

Design Review for:
Valgon Properties LLC
 SE Corner of Placentia and Perris
 Blvd. Perris, CA 92571



Number	Revision Description	Date



UTILITY PURVEYORS / SCHOOL DISTRICT	VICINITY MAP	SHEET INDEX	PROJECT INFORMATION																																																																						
<p>UTILITY: ELECTRICITY SOUTHERN CALIFORNIA EDISON (800) 884-8123</p> <p>NATURAL GAS THE GAS COMPANY (800) 427-2200</p> <p>TRASH SERVICE CR&R WASTE SERVICES - PERRIS (951) 943-1991</p> <p>WATER & SEWER EASTERN MUNICIPAL WATER DISTRICT (800) 426-3693 CITY OF PERRIS FINANCE & WATER (951) 943-4610</p> <p>SCHOOL DISTRICT: VAL VERDE UNIFIED SCHOOL DISTRICT</p>		<table border="1"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Name</th> </tr> </thead> <tbody> <tr><td>DR-100</td><td>Cover Sheet</td></tr> <tr><td>DR-101</td><td>Site Plan</td></tr> <tr><td>DR-102</td><td>Sections & Trash and Site Amenity</td></tr> <tr><td>DR-103</td><td>Area Plan</td></tr> <tr><td>DR-104</td><td>Junior Anchor</td></tr> <tr><td>DR-105</td><td>Vallarta Market</td></tr> <tr><td>DR-106</td><td>Shop Retail #1</td></tr> <tr><td>DR-107</td><td>C-Store & Gas Canopy</td></tr> <tr><td>DR-108</td><td>QSR / Shops - Coffee QSR</td></tr> <tr><td>DR-109</td><td>QSR #1 & QSR #2</td></tr> <tr><td>DR-110</td><td>Renderings</td></tr> <tr><td>DR-111</td><td>Renderings</td></tr> <tr><td>DR-112</td><td>Lighting Specifications</td></tr> <tr><td>DR-113</td><td>Lighting Plan</td></tr> <tr><td>DR-114</td><td>Site Plan With Aerial</td></tr> <tr><td>DR-115</td><td>Walls&Truck/Vehicle Turning Plan</td></tr> <tr><td>DR-200</td><td>Overall Floor Plan</td></tr> <tr><td>DR-201</td><td>Enlarged Floor Plan - Vallarta Market</td></tr> <tr><td>DR-202</td><td>Enlarged Floor Plan - Shop Retail #1</td></tr> <tr><td>DR-204</td><td>Enlarged Floor Plan - Junior Anchor</td></tr> <tr><td>DR-205</td><td>Overall Elevations</td></tr> <tr><td>DR-206</td><td>Elevations - Vallarta Market</td></tr> <tr><td>DR-207</td><td>Elevations - Shop Retail #1</td></tr> <tr><td>DR-208</td><td>Elevations - Junior Anchor</td></tr> <tr><td>DR-300</td><td>C-Store Plans</td></tr> <tr><td>DR-301</td><td>Elevations - C-Store</td></tr> <tr><td>DR-400</td><td>QSR#1 Plans</td></tr> <tr><td>DR-401</td><td>Elevations - QSR#1</td></tr> <tr><td>DR-501</td><td>Plans & Elevations - QSR #2</td></tr> <tr><td>DR-600</td><td>QSR3 / Shops Plans</td></tr> <tr><td>DR-601</td><td>Elevations - QSR / Shops</td></tr> <tr><td>DR-700</td><td>Coffee Prototype - Plans</td></tr> <tr><td>DR-701</td><td>Elevations - Coffee QSR</td></tr> <tr><td>DR-800</td><td>Gas Canopy Plans & Elev</td></tr> </tbody> </table>	Sheet Number	Sheet Name	DR-100	Cover Sheet	DR-101	Site Plan	DR-102	Sections & Trash and Site Amenity	DR-103	Area Plan	DR-104	Junior Anchor	DR-105	Vallarta Market	DR-106	Shop Retail #1	DR-107	C-Store & Gas Canopy	DR-108	QSR / Shops - Coffee QSR	DR-109	QSR #1 & QSR #2	DR-110	Renderings	DR-111	Renderings	DR-112	Lighting Specifications	DR-113	Lighting Plan	DR-114	Site Plan With Aerial	DR-115	Walls&Truck/Vehicle Turning Plan	DR-200	Overall Floor Plan	DR-201	Enlarged Floor Plan - Vallarta Market	DR-202	Enlarged Floor Plan - Shop Retail #1	DR-204	Enlarged Floor Plan - Junior Anchor	DR-205	Overall Elevations	DR-206	Elevations - Vallarta Market	DR-207	Elevations - Shop Retail #1	DR-208	Elevations - Junior Anchor	DR-300	C-Store Plans	DR-301	Elevations - C-Store	DR-400	QSR#1 Plans	DR-401	Elevations - QSR#1	DR-501	Plans & Elevations - QSR #2	DR-600	QSR3 / Shops Plans	DR-601	Elevations - QSR / Shops	DR-700	Coffee Prototype - Plans	DR-701	Elevations - Coffee QSR	DR-800	Gas Canopy Plans & Elev	<p>OWNER VALLARTA SUPERMARKET CONTACT: JUSTIN PRATT VP OF CONSTRUCTION 12881 BRADLEY AVE. SYLMAR, CA 91342 818-639-5615</p> <p>ARCHITECT WSCS DESIGN CONTACT: WADE SHUEY 2501 E. GUASTI RD, #201 ONTARIO, CA 91761 P: 909-544-9118 WADE@WSCSDSIGN.COM</p> <p>PROJECT ADDRESS SOUTHEAST CORNER OF PERRIS BLVD. & PLACENTIA AVE. PERRIS, CA</p> <p>COUNTY NAME RIVERSIDE COUNTY</p> <p>APN 300-260-001</p> <p>OCCUPANCY B, M, S1</p> <p>CONSTRUCTION TYPE GROCERY - III-B QSR - VB</p> <p>FIRE SPRINKLERS YES</p> <p>BUILDING AREA TOTAL BUILDING: +/- 91,844 SQ.FT. SEE AREA PLAN FOR BREAKDOWN</p> <p>ZONING CC - COMMERCIAL COMMUNITY (CITY OF PERRIS PLANNING DIVISION)</p> <p>PARKING SEE BELOW</p> <p>PARKING REQUIRED:</p> <ul style="list-style-type: none"> 467 SPACES (CITY OF PERRIS CODE OF ORDINANCES, CHAPTER 19.69.030) 9 ADA SPACES (INCLUDING 2 VAN ACCESSIBLE) (CBC 2022, TABLE 11B-208.2) 20% OF 467 ACTUAL PARKING SPACES = 94 EV CAPABLE SPACES (25% OF 94 EV CAPABLE SPACES = 24 EVSE SPACES PER) (CGBC 2022, TABLE 5.106.5.3.1) <p>PARKING PROVIDED:</p> <ul style="list-style-type: none"> 489 SPACES (TOTAL) 18 ADA SPACES INCLUDED (2 VAN ACCESSIBLE) 96 EV CAPABLE SPACES INCLUDING 25 EVSE SPACES AND 1 ADA EVSE SPACE 72 COMPACT SPACES (15% OF 477 SPACES = 72 COMPACT SPACES) [19.69.030]
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<p>APPLICABLE CODES</p> <p>2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE CITY OF PERRIS MUNICIPAL CODE</p>	<p>LEGAL DESCRIPTION</p> <p>(AS DESCRIBED IN THE TITLE COMMITMENT)</p> <p>THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF PERRIS AND DESCRIBED AS FOLLOWS:</p> <p>LOT(S) 156, OF TRACT NO. 20533-2, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 202, PAGE(S) 12 THROUGH 22, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>ALSO EXCEPTING THEREFROM ONE-HALF UNDIVIDED INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS IN AND UNDER THE REAL PROPERTY DESCRIBED BELOW, TOGETHER WITH THE RIGHT TO EXPLORE, DEVELOP, EXTRACT, AND REMOVE THE SAME THEREFROM BY SLANT DRILLING OR THE "WHIPSTOCK" METHOD OF OPERATION, WITH DERIVICKS OR DRILLINGS LOCATED OUTSIDE OF THE BOUNDARIES OR THE LAND, PROVIDED, HOWEVER, THAT THERE IS NO RIGHT OF ENTRY ON THE SURFACE AND/OR SUBSURFACE OF SAID DESCRIBED PROPERTY TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID DESCRIBED PROPERTY, AS SET FORTH IN THE QUITCLAIM DEED RECORDED MARCH 15, 1988 AS INSTRUMENT NO. 68496, OFFICIAL RECORDS.</p>	<p>SEPARATE SUBMITTALS</p> <ol style="list-style-type: none"> A SIGN PROGRAM WILL BE REQUIRED FOR THIS PROJECT. PLEASE NOTE THAT THE PROGRAM WILL NEED TO ADHERE TO THE PERRIS MUNICIPAL CODE CHAPTER 19.75. A SEPARATE SIGN APPLICATION AND \$500.00 + \$8.45 WILL BE REQUIRED. ALCOHOL SALES. IF SEEKING ALCOHOL SALES FOR THE CONVENIENCE STORE, A SEPARATE CUP APPLICATION AND FEE WOULD BE REQUIRED TO COMPLY WITH SECTION 19.65 OF THE PERRIS MUNICIPAL CODE. 	<p>PROJECT DESCRIPTION</p> <p>THIS PROJECT CONSIST OF SEVERAL ITEMS IN THE OVERALL PLAN TO FULLY DEVELOP IT INTO A COMMUNITY-COMMERCIAL SITE. THE SITE WILL HAVE SEVEN BUILDINGS THAT INCLUDE A ONE SUPERMARKET, TWO RETAIL SHOPS, ONE CONVENIENT STORE, THREE RESTAURANTS, AND ONE COFFEE HOUSE. ALSO INCLUDED, A FULLY DEVELOPED PARKING LOT AND ADEQUATE DRIVE WAY APPROACHES FROM PERRIS BLVD. AND PLACENTIA AVE.</p>																																																																						

Design Review for:

Valgon Properties LLC

22-801

08/05/2024

**SE Corner of Placentia and
 Perris Blvd. Perris, CA 92571**

DR-100

Cover Sheet

Retail Required Parking			
Name	Area	Factor	Min. Parking
C-Store	4913 SF	250	20
Junior Anchor	15593 SF	250	63
Retail #2	7000 SF	250	28
Shop Retail #1	7520 SF	250	31
Vallarta Market	59371 SF	250	238
Grand total	94397 SF		380

Drive-In Required Parking			
Name	Area	Dining Area	Min. Required Parking
Coffee QSR	2367 SF	947 SF	29
QSR #1	2621 SF	1048 SF	31
QSR #2	2079 SF	832 SF	27
Grand total	7067 SF		87

PARKING REQUIRED:

- 467 SPACES [CITY OF PERRIS CODE OF ORDINANCES, CHAPTER 19.69.030]
- 9 ADA SPACES (INCLUDING 2 VAN ACCESSIBLE) [CBC 2022, TABLE 11B-208.2]
- 20% OF 467 ACTUAL PARKING SPACES = 94 EV CAPABLE SPACES (25% OF 94 EV CAPABLE SPACES = 24 EVSE SPACES PER) [CGBC 2022, TABLE 5.106.5.3.1]

PARKING PROVIDED:

- 489 SPACES (TOTAL)
- 18 ADA SPACES INCLUDED (2 VAN ACCESSIBLE)
- 96 EV CAPABLE SPACES INCLUDING 25 EVSE SPACES AND 1 ADA EVSE SPACE
- 72 COMPACT SPACES (15% OF 477 SPACES = 72 COMPACT SPACES) [19.69.030]

Revision	Description	Date
Number		

Provided Parking	
Parking Type	Count
ADA	5
Compact	16
EVCS	68
EVSE	70
EVSE ADA	25
Regular	1
VAN ADA	302
Total Parking Provided	489

Required Electric Vehicle Parking Per CGBC Table 5.106.5.3.1		
Total Parking Spaces Provided	Number of Required EV Capable Spaces (EVCS)	Number of EV Charging Stations (EVSE)
489	98	25

Site GLA Area		
Name	Number	Area
Junior Anchor	101	15593 SF
Vallarta Market	102	59371 SF
Shop Retail #1	103	7520 SF
C-Store	104	4913 SF
Gas Canopy	105	4959 SF
Retail #2	106	7000 SF
Coffee QSR	107	2367 SF
QSR #1	108	2621 SF
QSR #2	109	2079 SF
Grand total		106422 SF

Site Legend

- PATH OF TRAVEL
- EVCS ELECTRIC VEHICLE CAPABLE SPACES
- EVSE ELECTRIC VEHICLE CHARGING STATIONS WITH SUPPLIED EQUIPMENT.
- C COMPACT

Site Plan Legend

- Vallarta Market
- C-Store
- Coffee QSR
- Gas Canopy
- Junior Anchor
- QSR #1
- QSR #2
- Retail #2
- Shop Retail #1

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SE Corner of Placentia and
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DR-101

Site Plan

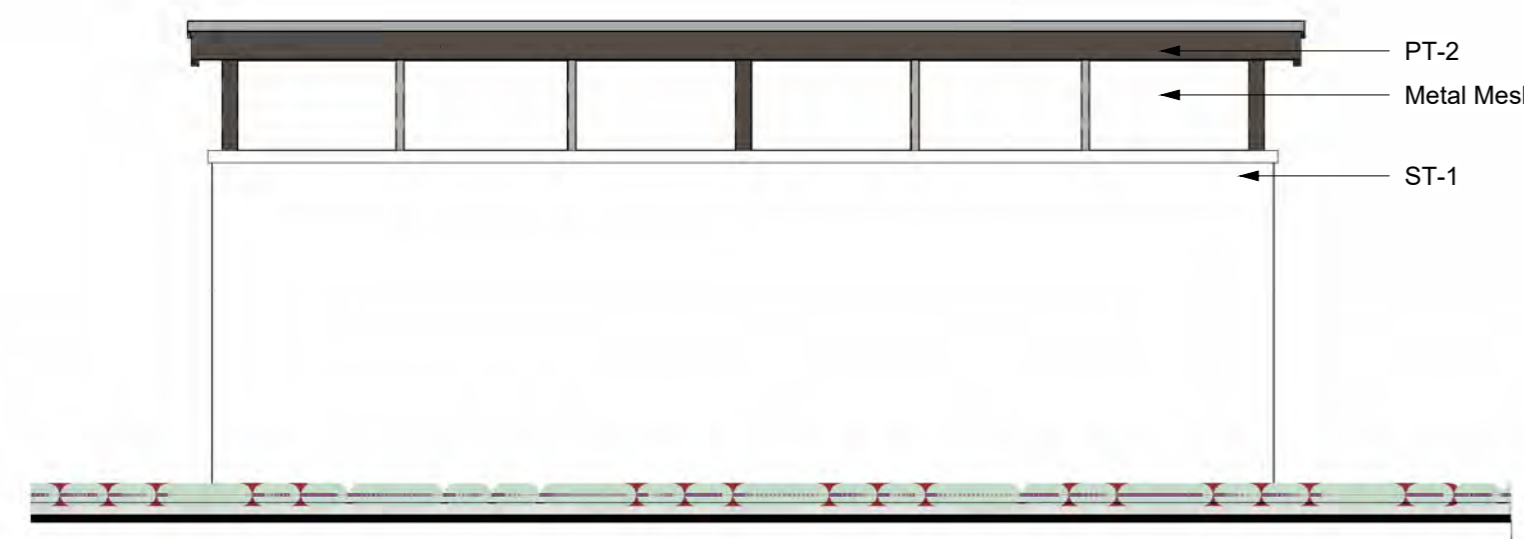


1 **Site Plan**
 1" = 40'-0"

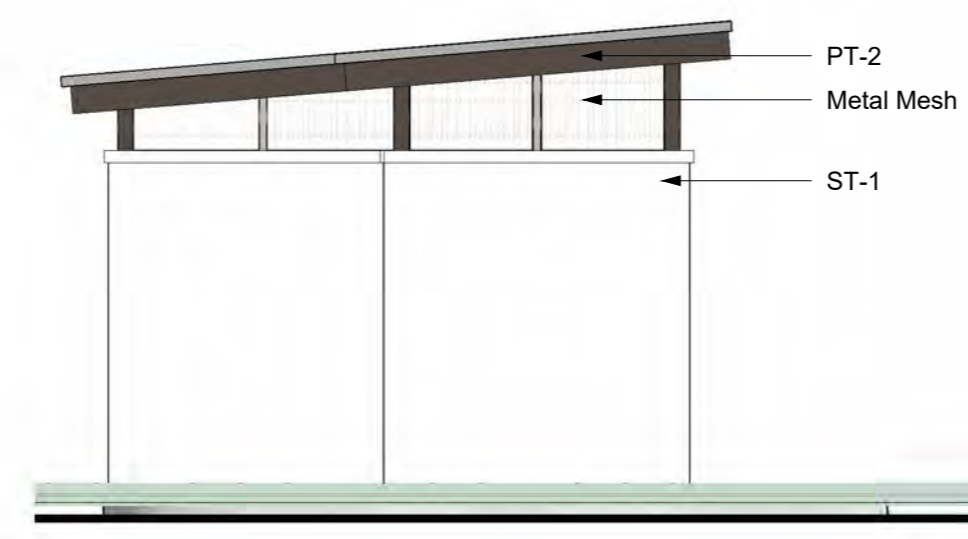




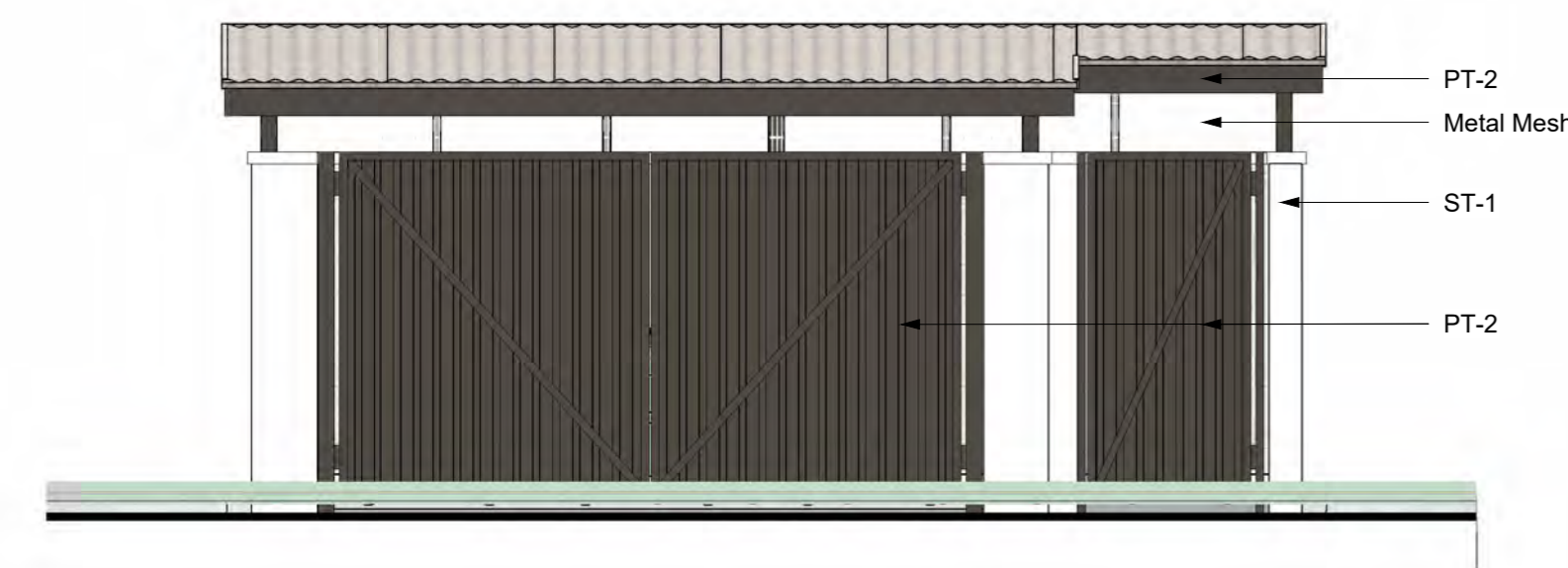
Number	Revision Description	Date



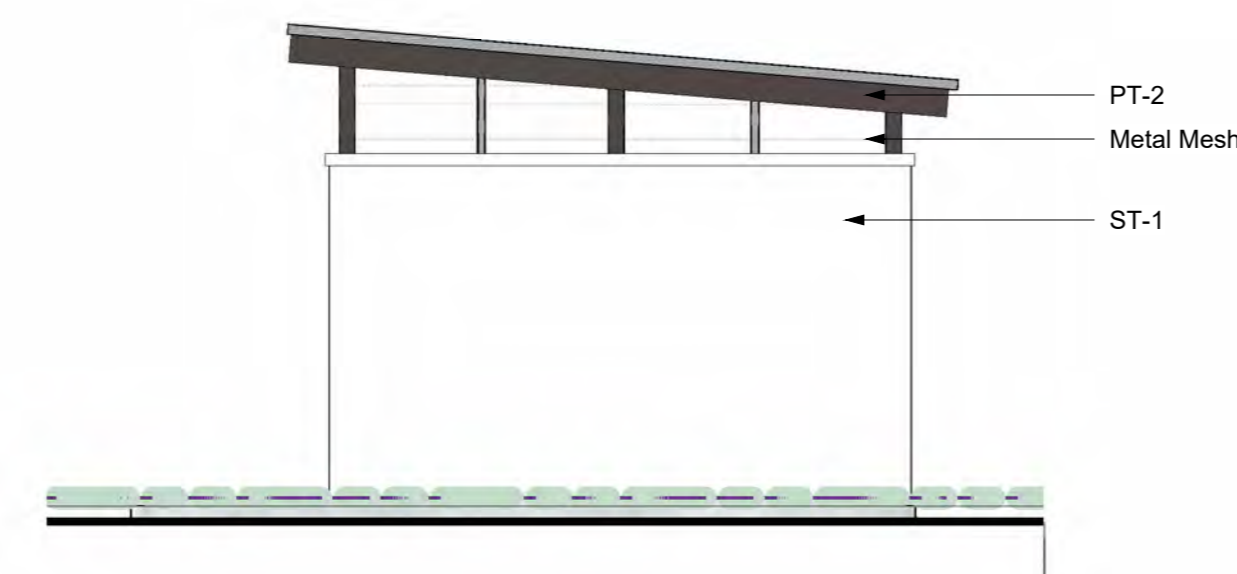
5 **Typical Trash Enclosure - C**
1/4" = 1'-0"





6 **Typical Trash Enclosure - D**
1/4" = 1'-0"

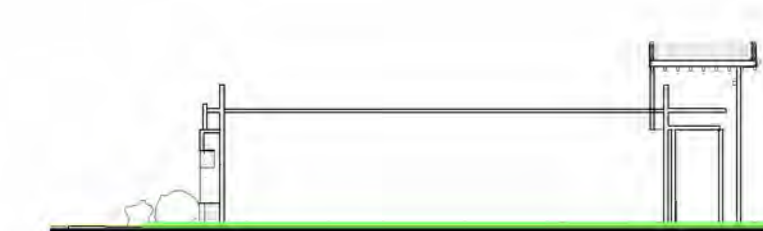


3 **Typical Trash Enclosure - A**
1/4" = 1'-0"

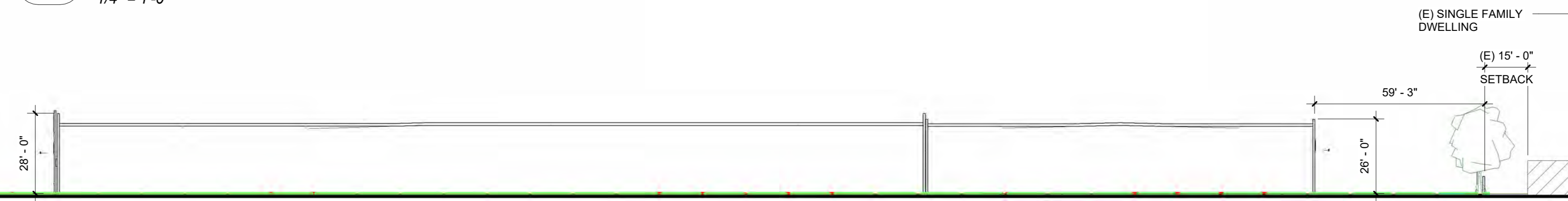


4 **Typical Trash Enclosure - B**
1/4" = 1'-0"

MATERIAL LEGEND	
 Whisper DEW340	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)
 Weathered Brown DEC756	PT-2 PT-2 Paint Dunn Edwards (Weathered Brown DEC756)



2 **Site Cross Section 2**
1" = 30'-0"



1 **Site Cross Section 1**
1" = 30'-0"

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**SE Corner of Placentia and
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DR-102

**Sections & Trash and
Site Amenity**



Site Area Legend

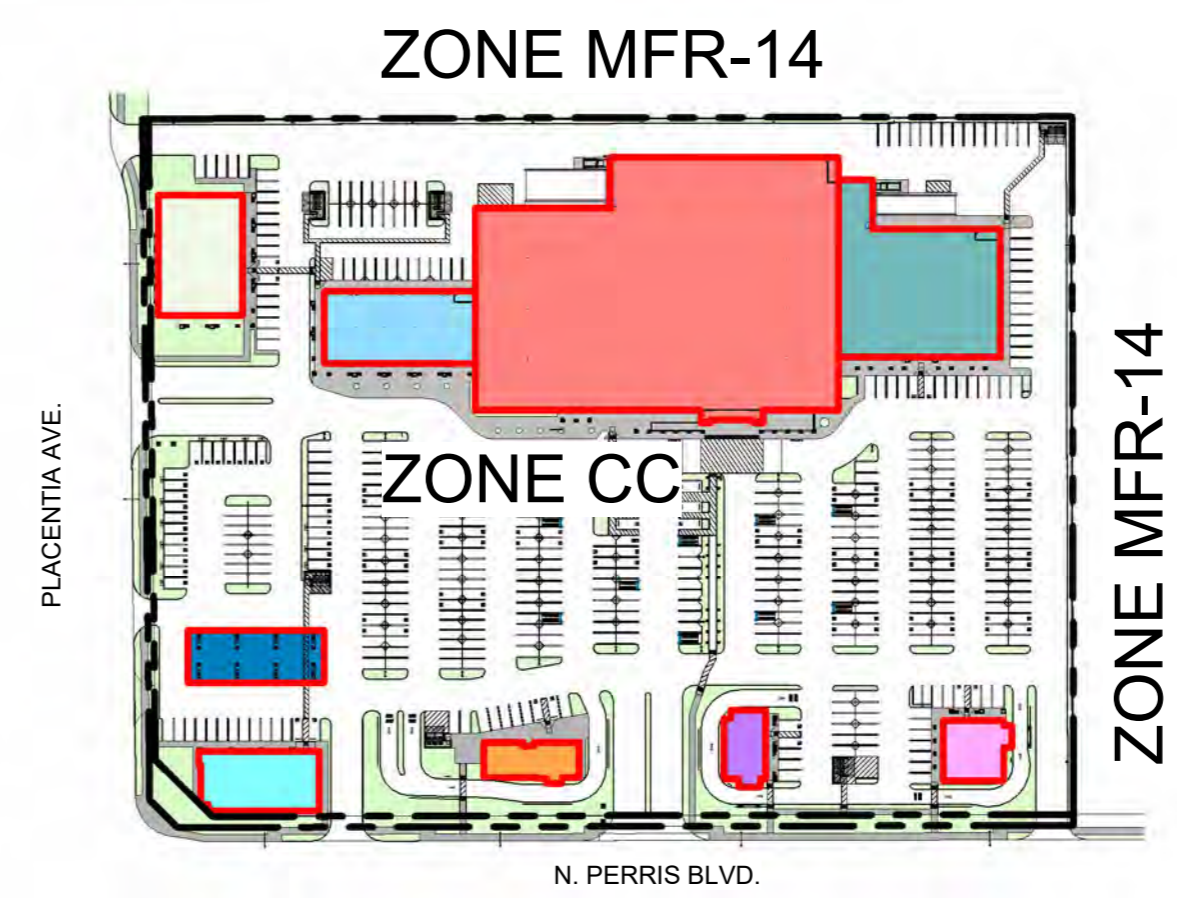
- Vallarta
- AC Paving
- Coffee QSR
- Gas Canopy
- Junior Anchor
- C-Store
- QSR #1
- QSR #2
- Hardscape
- Retail #2
- Shop Retail #1
- Landscape
- Truck Loading Dock
- Trash Enclosure

Area Schedule Site Lot Coverage

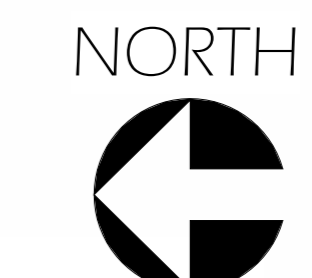
Name	Area	% of Lot	Area Type
AC Paving	261273 SF	59.0%	Exterior Area
Hardscape	25755 SF	5.8%	Exterior Area
Landscape	44467 SF	10.0%	Exterior Area
Trash Enclosure	1458 SF	0.3%	Exterior Area
Truck Loading Dock	3388 SF	0.8%	Exterior Area
Exterior Area	336341 SF	76.0%	
C-Store	4913 SF	1.1%	Gross Building Area
Coffee QSR	2367 SF	0.5%	Gross Building Area
Gas Canopy	4959 SF	1.1%	Gross Building Area
Junior Anchor	15593 SF	3.5%	Gross Building Area
QSR #1	2621 SF	0.6%	Gross Building Area
QSR #2	2079 SF	0.5%	Gross Building Area
Retail #2	7000 SF	1.6%	Gross Building Area
Retail - 1	0 SF	0.0%	Gross Building Area
Shop Retail #1	7520 SF	1.7%	Gross Building Area
Vallarta	59371 SF	13.4%	Gross Building Area
Gross Building Area	106422 SF	24.0%	
	442764 SF	100.0%	

Number	Revision Description	Date

1 **Area Site Plan**
 1" = 40'-0"



2 **Zoning Site Plan**
 1" = 160'-0"



Design Review for:

Valgon Properties LLC

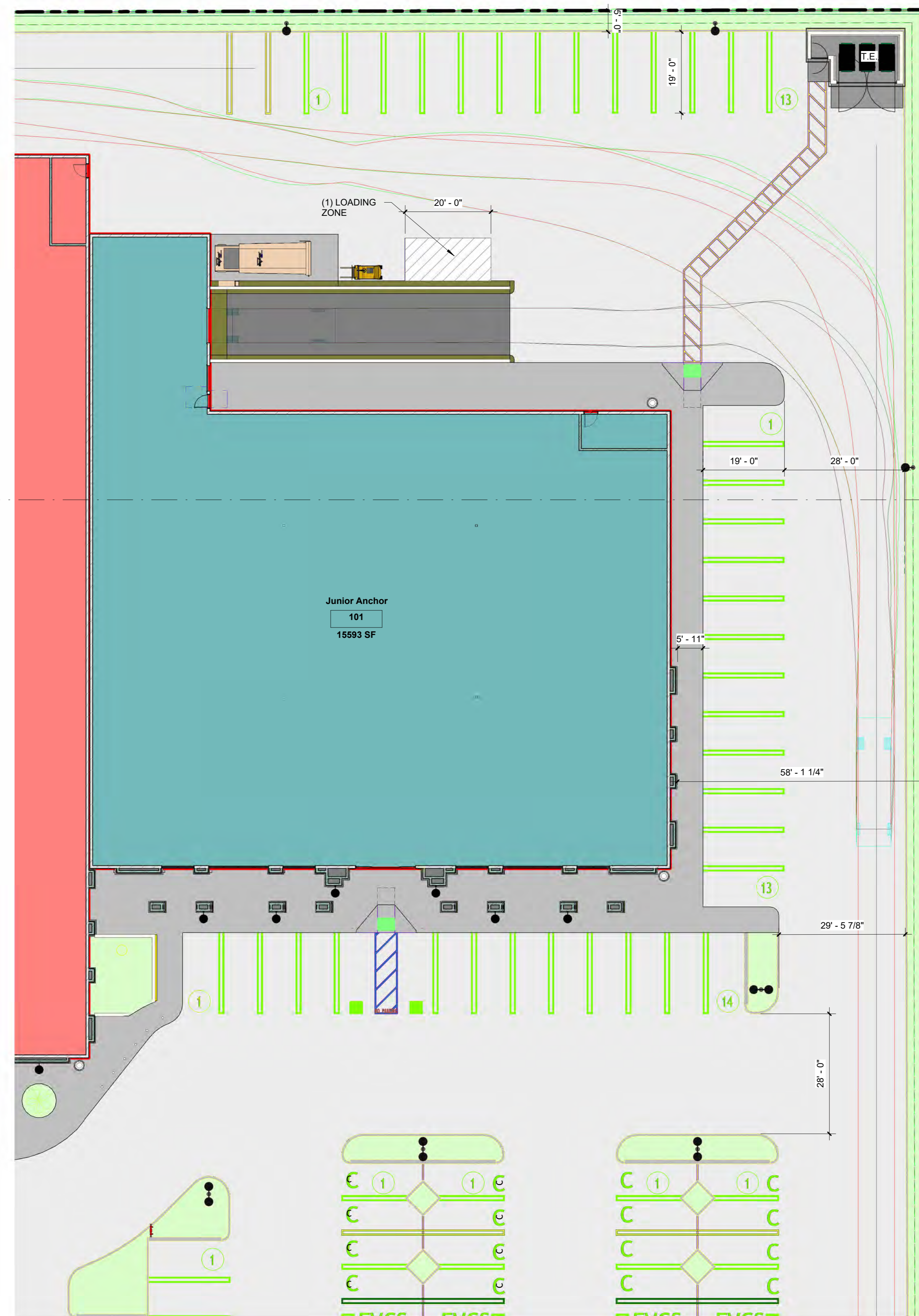
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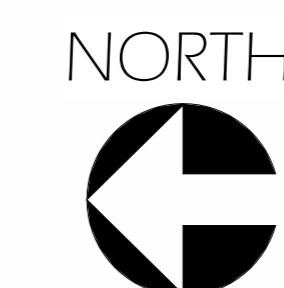
DR-103

Area Plan

Number	Revision Description	Date



1 Junior Anchor - Roof View
 1/16" = 1'-0"



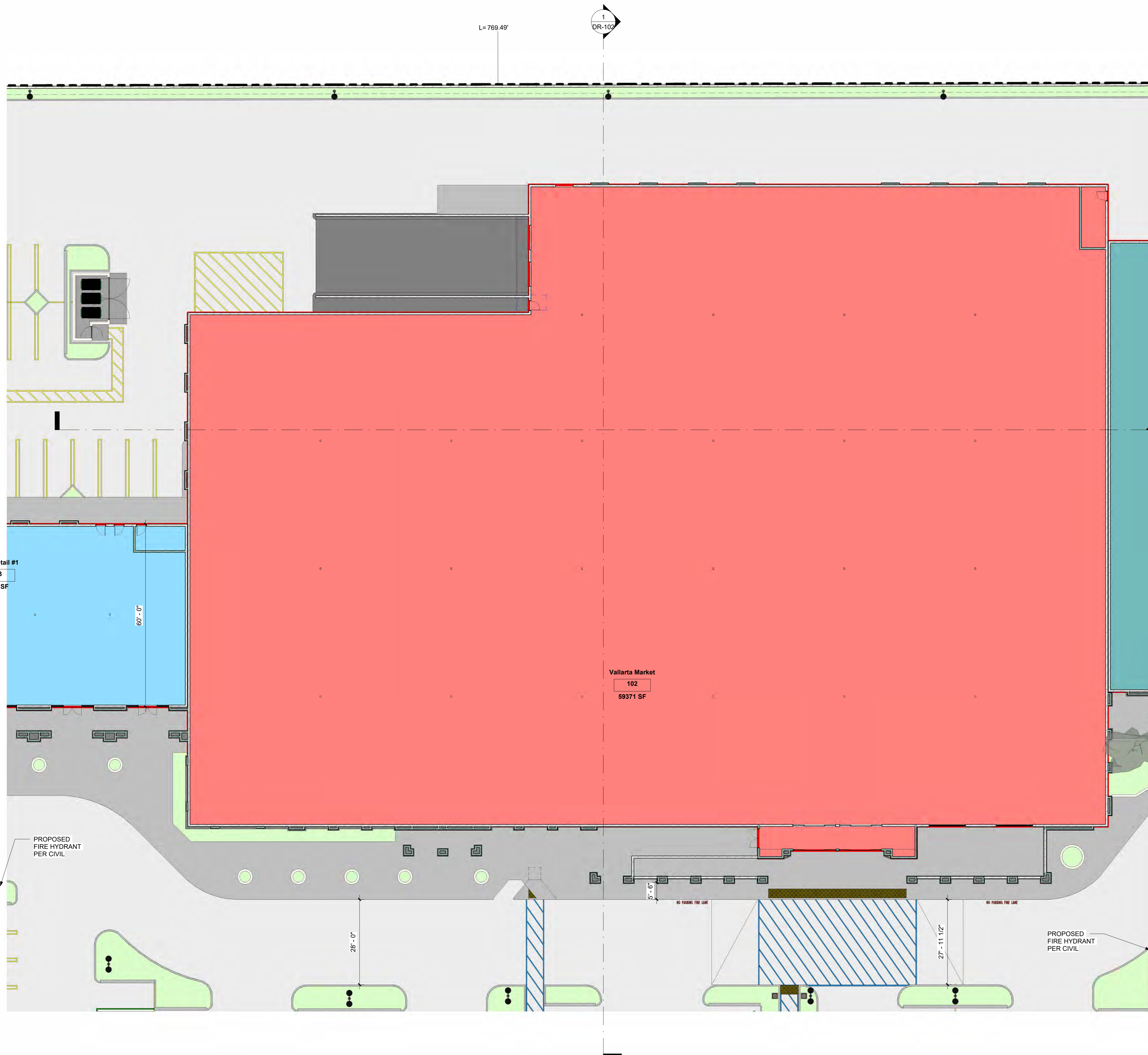
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DR-104

Junior Anchor

Number	Revision Description	Date
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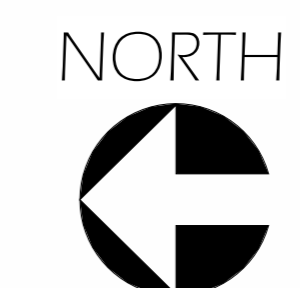
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DR-105

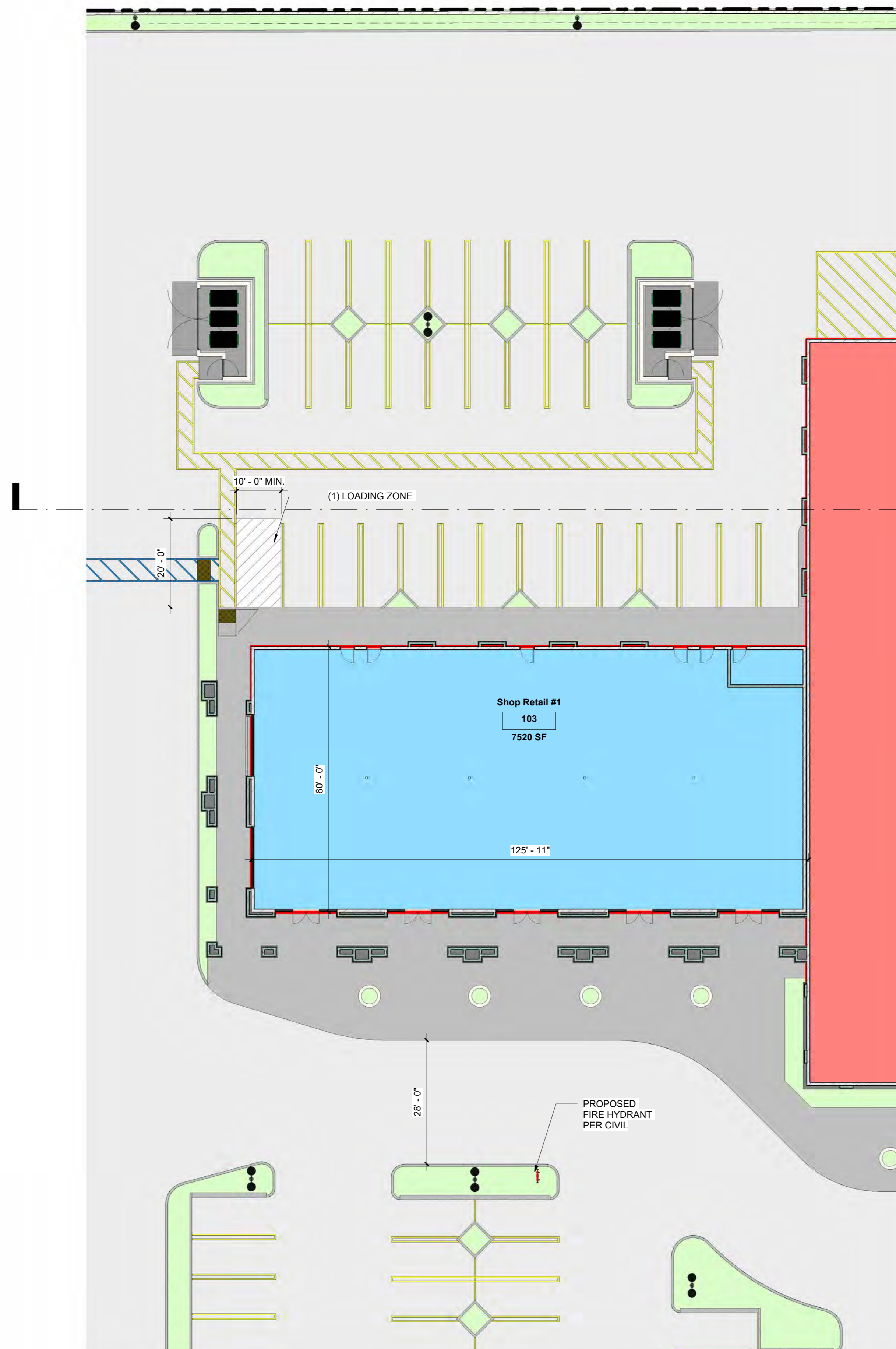
Vallarta Market



1 **Site Plan - Vallarta Market**
1/16" = 1'-0"



Number	Revision Description	Date
2	DR-102	



2
DR-102

1 Site Plan - Shop Retail #1
 1/16" = 1'-0"



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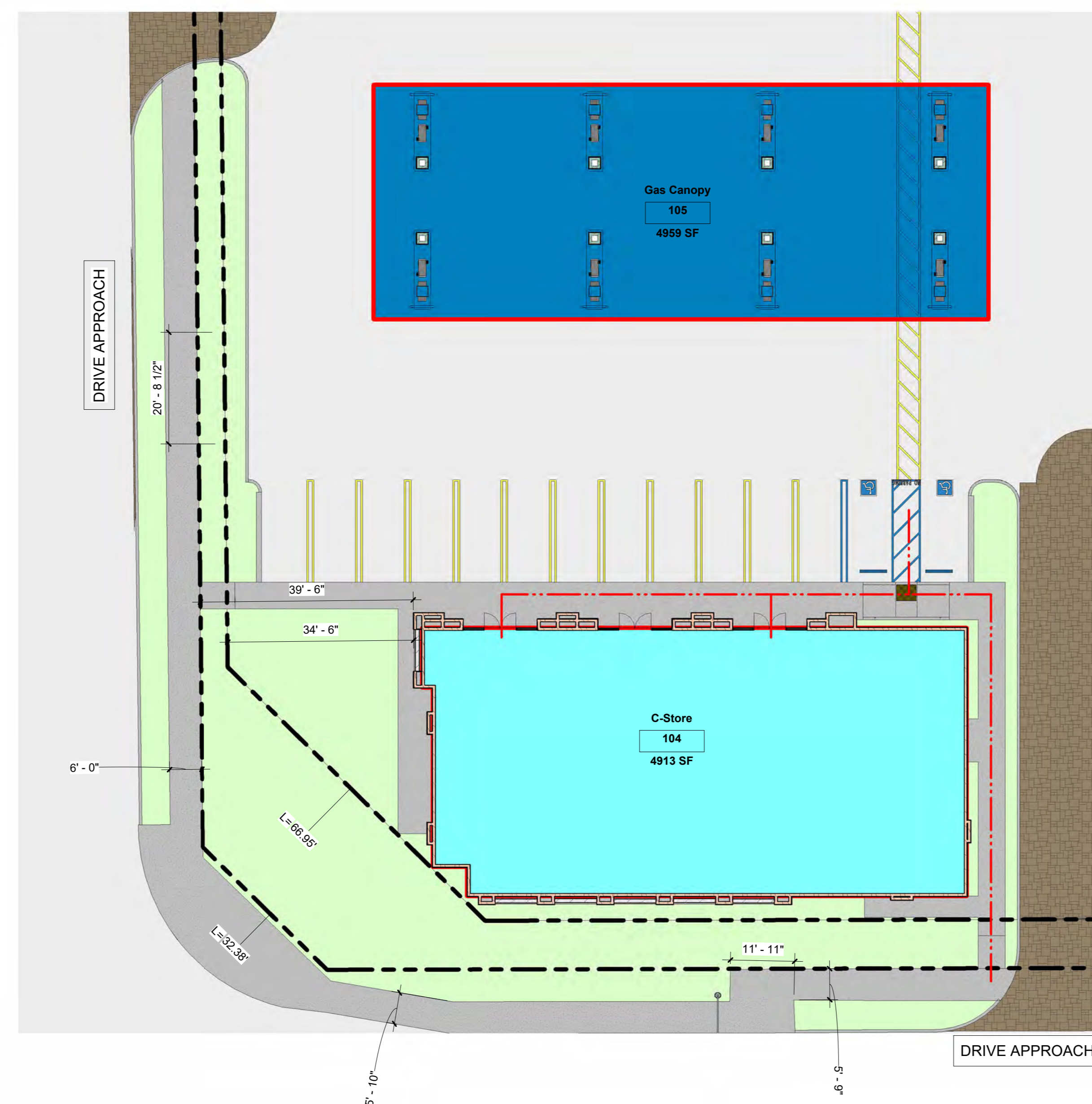
**SE Corner of Placentia and
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DR-106

Shop Retail #1



Number	Description	Revision	Date



1 Site Plan - C-Store
 1/16" = 1'-0"

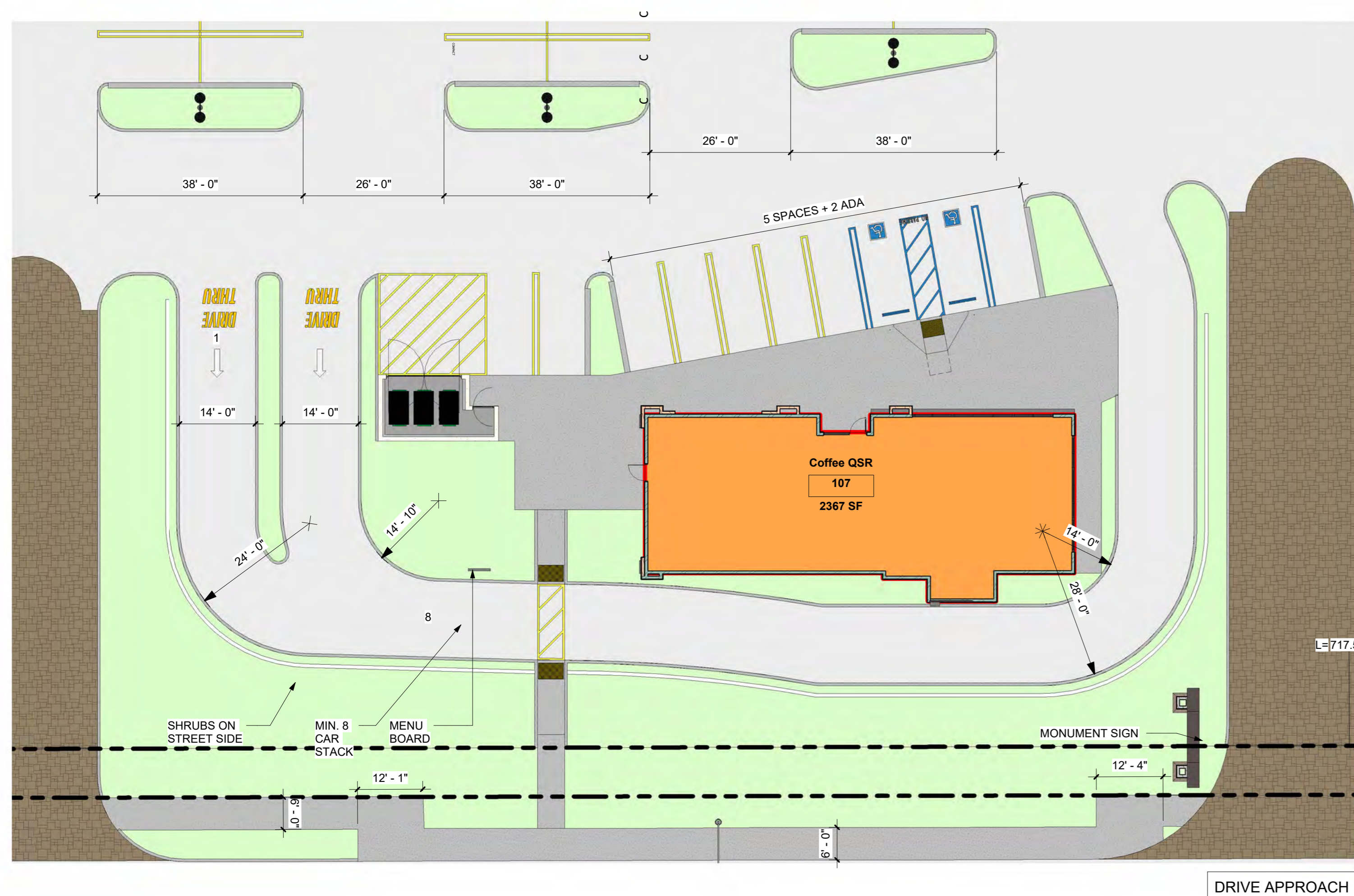


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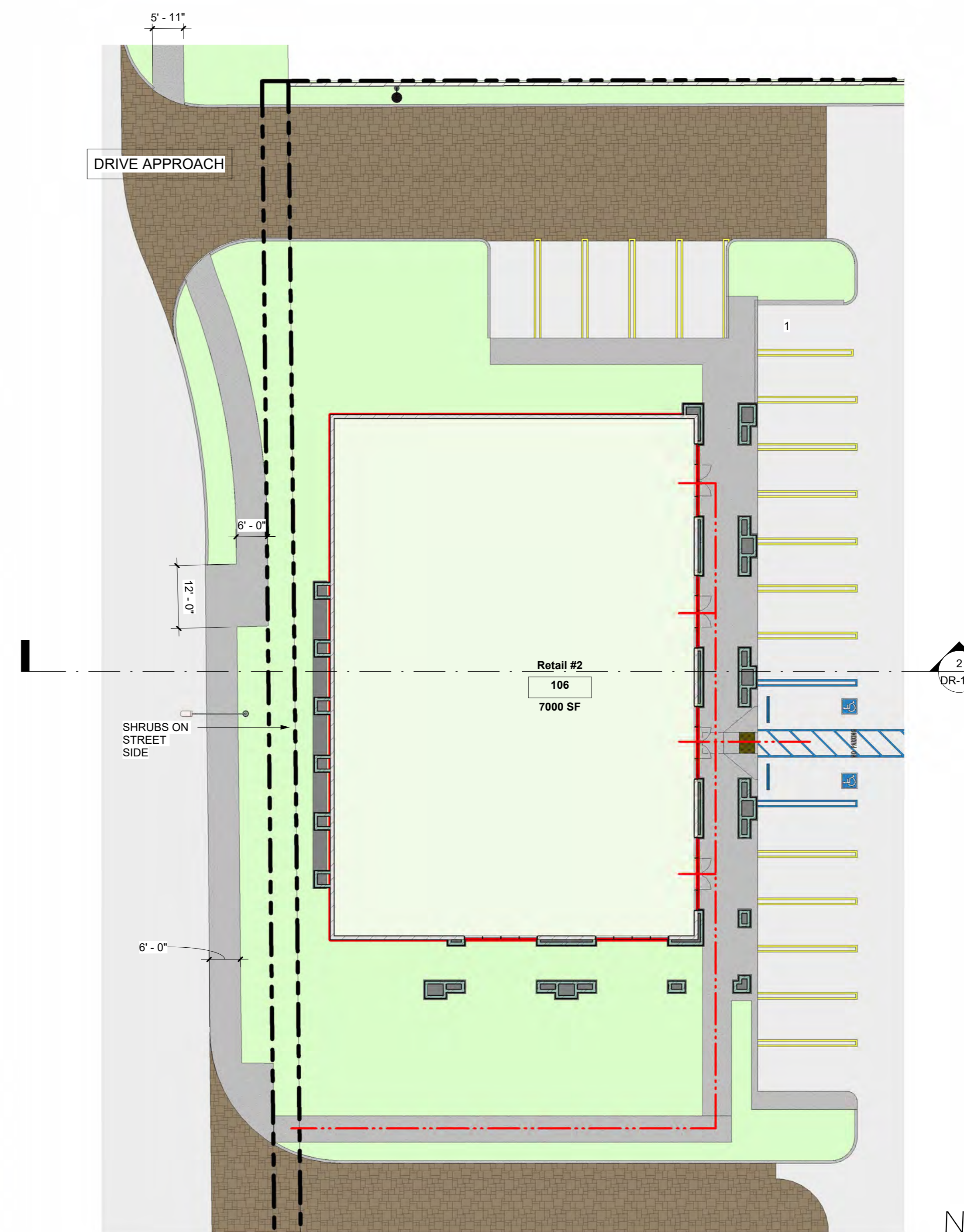
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DR-107
**C-Store & Gas
 Canopy**

Number	Revision Description	Date



2 **Site Plan - Coffee QSR**
 1/16" = 1'-0"



1 **Site Plan - QSR / Shops**
 1/16" = 1'-0"

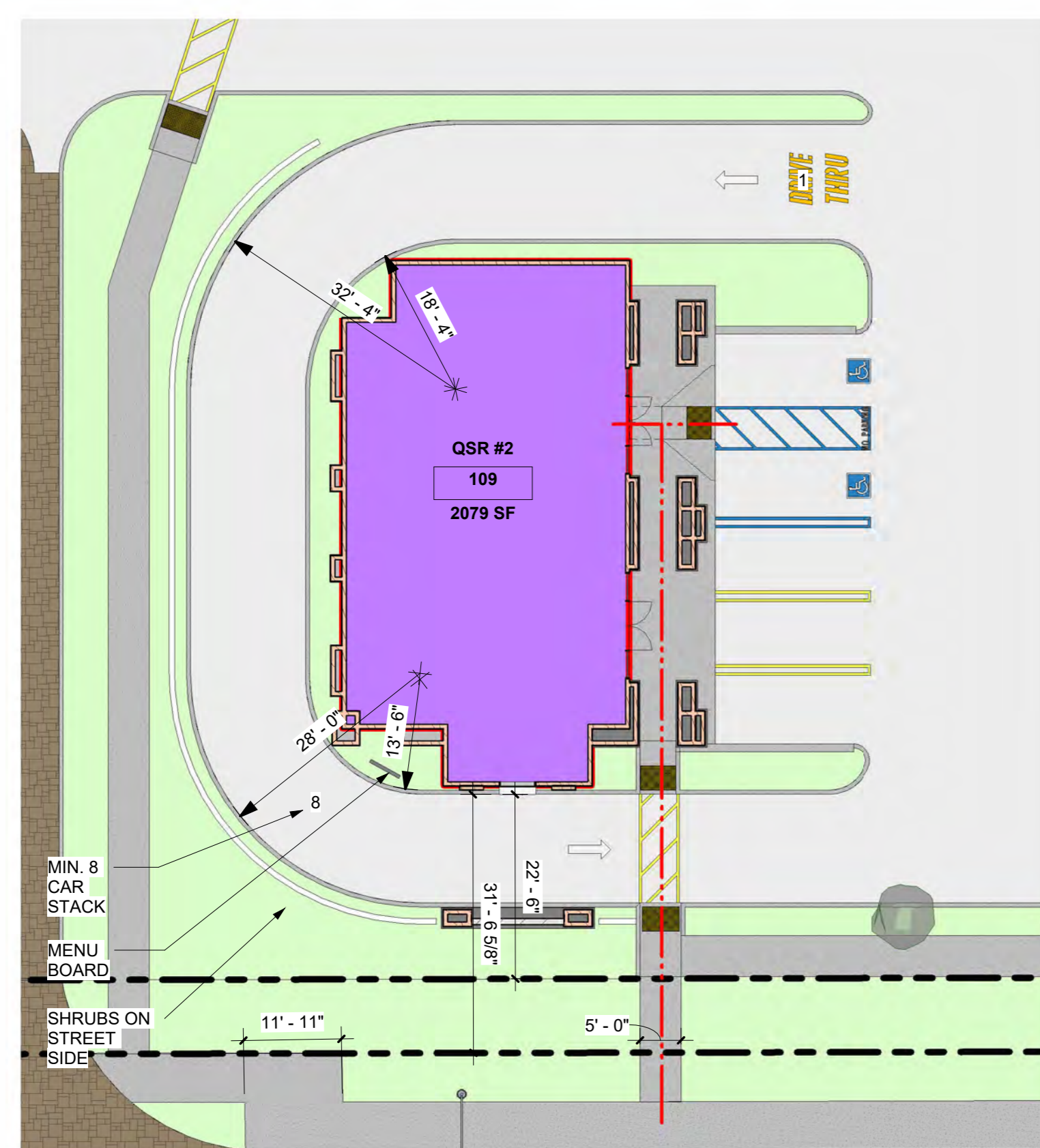
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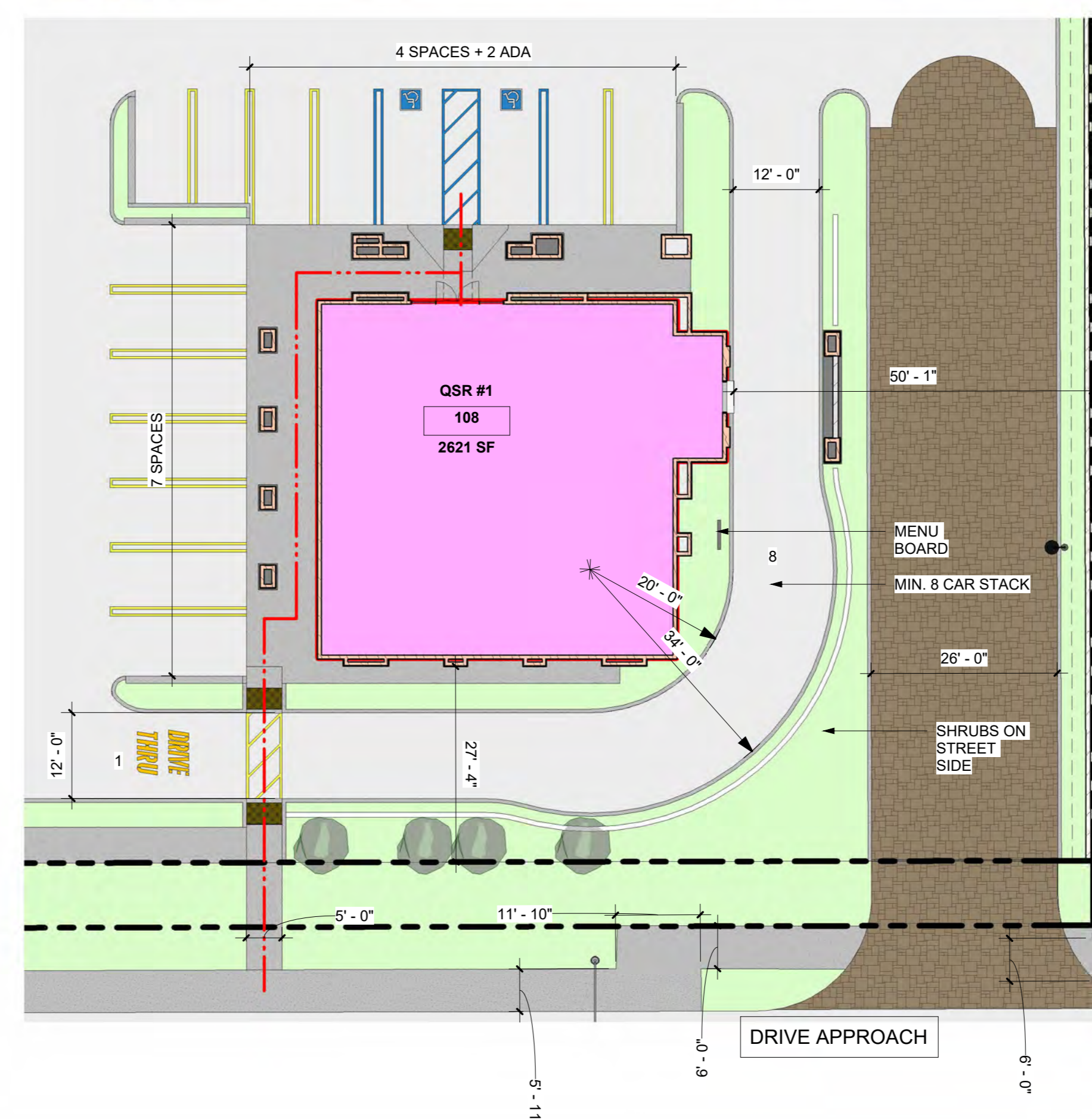


DR-108
 QSR / Shops - Coffee
 QSR

Number	Revision Description	Date



2 **Site Plan - QSR #2**
1/16" = 1'-0"



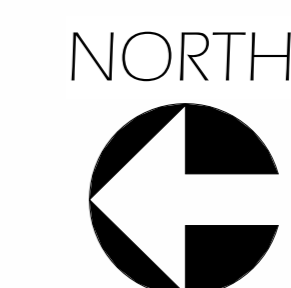
1 **Site Plan - QSR #1**
1/16" = 1'-0"

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DR-109

QSR #1 & QSR #2





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**SE Corner of Placentia and
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DR-110

Renderings



Number	Revision Description	Date

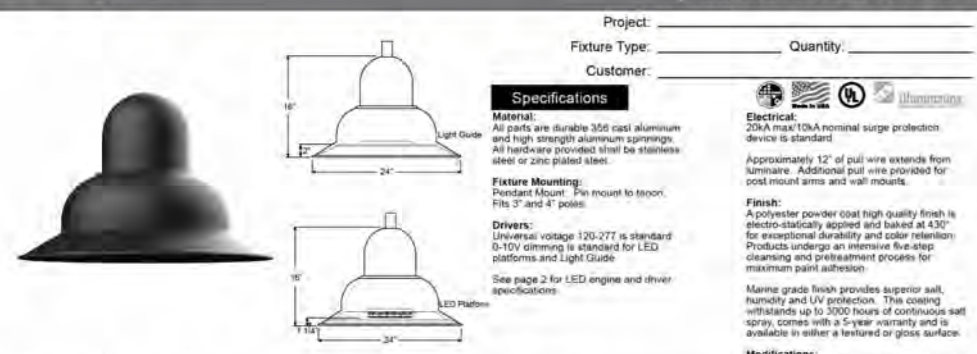


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DR-111

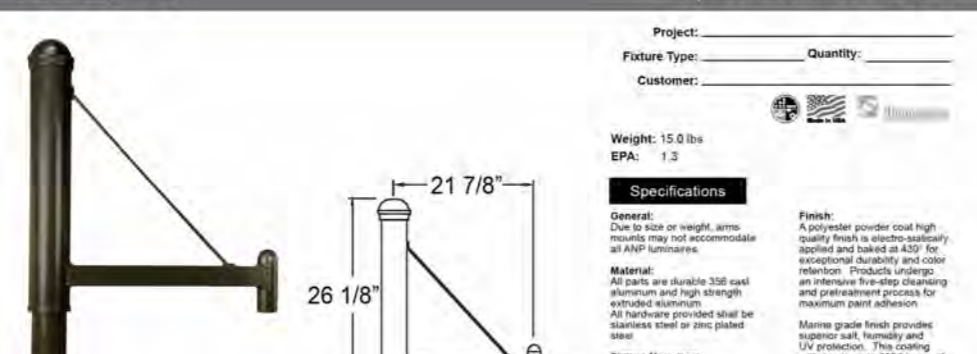
Renderings



BVB2401 - LED
Dark Sky Friendly
EPA: 117
Weight: 15.0 lbs

Specifications table for BVB2401 including Light Source, Color Temperature, Mounting Source, Accessories, Optics, and Pole Mounting details.

