

LOT 11

CALIFORNIA



1. SUBDIVISION APPROVAL OF THE 9.1-ACRE PROPERTY: EXISTING ZONING: R-1-10, NO PROPOSED CHANGE

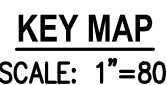
- a. SCHOOL SITE LOT (4.8-ACRES)
- b. THIRTEEN (13) SINGLE FAMILY RESIDENTIAL LOTS
- c. PRIVATE STREET

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.

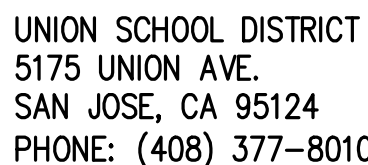


PROJECT TEAM:

APPLICANT

ROBSON  HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
CONTACT: JACK ROBSON
PHONE: (408) 345-1767

OWNER:



ARCHITECTURE:

R H A

ROBERT HIDEY ARCHITECTS

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

LANDSCAPE:



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

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

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

LANDSCAPE:

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

ARCHITECTURE:

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

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

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

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



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

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

NOTES

1. SEE SHEET C3 FOR LIST OF EXISTING TREES.

2. ALL ONSITE TREES TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE TO REMAIN.

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220 Belgatos Trees

220 Belgatos Trees

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

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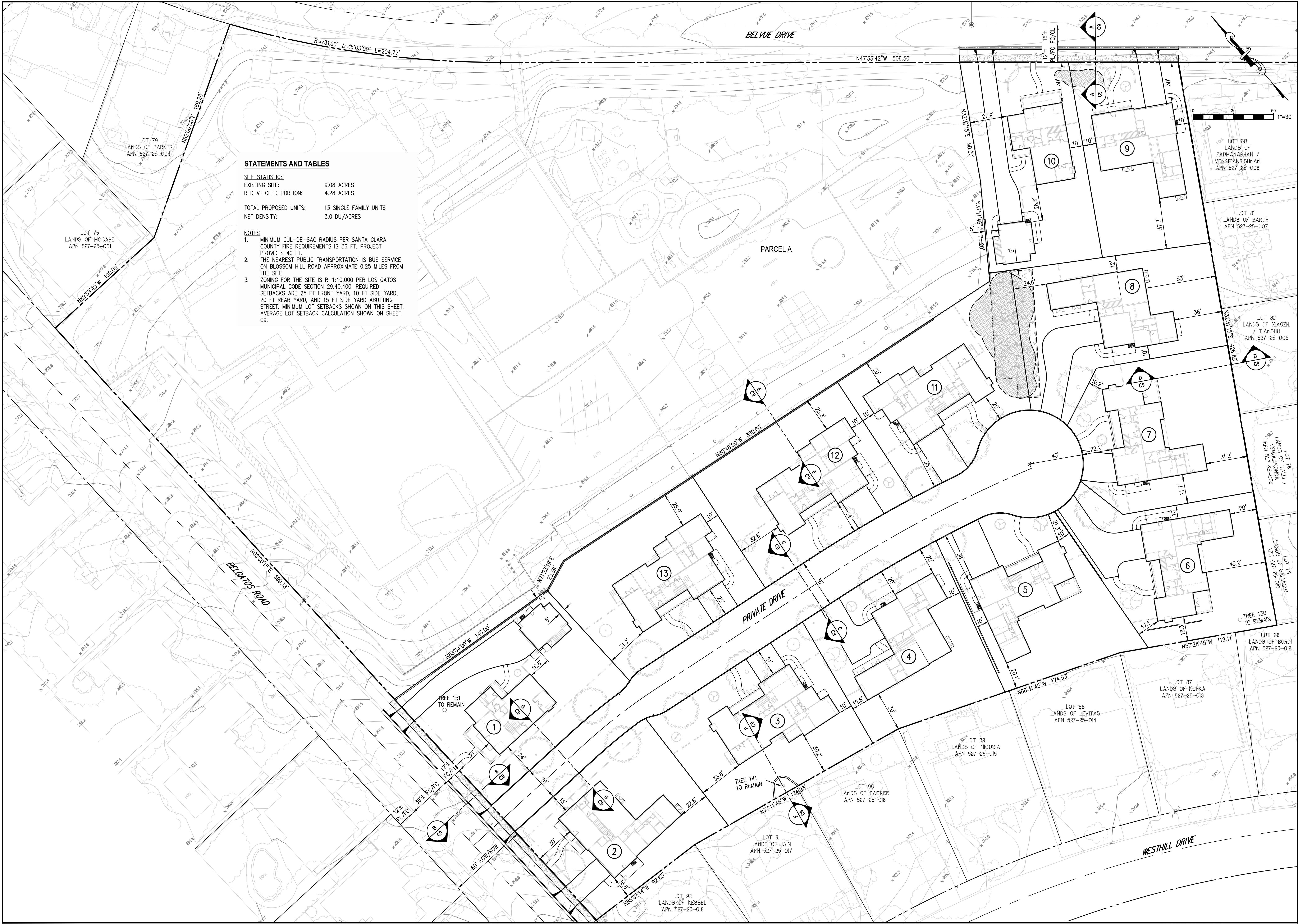
PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

2220 BELGATOS ROAD
LOS GATOS
CALIFORNIA
PLANNING

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

C3

3 OF 9 SHEET



STATEMENTS AND TABLES

SITE STATISTICS

EXISTING SITE: 9.08 ACRES
REDEVELOPED PORTION: 4.28 ACRES

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

NOTES

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

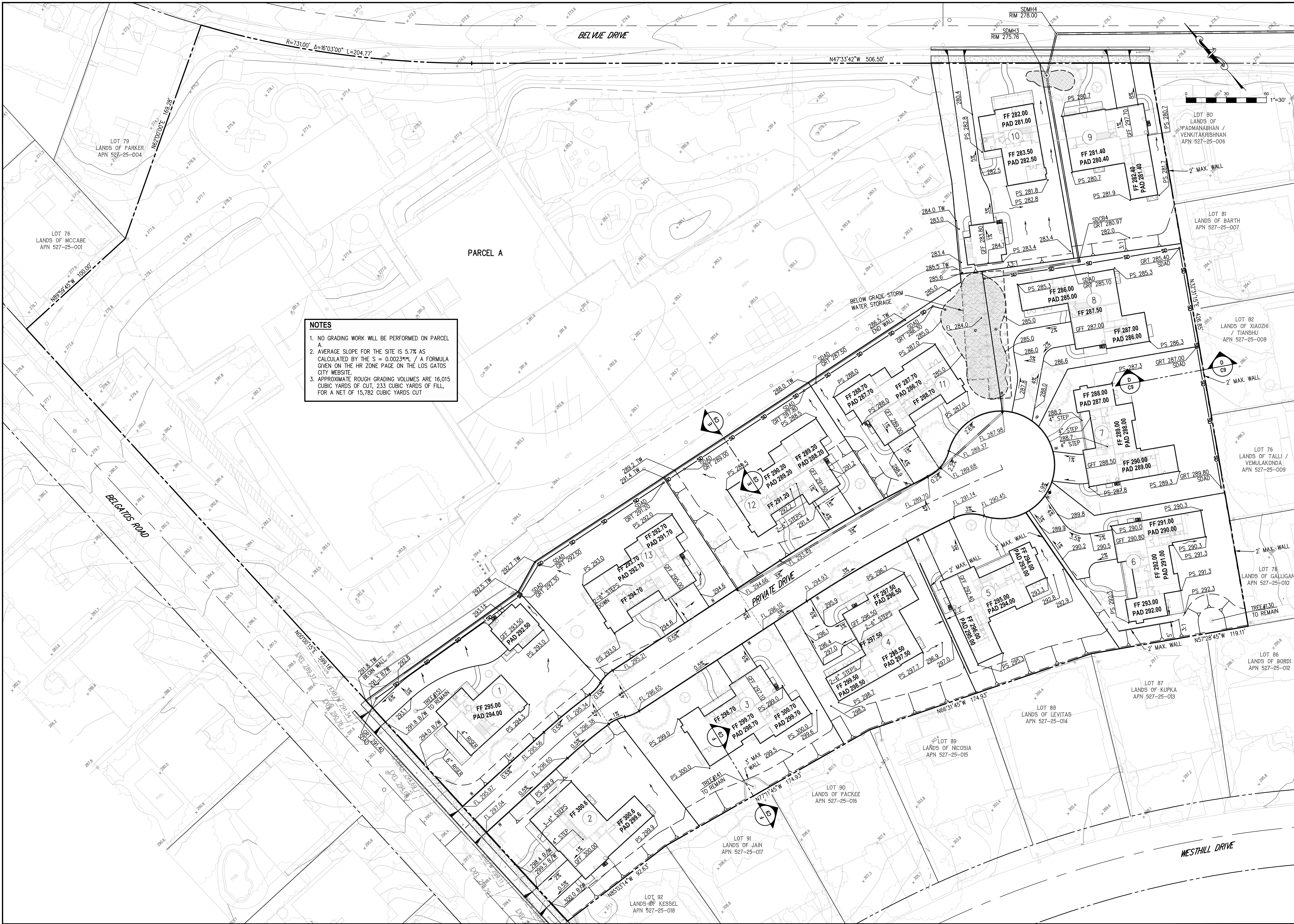
NO.	DATE	REVISIONS	BY

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

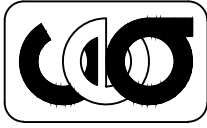
PREPARED FOR:	ROBSON HOMES
	A CALIFORNIA LIMITED LIABILITY COMPANY
	2185 THE ALAMEDA, SUITE 150
	SAN JOSE, CA 95126

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



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

REVISIONS	
NO.	DATE

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

PREPARED FOR:

ARCHITECTURE AND SITE APPLICATION
GRADING & DRAINAGE PLAN

PLANNING

220 BELGATOS ROAD

LOS GATOS

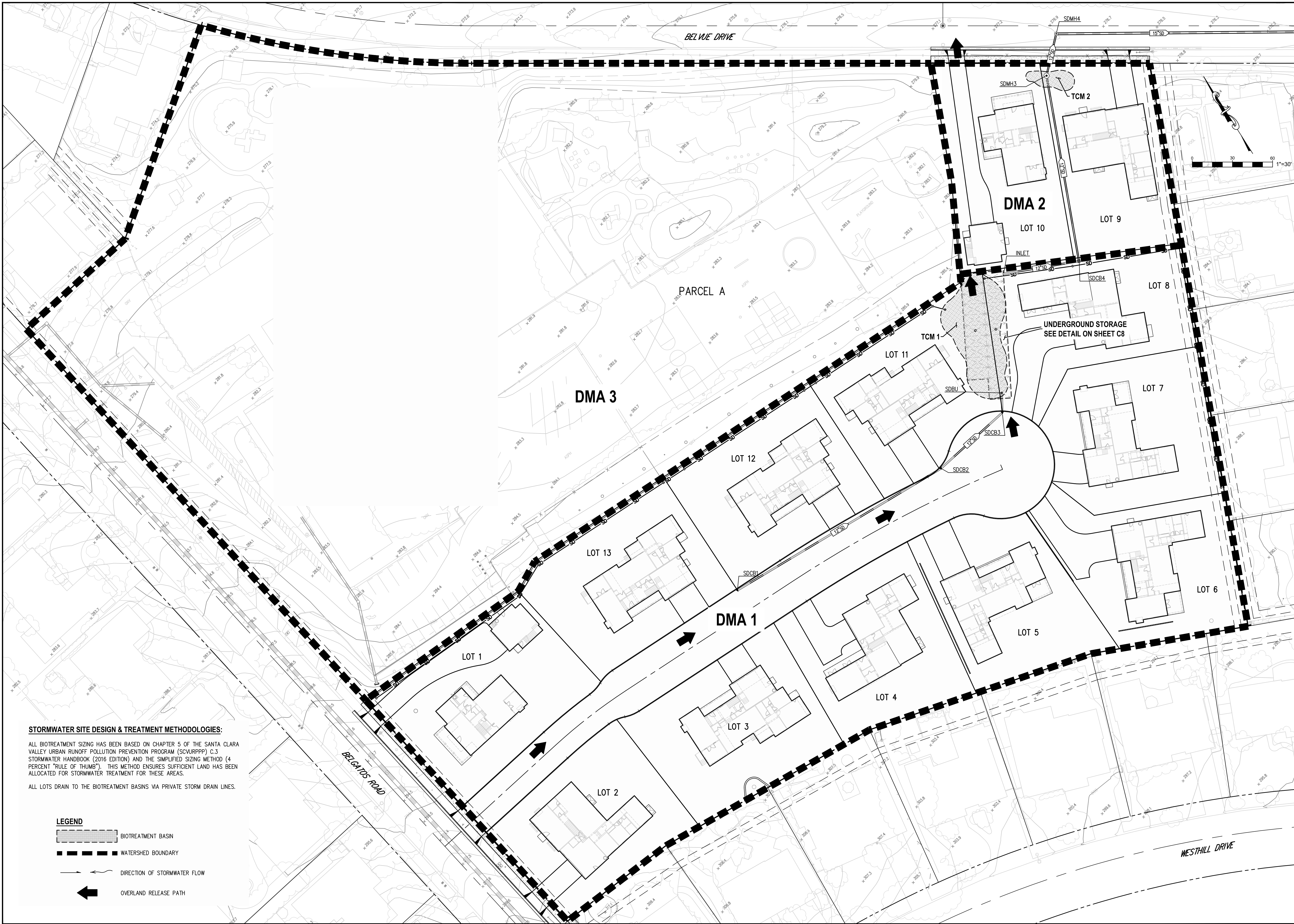
CALIFORNIA

DATE	04/09/2025
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JOB NO.	23-149
SHEET	C5

5 OF 9 SHEETS



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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.

