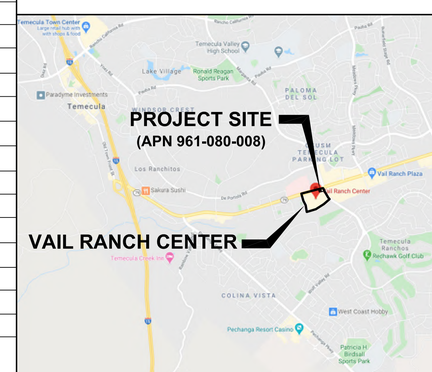
PROPOSED IMPROVEMENTS TO MULTITENANT BUILDING

31845 HIGHWAY 79 SOUTH
TEMECULA, CA 92592

PARKING ANALYSIS:

SPACE	TENANT	SQ. FT.	PARKING REQ.	SPACES REQ.	SPACE	TENANT	SQ. FT.	PARKING REQ.	SPACES REQ.
1	SUBWAY	1,260	1 PER 100 SF	12.6	F11–A	THE HAIRCUTTERS	1,050	1 PER 300 SF	3.5
2	TT NAILS & SPA	1,323	1 PER 300 SF	4.4	FS10–B	SPEC.–DAVE'S HOT CHICKEN	2,000	1 PER 100 SF	20.0
3	VACANT	1,560	1 PER 300 SF	5.2	FS10–C	SPEC.–CARBON HEALTH	3,200	1 PER 100 SF	32.0
4	LISA DONUT & BOBA	812	1 PER 100 SF	8.1	FS10–D	SPEC.–T.B.D.	1,000	1 PER 300 SF	3.3
4A	ALKAPRO	812	1 PER 300 SF	2.7	FS11–A	TRUE ART SALON	1,050	1 PER 300 SF	3.5
5	SMART PHONE REPAIR	1,040	1 PER 300 SF	3.5	FS11	AUTOZONE	4,950	1 PER 300 SF	16.5
6 & 7	DR. JAMES CURRIER	2,600	1 PER 300 SF	8.7	G	EARLYWORKS CHILDCARE DEV.	3,320	1 PER 300 SF	11.1
8	SUPER FRAME & ART	1,950	1 PER 300 SF	6.5	H–1	CHEF K	2,300	1 PER 100 SF	23.0
9	STATER BROTHERS	50,499	1 PER 300 SF	168.3	H–3	HANGER CLINIC	2,600	1 PER 300 SF	8.7
10	HANA SUSHI	2,600	1 PER 100 SF	26.0	J2	DREAM DINNERS	1,300	1 PER 300 SF	4.3
11	VAIL RANCH VISION CENTER	1,300	1 PER 300 SF	4.3	J3	TEMECULA WIGS	1,300	1 PER 300 SF	4.3
12	THE UPS STORE	1,300	1 PER 300 SF	4.3	K1	DOLLAR TREE	10,537	1 PER 300 SF	35.1
13	ROCKIN' RAMEN	1,300	1 PER 300 SF	4.3	N1	TEMECULA MASSAGE	1,200	1 PER 300 SF	4.0
14	RITE AID	17,347	1 PER 300 SF	57.8	N3	THE REHAB GROUP	1,200	1 PER 300 SF	4.0
15	VACANT	35,902	1 PER 300 SF	119.7	N5	SMOKE SHOP	1,200	1 PER 300 SF	4.0
19	MCDONALD'S	5,000	1 PER 100 SF	50.0	O	OSTOMY OF INLAND EMPIRE	3,000	1 PER 300 SF	10.0
20	CHEVRON	5,000	1 PER 300 SF	16.7	P1	PIZZA FACTORY	5,000	1 PER 100 SF	50.0
21	TACO BELL	5,000	1 PER 100 SF	50.0	P3	HANA TAEKWONDO ACADEMY	2,100	1 PER 300 SF	7.0
22	2. SAMAAN DDS	5,834	1 PER 300 SF	19.4	P5	GLENN'S BARBER SHOP	1,395	1 PER 300 SF	4.7
23	SAN DIEGO CREDIT UNION	5,834	1 PER 300 SF	19.4	P7	FRONTWAVE CREDIT UNION	2,200	1 PER 300 SF	7.3
A1–2	VACANT	1,782	1 PER 300 SF	5.9	Q	TEMECULA MUSIC ACADEMY	2,000	1 PER 300 SF	6.7
A–3	LIGHTHOUSE TUTORING	1,979	1 PER 300 SF	6.6					
E–1	KAHOOTS	9,890	1 PER 300 SF	33.0					
F–1	VACANT	2,632	1 PER 300 SF	8.8					
F–3	HOT YOGA HEALTHY YOU	2,400	1 PER 300 SF	8.0					
F–10A	DAIRY QUEEN	1,300	1 PER 100 SF	13.0					

TOTAL GLA	222,158 SF
TOTAL SPACES REQ. BY CITY	930 SPACES
TOTAL PROVIDED	1,250 SPACES
PARKING SURPLUS	+320 SPACES



AREA MAP

SCALE: N.T.S.

