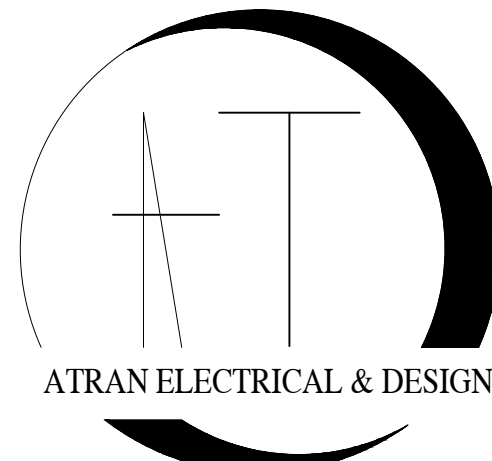
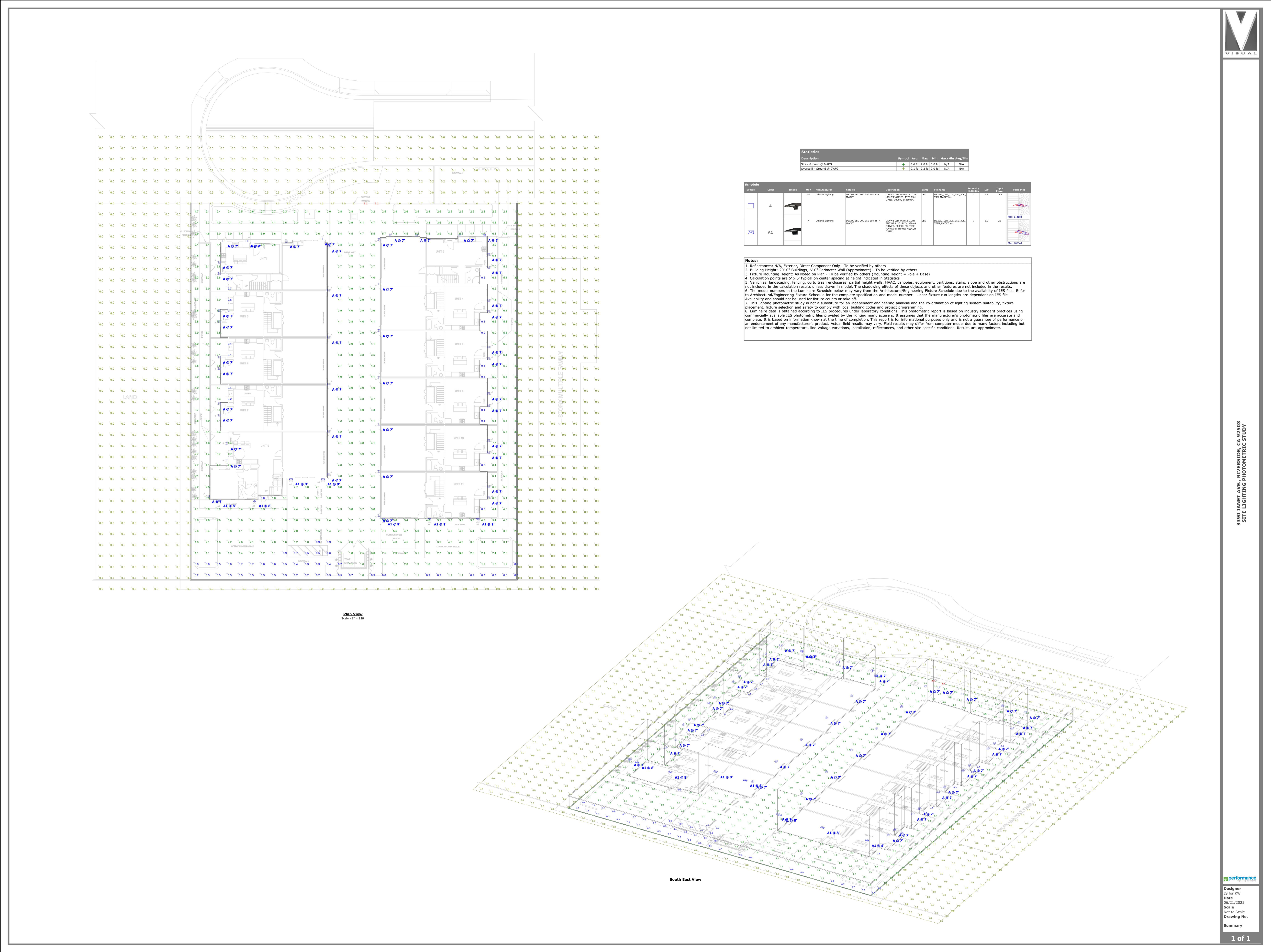




COMMERCIAL & RESIDENTIAL

ANDREW TRAN

Tel : (714) 854-4171
EMAIL: atrantech2000@yahoo.com

SUBMITAL

1st. Submittal:

REVISIONS

1:

**ELECTRICAL
DESIGN
11 UNITS TOWNHOUSE**

ADDRESS

8390 JANET AVE.
RIVERSIDE, CA 92503



STAMP:

SHEET TITLE:

