

NEW SINGLE FAMILY DWELLING UNIT

NEW JADU & NEW DETACHED ADU

APN266-090-021 / LURIN AVE, RIVERSIDE, CA 92508

PROJECT DATA

ASSESSED OWNER: VUONG CHRIS NGO,
OCCUPANCY: R-3/U
CONSTRUCTION TYPE: V-B
STORY: TWO STORIES
SPRINKLER: YES
APN: 266-090-021

SQUARE FOOTAGES:

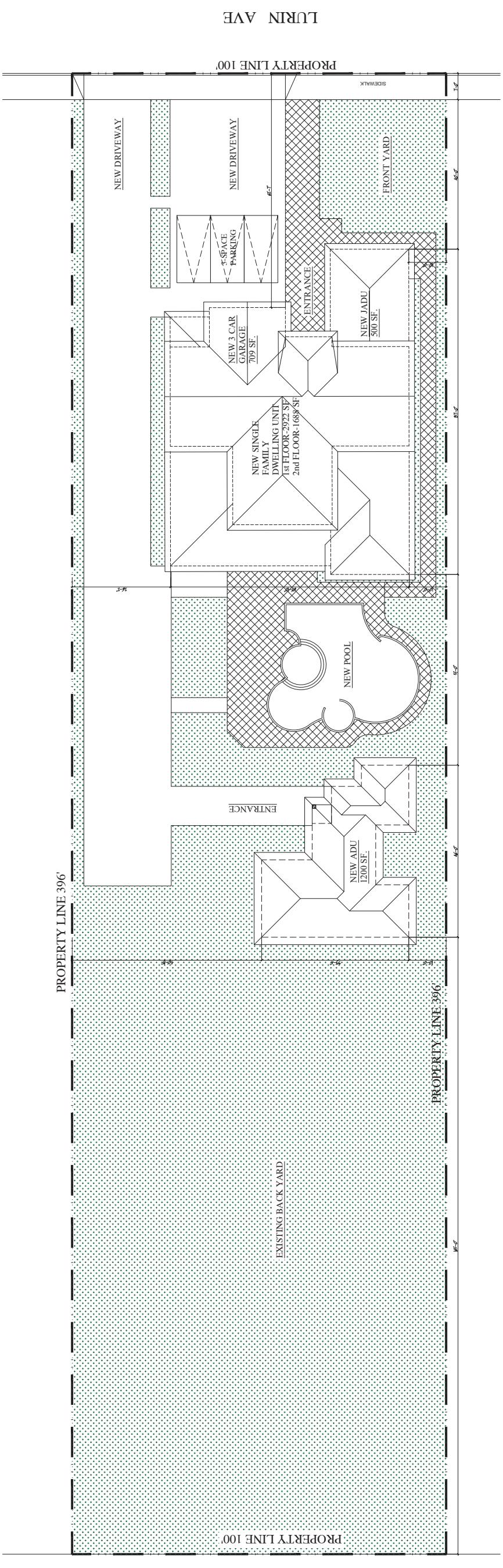
NEW SINGLE FAMILY DWELLING UNIT
- 1ST FLOOR 4,610 SF.
- 2ND FLOOR 2,922 SF.
NEW 3-CARS GARAGE 1,688 SF.
NEW PATIO/PORCH 709 SF.
NEW JADU 543 SF.
NEW ADU: 500 SF.
NEW ADU: 1,200 S.F.

LOT SIZE: 39x60 SF.
LOT COVERAGE: $4610+709+543+500+1200 = 7562 / 39640 = 19\%$



VICINITY

- NEW SINGLE FAMILY DWELLING UNIT (4610 SF); 5 BEDROOMS, 4.5 BATHROOMS, KITCHEN, GREATROOM, LAUNDRY ROOM
- NEW 3 CARS GARAGE
- NEW JADU (500 SF); 1 BEDROOM, 1 BATHROOM, KITCHEN, LIVING ROOM, LAUNDRY ROOM
- NEW ADU (1200 SF); 2 BEDROOMS, 2 BATHROOMS, KITCHEN, LIVING ROOM, LAUNDRY ROOM
- NEW POOL



