



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

October 28, 2021 <i>Decision Date</i>	1271 Oak Circle Drive, Glendale, CA 91208 <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5611-014-051 <i>APN</i>
PDR 2111853 <i>Case Number</i>	Nareg Khodadadi <i>Applicant</i>
Vista Ezzati, Planner <i>Case Planner</i>	Rodrick P. Safarian & Gohar Palanjian <i>Owner</i>

Project Summary

The applicant is proposing a 630 square-foot addition to the first floor and the conversion of existing attic space into a 650 square-foot second-floor addition to an existing one-story, 1,513 square-foot single-family residence (originally constructed in 1948) on a 7,578 square-foot interior lot located in the R1 (FAR District II) Zone. The overall height and roofline of the house will remain unchanged.

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 2,500 square-feet of floor area.

Existing Property/Background

Originally developed in 1948, the project site is a 7,578 square-foot, irregularly shaped, interior lot that is relatively flat with frontage on Oak Circle Drive. The site is currently developed with a 1,933 square-foot single-family residence with an attached two-car garage located at the front of the house and directly facing the street. Access to the existing garage is from a driveway located along Oak Circle Drive that will be maintained.

Currently, there is one indigenous oak tree located on-site, and one oak tree located in the parkway. An Indigenous Tree Report has been submitted by the Arborist of Record and is included as Attachment 6. The City’s Urban Forestry Department has reviewed the application and did not cite any major concerns with the proposal.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

None proposed.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	8,132 sq. ft.	6,000 sq. ft. – 16,510 sq. ft.	7,578 sq. ft.
Setback	25'-0" ft.	23 ft.-25 ft.	25 ft.
House size	1,715 sq. ft.	1,147 sq. ft. - 2,662 sq. ft.	2,700 sq. ft.
Floor Area Ratio	0.21	0.13 – 0.33	0.36
Number of stories	16 homes are 1-story & 3 homes are 2-stories	1 to 2 stories	2 stories

DESIGN ANALYSIS**Site Planning**

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes **n/a** **no**

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography

Garage Location and Driveway

yes **n/a** **no**

If "no" select from below and explain:

- Predominant pattern on block
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

- yes** **n/a** **no**

If “no” select from below and explain:

- Complementary to building design
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

The existing landscaping is proposed to remain, with the exception of the two new oak trees being planted on-site and the modifications to the driveway and walkway hardscape at the front.

Walls and Fences

- yes** **n/a** **no**

If “no” select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

The drawings identify a new gate along the easterly property line, and is appropriately located. No other information is provided regarding the height or the design and staff is recommending a condition of approval that the applicant submit a detail of the gate design for staff review and approval.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- At the 1st floor, the 377 square-foot addition on the east side of the house, and the 253 square-foot addition to the west side of the house will essentially be widening the house across the lot. The proposed additions modify the original building footprint in an appropriate manner with the house centrally sited on the lot. Although a portion of the new 1st floor addition will be bringing the house closer to the street, the existing street front setback of 25'-0" at the garage will remain unchanged and is consistent with the predominant neighborhood pattern.
- The existing landscape is to be maintained. There is one oak tree located on-site and one oak tree located in the parkway. The on-site tree is proposed for removal. The applicant has submitted an Indigenous Tree Report (Attachment 6), and the City's Urban Forestry Department has reviewed the application and did not cite any major concerns with the proposal. A staff recommended condition of approval requires the applicant to comply with the Urban Forestry Department Comments,

dated August 2, 2021, which will require the applicant to obtain an Indigenous Tree Permit prior to construction, and plant two new oak trees on-site.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate proportions and transitions
- Relates to predominant pattern
- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

yes **n/a** **no**

If "no" select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes **n/a** **no**

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the mass, height, proportions and architectural concept of the proposal are consistent with the existing residence.
- The surrounding neighborhood features primarily one-story houses, with some two-story residences in the immediate area. While the scope of work technically involves an increase in the number of stories, the project will convert existing attic space within the building envelope without increasing the existing height.
- The massing of the additions at the first floor is broken up by changes in façade planes, and varying roof heights.
- The proposed roof forms are compatible with the style of development with the existing 8:12 roof pitch being continued throughout the addition, with the exception of the dormers and entry porch roof which will be 3:12.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If "no" select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

Entryway

yes **n/a** **no**

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate

Privacy

yes **n/a** **no**

If “no” select from below and explain:

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Lighting, Equipment, Trash, and Drainage

yes **n/a** **no**

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

No information is provided on the drawings related to exterior lighting on the site or the building façade. Staff is recommending a condition of approval that the applicant submit a lighting plan and details for staff review and approval.

Ancillary Structures

yes **n/a** **no**

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new design will enhance the appearance of the house and its design and detailing are appropriate and consistent with the style of the residence through the use of the same materials, windows, and colors.
- The new, relocated entryway is well integrated into the design, and will directly face the street and provide a new covered porch entry that is compatible with the residence. The design of the entry door is compatible with the traditional style of the residence.
- The new windows are fiberglass, block frame, and an appropriate combination of casement and fixed windows. The windows will be recessed in the opening with a wood frame and sill to match the traditional style of the residence.
- The proposed materials include a brick veneer wainscoting, Hardie plank mitered siding and a composition shingle roof that are compatible with the style of the residence.
- Staff is recommending a condition of approval that the drawings be revised to identify exterior lighting for review and approval.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. The applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated August 2, 2021.
2. The drawings shall be revised to include details of the gate design.
3. The drawings shall be revised to identify exterior light fixtures.

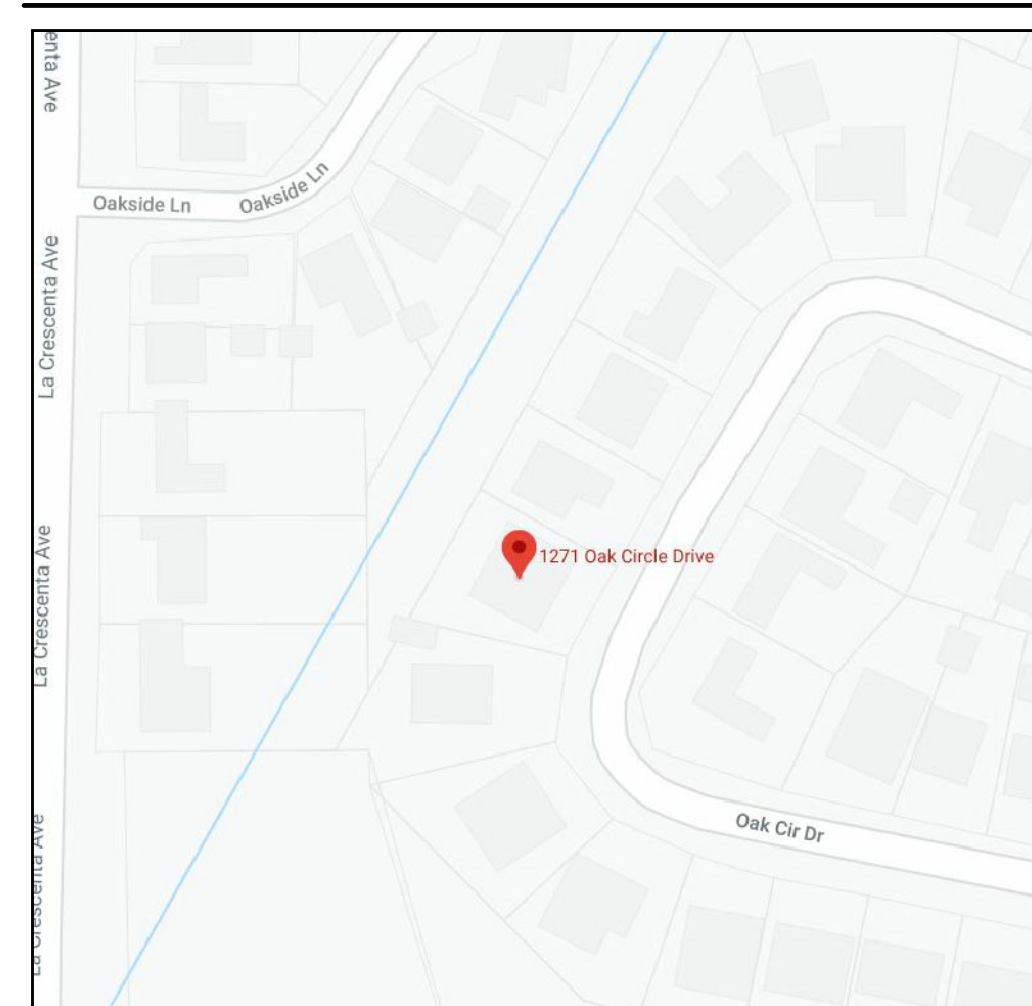
Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Comments from other City Departments
6. Indigenous Tree Report, dated January 29, 2021

NEW ADDITION & REMODEL SAFARIAN RESIDENCE

1271 OAK CIRCLE DR. GLENDALE 91208

SITE MAP



NOTES

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLING :
1. RETAINING WALL OF BLOCK FENCE WALL
 2. GRADING WORK
 3. SWIMMING POOL
 4. A SEPARATE STRUCTURE
 5. SHORING
 6. DEMOLITION

CITY OF GLENDALE PLANNING NOTES

RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, REQUIRE SEPARATE PERMIT.
NO NEW ROOFTOP EQUIPMENT ALLOWED

SCOPE OF WORK

- INTERIOR REMODEL AND 1,280 SQ. FT. ADDITION TO EXT'G SINGLE FAMILY DWELLING.
- CONVERT 93 SQ. FT. OF EXT'G SFD TO GARAGE
- GARAGE ADDITION OF 30 SQ. FT.

SHEET INDEX

ARCHITECTURAL SHEETS:

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| A0.1 | COVER SHEET |
| A0.2 | SECURITY NOTES |
| A0.3 | GREEN SHEETS |
| A1.1 | EXT'G AND PROPOSED SITE PLAN |
| A1.2 | NEIGHBORING PROPERTIES |
| A2.0 | EXT'G FLOOR PLAN & DEMO PLAN |
| A2.1 | DEMO PLAN |
| A2.2 | PROPOSED 1ST FLOOR PLAN |
| A2.3 | PROPOSED 2N FLOOR PLAN |
| A2.4 | EXT'G AND PROPOSED ROOF PLAN |
| A3.1 | PROPOSED ELEVATIONS |
| A4.1 | SECTION |

MECHANICAL SHEETS:

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|----|----------|
| T1 | TITLE 24 |
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STRUCTURAL SHEETS :

- | | |
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| S1 | GENERAL NOTES |
| S2 | STANDARD DETAILS |
| S3 | FOUNDATION PLAN |
| S4 | ROOF AND FRAMING PLAN |
| S5 | DETAILS |

PROJECT INFORMATION

<p>PROJECT LOCATION 1271 OAK CIRCLE DR. GLENDALE, CA 91208</p> <p>PROJECT DESIGNER DESIGNNRK 213 N. ORANGE ST. UNIT: E GLENDALE, CA 91203 OFFICE : 818.823.7286 FAX : 888.424.8125 E-MAIL : INFO@DESIGNNRK.COM</p>	<p>STRUCTURAL ENGINEER -</p> <p>OWNER SAFARIAN 1271 OAK CIRCLE DR. GLENDALE, CA 91208</p>
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PROJECT FLOOR PLAN AREA & DATA

LOT AREA	7,578 SQ. FT.
EXT'G RESIDENCE	1,513 SQ. FT.
TO REMAIN SFD	1,420 SQ. FT.
CONVERT TO GARAGE AREA	93 SQ. FT.
NEW ADDITION TO SFD	1,280 SQ. FT.
FIRST FLOOR ADDITION	630 SQ. FT.
NEW SECOND FLOOR ADDITION	650 SQ. FT.
EXT'G 2 CAR GARAGE TO REMAIN	345 SQ. FT.
NEW ADDITION TO GARAGE	30 SQ. FT.
NEW FRONT PORCH	105 SQ. FT.
TOTAL SFD AREA	2,700 SQ. FT.
TOTAL GARAGE AREA	468 SQ. FT.
TOTAL LOT COVERAGE	468 SQ. FT.

FLOOR AREA RATIO	TOTAL SFD 2,700 SQ. FT.	
MAX. 40% - 2,982 SQ. FT.	LOT AREA (7,578 SQ. FT.)	36 %
LOT COVERAGE RATIO	TOTAL COVERED (2,623 SQ. FT.)	
MAX. 40% - 2,982 SQ. FT.	LOT AREA (7,578 SQ. FT.)	35 %
LANDSCAPE RATIO	LANDSCAPED AREA (3,808 SQ. FT.)	
MIN. 40% - 2,982 SQ. FT.	LOT AREA (7,578 SQ. FT.)	51 %

ZONING	R1-II
APN	5611-014-051
OCCUPANCY	RESIDENCE - R3 GARGAE - U
CONSTRUCTION TYPE	V-B
YEAR BUILT	1948
FIRE SPRINKLERS	NO

NUMBER OF STORIES	2
FIRE ZONE	YES
CA CLIMATE ZONE	9

PROJECT SHALL COMPLY W/ THE 2019 CBC, CMC, CEC, CPC, GFD & CALIFORNIA ENERGY CODE AS WELL AS THE 2020 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 106.1.1

FIRE DEPT. NOTES

1. ADDRESS NUMBERS; APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR), NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. FIRE SPRINKLERS; PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
3. SMOKE DETECTORS; SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM. BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER SMOKE DETECTORS.
4. CARBON MONOXIDE DETECTORS; SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (2) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND /OR NFPA 720 STANDARDS. 2019 CALIFORNIA RESIDENTIAL CODE CHAPTER 3 SEC. R315
5. EGRESS; ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT.
6. REQUIRED FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE LISTED BELOW. FOR ALL INSPECTIONS, CALL 818-548-4810
7. FIRE PERMITS; THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT:
 - FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING)
 - FIRE SPRINKLER FINAL
 - FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS, FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.)
8. ADDITIONAL REQUIRED GFD INSPECTIONS; FOR INSPECTIONS, CALL 818-548-4810. FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE: FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS, FIRE DEPARTMENT ACCESS, SMOKE DETECTORS).

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE, BEFORE COMMENCING WORK.
HE SHALL IMMEDIATELY NOTIFY THE DESIGNER AND/OR OWNER.

TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION. WHERE NO DETAILS ARE GIVEN, THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS AND/ OR CONFLICTS AMONG THE VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, EXISTING STRUCTURES, AND/ OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, BEFORE PROCEEDING WITH THE WORK SO INVOLVED.

CONSTRUCTION OPERATION SHALL NOT BLOCK WALKWAYS, OR OTHER MEANS OF EGRESS.

APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN ONE (1) YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2.CRC)

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.

FIRE SPRINKLER PLANS STAMPED APPROVED BY THE CITY OF GLENDALE'S FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLING :
1. RETAINING WALL OF BLOCK FENCE WALL
 2. GRADING WORK
 3. SWIMMING POOL
 4. A SEPARATE STRUCTURE

REVISIONS:

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COVER SHEET
SAFARIAN RESIDENCE
1271 OAK CIRCLE DR. GLENDALE, CA, 91208

