

County of Santa Clara

Department of Planning and Development
Planning Office

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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF REPORT Zoning Administration July 11, 2019 **Item #3**

Staff Contact: Colleen Tsuchimoto
(408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org

File: PLN18-11426 **Design Review for a new Single-Family Residence**

Summary: Design Review for a new 8,359 square foot (sq. ft.) single-family residence, including two (2) attached 1-car garages. Ancillary site improvements include a new driveway, retaining walls and onsite wastewater system. Estimated grading quantities include 122 cubic yards of cut and 309 cubic yards of fill, of which 248 cubic yards of fill are within the building footprint.

Owner: Barry and Dianne Olsen
Applicant: D&Z Design Associates
Address: 2410 Rockwood Ranch Road, Morgan Hill
APN: 776-35-023
Supervisory District: #1

Gen. Plan Designation: Hillside
Zoning: HS-d
Lot Size: 4.9 acres
Present Land Use: Vacant
HCP: Not a covered project

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, under Section 15303 (Class3)(a) of the CEQA Guidelines, Attachment A; and
- B. Grant Design Review Approval subject to conditions outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Location and Vicinity Map
Attachment D – Color Board
Attachment E – Proposed Plans

PROJECT DESCRIPTION

The proposed project is for Design Review for a new 8,359 square foot single-family residence with two (2) attached 1-car garages. The project includes a total of 122 cubic yards of cut and 309 cubic yards of fill to accommodate the construction of the new residence and other ancillary site improvements. A Grading Approval is not required, as a majority of the fill quantity is associated with the building pad of the residence (approximately 1 cubic yard cut and 248 cubic yards of fill, at a depth less than 5', for the building pad). Associated site improvements include a driveway, retaining walls and onsite wastewater system. The local water purveyor is Rockwood Ranch Estates, providing domestic water supply service, as conditioned. No trees will be removed.

Setting/Location Information

The subject parcel is currently vacant and located off Rockwood Ranch Road, in unincorporated Morgan Hill. The subject property has an average slope of approximately 22%, however the building pad area, including leach fields and driveway, is on the flattest portion of the site, with a slope of approximately 2%. The property has existing oak woodlands that would surround the new development. No trees will be impacted as no trees are proposed for removal.

The surrounding neighborhood is comprised of other low-density single-family residences on similar size lots. This property is part of a subdivision tract map (Tract # 8520 – Lot #7). A condition of the subdivision approval required future residences to go through Design Review.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The environmental impacts of the proposed project were analyzed, resulting in a proposed Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project have been addressed through the required Design Review process, while maintaining existing landscaping and incorporating design measures required by the County's Design Review Guidelines. Furthermore, the EIR processed for the original subdivision required that existing trees be protected, grading be minimal to avoid impacts to trees and vegetation, homes be nestled into existing grades, and native earth tone colors be utilized in the structure materials to blend in with the natural existing environment. As such, the project qualifies for a Class 3, Section 15303 Exemption from CEQA.

B. Project/Proposal

1. **General Plan:** Hillsides
2. **Approved Building Site:** The site is an approved building site as a result of a subdivision processed in 1980 by the County (Tract 8520, lot 7 - File # 509-80S).
3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-d Zoning District to be the following:

Setbacks (HS): 30-ft from all property lines

Height: 35-feet
Stories: 3-stories

C. **Design Review Findings**

All Design Review applications are subject to the Scope of Review (Findings), as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of Design Review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review finding is in **bold**, and an explanation of how the project meets the required finding is in plain text below.

1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;

The project has been designed to reduce visual impacts of the structures, grading and landscaping. There are existing mature oak woodland trees on the property that would surround the residence and help the project blend into the natural landscape. The proposed residence is a single-story design and includes natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less, as shown on the elevation plans and color board (See Attachment D). The proposed grading is appropriate to establish the single-family residential use, with a majority of proposed grading being a nominal amount of fill under the building pad of the residence (approximately 248 cubic yards fill). For these reasons, this finding can be supported.

2. Compatibility with the natural environment;

The proposed residence is located on the most suitable building pad on the property, on a flat portion of the lot (2% gradient), adjacent to an existing driveway access. A total of 1 cubic yard of cut and 248 cubic yards of fill are proposed for the building pad of the residence with attached garages. The remainder of grading (121 cubic yards of cut and 61 cubic yards of fill) would accommodate the construction of driveway and fire turnaround area. Although no trees are proposed to be removed, a condition has been added requiring tree protection fencing to be installed around trees adjacent to construction areas. Thus, the proposed residence is designed to be compatible with the natural environment.

3. Conformance with the “*Design Review Guidelines*,” adopted by the Board of Supervisors;

The project complies with the *Design Review Guidelines* and criteria adopted by the County Board of Supervisors. The project would not be visible from valley floor and existing oak woodland trees, which provide further screening, are not proposed to be removed and will be protected. The project has been designed to minimize potential bulk and massing impacts by providing undulating facades, variation in rooflines, and is only a single-story, bungalow with a contemporary design. Therefore, the project is in conformance with the County’s *Design Review Guidelines*.

4. Compatibility with the neighborhood and adjacent development;

The surrounding neighborhood is comprised of homes ranging in size between 3,000- to 7,000 sq. ft. Additionally, a new residence was recently approved within the immediate neighborhood at approximately 9,000 sq. ft. The proposed residence would be 8,359 sq. ft. in area. Although larger than some of the existing homes within the neighborhood, the structure has been designed to minimize potential impacts of bulk of and mass as described in the *Design Review Guidelines* compliance finding above. The architectural design will blend in with the surrounding neighborhood, which has an eclectic range of styles, including craftsman/bungalow, Mediterranean, and Spanish style homes. The proposed residence is a single-story design, similar to other homes found within the immediate neighborhood. Additionally, the design incorporates multiple materials along the structure facades to help break up the appearance of the structure. As such, the project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

5. Compliance with applicable zoning district regulations; and

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks (30-feet from all property lines) is proposed to reach a maximum height of 28 ft. (maximum allowable height is 35 ft.). The proposed design is also in keeping with the -d design standards, building massing standards, ridgeline development, and exterior colors as shown on plans are less than 45 in LRV. Although this particular subdivision is not located in any viewshed area, the -d provisions continue to apply, requiring general compliance with Design Review Guidelines. As noted previously the footprint of the residence blends in with the natural contours of the site with minimal grading and surrounding oak woodland landscaping. For these reasons, this project meets this finding.

6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines.

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has located the structures off the ridgeline towards the flat portion of the lot with adjacent oak woodland surrounding the improvements. Design Review is required in this case because the property is located within a -d combining zone, and is required to obtain design review as part of the subdivision conditions of Rockwood Ranch Estates. The proposed building site blends in with the natural environmental, as there are extensive existing oak tree canopies to limit visibility to neighboring lots. To address the potential visual impacts of the building location,

natural colors and materials with an LRV below 45 are shown on plans. As conditioned, the project would be in conformance with the General Plan.

BACKGROUND

The subject Design Review application was submitted to the County for review on October 16, 2018. The initial incomplete letter was issued on November 13, 2018, and the letter outlined numerous issues with calculating the floor area, clarifications of grading, Fire Marshal turnaround standards, Habitat Conservation Plan information, septic system approval, and a geology report.

On May 24, 2019 the applicant resubmitted plans and documents in response to the November 13, 2018 letter, at which time all incomplete items and issues of concern were resolved. The project was subsequently deemed complete on June 14, 2019.

A public notice was mailed to all property owners within a 300 radius on July 1, 2019 and was also published in the Post Records on July 1, 2019. Additionally, the Zoning Administrator required story pole construction, which was inspected by Staff prior to the public hearing. No new impacts were realized as a result of the construction of the story poles.

STAFF REPORT REVIEW

Prepared by: Colleen Tsuchimoto, Senior Planner

Reviewed by: Leza Mikhail, Zoning Administrator & Principal Planner



**ATTACHMENT A -
CEQA DETERMINATION**

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110

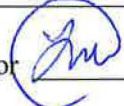


Administration	Development Services	Fire Marshal	Planning
Phone: (408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-57
Fax: (408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

Statement of Exemption from the California Environmental Quality Act (CEQA)

File Number	APN(s)	Date
PLN18-11426	776-35-023	6/27/19
Project Name	Project Type	
Olsen Residence	residential	
Owner	Applicant	
Barry and Dianne Olsen	D & Z Design	
Project Location		
2410 Rockwood Ranch Road, Morgan Hill		
Project Description		
Design Review for a new 8,359 sq. ft. residence including two (2) attached 1-car garages. Grading of 122 cubic yards of cut and 309 cubic yards of fill (NOTE: 1 cubic yard of cut and 248 cubic yards of fill are associated with the building footprint construction).		
All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.		
CEQA (Guidelines) Exemption Section:		
15303 (a), "New Construction or Conversion of Small Structures"		
Comments:		
Qualifies for exemption. Project includes minimal grading with no significant environmental impacts to construct a new residence with attached garages, and access driveway. As part of the findings, the project also complies with visual mitigations incorporated into the subdivision EIR which conditioned trees to be protected, grading minimal to avoid impacts to trees and vegetation, home nestled into existing grades, and native stones utilized with earth tone colors to blend in with the natural existing environment.		
Prepared by: Colleen A. Tsuchimoto, Senior Planner		
 Signature		 Date

Reviewed by (Supervisor): Leza Mikhail, Zoning Administrator

 7/5/19

**ATTACHMENT B -
PRELIMINARY CONDITIONS OF APPROVAL**

**ATTACHMENT B
PRELIMINARY DESIGN REVIEW
CONDITIONS OF APPROVAL**

Date: July 11, 2019

Owner/Applicant: Barry and Dianne Olsen / D & Z Design

Location: 2410 Rockwood Ranch Road, CA (APN: 776-35-023)

File Number: PLN18-11426

CEQA: Categorically Exempt – Section 15303, Class 3(a)

Project Description: Design Review for an 8,359 square foot single-family, single-story residence, including two (2) attached 1-car garages. Associated site improvements including a driveway, retaining walls and septic system. Associated grading consists of 122 cubic yards of cut and 309 cubic yards of fill (431 cubic yards total). NOTE: 1 cubic yard of cut and 248 cubic yards of fill are associated with building pads for the residence and garages, and Grading Approval was not required. Approval is based on plans submitted on May 24, 2019.

If you have any question regarding the following preliminary Conditions of Approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Colleen Tsuchimoto	(408) 299- 5797	colleen.tsuchimoto@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299 – 5763	alex.goff@sccfd.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org
Building Inspection		(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning

2. Development must take place in accordance with the approved plans, submitted on May 24, 2019, and these Conditions of Approval. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, and/or additional Planning review/applications.

12. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

13. **Prior to the issuance of a building permit**, submit tree protection plan. Fencing shall be installed around all trees not slated for removal that are adjacent to construction areas and shall be maintained during the duration of construction.
14. **Prior to issuance of a building permit**, submit final color samples of the exterior elevation for the house facade, trim and roof indicating the Light Reflectivity Value is less than or equal to 45, consistent with the approved color board, pursuant to Zoning Ordinance Section 3.20.040B.
15. **Prior to issuance of a building permit**, submit exterior lighting plan if applicable. All lighting on the site shall be designed, controlled and maintained such that no light source is visible from off the property.
16. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125 record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.

Land Development Engineering (LDE)

17. Obtain a Drainage Permit from Land Development Engineering **prior to beginning of any construction activities**. Issuance of the drainage permit is required of the building permit (building and drainage permits can be applied for concurrently). The process for obtaining a Drainage Permit and the forms that are required can be found at the following web page: www.sccplanning.org > I Want to...> Apply for a Permit > Drainage Permit. Please contact LDE at (408 299-5734) for additional information and timelines.

Improvement Plans

18. Drainage plans shall be prepared by a licensed civil engineer for review and approval by LDE. Include drainage details as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:
 - March 1981 Standards and Policies Manual, Volume 1 (Land Development) www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies
 - 2007 Santa Clara County Drainage Manual www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance.
19. Survey monuments shall be shown on the improvement plans to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the drainage plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments

shall be set **prior to final acceptance of the improvements**. Any needed permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyor's Act with the County Surveyor.

20. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
21. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
22. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
23. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Storm Water Treatment – Pajaro River/Monterey Bay Watershed

24. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant's Packet). The PCR Applicant's packet will identify the applicable low impact development & post-construction requirements for the project.
25. Include at least one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.
26. If the PCR Applicant's Packet indicates the project is a PR-2 (Performance Requirement 2) project, provide a Storm Water Control Plan prepared by a licensed civil engineer that includes Water Quality Treatment measures. If the project is a PR-3 project, also include runoff retention measures sized per the County's Guidance Manual for Low Impact Development and Post Construction Requirements. NOTE: The project qualifies for both types.
27. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water

Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (SDID). The WDID number shall be shown on the final improvement plans. The SWRCB website is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater

28. If Water Quality Treatment measures are applicable, enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11-5.23 of the County Ordinance Code.

Soils and Geology

29. Submit one hard copy and one electronic copy of the signed and stamped geotechnical report for the project.
30. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plans.

Environmental Health

31. The Onsite Wastewater Treatment System (OWTS) has been conditioned for a new 3-bedroom single family dwelling with a 1,500-gallon septic tank and a conventional leach field of 488 feet + 488 feet. Include 4 sets of original wet stamped plan in planning packet for OWTS issuance at time of building permit issuance.
32. **Prior to building permit issuance**, provide a Will Serve Letter from Rockwood Ranch Mutual Water Company.

Fire Marshal's Office

33. Fire protection water system shall be installed, functioning and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed accessible, and/or functioning.
34. Fire-Flow. The minimum fire flow shall be 500 gpm at 20 psi for a 30 min duration. The provided flow data only showed the static and residual pressure. Provide information at time of building permit.

Note: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

- a) At the time of building permit submittal provide written verification from water company that the above condition can be satisfied.
- b) If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as

- soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.
- c) If the water company provides domestic water, but cannot provide the required hydrant fire-flow, installation of an approved residential fire sprinkler system complying with CFMO-SP6 shall be required throughout.
 - d) If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on-site aboveground storage tank(s) and wharf hydrant.
35. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road any portion of the structure exceeds 150 ft. (measured along the path of travel).
- a) Width: Clear width of driveable surface of 12 ft.
 - b) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
 - c) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
 - d) Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
 - e) Surface: All driving surfaces shall be all -weather and capable of sustaining 75,000 pound gross vehicle weight.
 - f) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
 - g) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
 - h) Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO A3.
36. Fire Sprinkler System – an approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure. The fire sprinkler system shall be installed and finalized by this office **prior to occupancy**. A separate permit shall be

obtained from this office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

37. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:

- i) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
- j) Provide a ½ inch spark arrester for the chimney.
- k) Remove significant combustible vegetation within 30 ft. of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Geology

38. **Prior to building permit issuance**, submit a Plan Review Letter that confirms the plans are in compliance with the recommendations presented in the approved report.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST.

Planning

39. **Prior to final inspection**, contact Colleen Tsuchimoto, at least two weeks in advance to schedule a site visit to verify the approved exterior colors, have been installed as approved.

Land Development Engineering

41. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

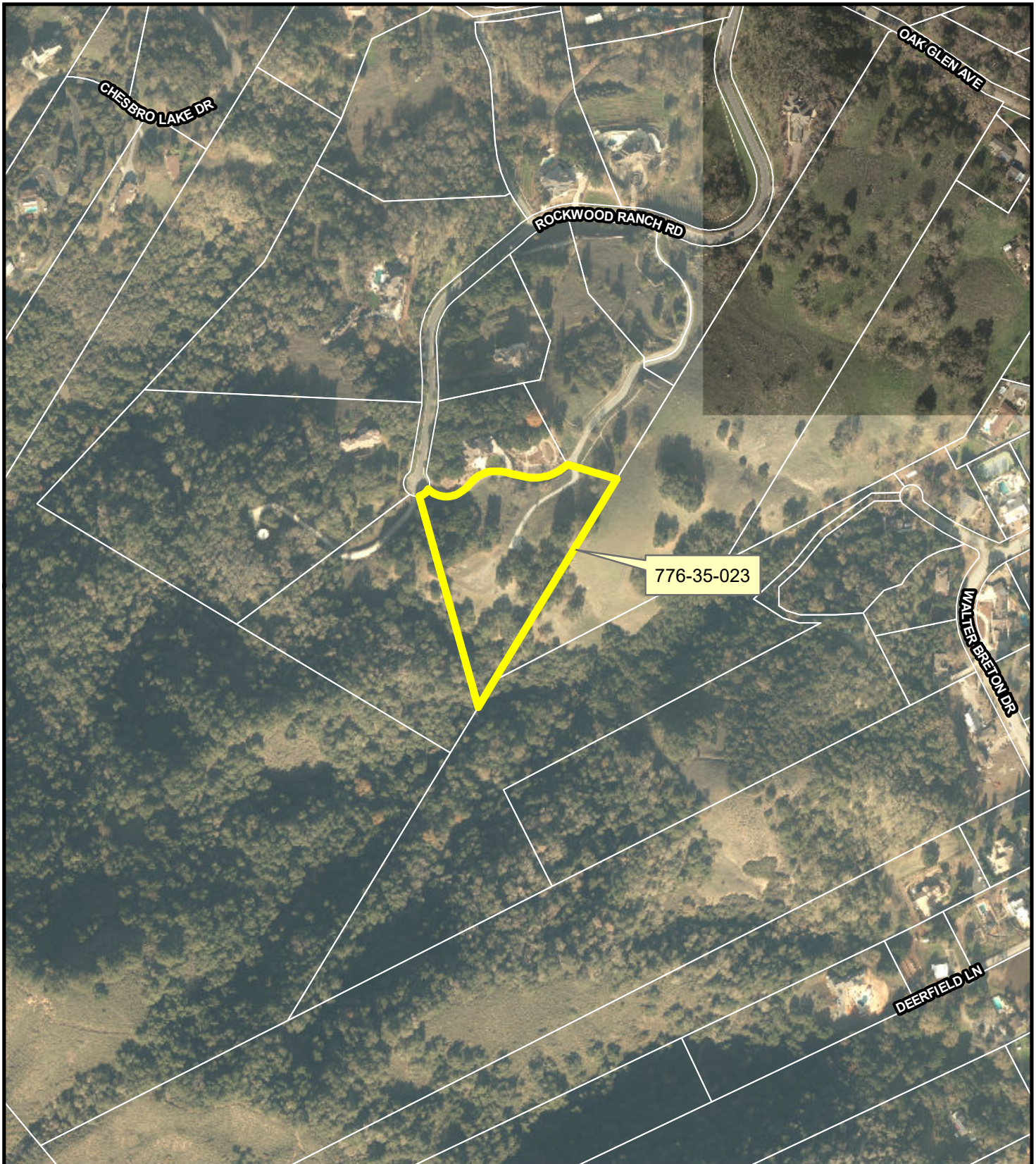
Environmental Health

42. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated area of Santa Clara County is mandatory.

