

INDIGENOUS TREE REPORT
for
Property
at
1829 Kirkby Road
Glendale, CA 91208

Prepared for:

Mr. Vagram Galoustian
1829 Kirkby Rd.
Glendale, CA 91208
818 267 6607

November 24, 2017

Prepared by:

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Table of Contents

Summary.....	1
Introduction.....	2
Background.....	2
Assignment.....	2
Limits of the Assignment.....	2
Purpose and Use of the Report.....	3
Observations.....	3
General Site Observations.....	3
Tree Evaluation.....	4
Tree #85.....	4
Tree #86.....	5
Tree #87.....	6
Tree #88.....	6
Tree #89.....	7
Tree #90.....	7
Tree #91.....	8
Tree #92.....	9
Tree #93.....	9
Tree #94.....	10
Tree #95.....	11
Off-Site Trees.....	11
Construction Impact and Health Mitigation of the Subject Trees.....	12
Conclusion.....	13
Appendix I: Indigenous Tree Survey.....	14
Appendix II: Photographs of the Trees.....	15
Appendix III: Site Plan.....	29
Glossary.....	30
Assumptions and Limiting Conditions.....	31
Certificate of Performance.....	32
Copies of Licenses.....	33

SUMMARY

I had prepared an Indigenous Tree Report, as requested by Mr. Vagram Galoustian on March 29, 2016, to evaluate the impact of a proposed construction project on protected trees, at a property located at 1829 Kirkby Road in Glendale, CA.

Based on the proposed design provided at the time, of the eleven protected oak trees, three had to be removed and two other protected oak trees would have been impacted by the construction activity.

A new site development design has been provided and based on this updated one, the same three oak trees will have to be removed, one of the previously impacted trees has to be removed, because of some structural defects, and another two oak trees will have to be pruned back for clearance purposes.

INTRODUCTION

Background

Mr. Vagram Galoustian had requested in early March 2016 that I prepare an Indigenous Tree Report (ITR), for a property located at 1829 Kirkby Road, in the City of Glendale, CA.

After discussing my fees, I agreed to examine the trees and write a report of my findings, giving my professional opinion and evaluating the subject trees.

I prepared an ITR, dated March 29, 2017.

Recently, I was provided with an updated site plan, which includes some changes, such as reduction in size of the proposed pool, etc....

Mr. Galoustian requested that I revise the ITR, and update the condition of the trees.

Assignment

I agreed to perform the following:

- Inspect and evaluate the trees.
- Submit a written report of my observations and findings.
- Make appropriate recommendations if needed, based on my findings.

Limits of the Assignment

This report and the observations included herein are based on my visit to the site on March 26, 2016 and November 11, 2017.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Purpose and Use of the Report

Mr. Vagram Galoustian, is planning to demolish the existing single-family dwelling on the property and build a new one.

The purpose of this report is to present the evaluation of the protected trees on the lot and the impact of the proposed construction project on these trees.

This report is intended for the exclusive use of Mr. Galoustian. Upon submission, this report will become the property of Mr. Galoustian.

OBSERVATIONS

General Site Observations

The property is located at 1829 Kirkby Road, in the City of Glendale, County of Los Angeles, CA, 91208.

The Assessor's Identification Number (AIN) is: 5652-011-038.

The irregular shaped lot, situated on a natural hill with the lowest grade next to the street, has an area of 15,8800 sq. ft. The existing single-family structure, built in 1912, has 728 sq. ft. living space.

The cross street is Verdugo Road and the closest streets are Arvin Drive and Verdugo Vista Drive. Access is from the Glendale (2) Freeway, off from Mountain Road.

The lot has as indicated eleven California Live oak trees (*Quercus agrifolia*), as well as some Chinese elm trees, a toyon tree, pittosporum trees and one eugenia tree.

The photographs included in **Appendix II** are from March 26, 2016 and November 11, 2017.

I took measurements and used the architect's site plan for the location and **drip line** of the trees. **Canopy** spread is drawn to scale on the site plan (**Appendix III**).

Tree Evaluation.

According to City of Glendale Tree Ordinance (Title 12), "Protected indigenous tree" or "tree" means any tree with a trunk which is six (6) inches or more in diameter as measured at a height of fifty-four (54) inches above the lowest point where the trunk meets the soil; or in case of a tree with more than one (1) trunk, whose combined diameter of any two (2) trunks is at least eight (8) inches in diameter as measured at a height of fifty-four (54) inches above the lowest point where each trunk meets the soil, which is one (1) of the following Southern California native tree species: California Live Oak (*Quercus agrifolia*), Scrub Oak (*Quercus berberidifolia*), Valley Oak (*Quercus lobata*), Mesa Oak (*Quercus engelmannii*), California Bay (*Umbellularia californica*), and the California Sycamore (*Platanus racemosa*).

According to this ordinance, there are eleven California Live oak trees. All have **DBH** (diameter at breast height or at 54 inches from grade) of more than six inches.

Physical characteristics and health evaluation of each tree is given below (**Appendix I**).

Each tree is tagged with a numbered aluminum tag, as per the accompanying site plan. The canopy spread is drawn to scale on the site plan. The height of the trees was estimated, since it is not a factor for the development of the site. The trunk diameter was measured with a Lufkin diameter tape. Other dimensions were measured with a Stanley measuring tape.

Tree #85

This is a young tree, with two trunks; one has 9 and the other 6 inches DBH. The cumulative DBH of this tree is 15 inches. It is located on the west side, at the lowest grade of the property. As a result, its **crown** is under the crown of two other oak trees (#86 and #87), which are located at a higher grade.

Both trunks lean extensively southward and the resulting canopy is entirely away from the base of the trunks.

The farthest branches extend up to 22 ft.

The height of the tree is 12 feet.

The smaller trunk has been cut back and a single branch has emerged from it. Most of the crown is on the other trunk. There is extensive **deadwood**, which is normal for a tree that has not been maintained.

The **foliage** is typical of this species. **Leaf scorch**, a fungal disease, is present in parts of the canopy, and **shot holes** are also observed on the leaves.

Buttress roots at the **root collar** area are covered with leaf litter and there is no presence of fungus or **conks**, which would have been an indication of rot and decay.

Overall, the tree is healthy and its **vigor** is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the **condition rating** for this tree is 3 (Average).

This tree is within the footprint of the construction site. It has to be removed.

