MAIN TEMPLE
FOR
DHARMA REALM BUDDHIST ASSOC.

1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691
JOB NO.: 2103CDR

ABBREVIATIONS

@	AT	FIN.	FINISH	PSF	POUNDS PER SQUARE FOOT
∅	DIAMETER	FLR.	FLOOR	PSI	POUNDS PER SQUARE INCH
#	NUMBER OR POUNDS	F.O.	FACE OF	PT.	POINT
&	AND	F.O.C.	FACE OF CONCRETE	PTD.	PAINTED
±	PLUS OR MINUS	F.O.F.	FACE OF FINISH	PVC	POLYVINYL CHLORIDE
℄	CENTERLINE	F.O.M.	FACE OF MASONRY	QT.	QUARRY TILE
∠	ANGLE	F.O.S.	FACE OF STUD	R	RISER
∥	PARALLEL	FPRF	FIRE PROTECTION	RAD.	RADIUS
⊥	PERPENDICULAR	FRP	FIBERGLASS REINFORCED PANEL	RCP	REINFORCED CONCRETE PIPE
∆	DELTA	FT.	FOOT OR FEET	RD.	ROOF DRAIN
∑	SUMMATION	FTG.	FOOTING	REF.	REFERENCE
∫	INTEGRAL	FURN.	FURNISH	REINF.	REINFORCING
∞	INFINITY	FUT.	FUTURE	RESIL.	RESILIENT
≈	APPROXIMATELY EQUAL TO	GA.	GAUGE	RET.	RETAINING
≠	NOT EQUAL TO	GALV.	GALVANIZED	REV.	REVISION
≡	IDENTICAL TO	GB.	GRAB BAR	RFG.	ROOFING
≤	LESS THAN OR EQUAL TO	GEN.	GENERAL	RGD.	RIGID
≥	GREATER THAN OR EQUAL TO	GI.	GALVANIZED IRON	RGTR.	REGISTER
<	LESS THAN	GL.	GLASS	RQD.	REQUIRED
>	GREATER THAN	GLULAM	GLUE LAMINATED BEAM	RESIL.	RESILIENT
°	DEGREE	GR.	GRADE	RM.	ROOM
%	PERCENT	GYP.	GYPSUM	RO.	ROUGH OPENING
'	FEET	GYP. BD.	GYPSUM BOARD	S.	SOUTH
"	INCHES	HC.	HANDICAPPED	SC.	SOLID CORE
ℓ	LENGTH	H.B.	HOSE BIBB	SCHED.	SCHEDULE
Ø	DIAMETER	H.C.	HOLLOW CORE	SD.	SMOKE DETECTOR
CAB.	CABINET	HD.	HEAD	SERV.	SERVICE
C.B.	CATCH BASIN	HDR.	HEADER	SHT.	SHEET
CEM.	CEMENT	HDWD.	HARDWOOD	SHTG.	SHEATHING
CER.	CERAMIC	HDWR.	HARDWARE	SIM.	SIMILAR
C.F.M.	CUBIC FEET PER MINUTE	HGT.	HEIGHT	SLD.	SOLID
C.I.	CAST IRON	H.M.	HOLLOW METAL	SLT.	SLIGHT
C.J.	CSD. JOINT OR CONTROL JT.	HORIZ.	HORIZONTAL	SMTG.	SMOOTHING
CLG.	CEILING	H.P.	HIGH POINT	SPK.	SPEAKER
CLO.	CLOSET	HR.	HOUR	SQ.	SQUARE
CLR.	CLEAR	HVAC.	HEATING, VENT., AIR COND.	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	I.D.	INSIDE DIAMETER/DIMENSION	SQ.	SQUARE
COL.	COLUMN	INCAND.	INCANDESCENT	S.S.	STAINLESS STEEL
COMPO.	COMPOSITION	INCINER.	INCINERATOR	SIN	SERVICE SINK
CONC.	CONCRETE	INSUL.	INSULATION	STA.	STATION
CONN.	CONNECTION	INT.	INTERIOR	STD.	STANDARD
CONSTR.	CONSTRUCTION	INV.	INVERT	STL.	STEEL
CONT.	CONTINUOUS	JAN.	JANITOR	STOR.	STORAGE
CONTR.	CONTRACTOR	JNT.	JOINT	STRUCT.	STRUCTURAL
CORR.	CORRIDOR	JST.	JOIST	SUSP.	SUSPENDED
C.R.B.	CONCRETE REINF. BASE	K.D.	KNOCK DOWN	SYM.	SYMMETRICAL
CTR.	COUNTERSINK	KIT.	KITCHEN	SYST.	SYSTEM
C.T.	CERAMIC TILE	LAB.	LABORATORY	T.	TREAD/TEMPERED
CTN.	CUTTING	LAM.	LAMINATE	T.B.	TOP OF BEAM
DBL.	DOUBLE	LAV.	LAVATORY	T.C.	TOP OF CURB OR CONCRETE
DEPT.	DEPARTMENT	LB.	POUND	TEL.	TELEPHONE
DET.	DETAIL	L.P.	LANDAL PEET	TEMP.	TEMPERATURE/TEMPORARY
DF	DOUGLAS FIR	LVR.	LOUVER	TERR.	TERRAZZO
DIA.	DIAMETER	LAV.	LONG LEG VERTICAL	TEXT.	TEXTURED
DIAG.	DIAGONAL	L.P.	LOW POINT	TRD.	TONGUE & GROOVE
DIM.	DIMENSION	LT.	LIGHT	TRK.	TRUCK
DISP.	DISPENSER/DISPOSAL	LT. WT.	LIGHT WEIGHT	THRESH.	THRESHOLD
DN.	DOWN	MFR.	MANUFACTURER	T.O.	TOP OF (CURB, STEEL, ETC.)
DO.	DITTO/DEPOT	MACH.	MACHINE	TOL.	TOILET
DR.	DOOR	MAT.	MATERIAL	T.P.	TOP OF PARAPET
D.S.	DOWNSPOUT	MAX.	MAXIMUM	T.S.	TOP OF STEEL
DTL.	DETAIL/DETAILS	MB.	MACHINE BOLT	T.V.	TELEVISION
DWG.	DRAWING(S)	MECH.	MECHANICAL	T.W.	TOP OF WALL
DWR.	DRAWER	MED.	MEDIUM	TYP.	TYPICAL
(E)	EXISTING	MEMB.	MEMBRANE	TRANSP.	TRANSPARENT
E.	EASE/EAST/EL.	MET.	METAL	U.B.C.	UNIFORM BUILDING CODE
EA.	EACH	MFG.	MANUFACTURE	U.L.	UNDERWRITERS LAB.
E.G.	EXISTING GRADE	MFR.	MANUFACTURER	UNFIN.	UNFINISHED
EL.	ELEVATION POINT	MIN.	MINIMUM	U.O.N.	UNLESS NOTED OTHERWISE
EL.	ELEVATION	MIRR.	MIRROR/MIRROR	VA.	VARIES
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	VERT.	VINYL
ELEV.	ELEVATOR/ELEVATION	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
EMER.	EMERGENCY	M.O.	MASONRY OPENING	VEN.	VENEER
ENCL.	ENCLOSURE	MTD.	MOUNTED	VERT.	VERTICAL GRAIN
E.O.G.	EDGE OF SLAB	MULL.	MULLION	VERT.	VERTICAL
EQ.	EQUAL	NO#.	NOM.	VEST.	VESTIBULE
EQPT.	EQUIPMENT	NAT.	NATURAL	V.G.	VERTICAL GRAIN
E.S.	EACH SIDE	NT. GR.	NATURAL GRADE	V.I.F.	VERIFY ON JOB
E.W.	EACH WAY	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.W.C.	ELECTRIC WATER COOLER	NO.	NUMBER	W.W.C.	VINYL WALL COVERING
EXC.	EXCAVATE	NOM.	NOMINAL	W.	WEST/WIDE/WASHER
EXIST.	EXISTING	N.T.S.	NOT TO SCALE	W	WITH
EXP.	EXPANSION	O.	OVAL	WASC.	WAINSCOT
EXPO.	EXPOSED	OBS.	OBSCURE	W.C.	WATER CLOSET
EXT.	EXTERIOR	O.C.	ON CENTER	WD.	WOOD
F.A.	FIRE ALARM	O.D.	OUTSIDE DIAMETER/DIMENSION	W.H.	WATER HEATER
FAC.	FACTORY	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	W.I.	WROUGHT IRON
F.B.	FLAT BAR	OFOI	OWNER FURNISHED OWNER INSTALLED	WO	WITHOUT
F.D.	FLOOR DRAIN	OFF.	OFFICE	WP	WATERPROOF
F.F.C.	FIRE EXTINGUISHER CABINET	OVERHD	OVERHEAD	W.R.	WATER RESISTANT
F.H.	FIRE HOSE CABINET/FIRE HYDRANT	OPP.	OPPOSITE	WSCT.	WAINSCOT
F.H.	FLAT HEADED/FIRE HYDRANT	OPPOSITE	OPPOSITE	WT.	WEIGHT
F.H.C.	FIRE HOSE CABINET	ORD.	ORDINANCE	W.W.M.	WELDED WIRE MESH
		OZ.	OUNCE		

SHEET INDEX

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- G0.1 CODE ANALYSIS

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- A00.0 DEMOLITION SITE PLAN
- A0.0 SITE PLAN
- A0.1 ROOF PLAN
- A2.1 FIRST FLOOR PLAN - TEMPLE
- A2.2 SECOND FLOOR PLAN - TEMPLE
- A2.3 THIRD FLOOR PLAN - TEMPLE
- A3.1 BUILDING SECTIONS
- A4.1 BUILDING ELEVATIONS
- A5.1 PERSPECTIVES
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LANDSCAPE — REV.
- L1.01 CONCEPTUAL PLAN
- L1.02 BRIDGE CONCEPTUAL PLAN
- L1.03 IMAGES BOARD

SITE SUMMARY

PERMITTED FAR: .3-3.0 (PER CENTRAL BUSINESS DISTRICT ZONING STANDARDS)
SITE AREA: 614, 860 SQ. FT.
EXISTING BUILDING AREA: 187,155
PROPOSED TEMPLE AREA: 119,034
PROPOSED FAR: .50

MAXIMUM BUILDING HEIGHT PERMITTED = 65 FT. (CONDITIONAL USE PERMIT REQUIRED)
ACTUAL HEIGHT: 90'-0" TO HIGH POINT OF ROOF (CONDITIONAL USE PERMIT REQUIRED)
BUILDING HEIGHT PER CBC: 59'-0" TO AVERAGE HEIGHT FROM GRADE TO AVERAGE ROOF STRUCTURE

FRONT BUILDING SETBACK CAPITOL FROM STREET RIGHT AWAY LINE = 10 FT. REQUIRED
SIDE STREET TOWER = 20 FT. REQUIRED
SIDE STREET EL RANCHO CT. = 15 FT REQUIRED
SIDE STREET GARDEN AVE. = 15 FT. REQUIRED

	Building Number	Number of Stories	Floor	SQFT per Floor	TOTAL SQFT
Existing Buildings	1	2	first	42,150	
			second	36,009	
					78,159
	2	1			5,533
	3	1			3,104
	4	1			3,458
	5	1			8,553
	6	2	first	4,458	
			second	4,458	
					8,916
	7	2	first	6,026	
			second	5,168	
					11,194
	8	1			10,841
	9	1			22,364
	10	1			10,773
	11	1			10,088
	12	1			5,516
	13	2	first	4,328	
			second	4,328	
					8,656
TOTAL SQFT FOR ALL BUILDINGS					187,155
TOTAL SQFT OF SITE					614,860
F.A.R. for Zone CBD					0.3 - 3.0
Temple Building					
1st Floor:	33,138				
2nd Floor:	33,138				
3rd Floor:	33,138				
Total:					99,414
Temple Bridge SQFT					19,620
Total Proposed SQFT					306,189
Proposed FAR					0.50

SCOPE OF WORK

SCOPE OF WORK: CONSTRUCT A 94,107 SQ.FT., 3-STORY TEMPLE WITH PEDESTRIAN BRIDGE CONNECTING THE 3RD FLOOR TO A NEW CENTRAL PLAZA SPACE.
SEE SHEET G0.1 FOR OCCUPANCY TYPE AND USAGE BY FLOOR.

