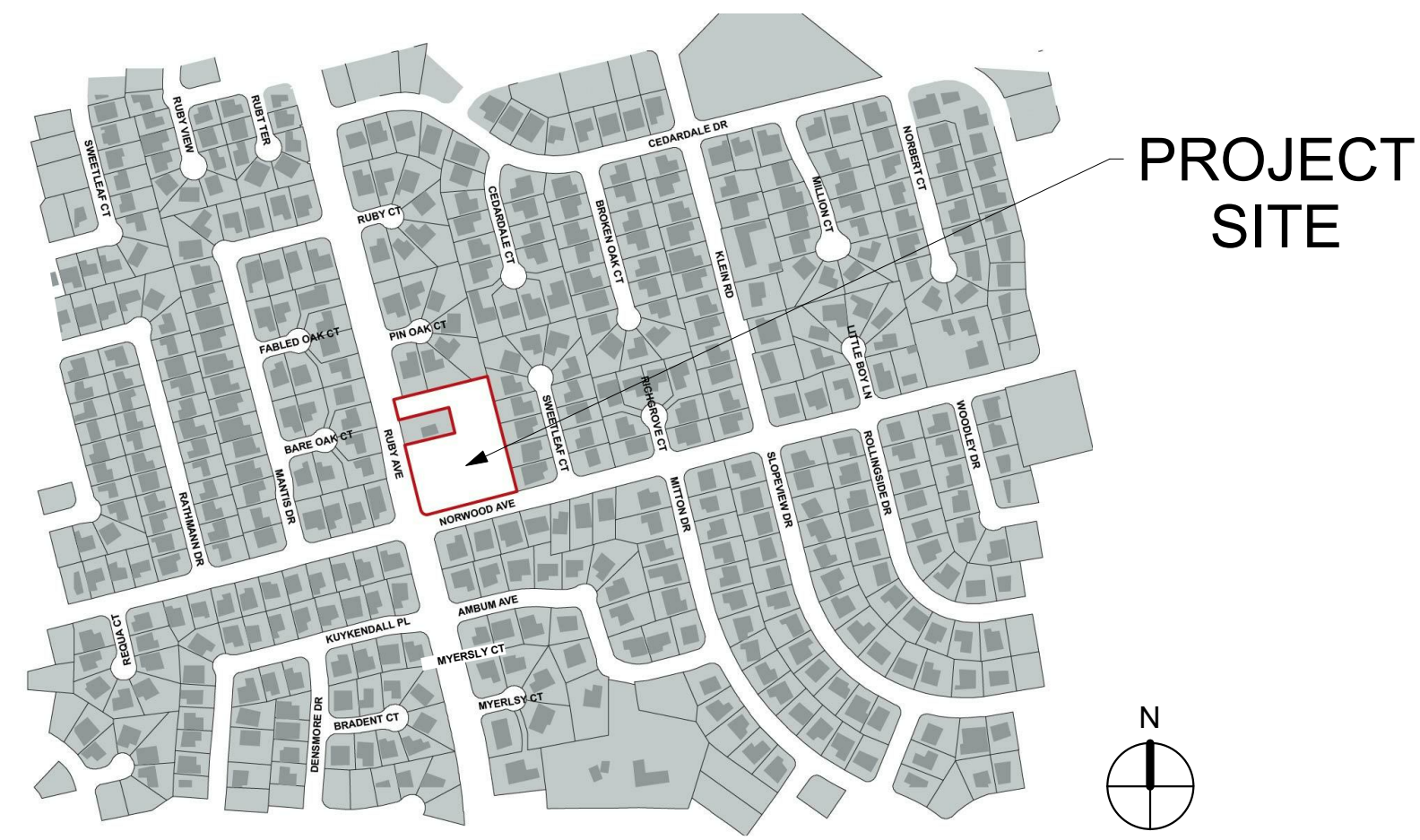
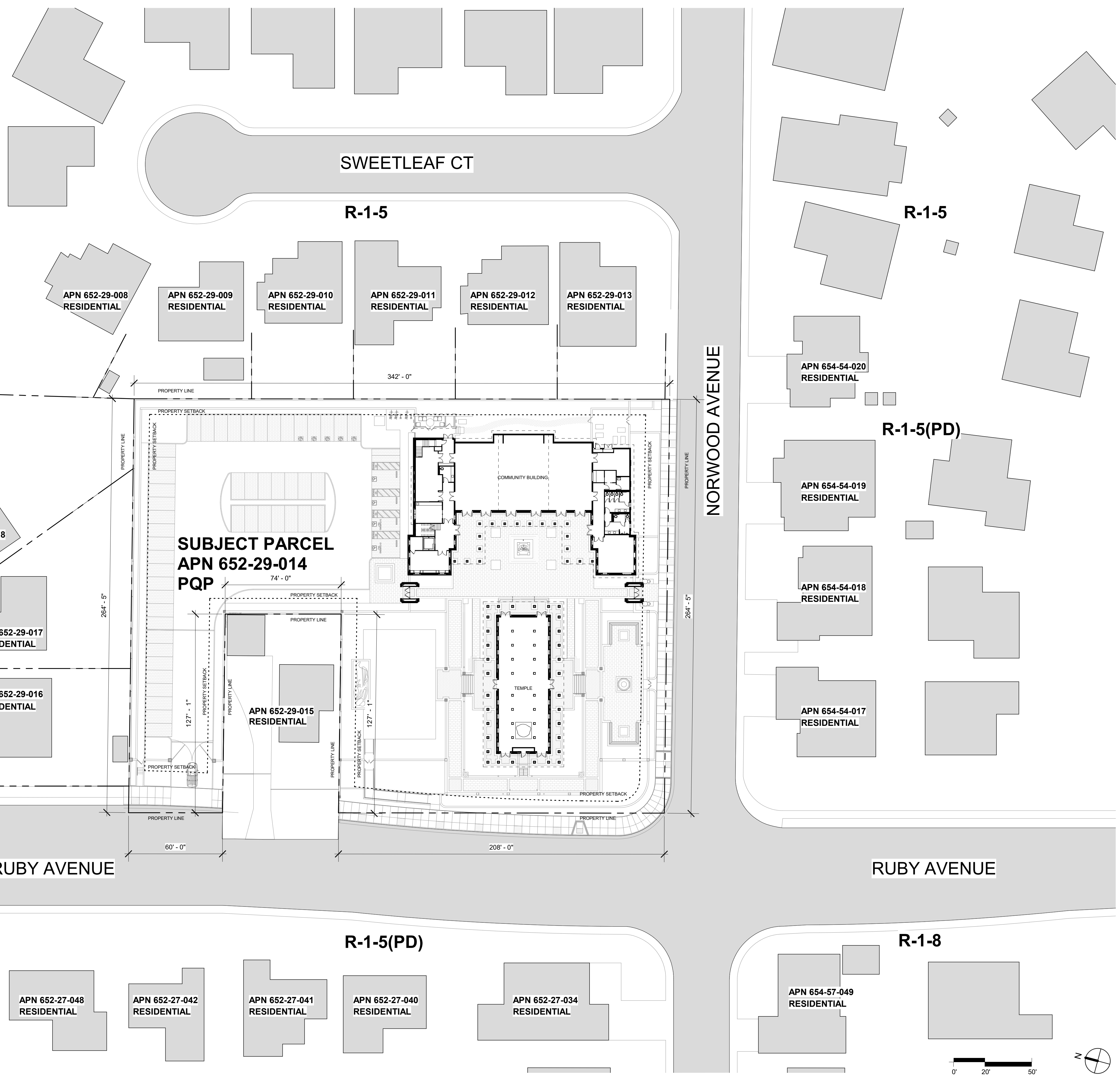
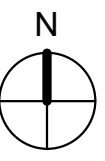


