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PROJECT DATA

APN: 161-25-052
 ZONING: RI-10
 LOT AREA: 9,320 SQ. FT.
 NUMBER OF STORIES: 2
 OCCUPANCY GROUP: R-3 / U
 TYPE OF CONSTRUCTION: Y-B
 FIRE SPRINKLER REQUIRED: YES

PROJECT DESCRIPTION

REAR ADDITION AND SECOND FLOOR ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE TO INCLUDE A COMPLETE INTERIOR / EXTERIOR REMODEL THROUGHOUT.

ZONING COMPLIANCE

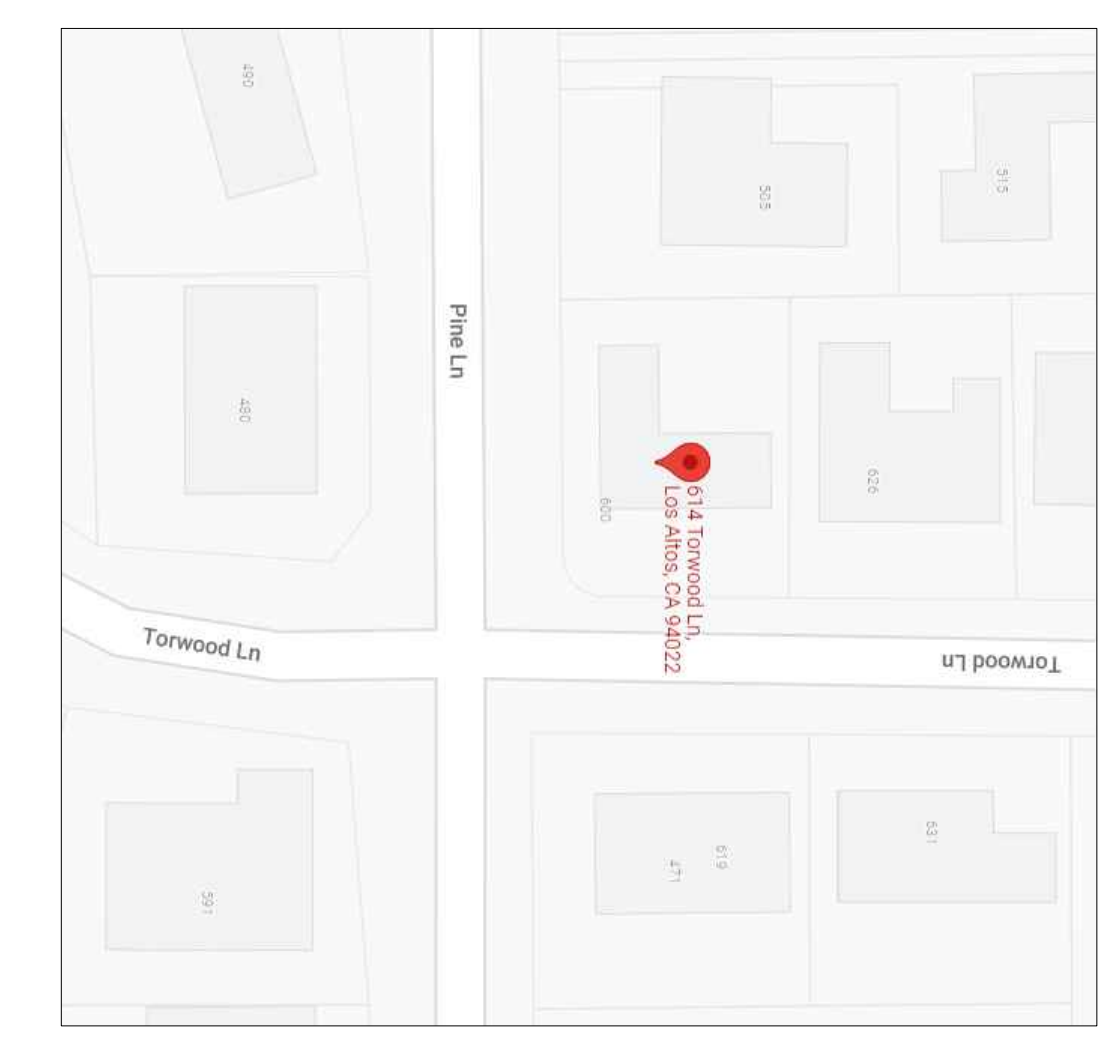
	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET HEIGHT	2,400 SQUARE FEET (.26 %)	2,986 SQUARE FEET (.32 %)	3,262 SQUARE FEET (.35 %)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS	1,111 SQUARE FEET (.19 %)	2,173 SQUARE FEET (.30 %)	3,262 SQUARE FEET (.35 %)
SETBACKS:			
FRONT	24'-10" FEET	25'-0" FEET	25'-0" FEET
REAR	28'-4" FEET	28'-4" FEET	25'-0" FEET
RIGHT SIDE (1st/2nd)	10'-4" FEET / N/A FEET	10'-4" FEET / 51'-5" FEET	10'-0" FEET / 10'-0" FEET
LEFT SIDE (1st/2nd)	11'-9" FEET / N/A FEET	11'-9" FEET / 16'-6" FEET	16'-6" FEET / 16'-6" FEET
HEIGHT:	13'-9" FEET /	22'-4" FEET /	21'-0" FEET /

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,111 SQUARE FEET	+ 1,062 SQUARE FEET	2,173 SQUARE FEET
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	395 SQUARE FEET	+ 6 SQUARE FEET	401 SQUARE FEET

LOT CALCULATIONS

NET LOT AREA:	9,320 SQUARE FEET
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	181 SQUARE FEET (.09 %)
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 5,919 SQUARE FEET EXISTING SOFTSCAPE (UNDISTURBED) AREA: 3,341 SQUARE FEET NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 0 SQUARE FEET SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA: 9,320 SQUARE FEET



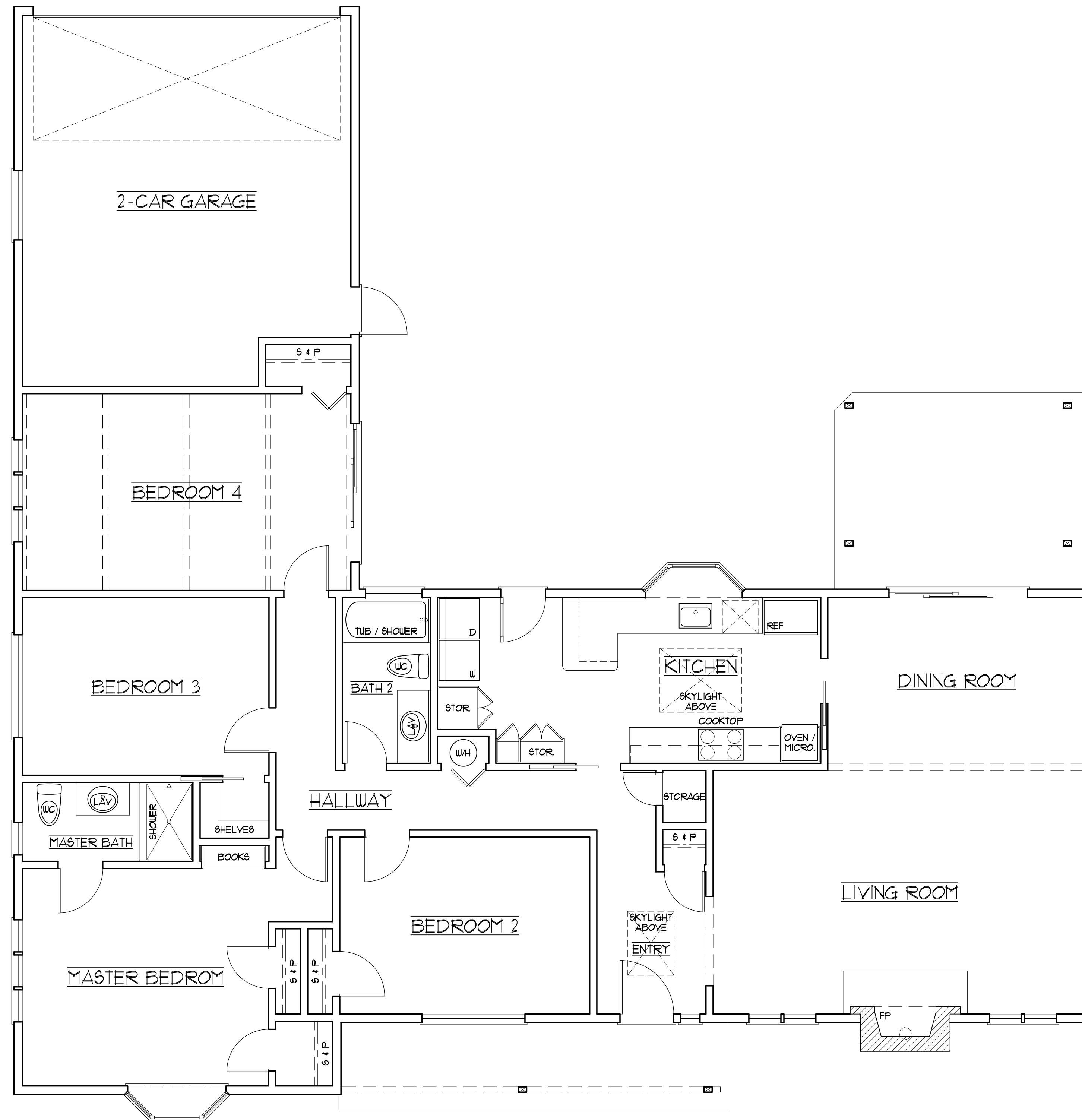
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FLN, CHK, RESPONSE APRIL 14, 2022	ARA
FLN, CHK, RESPONSE JUNE 21, 2022	ARA

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TITLE SHEET
 SHEET INDEX
 SITE PLAN
 SITE ANALYSIS

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY: T.B. / A.R.A.
 CHECKED BY: T.B.
 DATE: OCTOBER 26, 2021
 SCALE: AS NOTED
 JOB NO: 20-034
 SHEET:



EXISTING MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

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EXISTING MAIN LEVEL FLOOR PLAN

