

A 37 UNITS RESIDENTIAL (CONDO) DEVELOPMENT

175 & 225 SOUTH G STREET,
PERRIS, CA 92570

Project Directory

OWNER:
WEIAN LUO
SUNRISE GLOBAL REALTY, LLC.
117 FRAME,
IRVINE, CA 92618
PH: (353) 558-2885
E-MAIL: L3235583855@GMAIL.COM

ARCHITECT & CIVIL ENGINEER:
WINSTON LIU, P.E.
TOM LAU, A.I.A.
W&W LAND DESIGN CONSULTANTS
2335 W. FOOTHILL BLVD., SUITE 1,
UPLAND, CA 91786
TEL: (909) 608-7118
FAX: (909) 948-1137

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
PHILMAY
2532 WALLACE AVE.,
FULLERTON, CA 92831
TEL.: (909) 373-1959

Sheet Index:

ARCHITECTURAL
SHT T PROJECT DIRECTORY & DATA LEGAL DESCRIPTION,
SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK
A0.10 TYPICAL DETAILS
A1.01 PROPOSED SITE PLAN & REF. NOTES
A1.02 PROPOSED FIRE ACCESS PLAN
A1.03 FIRE DEPT. ACCESS & WATER NOTES, FIRE DEPT.
ATTACHMENTS
A1.04 FIRE DEPT. ACCESS & WATER NOTES, FIRE DEPT.
ATTACHMENTS AND FIRE FLOW TEST REPORT
A1.05 PROPOSED FENCE WALL PLAN
A1.11 TRASH ENCLOSURE & DETAILS
A2.01 PROPOSED FLOOR PLAN BUILDING #1
A2.02 PROPOSED FLOOR PLAN BUILDING #8,#10
(BUILDING #3, #9 REVERSED)
A2.03 PROPOSED FLOOR PLAN BUILDING #2, #5, #7
(BUILDING #4, #6 REVERSED)
A3.01 ELEVATIONS BUILDING #1
A3.02 ELEVATIONS BUILDING #8,#10
(BUILDING #3, #9 REVERSED)
A3.03 ELEVATIONS BUILDING #2,#5,#7
(BUILDING #4, #6 REVERSED)

CIVIL
C-1 TENTATIVE TRACT MAP 38308
C-2 CONCEPTUAL GRADING & DRAINAGE PLAN
C-3 CONCEPTUAL UTILITY PLAN
C-4 DMA SITE PLAN
C-5 POST-CONSTRUCTION BMP SITE PLAN

LANDSCAPE
L-1 COVERED SHEET
L-2 PLANTING PLAN
L-3 SITE AMENITIES PLAN

Area Calculation

UNIT AREA: (ALL IN S.F.)				
UNIT TYPE A	LIVABLE	GARAGE	BALCONY	PATIO
1/F	316	455	-	120
2/F	769	-	121	-
3/F	769	-	58	-

UNIT TYPE B				
LIVABLE	GARAGE	BALCONY	PATIO	
1/F	316	455	-	120
2/F	780	-	-	-
3/F	780	-	-	-

UNIT TYPE C				
LIVABLE	GARAGE	BALCONY	PATIO	
1/F	316	458	-	120
2/F	778	-	102	-
3/F	777	-	58	-

BUILDING AREA: (ALL IN S.F.)				
BUILDING 3-STACKS	LIVABLE	GARAGE	2-BEDRM	3-BEDRM
UNIT A	1854	455	1	
UNIT B	1876	454	1	1
UNIT C	1871	458	1	
TOTAL AREA:	5601	1368	2	1

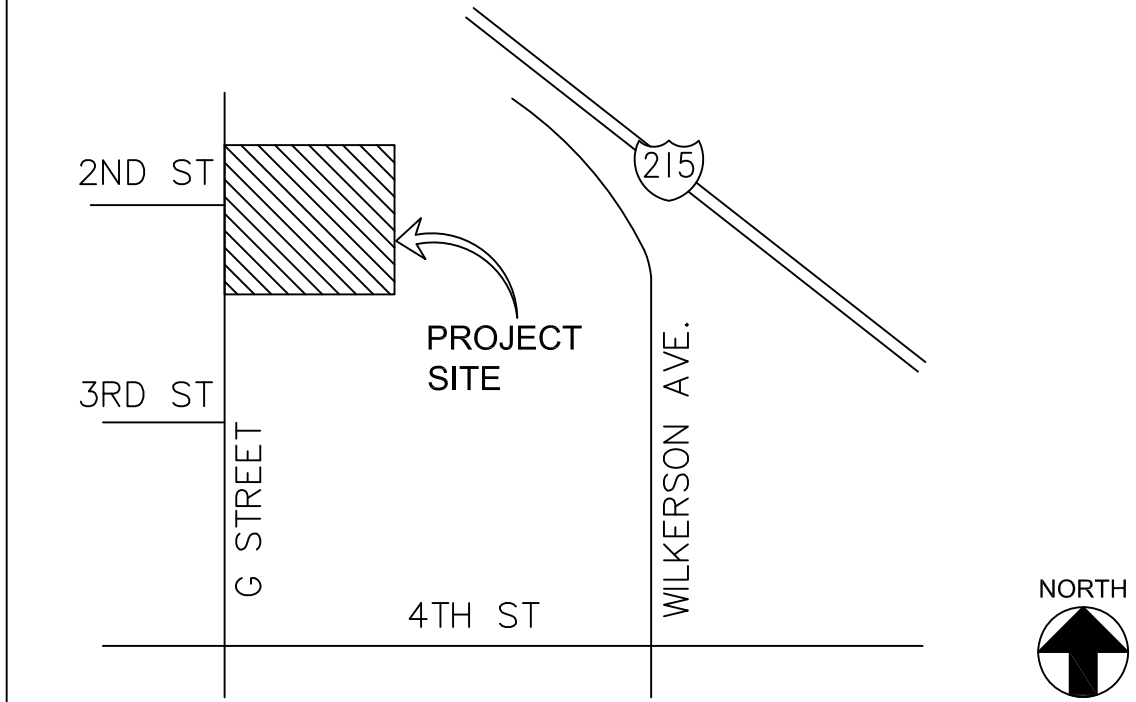
BUILDING 4-STACKS				
LIVABLE	GARAGE			
UNIT A	1854	455	1	
UNIT B	1876	455	1	1
UNIT C	1875	455	1	1
UNIT C	1871	458	1	
TOTAL AREA:	7476	1823	2	2

BUILDING 5-STACKS				
LIVABLE	GARAGE			
UNIT A	1854	455	1	
UNIT B	1876	455		1
UNIT B'	1851	455	1	1
UNIT B	1873	455		1
UNIT C	1871	458	1	
TOTAL AREA:	9325	2278	2	3

# OF 3-STACK BUILDING:	4	8	4
# OF 4-STACK BUILDING:	5	10	10
# OF 5-STACK BUILDING:	1	2	3
	10 BUILDINGS	20	17

3-STACK	LIVABLE	GARAGE
	22404	5472
	(5601 * 4)	(1368 * 4)
4-STACK	37380	9115
	(7476 * 5)	(1823 * 5)
5-STACK	9325	2278
OVERALL BLDG AREA:	69109	16865

Vicinity Map



Scope Of Work

A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT

Project Data

APPLICABLE CODES: 2019 CBC, CEC, CFC, CMC, CPC, CALGREEN, RESIDENTIAL CODE, CALIFORNIA ENERGY CODE, 175 & 225 SOUTH G STREET, PERRIS, CA 92570
310-070-001, 310-070-002
79,201± S.F. (1.82± ACRE)

PROJECT ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570

APN#: 310-070-001, 310-070-002
LOT SIZE (GROSS): 79,201± S.F. (1.82± ACRE)
GENERAL PLAN: DTSP
ZONING: DTSP
CONSTRUCTION TYPE: VB
OCCUPANCY: R-2 (RESIDENTIAL)
FIRE SPRINKLER: YES NFPA 13
FIRE ALARM: YES NFPA 72
BUILDING HEIGHT: 35'-0"

F.A.R.: 85,974 S.F./79,201 S.F. = 1.02
LOT COVERAGE: 31,403 S.F./79,201 S.F. = 39.65%
LANDSCAPE PERCENTAGE: 12,697 S.F./79,201 S.F. = 16.03%

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
SETBACK: FRONT YARD (LOCAL/COLLECTOR STREETS)	10'-0"	10'-0"
SIDE YARD (ADJOINING NON-RESIDENTIAL)	5'-0"	5'-0"
STREET SIDE YARD	NA	NA
REAR YARD:		

OVERALL LANDSCAPE:	12,697 SF
PUBLIC OPEN SPACE:	7,135 SF
INCLUDING:	
BBQ AREA:	484 SF
CHILDREN PLAY AREA:	770 SF
TOTAL PRIVATE YARD (1/F):	4,460 SF
TOTAL PRIVATE BALCONY (2/F):	2,620 SF

PARKING	REQUIRED:	PARKING PROVIDED:
2-CAR PER UNITS (37 UNITS)	74	74 (2-CAR GARAGE)
GUEST PARKING (1/5 UNITS)	7.4	8 PARKING SPACES (1 HCP, INCL.) (1 HCP.+EV NOT INCL.)

EV PARKING (10% OF TOTAL REQUIRED PARKING)
=7.4x10% = 0.74. (1 EV PROVIDE)

EV CHARGER IS PROVIDED IN EACH UNIT.
EV PARKING IS EXCLUDED FROM PARKING COUNT

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT "A" BLOCK 3 OF FIGOTA FARMS NO. 5 OF TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 78, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT B, IN BLOCK THREE (3) OF FIGADOTA FARMS NO. 5, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 310-070-001, 310-070-002

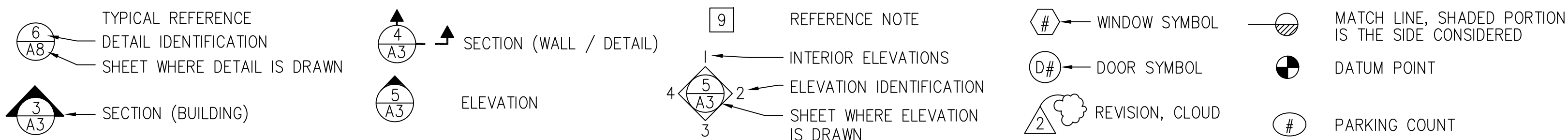
Plan Check Notes

- COMPLY WITH THE LATEST ADOPTED STATE OF CALIFORNIA 2019 EDITIONS OF THE FOLLOWING CODES AS APPLICABLE:
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 RESIDENTIAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- THE PROPOSED LOTS WILL COMPLY WITH THE NEW EV CHARGING STATION REGULATIONS,
- COMPLY WITH THE TITLE 24 AND ADA ACCESS REGULATIONS FOR THE COMPLEX FACILITIES AND THE SITE.
- COMPLY WITH THE SOLAR REGULATIONS FOR THE RESIDENTIAL UNITS.
- NO BUILDING WILL BE ALLOWED TO BE BUILT OVER ANY PARCEL LINES. THE PARCEL MAP MUST BE RECORDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- THE FOLLOWING ITEMS SHALL BE COMPLETED AND/OR SUBMITTED AS APPLICABLE - PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT:
 - PRECISE GRADING PLANS SHALL BE APPROVED
 - ROUGH GRADING COMPLETED
 - COMPACTION CERTIFICATION
 - PAD ELEVATION CERTIFICATION
 - ROUGH GRADE INSPECTION SIGNED OFF
- ALL LIGHTING FIXTURES SHALL BE FULLY SHIELDED WITH CUT-OFF FIXTURES SO THAT THERE IS NO GLARE EMITTED ONTO ADJACENT PROPERTIES OR ABOVE THE LOWEST PART OF THE FIXTURE.
- FOOT-CANDLE REQUIREMENTS FOR PARKING LOT LIGHTING FIXTURES SHALL MAINTAIN A MINIMUM OF 1-FOOT CANDLE ACROSS THE SURFACE OF THE PARKING AREA.

Abbreviations

&	AND	D.O.	DOOR OPENING	I.D.	INSIDE DIAMETER	SQ.	SQUARE
L	ANGLE	DR.	DOOR	INSUL.	INSULATION	S.ST.	STAINLESS STEEL
@	AT	DWR.	DRAWER	INT.	INTERIOR	STD.	STANDARD
⊕	CENTERLINE	D.S.	DOWNSPOUT			STL.	STEEL
∅	DIAMETER OF ROUND	DWG.	DRAWING	JT.	JOINT	STOR.	STORAGE
#	POUND OR NUMBER					STR.	STRUCTURAL
(E)	EXISTING	E.	EXISTING	KIT.	KITCHEN	SYM.	SYMMETRICAL
(R)	RELOCATED	E.A.	EACH	LAMINATE	LAM.		
(N)	NEW	E.J.	EXPANSION JOINT	LAV.	LAVATORY	T.B.S.	TO BE SPECIFIED
		EL.	ELEVATION	LT.	LIGHT	TRD.	TREAD
		ELEC.	ELECTRICAL			T.B.	TOWEL BAR
		E.P.	ELECTRICAL			T.C.	TOP OF CURB
A.F.F.	ABOVE FINISH FLOOR	EQ.	EQUAL	MANU.	MANUFACTURER	TEL.	TELEPHONE
A.D.	AREA DRAIN	EQPT.	EQUIPMENT	MAX.	MAXIMUM	TER.	TERRAZZO
ADJ.	ADJUSTABLE	EXST.	EXISTING	M.C.H.	MEDICINE CABINET	T.& G.	TONGUE & GROOVE
AGGR.	AGGREGATE	EXP.	EXPANSION	MECH.	MECHANICAL	THK.	THICK
AL.	ALUMINUM	EXT.	EXTERIOR	MEMB.	MEMBRANE	T.P.	TOP OF PAVEMENT
APPROX.	APPROXIMATE			MET.	METAL		
ARCH.	ARCHITECTURAL	F.F.	FLOOR FINISH	MFR.	MANUFACTURER		
ASB.	ASBESTOS	FDN.	FOUNDATION	MIN.	MINIMUM	MIR.	MIRROR
ASPH.	ASPHALT	FIN.	FINISH			MISC.	MISCELLANEOUS
		FL.	FLOOR	PL.	PLATE	M.O.	MASONRY OPENING
		FLASH'G	FLASHING	PLAS.	PLASTER	MTD.	MOUNTED
BD.	BOARD	FLUOR.	FLUORESCENT	PLYWD.	PLYWOOD	MUL.	MULLION
BITUM.	BITUMINOUS	PR.	PAIR				
BLDG.	BUILDING	F.O.C.	FACE OF CONCRETE	PROV'D	PROVIDED	N.	NEW
BLKG.	BLOCKING	F.O.F.	FACE OF FINISH	PT.	POINT	N.I.C.	NOT IN CONTRACT
BM.	BEAM	F.O.S.	FACE OF STUDS	PTN.	PARTITION	NO./#	NUMBER
B.O.H.	BACK OF HOUSE	F.PRF.	FIREPROOF			NOM.	NOMINAL
BOT.	BOTTOM	F.S.	FLOOR SINK	Q.T.	QUARRY TILE	NOM.	NOMINAL
		FT.	FOOT OR FEET	QSR.	QUICK SERVE	N.T.S.	NOT TO SCALE
CAB.	CABINET	FTG.	FOOTING			O.A.	OVERALL
CEM.	CEMENT	FURR.	FURRING	R/RAD.	RADIUS	OBS.	OBSCURE
CER.	CERAMIC	FUT.	FUTURE	R.D.	ROOF DRAIN	O.C.	ON CENTER
C.I.	CAST IRON	G.A.	GAUGE	REF.	REFERENCE	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	GALV.	GALVANIZED	REFR.	REFRIGERATOR	OFF.	OFFICE
CLKG.	CAULKING	GALV.	GALVANIZED	RGTR.	REGISTER	OPNG.	OPENING
CLO.	CLOSET	GL.	GLASS	REINF.	REINFORCED	OPP.	OPPOSITE
CLR.	CLEAR	GR.	GRADE	REQ'D	REQUIRED	PLBG.	PLUMBING
C.O.	CASED OPENING	GSM.	GALVANIZED	RESIL.	RESILIENT	T.P.D.	TOILET PAPER
COL.	COLUMN	H.B.	HOSE BIBB	RESIL.	RESILIENT		
CONC.	CONCRETE	H.C.	HOLLOW CORE	RM.	ROOM	T.V.	TELEVISION
CONN.	CONNECTION	HCP.	HANDICAP	R.O.	ROUGH OPENING	T.W.	TOP OF WALL
CONSTR.	CONSTRUCTION	HOWD.	HARDWOOD	RWD.	REDWOOD	TYP.	TYPICAL
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	R.W.L.	RAIN WATER LEADER	UNF.	UNFINISHED
CTSK.	COUNTERSUNK	HORIZ.	HORIZONTAL	S.C.	SOLID CORE	U.O.N.	UNLESS
CNTR.	COUNTER	HR.	HOUR	SCHED.	SCHEDULE		OTHERWISE NOTED
CTR.	CENTER	HGT.	HEIGHT	S.D.	SOAP DISPENSER	W.	WEST
				SECT.	SECTION	W/	WITH
				SH.	SHELF	W.C.	WATER CLOSET
				SHR.	SHOWER	WD.	WOOD
				SHT.	SHEET	W/O	WITHOUT
				SIM.	SIMILAR	WP.	WATERPROOF
				SL.	SLOPE	WSCT.	WAINSCOT
				SPEC.	SPECIFICATION	WT.	WEIGHT