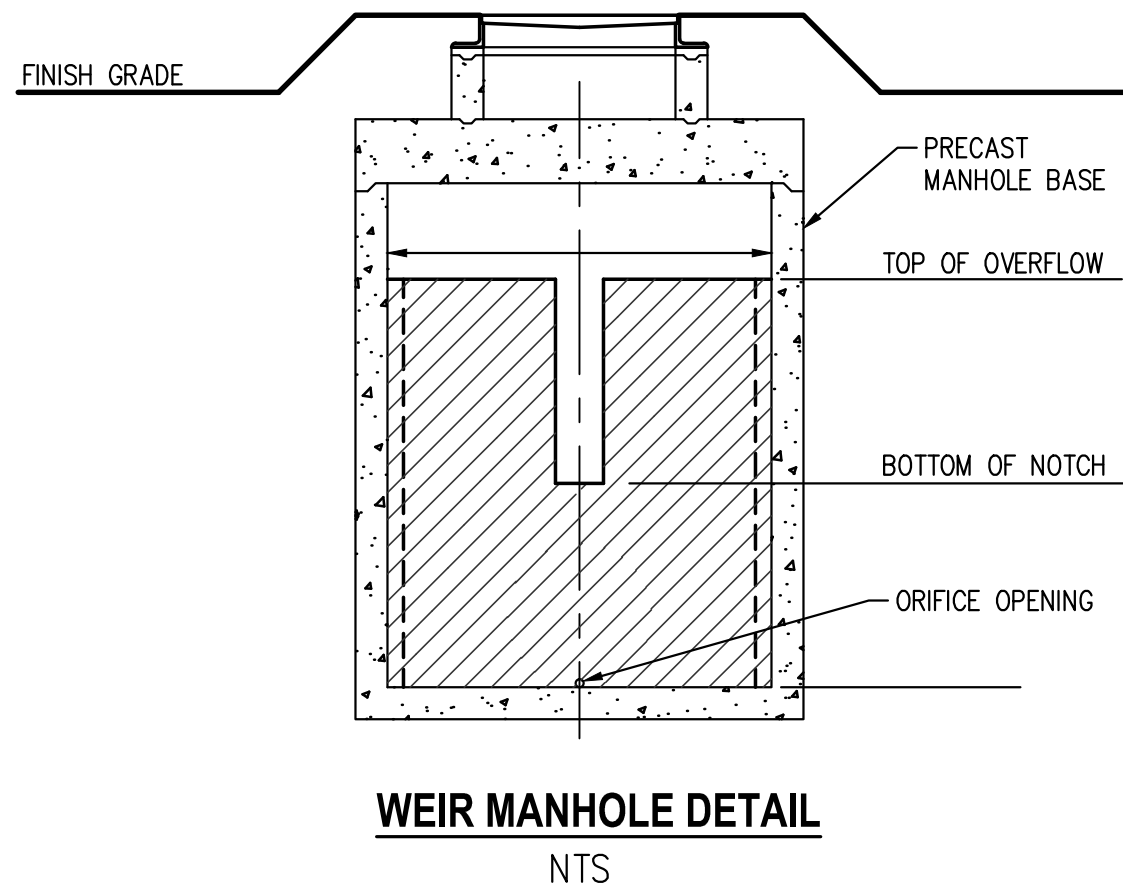
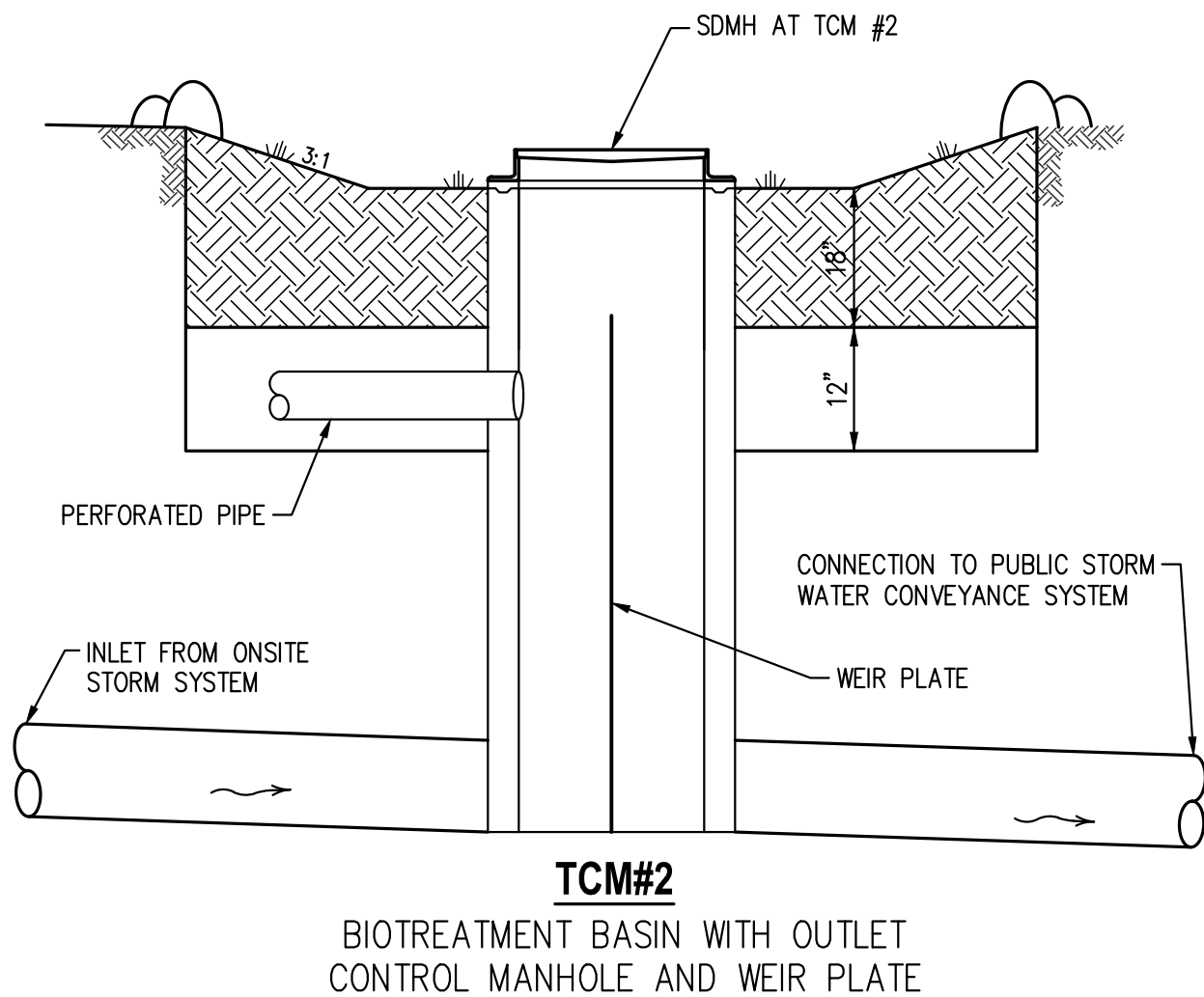
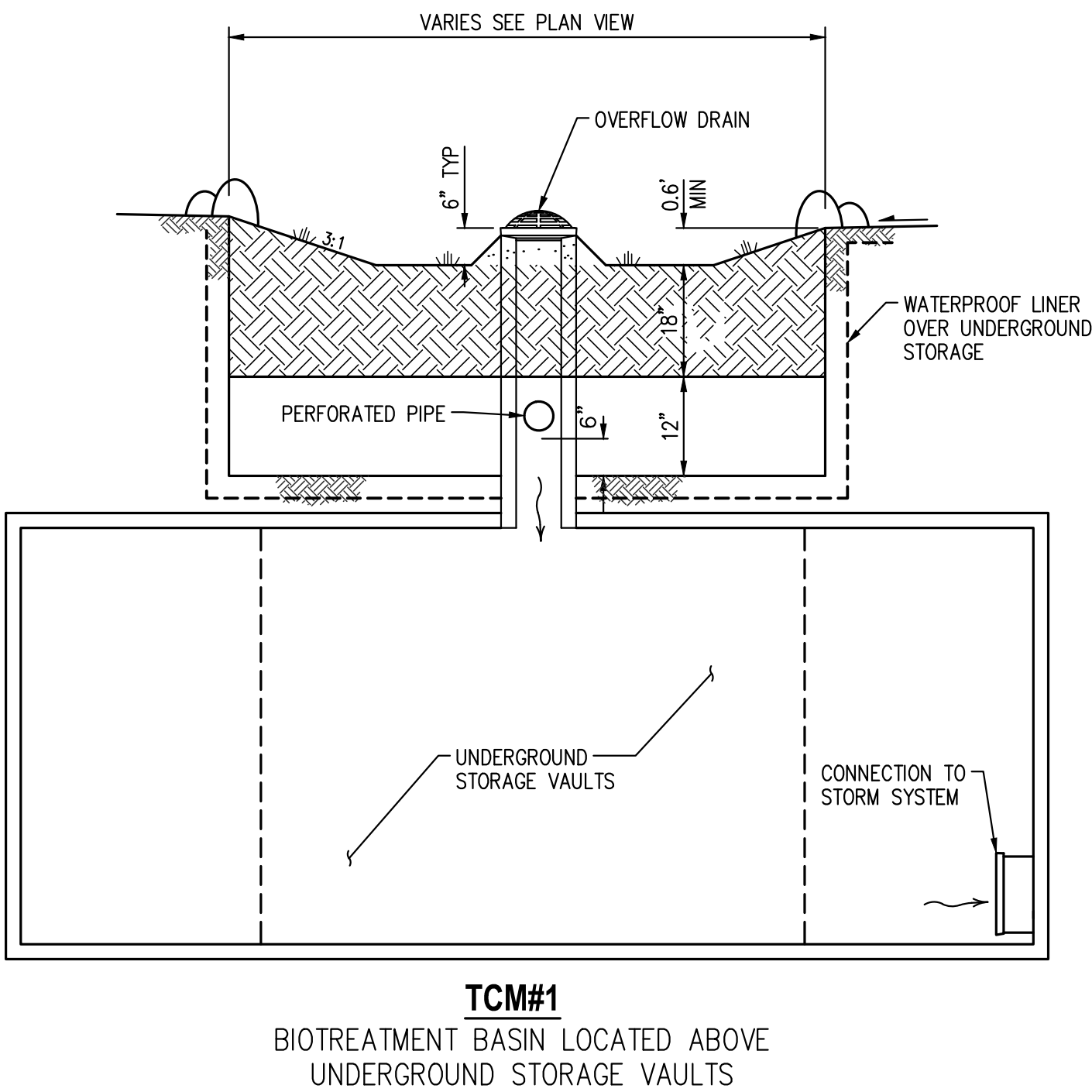
- LEGEND**
- BIOTREATMENT BASIN
 - WATERSHED BOUNDARY
 - DIRECTION OF STORMWATER FLOW
 - OVERLAND RELEASE PATH

NO.	DATE	REVISIONS	BY

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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			
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SHEET			
C7			
7 OF 9 SHEETS			

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

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



SCHEMATIC HYDROMODIFICATION SYSTEM
NTS

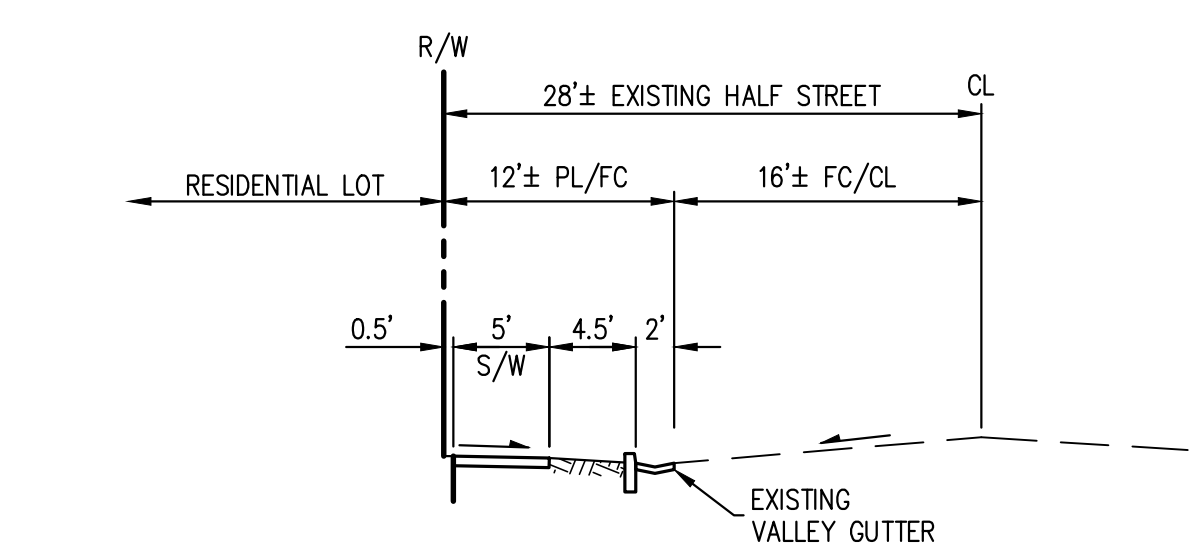
220 BELGATOS ROAD
ARCHITECTURE AND SITE APPLICATION
SW NOTES AND DETAILS
LOS GATOS

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

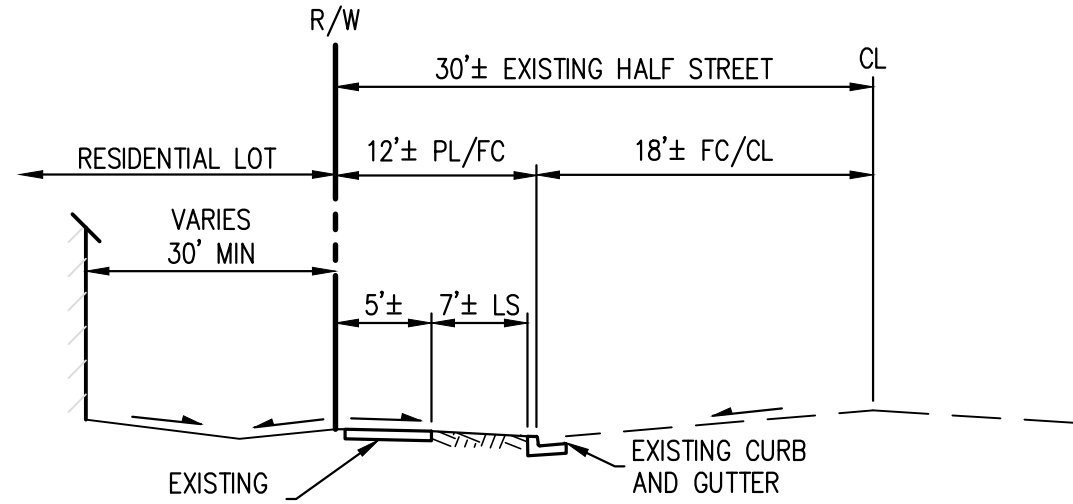
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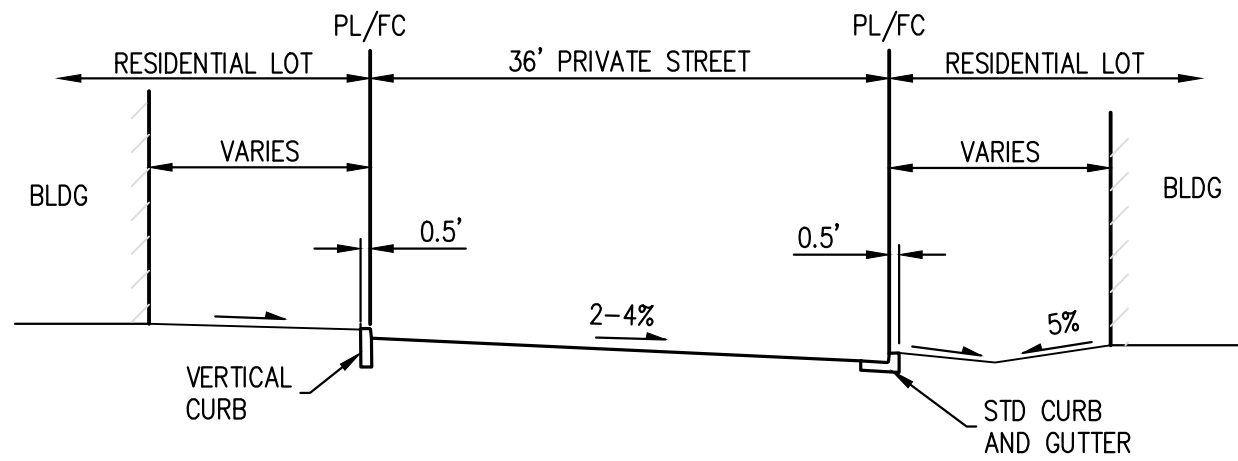
DATE 04/09/2025
SCALE SEE PLAN
DESIGNED JG
DRAWN CH
JOB NO. 23-149
SHEET C8
8 OF 9 SHEETS