Tree #86

Tree #86 is located to the northeast of Tree #85.

It too is a young oak tree, with a single trunk, that has 9.5 inches DBH.

The twisted trunk of the tree has a south lean, and as a result, the entire canopy is completely away from the base of the tree trunk. The farthest spread of the canopy is 24 feet.

The height of the tree is 12 feet.

This is a poorly-structured tree, under the canopy of Tree #87.

Same characteristics of Tree #85 apply to this tree also, with considerable deadwood and uneven crown. No buttress roots are visible on this tree also.

Overall, the tree is healthy and its vigor is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

This tree is within the footprint of the construction site. It has to be removed.

Tree #87

Tree #87 is located to the northeast of Tree #86.

It is also a young oak tree, with a single trunk, that has 13.5 inches DBH.

The single trunk of the tree is leaning, because of its location under the canopy of a pittosporum tree and oak Tree #91.

The trunk divides to two at nine feet from grade, and both secondary trunks head southward in considerable lean.

The crown of this tree is also completely away from the base of the trunk, and the spread of the canopy reaches 30 ft south of the tree base.

This tree sends its branches over Tree #85 and Tree #86. Deadwood is present in the undergrowth of the tree, and same characteristics as the previous trees is visible on this tree also.

The height of the tree is 20 feet.

Overall, the tree is healthy and its vigor is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

This tree also is within the footprint of the proposed new dwelling and it has to be removed.

Tree #88

Tree #88 is located to the northwest of Tree #85.

It is also a young oak tree, with a single trunk, that has 10 inches DBH.

The single trunk of the tree, as all the previous trees, is leaning south. The crown of the tree extends up to 25 feet away from the base of the trunk.

The height of the tree is 18 feet.

This tree has some **cavities** on the main trunk, an indication of failed branches.

As the previous trees, this tree also has leaf scorch, deadwood and poor structure.

On this tree, buttress roots are visible at the root flare area.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is also 3 (Average).

This tree is close to the footprint of the proposed new dwelling but it can be preserved. Some pruning will be necessary to provide clearance.

Tree #89

Tree #89 is located to the southwest of Tree #88.

It is a mature tree, with a single trunk, that has 19 inches DBH. Its height is 35 feet. The main trunk divides to three at eight feet from grade. One secondary trunk heads south while the other two head towards the southwest.

This tree is in better condition, with somehow more evenly spread crown, because of well-balanced **scaffold branches**. The branches spread up to 30 feet from the base of the trunk.

Some leaf scorch and deadwood are visible on the tree, but no major health issues or structural weaknesses are present.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 4 (Good).

This tree is about ten feet from the edge of the proposed new house, and should not be impacted substantially. Some pruning will be needed for clearance.

Tree #90

Tree #90 is located close to the property line on the northwest side.

The single trunk has a DBH of 9.5 inches and it leans considerably toward the west side.

The height of the tree is 15 feet.

Over the years, the main branches have been cut back away from the neighboring property, and as a result, the canopy spread is only of 12 feet in that direction.

The thin crown of the tree due to its presence under the crown of Tree #89.

Overall, the tree is healthy and its vigor is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

This tree is outside the footprint of the proposed new dwelling and it can be preserved in place.

Tree #91

Tree #91 is located northeast of Tree #90.

It is a mature tree, with a single trunk, that has 21 inches DBH. Its height is 25 feet.

The main trunk leans toward the east side and extends almost up to 25 feet with no main scaffold branches. At the end of the main trunk, there are only two main branches that form the principal crown. The rest of the dripline consists of small branches of four to five feet length.

Some leaf scorch and deadwood are visible on this tree too.

Apparently, in the past year, some surface **decay** has progressed at the trunk flare; an eight inches deep cavity is seen on the southeast side and another three inches deep cavity on the northwest side. Since the diameter of the trunk flare is about 25 inches, the sum of the two cavities, which adds up to 11 inches, is above the accepted threshold of 33%. Therefore, the structural stability of this tree will be greatly reduced in the coming years, especially that the tree's single trunk has substantial lean toward the southeast side.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 1 (Poor).

Although this tree can be preserved, since it is away from the construction footprint, but given its health condition, it is advised to be removed.

Tree #92

This is the biggest tree on the property, located on the northwest side, close to the property line.

The main trunk has a DBH of 26 inches, and the height of the tree is about 38 feet. The main trunk extends vertically up, branching out evenly and creating almost an evenly spread crown.

A secondary trunk also emerges from the main trunk at almost breast height, and the latter extends in the northeast direction.

The canopy spread varies from 16 to 26 feet in different directions from the trunk.

The tree is in good condition and its vigor also is good.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 4 (Good).

This tree is outside the footprint of the proposed new dwelling and it can be preserved in place.

A revised pool has been reduced in size and is quite far from the tree's drip line.

A small section of the pool's surrounding hardscape is within the drip line. Since it is being proposed to use paving stones for this area, impact will be minimal to the tree.

Tree #93

This tree is located on the east side of the property, south of the existing driveway. It has a single trunk that has a considerable lean toward the southeast side and its DBH is of 24 inches.

The height of the tree is 30 feet.

Being on a slope, the tree has an uneven crown, with most of it toward the east side.

This tree also has the same characteristics of the other trees on site with leaning trunks; thin foliage, some deadwood, a poor structural form.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

This tree is outside the footprint of the proposed new dwelling and it can be preserved in place.

The main trunk of the tree divides to two at about five feet from grade. The smaller secondary trunk, which has a starting diameter of 12 inches, extends with the same lean of the main trunk over the neighboring property, which has the 1841 Kirkby Road address. Although this secondary trunk looks healthy, but for the property owner, it is a concern, and he requested its removal.

It is my opinion that cutting back this stem will not jeopardize the stability and structural integrity of the tree, while damage to property and injury to people will be eliminated.

Tree #94

Tree #94 is further to the east side of the property, close to the existing driveway. The main trunk divides to two at almost breast height; one secondary trunk has 20.5 inches DBH, and it further divides to two, and the other has a DBH of 12 inches. The cumulative DBH of this tree is 32.5 inches. Its height is 28 feet.

This tree is well structured, with well-spaced scaffold branches and almost evenly spread crown.

The tree is healthy, with no signs of disease or structural weaknesses. Only some light deadwood in the upper canopy and some leaf scorch are visible.

