

# CUP Narrative

## Blue Oaks Church Pleasanton, California

Prepared by

**Space**

Specialized Planning & Architecture for Church Environments, LLC  
108 South Broadway  
Edmond, OK 73034

November 7, 2019

RECEIVED

NOV 12 2019

CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

PI9-0190/-0191

## **Conditional Use Permit Narrative**

### **1.01 Renovation Plans**

- A. Plans for renovating the 19,033sf one-story building include the demolition of all interior partitions, ceilings, finishes and other improvements apart from the central toilet rooms and the main electrical room.
- B. Interior improvements include the construction of a main auditorium space with movable seating (interlocking chairs). Capacity of the auditorium will be 425 interlocking (non-fixed) seats maximum. A performance platform (24" to 30" high) of approximately 700sf will serve the room, with limited backstage areas for storage, audio/video, and Green Room. The main Lobby will be located at the current main entrance on the building's north side, and a smaller Lobby located at the south building entrance. A "Hospitality Room" will be in the central core (between the two Lobbies) but will be limited to the preparation of coffee and similar services (no food preparation). The eastern side of the building will be configured for children's classrooms, from newborns through middle school ages. This facility will not be used as a licensed daycare facility. A small outdoor area along the building's east side which is part of the property will be fenced and used as an outdoor play space. A small office suite is provided near the SE corner of the floor plan which will be used throughout the week.
- C. Exterior improvements will include enclosed glass vestibules on the north and south entrances, due to energy code requirements. It is also anticipated that a portion of the roof over the platform and central area of the auditorium will be raised to a height of approximately 20 feet above floor level to provide adequate clearances for the Audio Visual/Lighting systems. The exterior walls of the elevated roof will be finished to match the building elevations. Any changes to the existing building's exterior walls will be primarily paint (color) and signage which complies with local ordinances.

### **1.02 Operations**

- A. As a church facility, most of the assembly functions will be held on weekends – primarily on Sunday morning. Smaller assembly functions will be held throughout the week, however. This application includes a request for approval for "future" uses as outlined in the attached "Summary of Expected Uses and Operational Times" is attached and explains how existing parking and parking leases will be used to maximize the use of the interior building meeting spaces without exceeding the parking spaces.
- B. Special events (i.e., weddings, receptions, funerals, etc.) may be hosted at this facility during the week. If those special events are scheduled on weekdays, they would remain under the size 144 people at a single time and would happen during a time slot that is currently defined as "Large Group Meeting" in the "Summary of

Expected Uses and Operational Times” document. Most special events are held on weekends and will be scheduled during the “Large Group Meeting” time slot specified in the “Summary of Expected Uses and Operational Times.”

- C. It is expressly noted that this facility will not be used at any time for use as a Daycare or School. All children’s classrooms which are represented in the conceptual floor plan are for the specific use of the church during religious activities. For this reason, an HRA is not required.
- D. The auditorium will have amplified music and amplified speaking presentations. The music will come from a band that typically consists of a drum kit, bass guitar, electrical guitar, acoustical guitar and keyboard. There are 2 or 3 vocalists as well. The music will be performed primarily during Sunday worship services and during a band rehearsal that will happen once a week at a time that is to be determined. The amplified speaking will used during Sunday worship services.

### 1.03 Site

- A. New site work will be limited to the fenced enclosure of a small triangular space located adjacent to the east side of the building for an outdoor play area, construction of vestibules at the main entrances on the building’s north and south sides, and vertical expansion of a small portion of roof directly above the platform and auditorium areas.
- B. The allocation of the proposed outdoor play area will not involve the removal of any existing trees or landscaping. Rather, it is intended that this area be preserved as is and used as a secured outdoor space for the children’s department. Therefore, an Arborist Report is not necessary. Hours of use will vary but will be limited in duration and primarily during weekend activities of the church.
- C. The adjacent “Existing Patio will be utilized in a similar manner to its present purpose. Hours of use will vary but will be limited in duration & occupancy and primarily during weekend activities of the church.
- D. The City of Pleasanton requires 1 parking space dedicated to this use for every 6 seats in the auditorium, which calculates to 71 spaces ( $425/6 = 70.8$ ). Existing parking areas will be utilized without modification through a use agreement with the owner’s association (copies provided with this application). There are two parcels which will be rented by the church in order to address parking needs and requirements: 7133 Koll Center and 7077 Koll Center Drive. Copies of the respective parking leases are attached to this Application.