SHEET INDEX:

SHEET	TITLE
COVER	COVER SHEET, RENDERINGS, & PROJECT INFORMATION
SP.1	CONCEPTUAL SITE & LANDSCAPING PLAN
SP.2	OVERALL SITE PLAN
A.1	CONCEPTUAL FLOOR & ROOF PLAN
A.2.1	CONCEPTUAL ELEVATIONS
A.2.2	CONCEPTUAL TRASH ENCLOSURE DETAILS
A.3.1	CONCEPTUAL COLOR ELEVATIONS & MATERIAL CALLOUTS
A.3.2	CONCEPTUAL COLOR ELEVATIONS & MATERIAL CALLOUTS

OWNER/APPLICANT:

PROPERTY OWNER: BRIXMOR GA VAIL RANCH, LP
C/O BRIXMOR PROP. GRP. INC.
1525 FARADAY AVE., STE. 350
CARLSBAD, CA 92008

APPLICANT: SAME AS OWNER

SITE/BUILDING DESCRIPTION:

LIMITS OF DISTURBANCE:	≈3,240 SF / ≈0.074 AC
EXISTING BUILDING FOOTPRINT:	≈7,500 SF / ≈0.172 AC
EXISTING ZONING:	CC4 COMMUNITY COMMERCIAL
PROPOSED ZONING:	CC4 COMMUNITY COMMERCIAL
A.P.N.	961–080–008
CONSTRUCTION TYPE:	V
OCCUPANCY:	"B"
FIRE SPRINKLERS:	YES

PROJECT DESCRIPTION:

PROJECT SCOPE OF WORK IS FOR FACADE IMPROVEMENTS TO AN EXISTING 7,500 SF MULTITENANT OUTPARCEL BUILDING. IMPROVEMENTS TO INCLUDE CONSTRUCTION OF A PERGOLA–STYLE OUTDOOR DINING PATIO AREA AND THE CONSTRUCTION/MODIFICATION OF ADJACENT SIDEWALKS, LANDSCAPING, AND PARKING/ADA STRIPING. TOTAL PROPOSED AREA OF DISTURBANCE IS APPROXIMATELY 3,324 SF.

SCOPE OF LANDLORD WORK ALSO INCLUDES DEMOLITION OF EXISTING BUILDING DEMISING WALLS AND OTHER EXISTING INTERIOR FEATURES TO CREATE THREE (3) NEW TENANT SPACES TOTALING 6,200 SF (PLUS THE 1,300 SF EXISTING/REMAINDER SPACE).

THE PROPOSED PROJECT IS NOT A WQMP PRIORITY PROJECT.

