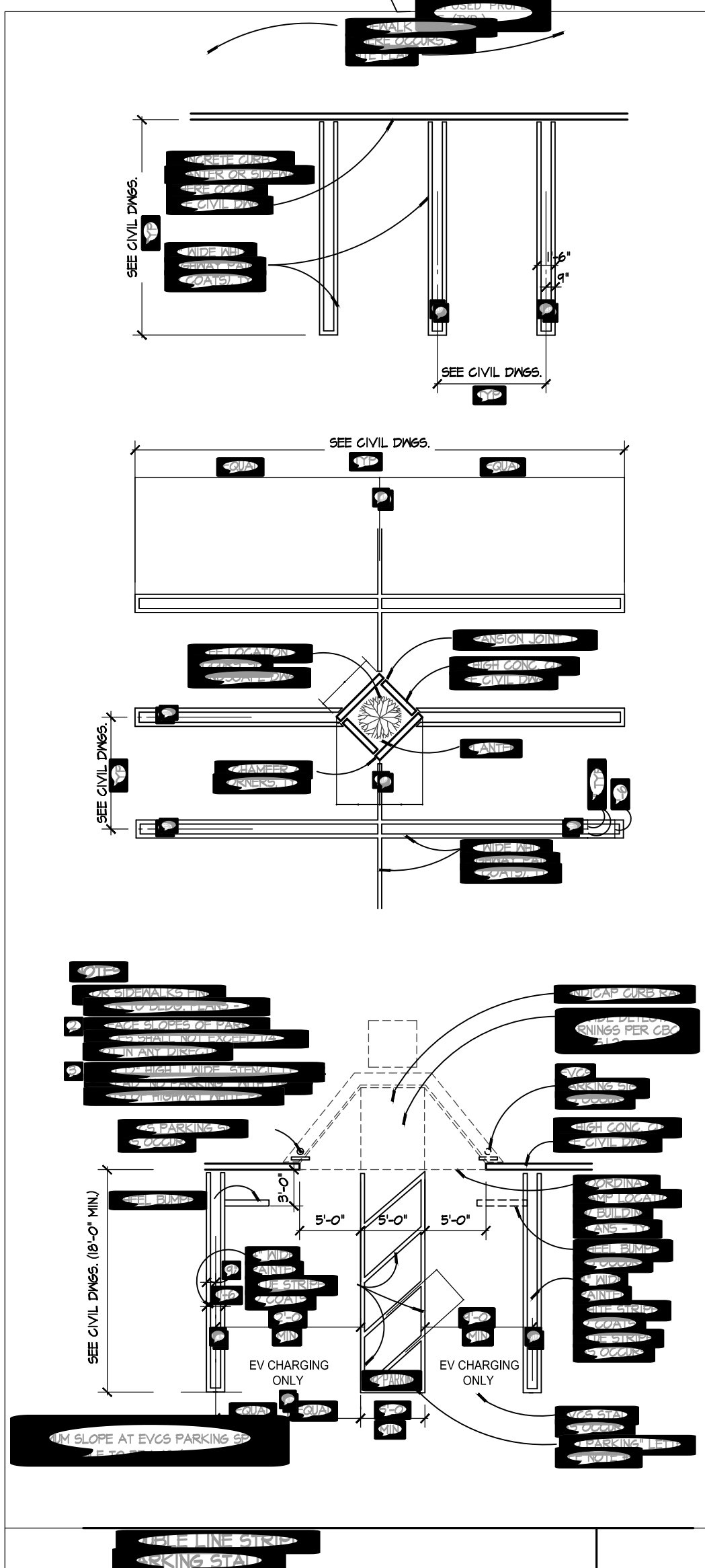


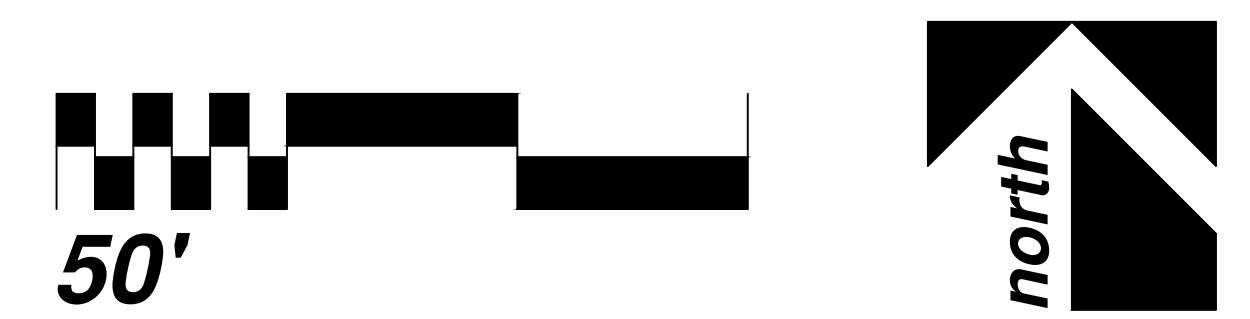
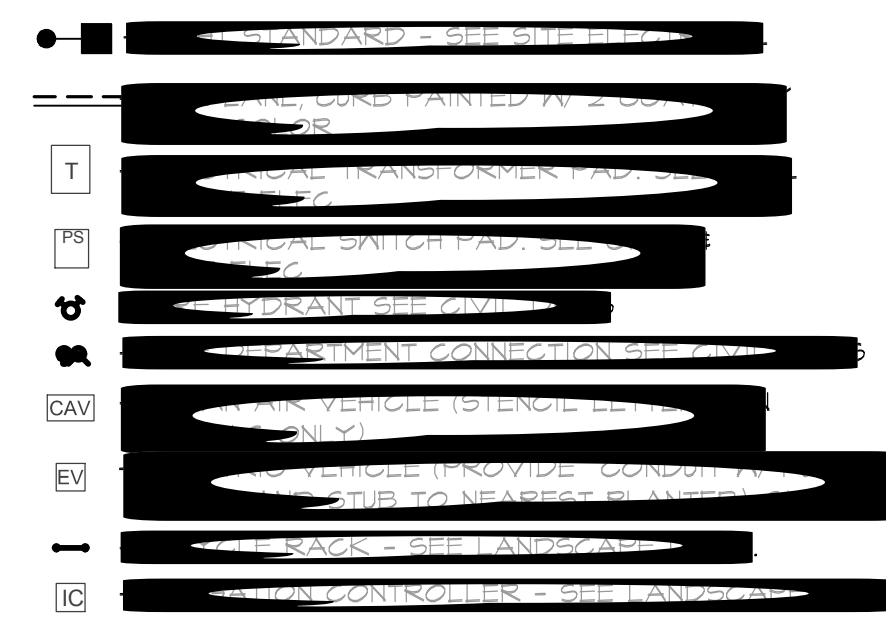
Summary

Land	±15.7 AC	±683,892 SF
Building Coverage	122,074 SF	20%
Parking Provided	675 stalls	
Parking Ratio	5.5	/1,000

PROJECT DATA	
SITE AREA	
Square Feet	683,892 s.f.
Acreage	15.7 Ac
BUILDING AREA	
Retail	122,074 s.f.
COVERAGE	20%
INTERIOR CLEAR HEIGHT	17' min.
BUILDING HEIGHT	20' to 34'
AUTO PARKING REQUIRED	
Neighborhood Commercial: 1/200	610 stalls
AUTO PARKING PROVIDED:	675 standard stalls
ZONING ORDINANCE FOR CITY	
CC Zone- Commercial Community	
MAXIMUM BUILDING HEIGHT ALLOWED	45/ 3 stories
SETBACK	
Front Yard Setback (Secondary & primary arterials)	10ft.
Street Side Yard setback	10ft.
Rear Yard setback	None
MAXIMUM FLOOR AREA RATIO	0.75
LANDSCAPE REQUIREMENT	15%
LANDSCAPE PROVIDED	15%