(★) A CONDITIONAL USE PERMIT IS REQUIRED FOR THE HEIGHT INCREASE. (△)

PROJECT NARRATIVE

Dharma Realm Buddhist Assodation
1029 W. Capitol Ave.
West Sacramento, CA

Exhibit 'A"

Project Narrative

The Dharma Realm Buddhist Association "DRBA" was founded by the Venerable Master Hsuan Hua in 1959 and was established as a state and fiscally approved non-profit religious and educational corporation or the purpose of bringing the orthodox teachings of the Buddhato the entire world.

HRBA established The City of Dharma bealm ("Sharma Realm") in the East Gateway district of downtown West Sacramento In 1974, decades before the nearby new City hall and the West Sacramento Campus of Sacramento City College were built. Dharma bealm is a 14.02-acre religious worship and educational institution operated by DRBA. It is dedicated to worship and the orthodox teaching of the Buddha. It is a camps master plan project that will contain the Temple, meditation halls, dining hall, nun's dormitories, administration offices and educational facilities, such as a private secondary girl's school, Sunday school, primary school classes and camp facilities. As initiation of its master planning process, sharma realm acquired the vacant 4 contiguous lots (the City of West Sacramento) "City" lot totaling a new Temple Building on 8A/1994and an di-gits private K-12 on 1/16/2018. The I-12 school was constructed and is currently in operation. The Temple, however, did not proceed due to unexpected circumstances and the permit has expired. Now, Dharma Realm is ready and s submitting this application to construct a new temple Building which will be nested within theirexisting campus

This Dharma Realm Temple Project ("Temple Project") site is bounded by West Capitol Avenue, Grand Street, Tower Bridge Gateway and Merkley Avenue. It can be easily accessed from the surrounding streets, bet the south-west vehicular entrance from Tower Bridge Gateway will serve as the main vehicular access for the Tempe Project site. This main vehicular entrance incorporates a large circular drop of area for guests, and a passive pathway companies sea walls and a small canopy. At the end o the patrway will be a grand star that represents the Buddhist spiritual path, andfeatures a series of steps and landings between bands of plantes. The grand stair leads a a pedestrian bridge that accesses the 3rd storyat the south side of the temple building.

At the north-west side of the Temple Project will be the main pedestrian entrance to the project from West Capitol Avenue. The proposed public plaza, located near thi West Capitol Avenue and Merkley Avenue intersection, provices welcome invitation o guests to enter the propert and explore the lanocaped grounds. This plaza provides a comfortable, open space plan and a poup gathering area with tables, chairs, and umbrellas for visitors to enjy. At the same time, it will serve double duty to host large group gatherings during special events. This public plaza leids visitars from the street intersection to the main entrance of the Temple building, and will enhance the pedestrian oriented corridor to beth West Sacramento Cih Hall and the Saramento City College from the pedestrian plaza entrance creating a sens-of civic gathering placeand being part of the downtown community.

The proposed temple building s a 3-Story, traditional buddhist inspiret place o' worship. The Temple's octagonal shape and its multi-level pagoda style roof incorporates religious Buddhist placement equirements and eastern architectural features This design willwrap al sides with enriched articulations on the main entries at the north-west and south-west facades (facing West Capitol Ave and Tower Bridge Gateway), thus provide a consistent appearance without a defined "back" that i a typically lessattractive part of the building. The smaller scale existing buildings along the street frontages surrounding the new temph structure create a layered transition from the street to the new multi-stery Temple Hall. The proposed Temple it approximately 119,000 total square feet spread over 3 floors. Central function spaces on

Dharma Realm Buddhist Association
1029 W. Capitol Ave.
West Sacramento, CA

each level will be accessed va covered, oper, perimeter balconies that provide horizontal articulation and depth to the building facade, as well as seving as a built-inshading element that helps shape the assembly spaces. Vertical articulation is provided with 4 equally spaced stair/elevator towers allowing guest access to the building spaces that serve the following functions:

- Temple Hall (19,100 rf) and Pedestrian Bridge (19,620rf) on the 3rd Level.
- Lecture space (20,700 sf) on the 2nd Level.
- Kitchen (1,340 sf) / Dining (11,120 sf)on ground Level

Parking spaces are dispersed throughout the site in order to avoid the "arge parking lot" appearance. 175 parking spaces will be provicied to serve the day-to-day functions of the Temple anc norma Temple Hall worship use. During special functions (4-6 times/yar), parking requirements will exceed the provided parking and a minor var permit will need to be approved by West Sacramento. In this cenario, the largest occupiable function(3rd Floor Temple Hall) determines the parking requirements. The will result in 3-7 parking spaces being needed in a range of 490 s.f. The additional parking will be provided at an off-site location, and private busing will provide the transportation to and back from the campus. Parking for 12 buses will be provided on-site. During norma, weekday operations, parking required at the site will be approximatey 30 spaces.

Consistency with the West Capitol Avenue Design Guidelines

The Temple Project is consistent with the West Capitol Avenue Design Guidelines ("Guidelines").

Building Setback Consistency

1Ai-3 stories: Projects in the non-Jowntown Core Istricts and along West Capitol Avenue shall have a setback of no more than five feet for non-residential use on tee ground floor.

The Temple project, due o its size requirement and religious alignment, is located at the center of the site. However, Dharma Realm's existing buildings along Wes Capitol Avenuehave a setback sf no more than five feet, which conforms with Guideline 1Aiii-3.

Site Layout and Building Orientation and building Articulation

1A-1 stories: The primary building facades and entries for all use, both commercial and residential, shall be directed towards West Capitol Avenue and other public edges.

1Aii-12 stories: Primary pedestrian facades shall be marked by broad use of doors and widows to create an interesting pedestrin experience. Fenestrations shal be preliminate elements on public facing facades.

1Aii-21 stories: Buildings shall incude creative use of illumination to highlight architectural character of buildings.

The proposed Temple Project has a welcoming pedestrian plaza originating at West Capitol Avenue, then draws the visitor to wak along a north-outh axis that terminates at a grand stair that leds to the main Temple. The Temple has a framed monumental entranco along with arciulatec north-vest facade that is oriented toward West Capitol Avenue.

Dharma Realm Buddhist Association
1029 W. Capitol Ave.
West Sacramento, CA

Furthermore, the proposed Temple Project will be lit up around all sides of building. The site/plaza organization, design of the Temple, and the lighting enhancement will satisfy Guidelines 1Aiv-1 1Aiv-12 and 1Aiii-21.

Due to both site constraints and the religious significance of the 'temple's alignment, the site design compensates for the southern Grand Stair entrance oientation to the Temple by incoporating a new wide, pedestriar entrance into the site where one does not currently exist (the West Capitol Avenue entrance plaza), providing an architectural local point connecting the Temple Project to West Capitol Avenue. This further enures the project is consistent with 1Av-1.

Gated Plaza Along West Capitol Avenue

The applicant is unable to locate any policy that prohibits the use of the "Gated Plaza along West Capitol Avenue" and the Dharma realm's intention is to close the gate at night for security purposes whenthe Temple is closed. Accessibility would be provided to any emergency services operations for after-hour emergencies. Landscaping can be provided to break up the edge along the property boundary at the location. Otherwise, the applicant requests from the City specific reference to the policy that would prohibit the gated plaza or any other policy that would prohibit a religious institution or educational facility from locking up atnight.

Conclusion

As detailed above, the Temple Project is consistent with key Guidelines. This proposed master plan with its public plaza, education/community services special activities and richly styled architectural dsign promotes bcal residence and public participation. Its presence adis diversity, cultural richness, anc attractions for visitors to visit the downtown. It is consistent with the goal of the Guidelines o to "strengthen the entire corridor"; "reclaiming the public realm" and to "encourage greater opportunities for esident, users and visitors to make use of and enoy the area".

The Temple Project is also consiitent with the City of West Sacramento General Plan's Goal LU-5 "To promote the development of unique higher-density and intensity mixed-use districts and corridors that provide civic and cultural activities," and Policy LU5.8 to "encourage civic, educational and otherpublic uses to locate with in the CBD."

The Temple Project - with its on-site vehicular circulation patterns its proposed public plaza plus pedestrian passages which enhance the connectivity between the surrounding public walkways, and the prominent and decorative Temple building - will be a valuable additionto downtown. I will complete West Sacramentos East Gateway and will beome a landmark project that the City will be proud of.

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PARKING SUMMARY

PROPOSED TEMPLE

PARKING REQUIRED: 1 SPACE / 40 SF OF SEATING AREA
3RD FLOOR TEMPLE: 13,541 SF / 40 = 339

EXISTING SCHOOL:

CURRENT ENROLLED STUDENTS: 20

PARKING REQUIRED: 1 STALL PER 10 KIDS
1 STALL PER STAFF
1 LOADING PER 15 KIDS

PARKING PROVIDED: 2 SPACES FOR KIDS
2 SPACES FOR STAFF
1 LOADING

TOTAL PARKING REQUIRED:

TEMPLE: 339.0 SPACES
EXISTING SCHOOL: 4.0 SPACES
TOTAL: 343.0 SPACES

TOTAL PARKING PROVIDED: 175 SPACES (MINOR USE PERMIT REQUIRED) (△)

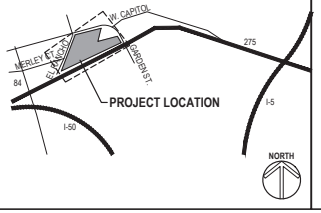
(★) SEE SHEET G0.1 FOR DETAILS OF DAY TO DAY OPERATIONS

SYMBOLS

GRID LINE 10.8
DETAIL CALL OUT
DETAIL NUMBER — SHEET NUMBER
SECTION CALL OUT
SECTION NUMBER — SHEET NUMBER — DIRECTION
INTERIOR ELEVATION
ELEVATION NUMBER — SHEET NUMBER — ELEVATION
EXTERIOR ELEVATION
ELEVATION NUMBER — SHEET NUMBER — DIRECTION

DOOR NUMBER 101
WINDOW NUMBER A
WALL TYPE 1
REVISION NUMBER △
KEY NOTE 2
ROOM NAME — ROOM NAME
ROOM NUMBER 888

VICINITY MAP



PROJECT DIRECTORY

OWNER/CLIENT
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法界聖城
CITY OF THE DHARMA REALM

