NOTE:

As indicated in Section 20.100.1300 (B)(1)(b) of the San Jose Municipal Code, this building seeks a development exception specifically reserved for church roofs & steeples.

CHURCH ROOF HEIGHT EXCEPTION DIAGRAM

PORTION OF TEMPLE (CHURCH) SPIRE & ROOF EXTENDING ABOVE HEIGHT LIMIT SHOWN DASHED.

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

BLUE LINE REPRESENTS 35'-0" HEIGHT MEASUREMENT.

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

BLUE LINE REPRESENTS 35'-0" HEIGHT MEASUREMENT.

PORTION OF TEMPLE (CHURCH) SPIRE & ROOF EXTENDING ABOVE HEIGHT LIMIT SHOWN DASHED.

BLUE LINE REPRESENTS 35'-0" HEIGHT MEASUREMENT.
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
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.
NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510) 887-4086 EXT 116.
aabay@leabraze.com
NOTE:
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aabaya@leabraze.com

PW PROJECT #
SHEET

APN: 652-29-014
WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE
CIVIL IMPROVEMENT PLANS
DECEMBER 12, 2019
TC - REV. DATE JANUARY 2019
CSJ

2740 RUBY AVENUE
SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TIDIO COLE
NOTE:

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

PW PROJECT #

SHEET

File:

Scale:

Proj. Engr:

Checked:

Drawn:

Designed:

Date:

REVISIONS BY

DATE

13

APN: 652-29-014

WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE

CIVIL IMPROVEMENT PLANS

DECEMBER 12, 2019

TC

REV. DATE JANUARY 2019

CSJ

DATE

SHEETS OF

WAT KHMER KAMPUCHEA KROM

2740 RUBY AVENUE

SAN JOSE, CA

PHONE: (415) 431-9200

ATTN: TODD COLE

CIVIL IMPROVEMENT PLANS

WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE

CONCEPTUAL FIRE HYDRANT AND ACCESS PLAN

APN: 652-29-014
PROJECT DESCRIPTION:

A. The project is located on 2740 Ruby Avenue, San Jose, CA.

B. The purpose of the project is to construct an irrigation system for the Wat Khmer Kampuchea Krom Buddhist Temple. The project includes the installation of a sprinkler system, drainage improvements, and other landscaping features.

IDENTIFICATION OF POTENTIAL POLLUTANTS:

Possible pollutants for this project include sediment, nutrients, and irrigation system leaks. These pollutants can affect the local water quality and aquatic life.

POST CONSTRUCTION SURVEY AND SOURCE CONTROL:

A. The project site will be surveyed to identify potential sources of pollution. Source control measures will be implemented to minimize the impact of these pollutants on the surrounding environment.

TREATMENT MEASURES:

A. The project site will be treated to minimize the impact of pollutants on the surrounding environment. This may include the implementation of sediment control measures and the use of biofiltration systems.

OPERATION AND MAINTENANCE:

A. The project site will be maintained to ensure that it meets the requirements for operation and maintenance. This may include regular inspections and the implementation of maintenance schedules.

STANDARD STORMWATER CONTROL NOTES:

- Stormwater control measures are to be installed to minimize the impact of runoff on the surrounding environment.

INTERNAL REVIEW:

- The project site will be reviewed by internal personnel to ensure that it meets the requirements for stormwater control.

TABLE 1:

<table>
<thead>
<tr>
<th>No.</th>
<th>Routine Maintenance Activity for Flowthrough Planters</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Inspect the planter surface, fill, and outlets for obstructions for foreign objects</td>
</tr>
<tr>
<td>2</td>
<td>Clean planters daily</td>
</tr>
<tr>
<td>3</td>
<td>Fill for planter standpipe</td>
</tr>
<tr>
<td>4</td>
<td>Check for clogged or dirty outlet screens</td>
</tr>
<tr>
<td>5</td>
<td>Maintain the vegetation and irrigation system</td>
</tr>
<tr>
<td>6</td>
<td>Evaluate health and density of vegetation</td>
</tr>
<tr>
<td>7</td>
<td>Remove excess vegetation and debris</td>
</tr>
<tr>
<td>8</td>
<td>Assess the condition of the irrigation system</td>
</tr>
<tr>
<td>9</td>
<td>Inspect the irrigation system for leaks</td>
</tr>
<tr>
<td>10</td>
<td>Inspect the irrigation system for obstructions</td>
</tr>
</tbody>
</table>

INTERNAL REVIEW:

- The project site will be reviewed by internal personnel to ensure that it meets the requirements for stormwater control.

CLOSING:

- The project site will be closed to the public to ensure that it meets the requirements for stormwater control.

REVISIONS BY DATE:

7 APN: 652-29-014

WAT KHMER KAMPUCHEA KROM - KHMER BUDDHIST TEMPLE

CIVIL IMPROVEMENT PLANS

NOVEMBER 19, 2019

RW/AG - CSJ

REV. DATE JANUARY 2019

CSJ

DATE

SHEETS OF WAT KHMER KAMPUCHEA KROM

2740 RUBY AVENUE

SAN JOSE, CA

PHONE: (415) 431-9200

ATTN: TODD COLE
NOTES: SEE SHEET L0.1 & L0.3 FOR ARBORIST REPORT AND ARBORIST NOTES.

