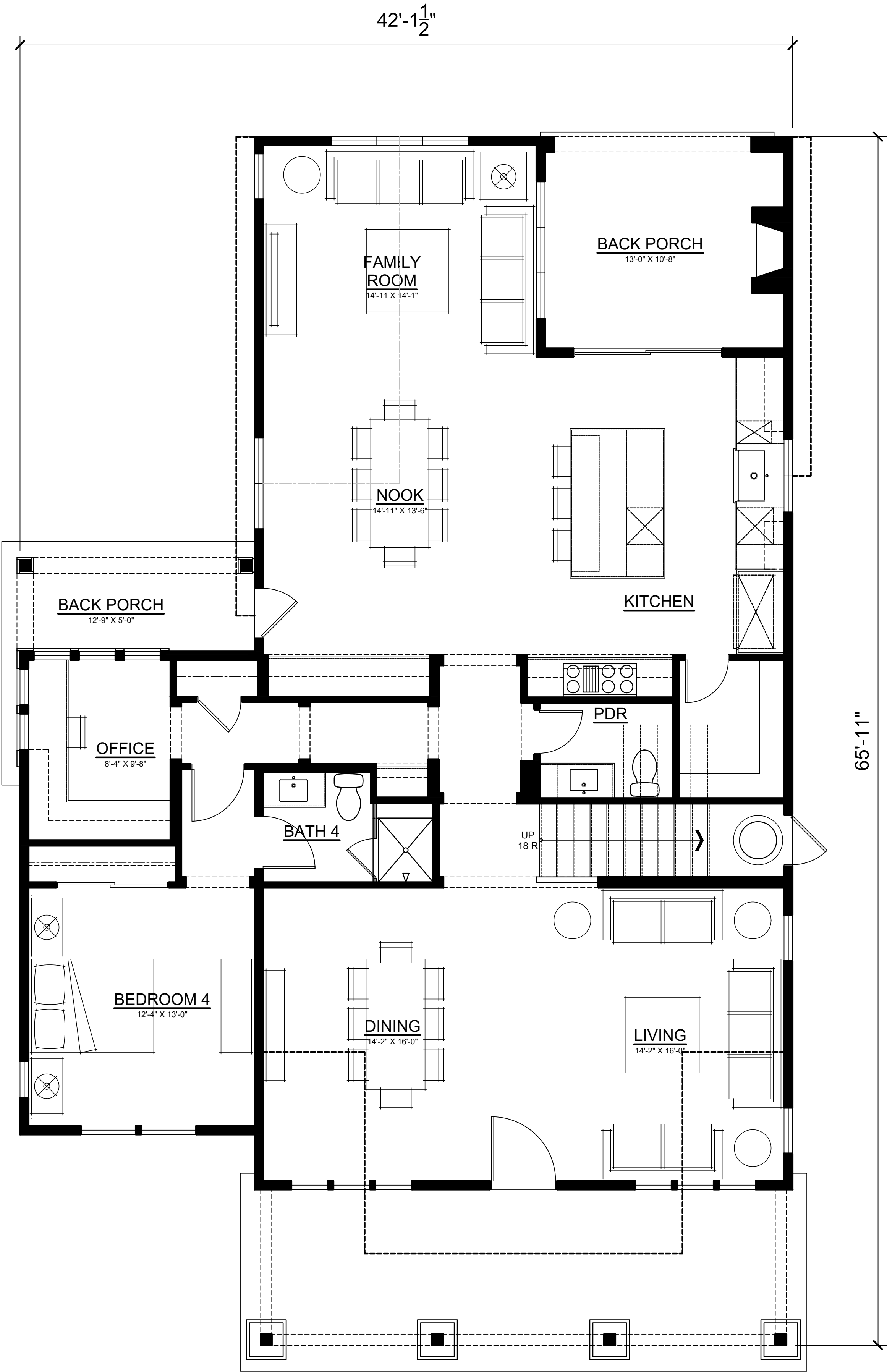
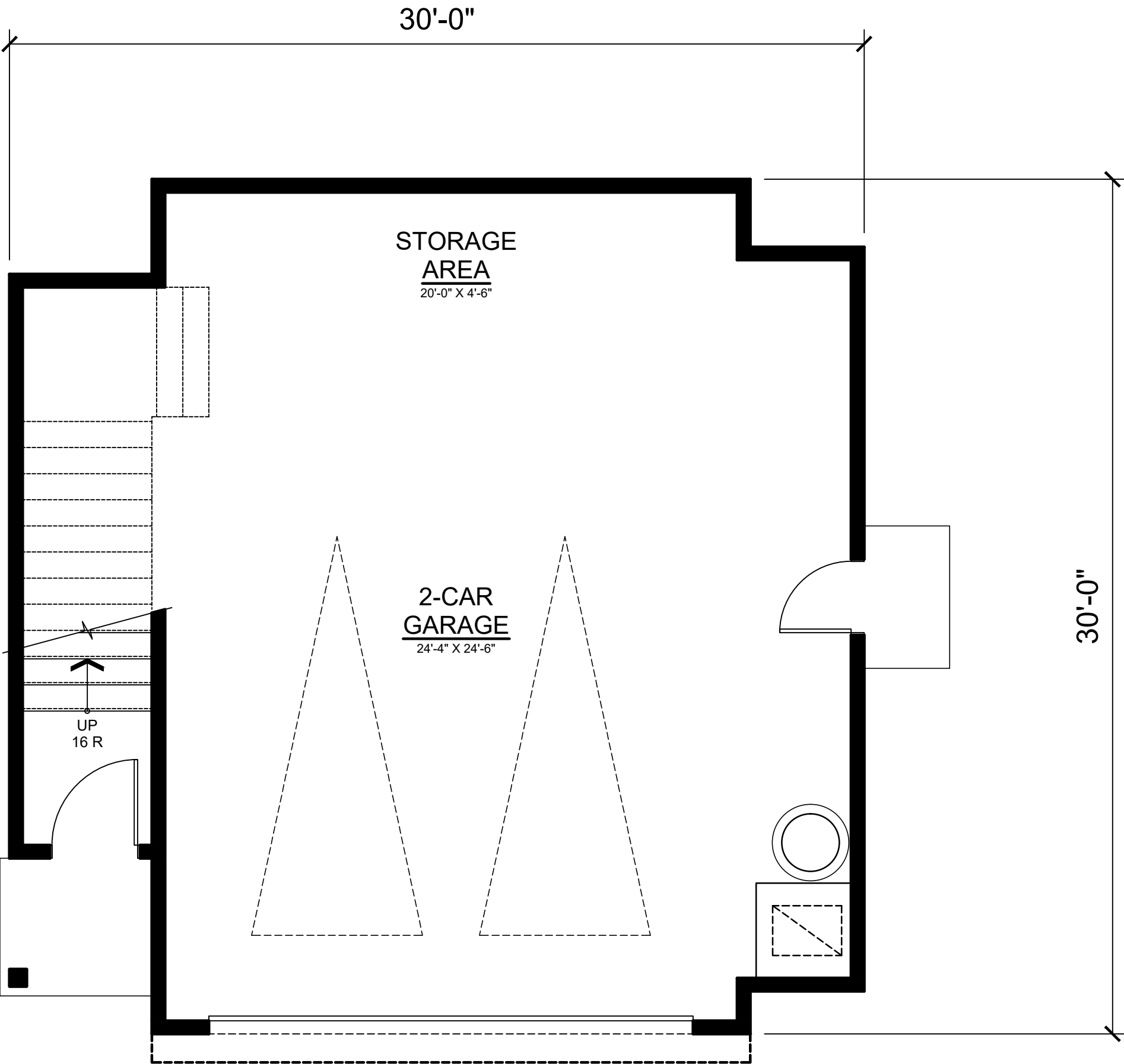
PLAN 2
CRAFTSMAN ELEVATIONS