Geology

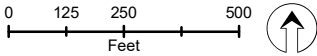
43. **Prior to final inspection**, submit a Construction Observation Letter that verifies the work was completed in accordance with the approved plans. A note to that effect should be stamped on the plans.

**ATTACHMENT C -
LOCATION & VICINITY MAP**

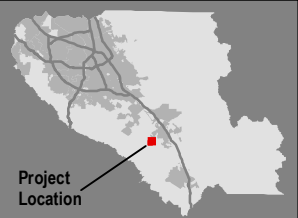


Vicinity Map

File No. PLN18-11426
APN: 776-35-023



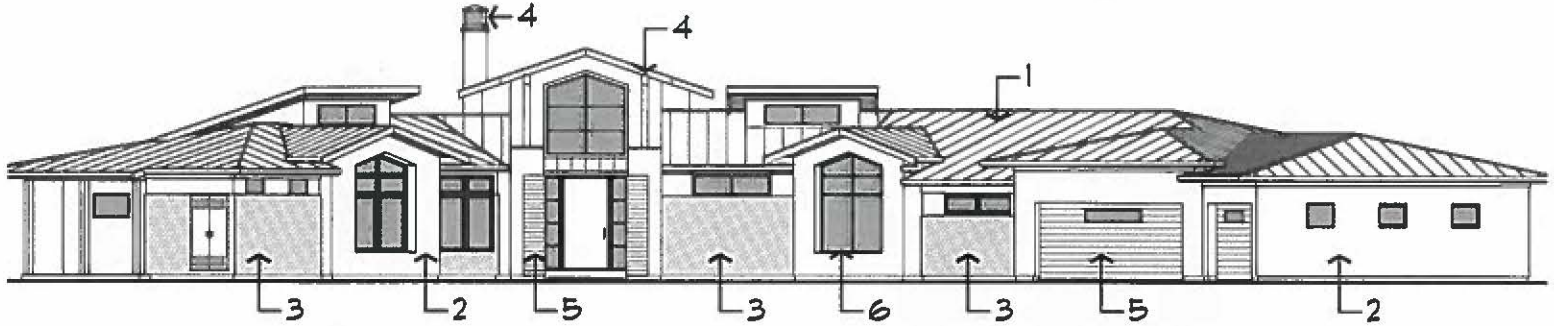
This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability. 6/17/2019 9:27:28 AM Y:\Staff\Reports\18-11426\18-11426_vicinity.mxd



Attachment C: Location and Vicinity Map

**ATTACHMENT D -
COLOR BOARD**

Materials and Colors:



Olsen Residence

**2410 Rockwood Ranch Road
Morgan Hill, California**

1. ROOF MATERIAL:
CUSTOM-BILT METALS
STANDING SEAM - 'WEATHERED COPPER'
LRV 26
2. BASE COLOR:
SHERWIN WILLIAMS - 'KHAKI SHADE'
SW 7533
LRV 44
3. ACCENT BASE COLOR:
SHERWIN WILLIAMS - 'PORPOISE'
SW 7047
LRV 13
4. FASCIA TRIM & GUTTERS:
SHERWIN WILLIAMS - 'GREENBLACK'
SW 6994
LRV 6
5. HORIZONTAL SIDING & GARAGE DOORS:
WESTERN RED CEDAR
CABOT STAIN - '50/50 INTERMIX'
1/400/417
LRV 35
6. WINDOW FRAMES:
JELD-WEN - CLAD WINDOW FRAMES
'DARK BRONZE'
LRV 7



Dz Design Associates

18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037

Phone: (408) 778-7005 voice
email: dzdesign@garlic.com

ATTACHMENT E - PROPOSED PLANS

GEN. CONSTRUCTION NOTES

ANY VARIATION FROM THE SPECIFIED DESIGN, FINISH PRODUCTS OR EXTERIOR ELEVATION STYLE IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF D&Z DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN CONFORMANCE WITH 2013 CBC, CRC, CFC, CMC, CPC, CEC AND 2013 CALIFORNIA ENERGY CODE AND 2013 CALIFORNIA GREEN BUILDING STANDARDS THE UNIFORM CODE FOR BUILDING CONSERVATION, THESE CODES, AS WELL AS THE STATE AND LOCAL AMENDMENT TO THEM.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" "AWAY" FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREAS & SLOPE GRADE 2% MIN. @ PAVED AREAS.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING,AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTANT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

SEE SHEET T24 FOR ADDITIONAL ENERGY COMPLIANCE NOTES.

FIRE PROTECTION WATER:
FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED, FUNCTIONING AND INSPECTED PRIOR TO APPROVAL OF THE FOUNDATION. SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND ACCESSIBLE THROUGHOUT CONSTRUCTION. A STOP WORK ORDER MAY BE PLACED ON THE PROJECT IF THE REQUIRED HYDRANT SYSTEMS ARE NOT INSTALLED, ACCESSIBLE, AND/OR FUNCTIONING.

FIRE SPRINKLER SYSTEM:
AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 SHALL BE INSTALLED THROUGHOUT THE STRUCTURE.

THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND FINALED BY THE COUNTY OF SANTA CLARA FIRE DEPARTMENT PRIOR TO OCCUPANCY. A SEPARATE PERMIT SHALL BE OBTAINED FROM THE COUNTY OF SANTA CLARA FIRE DEPARTMENT BY A STATE LICENSED C-16 CONTRACTOR PRIOR TO INSTALLATION. PLEASE ALLOW FOR A MINIMUM OF 30 DAYS FOR PLAN REVIEW OF FIRE SPRINKLER PLANS BY THE COUNTY OF SANTA CLARA FIRE DEPARTMENT.

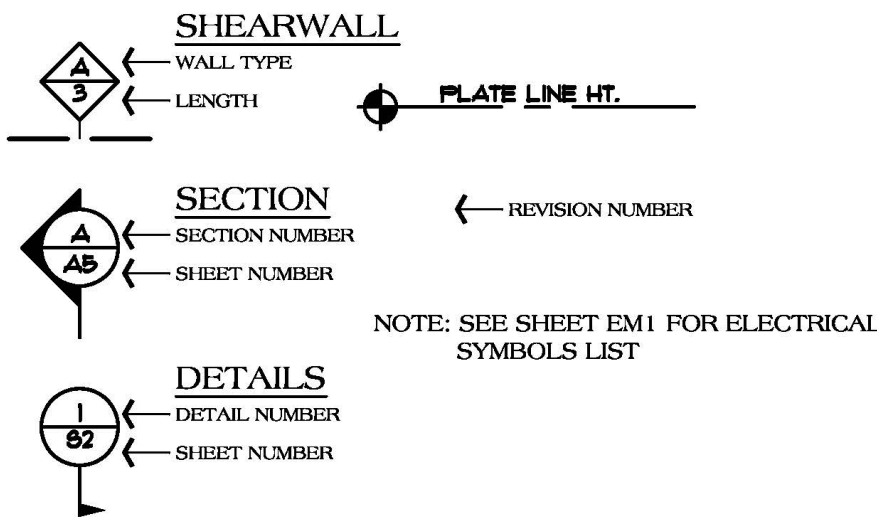
MAINTENANCE:
FIRE PROTECTION WATER SYSTEMS AND EQUIPMENT SHALL BE ACCESSIBLE AND MAINTAINED IN OPERABLE CONDITION AT ALL TIMES, AND SHALL BE REPLACED OR REPAIRED WHERE DEFECTIVE. FIRE PROTECTION WATER SHALL BE MADE AVAILABLE TO THE FIRE DEPT.

FIRE DEPT. ACCESS ROADS, DRIVEWAYS, TURNOUTS, & TURNAROUNDS SHALL BE MAINTAINED FREE & CLEAR & ACCESSIBLE AT ALL TIMES FOR FIRE DEPT. USE. GATES SHALL BE MAINTAINED IN GOOD WORKING ORDER, & SHALL REMAIN IN COMPLIANCE WITH FIRE MARSHAL STANDARD CFMO-A3 AT ALL TIMES.

GATES:GATES SHALL NOT OBSTRUCT THE REQUIRED WIDTH OR VERTICAL CLEARANCE OF THE DRIVEWAY & MAY REQUIRE A FIRE DEPARTMENT LOCK BOX/GATE SWITCH TO ALLOW FOR FIRE DEPARTMENT ACCESS. INSTALLATION SHALL COMPLY WITH CFMO-A3.

W.U.I.: THIS PROJECT IS LOCATED IN THE WILDLAND/URBAN INTERFACE FIRE AREA. COMPLIANCE WITH W.U.I. REGULATIONS IS REQUIRED. SEE W.U.I. NOTES ON THIS SHEET.

SYMBOLS



CONSULTANTS

CIVIL ENGINEER

MH Engineering
16075 Vineyard Boulevard
Morgan Hill, California 95037
(408) 779-7381

W.U.I. NOTES

W.U.I. Fire Resistive Construction Requirements for Residential Projects Based on the 2016 CBC & 2016 CFC

Roofing Assemblies
Roofing assemblies shall be designed to prevent the intrusion of flames and embers between the roof covering and the roof decking.

Roof valley flashing shall be made of not less than 26-gauge galvanized sheet metal installed over a minimum 36" wide underlayment of one layer of 72" cap sheet running the full length of the valley.

Roof gutters shall be designed to prevent the accumulation of leaves and debris in the

Attic Ventilation
Roof and attic vents shall be designed to resist the intrusion of flames and embers into the attic of a structure, and shall be protected with corrosion-resistant, noncombustible wire mesh with mesh opening of 1/16" minimum and 1/8" maximum.

Eave and cornice vents shall be designed to resist the intrusion of flames and burning embers into the attic of a structure, and shall be approved by the State Fire Marshal. Eave vents located 12 feet above grade shall be protected with noncombustible wire mesh with mesh opening of 1/16" minimum and 1/8" maximum.

Eave protection - Eaves and soffits shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

Exterior Walls
Exterior walls shall be designed using ignition-resistant materials, noncombustible construction, heavy timber, log wall construction, or equivalent, or installed with one layer of 5/8" type X gypsum bd. on the exposed side of the framing under any type of wall covering or, have the exposed side covered by the exterior portion of a one-hour fire resistive exterior wall assembly as found in the Gypsum Association Fire Resistance Design Manual.

Open roof eaves, enclosed roof eaves and roof eave soffits, the exposed underside of exterior porch ceilings and floor projections shall comply with one of the following: covered with noncombustible or ignition resistant materials or one layer of 5/8" Type X gypsum board sheathing applied behind an exterior covering on the underside of the floor projection, or have the exposed side covered by the exterior portion of a one-hour resistive exterior wall assembly as found in the Gypsum Association Fire Resistance Design Manual.

Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2' nominal solid wood blocking between the rafters at all roof overhangs, or terminate at an eave enclosure.

Exterior wall vents shall be designed to resist the intrusion of flame and embers into the structure, or shall be protected with a corrosion-resistant, noncombustible wire mesh with mesh openings of 1/16" minimum and 1/8" maximum.

Floor Projections
The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by a noncombustible material: ignition resistant material, one layer of 5/8" type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection, or the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel sheathing products listed in the Gypsum Association Fire Resistance Design Manual, or The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in either of the following: SPM Standard 12-7A-3 or ASTM E2957.

Underfloor protection
The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of the CFC section R337, or the underside of the exposed underfloor shall consist of one of the following: noncombustible material, ignition resistant material, one layer of 5/8" type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection, the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the Gypsum Association Fire Resistance Design Manual, or the underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in the following: SPM Standard 12-7A-3 or ASTM E2957.

Underfloor and appendages protection
The underside of elevated or overhanging buildings and floor projections shall be enclosed to grade or the underside shall be covered with ignition resistant or non-combustible materials or one layer of 5/8" type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection or shall have the exposed underside covered by a one-hour resistive exterior wall assembly as listed in the Gypsum Association Fire Resistance Design Manual.

Exterior Windows and Doors
Exterior windows, including skylights, and glazed door assemblies shall have a 20 minute fire-resistant rated, or be designed using insulating glass units with a minimum of one tempered pane, or glass block units, any window listed on the OSFM website.

Note: that window sash, sill, and frames may be of wood, aluminum, vinyl, or fireless material.

Exterior door surface or cladding shall be ignition resistant or non-combustible material or 20 minute fire-resistant rated or be constructed of solid-core wood having sills and rails not less than 1-3/8" thick, and floor panels not less than 1-1/4" thick or any door listed on the OSFM website.

Exterior vehicle access doors shall be non-combustible or exterior fire-resistant treated wood.

Exterior vehicle access doors shall be non-combustible or exterior fire-resistant treated wood.

Weather stripping, exterior garage doors shall be provided with weather stripping to resist the intrusion of embers from entering through gaps between doors and door openings when visible gaps exceed 1/8 inch (3.2mm). Weather stripping or seals shall be installed on the bottom, sides, and tops of doors to reduce gaps between doors and door openings to 1/8 inch or less.

Decking
The walking surface of docks, balconies, porches, and stairs within 10 feet of a building that is required to be WUI compliant shall be of the following materials:

Solid wood decking (redwood or cedar 5/4" thick nominal 6" wide) over 2x6 DP minimum joists spaced 24" or less on center or any decking material listed on the OSFM website. (<http://www.osfm.fire.ca.gov/structureengineer/pdf/bmi/www/products.pdf>)

guardrails, handrails, and structural members need not comply WUI requirements.

Accessory buildings and structures
Attached accessory structures such as trellises, arbors, patio covers, carports, and gazebos or similar structures attached to applicable buildings are required to be constructed of fire-resistant materials.

Note:
The use of paints, coatings, stains or other surface treatments are not an approved method of protection.

Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in the California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code 51182. See CRC R337.7.1.5

DRAWING INDEX

T1 Title Sheet

CIVIL DRAWINGS

- 1 of 1 Overall Site Plan
- 1 of 2 Grading and Drainage Plan
- 2 of 2 Grading and Drainage - Sections, Details

DESIGN DRAWINGS

- A2 Floor Plan
- A3 Exterior Elevations
- A4 Cross Sections
- A5 Cross Sections
- A6 Roof Plan
- A7 Floor Area Calculations

SCOPE OF WORK

CONSTRUCT A NEW SINGLE STORY SINGLE FAMILY RESIDENCE WITH 5241 SQUARE FEET OF LIVING AREA, A 1512 SQUARE FOOT ATTACHED GARAGE AND SHOP AREA, ALSO INCLUDED IS 522 SQUARE FEET OF STORAGE AND GARDEN SHED, 115 SQUARE FOOT COVERED ENTRY PORCH, A 126 SQUARE FOOT GUEST PORCH, AND 1635 SQUARE FEET OF REAR DECK.

NO NEW LANDSCAPE IS BEING PROPOSED.

THE PROPERTY IS LOCATED IN THE WILDLAND URBAN INTERFACE (W.U.I.) AND THE STATE RESPONSE AREA (SRA).

PROJECT DATA

OWNER:

Barry and Diane Olsen
1237 Settle Avenue
San Jose, California 95125
(408) 838-7043

LOT DATA:

APN: 776-35-023
Zoning: RR-HS
Lot Size: 4.9 Acres

Lot: 2410 Rockwood Ranch Rd.
Morgan Hill, California
County of Santa Clara

Occupancy Group: R3/U
Type of Construction: VB

HOUSE DATA:

Living Area 5,241 SQ. FT.
Garage & Shop 1,572 SQ. FT.
Storage 522 SQ. FT.
Ceiling Above. 15'-0" 909 SQ. FT.
Entry Porch 115 SQ. FT.
Development Area 8,359 SQ. FT.

