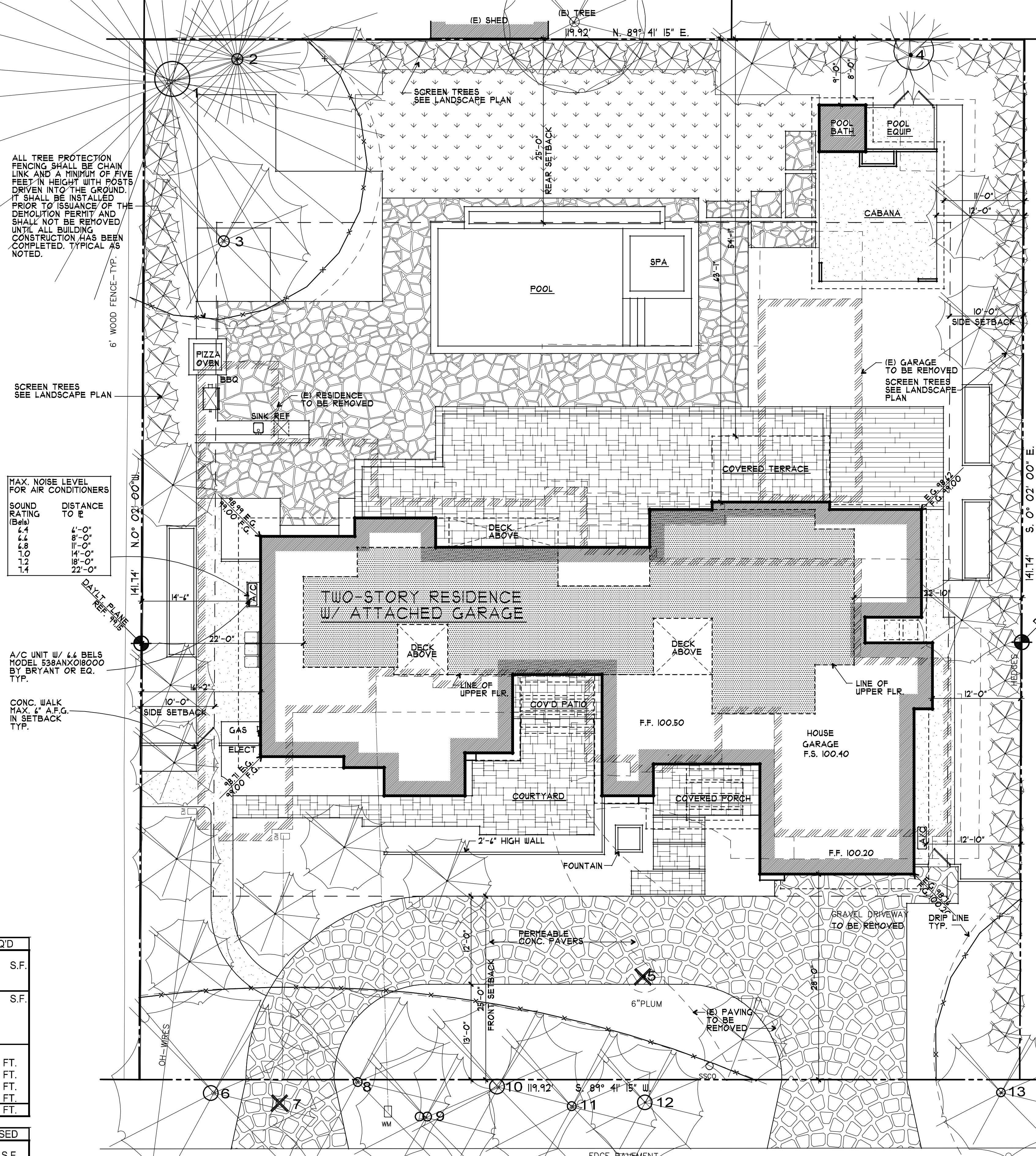


LANDSCAPE INVENTORY			
ITEM #	DBH	DESCRIPTION	REMOVE
1	50"	REDWOOD	NO
2	18"	REDWOOD	NO
3	18"	OLIVE	NO
4	6"	OAK	NO
5	6"	PLUM	YES
6	24"	OLIVE	NO
7	14"	TREE	YES
8	14"	OLIVE	NO
9	(2) 10"	TREE	NO
10	24"	OLIVE	NO
11	12"	TREE	NO
12	24"	OLIVE	NO
13	14"	TREE	NO

DBH = DIAMETER AT BREAST HEIGHT

FIRE DEPARTMENT NOTES:

- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION. ALL ASSOCIATED GARAGES SHALL BE INCLUDED. TEAR-DOWNS AND/OR ADDITIONS OVER FIFTY (50) PERCENT SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS. TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF ANY ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OR RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-4) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LAMC.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEM(S), AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 403.3.5 AND HEALTH AND SAFETY CODE 1514.1.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS S-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 5051.



ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 8 HIGH	3,798 S.F. 22.3%	3,801 S.F. 22.4%	5,099 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR. 3,390 S.F. 2nd FLR. 712 S.F. TOTAL 4,102 S.F. 24.1%	3,170 S.F. 1,280 S.F. 4,450 S.F. 26.2%	4,450 S.F. 26.2%
SETBACKS:			
FRONT	33 FT.	28 FT.	25 FT.
REAR	36 FT.	54.08 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	9.5 FT.	12.5/22.82 FT.	10/17.5 FT.
LEFT SIDE (1ST/2ND)	7.67 FT.	15.17/22 FT.	10/17.5 FT.
HEIGHT:	20.33 FT.	23.33 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	3,495 S.F.	533 S.F.	4,028 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	607 S.F.	-185 S.F.	422 S.F.
LOT CALCULATIONS			
NET LOT AREA:			16,997 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		1,491 S.F.	49.7%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED		9,411 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA: NEW SOFTSCAPE AREA:		6,871 S.F.
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		715 S.F.

INDEX OF DRAWINGS

- A1 SITE PLAN VICINITY PLAN
- A2 MAIN FLOOR PLAN
- A3 UPPER FLOOR PLAN CABANA PLAN
- A4 ROOF PLAN AREA DIAGRAMS
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 BUILDING SECTIONS
- A8 CONTEXT MAP
- A9 DECK INFO
- C TOPOGRAPHY MAP
- C1 GRADING & DRAINAGE PLAN
- C2 DETAILS
- L1 LANDSCAPE PLAN
- L2 PLANT LEGEND

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING TWO STORY RESIDENCE WITH DETACHED GARAGE AND THE CONSTRUCTION OF A 3,188 SQUARE FOOT TWO-STORY RESIDENCE WITH AN ATTACHED 422 SQUARE FOOT GARAGE AND 40 SQUARE FOOT POOL BATH AND A 284 SQUARE FOOT CABANA.

PROJECT INFO

OWNER: UPENDRA CHINTA & DURGA BHAVANI
574 LASSEN ST.
LOS ALTOS, CA 94022

JOB ADDRESS: 119 CORONADO AVENUE
LOS ALTOS, CA 94022

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: V-B

OCCUPANCY CATEGORY: II

A.P.N. 412-90-051

ZONING: RI-10

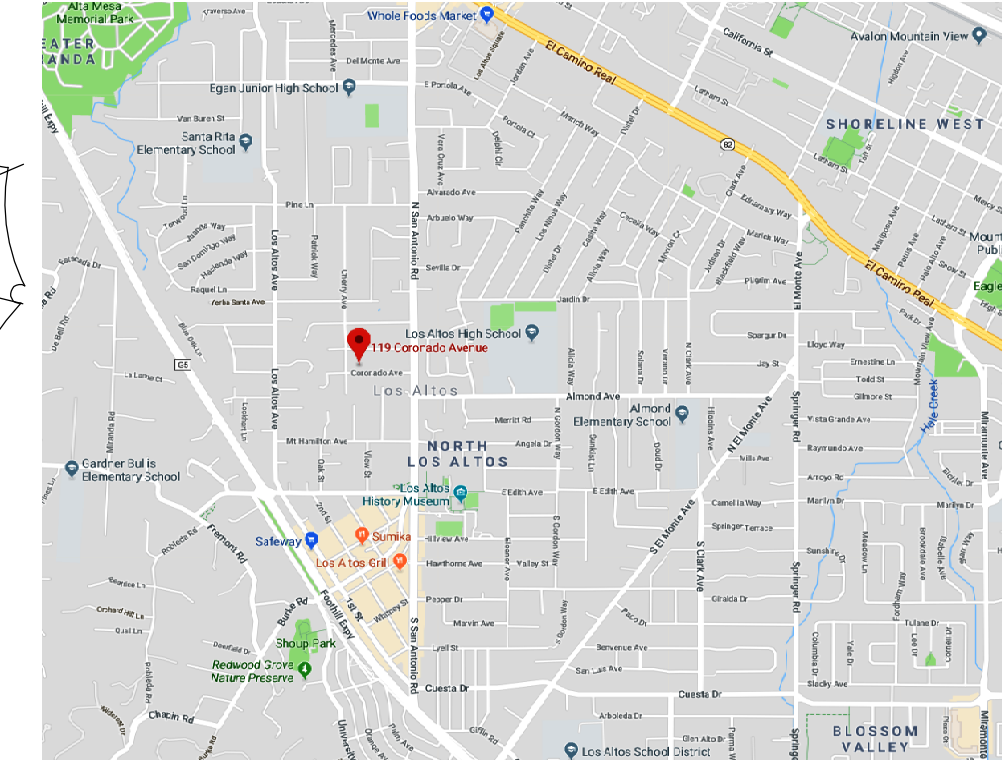
ARCHITECT: RH ASSOCIATES, ARCHITECTS
1010 COMBIE RD, STE 210
AUBURN, CA 95602
CONTACT: STEVE COLLOM
(530) 248-3055
steve.collo@gmail.com

CIVIL ENGINEER: NNR ENGINEERING
524 WYBRIDGE DRIVE
SAN JOSE, CA 95123
CONTACT: NADIM RAFOUL
(408) 348-1813
nnrengineering@yahoo.com

LANDSCAPE DESIGN: KAREN AITKEN & ASSOCIATES
8242 RANCHO REAL
GILROY, CA 95020
CONTACT: KAREN AITKEN
(408) 842-0245
AitkenAssociates@gmail.com

AREA SCHEDULE

LOT AREA	14,997 S.F.
LIVABLE AREA	
MAIN FLOOR	2,108 S.F.
UPPER FLOOR	1,280 S.F.
TOTAL	3,388 S.F.
GARAGE	422 S.F.
COVERED PORCH	11 S.F.
COVERED TERRACE	144 S.F.
POOL BATH	40 S.F.
CABANA	284 S.F.
COVERAGE	
ALLOWED	5,099 S.F.
EXISTING	3,188 S.F.
PROPOSED	3,801 S.F.
FLOOR AREA	
ALLOWED	4,450 S.F.
EXISTING	4,102 S.F.
PROPOSED	4,450 S.F.

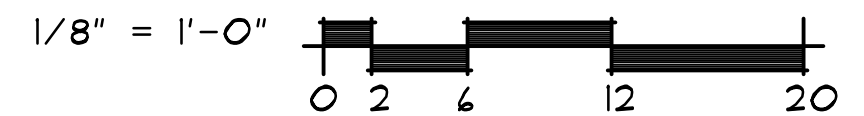


SEE LANDSCAPE PLAN BY KAREN AITKEN & ASSOC. FOR PLANNING AND HARDSCAPE INFORMATION

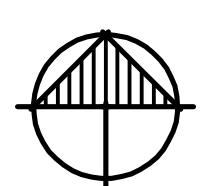
SEE CIVIL PLAN BY NNR ENGINEERING FOR GRADING AND DRAINAGE INFORMATION

CORONADO AVENUE

A1 SITE PLAN



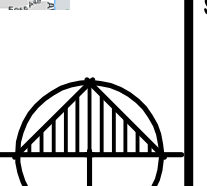
NORTH



2 VICINITY MAP

NO SCALE

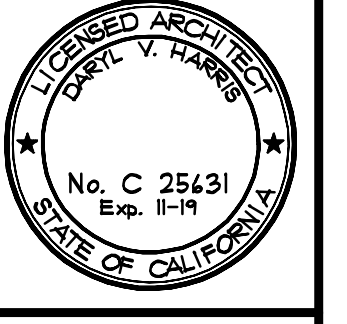
NORTH



A1

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119 CORONADO AVENUE
LOS ALTOS, CALIFORNIA

