

**NOTE**

1. PROVIDE 1" x 1" AIR VENTILATION FOR EACH 100 SQ FT OF AIRC AREA.
2. AREA OF AIRC. IS 100 SQ FT.
3. AREA OF AIRC. VENT. IS 100 SQ FT.
4. PROVIDE 2" x 2" AIR VENT. UNLESS OTHERWISE SPECIFIED FOR EACH AIRC. VENT.
5. PROVIDE 2" x 2" AIR VENT. UNLESS OTHERWISE SPECIFIED FOR EACH AIRC. VENT.
6. PROVIDE 2" x 2" AIR VENT. UNLESS OTHERWISE SPECIFIED FOR EACH AIRC. VENT.

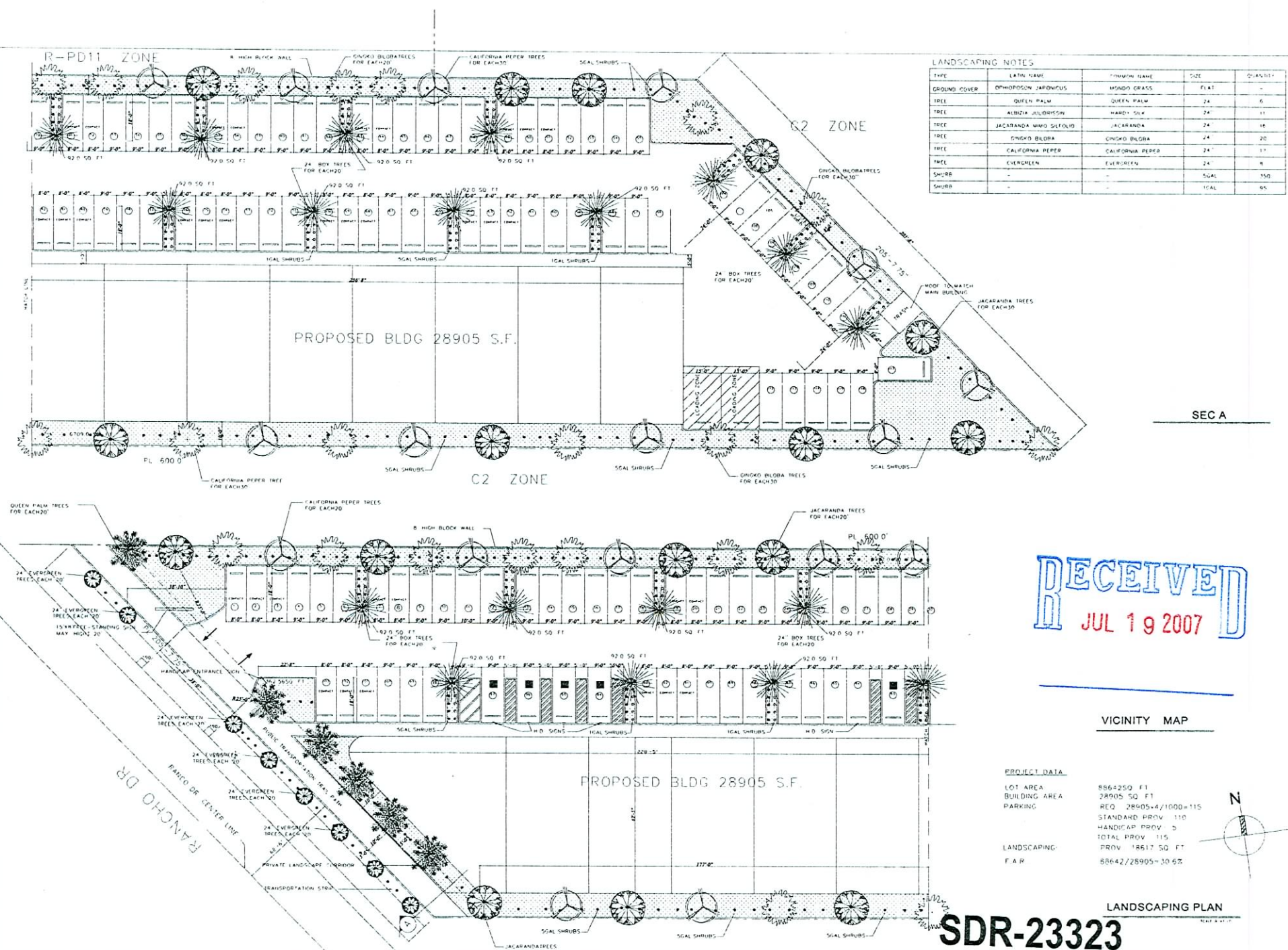
**LEGEND**

- MECHANICAL VENTILATION
- MECHANICAL VENTILATION
- MECHANICAL VENTILATION

<p>Dormus Design 108 E. HARVARD ST. # 208 GLENDALE, CALIFORNIA 91204 TEL: (916) 344-8000</p> <p><b>DOMUS DESIGN</b></p>	
OWNER	<p>GRANVILLE PROPERTIES, LLC, A 11400 WEST OLYMPIC BLVD. 9th FLOOR LOS ANGELES, CA, 90065 TEL: (310) 820-7000</p>
PROJECT	<p>RANCHO PLAZA 4600 N. RANCHO DRIVE LAS VEGAS, NV 89130</p>
DRAWING TITLE	<p>SITE PLAN &amp; ROOF PLAN</p>