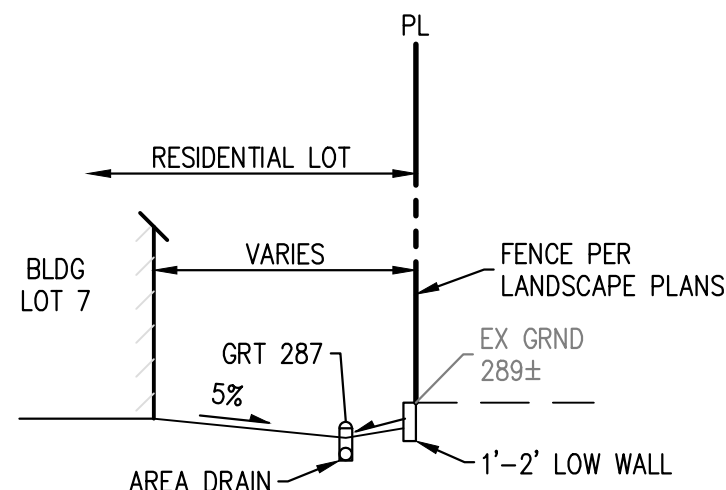
SECTION A-A
BELVUE DRIVE
SCALE: NTS



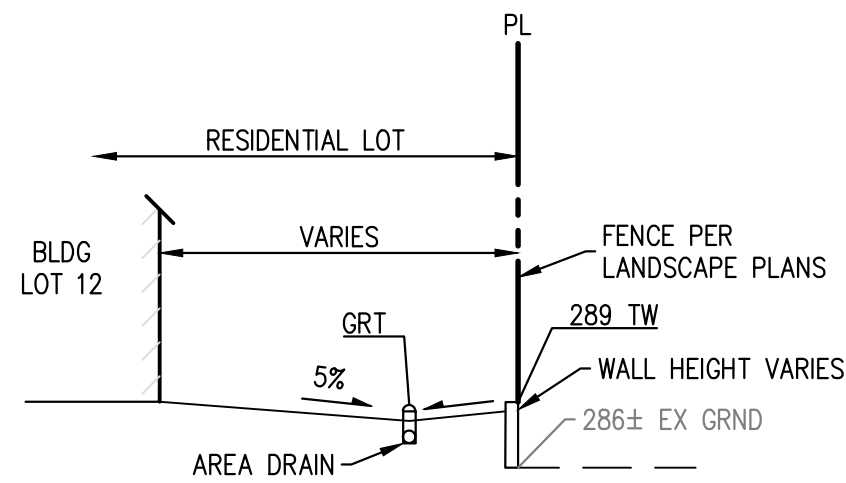
SECTION B-B
BELGATOS ROAD
SCALE: NTS



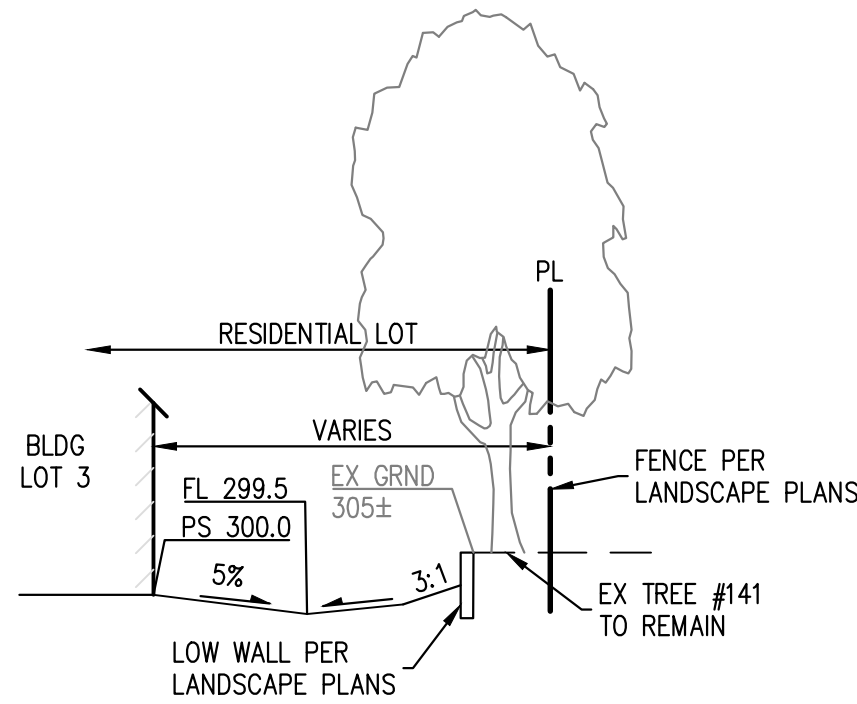
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PRIVATE STREET
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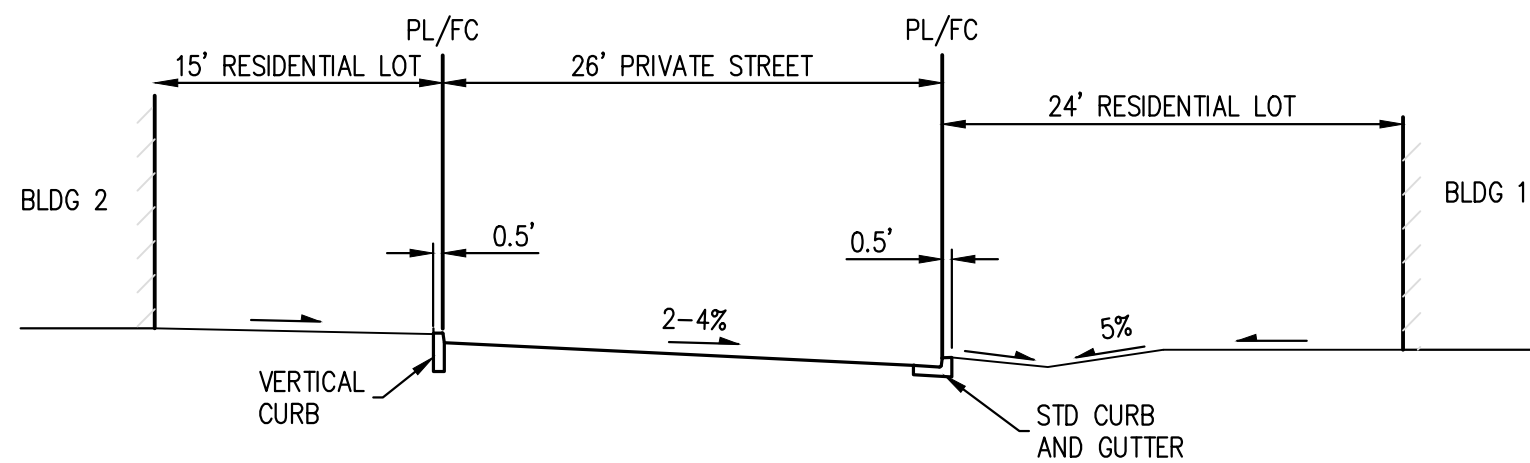
SECTION D-D
EASTERN BOUNDARY CONDITION
SCALE: NTS



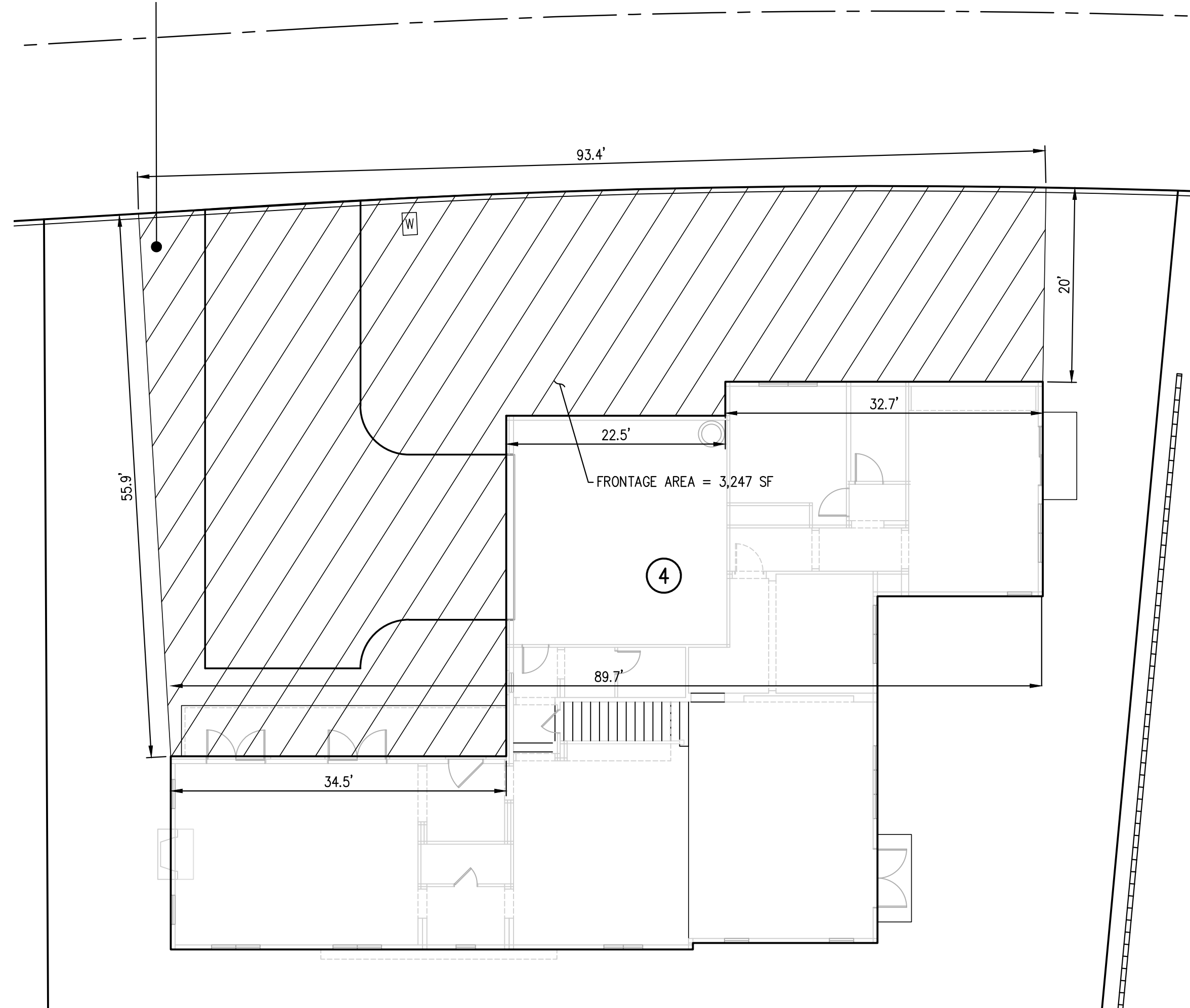
SECTION E-E
NORTHERN BOUNDARY CONDITION
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SECTION F-F
SOUTHERN BOUNDARY CONDITION
SCALE: NTS



SECTION G-G
PRIVATE STREET
SCALE: NTS

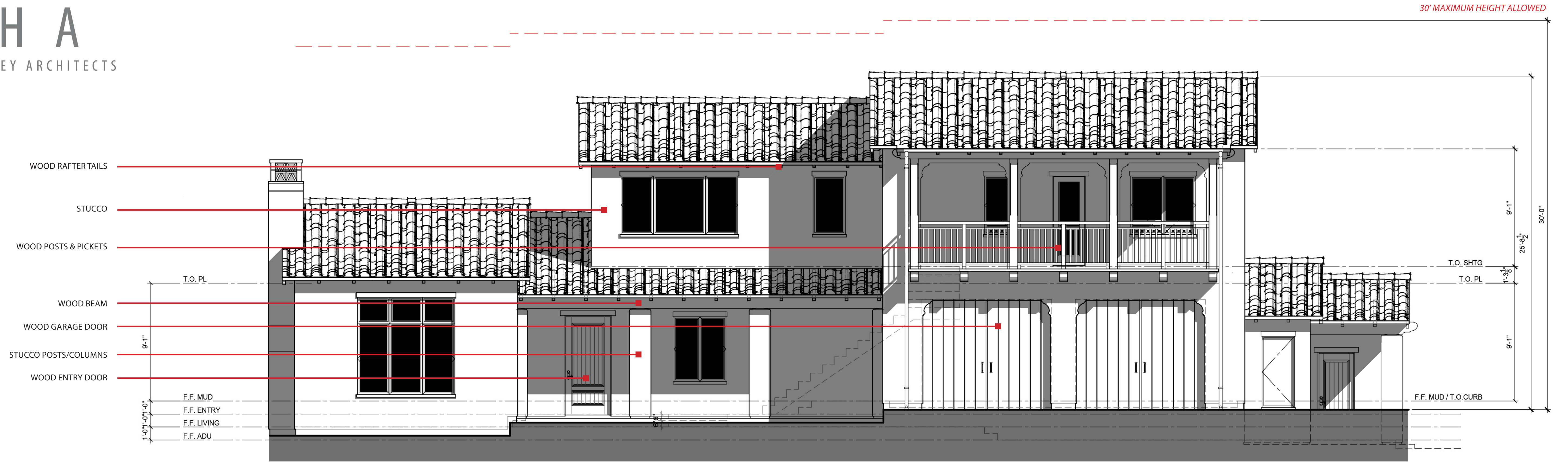


EXAMPLE AVERAGE FRONT LOT SET BACK CALCULATION
LOT 4 SHOWN AS REFERENCE
SCALE: NTS

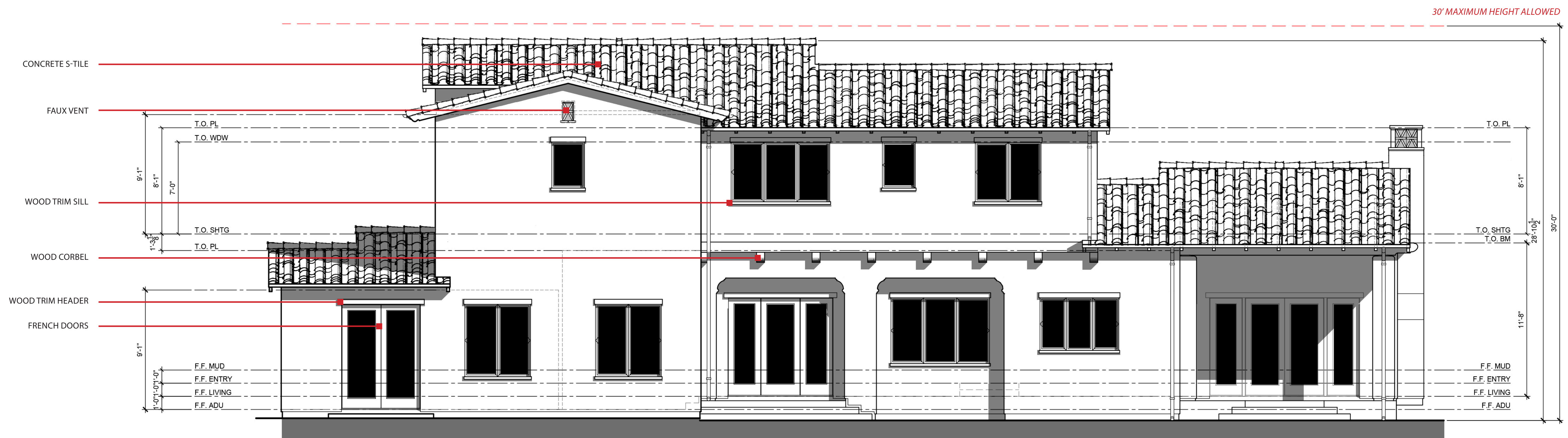
FRONTAGE AREA = 3,247 SF
FRONTAGE WIDTH AT PL = 93.4 FT
FRONTAGE WIDTH AT BUILDING FACE = 89.7 FT
AVERAGE FRONTAGE WIDTH = 91.6 FT
AVERAGE LOT SETBACK = FRONTAGE AREA ÷ AVERAGE FRONTAGE WIDTH = 35.5 FT

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	ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126		Civil Engineering Associates Civil Engineers • Planners • Surveyors	
ARCHITECTURE AND SITE APPLICATION SECTIONS		C9		28 Railway Avenue Campbell, CA 95008 T: (408) 423-1006		
DATE	04/09/2025	NO.	△	DATE		
SCALE	SEE PLAN	REVISIONS	△			
DESIGNED	JG		△			
DRAWN	AM		△			
JOB NO.	23-149		△			
SHEET	9 OF 9		△			



FRONT

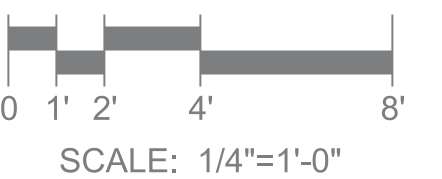


REAR

BELGATOS
LOS GATOS, CALIFORNIA

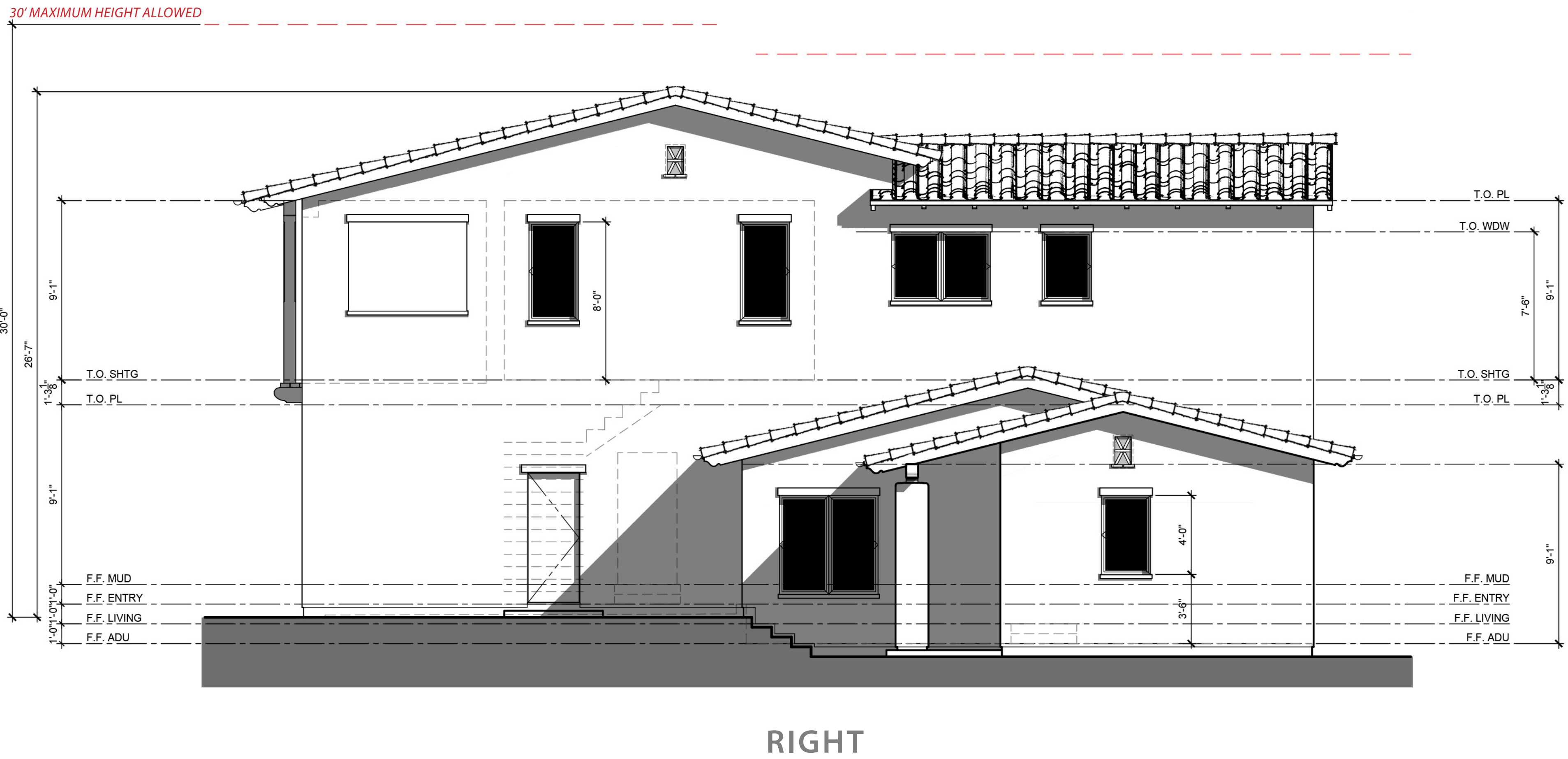
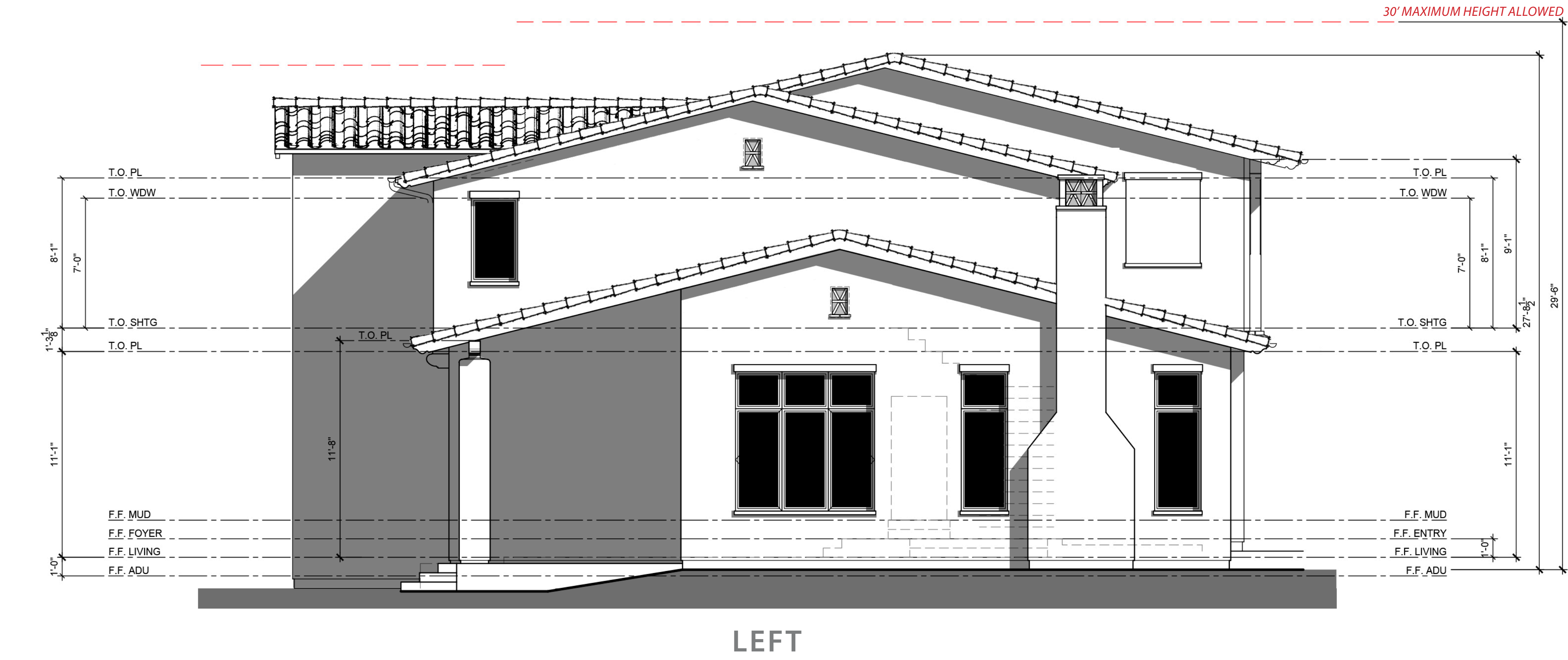
PLAN 3X