EXHIBIT "B"

mark2 CUP COMMENTS

LICENSED ARCHITECT — DONALD A. HUNG — No. C25796 — STATE OF CALIFORNIA

CORPORATE HEADQUARTERS
150 EL CAMINO REAL #112
TUSTIN, CA 92780
714.832.5100

PACIFIC DESIGN GROUP

PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO CA 95691

SHEET TITLE:
COVER SHEET

drawn by: PDG
plot date: Aug 30, 2022
issue date: Aug 30, 2022
job#: 2103CDR
cad file: 2103-G0.0 Title.dwg
drawing no: G0.0

DRAWING FILE:
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PLOTTED: 8/30/2022 1:19:56 PM BY: DONALD HUNG
XREFS EXCLUDED: T:\PDG2021 PROJECTS\2103CDR\04-DRAWINGS\01-DESIGN\01-ARCHITECTURAL\G0.0-CUP PLANS\2103-G0.0 TITLE.DWG |

CODE ANALYSIS

Applicable Codes

The following codes are currently being enforced in City of West Sacramento:

- 2019 California Building Code, Part 2, Volumes 1 & 2 (based on the 2015 International Building Code)
- 2019 California Mechanical Code (based on the 2015 Uniform Mechanical Code)
- 2019 California Plumbing Code (based on the 2018 Uniform Plumbing Code)
- 2019 California Electrical Code (based on the 2017 National Electrical Code)
- 2019 California Fire Code (based on the 2015 International Fire Code)
- 2019 California Energy Standards
- 2019 California Green Building Code (CalGreen)

Building Data and Code Analysis

- **CalGreen Requirements:**
  - This building will be required to meet the Nonresidential Mandatory Measures of CalGreen Chapter 5.
  - Non-residential buildings of 3 habitable stories or less require roof to be solar ready.
- **Structural Design Criteria:**
  - Wind Loads: Wind loads on every building shall be determined in accordance with Chapters 26 to 30 of ASCE 7.
  - The type of opening protection required, the basic design wind speed, V, and the exposure category for a site is permitted to be determined in accordance with Section 1609, 2019 California Building Code, or ASCE 7.
  - Live Loads: See 2019 California Building Code Section 1607.4
- **Energy Design:**
  - Climate Zone 12
  - Rainfall: 3-in per hour in a 100-yr storm
  - Zoning – **DBD** Downtown Business District
- **Construction type:** **I-B**
- **Actual Floor Area (outside face of building):**
  - 1st Floor = 33,138 s.f.
  - 2nd Floor = 33,138 s.f.
  - 3rd Floor = 33,138 s.f.

  Total Actual Building Floor Area = 99,414 s.f.
  Pedestrian Bridge = 19,620 s.f.
- **Occupancy Classification – Chapter 3**
  This building will be a A-occupancy 3 story building
  - 1st Floor A-2 restaurant, cafeteria, kitchen (sec. 303.3)
  - 2nd Floor A-3 Lecture Hall (sec.303.4)
  - 3rd Floor A-3 Place of religious worship (sec 303.4)
- **Special detailed requirments based on use and occupancy - Chapter 4**

- There are no Special Detailed requirements that relate to a three-story occupancy building in this section

- **General Building Height and Area Limitations - Chapter 5**
  This building will be Construction Type IB, single use, multi-story
  - Max building Area: Unlimited (Table 506.2)
  - Fire Sprinklers YES

- **Allowable Building Height (table 504.3)**
  a. Total building height permitted = 180'
  b. Total actual building height = 97'-0"
  c. 90' < 180' so OK

- **Allowable Number Stories (table 594.4)**
  a. Total number of stories permitted = 12
  b. Total actual number of stories A-2 = 3
  c. 3 < 12 so OK

- **Required separation of Occupancies Table 508.4**
  1. There is no separation requirement between A2 and A3 occupancies.

- **Types of Construction – Chapter 6**
  1. Table 601 - Fire Resistance of Building Elements– for Type IB Construction

Primary Structural Framing	2 HR
Bearing walls-Exterior	2 HR
Bearing walls-Interior	2 HR
Nonbearing walls Exterior	Per Table 602
Nonbearing walls Interior	0 HR
Floor construction	2 HR
Roof construction	1 HR**

**If the roof structure maintained at 20' above the floor immediately below, protection of roof framing and decking will not be required.

2. Table 602- Exterior wall rating based on fire separation distance
   a. Type IB construction with A-occupancy requires 1-hour exterior walls where the separation distance is X<30' and no fire resistance rating over 30'
   b. The existing hotel buildings are Type VB and R occupancy. We are maintaining 11 ft. to face of soffit a balcony column. No exterior wall protection of existing building required.

- **Fire and Smoke Protection Features – Chapter 7**

1. **Sec. 704.2:** all structural columns shall be fire-rated for their full height where required
2. by construction type.
3. **Sec. 704.3:** requires that the primary structural framing exclusive of columns shall be fire Rated for their full length as required by construction type if they support more than 2 floors, or one floor and roof, or support load bearing and non-load bearing walls over 2-stories.
4. **Sec. 704.10:** load bearing structural members located in outside exterior walls shall have the highest fire rating per table (601 & 602): type IB construction 2 hr
5. **Sec. 705.2:** Projections table 705.2 limits projections beyond the exterior wall. Cornices, eave overhangs, balconies, similar projections 24 inches plus 8 inch for every foot of fire

separation distance beyond 3 ft. An 11 ft yard – 3 ft = 8 ft. 8 x 8= 64" + 24" =108" permitted or 9 ft.

6. **Sec. 705.3:** Buildings on the same lot. For purposes of determining the required wall, opening and roof covering requirements shall be assumed to have an imaginary Property Line between them. This applies to all sides of our building We are maintaining 20ft to imaginary Property line on all sides of Temple building and 11 ft from imaginary property line to existing buildings
7. **Sec 705.8** Allowable area of openings in an exterior wall per table 705.8. We have fire sprinklers and unprotected openings in addition to 20 ft. or greater yards everywhere so Unlimited opening are allowed all sides of Temple building Exterior walls. We are maintaining 11 ft from imaginary property line to existing buildings. 45% of exterior wall can be open
8. **Sec. 705.11:** parapet wall not required per exception 6.
9. **Sec. 713.2:** Shafts shall be constructed as fire barriers per 707. Shaft enclosures will be of the same fire rating as the floor's fire rating (2-hour)
10. Exterior Wall of shaft or exit enclosure sec. 707.4. fire resistive shaft or enclosure needs to comply with sec 705. 20 t says unlimited unprotected openings and fire rating does not apply per 707.4
11. Shaft Enclosure at Bottom sec. 713.11
12. Shaft Enclosure at the Top sec. 713.12
13. Elevator Hoistways sec 713.14. Shaft enclosures will be of the same fire rating as the floor's fire rating (2-hour)
14. Opening Protection Requirements for required fire assembly Table 716.1 (2)

2 hour shaft enclosure	90 min door
2 hour fire barrier	90 min door
1 hour fire partition walls require	45 min door
2 hour exterior walls requires	90 min door

Such doors shall be labeled per NFPA 80 as required by section 415.4

15. Fire Doors shall be self-closing or automatic closing sec 716.5.9
16. Draft stopping in floor per sec 718.3 Not required we are non-combustible and have fire sprinklers
17. Draft stopping in attic per sec 718.4 Not required we are non-combustible and have fire sprinklers
18. Thermal and Sound Insulating Materials per sec 720
19. Structural Parts Fire Protection Assemblies per table 721.1(1)
20. Walls and Partitions Fire Protection Assemblies per table 721.1(2)
21. Floors and roof systems Fire Protection Assemblies per table 721.1(3)

- **Interior Finishes – Chapter 8**

1. Interior Wall and Ceiling Finish Requirements by Occupancy Table 803.11
   A-2 & A-3 Occupancy. sprinklered

Exit enclosures and exit passageways	Class B
Corridors	Class B
Rooms and enclosed spaces	Class C

2. Acoustical Ceiling Systems shall conform to section 808

- **Fire Protection Systems – Chapter 9**

1. The building will be protected with monitored automatic fire sprinklers, detection and alarm.
   a. Automatic sprinkler systems shall be installed in accordance with NFPA 13 as required in Section 903.2.1.2 and Section 903.2.1.3

   b. Standpipes sec 905.3.1 exception 1 provide class 1 standpipes
      1. 905.4 Location of class 1 standpipe- each required interior stairway intermediate landing.
   c. Portable Fire Extinguishers required per section 906.1.1

A-2 occupancy	YES
A-3 Occupancy	YES

   d. Fire Extinguishers size and distribution sec 906.3.1 table 906.3.4

2. Fire Alarms sec 907.2
   a. Our A-2 & A-3 is Fire Sprinklered per the exception manual fire alarm boxes not required in buildings with automatic fire sprinklers.
3. Smoke Alarms sec 907.2.11.1
4. Visible alarms Sec. 907.5.2.3.1- shall be provided in public use areas and common use areas including but not limited to:
   a. Sanitary facilities including: restrooms bathrooms and shower areas.
   b. Corridors
   c. Multi-purpose rooms
   d. Occupied rooms where ambient noise impairs hearing of fire alarm.
   e. lobbies

- **Means of Egress – Chapter 10**

1. Minimum of 7'-6" ceiling height for means of egress (sec1003.2)
2. Occupant Load Table 1004.1.2
3. Egress width sec1005.3.1 and sec 1005.3.2
   a. 2 x number of occupants = exit width in inches
   b. 3 x number of occupants = stair width in inches
4. Door Encroachment sec 1005.7.1 Doors, when fully open and handrails shall not reduce the required means of egress width by more than 7inches. Doors in any position shall not reduce the required width by more than half.
5. Number of exits sec 1006
6. Means of Egress Illumination sec 1008, means of egress and exit discharge shall be illuminated at all times the building is occupied. Not less than 1 foot-candle at the walking surface sec1008.2
7. Means of Egress Illumination Emergency Power sec 1008.3 power for emergency egress lighting should come from buildings electrical system. In the event of power failure an emergency electrical system shall light the following areas Aisles, Corridors, Exterior egress components, interior discharge components, exterior landings. The emergency power system shall provide power for 90 minutes.
8. Accessible Means of Egress 1009.1 Required exits shall be accessible
9. **Sec 1009.2.1** Accessible Elevator is not required for egress in a 3-story building