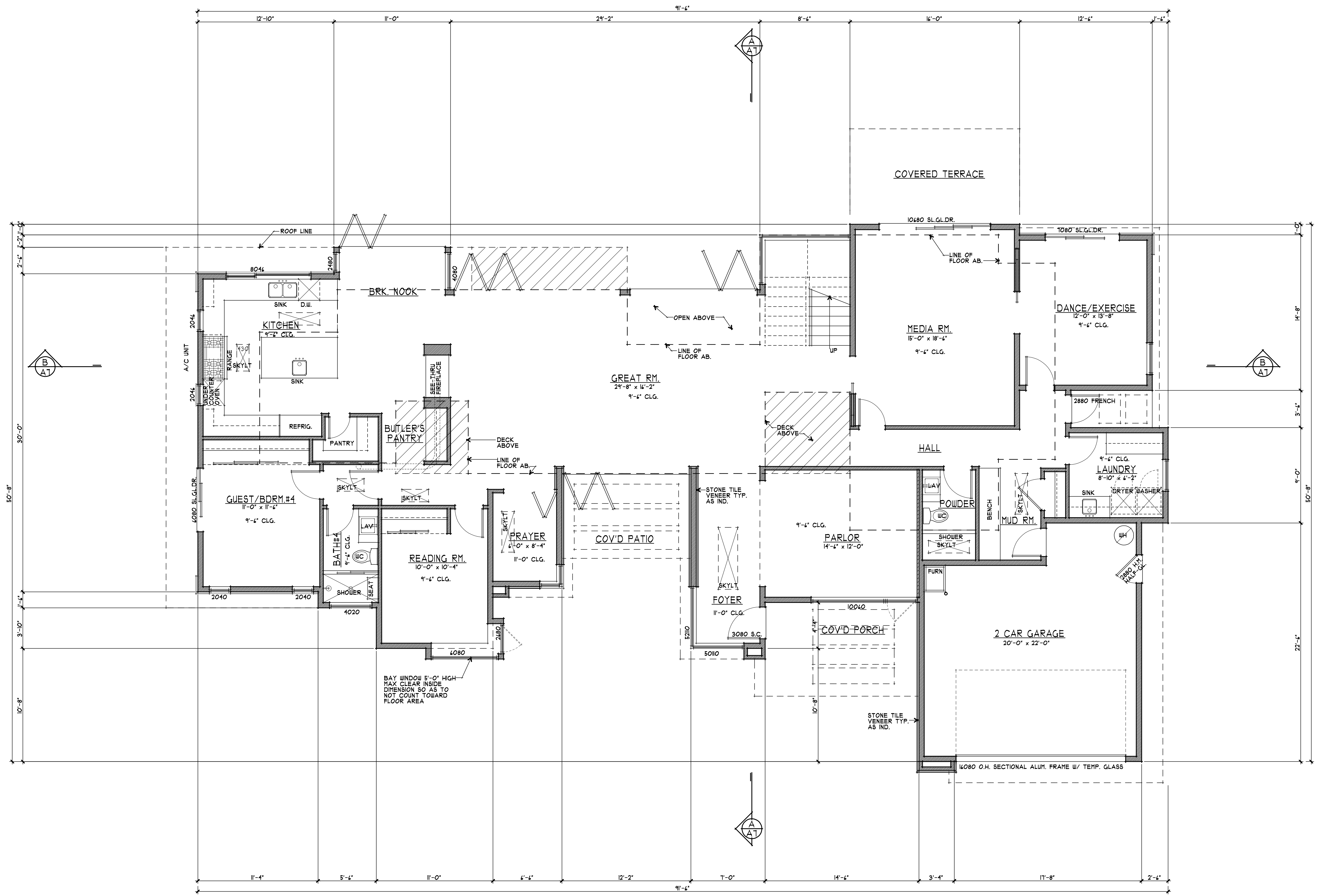
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revisions
2-19-2019 PLANNING

project number
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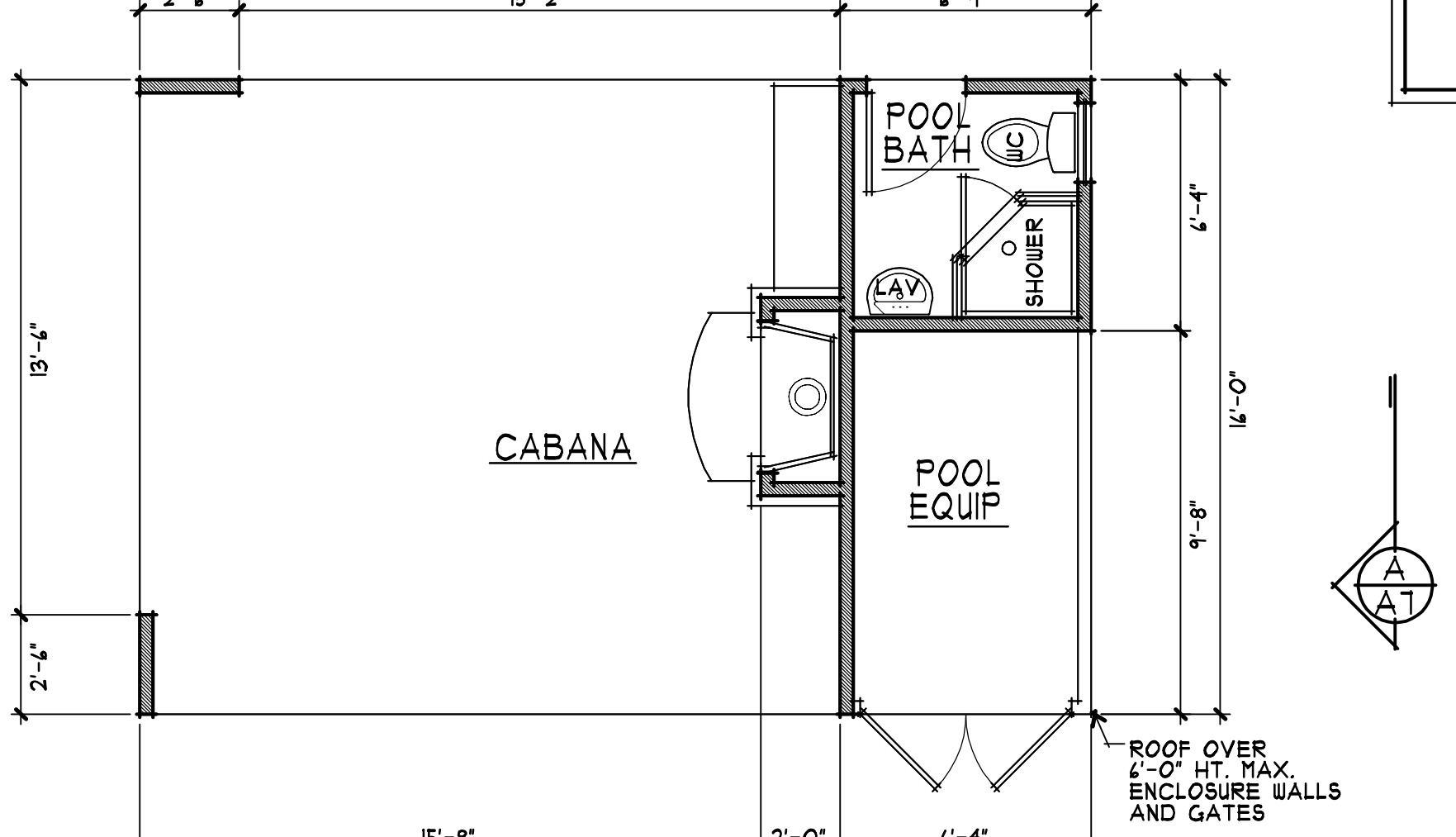
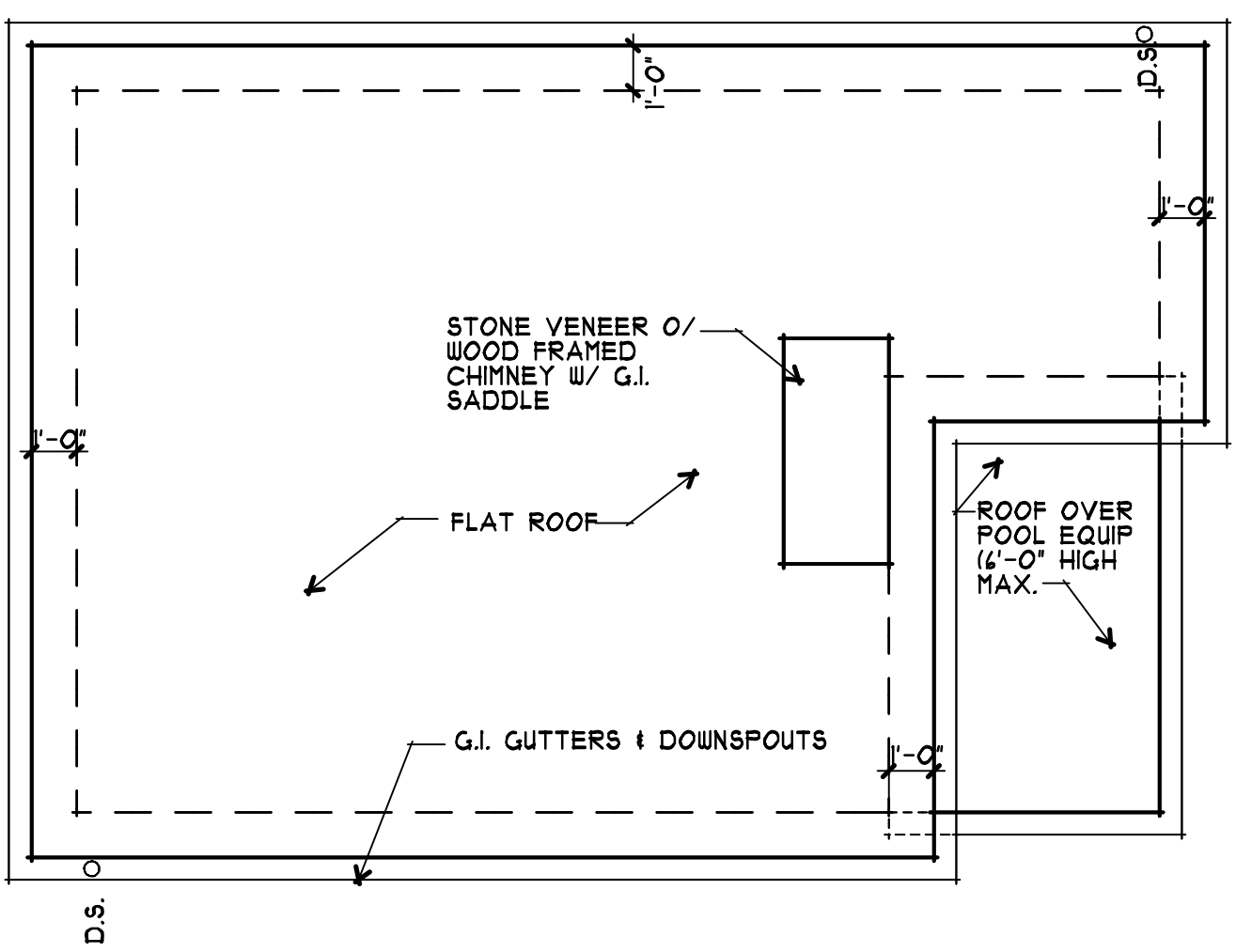
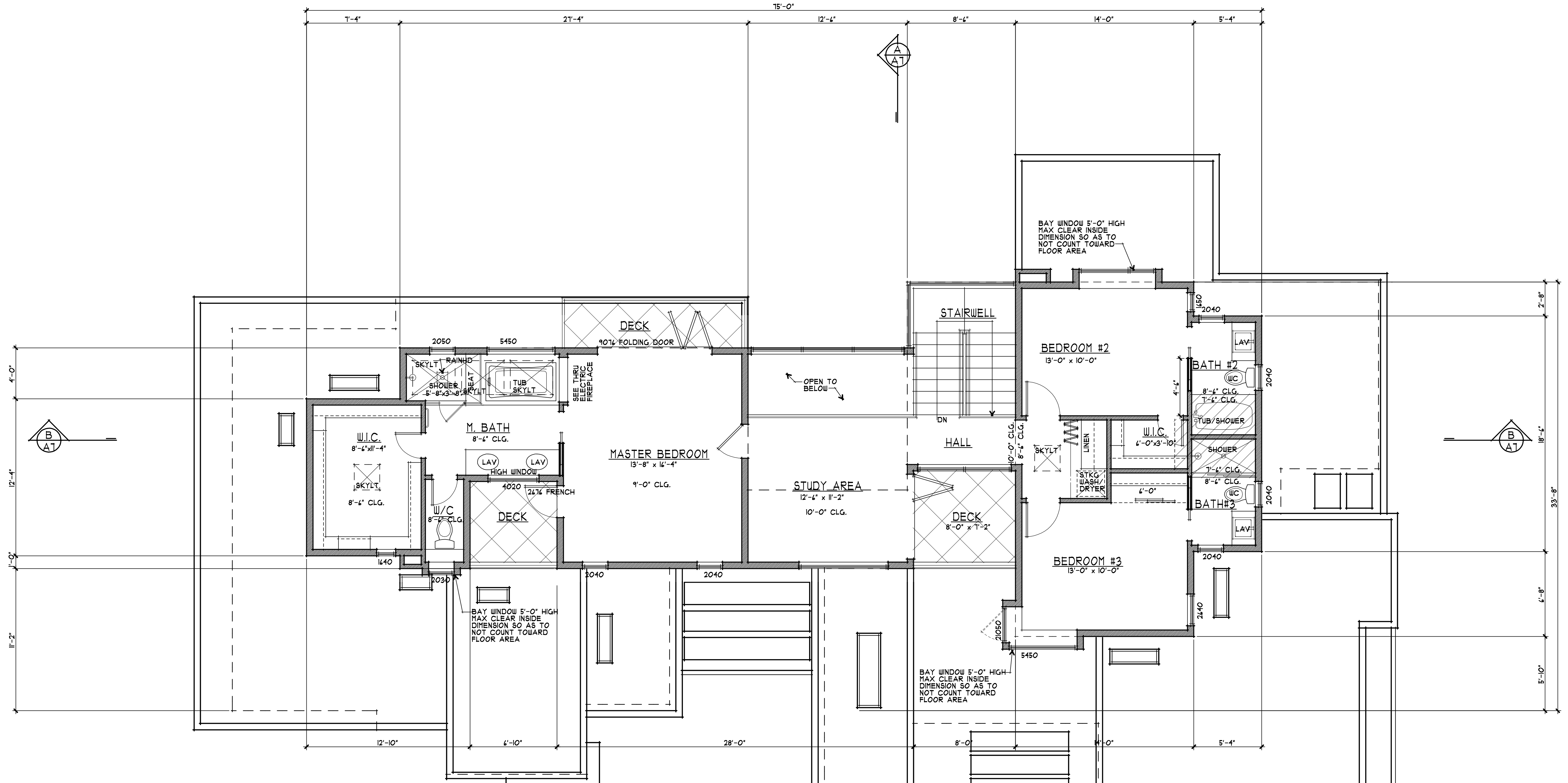
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sheet number