EXISTING ROW OF CYPRESS TREES PER TREE REPORT

NOTE: L0.2
LARGE FORMAT STONE PAVING; COLOR AND TEXTURE, TBD

FOUNTAIN STONE RUBBLE WALL

FOUNTAIN FEATURE

RECLINING BUDDHA

NAGA STAIRCASE

FEATURE @ ENTRY COURT YARD

TEMPLE DIRECTIONAL SIGANGE

PERIMETER WALL ORNAMENTATION

STUPA @ MONKS RESIDENCE

BUDDHA SCULPTURE @ MONKS RESIDENCE

GARUDA CARRYING NAGA

TERRACED GARDEN

ENTRY SCULPTURAL FEATURES

LANDSCAPE STONE RUBBLE WALL

DECORATIVE RAILING BALUSTRADE

GARUDA

STONE SCULPTURAL FEATURES

RECLINING BUDDHA
PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR ALL PRELIMINARY PLANTING ACTIVITIES. DOE indicate GRID SPACING AND ESTIMATED QUANTITIES ARE NOT GIVEN, PROVIDE PLANT MATERIAL TO BE PLACED IN ROWS OF THREE TO FOUR PLANTS PER ROW. PLANT MATERIALS AND IRRIGATION SYSTEM.

2. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.

3. EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE COMPACT TO BE INCORPORATED IN THE TOP 12" OF SOIL.

4. SNOW MELT IS TO BE STORED IN THE GROUND AS PLANTED. PLANT MULCH IS TO BE MINI PINE BARK. CONFIRM SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

5. ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS SHADY OR SUNNY, PROVIDE PLANT SPECIES AS INDICATED ON DRAWINGS.

6. IN ADDITION TO HEADERS SHOWN ON THE DRAWINGS, PROVIDE PREVENTER; LOCATION TBD.

7. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD.

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 FINAL INSTALLATION.

10. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND LOCATION OF ALL TREES SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

11. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR PLANTING ACTIVITIES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE TREE INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS.

12. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE STAKES AND SPREAD OUT ONTO WALL A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS SHADY OR SUNNY, PROVIDE PLANT SPECIES AS INDICATED ON DRAWINGS.

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) FROM THE DATE OF COMPLETION OF THE PROJECT. PRIOR TO ATTACHING TO SURFACE. SIMILARLY ATTACH VINES AT DIRECTION OF LANDSCAPE ARCHITECT. SOIL TEST LOCATION PER LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

B. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.

C. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.

D. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR

E. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, AND CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, AND CONTRACT.

F. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND ASSESS SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND DETERMINE BUDGETARY ALLOCATIONS.

G. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR

H. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

I. PREVENTER; LOCATION TBD

J. MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.

K. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.

L. INSTRUCTIONS: PROVIDE MATCHING SIZES AND FORMS FOR ALL LANDSCAPING ACTIVITIES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE}

PLAN HABIT.
PLANT LIST

PLANTING LEGEND

R1: EXISTING
R2: TO BE DETERMINED
PLANT IN POT
PLANTING CIRCUMCISION, SEE PLANT LIST
PROPOSED USE:
PROPOSED SHRUB, PERENNIAL, ANNUAL, FOLIAGE, ETC.
PROPOSED TREE
PROPOSED PALMS

PLANT LIST

NOTES:

L4.1

FILE: P:\Sabuy Khmer Temple\CAD\L4.1 Plant List & Notes.dwg
SHEET SIZE: ARCH Full Bleed D (36.00 X 24.00 Inches)
SCALE: 1:1
PAGE SETUP: ----
COLOR: Strata - COLOR.ctb

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

PROPOSED PLANTS

PROPOSED TREE

PROPOSED PALMS

PROPOSED SHRUB, PERENNIAL, GRASS, FERN, ETC.

PROPOSED SHRUB

PROPOSED VINE

PROPOSED FLOWER BED"
"D" fixtures are decorative by others.
WKK SITE
Total Watts = 2910.025
LPD = 0.03 Watts/Sq.ft
UWLR = 0.33
Area = 81,022 sf
ROOF LIGHTING NOTES

All roof mounted luminaires:
1. Are low wattage and low lumens.
2. Are 2700 Kelvin or warmer.
3. Have shielding snoots and hex cell louvers to limit stray light.
4. Are either hidden in, or directed toward architectural ornament, and are not aimed toward the sky.
5. Are dimmable and on an astronomical timer which will automatically turn off at a pre-established curfew.
Landscape Keynotes:

1. Painted cement plaster site wall with stone accent carving
2. Site exterior lighting, refer to lighting drawings
3. Decorative metal gate, painted, S.L.A.D.
4. Decorative guardrail, S.L.A.D.
5. Carved sculpture, stone, S.L.A.D.
6. Carved religious sculpture, gilded & painted
7. 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

