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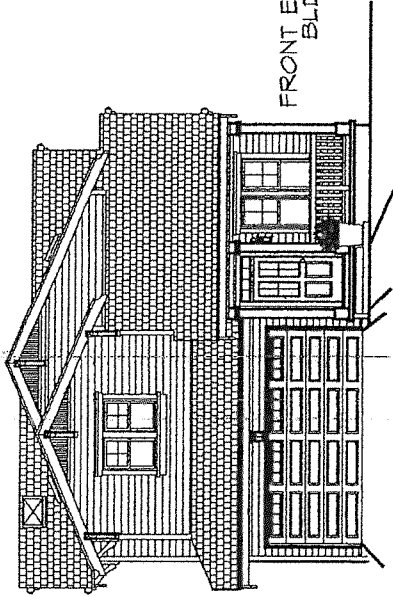
LOT SIZE, 50' X 150' = 7500 SQ.FT.

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

Building - 2 = 1814 Sq.Ft. Coverage
Building - 2 = 2805 Sq.Ft. F.A.R. (54%)

Building - 1 & 2 = 2628 Sq.Ft. Coverage
Building - 1 & 2 = 4955 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
408.786-7441

CONSULTANTS :

CIVIL ENGINEER : NELSEN ENGINEERS
21801 STEVENS CREEK BLVD., STE. 1
CUPERTINO, CA 95014
PH: 408.251.6021
FAX: 408.251.6021

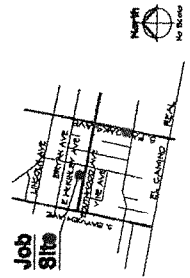
STRUCTURAL ENGINEER : N/A

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, UFG, UFG
CALIF. TITLE 24, 1996 NEC & ALL APPLICABLE LOCAL CODES

LOCATION MAP
N.T.S.



DRAWING OUTLINE

CONTEXT:

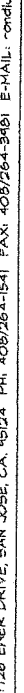
Cover Sheet and Project Data
Architectural Site Plan
Floor Plans Lot -1, Bldg. -1
Exterior Elevations & Roof Plan Lot -1, Bldg. -1
Floor Plans Lot -2, Bldg. -2
Exterior Elevations & Roof Plan Lot -2, Bldg. -2

Revisions	Scale	Date
1	N/A	05/20/06
2	N/A	05/20/06
3	N/A	05/20/06
4	N/A	05/20/06
5	N/A	05/20/06
6	N/A	05/20/06
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97	N/A	05/20/06
98	N/A	05/20/06
99	N/A	05/20/06
100	N/A	05/20/06

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

Cover Sheet and
Project Data

6.1



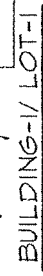
RONALD E. K
ARCHITECT

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

Floor Plan
Building-1/ Lot-1

Revisio

Scale	1/4"	Sq. Ft.	229.2	Job No.	04-1E	Sheet
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SECOND FLOOR = 805 Sq. Ft.
Scale 1/4" = 1'-0"

FIRST FLOOR = 747 Sq.Ft.
SECOND FLOOR = 805 Sq.Ft.
3rd & 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.

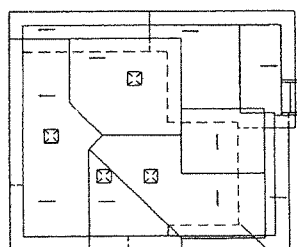
A New Residence for
Mr. & Mrs. David Rivas
485 E. McKinley Ave.
Sunnyvale, California

