

APPENDIX J

TREE REPORT

HORTICULTURAL TREE REPORT

Studio City Senior Living Center
4141 Whitsett Ave.
Studio City, Ca 91604

for
Planning Associates, Inc.
4040 Vineland Ave., Ste. 108
Studio City, Ca 91604

by
TREES, etc.
[a division of RDI & Associates, Inc.]
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Thousand Oaks, Ca 91359
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Fax: 805-832-6398

RDI Project No. 242-3-11
Original Date: July 2, 2002
1st Revision Date: December 6, 2011

Revised HORTICULTURAL TREE REPORT

Studio City Senior Living Center RDI Project No. 242-3-11

The following are our field observations (of April 5-6, 2001, June 27, 2002 and December 2, 2011) & recommendations pertinent to 47 trees on that portion of the total site proposed for development. The remainder of the site including the golf course, driving range, putting green, and clubhouse are no longer proposed to be developed and all existing trees on that remaining portion of the site are to be preserved. This proposed residential project is located at the address of 4141 Whitsett Ave. in the Studio City area of Los Angeles, Ca [“The Thomas Guide 2010 (13th Edition) – Los Angeles & Ventura Counties street guide” page 562 // section F-5].

*This report is prepared in accordance with Ordinance 177404, effective April 23, 20006 (Subdivision 12, Section 5, R.4a.) of the City of Los Angeles’ Municipal Code relating to the “Tree Preservation Guidelines”. It shall be the policy of the City of Los Angeles to require the preservation of indigenous, native to California, trees [which measure 4” or more in cumulative diameter at 4½’ above natural grade] including: Oak (*Quercus species*), except for Scrub Oak (*Quercus dumosa*); Southern California Black Walnut (*Juglans californica*); Western Sycamore (*Platanus racemosa*); and/or California Bay Laurel (*Umbellularia californica*) unless compelling reasons justify the removal of such trees. The above noted trees shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree-planting program.*

“Of-sized” ornamental trees that measure at least 8” or more in cumulative diameter(s) at 4½’ above existing grade will also be inventoried.

Included within this report are the following: five (5) **TREE PHOTOGRAPHS** sheets [printed on both sides], five (5) **TREE EVALUATIONS** sheets, and one (1) **TREE LOCATION MAP** (derived from the ‘50 scale’ “Proposed Site Plan”, as produced by Franco & Associates, Inc., dated November 22, 2011). It should be noted, that the trees on the enclosed **TREE LOCATION MAP** are only approximated as to their field locations.

Plan Review

1. **On the dates of our field review we found no California “native” Bay, Oak, Sycamore and/or Walnut trees at this site,** although we did find the following “of-size” 47 trees on site:

<u>Tree Qty.</u>	<u>Tag/Map Numbers</u>	<u>Common Name</u>	<u>Botanical Name</u>
1	441	Orange	<i>Citrus species</i>
14	11, 12, 23-33, 131	Blue Gum	<i>Eucalyptus globulus</i>
1	440	Benjamin Fig	<i>Ficus benjamina</i>
1	41	Montebello Ash	<i>Fraxinus velutina coriacea</i>
3	36, 38, 442	American Sweet Gum	<i>Liquidambar styraciflua</i>
2	39, 40	Aleppo Pine	<i>Pinus halepensis</i>
1	439	Queensland Umbrella Tree	<i>Schefflera actinophylla</i>
24	7, 9, 10, 42-60, 106, 437	Mexican Fan Palm	<i>Washingtonia robusta</i>

2. Pursuant to the enclosed **TREE LOCATION MAP**, the following is proposed:

Tree No(s). Disposition//Requested Encroachment

7, 9-12, 23-26 **SAVES** = this portion of the site has been acquired by the city of Los Angeles for a Fire Station, which has been completed. These trees are no longer affected by this project (3 [#7, #9, #10] Mexican Fan Palms & 6 [#11, #12, #23 to #26] Blue Gums).

Revised HORTICULTURAL TREE REPORT

Studio City Senior Living Center, L.A.

