



**CITY OF CAMPBELL**  
**Community Development Department**

March 17, 2017

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **March 28, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Madison Park of Campbell, LLC for a Planned Development Permit (PLN2016-233) and a Tentative Vesting Subdivision Map (PLN2016-234) to allow construction of a six-unit townhome building; creation of six private lots, two common area lots, reconfiguration of existing common area lots, and vacation of excess City right-of-way; and a Parking Modification Permit (PLN2016-235) to allow consideration of private driveways as guest parking, on property located at **500 Sam Cava Lane** and a Minor Modification (PLN2016-303) to a previously approved and modified Planned Development Permit (PLN2015-170/PLN2015-48/PLN2013-337) to allow reconfiguration of parking stalls within a common area lot of the 'Madison' townhome project, located along **Lottie Lane**, a new private street, within the P-D (Planned Development) Zoning District. A second addendum to the previously adopted Mitigated Negative Declaration will be prepared for this project.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

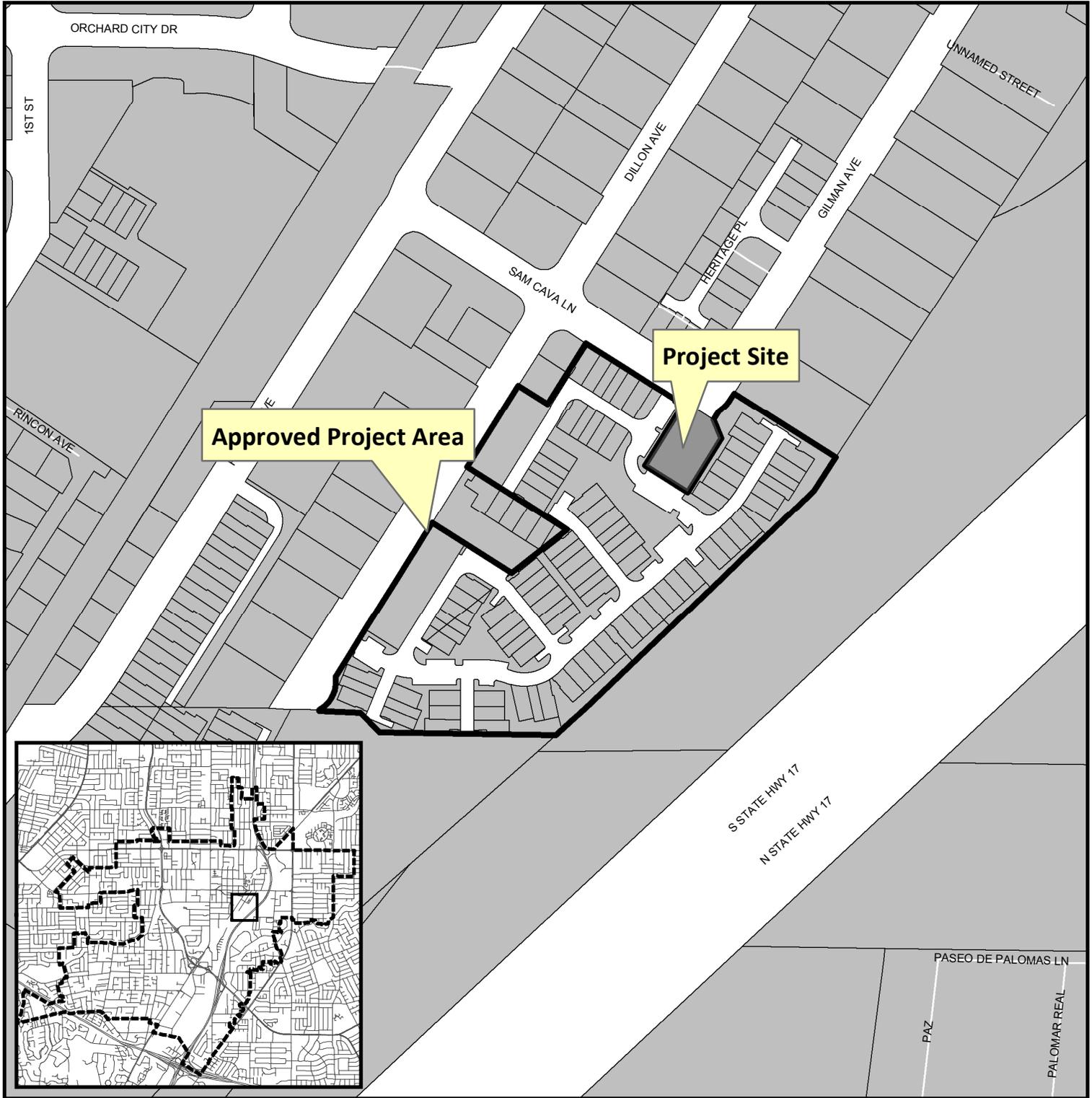
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

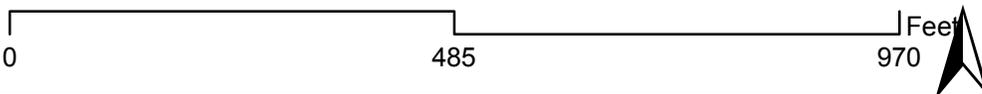
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **500 Sam Cava Lane**

# Project Location Map



**Project Location:** 500 Sam Cava Lane  
**Application Type:** P-D Permit / T-Map / Parking Mod.  
**Planning File No.:** PLN2016-233-236



Community Development Department  
Planning Division



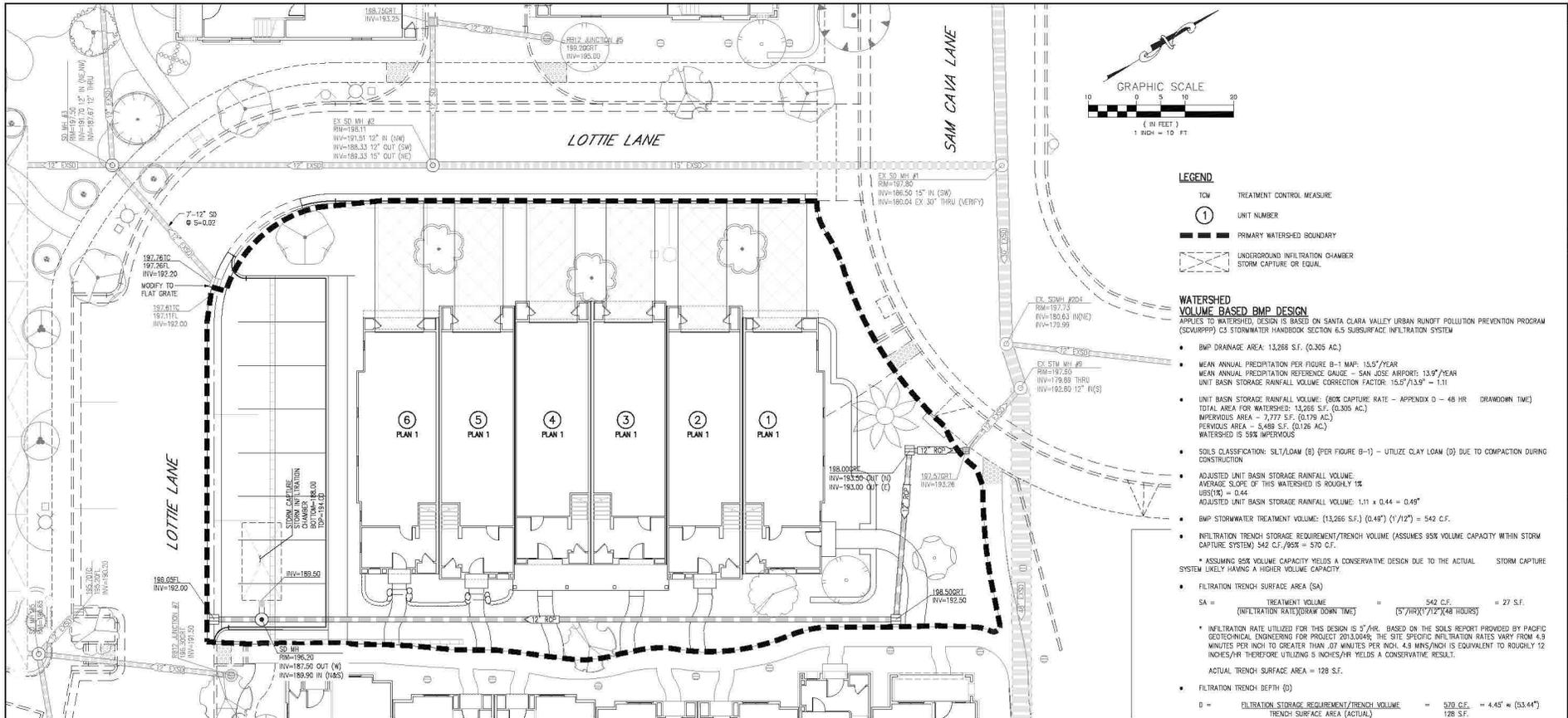












- LEGEND**
- T/C M TREATMENT CONTROL MEASURE
  - ① UNIT NUMBER
  - PRIMARY WATERSHED BOUNDARY
  - UNDERGROUND INFILTRATION CHAMBER
  - STORM CAPTURE OR EQUAL

