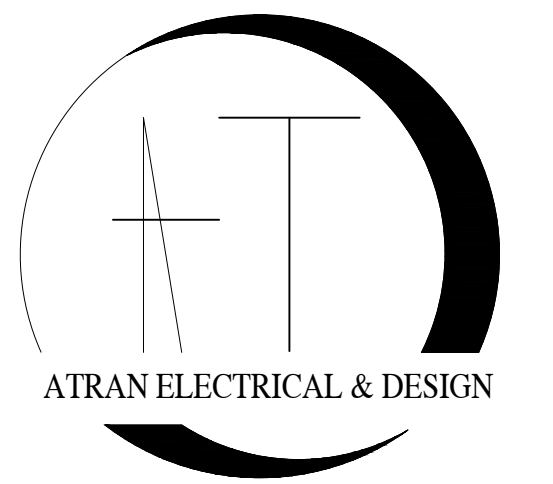
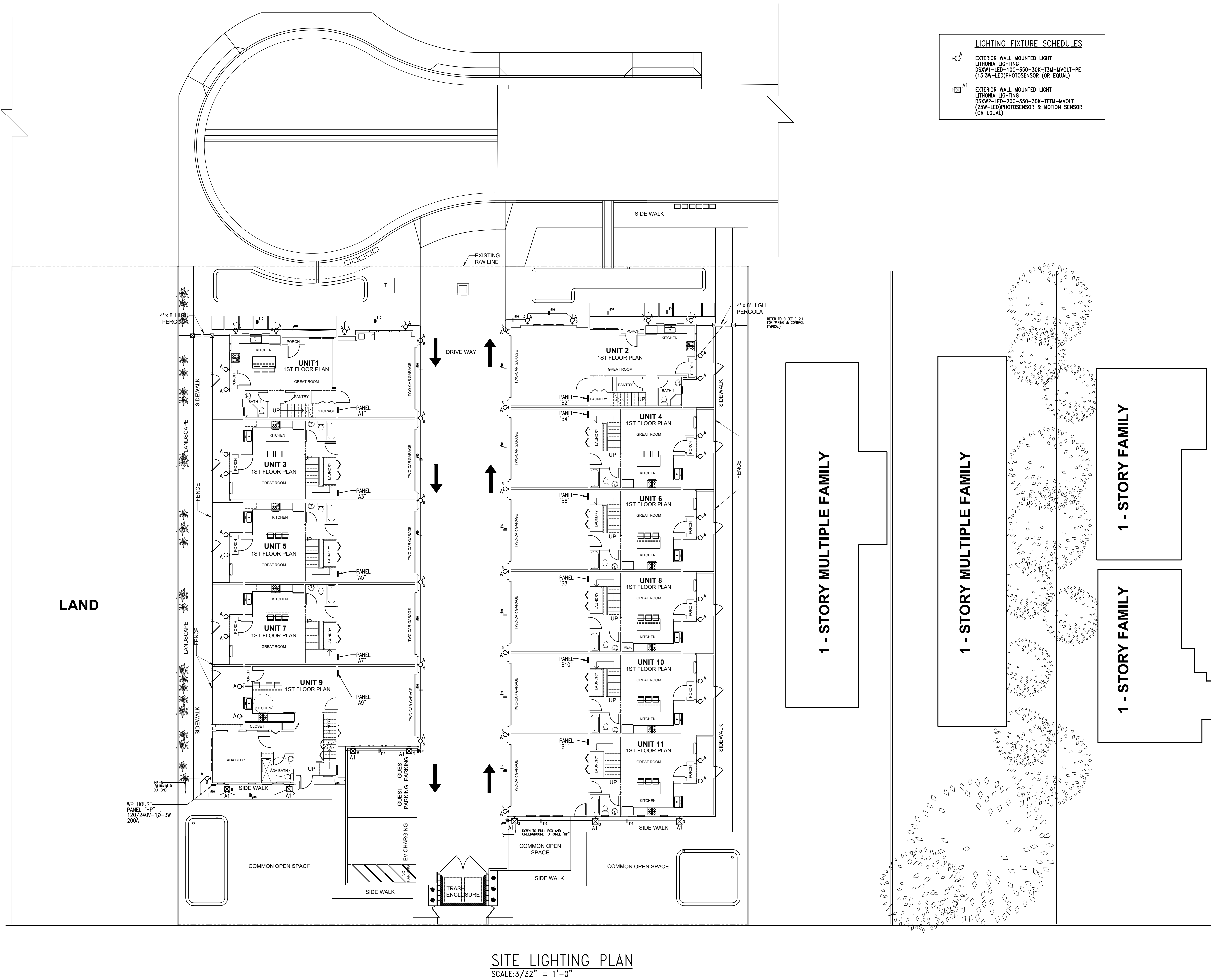