CODE ANALYSIS

13. Area of Refuge in stairways is not required for exit access stairways per Section 1009.3 exception 2.
11. **Sec 1009.4.1** Standby power is not required for the elevators as these are not a part of the means of egress and the building is not defined as a high-rise
12. Area of Refuge at elevator is not required sec 1009.4.2 exception 2
13. Elevator Lobby **sec 3006.1** not required where an area of refuge is not provided. Building is fire sprinklered so area of refuge at elevator not required hence elevator lobby not required.
14. **Sec 3006.2** Elevator hoistway opening protection is required for 3 story A-occupancy
15. **Sec 3006.3** Elevator hoistway opening shall be protected by item 5. Provide rated elevator door with smoke Guard Curtain. This protection is not required at the level of exit discharge per 3006.2 exception 2
13. Panic Hardware Section 1010.1.10 shall be provided at
    a. Doors serving A occupancy with occupant load over 50
    b. Electrical Rooms with equipment rated 800 amps or more over 6 feet wide
17. **Sec 1011.12** Stairway to Roof is NOT required-we are three stories.
13. Exits and Exit Access Doors shall have Exit signage that conforms to requirements of **Sec1011**
19. **Sec 1017 and table 1017.2** Exit Travel Distance Maximum travel distance to an exterior exit door or exterior exit stair shall be
    a. A-occupancy with fire sprinklers = 250 ft. can add 100ft if in exterior exit balcony sec 1017.2
23. **Sec 1019.3:** the Stairs are not required to be enclosed in a shaft per item 5- Exit access stairways are located between the balcony and the main assembly foor in occupancies such as places of religious worship.
21. Corridor Fire Resistive Rating Table 1020.1
    a. A-occupancy with Fire Sprinklers occupant load over 30: 0-hr.
22. Minimum corridor width Table 1020.2 44 inches
23. Floor Identification Signs sec 1023.9 Not required we are 3 stories
24. Dead End Corridor Section 1020.4
    a. 20' maximum A-2
25. The egress balconies on the 2nd and 3rd floor provide the openness requirement per Sec 1021.3 and the location requirement per Sec 1021.4.
23. The exterior exit stairs meet the requirements for openness per Sec 1027.3 and the location requirement per Sec 1027.5
27. The exterior exit stairs do not require protection per Sec 1027.6 Exception 2.
23. **Sec 1029.2:** the main exit shall front on not less than one street or an unoccupied space of not less than 20 feet in width that adjoins a street or public way.
29. **Sec 1029.3** In addition to having access to a main exit, each level in a building used for assembly purposes having an occupant load greater than 300 and provided with a main exit, shall be provided with additional means of egress that shall provide an egress capacity for not less than one-half of the total occupant load served by that level. The required means of egress must exit through one of the following:
    a. Directly to an exit
    b. Egress through a lobby that is not used to access he other required exit

    c. To a one-hour rated corridor to an exit
    d. Continuous through a one-hour rated lobby to an exit.
36. **Sec 1029.8** The common path of egress travel shall not exceed 30 feet from any seat to a point where an occupant has a choice of two paths of egress travel to two exits.
31. **Sec 1029.8.1** Where one of the two paths of travel is across the aisle through a row of seats to another aisle, there shall be not more than 24 seats between the two aisles, and the minimum clear width between rows for the row between the two aisles shall be 12 inches plus 0.6 inch for each additional seat above seven in the row between aisles.
32. **Sec 1029.9** Every occupied portion of any building, room or space used for assembly purposes that contains seats, tables, displays, similar fixtures or equipment shall be provided with aisles leading to exits or exit access doorways in accordance with this section. Maintain 42" for level or ramped aisles having seating on both sides.
33. **Sec 10299.3** Where aisles converge to form a single path of egress travel the required capacity of that path shall be not less than the combined required capacity of the converging aisles.
31. **Sec 1029.9.5** Each end of an aisle shall be continuous to a cross aisle, foyer, doorway, vomitory, concourse or stairway in accordance with Section 1029.9.7 having access to an exit. Exceptions:
    a. Dead-end aisles shall be not greater than 20 feet in length.
36. Dead-end aisles longer than 16 rows are permitted where seats beyond the 16th row have dead-end aisle are not more than 24 seats from another aisle, measured along a row of seats having a minimum clear width of 12 inches plus 0.8 inch for each additional seat above seven in the row where seats have backrests or beyond 10 where seats are without backrests in the row

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CITY OF THE DHARMA REALM

NO.	DATE	CUP COMMENTS
1	08/30/22	

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DAVID A. HAYDEN
No. C25796
Exp. 08/31/23
STATE OF CALIFORNIA

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PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691

SHEET TITLE:
CODE ANALYSIS

drawn by: PDG
plot date: Aug 30, 2022
issue date: Aug 30, 2022
scale: 2:103CDR
cad file: 2:\03-GO_\ Code Analysis
drawing no: **G0.1**

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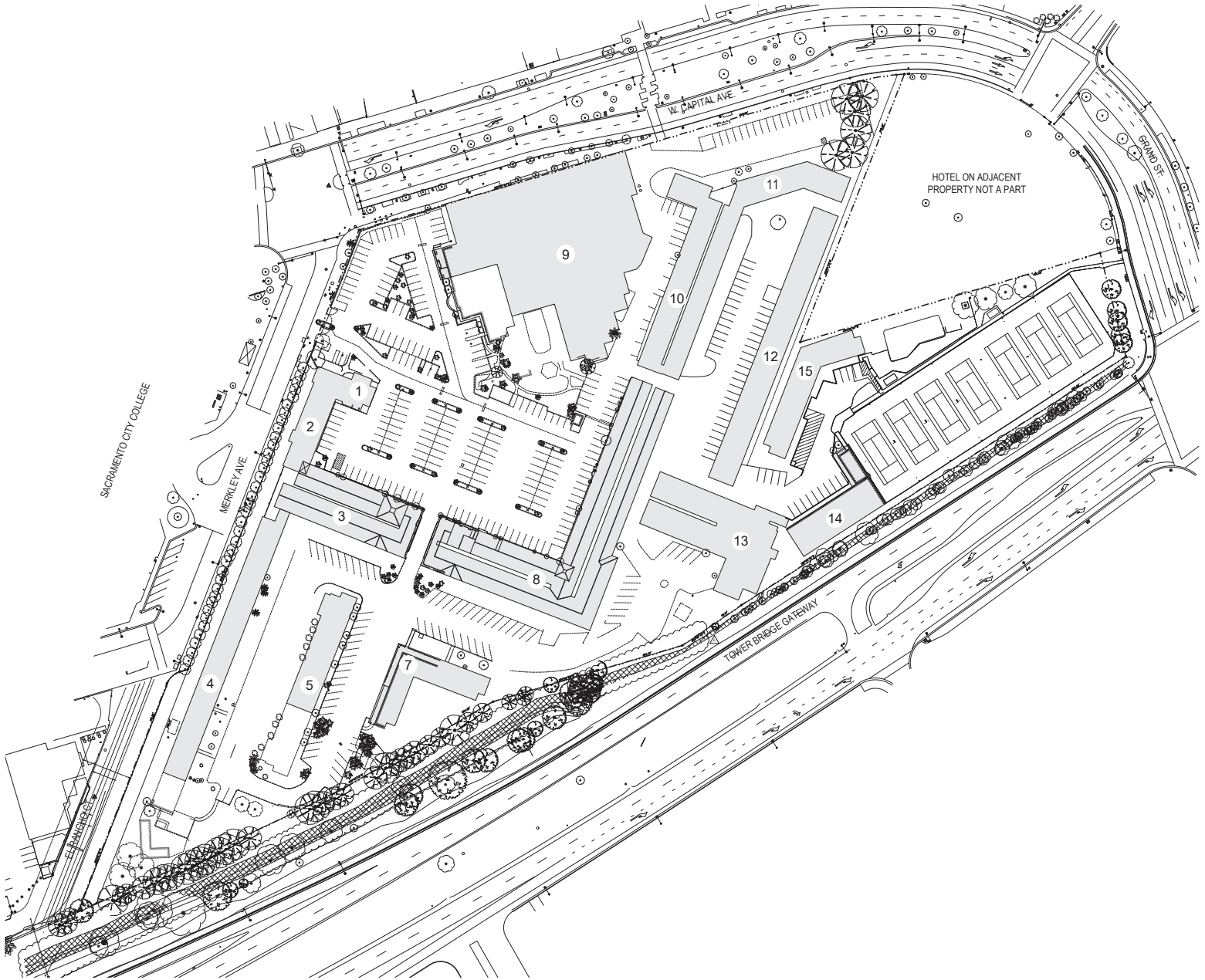

LEGEND

- # — EXISTING STRUCTURE TO REMAIN (REFER TO G0.0 FOR MORE INFORMATION)
- EXISTING STRUCTURE OR HARDSCAPE TO BE DEMOLISHED
- EXISTING DRAINAGE SWALE

1 DEMOLITON SITE PLAN

NORTH

0 25 50 100

SCALE: 1" = 50' - 0"

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CITY OF THE DHARMA REALM

mark	BY COMMENTS
2	

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SHEET TITLE:
DEMOLITION SITE PLAN

drawn by:	FDG
plot date:	Aug 30, 2022
issue date:	Aug 30, 2022
scale:	2 | 03CDR
cad file:	2 | 03-AD0.0 SiteDemo.dwg
drawing no:	**AD0.0**

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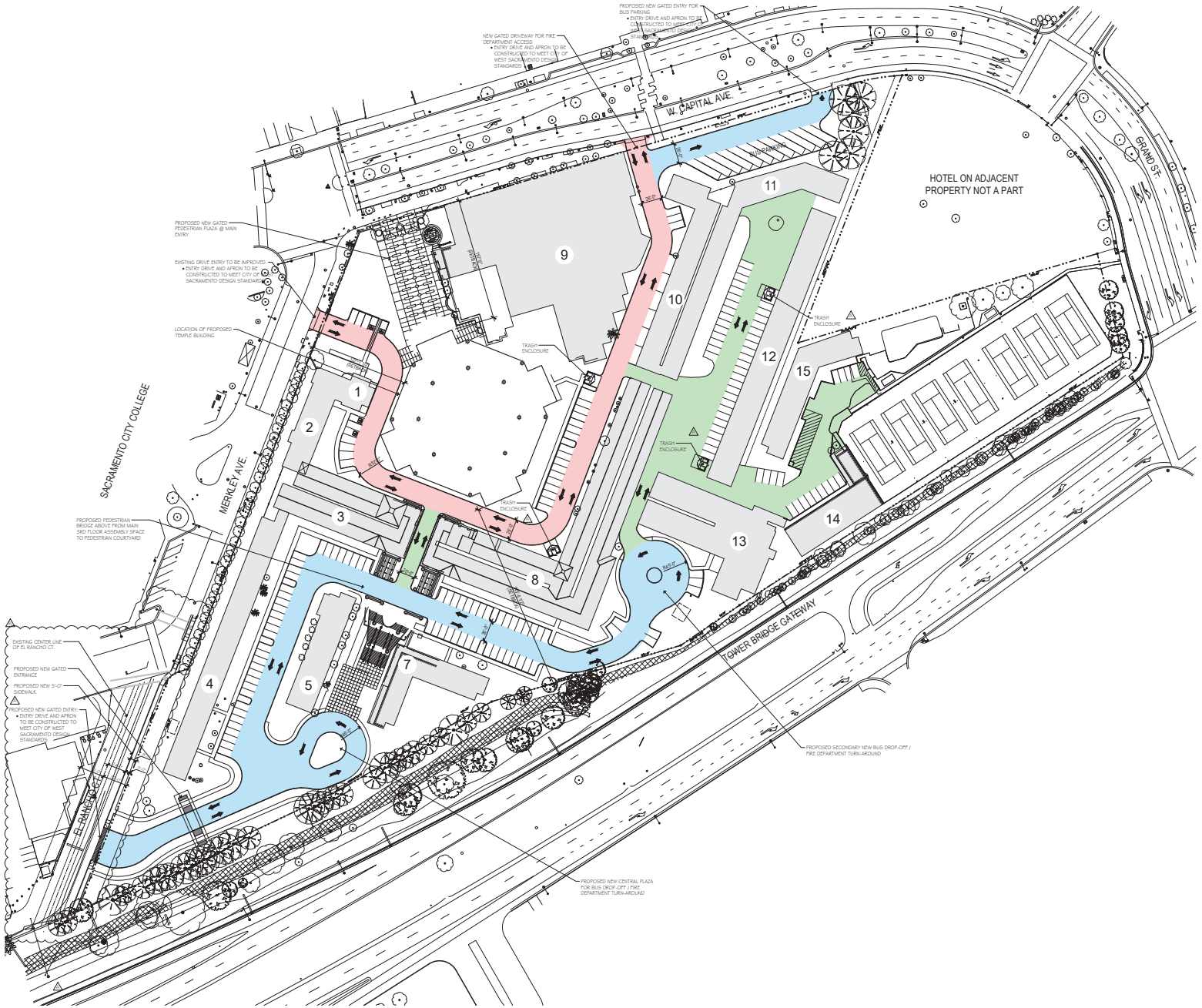