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
 T.E.
 CHECKED BY:
 T.E.
 DATE:
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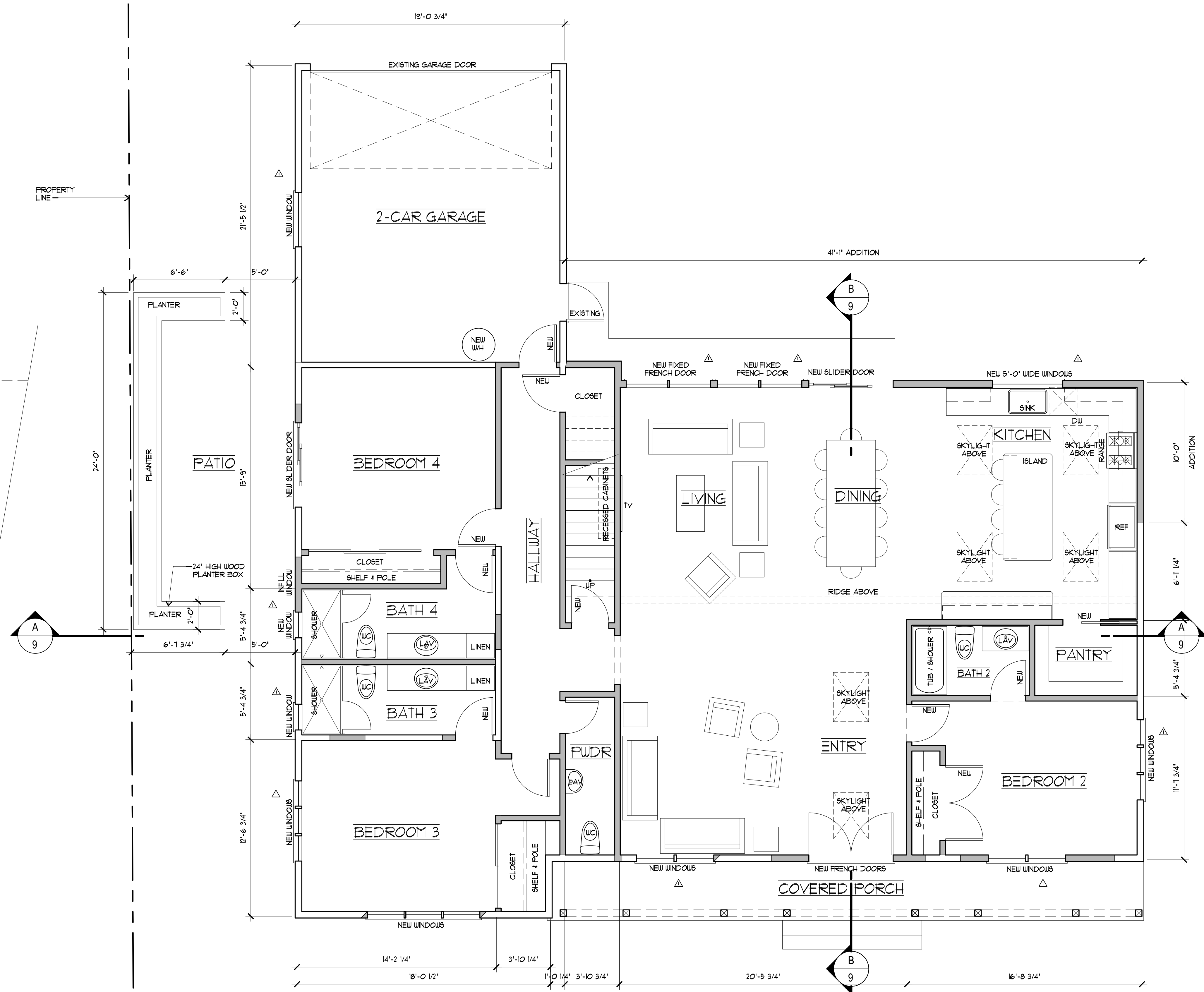
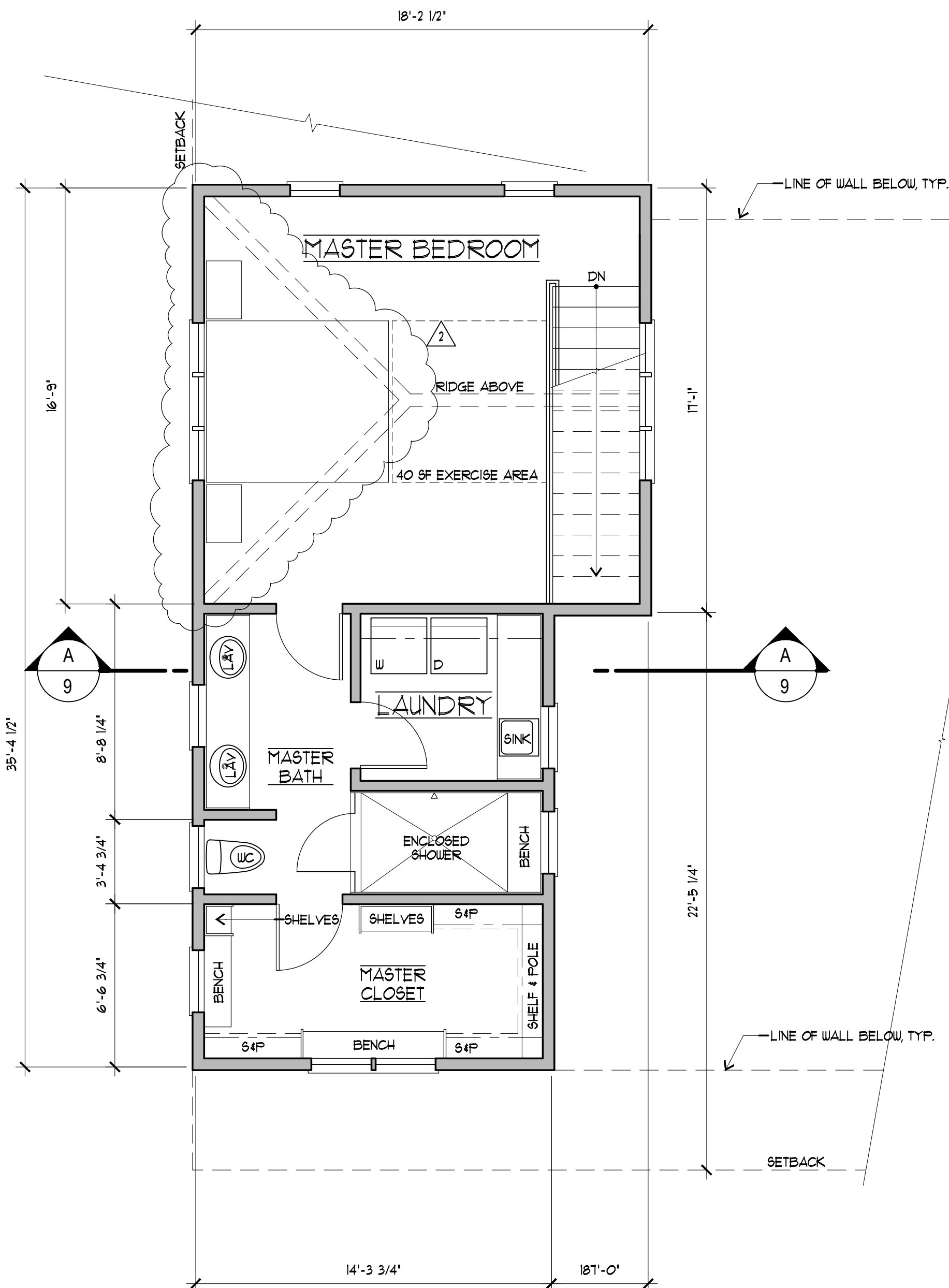
2
 OF 11 SHEETS

FLOOR PLAN LEGEND

- INDICATES NEW STUD WALL.
- INDICATES EXISTING STUD WALL TO REMAIN.

FLOOR PLAN NOTES

1. DIMENSIONS SHOWN ARE TO FACE OF STUDS, UNLESS OTHERWISE NOTED.
2. ESCAPE OF RESCUE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE DIMENSION SHALL BE 2'-0" IN HEIGHT AND 1'-8" IN WIDTH. WHEN WINDOWS ARE PROVIDED AS MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR, PER C.R.C. SECTION R310.
3. PROVIDE LANDINGS AT REQUIRED EGRESS DOORS PER C.R.C. SECTION 311.3. LANDINGS TO BE A MINIMUM 36" DEEP AND MAXIMUM 1'-3/4" BELOW TOP OF THRESHOLD AT IN-SWING OR SLIDING DOORS.
4. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES SHALL BE FIRE-BLOCKED WITH NON-COMBUSTIBLE MATERIALS PER C.B.C. SECTION 118.
5. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD NAILED WITH 8 D'S AT 6" O.C. EDGES AND 12" O.C. FIELD, TYP. U.O.N. ON SHEAR WALL SCHEDULE.
6. SHEAR WALLS SHALL EXTEND FROM FLOOR TO ROOF SHEATHING ABOVE.
7. AT SHOWER ENCLOSURES: PROVIDE A SMOOTH, HARD NON-ABSORBENT FINISH OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" (MINIMUM) ABOVE THE DRAIN INLET. SHOWER ENCLOSURE SHALL HAVE A MINIMUM FINISHED FLOOR AREA OF 1024 SQUARE INCHES AND BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE.
8. PROVIDE FULLY TEMPERED SAFETY GLAZING FOR ALL SHOWER ENCLOSURES.
9. ALL NEW SHOWER ENCLOSURE DOORS SHALL HAVE A MINIMUM OF 1'-10" CLEAR EGRESS OPENING WIDTH PER C.P.C. SECTION 408.5.



REVISIONS	BY
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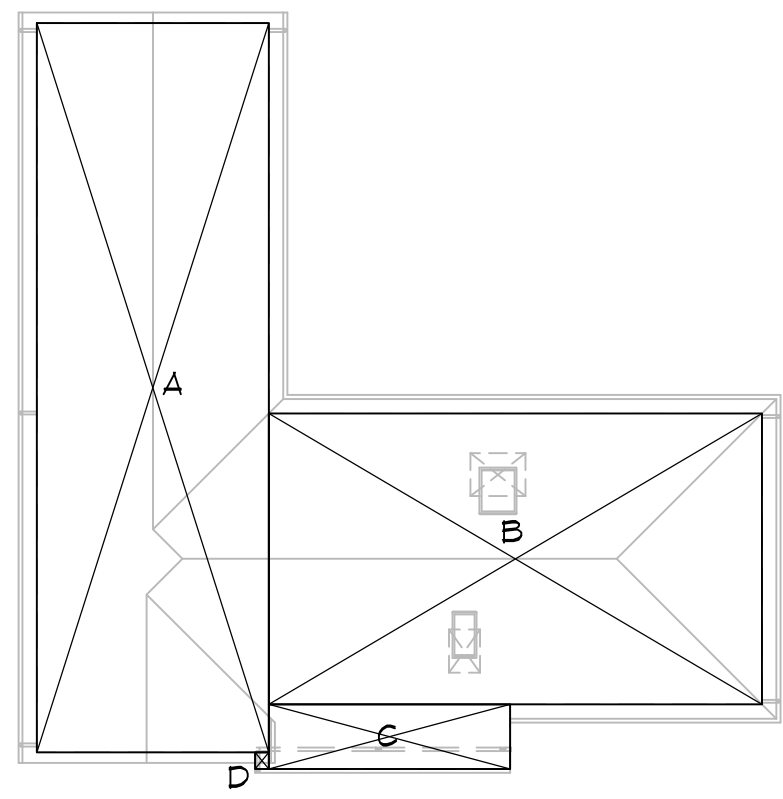
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PROPOSED MAIN LEVEL FLOOR PLAN
PROPOSED UPPER LEVEL FLOOR PLAN

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
T.B. / ARA.
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3

OF 12 SHEETS

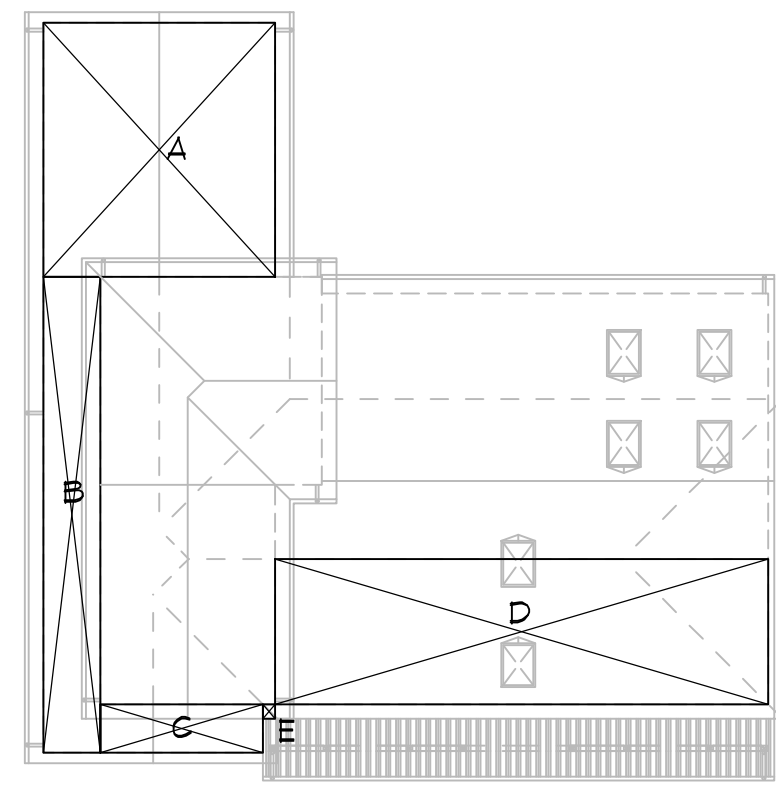


EXISTING ROOF PLAN

EXISTING:

A = 19'-3 3/4" x 6'-0" = 114.4 SQ. FT.
 B = 4'-1" x 24'-2 3/4" = 99.4 SQ. FT.
 C = 20'-1 1/4" x 5'-4 3/4" = 108.4 SQ. FT.
 D = 1'-3 3/4" x 1'-4 1/2" = 1.6 SQ. FT.
 TOTAL AREA = 2280 SQ. FT.