SITE KEY LEGEND



ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL RETAIL ARCHITECTS LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

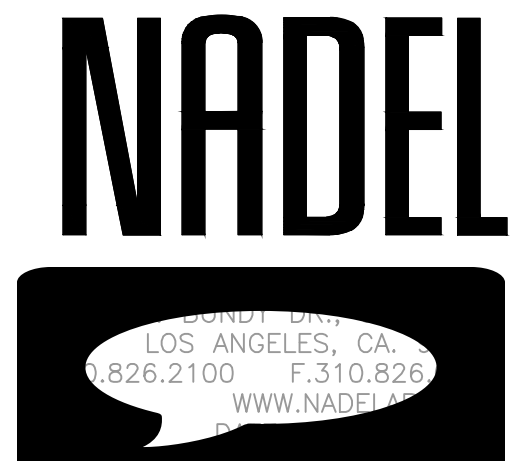
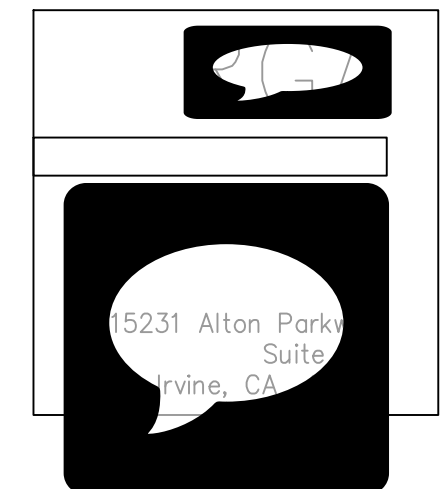
OWNER:
 WLPX PERRIS
 1156 N. MOUNTAIN AVENUE
 UPLAND, CA 91785-0670
 909-946-7562
 ATTN: TIMOTHY REEVES

PRELIMINARY SITE PLAN SP-1

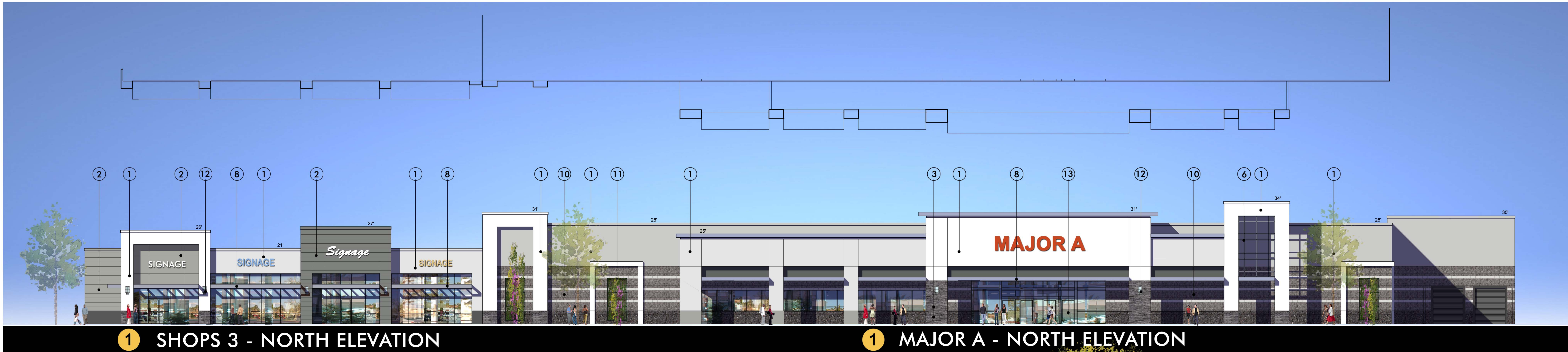
PERRIS VALLEY TOWNE CENTER

PERRIS, CA

Lewis Retail Centers
 A Member of the Lewis Group of Companies

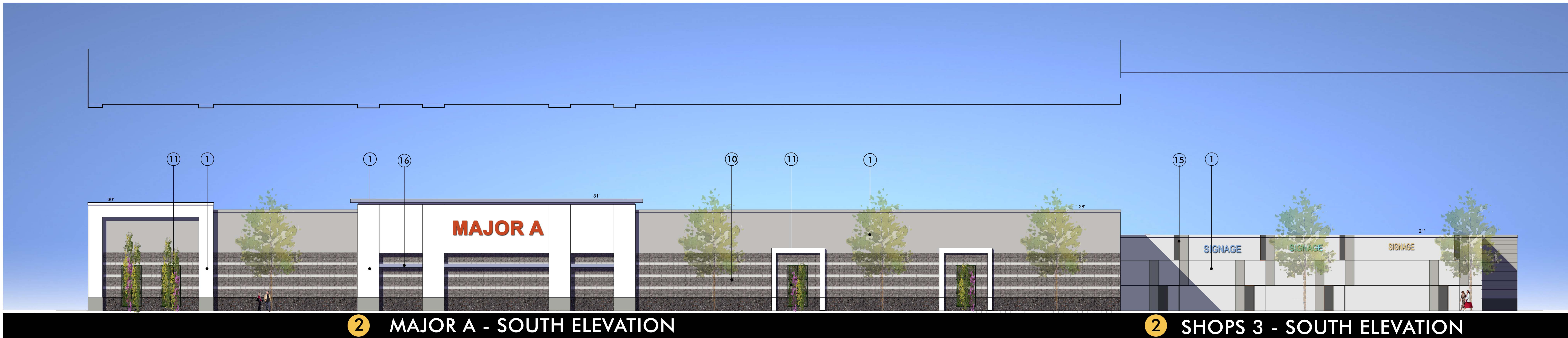


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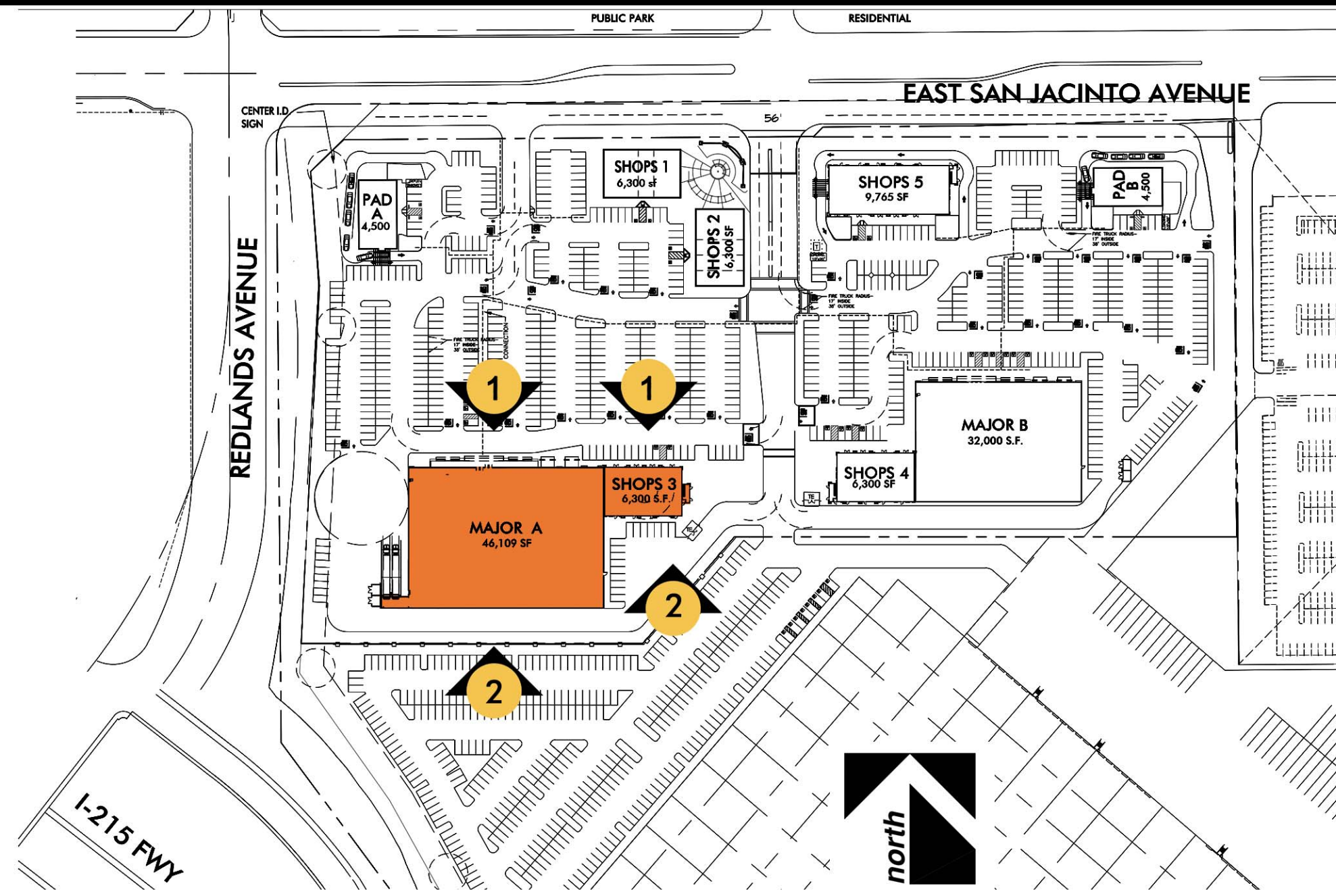
1 SHOPS 3 - NORTH ELEVATION