SPANISH ELEVATIONS



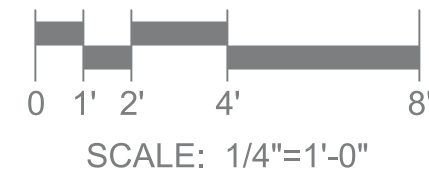
ROBSON HOMES

23055.04 03/31/2025



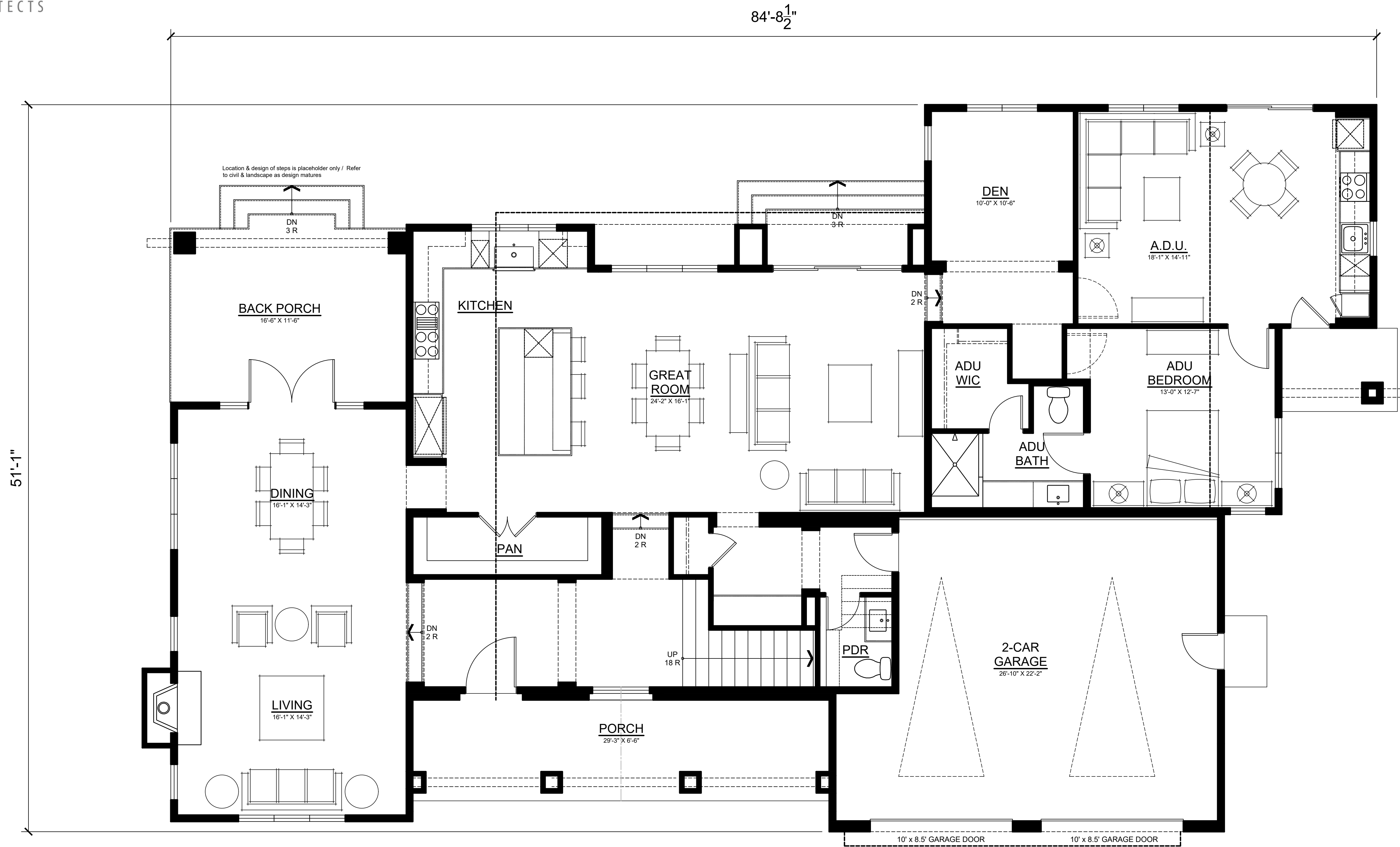
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 3X
SPANISH ELEVATIONS



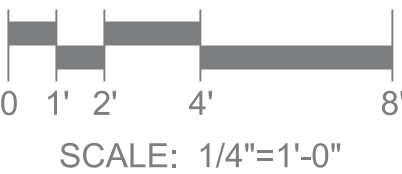
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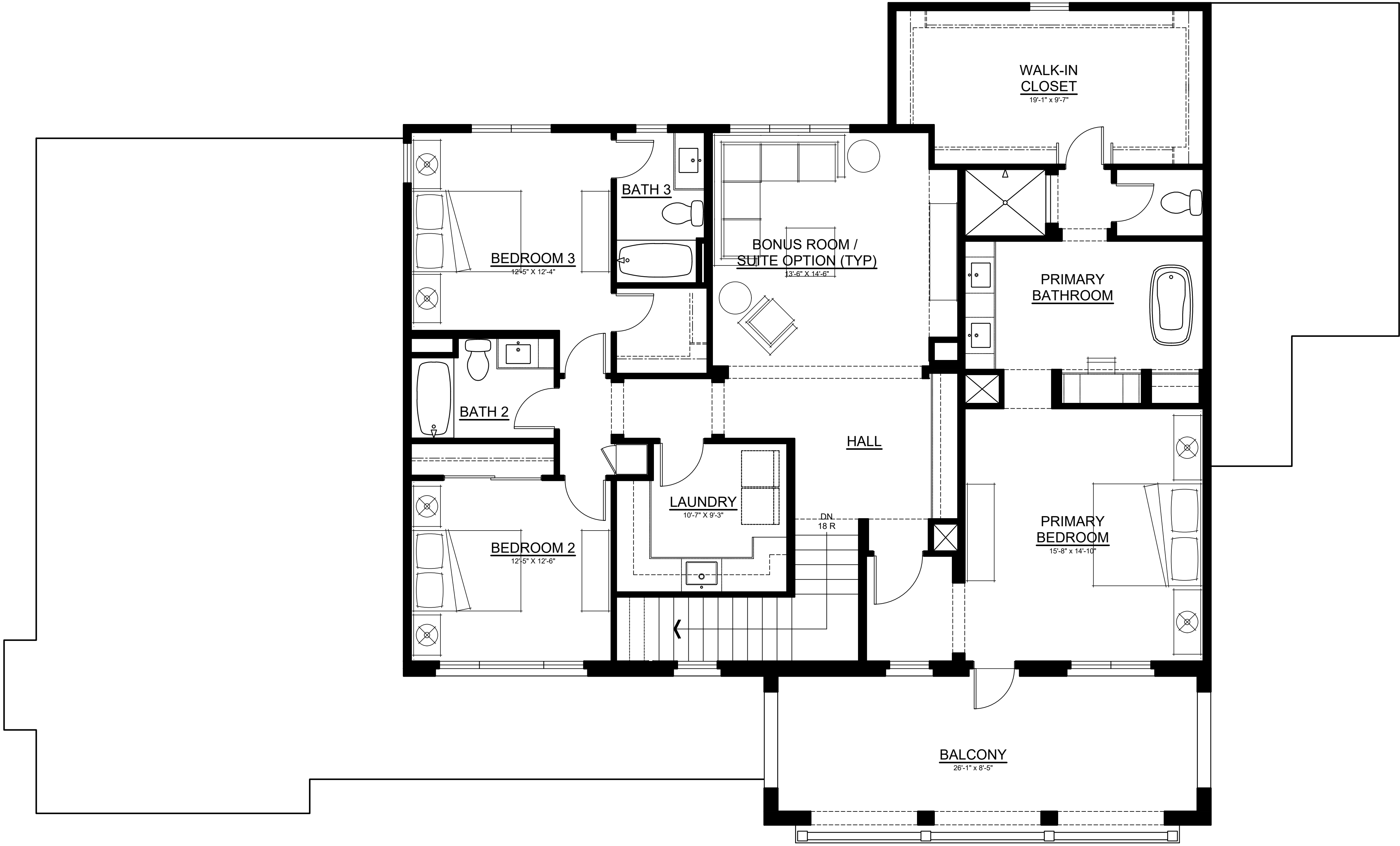
BELGATOS
LOS GATOS, CALIFORNIA

PLAN 3X



ROBSON HOMES

23055.04 03/31/2025

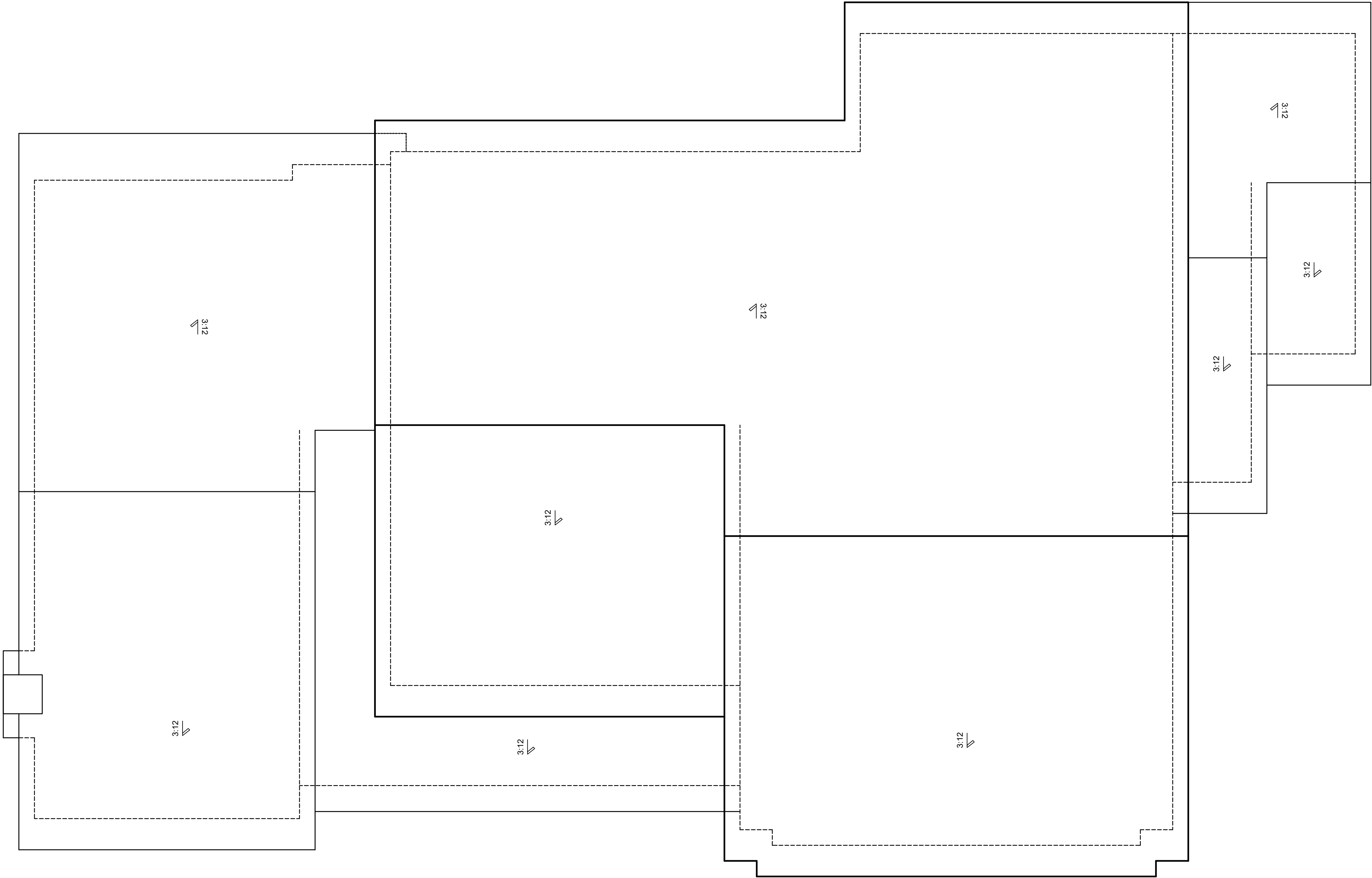


SECOND FLOOR

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

A.31



SUMMER SOLSTICE
3:00 PM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25



WINTER SOLSTICE
9:00 AM

BELGATOS
LOS GATOS, CALIFORNIA

SHADOW STUDY
DIAGRAM



ROBSON HOMES

23055.04 03/07/25



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



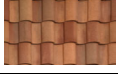
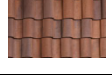
ROBSON HOMES

23055.04 03/07/25

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"

