FA YUN CHAN TEMPLE
7825 CROW CANYON RD, CASTRO VALLEY, CA 94552

PROJECT SUMMARY

THE PROJECT CONSISTS OF SITE DEVELOPMENT OF AN EXISTING ~100 ACRE SITE AT CASTRO VALLEY, CA, COMPRessed OF TOTAL OF 12 SEPARATE PARCELS. THE PROJECT IS PROPOSING A DEVELOPMENT PLAN INCLUDING TWO PHASES:

- PHASE 1 PROPOSES: 1) RENOVATION OF THE EXISTING RESIDENTIAL BUILDING AS AN PRIVATE TEMPLE STAFF RESIDENCE, RENOVATION IS LIMITED TO INTERIOR LAYOUT ONLY, NO EXTERIOR RENOVATION IS PROPOSED; 2) PLACEMENT OF FOUR BUDDHA STATUS ON SITE AND DEVELOPMENT OF THE MEDITATION TRAILS TO CONNECTING THOSE FOUR BUDDHA STATUS; 3) ALL OTHER EXISTING STRUCTURE ON SITE WILL BE REMAINED AND USED AS STORAGE SPACE.

- PHASE 2 PROPOSES: 1) DEMOLITION OF EXISTING BUILDING STRUCTURES ON SITE AND DEVELOPMENT OF 5 NEW BUILDINGS; 2) SITE IMPROVEMENTS FOR THE PROPOSED PRIVATE BUDDHIST TEMPLE COMPLEX.

PROJECT CONTACTS

OWNER:
FA YUN CHAN TEMPLE
7825 CROW CANYON RD
CASTRO VALLEY, CA 94552
(510) 381-9343
XINXIN SHI

ARCHITECT:
DAHLIN GROUP ARCHITECTURE PLANNING
5865 OWENS DRIVE
PLEASANTON, CA 94588
(925) 251-7200
(925) 251-7201 FAX
GREGOR MARKEL
GREGOR.MARKEL@DAHLINGROUP.COM

CIVIL ENGINEER:
MILANI AND ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
(925) 674-9082
MICHAEL MILANI

LANDSCAPE:
GATES & ASSOCIATES
2871 CROW CANYON RD.
SAN RAMON CA 94583
(925) 738-4176
JINGWEN GUO

ARCHITECTURAL DRAWINGS
PA1.0 SITE PLAN - PROPOSED - PHASE 1
PA1.1 SITE PLAN - PROPOSED - PHASE 2
PA2.1 PHASE 1- PLANS_BLDG 6
PA2.2 PHASE 1- ROOF PLAN_BLDG 6 (FOR REFERENCE, NO NEW WORK)
PA3.0 PHASE 2- PLANS_BLDG 6
PA3.1 PHASE 2- PLANS_BLDG 1
PA3.2 PHASE 2- PLANS_BLDG 2
PA3.3 PHASE 2- PLANS_BLDG 3
PA3.4 PHASE 2- PLANS_BLDG 4
PA3.5 PHASE 2- PLANS_BLDG 5
PA3.6 PHASE 2- PLANS_BLDG 1,2,3 OVERALL
PA4.1 PHASE 2- ELEVATIONS_BLDG 1
PA4.2 PHASE 2- ELEVATIONS_BLDG 2
PA4.3 PHASE 2- ELEVATIONS_BLDG 3
PA4.4 PHASE 2- ELEVATIONS_BLDG 4
PA4.5 PHASE 2- ELEVATIONS_BLDG 5
PA4.6 PHASE 2- ELEVATIONS_BLDG 5
PA5.1 PHASE 2 - COLOR AND MATERIALS
PA5.2 VISUAL ANALYSIS

LANDSCAPE DRAWINGS
L1.1 OVERALL ILLUSTRATIVE SITE PLAN
L1.2 PHASE 2 ACCESSIBILITY DIAGRAM
L1.3 PHASE 1 DEVELOPMENT PLAN
L1.4 PHASE 1 ACCESSIBILITY PLAN
L1.5 SITE ELEMENT - BUDDHISM
L1.6 OTHER SITE ELEMENTS
L1.7 SITE ELEMENT - PLANT PALLETE
PRIVATE DRIVEWAY PROFILE - AUXILIARY DWYS #1 & #2