The spread of the canopy reaches up to 32 feet in the north-south direction.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 4 (Good).

This tree is outside the footprint of the proposed new dwelling and it can be preserved in place.

Tree #95

Tree #95 seems to be a common tree, i.e. located on the property line. It was not possible to measure the DBH of the tree, since the lower trunk is surrounded by a wooden fence from all sides. But I estimated the DBH to be 18 inches.

The tree is supported by two **props**, because of the lean of the main and one of the secondary trunks.

The height of the tree is 25 feet.

The crown spread is quite uneven, extending 33 feet toward the south side, only 8 feet toward the west side, 14 feet toward the north side and 23 feet toward the east side.

Overall, the tree is healthy and its vigor is average.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

This tree is outside the footprint of the proposed new dwelling and it can be preserved in place.

Off-Site (OS) Trees

There is a California Live oak tree at 1825 Kirkby Rd (OS Tree #1) and another one at 1841 Kirkby Rd. (OS Tree #2).

OS Tree #1 is located next to the property line between the two driveways of both properties. The grade on the 1825 Kirkby side is lower than the grade of 1829 Kirkby Rd.

As proposed, the existing driveway is being replaced with new landscaped area, therefore, no construction impact should happen to this tree, except when planting shrubs. The location of the latter can be slightly moved in order not to sever roots of the oak tree.

OS Tree #2 is far from any construction footprint and should not be impacted.

The trees' characteristics are included in the Indigenous Tree Survey (**Appendix I**).

CONSTRUCTION IMPACT AND HEALTH MITIGATION OF THE SUBJECT TREES

As discussed above, of the eleven protected trees on the property, three California Live oak trees must be removed, to accommodate the new proposed structure.

Trees #88 and Tree #89, will have to be trimmed back, to provide clearance to the residence.

Tree #91 is in poor structural form, because of decay cavity at the base of the trunk, and it is being proposed to be removed.

And a secondary trunk of Tree #93 is being proposed to cut back, for fear of substantial property damage and personal injury in case of its failure.

And to secure the survival of the preserved-in-place protected trees, the following guidelines should be adopted and executed during the entire period of the construction.

- **Tree Protection Zone (TPZ):** During the construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of each tree, in all the directions away from the trunk. Plastic orange colored or chain-link fencing must be erected along the perimeter of the protection zone to prevent access. A "WARNING - Tree Protection Zone" sign will be prominently displayed on each fence.
- **Storage and Disposal:** Supplies and materials, including paint, lumber, concrete overflow, etc., shall not be stored or discarded within the tree protection zone. All foreign debris within the protection zone should be removed; it is important to leave duff, mulch, chips, and leaves around the retained tree for water retention and nutrients. Draining or leakage of equipment fluids, i.e. oils, hydraulics, gasoline, paint, paint thinners, etc., shall be avoided.
- **Grade Changes:** Grade changes, including adding fill, shall not be permitted within the tree protection zone, without special written authorization and under supervision by the certified arborist. Lowering the grade would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree. Adding soil, even temporarily, on top of the existing grade, would compact the soil further, and decrease both water and air availability to the tree's roots.

- **Root Pruning:** If trenching is needed within the drip line, it should be done by hand or an air spade. If root pruning will be necessary, they should be pruned using a Dosko root pruner or equivalent. All cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. If trenching within the tree protection zone is unavoidable, an air spade shall be used rather than mechanical trenching equipment. Any underground line within the tree protection zone shall curve so that no roots are impacted.
- **Irrigation:** Approximately 48 hours before root pruning, the soil shall be irrigated to a depth of three feet. The liquid root stimulant "Root Concentrate" shall be added to the irrigation water prior to root pruning. This product helps the tree to regenerate root growth.
- **Chemical Treatment:** If insects or other organisms are present, a licensed pest control adviser should direct the treatment by a licensed applicator.
- **Inspection:** During construction, an ISA Certified Arborist shall inspect the oak trees on a monthly basis. A report comparing tree health and condition to the original, pre-construction baseline shall be submitted following each inspection. The inclusion of photographs is advised. After construction is done, the inspection of the trees should continue for at least the next six months and even more, if the trees show signs of stress.

Any mitigation procedures proposed by the Certified Arborist, i.e. fertilizing, spraying, washing the foliage, mulching, etc., should be performed without any delay.

CONCLUSION

It is necessary that the preserved-in-place trees be protected during the entire construction phase, and monitored regularly, so that their survival is being secured.

Retaining the services of a consulting arborist throughout the project will ensure a successful outcome.

Appendix I

INDIGENOUS TREE SURVEY

(All trees are California Live Oak)

Tree #	Diameter (DBH) (inches)	Height (feet)	Spread (feet)	Condition Rating	Status
85	15 (6, 9)	12	22	3	Remove
86	9.5	12	24	3	Remove
87	13.5	20	30	3	Remove
88	10	18	25	3	Impacted/ Preserve
89	19	35	40	4	Impacted/ Preserve
90	9.5	15	16	3	Preserve
91	21	25	30	1	Remove
92	26	38	44	4	Preserve
93	24	30	35	3	Preserve
94	32.5 (12, 20.5)	28	32	4	Preserve
95	18	25	47	3	Preserve
OS Tree #1	23 (9 & 14)	22	28	3	Preserve
OS Tree #2	15	22	30	2	Preserve

Condition Rating: 5=Excellent, 4=Good, 3=Average, 2=Fair, 1=Poor, 0=Dead

Appendix II



Tree #85.