1 MAIN FLOOR PLAN
 A2 1/4" = 1'-0"



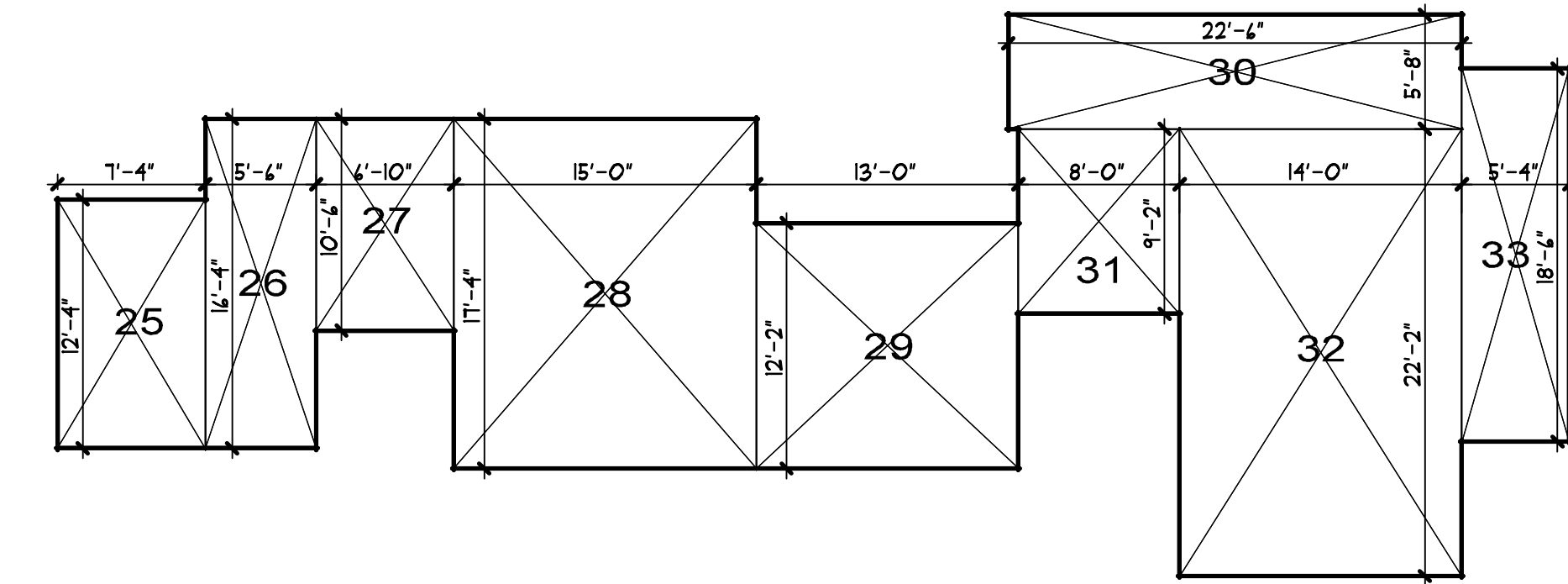
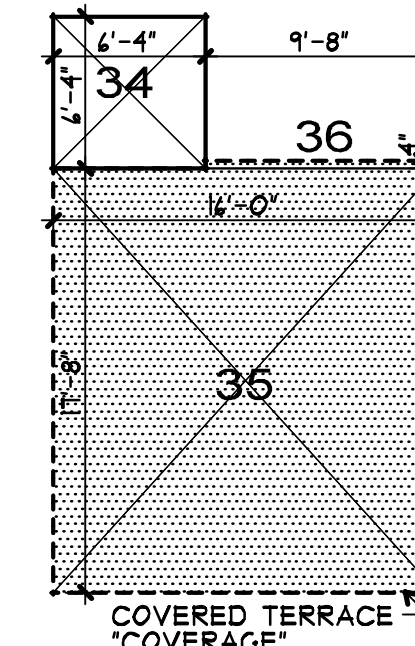
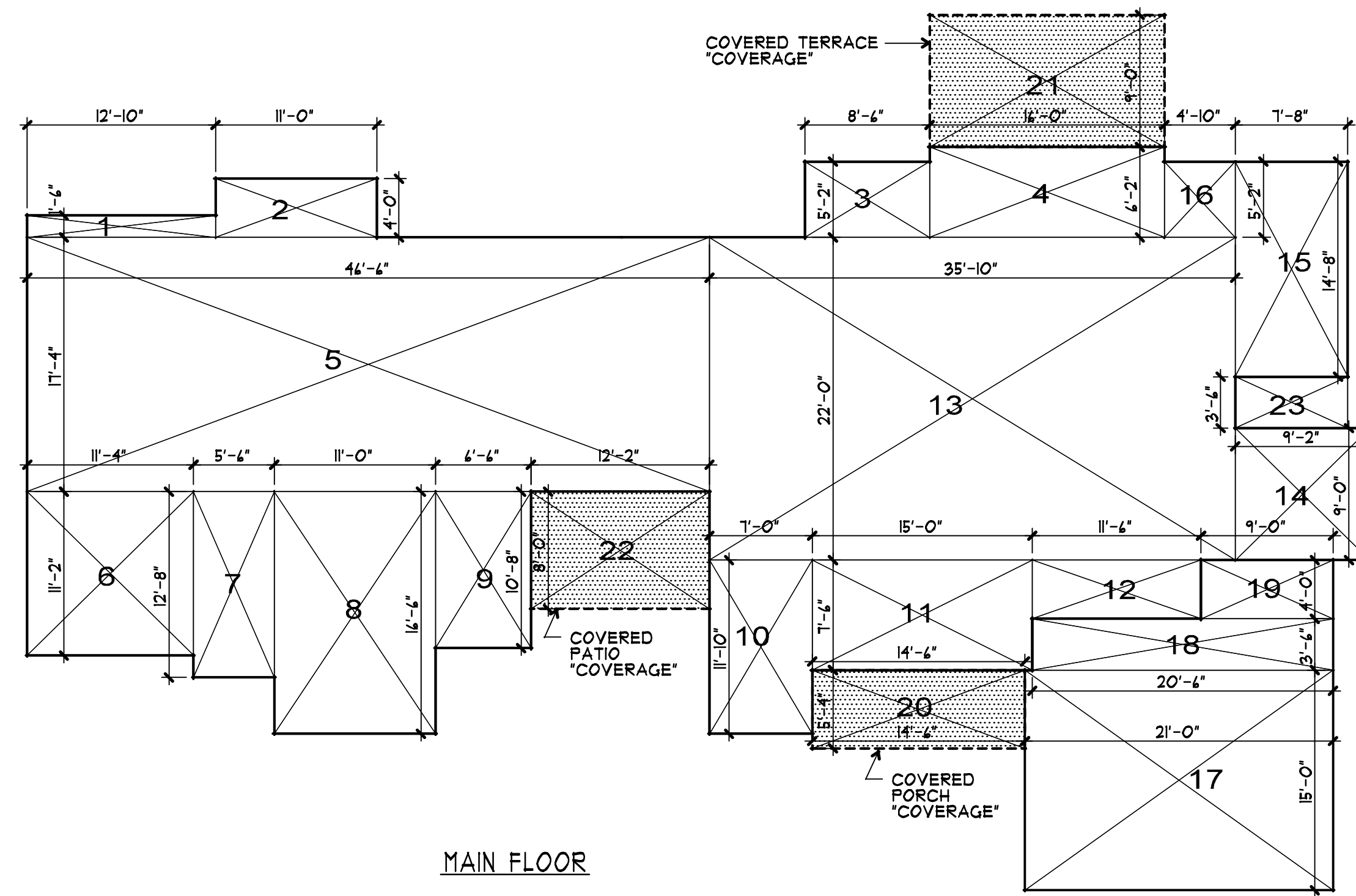


