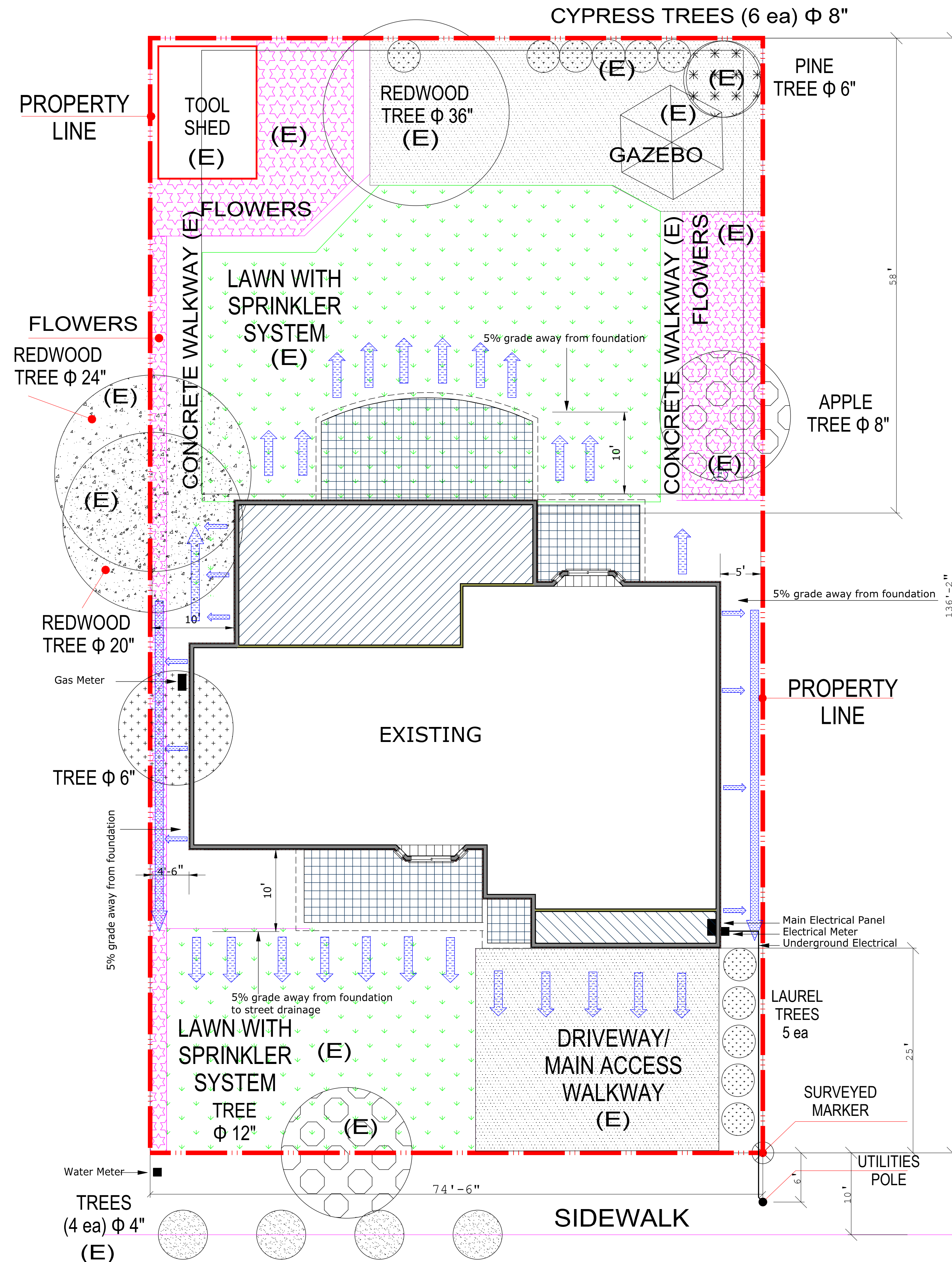


SCALE: 1" = 200'

NOTES

1. Approval of these plans does not release the Owner and/or Contractor of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction improvements, public interest requires a modification of/or a departure from the City of Cupertino specifications or these improvements plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which the same is to be completed, at the sole expense of the Owner and/or Contractor.
2. Contact Public Works, (408) 777-3104 for inspection of grading, storm drainage, and public improvements.
3. All public improvements must be completed prior to occupancy
4. Contractor is responsible for dust control and insuring the area adjacent to the work is left in a clean condition
5. Contractor shall review City Detail 6-4 on three protection prior to accomplishing any work or removing any trees.
6. Utilize Best Management Practices (MBP's) as require by the State Water Resources Control Board, for ANY activity which disturbs the soil.
7. A work schedule of grading and Erosion & Sediment Control Plan shall be provided to the City Engineer by August 15. No hillside grading shall be performed between October 1 to April 15.
8. All new electrical service (power, phone, and/or cable) shall be undergrounded.
9. To initiate release of bonds, contact the Public Works inspector for Final Inspection.
10. All downspouts to be released to the ground surface, directed away from building foundations and directed to landscaped area.
11. Prior to beginning any work with the Public Right of Way, the Contractor will be responsible for pulling an encroachment permit from the Public Works Department.
12. Storm water from surface or roof drains, other than general surface runoff water or condensate from any residential HVAC equipment shall not be discharged to the sanitary sewer.



ZONE: R1-10

Lot Area: 10,141.5 sq.ft.

Existing First Floor: 1,785 sq.ft.
Existing Garage: 291 sq.ft.
Total Existing: 2,076 sq.ft.

Proposed Addition #1: 525 sq.ft.
Proposed Addition #2: 84 sq.ft.
Proposed Additions #3,4: 20 sq.ft.
Total Additions: 629 sq.ft.

High ceiling over 16': 66 sq.ft.

Existing House: 2,076 sq.ft.
Additions: 629 sq.ft.
Total Built: 2,705 sq.ft.

Proposed Living Space: 2,200 sq.ft.
Proposed Garage: 505 sq.ft.
Proposed Total: 2,705 sq.ft.

Back Yard Area: 4,321 sq.ft.
Tool Shed: 200 sq.ft.
Gazebo: 100 sq.ft.
Porches: 455 sq.ft.

Back Yard Coverage: 17.5%

	Existing	Proposed Addition	Proposed Total
First Floor	1,785	415	2,200
Garage	291	214	505
Area over 16' high	0	600	600
Equivalent Floor Area	2,076	1,229	3,305

Floor Area Ratio: (3,305/10.141) 32.6%

- ADDITION #1
- ADDITION #2
- ADDITIONS #3,4
- PORCH

Final surface grade shall be sloped at least 5% away from the foundation

WATER DRAINAGE DIRECTION

PROJECT:	BEFFA ADDITION/REMODELING
LOCATION:	20917 GREENLEAF DRIVE
TITLE:	SITE PLAN
DATE:	JUNE/30/2011
DRAWN BY:	MIHAI BEFFA
SHEET:	1 of 13 SCALE: 1/8" = 1'-0"