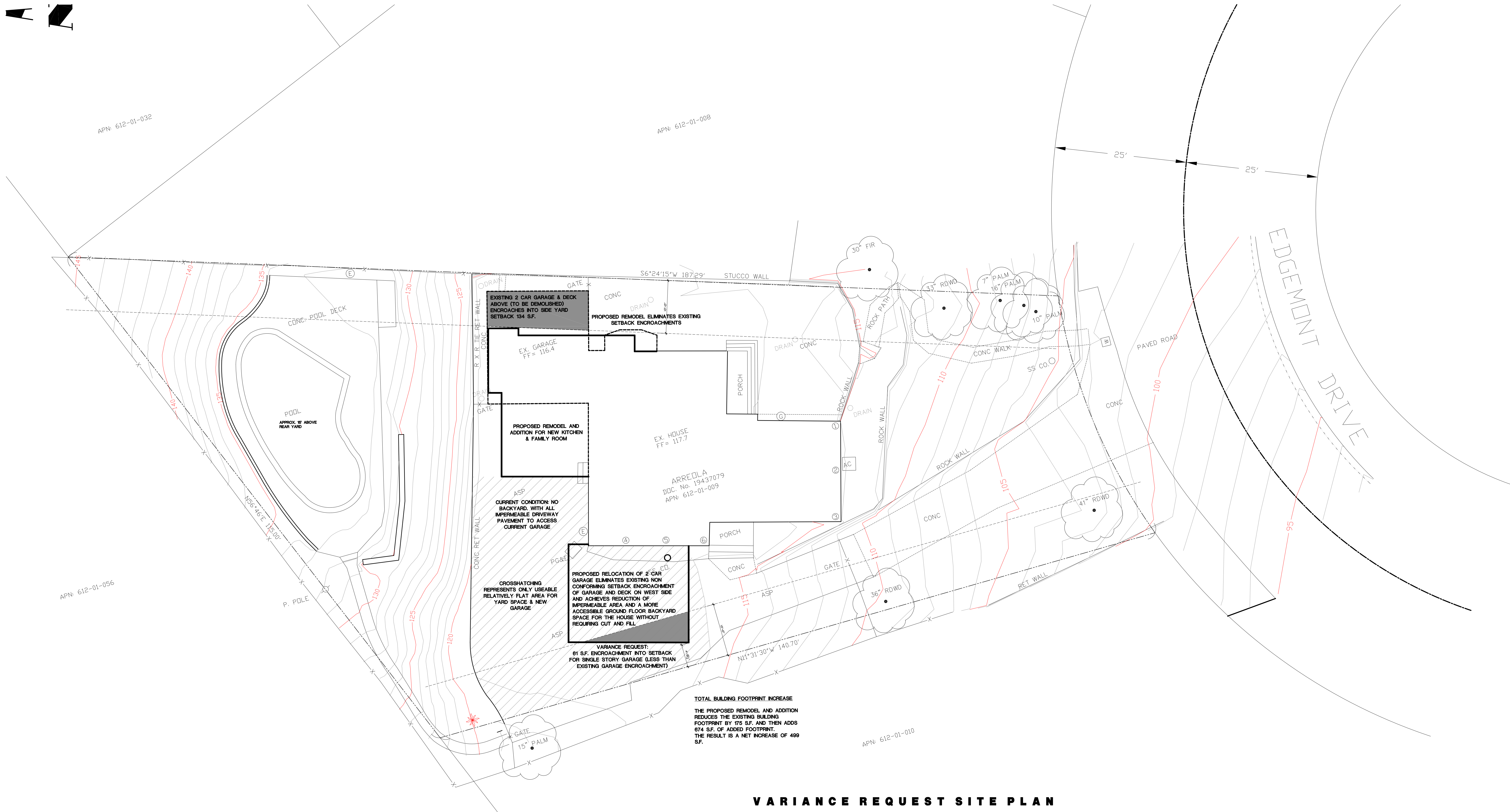


ARREOLA RESIDENCE
10991 EDMONT DR.
SAN JOSE, CA.