DATE	DESCRIPTION

BRIXMOR Property Group

VAIL RANCH CENTER
31845 HIGHWAY 79 SOUTH
TEMECULA, CA, 92592

PROPOSED IMPROVEMENTS TO MULTITENANT BUILDING

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DATE: 06–15–2021

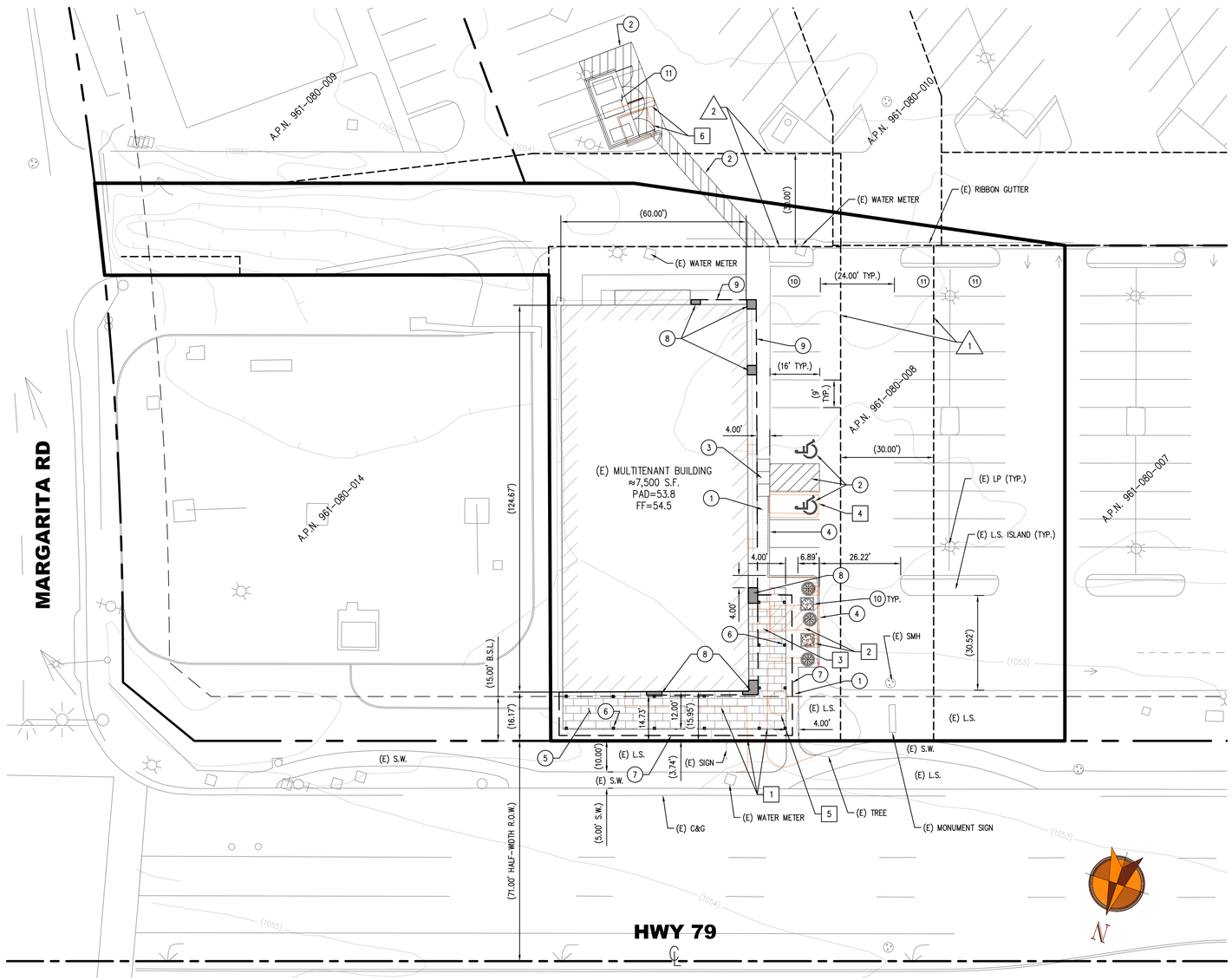
DRAWN BY: JN

CHECKED BY: AG/KG

SCALE: N/A

SHEET 1 OF 8

SHEET NUMBER



CONCEPTUAL SITE PLAN/LANDSCAPING PLAN

SCALE: 1"=20'

20' 0 20' 40'

SITE PLAN NOTES:

1	PROPOSED P.C.C. SIDEWALK PER CITY STANDARD.
2	PROPOSED A.D.A. VAN STRIPING & SYMBOLS.
3	PROPOSED A.D.A. SIDEWALK RAMP.
4	PROPOSED 6" CURB PER CITY STANDARD.
5	PROPOSED PAVED PATIO/OUTDOOR DINING AREA (SEE PAVERS SPEC. THIS SHEET).
6	PROPOSED 8" x 8" POSTS @ 12' O.C. TYP. FOR FREESTANDING PERGOLA.
7	LINE OF PROPOSED PERGOLA ABOVE (SEE CONCEPTUAL ELEVATIONS).
8	PROPOSED FACADE IMPROVEMENTS (SEE CONCEPTUAL ELEVATIONS).
9	PROPOSED CANOPY IMPROVEMENTS (SEE CONCEPTUAL ELEVATIONS).
10	PROPOSED POTTED PLANTS/PLANTER BOXES – PRODUCTS/SPECIES T.B.D.
11	PROPOSED 3-BIN TRASH ENCLOSURE PER CITY STANDARD.

DEMOLITION & REMOVAL NOTES:

1	EXISTING SIDEWALK TO BE DEMOLISHED.
2	EXISTING A.D.A. VAN STRIPING & SYMBOLS TO BE REMOVED.
3	EXISTING A.D.A. SIDEWALK RAMP TO BE DEMOLISHED.
4	EXISTING RAMP TO BE REMOVED.
5	EXISTING LARGE SHRUB TO BE REMOVED/RELOCATED.
6	EXISTING TRASH ENCLOSURE & ADJACENT PLANTER TO BE REMOVED.

EXISTING EASEMENTS OF RECORD:

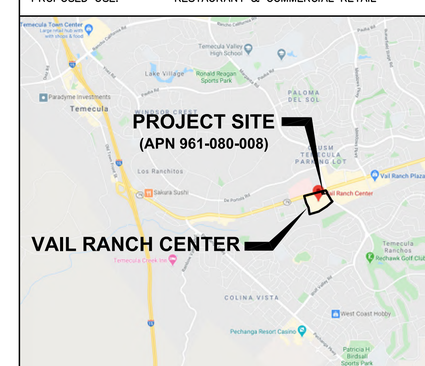
1	30' SEWER EASEMENT.
2	30' WATER EASEMENT.