COMMERCIAL & RESIDENTIAL

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:

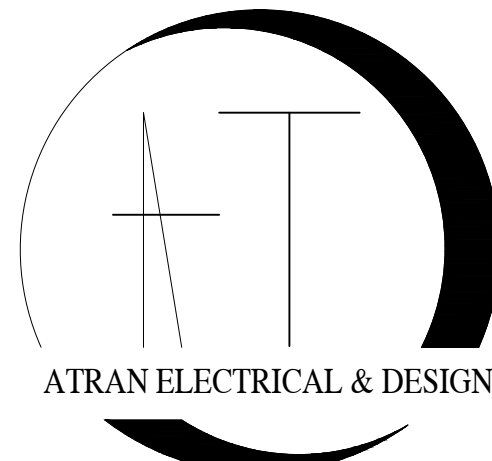
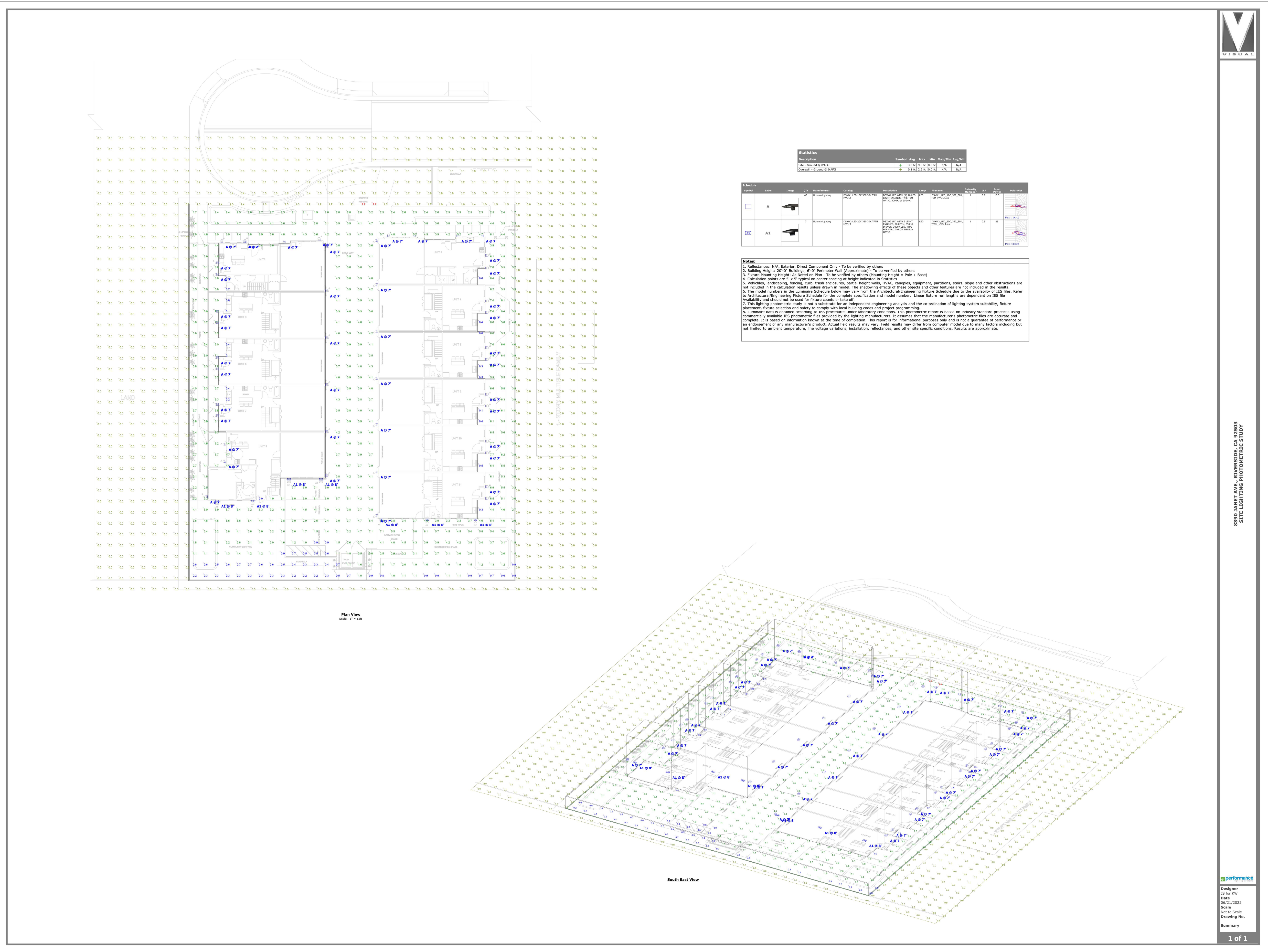
SHEET TITLE:

**SITE  
LIGHTING  
PLAN**

SHEET NO.:

**SE-2**





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**



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

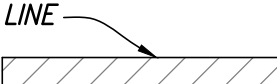
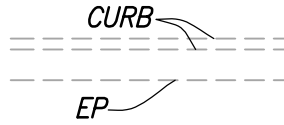
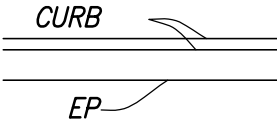
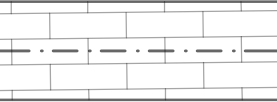
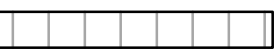
LOT(S) 46, 47 AND 48 OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, CALIFORNIA, STATE OF CALIFORNIA, AS SHOWN ON  
MAP ON FILE IN BOOK 22 PAGE(S) 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY  
TY E. THOMAS P.L.S. 9309 SEPTEMBER, 2022

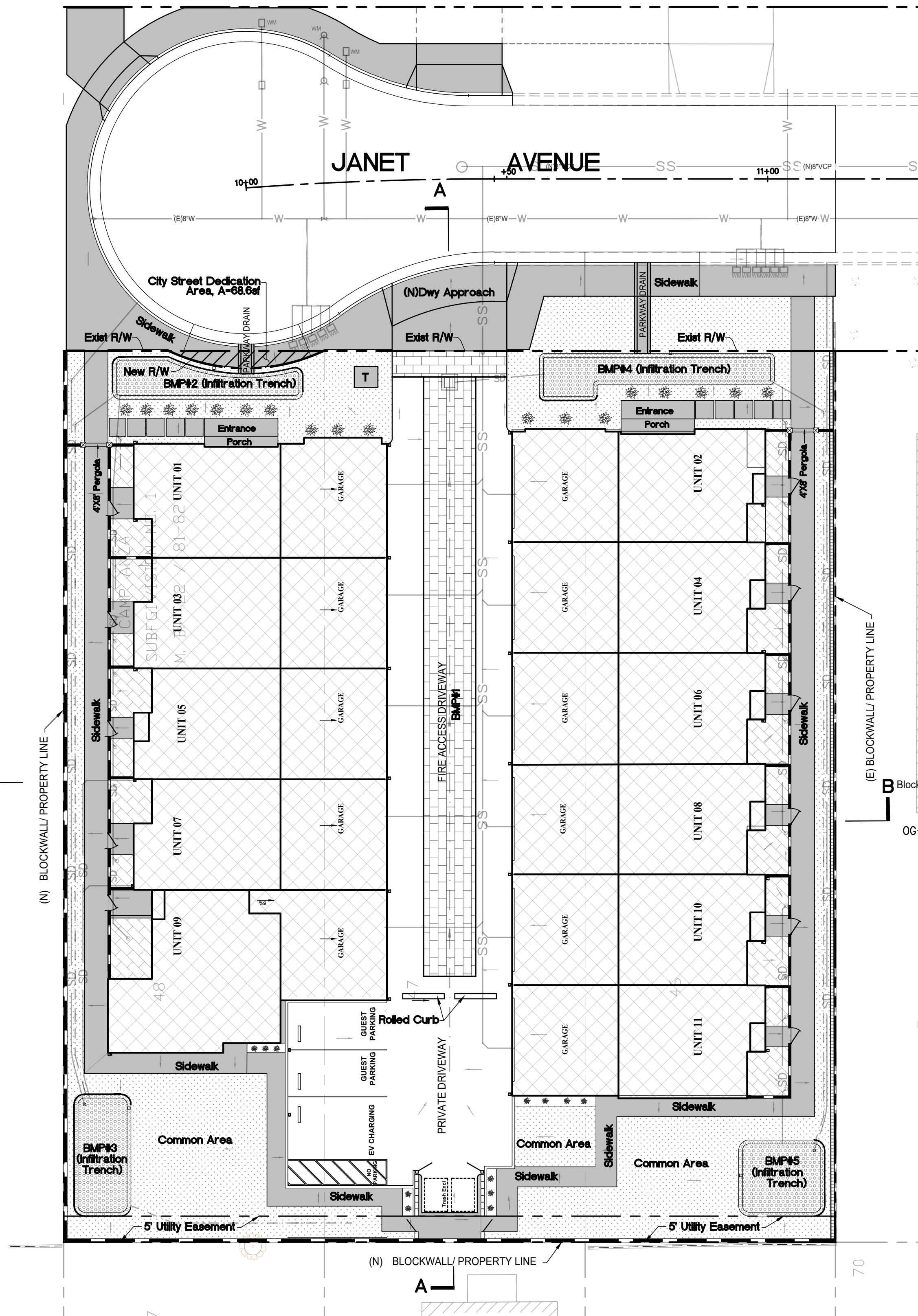
# VICINITY MAP

(NOT TO SCALE)



## LEGEND

- |                                          | EXISTING                                                                            | PROPOSED                                                                            |
|------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| BLOCK WALL                               |    |    |
| 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                   |                                                                                     |  |