ROBSON HOMES

23055.04 03/31/2025





FIRST FLOOR

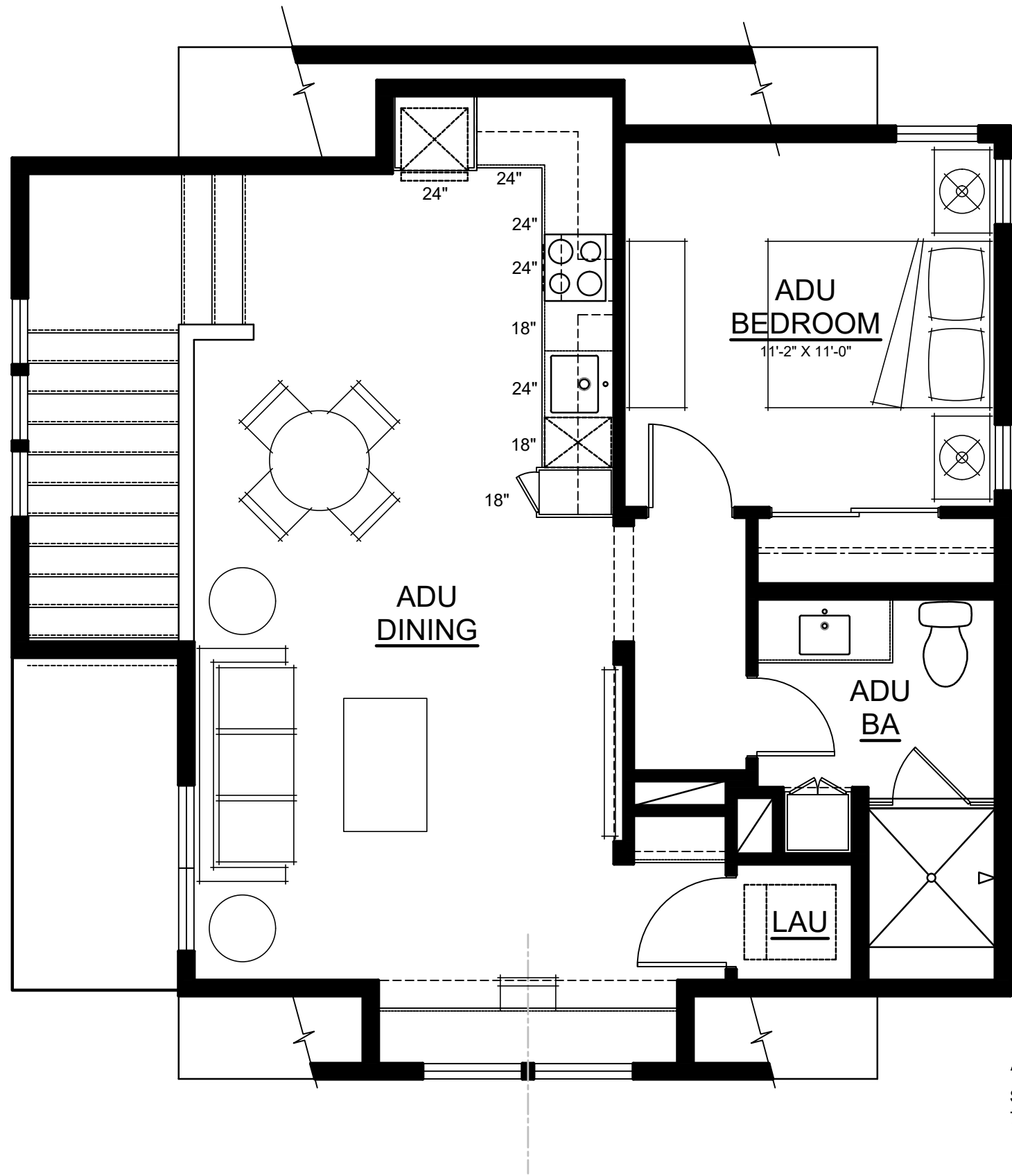
PLAN 2

BELGATOS
LOS GATOS, CALIFORNIA

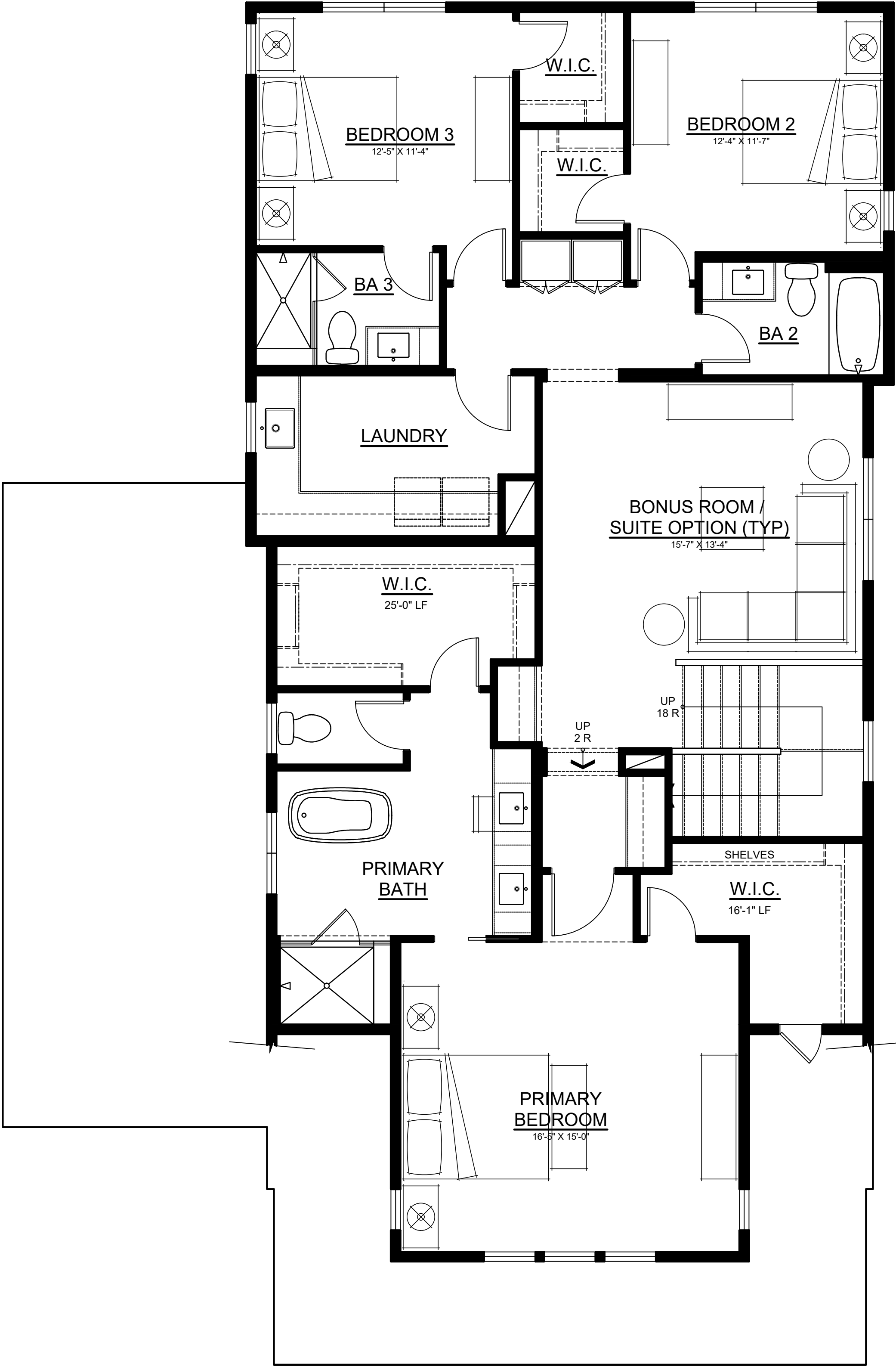


ROBSON HOMES

23055.04 03/31/2025



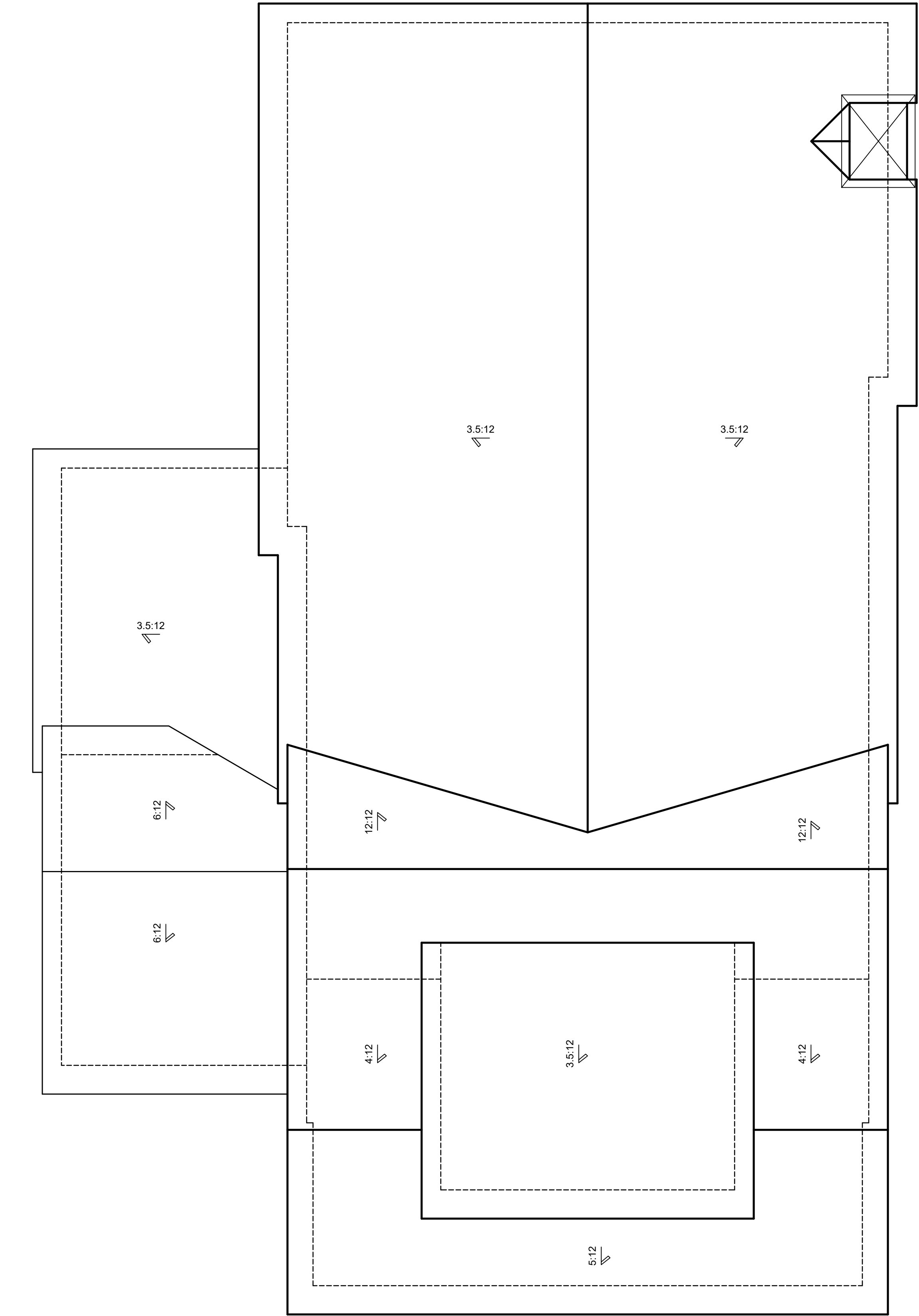
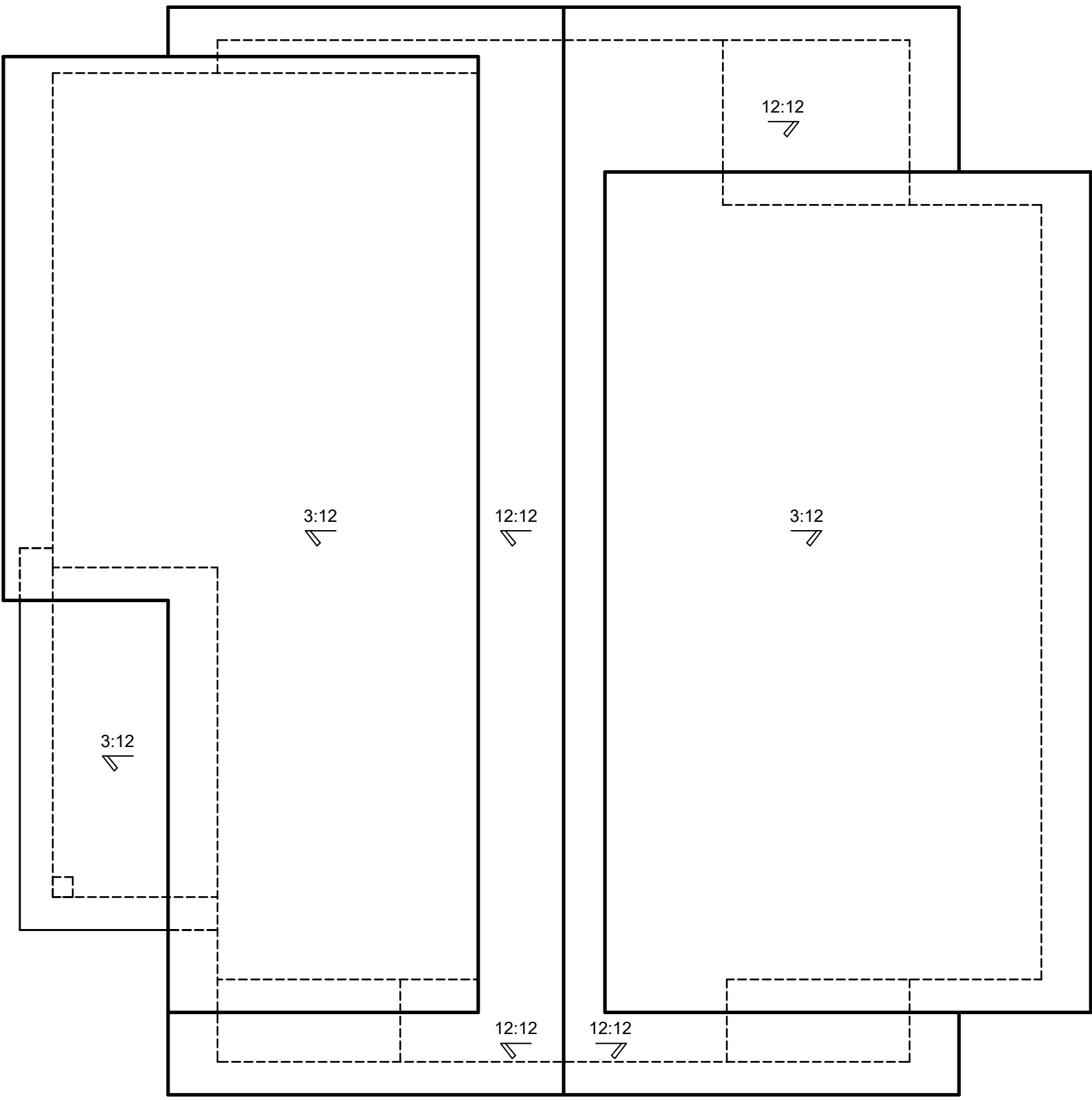
SECOND FLOOR (SELLABLE)
757 SQ. FT.



SECOND FLOOR

PLAN 2 ADU

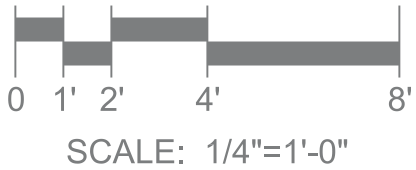




ROOF PLAN

PLAN 2

BELGATOS
LOS GATOS, CALIFORNIA





SUMMER SOLSTICE
9:00 AM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25

A.30



SUMMER SOLSTICE
12:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25



SUMMER SOLSTICE
3:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM
N

ROBSON HOMES

23055.04 03/07/25

A.32



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
N

ROBSON HOMES

23055.04 03/07/25



WINTER SOLSTICE
3:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON  HOMES

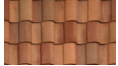
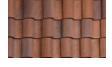
23055.04 03/07/25

A.35

ROBSON HOMES / BELGATOS

4/2/2025
FOR CITY SUBMITTAL

PRELIMINARY / EXTERIOR COLOR SCHEDULE

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

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

PAGE 1 OF 1

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

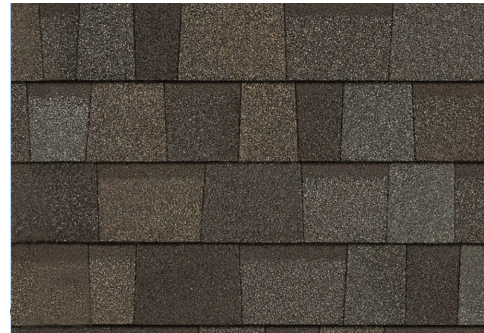
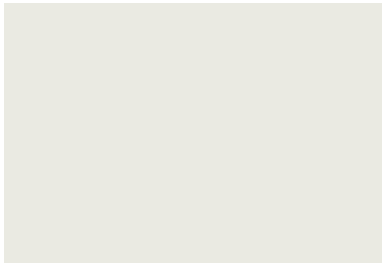
LAMPPOSTS (IF APPLICABLE): RAL 8019 "GREY BROWN"

BELGATOS
ROBSON HOMES

LOT 1
(APPLICABLE TO CRAFTSMAN)

