

Sri Sairam Mandir

Chino, CA

October 01, 2020

Conceptual Design Review

sajni design & architecture
C R E A T I V E S T U D I O

Parking Analysis

Parking Calculation per San Bernardino County

Use: Place of Worship

PARKING CALUCATION PER SAN BERNARDINO COUNTY - PLACE OF WORSHIP				
ROOM NAME	LOCATION	AREA	REQUIRED PARKING	TOTAL PARKING REQUIRED
CONGREGATION HALL	LEVEL 1	270 SEATS	1 PER 3 SEATS	90
REST OF BUILDING	LEVEL 1 & 2	25,882 SF	1 PER 400 SF	65
CARETAKER HOUSING	LEVEL 1	4,500 SF	2, WITH 1 COVERED	2
TOTAL PARKING REQUIRED				157

TOTAL PARKING PROVIDED	
LOCATION	TOTAL PARKING PROVIDED
STANDARD PARKING ON LOT 1	88
STANDARD PARKING ON LOT 2	48
COVERED PARKING STALL (LOT 1, CARETAKER HOUSING)	1
CARPOOL STALLS (1 CAR POOL SPACE = 2 SPACES, PER CHAPTER 83.11, TABLE 83-16)	16
ADA PARKING PROVIDED (PER CHAPTER 83.11, TABLE 83-17)	6
TOTAL PARKING PROVIDED	159

Bicycle Analysis

Bicycle Calculation per San Bernardino County

Use: Non-Residential (Place of Worship)

TOTAL BICYCLE PARKING PROVIDED	
REQUIREMENT: 1 BICYCLE STALL PER EVERY 30 PARKING STALLS PROVIDED	
TOTAL PARKING PROVIDED	159
BICYCLE PARKING RATIO	1:30
TOTAL BICYCLE PARKING REQUIRED	= 159 / 30 = 5.3
TOTAL BICYCLE PARKING PROVIDED	6

Plumbing Fixtures Calculation

PLUMBING FIXTURES CALCULATION (ONLY FOR PLUMBING COUNT PURPOSES)				
PLUMBING FIXTURES PER CPC 2016 CHAPTER 4 TABLE A				
OCCUPANT LOAD FACTOR (SQUARE FEET):				
GROUP A3 (CONGREGATION AREA): 30			GROUP B (OFFICE): 200	
ROOM NAME	OCCUPANCY TYPE	AREA	LOAD FACTOR	TOTAL LOAD
CONGREGATION (FIRST FLOOR)	A-3	3,700 SF	30	124
PRAYER HALL (SECOND FLOOR)	A-3	4,000 SF	30	134
OFFICES	B	400 SF	200	2
TOTAL OCCUPANTS				260

PLUMBING FIXTURES PER CPC 2016 CHAPTER 4, TABLE 422.1	
OCCUPANT LOAD FOR PLUMBING:	
TOTAL OCCUPANTS = 260 OCCUPANTS = 260/2 = (1/2 EACH GENER) = 130 EACH	

PLUMBING FIXTURES ANALYSIS			
MEN (130 OCCUPANT LOAD)			
TYPE	RATIO	REQUIRED	PROVIDED
LAVATORIES	1 PER 1-150	1	7
WATER CLOSETS	2 PER 51-150	2	5
URINALS	1 PER 1-200	1	6
WOMEN (130 OCCUPANT LOAD)			
LAVATORIES	1 PER 1-150	1	7
WATER CLOSETS	4 PER 51-150	4	11

ADDITIONAL PLUMBING FIXTURES	ADDITIONAL PLUMBING FIXTURES	ADDITIONAL PLUMBING FIXTURES
FIRST FLOOR (KITCHEN): - 1 3 COMPARTMENT SINK - 1 PREP SINK - 1 HAND SINK - 1 MOP SINK - 2 FLOOR SINKS - 4 FLOOR DRAINS	FIRST FLOOR (COMMON AREAS): - 4 DRINKING FOUNTAINS - 4 FLOOR DRAINS - 1 HAND WASH SINK (KITCHENETTE) - 1 JANITOR MOP SINK - 8 HAND WASH SINKS (OUTDOOR PATIO) - 1 WASHER/DRYER - 1 FOOT WASH SINK	SECOND FLOOR: - 4 DRINKING FOUNTAINS - 4 FLOOR DRAINS - 1 JANITOR MOP SINK

PLUMBING FIXTURES AT CARETAKER HOUSING		
LEVEL 1	LEVEL 2	LEVEL 3
- 2 LAVATORIES - 2 WATER CLOSETS - 1 KITCHEN SINK - 1 DISHWASHER - 1 WASHER/DRYER - 2 SHOWERS - 2 FLOOR DRAINS	- 2 LAVATORIES - 2 WATER CLOSETS - 1 KITCHEN SINK - 1 DISHWASHER - 1 WASHER/DRYER - 2 SHOWERS - 2 FLOOR DRAINS	- 4 LAVATORIES - 4 WATER CLOSETS - 4 SHOWERS - 4 FLOOR DRAINS

Scope of Work

The following description of work is provided in conjunction with all other provisions of the contruction and contract documents. It shall not be considered to describe all work necessary as that is only defined by the entirety of the documents. Therefore the bid presented here-in shall include but not be limited to the following work:

A. The construction of an approximately 32,400 square foot two-story temple building, fully fire sprinklered.

B. The construction of an approximately 4,500 square foot three-story caretaker housing building, fully fire sprinklered.

C. In conjunction with the noted building areas in the above, the overall scope of work shall include but is not limited to the following:

- New parking area and corresponding driveways, landscaping, hardscape, etc.
- All demolition necessary to accommodate all new stuctures, parking and landscape. Demolition work shall also require any incidental work related to finding, maintaining, and/or demolishing underground utilities or portions thereof in order to allow for installation of new utilities.
- The work shall include all temporary measures, including shoring and protection of existing work to remain and access necessary to ensure public safety.
- New work in and around the existing exterior CMU wall including new perimeter fence, additional CMU wall and entry gates.
- New areas landscape all around the new buildings and new parking areas.
- New irrigation system at all new landscape areas.

