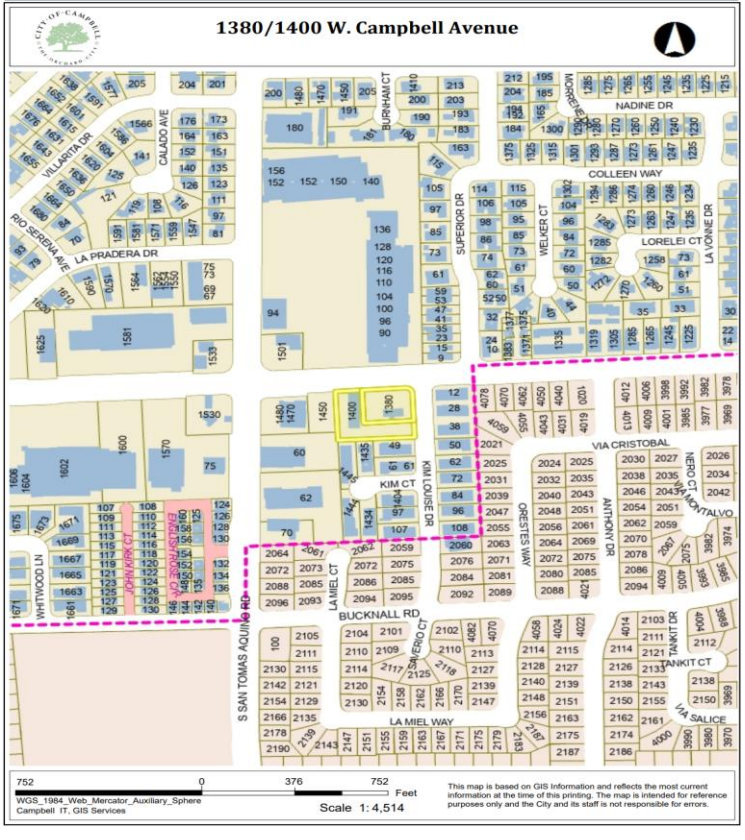
Location of Proposed Project



City of Campbell
70 North First Street
Campbell, CA 95008 –1423

Project Image





Notice of Public Hearing

Dear Campbell Resident, **October 14, 2026**

The Planning Commission of the City of Campbell **will hold a Public Hearing at 7:00 p.m.**, or shortly thereafter, **on Tuesday, October 27, 2026,** in the Police Department Emergency Operations Center, 100 N. First Street, Campbell, CA, to consider the following item:

PROJECT INFO

Project Address: 1380 & 1400 W. Campbell Ave.
Zoning | Area Plan: HD-MU| N/A
Neighborhood Association(s): N/A
Council District: 4
File No.: PLN-2025-117
APN: 404-01-004 & 404-01-036
Property Owner: Jared Gamelin, Madrone Ventures Inc.
Application Type: Minor Housing Development Project Permit and Vesting Tentative Subdivision Map
Project Planner: Stephen Rose, Senior Planner
Email: stephenr@campbellca.gov
Phone: (408) 866-2142

PROJECT DESCRIPTION

Public Hearing to consider the application of Madrone Ventures to permit a 40-unit Housing Development Project, consisting of six separate three-story townhome buildings and associated site improvements, including the removal of existing street trees along the W. Campbell Avenue frontage; and a Tentative Vesting Subdivision Map to subdivide the property, establish public and/or private easements, and provide for necessary public right-of-way dedications, for property located at 1380 & 1400 W. Campbell Avenue.

You may participate virtually or watch online:

- ❑ Register online to speak via Zoom: (https://campbellca.gov/PCSignup.)
- ❑ Watch YouTube live-stream: (https://www.youtube.com/user/CityofCampbell.)

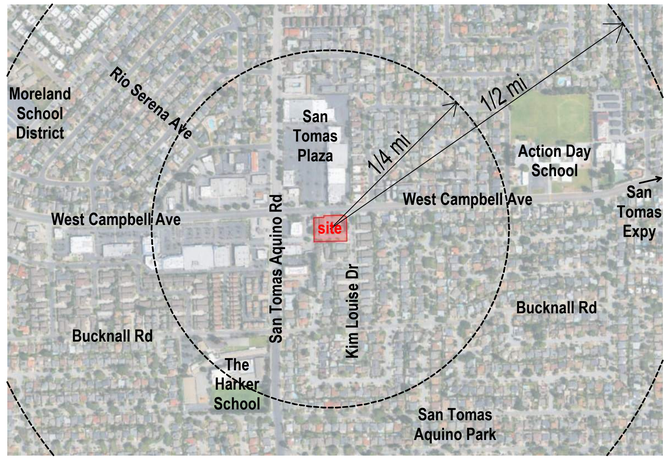
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public Hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.

City of Campbell , Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 pida traduccion en Español



VICINITY MAP

TOWNHOME PROPOSAL

1400 & 1380 W. CAMPBELL AVE,
CAMPBELL, CA 95008



PROPOSAL - VIEW FROM WEST CAMPBELL AVE

PROJECT TEAM INFO

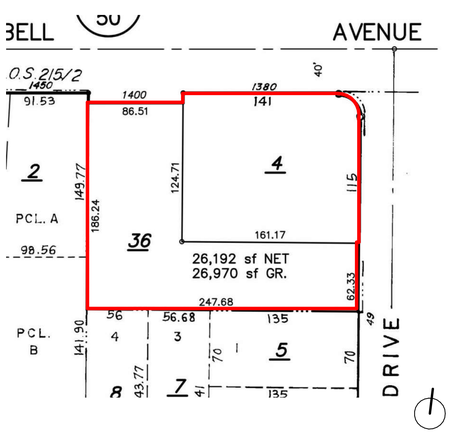
DEVELOPER / OWNER:
MADRONE VENTURES
750 UNIVERSITY AVE, SUITE 275,
LOS GATOS, CA 95032
PHONE: (408) 773 6833
CONTACT: JARED GAMELIN
EMAIL: jared@madroneventures.com

ARCHITECT:
STUDIO CURRENT
750 UNIVERSITY AVE, SUITE 275,
LOS GATOS, CA 95032
PHONE: (408) 816 -2000
CONTACT: JEFFREY CURRENT
EMAIL: jeff@studiocurrent.com

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES. INC
28 RAILWAY AVE
CAMPBELL, CA 95008
PHONE: (408) 453 1066 x 0005
CONTACT: GRAHAM GOODWIN
EMAIL: ggoodwin@ceainc.net

LANDSCAPE ARCHITECT:
SAW - SPIEGEL AIHARA WORKSHOP
2325 3RD ST #216
SAN FRANCISCO, CA 94107
PHONE: (415) 545 8577
CONTACT: MEGUMI AIHARA
EMAIL: megumi@s-a-works.com

APN MAP



CODE

2025 CALIFORNIA RESIDENTIAL CODE(CRC)
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
2025 CALIFORNIA ENERGY CODE (CENRC)

DEFINITIONS (PER CRC R202)
TOWNHOUSE : A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OF PUBLIC WAY ON NOT LESS THAN 2 SIDES

OCCUPANCY GROUP: TOWNHOUSE
(CRC R 1.1.3.1) : U (PRIVATE GARAGES)

CONSTRUCTION TYPE: TYPE V-B

FIRE SPRINKLERS (CRC R1.1.3.1) : NFPA 13-R

ALLOWABLE HEIGHT: 40FT

ALLOWABLE STORIES (CRC 1.13) : 3 STORIES

ALLOWABLE FLOOR AREA: THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOMES

TOWNHOME UNIT SEPARATION
PER CRC R302.2 EACH TOWNHOME SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1 HOUR FIRE RATED

EXTERIOR WALL RATING:
PER CRC TABLE 302.1 (2) FIRE SEPARATION > 3 SHALL BE ZERO NON RATED
FIRE SEPARATION < 3 SHALL BE ONE HOUR RATED

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:
PER CRC TABLE 302.1 (2) FIRE SEPARATION > 3 SHALL BE UNLIMITED (UN-RATED)
FIRE SEPARATION < 3 SHALL NOT BE ALLOWED

UTILITY / THROUGH PENETRATIONS (CRC R302.4.1):
ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSET AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1 HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM

ACCESSIBILITY:
PER CRC R320.1 DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE UNITS SHALL MEET THE REQUIREMENTS (10% OF UNITS) OF CALIFORNIA BUILDING CODE CHAPTER 11A- MULTISTORY DWELLINGS
REFER TO SITE PLAN FOR MORE INFORMATION

PROJECT DATA

PROJECT DESCRIPTION
THE PROJECT INCLUDES A VESTING TENTATIVE TRACT MAP (VTTM) FOR DEVELOPMENT AND A SITE AND ARCHITECTURAL REVIEW PERMIT TO ACCOMMODATE THE PROPOSED PROJECT. THE PROPOSED PROJECT CONSISTS OF THE DEVELOPMENT OF 40 RESIDENTIAL UNITS UTILIZING SB330 DENSITY BONUS. THE PROPOSED DEVELOPMENT WILL CONSIST OF 3-STORY TOWNHOMES AND STACKED FLATS. EACH UNIT WILL HAVE A PRIVATE TWO-CAR GARAGE. THE PROJECT WILL PROVIDE 6 BMR UNITS.

APN NUMBER: 404-01-004 / 404-01-036

DU PER ACRE: 34 DU

FAR: 1.225
56,721 SQFT / 46,304 SQFT

LOT AREA:
CURRENT: 1.119 ACRES / 48,787 SQFT
PROPOSED: 1.063 ACRES / 46,304 SQFT

CURRENT DESIGNATION
ZONING: HD-MU (34-45) HIGH DENSITY MIXED-USE
FORM BASED ZONE: T4MS-O: T4 MAIN STREET

ZONING:
SETBACK
FRONT: VARIES 2' - 4'
SIDE, EXTERIOR : VARIES 1' - 4'
REAR: 22' - 9"
SEE SHEET A1.16*

SPRINKLERED: YES (NFPA 13-R)

NUMBER OF STORIES: 3

HEIGHT
3- STORY TOWNHOME
MAXIMUM: 45'
PROPOSED: 37'-7"

PARKING

34 TANDEM GARAGE PARKING SPACES
46 SIDE BY SIDE GARAGE PARKING SPACES

TOTAL: 80 PARKING SPOTS = 1.03 RATIO

TH = TOWNHOME SF = STACKED FLAT

TOWNHOME TYPE SUMMARY

UNIT TYPE	COUNT	GARAGE TYPE	GROSS SF	NET SF
THA - 3 BED	3	2 CAR GARAGE	2,424	2,084
THB - 3 BED	5	2 CAR GARAGE	2,264	1,851
THC - 2 BED	2	2 CAR TANDEM GARAGE	1,818	1,400
SFB - 2 BED	15	2 CAR TANDEM GARAGE	1,626	1,432
SFB - 2 BED	15	2 CAR GARAGE	1,936	1,713
	40			

SEE SHEET A5.1 & A5.2

BUILDING NUMBER	# UNITS	NET AREA	GROSS AREA
BUILDING 1	6	10,938 SF	11,972 SF
BUILDING 2	8	14,091 SF	15,600 SF
BUILDING 3	7	11,897 SF	13,176 SF
BUILDING 4	6	10,204 SF	11,614 SF
BUILDING 5	7	11,897 SF	13,176 SF
BUILDING 6	6	10,204 SF	11,614 SF
	40	69,231 SF	77,152 SF

NET AREA
MEASURED TO THE INTERIOR STUD OF THE WALL EXCLUDING COVERED GARAGES, COVERED DECKS AND PORCHES

GROSS AREA
AS PER CAMPBELL MUNICIPAL CODE, FLOOR AREA, GROSS MEANS THE TOTAL HORIZONTAL FLOOR AREA IN SQUARE FEET OF ALL STORIES OF ALL BUILDINGS MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS. STAIRWAYS AND ELEVATOR SHAFTS SHALL BE INCLUDED ON ALL FLOORS. GSF INCLUDES STAIRWAY ON ALL FLOORS, COVERED GARAGES, COVERED DECKS, EXCLUDE PORCHES

APPROVAL STAMPS

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Mixed Use Proposal

Consultant

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LICENSED ARCHITECT
JEFFREY R CURRENT
C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

Issue Date	07/27/2026
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Scale	

Sheet Title
COVER SHEET

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A0.1

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SHEET NUMBER	SHEET NAME
A4.4	FIRE LADDER PAD PLAN
Y1	Gross Building Area
A0.1	COVER SHEET
A0.2	SHEET INDEX
A1.1	EXISTING SITE CONDITIONS
A1.2	PROPOSED SITE PLAN
A1.3	PLAN LEVEL 2
A1.4	PLAN LEVEL 3
A1.5	ROOF PLAN
A1.6	ISOMETRIC VIEW
A1.7	3D VIEWS
A1.8	BELOW MARKET RATE HOUSING PLAN
A1.9	BUILDING COVERAGE
A1.10	FAR BUILDING B1
A1.11	FAR BUILDING B2
A1.12	FAR BUILDING 3 AND BUILDING 5
A1.13	FAR BUILDING 4 AND BUILDING 6
A1.14	PRIVACY PLAN
A1.15	STREETSCAPE DRAWING
A1.16	BUILDING FRONTAGE PROFILE SECTIONS
A2.1	ELEVATIONS NORTH
A2.2	ELEVATIONS EAST
A2.3	ELEVATIONS SOUTH
A2.4	ELEVATIONS WEST
A3.1	PLANS BUILDING 1
A3.2	PLANS BUILDING 2
A3.3	PLANS BUILDING 3 AND BUILDING 5
A3.4	PLANS BUILDING 4 AND BUILDING 6
A4.1	SECTION BUILDING 3
A4.2	SECTION BUILDING 4
A4.3	SECTION BUILDING 6
A4.5	LIGHTING PLAN
A5.1	TYPICAL UNIT
A6.1	ARCHITECTURAL DETAILS, MATERIAL BOARD
A7.1	DOORS AND WINDOWS SCHEDULE
A8.1	EXTERIOR COLOR CALCULATION - NORTH
A8.2	EXTERIOR COLOR CALCULATION - EAST
A8.3	EXTERIOR COLOR CALCULATION - SOUTH
A8.4	EXTERIOR COLOR CALCULATION - WEST
C1	ABBREVIATIONS & LEGEND
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	TREE REMOVAL NOTES & DETAILS
C4	TREE REMOVAL PLAN
C5	SITE PLAN
C6	SITE DESIGN REQUIREMENT PLAN-LEVEL 1
C7	SITE DESIGN REQUIREMENT PLAN-LEVEL 2
C8	SITE DESIGN REQUIREMENT PLAN-LEVEL 3
C9	SITE SECTIONS AND DETAILS
C10	GRADING & DRAINAGE PLAN
C11	UTILITY PLAN
C12	STORMWATER MANAGEMENT PLAN
C13	STORMWATER MANAGEMENT NOTES & DETAILS
C14	EMERGENCY ACCESS PLAN
TM1	EXISTING PROPERTY BOUNDARY
TM2	PROPOSED PROPERTY BOUNDARY
L-100	LANDSCAPE MATERIAL PLAN
L-110	LANDSCAPE DATA SHEETS
L-400	LANDSCAPE PLANTING PLAN
L-410	LANDSCAPE PLANTING IMAGERY
L-411	LANDSCAPE PLANTING IMAGERY
L-420	LANDSCAPE WELO PLAN
L-500	LANDSCAPE IRRIGATION PLAN
Pg 1 to 5	C3 Data Forms

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SHEET INDEX

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1



4



2



5



3



6

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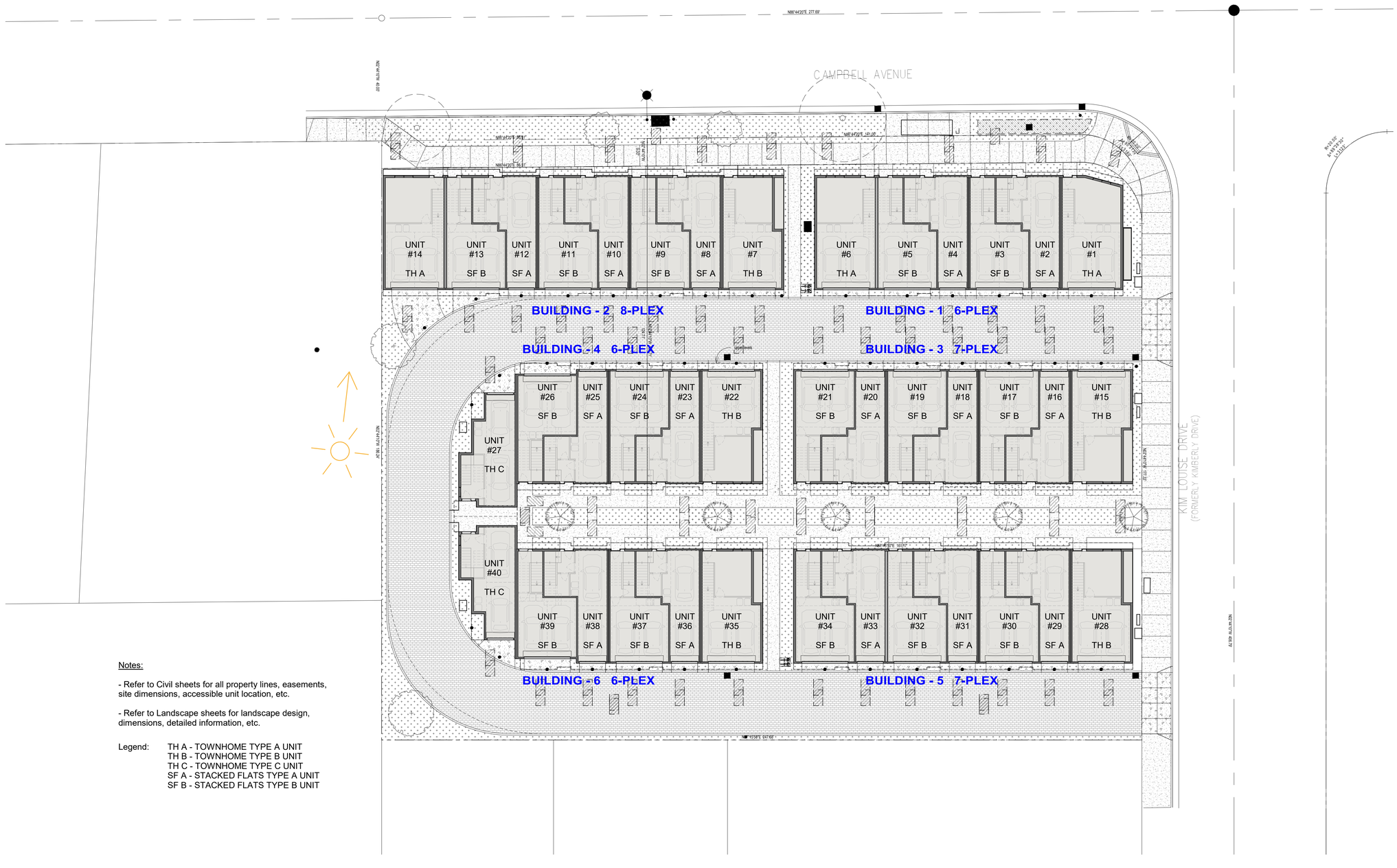
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EXISTING SITE CONDITIONS

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Notes:

- Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.

- Refer to Landscape sheets for landscape design, dimensions, detailed information, etc.

Legend:
TH A - TOWNHOME TYPE A UNIT
TH B - TOWNHOME TYPE B UNIT
TH C - TOWNHOME TYPE C UNIT
SF A - STACKED FLATS TYPE A UNIT
SF B - STACKED FLATS TYPE B UNIT

1 ■ GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"

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PROPOSED SITE PLAN

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2 LEVEL 2
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PLAN LEVEL 2

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3 ■ LEVEL 3
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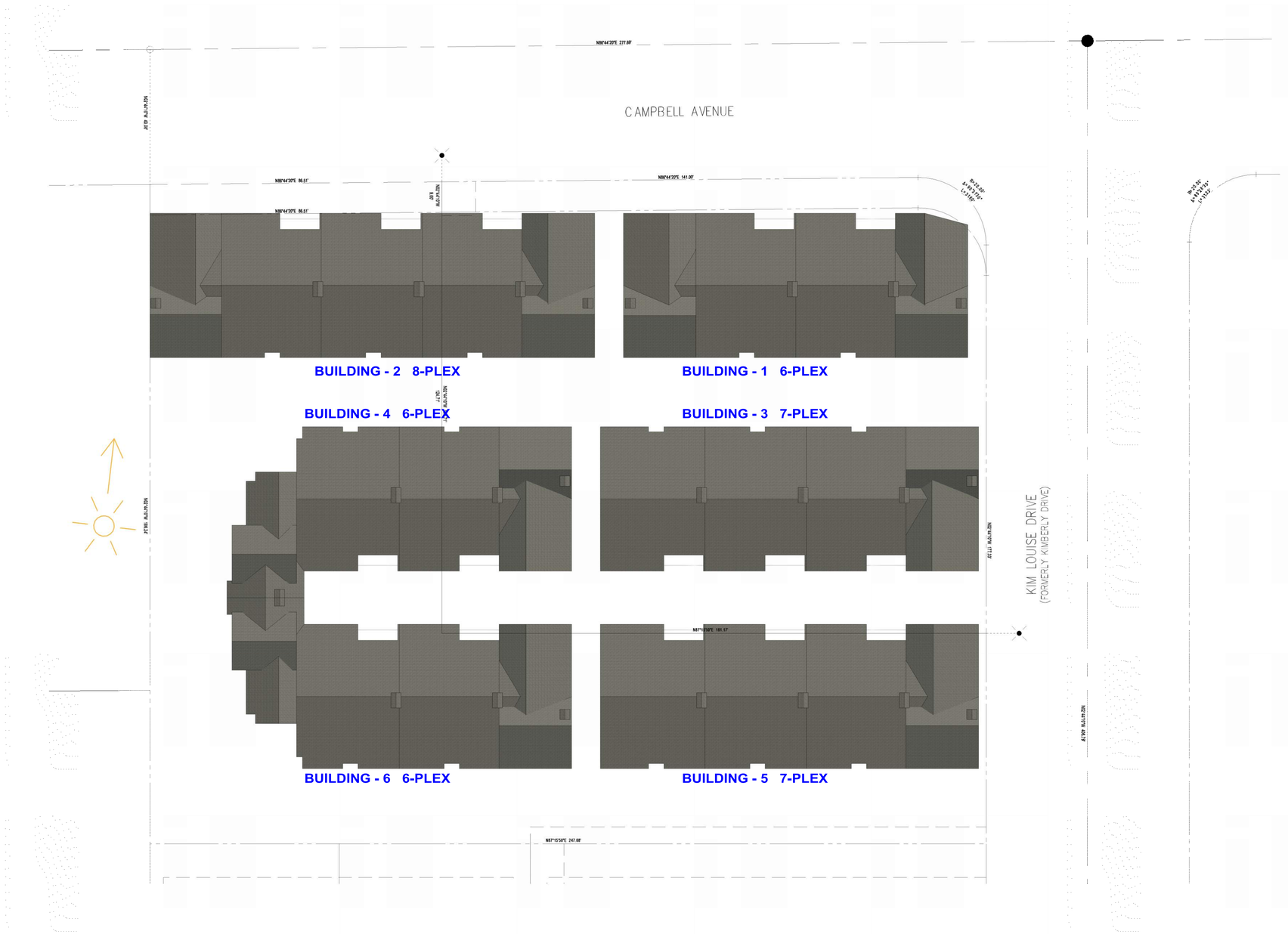
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PLAN LEVEL 3

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R ROOF
Scale: 1/16" = 1'-0"

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ROOF PLAN

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ISOMETRIC VIEW
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Sheet Title

ISOMETRIC VIEW

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A ■ View A
Scale:



B ■ View B
Scale:



C ■ View C
Scale:



D ■ View D
Scale:



E ■ View E
Scale:

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Sheet Title

3D VIEWS

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Legend:

BELOW MARKET RATE (BMR) - LOW INCOME

BELOW MARKET RATE (BMR) - MODERATE INCOME

BMR UNITS PER TYPOLOGY

UNIT TYPE	DESCRIPTION	GARAGE	TOTAL	BMR UNITS	
				low	moderate
TH **A**	3bed / 2.5ba	side by side	3	0	1
TH **B**	3bed / 2.5ba	side by side	5	0	1
TH **C**	2bed / 2.5ba	tandem	2	0	0
SF **A**	2bed / 2ba	tandem	15	2	0
SF **B**	2bed / 2ba	side by side	15	2	0
TOTAL			40	4	2

BMR UNITS PER BUILDING

BUILDING	TOTAL	BMR UNITS	
		low	moderate
BUILDING - **1**	6	1	-
BUILDING - **2**	8	-	1
BUILDING - **3**	7	1	-
BUILDING - **4**	6	1	-
BUILDING - **5**	7	1	-
BUILDING - **6**	6	-	1
TOTAL	40	4	2

Note: Below Martet Rate Units identified are for lower income households as defined in the Health and Safety Code, section 50079.5

Legend: TH A - TOWNHOME TYPE A UNIT
TH B - TOWNHOME TYPE B UNIT
TH C - TOWNHOME TYPE C UNIT
SF A - STACKED FLATS TYPE A UNIT
SF B - STACKED FLATS TYPE B UNIT



1 ■ BMR UNITS
Scale: 1/16" = 1'-0"

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Sheet Information

Issue Date	09/04/2026
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Sheet Title

BELOW MARKET RATE HOUSING PLAN

A1.8

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Legend:

BUILDING COVERAJE
23,941 sf

BUILDING COVERAJE:
shaded area / net site area

site net area 1.063 acres (46,304 sf)

covered area: 23,941 sf / 46,304 sf

COVERAGE: +/- 51.7%

Per City of Campbell Code-amendments Title 6-7-20 and 6-7-21.

Lot coverage: the ration of covered area to net lot area.

Covered area: the total horizontal area within a lot that is covered or partially covered by structures, buildings, beams, slats or projections when viewed from above. It does not include cornices, eaves, sills, canopies, bay windows, and chimneys cumulatively measuring less than 30-inches un depth as measured to the outside surface of exterior walls, or any basements, ground level paving, pools, spas and decks, landscape features, or lights walls.

Notes:

- Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.

- Refer to Landscape sheets for landscape design, dimensions, detailed information, etc.



1 ■ BUILDING COVERAGE
Scale: 1/16" = 1'-0"

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REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

Issue Date	07/27/2026
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

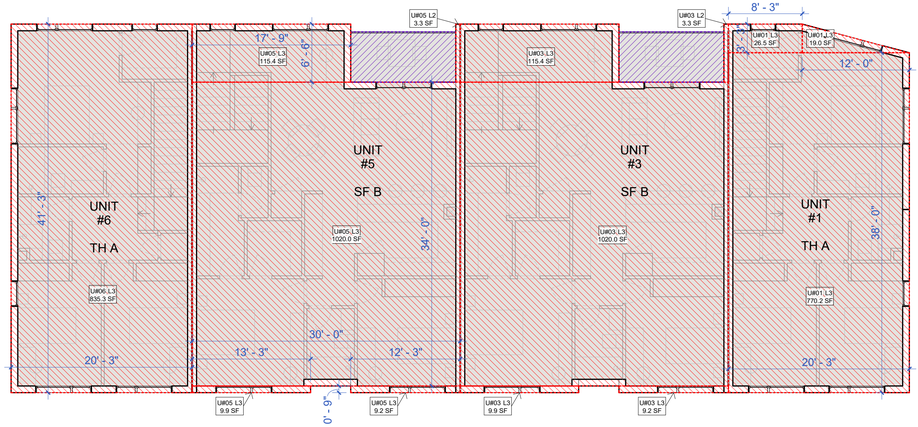
Sheet Title

BUILDING COVERAGE

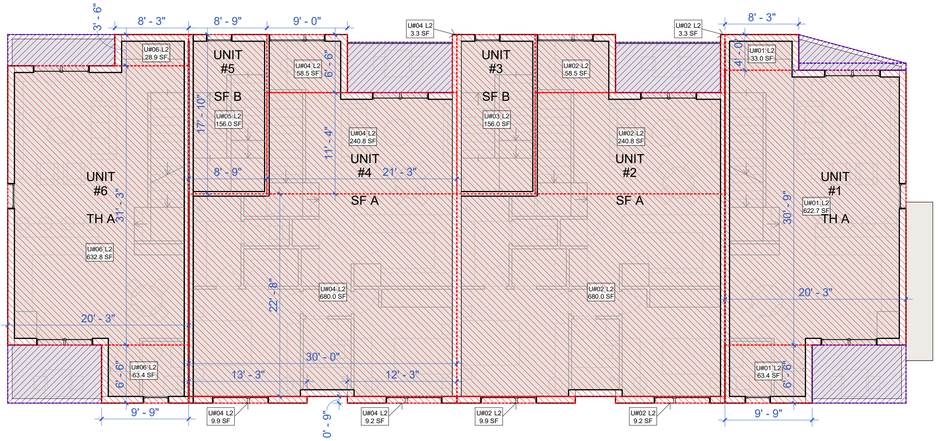
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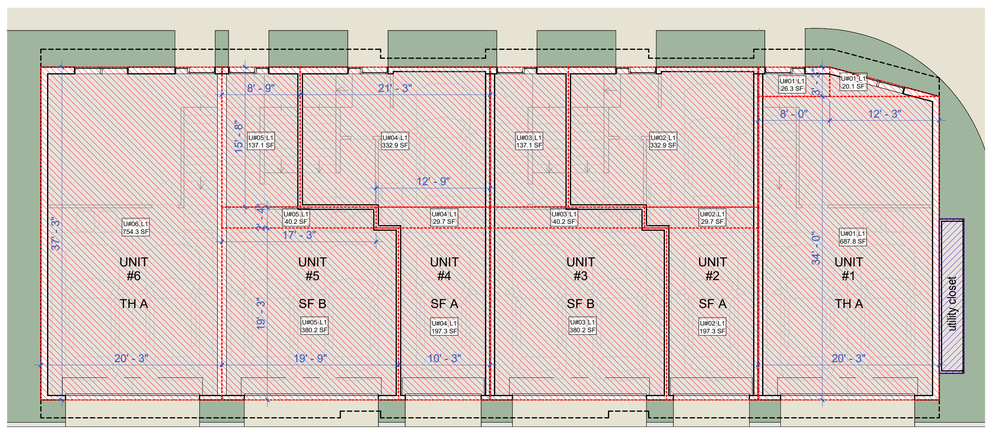
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3 FAR B1 - LEVEL 3
Scale: 1/8" = 1'-0"



2 FAR B1 - LEVEL 2
Scale: 1/8" = 1'-0"



1 FAR B1 - GROUND FLOOR
Scale: 1/8" = 1'-0"

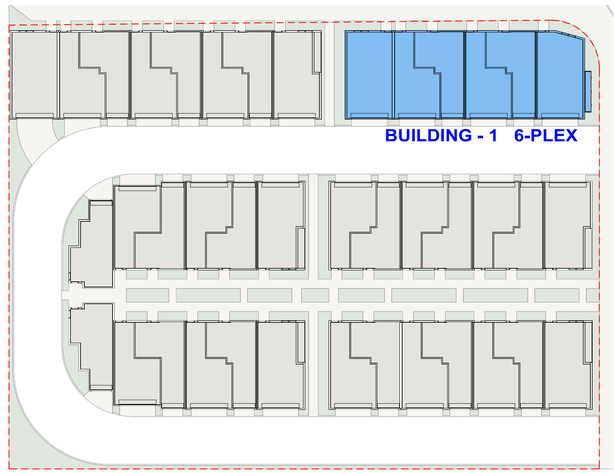
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 1	UNIT 1	LEVEL 1	734 SF
BUILDING 1	UNIT 2	LEVEL 1	560 SF
BUILDING 1	UNIT 3	LEVEL 1	558 SF
BUILDING 1	UNIT 4	LEVEL 1	560 SF
BUILDING 1	UNIT 5	LEVEL 1	558 SF
BUILDING 1	UNIT 6	LEVEL 1	754 SF
			3724 SF
LEVEL 2			
BUILDING 1	UNIT 1	LEVEL 2	719 SF
BUILDING 1	UNIT 2	LEVEL 2	1002 SF
BUILDING 1	UNIT 3	LEVEL 2	156 SF
BUILDING 1	UNIT 4	LEVEL 2	1002 SF
BUILDING 1	UNIT 5	LEVEL 2	156 SF
BUILDING 1	UNIT 6	LEVEL 2	725 SF
			3760 SF
LEVEL 3			
BUILDING 1	UNIT 1	LEVEL 3	816 SF
BUILDING 1	UNIT 3	LEVEL 3	1158 SF
BUILDING 1	UNIT 5	LEVEL 3	1158 SF
BUILDING 1	UNIT 6	LEVEL 3	835 SF
			3967 SF
			11450 SF

Legend:

Areas included in Gross Floor Area

Areas excluded from FAR calculations per Campbell Municipal Code, definitions F. from Code Amendments Title 6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and acessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking (i.e. parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures (e. g., trellis), bay windows and covered porches.