REVISIONS



VARIANCE REQUEST SITE PLAN



FRONT OF HOUSE



REAR OF HOUSE



VIEW OF REAR FROM PATH UP



STAIR UP TO POOL DECK



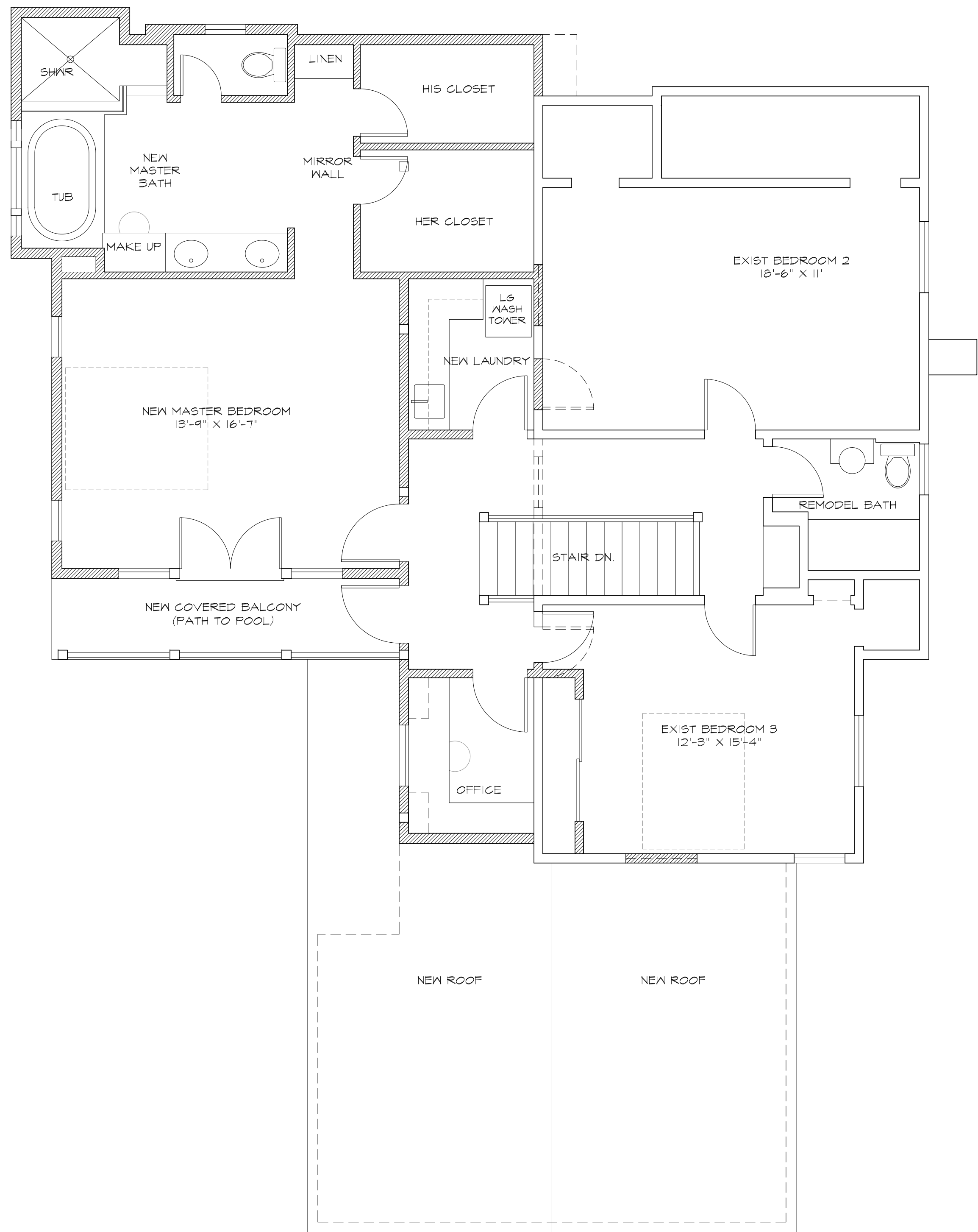
POOL DECK

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VARIANCE REQUEST SITE PLAN