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Tree No(s). Disposition//Requested Encroachment

27-33	SAVES = it is this project's intention to save these 7 Blue Gums.
36 & 38	SAVES = it is this project's intention to save these 2 'off-property' American Sweet Gums.
39-43	Removals = these 5 trees (2 [#39, #40] Aleppo Pines, 1 [#41] Montebello Ash & 2 [#42, #43] Mexican Fan Palms) will require removal of this project's proposed construction.
44-60	SAVES = it is this project's intention to save these 17 Mexican Fan Palms.
106	Remove = this Mexican Fan Palm will require removal for this project's construction.
131	SAVE = this portion of the site has been acquired by the city of Los Angeles for a Fire Station, which has been completed. This Blue Gum is no longer affected by this project.
437	SAVE = it is this project's intention to save this Mexican Fan Palm.
439-441	Removals = these 3 trees (1 [#439] Queensland Umbrella Tree, 1 [#440] Benjamin Fig & 1 [#441] Orange) will require removal of this project's proposed construction.
442	SAVE = it is this project's intention to save this American Gum.

Total quantity of tree that were inventoried = 47

SAVES = 38

Removals = 9

Field Observations

1. It is the intention of the present property owner to preserve all of the trees on the adjacent golf course.
2. The trees are inventoried as to their specie, health & aesthetic considerations. This inventory was reviewed in accordance with presently accepted industry procedures, which are of macro-visual observations only. No extensive microbiological, soil-root excavations, upper crown examination, nor internal tree investigations were conducted.
3. This project's on-property trees were tagged with rectangular (¾"x3") metal tags with numbers written in black on them.
4. An "of-sized" ornamental tree measures at least 8" in diameter at 4½' above existing grade. It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.
5. The field inventory was completed by 'independent consultant' Gary Ovrud (The Tree Guy; ISA #WC-7760-A).

Specific & Overall Recommendations

1. All work, to this project's saved trees, shall be in accordance with city of Los Angeles' preservation tree policies.
2. Prior to the completion of this project, **RDI & Associates, Inc. (dba TREES, etc.)** shall certify in a 'letter of compliance', that all concerned tree policies have been adhered to.

Revised HORTICULTURAL TREE REPORT

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Tree Replacement Program

1. This project should consider planting 15-gallon, 24" box, 36" box specimen trees as mitigation "replacements" for each approved removal (on a 1:1 ratio).
2. The above noted trees shall be planted in the "landscape" areas of this project. See the project's Landscape [Architectural] plans for the approximate locations of these mitigation trees.

Tree Mitigation Program

1. It is recommended by Cal-IPC (California Invasive Plant Council – www.cal-ipc.org) that the following trees **should not be** planted in California, especially as mitigation trees for the proposed removals on this project & also in areas of this project that border up to natural open-space lands: Tree-of-Heaven (*Ailanthus altissima*), Single Seed Hawthorn (*Crataegus monogyna*), Russian Olive (*Elaeagnus angustifolia*), Blue Gum (*Eucalyptus globulus*), Myoporum (*Myoporum laetum*), Black Locust (*Robinia pseudoacacia*), Chinese Tallow Tree (*Sapium sebiferum*), Brazilian Pepper Tree (*Schinus terebinthifolius*), Scarlet Wisteria (*Sesbania punicea*) & Salt Cedar (*Tamarix* sp.).
2. It is also recommended by Cal-IPC that the following trees may not be wise decision to be planted in California, especially as mitigation trees for the proposed removals on this project & also in areas of this project that border up to natural open-space lands: Acacia (*Acacia dealbata*, *A. decurrens*, & *A. melanoxylon*), Edible Fig (*Ficus carica*), Mayten (*Maytenus boaria*), Olive (*Olea europaea*), Canary Island Date Palm (*Phoenix canariensis*), California Pepper Tree (*Schinus californica*) & Mexican Fan Palm (*Washington robusta*).
3. The following trees may be good planting alternatives to using those listed above: Strawberry Tree (*Arbutus* sp.), Eastern Redbud (*Cercis canadensis*), Chinese Fringe Tree (*Chionanthus retusus*), Japanese Blueberry Tree (*Elaeocarpus decipiens*), Bronze Loquat (*Eriobotrya deflexa*), Nichol's Willow-Leafed Peppermint (*Eucalyptus nicholii*), Crape Myrtle (*Lagerstroemia* sp.), Tulip Tree (*Liriodendron tulipifera*), Dawn Redwood (*Metasequoia glyptostroboides*), Sweet Michelia (*Michelia doltsopa*), Tupelo (*Nyssa sylvatica*), Burr Oak (*Quercus macrocarpa*), Southern Live Oak (*Quercus virginiana*), Japanese Snowdrop Tree (*Styrax japonicus*), Bald Cypress (*Taxodium distichum*) & Water Gum (*Tristania laurina*).