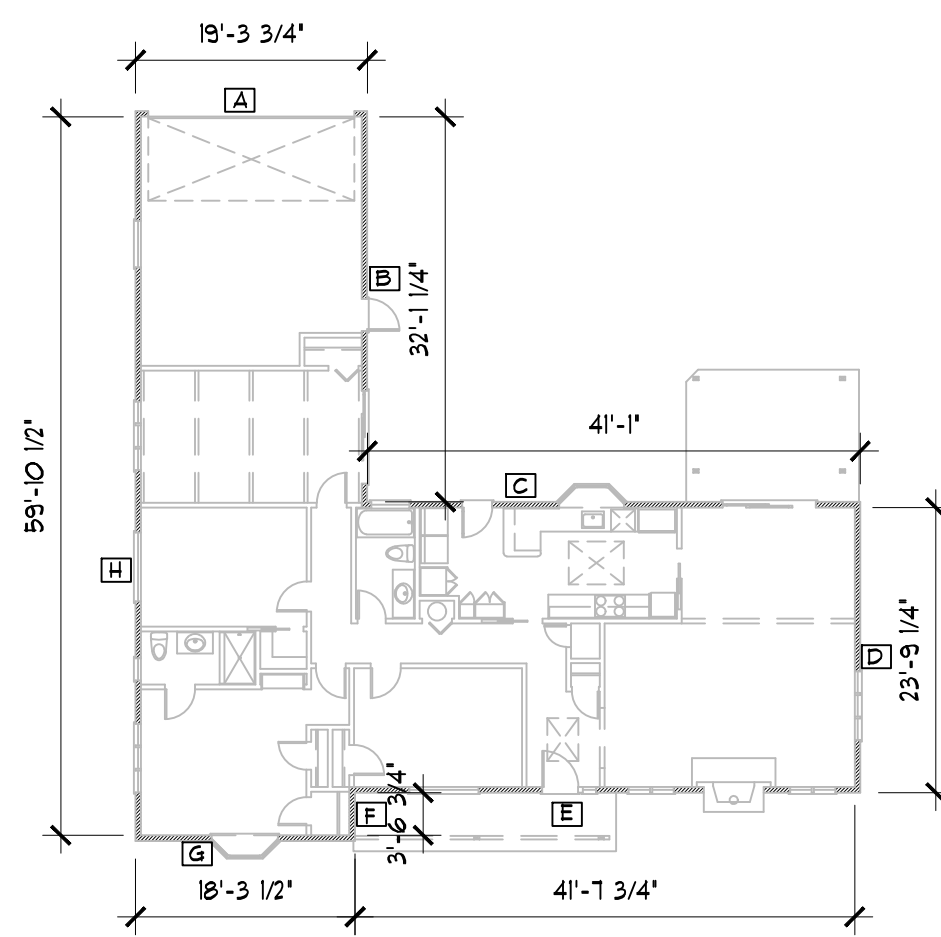
1152 SQ. FT. ÷ 2280 SQ. FT. = 50.5%



EXISTING ROOF TO REMAIN

EXISTING TO REMAIN:

A = 19'-3 3/4" x 21'-2" = 408.1 SQ. FT.
 B = 4'-9" x 39'-1 3/4" = 188.3 SQ. FT.
 C = 13'-6 1/2" x 4'-0 1/4" = 54.4 SQ. FT.
 D = 4'-1" x 12'-1 3/4" = 49.8 SQ. FT.
 E = 1'-0 1/4" x 1'-2 1/2" = 1.2 SQ. FT.
 TOTAL AREA = 1152 SQ. FT.

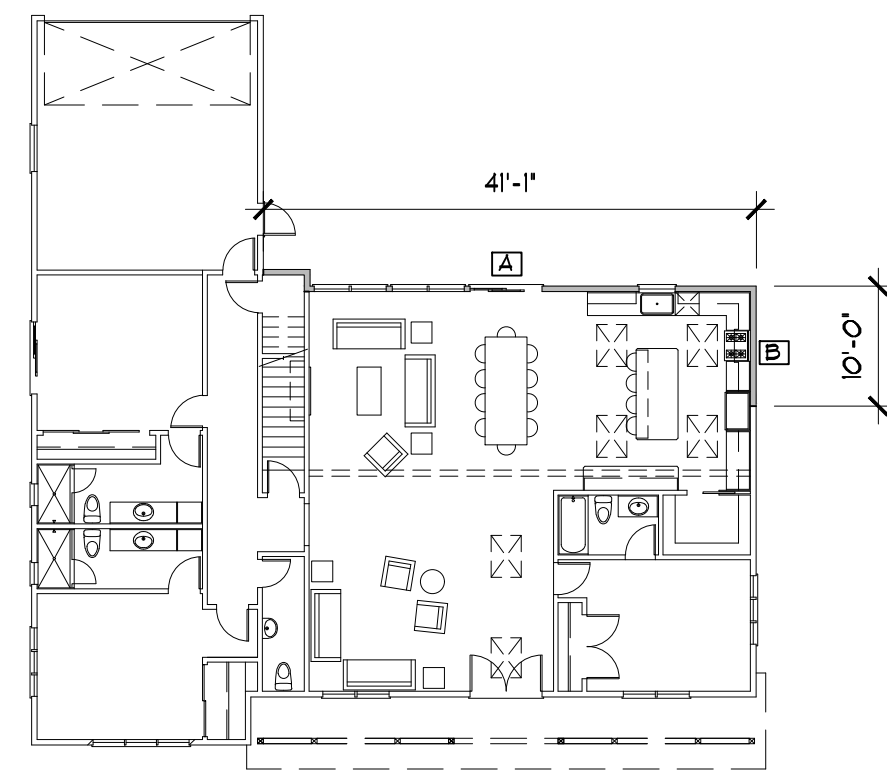


EXISTING WALL PERIMETER

EXISTING:

A = 19'-3 3/4"
 B = 32'-1/4"
 C = 41'-1"
 D = 23'-9 1/4"
 E = 41'-1 3/4"
 F = 3'-6 3/4"
 G = 18'-3 1/2"
 H = 59'-10 1/2"

TOTAL = 239'-6 3/4" LF
 WALL AREA = 239'-6 3/4" x 8' = 1916.50 SQ. FT.

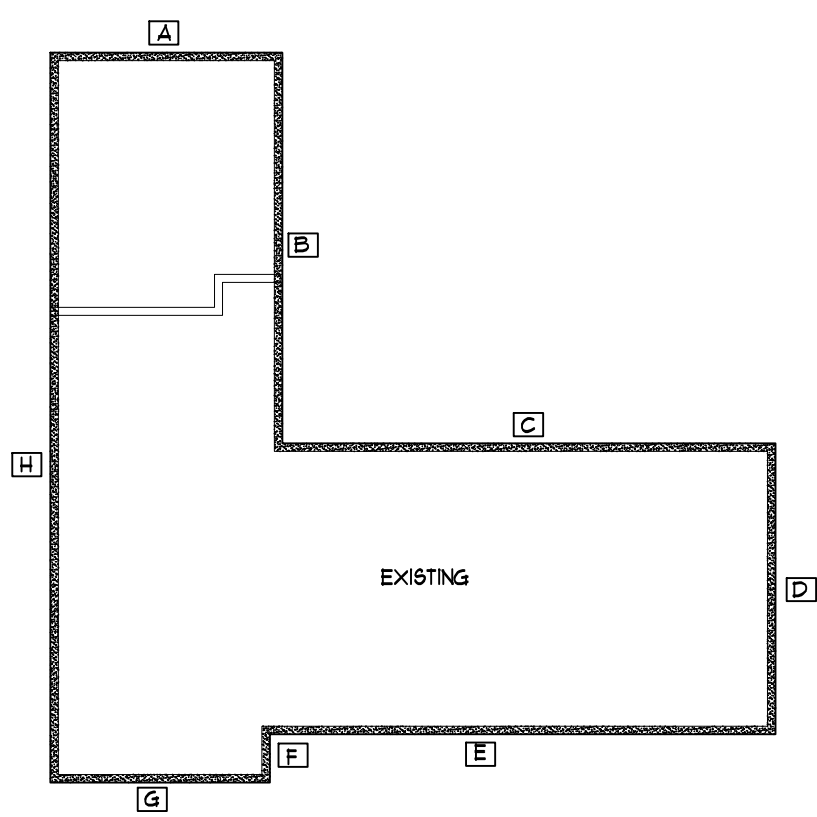


PROPOSED WALLS PERIMETER

PROPOSED:

A = 41'-1"
 B = 10'-0"

TOTAL = 51'-1" LF
 WALL AREA = 51'-1" x 9'-0" = 459.12 SQ. FT. (23.9%)

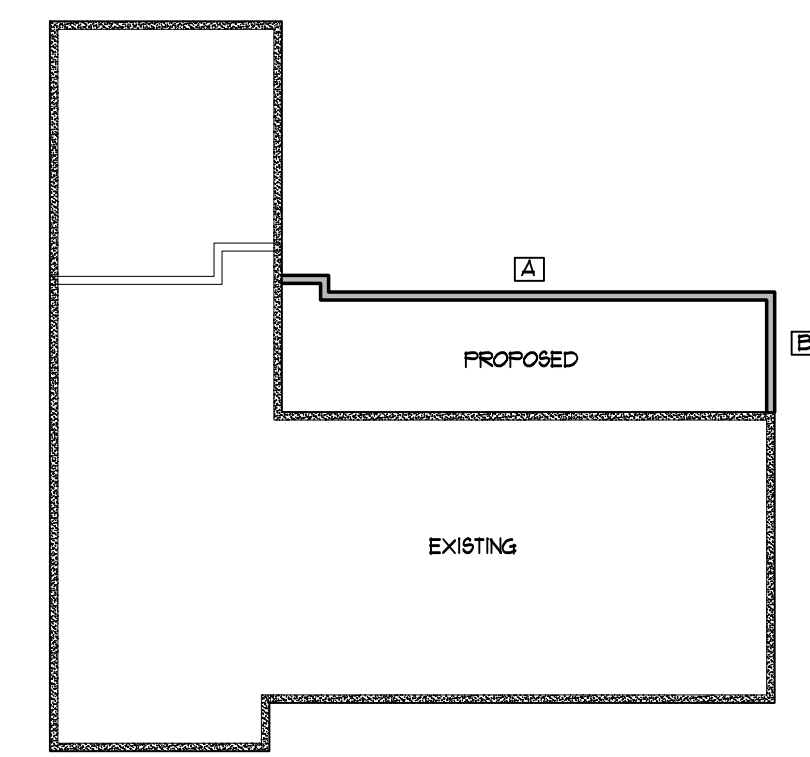


EXISTING FOUNDATION PLAN

EXISTING:

A = 19'-3 3/4"
 B = 32'-1/4"
 C = 41'-1"
 D = 23'-9 1/4"
 E = 41'-1 3/4"
 F = 3'-6 3/4"
 G = 18'-3 1/2"
 H = 59'-10 1/2"

TOTAL = 239'-6 3/4" LF
 FOUNDATION AREA = 239'-6 3/4" x 6' = 120 SQ. FT.



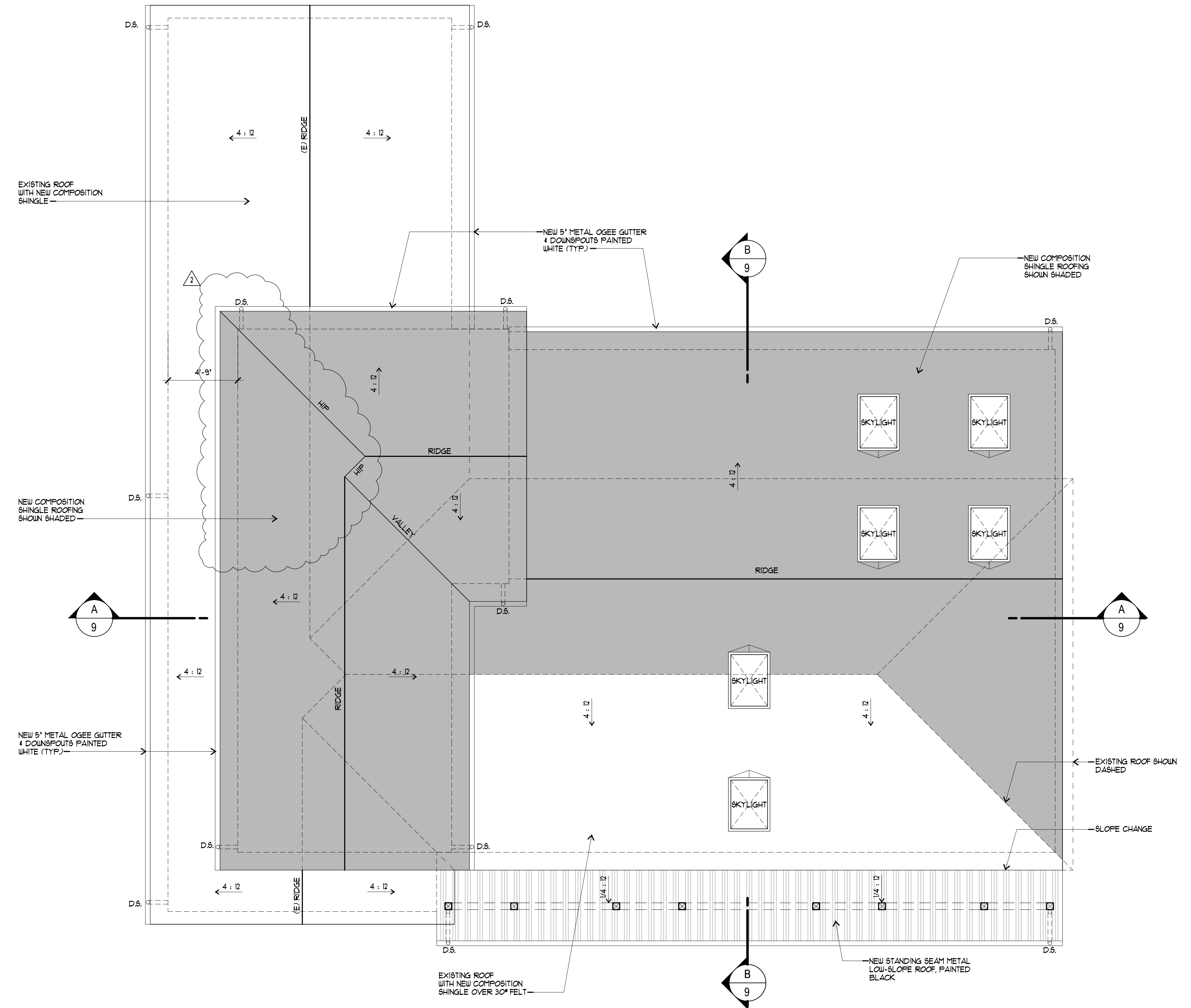
PROPOSED FOUNDATION PLAN

PROPOSED:

A = 41'-1"
 B = 10'-0"

TOTAL = 51'-1" LF
 FOUNDATION AREA = 51'-1" LF x 8' = 34.0 SQ. FT. (28.3%)

△



PROPOSED ROOF PLAN

1/4" = 1'-0"

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PROPOSED ROOF PLAN
 EXISTING ROOF CALCULATIONS
 EXISTING WALL PERIMETER CALCULATIONS
 EXISTING FOUNDATION PERIMETER CALCULATIONS

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
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 CHECKED BY:
 T.E.
 DATE:
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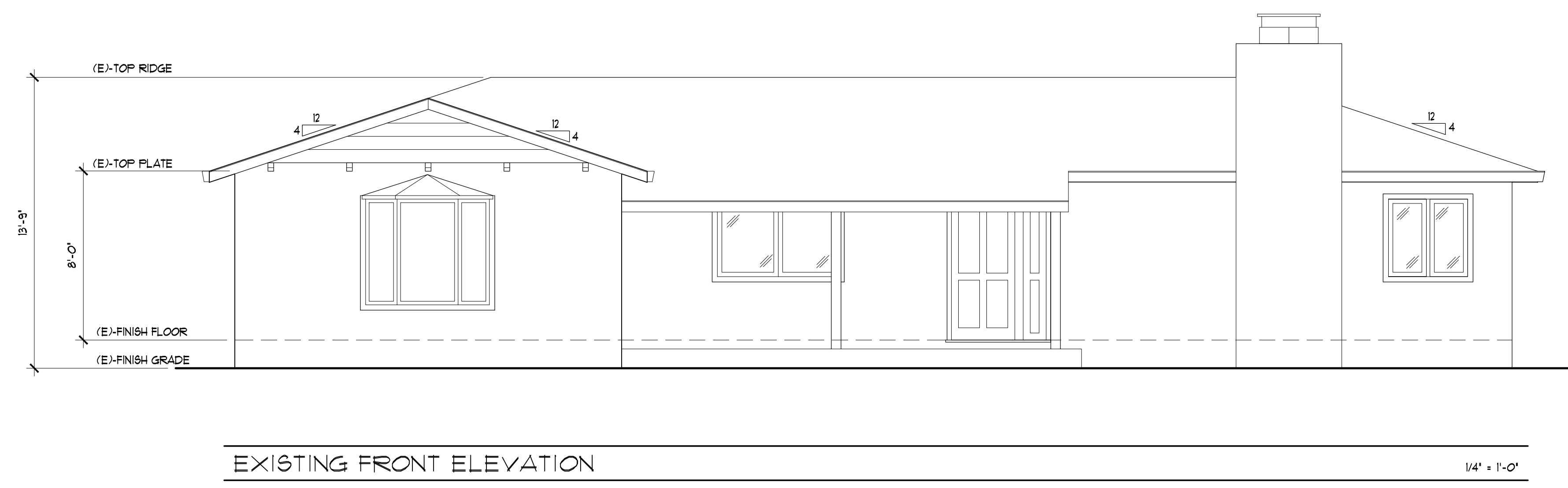
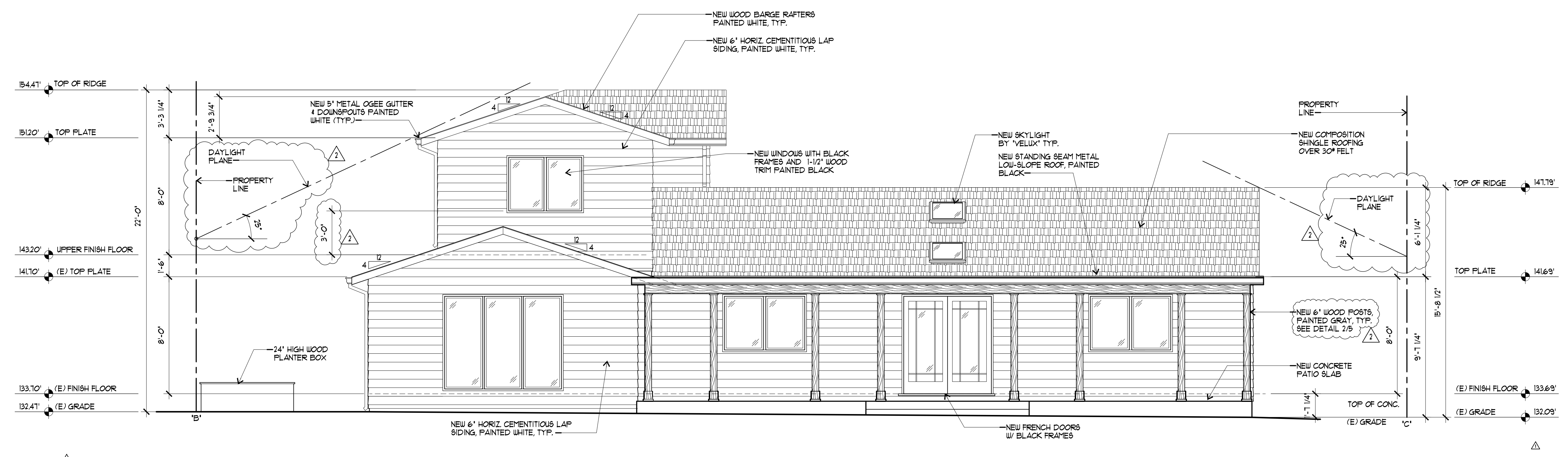
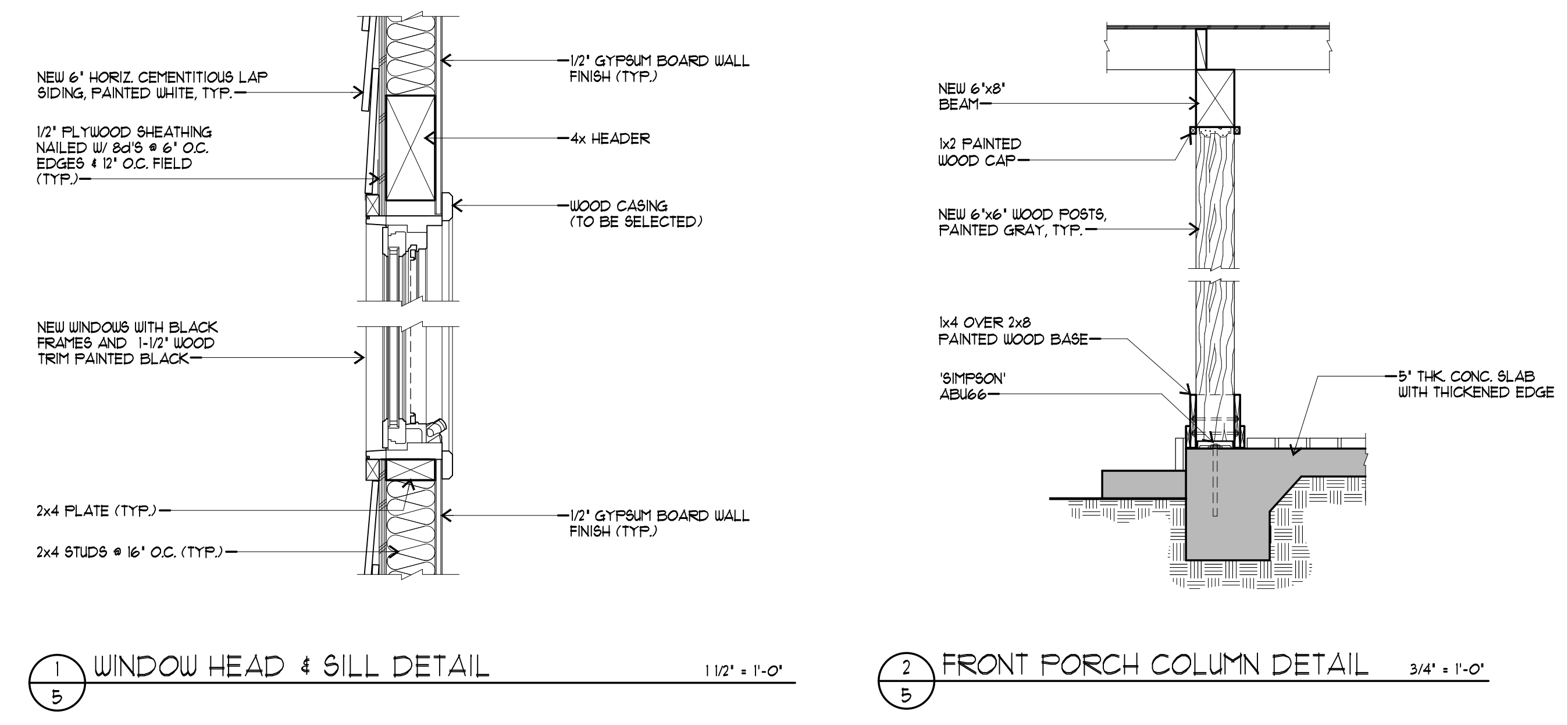
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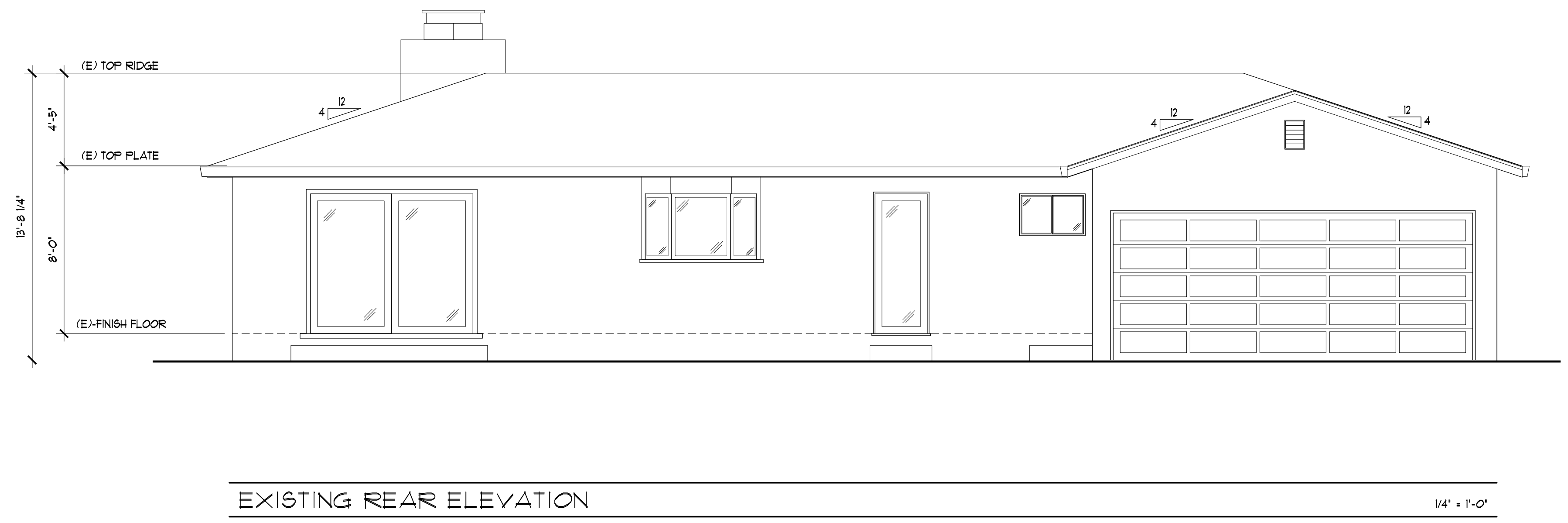
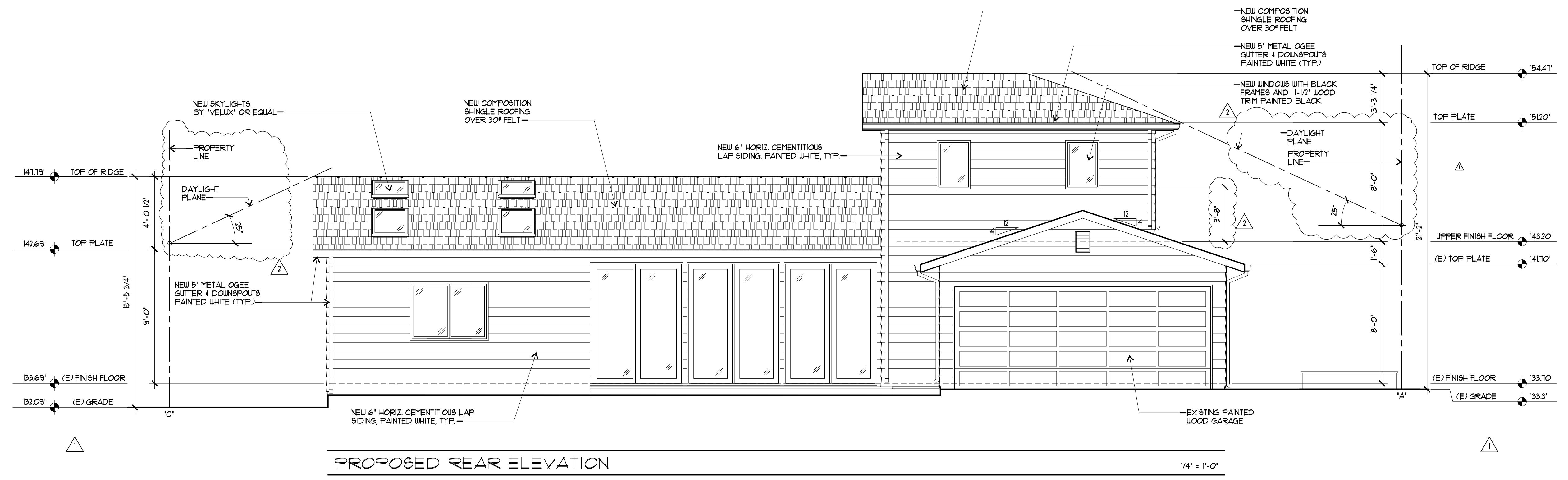
PROPOSED FRONT ELEVATION
EXISTING FRONT ELEVATION
WINDOW HEAD & SILL DETAIL
FRONT PORCH COLUMN DETAIL