TRIM
GARAGE

KMW49
GREAT WHITE



SUMMERWOOD

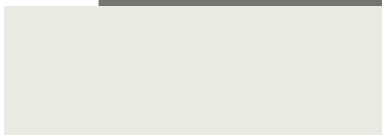
BODY COLOR

KM 4951
QUEEN VALLEY



ENTRY DOORS

KMW49
GREAT WHITE



WINDOWS

WHITE



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

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



220 BELGATOS RD
LOS GATOS, CA

EXISTING TREES
TO REMAIN PLAN

DESIGN

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

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

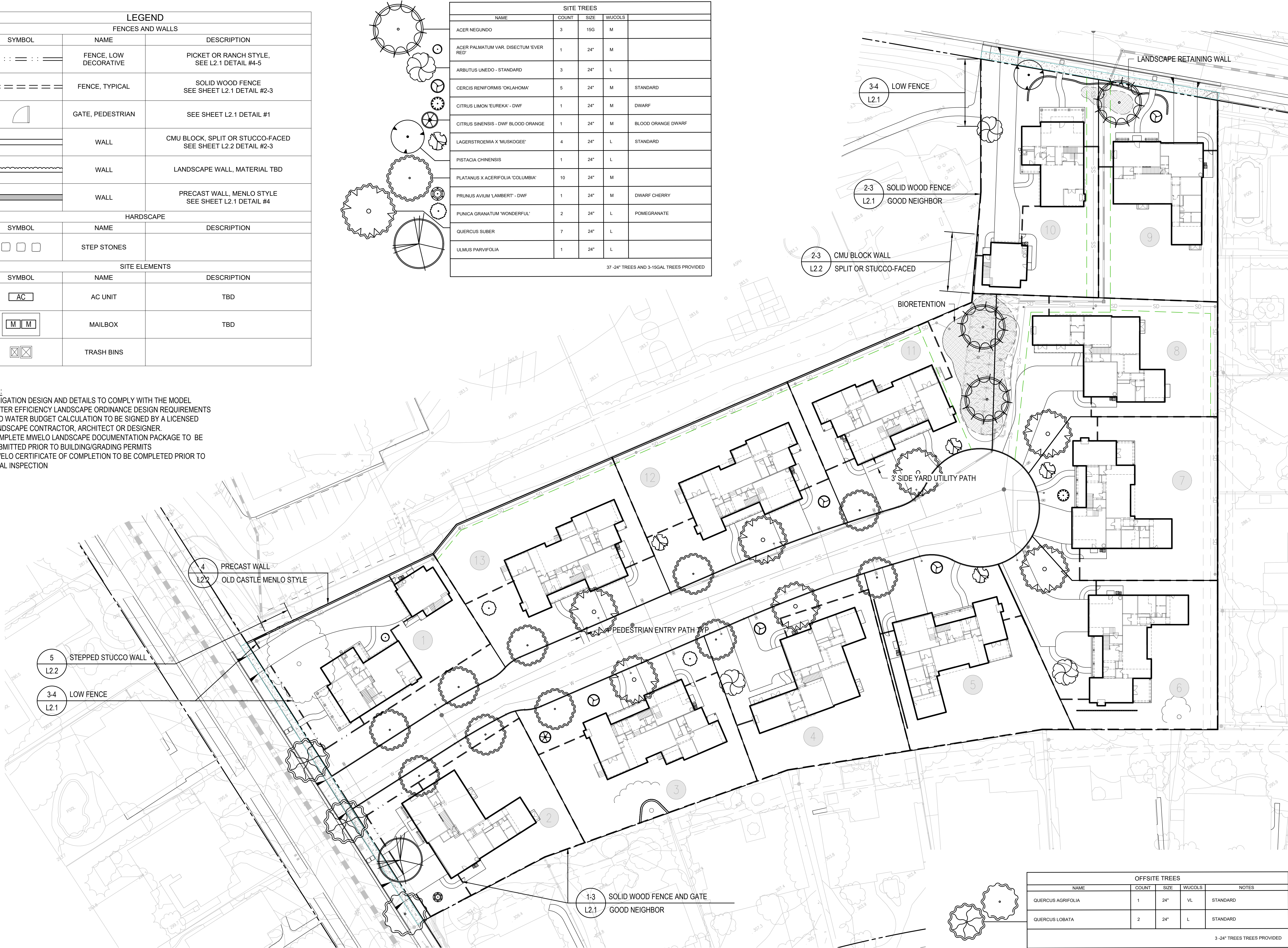


REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=40'-0"

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

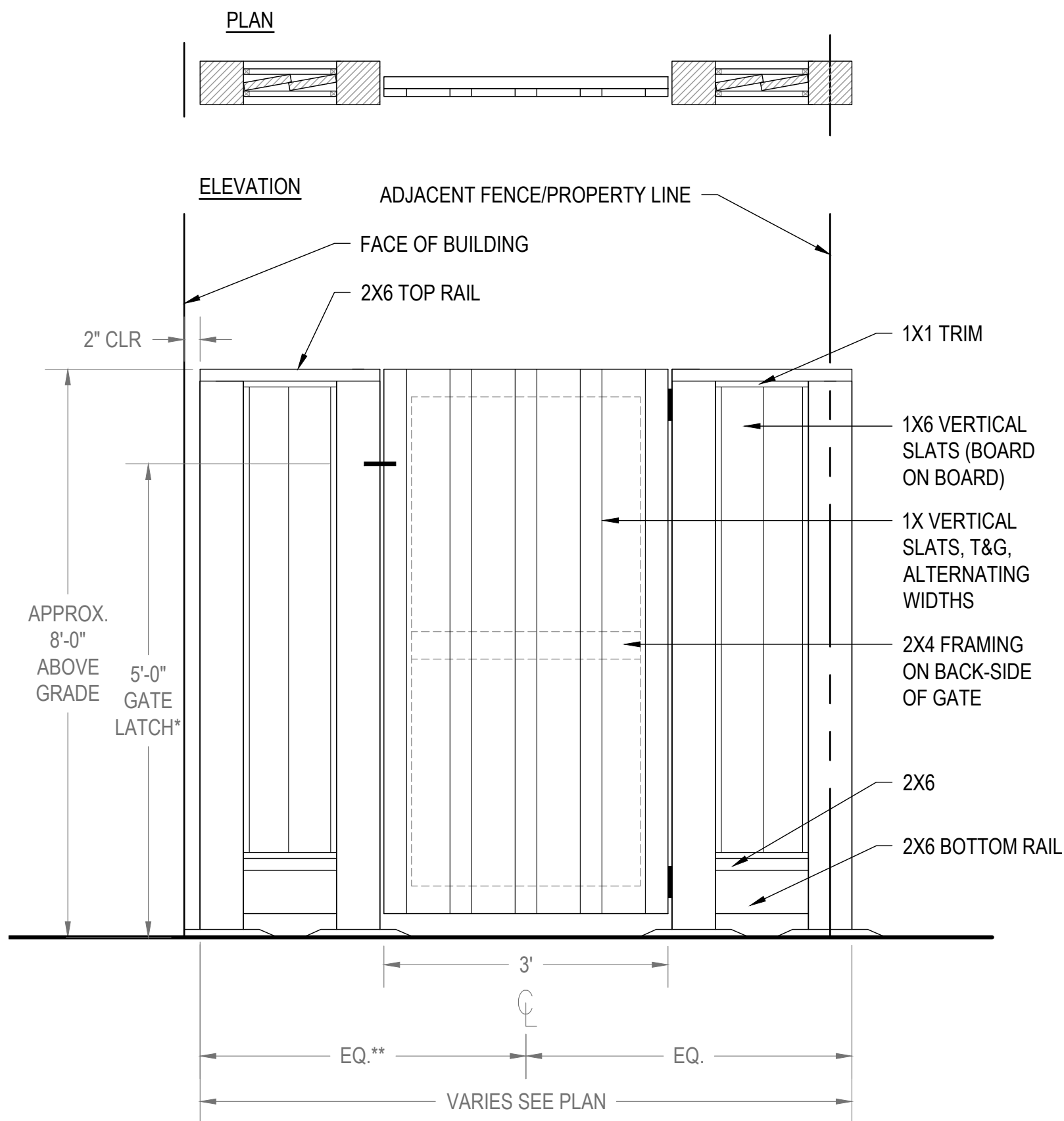
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



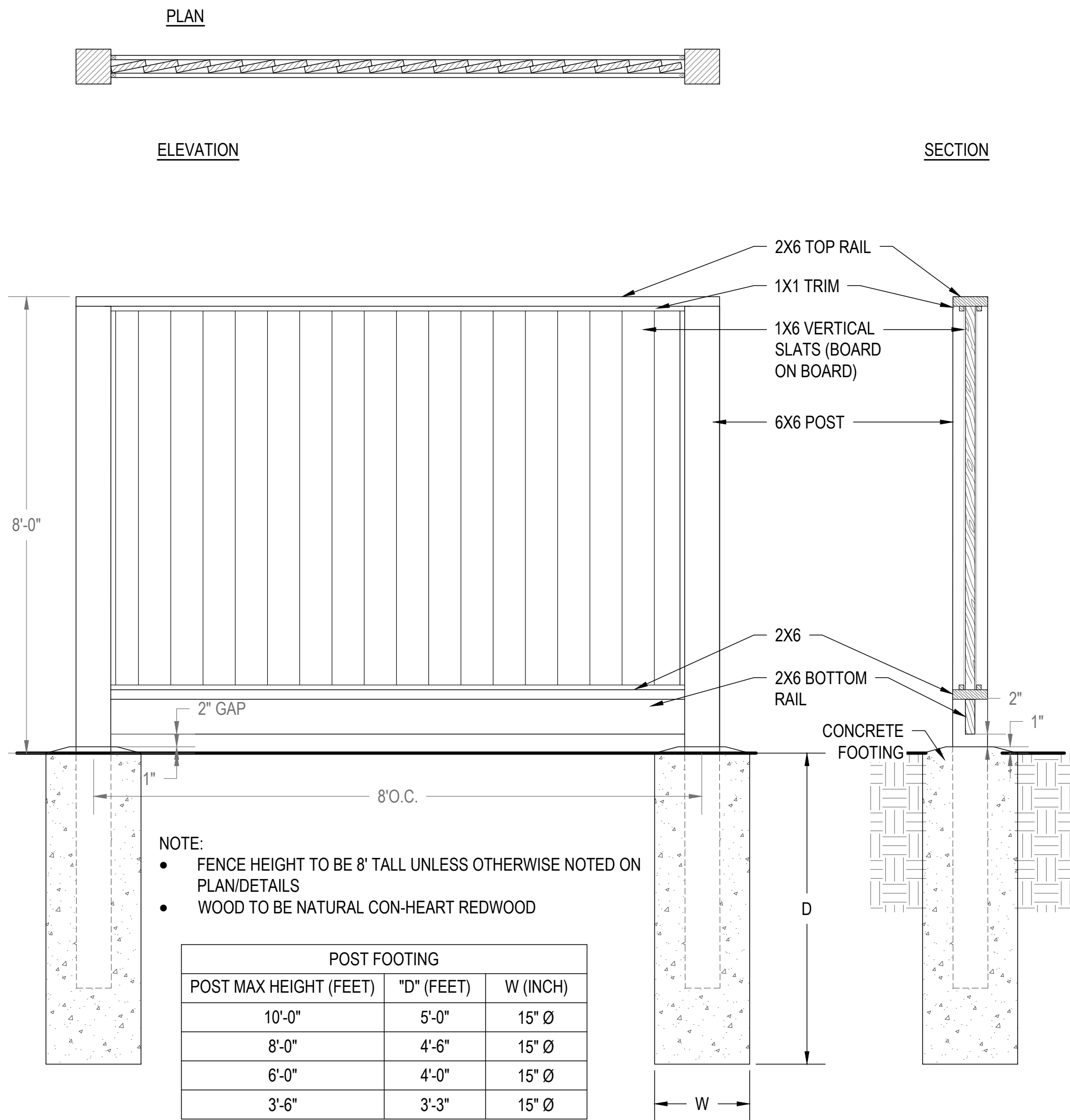
REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=30'-0"

L1.2





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



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

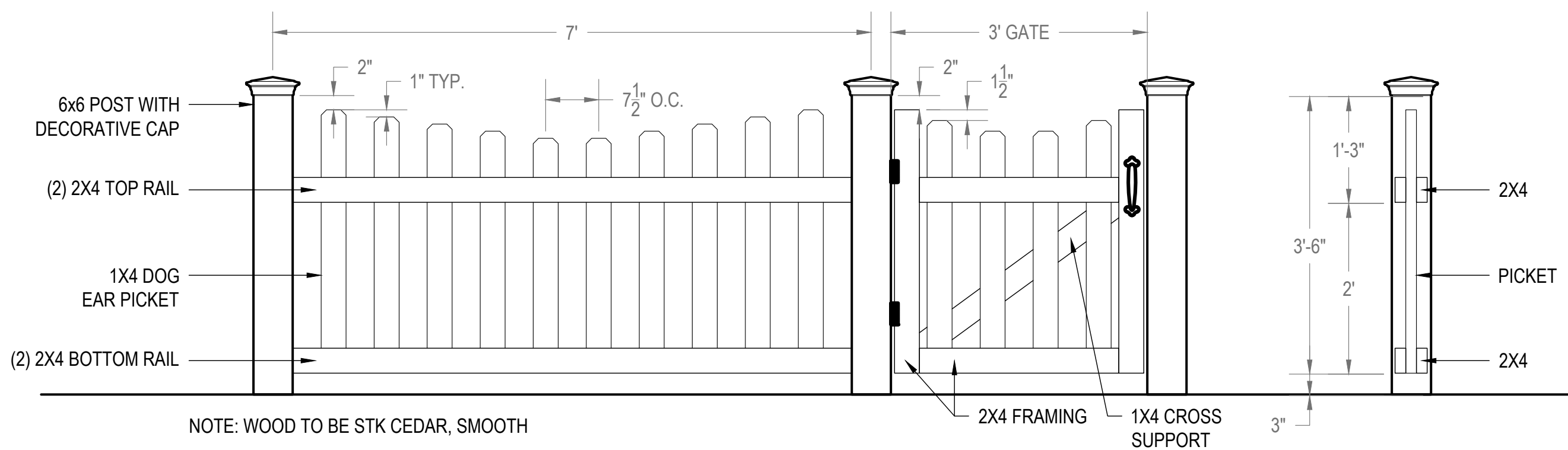
POST FOOTING		
POST MAX HEIGHT (FEET)	"D" (FEET)	W (INCH)
10'-0"	5'-0"	15" Ø
8'-0"	4'-6"	15" Ø
6'-0"	4'-0"	15" Ø
3'-6"	3'-3"	15" Ø

