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LOT SIZE, 50' X 150' = 7500 SQ.FT.

Building - 1 = 1243 Sq.Ft. Coverage
Building - 1 = 2048 Sq.Ft. F.A.R. (69%)

Building - 2 = 1314 Sq.Ft. Coverage
Building - 2 = 2305 Sq.Ft. F.A.R. (54%)

Building - 1 & 2 = 2628 Sq.Ft. Coverage
Building - 1 & 2 = 4355 Sq.Ft. F.A.R.

Ave. = 58 % F.A.R.
Ave. = 56 % F.A.R. (W/O Porches)

FRONT ELEVATION -A
BLDG. -1

Two New Residences for Mr. & Mrs. David Rivas

485 E. McKinley Ave.
Sunnyvale, California
Project Description

THIS PROJECT IS A PROPOSED PLANNED DEVELOPMENT,
WITH TWO (2) DETACHED 2- STORY DWELLING UNITS.

ARCHITECT • RON DICK AND ASSOCIATES • 1726 EWER DRIVE • SAN JOSE, CALIFORNIA 95124 • (408) 264-1541

PROJECT DATA

OWNER : DAVID RIVAS
451 LINCOLN AVE.
SUNNYVALE, CALIFORNIA, 94086
408.736-7999

CONSULTANTS :

CIVIL ENGINEER • NELSEN ENGINEERS
21801 STEVENS CREEK BLVD.,STE.7
CUPERTINO, CA 95014
PH.408.257.6452
Fax:408.257.8821

STRUCTURAL ENGINEER • N/A

TITLE 24 • N/A

SITE DATA

JOB LOCATION • 485 E. McKINLEY AVE.
JURISDICTION • SUNNYVALE, CALIFORNIA
ASSESSORS PARCEL NUMBER • 209 -11- 047
NUMBER OF LOTS • 1
TRACT NUMBER • N/A
LOT SIZE • 7500 SQUARE FEET
ZONING • R-2
APPLICABLE CODES 1997 EDITIONS OF THE UBC, UMC, UPC, UFC
CALIF. TITLE 24, 1996 NEC & ALL APPLICABLE LOCAL CODES

LOCATION MAP

N.T.S.

DRAWING OUTLINE

CONTEXT:

Drawings

C.1	COVER SHEET AND PROJECT DATA
P.1	ARCHITECTURAL SITE PLAN
A.2	FLOOR PLANS LOT -1, BLDG. -1
A.3	EXTERIOR ELEVATIONS & ROOF PLAN LOT -1, BLDG - 1
A.4	FLOOR PLANS LOT -2, BLDG. -2
A.5	EXTERIOR ELEVATIONS & ROOF PLAN LOT -2, BLDG - 2
CE.1	
CE.2	
CE.3	

RON • DICK ARCHITECT

Two New Residences for Mr. & Mrs. David Rivas
485 E. McKinley Ave.
Sunnyvale, California

Cover Sheet and Project Data

Revisions

Scale	Date
N/A	09/2008
Sq.Ft. N/A	Drawn by R. Dick
Job No. 04-18	
Sheet C.1	

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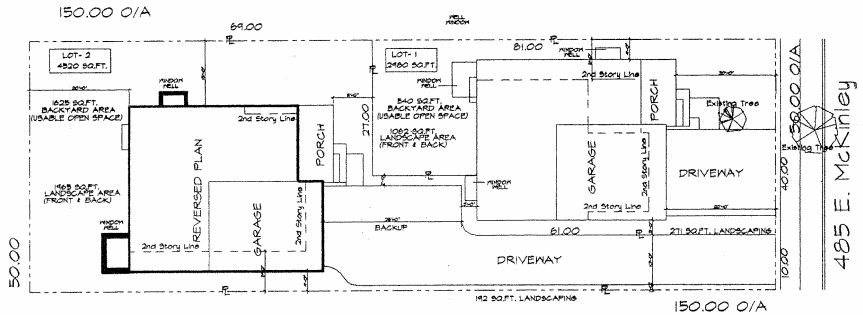

LOT SIZE, 50' X 150' = 7500 SQ.FT.