LEGEND:

- EXISTING P.I.Q.
- EXISTING ADJACENT PROPERTY LINE
- EXISTING STREET RIGHT-OF-WAY
- EXISTING STREET CENTERLINE
- EXISTING EASEMENTS OF RECORD
- EXISTING BUILDING SETBACK LINE
- (1053) EXISTING 1' TOPOGRAPHIC CONTOUR
- EXISTING BUILDING
- PROPOSED FACADE IMPROVEMENTS
- PROPOSED SIDEWALK
- PROPOSED PAVED PATIO/OUTDOOR DINING AREA
- PROPOSED COMMERCIAL LANDSCAPING
- (11) PARKING STALL COUNT
- EXISTING IMPROVEMENTS TO BE DEMOLISHED/REMOVED

SITE/PROJECT DESCRIPTION:

A.P.N.	961-080-008
ADDRESS:	31845 HIGHWAY 79 SOUTH TEMECULA, CA 92592
LAND USE:	COMMERCIAL SHOPPING CENTER
EXISTING ZONING:	CC COMMUNITY COMMERCIAL
PROPOSED ZONING:	CC COMMUNITY COMMERCIAL
BUILDING GLA:	≈7,500 SF (EXISTING)
NO. OF STORIES:	SINGLE-STORY
PROPOSED USE:	RESTAURANT & COMMERCIAL RETAIL



AREA MAP

SCALE: N.T.S.

(5) PATIO PAVERS SPECIFICATIONS:

MAKE: ORCO BLOCK & HARDSCAPE

MODEL: "ATTRAVERSO"

PATTERN: "RUNNER"

COLOR: "TUSCANY"

(10) POTTED PLANT/PLANTER BOX EXAMPLES:

LANDSCAPE COVERAGE:

PROJECT SITE (APN 961-080-008):	≈32,751 SF (0.75 AC)
PRE-PROJECT LANDSCAPING:	≈4,604 SF (0.11 AC)
POST-PROJECT LANDSCAPING:	≈3,373 SF (0.08 AC)

DATE	DESCRIPTION

BRIXMOR Property Group

VAIL RANCH CENTER
31845 HIGHWAY 79 SOUTH
TEMECULA, CA, 92592

CONCEPTUAL SITE/LANDSCAPING PLAN
EXISTING MULTITENANT BUILDING

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DATE: 06-15-2020

DRAWN BY: JDN

CHECKED BY: KG/AG

SCALE: 1"=20'

SHEET 2 OF 8

SHEET NUMBER

SP.1

OVERALL SITE PLAN

SCALE: 1"=100'

100' 0 100' 200'

N

PARKING ANALYSIS:

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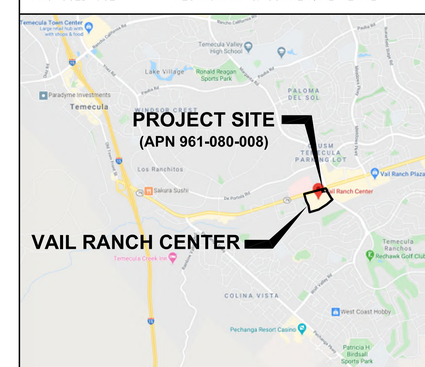
TOTAL GLA	222,158 SF
TOTAL SPACES REQ. BY CITY	930 SPACES
TOTAL PROVIDED	1,250 SPACES
PARKING SURPLUS	+320 SPACES

LEGEND:

- EXISTING P.I.Q.
- EXISTING PROPERTY LINES
- EXISTING BUILDINGS

SITE/PROJECT DESCRIPTION:

A.P.N.	961-080-008
ADDRESS:	31845 HIGHWAY 79 SOUTH TEMECULA, CA 92592
LAND USE:	COMMERCIAL SHOPPING CENTER
EXISTING ZONING:	CC COMMUNITY COMMERCIAL
PROPOSED ZONING:	CC COMMUNITY COMMERCIAL
BUILDING GLA:	≈7,500 SF (EXISTING)
NO. OF STORIES:	SINGLE-STORY
PROPOSED USE:	RESTAURANT & COMMERCIAL RETAIL



AREA MAP

SCALE: N.T.S.