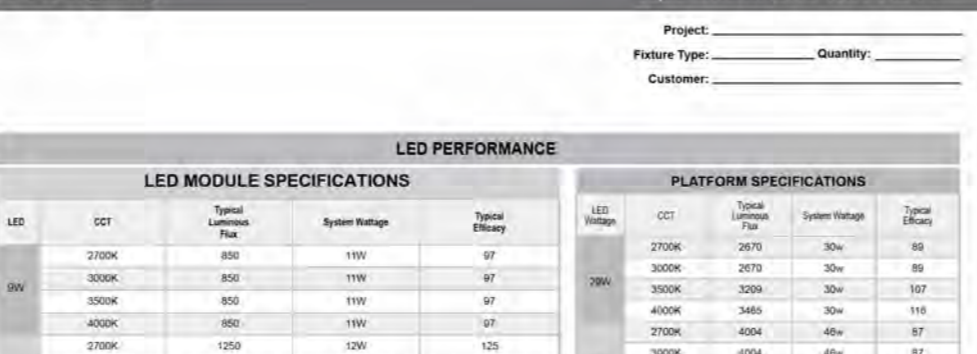
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PA321 - POST ARM
Exhausted ambient post arm for pendant fixture.
Weight: 15.0 lbs
EPA: 117

Specifications table for PA321 including Light Source, Color Temperature, Mounting Source, Accessories, Pole Mounting, and Pole Style options.

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MBVB16 - BOLT-DOWN ROUND STEEL POLE
Weight: 15.0 lbs
EPA: 117

Specifications table for MBVB16 including LED Performance, Platform Specifications, Module Driver Specification, Pole Listings, and Pole Mounting details.

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E6 - CAST BACK PLATE
Weight: 1.5 lbs
EPA: 117

Specifications table for E6 including Platform Specifications, Pole Listings, Pole Mounting, and Pole Style options.

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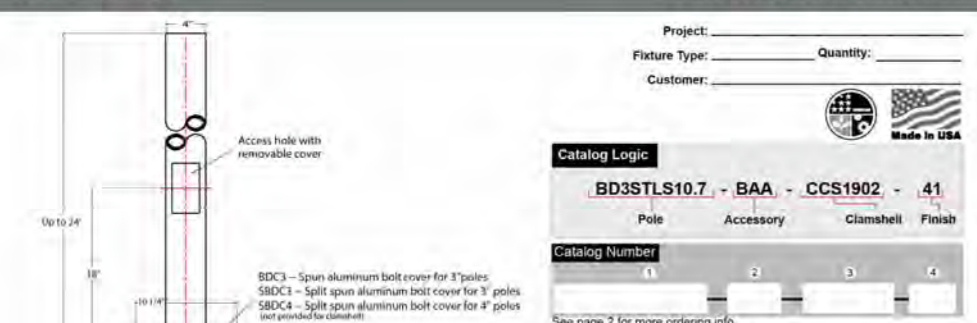
BVB2401 - LED
Dark Sky Friendly
EPA: 117
Weight: 15.0 lbs

Specifications table for BVB2401 including Light Source, Color Temperature, Mounting Source, Accessories, Optics, and Pole Mounting details.

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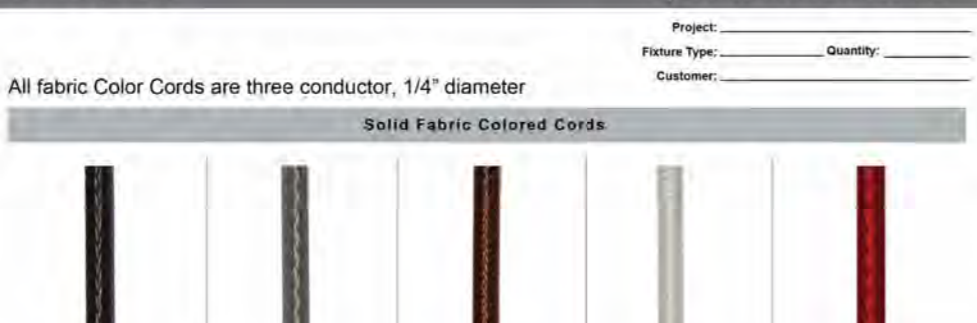
Revision
Number Description Date



MBVB16 - BOLT-DOWN ROUND STEEL POLE
Weight: 15.0 lbs
EPA: 117

Specifications table for MBVB16 including Pole Listings, Pole Mounting, Pole Style options, and Pole Accessories.

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MBVB16 - BOLT-DOWN ROUND STEEL POLE
Weight: 15.0 lbs
EPA: 117

Specifications table for MBVB16 including Pole Listings, Pole Mounting, Pole Style options, and Pole Accessories.

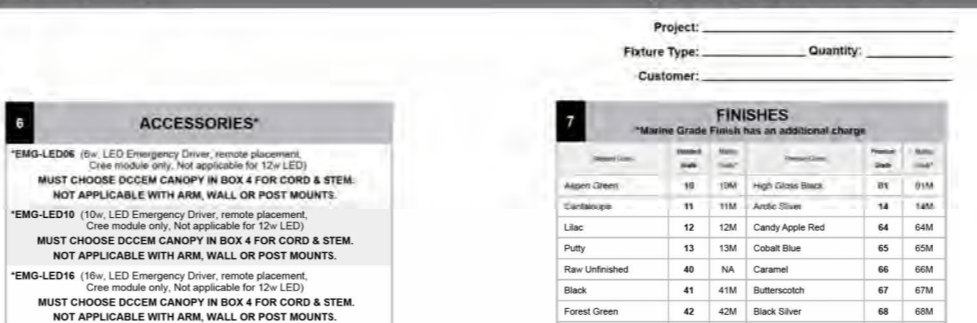
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MBVB16 - BOLT-DOWN ROUND STEEL POLE
Weight: 15.0 lbs
EPA: 117

Specifications table for MBVB16 including Pole Listings, Pole Mounting, Pole Style options, and Pole Accessories.

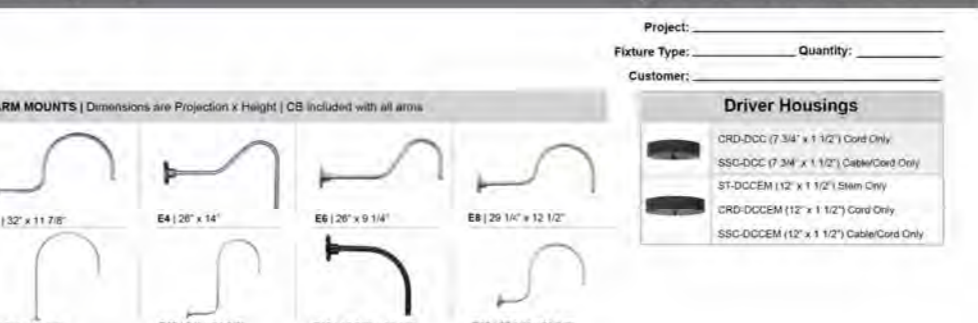
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MBVB16 - BOLT-DOWN ROUND STEEL POLE
Weight: 15.0 lbs
EPA: 117

Specifications table for MBVB16 including Pole Listings, Pole Mounting, Pole Style options, and Pole Accessories.

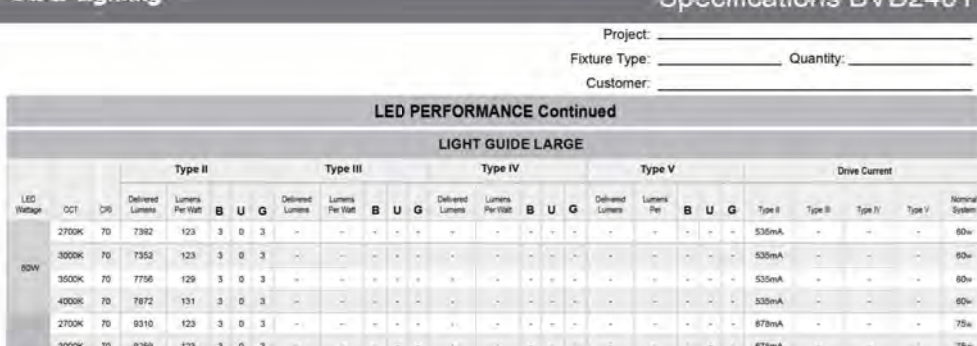
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MBVB16 - BOLT-DOWN ROUND STEEL POLE
Weight: 15.0 lbs
EPA: 117

Specifications table for MBVB16 including Pole Listings, Pole Mounting, Pole Style options, and Pole Accessories.

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BVB2401 - LED
Dark Sky Friendly
EPA: 117
Weight: 15.0 lbs

Specifications table for BVB2401 including Light Performance Comparison, Light Guide Large, High/Low Motion Sensor, Surge Suppression, and Warranty details.

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BVB2401 - LED
Dark Sky Friendly
EPA: 117
Weight: 15.0 lbs

Specifications table for BVB2401 including Light Performance Comparison, Light Guide Large, High/Low Motion Sensor, Surge Suppression, and Warranty details.

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BVB2401 - LED
Dark Sky Friendly
EPA: 117
Weight: 15.0 lbs

Specifications table for BVB2401 including Light Performance Comparison, Light Guide Large, High/Low Motion Sensor, Surge Suppression, and Warranty details.

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BVB2401 - LED
Dark Sky Friendly
EPA: 117
Weight: 15.0 lbs

Specifications table for BVB2401 including Light Performance Comparison, Light Guide Large, High/Low Motion Sensor, Surge Suppression, and Warranty details.

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BVB2401 - LED
Dark Sky Friendly
EPA: 117
Weight: 15.0 lbs

Specifications table for BVB2401 including Light Performance Comparison, Light Guide Large, High/Low Motion Sensor, Surge Suppression, and Warranty details.

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Valgon Properties LLC

22-801
08/05/2024

SE Corner of Placentia and
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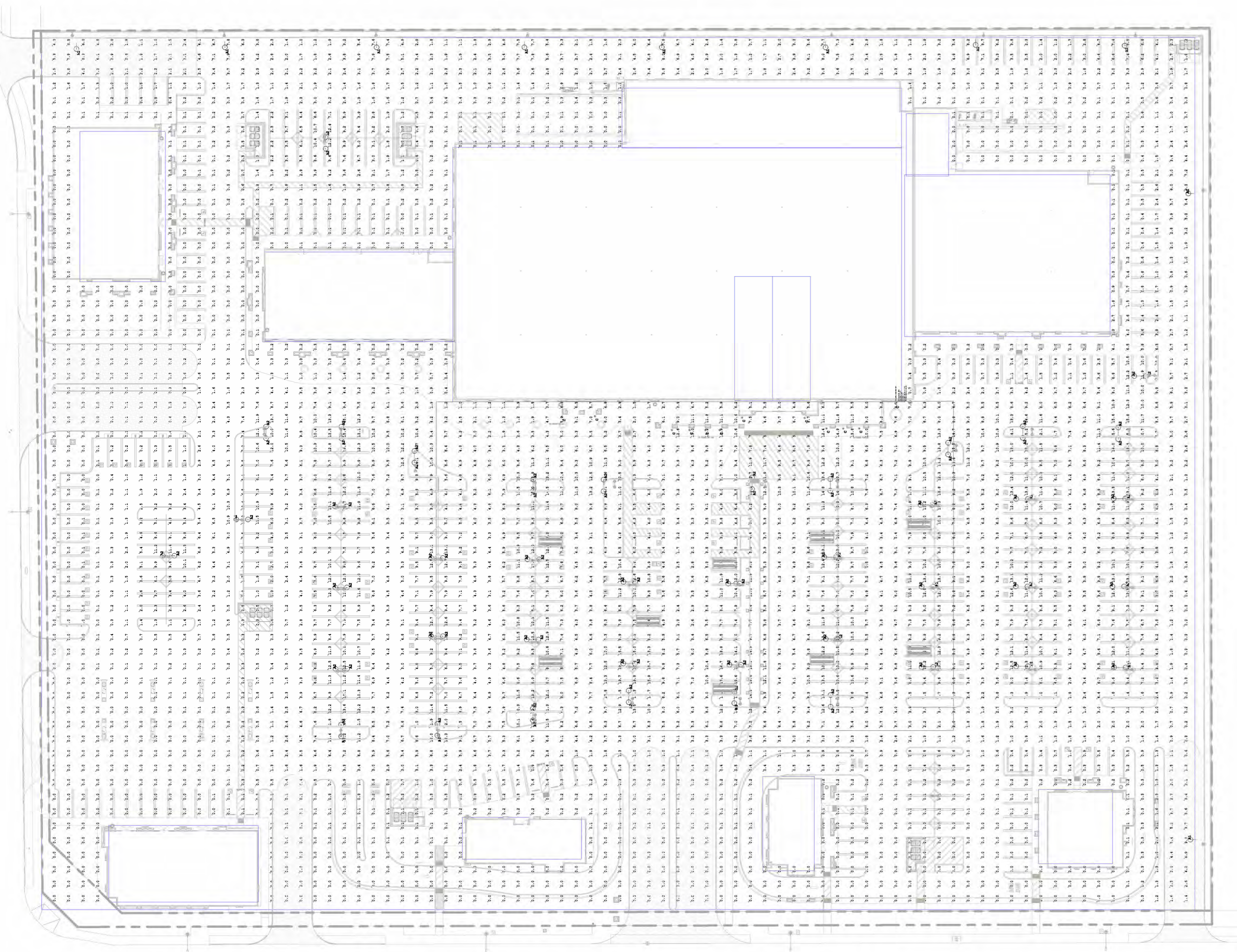
DR-112

Lighting
Specifications

Luminaire Schedule						LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description	Tag				
⊙	12	C	Single	BVB2401E050LDT340K		0.900	5614	50	600
⊖	10	A1	Single	BVB2401CPL120W48T340K		0.900	16117	120	1200
⊖⊖	42	A2	Back-Back	BVB2401CPL120W48T340K		0.900	16117	120	10080

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object 11 Top 1	Illuminance	Fc	3.73	19.8	0.0	N.A.	N.A.
VALLARTA PARKING LOT	Illuminance	Fc	7.70	20	1	7.70	20.00

Number	Revision Description	Date



1 **Site Plan - Photometric**
 1" = 40'-0"



Design Review for:
Valgon Properties LLC
 22-801
 08/05/2024
 SE Corner of Placentia and
 Perris Blvd. Perris, CA 92571

DR-113

Lighting Plan

Materials - Fences / Walls

BASE BLOCK WALL COLOR
ORCO - PORTOLA SPRINGS MW - PRECISION



ACCENT BLOCK WALL COLOR
ORCO - VERSANTE - VARIEGATED



Number	Revision Description	Date



Design Review for:

Valgon Properties LLC

22-801

08/05/2024

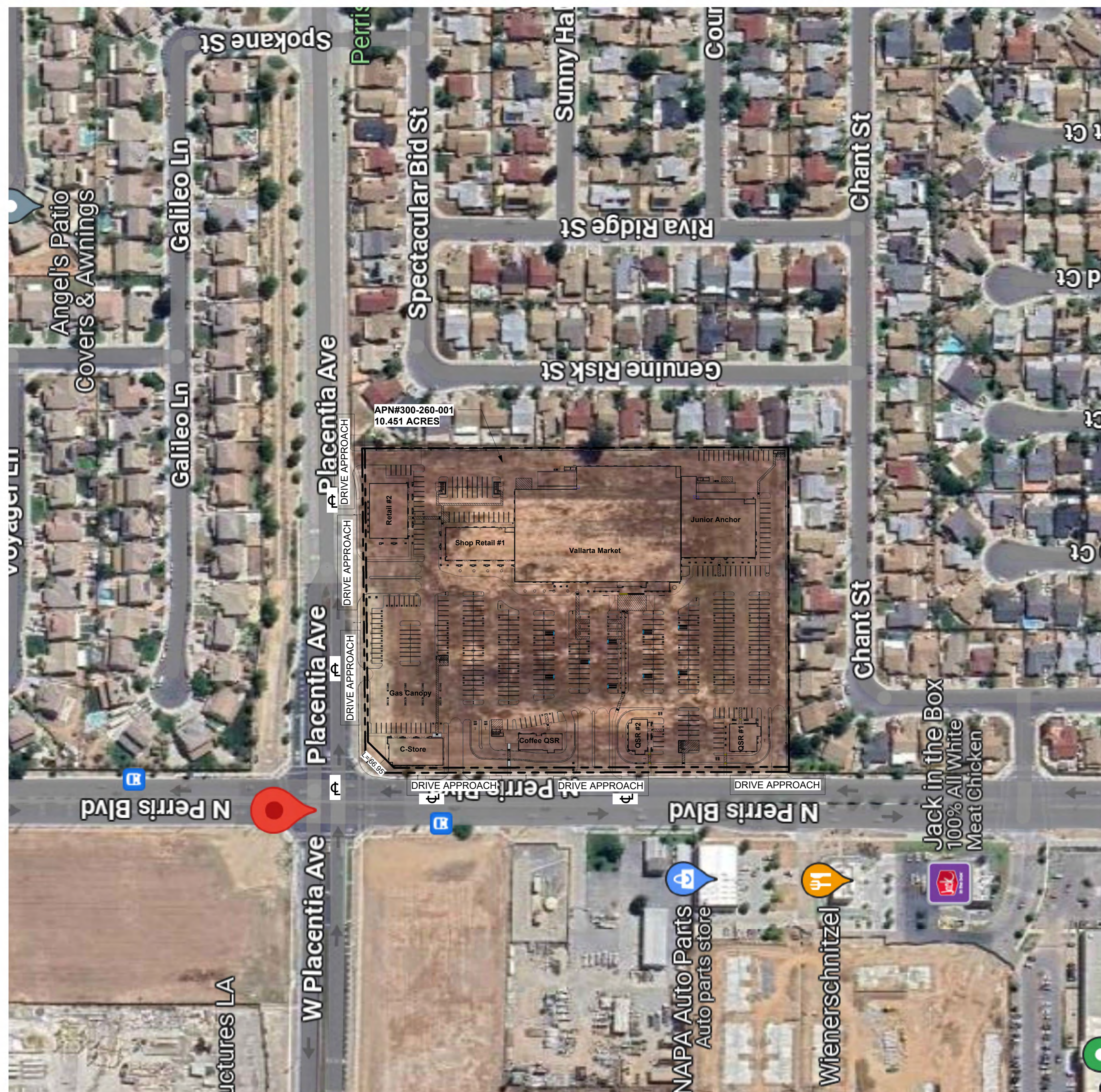
**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**



DR-115

**Walls&Truck/Vehicle
Turning Plan**

Number	Revision Description	Date



1 **Site Plan W/Aerial**
1" = 100'-0"



Design Review for:

Valgon Properties LLC

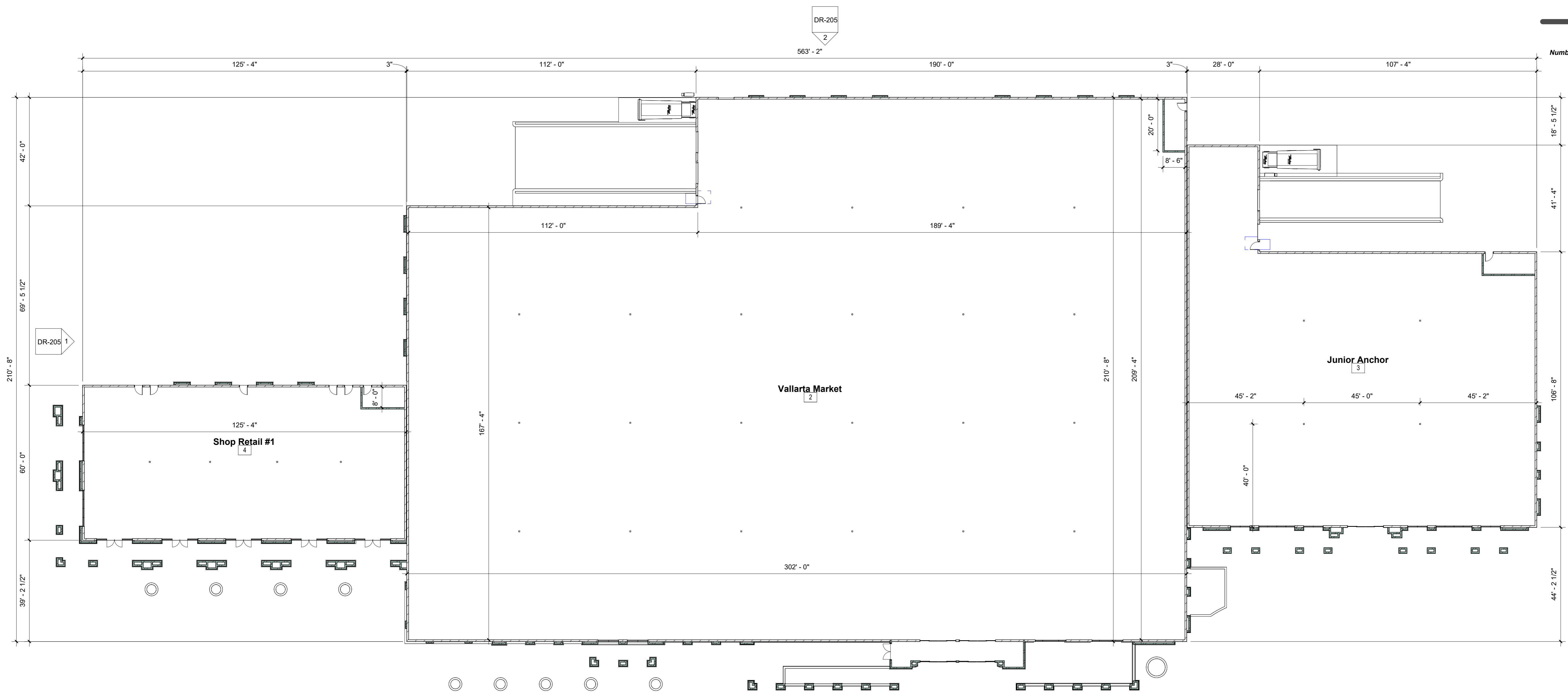
22-801

08/05/2024

**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**

DR-114

Site Plan With Aerial



Revision Number	Description	Date
1	DR-205	
2	DR-205	
3	DR-205	
4	DR-205	

1 Floor Plan - Overall
 1" = 20'-0"

Design Review for:

Valgon Properties LLC

22-801

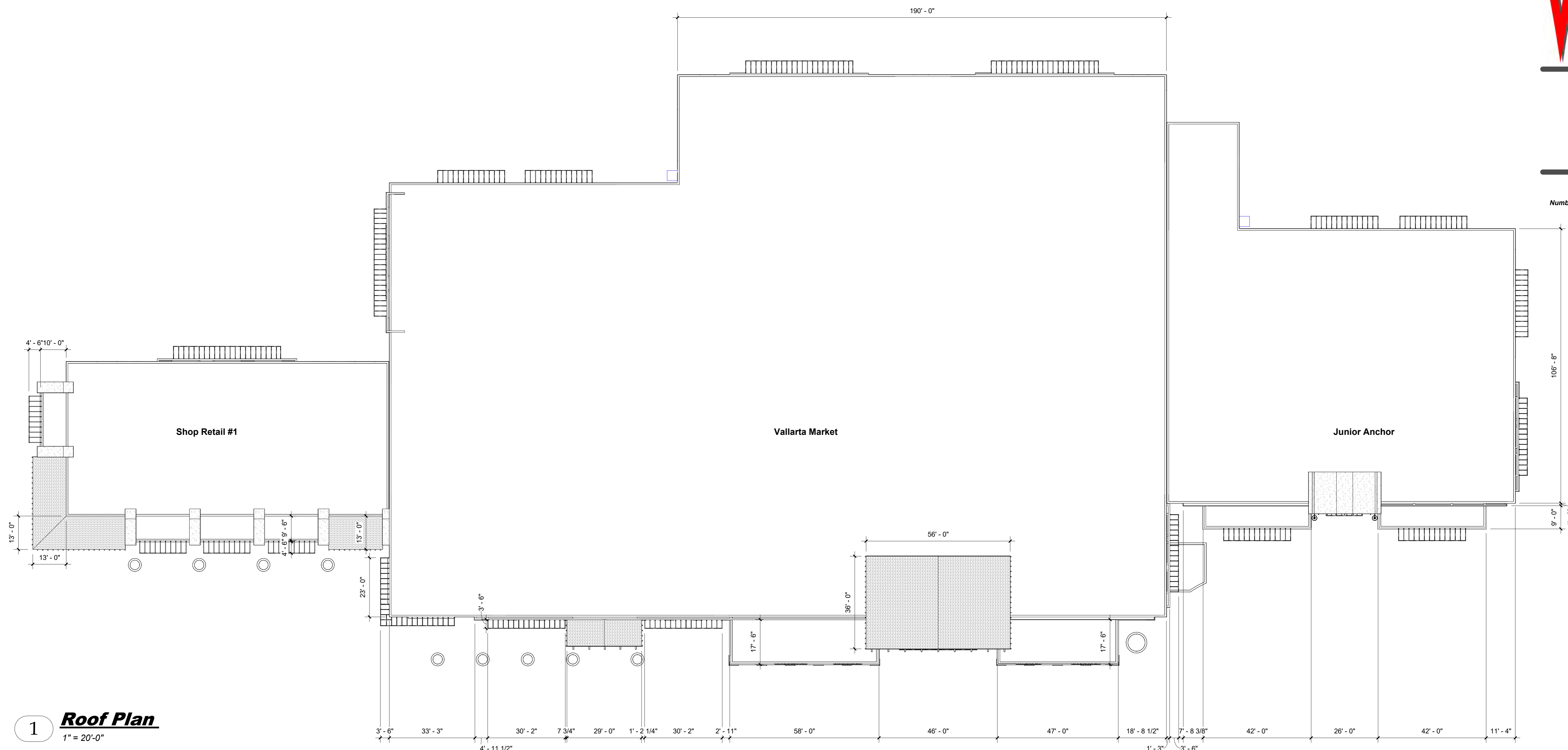
08/05/2024

**SE Corner of Placentia and
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DR-200

Overall Floor Plan



Number	Revision Description	Date

1 Roof Plan
1" = 20'-0"

Design Review for:

Valgon Properties LLC

22-801

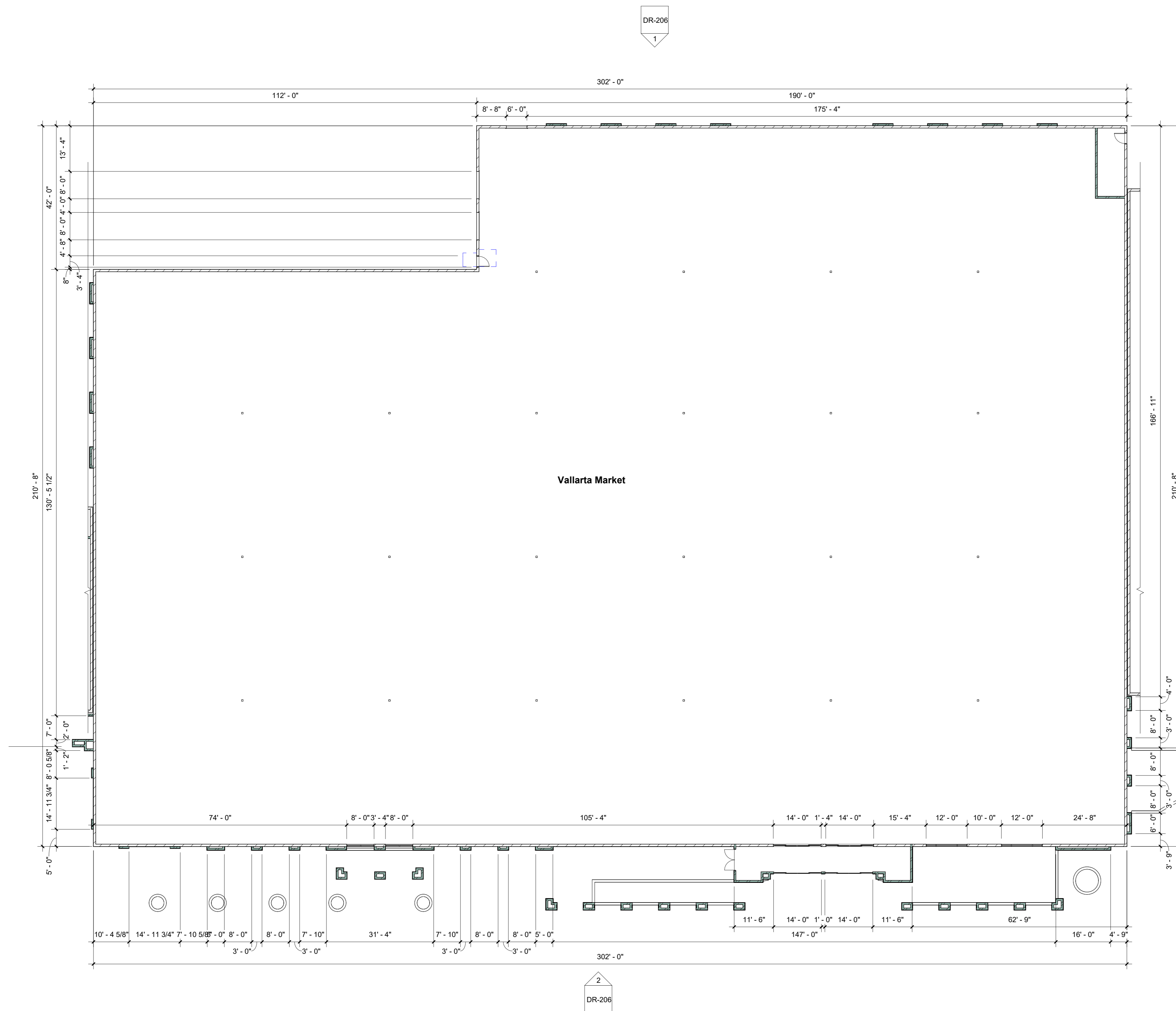
08/05/2024

**SE Corner of Placentia and
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DR-201

Overall Roof Plan





Number	Revision Description	Date

Design Review for:

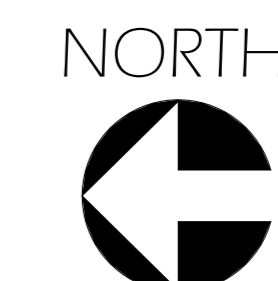
Valgon Properties LLC

22-801

08/05/2024

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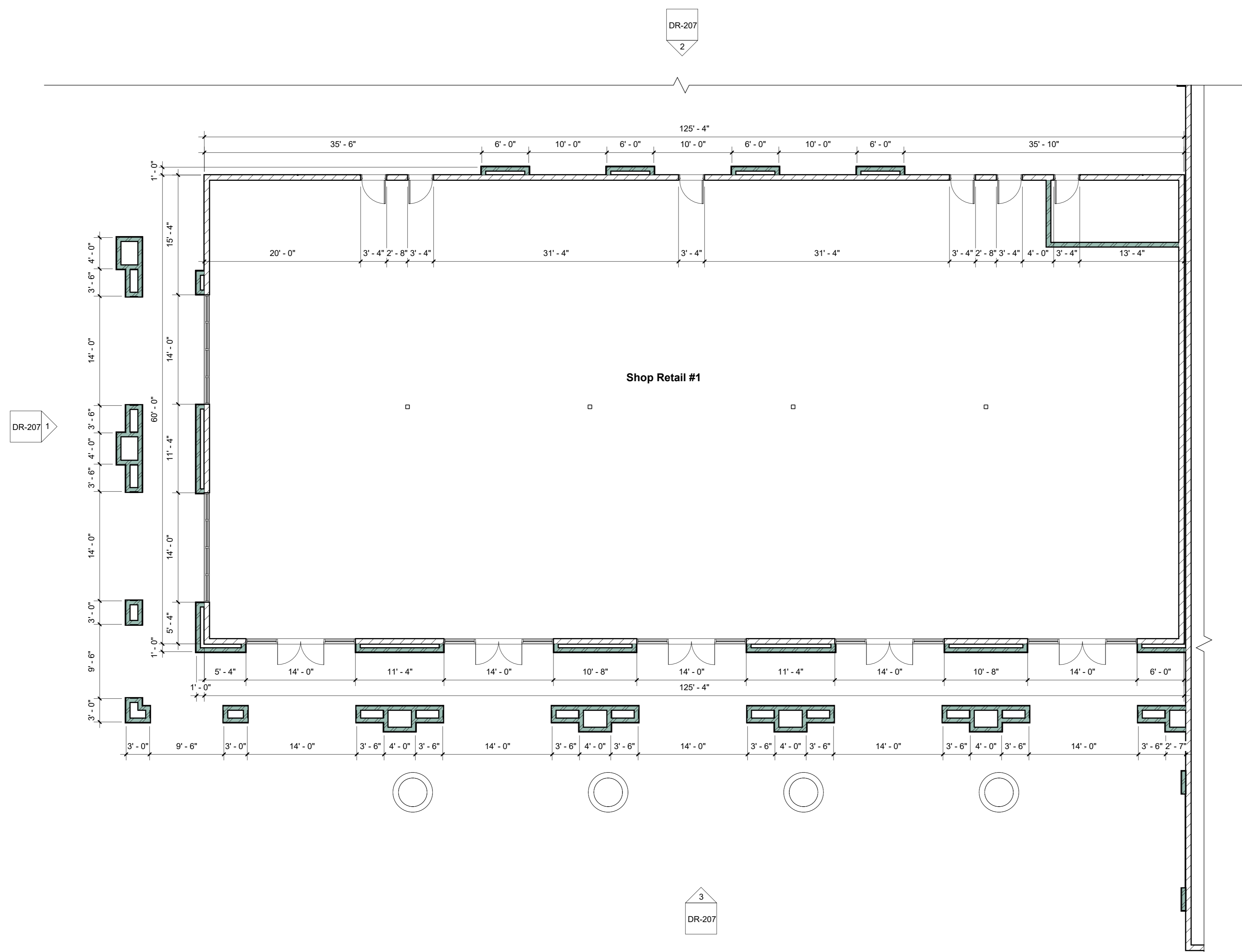
1 Enlarged Floor Plan - Supermarket
1/16" = 1'-0"



DR-202

**Enlarged Floor Plan -
Vallarta Market**

Number	Revision Description	Date



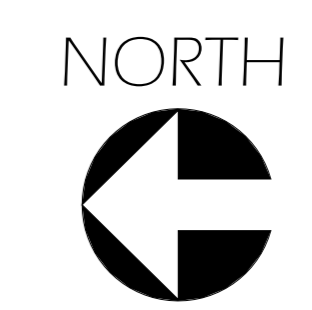
1 Enlarged Floor Plan - Retail Shop - 1
1/8" = 1'-0"

Design Review for:

Valgon Properties LLC

22-801
08/05/2024

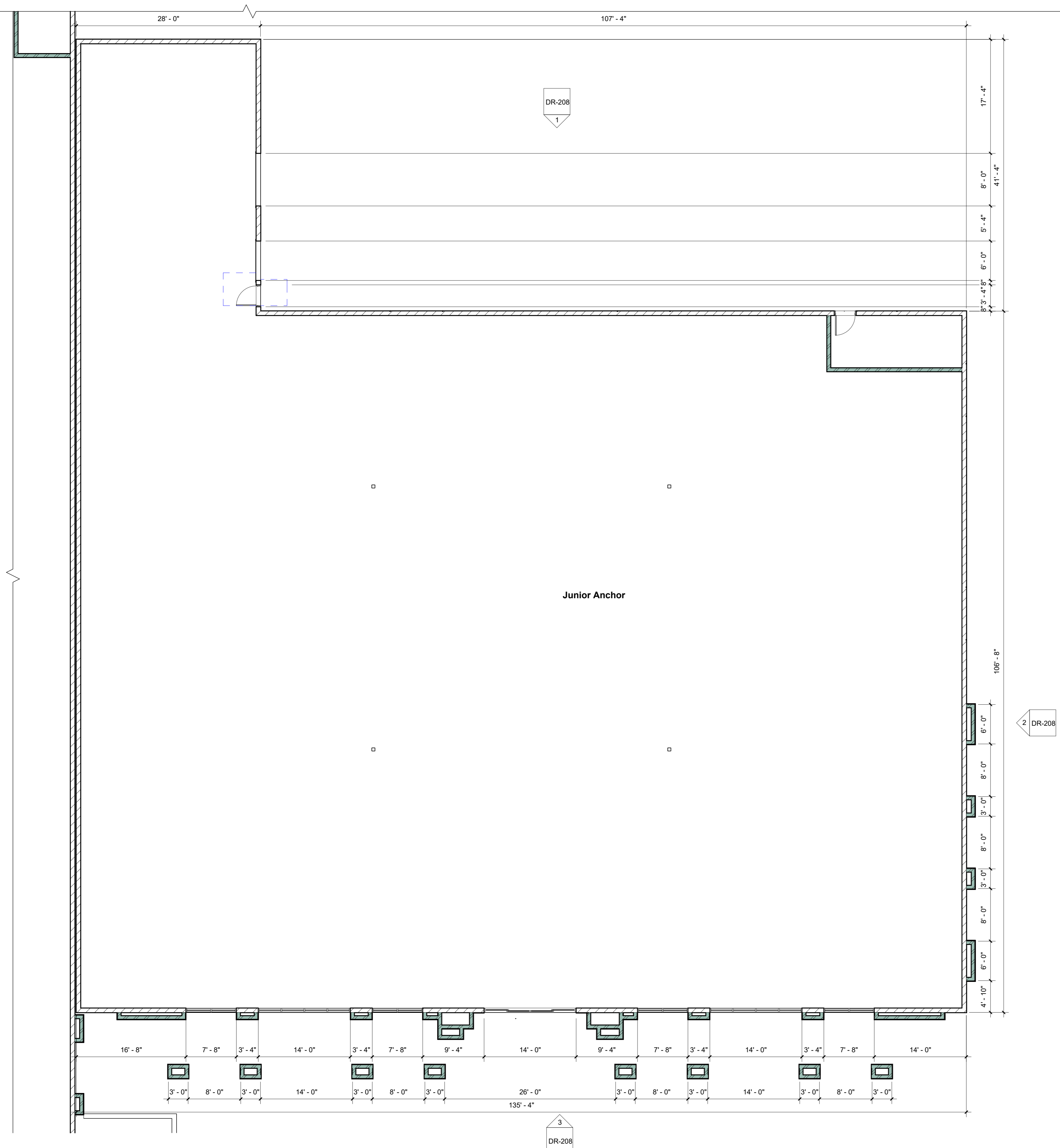
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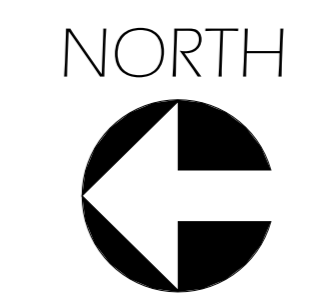
DR-203

**Enlarged Floor Plan -
Shop Retail #1**

Number	Revision Description	Date



1 Enlarged Floor Plan - Retail Shop - 2
1/8" = 1'-0"

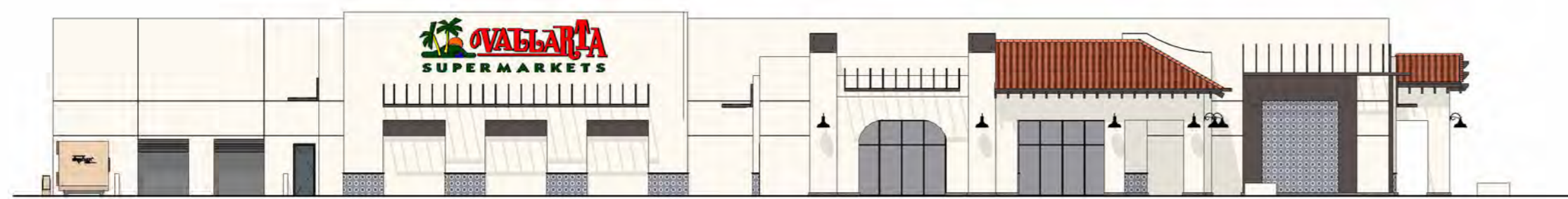


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Valgon Properties LLC

22-801
08/05/2024

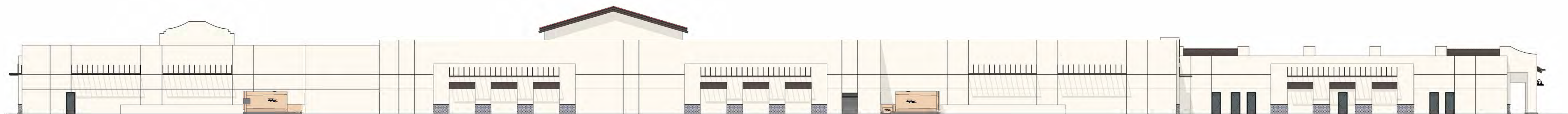
**SE Corner of Placentia and
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DR-204
**Enlarged Floor Plan -
Junior Anchor**

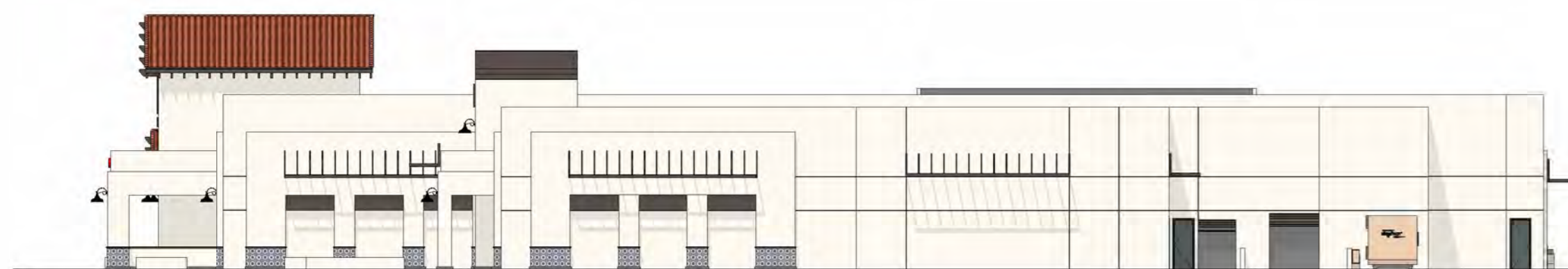


1 **Elevation - North**
 3/64" = 1'-0"

	Revision	
Number	Description	Date



2 **Elevation - East**
 3/64" = 1'-0"



3 **Elevation - South**
 3/64" = 1'-0"



4 **Elevation - West**
 3/64" = 1'-0"

Design Review for:

Valgon Properties LLC

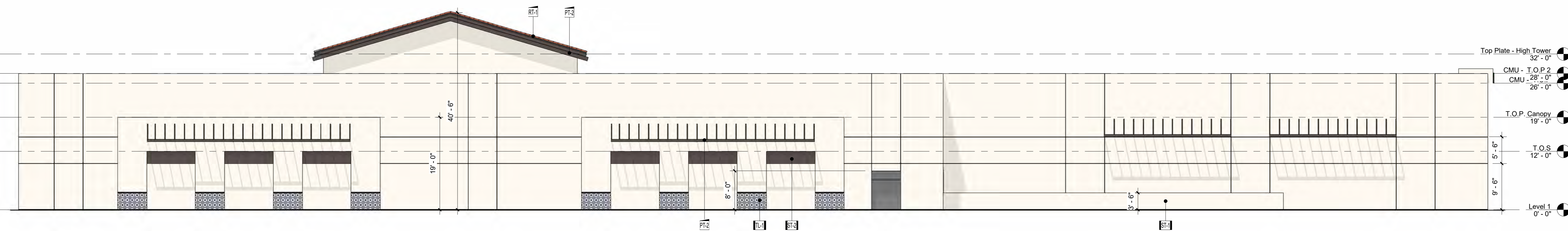
22-801

08/05/2024

**SE Corner of Placentia and
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DR-205

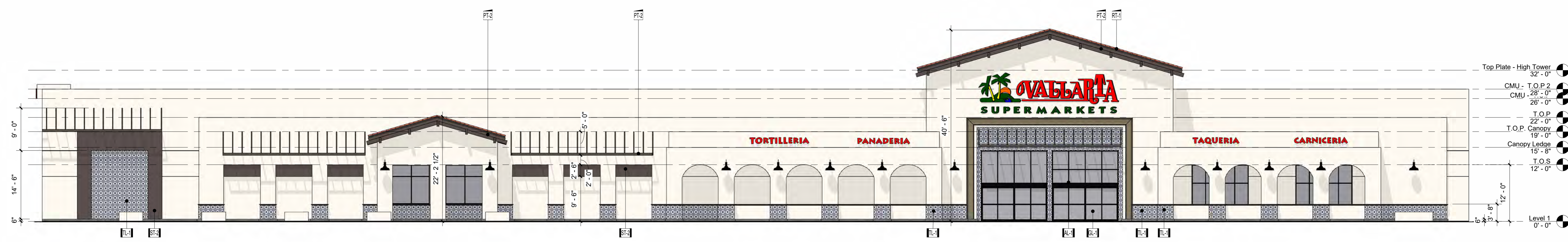
Overall Elevations



Top Plate - High Tower	32'-0"
CMU - T.O.P 2	28'-0"
CMU - T.O.P 1	26'-0"
T.O.P. Canopy	19'-0"
T.O.S	12'-0"
Level 1	0'-0"


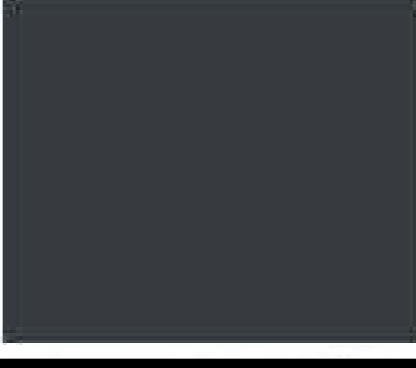

Number	Revision Description	Date

1 Elevation - East - Vallarta Market
3/32" = 1'-0"



Top Plate - High Tower	32'-0"
CMU - T.O.P 2	28'-0"
CMU - T.O.P 1	26'-0"
T.O.P. Canopy	19'-0"
Canopy Ledge	15'-8"
T.O.S	12'-0"
Level 1	0'-0"

2 Elevation - West - Vallarta Market
3/32" = 1'-0"

MATERIAL LEGEND				
 Whisper DEW340	ST-1	ST-1 Stucco-Paint Dunn Edwards (White DEW340)	 AL-1	AL-1 Aluminum Frame Valspar (Black SL8A007)
 Whisper DEW340	PT-1	PT-1 Paint Dunn Edwards (White DEW340)	 GL-1	GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass
 Weathered Brown DEC756	PT-2	PT-2 Paint Dunn Edwards (Weathered Brown DEC756)	 ST-2	ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)
	TL-1	TL-1 Mosaic Tile (PROVIDED BY OWNER)	 RT-1	RT1 BORAL 2-Piece Mission Red

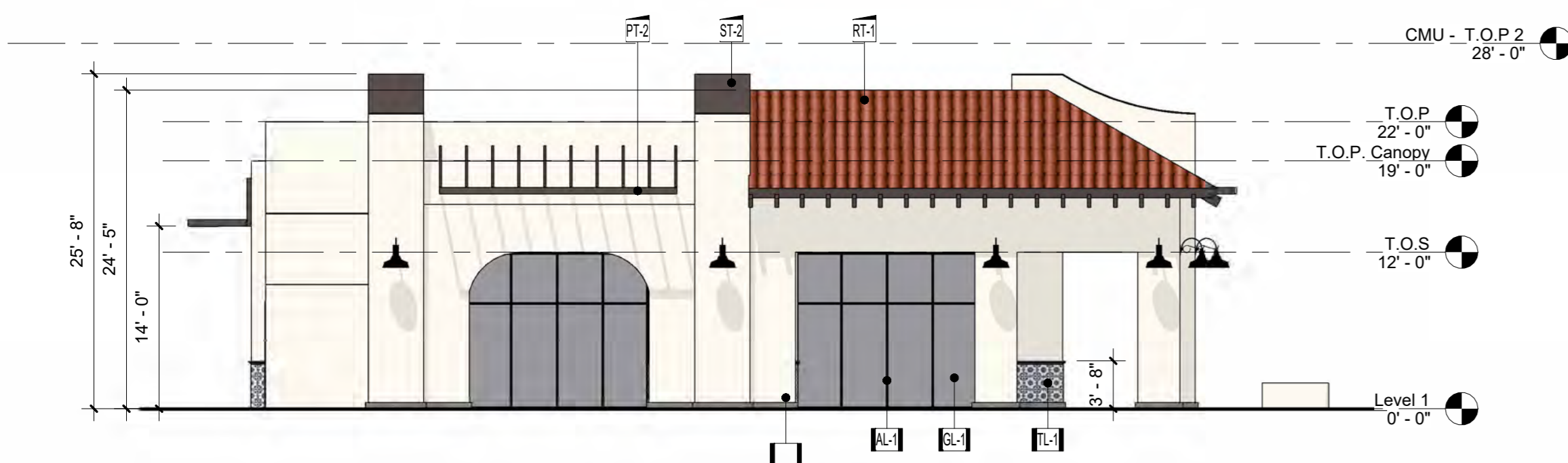
Design Review for:
Valgon Properties LLC

22-801
08/05/2024

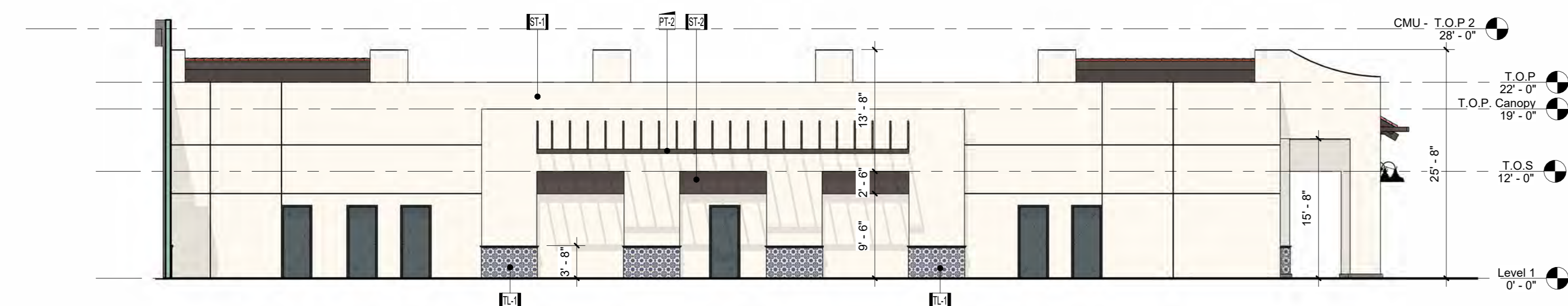
**SE Corner of Placentia and
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DR-206

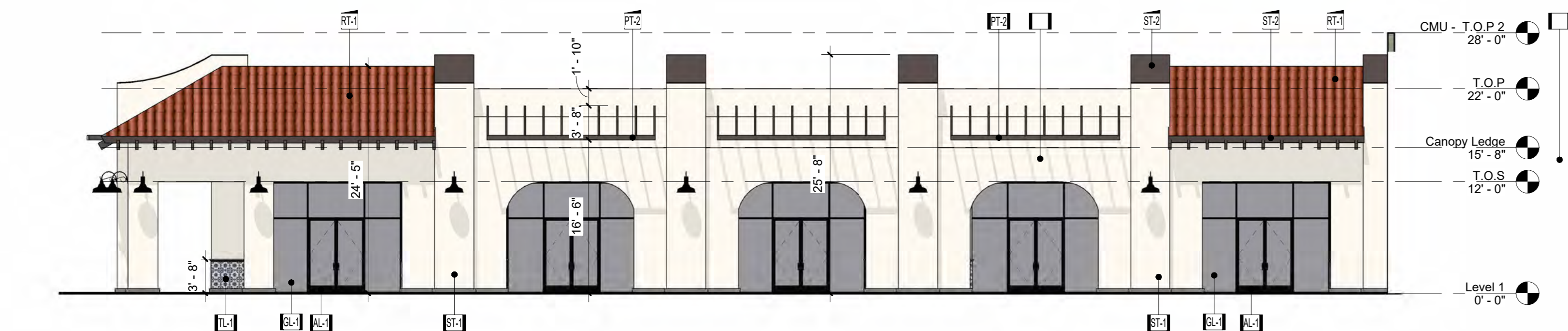
**Elevations - Vallarta
Market**



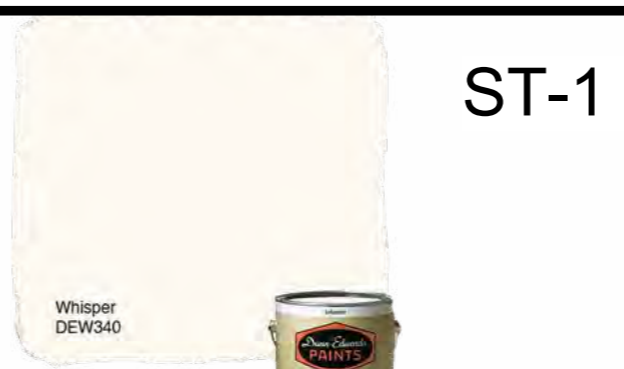
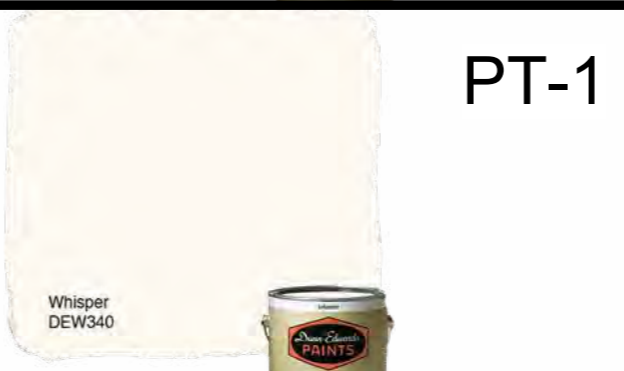
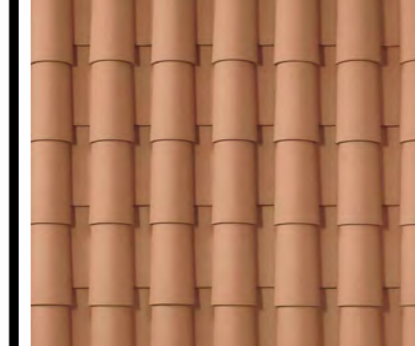
1 Elevation - North - Shop Retail #1
1" = 10'-0"



2 Elevation - East - Shop Retail #1
1" = 10'-0"



3 Elevation - West - Shop Retail #1
1" = 10'-0"

MATERIAL LEGEND			
 Whisper DEW340	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)		AL-1 AL-1 Aluminum Frame Valspar (Black SL8A007)
 Whisper DEW340	PT-1 PT-1 Paint Dunn Edwards (White DEW340)		GL-1 GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass
 Weathered Brown DEC756	PT-2 PT-2 Paint Dunn Edwards (Weathered Brown DEC756)	 Weathered Brown DEC756	ST-2 ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)
	TL-1 TL-1 Mosaic Tile (PROVIDED BY OWNER)		RT-1 RT1 BORAL 2-Piece Mission Red

Number	Revision Description	Date

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Valgon Properties LLC

22-801

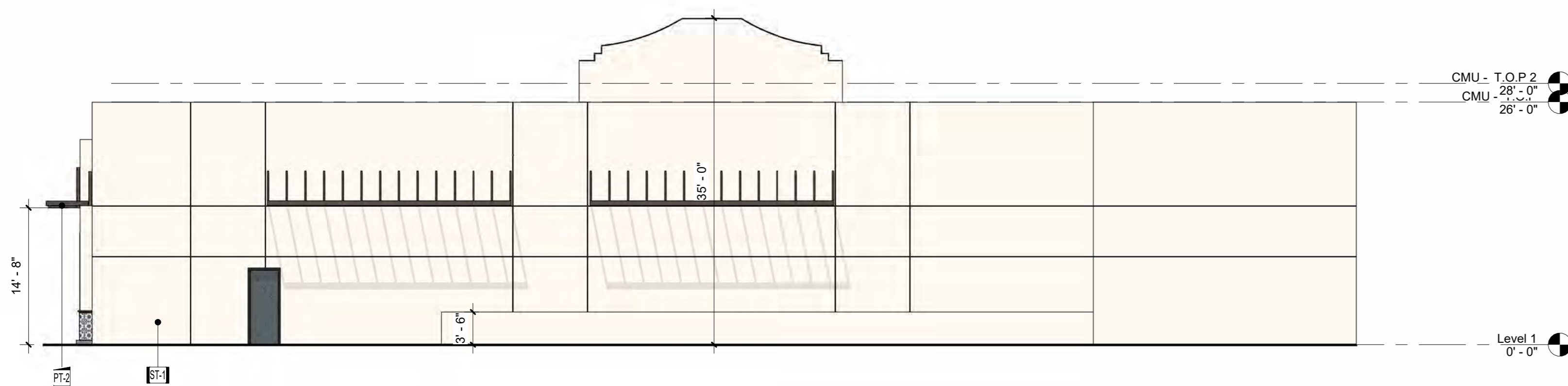
08/05/2024

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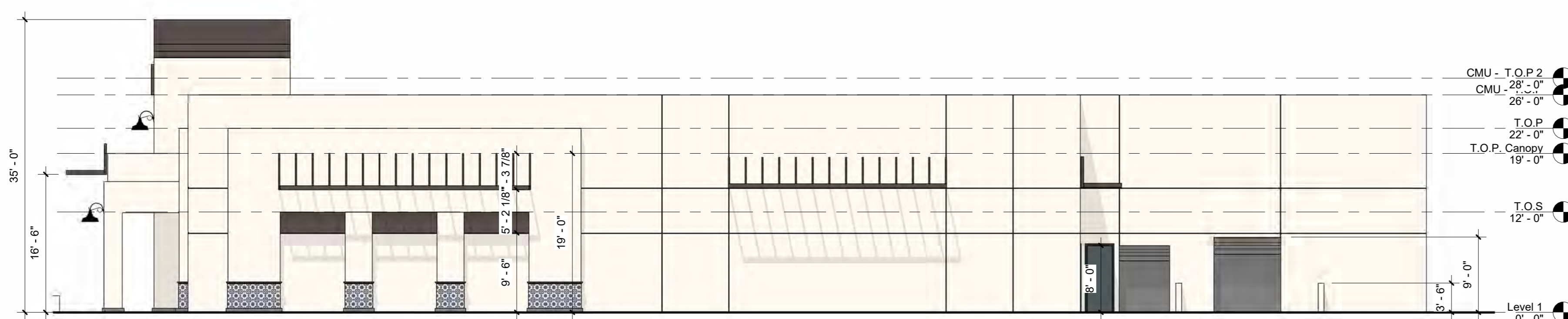
DR-207

