

2740 RUBY AVENUE WAT KHMER KAMPUCHEA KROM TEMPLE

PROJECT DATA

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE CONSTRUCTION OF A TRADITIONAL CAMBODIAN BUDDHIST TEMPLE TO SERVE THE EXISTING, LOCAL KHMER KROM RELIGIOUS COMMUNITY. THE TEMPLE SANCTUARY BUILDING IS INTENDED FOR RELIGIOUS WORSHIP AND MEDITATION SERVICES AND IS COMPLEMENTED BY DETACHED, SINGLE-STORY BUILDINGS AND ACCESSORY STRUCTURES SITUATED WITHIN A GARDEN SETTING. THESE MINOR STRUCTURES ACCOMMODATE A RANGE OF OTHER FUNCTIONS NEEDED BY THE KHMER KROM RELIGIOUS COMMUNITY: RELIGIOUS LIBRARY; COMMUNITY HALL FOR GATHERING AND CELEBRATION OF MEALS; KITCHEN FOR CATERER USE; EXTERIOR CONTEMPLATION PAVILION; OFFICE SPACE; AND A RESIDENCE FOR 8 MONKS LIVING ON THE PROPERTY. ALL ABOVE-GRADE STRUCTURES ARE SET OVER AN UNDERGROUND BASEMENT LEVEL WHICH CONTAINS TWO CLASSROOMS AND TEACHER PREP SPACE, A PARKING GARAGE, AND BUILDING EQUIPMENT AND STORAGE SPACE. A SYMBOLIC AND FUNCTIONAL PEDESTRIAN GATE IS LOCATED ALONG NORWOOD AVE. THE GARAGE ENTRY DRIVE IS LOCATED ALONG RUBY AVE. THE TEMPLE SANCTUARY BUILDING IS ORIENTED TO THE PUBLIC CORNER OF THE SITE NEAREST THE INTERSECTION AND IS SET BACK FROM THE STREET FRONTAGE. THE OTHER BUILDINGS ARE ARRANGED TO CREATE OUTDOOR SPACES IN THE FORM OF COURTYARDS AND PASSAGES, SURROUNDED AND ENHANCED BY LANDSCAPED GARDENS AND TREES. THE SCALE AND MASS OF THE STRUCTURES COMPLEMENT THE RESIDENTIAL NEIGHBORHOOD SURROUNDING THE PROJECT USING FAMILIAR HIPPED AND GABLE ROOF FORMS. FULL SIDEWALK IMPROVEMENTS ARE PROPOSED INCLUDING NEW STREET TREES AND PLANTING ALONG BOTH STREET FRONTAGES.

PROPERTY INFORMATION:

PROPERTY ADDRESS (PRIMARY)	2740 RUBY AVENUE, SAN JOSE, CA 95148
APN#	652-29-014
ZONING DESIGNATION	R-1-5
PROPOSED USE	CHURCH/RELIGIOUS ASSEMBLY

BUILDING INFORMATION:

	1ST FLOOR				BASEMENT		
	TEMPLE	COMMUNITY HALL/KITCHEN	ADMINISTRATION	MONKS RESIDENCE	GARAGE	SERVICES	CLASSROOM/EDUCATI...
OCCUPANCY CLASS:	A-3	A-2	B	R-2	S-2	S-2	A-3
CONSTRUCTION TYPE:	V-B (CONSIDERED AS ONE SINGLE BUILDING, MULTIPLE OCCUPANCY)						
FIRE SPRINKLER DESIGNATION	S	S	S	S	S	S	S

ZONING INFORMATION (R-1-5):

SETBACKS:	REQUIRED:	PROPOSED:
FRONT	20'	20'
SIDE INTERIOR	5'	5'
SIDE CORNER	12.5'	12.5'
REAR, INTERIOR	25'	25'
REAR, CORNER	25'	25'

BUILDING SQUARE FOOTAGE (GROSS)*	ALLOWABLE:	PROPOSED:
BASEMENT, CONDITIONED	NA	1,973 SF
BASEMENT, UNCONDITIONED	NA	40,437 SF
FIRST FLOOR	NA	17,749 SF
GROSS TOTAL	NA	60,160 SF

* REFER TO AREA PLANS, SHEET A4.0

ZONING INFORMATION (R-1-5) CONTINUED:

	ALLOWABLE:	PROPOSED:
LOT SIZE (AREA):	MIN 6,000 SF	81,022 SF (1.86 ACRES)
APPLICABLE GROSS FLOOR AREA**	NA	17,749 SF
FLOOR AREA RATIO	.7	.22
MAX BUILDING HEIGHT (REFER TO BUILDING HEIGHT DIAGRAMS, SHEETS G3.0-G3.2)	35'	TEMPLE ROOF: 41'-9" ** TO SPIRE: 66'-7" ** OTHER BUILDINGS MAXIMUM: 33'-4 1/2"
MAXIMUM # OF STORIES	2.5	1 (ALL BLDGS)
NOISE STANDARD	<54 DBA	51 DBA
PARKING (CAR)	142	79 (WITH TDM PLAN)
EV CHARGING STATIONS	8	8
ACCESSIBLE PARKING	4	4
PARKING (BICYCLE)	10	12

** PER SECTION 20.100.1300 (B),(1),(b.) OF SAN JOSE MUNICIPAL CODE, THIS BUILDING SEEKS A DEVELOPMENT EXCEPTION SPECIFICALLY RESERVED FOR CHURCH ROOFS & STEEPLES.
 *** PER APPENDIX 1 OF ENVISSION SAN JOSE 2040 GENERAL PLAN, FLOOR AREA RATIO: THE RATIO OF A BUILDING'S GROSS FLOOR AREA TO THE NET ACREAGE OF THE LOT UPON WHICH THE BUILDING STANDS. ABOVE GROUND STRUCTURED PARKING IS INCLUDED IN THE CALCULATION OF THE TOTAL STRUCTURE/BUILDING SQUARE FOOTAGE. FOR RESIDENTIAL PARCELS, THE SQUARE FOOTAGE OF ACCESSORY STRUCTURES, GARAGES, ATTICS, AND BASEMENT ARE NOT INCLUDED IN THE CALCULATION.

DRAWING INDEX

Sheet Number	Sheet Name	Sheet Issue Date
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G1.1	AERIAL PHOTO - PROPOSED PLAN	12/12/19
G2.0	PROPERTY SETBACK DIAGRAM	12/12/19
G3.0	BUILDING HEIGHT DIAGRAMS	12/12/19
G3.1	BUILDING HEIGHT DIAGRAMS	12/12/19
G3.2	BUILDING HEIGHT DIAGRAMS	12/12/19
G4.0	AREA PLANS/PARKING	12/12/19
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C-2.0	CONCEPTUAL OVERALL SITE PLAN	12/12/19
C-2.1	CONCEPTUAL GRADING AND DRAINAGE PLAN	12/12/19
C-2.2	CONCEPTUAL GRADING AND DRAINAGE PLAN	12/12/19
C-2.3	CONCEPTUAL GRADING AND DRAINAGE PLAN	12/12/19
C-2.4	CONCEPTUAL GRADING AND DRAINAGE PLAN	12/12/19
C-2.5	CONCEPTUAL SITE SECTIONS	12/12/19
C-2.6	CONCEPTUAL SITE SECTIONS	12/12/19
C-3.0	CONCEPTUAL UTILITIES PLAN	12/12/19
C-4.0	GRADING SPECIFICATIONS	12/12/19
BMP	CLEAN BAY BLUEPRINT	12/12/19
FC-1	CONCEPTUAL FIRE HYDRANT AND ACCESS PLAN	10/10/19
SCP-1	IMPERVIOUS SURFACE EXHIBIT	11/19/19
SCP-2	STORMWATER CONTROL PLAN	11/19/19
SCP-3	STORMWATER CONTROL NOTES	11/19/19
SCP-4	STORMWATER TREATMENT DETAILS	11/19/19
SCP-5	STORMWATER CONTROL DETAILS	11/19/19
SCP-6	HYDROMODIFICATION MANAGEMENT (HM) PLAN (PRE-CONSTRUCTION)	11/19/19
SCP-7	HYDROMODIFICATION MANAGEMENT (HM) PLAN (PRE-CONSTRUCTION)	11/19/19

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L0.4	ARBORIST REPORT	12/10/19
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L1.1	LAYOUT PLAN GARAGE LEVEL	12/10/19
L1.2	SITE MATERIAL LAYOUT	12/10/19
L2.0	GRADING PLAN TEMPLE LEVEL	12/10/19
L2.1	GRADING PLAN GARAGE LEVEL	12/10/19
L3.0	HYDROZONE PLAN	12/10/19
L4.0	PLANTING PLAN	12/10/19
L4.1	PLANT LIST & NOTES	12/10/19
L5.0	LIGHTING PLAN	12/10/19
L6.0	DETAILS	12/10/19

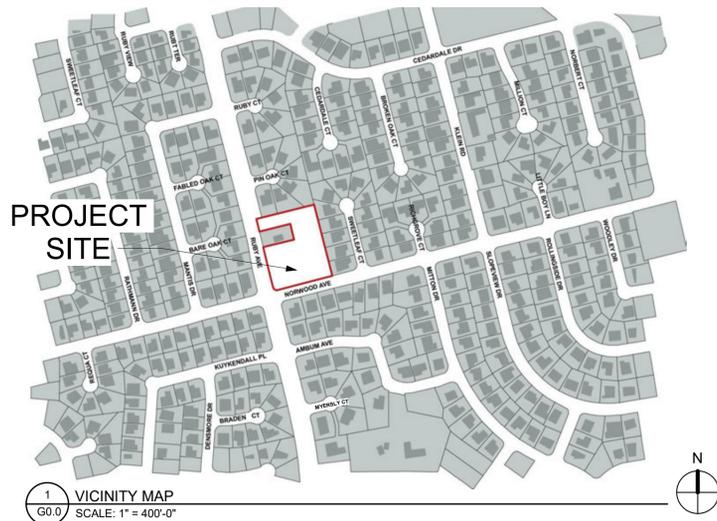
LIGHTING		
L-S	LIGHTING SCHEDULE	12/12/19
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L-1.2A	OVERALL SITE PLAN PHOTOMETRIC GRID	12/12/19
L-1.3	TEMPLE & ENTRY GATE ROOF PLAN	12/12/19

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A6.0	BUILDING MATERIALS AND DETAILS	12/12/19
A6.1	BUILDING MATERIALS AND DETAILS	12/12/19

REFUSE		
T0.1	REFUSE MANAGEMENT PLAN - BASEMENT	11/13/19
T0.2	STAGING DETAILS	11/13/19
T1.0	TRASH COLLECTION ROOM	11/13/19

SHEET COUNT: 62

VICINITY MAP



ARTISTIC RENDERING



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SYMBOLS LEGEND

	PROPERTY LINE
	SETBACK LINE
	OVERHEAD
	CENTER LINE
	DATUM OR CONTROL POINT
	NORTH ARROW
	EXTERIOR ELEVATION NUMBER
	SHEET NUMBER
	SECTION NUMBER
	GRAPHIC SCALE

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA GREEN BUILDING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE

REV ISSUED FOR DATE
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SCHEMATIC DESIGN NOT FOR CONSTRUCTION



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SHEET TITLE:
 DRAWING INDEX, PROJECT DATA

ORIGINAL SHEET ISSUE DATE:
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SCALE: As indicated
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SHEET NUMBER:
 G0.0

DATE PRINTED: 01/02/2020 09:23:40 AM

DATE PRINTED: 01/23/2019 12:46:19 PM



1 AERIAL PHOTO - EXISTING
G1.0 SCALE: 1"=50'

PHOTO DATE: 5/9/2018



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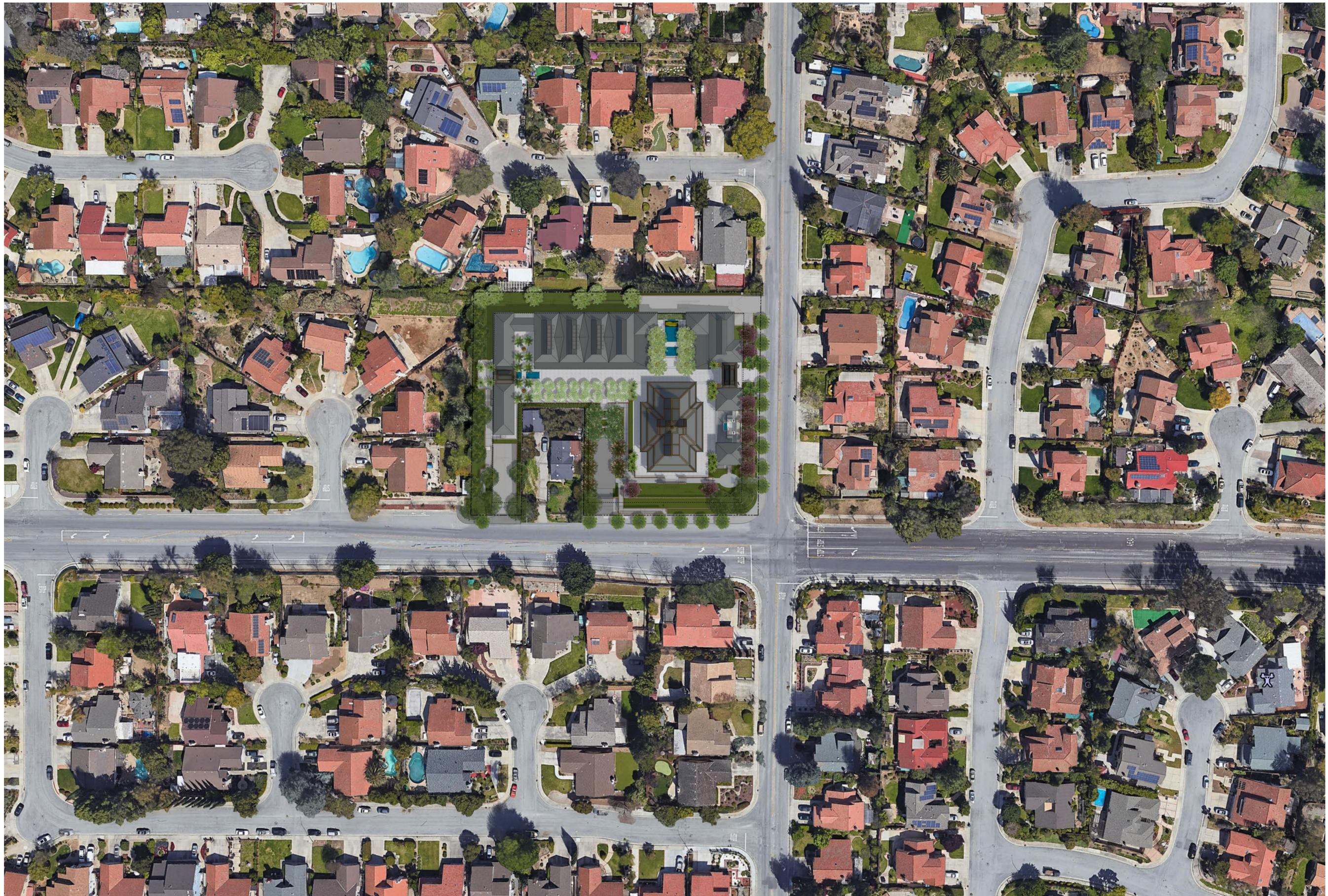
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ORIGINAL SHEET ISSUE DATE:
12/12/19

SCALE: 1"=50'
DRAWN BY: AMA

SHEET NUMBER:

G1.0



1 AERIAL PHOTO - PROPOSED
G1.1 SCALE: 1"=50'

PHOTO DATE: 5/9/2018



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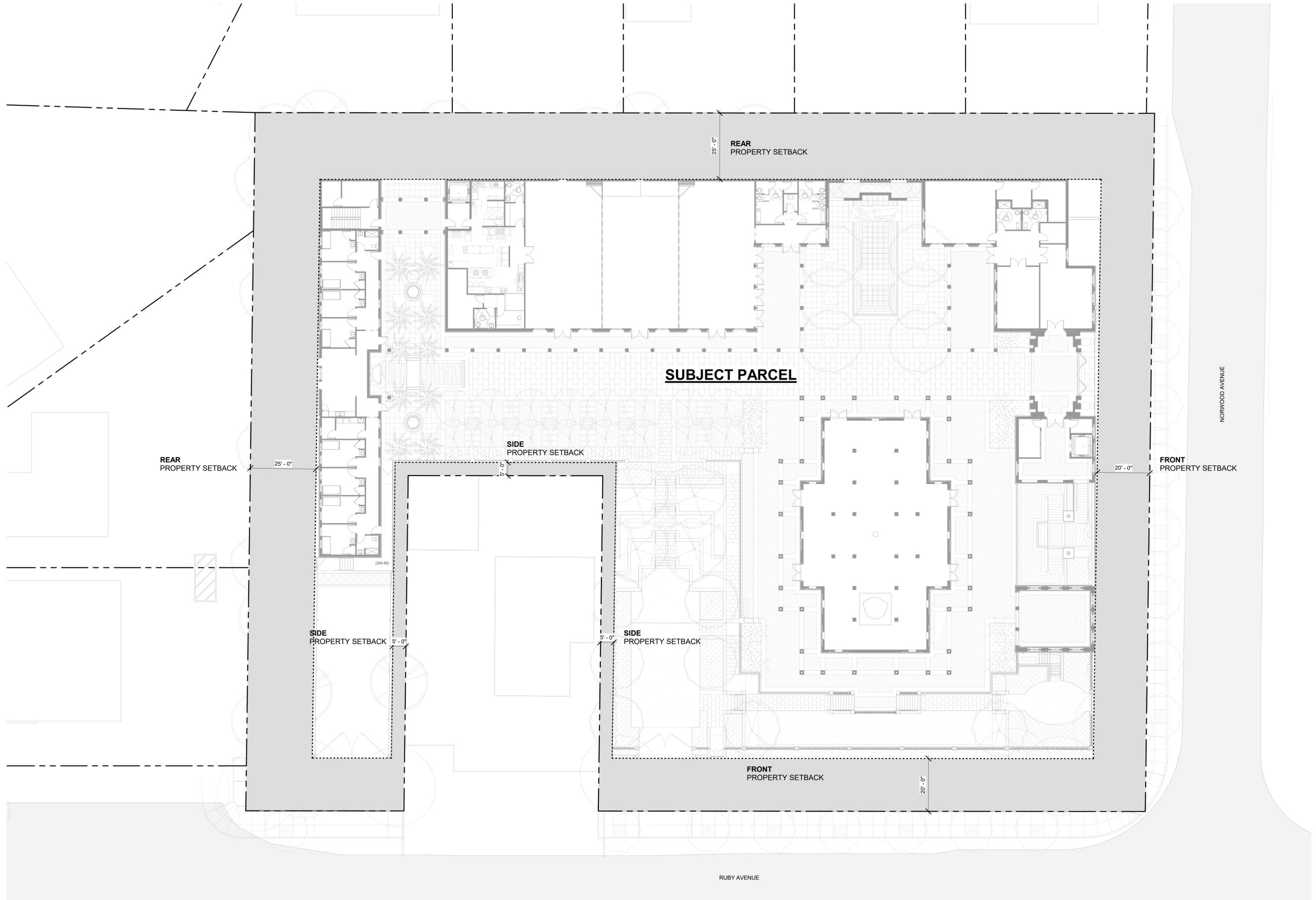
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PROPOSED PLAN

ORIGINAL SHEET ISSUE DATE:
12/12/19

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SHEET NUMBER:

G1.1



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SHEET TITLE:
PROPERTY SETBACK DIAGRAM

ORIGINAL SHEET ISSUE DATE:
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SCALE:
 1/16" = 1'-0"

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 AMA

SHEET NUMBER:

G2.0

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SHEET TITLE:
BUILDING HEIGHT DIAGRAMS

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SCALE:
 As indicated

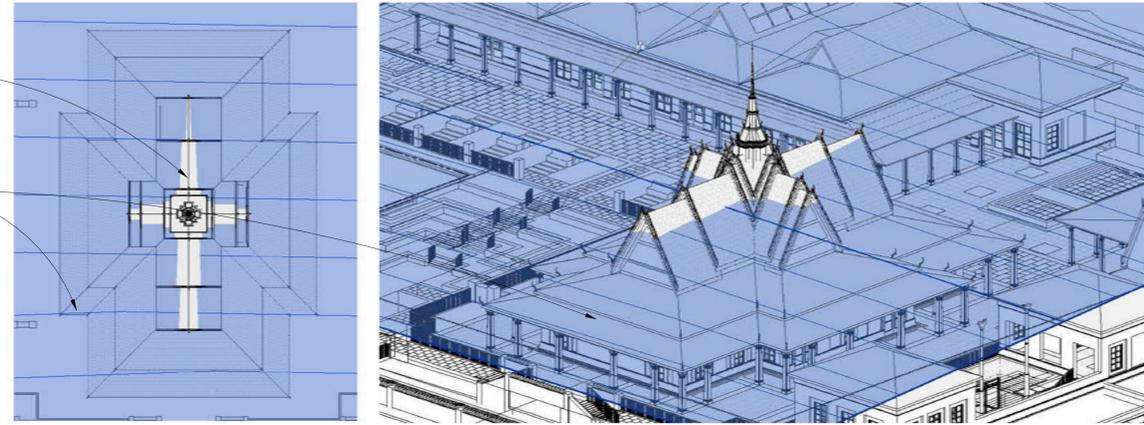
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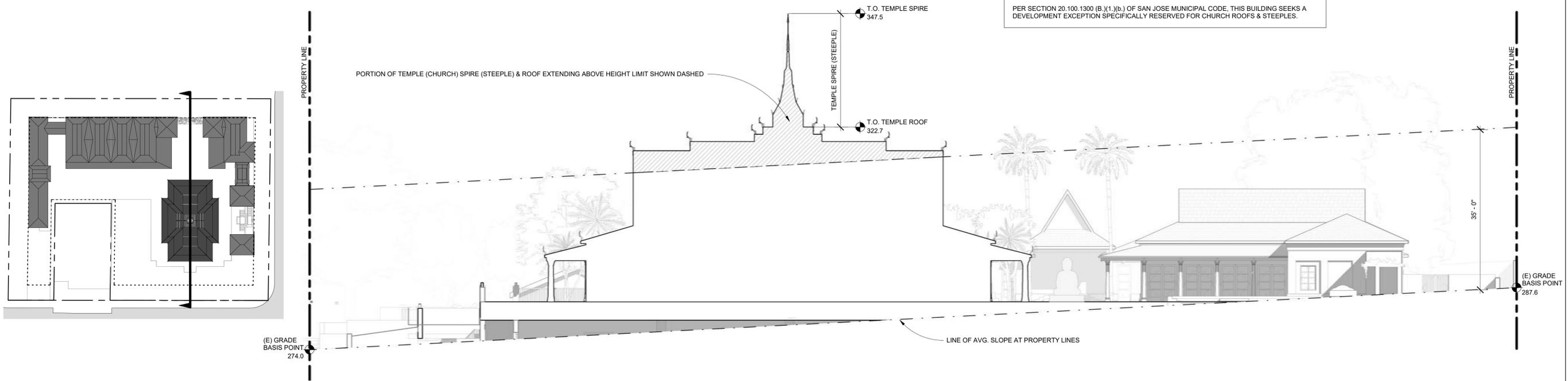
G3.0

WHITE AREA INDICATES PORTION OF TEMPLE (CHURCH) ROOF SPIRE (STEEPLE) ABOVE 35'-0" HEIGHT MEASUREMENT.

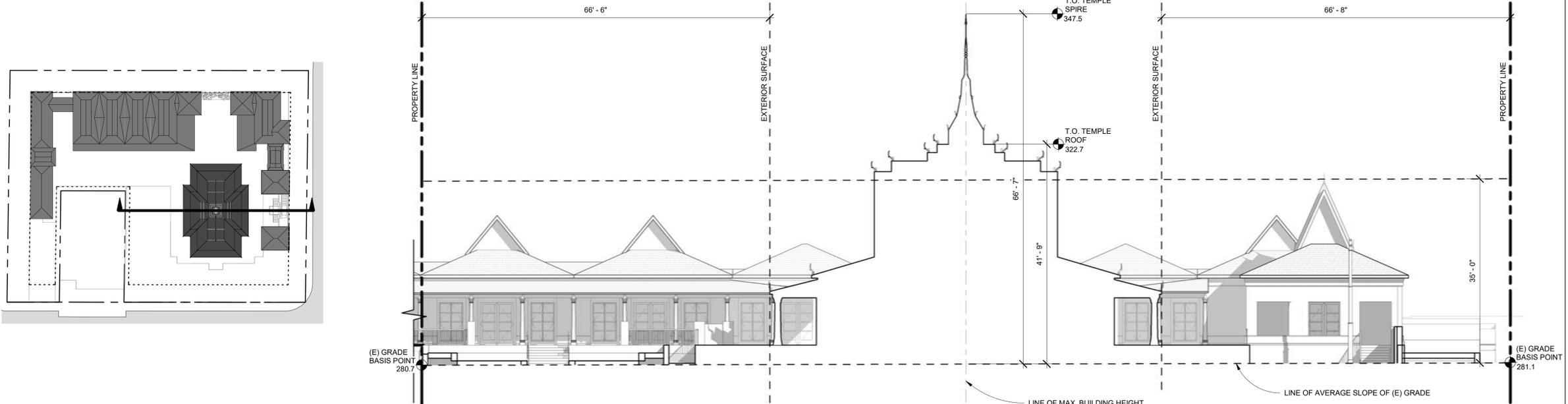
BLUE PLANE REPRESENTS 35'-0" HEIGHT MEASUREMENT.



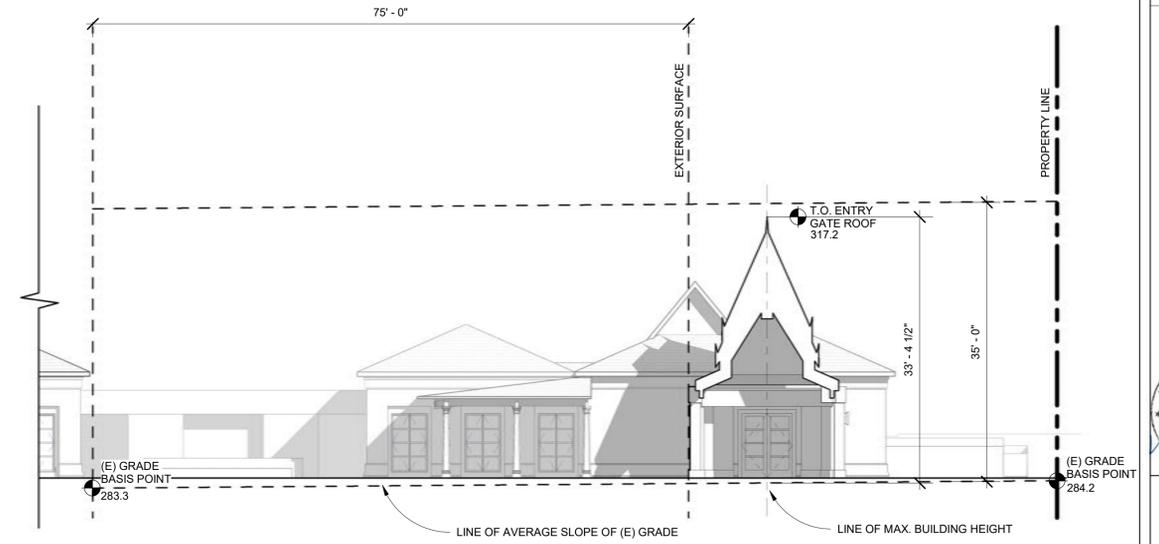
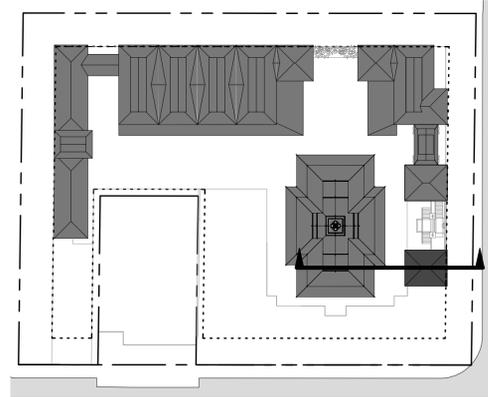
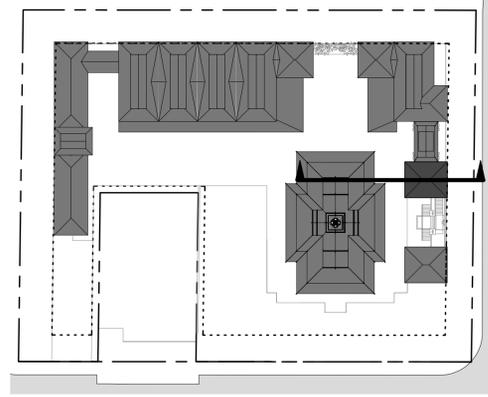
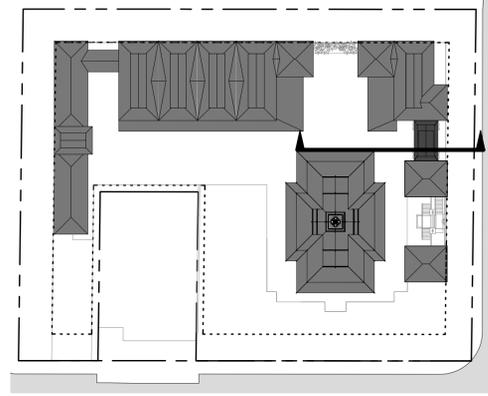
NOTE:
 PER SECTION 20.100.1300 (B),(1)(b) OF SAN JOSE MUNICIPAL CODE, THIS BUILDING SEEKS A DEVELOPMENT EXCEPTION SPECIFICALLY RESERVED FOR CHURCH ROOFS & STEEPLES.



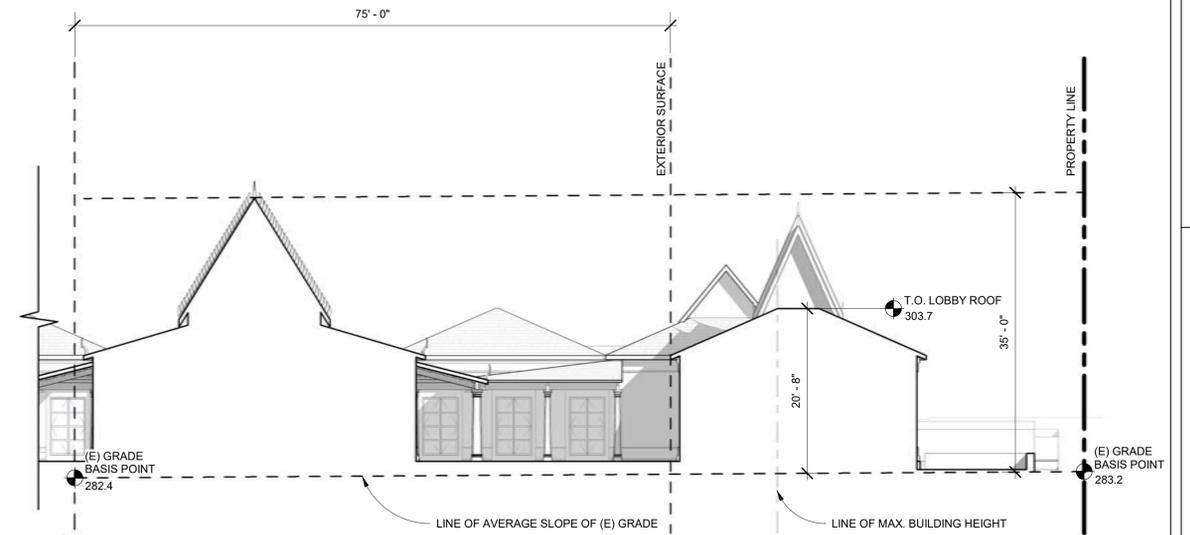
2 CHURCH ROOF HEIGHT EXCEPTION DIAGRAM
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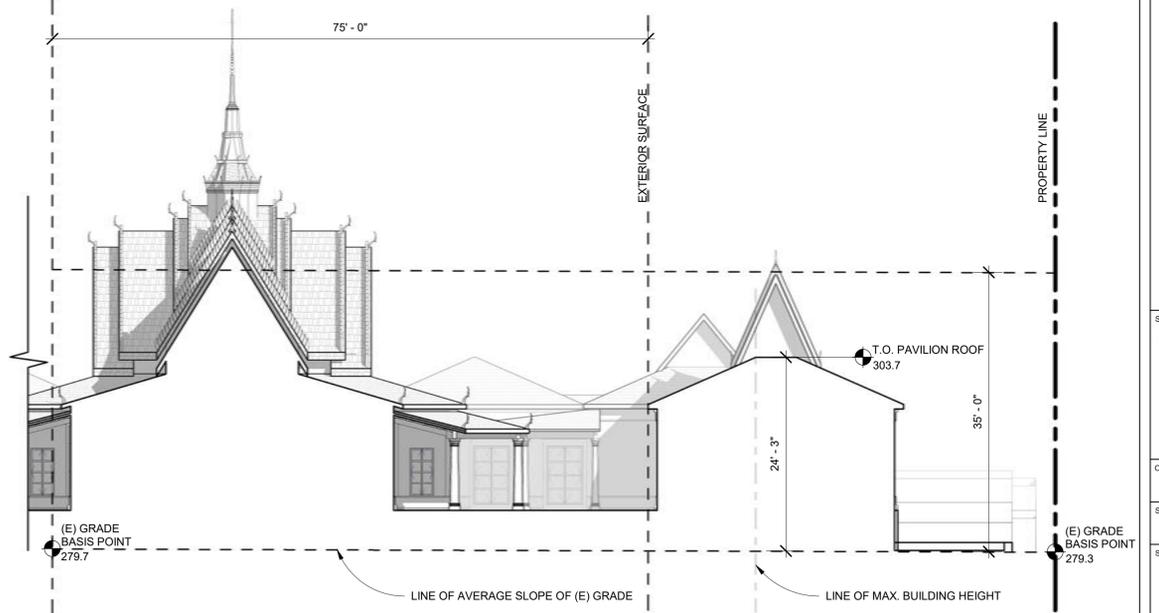
1 BUILDING HEIGHT DIAGRAM - TEMPLE
 SCALE: 3/32" = 1'-0"



3 BUILDING HEIGHT DIAGRAM - ENTRY GATE
SCALE: 3/32" = 1'-0"



2 BUILDING HEIGHT DIAGRAM - LOBBY
SCALE: 3/32" = 1'-0"



1 BUILDING HEIGHT DIAGRAM - PAVILION
SCALE: 3/32" = 1'-0"

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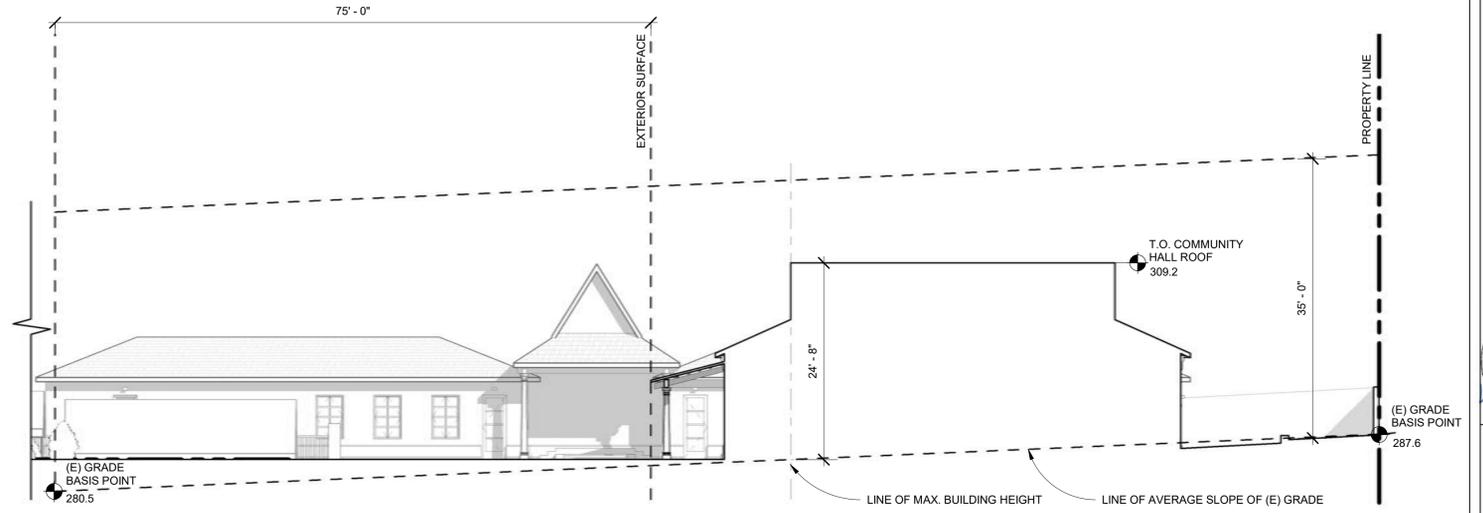
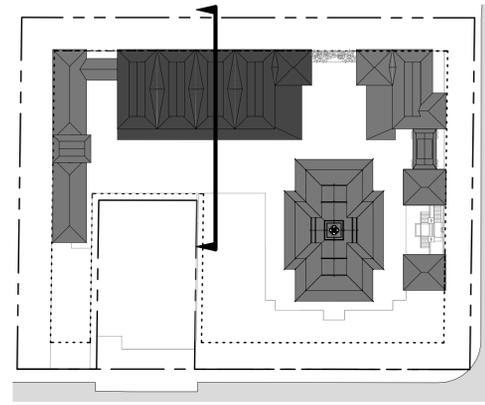
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BUILDING HEIGHT DIAGRAMS

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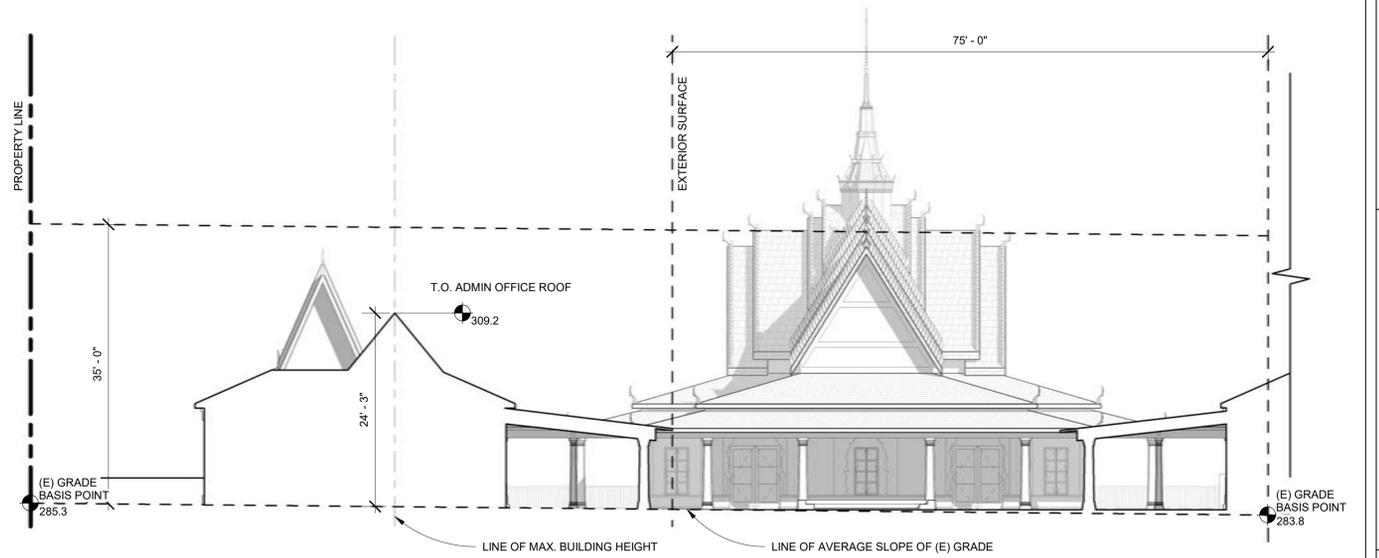
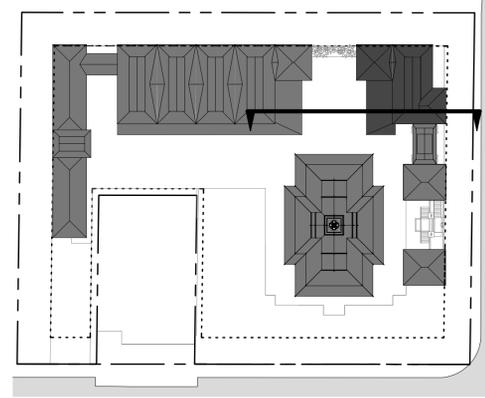
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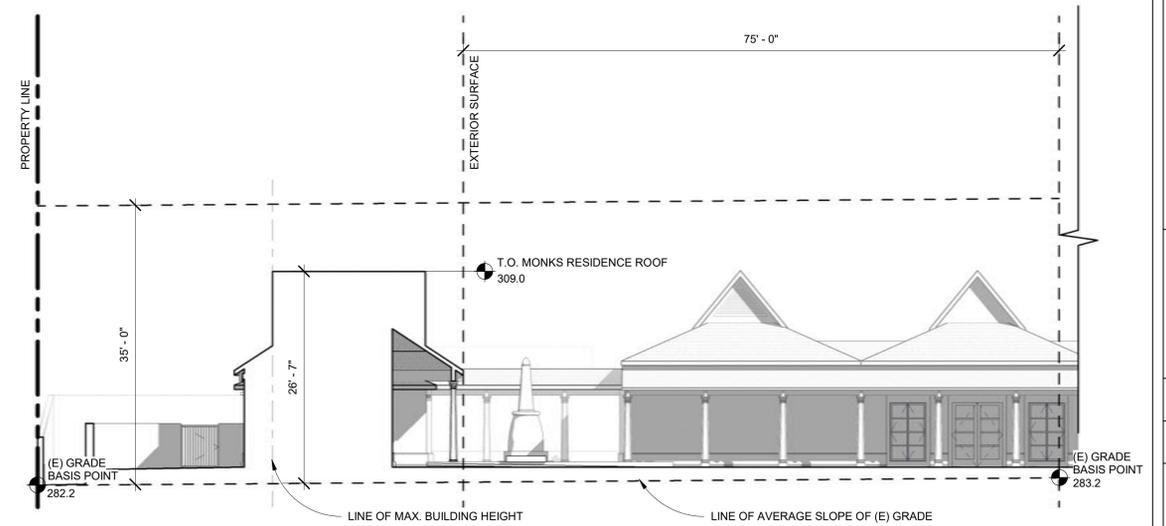
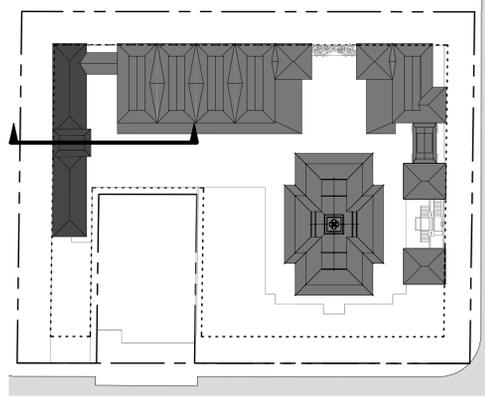
G3.1



3 BUILDING HEIGHT DIAGRAM - COMMUNITY HALL
SCALE: 3/32" = 1'-0"



2 BUILDING HEIGHT DIAGRAM - ADMIN OFFICE
SCALE: 3/32" = 1'-0"



1 BUILDING HEIGHT DIAGRAM - MONKS RESIDENCE
SCALE: 3/32" = 1'-0"

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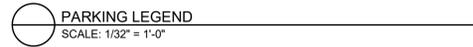
SHEET NUMBER:

G3.2

QUANTITY: TYPE:

79	STANDARD PARKING
3	ACCESSIBLE PARKING
1	VAN ACCESSIBLE PARKING
1	ACCESSIBLE EV CHARGING
1	VAN ACCESSIBLE EV CHARGING
6	EV CHARGING
12	BIKE PARKING (MAIN LEVEL)

TOTAL PARKING: 83
 TOTAL EV STATION: 8
 TOTAL BIKE PARKING: 12



BASEMENT FLOOR AREA (CONDITIONED, GROSS)

Area Type	Area
CIRCULATION	282 SF
CLASSROOM	1219 SF
OFFICES	472 SF
Total	1973 SF

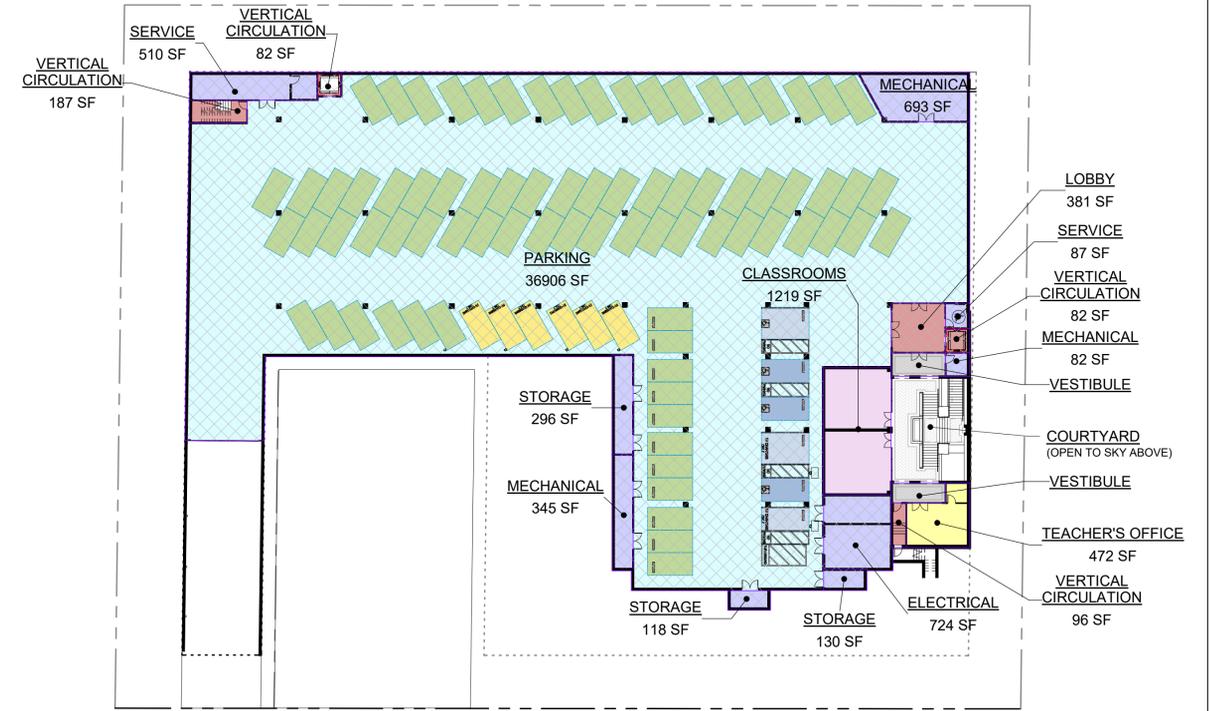
BASEMENT FLOOR AREA (UNCONDITIONED, GROSS)