DATE:	08/2020
DRAWN BY:	NRK
JOB NO.	17073

SHEET NO.
A0.1

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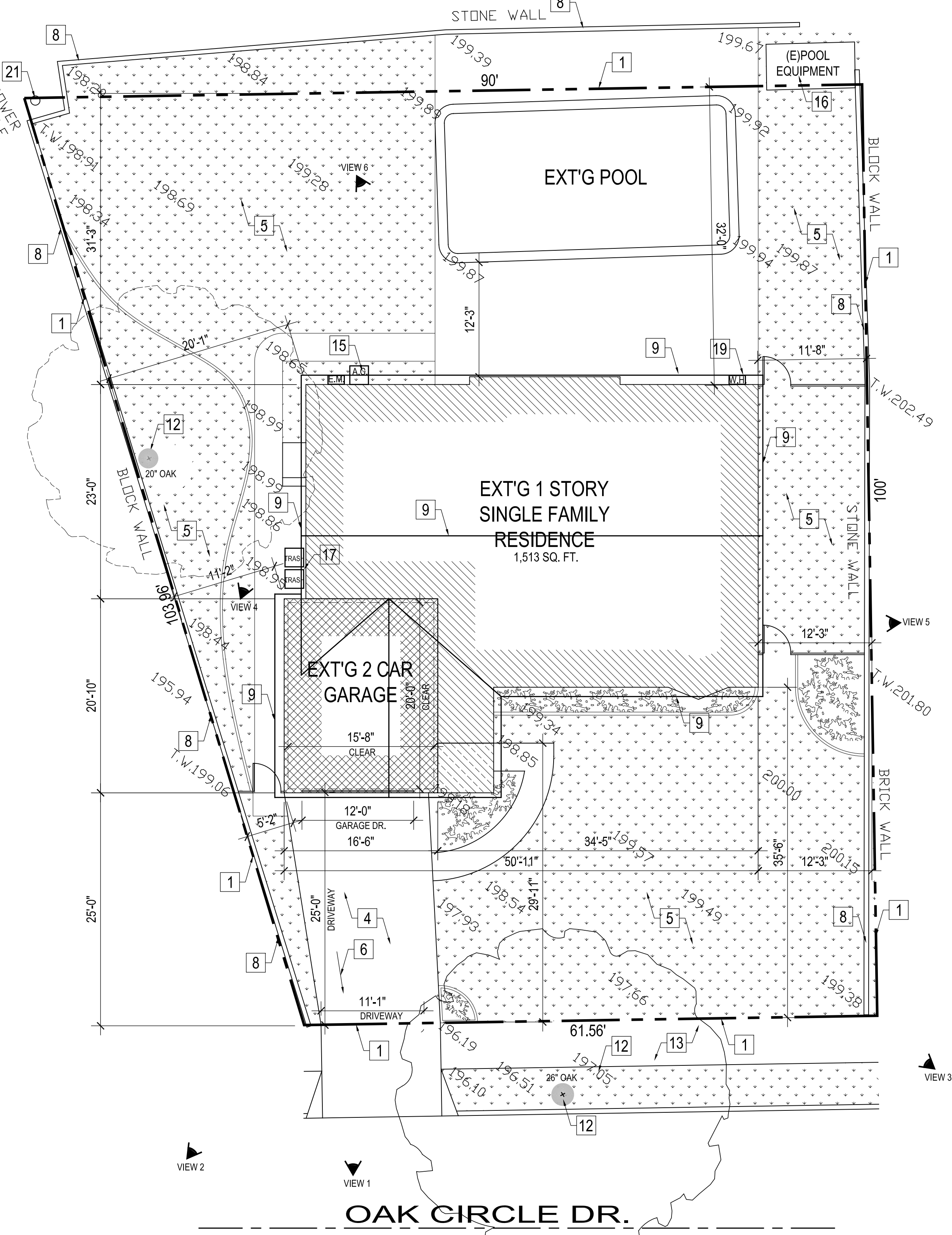
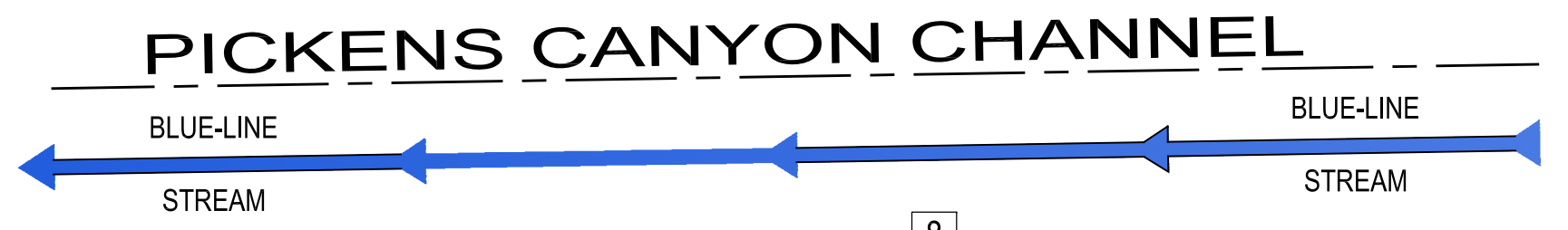
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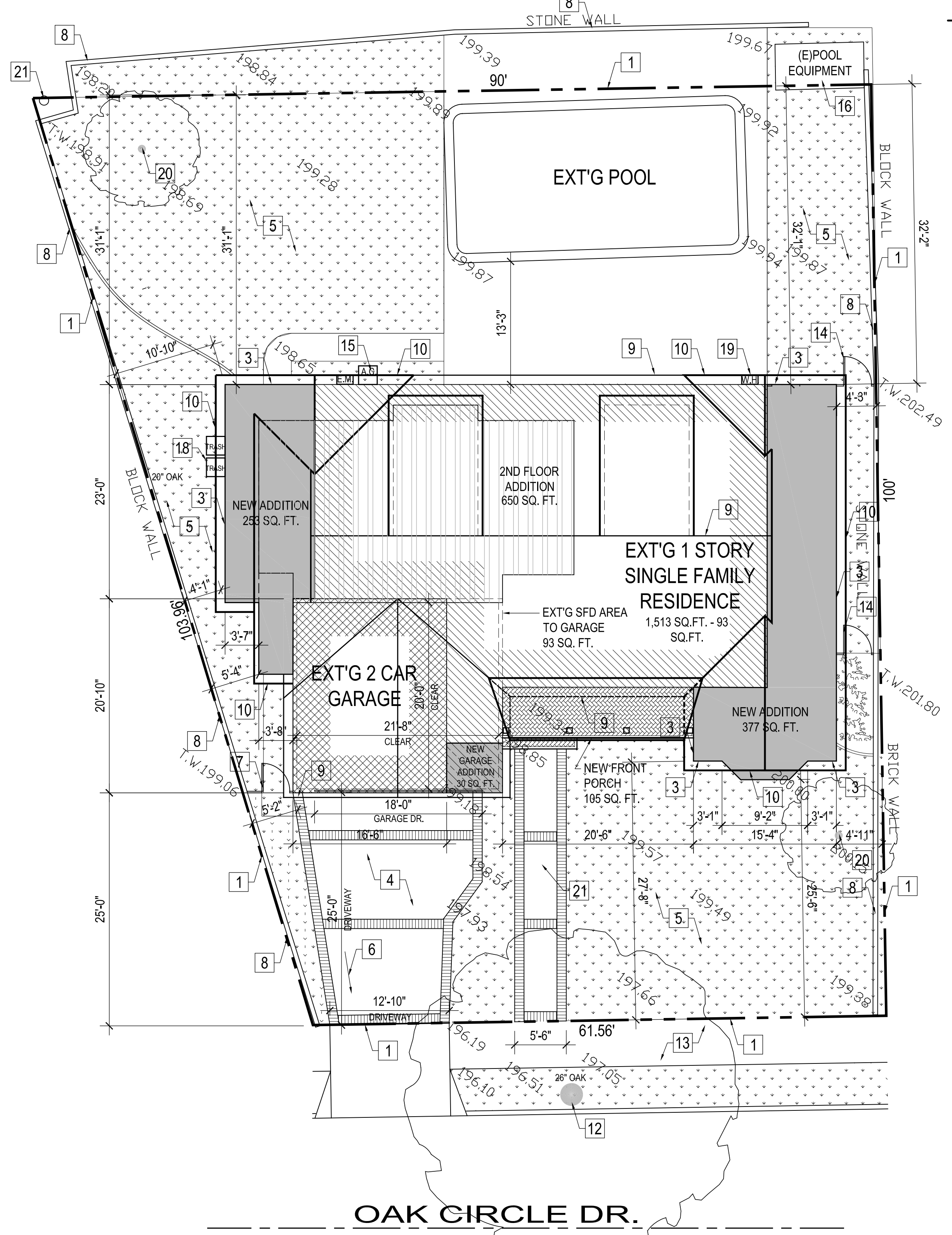
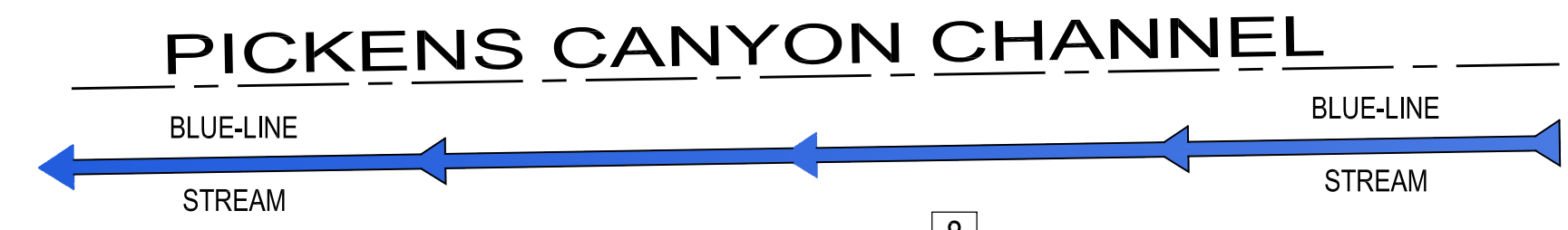
EXT'G AND PROPOSED SITE PLAN
SAFARIAN RESIDENCE
1271 OAK CIRCLE DR. GLENDALE, CA, 91208

DATE: 08/2020
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EXT'G SITE PLAN
SCALE : 1/8" = 1'-0"

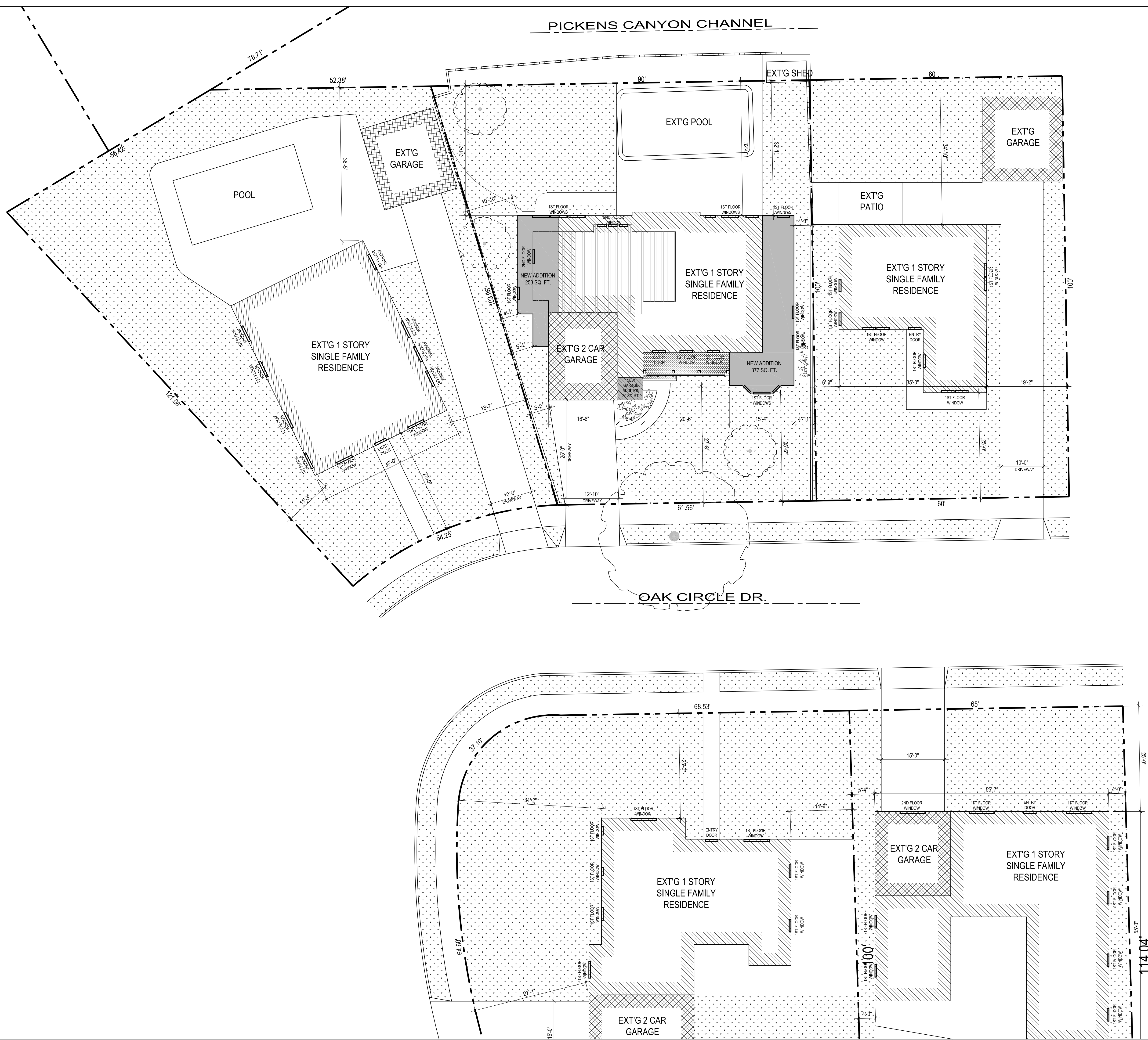


PROPOSED SITE PLAN
SCALE : 1/8" = 1'-0"

SITE PLAN KEYED NOTES

1. PROPERTY LINE
 2. EXT'G FLOOR WALL LINE
 3. NEW ADDITION WALL LINE
 4. EXT'G DRIVEWAY
NEW CONC. & BRICK DRIVEWAY
 5. EXT'G LAWN LANDSCAPING TO REMAIN
 6. DIRECTION OF SHEET FLOW MIN 2%
 7. EXT'G GATE TO REMAIN
 8. EXT'G BLOCK WALL
 9. EXT'G ROOF TO REMAIN
 10. NEW ROOF LINE
 11. EXT'G CONC. PATIO
 12. EXT'G OAK TREE TO BE REMOVED
UNDER A SEPARATE TREE PERMIT
 13. EXT'G SIDEWALK
 14. NEW GATE
 15. EXT'G LOCATION OF MECH. EQUIPMENT
 16. EXT'G LOCATION OF POOL EQUIPMENT
 17. EXT'G LOCATION OF TRASH
 18. NEW LOCATION OF TRASH
 19. LOCATION OF WATER HEATER
 20. NEW 24" BOX OAK TREE
 21. NEW BRICK & CONC. WALKWAY
- EXT'G FLOOR AREA
 - EXT'G 2 CAR GARAGE
 - PROPOSED FIRST FLOOR ADDITION
 - PROPOSED SECOND FLOOR ADDITION
 - EXT'G LANDSCAPING

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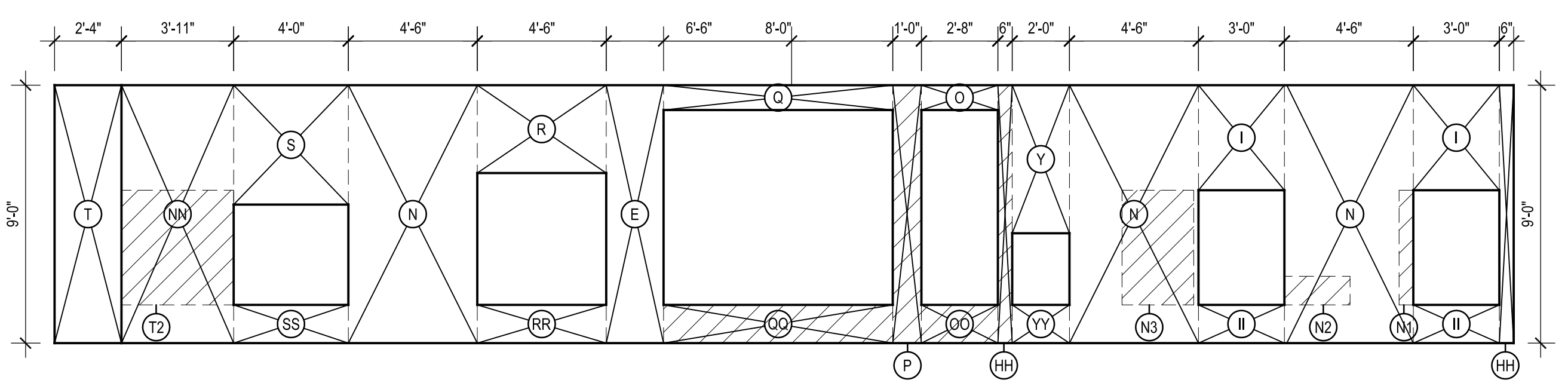
NEIGHBORING PROPERTIES
SAFARIAN RESIDENCE
1271 OAK CIRCLE DR. GLENDALE, CA, 91208

DATE: 06/2021
DRAWN BY: NRK
JOB NO. 17073

SHEET NO.
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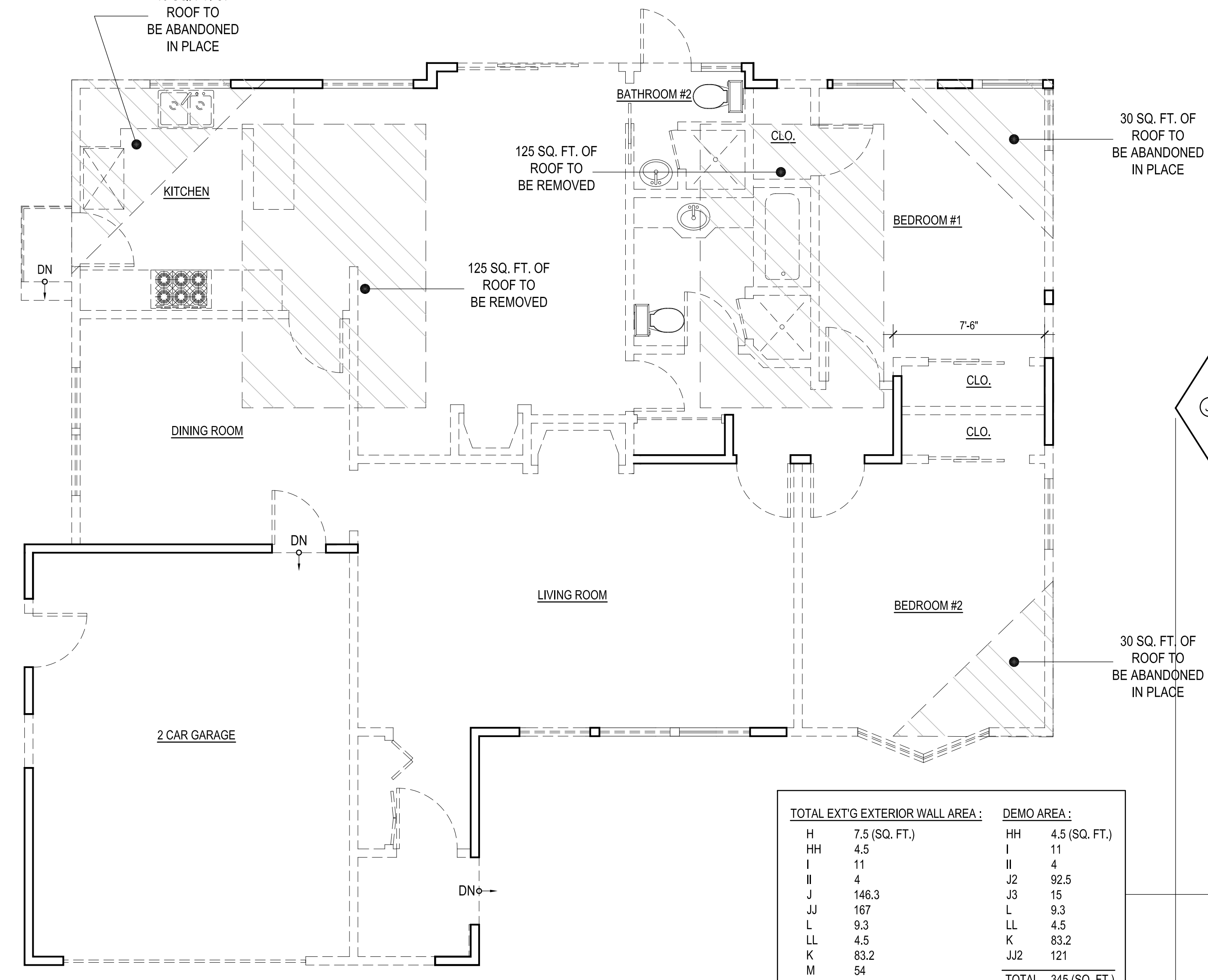
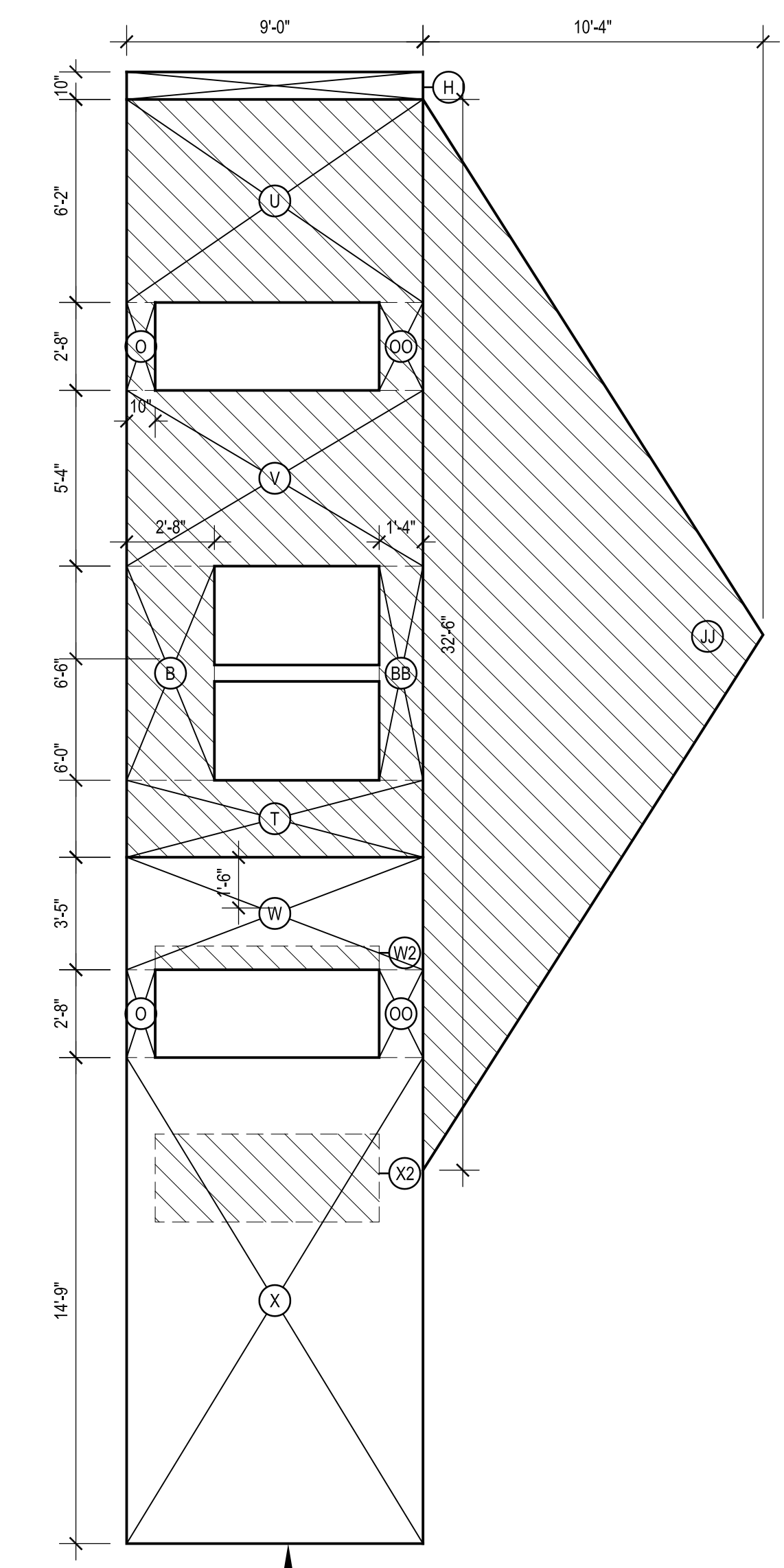
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TOTAL EXT'G EXTERIOR WALL AREA:	DEMO AREA:
HH (x2) 4.5 (x2)=9 (SQ. FT.)	N1 2 (SQ. FT.)
I (x2) 11 (x2)=22	N2 2.3
II (x2) 4 (x2)=8	N3 10
N (x3) 40.5 (x3)=121.5	HH 4.5
YY 10.3	OO 3.5
Y 2.7	P 9
O 2.3	QQ 10.7
OO 3.5	T 15.7
P 9	
Q 7	
QQ 10.7	
R 18	
RR 13.8	
S 6	
SS 16.7	
T 5.3	
NN 35.3	
T 21	
TOTAL 322.1 (SQ. FT.)	TOTAL 57.7 (SQ. FT.)