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

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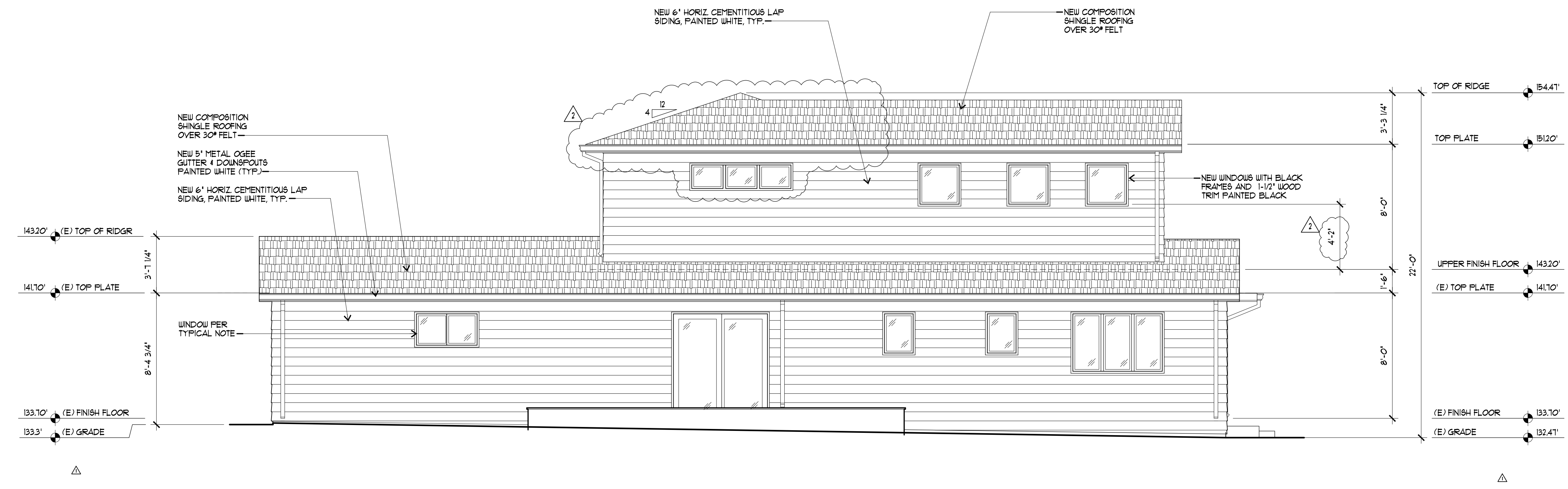
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PROPOSED REAR ELEVATION
 EXISTING REAR ELEVATION

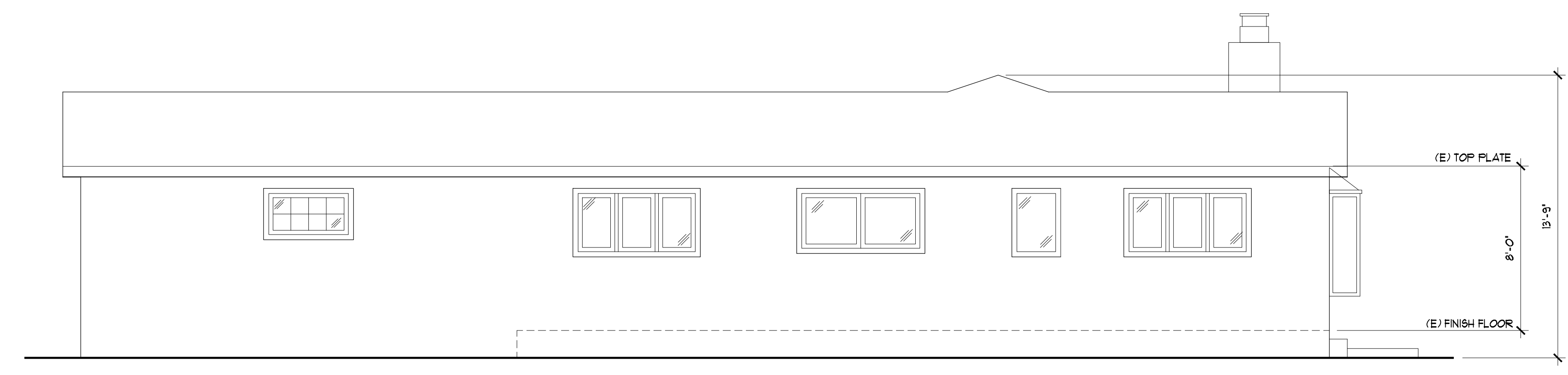
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PROPOSED LEFT SIDE ELEVATION 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0"

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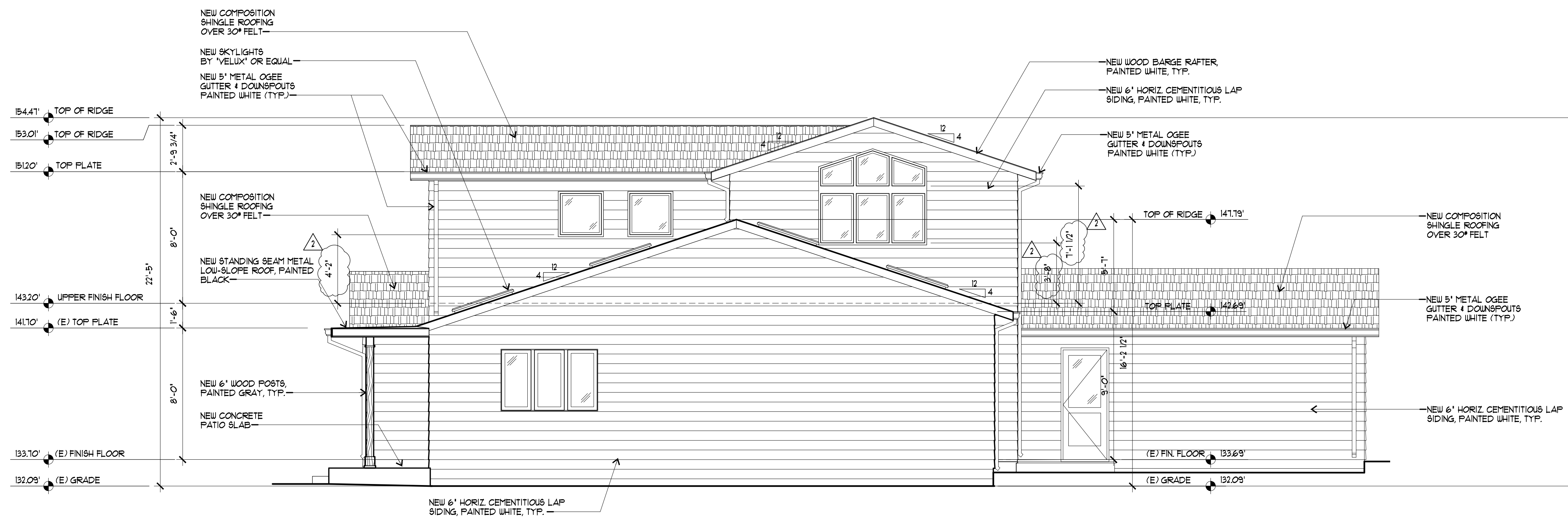
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PROPOSED LEFT SIDE ELEVATION
EXISTING LEFT SIDE ELEVATION

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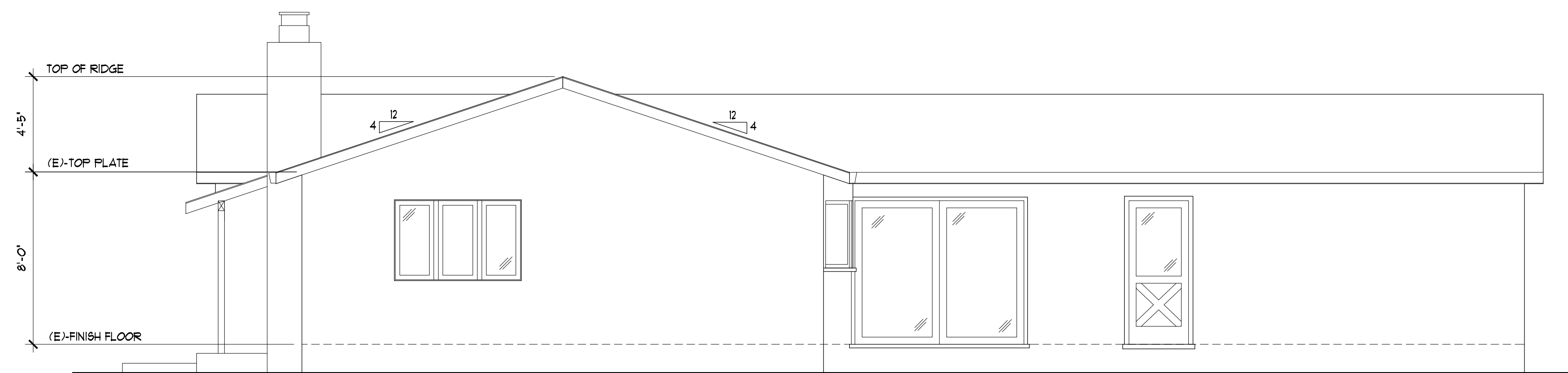
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PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

