CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY COUNCIL STAFF REPORT

File No.	**C18-031; CP18-036**
Applicant:	**Templo La Hermosa LLC**
Location	**2222 Trade Zone Boulevard**
Existing Zoning	**IP Industrial Park**
Council District	**4**
Historic Resource	**No**
Annexation Date:	**December 1, 1967**
CEQA:	**Addendum to the Final Environmental Impact Report (General Plan FEIR), Supplemental Program Environmental Impact Report (General Plan SEIR) for the Envision San José 2040 General Plan**

APPLICATION SUMMARY:
C18-031: Conforming Rezoning from the IP Industrial Park Zoning District to the TEC Transit Employment Center Zoning District on a 2.0 gross acre site.

CP18-036: Conditional Use Permit to allow a church, occupying a 18,480-square foot area of an existing 29,193 gross square foot office building with alternating use parking arrangement (shared parking) on a 2.0-gross acre site.

RECOMMENDATION:

1) Adopt a resolution adopting the 2222 Trade Zone Boulevard Project Addendum to the Envision San José 2040 General Plan Final Environmental Impact Report, Envision San José 2040 General Plan Final Supplemental Environmental Impact Report, and Addenda thereto, all in accordance with the California Environmental Quality Act, as amended;

2) Adopt an ordinance of the City of San José rezoning an approximately 2.0 gross acre site located at 2222 Trade Zone Boulevard from the IP Industrial Park Zoning District to the TEC Transit Employment Center Zoning District; and

3) Adopt a resolution to approve, subject to conditions, a Conditional Use Permit to allow a church to occupy 18,480-square foot area of an existing 29,193-gross square foot office building with an alternating use parking arrangement.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		**Transit Employment Center** ☒ **Consistent** ☐ **Inconsistent**	
Consistent Policies		**Implementation Policies IP-1.1, IP-1.6, and IP-8.2;** **Community Design Policy CD-2.9;** **Vibrant Neighborhood Polices: VD-5.3, VD-5.4.**	
SURROUNDING USES			
	General Plan Land Use	**Zoning**	**Existing Use**
North	Transit Employment Center	LI Light Industrial	Office
South	Transit Employment Center	IP Industrial Park	Office
East	Transit Employment Center	IP Industrial Park	Office
West	Transit Employment Center	IP Industrial Park	Office

PROJECT DESCRIPTION

On September 28, 2018, the applicant, Templo La Hermosa, applied for a Conforming Rezoning from the IP Industrial Park Zoning District to the TEC Transit Employment Zoning District, and a Conditional Use Permit to allow a church to occupy approximately 18,480 square feet of an existing 29,193-square foot office building and an alternating use parking arrangement (shared parking) on a 2.0 gross acre site. The new use will share the available parking spaces between itself and the existing office tenant by employing staggered hours of operation, so that the two occupants are never utilizing all the available spaces at one time. The TEC Transit Employment Zoning District is a conforming zoning district of the Transit Employment Center General Plan land use designation and allows churches with a Conditional Use Permit.

Site Description and Surrounding Uses

The subject site is located at the southeast corner of Trade Zone Boulevard and Lundy Avenue, and is currently developed with a single story office building. The building has an associated 109-space parking lot with well-developed landscaping around the perimeter of the lot. The site is accessible by two driveways located on Lundy Avenue. A similar one-story office structure is directly south of the subject site; a two-story office complex with a parking lot is located to the north, across Trade Zone Boulevard; offices are located to the east and another two-story office complex with associated parking to the west, across Lundy Avenue (Figure 1). Traveling further east there are residential neighborhoods accessed off Trade Zone Boulevard. The site is located 200 feet southwest of the City of Milpitas border.

Figure 1: Aerial Image of the subject site

Background

Currently, the congregation of Templo La Hermosa utilizes the building located at 56 South Montgomery Street, as it has since the late sixties. However, this property is being sold, therefore, necessitating relocation of the church.

ANALYSIS

The proposed project was analyzed for conformance with the following:

1) the Envision San José 2040 General Plan;
2) the Zoning Ordinance; and
3) the California Environmental Quality Act (CEQA).

Envision San José 2040 General Plan Conformance

The subject site has an Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation of Transit Employment Center (Figure 2).

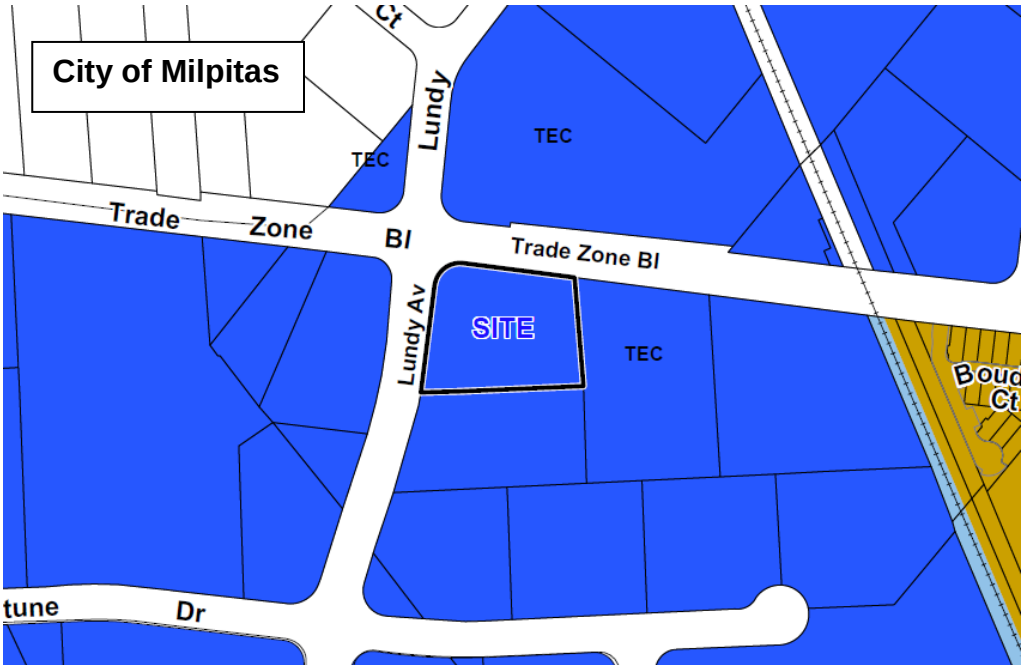


Figure 2: General Plan Land Use/Transportation Diagram

This designation is applied to areas planned for intensive job growth because of their importance as employment districts to the City and high degree of access to transit and other facilities and services. The Transit Employment Center category allows the same uses and supportive commercial uses that are allowed in the Industrial Park designation. The proposed TEC Transit Employment Center Zoning District is consistent with the land use designation per Table 20-270, Section 20.120.110 of the San José Municipal Code.

The proposed **rezoning** is consistent with the following General Plan policies:

1. Implementation Policy IP-1.1 Land Use/Transportation Diagram: Use the Envision General Plan Land Use/Transportation Diagram designations to indicate the general intended land use providing flexibility to allow for a mix of land uses, intensities and development forms compatible with a wide variety of neighborhood contexts, and to designate the intended roadway network to be developed over the timeframe of the Envision General Plan. Use the Zoning designation to indicate the appropriate type, form, and height of development for specific properties.

2. Implementation Policy IP-1.6 Land Use/Transportation Diagram: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram and advance Envision General Plan Vision, goals and policies.

3. Implementation Policy IP-8.2- Zoning: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the *Envision General Plan* Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial and industrial) together with zoning districts for other land uses, such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective *Envision General Plan* land use designations, while providing greater detail as to the appropriate land uses and form of development.

   Analysis: Pursuant to Table 20-270 of the Zoning Ordinance, the TEC Transit Employment Center Zoning District conforms to the General Plan Land Use Designation of Transit Employment Center. The proposed TEC zoning allows the uses of the Transit Employment Center Land Use Designation.

While churches are not specifically identified as allowed uses within the Transit Employment Center designation, churches and private community gathering facilities are allowed at the edges of industrial areas in some circumstances, as analyzed in the General Plan Policy consistency discussion, below.

1. Community Design Policy: CD-2.9: Encourage adaptable space that can be used for multiple employment or public/quasi-public purpose and religious assembly use in a single space.

   Analysis: The proposed site is comprised of one industrial office building. Approximately two thirds of this building will be used for the Templo La Hermosa church and the other third for an existing office use. The proposed religious assembly use will not alter the structure's ability to serve as an office at a later time. Only tenant improvement permits would be required to return the worship space back into office space. Sufficient parking on an alternating-use basis is provided by the surface parking lot as analyzed in the parking section of this staff report.

2. Vibrant Neighborhood Goal: VD-5: Provide for the development of private community gathering facilities at locations within or near residential, commercial, or mixed residential-commercial neighborhoods throughout the City to accommodate the social and cultural activities in the San Jose community.

   Analysis: Even though the proposed project is within an office/business area, the building is located close to a transit station, office buildings and in close proximity to neighborhoods east and west of the property. This site is a convenient location for religious assembly use as it has adequate parking and is accessible by the Cropley transit light rail station and these neighborhoods.

3. Vibrant Neighborhood Policy: VD-5.3: Consider Private Community Gathering Facilities through a discretionary review process to carefully evaluate land use compatibility, multi-use spaces, and conditions of approval.

Analysis: The purpose of this discretionary CUP is to review this project for consistency with the General Plan and the Zoning Ordinance to ensure that this is a compatible land use in this area. The proposed religious assembly use is compatible with the surrounding land uses, as those uses include offices in the near vicinity and retail centers and residential development further east of the site. Specifically, the routine operational hours of the church are outside the normal hours of business for the existing and surrounding office uses and therefore would not interfere with these uses. The occupancy of the church would also make use of existing underutilized office space.

4. Vibrant Neighborhood Policy: VD-5.4: Recognize that private community gathering facilities can inherently involve large groups of people, including people who are susceptible to environmental hazards, such as children or the elderly. Carefully consider existing and potential future proximate land uses when locating private community gathering facilities to avoid health and safety risks and minimize incompatible land uses. Consider locating private community gathering facilities only on the edges of Industrial Park, Light Industrial, or Heavy Industrial areas on properties that are directly adjacent to residential or school uses. Allow private community gathering facilities in these areas only if they will not have adverse impacts on the viability of the adjacent industrial areas due to environmental hazards or land use incompatibilities. Do not locate private community gathering facilities within the interior of Industrial Park, light Industrial, or Heavy Industrial areas.

   Analysis: While the site is not within Industrial Park, Light Industrial, or Heavy Industrial designated areas, the site is surrounded by industrial park offices that are primarily research and development based. The operations are contained within these buildings, and will not create safety risks or hazards for those that attend the church because large quantities of hazardous materials are neither being transported or processed. The church will therefore not result in land use incompatibilities that could adversely affect these existing uses.

   As analyzed in the Zoning Conformance section, the project site has a parking lot that can accommodate the proposed use, and church uses will not impact the availability of parking in the surrounding area because there is an adequate number of spaces provided for the site's uses and staggered hours of operation. Potential future uses of surrounding properties are offices, research & development centers, as well as supportive commercial uses. Intense industrial uses are excluded from this General Plan designation. Furthermore, the site is within a relatively short distance to multifamily residential neighborhoods to the east and west (approximately 1,200 and 600 feet, respectively, and is well served by bus transit and a light rail corridor further eastward. The project is therefore consistent with this policy.