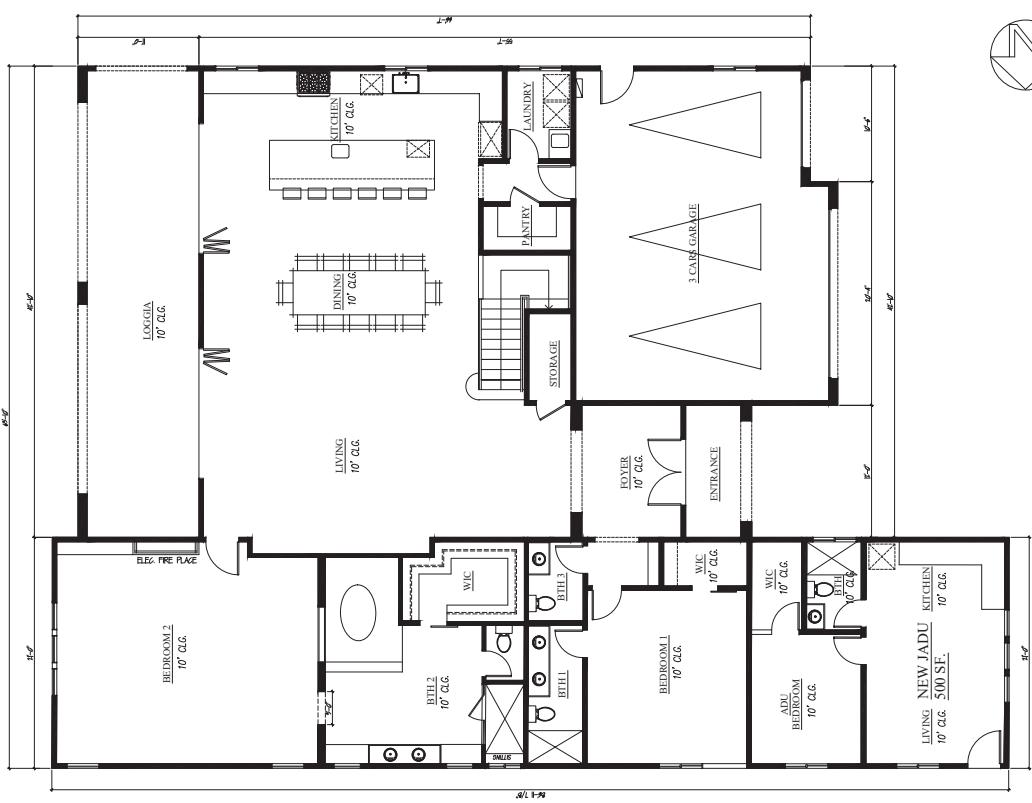
PROPOSED SITE PLAN

NEW SINGLE FAMILY DWELLING UNIT
NEW JADU & NEW DETACHED ADU

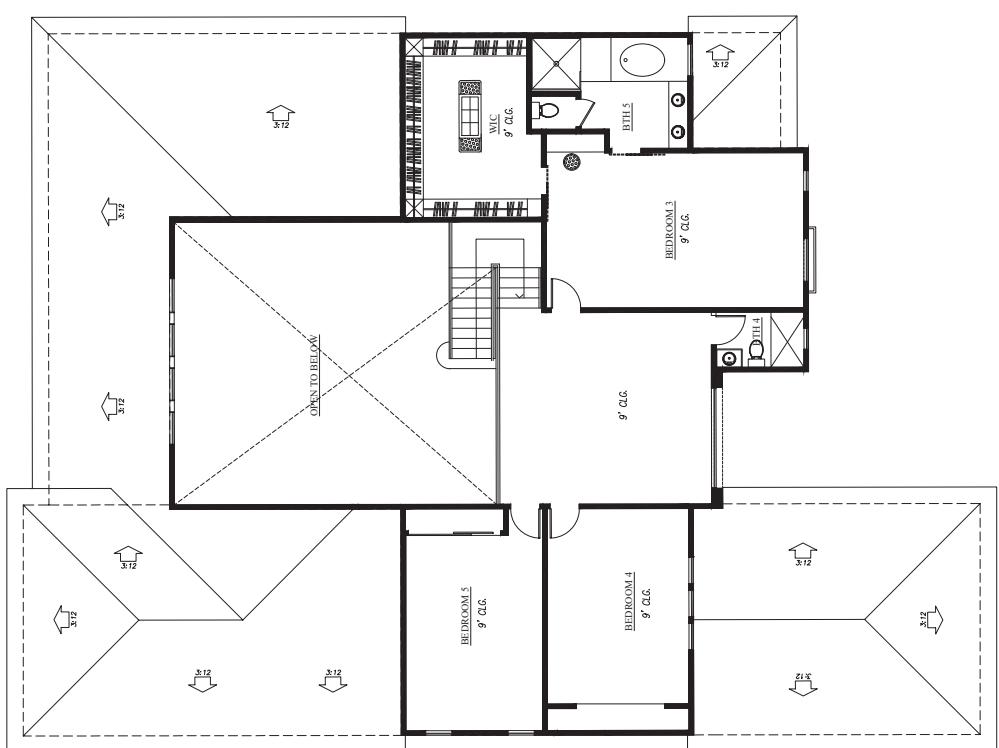
266-090-021 - LURIN AVE, RIVERSIDE, CA 92508
Email: kmukherjee.mukherjee2018@gmail.com
Phone: 714-417-1839
Address: 10182 CENTRAL AVE, CA 92843