**Elevations - Shop
Retail #1**



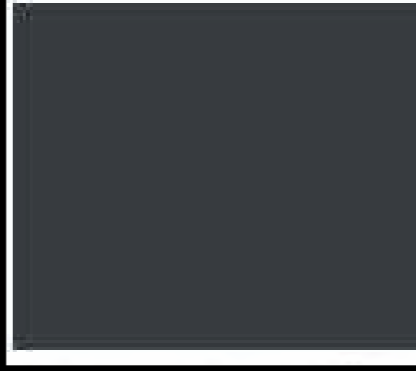


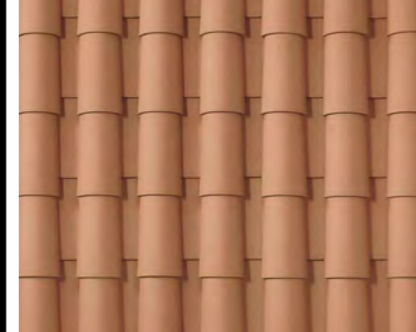
Number	Revision Description	Date

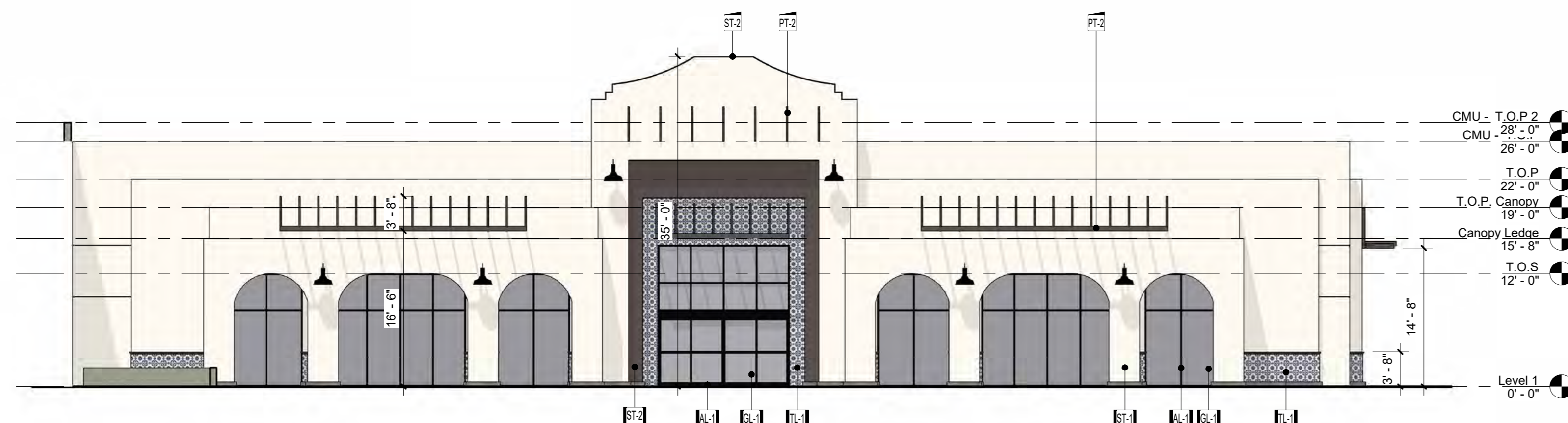


1 **Elevation - East - Junior Anchor**
1" = 10'-0"



2 **Elevation - South - Junior Anchor**
1" = 10'-0"

MATERIAL LEGEND			
	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)		AL-1 AL-1 Aluminum Frame Valspar (Black SL8A007)
	PT-1 PT-1 Paint Dunn Edwards (White DEW340)		GL-1 GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass
	PT-2 PT-2 Paint Dunn Edwards (Weathered Brown DEC756)		ST-2 ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)
	TL-1 TL-1 Mosaic Tile (PROVIDED BY OWNER)		RT-1 RT1 BORAL 2-Piece Mission Red



3 **Elevation - West - Junior Anchor**
1" = 10'-0"

Design Review for:

Valgon Properties LLC

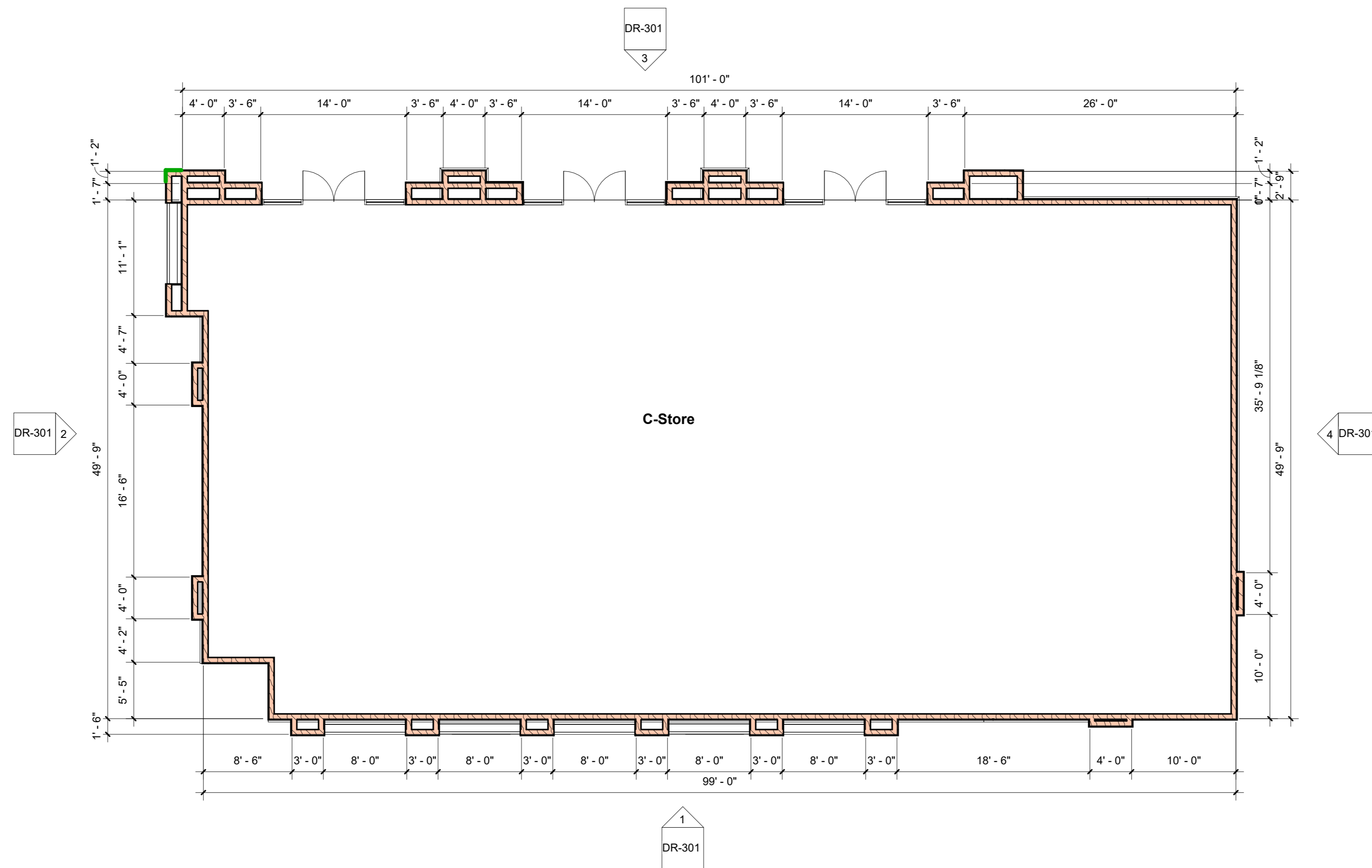
22-801

08/05/2024

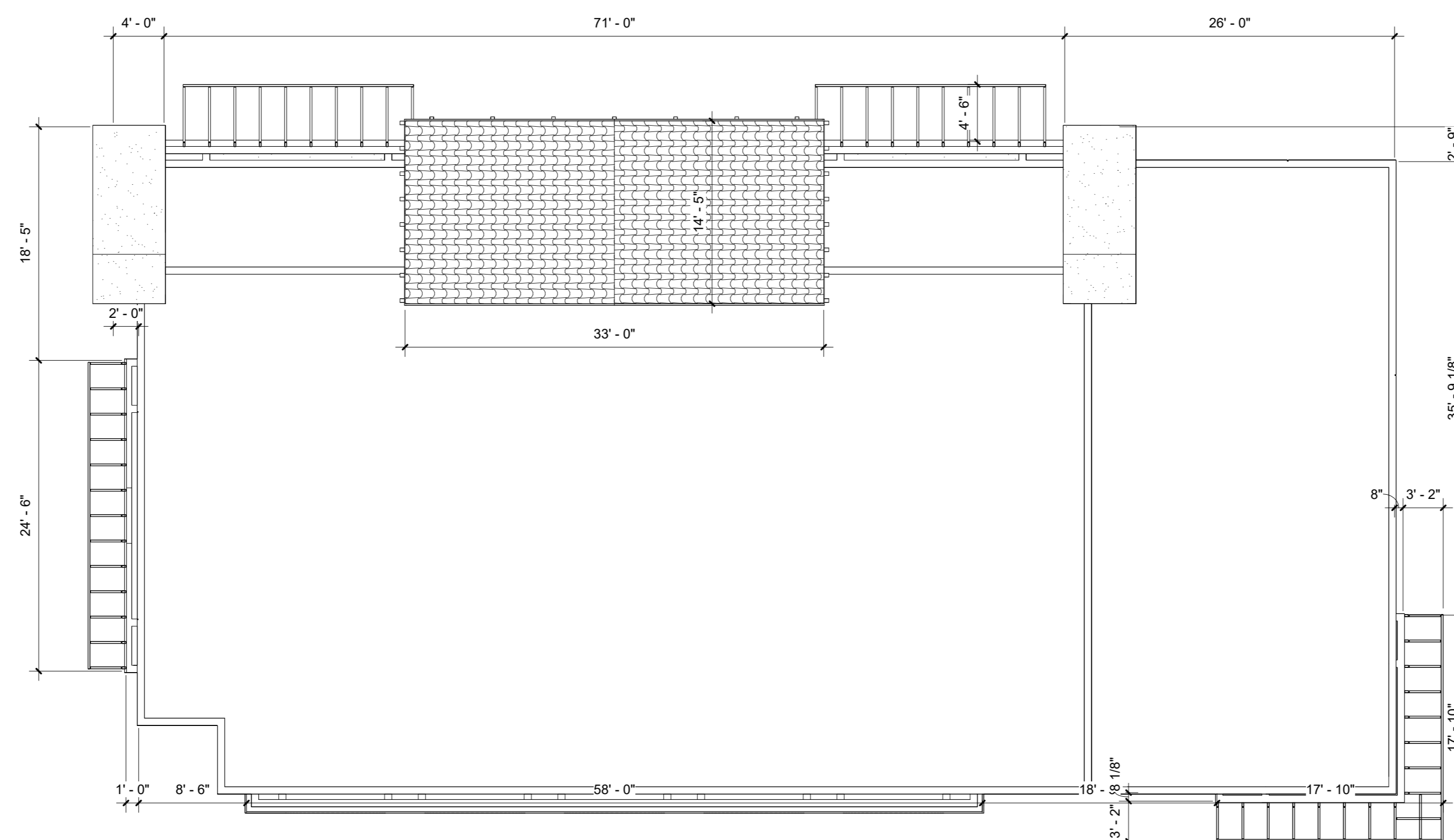
**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**

DR-208

**Elevations - Junior
Anchor**



1 Floor Plan - C Store
1/8" = 1'-0"



2 Roof Plan - C Store
1/8" = 1'-0"

Number	Revision Description	Date

Design Review for:

Valgon Properties LLC

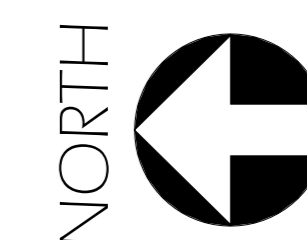
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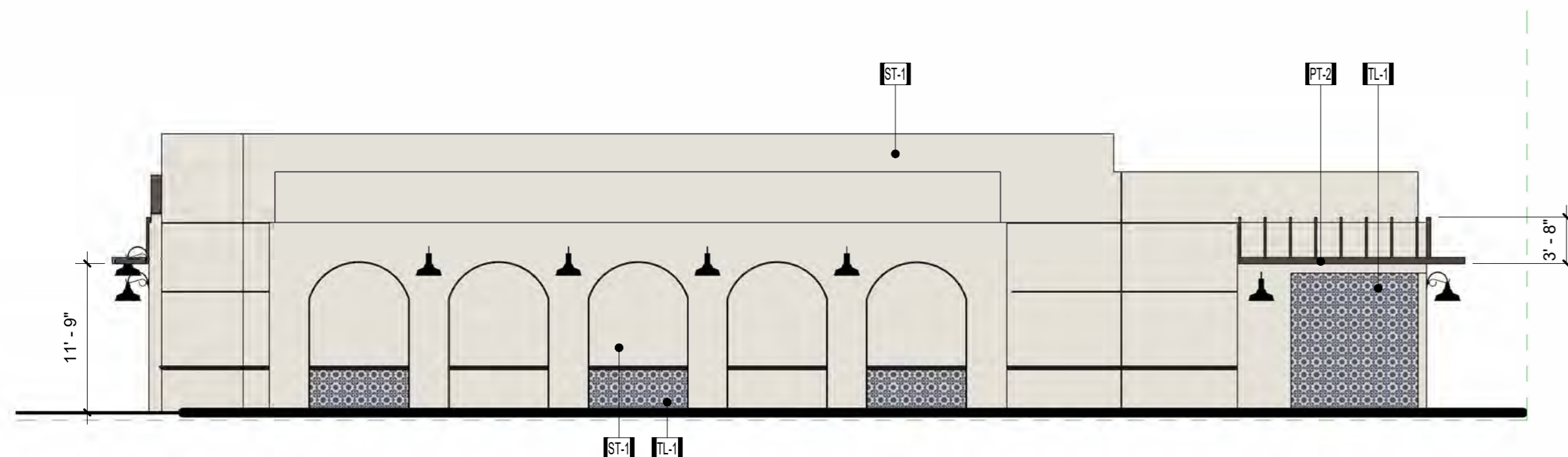
08/05/2024

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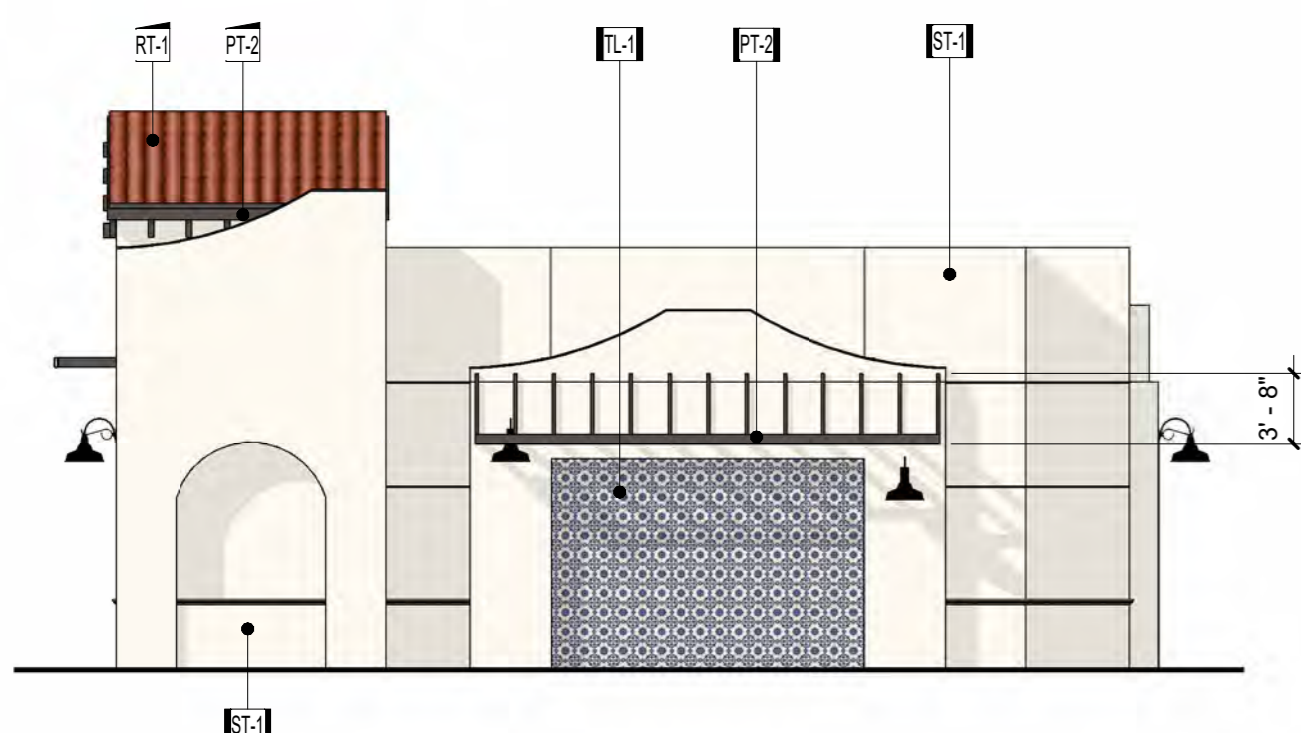
DR-300

C-Store Plans

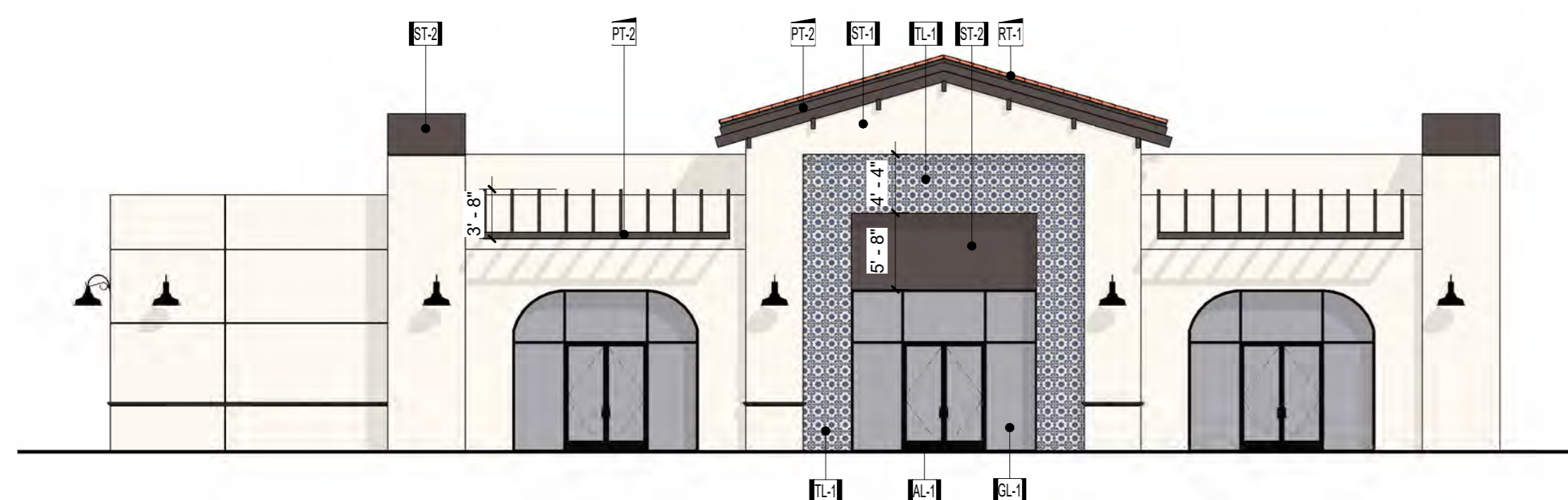




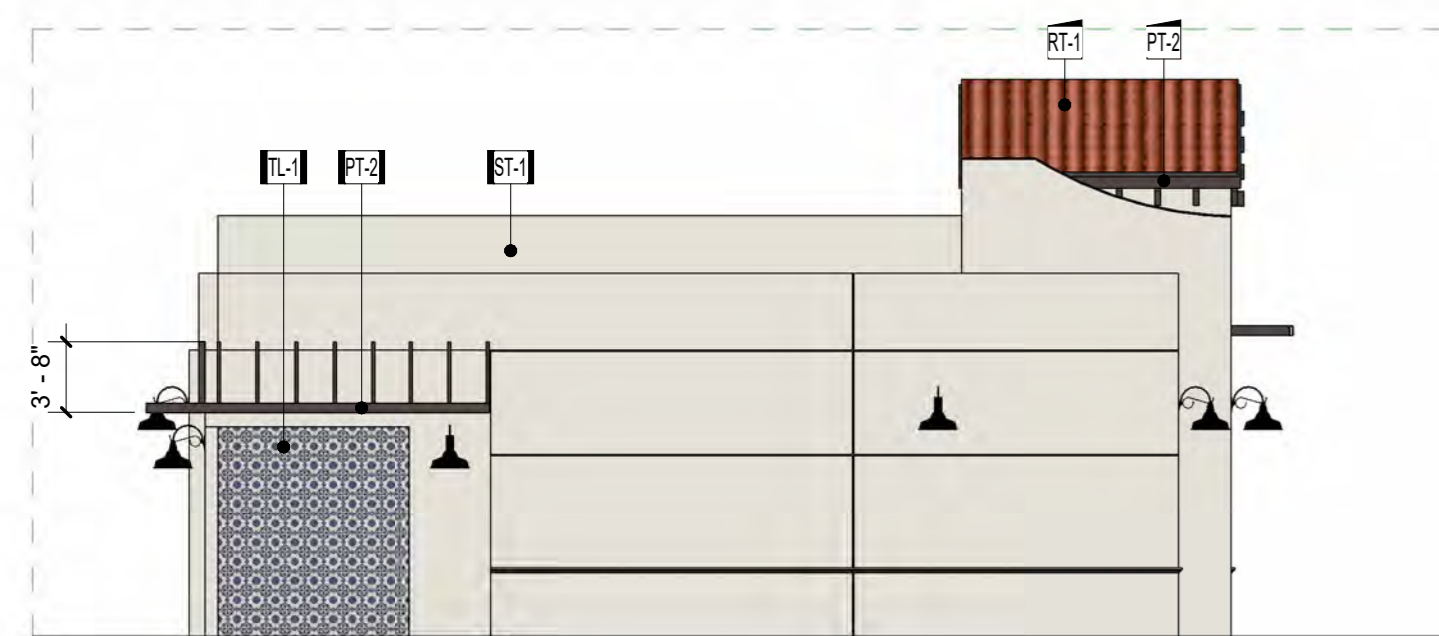
1 **Elevation - North**
1" = 10'-0"



2 **Elevation - East**
1" = 10'-0"





3 **Elevation - South**
1" = 10'-0"



4 **Elevation - West**
1" = 10'-0"

Revision		
Number	Description	Date

MATERIAL LEGEND			
	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)		AL-1 AL-1 Aluminum Frame Valspar (Black SL8A007)
	PT-1 PT-1 Paint Dunn Edwards (White DEW340)		GL-1 GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass
	PT-2 PT-2 Paint Dunn Edwards (Weathered Brown DEC756)		ST-2 ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)
	TL-1 TL-1 Mosaic Tile (PROVIDED BY OWNER)		RT-1 RT1 BORAL 2-Piece Mission Red

Design Review for:

Valgon Properties LLC

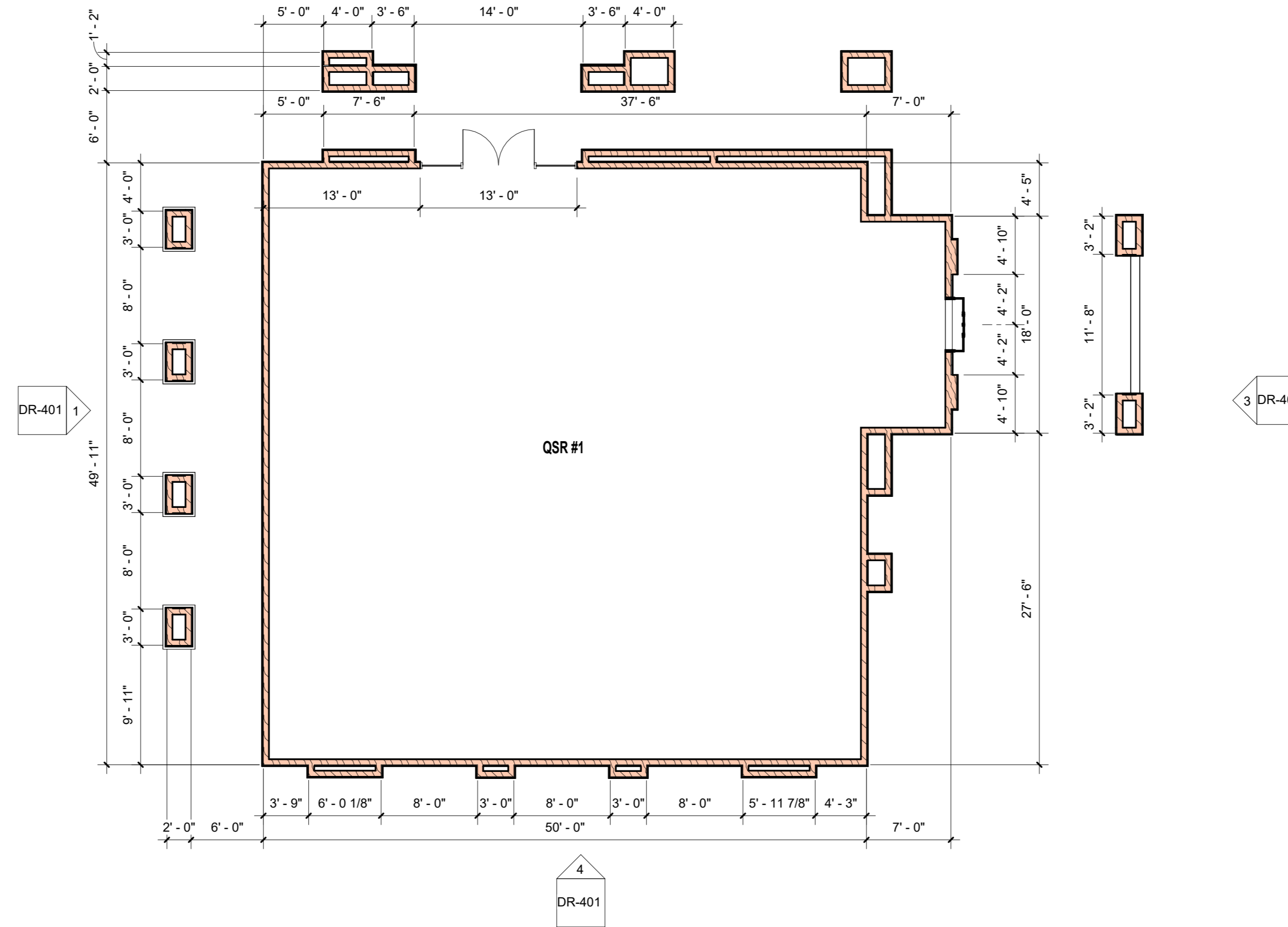
22-801

08/05/2024

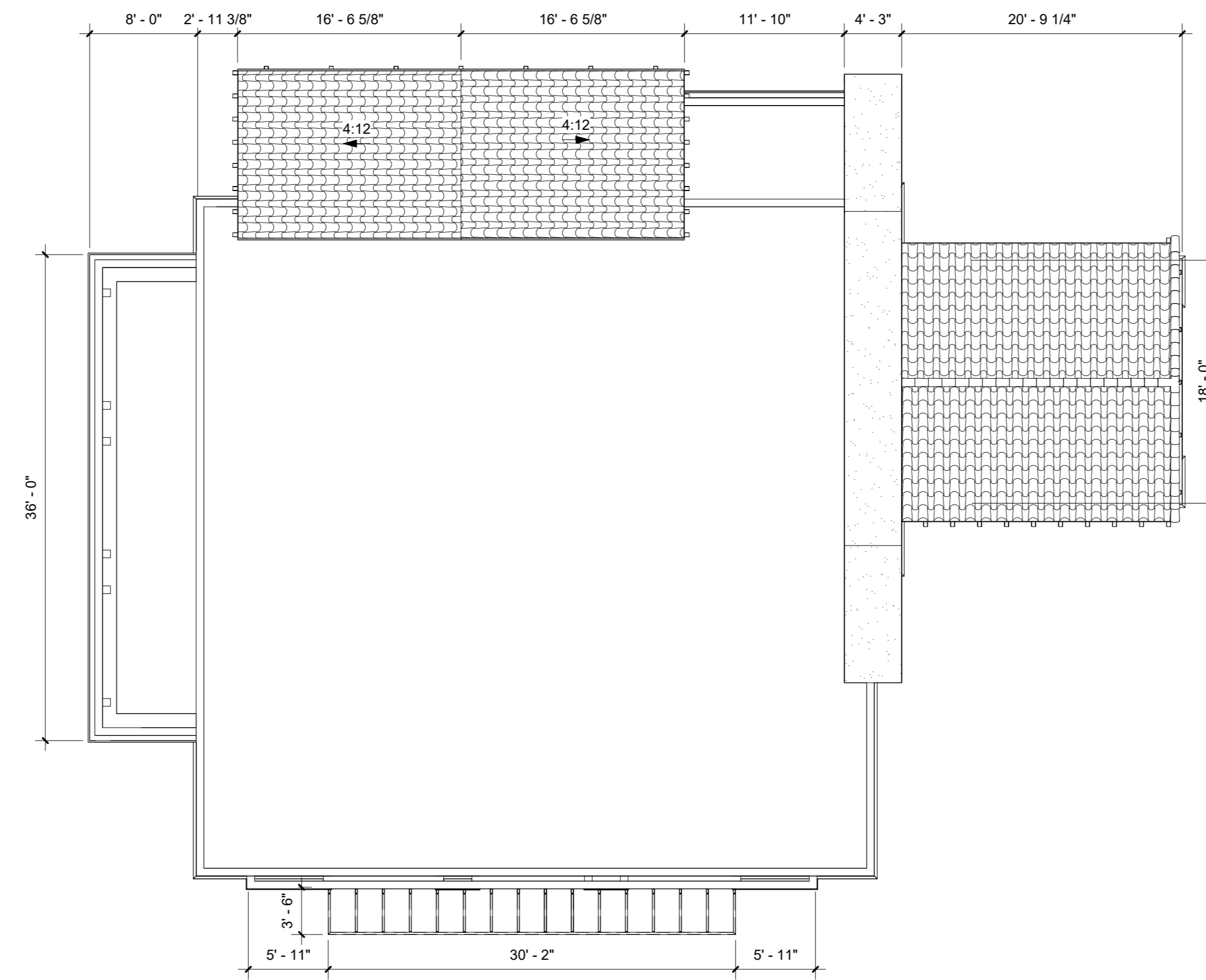
**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**