Zoning Ordinance Conformance

The proposed rezoning conforms with Table 20-270, Section 20.120.110 of the San José Municipal Code, which identifies the TEC Transit Employment Zoning District as a conforming district to the Transit Employment Center General Plan Land Use/Transportation Diagram land use designation (Figure 3). The proposed church is consistent with this zoning designation and other provisions of the Zoning Ordinance, as analyzed below.

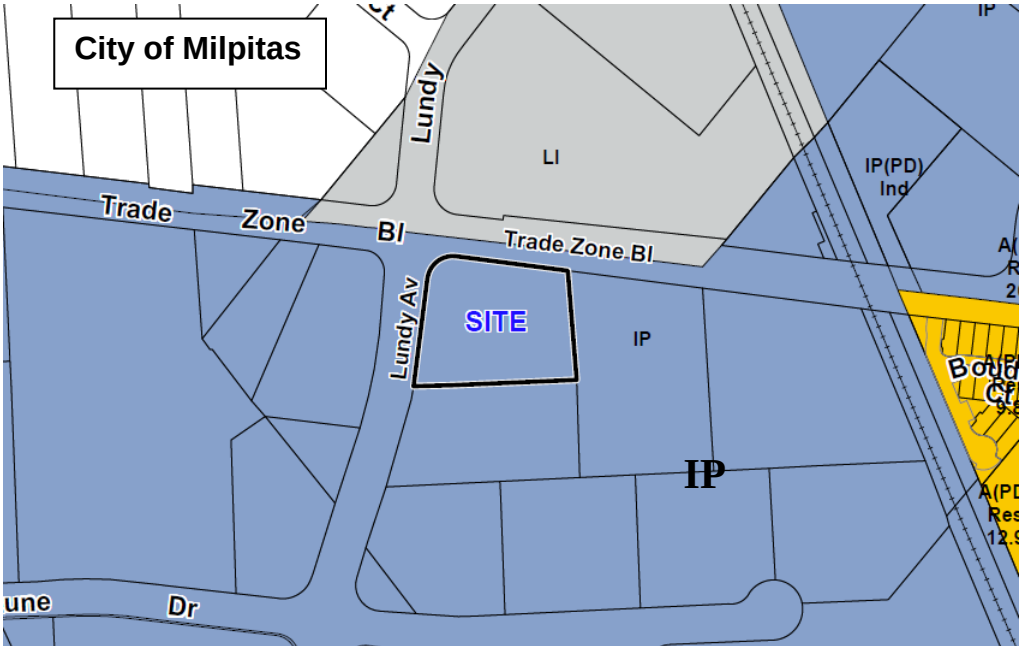


Figure 3: Zoning Map

Parking

Pursuant Section 20.90 and Table 20-190 of the Zoning Ordinance, parking for church/religious assembly requires "one space per four fixed seats …used for worship". There are 518 fixed seats for the purposes of prayer/assembly, which would require 129.5 (or 130) parking spaces.

<u>Section 20.90.220 - Reduction in Required Off-Street Parking Spaces A. 1</u>. This sections allows a 20 percent reduction of the required 130 spaces if the project is within 2,000 feet of a light rail station and provides bicycle parking in accordance to requirements of Table 20-90. The site is within 2,000 feet of Cropley light rail station and the project is providing the required bicycle parking; therefore, a 20 percent reduction or 26 spaces can be eliminated, yielding a total of 104 required spaces. The project is providing a total of 109 parking spaces.

A separate parking requirement is calculated for the 10,221 square foot office use at a rate of one space per 250 square feet of floor area. The floor area (net) of 10,221 would be 8,688 square feet which requires a total 35 spaces dedicated to the office tenant. However, the office and church uses have distinct operational hours (see the chart below), and can utilize 109 parking spaces as a shared pool of parking. This shared parking is allowed pursuant to Section 20.90.200 Off-site, Alternating Use and Alternative Parking Arrangements - Vehicle or Bicycle, A.2. of the San Jose Zoning Ordinance.

Table 1: Operational Hours

Office Hours	***Church Hours***
Monday-Friday 8am-5pm *Office and Administrative Services*	**Tuesday** Evenings 7pm-9pm *Prayer and Bible Study*
	Sunday 6am-11am; *Prayer and Bible Study* **Sunday** 11am-2pm and 6-8pm *Services for Congregation*
	Friday 7pm-9pm *Prayer and Bible Study*

Table 1 above describes the operational hours of the existing office and proposed church. There would be a small church staff of four persons occupying the space during the Monday-Friday, 8am -5pm business hours, but only to conduct administrative duties. Any vehicle parking associated with this staff would easily be accommodated during those hours.

The above hours and related activities are included in the Operations Plan submitted with the application and is also noted on the cover sheet (sheet A 0.1) under Hours of Operation of the application drawings.

Required bicycle parking for church/assembly use is one space per 60 fixed seats for assembly. With 518 seats, nine bicycle spaces would be required. The 10,221 square foot office space would require one bicycle space per 4,000 square feet, resulting in three required spaces. Therefore, altogether 12 bicycle spaces are required. The project plans show a total of 14 bicycle spaces distributed over three bicycle racks.

The office use requires one motorcycle space for every 50 code required car spaces. Based on the 41 required vehicular spaces, only one motorcycle space would be required. No motorcycle parking is required for churches. The project is providing a total of four motorcycle spaces, thus meeting the parking requirement.

FINDINGS

Conditional Use Permit

Chapter 20.100 of Title 20 of the San José Municipal Ordinance establishes required findings for issuance of a Conditional Use Permit. The City Council must conclude and find, based on the above facts and analysis that:

1. The conditional use permit, as approved, is consistent with and will further the policies of the General Plan, applicable specific plans.

   Analysis: As discussed above, this Conditional Use Permit is consistent with the Transit Employment Center land use designation and furthers the General Plan policies related to assembly use. The building is existing and meets the parking requirement of the Zoning Ordinance. This proposal does not include any major exterior modification.

2. The conditional use permit, as approved, conforms with the zoning code.

   Analysis: The proposed religious assembly use is a conditional use in the TEC Zoning District. This project provides the required number of car, bicycle and motorcycle parking required for church/assembly use per the Zoning Ordinance.

3. The Conditional Use Permit, as approved, is consistent with applicable City Council Policies, or counterbalancing considerations justify the inconsistency.

   Analysis: There are no Council Policies related to religious assembly use, however the project is consistent with all applicable City Council policies. Compliant with Council Policy 6-30: Public Outreach Policy, a notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. Additionally, the project is also consistent with Council Policy 6-29, Post-Construction Urban Runoff Management, in that the project plans were reviewed by the Public Works Department and determined consistent with the City's stormwater requirements.

4. The proposed use at the location requested will not:

   a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
   b. Impair the utility of value of the property of other persons located within the vicinity of the site; or
   c. Be detrimental to public health, safety or general welfare.

   Analysis: The proposed church/religious assembly use will not adversely affect the surrounding area in that it is located on the periphery of an industrial office area. Further, the church will operate completely within its building and does not operate during standard business hours.

5. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas.

   Analysis: The church/religious assembly use meets the parking requirements of the Zoning Ordinance. This proposal includes only minimal exterior modification such as restriping of parking lot and relocation of a trash enclosure.

6. The proposed site is adequately served:

   a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
   b. By other public or private service facilities as are required.

   Analysis: The subject site is well-served and easily accessible from Trade Zone Boulevard, and Lundy Avenue.

7. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

   Analysis: This Conditional Use Permit does not involve new construction, does not include any expansion of the existing building footprint, and has adequate parking. Except for minor external modifications such as restriping of the parking area and new landscaping, the project will require only interior modification, and would not result in any physical changes to the site or to the building. As described in the Addendum prepared for the project, the religious assembly use would not have an unacceptable negative affect on adjacent properties for noise, vibration, dust, drainage, erosion, storm water runoff, or odor.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to the Final Environmental Impact Report (General Plan FEIR), Supplemental Program Environmental Impact Report (General Plan SEIR) for the Envision San José 2040 General Plan, and addenda thereto; because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

The proposed church expansion would occur within the existing building that is currently used for office use; there would be no expansion of the building footprint and no additional parking space beyond the existing paved areas.

PUBLIC HEARING NOTIFICATION

Staff followed Council Policy 6-30: Public Outreach Policy. An on-site sign containing the file number and project description was posted on the subject property in accordance to City policy. In addition, a notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

/s/
Rosalynn Hughey, Director
Planning, Building and Code Enforcement

For questions, please contact Robert Manford, Deputy Director, at (408) 535-7900.

Attachment: Project Plans
Operations Plan

DIRECTORY

CLIENT

TEMPLO LA HERMOSA
2222 TRADE ZONE BLVD
SAN JOSE, CA 95131
PH:

ARCHITECTURE

TOPA ARCHITECTURE
1150 NORTH 1st ST #140
SAN JOSE, CA 95112
PH: (408)320-0248

CONDITIONAL USE PERMIT FOR PROPOSED REMODEL

TEMPLO LA HERMOSA

2222 TRADE ZONE BOULEVARD, 95131

RECEIVED
JAN 08 2019
CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT

* NOTE : THIS IMAGE IS FOR CHARACTER PURPOSES ONLY. USE THIS COMPLETE SET FOR COMPLETE CONSTRUCTION INFORMATION *

SHEET LIST

ARCHITECTURE

A0.1	COVERSHEET
A0.2	GENERAL NOTES
A0.4	ZONE/TRACT MAPS
A0.5	VTA & FIRE ACCESS
A1.0	SURROUNDING NEIGHBORHOOD
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	EXISTING FLOOR PLAN
A2.0	PROGRAMATIC USE PLAN
A2.1	PROPOSED FLOOR PLAN
A3.0	EXTERIOR PERSPECTIVES
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS

SYMBOLS

- SIM 1 A101 — SECTION CALLOUT (SECTION #/SHEET #)
- SIM 1 A101 — DETAIL CALLOUT (DETAIL #/SHEET #)
- Name Elevation — LEVEL MARKER (LEVEL NAME/ELEVATION IN FEET)
- 1i — WALL TAG (WALL TYPE #)
- 101 — DOOR TAG (DOOR #)
- 1t — WINDOW TAG (WINDOW TYPE #)
- Room name 101 150 SF — ROOM TAG (ROOM NAME/ROOM #/ROOM AREA)
- 0 — GRID NUMBER
- 1'-0" — CEILING TAG (CEILING #/CEILING HEIGHT/CEILING FLOOR)
- 1 Ref, Ref, A101, Ref, 1 Ref — ELEVATION MARK (ELEVATION #/DETAIL #/ SHEET #)

PROJECT ANALYSIS

APN	244-16-020
CONST. TYPE	V-B
OCCUPANCY	A-3
SITE AREA	2.0 AC.
ZONING	current = IP , proposed = TEC
SPRINKLED	YES
BUILDING FOOTPRINT	29,193 SQ FT
STORIES	SINGLE

DEFERRED SUBMITTALS

1 - FIRE ALARM
2 - AUTOMATIC SPRINKLER SYSTEM
3 - EXTERIOR SIGNAGE

NOTE: DESIGN BUILD CONTRACTOR TO PROVIDE DRAWINGS AND SPECIFICATIONS AND OBTAIN SEPARATE PERMITS.

