ARCHITECTURE AND SITE APPLICATION

220 BELGATOS ROAD

LOS GATOS CALIFORNIA

LOT 13

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT LINE
		CURB, GUTTER, SIDEWALK & DRIVEWAY
SS	EXSS	SANITARY SEWER PIPE & MANHOLE
SD	EXSD	STORM DRAIN PIPE & MANHOLE
WT	EXWT	WATER MAIN & VALVE
RW	EXRW	RECYCLED WATER MAIN & VALVE
OH	OH	OVERHEAD LINE
		CURB INLET
		FIELD INLET
		JUNCTION BOX
SD	SD	AREA DRAIN PIPE & AREA DRAIN
		FIRE HYDRANT
W ARV	W ARV	WATER METER & AIR RELEASE VALVE
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		CURB RAMP
		STORMWATER TREATMENT PLANTER
		UNDERGROUND STORMWATER STORAGE

PROJECT DESCRIPTION:

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

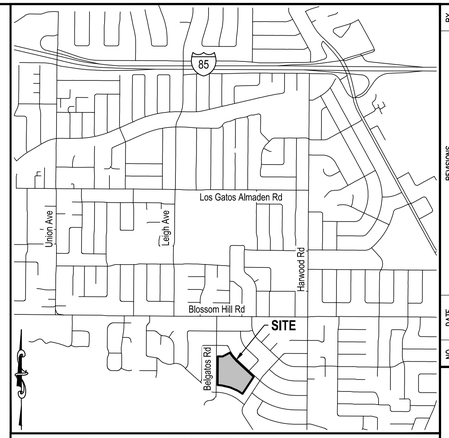
1. SUBDIVISION APPROVAL OF THE 9.1–ACRE PROPERTY: EXISTING ZONING: R–1:10, NO PROPOSED CHANGE
   a. SCHOOL SITE LOT (4.8–ACRES)
   b. THIRTEEN (13) SINGLE FAMILY RESIDENTIAL LOTS
   c. PRIVATE STREET

   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.

KEY MAP
SCALE: 1"=80'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

APN 528-25-005, 220 Belgatos Road
Lot 13: 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	12,988 SF	Min. 10,000 SF
Total Unit(s):		1 Unit - 2 Stories	
ADU/JADU:		1 ADU (Attached)	
Average Slope:	6.0%	TBD	
Reduction Factor:		TBD	
Net Lot Size:		12,988 SF	
Lot Frontage		161.8'	Min. 80'
Lot Depth		100.13'	Min. 100'
Square Footage:			
1st Floor SF:		1,638 SF	
2nd Floor SF:		1,777 SF	
Total Conditioned SF:		3,415 SF	Max. 4,143 SF
Garage SF		560 SF	Max. 1,039 SF
Total Coutable SF		3,975 SF	Max. 5,182 SF
ADU SF		800 SF [2]	Exempt
Floor Area Ratio (FAR):			
FAR[1] - Home		FAR 0.28	Max. FAR 0.32 [2]
FAR[1] - Garage		FAR 0.04	Max. FAR 0.08 [2]
Setbacks:			
Set Back - Front Yard		Avg. 25.7' [4]	Min. 25' [4]
Set Back - Back Yard		26.9'	Min. 20'
Set Back - Side Yard		10'	Min. 10'
Set Back - Street Side		n/a	Min. 15'
Other:			
Plan Type:		Plan 3X	
Fence Height		8'	Fence Height Exception[5]

1.[A] = Gross Lot Area Home FAR[2] = 1.1 x 0.35 x { (A-5)/25 x .20 } || Garage FAR = 0.10 x { (A-5)/25 x .07 }

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

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

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:

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

ARCHITECTURE:

RHA
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE | SUITE 170 | IRVINE, CA 92612
949.655.1550 | WWW.ROBERTHIDEY.COM

LANDSCAPE:

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION
PO BOX 485
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

NO.	DATE	REVISIONS	BY

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SAN JOSE, CA 95126

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

DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23–149
SHEET	C1

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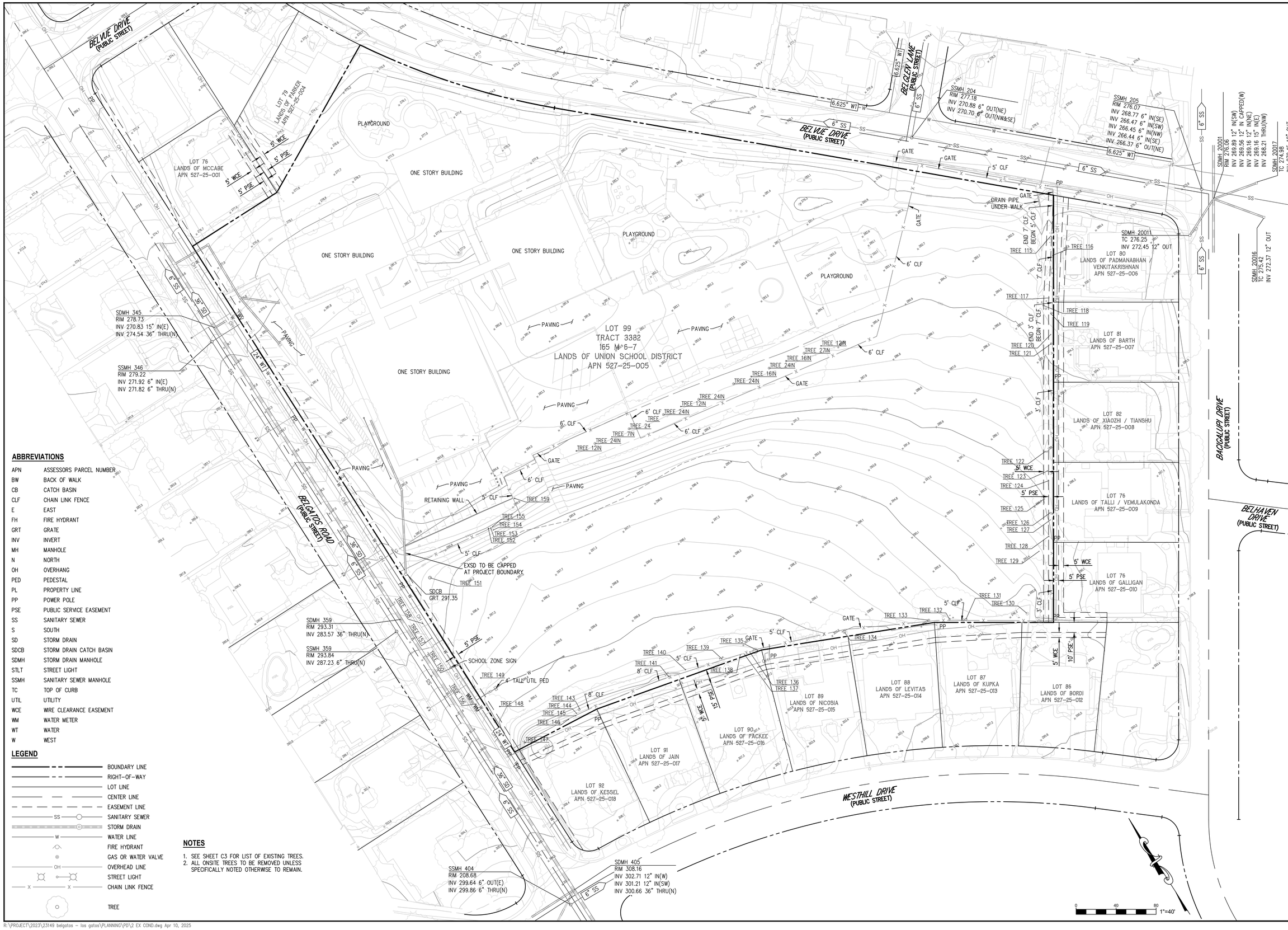

ABBREVIATIONS

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
- STORM DRAIN
- W — WATER LINE
- FIRE HYDRANT
- GAS OR WATER VALVE
- OH — OVERHEAD LINE
- STREET LIGHT
- X — X — CHAIN LINK FENCE
- 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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PLANNING

220 BELGATOS ROAD

ARCHITECTURE AND SITE APPLICATION
EXISTING CONDITIONS

LOS GATOS CALIFORNIA

DATE	04/09/2025
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DRAWN	CH
JOB NO.	23-149

SHEET C2

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220 Belgatos Trees

Table 1

Tree Species	I.D. Number	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition
coast live oak (*Quercus agrifolia*)	115	Multi 4	25	20	Good
ash (*Fraxinus uhdei*)	116	Multi 3	25	20	Good
coast live oak (*Quercus agrifolia*)	117	4	25	20	Good
Canary island pine (*Pines canariensis*)	118	20, 20, 12, 13, 10	35	35	Poor
coast live oak (*Quercus agrifolia*)	119	4	25	10	Good
ash (*Fraxinus uhdei*)	120	7	25	15	Good
valley oak (*Quercus lobata*)	121	20	30	25	Good
coast live oak (*Quercus agrifolia*)	122	13	30	25	Good
coast live oak (*Quercus agrifolia*)	123	12	30	25	Good
coast live oak (*Quercus agrifolia*)	124	12	30	25	Good
coast live oak (*Quercus agrifolia*)	125	15	25	25	Fair
coast live oak (*Quercus agrifolia*)	126	12, 6	25	25	Fair
valley oak (*Quercus lobata*)	127	8	25	15	Fair
coast live oak (*Quercus agrifolia*)	128	12	30	20	Good
deodar cedar (*Cedars deodar)*	129	8	15	15	Poor
coast live oak (*Quercus agrifolia*)	130	Multi 3	25	20	Good
coast live oak (*Quercus agrifolia*)	131	24, 24	45	45	Poor
coast live oak (*Quercus agrifolia*)	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 (*Quercus agrifolia*)	133	24	45	45	Poor
Peruvian pepper (*Schinus molle*)	134	36	45	45	Good
coast redwood (*Sequoia sempervirens*)	135	30, 28	45	30	Poor
coast live oak (*Quercus agrifolia*)	136	4	15	15	Poor
coast live oak (*Quercus agrifolia*)	137	4	15	15	Poor
coast live oak (*Quercus agrifolia*)	138	7	25	25	Poor
coast live oak (*Quercus agrifolia*)	139	10,12, 13	25	25	Fair
coast live oak (*Quercus agrifolia*)	140	12	25	25	Fair
coast live oak (*Quercus agrifolia*)	141	8, 8, 8, 15	25	30	Fair
coast live oak (*Quercus agrifolia*)	142	12	15	15	Fair
coast live oak (*Quercus agrifolia*)	143	13, 13	30	30	Poor
Brazilian pepper (*Schinus terebinthifolia*)	144	5	25	25	Fair
valley oak (*Quercus lobata*)	145	8,7	25	25	Fair
coast live oak (*Quercus agrifolia*)	146	12	25	25	Fair
laurel (*Laurus nobilis*)	147	10	20	20	Good
birch (*Betula pendula*)	148	10	20	15	Very poor
Japanese pine (*Pinus densiflora*)	149	10, 8, 10, 11	25	25	Fair
silk tree (*Albizia julibrissin*)	150	11, 10	25	25	Fair