LEGEND

- # — EXISTING STRUCTURE TO REMAIN, SEE SITE SUMMARY TABLE ON SHEET G0.0
- FIRE DEPT. ACCESS 26'-0" MIN. WIDTH
  - 26'-0" MIN. WIDTH
  - 26'-0" MIN. INSIDE TURNING RADIUS
  - 46'-0" MIN. OUTSIDE TURNING RADIUS
- PASSENGER BUS / VEHICULAR TRAFFIC
- VEHICULAR TRAFFIC
- PROPOSED MAIN TEMPLE BUILDING
- PROPOSED PEDESTRIAN BRIDGE
- EXISTING DRAINAGE SWALE

NORTH

0 25 50 100

SCALE: 1" = 50'-0"

1 OVERALL SITE PLAN

EXHIBIT "C"

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CITY OF THE DHARMA REALM

08/10/22	CITY COMMENTS
10/26/22	CITY COMMENTS

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SHEET TITLE:
OVERALL SITE PLAN

drawn by:	FDG
plot date:	Nov 22, 2022
issue date:	Nov 22, 2022
scale:	2	03CDR
cad file:	2-123-A0.0 Site.dwg
drawing no.	**A0.0**

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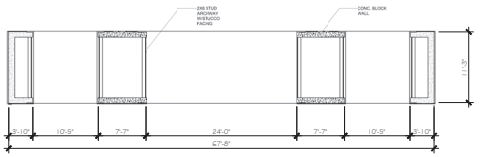
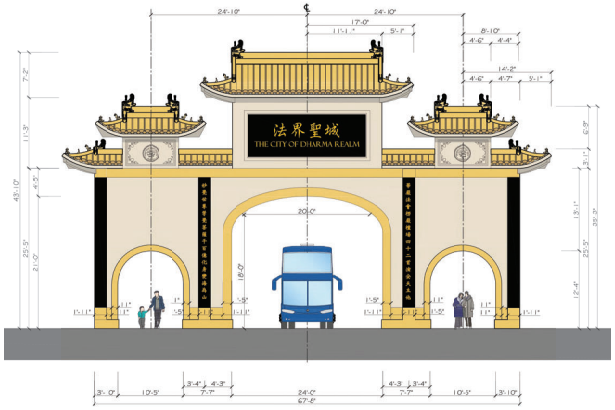


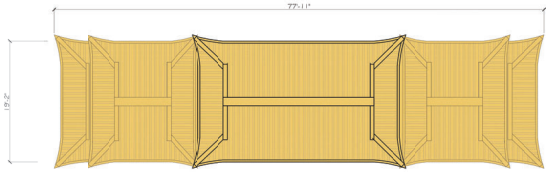
1 **FLOOR PLAN**

SCALE: 1/8" = 1'-0"



3 **ELEVATION**

SCALE: 1/8" = 1'-0"



2 **ROOF PLAN**

SCALE: 1/8" = 1'-0"







4 **RENDERING (MOUNTAIN GATE)**

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CITY OF THE DHARMA REALM

MARK	DATE	COMMENTS
2		

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SHEET TITLE:
MOUNTAIN GATE PLANS AND RENDERINGS

drawn by: PDG
plot date: Aug 30, 2022
issue date: Aug 30, 2022
job#: 21-03CDR
cad file: 21-03-A1.0 MTN Gate.dwg
drawing no: **A1.0**

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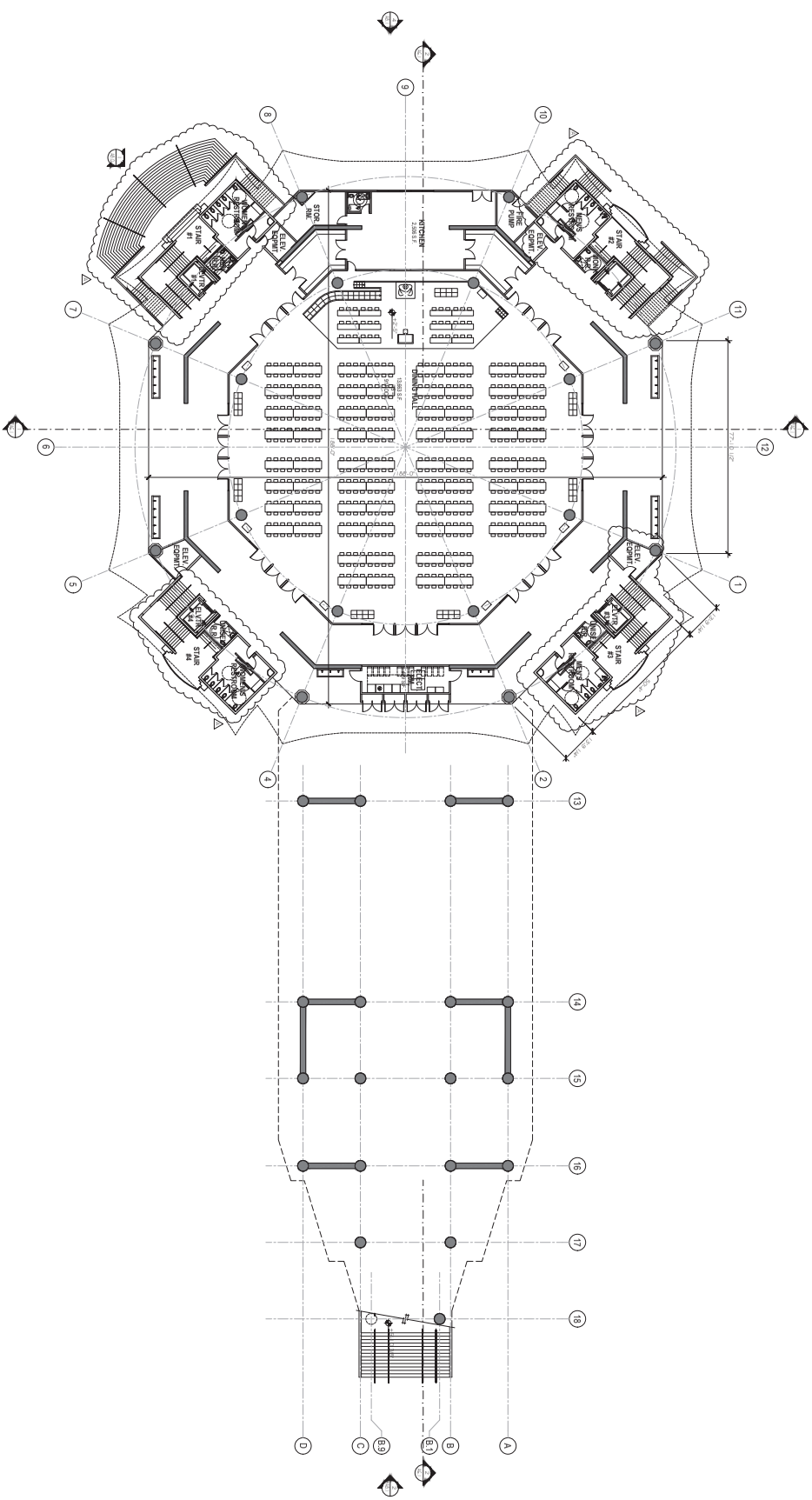
FIRST FLOOR PLAN - TEMPLE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MAIN HALL
STAIR #1
STAIR #2
STAIR #3
STAIR #4
ELEV EQPMNT
STOR RM
FIRE PUMP
MEN'S RESTROOM
WOMEN'S RESTROOM
ELEV
ELEV EQPMNT
STAIR #2
STAIR #3
STAIR #4
STAIR #1
ELEV EQPMNT
ELEV EQPMNT
ELEV EQPMNT
ELEV EQPMNT
STOR RM
FIRE PUMP
MEN'S RESTROOM
WOMEN'S RESTROOM
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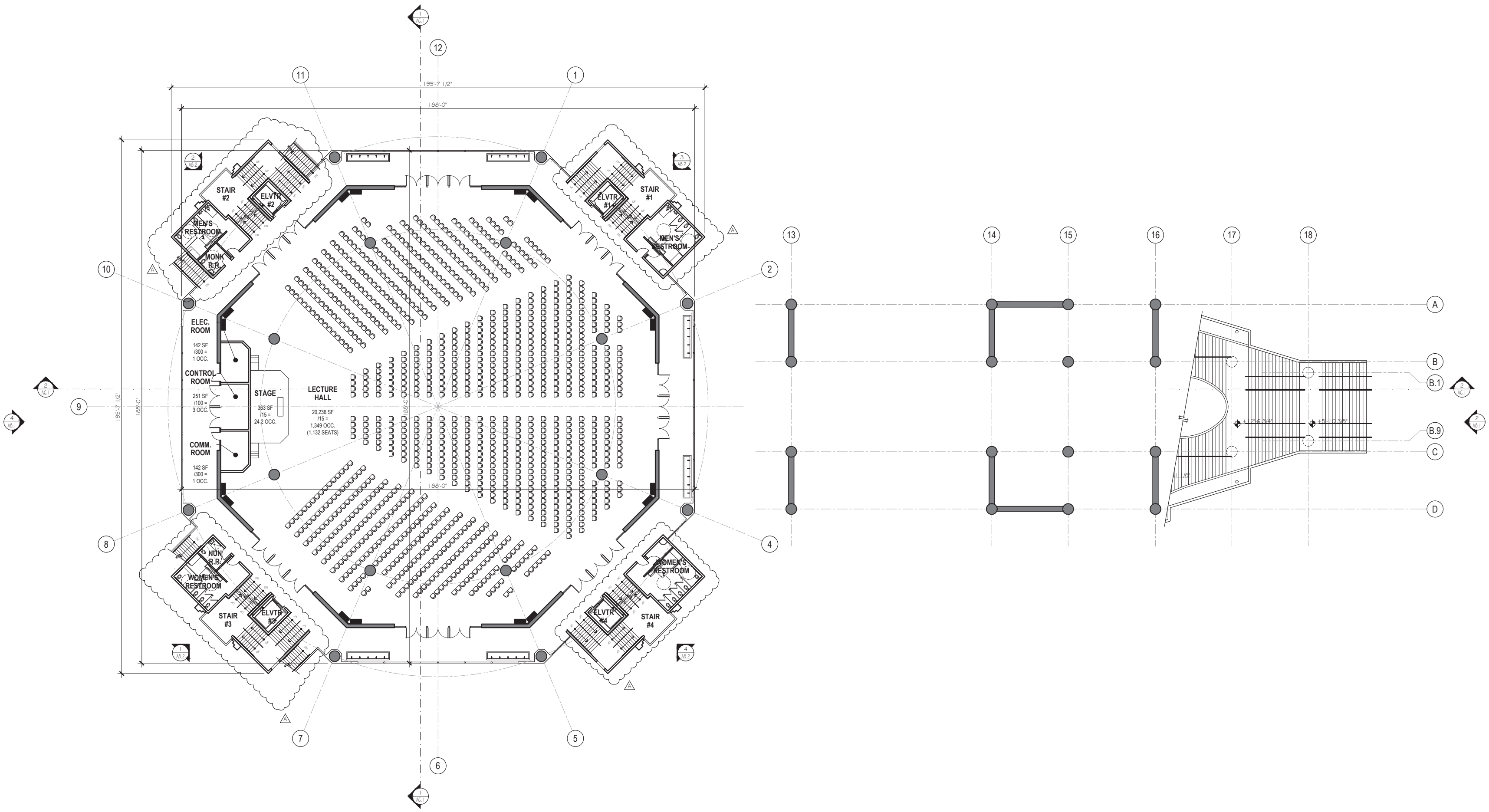