1 MAJOR A - NORTH ELEVATION



2 MAJOR A - SOUTH ELEVATION

2 SHOPS 3 - SOUTH ELEVATION



- LEGEND:**
- 1. Plaster finish
 - 2. Plaster finish & metal reveals
 - 3. Stone veneer
 - 4. Cornice with plaster finish
 - 5. Trim/ moulding with plaster finish
 - 6. Metal/ steel frames
 - 7. Fabric awning
 - 8. Metal awning
 - 9. Metal trellis
 - 10. Split face CMU w/ precision CMU band
 - 11. Green screen/ metal lattice
 - 12. Decorative light fixture
 - 13. Anodized aluminum storefront
 - 14. Metal cap/ trim
 - 15. Painted accents & metal reveals
 - 16. Framed eyebrow or EIFS with plaster fin.

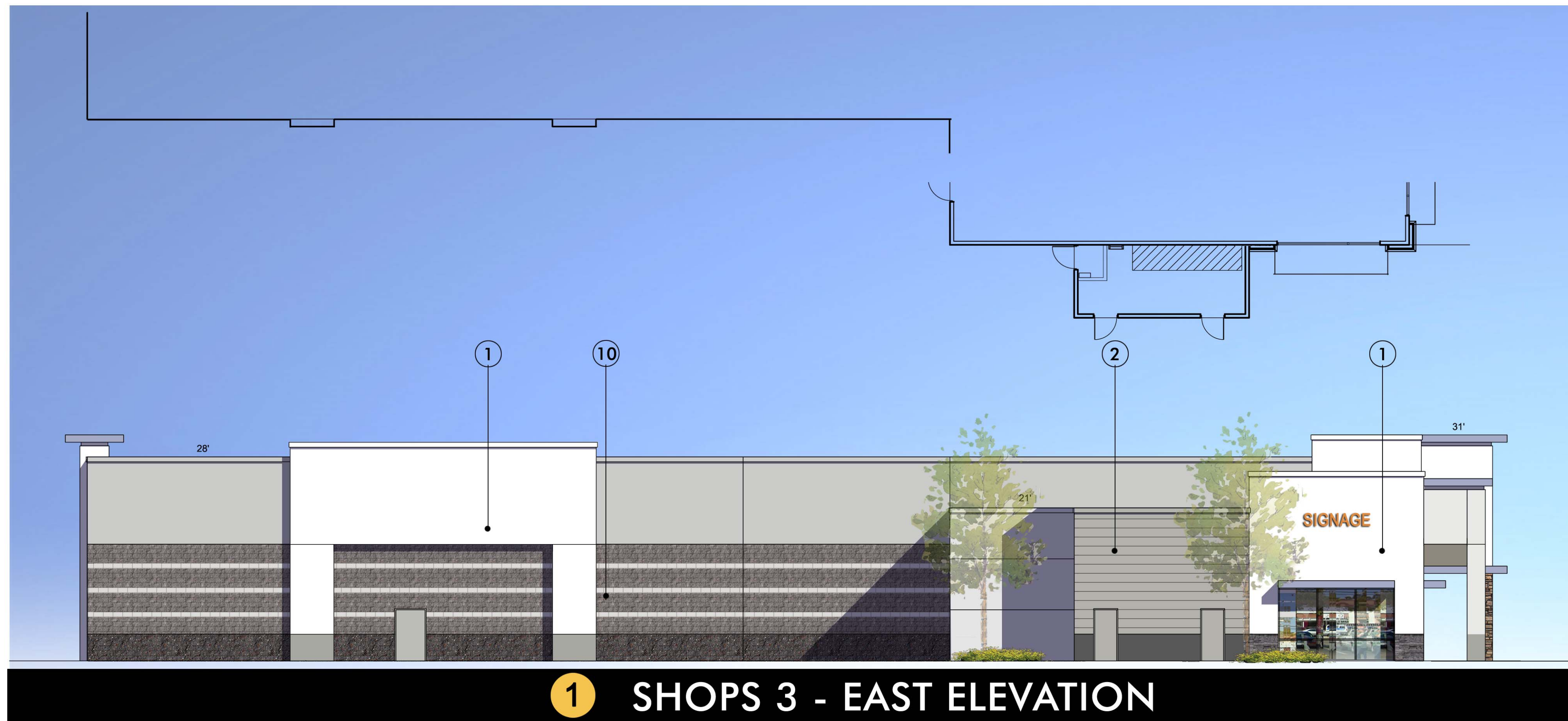
PROPOSED INLINE MAJOR A, SHOPS 3 ELEVATIONS

PERRIS VALLEY TOWNE CENTER
PERRIS, CA.