Area Type	Area
CIRCULATION	546 SF
PARKING GARAGE	36906 SF
SERVICES	2986 SF
Total	40437 SF

NOTE: EXTERIOR COVERED AREA NOT INCLUDED

Building Area Legend

- CIRCULATION
- CLASSROOM
- EXTERIOR COVERED
- OFFICES
- PARKING GARAGE
- SERVICES
- UNCONDITIONED



1 BASEMENT FLOOR LEVEL AREA PLAN
 SCALE: 1/32" = 1'-0"

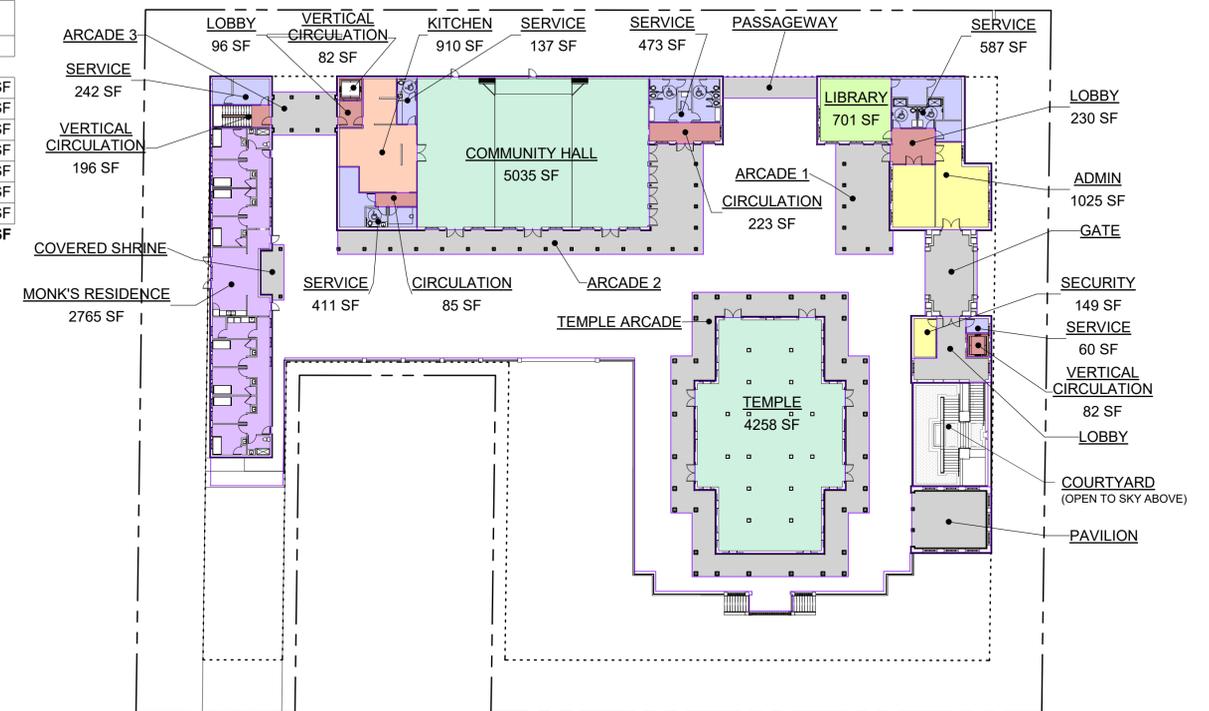
MAIN FLOOR AREA (CONDITIONED, GROSS)

Area Type	Area
ASSEMBLY	9294 SF
CIRCULATION	994 SF
KITCHEN	910 SF
LIBRARY	701 SF
OFFICES	1174 SF
RESIDENTIAL	2765 SF
SERVICES	1911 SF
Total	17749 SF

NOTE: EXTERIOR COVERED AREA NOT INCLUDED

Building Area Legend

- ASSEMBLY
- CIRCULATION
- EXTERIOR COVERED
- KITCHEN
- LIBRARY
- OFFICES
- RESIDENTIAL
- SERVICES



2 MAIN FLOOR LEVEL AREA PLAN
 SCALE: 1/32" = 1'-0"

CUP SUBMITTAL



WAT KHMER KAMPUCHEA KROM
 2740 RUBY AVENUE
 SAN JOSE, CALIFORNIA 95148
 APN: 652-29-014

ANDREW MANN ARCHITECTURE
 360 LANGTON STREET, SUITE 302
 SAN FRANCISCO, CALIFORNIA, 94103
 TELEPHONE: 415-883-4134
 ANDREW@MANNARCHITECTURE.COM

SIEGEL & STRAIN Architects
 6201 DOYLE STREET, SUITE B
 EMERYVILLE, CALIFORNIA, 94608
 TEL 510-547-8092
 FAX 510-547-2604
 SIEGEL@STRAIN.COM

SHEET TITLE:
AREA PLANS/PARKING

ORIGINAL SHEET ISSUE DATE:
 12/12/19

SCALE: 1/32" = 1'-0"
 DRAWN BY: AMA

SHEET NUMBER:

G4.0

DATE PRINTED: 01/20/20 11:47:24 AM



A: VIEW N.E. FROM RUBY AVE



B: VIEW N.E. TO REAR CORNER OF PROPERTY



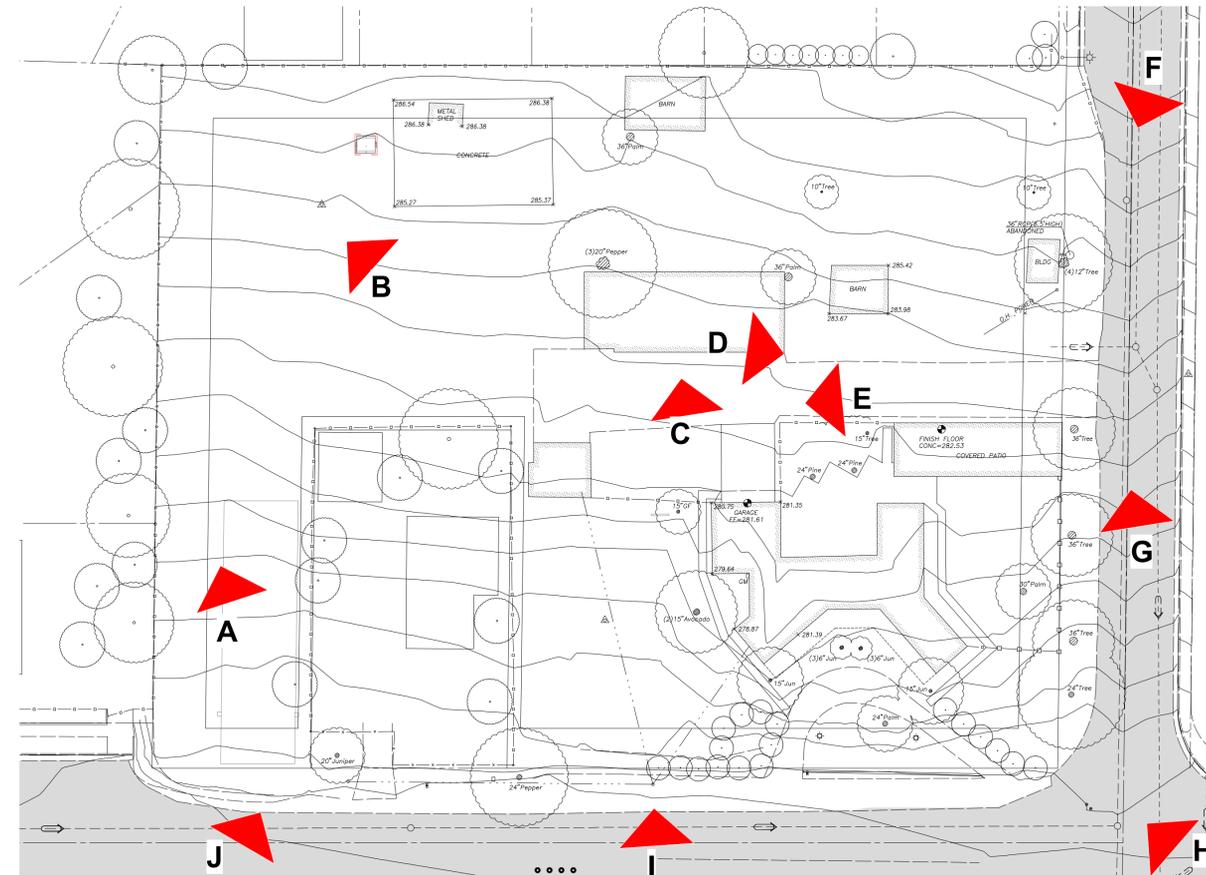
C: VIEW E. TO REAR OF PROPERTY



D: VIEW S.E. TOWARDS NORWOOD AVE



E: VIEW N.W. TOWARDS PROPERTY LINE



1 PHOTO PLAN
G5.0 SCALE: 1/32" = 1'-0"



F: VIEW W. ALONG NORWOOD AVE.



G: VIEW E. ALONG NORWOOD AVE.



H: VIEW FROM INTERSECTION



I: VIEW E. ALONG RUBY AVE.



J: VIEW E. ALONG RUBY AVE.

REV ISSUED FOR DATE
CUP 12/12/19

CUP SUBMITTAL



WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CALIFORNIA 95148
APN: 652-29-014

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EMERYVILLE, CALIFORNIA, 94608
TEL 510-547-8992
FAX 510-547-2604
SIEGEL@STRAIN.COM

SHEET TITLE:
SITE PHOTOS

ORIGINAL SHEET ISSUE DATE:
12/12/19

SCALE: 1/32" = 1'-0" DRAWN BY: AMA

SHEET NUMBER:

G5.0

DIGALERT
1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

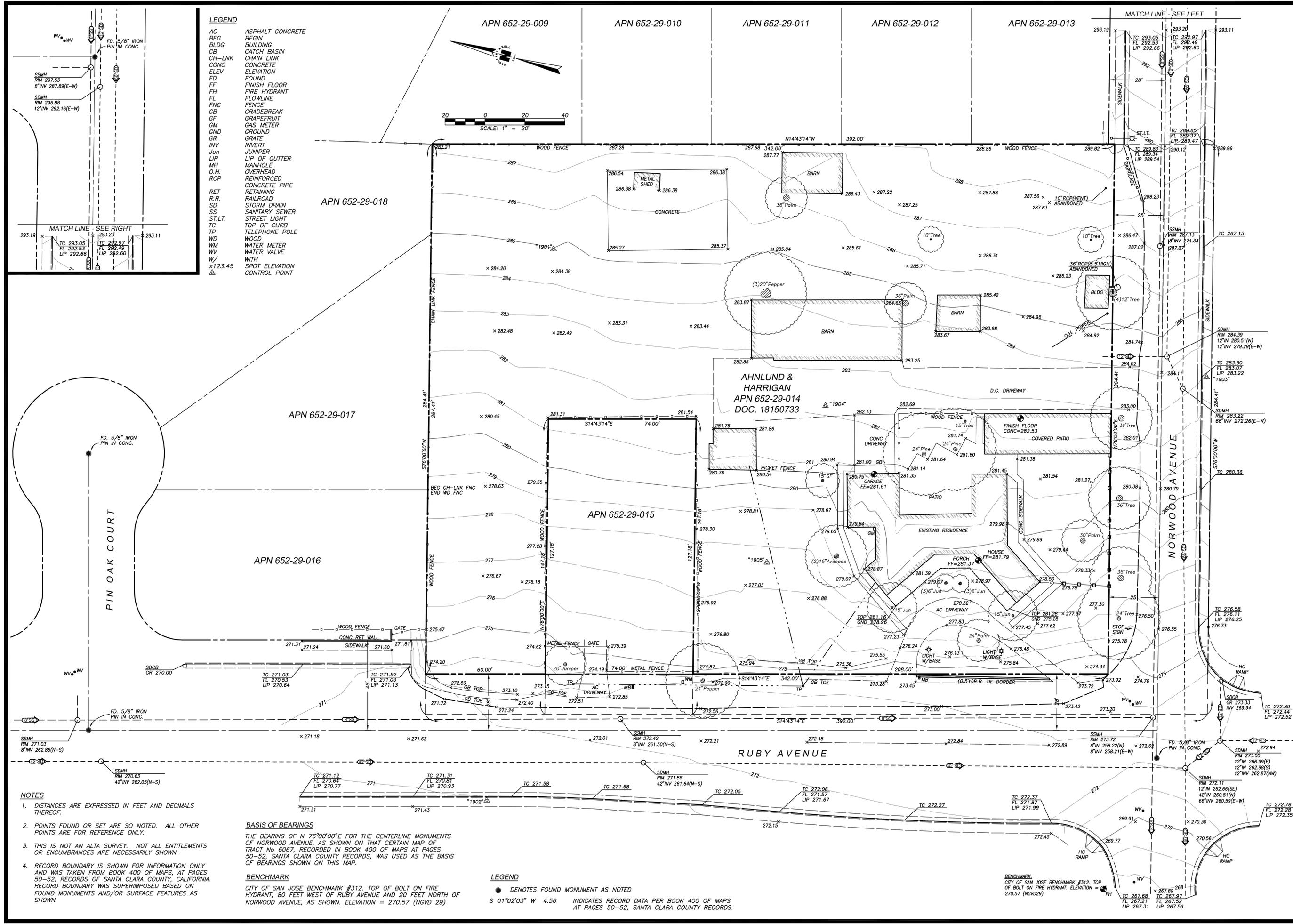
REV#	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

TOPOGRAPHIC MAP
SURVEY DATE: SEPTEMBER 15 & 21, 2015
VER CONSULTANTS
2740 RUBY AVENUE, SAN JOSE
SANTA CLARA COUNTY, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	KC
DATE	9/25/15
SHEET	T-01
OF	1
JOB NO.	15236

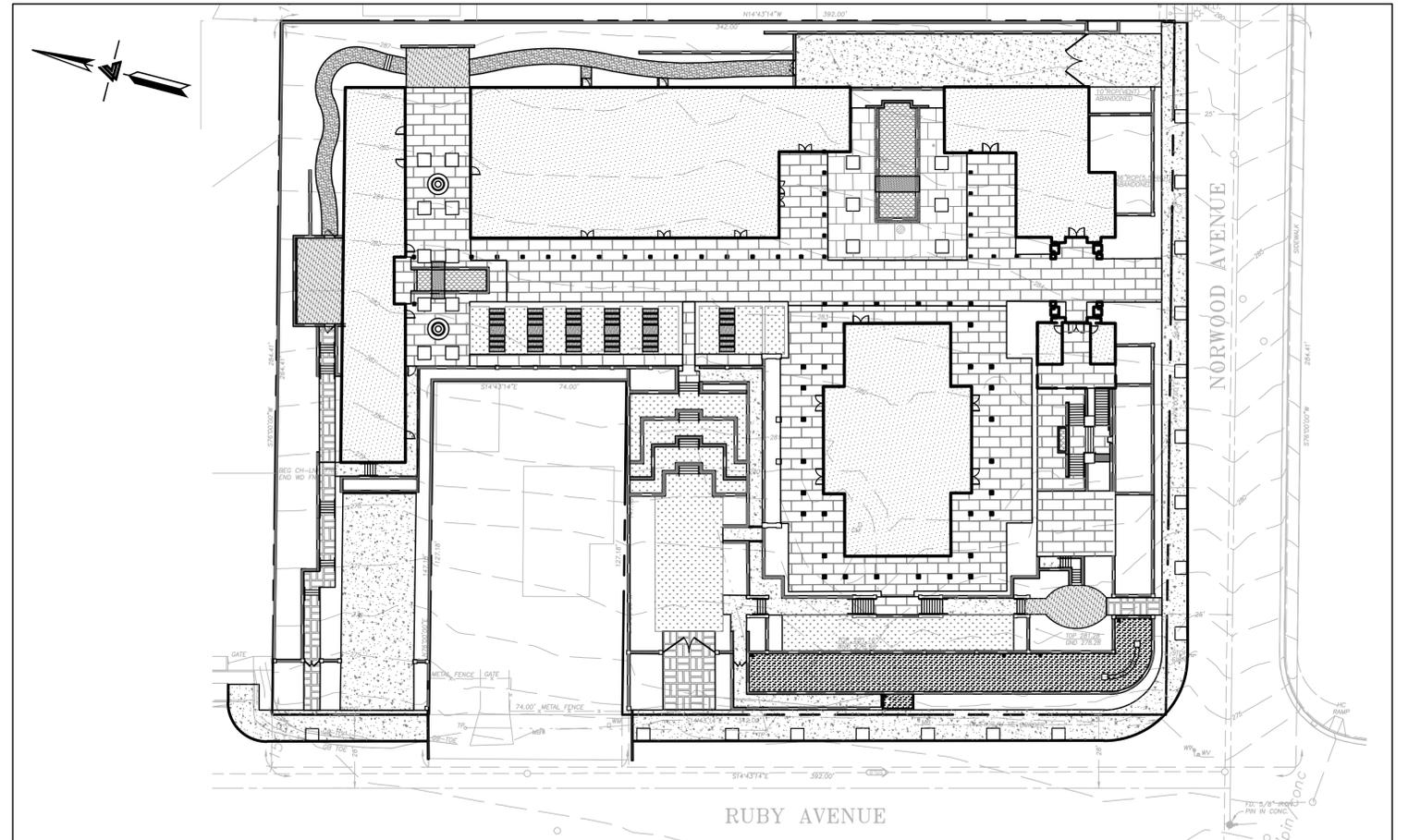
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WAT KHMER KAMPUCHEA KROM

2740 RUBY AVENUE

SAN JOSE, CALIFORNIA



KEY MAP
1" = 30'

NOTES*

- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
 - THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
 - RECORD BOUNDARY IS SHOWN FOR INFORMATION ONLY AND WAS TAKEN FROM BOOK 400 OF MAPS, AT PAGES 50-52, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA. RECORD BOUNDARY WAS SUPERIMPOSED BASED ON FOUND MONUMENTS AND/OR SURFACE FEATURES AS SHOWN.
- *COPIED VERBATIM FROM TOPOGRAPHIC MAP SURVEY BY GIULIANI & KULL, INC. JOB#15236, DATED 09-25-15.

BASIS OF BEARINGS*

THE BEARING OF N76°00'00"E FOR THE CENTERLINE MONUMENTS OF NORWOOD AVENUE, AS SHOWN ON THAT CERTAIN MAP OF TRACT No. 6067, RECORDED IN BOOK 400 OF MAPS AT PAGES 50-52, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP*

BENCHMARK*

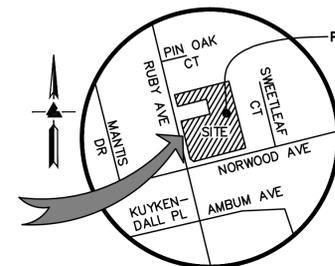
CITY OF SAN JOSE BENCHMARK #312. TOP OF BOLT ON FIRE HYDRANT, 80 FEET WEST OF RUBY AVENUE AND 20 FEET NORTH OF NORWOOD AVENUE, AS SHOWN. ELEVATION = 270.57 (NGVD 29)*

*COPIED VERBATIM FROM TOPOGRAPHIC MAP SURVEY BY GIULIANI & KULL, INC. JOB#15236, DATED 09-25-15.

SHEET INDEX

C-1.0	CONCEPTUAL TITLE SHEET
C-1.1	CONCEPTUAL DEMOLITION PLAN
C-2.0	CONCEPTUAL OVERALL SITE PLAN
C-2.1	CONCEPTUAL GRADING & DRAINAGE PLAN
C-2.2	CONCEPTUAL GRADING & DRAINAGE PLAN
C-2.3	CONCEPTUAL GRADING & DRAINAGE PLAN
C-2.4	CONCEPTUAL GRADING & DRAINAGE PLAN
C-2.5	CONCEPTUAL SITE SECTIONS
C-2.6	CONCEPTUAL SITE SECTIONS
C-3.0	CONCEPTUAL UTILITIES PLAN
C-4.0	CONCEPTUAL GRADING SPECIFICATIONS
FC-1	CONCEPTUAL FIRE HYDRANT AND ACCESS PLAN
BMP	BEST MANAGEMENT PRACTICE

L&B PROJ. #: 2190267



VICINITY MAP
NO SCALE

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	22,630	780	23,410
FILL	0	100	100
EXPORT			23,310

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

OWNER'S INFORMATION

OWNER:
SABUY TEMPLE-KHMER BUDDHIST TEMPLE FOUNDATION
1210 LOMBARD STREET
SAN FRANCISCO, CA 94109

APN: 652-29-014

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY GIULIANI & KULL, INC., ENTITLED: "TOPOGRAPHIC MAP" 440 S. YOSEMITE AVENUE, SUITE A OAKDALE, CA USA DATED: 09-25-15 JOB# 15236
 - SITE PLAN BY ANDREW MANN ARCHITECTURE, ENTITLED: "WAT KHMER KAMPUCHEA KROM" 360 LANGTON STREET, SUITE 302 SAN FRANCISCO, CA USA
 - LANDSCAPE PLAN BY STRATA LANDSCAPE ARCHITECT, ENTITLED: "2740 RUBY AVENUE, SAN JOSE, CA 95148" 136 FREELON STREET SAN FRANCISCO, CA USA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.



Date: DECEMBER 12, 2019
Scale: AS NOTED
Designed: TC
Drawn: TC
Checked: -
Proj. Engr: TC
File:

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019
SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363
WWW.LEABRAZE.COM

CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CONCEPTUAL TITLE SHEET

APN: 652-29-014

SHEET

C-1.0

01 OF 13 SHEETS

PW PROJECT #

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

ABBREVIATIONS

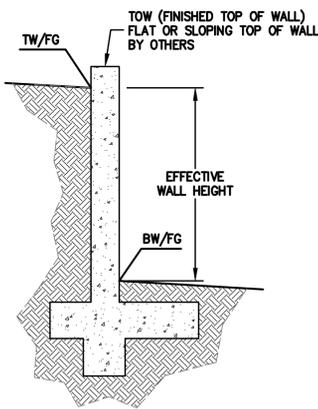
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	PP	PROPERTY LINE
CONST	CONSTRUCT or -TION	PUE	PUBLIC UTILITY EASEMENT
CONC COR	CONCRETE CORNER	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EW	EACH WAY	SHT	SHEET
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
FC	FACE OF CURB	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HI FT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TY	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W	WITH
LANDG	LANDING	WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

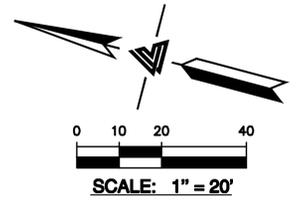
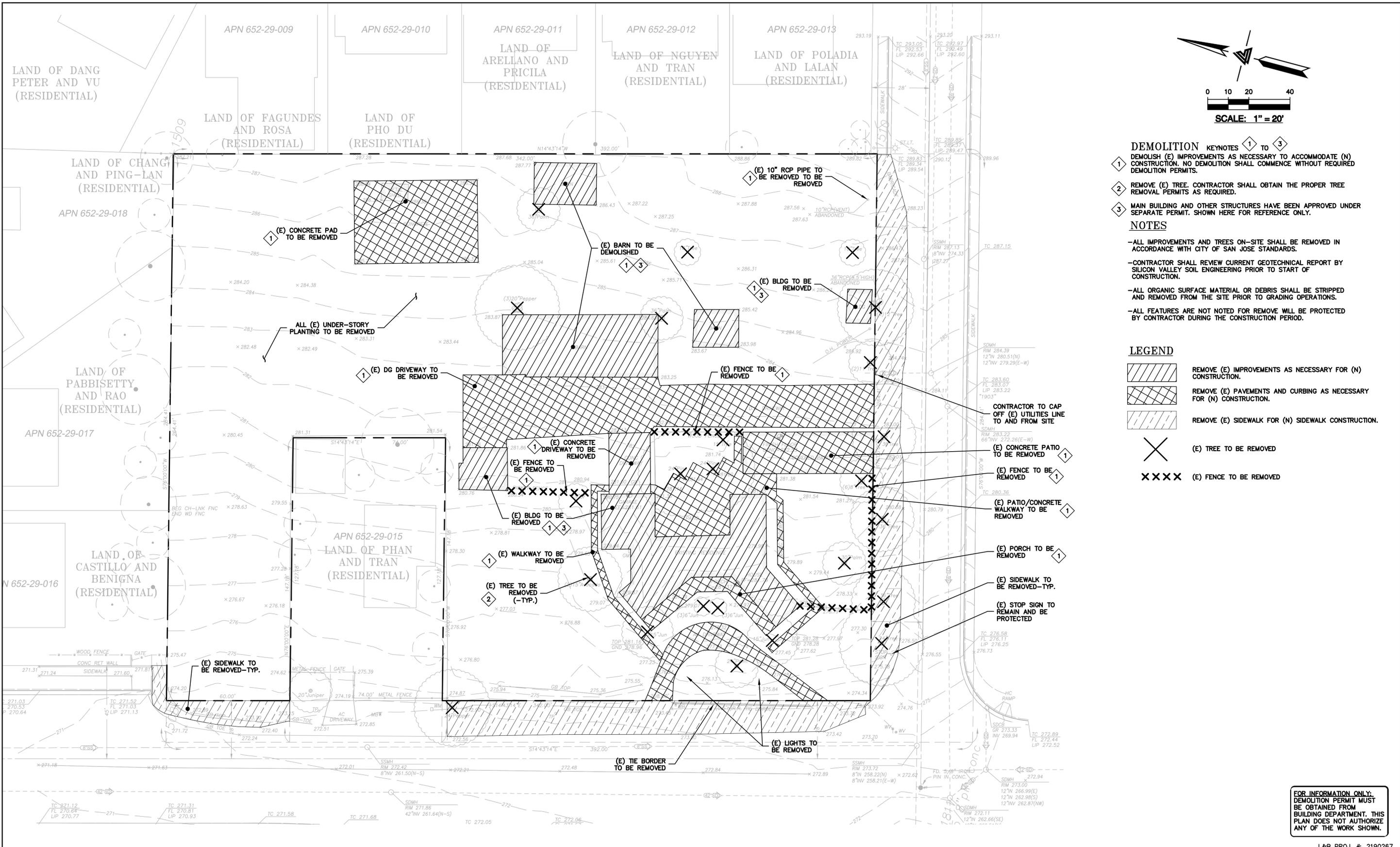
* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X"] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.





- DEMOLITION KEYNOTES 1 TO 3**
- 1 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 2 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
 - 3 MAIN BUILDING AND OTHER STRUCTURES HAVE BEEN APPROVED UNDER SEPARATE PERMIT. SHOWN HERE FOR REFERENCE ONLY.

NOTES

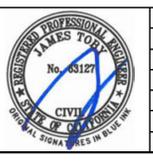
- ALL IMPROVEMENTS AND TREES ON-SITE SHALL BE REMOVED IN ACCORDANCE WITH CITY OF SAN JOSE STANDARDS.
- CONTRACTOR SHALL REVIEW CURRENT GEOTECHNICAL REPORT BY SILICON VALLEY SOIL ENGINEERING PRIOR TO START OF CONSTRUCTION.
- ALL ORGANIC SURFACE MATERIAL OR DEBRIS SHALL BE STRIPPED AND REMOVED FROM THE SITE PRIOR TO GRADING OPERATIONS.
- ALL FEATURES ARE NOT NOTED FOR REMOVE WILL BE PROTECTED BY CONTRACTOR DURING THE CONSTRUCTION PERIOD.

LEGEND

- REMOVE (E) IMPROVEMENTS AS NECESSARY FOR (N) CONSTRUCTION.
- REMOVE (E) PAVEMENTS AND CURBING AS NECESSARY FOR (N) CONSTRUCTION.
- REMOVE (E) SIDEWALK FOR (N) SIDEWALK CONSTRUCTION.
- (E) TREE TO BE REMOVED
- (E) FENCE TO BE REMOVED

BY	DATE	CSJ	DATE	REVISIONS

WAT KHMER KAMPUCHEA KROM
 2740 RUBY AVENUE
 SAN JOSE, CA
 PHONE: (415) 431-9200
 ATTN: TODD COLE



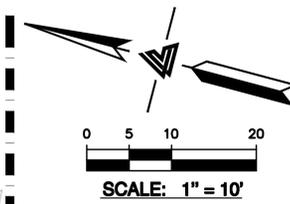
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 File: -

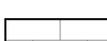
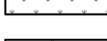
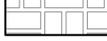
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION SACRAMENTO REGION
 2495 INDUSTRIAL PKWY WEST 3017 DOUGLAS BLVD, # 300
 HAYWARD, CALIFORNIA 94545 ROSEVILLE, CA 95661
 (P) (510) 887-4086 (F) (916) 966-1338
 (F) (510) 887-3019 (F) (916) 797-7363
 WWW.LEABRAZE.COM

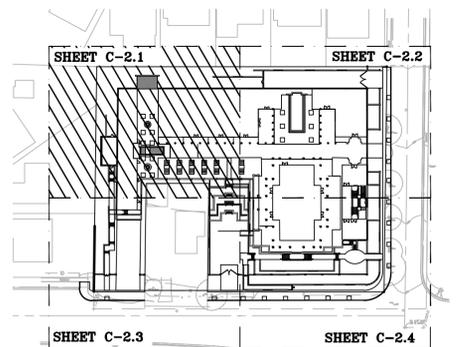
CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CONCEPTUAL DEMOLITION PLAN
 APN: 652-29-014

L&B PROJ. #: 2190267
 SHEET
C-1.1
 02 OF 13 SHEETS
 PW PROJECT #

FOR INFORMATION ONLY:
 DEMOLITION PERMIT MUST
 BE OBTAINED FROM
 BUILDING DEPARTMENT. THIS
 PLAN DOES NOT AUTHORIZE
 ANY OF THE WORK SHOWN.



- PAVING LEGENDS**
-  DG PAVING
 -  LAWN AREA
 -  PAVERS
 -  CONCRETE SURFACE
 -  ARTIFICIAL LAWN
 -  PEDESTAL PAVERS
 -  STONE PAVING
 -  PERMEABLE PAVING
 -  BIO-RETENTION

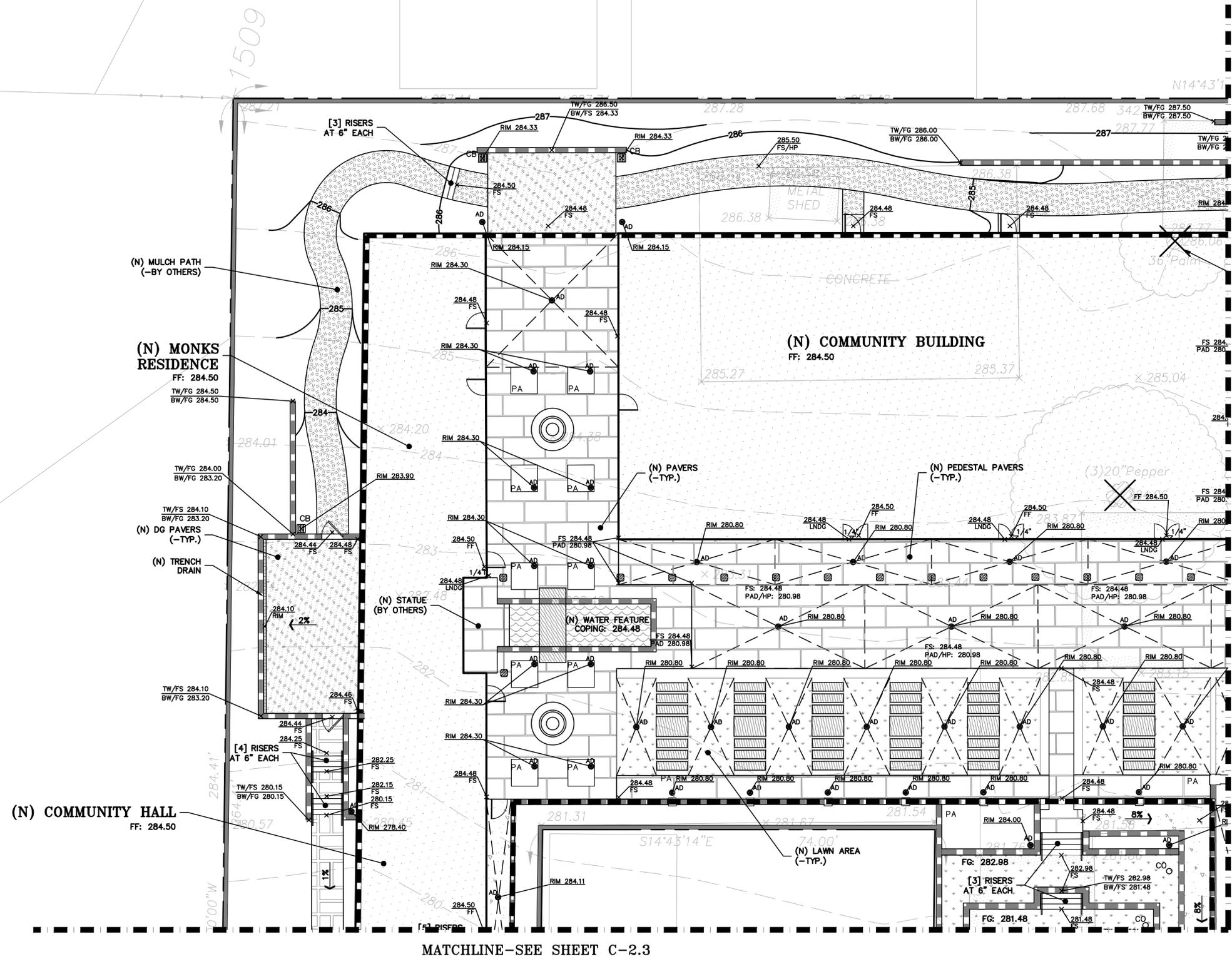


KEYMAP
1"=100'

TREE REMOVAL NOTE:
SEE TREE PERMIT
REMOVAL FOR LIST OF
TREES TO BE REMOVED.

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

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



MATCHLINE-SEE SHEET C-2.2

MATCHLINE-SEE SHEET C-2.3

BY	DATE	CSJ	DATE	REVISIONS

WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TODD COLE



Date: DECEMBER 12, 2019
Scale: AS NOTED
Designed: TC
Drawn: TC
Checked: -
Proj. Engr: TC
File: -

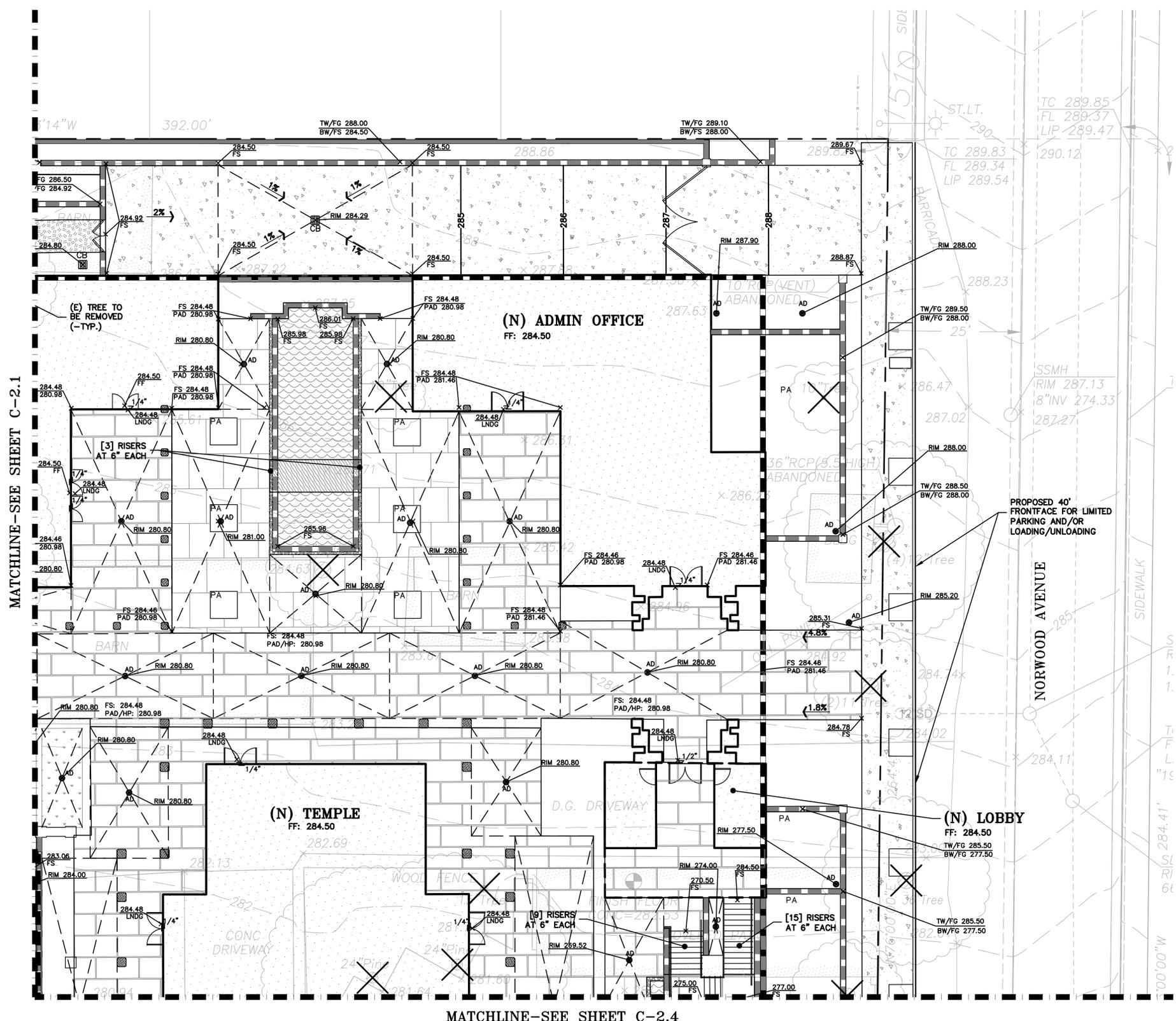
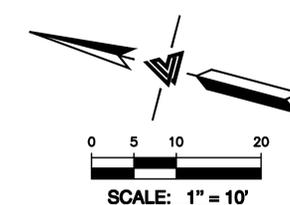
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2495 INDUSTRIAL PKWY WEST 3017 DOUGLAS BLVD, # 300
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(P) (510) 887-4086 (F) (916) 966-1338
(F) (510) 887-3019 (F) (916) 797-7363
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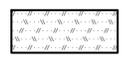
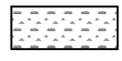
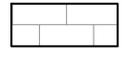
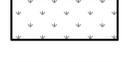
CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CONCEPTUAL GRADING AND DRAINAGE PLAN

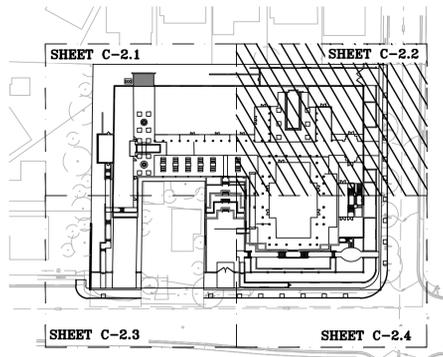
APN: 652-29-014

L&B PROJ. #: 2190267

SHEET
C-2.1
04 OF 13 SHEETS
PW PROJECT #



- PAVING LEGENDS**
-  DG PAVING
 -  LAWN AREA
 -  PAVERS
 -  CONCRETE SURFACE
 -  ARTIFICIAL LAWN
 -  PEDESTAL PAVERS
 -  STONE PAVING
 -  PERMEABLE PAVING
 -  BIO-RETENTION



TREE REMOVAL NOTE:
SEE TREE PERMIT
REMOVAL FOR LIST OF
TREES TO BE REMOVED.