This and the following photographs were taken on March 26, 2016 and
November 11, 2017



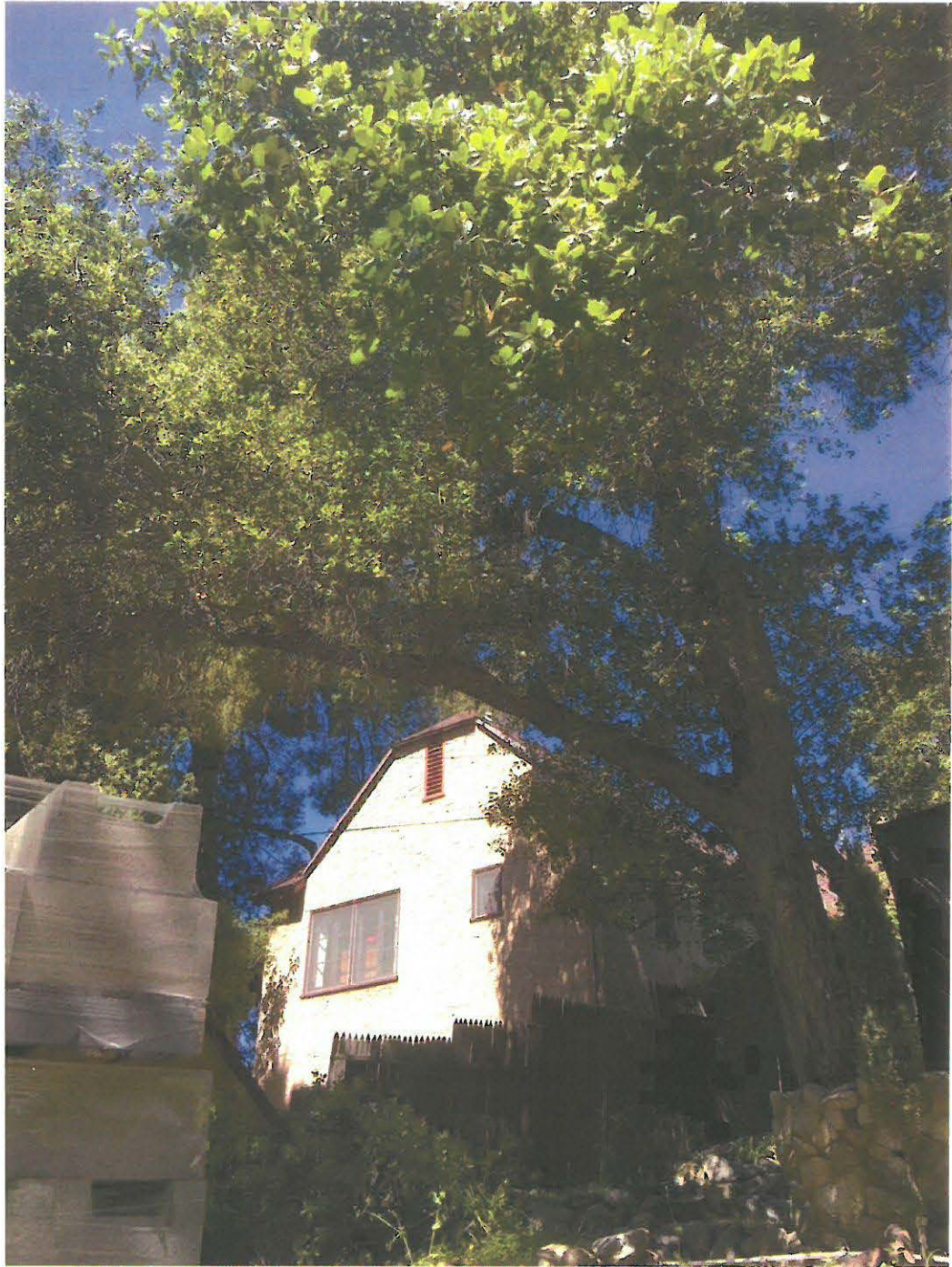
Tree #86.



Tree #87.



Tree #88.



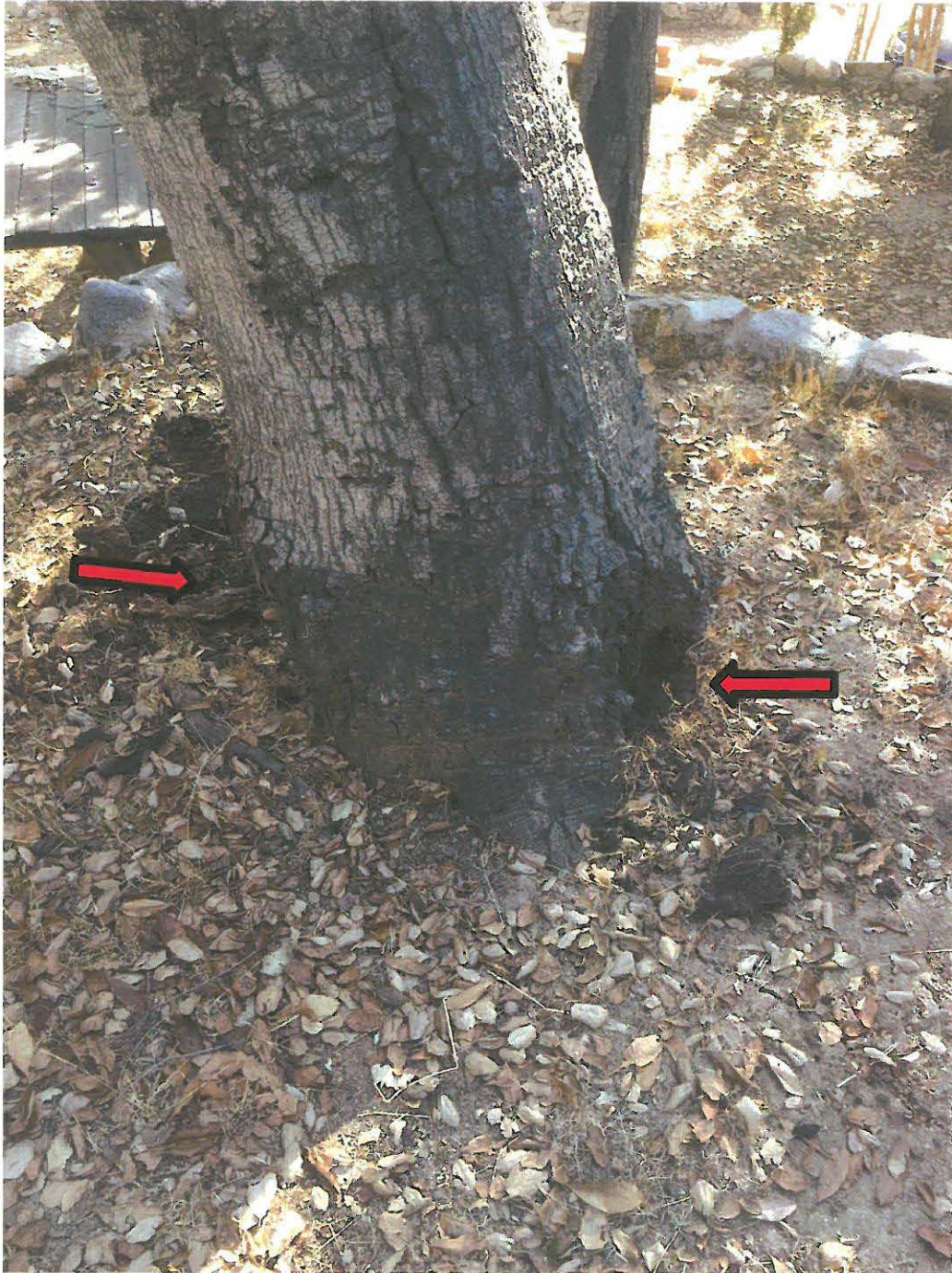
Tree #89.