**WATERSHED VOLUME BASED BMP DESIGN**  
 APPLIES TO WATERSHED; DESIGN IS BASED ON SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C3 STORMWATER HANDBOOK SECTION 6.5 SUBSURFACE INFILTRATION SYSTEM

- BMP DRAINAGE AREA: 13,266 S.F. (0.305 AC)
- MEAN ANNUAL PRECIPITATION PER FIGURE B-1 MAP: 15.5" / YEAR
- MEAN ANNUAL PRECIPITATION REFERENCE GAUGE - SAN JOSE AIRPORT: 13.9" / YEAR
- UNIT BASIN STORAGE RAINFALL VOLUME CORRECTION FACTOR: 15.5" / 13.9" = 1.11
- UNIT BASIN STORAGE RAINFALL VOLUME: (60% CAPTURE RATE - APPENDIX D - 48 HR. DRAWDOWN TIME)
- TOTAL AREA FOR WATERSHED: 13,266 S.F. (0.305 AC)
- IMPERVIOUS AREA - 7,777 S.F. (0.179 AC)
- PERVIOUS AREA - 5,489 S.F. (0.126 AC)
- WATERSHED IS 55% IMPERVIOUS
- SOILS CLASSIFICATION: SLT/ADAM (B) (PER FIGURE B-1) - UTILIZE CLAY LOAM (B) DUE TO COMPACTION DURING CONSTRUCTION
- ADJUSTED UNIT BASIN STORAGE RAINFALL VOLUME: AVERAGE SLOPE OF THIS WATERSHED IS ROUGHLY 1% (0.009) = 0.44
- ADJUSTED UNIT BASIN STORAGE RAINFALL VOLUME: 1.11 x 0.44 = 0.49"
- BMP STORMWATER TREATMENT VOLUME: (13,266 S.F.) (0.49") (1/12") = 542 C.F.
- INFILTRATION TRENCH STORAGE REQUIREMENT/TRENCH VOLUME (ASSUMES 65% CAPACITY WITHIN STORM CAPTURE SYSTEM) 542 C.F. / 65% = 834 C.F.
- \* ASSUMING 65% VOLUME CAPACITY YIELDS A CONSERVATIVE DESIGN DUE TO THE ACTUAL STORM CAPTURE SYSTEM LIKELY HAVING A HIGHER VOLUME CAPACITY.
- FILTRATION TRENCH SURFACE AREA (SA)
 
$$SA = \frac{\text{TREATMENT VOLUME}}{(\text{INFILTRATION RATE}) \times (\text{DRAIN DOWN TIME})} = \frac{542 \text{ C.F.}}{(5") / (12") \times (48 \text{ HOURS})} = 27 \text{ S.F.}$$
- \* INFILTRATION RATE UTILIZED FOR THIS DESIGN IS 5"/HR. BASED ON THE SOILS REPORT PROVIDED BY PACIFIC GEOTECHNICAL ENGINEERING FOR PROJECT 2013.0048; THE SITE SPECIFIC INFILTRATION RATES VARY FROM 4.3 MINUTES PER INCH TO GREATER THAN .07 MINUTES PER INCH. 4.8 MINS/INCH IS EQUIVALENT TO ROUGHLY 12 INCHES/HR THEREFORE UTILIZING 5 INCHES/HR YIELDS A CONSERVATIVE RESULT.
- ACTUAL TRENCH SURFACE AREA = 128 S.F.
- FILTRATION TRENCH DEPTH (D)
 
$$D = \frac{\text{FILTRATION STORAGE REQUIREMENT/TRENCH VOLUME}}{\text{TRENCH SURFACE AREA (ACTUAL)}} = \frac{573 \text{ C.F.}}{128 \text{ S.F.}} = 4.45" \text{ (53.44")}$$

**NOTES**

1. PROPERTY INFORMATION  
 500 SAM CAVA LANE, CAMPBELL, CA  
 APN No. 412-08-045  
 GROSS SITE AREA = 9212 S.F. (0.21 AC)  
 NET SITE AREA = 9209 S.F. (0.21 AC)  
 TOTAL DISTURBED AREA = 13,266 S.F. (0.305 AC)  
 \*NOTE - IMPERVIOUS AND PERVIOUS AREAS BELOW ARE BASED ON TOTAL DISTURBED AREAS AND VARY FROM THE PROPERTY AREA DUE TO PROPOSED DRAINAGE PATTERNS AND ASSOCIATED WATERSHED.
2. EXISTING ONSITE IMPERVIOUS AREA = 7,972 S.F. (0.183 AC)
3. EXISTING ONSITE PERVIOUS AREA = 5,295 S.F. (0.122 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 7,777 S.F. (0.179 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 5,489 S.F. (0.126 AC)
6. OFF SITE STREET DEDICATION = 3 S.F.
7. THERE IS 2.5% DECREASE (195 S.F.) IN IMPERVIOUS SURFACE FOR THIS PROJECT
8. THIS PROJECT IS WITHIN THE RED SHADED AREA OF THE HMP APPLICABILITY MAP FOR THE CITY OF CAMPBELL. THIS COLOR INDICATES CATCHMENTS AND SUBWATERSHEDS WITH GREATER THAN 65% IMPERVIOUS. THEREFORE THIS PROJECT IS NOT AN HMP PROJECT.
9. RECEIVING SYSTEM FOR THE STORM WATER: CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
10. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.
11. THE PROJECT SITE WAS SUBJECT TO GEOTECHNICAL EXPLORATION AS DESCRIBED IN THE GEOTECHNICAL INVESTIGATION FOR 500 SAM CAVA LANE BY PACIFIC GEOTECHNICAL ENGINEERING DATED JULY 14, 2016 (PROJECT 2014.0005).
12. 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. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIORETENTION BASINS OR SURROUNDING LANDSCAPE FOR SELF-RETAINING TREATMENT.
13. 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 SPLASHBOARDS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
  - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEEPED REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.

NO.	DATE	REVISIONS

254 Airport Parkway  
 San Jose, CA 95128  
 T: (408) 461-1868  
 F: (408) 461-1866  
 Civil Engineers • Planners • Surveyors

**Civil Engineering Associates**

PREPARED FOR:  
**MADISON PARK OF CAMPBELL, LLC**  
 A CALIFORNIA LIMITED LIABILITY COMPANY  
 500 SAM CAVA LANE, SUITE 120  
 CAMPBELL, CA 95008  
 (408) 795-1707

500 SAM CAVA LANE  
 STORMWATER MANAGEMENT PLAN  
 CAMPBELL CALIFORNIA

DATE	3/13/2017
SCALE	1"=10'
DESIGNED	DC
DRAWN	CH
JOB NO.	10-124P
SHEET	C7
OF	SHEETS

# VESTING TENTATIVE MAP

## 500 SAM CAVA LANE

CAMPBELL CALIFORNIA

**BENCHMARK**  
CITY BENCHMARK #73, 2 1/4" BRASS DISK IN TOP OF CURB AT THE NORTHWESTERN CORNER OF EAST CAMPBELL AVENUE AND PACE STREET. ELEVATION = 192.75