Building - 1 = 1243 Sq.Ft. Coverage
Building - 1 = 2048 Sq.Ft. F.A.R.

Building - 2 = 1314 Sq.Ft. Coverage
Building - 2 = 2305 Sq.Ft. F.A.R.

Building - 1 & 2 = 2628 Sq.Ft. Coverage
Building - 1 & 2 = 4355 Sq.Ft. F.A.R.

Or 58 % F.A.R.

Site Plan
Scale 1/8" = 1'-0"

RON DICK ARCHITECT

A New Residence for
Mr. & Mrs. David Rivas
485 E. McKinley Ave.
Sunnyvale, California

Site Plan

Revisions

Scale	Date
1/8"=1'0"	05/05
Sq.Ft. XXXX	Drawn by rd
Job No. 04-18	
Sheet P.1	

1726 EWER DRIVE, SAN JOSE, CA. 95124 PH: 408/264-1541 FAX: 408/264-3981 E-MAIL: rondick@earthlink.net

ATTACHMENT D
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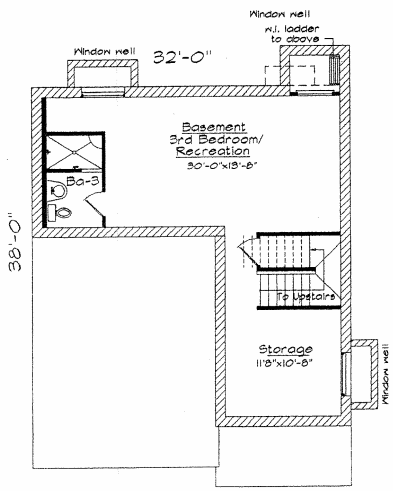
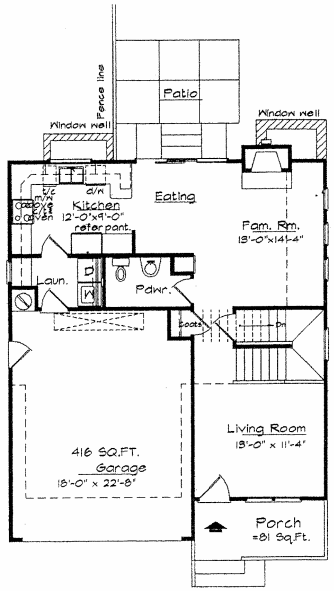
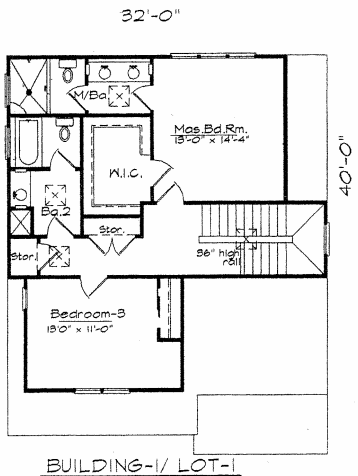


BASEMENT = 740 Sq.Ft.



FIRST FLOOR = 747 Sq.Ft.



BUILDING-1/ LOT-1

SECOND FLOOR = 805 Sq.Ft.
Scale 1/4" = 1'-0"

FIRST FLOOR =	747 Sq.Ft.
SECOND FLOOR =	805 Sq.Ft.
1st & 2nd FLRS.TOTAL =	1552 Sq.Ft.
BASEMENT (NA) =	740 Sq.Ft.
TOTAL LIVING AREA =	2292 Sq.Ft.

TOTAL COVERAGE AREA
INCLUDING PORCH AND GARAGE = 1243 SQ.FT.

RON DICK ARCHITECT

2- New Residences for
Mr. & Mrs. David Rivas
485 E. McKinley Ave.
Sunnyvale, California

Floor Plan
Building-1/ Lot-1

Revisions

Scale 1/4"	Date 05/05
Sq.Ft. 2292	Drawn by rd / Checked by
Job No. 04-18	
Sheet A.2	