NOTICE of DISCLAIMER = Opinions given in this report are those of **RDI & Associates, Inc. (dba TREES, etc.)**, and are derived from current professional standards based on visual recordings at the time of inspection. This visual record does not include aerial or subterranean inspections, and therefore may not reveal existing hidden hazards. Records may not remain accurate after inspection due to changeable deterioration of the inventoried plant material. **RDI & Associates, Inc. (dba TREES, etc.)**, provides no warranty regarding errors of omission resulting from the lack of communication of facts available only to the requester of this report which are expressed or implied as to the fitness of the urban forests for safe uses. **RDI & Associates, Inc. (dba TREES, etc.)** has no past, present or future interest in this property or the subject trees. This report may not be reproduced without the expressed written permission of **RDI & Associates, Inc. (dba TREES, etc.)**. Any change or alteration to this report invalidates the entire report.

Revised HORTICULTURAL TREE REPORT

Studio City Senior Living Center, L.A.

RDI Project No.: 242-3-11

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If you have any further questions, please do not hesitate to call **RDI & Associates, Inc.** (dba **TREES, etc.**).

Sincerely,

RDI & Associates, Inc.

dba **TREES, etc.**

A handwritten signature in black ink that reads "Richard Ibarra". The signature is written in a cursive, flowing style.

Richard Ibarra, President
CONSULTING ARBORIST

242htr-3[a]

TREE PHOTOGRAPHS

[printed on both sides of sheets]



Trees 7, 9 & 10 (Mexican Fan Palms)



Trees 11 & 12 (Blue Gums)



Trees 23 to 29 (Blue Gums)



Trees 30 to 33 (Blue Gums)



Tree 36 (American Sweetgum)



Tree 38 (American Sweetgum)



Trees 39 & 40 (Aleppo Pines)



Tree 41 (Montebello Ash)



Trees 43 & 42 (Mexican Fan Palms)



Tree 44 (Mexican Fan Palm)



Trees 49 to 45 (Mexican Fan Palms)



Trees 52, 51, 60 to 53, 50 (Mexican Fan Palms)



Tree 106 (Mexican Fan Palm)



Tree 131 (Blue Gum)



Tree 437 (Mexican Fan Palm)



Trees 439 (Queensland Umbrella Tree) & **440** (Benjamin Fig)



Tree 441 (Orange)



Tree 442 (American Sweetgum)

TREE EVALUATIONS

The inventory Health & Aesthetic Ratings of the trees are explained in the following:

The Health of the trees was visually determined from the following macroscopic inspection of signs and symptoms of disease.

- A. Excellent (31 to 35 points) - This tree is a healthy & vigorous tree characteristic of its species and free of any visible signs of disease or pest infestation.
- B. Good (26 to 30 points) - This tree is a healthy & vigorous tree. However, there are minor visible signs of disease and pest infestation.
- C. Fair (16 to 25 points) - This tree is healthy in overall appearance, but there is a normal amount of disease and/or pest infestation.
- D. Poor* (11 to 15 points) - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline.
- E. Very Poor* (6 to 10 points) - This tree exhibits extensive signs of dieback.
- F. Dead* (0 points) - This tree exhibits no signs of life at the time of field evaluation.