## **Blue Oaks Church Summary of Expected Uses and Operational Times**

This document explains what is shown in the following two tables of “Expected Uses and Operational Times”. One table is for weekends. The other table is for weekdays.

### **Act No**

This is simply an “Activity Number” to make it easier to specify an item if there are subsequent questions.

### **Day of Week**

Self-Explanatory

### **Activity**

Rather than use activity names that mean something to us but may not make sense outside of the church, we have standardized on the following activity names. Worship, Large, Medium or Small Group Meetings, and Staff Office Hours.

### **Start Time & End Time**

Self-Explanatory

### **Typical Number of People**

Based on our current scheduling and attendance, this is what the number of people who would be typically in attendance.

### **Maximum Number of People**

Based on a constraint of parking or room size, this what the maximum number of people would be scheduled for the activity.

### **Room Name**

The primary use of the building is for meetings. There are five meeting spaces:

1. Auditorium (Rooms 108)
2. Classrooms for Children, (Rooms 122-124)
3. Next Gen Room (Room 128)
4. Small Meeting Rooms 1 & 2 (Rooms 125 & 126)
5. Offices (Room 127)

### **Square Footage**

The square footage for each room.



### **Frequency**

The default for all activities is weekly.

### **Parking Ratio**

The parking ratio that is used to calculate parking needs is listed. The ratio is based on whether the primary audience is families or couples. During weekday evenings and weekends we primarily host meetings that are focused on family audiences that have a per car utilization of 2.25 people per car/parking space. During weekday days, the primary audience is individuals or couples that have a per car utilization of 1.25 people per car/parking space.

### **Required Parking (Typical) & Max**

These two columns calculate the number of parking spaces needed based on the typical or maximum attendance divided by the parking ratio.

### **Current vs. Future**

“Current” means we are currently hosting this activity at rented space at Foothill High School, our offices or other rented space. “Future” means it is an activity that is not currently scheduled but may be scheduled in the future.

### **Parking Space Available Inventory**

#### **Weekdays**

There are 64 regular parking spaces and 4 ADA spaces on the 7139 Koll Center Parkway site available to support meetings during the week, Monday through Friday.

#### **Weekends**

In addition to our 64 regular weekday parking spaces, parking leases have been signed with two neighboring buildings.

- **7133 Koll Center Parkway**

There are 105 regular parking spaces at the 7133 Koll Center building. 80 of those are being leased for use from Saturday morning at 8:00 am until midnight on Sunday.

- **7077 Koll Center Parkway**

There are 125 regular parking spaces at the 7077 Koll Center building. 45 of those are being leased for use from Saturday evening at 5:00 pm until midnight on Sunday.



**Business Inventory for Leased Parking Spaces**

**7077 KOLL CENTER DRIVE**

Suite Number	Company Name	Use	Square Footage	Operating Days	Operating Hours
110	Transamerica Financial Advisors	General Office	6,656	M-F	8am-5pm
120	Sierra Pacific Financial Advisors	General Office	1,946	M-F	8am-5pm
183	Sallman, Yanf & Alameda Boyd Bookkeeping	General Office	5,837	M-F	8am-5pm
200	ISEC	General Office	10,561	M-F	8am-5pm
210	Bellecci & Associates	General Office	3,793	M-F	8am-5pm
			28,793		

**7133 KOLL CENTER DRIVE**

Suite Number	Company Name	Use	Square Footage	Operating Days	Operating Hours
100	Jacent Strategic Markting	General Office	16,289	M-F	8am-5pm
200	Vacant	General Office	12,315	M-F	8am-5pm
			28,604		

**Parking Ratio Methodology**

We are not able to count the cars at our current meeting location at the Foothill High School parking lot and compare them to the attendance inside the building during our current church services because there are too many simultaneous events (e.g. Foothill High sporting events) happening on a Sunday morning. We don't know which cars are Blue Oaks cars or the general public.

