LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

2495 Industrial Parkway West
Hayward, CA 94545
510-887-4086

January 24, 2023

Carlos Alcantar
Calfire
306 University Avenue
Los Gatos, CA, 95030

Attn: Carlos Alcantar

Subject: **Design Review – County File # PLN22-137**
15581 Glen Una Drive
Los Gatos, CA, 95030
Job No. 2221289 CI

To: Carlos Alcantar

The project site, 15581 Glen Una Drive provides proper access for unobstructed traffic circulation through Pepper Lane and Hume Drive from Highway 9. By utilizing the looped access through Hume Drive and Pepper Lane, the assessment of the dead-end road would be from the intersection of Hume Drive and Glen Una Drive.

The project proposes to access the project site utilizing Hume Drive and Pepper Lane that leads to a small section of Glen Una. There is a recent project that made the same assessment next door with the property address of 15621 Glen Una drive (Santa Clara County file # PLN22-005). That project had provided an assessment of the paved access on Hume Drive with varying widths from 22 feet to 29 feet, Pepper Lane with widths of 21 feet to 25 feet, and the section of Glen Una Drive between Hume Drive and Pepper Lane has a pavement width of 20 feet. Please refer to the attached letter and Fire Exhibits prepared for the neighboring property at 15621 Glen Una Drive Based on visual assessment, the road is less than 15% slope in the looped section of the assessment.

By utilizing the looped access through Hume Drive and Pepper Lane, the intersection of Hume Drive and Glen Una Drive will be the location for the assessment of the dead-end road. The intersection of Hume Drive and Glen Una Drive is approximately 400 linear feet from the project site. The project proposes a CalFire turnaround to be built at the north of the project site to allow for turnaround for the project site and the neighbors located at 15555, 15561, and 15567 Glen Una Drive. See point D on the Fire Exhibit for turnaround location at the frontage of the project site. If needed, the intersection of Peach Hill Road and Glen Una Drive located, approximately, 1,433 linear feet from the Hume Drive and Glen Una Drive intersection, can be utilized as a “Y” turnaround as a compliant one-way turnaround as seen on the Fire Exhibit.

Sincerely,
Peter Carlino, PE
Principal Civil Engineer
pcarlino@leabraze.com
(510) 887-4086 Ext. 117

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

2495 Industrial Parkway West
Hayward, CA 94545
510-887-4086

March 17, 2022

Carlos Alcantar
Calfire
306 University Avenue
Los Gatos, CA, 95030

Attn: Carlos Alcantar

Subject: **Design Review – County File # PLN22-005**
15621 Glen Una Drive
Los Gatos, CA, 95030
Job No. 2212009 CI

To: Carlos Alcantar

The project site, 15621 Glen Una Drive, provides the proper access for unobstructed traffic circulation through Pepper Lane and Hume Drive from Highway 9. By utilizing the looped access through Hume Drive and Pepper Lane, the assessment of the dead-end road would be from the intersection of Hume Drive and Glen Una Drive.

The project proposes to access the project site utilizing Hume Drive and Pepper Lane that leads to a small section of Glen Una. The contractor has provided an assessment of the paved access on Hume Drive with varying widths from 22 feet to 29 feet, Pepper Lane with widths of 21 feet to 25 feet, and the section of Glen Una Drive between Hume Drive and Pepper Lane has a pavement width of 20 feet. Please refer to the provided Fire Exhibits for more information. Based on visual assessment, the road is less than 15% slope in the looped section of the assessment.

By utilizing the looped access through Hume Drive and Pepper Lane, the intersection of Hume Drive and Glen Una Drive will be the location for the assessment of the dead-end road. The intersection of Hume Drive and Glen Una Drive is approximately 586 linear feet from the project site. The project proposes a CalFire turnaround to be built at the project site to allow for turnaround for the project site and the neighbors located at 15631 Glen Una Drive. See point D on the Fire Exhibit for turnaround location at the frontage of the project site. If needed, the intersection of Peach Hill Road and Glen Una Drive located, approximately, 1,433 linear feet from the Hume Drive and Glen Una Drive intersection, can be utilized as a “Y” turnaround as a compliant one-way turnaround as seen on the Fire Exhibit.

Sincerely,

Peter Carlino, PE
Principal Civil Engineer
pcarlino@leabraze.com
(510) 887-4086 Ext. 117

road section	distance	road width
Section A-C =	3,130 ft +/-	22ft +/-
Section A-B =	2,420 ft +/-	22ft +/-
Section B-C =	275 ft +/-	20ft +/-
Section C-D =	586 ft+/-	22ft +/-

information shown above taken from google earth program

Legend

- 15621 Glen Una Dr
- Baccarossa
- Feature 1
- Montalvo Arts Center
- Villa Montalvo Gardens
- Villa Montalvo Lookout Point

A

B

C

D

proposed a turn around at frontage of property.

3 Oaks Way
Fruitvale Ave
Vale Vista Dr
Monte Vista Dr
Saratoga-Los Gatos Rd
Glen Una Dr
Pepper Ln
Piedmont Rd
Wildcat Rd
Home Dr
Villa Montalvo Gardens
Montalvo Arts Center
Villa Montalvo
Villa Montalvo Lookout Point
15621 Glen Una Dr
Peach Hill Rd
Canon Dr
Redberry Dr
Baccarossa
Oz Foundation
Bainter Ave
Betty Kuhar Interior Design
SUS L

Google Earth

N

1000 ft

Park Drive road widths

Pepper Lane road widths

15041 is 29'

15100 is 22' 10"

15081 is 22' 3"

15150 is 27' 11"

Hume Drive road widths

15185 is 25'

15181 is 22'

15245 is 25' 1"

15310 is 22' 2"

15387 is 22' 11"

15370 is 22' 7"

Hume width at Glen Una X Sunset Intersection is 26'

14450 is 21' 9"

Glen Una road widths

19800 is 20' 3"

Distance from Glen Una X Hume to Glen Una X Peachhill is 1,433 LF

15555 is 20' 8"

Glen Una maintains a minimum 20' width to turnaround at Peachhill

Intersection meets criteria for "Y turnaround

(e) intersection is large enough for a turn around

Legend

- 15621 Glen Una Dr
- Baccarossa
- Feature 1
- Montalvo Arts Center
- Villa Montalvo Gardens
- Villa Montalvo Lookout Point

Google Earth

1000 ft

N

FLATWORK KEYNOTES 1 TO 8

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) AC DRIVEWAY. SEE DETAIL X ON SHEET C–X.
5. GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL X ON SHEET C–X.
6. INSTALL (N) CONCRETE PAVER DRIVEWAY. SEE DETAIL X ON SHEET C–X.
7. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL X ON SHEET C–X.
8. (N) CONCRETE PATIO IN POOL AREA. SEE DETAIL X ON SHEET C–X.

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER–2.

HATCH LEGEND

- PERVIOUS PAVER DRIVEWAY
- FIRST FLOOR
- PERVIOUS PAVER PATIOS
- STONE PATIO

0 5 10 20

SCALE: 1" = 10'

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

CALL BEFORE YOU DIG 1-800-642-2444 811 UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

VAPPALA RESIDENCE
15581 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA

APN: 510-26-007

SANTA CLARA COUNTY

GRADING AND DRAINAGE PLAN

1	PLAN CHECK 11-16-22	MR
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–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2221289
DATE:	07-21-22
SCALE:	AS NOTED
DESIGN BY:	MR
CHECKED BY:	DY

SHEET NO:

C-2.0

03 OF 11 SHEETS