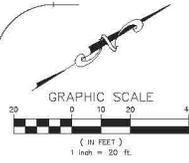
**BASIS OF BEARINGS**  
THE BEARING NORTH 31°52'00" EAST, OF THE MONUMENT LINE OF DILLON AVENUE, BETWEEN THE FOUND MONUMENTS AT CENTRAL AVENUE AND CAMPBELL AVENUE, AS SAID MONUMENT LINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED IN BOOK 856 OF MAPS AT PAGE 36, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

**NOTES**

**OWNERS**  
WILLIAM G. PERRY AND ELIZABETH A. PERRY, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 4/5 INTEREST; AND AARON BERNSTEIN AND NORMA BERNSTEIN, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/5 INTEREST

**DEVELOPER**  
MADISON HOMES OF CAMPBELL HOMEOWNERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION

**ENGINEER**  
CIVIL ENGINEERING ASSOCIATES, INC.  
224 AIRPORT PARKWAY, SUITE 325  
SAN JOSE, CA 95110  
(408) 453-1086



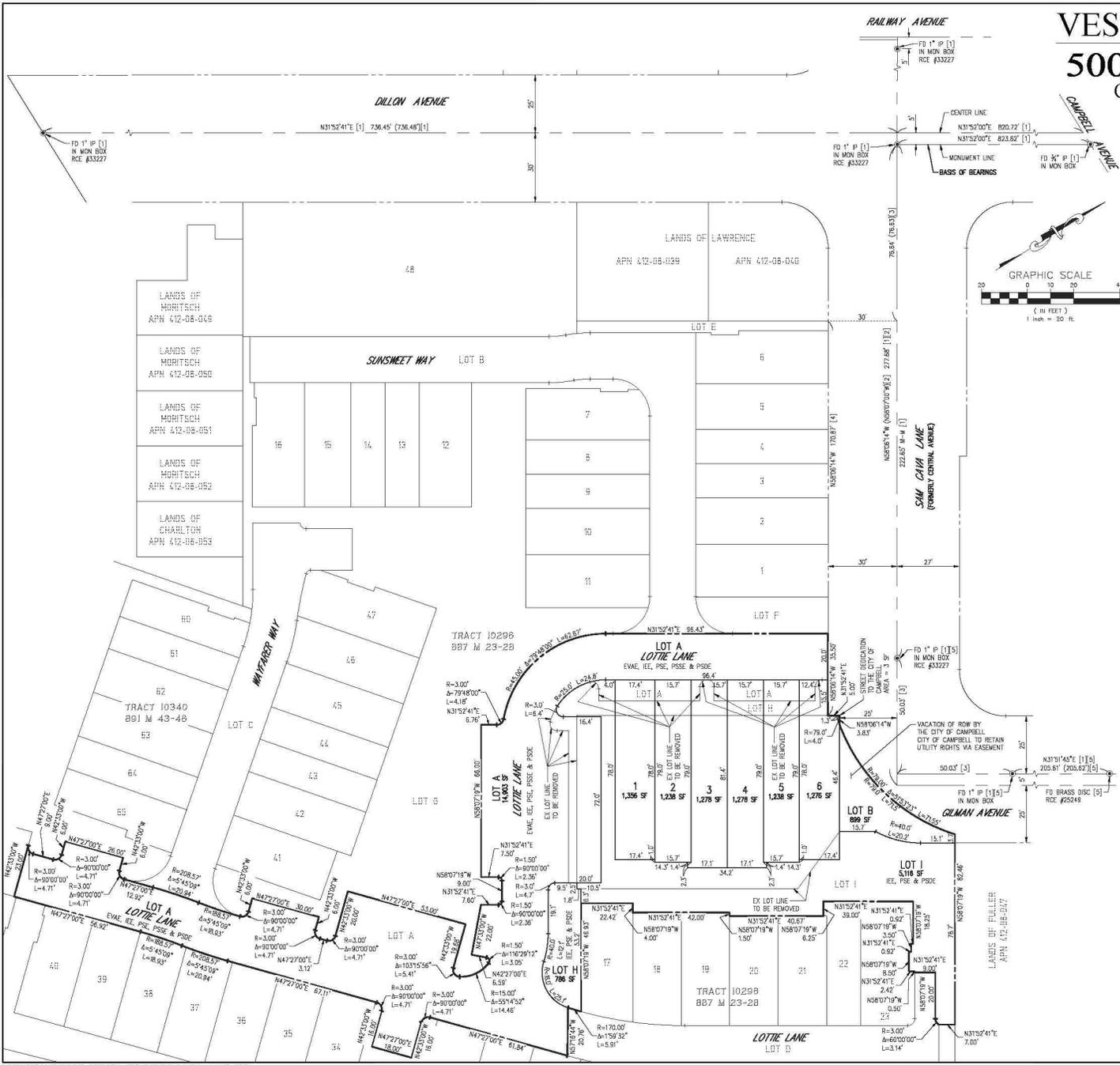
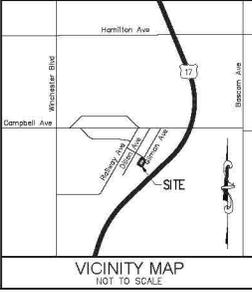
**DEVELOPER**  
MADISON HOMES, LLC  
2189 THE BLANDED #150  
SAN JOSE, CA 95126  
(408) 345-1787

**ENGINEER**  
CIVIL ENGINEERING ASSOCIATES, INC.  
224 AIRPORT PARKWAY, SUITE 325  
SAN JOSE, CA 95110  
(408) 453-1086

1. THERE ARE NO EXISTING WELLS ON SITE
2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
3. ASSESSING PARCEL NUMBER: 412-08-045, 412-08-046, 412-08-054 & 055
4. EXISTING USE: RESIDENTIAL
5. PROPOSED USE: 6 RESIDENTIAL UNITS
6. EXISTING ZONING: P-D (PLANNED DEVELOPMENT)
7. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
8. GENERAL PLAN DESIGNATION: COMBINATION OF HIGH DENSITY RESIDENTIAL (21-27 UNITS PER GROSS ACRE) AND COMMERCIAL/AE2-HIGH DENSITY RESIDENTIAL (14-27 UNITS PER GROSS ACRE)
9. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
10. STORM CONDUIT: CITY OF CAMPBELL
11. WATER SYSTEM: SAN JOSE WATER COMPANY
12. NUMBER OF LOTS: 10
13. TOTAL AREA: 0.67 ACRES
14. NO STREET NAMES REQUIRED
15. LOTS 1 THROUGH 6 ARE RESIDENTIAL LOTS
16. LOT A IS PRIVATE STREET (0.34 ACRES)
17. LOTS B, H & I ARE COMMON OPEN SPACE (0.16 ACRES)
18. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

- LEGEND**
- DISTINCTIVE BOUNDARY
  - RIGHT OF WAY
  - NEW LOT LINE
  - EXISTING LOT LINE
  - CENTERLINE
  - MONUMENT LINE
  - BOUNDARY TO
  - FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
  - RECORD DATA
  - REFERENCE NUMBER
  - EMERGENCY VEHICLE ACCESS EASEMENT
  - ADDRESS AND FORESS EASEMENT
  - PRIVATE SANITARY SEWER EASEMENT
  - PRIVATE STORM DRAIN EASEMENT
  - PUBLIC SERVICE EASEMENT
  - PROPOSED LOT NUMBER
  - EXISTING LOT NUMBER

- MAP REFERENCES**
- [1] 655 W 35-37
  - [2] 336 W 55
  - [3] 414 W 46
  - [4] 887 W 23-28
  - [5] 756 W 15-16 & CERTIFICATE OF CORRECTION DOCUMENT 17861943



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224 Airport Parkway  
San Jose, CA 95110  
T: (408) 453-1086  
F: (408) 453-1086

**Civil Engineering Associates**  
Civil Engineers • Planners • Surveyors

PREPARED FOR:

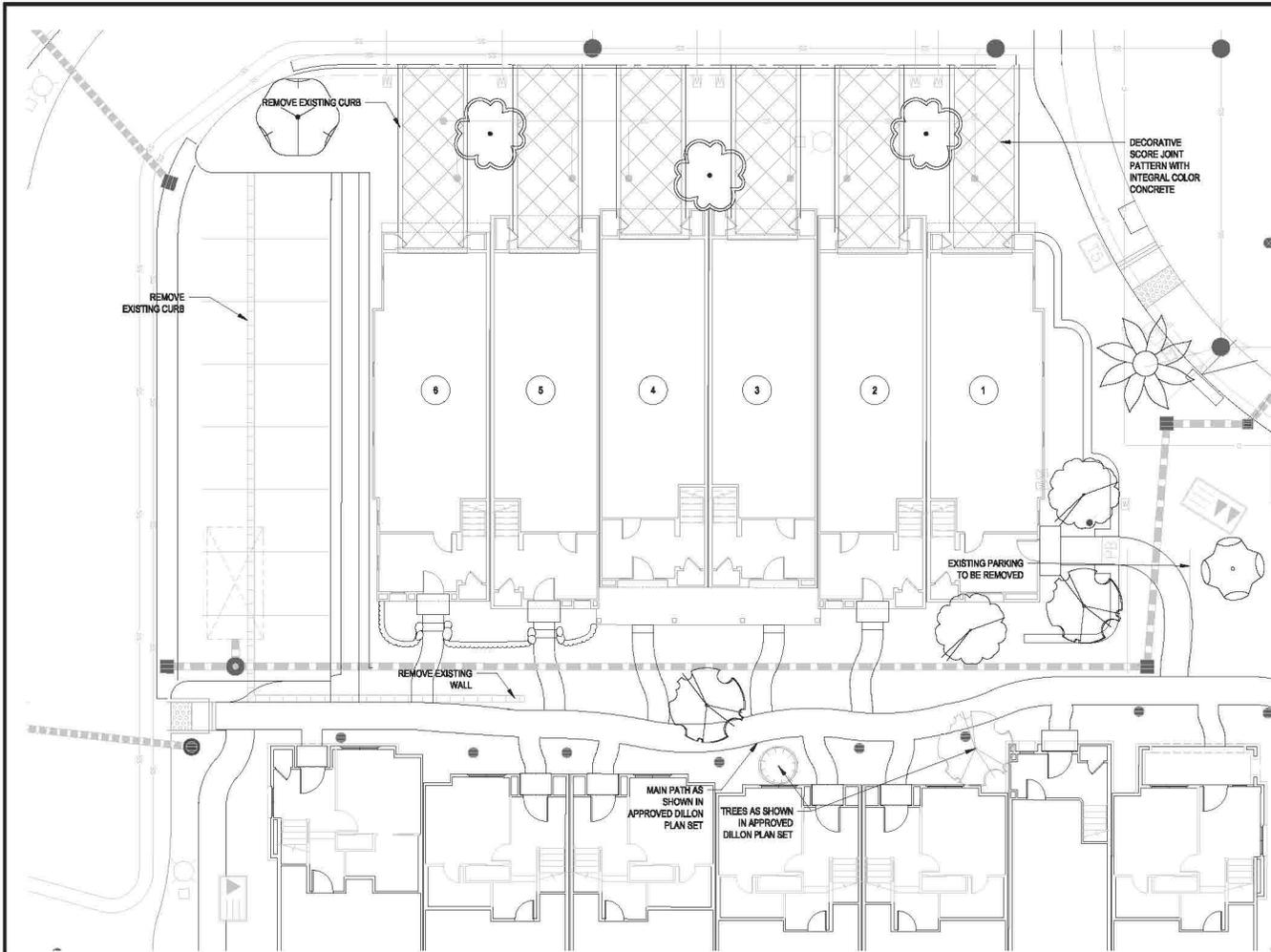
**MADISON PARK OF CAMPBELL, LLC**  
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224 AIRPORT PARKWAY, SUITE 325  
SAN JOSE, CA 95110  
(408) 345-1787

CALIFORNIA

500 SAM CAVA LANE  
VESTING TENTATIVE MAP

CAMPBELL

DATE: 3/13/2017  
SCALE: 1"=20'  
DESIGNED: DG  
DRAWN: CH  
JOB NO.: 10-124P  
SHEET: **TM1**  
OF SHEETS



PERRY TREE LEGEND

NAME	QUANTITY	SIZE	WUCOLS	NOTES
ACER RUBRUM 'NORWALL'	1	24"	M	
ARBUTUS UNIBODI 4H/11	2	24"	L	MULTI
CHROMOLAIS RETICULUS	1	24"	M	
CORNUS 'EGGERS WHITE WONDER'	3	24"	M	
DICENTRIS KAWI PULVA	1	24"	L	
LAEVIRETICHA X 'MANKOBIET'	2	24"	L	STANDARD
PRUNUS CAWAFENSIS	1	24" TRUNK	L	

280 DILLON AVENUE  
CAMPBELL, CA

LANDSCAPE PLAN

DESIGN

PO BOX 485  
BEN LOMOND, CA 95005  
(831) 336-3100

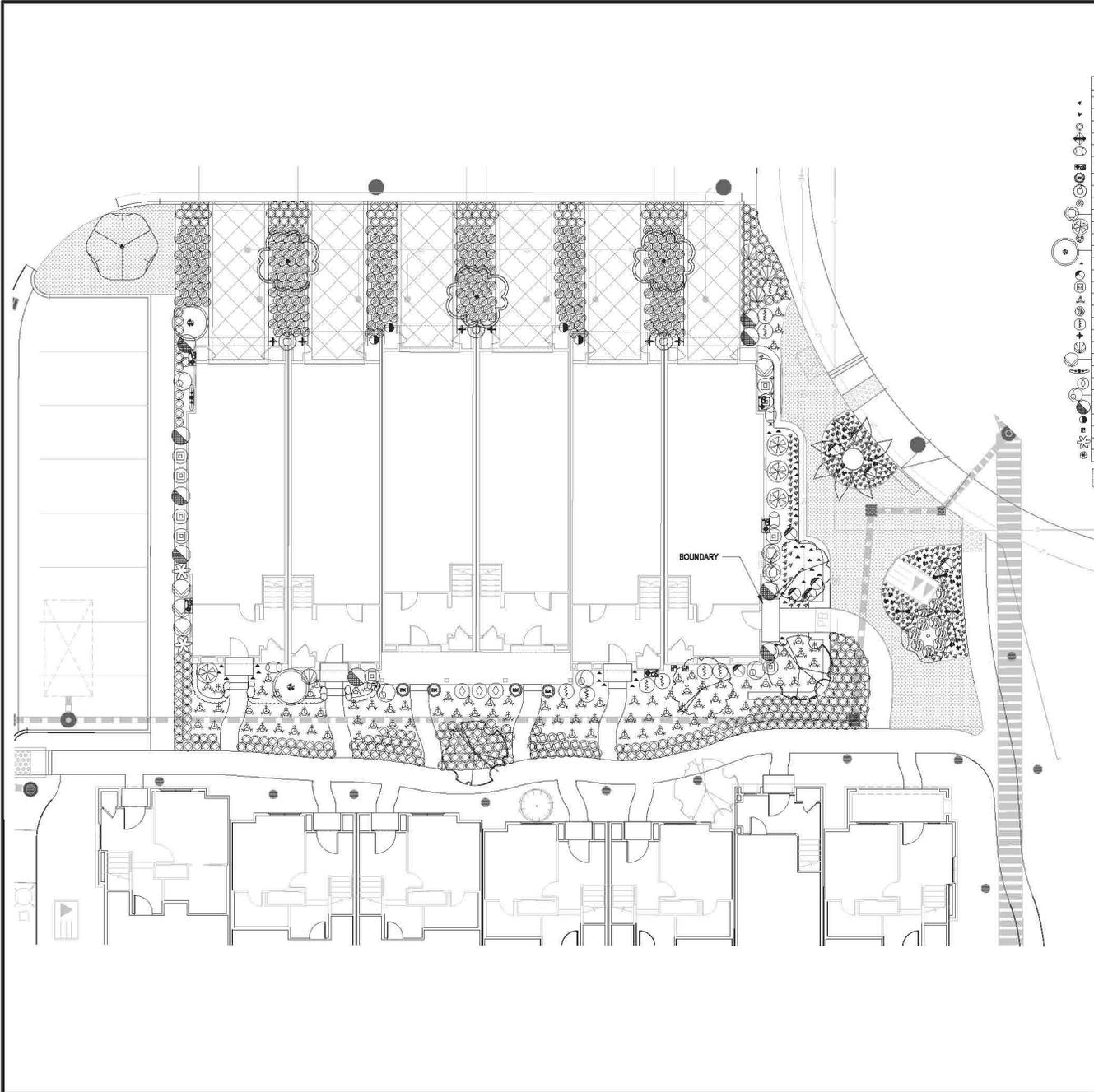
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DESIGN FOCUS  
LANDSCAPE ARCHITECTURE  
& CONSTRUCTION