FIRE DEPARTMENT NOTES

1 - THE KITCHEN HOOD EXTINGUISHING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 17/17 A, UL300, SHALL HAVE CLASS "K" EXTINGUISHER INCORPORATED
2 - PROVIDE ONE CLASS "K" EXTINGUISHER WITHIN 30 FEET OF COOKING EQUIPMENT. UFC, SEC. 1006.2.7

OCCUPANT/PARKING ANALYSIS

INTERIOR SPACE SQUARE FOOTAGE

SPACE 100 - 18,480 SqFt CHURCH AND SUPPORT
5,412 SqFt OF SEATING AREA WITH
518 FIXED SANCTUARY SEATS

SPACE 200+ 10,221 SqFt REDUCED EXISTING
RENTED INDEPENDANT OFFICE SPACE
WITH ALL SUPPORTING AREAS INCLUDED

PARKING SPACES

	SHARED
STANDARD	94
MOTORCYCLE	(+4)
ACCESSIBLE	3
VAN ACCESSIBLE	1
CLEAN AIR VEHICLE	11
TOTAL	109

SITE ANALYSIS

CHURCH (WEEKEND/EVENING)
SPACE 100 : 18480 SqFt TOTAL
518 SEATS / 4 = 129.5 spaces

OFFICE (WEEKDAY)
SPACE 200 : 10,221 SqFt / 250 = 40.8 spaces

TOTAL WEEKDAY = 41 spaces

TOTAL WEEKEND = 130 spaces

PROPOSED 20% REDUCTION FOR RAIL STATION WITHIN 2,000 Ft

130 - 26 (20%) = 104 REQ'D [109 PROVIDED]

OPERATIONAL PLAN

Overview
Templo La Hermosa has sold their current facility at 56 Montgomery St. as part of the effort from the City of San Jose to revitalize the Diridon Station area to accommodate future office and housing developments. This CUP and rezoning application is to relocate this congregation to 2222 Trade Zone Blvd. The proposed location is currently used as office/warehouse. The Church will occupy 18,480 s.f. including the main Sanctuary and supporting spaces. There will be 10,221 s.f. for office use that is not part of the Church. This will bring full time commercial activity and jobs to the site. The property is proposed to be rezoned from IP to TEC which is consistent with the General Plan Designation. As currently proposed this site can accommodate the parking requiems for all this proposed use.

Hours of Operation

Church
- Sunday Service, 11am-2pm and 6pm-8pm.
- Prayers Tuesday 7pm-9pm. and Sundays 6am
- Bible Study Friday 7pm-9pm
- 5 Church Staff Monday-Friday 8am-5pm

Office
- The office space will be leased and it will operate Monday-Friday 8am-5pm

Templo la Hermosa has served residents of San Jose since it was established in 1950. As they enter a new era their mission of serving their congregation will be improved by this new facility.

APPLICABLE CODES

2016 CALIFORNIA GREEN BUILDING STANDARDS

2016 CALIFORNIA FIRE CODE

2016 CALIFORNIA BUILDING CODE

2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA ELECTRICAL CODE

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

PROJECT DESCRIPTION

1 - CHANGE OF USE OF OFFICE SPACE FOR CHURCH ASSEMBLY, AS WELL AS PARTIAL BUILDING RENT OUT TO CURRENT TENANTS

2 - USE OF CORNER SPACE AND BUILDING FRONTAGE IN EXISTING BUILDING FOR JOB CREATION AND FULL TIME BUSINESS HOURS

3 - NEW LIGHTING, MECHANICAL, AND ELECTRICAL FOR ASSEMBLY, CLASSROOM AND OFFICE LAYOUT WITHIN EXISTING BUILDING

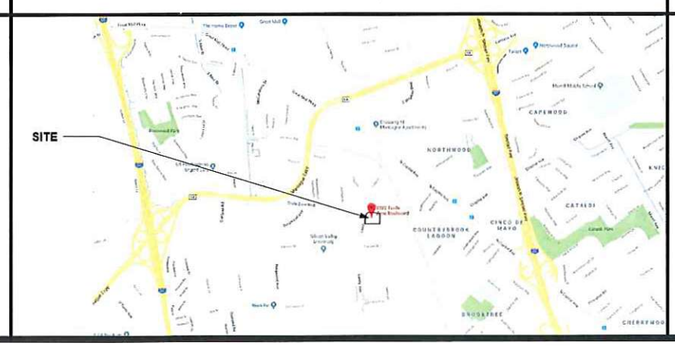
4 - CONVERSION OF LOADING DOCK AREA TO PARKING, INCLUDING MOTORCYCLE AND BICYCLE PARKING AREAS. TOTAL OF 5 NEW SPACES ON EXISTING PAVING.

5 - EXISTING RESTROOM CORE TO REMAIN, AS WELL AS ADDITIONAL CORE ADDED, DEDICATED FOR CHURCH USE.

6 - EXTERIOR IMPROVMENT AND AWNING ADDED FOR MAIN BUILDING ENTRANCE FOR CHURCH

7 - 5 SMALL TREES REMOVED BETWEEN BUILDING FRONT AND PARKING FOR ADA HARDSCAPE ACCESS TO ENTRANCES

VICINITY MAP



ALLOWABLE AREAS

SPRINKLERED / MIXED USE OF A-3 & B WITH FRONTAGE INCREASE (TYPE V-B)	
A-3	B
Area = 24,000 + (6,000 x I)	Area = 36,000 + (9,000 x I)
Increase = (1 - .25) W / 30 = .71	Increase = (1 - .25) W / 30 = .71
Width = 28.69' (120x28)+(120x23)+(292x30)+(292x30)/824'	Width = 28.69' (120x28)+(120x23)+(292x30)+(292x30)/824'
TOTAL = 28,303 SqFt	TOTAL = 42,455 SqFt
AS BUILT 18,480 / ALLOWABLE 28,303 = 0.65	AS BUILT 10,221 / ALLOWABLE 42,455 = 0.24
TOTAL (A-3 + B) = 0.65 + 0.24 = 0.89 (<1)	

topa
architecture

1150 North First St #140
San Jose CA 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

SHEET TITLE:

COVERSHEET

REVISIONS

No.	Description	Date

DRAWN:	JC
CHECKED:	RT
DATE:	01.02.2019
SCALE:	1/8" = 1'-0"
JOB No.:	–
SHEET No.:	A0.1

036 MAV 02

GENERAL NOTES

CONSTRUCTION DOCUMENTS:

1. GENERAL NOTES SHALL APPLY TO ALL WORK OF THE PROJECT AND SHALL EXTEND TO CHANGES OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. CHANGES IN DESIGN OR MATERIALS WILL NOT BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM BOTH THE ARCHITECT AND OWNER. SUBMIT REQUESTS FOR SUBSTITUION AT LEAST FOUR WEEKS BEFORE PRIOR TO COMMENCEMENT OF AFFECTED WORK.

3. DIMENSIONS:

A) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.

B) ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.

C) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.

D) DIMENSIONS ARE BASED UPON SPECIFIC MATERIALS AND EQUIPMENT. SUBSTITIONS MAY AFFECT DIMENSIONS.SUBSTITUTION REQUESTS SHALL INDICATE THE IMPACT OF THE SUBSTITUTIONS UPON DIMENSIONS AND CLEARANCES.

E) MINIMUM AND MAXIMUM DIMENSIONS AND SLOPES AS REQUIRED FOR DISABLE ACCESS ARE TO TAKE PRECEDENCE IN ALL CASES OF CONFLICT. CODE REQUIRED MINIMUMS AND MAXIMUMS ARE TO BE EXCEEDED WHERE POSSIBLE AND WHERE NOTED. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.

4. DETAILS MARKED "TYPICAL" (TYP) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.

5. DETAILS MARKED "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY SIMILAR DIMENSIONS OR NOTES ON THE PLAN.

6. A DELTA SYMBOL LOCATED AT THE TOP RIGHT HAND CORNER OF ANY DRAWING INDICATES THAT DRAWING HAS BEEN SIGNIFICANTLY REVISED AND SHOULD BE TREATED AS AN ENTIRELY NEW DRAWING.

7. SHOULD AN ERROR APPEAR IN SPECIFICATIONS OR DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.

10. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

11. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE UNIFORM BUILDING CODE AND ALL LOCAL AND NATIONAL CODES AND AUTHORITIES WHICH ARE APPLICABLE.

12. ALL PRODUCTS, MATERIALS, AND FINISHES ARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES, UNLESS SPECIFICALLY NOTED OTHERWISE.

13. REFERENCES TO MAKES, BRANDS, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED, UNLESS SPECIFICALLY NOTED OTEHRWISE OR WHEN MADE ACCORDING TO PROCEDURES FOR SUBSTITUTIONS.

14. ALL INTERIOR AND EXTERIOR FINISHES AT ALL INSIDE AND OUTSIDE CORNER AND EDGE DETAILS FOR ALL FINISH MATERIAL MUST USE THE APPROPRIATE MANUFACTURER'S RECOMMENDED INSIDE AND OUTSIDE CORNER AND EDGE MATERIAL AND FINISHES.

15. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

16. ALL WOOD TOUCHING/ COMING IN CONTACT WITH CONCRETE SHOULD BE PRESSURE TREATED. TYPICAL UNLESS NOTED OTHERWISE.

17. ALL GYPSUM BOARD TO BE A MINIMUM OF 5/8" SHEETROCK, U.N.O. SMOOTH FINISH OR AS OTHERWISE INDICATED ON DRAWINGS. INSTALL AS NEEDED TO MEET APPLICABLE CODES.

18. ALL SCREWS/NAILS IN FINISH WOODWORK TO BE COUNTERSUNK AND FILLED SMOOTH WITH PUTTY TO MATCH FINISH.

19. ALL WALLS FLOORS AND CEILINGS ARE TO BE FINISHED TO MATCH EXISTING ADJACENT SURFACES. ALL NEW FINISHES AND FIXTURES ARE TO BE APPROVED BY OWNER OR ARCHITECT, PRIOR TO INSTALLATION.

20. ANY ALTERATIONS OF EXISTING FACILITIES TO ACCOMADTE THE INSTALLATION OF NEW WORK SHALL BE REVIEWED BY THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK.

21. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF WORK SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.

22. GEOTECHNICAL INFORMATION REGARDING GEOTECHNICAL AND SOIL CONDITIONS AT THE SITE AT THE TIME OF THE REPORT WAS FURNISHED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING WORK.

23. SEE DOCUMENTS PREPARED BY THE CIVIL ENGINEERING, IF APPLICABLE, FOR ALL FINISH GRADES, DRAINAGE AND SITE DETAILS. REVIEW ALL SITE UTILITY DOCUMENTS, LANDSCAPE AND IRRIGATION DOCUMENTS PRIOR OR COMMENCEMENT OF ANY UNDERGROUNDING OR TRENCHING. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF THE CONTRACT DOCUMENTS.

24. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR CONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON COMPLIANCE CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHERE IN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS A CHANGE ORDER, OR A SEPARATE SET OF PLANS OR SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

25. CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF

CONTRACTOR RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK AND OPERATIONS OF ALL TRADES AND DISCIPLINES. THE CONTRACTOR SHALL:
   A) SCHEDULE CONSTRUCTION OPERATION IN SEQUENCCE NEEDED TO OBTAIN THE BEST RESULTS WHERE INSTALLATION OF ONE PART OF THE WORK DEPENDS ON INSTALLATION OF OTHER COMPONENTS, BEFORE OR AFTER ITS INSTALLATION.

   B) COORDINATE INSTALLATION OF DIFFERENT COMPONENTS WITH OTHER CONTRACTORS TO ENSURE MAXIMUM ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE AND REPAIR.