Olsen Residence

Morgan Hill, California

2410 Rockwood Ranch Road

NO./ DATE/ REVISION
DESIGN REVIEW 1-30-19

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF D&Z DESIGN ASSOCIATES. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF D&Z DESIGN ASSOCIATES. THESE PLANS ARE TO BE USED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF D&Z DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE PROJECT. THESE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

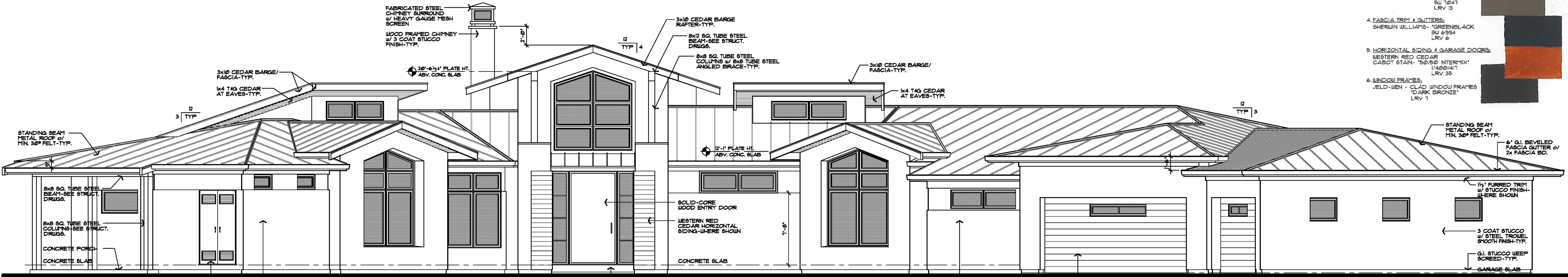
D&Z Design Associates, Inc.
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 779-7005 Fax: (408) 779-7004
email: d&zdesign@gailinc.com

DRAWING TITLE	Title Sheet
JOB TITLE	Olsen Residence
JOB ADDRESS	Custom Home 2410 Rockwood Ranch Road Morgan Hill, California

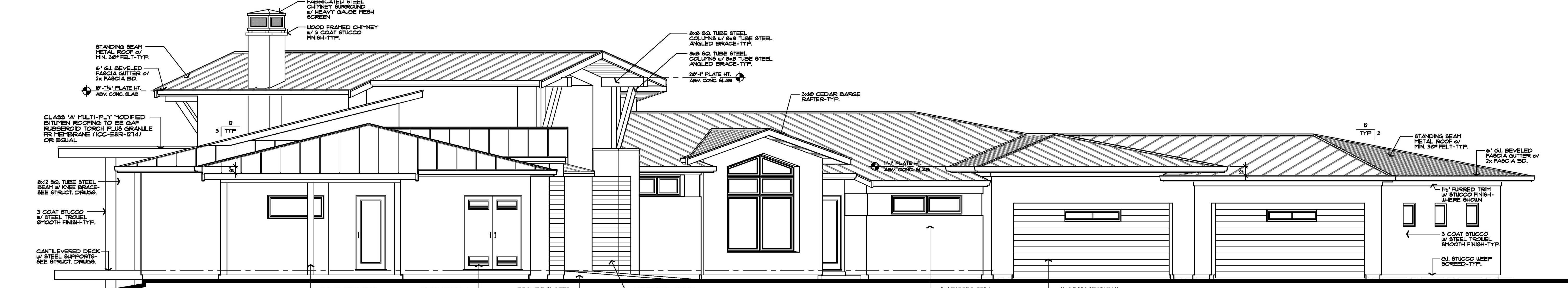
DATE	JAN 30 2019
SCALE	NONE
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	GZ
JOB NO.	DZ3617
SHEET	T1

Olsen Residence
2410 Rockwood Ranch Road
Morgan Hill, California

1. ROOF MATERIAL:
CUSTOM-BUILT METALS
STANDING SEAM
WEATHERED COPPER
LRY 26
2. BASE COLOR:
SHERWIN WILLIAMS - "CHALK SHADE"
SU 1933
LRY 44
3. ACCENT BASE COLOR:
SHERWIN WILLIAMS - "PORPOISE"
SU 1641
LRY 13
4. FASCIA TRIM LIGHTERS:
SHERWIN WILLIAMS - "GREENBLACK"
SU 6994
LRY 6
5. HORIZONTAL SIDING & GARAGE DOORS:
WESTERN RED CEDAR
CABOT STAIN - "50/50 INTER-1X"
1/400/411
LRY 35
6. WINDOW FRAMES:
VELD-WEN - CLAD WINDOW FRAMES
"DARK BRONZE"
LRY 1



front & right side elevation



left side & front elevation



rear elevation

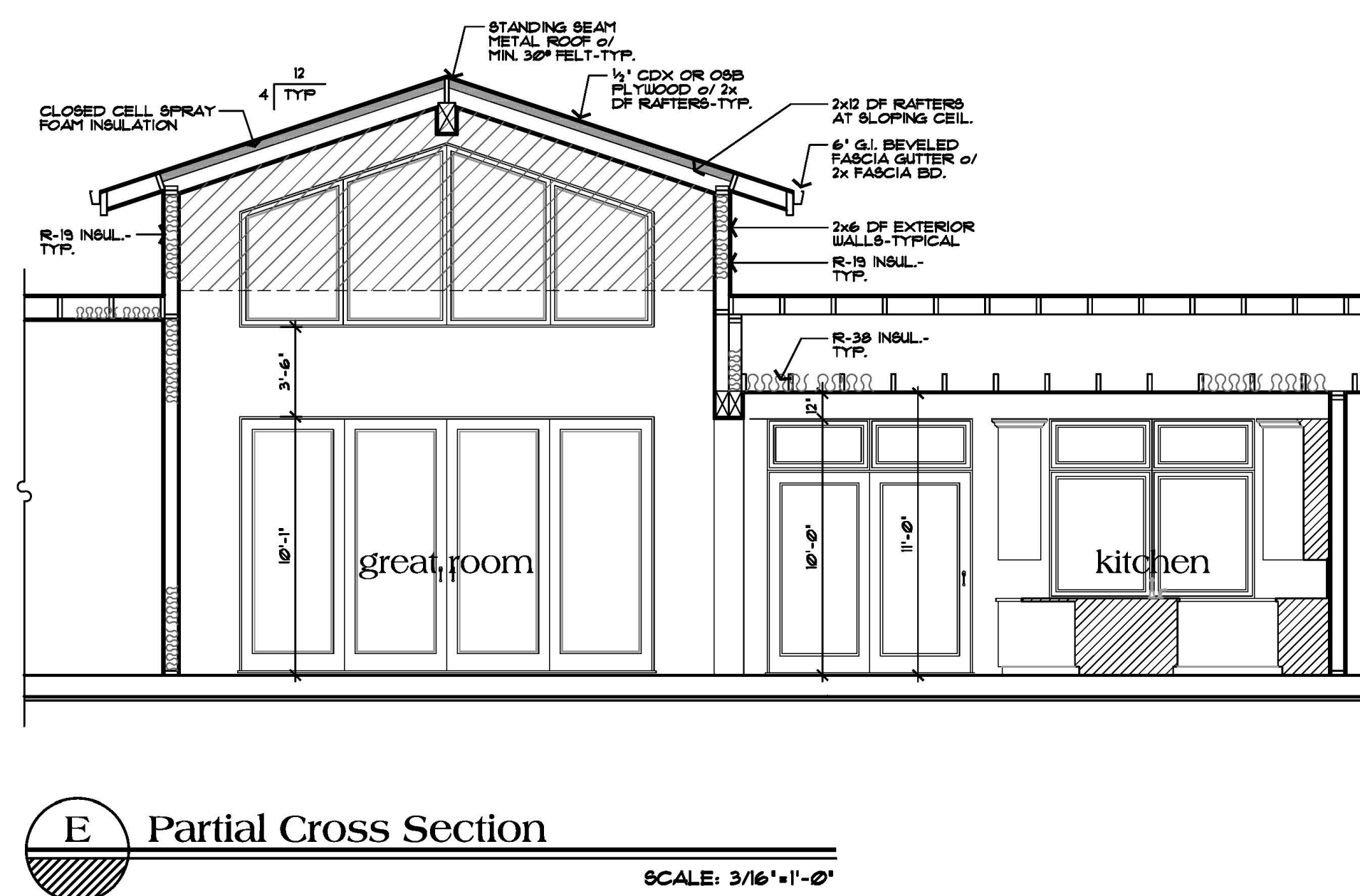
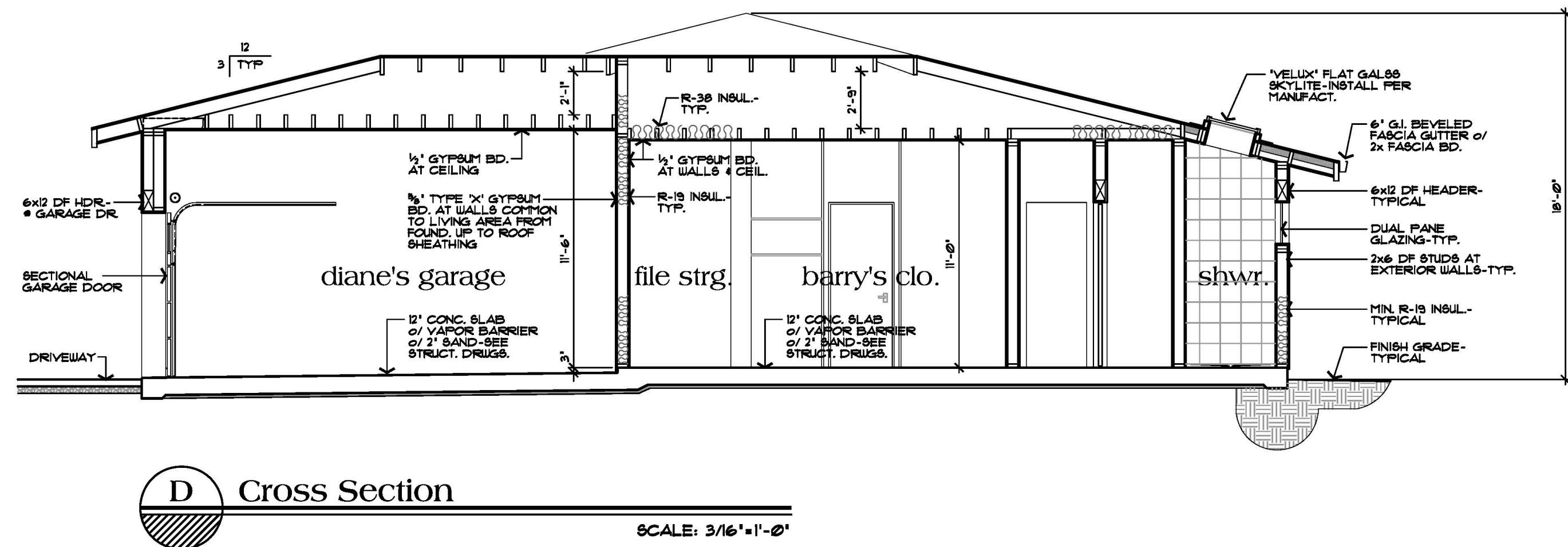
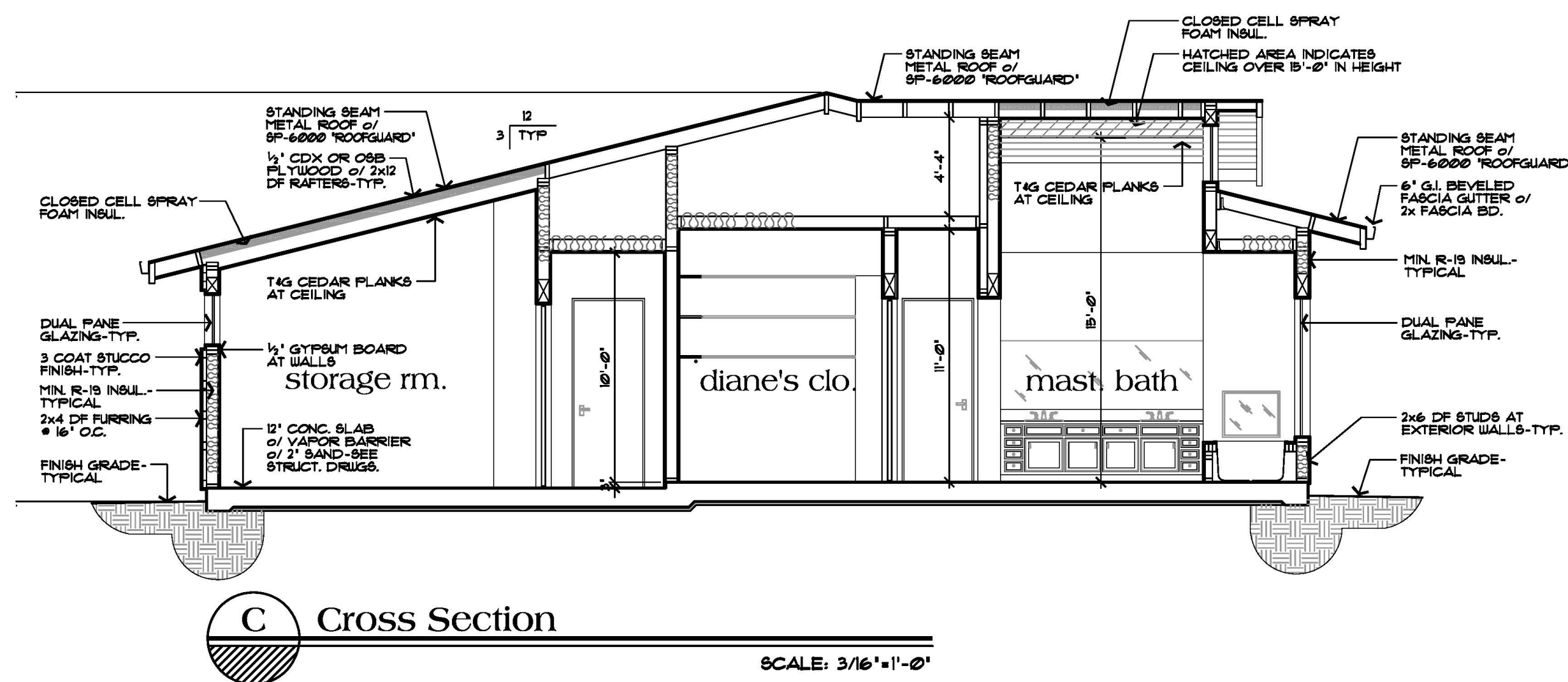
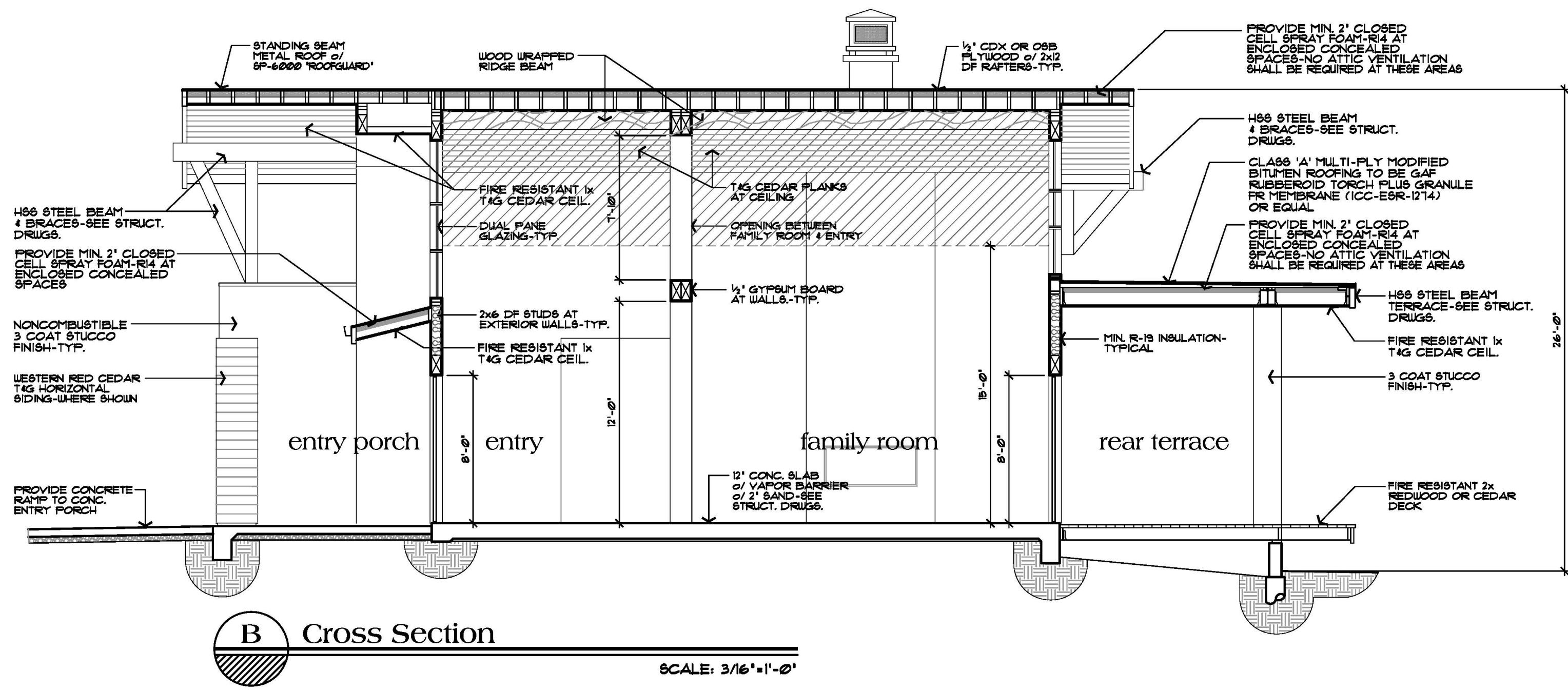
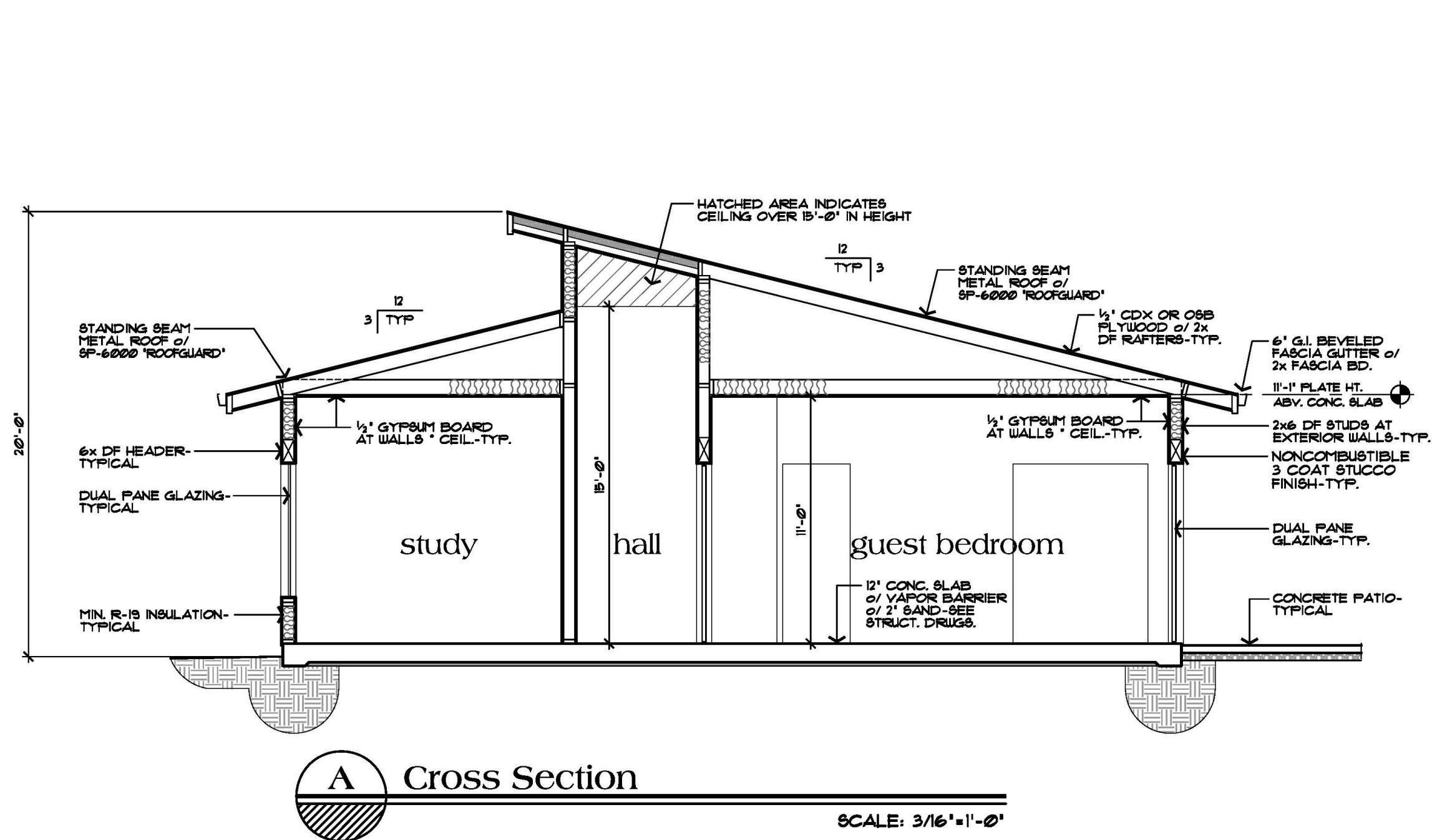
NO. / DATE / REVISION