Symbols



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT (DPR 21-00018)
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
CLIENT: SUNRISE GLOBAL REALTY, LLC
WEIAN LUO
117 FRAME,
IRVINE, CA 92618

PROJECT DIRECTORY & DATA
LEGAL DESCRIPTION, SHEET
INDEX, VICINITY MAP, NOTES
& SCOPE OF WORK

KEY MAP SEAL/STAMP

JOB NO. 2104AR
DRAWN BY: AZZL
SUPERVISED BY: TL
CHECKED BY: TL
PLAN CHECK
PERMIT SET
BID SET

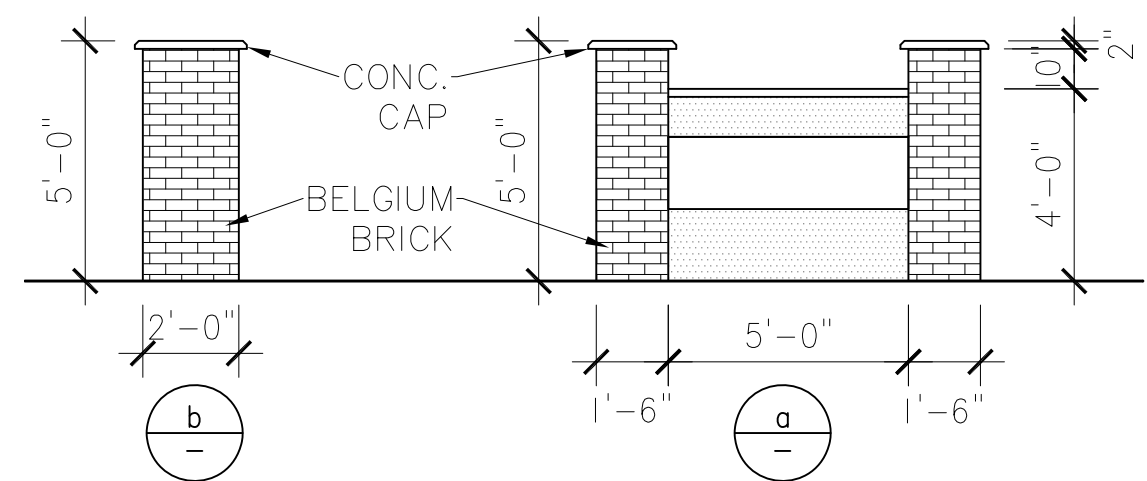
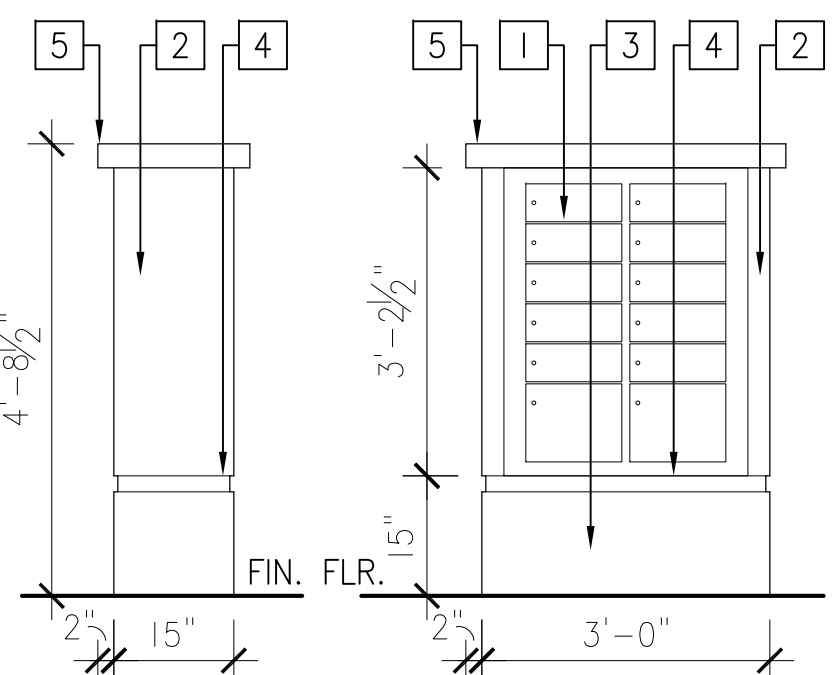
REVISIONS

△	Prelim Planning 1st	06/15/2021
△	DPR 1st	11/04/2021
△	DPR 2nd	3/24/2022
△	DPR 3rd	9/28/2022
△	ADDITIONAL INFO	3/10/2023
△	DPR SUBMITTAL	10/10/2025
△	FIRE RE-SUBMITTAL	2/18/2026
△	PLANNING RE-SUBMITTAL	3/13/2026

SHEET NO: T
OF SHEETS
S H E E T

REFERENCE NOTES

- 1 ADA COMPLIANCE MAILBOX.
- 2 EXTERIOR STUCCO FINISH BY LAHABRA STUCCO, COLOR: HACIENDA X-82, SMOOTH FINISH
- 3 EXTERIOR STUCCO FINISH BY LAHABRA STUCCO, COLOR: BELLE GLADE #81583
- 4 2" REVEAL W/ PAINT FINISH TO MATCH ADJ. WALL.
- 5 3" INSULFOAM MOULDING WITH STUCCO FINISH, COLOR: TO MATCH ADJ. EXTERIOR WALL.



3 Freestanding Mailbox

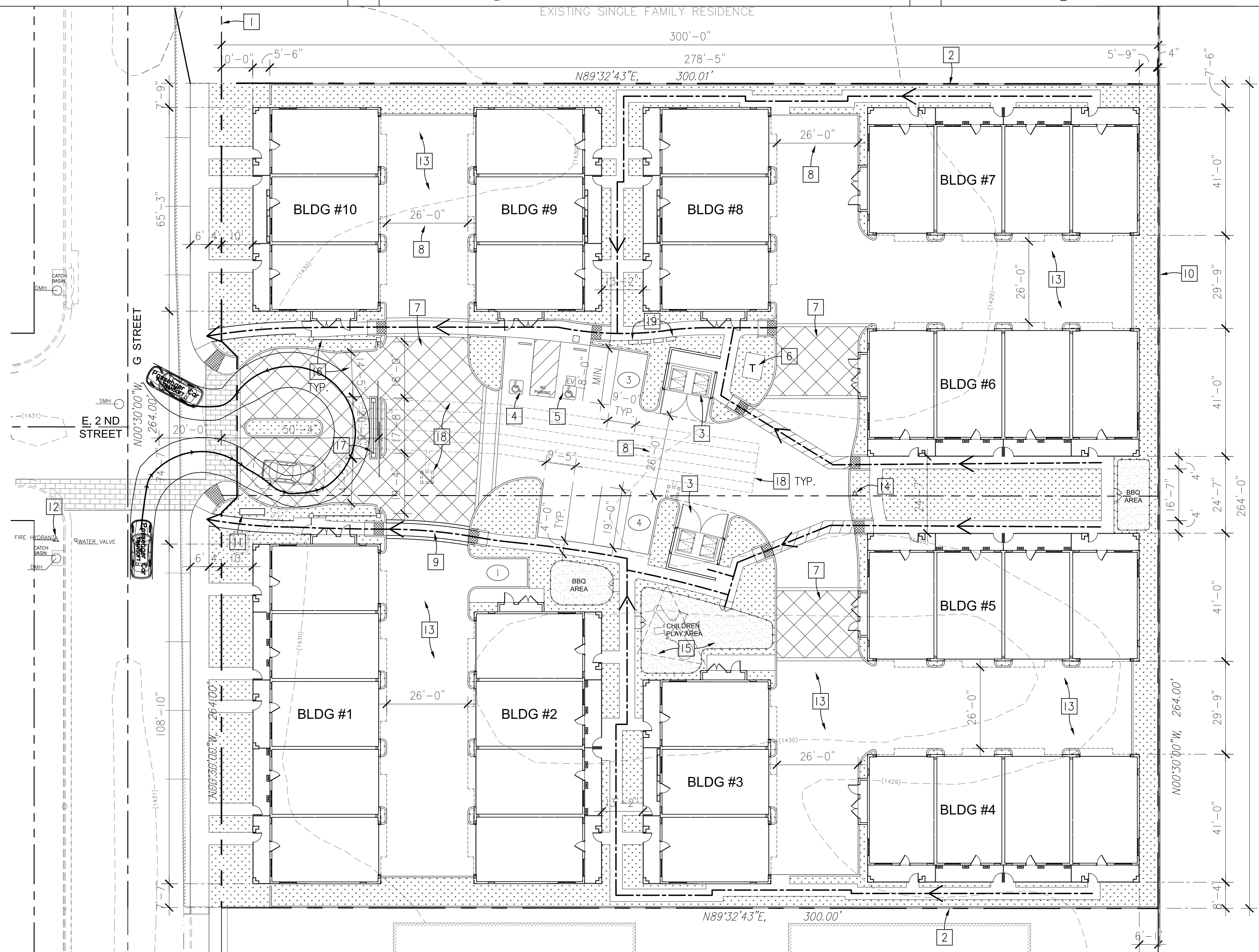
SCALE: 1/2" = 1'-0"

2 Monument Sign

SCALE: 1/4" = 1'-0"

Reference Notes

- 1 (E) PROPERTY LINES.
- 2 (N) FENCE WALL, SEE (1) A1.05
- 3 TRASH ENCLOSURE W/ ROOF & HOSE BIB, SEE (1) A1.11
- 4 HANDICAP PARKING
- 5 EV PARKING
- 6 TRANSFORMER PAD.
- 7 DECORATION PAVING
- 8 26'-0" WIDE FIRE LANE, SEE A1.02 FIRE ACCESS PLAN (1) A1.02
- 9 (N) 4'-0" WIDE CONC. PAVED PATH OF TRAVEL FROM PUBLIC SIDEWALK TO PROPOSED BUILDING ENTRY AND TRASH ENCLOSURE. MAX. 5% SLOPE AND 2% CROSS SLOPE, PROVIDE MIN. 3'-0" TRUNCATED DOMES AT ANY DRIVEWAY CROSSING. SEE CIVIL PLAN.
- 10 EXISTING WALL
- 11 MONUMENT SIGN, SEE (2)
- 12 (E) FIRE HYDRANT, SEE CIVIL PLAN
- 13 ASPHALT PAVING, TYP.
- 14 (P) FIRE HYDRANT LOCATION
- 15 PLAYGROUND AREA. PROVIDE SHADE STRUCTURE OVER PLAYGROUND EQUIPMENT. SEE LANDSCAPE PLAN.
- 16 6'-0" HT. DECORATIVE ROD IRON FENCE W/ 14'-5" WIDE VEHICLE GATE & 3' PEDESTRIAN GATE W/ PANIC HARDWARE. PROVIDE 16" SQ. PILASTERS AT SIX LOCATIONS. SEE (3) A1.05
- 17 KNOX BOX PER FIRE DEPT. STANDARD. INSTALL AT LOCATION PER FIRE MARSHALL'S INSTRUCTION.
- 18 DASH LINE INDICATE PROPOSED UNDER GROUND STORM DRAIN SYSTEM, SEE CIVIL PLAN.
- 19 PROPOSED MAILBOX AT FOUR LOCATIONS, SEE (3)



APN: 317-061-022
COUNTRY HILLS APARTMENT

APN: 310-070-060
EXISTING APARTMENT

PARKING	REQUIRED:	PARKING PROVIDED:
2-CAR PER UNITS (37 UNITS)		
2-BEDROOM (20 UNITS)	2 SPACES	2-CAR GARAGE
3-BEDROOM (17 UNITS)	2 SPACES	2-CAR GARAGE

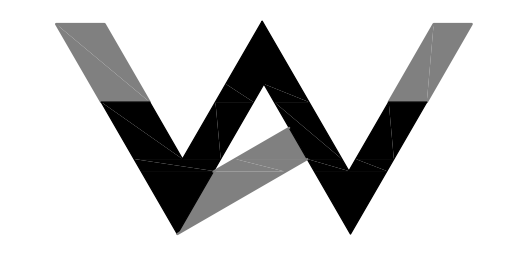
GUEST PARKING = 8 SPACES
EV PARKING = 1 EV PROVIDED
EV CHARGER IS PROVIDED IN EACH UNIT.
EV PARKING IS EXCLUDED FROM PARKING COUNT