PROPOSED SITE DEVELOPMENT PLAN

02.05.2021
PROPOSED SITE DEVELOPMENT PLAN

PROPOSED PARCELS

CROW CANYON ROAD
CROW CANYON ROAD
NORRIS CANYON ROAD

FOR
FA YUN CHAN TEMPLE
ALAMEDA COUNTY

FA YUN CHAN TEMPLE

NORTH
CHECK
DRAWN
JOB NO.
SHEET
REVISIONS
PLANNING
SUBMITTAL

PROPOSED SITE DEVELOPMENT PLAN
02.05.2021
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-21
MICHAEL E. MILANI
DESIGNED UNDER THE DIRECTION OF:

L.S. No. 5311 REGISTRATION EXPIRES 12-31-21

02.05.2021
PROPOSED SITE DEVELOPMENT PLAN

C-8
PHASE 2 MASTER SITE PLAN & CIRCULATION

PROPOSED SITE DEVELOPMENT PLAN
CODE ANALYSIS:

APPLICABLE CODES:
- 2019 CALIFORNIA BUILDING CODE W/ AMENDMENTS
- 2019 CALIFORNIA MECHANICAL CODE W/ AMENDMENTS
- 2019 CALIFORNIA PLUMBING CODE W/ AMENDMENTS
- 2019 CALIFORNIA ELECTRICAL CODE W/ AMENDMENTS
- 2019 CALIFORNIA RESIDENTIAL CODE W/ AMENDMENTS
- 2019 CALIFORNIA ENERGY CODE W/ AMENDMENTS
- 2019 GREEN BUILDING STANDARDS CODE W/ AMENDMENTS
- 2019 EXISTING BUILDING CODE W/ AMENDMENTS
- 2019 HISTORICAL BUILDING CODE W/ AMENDMENTS
- 1997 UNIFORM HOUSING CODE
- ALAMEDA COUNTY ZONING CODE

APPLICABLE CODE:
- 16.01 PHASE 1 - EXISTING STRUCTURE TO REMAIN AS STORAGE ONLY SPACE, TO BE DEMOED IN PHASE 2 DEVELOPMENT.
- 16.02 PHASE 1 - EXISTING BUILDING TO BE RENOVATED FOR ACCESSIBILITY, NO EXTERIOR RENOVATION
- 16.03 PHASE 1 - EXISTING PARKING LOT TO BE RESTRIPPED
- 16.04 PHASE 1 - ACCESSIBLE PARKING
- 16.05 PHASE 1 - ACCESSIBLE VAN PARKING
- 16.06 PHASE 1 - (N) BUDDHA STATUES & PLATFORM, SEE LANDSCAPE DRAWING FOR MORE INFORMATION
- 16.07 PHASE 1 - (N) RETAINING WALL, SEE CIVIL DRAWING FOR MORE INFORMATION
- 16.08 PHASE 1 - (N) OUTDOOR PAVILION, SEE LANDSCAPE DRAWING FOR MORE INFORMATION
- 16.09 PHASE 1 - (N) MEDITATION TRAILS, SEE CIVIL & LANDSCAPE DRAWING FOR MORE INFORMATION
- 16.10 PHASE 1 - GOLF CART STORAGE LOCATION
- 16.11 PHASE 1 - GOLF CART PICK-UP/DROP-OFF LOCATION

PARKING CALCULATIONS (PHASE 1):
- REQUIRED: (E) BLDG 6 - PRIVATE RESIDENCE ~ 4,666 SF >3,000 SF, 3 PARKING REQUIRED
- PROVIDED - ON SITE
  2 HC
  8 STANDARD
  10 TOTAL

SITE INFORMATION:
- ADDRESS: 7825 CROW CANYON ROAD, CASTRO VALLEY, CA 94552
- JURISDICTION: ALAMEDA COUNTY
- APN: 085-5000-001-1 & 001-26
- 085-4060-001-09

ZONING:

PARKING ACCESSIBILITY:
- SITE ACCESSIBILITY PROPOSED PARKING STALL TO BUILDING ENTRY TO BE SERVED BY GOLF CART

NOTE: FOR ADDITIONAL SITE ACCESSIBILITY INFORMATION, SEE CIVIL & LANDSCAPE DRAWINGS. SEE PLANNING SUBMITTAL FOR PHASE 2 CODE ANALYSIS. SEE PLANNING SUBMITTAL FOR DOCUMENTATION IN PLANNING SUBMITTAL.
REQUIRED: (E) BLDG 6 - PRIVATE RESIDENCE ~ 4,666 SF >3,000 SF, 3 PARKING REQUIRED

(N) BLDG 1, 2, 3, 4 & 5 - THE SITE IS NOT OPEN TO PUBLIC AND ONLY SERVICED FOR MAX OF 150 OCCUPANCIES, ALL OF WHICH WILL BE TRANSPORTED VIA SHUTTLE BUS SERVICES AND DROP OFF AT THE ENTRY OF SITE.