220 Belgatos Trees

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

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

NO.	DATE	REVISIONS	BY
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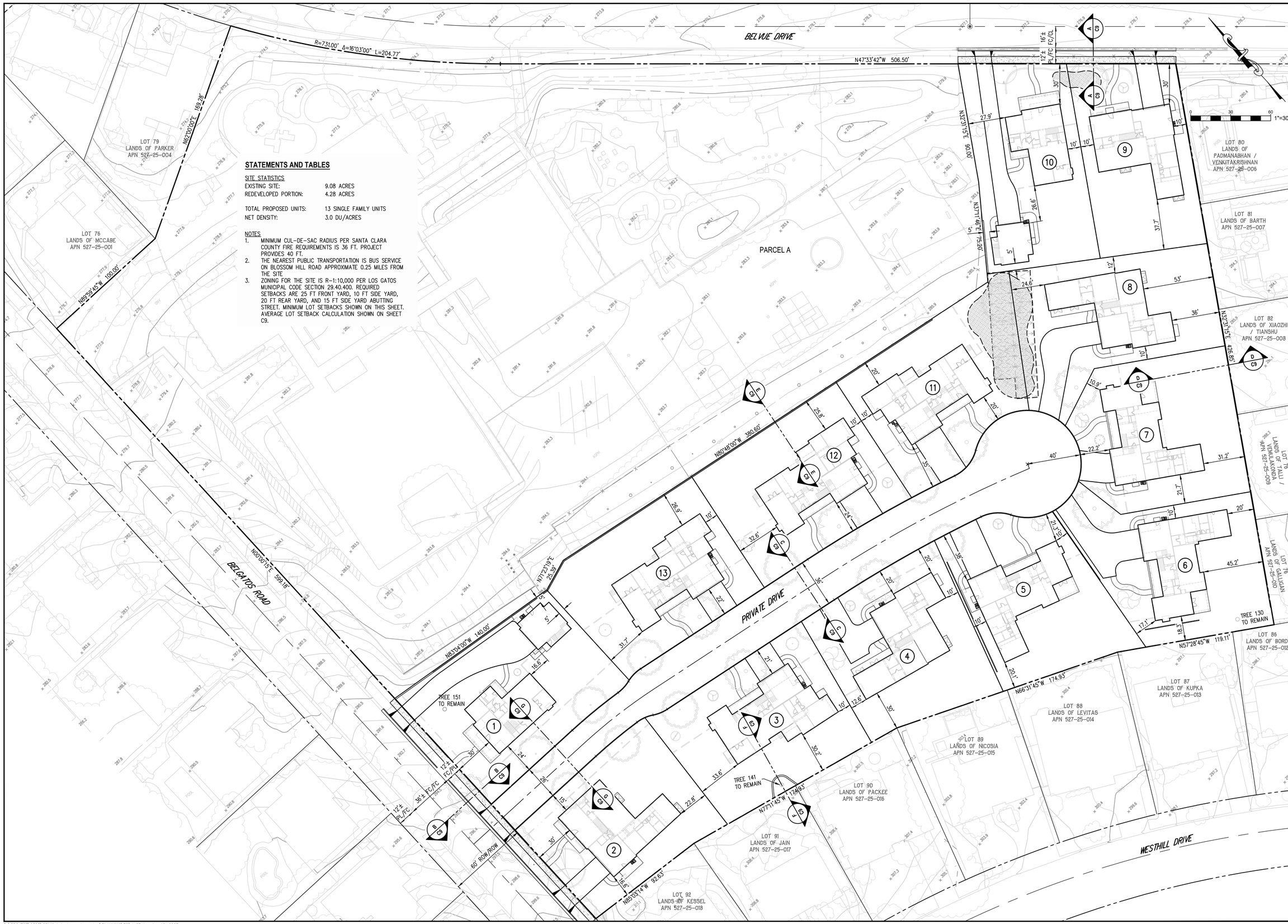
220 BELGATOS ROAD
PLANNING
ARCHITECTURE AND SITE APPLICATION
ARBORIST REPORT
LOS GATOS
CALIFORNIA

DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	C3



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

DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149

SHEET C4
4 OF 9 SHEETS

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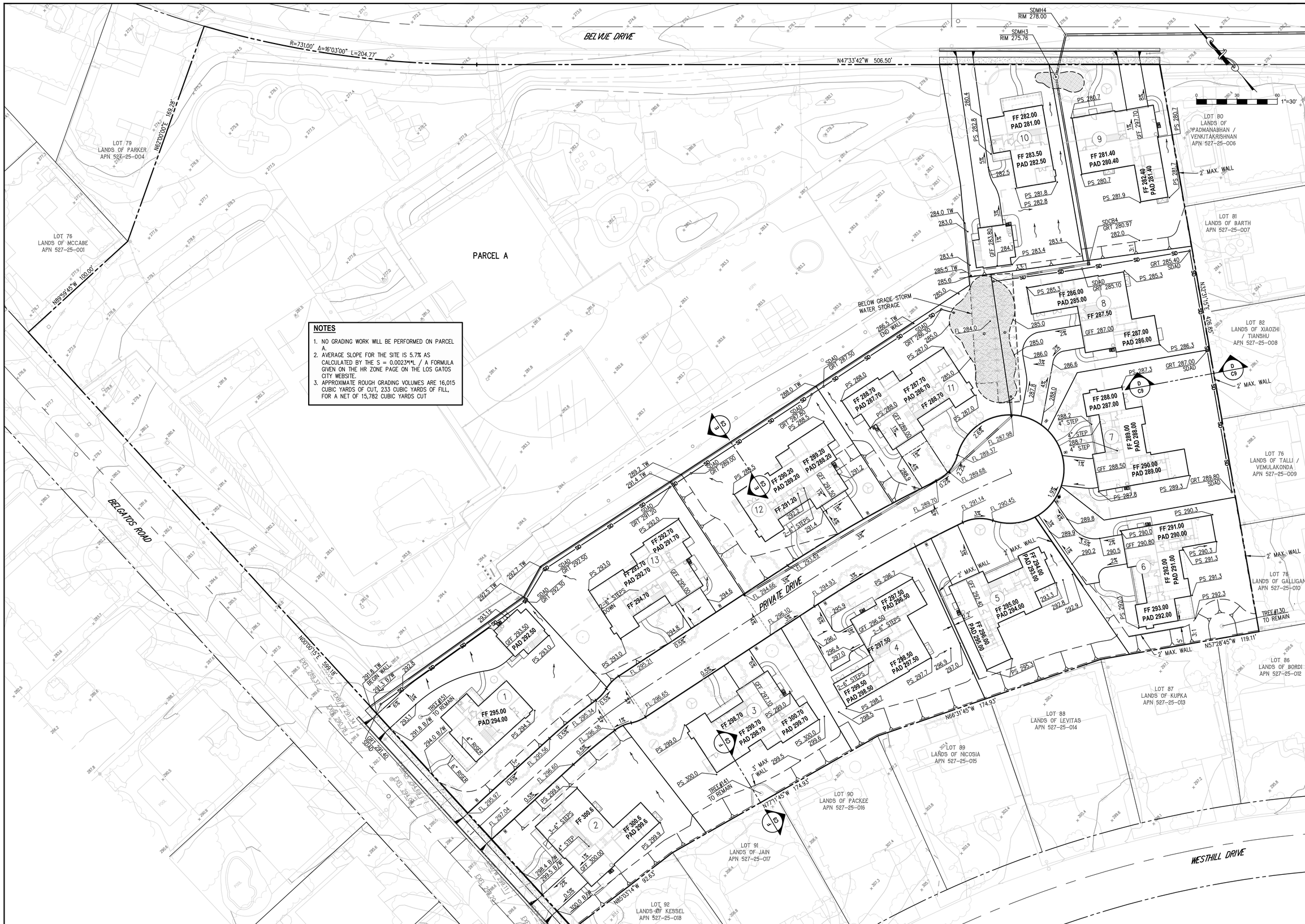

NOTES

1. NO GRADING WORK WILL BE PERFORMED ON PARCEL A.
2. AVERAGE SLOPE FOR THE SITE IS 5.7% AS CALCULATED BY THE S = 0.0023*I*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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220 BELGATOS ROAD

PLANNING

ARCHITECTURE AND SITE APPLICATION
GRADING & DRAINAGE PLAN

LOS GATOS CALIFORNIA

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

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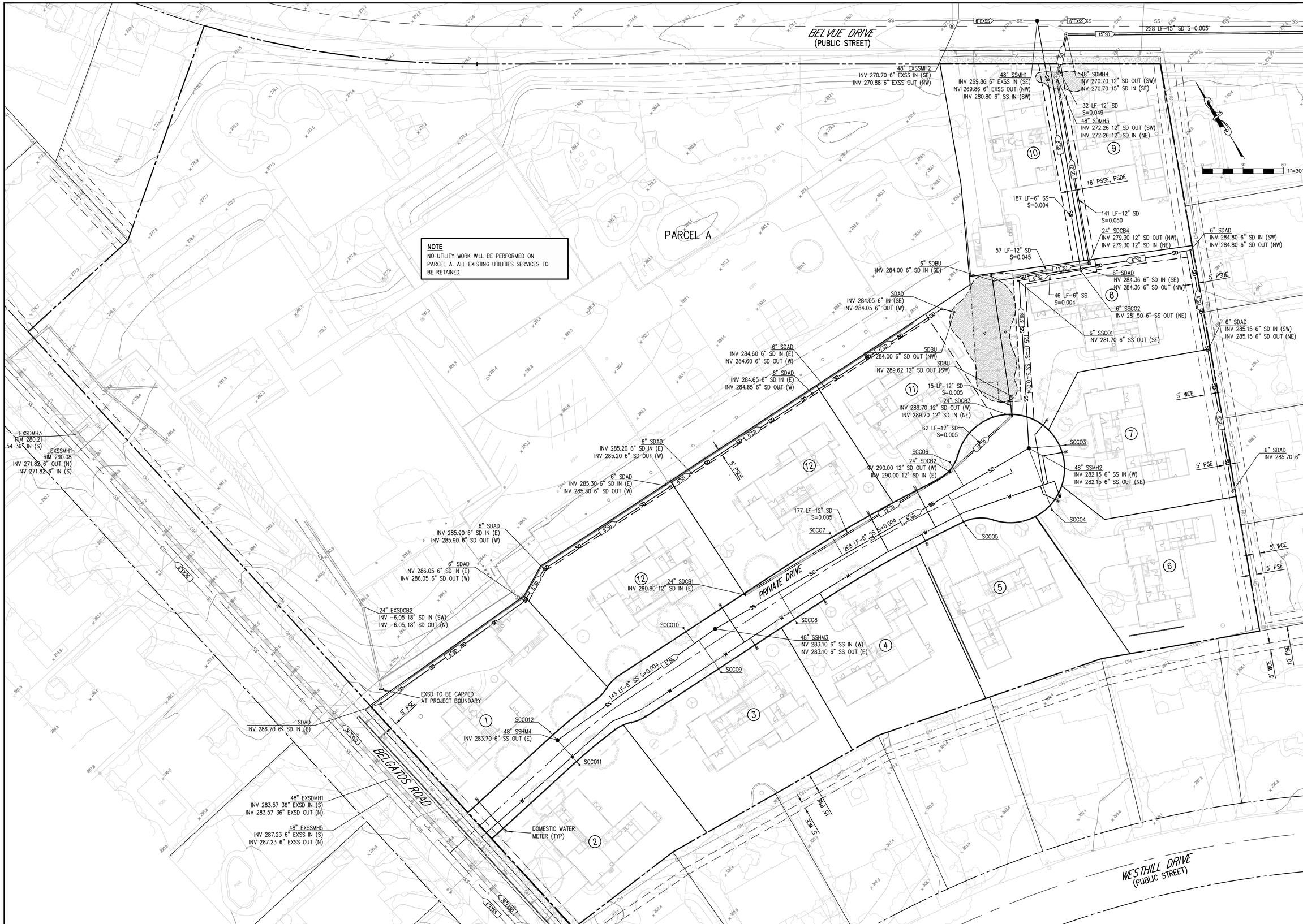