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DAZ Design Associates, Inc.
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
email: dazdesign@gail.com

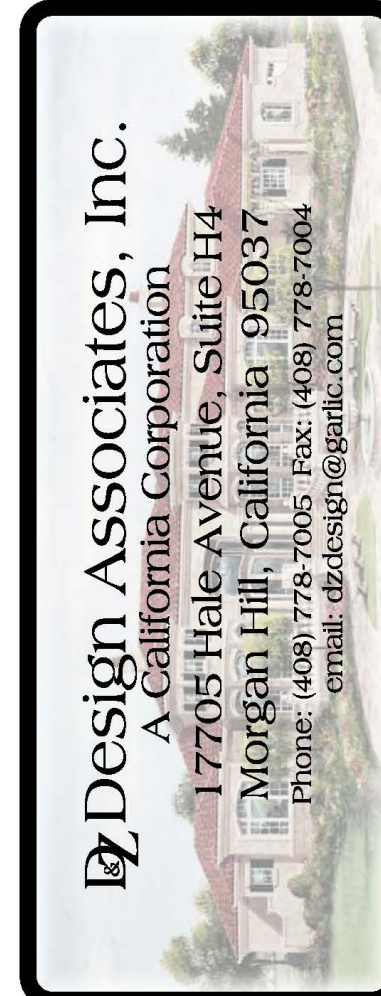
Exterior Elevations
Olsen Residence
Custom Home
2410 Rockwood Ranch Road
Morgan Hill, California

DATE: AUGUST 14, 2018
SCALE: 3/16" = 1'-0"
PROJECT MANAGER: MICHAEL DAVIS
DRAWN: GZ
JOB NO.: 073617
SHEET



NO./ DATE/ REVISION

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DRAWING TITLE	Building Cross Sections
JOB TITLE	Olsen Residence
JOB ADDRESS	Custom Home 2410 Rockwood Ranch Road Morgan Hill, California

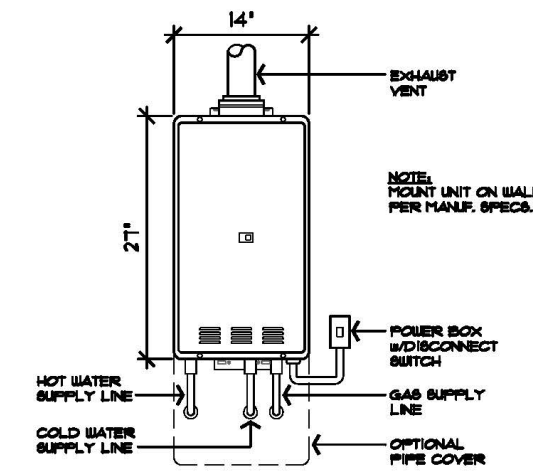
DATE	JAN 30 2019
SCALE	3/16"=1'-0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	GZ
JOB NO.	DZ3617
SHEET	

A4

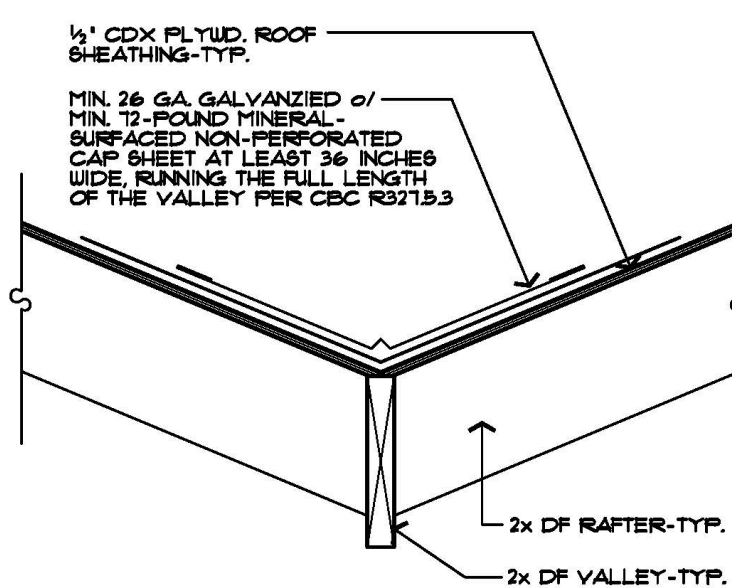
ADHERED STONE VENEER DETAIL

TYPICAL DRIP SCREED DETAIL

TYPICAL SKYLITE DETAIL



Tankless Water Heater Detail



TYPICAL VALLEY FLASHING - W.U.I.

Water Piping Notes:

1. The pressure relief valve must be placed upon the first cold water supply connection to the unit connected to the water line. This may be used on both the hot/cold water supply lines, for the future expansion of the water line.

2. All soldering materials and piping must be compatible with potable water.

3. Plunge the water line to remove from all dirt and air. Debris will damage the unit.

4. There is a fill on the unit for the vent. It will need to be cleaned periodically. DO NOT operate unit without vent.

WARNING: DO NOT reverse the inlet and outlet and vent and water connections on the unit. This will void the warranty and may cause injury or death.

Pressure Relief Valve Notes:

1. ANSI code calls for the installation of an approved pressure relief valve to water heating systems.

2. The pressure relief valve must meet the following criteria: The relief valve must comply with the ASME code, be listed by an approved testing agency, and be marked with the Water Supply System ANSI Z39.22. The relief valve must be rated at 150 PSI pressure.

3. The pressure relief valve must be installed in accordance with the manufacturer's instructions. DO NOT install any other type valve or shut off device between the relief valve and its drain system.

4. The discharge from the pressure relief valve should be piped to the ground or into a water system.

5. The pressure relief valve should not be installed in a horizontal position for a short time. Water discharged from the relief valve could cause serious burns, scalds and/or death.

6. DO NOT use the relief valve and do not install any reducing inserts or other restrictions in the relief valve discharge line.

7. Pressure relief valve must be manually operated once a year or check for correct operation.

8. Should overflowing occur or gas supply shut off at unit, turn off the manual gas valve on the unit.

Electrical Connection Notes:

1. The unit must be grounded in accordance with National Electrical Code or the absence of local codes, with the most recent edition of the National Electrical Code, ANSI/NFPA 70. Do not ground the unit to the gas line.

CAUTION: Label all wires prior to disconnection when servicing controls. Wiring errors can cause improper and dangerous operation. Verify that wiring is correct before reconnecting.

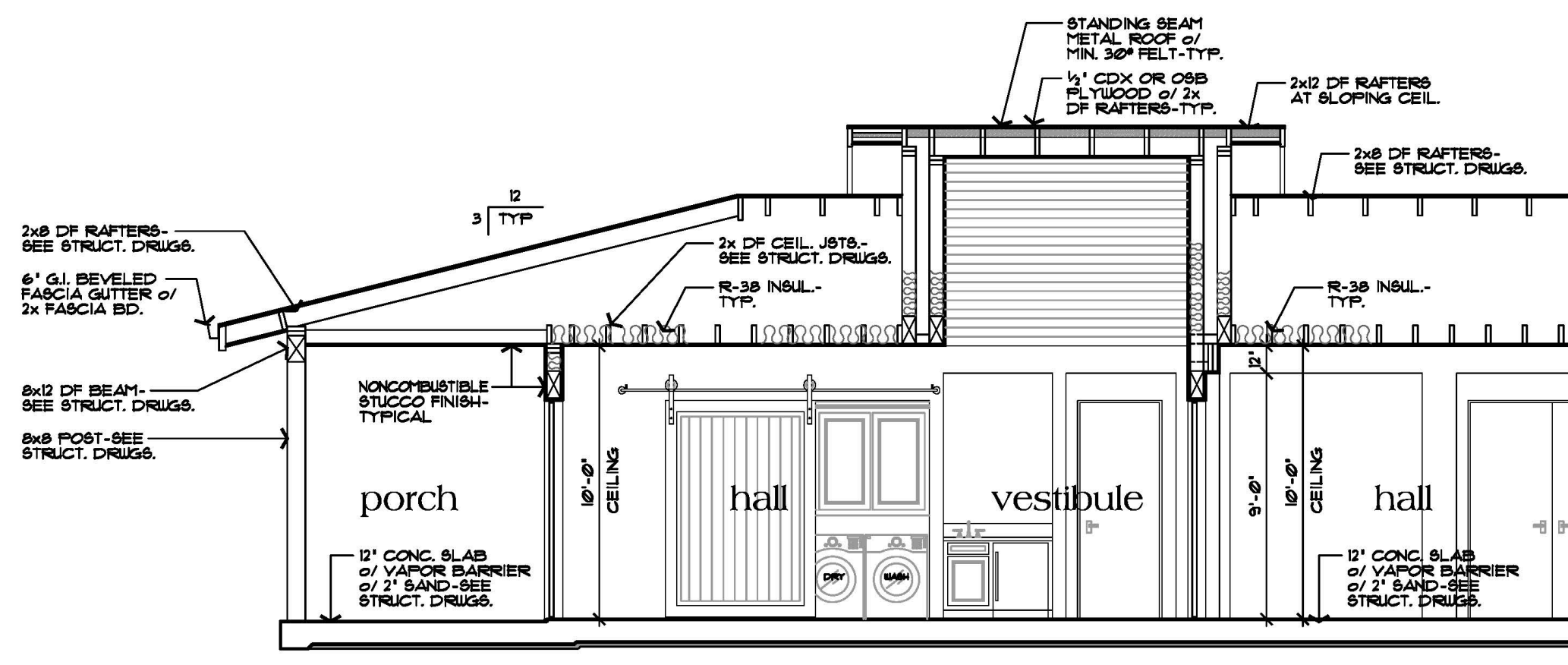
1. The unit utilizes 120VAC/60 Hz. Power from a properly grounded circuit, GFI.

2. An earth/ground switch must be provided and installed for the incoming 120VAC system.

3. Wire the unit exactly as shown in manufacturer's instruction.

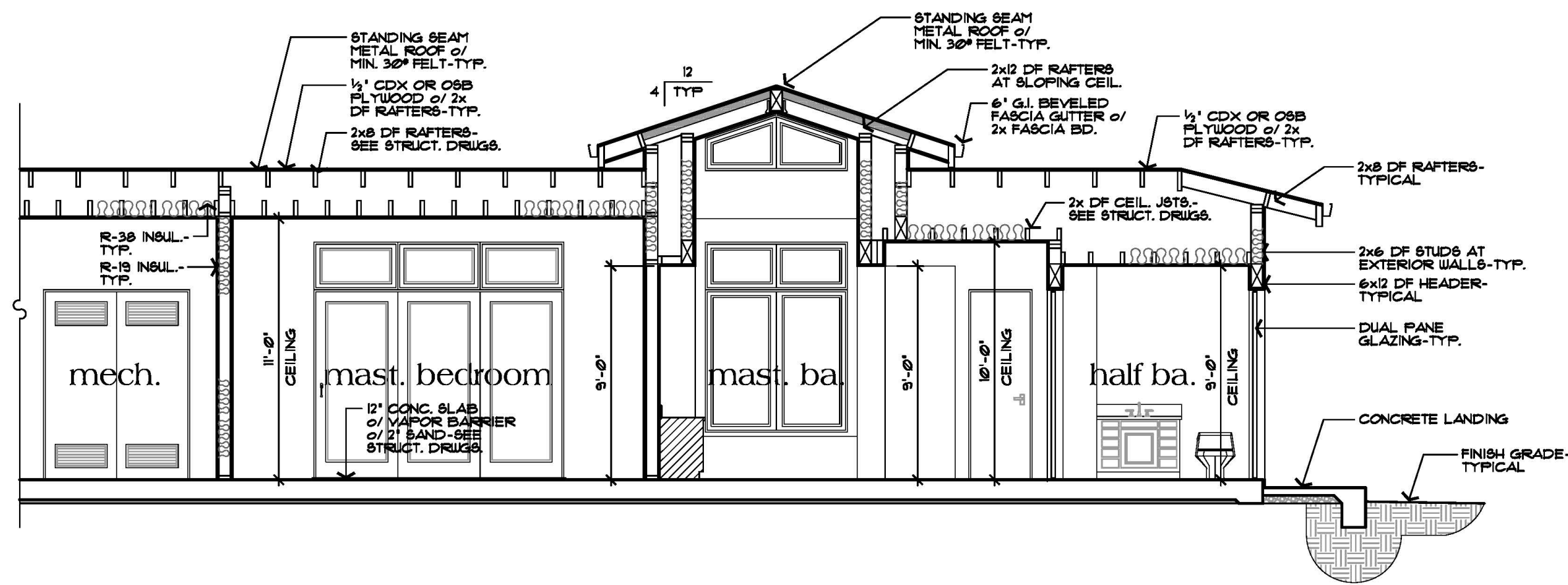
Note: Your disconnect switch should be a type that is suitable for outdoor use. Check National Electrical Code for proper disconnect switch type and location.

Refer to manufacturer's instructions for installation and operation.



F Partial Cross Section

SCALE: 3/16"=1'-0"



G Partial Cross Section

SCALE: 3/16"=1'-0"

CAL Green Requirements Tier 1

- | | | |
|---------|--|---|
| A-45A | POST CONSTRUCTION LANDSCAPE DESIGNS ACCOMPLISH ONE OR MORE OF THE FOLLOWING:
A. ARES DISBURBED BY CONSTRUCTION ARE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PLANT COMMUNITIES. | A-45B1. INSTALL ONLY AN EFFECTIVE SEALED-CORROSION GAS PREFERENCE INSTALL ONLY A DRAIN EFFLUENT WOOD STOVE OR PELLET STOVE. |
| A-45B | 2. LIGHT TRAFFIC AREAS TO THE GREATEST EXTENT POSSIBLE, BE LIMITED TO ONE PERCENT OF THE TOTAL AREA FOR THE PROJECT. IT DOES NOT MORE THAN IS PERCENT FOR THE YEAR 2.
3. USES LEAST THAN ONE PERCENT OF THE TOTAL AREA FOR THE PROJECT ON DROUGHT TOLERANT PLANT AND TREE SPECIES.
4. INCORPORATE FOR THE YEAR 2, ONE PERCENT OF THE TOTAL AREA FOR THE PROJECT ON DROUGHT TOLERANT PLANT AND TREE SPECIES.
5. HYDROLOGIC IRRIGATION TECHNIQUES ARE INCORPORATED INTO THE DESIGN. | A-45B1. ACHIEVE MEASURES TO ACHIEVE MEASURES TO COMPLY WITH VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B2 | NOT LESS THAN 30 PERCENT OF THE TOTAL PARKING, WALKWAYS OR PAVEMENT SURFACES SHALL BE PERCENT PAVEMENT. | A-45B2. PLANTS, TREES, OTHER COATING SHALL BE COMPLY WITH VOC LIMITS. |
| A-45B3 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B3. ACHIEVE MEASURES TO ACHIEVE MEASURES TO COMPLY WITH VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B4 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B4. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B5 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B5. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B6 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B6. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B7 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B7. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B8 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B8. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B9 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B9. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B10 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B10. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B11 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B11. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B12 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B12. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B13 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B13. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B14 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B14. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B15 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B15. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B16 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B16. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B17 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B17. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B18 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B18. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B19 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B19. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B20 | 2. ROOFING MATERIALS SHALL HAVE A MINIMUM 3 YEAR AGE BEFORE VALUE TO BE GREATER THAN THE VALUE OF THE ROOFING MATERIALS IN TABLE 4.4.2 (V) INSPECTION SHALL BE CONDUCTED TO DETERMINE ROOFING MATERIALS MEET COOL ROOF REQUIRED VALUES. | A-45B20. PROVIDE DOCUMENTATION TO VERIFY VOC 1 OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA CODE (45B-1). |
| A-45B21 | | |

NO./ DATE/ REVISION

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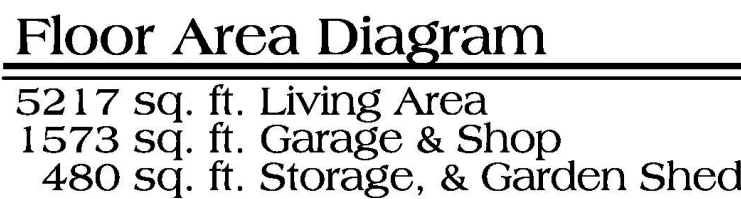


Design Associates, Inc.
A California Corporation
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7004
E-Mail: info@daassoc.com

