Sri Sairam Mandir

Chino, CA

October 01, 2020

Conceptual Design Review

sajni design & architecture

CREATIVE STUDIO

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

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

1. New parking area and corresponding driveways, landscaping, hardscape, etc.
2. 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.
3. The work shall include all temporary measures, including shoring and protection of existing work to remain and access necessary to ensure public safety.
4. New work in and around the existing exterior CMU wall including new perimeter fence, additional CMU wall and entry gates.
5. New areas landscape all around the new buildings and new parking areas.
6. 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

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12594 Roswell Ave.
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C-38310
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Site Data

A1.2

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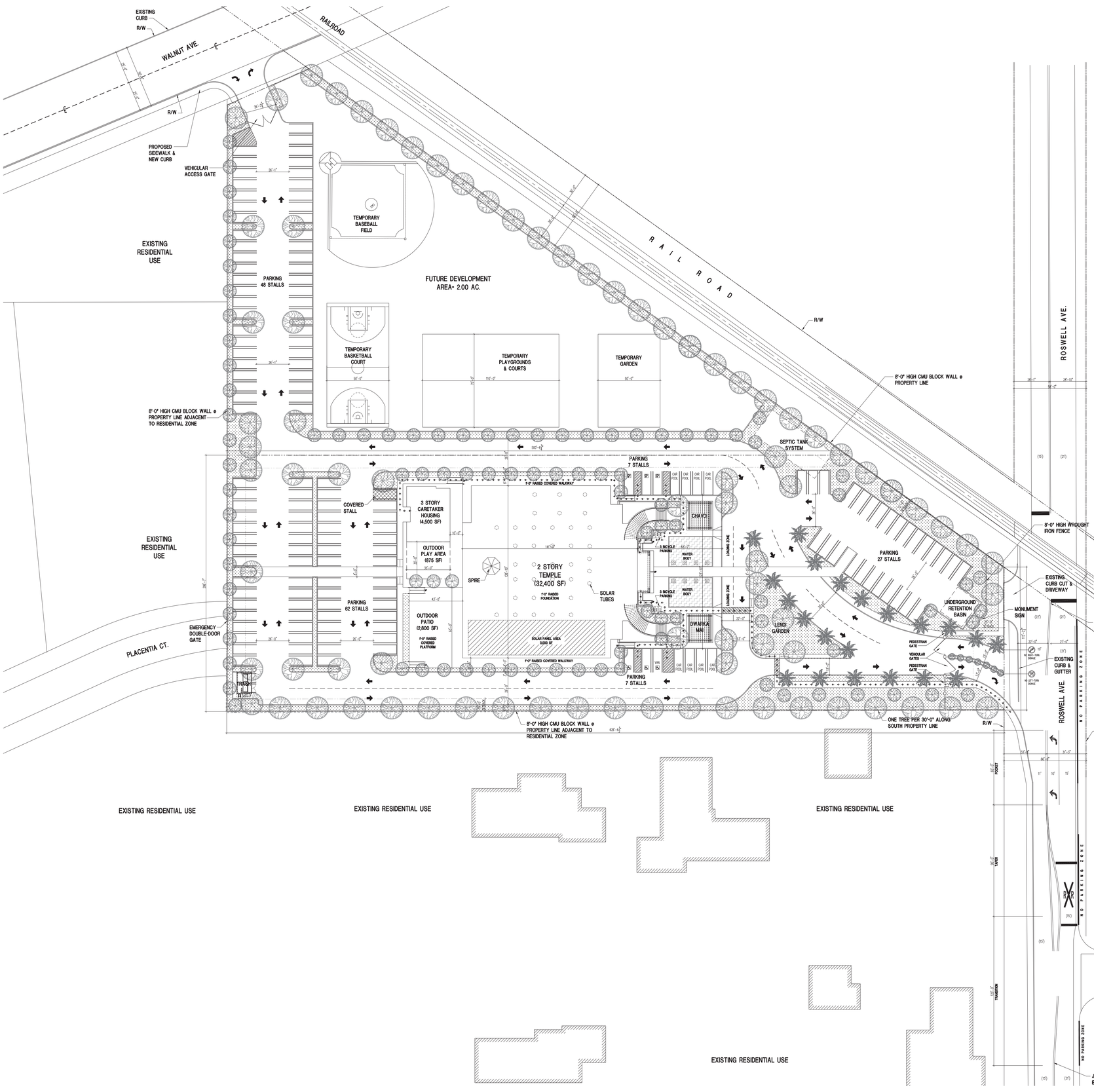
Site Context