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SAN JOSE, CA 95126

PLANNING

220 BELGATOS ROAD

ARCHITECTURE AND SITE APPLICATION
OVERALL UTILITY PLAN

LOS GATOS CALIFORNIA

DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	C6
	6 OF 9 SHEETS

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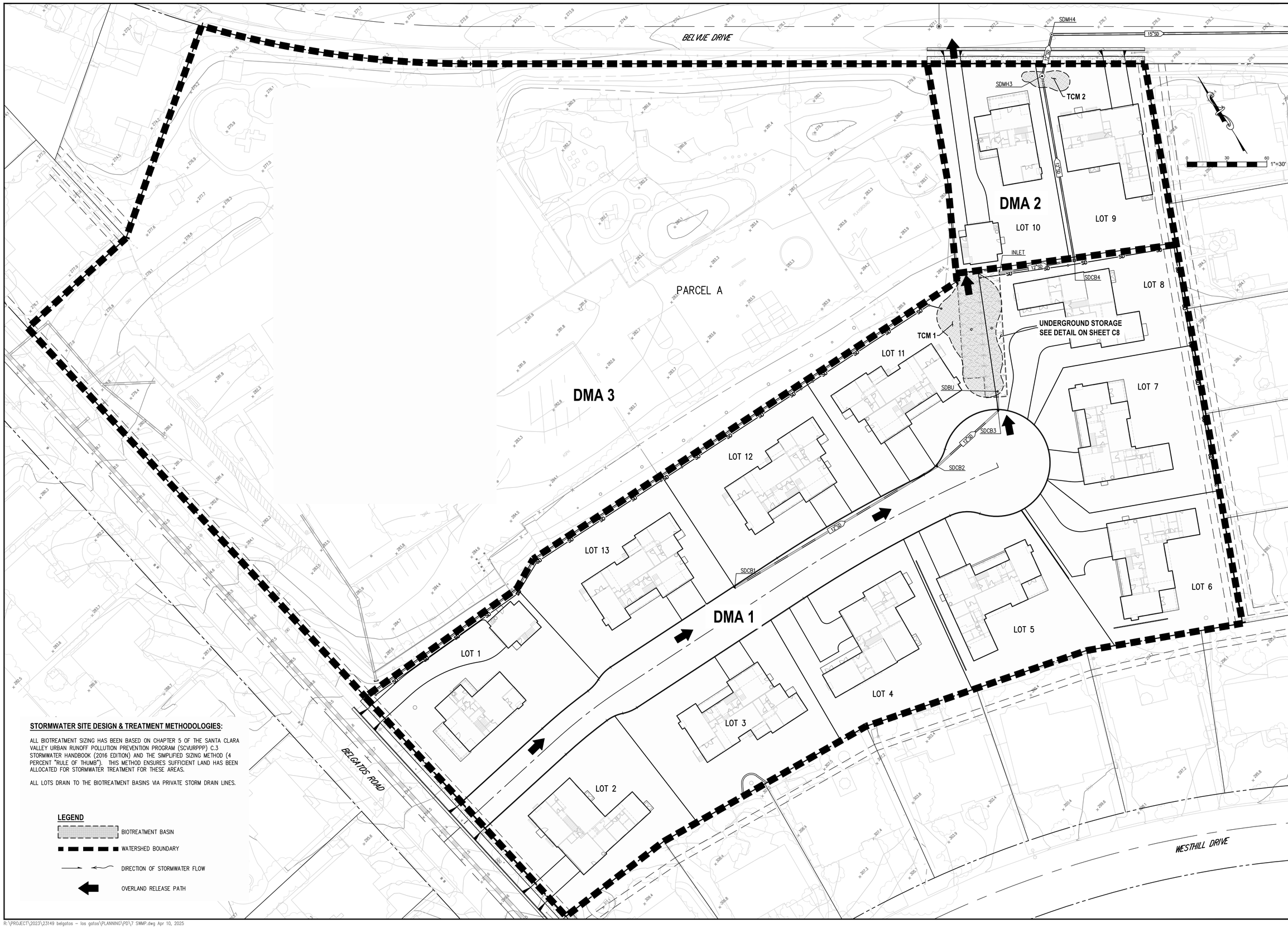

STORMWATER SITE DESIGN & TREATMENT METHODOLOGIES:

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

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SAN JOSE, CA 95126

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

DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149
SHEET	C7
	7 OF 9 SHEETS

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TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Media Filter					
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 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)	Treatment Credit (s.f.)	Comments
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:

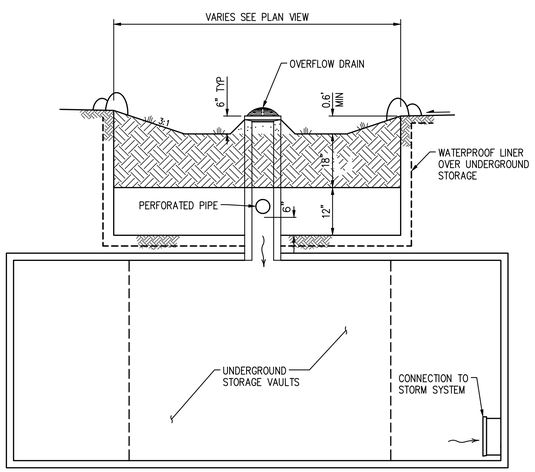
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required

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)

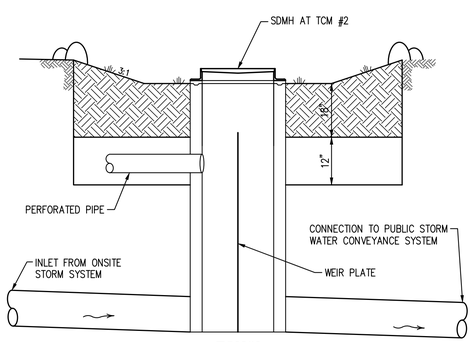
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.

5 The project alters less than 50 percent of the existing impervious surface, therefore only stormwater runof 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.



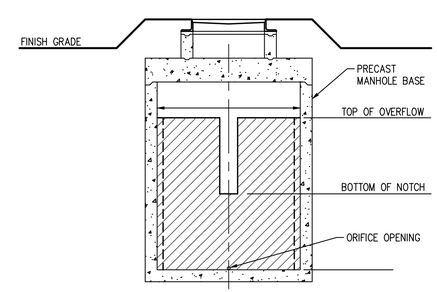
TCM#1

BIOTREATMENT BASIN LOCATED ABOVE UNDERGROUND STORAGE VAULTS



TCM#2

BIOTREATMENT BASIN WITH OUTLET CONTROL MANHOLE AND WEIR PLATE



WEIR MANHOLE DETAIL

NTS

SCHEMATIC HYDROMODIFICATION SYSTEM

NTS

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220 BELGATOS ROAD

PLANNING

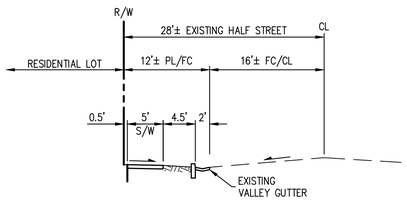
ARCHITECTURE AND SITE APPLICATION
SW NOTES AND DETAILS

LOS GATOS CALIFORNIA

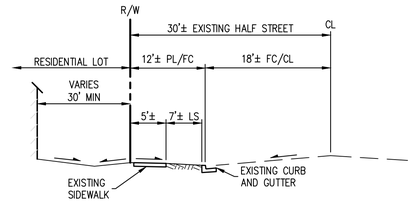
DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	23-149

SHEET **C8**

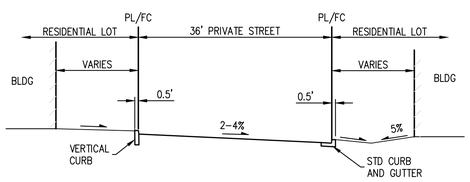
8 OF 9 SHEETS



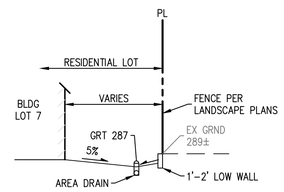
SECTION A-A
BELVUE DRIVE
SCALE: NTS



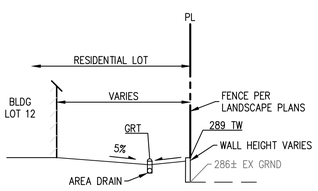
SECTION B-B
BELGATOS ROAD
SCALE: NTS



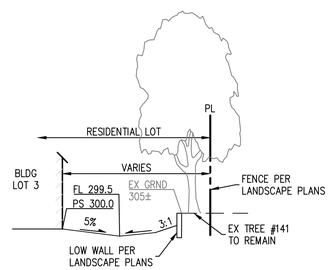
SECTION C-C
PRIVATE STREET
SCALE: NTS



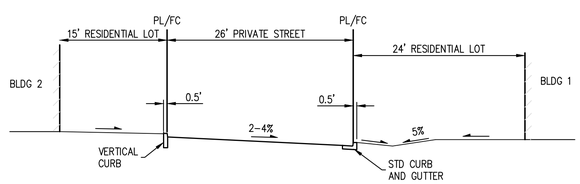
SECTION D-D
EASTERN BOUNDARY CONDITION
SCALE: NTS



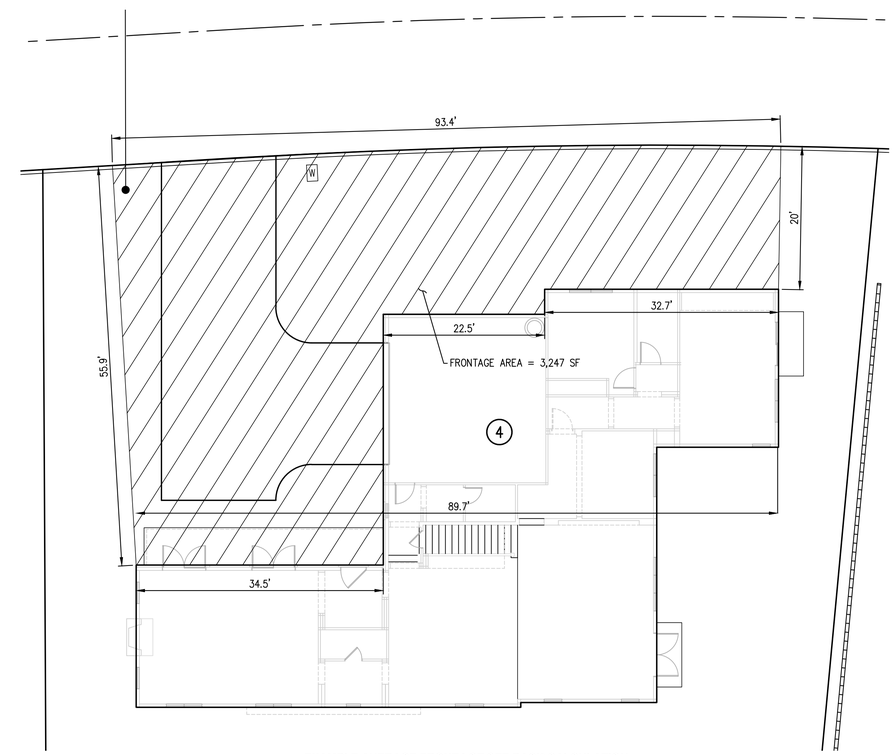
SECTION E-E
NORTHERN BOUNDARY CONDITION
SCALE: NTS



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."

NO.	DATE	REVISIONS	BY

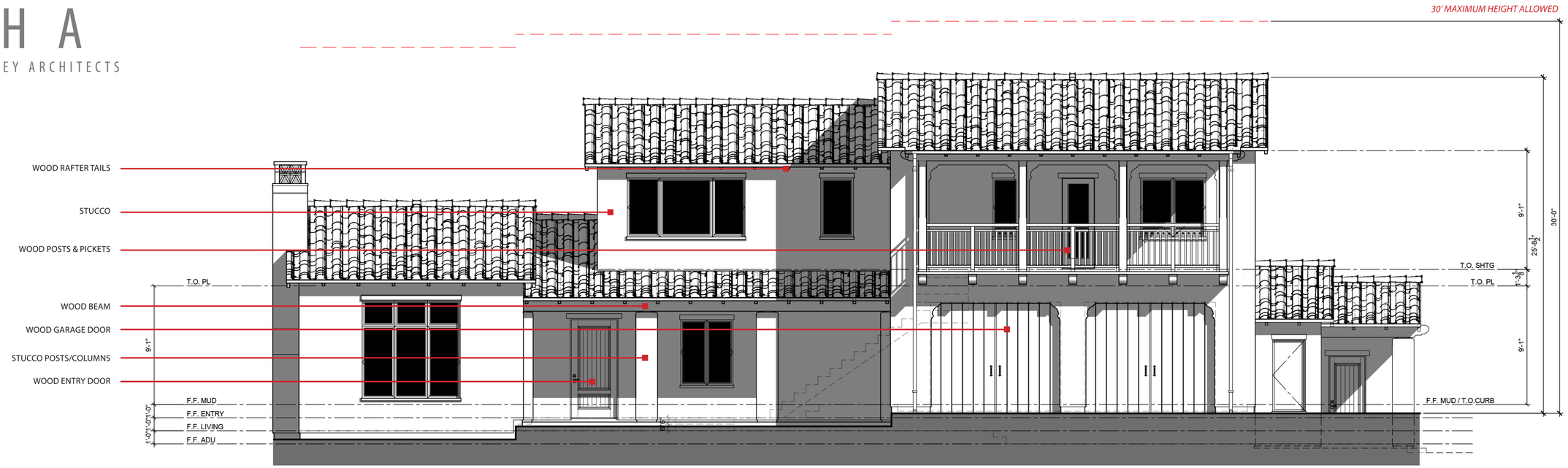
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