1 CABANA ROOF PLAN
 1/4" = 1'-0" NORTH

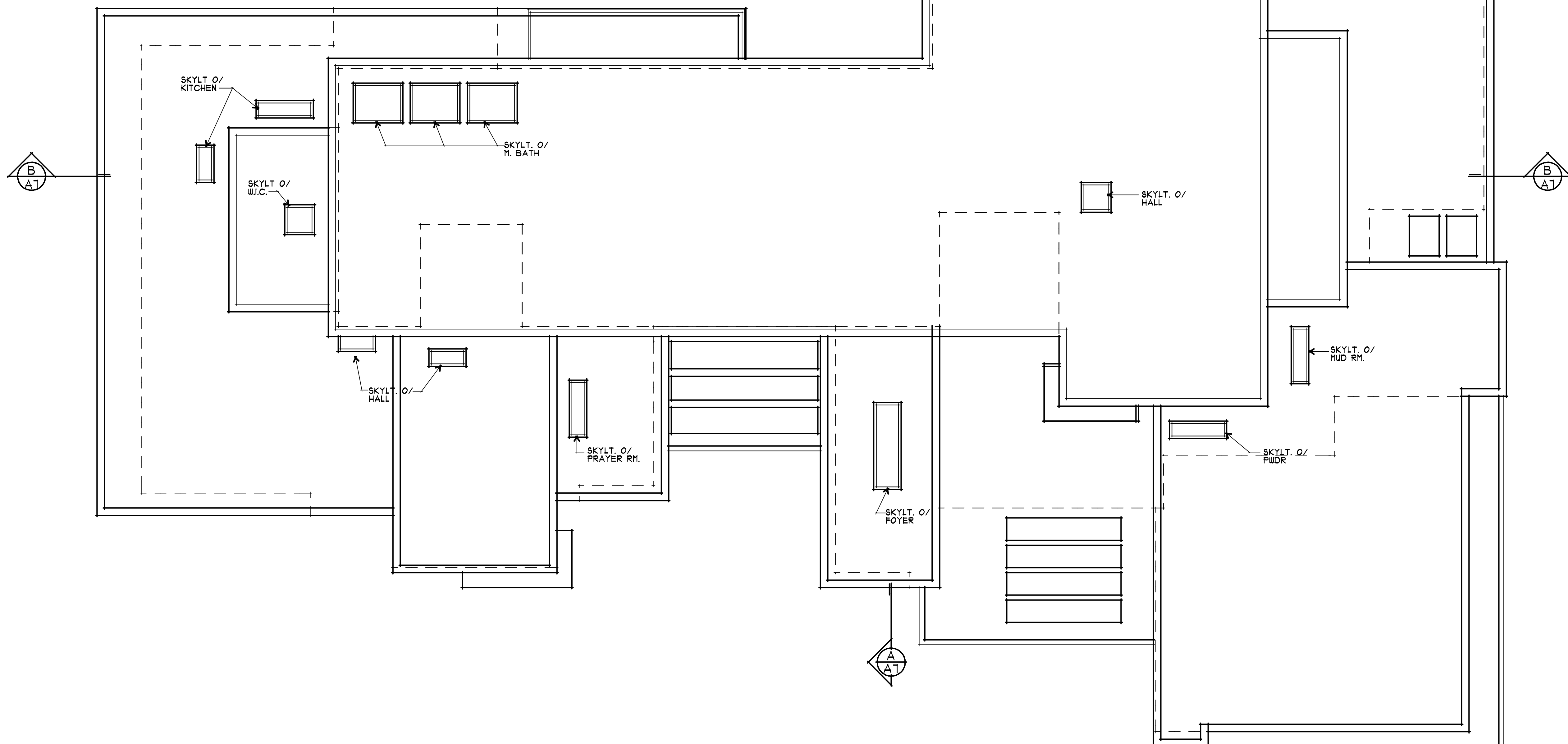
2 CABANA FLOOR PLAN
 1/4" = 1'-0" NORTH

3 UPPER FLOOR PLAN
 1/4" = 1'-0" NORTH

MAIN FLOOR					
1	12.82	x	15.0	=	192
2	11.00	x	4.00	=	44.0
3	8.50	x	5.17	=	43.9
4	14.00	x	4.71	=	66.0
5	44.50	x	17.33	=	805.8
6	11.33	x	10.41	=	118.1
7	5.50	x	12.51	=	68.8
8	11.00	x	14.50	=	159.5
9	4.50	x	10.41	=	46.8
10	1.00	x	11.82	=	11.8
11	15.00	x	15.00	=	225.0
12	11.50	x	4.00	=	46.0
13	35.82	x	22.00	=	800.0
14	9.17	x	9.00	=	82.5
15	1.41	x	14.17	=	20.0
16	4.82	x	5.17	=	24.9
TOTAL				=	2,108
GARAGE					
17	21.00	x	15.00	=	315.0
18	20.50	x	3.50	=	71.8
19	9.00	x	4.00	=	36.0
TOTAL				=	422
COVID PORCH					
20	14.50	x	5.33	=	77
COVID PORCH					
21	16.00	x	9.00	=	144
UPPER PLAN					
25	1.33	x	12.33	=	16.4
26	5.50	x	12.33	=	67.7
27	4.82	x	10.50	=	50.6
28	15.00	x	17.33	=	260.0
29	15.00	x	12.17	=	182.6
30	22.50	x	5.41	=	121.4
31	8.00	x	9.17	=	73.4
32	14.00	x	22.17	=	308.4
33	5.33	x	18.50	=	98.4
TOTAL				=	1,280
POOL BATH					
34	4.33	x	4.33	=	18.7
CABANA					
35	16.00	x	17.41	=	278.6
36	9.41	x	0.33	=	3.1
TOTAL				=	281.7
COVID PATIO					
22	12.17	x	8.00	=	97
ALCOVE COVERAGE					
23	1.41	x	3.50	=	5.0



1 AREA DIAGRAMS
1/8" = 1'-0"
0 2 4 12 20



2 ROOF PLAN
1/4" = 1'-0"
0 1 3 6 10

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RONALD H. HARRIS
No. C 25431
Exp. 11-19
STATE OF CALIFORNIA

**A PROPOSED RESIDENCE FOR:
SHINTA RESIDENCE
119 CORONADO AVENUE
LOS ALTOS, CALIFORNIA**

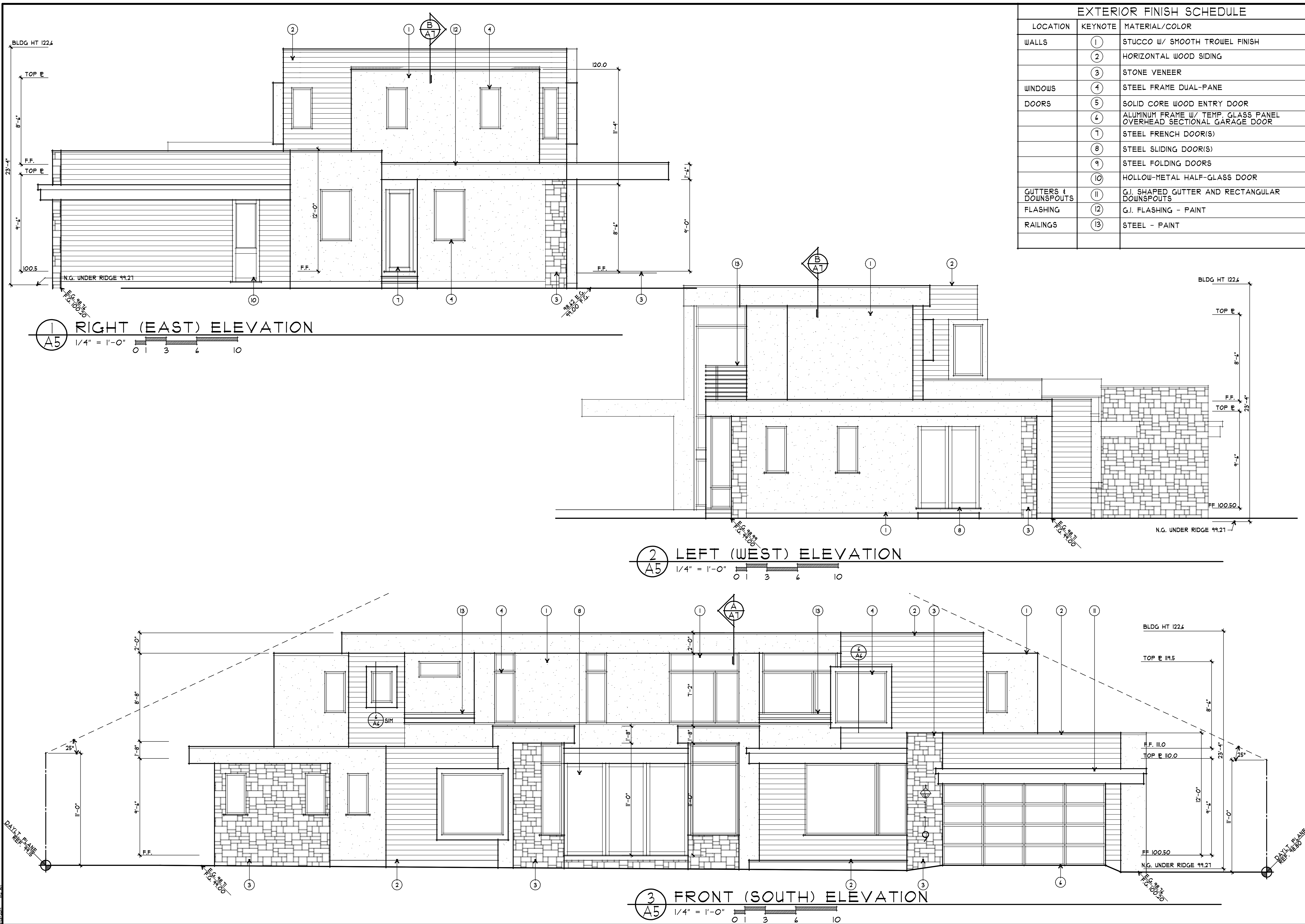
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revisions
2-19-2019 PLANNING

project number
2482

date
AUG. 12, 2019

sheet number
A4



EXTERIOR FINISH SCHEDULE			
LOCATION	KEYNOTE	MATERIAL/COLOR	
WALLS	①	STUCCO W/ SMOOTH TROWEL FINISH	
	②	HORIZONTAL WOOD SIDING	
	③	STONE VENEER	
WINDOWS	④	STEEL FRAME DUAL-PANE	
	⑤	SOLID CORE WOOD ENTRY DOOR	
DOORS	⑥	ALUMINUM FRAME W/ TEMP. GLASS PANEL OVERHEAD SECTIONAL GARAGE DOOR	
	⑦	STEEL FRENCH DOOR(S)	
	⑧	STEEL SLIDING DOOR(S)	
	⑨	STEEL FOLDING DOORS	
	⑩	HOLLOW-METAL HALF-GLASS DOOR	
	GUTTERS & DOWNSPOUTS	⑪	G.I. SHAPED GUTTER AND RECTANGULAR DOWNSPOUTS
	FLASHING	⑫	G.I. FLASHING - PAINT
RAILINGS	⑬	STEEL - PAINT	

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 RONALD H. HARRIS
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 Exp. 11-19
 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR:
SHINTA RESIDENCE
 LOS ALTOS, CALIFORNIA
 119 CORONADO AVENUE

drawings
 EXTERIOR ELEVATIONS

revisions
 2-19-2019 PLANNING

project number
 2482

date
 AUG. 12, 2019

sheet number
A5

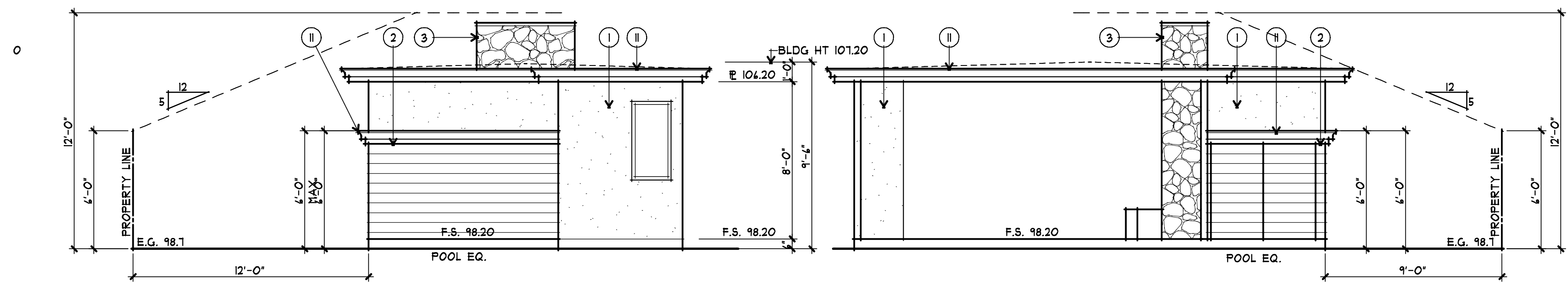
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
WALLS	①	STUCCO W/ SMOOTH TROWEL FINISH
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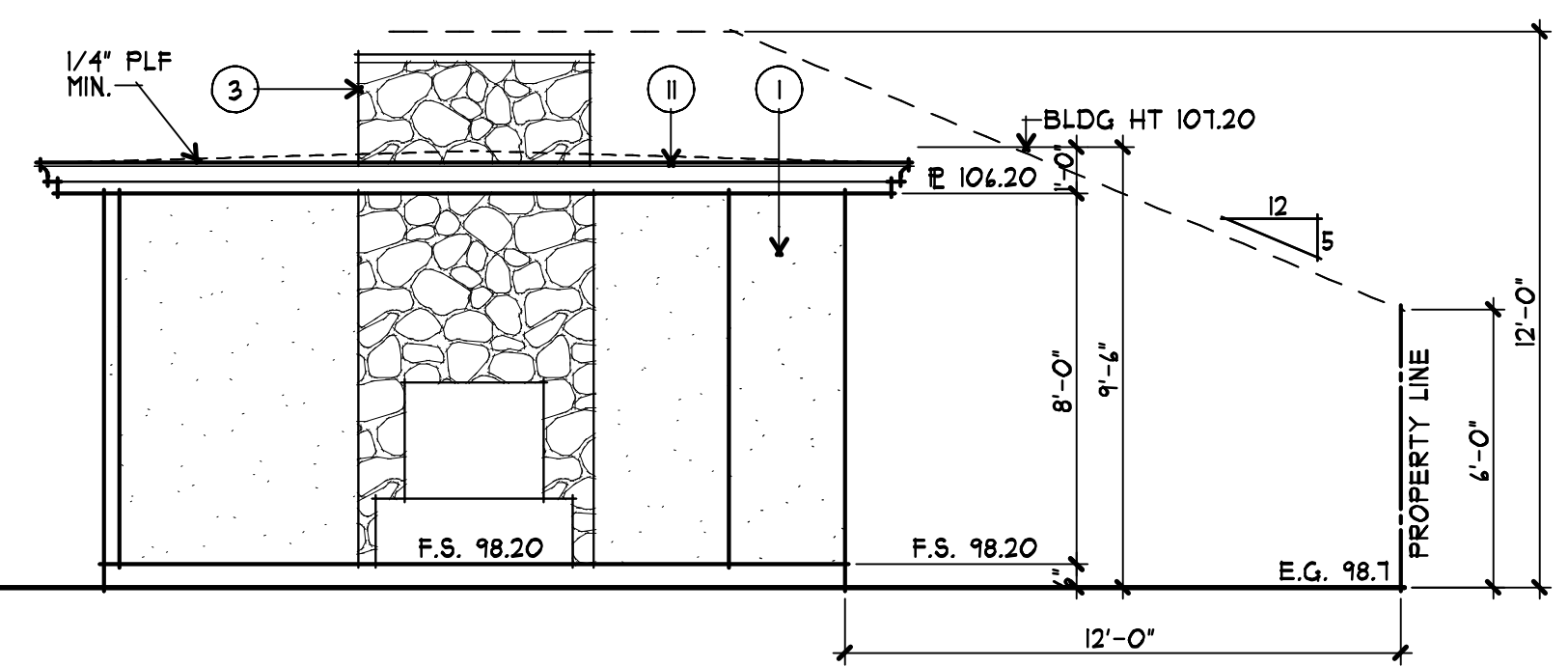