Note: Gross floor area means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



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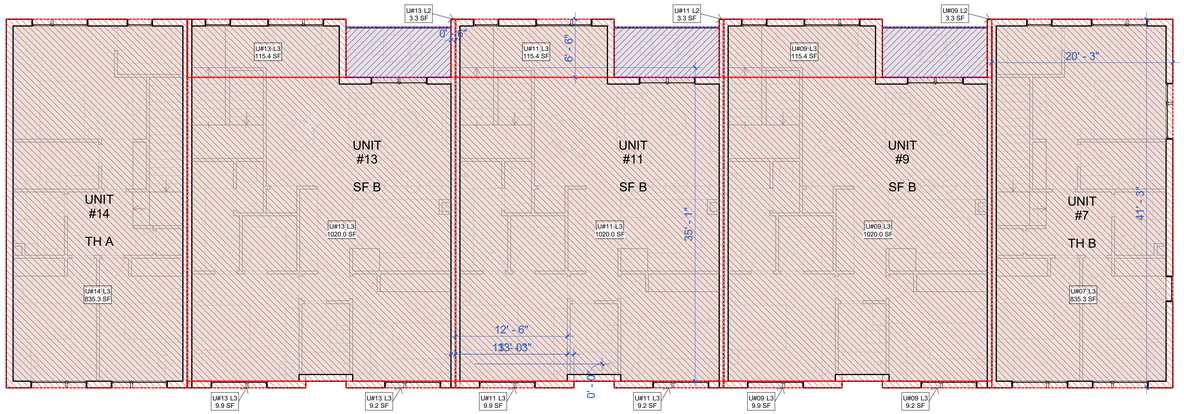
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FAR BUILDING B1

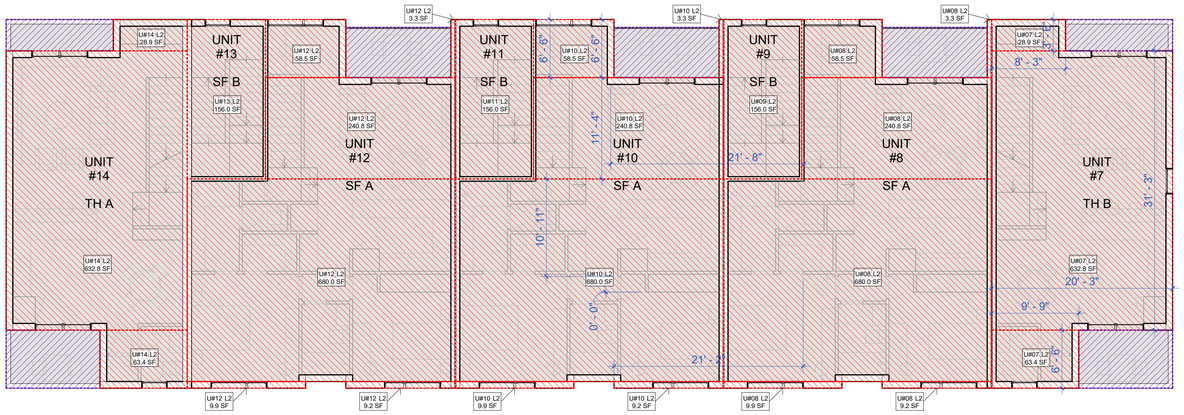
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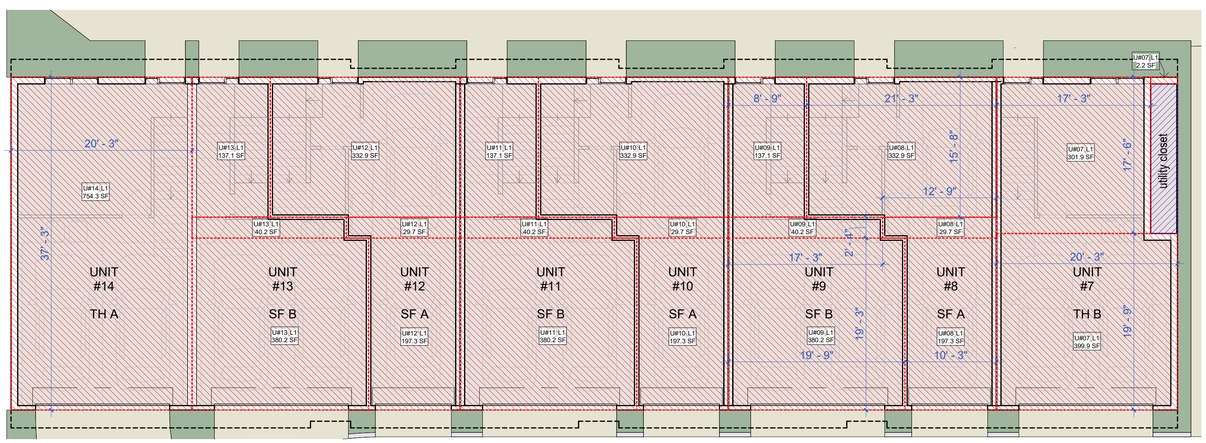
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3 FAR B2 - LEVEL 3
Scale: 1/8" = 1'-0"



2 FAR B2 - LEVEL 2
Scale: 1/8" = 1'-0"



1 FAR B2 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

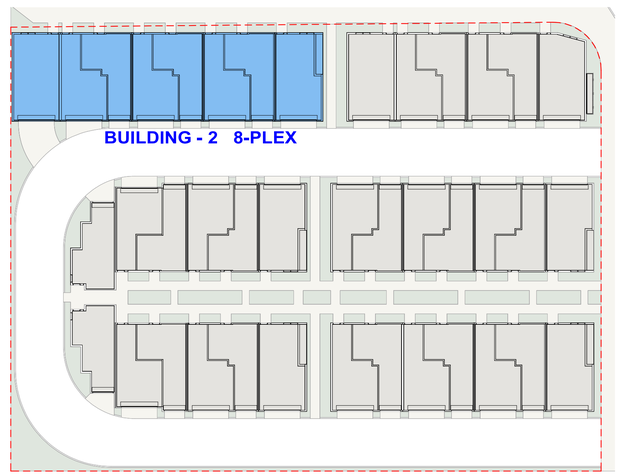
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 2	UNIT 7	LEVEL 1	704 SF
BUILDING 2	UNIT 8	LEVEL 1	560 SF
BUILDING 2	UNIT 9	LEVEL 1	558 SF
BUILDING 2	UNIT 10	LEVEL 1	560 SF
BUILDING 2	UNIT 11	LEVEL 1	558 SF
BUILDING 2	UNIT 12	LEVEL 1	560 SF
BUILDING 2	UNIT 13	LEVEL 1	558 SF
BUILDING 2	UNIT 14	LEVEL 1	754 SF
			4811 SF
LEVEL 2			
BUILDING 2	UNIT 7	LEVEL 2	725 SF
BUILDING 2	UNIT 8	LEVEL 2	1002 SF
BUILDING 2	UNIT 9	LEVEL 2	156 SF
BUILDING 2	UNIT 10	LEVEL 2	1002 SF
BUILDING 2	UNIT 11	LEVEL 2	156 SF
BUILDING 2	UNIT 12	LEVEL 2	1002 SF
BUILDING 2	UNIT 13	LEVEL 2	156 SF
BUILDING 2	UNIT 14	LEVEL 2	725 SF
			4923 SF
LEVEL 3			
BUILDING 2	UNIT 7	LEVEL 3	835 SF
BUILDING 2	UNIT 9	LEVEL 3	1158 SF
BUILDING 2	UNIT 11	LEVEL 3	1158 SF
BUILDING 2	UNIT 13	LEVEL 3	1158 SF
BUILDING 2	UNIT 14	LEVEL 3	835 SF
			5144 SF
			14878 SF

Legend:

Areas included in Gross Floor Area

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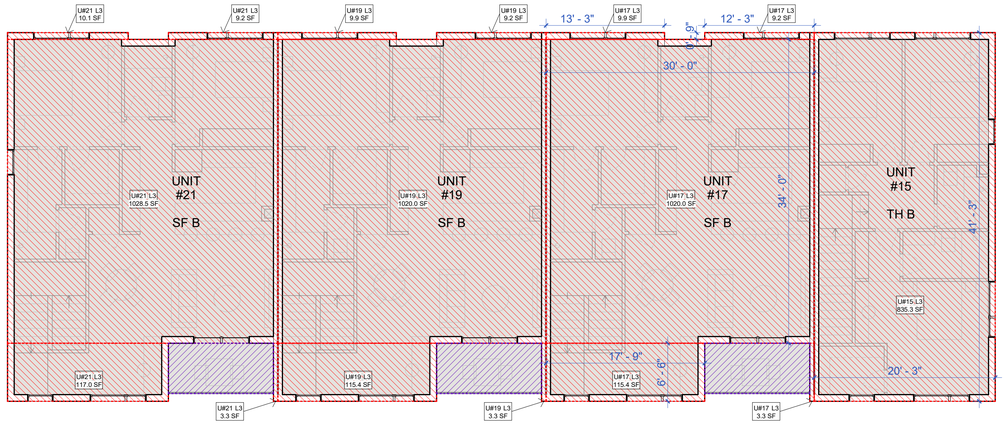
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Sheet Title
FAR BUILDING B2

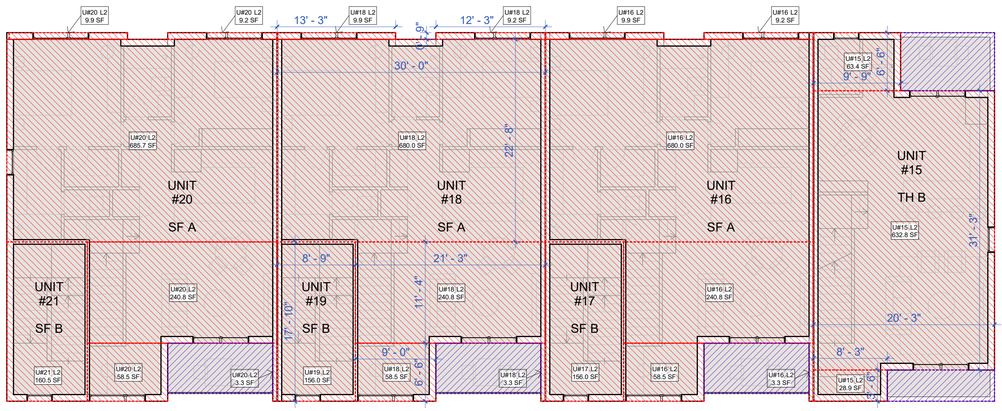
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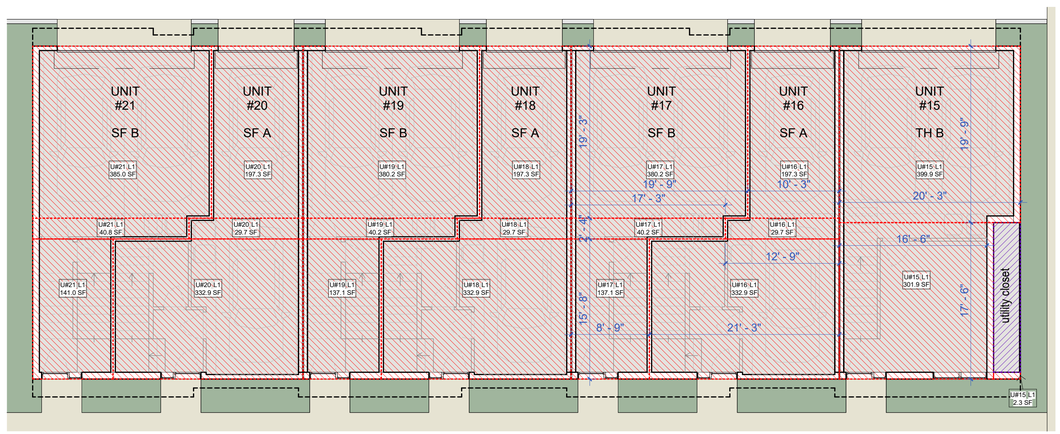
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3 ■ FAR B3 - LEVEL 3 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



2 ■ FAR B3 - LEVEL 2 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



1 ■ FAR B3 - GROUND FLOOR PLAN **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"

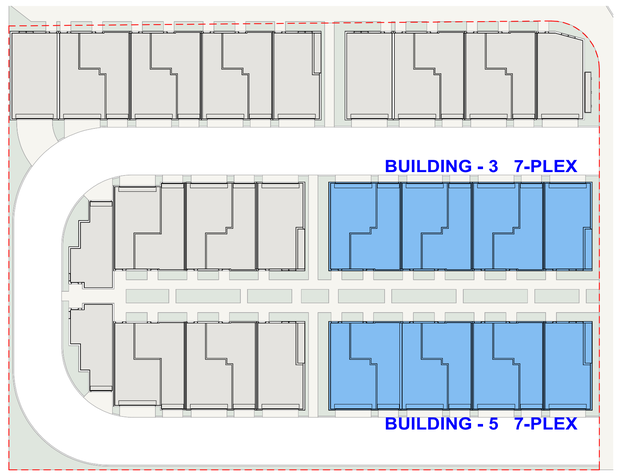
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 3	UNIT 15	LEVEL 1	704 SF
BUILDING 3	UNIT 16	LEVEL 1	560 SF
BUILDING 3	UNIT 17	LEVEL 1	558 SF
BUILDING 3	UNIT 18	LEVEL 1	560 SF
BUILDING 3	UNIT 19	LEVEL 1	558 SF
BUILDING 3	UNIT 20	LEVEL 1	560 SF
BUILDING 3	UNIT 21	LEVEL 1	567 SF
			4066 SF
LEVEL 2			
BUILDING 3	UNIT 15	LEVEL 2	725 SF
BUILDING 3	UNIT 16	LEVEL 2	1002 SF
BUILDING 3	UNIT 17	LEVEL 2	156 SF
BUILDING 3	UNIT 18	LEVEL 2	1002 SF
BUILDING 3	UNIT 19	LEVEL 2	156 SF
BUILDING 3	UNIT 20	LEVEL 2	1008 SF
BUILDING 3	UNIT 21	LEVEL 2	161 SF
			4209 SF
LEVEL 3			
BUILDING 3	UNIT 15	LEVEL 3	835 SF
BUILDING 3	UNIT 17	LEVEL 3	1158 SF
BUILDING 3	UNIT 19	LEVEL 3	1158 SF
BUILDING 3	UNIT 21	LEVEL 3	1168 SF
			4319 SF
			12593 SF

Legend:

Areas included in Gross Floor Area

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Note: Gross floor area means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



Note: BUILDINGS 3 AND 5 ARE IDENTICAL IN SIZE AND ORGANIZATION. BUT THEY ARE MIRRORED
ELEVATIONS MATERIALS DIFFER.

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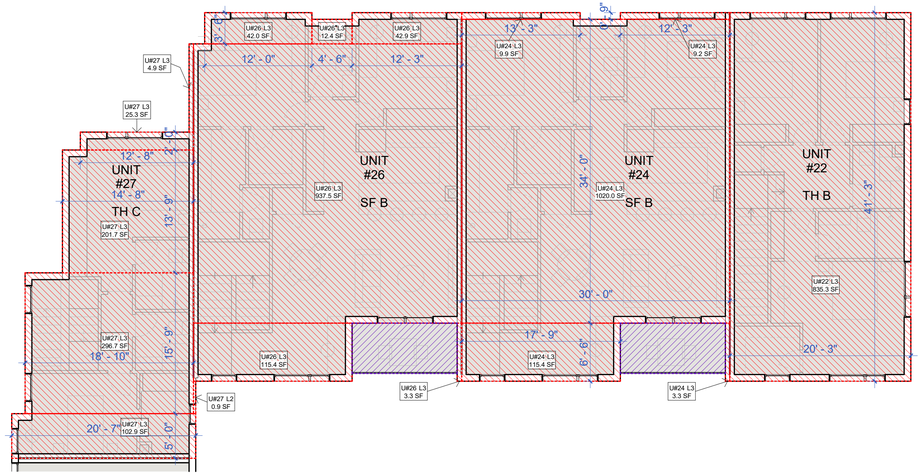
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FAR BUILDING 3 AND BUILDING 5

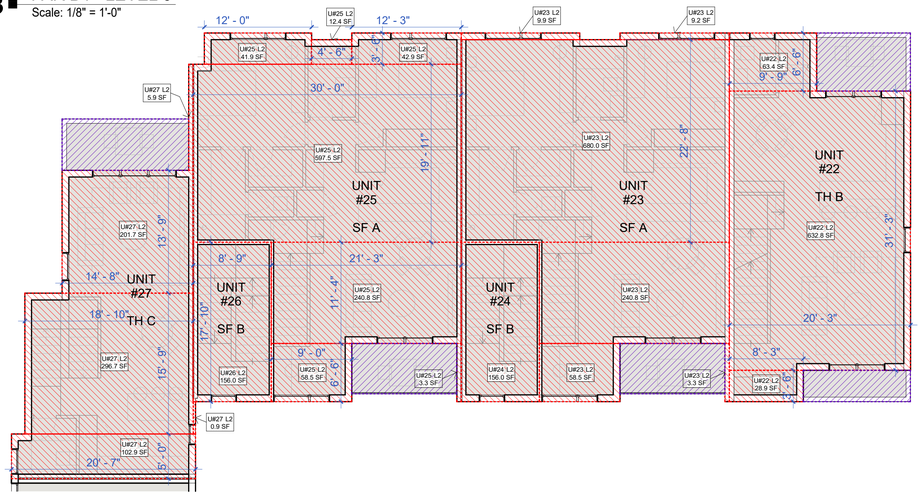
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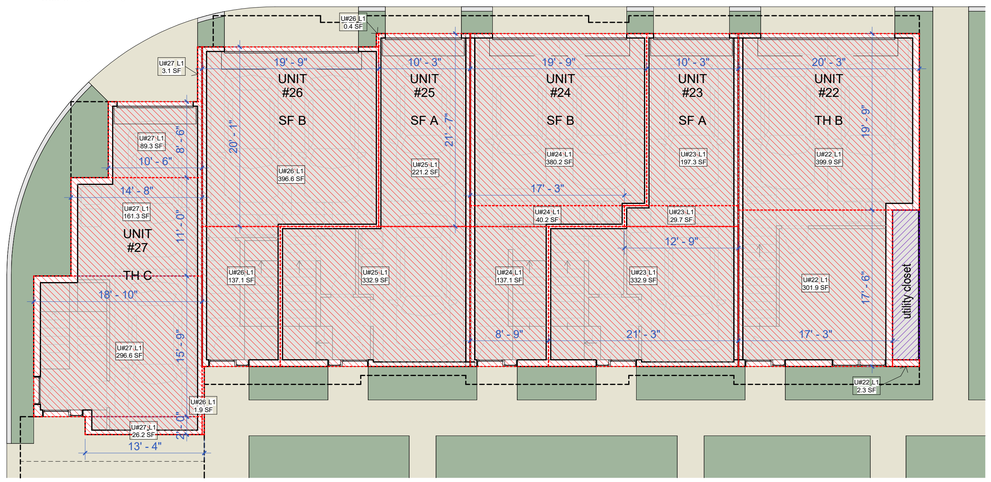
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3 ■ FAR B4 - LEVEL 3
Scale: 1/8" = 1'-0"



2 ■ FAR B4 - LEVEL 2
Scale: 1/8" = 1'-0"



1 ■ FAR B4 + B6 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

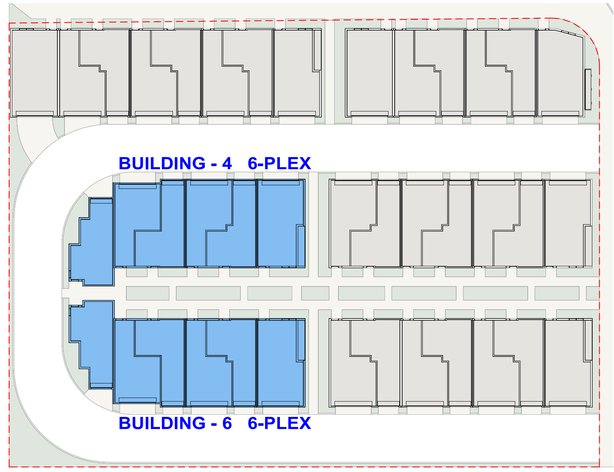
Building	UNIT	LEVEL	AREA
LEVEL 1			
BUILDING 4	UNIT 22	LEVEL 1	704 SF
BUILDING 4	UNIT 23	LEVEL 1	560 SF
BUILDING 4	UNIT 24	LEVEL 1	558 SF
BUILDING 4	UNIT 25	LEVEL 1	554 SF
BUILDING 4	UNIT 26	LEVEL 1	534 SF
BUILDING 4	UNIT 27	LEVEL 1	578 SF
			3488 SF
LEVEL 2			
BUILDING 4	UNIT 22	LEVEL 2	725 SF
BUILDING 4	UNIT 23	LEVEL 2	1002 SF
BUILDING 4	UNIT 24	LEVEL 2	156 SF
BUILDING 4	UNIT 25	LEVEL 2	997 SF
BUILDING 4	UNIT 26	LEVEL 2	156 SF
BUILDING 4	UNIT 27	LEVEL 2	608 SF
			3644 SF
LEVEL 3			
BUILDING 4	UNIT 22	LEVEL 3	835 SF
BUILDING 4	UNIT 24	LEVEL 3	1158 SF
BUILDING 4	UNIT 26	LEVEL 3	1153 SF
BUILDING 4	UNIT 27	LEVEL 3	632 SF
			3779 SF
			10911 SF

Legend:

Areas included in Gross Floor Area

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Note: BUILDINGS 4 AND 6 ARE IDENTICAL IN SIZE AND ORGANIZATION. BUT THEY ARE MIRRORED ELEVATIONS MATERIALS DIFFER.

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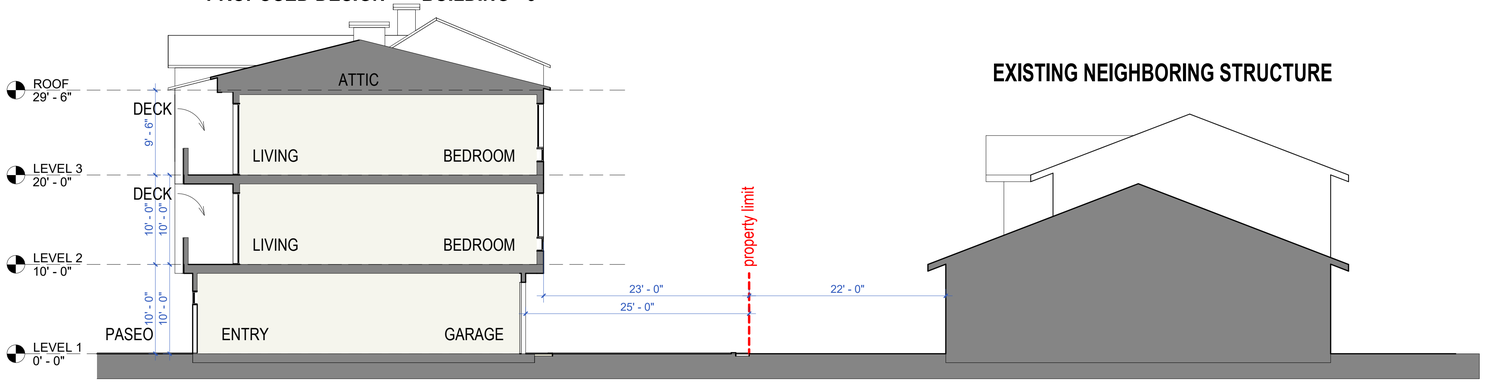
FAR BUILDING 4 AND BUILDING 6

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PROPOSED DESIGN - BUILDING - 5



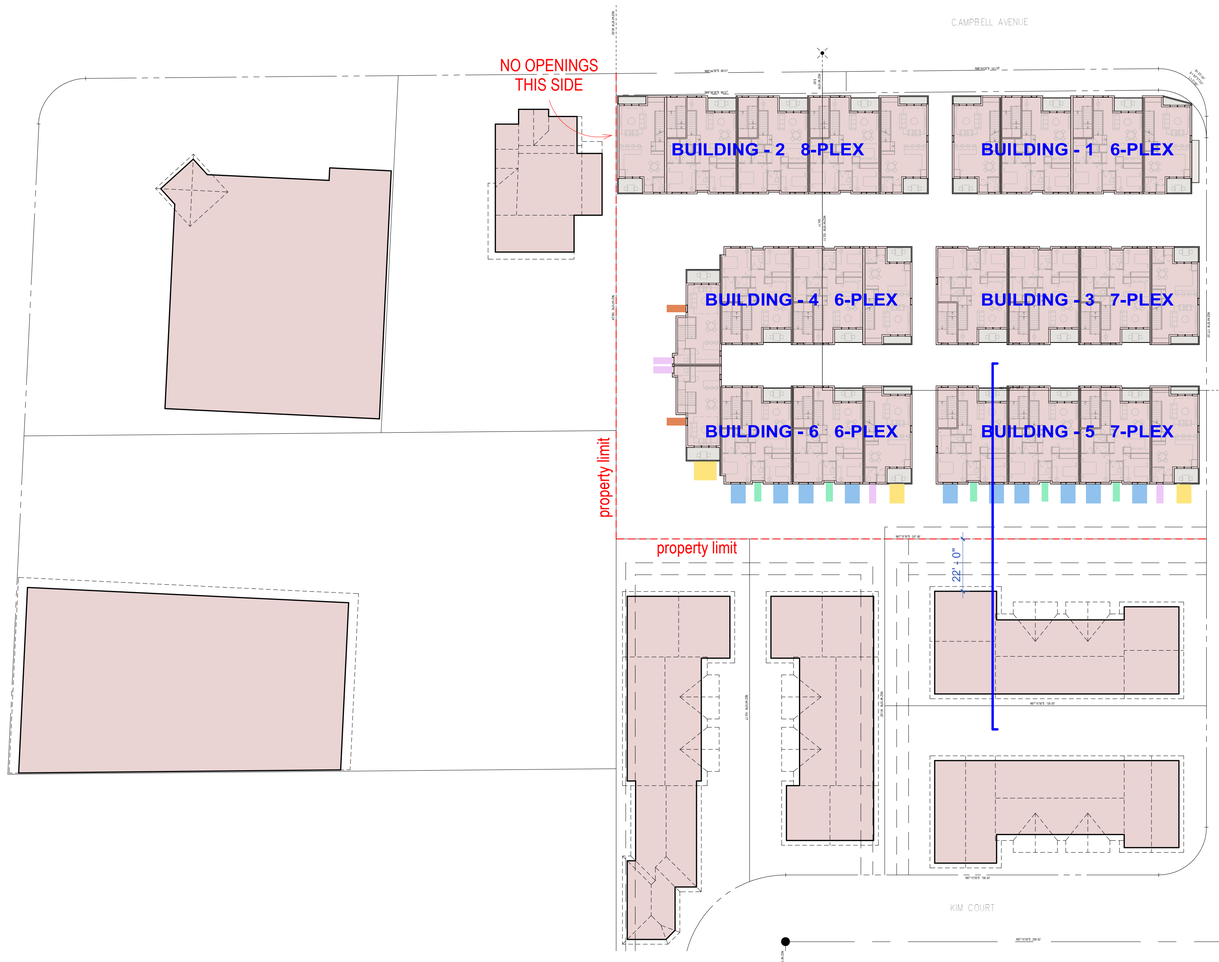
EXISTING NEIGHBORING STRUCTURE

N ■ PRIVACY PLAN - SECTION
Scale: 1/8" = 1'-0"

Legend:

- DECK
  Living - Balcony door (type **D2***, 6'-3" x 8' and **D3***, 9'-4" x 8')
- PRIMARY WINDOW LOCATIONS
  Bedroom (type **W1***, 6'-3" x 7'-6")
- PRIMARY WINDOW LOCATIONS
  Bedroom / Living (type **W2***, 6'-3" x 6'-6")
- SECONDARY WINDOW LOCATIONS
  (type **W4***, 3'-2" x 6'-6")
- SECONDARY WINDOW LOCATIONS
  (type **W5***, 2'-10" x 6'-0" and **W6***, 2'-10" x 5'-0")
- SECONDARY WINDOW LOCATIONS
  Bathroom (type **W7***, 2'-10" x 2'-0")

* please see **DOORS AND WINDOWS SCHEDULE** sheet



2 ■ PRIVACY PLAN - LEVEL 2
Scale: 1" = 30'-0"



3 ■ PRIVACY PLAN - LEVEL 3
Scale: 1" = 30'-0"

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PRIVACY PLAN

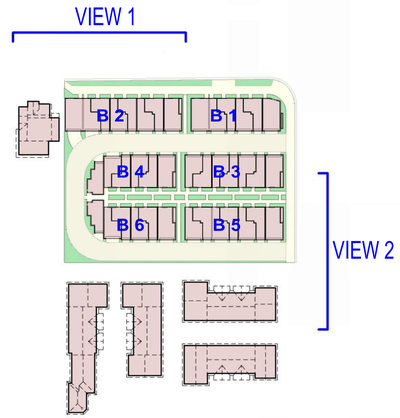
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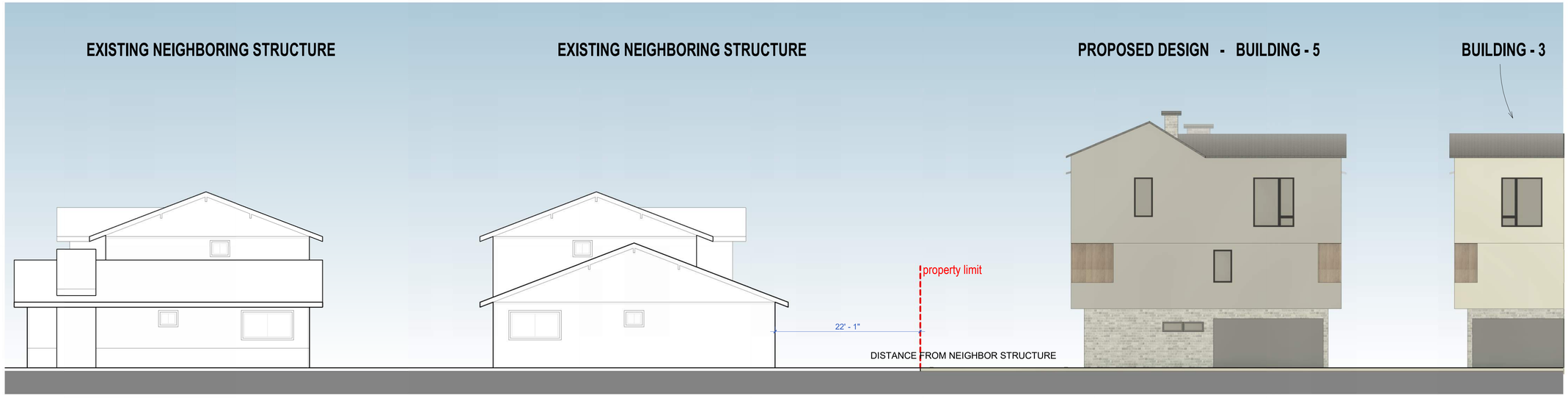
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1 ■ STREETSCAPE VIEW 1 (W. Campbell Ave)
Scale: 1/8" = 1'-0"





2 ■ STREETSCAPE VIEW 2 (Kim Louise Dr)
Scale: 1/8" = 1'-0"

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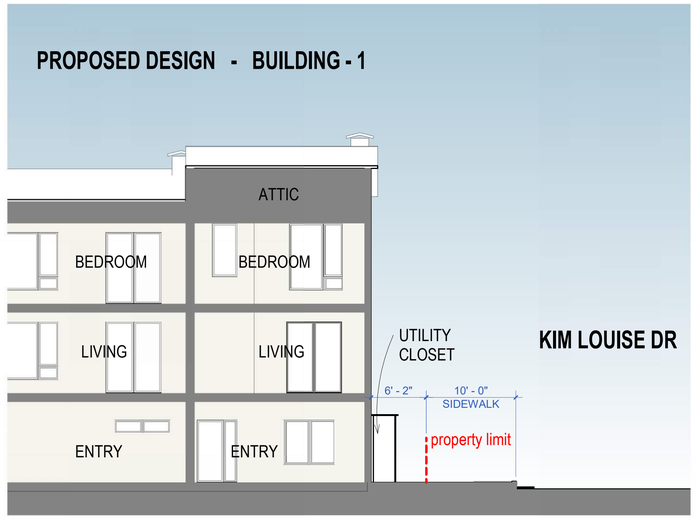
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STREETSCAPE DRAWING

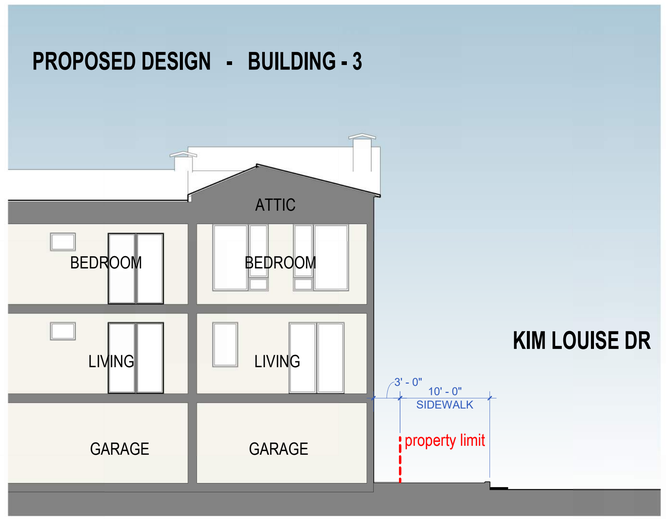
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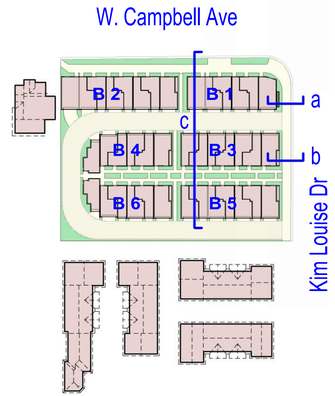
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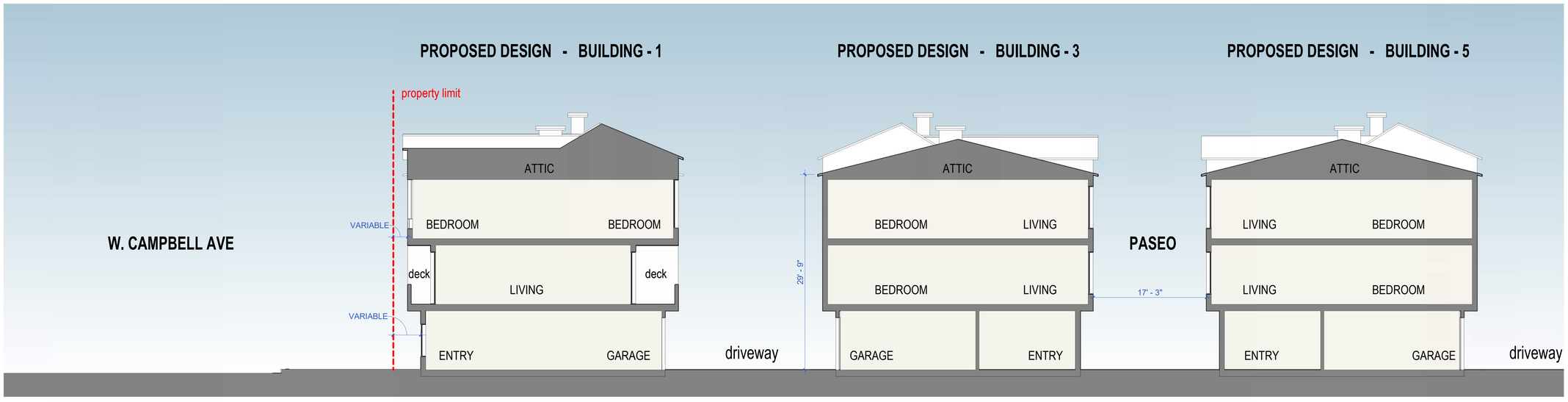


a ■ FRONTAGE PROFILE - SECTION a
Scale: 1/8" = 1'-0"



b ■ FRONTAGE PROFILE - SECTION b
Scale: 1/8" = 1'-0"





c ■ FRONTAGE PROFILE - SECTION c
Scale: 1/8" = 1'-0"

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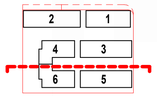
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BUILDING FRONTAGE PROFILE SECTIONS

A1.16

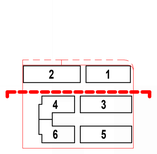
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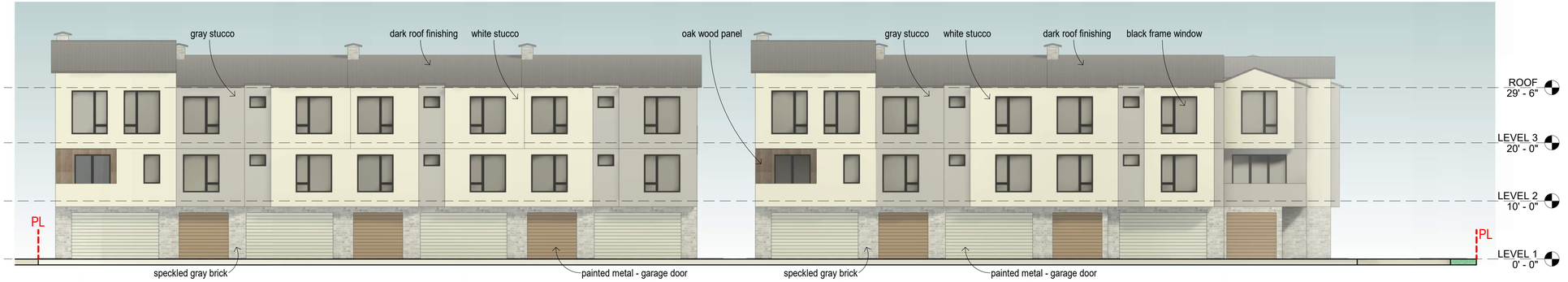