**SITE
PHOTOMETRIC
PLAN**

SHEET NO.:

SPH-1

8390 JANET AVE., RIVERSIDE, CA 92503
SITE LIGHTING PHOTOMETRIC STUDY

performance
Designer
IS for KW
Date
06/21/2022
Scale
Not to Scale
Drawing No.
Summary
1 of 1

SITE PHOTOMETRIC PLAN
SCALE: 3/32" = 1'-0"

FOR RESIDENTIAL CONDOMINIUM PURPOSES
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

TY E. THOMAS P.L.S. 9309 SEPTEMBER, 2022



BLOCK WALL		
SAWCUT AND CONFORM LINE		
REPLACE FULL DEPTH AC PAVING		
CURB & GUTTER		
CENTERLINE		
PROPERTY LINE		
SANITARY SEWER MAIN		
WATER MAIN		
GAS LINE		
POWER POLE		
DOWNSPOUT		
LANDSCAPE AREA DRAIN		
WATER METER		
FLOW/SWALE LINE		
DRAIN PIPE		
CONCRETE SIDEWALK		
LANDSCAPE AREA		
PERMEABLE PAVER AREA		
ADA CURB RAMP DETECTABLE WARNING SURFACE		
RETAINING/GARDEN CURB		
STREET DEDICATION AREA		



JOHNNY T VU & LYON Q DOAN
1228 VILLAGE WAY #A
SANTA ANA, CA 92705
CONTACT: TONY VU
Tel. (714) 866-9931
EMAIL: Tonyvusa@yahoo.com

T&M SURVEYING
531 E. TRENTON
ORANGE, CA 92687
CONTACT: TY THOMAS
Tel. (714) 906-8771
EMAIL: Ty@tnmsurveying.com

8390 JANET AVENUE
RIVERSIDE, CA 92503
APN: 151-111-046

LEGAL DESCRIPTION: LOT(S) 46, 47 AND 48 OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, CALIFORNIA, STATE OF CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 22 PAGE(S) 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BASIC OF BEARINGS: THE CENTERLINE OF PICKER STREET AS SHOWN ON PARCEL MAP 16,742 PMB 93/99
BEING: NORTH 0°30'30" EAST

JOHNNY T VU & LYON Q DOAN, HEREBY CONSENT TO SUBMIT THIS TENTATIVE MAP FOR
DEVELOPMENT OF 11-UNIT CONDOMINIUM COMPLEX IN THE CITY OF RIVERSIDE

JOHNNY T VU & LYON Q DOAN

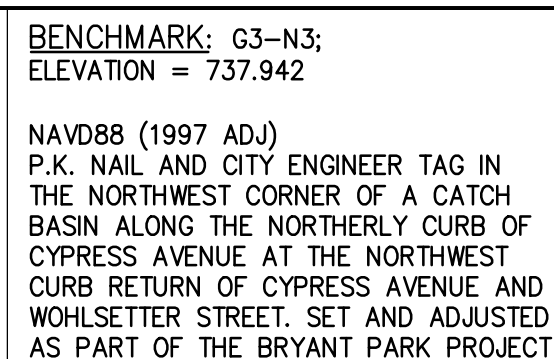
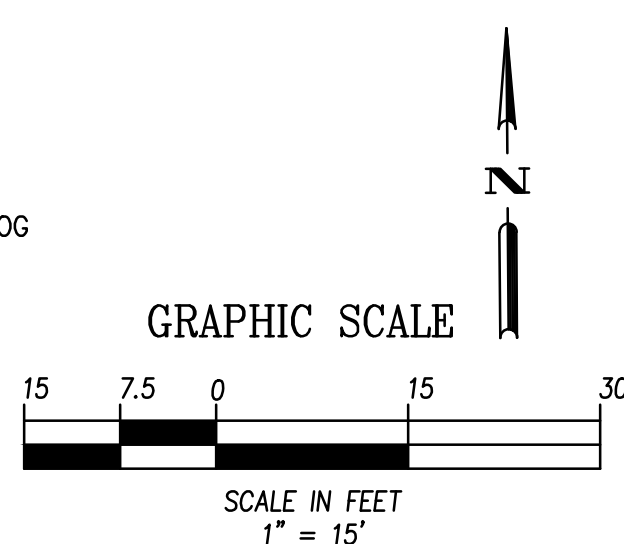
ASSESSOR'S PARCEL NO.:	151-111-046
TOTAL AREA GROSS:	0.581 ACRES OR 25,312 SQ.FT.
TOTAL AREA NET:	0.581 ACRES OR 25,312 SQ.FT.
EXISTING ZONING:	R3-1500
PROPOSED ZONING:	R3-1500
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
NO. OF LOTS:	1 LOT
NO. OF DWELLING UNITS:	11 DU
NO. OF PHASES:	1



TYPICAL SECTION A-A
SCALE: 1"=10'



TYPICAL SECTION B-B
SCALE: 1"=10'



MARK	REVISIONS	APPR.	DATE
DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____			

APPROVED BY: _____ DATE: _____

HORIZONTAL SCALE: AS SHOWN	VERTICAL SCALE: AS SHOWN
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SHEET 1 OF 6