A PROPOSED RESIDENCE FOR:
SHINTA RESIDENCE
 LOS ALTOS, CALIFORNIA
 119 CORONADO AVENUE

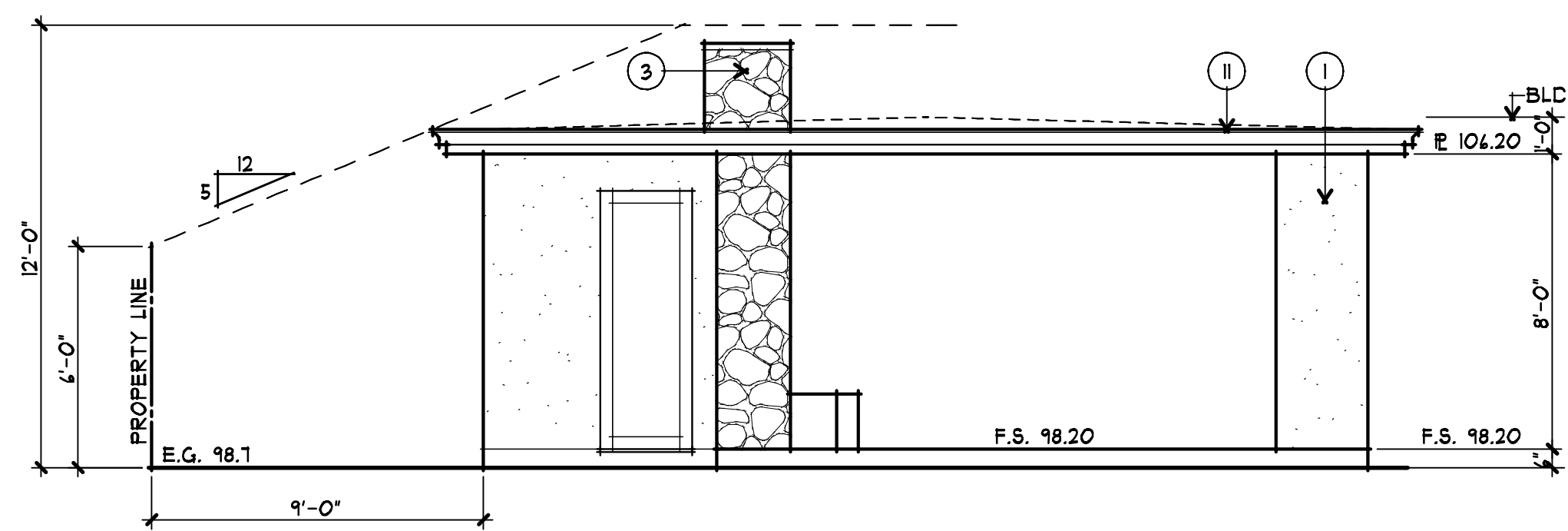


① CABANA REAR (N) ELEVATION
A6 1/4" = 1'-0"

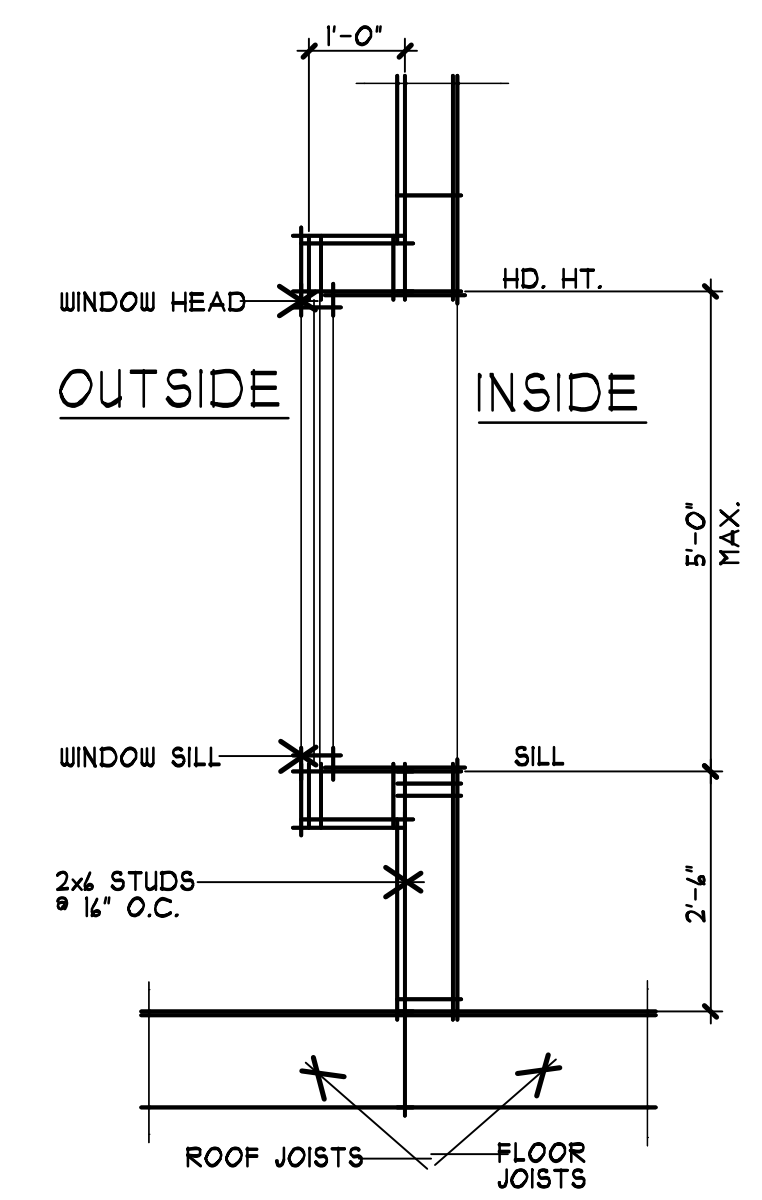
② CABANA RIGHT (E) ELEVATION
A6 1/4" = 1'-0"



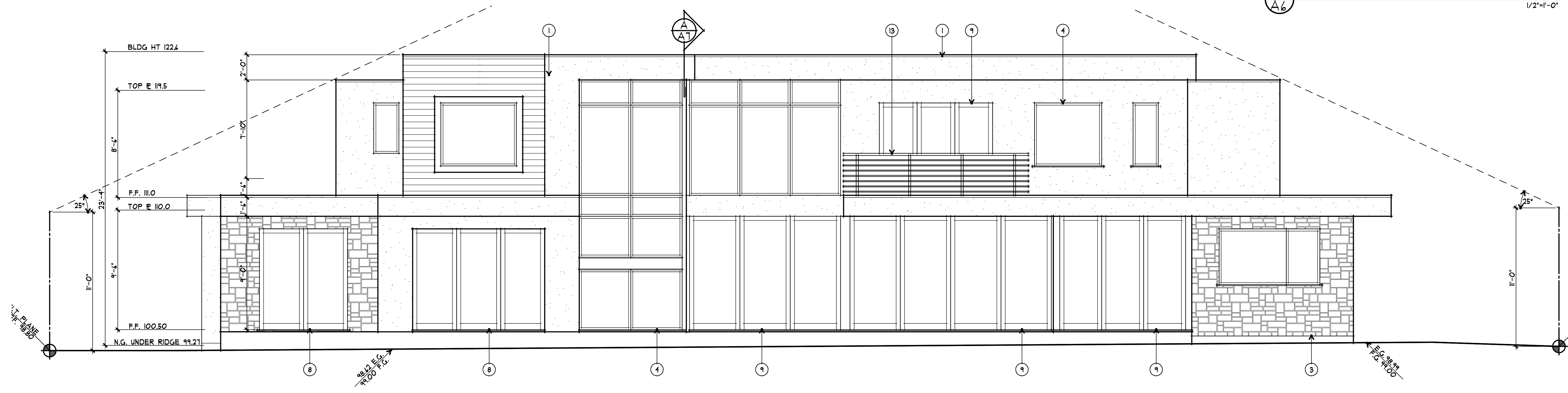
③ CABANA FRONT (S) ELEVATION
A6 1/4" = 1'-0"



④ CABANA LEFT (W) ELEVATION
A6 1/4" = 1'-0"

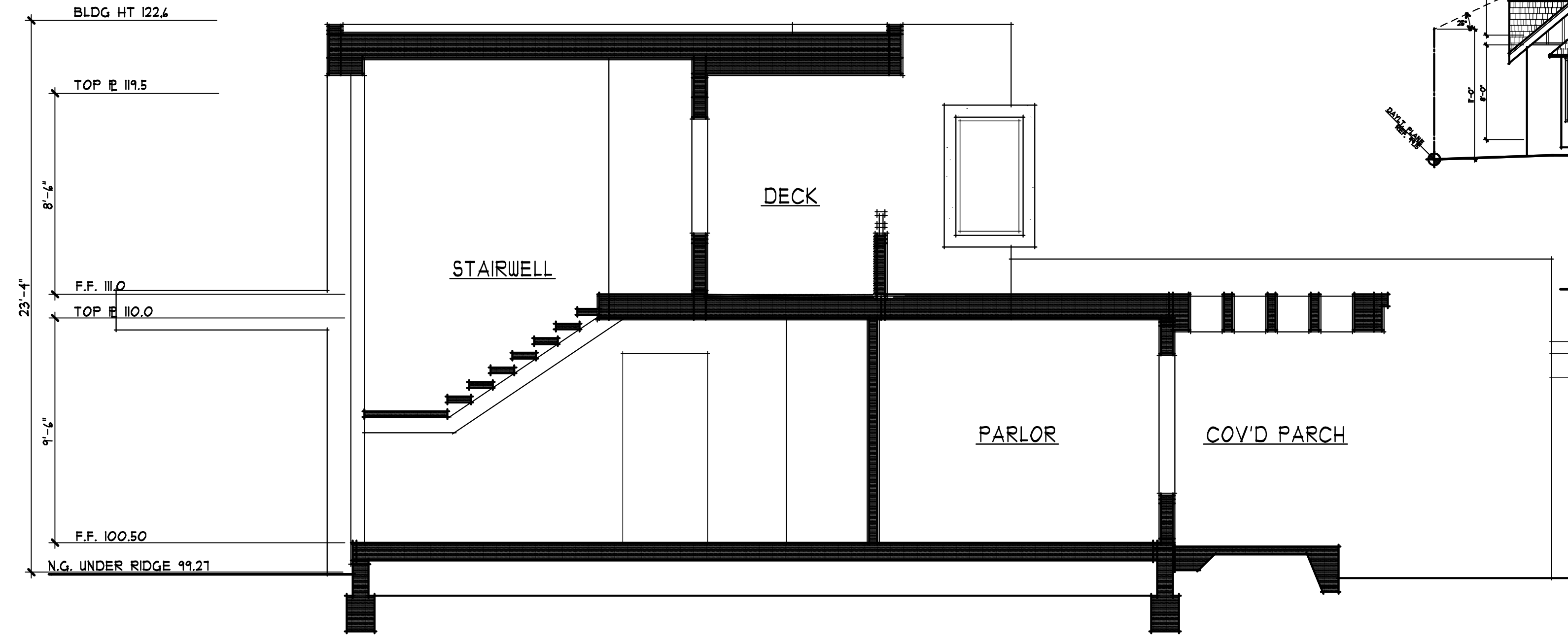


⑥ TYPICAL BAY WINDOW
A6 1/2" = 1'-0"