* A tree rating of "D" and lower is in low vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed development.

The Aesthetic quality of the trees was visually determined from the following overall inspection of appearance.

- A. Excellent - This tree is visually symmetrical, having the ideal form and appearance for the species.
- B. Good to Fair - This tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches.
- C. Poor - This tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches.
- D. Very Poor - This tree has few, if any, positive characteristics and may detract from the beauty of the landscape.

TREE EVALUATIONS

Inspection Date (Project No.) 4/5/01 : 12/2/11 (242-3-11)

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TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

TREE NUMBER		7	9	10	11	12	23	24	25	26	27	
FACTORS	POINTS											
CROWN DEVELOPMENT												
Well Balanced	5 points	X	X	X								
Lacking Natural Symmetry	3 points				X	X	X	X	X	X	X	
Lacking a Full Crown	1 point											
TRUNK CONDITION												
Sound & Solid (no external defects)	5 points	X	X		X	X	X	X	X	X	X	
Mechanical Damage	4 points											
Buried	3 points			X								
Exudations	2 points											
Decay	1 points											
Stump with Re-growth	0 points											
BRANCH STRUCTURE												
No Defects	5 points	X	X	X								
Dieback / Dead Wood	4 points				X	X	X	X	X	X	X	
Weak Structure	3 points											
Many Structurally Dead or Broken Branches	1 point											
TWIG GROWTH												
Typical for Species & Age	5 points	X	X	X	X	X	X	X	X	X	X	
Less Than 1/2 Normal	3 points											
Growth Greatly Reduced	1 point											
FOLIAGE												
Normal Size & Color	5 points				X	X	X	X	X	X	X	
Minor Deficiency Symptoms	3 points	X	X	X								
Major Deficiency Symptoms	1 point											
INSECTS & DISEASES												
No Insects or Diseases Apparent	5 points											
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X	X	
Severe Infestation	1 point											
ROOTS												
No Root Problems Apparent	5 points											
Minor Root Problems	3 points	X	X	X	X	X	X	X	X	X	X	
Severe Root Problems	1 point											
TOTAL POINTS		29	29	27	28	28	28	28	28	28	28	
Aesthetic Grade		B	B	B	C	B	B	B	B	B	B	

ADDITIONAL COMMENTS

WR = Mexican Fan Palm
 EG = Blue Gum
 (BT) → brown trunk height

WR: 20" x 70' (BT)	WR: 18" x 70' (BT)	WR: 20" x 70' (BT)	EG: 25" x 35'	EG: 30" x 35'	EG: 24" x 26" x 35'	EG: 16" x 35'	EG: 26" x 35'	EG: 14" x 25'	EG: 34" x 35'
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TREE EVALUATIONS

Inspection Date (Project No.) 4/5/01 ÷ 12/2/11 (242-3-11)

Page 2

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

TREE NUMBER		28	29	30	31	32	33	36	38	39	40
FACTORS	POINTS										
CROWN DEVELOPMENT											
Well Balanced	5 points							X	X		X
Lacking Natural Symmetry	3 points	X	X	X	X	X	X				
Lacking a Full Crown	1 point									X	
TRUNK CONDITION											
Sound & Solid (no external defects)	5 points	X	X	X	X	X	X	X	X		X
Mechanical Damage	4 points										
Buried	3 points										
Exudations	2 points										
Decay	1 points									X	
Stump with Re-growth	0 points										
BRANCH STRUCTURE											
No Defects	5 points										
Dieback / Dead Wood	4 points	X	X	X	X	X	X	X	X		X
Weak Structure	3 points									X	
Many Structurally Dead or Broken Branches	1 point										
TWIG GROWTH											
Typical for Species & Age	5 points	X	X	X	X	X	X	X	X	X	X
Less Than 1/2 Normal	3 points										
Growth Greatly Reduced	1 point										
FOLIAGE											
Normal Size & Color	5 points	X	X	X	X	X	X	X	X		
Minor Deficiency Symptoms	3 points									X	X
Major Deficiency Symptoms	1 point										
INSECTS & DISEASES											
No Insects or Diseases Apparent	5 points										
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X	X
Severe Infestation	1 point										
ROOTS											
No Root Problems Apparent	5 points										
Minor Root Problems	3 points	X	X	X	X	X	X	X	X		X
Severe Root Problems	1 point									X	
TOTAL POINTS		28	28	28	28	28	28	30	30	17	28
Aesthetic Grade		B	B	B	B	B	B	B	B	D	B