   C) MAKE ADEQUATE PROVISIONS TO ACCOMADATE ITEMS SCHEDULED FOR LATER INSTALLATION.

2. GENERAL CONTRACTORS, SUB-CONTRACTORS, BUILDERS, AND OWNER ARE TO CHECK ALL DRAWINGS FOR ERRORS AND OMMISIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS AND/OR OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGNER WILL NOT TAKE LIABILITY FOR ANY ERRORS AND/OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. VERIFY ALL DIMENSIONS AND SITE CONDITIONS, INCLUDING LOCATING ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY, PRIOR TO COMMENCING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES WITH THESE PLANS AND SPECIFICATIONS OR ANY UNFORESEEN CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. IF THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES ARE NOT CONSISTENT WITH EACH OTHER, NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF ANY WORK AND AWAIT DIRECTION OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY OF WORK COMPLETED.

5. THE CONTRACTOR SHALL LAYOUT THE WORK, SETTING GRADE STAKES, ESTABLISHING LINES AND ELEVATIONS AND ANY OTHER INFORMATION NECESSARY TO COMPLETE THE WORK AND BE RESPONSIBLE FOR THE ACCURACY THEREOF.

6. CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.

7. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

8. CONTRACTOR TO PROTECT ALL INTERIOR SPACES (AS REQUIRED) FROM ANY WEATHER, THEFT, OR VANDALISM.

9. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING IMPROVEMENTS WITH A SMOOTH TRANSITION AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

10. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED (ASBESTOS), DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

11. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.

12. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORES TO THE SATISFACTION OF THE CONTROLLING PUBLIC AGENCY OR THE OWNER, AS APPLICABLE, AT THE CONTRACTOR'S SOLE EXPENSE.

13. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATION.

14. RELOCATE OR INSTALL NEW PLUMBING, GAS, AND ELECTRICAL LINES (AS REQUIRED) FOR THE NEW CONSTRUCTION.

15. FIRE SPRINKLER WORK SHALL BE DESIGN-BUILD. PERMIT DRAWINGS FOR THIS WORK SHALL BE A DEFFERED SUBMITTAL MADE BY THE CONTRACTOR.

16. CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO MAKE SURE THAT MATERIALS, INSTALLATION AND CRAFTSMANSHIP FOR THIS PROJECT MEETS ALL APPLICABLE CODES. TYPICAL.

17. OWNER WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT, AND SYSTEMS WITH THE INTENT OF THE DESIGN. REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY OWNER. THIS FUNCTION OF THE OWNER WILL APPLY BOTH TO THE CONTRACT AS INITIALLY SIGNED AND TO CHANGES TO THE CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.

18. THE FINISHED WORK WHALL BE FIRM, WELL AND SECURELY ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS STAINS OR DICOLORATION. JOINTINGS SHALL BE CLOSE FITTING, NEAT, AND WELL SCRIBED. THE FINISHED WORK SHALL NOT HAVE XPOSED, UNSLIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISIONFOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.

ABBREVIATIONS

A

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A.C.C.M.P.	ASPHALT COATED CORRU-GATED METAL PIPE
A.C.I.	AMERICAN CONCRETE INSTITUTE
	ALTERNATING CURRENT OR ACRES
ACOUS.	ACOUSTICAL
A.C.P.	ASBESTOS CEMENT PIPE
ADD.	ADDENDUM
AD	AREA DRAIN
ADDITIONAL	ADDITIONAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGA.	AMERICAN GAS ASSOCI-ATION
AGG.	AGGREGATE
A.H.	AIR HANDLING
AIR COND.	AIR CONDITIONING
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS
A.I.E.E.	AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
A.I.SI	AMERICAN IRON & STEEL INSTITUTE
ALT.	ALTERNATE
ALUM.	ALUMINUM
AMP.	AMPERE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT/ARCHITECTURAL
ASB.	ASBESTOS
ASCE	AMERICAN SOCIETY OF HEATING, REFRIGERATING & AIR CONDITIONING ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASPH	ASPHALT
ASR	AUTOMATIC SPRINKLER RISER
ASSOC.	ASSOCIATION
ATEG	ACCOUSTIC TILE EXPOSED GRID
AVE	AVERAGE

B

B & B	BURLAPPED & BALLED
BD.	BOARD
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.M.	BENCH MARK
BOT.	BOTTOM
BRG.	BEARING
BRZN.	BRONZE
B.S.	BOTH SIDED
BTW.	BETWEEN
BTU	BRITISH THERMAL UNIT
B.V.C.	BEGINNING OF VERTICAL CURVE
B.W.	BOTH WAYS

C

CAB.	CABINET
CAL.	CALIPER
CAR	CARPET
C.B.	CATCH BASIN
CBI	CATCH BASIN INVERT
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FEET
C.F.M.	CUBIC FEET PER MINUTE
C.F.S.	CUBIC FEET PER SECOND
CHWS (R)	CHILLED WATER SUPPLY (RETURN)
C.I.	CAST IRON
C.I.P.	CAST IRON PIPE
CIR.	CIRCULAR
C.L.	CENTER LINE OR CHAIN LINK (FENCE)
CLG.	CEILING
CLO	CLOSET
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.M.P.	CORRUGATED METAL PIPE
CNTR	COUNTER
CO.	COMPANY
CO	CLEAN-OUT
COL.	COLUMN
COMB.	COMBINATION
COMP.	COMPOSITION
CONC.	CONCRETE
CONJN.	CONNECTION
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
CONT.	CONTINUOUS
COR.	CORNER
CORP.	CORPORATION
CORR.	CORRIDOR
CRR	CORRUGATE
CS	CROSS SLOPE
CTSK	COUNTERSINK
C.W.	COLD WATER
C.W.S.(R)	CONDENSER WATER SUPPLY (RETURN)
CU	CUBIC
C.Y.	CUBIC YARD

D

d	PENNY (NAILS)
DBL.	DOUBLE
DC.	DIRECT CURRENT SEE AC.
DEG.	DEGREE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION
D.M.H.	DROP MAN HOLE
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR, DRAIN
DS	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER

E

E.	EAST
EA.	EACH
E.A.P.	EXPOSED AGGREGATE PAVING
E.F.	EACH FACE
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
E.M.R.	ELEVATOR MACHINE ROOM
ENAM.	ENAMEL
ENCL.	ENCLOSURE
ENGR.	ENGINEER
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	AND SO FORTH
EX. OR (E)	EXISTING
EXH.	EXHAUST
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
E.W.M.	ELECTRIC WELDED MESH
E.V.C.	END OF VERTICAL CURVE

F

F.A.	FRESH AIR, FIRE ALARM
FAB.	FABRICATE
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
F.H.	FIRE HYDRANT
FHWS	FLAT HEAD WOOD SCREW
FIN.	FINISH
F.L.	FLOW LINE
FL.L.T.	FLOURESCENT LIGHT
FLR.	FLOOR
F.P.	FIRE PROTECTION
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.G.	FACE OF GLAZING
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FPRF.	FIREPROOF
F.R.	FLOOR SINK
FT.	FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE

G

GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
G.I.	GALVANIZED IRON
GL.	GLASS
GLULAM	GLUE-LAMINATED
G.L.B.	GLUE-LAMINATED BEAM
GND.	GROUND
G.P.H.	GALLONS PER HOUR
G.P.M.	GALLONS PER MINUTE
G.RAIL	GUARD RAIL
G.V.	GAS VALVE
GYP.	GYPSUM BOARD

H

H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HEAD
HDR.	HEADER
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP	HORSEPOWER
H.P.	HIGH POINT
HR.	HOUR
H.RAIL	HANDRAIL
HDWR.	HARDWARE
HTG.	HEATING
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING
HW	HEAD WALL
H.W.	HOT WATER
HWY	HIGHWAY
HYD.	HYDRAULIC, HYDRANT
Hz	HERTZ

I

I.E.S.	ILLUMINATING ENGINEERS SOCIETY
I.D.	INSIDE DIAMETER
INPKG.	INPREGNATE
IN.	INCH
INCL.	INCLUDES
INC.	INCORPORATED
INFO.	INFORMATION
INL.	INLET
INSUL	INSULATION
INT.	INTERIOR
ISOL	ISOLATION, ISOLATOR
I.C.W.	INDUSTRIAL COLD WATER
I.H.W.	INDUSTRIAL HOT WATER
INV.	INVERT

J

JAN.	JANITOR
J.B.	JUNCTION BOX
JCT.	JUNCTION
JST.	JOIST
JT.	JOINT

K

K.D.	KILN DRIED
KIT.	KITCHEN
K.O.	KNOCK OUT
K.W.	KILOWATT

L

L.	LENGTH OF CURVE
L.A.	LANDSCAPE ARCHITECT
LAB.	LABORATORY
LAG.	LAG SCREW
LAV.	LAVATORY
LAM.	LAMINATE
LAT.	LATERAL
LB.	POUND
L.C.	LANDSCAPE CONTRACTOR
LF	LINEAR FEET
LG.	LONG
LPL	LINEAR
L.P.	LOW POINT
LT.	LIGHT
LVR.	LOUVER
LT.W.C.	LIGHT WEIGHT CONCRETE

M

M	METER
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
M.H.	MANHOLE
M.I.	MALLEABLE IRON
MIN.	MINIMUM, MINUTE
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODULE
MOV.	MOVEMENT
M.S.	MACHINE SCREW
MTD.	MOUNTED
MUL.	MULLION

N

N.	NORTH
NAT.	NATURAL
N.B.S.	NATIONAL BUREAU OF STANDARDS
NEC.	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
N.G.	NATURAL GRADE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
N.S.	NO SCALE

O

O.A.	OVERALL
O.A.I.	OUTSIDE AIR INTAKE
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVERFLOW
OFL	OVERFLOW LEADER
O.F.S.	OUTSIDE FACE OF STUD
OFF.	OFFICE
O.H.	OVAL HEAD
OPNG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
O.T.O.	OUT TO OUT
OVHD.	OVERHEAD

P

P.A.	PUBLIC ADDRESS
PC	PIECE
P.C.P.	POROUS CONCRETE PIPE
P G & E	PACIFIC GAS & ELECTRIC PAGE
P.H.	PANIC HARDWARE
PG.	PLATE
	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLMBG.	PLUMBING
PLY.	PLYWOOD
P.M.	PRESSED METAL
PNL.	PANEL
P.O.C.	POINT OF CONNECTION
POL.	POLISHED
PORC.	PORCELAIN
P.P.	POWER POLE
	PAIR
PRCT.	PRECAST
PREFAB.	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED
PSI	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R	COMBINATION PAPER TOWEL DISPENSER/ RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYLCHLORIDE
P.V.I.	POINT OF VERTICAL TANGENT

Q

QT.	QUART
Q.T.	QUARRY TILE

R

R.	RISER
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R.D.	ROOF DRAIN
R.E.	RIM ELEVATION
RECPT.	RECEPTACLE
REF.	REFERENCE
REFR.	REFRIGERATOR, REFRIGERATION
REINF.	REINFORCEMENT
REQD.	REQUIRED
RESIL.	RESILIENT
RF.	ROOF
RGTR.	REGISTER
R.H.	ROUND HEAD
REL. HUM.	RELATIVE HUMIDITY
REV.	REVISION
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.M.	REVOLUTIONS PER MINUTE
R.R.	RAILROAD
R.V.	ROOF VENT
RWD.	REDWOOD
RWL.	RAIN WATER LEADER