REVISED: 3/13/2017  
DESIGN BY: RJD  
DRAWN BY: CJ  
SCALE: 1/8"=1'-0"

L1



NAME	COUNT	SIZE	WUCOLS	NOTES
AFONIM PSEUDOTABULARIS SPIDER PLANTERS	284	10 L		
AFONIM VELOUM	21	10 L		
AGAPATHUS TANY PETE	284	10 L		W.P.O.G. LOW WATER ACCORDING TO L.A. EXPERIENCE
ALICE BENTUOLA	2	80 L		
ANGONANTHUS FLAVOULUS - DARK RED	2	80 L		
BOUQUINILLIA TAMARICA WAST-TACHELORPERUM LIMNOCIDES	2	1800 G	LM	180 BOUQUINILLIA AND KUMARIE STAWD
BULUS 'ORISK BEAUTY'	4	90 M		TOPWAY BALLS
CAMELLIA SASSANGUA APPLE BLOSSOM	2	190 M		
CAREX DIMILIA	276	50 M		C. TIBULICOLA HOFF.
CHONDE SOPHISTUM VICTORIAN EL DAWFO	2	80 M		
CITRUS SARDONIA	4	24 M		DWARF MOUNT LEAFON BUSH
CLIMATIS ARANCOI 'SILVERSON RUBIKI'	1	90 M		
FORTUNELLA MARSABATA TAGAME DWI	2	180 M		FORTUNELLA MARSABATA DWI STAWDOW
GERANIUM LAURENCE RY	28	10 L		LOW WATER ACCORDING TO L.A. EXPERIENCE
HEPERALOE PARVIFLORA	9	30 M		
HUMPHRIA 'O'BETHMAN CHEEK'	9	80 L		LOW WATER ACCORDING TO L.A. EXPERIENCE
LANTANA MONTIVIDEOS	91	10 L		PURPLE SPLO G.
LOMBARDIA LONGIFOLIA BRIDGE	19	10 L		
MURLAMBEDIA FIDIAS	9	80 L		
NEPHRODIA'S CONCICOLA	6	80 M		
PHORBUM CHOCOLATE BARY	4	80 L		
PHORBUM PLATE BLACK'	4	80 L		DO NOT WATER LEAVES
PRINIA SPANATUM CONFLER	1	180 L		MULTI
ROSA FLORES GARDEN WHITE	3	20 L		W.P.O.G. LOW WATER ACCORDING TO L.A. EXPERIENCE
ROSA MULTIFLOR	4	80 L		
SALVA CHAMPENOR	9	30 L		LOW WATER ACCORDING TO L.A. EXPERIENCE
SARCOCODIA RUBROFLORA	4	30 L		
SEEDA VULCAN JOP	2	10 L		
THALIA OCCIDENTALIS 'VERSALS GREEN'	2	180 L		LOW WATER ACCORDING TO L.A. EXPERIENCE
WESTERIA BIRNBERG 'DOCKETS BISCAL'	1	80 M		

MATIVE SOIL FREE FROM OCEAN BLENDBAND

NAME	COUNT	SIZE	WUCOLS	NOTES
ACER FRAXINUM 'SMALL'	1	36"	M	
ARISTIDA UNICO MULTI	2	36"	L	MULTI
CHONANTHUS RETUSUS	1	36"	M	
CORNAUS 'EDGES WHITE WONDER'	3	36"	M	
DROSPHILA KAR FULF	1	36"	L	
LACERTRODIA 'K VUBROGEE'	1	36"	L	STAWDOW
PHORUS CHAWREISS	1	37 TRUNK	L	

500 SAM CAVA  
CAMPBELL, CA

PLANTING PLAN

DESIGN

PO BOX 485  
BEN LOMOND, CA 95005  
(831) 336-3100

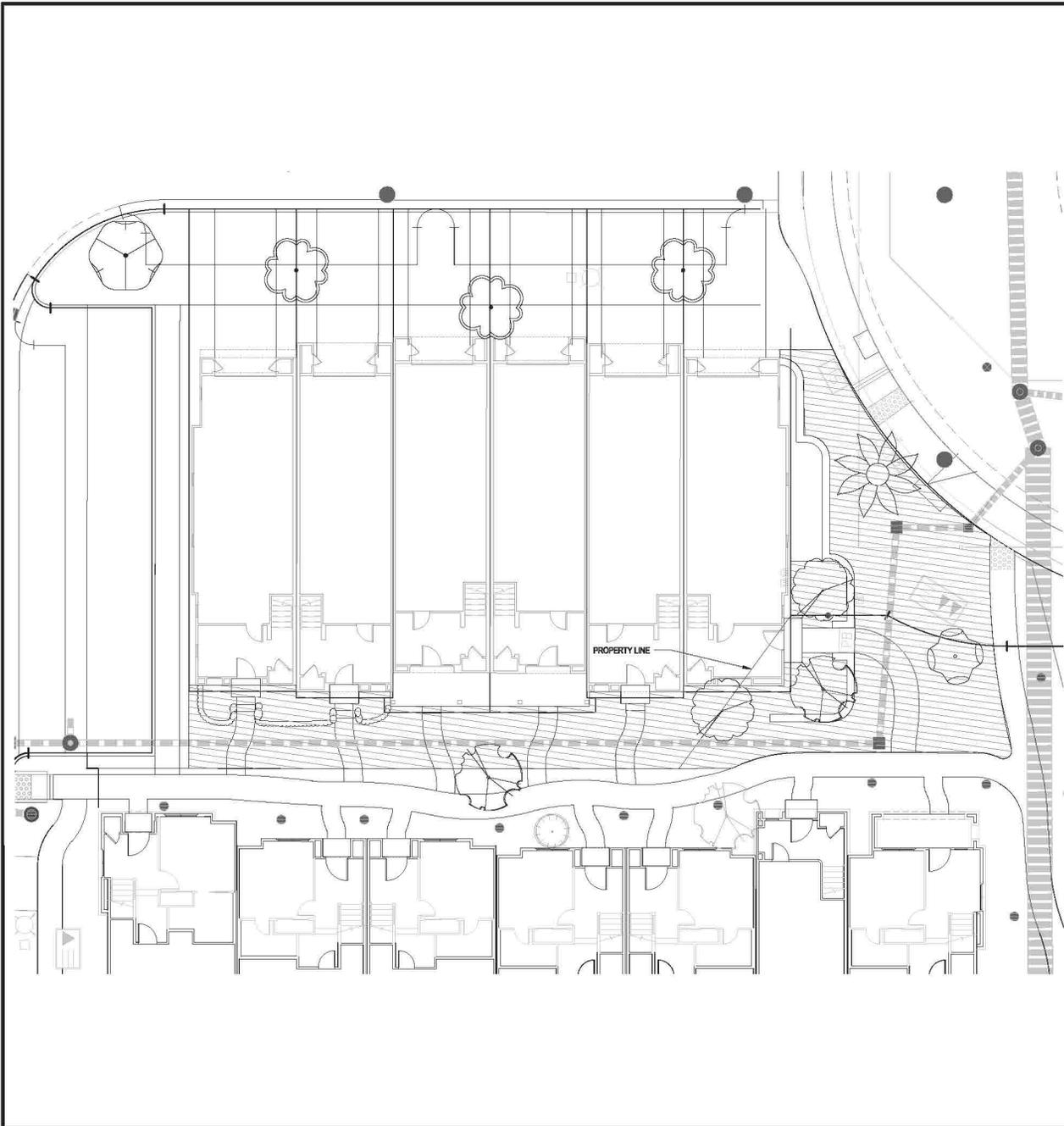
FOCUS

DESIGN FOCUS  
LANDSCAPE ARCHITECTURE  
& CONSTRUCTION



REVISED: 3/13/2017  
DESIGNED BY: RJD  
DRAWN BY: CJ  
SCALE: 1/8"=1'-0"