N3 North 3
Scale: 1" = 10'-0"

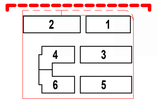




N2 North 2
Scale: 1" = 10'-0"







N1 North 1 (Campbell)
Scale: 1" = 10'-0"



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REN. 1-31-2026
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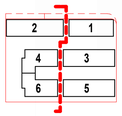
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ELEVATIONS NORTH

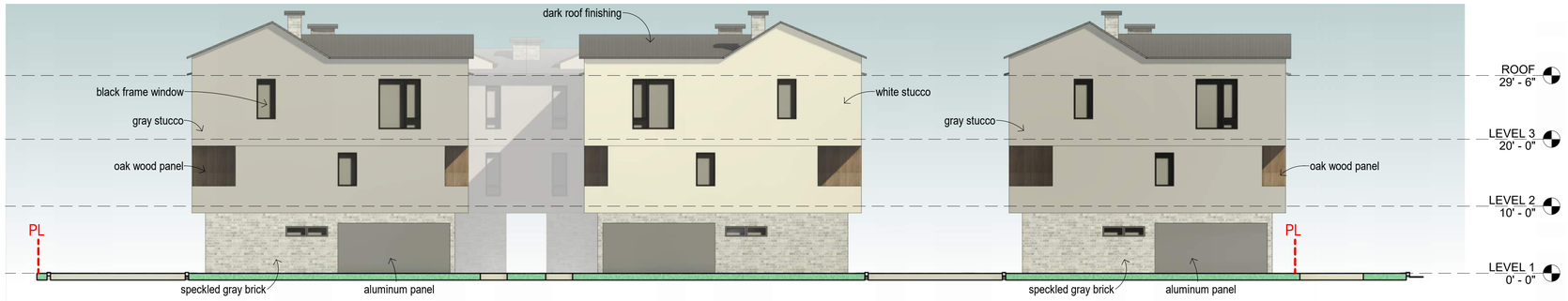
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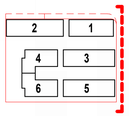
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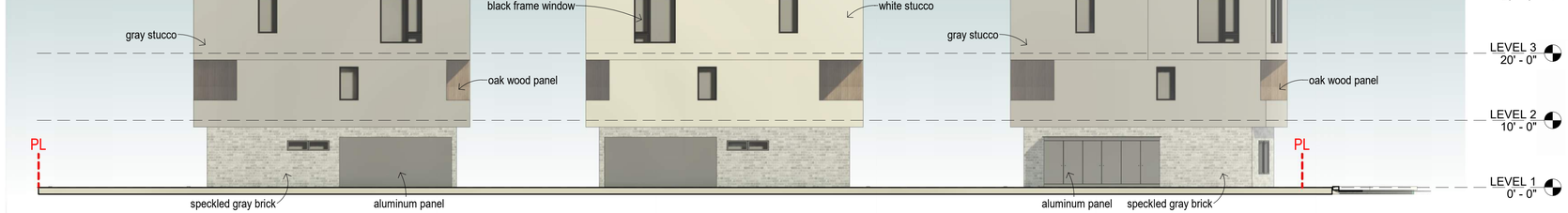


E2 ■ East 2
Scale: 1" = 10'-0"





E1 ■ East 1 (Kim Louise)
Scale: 1" = 10'-0"





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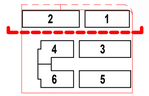
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ELEVATIONS EAST

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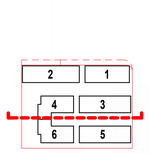
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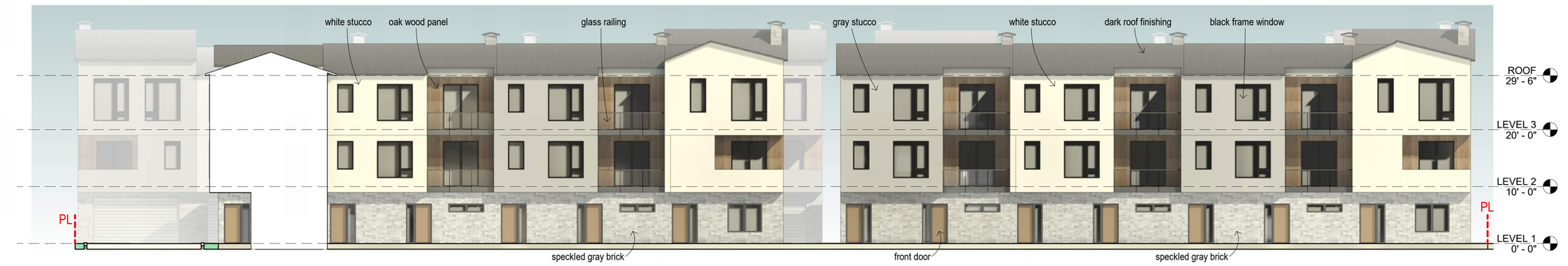


S3 South 3
Scale: 1" = 10'-0"

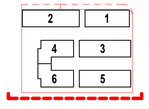




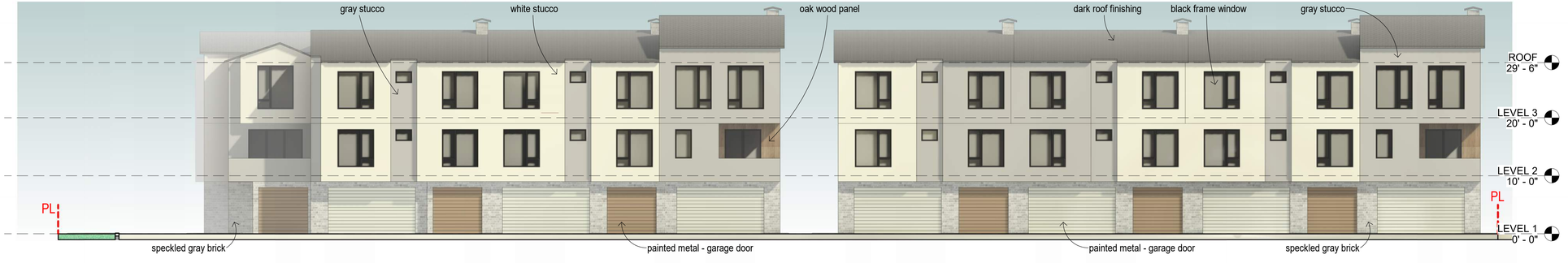
S2 South 2
Scale: 1" = 10'-0"







S1 South 1
Scale: 1" = 10'-0"



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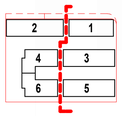
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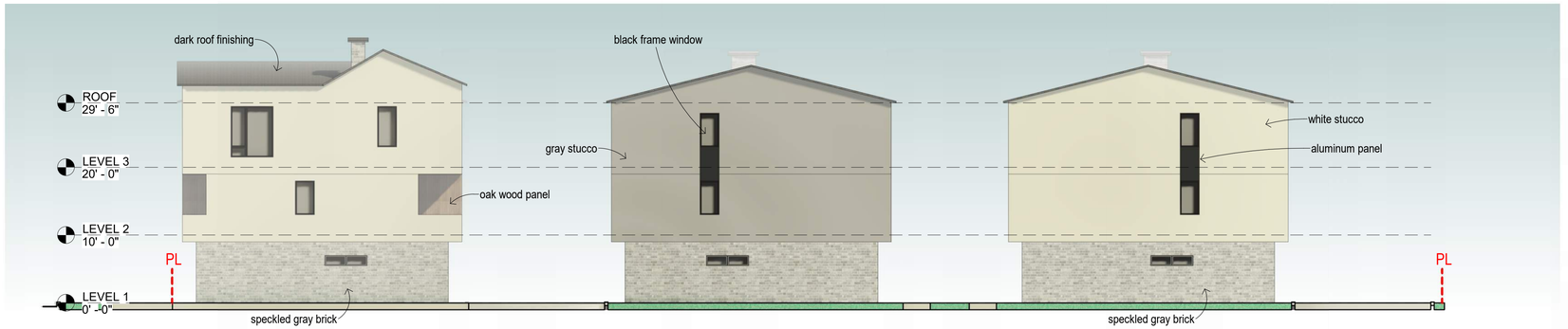
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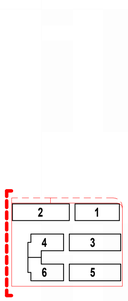
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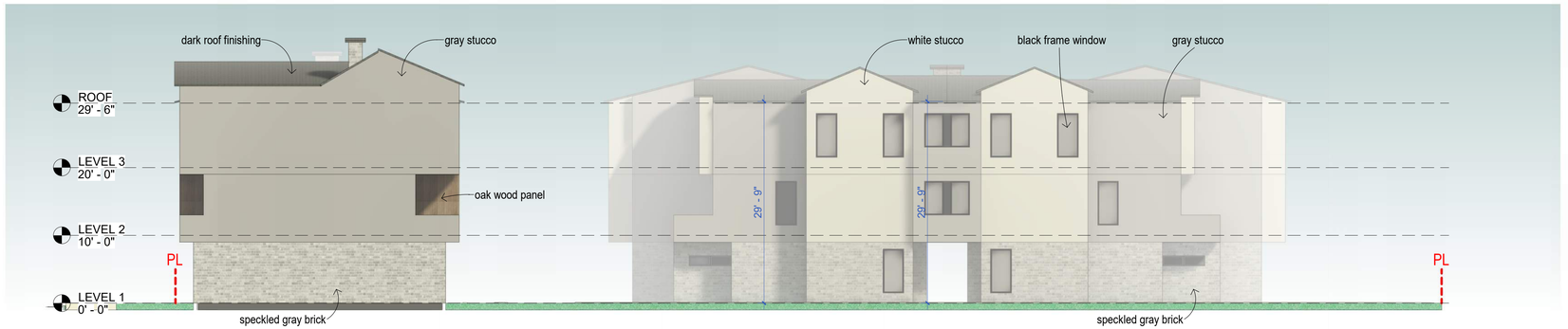


W2 West 2
Scale: 1" = 10'-0"





W1 West 1
Scale: 1" = 10'-0"





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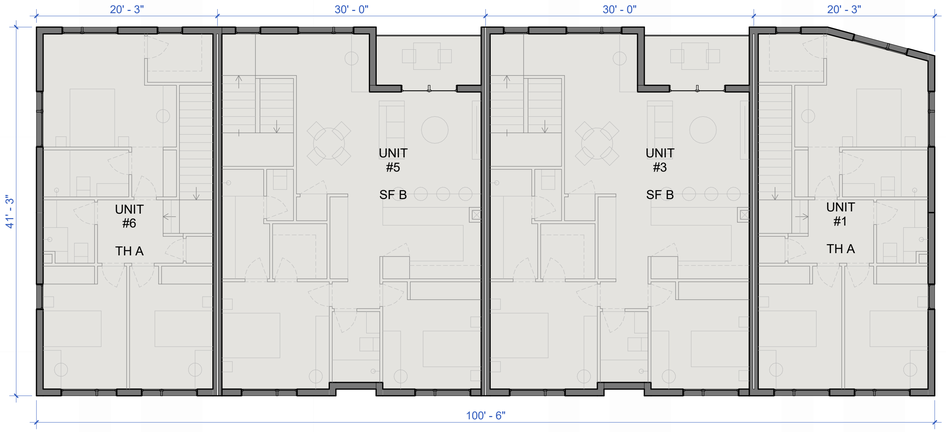
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ELEVATIONS WEST

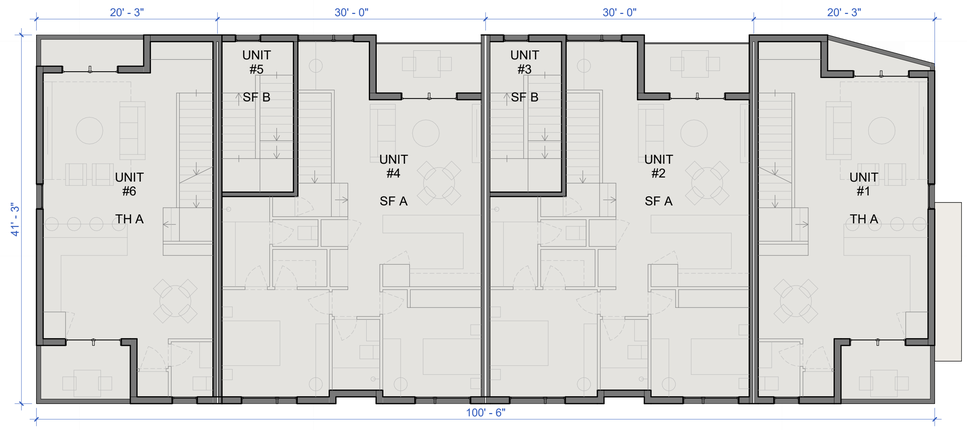
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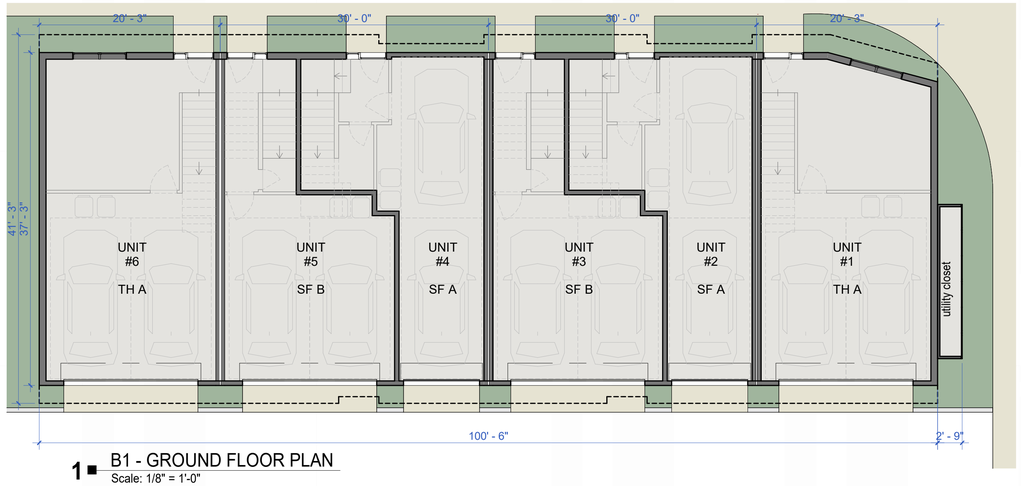
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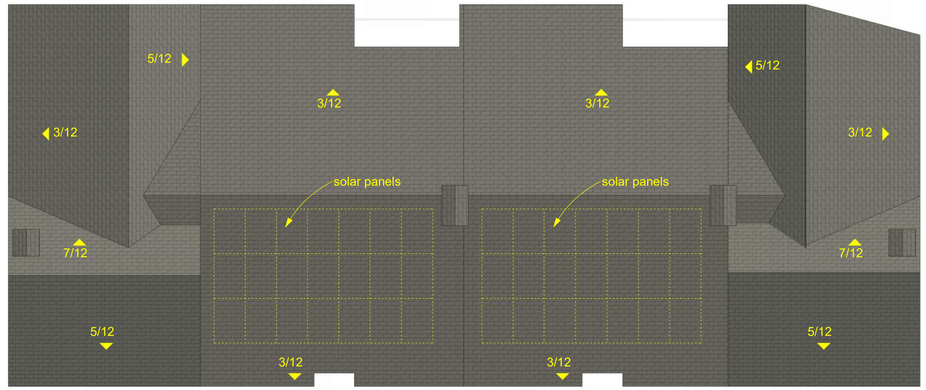
3 ■ B1 - LEVEL 3
Scale: 1/8" = 1'-0"

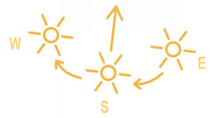


2 ■ B1 - LEVEL 2
Scale: 1/8" = 1'-0"



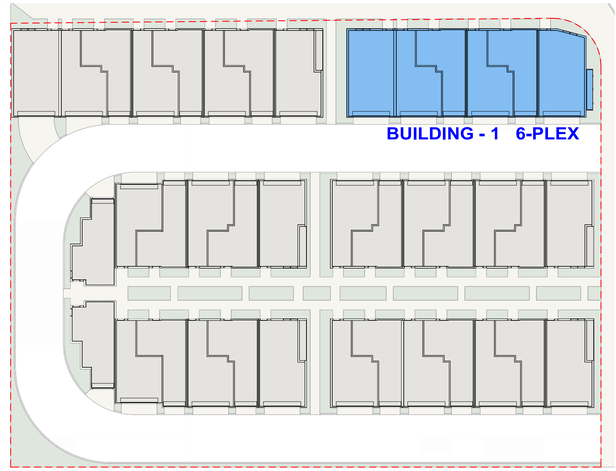
1 ■ B1 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"





4 ■ B1 - ROOF
Scale: 1/8" = 1'-0"

Note:
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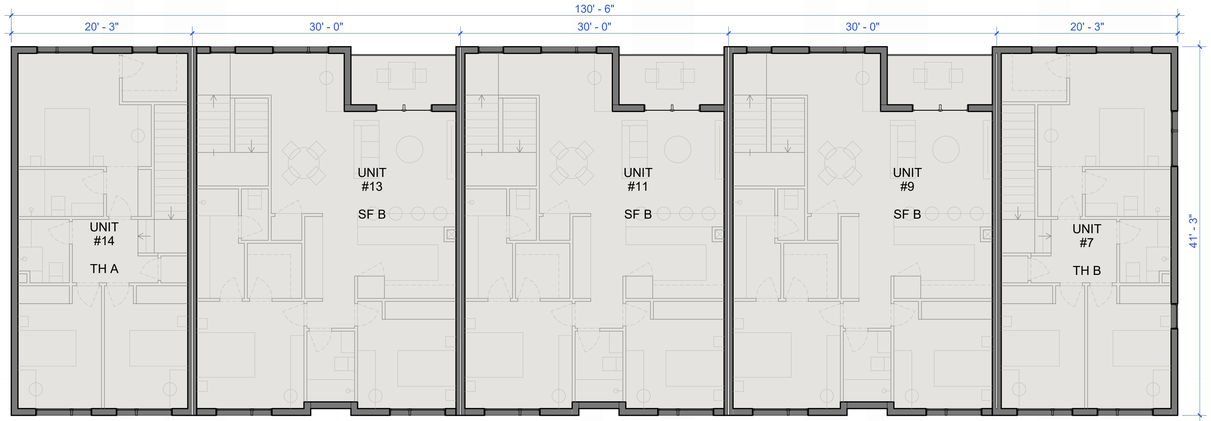
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PLANS BUILDING 1

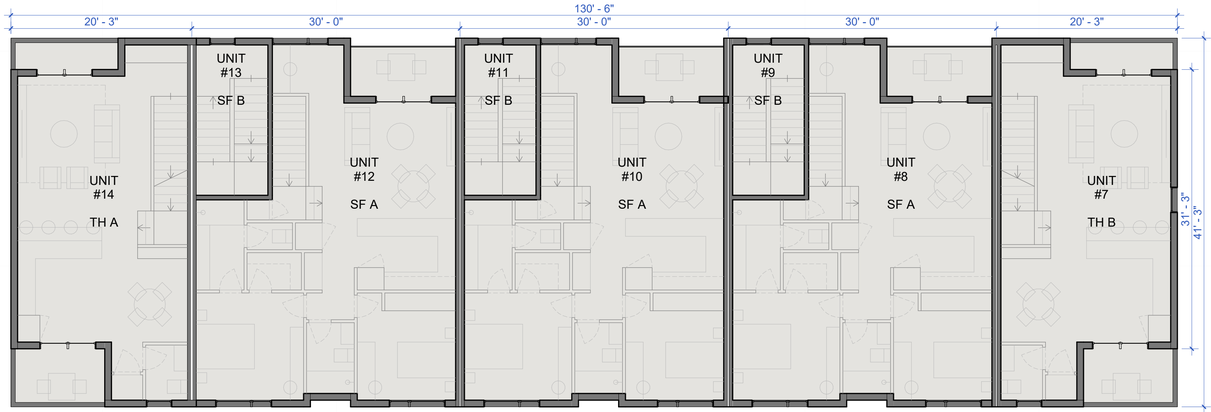
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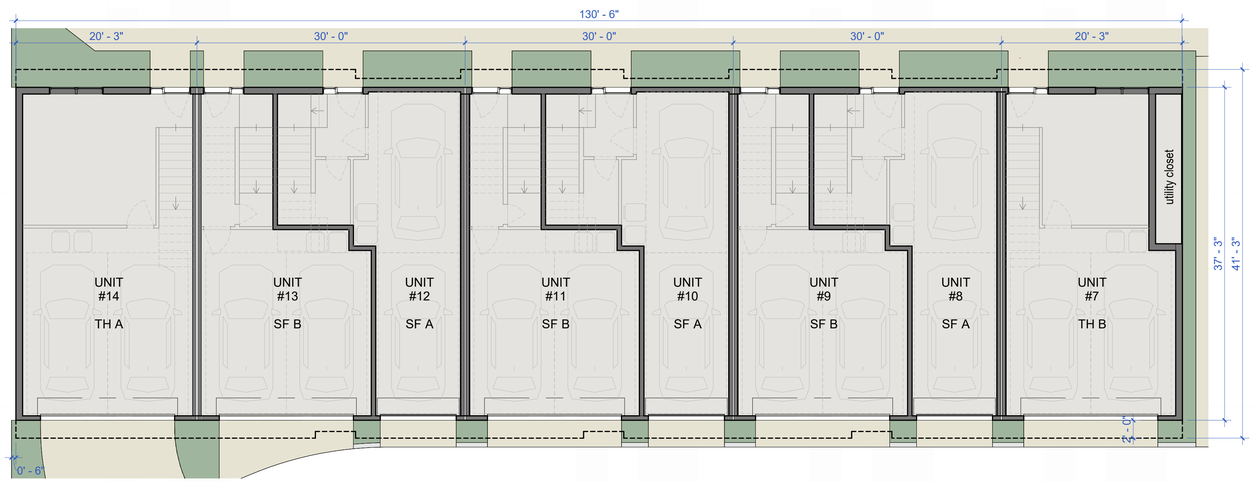
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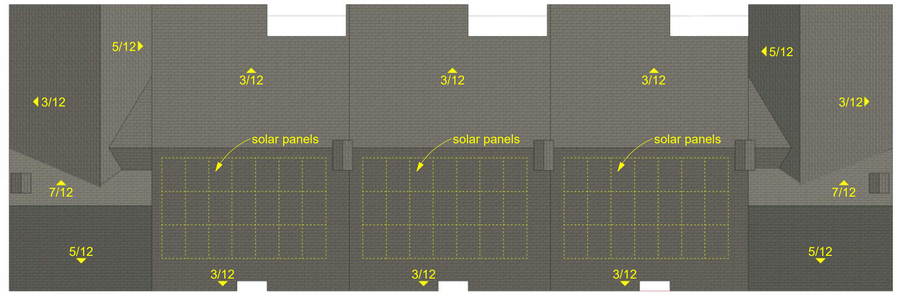
3 B2 - LEVEL 3
Scale: 1/8" = 1'-0"



2 B2 - LEVEL 2
Scale: 1/8" = 1'-0"



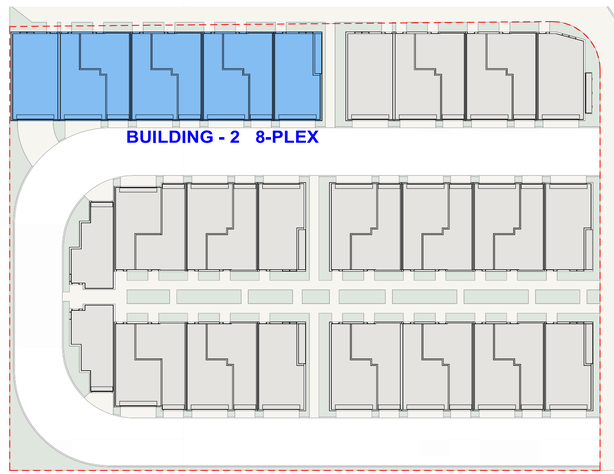
1 B2 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"





4 B2 - ROOF
Scale: 3/32" = 1'-0"

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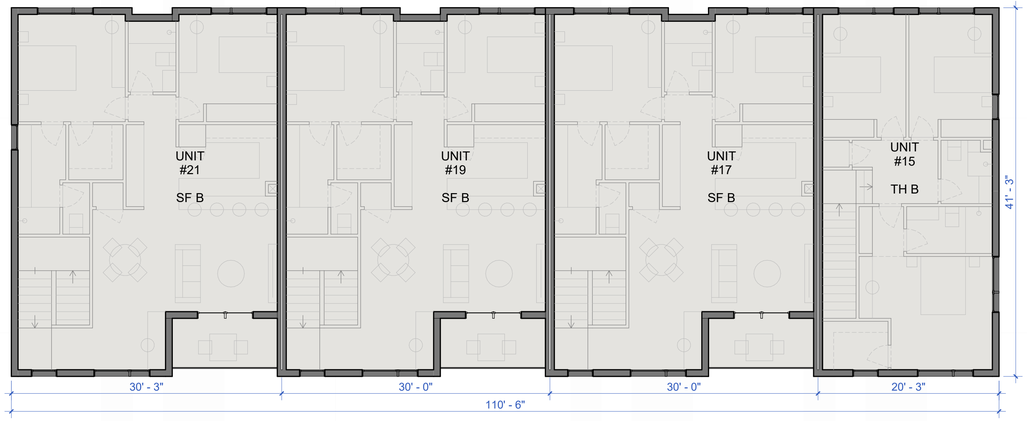
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Sheet Title
PLANS BUILDING 2

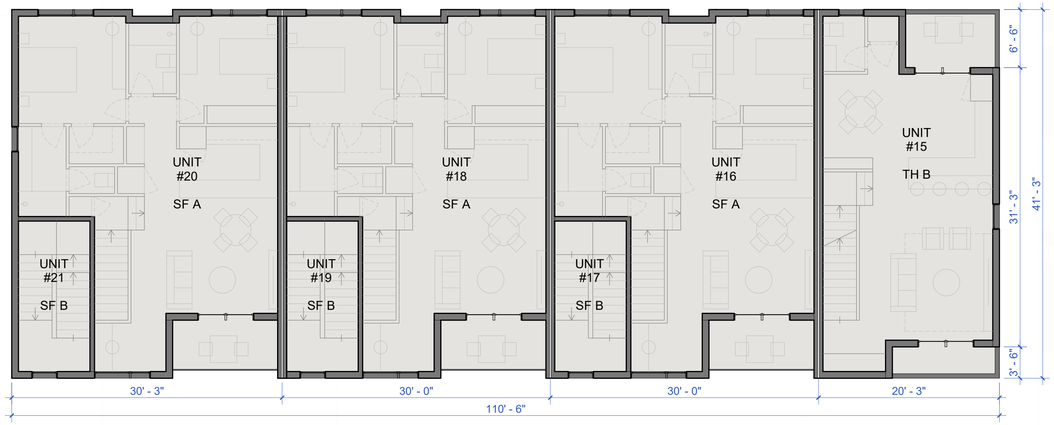
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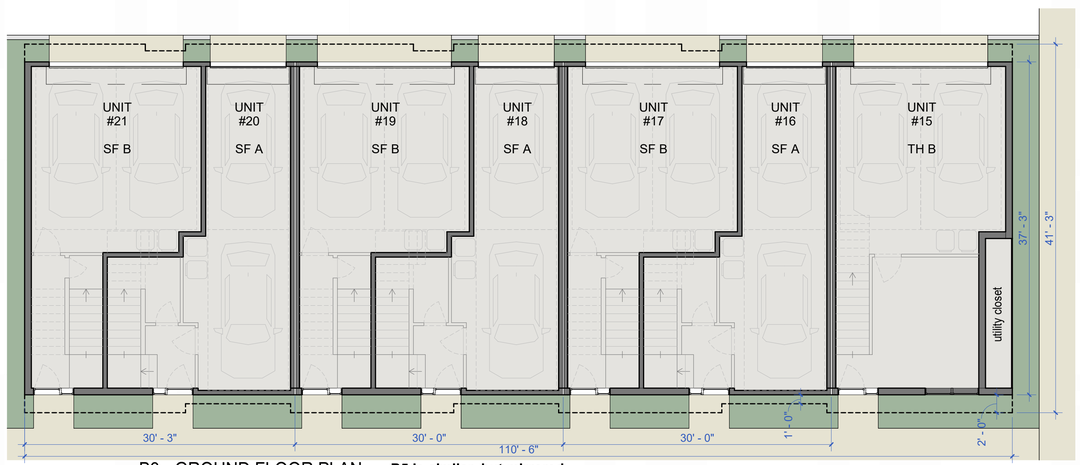
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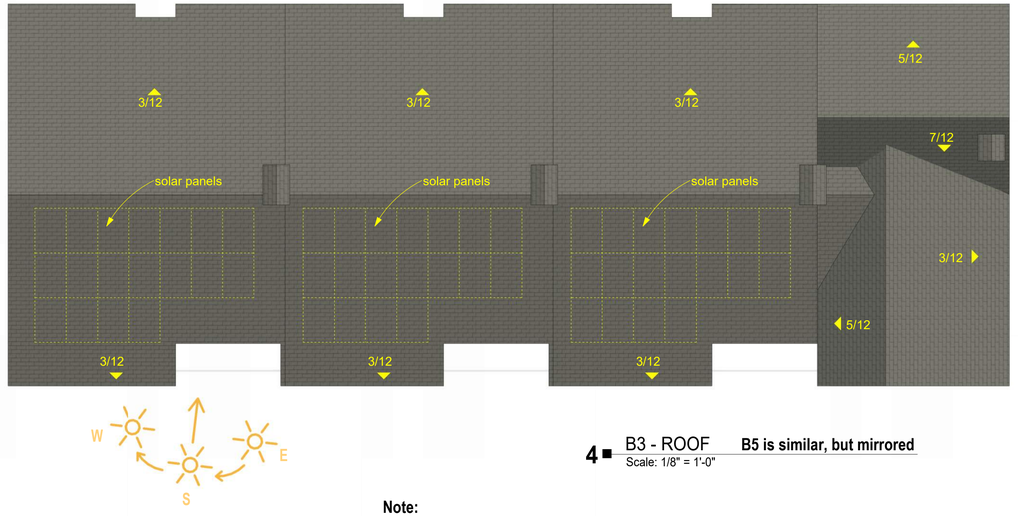
3 B3 - LEVEL 3 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



2 B3 - LEVEL 2 **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"

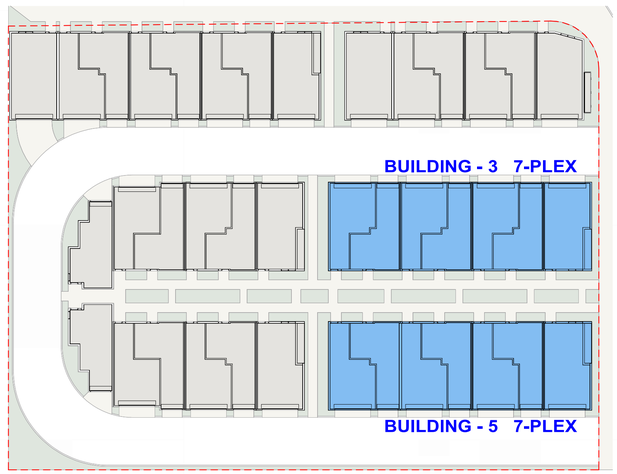


1 B3 - GROUND FLOOR PLAN **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"



4 B3 - ROOF **B5 is similar, but mirrored**
Scale: 1/8" = 1'-0"

Note:
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Note: BUILDINGS 3 AND 5 ARE IDENTICAL IN SIZE AND ORGANIZATION.
BUT THEY ARE MIRRORED
ELEVATIONS MATERIALS DIFFER.