DRAWING TITLE	
Building Cross Sections	
JOB TITLE	Olsen Residence Custom Home
JOB ADDRESS	2410 Rockwood Ranch Road Morgan Hill, California

DATE	JAN. 30, 2019
SCALE	3/16"=1'-0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	GZ
JOB NO.	DZ3617
SHEET	

A5



FLOOR AREA CALCULATION		
LIVING AREA		
A.	37'-5" x 8'-6"	318.0 SQ. FT.
B.	48'-5" x 11'-6"	558.6 SQ. FT.
C.	4'-6" x 7'-0"	31.5 SQ. FT.
D.	12'-0" x 14'-6"	174.0 SQ. FT.
E.	15'-0" x 22'-10"	342.5 SQ. FT.
F.	10'-11" x 20'-0"	218.3 SQ. FT.
G.	(1/2 12'-11" x 15'-4"	99.0 SQ. FT.
H.	(1/2 14'-7" x 22'-8"	127.6 SQ. FT.
I.	6'-0" x 7'-0"	42.0 SQ. FT.
J.	4'-5" x 2'-0"	8.8 SQ. FT.
K.	(1/2 1'-7" x 2'-0"	1.6 SQ. FT.
L.	46'-0" x 34'-0"	1564.0 SQ. FT.
M.	29'-11" x 8'-0"	239.3 SQ. FT.
N.	(1/2 13'-2" x 23'-0"	151.0 SQ. FT.
O.	36'-0" x 26'-0"	936.0 SQ. FT.
P.	(1/2 16'-11" x 8'-5"	61.6 SQ. FT.
Q.	(1/2 11'-10" x 6'-8"	38.1 SQ. FT.
R.	4'-0" x 15'-0"	52.0 SQ. FT.
S.	5'-10" x 7'-6"	43.7 SQ. FT.
T.	7'-3" x 5'-6"	39.8 SQ. FT.
U.	9'-6" x 6'-6"	61.8 SQ. FT.
V.	27'-6" x 2'-0"	55.0 SQ. FT.
W.	8'-0" x 6'-6"	52.0 SQ. FT.
X.	6'-0" x 4'-0"	24.0 SQ. FT.
LIVING AREA TOTAL		5241.3 SQ. FT.
CEILINGS ABV. 15'-0"		90.9 SQ. FT.
GARAGE		
G1.	12'-5" x 19'-5"	240.8 SQ. FT.
G2.	(1/2 14'-6" x 14'-6"	103.1 SQ. FT.
G3.	23'-0" x 23'-0"	529.0 SQ. FT.
G4.	(1/2 19'-2" x 8'-6"	38.6 SQ. FT.
G5.	22'-0" x 30'-0"	660.0 SQ. FT.
GARAGE TOTAL		1512.1 SQ. FT.
PORCHES		
P1.	10'-0" x 11'-6"	115.0 SQ. FT.
ENTRY PORCH		115.0 SQ. FT.
P2.	19'-2" x 6'-6"	126.0 SQ. FT.
GUEST PORCH		126.0 SQ. FT.
TERRACES		
T1.	REAR DECK	1635 SQ. FT.
TERRACE TOTALS		1635 SQ. FT.
LIVING AREA		5241 SQ. FT.
GARAGE & SHOP		1512 SQ. FT.
STORAGE		522 SQ. FT.
CEILINGS ABV. 15'-0"		90.9 SQ. FT.
ENTRY PORCH		115 SQ. FT.
GUEST PORCH (N/A)		126 SQ. FT.
REAR TERRACE (N/A)		1635 SQ. FT.
DEVELOPMENT AREA		8293 SQ. FT.

[illegible]

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Design Associates, Inc.
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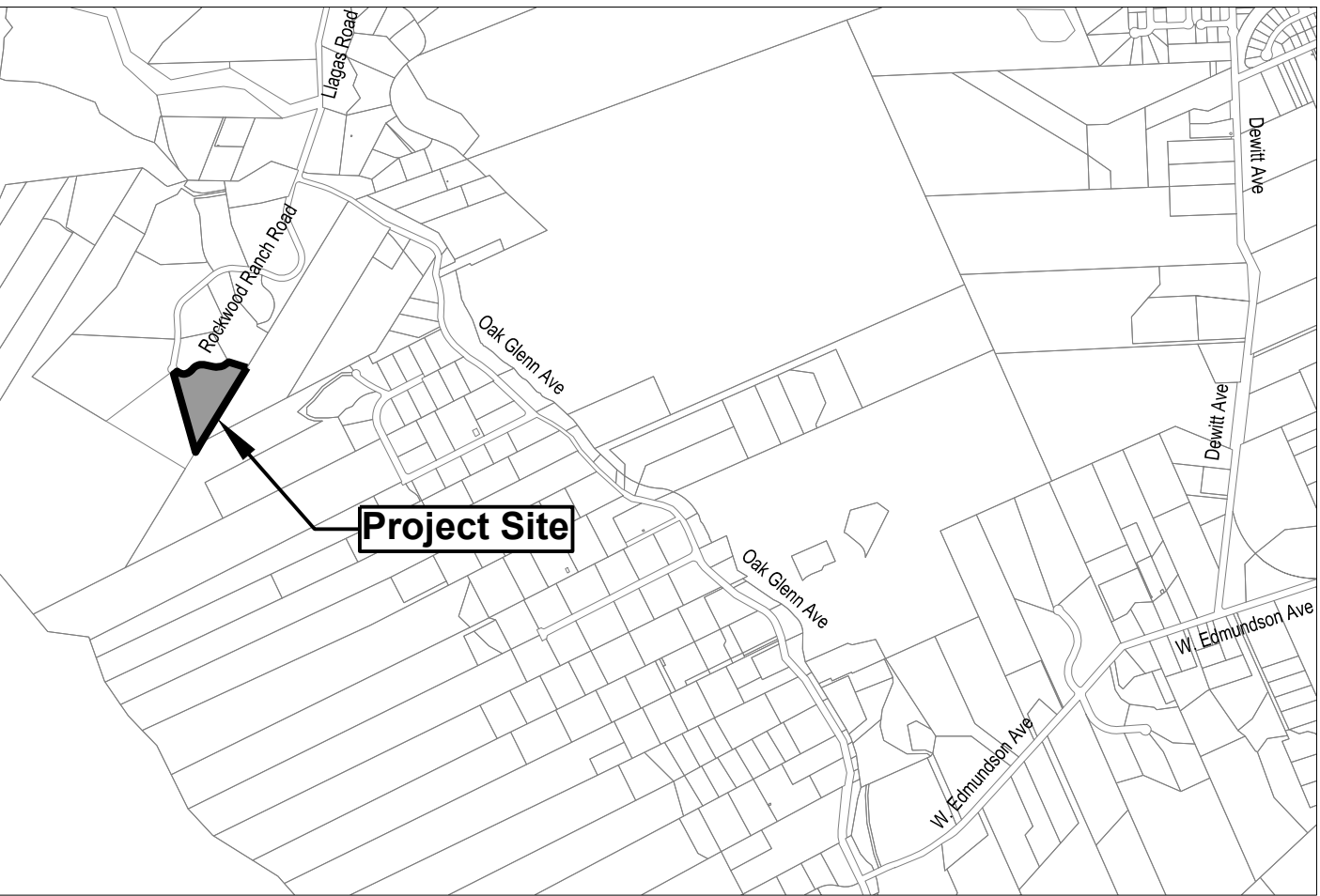
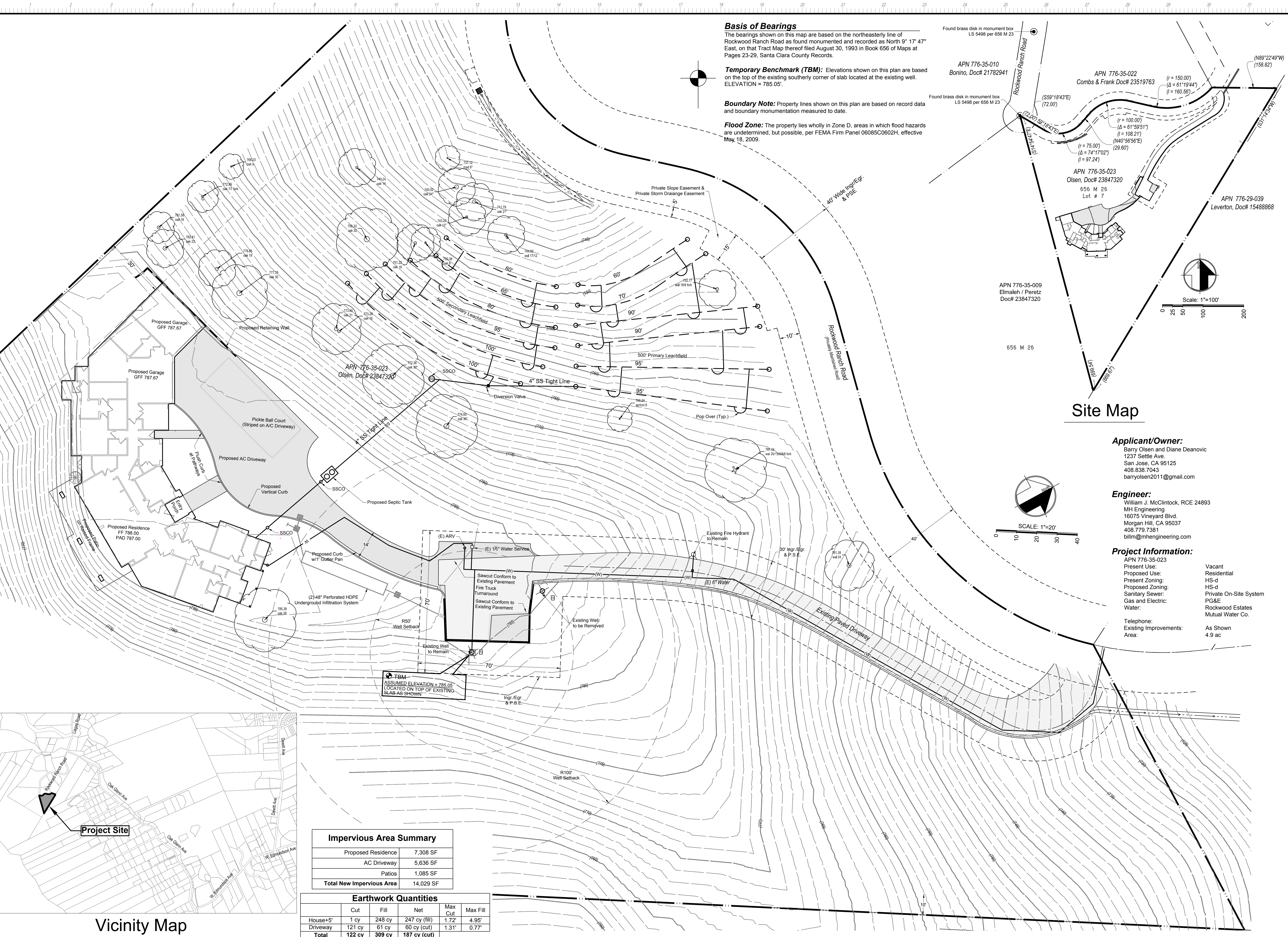
17705 Hale Avenue, Suite H4
Morgan Hill, California 95037

Phone: (408) 778-7005 Fax: (408) 778-7004
email: dzdesign@gartle.com

DRAWING TITLE	Floor Area Diagram
JOB TITLE	Olsen Residence Custom Home
JOB ADDRESS	2410 Rockwood Ranch Road Morgan Hill, California

DATE	JAN. 30, 2019
SCALE	3/16" = 1' - 0"
PROJECT MANAGER	MICHAEL DAVIS
DRAWN	G. ZIERMAN
JOB NO.	DZ3617
SHEET	

A7



Vicinity Map

Impervious Area Summary	
Proposed Residence	7,308 SF
AC Driveway	5,636 SF
Patios	1,085 SF
Total New Impervious Area	14,029 SF

Earthwork Quantities					
	Cut	Fill	Net	Max Cut	Max Fill
House+5'	1 cy	248 cy	247 cy (fill)	1.72'	4.95'
Driveway	121 cy	61 cy	60 cy (cut)	1.31'	0.77'
Total	122 cy	309 cy	187 cy (cut)		

Basis of Bearings

The bearings shown on this map are based on the northeasterly line of Rockwood Ranch Road as found monumented and recorded as North 9° 17' 47" East, on that Tract Map thereof filed August 30, 1993 in Book 656 of Maps at Pages 23-29, Santa Clara County Records.

Temporary Benchmark (TBM): Elevations shown on this plan are based on the top of the existing southerly corner of slab located at the existing well. ELEVATION = 785.05'.

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0602H, effective May 18, 2009.

Found brass disk in monument box
LS 5498 per 656 M 23

APN 776-35-010
Bonino, Doc# 21782941

Found brass disk in monument box
LS 5498 per 656 M 23

APN 776-35-009
Elmaleh / Peretz
Doc# 23847320

APN 776-35-022
Combs & Frank Doc# 23519763

APN 776-35-023
Olsen, Doc# 23847320

APN 776-29-039
Leverton, Doc# 15488868

(r = 150.00')
(Δ = 61°19'44")
(l = 160.86')

(r = 100.00')
(Δ = 61°59'51")
(l = 108.21')

(r = 75.00')
(Δ = 74°17'02")
(l = 97.24')

Scale: 1"=100'

SCALE: 1"=20'

Applicant/Owner:

Barry Olsen and Diane Deanovic
1237 Settle Ave.
San Jose, CA 95125
408.838.7043
barryolsen2011@gmail.com

Engineer:

William J. McClintock, RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm@mhengineering.com

Project Information:

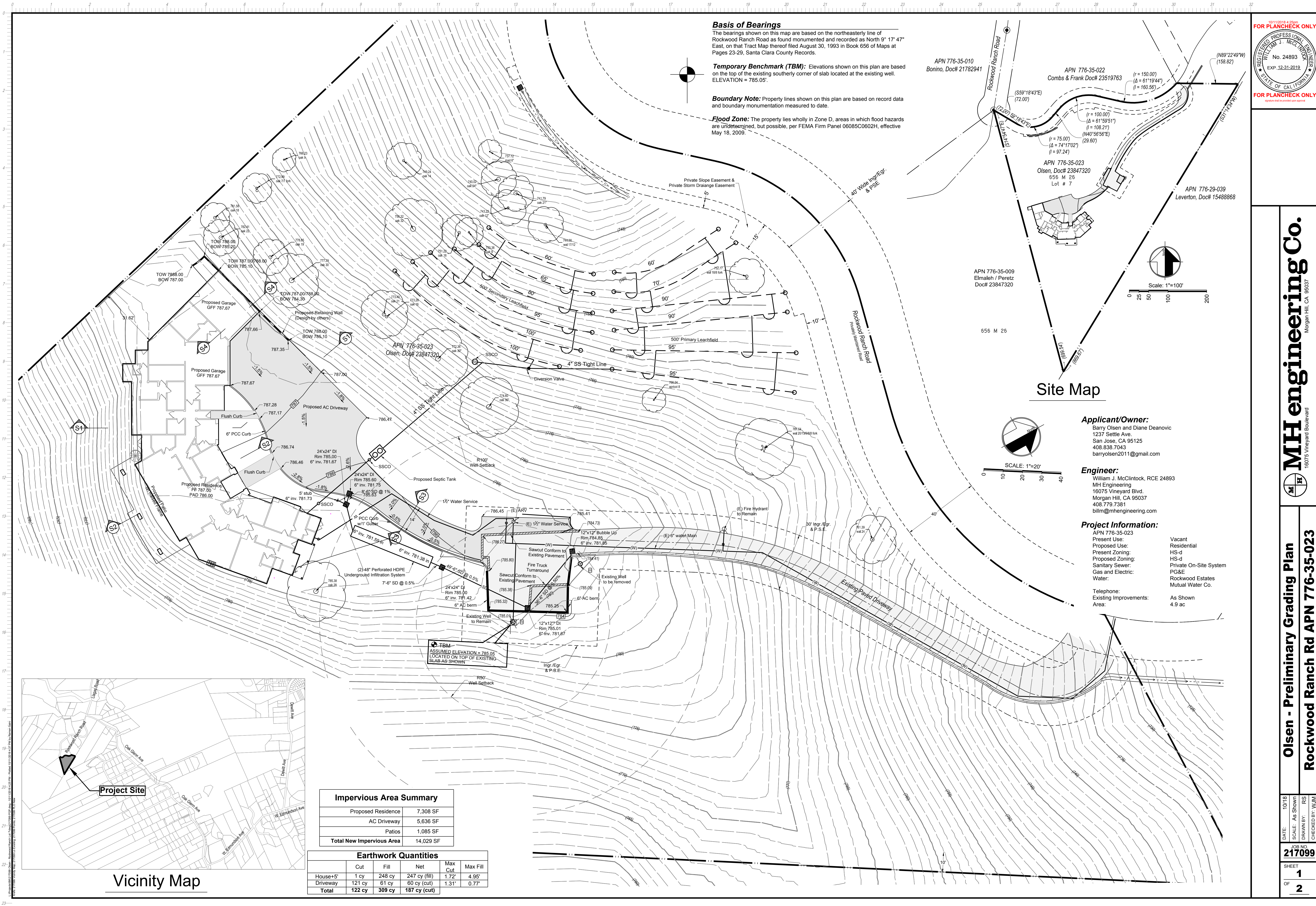
APN 776-35-023
Present Use: Vacant
Proposed Use: Residential
Present Zoning: HS-d
Proposed Zoning: HS-d
Sanitary Sewer: Private On-Site System
Gas and Electric: PG&E
Water: Rockwood Estates Mutual Water Co.
Telephone: As Shown
Existing Improvements: As Shown
Area: 4.9 ac

FOR PLANCHHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. MCCLINTOCK
No. 24893
EXP. 12-31-2019
FOR PLANCHHECK ONLY
signature and seal required per §6700