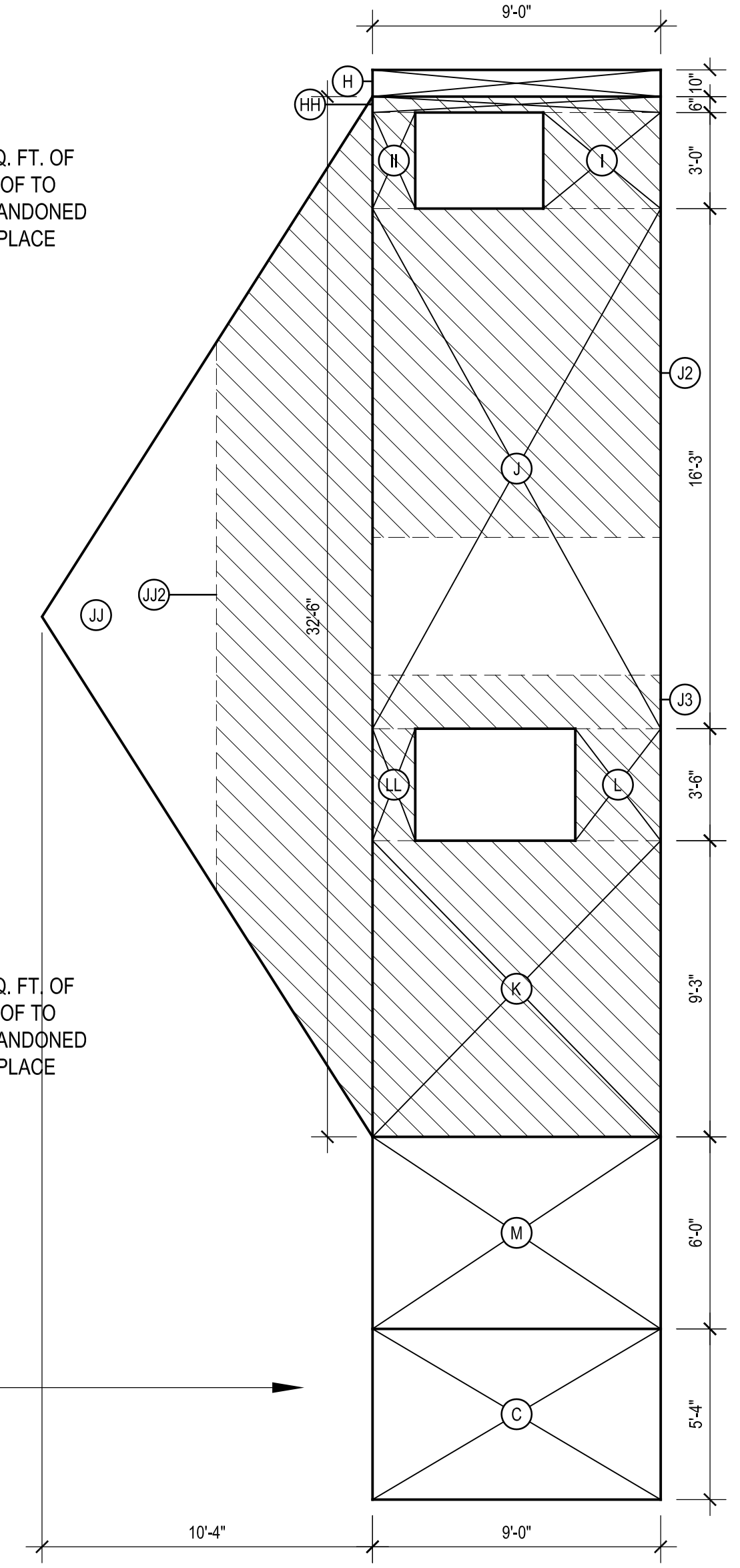


DEMO CALCULATIONS FOR PLANNING :

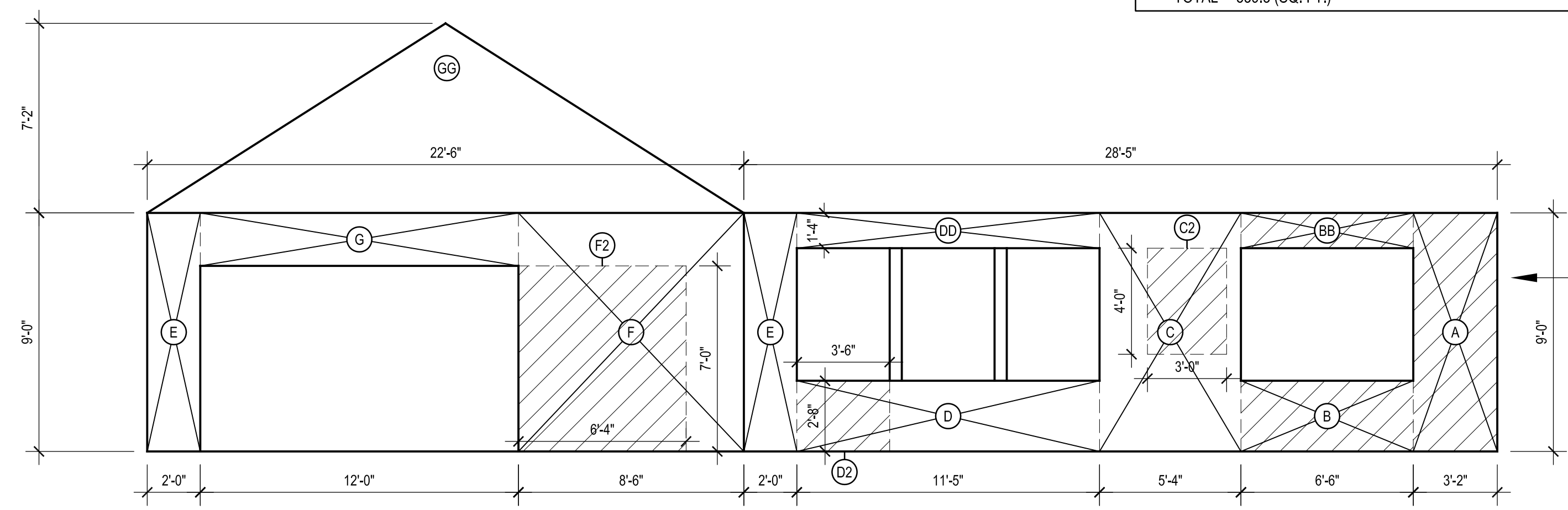
TOTAL EXT'G EXTERIOR WALL AREA :	1,727 SQ. FT.
365.2 + 500.35 + 322.1 + 539.3 = 1,727	
TOTAL EXT'G ROOF STRUCTURE AREA :	1,858 SQ. FT.
TOTAL EXISTING WALL AND ROOF:	3,585 SQ. FT.
EXTERIOR WALL AREA TO BE DEMOED:	869 SQ. FT.
120 + 346.3 + 57.7 + 345 = 869	
EXT'G ROOF TO BE DEMOED OR ABANDONED IN PLACE:	356 SQ. FT.
TOTAL AREA TO BE REMOVED :	1,225 SQ. FT.
1,225 / 3,585 = .34 :	(34%) TOTAL DEMO



TOTAL EXT'G EXTERIOR WALL AREA:	DEMO AREA:
H 7.5 (SQ. FT.)	HH 4.5 (SQ. FT.)
HH 4.5	I 11
I 11	II 4
II 4	J2 92.5
J 146.3	J3 15
JJ 167	L 9.3
L 9.3	LL 4.5
LL 4.5	K 83.2
K 83.2	JJ2 121
M 54	TOTAL 345 (SQ. FT.)
C 48	
TOTAL 539.3 (SQ. FT.)	



TOTAL EXT'G EXTERIOR WALL AREA:	DEMO AREA:
H 7.5 (SQ. FT.)	U 55.5
U 55.5	O 2.3
O (x2) 2.3 (x2)=4.6	OO 3.5
OO (x2) 3.5 (x2)=7	V 48
V 48	B 17.5
B 17.5	BB 8.5
BB 8.5	T 21
T 21	W2 4.9
W 30.75	X2 18.1
X 133	JJ 167
JJ 167	
TOTAL 500.35 (SQ. FT.)	TOTAL 346.3 (SQ. FT.)



TOTAL EXT'G EXTERIOR WALL AREA:	DEMO AREA:
A 28.5 (SQ. FT.)	A 28.5 (SQ. FT.)
B 17.5	B 17.5
BB 8.5	BB 8.5
C 48	C2 12
D 30.5	D2 9.3
DD 15.2	F2 44.2
E (x2) 18 (x2) = 36	TOTAL 120 (SQ. FT.)
F 76.5	
G 24	
GG 80.5	
TOTAL 365.2 (SQ. FT.)	

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DEMO PLAN AND CALCULATION
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DATE:	12/2017
DRAWN BY:	NRK
JOB NO.	17073

SHEET NO.
A2.1

DEMOLITION PLAN

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

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WINDOW SCHEDULE

MARK	NO. OF UNIT	EXT'G SIZE		PROPOSED SIZE		EXT'G MATERIAL	NEW MATERIAL	EXT'G OPERATION	NEW OPERATION	NEW FRAME TYPE	GLAZE		BEDROOM Y/N	COLOR	VISIBLE FROM THE STREET Y/N	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXT'G EDGE DETAIL Y/N	NEW EDGE DETAIL	FIRE HAZARD ZONE Y/N	WINDOW W/IN 18" OF FLOOR OR 40" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE
		WIDTH	HEIGHT	WIDTH	HEIGHT						DUAL	TEMP													
A	5	—	—	3'-0"	4'-0"	—	FIBERGLASS	—	CASEMENT	BLOCKED	•	•	YES	WHITE	YES	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	
B	1	—	—	4'-0"	1'-0"	—	FIBERGLASS	—	SLIDER	BLOCKED	•	•	NO	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	OBSCURED GLASS
C	1	—	—	2'-6"	4'-0"	—	FIBERGLASS	—	CASEMENT	BLOCKED	•	•	NO	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	OBSCURED GLASS
D	3	—	—	4'-0"	4'-0"	—	FIBERGLASS	—	DBL CASEMENT	BLOCKED	•	•	NO	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	
E	1	—	—	3'-0"	3'-0"	—	FIBERGLASS	—	CASEMENT	BLOCKED	•	•	NO	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	OBSCURED GLASS
F	1	—	—	4'-0"	3'-0"	—	FIBERGLASS	—	SLIDER	BLOCKED	•	•	NO	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	
G	2	—	—	2'-0"	4'-6"	—	FIBERGLASS	—	CASEMENT	BLOCKED	•	•	YES	WHITE	YES	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	
H	1	—	—	4'-0"	4'-6"	—	FIBERGLASS	—	FIXED	BLOCKED	•	•	YES	WHITE	YES	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	
J	4	—	—	2'-0"	2'-0"	—	FIBERGLASS	—	CASEMENT	BLOCKED	•	•	NO	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	
K	2	—	—	2'-0"	2'-0"	—	FIBERGLASS	—	FIXED	BLOCKED	•	•	NO	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	
L	1	—	—	3'-6"	3'-6"	—	FIBERGLASS	—	CASEMENT	BLOCKED	•	•	YES	WHITE	NO	NO	—	YES	—	WOOD	YES	NO	0.32	0.25	

DOOR SCHEDULE

MARK	NO. OF UNIT	DOOR			GLAZE		FINISH	NOTES
		WD	HGT	THK	DUAL	TEMP		
1	1	3'-0"	6'-8"	1 3/4"	•	•	PAINTED	EXTERIOR ENTRY DOOR
2	1	2'-8"	6'-8"	1 3/4"	•	•	PAINTED	EXTERIOR DOOR
3	1	12'-0"	6'-8"	1 3/4"	•	•	PAINTED	EXTERIOR SLIDING DOORS
4	1	2'-8"	6'-8"	1 3/8"			PAINTED	20-MIN FIRE-RATED, SELF-CLOSING, SELF LATCHING DOOR
5	12	2'-8"	6'-8"	1 3/8"			PAINTED	INTERIOR DOOR
6	1	2'-8"	6'-8"	1 3/8"			PAINTED	POCKET DOOR
7	2	2'-6"	6'-8"	1 3/8"			PAINTED	INTERIOR DOOR
8	2	7'-0"	6'-8"	1 3/8"			PAINTED	SLIDING CLOSET DOOR
9	1	18'-0"	7'-0"	1 3/8"			PAINTED	GARAGE DOOR

WINDOW NOTE:

EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED PER. TITLE-24 CALCULATIONS - ALL GLAZING TO HAVE NON-METAL FRAMES. PER. TITLE-24 - ALL GLAZING WILL HAVE EXTERIOR SHADING DEVICES, VIA BUG SCREENS PER. SHGC IN THE CALCULATIONS.

BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 s.f., A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" MAXIMUM ABOVE THE FINISH FLOOR.

PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (6304.1)

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL THE FINAL INSPECTION HAS BEEN COMPLETED

FLOOR PLAN KEYED NOTES :

(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

- EXT'G WALLS TO REMAIN
- NEW WALLS
- EXT'G WALLS TO BE REMOVED
- EXT'G DOOR / WINDOW OPENING TO BE CLOSED
- NEW TOILET (S.B.O.)
- NEW SINK (S.B.O.)
- NEW TUB OR SHOWER (TILE TO CEILING)
- NEW WASHER AND DRYER
- NEW REFRIGERATOR
- NEW BASE AND UPPER CABINETS
- NEW DOUBLE SINK
- NEW RANGE
- NEW ISLAND
- NEW 7"X7" POST
- RANGE EXHAUST FAN (S.B.O.) MIN. 100 CFM
- NEW GARAGE DOOR
- NEW CONCRETE STEPS
- EXT'G FIREPLACE TO BE REMOVED
- NEW CONCRETE LANDING
- NEW STAIRCASE WITH RAILING
- 1-HOUR FIRE RATED WALL
- CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL.FRAMELESS & SLIDER

WALL / SYMBOL LEGEND

- NEW WALL
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- FIRE RATED WALL: 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE
- ADDITION

NEW WATER FIXTURE NOTES

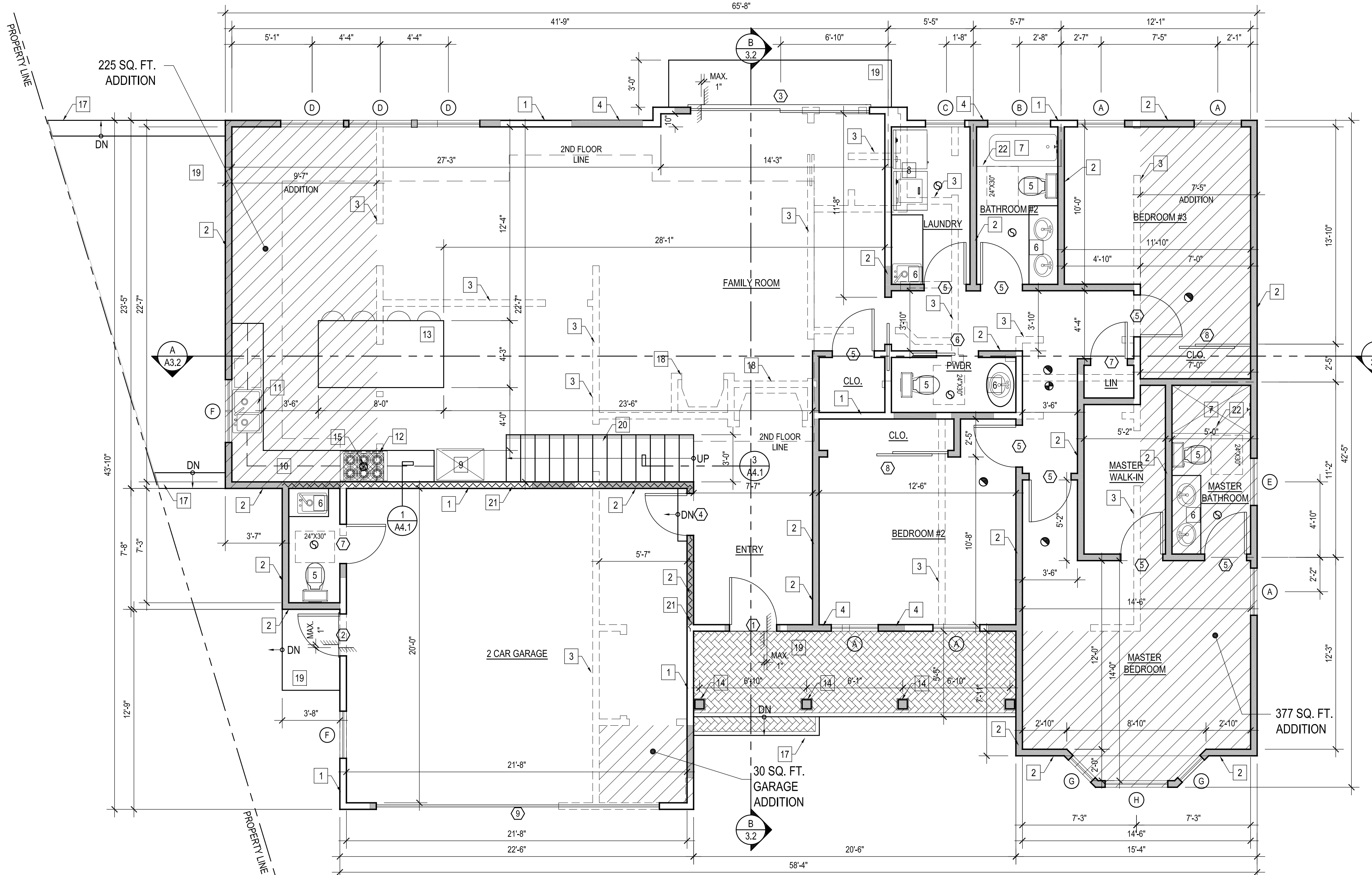
EFFECTIVE JANUARY 1 2014, AS A CONDITION OF FINAL PERMIT APPROVAL BY BUILDING & SAFETY THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES W/ WATER CONSERVING PLUMBING FIXTURE (SENATE BILL 407)

NON-COMPLIANT PLUMBING FIXTURES ARE DEFINED AS :

- A) ANY TOILET MANUFACTURED TO USE MORE THAN 1.28 GALLONS PER FLUSH.
- B) ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH.
- C) ANY SHOWER HEAD MANUFACTURED TO FLOW MORE THAN 2.0 GALLONS / MIN.
- D) ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 1.8 GALLONS / MIN.
- E) ANY LAVATORY FAUCETS ARE TO FLOW MORE THAN 1.5 GALLONS / MIN.