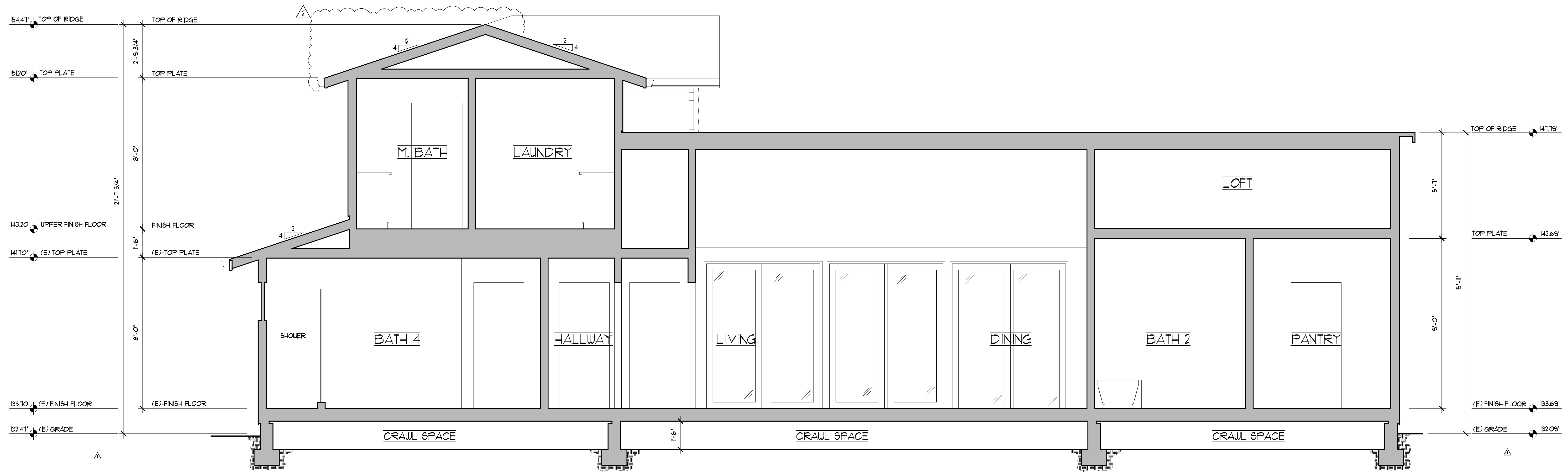
1/4" = 1'-0"

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PROPOSED RIGHT SIDE ELEVATION
 EXISTING RIGHT SIDE ELEVATION

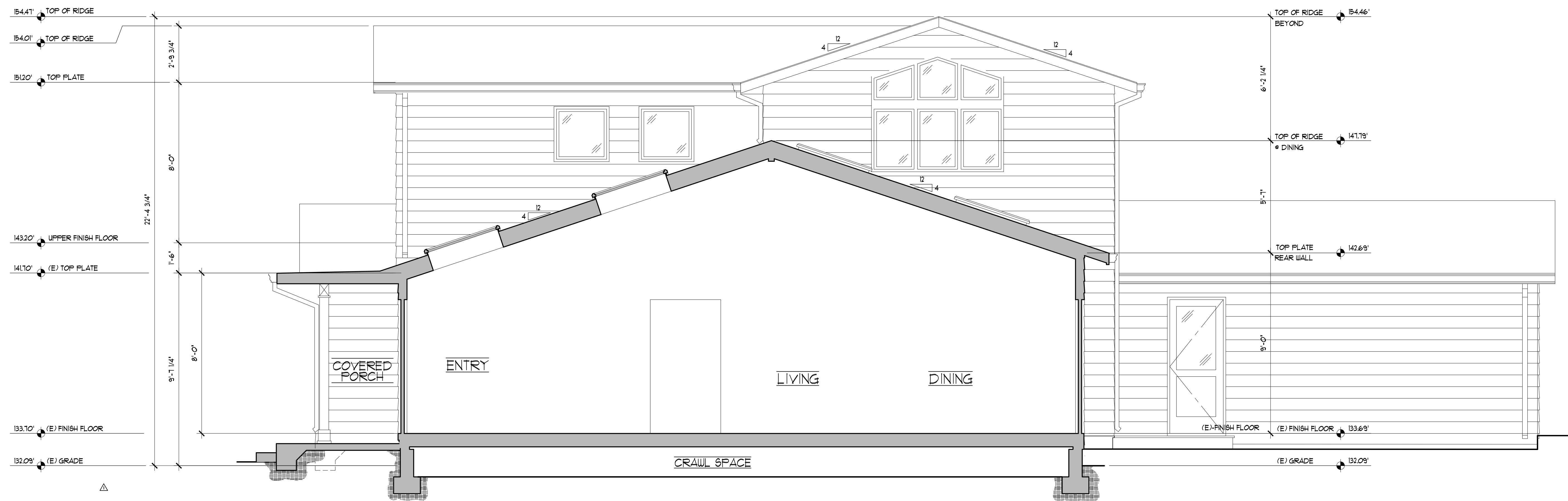
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△ SCHEMATIC SECTION
9

3/8" = 1'-0"



△ SCHEMATIC SECTION
9

3/8" = 1'-0"

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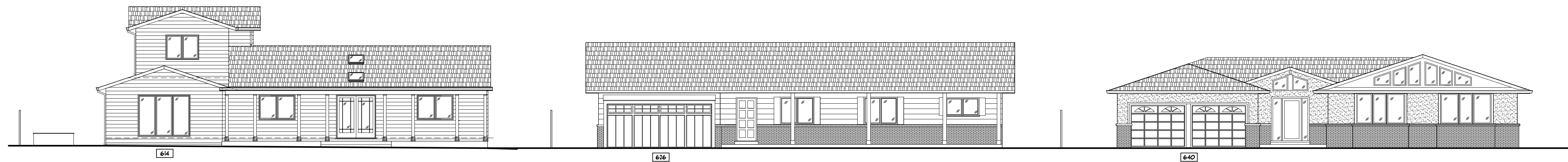
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SCHEMATIC SECTION A
SCHEMATIC SECTION B

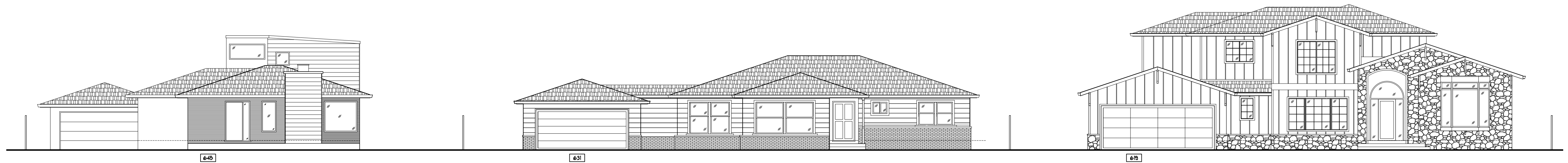
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STREET SCOPE - WEST SIDE

1/10" = 1'-0"



STREET SCOPE - EAST SIDE

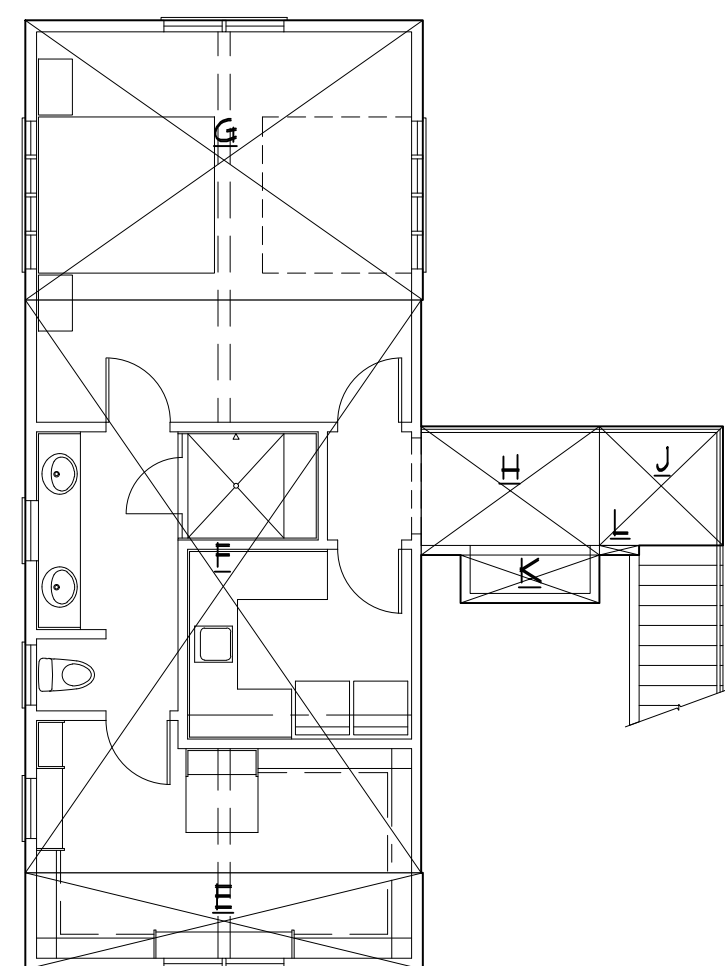
1/10" = 1'-0"

PROPOSED FLOOR AREA:

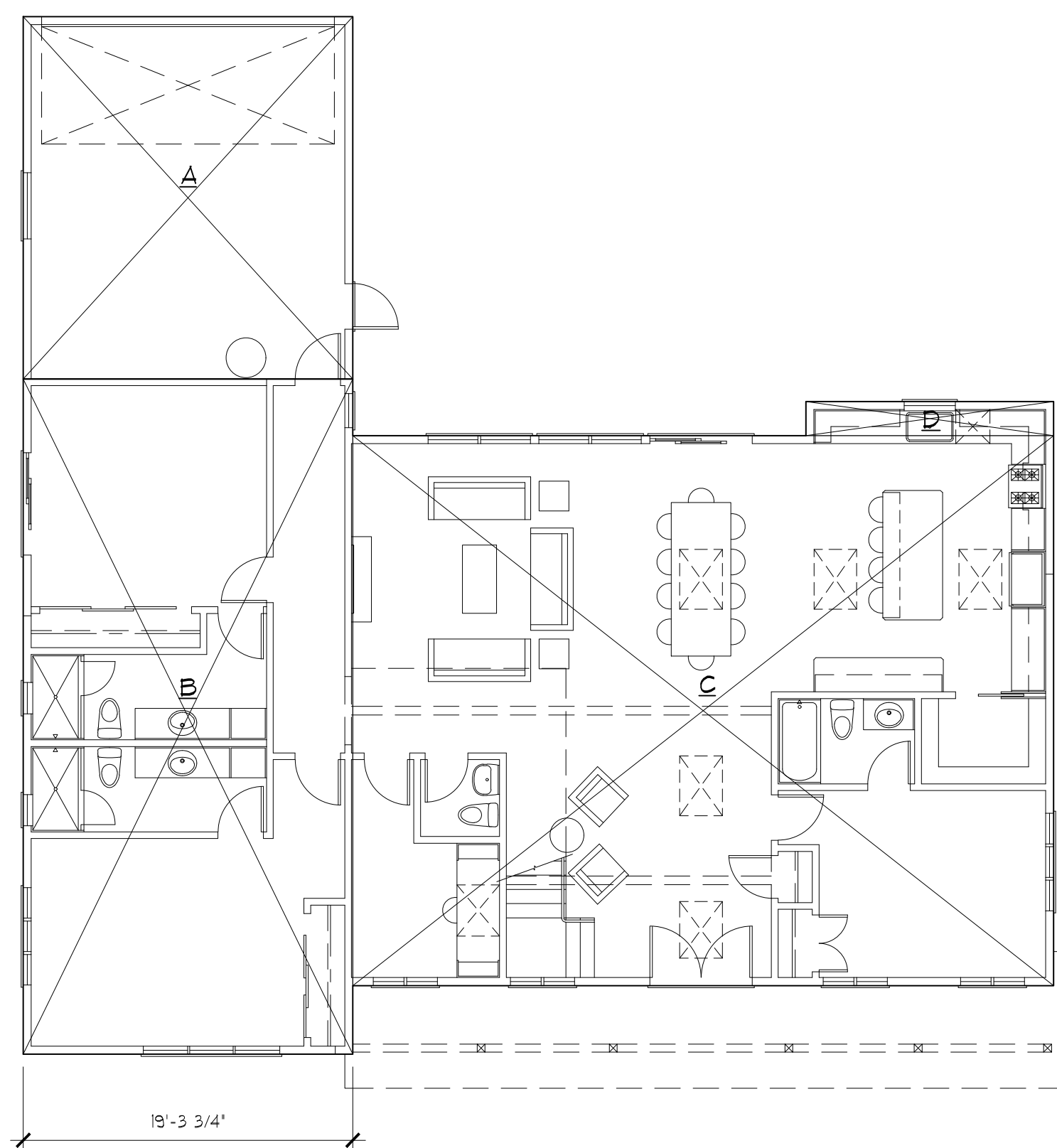
GARAGE		
A	19'-3 3/4" x 21'-3"	410 SQ. FT.
TOTAL:		410 SQ. FT.