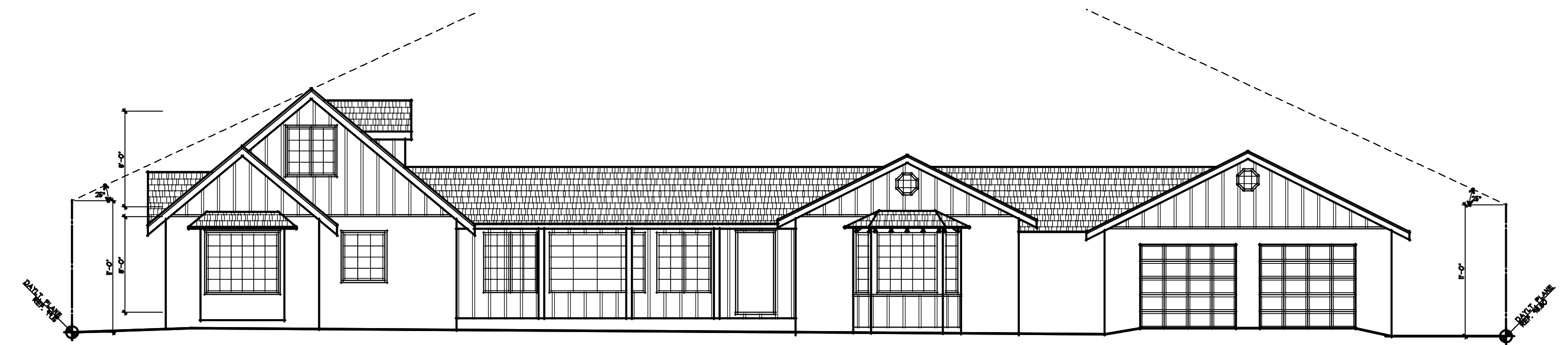


⑤ REAR (NORTH) ELEVATION
A6 1/4" = 1'-0"

drawings	EXTERIOR ELEVATIONS
revisions	2-19-2019 PLANNING
project number	2482
date	AUG. 12, 2019
sheet number	A6



A BUILDING SECTION
 1/4" = 1'-0"
 0 1 3 4 10



EXISTING EXTERIOR ELEVATION
 1/8" = 1'-0"
 0 2 4 12 20



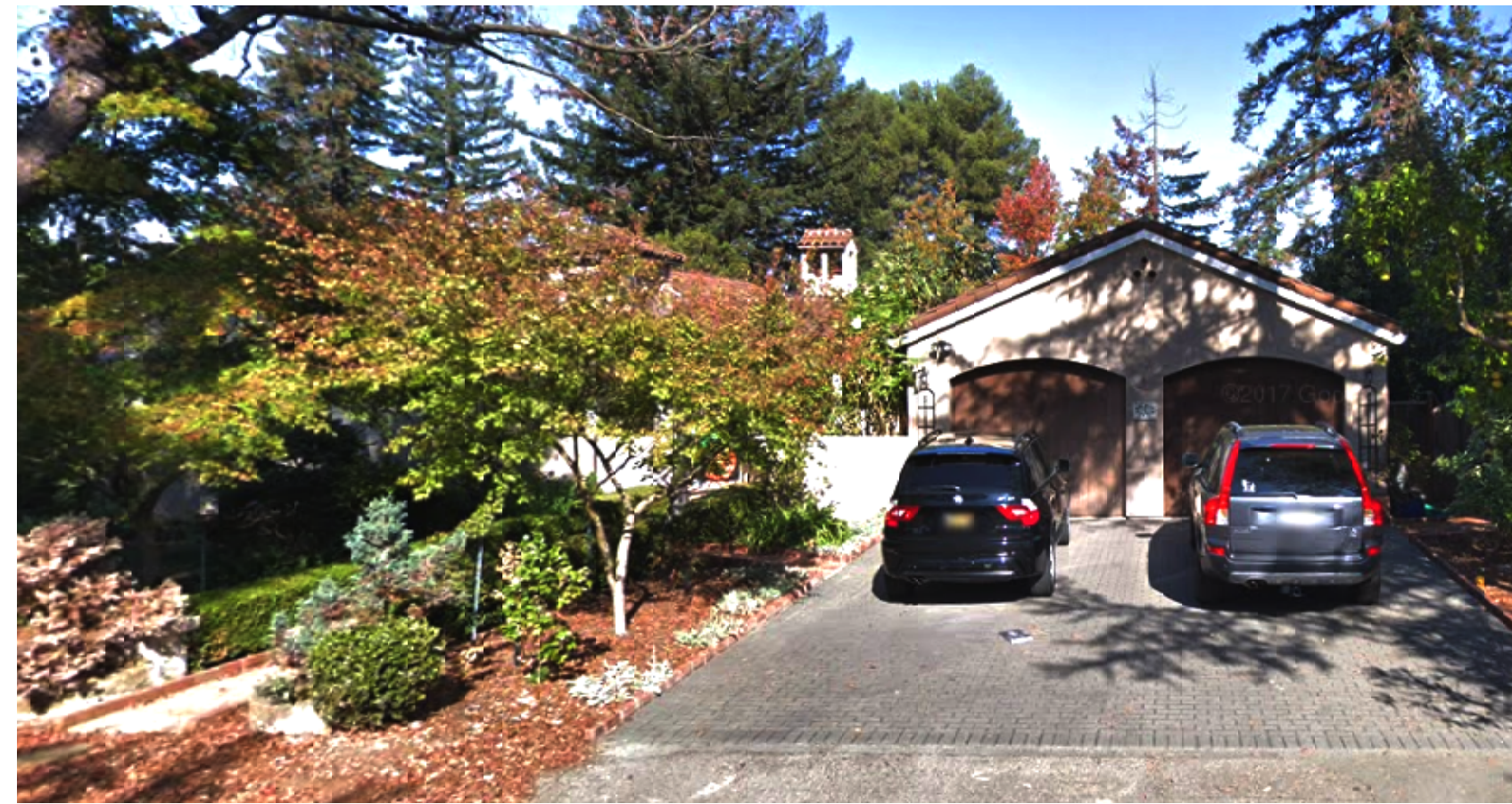
B BUILDING SECTION
 1/4" = 1'-0"
 0 1 3 4 10

DATE PLANE REF. 9/15

DATE PLANE REF. 8/20



135 CORONADO AVE



91 CORONADO AVE



258 CHERRY AVE



108 SYLVIAN WAY



120 SYLVIAN WAY

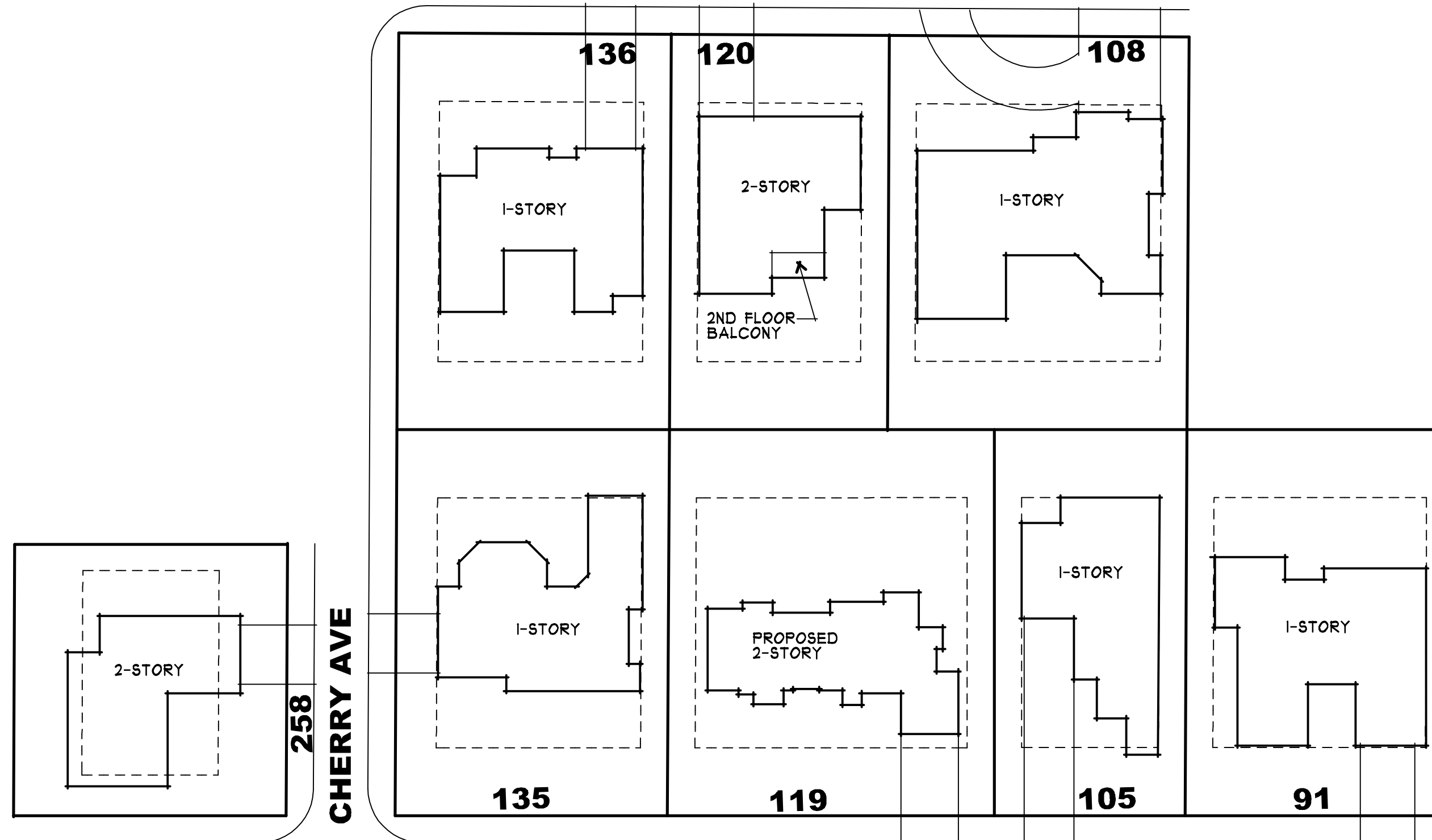


134 CORONADO AVE

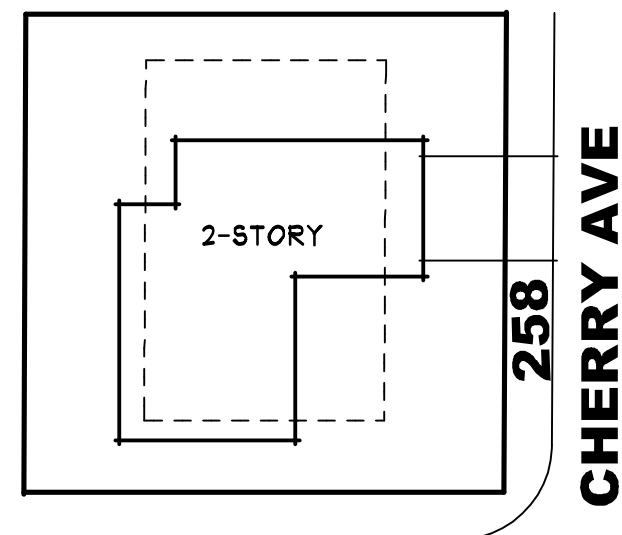
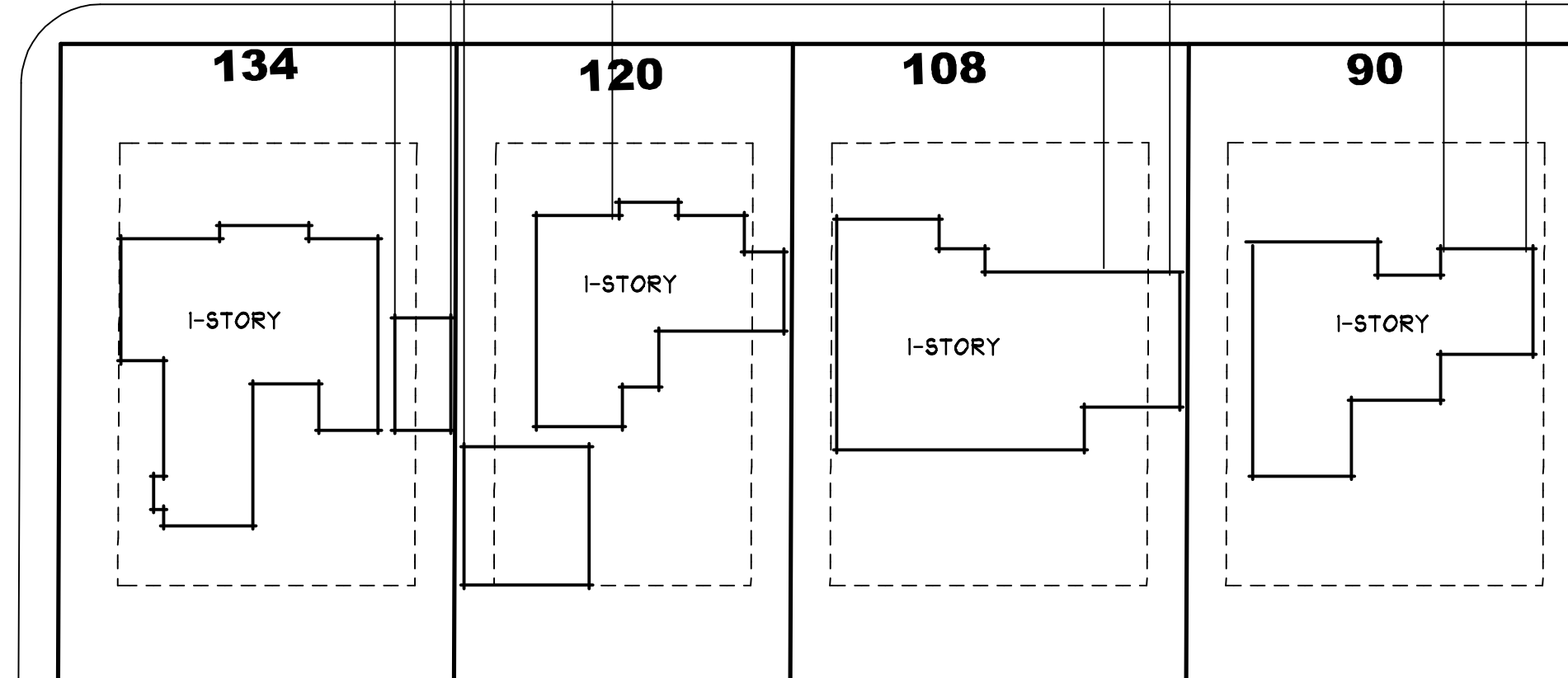