TITLE-24 ENERGY REQUIREMENTS

GARAGES, LAUNDRY OR UTILITY ROOMS MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, AND CONTROLLED BY AN OCCUPANT SENSOR. BEDROOMS, LIVING ROOMS, FAMILY ROOMS, AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED. EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED. 100% OF THE LUMINARIES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.



NEW FLOOR PLAN 1

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

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PROPOSED 1ST FLOOR PLAN

SAFARIAN RESIDENCE

1271 OAK CIRCLE DR. GLENDALE, CA, 91208

DATE: 08/2020

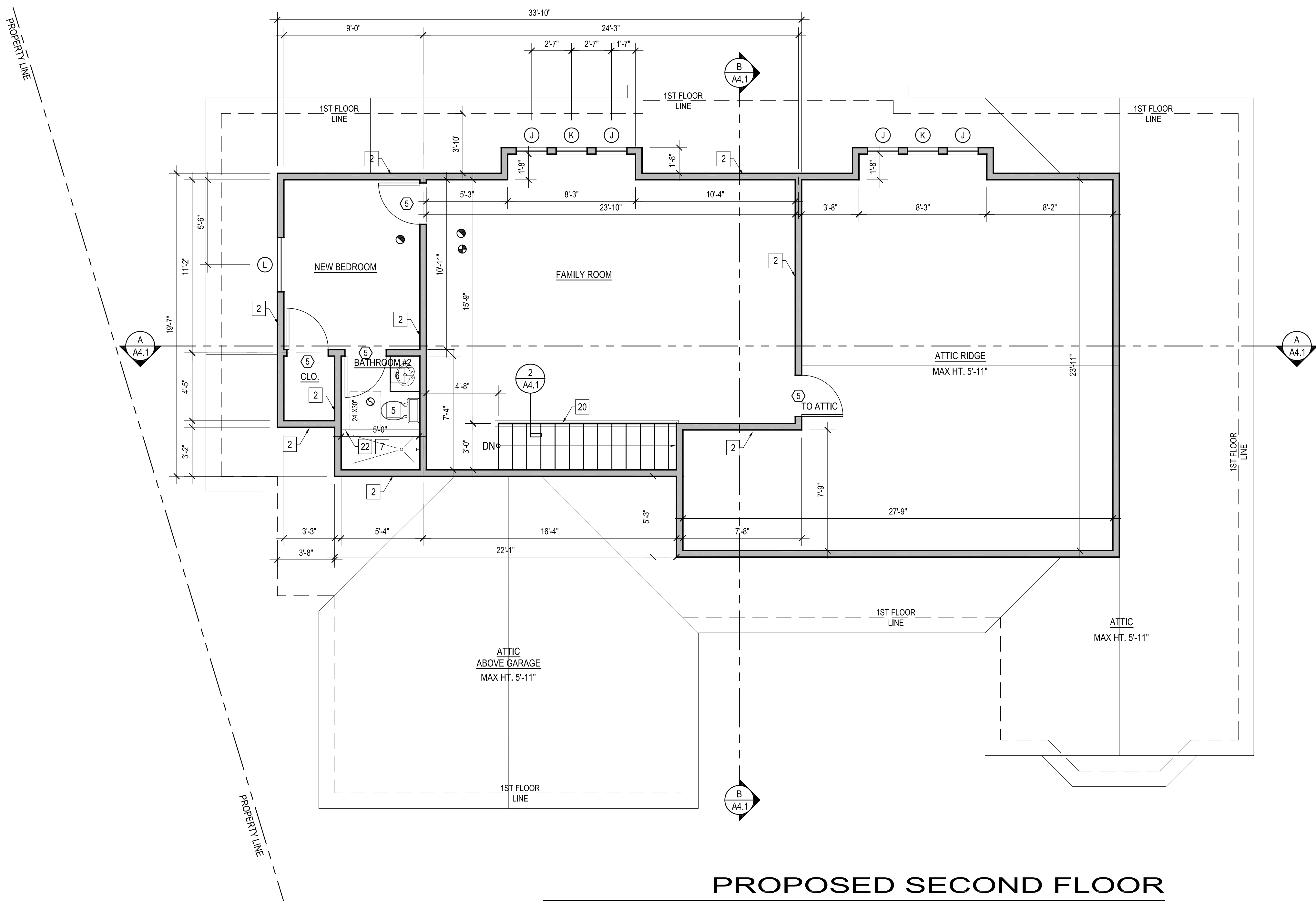
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SHEET NO.

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PROPOSED SECOND FLOOR

600 SQ. FT. SCALE : 1/4" = 1'-0"

FLOOR PLAN KEYED NOTES :
(S.B.O.) SELECTED BY OWNER OR CONTRACTOR

1. EXT'G WALLS TO REMAIN
2. NEW WALLS
3. EXT'G WALLS TO BE REMOVED
4. EXT'G DOOR / WINDOW OPENING TO BE CLOSED
5. NEW TOILET (S.B.O.)
6. NEW SINK (S.B.O.)
7. NEW TUB OR SHOWER (TILE TO CEILING)
8. NEW WASHER AND DRYER
9. NEW REFRIGERATOR
10. NEW BASE AND UPPER CABINETS
11. NEW DOUBLE SINK
12. NEW RANGE
13. NEW ISLAND
14. NEW 7'X7" POST
15. RANGE EXHAUST FAN (S.B.O.) MIN. 100 CFM
16. NEW GARAGE DOOR
17. NEW CONCRETE STEPS
18. EXT'G FIREPLACE TO BE REMOVED
19. NEW CONCRETE LANDING
20. NEW STAIRCASE WITH RAILING
21. 1-HOUR FIRE RATED WALL
22. CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL.FRAMELESS & SLIDER

WALL / SYMBOL LEGEND

- NEW WALL
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- FIRE RATED WALL: 5/8" TYPE 'X' GYP. BOARD ON THE GARAGE SIDE
- E EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR - 50 CFM
- C CARBON MONOXIDE DETECTOR
- S SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED W/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- G GFCI - GROUND FAULT CIRCUIT INTERRUPTER
- x-x' CEILING HEIGHTS
- 24'x30' WATER CLOSET CLEARANCE

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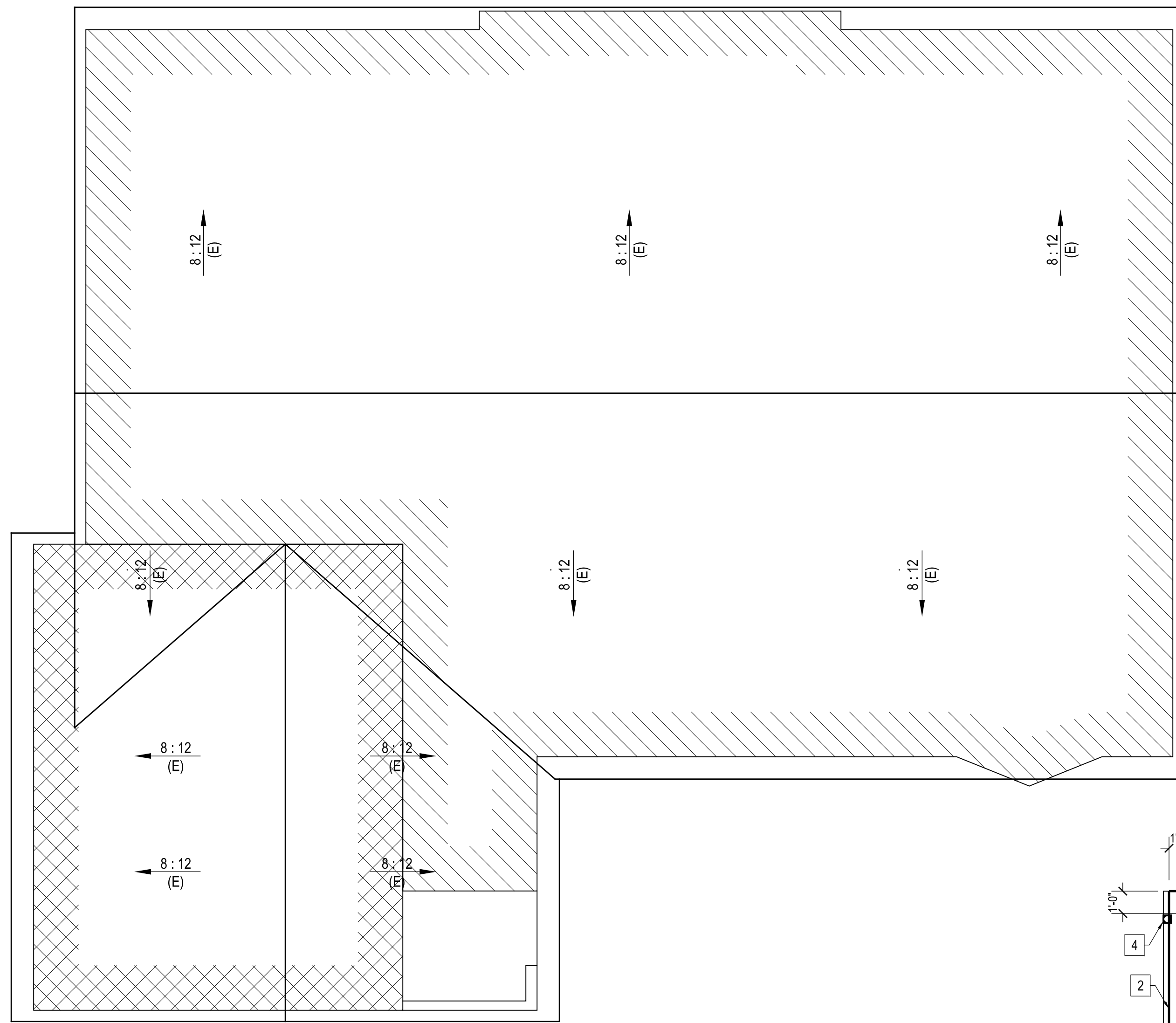
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PROPOSED 2ND FLOOR PLAN
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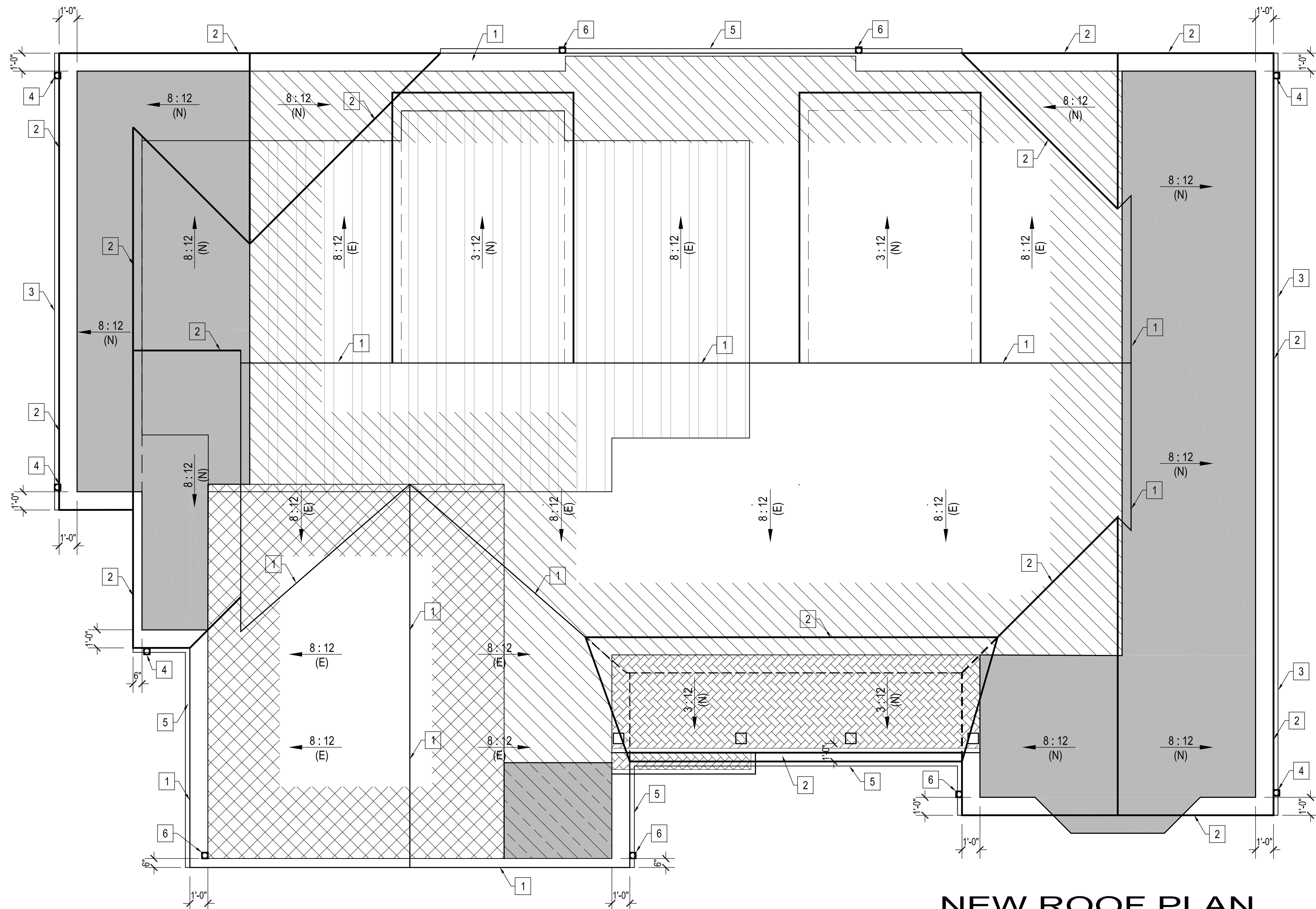
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EXT'G ROOF PLAN
SCALE : 1/4" = 1'-0"



NEW ROOF PLAN
SCALE : 1/4" = 1'-0"

ROOF PLAN KEYED NOTES :

1. EXT'G ROOF TO REMAIN
2. NEW ROOF TO MATCH EXT'G
3. NEW GUTTER TO MATCH EXT'G
4. NEW DOWNSPOUT TO MATCH EXT'G
5. EXT'G ROOF GUTTER TO REMAIN
6. EXT'G DOWNSPOUT TO REMAIN

- EXT'G RESIDENCE
- EXT'G GARAGE
- NEW FIRST FLOOR ADDITION
- NEW SECOND FLOOR ADDITION

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PROPOSED ROOF PLAN

SAFARIAN RESIDENCE

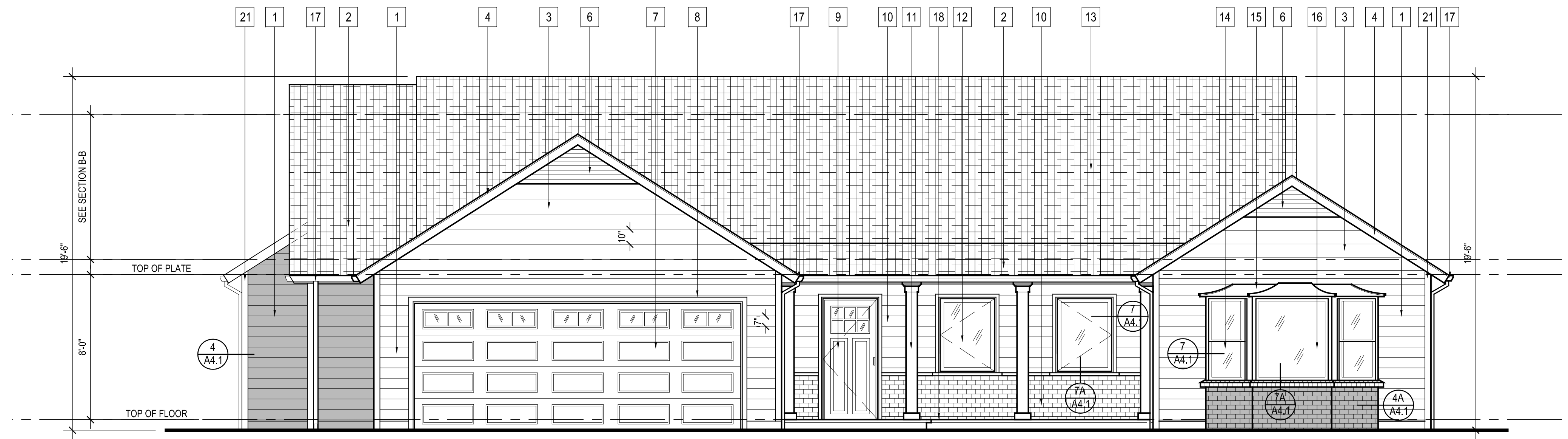
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EAST (FRONT) ELEVATION