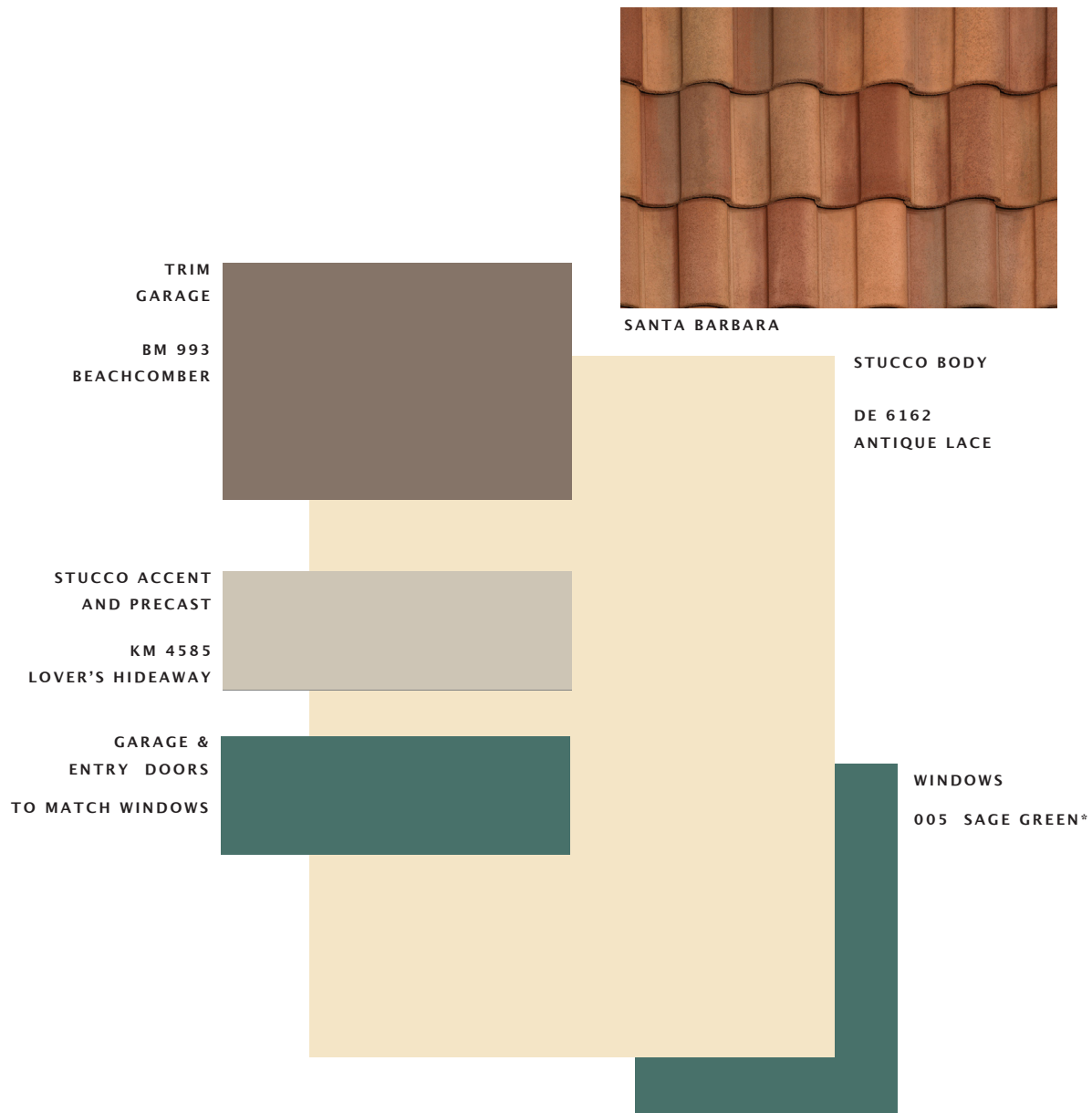
PAGE 1 OF 1

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

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

BELGATOS
ROBSON HOMES

LOT 11
(APPLICABLE TO SPANISH)



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

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



220 BELGATOS RD
LOS GATOS, CA

EXISTING TREES
TO REMAIN PLAN

DESIGN

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

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



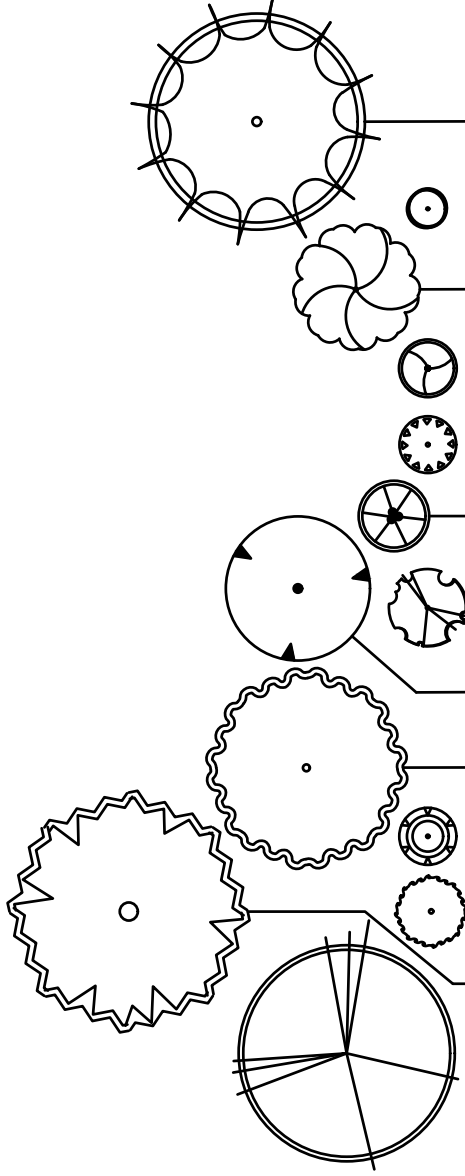
REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=40'-0"

L1.1



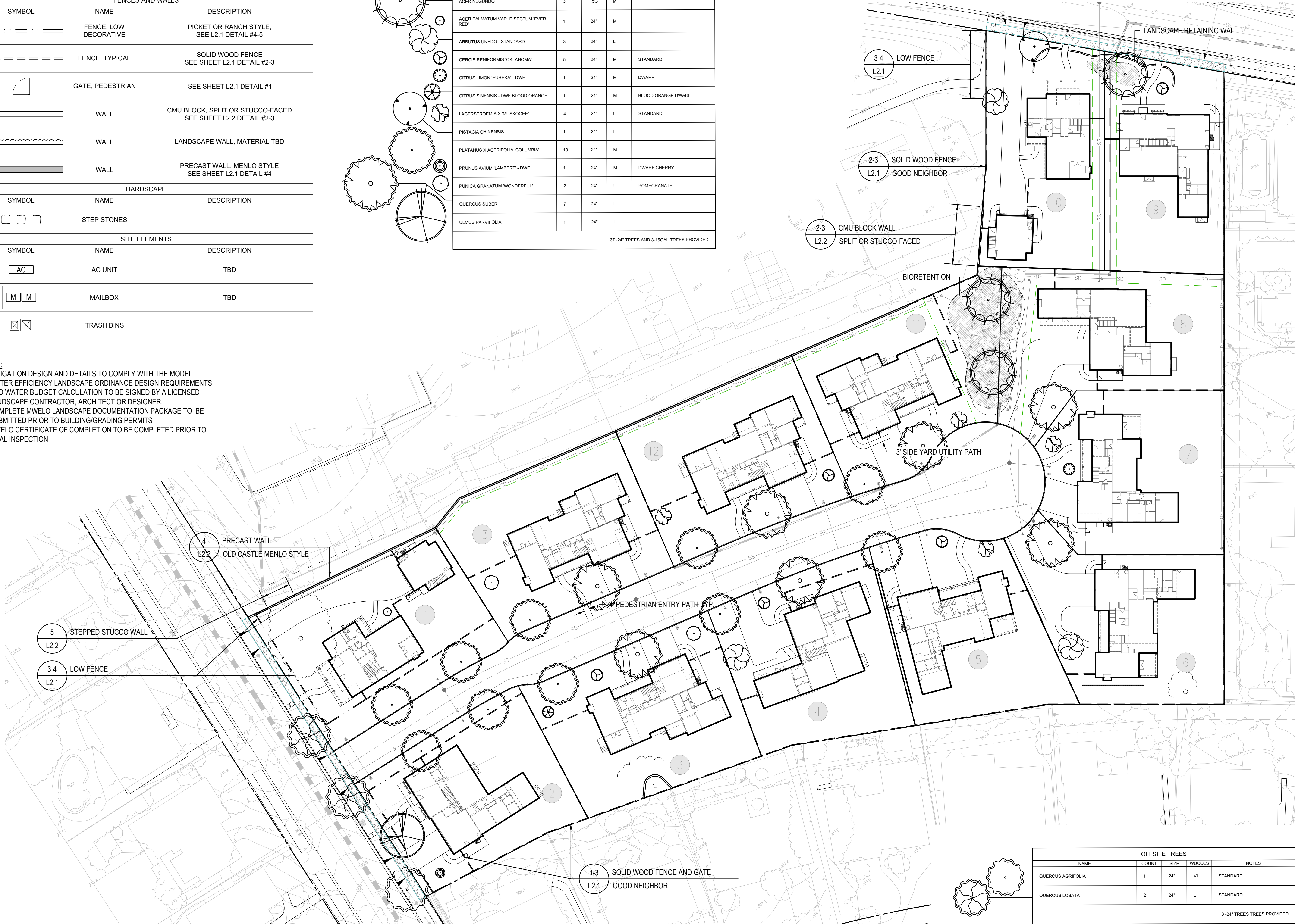
LEGEND		
FENCES AND WALLS		
SYMBOL	NAME	DESCRIPTION
	FENCE, LOW DECORATIVE	PICKET OR RANCH STYLE, SEE L2.1 DETAIL #4-5
	FENCE, TYPICAL	SOLID WOOD FENCE SEE SHEET L2.1 DETAIL #2-3
	GATE, PEDESTRIAN	SEE SHEET L2.1 DETAIL #1
	WALL	CMU BLOCK, SPLIT OR STUCCO-FACED SEE SHEET L2.2 DETAIL #2-3
	WALL	LANDSCAPE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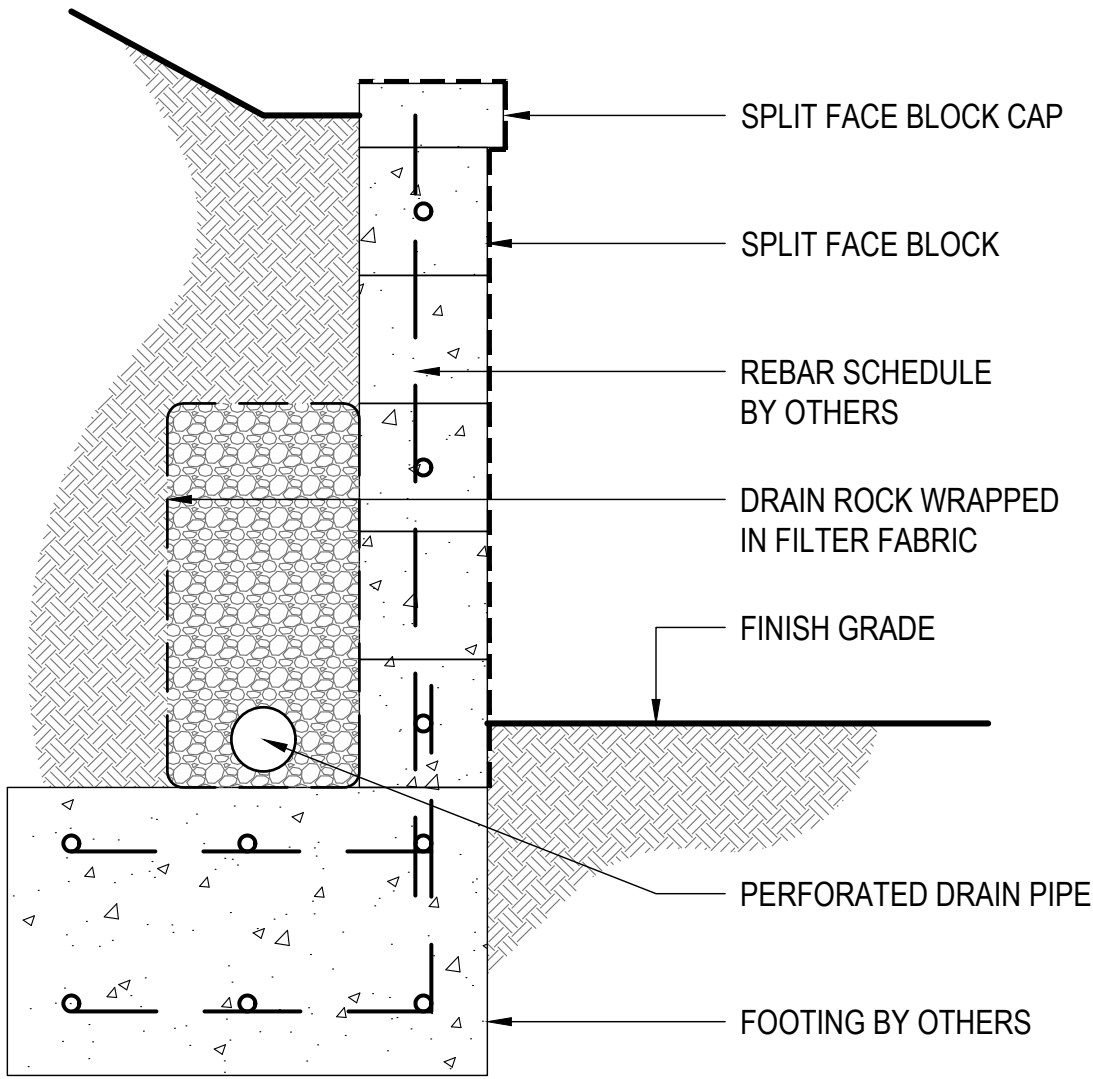


MATERIAL AND DETAIL TBD.

1

LANDSCAPE WALL

SCALE: 1"=1'-0"

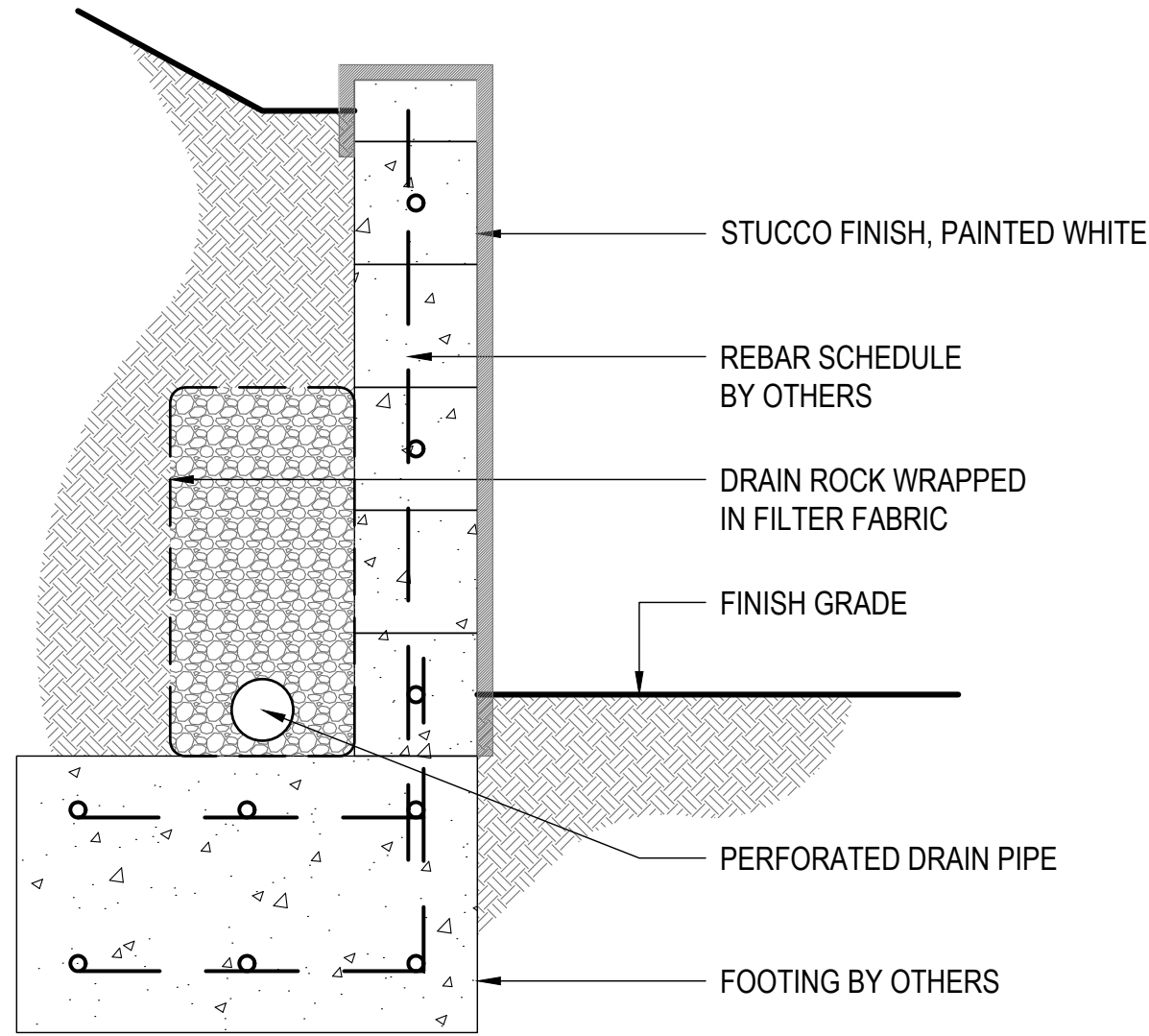


2

NOTE: LOCATION PENDING PER GRADING PLAN

CMU RETAINING WALL
SPLIT-FACED

SCALE: 1"=1'-0"