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2 VICINITY MAP
S1.0 SCALE: 1" = 500'-0"

PROJECT SITE



SUBJECT PARCEL
APN 652-29-014
PQP

COMMUNITY BUILDING

TEMPLE

PIN OAK CT

SWEETLEAF CT

NORWOOD AVENUE

RUBY AVENUE

RUBY AVENUE

R-1-5(PD)

R-1-8

APN 652-27-048
RESIDENTIAL

APN 652-27-042
RESIDENTIAL

APN 652-27-041
RESIDENTIAL

APN 652-27-040
RESIDENTIAL

APN 652-27-034
RESIDENTIAL

APN 654-54-049
RESIDENTIAL

APN 652-29-008
RESIDENTIAL

APN 652-29-009
RESIDENTIAL

APN 652-29-010
RESIDENTIAL

APN 652-29-011
RESIDENTIAL

APN 652-29-012
RESIDENTIAL

APN 652-29-013
RESIDENTIAL

APN 652-29-018
RESIDENTIAL

APN 652-29-017
RESIDENTIAL

APN 652-29-016
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APN 652-29-015
RESIDENTIAL

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APN 654-54-017
RESIDENTIAL

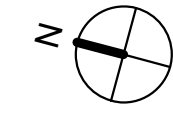
R-1-5

R-1-5

R-1-5(PD)

R-1-5(PD)

1 SITE CONTEXT PLAN
S1.0 SCALE: 1/32" = 1'-0"



REV	ISSUED FOR	DATE
REV 1 SUP		03/26/21
REV 2 SUP		10/19/21

NOT FOR CONSTRUCTION



WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CALIFORNIA 95148
APN: 652-29-014
PROJECT FILE NO. SP20-024

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
TEL 510-547-2604
FAX 510-547-2604
SIEGEL@STRAIN.COM

SHEET TITLE:
ARCHITECTURAL SITE "CONTEXT" PLAN

ORIGINAL SHEET ISSUE DATE:
03/26/21

SCALE:
As indicated

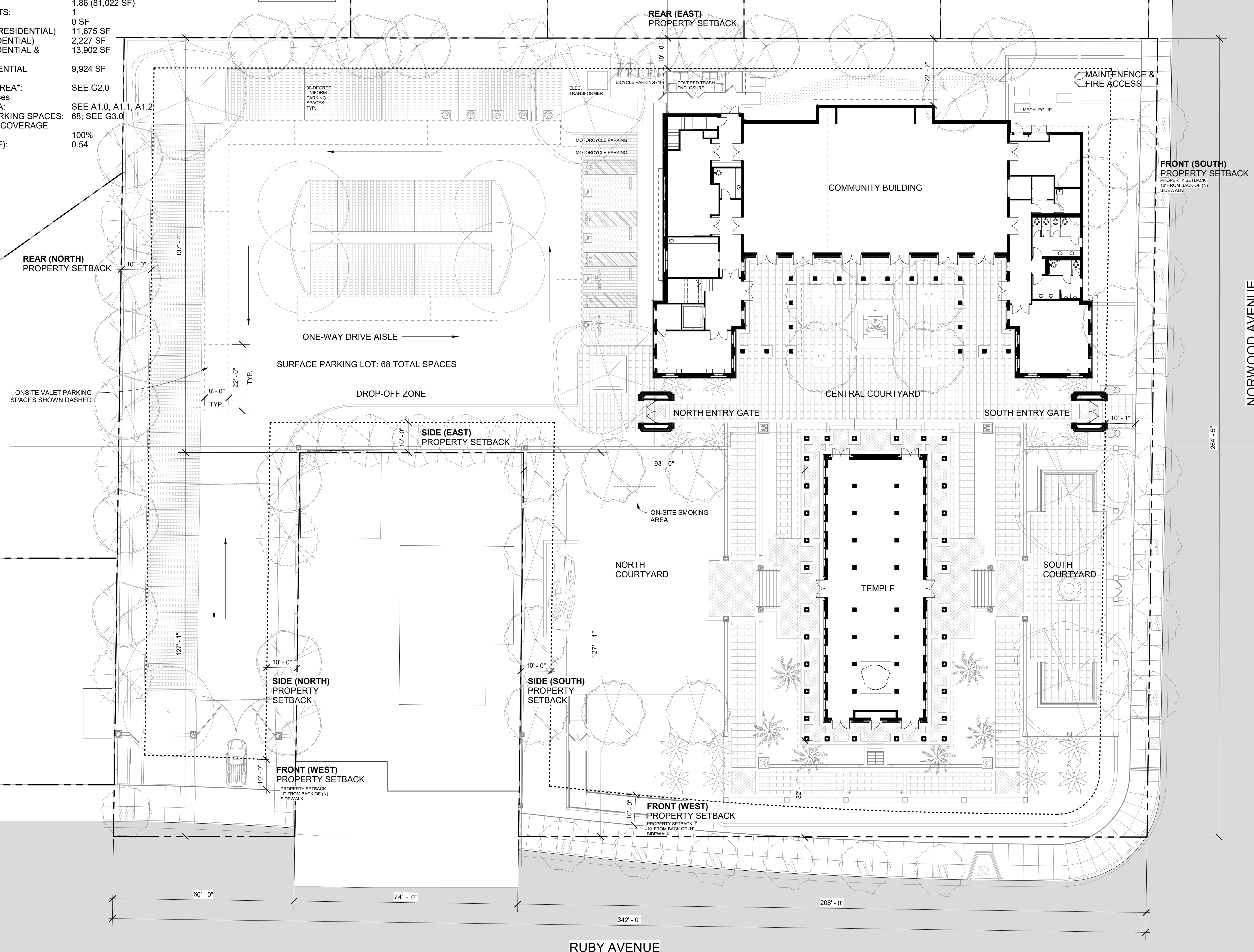
DRAWN BY:
AMA

SHEET NUMBER:
S1.0

NOTE:
 SEE S2.0 FOR LANDSCAPE ELEMENTS NOT NOTED
 SEE S3.0 FOR CIVIL ELEMENTS NOT NOTED
 SEE S3.1 & S3.2 FOR CROSS SECTIONS OF STREETS, DRIVEWAYS AND RIGHT OF WAYS
 SEE S4.0 FOR EXTERIOR LIGHTING ELEMENTS NOT NOTED

SITE AREA SUMMARY

GROSS TOTAL ACRES:	1.86 (81,022 SF)
NET TOTAL ACRES (USABLE):	1.86 (81,022 SF)
TOTAL NUMBER OF DWELLING UNITS:	1
TOTAL EXISTING AREA (GROSS):	0 SF
TOTAL GROSS FLOOR AREA (NON-RESIDENTIAL):	11,675 SF
TOTAL GROSS FLOOR AREA (RESIDENTIAL & NON-RESIDENTIAL):	2,227 SF
TOTAL GROSS FLOOR AREA (RESIDENTIAL & NON-RESIDENTIAL):	13,902 SF
NET FLOOR AREA FOR NON-RESIDENTIAL USE (85% OF GROSS):	9,924 SF
TOTAL PROPOSED GROSS SF BY AREA*:	SEE G2.0
*for Planning Department purposes	
TOTAL PROPOSED NET SF BY AREA:	SEE A1.0, A1.1, A1.2
TOTAL NUMBER OF PROPOSED PARKING SPACES:	68; SEE G3.0
PERCENTAGE OF PROPOSED SITE COVERAGE (INCLUDING LANDSCAPING):	100%
RESIDENTIAL DENSITY(UNITS/ACRE):	0.54