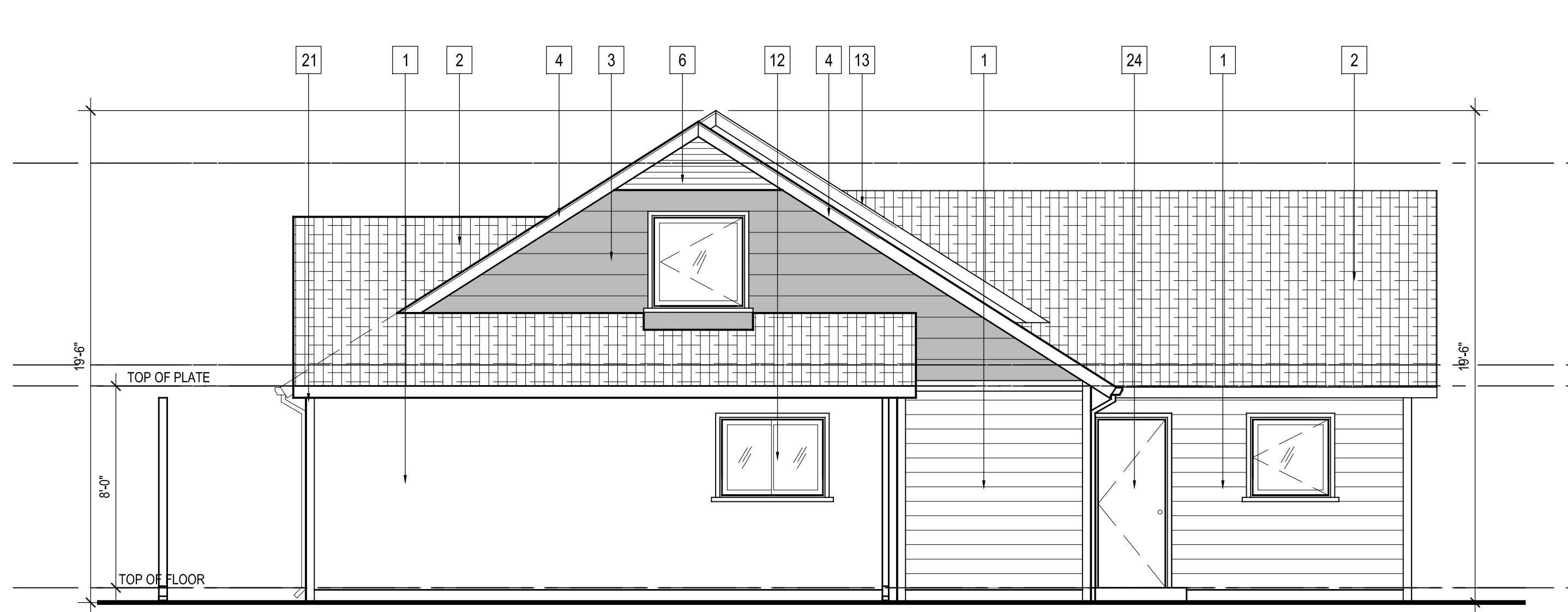
ELEVATION KEYED NOTES

1. NEW 1"x 7" HARDIE WOOD SIDING
2. NEW ROOF - TO MATCH EXISTING
3. NEW 1" x 10" SIDING TO MATCH EXT'G
4. NEW FACIA BOARD
5. EXT'G 1" x 10" SIDING TO BE PAINTED
6. NEW OR EXT'G ATTIC VENT
7. NEW GARAGE DOOR
8. NEW DOOR TRIM
9. NEW 3' WIDE MAIN DOOR
10. NEW BRICK FINISH WALL
11. NEW DECORATIVE COLUMN
12. NEW CASEMENT WINDOW
13. EXISTING ROOF TO REMAIN
14. NEW SINGLE HUNG WINDOW
15. NEW METAL ROOF OVER BAY WINDOW
16. NEW FIXED WINDOW
17. NEW ROOF GUTTER & DOWNSPOUT
18. NEW PATIO FLOOR SLAB
19. NEW CLASS 'A' LIGHT WEIGHT ROOF TILE - EAGLE ROOFING, RANGE OF CHARCOAL 3YR. SRI 16 ESR-1900, TO MATCH EXT'G
20. NEW DOOR
21. CORNER BOARDS

REVISIONS:

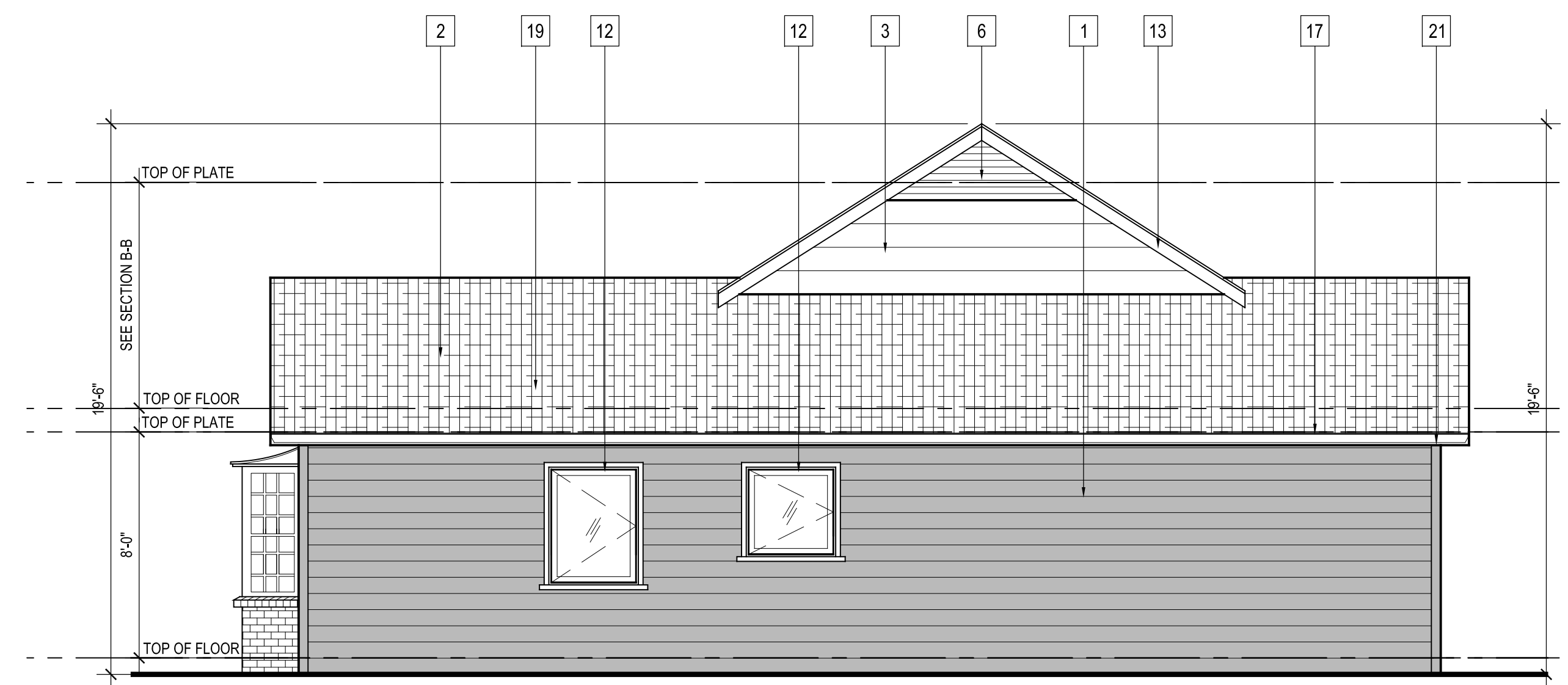
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SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST (REAR) ELEVATION

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

PROPOSED EXTERIOR ELEVATIONS

SAFARIAN RESIDENCE

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A3.1

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COLORED RENDERING

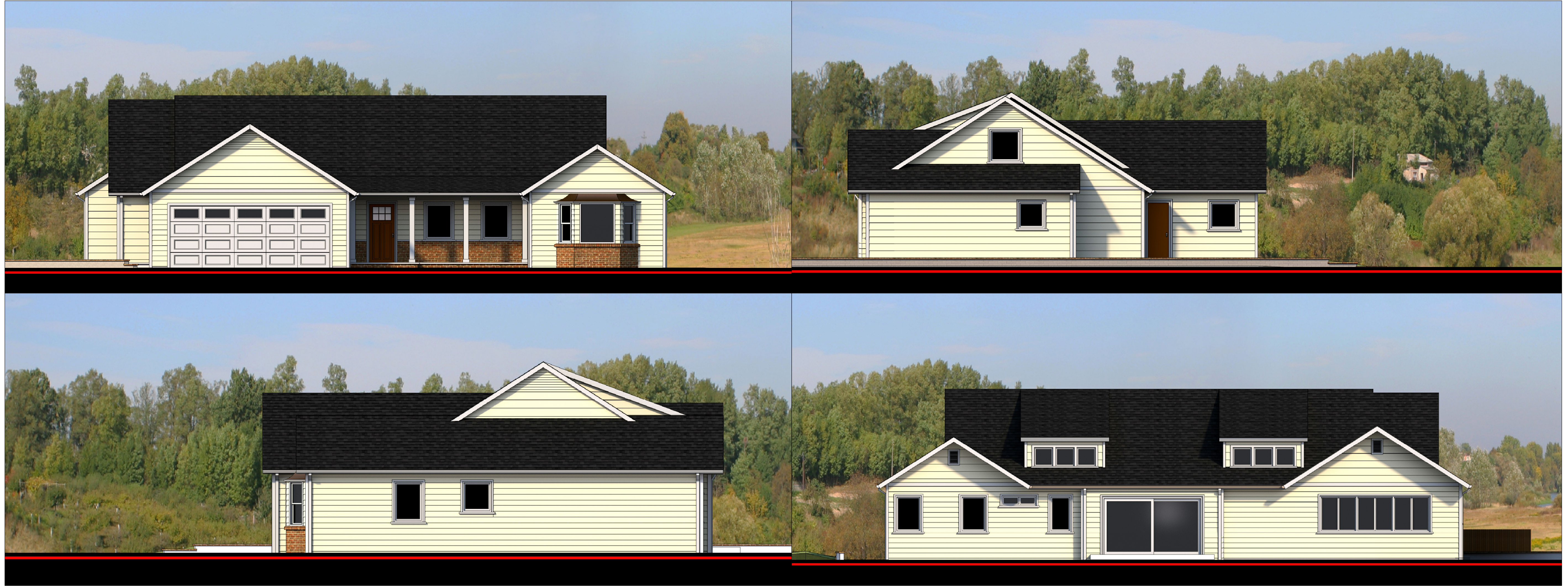
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COLORED ELEVATIONS

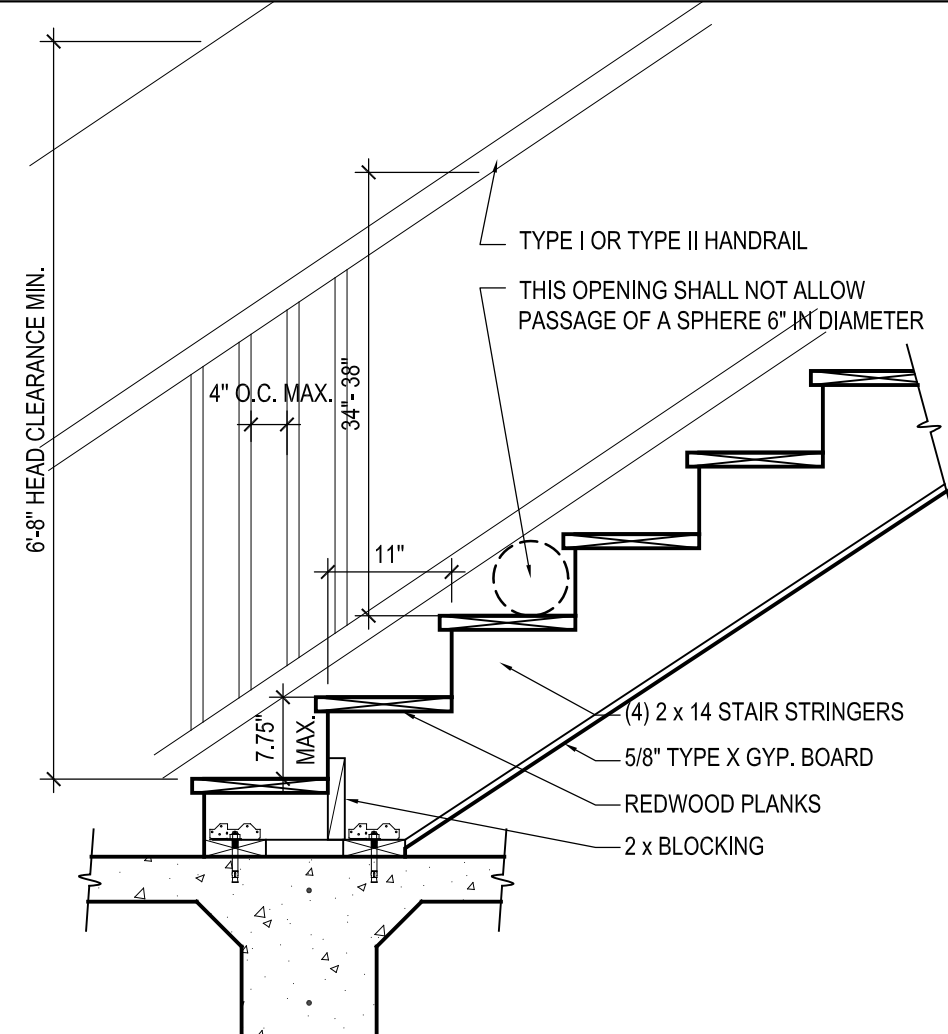
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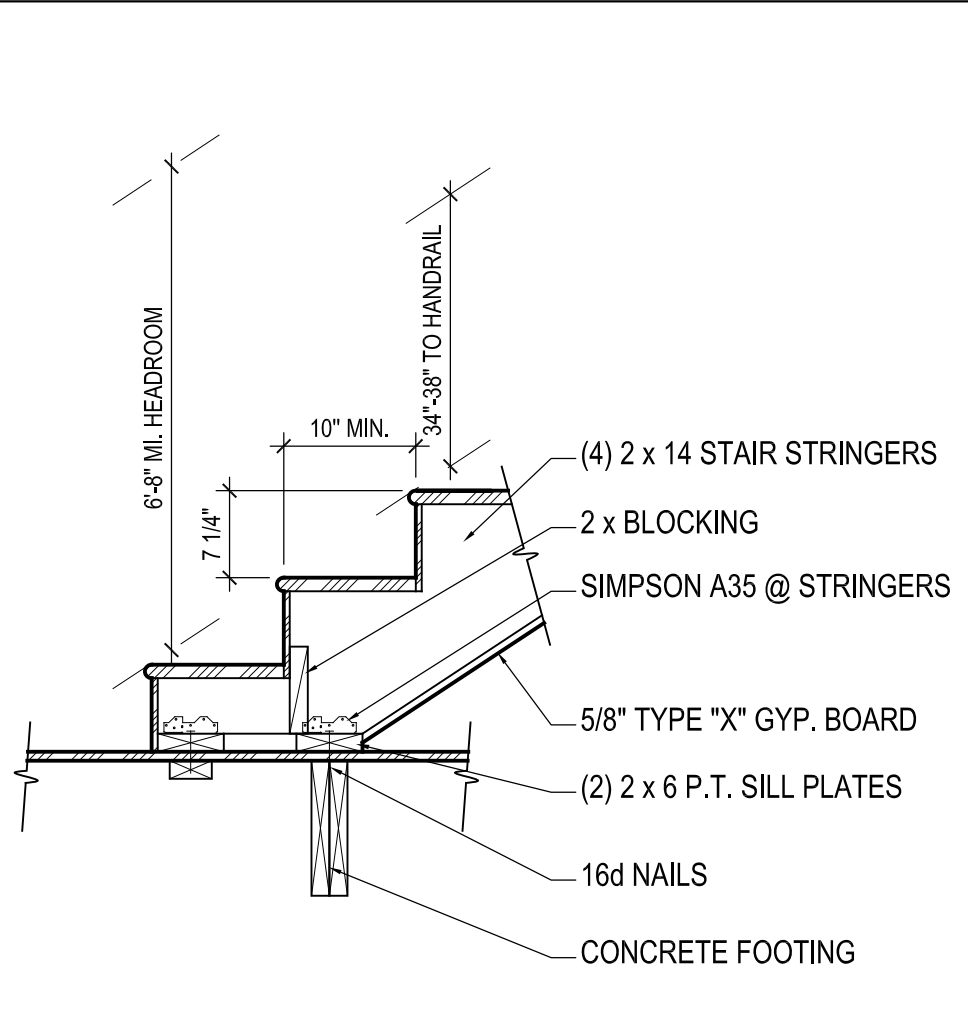
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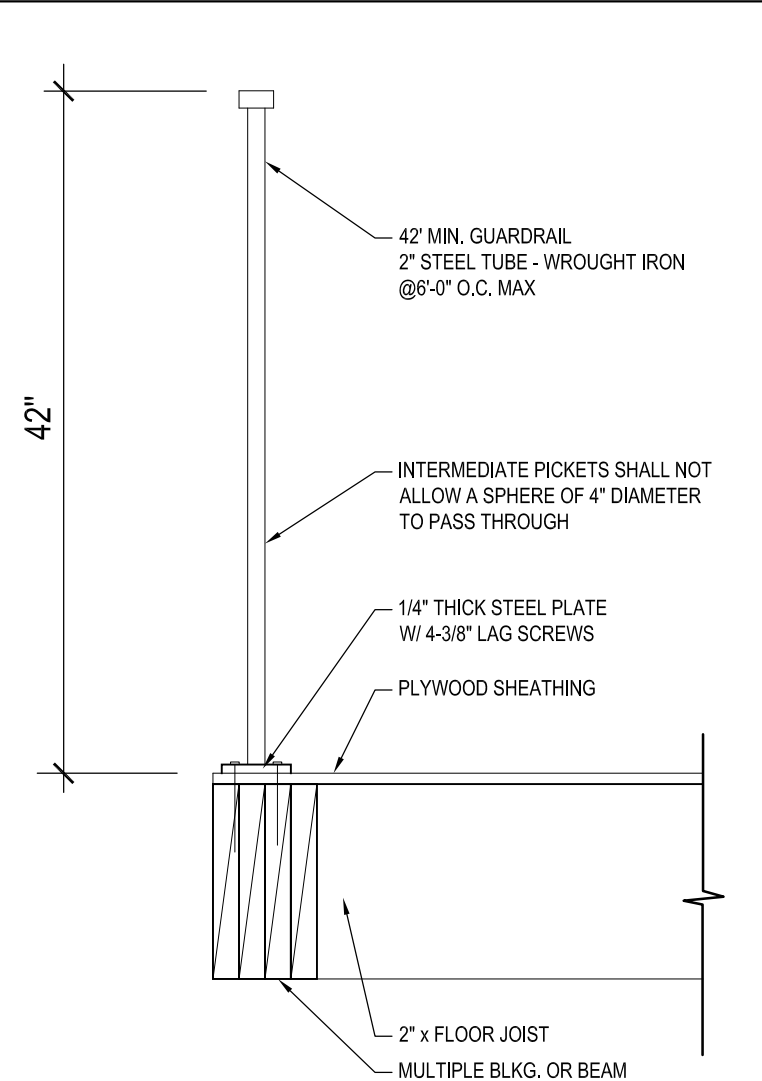


NOTE:
ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OR NOT LESS THAN 1 FOOT-CANDLE (11 LUX).