KND Design

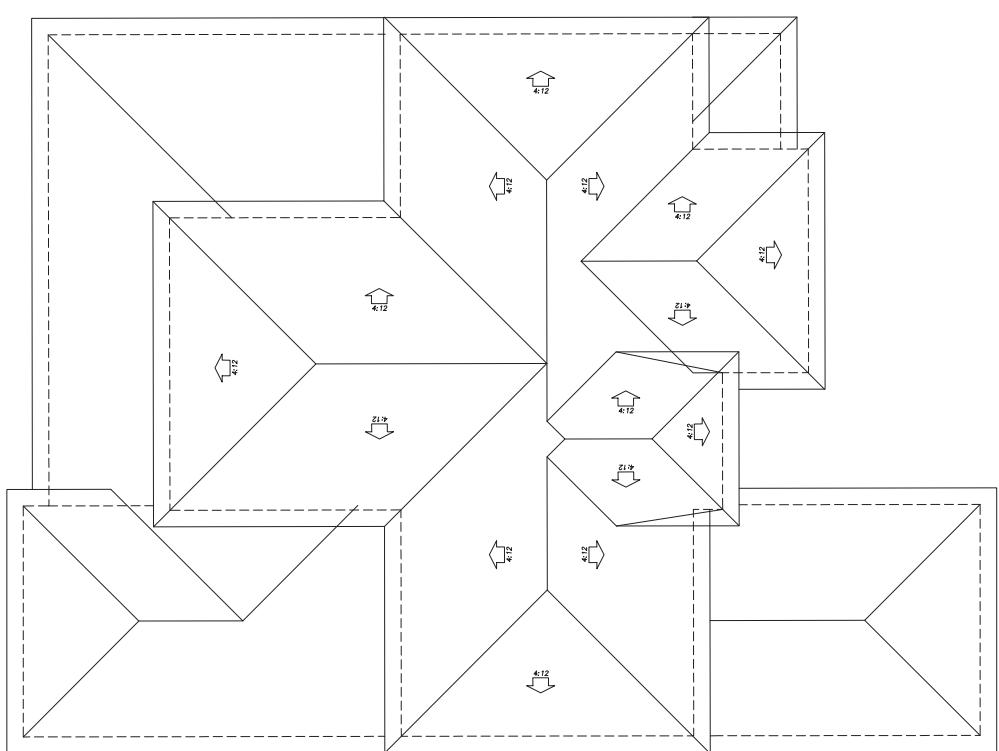
Architectural Drawing
Single Family Dwelling Unit
Title: 10182 Central Ave
Date: 02/19/2022
Rev: N.5
Page: A-2