DATE	JULY 2006
SCALE	1/8" = 1'-0"
DESIGNER	
APPROVED	
JOB NO.	
SHEET	A-1

**SDR-23323**  
**09/13/07 PC**

SITE PLAN & ROOF PLAN  
**RECEIVED**  
JUL 19 2007



**LANDSCAPING NOTES**

TYPE	LATIN NAME	COMMON NAME	SIZE	QUANTITY
GROUND COVER	DIPIODOSON JARDONISUS	MUSUDO GRASS	FLAT	-
TREE	QUEEN PALM	QUEEN PALM	24"	6
TREE	ALBIZIA JULIBRISSIN	HARDY SILK	24"	11
TREE	JACARANDA MIMOSIFOLIA	JACARANDA	24"	16
TREE	CINCHO BILORA	CINCHO BILORA	24"	20
TREE	CALIFORNIA PEPPER	CALIFORNIA PEPPER	24"	17
TREE	EVERGREEN	EVERGREEN	24"	8
SHRUB	-	-	5 GAL	150
SHRUB	-	-	1 GAL	65

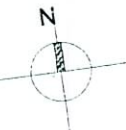
**RECEIVED**  
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VICINITY MAP

**PROJECT DATA**

LOT AREA: 8864250 FT<sup>2</sup>  
 BUILDING AREA: 28905 SQ FT  
 PARKING: REQ 28905\*4/1000=115  
 STANDARD PROV 110  
 HANDICAP PROV 5  
 TOTAL PROV 115  
 PROV 18617 SQ FT

