MONARCH ASSOCIATES INC. dba RON DICK and ASSOCIATES ALL RIGHTS RESERVED
Reproduction of any portion of these drawings for any purpose is strictly PROHIBITED. These drawings are sold for use in the construction of the project only. Any further use of this design without the express permission of RON DICK and ASSOCIATES is prohibited.

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:408.257.6821

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, UPC 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
F.1	ACHITECTURAL 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

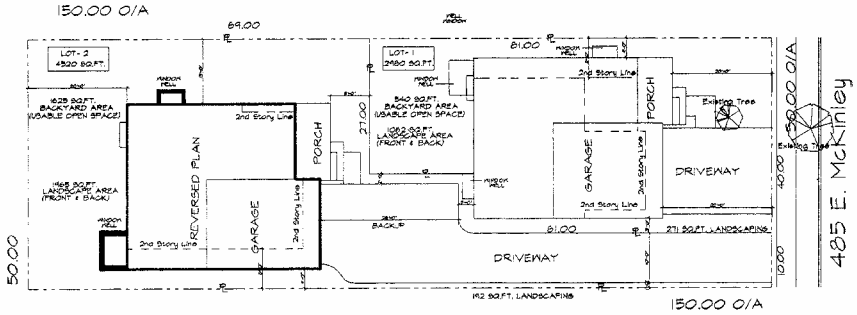
Revisions

Scale	Date
N/A	05/2003
Sq.Ft. N/A	Drawn by rd
Job No. 04-18	
Sheet C.1	

1726 EWER DRIVE - SAN JOSE, CALIFORNIA 95124 - PH:408.264.1541 - FAX:408.264.3981- E:MAIL: rondick@earthlink.net

ATTACHMENT D
Page 1 of 6

MONARCH ASSOCIATES INC. dba
RON DICK ARCHITECT
ALL RIGHTS RESERVED
Reproduction of any portion or whole drawings (no. 1) violates a strictly protected (c) Trade Secret as well as copyright and is prohibited without the express permission of RON DICK ARCHITECT a Protected



North

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

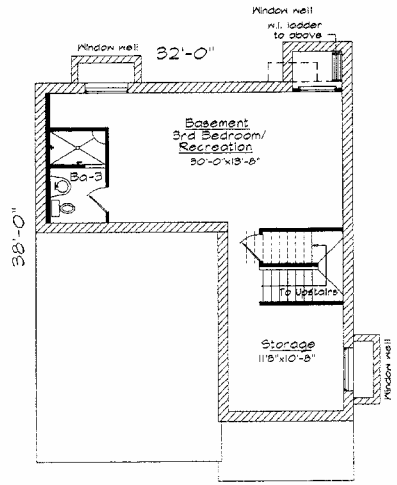
Scale	Date
1/8"=1'0"	08/05
Sq.Ft.	Drawn
XXXX	R.D.
	Checked
Job No.	
04-18	

Sheet
P.1

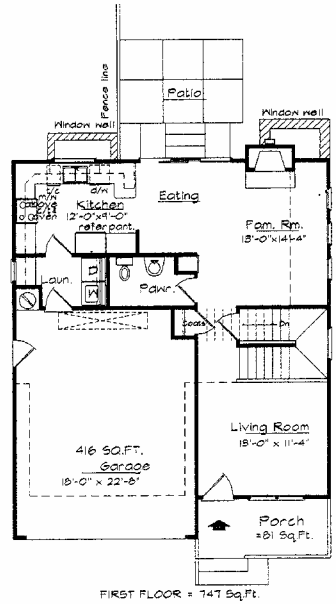
1726 EMER DRIVE, SAN JOSE, CA. 95124 PH: 408/264-3341 FAX: 408/264-3981 E-MAIL: rondick@earthlink.net

ATTACHMENT D
Page 2 of 6

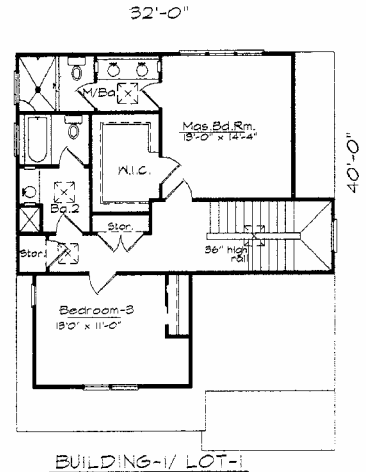
MONARCH ASSOCIATES INC. dba
RON DICK and ASSOCIATES
ALL RIGHTS RESERVED
Reproduction of any portion of these drawings for any purpose is strictly PROHIBITED. These drawings are sold for use in the construction of one building only. Modifications or alterations are prohibited without the express permission of Ron Dick and Associates & Architect.