1 PEDESTRAIN GATE
SOLID WOOD

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

2 GOOD NEIGHBOR FENCE
SOLID WOOD

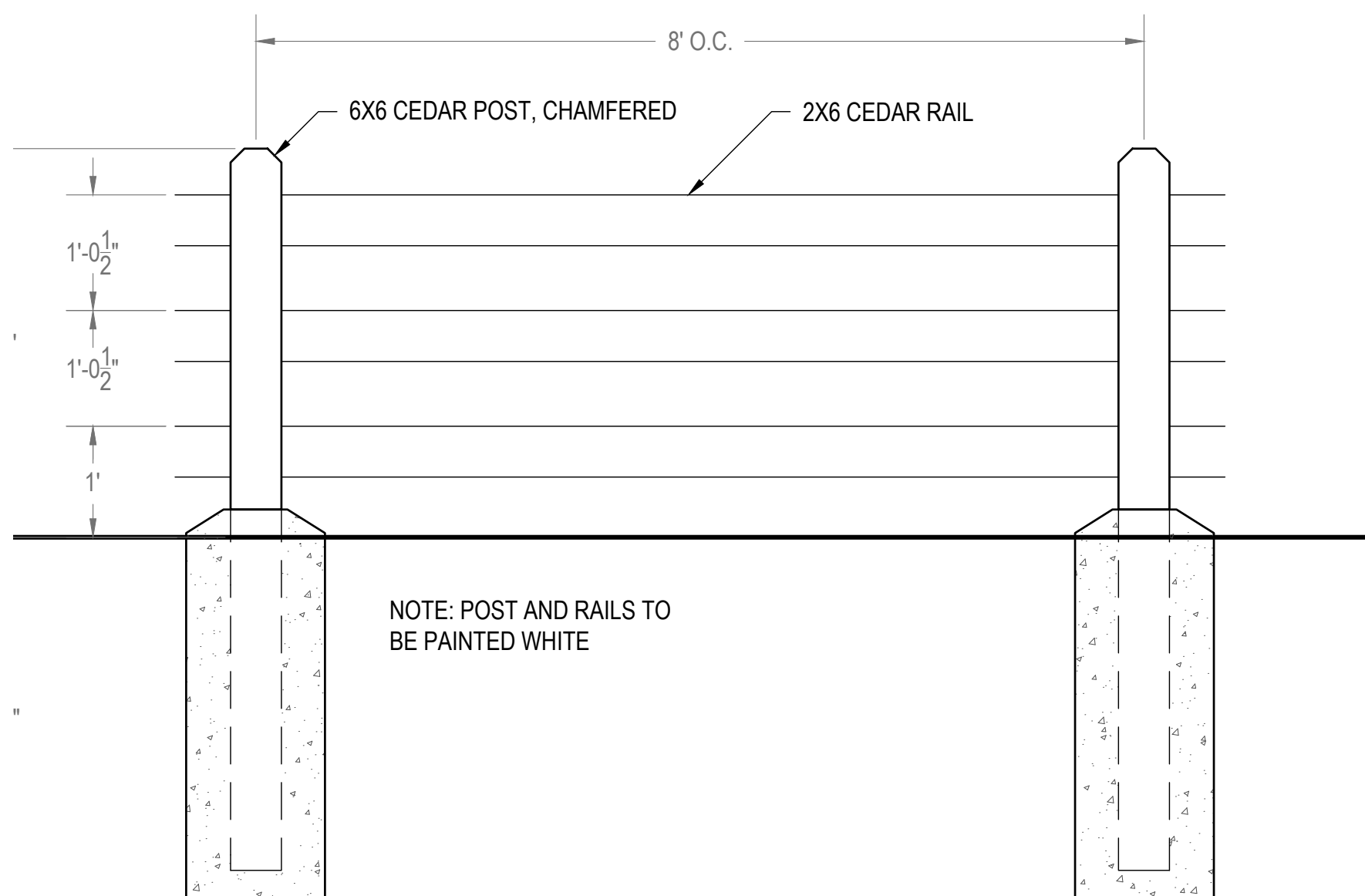
SCALE: 3/4"=1'-0"



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

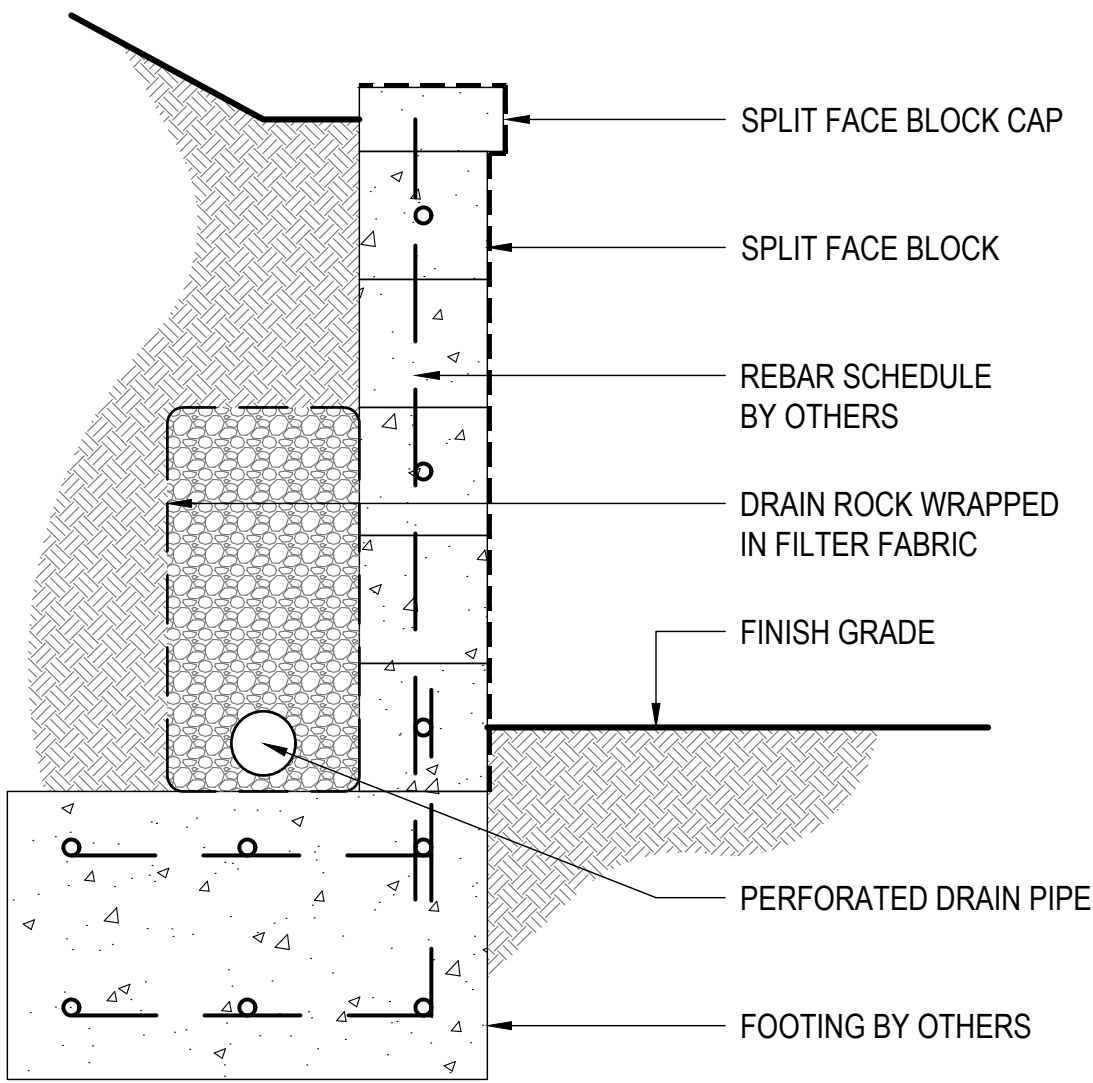


REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

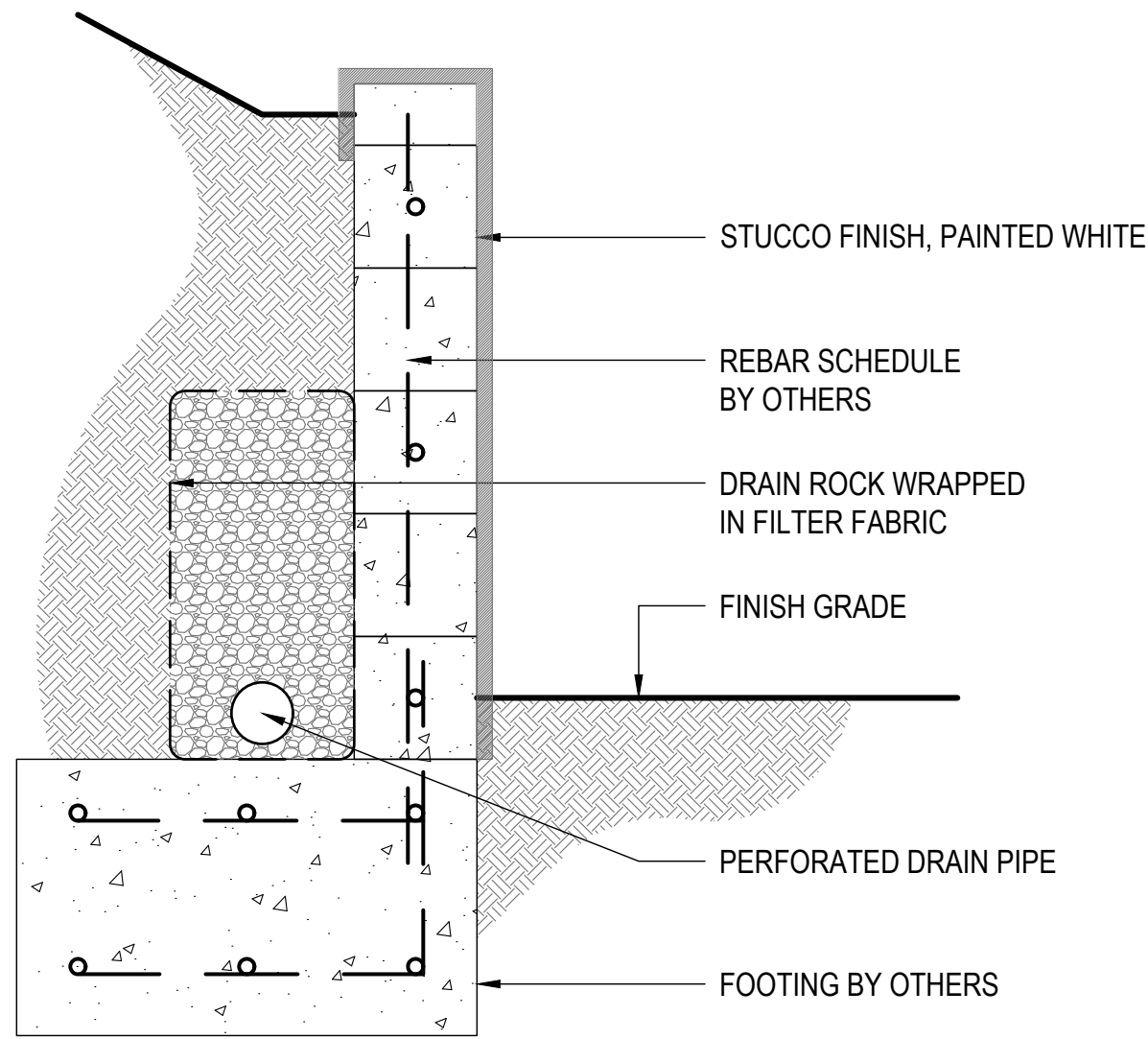
L2.1



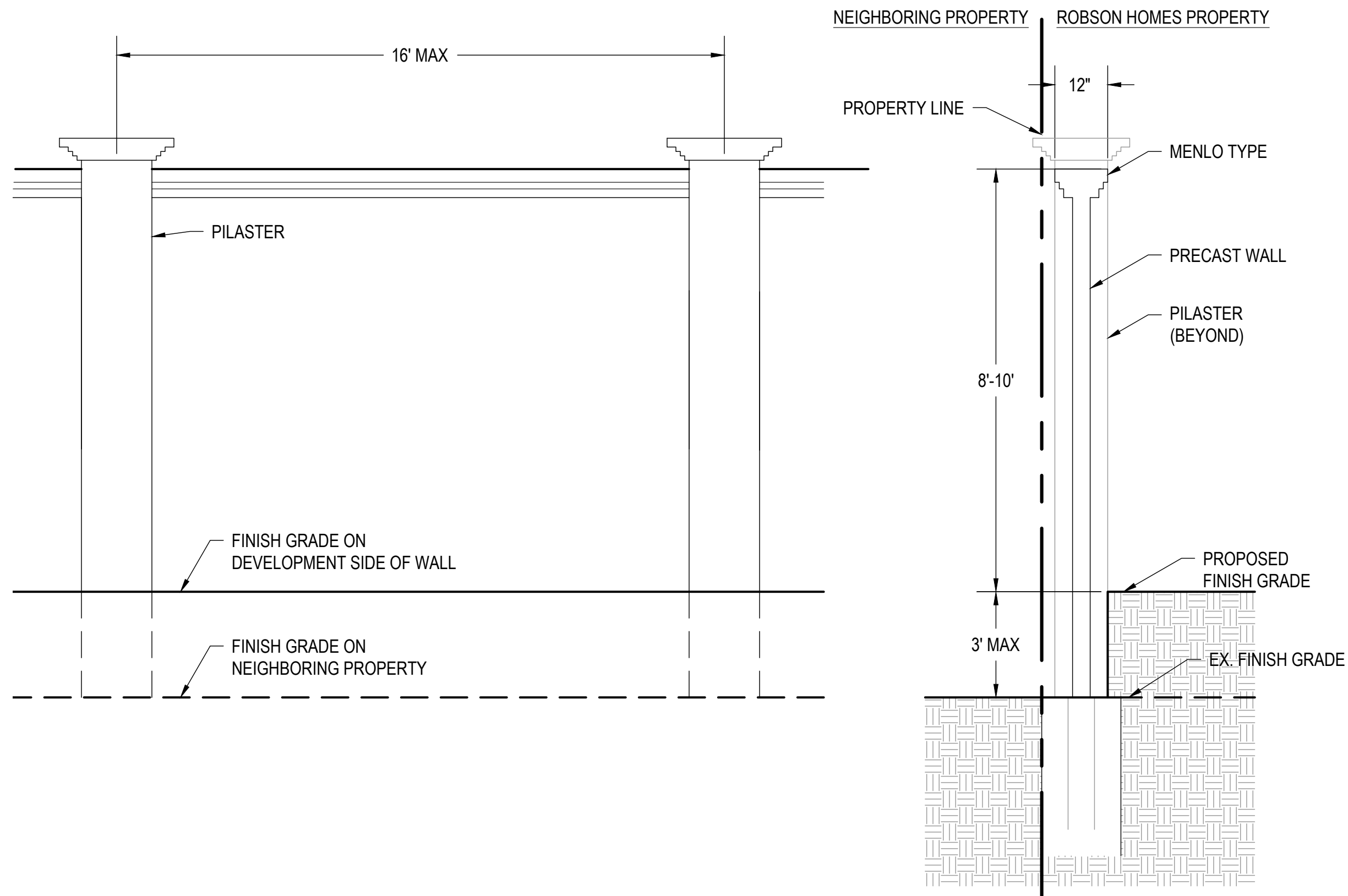
1 LANDSCAPE WALL
SCALE: 1"=1'-0"