**LANDSCAPING:**  
 F A R: 88642/28905=30.62



LANDSCAPING PLAN

**SDR-23323**  
**09/13/07 PC**

**Domus Design**  
100 E WASHINGTON ST. 4TH FL. LOS ANGELES, CALIFORNIA 90015  
TEL: (310) 592-0222

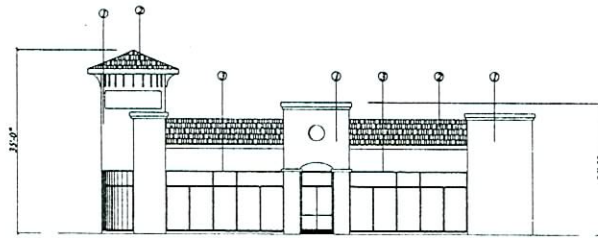
**DOMUS**

**OWNER**  
TOKOS YERONISIAN  
5170 SANTA MONICA BLVD  
LOS ANGELES CA 90029

**PROJECT**  
4600N. RANCHO DRIVE  
LAS VEGAS, NV.

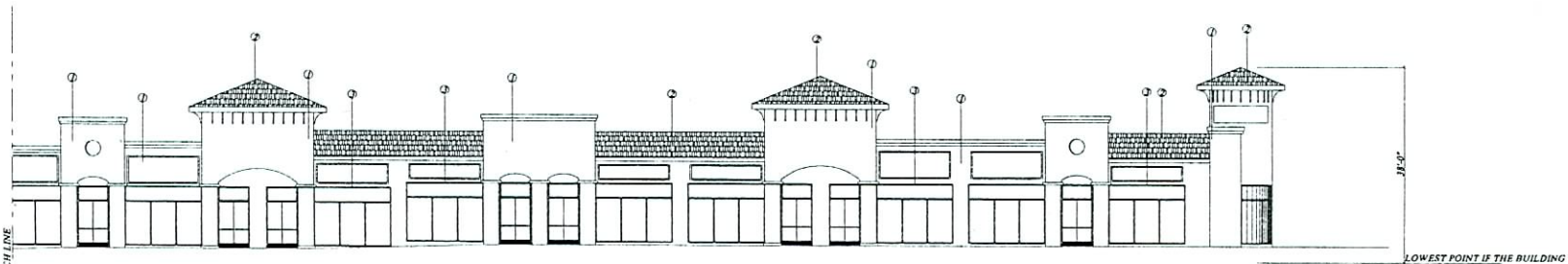
**DRAWING TITLE**  
LANDSCAPING PLAN

DATE: 09/13/07  
 SCALE: 1/8" = 1'-0"  
 DRAWN: J.S.  
 APPROVED: J.S.  
 JOB: 23323  
 SHEET: L-1

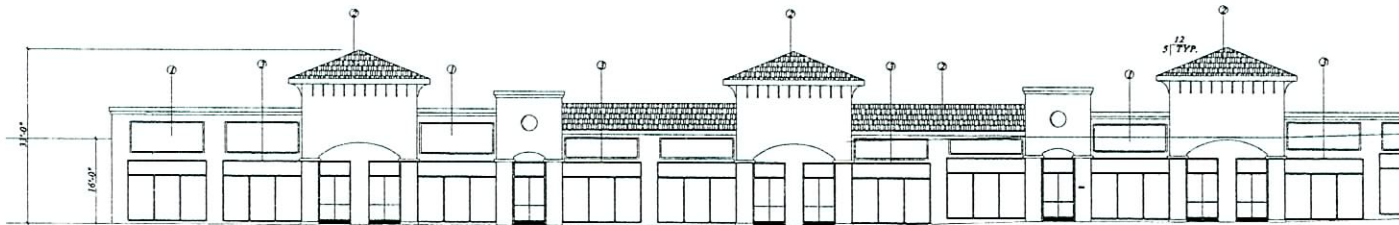


WEST ELEVATION (FRONT)

- ① 7/8" STUCCO OVER BUILDING PAPER
- ② MISSION TILE ROOFING, CLASS "B"
- ③ METAL DOOR AND WINDOW FRAME PAINTED W/ TEMPERED GLASS



NORTH ELEVATION



NORTH ELEVATION

**RECEIVED**  
JUL 19 2007

Domus Design  
105 E. HARVARD ST. # 306  
GLENDALE, CALIFORNIA 91205  
TEL: (818) 252-2822  
FAX: (818) 252-2828

DATE	DESCRIPTION
12-15-06	1

OWNER  
GRANVILLE PROPERTIES LLC, A  
17400 WEST OLYMPIC BLVD.  
9TH FLOOR  
LOS ANGELES, CA 90065  
TEL: (310) 820-7000

PROJECT  
RANCHO PLAZA  
4600 N. RANCHO DRIVE  
GLENDALE, CA 91205  
LAS VEGAS, NV 89130

DRAWING TITLE  
ELEVATIONS

DATE	BY	CHK
DATE	BY	CHK
DATE	BY	CHK
DATE	BY	CHK

A-3

**SDR-23323**  
**09/13/07 PC**



<b>SDR 23323</b>				
The CW Group				
<b>4600 N. Rancho Dr.</b>				
Proposed 29.9 thousand square commercial development.				
<b>Traffic produced by proposed development:</b>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	29.9	42.94	1,284
AM Peak Hour			1.03	31
PM Peak Hour <i>(heaviest 60 minutes)</i>			3.75	112
<b>Existing traffic on all nearby streets:</b>				
<b>Rancho Dr.</b>				
Average Daily Traffic (ADT)	25,375			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2030			
<b>Lone Mountain Rd.</b>				
Average Daily Traffic (ADT)	15,600			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1248			
<b>Torrey Pines Dr.</b>				
Average Daily Traffic (ADT)	2,560			
PM Peak Hour <i>(heaviest 60 minutes)</i>	205			
<b>Traffic Capacity of adjacent streets</b>				
	Adjacent street ADT			
	Capacity			
Rancho Dr.	51700			
Lone Mountain Rd.	32585			
Torrey Pines Dr.	16200			
<p>This project will add approximately 1,284 trips per day on Rancho Dr., Lone Mountain Rd., and Torrey Pines Dr. This will increase the existing volumes by about 5 percent on Rancho, about 8 percent on Lone Mountain, and about 50 percent on Torrey Pines. Rancho is at about 49 percent of capacity, Lone Mountain is at about 48 percent of capacity, and Torrey Pines is at about 16 percent capacity.</p>				
<p>Based on Peak Hour use, this development will add roughly 112 additional cars into the area; which works out to about 2 every minute.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				