N

DATE	DESCRIPTION

BRIXMOR Property Group

VAIL RANCH CENTER
31845 HIGHWAY 79 SOUTH
TEMECULA, CA, 92592

OVERALL SITE PLAN
EXISTING MULTITENANT BUILDING

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DATE: 06-15-2020

DRAWN BY: JDN

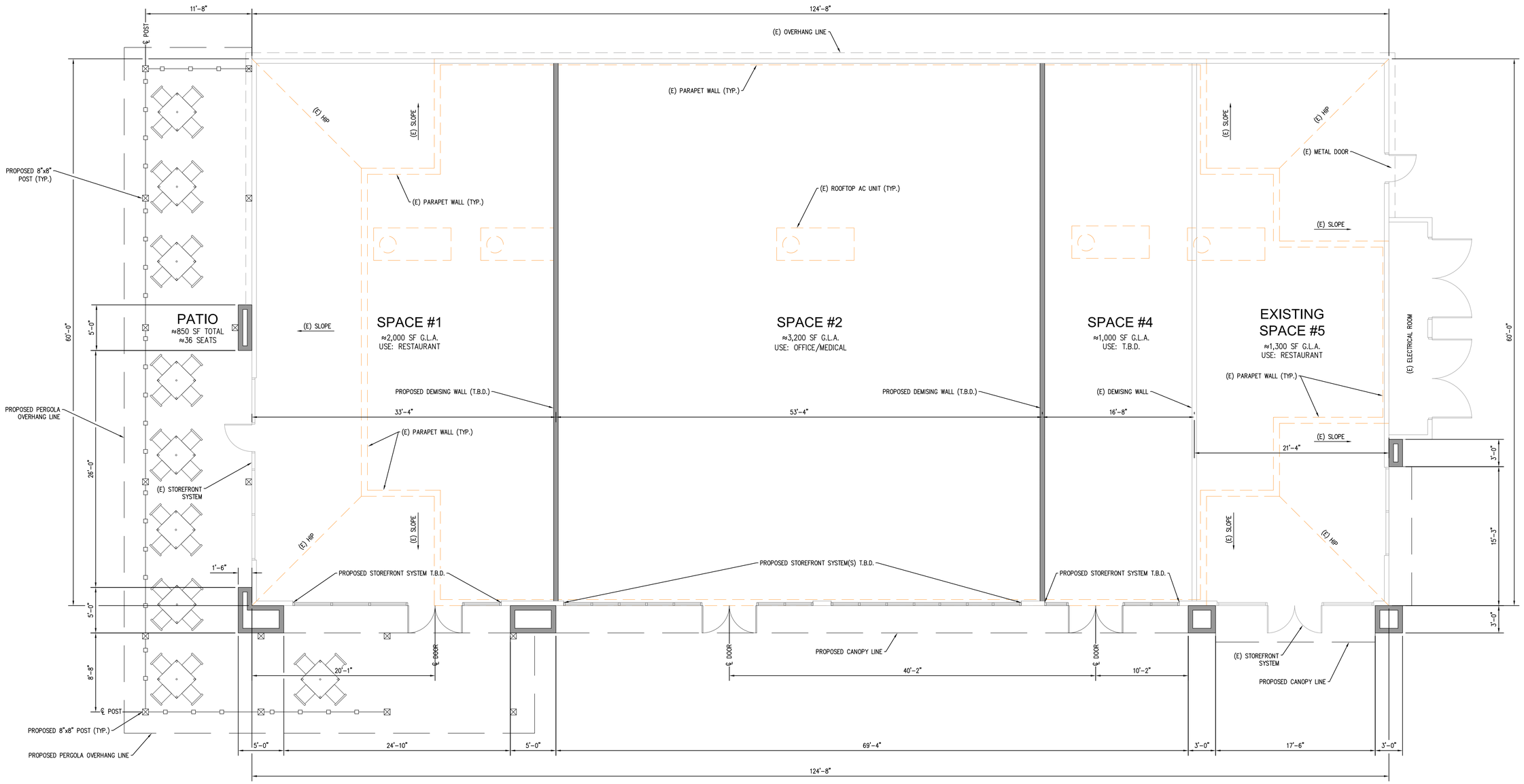
CHECKED BY: KG/AG

SCALE: 1"=20'

SHEET 3 OF 8

SHEET NUMBER

SP.2



CONCEPTUAL FLOOR & ROOF PLAN

SCALE: 3/16"=1'-0"

DATE	DESCRIPTION

BRIXMOR Property Group

VAIL RANCH CENTER
31845 HIGHWAY 79 SOUTH
TEMECULA, CA, 92592

CONCEPTUAL FLOOR & ROOF PLAN
MULTITENANT BUILDING

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DATE: 06-15-2021

DRAWN BY: JN

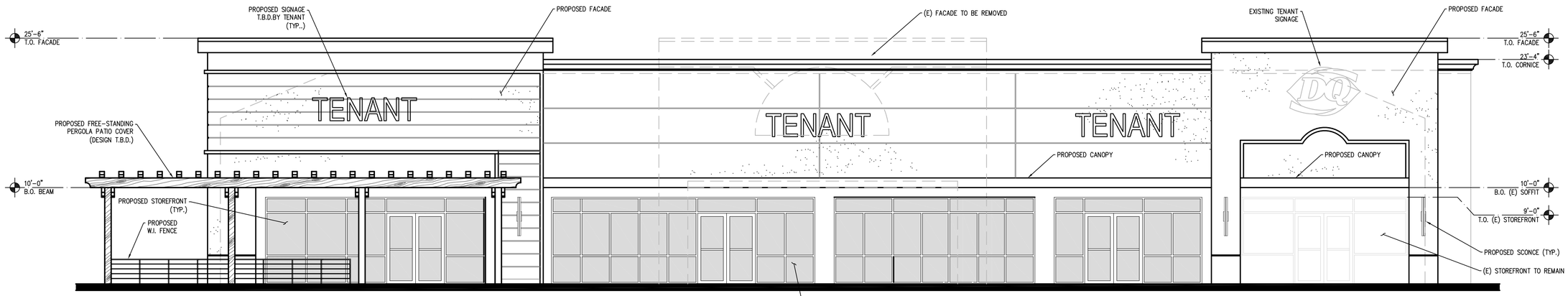
CHECKED BY: AG/KG

SCALE: 3/16"=1'-0"