Zoning Regulations:

Per Table 82-9A (Residential Land Use Zoning District Development Standards - Valley Region)

Development Feature: RS (Single Residential)

Setbacks: Front - 25 Feet
Side (Street) - 15 Feet
Side (Interior) - 5 Feet
Rear: 15 Feet

Lot Coverage: Maximum - 40% of Site Area
= (19,056 SF + 1,510 SF) / 127,195 SF
= 16%

Floor Area Ratio: = (32,400 SF + 4,500 SF) / 127,195 SF
= 0.29

Max. Height: 35 Feet

Project Information

Total Lot Area: 4.92 Acres
Projet Site Area: 2.92 Acres
Area for Future Use: 2.00 Acres

Proposed Use: Place of Worship

Construction Type: 1-A
Sprinklered: Yes
Proposed Total Area: 32,400 Square Feet
Proposed Stories: 2

Proposed Use: Caretaker Housing (ADU)

Construction Type: V-A
Sprinklered: Yes
Proposed Total Area: 4,500 Square Feet
Proposed Stories: 3

Legal Description

APN: 1016-331-05-000
Tract/Lot: 35
Zone: RS-20M
Single Residential (20,000 SF Min.)
Lot Size: 4.83 Acres
Hillside: No
Historic Zone: No
Specific Plan: No

Lot 35, Section 4, Township 2 South, Range 8 West, San Bernardino Meridian, According to Map of Subdivision of Part of Rancho Santa Ana Del Chino, in the County of San Bernardino, State of California, as per map recorded in Book 6, Page 15 of Maps, in the office of the country recorder of said county, lying southwesterly of the centerline of the right of way of the Pomona and Elsinore Railroad.

Project Directory

Owner
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Email: jayabidda@yahoo.com
Contact: Arunasri Reddy

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951.544.5832

Project:

Sri Sairam Mandir

12594 Roswell Ave.
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KEYUR MARU

C-38310

02 - 28 - 2021

RENEWAL DATE

STATE OF CALIFORNIA

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Scale

Drawn ByKM

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Sheet:

Site Data

A1.2



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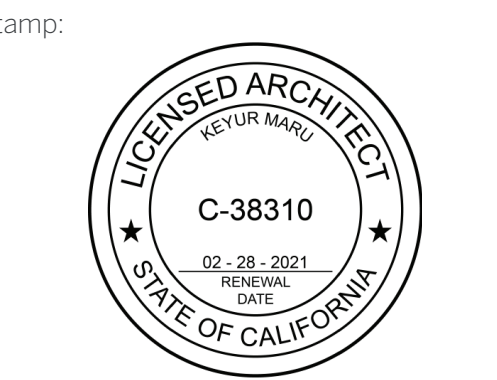
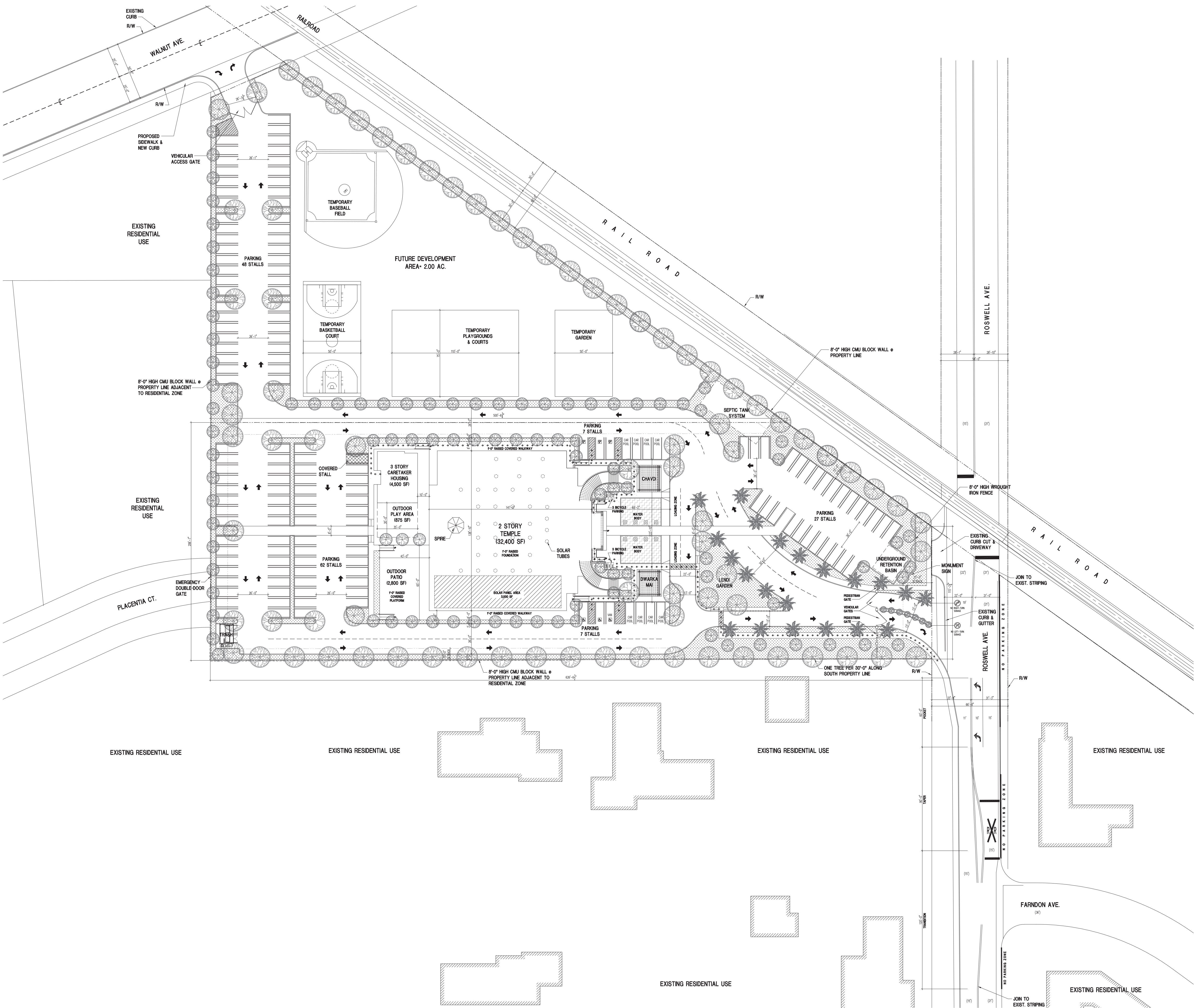
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Site Context