Elevation Plan - A
Building-1/Lot-1

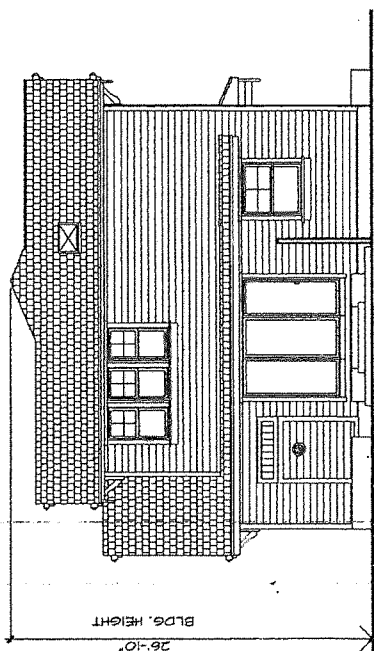
Scale 1/4" = 100 Ft.
2292
Job 04.
Sheet

上野、文京、目黒、世田谷、中野、杉並、豊島、青森、山形、秋田、岩手、宮城、福島、茨城、栃木、群馬、千葉、東京、神奈川、埼玉、群馬、栃木、茨城、福島、岩手、宮城、秋田、山形、青森、山梨、長野、新潟、富山、石川、福井、滋賀、京都、大阪、兵庫、奈良、和歌山、徳島、高松、香川、愛媛、高知、福岡、佐賀、大分、熊本、鹿儿岛、沖縄、那覇、東京、神奈川、千葉、埼玉、群馬、栃木、茨城、福島、岩手、宮城、秋田、山形、青森、山梨、長野、新潟、富山、石川、福井、滋賀、京都、大阪、兵庫、奈良、和歌山、徳島、高松、香川、愛媛、高知、福岡、佐賀、大分、熊本、鹿儿岛、沖縄、那覇

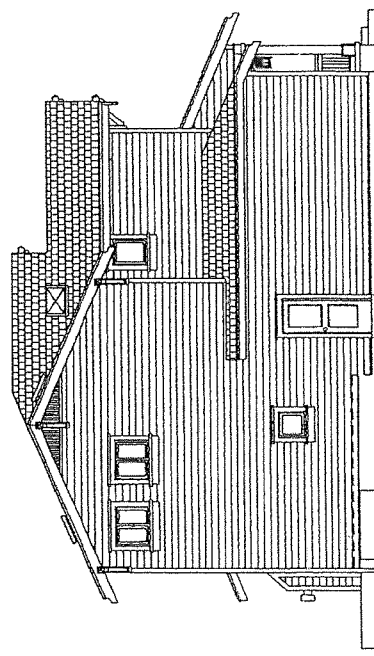
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ROOF PLAN
1/8"=1'-0"
ELEV 'B' BLDG. -1

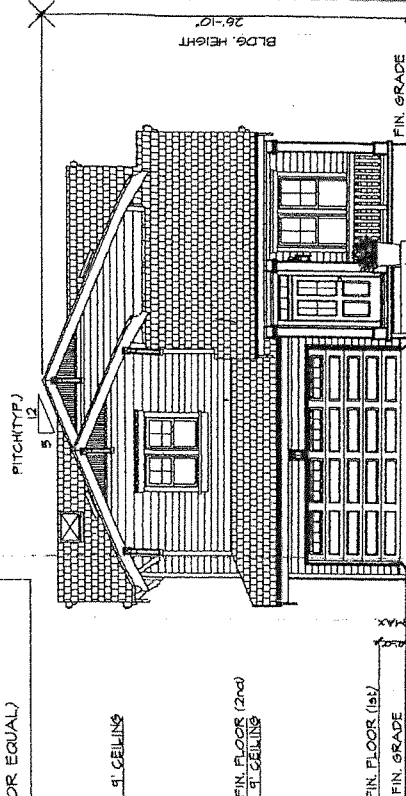


REAR ELEVATION - A
BLDG. - I

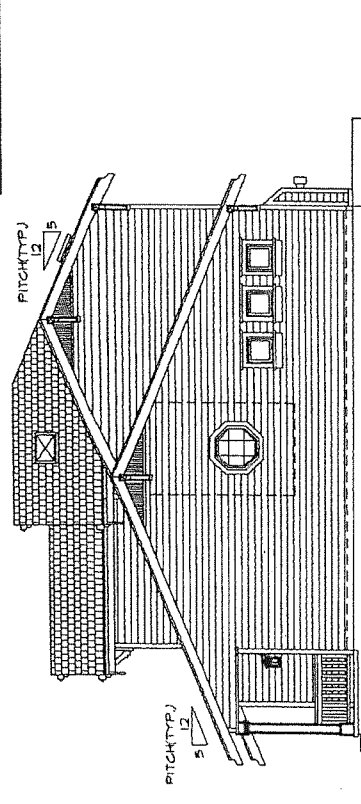


LEFT ELEVATION - A
BLDG. - 1

EXT. BLDG. MATERIALS



BUILDING-1/ LOT-1
FRONT ELEVATION -A

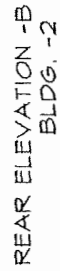
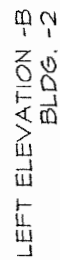
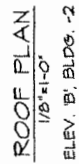


RIGHT ELEVATION - A
BLDG. - 1

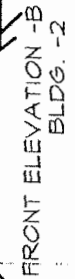
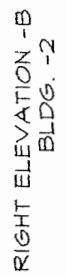
Elevation Plan-B
Lot -2, Bldg. -2

7. LENT

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



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