PROVIDED - ON SITE

4 HC
22 STANDARD
26 TOTAL

SITE ACCESSIBILITY FROM HC PARKING STALL TO BUILDING ENTRY IS DELIVERED BY GOLF CART

PARKING CALCULATIONS (PHASE 2):

NOTE: FOR ADDITIONAL SITE ACCESSIBILITY INFORMATION, SEE CIVIL & LANDSCAPE DRAWING, SEE PHASE 1 SITE PLAN FOR PHASE 1 CODE ANALYSIS; SEE BUILDING PLAN SHEETS FOR PLUMBING COUNT ANALYSIS

APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE W/ AMENDMENTS
- 2019 CALIFORNIA MECHANICAL CODE W/ AMENDMENTS
- 2019 CALIFORNIA PLUMBING CODE W/ AMENDMENTS
- 2019 CALIFORNIA ELECTRICAL CODE W/ AMENDMENTS
- 2019 CALIFORNIA RESIDENTIAL CODE W/ AMENDMENTS
- 2019 CALIFORNIA ENERGY CODE W/ AMENDMENTS
- 2019 GREEN BUILDING STANDARDS CODE W/ AMENDMENTS
- 2019 EXISTING BUILDING CODE W/ AMENDMENTS
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- 1997 UNIFORM HOUSING CODE
- ALAMEDA COUNTY ZONING CODE

ADDRESS:
7825 CROW CANYON ROAD,
CASTRO VALLEY, CA 94552

JURISDICTION:
ALAMEDA COUNTY

APN:
085-5000-001-1 & 001-26
085-4060-001-09

ZONING:
The existing zoning is a mixture of R-1-L, THE SITE IS NOT OPEN TO PUBLIC AND ONLY SERVICED FOR MAX OF 150 OCCUPANCIES, ALL OF WHICH WILL BE TRANSPORTED VIA SHUTTLE BUS SERVICES AND DROP OFF AT THE ENTRY OF SITE; C-1 ZONE DISTRICT IS NOT COMPATIBLE WITH THE MEASURE D DESIGNATION OF THE SITE AS RESOURCE MANAGEMENT. THE SITE IS SUBJECT TO THE RESOURCE MANAGEMENT GENERAL PLAN DESIGNATION ESTABLISHED BY THE VOTER APPROVED INITIATIVE MEASURE D IN 2000.

PROPOSED PROPERTY LINE, SEE CIVIL DRAWING FOR MORE INFO.
BLDG 6 ROOF PLAN (REFERENCE ONLY, NO NEW WORK)
1. FLOOR PLAN - BLDG 3 ROOF DECK @ +32'-0"
2. FLOOR PLAN - BLDG 3 HIGHER ROOF PLAN
### Plumbing Occupancy Calculation

#### Exitting Occupancy Schedule

<table>
<thead>
<tr>
<th>Exit</th>
<th>Room #</th>
<th>Name</th>
<th>Area</th>
<th>Occupancy Type</th>
<th>Load Factor</th>
</tr>
</thead>
</table>

#### Plumbing Facilities Calculation

<table>
<thead>
<tr>
<th>Plumbing Fixture</th>
<th>Men</th>
<th>Women</th>
<th>Total</th>
<th>Men</th>
<th>Women</th>
<th>Total</th>
</tr>
</thead>
</table>

### Building Code Analysis

- **Occupancy Classification**: Group A, I 2 (IRC 211)
- **Type of Construction (Table 601)**: 
- **Sprinklers**: Yes
- **Fire Resistance Rating (Table 602)**: Yes
- **Allowable Building Height (Tables 606 & 607)**: 
- **Actual Building Height**: 

### Plumbing Fixtures

#### Summary

<table>
<thead>
<tr>
<th>Plumbing Fixtures</th>
<th>Men</th>
<th>Women</th>
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### Exterior Walls

- **Sprinklers**: Yes
- **Fire Resistance Rating**: Yes
- **Allowable Building Height**: 
- **Actual Building Height**: 

### Exterior Areas

- **Table 602**: 
- **Minimum Area Without Area Increase**: 
- **Allowable Area**: 

### Exitting Occupancy Schedule

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### Plumbing Fixtures

- **Water Fixtures**: 
- **Offices and Shops**: 
- **Other Areas**: 

### Exterior Areas

#### Tables 606 & 607

- **Minimum Area Without Area Increase**: 
- **Allowable Area**: 