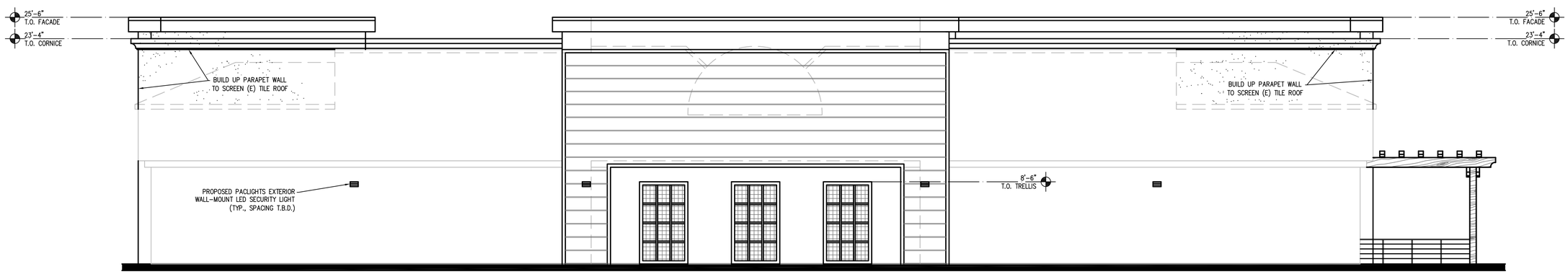
SHEET 4 OF 8

SHEET NUMBER

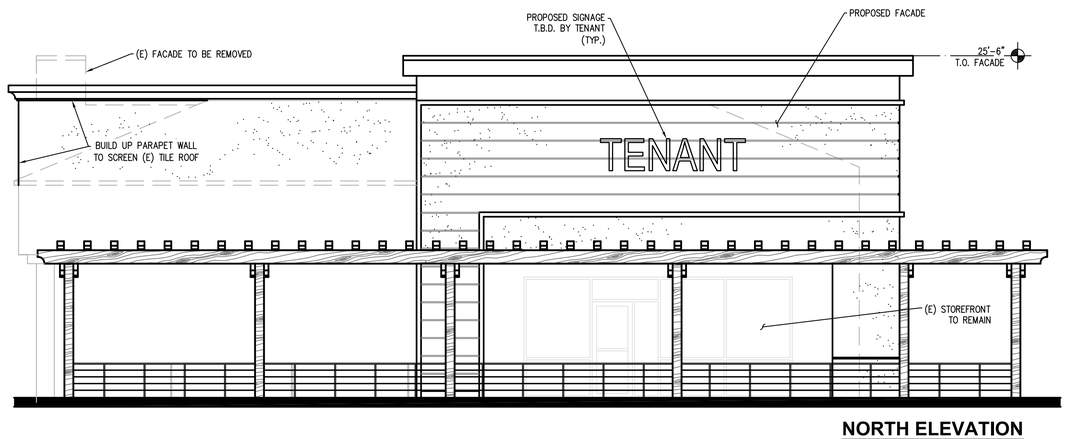
A.1



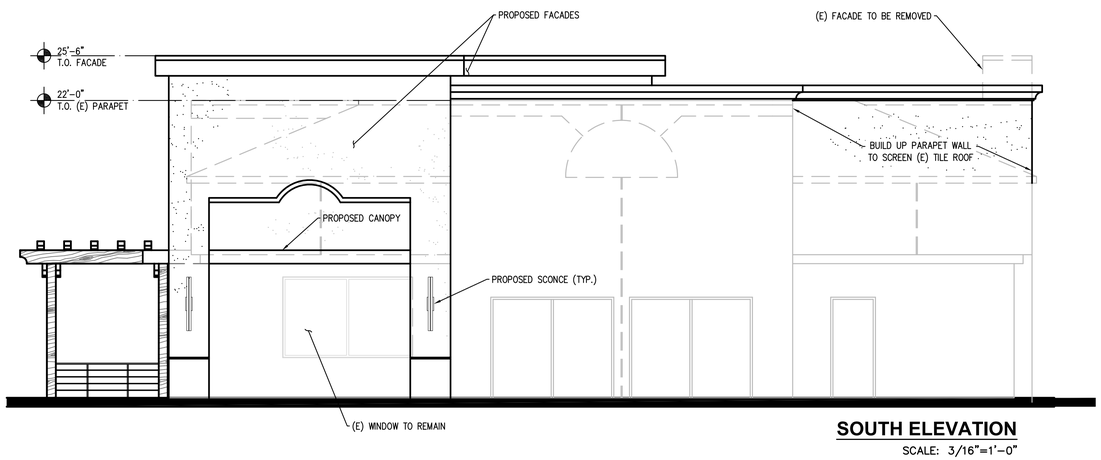
WEST ELEVATION
SCALE: 3/16"=1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