ADDITIONAL COMMENTS

EG = Blue Gum
 LS = American Sweet Gum
 PH = Aleppo Pine

EG: 14" x 30'	EG: 19" x 30'	EG: 13" x 33" x 35'	EG: 13" x 24" x 35'	EG: 29" x 35'	EG: 18" x 19" x 35'	LS: 21" x 40'	LS: 18" x 35'	PH: 12" x 10'	PH: 38" x 35'
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TREE EVALUATIONS

Inspection Date (Project No.) 4/5/01 : 12/2/11 (242-3-11)

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TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

TREE NUMBER		41	42	43	44	45	46	47	48	49	50
FACTORS	POINTS										
CROWN DEVELOPMENT											
Well Balanced	5 points		X	X	X	X	X	X	X	X	X
Lacking Natural Symmetry	3 points										
Lacking a Full Crown	1 point	X									
TRUNK CONDITION											
Sound & Solid (no external defects)	5 points		X	X	X	X	X	X	X	X	X
Mechanical Damage	4 points										
Buried	3 points										
Exudations	2 points										
Decay	1 points	X									
Stump with Re-growth	0 points										
BRANCH STRUCTURE											
No Defects	5 points		X	X	X	X	X	X	X	X	X
Dieback / Dead Wood	4 points	X									
Weak Structure	3 points										
Many Structurally Dead or Broken Branches	1 point										
TWIG GROWTH											
Typical for Species & Age	5 points	X	X	X	X	X	X	X	X	X	X
Less Than 1/2 Normal	3 points										
Growth Greatly Reduced	1 point										
FOLIAGE											
Normal Size & Color	5 points										
Minor Deficiency Symptoms	3 points	X	X	X	X	X	X	X	X	X	X
Major Deficiency Symptoms	1 point										
INSECTS & DISEASES											
No Insects or Diseases Apparent	5 points										
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X	X
Severe Infestation	1 point										
ROOTS											
No Root Problems Apparent	5 points										
Minor Root Problems	3 points	X	X	X	X	X	X	X	X	X	X
Severe Root Problems	1 point										
TOTAL POINTS		20	29	29	29	29	29	29	29	29	29
Aesthetic Grade		D	B	B	B	B	B	B	B	B	B

ADDITIONAL COMMENTS

FVC = Monte bello Ash
 WR = Mexican Fan Palm
 (BT) => brown trunk height

FVC; 38" x 45'	WR; 27" x 70' (BT)	WR; 20" x 70' (BT)	WR; 20" x 65' (BT)	WR; 17" x 65' (BT)	WR; 17" x 65' (BT)	WR; 19" x 65' (BT)	WR; 14" x 65' (BT)	WR; 16" x 65' (BT)	WR; 19" x 70' (BT)
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TREE EVALUATIONS

Inspection Date (Project No.) 4/5/01 : 12/2/11 (242-3-11)