### Exitting Occupancy Schedule

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### Plumbing Fixtures

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**Notes and References**

- **Exterior Area**: 
- **Sprinklers**: 
- **Fire Resistance Rating**: 
- **Allowable Building Height**: 
- **Actual Building Height**: 

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**Author**: DAHLIN | **Date**: 28/05/2021 | **Revision**: PHASE 2

**Project**: FA YUN CHAN TEMPLE | **Address**: 7825 CROW CANYON RD, CASTRO VALLEY, CA 94552

**Drawing**: PLANS_BLDG 5 | **Sheet**: PA3.8

**Drawn by**: DAHLIN | **Checked by**: DAHLIN

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**Key Elements**

- Exterior Walls
- Plumbing Fixtures
- Exterior Areas
- Exitting Occupancy Schedule
- Plumbing Fixtures

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**Details**

- **Sprinklers**: 
- **Fire Resistance Rating**: 
- **Allowable Building Height**: 
- **Actual Building Height**: 

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**Exitting Occupancy Schedule**

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**Exterior Areas**

<table>
<thead>
<tr>
<th>Exterior Area</th>
<th>A</th>
<th>B</th>
<th>Total</th>
<th>Men</th>
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COLOR AND MATERIAL BOARD

PNT-1
MAIN BODY PAINT COLOR
SHERWIN WILLIAMS
SW 7599 BRICK PAVER

RF-1
GLAZED TILE ROOF
D.N. GARDENS
CHINESE GLAZED TILES BLUE

PNT-2
ACCENT PAINT COLOR
SHERWIN WILLIAMS
SW 7006 EXTRA WHITE

PNT-3
ACCENT PAINT COLOR
SHERWIN WILLIAMS
SW 7670 GRAY SHINGLE

WD-1
WOOD FOR WINDOW,
DOORS & BUILDING
TRIMS
CHERRY WOOD

BRK-1
ACCENT BRICK - PRIMARY
BELDEN BRICK
BELCREST 760

BRK-2
ACCENT BRICK - SECONDARY
BELDEN BRICK
CARBON BLACK SMOOTH

RF-2
GLAZED FISH SCALE TILE ROOF
D.N. GARDENS
FISH SCALE ROOF TILES

CONC-1
CONCRETE AT BUILDING BASE

FA YUN CHAN TEMPLE
7825 CROW CANYON RD,
CASTRO VALLEY, CA 94552

PHASE 2 - COLOR AND MATERIALS
VISUAL ANALYSIS

VISUAL POINT A: FROM CASTRO VALLEY RD

VISUAL POINT B: FROM CASTRO VALLEY RD

VISUAL POINT C: FROM ADJACENT PROPERTY

VISUAL POINT D: FROM ADJACENT PROPERTY

VISUAL POINT E: FROM ADJACENT PROPERTY

VISUAL POINT F: FROM ADJACENT PROPERTY

PROJECT SITE
LOCATION OF VISUAL SPOTS
PROPOSED ELEMENTS IN PHASE I
1. Parking lot to renovate
2. Trees to remain
3. Paving to remain
4. Plazas of three main Buddha statues
5. Plaza of small Buddha statue
6. Meditation Trail
7. Meditation staircase
8. Small pavilion for resting
9. ADA-compliance Walkway
10. Large gathering pavilion

PROPOSED ELEMENTS IN PHASE II
21. Entry Drive & Gate
22. Entry Sign
23. Roundabout with landscape
24. Trash enclosure
25. 18 Arhats sculptures on hillside
26. Parking lot
27. Organic garden and orchard
28. Focal element
29. Fire pump pad
30. Water tanks for sprinkler system
31. Buddhism cultural wall
32. Concrete walkways
33. Staircase
34. Retaining wall
35. Pea gravel with steppers
36. Arrival plaza
37. Lower worship plaza
38. Upper worship plaza
39. Stone Lanterns
40. Fountain jets in cobbles band
41. Water fall
42. Traditional Portal
43. Gathering pavilion with deck
44. 18 Arhats cabana for individual use
45. Meditation Trail
46. Small pavilion for resting
47. Lookout Point
48. Stormwater treatment area
49. Leach field treatment area

Abbreviation:
(N) - New
(E) - Existing
LEGEND

- Golf Cart Route
- ADA-compliance Walkway
- Meditation Trail / Maintenance Access, non-ADA compliance
- Worship Destination and Outdoor Gathering Space
- Golf Cart Stop for Wheel Chair Accessible Golf Carts
- Visitor Parking Lot
PROPOSED ELEMENTS IN PHASE 1