REV	ISSUED FOR	DATE
REV 1 SUP		03/26/21
REV 2 SUP		10/19/21

NOT FOR CONSTRUCTION



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 SAN JOSE, CALIFORNIA 95148
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 FAX 510-547-2604
 SIEGEL@STRAIN.COM

SHEET TITLE:
ARCHITECTURAL SITE PLAN

ORIGINAL SHEET ISSUE DATE:
 03/26/21

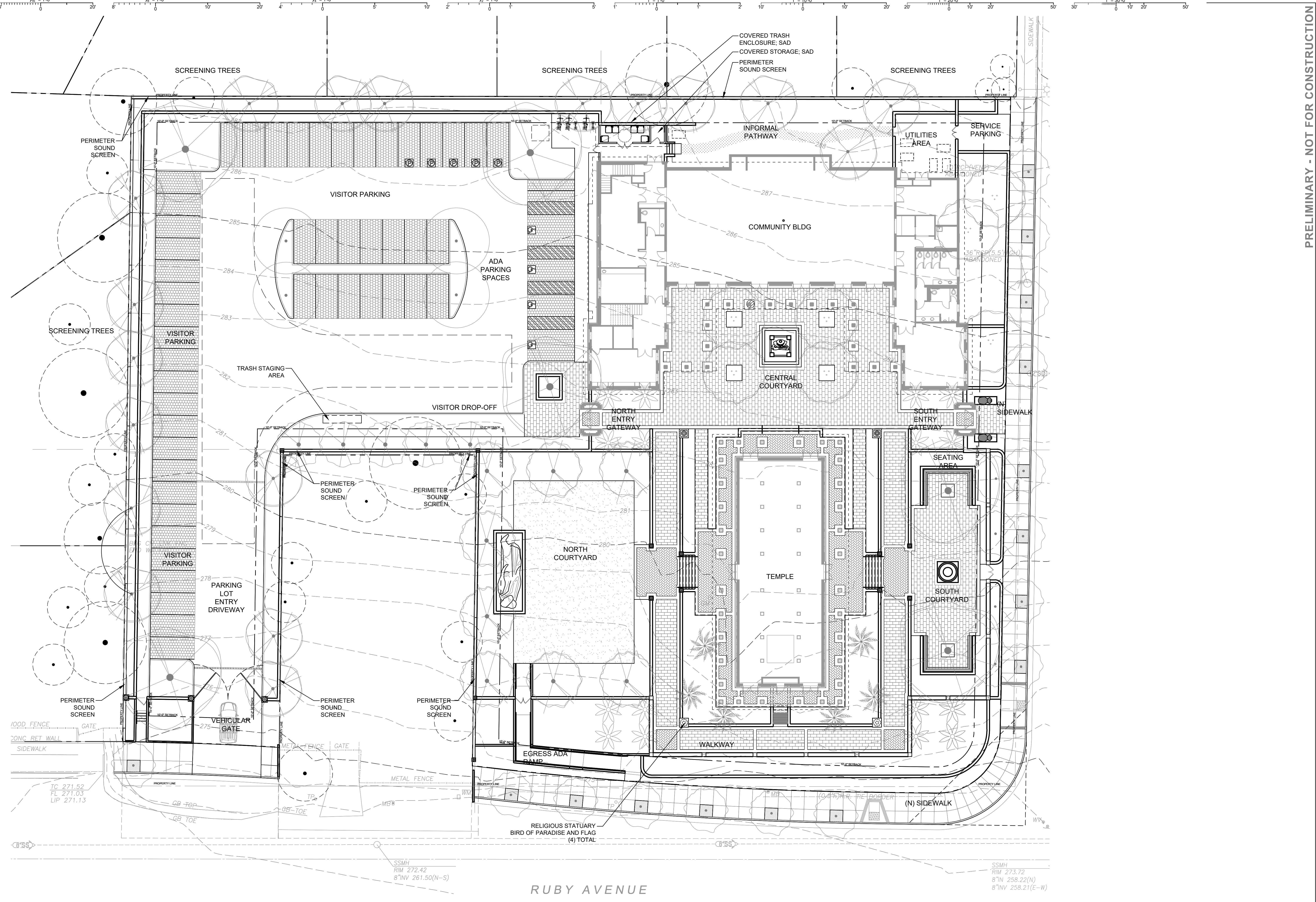
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 1/16" = 1'-0"

DRAWN BY:
 AMA

SHEET NUMBER:
S1.1

1 SITE PLAN
 S1.1 SCALE: 1/16" = 1'-0"

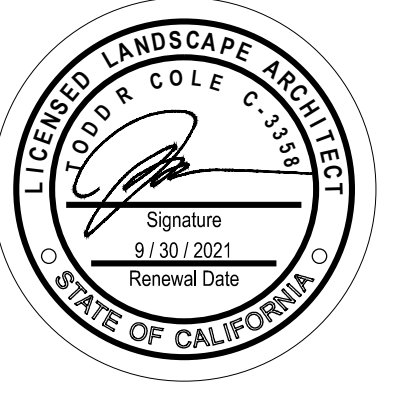
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STRATA
Landscape Architecture