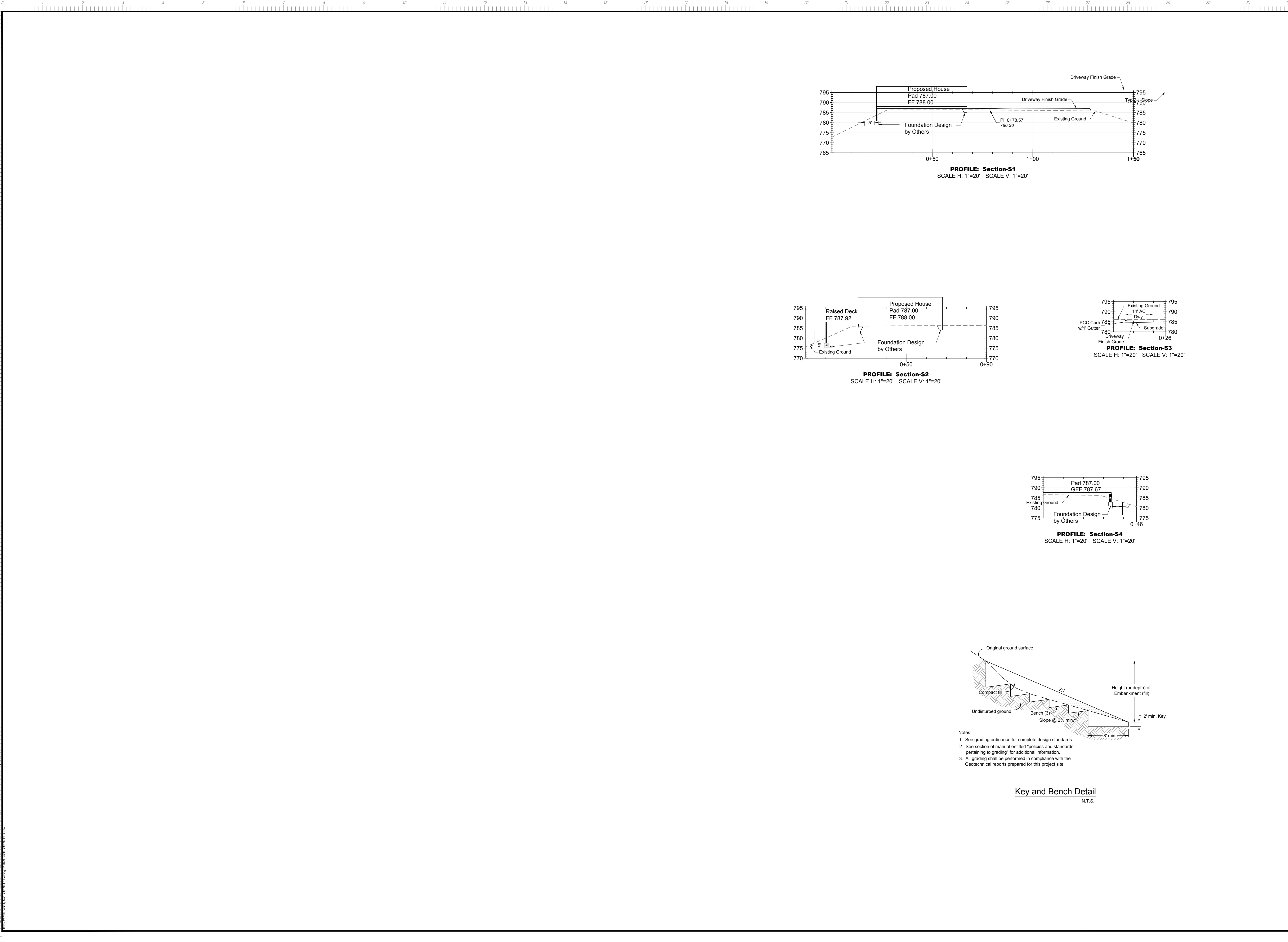
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Olsen - Site Plan
Rockwood Ranch Rd - APN 776-35-023

DATE: 10/18
SCALE: As Shown
DRAWN BY: RS
CHECKED BY: WJM
JOB NO.
217099
SHEET
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08/12/2024 4:25PM
FOR PLANCHHECK ONLY

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. MCCLINTOCK
No. 24893
EXP. 12-31-2019
STATE OF CALIFORNIA

FOR PLANCHHECK ONLY
signature must be provided upon approval

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Olsen - Preliminary Grading Plan

Rockwood Ranch Rd - APN 776-35-023

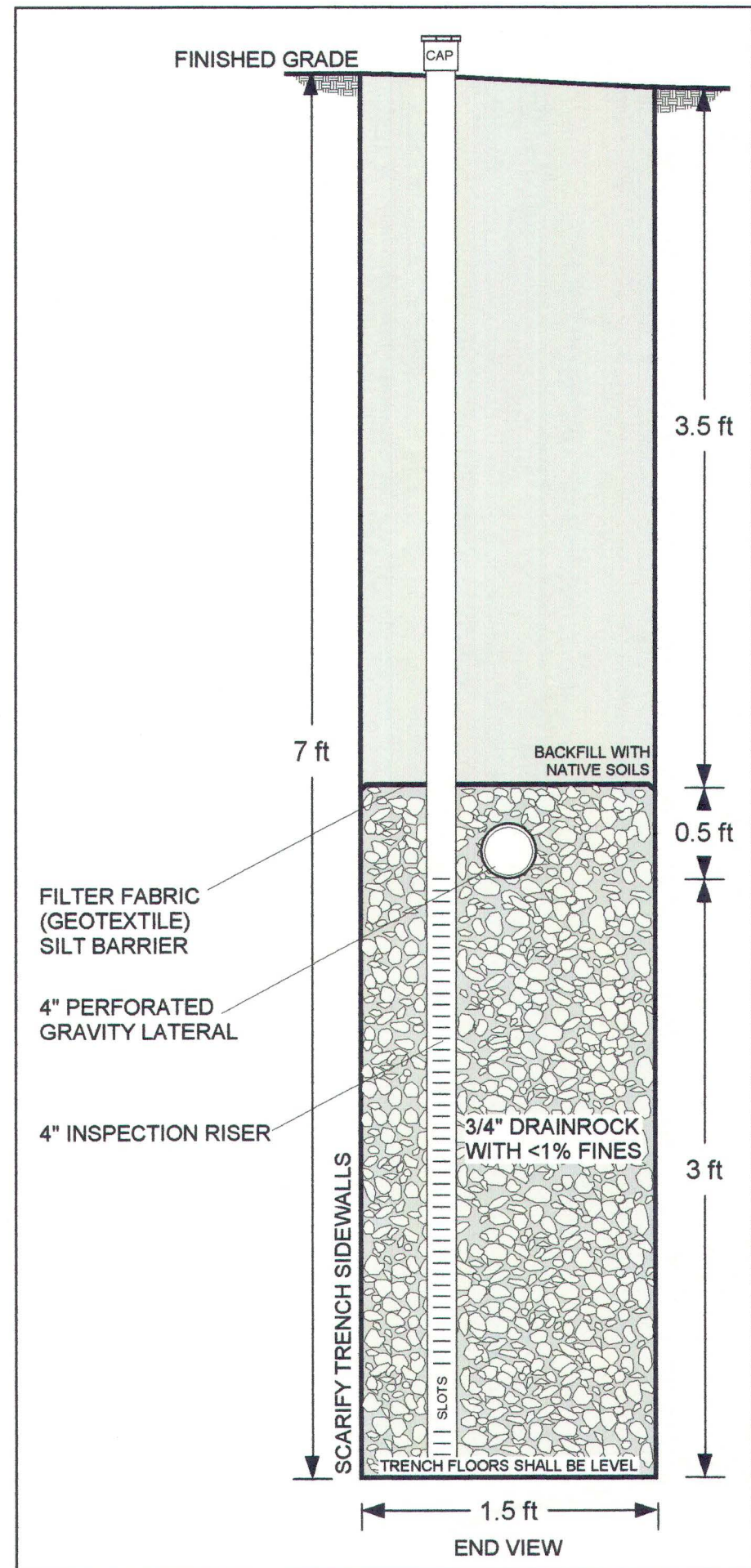
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SCALE: As Shown
DRAWN BY: RS
CHECKED BY: WJM

JOB NO
217099

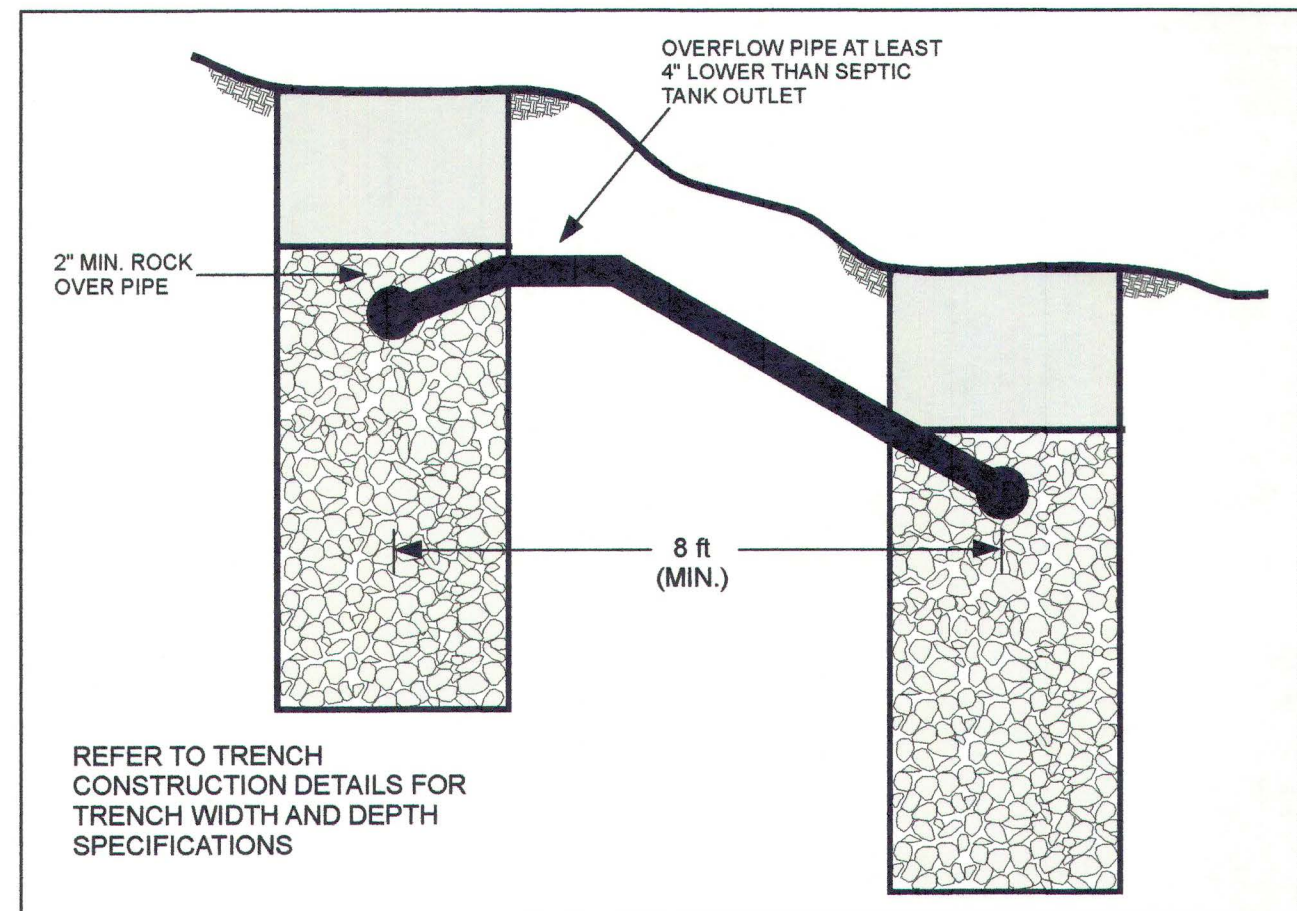
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DISPERSAL TRENCH CONSTRUCTION DETAIL



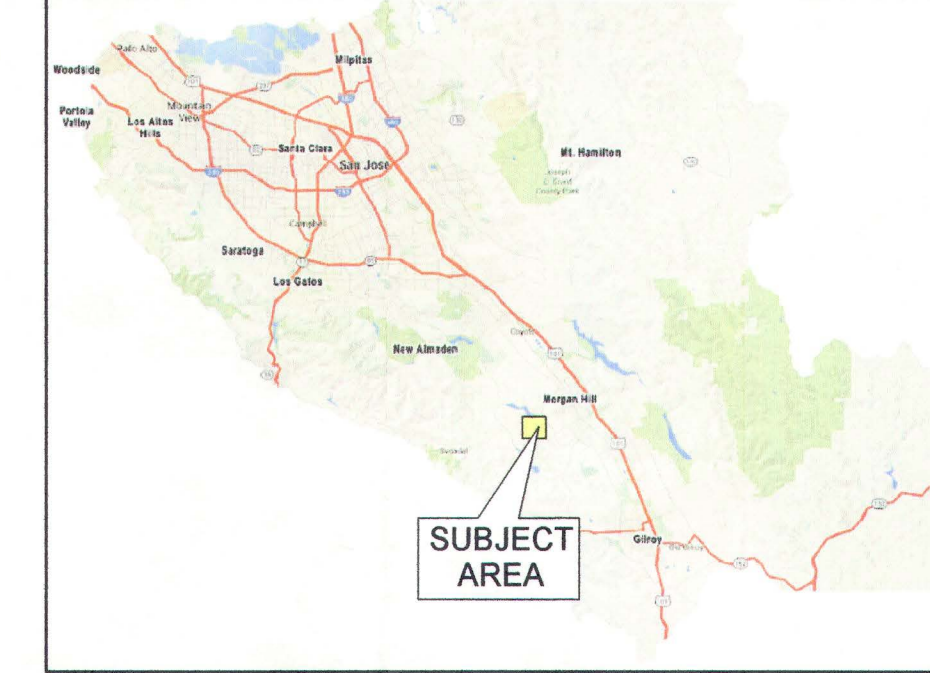
OVERFLOW/RELIEF (POP-OVER) LINE CONSTRUCTION DETAIL



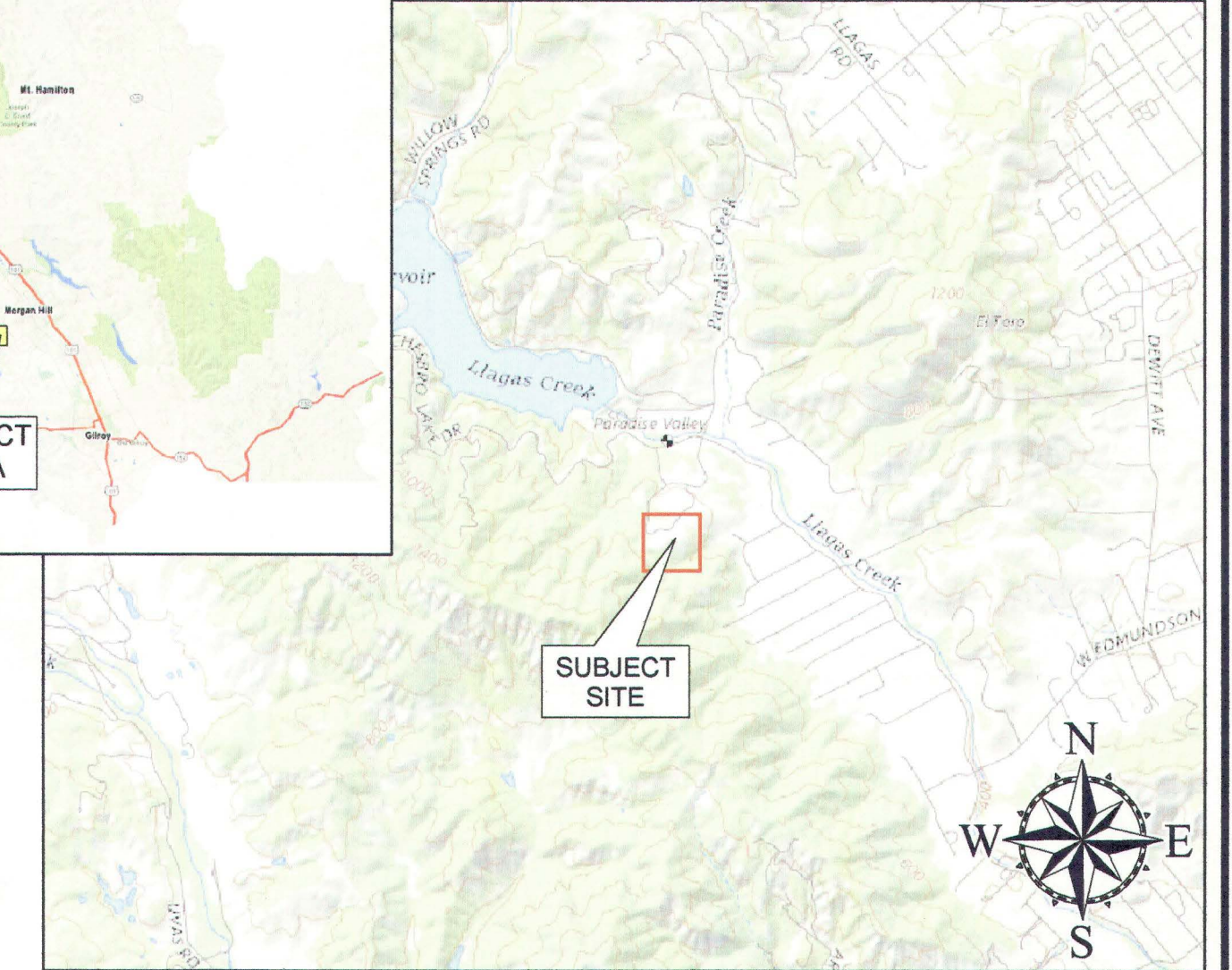
IMPORTANT! SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SHALLOW SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGEWAYS SHALL MAINTAIN THE REQUIRED DEH SETBACKS TO THE PROPOSED DRAINFIELDS.

ALL BUILDING PLANS PREPARED FOR THE PROJECT SHOULD INCLUDE THIS NOTE.