A1.3



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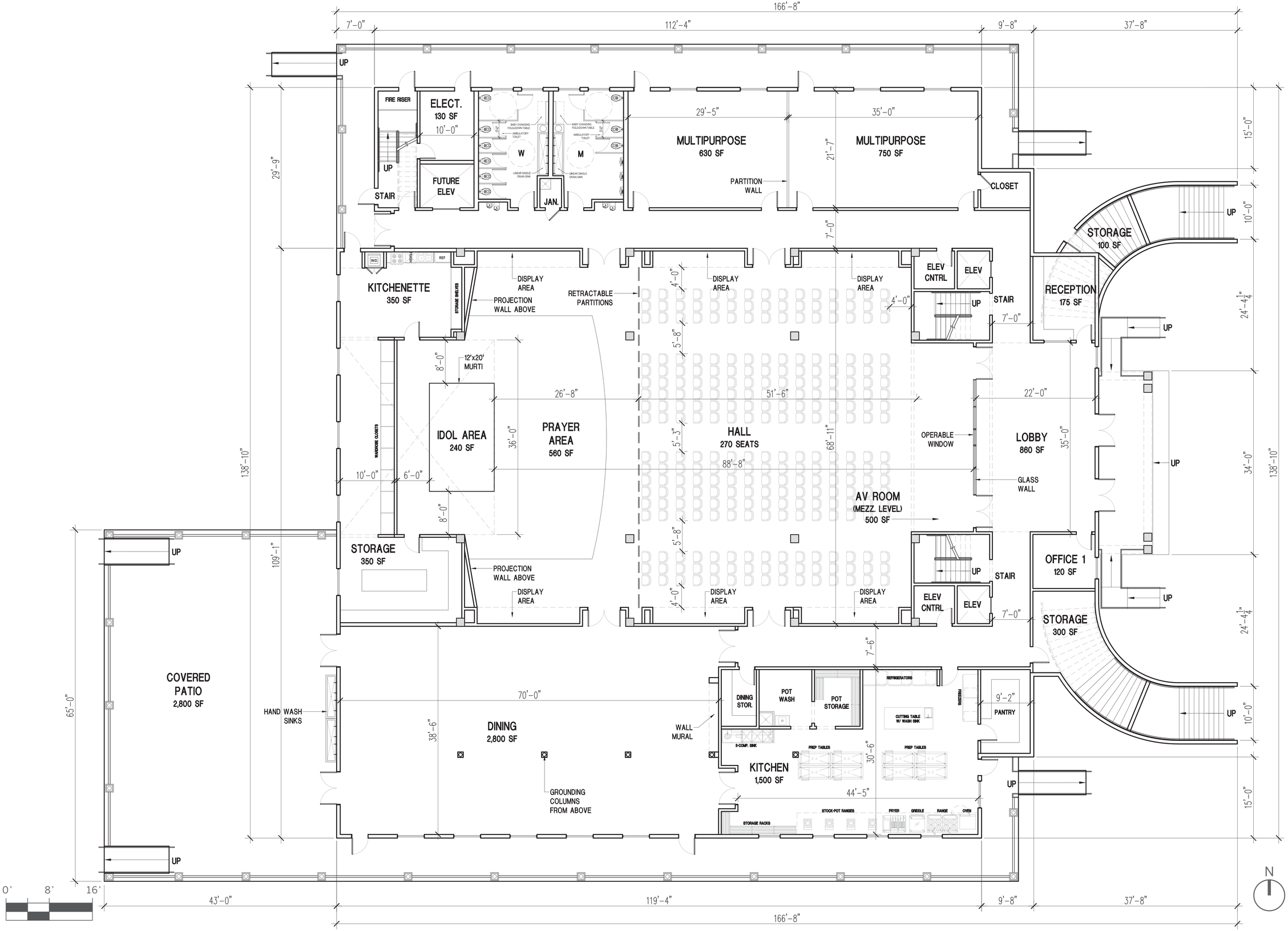
Site Plan