136 Frelton 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 SP20-024

Revisions

1	01.07.20	CUP
2	03.26.21	REV-1 SUP
3	10.19.21	SUP REV-2

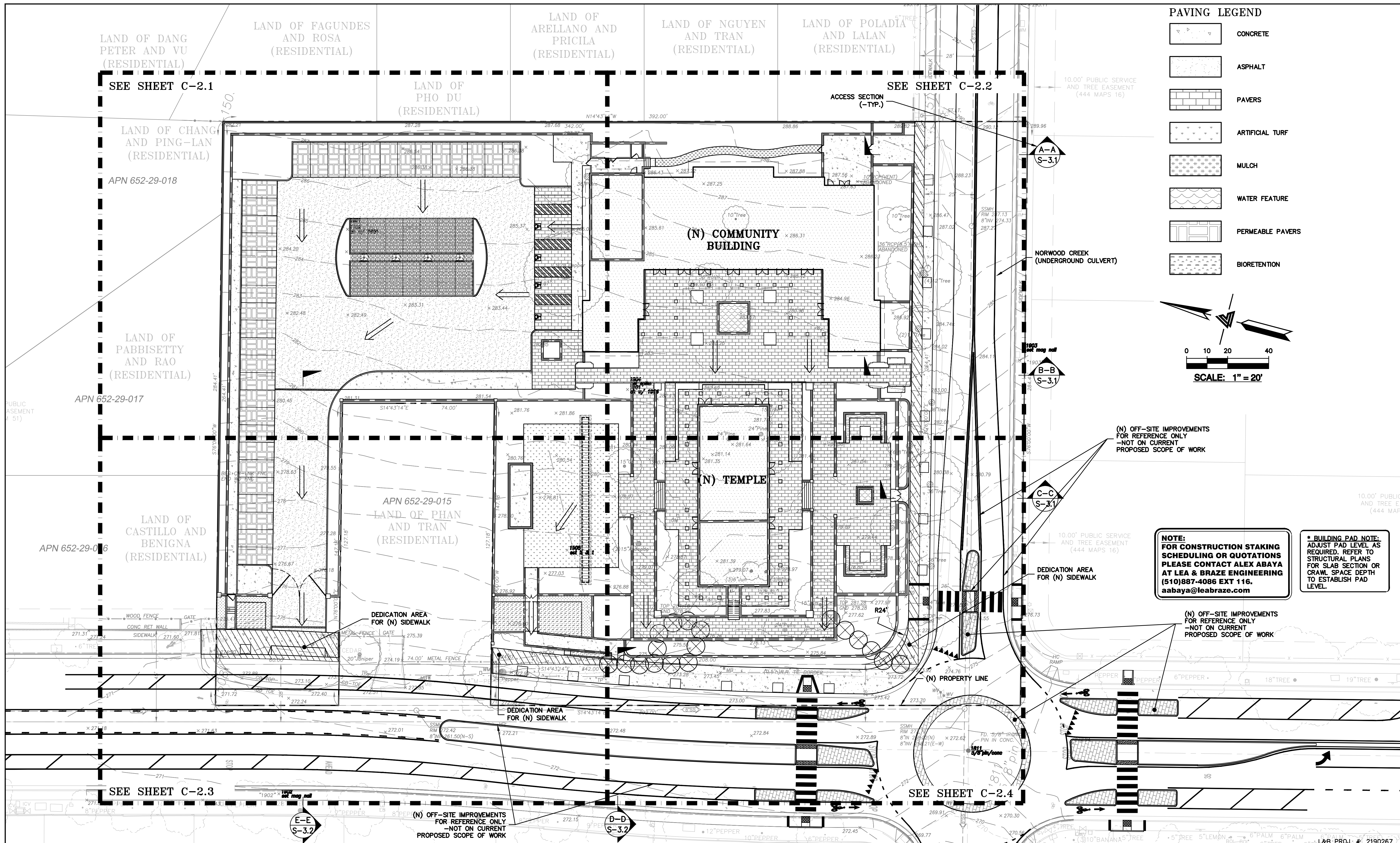
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Drawing Scale: 1/16" = 1'-0"
Project #: 0400

Date: 26 MARCH 2021
SUP SUBMITTAL SET

LANDSCAPE SITE PLAN

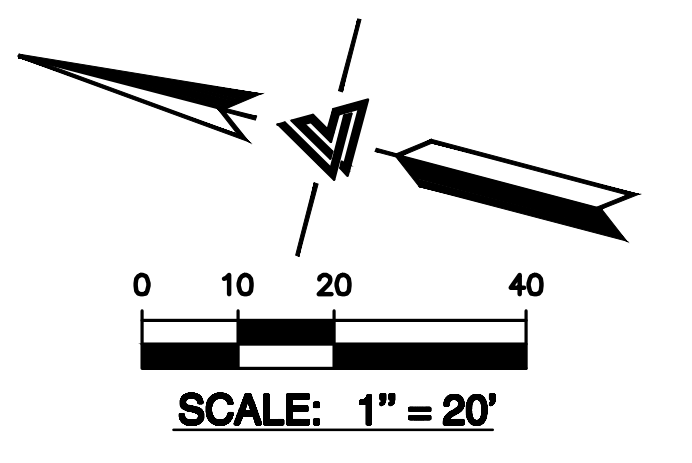
S2.0

PRELIMINARY - NOT FOR CONSTRUCTION



PAVING LEGEND

	CONCRETE
	ASPHALT
	PAVERS
	ARTIFICIAL TURF
	MULCH
	WATER FEATURE
	PERMEABLE PAVERS
	BIORETENTION



(N) OFF-SITE IMPROVEMENTS FOR REFERENCE ONLY - NOT ON CURRENT PROPOSED SCOPE OF WORK

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.

(N) OFF-SITE IMPROVEMENTS FOR REFERENCE ONLY - NOT ON CURRENT PROPOSED SCOPE OF WORK

△				
△				
△				
△	TC	10-19-21		PLAN REVISION 2 - SUP
△	DM/TC	03-26-21		PLAN REVISION 1 - SUP
△	BY	DATE	CSJ	DATE
REVISIONS				

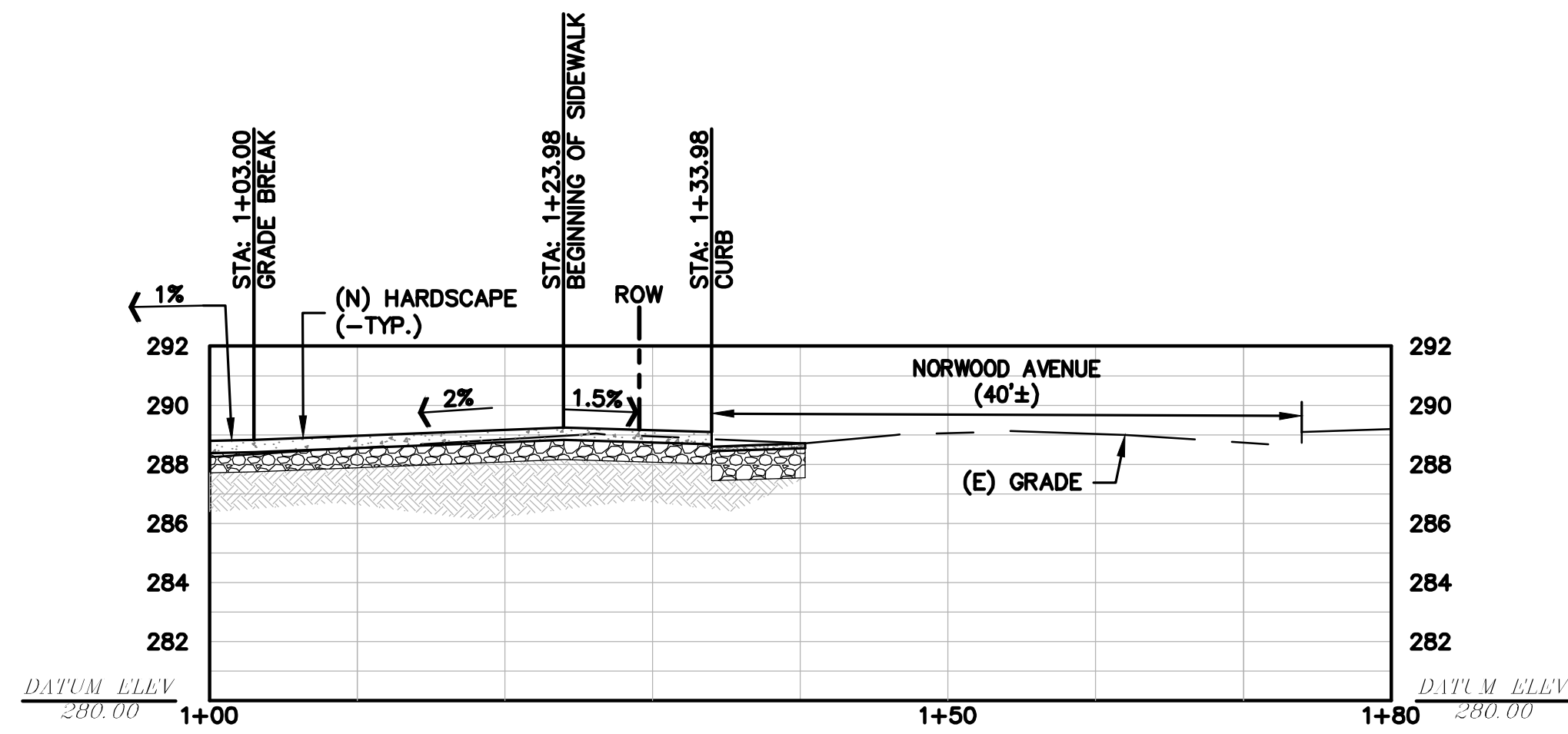
WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CA
PHONE: (415) 431-9200
ATTN: TODD COLE