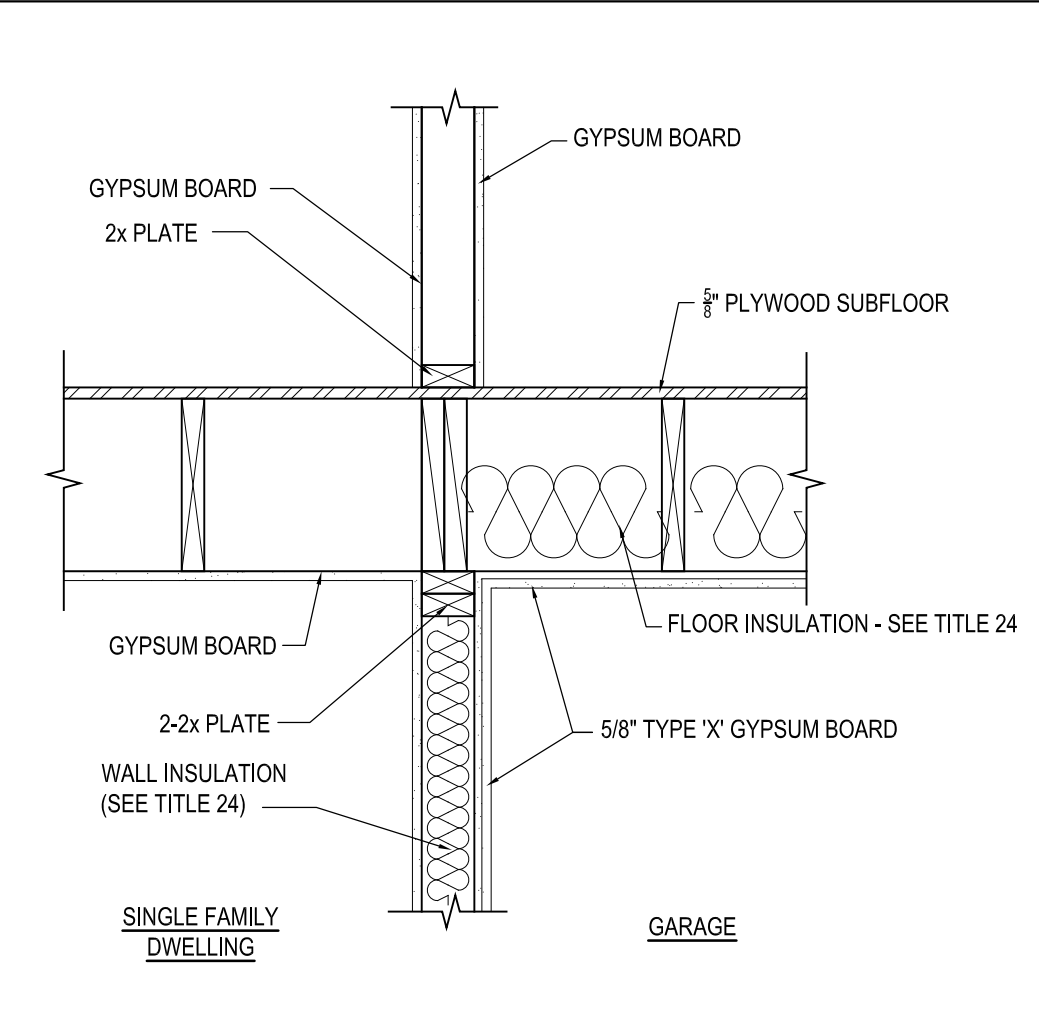
STAIR DETAIL - 3
SCALE : NTS



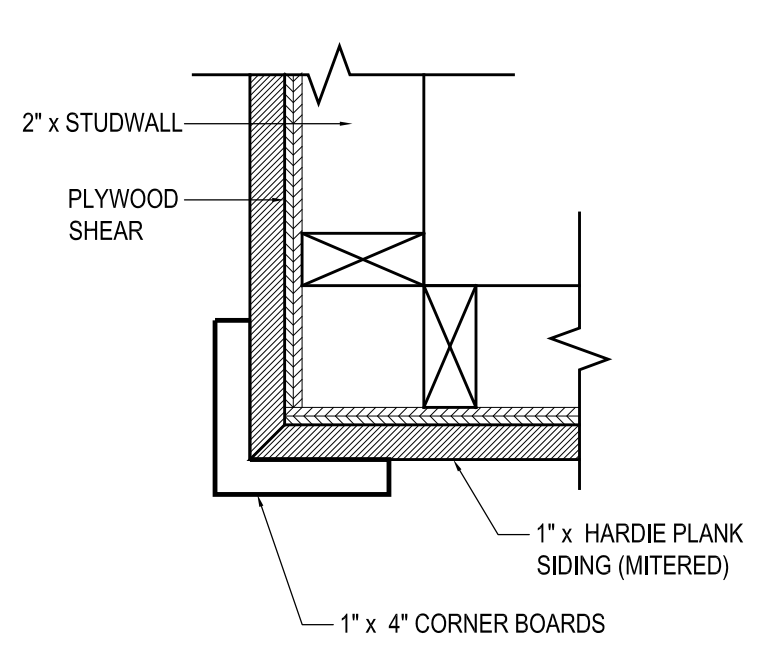
- PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH OR MORE RISERS AND AT ALL OPEN SIDES.
- RETURN HANDRAILS TO NEVEL POST OF WALL HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II
- HANDRAILS (TYPE I) SHALL BE AT LEAST 1.25" AND 2" OUTSIDE DIAMETER, IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25"
- HANDRAILS (TYPE II) WITH A PERIMETER GREATER THAN 6.25" SHALL HAVE GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. RECESSES SHALL BEGIN WITHIN 3/4" FROM THE TALLEST PORTION OF THE PROFILE AND BE AT LEAST 5/16" DEEP WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO LEVEL THAT IS NOT LESS THAN 1.75" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH ABOVE THE RECESS SHALL BE 1.25" TO 2.75".



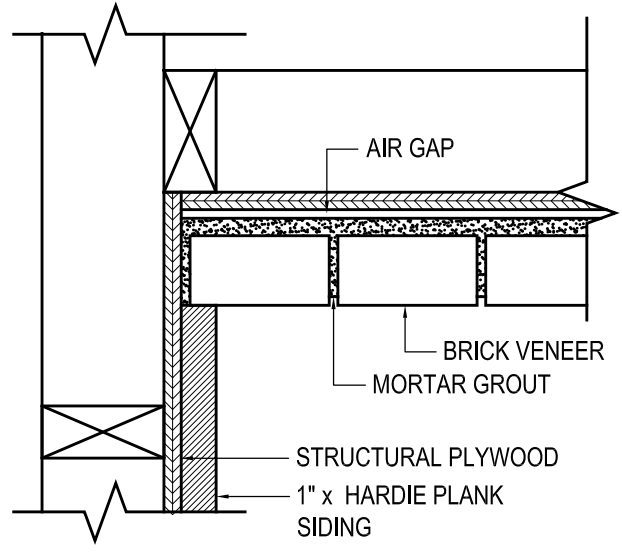
GUARDRAIL DETAIL - 2
SCALE : NTS



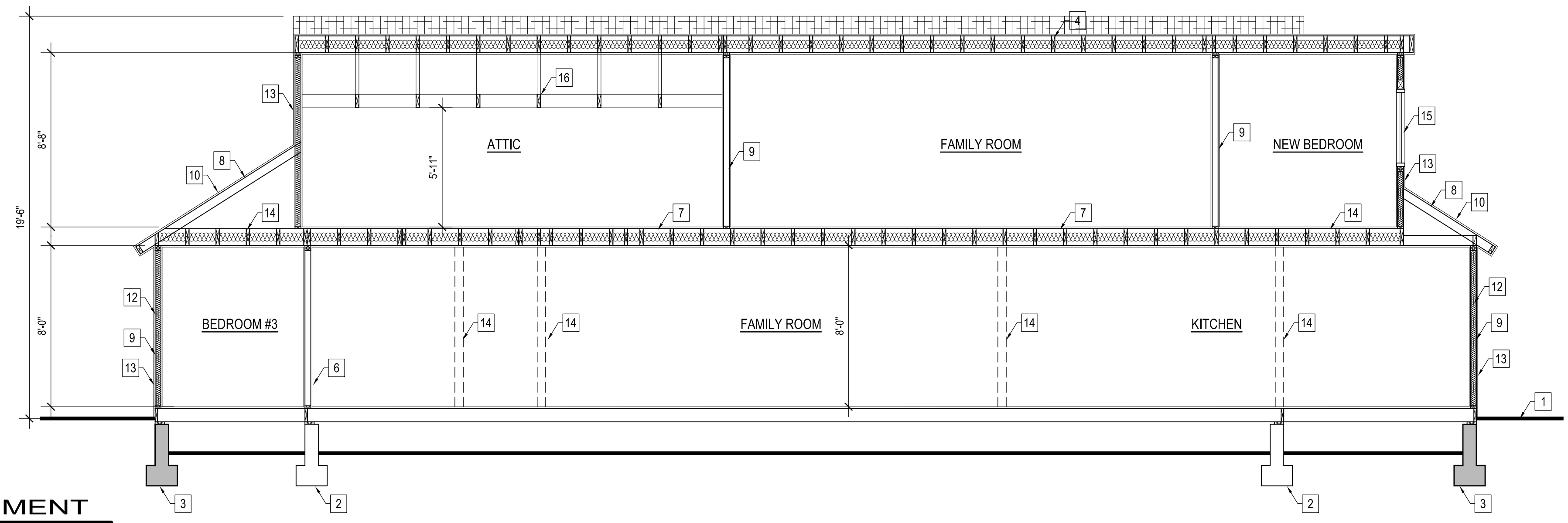
1-HOUR FIRE WALL DETAIL - 1
SCALE : NTS



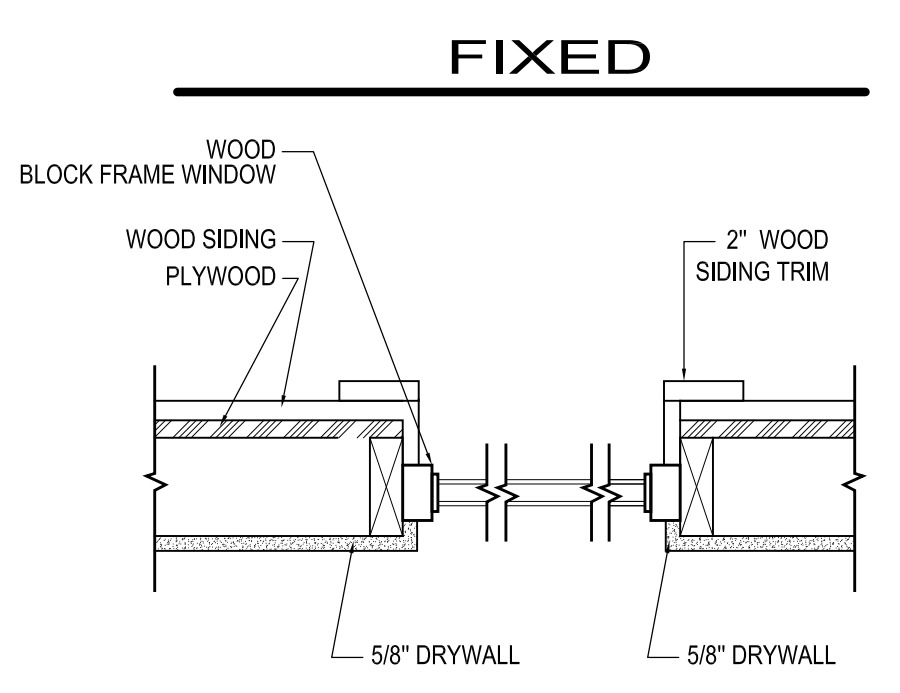
CORNER DETAIL - 4
SCALE : NTS



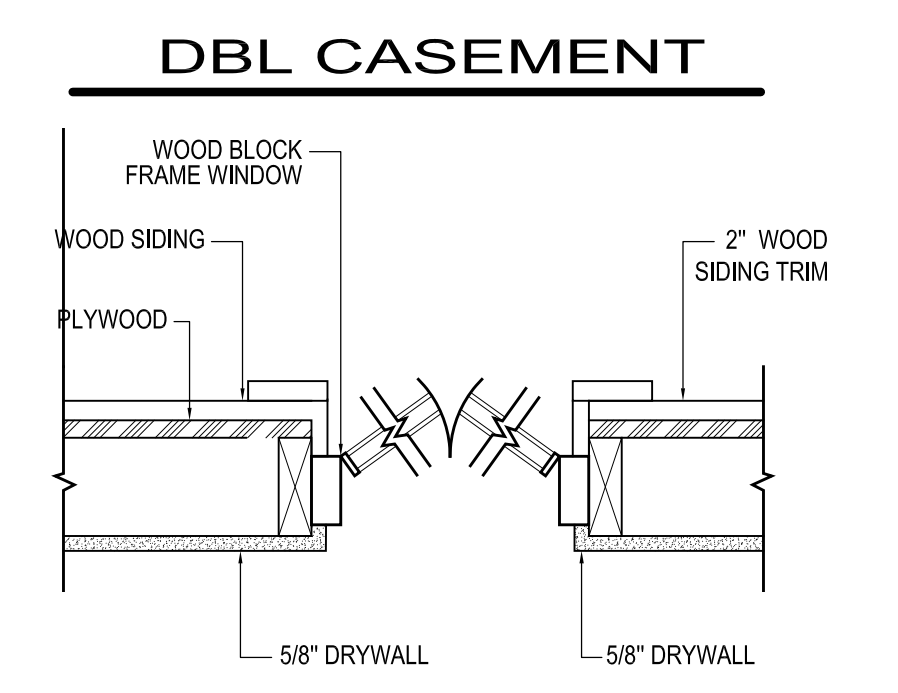
CORNER DETAIL - 4A
SCALE : NTS



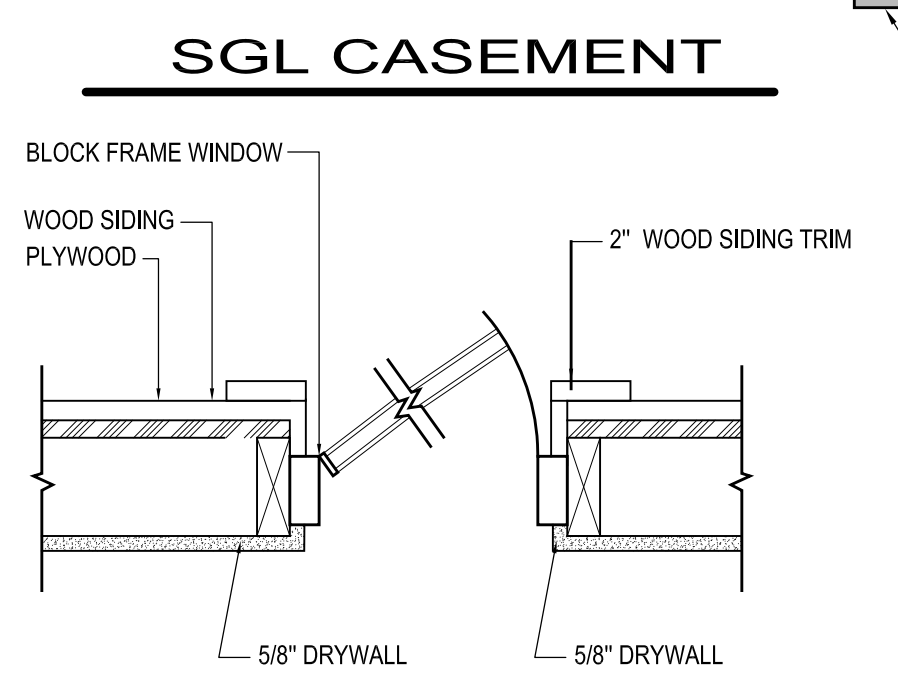
SECTION A-A
SCALE : 1/4" = 1'-0"



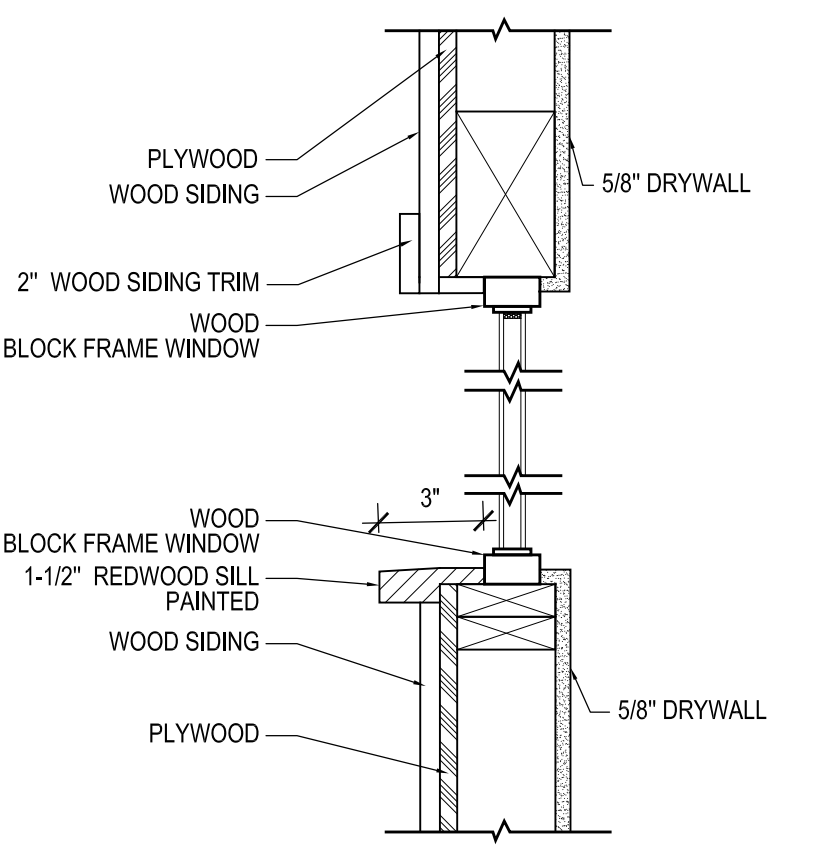
WINDOW DETAIL - 5
SCALE : NTS



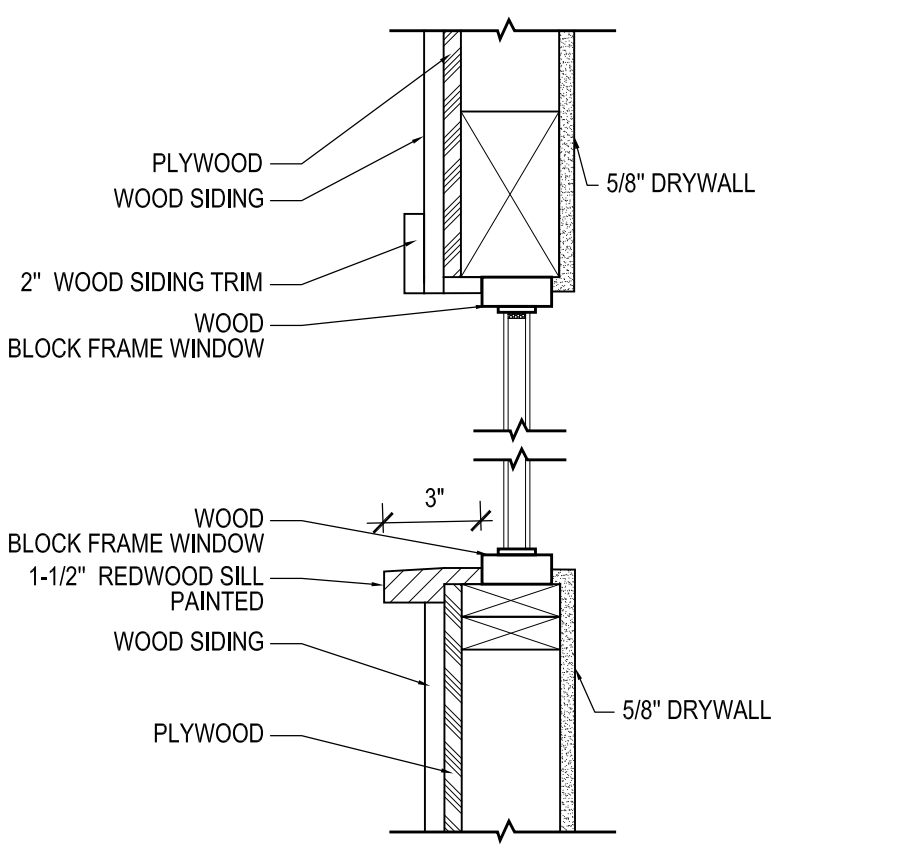
WINDOW DETAIL - 6
SCALE : NTS



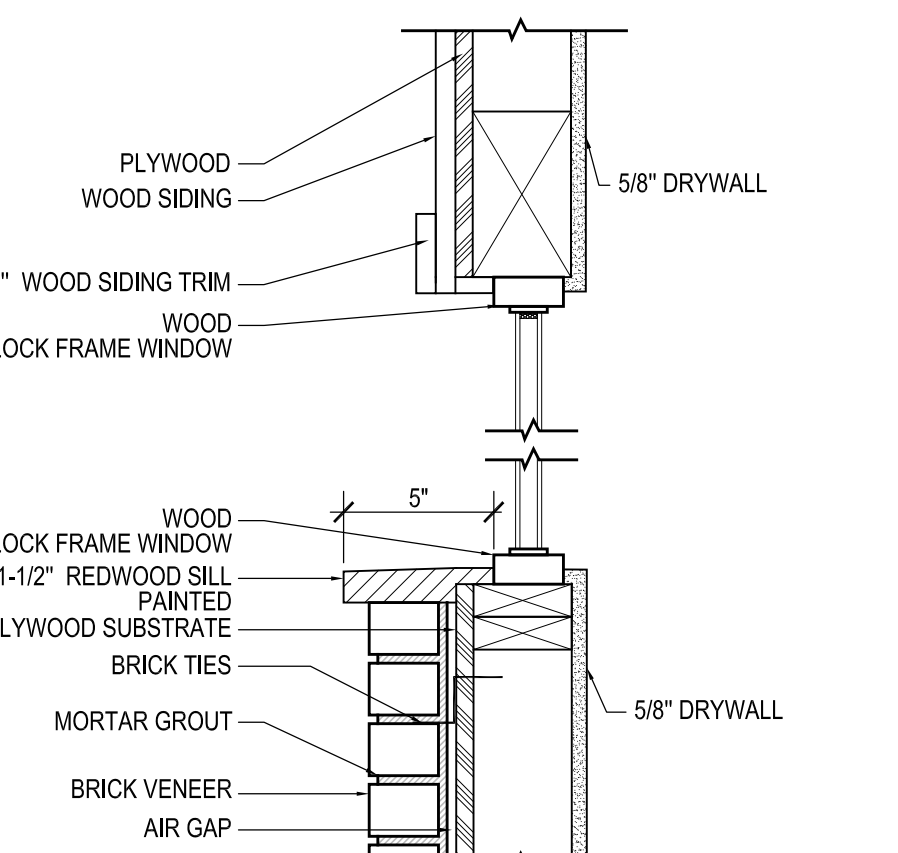
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SCALE : NTS