Legend

- ← PATH OF TRAVEL
- LANDSCAPE AREA
- 26'-0" FIRE LANE
- # PARKING COUNT
- FIRE HYDRANT

Project Data

APPLICABLE CODES: 2019 CBC, CEC, CFC, CMC, CPC, CALGREEN, RESIDENTIAL CODE, CALIFORNIA ENERGY CODE.
PROJECT ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
APN#: 310-070-001, 310-070-002
LOT SIZE (GROSS): 79,201± S.F. (1.82± ACRE)
GENERAL PLAN: DTSP
ZONING: DTSP
CONSTRUCTION TYPE: VB
OCCUPANCY: R-2 (RESIDENTIAL)
FIRE SPRINKLER: YES NFPA 13
FIRE ALARM: YES NFPA 72
BUILDING HEIGHT: 35'-0"
F.A.R.: 85,974 S.F./79,201 S.F. = 1.02
LOT COVERAGE: 31,403 S.F./79,201 S.F. = 39.65%
LANDSCAPE PERCENTAGE: 13,326 S.F./79,201 S.F. = 16.8%



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT (DPR 21-00018)
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
CLIENT: SUNRISE GLOBAL REALTY, LLC
WEIAN LUO
117 FRAME, IRVINE, CA 92618

PROPOSED SITE PLAN & REFERENCE NOTES

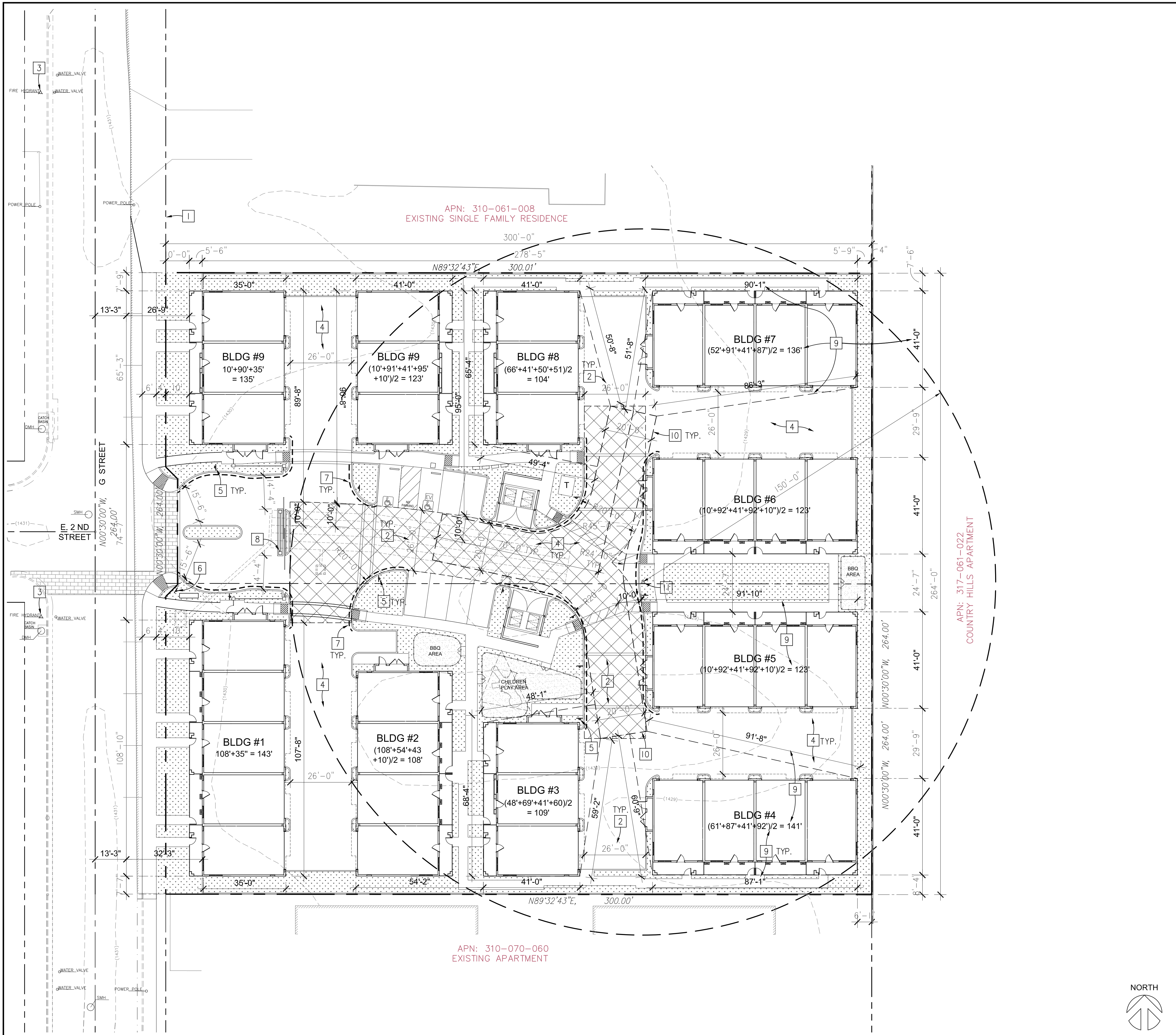
KEY MAP SEAL/STAMP

JOB NO.	2104AR
DRAWN BY:	AZ/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK:	
PERMIT SET:	
BID SET:	

REVISIONS	
△ Prelim Planning 1st	06/15/2021
△ DPR 1st	11/04/2021
△ DPR 2nd	3/24/2022
△ DPR 3rd	9/28/2022
△ ADDITIONAL INFO	3/10/2023
△ DPR SUBMITTAL	10/10/2025
△ FIRE RE-SUBMITTAL	2/18/2026
△ PLANNING RE-SUBMITTAL	3/13/2026

SHEET NO:

A1.01
OF SHEETS
S H E E T



Reference Notes

- 1 (E) PROPERTY LINES.
- 2 (N) 26' WIDE FIRE LANE WITH MIN. 80,000 LBS VEHICLE BEARING CAPACITY AND ALL-WEATHER REQUIREMENT PER FIRE DEPARTMENT REQUIREMENTS.
- 3 (E) FIRE HYDRANT, SEE CIVIL PLAN
- 4 ASPHALT PAVING, TYP.
- 5 POST MOUNTED FIRE LANE NO PARKING SIGN WITHIN 3'-0" OF THE END OF EACH DESIGNATED FIRE LANE AND SPACED MAX. 50'-0" APART. SEE FIRE DEPT. ATTACHMENT 14 ON SHEET A1.04
- 6 POST MOUNTED FIRE LANE ENTRANCE SIGN, SEE FIRE DEPT. ATTACHMENT 10 ON SHEET A1.03 & ATTACHMENT 14 ON SHEET A1.04
- 7 FIRE LANE RED CURB.
- 8 KNOX BOX PER FIRE DEPT. STANDARD. INSTALL AT LOCATION PER FIRE MARSHALL'S INSTRUCTION.
- 9 THICKEN DIMENSIONS INDICATED MAX. 150-FOOT HOSE PULL TO ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS MEASURED 10 FEET OUT FROM THE CURB LINE ALONG A NORMAL PATH OF TRAVEL.
- 10 FIRE DEPARTMENT HAMMERHEADS, SEE ATTACHMENT ON SHEET A1.04
- 11 (P) FIRE HYDRANT LOCATION

Legend

- FIRE LANE RED CURB
- ▨ LANDSCAPE AREA
- ▨ 26'-0" FIRE LANE
- ⊙ FIRE HYDRANT
- ▲ POST MOUNTED FIRE LANE NO PARKING SIGN

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: **A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT (DPR 21-00018)**
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570

CLIENT: **SUNRISE GLOBAL REALTY, LLC**
WEIAN LUO
117 FRAME, IRVINE, CA 92618

PROPOSED FIRE ACCESS PLAN

SHEET TITLE:

KEY MAP SEAL/STAMP

JOB NO.	2104AR
DRAWN BY:	AZ/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	_____
PERMIT SET	_____
BID SET	_____

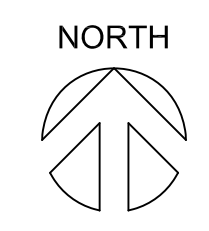
REVISIONS

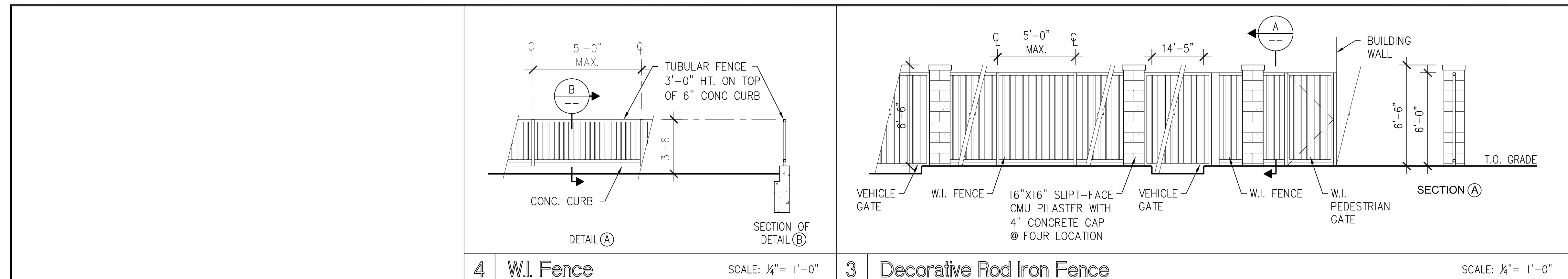
△ Prelim Planning 1st	06/15/2021
△ DPR 1st	11/04/2021
△ DPR 2nd	3/24/2022
△ DPR 3rd	9/28/2022
△ ADDITIONAL INFO	3/10/2023
△ DPR SUBMITTAL	10/10/2023
△ FIRE RE-SUBMITTAL	2/18/2026
△ PLANNING RE-SUBMITTAL	3/13/2026

SHEET NO:

A1.02

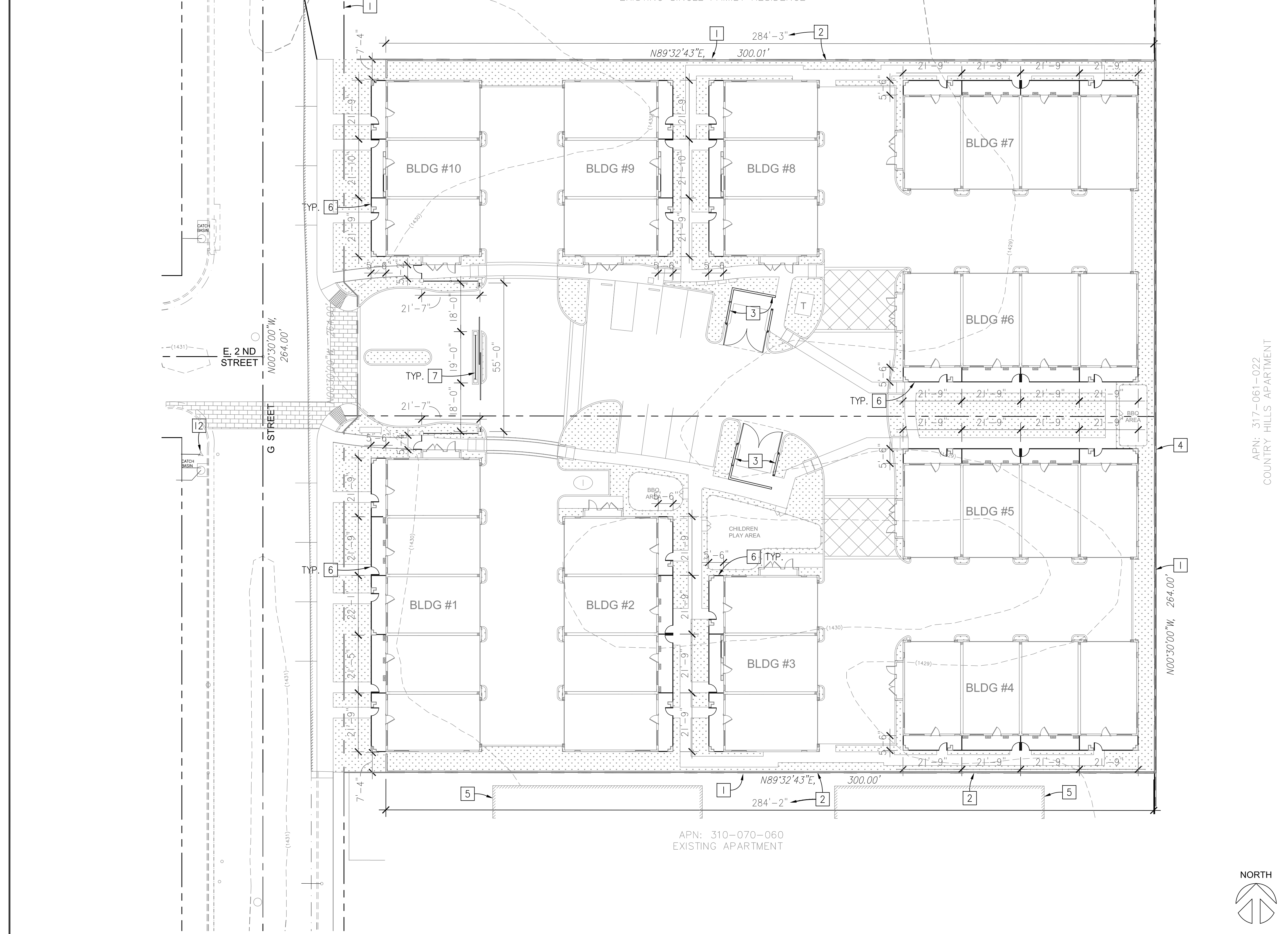
OF SHEETS
S H E E T



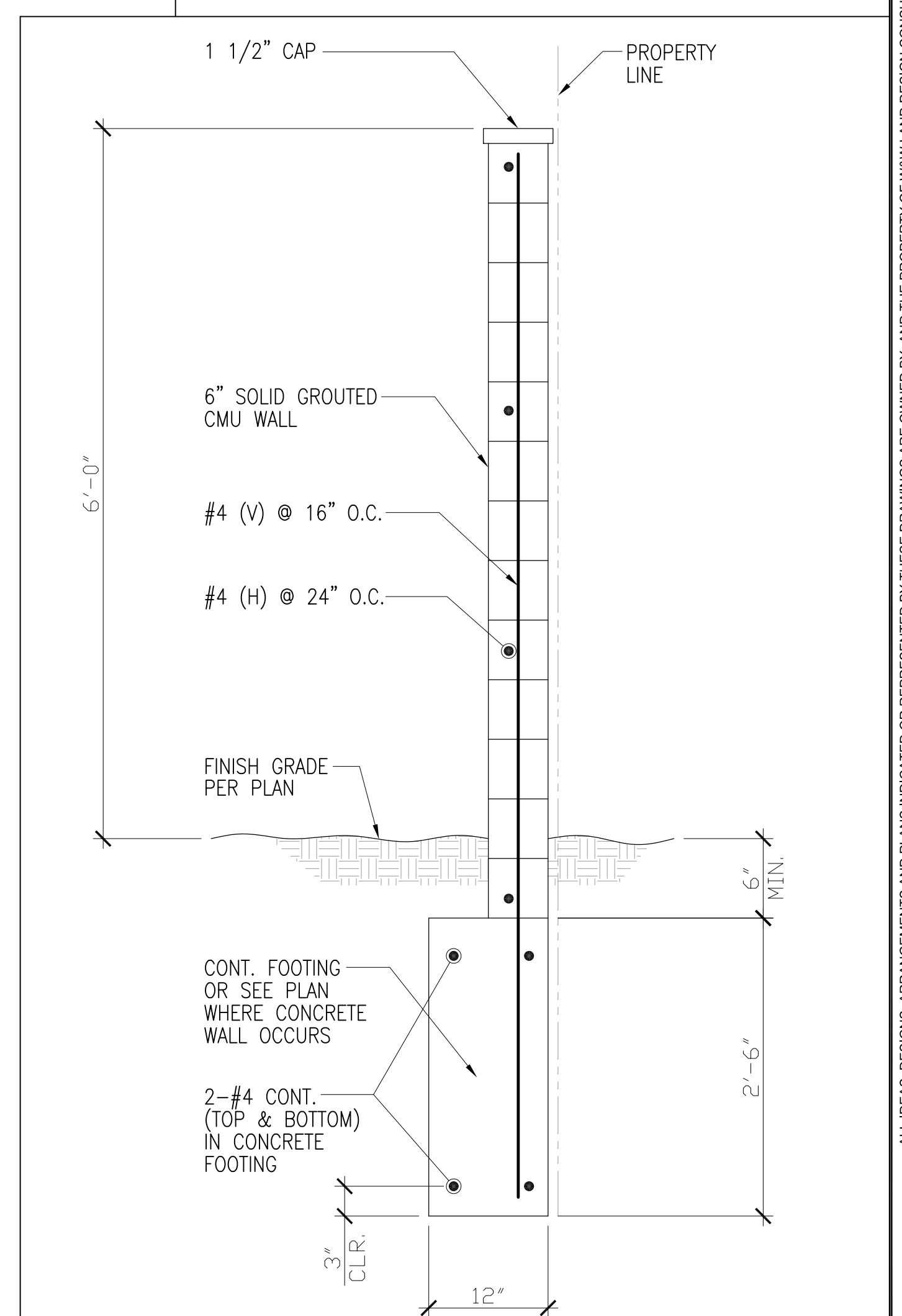


4 W.I. Fence SCALE: 1/4" = 1'-0" 3 Decorative Rod Iron Fence SCALE: 1/4" = 1'-0"

- ### Reference Notes
- (E) PROPERTY LINES.
 - PROPOSED 6'-0" CMU FENCE WALL W/ 2" CAP STONE TO MATCH (E) WALL AT ADJ. PROPERTY, SEE (1)
 - TRASH ENCLOSURE W/ ROOF & HOSE BIB, SEE (A1.11)
 - (E) 6'-0" HT. CMU FENCE WALL, NOT A PART.
 - (E) STRUCTURE, NOT A PART.
 - PROPOSED 42" HT. W.I. FENCE W/ PAINT FINISH, SEE PROVIDE 3'-0" ACCESS GATE. (4)
 - 6'-0" HT. DECORATIVE ROD IRON FENCE W/ 14'-5" WIDE VEHICLE GATE & 3' PEDESTRIAN GATE W/ PANIC HARDWARE. PROVIDE 16" SQ. PILASTERS AT SIX LOCATIONS. SEE (3)



1 Proposed Fence Wall Plan SCALE: 1" = 20'-0"



2 CMU Fence Wall SCALE: 1" = 1'-0"

W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT (DPR 21-00018)
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
CLIENT: SUNRISE GLOBAL REALTY, LLC
WEIAN LUO
117 FRAME, IRVINE, CA 92618

PROPOSED FENCE WALL PLAN

SHEET TITLE:

KEY MAP	SEAL/STAMP
---------	------------

JOB NO.	2104AR
DRAWN BY:	AZ/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	
PERMIT SET	
BID SET	

REVISIONS	
△ Prelim Planning 1st	06/15/2021
△ DPR 1st	11/04/2021
△ DPR 2nd	3/24/2022
△ DPR 3rd	9/28/2022
△ ADDITIONAL INFO	3/10/2023
△ DPR SUBMITTAL	10/10/2023
△ FIRE RE-SUBMITTAL	2/18/2026
△ PLANNING RE-SUBMITTAL	3/13/2026


SHEET NO:

A1.05

OF SHEETS
S H E E T

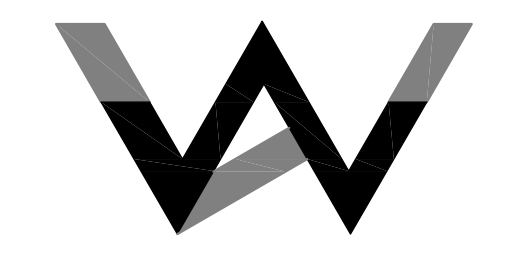
ALL PLANS, ELEVATIONS AND DETAILS ARE REPRESENTED BY THESE DRAWINGS. THE OWNER AND THE PROPERTY OF W&W LAND DESIGN CONSULTANTS INC. ARE PROTECTED BY THE COPYRIGHT OF W&W LAND DESIGN CONSULTANTS INC. AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED, REVISED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NO OTHER PROJECTS, DESIGN, OR PLANS SHALL BE USED OR REPRODUCED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF W&W LAND DESIGN CONSULTANTS INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY W&W LAND DESIGN CONSULTANTS INC. COPYRIGHT © 2028 W&W LAND DESIGN CONSULTANTS

Reference Notes

- 1 CLASS 'A' ULTRAPLY TPO (THERMOPLASTIC POLYOLEFIN) SINGLE-PLY ROOFING MEMBRANES BY FIRESTONE BUILDING PRODUCTS OR APPROVED EQUAL., ESR-2831
CRRC PROD. ID 0608-0008
INITIAL SOLAR REFLECTANCE: 0.79
3 YEAR SOLAR REFLECTANCE: 0.68
THERMAL EMITTANCE: 0.85
3 YEAR THERMAL EMITTANCE: 0.83
INITIAL SRI: 98
3 YEAR SRI: 83
- 2 PROPOSED SOLAR ZONE (MIN. 15%)
TOTAL ROOF AREA = 3,943 S.F.
REQUIRED SOLAR ZONE (MIN. 15%)
= 3,943 S.F. x .15 = 591 S.F.
PROVIDED AREA = 640 S.F.
- 3 PARAPET BRACING, SEE STRL. PLAN.
- 4 42" HT. W.I. FENCE, SEE  AT.05
- 5 ROOF DRAIN AND OVERFLOW OUTLET
- 6 30"x36" SQ. ROOF HATCH BY BILCO OR APPROVED EQUAL
- 7 A/C UNIT & EQUIPMENT PLATFORM

General Notes

- 1. ALL WALL DIMENSIONS ARE FROM F.O.S., UNLESS NOTED OTHERWISE.
- 2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR, U.O.N.
- 3. PROVIDE R-13 INSULATION @ ALL PLUMBING WALLS



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: **A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT (DPR 21-00018)**
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
CLIENT: SUNRISE GLOBAL REALTY, LLC
WEIAN LUO
117 FRAME, IRVINE, CA 92618

**PROPOSED FLOOR PLAN
BUILDING #1**

KEY MAP SEAL/STAMP

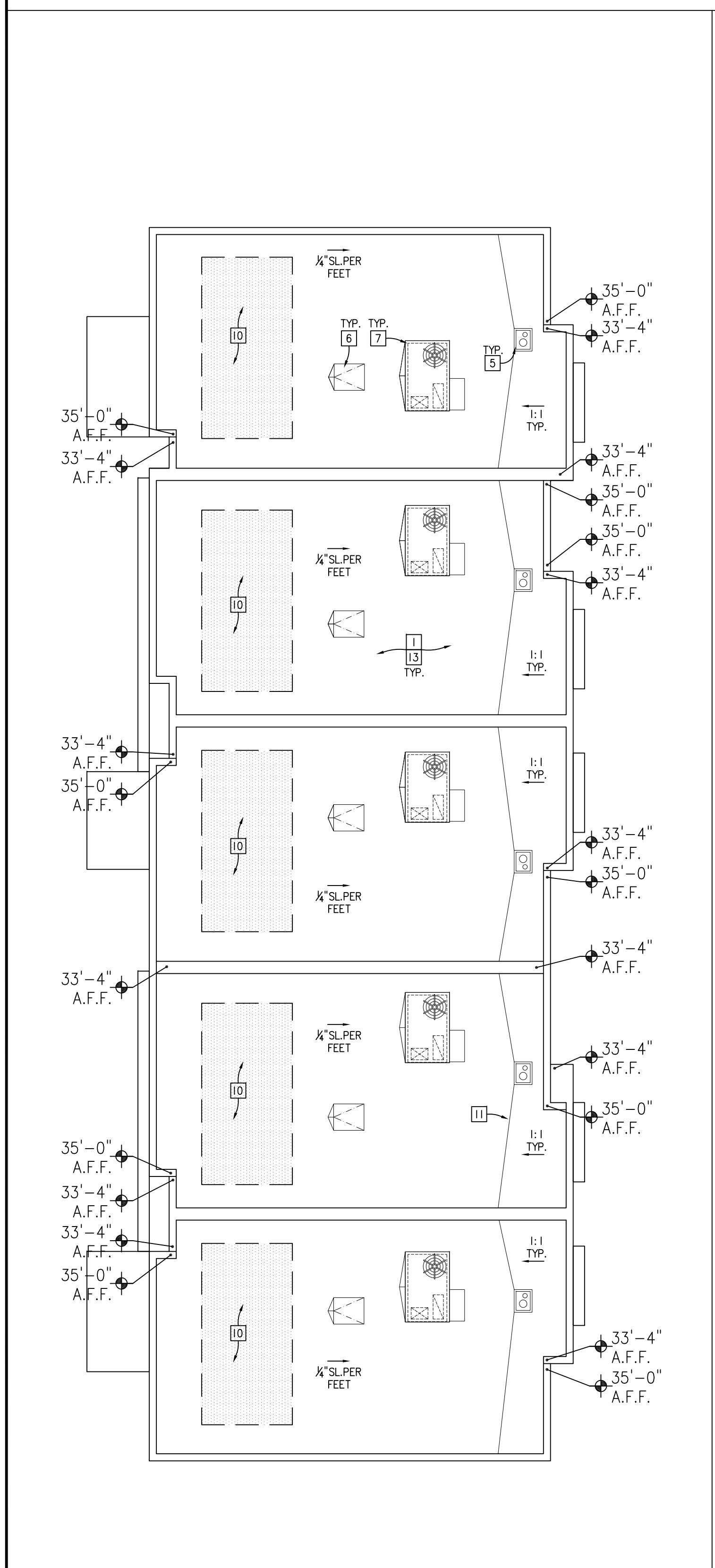
JOB NO.	2104AR
DRAWN BY:	AZ/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	_____
PERMIT SET	_____
BID SET	_____

REVISIONS	
△ Prelim Planning 1st	06/15/2021
△ DPR 1st	11/04/2021
△ DPR 2nd	3/24/2022
△ DPR 3rd	9/28/2022
△ ADDITIONAL INFO	3/10/2023
△ DPR SUBMITTAL	10/10/2023
△ FIRE RE-SUBMITTAL	2/18/2026
△ PLANNING RE-SUBMITTAL	3/13/2026

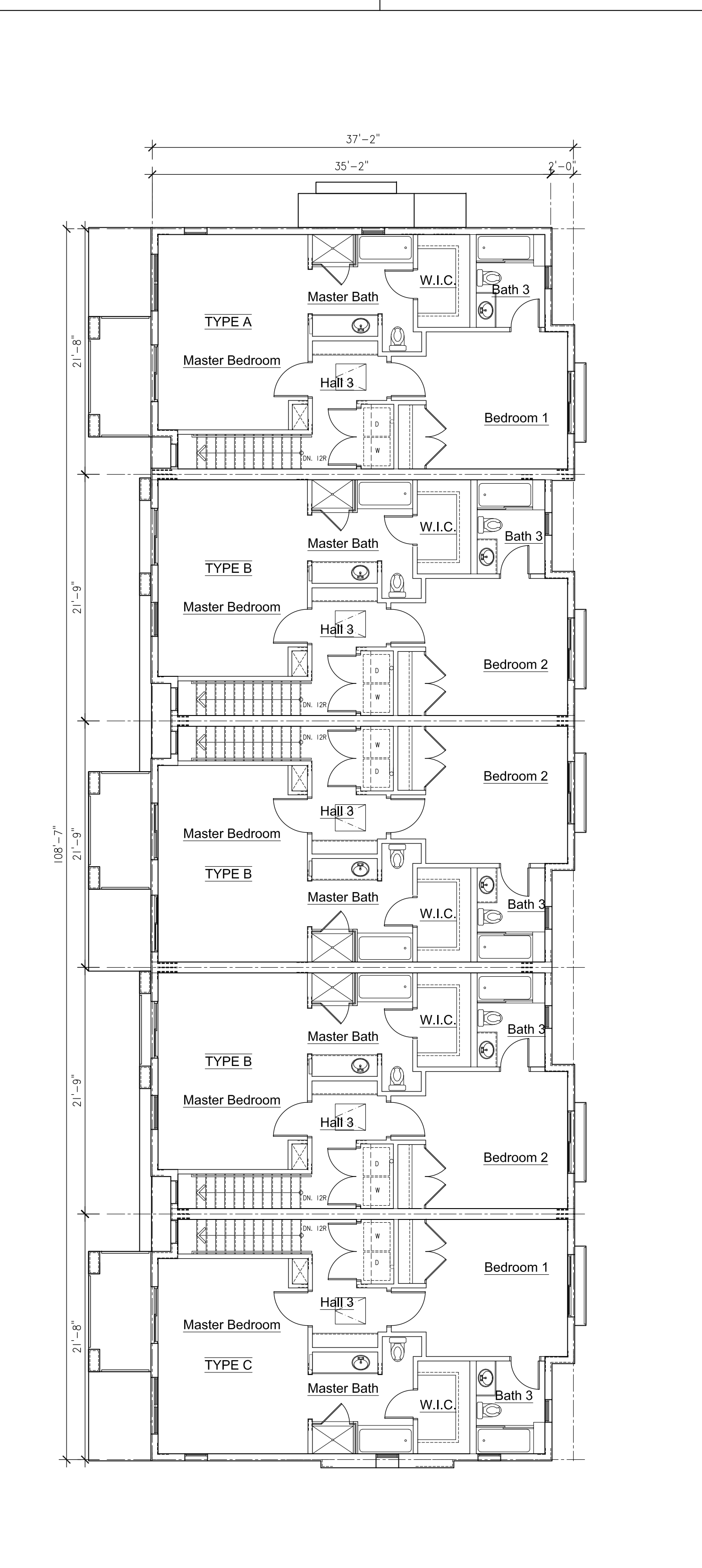
SHEET NO:

A2.01

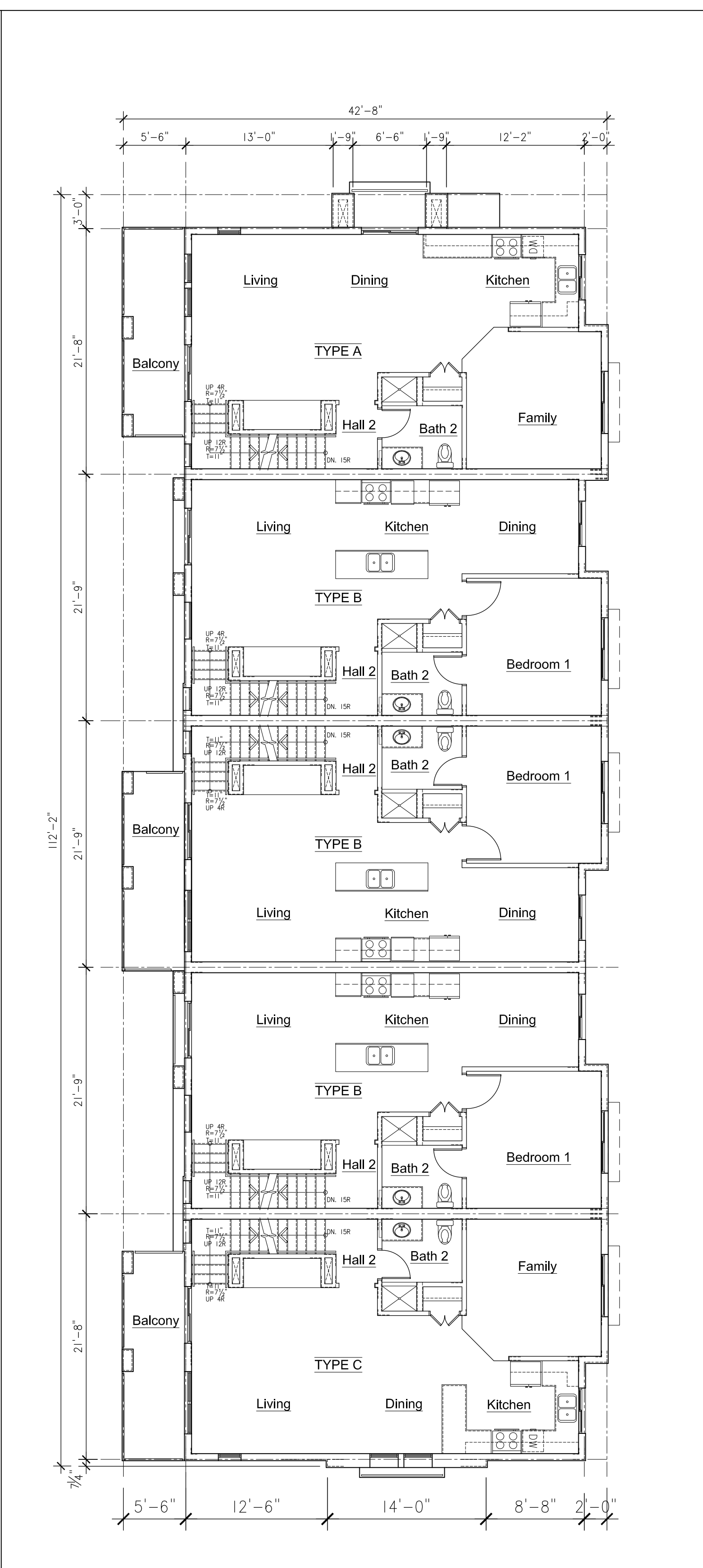
OF SHEETS
S H E E T



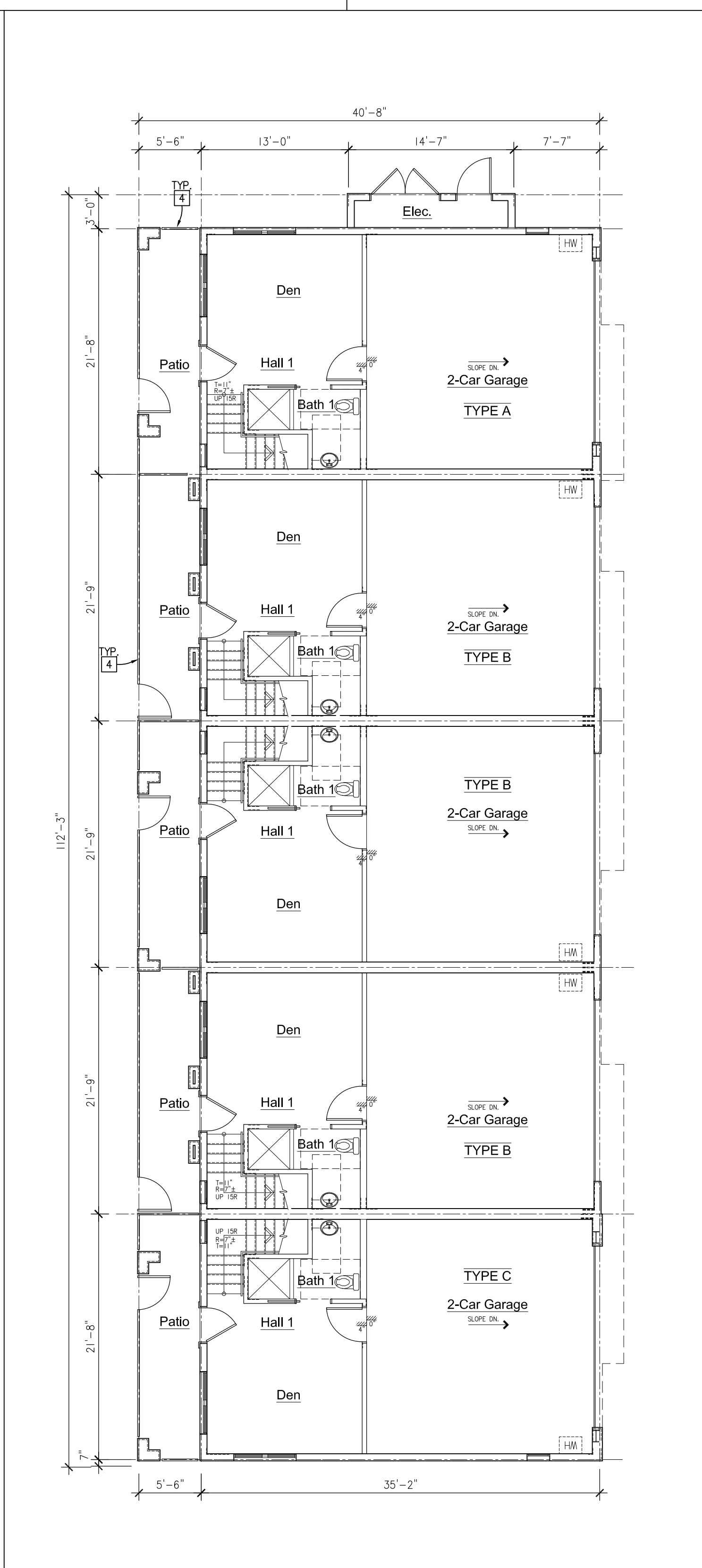
4 Roof Plan SCALE: 1/8"=1'-0"



3 3/F Floor Plan SCALE: 1/8"=1'-0"




2 2/F Floor Plan SCALE: 1/8"=1'-0"



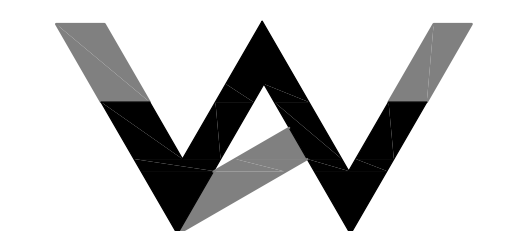
1 1/F Floor Plan SCALE: 1/8"=1'-0"

Reference Notes

- 1 CLASS 'A' ULTRAPLY TPO (THERMOPLASTIC POLYOLEFIN) SINGLE-PLY ROOFING MEMBRANES BY FIRESTONE BUILDING PRODUCTS OR APPROVED EQUAL., ESR-2831
CRRC PROD. ID 0608-0008
INITIAL SOLAR REFLECTANCE: 0.79
3 YEAR SOLAR REFLECTANCE: 0.68
THERMAL EMITTANCE: 0.85
3 YEAR THERMAL EMITTANCE: 0.83
INITIAL SRI: 98
3 YEAR SRI: 83
- 2 PROPOSED SOLAR ZONE (MIN. 15%)
TOTAL ROOF AREA = 2,295 S.F.
REQUIRED SOLAR ZONE (MIN. 15%)
= 2,295 S.F. x .15 = 344 S.F.
PROVIDED AREA = 384 S.F.
- 3 PARAPET BRACING, SEE STRL. PLAN.
- 4 42" HT. W.I. FENCE, SEE 
- 5 ROOF DRAIN AND OVERFLOW OUTLET
- 6 30"x36" SQ. ROOF HATCH BY BILCO OR APPROVED EQUAL
- 7 A/C UNIT & EQUIPMENT PLATFORM

General Notes

- 1. ALL WALL DIMENSIONS ARE FROM F.O.S., UNLESS NOTED OTHERWISE.
- 2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR, U.O.N.
- 3. PROVIDE R-13 INSULATION @ ALL PLUMBING WALLS



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: **A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT**
(DPR 21-00018)
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
CLIENT: SUNRISE GLOBAL REALTY, LLC
WEIAN LUO
117 FRAME, IRVINE, CA 92618

PROPOSED FLOOR PLAN
BUILDING #8, #10
(BUILDING #3, #9 REVERSED)

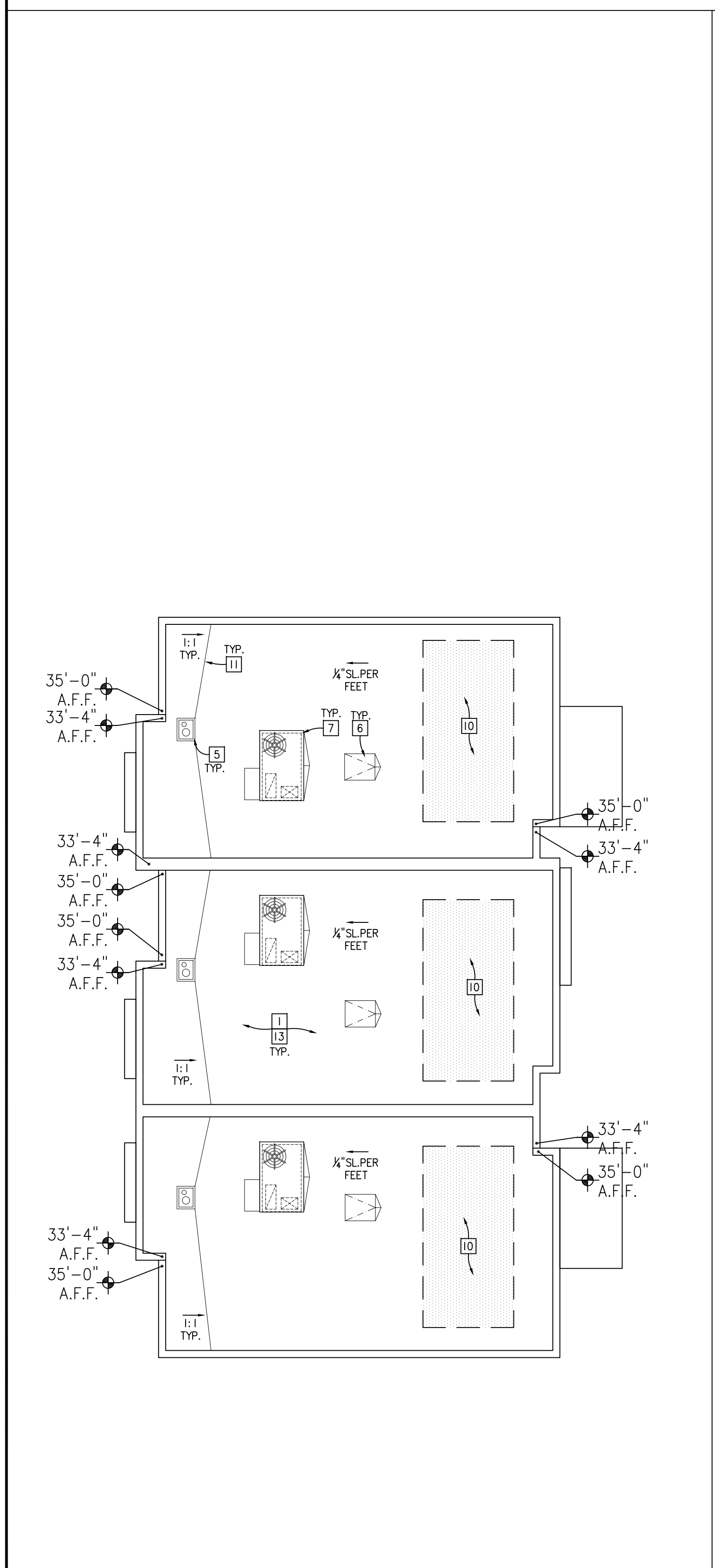
KEY MAP SEAL/STAMP

JOB NO.	2104AR
DRAWN BY:	AZ/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	
PERMIT SET	
BID SET	
REVISIONS	
	Prelim Planning 1st 06/15/2021
	DPR 1st 11/04/2021
	DPR 2nd 3/24/2022
	DPR 3rd 9/28/2022
	ADDITIONAL INFO 3/10/2023
	DPR SUBMITTAL 10/10/2025
	FIRE RE-SUBMITTAL 2/18/2026
	PLANNING RE-SUBMITTAL 3/13/2026

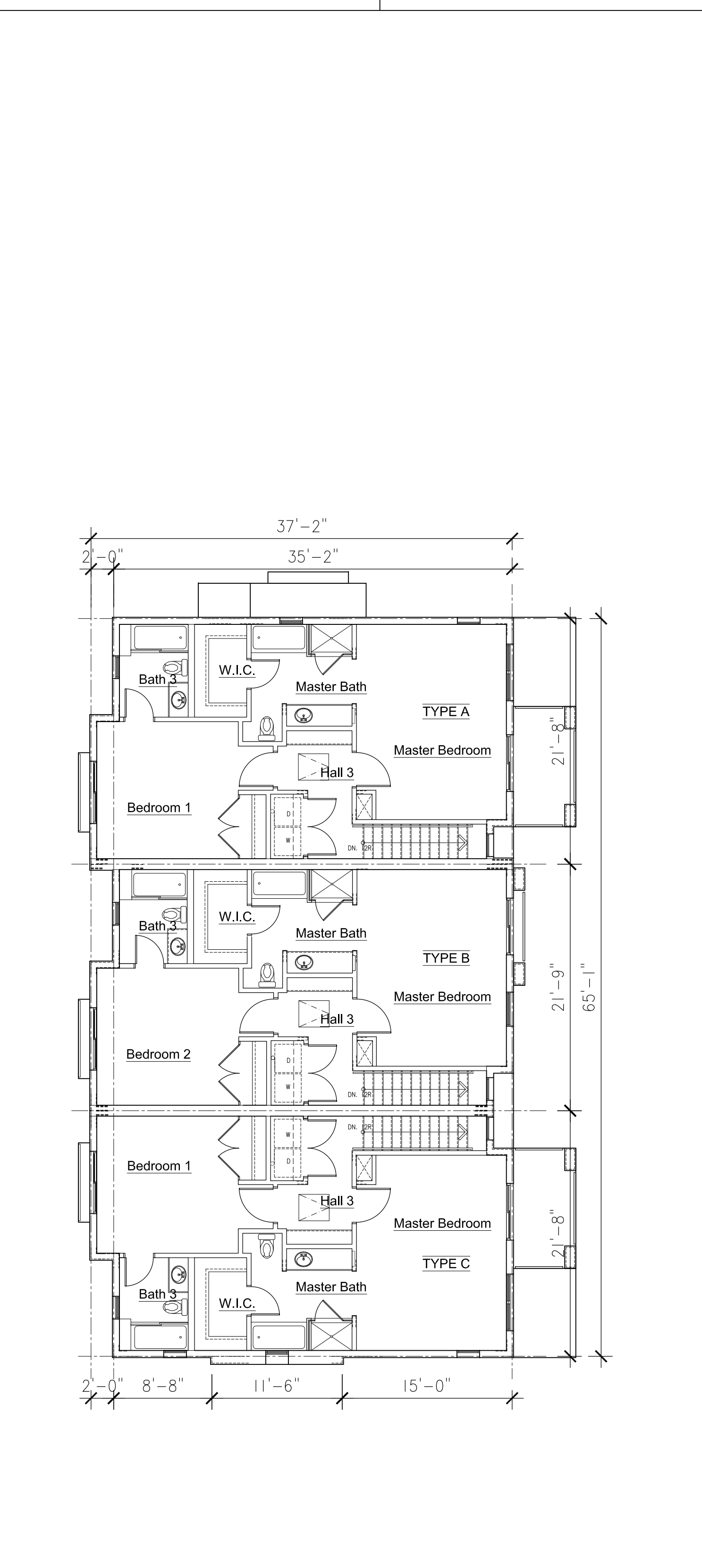
SHEET NO:

A2.02

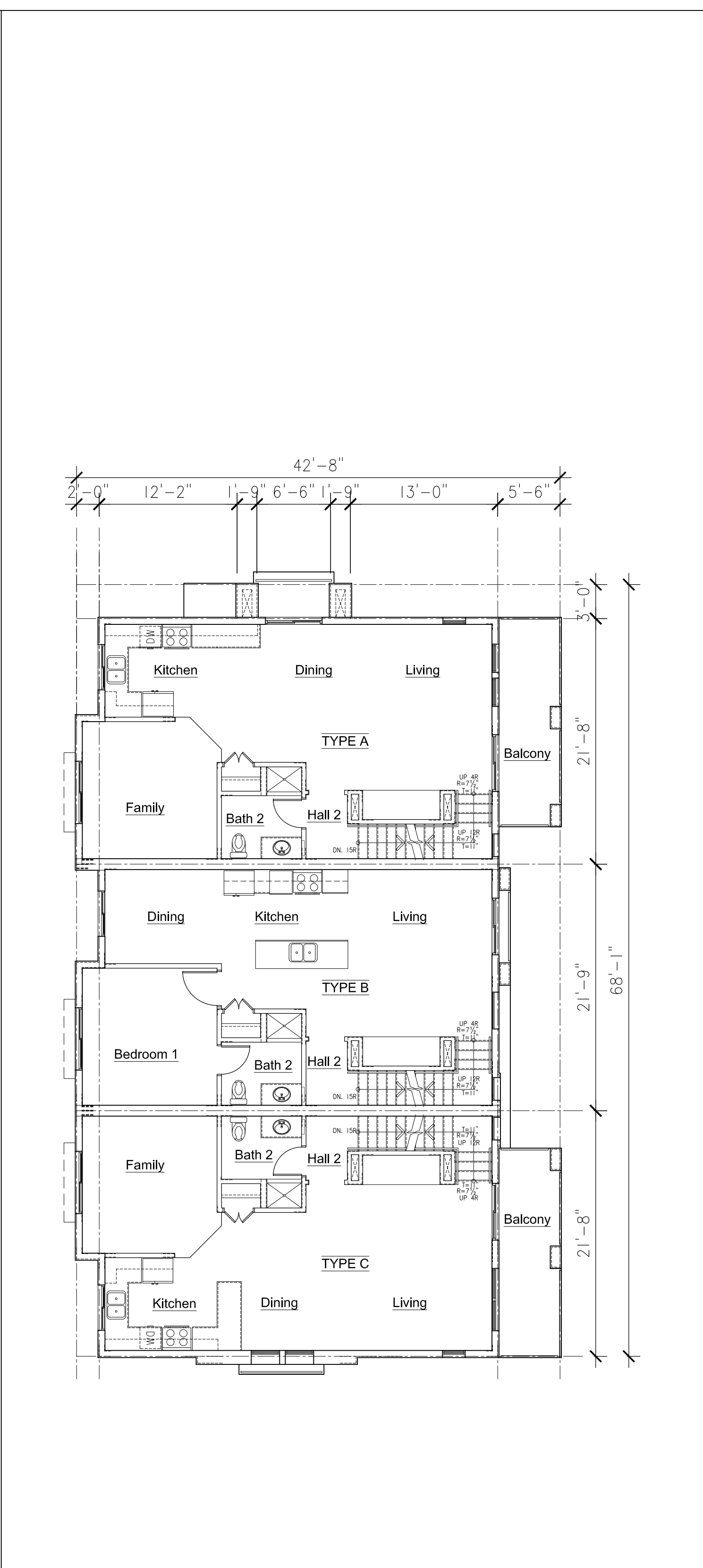
OF SHEETS
S H E E T



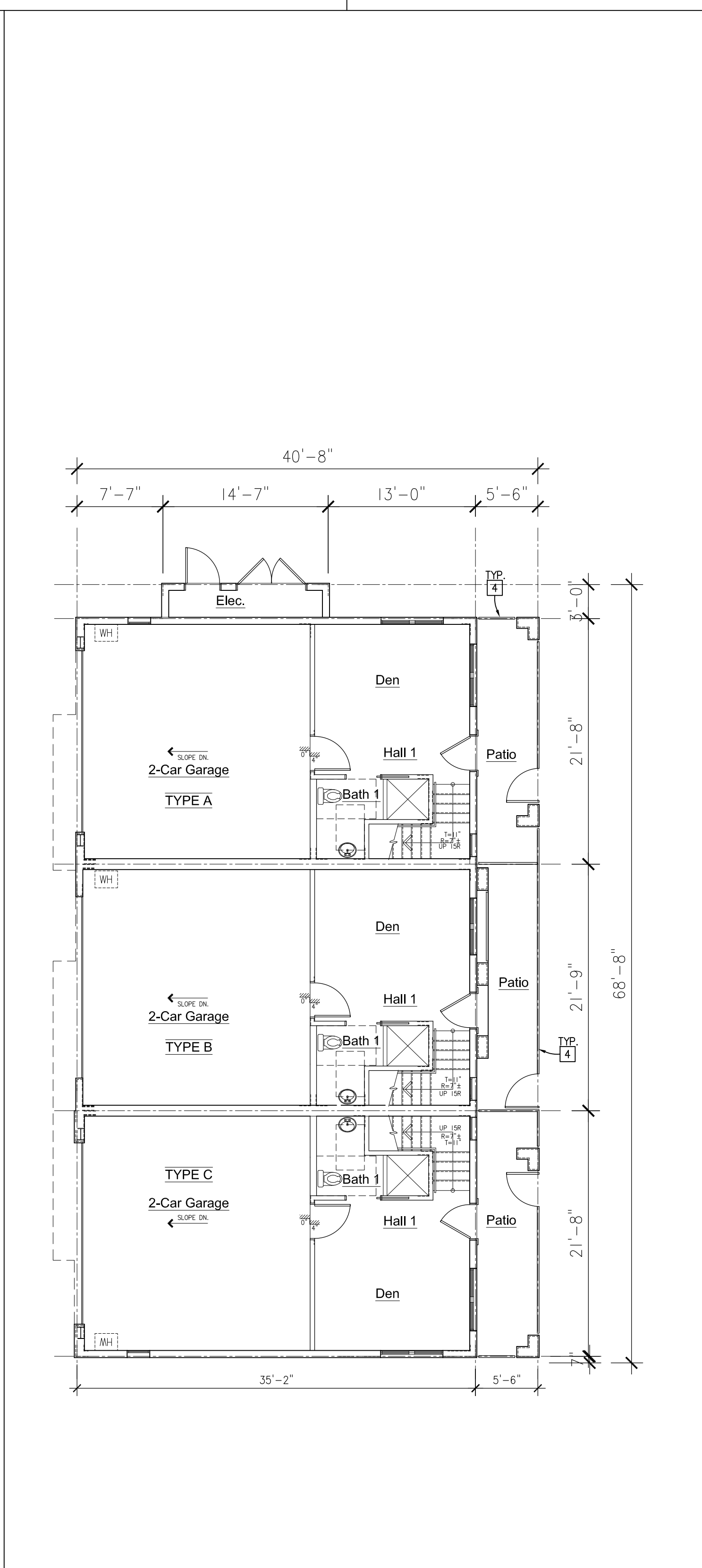
4 Roof Plan SCALE: 1/8"=1'-0"



3 3/F Floor Plan SCALE: 1/8"=1'-0"




2 2/F Floor Plan SCALE: 1/8"=1'-0"



1 1/F Floor Plan SCALE: 1/8"=1'-0"

Reference Notes

- 1 CLASS 'A' ULTRAPLY TPO (THERMOPLASTIC POLYOLEFIN) SINGLE-PLY ROOFING MEMBRANES BY FIRESTONE BUILDING PRODUCTS OR APPROVED EQUAL., ESR-2831
CRRC PROD. ID 0608-0008
INITIAL SOLAR REFLECTANCE: 0.79
3 YEAR SOLAR REFLECTANCE: 0.68
THERMAL EMITTANCE: 0.85
3 YEAR THERMAL EMITTANCE: 0.83
INITIAL SRI: 98
3 YEAR SRI: 83
- 2 PROPOSED SOLAR ZONE (MIN. 15%)
TOTAL ROOF AREA = 3,154 S.F.
REQUIRED SOLAR ZONE (MIN. 15%)
= 3,154 S.F. x .15 = 474 S.F.
PROVIDED AREA = 512 S.F.
- 3 PARAPET BRACING, SEE STRL. PLAN.
- 4 42" HT. W.I. FENCE, SEE 
- 5 ROOF DRAIN AND OVERFLOW OUTLET
- 6 30"x36" SQ. ROOF HATCH BY BILCO OR APPROVED EQUAL
- 7 A/C UNIT & EQUIPMENT PLATFORM

General Notes

- 1. ALL WALL DIMENSIONS ARE FROM F.O.S., UNLESS NOTED OTHERWISE.
- 2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR, U.O.N.
- 3. PROVIDE R-13 INSULATION @ ALL PLUMBING WALLS



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: **A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT (DPR 21-00018)**
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
CLIENT: SUNRISE GLOBAL REALTY, LLC
WEIAN LUO
117 FRAME, IRVINE, CA 92618

PROPOSED FLOOR PLAN
BUILDING #2, #5, #7
(BUILDING #4, #6 REVERSED)

KEY MAP SEAL/STAMP

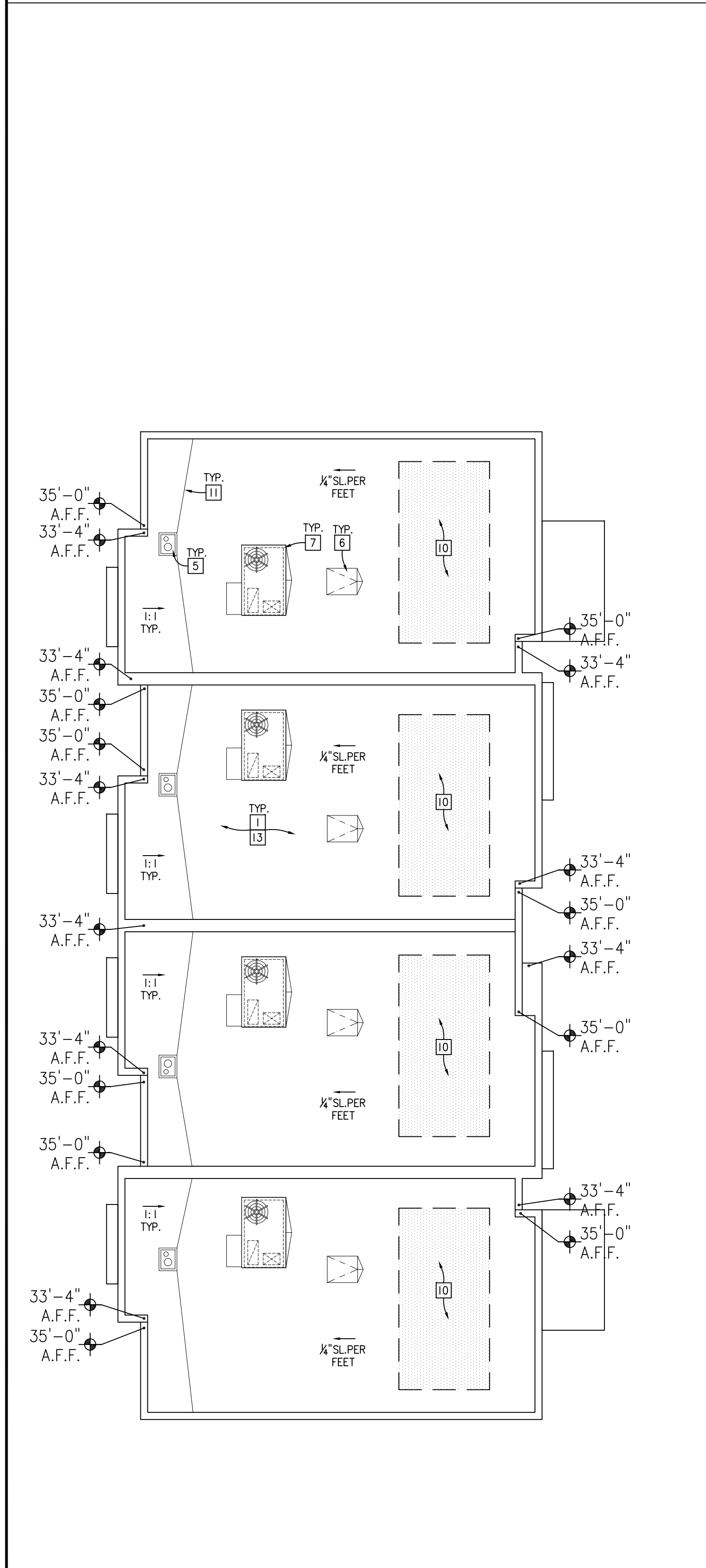
JOB NO.	2104AR
DRAWN BY:	AZ/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK:	
PERMIT SET:	
BID SET:	

REVISIONS		
	Prelim Planning 1st	06/15/2021
	DPR 1st	11/04/2021
	DPR 2nd	3/24/2022
	DPR 3rd	9/28/2022
	ADDITIONAL INFO	3/10/2023
	DPR SUBMITTAL	10/10/2025
	FIRE RE-SUBMITTAL	2/18/2026
	PLANNING RE-SUBMITTAL	3/13/2026