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TOTAL POINTS	CLASS	GRADE	TREE NUMBER									
31 to 35	Excellent	A	51	52	53	54	55	56	57	58	59	60
26 to 30	Good	B										
16 to 25	Fair	C										
11 to 15	Poor	D										
6 to 10	Very Poor	E										
0	Dead	F										
FACTORS	POINTS											
CROWN DEVELOPMENT												
Well Balanced	5 points	X	X	X	X	X	X	X	X	X	X	X
Lacking Natural Symmetry	3 points											
Lacking a Full Crown	1 point											
TRUNK CONDITION												
Sound & Solid (no external defects)	5 points	X	X	X	X	X	X	X	X	X	X	X
Mechanical Damage	4 points											
Buried	3 points											
Exudations	2 points											
Decay	1 points											
Stump with Re-growth	0 points											
BRANCH STRUCTURE												
No Defects	5 points	X	X	X	X	X	X	X	X	X	X	X
Dieback / Dead Wood	4 points											
Weak Structure	3 points											
Many Structurally Dead or Broken Branches	1 point											
TWIG GROWTH												
Typical for Species & Age	5 points	X	X	X	X	X	X	X	X	X	X	X
Less Than 1/2 Normal	3 points											
Growth Greatly Reduced	1 point											
FOLIAGE												
Normal Size & Color	5 points											
Minor Deficiency Symptoms	3 points	X	X	X	X	X	X	X	X	X	X	X
Major Deficiency Symptoms	1 point											
INSECTS & DISEASES												
No Insects or Diseases Apparent	5 points											
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X	X	X
Severe Infestation	1 point											
ROOTS												
No Root Problems Apparent	5 points											
Minor Root Problems	3 points	X	X	X	X	X	X	X	X	X	X	X
Severe Root Problems	1 point											
TOTAL POINTS		29	29	29	29	29	29	29	29	29	29	29
Aesthetic Grade		B	B	B	B	B	B	B	B	B	B	B
ADDITIONAL COMMENTS												
WR = Mexican Fan Palm (BT) → brown trunk height			WR; 17" x 65' (BT)	WR; 17" x 65' (BT)	WR; 17" x 66' (BT)	WR; 19" x 66' (BT)	WR; 17" x 66' (BT)	WR; 16" x 60' (BT)	WR; 16" x 60' (BT)	WR; 18" x 60' (BT)	WR; 15" x 60' (BT)	WR; 19" x 60' (BT)

TREE EVALUATIONS

Inspection Date (Project No.) 4/6/01; 6/27/02; 12/2/11 (42-311)

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TOTAL POINTS	CLASS	GRADE										
31 to 35	Excellent	A										
26 to 30	Good	B										
16 to 25	Fair	C										
11 to 15	Poor	D										
6 to 10	Very Poor	E										
0	Dead	F										
TREE NUMBER			106	131	437	439	440	441	442	-	-	-
FACTORS			POINTS									
CROWN DEVELOPMENT												
Well Balanced	5 points	X	X	X		X	X	X				
Lacking Natural Symmetry	3 points				X							
Lacking a Full Crown	1 point											
TRUNK CONDITION												
Sound & Solid (no external defects)	5 points	X	X	X	X	X	X	X				
Mechanical Damage	4 points											
Buried	3 points											
Exudations	2 points											
Decay	1 points											
Stump with Re-growth	0 points											
BRANCH STRUCTURE												
No Defects	5 points	X	X	X	X	X	X	X				
Dieback / Dead Wood	4 points											
Weak Structure	3 points											
Many Structurally Dead or Broken Branches	1 point											
TWIG GROWTH												
Typical for Species & Age	5 points	X	X	X	X	X	X	X				
Less Than 1/2 Normal	3 points											
Growth Greatly Reduced	1 point											
FOLIAGE												
Normal Size & Color	5 points											
Minor Deficiency Symptoms	3 points	X	X	X	X	X	X	X				
Major Deficiency Symptoms	1 point											
INSECTS & DISEASES												
No Insects or Diseases Apparent	5 points											
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X				
Severe Infestation	1 point											
ROOTS												
No Root Problems Apparent	5 points											
Minor Root Problems	3 points	X	X	X	X	X	X	X				
Severe Root Problems	1 point											
TOTAL POINTS			29	29	29	27	29	29	29			
Aesthetic Grade			B	B	B	B	B	A	B			

ADDITIONAL COMMENTS

WR = Mexican Fan Palm
 (BT) → brown trunk height
 EG = Blue Gum
 SA = Queensland Umbrella Tree
 FB = Benjamin Fig
 C = Orange
 LS = American Sweet Gum