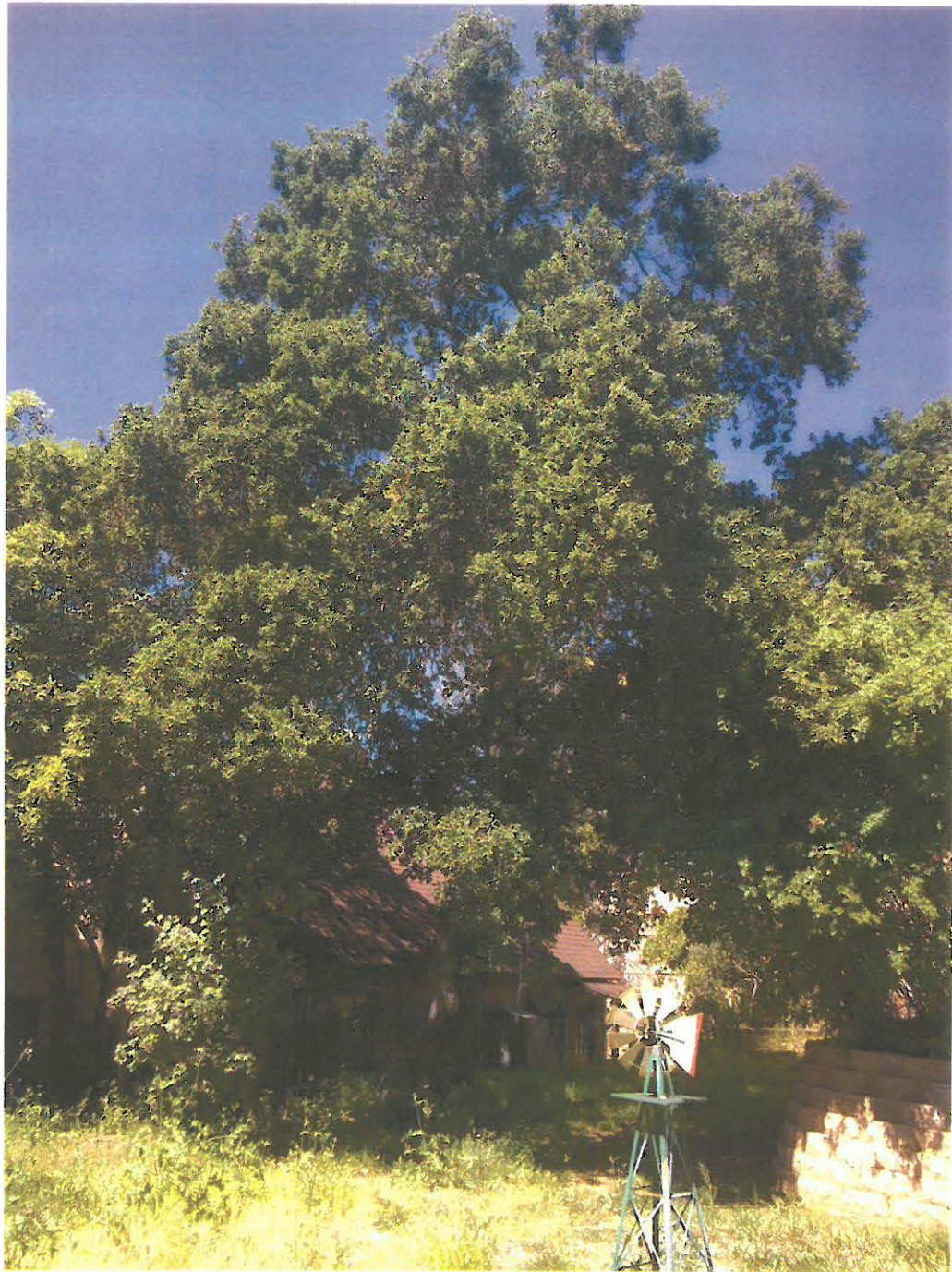
Tree #90.