DR-301

**Elevations -
C-Store**



1 Floor Plan - QSR #1
1/8" = 1'-0"



2 Roof Plan - QSR #1
1/8" = 1'-0"

Number	Revision Description	Date

Design Review for:

Valgon Properties LLC

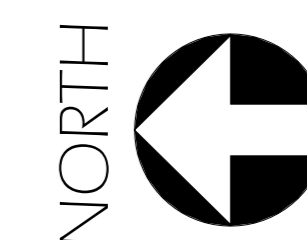
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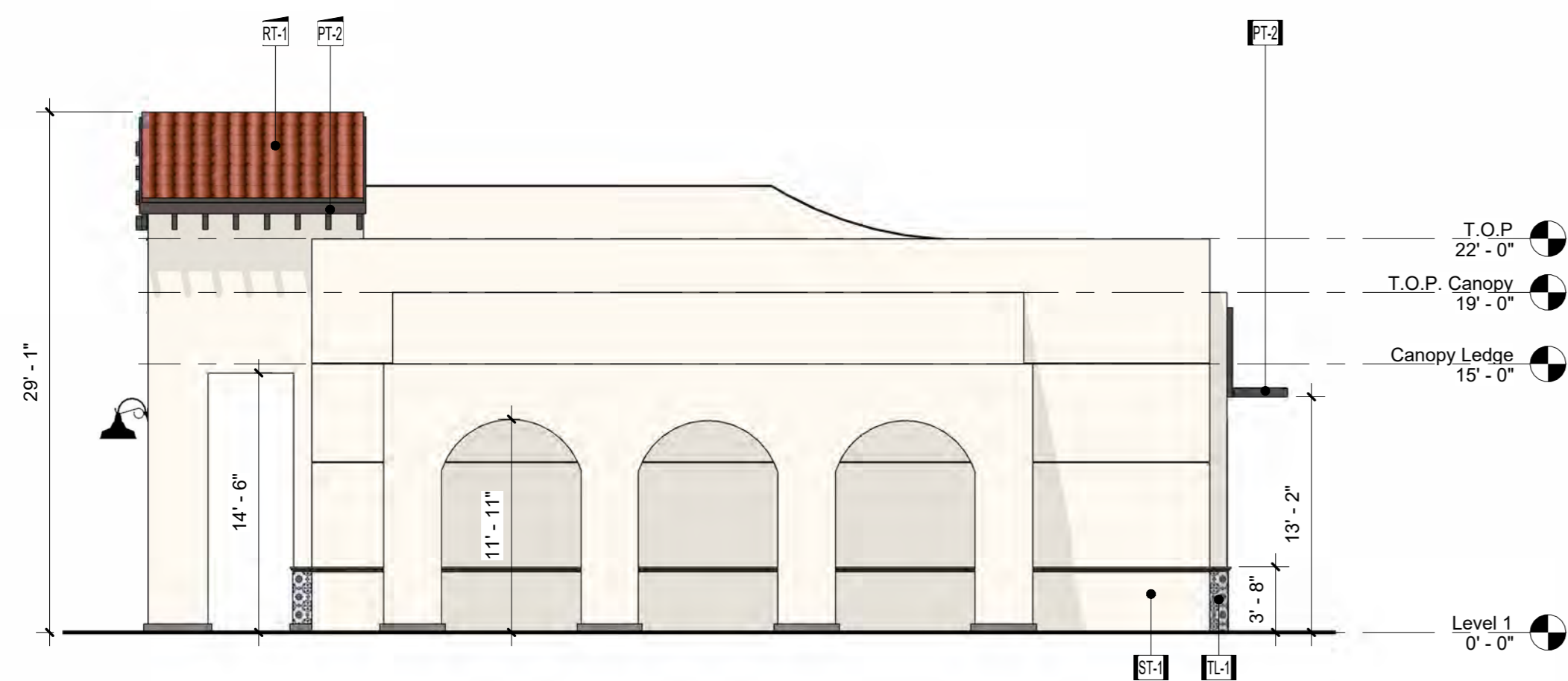
08/05/2024

**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**

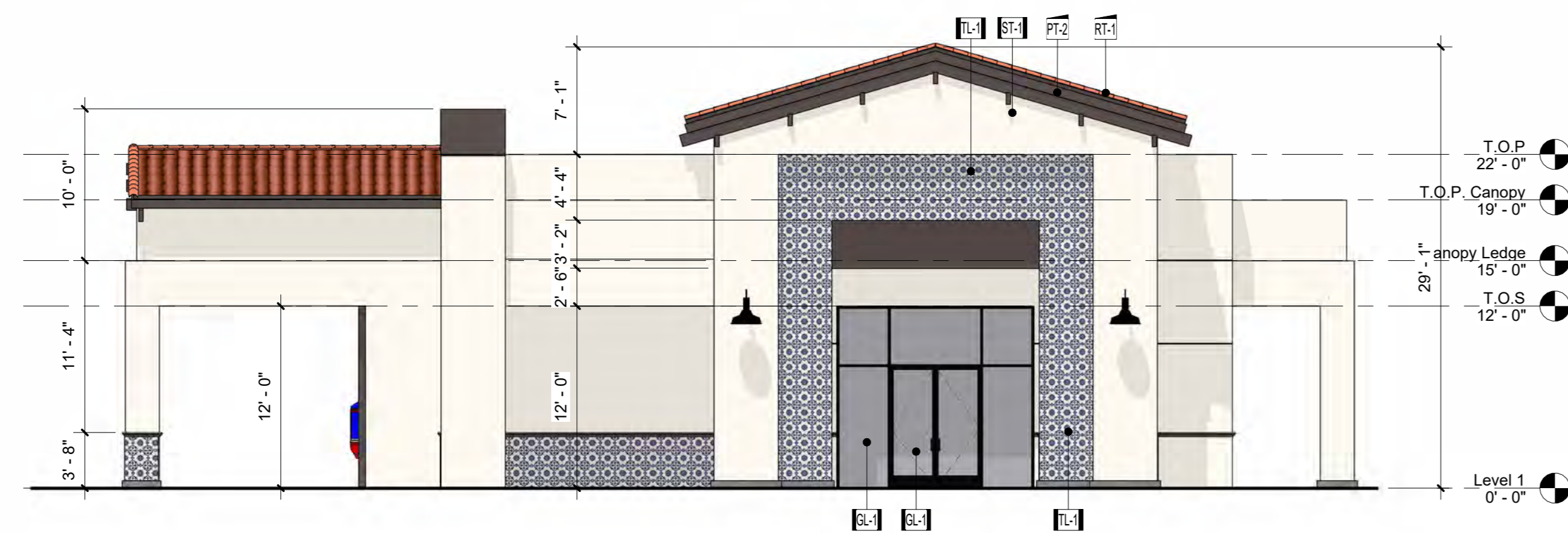
DR-400

QSR#1 Plans

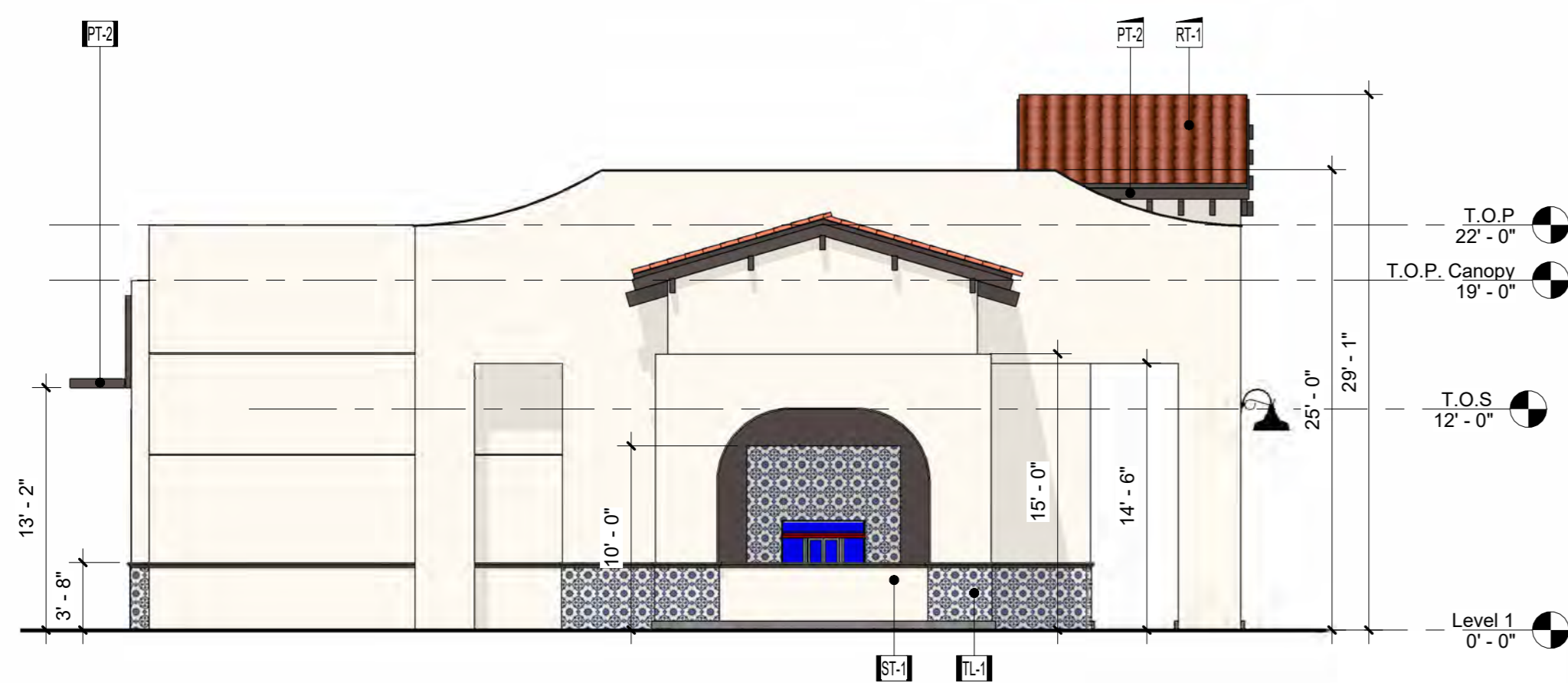




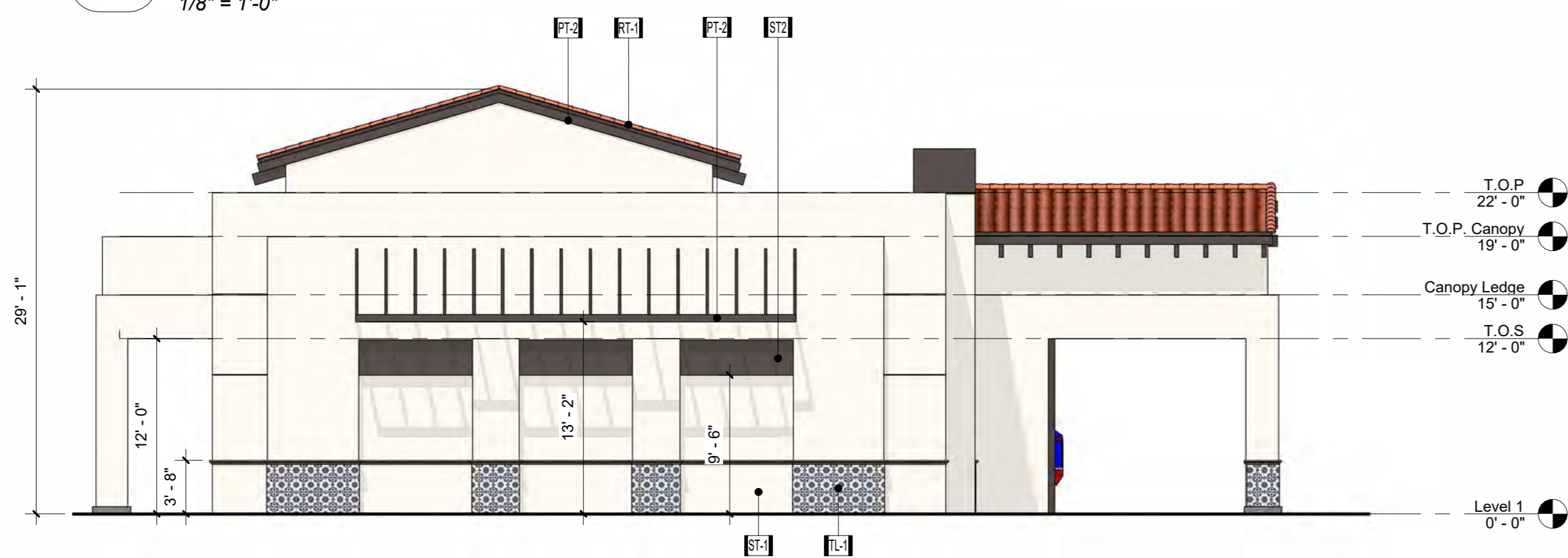
1 Elevation - North
1/8" = 1'-0"



2 Elevation - East
1/8" = 1'-0"







3 Elevation - South
1/8" = 1'-0"



4 Elevation - West
1/8" = 1'-0"

Number	Revision Description	Date
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MATERIAL LEGEND			
 ST-1	ST-1 Stucco-Paint Dunn Edwards (White DEW340)	 AL-1	AL-1 Aluminum Frame Valspar (Black SL8A007)
 PT-1	PT-1 Paint Dunn Edwards (White DEW340)	 GL-1	GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass
 PT-2	PT-2 Paint Dunn Edwards (Weathered Brown DEC756)	 ST-2	ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)
 TL-1	TL-1 Mosaic Tile (PROVIDED BY OWNER)	 RT-1	RT1 BORAL 2-Piece Mission Red

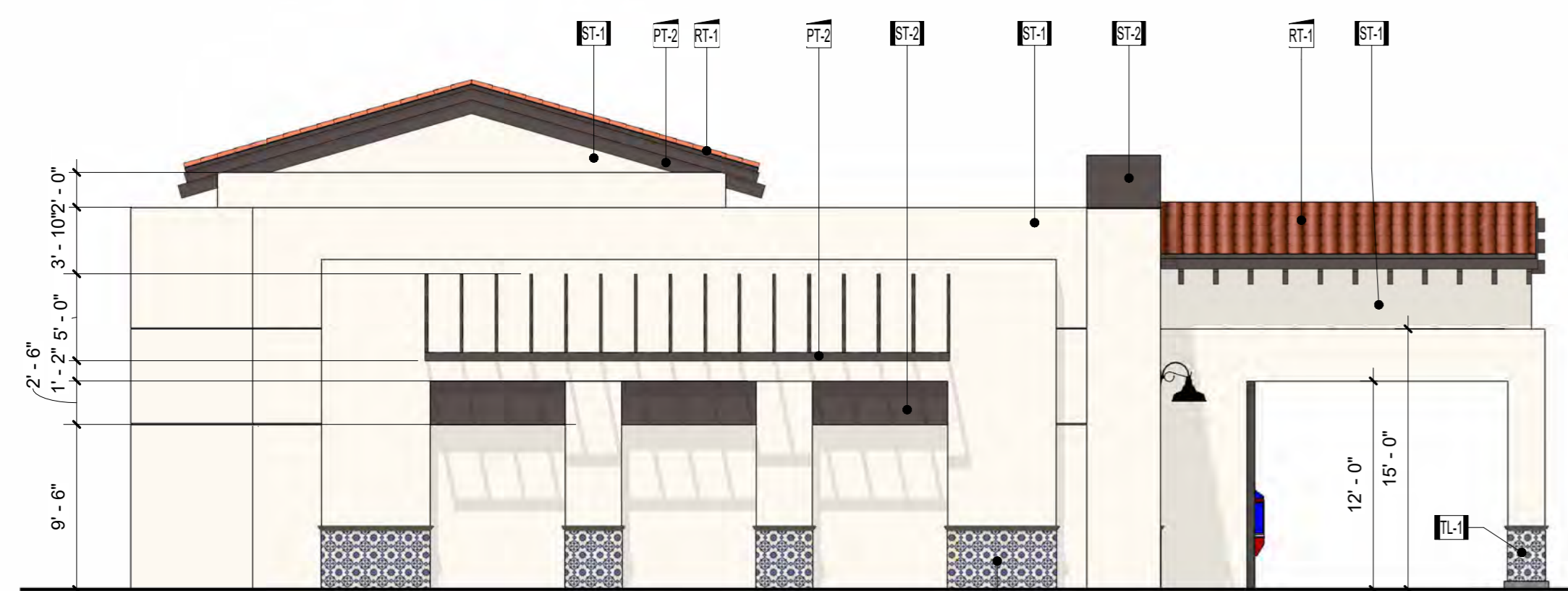
Design Review for:
Valgon Properties LLC

22-801
08/05/2024

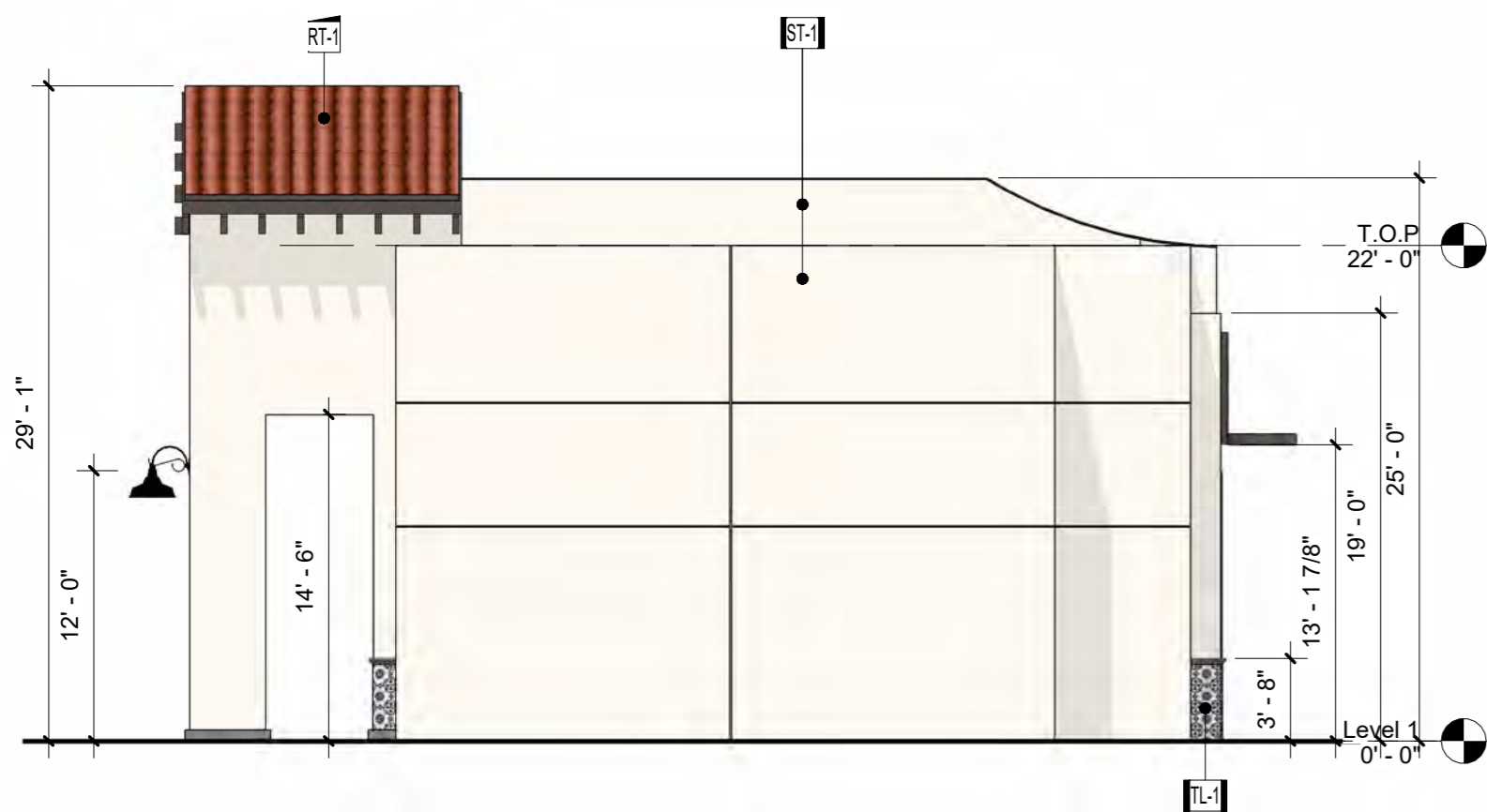
**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**

DR-401

**Elevations -
QSR#1**



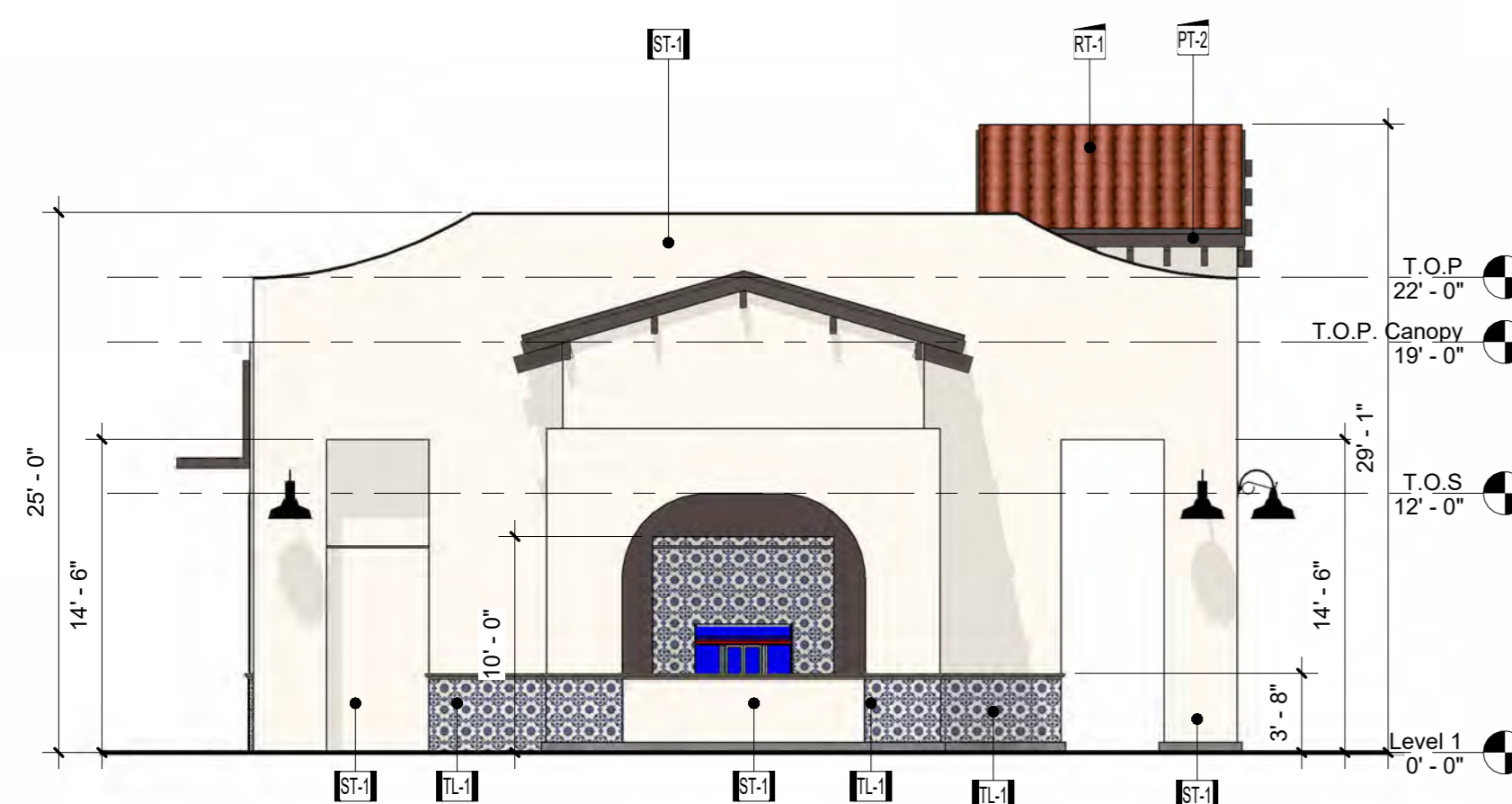
1 Elevation - North
 1/8" = 1'-0"



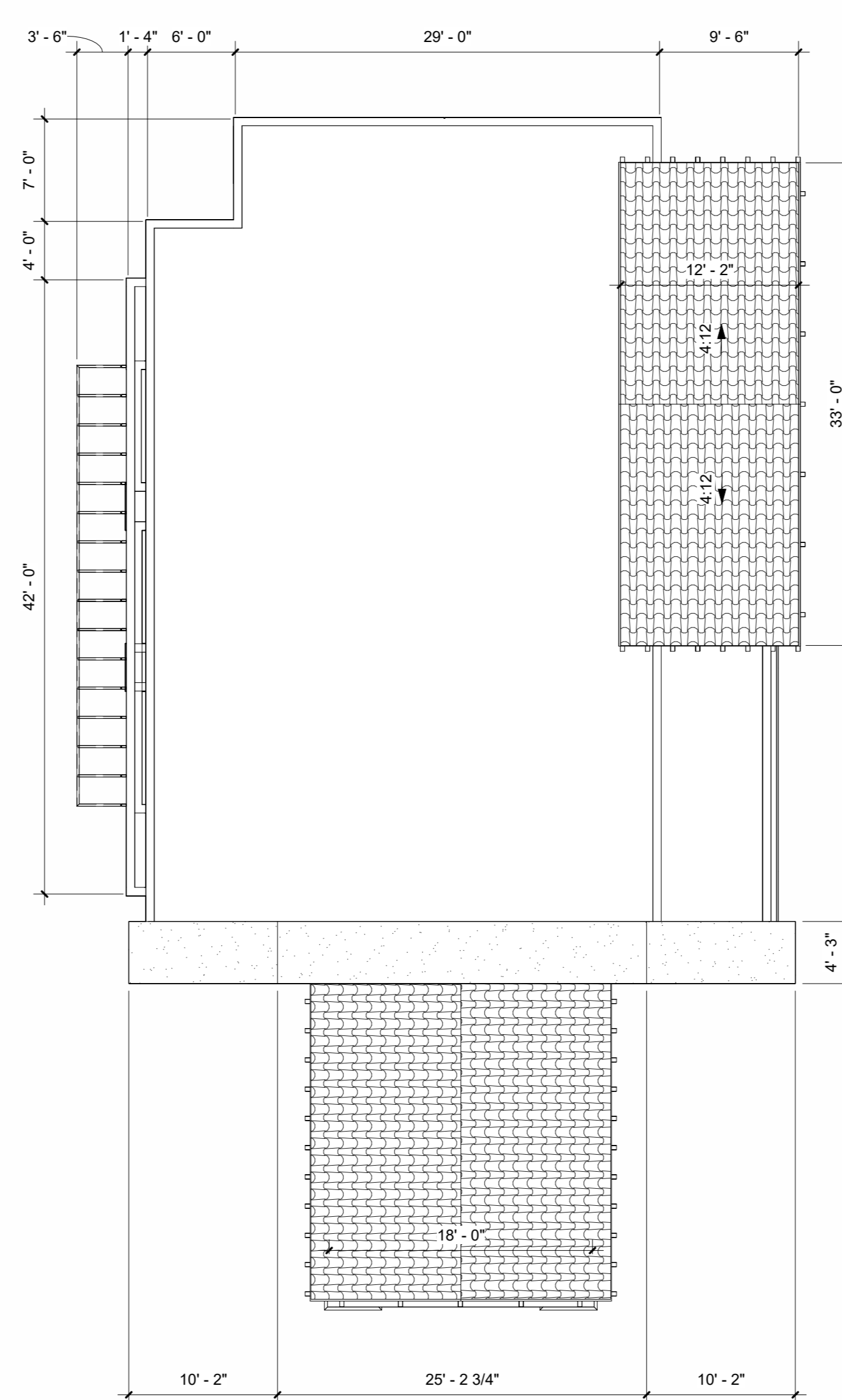
2 Elevation - East
 1/8" = 1'-0"