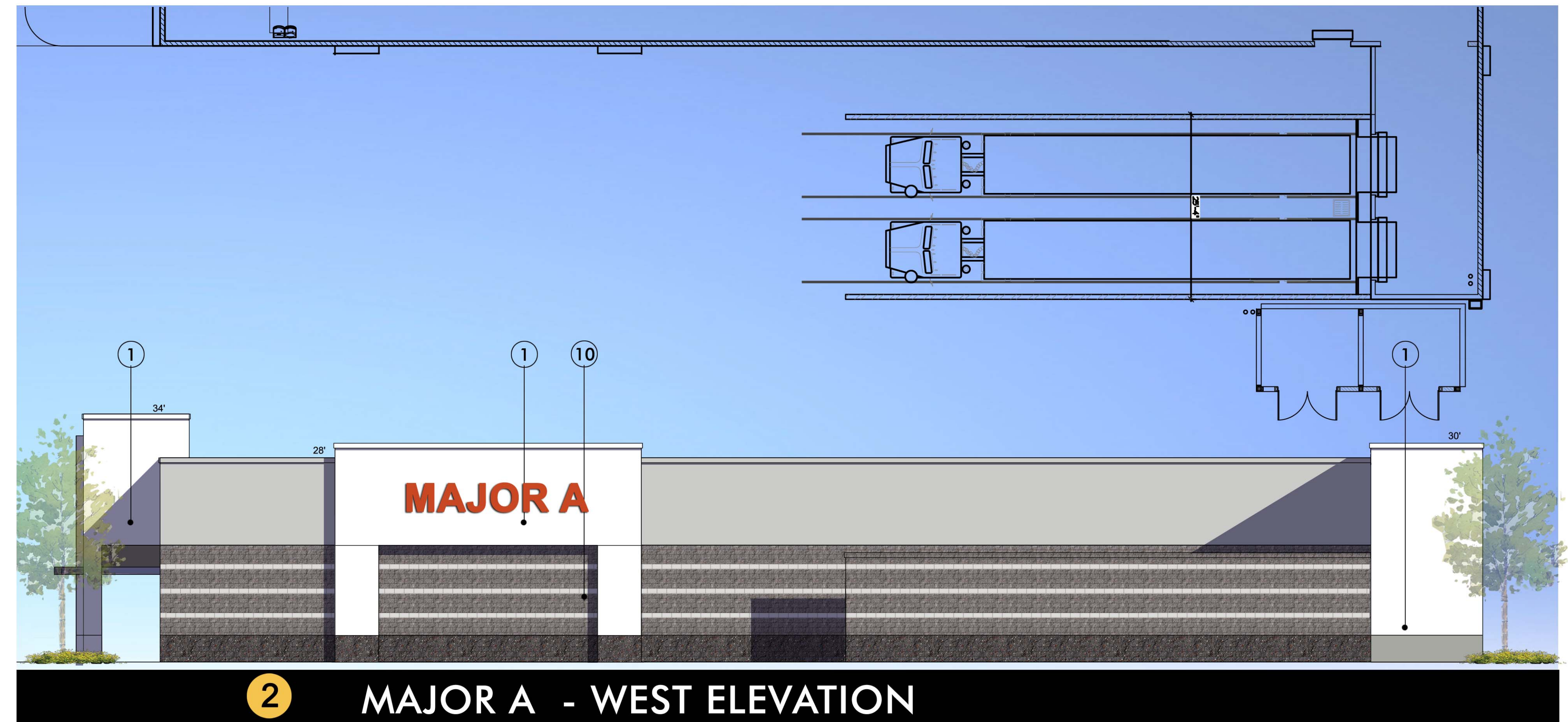
DATE: APRIL 3, 2023
NADEL JOB#: 13270

NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., FOURTH FLOOR
LOS ANGELES, CA. 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM





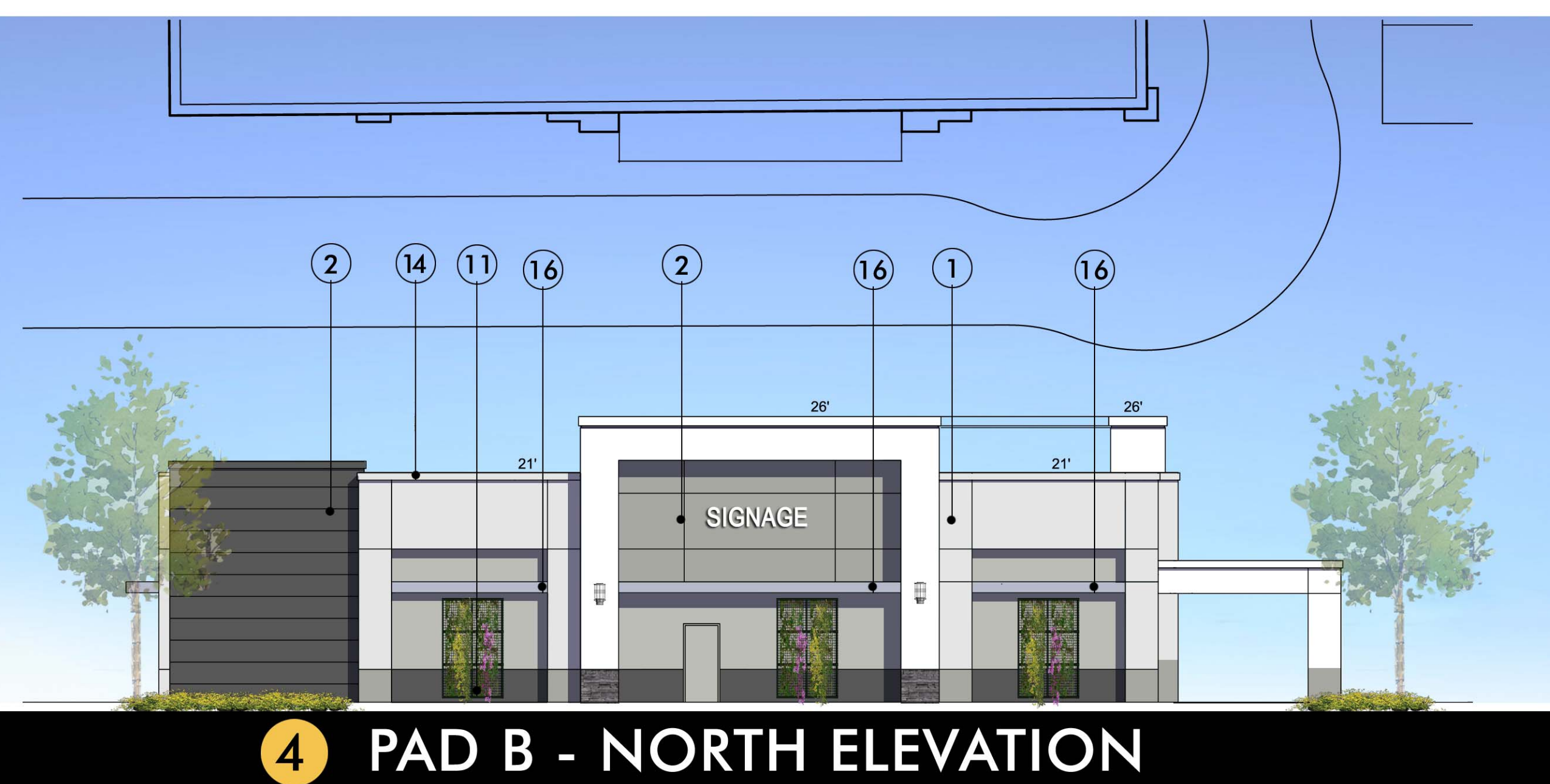
1 SHOPS 3 - EAST ELEVATION



2 MAJOR A - WEST ELEVATION



3 PAD B - SOUTH ELEVATION



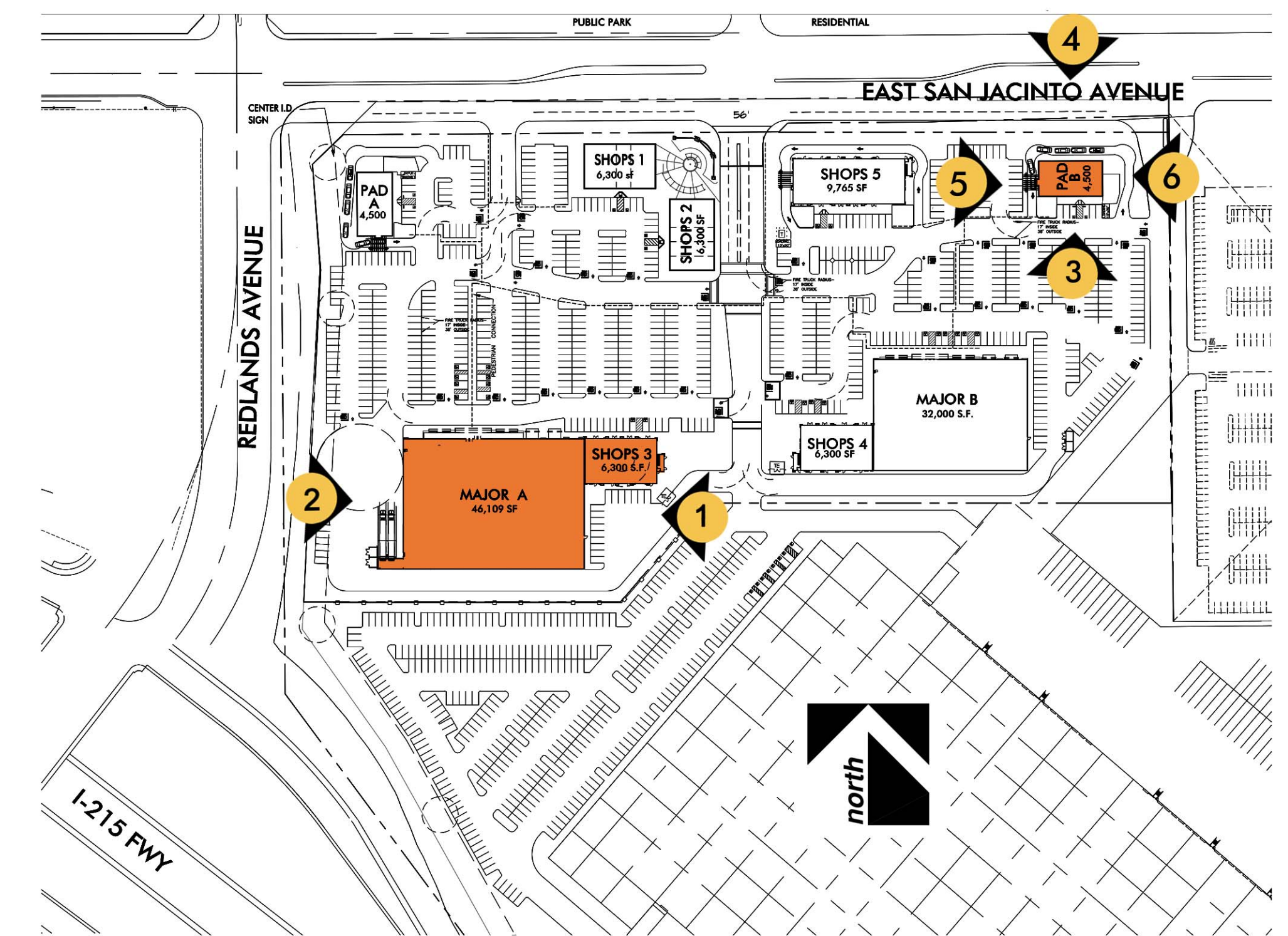
4 PAD B - NORTH ELEVATION



5 PAD B - WEST ELEVATION



6 PAD B - EAST ELEVATION



- LEGEND:**
1. Plaster finish
 2. Plaster finish & metal reveals
 3. Stone veneer
 4. Cornice with plaster finish
 5. Trim/ moulding with plaster finish
 6. Metal/ steel frames
 7. Fabric awning
 8. Metal awning
 9. Metal trellis
 10. Split face CMU w/ precision CMU band
 11. Green screen/ metal lattice
 12. Decorative light fixture
 13. Anodized aluminum storefront
 14. Metal cap/ trim
 15. Painted accents & metal reveals
 16. Framed eyebrow or EIFS with plaster fin.

PROPOSED MAJOR A, SHOPS 3, PAD B ELEVATIONS

PERRIS VALLEY TOWNE CENTER
PERRIS, CA.

DATE: APRIL 3, 2023
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1 SHOPS 1 - SOUTH ELEVATION

SHOPS 2 - SOUTH ELEVATION



2 SHOPS 2 - EAST ELEVATION

SHOPS 1 - EAST ELEVATION



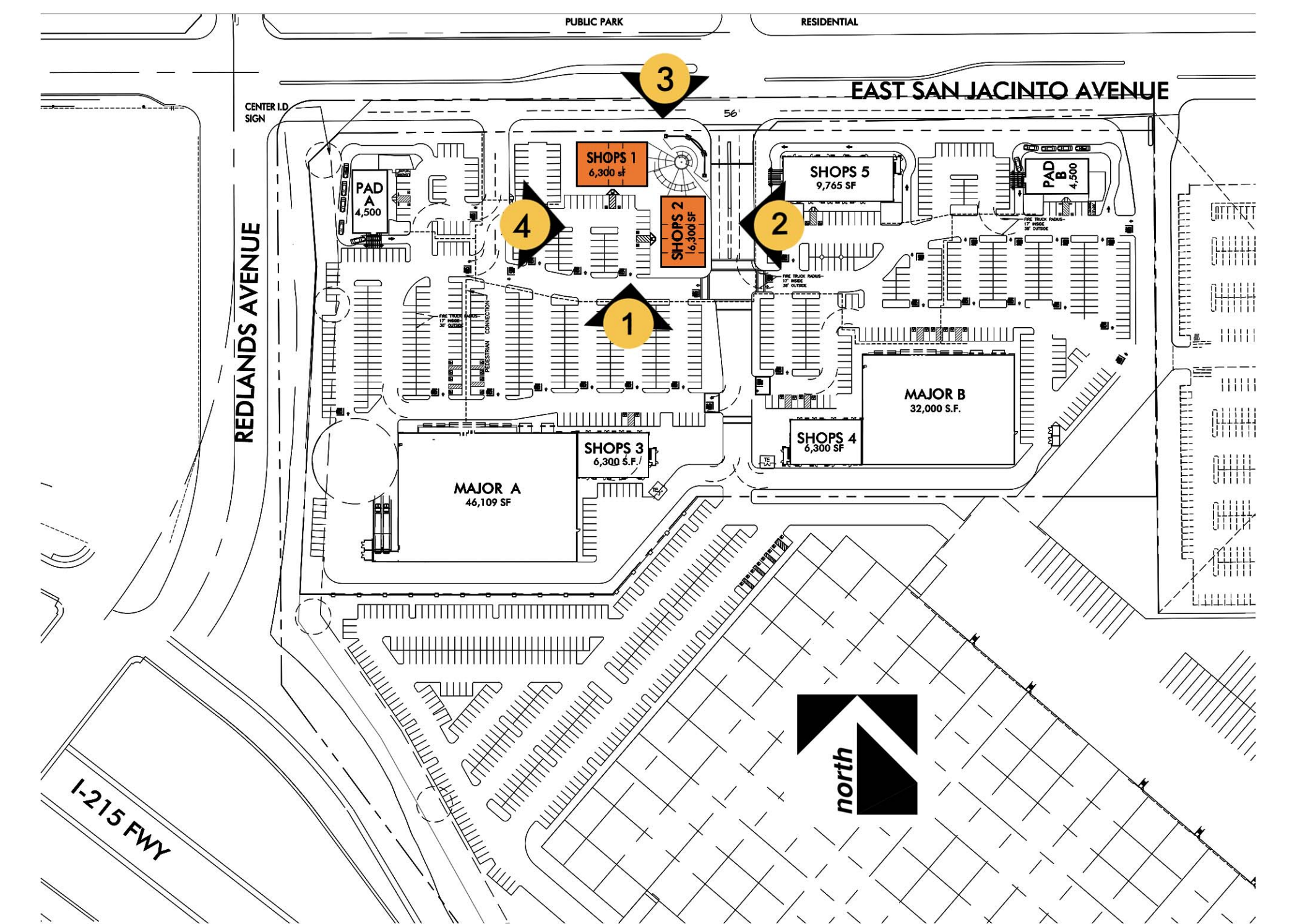
3 SHOPS 2 - NORTH ELEVATION

SHOPS 1 - NORTH ELEVATION



4 SHOPS 1 - WEST ELEVATION

SHOPS 2 - WEST ELEVATION



- LEGEND:**
- 1. Plaster finish
 - 2. Plaster finish & metal reveals
 - 3. Stone veneer
 - 4. Cornice with plaster finish
 - 5. Trim/ moulding with plaster finish
 - 6. Metal/ steel frames
 - 7. Fabric awning
 - 8. Metal awning
 - 9. Metal trellis
 - 10. Split face CMU w/ precision CMU band
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 - 12. Decorative light fixture
 - 13. Anodized aluminum storefront
 - 14. Metal cap/ trim
 - 15. Painted accents & metal reveals
 - 16. Framed eyebrow or EIFS with plaster fin.