L2



PERRY TREE LEGEND				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACER RUBRA 'BONHALL'	1	30"	M	
ARBUTUS UNDO 'MULTI'	2	24"	L	MULTI
CHONAZITA 'M. HETZLER'	1	30"	M	
CORNUS TODDII 'WHITE WONDER'	3	30"	M	
DICOPYROS BAO 'FLY'	1	30"	L	
LACINIASTRUM 'M. HANCOCK'	2	30"	L	STANDARD
FREDERICK CHAMBERS	1	30" TRUNK	L	



2,580 SQFT OPEN SPACE

556 SQ FT PRIVATE OPEN SPACE

500 SAM CAVA  
CAMPBELL, CA

OPEN SPACE PLAN

DESIGN

PO BOX 485  
BEN LOMOND, CA 95005  
(831) 336-3100

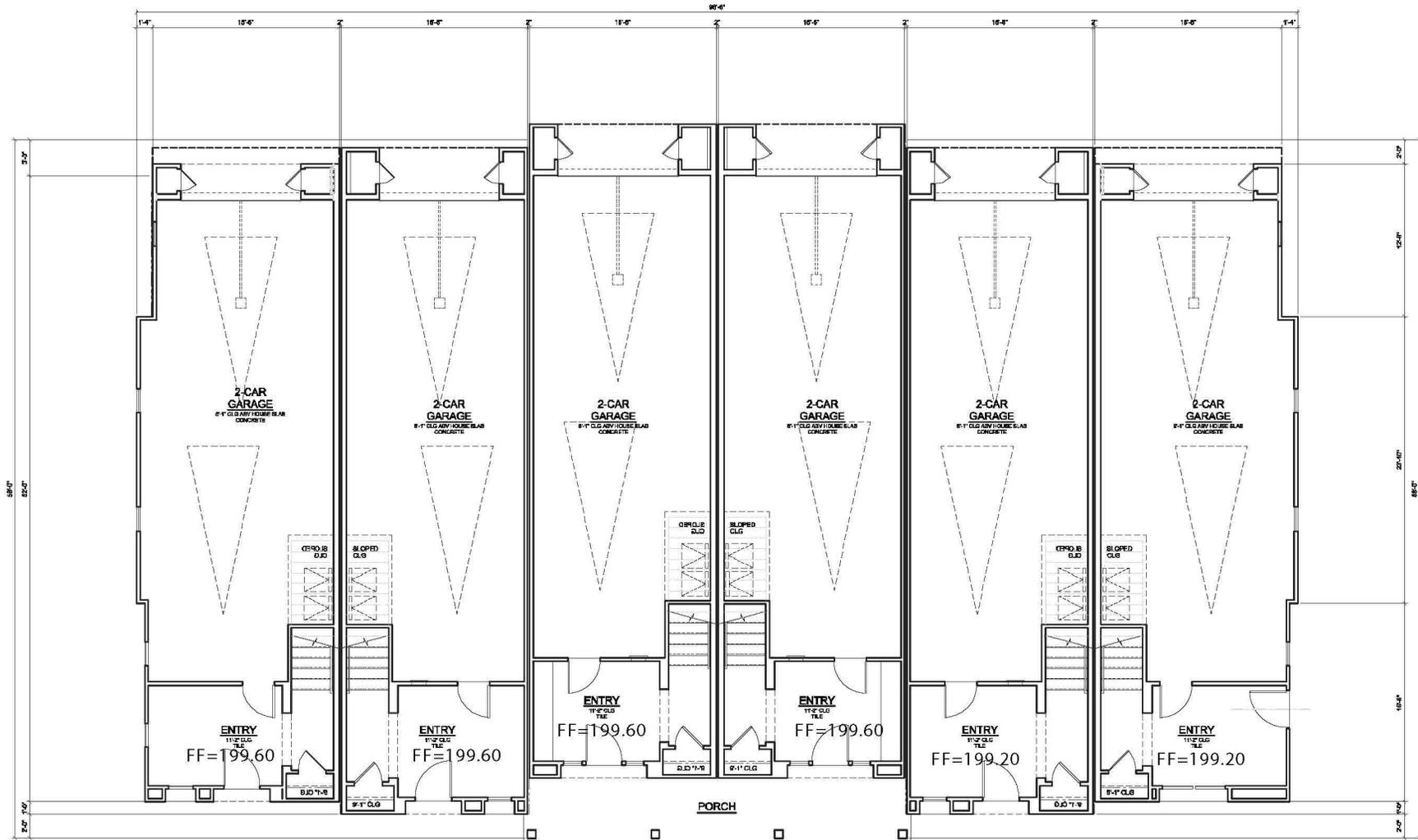
FOCUS

DESIGN FOCUS  
LANDSCAPE ARCHITECTURE  
& CONSTRUCTION



REVISED: 3/13/2017  
DESIGN BY: RJD  
DRAWN BY: CJ  
SCALE: 1/8"=1'-0"

L3



**PLAN 1YR**  
**1907 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 906 SF  
 3RD FLOOR = 805 SF  
 BALCONY = NONE  
 GARAGE = 623 SF (EXCL.)

**PLAN 1XR**  
**1833 SF**  
 1ST FLOOR = 212 SF  
 2ND FLOOR = 794 SF  
 3RD FLOOR = 827 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1R**  
**1795 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 778 SF  
 3RD FLOOR = 821 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1**  
**1795 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 778 SF  
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**PLAN 1X**  
**1833 SF**  
 1ST FLOOR = 212 SF  
 2ND FLOOR = 794 SF  
 3RD FLOOR = 827 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1Y**  
**1907 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 906 SF  
 3RD FLOOR = 805 SF  
 BALCONY = NONE  
 GARAGE = 623 SF (EXCL.)