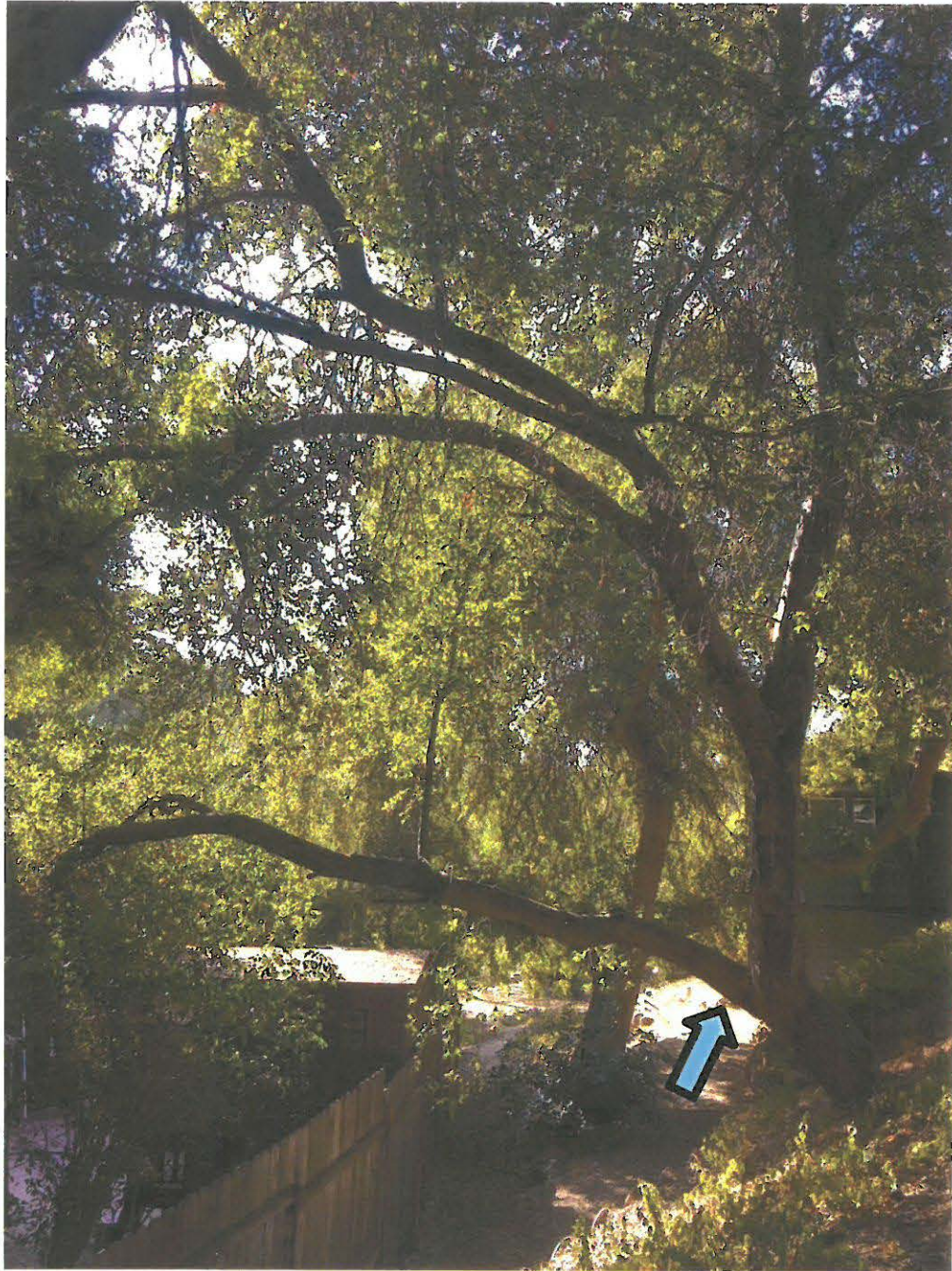
Tree # 91.



Red arrows indicate decay cavities at trunk flare of Tree #91.



Tree #92.



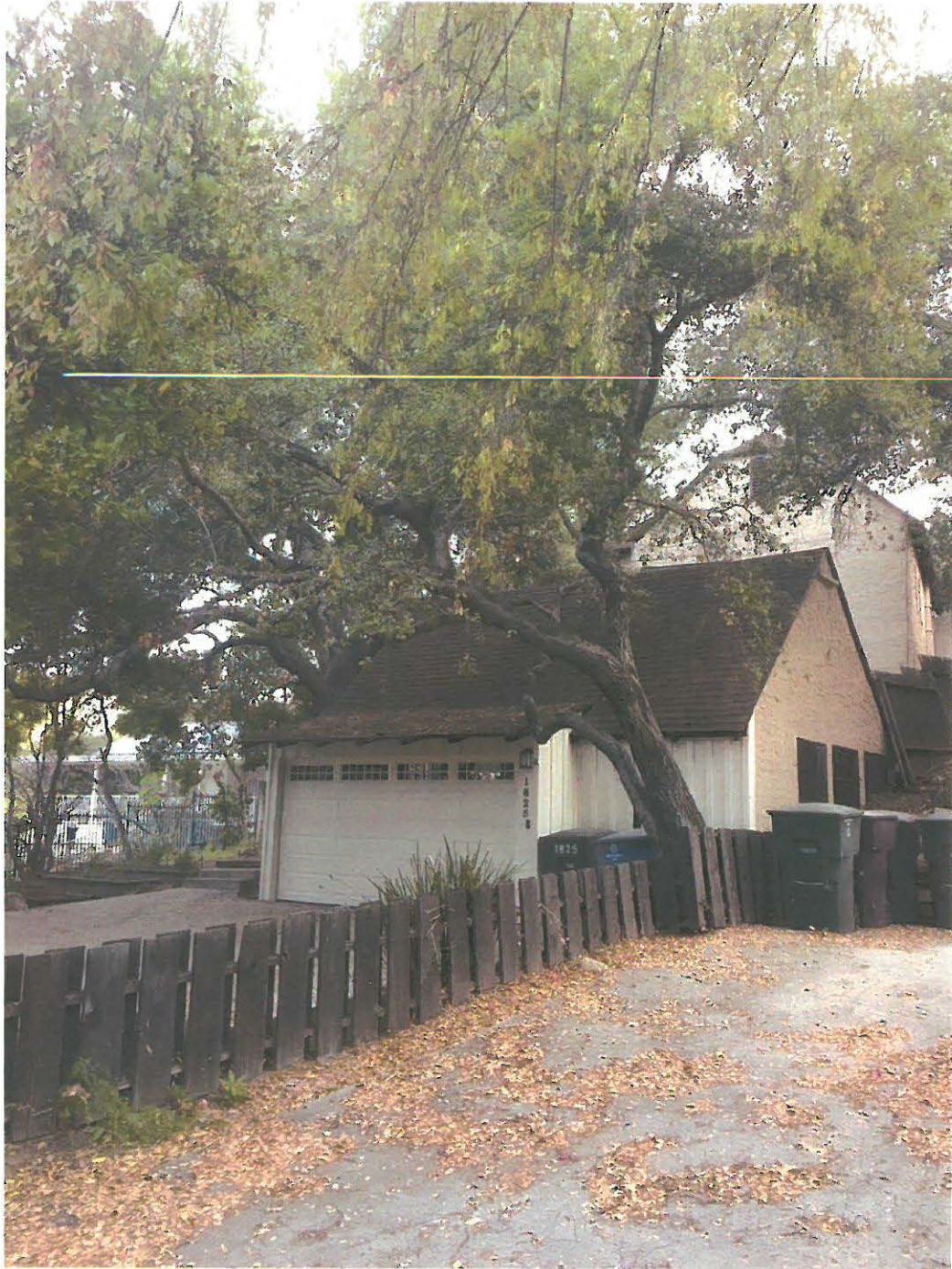
Tree #93.
Blue arrow indicates location of cut of leaning stem.