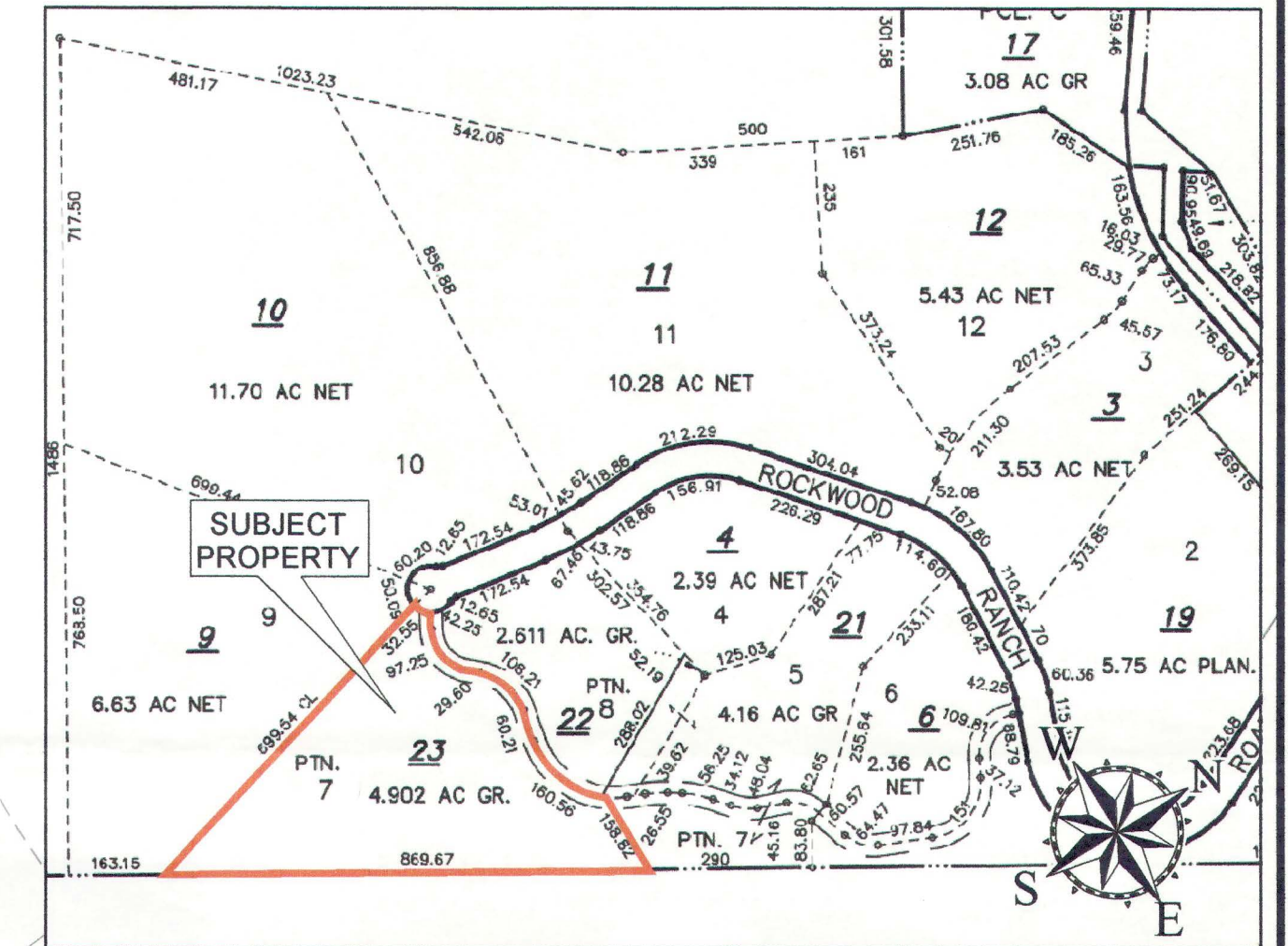
COUNTY INDEX MAP



TOPOGRAPHIC VICINITY MAP



PARCEL INDEX MAP



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

SE0857517

SEWAGE SYSTEM REVIEW
SANTA CLARA COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH
Project Description: New 3brm SFR

APPROVAL RECOMMENDED
☐ With existing system
☒ Install/modify system per plan (describes below)
[Obtain a permit from Environmental Health]
Install new 1500gal tank w/10-valve
488' x 488' leachfield
R.E.H.S. [Signature] Date 4/9/19

Not A Sewage System Permit

BioSphere Consulting
Incorporated

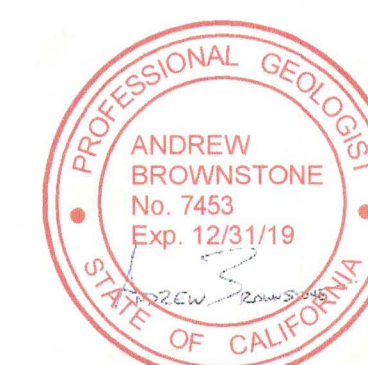
• Site Evaluation & Mapping
• Soil Analysis & Percolation Testing
• New Development, Upgrade & Repairs
• Residential & Commercial

1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116
www.biosphere-consulting.com

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Project Location:	2410 Rockwood Ranch Rd, Morgan Hill, California	(Santa Clara County)
Property Owner:	Barry Olsen and Diane Deanovic	
Mailing Address:	1237 Settle Ave, San Jose, CA 95125	
Owner Phone #:	(408) 838-7043	email: barryolsen011@gmail.com - Barry 276792@gmail.com - Diane
Date: 03/12/19	By: David Quinn / Andrew Brownstone	Sheet:
REVISION: 03/27/19	Job No.: 18066	APN: 776-35-023

1 OF 2



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APR 05 2019

PROJECT DESCRIPTION

A conventional gravity flow treatment system utilizing rock-filled trenches is proposed to serve a proposed three bedroom single family dwelling located at 2410 Rockwood Ranch Rd, Morgan Hill, in Santa Clara County, California.

CONSTRAINTS & DESIGN CRITERIA

- The proposed system is designed to serve a 3 bedroom dwelling with a design wastewater flow of 450 gallons per day (gpd) per County DEH guidelines.
- Two soil profile logs were excavated to a depth of 15 feet during wet weather season. No evidence of groundwater was observed.
- No wells, springs or watercourses are situated within 100' of the proposed Onsite Wastewater Treatment System (OWTS).

PRE-CONDITIONED FOR 4 BEDROOMS WITH 650 FT (PRIMARY) + 650 FT (SECONDARY)
NO PERC TESTING REQUIRED
650 FT + 4 BEDROOMS = 162.5 FT
(P) 3 BEDROOM HOUSE = 450 GPD
162.5 FT x 3 BEDROOMS = 487.5 FT REQUIRED
488 FT (PRIMARY) + 488 FT (SECONDARY)

SPECIFICATIONS

1. Building Sewer Lines & Proposed Processing Tank

- A 4" ABS building sewer line shall be installed to convey all raw sewage from dwelling to the processing tank. All gravity sewer piping must maintain a minimum 2% continuous gradient.
All wastewater including graywater shall be discharged to the processing tank.
 - Locate a 2-way, 4" ABS cleanout fitting on the building sewer to facilitate snaking and line location.
 - The septic tank shall be a 1,500 gallon, septic tank manufactured by Roth Global Plastics. The tank shall have 24" diameter OSI access risers with fiberglass, bolt-down lids (brown). The tank shall be installed according to the manufacturers guidelines including anti-flotation specifications.
 - The tank hole shall be excavated so that the tank sits level. Install the access risers with a watertight joint using the adhesives supplied by manufacturer. Access riser lids shall be brown unless otherwise requested.
 - Install the tank inlet fitting with a watertight joint. Cap off or use a test plug on this fitting and fill the tank with clean water 2" above the joint between the riser and the tank top. Repair any leaks.
 - Obtain a watertight tank inspection by EH and the designer or distributor with 24 hours notice to each.
 - Install an OSI Effluent Filter (Model: FTS0444-36V) at tank outlet.
- ### 2. Effluent Distribution and Dispersal Trenches
- A Bull Run Valve and two Polylok Flow Dividers shall be installed to divert effluent flow between the proposed trenches as shown on the plan.
 - 4" ABS or SCH 40 PVC tightline shall be used to make gravity flow connections between the septic tank and the drainfield trenches. All gravity lines shall maintain a continuous 2% min. gradient.
 - A primary and secondary leachfield shall each consist of a total of 488 lineal feet of trench.
 - Trenches shall be spaced 8' on center and shall be installed with a total depth of 7 feet. The floor of each trench shall be level and sidewalls scarified.
 - A 4" ABS inspection riser with tight cap shall be installed at both ends of each trench and shall extend a minimum of 12" above grade or remain accessible by means of a 10" round valve box to grade.
 - Overflow pipes shall be installed in order to supply effluent to all the trenches. Please refer to overflow construction detail.
 - Installer shall assure that surface drainage is directed away from the proposed septic tank and dispersal trenches.

3. Piping Schedule

- All piping shall conform and be installed according to the requirements in the current California Plumbing Code.
- The house sewer pipe to the septic tank shall be constructed of 4" ABS and shall include a 2-way clean out fitting near dwelling as shown on the plan.

4. Installer Qualifications and Responsibilities

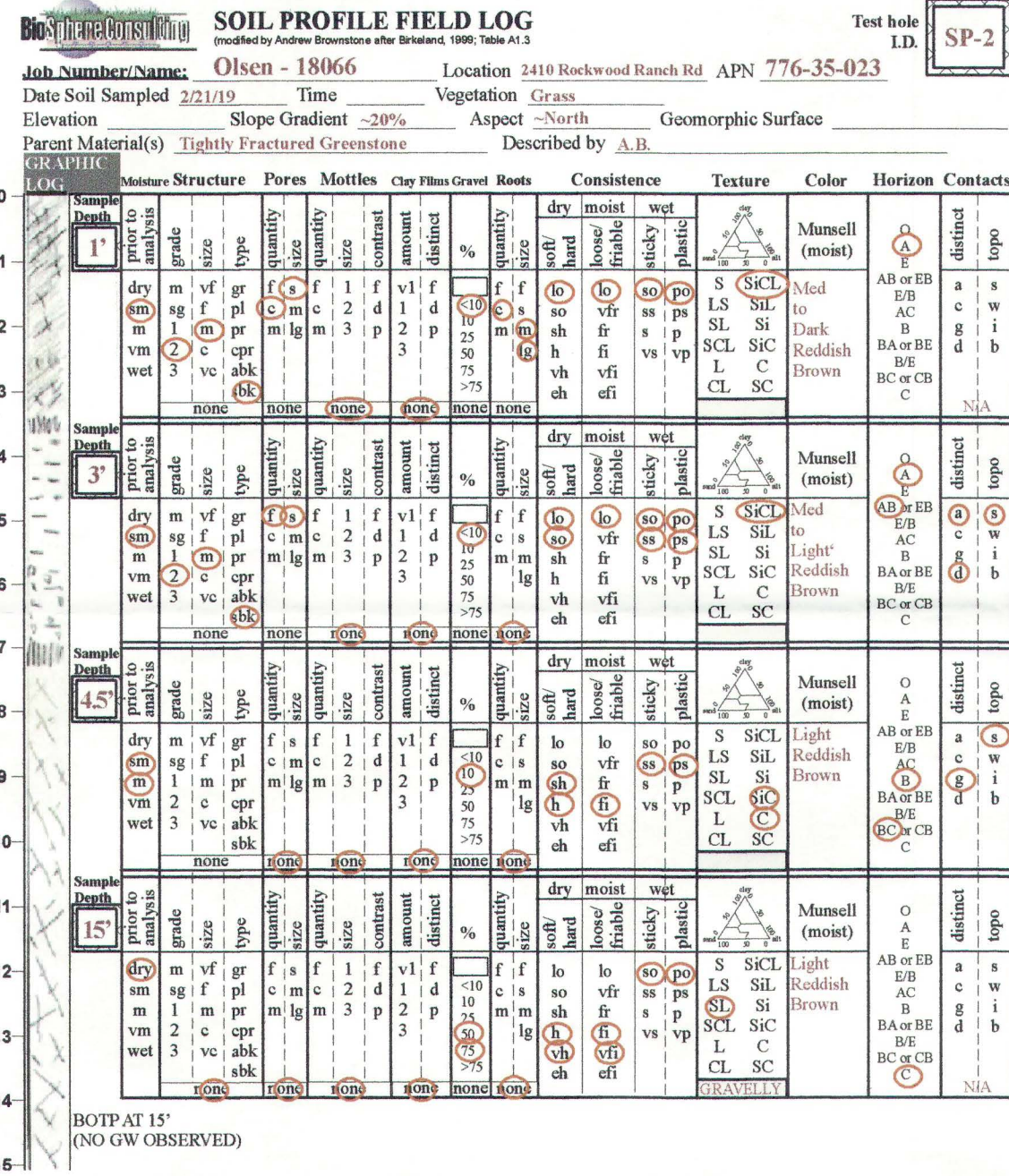
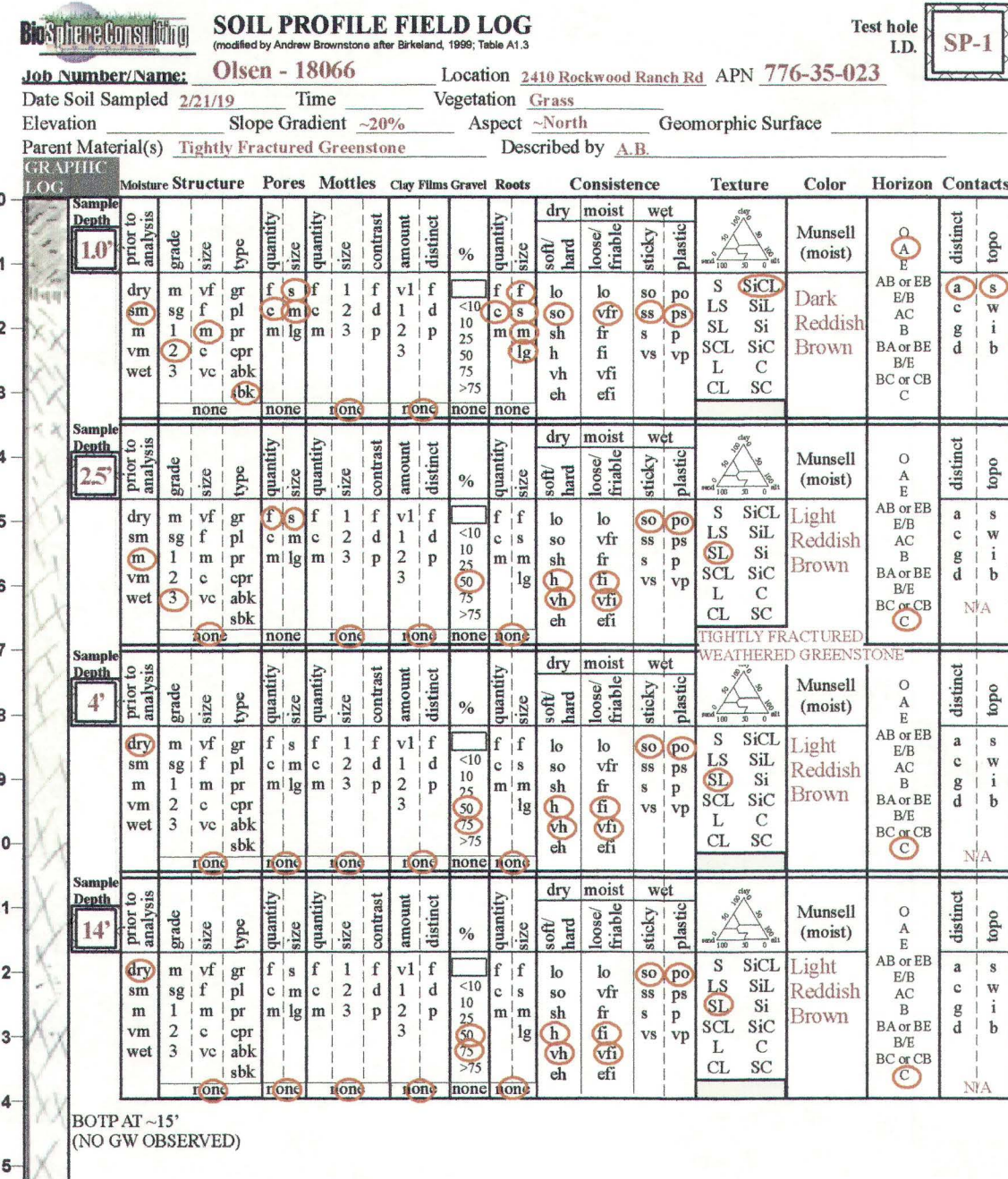
- The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems.
- The installer shall be responsible for locating any property lines, underground utilities or piping. Any damage to these facilities shall be the responsibility of the installer.
- For tree setback requirements, refer to the Santa Clara County Ordinance C-16 Tree Preservation and Revision.
- The appropriate Environmental Health Office or Specialist must be notified by the installation contractor at least 48-hours prior to starting construction and for each required inspection: Main Office (1555 Berger Drive, Suite 300, San Jose) 408-918-3400 or South County Office (80 Highland Ave, San Martin) 408-918-3400