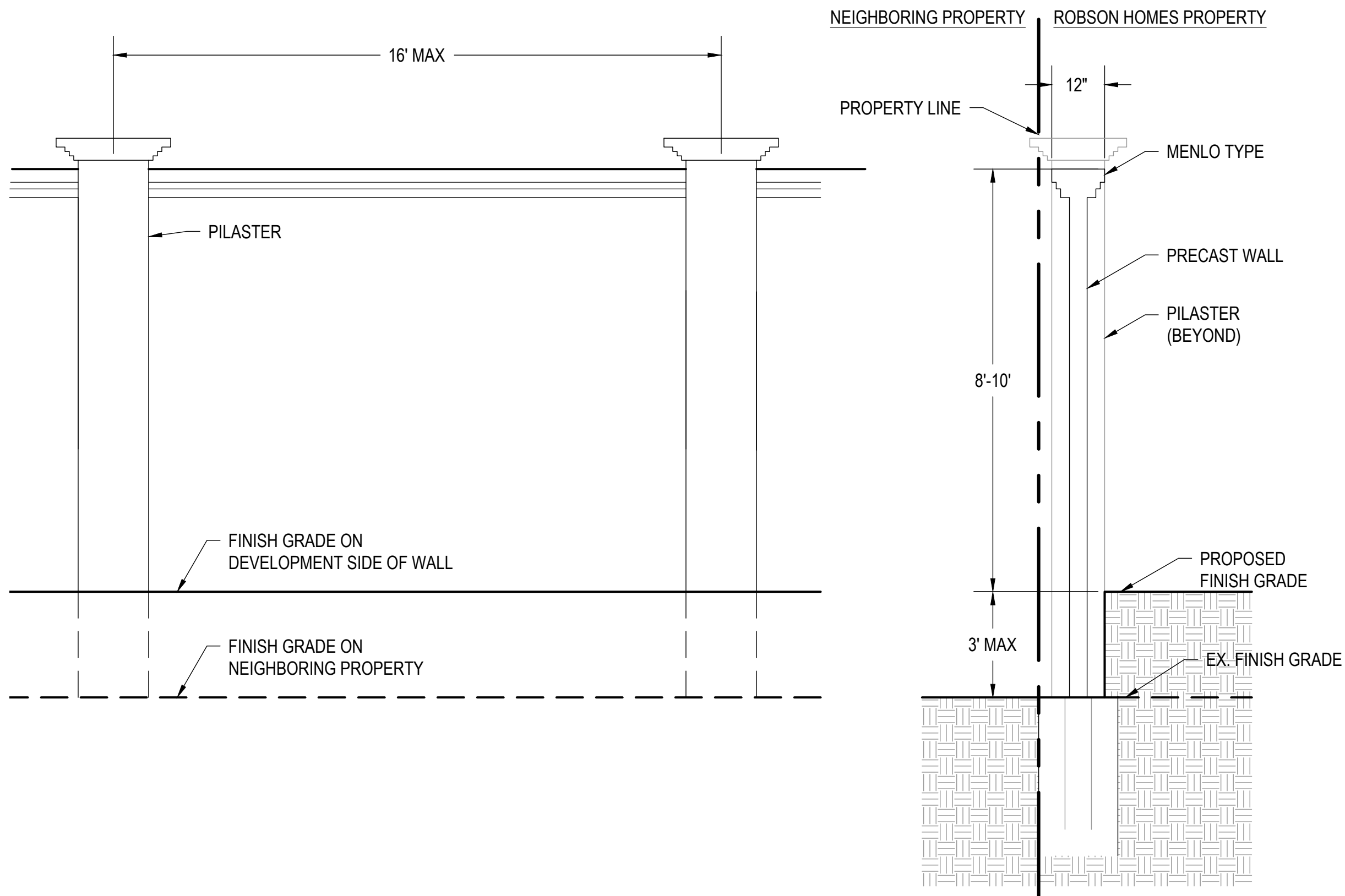


3

NOTE: LOCATION PENDING PER GRADING PLAN

CMU RETAINING WALL
STUCCO-FACED

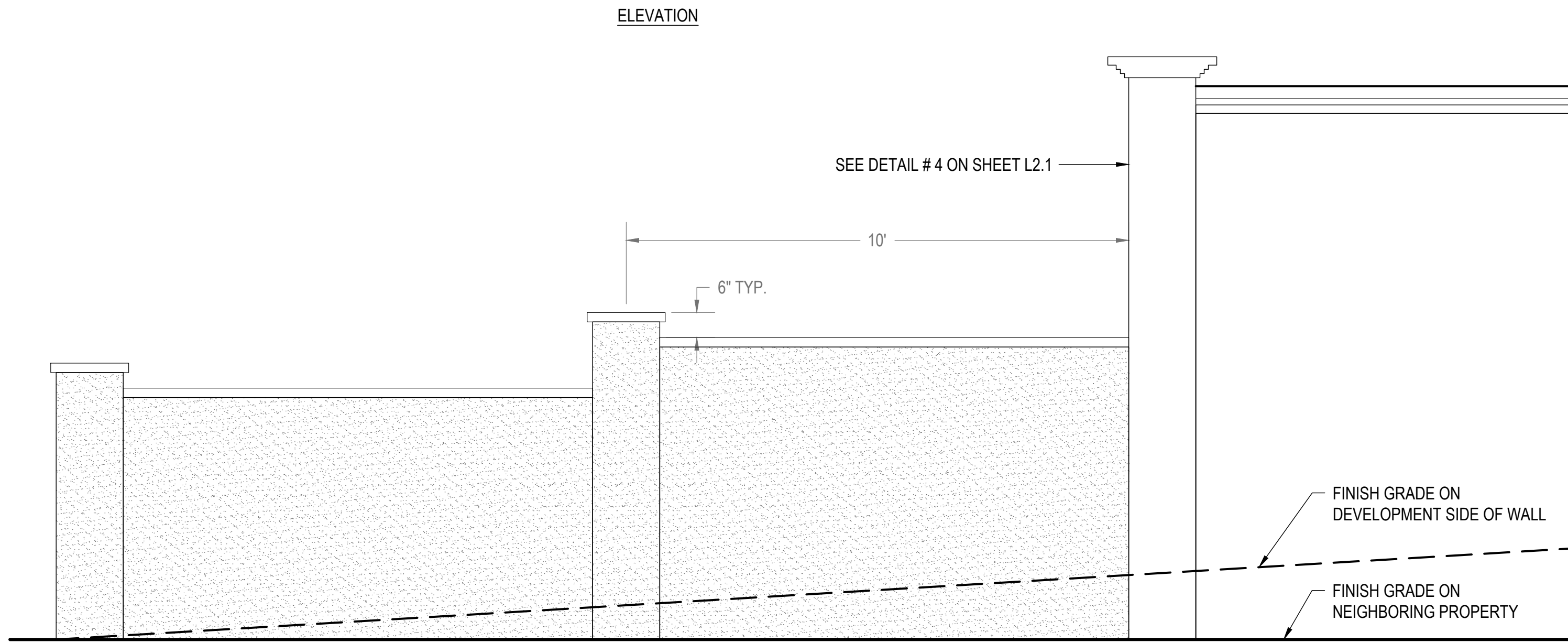
SCALE: 1"=1'-0"