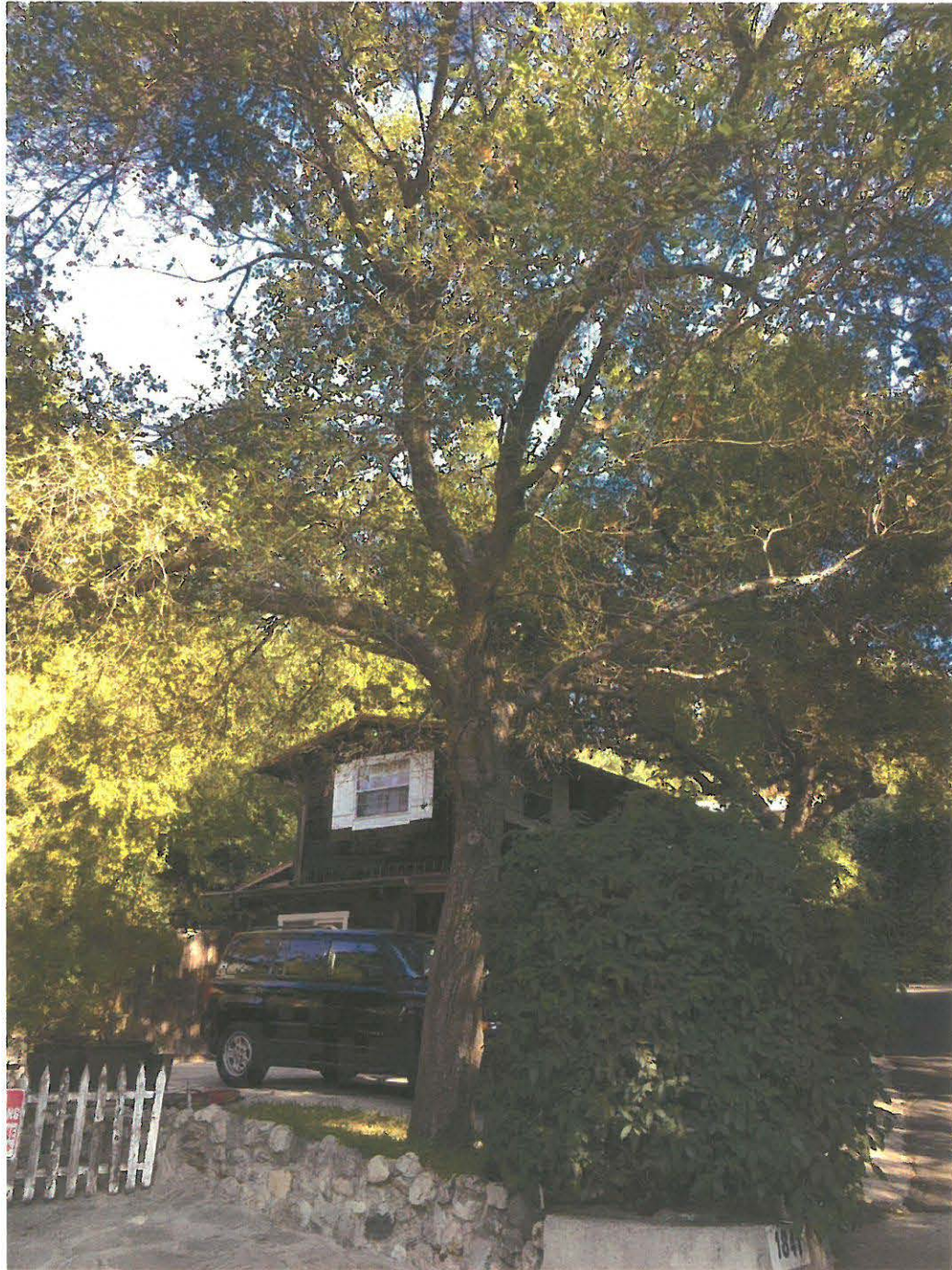
Tree #94.



Tree #95



Off-Site Tree #1.



Off-Site Tree #2.

Appendix III

Site Plan

(See attached in the back.)

Glossary

Buttress Root	A large woody root located at the base of the trunk that helps to support the tree and equalize mechanical stress; root collar or root flare.
Canopy	Parts of the tree above the trunk that includes the leaves and branches.
Cavity	An open wound or hollow, usually associated with decay.
Condition Rating	The condition of a tree expressed as percentage of ideal for that species.
Conk	The fruiting body of a fungus, often associated with decay.
Crown	The above ground portions of a tree.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Decay	The gradual decomposition of organic matter.
DBH (Diameter @ Breast Height)	Basic measure of tree girth usually at 4.5 feet above ground level.
Drip line	Perimeter of the area under a tree delineated by the crown.
Foliage	The leaves in the canopy of the tree.
Leaf Scorch	Browning of leaf tips and margins caused by bacteria.
Prop	A device to support a leaning trunk or branch.
Root Collar	Area at the base of the tree where the roots and stem merge.
Scaffold Branch	A permanent, main branch in the crown of a tree which supports many smaller branches and helps to form the shape of the crown.
Shot hole	A fungal disease, with symptoms of holes on the leaves.
Vigor	Overall health of a tree; the capacity to grow and resist physiological stress.

Assumptions and Limiting Conditions

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or property in question may not arise in the future.

Certification of Performance

I, **Arsen Margossian**, certify:

- That I have personally inspected the trees and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results if the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

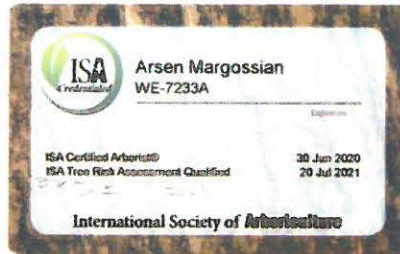
I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and Tree Care Industry Association (TCIA),

I am an ISA Certified Arborist (#WE-7233A), an ISA Tree Risk Assessment Qualified (TRAQ) a California Licensed Pest Control Advisor (#71429) and California Licensed Forestry Pesticide Applicator (#121525).