**FIRST FLOOR PLAN**

**500 SAM CAVA LANE**

CAMPBELL, CALIFORNIA



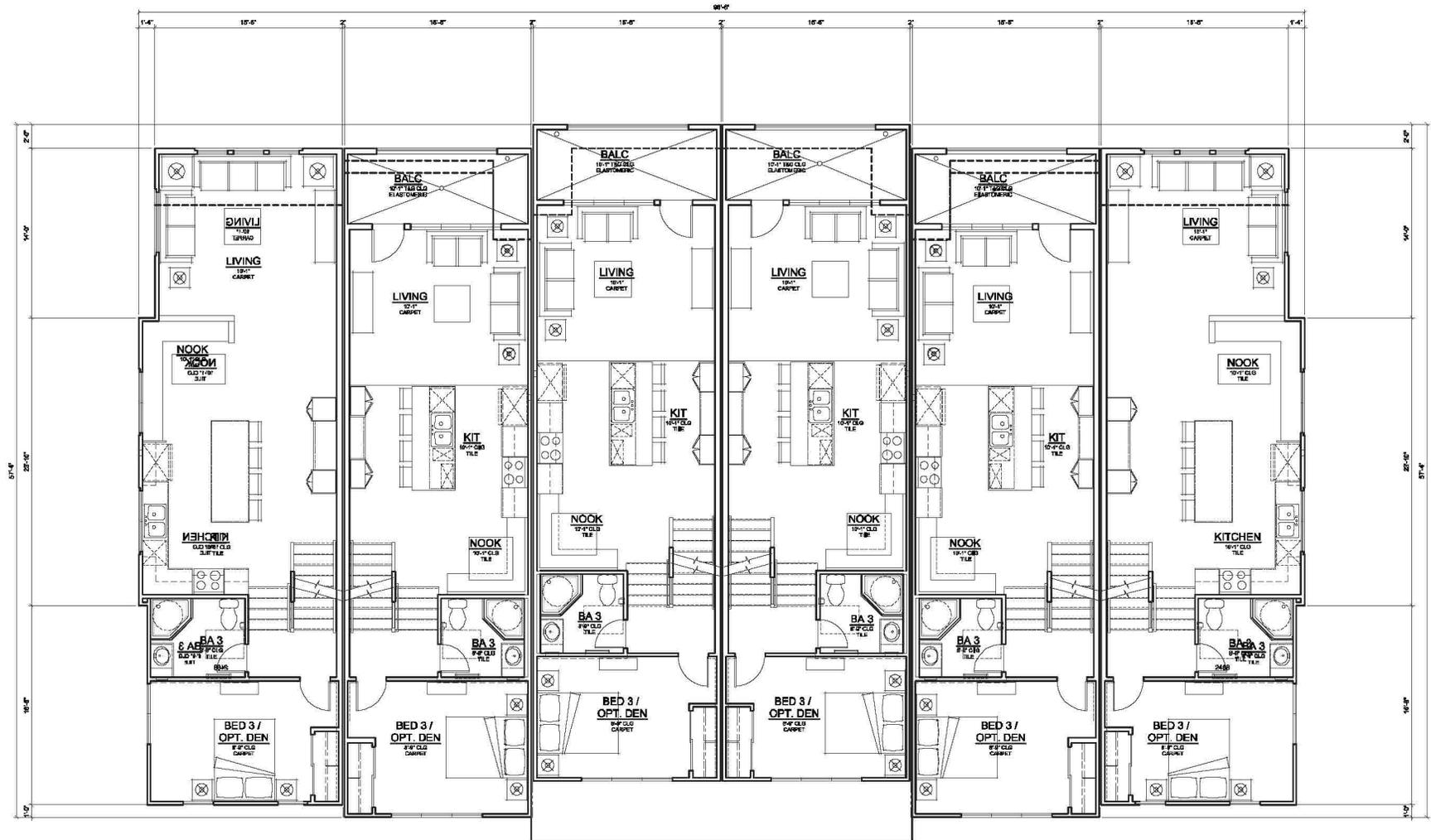
**R H A**

ROBERT HIDEY ARCHITECTS

PROJECT : 14072  
 03/10/2017

MADISON PARK OF CAMPBELL, LLC

ROBERT HIDEY ARCHITECTS  
 1001 N. HOLLOWAY DRIVE, SUITE 100, CAMPBELL, CA 95008  
 408.282.8888 FAX: 408.282.8889  
 ©2007 ROBERT HIDEY ARCHITECTS. ALL RIGHTS RESERVED.



**PLAN 1YR**  
**1907 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 906 SF  
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 1ST FLOOR = 212 SF  
 2ND FLOOR = 794 SF  
 3RD FLOOR = 827 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1R**  
**1795 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 778 SF  
 3RD FLOOR = 821 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1**  
**1795 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 778 SF  
 3RD FLOOR = 821 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1X**  
**1833 SF**  
 1ST FLOOR = 212 SF  
 2ND FLOOR = 794 SF  
 3RD FLOOR = 827 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1Y**  
**1907 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 906 SF  
 3RD FLOOR = 805 SF  
 BALCONY = NONE  
 GARAGE = 623 SF (EXCL.)

**SECOND FLOOR PLAN**

**500 SAM CAVA LANE**

CAMPBELL, CALIFORNIA



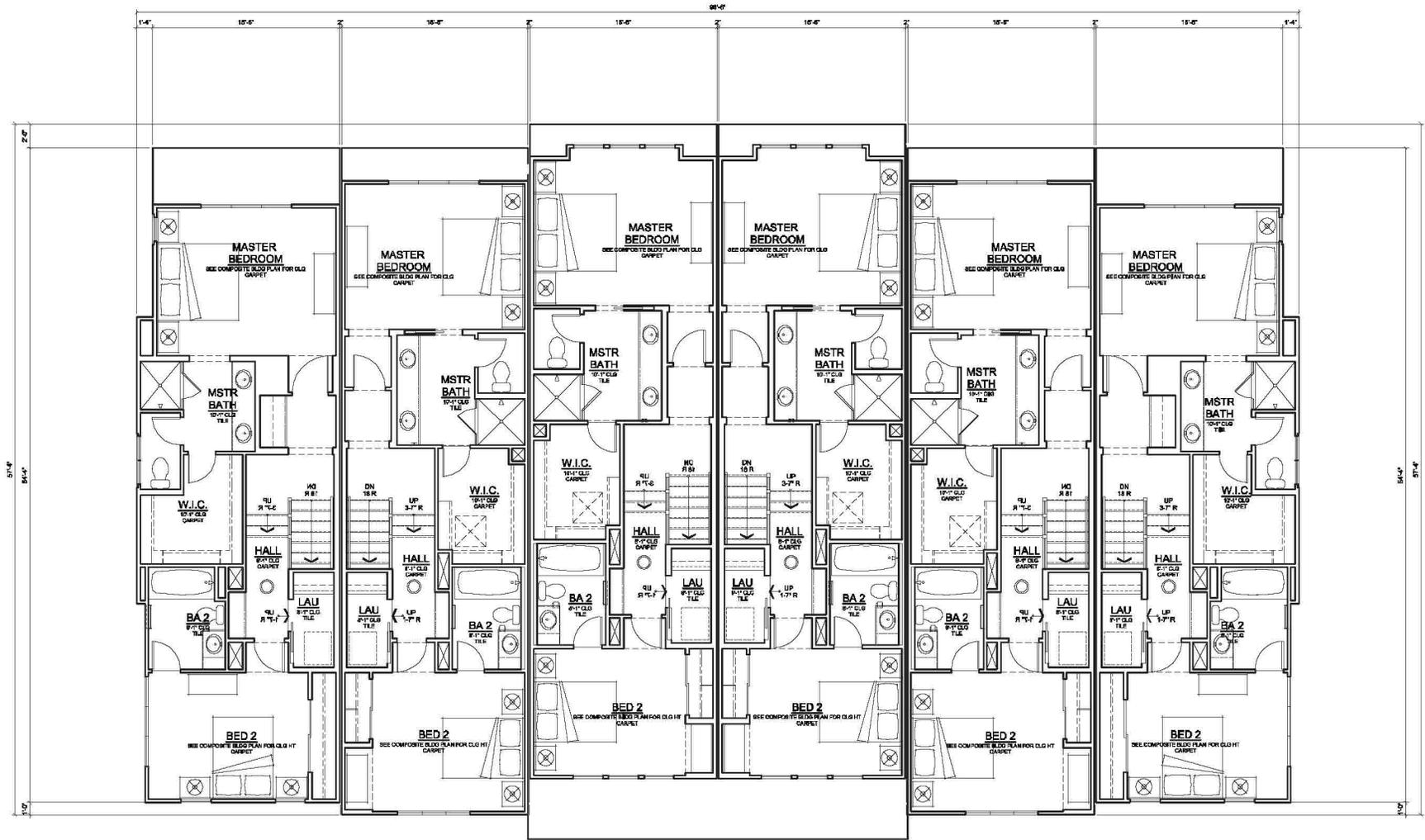
**R H A**

ROBERT HIDEY ARCHITECTS

PROJECT : 14072  
 02/08/2017

MADISON PARK OF CAMPBELL, LLC

ROBERT HIDEY ARCHITECTS  
 1001 WASHINGTON DRIVE, SUITE 100, WARM SPRING, VA 22154  
 4045 SHERWOOD DRIVE, SUITE 100, WARM SPRING, VA 22154  
 5700 BURNING WOOD AVENUE, SUITE 100, WARM SPRING, VA 22154



**PLAN 1YR**  
**1907 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 906 SF  
 3RD FLOOR = 805 SF  
 BALCONY = NONE  
 GARAGE = 623 SF (EXCL.)

**PLAN 1XR**  
**1833 SF**  
 1ST FLOOR = 212 SF  
 2ND FLOOR = 794 SF  
 3RD FLOOR = 827 SF  
 BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1R**  
**1795 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 778 SF  
 3RD FLOOR = 821 SF

BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1**  
**1795 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 778 SF  
 3RD FLOOR = 821 SF

BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1X**  
**1833 SF**  
 1ST FLOOR = 212 SF  
 2ND FLOOR = 794 SF  
 3RD FLOOR = 827 SF

BALCONY = 97 SF (EXCL.)  
 GARAGE = 608 SF (EXCL.)

**PLAN 1Y**  
**1907 SF**  
 1ST FLOOR = 196 SF  
 2ND FLOOR = 906 SF  
 3RD FLOOR = 805 SF

BALCONY = NONE  
 GARAGE = 623 SF (EXCL.)