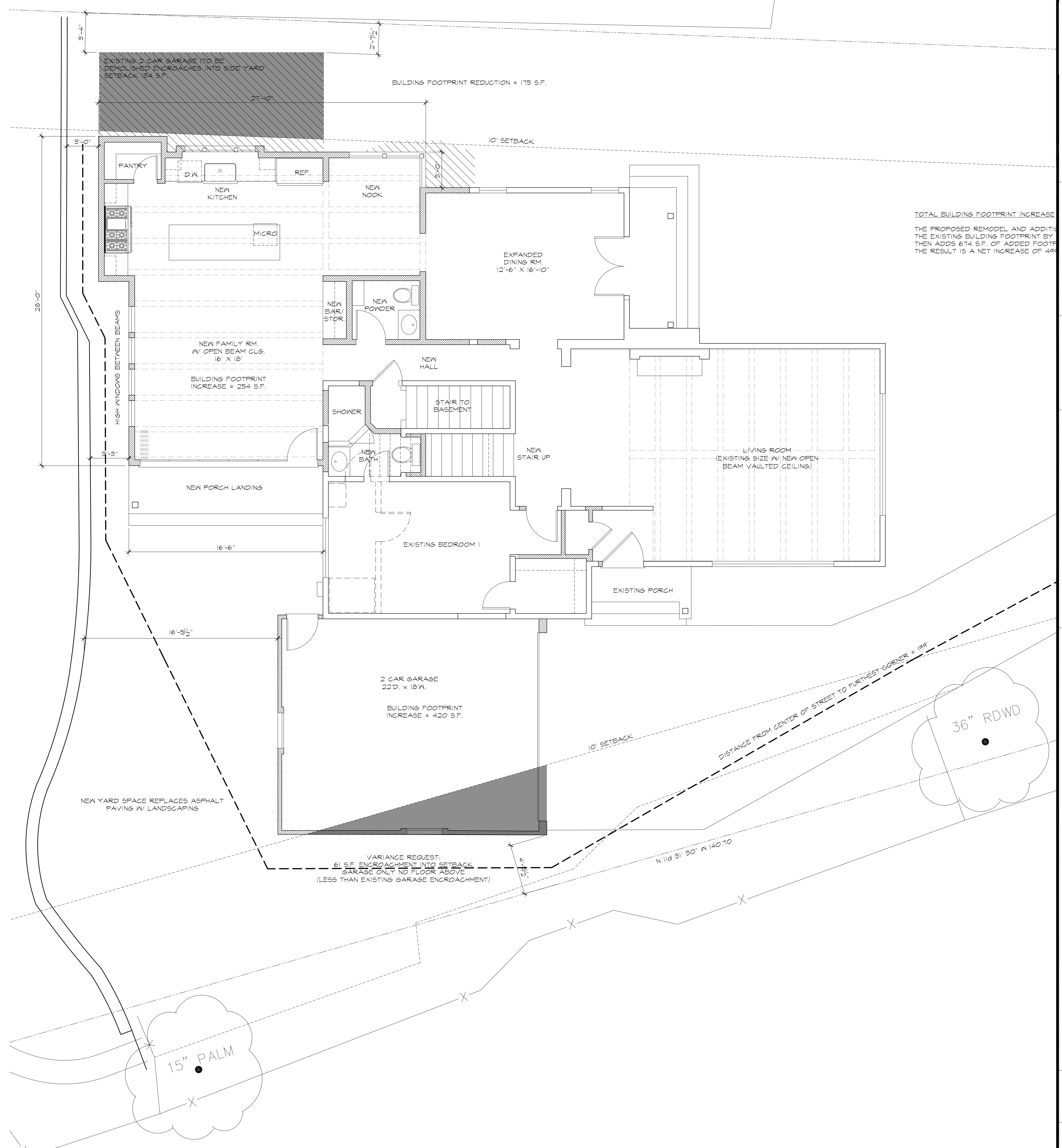
DRAWN	• GMG
CHECKED	• GMG
SCALE	• 1/8"=1'-0"
DATE	• 10-25-24
JOB	• "
SHEET	•

A1



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" EXISTING: 662 S.F. NEW: 1694 S.F.