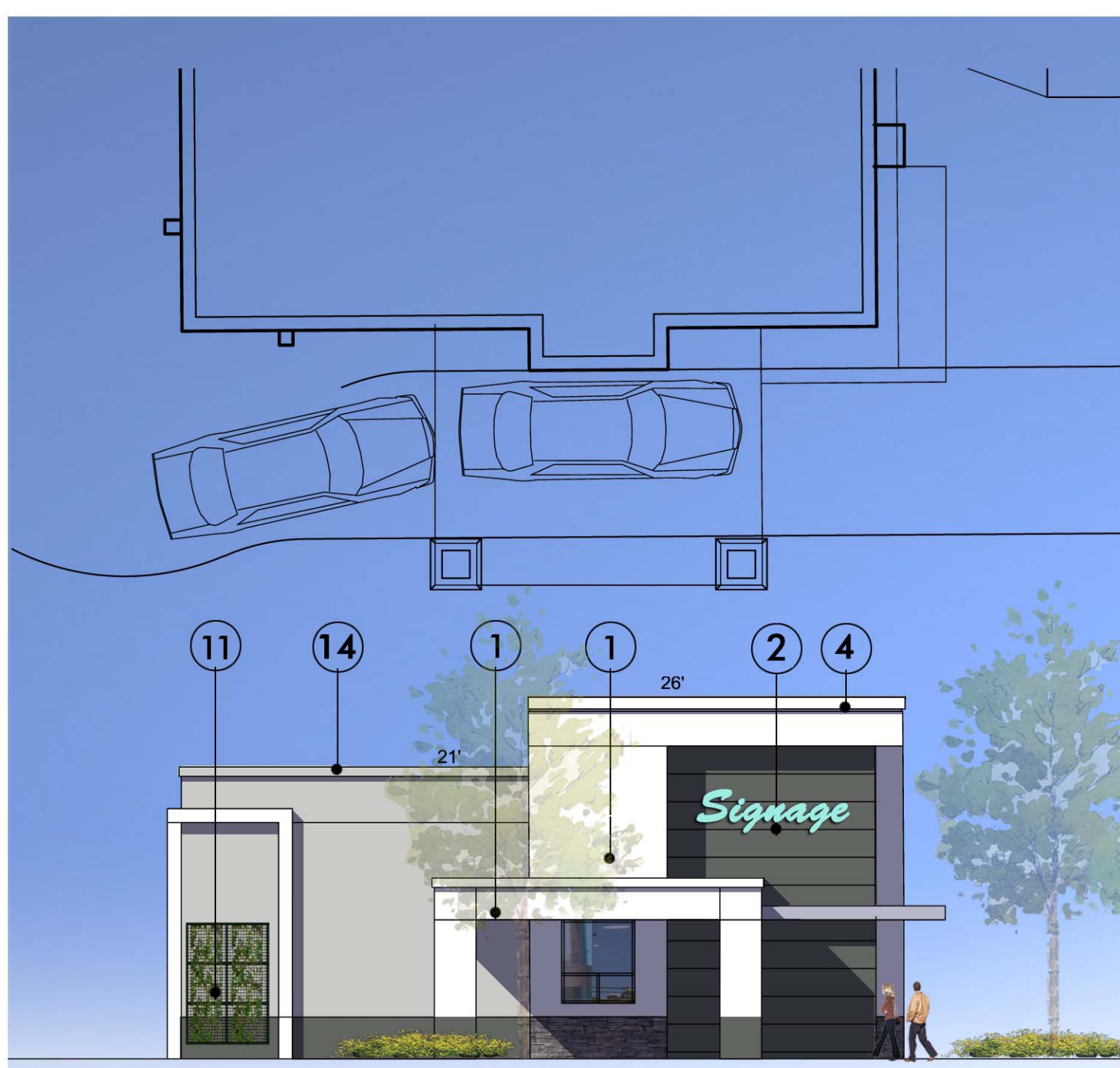
PROPOSED SHOPS 1 & 2 ELEVATIONS

PERRIS VALLEY TOWNE CENTER
PERRIS, CA.

DATE: APRIL 3, 2023
 NADEL JOB#: 13270

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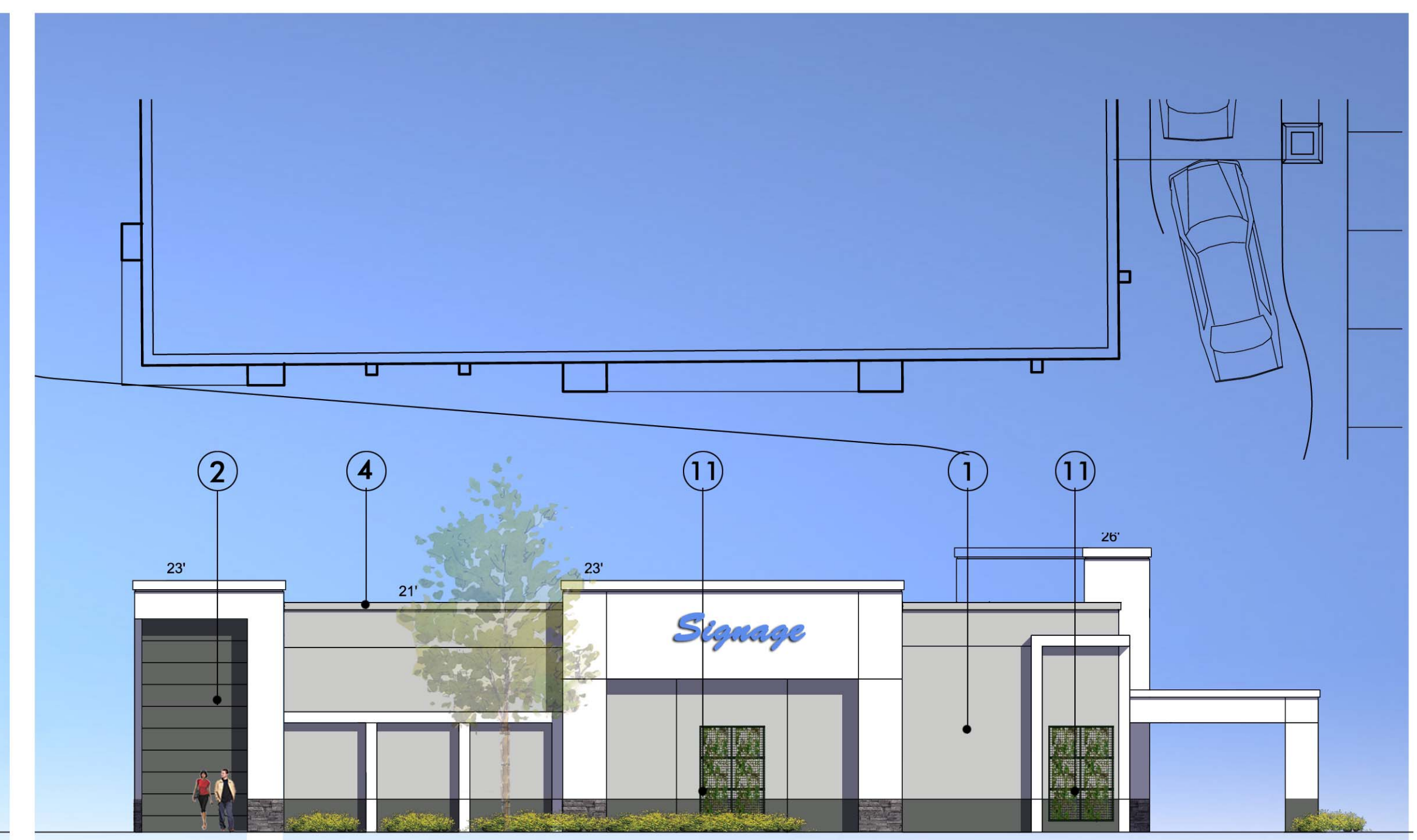
1 PAD A- SOUTH ELEVATION