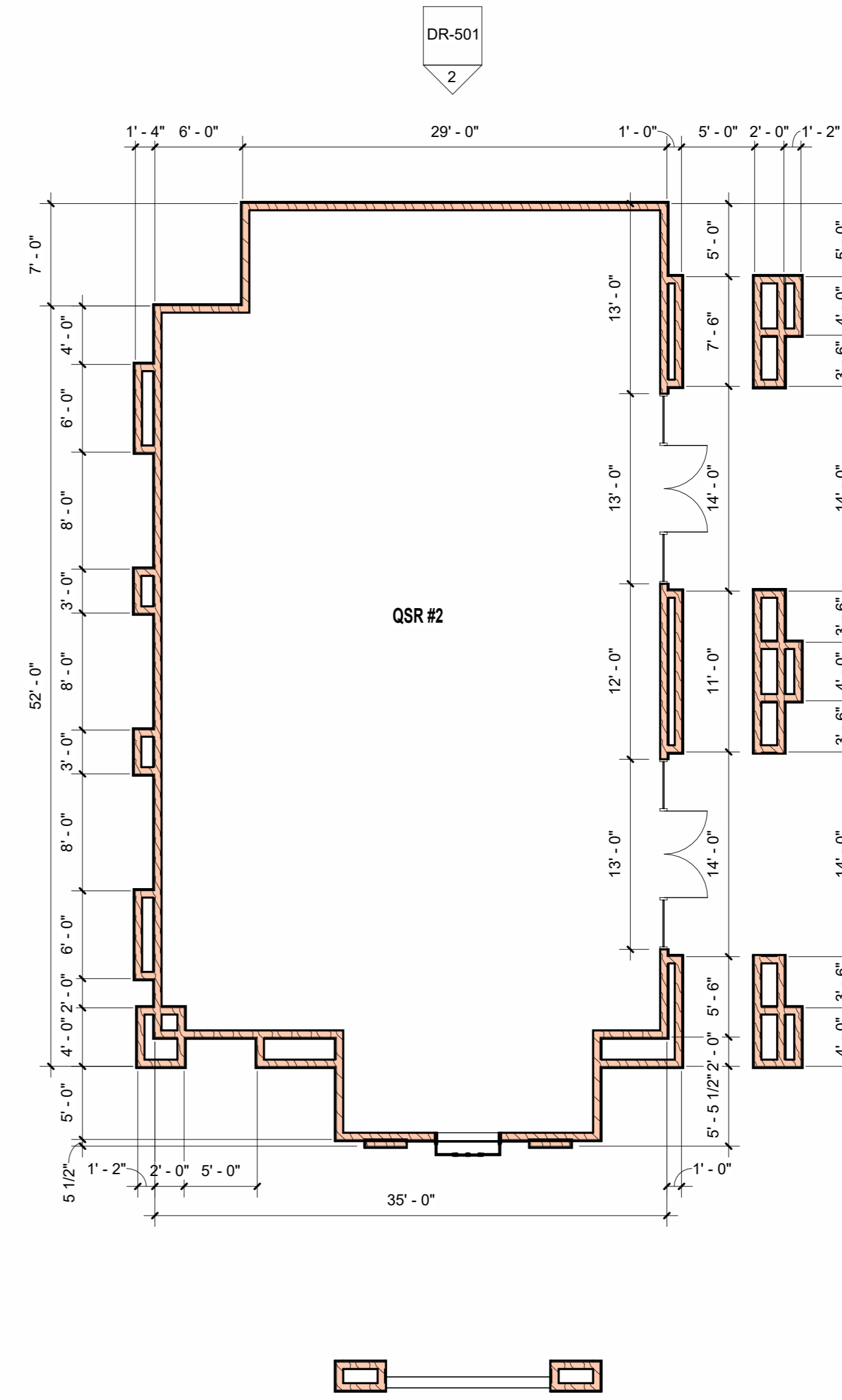
3 Elevation - South
 1/8" = 1'-0"






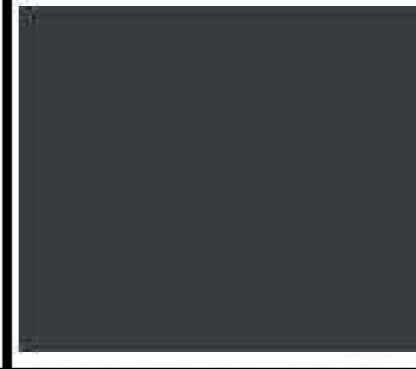
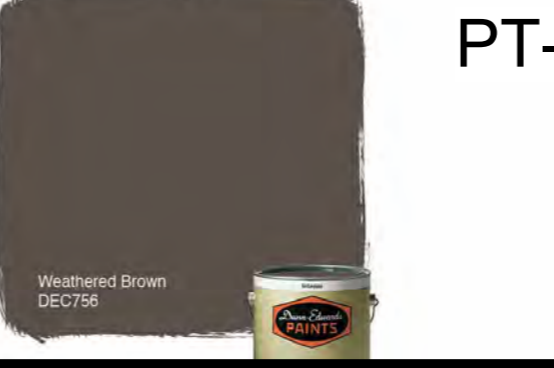


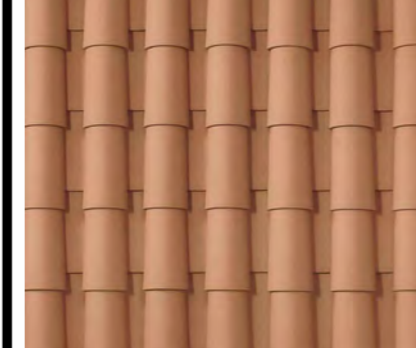
4 Elevation - West
 1/8" = 1'-0"



6 Roof Plan - QSR #2
 1/8" = 1'-0"



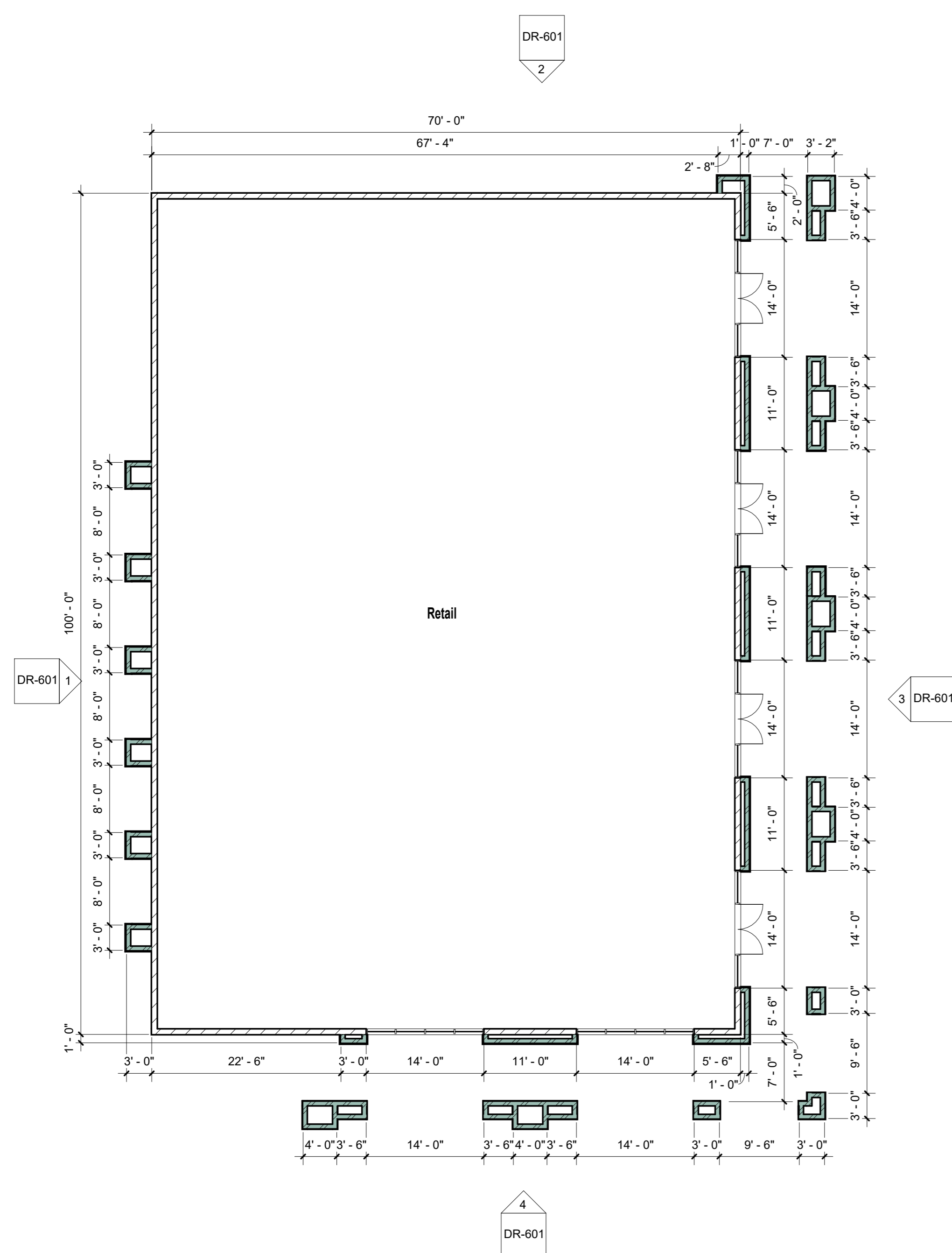
5 Floor Plan - QSR #2
 1/8" = 1'-0"

MATERIAL LEGEND			
	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)		AL-1 AL-1 Aluminum Frame Valspar (Black SL8A007)
	PT-1 PT-1 Paint Dunn Edwards (White DEW340)		GL-1 GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass
	PT-2 PT-2 Paint Dunn Edwards (Weathered Brown DEC756)		ST-2 ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)
	TL-1 TL-1 Mosaic Tile (PROVIDED BY OWNER)		RT-1 RT1 BORAL 2-Piece Mission Red

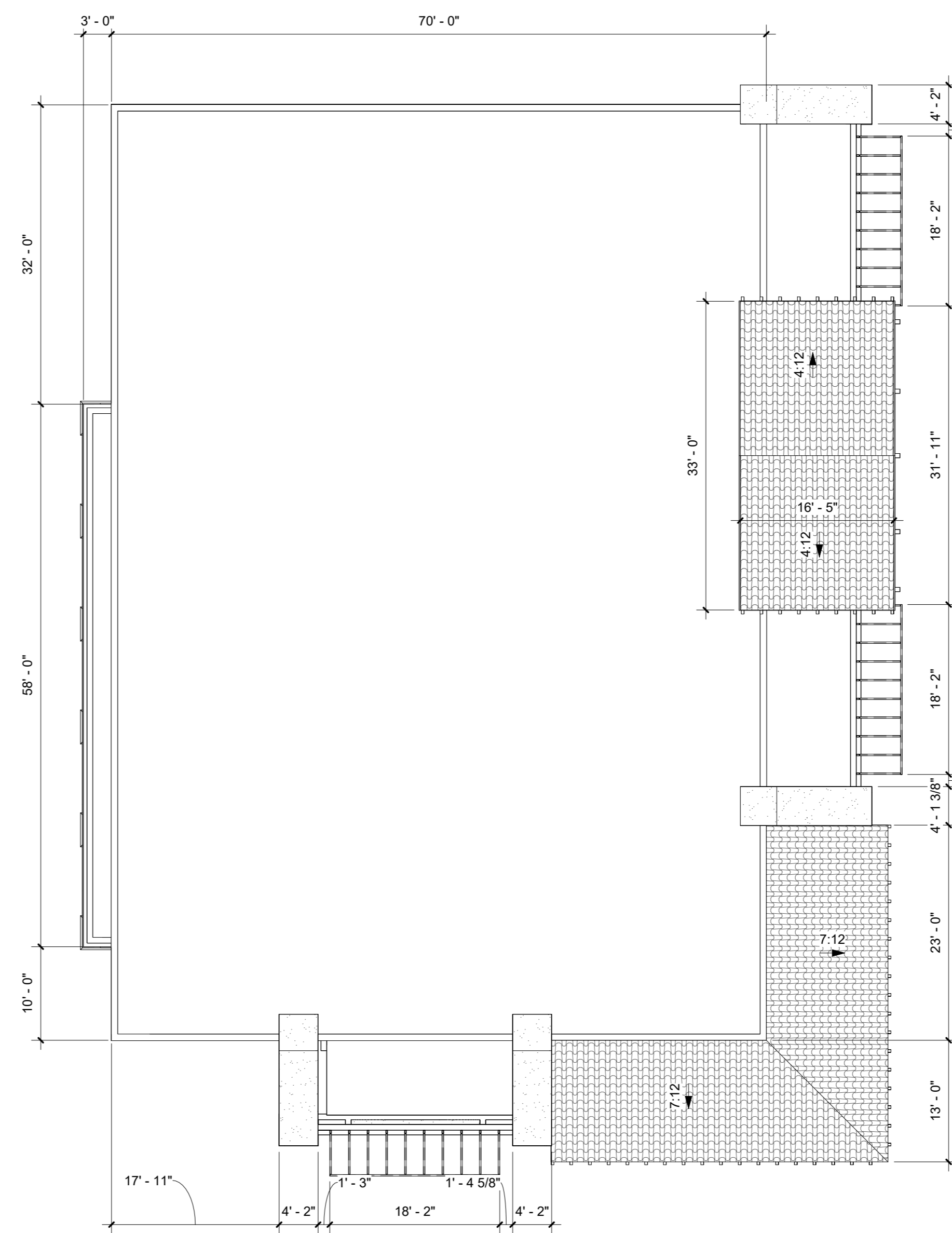
Design Review for:
Valgon Properties LLC
 22-801
 8/05/2024
**SE Corner of Placentia and
 Perris Blvd. Perris, CA 92571**

DR-501
**Plans & Elevations -
 QSR #2**

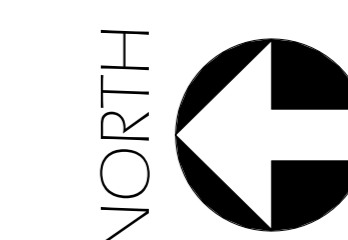
Number	Revision Description	Date



1 **Floor Plan - Restaurant Building-3**
3/32" = 1'-0"



2 **Roof Plan - Restaurant Building-3**
3/32" = 1'-0"



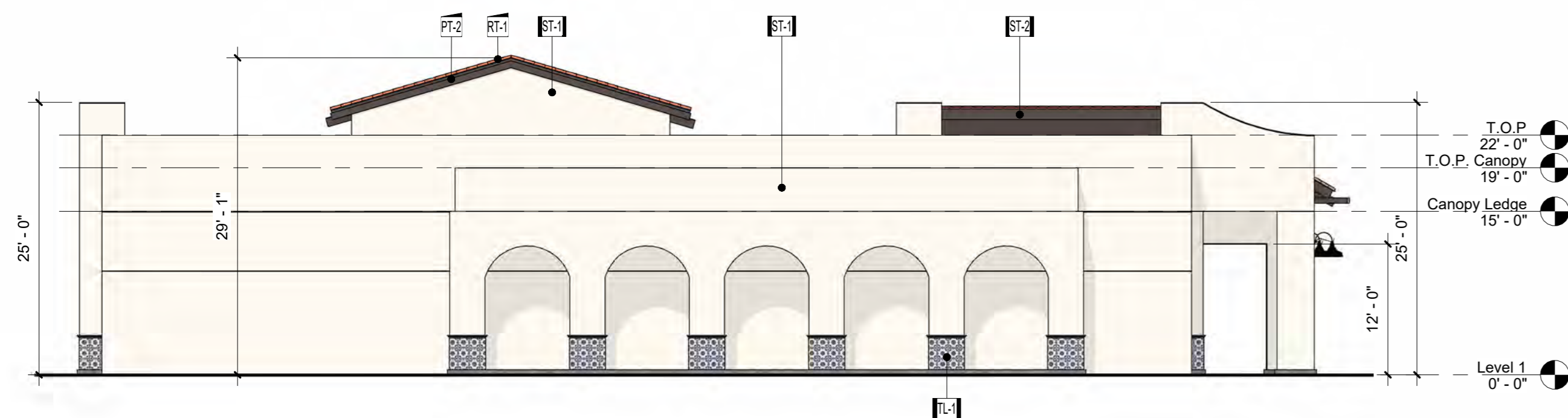
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Valgon Properties LLC

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08/05/2024

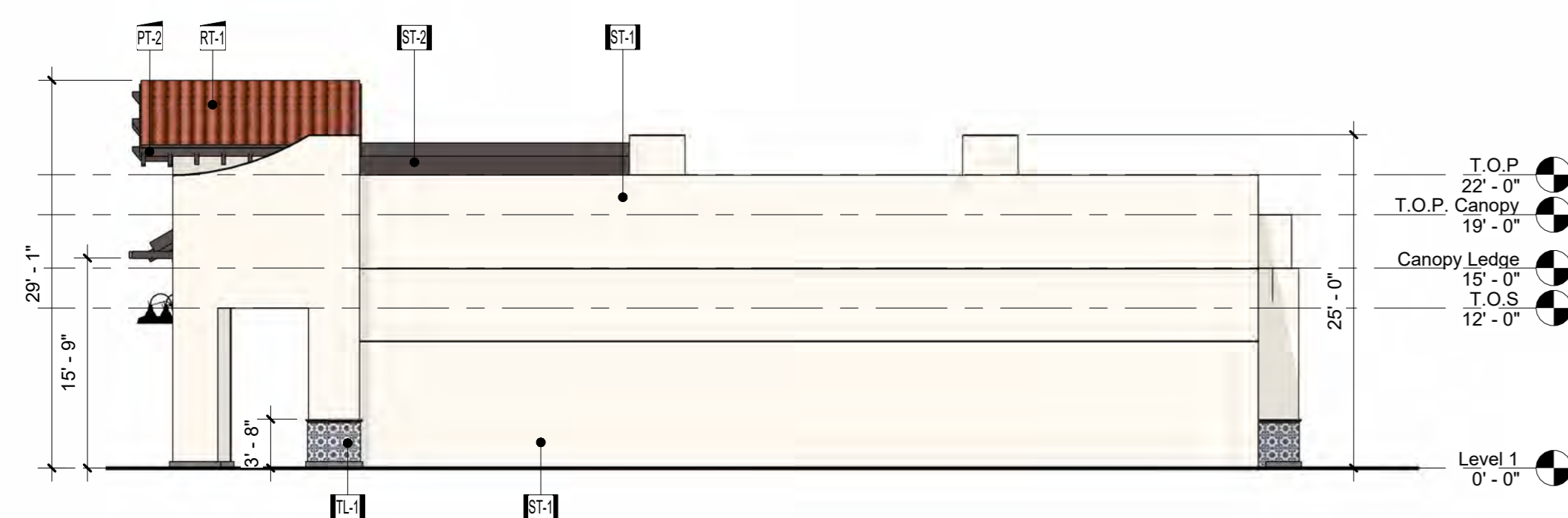
**SE Corner of Placentia and
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DR-600

**QSR3 / Shops
Plans**



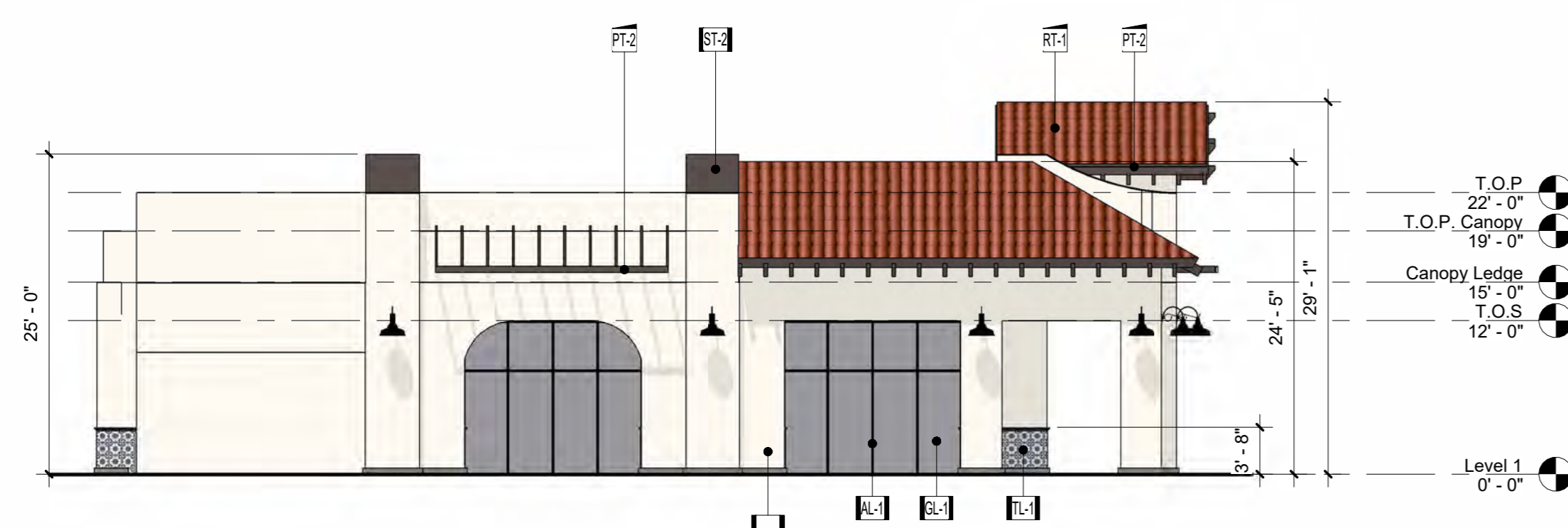
1 Elevation - North
3/32" = 1'-0"



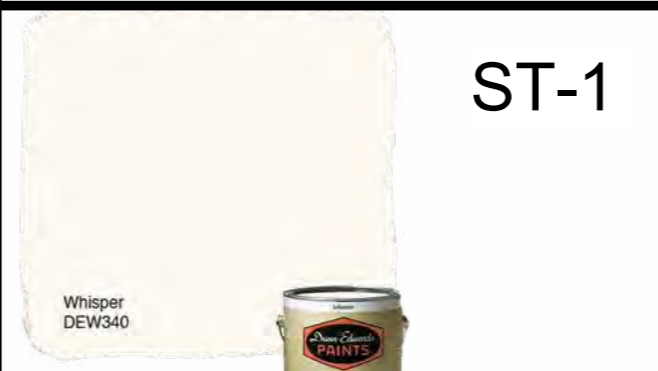

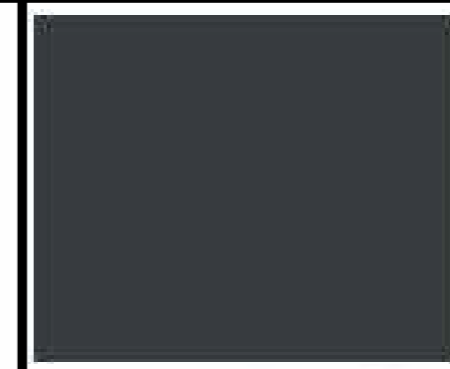
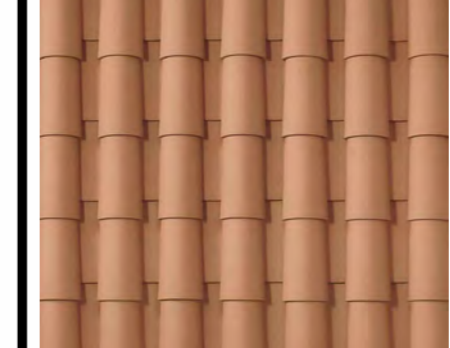
2 Elevation - East
3/32" = 1'-0"



3 Elevation - South
3/32" = 1'-0"



4 Elevation - West
3/32" = 1'-0"

MATERIAL LEGEND			
 Whisper DEW340	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)		AL-1 AL-1 Aluminum Frame Valspar (Black SL8A007)
 Whisper DEW340	PT-1 PT-1 Paint Dunn Edwards (White DEW340)		GL-1 GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass
 Weathered Brown DEC756	PT-2 PT-2 Paint Dunn Edwards (Weathered Brown DEC756)	 Weathered Brown DEC756	ST-2 ST-2 Stucco-Paint Dunn Edwards (Weathered Brown DEC756)
	TL-1 TL-1 Mosaic Tile (PROVIDED BY OWNER)		RT-1 RT1 BORAL 2-Piece Mission Red

Number	Revision Description	Date

Design Review for:

Valgon Properties LLC

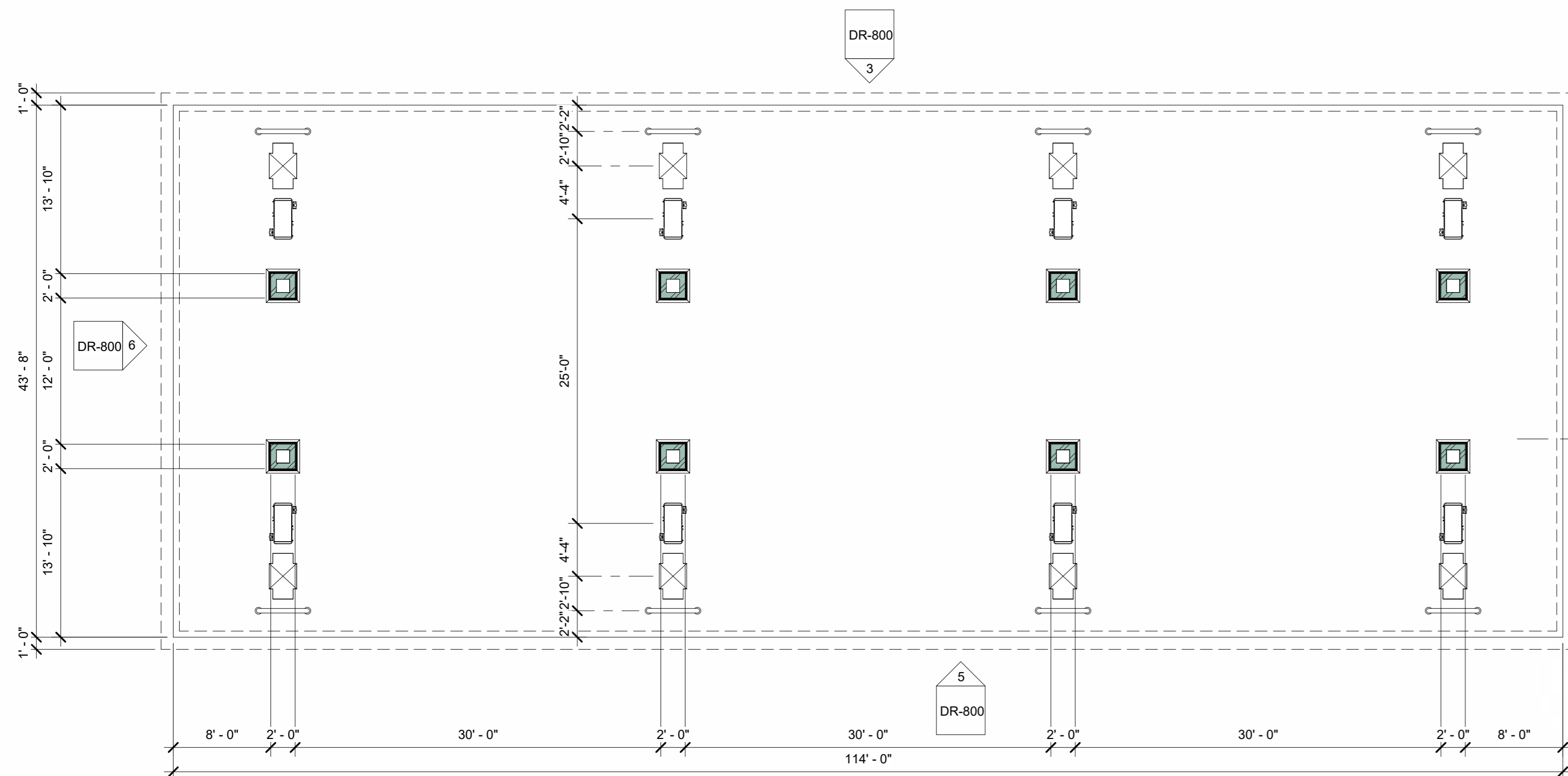
22-801

08/05/2024

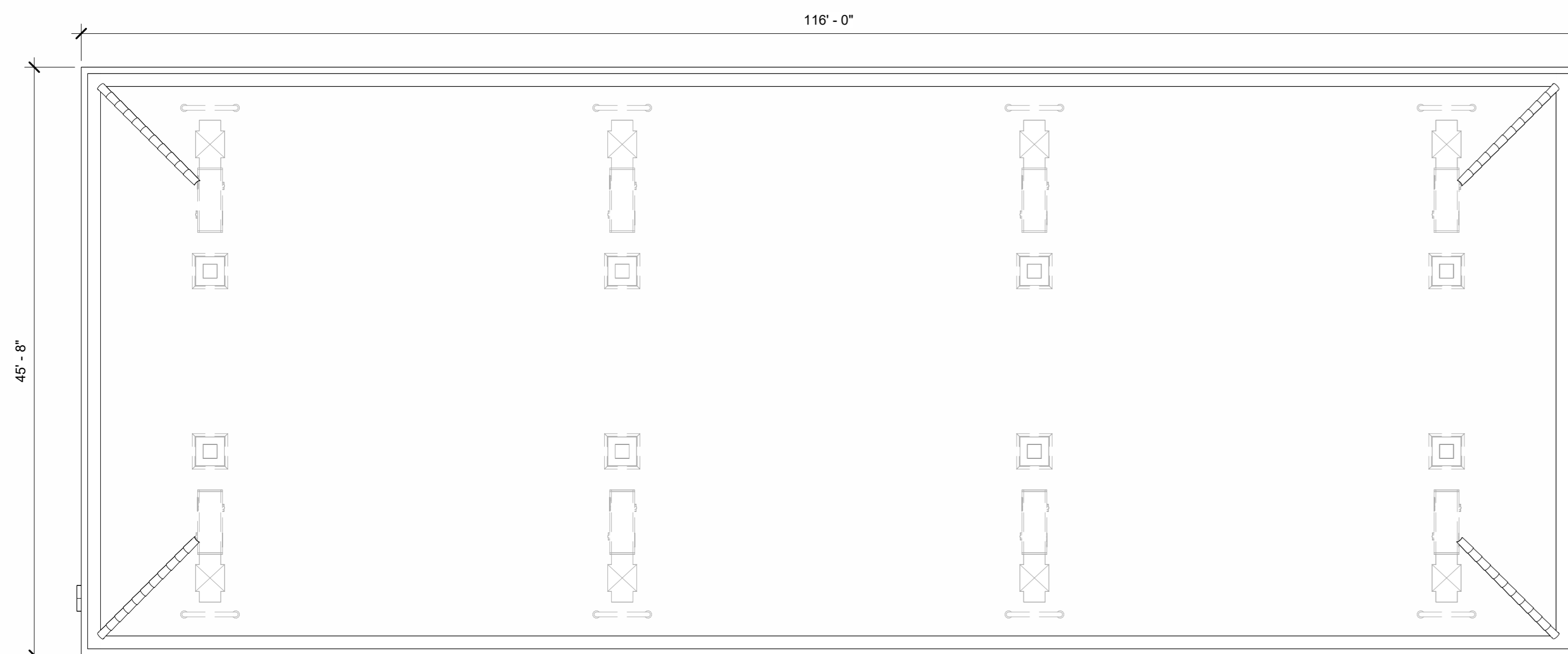
**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**