Date: JULY 01, 2020
Scale: AS NOTED
Designed: TC
Drawn: TC
Checked: -
Proj. Engr: TC
File: SP20-024

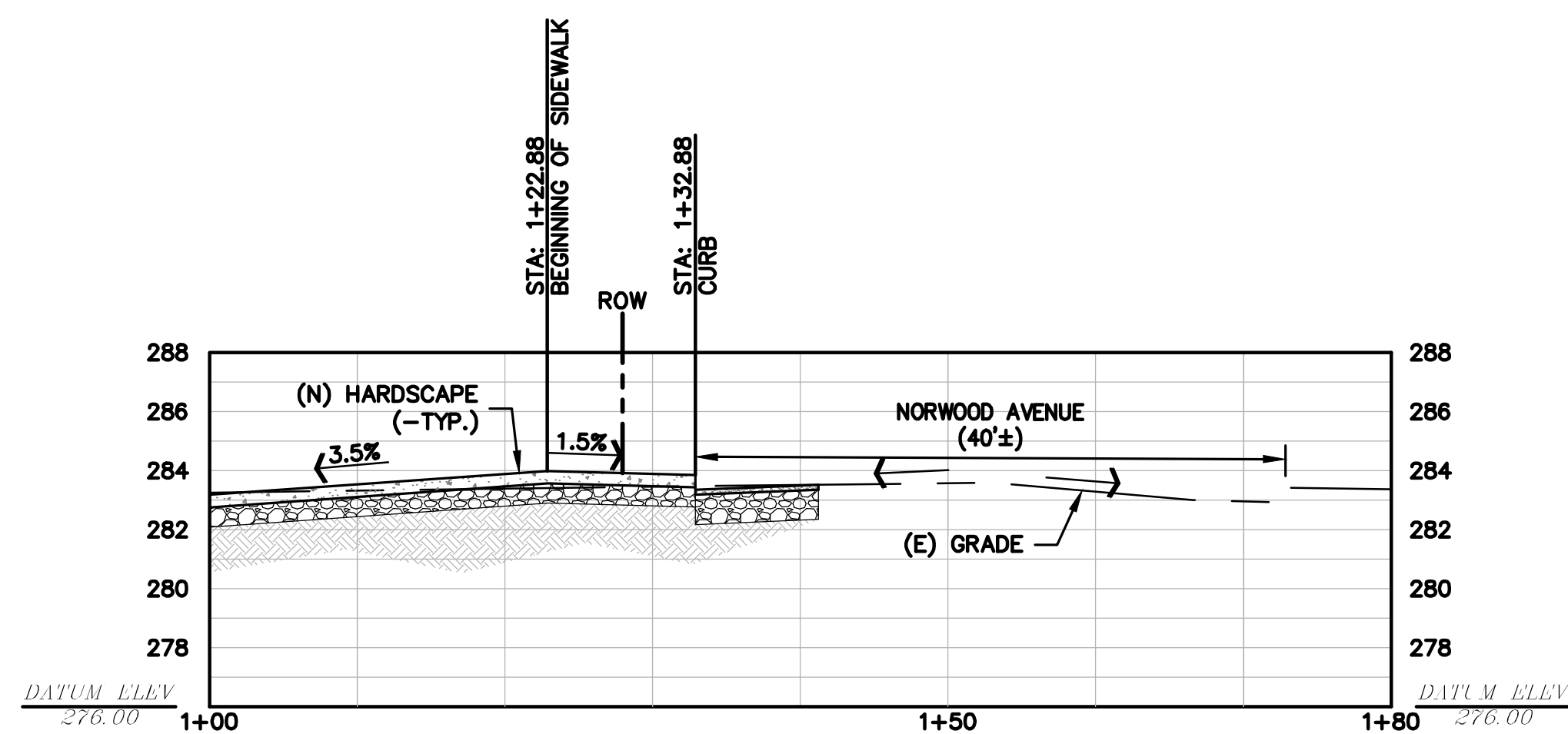
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086 WWW.LEABRAZE.COM
REGIONAL OFFICES: ROSELVILLE DUBLIN SAN JOSE