OWNERS/SUBDIVIDERS

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

ENGINEER

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

**PROJECT ADDRESS**

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

### LEGAL DESCRIPTION

**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

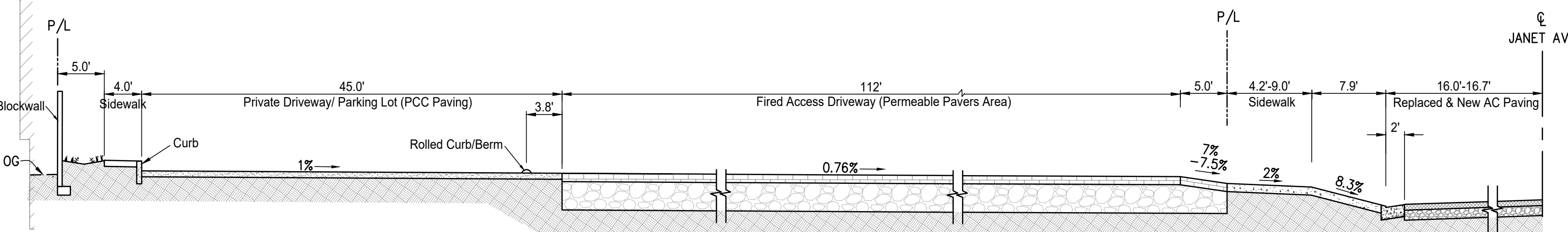
### OWNER'S STATEMENT

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

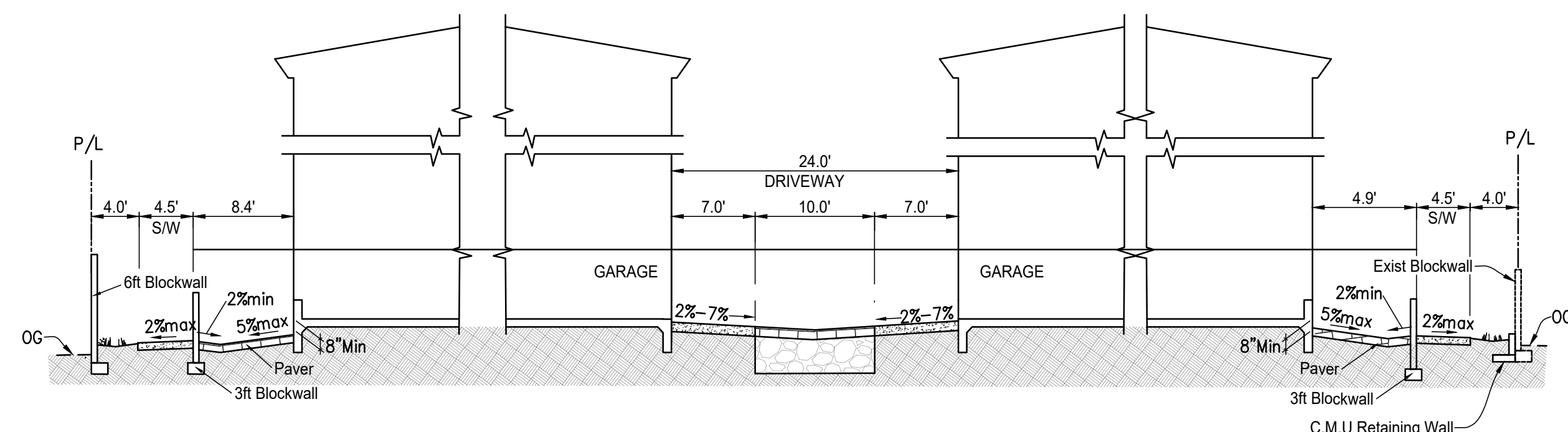
JOHNNY T VU &amp; LYON Q DOAN

### TENTATIVE TRACT MAP SUMMARY

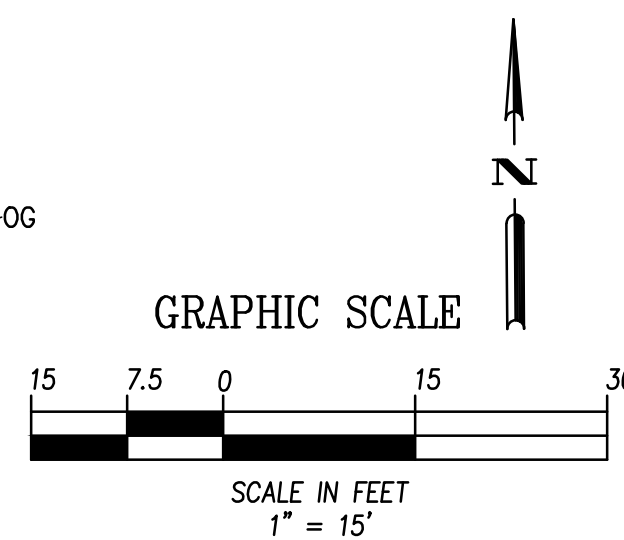
|                        |                             |
|------------------------|-----------------------------|
| ASSESSOR'S PARCEL NO.: | 151-111-046                 |
| TOTAL AREA GROSS:      | 0.581 ACRES OR 25,312 SQ.FT |
| TOTAL AREA NET:        | 0.581 ACRES OR 25,312 SQ.FT |
| EXISTING ZONING:       | 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'



**IMPORTANT NOTICE**  
 Section 4216/4217 of the Government Code  
 requires a Dig Alert Identification  
 Number to be issued before a  
 "Permit to Excavate" will be valid.  
 For your Dig Alert I.D. Number call  