120 CORONADO AVE

SYLVIAN WAY



CORONADO AVE



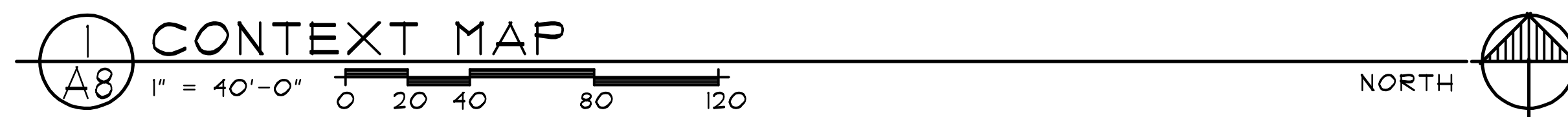
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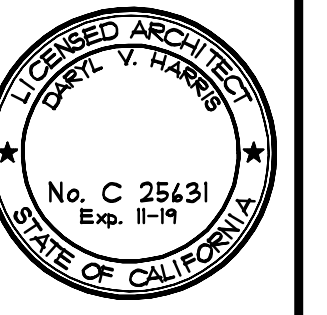
90 CORONADO AVE



108 CORONADO AVE



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A PROPOSED RESIDENCE FOR:
UHN T A R E S I D E N C E
119 CORONADO AVENUE
LOS ALTOS, CALIFORNIA

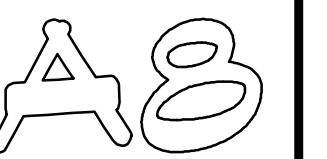
drawings
CONTEXT MAP

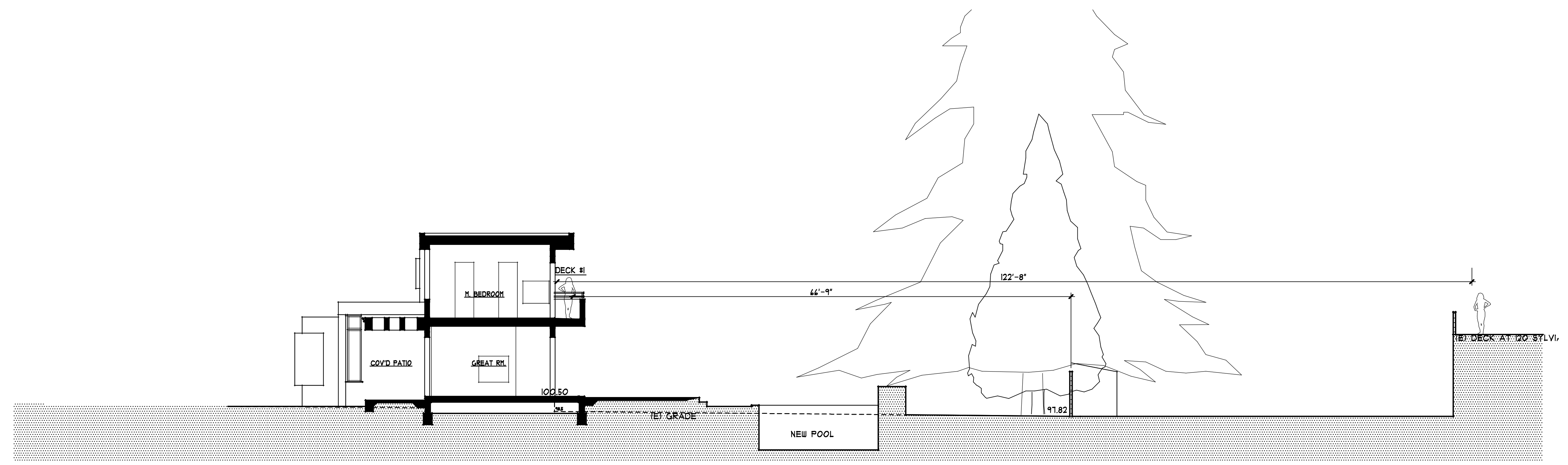
revisions
2-19-2019 PLANNING

project number
2482

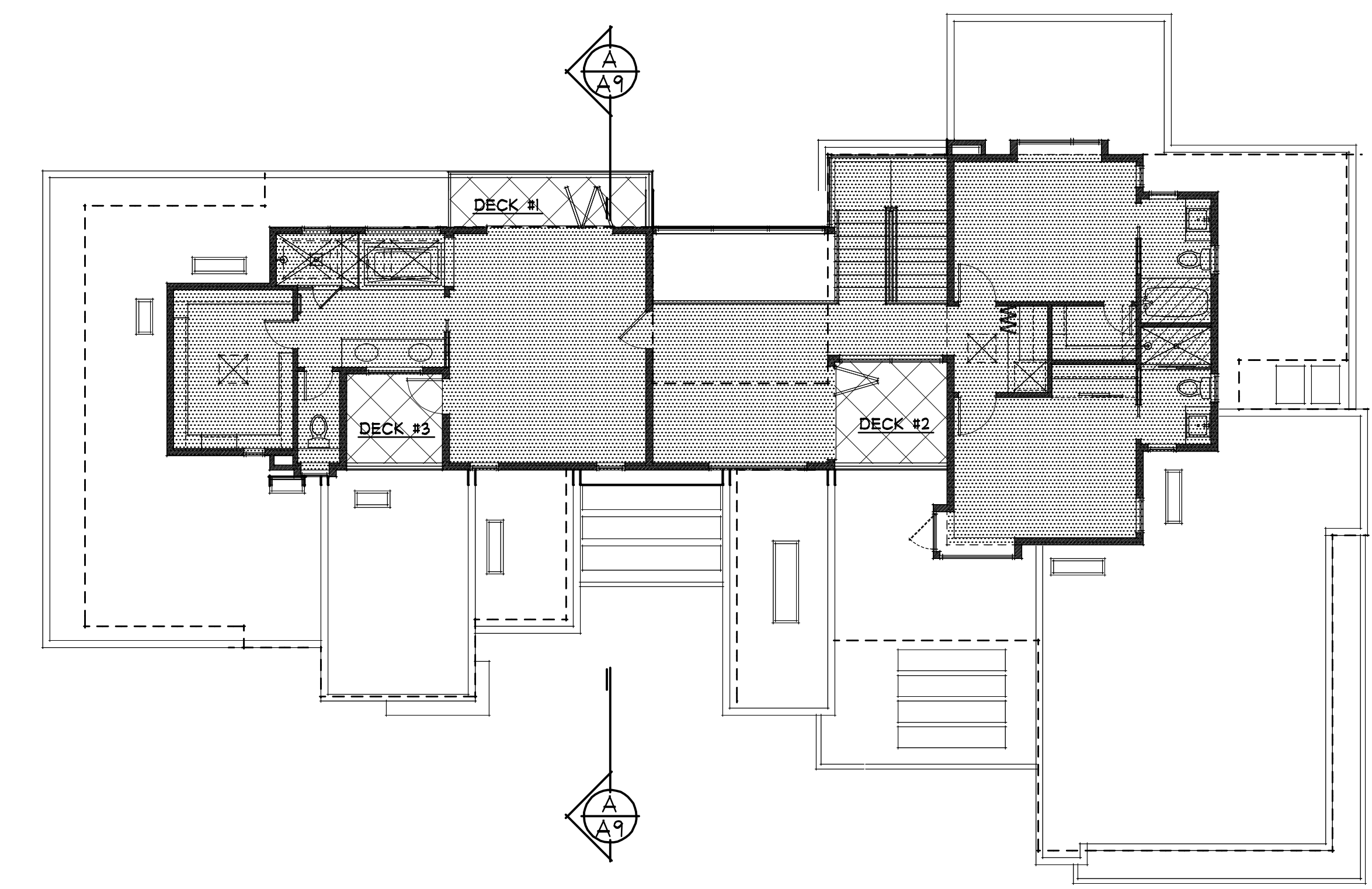
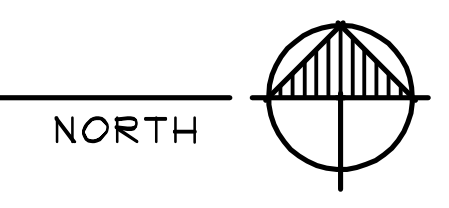
date
AUG. 12, 2019

sheet number





① BUILDING SECTION
 1/8" = 1'-0"
 0 2 6 12 20



③ UPPER FLOOR PLAN
 1/8" = 1'-0"
 0 2 6 12 20



drawings	DECK INFO
revisions	① 2-19-2019 PLANNING ②
project number	2482
date	AUG. 12, 2019
sheet number	



SURVEYOR'S NOTE:

- DATE OF SURVEY: JUNE, 2018
- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY.

ABBREVIATIONS

- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- TC TOP OF CURB
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