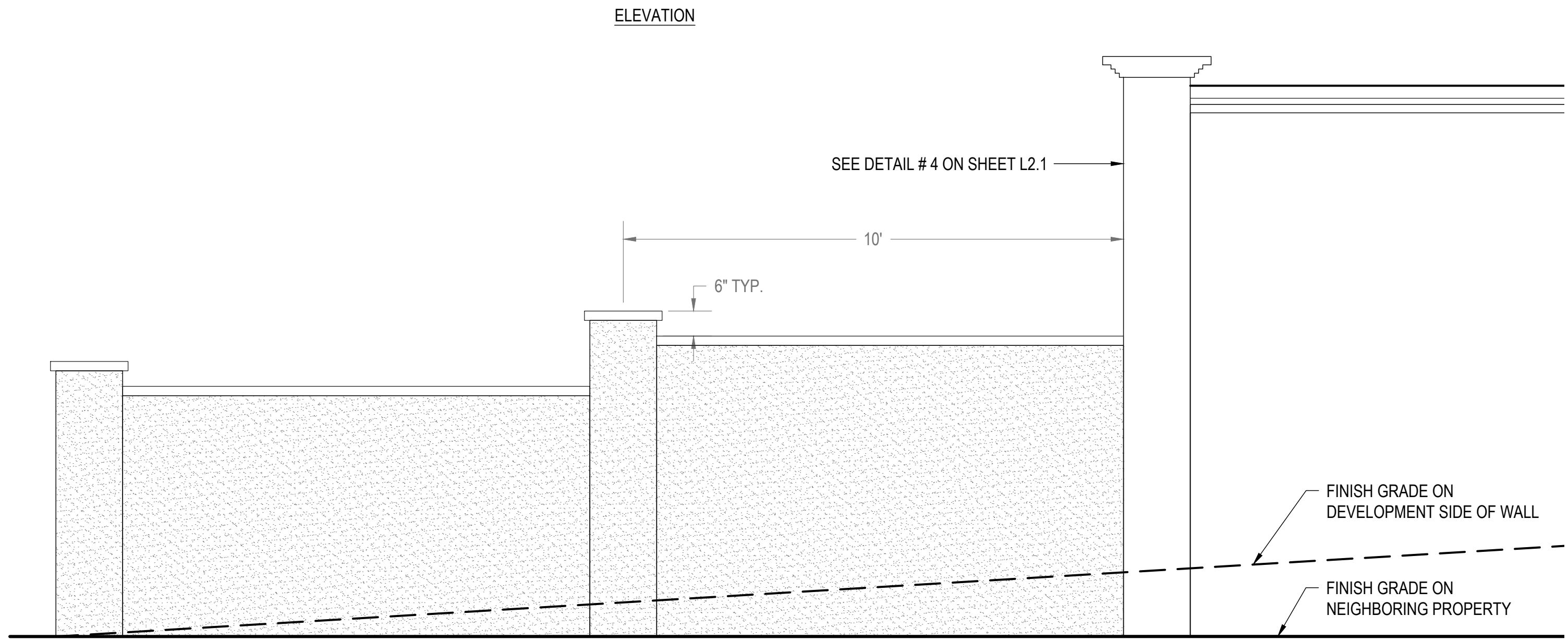
2 CMU RETAINING WALL
SPLIT-FACED
NOTE: LOCATION PENDING PER GRADING PLAN
SCALE: 1"=1'-0"