Signed: 

Date: November 24, 2017

Copies of Licenses



dpr DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM
PCA
AGRICULTURAL PEST CONTROL ADVISOR LICENSE

LICENSE #: 71429 EXPIRES: 12/31/2019
Categories: AB Issued: 1/1/2018

ARSEN MARGOSSIAN
3512 ROSEMARY AVE
GLENDALE, CA 91208



This license must be shown to any representative of the Director or Commissioner upon request.

dpr DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM
QAL
QUALIFIED APPLICATOR LICENSE

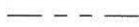





LICENSE #: 121525 EXPIRES: 12/31/2019
Categories: BCEFN Issued: 1/1/2018

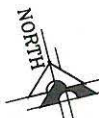
ARSEN MARGOSSIAN
3512 ROSEMARY AVE
GLENDALE, CA 91208



This license must be shown to any representative of the Director or Commissioner upon request.

LEGENDS :

-  PROPERTY LINE
-  HATCHED AREA SHOWS PROPOSED HOUSE
-  HATCHED AREA SHOWS PROPOSED GARAGE
-  PROPOSED / NEW CONC. BLK. RETAINING WALL
-  HATCHED AREA SHOWS NEW STONE PAVING AREA
-  HATCHED AREA SHOWS NEW LANDSCAPE AREA



**Indigenous Tree Report
Appendix III
SITE PLAN**

Revisions	By

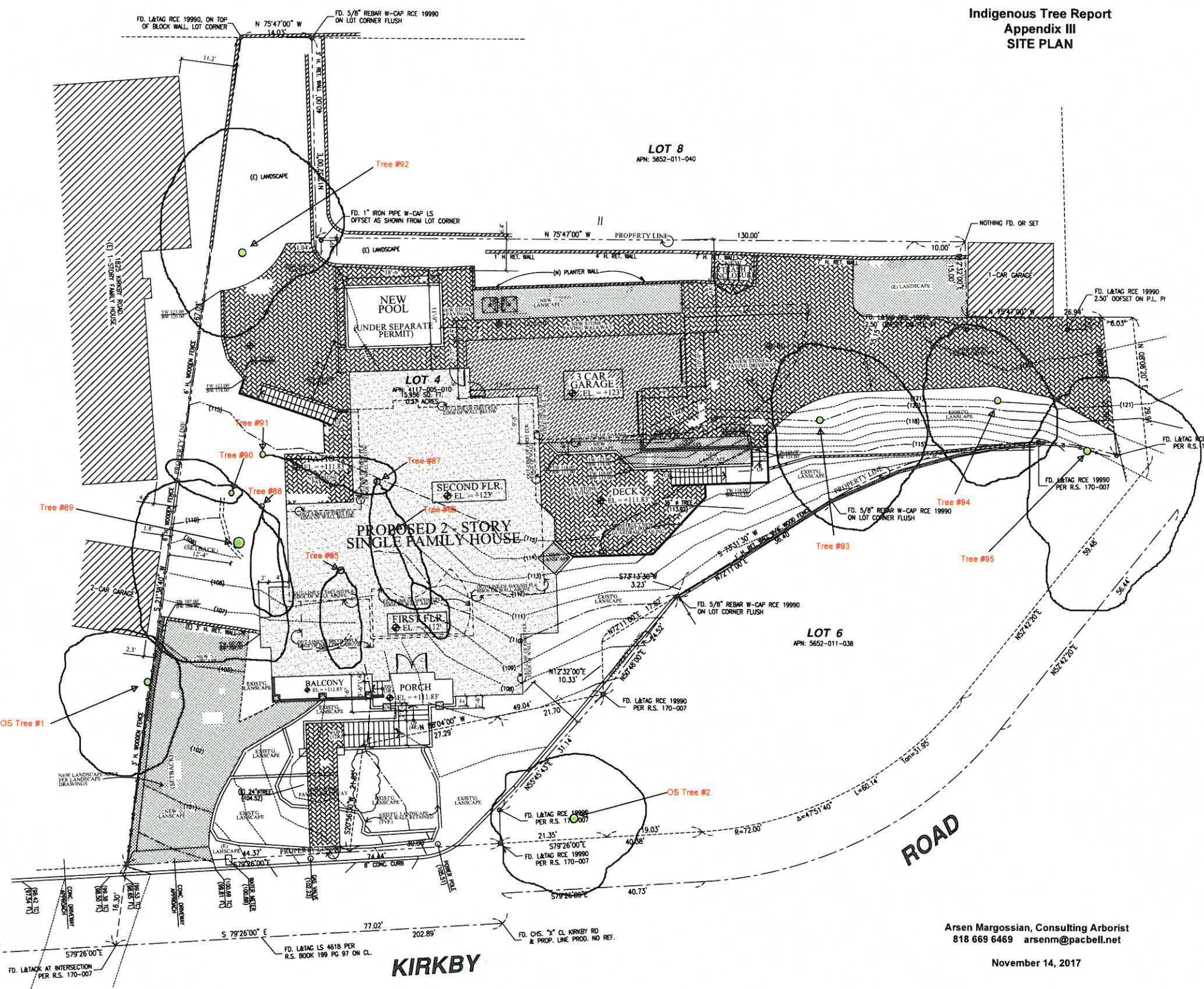
THE USER OF THIS REPORT AND THE USER OF THE INFORMATION CONTAINED HEREIN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THIS REPORT AND THE USER OF THE INFORMATION CONTAINED HEREIN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER OF THIS REPORT AND THE USER OF THE INFORMATION CONTAINED HEREIN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

V J & ASSOCIATES
building design + planning + interior
1224 E. BROADWAY, SUITE 202,
Glendale, CA 91205
(818) 956-0570

**PROPOSED 2-STORY
SINGLE FAMILY HOUSE**
PROJ. TITLE: 1829 KIRKBY RD., GLENDALE, CA. 91208
OWNER: 1829 KIRKBY RD., GLENDALE, CA. 91208
DRAWG. TITLE: PROPOSED SITE DEVELOPMENT PLAN, LEGENDS & NOTES

Drawn by
NEIL A.
Checked by
V. J.
Date
OCT. 9, 2017
Scale
1" = 10'-0"
Job No.
Sheet No.
A-1
of 1 Sheets

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November 14, 2017



VERDUGO ROAD

ROAD

KIRKBY

1 SITE DEVELOPMENT PLAN
SCALE : 1" = 10'-0"