We conducted parking surveys over the course of 3 weekends. We asked attendees at our services to complete a form that tallied the number of people who came in a single car. The average number of people per car was 2.25. This number is also validated nationally by Lifeway Architecture who says that the typical range for churches is 2-2.5.

**Auditorium Capacity**

Unlike a sporting event or a cultural arts event, every seat is not filled in a church service. The rule of thumb in the church world is that a room feels full when attendance reaches 80% of the number of seats in the room. If this were to happen on a consistent basis, we would add a service rather than expect people to fill all the empty seats. The auditorium is sized at 425 chairs. 80% of that number is 340 people.

For comparison purposes, currently, we average 550 people at 3 different service time with an auditorium that has 300 chairs. Our current plan is to start with two service times and add a third when we reach these capacity thresholds.

### Summary of Expected Uses and Operational Times on Weekends

Act No.	Day	Activity	Start Time	End Time	Typical # of People	Max # of People	Room Name	Sq Ft.	Frequency	Parking Ratio	Req Parking (Typical)	Req Parking (Max)	Current vs. Future
1	1. Sunday	Worship	8:30 AM	10:00 AM	225	340	Auditorium	5424	Weekly	2.25	100	151	Current
2	1. Sunday	Worship	8:30 AM	10:00 AM	35	53	Classrooms	1832	Weekly	2.25	16	24	Current
3	1. Sunday	Worship	8:30 AM	10:00 AM	10	15	Next Gen Rm	1106	Weekly	2.25	4	7	Current
5	1. Sunday	Worship	10:30 AM	12:00 PM	225	340	Auditorium	5424	Weekly	2.25	100	151	Current
6	1. Sunday	Worship	10:30 AM	12:00 PM	35	53	Classrooms	1832	Weekly	2.25	16	24	Current
7	1. Sunday	Worship	10:30 AM	12:00 PM	10	15	Next Gen Rm	1106	Weekly	2.25	4	7	Current
8	1. Sunday	Worship	3:00 PM	4:30 PM	125	340	Auditorium	5424	Weekly	2.25	56	151	Future
9	1. Sunday	Worship	3:00 PM	4:30 PM	25	53	Classrooms	1832	Weekly	2.25	11	24	Future
10	1. Sunday	Worship	3:00 PM	4:30 PM	25	15	Next Gen Rm	1106	Weekly	2.25	11	7	Future
11	1. Sunday	Worship	7:00 PM	8:30 PM	125	340	Auditorium	5424	Weekly	2.25	56	151	Future
12	1. Sunday	Worship	7:00 PM	8:30 PM	25	53	Classrooms	1832	Weekly	2.25	11	24	Future
13	1. Sunday	Worship	7:00 PM	8:30 PM	25	15	Next Gen Rm	1106	Weekly	2.25	11	7	Future
14	7. Saturday	Seminar	8:30 AM	10:00 AM	125	250	Auditorium	5424	Weekly	2.25	56	111	Future
15	7. Saturday	Seminar	8:30 AM	10:00 AM	25	60	Classrooms	1832	Weekly	2.25	11	27	Future
16	7. Saturday	Seminar	8:30 AM	10:00 AM	25	15	Next Gen Rm	1106	Weekly	2.25	11	7	Future
17	7. Saturday	Seminar	10:30 AM	12:00 PM	125	250	Auditorium	5424	Weekly	2.25	56	111	Future
18	7. Saturday	Seminar	10:30 AM	12:00 PM	25	60	Classrooms	1832	Weekly	2.25	11	27	Future
19	7. Saturday	Seminar	10:30 AM	12:00 PM	25	15	Next Gen Rm	1106	Weekly	2.25	11	7	Future
20	7. Saturday	Seminar	3:00 PM	4:30 PM	125	250	Auditorium	5424	Weekly	2.25	56	111	Future
21	7. Saturday	Seminar	3:00 PM	4:30 PM	25	60	Classrooms	1832	Weekly	2.25	11	27	Future
22	7. Saturday	Seminar	3:00 PM	4:30 PM	25	15	Next Gen Rm	1106	Weekly	2.25	11	7	Future
23	7. Saturday	Worship	7:00 PM	8:30 PM	125	340	Auditorium	5424	Weekly	2.25	56	151	Future
24	7. Saturday	Worship	7:00 PM	8:30 PM	25	53	Classrooms	1832	Weekly	2.25	11	24	Future
25	7. Saturday	Worship	7:00 PM	8:30 PM	25	15	Next Gen Rm	1106	Weekly	2.25	11	7	Future