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

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

REV	DATE	CSJ	DATE	REVISIONS

WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TODD COLE

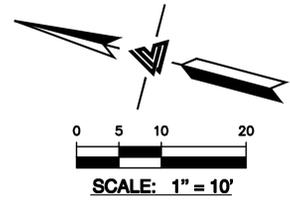
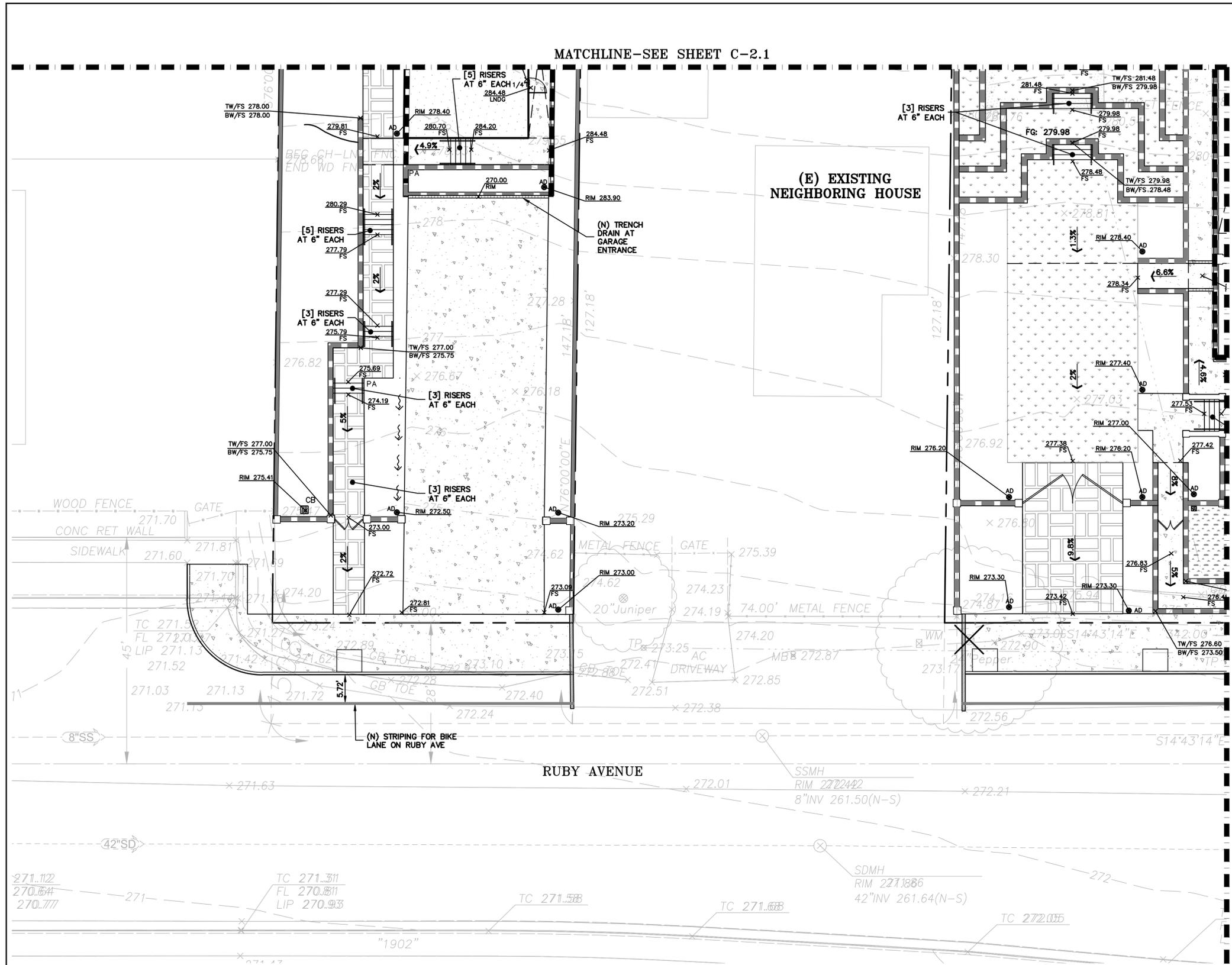


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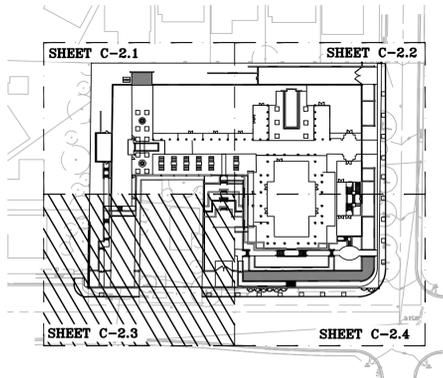
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION SACRAMENTO REGION
2495 INDUSTRIAL PKWY WEST 3017 DOUGLAS BLVD, # 300
HAYWARD, CALIFORNIA 94545 ROSEVILLE, CA 95661
(P) (510) 887-4086 (F) (916) 966-1338
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CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CONCEPTUAL GRADING AND DRAINAGE PLAN
APN: 652-29-014

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SHEET
C-2.2
05 OF 13 SHEETS
PW PROJECT #



- PAVING LEGENDS**
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 - LAWN AREA
 - PAVERS
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 - STONE PAVING
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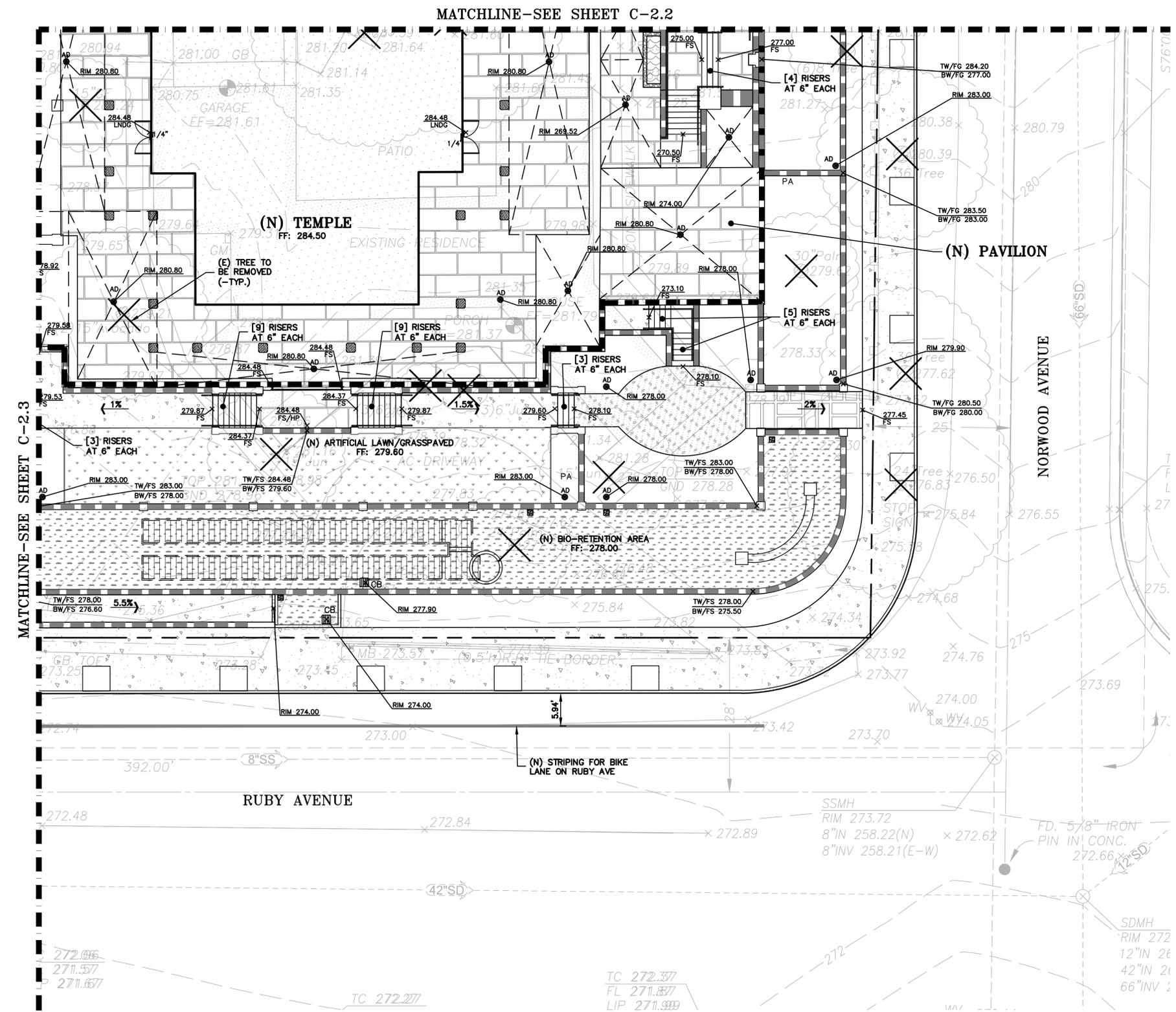
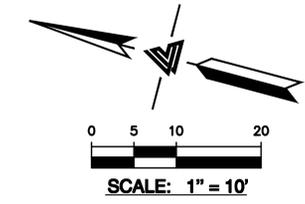


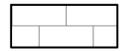
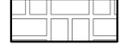
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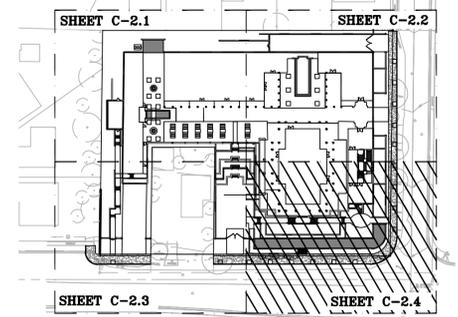
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CIVIL IMPROVEMENT PLANS
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CONCEPTUAL GRADING AND DRAINAGE PLAN
APN: 652-29-014

L&B PROJ. #: 2190267
SHEET
C-2.3
06 OF 13 SHEETS
PW PROJECT #



- PAVING LEGENDS**
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 -  LAWN AREA
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KEYMAP
1"=100'

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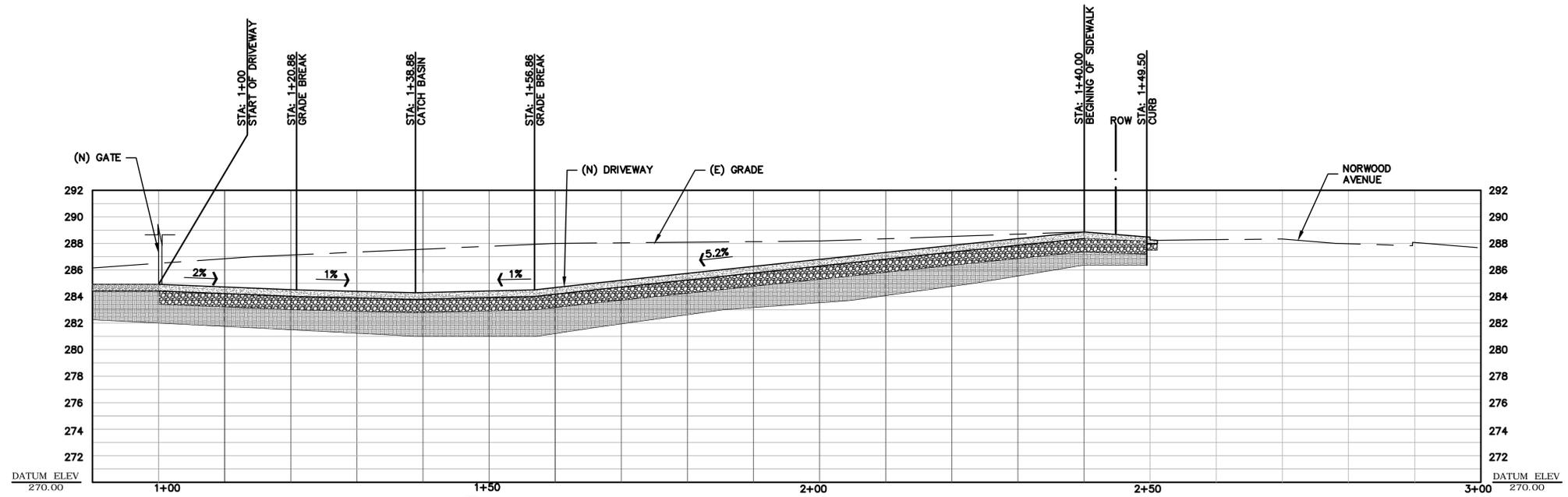


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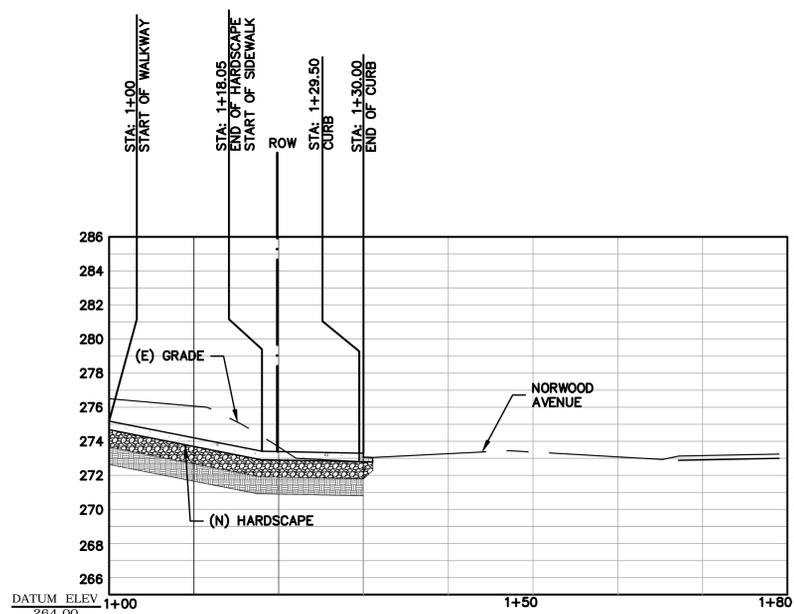
CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CONCEPTUAL GRADING AND DRAINAGE PLAN
APN: 652-29-014

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SHEET
C-2.4
07 OF 13 SHEETS
PW PROJECT #



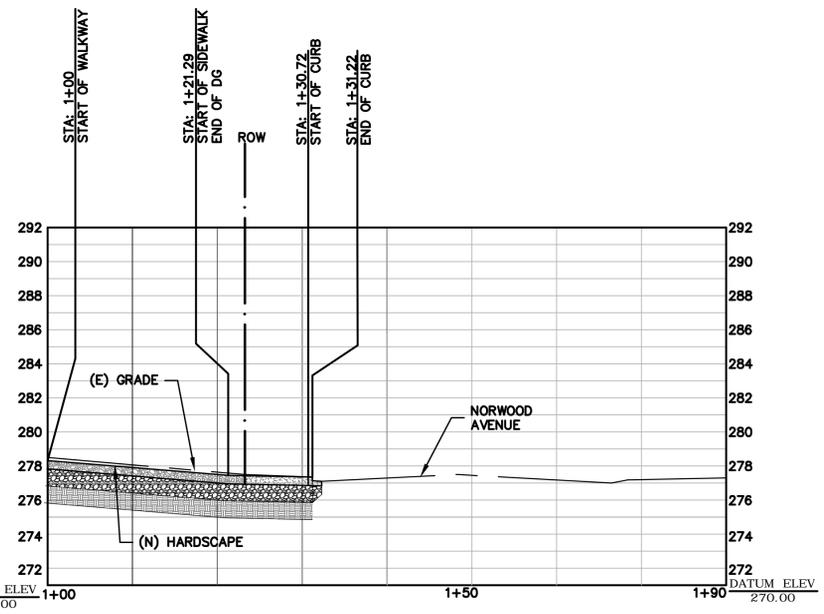
(A-A) FIRE ACCESS 1 PROFILE SECTION

SCALE: 1" = 10' HORIZ
1" = 5' VERT



(B-B) CONCRETE WALKWAY SECTION

SCALE: 1" = 10' HORIZ
1" = 5' VERT



(C-C) GRAVEL WALKWAY SECTION

SCALE: 1" = 10' HORIZ
1" = 5' VERT

BY	DATE	CSJ	DATE	REVISIONS

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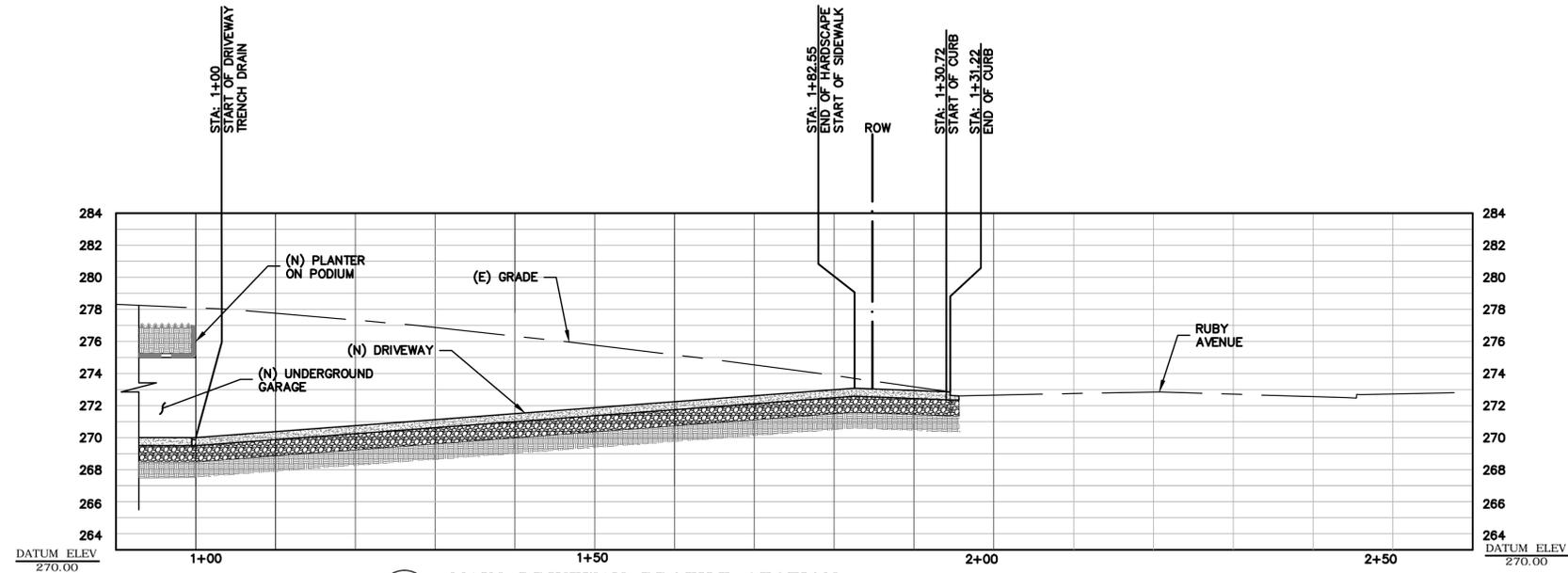


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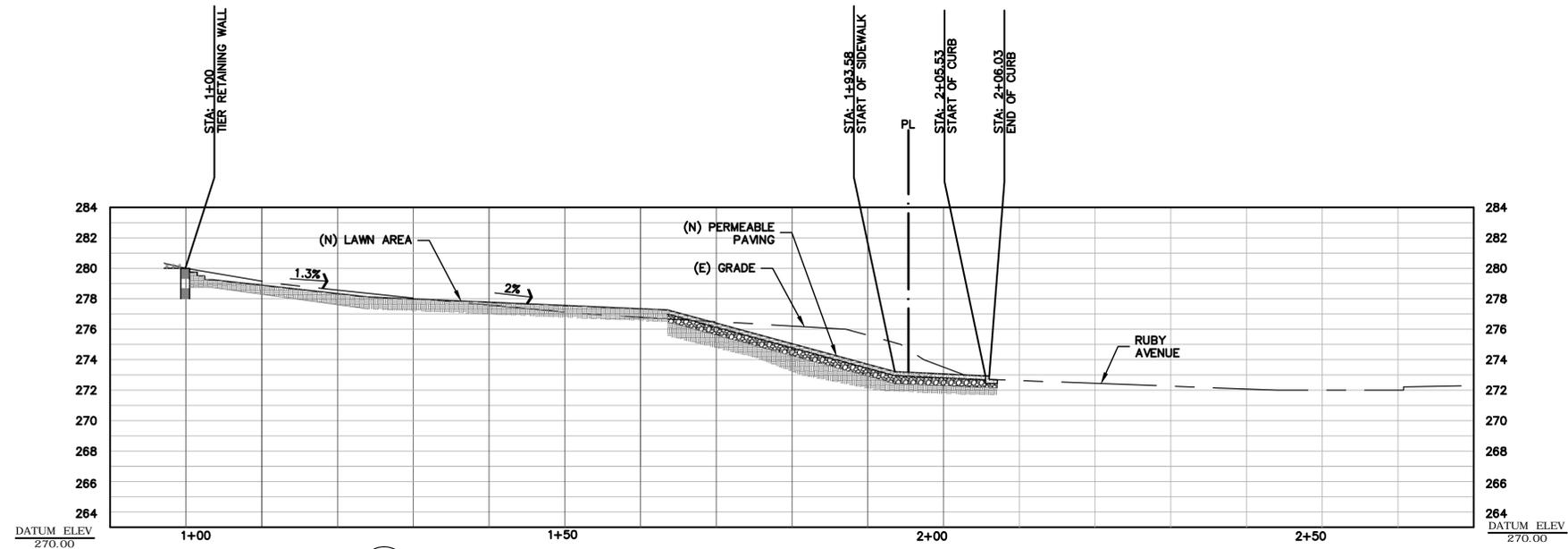
CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CONCEPTUAL SITE SECTIONS
APN: 652-29-014

L&B PROJ. #: 2190267
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(D-D) MAIN DRIVEWAY PROFILE SECTION

SCALE: 1" = 10' HORIZ
1" = 5' VERT



(E-E) FIRE ACCESS 2 PROFILE SECTION

SCALE: 1" = 10' HORIZ
1" = 5' VERT

BY	DATE	CSJ	DATE	REVISIONS
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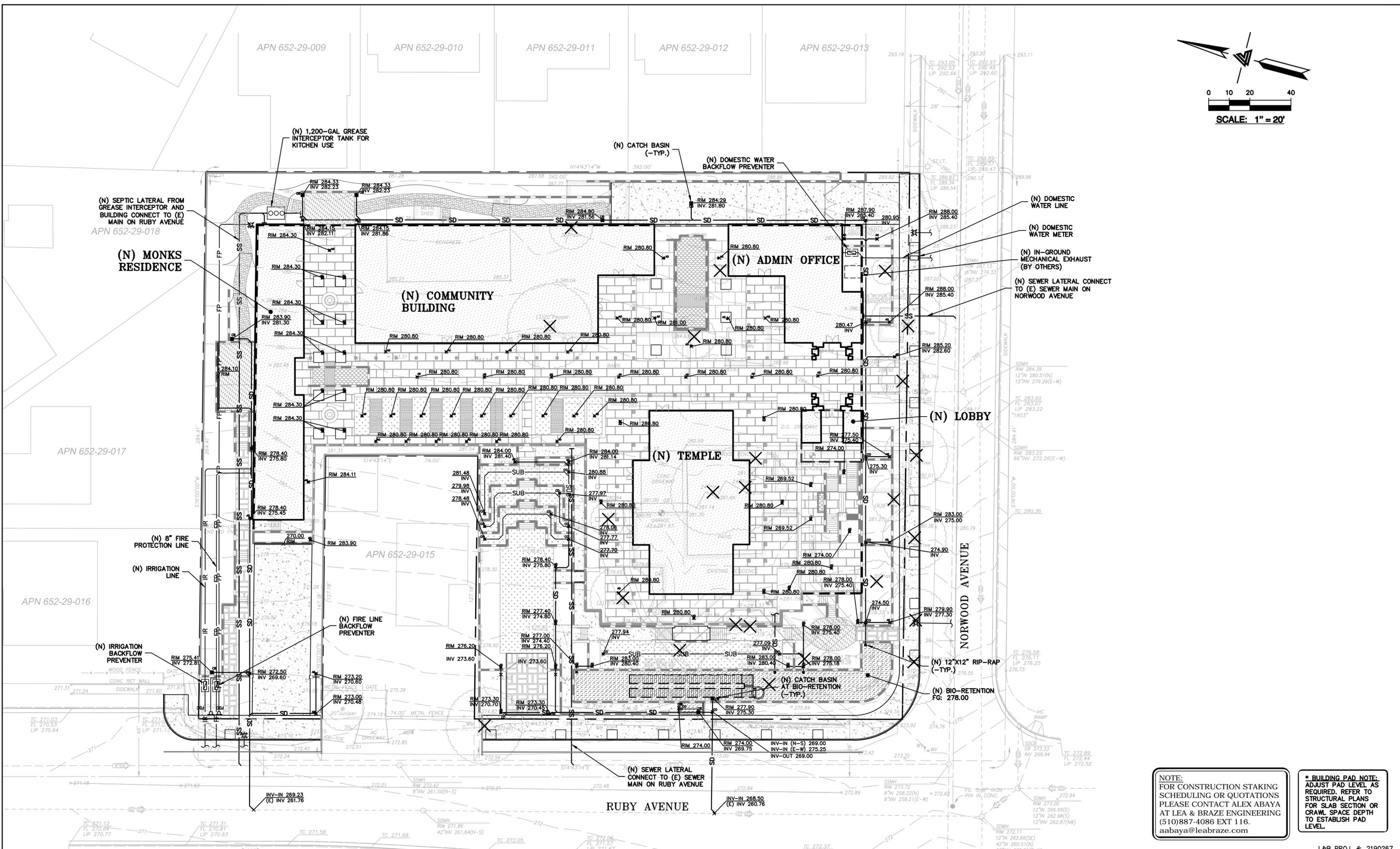
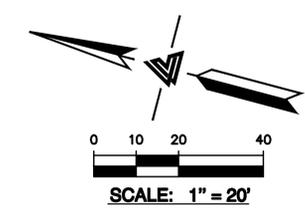
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CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CONCEPTUAL SITE SECTIONS
APN: 652-29-014

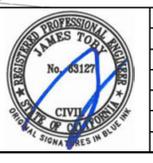


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 SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916) 966-1338 (F) (916) 797-7363
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CIVIL IMPROVEMENT PLANS
 WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
 CONCEPTUAL UTILITIES PLAN
 APN: 652-29-014

L&B PROJ. #: 2190267
 SHEET
C-3.0
 10 OF 13 SHEETS
 PW PROJECT #

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- STABILIZING ALL DENUDEED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

- ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, SOIL REPORT BY MURRAY ENGINEERS INC., AND THE CITY OF SAN JOSE.
- ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

- THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
 - EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
 - EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
 - CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

- ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCD OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

- UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL Voids SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT TRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SEED PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

- FIBER, 2000 LBS/ACRE
- SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
- FERTILIZER (11-8-4), 500 LBS/ACRE
- WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND NEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

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BY	DATE	CSJ	DATE	REVISIONS	

WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TODD COLE



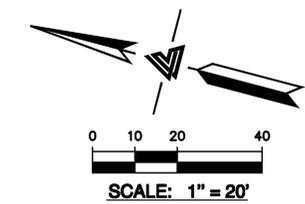
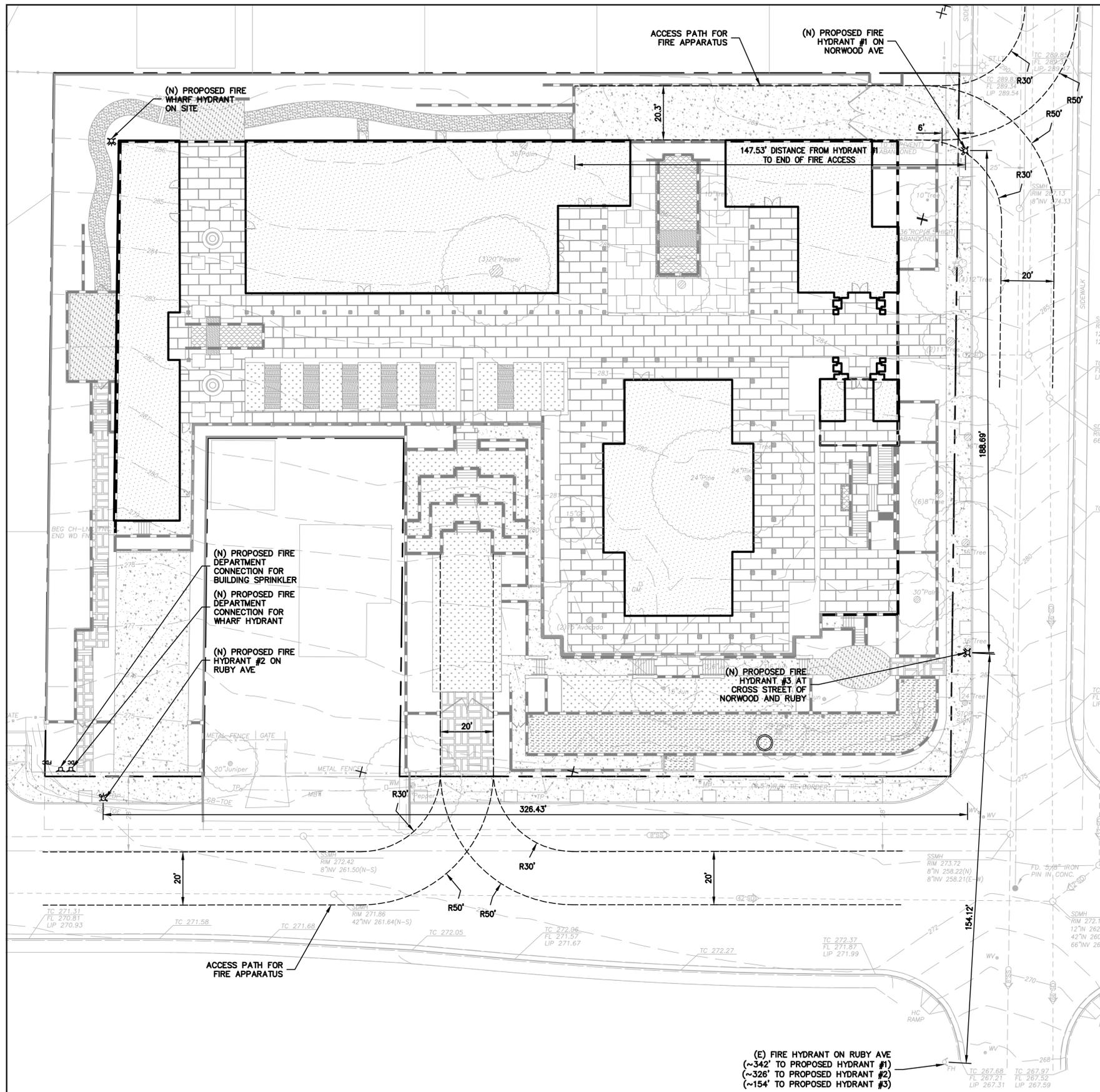
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Proj. Engr: TC
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LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545 ROSEVILLE, CA 95661
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CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
GRADING SPECIFICATIONS
APN: 652-29-014

L&B PROJ. #: 2190267
SHEET
C-4.0
11 OF 13 SHEETS
PW PROJECT #



CoSJ FIRE GENERAL NOTES:

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY, AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
5. ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.

COSJ FIRE PROTECTION NOTES:

1. NEW BUILDING
 BUILDING CONSTRUCTION TYPE
 REQUIRED FIRE FLOW*
 PRORATED, ADJUSTED FIRE FLOW* (25% AND 50% REDUCTION PER CFC 2016 FOR BUILDING W/SPRINKLERS & SJFPB ORDINANCE)
 REQUIRED NUMBER OF HYDRANTS
 REQUIRED AVERAGE SPACING
 PROPOSED AVERAGE SPACING OF HYDRANTS
 2. ALL FIRE TRUCK ACCESS ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE OR, WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OR AT LEAST 75,000 LBS.
 3. (N) WHARF FIRE HYDRANT IS LOCATED ON NORTHERN CORNER OF SITE. WHARF HYDRANT IS CONNECTED TO ONE OF THE FIRE DEPARTMENT CONNECTION FRONT OF LOT.
- *SEE REQUIRED FIRE FLOW ESTIMATE CALCULATION BELOW FOR DETAILED NUMBERS FOR MIXED CONSTRUCTION FIRE FLOW REQUIREMENT.

INSTITUTIONAL BDLG: 20,489 SQ. FT.
 GARAGE: 36,906 SQ. FT.
 RESIDENTIAL: 2,765 SQ. FT.

GARAGE: TYPE VB
 RESIDENTIAL: TYPE VB
 3,400 GPM
 3,400 GPM
 7 FIRE HYDRANTS
 250 FT.
 216' AVERAGE SPACING

Job address: 2740 Ruby Avenue, San Jose CA 95148
 Job number: 2190267 CI
 Date: August 2, 2019
 Calculation by: Tony C.

Total Required Fire Flow Estimate - Underground Garage and Podium Structure

Construction Type (Per Architect Drawing)	Institutional Building (square feet)	Garage (square feet)	Residential Building (square feet)	Total Area (square feet)	Fire Hydrant Calculation			
					Total Required Fire Flow (GPM)	Required Fire Flow, 25% reduction (GPM)	Required Fire Flow, 50% reduction (GPM)	Required Fire Flow, Prorated w/reductions (GPM)
Type VB (OH1)	0	36,906	0	36,906				
Type VB (LH)	20,489	0	2,765	23,254				
Totals	20,489	36,906	2,765	60,160	3,500	875	1750	3,500
Round-up					3,500			3,500

Using Total Required Fire Flow (GPM)	3,500	2016 CFC Appendix C Table C105.1
Minimum number of hydrants		7
Average spacing between hydrants, feet		250
Maximum distance from any point of street to hydrant, feet		150

(E) FIRE HYDRANT ON RUBY AVE
 (~342' TO PROPOSED HYDRANT #1)
 (~326' TO PROPOSED HYDRANT #2)
 (~154' TO PROPOSED HYDRANT #3)

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

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

BY	DATE	CSJ	DATE	REVISIONS

WAT KHMER KAMPUCHEA KROM
 2740 RUBY AVENUE
 SAN JOSE, CA
 PHONE: (415) 431-9200
 ATTN: TODD COLE



Date: DECEMBER 12, 2019
 Scale: AS NOTED
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CIVIL IMPROVEMENT PLANS
 WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
 CONCEPTUAL FIRE HYDRANT AND ACCESS PLAN
 APN: 652-29-014

L&B PROJ. #: 2190267
 SHEET
FC-1
 12 OF 13 SHEETS
 PW PROJECT #



CLEAN BAY BLUEPRINT

Stormwater Pollution Prevention

Stormwater pollution is a major source of water pollution in California. It can cause declines in fisheries, disrupt habitats, and limit water recreation activities. Even more importantly, stormwater pollution poses a serious threat to the overall health of the ecosystem.

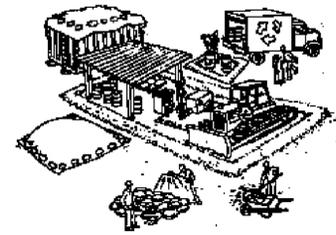
Common sources of pollutants from construction sites include: sediments from soil erosion; construction materials, stockpiles and waste (e.g., paint, solvents, concrete, drywall); and spilled oil, fuel, and other fluids from construction vehicles and heavy equipment.

In San Jose, the storm drain system consists of gutters, storm drains, underground pipes, open channels, culverts and creeks. Storm drain systems are designed to drain directly to the Bay with no treatment.

San Jose and the other municipalities in the Bay Area are required by the Federal Clean Water Act to develop stormwater management programs that include requirements for construction activities. Your construction project will need to comply with local municipal requirements. If your construction activity will disturb one acre or more, you must also obtain insurance coverage under the General Construction Activity Permit issued by the State Water Resources Control Board.

This Clean Bay Blueprint is an introductory guide to stormwater quality control on construction sites. It contains several principles and techniques that you can use to help prevent stormwater pollution. The Bay Area Stormwater Management Agencies Association (BASMAA) and the City of San Jose have developed these guidelines as a resource for all general contractors, home builders, and subcontractors working on construction sites.

Employees should be trained and subcontractors informed about the stormwater requirements and their own responsibilities. The property owner and the contractor are responsible for all activities at your site, including activities by your subcontractors and employees.



Useful Phone Numbers

Spill Response Agencies	
Dial 911 for Hazardous Materials Spills	
Santa Clara Valley Water District Environmental Compliance Division	(408) 265-2600
Department of Fish & Wildlife Office of Spill Prevention and Response	(800) 852-7550 (24 hours)
City of San José Environmental Services Department Environmental Enforcement Division	(408) 945-3000
Local Recyclers and Disposal Services	
Santa Clara Countywide Recycling Hotline Integrated Waste Management Division	1(800) 533-8414
Local Pollution Control Agencies	
Santa Clara County Department of Environmental Health Environmental Compliance Division	(408) 918-3400 (408) 265-2600
San José/Santa Clara Regional Wastewater Facility	(408) 945-5300
City of San José	
Departments of Public Works and Planning, Building and Code Enforcement Grading Permits and Inspections http://www.sanjoseca.gov	(408) 535-3555
For more information on stormwater requirements, call the State Water Resources Control Board's Stormwater Information Line at (916) 341-5537, or San Jose's Environmental Services Watershed Protection Division at (408) 945-3000.	

Material Storage and Spill Clean Up

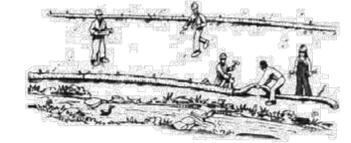
- ✓ Cover exposed piles of soil, construction materials and wastes with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ✓ Build berms around storage areas to prevent contact with runoff.
- ✓ Store containers of paints, chemicals, solvents, and other hazardous materials in accordance with secondary containment regulations and under cover during rainy periods.
- ✓ Cover open dumpsters with plastic sheeting or a tarp during rainy weather. Secure the sheeting or tarp around the outside of the dumpster. If your dumpster has a cover, close it.
- ✓ If a dumpster is leaking, contain and collect leaking material. Return the dumpster to the leasing company for repair or exchange.
- ✓ Sweep up spilled dry materials (for example cement, mortar, or fertilizer) immediately. Never attempt to "wash them away" with water, or bury them. Use only minimal water for dust control.
- ✓ Clean up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (for example absorbent materials like cat litter, sand or rags). Have spill cleanup kits available.
- ✓ Clean up spills on dirt areas by digging up and properly disposing of the contaminated soil.

Report significant spills to the appropriate spill response agencies immediately.



Earth-Moving Activities and Erosion Control

- ✓ Avoid contaminating clean runoff from areas adjacent to your site by using berms and/or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams and/or berms, where appropriate.
- ✓ Construct diversion dikes and drainage swales to channel runoff around the site.
- ✓ Use berms and drainage ditches to divert runoff around exposed areas. Place diversion ditches across the top of cut slopes.
- ✓ Plant vegetation on exposed slopes. Where replanting is not feasible, cover with erosion control blankets (for example mulch netting or matting of jute, straw, glass fiber or excelsior).
- ✓ Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff around them. Keep exposed stockpiles off of paved roadways, sidewalks and driveways.
- ✓ Protect drainage courses, creeks, or catch basins with backup measures such as silt fences and/or temporary drainage swales.
- ✓ Conduct routine inspections of all erosion and sediment control measures and repair when necessary. This is particularly critical before, during and immediately after rainstorms.
- ✓ Protect storm drain inlets from sediment-laden runoff. Storm drain inlet protection devices include barriers of burlap bags filled with *drain rock*, filter fabric fences, block and gravel filters, and excavated drop inlet sediment traps.
- ✓ Limit on-site construction routes and stabilize construction entrances. Prevent construction vehicles from tracking soil onto adjacent streets.
- ✓ Dry-sweep, where possible, to clean sediments from streets, driveways and paved areas on construction sites. If water must be used to flush pavement, collect runoff to settle out sediments and protect storm drain inlets.
- ✓ Prevent all debris, construction materials, soil, rock, etc. from being introduced into any storm drain or sanitary sewer structures.



Roadwork and Pavement Construction

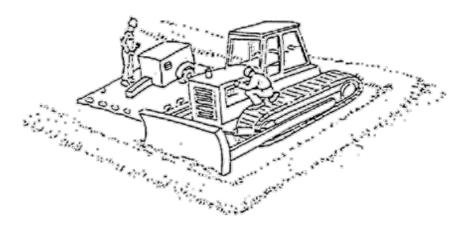
- ✓ Apply concrete, asphalt, and seal coat during dry weather to prevent unset paving material from washing away with stormwater runoff.
- ✓ Cover storm drain inlets and manholes when paving or applying seal coat, slurry seal, fog seal, etc.
- ✓ Always park paving machines over drip pans or absorbent materials, since they tend to drip continuously. Do not spray diesel fuel to prevent asphalt build up on equipment. Use alternatives, such as citrus-based products.
- ✓ Use as little water as possible when making saw-cuts in pavement. Contain the slurry by placing rock bags, or temporary berms as close to the saw-cuts as possible. Vacuum "wet", or allow slurry to dry and shovel.
- ✓ Wash down exposed aggregate concrete only when the wash water can:
 - (1) Flow onto a dirt area;
 - (2) Drain onto a bermed surface from which it can be pumped and disposed of properly; or
 - (3) Be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ✓ **Never wash sweepings from exposed aggregate concrete into a street or storm drain.** Collect and return to aggregate base stockpile, or dispose with trash.

Update pollution prevention measures as construction phases change or are completed.



Vehicle and Equipment Maintenance

- ✓ Maintain all vehicles and heavy equipment. Inspect frequently and repair leaks.
- ✓ Use drip pans or drop cloths to catch drips and spills if you must drain and replace motor oil, radiator coolant, or other fluids on-site. Collect all spent fluids, store in labeled separate containers, and recycle whenever possible. Keep all fuels, oils and lubricants within secondary containment.
- ✓ Designate specific areas of the construction site, well away from creeks or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance.
- ✓ Perform major maintenance, repair jobs and vehicle and equipment washing off-site when feasible, or in designated and controlled areas on-site.
- ✓ Wash vehicles at an appropriate off-site facility. If equipment must be washed on-site, just use water and prevent water from entering the storm drain. Do not use soaps, solvents, degreasers, or steam cleaning equipment. Direct wash water to an area that will not flow to any storm drain inlets. The waste wash water can evaporate and/or infiltrate within this designated area.
- ✓ Refuel vehicles and heavy equipment in one designated location on the site and clean up spills immediately.
- ✓ Oil, antifreeze, batteries, and tires should also be recycled. Please contact the County Household Hazardous Waste Program at (408) 299-7300 for assistance on how you may dispose of your hazardous wastes.



Paints, Solvents and Adhesives

- ✓ Sweep up or collect non-hazardous paint chips and dust from dry stripping and sandblasting in plastic drop cloths and dispose of as trash. Dispose of chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyl tin as hazardous waste.
- ✓ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek.**
- ✓ For water-based paints, paint out brushes to the maximum extent possible and rinse to a drain leading to the sanitary sewer (i.e., indoor plumbing). Dried latex paint may be disposed of in the trash.
- ✓ For oil-based paints, paint out brushes to the maximum extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.
- ✓ Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.

Have spill cleanup kits available.



Concrete, Cement and Mortars

- ✓ Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- ✓ Wash out concrete transit mixers only in designated wash-out areas where the water will flow into settling ponds or onto dirt or stockpiles of aggregate base or sand. Whenever possible, recycle washout by pumping back into mixers for reuse. **Never dispose of washout into the street, storm drains, drainage ditches, or creeks.**
- ✓ Whenever possible, return contents of

mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.

Call Environmental Enforcement at (408) 945-3000 before dewatering and/or pumping into storm or sanitary sewer systems.

Waste Disposal

- ✓ Keep pollutants off exposed surfaces. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- ✓ Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires are recyclable.
- ✓ Recycle leftover construction and demolition materials whenever possible. Materials such as concrete, rock, asphalt, cleared vegetation, scrap metal, wood, carpet, drywall can be recycled. For a list of facilities that will accept these materials: <http://www.sjrecycles.org/BusinessDirectoryII.aspx?lngBusinessCategoryID=39>
- ✓ Dispose of all wastes properly. Materials that cannot be reused or recycled must be taken to an appropriate landfill or disposed of as hazardous waste.
- ✓ **Never throw or dispose of debris into channels, creeks or into wetland areas. Never store or leave debris in the street or near a creek where it may contact runoff.**
- ✓ Illegal dumping is a violation subject to a fine and/or time in jail. Be sure that trailers carrying your materials are covered during transit. If not, the hauler may be cited and fined.
- ✓ Do not dispose of plant material in a creek or drainage facility or leave it in a roadway where it can clog storm drain inlets.
- ✓ Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste.
- ✓ Check with the Fire Department with questions on proper storage of hazardous materials.
- ✓ Protect all wastes from rainwater and runoff.