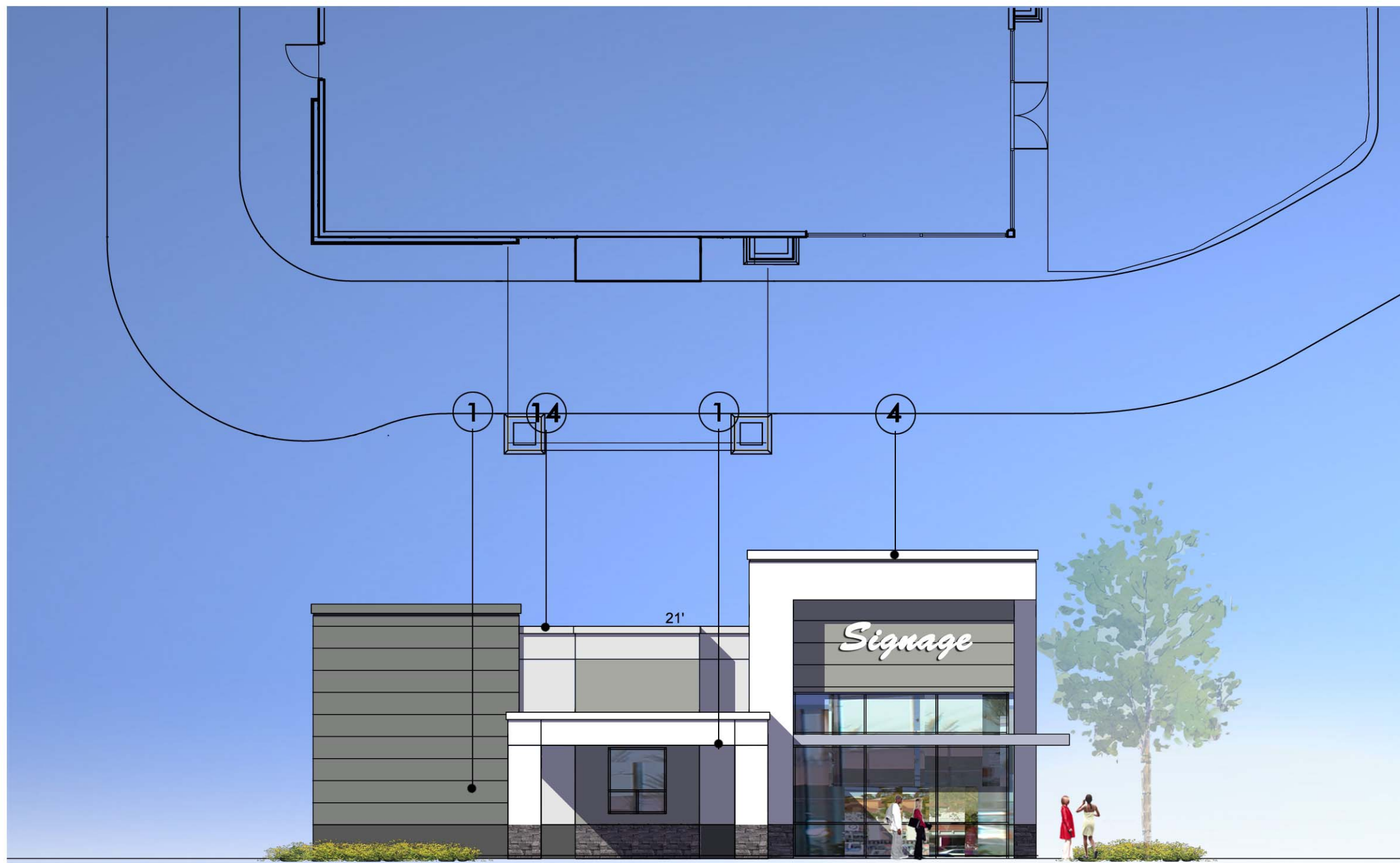
2 PAD A - EAST ELEVATION



3 PAD A - NORTH ELEVATION



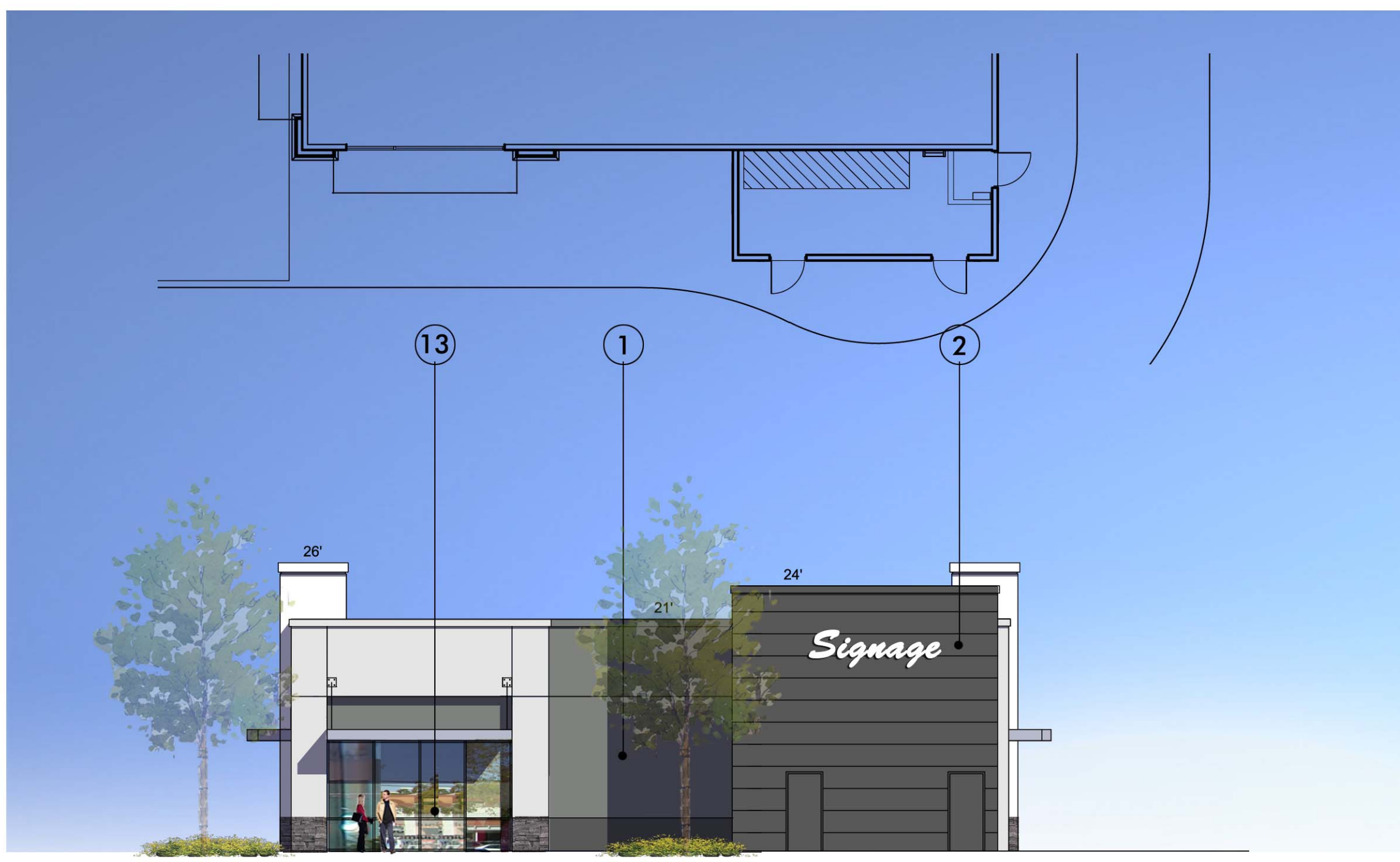
4 PAD A - WEST ELEVATION



1 SHOPS 5- WEST ELEVATION



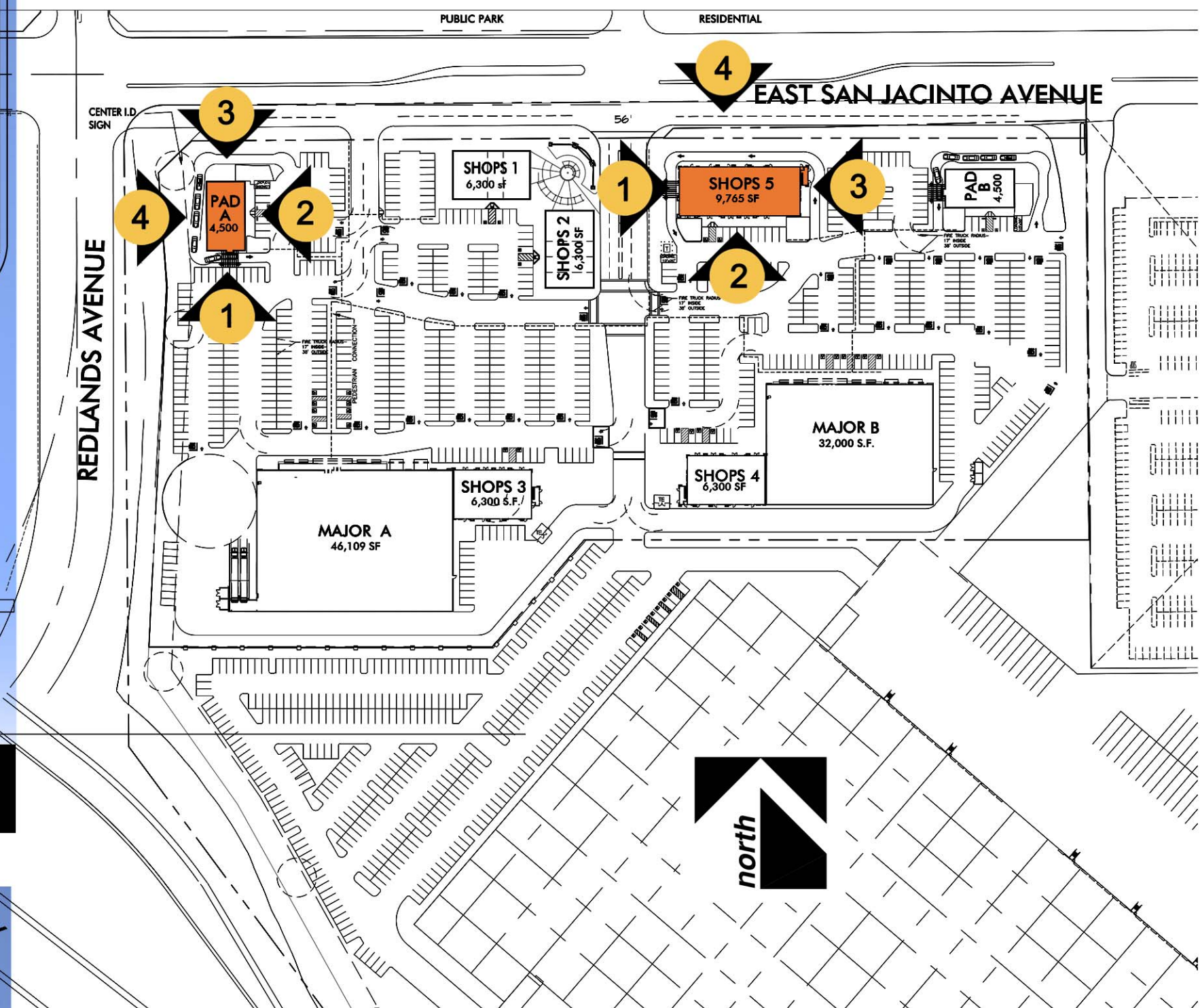
2 SHOPS 5- SOUTH ELEVATION



3 SHOPS 5- EAST ELEVATION



4 SHOPS 5- NORTH ELEVATION



- LEGEND:**
- 1. Plaster finish
 - 2. Plaster finish & metal reveals
 - 3. Stone veneer
 - 4. Cornice with plaster finish
 - 5. Trim/ moulding with plaster finish
 - 6. Metal/ steel frames
 - 7. Fabric awning
 - 8. Metal awning
 - 9. Metal trellis
 - 10. Split face CMU w/ precision CMU band
 - 11. Green screen/ metal lattice
 - 12. Decorative light fixture
 - 13. Anodized aluminum storefront
 - 14. Metal cap/ trim
 - 15. Painted accents & metal reveals
 - 16. Framed eyebrow or EIFS with plaster fin.

PROPOSED SHOPS 5 & PAD A ELEVATIONS
PERRIS VALLEY TOWNE CENTER
PERRIS, CA.