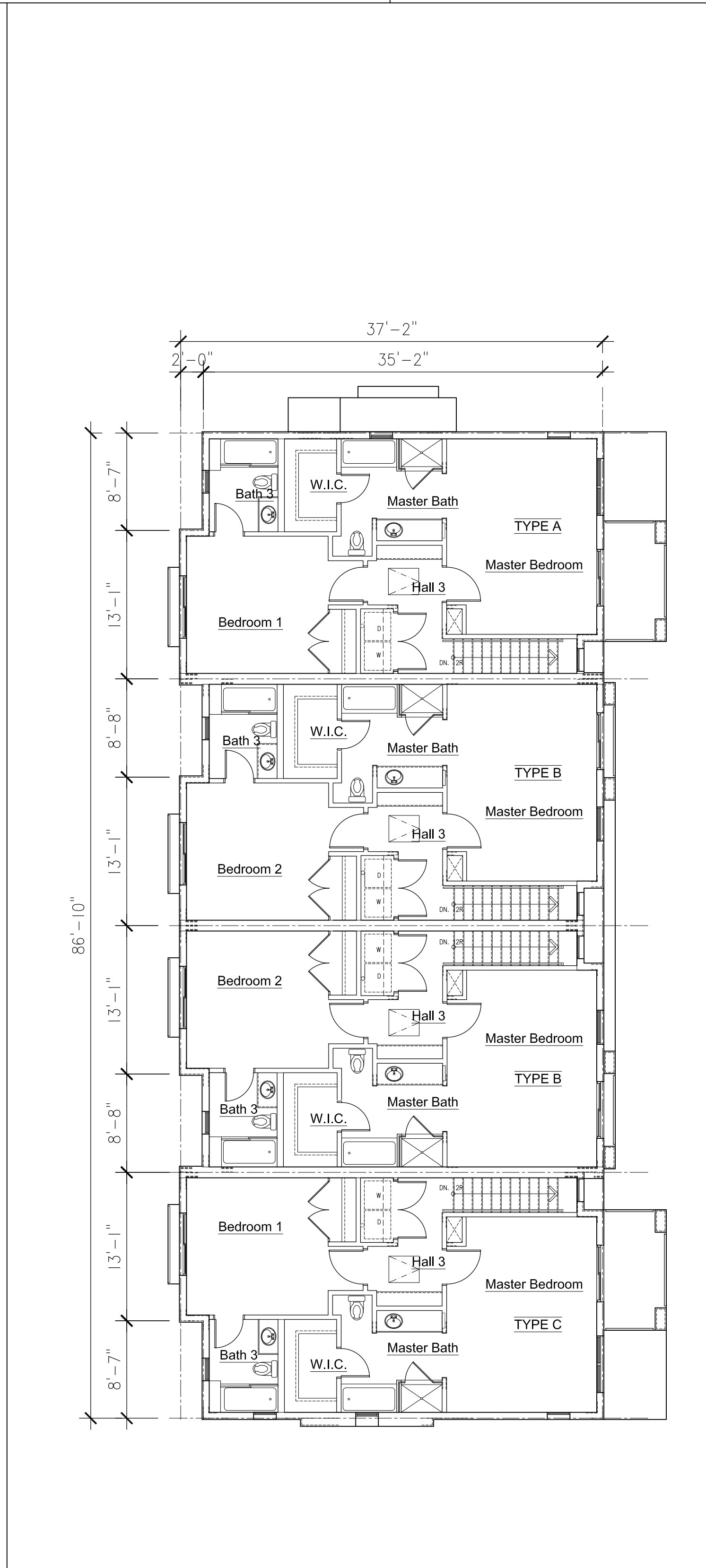
SHEET NO:

A2.03

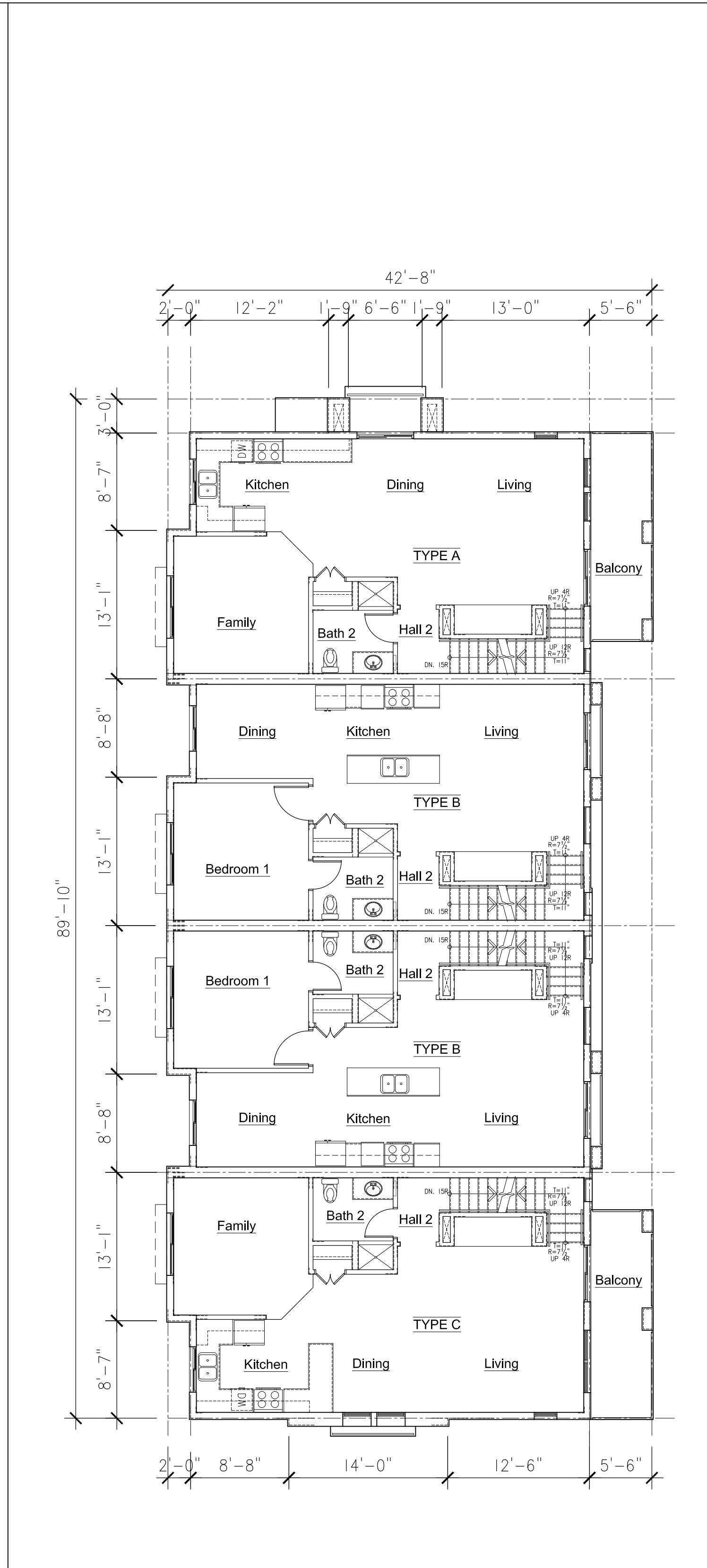
OF SHEETS
S H E E T



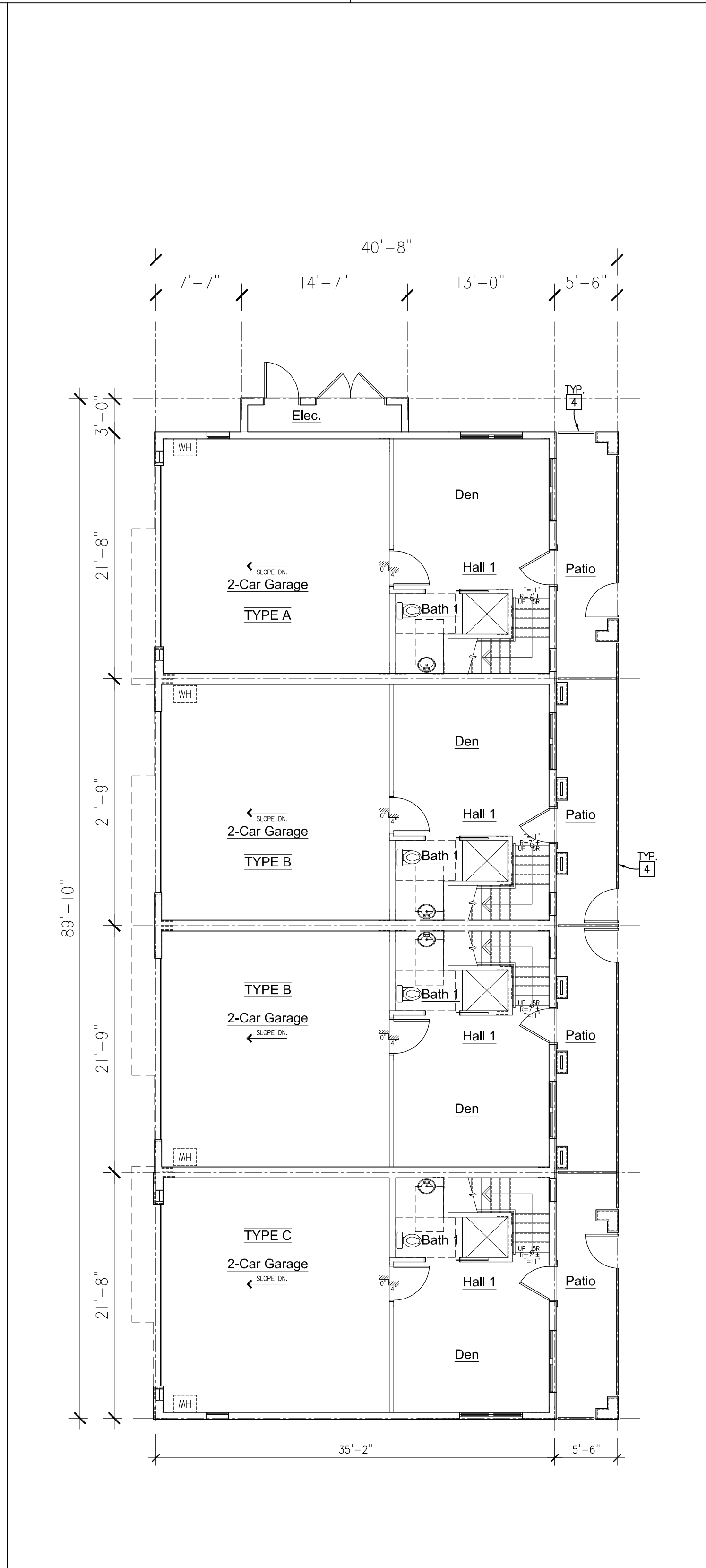
4 Roof Plan SCALE: 1/8"=1'-0"



3 3/F Floor Plan SCALE: 1/8"=1'-0"



2 2/F Floor Plan SCALE: 1/8"=1'-0"



1 1/F Floor Plan SCALE: 1/8"=1'-0"

Colors & Materials

- 1 ARTISAN SHIPLAP SIDING BY JAMES HARDIE W/ PAINT FINISH
COLOR: DUNN EDWARDS, DET627 PEWTER PATTERN
- 2 STONE BY CORONADO STONE
STYLE: ROMAN BRICK, COLOR: SORANO
- 3 LAHABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
COLOR: DUNN EDWARDS, DET655 MELT WITH YOU
- 4 LAHABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
COLOR: DUNN EDWARDS, DET680 ESPRESSO MACCHIATO
- 6 LAHABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
COLOR: DUNN EDWARDS, DE6216 BARREL STOVE
- 7 NOT IN USE
- 8 LAHABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
COLOR: DUNN EDWARDS, DET648 WHITE PICKET FENCE
- 9 FOAM MOULDING W/ PAINT FINISH
COLOR: DUNN EDWARDS, DET648 WHITE PICKET FENCE
- 10 ALUM. WINDOW BY MILGARD – DUAL GLAZING,
COLOR: WHITE
- 11 ALUM. SLIDING DOOR BY MILGARD – DUAL GLAZING,
COLOR: WHITE
- 12 STAINLESS STEEL CABLE RAILING
- 13 ENTRY DOOR W/ PAINT FINISH,
COLOR: DUNN EDWARDS, DET680 ESPRESSO MACCHIATO

- 14 GARAGE DOOR
COLOR: DUNN EDWARDS, DET680 ESPRESSO MACCHIATO
- 15 DOOR W/ PAINT FINISH,
COLOR: DUNN EDWARDS, DET680 ESPRESSO MACCHIATO
- 16 EXTERIOR LED WALL LIGHTING,
KICHLER, WALDEN 12" LED WALL LIGHT TEXTURED BLACK
- 17 EXTERIOR LED WALL LIGHTING,
POSSINI LIGHTING, STANFORD BLACK OUTDOOR
LED WALL UP AND DOWNLIGHT

Color Legend

- ARTISAN SHIPLAP SIDING BY JAMES HARDIE W/ PAINT FINISH
COLOR: DUNN EDWARDS, DET627 PEWTER PATTERN 1
- STONE BY CORONADO STONE
STYLE: ROMAN BRICK
COLOR: SORANO 2
- EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH,
COLOR: DUNN EDWARDS, DET655 MELT WITH YOU 3
- EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH,
COLOR: DUNN EDWARDS, DET680 ESPRESSO MACCHIATO 4
- EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH,
COLOR: DUNN EDWARDS, DET6216 BARREL STOVE 6
- EXTERIOR STUCCO W/ PAINTED FINISH,
COLOR: DUNN EDWARDS, DET648 WHITE PICKET FENCE 8



3 Elevation C SCALE: 1/8"=1'-0"



4 Elevation D SCALE: 1/8"=1'-0"



1 Elevation A SCALE: 1/8"=1'-0"



2 Elevation B SCALE: 1/8"=1'-0"



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT (DPR 21-00018)
ADDRESS: 175 & 225 SOUTH G STREET, PERRIS, CA 92570
CLIENT: SUNRISE GLOBAL REALTY, LLC
WEIAN LUO
117 FRAME, IRVINE, CA 92618

**ELEVATIONS
BUILDING #1**

SHEET TITLE

KEY MAP SEAL/STAMP

JOB NO.	2104AR
DRAWN BY:	AZ/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	_____
PERMIT SET	_____
BID SET	_____

REVISIONS	
△ Prelim Planning list	06/15/2021
△ DPR 1st	11/04/2021
△ DPR 2nd	3/24/2022
△ DPR 3rd	9/28/2022
△ ADDITIONAL INFO	3/10/2023
△ DPR SUBMITTAL	10/10/2025
△	
△	

SHEET NO:

A3.01

OF SHEETS
S H E E T

CITY OF PERRIS TENTATIVE TRACT MAP 39378 FOR CONDOMINIUM PURPOSE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT "A" BLOCK 3 OF FIGOTA FARMS NO. 5 OF TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 78, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 310-070-001

PARCEL 2:

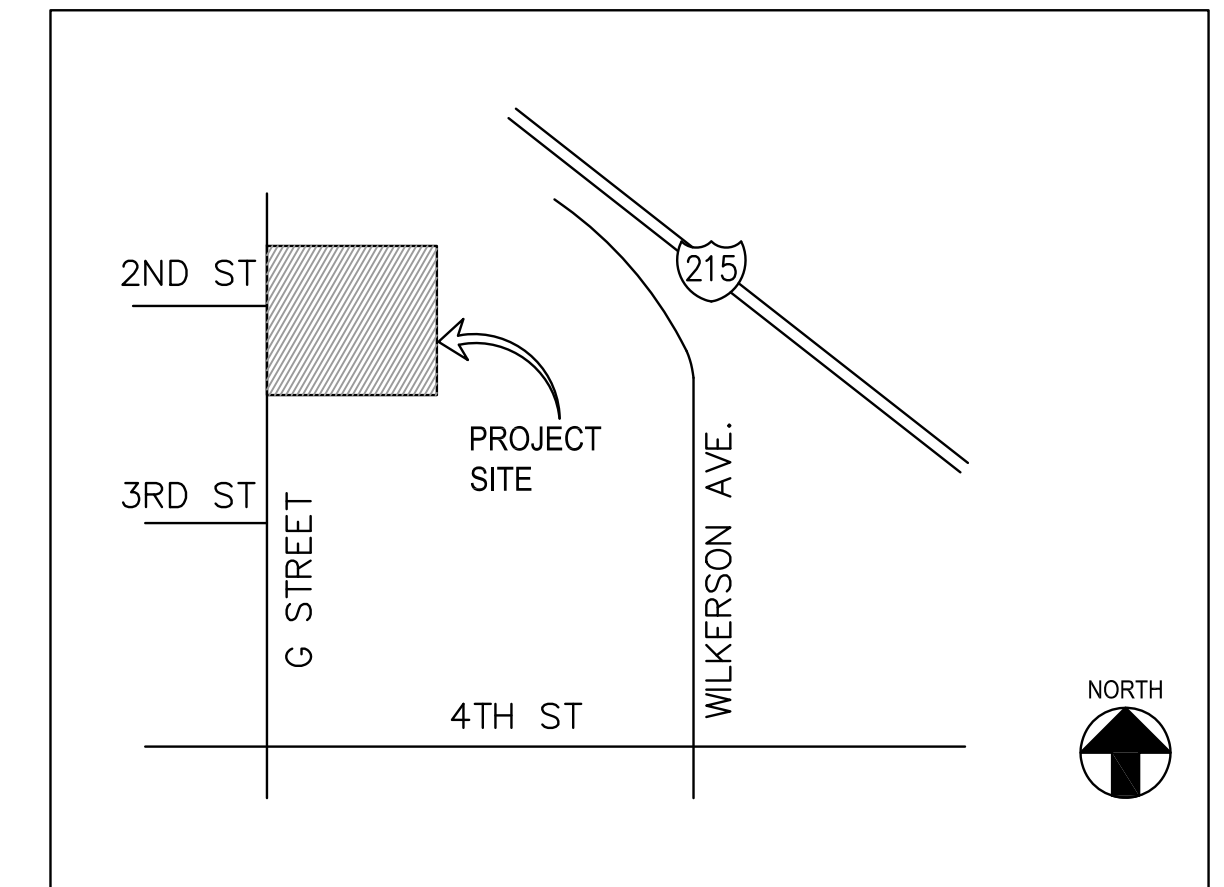
LOT B, IN BLOCK THREE (3) OF FIGODOTA FARMS NO. 5, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 310-070-002

BENCHMARK:

RIVERSIDE COUNTY BENCH MARK:

B.M. NUMBER M 26
QUAD (YEAR) BASELINE (1963)
ELEVATION 1436.24
DESCRIPTION IN THE INTERSECTION OF PERRIS BOULEVARD AND NUEVO ROAD A 1" IRON PIPE IN A CAP WELL MONUMENT AND MARKED COUNTY SURVEYOR



LOCATION/VICINITY MAP
NOT TO SCALE

BASIS OF BEARING:

THE BEARING OF N00°30'00"W FOR THE CENTERLINE OF JOHNSON AVE (CURRENTLY G STREET) AS SHOWN IN BOOK 17 PAGE 78 IN THE OFFICE OF RIVERSIDE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS.

UTILITY PURVEYORS

- ELECTRIC:** SOUTHERN CALIFORNIA EDISON
PH: (800) 655-4555
- GAS:** THE GAS COMPANY
25200 TRUMBULE ROAD, PERRIS, CA 92571
PH: 1-800-427-2200
- WATER & SEWER:** CITY OF PERRIS - DEPARTMENT OF PUBLIC WORKS
101 N. D STREET, PERRIS, CA 92570
(951) 928-3777
- CABLE/BROADBAND:** TIME WARNER
PH: 1-800-892-2253
- TELEPHONE/FIOS TV /BROADBAND:** VERIZON CALIFORNIA
PH: 1-800-483-4000

LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE
- - - OFFSITE R/W
- - - EASEMENT LINE
- - - STORM DRAIN
- - - SEWER LINE
- - - WATER LINE

FLOOD ZONE

ACCORDING TO THE CITY OF MORENO VALLEY AND BASED UPON THE NATIONAL INSURANCE PROGRAM MAPS THIS SITE LIES WITHIN FLOOD ZONE X SHADED, COMMUNITY PANEL NO. 06065C1490H DATED AUGUST 18, 2014 PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION.

EASEMENT DESCRIPTIONS:

FIDELITY NATIONAL TITLE COMPANY
PRELIMINARY REPORT NO.: 00118781-991-IE1-SC1
DATED ON: JANUARY 6, 2021

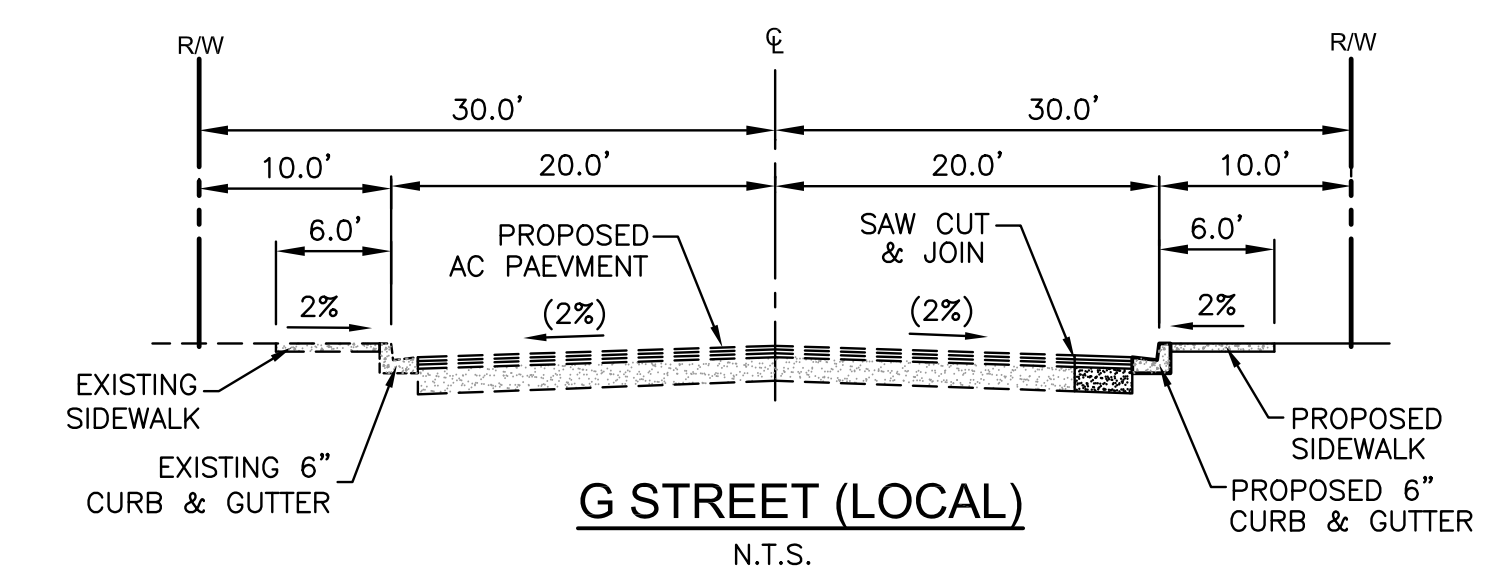
NO EASEMENTS RECORDS

GENERAL NOTES.

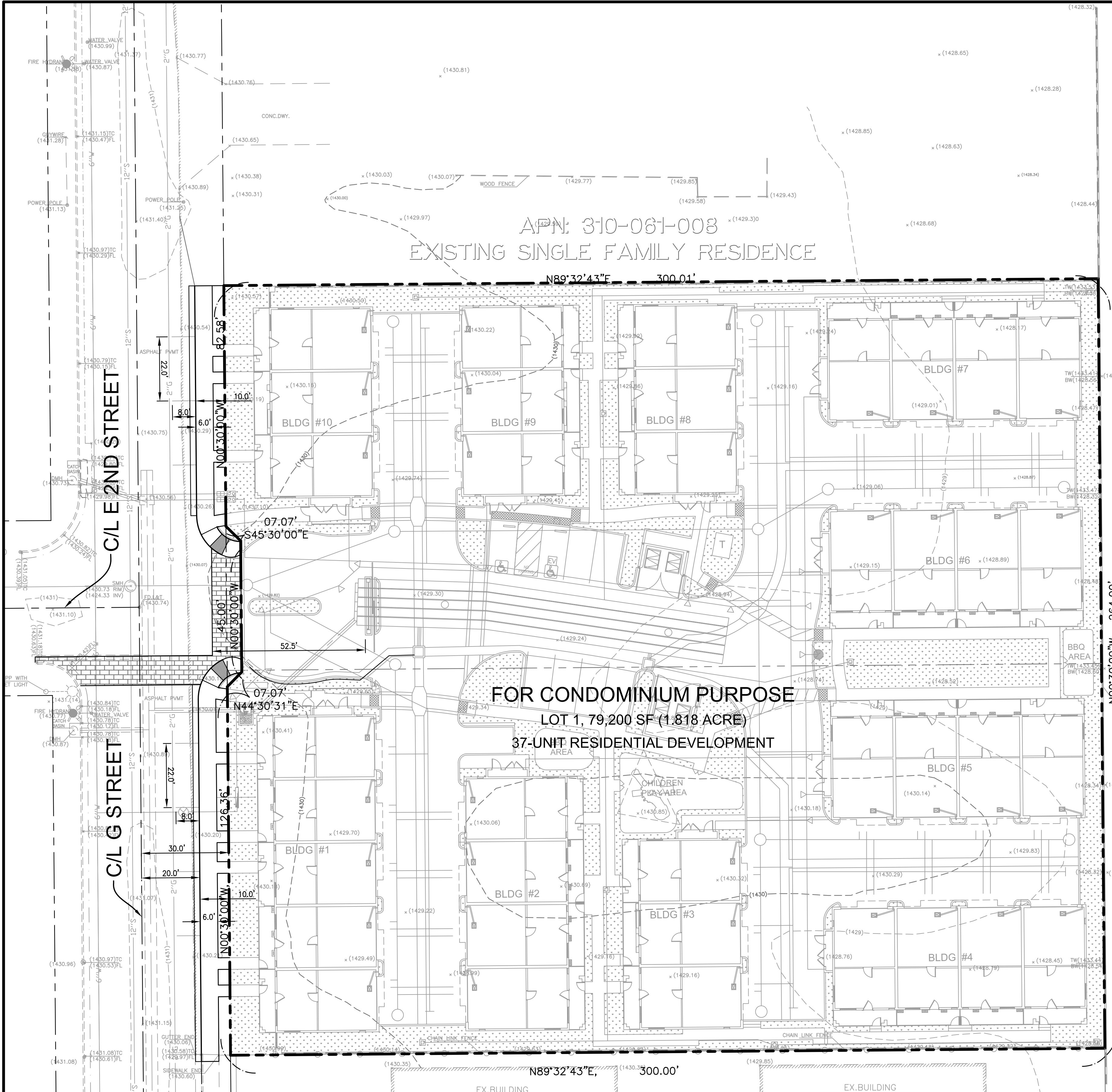
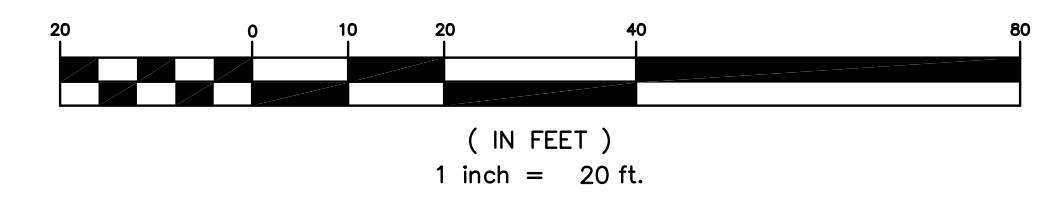
- PROJECT LOCATION: EAST SIDE OF G STREET
PERRIS, CA 92570
- ASSESSORS PARCEL NUMBER: 310-070-001 & 310-070-002
- EXISTING AND PROPOSED ZONING DESIGNATION: URBAN VILLAGE
- PLAN DESIGNATION: URBAN VILLAGE
- SUBDIVISION ACREAGE: 79,200 SF (1.818 ACRE)
- DATE MAP PREPARED: OCTOBER, 2021
- NUMBERED LOTS/DWELLING UNITS: 1 LOT, 37 UNIT RESIDENTIAL CONDOMINIUM

OWNER/DEVELOPER:

SUNRISE GLOBAL, LLC
MR. WEIAN (ALLEN) LUO
117 FRAME
IRVINE, CA 92618
PH: (323) 558-3885



GRAPHIC SCALE



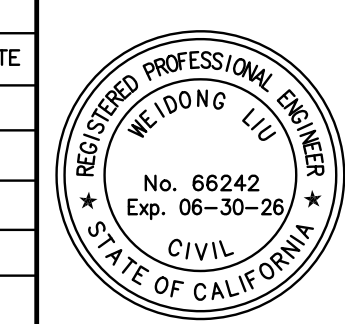
APN: 310-070-060
EXISTING APARTMENT

SHEET INDEX

TENTATIVE TRACT MAP	1
CONCEPTUAL GRADING DRAINAGE PLAN	2
CONCEPTUAL UTILITY PLAN	3
DMA SITE PLAN	4
POST-CONSTRUCTION BMP SITE PLAN	5

REVISION

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE



W&W Land Design Consultants, Inc
Civil Engineering - Subdivision - Land Planning
2335 W. FOOTHILL BLVD., SUITE 1, UPLAND, CA 91786
TEL: (909) 608-7118 · FAX: (909) 946-1137

PREPARED UNDER THE SUPERVISION OF
[Signature]
WEIDONG LIU, RCE 66242

**CITY OF PERRIS
CALIFORNIA**

**G STREET CONDO DEVELOPMENT
TENTATIVE TRACT MAP 39378**
EAST SIDE OF G STREET, PERRIS, CA 92570

DRAWING NO.	PROJECT NO.	SCALE: AS NOTED
XXXX	2505	SHEET 1 OF 5 SHEETS