BY	DATE	CSJ	DATE	REVISIONS

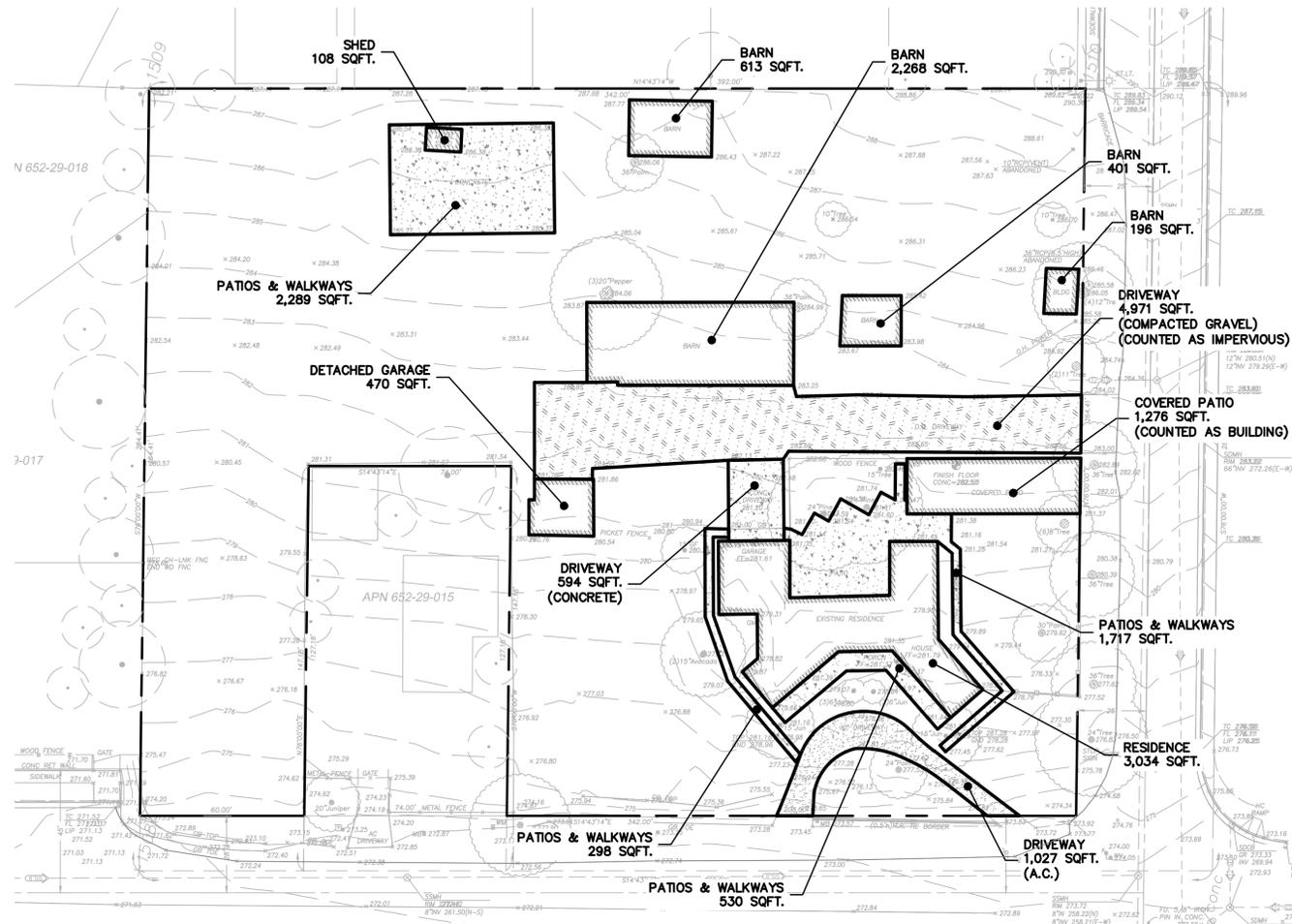
WAT KHMER KAMPUCHEA KROM 2740 RUBY AVENUE SAN JOSE, CA PHONE: (415) 431-9200 ATTN: TODD COLE
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Date: DECEMBER 12, 2019
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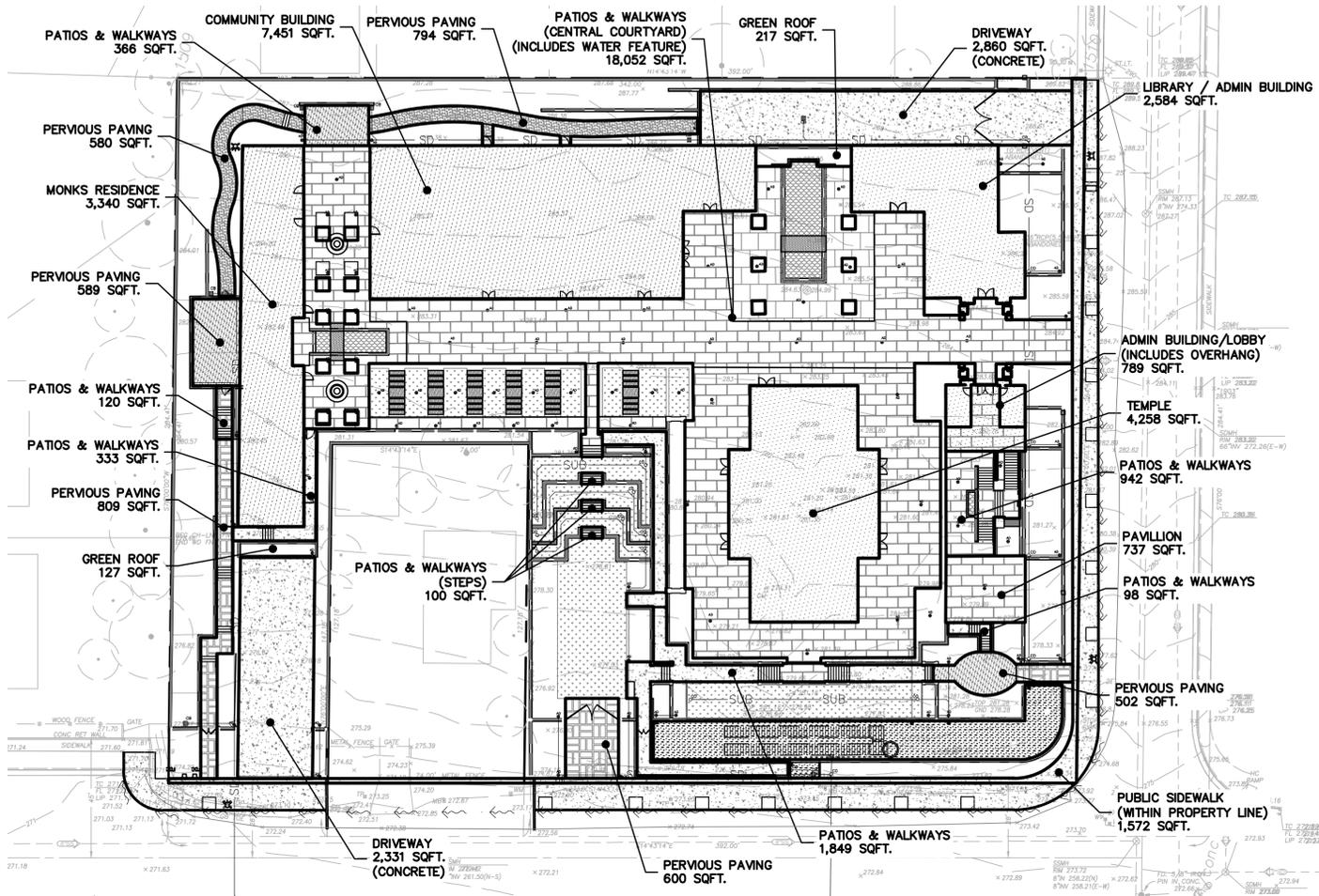
LEA & BRAZE ENGINEERING, INC.
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SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916) 966-1338 (F) (916) 797-7363
WWW.LEABRAZE.COM

CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CLEAN BAY BLUEPRINT STORMWATER POLLUTION PREVENTION
APN: 652-29-014

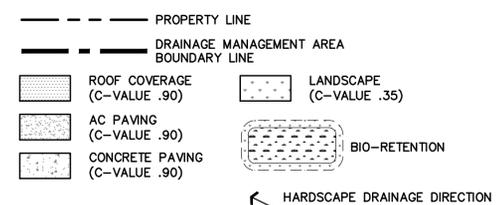
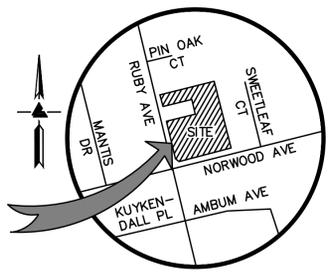
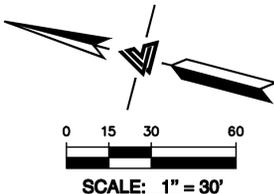
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BMP
13 OF 13 SHEETS
PW PROJECT #



EXISTING



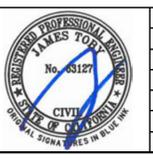
PROPOSED



SITE DEVELOPMENT AREA SUMMARY TABLE (CIPS)					
2.A. ENTER THE PROJECT PHASE NUMBER (1, 2, 3 ETC. OR N/A IF NOT APPLICABLE)	N/A				
2.B. TOTAL AREA OF THE SITE (ACRES)	1.86				
2.C. TOTAL AREA OF SITE THAT WILL BE DISTURBED (ACRES)	1.86				
COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE					
2.D. IMPERVIOUS SURFACES - IA	PRE-PROJECT EXISTING IA (SQ FT)	EXISTING IA RETAIN AS-IS (SQ FT)	EXISTING IA REPLACED WITH IA (SQ FT)	NEWLY IA CREATED (SQ FT)	TOTAL POST PROJECT IA (SQ FT)
SITE TOTALS					
TOTAL IA	d.1 19,792	d.2 0	d.3 19,792	d.4 27,990	d.5 (d.1+d.3+d.4) 47,782
TOTAL NEW & REPLACED IA	d.6. (d.3+d.4) 47,782				
PUBLIC STREET TOTALS					
TOTAL PUBLIC STREETS IA	d.8 0	d.9 0	d.10 0	d.11 1,572	d.12 (d.9+d.10+d.11) 1,572
TOTAL NEW & REPLACED PUBLIC STREETS IA	d.13 (d.10+d.11) 1,572				
TOTAL SITE & PUBLIC STREETS IA	d.14 (d.1+d.8) 19,792		d.15 (d.5+d.12) 49,354		
REPLACEMENT OF IA REDEVELOPMENT PROJECTS (d.3/d.1)x100:					d.16 (d.5+d.12) 100.00%
2.E PERVIOUS AREAS - PA	PRE-PROJECT EXISTING PA (SQ FT)				TOTAL POST PROJECT PA (SQ FT)
TOTAL PA	e.1 61,217				e.2 33,227
2.F TOTAL AREA (IA + PA)	f.1 (d.14+e.1) 81,009				f.2 (d.15+e.2) 82,581

BY	DATE	CSJ	DATE	REVISIONS

WAT KHMER KAMPUCHEA KROM
 2740 RUBY AVENUE
 SAN JOSE, CA
 PHONE: (415) 431-9200
 ATTN: TODD COLE

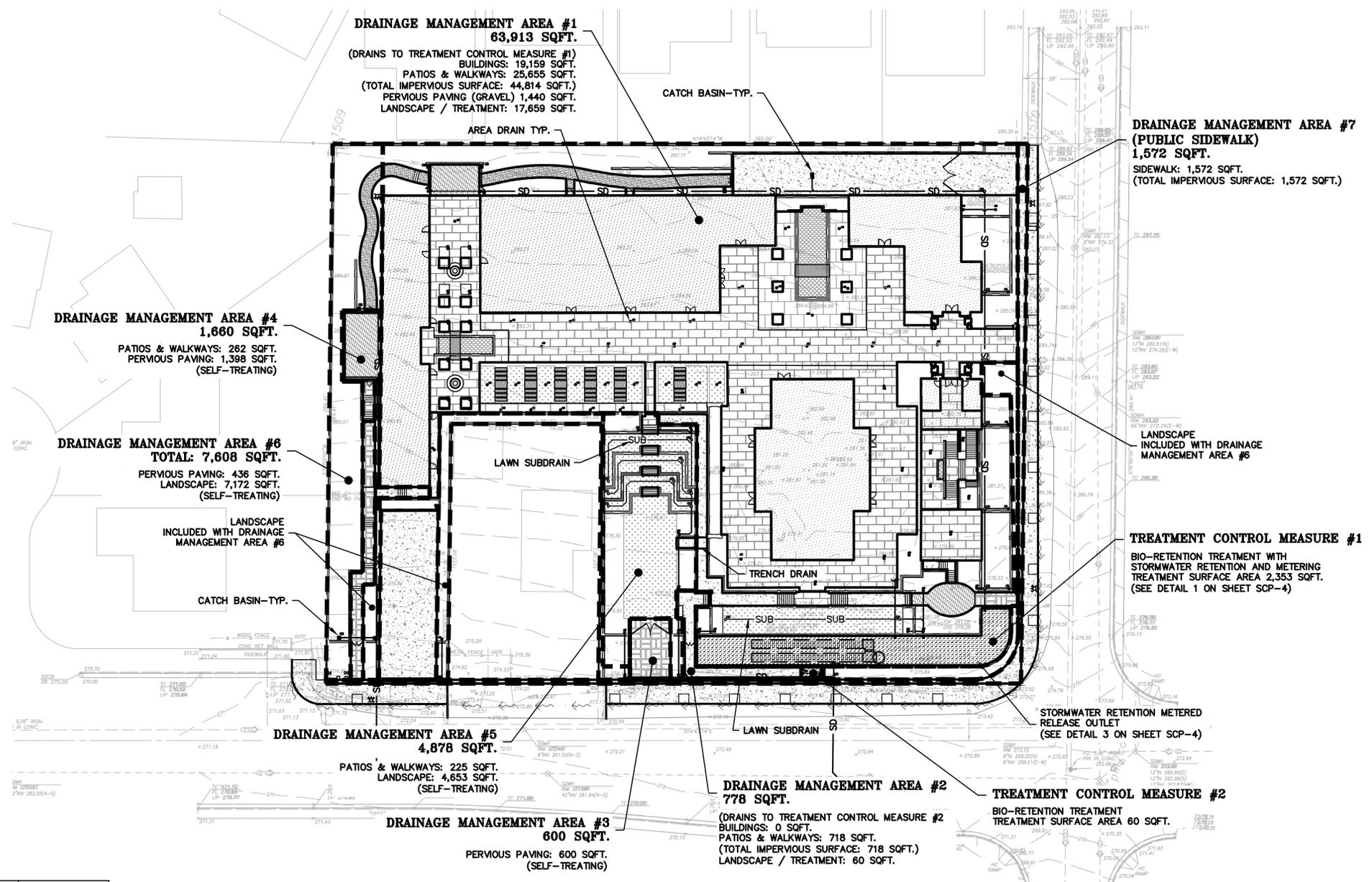


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 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019
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 WWW.LEABRAZE.COM

CIVIL IMPROVEMENT PLANS
 WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
 IMPERVIOUS SURFACE EXHIBIT
 APN: 652-29-014

L&B PROJ. #: 2190267
 SHEET
SCP-1
 1 OF 7 SHEETS
 PW PROJECT #



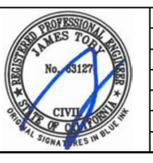
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2.A. ENTER THE PROJECT PHASE NUMBER (1, 2, 3 ETC. OR N/A IF NOT APPLICABLE)					N/A
2.B. TOTAL AREA OF THE SITE (ACRES)					1.86
2.C. TOTAL AREA OF SITE THAT WILL BE DISTURBED (ACRES)					1.86
COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE					
2.D. IMPERVIOUS SURFACES - IA	PRE-PROJECT EXISTING IA (SQ FT)	EXISTING IA RETAIN AS-IS (SQ FT)	EXISTING IA REPLACED WITH IA (SQ FT)	NEWLY IA CREATED (SQ FT)	TOTAL POST PROJECT IA (SQ FT)
SITE TOTALS	d.1 19,792	d.2 0	d.3 19,792	d.4 27,990	d.5 (d.2+d.3+d.4) 47,782
TOTAL NEW & REPLACED IA	d.6 (d.3+d.4) 47,782				
PUBLIC STREET TOTALS	d.8 0	d.9 0	d.10 0	d.11 1,572	d.12 (d.9+d.10+d.11) 1,572
TOTAL NEW & REPLACED PUBLIC STREETS IA	d.13 (d.10+d.11) 1,572				
TOTAL SITE & PUBLIC STREETS IA	d.14 (d.1+d.8) 19,792				d.15 (d.5+d.12) 49,354
REPLACEMENT OF IA REDEVELOPMENT PROJECTS (d.3/d.1)x100:					d.16 (d.5+d.12) 100.00%
2.E PERVIOUS AREAS - PA	PRE-PROJECT EXISTING PA (SQ FT)				TOTAL POST PROJECT PA (SQ FT)
TOTAL PA	e.1 61,217				e.2 33,227
2.F TOTAL AREA (IA + PA)	f.1 (d.14+e.1) 81,009				f.2 (d.15+e.2) 82,581

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE															
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	LOCATION	TREATMENT TYPE	LID OR NON-LID	SIZING METHOD	DRAINAGE AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (PERMEABLE PAVEMENT) (SQ FT)	PERVIOUS AREA (OTHER) (SQ FT)	% ON-SITE AREA TREATED BY LID OR NON-LID TCM	BIO-RETENTION AREA REQUIRED (SQ FT)	BIO-RETENTION AREA PROVIDED (SQ FT)	OVERFLOW RISER HEIGHT (IN)	STORAGE DEPTH REQUIRED (FT)	STORAGE DEPTH PROVIDED (FT)
1	1	ON-SITE	BIORETENTION UNLINED WITH UNDERDRAIN	LID	2C. FLOW 4% METHOD**	63,913	44,814	1,440	17,659	78.90%	1,793	2,353	18	0	0
2	2	ON-SITE	BIORETENTION UNLINED WITH UNDERDRAIN	LID	2C. FLOW 4% METHOD**	778	718	0	60	0.96%	29	60	6	0	0
3	3	ON-SITE	SELF-TREATING PERVIOUS PAVERS	LID	VOLUME	600	0	600	0	0.74%	-	-	-	-	-
4	4	ON-SITE	SELF-RETAINING PERVIOUS PAVERS	LID	VOLUME	1,660	262	1,398	0	2.05%	-	-	-	0.041	0.167
5	5	ON-SITE	SELF-TREATING LANDSCAPE	LID	VOLUME	4,878	225	0	4,653	6.02%	-	-	-	-	-
6	6	ON-SITE	SELF-TREATING LANDSCAPE	LID	VOLUME	7,608	0	436	7,172	9.39%	-	-	-	-	-
7	-	ON-SITE	MAINTENANCE***	N/A	N/A	1,572	1,572	0	0	-	-	-	-	-	-
TOTALS:						81,009	47,591	3,874	29,544	98.06%					

**"LINED" REFERS TO AN IMPERMEABLE LINER PLACED ON THE BOTTOM OF A BIORETENTION BASIN OR A CONCRETE FLOW-THROUGH PLANTER, SUCH THAT NO INFILTRATION INTO NATIVE SOIL OCCURS.
 ***SIZING FOR BIO-RETENTION AREA REQUIRED CALCULATED USING THE 4% METHOD (IMPERVIOUS AREA x 0.04)
 ***PER CHAPTER 2.3 OF THE C.3 STORMWATER HANDBOOK, PROJECTS THAT ADD NEW SIDEWALK ALONG ANEXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3 OF THE MUNICIPAL STORMWATER PERMIT

BY	DATE	CSJ	DATE	REVISIONS

WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TODD COLE



Date: NOVEMBER 19, 2019
 Scale:
 Designed: RW/AG
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 Proj. Engr: TC
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LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019
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 WWW.LEABRAZE.COM

CIVIL IMPROVEMENT PLANS
 WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
 STORMWATER CONTROL PLAN
 APN: 652-29-014

L&B PROJ. #: 2190267
 SHEET
SCP-2
 2 OF 7 SHEETS
 PW PROJECT #

PROJECT DESCRIPTION:

A KHMER KROM BUDDHIST TEMPLE COMPLEX
2740 RUBY AVENUE
SAN JOSE, CA.

APN: 652-29-041

DESCRIPTION OF FACILITY ACTIVITY:

CONSTRUCTION OF A NEW BUDDHIST TEMPLE COMPLEX WITH 5 BUILDINGS, A BELOW GRADE PARKING LOT AND SITE IMPROVEMENTS INCLUDING SITE GRADING AND DRAINAGE IMPROVEMENTS ARE PROPOSED FOR THE PROJECT.

SITE SOILS:

A REVIEW OF THE SOILS REPORT BY MURRAY ENGINEERS, INC., DATED JULY 10, 2019, INDICATES THAT THE NEAR SURFACE SOILS AT THE PROJECT SITE ARE LEAN CLAY AND CAN BE CLASSIFIED AS TYPE C AND D SOILS.

DESCRIPTION OF WATER BODIES:

THE PROJECT WILL TIE INTO THE CITY'S EXISTING STORM DRAIN SYSTEM. THE SYSTEM DRAINS TO LOWER SILVER CREEK, THEN TO COYOTE CREEK AND EVENTUALLY TO THE SAN FRANCISCO BAY.

FLOOD ELEVATION:

PER FEMA FIRM MAP 06085C0258H

THE SITE LIES OUTSIDE OF 1% FLOOD AREA FOR LOWER SILVER CREEK. THE PROJECT AREA IS DESIGNATED AS ZONE D, "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE."

GROUNDWATER:

A REVIEW OF THE SOILS REPORT BY MURRAY ENGINEERS, INC., DATED JULY 10, 2019, INDICATES THAT GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF APPROXIMATELY 32 TO 42 FEET BELOW GRADE IN THEIR EXPLORATORY BORINGS B-8, B-9 AND B-11 THROUGH B-14 LOCATED THROUGHOUT THE SITE AROUND THE AREA OF THE PROPOSED TEMPLE BUILDING, PACING THE MAXIMUM GROUNDWATER AT AN ELEVATION OF APPROXIMATELY 351.3 FEET BASED ON A SURFACE GRADE OF 383.3 FEET BASED ON THE SURVEY BY LEA & BRAZE ENGINEERING, INC. IN THE LOCATIONS OF BORINGS B-8 AND B-14

IDENTIFICATION OF POTENTIAL POLLUTANTS:

POSSIBLE POLLUTANTS FOR THIS SITE INCLUDE TRASH, SEDIMENTS, NUTRIENTS, DUST, CONSTRUCTION DEBRIS, AUTOMOBILE DEBRIS, AND PESTICIDES. THE CONSTRUCTION OF THE PROJECT AND THE LONG TERM MAINTENANCE SHOULD NOT ADD ANY OF THE FOLLOWING: COPPER, NICKEL, DIAZINON, MERCURY, CHLORIDANE, DDT, DIELDRIN, AND PCB'S.

BMP DESCRIPTION

THIS PROJECT USES BMP RECOMMENDATIONS FROM THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM, INCLUDING 4 BIO-RETENTION AREAS.

THE SITE, AS EXISTING, IS APPROXIMATELY 81,009 SF. WITH APPROXIMATELY 19,792 SF. OF IMPERVIOUS SURFACE. THIS PROJECT WILL INCREASE THE IMPERVIOUS SURFACE TO APPROXIMATELY 47,782 SF.

THE SITE IS DIVIDED INTO 7 DRAINAGE MANAGEMENT ZONES. ZONES 1 & 2 WILL UTILIZE BIO-RETENTION AREAS TO TREAT RUNOFF. ZONES 3 THROUGH 6 ARE SELF TREATING. ZONE 7 IS THE EXISTING PUBLIC STREET AND SIDEWALK WITHIN THE PROPERTY BOUNDARY.

POST CONSTRUCTION BMP MAINTENANCE AND/OR SOURCE CONTROL

FUEL, OIL PETROLEUM PRODUCTS, PESTICIDES, AND OTHER STORM DRAINAGE POLLUTANT SPILLS NEED TO BE CONTAINED. OWNERS SHALL USE ABSORBENT MATERIAL ON SMALL SPILLS RATHER THAN HOSING SPILLS DOWN. REMOVE THE ABSORBENT MATERIAL PROMPTLY AND DISPOSE OF PROPERLY, AS REQUIRED BY CITY, STATE AND FEDERAL REGULATIONS.

DRAINAGE INLETS SHALL BE INSPECTED MONTHLY AND KEPT CLEAN OF ANY TRASH THAT MAY HAVE ACCUMULATED. IT IS THE RESPONSIBILITY OF THE PROPERTY MANAGER/OWNER TO HAVE THOSE INSPECTIONS PERFORMED, DOCUMENTED AND ANY REPAIRS MADE.

A. LANDSCAPE MAINTENANCE

LANDSCAPE AREAS SHALL BE COVERED WITH PLANTS OR SOME TYPE OF GROUND COVER TO MINIMIZE EROSION. NO AREAS ARE TO BE LEFT AS BARE DIRT THAT COULD ERODE. MOUNDING SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL.

PESTICIDES AND FERTILIZERS SHALL BE STORED AS HAZARDOUS MATERIALS AND IN APPROPRIATE PACKAGING. OVER SPRAYING ONTO PAVED AREAS SHALL BE AVOIDED WHEN APPLYING FERTILIZERS AND PESTICIDES. PESTICIDES AND FERTILIZERS WILL BE PROHIBITED FROM STORAGE OUTSIDE.

THE LANDSCAPE AREAS SHALL BE INSPECTED AND ALL TRASH PICKED UP AND OBSTRUCTIONS TO THE DRAINAGE FLOW REMOVED ON A MONTHLY BASIS MINIMUM. THIS SITE HAS BEEN DESIGNED WITH EFFICIENT IRRIGATION AND DRAINAGE TO REDUCE PESTICIDE USE. PLANTS HAVE BEEN SELECTED BASED ON SIZE AND ARE SITUATED TO REDUCE MAINTENANCE AND ROUTINE PRUNING.

B. DRAINAGE COLLECTION MANAGEMENT

THE STORM DRAINAGE SYSTEM CONSISTS OF AREA DRAINS, CATCH BASINS, THE STORMWATER TREATMENT AREA, RETENTION AND DISTRIBUTION PIPING, OVERFLOW BASINS, AND CLEAN OUTS.

THE STORM DRAINAGE COLLECTION SYSTEM SHALL BE CLEANED YEARLY BY THE PROPERTY MANAGEMENT/OWNER. THE INSPECTION SHALL BE PERFORMED DURING THE DRY SEASON. THIS INCLUDES THE FOLLOWING;

*ALL TRASH AND OBSTRUCTIONS SHALL BE REMOVED FROM ALL TREATMENT AREAS, AREA DRAINS, CLEAN OUTS, AND CATCH BASINS.

C. FLOW THROUGH PLANTER AREAS

MAINTENANCE AGREEMENT:

*UPON ACCEPTANCE OF THE DESIGN CONCEPT, A MAINTENANCE AGREEMENT WILL BE DEVELOPED REQUIRING THE PROPERTY MANAGER/OWNER TO PROVIDE THE FOLLOWING INFORMATION ON A ROUTINE BASIS. THESE REQUIREMENTS APPLY ONLY TO THE BIO-RETENTION AREA USED FOR STORM WATER TREATMENT.

MAINTENANCE STANDARDS:

*SOILS AND PLANTINGS MUST BE MAINTAINED, INCLUDING ROUTINE PRUNING, MOWING, IRRIGATION, REPLENISHMENT OF MULCH, WEEDING, AND FERTILIZING WITH A SLOW-RELEASE FERTILIZER WITH TRACE ELEMENTS.

*REMOVE OBSTRUCTIONS AND TRASH FROM THE BIO-RETENTION AREA.

*ONLY PESTICIDES AND FERTILIZERS THAT ARE ACCEPTED WITHIN THE INTEGRATED PEST MANAGEMENT APPROACH FOR USE IN FLOW THROUGH PLANTER AREAS SHALL BE USED.

*EROSION AT INFLOW POINTS MUST BE REPAIRED.

THE BIO-RETENTION AREA SHALL BE INSPECTED AND MAINTAINED MONTHLY TO REVIEW:

*OBSTRUCTION AND TRASH

*IF PONDED WATER IS OBSERVED, THE SURFACE SOILS SHALL BE REMOVED AND REPLACED AND SUBDRAIN SYSTEM INSPECTED.

***CONDITION OF GRASSES.**

D. TRAINING PROGRAM

A COPY OF THE STORM WATER MANAGEMENT PLANS (SWMP) WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

MATERIAL PRESENTED IN THE INTEGRATED PEST MANAGEMENT PROGRAM WILL BE MADE AVAILABLE TO PERSONNEL IN CHARGE OF FACILITY MAINTENANCE AND WILL BE DISTRIBUTED TO THE SUBCONTRACTOR REPRESENTATIVE ENGAGED IN THE MAINTENANCE OR INSTALLATION OF THE BMP'S.

A COPY OF THE YEARLY INSPECTION REPORTS SHALL BE MANAGED BY THE PROPERTY MANAGER/OWNER.

PROJECT SITE INFORMATION:

SOILS TYPE: C/D
GROUNDWATER DEPTH: 32 FEET
RECEIVING WATER BODY: LOWER SILVER CREEK VIA CITY STORM DRAIN
FLOOD ZONE: ZONE D
PER FEMA FIRM MAP 06085C0258H.
THE SITE LIES OUTSIDE OF 1% FLOOD AREA FOR LOWER SILVER CREEK
THE PROJECT AREA IS DESIGNATED AS ZONE D, "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE."

PROJECT WATERSHED:

LOWER SILVER CREEK

SITE DESIGN MEASURES

1. DIRECT RUNOFF FROM ROOFS AND PARKING AREAS TO THE STORMWATER TREATMENT BIO-RETENTION AREA.
2. CLUSTER STRUCTURES AND PAVEMENT AREAS.

SOURCE CONTROL MEASURES

1. LABEL ALL DRAIN INLETS "NO DUMPING-DRAINS TO BAY"
2. PROVIDE REGULAR SITE MAINTENANCE AND GOOD HOUSEKEEPING PRACTICES.
 - A. PROVIDE STREET SWEEPING AND TRASH CONTROL
 - B. INSPECT AND MAINTAIN ALL STORM DRAIN INLETS ON A REGULAR SCHEDULE.
 - C. INSPECT AND MAINTAIN THE BIO-RETENTION AREA ON A REGULAR SCHEDULE.
3. PROVIDE BENEFICIAL LANDSCAPING TO MINIMIZE THE NEED FOR IRRIGATION, AND THE USE OF PESTICIDE AND FERTILIZER.
4. USE WATER EFFICIENT IRRIGATION SYSTEMS.

TREATMENT CONTROL MEASURES

1. THE BIO-RETENTION TREATMENT CONTROL MEASURE SHALL BE CONSTRUCTED TO DISBURSE RUNOFF EVENLY THROUGHOUT THE TREATMENT MEASURE.
2. THE BIO-RETENTION TREATMENT CONTROL MEASURE SHALL NOT BE DISTURBED. (I.E. REMOVED, REPLACED OR ALTERED)

OPERATION AND MAINTENANCE INFORMATION:

PROPERTY INFORMATION:

PROPERTY ADDRESS
2740 RUBY AVENUE
SAN JOSE, CA 95120

PROPERTY OWNER
SABUY TEMPLE
KHMER BUDDHIST TEMPLE FOUNDATION
C/O LYNA LAM
1210 LOMBARD STREET
SAN FRANCISCO, CA 94109

RESPONSIBLE PARTY FOR MAINTENANCE:
LYNA LAM
KHMER BUDDHIST TEMPLE FOUNDATION
1210 LOMBARD STREET
SAN FRANCISCO, CA 94109
(510) 387-5838

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR STORMWATER RETENTION SYSTEM		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT METERED RELEASE OUTLET MANHOLE FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE MANHOLE DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT THE MANHOLE TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN TWO DAYS AFTER THE END OF A STORM EVENT.	AFTER MAJOR STORM EVENTS.
4	INSPECT RETENTION SYSTEM PIPES FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS. ONLY CERTIFIED CONFINED SPACE ENTRY PERSONNEL HAVING APPROPRIATE EQUIPMENT SHOULD BE PERMITTED TO ENTER THE RETENTION SYSTEM.	ONCE PER YEAR OR AS NEEDED AFTER MAJOR STORM EVENT.
5	MEASURE SEDIMENT BUILD UP AT EACH RISER LOCATION. IF MEASURED SEDIMENT BUILD UP IS BETWEEN 1 INCH AND 5 INCHES, CLEANING SHOULD BE CONSIDERED. IF SEDIMENT BUILD UP EXCEEDS 5 INCHES, CLEANING SHOULD BE PERFORMED AT THE EARLIEST OPPORTUNITY. A THOROUGH CLEANING OF THE SYSTEM (MANIFOLDS AND LATERALS) SHALL BE PERFORMED BY EITHER MANUAL METHODS OR BY VACUUM TRUCK.	ONCE PER YEAR OR AS NEEDED AFTER MAJOR STORM EVENT.

L&B PROJ. #: 2190267

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BY	DATE	CSJ	DATE	REVISIONS	

WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TODD COLE



Date: NOVEMBER 19, 2019
Scale:
Designed: RW/AG
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Proj. Engr: TC
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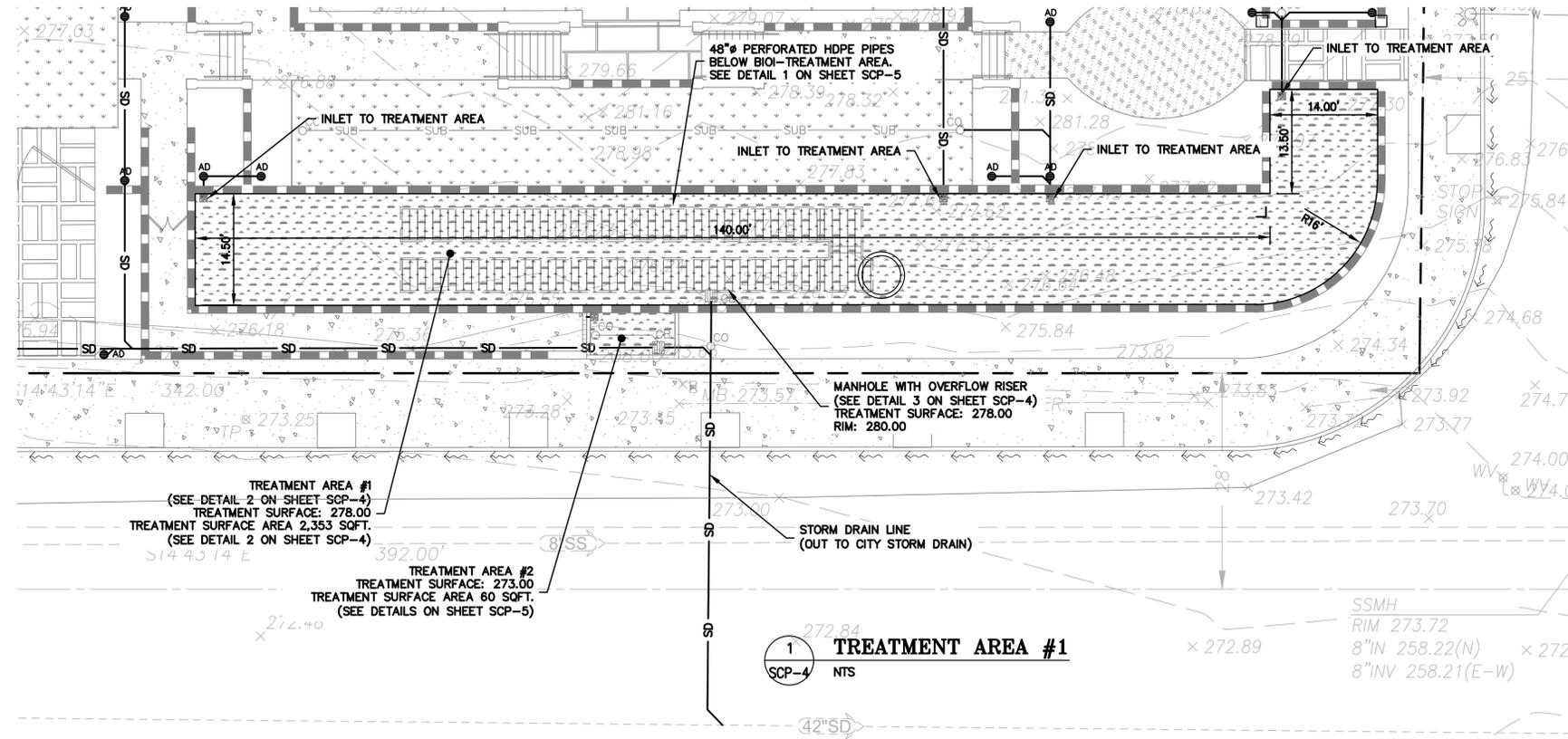
CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
STORMWATER CONTROL NOTES
APN: 652-29-014

SHEET
SCP-3
3 OF 7 SHEETS
PW PROJECT #

STANDARD STORMWATER CONTROL NOTES:

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TREATMENT AREA #1 INFORMATION			
TREATMENT AREA	2,353 SQFT.		
DISCHARGE STRUCTURE			
RISER HEIGHT	9.50 FT.		
RISER DIAMETER	12 IN		
NOTCH TYPE	RECTANGULAR		
NOTCH WIDTH	0.094 FT.		
NOTCH HEIGHT	1.000 FT.		
ORIFICE 1 DIAMETER	0.75 IN.	ELEVATION	0.50 FT.
ORIFICE 2 DIAMETER	4.00 IN.	ELEVATION	2.50 FT.



BIOTREATMENT SOIL REQUIREMENTS

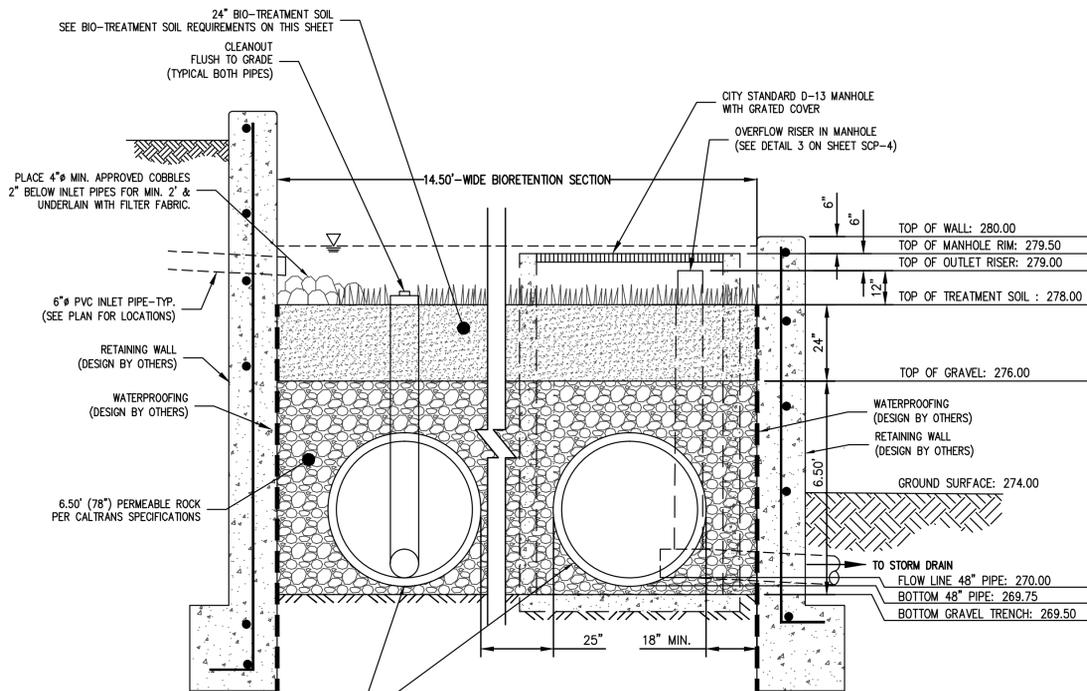
- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

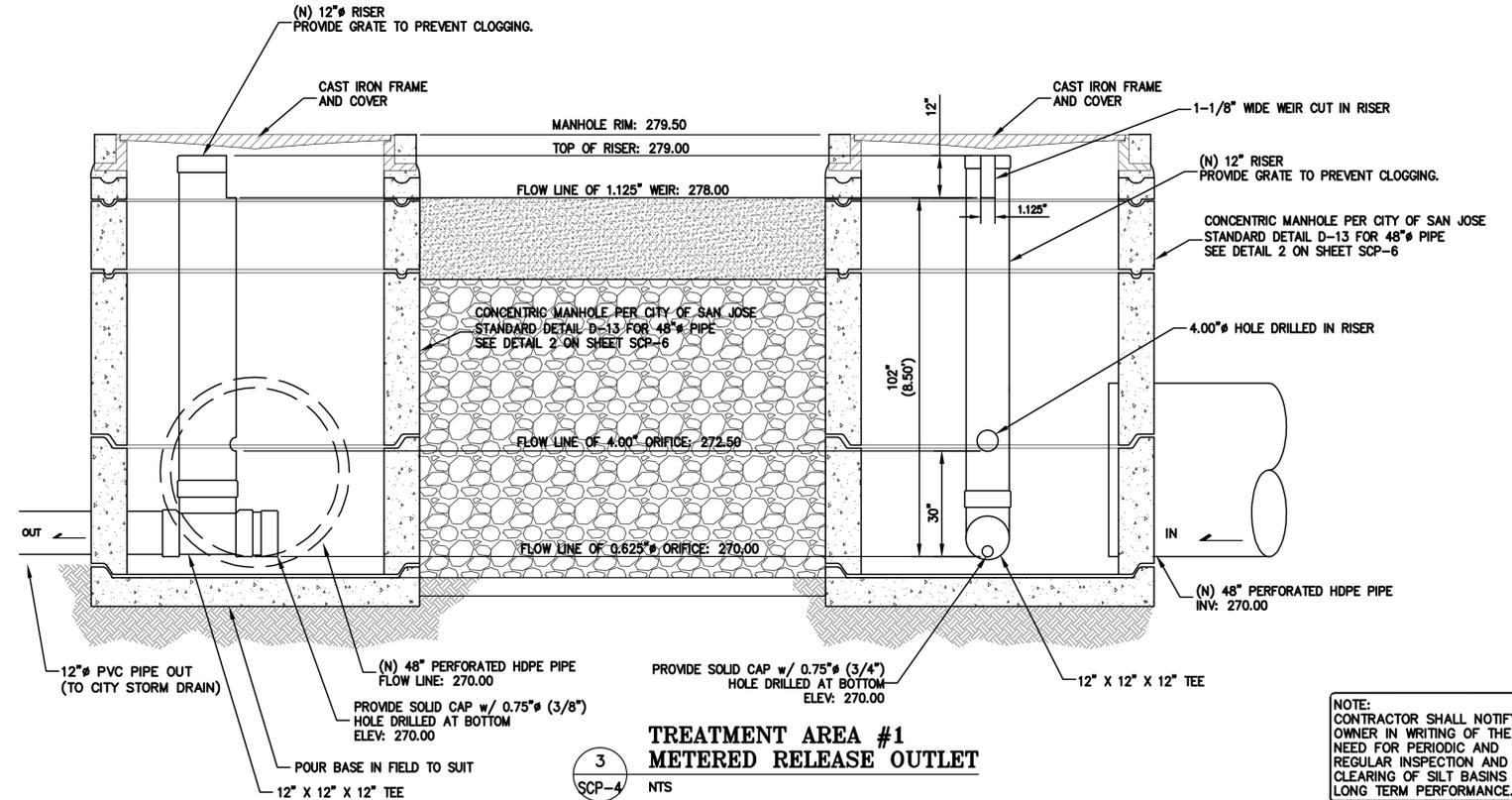
- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

NOTES:

1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.



2
SCP-4 NTS
**TREATMENT AREA #1
BIO-RETENTION BASIN W/O LINER**



3
SCP-4 NTS
**TREATMENT AREA #1
METERED RELEASE OUTLET**

NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

BY	DATE	CSJ	DATE	REVISIONS

WAT KHMER KAMPUCHEA KROM
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SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TODD COLE

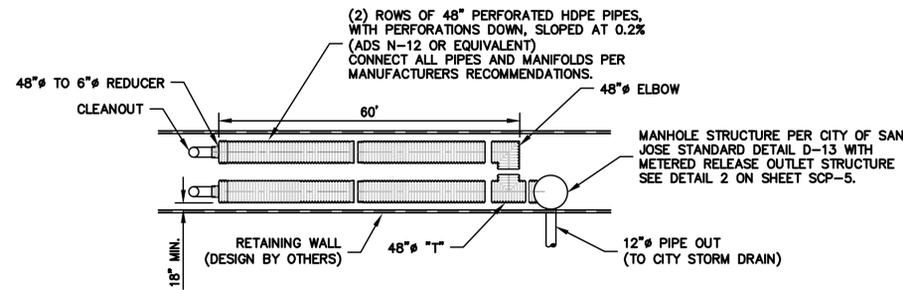


Date: NOVEMBER 19, 2019
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Designed: RW/AG
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CIVIL ENGINEERS • LAND SURVEYORS
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2495 INDUSTRIAL PKWY WEST 3017 DOUGLAS BLVD, # 300
HAYWARD, CALIFORNIA 94545 ROSEVILLE, CA 95661
(P) (510) 887-4086 (F) (916) 966-1338
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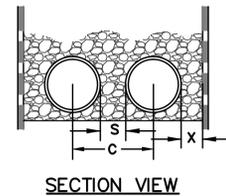
CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
STORMWATER TREATMENT DETAILS
APN: 652-29-014

L&B PROJ. #: 2190267
SHEET
SCP-4
4 OF 7 SHEETS
PW PROJECT #

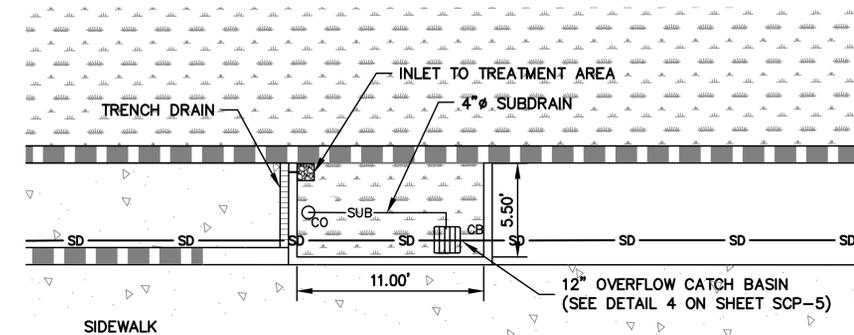


STORAGE PIPE NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	MINIMUM SIDE WALL "X"
48" (1200 MM)	54" (1372 MM)	25" (635 MM)	78.5" (1994 MM)	18" (457 MM)

1 TREATMENT AREA #1 PERFORATED PIPE DETAIL
SCP-5 NTS

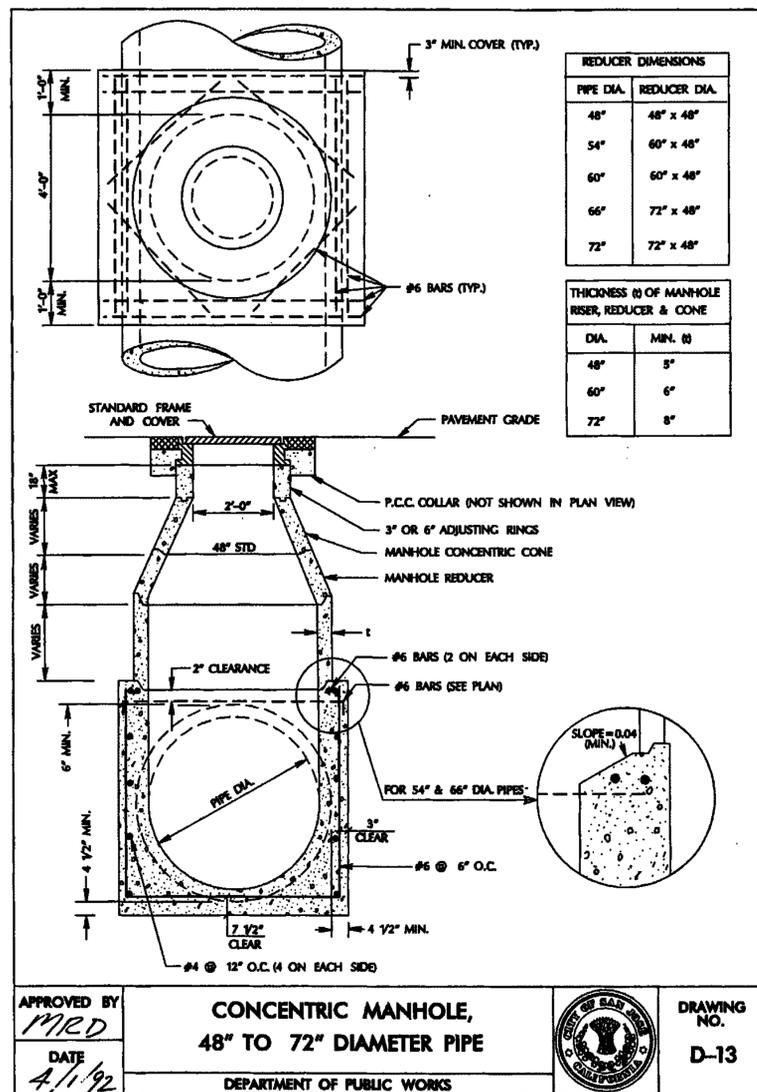


SECTION VIEW



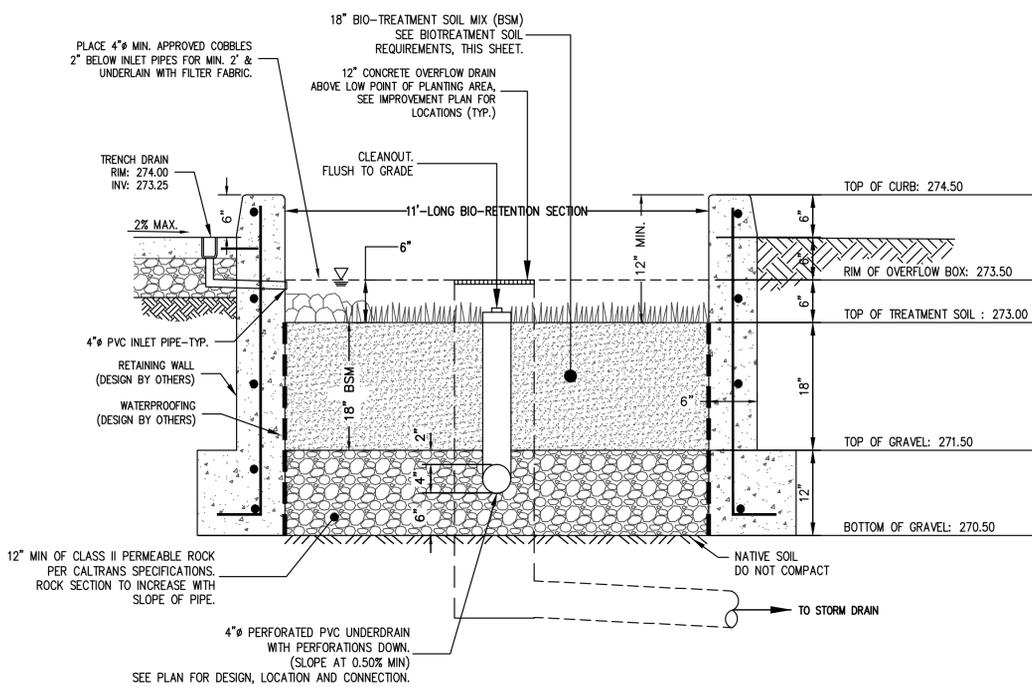
3 TREATMENT AREA #2
SCP-5 NTS

TREATMENT AREA #2 INFORMATION	
TREATMENT AREA	60 SQFT.
DISCHARGE STRUCTURE	
RISER HEIGHT	2.50 FT.
RISER DIAMETER	12 IN
SUBDRAIN	4" PERFORATED PVC
ORIFICE	NONE (TREATMENT ONLY)

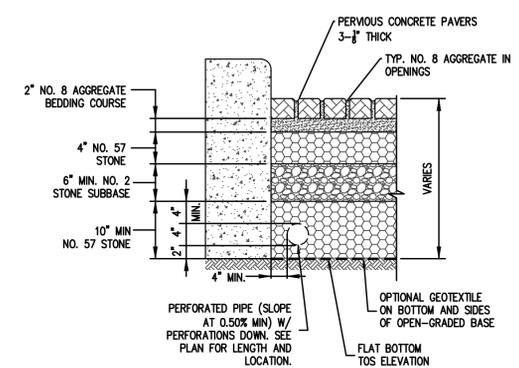


2 RETENTION SYSTEM #1 MANHOLE DETAIL
SCP-5 NTS

NOTES:
1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.



