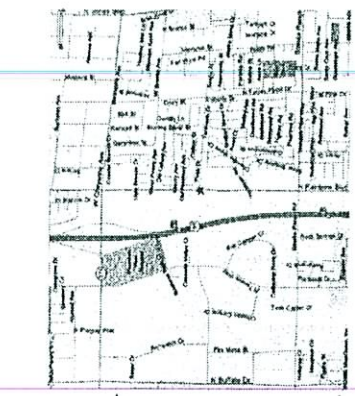
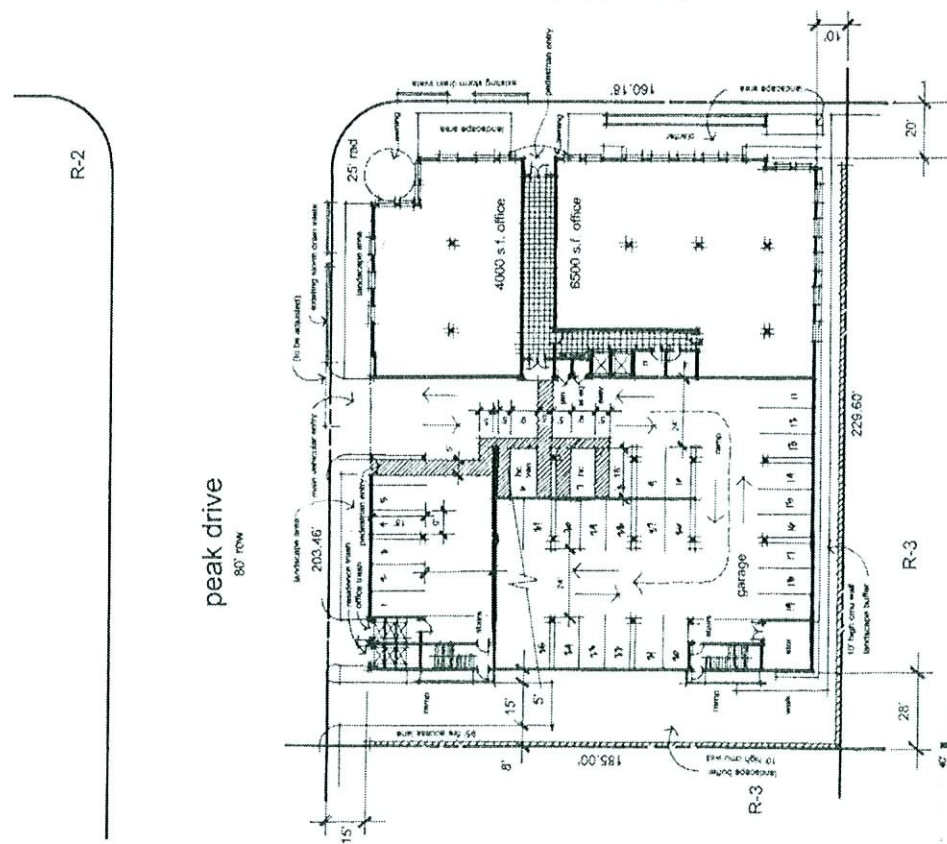


RAINBOW PEAK MIXED USE

KKE architects, Inc. 4775 Edmond Street, Suite 260, Las Vegas, Nevada 89119 702.269.4411 702.269.4425 fax www.kke.com

A PROJECT FOR:
EMIL KHALILI
 1402 SHERMAN WAY BLVD.
 HAWAII, CA
 CALIFORNIA
 91405



site analysis

97 net acres (42,253.20 s.f.)
 first floor area = 28,757 s.f.
 second floor area = 28,817 s.f.
 third floor area = 17,336 s.f.
 fourth floor area = 18,096 s.f.
 fifth floor area = 15,496 s.f.
 total building = 109,512 s.f.
 10,500 s.f. office space
 32 - 2 bed/2 ba dwelling units (32 units)

parking analysis

retail space 10,500 s.f.
 2,000 / 200 = 10 spaces (2 HC)
 9,500 / 175 = 49 spaces
 total required = 59 spaces
 residential 32 units 75 = 56 spaces (2 HC)
 32 / 6 = 6 spaces
 total required = 62 spaces (4 HC)
 retail + residential = 121 spaces required
 89 spaces provided (4 HC)
 (32 shared parking spaces)

F.A.R. analysis

office type I construction
 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. (sprinklered)
 51,928 s.f.
 F.A.R. 51,928 / 108,000 = .48 <1 (okay)

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 SEP 05 2006

Conceptual Site Plan
 August 15, 2006

NOTE: This information is conceptual in nature and is subject to adjustments pending further work with the Client. KKE architects, Inc. does not warrant, represent or guarantee the accuracy of any data or information shown on this site plan.



SUP-16520
11/16/06 PC



A PROJECT FOR:
EMIL KHALIL
 14525 SHERMAN WAY BLVD
 VAN HOUTS
 CALIFORNIA
 91402



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	BOTANICAL / COMMON NAME
	--	1-1/2" Caliper Ballfed & Burfed	PAUS BLOEMCA-BTD MONDEL PINE
	--	1-1/2" Caliper Ballfed & Burfed	BLUE PALMS VERDE
	--	24" Box	FRANKS CEREANTRA 'AUTUMNPURPURA' - STD PEPPER LIME PLANT
	--	N/A	Crushed Ground Bricks and Cover
	--	N/A	Crush Rock and Aggregate

REVISED

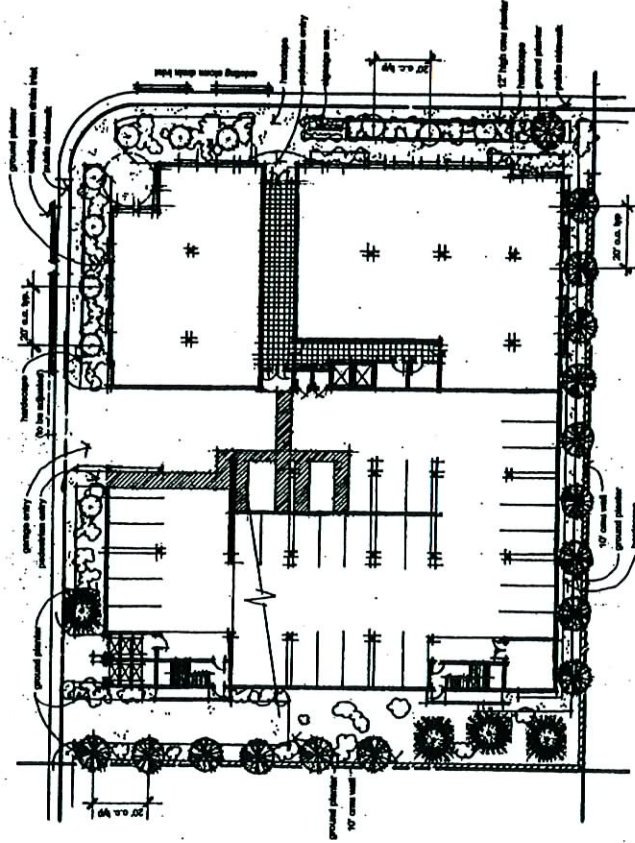
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SEP 27 2006

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NOTE: This information is conceptual in nature and is subject to change without notice. It is not intended to be used for construction or other purposes without the express written consent of the Architect. No warranties or guarantees of any kind are given or implied by the Architect.

August 21, 2006

16.00 (11/16/06)

CA Vegetation