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

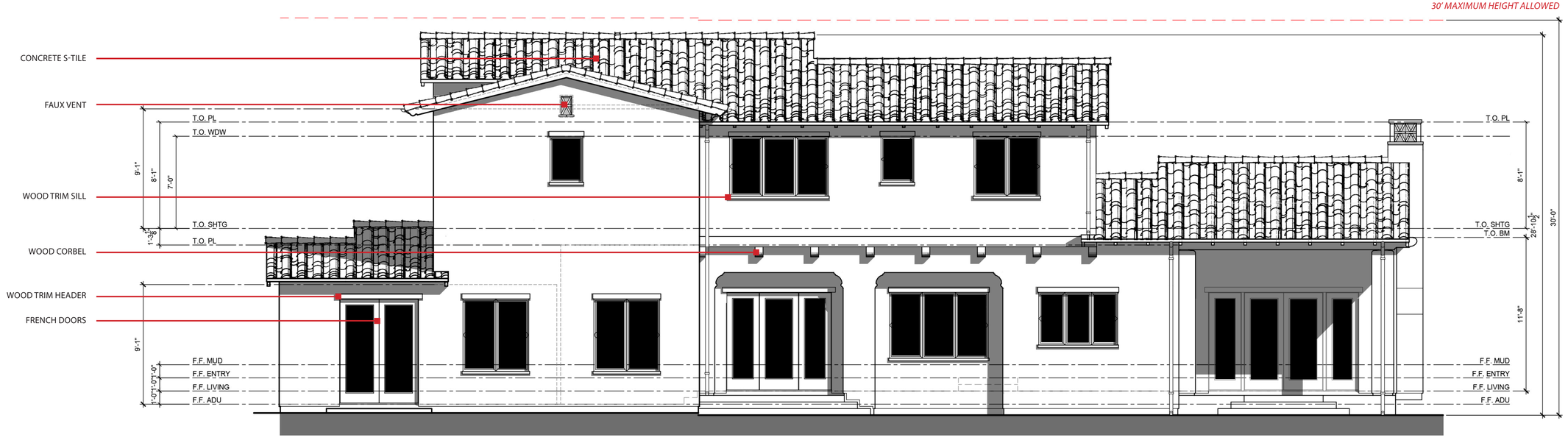
PLANNING
220 BELGATOS ROAD
ARCHITECTURE AND SITE APPLICATION SECTIONS
LOS GATOS CALIFORNIA

DATE	04/09/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	AM
JOB NO.	23-149
SHEET	C9
	9 OF 9 SHEETS

R H A
ROBERT HIDEY ARCHITECTS



FRONT



REAR

PLAN 3X
SPANISH ELEVATIONS

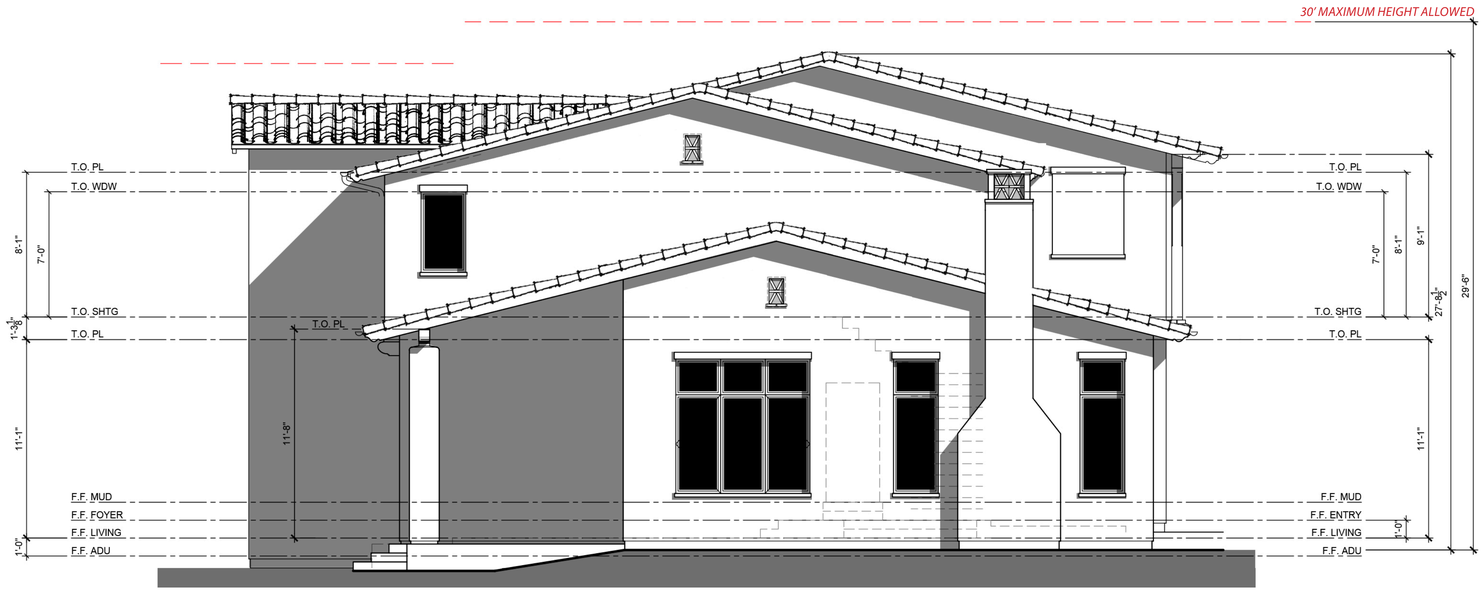
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

BELGATOS
LOS GATOS, CALIFORNIA

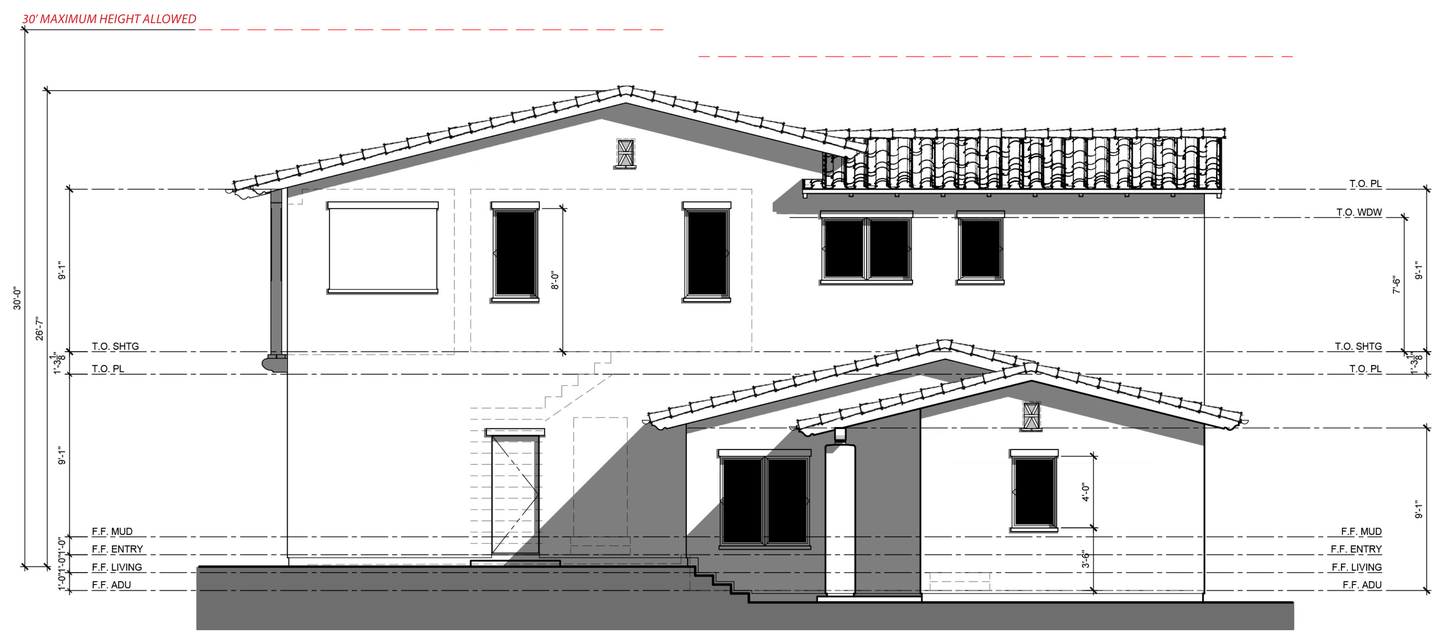
ROBSON HOMES

23055.04 03/31/2025

R H A
ROBERT HIDEY ARCHITECTS



LEFT



RIGHT

PLAN 3X
SPANISH ELEVATIONS

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/31/2025

R H A
ROBERT HIDEY ARCHITECTS

FIRST FLOOR

PLAN 3X

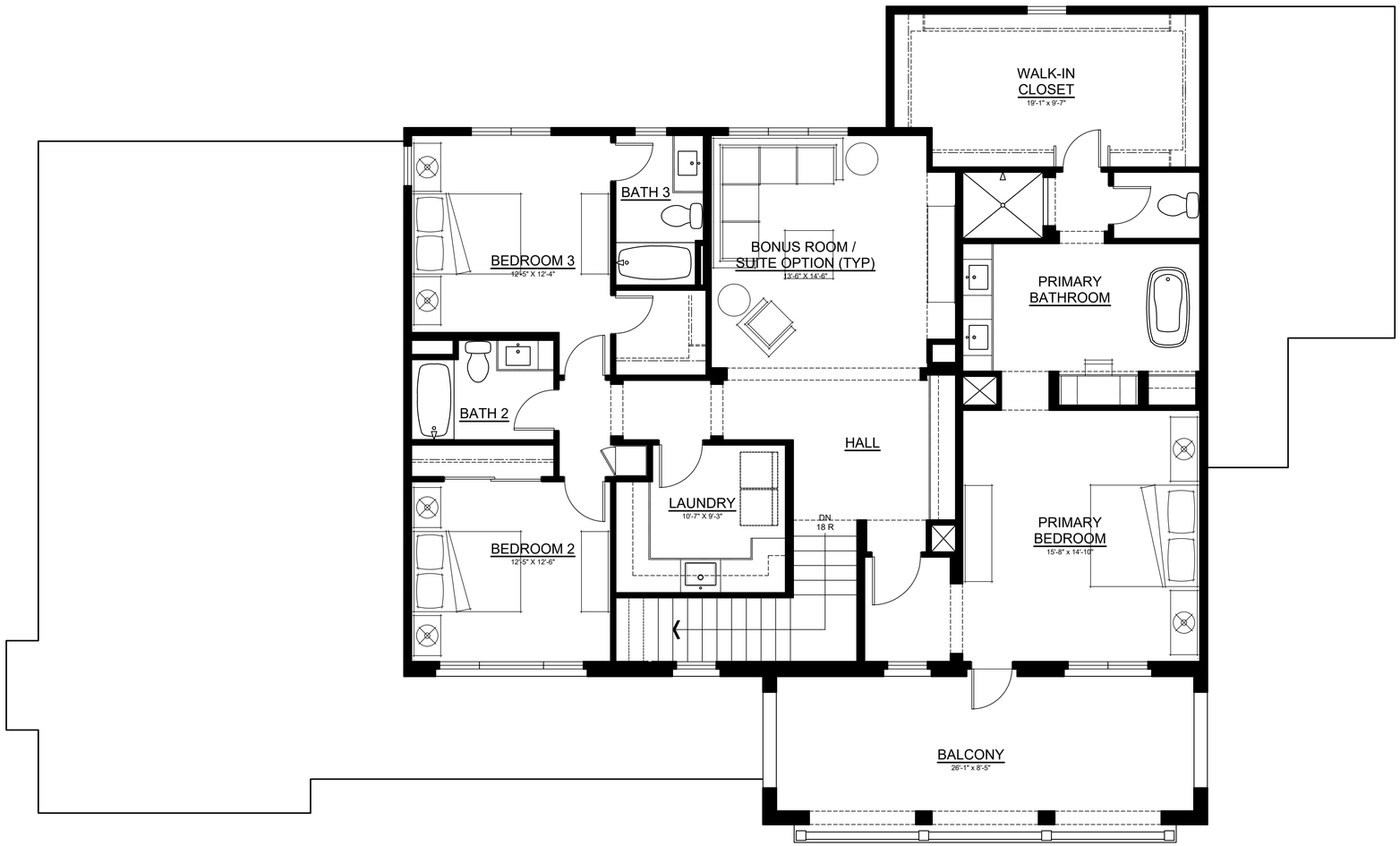
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/31/2025