SECOND FLOOR PLAN - TEMPLE

NORTH

0 5 10 20 40 FT.
SCALE: 1/16" = 1' - 0"

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A	xx/xx/22	CUP COMMENTS

LICENSED ARCHITECT DAVID D. HUNG No. C25796 Exp. 05-31-23 STATE OF CALIFORNIA

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SHEET TITLE:
SECOND FLOOR PLAN - TEMPLE

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issue date:	Aug 30, 2022
job#:	2103CDR
cad file:	2103-A2.2_2FLR.dwg
drawing no:	A2.2

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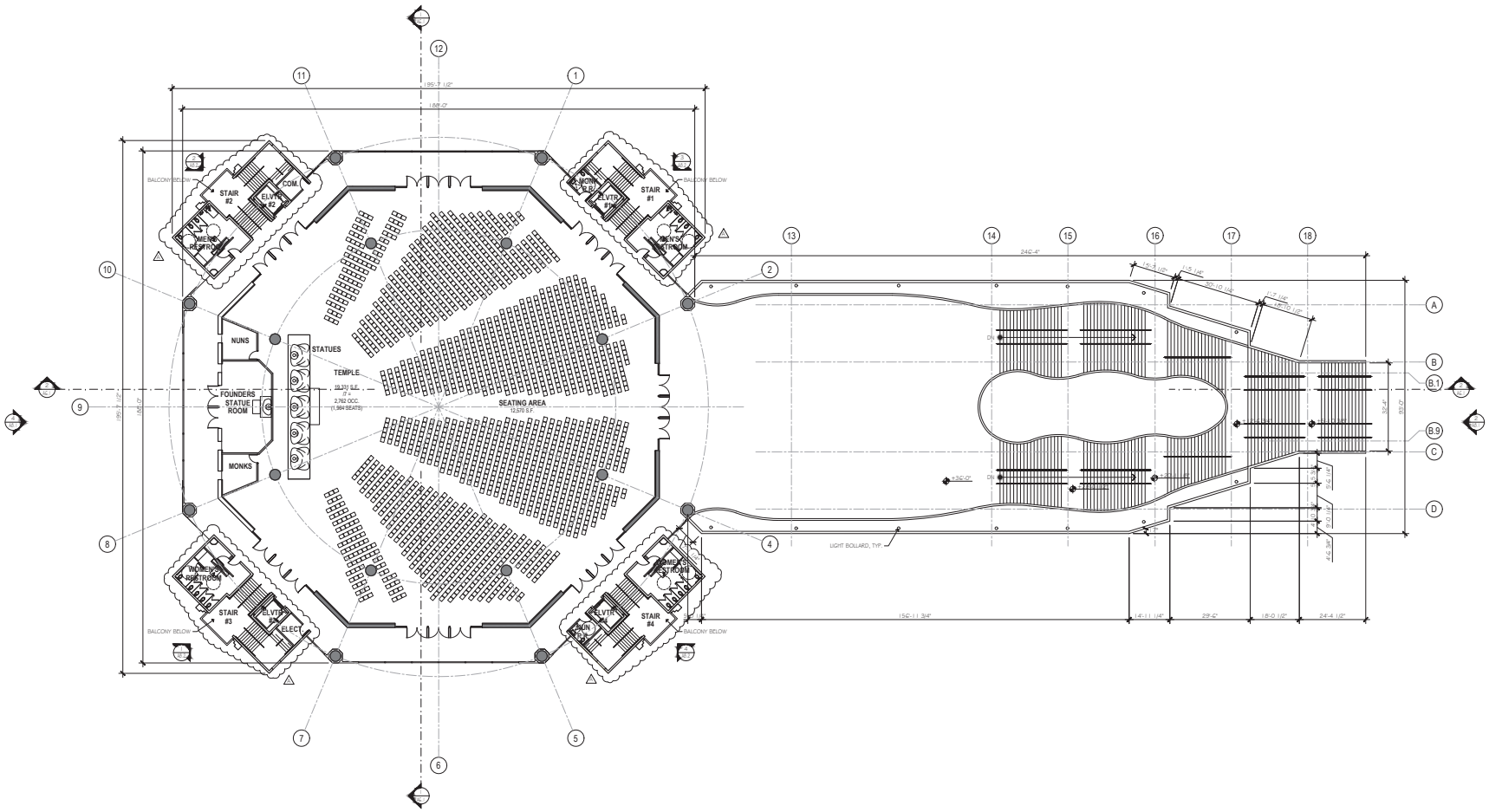

THIRD FLOOR PLAN - TEMPLE

NORTH

0 5 10 20 40 FT.

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

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CITY OF THE DHARMA REALM

mark	date	DP COMMENTS
△	12/22	

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SHEET TITLE:
THIRD FLOOR PLAN - TEMPLE

drawn by:	PDG
plot date:	Aug 30, 2022
issue date:	Aug 30, 2022
job#:	2103CDR
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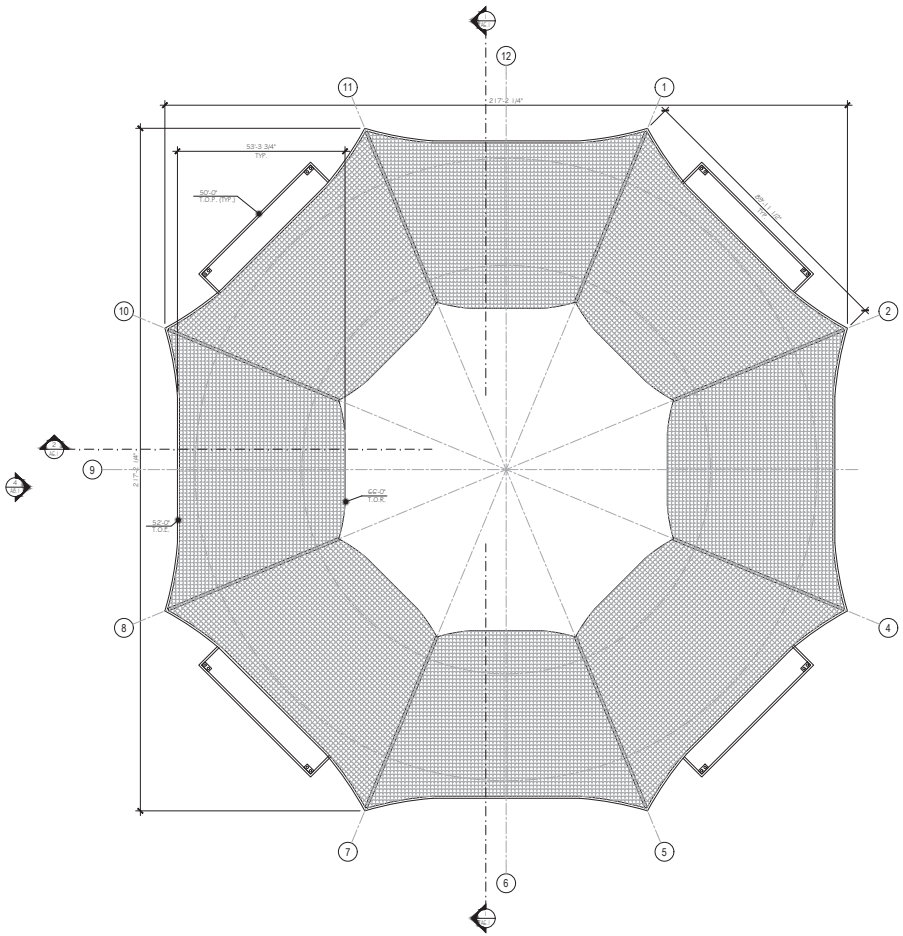
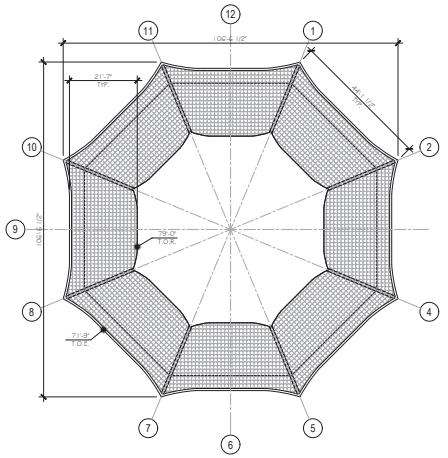


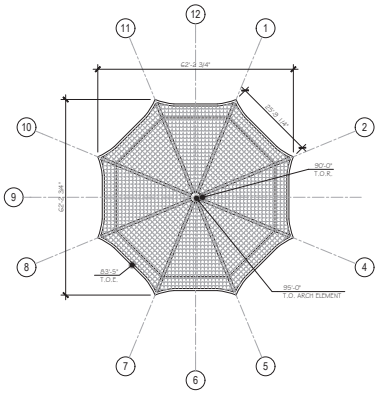
ROOF PLAN - MAIN

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



ROOF PLAN - SECONDARY

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



ROOF PLAN - HIGHEST

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

NORTH

0 5 10 20 40 FT.