4 TREATMENT AREA #2 BIO-RETENTION BASIN W/O LINER
SCP-5 NTS



5 SELF TREATING PERVIOUS PAVERS
SCP-5 NTS

BY	DATE	CSJ	DATE	REVISIONS

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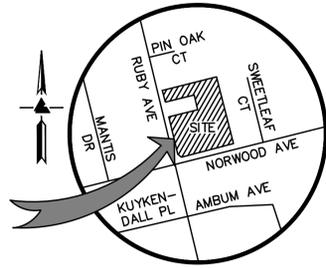


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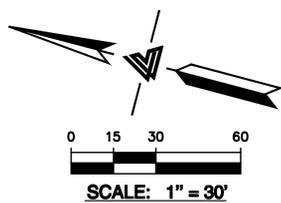
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SACRAMENTO REGION: 3017 DOUGLAS BLVD, # 300, ROSEVILLE, CA 95661
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CIVIL IMPROVEMENT PLANS
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STORMWATER CONTROL DETAILS
APN: 652-29-014

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5 OF 7 SHEETS
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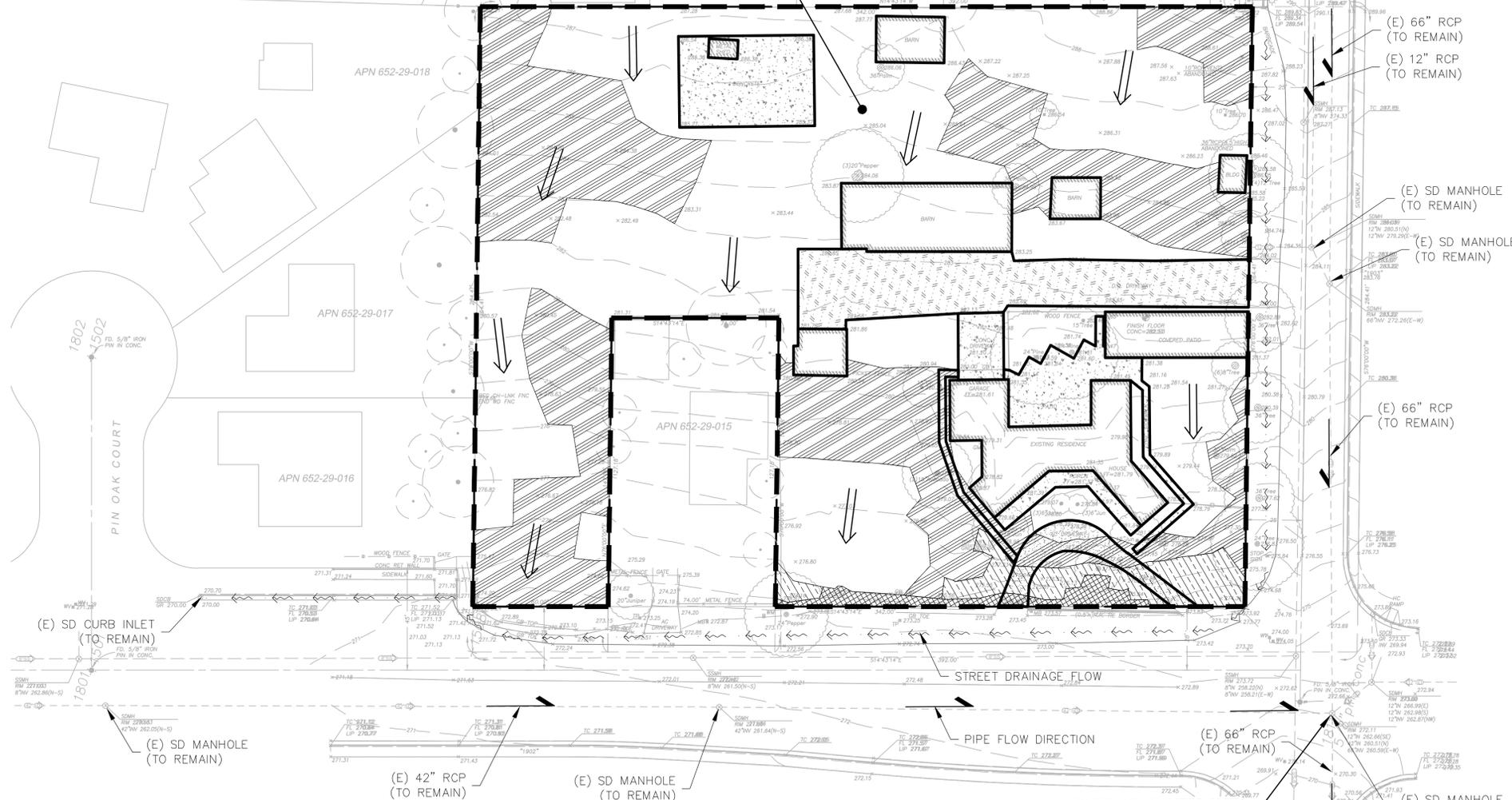
VICINITY MAP
NO SCALE



APN 652-29-009 APN 652-29-010 APN 652-29-011 APN 652-29-012 APN 652-29-013

**BAHM PRE-CONSTRUCTION
DRAINAGE MANAGEMENT AREA #1
81,009 SQFT.**

BUILDINGS: 8,366 SQFT.
DRIVEWAYS, PATIOS & WALKWAYS 11,426 SQFT.
(TOTAL IMPERVIOUS SURFACE: 19,792 SQFT.)
LANDSCAPE: 61,217 SQFT.



BAHM CALCULATION AREA TABLE

	BAHM CALCULATION DRAINAGE MANAGEMENT AREA (DMA) SUMMARY TABLE												
	PRE-CONSTRUCTION		POST-CONSTRUCTION										
	SQFT.	ACRES	DRAINAGE AREA #1 SQFT.	ACRES	DRAINAGE AREA #2 SQFT.	ACRES	DRAINAGE AREA #3 SQFT.	ACRES	DRAINAGE AREA #4 SQFT.	ACRES	TOTAL BAHM AREA SQFT.	ACRES	
ROOFS		8,366	0.192	19,159	0.440	0	0.000	0	0.000	0	0.000	19,159	0.440
ROADS	0% - 5%	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000
DRIVEWAYS	0% - 5%	5,767	0.132	4,031	0.093	0	0.000	0	0.000	0	0.000	4,031	0.093
	5% - 10%	427	0.010	1,160	0.027	0	0.000	0	0.000	0	0.000	1,160	0.027
	10% - 20%	331	0.008	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000
	> 20%	67	0.002	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000
PARKING	0% - 5%	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000
SIDEWALKS	0% - 5%	4,507	0.103	20,464	0.470	718	0.016	487	0.011	1,200	0.028	22,869	0.525
	5% - 10%	327	0.008	0	0.000	0	0.000	0	0.000	372	0.009	372	0.009
POROUS PAVING		0	0.000	1,440	0.033	0	0.000	2,434	0.056	0	0.000	3,874	0.089
SOIL TYPE C/D GRASS	0% - 5%	35,457	0.814	16,028	0.368	60	0.001	6,086	0.139	0	0.000	22,174	0.508
	5% - 10%	22,999	0.527	1,631	0.037	0	0.000	5,739	0.132	0	0.000	7,370	0.169
	10% - 20%	1,897	0.044	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000
	> 20%	864	0.020	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000
TOTAL		81,009	1.860	63,913	1.168	778	0.018	14,746	0.338	1,572	0.037	81,009	1.860

- SLOPE 5-10%
- SLOPE 10-20%
- SLOPE > 20%

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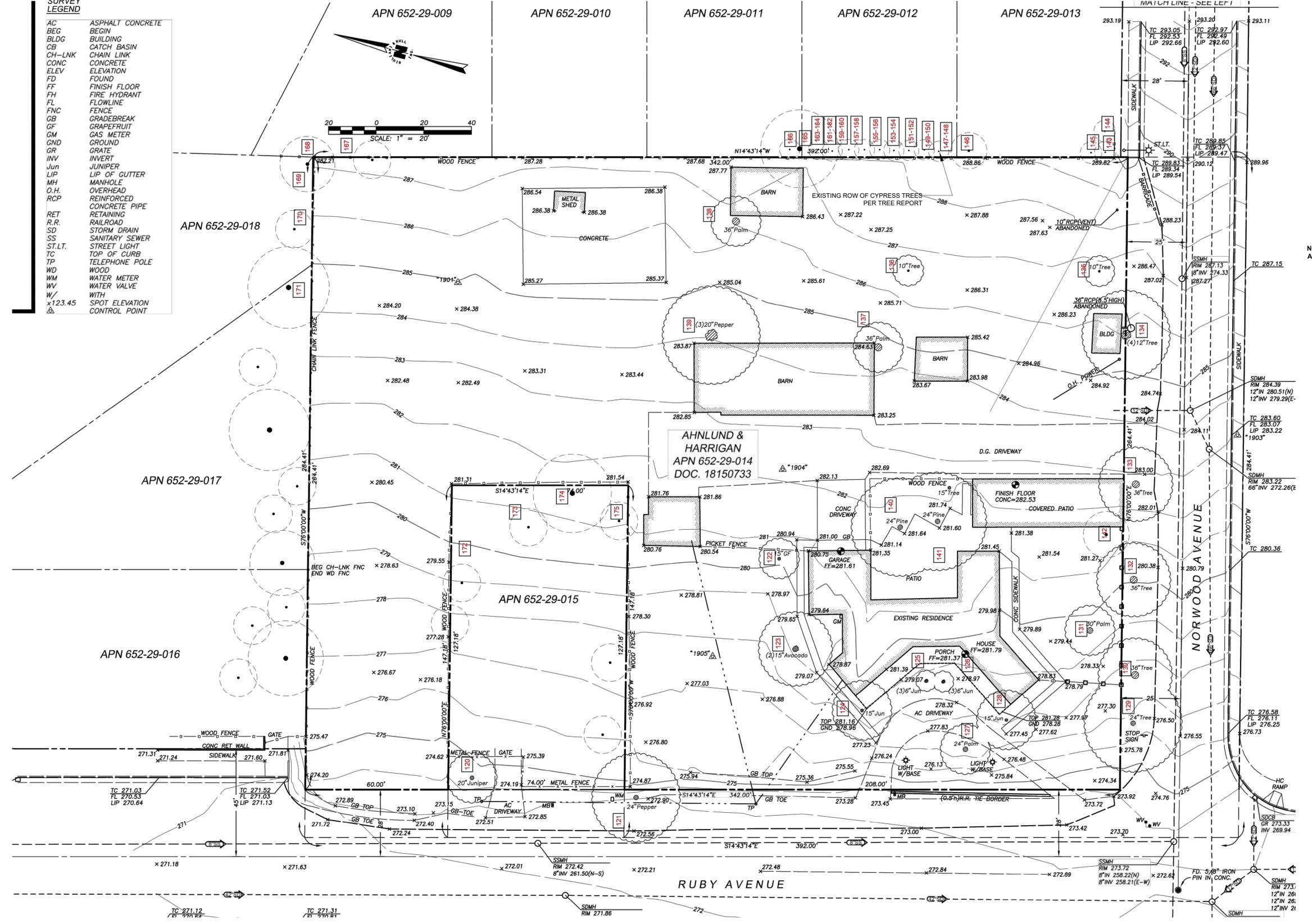
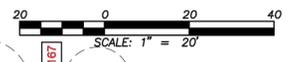
CIVIL IMPROVEMENT PLANS
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
HYDROMODIFICATION MANAGEMENT (HM) PLAN
(PRE-CONSTRUCTION)
APN: 652-29-014

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SHEET
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PW PROJECT #

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SURVEY LEGEND

AC	ASPHALT CONCRETE
BEG	BEGIN
BLDG	BUILDING
CB	CATCH BASIN
CH-LNK	CHAIN LINK
CONC	CONCRETE
ELEV	ELEVATION
FD	FOUNDATION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
GB	GRADEBREAK
GF	GRAPEFRUIT
GM	GAS METER
GND	GROUND
GR	GRATE
INV	INVERT
Jun	JUNIPER
LIP	LIP OF GUTTER
MH	MANHOLE
O.H.	OVERHEAD
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
R.R.	RAILROAD
SD	STORM DRAIN
SS	SANITARY SEWER
ST.LT.	STREET LIGHT
TC	TOP OF CURB
TP	TELEPHONE POLE
WD	WOOD
WM	WATER METER
WV	WATER VALVE
W/	WITH
x123.45	SPOT ELEVATION
△	CONTROL POINT



NOTE: SEE SHEET L0.3 & L0.1 FOR ARBORIST REPORT AND ARBORIST NOTES.

STRATA
Landscape Architecture

136 Freelon Street,
San Francisco, California 94107

415.431.9200 | strata-inc.com



WAT KHMER
KAMPUCHEA KROM
2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

Sheet by: TC/G2/EG

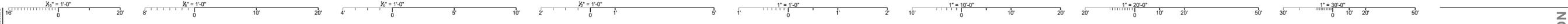
Project #: 0400
Date: DECEMBER 12, 2019

CONDITIONAL USE
PERMIT SUBMITTAL SET

ARBORIST REPORT

L0.2

PRELIMINARY - NOT FOR CONSTRUCTION



TREE SURVEY DATA URBAN TREE MANAGEMENT INC., Los Gatos, CA

Address: 2740 Ruby Ave, San Jose, CA 95148
 Inspection Date: 5/8/ 2019

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair, Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair, Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Ratings For health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

Tag no	Common Name	Diameter at Breast Height (in) ²	W/H	HEALTH	STRUCTURE	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
120	Common juniper	20	25/30'	f	f	X			EWR DWR RCE
121	Pepper	27/15	40/25'	f	f	X			EWR DWR RCE, 2 leaders from base, multiple leaders on large limb with poor attachment
122	Grapefruit	8.5/6.5/6	15/20'	f	fp	X		XX	EWR DWE, 3 leaders from 3'
123	Avocado	21/17.5	40/45'	f	fp	X		XX	EWR DWR, codominant leaders from base
124	Hollywood Juniper	20	30/20'	f	fp	X		XX	EWR DWR RCE
125	Common juniper	5/4/3/2	6/20'	fp	fp	X		XX	DWR RCE, multiple leaders from 3'
126	Common juniper	5/4/3/2	6/18'	fp	fp	X		XX	DWR RCE, multiple leaders from 3'
127	Queen palm	28	12/70'	f	fp	X		XX	DWR RCE
128	Hollywood Juniper	21	20/25'	fp	fp	X		XX	EWR DWR RCE
129	Monterey pine	34	20/6'	f	fp	X		XX	EWR DWR RCE
130	Elm	42	22/70'	fp	fp	X		XX	Torn limb, no new growth, tree was topped
131	Queen palm	30	8/70'	p	p	X		XX	No new growth, limbs are dead, tree is leaning, lack of irrigation and pruning
132	Elm	46	20/65'	fp	fp	X		XX	Broken limb at 15', codominant leaders at 8', no new growth
133	Elm	40.5	30/70'	fp	fp	X		XX	EWR DWR RCE, bad structure from lack of pruning
134	Elm	17/15/15/14	42/35'	fp	fp	X		XX	Multiple leaders from base, small leader is growing around cement pipe no new growth never pruned
135	cut down								Tree has been cut down prior to our survey
136	Plum	7	20/15'	p	p		X		Tree is leaning and has a leader that was poorly cut, lack of irrigation and pruning
137	King sago palm	36	20/20'	p	p	X		XX	Dead limbs, tree is growing against structure, lack of irrigation and pruning
138	King sago palm	38	20/20'	fp	p	X		XX	Dead limbs, growing against structure, lack of irrigation and pruning
139	Pepper	39/31	55/45'	p	p	X		XX	Multiple leaders from 6', growing against structure lots of deadwood, lack of irrigation and pruning
140	Monterey pine	20	25/40'	fp	fp	X		XX	EWR DWR RCE, lack of irrigation and pruning, roots pushing up under cement deck
141	Monterey pine	28	35/50'	fp	fp	X		XX	EWR DWR RCE, multiple leaders from 4'; lack of irrigation and pruning, roots pushing up under cement deck
142	Arbutus marina	6/6/5/4/3/2	25/25'	f	fp	X		XX	Not on survey plans, EWR DWR RCE, multiple leaders from base
143	Elm	2/2/1.5/1.5/1.5/1.5/1.5	8/5'	f	fp				Neighbors tree, multi leaders, EWR, DWR, retaining wall will have no impact on tree, tree is outside neighbors fence
144	Oleander (pink flower)	3/3/3/2/5/2/2	12/8'	f	fp				Neighbors tree, multi leaders, EWR, DWR, retaining wall will have no impact on tree, tree is outside neighbors fence
145	Elm	6/2/5/2	6/8'	fp	fp		X		Neighbors tree, multi leaders from base, EWR, DWR, retaining wall will have no impact on tree
146	Plum	2	2.5/7'	fg	fg				Neighbors tree, very young tree, retaining wall will have no impact on tree
147	Common juniper	4	2/40'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
148	Common juniper	6	2.5/55'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
149	Common juniper	3	2/35'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
150	Common juniper	5	2.5/55'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
151	Common juniper	3	2/35'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
152	Common juniper	6	3/55'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
153	Common juniper	2.5	2/25'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
154	Common juniper	5	2/40'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
155	Common juniper	2.5	2/25'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
156	Common juniper	4.5	2.5/40'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
157	Common juniper	2	2/20'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
158	Common juniper	4.5	2.5/40'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
159	Common juniper	2	1.5/15'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
160	Common Juniper	3	1.5/30'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers

Tag no	Common Name	Diameter at Breast Height (in) ²	W/H	HEALTH	STRUCTURE	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
161	Common juniper	1.5	1/15'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
162	Common juniper	1.5	1/16'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
163	Common juniper	3	1.5/30'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
164	Common juniper	1.5	1/13'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
165	Common juniper	2	1.5/15'	f	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
166	Long leaf pine	16	40/60,	f	f	X			Neighbors tree, EWE, DWE, RCE, will be impacted by retaining wall, recommend exploratory trench, tree overhangs 15'
167	Elm	6/6"	15/30'	f	fp		X		Neighbors tree, codominant leaders, multi leaders at 6', growing into deck
168	Plum	2.5/2/1.5/1.5	10/10'	p	p		X		Neighbors tree, multi leaders from base, no new growth
169	Oleander (red flower)	2/2/2/1.5/1.5/1	12/5.5'	f	fp				Neighbors tree, multi leaders from base, ivy growing around root collar
170	Oleander (white flower)	2/2/2/2/1.5/1.5	15/7'	f	fp				Neighbors tree, multi leaders from base, ivy growing around root collar
171	Pepper	7	15/20'	f	fp				Neighbors tree, EWE, DWE, RCE, will be impacted by retaining wall, recommend exploratory trench tree overhangs 8', multi leaders from 5'
172	Eucalyptus	14/12/10	20/25'	fp	fp	X			Neighbors tree, EWR, DWE, RCE, recommend exploratory trench tree overhangs 12', multiple leaders from 6'
173									Tree appears to be gone
174	Pepper	18/16/16/16	50/35'	fp	fp	X			Neighbors tree, EWE, DWR, RCE, recommend exploratory trench tree overhangs 8', multiple leaders from 5'
175									Tree appears to be gone
TOTAL TREES					54				
PROTECTED TOTAL						24			
REMOVAL TOTAL							4		
PROTECTED REMOVALS TOTAL								19	

KEY TO ACRONYMS

- DWR - Dead Wood Removal
- EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure
- RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
- SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree

Street Trees

Street trees are those located in the public right-of-way between the curb and sidewalk; in some locations, the public right-of-way may be up to 12 feet from the curb. The City's Department of Transportation (DOT) provides no-cost permits for pruning street trees and oversees their removal. It is illegal to prune or remove a street tree without a permit; fines up to \$15,000 per tree may apply. Get a permit by visiting DOT's Street Trees and Permits web page, or contact the City Arborist at 408-794-1901 or arborist@sanjoseca.gov.

Heritage Trees

The City's Heritage Tree List identifies more than 100 trees with special significance to the community because of their size, history, unusual species, or unique quality. This list may be updated to add or delete certain trees; see the City's Heritage Tree Map. Pursuant to Chapter 13.28 of the San Jose Municipal Code, it is illegal to prune or remove a heritage tree without first consulting the City Arborist and obtaining a permit; fines up to \$30,000 per tree may apply. For questions regarding Heritage Trees, please contact the City Arborist at (408) 794-1901 or arborist@sanjoseca.gov

Ordinance-Size Trees

An ordinance-size tree on private property is either:
 Single Trunk - 38 inches or more in circumference at 4 1/2 feet above ground, or
 Multi-trunk - The combined measurements of each trunk circumference, at 4 1/2 feet above ground, add up to 38 inches or more in circumference.

For multifamily, commercial, and industrial properties, a permit is required for the removal of trees of any size. For trees on these properties, a Tree Removal Permit is required if the tree is ordinance sized, or a Permit Adjustment is required if the tree is smaller than ordinance sized.

On multifamily, commercial, or industrial lots, a permit is required to remove a tree of any size. A Tree Removal Permit is required if the tree is ordinance-size. A Permit Adjustment is required if the tree is smaller than ordinance-size.

Common Name	Latin Name
Common Juniper	Juniperus communis
Pepper	Schinus
Grapefruit	Citrus x paradisi
Avocado	Persea americana
Hollywood Juniper	Juniperus chinensis
Queen palm	Syagrus romanzoffiana
Monterey Pine	Pinus radiata
Elm	Fraxinus uhudei
Plum	Prunus subg. Prunus
King sago palm	Cycas revoluta
Arbutus Marina	Arbutus unedo
Oleander	Nerium oleander
Eucalyptus	Eucalyptus globulus
Long leaf pine	Pinus palustris

STRATA
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PRELIMINARY - NOT FOR CONSTRUCTION

WAT KHMER
KAMPUCHEA KROM
2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

Sheet by: TC/GG/EG

Project #: 0400
 Date: DECEMBER 12, 2019
CONDITIONAL USE PERMIT SUBMITTAL SET

ARBORIST REPORT

L0.3



Tree Inventory of

2740 Ruby Ave
San Jose, CA 95148



Prepared by
Urban Tree Management, Inc.

May 20, 2019

(650) 321-0202 | po box 971 los gatos ca 95031 | urbantreemanagement.com
contractor's license # 755989 | certified arborist WC#23 | certified tree risk assessor #1399

However there are a few trees mentioned above on the neighboring properties that range from fair to fair/good structure ratings.

Local Regulations Governing Trees

Street Trees

Street trees are those located in the public right-of-way between the curb and sidewalk; in some locations, the public right-of-way may be up to 12 feet from the curb. The City's Department of Transportation (DOT) provides no-cost permits for pruning street trees and oversees their removal. It is illegal to prune or remove a street tree without a permit; fines up to \$15,000 per tree may apply. Get a permit by visiting [DOT's Street Trees and Permits web page](#), or contact the City Arborist at 408-794-1901 or arborist@sanjoseca.gov.

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Ordinance-Size Trees

An ordinance-size tree on private property is either:

- Single Trunk - 38 inches or more in circumference at 4 1/2 feet above ground, or
- Multi-trunk - The combined measurements of each trunk circumference, at 4 1/2 feet above ground, add up to 38 inches or more in circumference.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

2740 Ruby Ave
San Jose, CA 95148

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the client. We were to map, tag and compile data for each tree and write an inventory/ survey report documenting my observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are fifty-four trees included in this report. Twenty-four of the trees are protected trees under San Jose's tree protection ordinance-size trees. There are nineteen protected trees and four unprotected trees that are recommended for removal.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

- Consist of chain link fencing and having a minimum height of 6 feet.
- Be mounted on steel posts driven approximately 2 feet into the soil.
- Fencing posts must be located a maximum of 10 feet on center.
- Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

- The Project Arborists is Allie Strand Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
- Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
- The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
- Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
- Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
- There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.

Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. In cases where the main trunk divides below 54", the tree is measured (per San Jose's tree protection ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the notes column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease. Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders, included bark, etc.), the length and weight of limbs and the extent and location of apparent decay.

Survey Area Observations

The property is located in a residential development in the City of San Jose. The lot is roughly square and is flat. There is one main residence and four other small existing structures on this property. This property appears to have been abandoned for an extended period. The lack of regular irrigation and maintenance has taken its toll on the trees.

Tree Health on This Property

Generally, the trees in the survey area range from fair/good to poor. Due to extended lack of irrigation and the lack of proper tree maintenance, all the trees on the property have suffered and are unhealthy. There is one plum tree, nineteen common junipers and 1 pine tree residing on the neighboring properties that are healthy. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on This Property

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. With the lack of irrigation and lack of proper tree maintenance, all the trees on this property have either fair/poor or poor structure ratings.

- Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

- Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
- Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
- Landscape materials (cobble, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
- Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
- Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
- Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: <http://californiaoaks.org/wp-content/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

136 Freelon Street,
San Francisco, California 94107

415.431.9200 | strata-inc.com



WAT KHMER
KAMPUCHEA KROM
2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

Sheet by: TC/GG/EG

Project #: 0400
Date: DECEMBER 12, 2019

CONDITIONAL USE
PERMIT SUBMITTAL SET

ARBORIST REPORT

L0.4

PRELIMINARY - NOT FOR CONSTRUCTION



**WAT KHMER
KAMPUCHEA KROM**
2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

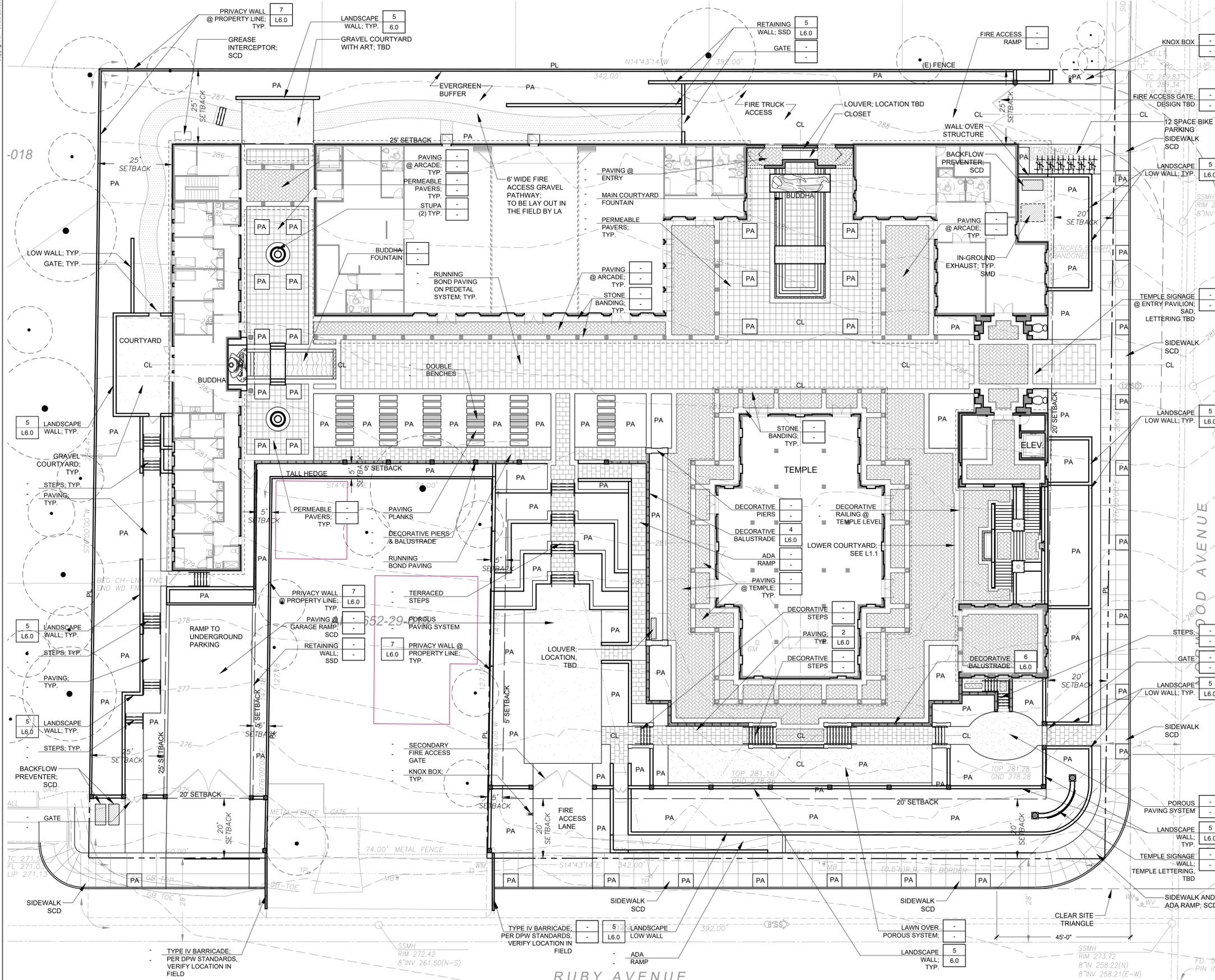
Sheet by: TC/GG
Drawing Scale: 1/16" = 1'-0"
Project #: 0400
Date: DECEMBER 12, 2019
**CONDITIONAL USE
PERMIT SUBMITTAL SET**

**LAYOUT PLAN
TEMPLE LEVEL**

L1.0

LAYOUT NOTES

- VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
- VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES CONDUIT AND PIPING, DRAINAGE STRUCTURES, LIGHTING AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
- WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERING DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCH MARKS AND BUILDING SETBACKS.
- TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS CALLED OUT AS "EQUAL" (EQ) SHALL BE EQUIDISTANT MEASUREMENTS BETWEEN THE REFERENCE POINTS SHOWN.
- ALL ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
- ALL ANGLES SHALL BE 90 DEGREES AND ALL LINES SHALL BE HELD PARALLEL UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT FOR ALL ADJACENT ELEMENTS SO REFERENCED ON THE DRAWINGS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE APPARENT ON DRAWINGS. DO NOT SCALE FROM DRAWINGS. SEE ENLARGED PLANS AND SPECIFIC DETAILS FOR ADDITIONAL INFORMATION.
- INDIVIDUAL NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND GENERIC DETAILS.
- ALL WORK PERFORMED WITHIN THE TREE PROTECTION ZONE AND/OR THE DRIP LINE OF TREES DESIGNATED AS "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. NO ROOTS TWO INCHES OR LARGER IN CALIPER SHALL BE SEVERED WITHOUT REVIEW AND ACCEPTANCE BY ARBORIST.
- CONTRACTOR TO RETAIN CONTROL SAMPLE FOR ALL MATERIALS FOR CONFIRMATION BY OWNER AND LANDSCAPE ARCHITECT.
- OUTDOOR KITCHEN: UNLESS OTHERWISE NOTED, COUNTERTOPS SHALL HAVE A TURN DOWN EDGE WITH A MITERED JOINT. THE FINISH ON THE FACE OF THE COUNTER SHALL MATCH THE TOP OF THE COUNTER AND SHALL HAVE A 1/4" EASED EDGE. A LAMINATED EDGE DETAIL WILL NOT BE ACCEPTED.
- ALL VENDOR SUBSTITUTIONS MUST BE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES RIGHT TO REJECT ANY MATERIALS PROVIDED FROM VENDORS NOT APPROVED IN WRITING. RECEIPTS FROM VENDORS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT TO PROVE SUPPLIER.
- STONE SHOP DRAWINGS: STONE VENDOR IS TO PROVIDE SHOP DRAWINGS FOR ALL STONE FOR APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS MUST BEAR TITLEBLOCK OF VENDOR.
- STONE CONTROL SAMPLES AND MOCK UP: ON THE BASIS OF REVIEW OF THE SAMPLES, THE LANDSCAPE ARCHITECT MAY REQUEST A RE-SUBMITTAL AT NO COST TO OWNER. ACCEPTED SAMPLES SHALL ESTABLISH THE DESIGN APPEARANCE OF UNITS SPECIFIED. EACH TYPE, COLOR AND FINISH ARE REQUIRED TO HAVE CONTROL SAMPLES. CONTROL SAMPLE SHALL BE A MINIMUM OF SIX PAVERS SHOWING THE MAXIMUM ALLOWED INCLUSIONS, VEINS, MOVEMENT AND COLOR. A SET OF SIX SAMPLES SHALL BE CUT INTO THREE PIECES. ONE SET SHALL BE HELD BY LANDSCAPE ARCHITECT, ONE BY CONTRACTOR AND ONE BY THIRD PARTY INSPECTOR TO ENSURE STONE MEETS EXPECTATIONS PRIOR TO SHIPMENT. IF MATERIAL IS REJECTED BEYOND OVERAGE ORDERED, REPLACEMENT MATERIAL SHALL BE AIR FREIGHT DELIVERED TO SITE AT NO COST TO OWNER. A MINIMUM OF 2% OF STONE SHALL BE PROVIDED TO OWNER FOR REPAIR WORK AT COMPLETION OF PROJECT AT NO COST TO OWNER. IF MORE THAN 25% OF MATERIAL IS REJECTED FOR ANY SCOPE OF WORK, THE ENTIRE MATERIAL TYPE WILL BE CONSIDERED REJECTED.
- STONE QUALITY CONTROL: STONE VENDOR IS TO HIRE AN INSPECTOR TO VIEW STONE PRIOR TO SHIPMENT AND TO VERIFY STONE MEETS CONTROL SAMPLES. A COPY OF THE INSPECTION FORM MUST BE SENT TO LANDSCAPE ARCHITECT UPON SHIPPING OF STONE.
- PAVING AND WALL MOCKUPS: BEFORE INSTALLING PAVING, CONSTRUCT MOCK-UPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITIES OF MATERIALS AND EXECUTION. BUILD MOCK-UPS TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR COMPLETED WORK. CONSTRUCT IN THE LOCATION INDICATED OR, IF NOT INDICATED, AS DIRECTED BY THE LANDSCAPE ARCHITECT. MOCKUP IS TO BE APPROXIMATELY 16-FOOT SQUARE. NOTIFY LANDSCAPE ARCHITECT NOT LESS THAN 5 WORKING DAYS IN ADVANCE OF THE DATES AND TIMES WHEN MOCK-UPS WILL BE CONSTRUCTED. THE LANDSCAPE ARCHITECT MAY REQUIRE MINOR MODIFICATIONS TO BE MADE TO THE MOCK-UPS. REVISED MOCK-UP SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL ALLOW FOR UP TO TWO MODIFICATIONS IN THE CONTRACT. MAINTAIN ACCEPTED MOCK-UPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK. APPROVAL OF MOCK-UPS DOES NOT CONSTITUTE APPROVAL OF DEVIATIONS FROM THE CONTRACT UNLESS SUCH DEVIATIONS ARE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT IN WRITING. WHEN DIRECTED, DEMOLISH AND REMOVE MOCK-UPS FROM PROJECT SITE. APPROVED MOCK-UPS IN AN UNDISTURBED CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION MAY BECOME PART OF THE COMPLETED WORK.
- STONE SEALER: STONE IS TO RECEIVE DRYTREAT STAIN-PROOF OR APPROVED SEALER. CONTRACTOR TO PROVIDE MOCKUP OF EACH TYPE OF STONE WITH SEALER FOR APPROVAL BY CLIENT AND LANDSCAPE ARCHITECT.
- STRUCTURAL EPOXY: WHERE CALLED OUT IN DETAILS, EPOXY IS TO BE SIMPSON SET-XP OR APPROVED EQUAL.



LAYOUT LEGEND

(E)	EXISTING	FOB	FACE OF BUILDING	SCD	SEE CIVIL DRAWINGS	⊗	AREA DRAIN IN PLANTING
(N)	NEW	LA	LANDSCAPE ARCHITECT	SMD	SEE MECHANICAL DRAWINGS	2%	SLOPE DIRECTION AND GRADE
CB	CATCH BASIN	PA	PLANTING AREA	SYM	SYMMETRICAL	- - -	PROPERTY LINE
CL	CENTERLINE	PL	PROPERTY LINE	TBD	TO BE DETERMINED	---	SETBACKS
CLR	CLEAR	RI	RIM ELEVATION	TYP	TYPICAL		
DN	DOWN	SAD	SEE ARCHITECTURAL DRAWINGS	VIF	VERIFY IN FIELD		
EJ	EXPANSION JOINT	SSD	SEE STRUCTURAL DRAWINGS				
EQ	EQUAL						



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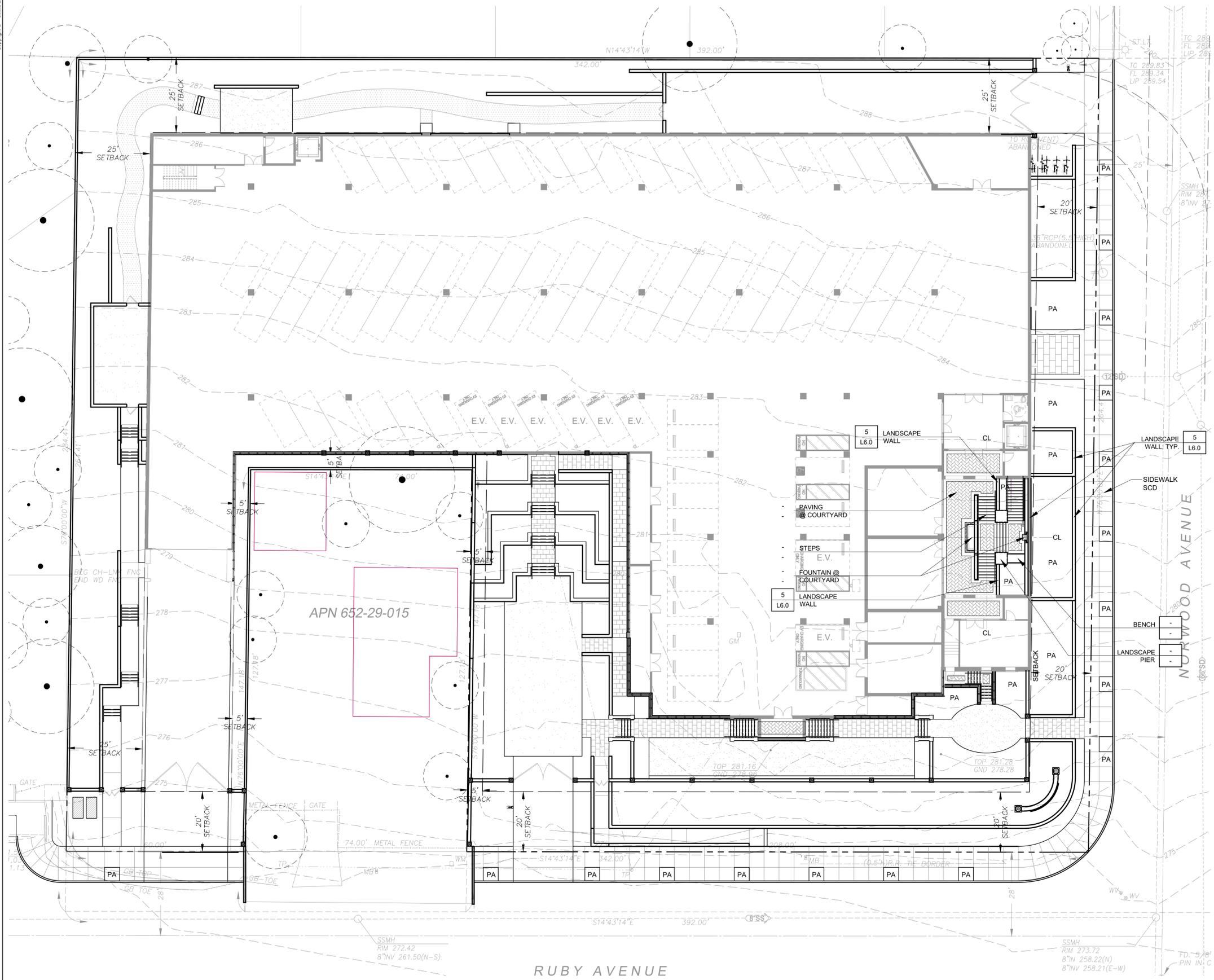
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Revisions

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**LAYOUT PLAN
GARAGE LEVEL**

L1.1





STUPA @ MONKS RESIDENCE (2 TOTAL)



FOUNTAIN FEATURE



FOUNTAIN STONE RUBBLE WALL



RECLINING BUDDHA



LARGE FORMAT STONE PAVING, COLOR AND TEXTURE, TBD



PRELIMINARY - NOT FOR CONSTRUCTION



BUDDHA SCULPTURE @ MONKS RESIDENCE



FOUNTAIN FEATURE



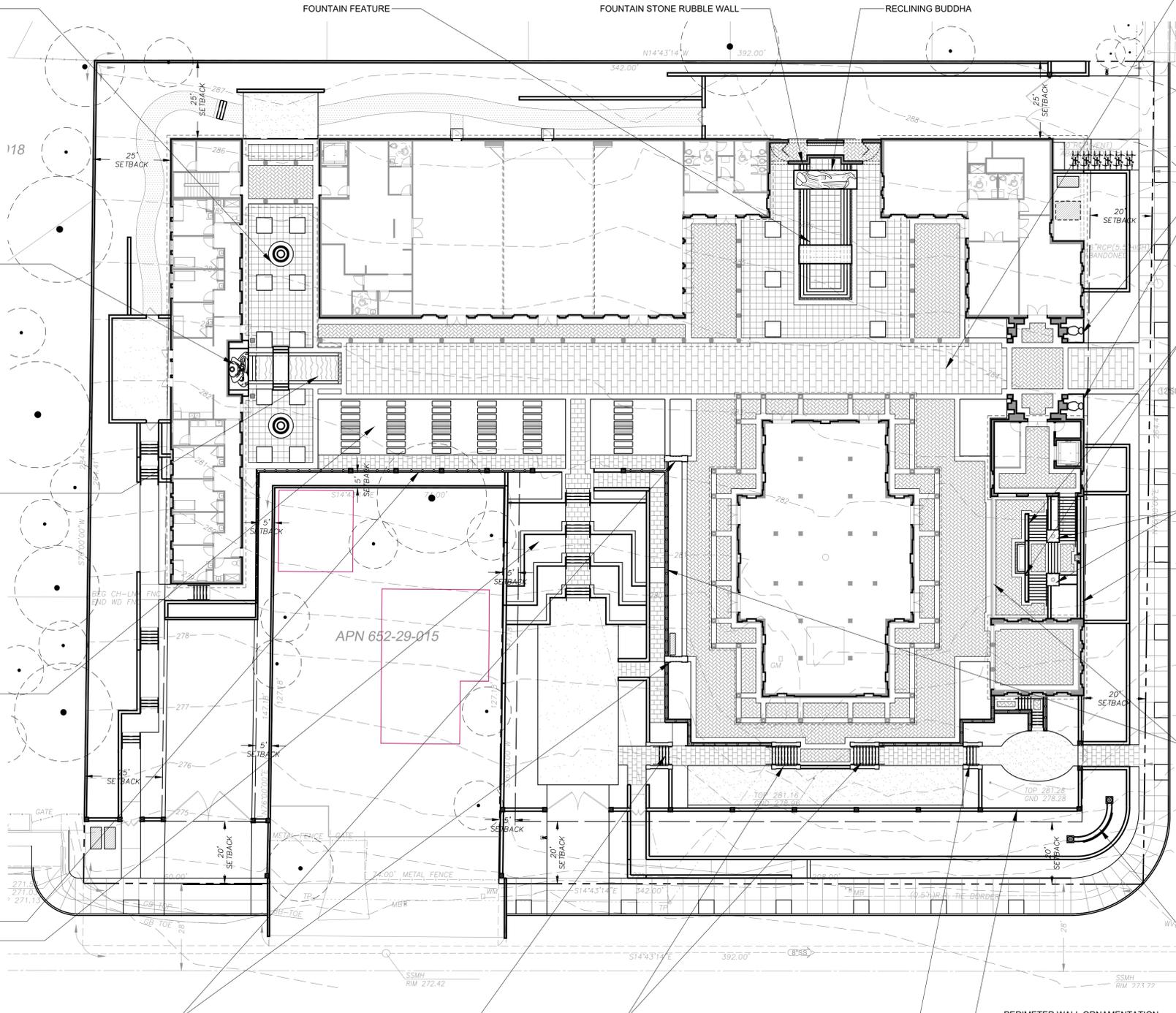
LANDSCAPE FEATURE



GARUDA CARRYING NAGA



TERRACED GARDEN



ENTRY SCULPTURAL FEATURES



NAGA STAIRCASE



FEATURE @ ENTRY COURT YARD



LANDSCAPE STONE RUBBLE WALL



DECORATIVE RAILING BALUSTRADE



TEMPLE DIRECTIONAL SIGANGE



NAGA



NAGA STAIRCASE



NAGA



NAGA STAIRCASE



PERIMETER WALL ORNAMENTATION



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SITE MATERIAL LAYOUT
L1.2





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Revisions

GRADING NOTES

1. ALL DRAINAGE PIPE SIZING, PIPE MATERIAL SPECIFICATION, INVERTS, AND CONNECTIONS BY CONTRACTOR.
2. INSTALL SLEEVES IN ALL WALLS AND UNDER ALL NEW PAVING. REFERENCE SLEEVING PLAN, IRRIGATION PLAN AND LIGHTING PLAN FOR OTHER SLEEVE LOCATIONS.
3. VERIFY ALL FFE AND NOTIFY LANDSCAPE ARCHITECT OF ALL INCONSISTENCIES PRIOR TO CONSTRUCTION.
4. VERIFY ELEVATIONS OF ALL EXISTING BUILDINGS, WALLS, DRAINS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
5. VERIFY LOCATION OF ALL DRAINS, MANHOLES, CONDUIT AND PIPING WITH THE ENGINEERING DRAWINGS AND SURVEY.
6. HOLD FENCES AND TOPS OF WALLS LEVEL UNLESS INDICATED OTHERWISE. HOLD ALL FENCE POSTS PLUMB REGARDLESS OF ADJACENT SLOPES.
7. PROVIDE SMOOTH EVEN TRANSITIONS BETWEEN SLOPES AND RELATIVELY LEVEL AREAS. MAINTAIN UNIFORM PLANES OF GRADING WITHOUT LOW SPOTS OR LOCALIZED MOUNDS UNLESS CALLED FOR ON DRAWINGS. ROUND OFF TOPS AND TOES OF SLOPES.
8. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN SPOT ELEVATIONS GIVEN.
9. MINIMUM SLOPE IN ALL PAVED AREAS: 1%; MINIMUM IN ALL PLANTED AREAS: 2%; MAXIMUM: 20%.
10. PROVIDE STUBOUTS TO EACH PLANTER POT AT LOCATIONS INDICATED FOR INDIVIDUAL DRAINAGE OF POTS. IRRIGATION WATER FROM POTS SHALL NOT BE ALLOWED TO DRAIN OUT AND ACROSS SURFACE OF PAVING. SEE PLANTING PLAN.
11. ALL GRADES DISTURBED DURING INSTALLATION OF IRRIGATION LINES AND EQUIPMENT SHALL BE RESTORED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
12. ALL GRADED AREAS SHALL BE TRUE TO GRADE WITHIN ONE INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.
13. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LAYOUT PLAN FOR RESTRICTIONS.
14. NO CORRUGATED PVC PIPING SHALL BE USED FOR SITE DRAINAGE.
15. COORDINATE FINISH GRADING TO COINCIDE WITH DELIVERY OF PLANT MATERIALS SO AS TO NOT HINDER THE PROGRESS OF THE PLANTING.
16. COMPLY WITH ALL LOCAL STANDARDS AND CODES FOR EROSION CONTROL AND SITE APPEARANCE.
17. IMPORTED TOPSOIL - CONTRACTOR TO SUBMIT SOURCE AND TESTING DATA FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
18. ELEVATION UNITS ARE IN FEET AND DECIMALS.
19. CONNECT ALL WALL DRAINS TO STORM DRAIN SYSTEM. SUBMIT A PLAN TO LA SHOWING PIPING FOR STORM DRAIN SYSTEM.
20. LAWNS: NO UTILITY BOXES, IRRIGATION BOXES OR EXPOSED DRAINS SHALL BE LOCATED IN LAWNS AND SHALL BE RELOCATED OUTSIDE OF LAWN AREAS. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF THERE IS A CONFLICT WITH THE PLANS.
21. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF CONFLICTS BETWEEN CIVIL ENGINEERING PLANS AND LANDSCAPE PLANS.