**CALL TOLL FREE**  
**48 HOURS BEFORE YOU DIG**  
**UNDERGROUND SERVICE ALERT**  
**1-800-422-4133**

BENCHMARK: G3-N3;  
ELEVATION = 737.942

NAVD88 (1997 ADJ)  
P.K. NAIL AND CITY ENGINEER TAG IN  
THE NORTHWEST CORNER OF A CATCH  
BASIN ALONG THE NORTHERLY CURB OF  
CYPRESS AVENUE AT THE NORTHWEST  
CURB RETURN OF CYPRESS AVENUE AND  
WOHLSETER STREET. SET AND ADJUSTED  
AS PART OF THE BRYANT PARK PROJECT

CITY OF BUSINESS TAX CERTIFICATE No.XXXX, EXP. 7/15/21  
T & M SURVEYING, INC.

ADDRESS: 531 E. TRENTON AVENUE  
ORANGE, CA 92867  
TEL. No.: (714) 906-8771

PLANS PREPARED UNDER THE SUPERVISION OF

TY E. THOMAS, P.L.S. No.: 9309  
EXP.: 09/30/22

DATE \_\_\_\_\_

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

|                                                    |
|----------------------------------------------------|
| PLANNING DIVISION<br>ENVIRONMENTAL REVIEW REQUIRED |
|----------------------------------------------------|

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

TENTATIVE TRACT MAP No. 38496

THE JANET GARDEN TOWNHOMES

8390 JANET AVENUE

HORIZONTAL SCALE: AS SHOWN

VERTICAL SCALE: AS SHOWN

GP2021-21787

SHEET 1 OF 6