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

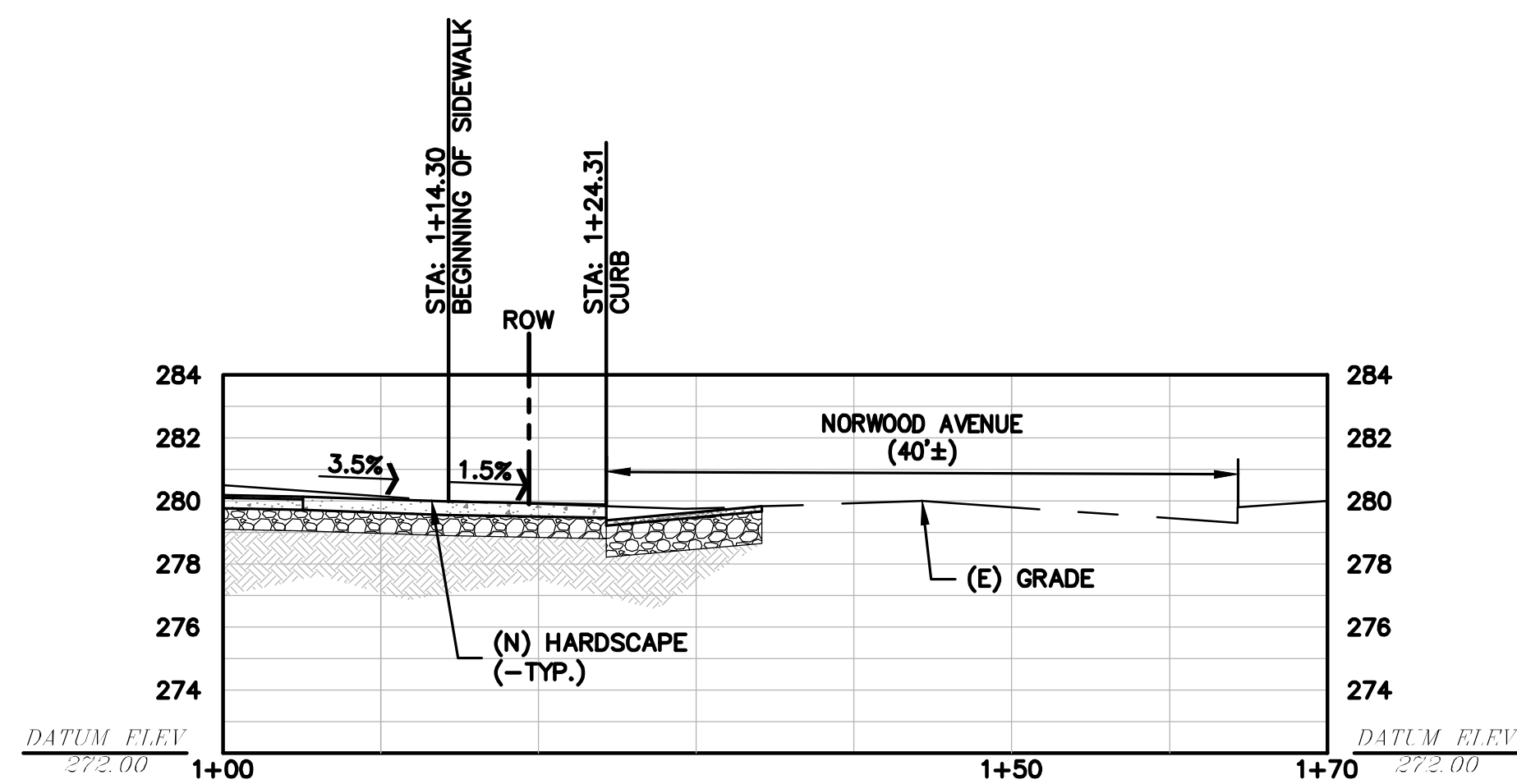
SHEET
S-3.0
PROJECT FILE #
SP20-024



A-A NORWOOD AVENUE
SIDEWALK ENTRANCE
SCALE: 1" = 10' HORIZ
1" = 5' VERT



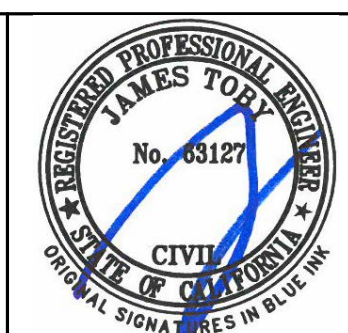
B-B NORWOOD AVENUE
SIDEWALK ENTRANCE
SCALE: 1" = 10' HORIZ
1" = 5' VERT



C-C NORWOOD AVENUE
SIDEWALK ENTRANCE
SCALE: 1" = 10' HORIZ
1" = 5' VERT

△				
△				
△				
△				
△	TC	10-19-21		PLAN REVISION 2 - SUP
△	DM/TC	03-26-21		PLAN REVISION 1 - SUP
△	BY	DATE	CSJ	DATE
				REVISIONS

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

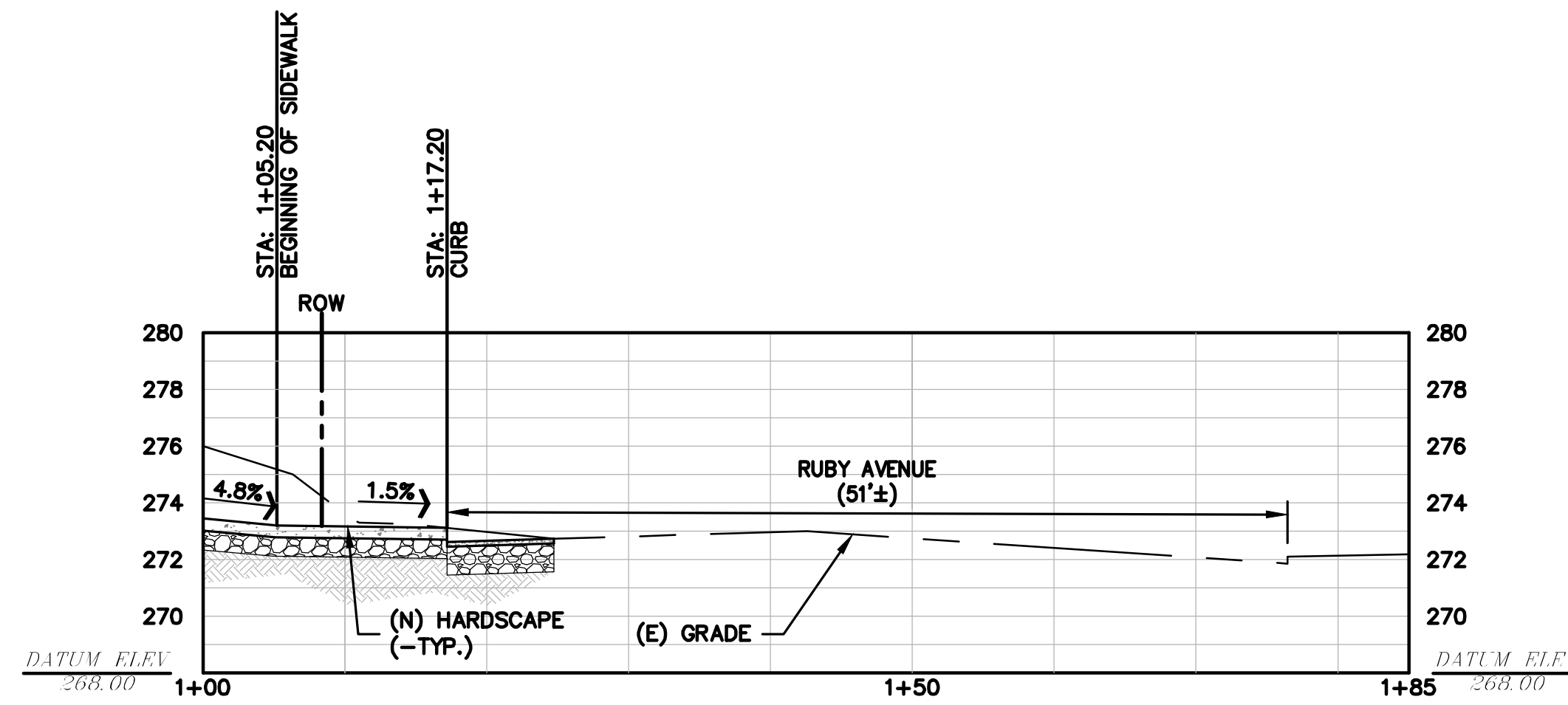


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File: SP20-024

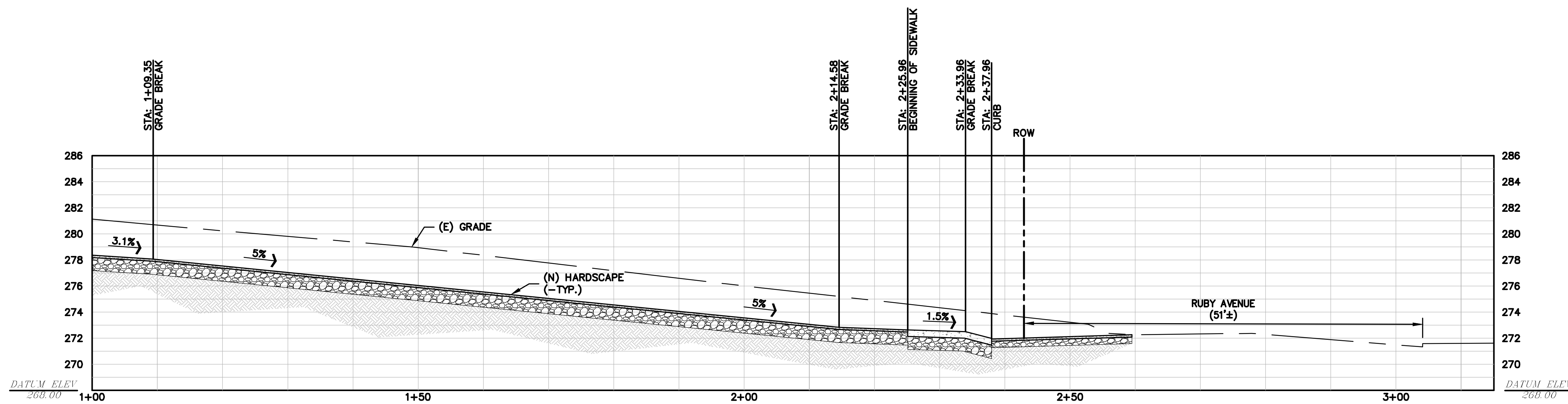
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