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



4 PRECAST WALL
OLD CASTLE - MENLO STYLE
SCALE: NTS



5 STEPPED STUCCO WALL
SCALE: NTS

220 BELGATOS RD
LOS GATOS, CA

LANDSCAPE WALL
DETAILS

DESIGN

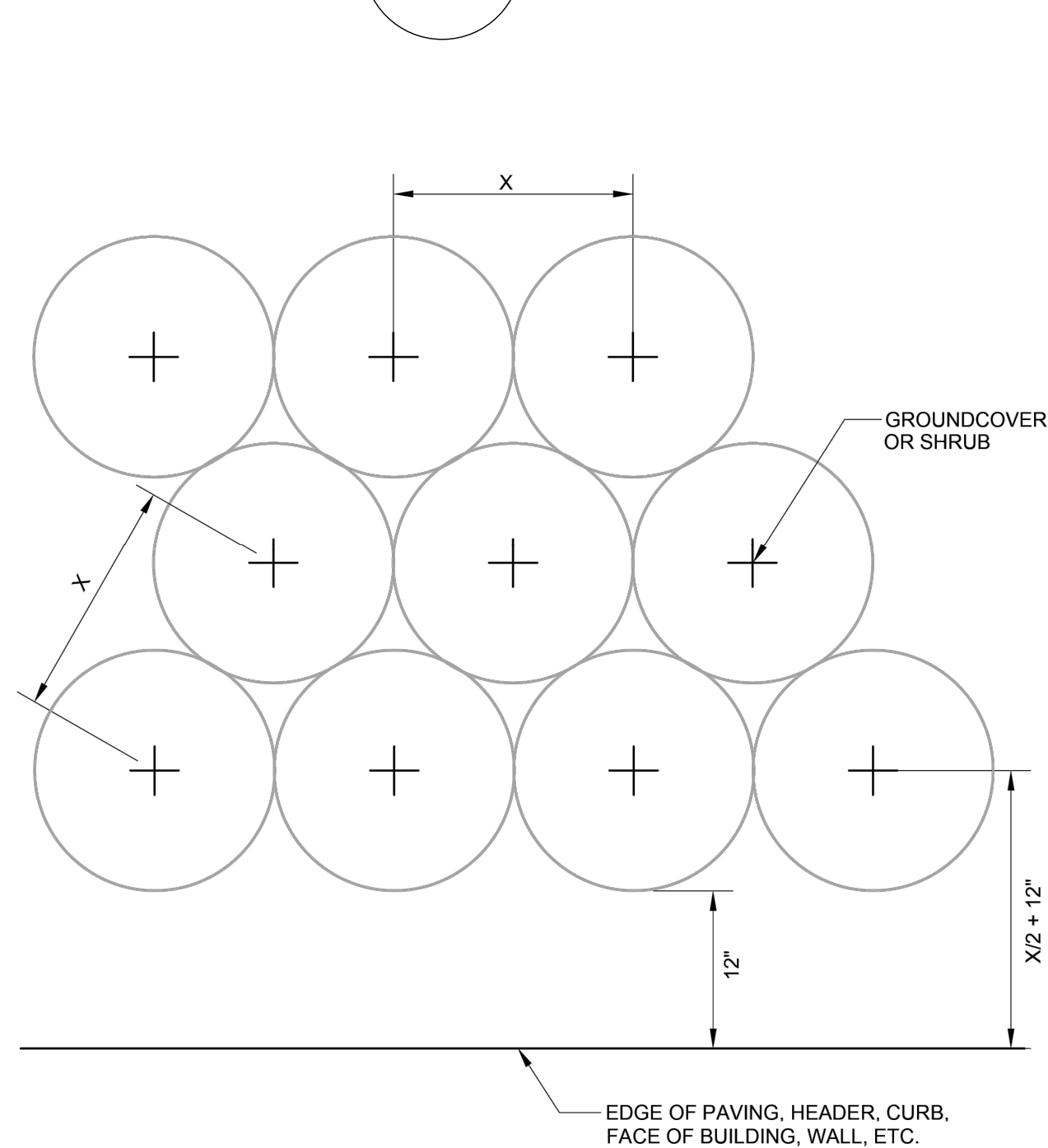
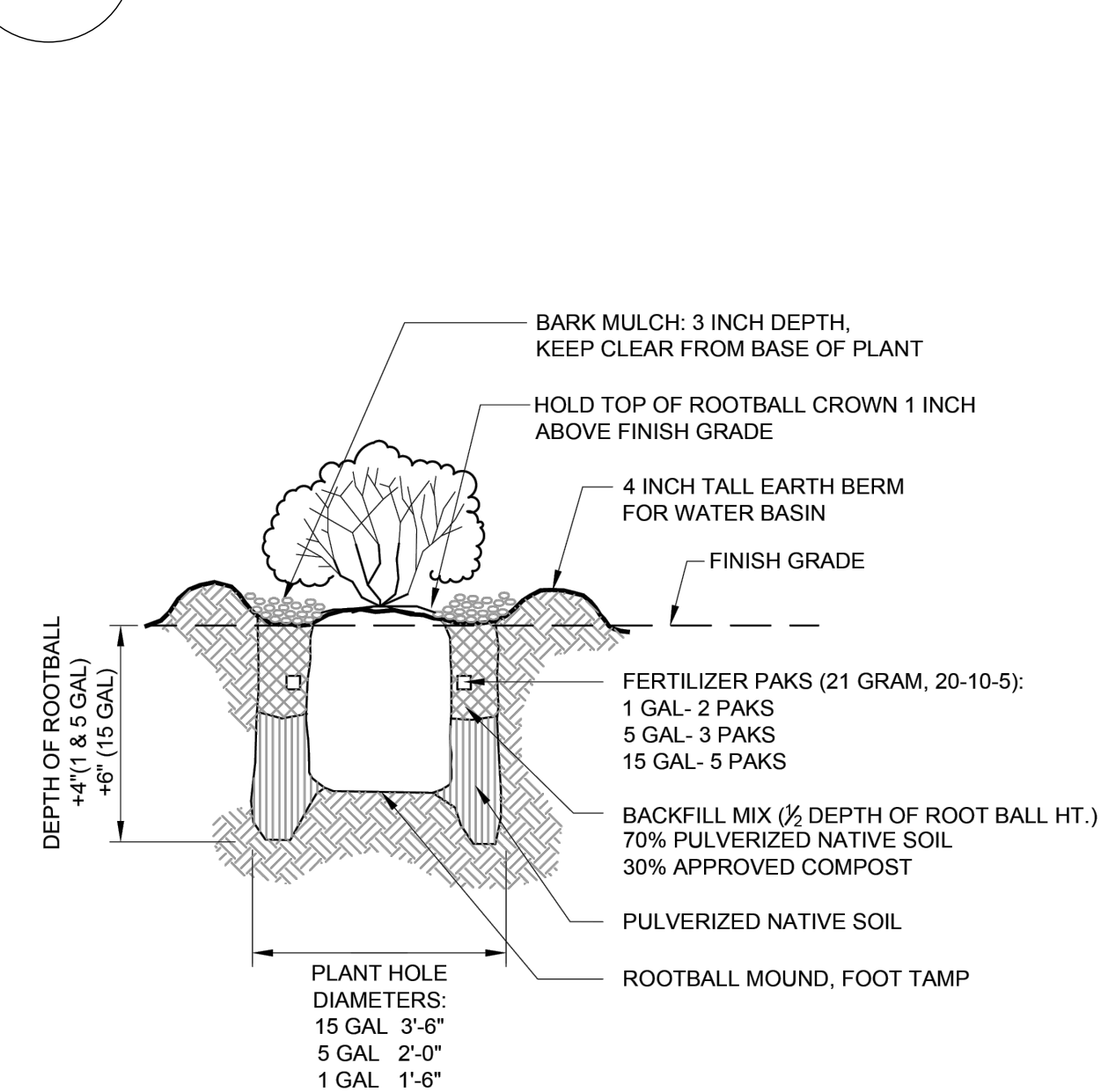
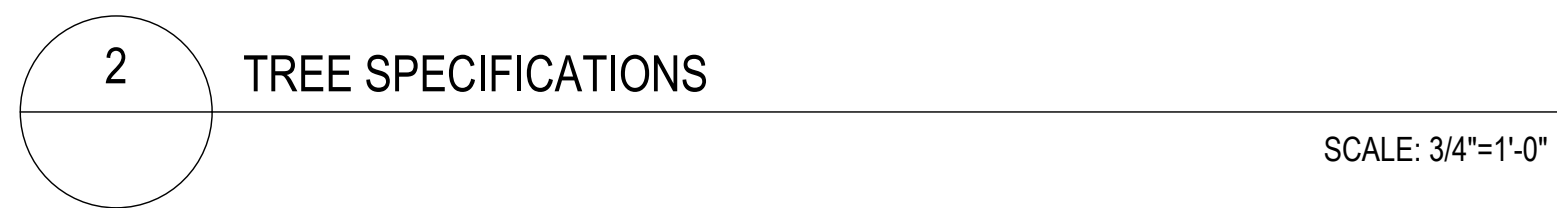
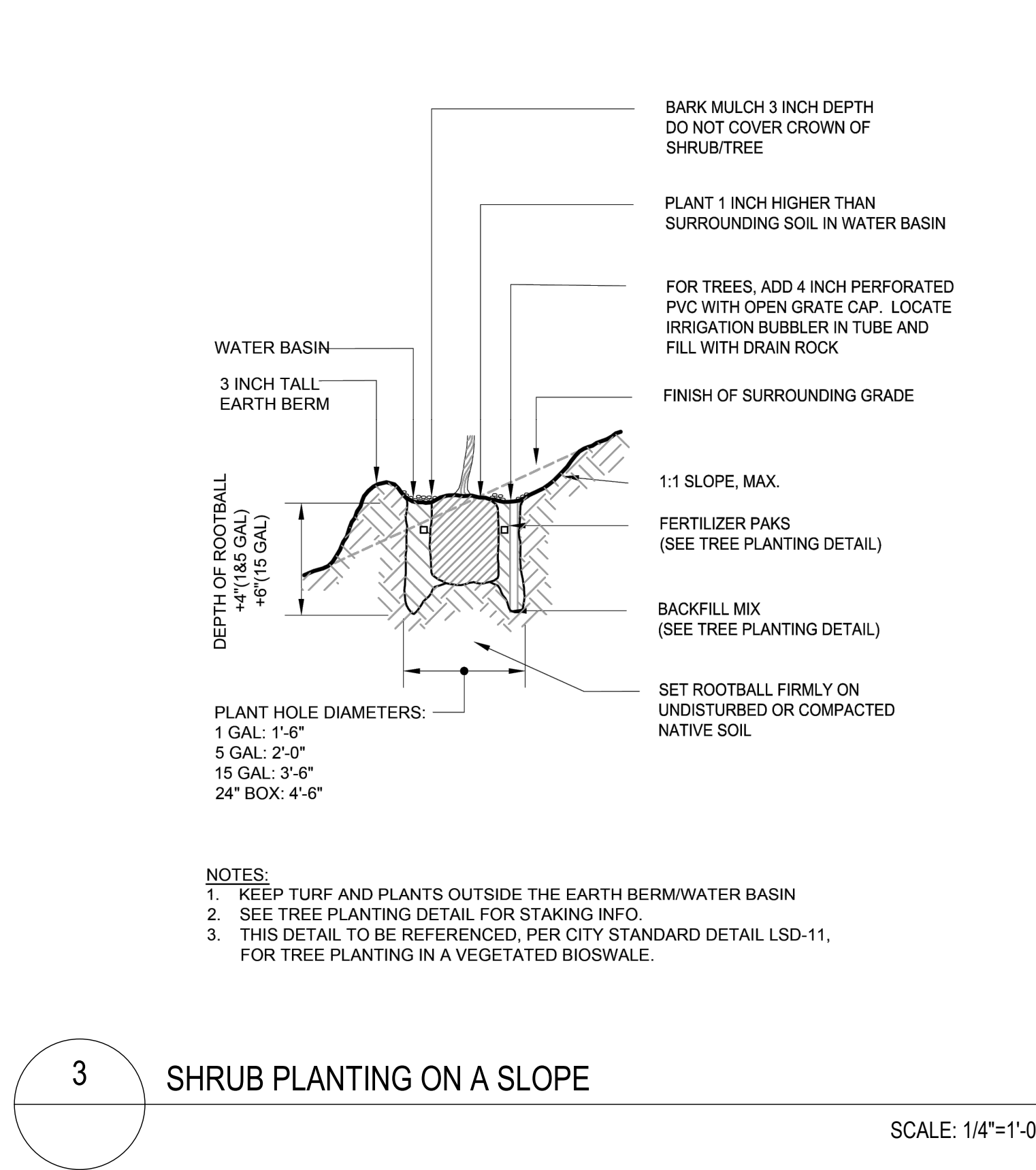
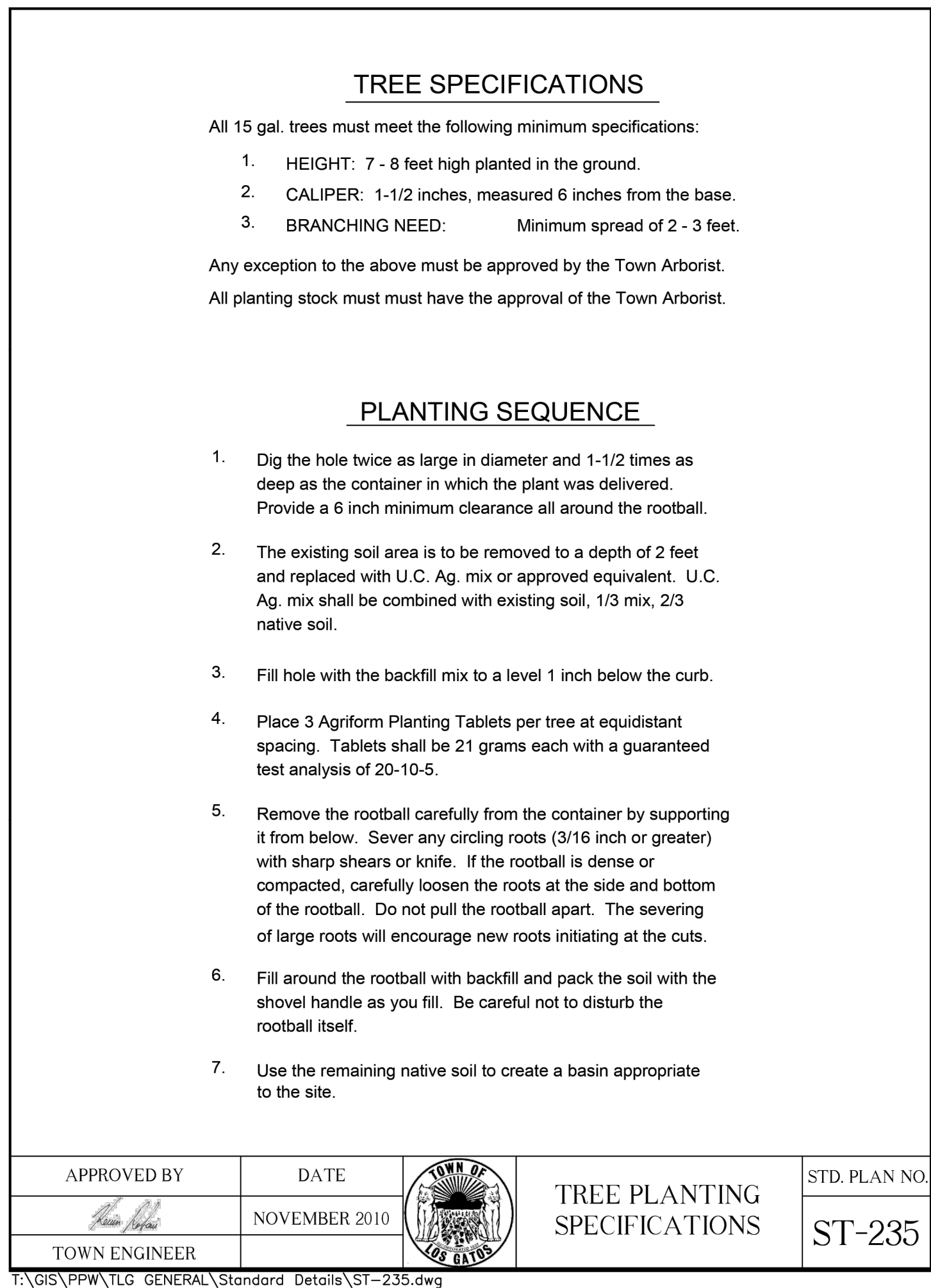
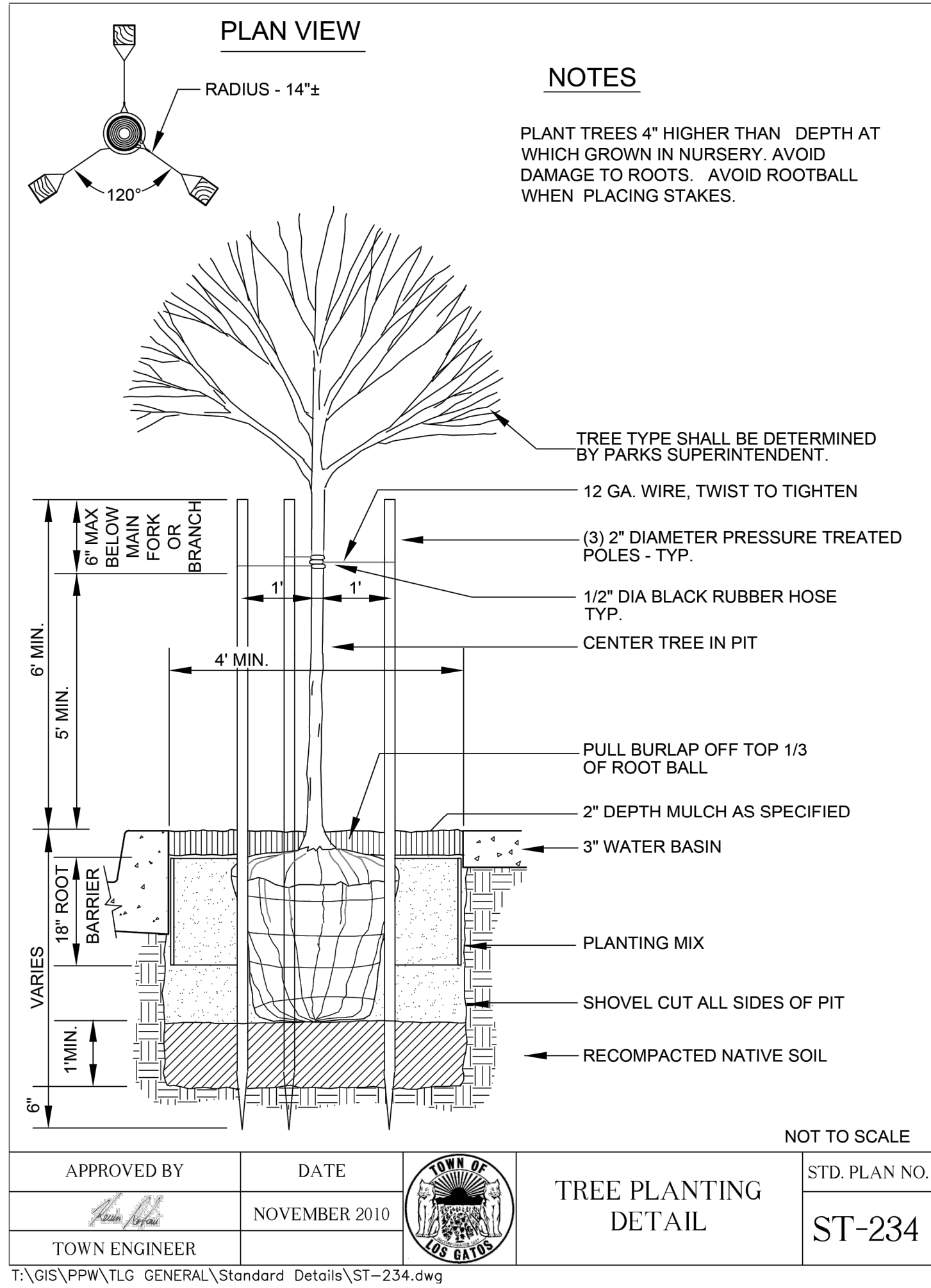
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