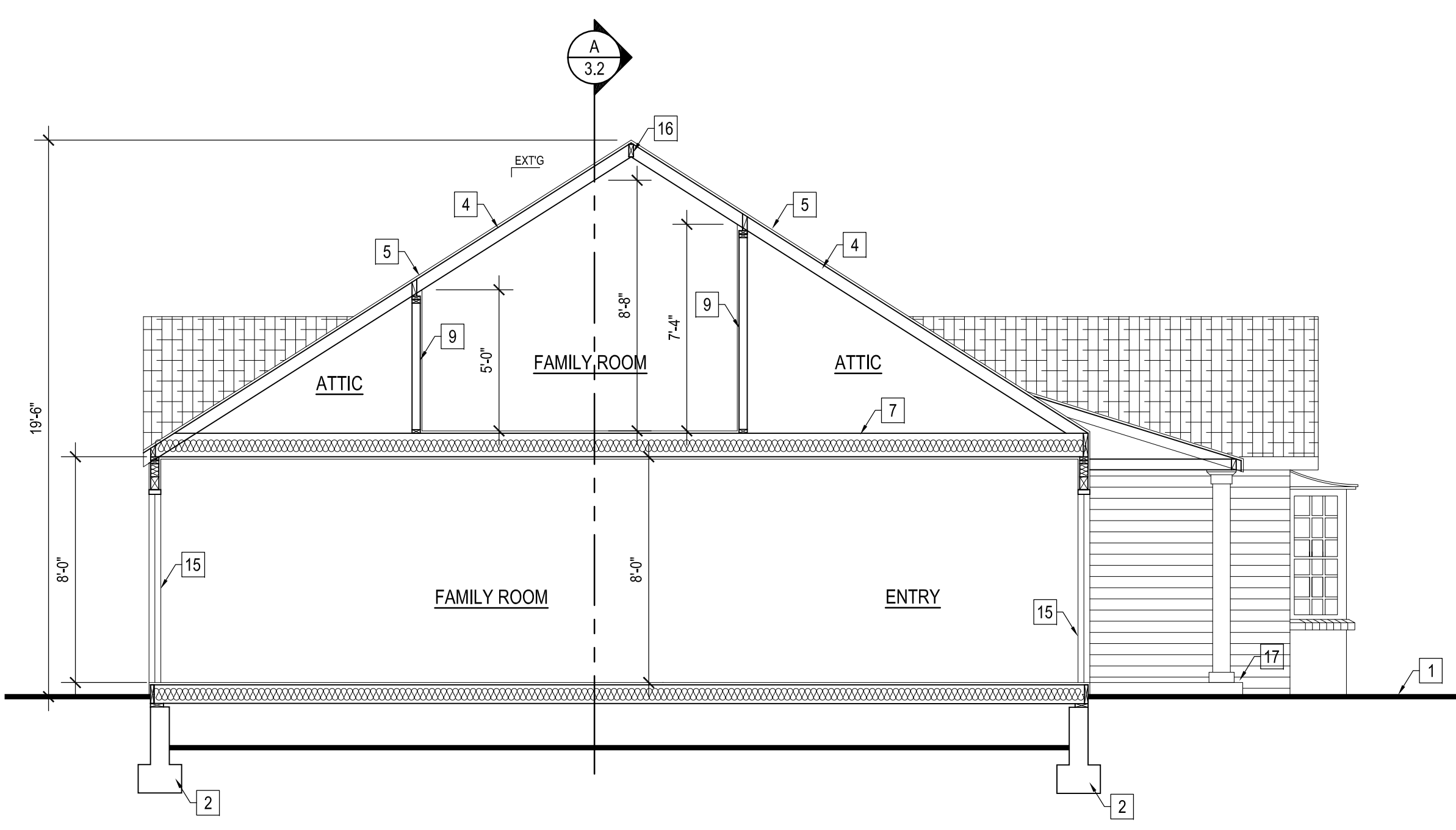
WINDOW DETAIL - 5A
SCALE : NTS



WINDOW DETAIL - 6A
SCALE : NTS



WINDOW DETAIL - 7A
SCALE : NTS



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

CROSS SECTION KEY NOTES

- EXT'G GRADE
- EXT'G CONC. FOUNDATION
- NEW CONC. FOUNDATION
- EXT'G ROOF RAFTERS TO REMAIN
- EXT'G CLASS 'A' ROOFING TO REMAIN
- EXT'G STUD WALL TO REMAIN
- EXT'G CEILING JOISTS TO REMAIN
- NEW ROOF RAFTERS
- NEW STUD WALL
- NEW CLASS 'A' ROOF TO MATCH EXT'G
- EXT'G INSULATION TO REMAIN
- NEW INSULATION
- NEW STUCCO TO MATCH EXT'G
- EXT'G WALL TO BE REMOVED
- NEW DOOR / WINDOW OPENING
- CROSS BRACING

REVISIONS:

213 n. orange st. ste. e
glendale, ca 91203
818.823.7286 o.
888.424.8125 f.
www.designNRK.com
info@designNRK.com

designNRK
residential +
commercial
design

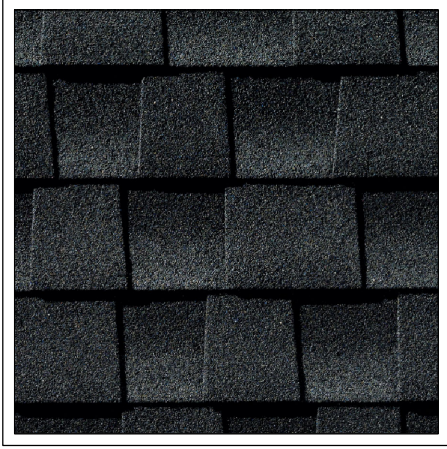
SECTIONS AND DETAILS

SAFARIAN RESIDENCE

1271 OAK CIRCLE DR. GLENDALE, CA, 91208

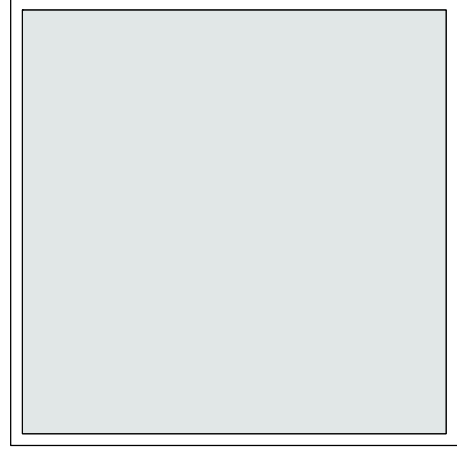
DATE: 08/2020
DRAWN BY: NRK
JOB NO. 17073

SHEET NO.
A4.1



ROOF:

GAF
NAME: TIMERLINE
MATERIAL: ASPHALT SHINGLE
COLOR: CHARCOAL



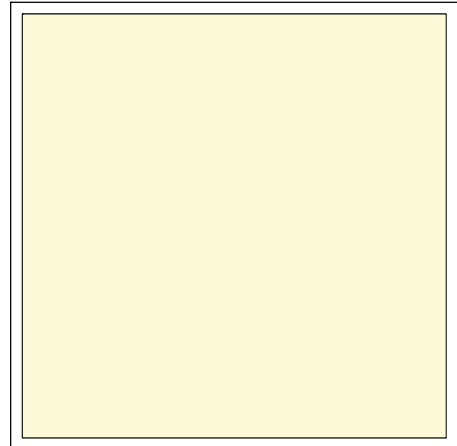
TRIM COLOR:

WOOD WORK, TRIM
COLOR: DUNN EDWARDS -
DE 6327 RHINOCEROS



WINDOWS:

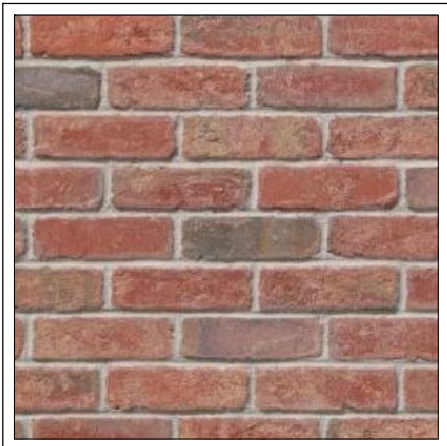
MILGARD
FIBERGLASS WINDOWS
COLOR: WHITE NO GRID



HOUSE

COLOR - SIDING:

COLOR: DUNN EDWARDS -
POETIC YELLOW



BRICK:

MCNEAR BRICK & BLOCK
VENEER

1271 OAK CIRCLE DR.
GLENDALE, CA 91208

DESIGNNRK

213 N. ORANGE ST. STE: E GLENDALE, CA 91203









LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES) 

SITE LOCATION: 1271 OAK CIRCLE DR
GLENDALE, CA 91208

APN: 5611-014-051



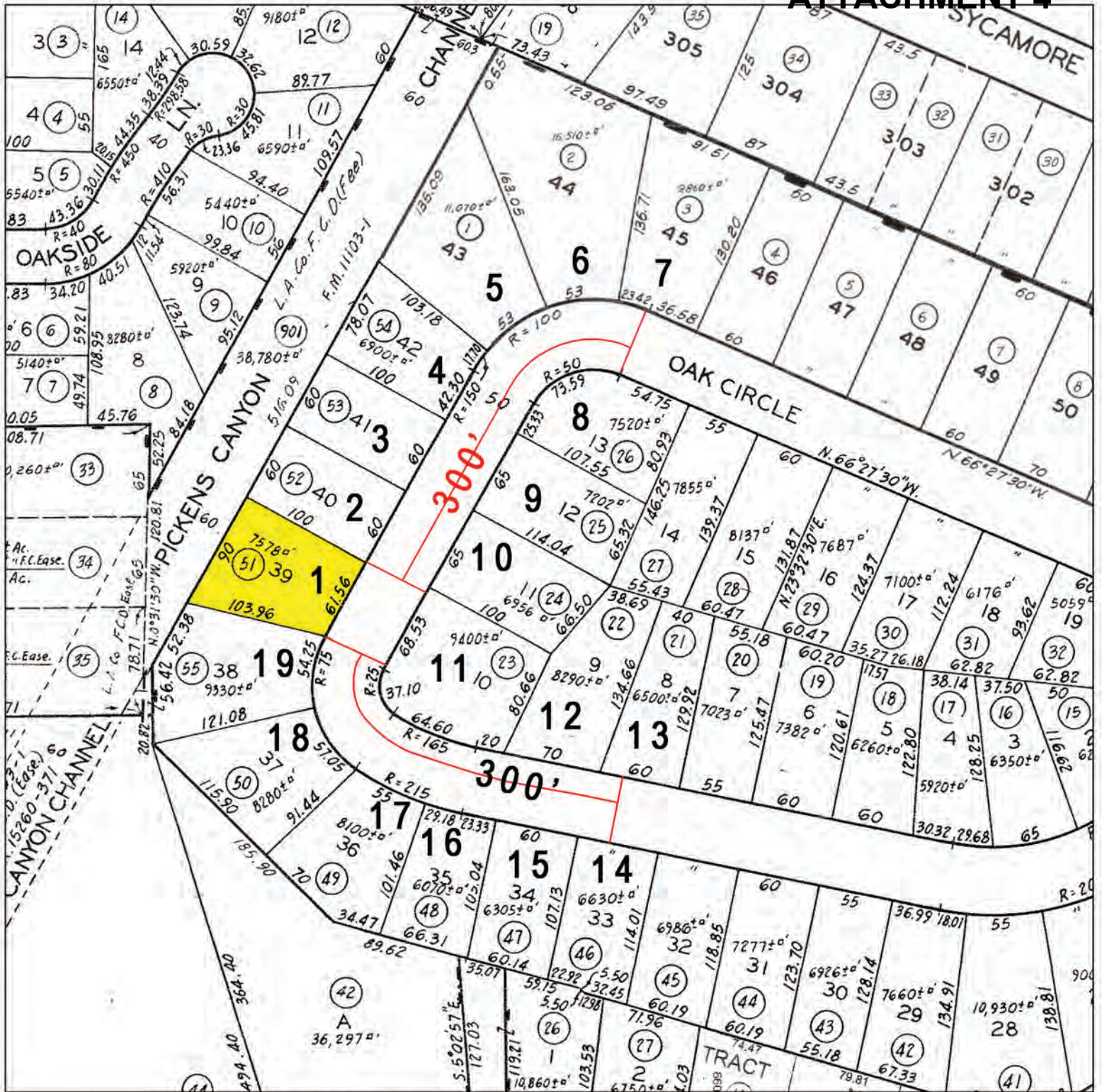
SCALE: 1"=200'

DATE: Apr 09, 2021

PREPARED BY:



412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921



PHOTOGRAPHIC SURVEY MAP

LEGEND

PHOTO LABEL #
 SUBJECT PROPERTY(IES)

SITE LOCATION: 1271 OAK CIRCLE DR
 GLENDALE, CA 91208

APN: 5611-014-051

DATE: Apr 09, 2021



SCALE: 1"=100'

PREPARED BY:



412 W. BROADWAY STE 206
 GLENDALE, CA 91204
 818-409-8921

NEIGHBORHOOD SURVEY FOR: 1271 OAK CIRCLE DR

KEY	ADDRESS	PARCEL NUMBER	LOT S.F.	HOUSE S.F.	FLOOR AREA	STORIES	ESTIMATED SETBACK (Feet)	ROOF
1(SITE)	1271 OAK CIRCLE DR	5611-014-051	7,578	1,513	20%	1	25	WOOD SHAKE
2	1277 OAK CIRCLE DR	5611-014-052	6,000	1,147	19%	1	25	COMP SHINGLE
3	1281 OAK CIRCLE DR	5611-014-053	6,000	1,433	24%	1	25	WOOD SHAKE
4	1287 OAK CIRCLE DR	5611-014-054	6,900	1,328	19%	1	25	COMP SHINGLE
5	1291 OAK CIRCLE DR	5611-013-001	11,070	1,955	18%	1	25	COMP SHINGLE
6	1295 OAK CIRCLE DR	5611-013-002	16,510	2,158	13%	1	24	COMP SHINGLE
7	1301 OAK CIRCLE DR	5611-013-003	9,860	2,373	24%	1	23	COMP SHINGLE
8	1278 OAK CIRCLE DR	5611-014-026	7,520	1,622	22%	2	25	COMP SHINGLE
9	1272 OAK CIRCLE DR	5611-014-025	7,202	1,853	26%	1	25	COMP SHINGLE
10	1266 OAK CIRCLE DR	5611-014-024	6,956	2,306	33%	2	23	COMP SHINGLE
11	1260 OAK CIRCLE DR	5611-014-023	9,400	1,448	15%	1	25	COMP SHINGLE
12	1244 OAK CIRCLE DR	5611-014-022	8,290	1,432	17%	1	25	COMP SHINGLE
13	1240 OAK CIRCLE DR	5611-014-021	6,500	1,356	21%	1	25	WOOD SHAKE
14	1245 OAK CIRCLE DR	5611-014-046	6,630	1,290	19%	1	25	COMP SHINGLE
15	1251 OAK CIRCLE DR	5611-014-047	6,305	1,476	23%	1	25	COMP SHINGLE
16	1255 OAK CIRCLE DR	5611-014-048	6,070	1,601	26%	1	25	COMP SHINGLE
17	1259 OAK CIRCLE DR	5611-014-049	8,100	2,662	33%	2	25	COMP SHINGLE
18	1263 OAK CIRCLE DR	5611-014-050	8,280	1,813	22%	1	25	WOOD SHAKE
19	1267 OAK CIRCLE DR	5611-014-055	9,330	1,813	19%	1	25	COMP SHINGLE
AVERAGE			8,132	1,715	21%	1	25	
1 (Site)								
Proposed*	1271 OAK CIRCLE DR	5611-014-051	7,578	2,700	36%	2	25	WOOD SHAKE
NOTE: PROPOSED NOT CALCULATED IN AVERAGE								



1. 1271 OAK CIRCLE DR



2. 1277 OAK CIRCLE DR



3. 1281 OAK CIRCLE DR



4. 1287 OAK CIRCLE DR



5. 1291 OAK CIRCLE DR



6. 1295 OAK CIRCLE DR



7. 1301 OAK CIRCLE DR



8. 1278 OAK CIRCLE DR (VIEW ONE)



8. 1278 OAK CIRCLE DR (VIEW TWO)



9. 1272 OAK CIRCLE DR



10. 1266 OAK CIRCLE DR



11. 1260 OAK CIRCLE DR (VIEW ONE)



11. 1260 OAK CIRCLE DR (VIEW TWO)



12. 1244 OAK CIRCLE DR



13. 1240 OAK CIRCLE DR



14. 1245 OAK CIRCLE DR



15. 1251 OAK CIRCLE DR



16. 1255 OAK CIRCLE DR



17. 1259 OAK CIRCLE DR



18. 1263 OAK CIRCLE DR



19. 1267 OAK CIRCLE DR

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: July 19, 2021 **DUE DATE:** August 9, 2021
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Vista Ezzati, Planner **Tel. #** Ext. 8180

PROJECT ADDRESS: 1271 Oak Circle Drive (APN: 5611-014-051)

Applicant: Nareg Khodadadi

Property Owner: Rodrick P. Safarian & Gohar Palanjan

PROJECT DESCRIPTION:

The applicant is proposing to add 630 SF to the first floor, and a 650 SF addition to the second floor (conversion of existing attic space into livable area. The existing house is 1,513 SF and was originally constructed in 1948. Indigenous trees are located on the subject site.