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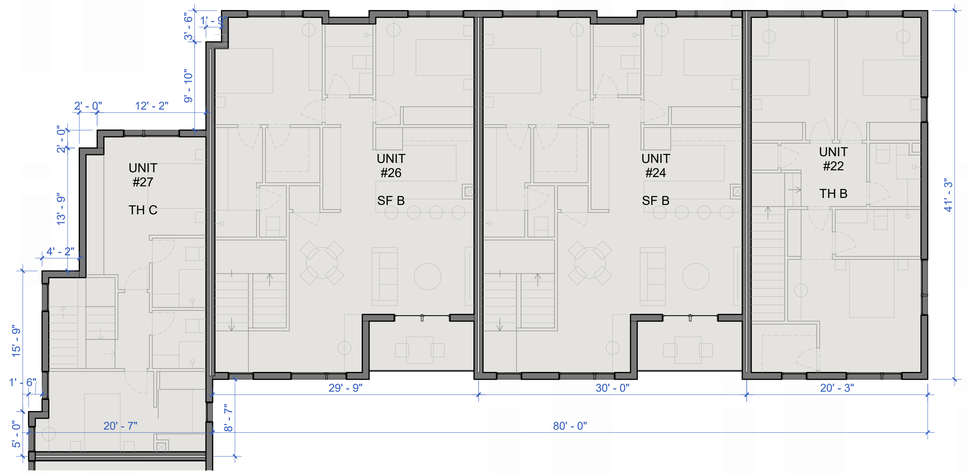
Sheet Title

PLANS BUILDING 3
AND BUILDING 5

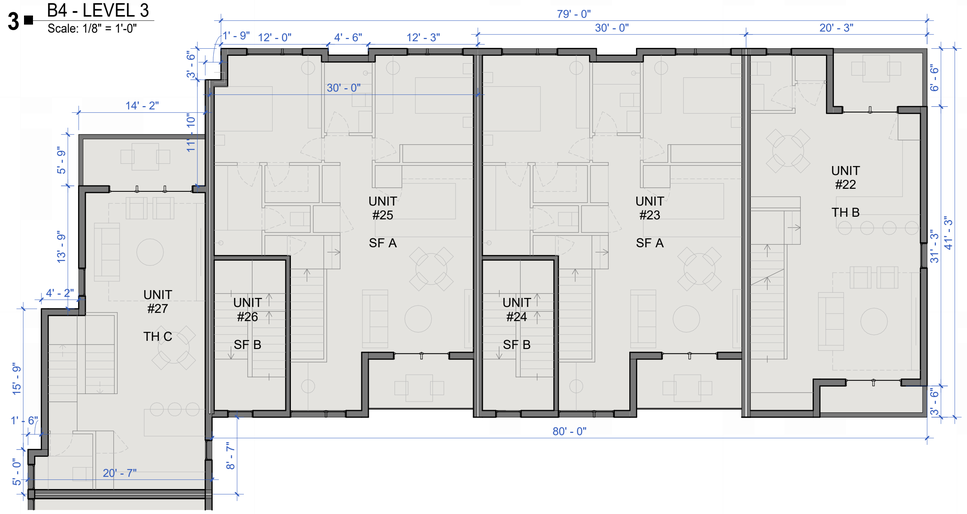
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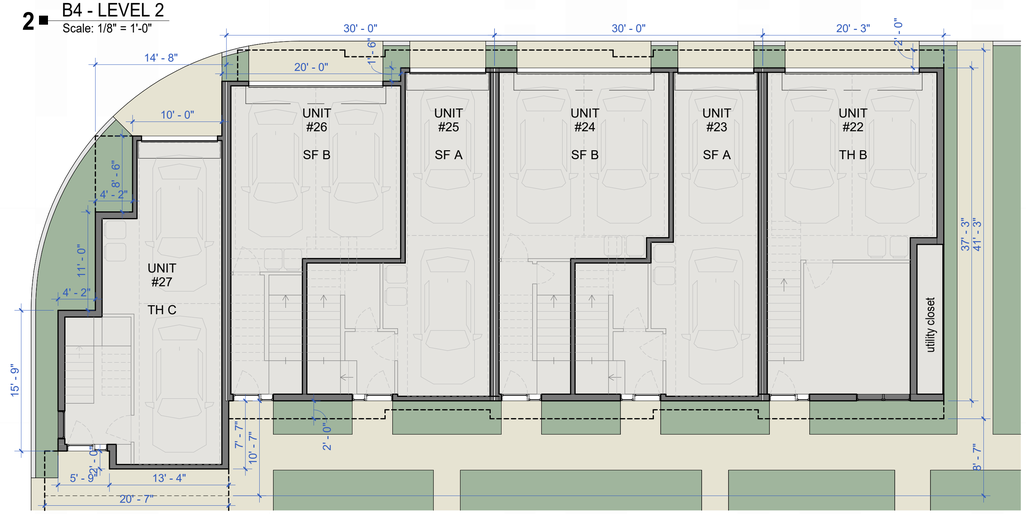
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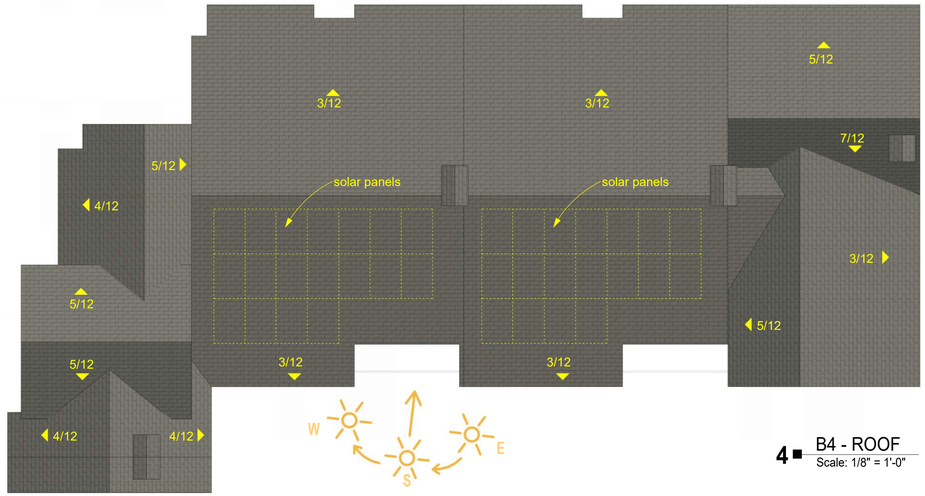
3 ■ B4 - LEVEL 3
Scale: 1/8" = 1'-0"



2 ■ B4 - LEVEL 2
Scale: 1/8" = 1'-0"

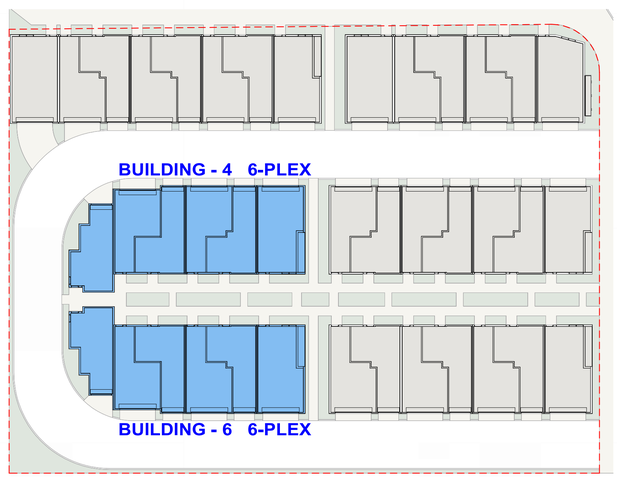


1 ■ B4 - GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"



4 ■ B4 - ROOF
Scale: 1/8" = 1'-0"

Note:
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Note: BUILDINGS 4 AND 6 ARE IDENTICAL IN SIZE AND ORGANIZATION.
BUT THEY ARE MIRRORED
ELEVATIONS MATERIALS DIFFER.

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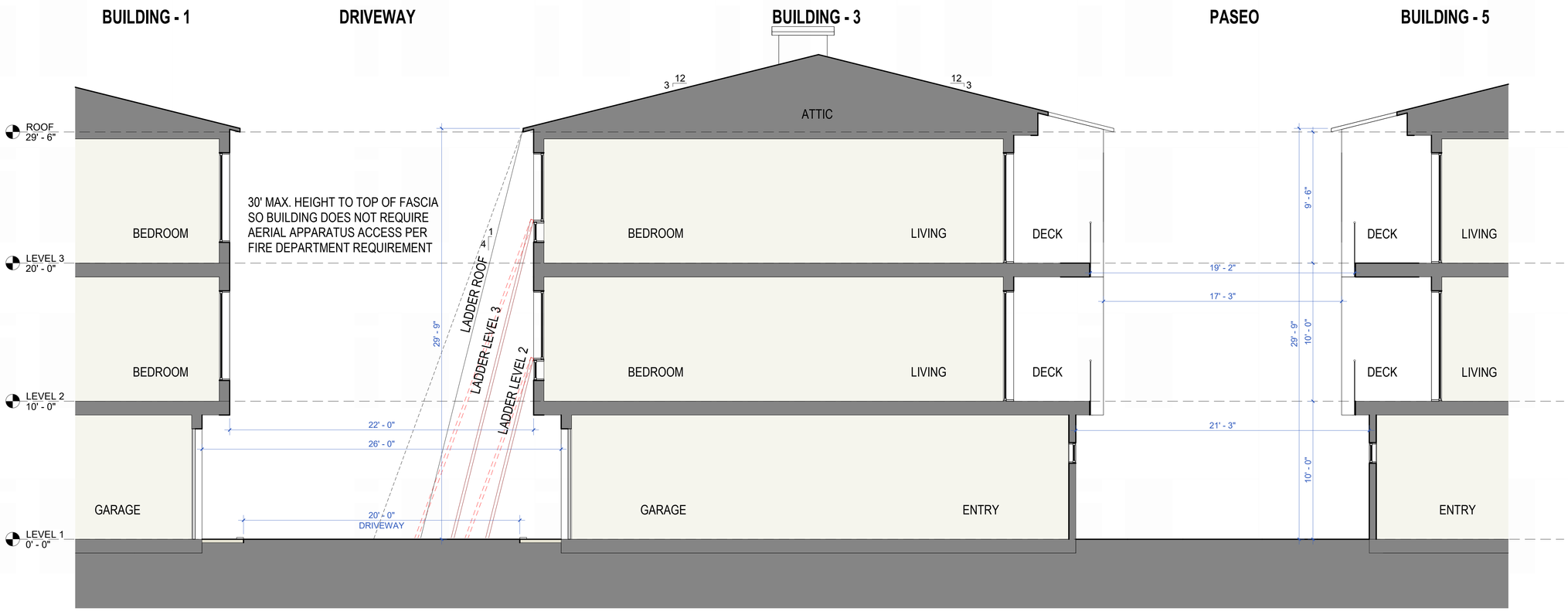
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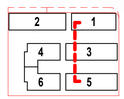
PLANS BUILDING 4
AND BUILDING 6

A3.4

7/27/2026 1:43:33 PM

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S Section BUILDING 3
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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Revision 4	07/30/2026

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C 19444
REN. 1-31-2026
STATE OF CALIFORNIA

Sheet Information

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Drawn	Author
Checked	Checker
Approved	Designer
Scale	As indicated

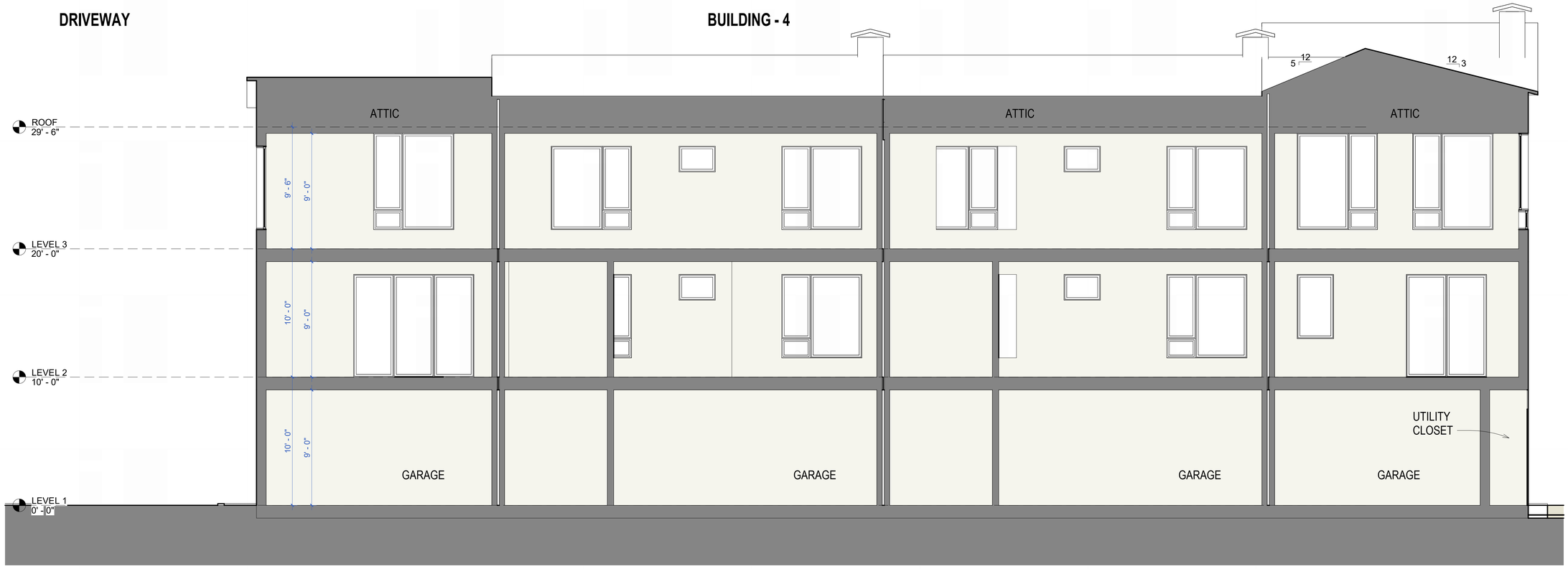
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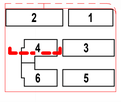
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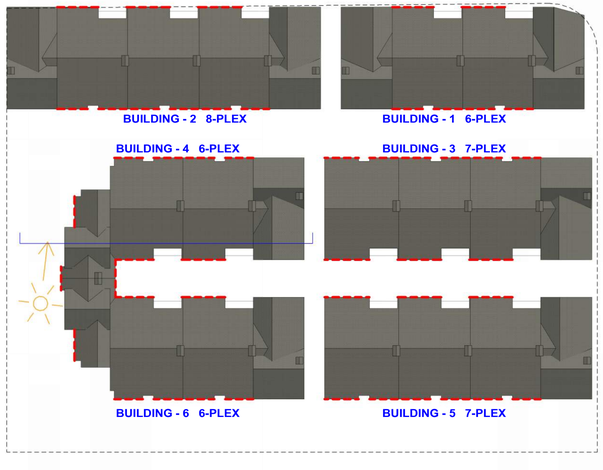
A4.1

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S Section BUILDING 4
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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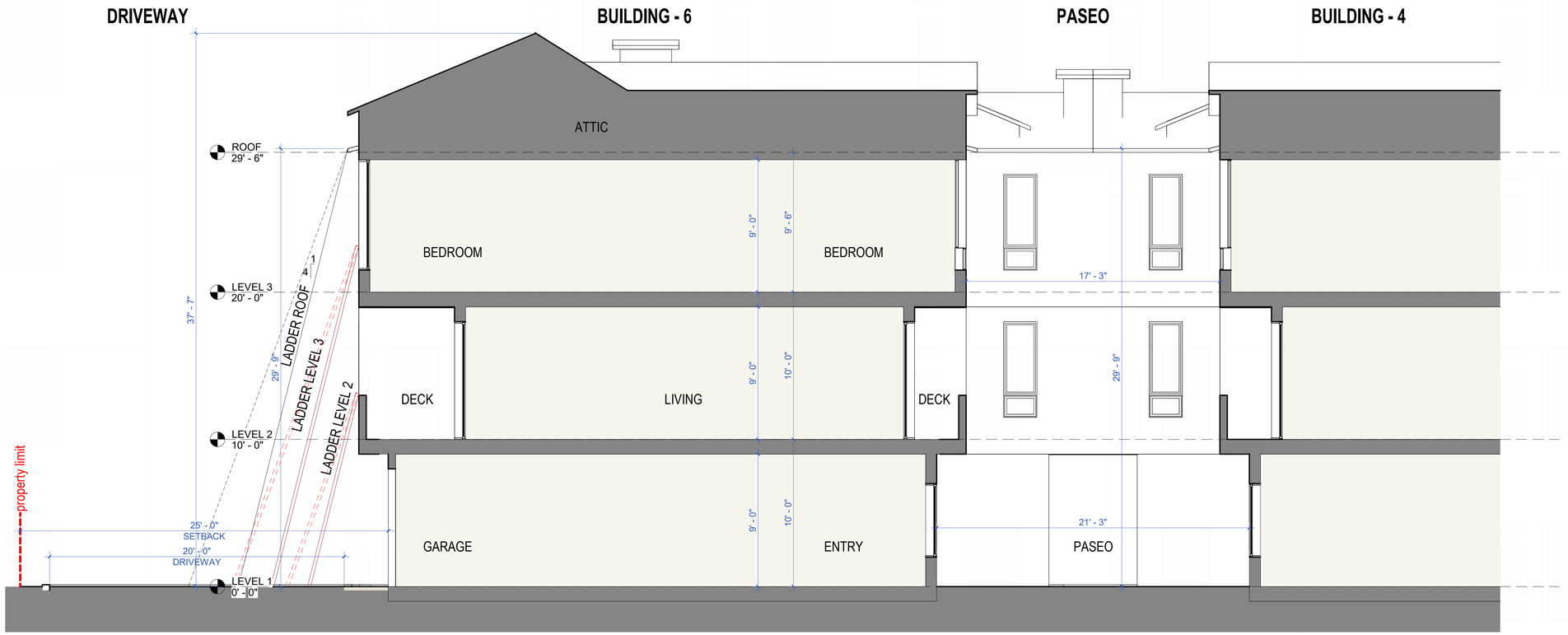
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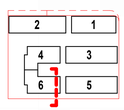
SECTION BUILDING 4

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A4.2

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S ■ Section BUILDING 6
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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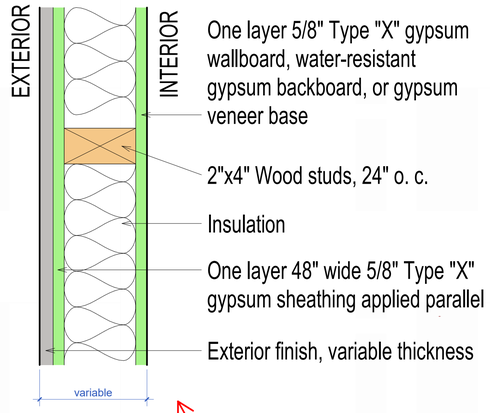
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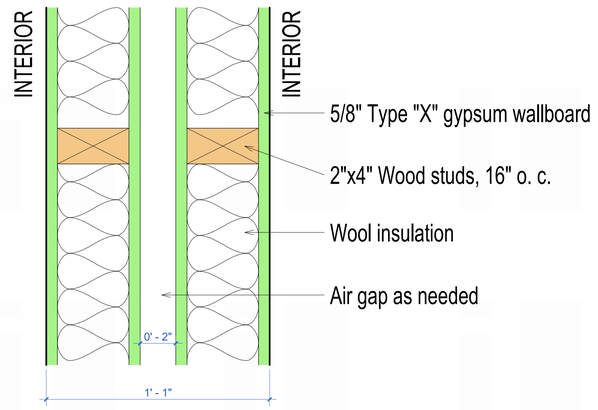
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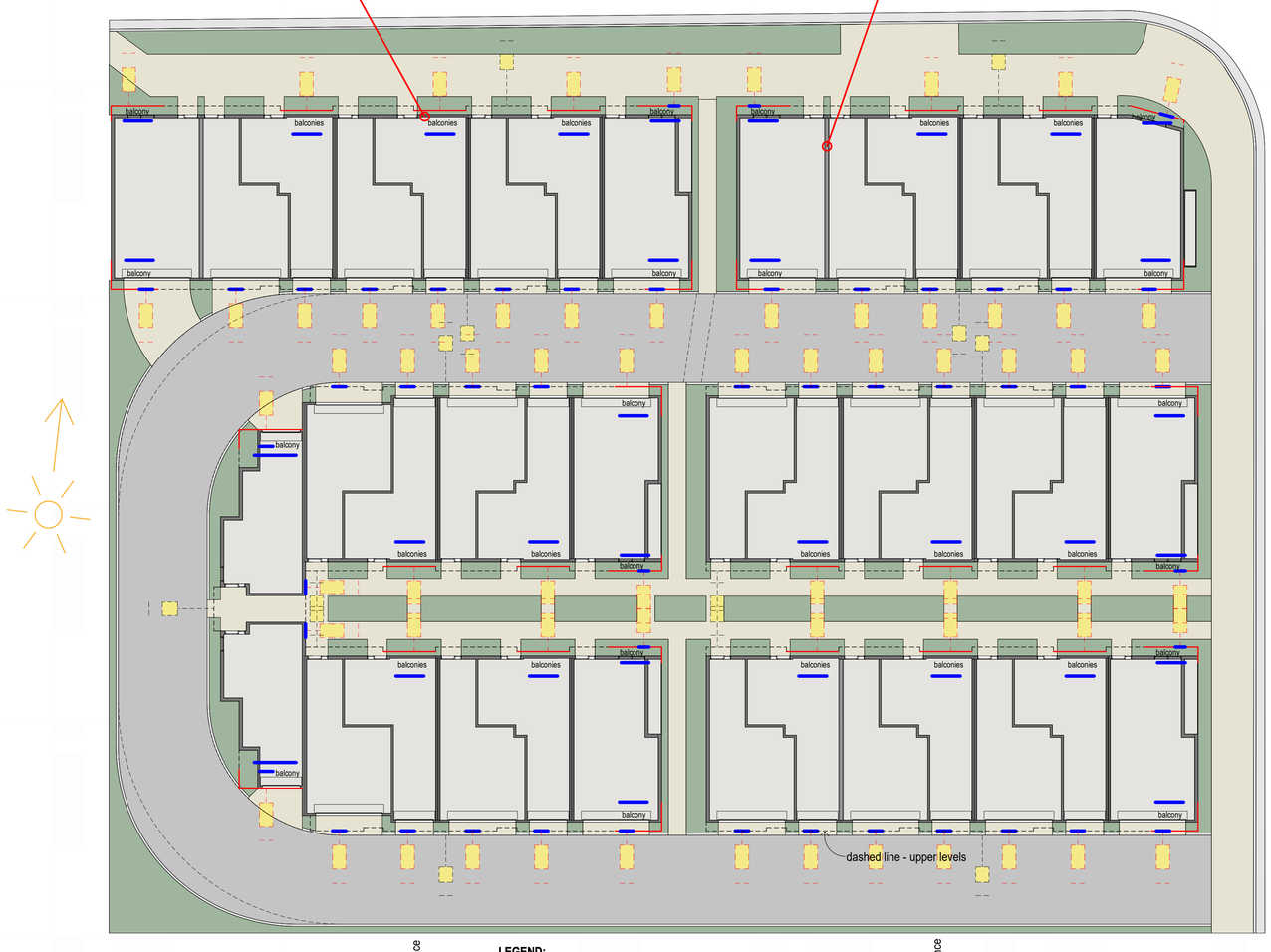
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EXTERIOR WALL 1 HOUR FIRE ASSEMBLY

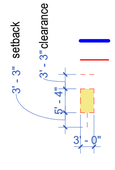


SEPARATION WALL 1 HOUR FIRE ASSEMBLY





1 ■ FIRE LADDER PAD PLAN
Scale: 1/16" = 1'-0"

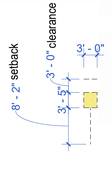


LEGEND:

VERTICAL ALIGNEMENT OF LEVEL 2 & 3 MAIN OPENINGS

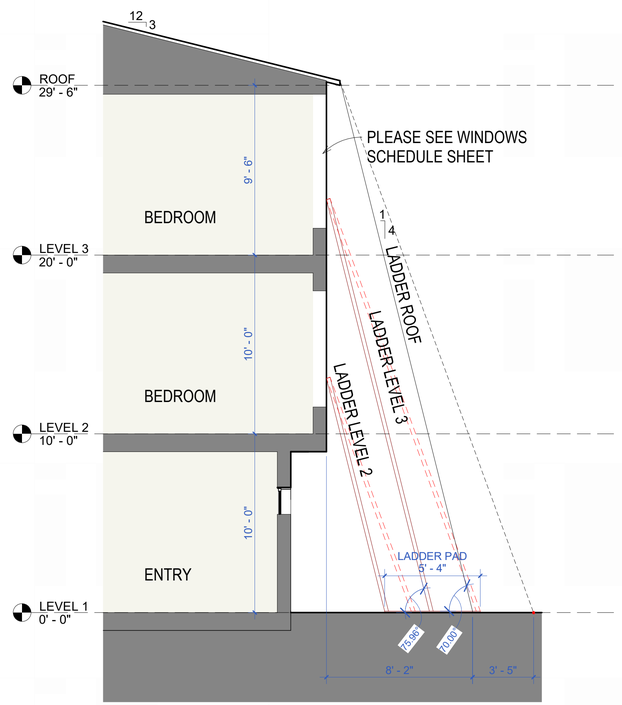
VERTICAL ALIGNEMENT OF LEVEL 2 & 3 BALCONIES

LEVELS 2 AND 3 ACCESS LADDER PAD DEDICATED AREA

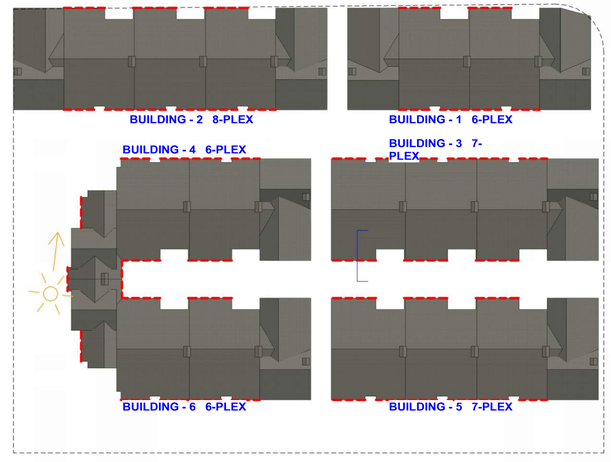


ACCESS ROOF LADDER LANDING AREA

BUILDING - 3



S ■ Section LADDER PAD
Scale: 1/4" = 1'-0"



Legend: ---- zones where fascia has its lower point, 29'-9" height

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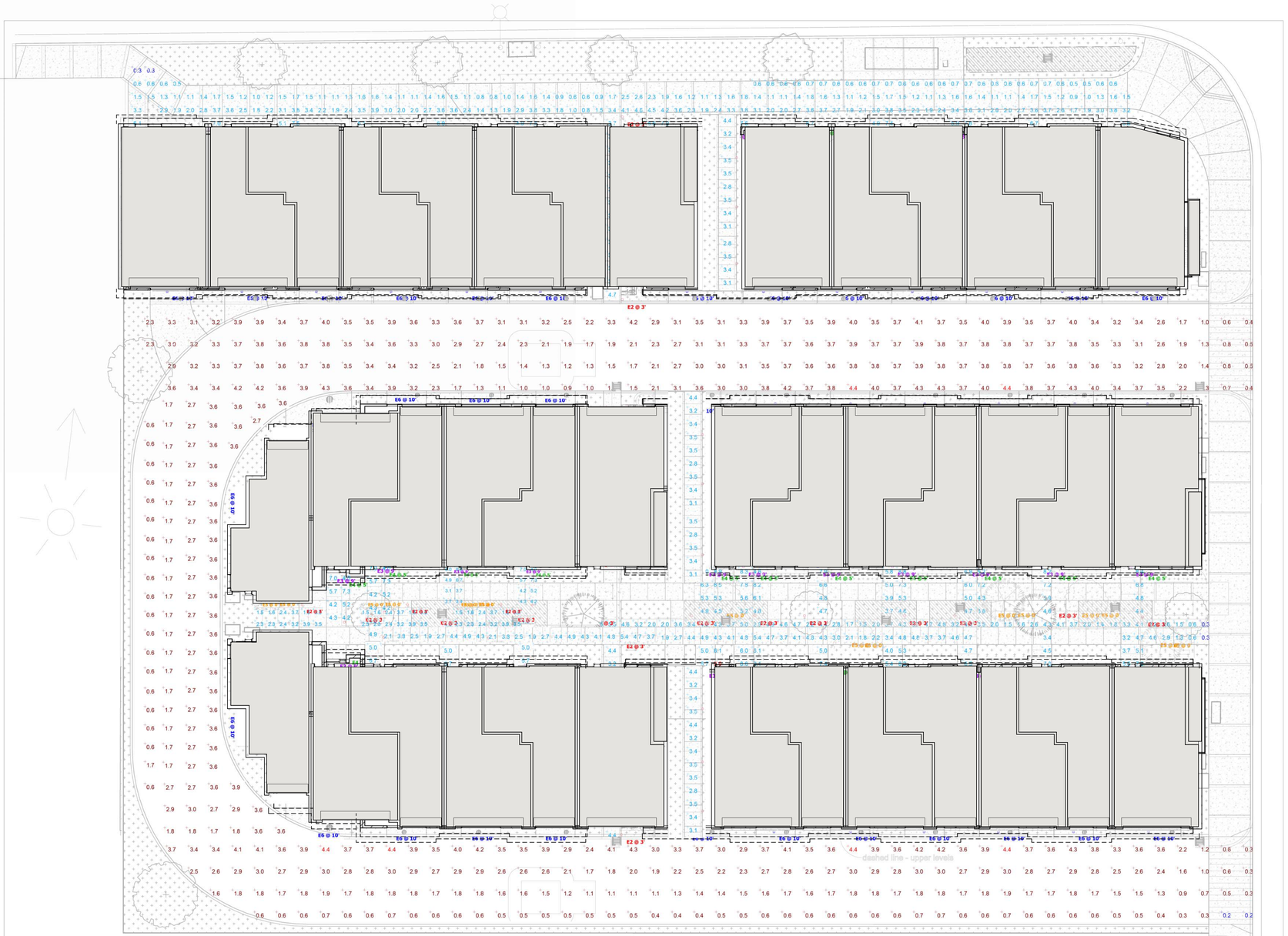
Sheet Title

FIRE LADDER PAD PLAN

A4.4

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sixteen5hundred

Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E1	1	LUMINIS	BVA21-L1L40-LD5-35K-MVOLT-(Finish)			4183	1	33.7
	E2	25	ERCO GmbH	35750023_V03			609	0.85	29
	E3	37	Modern Forms	FM-W46205-3S-(Finish)			646	0.85	11.9322
	E4	37	Modern Forms	WS-W1616-(Finish)			642	0.85	23.6622
	E5	17	TARGETTI	BLMRPFEL1MW35/(Power Supply)/(Install)			557	0.85	7.78
	E6	37	LIGMAN	ULEE-30011-14W-T3-W35-(Finish)-120v/277v			688	0.85	13.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drives 0'0"	+	2.5 fc	4.4 fc	0.2 fc	22.0:1	12.5:1
Paths 0'0"	+	3.4 fc	9.9 fc	0.3 fc	33.0:1	11.3:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Building	Building	30
Ground	Floor	10

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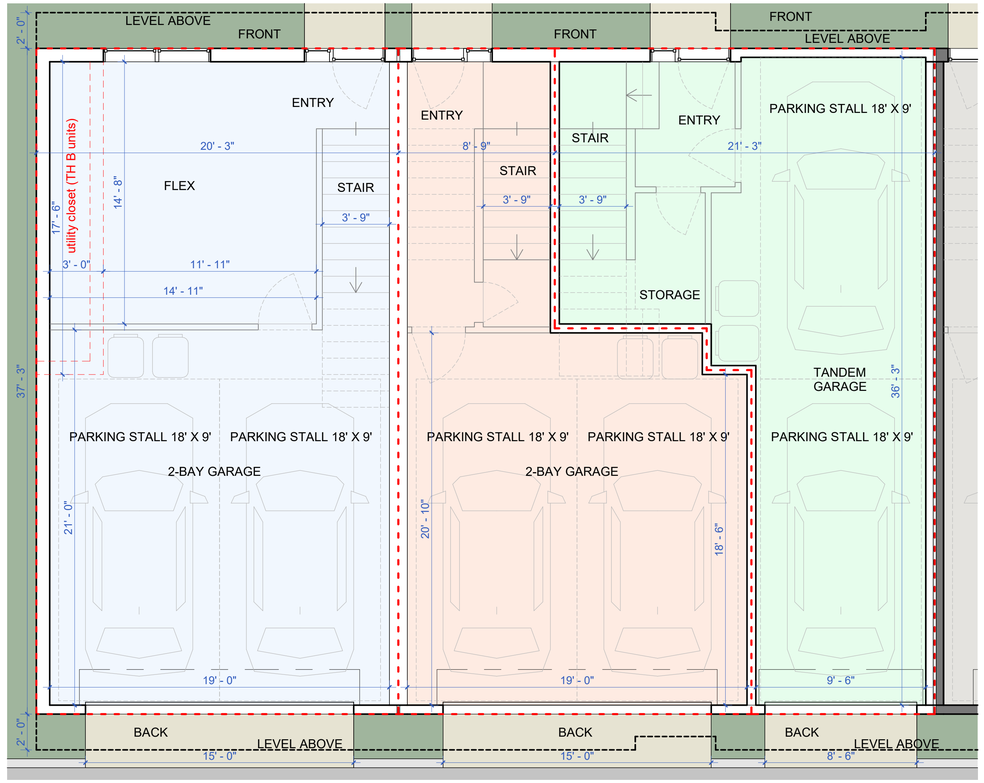
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LIGHTING PLAN

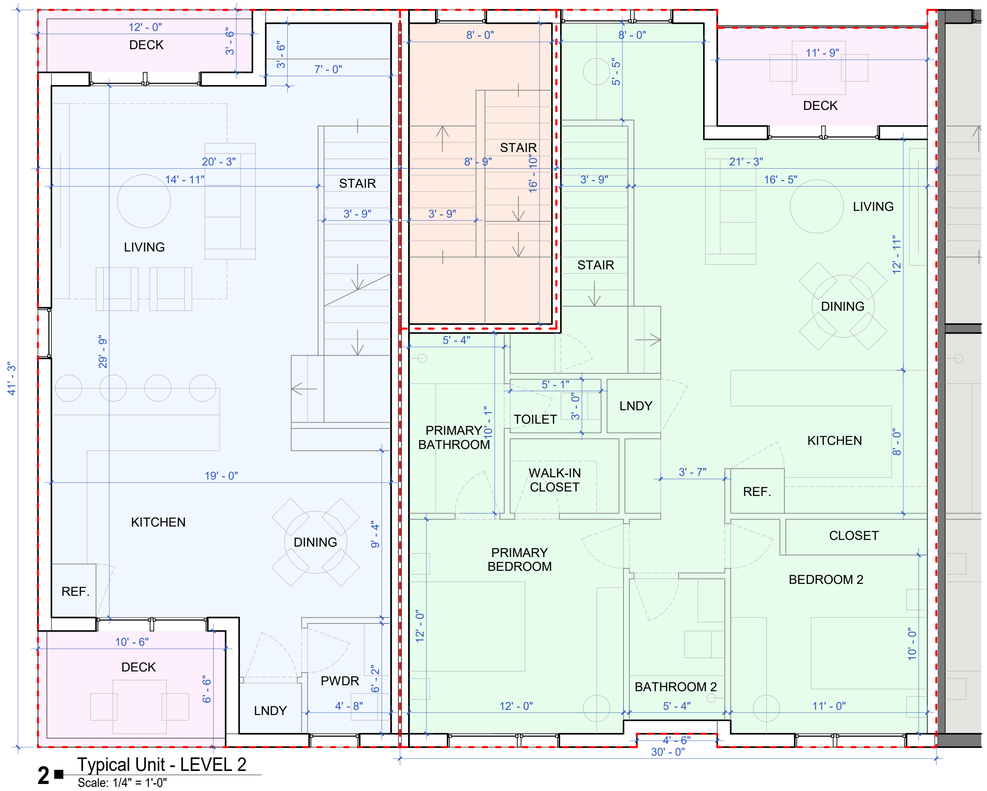
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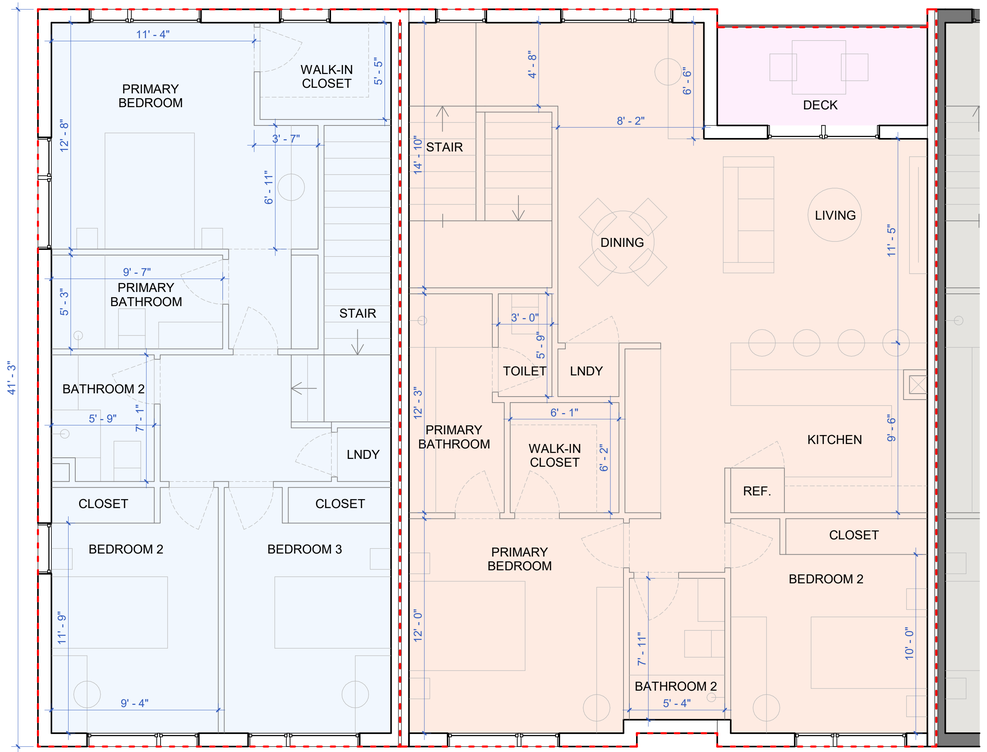
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1 ■ Typical Unit - GROUND FLOOR
Scale: 1/4" = 1'-0"