A1.4



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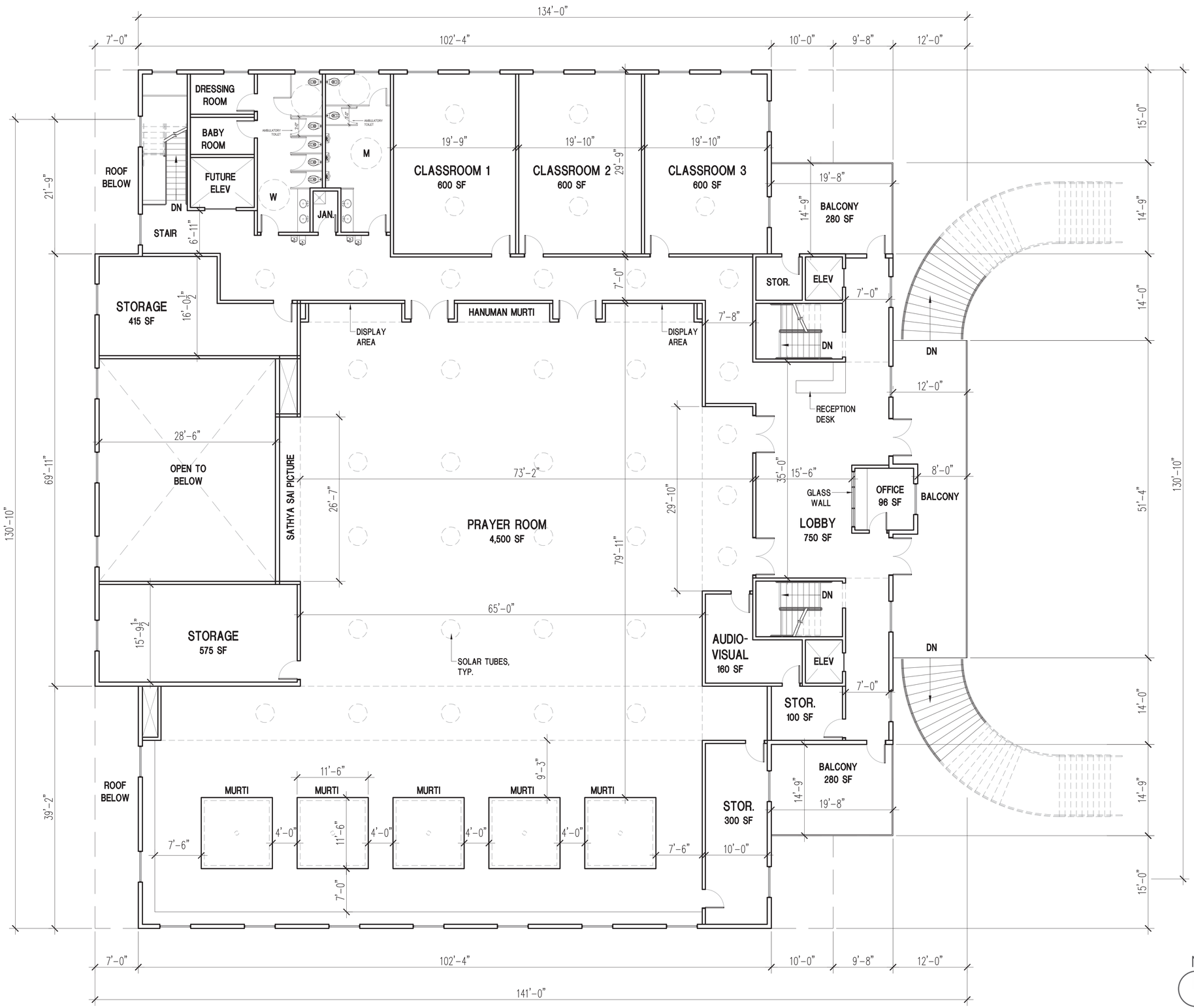
Sheet:

First Floor Plan

A1.5



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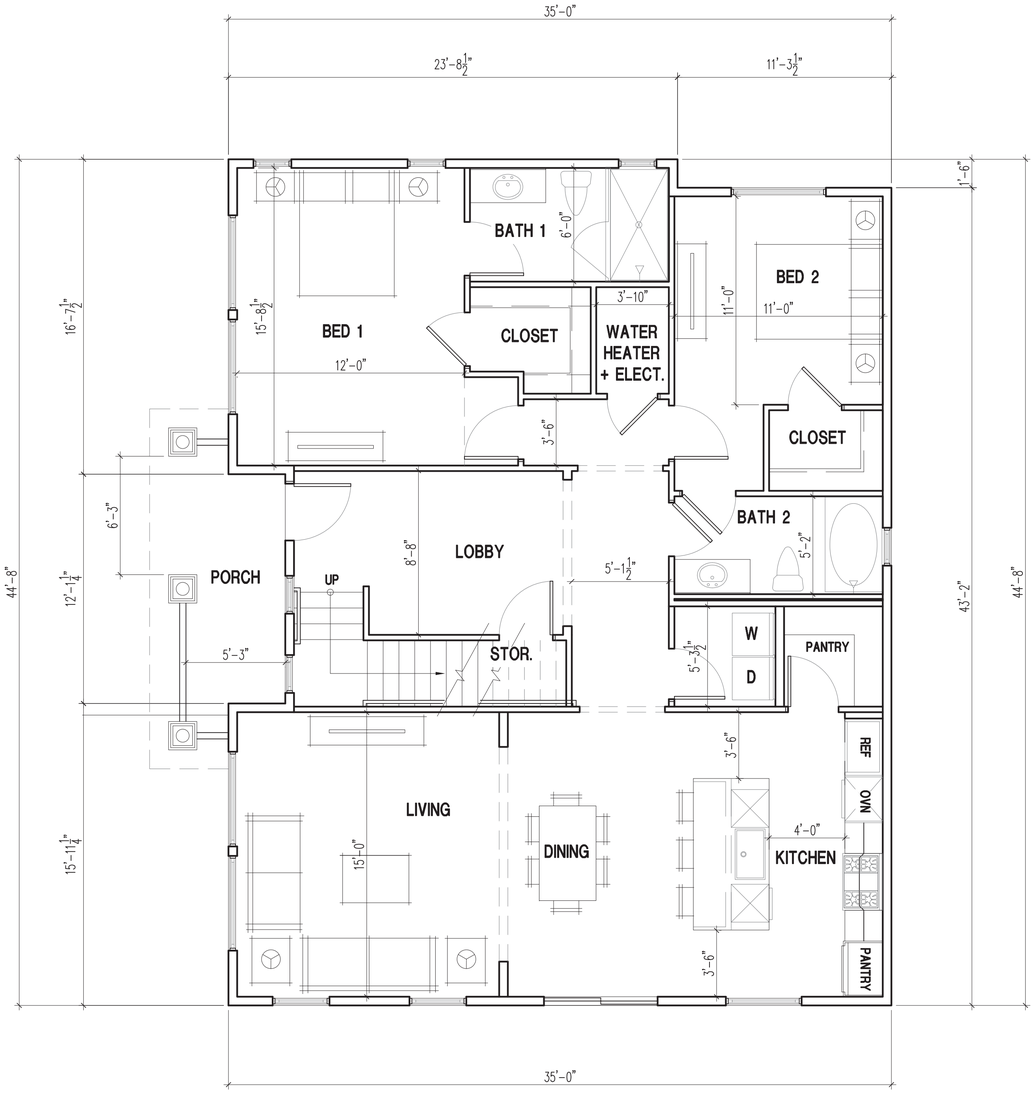
Second Floor Plan

A1.6



First Floor

Second Floor

0' 4' 8'