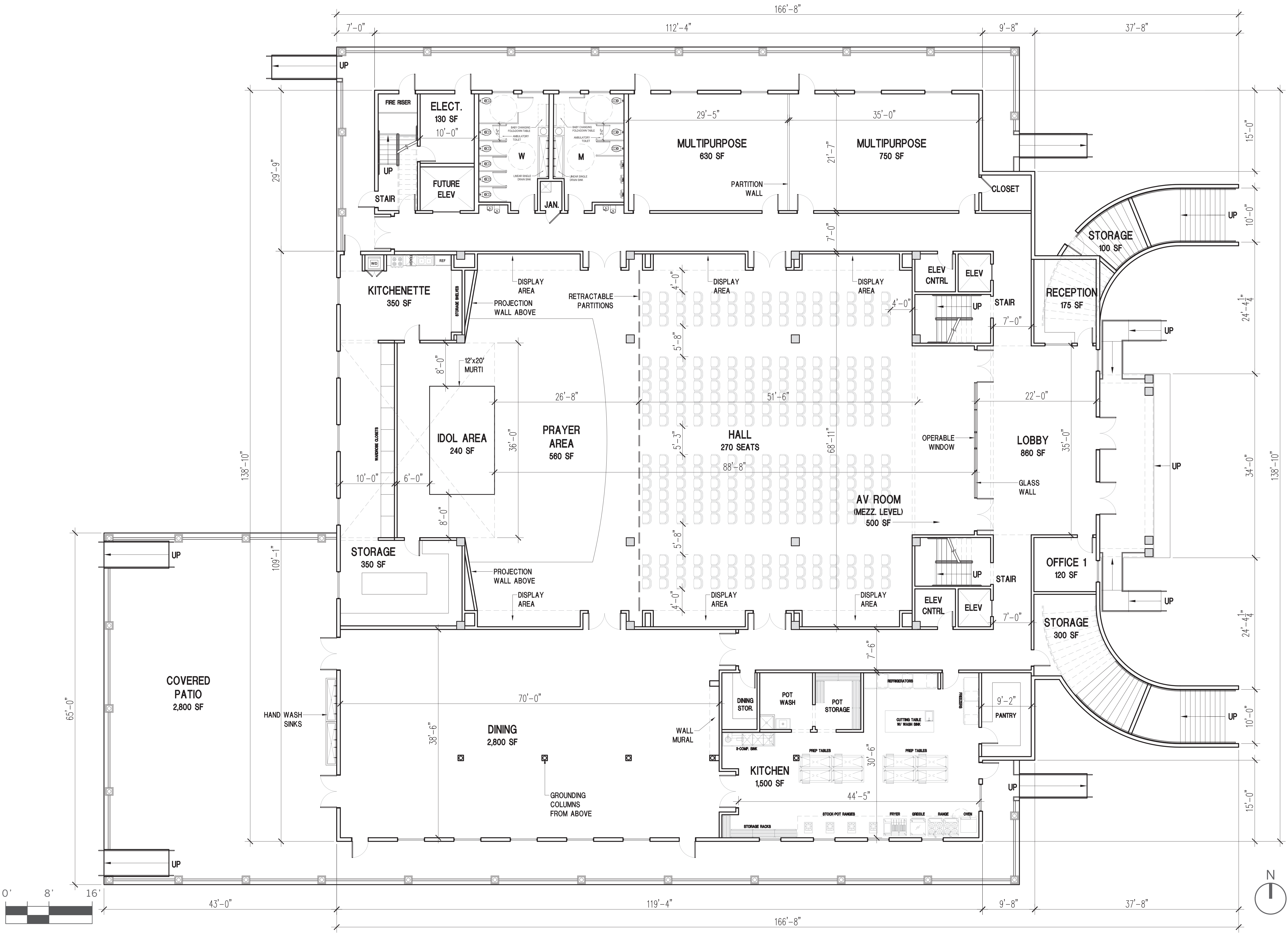
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Sheet:

Site Plan



Client:

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Foundation, Inc.**

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Project:

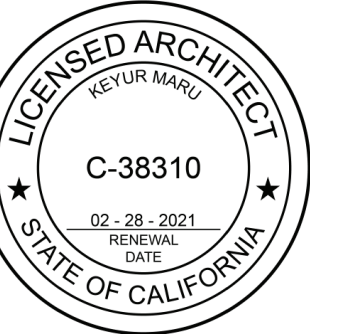
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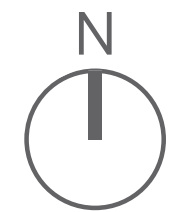
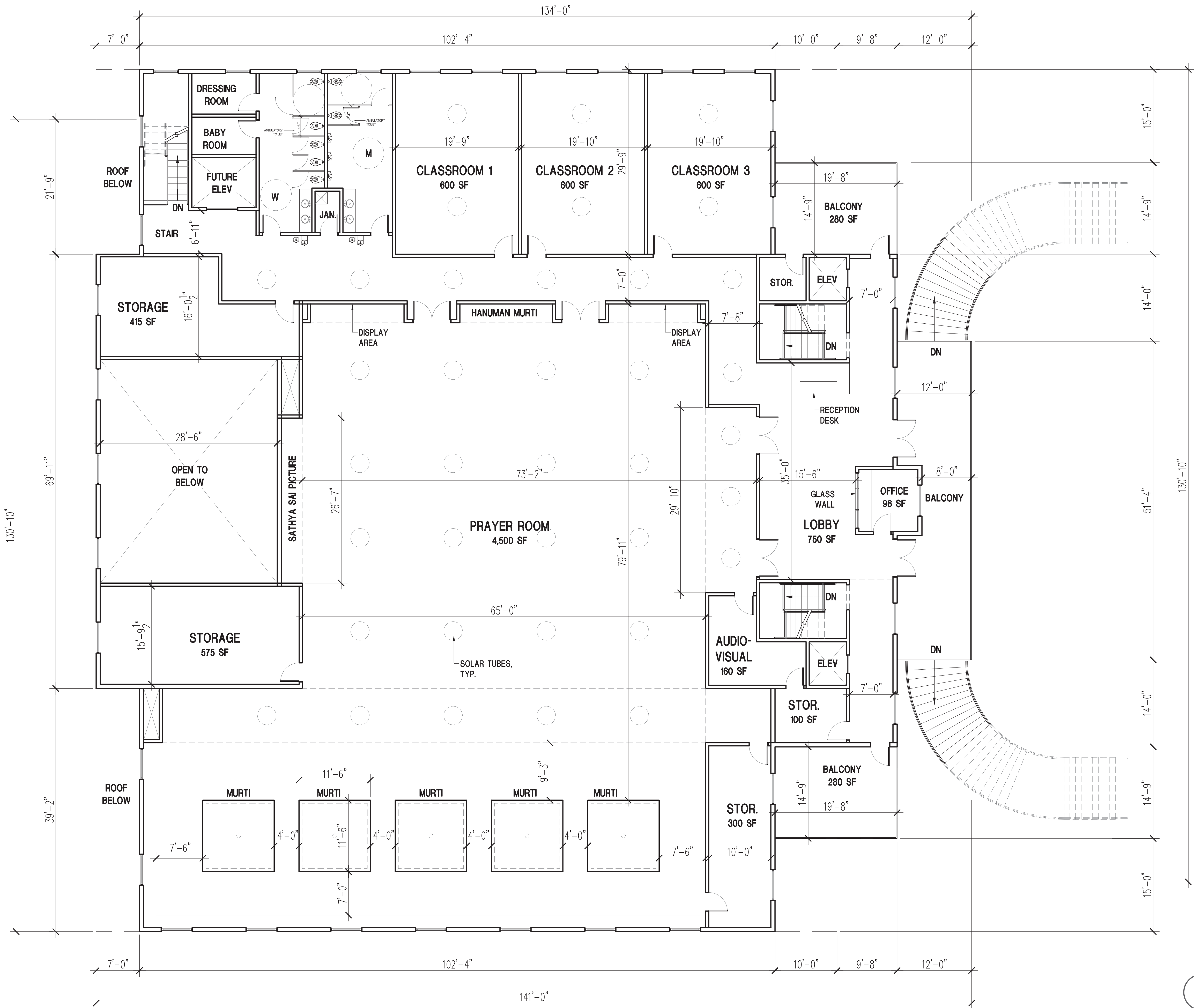
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Sheet:

First Floor Plan

A1.5



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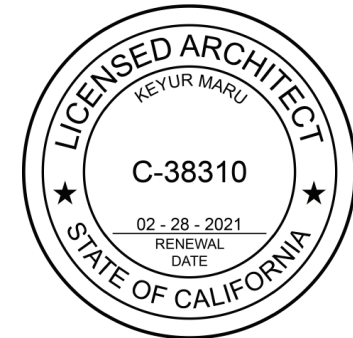
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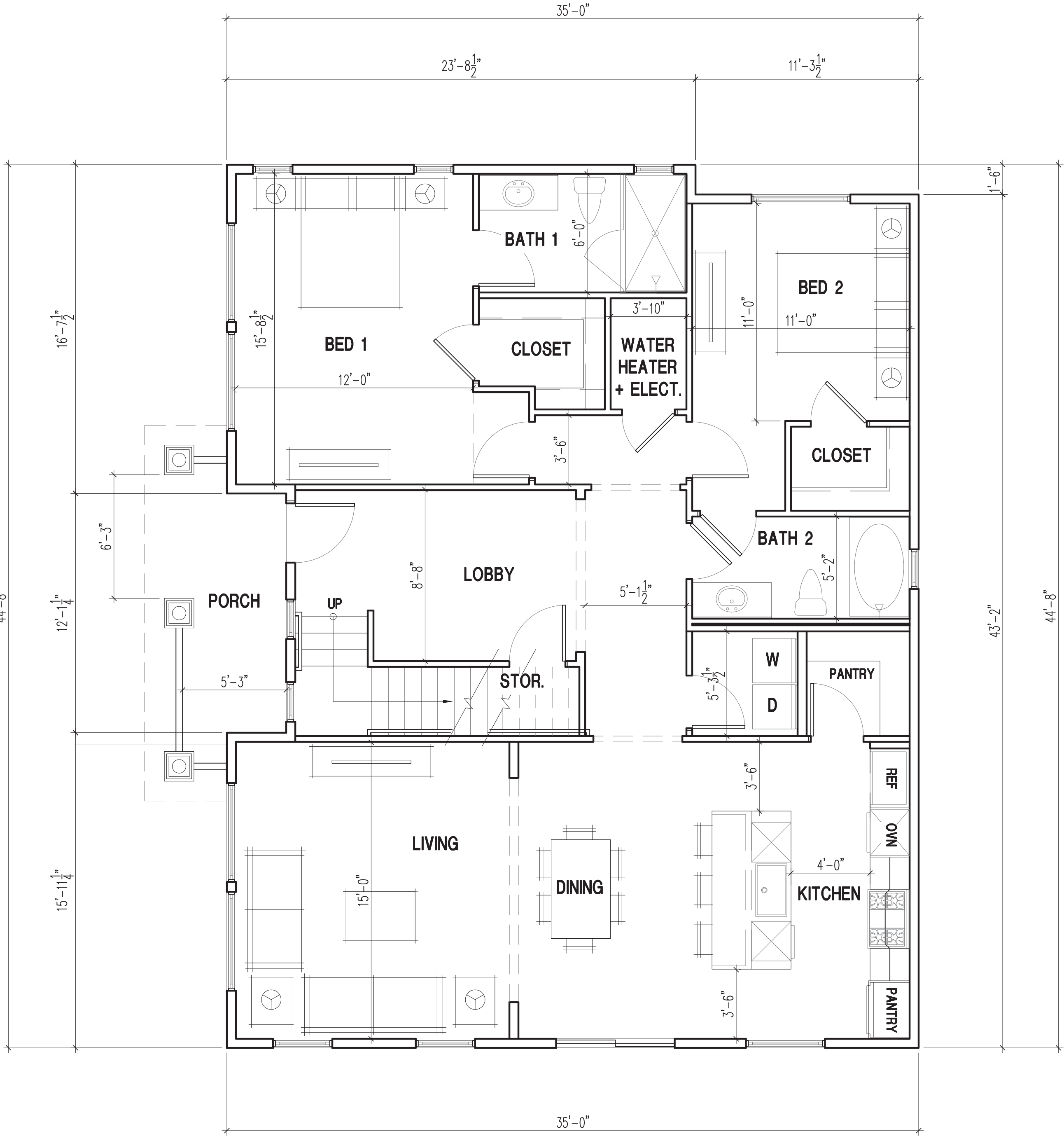
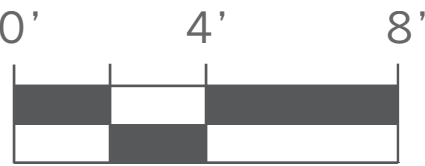
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Sheet:

**Second Floor
Plan**

A1.6



First Floor



Second Floor



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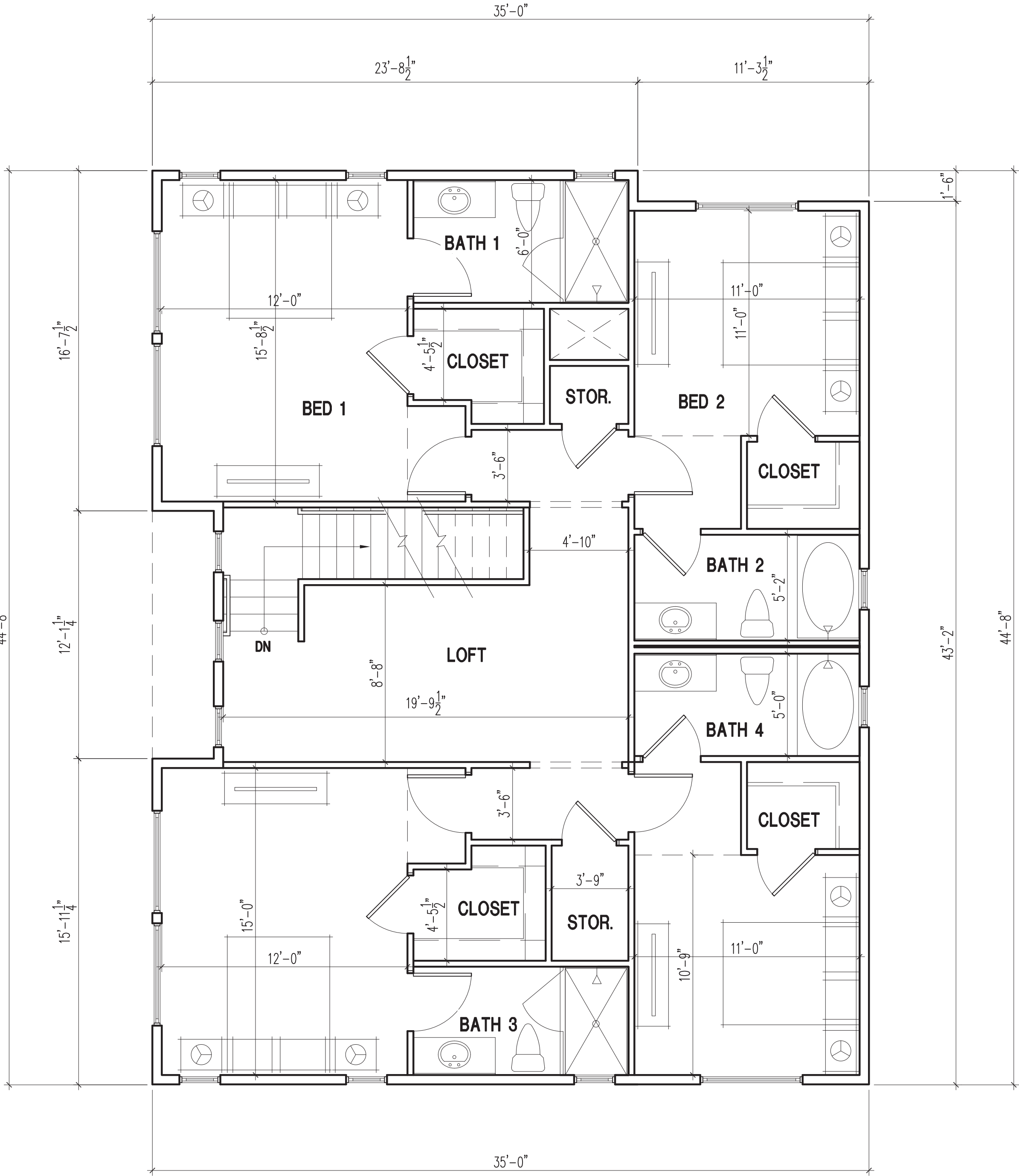
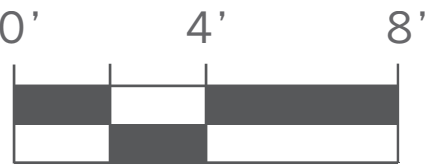
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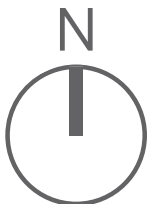
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Sheet:

**Caretaker
Housing Floor
Plans**



Third Floor



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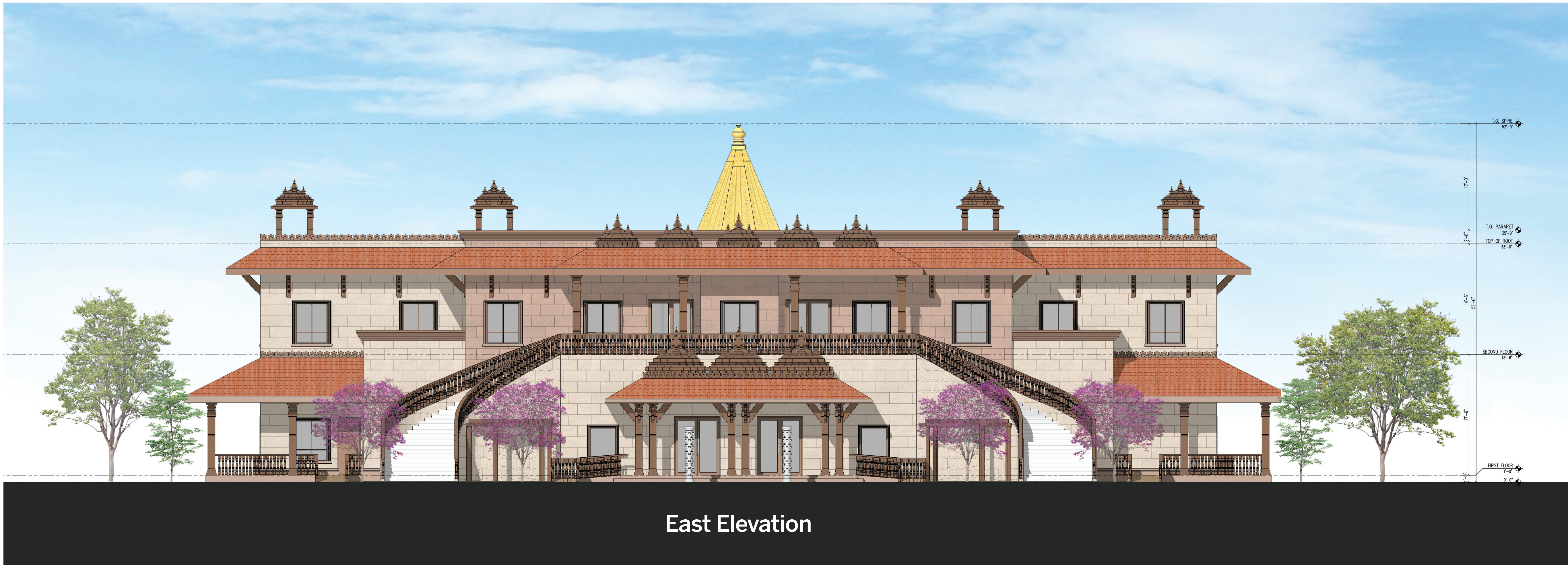
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Sheet:

Caretaker
Housing Floor
Plans

A1.8



East Elevation



North Elevation

Client:

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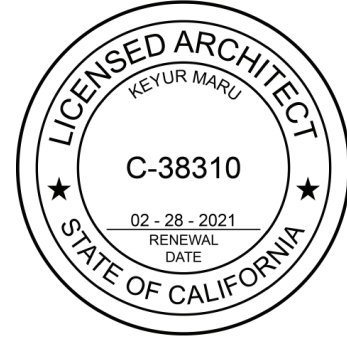
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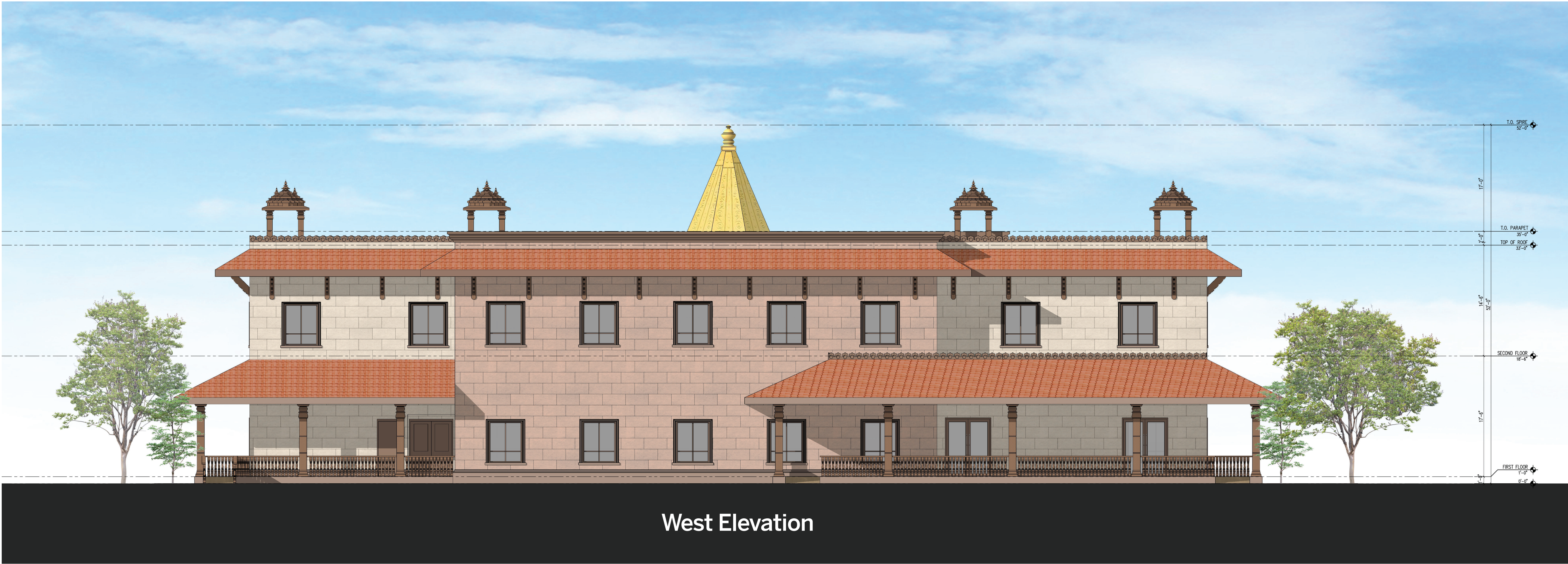
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Sheet:

**Temple
Elevations**

A1.9



Client:

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Sheet:

**Temple
Elevations**

A1.10



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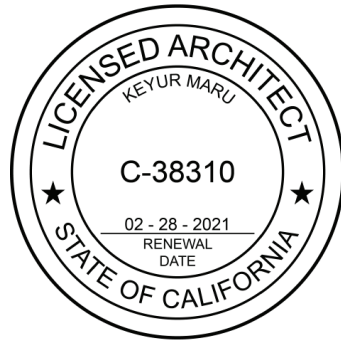
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Scale 3/16" = 1'-0"

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Sheet:

**Caretaker
Housing
Elevations**

A1.11



Stone-Look Porcelain Tile

Manufacturer: TBD

Color: Beige/Cream

Location: Exterior Walls Main Tile



Concrete Roof Tiles - Capistrano

Manufacturer: Eagle Roofing Products

Color: 3698 - Kona Red Range

Location: Sloped Roof & Covers

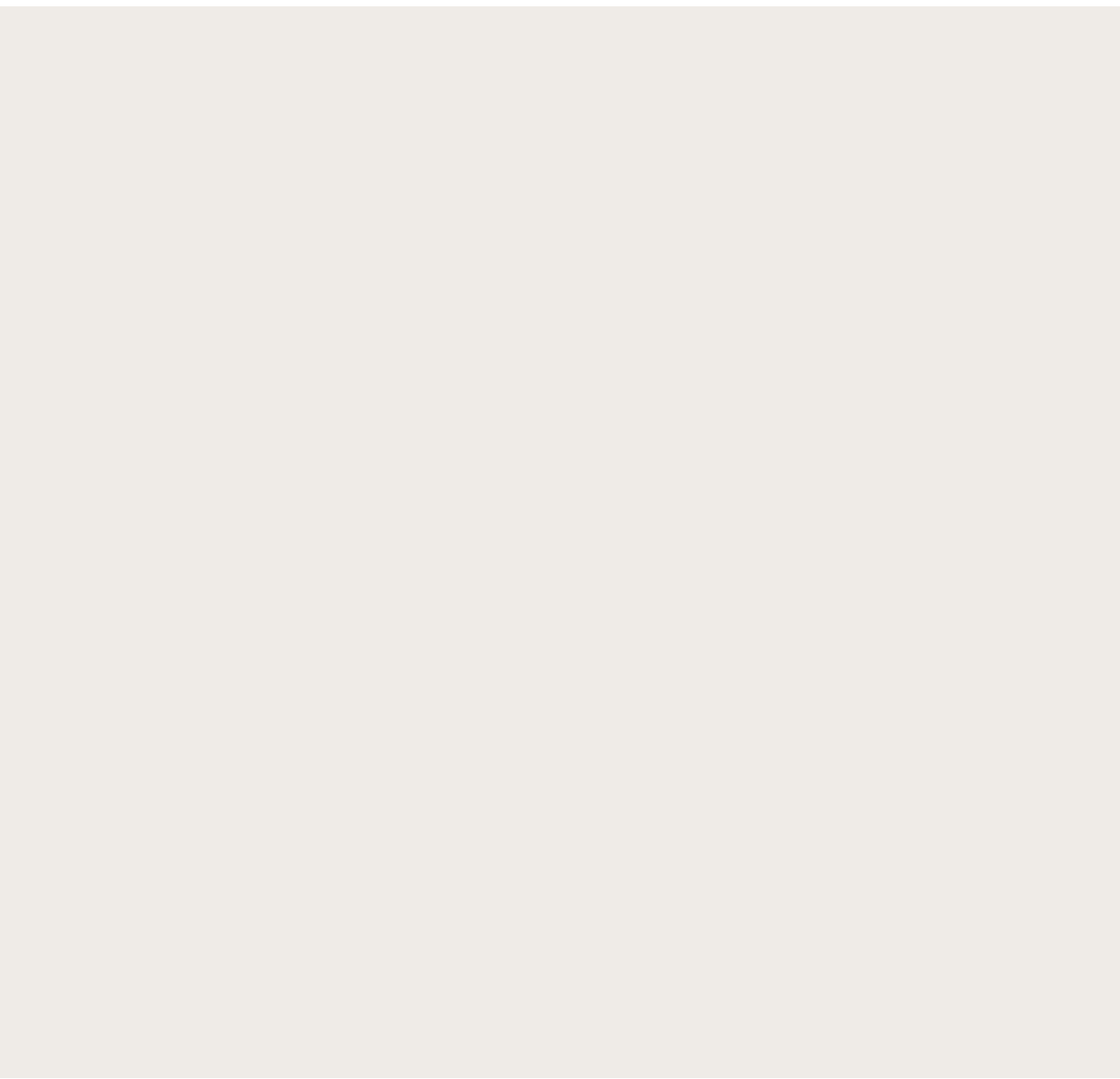


Accent Wood Flooring

Manufacturer: TBD

Color: Oak

Location: Main Walkway



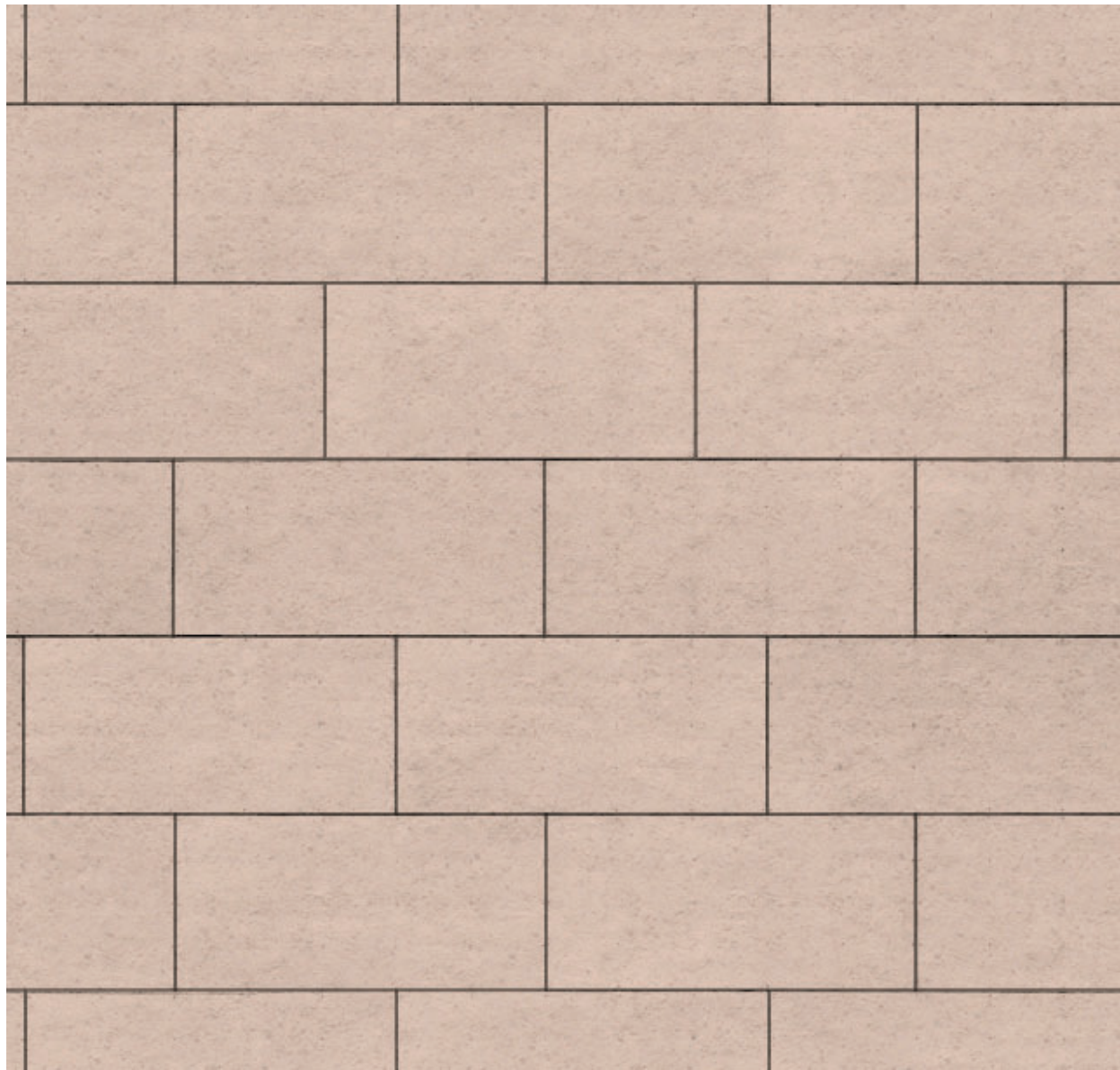
Stucco

Manufacturer: Omega

Color: SW 7004 - Snowbound

Type: Acrylic Smooth Finish

Location: Exterior Walls, where applicable



Stone-Look Porcelain Tile

Manufacturer: TBD

Color: Brown/Faded Red

Location: Exterior Walls Accent Tile

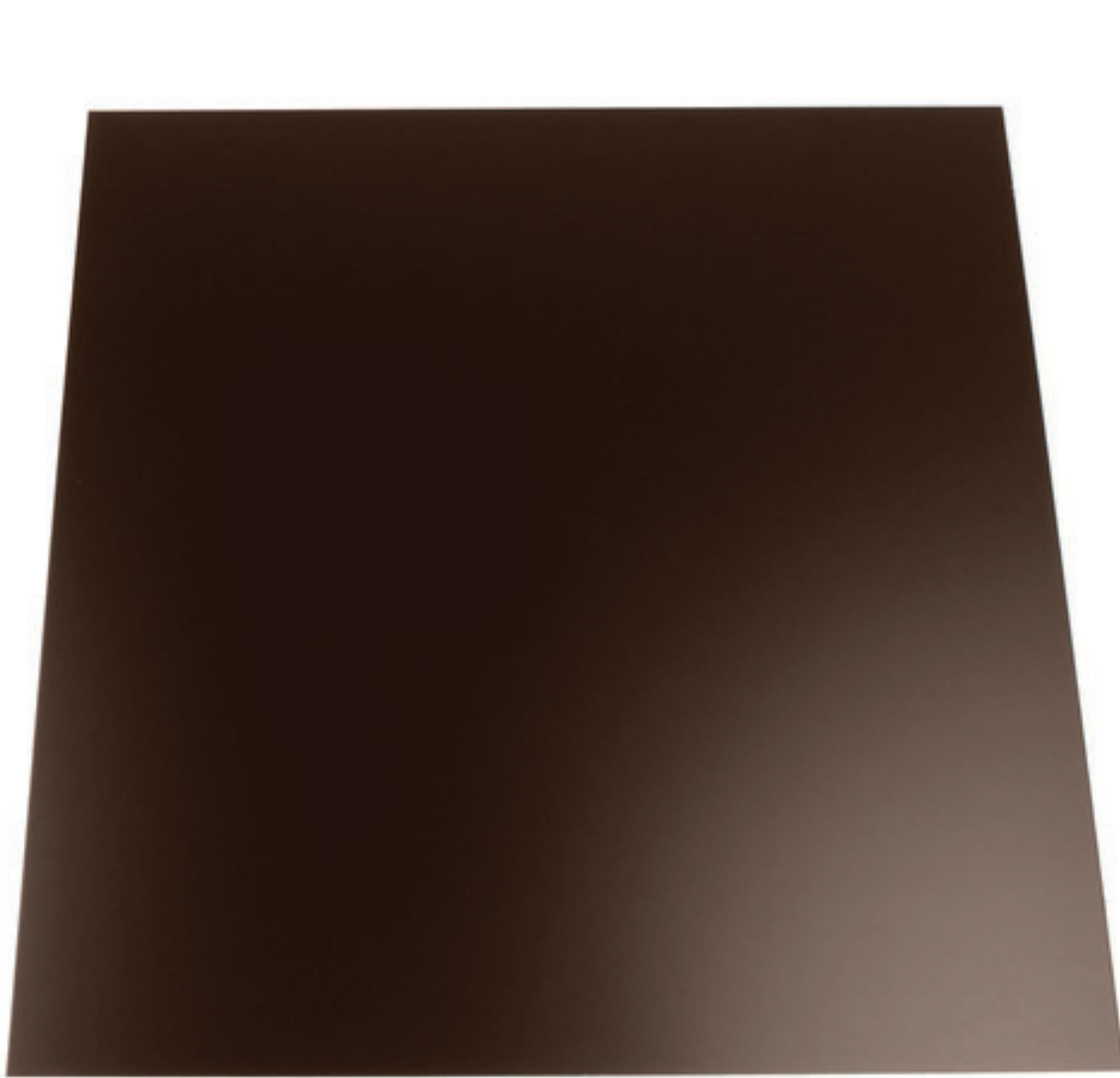


Wood Veneer

Manufacturer: TBD

Color: Walnut/Teak

Location: Columns, Decorative Trims,
Cornice, Railings, Special Features



Door/Window Frames

Manufacturer: Milgard

Color: Espresso or Similar

Type: Vinyl

Location: Exterior Doors, Windows



Stucco

Manufacturer: Omega

Color: SW 6089 - Grounded

Type: Acrylic Smooth Finish

Location: Trims, Frames, Cornices

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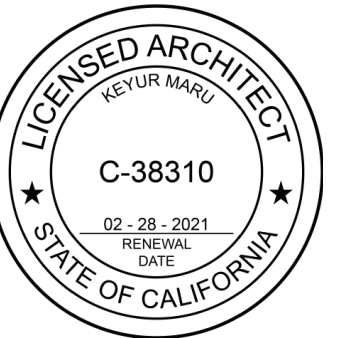
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Sheet:

Material
Board

A1.12



Entrance Views



Entrance Views

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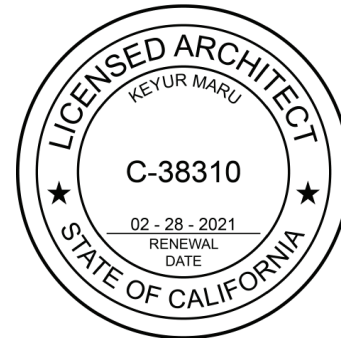
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Sheet:

Perspective Views

A1.13



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951.544.5832

Project:

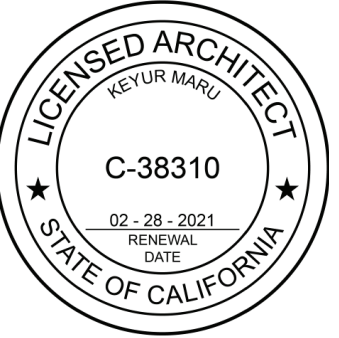
Sri Sairam Mandir

12594 Roswell Ave.
Chino, CA 91710-3036

Revisions:

01 LDD Revisions to CUP 07.30.2020

Stamp:



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Drawing Data:

Project No 19026