GRADING LEGEND

- (E) EXISTING
- (N) NEW
- BW BOTTOM OF WALL
- CB CATCH BASIN
- CL CENTERLINE
- CLR CLEAR
- DI DRAIN INLET
- DN DOWN
- EJ EXPANSION JOINT
- EQ EQUAL
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FOB FACE OF BUILDING
- LA LANDSCAPE ARCHITECT
- PA PLANTING AREA
- PL PROPERTY LINE
- RI RIM ELEVATION
- SAD SEE ARCHITECTURAL DRAWINGS
- SSD SEE STRUCTURAL DRAWINGS
- SCD SEE CIVIL DRAWINGS
- SYM SYMMETRICAL
- TBD TO BE DETERMINED
- TP TOP OF PAVING
- TS TOP OF STAIR/STEP
- TW TOP OF WALL
- TYP TYPICAL
- VIF VERIFY IN FIELD



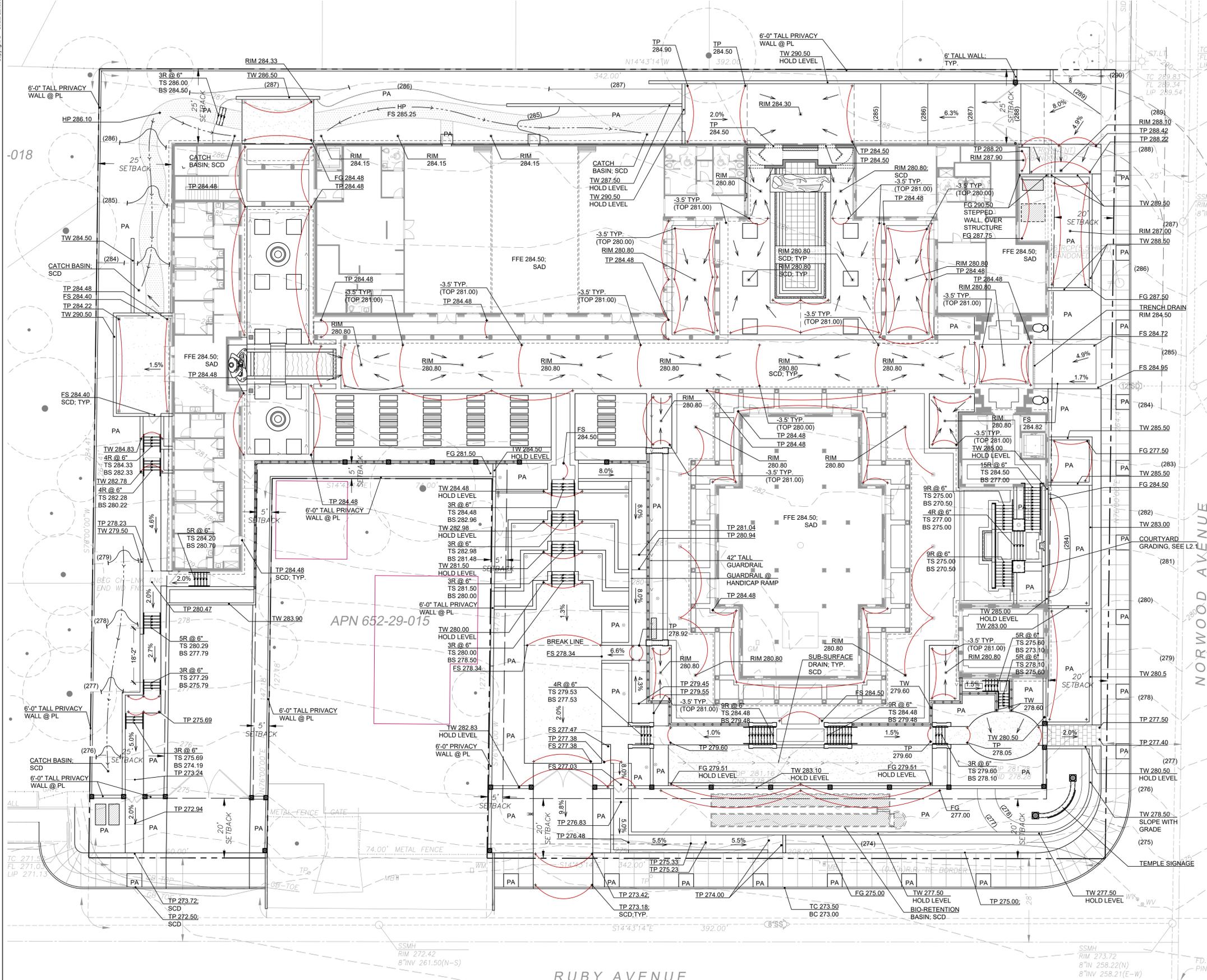
- - - - - SUBSURFACE DRAINAGE
- - - - - DIRECTION OF FLOW
- RIM
- - - - - AREA DRAIN IN PLANTING
- - - - - TRENCH DRAIN
- - - - - DIRECTION OF FLOW
- 90.25
- 2%
- - - - - PROPOSED GRADE
- - - - - SLOPE DIRECTION AND GRADE
- - - - - PROPERTY LINE

NOTE: SEE CIVIL DRAWINGS FOR COMPLETE GRADING AND DRAINAGE. LANDSCAPE SHEET L2.0 & L2.1 ARE FOR REFERENCE ONLY.

GRADING PLAN
TEMPLE LEVEL

L2.0

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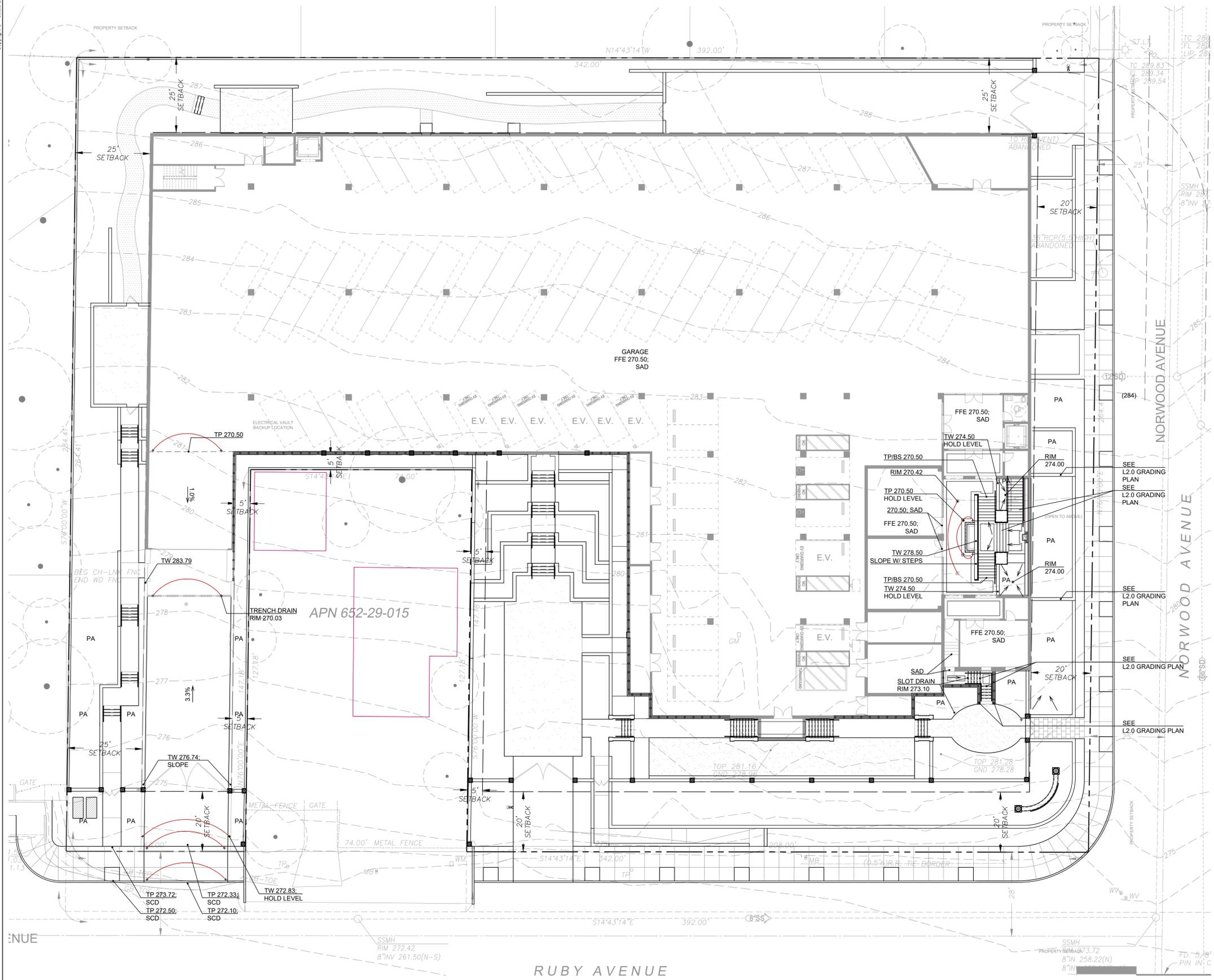
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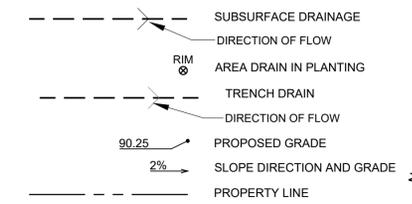
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GRADING LEGEND

- (E) EXISTING
- (N) NEW
- BW BOTTOM OF WALL
- CB CATCH BASIN
- CL CENTERLINE
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- DI DRAIN INLET
- DN DOWN
- EJ EXPANSION JOINT
- EQ EQUAL
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FOB FACE OF BUILDING
- LA LANDSCAPE ARCHITECT
- PA PLANTING AREA
- PL PROPERTY LINE
- RI RIM ELEVATION
- SAD SEE ARCHITECTURAL DRAWINGS
- SSD SEE STRUCTURAL DRAWINGS
- SCD SEE CIVIL DRAWINGS
- SYM SYMMETRICAL
- TBD TO BE DETERMINED
- TP TOP OF PAVING
- TS TOP OF STAIR/STEP
- TW TOP OF WALL
- TYP TYPICAL
- VIF VERIFY IN FIELD



NOTE: SEE CIVIL DRAWINGS FOR COMPLETE GRADING AND DRAINAGE. LANDSCAPE SHEET L2.0 & L2.1 ARE FOR REFERENCE ONLY.

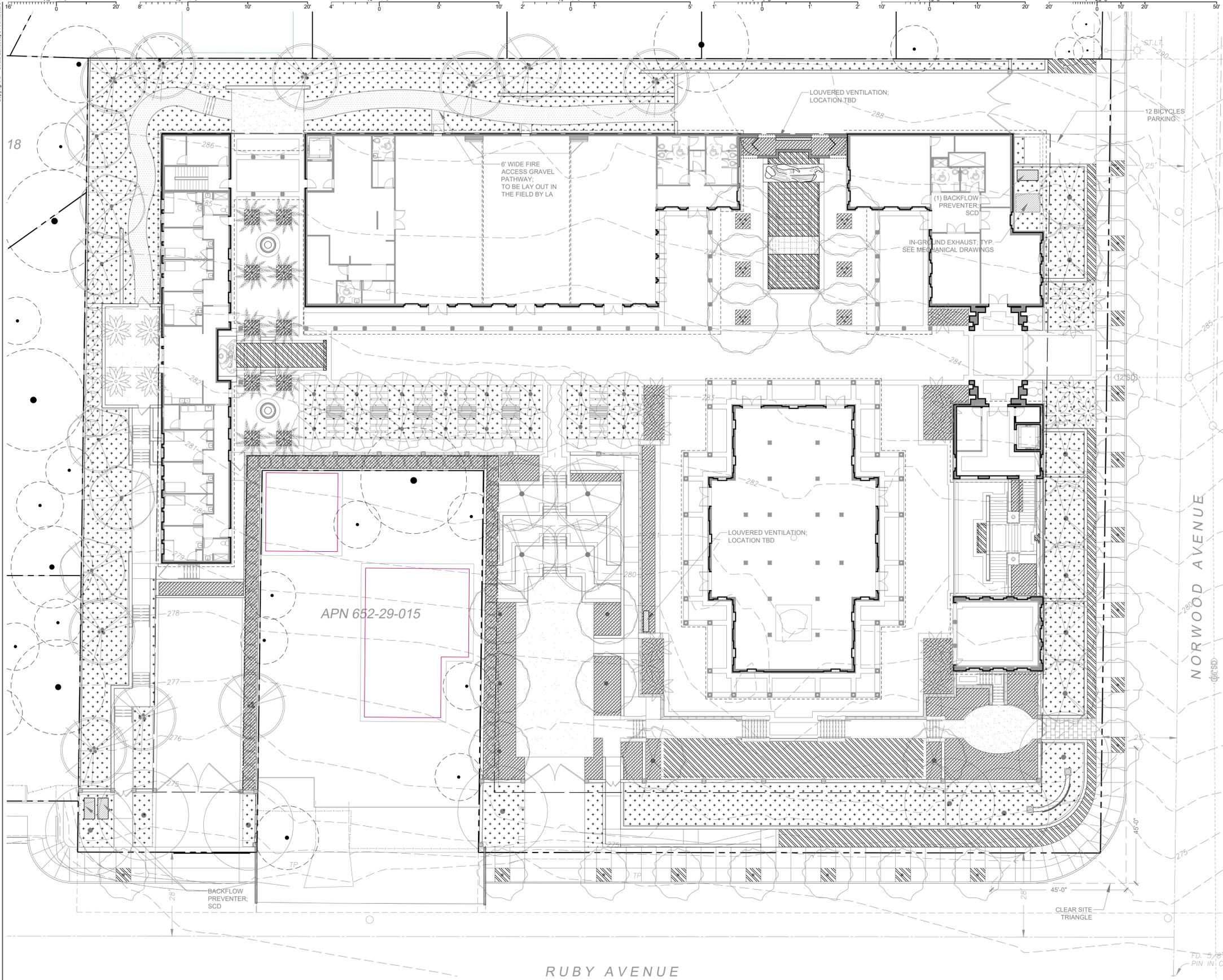
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GRADING PLAN GARAGE LEVEL

L2.1

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HYDROZONES LEGEND

-  HYDROZONE AREA - LOW
-  HYDROZONE AREA - MEDIUM
-  HYDROZONE AREA - HIGH

TOTAL LANDSCAPE AREA: 18,831 SF.

STRATA
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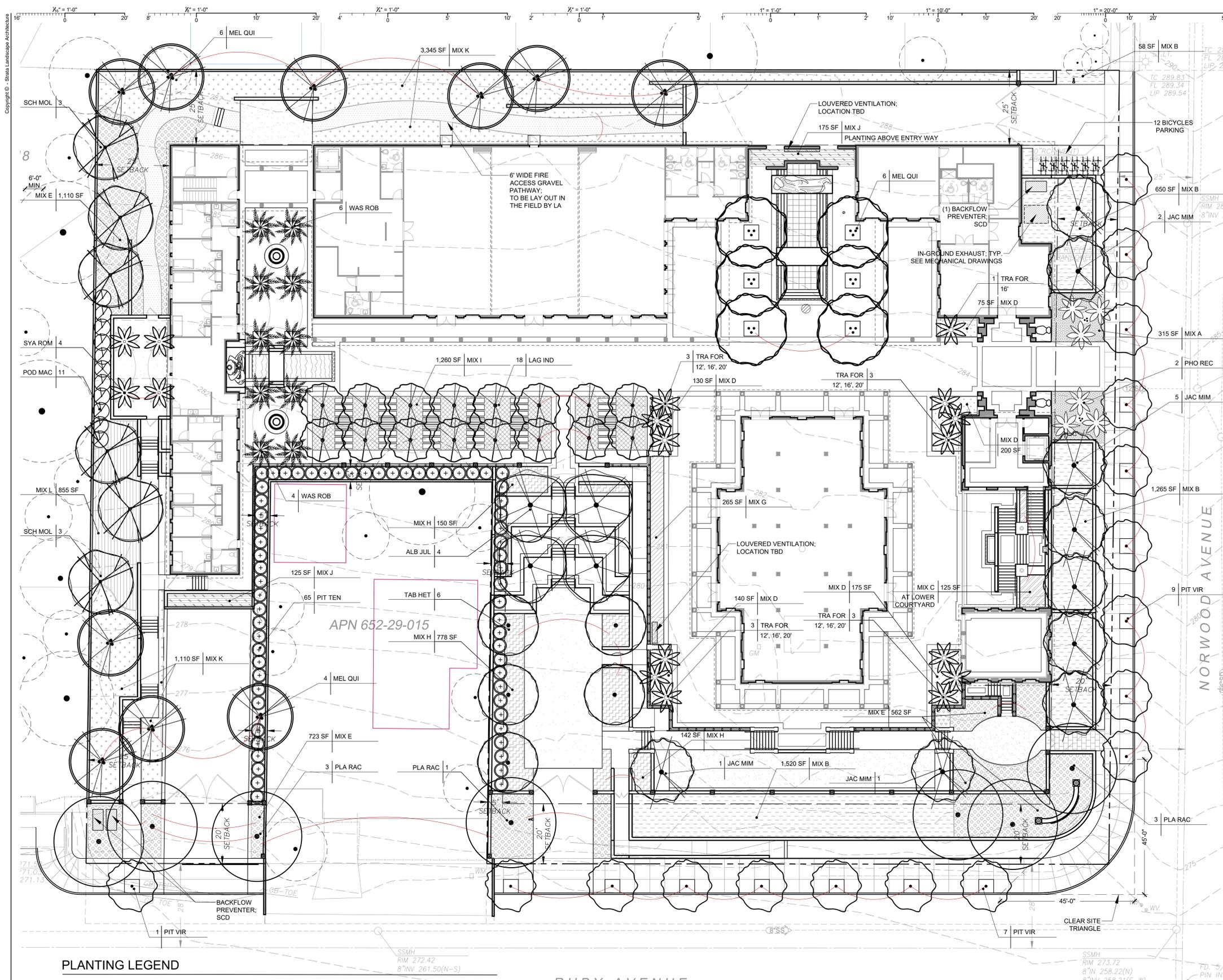
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HYDROZONE PLAN

L3.0





PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY. SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID SPACING AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL TO FILL SPACE SHOWN ON DRAWINGS.
3. EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE. SIMILARLY ATTACH VINES AT PILASTERS OR POSTS.
4. STAKE OUT LOCATION OF EACH TREE AS SPECIFIED. EACH LOCATION OF ALL TREES SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
5. EXACT PLACEMENT FOR ALL HEADERS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
6. COORDINATE WITH IRRIGATION PLANS TO ASSURE CORRECT PLACEMENT OF SPRAY HEADS.
7. IN ADDITION TO HEADERS SHOWN ON THE DRAWINGS, PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
8. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
9. MULCH: MULCH IS TO BE MINI PINE BARK. CONFIRM SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF LANDSCAPE ARCHITECT. SOIL TEST LOCATION PER L.A.: A MINIMUM OF 2" OF FULLY STABILIZED AND CERTIFIED COMPOST IS TO BE INCORPORATED IN THE TOP 12" OF SOIL.
11. SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
12. IRRIGATION AND HARDSCAPE ADJACENT TO PLANTING AREAS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO ALL PLANTING ACTIVITIES.
13. ALL PLANT MATERIALS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. LANDSCAPE MAINTENANCE:
 - A. LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE. START DATE IS DETERMINED BY LANDSCAPE ARCHITECT.
 - B. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
 - C. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
 - D. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR.
 - E. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
 - F. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
 - G. MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.
 - H. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
15. INCLUDE 15% EXTRA BUDGET FOR ADDITIONAL PLANTS.
16. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
17. CLOSE OUT AND MAINTENANCE MANUAL: LANDSCAPE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD. MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD. LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.
18. SYNTHETIC TURF: FROM ONE LAWN 1-877-861-5296. INSTALL PER MANUFACTURER RECOMMENDATIONS.

PLANTING LEGEND

- | | |
|--|-------------------------------|
| (E) EXISTING | ○ PLANT IN POT |
| TBD TO BE DETERMINED | ▨ GROUNDCOVER, SEE PLANT LIST |
| V.I.F. VERIFY IN FIELD | □ LAWN |
| S.A.D. SEE ARCHITECTURAL DRAWINGS | ● (E) TREE TO REMAIN |
| ▲ PROPOSED VINE | ✻ PROPOSED PALMS |
| ○ ○ ✻ PROPOSED SHRUB, PERENNIAL, GRASS, FERN, ETC. | |
| ○ ● PROPOSED TREE | |



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PLANTING PLAN

L4.0



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PLANT LIST

MIX D - 720 sq ft									
TRA ASI	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine							MOD/MED
STR REG	<i>Strelitzia reginae</i>	Birds of Paradise							MOD/MED
LAN CAM	<i>Lantana camara</i>	Lantana							LOW
LIM PER	<i>Limonium peratii</i>	Perez's sea lavender							LOW
MIX E - 2395 sq ft									
LOR CHI	<i>Loropetalum chinense</i>	Chinese fringe flower							LOW
LOM LON	<i>Lomandra longifolia</i> Breeze	Breeze mat-rush							LOW
CAR DV	<i>Carex divisa</i>	Berkeley sage							LOW
MIX G - North - 265 sq ft									
HED FLA	<i>Hedychium flavescens</i>	Wild ginger							MOD/MED
DIS RV	<i>Dischidia 'Rivers'</i>	Royal trumpet vine							MOD/MED
CYC	<i>Cycas revoluta</i>	Sago palm							MOD/MED
DA CAE	<i>Dianella caerulea 'Cassa Blue'</i>	Cassa Blue Flax lily							MOD/MED
MIX H - 920 sq ft									
LOR RAZ	<i>Loropetalum chinense 'Razzelebern'</i>	Razzelebern Chinese fringe flower							LOW
PHO AMA	<i>Phormium 'Amazing Red'</i>	Amazing Red New Zealand flax							LOW
BOU ROS	<i>Bougainvillea 'Rosenka'</i>	Rosenka Bougainvillea							LOW
PT COM	<i>Pittosporum crassifolium 'Compactum'</i>	Dwarf karo							MOD/MED
MIX I - 1250 sq ft									
BUL FRU	<i>Bulbine frutescens</i>	Car's tail							LOW
LOM BRE	<i>Lomandra longifolia</i> Breeze	Breeze mat-rush							LOW
CAR DV	<i>Carex divisa</i>	Berkeley sage							LOW
BR GLA	<i>Erigeron glaucus</i>	Seaside daisy							LOW
GER BIO	<i>Geranium x carabaginense 'Blakow'</i>	Hardy geranium							LOW
AGA ELA	<i>Agapanthus x 'Elaine'</i>	Elaine lily of the Nile							MOD/MED
DA BAB	<i>Dianella revoluta 'Baby's Bliss'</i>	Cassa Blue Flax lily							MOD/MED
MIX J - 300 sq ft									
BOU CAL	<i>Bougainvillea 'California Gold'</i>	California Gold Bougainvillea							LOW
BOU TEM	<i>Bougainvillea 'Temple Fire'</i>	Temple Fire Bougainvillea							LOW
AGA NOV	<i>Agave attenuata 'Nova'</i>	Blue fox tail agave							LOW
HAR VID	<i>Hardenbergia violacea 'Happy Wanderer'</i>	Purple vine lilac							MOD/MED
MIX K - 4455 sq ft									
MEL NES	<i>Melaleuca nesophila</i>	Honey-myrtle							LOW
LEP REE	<i>Leptospermum laevigatum 'Reevesii'</i>	Dwarf tea tree shrub							LOW
GRE PRO	<i>Grevillea lanigera 'Prostrate form'</i>	Woolly grevillea							LOW
DOD VIS	<i>Dodonaea viscosa 'Purpurea'</i>	Broad leaf hopbush							LOW
LOM LON	<i>Lomandra longifolia</i> Breeze	Breeze mat-rush							LOW
MIX L - 855 sq ft									
PT TEN	<i>Pittosporum tenuifolium 'Silver Sheen'</i>	Silver sheen Kohuhu							MOD/MED
DIE LIZ	<i>Dietes bicolor 'Liz's Selection'</i>	Yellow wild iris							LOW
TRA ASI	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine							MOD/MED
PT WHE	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Dwarf mock orange							LOW

KEY	GENUS/SPECIES	COMMON NAME	QTY	SIZE	SPACING (o.c.)	MATURE HEIGHT	WATER USE	NOTES
TREES								
ALB JUL	<i>Albizia julibrissin</i>	Mimosa silk tree	4		See Plan	40 ft.	LOW	Deciduous
BRA POP	<i>Brachycton populneus</i>	Kurrajong bottle tree			See Plan	40 ft.	LOW	Evergreen
JAC WIM	<i>Jacaranda mimosaefolia</i>	Jacaranda	11		See Plan	30 ft.	MOD/MED	Semi-deciduous
LAG IND	<i>Lagerstroemia indica</i>	Crape myrtle	18		See Plan	25 ft.	LOW	Deciduous
MEL QUI	<i>Melaleuca quinquenervia</i>	Paperbark tea tree	14		See Plan	30 ft.	LOW	Evergreen
PAR FLO	<i>Parkinsonia aculeata x cercidium floridum</i>	Palo verde			See Plan	20 ft.	VERY LOW	Deciduous
PLA PAC	<i>Platanus racemosa</i>	California sycamore	7		See Plan	50 ft +	MOD/MED	Deciduous
POD MAC	<i>Podocarpus macrophyllus</i>	Yew pine	11		See Plan	15 to 50 ft.	LOW	Evergreen
SCH MOL	<i>Scirpus molle</i>	California pepper tree	6		See Plan	25 to 40 ft.	VERY LOW	Evergreen
SOP JAP	<i>Sophora japonica</i>	Japanese pagoda tree			See Plan	50 to 70 ft.	LOW	Deciduous
TAB HET	<i>Tabebuia heterophylla</i>	Pink trumpet tree	6		See Plan	40 ft.	MOD/MED	Semi-evergreen
PT VIR	<i>Pittosporum undulatum</i>	Cape pittosporum	17		See Plan	25 ft.	MOD/MED	Evergreen
VIT ACN	<i>Vitex agnus-castus</i>	Chaste tree			See Plan	25 ft.	LOW	Deciduous
PALMS								
CHA HUM	<i>Chamaerops humilis</i>	Mediterranean fan palm			See Plan	20 ft.	LOW	
CYC REV	<i>Cycas revoluta</i>	Sago palm			See Plan	10 ft.	MOD/MED	
PHO REC	<i>Phoenix reclinata</i>	Wild date palm	2		See Plan	20 ft.	MOD/MED	
STR NC	<i>Strelitzia nicotia</i>	Giant white bird of paradise			See Plan	30 ft.	MOD/MED	
SYA ROM	<i>Syagrus romanzoffiana</i>	Queen palm	4		See Plan	50 ft.	LOW	
WAS ROB	<i>Washingtonia robusta</i>	Mexican fan palm	10		See Plan	100 ft.	LOW	
TRA FOR	<i>Trachycarpus fortunei 'vagnerianus'</i>	Windmill palm	4	12 TALL	See Plan		LOW	
TRA FOR	<i>Trachycarpus fortunei 'vagnerianus'</i>	Windmill palm	5	16 TALL	See Plan		LOW	
TRA FOR	<i>Trachycarpus fortunei 'vagnerianus'</i>	Windmill palm	4	20 TALL	See Plan		LOW	
SHRUBS								
DOD PUR	<i>Dodonaea viscosa 'Purpurea'</i>	Purple hopbush				6 ft.	10 - 15 ft.	LOW
GRE PRO	<i>Grevillea lanigera 'Prostrate form'</i>	Woolly grevillea					3 to 6 ft.	LOW
LEP REE	<i>Leptospermum laevigatum 'Reevesii'</i>	Compact Australian sea tree				6 ft.	5 ft.	LOW
LOR RAZ	<i>Loropetalum chinense 'Razzelebern'</i>	Razzeleberry Chinese fringe flower				4 ft.	5 ft.	LOW
LOR CHI	<i>Loropetalum chinense</i>	Chinese fringe flower						LOW
MEL NES	<i>Melaleuca nesophila</i>	Pink melaleuca						LOW
PT TEN	<i>Pittosporum tenuifolium 'Silver Sheen'</i>	Silver sheen Kohuhu	65					MOD/MED
MIX A - South - 315 sq ft								
AGA NOV	<i>Agave attenuata 'Nova'</i>	Blue fox tail agave						LOW
PT COM	<i>Pittosporum crassifolium 'Compactum'</i>	Dwarf karo						MOD/MED
SEN CYL	<i>Senecio cylindricus</i>	Narrow-leaf chalksticks						LOW
SEN MAN	<i>Senecio mandraliscae</i>	Blue chalksticks						LOW
CHO TEC	<i>Chondropetalum laeternum</i>	Small cape rush						LOW
MIX B - South/West - 3203 sq ft								
STR NC	<i>Strelitzia nicotia</i>	Giant white bird of paradise						MOD/MED
FLU MP	<i>Plumbago auriculata 'Imperial Blue'</i>	Blue cape plumbago						LOW
PHO YEL	<i>Phormium 'Yellow Wave'</i>	New Zealand Flax						LOW
PT WHE	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Dwarf mock orange						LOW
AGA STO	<i>Agapanthus 'Storm Cloud'</i>	Storm cloud lily of the Nile						MOD/MED
GER FLU	<i>Ceratostigma plumbaginoides</i>	Hardy plumbago						LOW
MIX C - North - 125 sq ft								
HED FLA	<i>Hedychium flavescens</i>	Wild ginger						MOD/MED
CLI MIN	<i>Clivia miniata</i>	Natal lily						MOD/MED
CYR FAL	<i>Cyrtomium falcatum</i>	Holly fern						MOD/MED
NEP COR	<i>Nepenthes cordifolia</i>	Sword fern						MOD/MED

PLANTING LEGEND

(E)	EXISTING		
TBD	TO BE DETERMINED	○	PLANT IN POT
V.I.F.	VERIFY IN FIELD		
S.A.D.	SEE ARCHITECTURAL DRAWINGS	▨	GROUND COVER, SEE PLANT LIST
▲	PROPOSED VINE	■	LAWN
⊙	PROPOSED SHRUB, PERENNIAL, GRASS, FERN, ETC.	●	(E) TREE TO REMAIN
⊙	PROPOSED TREE	✻	PROPOSED PALMS

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 Landscape Architecture
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 San Francisco, California 94107
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**WAT KHMER
 KAMPUCHEA KROM**
 2740 Ruby Avenue, San Jose, Ca. 95148
 APN 652-29-014

PRELIMINARY - NOT FOR CONSTRUCTION

Revisions

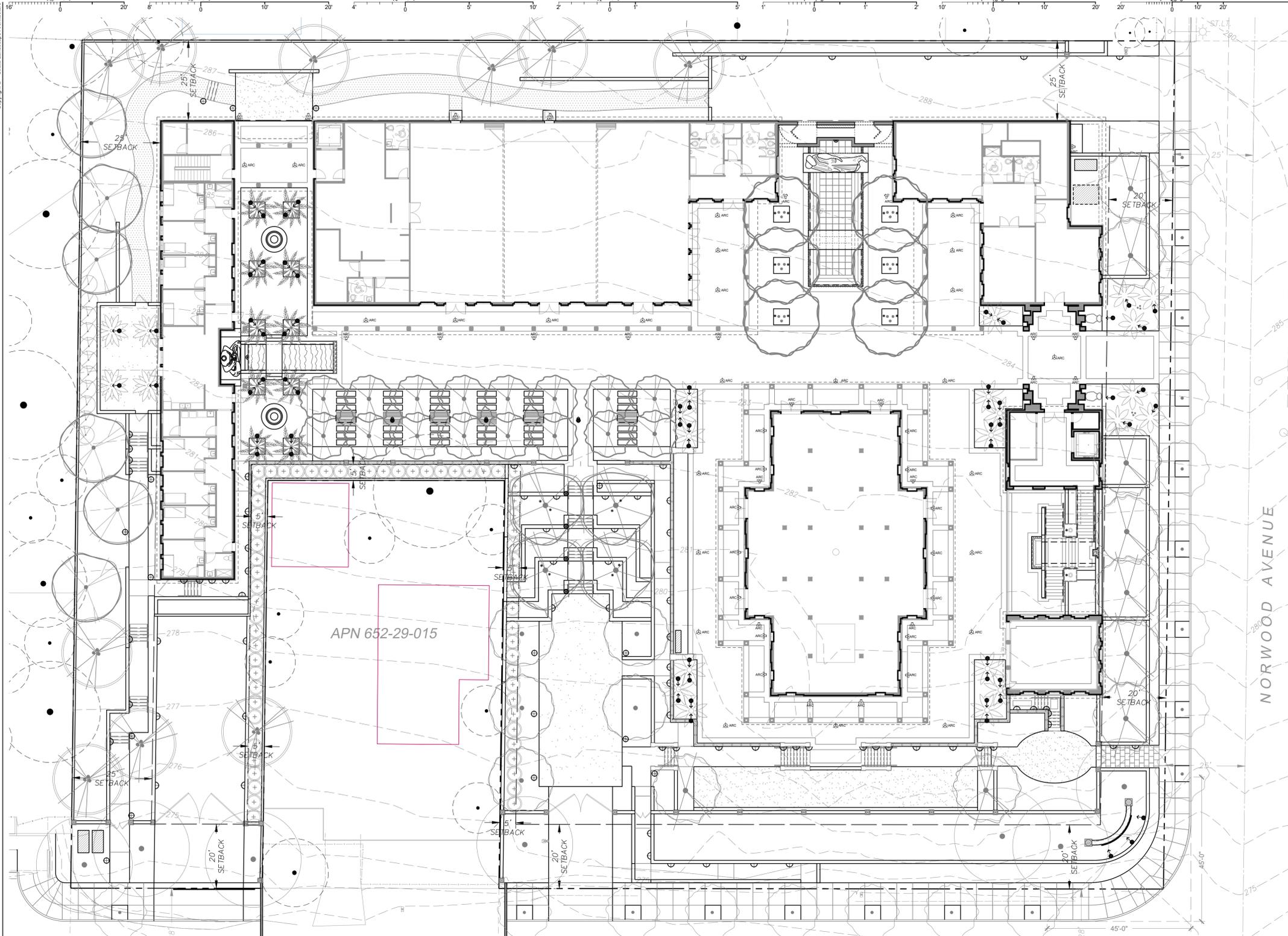
Sheet by: TC/GG/EG
 Project #: 0400

Date: DECEMBER 12, 2019

CONDITIONAL USE
 PERMIT SUBMITTAL SET

PLANT LIST &
 NOTES
L4.1

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LIGHTING LEGEND

SYMBOL	QTY	TYPE	VENDOR	MODEL	LAMP	FINISH	NOTES/ACCESSORIES
●→	43	ACCENT LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
⊙	20	IN GROUND FLUSH CAN					SEE FIXTURE SCHEDULE ON SHEET L-S
⊕	22	PATH LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
△	70	STEP / WALL LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
⌒		FOUNTAIN LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
----	-	STRIP LIGHTS					SEE FIXTURE SCHEDULE ON SHEET L-S
⊙	8	THEME LIGHT @ STEPS					SEE FIXTURE SCHEDULE ON SHEET L-S
●	4	HANGING LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
⊕ARC	23	TEMPLE LANTERNS					SEE FIXTURE SCHEDULE ON SHEET L-S
ARC	35	TEMPLE LIGHTS					SEE FIXTURE SCHEDULE ON SHEET L-S

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PRELIMINARY - NOT FOR CONSTRUCTION

Revisions

Sheet by: TC/GG/EG
Drawing Scale: 1/8" = 1'-0"
Project #: 0400
Date: DECEMBER 12, 2019
CONDITIONAL USE
PERMIT SUBMITTAL SET

LIGHTING PLAN

L5.0



FIXTURE SCHEDULE

11/19/2019 WAT KAMPUCHEA KROM		CONDITIONAL USE PERMIT LIGHTING SPREAD SHEET										
TYPE	IMAGE	MANUFACTURER	PRODUCT NAME	MOUNTING	SIZE	LAMP	WATTS	KELVIN	CRI	LUMENS	F=FULLY SHIELDING P=PARTIAL SHIELDING	B-U-G RATING OR DA=DOWNWARD AIMING
E1		NERI	BRENTA S TYPE II	WALL MOUNT	6.5" W x 4" H x 5.25" D	LED	5	2700K	90	400	F	B1-U0-G1
E3		BK LIGHTING	MICRO NITE STAR MEDIUM FLOOD	CEILING MOUNT	1.625" DIA. x 4.5" L	LED	6.5	2700K	90+	375	P	DA
E4		BK LIGHTING	MICRO NITE STAR SPOT	ROOF MOUNT	1.625" DIA. x 4.5" L	LED	6.5	2700K	90+	480	P	DA
E5		BK LIGHTING	MICRO NITE STAR MEDIUM FLOOD W/ RECTILINEAR LENS	BEAM MOUNT	1.625" DIA. x 4.5" L	LED	6.5	2700K	90+	375	P	DA
E6		LUCIFER	IMPACT- DOUBLE	RECESSED IN WALL	3.27" W x 2.75" H	LED	6.5	2700K	80+	150	F	B0-U1-G0
E7		MP LIGHTING	L07	RECESSED	0.75" DIA. x 1.5" H	LED	0.2	2700K	90+	2.7	P	B0-U0-G0
E8		MP LIGHTING	L01	COLUMN DOWNLIGHT	2.5" DIA. x 2.25" H	LED	2.5	2700K	90+	75	P	B0-U1-G0
E9		AION LED	3924-26 / 27-WR	LINEAR LED STRIP ROOF ACCENT	0.72" x 0.80" INCL CLIP	LED	1.4W/FT	2550K	96	116/ft	F	DA
L1		MP LIGHTING	L300	IN GROUND	2.5" DIA.	LED	2.5	2700K	80+	50	P	B0-U1-G0
L2		BK LIGHTING	MINI MICRO MEDIUM FLOOD	ABOVE GRADE TREE ACCENT	1.625" DIA. x 4.5" L	LED	2.5	2700K	90+	176	P	N/A
L3		BK LIGHTING	MINI MICRO SPOT	ABOVE GRADE TREE ACCENT	1.625" DIA. x 4.5" L	LED	2.5	2700K	90+	176	P	DA
L4		MP LIGHTING	L904	BOLLARD	4.5" SQUARE x 24" H	LED	8	2700K	90+	357	F	B0-U1-G0
L5		LUCIFER	IMPACT- SINGLE	RECESSED IN WALL	2.59" W x 2.75" H	LED	3.4	2700K	80+	43	F	B0-U1-G0
L6		LUCIFER	IMPACT - DOUBLE	RECESSED IN WALL	3.27" W x 2.75" H	LED	6.5	2700K	80+	150	F	B0-U1-G0
L7		MP LIGHTING	L312	IN GROUND TREE UPLIGHT LOUVERED, LENSED	2 1/2" x 2 5/8"	LED	2.5W	2700K	90+	25	P	B0-U0-G0
L8		AION LED	3924-26 / 27-WR	LINEAR LED WATER FEATURE CONCEALED UNDER BENCH	0.72" x 0.80" INCL CLIP	LED	1.4W/FT	2550K	96	116/ft	F	DA
L9		AION LED	3924-30K-WR	LINEAR LED WATER FEATURE CONCEALED UNDER LEDGE	0.40" x LENGTH OF STRIP	LED	1.4W/FT	2950	92	116/FT	F	DA
L10		AURORALIGHT	H20-P ARIEL	IN WATER	1.75" DIA. x 2.75" MAX	LED	4.5	3000K	80+	336	P	B0-U0-G0
L11		HANDRAIL CO	Lumenpod 16	HANDRAIL/STEP LIGHT	0.63" DIA x 0.76" D	LED	~2	2700K	85	116	F	DA
L12		BK LIGHTING NOT USED	MINI MICRO FLOOD	TREE MOUNT DOWNLIGHT	1.625" DIA. x 4.5" L	LED	2.5	2700K	90+	176	P	N/A
L13		BK LIGHTING	MINI MICRO MEDIUM FLOOD	TREE MOUNT DOWNLIGHT	1.625" DIA. x 4.5" L	LED	2.5	2700K	90+	176	P	N/A
L14		BK LIGHTING	MINI MICRO MEDIUM FLOOD W/ RECTILINEAR LENS	TREE MOUNT DOWNLIGHT	1.625" DIA. x 4.5" L	LED	2.5	2700K	90+	176	P	N/A
L15		MP LIGHTING	P96L	PENDANT	3" x 18"	LED	6	2700K	90+	254	F	DA
L16		TEKA	MODIFIED - CFM	SURFACE MOUNT	6" DIA x 7" H x 5 13/16"	LED	6	2700K	90	262	P	DA
L17		TEKA	MODIFIED - CFM	BOLLARD	6" DIA x 7" H x 24" H	LED	6	2700K	90	262	P	DA

ALL LUMINAIRES ARE ON AN ASTRONOMICAL TIMER WITH AUTOMATIC CURFEW SHUT-OFF. ADDITIONAL USE OF MOTION DETECTORS WHERE AFTER HOURS USE MAY BE DESIRED.
ALL LUMINAIRES ARE DIMMABLE DOWN TO 1% OR LESS.

'D' FIXTURES ARE DECORATIVE BY OTHERS

City of San Jose Interim Lighting Policy Broad Spectrum Lighting (LED) for Private Development

A Permit Adjustment which includes the following information and demonstrates conformance with the identified standards is required in order to obtain approval for an exception to the required use of Low Pressure Sodium Lighting on private development:

Outdoor Lighting Plan

Provide an Outdoor Lighting Plan including:

- SEE LIGHTING SPREAD SHEET → Luminaire Schedule (number, lamp type, wattage, color rendering index (CRI), Correlated Color Temperature (CCT), Backlight, Uplight, and Glare (BUG) rating, pole height, distribution type) Photometric grid showing illumination levels from all exterior light sources (per LM-79-08).
- SEE LIGHTING SHEET L-1,2A → Manufactures specification for all proposed lighting fixtures. → SEE LIGHTING CUT SHEETS (PDF BINDER)

Illumination Levels

- ☑ CBEA Site Lighting Performance Specification for Light Zone 2
http://apps1.eere.energy.gov/buildings/publications/pdfs/alliances/cbea_led_site_lighting_spec.pdf
- or
- ☐ IESNA RP-33-99 Lighting for Exterior Environments
- ☐ IESNA RP-8-00 - Standard Practice for Roadway Lighting (Private Streets & Adjacent Sidewalks)
- ☐ IESNA DG-5-94 - Recommended Lighting for Walkways and Class 1 Bikeways
- ☐ IESNA RP-20-98 - Lighting for Parking Facilities → ALL PARKING IS UNDER GROUND
- ☐ Average illumination levels not exceeding IESNA standards by more than 0.2 foot candles

Backlight, Uplight & Glare

- ☑ CALGreen Nonresidential Mandatory Measures 5.106.8 - Maximum BUG Ratings.¹ (Lighting Zone 3)
- ☑ Zoning Code Section 20.40.530:
- N/A ☐ Light fixture heights should not exceed eight feet when adjacent to residential uses unless the setback of the fixture from property line is twice the height of the fixture.
- N/A ☐ No ground mounted light fixture shall exceed twenty-five feet in height.
- N/A ☐ Any lighting located adjacent to riparian areas shall be directed downward and away from riparian areas.