WR; 16" x 50' (BT)	EG; 36" x 40'	WR; 18" x 70' (BT)	SA; 7" 2x8" x 15'	FB; 7" 9" x 10'	C; 2x4" 2x5" 8" x 15'	LS; 8" x 25'			
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TREE LOCATION MAP



NO.	REV.	DESCRIPTION	DATE

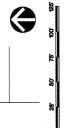
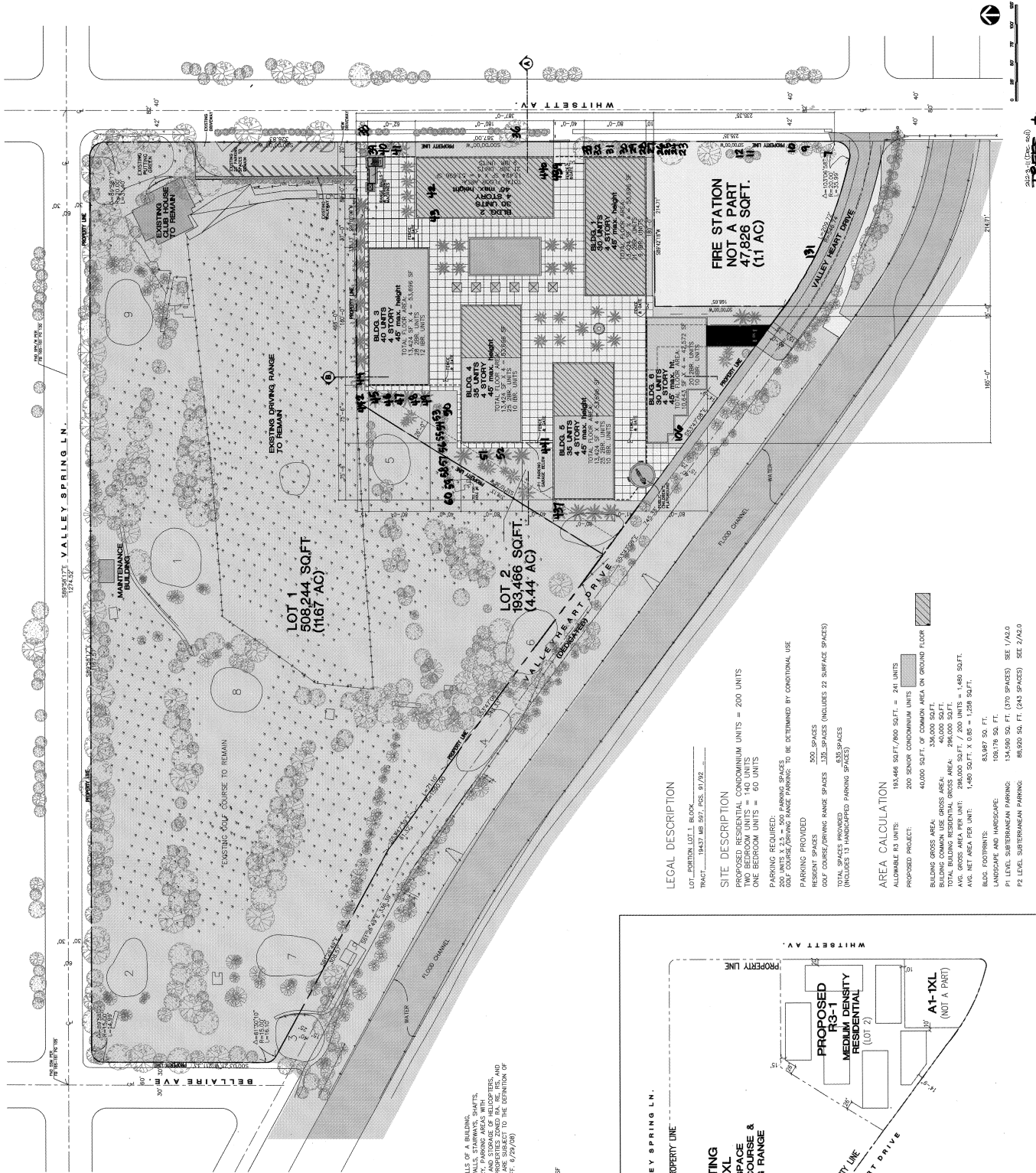
PROJECT: VALLEYHEART SENIOR
 PROPOSED HOUSING PROJECT