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

LEGEND

- TILE ROOF
- NEW ROOF DRAIN WITH OVERFLOW PER PLUMBING PLANS.
- SPRAY ON FOAM SPF-ROOFING TO CREATE CRICKET (C1)
- xx'-x" T.O.P. = TOP OF PARAPET
- xx'-x" T.O.E. = FINISHED SURFACE OF CONCRETE DECK TOPPING
- xx'-x" T.O.E. = TOP OF ROOF EAVE
- xx'-x" T.O.R. = TOP OF TILE ROOF

KEYNOTES

1. NEW MECHANICAL EQUIPMENT, REFER TO MECHANICAL DRAWINGS.
2. ARCHITECTURAL ELEMENT
3. PIPE VENT PENETRATION PER PLUMBING DRAWINGS
4. ROOF EAVE
5. ELEVATOR SHAFT BELOW
6. SPRAYED ON FOAM ROOFING SYSTEM. MAINTAIN 5" MIN. AVERAGE THICKNESS FOR R VALUE = 30.
7. TERRACE BELOW

GENERAL NOTES

法界聖城
CITY OF THE DHARMA REALM

1	PLANNING COMMENTS

LICENSED ARCHITECT — RICHARD D. HENRIE — No. C25796 — Exp. 10/31/23 — STATE OF CALIFORNIA

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SHEET TITLE:
ROOF PLAN - TEMPLE

drawn by:	FDG
plot date:	Aug 30, 2022
issue date:	Aug 30, 2022
job#:	2103CDR
cad file:	2103-A4.1_Roof.dwg
drawing no:	**A4.1**

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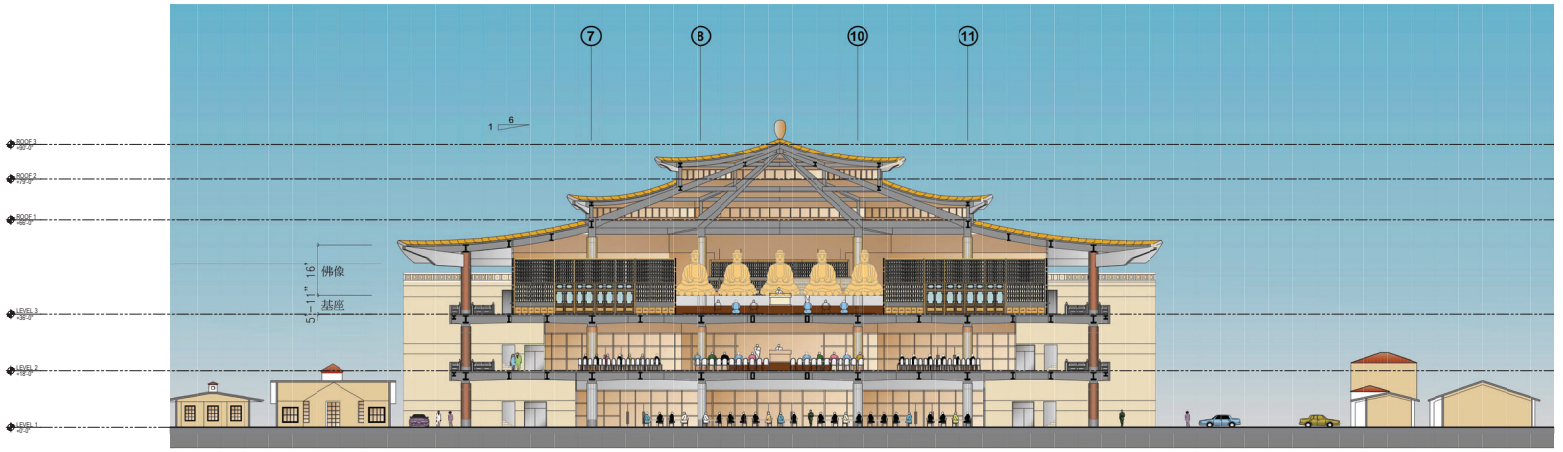
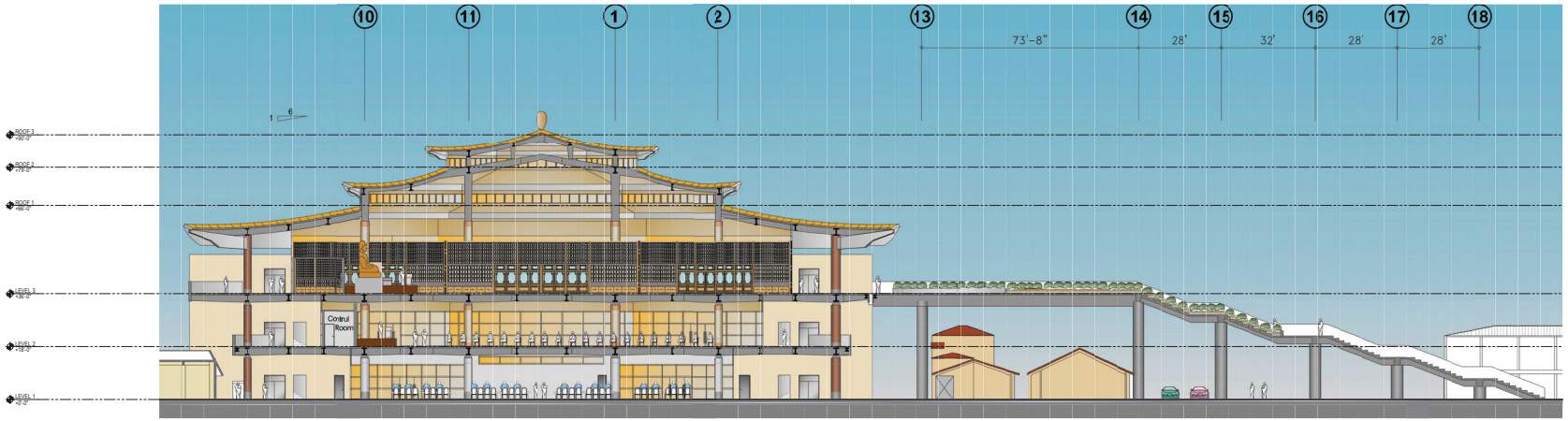


1 SECTION A - TEMPLE

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



2 SECTION B - TEMPLE

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

法界聖城
CITY OF THE DHARMA REALM

mark	DESCRIPTION
1	PLANNING

LICENSED ARCHITECT
RICHARD A. HENRY
No. C25796
Exp. 08/31/23
STATE OF CALIFORNIA

PACIFIC DESIGN GROUP
CONSULTING ENGINEERS
130 EL CAMINO REAL #112
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714.665.0456

PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691

SHEET TITLE:
BUILDING SECTIONS

drawn by:	FDG
plot date:	Aug 30, 2022
issue date:	Aug 30, 2022
job#:	2103CDR
cad file:	2103-AC_1_Sect..dwg
drawing no:	A6.1

DRAWING FILE:
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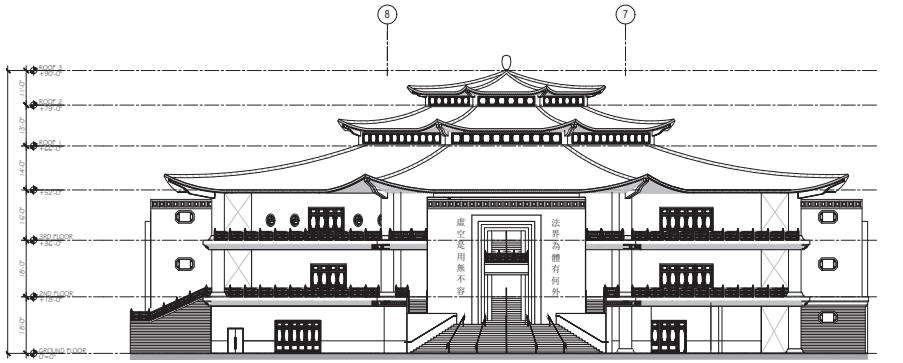
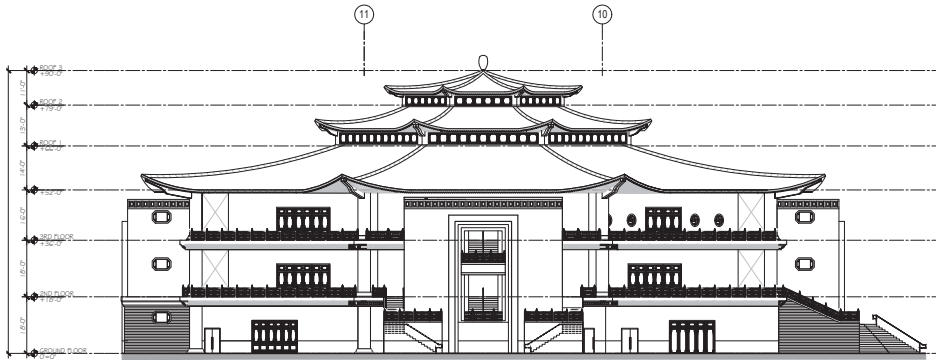


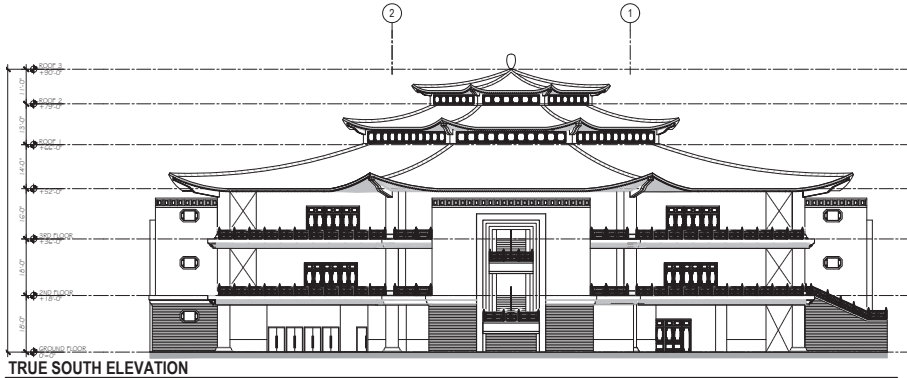
1 TRUE NORTH ELEVATION

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



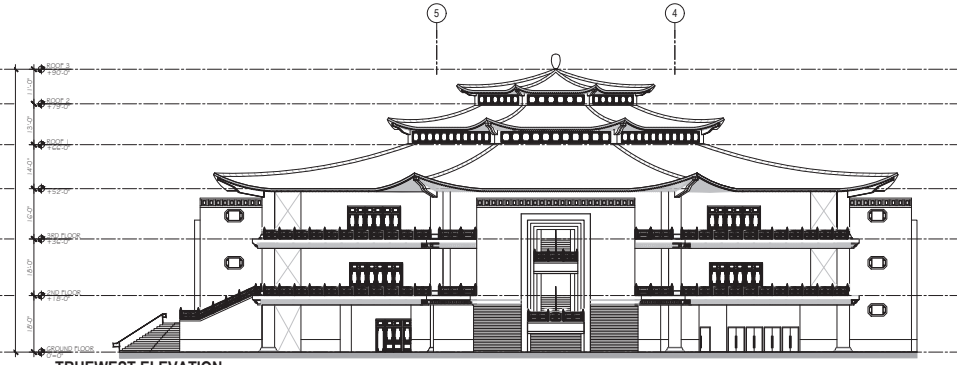
2 TRUE EAST ELEVATION

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



3 TRUE SOUTH ELEVATION

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



4 TRUEWEST ELEVATION

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

法界聖城
CITY OF THE DHARMA REALM

mark	DESCRIPTION
2	CITY COMMENTS

LICENSED ARCHITECT
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PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691

SHEET TITLE:
BUILDING ELEVATIONS

drawn by:	FDG
plot date:	Aug 30, 2022
issue date:	Aug 30, 2022
scale:	2103CDR
cad file:	2103-A8.1_Elevations.dwg
drawing no:	**A8.1**

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1 RENDERING (LOOKING SOUTH-EAST)



2 RENDERING (LOOKING NORTH-EAST)







3 RENDERINGS (PEDESTRIAN PLAZA)

法界聖城
CITY OF THE DHARMA REALM

mark	EXP COMMENTS
2	

LICENSED ARCHITECT
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PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691

SHEET TITLE:
RENDERINGS

drawn by:	FDG
plot date:	Aug 30, 2022
issue date:	Aug 30, 2022
date:	21.03CDR
cad file:	2103-A9.1 Renderings.dwg
drawing no:	A9.1