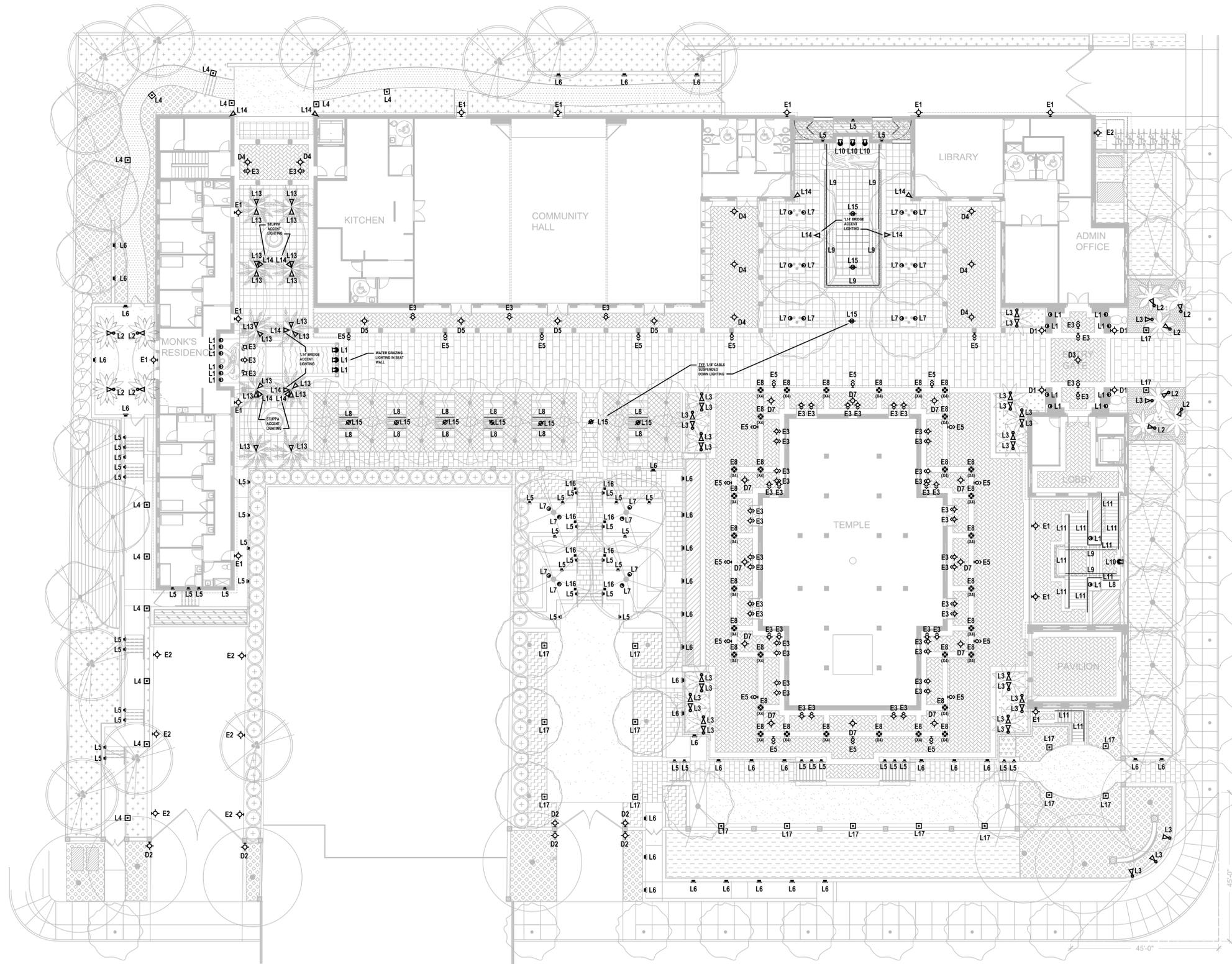
Correlated Color Temperature

- SEE LIGHTING SPREAD SHEET → ☑ The Correlated Color Temperature (CCT) should fall within the recommended range of (3500-4300K) in accordance with the City of San Jose Public Streetlight Design Guide as amended.

Dimming

- SEE LIGHTING SPREAD SHEET → ☑ Light Level must be reduced for a minimum of 6 hours with a 50% light level reduction, beginning no later than 12 AM.

1. IES LM-79-08 Electrical and Photometric Measurements of Solid-State Lighting Products Illuminating Engineering Society



JANUARY 2019 LANDSCAPE/00 BRANDS/2019 1024 - MKS - CUP APPLICATION - NEW NAME 2019 0121/04/17/2019 9.4.4.41

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SHEET TITLE:
**CUP APPLICATION
 OVERALL
 SITE PLAN
 LIGHTING**

ORIGINAL SHEET ISSUE DATE:
 12/12/19

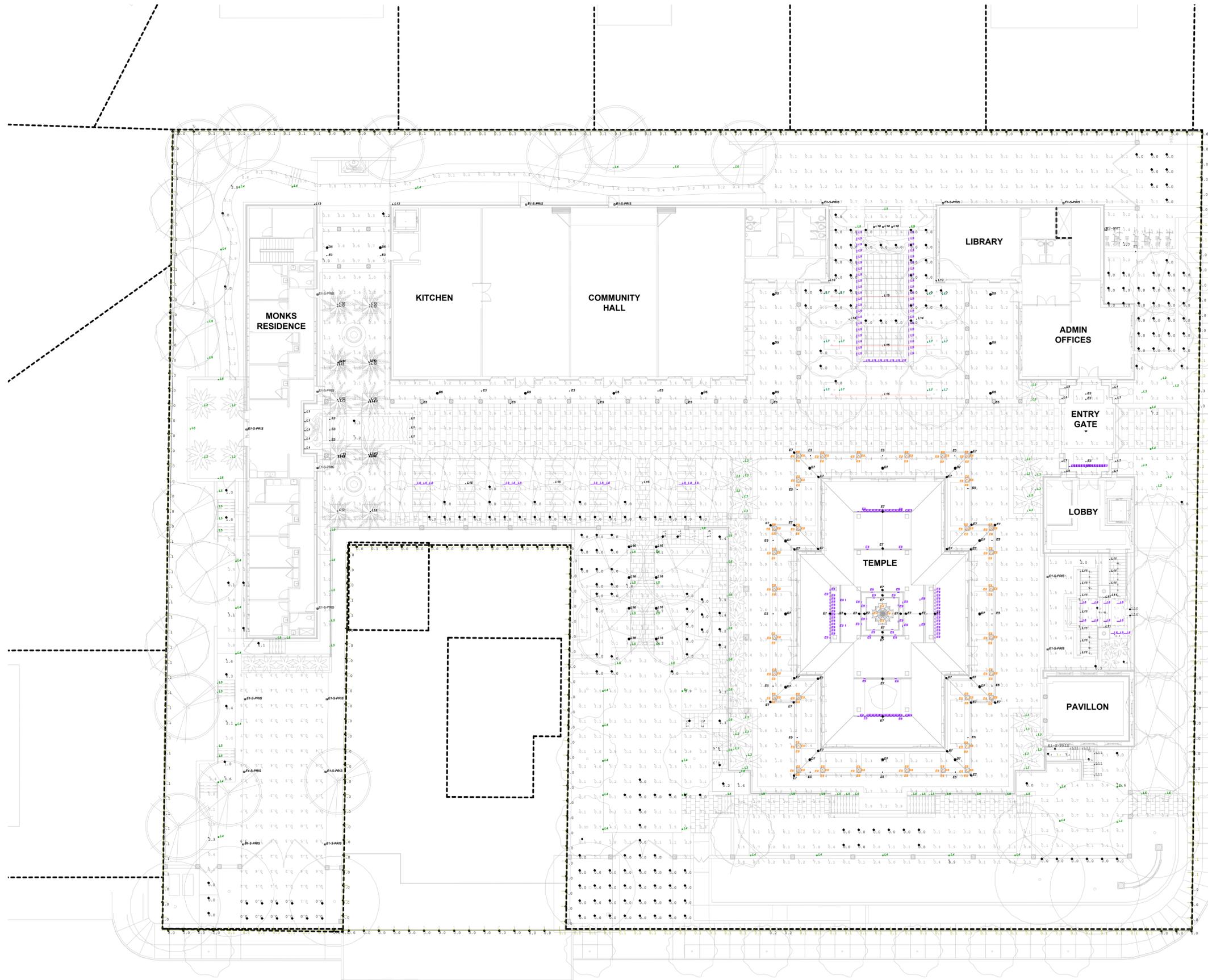
SCALE:
 1/16" = 1'-0"

DRAWN BY:
 SH

SHEET NUMBER:

L1.2





WKK SITE
Total Watts = 2910.025
LPD = 0.03 Watts/Sq.ft
UWLR = 0.33
Area = 81,022 sf

JAMES TORRE LANDSCAPE ARCHITECTURE, INC. - WKK - CUP APPLICATION - NEW AUPC 2019 01/26/2019 4:12 AM

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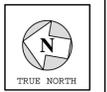
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**CUP APPLICATION
 OVERALL
 SITE PLAN
 PHOTOMETRIC
 GRID**

ORIGINAL SHEET ISSUE DATE:
 12/12/19

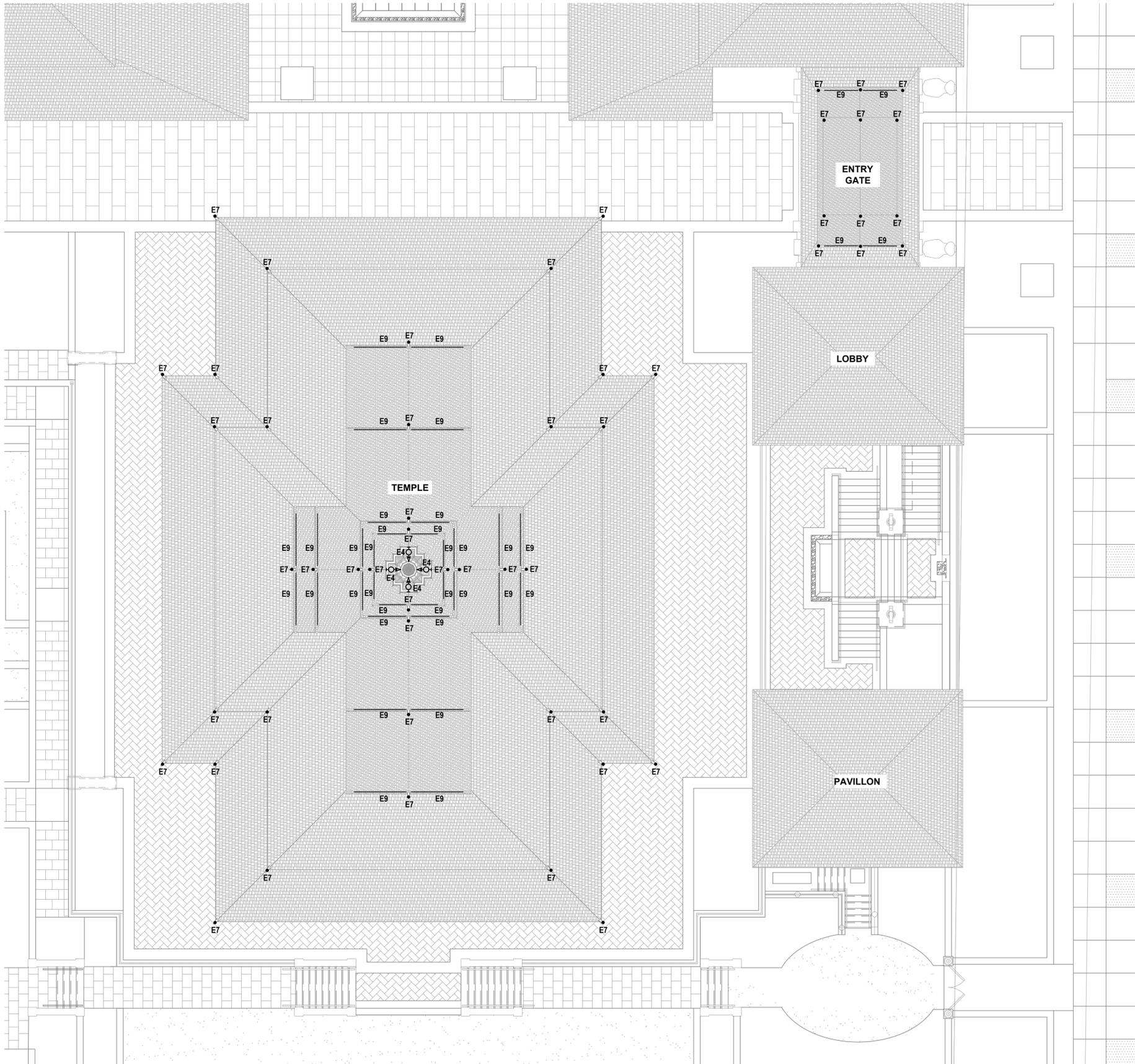
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DRAWN BY:
 SH

SHEET NUMBER:
L1.2A



J:\WORK\TOPPLE LANDSCAPE\03 BRANDS\0309 1024 - MKS - CUP APPLICATION - NEW MARK 2019 0121\DWG\17-0709 4.13.dwg



ROOF LIGHTING NOTES

- ALL ROOF MOUNTED LUMINAIRES:
 - ARE LOW WATTAGE AND LOW LUMENS.
 - 2700 KELVIN OR WARMER.
 - HAVE SHIELDING SNOOTS AND HEX CELL LOUVERS TO LIMIT STRAY LIGHT.
 - ARE EITHER HIDDEN IN, OR DIRECTED TOWARD ARCHITECTURAL ORNAMENT, AND ARE 2021 AIMED TOWARD THE SKY.
 - ARE DIMMABLE AND ON AN ASTRONOMICAL TIMER WHICH WILL AUTOMATICALLY TURN OFF AT A PRE-ESTABLISHED CURFEW.

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SHEET TITLE:
**CUP APPLICATION
 TEMPLE &
 ENTRY GATE
 ROOF PLAN
 LIGHTING**

ORIGINAL SHEET ISSUE DATE:
 12/12/19

SCALE: 1/16" = 1'-0"
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SHEET NUMBER:

L1.3



ABBREVIATIONS

ABV.	ABOVE	NAT.	NATURAL
ACOUS.	ACOUSTICAL	N.I.C.	NOT IN CONTRACT
A.D.	AREA DRAIN	NO. or #	NUMBER
ADJ.	ADJUSTABLE	NOM.	NOMINAL
APPROX	APPROXIMATE	N.T.S.	NOT TO SCALE
ARCH.	ARCHITECTURAL	O.A.	OVERALL
ASPH.	ASPHALT	O.C.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER
BITUM.	BITUMINOUS	OPNG.	OPENING
BLDG.	BUILDING	OPP.	OPPOSITE
BLKG.	BLOCKING	OS	OCCUPANCY SENSOR
BM.	BEAM	#	POUND OR NUMBER
BOT.	BOTTOM	PL	PLATE
CAB.	CABINET	P. LAM.	PLASTIC LAMINATE
CEM.	CEMENT	PLAS.	PLASTER
CER.	CERAMIC	PLYWD.	PLYWOOD
CL	CENTER LINE	PR.	PAIR
CLO.	CLOSET	PROP.	PROPERTY
CLR.	CLEAR	P.T.	PRESSURE TREATED
COL.	COLUMN	PTD.	PAINTED
CONC.	CONCRETE	R.	RISER OR RADIUS
CONSTR.	CONSTRUCTION	R.A.	RETURN AIR
CONT.	CONTINUOUS	RAD.	RADIUS
CTR.	CENTER	RCP	REFLECTED CEILING PLAN
D	DRYER	REF.	REFERENCE
DBL.	DOUBLE	REFR.	REFRIGERATOR
DET.	DETAIL	RGTR.	REGISTER
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DISPO.	DISPOSAL	RM.	ROOM
D.W.	DISH WASHER	R.O.	ROUGH OPENING
DR.	DOOR	RDWD.	REDWOOD
DWR.	DRAWER	R.W.L.	RAIN WATER LEADER
DWG.	DRAWING	SCHED.	SCHEDULE
(E)	EXISTING	SECT.	SECTION
EL.	ELEVATION	SH.	SHelf
ELEC.	ELECTRICAL	SHR.	SHOWER
ELEV.	ELEVATION or ELEVATOR	S.I.D.	SEE INTERIOR DRAWINGS
EMP	ELEC. MECH. PLUMBING PLAN	SIM.	SIMILAR
ENCL.	ENCLOSURE	SL.	SLOPE
EQ.	EQUAL	S.L.A.D.	SEE LANDSCAPE ARCH. DRAWINGS
EXT.	EXTERIOR	SPEC.	SPECIFICATION
FDN.	FOUNDATION	SQ.	SQUARE
FIN.	FINISH	SSD.	SEE STRUCTURAL DRAWINGS
FLO.	FLOOR	SST.	STAINLESS STEEL
FLASH.	FLASHING	STD.	STANDARD
FLOUR.	FLOURESCENT	STL.	STEEL
F.O.	FACE OF	STOR.	STORAGE
FT.	FOOT	STRUCT.	STRUCTURAL
FTG.	FOOTING	SYM.	SYMMETRICAL
FURR.	FURRING	T.	TREAD
GA.	GAUGE	T.B.	TOWEL BAR
GALV.	GALVANIZED	TEL.	TELEPHONE
GL.	GLASS	T&G	TONGUE & GROOVE
GR.	GRADE	THK	THICK
GYP.	GYPSUM	T.O.	TOP OF
H.B.	HOSE BIB	TV	TELEVISION
HDWD.	HARDWOOD	TYP.	TYPICAL
HDWE.	HARDWARE	U.O.N.	UNLESS OTHERWISE NOTED
HT.	HEIGHT	VERT.	VERTICAL
HORIZ.	HORIZONTAL	VGDF.	VERTICAL GRAIN DOUGLAS FIR
HR.	HOUR	V.I.F.	VERIFY IN FIELD
I.D.	INSIDE DIAMETER	W	WASHING MACHINE
INSUL.	INSULATION	W.H.	WATER HEATER
INT.	INTERIOR	W	WITH
JT.	JOINT	WD.	WOOD
KIT.	KITCHEN	WIND.	WINDOW
LAM.	LAMINATE	W/O	WITHOUT
LAV.	LAVATORY	W.O.	WHERE OCCURS
LOC.	LOCATION	W.P.	WATERPROOF
LT.	LIGHT	WSCT.	WAINSCOTT
MAX.	MAXIMUM	WT.	WEIGHT
M.C.	MEDICINE CABINET		
MECH.	MECHANICAL		
MEMB.	MEMBRANE		
MET.	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MTD.	MOUNTED		

SYMBOLS LEGEND

	EXTERIOR ELEVATION NUMBER
	SHEET NUMBER
	SECTION NUMBER
	SHEET NUMBER
	INTERIOR ELEVATION NUMBER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	NORTH ARROW
	CENTER LINE
	PROPERTY LINE
	SETBACK LINE
	OVERHEAD
	DATUM OR CONTROL POINT
	GRAPHIC SCALE

REV	ISSUED FOR	DATE
	CUP	12/12/19

CUP SUBMITTAL



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SHEET TITLE:
GENERAL NOTES & ABBREVIATIONS

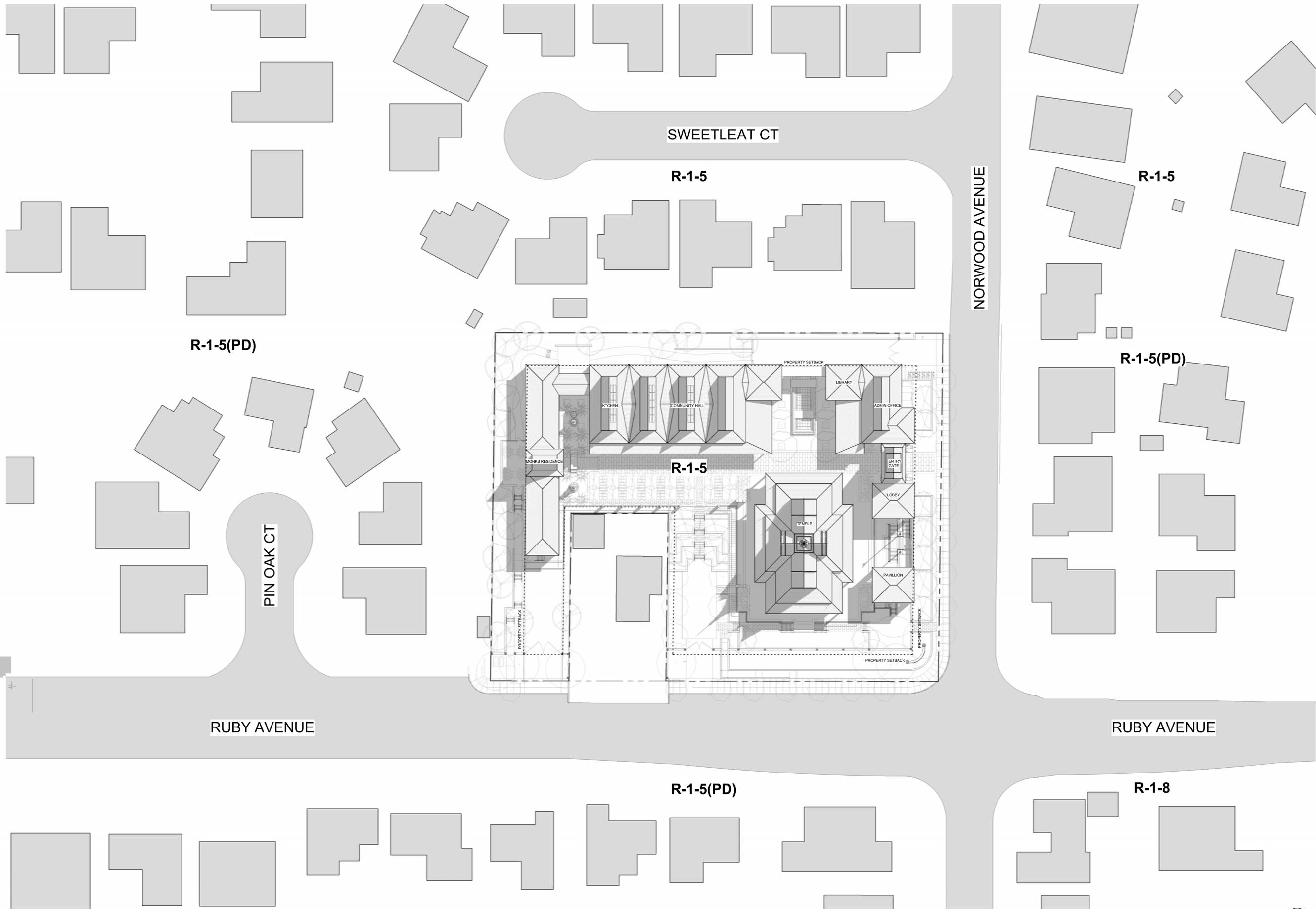
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SHEET NUMBER:

A0.0

DATE PRINTED: 01/23/20 11:40:39 AM



REV	ISSUED FOR	DATE
CUP	CUP	12/12/19

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SHEET TITLE: CONTEXT PLAN

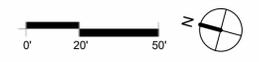
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SCALE: 1/32" = 1'-0"	DRAWN BY: AMA
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SHEET NUMBER:

A0.1

1
A0.1
CONTEXT PLAN
SCALE: 1/32" = 1'-0"



CUP SUBMITTAL



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SHEET TITLE:
BASEMENT FLOOR PLAN

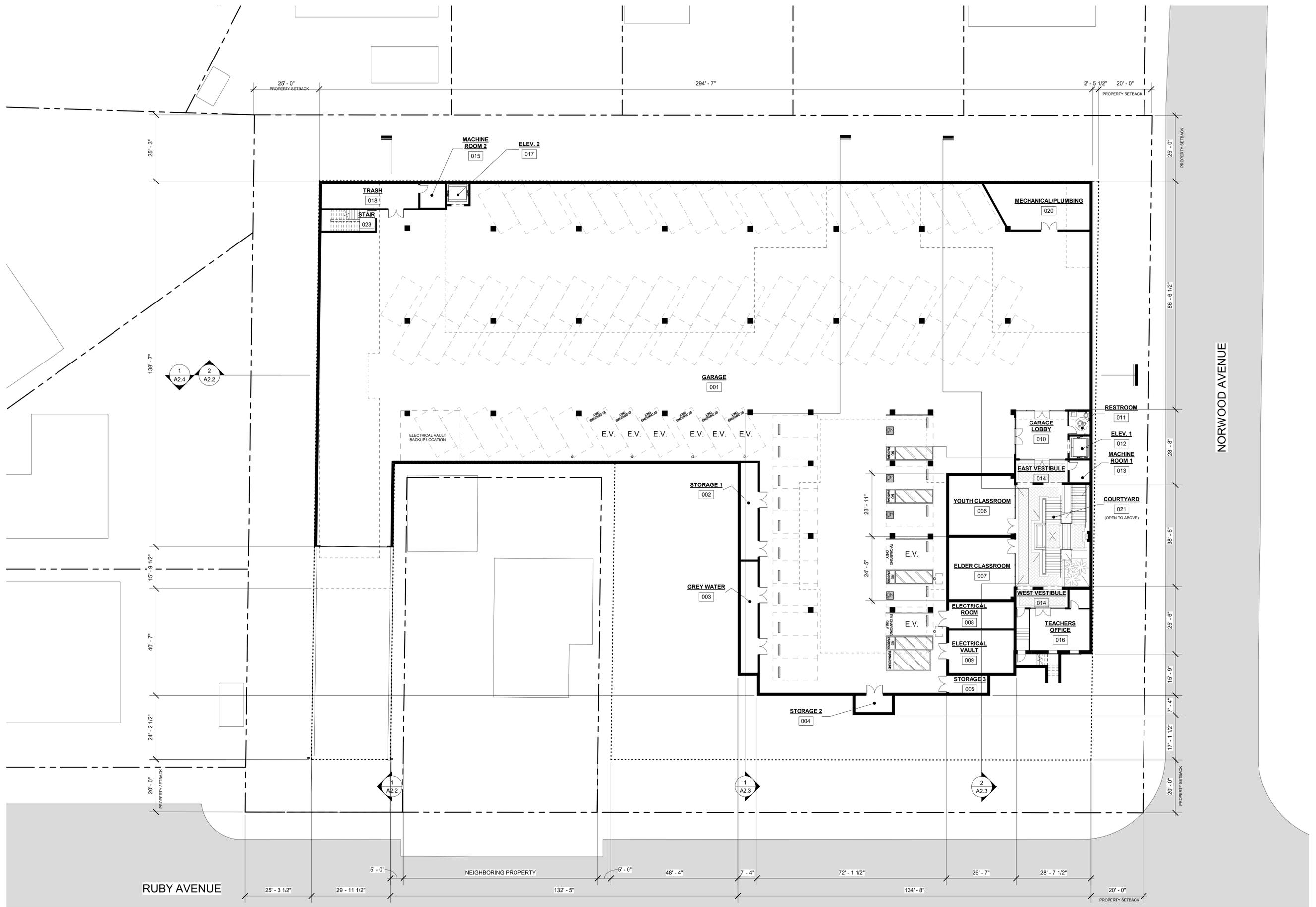
ORIGINAL SHEET ISSUE DATE:
12/12/19

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

DRAWN BY:
AMA

SHEET NUMBER:

A1.1



1 BASEMENT FLOOR PLAN
A1.1 SCALE: 1/16" = 1'-0"

DATE PRINTED: 01/20/2020 2:12:27 PM

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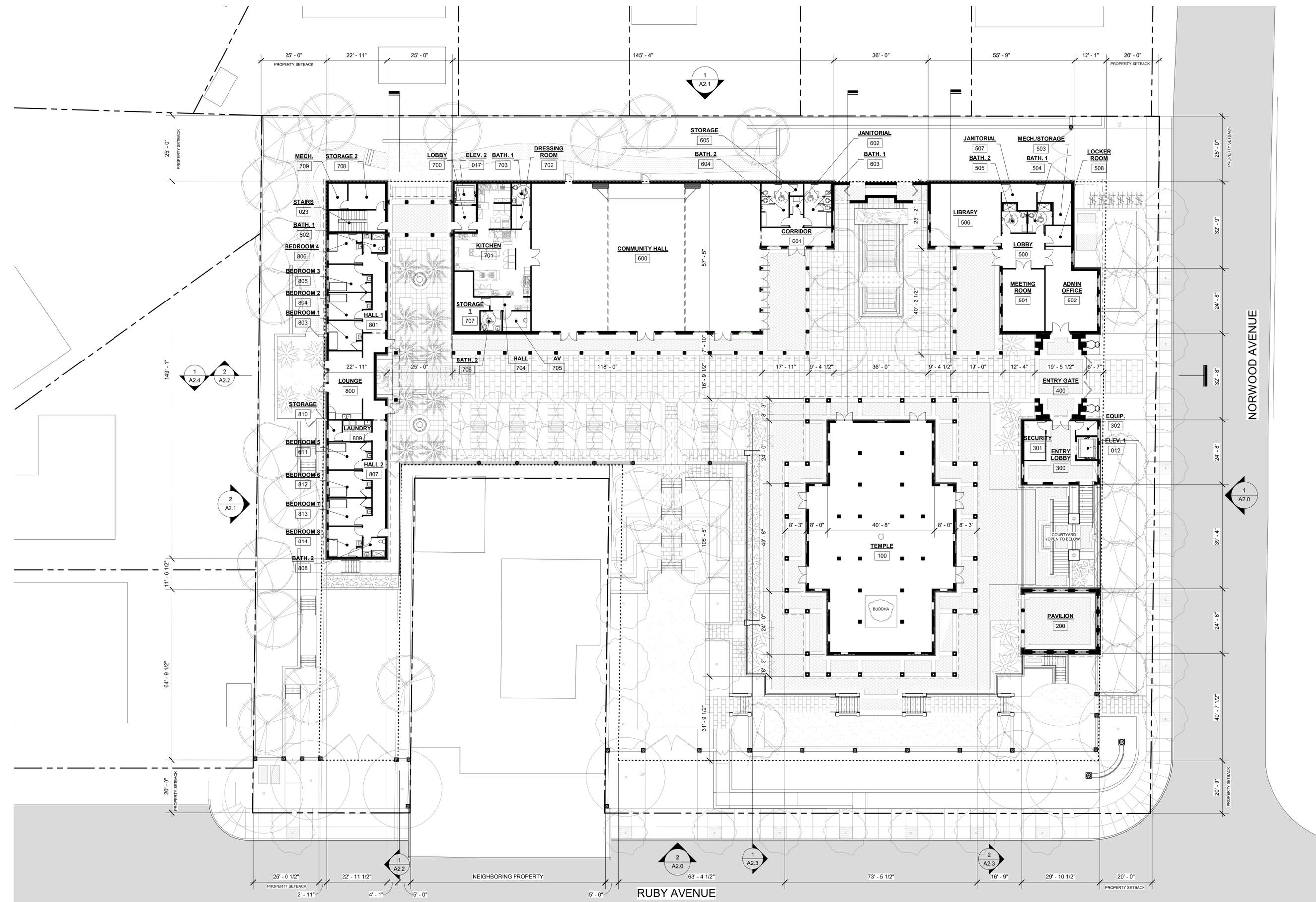
SHEET TITLE:
FIRST FLOOR PLAN

ORIGINAL SHEET ISSUE DATE:
12/12/19

SCALE: 1/16" = 1'-0" DRAWN BY: AMA

SHEET NUMBER:

A1.2



1 FIRST FLOOR PLAN
A1.2 SCALE: 1/16" = 1'-0"



CUP SUBMITTAL



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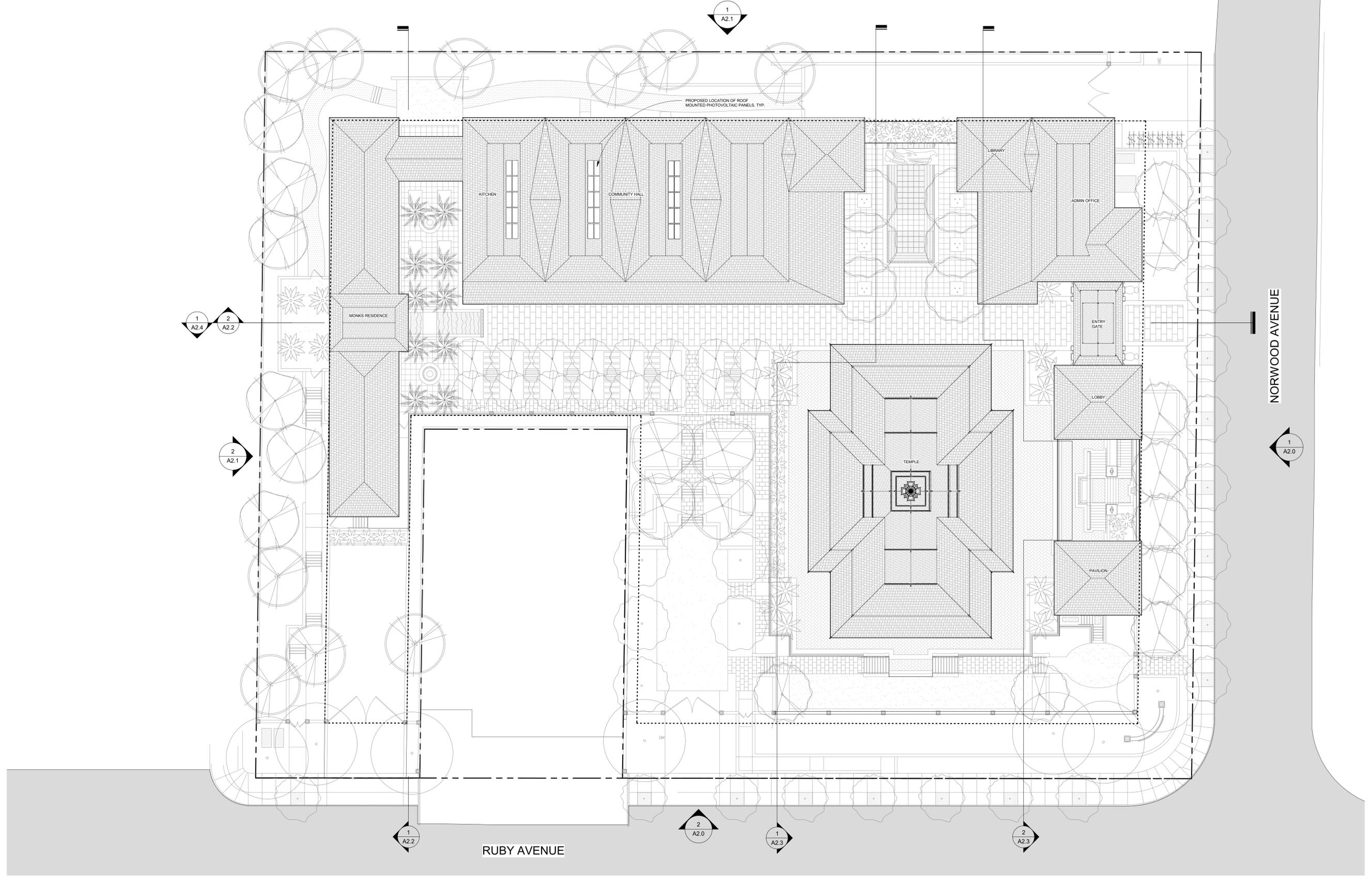
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ROOF PLAN

ORIGINAL SHEET ISSUE DATE:
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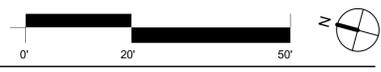
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 DRAWN BY: AMA

SHEET NUMBER:

A1.3



1 ROOF PLAN
 A1.3 SCALE: 1/16" = 1'-0"



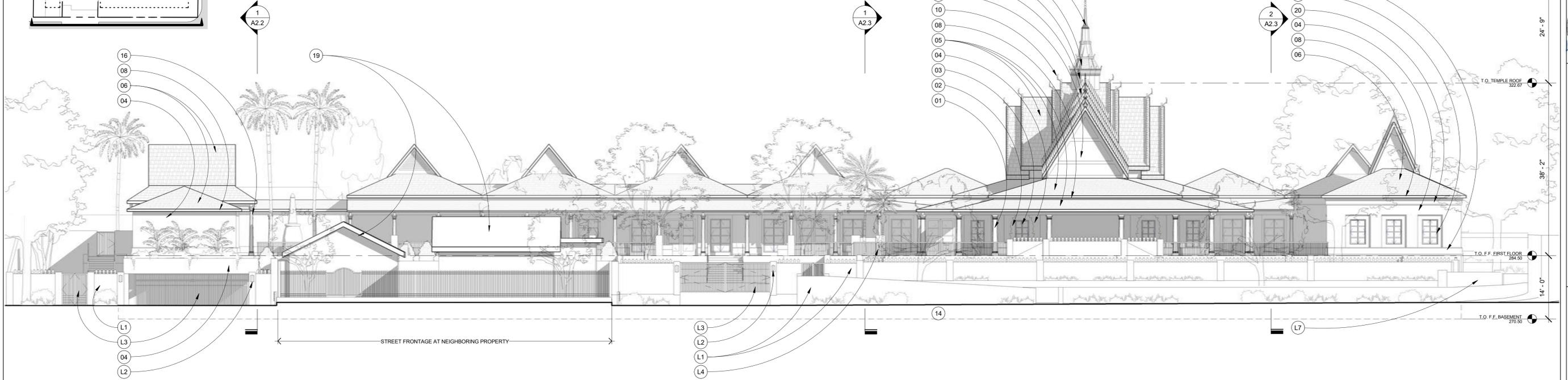
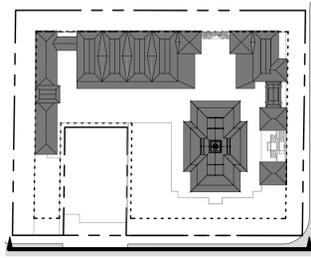
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LANDSCAPE KEYNOTES

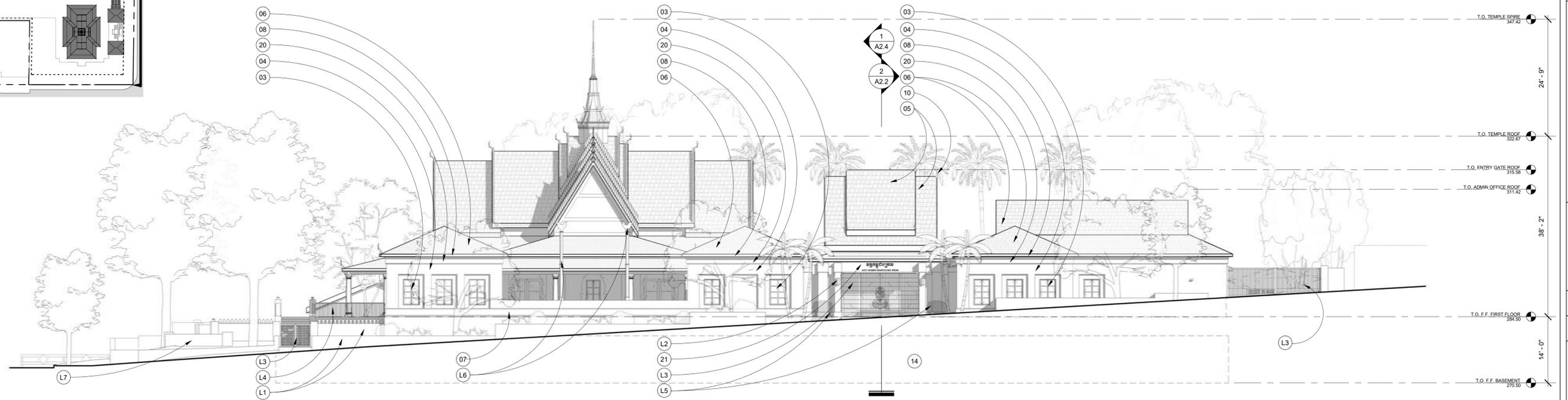
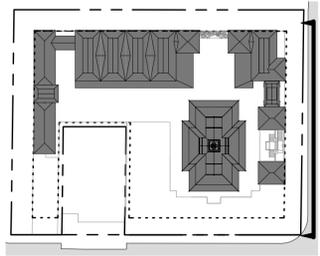
L1	PAINTED CEMENT PLASTER SITE WALL WITH STONE ACCENT CARVING
L2	SITE EXTERIOR LIGHTING, REFER TO LIGHTING DRAWINGS
L3	DECORATIVE METAL GATE, PAINTED, S.L.A.D.
L4	DECORATIVE GUARDRAIL, S.L.A.D.
L5	CARVED SCULPTURE, STONE, S.L.A.D.
L6	CARVED RELIGIOUS SCULPTURE, GILDED & PAINTED
L7	PAINTED CEMENT PLASTER SIGNAGE PANEL WITH STONE ACCENT CARVING

ARCHITECTURE KEYNOTES

01	DECORATIVE COLUMN WITH GILDED CAPITAL & STONE BASE
02	PAINTED PLASTER & WOOD DECORATIVE SURROUND
03	WOOD PAINTED WINDOW
04	PAINTED CEMENT PLASTER WALLS
05	GLAZED CERAMIC ROOF TILES, RED, GREEN, & GRAY
06	GLAZED CERAMIC ROOF TILES, GRAY
07	STONE MARBLE BASE
08	PAINTED WOOD FASCIA & EAVE
09	PLASTER & WOOD ORNAMENTAL CARVED GABLE PANEL, PAINTED & GILDED
10	FINIAL AT ROOF GABLES & RIDGE PEAKS, GILDED METAL
11	DECORATIVE WOOD BARGE BOARD AT ROOF TIERS, ADORNED WITH FINIALS, PAINTED & GILDED
12	PAINTED CEMENT PLASTER BASE AT SPIRE
13	METAL-CLAD & GILDED TEMPLE SPIRE
14	GARAGE BELOW, SHOWN DASHED WHERE BEYOND VIEW
16	PAINTED PLASTER COLUMN
19	(E) STRUCTURES TO REMAIN ON NEIGHBORING PROPERTY
20	STONE FRIEZE BAND
21	CARVED SIGNAGE ON ORNAMENTAL STONE BUILDING PANEL



2 WEST ELEVATION - VIEW FROM RUBY AVENUE
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION - VIEW FROM NORWOOD AVENUE
SCALE: 3/32" = 1'-0"

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SHEET TITLE:
WEST & SOUTH
EXTERIOR
ELEVATIONS

ORIGINAL SHEET ISSUE DATE:
12/12/19

SCALE: As indicated
DRAWN BY: AMA

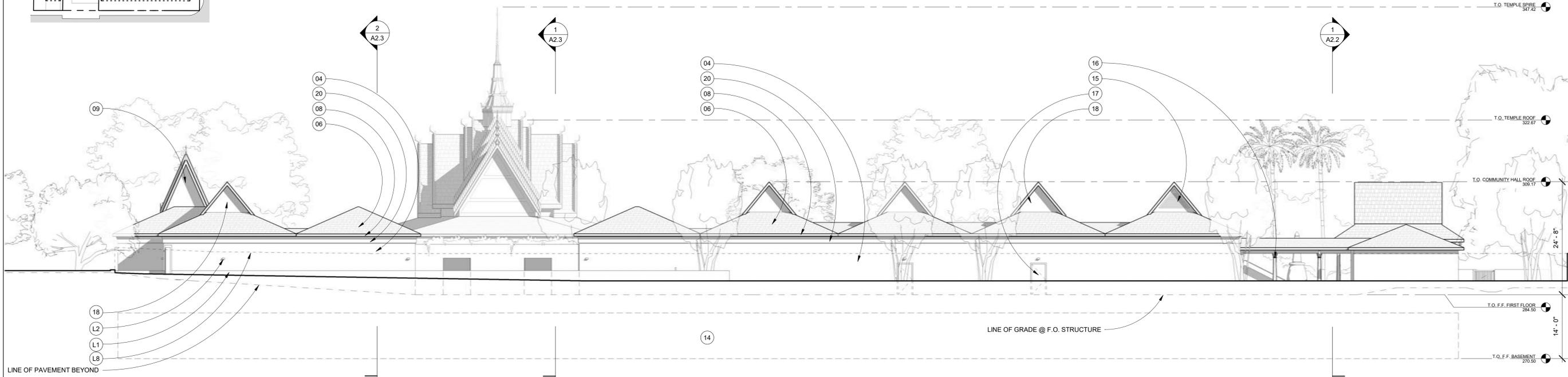
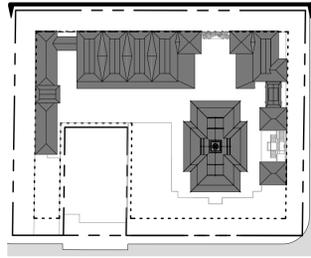
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A2.0