R H A
ROBERT HIDEY ARCHITECTS



SECOND FLOOR

PLAN 3X

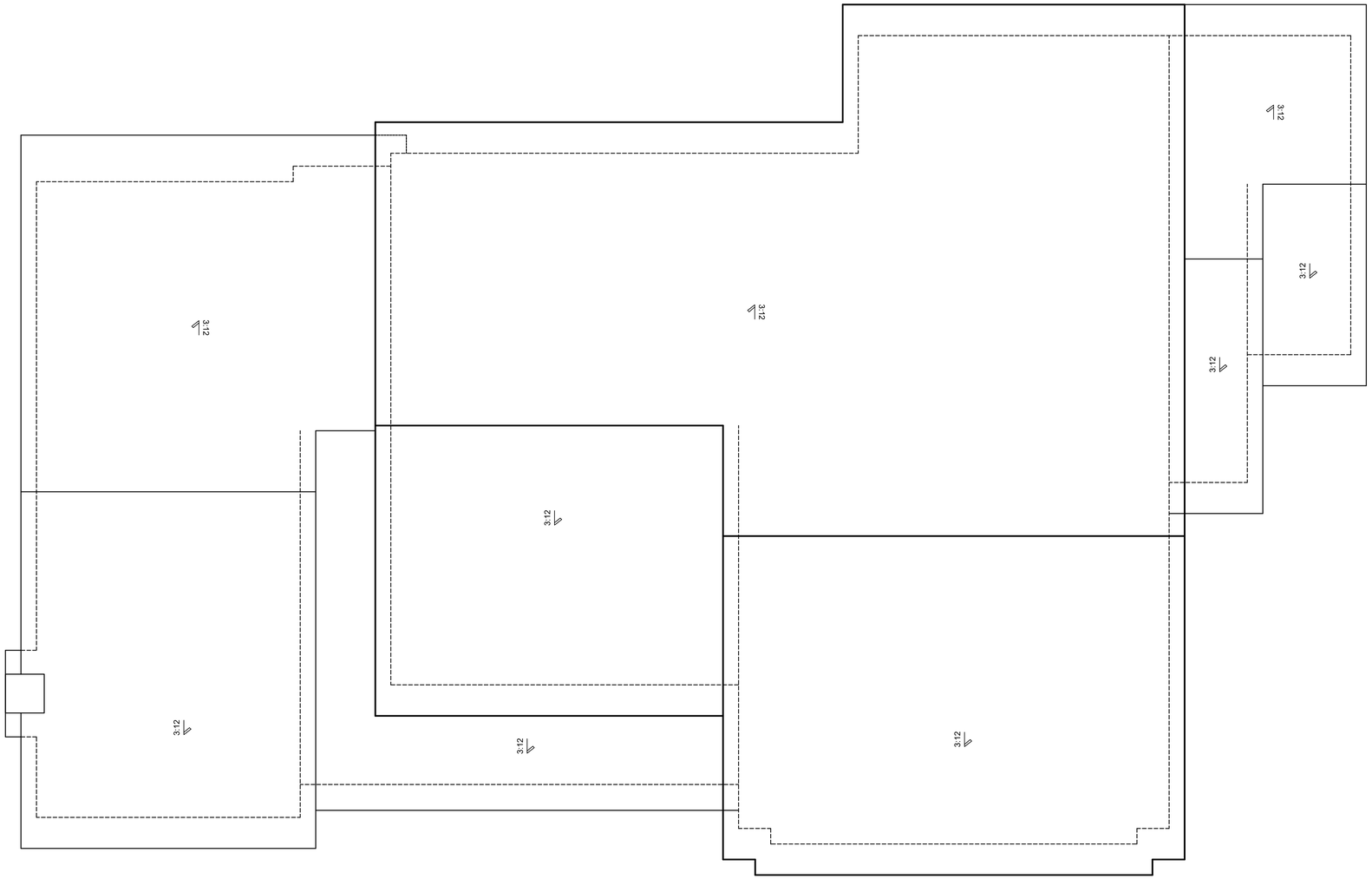
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/31/2025

R H A
ROBERT HIDEY ARCHITECTS



ROOF PLAN

PLAN 3X

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/31/2025

R H A
ROBERT HIDEY ARCHITECTS

SUMMER SOLSTICE
9:00 AM

SHADOW STUDY
DIAGRAM

N

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/07/25

A.30

R H A
ROBERT HIDEY ARCHITECTS

SUMMER SOLSTICE
12:00 PM

SHADOW STUDY
DIAGRAM

N

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/07/25

A.31

R H A
ROBERT HIDEY ARCHITECTS

SUMMER SOLSTICE
3:00 PM

SHADOW STUDY
DIAGRAM

N

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/07/25

A.32

R H A
ROBERT HIDEY ARCHITECTS

WINTER SOLSTICE
9:00 AM

SHADOW STUDY
DIAGRAM

N

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/07/25

A.33

R H A
ROBERT HIDEY ARCHITECTS

WINTER SOLSTICE
12:00 PM

SHADOW STUDY
DIAGRAM

N

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

23055.04 03/07/25

A.34

R H A
ROBERT HIDEY ARCHITECTS

WINTER SOLSTICE
3:00 PM

SHADOW STUDY
DIAGRAM

N

BELGATOS
LOS GATOS, CALIFORNIA

ROBSON HOMES

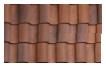
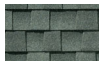
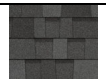
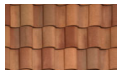
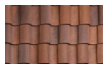
23055.04 03/07/25

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** ANTIQUE LACE	**BM 993** BEACHCOMBER	**KM 4585** LOVER'S HIDEAWAY	**MATCH WINDOW**	**BM 993** BEACHCOMBER	**005 SAGE GREEN**	**N/A**	**SANTA BARBARA 8403** EAGLE CAPISTRANO	
12 SPANISH	**PPG 1085-2** BONE WHITE	**DE DET 628** CHARCOAL SKETCH	**KM 4704** DUSTY TRAIL RIDER	**PPG 13-03** BURGUNDY WINE	**DE DET 628** CHARCOAL SKETCH	**024 BRONZE**	**N/A**	**PIEDMONT 3636** EAGLE CAPISTRANO	
13 SPANISH	**DE DEC 742** CAMEO	**BM CC 512** BARNBOARD	**KM 5773** RAW SUGAR	**BM 1582** DEEP RIVER	**BM CC 512** BARNBOARD	**060 BLACK SABLE**	**N/A**	**SUNRISE** EAGEL CAPISTRANO	

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

PAGE 1 OF 1

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

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

BELGATOS

ROBSON HOMES

LOT 13

(APPLICABLE TO SPANISH)

SUNRISE

TRIM &
GARAGE

BM CC-512
BARNBOARD

STUCCO BODY

DE DEC 742
CAMEO

STUCCO ACCENT
AND PRECAST

KM 5773
RAW SUGAR

ENTRY DOORS

BM 1582
DEEP DIVE

WINDOWS

060
BLACK SABLE

4-02-25

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

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/31/2025
STATE OF CALIFORNIA

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

L1.1

LEGEND

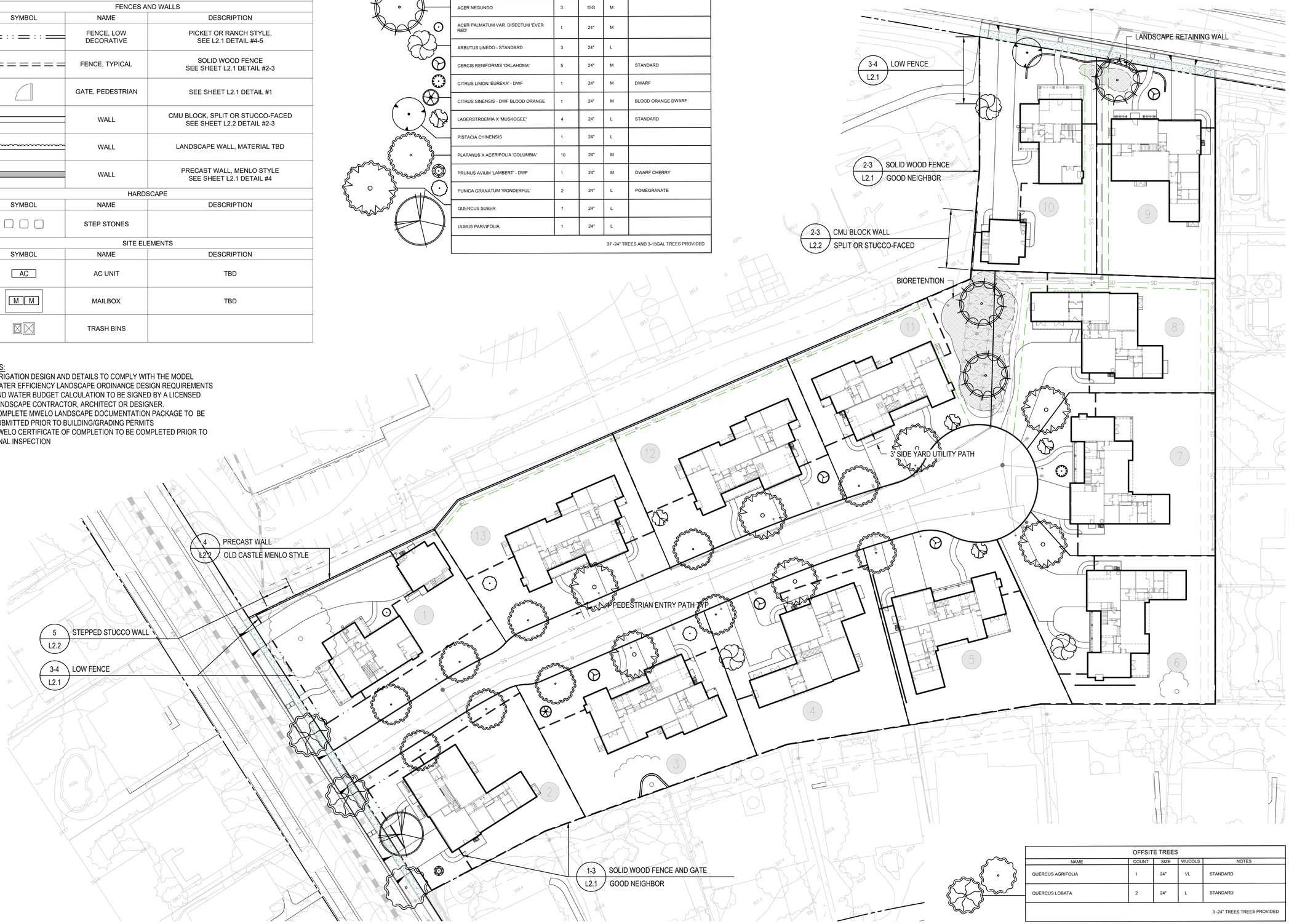
SYMBOL	NAME	DESCRIPTION
FENCES AND WALLS		
	FENCE, LOW DECORATIVE	PICKET OR RANCH STYLE, SEE L2.1 DETAIL #4-5
	FENCE, TYPICAL	SOLID WOOD FENCE SEE SHEET L2.1 DETAIL #2-3
	GATE, PEDESTRIAN	SEE SHEET L2.1 DETAIL #1
	WALL	CMU BLOCK, SPLIT OR STUCCO-FACED SEE SHEET L2.2 DETAIL #2-3
	WALL	LANDSCAPE WALL,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