DATE	DESCRIPTION

BRIXMOR Property Group

VAIL RANCH CENTER
31845 HIGHWAY 79 SOUTH
TEMECULA, CA, 92592

CONCEPTUAL ELEVATIONS MULTITENANT BUILDING

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DATE: 06-15-2021

DRAWN BY: JN

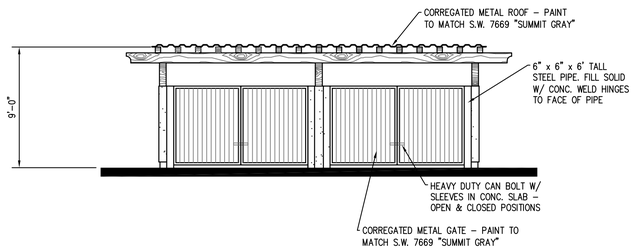
CHECKED BY: AG/KG

SCALE: 3/16"=1'-0"

SHEET 5 OF 8

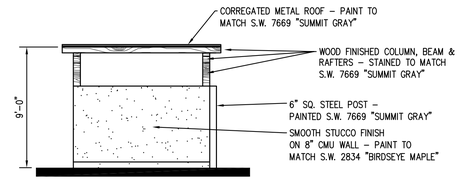
SHEET NUMBER

A.2.1



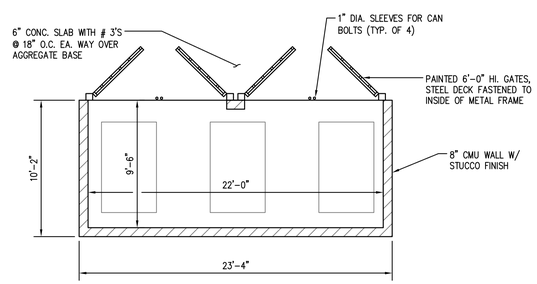
TRASH ENCLOSURE - FRONT ELEVATION

SCALE: 3/16"=1'-0"



TRASH ENCLOSURE - SIDE ELEVATION

SCALE: 3/16"=1'-0"



TRASH ENCLOSURE - PLAN

SCALE: 3/16"=1'-0"

DATE	DESCRIPTION

BRIXMOR Property Group

VAIL RANCH CENTER
31845 HIGHWAY 79 SOUTH
TEMECULA, CA, 92592

CONCEPTUAL TRASH ENCLOSURE DETAILS MULTITENANT BUILDING

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DATE: 06-15-2021

DRAWN BY: JN

CHECKED BY: AG/KG

SCALE: 3/16"=1'-0"

SHEET 6 OF 8

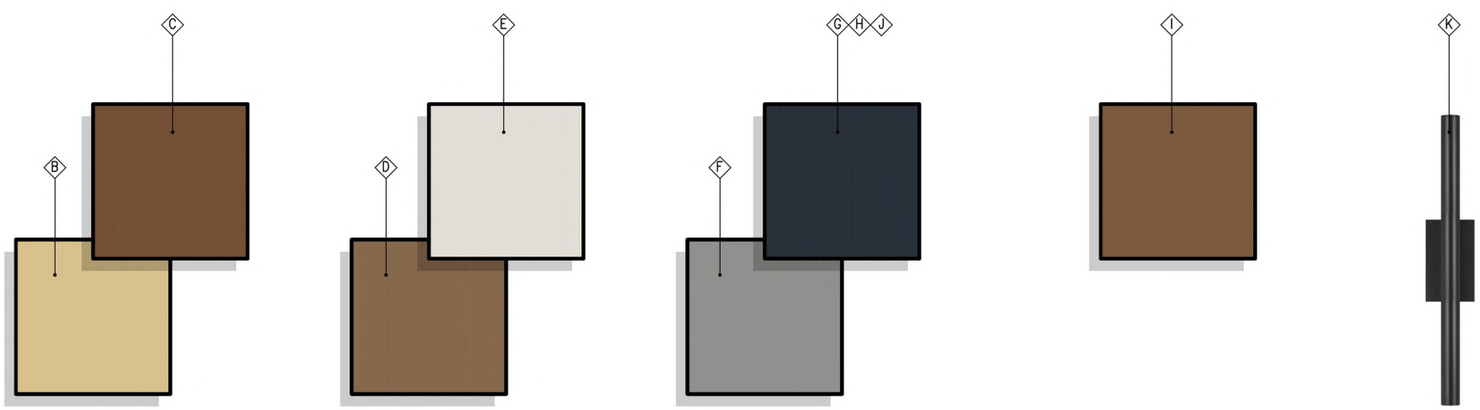
SHEET NUMBER

A.2.2

WEST ELEVATION
SCALE: 3/16"=1'-0"