DR-601


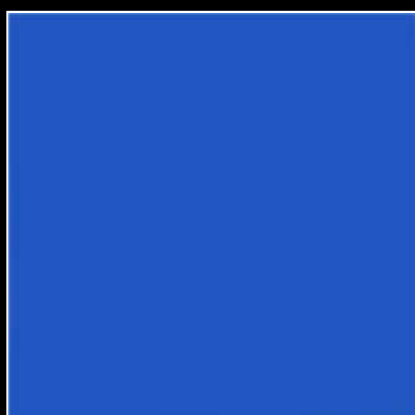
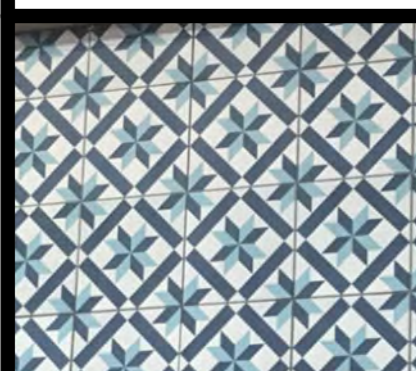
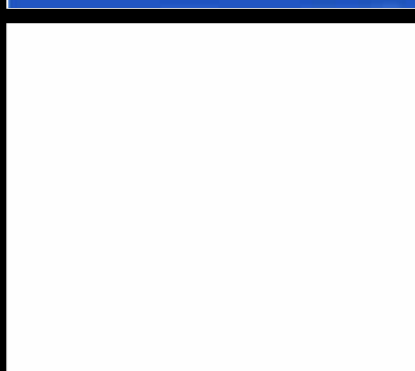
**Elevations -
QSR / Shops**

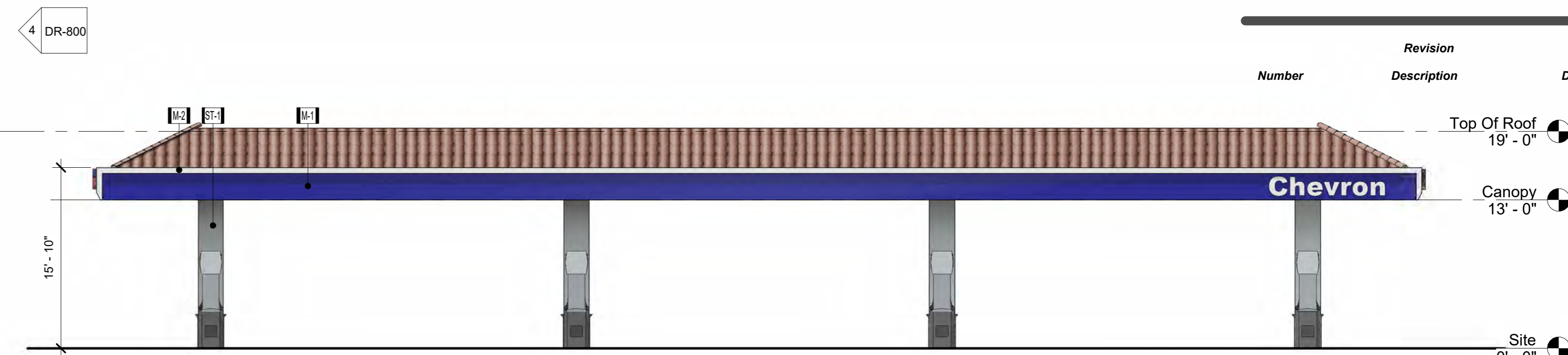


1 Canopy - Floor Plan
1/8" = 1'-0"

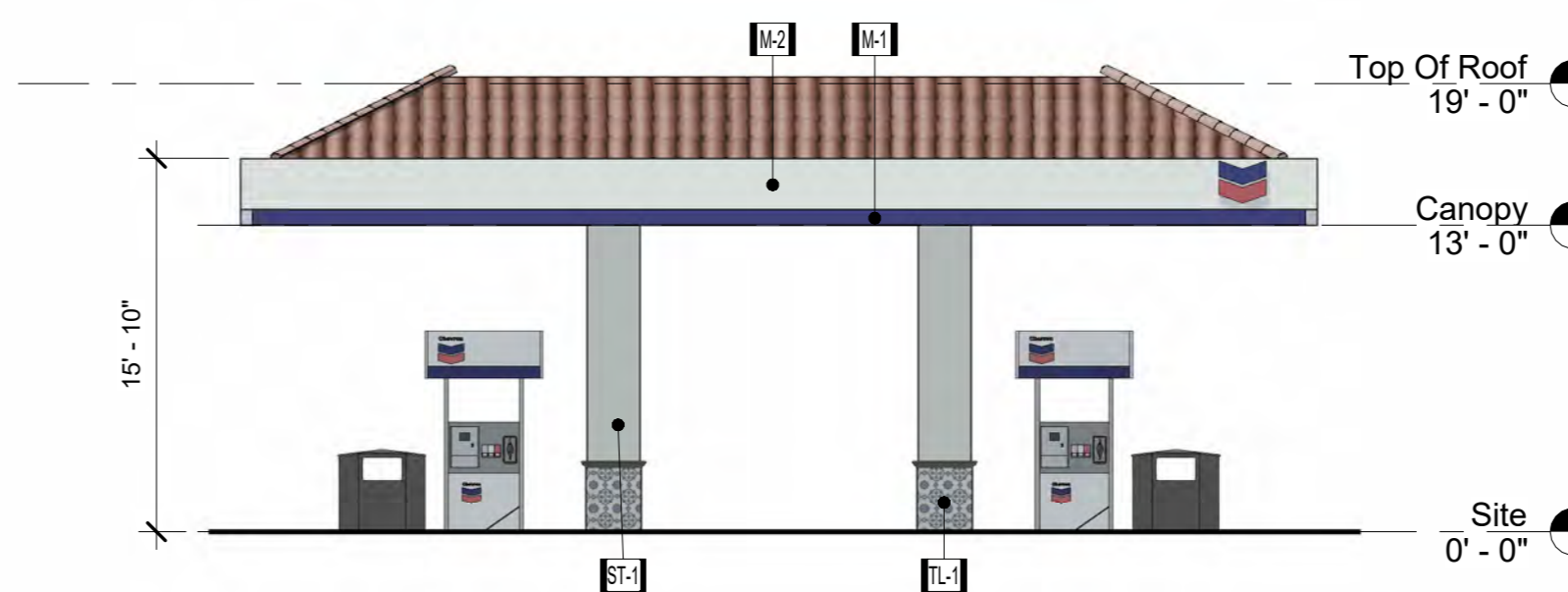


2 Canopy - Roof Plan
1/8" = 1'-0"

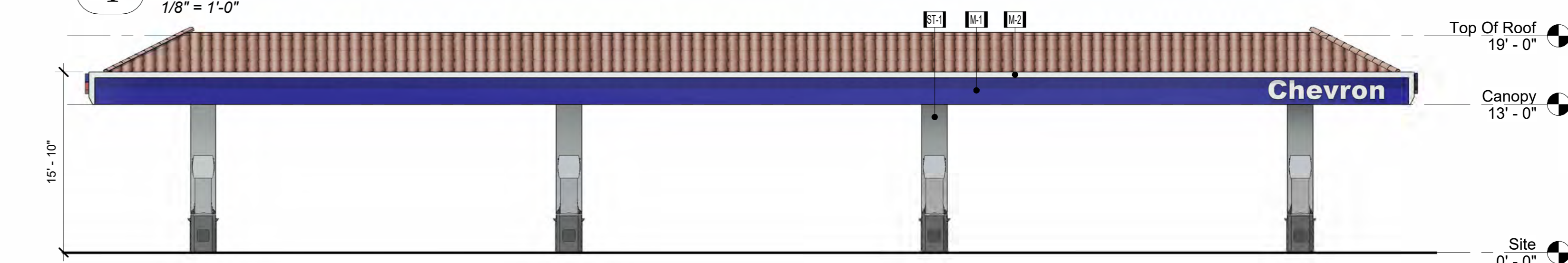
MATERIAL LEGEND			
	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)		M-1 M-1 Schem Color - USAFA Blue
	TL-1 TL-1 Mosaic Tile (PROVIDED BY OWNER)		M-2 M-1 Chevron - White



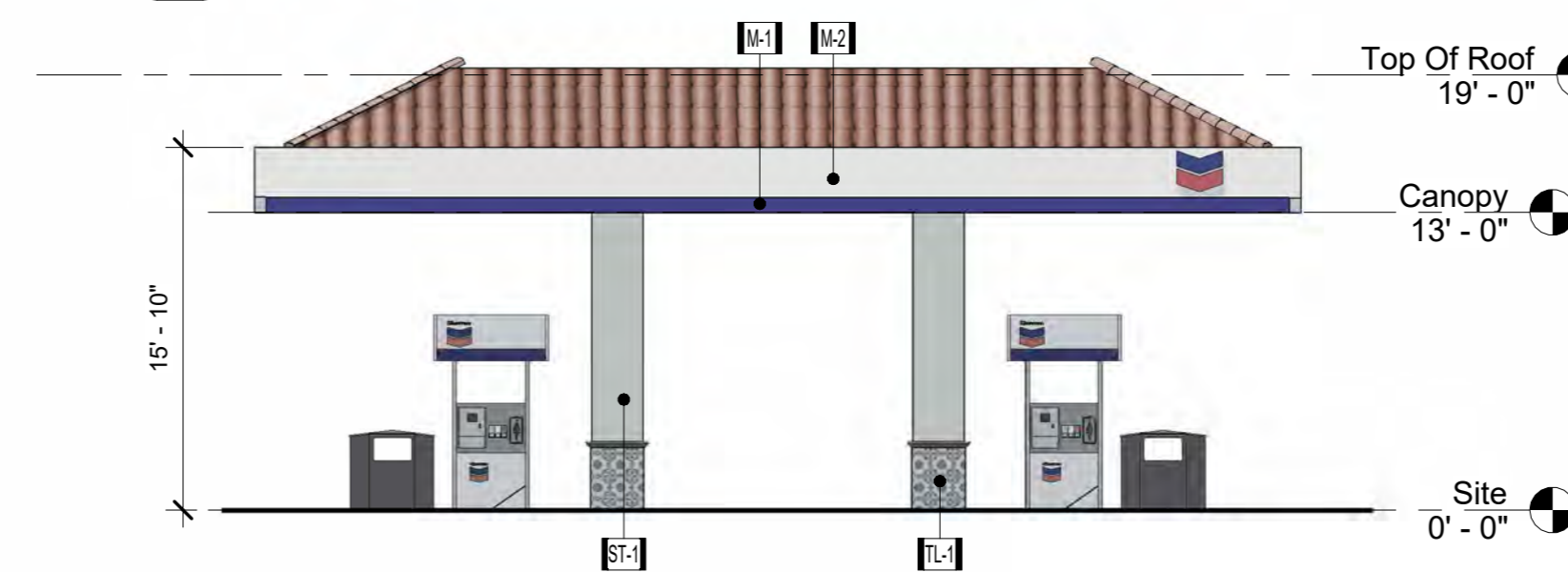
3 Canopy - North - Elevation
1/8" = 1'-0"



4 Canopy - East - Elevation
1/8" = 1'-0"



5 Canopy - South - Elevation
1/8" = 1'-0"



6 Canopy - West - Elevation
1/8" = 1'-0"

Revision Number	Description	Date

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Valgon Properties LLC

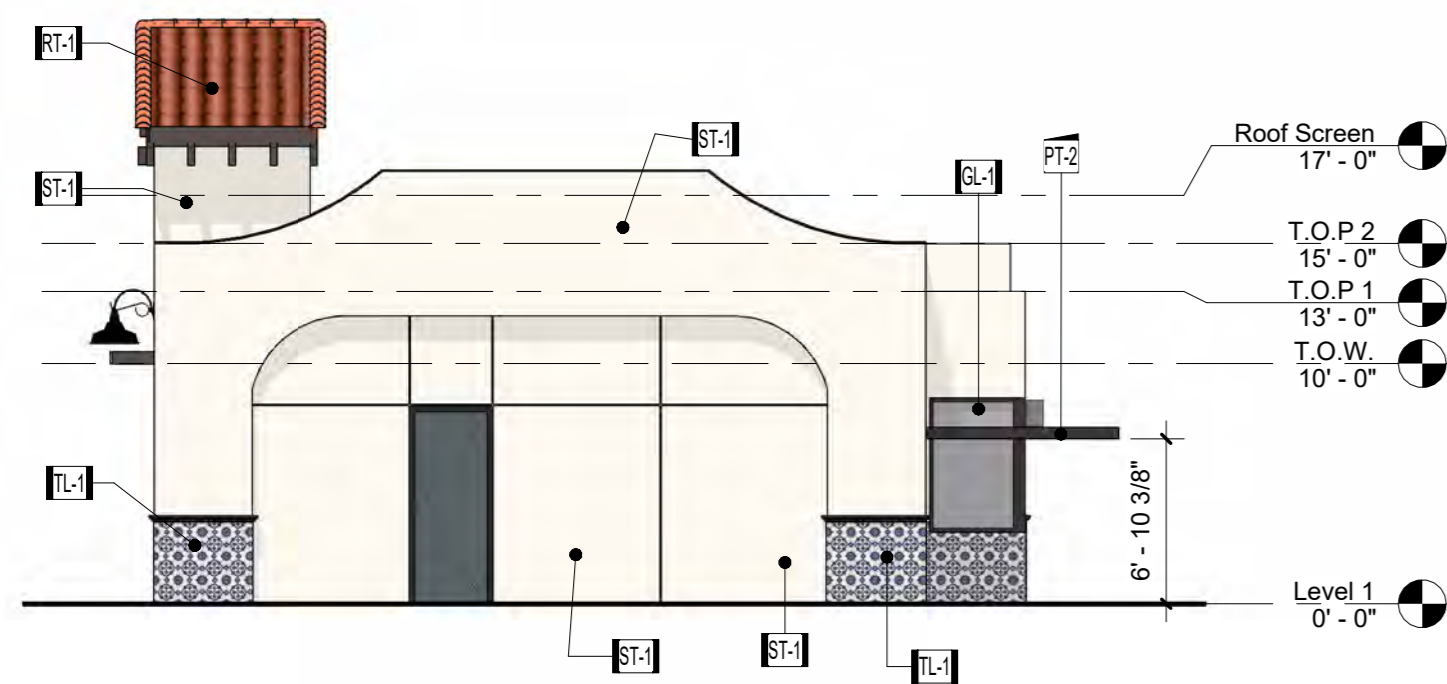
22-801

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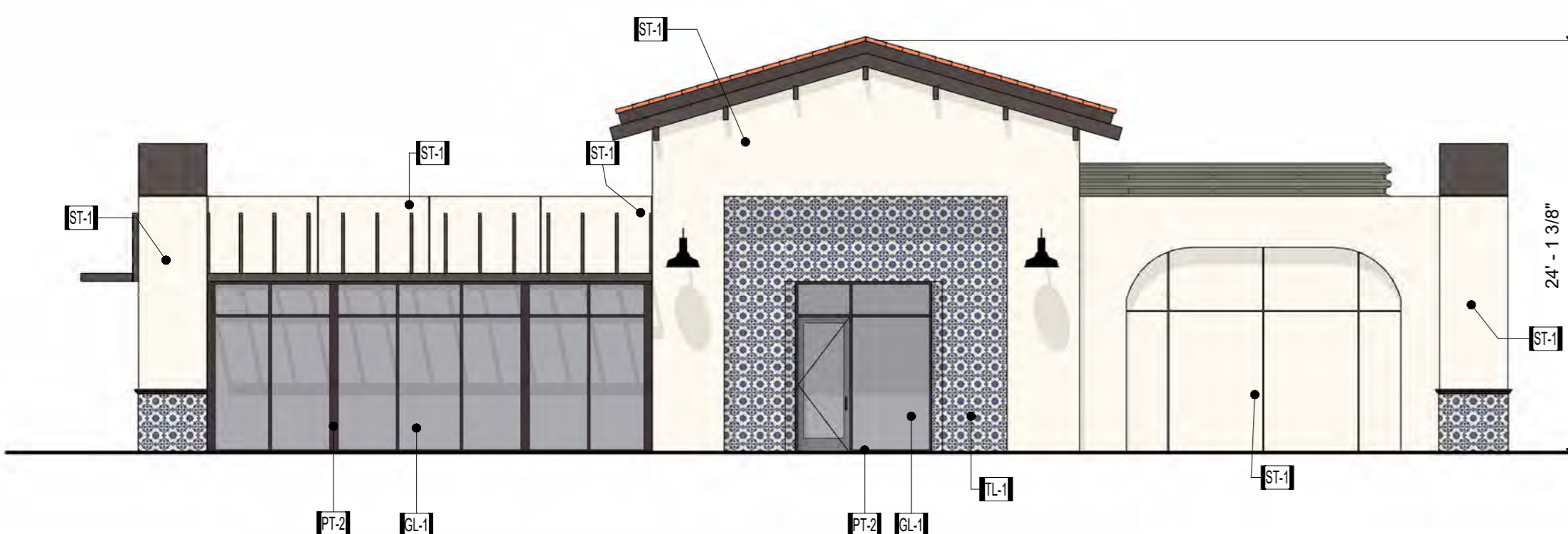
**SE Corner of Placentia and
Perris Blvd. Perris, CA 92571**

DR-800

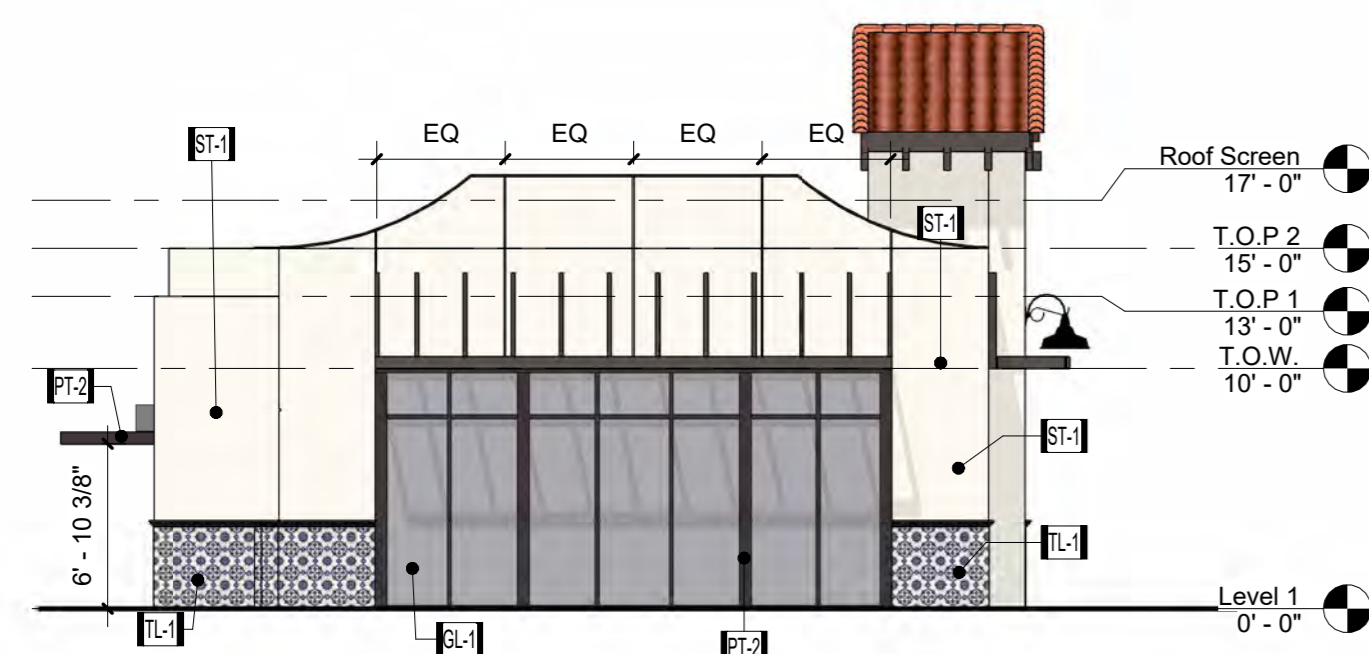
**Gas Canopy
Plans & Elev**



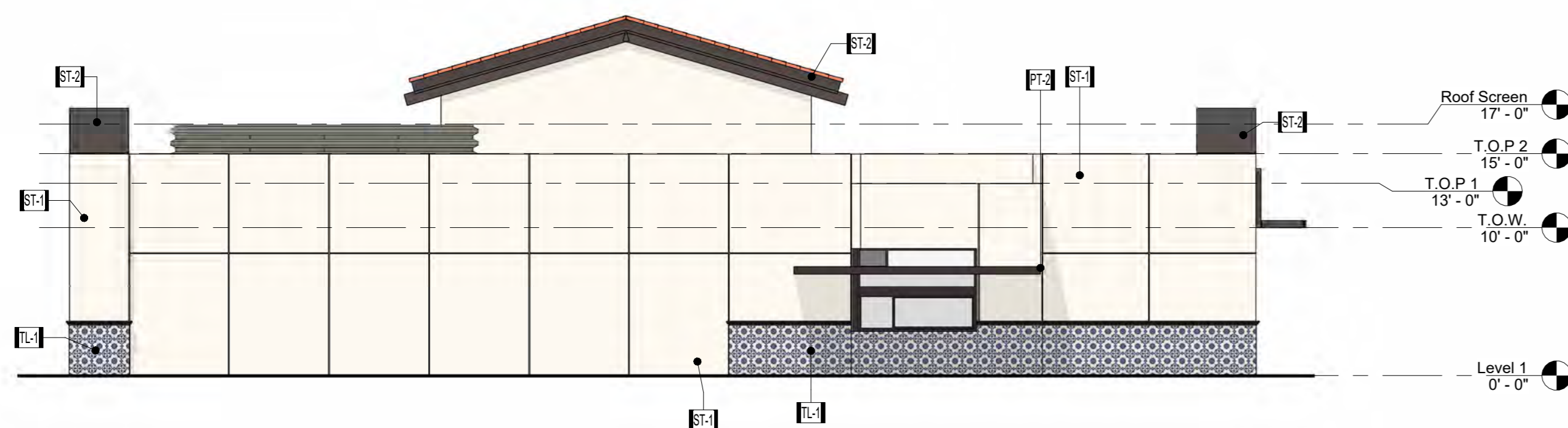
1 **Coffee Prototype - Elevation - North**
1/8" = 1'-0"



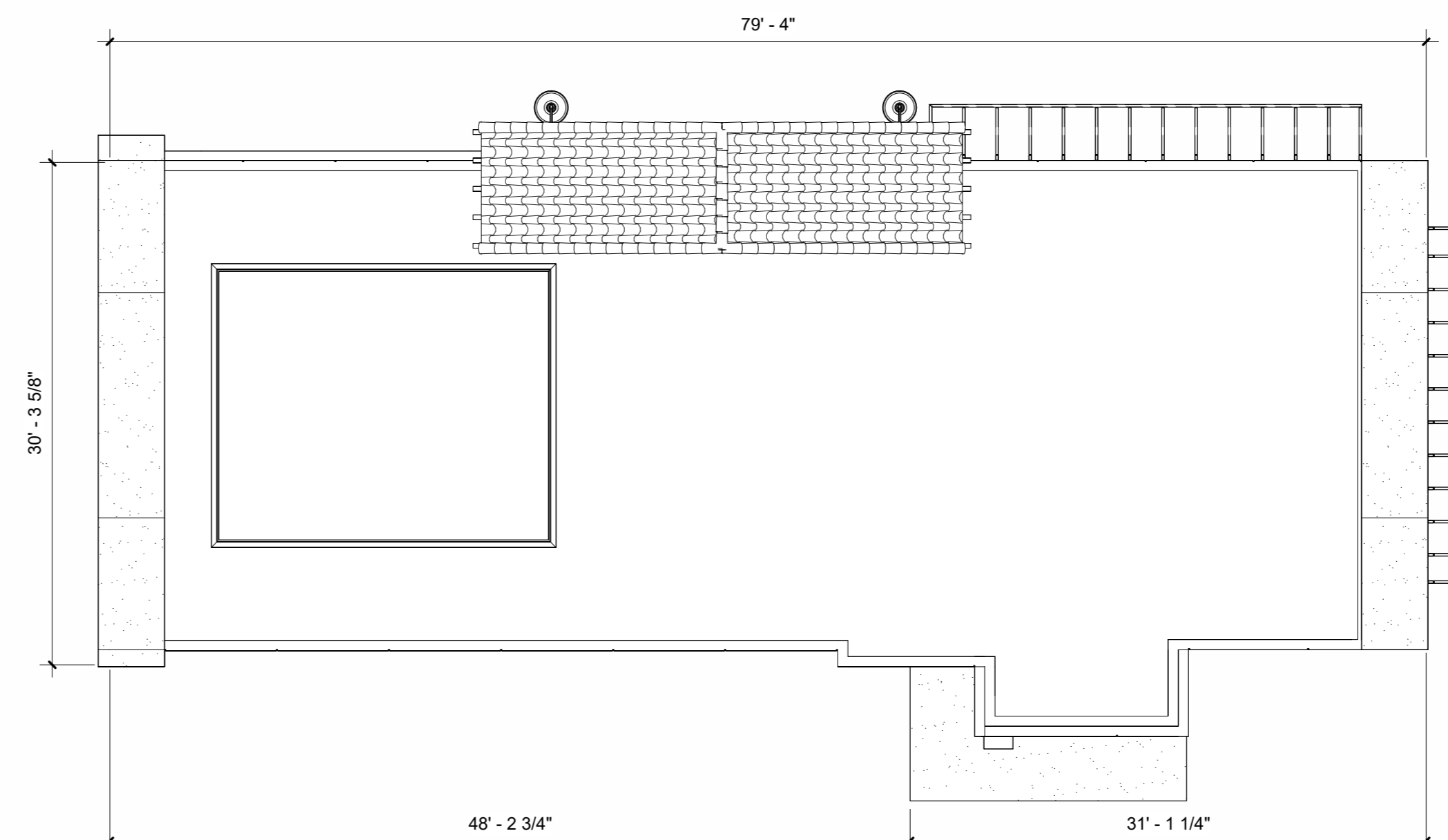
2 **Coffee Prototype - Elevation - East**
1/8" = 1'-0"



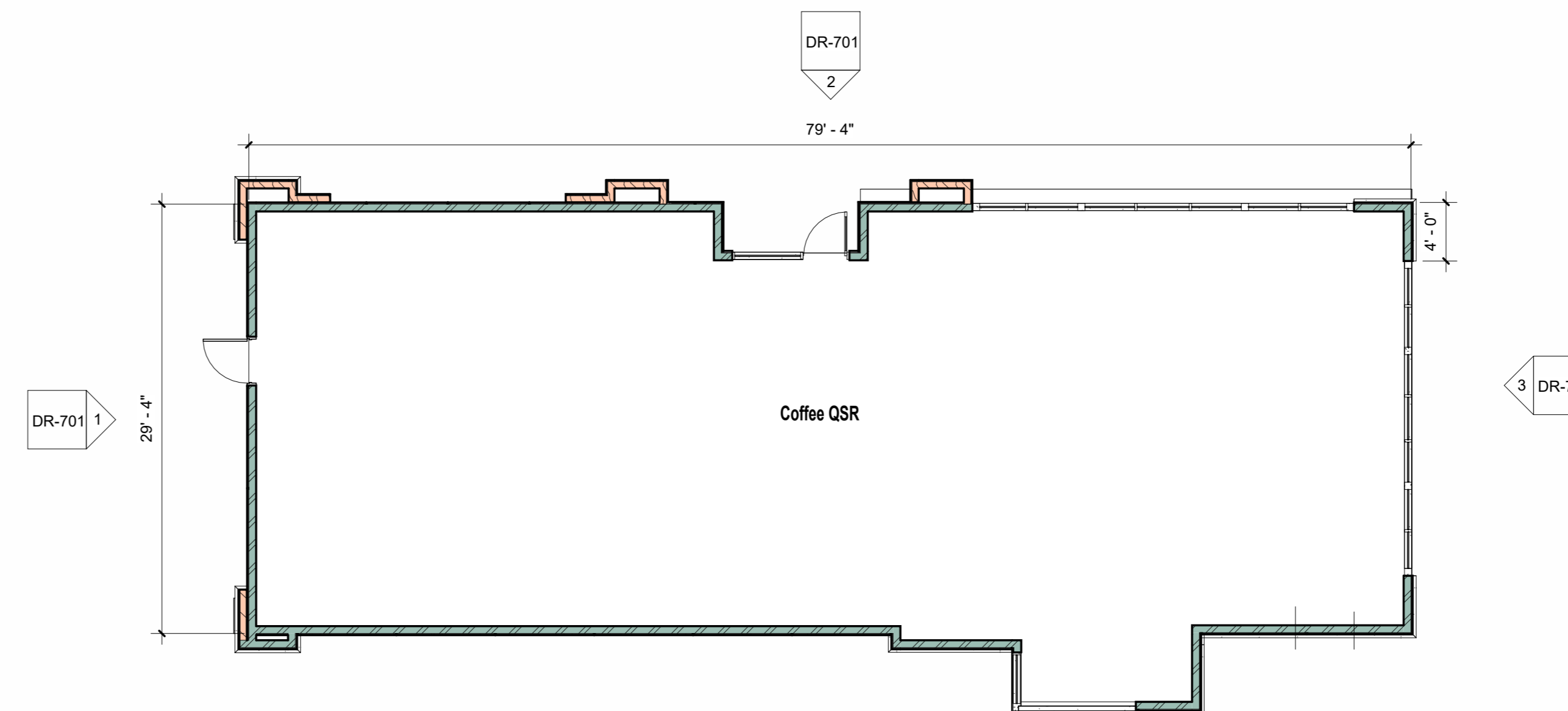
3 **Coffee Prototype - Elevation - South**
1/8" = 1'-0"





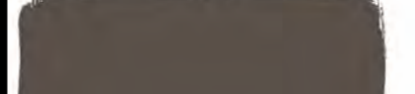
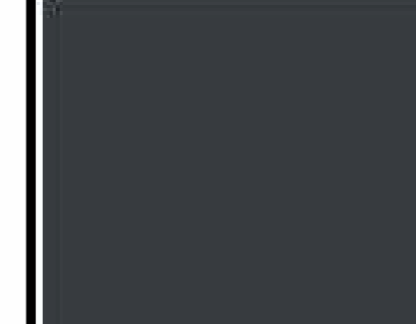
4 **Coffee Prototype - Elevation - West**
1/8" = 1'-0"



6 **Roof Plan - Coffee Prototype**
1/8" = 1'-0"



5 **Floor Plan - Coffee Prototype**
1/8" = 1'-0"

MATERIAL LEGEND			
	ST-1 ST-1 Stucco-Paint Dunn Edwards (White DEW340)		AL-1 AL-1 Aluminum Frame Valspar (Black SL8A007)
	PT-2 PT-2 Paint Dunn Edwards (Weathered Brown DEC756)		GL-1 GL-1 Glass Valspar (Charcoal 392F232) Non- Reflective Glass

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DR-701

**Elevations - Coffee
QSR**

Number	Revision Description	Date