S

S.	SOUTH
SAN.	SANITARY
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SECT.	SECTION
SEIS.	SEISMIC
SF	SQUARE FEET
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
S.I.	STORM INLET
SIM.	SIMILAR
S.J.	SEISMIC JOINT
SK	SINK
S.M.	SHEET METAL
SND.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPECS.	SPECIFICATIONS
SPR.	SPRINKLER
SQ.	SQUARE
S.S.	SERVICE SINK, SANITARY SEWER
S.STL.	STAINLESS STEEL
ST.	STREET
STA.	STATION
STAG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENER
ST.	STEEL
STOR.	STORAGE
STR.	STRINGER
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SWBD.	SWITCHBOARD
S.Y.	SQUARE YARD
SYM.	SYMMETRICAL

T

TANG.	TANGENT
T.B.	TOWEL BAR
T & B	TOP AND BOTTOM
T.C.	TOP OF CURB, TOP OF COUNTER
T.C.P.	TERRA COTTA PIPE
T.E.	TAPERED END
TEL.	TELEPHONE
TEMP.	TEMPERATURE
TEMPD.	TEMPERED
TER.	TERRAZZO
T & G	TONGUE AND GROOVE
TH.	THRESHOLD
THERMO.	THERMOSTAT
THK.	THICK, THICKNESS
THRU.	THROUGH
TOL.	TOLERANCE
T.P.	TOP OF PARAPET, TELE-PHONE POLE, TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
T.PL.	TOP OF PLATE
TRANSF.	TRANSFORMER
TRD.	TREAD
T.S.	TOP OF SLAB, TOP OF SLOPE, TOP OF STEEL
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL

U

U.B.C.	UNIFORM BUILDING CODE
U.D.	UNDER DRAIN
U.L.	UNDERWRITER'S LABOR-ATORIES, INC.
U.F.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
U.S.G.S.	U.S. GEOLOGICAL SURVEY
UR.	URINAL

V

V.	VENT, VOLT
VAR.	VARIES, VARIABLE
V.C.	VERTICAL CURVE
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
VGDF.	VERTICAL GRAIN DOUGLAS FIR
VOL.	VOLUME
VIT.	VITRIFIED
V.C.P.	VITRIFIED CLAY PIPE

W

W.	WEST WITH
W.C.	WATER CLOSET
WD.	WOOD
W.F.	WIDE FLANGE
W.F.	WIRE FABRIC
W.GL.	WIRE GLASS
W.H.	WATER HEATER
W.I.	WROUGHT IRON
WIND.	WINDOW
W.M.	WIRE MESH, WATER MESH WITHOUT
W.P.	WATERPROOF, WORK POINT
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
W.S.P.	WET SAND PIPE
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH
WV	WATER VALVE

Y

YD.	YARD
Y.D.	YARD DRAIN
#	POUND (LB.) OR NUMBER
°	DEGREES
@	AT
◯	DIAMETER
▱	SQUARE

topa
architecture

1150 North First SL #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

SHEET TITLE:

GENERAL NOTES

REVISIONS

No.	Description	Date

DRAWN:	NV
CHECKED:	RT
DATE:	01.02.2019
SCALE:	
JOB No.:	–
SHEET No.:	A0.2

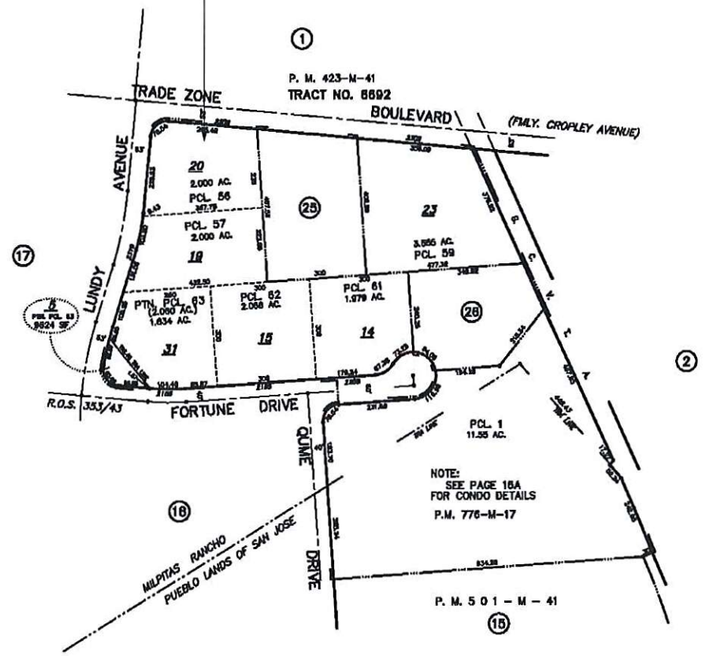
Land Use Zoning

- LOW TO MEDIUM DENSITY RESIDENTIAL
- MEDIUM TO HIGH DENSITY RESIDENTIAL
- HIGH TO VERY HIGH DENSITY RESIDENTIAL
- COMMERCIAL OFFICE
- COMMERCIAL PEDESTRIAN
- COMMERCIAL NEIGHBORHOOD
- COMMERCIAL GENERAL
- DOWNTOWN COMMERCIAL
- DOWNTOWN COMMERCIAL NEIGHBORHOOD TRANSITION 1
- MAIN STREET COMMERCIAL
- HOLD
- COMBINED INDUSTRIAL/COMMERCIAL
- INDUSTRIAL PARK
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC/QUASI-PUBLIC
- AGRICULTURE/OPEN SPACE
- MIXED USES
- WATER

SITE

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
244	16



P.M. 776-M-17

2520 QUME DRIVE		
SUITE	APN	SITUS
1	34	1
2	35	2
3	36	3
4	36	4
5	36	5
6	37	6
7	38	7
8	39	8
9	40	9
10	41	10
11	42	11
12	43	12
13	44	13
14	45	14
2526 QUME DRIVE		
15	46	15
16	47	16
17	48	17
18	49	18
19	50	19
20	51	20
21	52	21
22	53	22
23	54	23
24	55	24
25	56	25
26	57	26
27	58	27
28	59	28
29	60	29
30	61	30

394 DEL MAR 118
LAWRENCE E. STONE — ASSESSOR
Outlined map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2018-2019

topa
architecture

1150 North First St #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

SHEET TITLE:

ZONE/TRACT MAPS

REVISIONS

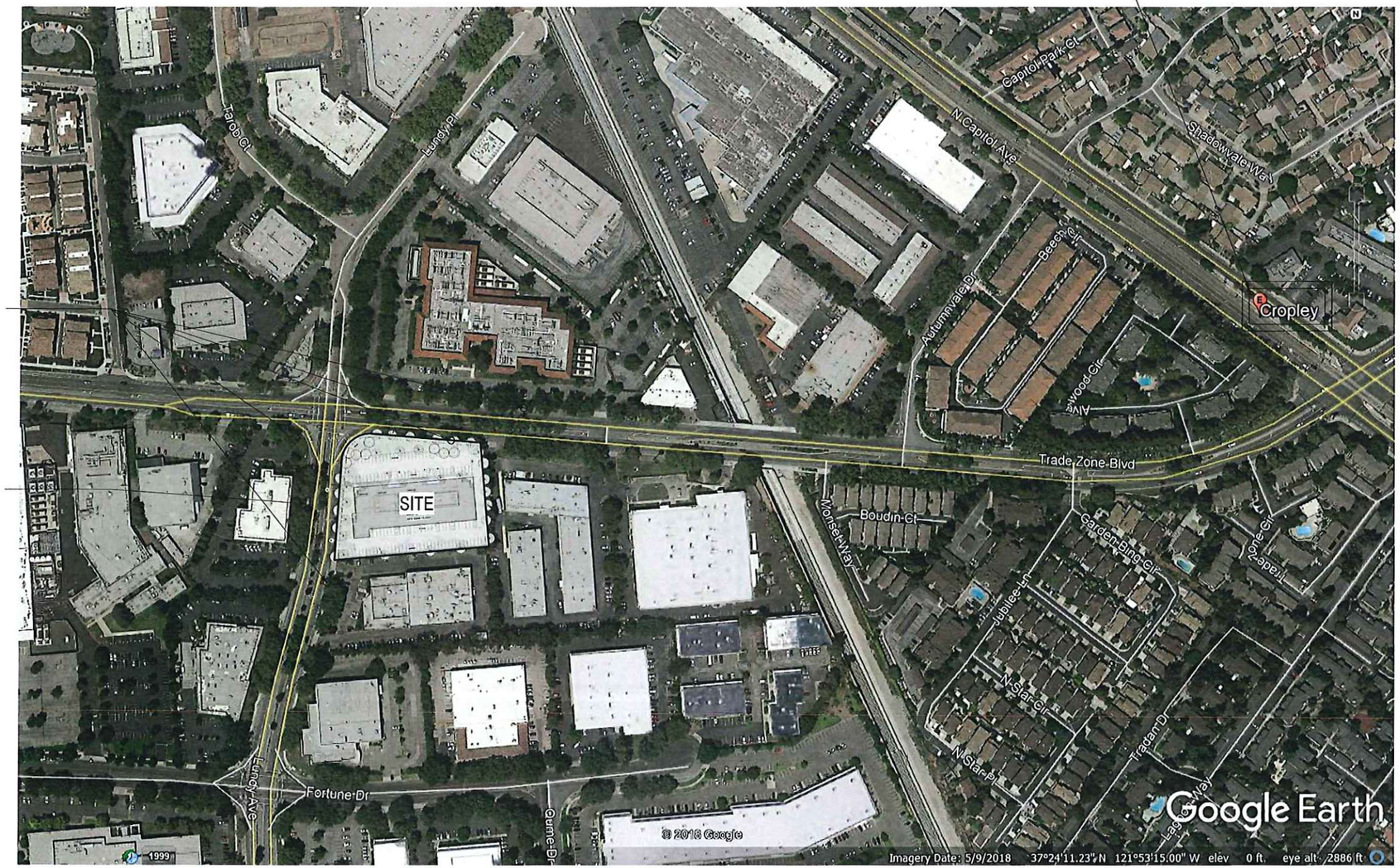
No.	Description	Date

DRAWN:	HK
CHECKED:	JC
DATE:	01.02.2019
SCALE:	12" = 1'-0"
JOB No.:	–
SHEET No.:	A0.4

NEAREST VTA
RAIL STATION
@1,950 FT

5 NEAREST
FIRE HYDRANTS

NEAREST BUS
STOP ~60'



topa
architecture

1150 North First St. #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

SHEET TITLE:

VTA & FIRE ACCESS

REVISIONS

No.	Description	Date

DRAWN:	JC
CHECKED:	RT
DATE:	01.02.2019
SCALE:	3/4" = 1'-0"
JOB No.:	–
SHEET No.:	A0.5

PROJECT PROPERTY

1

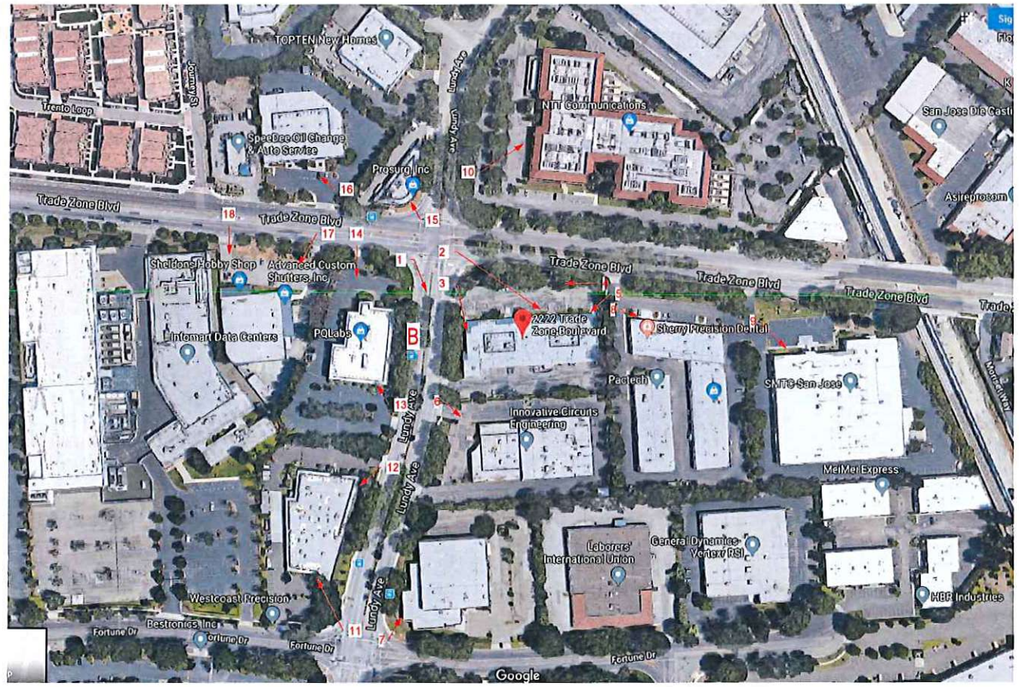
2

3

4

5

6



1 EXISTING LOCATION SITE
1 1/2" = 1'-0"

SURROUNDING CONTEXT

7

8

9

10

11

12

13

14

15

16

17

18

topa
architecture

1150 North First St #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

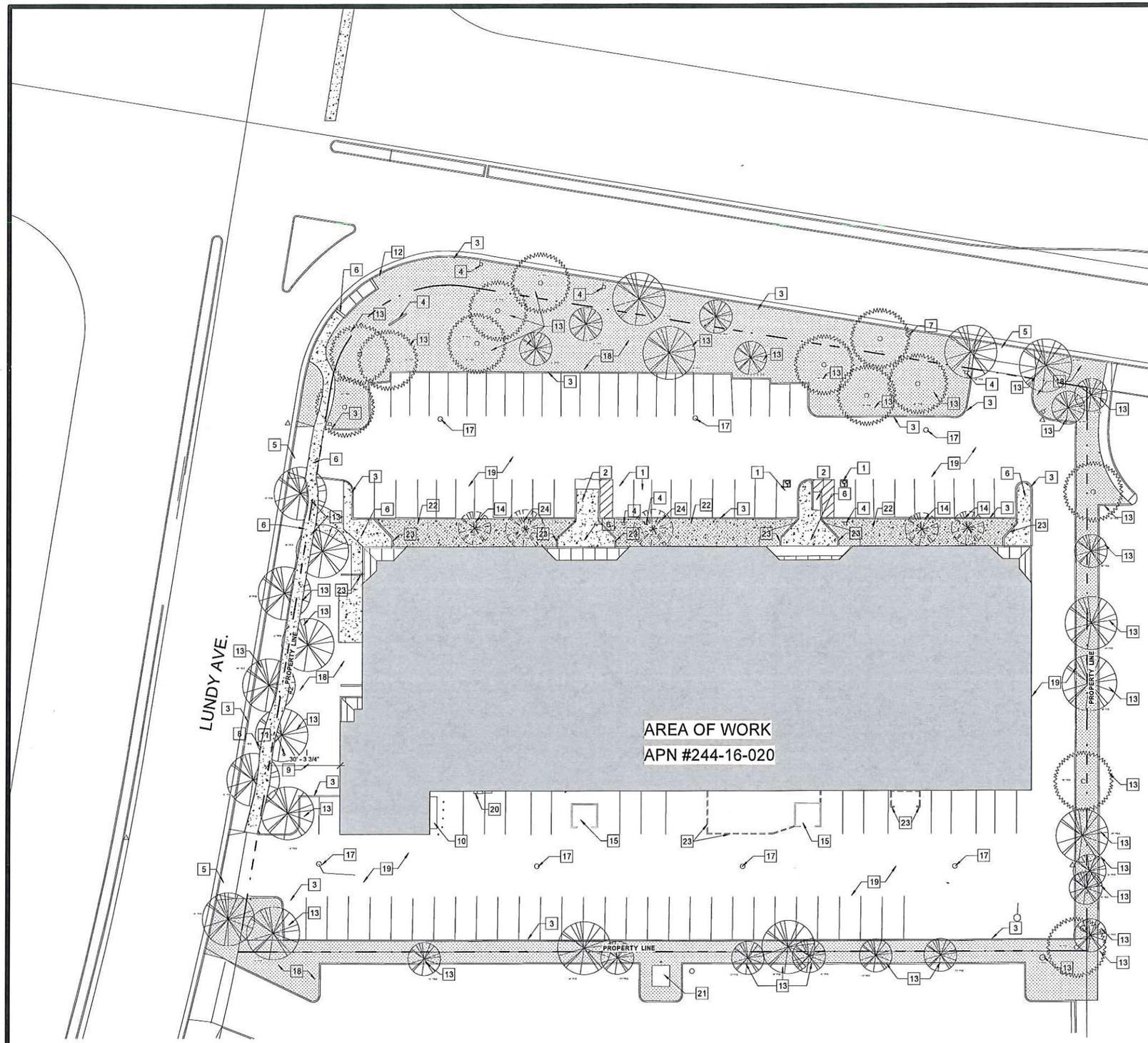
SHEET TITLE:

SURROUNDING NEIGHBORHOOD

REVISIONS

No.	Description	Date

DRAWN:	HK
CHECKED:	JC
DATE:	01.02.2019
SCALE:	As indicated
JOB No.:	–
SHEET No.:	A1.0



1 SITE PLAN
1" = 20'-0"

SITE KEYNOTES

1. (E) ACCESSIBLE PARKING
2. (E) ADA RAMP TO LOADING ZONE
3. (E) 6" CONCRETE CURB
4. (E) SIGNAGE LOCATION
5. (E) DRIVEWAY
6. (E) SIDEWALK TO REMAIN
7. (E) FIRE HYDRANT
8. (E) BACKFLOW
9. (E) TRANSFORMER
10. (E) SWITCH GEAR/METER
11. (E) FIRE RISER TRUCK Y-HOOKUP
12. (E) PEDESTRIAN CURB CUT
13. (E) TREES TO REMAIN
14. (E) ~52" CIRCUMFERENCE PRUNUS SERRULATA TREES TO BE REMOVED FOR HARDSCAPE CIRCULATION AND REPLACED AS NEEDED
15. (E) TRASH ENCLOSURE
16. (E) CONCRETE RAISED PLANTER TO REMAIN
17. (E) FLOOR DRAIN
18. (E) GRASS LANDSCAPING TO REMAIN
19. (E) PAVED PARKING AREA
20. (E) LADDER
21. (E) TRANS. PAD
22. (E) GRASS LANDSCAPE TO BE REMOVED
23. (E) WALLS TO BE REMOVED
24. (E) ~20" CIRCUMFERENCE PRUNUS SERRULATA TREES TO BE REMOVED FOR HARDSCAPE CIRCULATION AND REPLACED AS NEEDED

PROJECT TRUE
NORTH

topa
architecture

1150 North First St #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

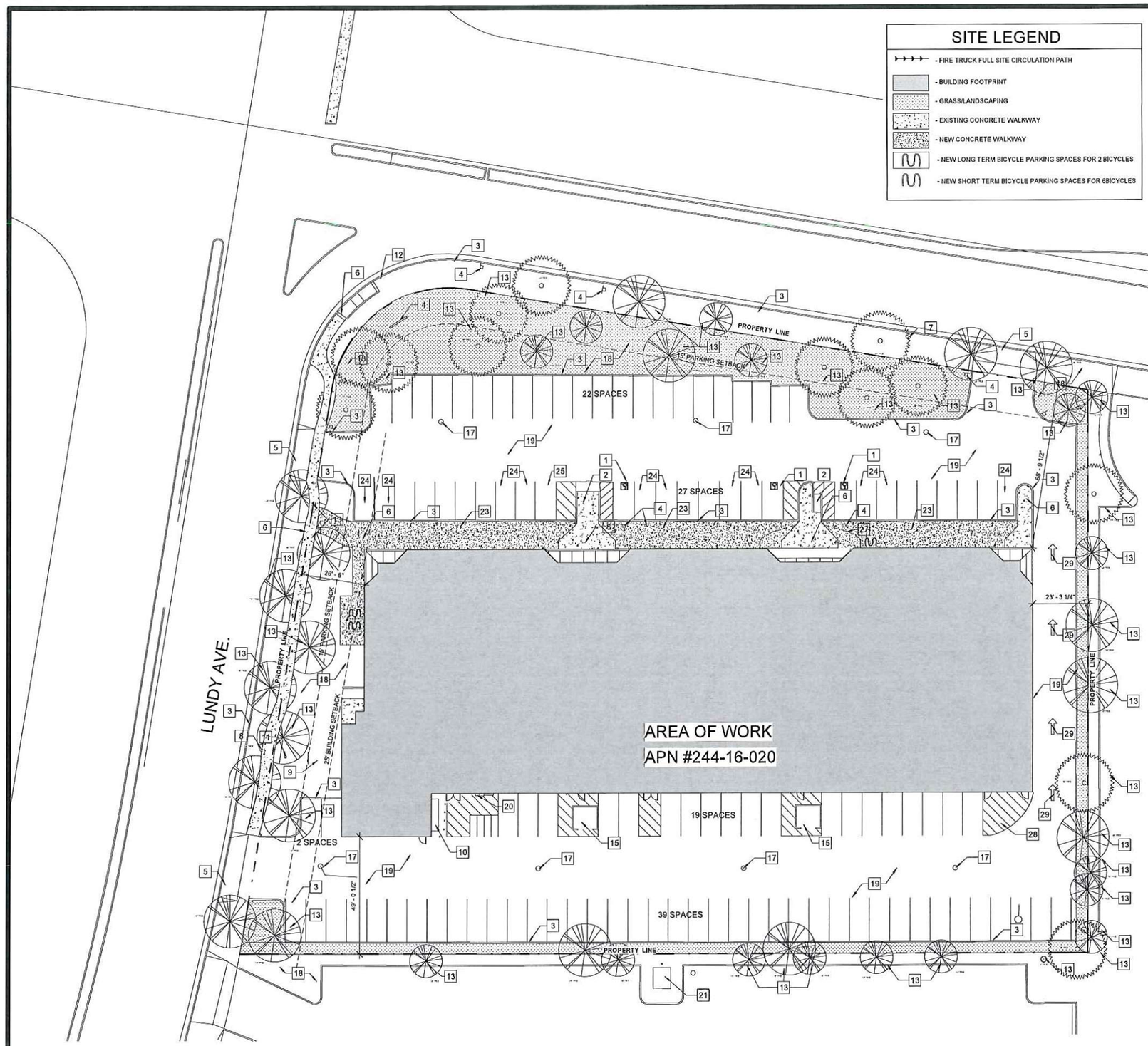
SHEET TITLE:

EXISTING SITE PLAN

REVISIONS

No.	Description	Date

DRAWN:	JC
CHECKED:	RT
DATE:	01.02.2019
SCALE:	As indicated
JOB No.:	–
SHEET No.:	A1.1



① PROPOSED SITE PLAN
1" = 20'-0"

SITE LEGEND

- FIRE TRUCK FULL SITE CIRCULATION PATH
- BUILDING FOOTPRINT
- GRASS/LANDSCAPING
- EXISTING CONCRETE WALKWAY
- NEW CONCRETE WALKWAY
- NEW LONG TERM BICYCLE PARKING SPACES FOR 2 BICYCLES
- NEW SHORT TERM BICYCLE PARKING SPACES FOR 6BICYCLES

SITE KEYNOTES

1. (E) ACCESSIBLE PARKING
2. (E) ADA RAMP TO LOADING ZONE
3. (E) 6" CONCRETE CURB
4. (E) SIGNAGE LOCATION
5. (E) DRIVEWAY
6. (E) SIDEWALK TO REMAIN
7. (E) FIRE HYDRANT
8. (E) BACKFLOW
9. (E) TRANSFORMER
10. (E) SWITCH GEAR/METER
11. (E) FIRE RISER TRUCK Y-HOOKUP
12. (E) PEDESTRIAN CURB CUT
13. (E) TREES TO REMAIN
14. (E) TREES REMOVED FOR HARDSCAPE
15. (E) TRASH ENCLOSURE
16. (E) CONCRETE RAISED PLANTER TO REMAIN
17. (E) FLOOR DRAIN
18. (E) GRASS LANDSCAPING
19. (E) PAVED PARKING AREA
20. (E) LADDER
21. (E) TRANS. PAD
22. (N) CONCRETE ENTRY PATIO
23. (N) SIDE WALK
24. DESIGNATED CLEAN AIR VEHICLE SPACE
25. VAN ACCESSIBLE PARKING SPACE
27. (N) CHURCH ENTRY AAWNING
28. (N) 20' FIRE TRUCK RADIUS
29. (N) ONE WAY DRIVEWAY CIRCULATION ARROW

SITE SURFACE TABLE

TYPE	SQUARE FOOTAGE
BUILDING	29193
PARKING/CIRCULATION	41788
LANDSCAPE	11492
HARDSCAPE	5554 (INCL. 3800 NEW)
TOTAL	87,107 SqFt (2 ACRE)

PARKING SPACES

	SHARED
STANDARD	94
MOTORCYCLE	(+4)
ACCESSIBLE	3
VAN ACCESSIBLE	1
CLEAN AIR VEHICLE	11
TOTAL	109

SITE ANALYSIS

CHURCH (WEEKEND/EVENING)
SPACE 100 : 18460 SqFt TOTAL
518 SEATS / 4 = 129.5 spaces

OFFICE (WEEKDAY)
SPACE 200 : 10,221 SqFt / 250 = 40.8 spaces

TOTAL WEEKDAY = 41 spaces

TOTAL WEEKEND = 130 spaces

PROPOSED 20% REDUCTION FOR RAIL STATION WITHIN 2,000 Ft

130 - 26 (20%) = 104 REQ'D [109 PROVIDED]

topa
architecture

1150 North First St. #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

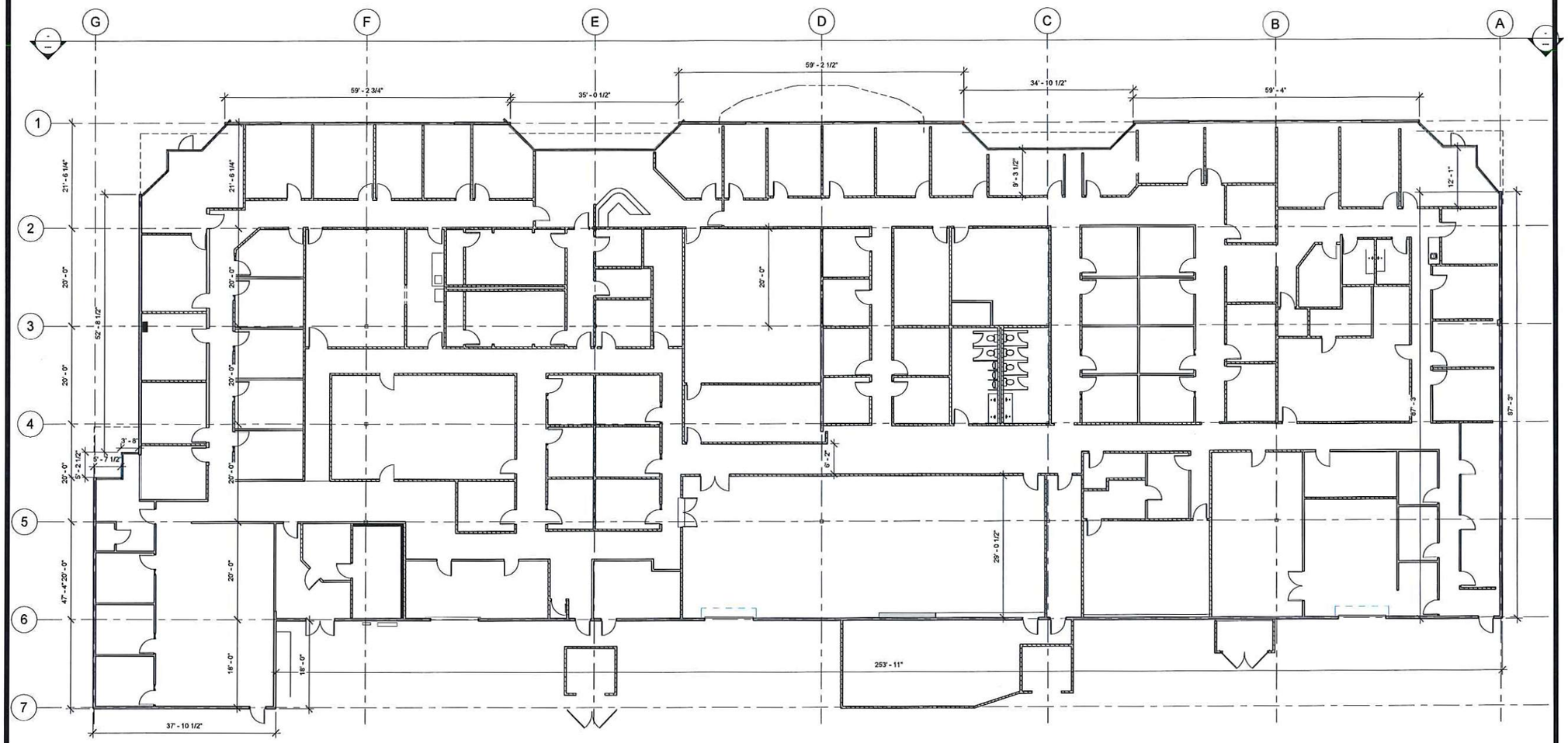
SHEET TITLE:

PROPOSED SITE PLAN

REVISIONS

No.	Description	Date

DRAWN:	Author
CHECKED:	Checker
DATE:	01.02.2019
SCALE:	As Indicated
JOB No.:	--
SHEET No.:	A1.2



1 F. PLAN EXISTING
3/32" = 1'-0"

topa
architecture

1150 North First St #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

SHEET TITLE:

EXISTING FLOOR PLAN

REVISIONS

No.	Description	Date

DRAWN:	Author
CHECKED:	Checker
DATE:	01.02.2019
SCALE:	3/32" = 1'-0"
JOB No.:	–
SHEET No.:	A1.3

ZONE	INTERIOR SqFt	HOURS OF OPERATION
OFFICE TENANT	10,221 SqFt	MON-FRI 8am-5pm
CHURCH	18,480 SqFt	SUNDAYS 11am-2pm & 6pm-8pm TUES/FRI 7pm-9pm
TOTAL	28,701 SqFt INTERIOR SPACE	

LEGEND	EXIT ROUTE COMPONENT
	EXIT DISCHARGE
EXIT	EXIT
	EXIT ACCESS
	10,221 SqFt OFFICE SPACE PLANNED FOR CONTINUED LEASE TO CURRENT TENANT
	10,775 SqFt MAIN USE CHURCH SPACE TO BE USED PRIMARILY ON WEEKENDS AND OCCASIONAL EVENING SERVICES
	7,705 SqFt OFFICE AND CLASSROOM SPACE FOR OCCASIONAL USE BY FEW PEOPLE WITHIN THE CHURCH FOR LIMITED TIMES

3 PROGRAMS PLAN
3/32" = 1'-0"

topa
architecture
1150 North First St. #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

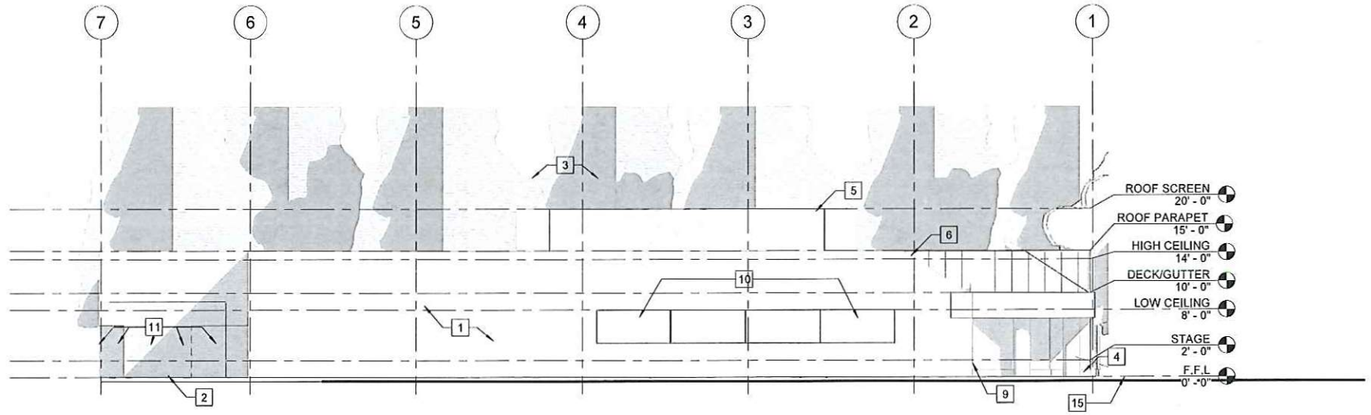
SHEET TITLE:

PROGRAMATIC USE PLAN

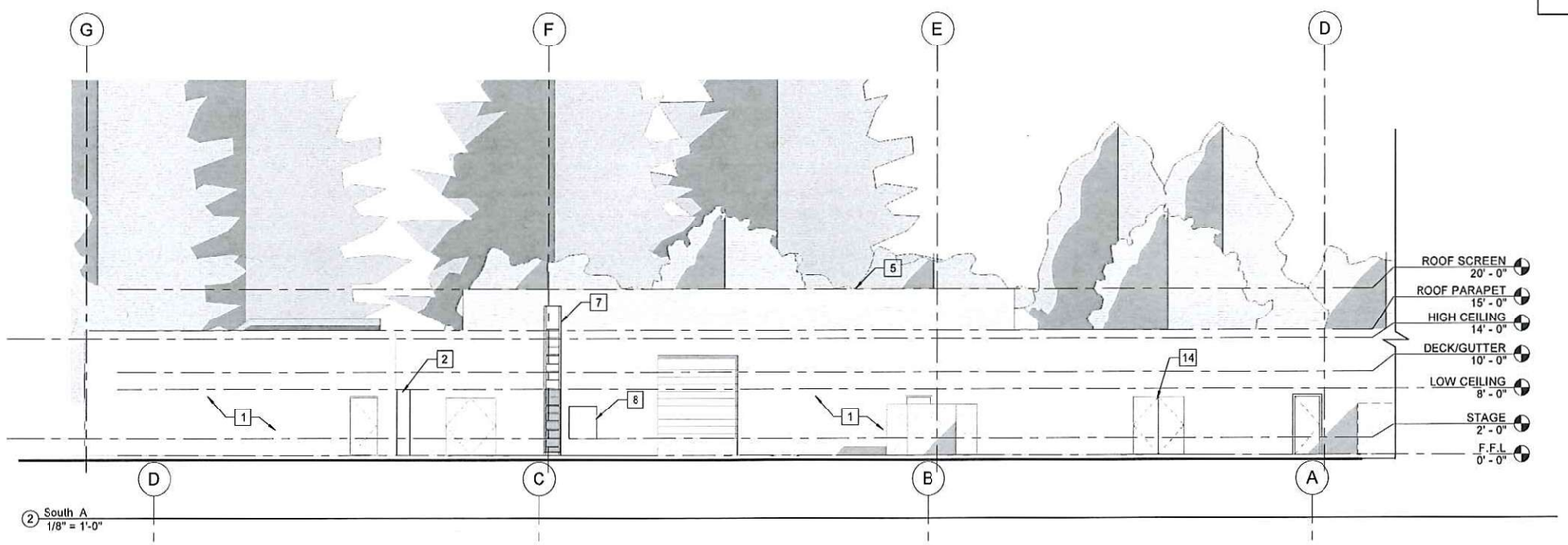
REVISIONS

No.	Description	Date

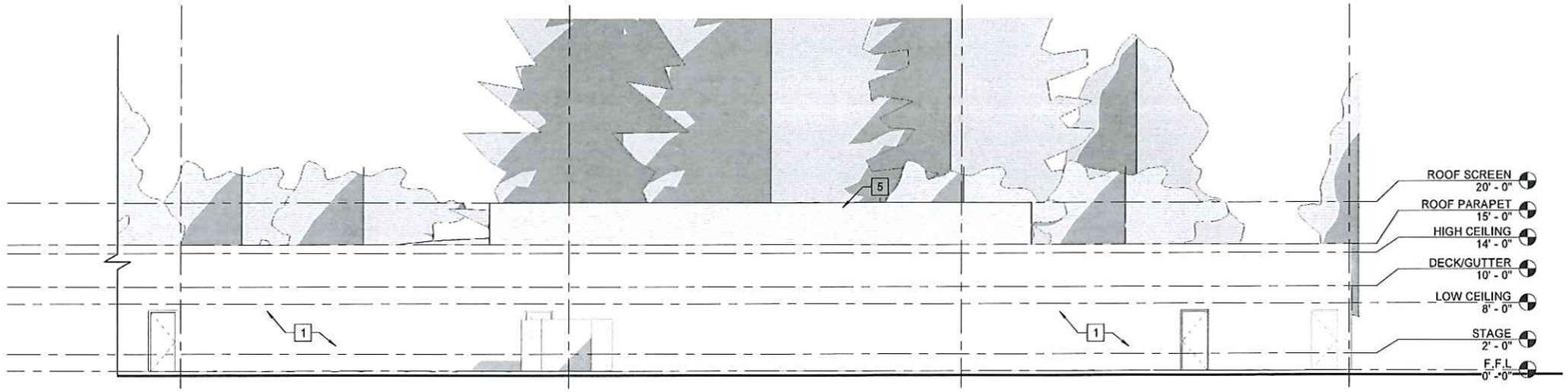
DRAWN:	JC
CHECKED:	RT
DATE:	01.02.2019
SCALE:	As indicated
JOB No.:	–
SHEET No.:	A2.0



① East
1/8" = 1'-0"



② South A
1/8" = 1'-0"



③ South B
1/8" = 1'-0"

ELEVATION KEYNOTES

1	(E) PLASTER EXTERIOR TO REMAIN, NEW PAINT COLOR TBD
2	(E) SWITCH GEAR/METER
3	(E) TREES TO REMAIN
4	(E) CONCRETE RAISED PLANTER TO REMAIN
5	(E) MECHANICAL ROOF SCREEN OVER 'FLAT' ROOF
6	(E) SLOPED METAL ROOF
7	(E) ROOF ACCESS LADDER
8	(E) ELECTRICAL METER LOCATION
9	(E) STOREFRONT GLAZING/DOORS TO REMAIN
10	(E) WINDOWS TO REMAIN
11	(E) BOLLARDS AROUND GEAR
12	(N) STOREFRONT GLAZING/DOORS
14	(N) EXTERIOR EXIT DOOR
15	(N) BIKE PARKING
16	(N) 10" COLUMN W/ 4" ARMS AWNING SUPPORT
17	(N) CHURCH RAISED ARMS ENTRY WELCOME AWNING

topa
architecture

1150 North First St. #140
San Jose CA, 95112
Tel (408) 320 0248

GENERAL NOTES:

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.

3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

TEMPLO LA HERMOSA

2222 TRADE ZONE BLVD, SAN JOSE CA 95131

CONSULTANT:

SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS

No.	Description	Date

DRAWN:	JC
CHECKED:	RT
DATE:	01.02.2019
SCALE:	1/8" = 1'-0"
JOB No.:	–
SHEET No.:	A3.2

TEMPLO LA HERMOSA CHURCH
56 S. MONTGOMERY ST., SAN JOSE CA 95110
408-293-4406
www.tlahermosa.com

Recvd 1/29/19

Rev. Erasmo Zuniga
Rev. Patricia Zuniga
Pastors

Rafael Urtiz
Co-pastor

Patricia Casarez
Secretary

Isidro Zuniga
Treasurer
Misiones y Evangelismo

Nadia Zuniga
Educacion Cristiana

Martin Castaneda
Grupos celulares

Nelson Santos
Men's Ministries

Susana Orozco
Women's Ministries

Adan/Stephanie Mendoza
Youth Ministries

Martin Castaneda
Ministerio de Ujieres

Miguel Sanchez
Royal Rangers Ministries

Maritza Hernandez
Girls Ministries

Teresa Cid
Ministerio de Panderos

Nelson y Maricela Santos
Marketing

TEMPLO LA HERMOSA CHURCH

OPERATIONS PLAN AND HOURS

OVERVIEW

Templo La Hermosa has sold their current facility at 56 S. Montgomery St. as part of the effort from the City of San Jose to revitalize the Diridon Station area to accommodate future office and housing developments.

This CUP and rezoning application is to relocate this congregation to 2222 Trade Zone Blvd. The current building is used as office/warehouse. The Church will occupy 18,480 s.f. including the main Sanctuary and supporting spaces. In addition there will be 10,221 s.f. for office use that is not part of the church. The property will be rezoned from IP to TEC which is consistent with the General Plan Designation. As currently proposed, this site can accommodate the parking requirements for all uses.

HOURS OF OPERATION

CHURCH 18,480 s.f.

SUNDAYS 11:00am to 2:00pm and 6:00pm to 8:00pm

Sunday Service, 11am-2pm and 6pm-8pm. We meet in the morning at 11:00 AM to have our Sunday School Service. We start in the main sanctuary all together to pray and sing one song. After that we dismiss the classes as follows:

- One class for kids from 3 years old to 5 years old.
- One class for kids from 6 years old to 9 years old
- One class for kids from 10 years old to 12 years old.
- One class for teenagers from 13 years old to 18 years old.
- One class for youth from 19 to 24 years old.
- One class for adults.
- At 12:30 we come back to the main sanctuary to present the classes and after that we dismiss.

Todo lo puedo en Cristo que me fortalece
I can do anything in Jesus who strengths me Fil. 4:13

TEMPLO LA HERMOSA CHURCH
56 S. MONTGOMERY ST., SAN JOSE CA 95110
408-293-4406
www.tlahermosa.com

Rev. Erasmo Zuniga
Rev. Patricia Zuniga
Pastors

Rafael Urtiz
Co-pastor

Patricia Casarez
Secretary

Isidro Zuniga
Treasurer
Misiones y Evangelismo

Nadia Zuniga
Educacion Cristiana

Martin Castaneda
Grupos celulares

Nelson Santos
Men's Ministries

Susana Orozco
Women's Ministries

Adan/Stephanie Mendoza
Youth Ministries

Martin Castaneda
Ministerio de Ujieres

Miguel Sanchez
Royal Rangers Ministries

Maritza Hernandez
Girls Ministries

Teresa Cid
Ministerio de Panderos

Nelson y Maricela Santos
Marketing

- We meet again at 6:00pm for our general service.
- At 6:00pm we start with a pray and sing songs.
- By 7:00pm we dismiss children for their children church and the rest stay in the sanctuary.
- At 7:00pm we have a preacher,who usually preaches from 7:00 to 8:00pm. After that we just dismiss the service.
- Once a month we meet early in the morning by 8:00 AM to reach people in need. We share food and clothes with them.

TUESDAYS 7:00pm to 8:00pm

Every Tuesday we meet at 7:00pm for a General Service of pray. It last an hour and after that we dismiss.

FRIDAYS 7:00pm to 8:15pm

We meet every Fridays for Bible studies.

At 7:00pm we meet all together to pray and sing a song. After that we divide classes as follows:

- One class for all children
- One class for all young
- One class for all men
- One class for all women

Classes last one hour. By 8:15 we dismiss the service.

NOTES

- During the day on week days we have available people to do counseling, do routinely office work and ministry people by appointment. We usually receive 2 to 4 people at the time.

We have about 4 persons assigned for these tasks.

Todo lo puedo en Cristo que me fortalice
I can do anything in Jesus who strengths me Fil. 4:13

TEMPLO LA HERMOSA CHURCH
56 S. MONTGOMERY ST., SAN JOSE CA 95110
408-293-4406
www.tlahermosa.com

Rev. Erasmo Zuniga
Rev. Patricia Zuniga
Pastors

Rafael Urtiz
Co-pastor

Patricia Casarez
Secretary

Isidro Zuniga
Treasurer
Misiones y Evangelismo

Nadia Zuniga
Educacion Cristiana

Martin Castaneda
Grupos celulares

Nelson Santos
Men's Ministries

Susana Orozco
Women's Ministries

Adan/Stephanie Mendoza
Youth Ministries

Martin Castaneda
Ministerio de Ujieres

Miguel Sanchez
Royal Rangers Ministries

Maritza Hernandez
Girls Ministries

Teresa Cid
Ministerio de Panderos

Nelson y Maricela Santos
Marketing

OFFICE 10,221 s.f.

- The office space will be leased and it will operate Monday-Friday 8am-5pm. The current tenant has intentions to stay in the building. They employ about 45 people and the plan is to rent them the third part of the property so the stay operating.

Templo la Hermosa has served residents of San Jose since it was established in 1950. As we enter a new era, our mission of serving them will be greatly improved by this new facility.

Sicerely

Rev. Erasmo Zuniga
Senior pastor at Templo La Hermosa Church.

Todo lo puedo en Cristo que me fortalice
I can do anything in Jesus who strengths me Fil. 4:13