MAIN LEVEL		
B	19'-3 3/4" x 39'-1"	164.0 SQ. FT.
C	41'-0" x 32'-2 3/4"	1321.0 SQ. FT.
D	14'-6 1/4" x 2'-0"	29.0 SQ. FT.
TOTAL:		2114 SQ. FT.

UPPER LEVEL		
E	16'-6 3/4" x 4'-0 1/4"	67.0 SQ. FT.
F	16'-6" x 23'-10 1/2"	394.0 SQ. FT.
G	16'-3 3/4" x 11'-1 3/4"	190.0 SQ. FT.
H	1'-5 1/4" x 5'-4 1/4"	40.0 SQ. FT.
J	5'-1 3/4" x 4'-11 1/2"	26.0 SQ. FT.
K	5'-9 1/4" x 2'-0"	12.0 SQ. FT.
L	1'-1 3/4" x 0'-4 3/4"	0.65 SQ. FT.
TOTAL:		730 SQ. FT.



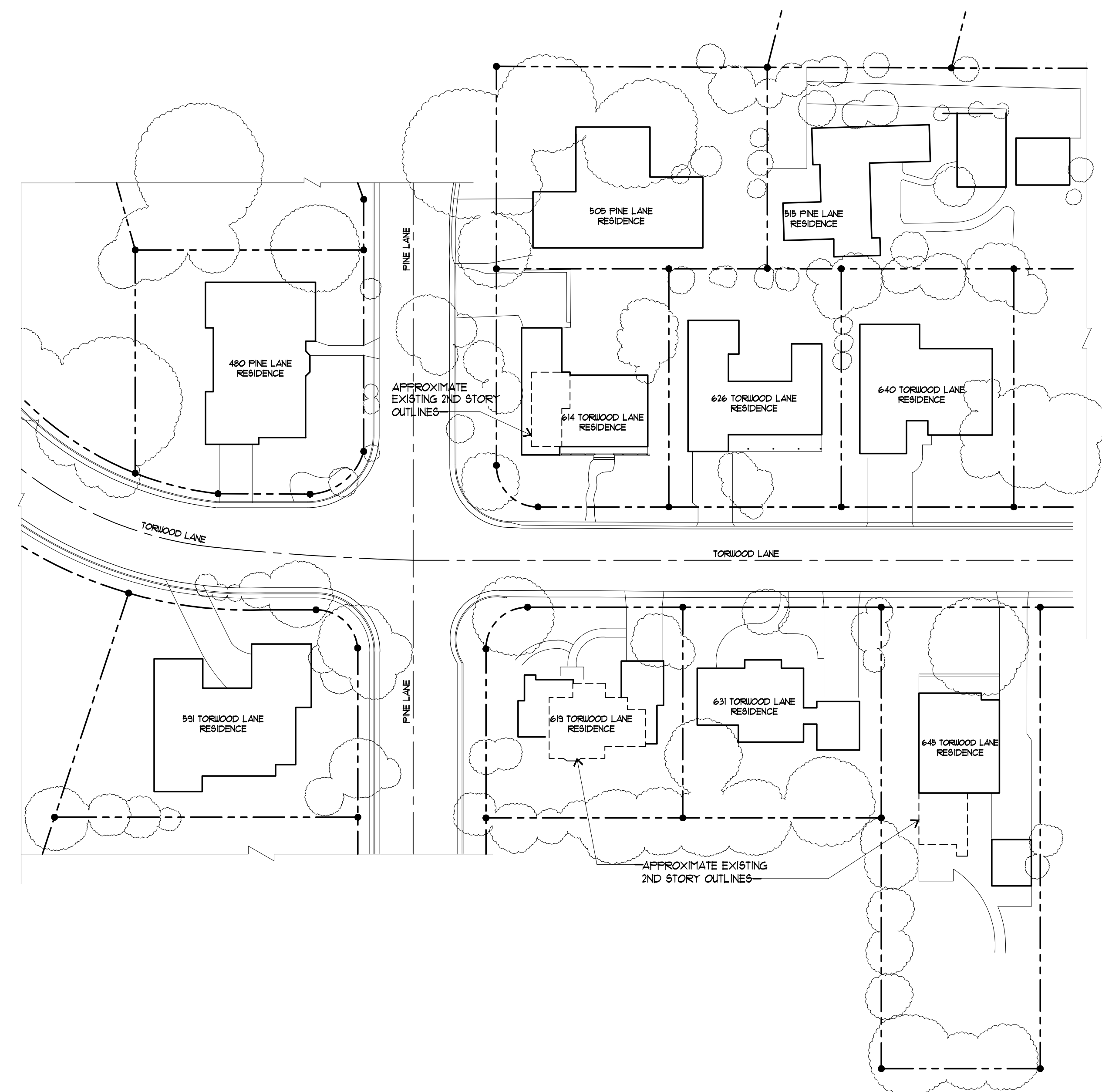
PROPOSED UPPER LEVEL



PROPOSED UPPER LEVEL

FLOOR AREA DIAGRAMS

1/8" = 1'-0"



NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"

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FLOOR AREA DIAGRAMS
 FLOOR AREA CALCULATIONS
 AREA PLAN
 STREET SCOPE


PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
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TREE PROTECTION SPECIFICATIONS

- ESTABLISH A PERIMETER AROUND THE PROTECTED TREES THAT FOLLOWS THE TREE'S DRIPLINES AS CLOSELY AS POSSIBLE. THIS PERIMETER SHOULD CONSIST OF 6 FOOT TALL CHAIN LINK FENCING SUPPORTED BY 1 1/2 TO 2" DIAMETER METAL PIPES. THESE SUPPORT PIPES SHALL BE NOT MORE THAN 10 FEET APART. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ) AND SHOULD BE OFF LIMITS TO WORKERS, CONSTRUCTION DEBRIS, AND CONSTRUCTION ACTIVITIES.
- TEMPORARY MOVABLE BARRIERS, SUCH AS CHAIN LINK FENCING PANELS THAT ARE SUPPORTED BY CEMENT BLOCKS, CAN BE USED IN PLACE OF FIXED FENCING IN CERTAIN SITUATIONS. PERMISSIONS TO USE SUCH PANELS WILL NEED TO BE DISCUSSED WITH THE PROJECT ARBORIST PRIOR TO INSTALLATION. ONCE THE LOCATION OF THIS PANEL WAS ESTABLISHED, THEY SHOULD NOT BE MOVED. THEY SHOULD NOT BE MOVED CLOSER TO THE TREE WITHOUT THE CONSENT OF THE PROJECT ARBORIST OR CITY ARBORIST.
- TO PROTECT THE HEALTH, STRUCTURAL INTEGRITY, AND VIGOR OF THE TREE WITHOUT THE CONSENT OF THEIR ROOTS, DO NOT:
 - ALLOW RUNOFF OR SPILLAGE OF DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
 - STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TPZ.
 - CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CITY ARBORIST.
 - ALLOW FIRE UNDER AND ADJACENT TO TREES.
 - DISCHARGE EXHAUST INTO FOLIAGE.
 - SECURE CABLE, CHAIN, OR ROPE TO TREES SHRUBS.
 - TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR TPZ OF THE TREES WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CITY ARBORIST.
 - APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.
- WHEN WORK IS BEING COMPLETED WITHIN THE DRIPLINE OF ANY PROTECTED TREE IT IS IMPORTANT TO MINIMIZE THE DISTURBANCES TO THE ROOTS OF THE TREE. THEREFORE, ANY EXCAVATIONS WITHIN THE DRIPLINE OF ANY PROTECTED TREE SHOULD BE ACCOMPLISHED BY HAND DIGGING OR USED OF COMPRESSED AIR TOOLS.
- ALL ROOTS LESS THAN 2 INCHES IN DIAMETER THAT ARE EXPOSED DURING ANY EXCAVATION SHOULD BE CUT CLEANLY WITH HAND PRUNERS OR LOPPERS BACK TO THE WALL OF EXCAVATION NEAREST TO THE TREE. ANY ROOTS FOUND THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD BE LEFT UNCUT AND INTACT. THE SITE ARBORIST SHALL BE CONTACTED IMMEDIATELY. THE ROOTS IN THE AREA SHOULD BE LEFT UNTOUCHED UNTIL THE SITE ARBORIST CAN IDENTIFY, INSPECT, DOCUMENT, AND MAKE A FINAL DECISION AS TO THE ROOTS FATE.
- TRENCHES SHOULD BE FILLED AS SOON AS POSSIBLE TO MINIMIZE THE DRYING OUT OF ANY EXPOSED ROOTS OF THE PROTECTED TREES. IF ANY TRENCHES ARE TO BE LEFT OPEN FOR LONGER THAN 24 HOURS, THEN THE WALL EXCAVATION THAT IS CLOSEST TO THE PROTECTED TREES SHALL BE LINED WITH 3 TO 4 LAYERS OF BURLAP. THESE BURLAP LAYER SHALL BE KEPT MOIST THROUGHOUT THE DURATION OF THE TRENCH BEING OPEN.
- WHEN POSSIBLE, ANY PIPES OR UTILITY LINES SHALL BE KEPT OUTSIDE THE DRIPLINE OF THE PROTECTED TREES OR AT LEAST 10 TIMES THE TRUNK DIAMETER OF THE PROTECTED TREES. TUNNELING OR DIRECTIONAL BORING UNDER THE TREE IS AN OPTION BUT SHOULD TAKE PLACE AT LEAST THREE FEET BELOW THE SURFACE OF THE GROUND.
- ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPORTED TO THE PROJECT ARBORIST OR CITY ARBORIST WITHIN SIX HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN.
- AN ISA CERTIFIED ARBORIST OR ASCA REGISTERED CONSULTING ARBORIST MAY REQUEST BY THE CITY TO BE RETAINED AS THE PROJECT ARBORIST TO MONITOR THE TREE PROTECTION SPECIFICATIONS. SHOULD THE BUILDER FAIL TO FOLLOW THE TREE PROTECTION SPECIFICATION IT SHALL BE THE RESPONSIBILITY OF THE PROJECT ARBORIST TO REPORT THE MATTER TO THE CITY ARBORIST.
- VIOLATION OF ANY OF THE ABOVE PROVISION MAY RESULT IN SANCTION OR OTHER DISCIPLINARY ACTION.

ARBORIST REPORT



Mayne Tree Expert Company, Inc.
ESTABLISHED 1951 STATE CONTRACTOR'S LICENSE NO. 276793
 CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

614 Torwood Ln., Los Altos 2 April 7, 2022

RICHARD L. HUNTINGTON
PRESIDENT
JEREMY INGALLS
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94063
TELEPHONE: (650) 593-4400
FACSIMILE: (650) 593-4443
EMAIL: info@maynetree.com

April 7, 2022

Mr. Bob Flury
Flury Bryan Design Group
761 University Ave., Suite A
Los Gatos, CA 95032

Dear Mr. Flury,
RE: 614 TORWOOD LANE, LOS ALTOS (ARBORIST REPORT)

At your request I visited the above site on April 7, 2022. The purpose of my visit was to identify, inspect, and comment on trees on the site and within ten feet of the property line.

Limitations of this Report
This report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unseen or unidentified defects associated with any trees on this site or on this report.

Method
Each tree was identified and given a number. This number was scribed onto a metal foil tag and placed on the trunk of the tree at eye level. The diameter of each tree was found by measuring the trunk at 4 1/2 inches off the natural grade as described in the City of Los Altos Heritage Tree Ordinance. The height and canopy spread of each tree was estimated to show its approximate dimensions. A condition rating is given for each tree. This rating is based on form and vitality and can be further defined by the following table:

90 -	29	Very Poor
80 -	49	Poor
50 -	69	Fair
70 -	89	Good
90 -	100	Excellent

Lastly, a comments section is included to give more individual detail about each tree.

614 Torwood Ln., Los Altos 3 April 7, 2022

Observations
This is a well-maintained corner lot property with a nicely manicured landscape. It has a one-story single-family home with a pool in the rear yard.