PROPOSED GROUND FLOOR PLAN

SCALE: 1/4"=1'-0" EXISTING: 1330 S.F. NEW: 1887 S.F.

EXISTING HOUSE: 1942 S.F. 3 BEDROOM / 2 BATH
NEW HOUSE REMODELED: 3,407 S.F. 4 BEDROOM / 3.5 BATH

TOTAL BUILDING FOOTPRINT INCREASE
THE PROPOSED REMODEL AND ADDITION OF THE EXISTING BUILDING FOOTPRINT BY THEN ADDS 674 S.F. OF ADDED FOOTPRINT. THE RESULT IS A NET INCREASE OF 444 S.F.

VARIANCE REQUEST:
81 S.F. ENCROACHMENT INTO SETBACK GARAGE ON 1ST FLOOR ABOVE (LESS THAN EXISTING GARAGE ENCROACHMENT)

ARREOLA RESIDENCE
10991 EDMONT DR.
SAN JOSE, CA.

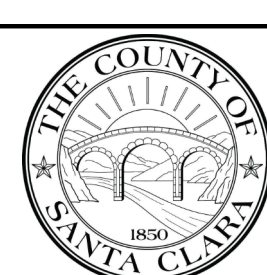
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SHEET TITLE

PROPOSED REMODEL FLOOR PLANS

DRAWN	• GMG
CHECKED	• GMG
SCALE	• NOTED
DATE	• 10-25-24
JOB	• "
SHEET	•



CLEAN WATER QUESTIONNAIRE

Which Projects Must Comply with Stormwater Requirements? (READ THIS FIRST)
All projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.
All restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects (stand-alone or part of another development project, including the top uncovered portion of parking structures) that create and/or replace 5,000 sq. ft. or more of impervious surface on the project site must also fill out this worksheet.
 Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-paving, and single family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.
What is an Impervious Surface?
 An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to, rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unimproved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.
For More Information
 For more information regarding selection of Best Management Practices for stormwater pollution prevention or stormwater treatment contact the Development Services Office: (408) 299-5770

1. Project Information
 Project Name: Residential Addition & Remodel For Tony Arreola APN # 612-01-009
 Project Address: 10991 Edgemont Drive, San Jose, CA 95127
 Cross Streets: Alam Rock Ave & Migueltina Rd
 Applicant/Developer Name: Tony Arreola
 Project Phase(s): 1 of 1 Engineer: Mark Grofcsik, PE
 Project Type (Check all that apply): New Development Redevelopment
 Private Public
 Residential Commercial Industrial Mixed Use Institutional
 Restaurant Uncovered Parking Retail Gas Outlet Auto Service (SIC code) (5013-5014, 5541, 7532-7534, 7536-7539)
 Other
 Project Description: An addition to the existing house, remodel/relocation of garage, and reduction of impervious areas to pervious landscape and pavers.
 Project Watershed/Receiving Water (creek, river or bay): Coyote Creek



DRAINAGE CALCULATIONS

For the
Residential Addition & Remodel

At
**10991 Edgemont Drive
 San Jose, California
 Santa Clara County
 APN: 612-01-009**

April 9, 2024

Prepared For:
 Tony Arreola

Prepared By:
 RI Engineering, Inc.
 Project Number 23-088-1



4/9/2024

Residential Addition and Remodel
 10991 Edgemont Drive
 APN 612-01-009

Project Description
 The project consists of constructing an addition to the existing residence, as well as relocating the existing garage. A portion of on the existing driveway will be converted to pervious landscape and pavers resulting in a reduction of impervious area by 1,144 square-feet. There are no anticipated changes to the existing drainage patterns of the site.