NORTH ELEVATION
SCALE: 3/16"=1'-0"

SOUTH ELEVATION
SCALE: 3/16"=1'-0"



FINISH LEGEND:

- (A) ANODIZED ALUMINUM STOREFRONT SYSTEM –MANUFACTURER'S STD. COLOR "DARK BRONZE ANODIZED" FINISH/MATCH EXISTING.
- (B) EXTERIOR STUCCO – PAINT TO MATCH SHERWIN WILLIAMS 2834 "BIRDSEYE MAPLE" AND/OR TO MATCH EXISTING.
- (C) EXTERIOR STUCCO – PAINT TO MATCH SHERWIN WILLIAMS 9100 "UMBER RUST".
- (D) EXTERIOR STUCCO AND FOAM OR WOOD TRIM – PAINT TO MATCH SHERWIN WILLIAMS 6110 "STEADY BROWN" AND/OR TO MATCH EXISTING.
- (E) EXTERIOR STUCCO – PAINT TO MATCH SHERWIN WILLIAMS 9691 "CRYSTALLINE".
- (F) EXTERIOR STUCCO– PAINT TO MATCH SHERWIN WILLIAMS 7669 "SUMMIT GRAY.
- (G) EXTERIOR STUCCO AND FOAM OR WOOD TRIM – PAINT TO MATCH SHERWIN WILLIAMS 9685 "AFTER THE STORM".
- (H) METAL COPING – FACTORY PAINTED / INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS 9685 "AFTER THE STORM"
- (I) WOOD TRELLIS/RAFTERS – WITH ROUGH SAWN WOOD TEXTURE AND STAINED TO MATCH SHERWIN WILLIAMS 6096 "JUTE BROWN".
- (J) 3' HI. W.O. FENCE – PAINT TO MATCH SHERWIN WILLIAMS 9685 "AFTER THE STORM."
- (K) TECH LIGHTING CHARA 26 OUTDOOR WALL SCONCE OR EQUIVALENT.
- (L) SIGNAGE BY TENANT (T.B.D.).
- (M) METAL CANOPY – FACTORY PAINTED / INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS 9685 "AFTER THE STORM"

DATE	DESCRIPTION

BRIXMOR Property Group

VAIL RANCH CENTER
31845 HIGHWAY 79 SOUTH
TEMECULA, CA, 92592

CONCEPTUAL COLOR ELEVATIONS & MATERIAL SAMPLE BOARD MULTITENANT BUILDING

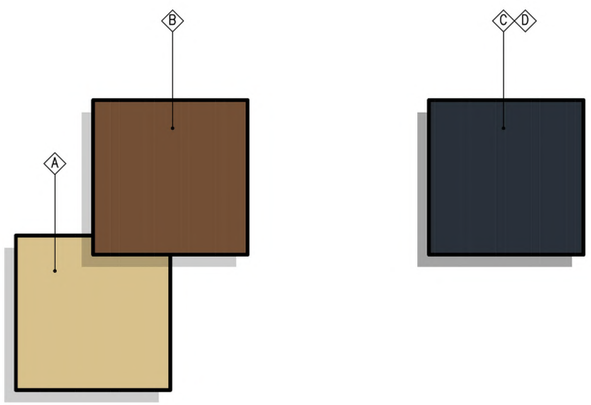
THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN & ENGINEERING SHALL BE COMPLETED & STAMPED BY A LICENSED PROFESSIONAL & SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.

DATE: 06-15-2021
DRAWN BY: JN
CHECKED BY: AG/KG
SCALE: 3/16"=1'-0"
SHEET 7 OF 8

SHEET NUMBER
A.3.1

EAST ELEVATION

SCALE: 3/16"=1'-0"



FINISH LEGEND:

- (A) EXTERIOR STUCCO – PAINT TO MATCH SHERWIN WILLIAMS 2834 "BIRDSEYE MAPLE" AND/OR TO MATCH EXISTING.
- (B) EXTERIOR STUCCO – PAINT TO MATCH SHERWIN WILLIAMS 9100 "UMBER RUST".
- (C) EXTERIOR STUCCO AND FOAM OR WOOD TRIM – PAINT TO MATCH SHERWIN WILLIAMS 9685 "AFTER THE STORM".
- (D) W.O. TRELLIS – PAINT TO MATCH SHERWIN WILLIAMS 9685 "AFTER THE STORM."
- (E) PACLIGHTS FWPR/2 WALL-MOUNT LED SECURITY LIGHT W/ MOTION SENSOR OPTION. – SPACING T.B.D.

DATE	DESCRIPTION

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DATE: 06-15-2021

DRAWN BY: JN

CHECKED BY: AG/KG

SCALE: 3/16"=1'-0"

SHEET 8 OF 8

SHEET NUMBER

A.3.2