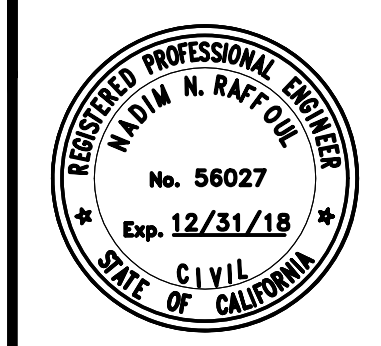
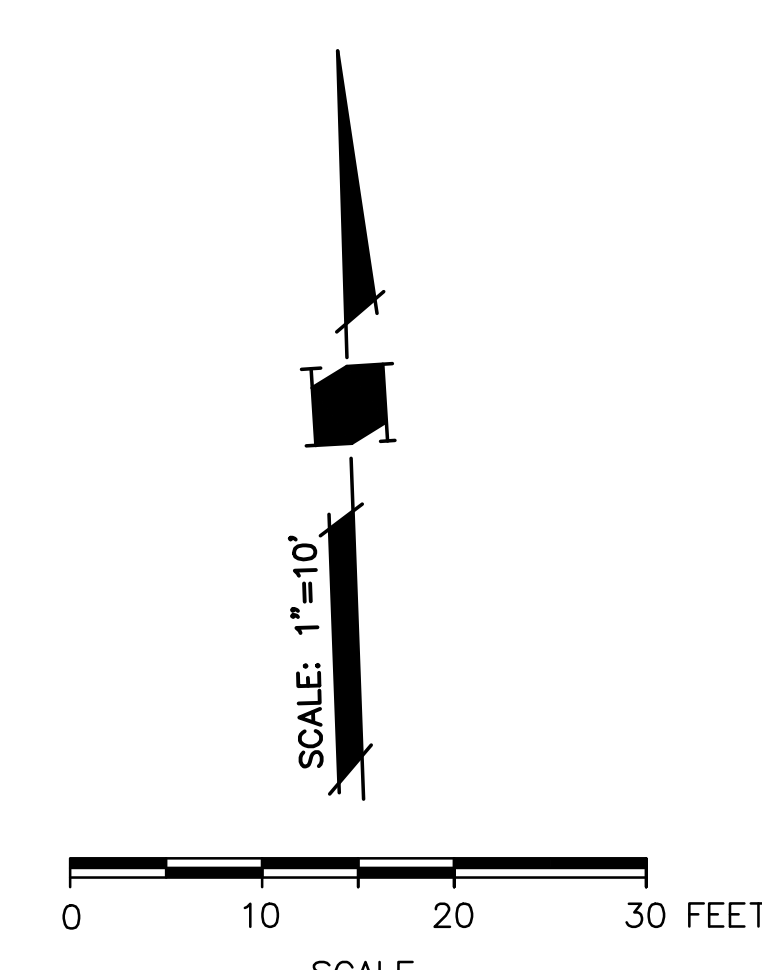
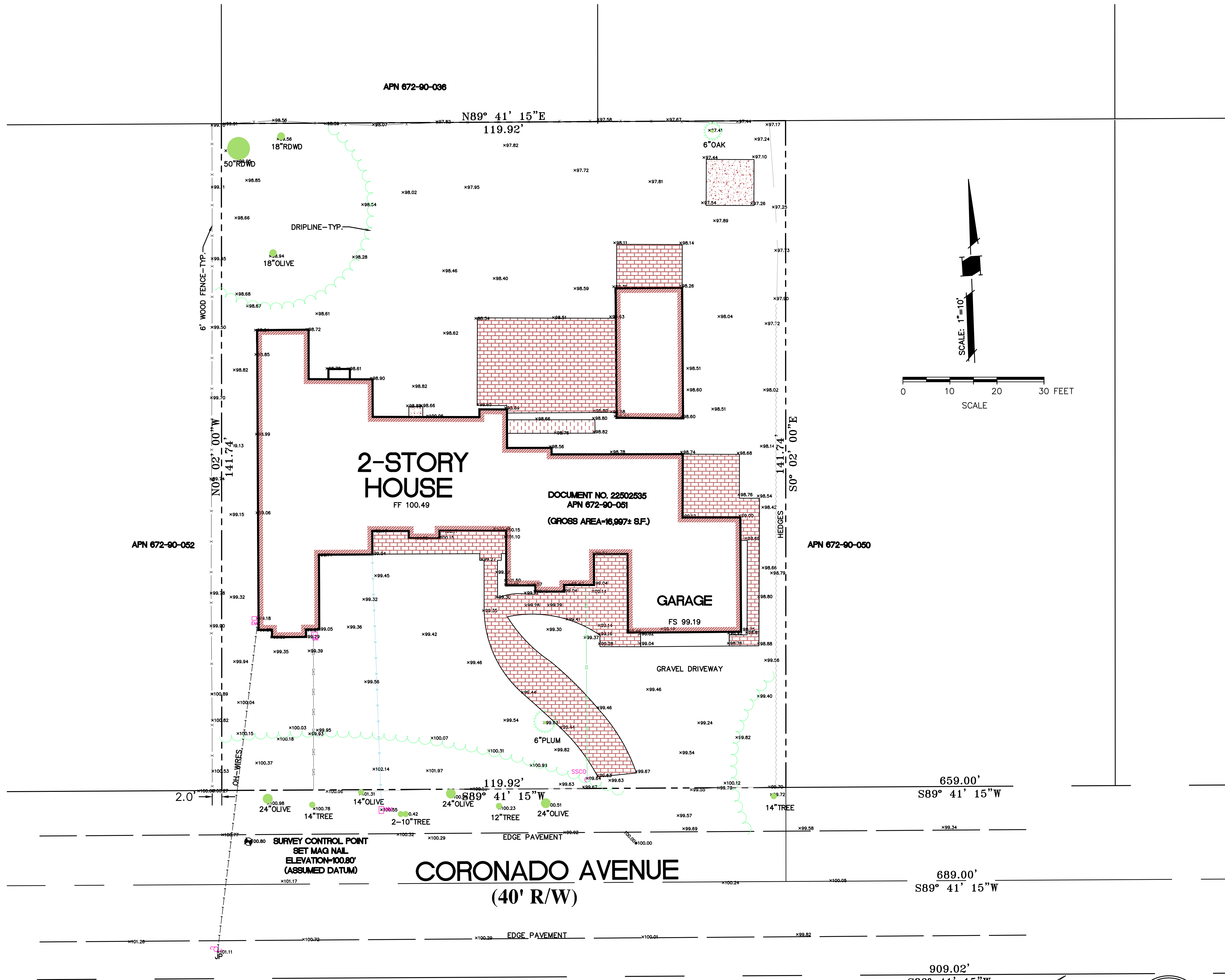
LEGEND

- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- X- FENCE LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- JOINT POLE
- GUY ANCHOR
- XX" TREE TREE, SIZE AND TYPE AS NOTED
- GAS LINE
- WATER LINE
- CONCRETE
- GM GAS METER

BENCHMARK
ASSUMED DATUM = 100.80'

BASIS OF BEARINGS

THE BEARING OF NORTH 89° 41' 15" EAST OF THE CENTERLINE OF CORONADO AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY" RECORDED IN BOOK 116 OF MAPS AT PAGE 25, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.



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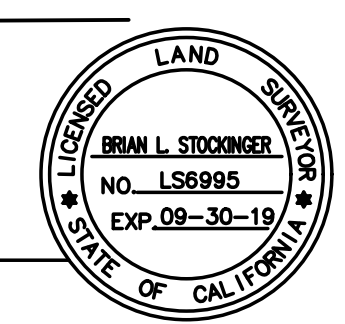
119 CORONADO AVENUE
LOS ALTOS, CA.
APN 672-90-051
SANTA CLARA COUNTY
CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO:
DATE: 6-21-2018
SCALE: 1" = 10'
DRAWN BY: NR
SHEET NO:

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-19





Acer palmatum
J. Maple Green Leaf 24 Box
4-5' x 3-4' (Height x Width)
<20' x <20' (At Maturity)
Growth Rate: Slow



Acer rubrum 'October Glory'
October Glory Red Maple 24" Box
8-10' x 3-4' (Height x Width)
40-50' x 25-35' (At Maturity)
Growth Rate: Moderate



Citrus 'Bearss Lime'
Lime Tree 15 Gal.
4-5' x 2-2.5' (Height x Width)
15-20' x 12-15' (At Maturity)
Growth Rate: Moderate



Citrus 'Meyer Lemon'
Lemon Tree 15 Gal.
4-5' x 2-2.5' (Height x Width)
8-12' x 6-8' (At Maturity)
Growth Rate: Moderate



Citrus sinensis 'Washington Navel'
Washington Navel Orange 15 Gal.
4-5' x 2-2.5' (Height x Width)
15-20' x 12-15' (At Maturity)
Growth Rate: Moderate



Dodonaea viscosa 'Purpurea'
Purple Hopseed Bush 5 Gal.
3-4' x 1-2' (Height x Width)
10-15' x 10-15' (At Maturity)
Growth Rate: Fast



Heteromeles arbutifolia
Toyon 5 Gal.
12-14" x 12-14" (Height x Width)
6-20' x 6-10' (At Maturity)
Growth Rate: Moderate



Lagerstroemia x fauriei hybrids
Crape Myrtle 'Muskogee' 24" Box
4-6' x 3-4' (Height x Width)
25' x 12' (At Maturity)
Growth Rate: Moderate



Malus pumila 'Anna Apple'
Anna Apple Tree 15 Gal.
5-6' x 2-3' (Height x Width)
15' x 15-20' (At Maturity)
Growth Rate: Moderate



Magnolia grandiflora 'Little Gem'
Dwarf Southern Magnolia 36" Box
5-6' x 2-3' (Height x Width)
15-20' x 8-10' (At Maturity)
Growth Rate: Moderate



Olea europaea 'Swan Hill'
Fruitless Olive 24" Box
4-5' x 3-4' (Height x Width)
<25' x <25' (At Maturity)
Growth Rate: Moderate



Pittosporum tenuifolium
Blackstem Pittosporum 5 Gal.
12-16" x 10-14" (Height x Width)
12-16' x 6-8' (At Maturity)
Growth Rate: Moderate



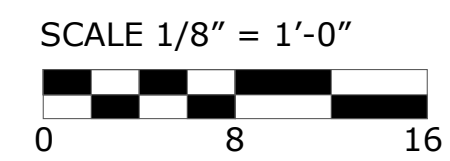
Prunus caroliniana
Carolina Laurel Cherry 5 Gal.
2-3' x 12-16" (Height x Width)
8-10' x 6-8' (At Maturity)
Growth Rate: Moderate to Fast



Prunus laurocerasus
English Laurel 5 Gal.
6-8' x 1-3' (Height x Width)
6-12' x 6-12' (At Maturity)
Growth Rate: Fast



Punica granatum
Pomegranate Tree 15 Gal.
4-5' x 2-3' (Height x Width)
10-20' x 10-20' (At Maturity)
Growth Rate: Moderate



SCALE 1/8" = 1'-0"

* NOTES (E) = Existing
A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.
* Refer to L-2 for Plant Legend

REVISIONS	BY



AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
aitkenassociates@gmail.com

CHINTA RESIDENCE
119 Coronado Ave. Los Altos CA.
LANDSCAPE PLAN



DATE	08-02-19
SCALE	1/8"=1'-0"
DRAWN	IN & AD
JOB	CHINTA

Botanical	Common	Quantity	Size	Water	Remarks
Tree					
Acer palmatum	Japanese Maple	1	24" Box	Medium	
Acer palmatum 'Dissectum Viridis'	Laceleaf Japanese Maple	1	15 Gallon	Medium	Dwarf
Acer rubrum 'October Glory'	October Glory Red Maple	1	36" Box	Low, Medium, High	
Citrus X 'Dwarf Meyer'	Dwarf Meyer Lemon	1	15 Gallon	Low, Medium	Poted
Citrus X 'Improved Meyer'	Improved Meyer Lemon	1	15 Gallon	Low, Medium	
Citrus aurantifolia 'Bearss Seedless'	Bearss Seedless Lime	1	15 Gallon	Medium	
Citrus sinensis 'Washington Navel'	Washington Navel Orange	1	15 Gallon	Medium	
Heteromeles arbutifolia	Toyon	12	5 Gallon	Very Low, Low	
Lagerstroemia 'Muskogee'	Muskogee Lavender Crape Myrtle	4	24" Box	Low, Medium	
Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	1	24" Box	Medium	
Malus pumila 'Anna Apple'	Anna Apple	1	15 Gallon	Medium	
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	2	24" Box	Very Low, Medium	Multi-trunk
Shrub					
Buxus 'Green Beauty'	Green Gem Boxwood	12	1 Gallon	Medium	
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	3	5 Gallon		
Dodonaea viscosa 'Purpurea'	Purple Hop Bush	5	5 Gallon	Very Low	
Encelia californica	Coast Sunflower, Coast Encella	18	1 Gallon	Low	
Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus	9	1 Gallon	Medium	'Green Spire'
Loropetalum chinense 'Rubrum'	Red Fringe Flower	1	5 Gallon	Medium	
Phormium 'Yellow Wave'	Yellow Wave Flax	3	5 Gallon	Medium	
Pittosporum tenuifolium	Blackstem Pittosporum	26	5 Gallon	Medium	
Prunus laurocerasus	English Laurel	12	5 Gallon	Medium	
Rhaphiolepis indica 'Springtime'	Springtime Indian Hawthorn	2	5 Gallon	Low, Medium	
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	10	5 Gallon	Very Low	
Salvia greggii	Autumn or Texas Sage	9	5 Gallon	Very Low	'Rosea'
Salvia x 'Amistad'	Friendship Sage	3	1 Gallon	Low	
Ground cover					
Coreopsis auriculata	Eared Coreopsis	1		Very Low, Low	
Coreopsis grandiflora 'Early Sunrise'	Early Sunrise Coreopsis	3	1 Gallon	Low	
Myoporum parvifolium	Ground Cover Myoporum	25	1 Gallon	Low	
Trachelospermum jasminoides	Star Jasmine	6	1 Gallon	Low, Medium	
Verbena 'Homestead Purple'	Homestead Purple Verbena	15	1 Gallon	Very Low, Low	

Vine		Quantity	Size	Water	Remarks
Vitis vinifera	European Grapevine	4	5 Gallon	Low, Medium	
Perennial					
Anigozanthos 'Big Red'	Big Red Kangaroo Paws	6	5 Gallon	Medium	
Anigozanthos 'Yellow'	Kangaroo Paw 'Yellow'	18	5 Gallon	Low, Medium	
Asclepias curassavica	Tropical Milkweed	3	1 Gallon	Medium	
Chondropetalum tectorum	Cape Rush	5	5 Gallon	Low	
Gallardia X grandiflora	Blanket Flower	3	1 Gallon	Medium	
Gaura lindheimeri	White Gaura	3	1 Gallon	Low	
Lavandula X intermedia 'Grosso'	Grosso Long Stemmed Lavender	23	5 Gallon	Low	
Penstemon 'Apple Blossom'	Apple Blossom Penstemon	3	1 Gallon	Low, Medium	
Salvia 'Waverly'	Waverly Sage	3	1 Gallon	Low, Medium	
Salvia nemorosa 'Blue Hill'	Blue Hill Sage	3	1 Gallon	Low	'May Night'
Zauschneria californica	California Fuchsia	4	5 Gallon	Very Low	
Grass					
Calamagrostis X acu. 'Karl Foerster'	Karl Foerster Feather Reed Grass	24	1 Gallon	Medium	
Festuca glauca	Blue Fescue, Blue Fescue Grass	6	1 Gallon	Very Low	
Nassella tenuissima	Mexican Feather Grass	4	1 Gallon	Very Low	
Conifer					
Pinus mugo mugo	Dwarf Mugo Pine	3	5 Gallon	Low	

REVISIONS BY



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PLANT LEGEND



DATE 08-02-19

SCALE 1/8"=1'-0"

DRAWN IN & AD

JOB CHINTA