Existing Conditions
 The subject 12,498 square-foot parcel is located on Edgemont Drive in San Jose. The parcel is currently developed with a two-story single-family home with a driveway connecting to Edgemont Drive. The residence currently has 7,213 square-feet of pervious area, and 5,285 square-feet of pervious area. The site drains to Edgemont Drive and eventually drains into the San Francisco Bay.

Proposed Development
 The proposed improvements include remodeling the existing garage into a family room and kitchen, as well as replacing and relocating the garage to the east side of the property. There will be a total of 56 square-feet of new impervious area, 720 square-feet of replaced impervious area, and an overall total reduction in impervious area of 1,144 square-feet. No changes to the existing drainage patterns are anticipated, therefore, there are no proposed changes to the existing drainage system.

Conclusion
 The subject parcel with the existing residence will create 56 square-feet of new impervious area with an overall reduction of 1,144 square-feet. No changes to the existing drainage system are anticipated or proposed.

- Attachments**
- Existing Drainage Map
 - Post-Development Drainage Map
 - Santa Clara County Clean Water Questionnaire

7. Stormwater Treatment Measure (STM) Sizing for Projects with Treatment Requirements

Stormwater Treatment Measure (STM)	Hydraulic Sizing Criteria Used ¹
	Choose from list
	Choose from list
	Choose from list
	Choose from list

¹Key: 1a: Volume - WEF Method
 1b: Volume - CASQA BMP Handbook Method
 2a: Flow - Factored Flood Flow Method
 2b: Flow - CASQA BMP Handbook Method
 2c: Flow - Uniform Intensity Method
 3: Combination Flow and Volume Design Basis

8. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?
 Yes No Name of Third-party Reviewer _____

9. Operation & Maintenance Information
 A. Property Owner's Name: Tony Arreola
 B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:
 a. Name: Tony Arreola
 b. Address: 10991 Edgemont Drive, San Jose, CA 95127
 c. Phone/E-mail: (408)239-6584