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DRAWING FILE:
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XREF'S INCLUDED: T:\PROJECTION\PRODUCTION\STAND\xrefdrawing\ref-d-STAMP\stand_STAMP.dwg



Legend

1. PIP Concrete Paving At Main Plaza - Integral Color Concrete with Sand Blast Finish,Color: Light Grey
2. Paver Band At Main Plaza with Grind and Sand Blast Finish,Color: Charcoal Grey
3. PIP Concrete on City Public Right of Way- Natural Grey Concrete with Broom Finish,Color: Grey
4. Seating / Performing Area with seatwall and accent color paver, Color: Vagas Brown with Del Sol Aggregate - Shot Blast Finish
5. Primary Vehicular Entry / Fire Department Access Route - Entry W/ Accent Paver and Security Gate W/ Wall.
6. Secondary Vehicular Entry / Fire Department Access Route - Entry Access W/ Accent Paver and Security Gate W/ Wall.
7. Security Gate For Fire Department Access only
8. PIP Concrete Paving - Integral Color Concrete with Sand Blast Finish,Color: Summer Beige
9. PIP Concrete Paving At Central Plaza - Integral Color Concrete with Sand Blast Finish,Color: Light Grey
10. Paver Band At Central Plaza With Grind Finish,Color: Charcoal Grey
11. Tree Well Band - Integral Color Concrete with Sand Blast Finish,Color: Charcoal Grey
12. PIP Concrete Paving - Integral Color Concrete with Sand Blast Finish,Color: Light Grey
13. PIP Concrete Seatwall
14. Steps / Handrails
15. Enclosed wall Below Bridge per Architect
16. Vehicular Accent Paver At Driveway
17. Trash Enclosure
18. Pilaster /Fence to match existing condition
19. Wood Trellis With Tubular Steel Double Gate and Entry Gateway
20. Entry Gateway Feature

Tree List

Key	Name	Size	Comments	WUCOLS
	Quercus suber Cork Oak	36" Box	Standard	L
	Quercus Ilex Holly Oak	36" Box	Standard	L
	Lagerstroemia indica Crape Myrtle	36" Box	Multi	L
	Pyrus calleryana 'Capital' Evergreen Pear	36" Box	Standard	M
	Gingko biloba 'Fairmont' Gingko	36" Box	Standard	M
	Acer rubrum Red Maple	36" Box	Standard	M
	Koelreuteria paniculata Golden Rain Tree	36" Box	Standard	M
	Ulmus p. 'Emerald Sunshine' Emerald Sunshine Elm	24" Box	Standard	L
	Arbutus 'Marina' Marina Strawberry Tree	24" Box	Standard	L
	Quercus suber Cork Oak	24" Box	Standard	L
	Platarus racemosa California Sycamore	24" Box	Standard	M
	Platarus racemosa California Sycamore	24" Box	Standard	M
	Existing Trees - Protect in place			

Shrub List

Key	Name	Size	Spacing	WUCOLS
	Agave vilmoriniana Octopus Agave	5 Gal	36" O.C.	L
	Aloe vera Medicinal Aloe	5 Gal	18" O.C.	L
	Bambusa multi. 'Golden Goddess' Golden Goddess Bamboo	5 Gal	30" O.C.	L
	Penstemon h. 'Margarita BOP' Margarita BOP Beartongue	1 Gal	12" O.C.	
	Callistemon 'Little John' Dwarf Callistemon Little John	5 Gal	30" O.C.	L
	Festuca glauca 'Elijah Blue' Blue Fescue	5 Gal	24" O.C.	L
	Lantana montevidensis 'Alba' White Trailing Lantana	5 Gal	36" O.C.	L
	Laurus nobilis Sweet Bay	5 Gal	30" O.C.	L
	Lavandula angustifolia English Lavender	1 Gal	12" O.C.	L
	Muhlenbergia capillaris Pink Muhly	5 Gal	24" O.C.	L
	Phormium tenax 'Evening Glow' Evening Glow New Zealan Flax	5 Gal	30" O.C.	L
	Prunus caroliniana 'Compacta' Compact Carolina Cherry Laurel	15 Gal	30" O.C.	L
	Punica granatum 'Nana' Dwarf Pomegranate	5 Gal	30" O.C.	L
	Rhaphiolepis indian 'Ballerina' Ballerina Indian Hawthorn	5 Gal	24" O.C.	L
	Salvia spathacea Hummingbird Sage	5 Gal	36" O.C.	L
	Arctostaphylos d. harmony Harmony Manzanita	1 Gal	10" O.C.	L
	Ceanothus g. 'Yankee Point' Yankee Point California Lilac	5 Gal	30" O.C.	L
	Turf	Sod		

WUCOLS NOTE: PER 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA' BY CALIFORNIA DEPARTMENT OF WATER RESOURCES, WUCOLS, WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLCATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

ALL PLANTING AREAS WILL BE DESIGNED WITH FULLY AUTOMATIC IRRIGATION SYSTEMS UTILIZING WATER CONSERVING FEATURES, LOW PRECIPITATION HEADS, WATER SENSORS, DRIP SYSTEMS AND MULTI PROGRAM CONTROLLERS WITH WEATHER STATION CAPACITY.

North

1" = 40'-0" Graphic Scale

0 5 40 80 160

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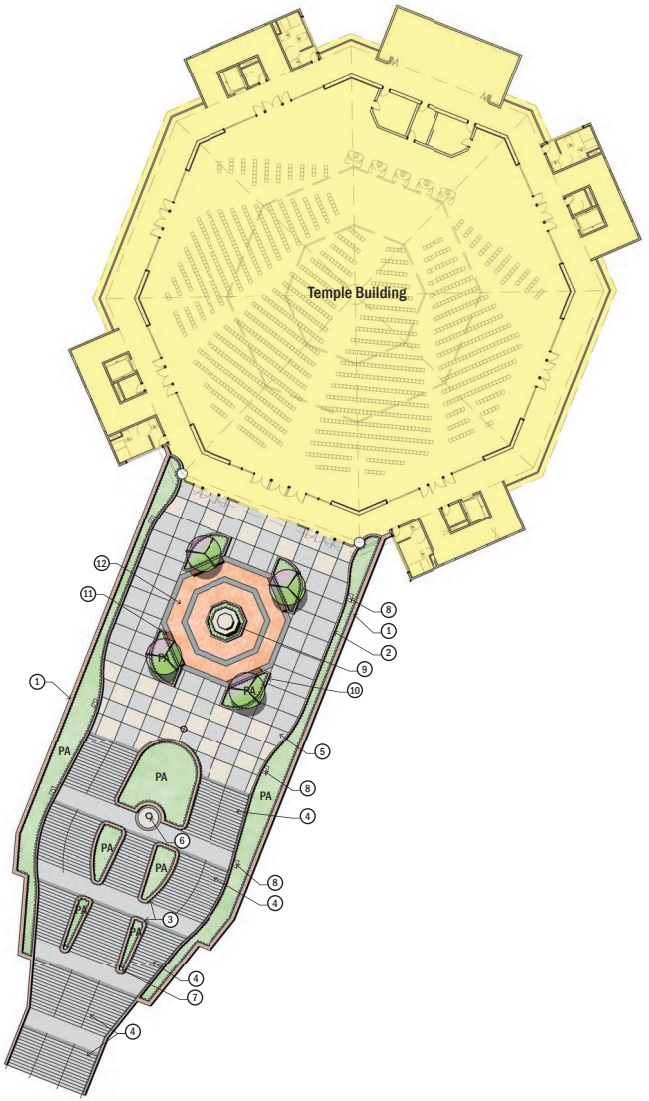
PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691

SHEET TITLE: Conceptual Plan

drawn by:
plot date: Aug 29, 2022
issue date:
job#: 1533CDR
cad file:
drawing no: L 1.01

Drawing file: XLA-Base.dwg Plotted: Jun 28, 2021 - 6:44pm



Legend

1. Bridge by Architect
2. 16" wide Edge Walls with Glass Railing by Architect
3. 16" wide, 30" high Planter Wall by Architect
4. Steps per Architect
5. Bridge Surface and finish per Architect.
6. God of Mercy Statue / Copper Incense Burner
7. Chinese Lion Guardian Lion (One Pair)
8. Display Statue For Education to be Selected by Master Monk's Representative
9. Display Statue or Buddhist Tower in Form of a Pagoda (T.B.D)
10. 42" high Planter Walls with Small Accent Trees
11. Cantilever Bench Attached to Raised Planter Wall
12. Enhanced Accent Paving by Architect

North

1" = 20'-0"/Graphic Scale

0 5 40 80 160

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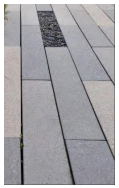
PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691

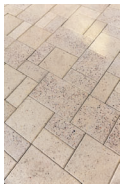
SHEET TITLE: **Bridge Conceptual Plan**

drawn by:
plot date: Jun 28, 2021
issue date:
job#: 1533CDR
cad file:
drawing no: L 1.02

Drawing file: XLA-Base.dwg Plotted: Jun 28, 2021 - 5:44pm

Hardscape Material


Linear Paver


Paver


Acid Tech Concrete

Site Furnishing


Statues and Burner


Round Pot


Set Of Table with Chairs and Umbrella

Plant Palette

Tree:


Arbutus “Marina’
Marina Strawberry Tree


Olea europaea
Fruitless Olive Tree


Brahea armata
Blue Hesper Palm


Washingtonia filifera
California Fan Palm


Acer rubrum
Red Maple


Ulmus p. ‘Emerald Sunshine’
Emerald Sunshine Elm


Platanus racemosa
California Sycamore


Quercus ilex
Holly Oak


Quercus Suber
Cork Oak

Shrubs and Groundcovers:


Aloe vera
Medicinal Aloe


Agave vilmoriniana
Octopus Agave


Phormium ‘Evening Glow’
New Zealand Flax


Lavandula angustifolia
Blue English Lavender


Festuca glauca ‘Elijah Blue’
Blue Fescue


Muhlenbergia capillaris
Pink Muhly


Salvia spathacea
Hummingbird Sage


Rhaphiolepis indica ‘Ballerina’
Ballerina Indian Hawthorn


Latana montevidensis ‘Alba’
White Trailing Lantana


Punica granatum ‘Nana’’
Dwarf Pomegranate


Laurus nobilis
Sweetbay


Prunus caroliniana ‘Compacta’
Compact Carolina Cherry Laurel


Bambusa m. ‘Golden Goddess’
Golden Goddess Bamboo


Sisyrinchium bellum
Blue-eyed Grass


Arctostaphylos d. harmony
Harmony Manzanita


Ceanothus g. ‘Yankee Point’
Yankee Point California Lilac


Penstemon h. ‘Margarita BOP’
Margarita BOP Beardtongue

Rabben/Herman design office
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DENVER METRO OFFICE
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LITTLETON, CO 80121
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PROJECT:
DHARMA REALM BUDDHIST ASSOC.
MAIN TEMPLE
1029 W. CAPITOL AVE.
WEST SACRAMENTO, CA 95691

SHEET TITLE: Images Board

drawn by:
plot date: Jun 28, 2021
issue date:
job#: 1533CD8
cad file:
drawing no: L 1.03

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