4

PRECAST WALL
OLD CASTLE - MENLO STYLE

SCALE: NTS



5

STEPPED STUCCO WALL

SCALE: NTS

220 BELGATOS RD
LOS GATOS, CA

LANDSCAPE WALL
DETAILS

DESIGN

PO BOX 485
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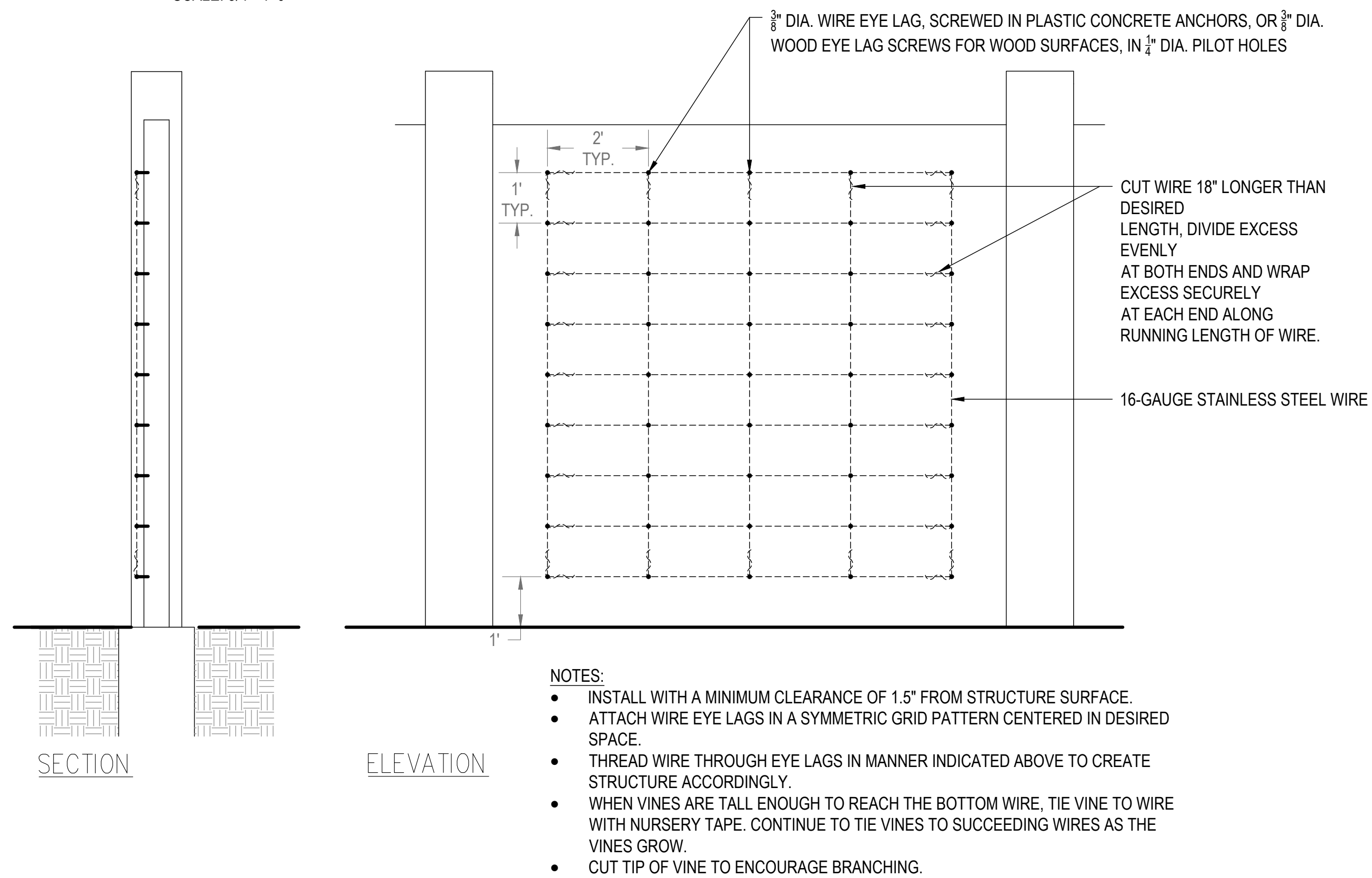
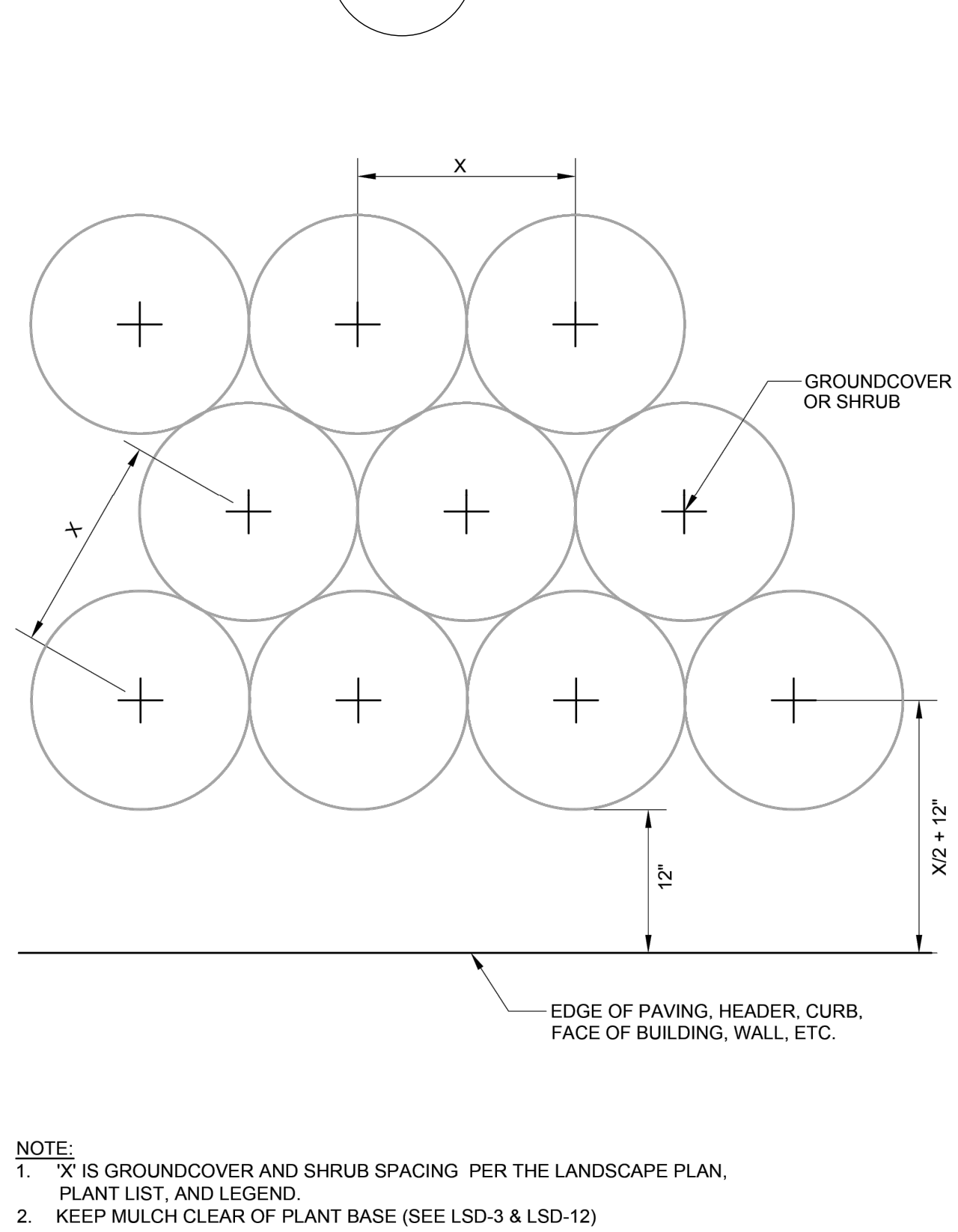
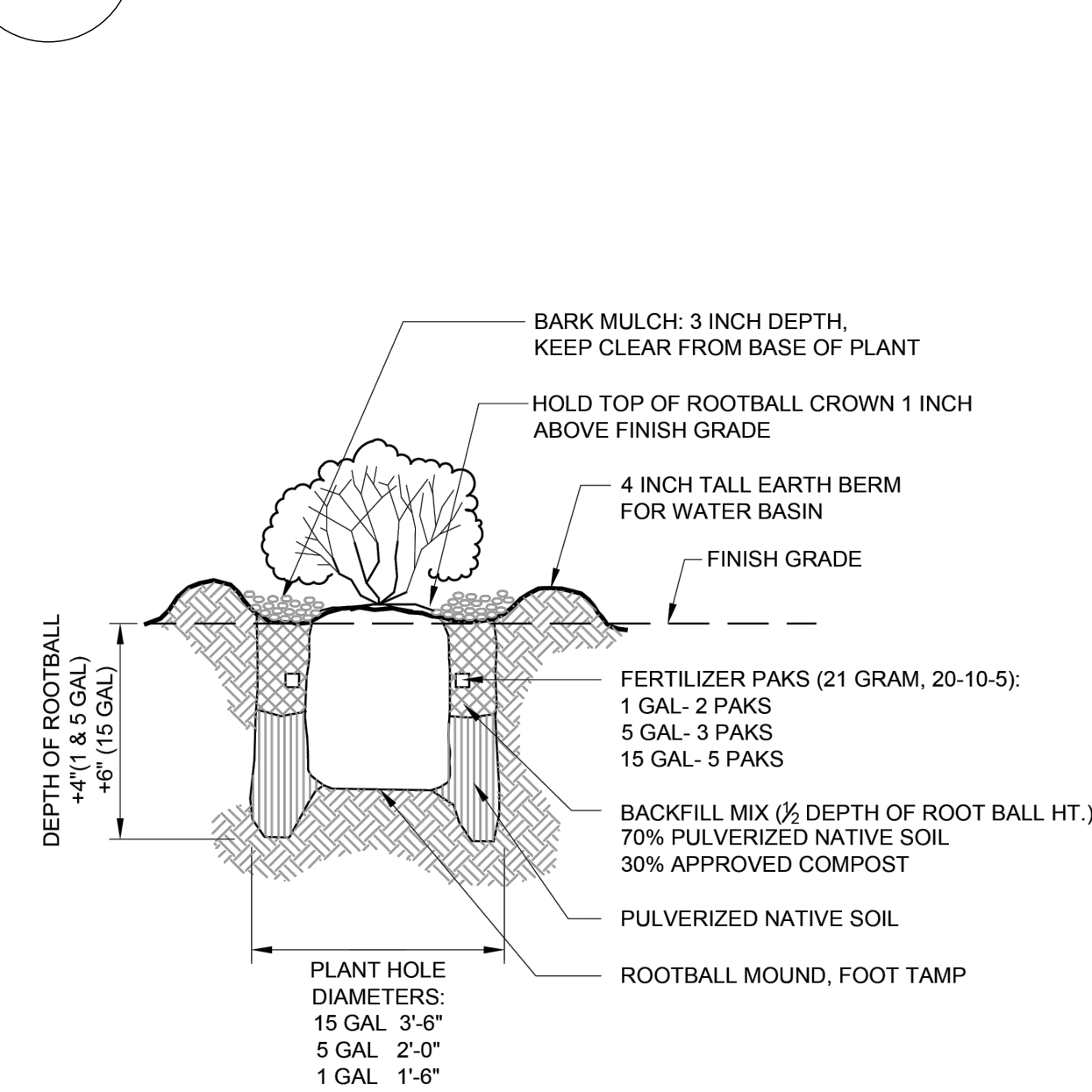
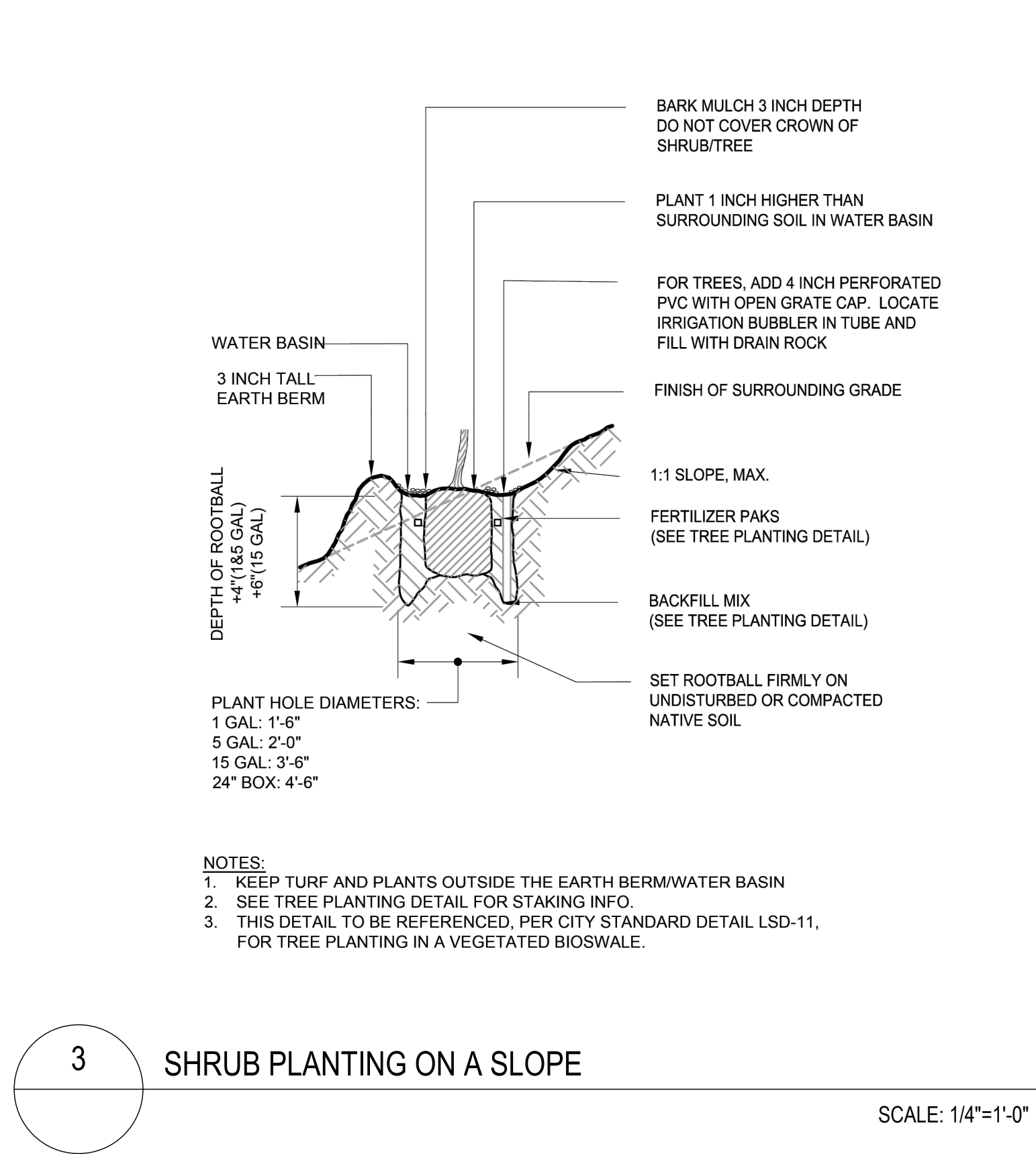
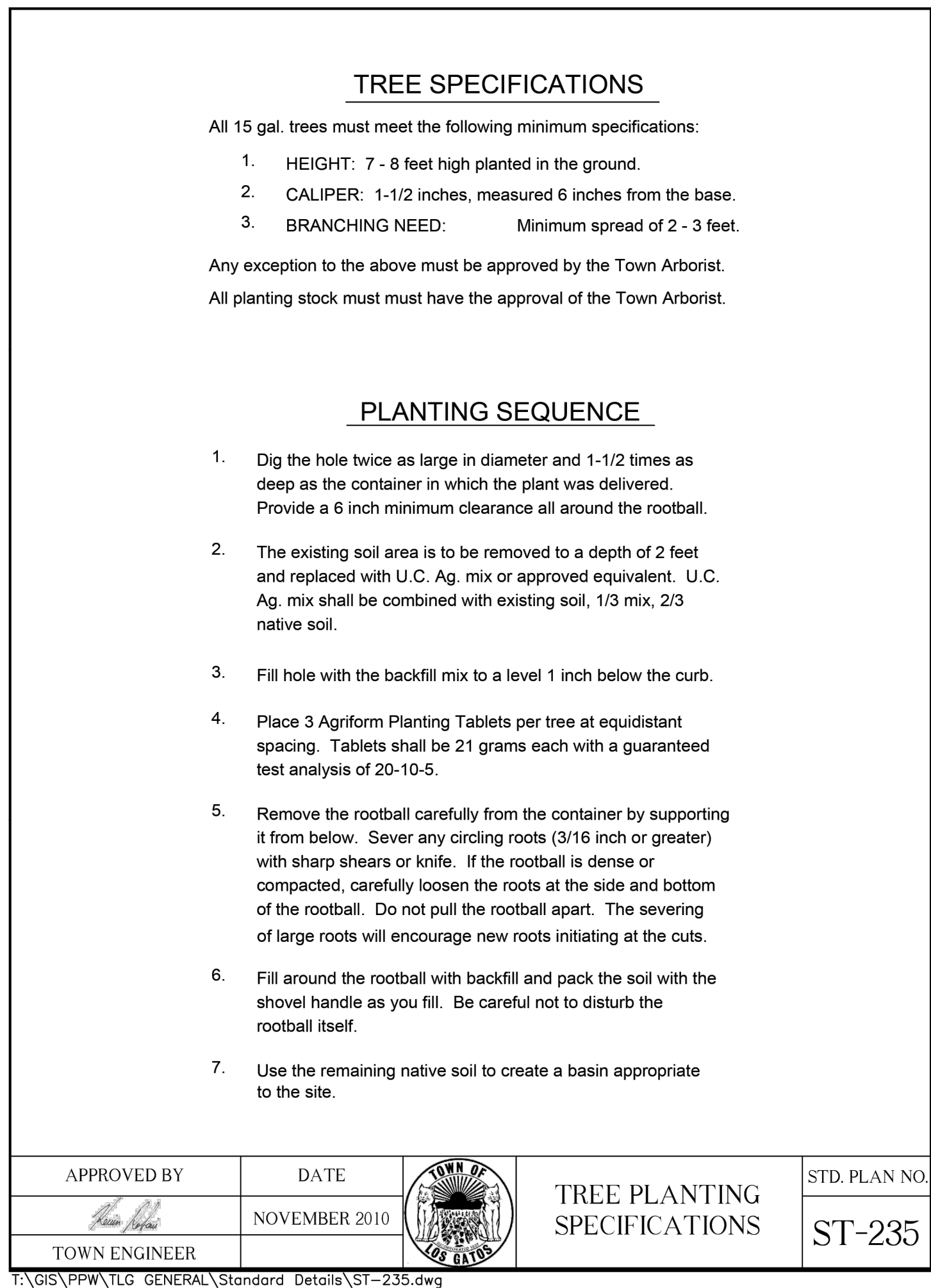
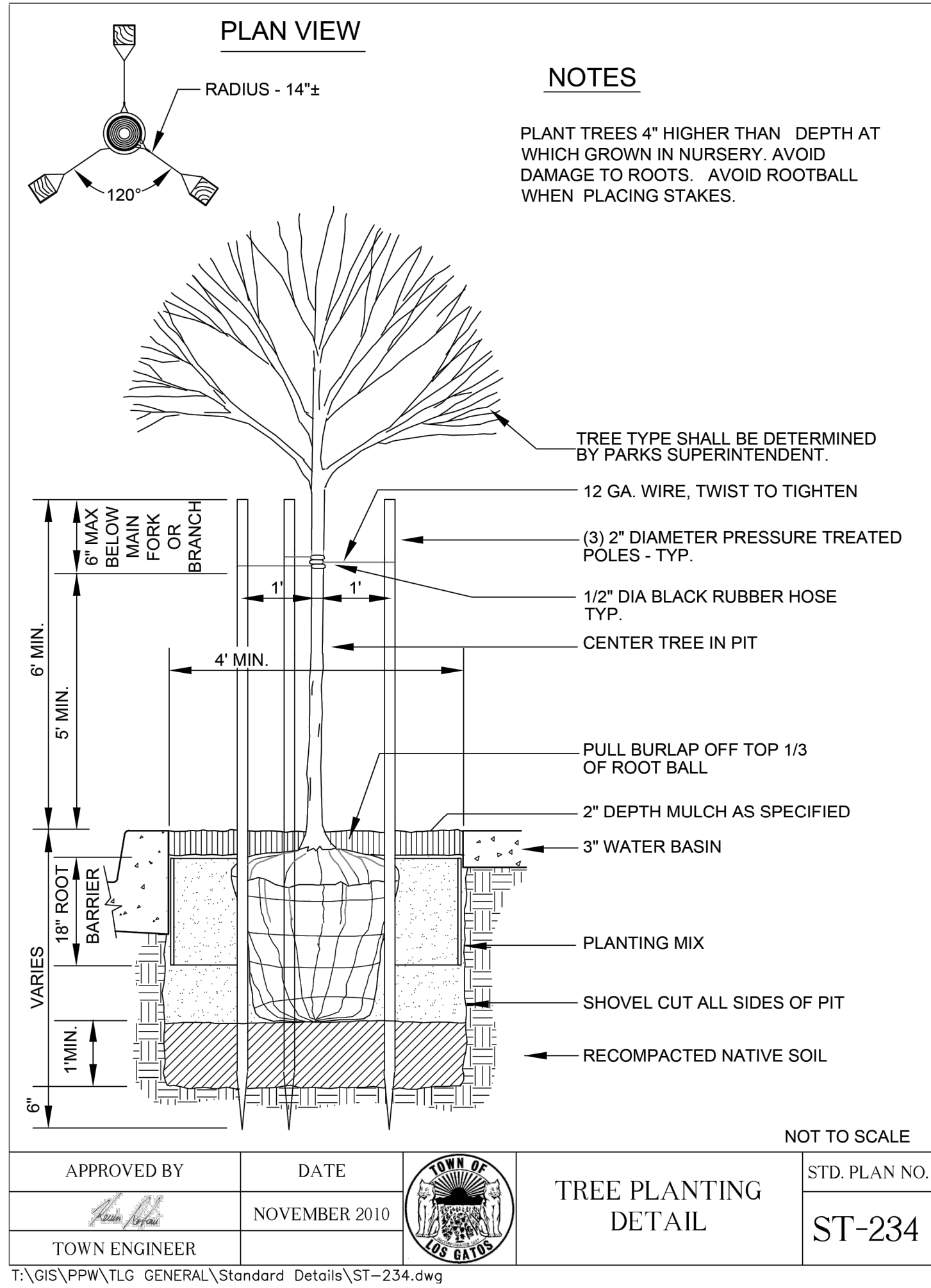
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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DRAWN BY: KH
SCALE: AS NOTED

L2.2



220 BELGATOS RD
LOS GATOS, CA

PLANTING
DETAILS

DESIGN

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BEN LOMOND, CA 95005
(831) 336-3100

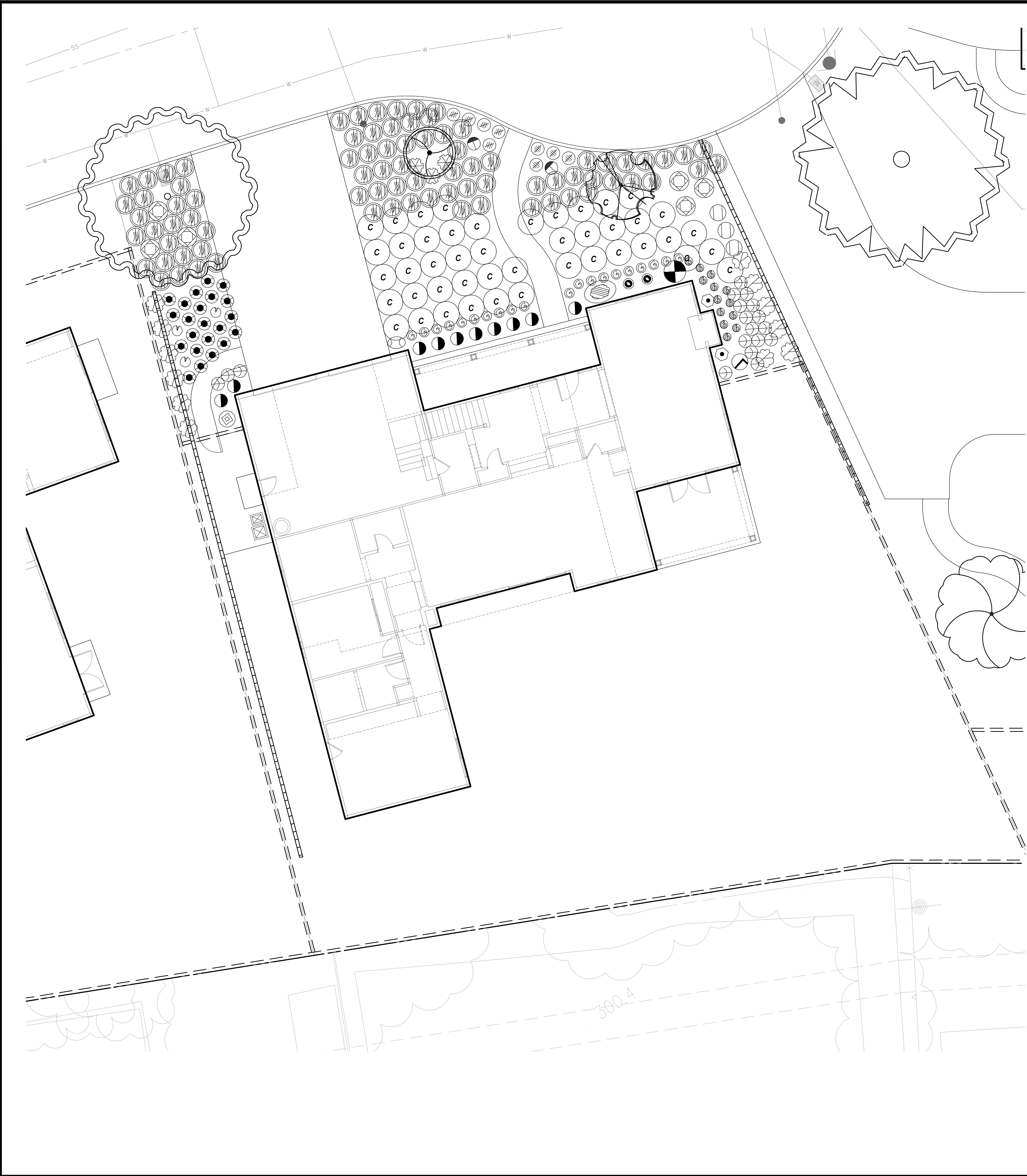
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

L2.3



TYPICAL PLANTING - 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
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'



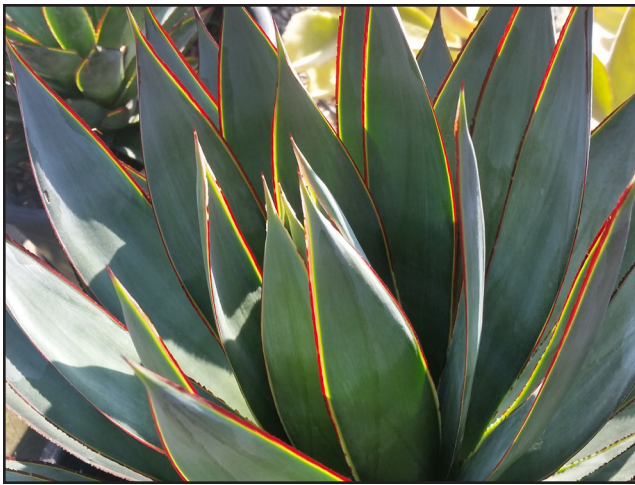
ACHILLEA 'MOONSHINE'