Issue Date 10.01.2020

Scale N/A

Drawn By KM

Sheet 22" x 34"

If sheet is less than size indicated above, this is a reduced print. Reduce scale accordingly.

Sheet:

**Perspective
Views**



View from Rear Parking Lot



View from North Lot

Client:

**Sri Jayaram
Foundation, Inc.**

6549 Pimlico Place
Eastvale, CA 92880

Contact: Arunasri Reddy
951.544.5832

Project:

Sri Sairam Mandir

12594 Roswell Ave.
Chino, CA 91710-3036

Revisions:

01	LDD Revisions to CUP	07.30.2020
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Stamp:



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Drawing Data:

Project No	19026
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Issue Date	10.01.2020
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Scale	N/A
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Drawn By	KM
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Sheet	22" x 34"
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Sheet:

**Perspective
Views**



View at Rear of Building



View at Walnut Street

Client:

**Sri Jayaram
Foundation, Inc.**

6549 Pimlico Place
Eastvale, CA 92880

Contact: Arunasri Reddy
951.544.5832

Project:

Sri Sairam Mandir

12594 Roswell Ave.
Chino, CA 91710-3036

Revisions:

01 LDD Revisions to CUP 07.30.2020

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Sheet:

**Perspective
Views**



Aerial View at Roswell



Aerial View at West Side

Client:

**Sri Jayaram
Foundation, Inc.**

6549 Pimlico Place
Eastvale, CA 92880

Contact: Arunasri Reddy
951.544.5832

Project:

Sri Sairam Mandir

12594 Roswell Ave.
Chino, CA 91710-3036

Revisions:

01 LDD Revisions to CUP 07.30.2020

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Issue Date 10.01.2020

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Sheet:

**Perspective
Views**

A1.17