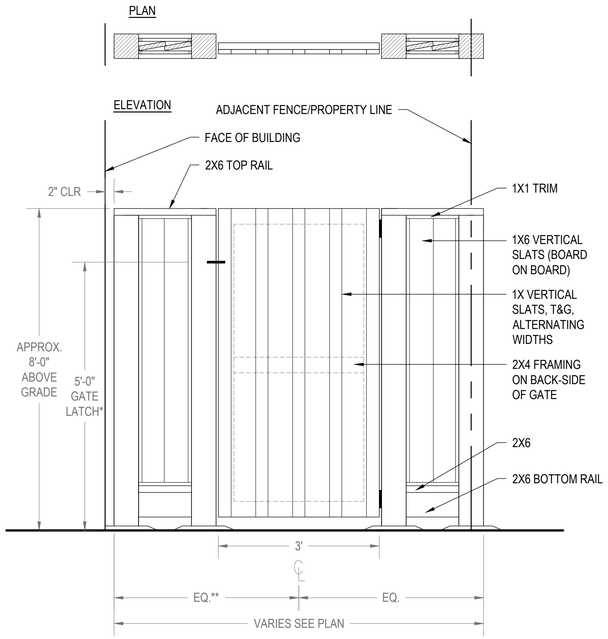
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/31/2025
STATE OF CALIFORNIA

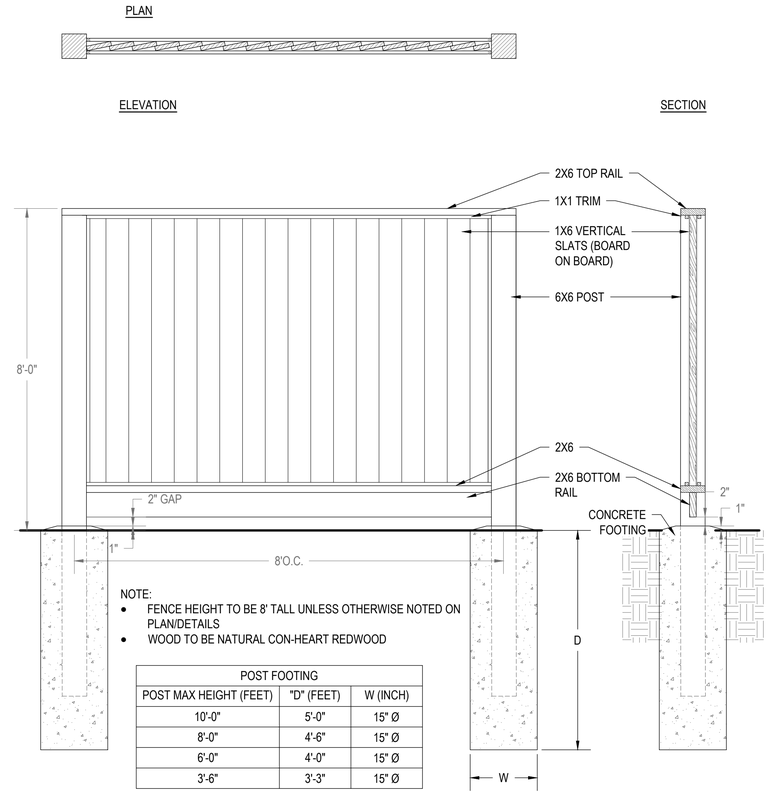
REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=30'-0"

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

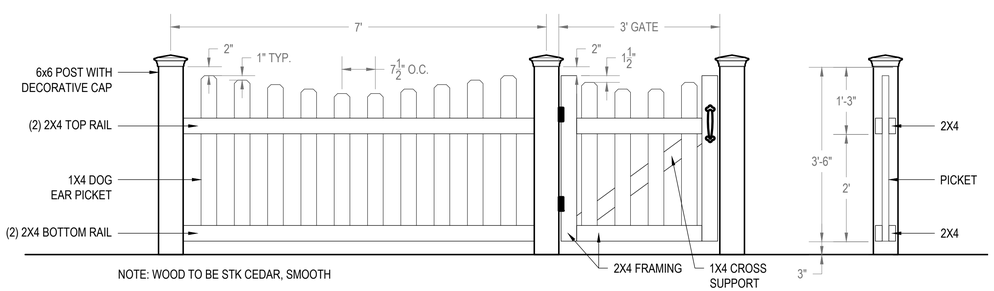
1 PEDESTRAIN GATE
SOLID WOOD
SCALE: 3/4"=1'-0"



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

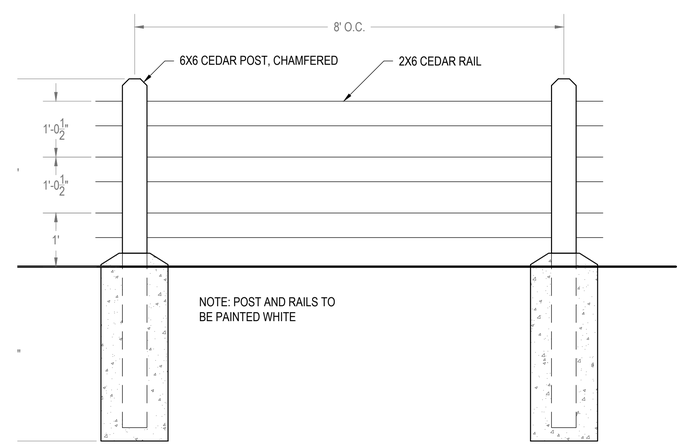
POST FOOTING		
POST MAX HEIGHT (FEET)	"D" (FEET)	W (INCH)
10'-0"	5'-0"	15" Ø
8'-0"	4'-6"	15" Ø
6'-0"	4'-0"	15" Ø
3'-6"	3'-3"	15" Ø

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

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

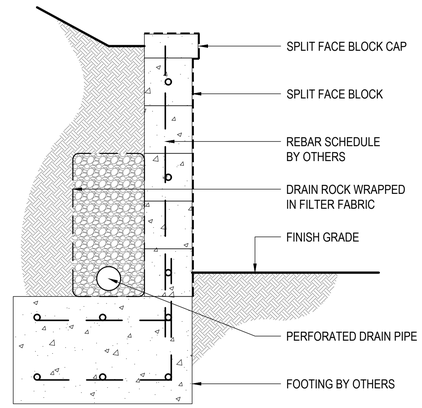
REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY:KH
SCALE: AS NOTED

L2.1

MATERIAL AND DETAIL TBD.

1 LANDSCAPE WALL

SCALE: 1"=1'-0"

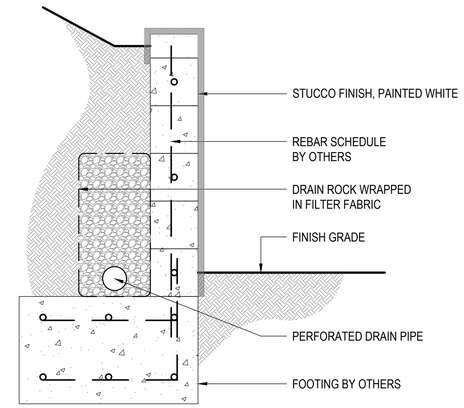


NOTE: LOCATION PENDING PER GRADING PLAN

2 CMU RETAINING WALL

SPLIT-FACED

SCALE: 1"=1'-0"

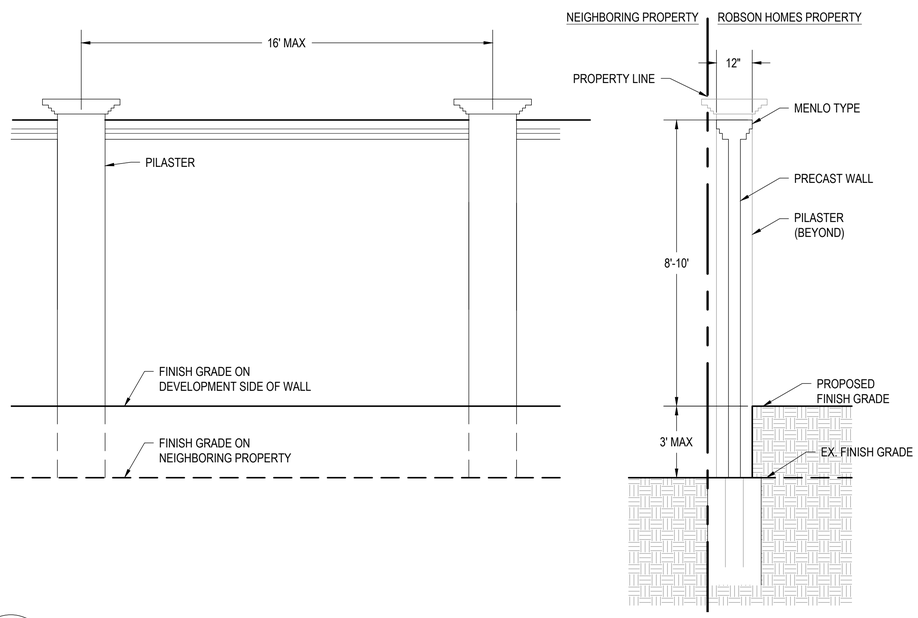


NOTE: LOCATION PENDING PER GRADING PLAN

3 CMU RETAINING WALL

STUCCO-FACED

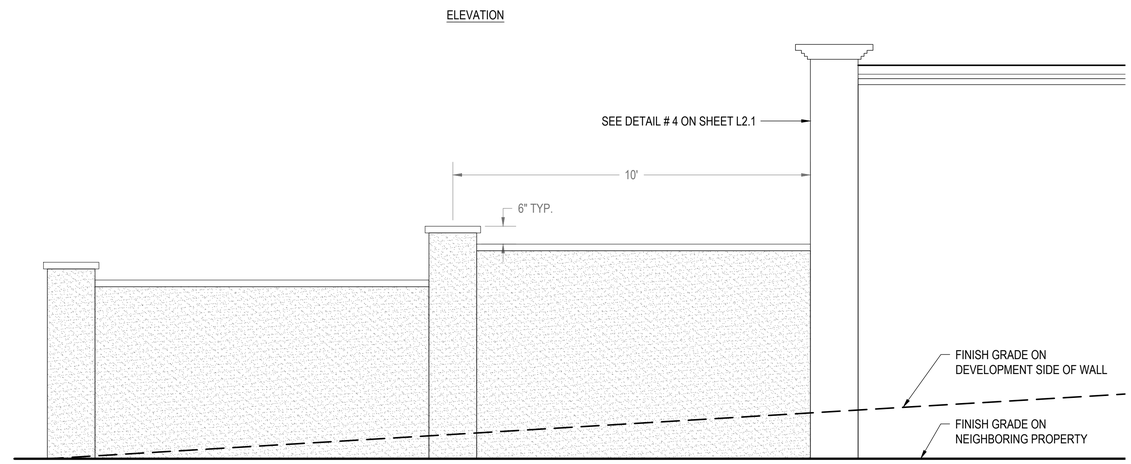
SCALE: 1"=1'-0"



4 PRECAST WALL

OLD CASTLE - MENLO STYLE

SCALE: NTS



5 STEPPED STUCOO WALL

SCALE: NTS

220 BELGATOS RD
LOS GATOS, CA

LANDSCAPE WALL
DETAILS

DESIGN

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

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LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/31/2025
STATE OF CALIFORNIA

REVISED: 4/7/2025
DESIGN BY: RJD
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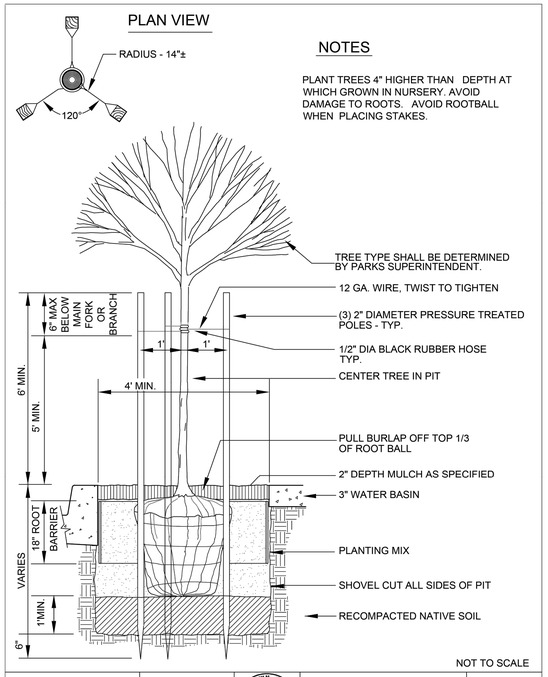
L2.2



1 TREE PLANING

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

TREE SPECIFICATIONS

All 15 gal. trees must meet the following minimum specifications:

1. HEIGHT: 7 - 8 feet high planted in the ground.
2. CALIPER: 1-1/2 inches, measured 6 inches from the base.
3. BRANCHING NEED: Minimum spread of 2 - 3 feet.