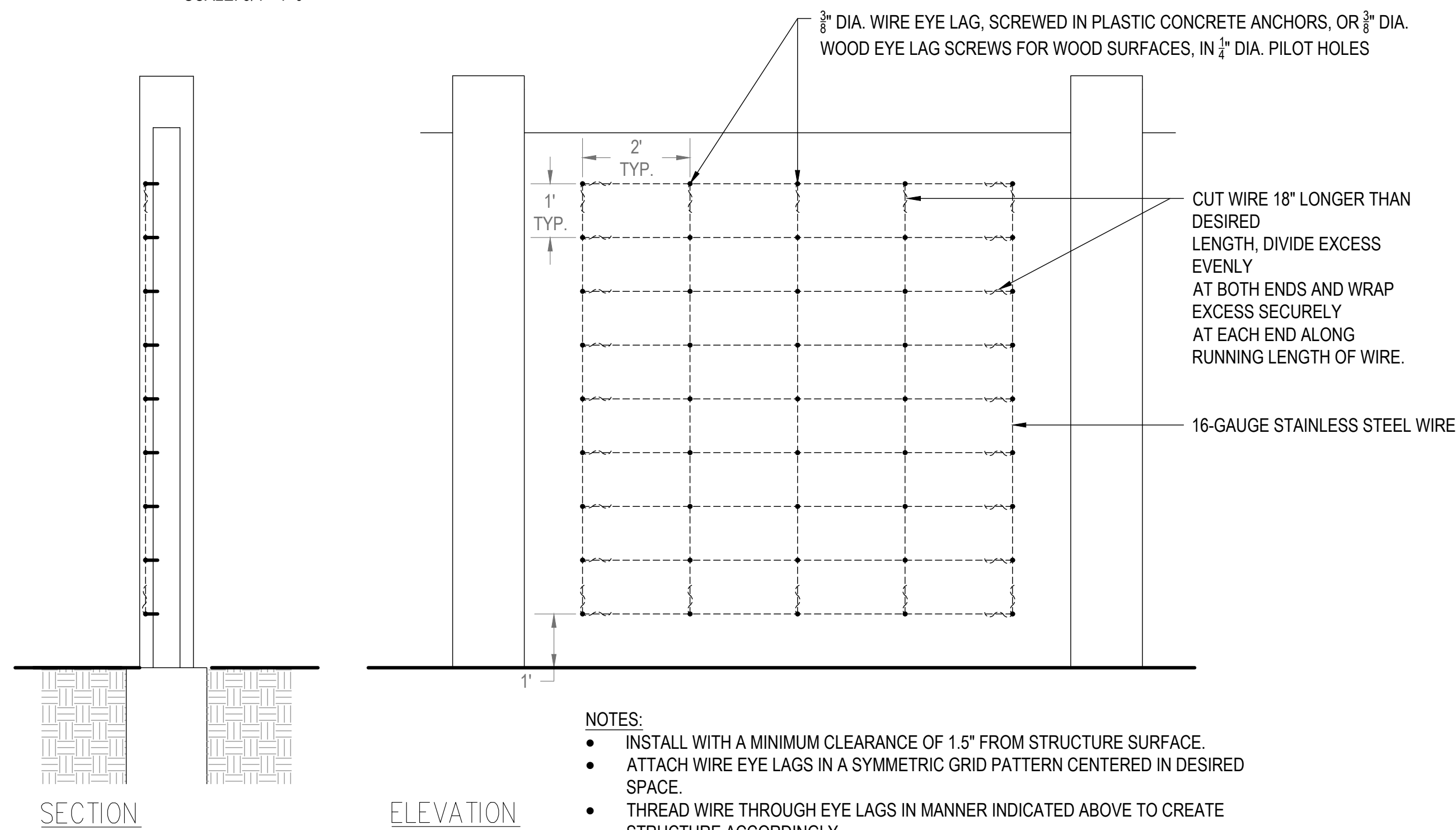


REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED



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

DESIGN

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

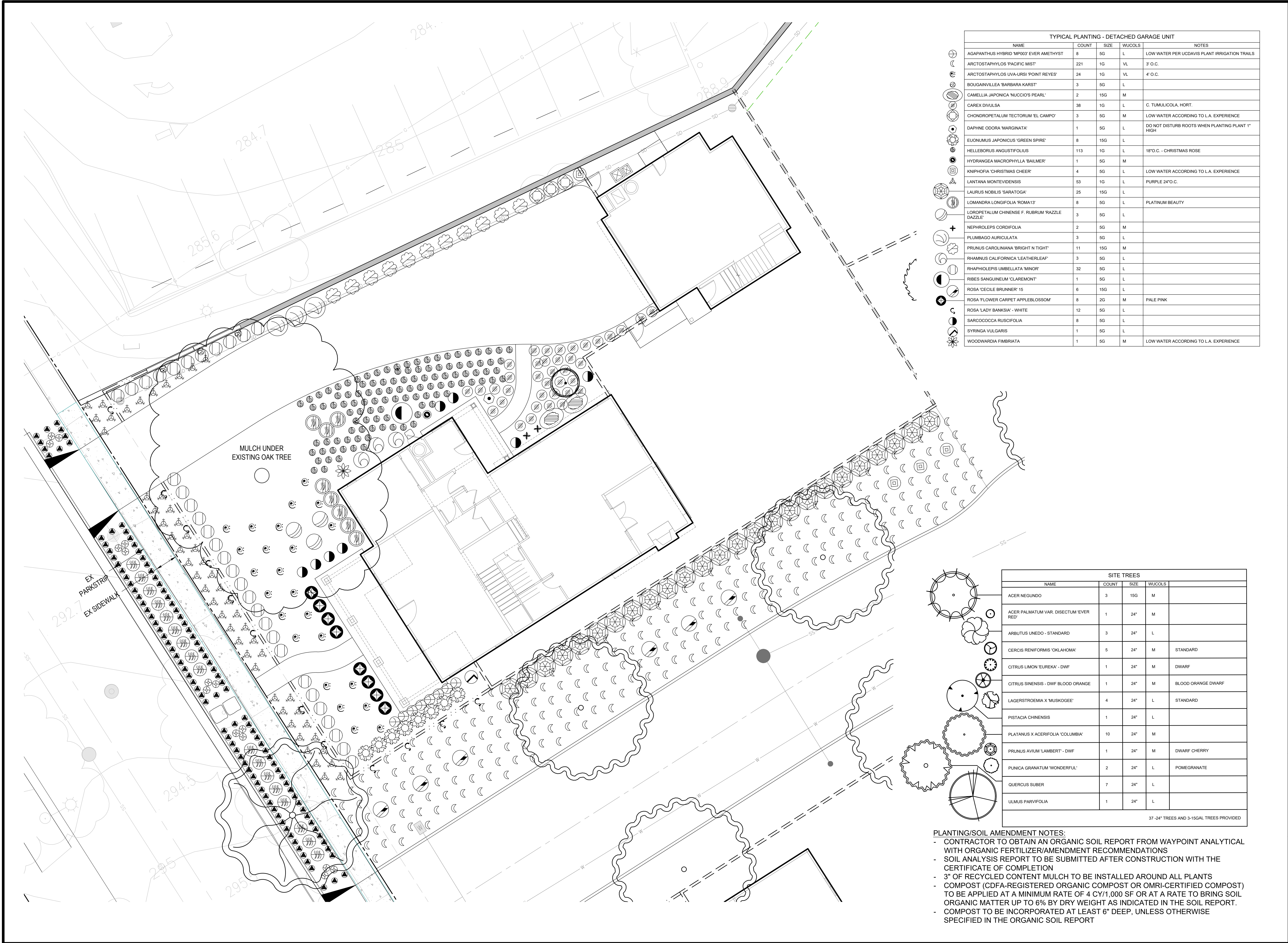
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

L2.3



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.
CHONDRROPETALUM 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
HYDRANGAEA 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.
LAURIUS 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	

- 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

TYPICAL PLANTING
PLAN - DETACHED
GARAGE

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: 1/8"=1'-0"



SITE PLANTING:



ACHILLEA MILLEFOLIUM 'LA LUNA'



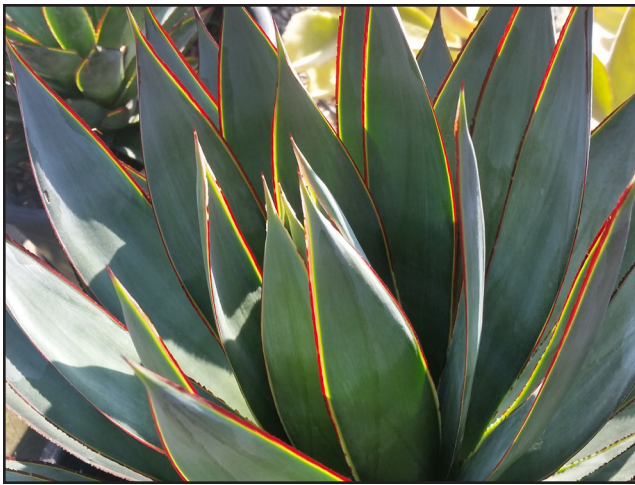
ACHILLEA 'MOONSHINE'



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



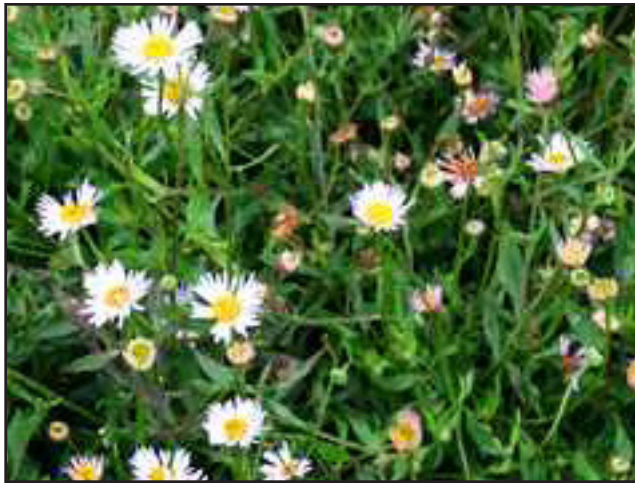
CHONDROPETALUM TECTORUM 'EL
CAMPO'



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



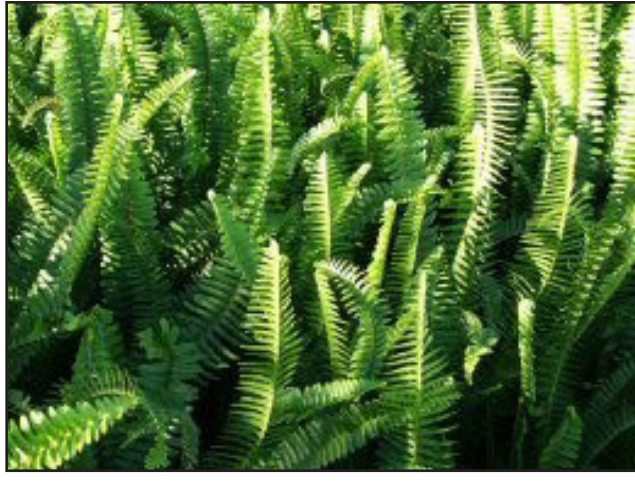
LOMANDRA LONGIFOLIA 'BREEZE'



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'



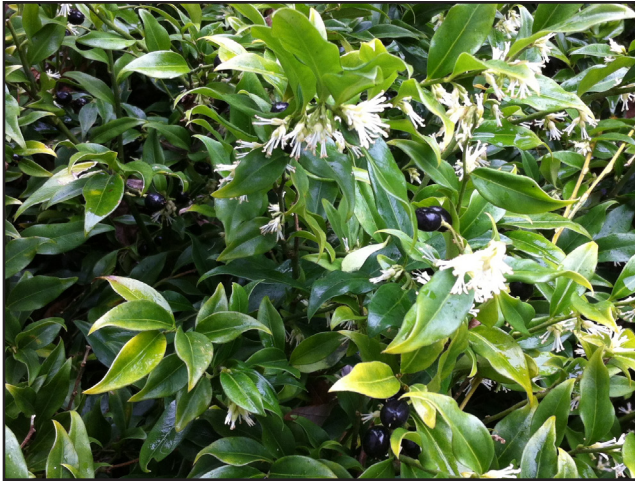
ROSA 'LADY BANKSIA' - WHITE



ROSMARINUS OFFICINALIS 'TUSCAN
BLUE'



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SYRINGA VULGARIS



WOODWARDIA FIMBRIATA

220 BELGATOS RD
LOS GATOS, CA

PLANT PALETTE

DESIGN

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

FOCUS

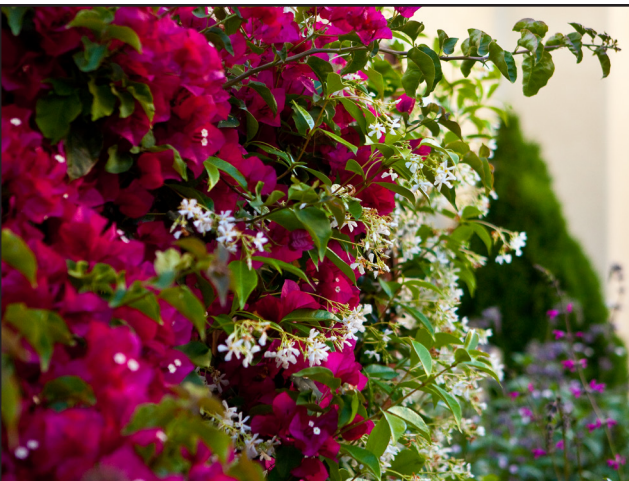
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

L3.2

VINES:



BOUGAINVILLEA 'BARBARA KARST'-
TRACHELOSPERMUM JASMINOIDES



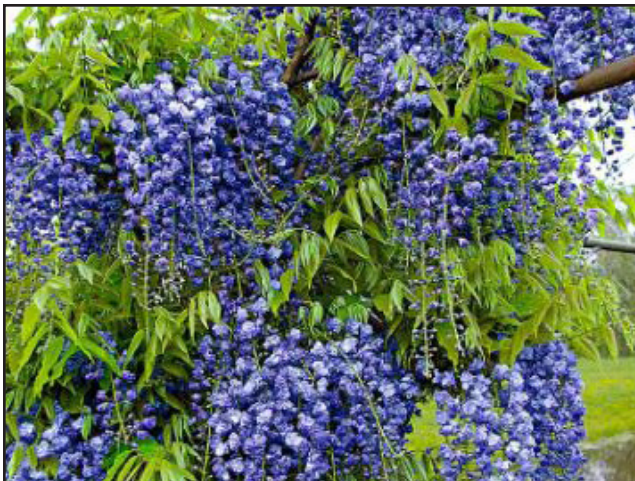
DISTICTIS BUCCINATORIA



HARDENBERGIA VIOLACEA 'HAPPY
WANDERER'



ROSA 'SALLY HOLMES'



WISTERIA SINENSIS
'COOKE'S PURPLE'

PARKSTRIP PLANTS:



ACHILLEA MILLEFOLIUM 'LA LUNA'



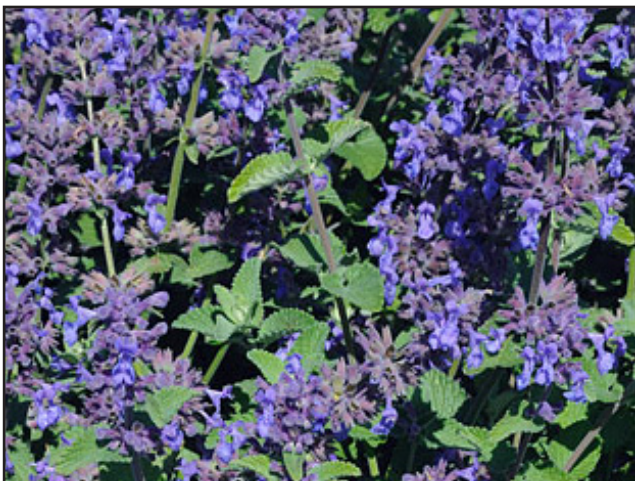
AGAPANTHUS 'BABY PETE'