Tree #1 is a Coast Live Oak along the left side of the driveway. The roots of this tree appear to be damaging the driveway, it has a codominant attachment with included bark at 2 1/2 feet, the upper canopy is routinely side pruned by PG&E. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include reducing end weight on the lateral limbs, establishing a defined edge to the driveway around the base, and having the tree inspected every two years to monitor the weak attachment near the tree's base.

Tree #2 is a large Canary Island Pine located along the street. This tree has an abundance of large surface roots near the base, it leans south slightly, the canopy is side pruned by PG&E to maintain clearance of the high voltage lines, and there is an abundance of smaller diameter interior deadwood present in the canopy.
I recommend routine tree maintenance that should include removal of the interior deadwood and inspecting the tree every two years.

Tree #3 is a Bristly Locust located along the street in front of the home. There are older support stakes near the trunk, it has an abundance of vines growing throughout its canopy. Overall, this tree has fair vigor and form.
I recommend routine tree maintenance that should include removal of the vines from the canopy and shaping the tree to maintain a balanced form.

Tree #4 is one of three White Birch trees growing by the corner of the property near the intersecting streets. Soil and other organic material partially cover the root crown, it has been topped by PG&E in the past, leans to the west. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include exposing the root crown, shaping the top and removal of any interior deadwood present.

Tree #5 is one of three White Birch trees growing by the corner of the property near the intersecting streets. This is the largest of the three trees. Soil and other organic material cover the root crown, it has a codominant attachment at 5 feet, it is topped by PG&E. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to maintain a balanced form.

Tree #6 is one of three White Birch trees growing by the corner of the property near the intersecting streets. It has a codominant attachment at 7 feet, the top leans to the west, it is side pruned by PG&E. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include shaping the canopy to promote a balanced form and removal of any interior deadwood.

Tree #7 is an Arbutus located along the street. Soil and other organic material partially cover the root crown of this tree, it has been side pruned along the street, has a two-stem attachment at 5 feet. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

614 Torwood Ln., Los Altos 4 April 7, 2022

Tree #8 is a Jacaranda located along the street. Soil and other organic material partially cover the root crown, it leans to the southwest. Overall, this tree has fair vigor and form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

Tree #9 is a Jacaranda located along the street. Soil and other organic material partially cover the root crown, it leans southeast, has a codominant attachment with included bark at 8 feet. Overall, this tree has good vigor, and poor form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

Tree #10 is a Crape Myrtle located along the street. Soil and other organic material partially cover the root crown, it has a multi-stem attachment at 5 feet and the upper canopy is routinely pollarded.
I recommend routine tree maintenance that should include exposing the root crown and continuing with the pollarding of the canopy.

Tree #11 is a small Yucca located near the right corner of the property along the street. The whole tree leans to the southwest, it has a codominant top at 8 feet. Overall, this tree has good vigor, and poor form.
I recommend routine tree maintenance that should include removal of the dead fronds.

Tree #12 is a Mimosa located in the rear of the property by the pool. Soil and other organic material cover the root crown, it has an ivy-covered multi-stem attachment at 7 feet, an abundance of interior deadwood, a wide canopy. Overall, this tree has fair vigor, and poor form.
I recommend routine tree maintenance that should include exposing the root crown, removal of the ivy covering the trees main trunk, removal of the deadwood, reducing end weight of the heavier lateral limbs and shaping the canopy to promote a balanced form. These trees are notorious for having excess end weight and an abundance of interior deadwood. Removal of this tree should be considered.

Summary
The trees on this property appear to be in fair to good condition. Routine maintenance should include exposing the root crowns, removing any interior deadwood, and shaping the canopies to maintain balanced forms.
All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional.
I believe this report is accurate and based on sound arboricultural principles and practices / If I can be of further assistance, please contact me at my office.
Sincerely,

Jeremy A. Ingalls
Certified Arborist WE #7076A
JA:lg



REVISIONS	BY
1. PLAN CHK RESPONSE JUNE 21, 2022	ARA

Flury Bryant Design Group, Inc.

DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.556.5500 FAX: 408.556.5115

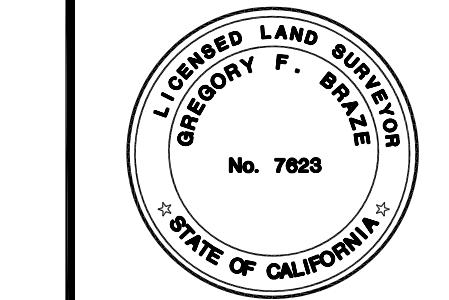
ARBORIST REPORT
TREE PROTECTION NOTES

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
ARA
CHECKED BY:
BB
DATE:
OCTOBER 26, 2021
SCALE:
AS NOTED
JOB NO:
20-034
SHEET:
11
OF 12 SHEETS

LEGEND AND NOTES

- BOUNDARY LINE
- E- ELECTRICAL OVERHEAD LINE
- ETC- ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- - - EASEMENT
- X- FENCE LINE
- SS- FLOW LINE
- SS- SANITARY SEWER LINE
- SS- TELEPHONE OVERHEAD LINE
- AD AREA DRAIN
- ⊕ BENCHMARK
- ⊠ CB CATCH BASIN
- ⊠ EM ELECTRICAL METER
- FF FINISH FLOOR
- ⊠ FIRE HYDRANT
- FL FLOW LINE
- ⊠ GM GAS METER
- INV INVERT
- ⊠ICV IRRIGATION CONTROL VALVE
- JMAP JAPANESE MAPLE
- ⊕ JOINT POLE
- ⊠ MB MAILBOX
- M- MULTI-TRUNK TREE
- ⊠ PILLAR
- RP ROOF PEAK
- ⊠SSCO SANITARY SEWER CLEAN-OUT
- ⊠SSMH SANITARY SEWER MAINTENANCE HOLE
- STREET SIGN
- TC TOP OF CURB
- TOS TOP OF SLAB
- ⊠ WM WATER METER
- ⊠ WV WATER VALVE
- xxx.xx SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- POOL
- STONE
- WOOD

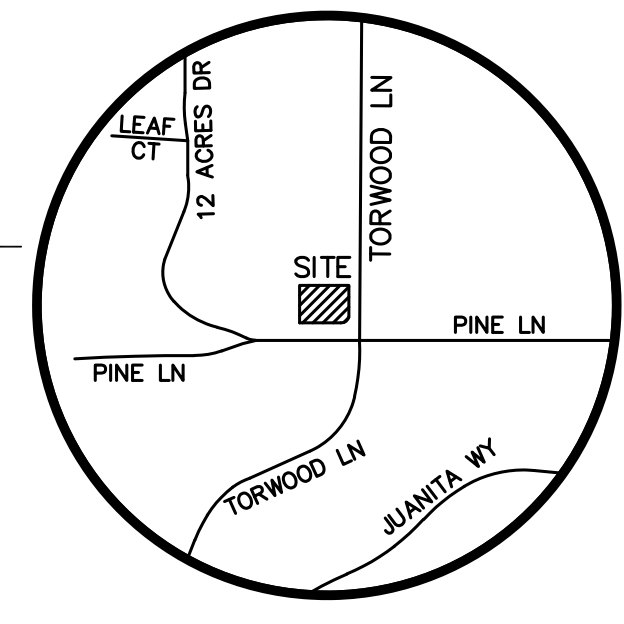


LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 SAN JOSE OFFICE: 1045 RAVEN CRYSTAL DRIVE WEST, SAN JOSE, CALIFORNIA 95128 (415) 937-1234
 OAKLAND OFFICE: 1000 RAY AVENUE, OAKLAND, CALIFORNIA 94612 (510) 887-4086
 WWW.LEABRAZE.COM

614 TORWOOD LANE
 LOS ALTOS
 CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2211482	DATE: 10-04-21
SCALE: 1" = 10'	
BNDY BY: DN	
FIELD BY: BC	
DRAWN BY: JN	
SHEET NO:	



VICINITY MAP
NO SCALE

NOTES

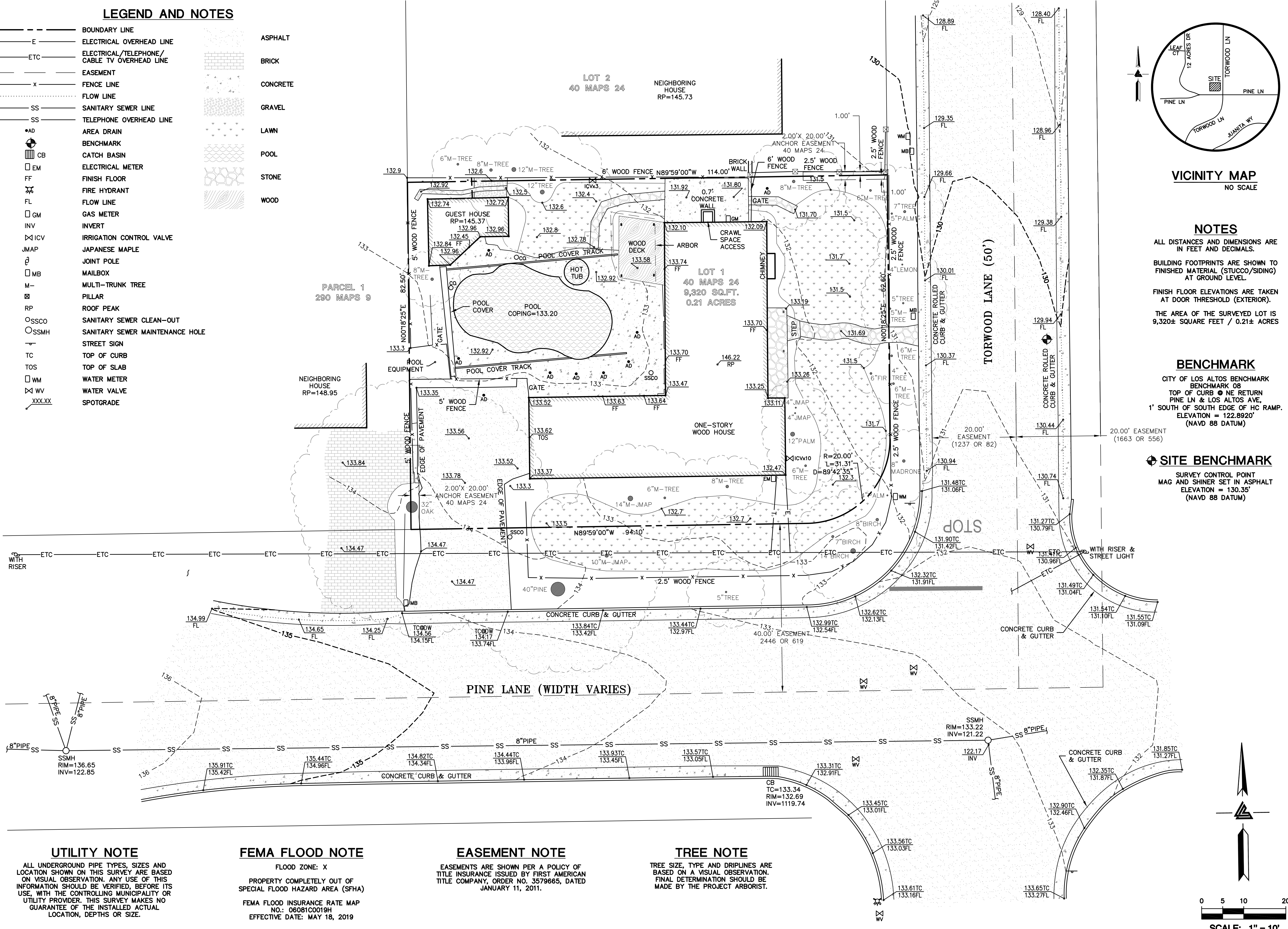
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE AREA OF THE SURVEYED LOT IS 9,320± SQUARE FEET / 0.21± ACRES

BENCHMARK

CITY OF LOS ALTOS BENCHMARK
 BENCHMARK 08
 TOP OF CURB @ NE RETURN
 PINE LN & LOS ALTOS AVE,
 1' SOUTH OF SOUTH EDGE OF HC RAMP.
 ELEVATION = 122.8920'
 (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 130.35'
 (NAVD 88 DATUM)



UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

FLOOD ZONE: X
 PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
 FEMA FLOOD INSURANCE RATE MAP NO.: 06081C0019H
 EFFECTIVE DATE: MAY 18, 2019

EASEMENT NOTE

EASEMENTS ARE SHOWN PER A POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3579665, DATED JANUARY 11, 2011.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