Any exception to the above must be approved by the Town Arborist.

All planting stock must must have the approval of the Town Arborist.

PLANTING SEQUENCE

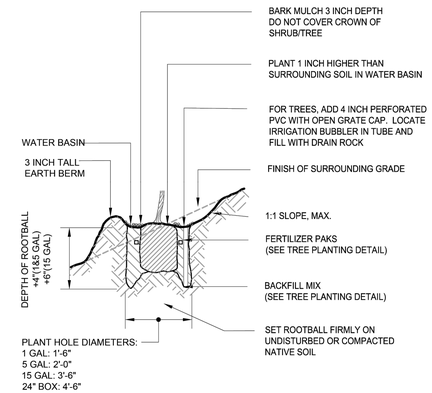
1. Dig the hole twice as large in diameter and 1-1/2 times as deep as the container in which the plant was delivered. Provide a 6 inch minimum clearance all around the rootball.
2. The existing soil area is to be removed to a depth of 2 feet and replaced with U.C. Ag. mix or approved equivalent. U.C. Ag. mix shall be combined with existing soil, 1/3 mix, 2/3 native soil.
3. Fill hole with the backfill mix to a level 1 inch below the curb.
4. Place 3 Agriform Planting Tablets per tree at equidistant spacing. Tablets shall be 21 grams each with a guaranteed test analysis of 20-10-5.
5. Remove the rootball carefully from the container by supporting it from below. Sever any circling roots (3/16 inch or greater) with sharp shears or knife. If the rootball is dense or compacted, carefully loosen the roots at the side and bottom of the rootball. Do not pull the rootball apart. The severing of large roots will encourage new roots initiating at the cuts.
6. Fill around the rootball with backfill and pack the soil with the shovel handle as you fill. Be careful not to disturb the rootball itself.
7. Use the remaining native soil to create a basin appropriate to the site.

APPROVED BY	DATE		TREE PLANTING SPECIFICATIONS	STD. PLAN NO.
	NOVEMBER 2010			ST-235
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-235.dwg

2 TREE SPECIFICATIONS

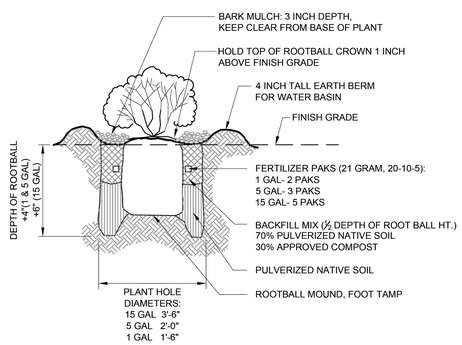
SCALE: 3/4"=1'-0"



NOTES:
1. KEEP TURF AND PLANTS OUTSIDE THE EARTH BERM/WATER BASIN
2. SEE TREE PLANTING DETAIL FOR STAKING INFO.
3. THIS DETAIL TO BE REFERENCED, PER CITY STANDARD DETAIL LSD-11, FOR TREE PLANTING IN A VEGETATED BIOSWALE.

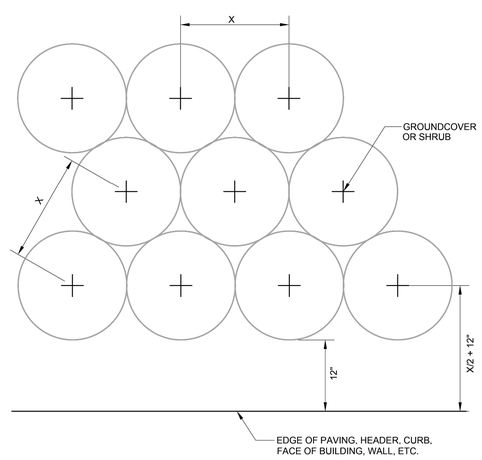
3 SHRUB PLANTING ON A SLOPE

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



4 SHRUB AND GROUNDCOVER PLANTING

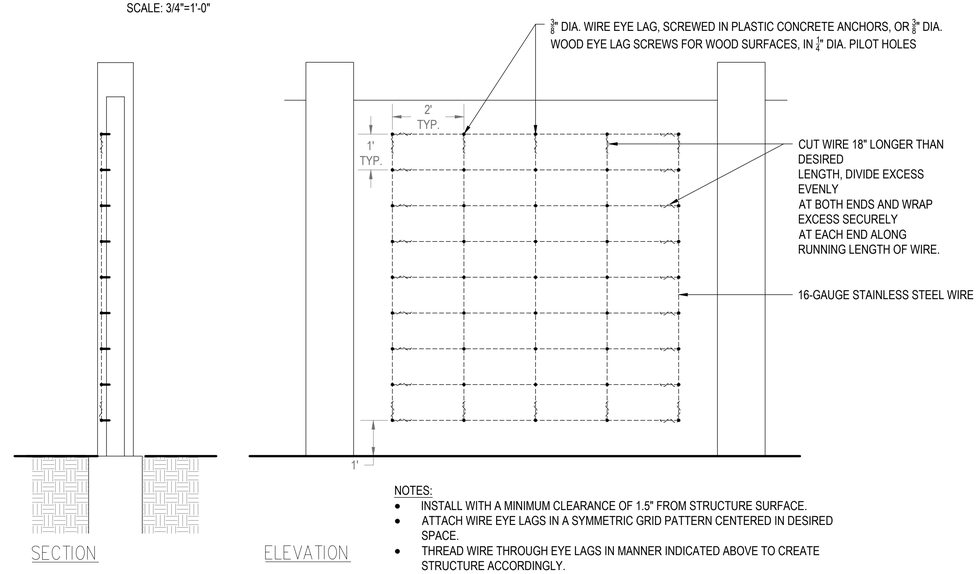
SCALE: 3/4"=1'-0"



NOTE:
1. 'X' IS GROUNDCOVER AND SHRUB SPACING PER THE LANDSCAPE PLAN, PLANT LIST, AND LEGEND.
2. KEEP MULCH CLEAR OF PLANT BASE (SEE LSD-3 & LSD-12)

5 SHRUB AND GROUNDCOVER PLANTING LAYOUT

SCALE: 1"=1'-0"



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.

6 CABLE SUPPORT SYSTEM FOR VINE PLANTINGS

SCALE: 1/2"=1'-0"

220 BELGATOS RD
LOS GATOS, CA

PLANTING DETAILS

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

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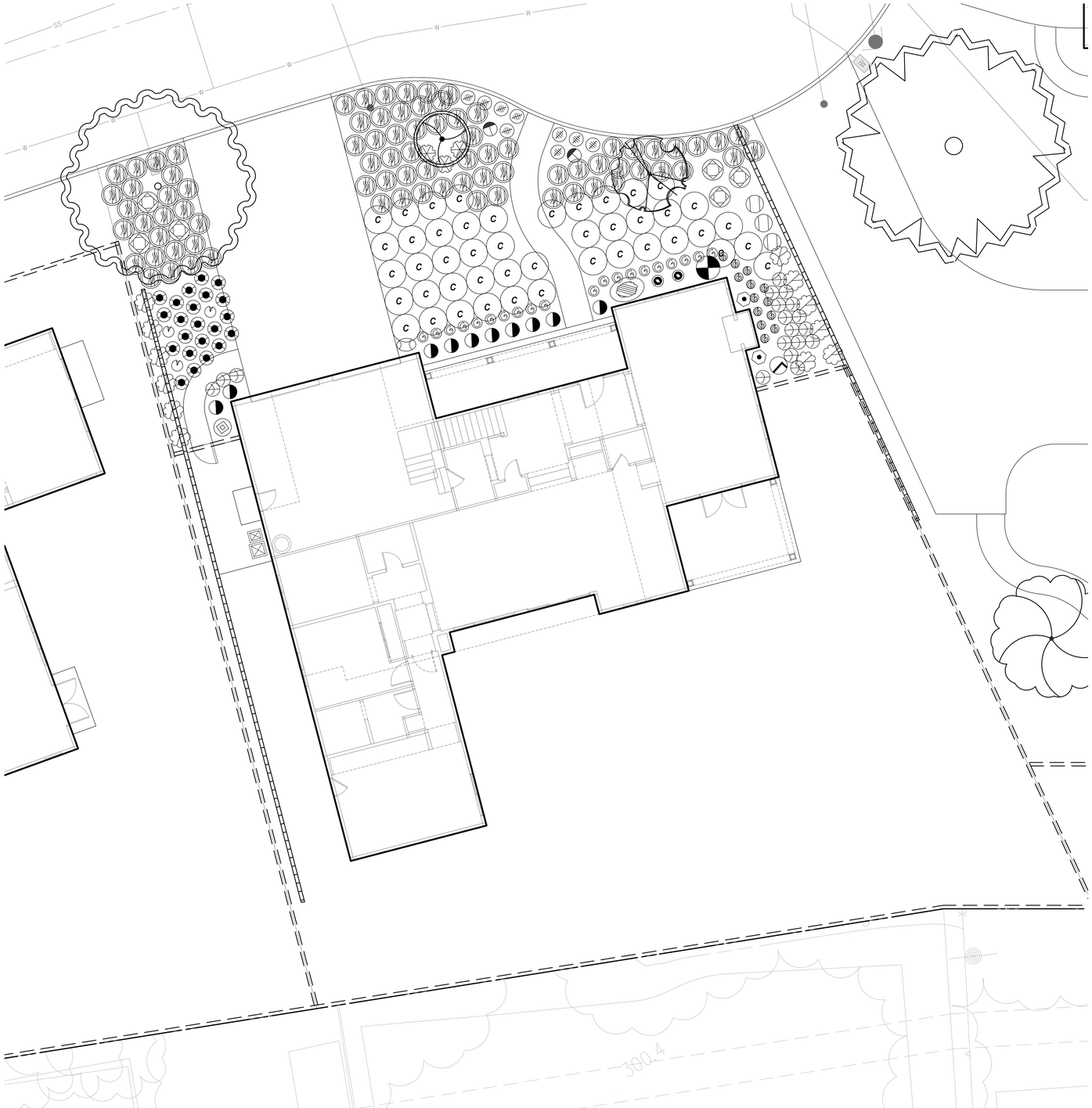
DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT REBECCA J. DYER No. 3763 10/31/2025 STATE OF CALIFORNIA

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

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/31/2025
STATE OF CALIFORNIA

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

L3.1

SITE PLANTING:


ACHILLEA MILLEFOLIUM 'LA LUNA'


ACHILLEA 'MOONSHINE'


AGAPANTHUS HYBRID 'MP003' EVER AMETHYST


AGAVE ATTENUATA


AGAVE 'BLUE GLOW'


ANIGOZANTHOS FLAVIDUS - DARK RED


ARCTOSTAPHYLOS 'PACIFIC MIST'


ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'


BUDDLEIA X 'BLUE CHIP JR.'