5. Site Clean up and Erosion Control Measures

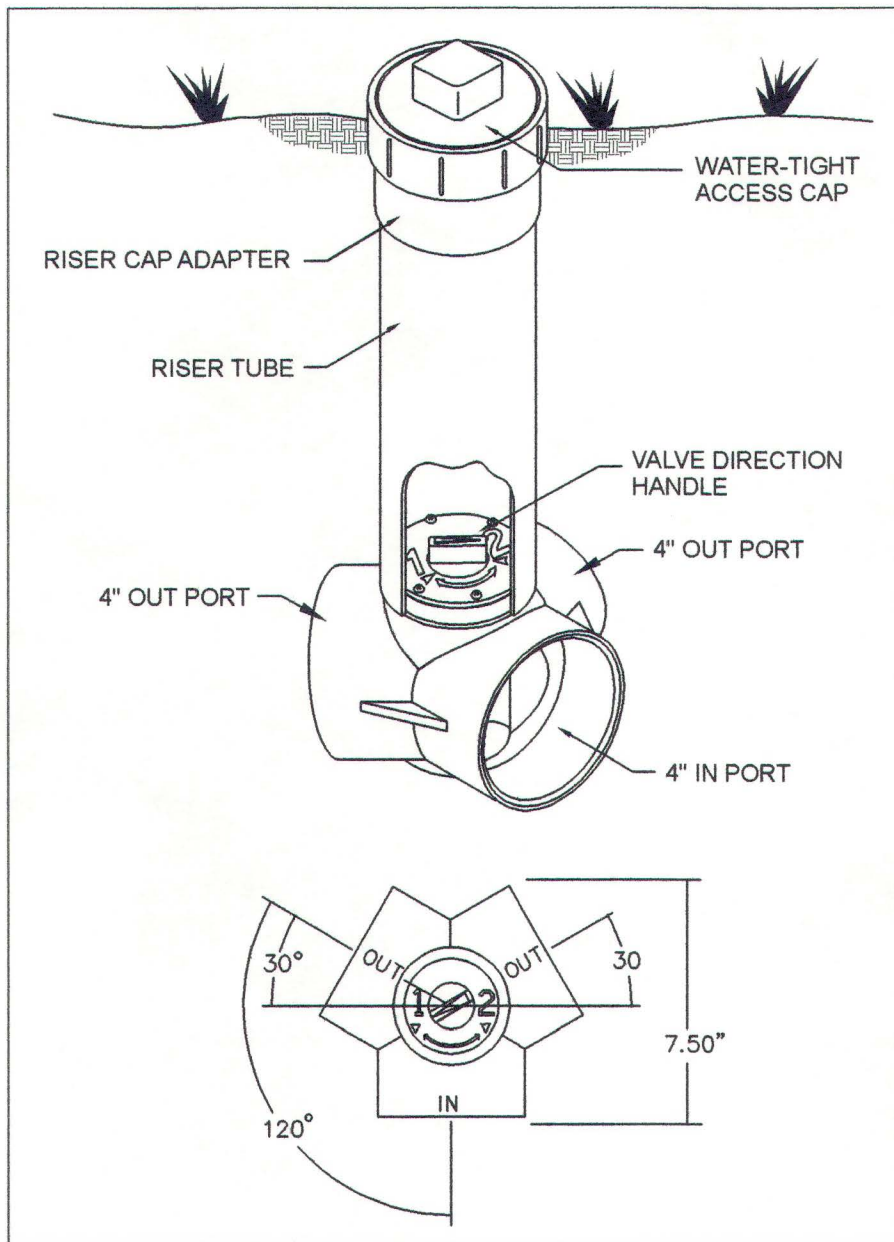
- All excavated areas shall be smoothed and all construction debris shall be removed from the site.
- All disturbed soils shall be seeded and mulched. Erosion Control Mix seed shall be used at the coverage recommended on the package for all disturbed soil.
- Straw shall be used to cover all disturbed soil.
- PER DIVISION C12, CHAPTER III OF THE COUNTY CODE (Sec. C12-513. Temporary erosion control.)
"The permittee and any person(s) doing, causing or directing the grading shall install and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by erosion, flooding, or deposition of mud or debris originating from the site. Precautionary measures must include provisions of properly designed erosion prevention and sediment control measures, so that downstream properties are not affected by upstream erosion or sediment transport by stormwater."

SYSTEM OPERATION AND MAINTENANCE

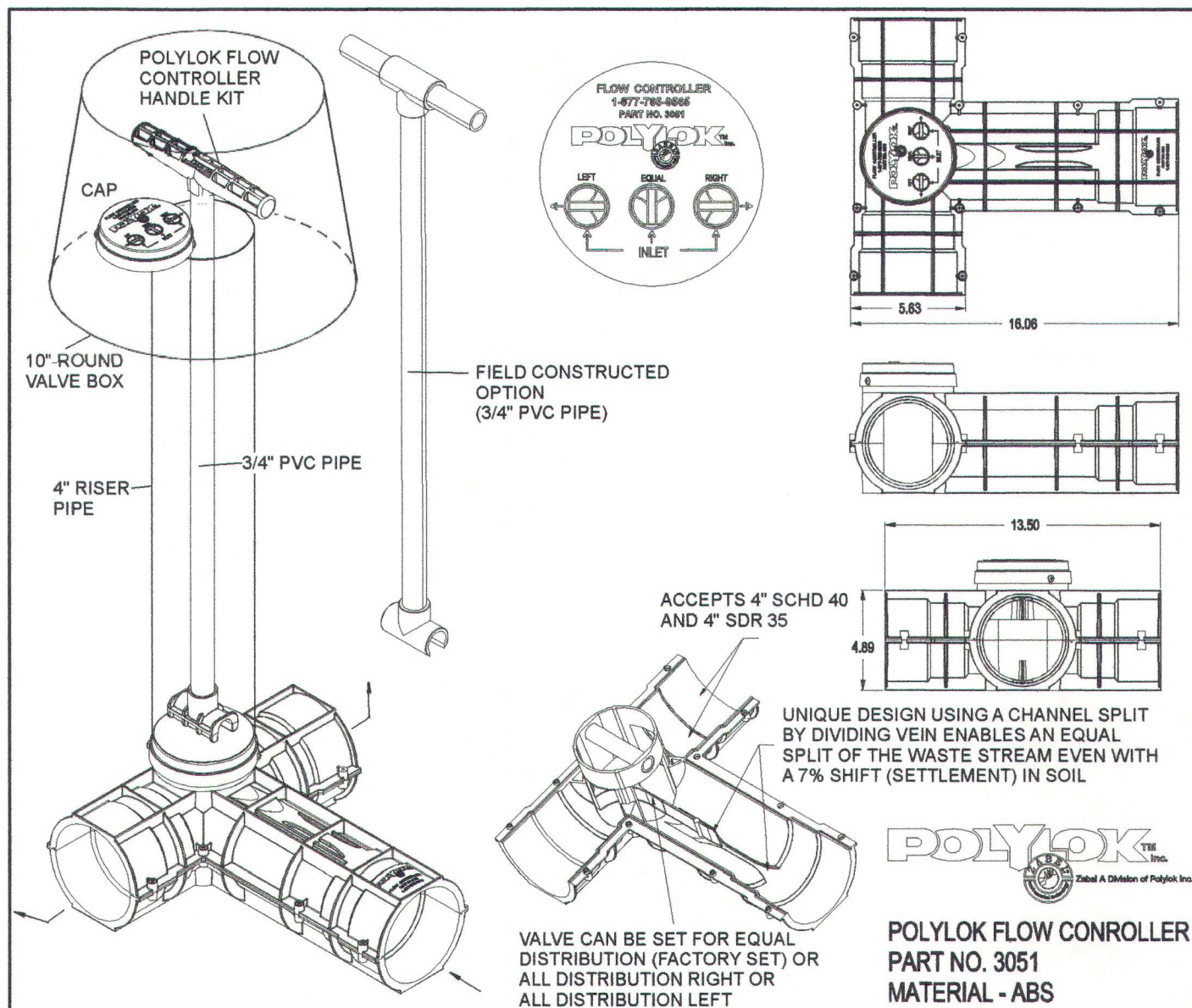
- The septic tank should be pumped when the total thickness of the scum and sludge layers in the inlet side of the tank is greater than 1/3 of total liquid level depth, typically about 2 feet.
- The effluent filter in the septic tank should be removed yearly and cleaned by hosing off into the inlet side of the septic tank. Less frequent cleanings may be acceptable.
- Grease and oils should not be put into the home drains.
- The septic tank is alive with microorganisms performing oxidation and reduction of the contents. Do not add any materials (paint thinner, paint, motor oil, unused medicine, cat litter, etc.) that may disrupt this process.
- DO NOT ROUTE WATER SOFTENER BACKFLUSH DISCHARGE TO TREATMENT SYSTEM!** This discharge may be routed directly to an approved dispersal field.
- Repair all plumbing leaks (especially toilet leaks) promptly.
- Keep the area over the leach fields trimmed to prevent the growth of trees and shrubs. Do not construct anything or drive/park over the septic tanks or dispersal trenches.



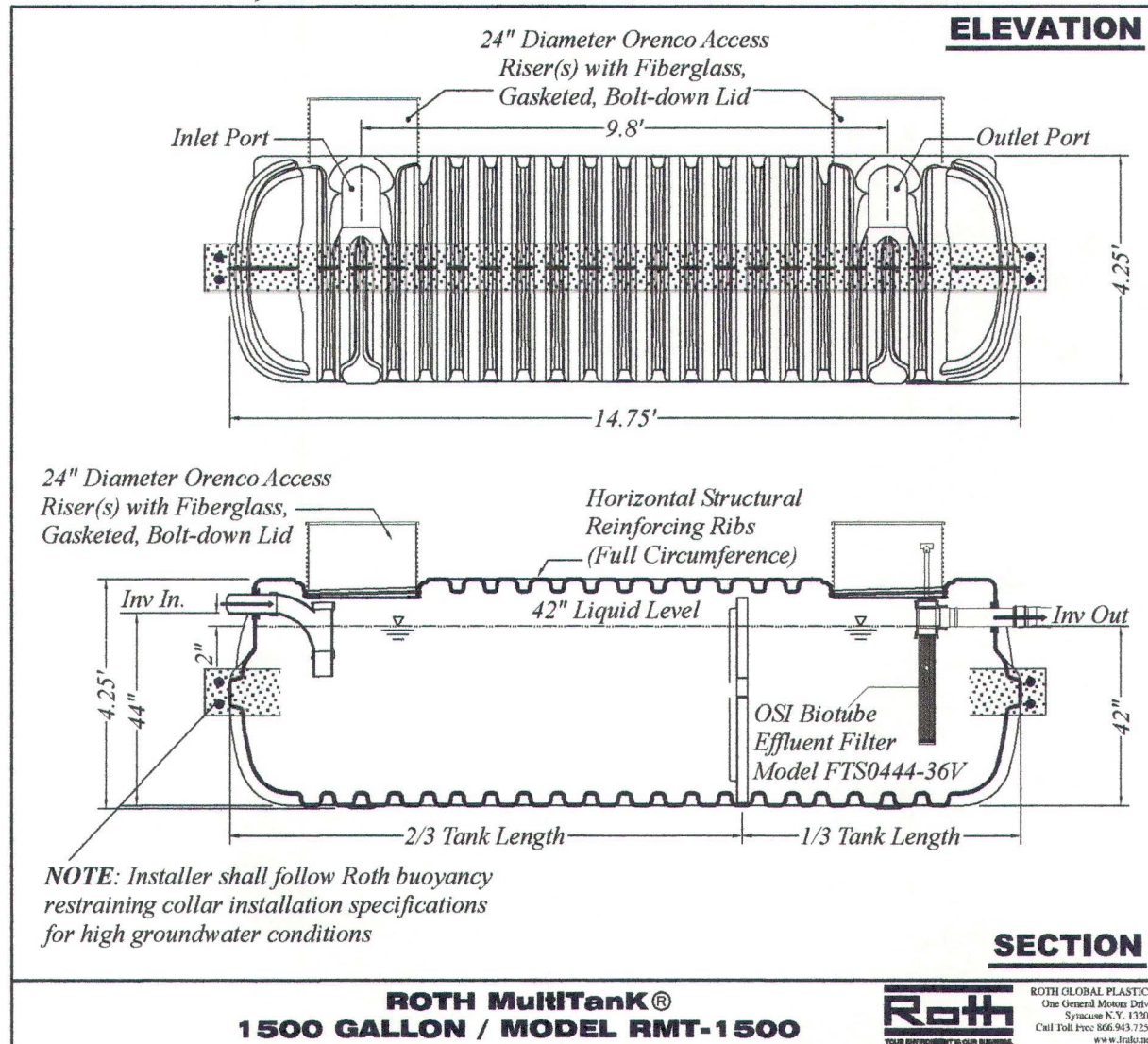
BULL RUN VALVE DETAIL



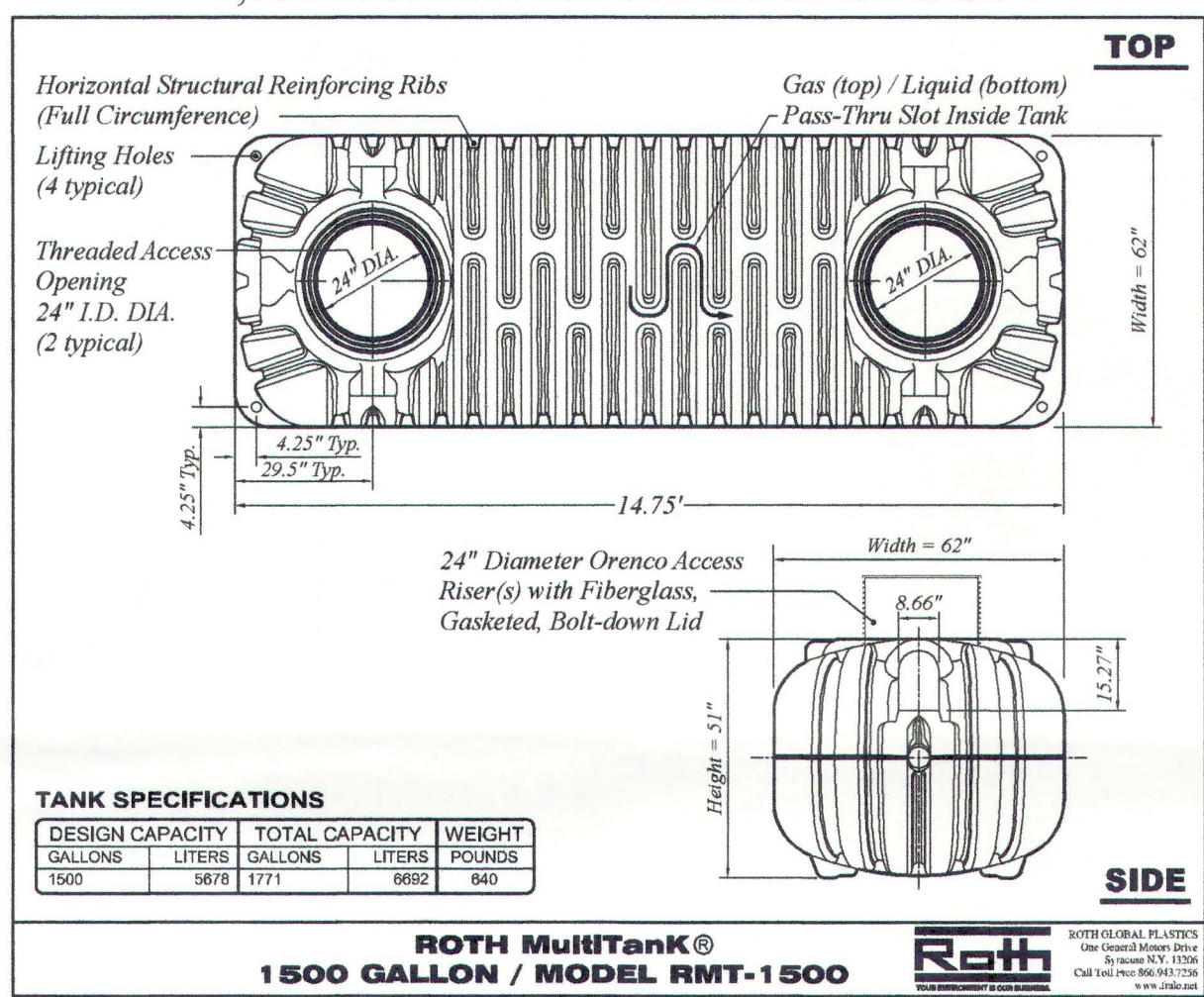
POLYLOK FLOW CONTROLLER DETAIL



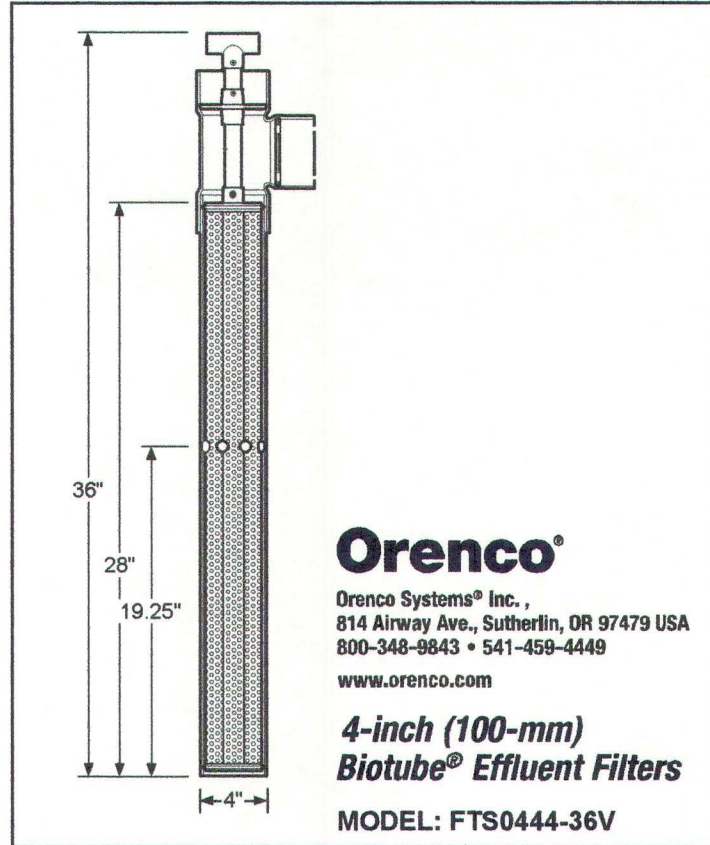
1,500 GALLON SEPTIC TANK DETAIL



1,500 GALLON SEPTIC TANK DETAIL



EFFLUENT FILTER DETAIL



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

BioSphere Consulting
Incorporated
Alternative Wastewater System Design
1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116
www.biosphere-consulting.com

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Project Location: 2410 Rockwood Ranch Rd, Morgan Hill, California [Santa Clara County]
Property Owner: Barry Olsen and Diane Deanovic
Mailing Address: 1237 Settle Ave, San Jose, CA 95125
Owner Phone #: (408) 838-7043
Date: 03/12/19 **By:** David Quinn / Andrew Brownstone
REVISION: 03/27/19
Job No.: 18066 **APN:** 776-35-023
Sheet: 2 of 2