DEPT. OF PLANNING AND DEVELOPMENT, LDE STAFF USE ONLY

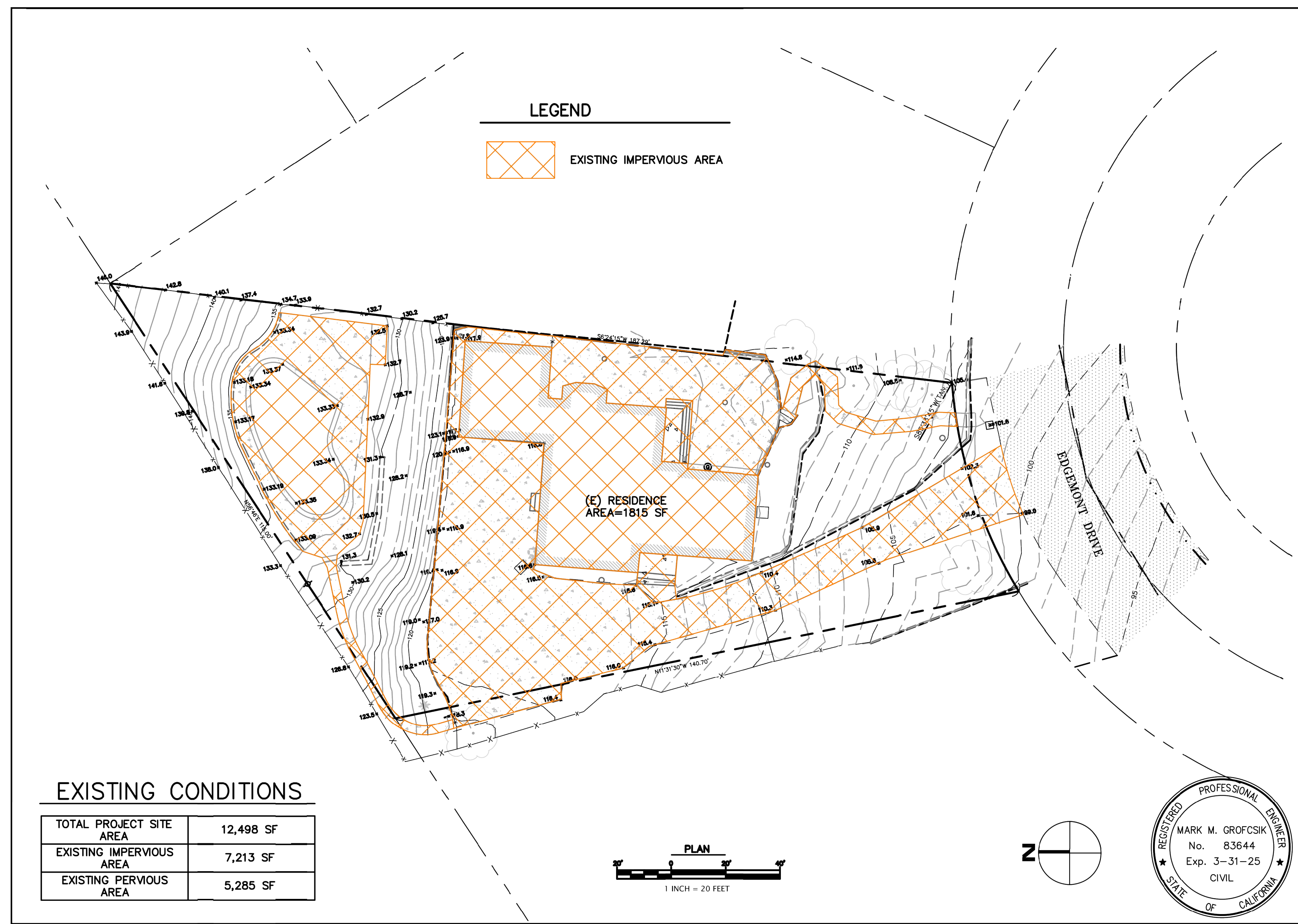
Questionnaire reviewed:
 LDE: _____ Date: _____

Project Watershed
 San Francisco Bay
 Monterey Bay

Project Category (check one):
 Regulated project
 Regulated + HMP project
 Exempt

O&M Responsibility Mechanism
 O&M Agreement
 Other mechanism that assigns responsibility (describe below): _____