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ATTACHMENT D
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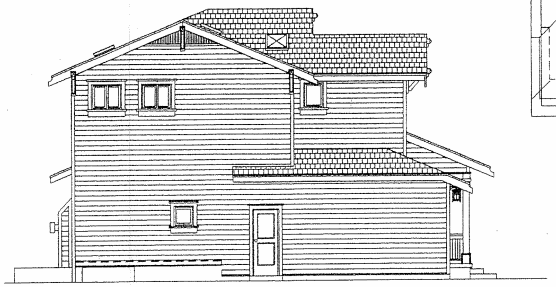
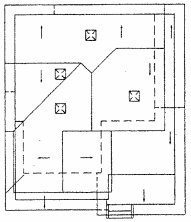


LEFT ELEVATION -A
BLDG. -1

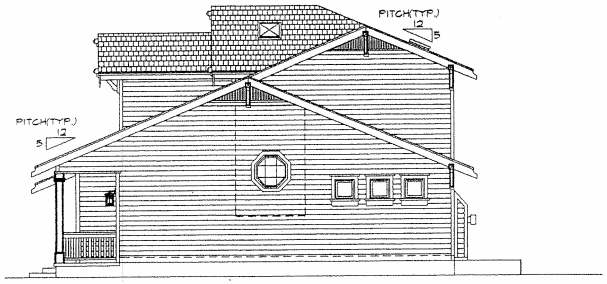


ROOF PLAN
1/8"=1-0"
ELEV. 'B', BLDG. -1

REAR ELEVATION -A
BLDG. -1

EXT. BLDG. MATERIALS

PLASTIC CLAD WINDOWS
HORIZ. WOOD SIDING BY HARDY SHAKE (6" LAP)
TRIM
COMPOSITION ROOF (ELK OR EQUAL)



RIGHT ELEVATION -A
BLDG. -1

BUILDING-1/ LOT-1
FRONT ELEVATION -A

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RON • DICK ARCHITECT

A New Residence for
Mr. & Mrs. David Rivas
485 E. McKinley Ave.
Sunnyvale, California

Elevation Plan -A
Building-1/Lot-1

Revisions

Scale 1/4"	Date 05/05
Sq.Ft. 2242	Drawn rd / Checked
Job No. 04-18	
Sheet A.3	

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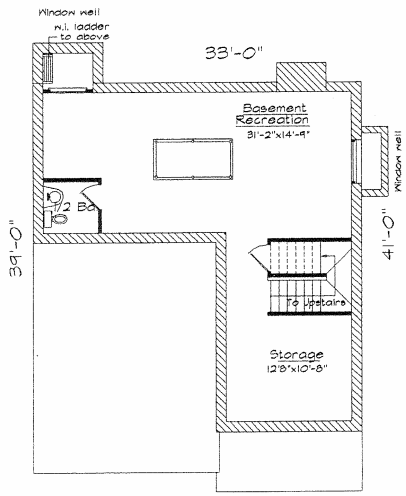
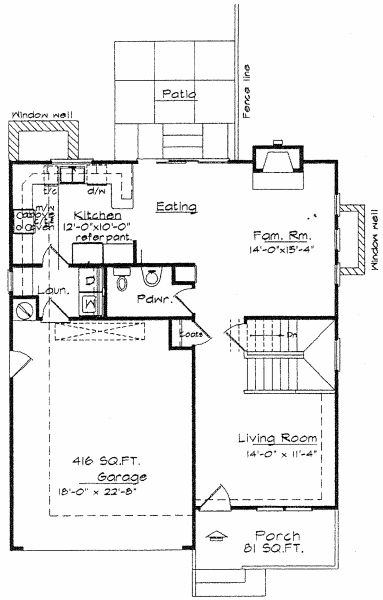
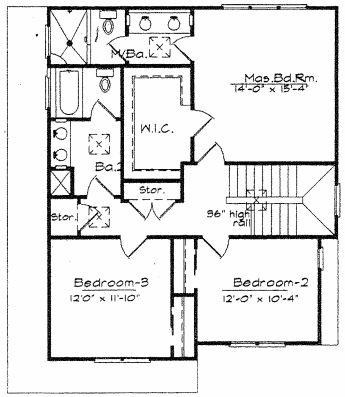


BASEMENT = 807 Sq.Ft.



FIRST FLOOR = 814 Sq.Ft.



BUILDING-2/ LOT-2

SECOND FLOOR = 991Sq.Ft.