Note: Classrooms on Saturday and Sunday include Nursery (Rm 122), Toddlers (Rm 123), Pre-K-1st (Rm 124), Meeting Room 1 (Rm 125), Meeting Room 2 (Rm 126)

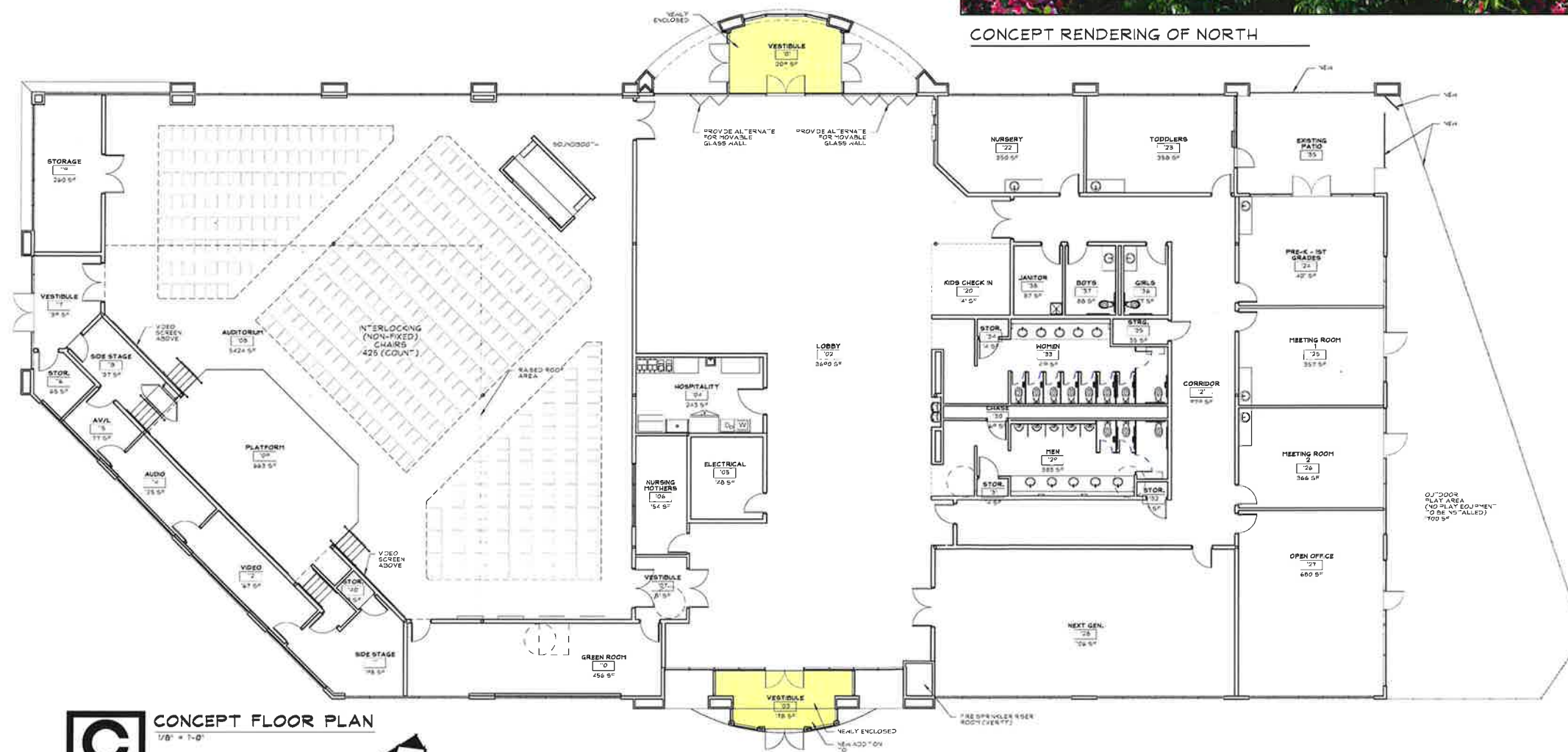
### Summary of Expected Uses and Operational Times on Weekends