Send copy of final form to Clean Water Program - CleanwaterSCC@exp.sccgov.org

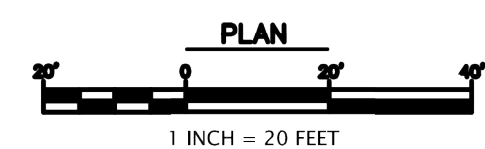


EXISTING CONDITIONS

TOTAL PROJECT SITE AREA	12,498 SF
EXISTING IMPERVIOUS AREA	7,213 SF
EXISTING PERVIOUS AREA	5,285 SF

LEGEND

EXISTING IMPERVIOUS AREA



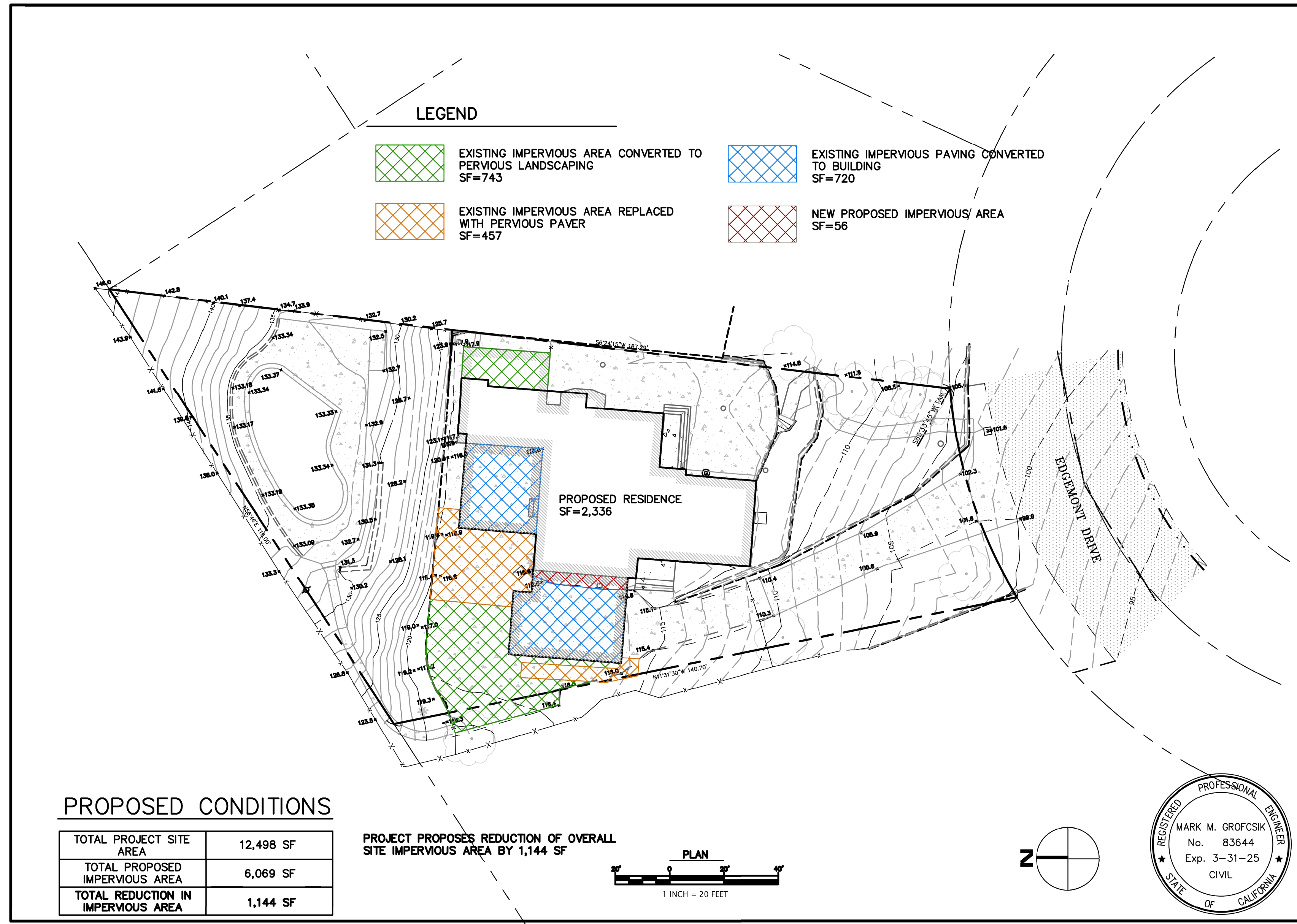
RI Engineering, Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.rengineering.com

PROPOSED IMPERVIOUS

project no. 23-088-1
 date MARCH 2024
 scale AS SHOWN
 dwg name DRAINAGEMAP.dwg

ARREOLA RESIDENCE
 10991 EDMONT DR.
 SAN JOSE, CA

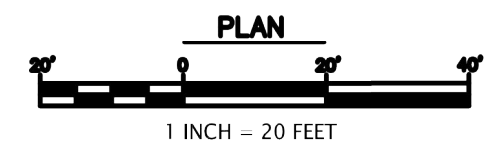
REVISIONS



PROPOSED CONDITIONS

TOTAL PROJECT SITE AREA	12,498 SF
TOTAL PROPOSED IMPERVIOUS AREA	6,069 SF
TOTAL REDUCTION IN IMPERVIOUS AREA	1,144 SF

PROJECT PROPOSES REDUCTION OF OVERALL SITE IMPERVIOUS AREA BY 1,144 SF



RI Engineering, Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.rengineering.com