Scale 1/4" = 1'-0"

FIRST FLOOR =	814 Sq.Ft.
SECOND FLOOR =	991 Sq.Ft.
1st & 2nd FLRS.TOTAL =	1805 Sq.Ft.
BASEMENT (NA) =	807 Sq.Ft.
TOTAL LIVING AREA =	2612 Sq.Ft.

TOTAL COVERAGE AREA
INCLUDING PORCHAND GARAGE = 1314 Sq.Ft.

RON DICK ARCHITECT

2- New Residences for
Mr. & Mrs. David Rivas
485 E. McKinley Ave.
Sunnyvale, California

Floor Plan
Building-2/ Lot-2

Revisions

Scale 1/4"	Date 05/05
Sq.Ft. 2612	Drawn rd
Job No. 04-18	
Sheet A.4	

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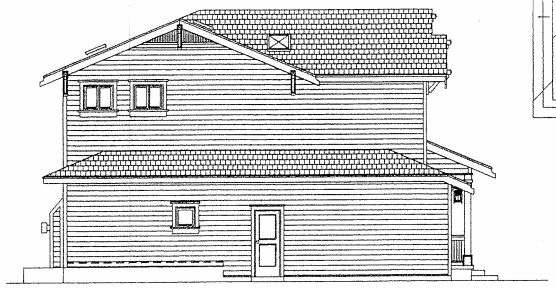
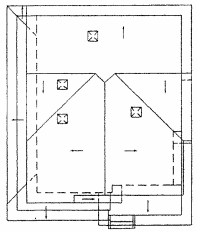
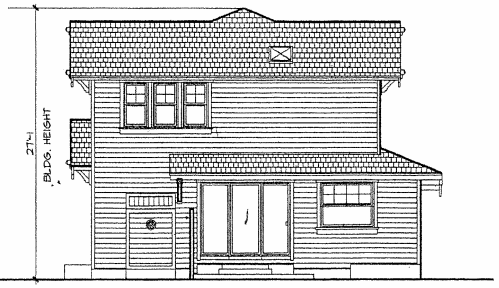


LEFT ELEVATION -B
BLDG. -2

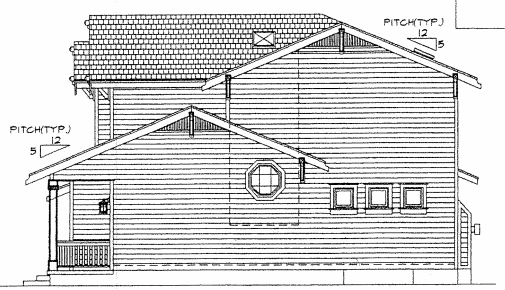


ROOF PLAN
1/8"=1-0"
ELEV. 'B', BLDG. -2

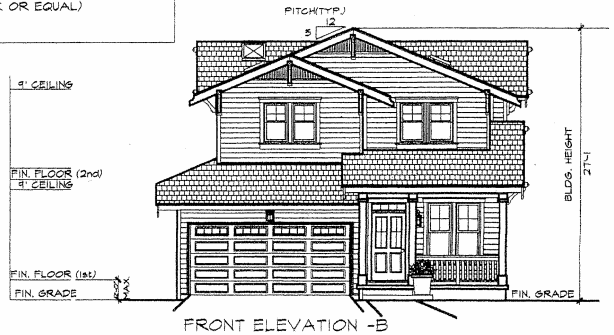


REAR ELEVATION -B
BLDG. -2

EXT. BLDG. MATERIALS
PLASTIC CLAD WINDOWS
HORIZ. WOOD SIDING BY HARDY SHAKE (6" LAP)
TRIM
COMPOSITION ROOF (ELK OR EQUAL)



RIGHT ELEVATION -B
BLDG. -2



FRONT ELEVATION -B
BLDG. -2

RON DICK ARCHITECT

A New Residence for
Mr. & Mrs. David Rivas
485 E. McKinley Ave.
Sunnyvale, California

Elevation Plan -B
Lot -2 Bldg. -2

Revisions

Scale	Date
1/4"	05/05
Sq.Ft. 2612	Drawn rd
Job No. 04-18	

Sheet
A.5

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