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

L&B PROJ. #: 2190267
SHEET
S-3.1
PROJECT FILE #
SP20-024



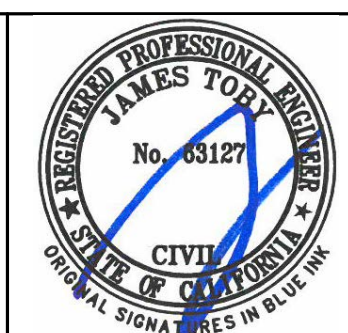
D-D
**RUBY AVENUE
 SIDEWALK ENTRANCE**
 SCALE: 1" = 10' HORIZ
 1" = 5' VERT



E-E
**RUBY AVENUE
 DRIVEWAY ENTRANCE**
 SCALE: 1" = 10' HORIZ
 1" = 5' VERT

BY	DATE	CSJ	DATE	REVISIONS
TC	10-19-21			PLAN REVISION 2 - SUP
DM/TC	03-26-21			PLAN REVISION 1 - SUP

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



Date: JULY 01, 2020
 Scale: AS NOTED
 Designed: TC
 Drawn: TC
 Checked: -
 Proj. Engr: TC
 File: SP20-024

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

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

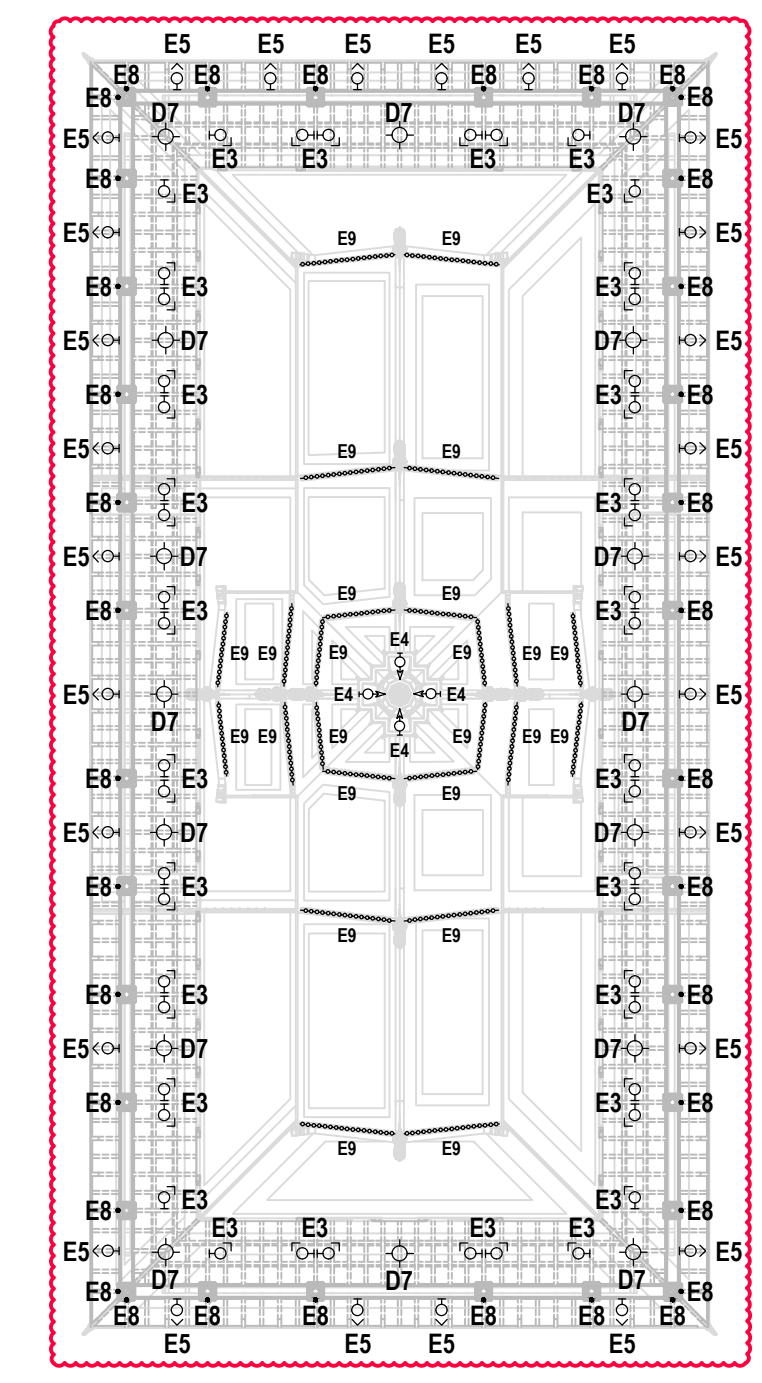
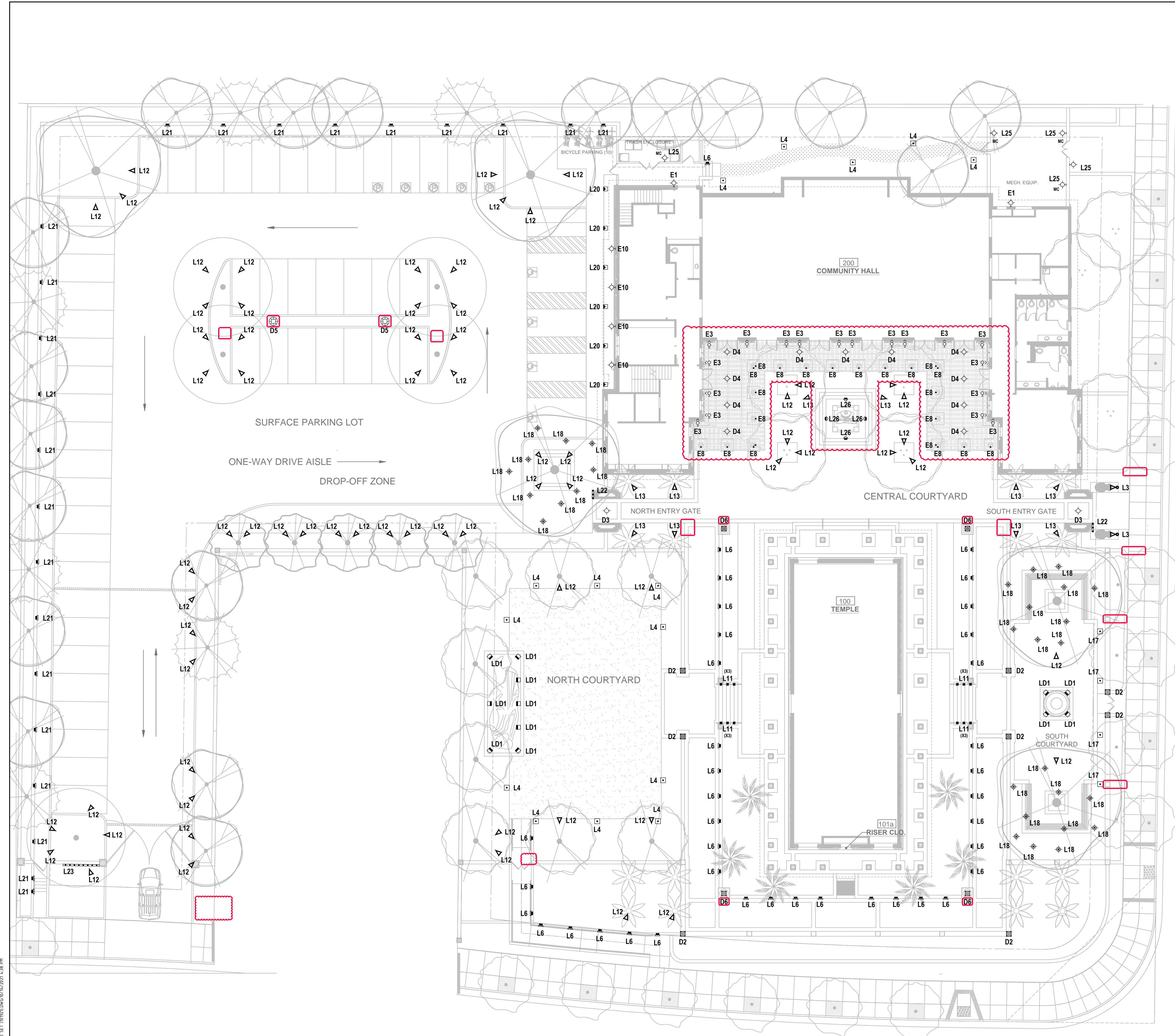
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 PROJECT FILE #
 SP20-024

