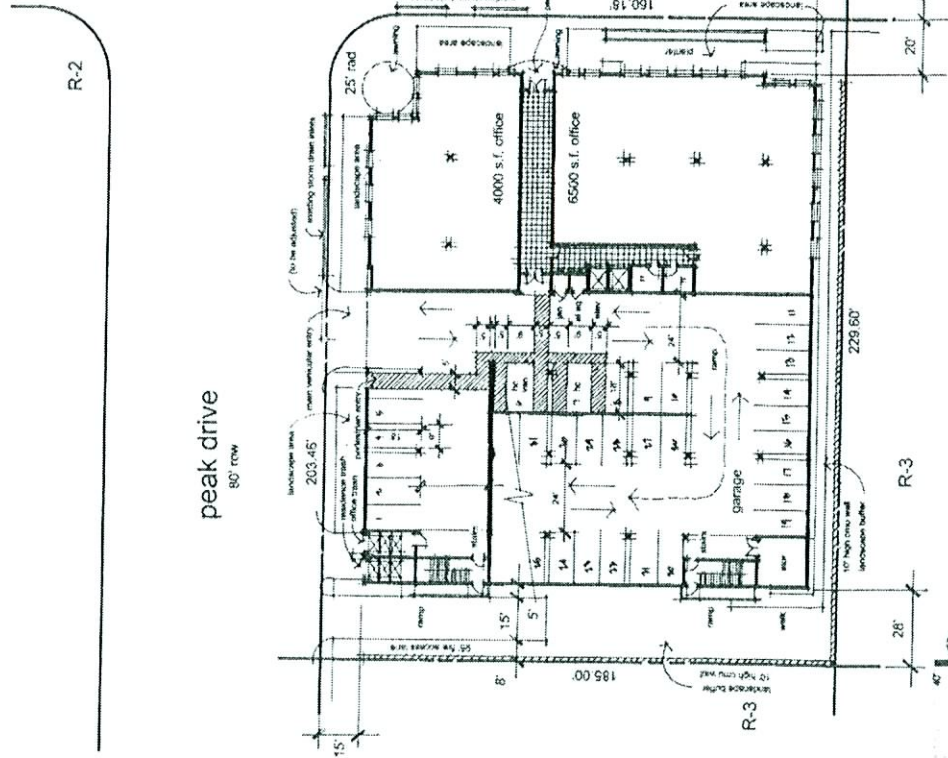


RAINBOW PEAK MIXED USE

No. 10/15/06/01

K&E architects, Inc. 4775 edmond street, Suite 260, Las Vegas, Nevada 89118 702.249.4415 702.249.6625 fax www.kva.com

A PROJECT FOR:
EMIL KHALILI
 14523 SHERMAN WAY BLVD.
 VAN NUYS
 CALIFORNIA
 91412



site analysis

0.97 net acres (42,253.20 s.f.)
 first floor area = 28,767 s.f.
 second floor area = 28,817 s.f. (.68 site coverage)
 third floor area = 17,336 s.f.
 fourth floor area = 18,096 s.f.
 fifth floor area = 15,496 s.f.
 total building = 108,512 s.f.
 10,500 s.f. office space
 32 - 2 bed/2 bat dwelling units (32 du/ac)

parking analysis

retail space 10,500 s.f.
 2,000 / 200 = 10 spaces (2 HC)
 8,500 / 175 = 49 spaces
 36 spaces
 total required =
 residential 32 units x 1.75 = 56 spaces (2 HC)
 32 / 6 = 6 spaces
 62 spaces (4 HC)
 retail + residential = 121 spaces required
 69 spaces provided (4 HC)
 (32 shared parking spaces)

F.A.R. analysis

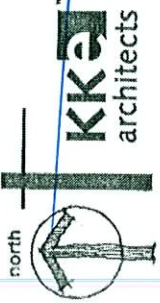
office type I construction
 allowable unlimited s.f.
 actual 13,000 s.f.
 F.A.R. 13,000 / unlimited = <1 (okay)
 residential type VA (R-2)
 allowable 36,000 s.f.
 actual 108,000 s.f.
 51,928 s.f.
 F.A.R. 51,928 / 108,000 = 48 <1 (okay)

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 SEP 05 2006
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**11/16/06 PC
 VAR-16516**

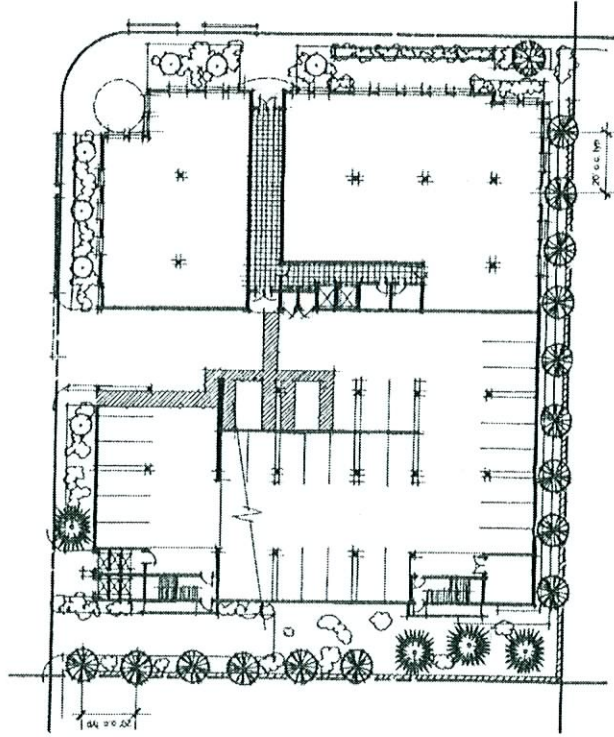
Conceptual Site Plan
 August 17, 2006

NOTE: This information is conceptual in nature and is subject to future verification and Client, Tenant, and Governmental Agency review and approval. The Architect assumes no responsibility for the accuracy of any data and does not warrant or represent that the Architect



RAINBOW PEAK MIXED USE

A PROJECT FOR:
EMIL KHALIL
 14522 SHERMAN WAY BLDG.
 VAN NUYS
 CALIFORNIA
 91403



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Calliper Balled & Burlapped	PRUNUS ELDERICA - STD PURPLE PINE
	--	1-1/2" Calliper Balled & Burlapped	BLUE PALMS VERDE
	--	2 1/2" Box	PRUNUS CERASIFERA 'AUTUMN-PURPUREA' - STD PURPLE LEAF PLUM
	--	N/A	Ornamental Ground Covers and Cover
	--	N/A	Crush Rock and Aggregate

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 and Governmental Agency approval. No warranties or
 guarantee of any kind are given or implied by the Architect.