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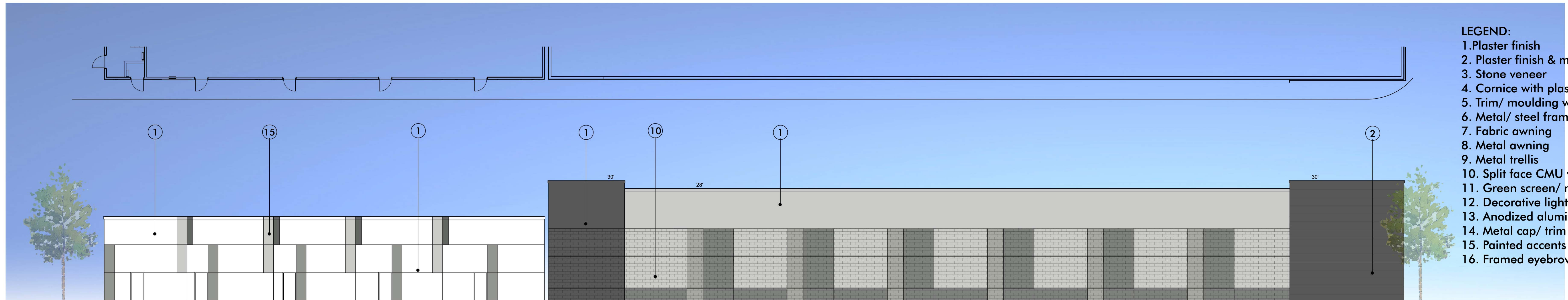


1 MAJOR B - NORTH ELEVATION



3 MAJOR B - EAST ELEVATION

2 MAJOR B - WEST ELEVATION



4 MAJOR B - SOUTH ELEVATION

- LEGEND:**
- 1. Plaster finish
 - 2. Plaster finish & metal reveals
 - 3. Stone veneer
 - 4. Cornice with plaster finish
 - 5. Trim/ moulding with plaster finish
 - 6. Metal/ steel frames
 - 7. Fabric awning
 - 8. Metal awning
 - 9. Metal trellis
 - 10. Split face CMU w/ precision CMU band
 - 11. Green screen/ metal lattice
 - 12. Decorative light fixture
 - 13. Anodized aluminum storefront
 - 14. Metal cap/ trim
 - 15. Painted accents & metal reveals
 - 16. Framed eyebrow or EIFS with plaster fin.

PROPOSED MAJOR B & SHOPS 4 ELEVATIONS

**PERRIS VALLEY TOWNE CENTER
PERRIS, CA.**

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**E5
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