BUDDLEJA DAVIDII 'PETITE PLUM'


CAMELLIA JAPONICA 'NUCCIO'S GEM'

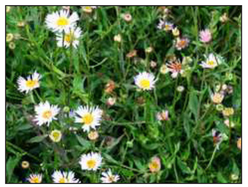

CAMELLIA JAPONICA 'NUCCIO'S PEARL'


CAREX DIVULSA


CHONDROPETALUM TECTORUM 'EL CAMPO'


COTONEASTER DAMMERI 'LOWFAST'


DAPHNE ODORA 'MARGINATA'


ERIGERON KARVINSKIANUS 'MOERHEIMII'


EUONUMUS JAPONICUS 'GREEN SPIRE'


HELLEBORUS ARGUSTIFOLIUS


HELLEBORUS 'SPARKLING DIAMOND'


HESPERALOE PARVIFLORA


HYDRANGEA ARBORESCENS 'ANNABELLE'


HYDRANGEA MACROPHYLLA 'BAILMER'


IRIS GERMANICA 'PURPLE'


KNIPHOFIA 'CHRISTMAS CHEER'


LANTANA MONTEVIDENSIS


LAURUS NOBILIS 'SARATOGA'


LAVENDULA X HETEROPHYLLA

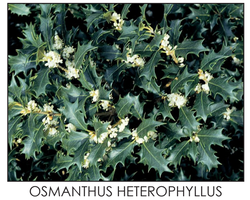

LIMONIUM PEREZII


LOMANDRA LONGIFOLIA 'BREEZE'


LOMANDRA LONGIFOLIA 'ROMA13'


LOROPETALUM CHINENSE F. RUBRUM 'RAZZLE DAZZLE'


NEPHROLEPS CORDIFOLIA


OSMANTHUS HETEROPHYLLUS


PLUMBAGO AURICULATA


PRUNUS CAROLINIANA 'BRIGHT N TIGHT'


RHAMNUS CALIFORNICA 'LEATHERLEAF


RHAPHIOLEPIS UMBELLATA 'MINOR'


RIBES SANGUINEUM 'CLAREMONT'


ROSA 'CECILE BRUNNER'


ROSA 'FLOWER CARPET APPLEBLOSSOM'


ROSA 'LADY BANKSIA' - WHITE


ROSMARINUS OFFICINALIS 'TUSCAN BLUE'


SALVIA LEUCANTHA


SARCOCOCCA RUSCIFOLIA


SYRINGA VULGARIS


WOODWARDIA FIMBRIATA

220 BELGATOS RD
LOS GATOS, CA

PLANT PALETTE

DESIGN

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

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIFFENDERFER
No. 3763
Signature
10/31/2025
STATE OF CALIFORNIA

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 × 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

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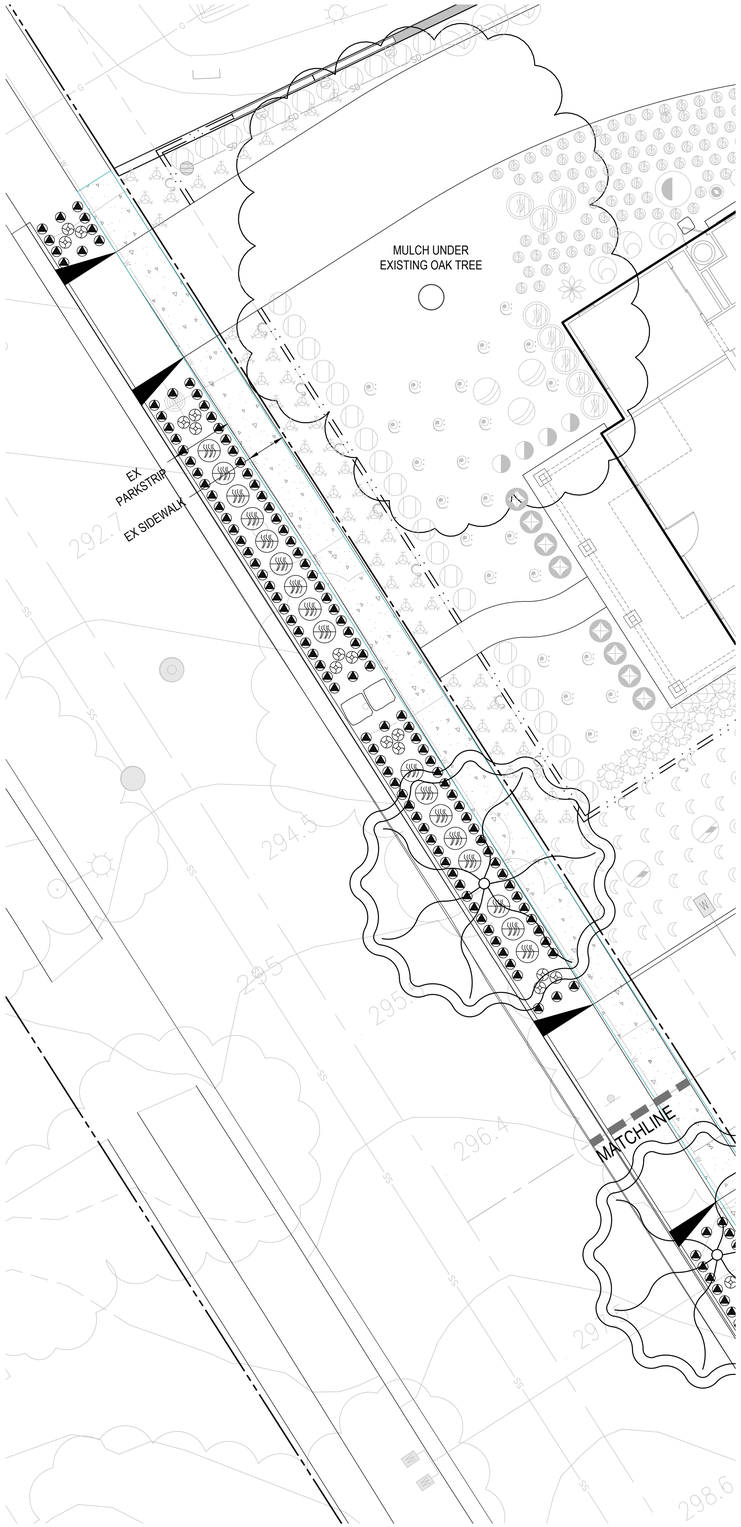
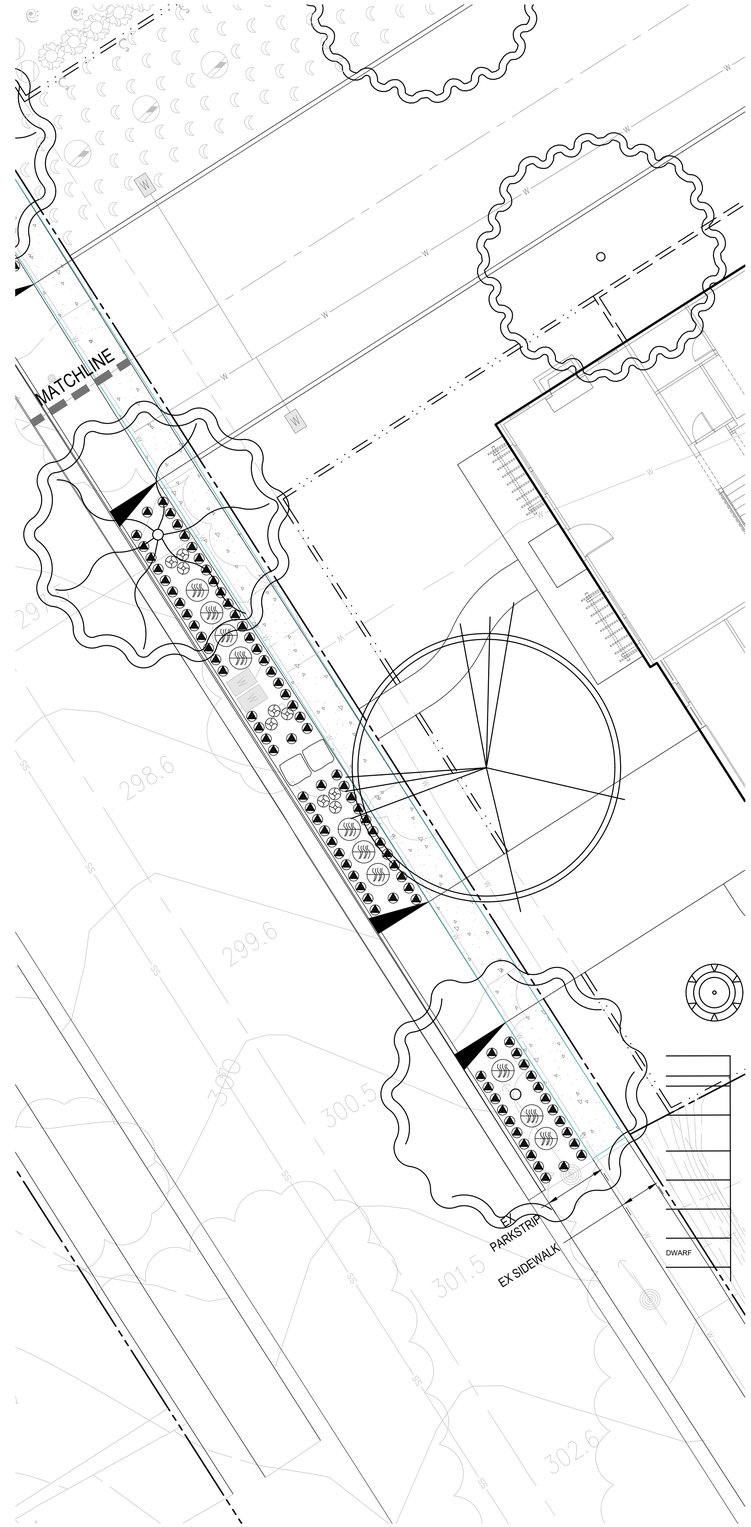
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

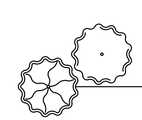
REVISED: 12/20/2024
DESIGN BY: N/A
DRAWN BY: KH
SCALE: NTS

L3.3





BELGATOS OFFSITE PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACHILLEA TOMENTOSA	200	1G	L	
KNIPHOFIA UVARIA 'POCO MONRROVIA'	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
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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
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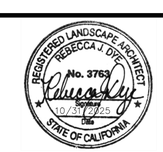
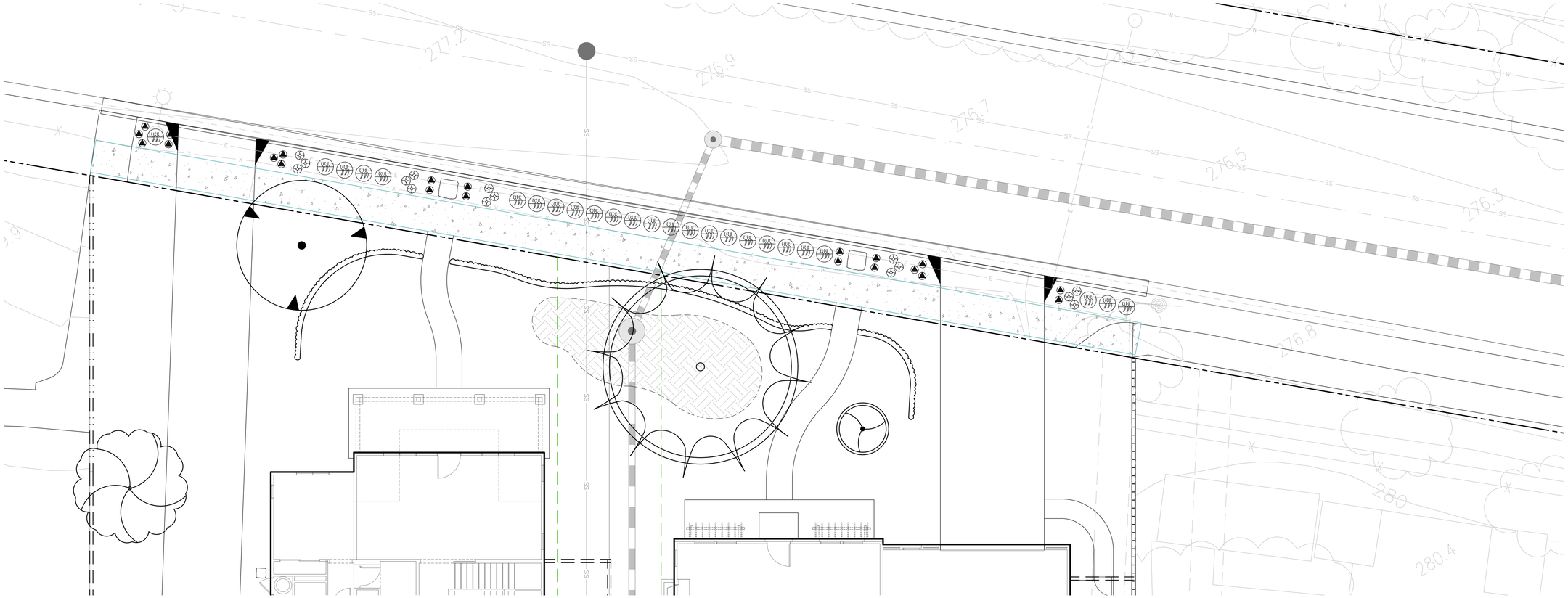


REVISED: 4/7/2025
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L4.1



BELVUE OFFSITE PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACHILLEA TOMENTOSA	21	1G	L	
KNIPHOFIA UVARIA 'POCO MONRROVIA'	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

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/31/2025
STATE OF CALIFORNIA

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

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LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIFFEE
No. 3763
10/31/2025
STATE OF CALIFORNIA

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

L5