Act No.	Day	Activity	Start Time	End Time	Typical # of People	Max # of People	Room Name	Sq Ft	Frequency	Parking Ratio	Req Parking (Typical)	Req Parking (Max)	Current vs. Future
1	2. Monday	Staff Office Hours	9:00 AM	5:00 PM	10	15	Offices	680	Weekly	1.25	8	12	Current
2	2. Monday	Small Grp Mtg	9:30 AM	12:00 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
3	2. Monday	Med Grp Mtg	9:30 AM	12:00 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
4	2. Monday	Small Grp Mtg	1:00 PM	2:30 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
5	2. Monday	Med Grp Mtg	1:00 PM	2:30 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
6	2. Monday	Lrg Grp Mtg	6:30 PM	9:00 PM	50	75	Auditorium	5424	Weekly	2.25	22	33	Current
7	2. Monday	Small Grp Mtg	6:30 PM	9:00 PM	24	30	Mtg Rms 1-2	723	Weekly	2.25	11	13	Current
8	2. Monday	Med Grp Mtg	6:30 PM	9:00 PM	30	40	Next Gen Rm	1106	Weekly	2.25	13	18	Current
9	3. Tuesday	Staff Office Hours	9:00 AM	5:00 PM	10	15	Offices	680	Weekly	1.25	8	12	Current
10	3. Tuesday	Small Grp Mtg	9:30 AM	12:00 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
11	3. Tuesday	Med Grp Mtg	9:30 AM	12:00 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
12	3. Tuesday	Small Grp Mtg	1:00 PM	2:30 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
13	3. Tuesday	Med Grp Mtg	1:00 PM	2:30 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
14	3. Tuesday	Lrg Grp Mtg	6:30 PM	9:00 PM	50	75	Auditorium	5424	Weekly	2.25	22	33	Current
15	3. Tuesday	Small Grp Mtg	6:30 PM	9:00 PM	24	30	Mtg Rms 1-2	723	Weekly	2.25	11	13	Current
16	3. Tuesday	Med Grp Mtg	6:30 PM	9:00 PM	30	40	Next Gen Rm	1106	Weekly	2.25	13	18	Current
17	4. Wednesday	Staff Office Hours	9:00 AM	5:00 PM	10	15	Offices	680	Weekly	1.25	8	12	Current
18	4. Wednesday	Small Grp Mtg	9:30 AM	12:00 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
19	4. Wednesday	Med Grp Mtg	9:30 AM	12:00 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
20	4. Wednesday	Small Grp Mtg	1:00 PM	2:30 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
21	4. Wednesday	Med Grp Mtg	1:00 PM	2:30 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
22	4. Wednesday	Lrg Grp Mtg	6:30 PM	9:00 PM	50	75	Auditorium	5424	Weekly	2.25	22	33	Current
23	4. Wednesday	Small Grp Mtg	6:30 PM	9:00 PM	24	30	Mtg Rms 1-2	723	Weekly	2.25	11	13	Current
24	4. Wednesday	Med Grp Mtg	6:30 PM	9:00 PM	30	40	Next Gen Rm	1106	Weekly	2.25	13	18	Current
25	5. Thursday	Staff Office Hours	9:00 AM	5:00 PM	10	15	Offices	680	Weekly	1.25	8	12	Current
26	5. Thursday	Small Grp Mtg	9:30 AM	12:00 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
27	5. Thursday	Med Grp Mtg	9:30 AM	12:00 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
28	5. Thursday	Small Grp Mtg	1:00 PM	2:30 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
29	5. Thursday	Med Grp Mtg	1:00 PM	2:30 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
30	5. Thursday	Lrg Grp Mtg	6:30 PM	9:00 PM	50	75	Auditorium	5424	Weekly	2.25	22	33	Current
31	5. Thursday	Small Grp Mtg	6:30 PM	9:00 PM	24	30	Mtg Rms 1-2	723	Weekly	2.25	11	13	Current
32	5. Thursday	Med Grp Mtg	6:30 PM	9:00 PM	30	40	Next Gen Rm	1106	Weekly	2.25	13	18	Current
33	6. Friday	Staff Office Hours	9:00 AM	5:00 PM	10	15	Offices	680	Weekly	1.25	8	12	Current
34	6. Friday	Small Grp Mtg	9:30 AM	12:00 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
35	6. Friday	Med Grp Mtg	9:30 AM	12:00 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
36	6. Friday	Small Grp Mtg	1:00 PM	2:30 PM	12	30	Mtg Rms 1-2	723	Weekly	1.25	10	24	Future
37	6. Friday	Med Grp Mtg	1:00 PM	2:30 PM	30	40	Next Gen Rm	1106	Weekly	1.25	24	32	Future
38	6. Friday	Lrg Grp Mtg	6:30 PM	9:00 PM	50	75	Auditorium	5424	Weekly	2.25	22	33	Current
39	6. Friday	Small Grp Mtg	6:30 PM	9:00 PM	24	30	Mtg Rms 1-2	723	Weekly	2.25	11	13	Current
40	6. Friday	Med Grp Mtg	6:30 PM	9:00 PM	30	40	Next Gen Rm	1106	Weekly	2.25	13	18	Current