2 ■ Typical Unit - LEVEL 2
Scale: 1/4" = 1'-0"



3 ■ Typical Unit - LEVEL 3
Scale: 1/4" = 1'-0"

	TH A UNIT 3 bed / 2.5 ba	SF B UNIT 2 bed / 2 ba	SF A UNIT 2 bed / 2 ba
LEVEL 1	NET AREA LIVING : 684 SF	NET AREA LIVING : 511 SF	NET AREA LIVING : 512 SF
	GROSS AREA : 754 SF	GROSS AREA : 558 SF	GROSS AREA : 560 SF
LEVEL 2	NET AREA LIVING : 645 SF	NET AREA LIVING : 135 SF	NET AREA LIVING : 920 SF
	NET AREA DECK : 110 SF		NET AREA DECK : 65 SF
	GROSS AREA : 835 SF	GROSS AREA : 156 SF	GROSS AREA : 1066 SF
LEVEL 3	NET AREA LIVING : 755 SF	NET AREA LIVING : 1067 SF	
		NET AREA DECK : 65 SF	
	GROSS AREA : 835 SF	GROSS AREA : 1222 SF	
TOTAL	NET AREA LIVING : 2084 SF	NET AREA LIVING : 1713 SF	NET AREA LIVING : 1432 SF
	NET AREA DECK : 110 SF	NET AREA DECK : 65 SF	NET AREA DECK : 65 SF
	GROSS AREA : 2424 SF	GROSS AREA : 1936 SF	GROSS AREA : 1626 SF

GROSS AREA
AS PER CAMPBELL MUNICIPAL CODE, FLOOR AREA, GROSS MEANS THE TOTAL HORIZONTAL FLOOR AREA IN SQUARE FEET OF ALL STORIES OF ALL BUILDINGS MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS. STAIRWAYS AND ELEVATOR SHAFTS SHALL BE INCLUDED ON ALL FLOORS. GSF INCLUDES STAIRWAY ON ALL FLOORS, COVERED GARAGES, COVERED DECKS, EXCLUDE PORCHES

NET AREA
MEASURED TO THE INTERIOR STUD OF THE WALL EXCLUDING COVERED GARAGES, COVERED DECKS AND PORCHES

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TYPICAL UNIT

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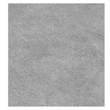




MATERIAL BOARD

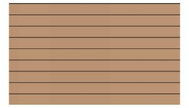

speckled gray brick


white stucco


gray stucco


oak wood panel


gray aluminum panel


painted metal

MOOD BOARD



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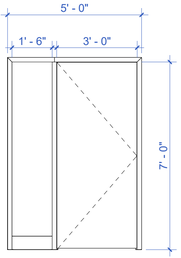
ARCHITECTURAL DETAILS, MATERIAL BOARD

A6.1

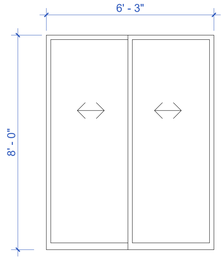
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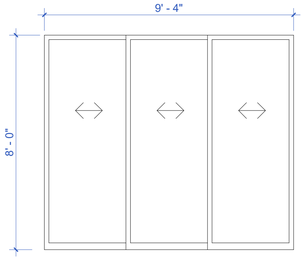
DOORS



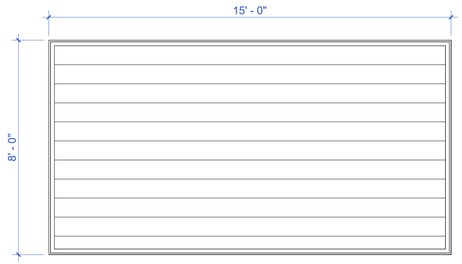
D1 ENTRY DOOR
W/ SIDE LITE
VINYL



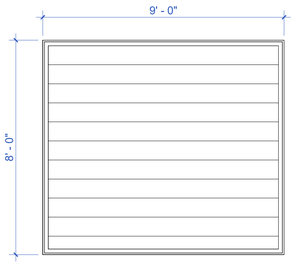
D2 BALCONY
SLIDING DOOR
VINYL



D3 BALCONY
SLIDING DOOR
VINYL

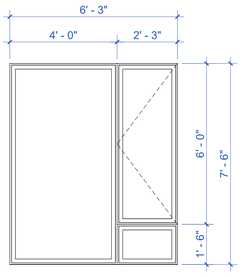


D4 SIDE BY SIDE GARAGE DOOR
METAL

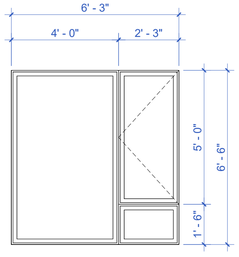


D5 TANDEM PARKING
GARAGE DOOR
METAL

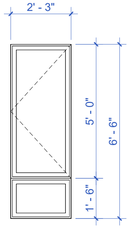
WINDOWS



W1 SINGLE HUNG
VINYL WINDOWS



W2 SINGLE HUNG
VINYL WINDOWS



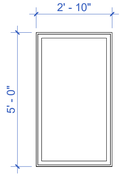
W3 SINGLE HUNG
VINYL WINDOWS



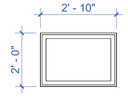
W4 SINGLE HUNG
VINYL WINDOWS



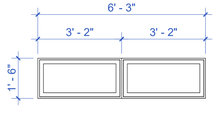
W5 SINGLE HUNG
VINYL WINDOWS



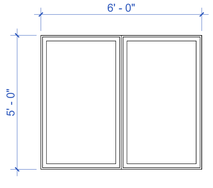
W6 SINGLE HUNG
VINYL WINDOWS



W7 SINGLE HUNG
VINYL WINDOWS



W8 SINGLE HUNG
VINYL WINDOWS
GROUND LEVEL



W9 SINGLE HUNG
VINYL WINDOWS
GROUND LEVEL

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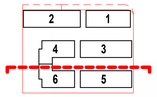
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DOORS AND
WINDOWS SCHEDULE

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N3 North 3 ECC
Scale: 1" = 10'-0"



BUILDING 5

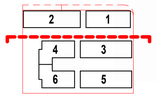
	opaque elevation	2501 sf	74%
	openings	668 sf	19%
	ground level doors	221 sf	7%
	TOTAL	**3390 sf**	**100%**

	opaque elevation		
	speckled gray brick	716 sf	29%
	white stucco	524 sf	21%
	gray stucco	694 sf	28%
	glass railing	282 sf	11%
	oak wood panel	285 sf	11%
	aluminum panel	0 sf	0%
	TOTAL	**2501 sf**	**100%**

BUILDING 6

	opaque elevation	1853 sf	73%
	openings	486 sf	19%
	ground level doors	189 sf	8%
	TOTAL	**2528 sf**	**100%**

	opaque elevation		
	speckled gray brick	534 sf	29%
	white stucco	265 sf	14%
	gray stucco	662 sf	36%
	glass railing	188 sf	10%
	oak wood panel	204 sf	11%
	aluminum panel	0 sf	0%
	TOTAL	**1853 sf**	**100%**



N2 North 2 ECC
Scale: 1" = 10'-0"



BUILDING 3

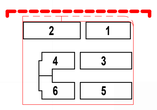
	opaque elevation	1974 sf	59%
	openings	661 sf	20%
	ground level doors	684 sf	21%
	TOTAL	**3319 sf**	**100%**

	opaque elevation		
	speckled gray brick	311 sf	15%
	white stucco	1028 sf	52%
	gray stucco	603 sf	31%
	glass railing	0 sf	0%
	oak wood panel	32 sf	2%
	aluminum panel	0 sf	0%
	TOTAL	**1974 sf**	**100%**

BUILDING 4

	opaque elevation	1741 sf	60%
	openings	581 sf	20%
	ground level doors	564 sf	20%
	TOTAL	**2886 sf**	**100%**

	opaque elevation		
	speckled gray brick	290 sf	17%
	white stucco	939 sf	54%
	gray stucco	480 sf	27%
	glass railing	0 sf	0%
	oak wood panel	32 sf	2%
	aluminum panel	0 sf	0%
	TOTAL	**1741 sf**	**100%**



N1 North 1 (Campbell) ECC
Scale: 1" = 10'-0"



BUILDING 1

	opaque elevation	2390 sf	75%
	openings	611 sf	19%
	ground level doors	189 sf	6%
	TOTAL	**3190 sf**	**100%**

	opaque elevation		
	speckled gray brick	634 sf	26%
	white stucco	642 sf	27%
	gray stucco	661 sf	28%
	glass railing	188 sf	8%
	oak wood panel	244 sf	10%
	aluminum panel	21 sf	1%
	TOTAL	**2390 sf**	**100%**

BUILDING 2

	opaque elevation	3021 sf	74%
	openings	794 sf	20%
	ground level doors	252 sf	6%
	TOTAL	**4067 sf**	**100%**

	opaque elevation		
	speckled gray brick	834 sf	28%
	white stucco	509 sf	17%
	gray stucco	1070 sf	35%
	glass railing	282 sf	9%
	oak wood panel	326 sf	11%
	aluminum panel	0 sf	0%
	TOTAL	**3021 sf**	**100%**

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JEFFREY R CURRENT
C 19444
REN. 1-31-2026
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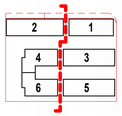
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EXTERIOR COLOR CALCULATION - NORTH

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E2 East 2 ECC
Scale: 1" = 10'-0"

BUILDING 6

BUILDING 4

BUILDING 2



	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

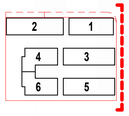
	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	0 sf	0%
	gray stucco	867 sf	69%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	867 sf	69%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	0 sf	0%
	gray stucco	867 sf	69%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**



E1 East 1 (Kim Louise) ECC
Scale: 1" = 10'-0"

BUILDING 5

BUILDING 3

BUILDING 1



	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	0 sf	0%
	gray stucco	867 sf	69%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	200 sf	16%
	white stucco	867 sf	69%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	126 sf	10%
	TOTAL	**1253 sf**	**100%**

	opaque elevation	1178 sf	94%
	openings	78 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1256 sf**	**100%**

	opaque elevation		
	speckled gray brick	175 sf	15%
	white stucco	0 sf	0%
	gray stucco	809 sf	69%
	glass railing	0 sf	0%
	oak wood panel	63 sf	5%
	aluminum panel	131 sf	11%
	TOTAL	**1178 sf**	**100%**

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REN. 1-31-2026
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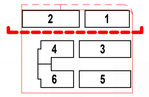
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EXTERIOR COLOR CALCULATION - EAST

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S3 South 3 ECC
Scale: 1" = 10'-0"

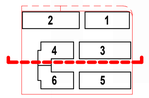


	opaque elevation	2357 sf	60%
	openings	800 sf	20%
	ground level doors	804 sf	20%
	TOTAL	**3961 sf**	**100%**

	opaque elevation		
	speckled gray brick	371 sf	16%
	white stucco	1060 sf	45%
	gray stucco	862 sf	36%
	glass railing	0 sf	0%
	oak wood panel	64 sf	0%
	aluminum panel	0 sf	3%
	TOTAL	**2357 sf**	**100%**

	opaque elevation	1846 sf	60%
	openings	626 sf	20%
	ground level doors	616 sf	20%
	TOTAL	**3088 sf**	**100%**

	opaque elevation		
	speckled gray brick	281 sf	15%
	white stucco	827 sf	45%
	gray stucco	653 sf	36%
	glass railing	0 sf	0%
	oak wood panel	64 sf	3%
	aluminum panel	21 sf	1%
	TOTAL	**1846 sf**	**100%**



S2 South 2 ECC
Scale: 1" = 10'-0"

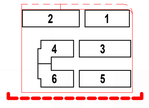


	opaque elevation	1852 sf	73%
	openings	486 sf	19%
	ground level doors	189 sf	8%
	TOTAL	**2527 sf**	**100%**

	opaque elevation		
	speckled gray brick	534 sf	29%
	white stucco	628 sf	34%
	gray stucco	298 sf	16%
	glass railing	188 sf	10%
	oak wood panel	204 sf	11%
	aluminum panel	0 sf	0%
	TOTAL	**1852 sf**	**100%**

	opaque elevation	2502 sf	74%
	openings	668 sf	20%
	ground level doors	221 sf	6%
	TOTAL	**3391 sf**	**100%**

	opaque elevation		
	speckled gray brick	716 sf	29%
	white stucco	644 sf	26%
	gray stucco	575 sf	23%
	glass railing	282 sf	11%
	oak wood panel	285 sf	11%
	aluminum panel	0 sf	0%
	TOTAL	**2502 sf**	**100%**



S1 South 1 ECC
Scale: 1" = 10'-0"



	opaque elevation	1742 sf	60%
	openings	581 sf	20%
	ground level doors	564 sf	20%
	TOTAL	**2887 sf**	**100%**

	opaque elevation		
	speckled gray brick	290 sf	17%
	white stucco	792 sf	45%
	gray stucco	628 sf	36%
	glass railing	0 sf	0%
	oak wood panel	32 sf	2%
	aluminum panel	0 sf	0%
	TOTAL	**1742 sf**	**100%**

	opaque elevation	1973 sf	59%
	openings	661 sf	20%
	ground level doors	684 sf	21%
	TOTAL	**3318 sf**	**100%**

	opaque elevation		
	speckled gray brick	311 sf	16%
	white stucco	715 sf	36%
	gray stucco	915 sf	46%
	glass railing	0 sf	0%
	oak wood panel	32 sf	2%
	aluminum panel	0 sf	0%
	TOTAL	**1973 sf**	**100%**

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REN. 1-31-2026
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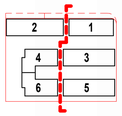
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EXTERIOR COLOR CALCULATION - SOUTH

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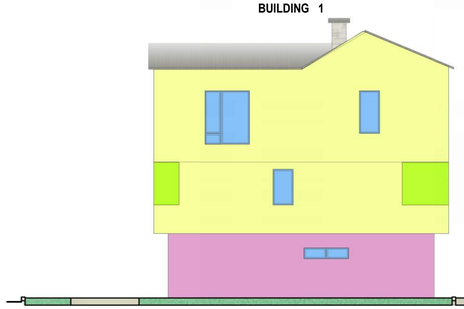
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W2 West 2 ECC
Scale: 1" = 10'-0"

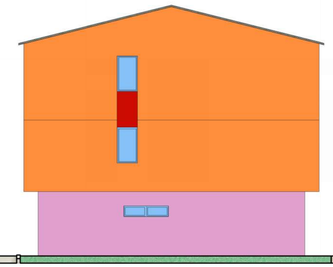
BUILDING 1



	opaque elevation	1253 sf	94%
	openings	87 sf	6%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	326 sf	26%
	white stucco	867 sf	69%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	60 sf	5%
	aluminum panel	0 sf	0%
	TOTAL	**1253 sf**	**100%**

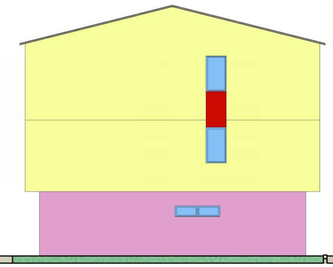
BUILDING 3



	opaque elevation	1257 sf	97%
	openings	38 sf	3%
	ground level doors	0 sf	0%
	TOTAL	**1295 sf**	**100%**

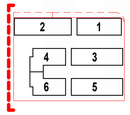
	opaque elevation		
	speckled gray brick	326 sf	26%
	white stucco	0 sf	0%
	gray stucco	917 sf	73%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	14 sf	1%
	TOTAL	**1257 sf**	**100%**

BUILDING 5



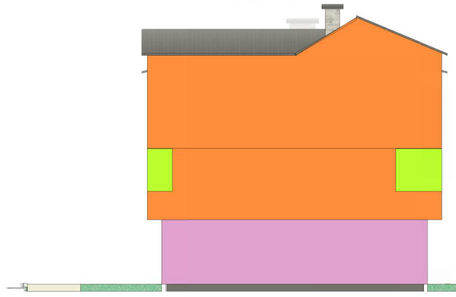
	opaque elevation	1257 sf	97%
	openings	38 sf	3%
	ground level doors	0 sf	0%
	TOTAL	**1295 sf**	**100%**

	opaque elevation		
	speckled gray brick	326 sf	26%
	white stucco	917 sf	73%
	gray stucco	0 sf	0%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	14 sf	1%
	TOTAL	**1257 sf**	**100%**



W1 West 1 ECC
Scale: 1" = 10'-0"

BUILDING 2



	opaque elevation	1340 sf	100%
	openings	0 sf	0%
	ground level doors	0 sf	0%
	TOTAL	**1340 sf**	**100%**

	opaque elevation		
	speckled gray brick	335 sf	25%
	white stucco	0 sf	0%
	gray stucco	945 sf	71%
	glass railing	0 sf	0%
	oak wood panel	60 sf	4%
	aluminum panel	0 sf	0%
	TOTAL	**1340 sf**	**100%**

BUILDING 4



	opaque elevation	1387 sf	92%
	openings	119 sf	8%
	ground level doors	0 sf	0%
	TOTAL	**1506 sf**	**100%**

	opaque elevation		
	speckled gray brick	361 sf	26%
	white stucco	433 sf	31%
	gray stucco	588 sf	42%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	5 sf	1%
	TOTAL	**1387 sf**	**100%**

BUILDING 6



	opaque elevation	1387 sf	92%
	openings	119 sf	8%
	ground level doors	0 sf	0%
	TOTAL	**1506 sf**	**100%**

	opaque elevation		
	speckled gray brick	361 sf	26%
	white stucco	433 sf	31%
	gray stucco	588 sf	42%
	glass railing	0 sf	0%
	oak wood panel	0 sf	0%
	aluminum panel	5 sf	1%
	TOTAL	**1387 sf**	**100%**

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EXTERIOR COLOR CALCULATION - WEST

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LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
SS — SS	EXSS — SS	SANITARY SEWER PIPE & MANHOLE
SD — SD	EXSD — SD	STORM DRAIN PIPE & MANHOLE
WT — W	EXWT — W	WATER LINE
JT	JT	JOINT TRENCH
	OH	OVERHEAD LINE
	G	GAS LINE
		WOODEN FENCE
	X — X	CHAINLINK FENCE
SD — SD	SD — SD	AREA DRAIN PIPE & AREA DRAIN
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		WATER METER
		POWER POLE
		ELECTROLIER
		DECORATIVE ELECTROLIER
		SIGN
		GRADE TO DRAIN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		OVERLAND RELEASE
		CURB RAMP
	T5 6 5 T7 C1 3 3E 2E 2	UTILITY BOXES & VAULTS
		ABOVE GRADE TRANSFORMER

ABBREVIATIONS

AB	AGGREGATE BASE
ABND	ABANDON
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
AP	ANGLE POINT
APN	ASSESSORS PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
AU	ACCESSIBLE UNIT
BC	BEGIN CURVE
BK	BOOK
BW	BOTTOM OF WALL
B/W	BACK OF WALK
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BLDG	BUILDING
BRK	BRICK
BS	BOTTOM OF STEP
C&G	CURB & GUTTER
CB	CATCH BASIN
CEN	CENTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CR	CURB RAMP
DC	DEPRESSED CURB
DI	DRAINAGE INLET
DIAM	DIAMETER
DIP	DUCTILE IRON PIPE
DBL	DOUBLE
DS	DOWNSPOUT
DW	DRIVEWAY
EC	END CURVE
ESMT	EASEMENT
ELEC	ELECTRICAL
ELECT	ELECTROLIER
ENCL	ENCLOSURE
ENCR	ENCROACHING
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX	EXISTING
FB	FLUSH BAND
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FC	FACE OF CURB
FEN	FENCE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FIRE SERVICE
F/W	FRONT OF WALK
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GRT	GRATE
GV	GAS VALVE
HP	HIGH POINT
IM	IMAGE
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
JT	JOINT TRENCH
LAT	LATERAL
LP	LOW POINT
LS	LANDSCAPE
MH	MANHOLE
M	MAPS
MEAS	MEASURED
MON	MONUMENT
OR	OFFICIAL RECORDS
P	PAD
PG	PAGE
PLNT	PLANTER
PT	POINT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PS	PROTECTIVE SLOPE
PVC	POLYVINYL CHLORIDE PIPE
RC	ROLLED CURB
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REEL
R&R	REMOVE AND REPLACE
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SER	SERVICE
SS	SANITARY SEWER
SLB	STREET LIGHT BOX
STD	STANDARD
SQ	SQUARE
S/W	SIDEWALK
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TEL	TELEPHONE
TG	TOP OF GUTTER
TRC	TOP OF ROLLED CURB
TS	TOP STEP
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WB	WATER BOX
WM	WATER METER
WT	WATER
WV	WATER VALVE
WD	WOOD
XING	CROSSING

NO.	DATE	REVISIONS	BY

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Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

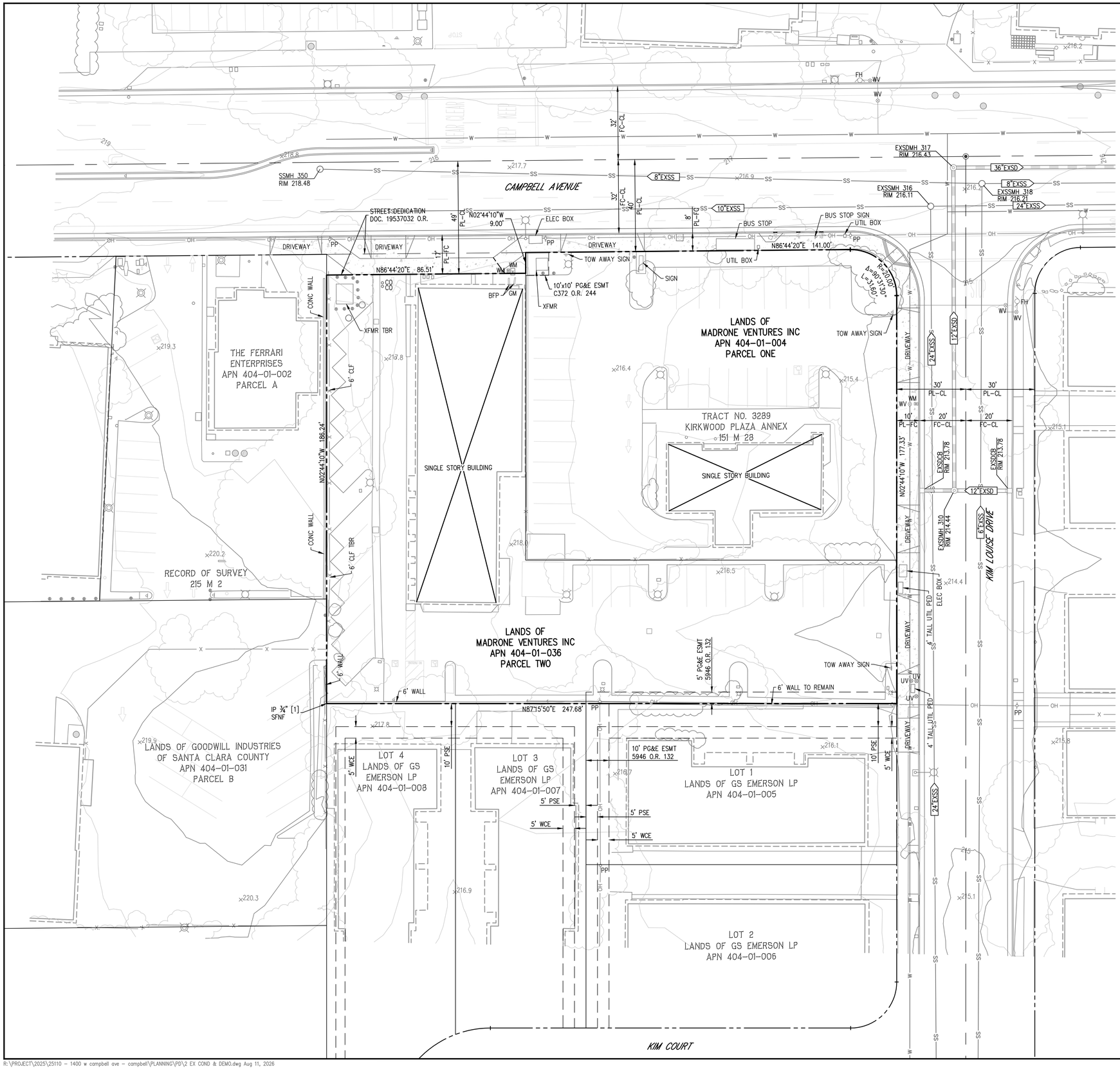
PLANNED DEVELOPMENT ABBREVIATIONS & LEGEND

1400 W CAMPBELL AVENUE

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C1
1 OF 16 SHEETS



ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
COMM	COMMUNICATION
ELEC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GV	GAS VALVE
MH	MANHOLE
PG&E	PACIFIC GAS AND ELECTRIC
PT&T	PACIFIC TELEPHONE AND TELEGRAPH
PED	PEDESTAL
PP	POWER POLE
PIV	POST INDICATOR VALVE
SS	SANITARY SEWER
SD	STORM DRAIN
STLT	STREET LIGHT
TS	TRAFFIC SIGNAL
XFMR	TRANSFORMER
UV	UTILITY VALVE
WM	WATER METER
WT	WATER
WV	WATER VALVE

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- HISTORIC LOT LINE
- CENTER LINE
- EASEMENT LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- GAS LINE
- FIRE HYDRANT
- GAS OR WATER VALVE
- OVERHEAD LINE
- STREET LIGHT
- FENCE
- BUILDING OVERHANG
- TREE

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF CAMPBELL.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO PROVIDE PG&E RELEASE LETTER THAT STATES ALL GAS AND ELECTRIC SERVICES HAVE BEEN SHUT OFF TO THE SITE.
11. EXISTING OFFSITE UTILITY LOCATIONS ARE SHOWN BASED ON UTILITY BLOCK MAPS PROVIDED BY THE CITY OF CAMPBELL, SAN JOSE WATER COMPANY, AND WEST VALLEY SANITATION DISTRICT.
12. ALL EXISTING ONSITE UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

PREPARED FOR:
MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE

PLANNED DEVELOPMENT
EXISTING CONDITIONS & DEMOLITION PLAN

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C2
	2 OF 16 SHEETS

R:\PROJECT\2025\25110 - 1400 w campbell ave - campbell\PLANNING\PD\2 EX COND & DEMO.dwg Aug 11, 2026

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
61	Chinese pistache	11	Yes	3	Low	Street tree; 4x 7' tree well; branch dieback; excessive pitching from trunk; fair form.
62	Chinese pistache	10	Yes	2	Low	Street tree; 3x3' tree well; codominant branching at 9'; poor form; asymmetric crown; epicormics.
63	Callery pear	17	Yes	2	Low	Codominant trunk at 7'; previously topped at 15'; crown of epicormics; poor structure and form; fireblight.
64	Callery pear	14	Yes	2	Low	Multiple branch attachments at 7'; previously topped at 15'; crown of epicormics; branch dieback; poor structure and form; fireblight.
65	Callery pear	17	Yes	3	Low	Codominant trunk at 7'; crown of epicormics; poor structure and form; fireblight.
66	Purple-leaf plum	6	No	2	Low	Multiple branch attachments at 4'; poor structure and form; branch dieback; strap engulfed in trunk on south side.
67	Purple-leaf plum	12	Yes	2	Low	Multiple branch attachments at 4'; poor structure and form; branch dieback; surface roots.
68	Purple-leaf plum	9	No	3	Low	Multiple branch attachments at 4'; poor structure and form; epicormics.
69	Callery pear	20	Yes	2	Low	Codominant trunk at 6'; 1' of included bark; previously topped at 12'; crown of epicormics; poor structure and form.
70	Callery pear	14	Yes	2	Low	Multiple branch attachments at 8'; previously topped at 10'; crown of epicormics; poor structure and form; leans southeast.
71	Callery pear	20	Yes	3	Low	Codominant trunk at 8'; narrow attachment; previously topped at 12'; crown of epicormics; poor structure and form; fireblight.
72	Mexican fan palm	24	Yes	3	Low	20' brown trunk; full skirt; minor frond dieback.
73	Gingko	10	Yes	3	Moderate	Codominant trunk at 4'; fair form; dense crown; in 4x10' bed.
74	Chinese pistache	11	Yes	3	Low	Multiple trunk attachments at 8'; poor structure and form; topped under powerlines.
75	Chinese pistache	7	Yes	3	Moderate	Multiple trunk attachments at 6'; fair structure and form; small crown.
76	Chinese pistache	10	Yes	3	Moderate	Codominant trunk at 8'; fair structure and form; small crown.

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
77	Chinese pistache	9	Yes	3	Moderate	Multiple branch attachments at 8'; fair structure and form; small crown; twig dieback.
78	Glossy privet	12	Yes	3	Low	Off-site; multiple trunk attachments at base; dense crown of epicormics; estimated DBH; no tag; behind wall.
79	Glossy privet	12	Yes	3	Low	Off-site; multiple trunk attachments at base; dense crown of epicormics; estimated DBH; no tag; behind wall.
80	Ginkgo	6	Yes	4	Moderate	Upright; good structure and form; slight lean north; in 3x12' bed.
81	Glossy privet	20	Yes	3	Low	Off-site; multiple trunk attachments at base; poor structure and form; estimated DBH; no tag; behind wall.
82	Ginkgo	9	Yes	3	Low	Multiple branch attachments at 6'; south branch headed back to 8'; poor form.
83	Chinese pistache	8	Yes	3	Low	Multiple branch attachments at 7'; poor structure and form; dense crown; minor twig dieback.
84	Mexican fan palm	12	Yes	3	Low	Off-site; between trash enclosure; 6' brown trunk; estimated DBH; tag on fence.
85	Coast redwood	20	Yes	3	Moderate	Off-site; 6' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
86	Coast redwood	23	Yes	3	Moderate	Off-site; 4' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
87	Coast redwood	23	Yes	3	Moderate	Off-site; 3' off fence; tall, upright form; minor browning of foliage; estimated DBH; tag on fence.
88	Chinese elm	15	Yes	3	Low	On property line; between wall and fence, 1' off fence; wide crown; sparse crown; estimated DBH.
89	Chinese pistache	7	Yes	2	Low	Suppressed; one-sided east; poor form; surface roots.
90	Chinese elm	8	No	1	Low	On property line; between wall and fence; completely engulfed in ivy; branch dieback; estimated DBH; no tag.
91	Chinese elm	8	No	3	Low	On property line; between wall and fence; dense, wide crown; base engulfed in ivy; overhanging site by 20'; estimated DBH; no tag.

Tree Assessment

1380 & 1400 Campbell Ave.
Campbell, CA
July 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
92	Chinese elm	20	Yes	2	Low	On property line; between wall and fence; dense, wide crown; base engulfed in ivy; overhanging site by 20'; estimated DBH; no tag.
93	European hackberry	8	Yes	2	Low	Street tree; topped under powerline; poor form; branch dieback.
94	Apricot	6	No	3	Low	Codominant trunk at 5'; fair form; small crown; leans north.
95	Ginkgo	10	Yes	3	Low	South branch at 2'; fair form; behind trash enclosure.

Preliminary Tree Disposition

3180 & 1400 W. Campbell Ave.
Campbell, CA
July 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
82	Ginkgo	9	3	Yes	Remove	Within footprint of development.
83	Chinese pistache	8	3	Yes	Remove	Within footprint of development.
84	Mexican fan palm	12	3	Yes	Remove	Within footprint of development.
85	Coast redwood	20	3	Yes	Preserve	Off-site, 6 foot from edge of development; moderate impacts expected.
86	Coast redwood	23	3	Yes	Preserve	Off-site, 4 foot from edge of development; moderate - severe impacts expected.
87	Coast redwood	23	3	Yes	Preserve	Off-site, 3 foot from edge of development; moderate - severe impacts expected.
88	Chinese elm	15	3	Yes	Remove	Within footprint of development.
89	Chinese pistache	7	2	Yes	Remove	Within footprint of development; poor condition.
90	Chinese elm	8	1	No	Remove	Within footprint of development; poor condition.
91	Chinese elm	8	3	No	Remove	Within footprint of development.
92	Chinese elm	20	2	Yes	Remove	Within footprint of development; poor condition.
93	European hackberry	8	2	Yes	Preserve	Street tree, edge of construction footprint.
94	Apricot	6	3	No	Remove	Within footprint of development.
95	Ginkgo	10	3	Yes	Remove	Within footprint of development.

Preliminary Tree Disposition

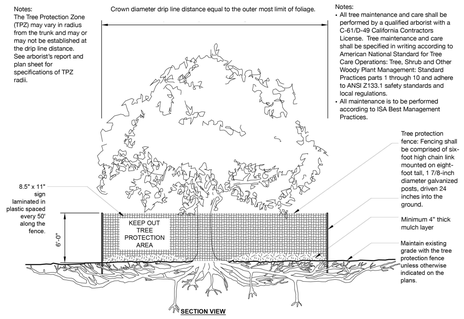
3180 & 1400 W. Campbell Ave.
Campbell, CA
July 2025

HORT SCIENCE BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
61	Chinese pistache	11	3	Yes	Preserve	Street tree, edge of construction footprint.
62	Chinese pistache	10	2	Yes	Preserve	Street tree, edge of construction footprint.
63	Callery pear	17	2	Yes	Remove	Within footprint of development; poor condition.
64	Callery pear	14	2	Yes	Remove	Within footprint of development; poor condition.
65	Callery pear	17	3	Yes	Remove	Within footprint of development.
66	Purple-leaf plum	6	2	No	Remove	Within footprint of development; poor condition.
67	Purple-leaf plum	12	2	Yes	Remove	Within footprint of development; poor condition.
68	Purple-leaf plum	9	3	No	Remove	Within footprint of development.
69	Callery pear	20	2	Yes	Remove	Within footprint of development; poor condition.
70	Callery pear	14	2	Yes	Remove	Within footprint of development; poor condition.
71	Callery pear	20	3	Yes	Remove	Within footprint of development.
72	Mexican fan palm	24	3	Yes	Remove	Within footprint of development.
73	Gingko	10	3	Yes	Remove	Within footprint of development.
74	Chinese pistache	11	3	Yes	Remove	Within footprint of development.
75	Chinese pistache	7	3	Yes	Remove	Within footprint of development.
76	Chinese pistache	10	3	Yes	Remove	Within footprint of development.
77	Chinese pistache	9	3	Yes	Remove	Within footprint of development.
78	Glossy privet	12	3	Yes	Preserve	Off-site, behind wall.
79	Glossy privet	12	3	Yes	Preserve	Off-site, behind wall.
80	Ginkgo	6	4	Yes	Remove	Within footprint of development.
81	Glossy privet	20	3	Yes	Preserve	Off-site, behind wall.