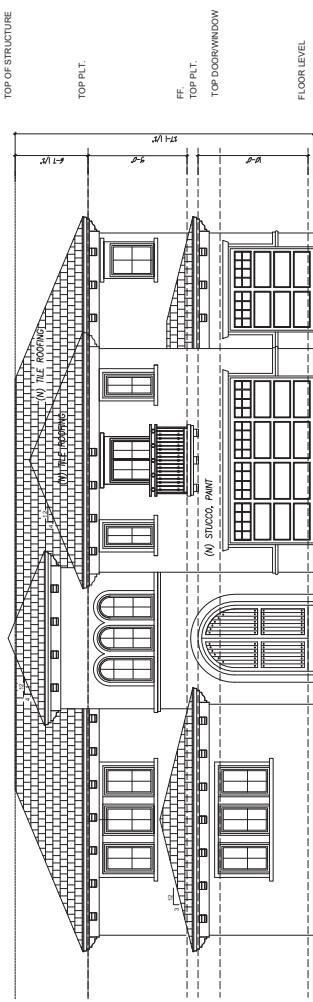
1ST FLOOR PLAN



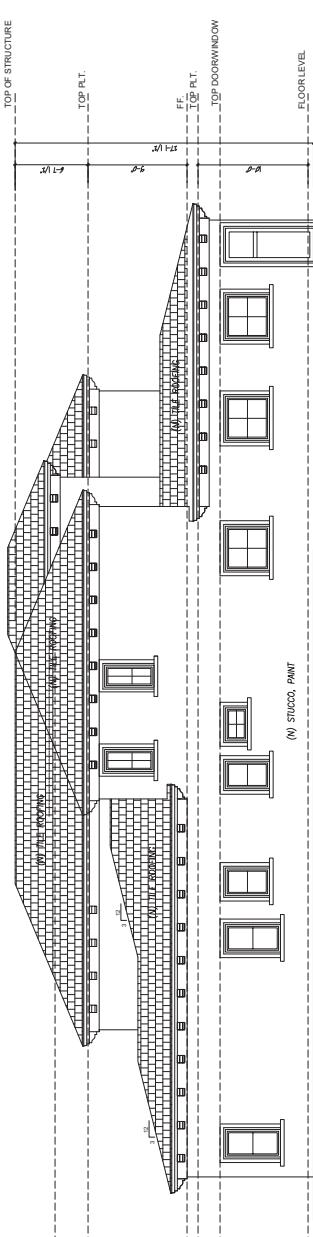
2ND FLOOR PLAN



ROOF PLAN



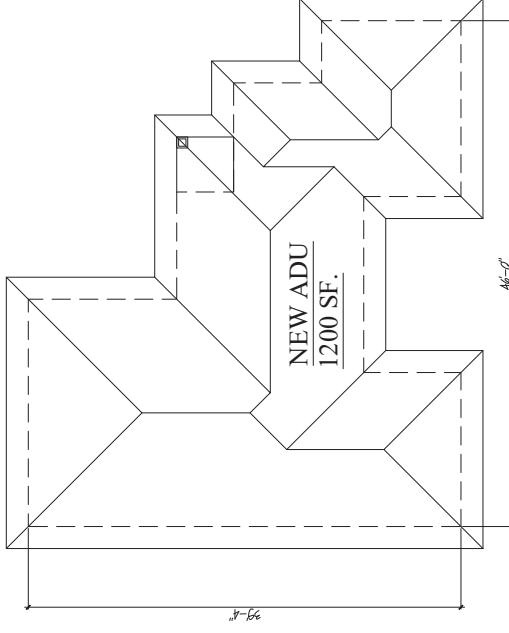
WEST ELEVATION



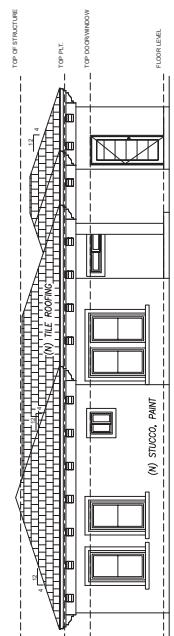
NORTH ELEVATION

SINGLE FAMILY DWELLING UNIT & JADU

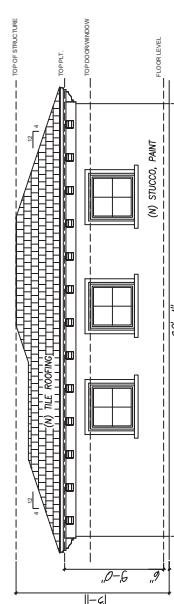
ROOF PLAN



110



WEST ELEVATION

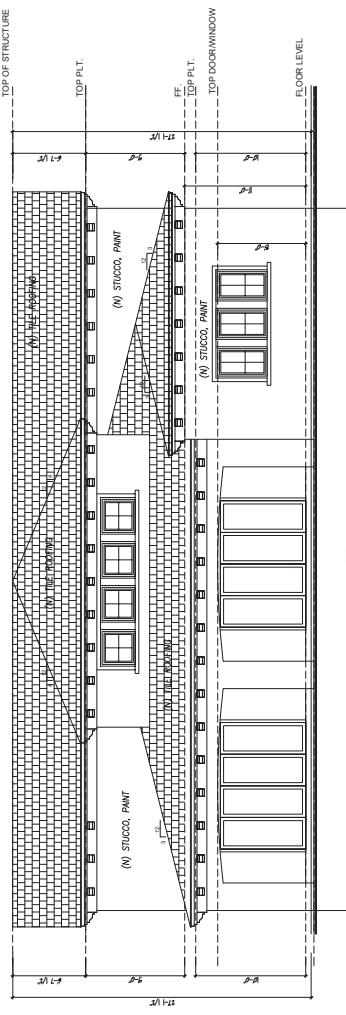


Floor Plan Diagram:

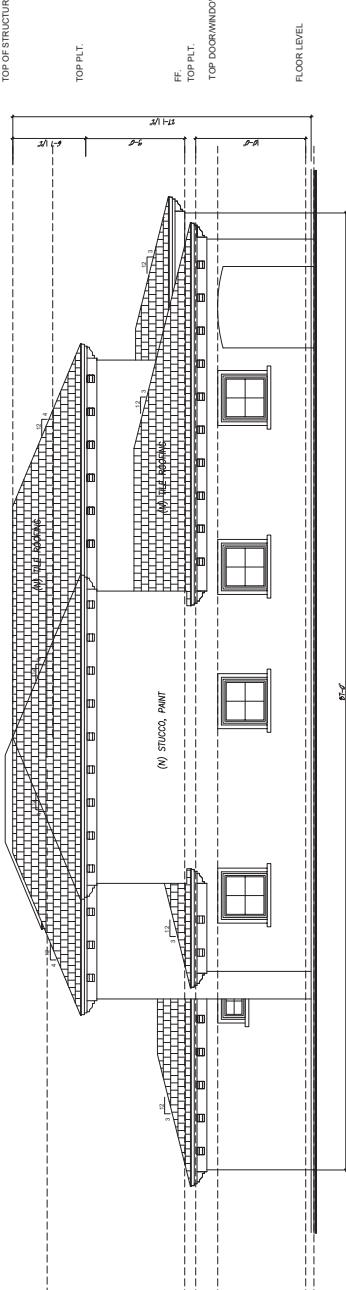
- Overall Dimensions:** The main rectangular area is labeled with dimensions of 39'-4" wide by 25'-4" deep.
- Rooms and Dimensions:**
 - BEDROOM 1:** 14'-0" wide by 16'-0" deep.
 - BEDROOM 2:** 12'-0" wide by 16'-0" deep.
 - KITCHEN:** 10'-0" wide by 12'-0" deep, featuring a sink, stove, and refrigerator.
 - LIVING:** 12'-0" wide by 16'-0" deep, featuring a sofa, armchair, coffee table, and a dining table with four chairs.
 - BATH 2:** 6'-0" wide by 9'-0" deep.
 - BATH 1:** 6'-0" wide by 9'-0" deep.
 - LAUNDRY:** 6'-0" wide by 9'-0" deep.
 - CLO.:** 6'-0" wide by 9'-0" deep.
 - ENTRANCE:** Located at the top left entrance point.
- Walls:** Internal walls are shown as thick black lines, and exterior walls are shown as thin black lines.
- Doors:** Openings between rooms are indicated by thin black lines.
- Windows:** Small circles indicate window locations on various walls.
- Stairs:** A small set of stairs is located in the central hallway between the kitchen and living areas.

FLOOR PLAN

NEW ADU



EAST ELEVATION



SOUTHELEVATION