REV	ISSUED FOR	DATE
CUP		01/07/20
SUP REV1		03/26/21
SUP REV2		10/19/21

FIXTURE SCHEDULE

10/12/2021 WAT KHMER KAMPUCHEA KROM		SPECIAL USE PERMIT LIGHTING SPREAD SHEET												
TYPE	IMAGE	MANUFACTURER	PRODUCT NAME	MOUNTING	SIZE	LAMP	WATTS	KELVIN	CR	LUMENS	F-FULLY SHIELDING	P-PARTIAL SHIELDING	B-U-GRATING OR DA-DOWNWARD ANKING	
E1		BEGA	24372 WALL LUMIERE	WALL MOUNT SCENCE	7.78" x 4.3/8" x 3.3/8"	LED	6.1	2700K	90	459	F		00-U0-G0	
E3		BK LIGHTING	MICRO NITE STAR MEDIUM FLOOD	CEILING MOUNT MONOPONT	1.625" DIA. x 4.5" L	LED	6.5	2700K	90+	375	P		DA	
E4		BK LIGHTING	MICRO NITE STAR SPOT	ROOF MOUNT MONOPONT	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 MONOPONT	1.625" DIA. x 4.5" L	LED	6.5	2700K	90+	375	P		DA	
E7		MP LIGHTING		RECESSED	0.75" DIA. x 1.5" H	LED	0.2	2700K	90+	2.7	P		00-U0-G0	
E8		MP LIGHTING	LD1	SMALL COLUMN DOWNLIGHT	2.5" DIA. x 2.25" H	LED	2.6	2700K	90+	75	P		00-U0-G0	
E9		AION LED	3924-26 / 27-WR	LINEAR LED STRIP ROOF ACCENT	0.72" x 0.80" INCL CLIP	LED	1.4W/FT	2500K	96	116/ft	F		DA	
E10		BEGA	24372 WALL LUMIERE	WALL MOUNT SCENCE	7.78" x 4.3/8" x 3.3/8"	LED	6.1	2700K	90	459	F		00-U0-G0	
L3		BK LIGHTING	MINI MICRO SPOT	SCULPTURE ACCENT	1.625" DIA. x 4.5" L	LED	2.5	2700K	90+	176	P		DA	
L4		MP LIGHTING	L904	BOLLARD PATH LIGHT	4.5" SQUARE x 24" H	LED	8	2700K	90+	357	F		00-U0-G0	
L6		LUCIFER	IMPACT-DOUBLE	RECESSED IN WALL	3.27" W x 2.75" H	LED	6.5	2700K	80+	150	F		00-U0-G0	
L11		WAGNER	Lumenpod 16	HANDRAIL STEP LIGHT	0.63" DIA. x 0.76" D	LED	-2	2700K	85	116	F		DA	
L12		BK LIGHTING	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	
L17		MP LIGHTING	L904-B-W27H-24	BOLLARD PATH LIGHT	4.5" W x 6.12" H x 24" L	LED	8	2700K	90	357	P		DA	
L18		PRIMUS LIGHTING	DECOSTRING DSW-36-120-G16.5F-27/200	STRING LIGHTS	36" SPACING	LED	2.5	2700K	85	200	N/A		N/A	
L20		LUMIERE	CON 303-01-LED01	BOLLARD PEDESTRIAN / PARKING	5.7" x 5" x 36" H	LED	8.5	2700K	90	600	P		00-U0-G1	
L21		BEGA	24064-K27	PARKING IN-WALL	10.12" W x 2.3/4" H	LED	7.2	2700K	80+	493	P		00-U0-G2	
L22		AION LED	4904WR	SIGN LIGHT PEDESTRIAN GATE	0.72" x 0.80" INCL CLIP	LED	2.4W/FT	2700K	90	NA	N/A		N/A	
L23		AION LED	4904WR	SIGN LIGHT VEHICULAR GATE	0.72" x 0.80" INCL CLIP	LED	2.4W/FT	2700K	90	NA	N/A		N/A	
L25		BEGA	24372-K27	WALL MOUNT SCENCE W/ MOTION CTRL	7.78" x 4.3/8" x 3.3/8"	LED	6.1	2700K	90	459	F		00-U0-G0	
L26		MP LIGHTING	U306	WATER FEATURE FXTURE SIDE MOUNTED	2.5" DIA. x 2.25" H	LED	2.6	2700K	90+	75	P		00-U0-G0	

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



1 SITE LIGHTING Scale: 1/16" = 1'-0"

2 TEMPLE LIGHTING Scale: 1/16" = 1'-0"

WAT KHMER KAMPUCHEA KROM
2740 RUBY AVENUE
SAN JOSE, CALIFORNIA 95148
APN: 652-29-014
PROJECT FILE NO. SP20-024

ANDREW MANN ARCHITECTURE
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ANDREWMANNARCHITECTURE.COM

E J A
ELECTRICAL
201 ALAMEDA DEL PRADO, SUITE 204
NOVATO, CALIFORNIA 94903
TELEPHONE: 415-482-0823
EJALIGHTING.COM

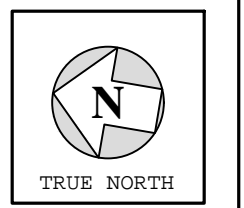
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SITE PLAN LIGHTING

ORIGINAL SHEET ISSUE DATE:
03/26/2021

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

SHEET NUMBER:

S4.0



J:\WORK\TEMPLE LANSCHAFE 2020\DRAWINGS\2021\03/26/21\138.PLT