NOTES

TREE ASSESSMENT TABLES PER THE PRELIMINARY ARBORIST REPORT PREPARED BY HORT SCIENCE DATED FEBRUARY 28, 2025. REFER TO THE REPORT FOR ADDITIONAL INFORMATION.



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2019

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

NO.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			
6			
7			

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

PREPARED FOR:
MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

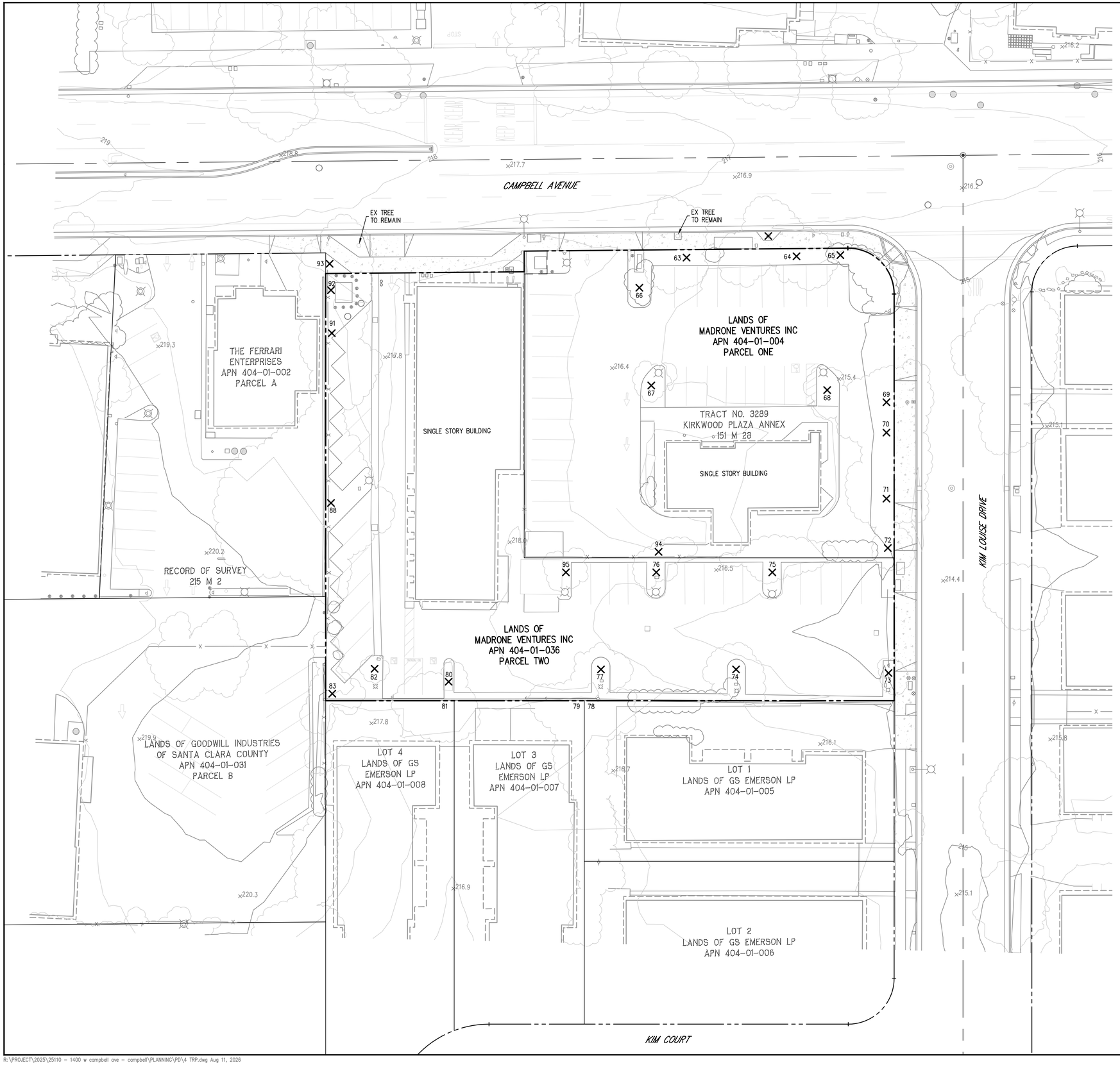
PLANNING

PLANNED DEVELOPMENT
TREE REMOVAL NOTES & DETAILS

1400 W CAMPBELL AVENUE
CAMPBELL, CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25–110

SHEET
C3
3 OF 16 SHEETS



NOTES

1. SEE SHEET C3 FOR TREE INVENTORY
2. ALL ONSITE TREES TO BE REMOVED UNLESS OTHERWISE NOTED. TREE NUMBERS BY PROJECT ARBORIST, HORTSCIENCE, IN PRELIMINARY ARBORIST DATED 7/7/2025.

LEGEND

X 1 — EXISTING TREE TO BE REMOVED

NO.	DATE	REVISIONS	BY

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Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

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MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

PLANNED DEVELOPMENT TREE REMOVAL PLAN

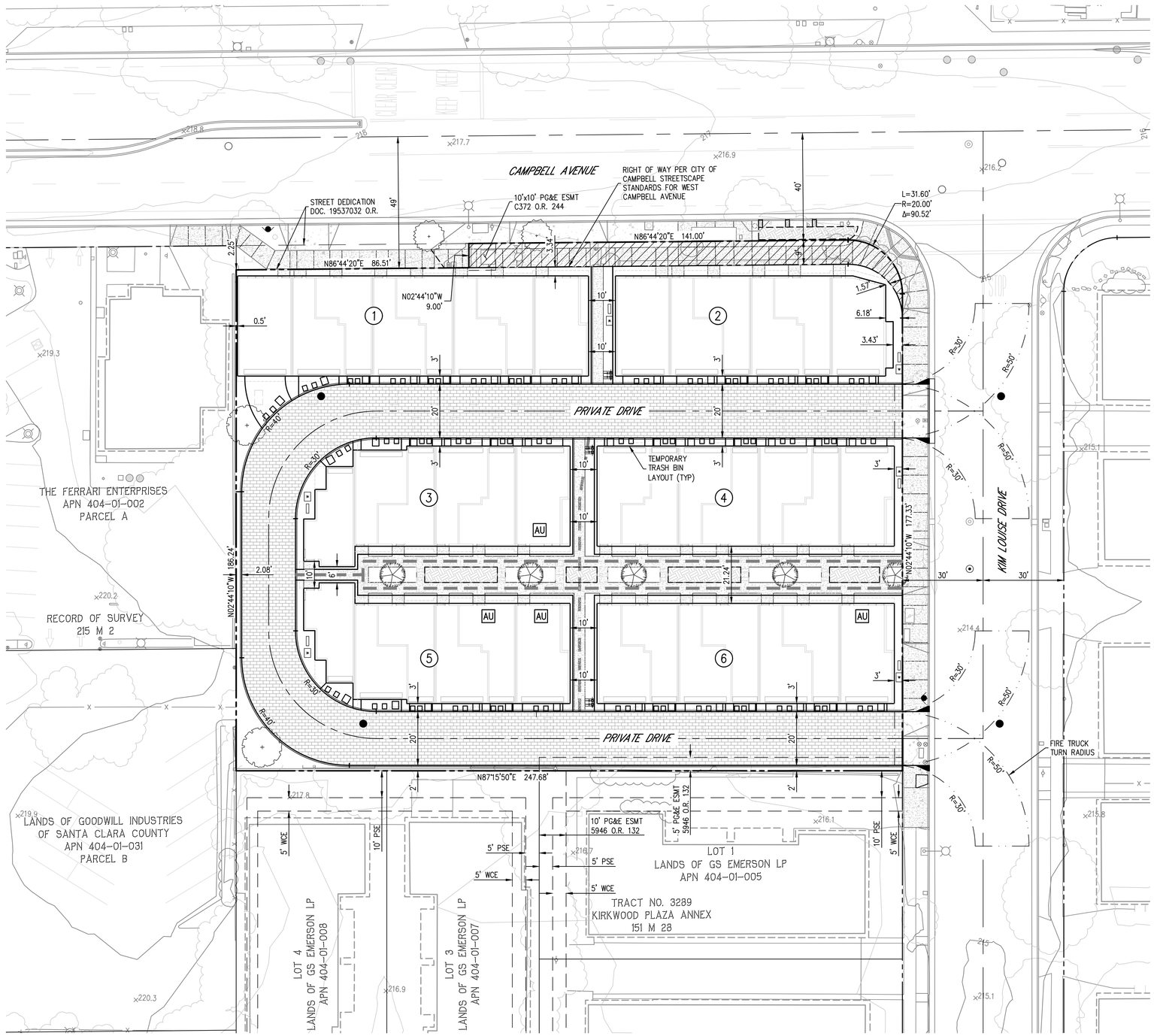
1400 W CAMPBELL AVENUE — CAMPBELL, CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET C4

4 OF 16 SHEETS

R:\PROJECT\2025\25110 - 1400 w campbell ave - campbell\PLANNING\PD\4 TRP.dwg Aug 11, 2026

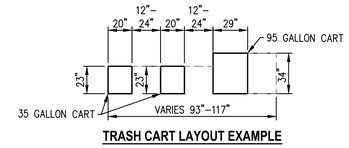


LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- BIO-RETENTION BASIN
- CONCRETE
- PERVIOUS PAVEMENT
- FIRE TRUCK TURN RADIUS
- (4) BUILDING NUMBER
- AU ACCESSIBLE UNIT
- G- GUEST PARKING
- ACCESSIBLE PATH OF TRAVEL
- 79 / 80 COVERED PARKING
- THREE ALLOCATED CARTS PER UNIT. FINAL CART SELECTION AND WASTE HANDLING SCHEME TO BE COORDINATED WITH WASTE SERVICE PROVIDER.

NOTES

1. ALL ONSITE WALKWAYS AND DRIVEWAYS TO BE CONCRETE.
2. ALL ONSITE ROADS TO BE PERVIOUS PAVEMENT.
3. REFER TO THE LANDSCAPE PLANS FOR BICYCLE PARKING & MAILBOX LOCATIONS, FENCING, AND LANDSCAPING IMPROVEMENTS.
4. 10% OF UNITS SHALL BE ACCESSIBLE. 39 UNITS X 10% = 3.9 UNITS. 4 ACCESSIBLE UNITS PROVIDED.



TRASH CART LAYOUT EXAMPLE

NO.	DATE	REVISIONS	BY

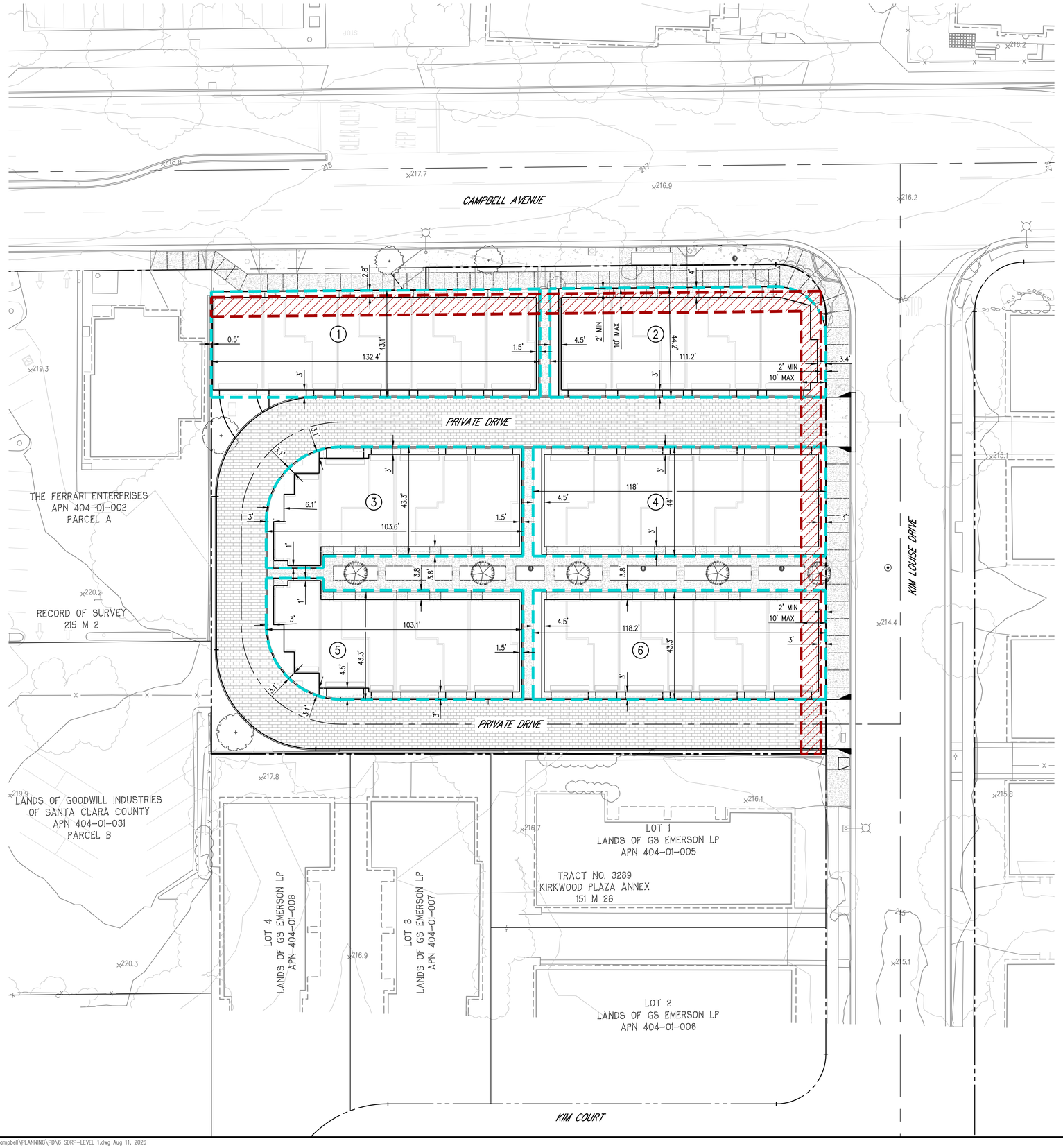
Civil Engineering Associates
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Campbell, CA 95008
T: (408) 453-1066

PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
PLANNED DEVELOPMENT SITE PLAN
CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C5
5 OF 16 SHEETS



LEGEND

- DESIGN SITE
- FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

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Campbell, CA 95008
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PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

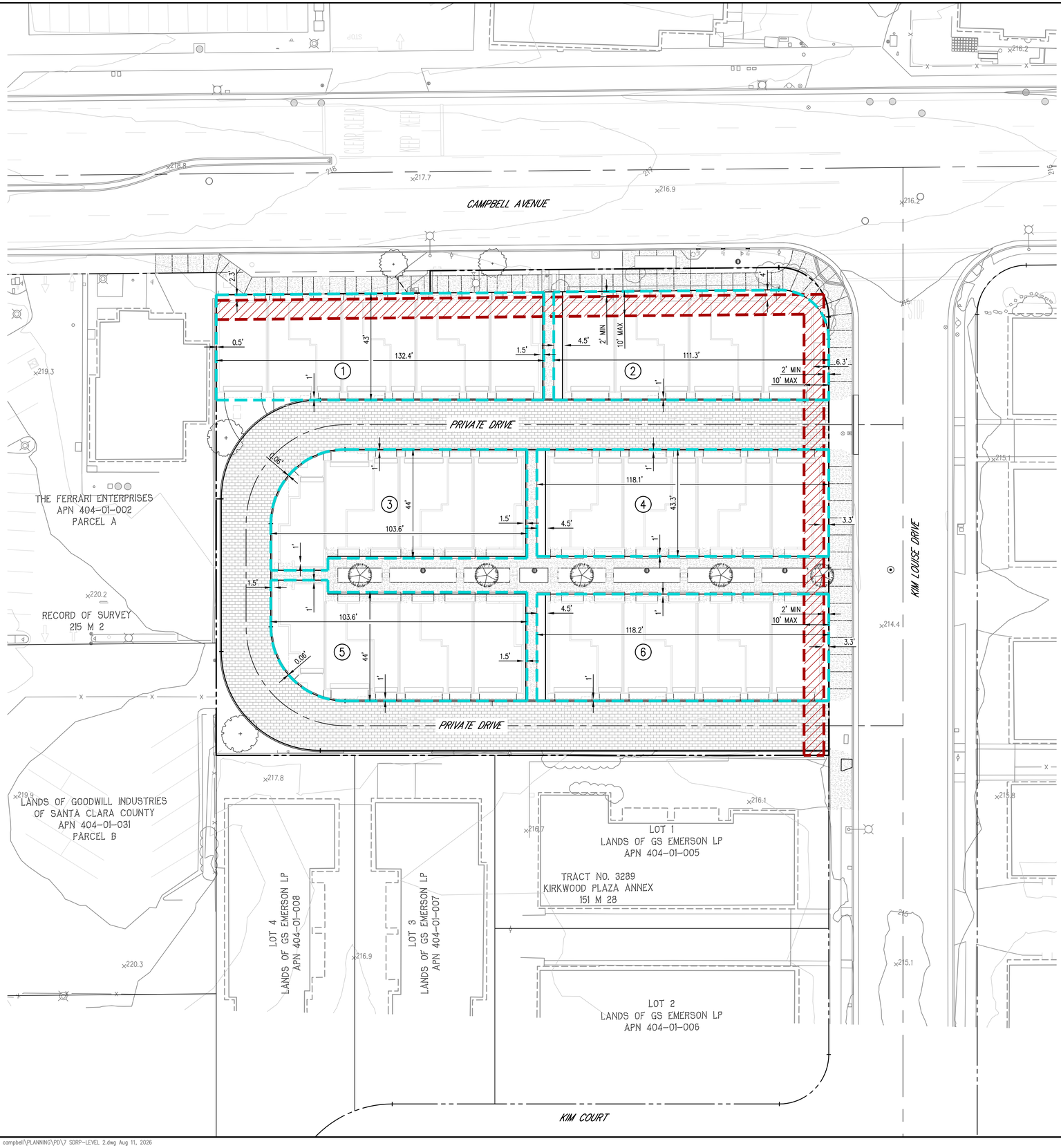
PLANNING

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 1

1400 W CAMPBELL AVENUE — CAMPBELL, CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C6
	6 OF 16 SHEETS

R:\PROJECT\2025\25110 - 1400 w campbell ave - campbell\PLANNING\PD\6 SDRP-LEVEL 1.dwg Aug 11, 2026



LEGEND

- DESIGN SITE
- BUILDING LEVEL 2
- FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

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T: (408) 453-1066

PREPARED FOR:
MADRONE VENTURES
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

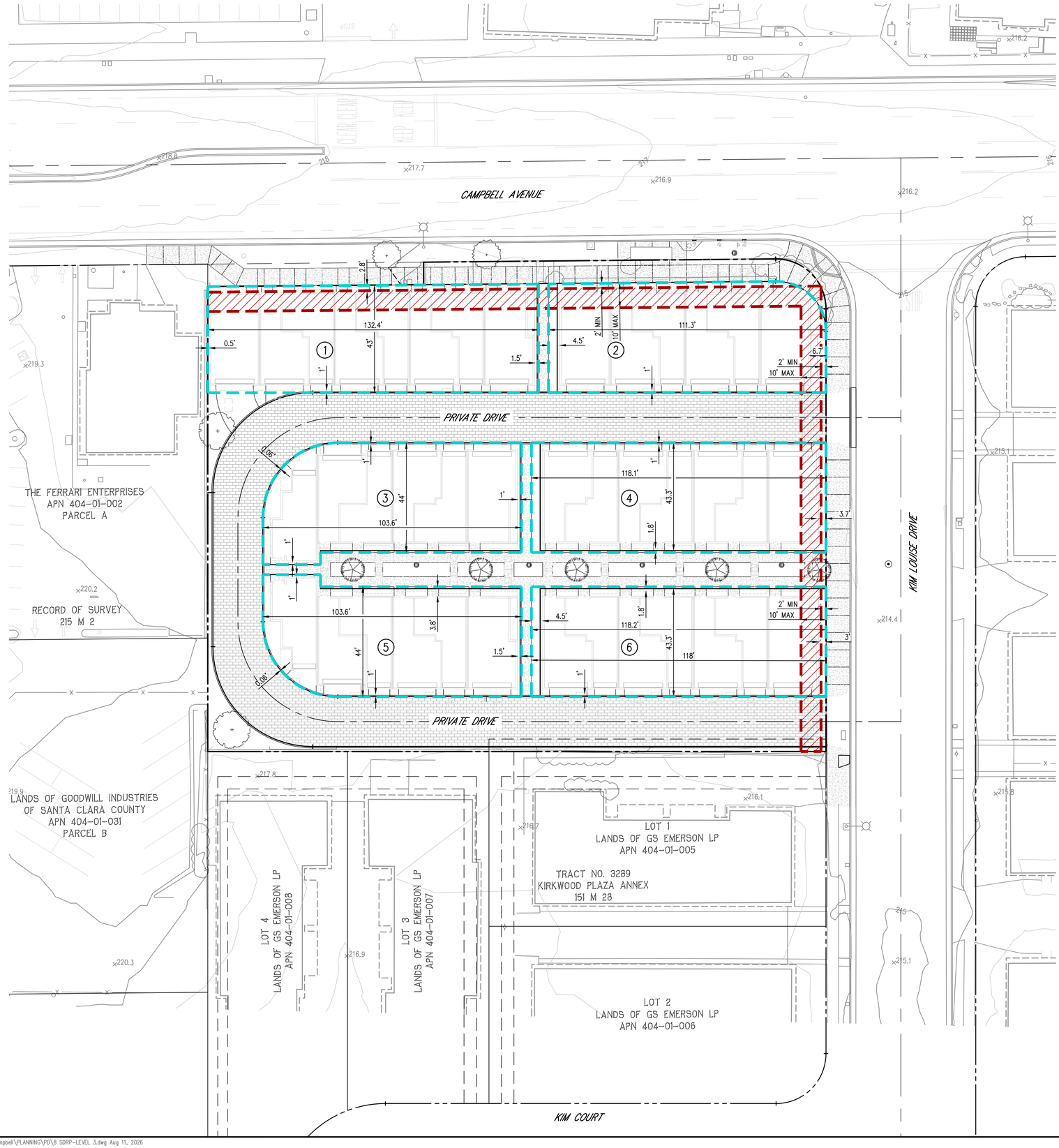
PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 2

1400 W CAMPBELL AVENUE
CAMPBELL
CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C7
7 OF 16 SHEETS

R:\PROJECT\2025\25110 - 1400 w campbell ave - campbell\PLANNING\PD\7 SDRP-LEVEL 2.dwg Aug 11, 2026



LEGEND

- DESIGN SITE
- BUILDING LEVEL 3
- FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

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PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 3

1400 W CAMPBELL AVENUE — CAMPBELL, CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C8
	8 OF 16 SHEETS

R:\PROJECT\2025\25110 – 1400 w campbell ave – campbell\PLANNING\PD\8 SDRP-LEVEL 3.dwg Aug 11, 2026

CAMPBELL AVENUE

PRIVATE DRIVE

KIM LOUISE DRIVE

THE FERRARI ENTERPRISES
APN 404-01-002
PARCEL A

LANDS OF GOODWILL INDUSTRIES
OF SANTA CLARA COUNTY
APN 404-01-031
PARCEL B

CONFORM
B/W 217.8±

REMOVE/RELOCATE

B/W 217.17

B/W 217.40

B/W 217.20

B/W 216.4±

B/W 216.30

BS 218.00
1-6" RISER

BS 218.00
1-6" RISER

BS 217.50
2-6" RISERS

BS 217.27
4" RISER

BS 217.27
1-4" RISER

BS 216.27
2-6" STEPS

FF 218.50
PAD 217.50
2

FF 217.60
PAD 216.50
1

FF 218.00
PAD 217.00
4

FF 216.10
PAD 215.10
3

FF 217.93
PAD 216.93
6

FF 217.00
PAD 216.00

FF 216.40
PAD 215.40
5

FF 215.60
PAD 214.60

GFF 216.48

GFF 215.80

GFF 215.70

GFF 216.15

GFF 216.70

GFF 216.52

GFF 215.86

GFF 215.03

GFF 215.12

PS 216.93

BLDG SPLIT

BLDG SPLIT

GRT 216.00

GRT 215.47

FL 215.84±
CURB CUT

FL 215.73±
CURB CUT

FL 215.63±
CURB CUT

EXSSMH 316
RIM 216.11

FG 215.50

FG 216.0±

FG 215.43

FG 215.60

FL 214.83

GRT 215.33

FL 217.00

FL 216.33

FL 215.21

FL 214.77

SSMH
RIM 212.44

SSMH
RIM 211.49

FL 216.34

FL 215.85

GRT 214.37

FL 214.67

FL 214.61

FL 214.57

SD PERF PIPE (TYP)

SDCO

FL 215.74

12"SD

FG 216.45

GRT 215.77

GRT 212.63

GRT 212.39

GRT 212.21

GRT 213.78

GRT 213.38

B/W 214.45

B/W 214.50

RIM 214.44
EXSDMH 310

12"EXSD

FG 217.50

FG 219.06

FL 216.34

FL 215.79

GRT 214.35

SSMH
RIM 213.14

SSMH
RIM 211.55

FL 214.60

FL 214.70

FL 214.80

FL 217.14

TW 224.54

TW END 223.82

TW 223.58

TW 223.22

TW 222.52

TW 221.78

1+00

2+00

3+00

4+00

5+00

6+00

7+00

0.9%

1%

0.8%

2.4%

4.7%

1.4%

1.2%

0.5%

1.6%

4%

2%

0 10 20 Feet

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NO.	DATE	REVISIONS	BY

PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

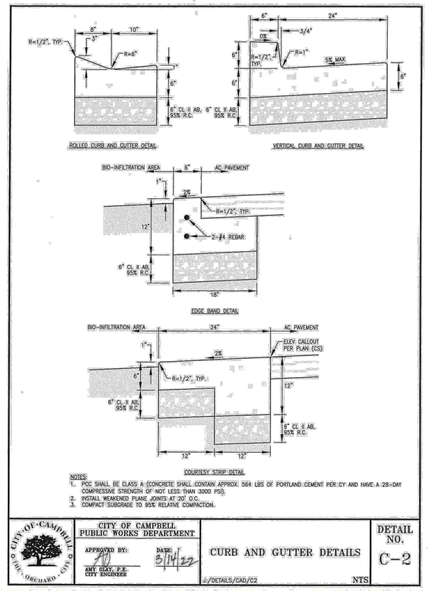
PLANNING

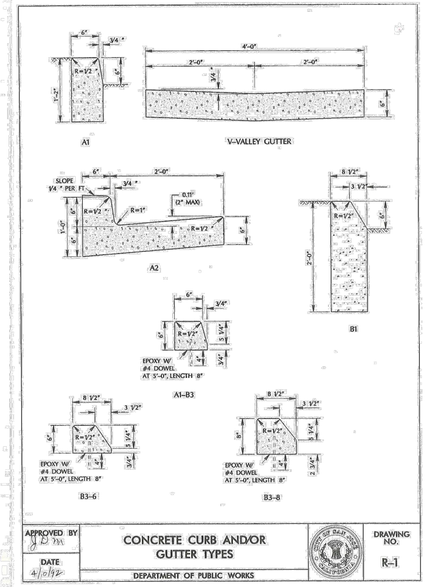
PLANNED DEVELOPMENT
GRADING & DRAINAGE PLAN

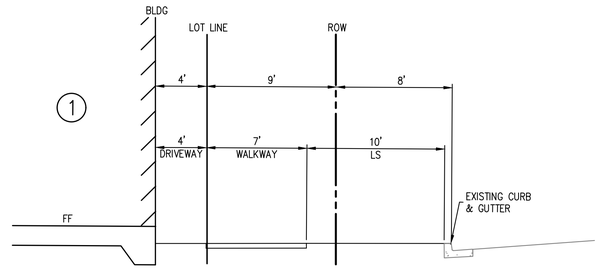
1400 W CAMPBELL AVENUE — CAMPBELL — CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C9
	9 OF 16 SHEETS

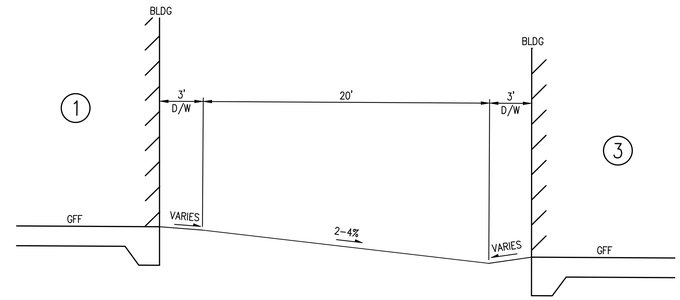
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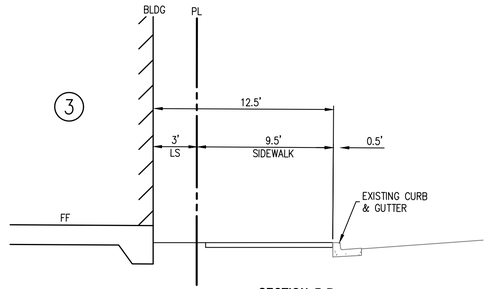




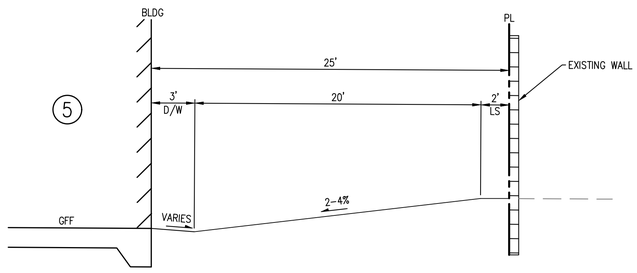
SECTION A-A
SCALE: 1"=5'



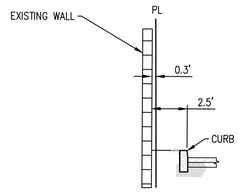
SECTION E-E
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'



SECTION C-C
SCALE: 1"=5'



SECTION D-D
SCALE: 1"=5'

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

PLANNED DEVELOPMENT
SITE SECTIONS AND DETAILS

1400 W CAMPBELL AVENUE
CAMPBELL, CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C10
10 OF 16 SHEETS

EXSDMH 317
INV 208.61 12" EXSD IN (S)
INV 202.83 36" EXSD OUT (E)
INV 208.61 12" SD IN (SW)

EXSSMH 316
INV 202.06 24" EXSS IN (S)
INV 202.06 24" EXSS OUT (E)
INV 202.93 10" EXSS OUT (W)

EXSSMH 318
INV 206.49 8" EXSS OUT (W)
INV 206.49 8" EXSS OUT (E)
INV 206.49 6" EXSS IN (S)

SDCB
INV 208.87 12" SD OUT (NE)
INV 208.87 12" SD IN (W)
INV 208.87 12" SD IN (SW)

EXSSMH 350
INV -4.69 8" EXSS IN (E)

CAMPBELL AVENUE

SDCB
INV 209.20 12" SD OUT (E)

REMOVE AND REPLACE EX TRANSFORMER

STREET DEDICATION DOC. 19537032 O.R.

10'x10' PG&E ESMT ©372 O.R. 244

REMOVE AND RELOCATE

SDAD
INV 208.96 12" SD OUT (NE)

DOMESTIC WATER SERVICE METER AND BACKFLOW PREVENTER (TYP)

FIRE WATER SERVICE AND BACKFLOW PREVENTER (TYP)

SSMH
INV 208.00 4" SS OUT (E)
INV 208.00 4" SS IN (N)
INV 208.00 4" SS OUT (W)

SSMH
INV 206.99 6" EXSS OUT (N)
INV 206.99 6" EXSS IN (S)
INV 206.99 4" SS IN (W)

SDCB
INV 211.42 12" SD OUT (S)

PRIVATE DRIVE

SD PERF PIPE (TYP)

SDJB
INV 211.17 12" SD IN (S)
INV 211.17 12" SD IN (N)
INV 211.17 12" SD IN (W)
INV 211.17 12" SD OUT (E)

EXSDCB
INV 210.07 12" EXSD OUT (E)

SDAD
INV 210.66 12" SD OUT (E)
INV 210.66 12" SD IN (W)

EXSDCB
INV 210.31 12" EXSD OUT (W)

EXSDMH 310
INV 209.82 12" EXSD IN (E)
INV 209.54 12" EXSD OUT (N)
INV 209.79 12" EXSD IN (W)
INV 210.36 12" SD IN (S)

SDMH1
INV 210.45 12" SD OUT (N)
INV 210.45 12" SD IN (W)

SDCB
INV 210.52 12" SD OUT (E)
INV 210.52 12" SD IN (W)

SSMH
INV 207.69 6" EXSS OUT (N)
INV 207.69 6" EXSS IN (S)
INV 207.69 4" SS IN (W)

SDAD
INV 211.39 12" SD OUT (E)

SDAD
INV 210.94 12" SD OUT (E)
INV 210.94 12" SD IN (W)

SDCB
INV 211.44 12" SD OUT (N)

SSMH
INV 208.63 4" SS OUT (E)
INV 208.63 4" SS OUT (NW)

KIM LOUISE DRIVE

KIM COURT

RELOCATE EX. AT&T CABINET

THE FERRARI ENTERPRISES
APN 404-01-002
PARCEL A

RECORD OF SURVEY
215 M 2

LANDS OF GOODWILL INDUSTRIES
OF SANTA CLARA COUNTY
APN 404-01-031
PARCEL B

LOT 1
LANDS OF GS EMERSON LP
APN 404-01-005

TRACT NO. 3289
KIRKWOOD PLAZA ANNEX
151 M 28

LOT 2
LANDS OF GS EMERSON LP
APN 404-01-006

LOT 3
LANDS OF GS EMERSON LP
APN 404-01-007

LOT 4
LANDS OF GS EMERSON LP
APN 404-01-008

10' PG&E ESMT
5946 O.R. 132

5' PG&E ESMT
5946 O.R. 132

5' PSE
5' WCE
10' PSE

0 20 40 Feet

NO.	DATE	REVISIONS	BY

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PREPARED FOR:
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96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

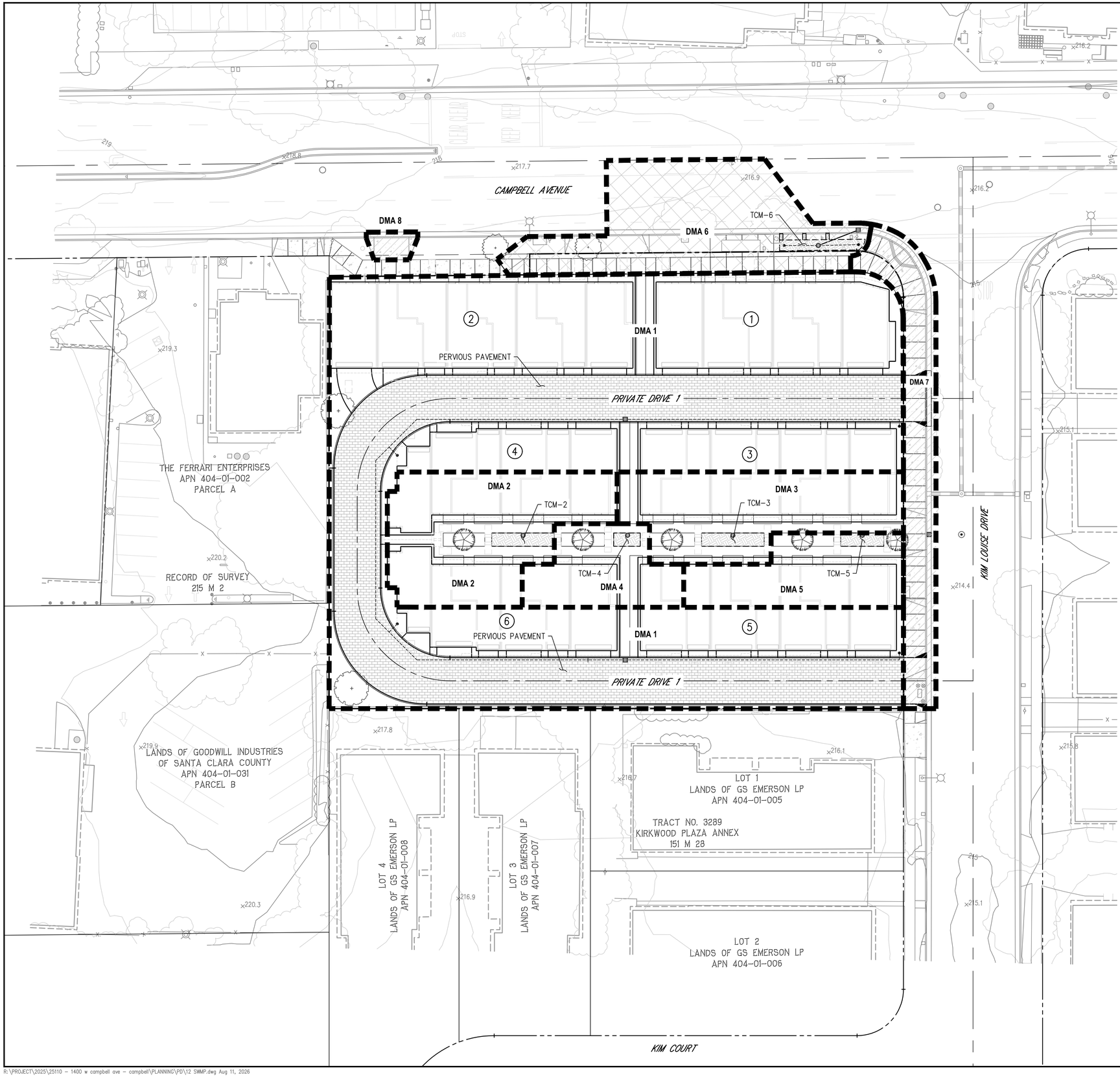
PLANNED DEVELOPMENT UTILITY PLAN

1400 W CAMPBELL AVENUE

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C11
11 OF 16 SHEETS



LEGEND

- WATERSHED BOUNDARY
- BIO-RETENTION BASINS
- PERVIOUS PAVEMENT SEE DETAIL ON SHEET C13
- OFFSITE – NOT TREATED
- OFFSITE – EQUIVALENT TREATMENT AREA

NOTES

1. PROPERTY INFORMATION
   1400 W CAMPBELL AVE CAMPBELL, CALIFORNIA
   APN NO. 404-01-004
   GROSS SITE AREA = 47,773 SF (1.09 AC)
   DEDICATION AREA = 1,451 SF (0.03 AC)
   NET SITE AREA = 46,322 SF (1.06 AC)
   OFFSITE AREA = 8,606 SF (0.20 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 40,960 SF (0.94 AC)
   EXISTING ONSITE PERVIOUS AREA = 6,813 SF (0.16 AC)
3. PROPOSED ONSITE IMPERVIOUS AREA = 29,005 SF (0.67 AC)
   PROPOSED ONSITE PERVIOUS AREA = 17,270 SF (0.40 AC)
4. THERE IS A 11,955 SF (0.27 AC), DECREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
6. 12,920 SF (28%) OF THE SITE'S ONSITE STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
7. 33,356 SF (73%) OF THE SITE'S ONSITE STORM WATER RUNOFF WILL BE RETAINED IN SELF-RETAINING AREA WITH PERVIOUS PAVEMENT.
8. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFFFROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
9. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
   - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
   - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
   - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
13. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERM DESCRIBED IN THE PROJECT'S CC&R'S.
14. THE PROJECT DECREASES THE TOTAL IMPERVIOUS AREA ONSITE. THEREFORE HYDROMODIFICATION REQUIREMENTS ARE NOT APPLICABLE.

