

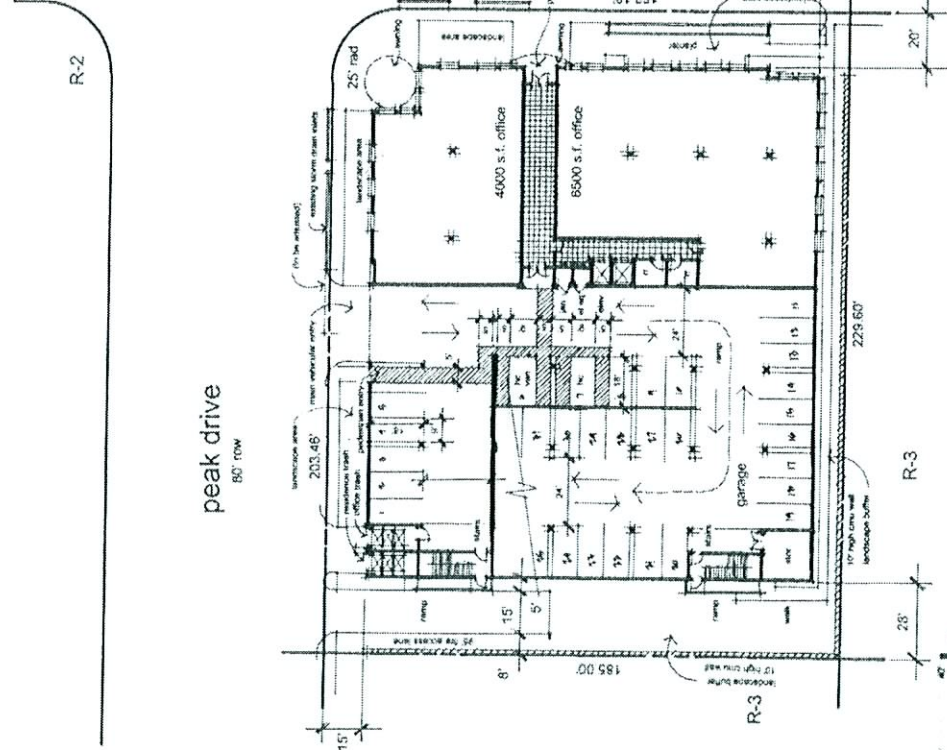


**RAINBOW PEAK MIXED USE**

NO. 00151 (2004)

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A PROJECT FOR:  
**EMIL KHALILI**  
 14533 SHERMAN WAY BLVD.  
 SAN JUAN  
 CALIFORNIA  
 91405



**site analysis**

3.7 net acres (42,253.20 s.f.)  
 first floor area = 28,787 s.f.  
 second floor area = 28,917 s.f.  
 third floor area = 17,338 s.f.  
 fourth floor area = 18,096 s.f.  
 fifth floor area = 16,496 s.f.  
 total building = 109,634 s.f.  
 10,500 s.f. office space  
 32 - 2 bed/2 ba dwelling units (32 duplex)

**F.A.R. analysis**

office	type I construction
allowable	unlimited s.f.
actual	13,000 s.f.
F.A.R.	13,000 / Unlimited = <1 (okay)
residential	type VA (R-2)
allowable	38,000 s.f.
actual	72,000 s.f. (sprinkled)
F.A.R.	51,528 / 108,000 = 48 <1 (okay)

**parking analysis**

retail space 10,500 s.f.  
 2,000 / 200 = 10 spaces (2 HC)  
 total required = 8,500 / 175 = 49 spaces  
 residential 32 units/ 75 = 56 spaces (2 HC)  
 total required = 32 / 6 = 6 spaces (4 HC)  
 retail + residential = 121 spaces required (4 HC)  
 80 spaces provided (4 HC)  
 (32 shared parking spaces)

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**11/16/06 PC**  
**VAR-16512**

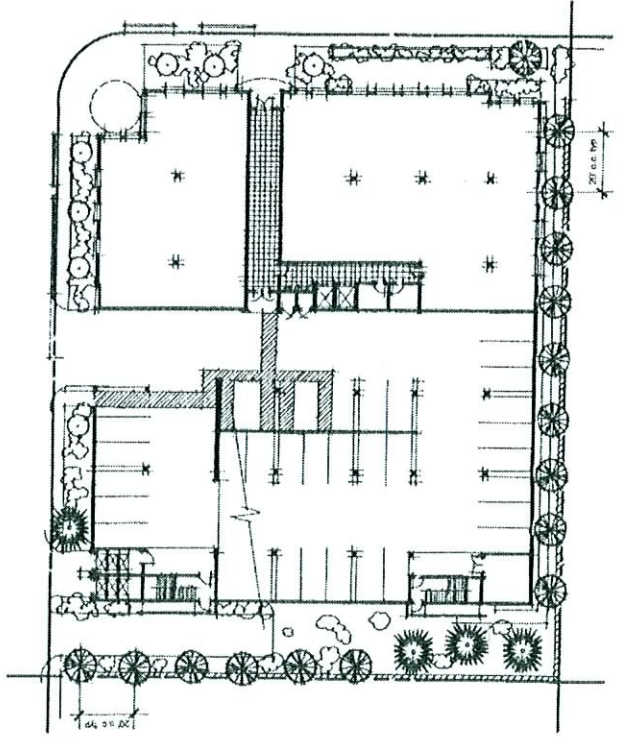
Conceptual Site Plan  
 August 17, 2006

NOTE: This information is conceptual in nature and is subject to change without notice. Client, Investor, and Governmental agencies are advised that the Architect assumes no responsibility for the accuracy or completeness of any data or information provided by the Architect.



# PAINBROW PEAK MIXED USE

A PROJECT FOR:  
**EMIL KHALILI**  
 14323 SHERMAN WAY BLDG.  
 VAN NUYS  
 CALIFORNIA  
 91405



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	..	1-1/2" Caliper Balled & Burlapped	PRIMA ELDERICA - STD MONSIEUR PINE
	..	1-1/2" Caliper Balled & Burlapped	BLUE PALMS VERDE
	..	24" Box	PRUNUS CERASIFERA 'AUTROUMPUREA' - STD PURPLE LEAF PLUM
	..	N/A	Ornamental Ground Stroke and Cover
	..	N/A	Crush Rock and Aggregate

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