PROPOSED IMPERVIOUS

project no. 23-088-1
 date MARCH 2024
 scale AS SHOWN
 dwg name DRAINAGEMAP.dwg

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DRAINAGE REPORT

DRWN • CMG
CHECKED • CMG
SCALE • NOTED
DATE • 10-25-24
JOB • -
SHEET •

6. Selection of Specific Stormwater Control Measures:

Site Design Measures	Source Control Measures	Treatment Measures
<input checked="" type="checkbox"/> Minimize land disturbed (e.g., protect trees and soil)	<input type="checkbox"/> Wash area/tracks, drain to sanitary sewer*	<input type="checkbox"/> None (all impervious surface drains to self-retaining areas)
<input checked="" type="checkbox"/> Minimize impervious surfaces (e.g., reduction in post-project impervious surface)	<input type="checkbox"/> Covered dumpster area, drain to sanitary sewer*	LID Treatment
<input type="checkbox"/> Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)	<input type="checkbox"/> Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain ³	<input type="checkbox"/> Bioretention area
<input type="checkbox"/> Cluster structures/ pavement	<input type="checkbox"/> Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes material)	<input type="checkbox"/> Flow-through planter
<input checked="" type="checkbox"/> Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)	<input type="checkbox"/> Outdoor material storage protection	<input type="checkbox"/> Tree Well Filter or Trench with bioretention soils
<input checked="" type="checkbox"/> Pervious pavement	<input type="checkbox"/> Covers, drains for loading docks, maintenance bays, fueling areas	<input type="checkbox"/> Rainwater harvest/use (e.g., cistern or rain barrel for designated use)
<input type="checkbox"/> Green roof	<input type="checkbox"/> Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)	<input type="checkbox"/> Infiltration trench
<input type="checkbox"/> Other self-treating* area (e.g., landscaped areas)	<input type="checkbox"/> Storm drain labeling	<input type="checkbox"/> Infiltration wet/dry well
<input type="checkbox"/> Self-retaining* area		<input type="checkbox"/> Subsurface Infiltration System (e.g., vault or large diameter conduit over drain rock)
<input type="checkbox"/> Interceptor trees ⁴		<input type="checkbox"/> Other _____
<input type="checkbox"/> Rainwater harvesting and use (e.g., rain barrel, cistern for designated use)		<input type="checkbox"/> Proprietary high flow rate tree box filter ⁵
<input type="checkbox"/> Preserved open space: _____ sq. ft. (circle one)		<input type="checkbox"/> Proprietary high flow media filter (sand, compost, or proprietary media) ⁵
<input type="checkbox"/> Protected riparian and wetland areas/buffers (Setback from top of bank: _____ ft.)		<input type="checkbox"/> Vegetated filter strip ⁶
<input type="checkbox"/> Other _____		<input type="checkbox"/> Extended detention basin ⁷
		<input type="checkbox"/> Vegetated swale ⁸
		<input type="checkbox"/> Other _____

Flow Duration Controls for Hydromodification Management (HM)

<input type="checkbox"/> Extended Detention basin	<input type="checkbox"/> Underdrain tank or vault	<input type="checkbox"/> Bioretention with outlet control	<input type="checkbox"/> Other _____
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*See SCVURPPP C3 Handbook for definitions: <https://scvurpp.org/2016/06/20/c3-stormwater-handbook-june-2016/>
 †Optional site design measure; does not have to be sized to comply with Provision C.3.4 treatment requirements.
 ‡Subject to sanitary sewer authority requirements.
 †These treatment measures are only allowed if the project qualifies as a "Special Project".
 ‡These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).