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



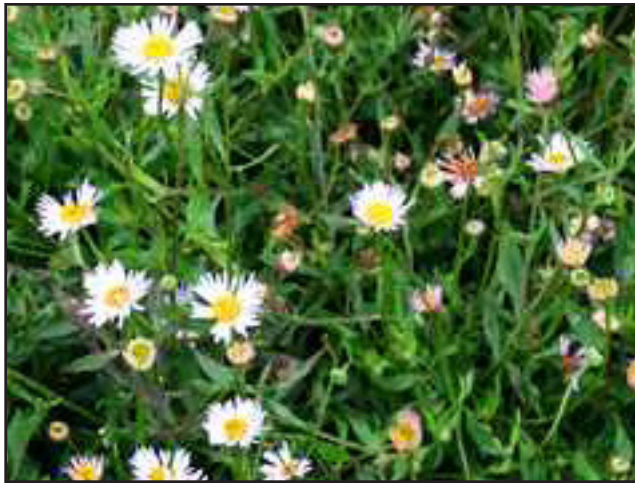
CHONDROPETALUM TECTORUM 'EL
CAMPO'



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



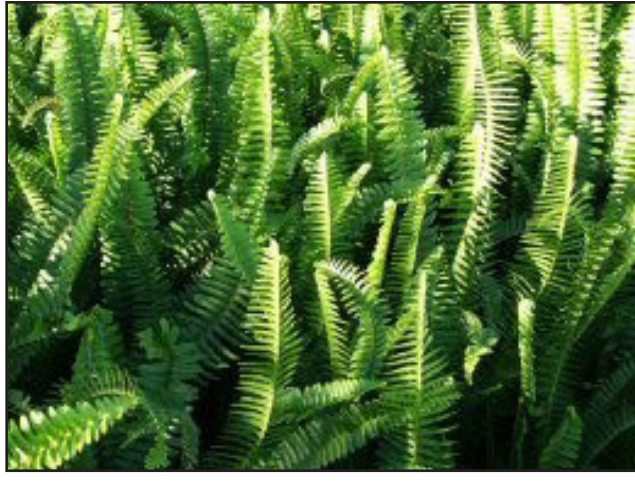
LOMANDRA LONGIFOLIA 'BREEZE'



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'



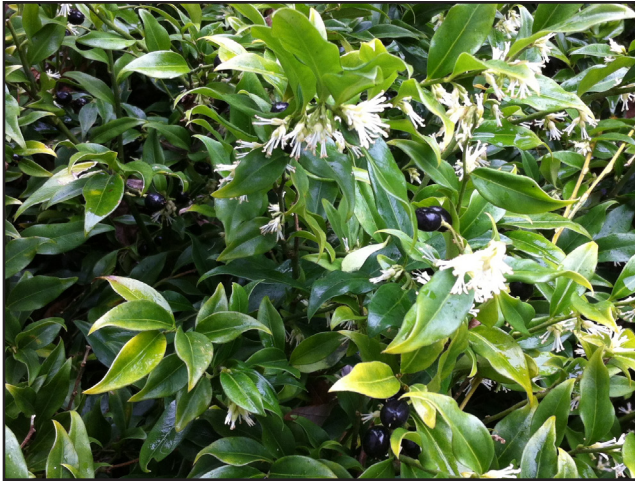
ROSA 'LADY BANKSIA' - WHITE



ROSMARINUS OFFICINALIS 'TUSCAN
BLUE'



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SYRINGA VULGARIS



WOODWARDIA FIMBRIATA

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PLANT PALETTE

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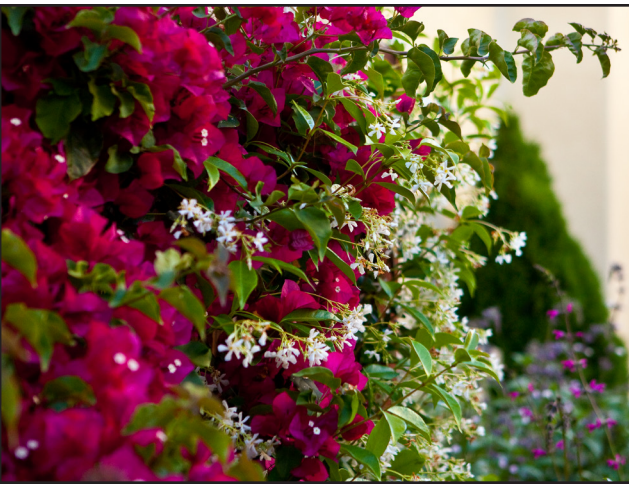
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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. DISSECTUM
'EVER RED'



LAGERSTROEMIA X 'MUSKOGEE'



PISTACIA CHINENSIS



PLATANUS X ACERIFOLIA
'COLUMBIA'



QUERCUS AGRIFOLIA



QUERCUS LOBATA

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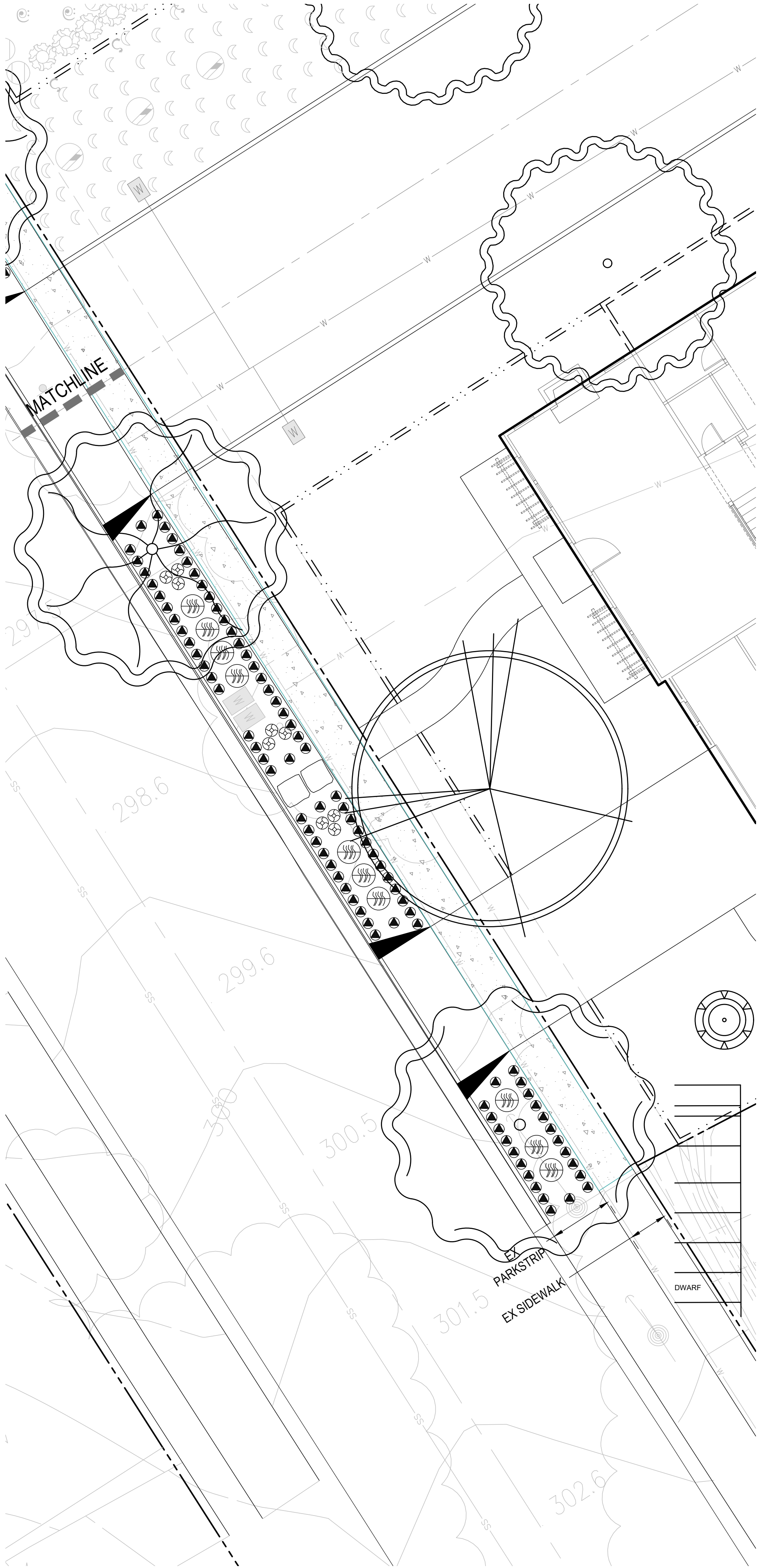
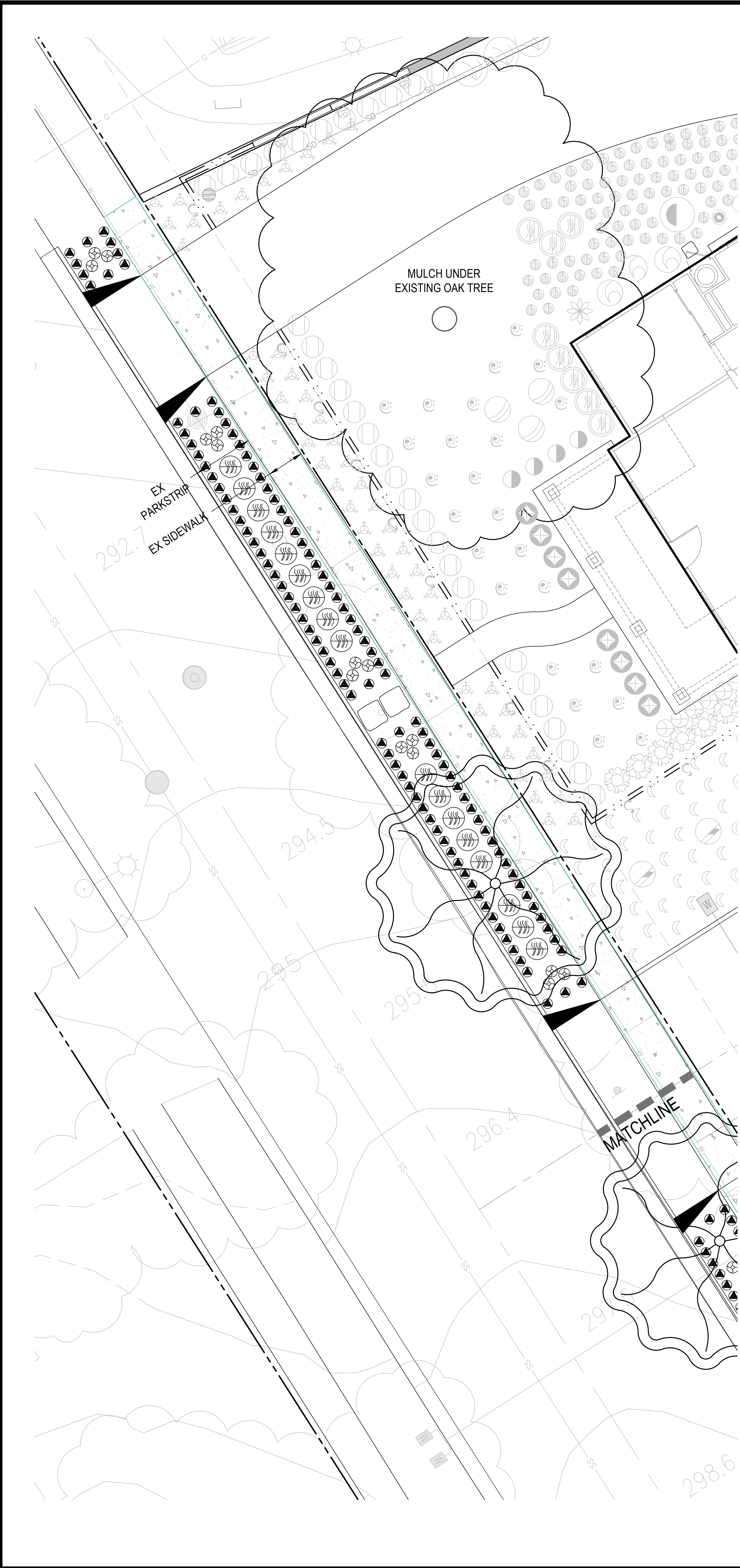
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LANDSCAPE ARCHITECTURE
& CONSTRUCTION

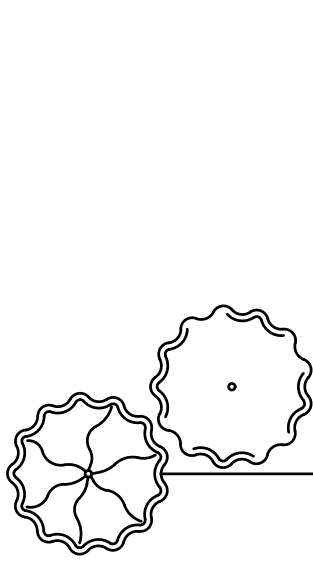


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DRAWN BY: KH
SCALE: NTS

L3.3



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



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

- 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
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OFFSITE
PLANTING:
BELGATOS RD.

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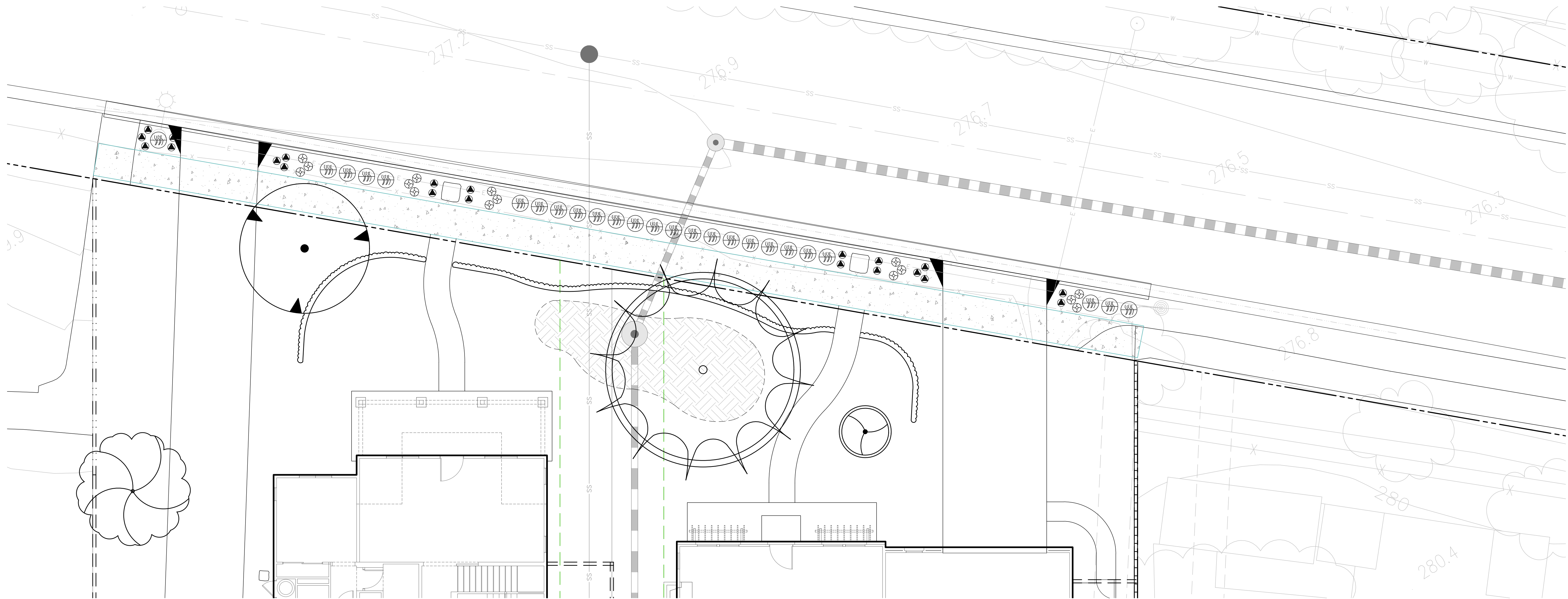
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LANDSCAPE ARCHITECTURE
& CONSTRUCTION



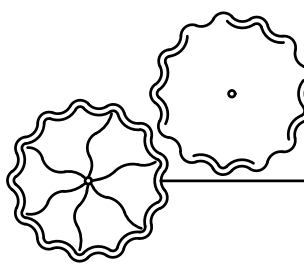
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DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L4.1





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



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

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

220 BELGATOS RD
LOS GATOS, CA

OFFSITE
PLANTING:
BELVUE DR.

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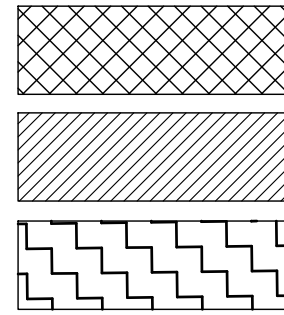
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

L4.2





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



220 BELGATOS RD
LOS GATOS, CA

HYDROZONE

DESIGN

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
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DRAWN BY: KH,MO
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