KNIPHOFIA THOMSONII



LOMANDRA LONGIFOLIA BREEZE



NEPETA X FAASSENII 'BLUE
WONDER'

MULTI TREES/BUSHES:



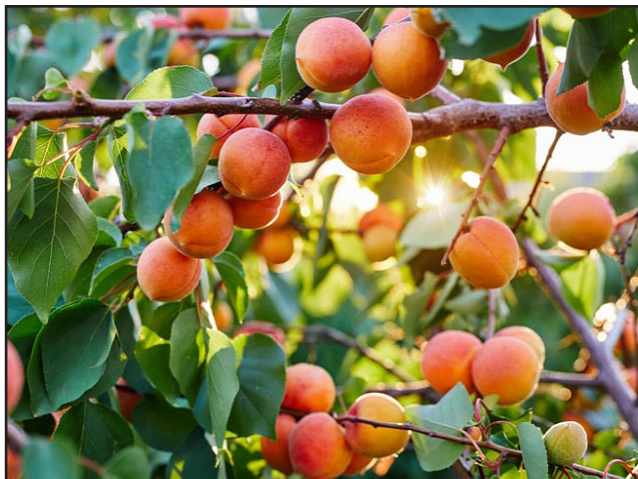
CITRUS SINENSIS 'WASHINGTON'
(ORANGE)



CITRUS x MEYERI (LEMON)



FORTUNELLA MARGARITA
'NAGAMI' BUSH



PRUNUS ARMENIACA (APRICOT)

TREE IMAGES:



ACER NEGUNDO



ACER PALMATUM VAR. DISECTUM
'EVER RED'



LAGERSTROEMIA X 'MUSKOGEE'



PISTACIA CHINENSIS



PLATANUS X ACERIFOLIA
'COLUMBIA'



QUERCUS AGRIFOLIA



QUERCUS LOBATA

220 BELGATOS RD
LOS GATOS, CA

PLANT PALETTE

DESIGN

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

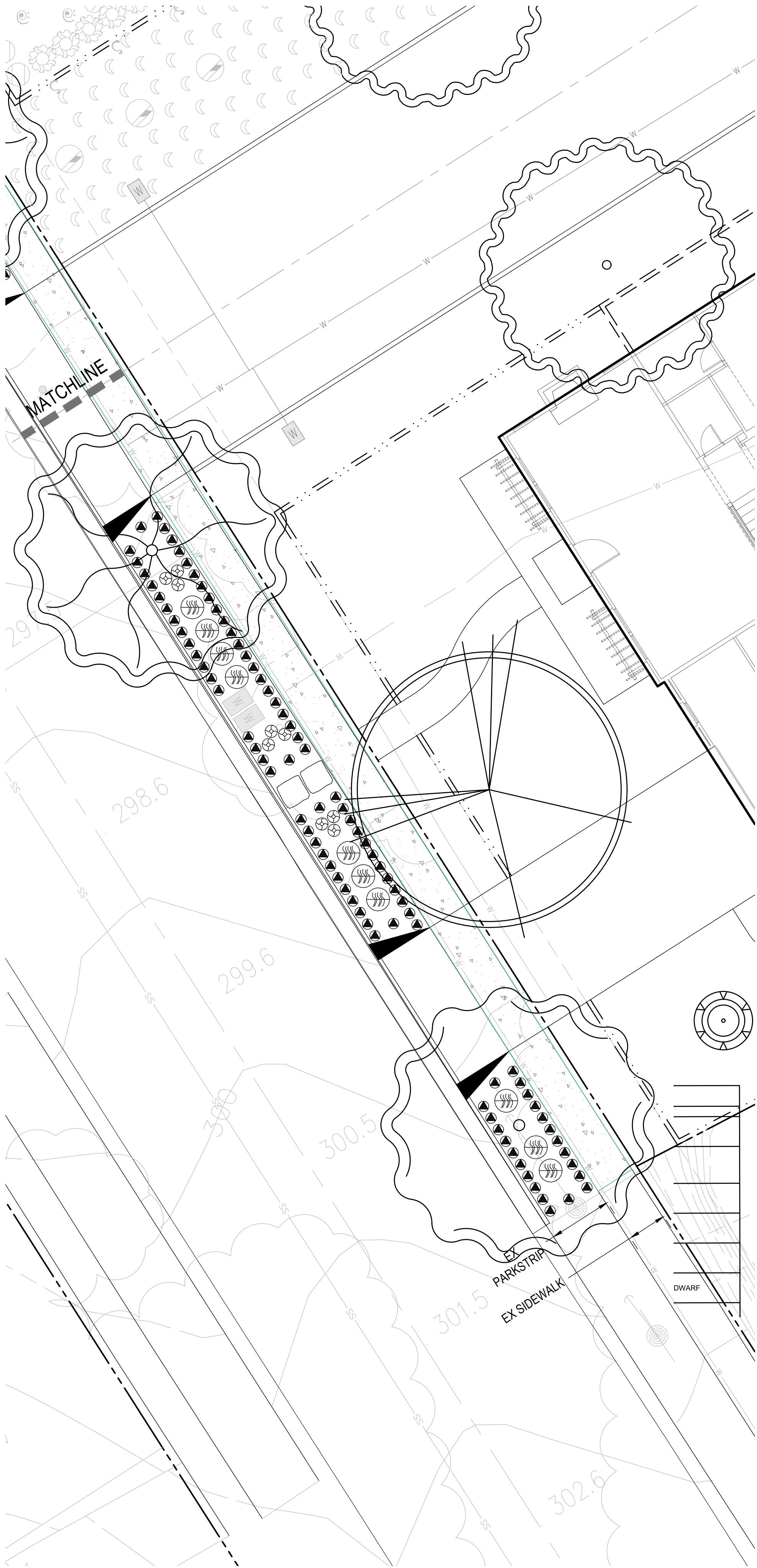
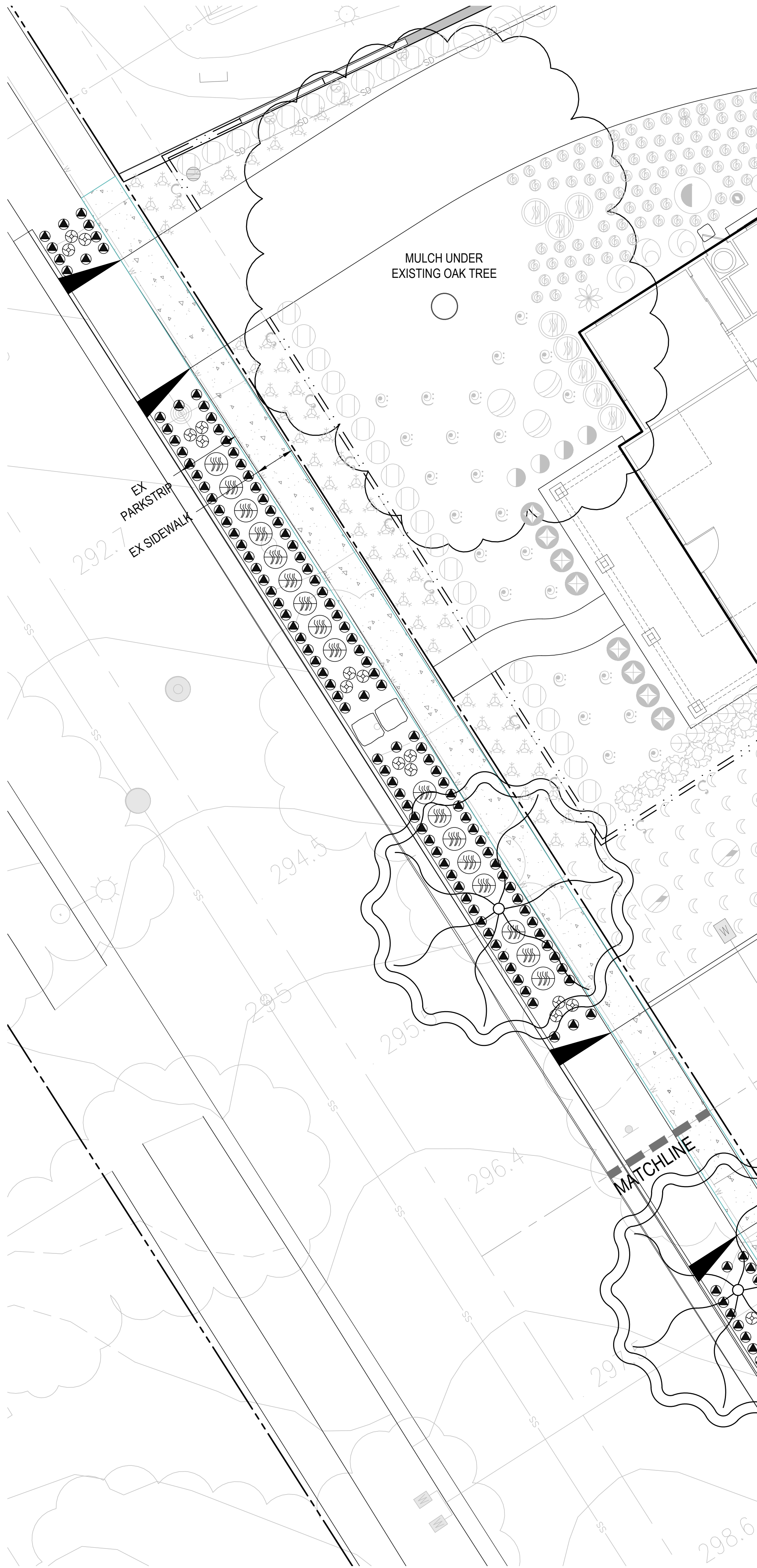
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

L3.3



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

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

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

220 BELGATOS RD
LOS GATOS, CA

OFFSITE
PLANTING:
BELGATOS RD.

DESIGN

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

FOCUS

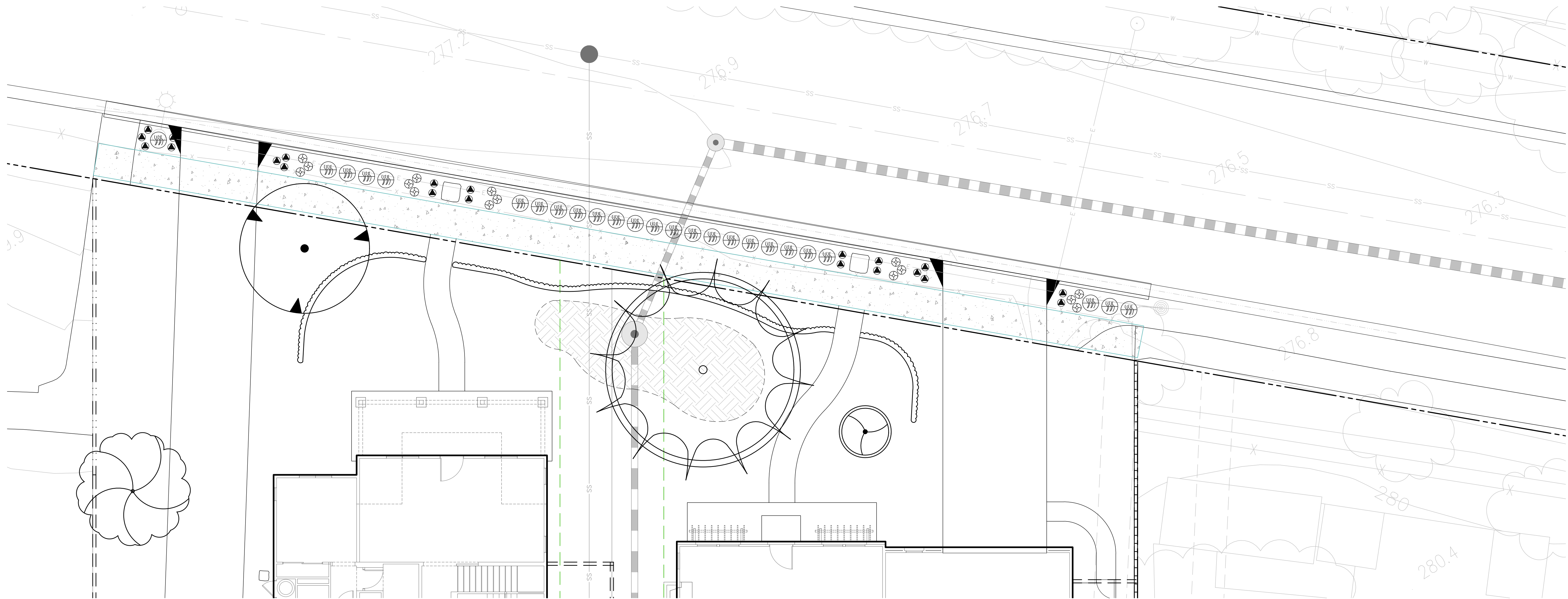
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



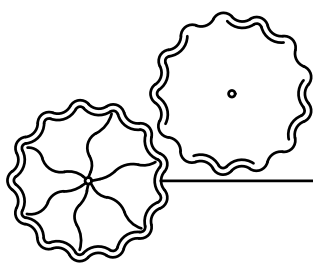
REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L4.1





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



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

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

220 BELGATOS RD
LOS GATOS, CA

OFFSITE
PLANTING:
BELVUE DR.

DESIGN

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

FOCUS

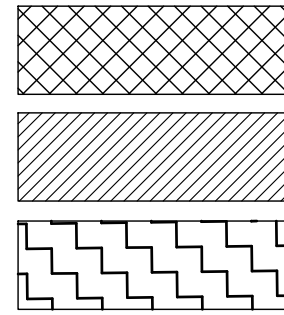
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

L4.2





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



220 BELGATOS RD
LOS GATOS, CA

HYDROZONE

DESIGN

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

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