PLEASE CHECK:

_____ **A. CITY ATTORNEY**

- _____ **B. COMMUNITY DEVELOPMENT:**
- (1) Building & Safety
 - _____ • (2) Neighborhood Services
 - _____ • (3) Design Review & Historic
 - _____ • (4) Economic Development
 - _____ • (5) Housing
 - _____ • (6) Urban Design & Mobility

_____ **D. COMMUNITY SERVICES/PARKS:**

_____ **E. FIRE ENGINEERING (PSC)**

- _____ **F. GLENDALE WATER & POWER:**
- _____ • (1) Water
 - _____ • (2) Electric

_____ **G. INFORMATION SERVICES**
(Wireless Telecom)

- _____ **H. PUBLIC WORKS (ADMINISTRATION):**
- _____ • (1) Engineering & Land Development
 - _____ • (2) Traffic & Transportation
 - _____ • (3) Facilities (city projects only)
 - _____ • (4) Integrated Waste
 - _____ **• (5) Maintenance Services/Urban Forester**

_____ **J. GLENDALE POLICE**

_____ **K. OTHER:**

- _____ • (1) STATE-Alcohol Beverage Control (ABC)
- _____ • (2) Tribal Consultations (EIFs)
- _____ • (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: _____

ADR/DRB Case No.: PDR 2111853

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address: 1271 Oak Circle Drive**

**Project
Case No.: PDR 2111853**

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

**Date: 08-02-21
Print Name: Katherine Williams
Title: Arborist Technician Dept. Maintenance Services, Public Works Tel.: x3402**

a. ADDITIONAL COMMENTS:

- 1.
Summary

Project, as proposed, appears to be supportable by Forestry, on the condition the applicant submits a landscaping plan showing the two new coast live oak trees on site surrounded by oak woodland-compatible planting and wood chips for ground cover and the City of Glendale Street Tree in the adjacent parkway is protected throughout construction.

Indigenous Tree Ordinance

Glendale is a community that recognizes its trees as one of its most valuable resources. The indigenous Oak, Bay, and Sycamore trees within the city are natural aesthetic resources which help define the character of the city. These trees are worthy of protection due to the many benefits that they provide, including the counteraction of air pollution, noise pollution, and soil erosion; storm water management; critical wildlife habitat; and the natural scenic beauty they lend to the city.

It is the intent of the Indigenous Tree Ordinance to create favorable conditions for the preservation of indigenous trees in the community while respecting individual rights to develop, maintain and enjoy private property to the fullest possible extent consistent with the public interest, health and welfare. (Ord. 5719, § 1, 12-7-2010). This review will evaluate the proposed project for potential impacts to protected trees, and recommend feasible alternatives or mitigation measures to reduce those impacts.

Required Plan Submittal

Glendale Municipal Code requires all persons who apply for development permits or entitlements to submit an accurate plan showing exact locations of each protected indigenous tree on the subject property and on adjoining properties whose trunks or branches are located twenty (20) feet outside the subject property line. Guidelines for submission of entitlements, development permits or preliminary plan reviews report can be found at www.glendaletrees.org. The applicant has provided an Indigenous Tree Report and a site plan in compliance with these requirements.

Site Description

The subject property is located in the Verdugo City neighborhood of Glendale. The backyard of the lot abuts the Pickens Canyon Channel, which carries water from the San Gabriel Mountains to the Verdugo Wash. Typical vegetation in this area includes the native oak woodland plant community as well as riparian plant communities that historically bordered the natural stream bed before channelization.

There is one mature coast live oak tree on the south side of the property, with a trunk diameter of 21 inches. This tree originally had two co-dominant trunks, one of which experienced decay and dieback until its removal was permitted in 2009. The base of the tree shows a large cavity. Although the remaining trunk and canopy of this tree appear to be in fair condition, it is likely that root rot pathogens caused the death of half of the tree previously and have continued to advance throughout the base and the root plate of the remaining parts of the tree.

Project Description

The applicant is proposing to add 630 SF to the first floor of the existing residence, and construct a 650 SF addition to the second floor by converting the existing attic space into livable area. Part of the new addition is proposed along the south side of the home, behind the garage, and within the drip line of the mature coast live oak tree on site. Due to the degraded condition of the base of the tree and the likelihood of continued root rot activity, this tree is not a good candidate for preservation. The cumulative stress of construction, trenching and root cutting will most likely cause the tree to go into shock and deep decline. The large cavity at the base indicates that the root plate may already be compromised and therefore could become even more structurally unstable from construction impacts.

The project's Indigenous Tree Report (ITR) prepared by Arsen Margossian and dated January 29, 2021, recommends removal and replacement of this tree based on those factors. Per Forestry's request, the project site plan shows two new coast live oak trees to be planted on site, in a 24 inch box size.

Forestry will support the design as proposed with the following conditions:

1. The applicant submits a landscape plan that shows the two new coast live oak trees on site surrounded by oak woodland-compatible planting and wood chips for ground cover.
2. The applicant applies for an Indigenous Tree Permit for the removal of the tree at the time that the project is approved by Building and Safety.

Street Tree Ordinance

Maintenance Services strives to sustain a healthy urban forest by maintaining trees along the streets. There is one coast live oak (*Quercus agrifolia*) growing within the public right-of-way adjacent to this property, as depicted on project plans. The plans should be updated to identify that this tree should be protected in place as well as the other requirements included in the attached City Tree Protection Measures.

As part of the project, Forestry will require the following:

1. Protect one (1) coast live oak (*Quercus agrifolia*) City tree per the attached City Tree Protection Measures.
2. Developer must see that the trees are in good condition at the time of the project completion.

CITY TREE PROTECTION MEASURES

1271 Oak Circle Drive

1. All project plans; including grading, site improvements, utility locations, and landscaping shall indicate the exact trunk location of the City tree(s) and its protected zone. Construction is to be completed without negative direct impact(s) on City tree(s) of the subject site. Prior to any site disturbance, including grubbing, demolition and mobilization, obtain an Street Tree Permit from the Public Works Building and Safety Division for any site that contains a tree within the public right-of-way. Allow two (2) weeks from date of application to issuance.
2. All site development plans, including grading, planting and irrigation and their installation are subject to approval by the Public Works Department.
3. The approved Street Tree Permit shall be maintained on the project site at all times and shall be presented upon request to any City official.
4. In general, take such steps as necessary to protect roots, bark, trunk, branches and leaves from injury during construction.
5. Prior to any site disturbance, including demolition or mobilization, install a six-foot (6') tall temporary fence, five feet (5') outside of the drip-line of each protected tree, or to the nearest hardscape boundary.
6. Inspection of the temporary fencing installation is required prior to any site disturbance, including grubbing, demolition and mobilization. Contact Forestry at (818-548-3950).
7. The temporary fencing installation shall be maintained until written authorization is received for relocation or removal from the Director of Public Works or his designee.
8. Monitor trees for drought stress throughout construction and irrigate as needed to maintain health.
9. Gently spray tree canopy with water to remove construction dust build-up as needed throughout construction.
10. No tools, equipment, materials, vehicles, debris, paint, concrete, mortar, cement, stucco, paint, solvent, excess soil or other foreign materials shall be placed within the protected zone of any protected tree at any time, except as authorized by the Director of Public works.
11. No changes in grade shall be made within the tree protection zone of any protected tree at any time, except as authorized by the Director of Public Works or his designee.
12. All utility improvements with installation of hook-up boxes, including but not limited to water, sewer, electrical, cable and phone lines are to be located outside the tree protected zone (TPZ). Utility lines shall be routed outside of the protected zone of trees, unless otherwise approved by the Director of Public Works.
13. Any approved excavation within the protected zone of any protected tree shall be performed with hand tools only. Light construction equipment may be used with the written approval of the Director of Public Works or his designee.
14. Forty-eight (48) hours notice shall be provided to Forestry at (818-548-3950) prior to the start of any authorized work within the protected zone of any protected tree.
15. Excavate and tunnel beneath roots one-inch (1") in diameter and greater where feasible. Roots to be removed shall be pruned with a sharp pruning tool at the edge of the excavation. Cover temporarily exposed roots with moist burlap until backfill occurs.
16. All approved pruning or cutting of roots shall be performed under the supervision of an International Society of Arboriculture Certified Arborist in accordance with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
17. Contact the Public Works Permit Services Center upon completion of work for Final Inspection and card sign-off.

18. Failure to comply with these mitigation measures may result in work stoppage and will result in fee of \$1,000.00 per tree, per violation. Work shall resume only when the City of Glendale deems reparations satisfactory.

19. Questions should be directed to the Urban Forester at 818-548-3950.

Property Owner Signature

Date

**INDIGENOUS TREE REPORT
FOR
RESIDENTIAL PROPERTY**

AT

**1271 OAK CIRCLE DRIVE
GLENDALE, CA 91208**

(APN:5611-014-051)

Prepared for:

Mr. Rodrick Safarian
1271 Oak Circle Dr.
Glendale, CA 91208
818 516 4379
rodrick.safarian@gmail.com

January 29, 2021

Prepared by:

Arsen Margossian, Consulting Arborist
Bardez Landscape Services, Inc.
International Society of Arboriculture (ISA) Certified Arborist # WE-7233A
Member, American Society of Consulting Arborists (ASCA)
ISA Tree Risk Assessment Qualified (TRAQ)
California Licensed Pest Control Adviser #071429
California Licensed Forestry Pesticide Applicator #121525
3512 Rosemary Avenue
Glendale, CA 91208
818 669 6469
arsenm@pacbell.net

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SUMMARY

I was contacted by architect Mr. Nareg Khodadadi, who inquired if I would be interested to prepare an Indigenous Tree Report (ITR), for a residential construction project, located at 1271 Oak Circle Dr., in Glendale, California, 91208.

Mr. Khodadadi indicated that it is being proposed to build additional living area to the existing house.

And because of the presence of an indigenous oak tree on site, he requested that I prepare the ITR and assess the impact of the construction activity to the tree.

As observed and surveyed, there is only one mature California Live oak (*Quercus agrifolia*) tree in proximity of the proposed construction footprint. There is also another California Live oak tree in the Right of Way parkway planter.

And as assessed, although the oak tree on site should not be impacted significantly from the proposed construction activity, however, given its condition and past history, it is my professional opinion that the tree could be removed.

The parkway tree should not be impacted; however, it should be protected.

INTRODUCTION

Background

Mr. Nareg Khodadadi, architect for the site improvement project, requested that I prepare an Indigenous Tree Report for a residential property, where construction activity is planned.

He indicated that because there is a City of Glendale protected indigenous tree on site, he asked if I could assess the possible impact of the site construction project to the tree and give my professional opinion and evaluate the subject tree.

After discussing my fees with the legal owner, Mr. Rodrick Safarian, I was retained to examine the tree and write a report of my findings.

Assignment

I agreed to perform the following:

- Inspect and evaluate the indigenous tree.
- 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 January 26, 2021.

This tree report was performed entirely at ground level. The inspection and evaluation of the tree were limited to visual examinations of accessible items without dissection 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.

Purpose and Use of the Report

The purpose of this report is to assess the condition of the existing indigenous oak tree on site and the possible impact of the proposed construction to that tree.

This report is intended for the exclusive use of the owner Mr. Rodrick Safarian, the architect Mr. Nareg Khodadadi and their representatives. Upon submission, this report will become their property and its use will be at their discretion.

OBSERVATIONS

General Site Observations

The residential property is located at 1271 Oak Circle Dr., in the Sparr Heights neighborhood of the City of Glendale, County of Los Angeles, California, 91208.

The Assessor's Parcel Number (APN) is: 5611-014-051, in an R1-II low density residential neighborhood.

Access to the area is from the Glendale (2) Freeway, off from Verdugo Blvd. exit, or from the Foothill (210) Freeway, off from La Crescenta Ave. exit.

The lot is located on the west side of the street, and the nearest cross streets are Roselawn Ave. and Broadway Dr. Honolulu Ave. and La Crescenta Ave. are the nearby major roads.

The lot is **quadrilateral** in shape, located on a gentle rolling hill, in the north-south and west-east directions.

The lot has a total area of 7,578 sq. ft. and the living area of the existing single-family dwelling built in 1948 is 1,513 sq. ft. With the addition of a second floor and those on the first floor, the total living area will be 2,700 sq. ft.

I took several photographs of the lot and the trees (**Appendix II**) and took measurements of the trees and the existing features.

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*) (12.44.020 Definitions).

According to this ordinance, there is only one mature California Live oak tree at the south side yard area of the house. There are also other non-protected fruit trees on site. Another mature California Live oak tree is on the public Right of Way planter along the street.

I used a Lufkin diameter tape to measure the **DBH** (Diameter at Breast Height or at 54 inches from grade) of the oak trees. Tree height was estimated. **Canopy** spread and other dimensions were measured with a Stanley measuring tape. All the characteristics of the oak trees are included in the Indigenous Tree Survey (**Appendix I**). Canopy spread of only the oak tree on the property is drawn to scale on the Site Plan (**Appendix III**).

Oak Tree

This is a mature California Live oak tree, located on the property line on the south side of the house.

Apparently, this oak tree had two trunks, one of which had died and had been cut by permit in 2009.

The tree is located in a semi-circular tree well, and the soil grade has been altered on the north side of the tree. The grade of the house north of the tree is about two feet higher than the grade of the driveway of the abutting property on its south side. And the grade in the tree well is slightly over one foot lower than the soil grade outside the tree well on the north side. So, there is fill soil of one foot in the tree well, and another foot outside of it. Most probably this grade change has happened when the house was built.

This tree was a common tree before, located on the property line, with one stem within the property, and the removed one completely over the property at 1267 Oak Circle Dr.

The remaining tree trunk is slightly north-leaning, with a DBH of 21 inches. It divided to two at about eight feet from grade, but apparently the stem extending toward the north side has failed and has been cut back to the main trunk.

Main **scaffold branches** extend from 9 to 11 feet in various directions, and the longest canopy spread of this tree is of 24 feet, in the northwest-southeast directions. Given the age of the tree, its **crown** is substantially small, although not many large cuts are seen in the tree.

Foliage is somehow dense and leaf color is characteristic of the species.

There is no **deadwood** in the crown, and no **dieback** also is visible.

The height of the tree is about 20 ft.

There is no **included bark** at the **crotch** of the main stems and scaffold branches, an indication that the union is strong and not prone to failure. There are no **decay cavities** on the trunk or main stems and branches. But there is a cavity of about 16-18 inches deep in the base of the cut trunk, in which ants were nesting.

Buttress roots are not visible at the **trunk flare** on the south side of the trunk.

The overall **vigor** of this tree is Fair.

On a 0 to 5 scale (0 being dead and 5 being excellent), the **condition rating** for this tree is 2 (Fair).

The second City of Glendale oak tree was not assessed, except for its trunk size, height, crown spread and overall condition. This tree is outside the construction footprint and it should not be impacted; however, it should be protected during the construction period.

CONSTRUCTION IMPACT

As discussed above, it is being proposed to add living area to the existing house. The addition on the south side of the house will encroach into the **drip line** of the tree. It is proposed to have the edge of the addition at about eight feet from the tree trunk, which is about five times the size of the tree trunk. By industry standards, that distance is considered to be safe, so not to cause significant damage to the tree by the proposed encroachment.

This encroachment will also be into the crown of the tree, and some crown reduction will be needed for clearance purposes.

Definitely, there are roots of this oak tree within the footprint of the proposed addition. The only way in which the tree roots will be minimally impacted is to do an exploratory trenching to expose any existing roots. Based on the location and characteristics of the exposed roots, some could be cut and some would be preserved, with the guidance of a Certified Arborist. And if the exposed roots are extensive, then the option of posts and grade beam should be adopted for foundation in that section.

TREE PRESERVATION PLAN

And to secure that the oak tree is not further impacted by any on-site construction activity, and is protected during the entire construction period, the below guidelines should be implemented, with the assistance of a Certified Arborist.

- **Tree Protection Zone (TPZ):** During the construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of the tree, as illustrated on the Site Plan (**Appendix III**). 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 the fence. A similar TPZ should also be installed for the Right of Way oak tree.
- **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 trees’ roots.

- **Pruning:** Unless unavoidable, the trees should not be pruned until all construction is completed. All pruning shall be done under the direction of an ISA Certified Arborist and using ISA guidelines.
- **Root Pruning:** All trenching 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 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 tree should continue for at least the next six months and even more, if the tree shows 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

As discussed above, it is being proposed to build additional living area within a portion of the oak tree’s drip line. Exploratory digging should reveal the extent of root presence, and accordingly, proper mitigation methods should be adopted, as suggested by the Certified Arborist and the approval of the City of Glendale Urban Forestry. However, given the condition of the tree and the loss of its second trunk, the cavity at the base of the trunk will eventually jeopardize its structural instability;

therefore, it is my professional opinion that this tree be removed.

This report will be reviewed by the Urban Forestry Department of the City of Glendale. The Department might have its input too, to best mitigate for the possible loss of the indigenous tree.

Appendix I

INDIGENOUS TREE SURVEY

The two trees are California Live Oak (*Quercus agrifolia*).

Tree	Diameter (DBH) (inches)	Height (feet)	Spread (feet)	Condition Rating	Status
Property Tree	21	20	24	2	Impacted/Preserve/Remove
City Tree	23	35	45	3	Not Impacted/Preserve

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

Appendix II

PHOTOGRAPHS



The property seen from the street.
(This and the following photographs were taken on January 26, 2021.)



The oak tree as seen from the street.



View of the tree from the inside the property.



View of the lower section of the tree.



Closer view of the tree trunk in the tree well.



View of the removed trunk base.



View of the cavity opening at the removed trunk base.



View of the parkway oak tree.

Appendix III

SITE PLAN

(See Attached)

Glossary

Buttress Root	Roots at the base of the trunk; trunk flare.
Canopy	The aboveground portion of a tree, including the outer layer of leaves.
Cavity	An open wound or hollow within a tree, associated usually with decay.
Condition Rating	The condition of a tree expressed as percentage of ideal for that species.
Crotch	The area of a tree at which a main branch joins the trunk.
Crown	Parts of the tree above the trunk that includes the leaves and branches.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Decay	The process by which sound wood is decomposed by the action of wood-destroying fungi and other microorganisms, resulting in softening, progressive loss of strength and weight, and often changes in texture and color.
Diameter at Breast Height (DBH)	Basic measure of tree girth usually at 4.5 feet above ground level.
Dieback	Condition in which the ends of the branches are dying.
Drip Line	Perimeter of the area under a tree delineated by the crown.
Foliage	The leaves in the canopy of the tree.
Included Bark	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.
Quadrilateral	A geometric form with four sides.
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.
Trunk Flare	The region where the trunk meets the ground.
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 tree, 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 tree 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 tree 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 Limits 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 of 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) and International Society of Arboriculture (ISA).

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

Signed: 

Date: January 29, 2021.

Copies of Licenses



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollhan
Caitlyn Pollhan
CEO & Executive Director

5 March 2005

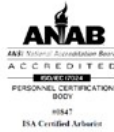
30 June 2023

WE-7233A

Issue Date

Expiration Date

Certification Number



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollhan
Caitlyn Pollhan
CEO & Executive Director


1 February 2013

20 July 2021

Issue Date


Expiration Date



 **DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM**


PCA

AGRICULTURAL PEST CONTROL ADVISER LICENSE




LICENSE #: 71429 **EXPIRES: 12/31/2021**
Categories: AB Issued: 1/1/2020

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GLENDALE, CA 91208




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 **DEPARTMENT OF PESTICIDE REGULATION
LICENSING/CERTIFICATION PROGRAM**


QAL

QUALIFIED APPLICATOR LICENSE



LICENSE #: 121525 **EXPIRES: 12/31/2021**
Categories: BCEFN Issued: 1/1/2020

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