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

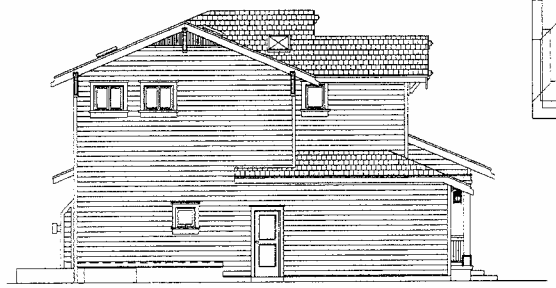
Revisions

Scale 1/4"	Date 05/05
Sq.Ft. 2292	Drawn by Rondick
Job No. 04-18	

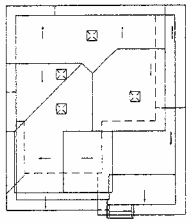
Sheet A.2

1726 EMER DRIVE - SAN JOSE, CALIFORNIA 95124 - PH:408.264-1541 - FAX:408.264-9481-E-MAIL/ RONDICK@EARTHLINK.NET

RON DICK and ASSOCIATES ALL RIGHTS RESERVED
Reproduction of any portion of these drawings for any purpose is strictly PROHIBITED. These drawings are sold for use in the construction of one dwelling only. Any further use of this design without the express permission of RON DICK and ASSOCIATES is prohibited.



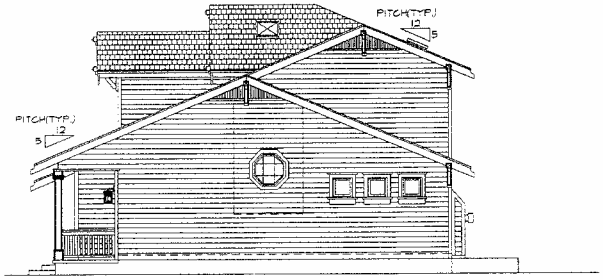
LEFT ELEVATION -A
BLDG. -1



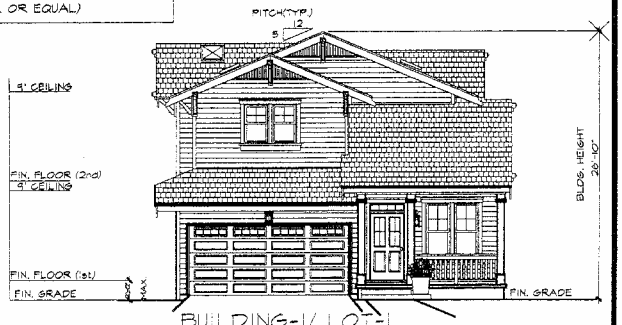
ROOF PLAN
1/8"=1-0"
ELEV. 'B', BLDG. -1

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

RON DICK ARCHITECT

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

Elevation Plan -A
Building-1/Lot-1

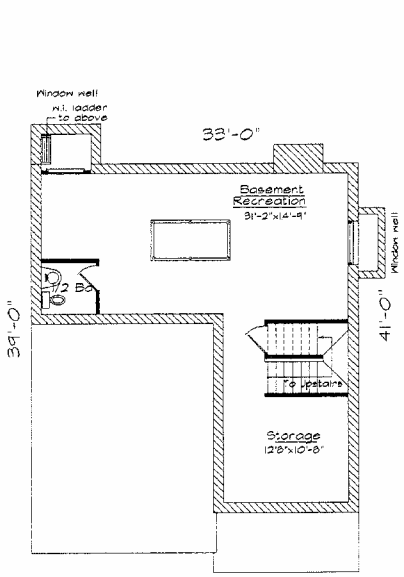
Revisions

Scale	Date
1/4"	05/05
Sq.Ft. 2292	Drawn by
Job No. 04-18	
Sheet A.3	

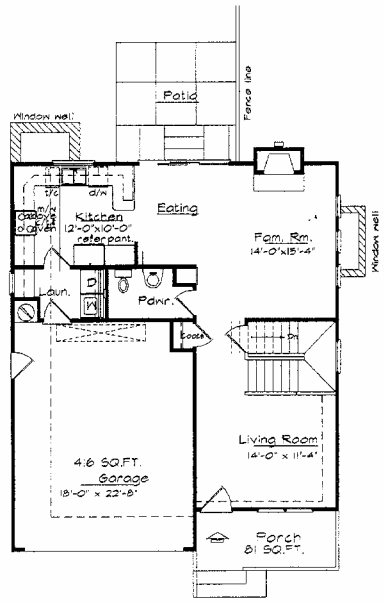
1726 EWER DRIVE - SAN JOSE, CALIFORNIA 95124 - PH.408.264-1541 - FAX.408.264-8981-E-MAIL/ RONDICK@EARTHLINK.NET