1. (E) Parking lot to renovate
2. (E) Paving to remain
3. (E) Trees to remain
4. Plazas of three main Buddha statues
5. Plaza of small Buddha statue
6. Meditation Trail
7. Meditation staircase
8. Small pavilion for resting
9. ADA-compliance Walkway
10. Large gathering pavilion
11. (E) Well in the shed to remain
12. (E) Backyard/ deck to remain
13. (E) Entry driveway
14. (E) Ramp to remain
15. Vegetation for erosion control
16. (N) Retaining Walls, S.C.D.
17. Leach field treatment area
18. Trees in pots
19. (E) Entry Gate

Abbreviation:
(N) - New
(E) - Existing
SITE ELEMENTS - Buddhism

Plaza of Main Buddha Statue

- Maintenance staircase to upper plaza
- New retaining wall, S.C.D.
- Groundcover for erosion control
- Upper plaza for staff only
- Lower plaza
- Meditation Trail
- New retaining wall, S.C.D.

Upper plaza

- New retaining wall, S.C.D.
- Groundcover for erosion control

Plant to screen walls

Upper plaza

- New retaining wall, S.C.D.

Modular rainwater harvest tanks

Permeable pavers on lower plaza

New retaining wall, S.C.D.

Eighteen Arhats Statues

Use fire-safe plant materials

Stone Lanterns

- New retaining wall, S.C.D.
- Raised plaza
- Meditation trail
- Worship point

Small Buddha statue

Walkway to gathering pavilion

Lower plaza

- New retaining wall, S.C.D.

Upper plaza for staff only

- New retaining wall, S.C.D.

Groundcover for erosion control

Plant to screen walls

New retaining walls, S.C.D.

Upper plaza

- New retaining wall, S.C.D.

Eighteen Arhats Statues

Use fire-safe plant materials

Stone Lanterns

- New retaining wall, S.C.D.
- Raised plaza
- Meditation trail
- Worship point

Small Buddha statue

Walkway to gathering pavilion

Lower plaza

- New retaining wall, S.C.D.

Upper plaza for staff only

- New retaining wall, S.C.D.

Groundcover for erosion control

Plant to screen walls

New retaining walls, S.C.D.

Upper plaza
Wall

- Buddhism cultural wall

Decorations on retaining wall

Donor recognition on retaining wall

Water Feature

- Waterfall
- Fountain jets in cobbles band

Shade Structures

- Large gathering pavilion
- 18 Arhats cabana for individual use
- Traditional Portal

Paving

- Pavers
- Pea gravel
- Concrete

Site Furniture

- Decorative pots
- Benches
- Organic garden
SITE ELEMENTS - PLANT PALETTE

**TREES - Accent**

- *Acer palmatum* - Japanese Maple
- *Carya occidentalis* - Western Redbud
- *Ginkgo biloba* - Maidenhair Tree
- *Lagerstroemia indica* - Crape Myrtle
- *Podocarpus macrophyllus* - Buddha Pine
- *Prunus serrulata* - Flowering Cherry
- *Quercus agrifolia* - Coast Live Oak

**SHRUBS - Fire Safe, Deer Resistant, and Drought Tolerant**

- *Achillea millefolium* - Common Yarrow
- *Cistus purpureus* - Purple-Flowered Rock Rose
- *Agapanthus africanus* - African Lily
- *Dictamnus albus* - Fortnight Lily
- *Dyckia margaretae* - Silver Carpet
- *Eucalyptus gunnii* - Santa Barbara Daisy
- *Hebes plantaginea* - Red Yucca

- *Kniphofia uvaria* - Red Hot Poker
- *Myrica californica* - Pacific Wax Myrtle
- *Epilobium californicum* - California Fuchsia
- *Santolina chamaecyparissus* - Lavender Cotton
- *Mimulus aurantiacus* - Bush Monkey Flower
- *Rhamnus californica* - Coffeeberry
- *Thubergia rosea* - Society Garlic

**SHRUBS - Accent**

- *Bambusa oldhamii* - Oldham’s Bamboo (Contained)
- *Phyllostachys aurea* - Golden bamboo (Contained)
- *Osmanthus fragrans* - Sweet Osmanthus
- *Camellia japonica* - Camellia
- *Hydrangea macrophylla* - Bigleaf Hydrangea
- *Nelumbo nucifera* - Lotus (in water feature)
- *Nymphaeaceae spp.* - Water Lily (in water feature)