NO.	DATE	REVISIONS	BY

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96 N 3rd Street, #110
San Jose, CA 95112

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PLANNED DEVELOPMENT STORMWATER MANAGEMENT PLAN

1400 W CAMPBELL AVENUE — CAMPBELL — CALIFORNIA

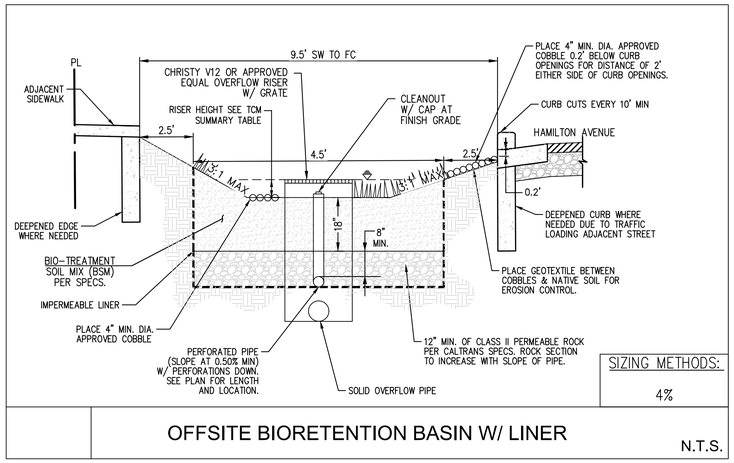
DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C12
	12 OF 16 SHEETS

R:\PROJECT\2025\25110 – 1400 w campbell ave – campbell\PLANNING\PD\12 SWMP.dwg Aug 11, 2026

STORMWATER TREATMENT SUMMARY TABLE

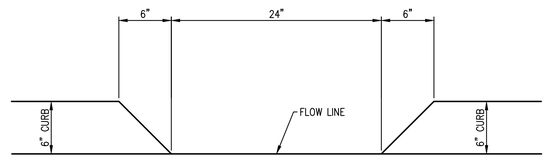
			IMPERVIOUS SURFACES				PERVIOUS SURFACES			TREATMENT MEASURES			
WATERSHED ID	TCM	TOTAL WATERSHED AREA (SF)	STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	TOTAL (SF)	PERVIOUS PAVEMENT	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD
1	TCM 1	**33,356**	-	2,537	15,963	**18,500**	11,556	3,299	**14,855**	**1.8:1**	**2:1**	2:1 Method	SELF-RETAINING*
2	TCM 2	**4,473**	-	761	3,110	**3,871**	-	602	**602**	**155**	155	4%	BIOTREATMENT
3	TCM 3	**3,904**	-	945	2,054	**2,999**	-	905	**905**	**155**	120	4%	BIOTREATMENT
4	TCM 4	**2,010**	-	509	1,106	**1,615**	-	395	**395**	**66**	65	4%	BIOTREATMENT
5	TCM 5	**2,533**	-	313	1,707	**2,020**	-	513	**513**	**106**	81	4%	BIOTREATMENT
SUBTOTAL (SF)		**46,275**	-	5,066	23,940	**29,005**	11,556	5,201	**17,270**				
OFFSITE													
6	TCM 6	**5,213**	2,713	1,307	-	**4,020**	-	1,193	**1,193**	**165**	161	4%	BIOTREATMENT
7	-	**3,161**	985	2,176	-	**3,161**	-	-	-	DMAs 7 & 8 TREATED IN LIEU WITH DMA 6. TOTAL IMPERVIOUS AREA IN DMAS 7 & 8 IS 3216 SF, WHICH IS LOWER THAN THE 4020 SF OF IMPERVIOUS AREA BEING TREATED BY DMA 6.			
8	-	**232**	55	-	-	**55**	-	177	**177**				
SUBTOTAL (SF)	-	**8,606**	2,713	1,307	-	**7,236**	-	1,370	**1,370**				

NOTES:
* SELF-RETAINING WATERSHEDS SHOULD BE CAPABLE OF RETAINING 1" OF WATER OVER THE WHOLE WATERSHED. TOTAL IMPERVIOUS AREA FOR DMA 1 IS 17,444 SF. THE RATIO OF IMPERVIOUS TO THE PERVIOUS PAVEMENT AREA IN IN DMA 1 IS 1.5 TO 1. THIS IS EQUIVALENT TO 2.5" INCHES OF RAIN NEEDING RETENTION WITHIN THE PERVIOUS PAVEMENT SECTION. CLASS 2 BASE IS ASSUMED TO HAVE A VOID RATIO OF 0.35. THUS 7.3" OF CLASS 2 BASE IS REQUIRED TO RETAIN THE TREATMENT DESIGN STORM AND THE PERFORATED PIPE SHOULD BE SET ABOVE THIS.

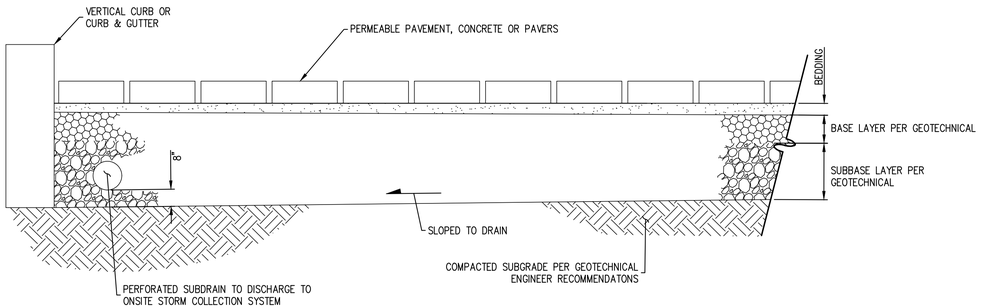


NOTES:

1. DEEPENED CURB ADJACENT TO BIOTREATMENT BASIN WILL REQUIRE STRUCTURAL DESIGN AND ASSOCIATED CALCULATIONS FOR REVIEW AND APPROVAL BY CITY OF CAMPBELL PUBLIC WORKS DURING CONSTRUCTION DOCUMENT PHASE.

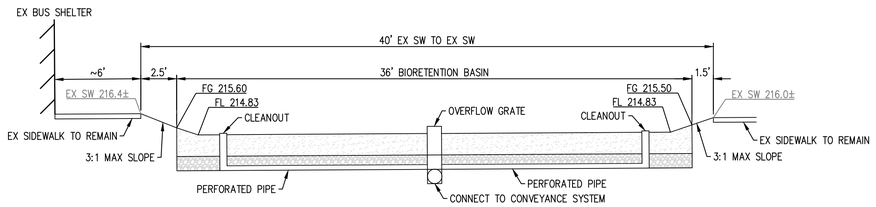


CURB CUT SECTION
NOT TO SCALE



PERMEABLE PAVEMENT SECTION
SCALE: NTS

1. PERMEABLE PAVEMENT DESIGN TO BE CONFIRMED WITH PAVERS MANUFACTURER.
2. PERFORATED SUBDRAIN TO BE PLACED WITHIN THE SUBBASE LAYER TO ALLOW RETENTION OF STORMWATER TREATMENT DESIGN STORM AND INFILTRATION TO NATIVE SUBGRADE.
3. SUBBASE THICKNESS TO BE GREATER OF TWO VALUES: THICKNESS REQUIRED BY GEOTECHNICAL ENGINEER PER TRAFFIC LOADING REQUIREMENTS AND THICKNESS REQUIRED TO PROVIDE ADEQUATE VOID SPACE IN SUBBASE LAYER TO RETAIN STORMWATER TREATMENT DESIGN STORM.



BIOTREATMENT BASIN LONGITUDINAL SECTION F-F
SCALE:
1"=1' HORIZONTAL
1"=5' VERTICAL

NO.	DATE	REVISIONS	BY
1			
2			
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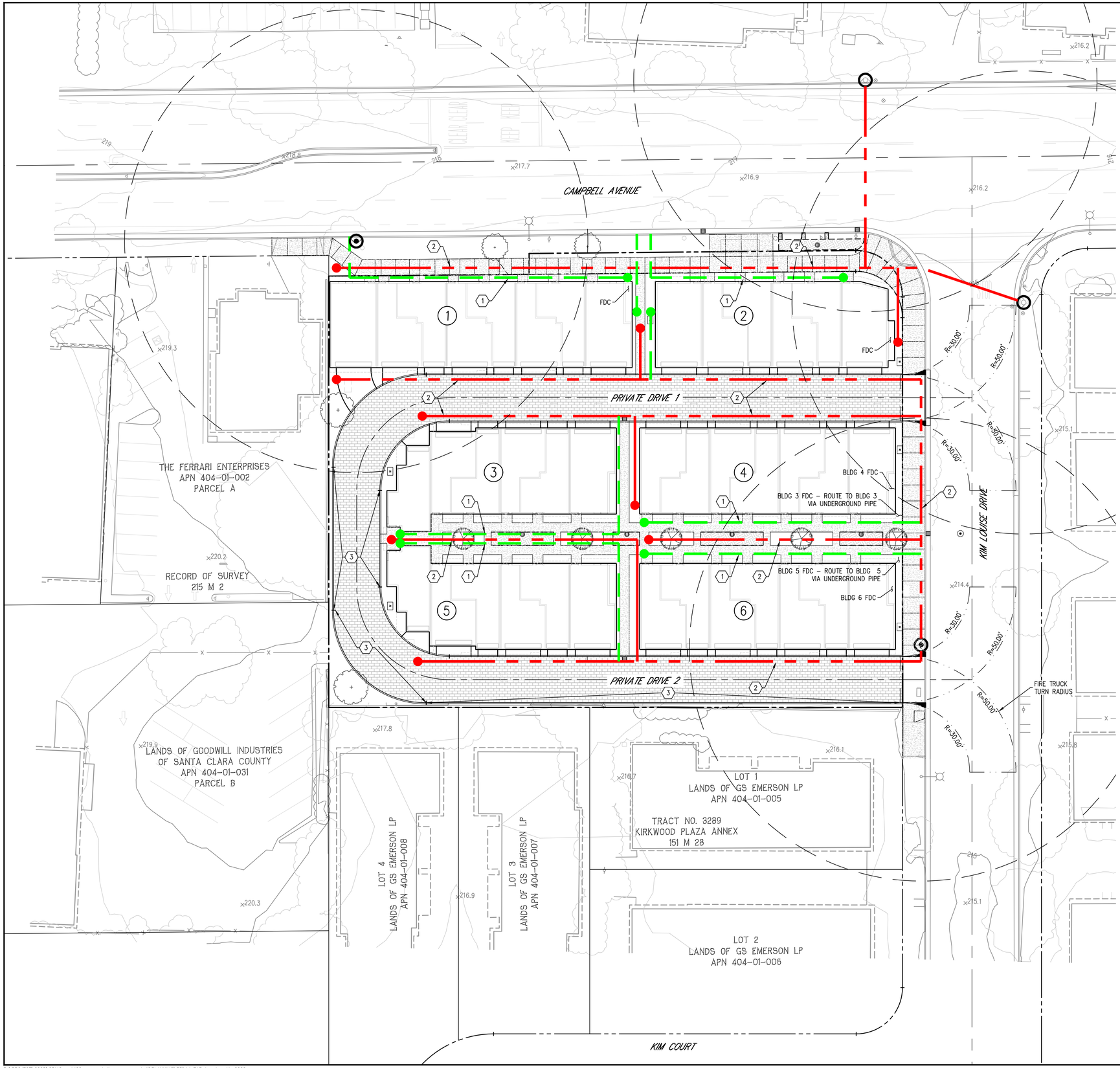
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PREPARED FOR:
MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
PLANNED DEVELOPMENT
STORMWATER MANAGEMENT NOTES & DETAILS
CAMPBELL
CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110

SHEET
C13
13 OF 16 SHEETS



LEGEND

- FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- W — EXISTING WATERLINE
- W — PROPOSED WATERLINE
- FIRE DEPARTMENT CONNECTION (FDC)
- EVA — EMERGENCY VEHICLE ACCESS
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE TRUCK TURNING TEMPLATE (MIN RADIUS) (R=30', R=50')
- LADDER PAD LOCATION
- NO STOPPING FIRE LANE SIGN
- 150' DISTANCE FROM ACCESS ROAD TO BUILDING WALLS
- 400' MAXIMUM HOSE PULL DISTANCE
- 100' RADIUS DISTANCE FROM FIRE HYDRANTS

FIRE FLOW CALCULATIONS

1. PROPOSED TYPE OF CONSTRUCTION (SEE SHEET 3.0 FOR ADDITIONAL INFO)

   SINGLE FAMILY HOME: MAX SF 3335 SF (SEE SHEET 3.0)
   CONSTRUCTION TYPE: TYPE V-B
   OCCUPANCY: R-3 HOMES / U- GARAGE

2. REQUIREMENT FOR FIRE FLOW:

   DERIVED FROM THE SAN JOSE FIRE FLOW AND HYDRANT POLICY TABLE INCLUDING CODE INTERPRETAION #11-015 FOR MIXED CONSTRUCTION BULDINGS

   SINGLE FAMILY HOMES: 1,000 GPM – 1 HYDRANTS FOR 2 HOURS MAX 500'

3. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE MUNICIPAL WATER

NOTES

1. MAXIMUM DISTANCE OF 150' FROM FIRE ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS.
2. MAXIMUM DISTANCE OF 400' FROM FIRE HYDRANT ALONG ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS
3. PROVIDE RED CURB MARKING OR SIGNAGE TO ENFORCE NO PARKING ALONG THE CURB

NO.	DATE	REVISIONS	BY

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MADRONE **VENTURES**
96 N 3rd Street, #110
San Jose, CA 95112

PLANNING

PLANNED DEVELOPMENT EMERGENCY ACCESS PLAN

1400 W CAMPBELL AVENUE — CAMPBELL, CALIFORNIA

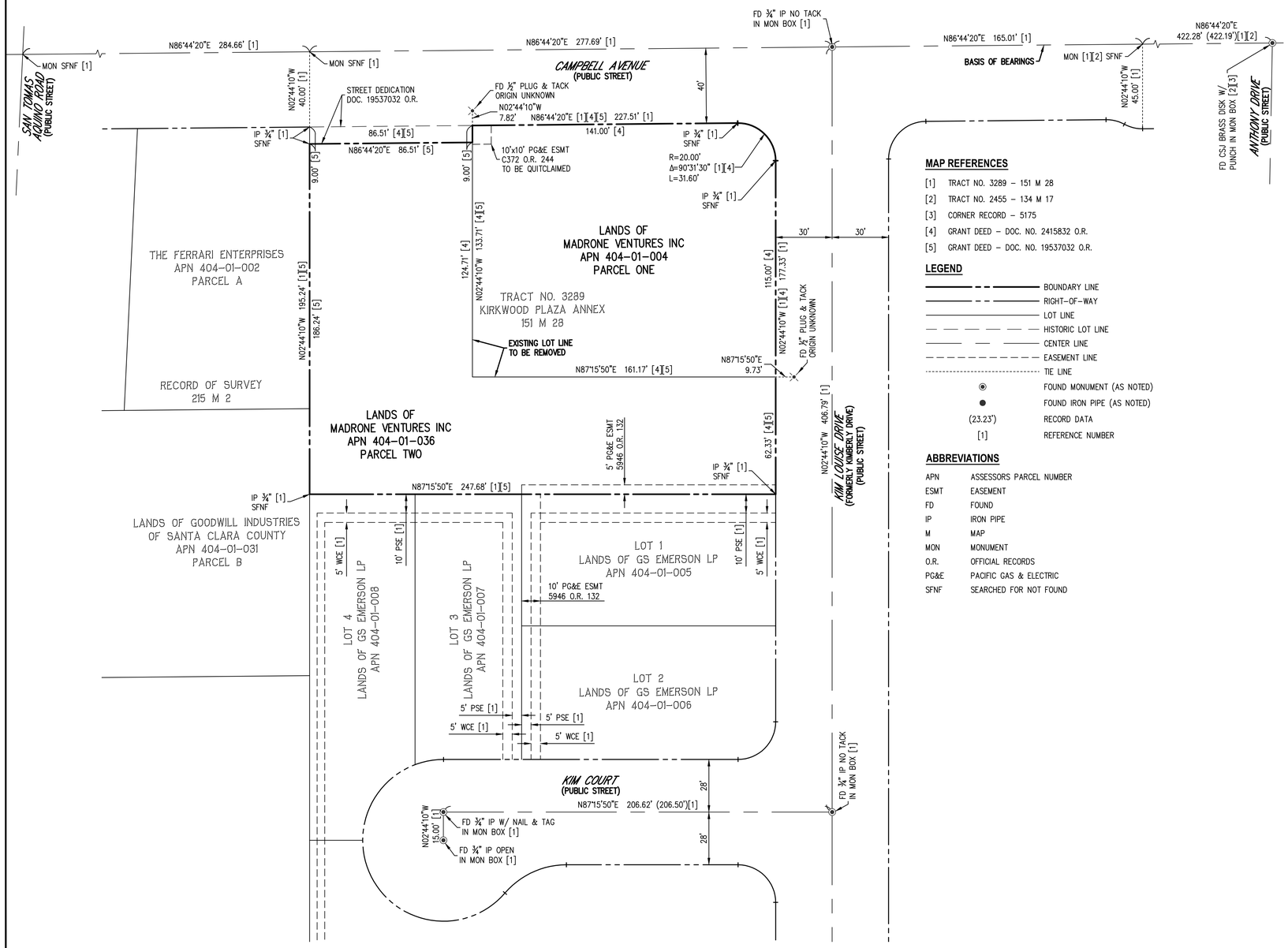
DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	C14
	14 OF 16 SHEETS

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VESTING TENTATIVE MAP
1400 W CAMPBELL AVENUE

FOR CONDOMINIUM PURPOSES

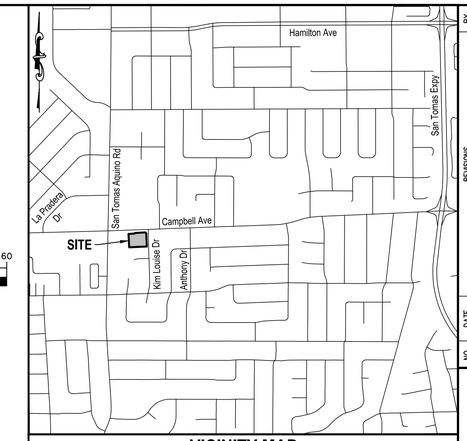
CAMPBELL CALIFORNIA



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT



VICINITY MAP
NOT TO SCALE

MAP REFERENCES

[1] TRACT NO. 3289 – 151 M 28
[2] TRACT NO. 2455 – 134 M 17
[3] CORNER RECORD – 5175
[4] GRANT DEED – DOC. NO. 2415832 O.R.
[5] GRANT DEED – DOC. NO. 19537032 O.R.

LEGEND

———	BOUNDARY LINE
———	RIGHT-OF-WAY
———	LOT LINE
— — —	HISTORIC LOT LINE
———	CENTER LINE
– – – –	EASEMENT LINE
·····	TIE LINE
◉	FOUND MONUMENT (AS NOTED)
●	FOUND IRON PIPE (AS NOTED)
(23.23')	RECORD DATA
[1]	REFERENCE NUMBER

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
ESMT	EASEMENT
FD	FOUND
IP	IRON PIPE
M	MAP
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
SFNF	SEARCHED FOR NOT FOUND

OWNER / DEVELOPER

MADRONE VENTURES
96 N 3RD STREET, #110
SAN JOSE, CA 95112

ENGINEER

CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

BASIS OF BEARINGS

THE BEARING NORTH 86°44'20" EAST AS FOUND MONUMENTED ON WEST CAMPBELL AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 3289 KIRKWOOD PLAZA ANNEX" FILED FOR RECORD IN BOOK 151 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK

CITY OF CAMPBELL BENCHMARK NO. 6, 2¼" BRASS DISK IN TOP OF CURB LOCATED AT WEST CAMPBELL AVENUE AND SAN TOMAS AQUINO ROAD, NORTHEAST CORNER AT EAST END OF CURB RETURN.
ELEVATION: 219.010

NOTES

1. THERE ARE NO EXISTING WELLS ON SITE
2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
3. ASSESSORS PARCEL NUMBER: 404-01-004, 03
4. EXISTING USE: COMMERCIAL
5. PROPOSED USE: 40 RESIDENTIAL CONDOMINIUM UNITS
6. EXISTING ZONING: HD-MU (HIGH DENSITY MIXED-USE)
7. PROPOSED ZONING: HD-MU (HIGH DENSITY MIXED-USE)
8. GENERAL PLAN DESIGNATION: HIGH DENSITY MIXED-USE (34-45 UNITS/GR. ACRE)
9. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
10. STORM CONDUIT: CITY OF CAMPBELL
11. WATER SYSTEM: SAN JOSE WATER COMPANY
13. NUMBER OF LOTS: 10
14. TOTAL AREA:

PARCEL ONE:	0.495 ACRES
PARCEL TWO:	0.601 ACRES
GROSS TOTAL:	1.096 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION:	−0.033 ACRES
PROPOSED NET TOTAL:	1.063 ACRES

15. STREET NAMES TO BE DETERMINED PRIOR TO FINAL MAP.
16. LOTS 1 THROUGH 6 ARE TOWNHOME RESIDENTIAL LOTS.
17. LOT A IS A PRIVATE STREET (0.265 ACRES).
18. LOTS B THROUGH D ARE COMMON OPEN SPACE (0.121 ACRES)
19. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

NO.	DATE	REVISIONS	BY

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PLANNING

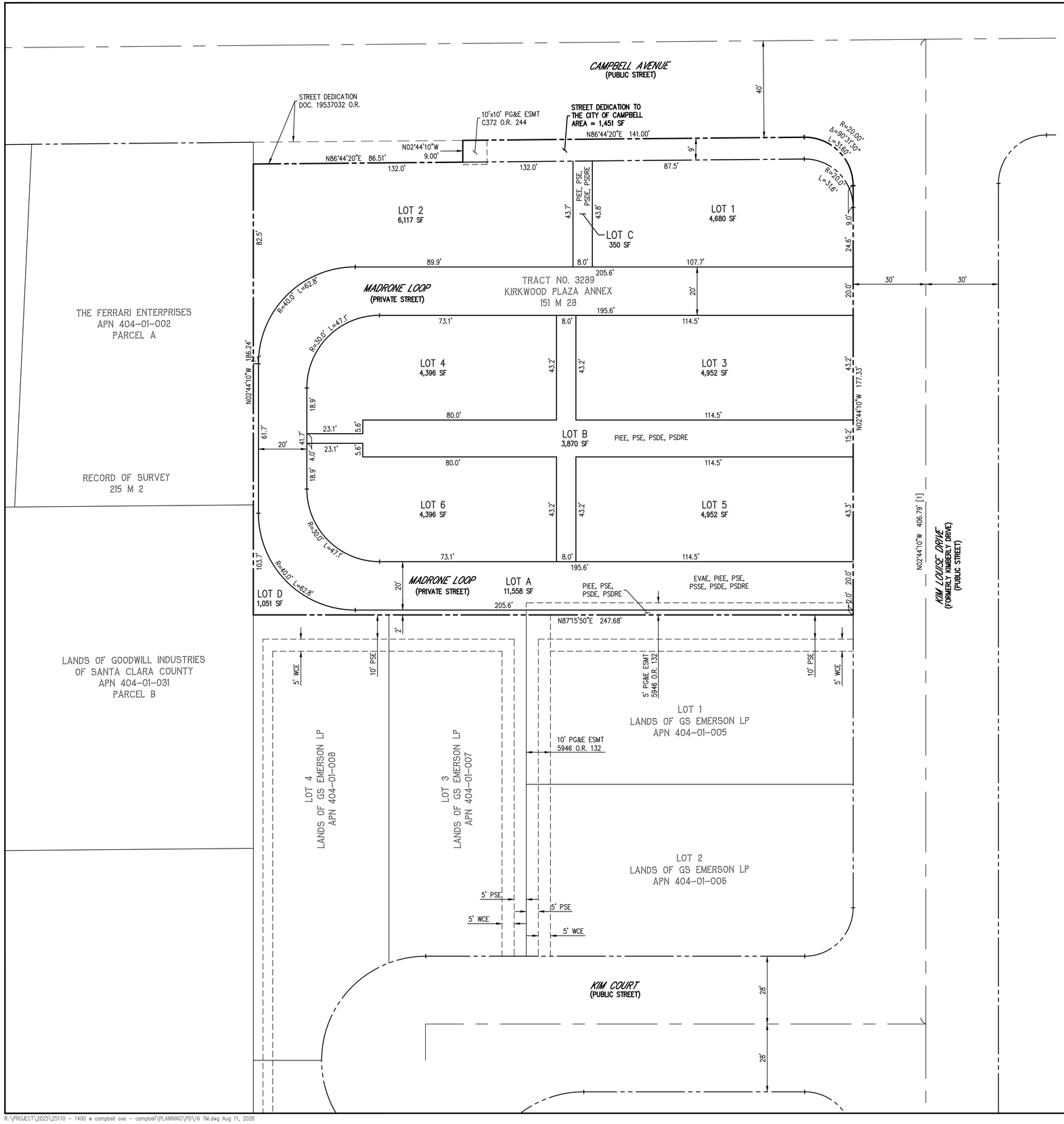
1400 W CAMPBELL AVENUE

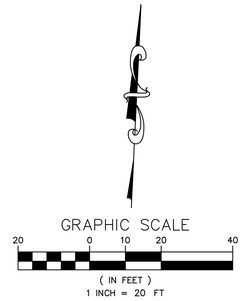
VESTING TENTATIVE MAP
EXISTING PROPERTY BOUNDARY

CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	TM1
	15 OF 16 SHEETS

R:\PROJECT\2025\25110 – 1400 w campbell ave – campbell\PLANNING\PD\15 TM CVR.dwg Aug 11, 2026



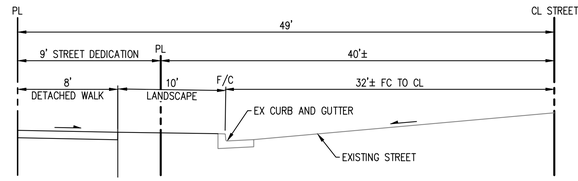


LEGEND

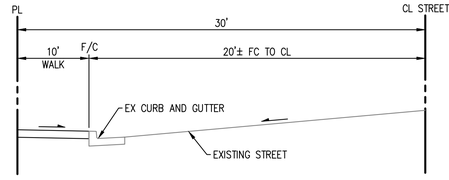
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- HISTORIC LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
M	MAP
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT



SECTION - CAMPBELL AVENUE
NTS



SECTION - KIM LOUISE DRIVE
NTS

NO.	DATE	REVISIONS	BY

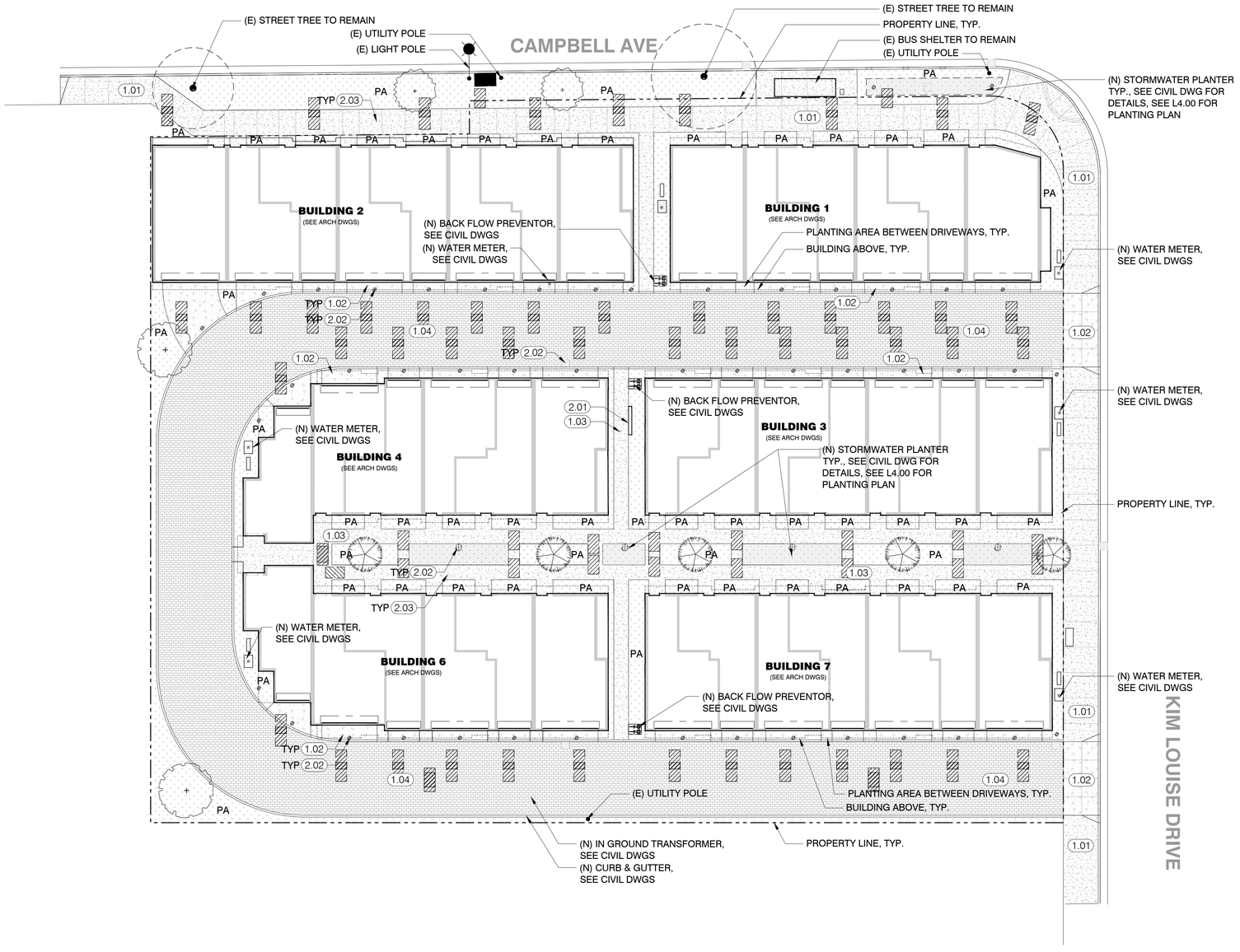
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96 N 3rd Street, #110
San Jose, CA 95112

PLANNING
1400 W CAMPBELL AVENUE
VESTING TENTATIVE MAP
PROPOSED PROPERTY BOUNDARY
CAMPBELL CALIFORNIA

DATE	8/11/2026
SCALE	SEE PLAN
DESIGNED	GG
DRAWN	CH
JOB NO.	25-110
SHEET	TM2
	16 OF 16 SHEETS

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MATERIALS LEGEND

1.00	PAVMENTS			
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
1.01		CITY SIDEWALK	Concrete Sidewalk Per Streetscape Standard Details, See Civil Dwgs.	
1.02		CONCRETE PAVEMENT - VEHICULAR	See Civil Dwgs.	
1.03		CONCRETE PAVEMENT - PEDESTRIAN	CIP Reinforced Concrete Per Geotech Recommendation. Integral Color with Sand Float Finish. See Arch Dwgs for Pavement Adjacent to Building.	
1.04		PERMEABLE VEHICULAR PAVERS	See Civil Dwgs.	
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL
2.01		MAIL CENTER	Mail Center on CIP Concrete Pad, See L110 For Spec Information	
2.02		DRAINAGE UTILITY	Area Drain, Catch Basin, or other Drainage Utility, See Civil Dwgs	
2.03		LADDER PAD	See Arch Dwgs For Clearance For Fire Department Ladder Pads	
3.00	PLANTING			
SYMBOL		ITEM	DESCRIPTION	DETAIL
		EXISTING STREET TREE	Existing Street Tree To Remain	
		PROPOSED STREET TREE	For Layout, See Planting Plan, Species Per Recommendation of City Arborist.	
		PROPOSED SITE TREE	20' O.C. Spacing Max and 5' Minimum Distance From Building Face. For Layout, See Planting Plan.	
PA		PLANTING AREA	See Planting Plan and Planting Details	
		STORMWATER PLANTING AREA	See Planting Plan	

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Planting Information, See Landscape Planting Plans

0 4' 8' 16' 32'

N

1

1/16" = 1' - 0"

LANDSCAPE MATERIAL PLAN

PLAN

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SITE DEVELOPMENT PERMIT

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No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

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LICENSED LANDSCAPE ARCHITECT
MEGUMI AIHARA LAMM
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07-29-26
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Sheet Information

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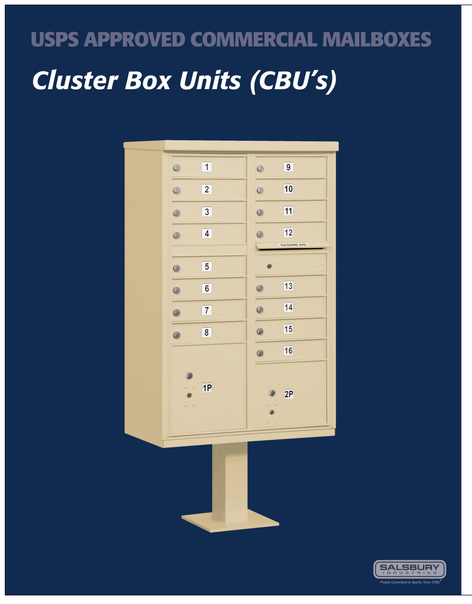
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LANDSCAPE MATERIAL PLAN

L-100

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CLUSTER BOX UNITS (CBU's) & OUTDOOR PARCEL LOCKERS (OPL's)

- Cluster Box Units (CBU's) manufactured by Salsbury Industries provide U.S.P.S. access and offer a secure means of receiving mail and packages.
- Ideal for commercial use or residential applications such as housing developments, apartments or townhouses.
- All Salsbury Standard CBU mailboxes and Regency® Decorative CBU mailboxes come equipped with a pedestal and your choice of 4, 8, 12, 13, or 16 mailbox compartments with one, two (2) or four (4) fully integrated parcel lockers.
- Outdoor Parcel Lockers (OPL's) are U.S.P.S. approved and are ideal for both commercial and residential developments.