ATTACHMENT D
Page 4 of 6

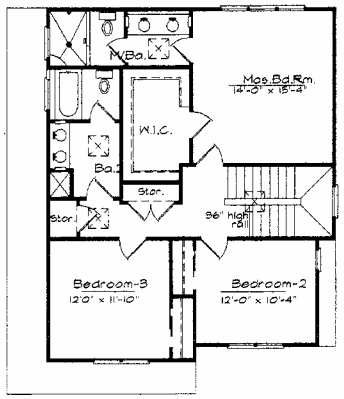
MONARCH ASSOCIATES INC. dba
RON DICK and ASSOCIATES
ALL RIGHTS RESERVED
Reproduction of any portion of these drawings for any purpose is strictly PROHIBITED. These drawings are sold for use in the construction of one building only. Any further use of this design without the express permission of RON DICK and ASSOCIATES is Prohibited.



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

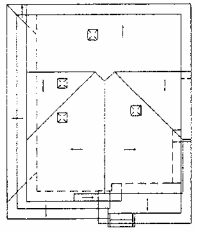
Revisions

Scale 1/4"	Date 05/05
Sq.Ft. 2612	Bldg. 2nd floor
Job No. 04-18	
Sheet A.4	

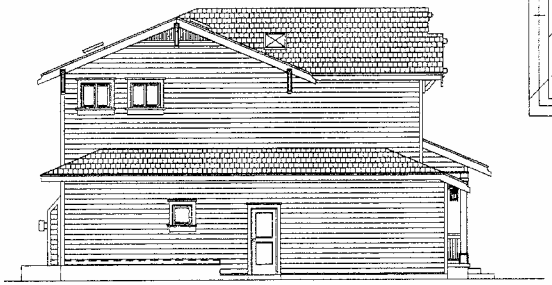
1726 EMER DRIVE - SAN JOSE, CALIFORNIA 95124 - PH:408.264-1541 - FAX:408.264-8881-E-MAIL/ RONDICK@EARTHLINK.NET

ATTACHMENT D
Page 5 of 6

MONARCH ASSOCIATES INC. dba RON DICK and ASSOCIATES ALL RIGHTS RESERVED
Reproduction of any portion of these drawings for any purpose is strictly PROHIBITED. These drawings are sold for use in the construction of one dwelling only. Any further use of this design without the express permission of RON DICK and ASSOCIATES is prohibited.



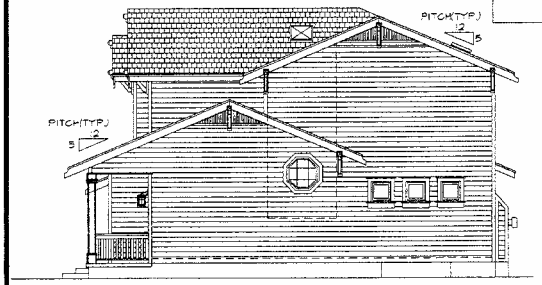
ROOF PLAN
1/8"=1-0"
ELEV. 'B', BLDG. -2



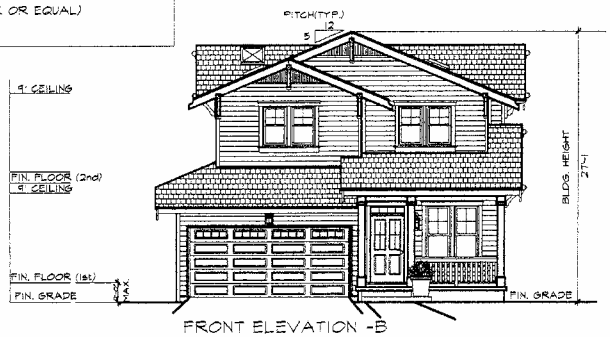
LEFT ELEVATION -B
BLDG. -2

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
Job No. 04-18	

Sheet A.5

1726 EWER DRIVE - SAN JOSE, CALIFORNIA 95124 - PH:408.264-1541 - FAX:408.264-3981-E-MAIL/ RONDICK@EARTHLINK.NET

ATTACHMENT D

Page 6 of 6