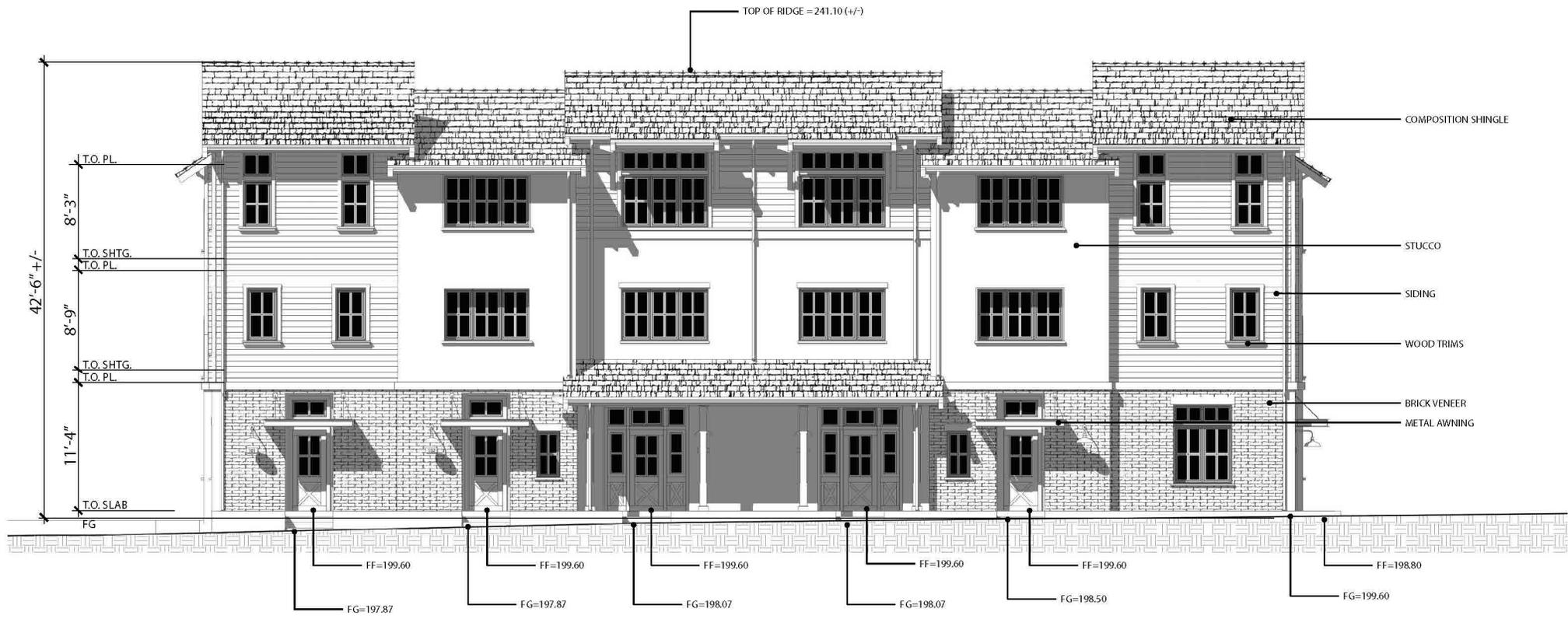
**THIRD FLOOR PLAN**  
**500 SAM CAVA LANE**

CAMPBELL, CALIFORNIA

**R H A**

ROBERT HIDEY ARCHITECTS

PROJECT : 14072  
 02/08/2017



42'-6" +/-  
 8'-3"  
 8'-9"  
 11'-4"  
 TO. PL.  
 TO. SHTG.  
 TO. PL.  
 TO. SHTG.  
 TO. PL.  
 TO. SLAB  
 FG

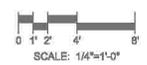
COMPOSITION SHINGLE  
 STUCCO  
 SIDING  
 WOOD TRIMS  
 BRICK VENEER  
 METAL AWNING

FF=199.60  
 FF=199.60  
 FF=199.60  
 FF=199.60  
 FF=199.60  
 FF=198.80  
 FG=197.87  
 FG=197.87  
 FG=198.07  
 FG=198.07  
 FG=198.50  
 FG=199.60

FRONT ELEVATION

500 SAM CAVA LANE

CAMPBELL, CALIFORNIA



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PROJECT : 14072  
 02/08/2017

MADISON PARK OF CAMPBELL, LLC

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LEFT ELEVATION



RIGHT ELEVATION

NOTE:  
PLEASE REFER TO SHEET A-4  
FOR TYPICAL INFORMATION NOT SHOWN HERE

SIDE ELEVATIONS

500 SAM CAVA LANE

CAMPBELL, CALIFORNIA

MADISON PARK OF CAMPBELL, LLC



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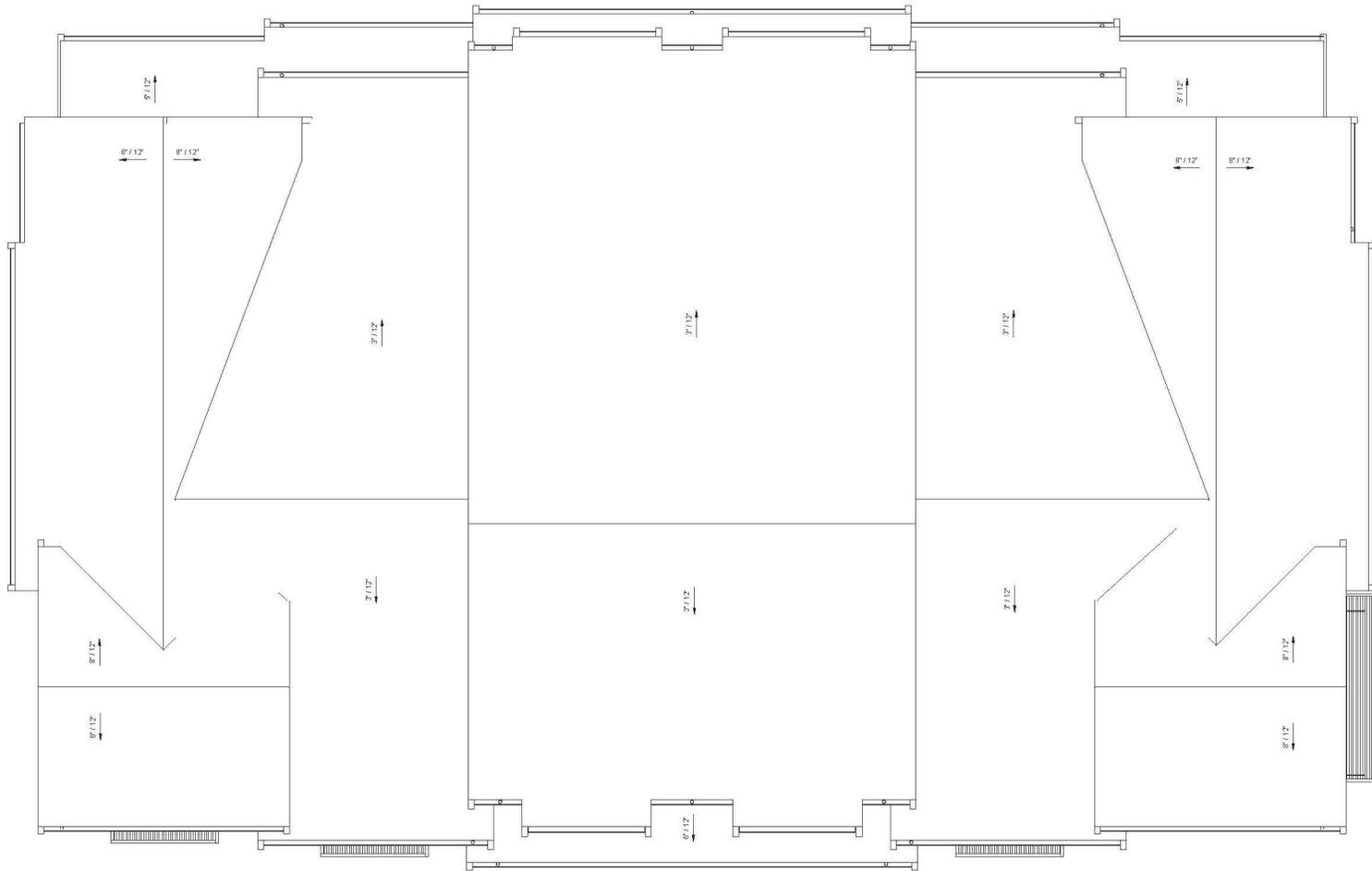
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03/10/2017

A-6

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415.885.8888  
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MADISON PARK OF CAMPBELL, LLC

ROOF PLAN  
**500 SAM CAVA LANE**

CAMPBELL, CALIFORNIA



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PROJECT : 14072  
 02/08/2017

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