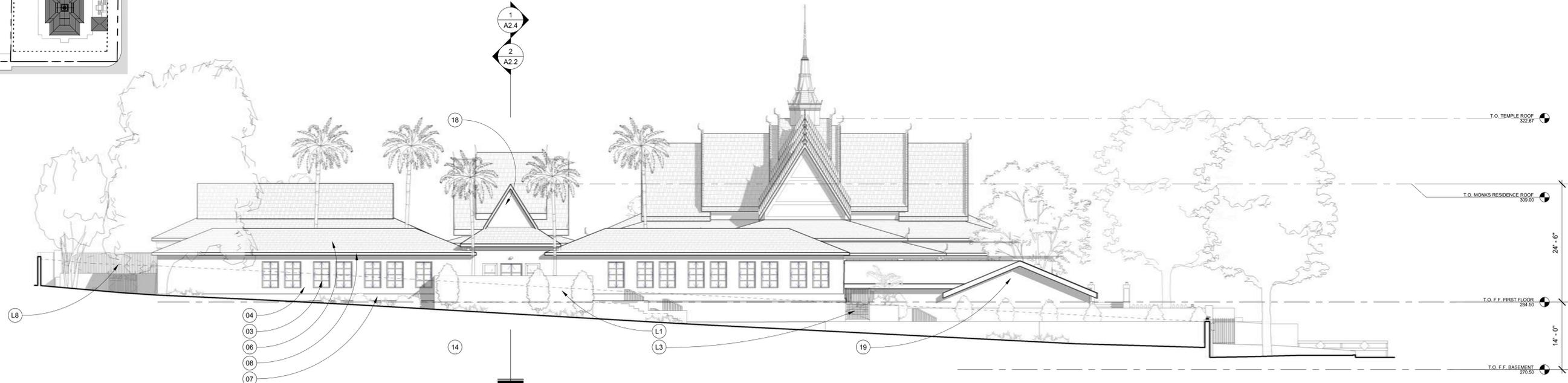
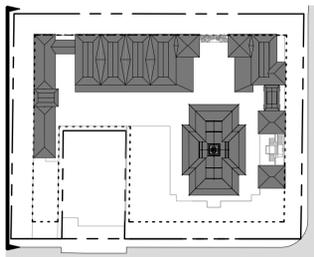
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LANDSCAPE KEYNOTES	
L1	PAINTED CEMENT PLASTER SITE WALL WITH STONE ACCENT CARVING
L2	SITE EXTERIOR LIGHTING, REFER TO LIGHTING DRAWINGS
L3	DECORATIVE METAL GATE, PAINTED, S.L.A.D.
L8	LANDSCAPE PRIVACY WALL, SHOWN DASHED FOR CLARITY TO SHOW CONTENT BEYOND

ARCHITECTURE KEYNOTES	
03	WOOD PAINTED WINDOW
04	PAINTED CEMENT PLASTER WALLS
06	GLAZED CERAMIC ROOF TILES, GRAY
07	STONE MARBLE BASE
08	PAINTED WOOD FASCIA & EAVE
09	PLASTER & WOOD ORNAMENTAL CARVED GABLE PANEL, PAINTED & GILDED
14	GARAGE BELOW, SHOWN DASHED WHERE BEYOND VIEW
15	DECORATIVE METAL MECHANICAL GRILLE, PAINTED
16	PAINTED PLASTER COLUMN
17	WOOD PAINTED DOOR
18	WOOD PAINTED GABLE
19	(E) STRUCTURES TO REMAIN ON NEIGHBORING PROPERTY
20	STONE FRIEZE BAND



1 EAST ELEVATION - VIEW FROM PROPERTY LINE
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - VIEW FROM PROPERTY LINE
SCALE: 3/32" = 1'-0"

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SHEET TITLE:
EAST & NORTH EXTERIOR ELEVATIONS

ORIGINAL SHEET ISSUE DATE:
12/12/19

SCALE: As indicated
DRAWN BY: AMA

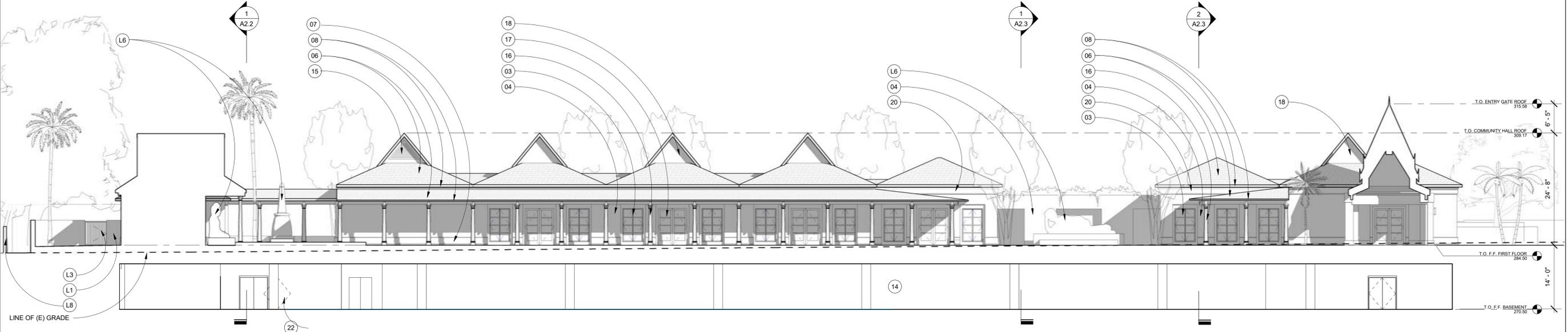
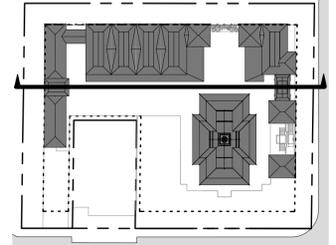
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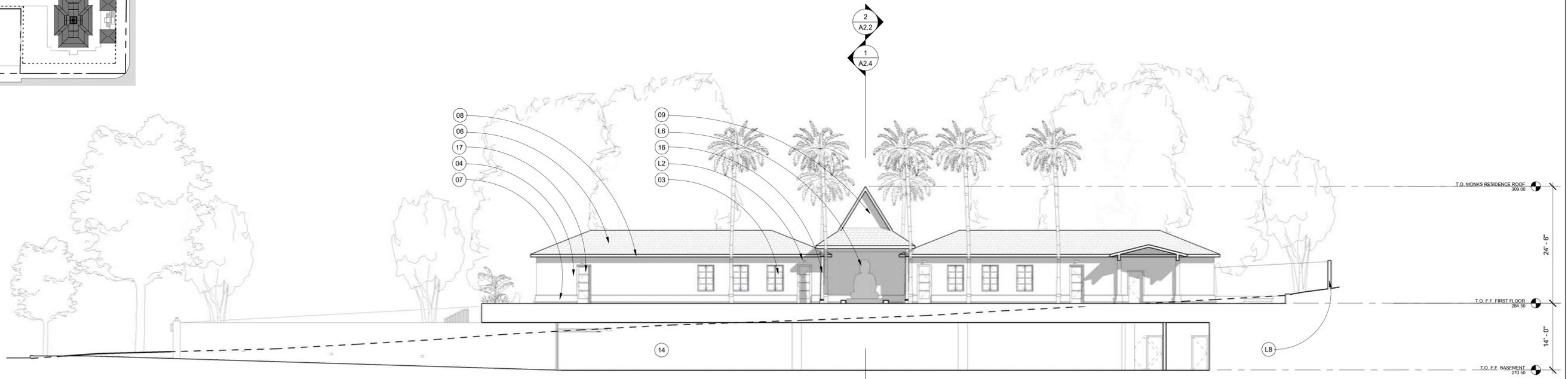
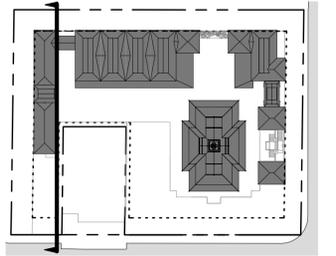
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LANDSCAPE KEYNOTES	
L1	PAINTED CEMENT PLASTER SITE WALL WITH STONE ACCENT CARVING
L2	SITE EXTERIOR LIGHTING, REFER TO LIGHTING DRAWINGS
L3	DECORATIVE METAL GATE, PAINTED, S.L.A.D.
L6	CARVED RELIGIOUS SCULPTURE, GILDED & PAINTED
L8	LANDSCAPE PRIVACY WALL, SHOWN DASHED FOR CLARITY TO SHOW CONTENT BEYOND

ARCHITECTURE KEYNOTES	
03	WOOD PAINTED WINDOW
04	PAINTED CEMENT PLASTER WALLS
06	GLAZED CERAMIC ROOF TILES, GRAY
07	STONE MARBLE BASE
08	PAINTED WOOD FASCIA & EAVE
09	PLASTER & WOOD ORNAMENTAL CARVED GABLE PANEL, PAINTED & GILDED
14	GARAGE BELOW, SHOWN DASHED WHERE BEYOND VIEW
15	DECORATIVE METAL MECHANICAL GRILLE, PAINTED
16	PAINTED PLASTER COLUMN
17	WOOD PAINTED DOOR
18	WOOD PAINTED GABLE
20	STONE FRIEZE BAND
22	METAL SERVICE DOOR @ GARAGE, PAINTED, TYPICAL



2 EAST - COMMUNITY HALL & ADMIN OFFICE
SCALE: 3/32" = 1'-0"



1 NORTH - MONKS RESIDENCE
SCALE: 3/32" = 1'-0"

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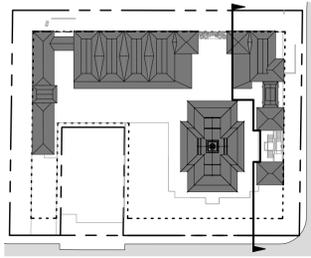
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SHEET TITLE:
SITE SECTIONS

ORIGINAL SHEET ISSUE DATE:
12/12/19

SCALE: As indicated
DRAWN BY: AMA

SHEET NUMBER:
A2.2



LANDSCAPE KEYNOTES	
L1	PAINTED CEMENT PLASTER SITE WALL WITH STONE ACCENT CARVING
L3	DECORATIVE METAL GATE, PAINTED, S.L.A.D.
L4	DECORATIVE GUARDRAIL, S.L.A.D.
L6	CARVED RELIGIOUS SCULPTURE, GILDED & PAINTED
L9	STONE STAIR TREADS AND RISERS

ARCHITECTURE KEYNOTES	
01	DECORATIVE COLUMN WITH GILDED CAPITAL & STONE BASE
02	PAINTED PLASTER & WOOD DECORATIVE SURROUND
03	WOOD PAINTED WINDOW
04	PAINTED CEMENT PLASTER WALLS
05	GLAZED CERAMIC ROOF TILES, RED, GREEN, & GRAY
06	GLAZED CERAMIC ROOF TILES, GRAY
07	STONE MARBLE BASE
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11	DECORATIVE WOOD BARGE BOARD AT ROOF TIERS, ADORNED WITH FINIALS, PAINTED & GILDED
12	PAINTED CEMENT PLASTER BASE AT SPIRE
13	METAL-CLAD & GILDED TEMPLE SPIRE
16	PAINTED PLASTER COLUMN
17	WOOD PAINTED DOOR
20	STONE FRIEZE BAND
23	WOOD AND GLASS DOOR AND PARTITION

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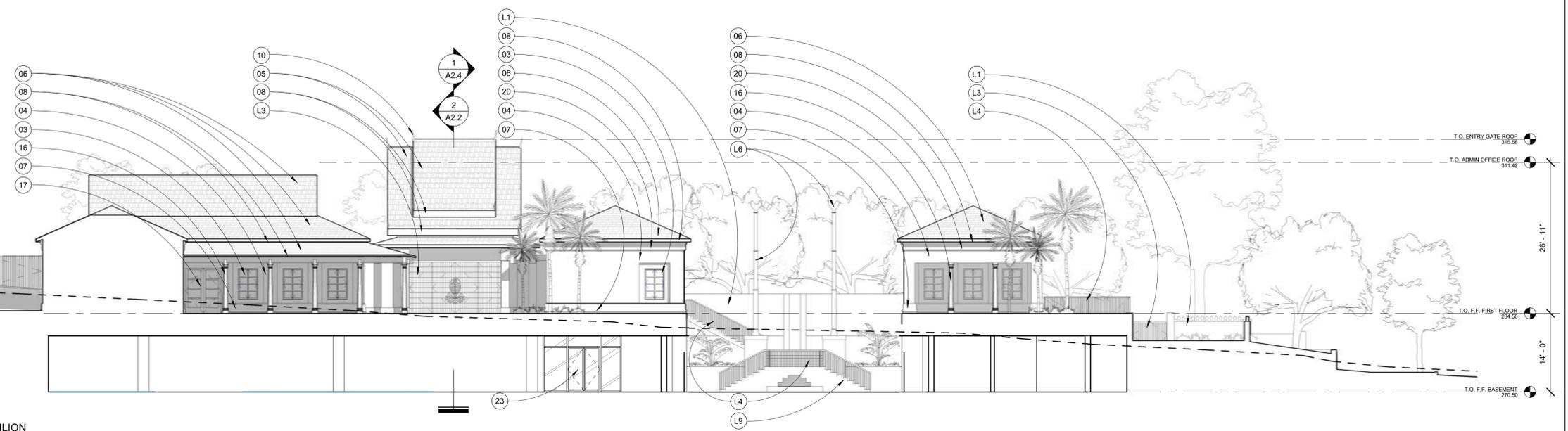
ANDREW MANN ARCHITECTURE
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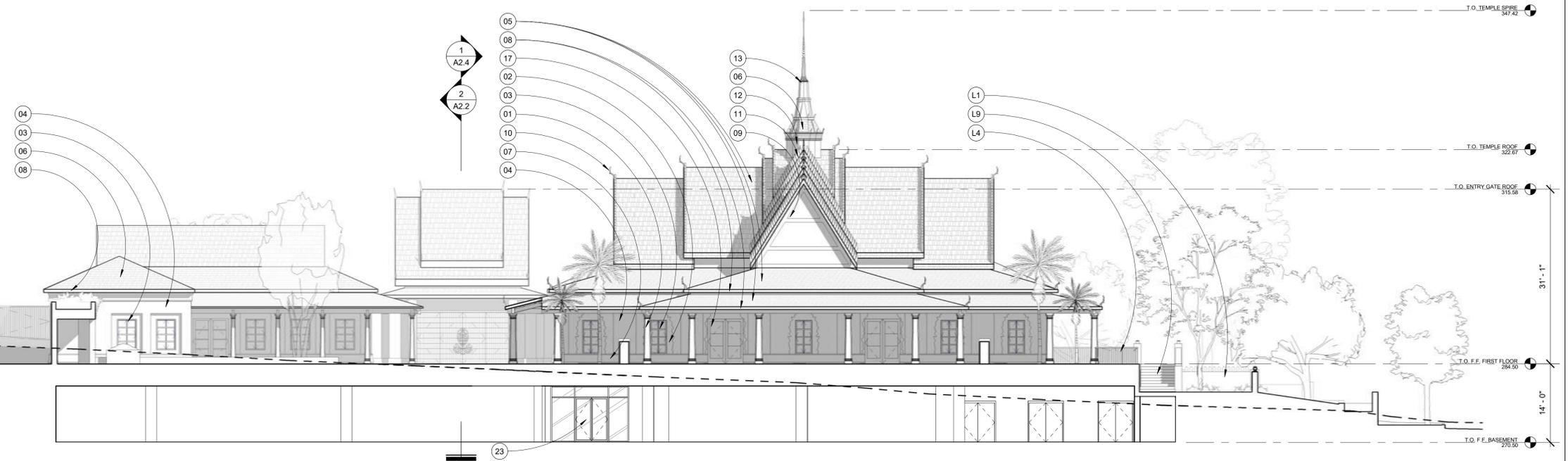
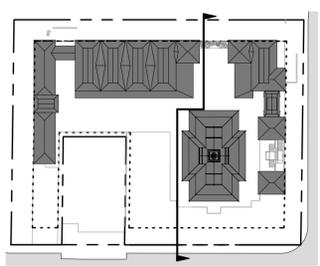
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SITE SECTIONS

ORIGINAL SHEET ISSUE DATE:
 12/12/19
 SCALE:
 As indicated
 DRAWN BY:
 AMA

SHEET NUMBER:
A2.3



2 SOUTH - ADMIN OFFICE, ENTRY GATE, LOBBY, & PAVILION
 SCALE: 3/32" = 1'-0"



1 SOUTH - ADMIN OFFICE & TEMPLE
 SCALE: 3/32" = 1'-0"

DATE PRINTED: 01/23/2020 2:18:37 PM

LANDSCAPE KEYNOTES	
L1	PAINTED CEMENT PLASTER SITE WALL WITH STONE ACCENT CARVING
L3	DECORATIVE METAL GATE, PAINTED, S.L.A.D.
L4	DECORATIVE GUARDRAIL, S.L.A.D.
L6	CARVED RELIGIOUS SCULPTURE, GILDED & PAINTED

ARCHITECTURE KEYNOTES	
01	DECORATIVE COLUMN WITH GILDED CAPITAL & STONE BASE
02	PAINTED PLASTER & WOOD DECORATIVE SURROUND
03	WOOD PAINTED WINDOW
04	PAINTED CEMENT PLASTER WALLS
05	GLAZED CERAMIC ROOF TILES, RED, GREEN, & GRAY
06	GLAZED CERAMIC ROOF TILES, GRAY
07	STONE MARBLE BASE
08	PAINTED WOOD FASCIA & EAVE
09	PLASTER & WOOD ORNAMENTAL CARVED GABLE PANEL, PAINTED & GILDED
10	FINIAL AT ROOF GABLES & RIDGE PEAKS, GILDED METAL
11	DECORATIVE WOOD BARGE BOARD AT ROOF TIERS, ADORNED WITH FINIALS, PAINTED & GILDED
12	PAINTED CEMENT PLASTER BASE AT SPIRE
13	METAL-CLAD & GILDED TEMPLE SPIRE
17	WOOD PAINTED DOOR
23	WOOD AND GLASS DOOR AND PARTITION

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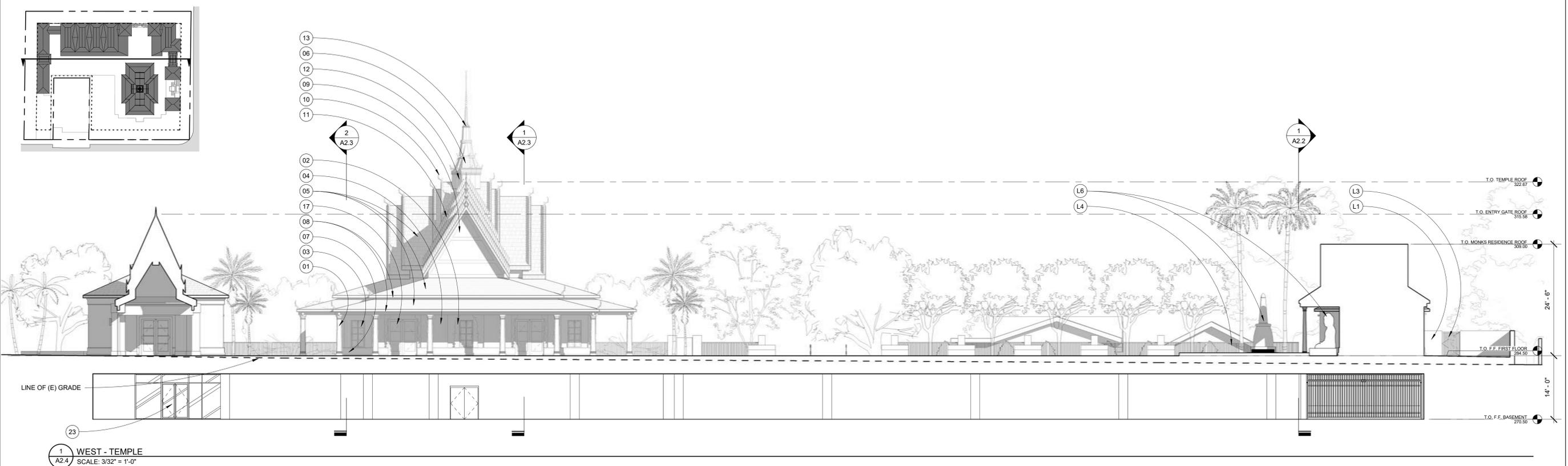
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ORIGINAL SHEET ISSUE DATE: 12/12/19

SCALE: As indicated
 DRAWN BY: AMA

SHEET NUMBER:

A2.4



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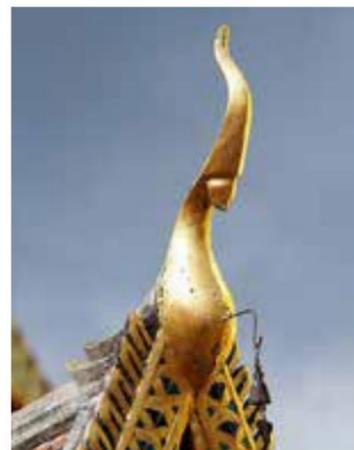
SHEET TITLE:
BUILDING MATERIALS AND DETAILS

ORIGINAL SHEET ISSUE DATE:
 12/12/19

SCALE: 1/4" = 1'-0"	DRAWN BY: AMA
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SHEET NUMBER:

A6.0



FINIAL AT ROOF CORNERS AND PEAKS (CHOFAH)



CERAMIC SLATE ROOF TILE

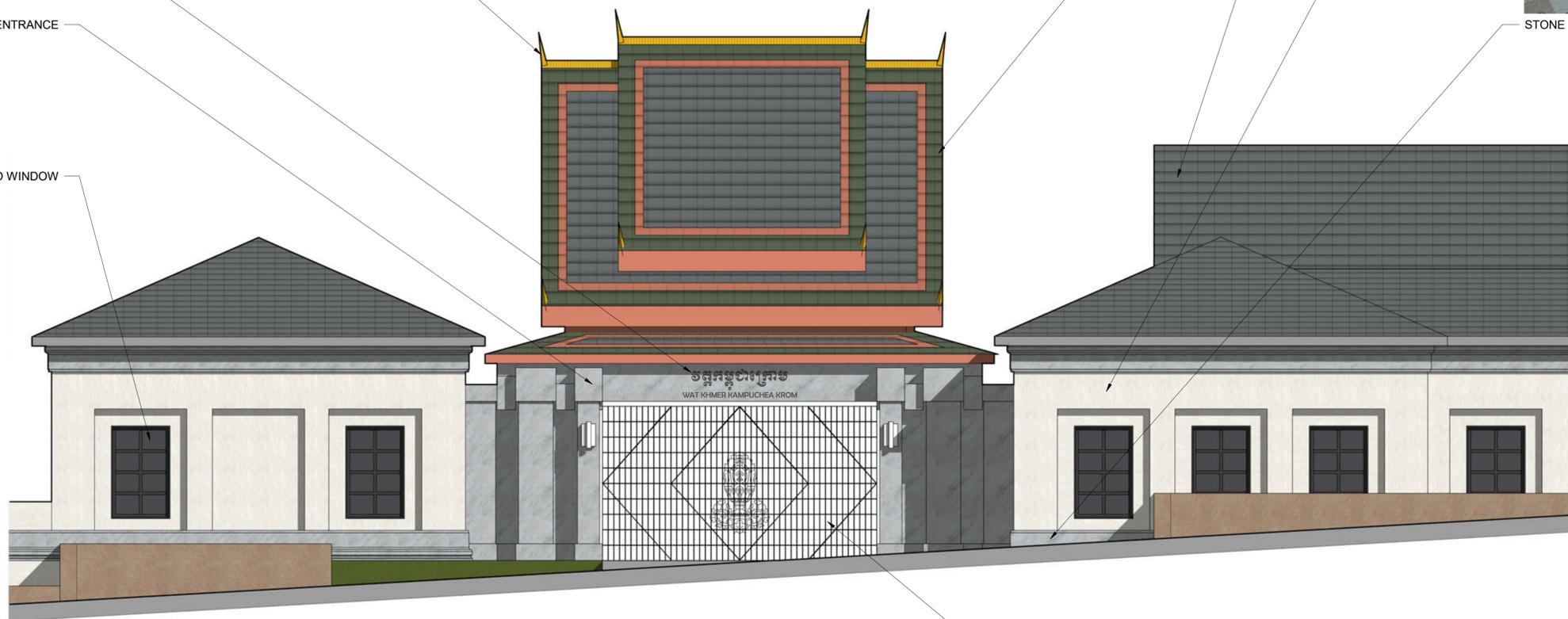


PLASTER WALLS

ENGRAVED TEXT (SIGNAGE)

CARVED STONE ENTRANCE

PAINTED WOOD WINDOW



DECORATIVE PAINTED METAL GATE

DATE PRINTED: 01/23/2019 12:46:53 PM



LARGE FINIAL AT ROOF CORNERS AND PEAKS (CHOFAH)



DECORATIVE GABLE



DECORATIVE BARGEBOARD AT ROOF TIERS ADORNED WITH FINIALS



DECORATIVE DOORS AND SURROUND



CERAMIC SLATE ROOF TILE



PLASTER WALLS



SCULPTED STAIR GUARDRAIL(NAGA)



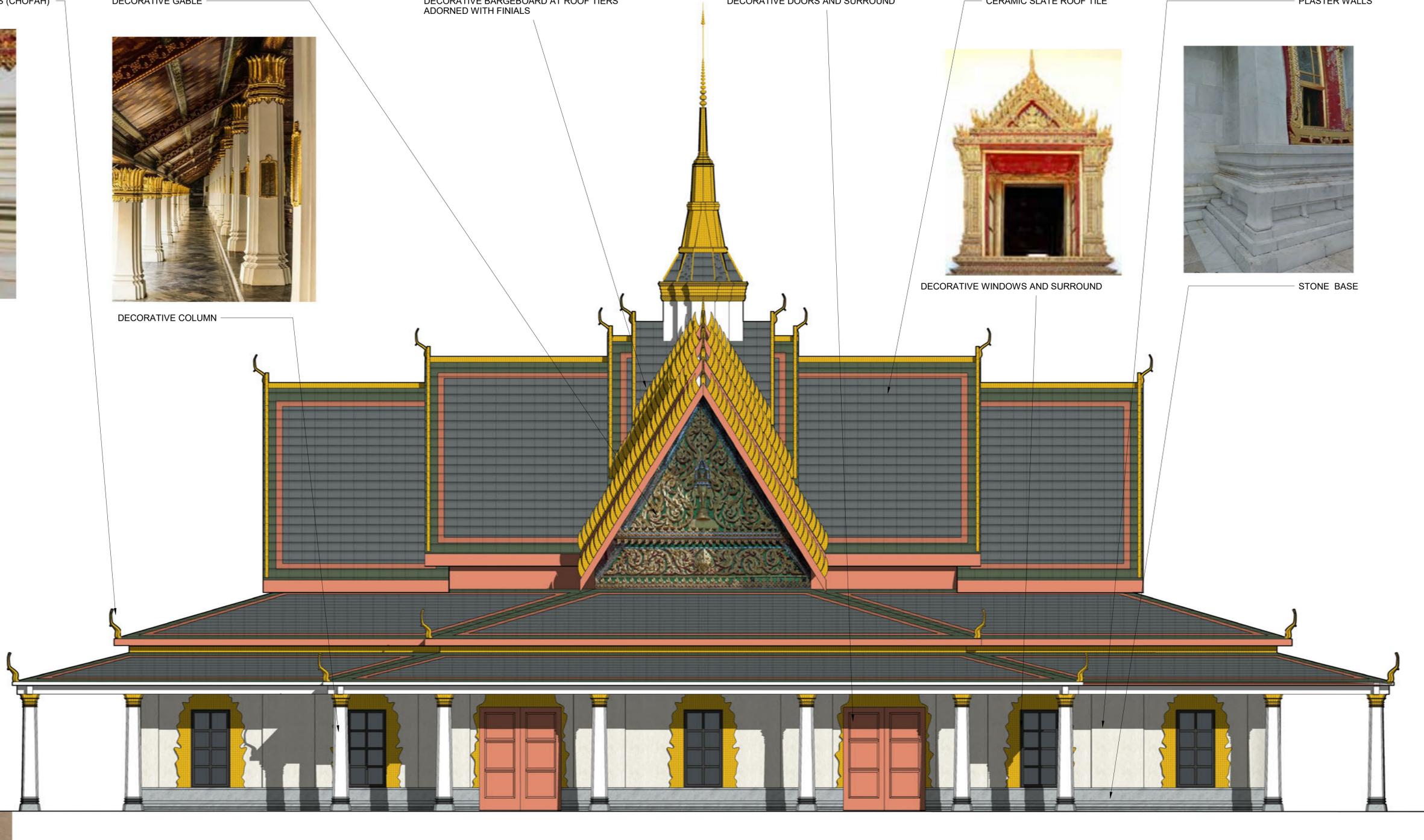
DECORATIVE COLUMN



DECORATIVE WINDOWS AND SURROUND



STONE BASE



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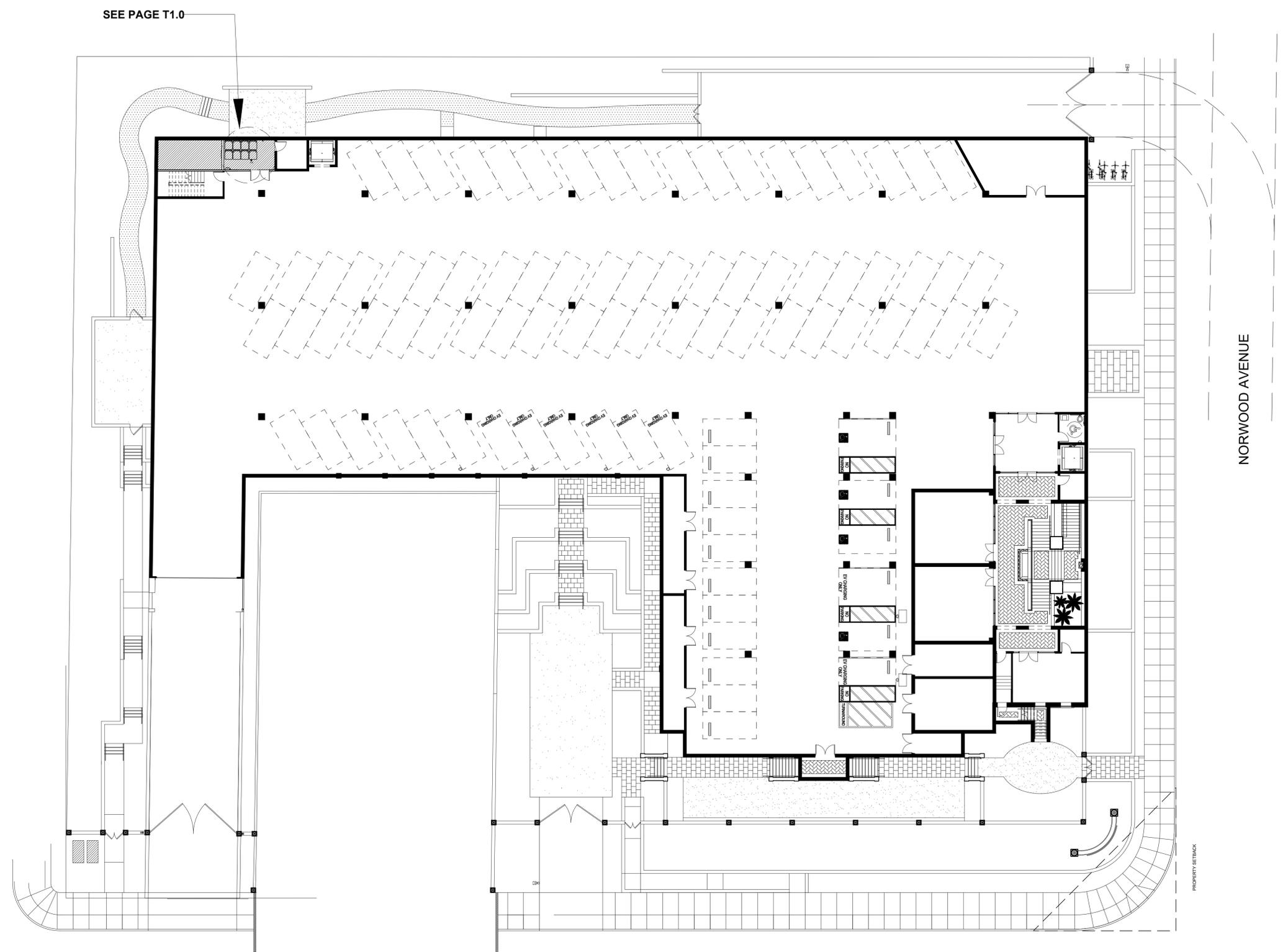
SHEET TITLE:
BUILDING MATERIALS AND DETAILS

ORIGINAL SHEET ISSUE DATE:
12/12/19

SCALE: 1/4" = 1'-0" DRAWN BY: AMA

SHEET NUMBER:

DATE PRINTED: 11/20/19 4:29:25 PM



SEE PAGE T1.0

RUBY AVENUE

NORWOOD AVENUE

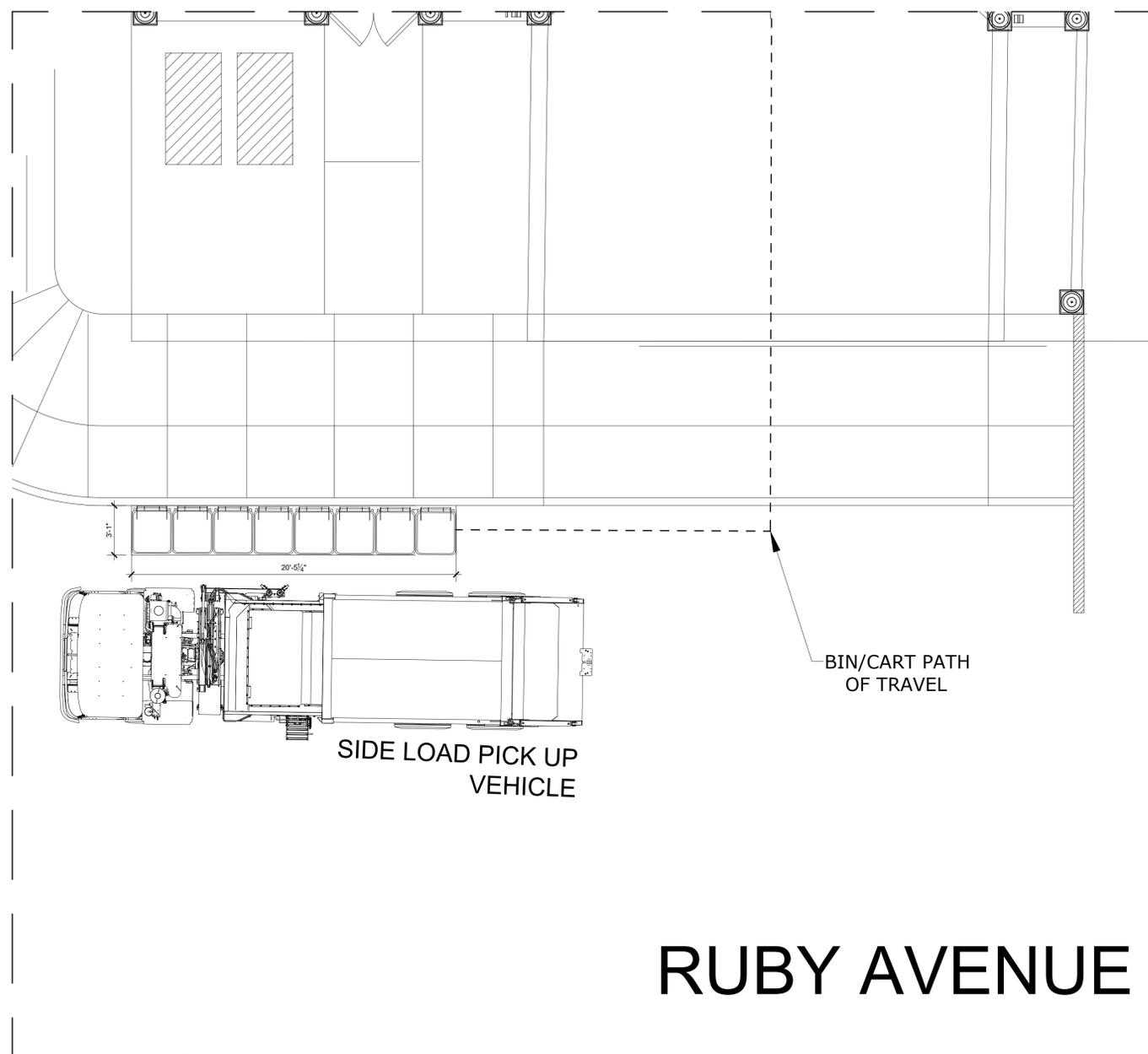
PROPERTY SETBACK

1 SITE PLAN-BASEMENT LEVEL 1
 T0.1 SCALE: 1/16" = 1'-0"



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	NOT FOR CONSTRUCTION	
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AMERICAN TRASH MANAGEMENT, INC. AMERICAN TRASH MANAGEMENT 1000 POWELL STREET, SUITE 800 SAN FRANCISCO, CALIFORNIA 94108 P: 415.292.5410 F: 415.292.5410 SBROWN@TRASHMANAGE.COM		
SHEET TITLE: SITE PLAN-BASEMENT LEVEL 1		
ORIGINAL SHEET ISSUE DATE: 11/13/19		
SCALE:	1/16" = 1'-0"	DRAWN BY: JM
SHEET NUMBER		
T0.1		

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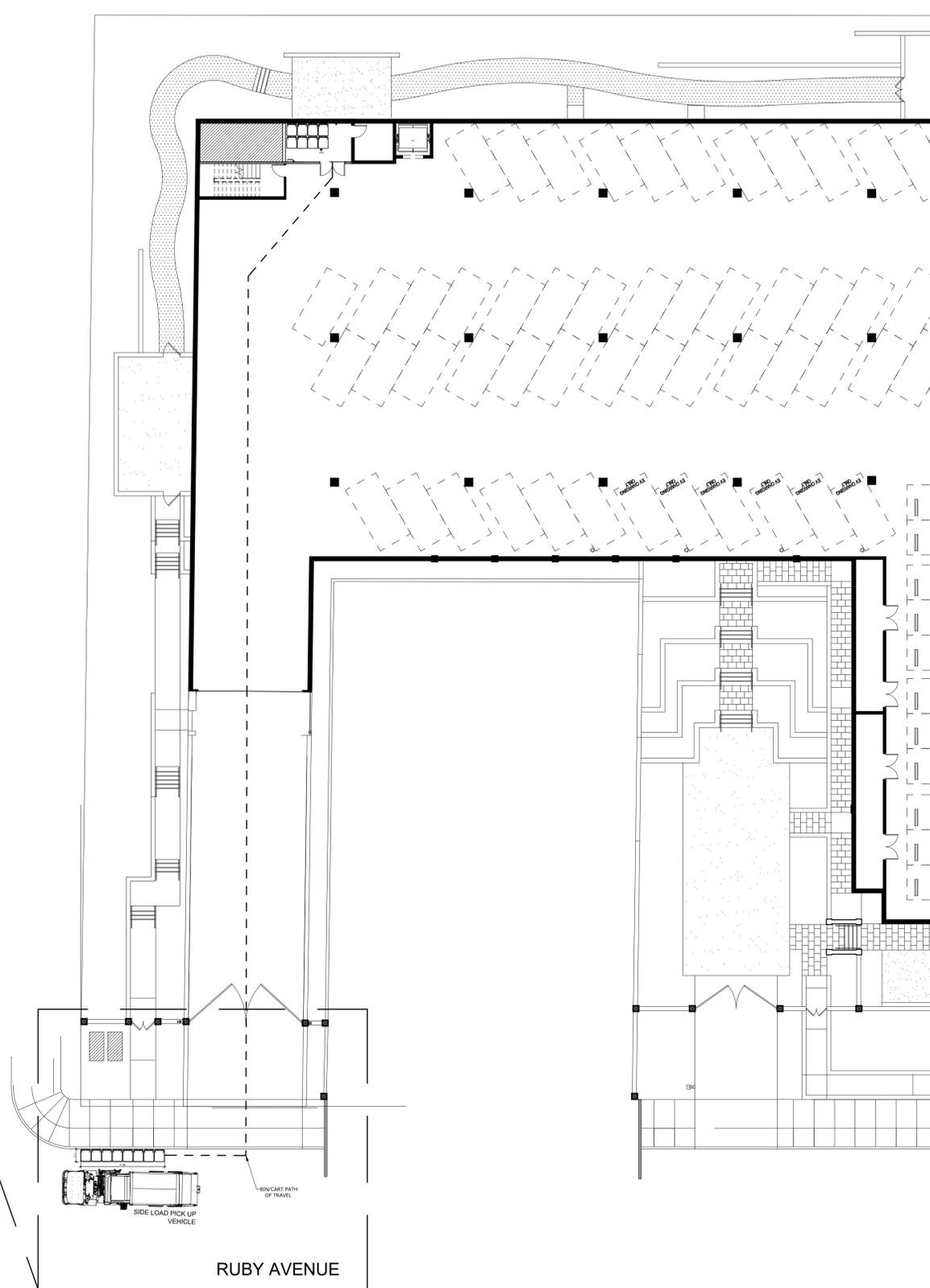


SIDE LOAD PICK UP VEHICLE

BIN/CART PATH OF TRAVEL

RUBY AVENUE

CART PATH OF TRAVEL



SIDE LOAD PICK UP VEHICLE

BIN/CART PATH OF TRAVEL

RUBY AVENUE



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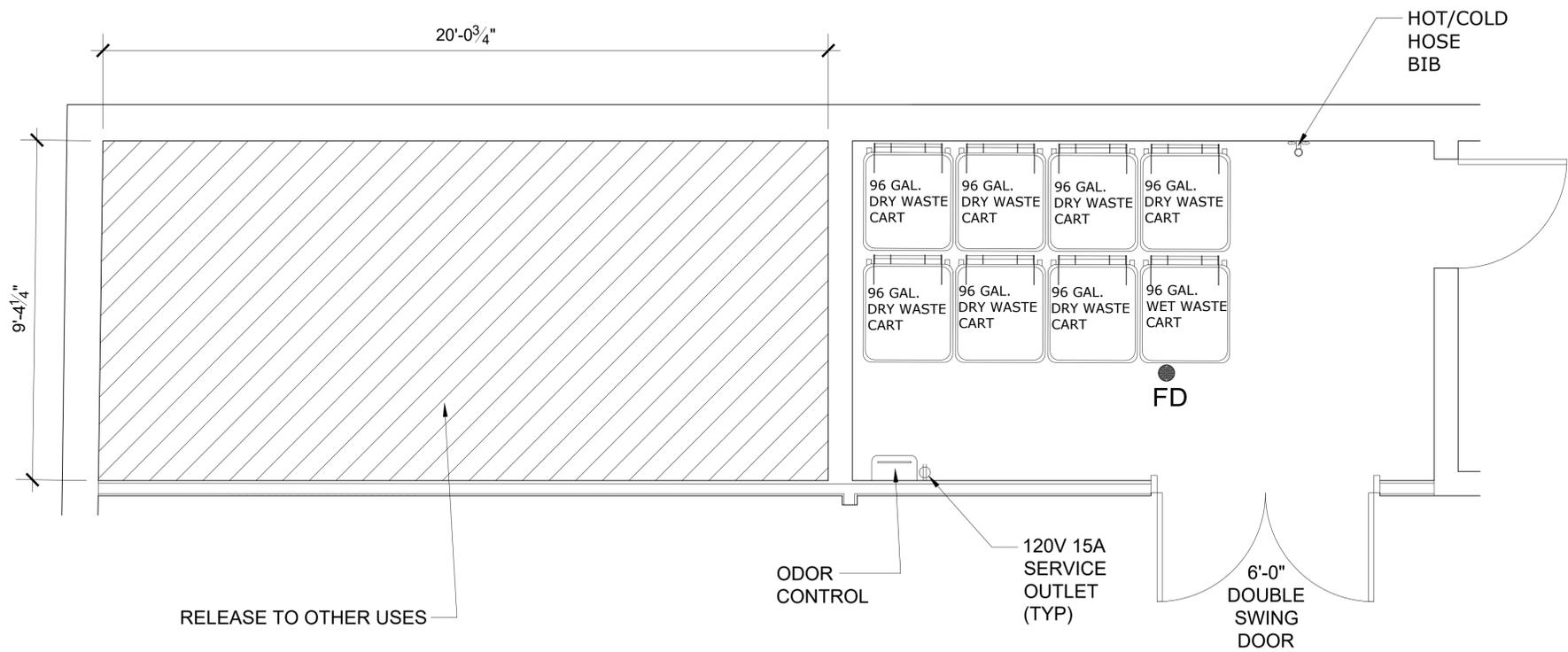
SHEET TITLE: STAGING DETAILS

ORIGINAL SHEET ISSUE DATE: 11/13/19

SCALE: 1/16" = 1'-0" DRAWN BY: JM

SHEET NUMBER

T0.2



SHEET NOTES:

RESIDENTIAL TRASH COLLECTION ROOM: GARAGE LEVEL

- FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE AND FLOOR DRAIN.
- WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
- WALL PROTECTION: 10"Hx6"W CONCRETE CURB. SEE PLAN FOR LOCATIONS.
- 6'-0" DOUBLE-SWING DOOR WITH MAGNETIC HOLD OPENS THAT RELEASE WITH FIRE ALARM.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
- HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.

GENERAL NOTES:

- ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

DESIGN ISSUES :

- DOUBLE-SWING DOOR MOVED 3'-11" TO THE RIGHT TO ALLOW UNABATED MOVEMENT IN AND OUT OF ROOM.

PROJECTED COLLECTION SCHEDULE		
SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WET WASTE	1 X 96G LOOSE TOTE CARTS	1x/wk
DRY WASTE	7 X 96G LOOSE TOTE CARTS	1x/wk



REV	ISSUED FOR	DATE
NOT FOR CONSTRUCTION		
WAT KAMPUCHEA KROM 2740 RUBY AVENUE SAN JOSE, CALIFORNIA 95148 APN: 652-29-014		
ANDREW MANN ARCHITECTURE 380 LANGTON STREET, SUITE 302 SAN FRANCISCO, CALIFORNIA 94103 TELEPHONE: 415-883-4134 ANDREW@MANNARCHITECTURE.COM		
AMERICAN TRASH MANAGEMENT, INC. AMERICAN TRASH MANAGEMENT 1000 POWELL STREET, SUITE 800 BERKELEY, CALIFORNIA 94608 P: 415-292-5410 F: 415-292-5410 SBROWN@TRASHMANAGE.COM		
SHEET TITLE: TRASH COLLECTION ROOM		
ORIGINAL SHEET ISSUE DATE: 11/13/19		
SCALE: 1/2" = 1'-0"	DRAWN BY: JM	
SHEET NUMBER: T1.0		