CONFIGURATIONS

3308 CBU Type I · 3312 CBU Type II · 3316 CBU Type III · 3313 CBU Type IV · 3305 CBU Type V · 3306 CBU Type VI · 3302 OPL Type I · 3304 OPL Type II

COLOR OPTIONS

sandstone · bronze · white · green · black · for replacement units only: gray

CUSTOM ENGRAVING

17 — Custom Engraved Door Placard
BUILDING 9 — Custom Engraved Unit Placard
123 — Custom Engraved Door - Regular
123 — Custom Engraved Door - Black Filled

To view replacement parts and more options visit us at: www.mailboxes.com/commercial-mailboxes-usps/

3316 MODEL DISPLAYED

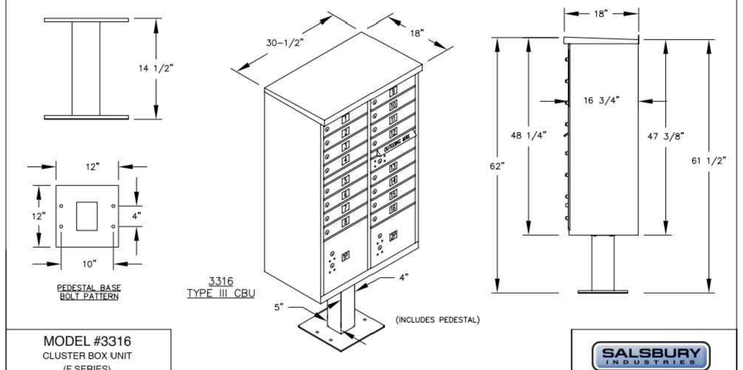
Online Resources

- *Product Information*
- *3D Revit / BIM Models*
- *Detailed Specifications*
- *Technical Drawings*
- *Augmented Reality (AR) Models*
- *Installation Instructions*
- *AutoCAD Drawings*

Visit: www.mailboxes.com/Architectural-Resources

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1-800-MAILBOX

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MODEL #3316
CLUSTER BOX UNIT
(F SERIES)

AVAILABLE COLORS:
SANDSTONE, BRONZE, GREEN, BLACK, WHITE OR GRAY (FOR REPLACEMENT UNITS)
USPS ACCESS OR PRIVATE ACCESS

DRAWN: 8/2020

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SITE DEVELOPMENT PERMIT

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Site Development Submission Rev. 1	11/21/25
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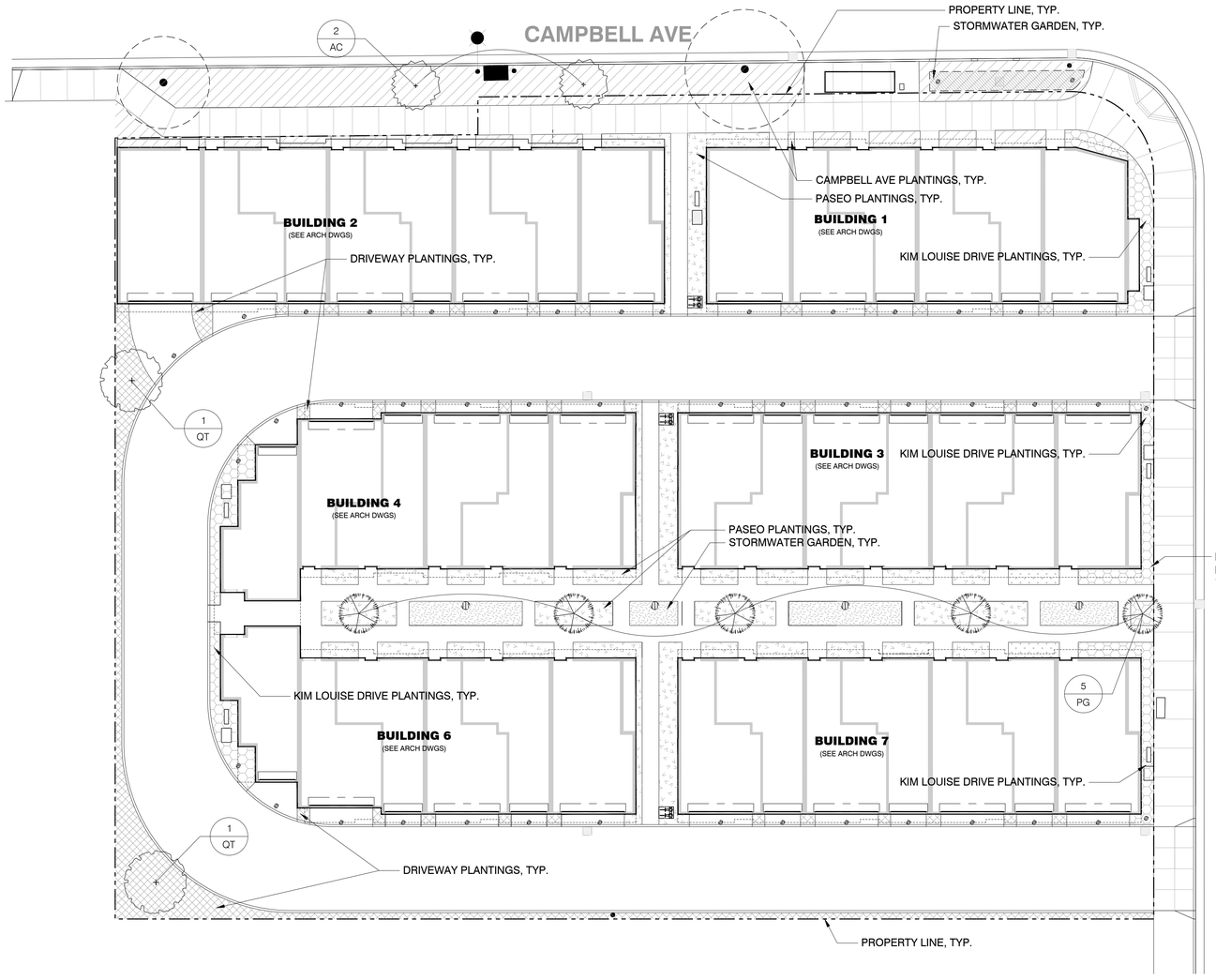
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Sheet Title
LANDSCAPE DATA SHEETS

L-110

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TREES							
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	WATER USE	NOTES
+	AC	*STREET TREE PER CITY'S DIRECTION*	2	24" Box	As Shown	LOW	
+	PG	*Quercus tomentella* Island Oak	2	24" Box	As Shown	LOW	Standard Tree Form
	PG	*Podocarpus gracilior* Fern Pine	5	24" Box	As Shown	MEDIUM	Standard Tree Form

SITE PLANTINGS							
SYMBOL	KEY	SPECIES	QTY	SIZE	SPACING	WATER USE	NOTES
PASEO GARDENS - 2679 SF							
	LL	*Lomandra longifolia 'Platinum Beauty'* Platinum Beauty Dwarf Mat Rush	240	1 or 5 Gal	15" O.C.	LOW	
	PH	*Penstemon heterophyllus 'Margarita BOP'* Margarita BOP Penstemon	165	1 or 5 Gal	15" O.C.	VERY LOW	
	AA	*Agapanthus africanus 'Albus'* White Agapanthus	45	1 or 5 Gal	30" O.C.	MEDIUM	
	AS	*Adenanthos sericeus* Woolly Bush	30	15 Gal	5' O.C.	LOW	
	EK	*Erigeron karvinskianus* Santa Barbara Daisy	200	1 or 5 Gal	12" O.C.	LOW	
	NC	*Nephrolepis cordifolia* California Sword Fern	60	1 or 5 Gal	30" O.C.	LOW	
	WG	*Woodwardia fimbriata* Giant Chain Fern	45	1 or 5 Gal	30" O.C.	LOW	
	WR	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	45	15 Gal	48" O.C.	LOW	
	CC	*Carpenteria californica 'Elizabeth'* Compact Bush Anemone	30	15 Gal	48" O.C.	LOW	
	FR	*Festuca rubra 'Molate'* Red Fescue	240	1 or 5 Gal	15" O.C.	LOW	
DRIVEWAY PLANTINGS							
	PH	*Penstemon heterophyllus 'Margarita BOP'* Margarita BOP Penstemon	215	1 or 5 Gal	15" O.C.	MEDIUM	
	LL	*Lomandra longifolia 'Platinum Beauty'* Platinum Beauty Dwarf Mat Rush	315	1 or 5 Gal	15" O.C.	LOW	
	WF	*Woodwardia fimbriata* Giant Chain Fern	115	1 or 5 Gal	30" O.C.	LOW	
	WR	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	50	15 Gal	36" O.C.	LOW	
	AB	*Anigozanthos 'Bush Pearl'* Pink Kangaroo Paws	140	1 or 5 Gal	36" O.C.	LOW	
CAMPBELL AVE PLANTING							
	LL	*Lomandra longifolia 'Breeze'* Dwarf Mat Rush	240	1 or 5 Gal	15" O.C.	LOW	
	AI	*Nephrolepis cordifolia* California Sword Fern	180	1 or 5 Gal	30" O.C.	LOW	
	AB	*Heuchera maxima* Island Alum Root	180	1 or 5 Gal	30" O.C.	LOW	
	WF	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	35	15 Gal	48" O.C.	LOW	
KIM LOUISE DRIVE PLANTING							
	WR	*Westringia fruticosa 'Wynabbie Gem'* Coastal Rosemary	50	15 Gal	36" O.C.	LOW	
	LL	*Lomandra longifolia 'Breeze'* Dwarf Mat Rush	475	1 or 5 Gal	15" O.C.	LOW	
	AB	*Anigozanthos 'Bush Pearl'* Pink Kangaroo Paws	140	1 or 5 Gal	36" O.C.	LOW	
STORMWATER GARDEN							
	VL	*Verbena lilacina 'De La Mina'* Cedros Island Verbena	60	5 Gal	30" O.C.	LOW	All Species Approved for Flow-Through Planter Treatment Type & Basin Planting Zone in Santa Clara County C.3 Guidelines
	MR	*Muhlenbergia rigens* Deer Grass	60	1 or 5 Gal	15" O.C.	LOW	
	ID	*Iris douglasiana 'Canyon Snow'* Douglas Iris	45	1 or 5 Gal	15" O.C.	LOW	
	HM	*Heuchera maxima* Island Alum Root	45	1 or 5 Gal	15" O.C.	LOW	
	GL	*Guara lindheimeri 'Whirling Butterfly'* White Gaura	45	1 or 5 Gal	30" O.C.	LOW	

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Landscape Materials, See Landscape Material Plans.
4. 3" of Mulch Applied on all Exposed Planting Surfaces.
5. Compost At a Minimum Rate of 4 cy per 1000 sf of Permeable Area, to a Depth of 6".

0 4' 8' 16' 32' N

1

1/16" = 1' - 0"

LANDSCAPE PLANTING PLAN

PLAN

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SITE DEVELOPMENT PERMIT

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LANDSCAPE PLANTING PLAN

L-400

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Quercus tomentella



Podocarpus gracilior

SITE TREES



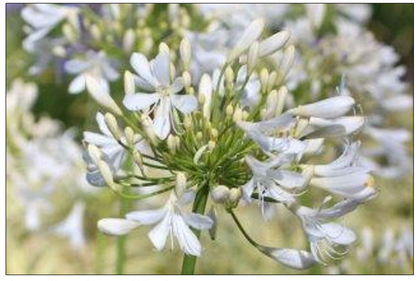
Penstemon heterophyllus 'Margarita BOP'



Westringia fruticosa 'Wynabbie Gem'



Verbena lilacina 'De La Mina'



Agapanthus africanus 'Albus'



Carpenteria californica 'Elizabeth'



Woodwardia fimbriata



Lomandra longifolia 'Platinum Beauty'



Nephrolepis cordifolia



Guara lindheimeri 'Whirling Butterfly'



Adenanthos sericeus



Erigeron karvinskianus



Festuca rubra 'Molate'

PASEO GARDENS

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LANDSCAPE PLANTING IMAGERY

L-410

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Clivia miniata



Woodwardia fimbriata



Westringia fruticosa 'Wynabbie Gem'

DRIVEWAY PLANTING



Nephrolepis cordifolia



Heuchera maxima



Anigozanthos 'Bush Pearl'



Lomandra longifolia 'Breeze'



Westringia fruticosa 'Wynabbie Gem'



Lomandra longifolia 'Breeze'



Westringia fruticosa 'Wynabbie Gem'

KIM LOUISE DRIVE PLANTING



Heuchera maxima



Muhlenbergia rigens



Verbena lilacina 'De La Mina'

CAMBPELL AVE PLANTING



Guara lindheimeri 'Whirling Butterfly'



Iris douglasiana 'Canyon Snow'

STORMWATER GARDEN

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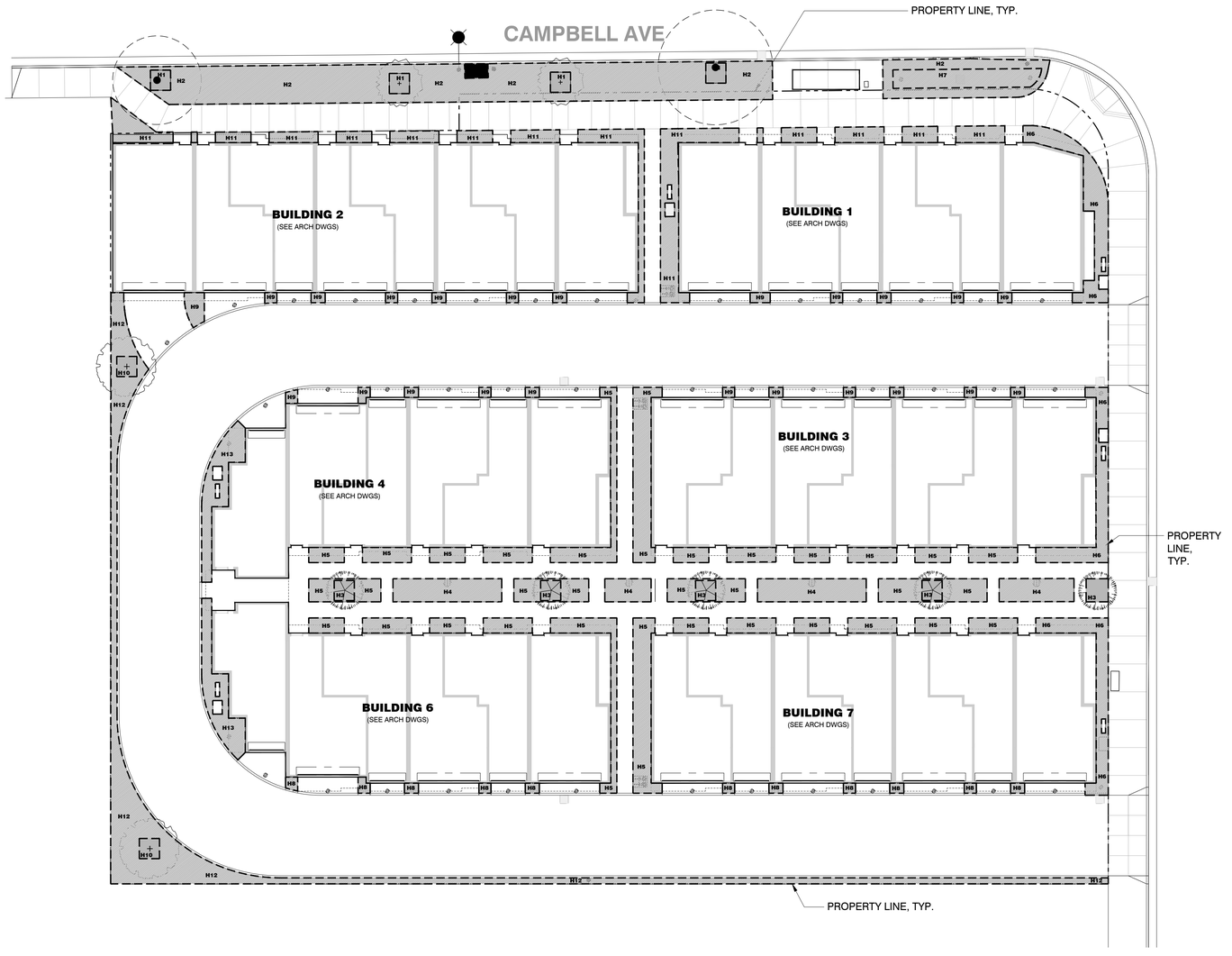
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LANDSCAPE PLANTING IMAGERY

L-411

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SECTION A: HYDROZONE INFORMATION TABLE

	Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
STREET TREES	H1	Drip	Low	0.30	100	0.81	37
CAMPBELL AVE. PLANTING	H2	Drip	Low	0.30	1,555	0.81	576
PASEO TREES	H3	Drip	Low	0.30	293	0.81	109
PASEO STORMWATER PLANTING	H4	Drip	Low	0.30	558	0.81	207
PASEO PLANTING	H5	Drip	Medium	0.40	1,772	0.81	875
KIM LOUISE DR. PLANTING	H6	Drip	Low	0.30	529	0.81	196
STORMWATER PLANTING	H7	Drip	Low	0.30	208	0.81	77
DRIVEWAY PLANTING	H8	Drip	Low	0.30	115	0.81	43
STREET TREES	H9	Drip	Medium	0.40	462	0.81	228
DRIVEWAY TREES	H10	Drip	Low	0.30	25	0.81	9
CAMPBELL AVE PLANTING	H11	Drip	Medium	0.40	867	0.81	428
DRIVEWAY PLANTING	H12	Drip	Low	0.30	1,064	0.81	394
KIM LOUISE PLANTING	H13	Drip	Low	0.30	556	0.81	206
							3,384
			SLA		0		0
				Sum	8,104		

Results				
MAWA =	102,439	ETWU =	95,066	Gallons
			12,708	Cubic Feet
			127.08	HCF
			0.29	Acre-feet

ETWU complies with MAWA

SECTION B: WATER BUDGET CALCULATIONS

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

	San Jose	Name of City
Click on the blue cell on right to Pick City Name		
ET_o of City from Appendix A	45.30	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	8104	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	8,104	
Results:		
(ET_o) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)]	102,439	Gallons
	13,694	Cubic Feet
	137	HCF
	0	Acre-feet
	0	Millions of Gallons

PROJECT MEETS WATER EFFICIENCY REQUIREMENTS:

ETWU IS LESS THAN MAWA

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Landscape Materials, See Landscape Material Plan.
3. For Planting Information, See Landscape Planting Plan.
4. "I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the landscape design plan"

0 4' 8' 16' 32'

N

1

1/16" = 1' - 0"

LANDSCAPE HYDROZONE PLAN

PLAN

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SITE DEVELOPMENT PERMIT

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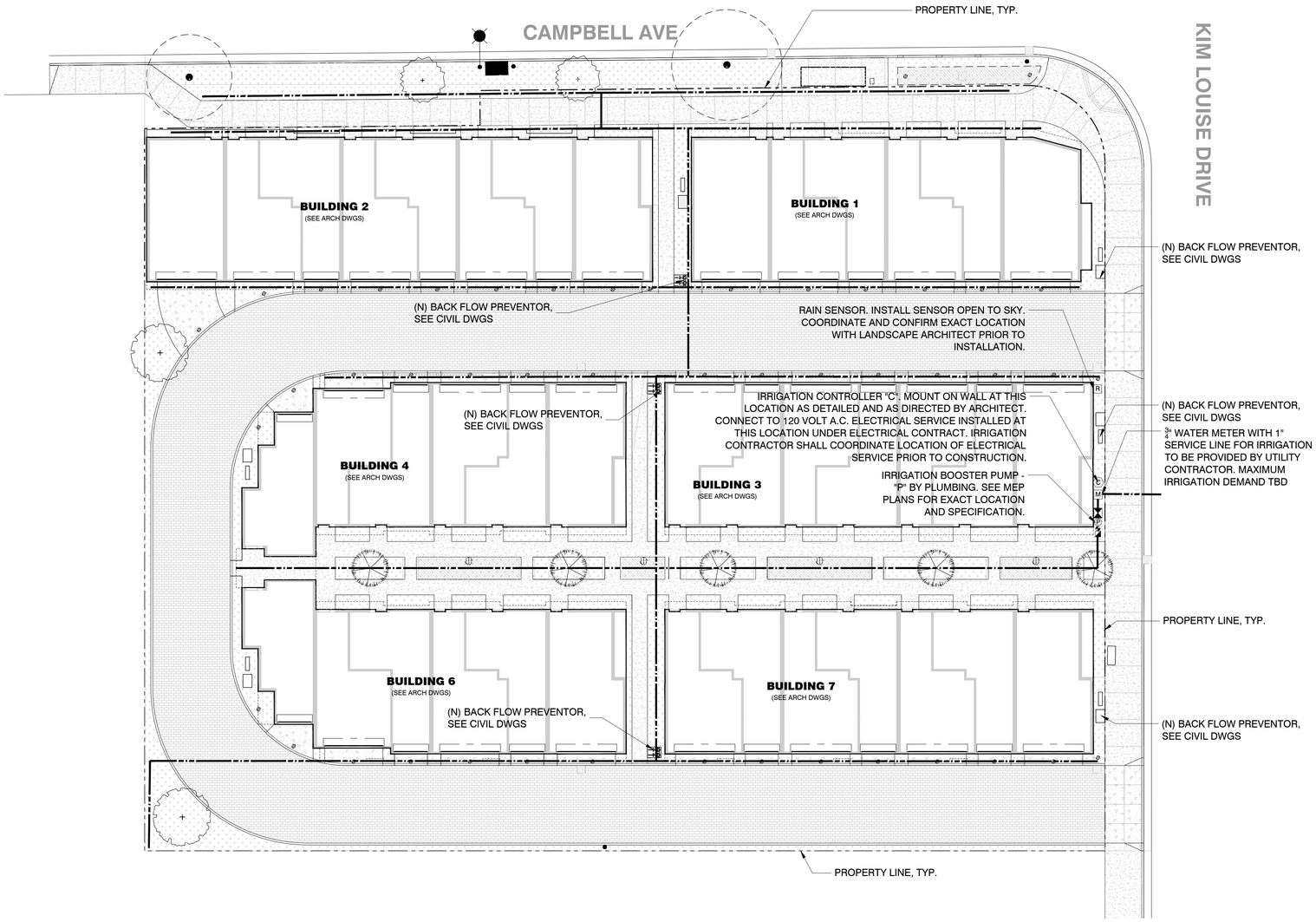
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LANDSCAPE WELO PLAN

L-420

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NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLES AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARIFY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPE CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF THE HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATION DOWN STREAM OF 1" PIPING SHALL BE ¾" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
   .75" 0 - 6 GPM
   1" 7 - 12 GPM
   1.25" 13 - 20 GPM
5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
   .75" 0 - 500 FT
   1" 501- 1100 FT
   1.25" 1101- 2000 FT
   1.5" 2001 - 3000 FT

IRRIGATION KEY:

① 1" COPPER PIPE STUB-OUT FOR IRRIGATION TO BE PROVIDED AND INSTALLED IN-STRUCTURE UNDER PLUMBING CONTRACT WORK BY A LICENSE PLUMBING/ CONTRACTOR(S) PRIOR TO CONSTRUCTION. EXIT OF PIPE FROM STRUCTURE TO BE 8" DEEP FROM TOP OF FINISHED GRADE. PROVIDE A MINIMUM 40 PSI AND A MAXIMUM OF 65 PSI AT STUB-OUT LOCATION.

② 1.5" ELECTRICAL CONDUIT AND WITH PULL CORD, PULL BOXES, AND SWEEP FITTINGS FOR LOW-VOLTAGE IRRIGATION CONTROL WIRE ROUTED TO THE SUB-OUT LOCATION TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" TO THIS LOCATION UNDER ELECTRICAL CONTRACT WORK BY A LICENSED ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.

NOTES:

1. For Building Details, See Arch Dwgs.
2. For Utilities and Street Improvement Details, See Civil Dwgs.
3. For Planting Information, See Landscape Planting Plans

0 4' 8' 16' 32' N

1

1/16" = 1' - 0"

LANDSCAPE IRRIGATION PLAN

PLAN

STUDIO
current
URBAN DESIGN + ARCHITECTURE
96 N.Third Street, Suite 110, San Jose, CA, 95112
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Project:

1400 W. CAMPBELL

Consultant

SAW

SAW // SPIEGEL AIHARA WORKSHOP
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SITE DEVELOPMENT PERMIT

Revision

No	Date
Site Development Submission Rev. 1	11/21/25
Site Development Submission Rev. 2	7/31/26

Stamp

LICENSED LANDSCAPE ARCHITECT
MEGUMI AIHARA LA 6890
Signature
11-30-24
Renewal Date
07-29-26
Date
STATE OF CALIFORNIA

Sheet Information

Issue Date	7/31/26
Job Number	
Drawn	AS
Checked	MA
Approved	MA
Scale	1/16" = 1'-0"

Sheet Title

LANDSCAPE IRRIGATION PLAN

L-500

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Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Date Form Completed: 8/11/2026
Completed by: GMG

Provision C.3 Data Form

Which Projects Must Comply with Stormwater Requirements?

Effective July 1, 2023, the following projects must comply with Stormwater Requirements:

- **All development/redevelopment projects** (except single-family home projects) that create and/or replace **5,000 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 large single-family home projects** that create and/or replace **10,000 sq. ft.** or more of impervious surface on the project site must also fill out this worksheet.

These projects are called **Regulated Projects.** The Regulated Project area includes portions of the public right-of-way that are developed or redeveloped as part of the Regulated Project.

Excluded Projects - Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-surfacing, and smaller 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, gravel surfaces, and any other continuous watertight pavement or covering.

Pervious pavement, underlain with pervious soil and pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved 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

The SCVURPPP C.3 Stormwater Handbook provides more information on selection of site design, source control, and treatment measures for a development project as well as guidance on preparing a stormwater control plan.

1. Project Information

Project Name: 1400 West Campbell Ave **APN #** 404-01-004 & 404-01-036

Project Address: 1400 West Campbell Ave

Cross Streets: Campbell Avenue and Kim Louise Drive

Applicant/Developer Name: Madrone Ventures Inc

Project Phase(s): 1 **of** 1 **Engineer:** Civil Engineering Associates Inc

Project Type (Check all that apply): ☐ New Development ☑ Redevelopment

☐ Private ☐ Public ☐ Large Detached Single-Family Home

☑ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Institutional

☐ Other _____

Project Description: Redevelopment of existing commercial site for construction of 40 new residential townhome units.

Project Watershed/Receiving Water (creek, river or bay): San Tomas Aquino

2. Project Size

a. Total Site Area: 47,773 (ft²)

b. Total Land Area Disturbed During Construction: 47,773 (ft²) (including clearing, grading, stockpiling, or excavating)

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	40,960	0	29,005	0	29,005
d. Total off-site IA[3]	8,613		7,345	0	7,345
e. Total project IA	49,573	0	36,350	0	36,350
f. Total new and replaced IA			36,350		
Pervious Area (PA)[4]					
g. Total on-site PA	6,813				17,270
h. Total off-site PA[3]	749				1,370
i. Total project PA	7,562				18,640
j. **Total Project Area (2.e.+2.i.)**	57,135				54,990

k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 73.326%

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 43,560 ft² (1 acre) or more?

☑ Yes, applicant must obtain coverage under the State Construction General Permit (see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.f. equal to **5,000** ft² or more, or **10,000** ft² for single family homes?

☑ Yes, C.3. source control, site design and treatment requirements apply

☐ No, C.3. source control and site design requirements may apply – check with local agency

b. For redevelopment projects, is #2.k. equal to 50% or more?

☑ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire on-site area

☐ No, C.3. requirements only apply to the impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

☐ Yes (continue) ☑ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? www.scvurppp.org/hmp-map

☐ Yes the project must implement HM requirements

☑ No, the project is exempt from HM requirements

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

- ☐ Minimize land disturbed (e.g., protect trees and soil)
- ☑ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☐ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ☑ Cluster structures/ pavement
- ☑ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ☐ Pervious pavement[5]
- ☐ Green roof
- ☐ Other self-treating[5] area (e.g., landscaped areas)
- ☐ Self-retaining[5] area
- ☐ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use) [6]
- ☐ Preserved open space
- ☐ Protected riparian and wetland areas/buffers
- ☐ Other _____

Source Control Measures

- ☐ Wash area/racks, drain to sanitary sewer[7]
- ☐ Covered dumpster area, drain to sanitary sewer[7]
- ☐ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[7]
- ☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ☐ Outdoor material storage protection
- ☐ Covers, drains for loading docks, maintenance bays, fueling areas
- ☑ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☑ Storm drain labeling
- ☐ Other _____

Treatment Measures

- ☐ None (all impervious surface drains to self-retaining areas)
- ☐ Alternative compliance (treatment offsite or in-lieu)

LID Treatment (onsite & offsite)

- ☑ Bioretention area
- ☐ Flow-through planter
- ☐ Tree Well Filter or Trench with bioretention soils
- ☐ Rainwater harvest/use (e.g., cistern for designated use, sized for C.3.d treatment)
- ☑ Pervious pavement, sized for C.3.d treatment
- ☐ Infiltration trench
- ☐ Infiltration well/dry well
- ☐ Subsurface Infiltration System (e.g. vault or large diameter conduit over drain rock)
- ☐ Other _____

Non-LID Treatment Methods

- ☐ Proprietary high flow rate tree box filter[8]
- ☐ Proprietary high flow media filter (sand, compost, or proprietary media)[8]
- ☐ Vegetated filter strip[9]
- ☐ Extended detention basin[9]
- ☐ Vegetated swale[9]
- ☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

☐ Extended Detention basin ☐ Underground tank or vault ☐ Bioretention with outlet control ☐ Other _____

[5] See SCVURPPP C.3 Stormwater Handbook for definitions. Pervious pavement areas should be sized per C.3.d treatment requirements.
[6] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.
[7] Subject to sanitary sewer authority requirements.
[8] These treatment measures are only allowed if the project qualifies as a "Special Project".
[9] These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

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

Stormwater Treatment Measure (STM)	Hydraulic Sizing Criteria Used*
Bioretention lined w/ underdrain	2c
Pervious pavement w/ underdrain	2c
Choose from list	Choose from list
Choose from list	Choose from list

*Key: 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. Does the project install 3,000 sf or more of pervious pavement (not including private-use patios at residences)?

- ☑ Yes
- ☐ No

9. Additional Stormwater Treatment of Non-Regulated Areas - Is the project providing stormwater treatment for non-regulated impervious area that is not included in **Item 2 Project Size**? For example, stormwater treatment of right-of-way areas that are outside the project footprint, or treatment measures that are treating more right-of-way impervious area quantities than required.

- ☐ Yes, complete the table below
- ☑ No

Additional Stormwater Treatment of Non-Regulated Areas

Non-Regulated Area Draining to Treatment Measure			Treatment Measures	Hydraulic Sizing Criteria
Impervious Area Treated (ft^2)	Pervious Area Treated (ft^2)	Total Area Treated (ft^2)		
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list

10. 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_____

11. Alternative Compliance: Is the Regulated Project using alternative compliance (AC) for stormwater treatment, i.e., is stormwater treatment provided at an off-site location?

☐ Yes. Complete the table below. ☑ No

Offsite Project Name and Address	
Offsite Project Description	
Offsite Project Reference # (if applicable)	
Offsite Project Watershed	
Offsite Project Construction Status	
Offsite Project Owner	
Total Regulated Project Impervious Area Requiring AC *(ft^2)*	
Impervious Area Treated at Offsite Project for AC *(ft^2)*	
Treatment Measure Used at Offsite Project to Provide AC	Choose from list
Hydraulic Sizing Criteria for Treatment Measure at Offsite Project	Choose from list
O&M Responsibility Mechanism for Offsite Project	

12. Operation & Maintenance Information

A. Property Owner's Name: TBD

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

a. Name: _____

b. Address: _____

c. Phone/E-mail: _____

This section to be completed by Municipal staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☐ Other mechanism that assigns responsibility (describe below):

_____

This section to be completed by Municipal staff (Note: This is an optional section that agencies should modify per their internal review and tracking process.)

Reviewed:

Community Development Department

☐ **Planning Division**

☐ **Building Division**

Public Works Department

☐ **Engineering**

☐ **Other (Specify)**

Return form to: _____ **Data entry performed by:** _____