Landscaping Notes:

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
<table>
<thead>
<tr>
<th>Site Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1 Painted cement plaster site wall with stone accents</td>
</tr>
<tr>
<td>L3 Decorative metal gate, painted, S.L.A.D.</td>
</tr>
<tr>
<td>L4 Decorative guardrail, S.L.A.D.</td>
</tr>
<tr>
<td>L6 Carved religious sculpture, gilded &amp; painted</td>
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</tbody>
</table>

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</thead>
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<td>01 Decorative column with gilded capital &amp; stone base</td>
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<td>02 Painted plaster &amp; wood decorative surround</td>
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<td>03 Wood painted window</td>
</tr>
<tr>
<td>04 Painted cement plaster walls</td>
</tr>
<tr>
<td>05 Glazed ceramic roof tiles, red, green, &amp; gray</td>
</tr>
<tr>
<td>06 Glazed ceramic roof tiles, gray</td>
</tr>
<tr>
<td>07 Stone marble base</td>
</tr>
<tr>
<td>08 Painted wood fascia &amp; eave</td>
</tr>
<tr>
<td>09 Plaster &amp; wood ornamental carved gable panel, painted &amp; gilded</td>
</tr>
<tr>
<td>10 Finial at roof gables &amp; ridge peaks, gilded metal</td>
</tr>
<tr>
<td>11 Decorative wood barge board at roof tiers, adorned with finials, painted &amp; gilded</td>
</tr>
<tr>
<td>12 Painted cement plaster base at spire</td>
</tr>
<tr>
<td>13 Metal-clad &amp; gilded temple spire</td>
</tr>
<tr>
<td>17 Wood painted door</td>
</tr>
<tr>
<td>23 Wood and glass door and partition</td>
</tr>
</tbody>
</table>
PLASTER WALLS

CERAMIC SLATE ROOF TILE

STONE BASE

ENGRAVED TEXT (SIGNAGE)

CARVED STONE ENTRANCE

PAINTED WOOD WINDOW

DECORATIVE PAINTED METAL GATE

CROWN AT ROOF CORNERS AND PEAKS (CHOFAH)

PLASTER WALLS

CERAMIC SLATE ROOF TILE

ENGRAVED TEXT (SIGNAGE)

CARVED STONE ENTRANCE

PAINTED WOOD WINDOW

DECORATIVE PAINTED METAL GATE

CROWN AT ROOF CORNERS AND PEAKS (CHOFAH)
CUP SUBMITAL

TEMPLE - SOUTH ELEVATION - MATERIAL BOARD

A6.1

Sculpted Stair Guards/Naga

Large Finials at Roof Corners and Peaks (Chofah)

Decorative Gable

Decorative Bargeboard at Roof Tiers Adorned with Finials

Decorative Doors and Surround

Ceramic Slate Roof Tile

Decorative Windows and Surround

Stone Base

Plaster Walls

Temple - South Elevation - Material Board

Rev Issued For Date 12/12/19

Building Materials and Details

ANDREWMANNARCHITECTURE.COM

SAN FRANCISCO, CALIFORNIA, 94103

EMERYVILLE, CALIFORNIA, 94608

SDM201 DOYLE STREET, SUITE B

TEL 510-547-8092

FAX 510-547-2604

360 LANGTON STREET, SUITE 302

TELEPHONE: 415-863-4134

APN: 652-29-014

1/4" = 1'-0"
**RESIDENTIAL TRASH COLLECTION ROOM: GARAGE LEVEL**

1. **Floor** shall be finished with waterproof deck coating. Floor to have minimal slope and floor drain.

2. **Walls** shall be finished with washable waterproof surface such as FRP or high-gloss enamel paint, 8'-0" AFF.

3. **Wall Protection:** 10"Hx6"W concrete curb. See plan for locations.

4. **6'-0" Double-Swing Door** with magnetic hold opens that release with fire alarm.

5. **OC: Odor Control Unit** shall be wall-mounted 60" AFF. Requires 120V 15A service outlets.

6. **HB: Hot and Cold Hose Bib** shall be wall-mounted 60" AFF.

---

**GENERAL NOTES:**

1. 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.

2. 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.

3. Contractor shall verify all dimensions and conditions prior to start of construction. The architect shall promptly notify the contractor of any inconsistencies and/or discrepancies.

---

**DESIGN ISSUES:**

1. Double-swing door moved 3'-11" to the right to allow unabated movement in and out of room.

---

**PROJECTED COLLECTION SCHEDULE**

<table>
<thead>
<tr>
<th>Service</th>
<th>Container Vol / Type</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wet Waste</strong></td>
<td>1 x 96G Loose Toter Carts</td>
<td>1x/wk</td>
</tr>
<tr>
<td><strong>Dry Waste</strong></td>
<td>7 x 96G Loose Toter Carts</td>
<td>1x/wk</td>
</tr>
</tbody>
</table>