PROJECT ADDRESS: 4141 WHITSETT AVE.,
 STUDIO CITY, CA 91604

OWNER: VALLEYHEART SENIOR COMMUNITY INC.
 12345 VENTURA BLVD. STE. H
 STUDIO CITY, CA 91604

DESIGNER: FRANCO & ASSOCIATES INC.
 12345 VENTURA BLVD. STE. H
 STUDIO CITY, CA 91604
 PROJECT NO.: VALHEART-2020
 SHEET NO.: 11/27/2011
 DATE: 11/27/2011
 SCALE: 1"=30'

A1.0



TREES left
 2015-24 (LDC 2-03)

FLOOR AREA DEFINITION
 (PER LOS ANGELES ZONING CODE)
 THE AREA IN SQUARE FEET COMPRISED WITHIN THE EXTERIOR WALLS OF A BUILDING,
 BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS,
 AND BALCONY STORAGE AREAS EXCEPT THAT BUILDINGS ON PROPERTIES ZONED RA, RE, RS, AND
 ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS,
 AND BALCONY STORAGE AREAS EXCEPT THAT BUILDINGS ON PROPERTIES ZONED RA, RE, RS, AND
 RESIDENTIAL FLOOR AREA (AS AMENDED BY ORD. NO. 179,864, EFF. 4/25/09)

FLOOR AREA CALCULATION
 TOTAL FLOOR AREA: 53,696 SF X 5 + 42,572 SF = 311,022 SF

LEGAL DESCRIPTION

LOT 1, PORTION LOT 1, BLOCK 1, TRACT 154207 AND 5251, LOTS 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SITE DESCRIPTION

PROPOSED RESIDENTIAL CONDOMINIUM UNITS = 200 UNITS
 TWO BEDROOM UNITS = 140 UNITS
 ONE BEDROOM UNITS = 60 UNITS

PARKING REQUIRED:
 200 UNITS X 2.5 = 500 PARKING SPACES
 GOLF COURSE/DRIVING RANGE PARKING TO BE DETERMINED BY CONDITIONAL USE

PARKING PROVIDED:
 500 SPACES
 RESIDENT SPACES 135 SPACES (INCLUDES 23 SURFACE SPACES)
 GOLF COURSE/DRIVING RANGE SPACES 165 SPACES (INCLUDES 23 SURFACE SPACES)
 TOTAL SPACES PROVIDED: 300 SPACES (INCLUDES 46 SURFACE SPACES)

AREA CALCULATION

ALLOWABLE R3 UNITS: 193,466 SQ.FT./650 SQ.FT. = 241 UNITS
 PROPOSED PROJECT: 200 SENIOR CONDOMINIUM UNITS
 BUILDING GROSS AREA: 40,000 SQ.FT. OF COMMON AREA ON GROUND FLOOR
 BUILDING COMMON USE GROSS AREA: 536,000 SQ.FT.
 TOTAL BUILDING RESIDENTIAL GROSS AREA: 576,000 SQ.FT.
 GOLF COURSE/DRIVING RANGE GROSS AREA: 295,000 SQ.FT.
 NET GROSS AREA PER UNIT: 1,480 SQ.FT. X 0.08 = 1,228 SQ.FT.
 BLDG FOOTPRINTS: 63,987 SQ. FT.
 LANDSCAPE AND HARDSCAPE: 154,100 SQ. FT. (43% SPACES) SEE 1/AS.0
 F1 LEVEL SUPERMANICAN PARKING: 88,920 SQ. FT. (43% SPACES) SEE 2/AS.0
 F2 LEVEL SUPERMANICAN PARKING: 88,920 SQ. FT. (43% SPACES) SEE 2/AS.0

KEY SITE PLAN
 SCALE: 1" = 100'

SITE PLAN
 SCALE: 1" = 30'