N

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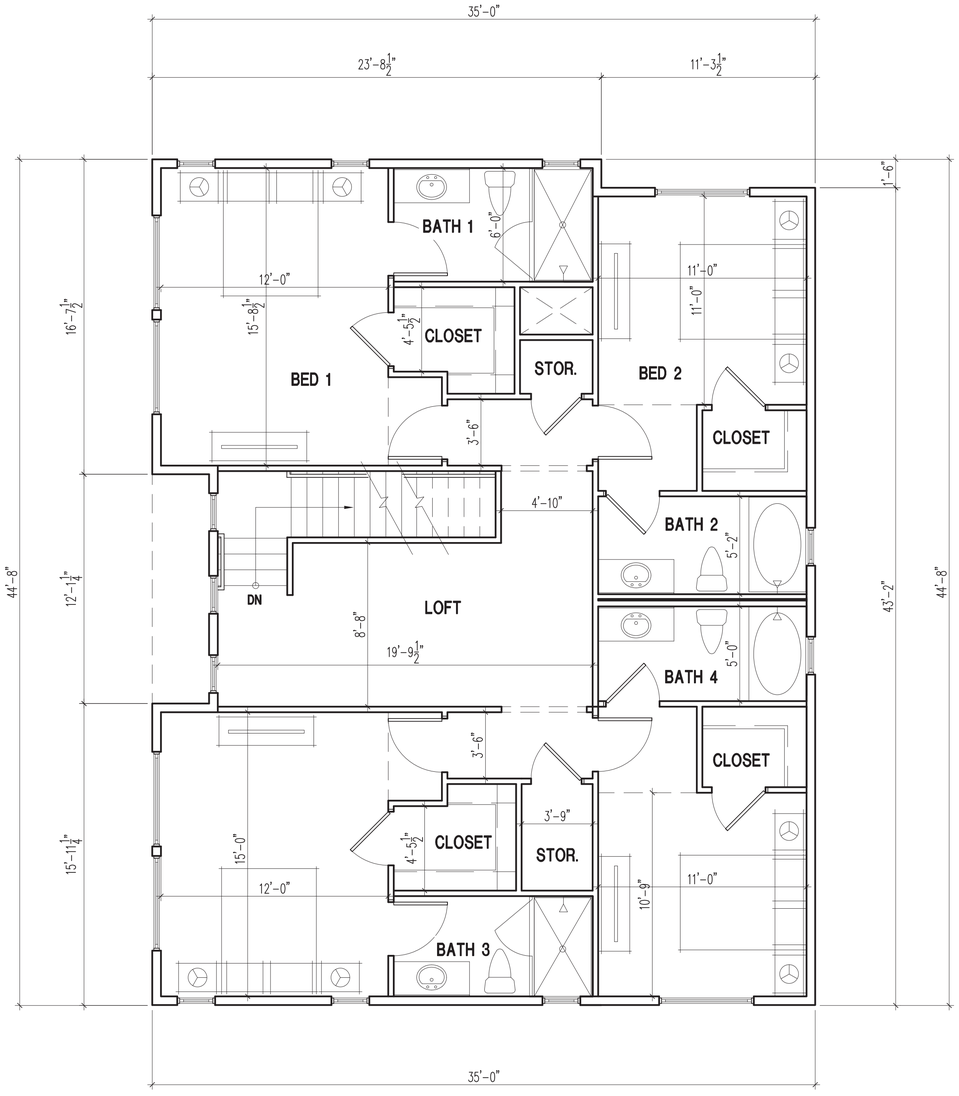
Sheet:

Caretaker Housing Floor Plans

A1.7



Third Floor

0' 4' 8'

N

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Sheet:

Caretaker Housing Floor Plans

A1.8

East Elevation

North Elevation

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Temple Elevations

A1.9

West Elevation

South Elevation

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Sheet:

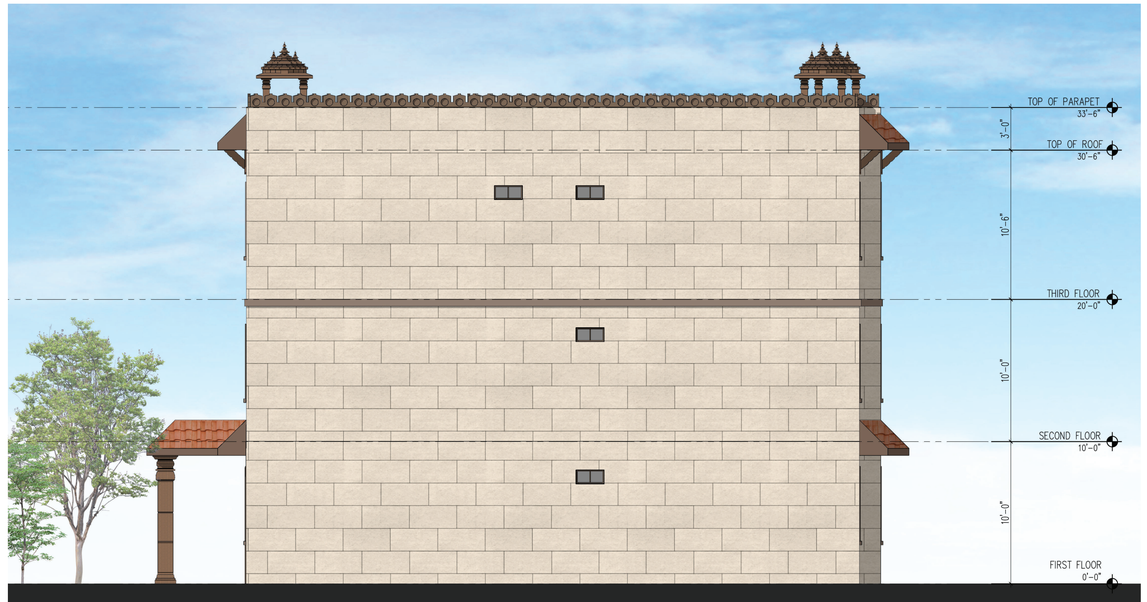
Temple Elevations

A1.10

South Elevation

West Elevation

North Elevation



East Elevation

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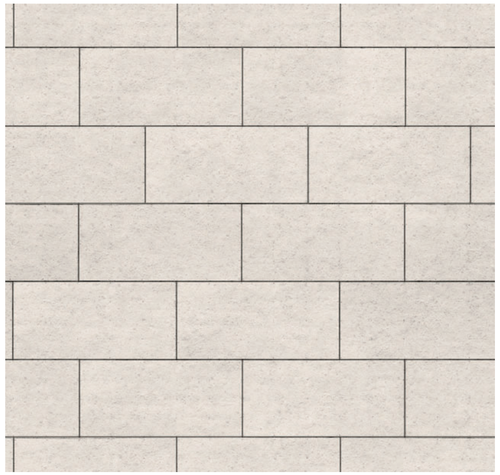
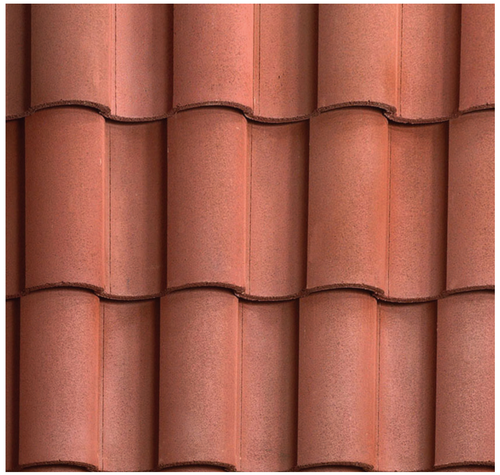
Caretaker Housing Elevations

A1.11



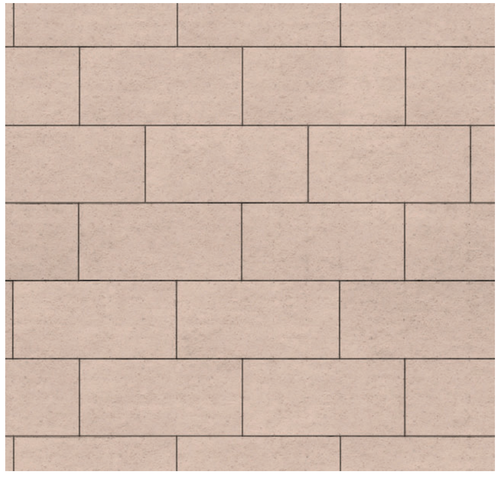
Stone-Look Porcelain Tile
Manufacturer: TBD
Color: Beige/Cream
Location: Exterior Walls Main Tile



Concrete Roof Tiles - Capistrano
Manufacturer: Eagle Roofing Products
Color: 3698 - Kona Red Range
Location: Sloped Roof & Covers

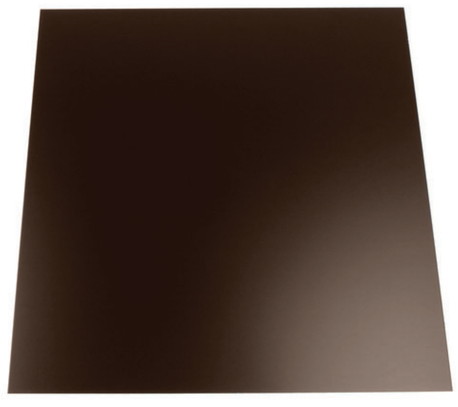
Accent Wood Flooring
Manufacturer: TBD
Color: Oak
Location: Main Walkway

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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Chino, CA 91710-3036

Revisions:

01	LDD Revisions to CUP	07.30.2020

Stamp:

LICENSED ARCHITECT
KEYUR MARU
C-38310
02 - 28 - 2021
RENEWAL DATE
STATE OF CALIFORNIA

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Material Board

A1.12

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Chino Hills, CA 91709

Contact: Keyur Maru
714.390.0525
www.sajnidesign.com

Client:

Sri Jayaram Foundation, Inc.

6549 Pimlico Place
Eastvale, CA 92880

Contact: Arunasri Reddy
951.544.5832

Project:

Sri Sairam Mandir

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Perspective Views

A1.13

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Perspective Views

A1.14

View from Rear Parking Lot

View from North Lot

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Perspective Views

A1.15

View at Rear of Building

View at Walnut Street

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Perspective Views

A1.16

Aerial View at Roswell

Aerial View at West Side

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Perspective Views

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