CONCEPT RENDERING OF NORTH



CONCEPT FLOOR PLAN

# BLUE OAKS CHURCH



108 South Broadway  
Edmond, Oklahoma  
73034

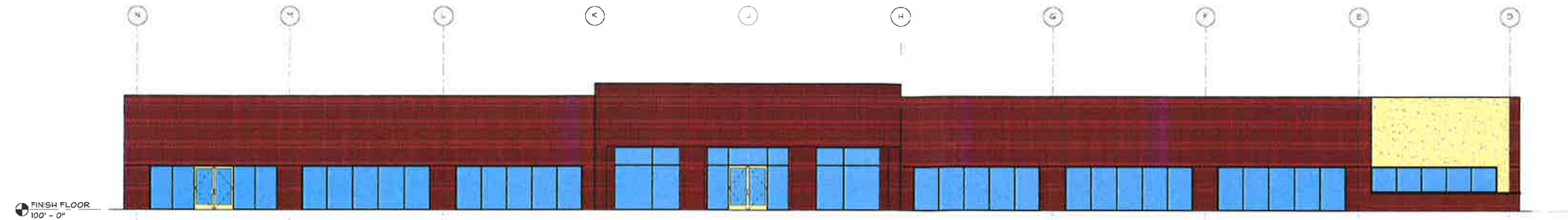
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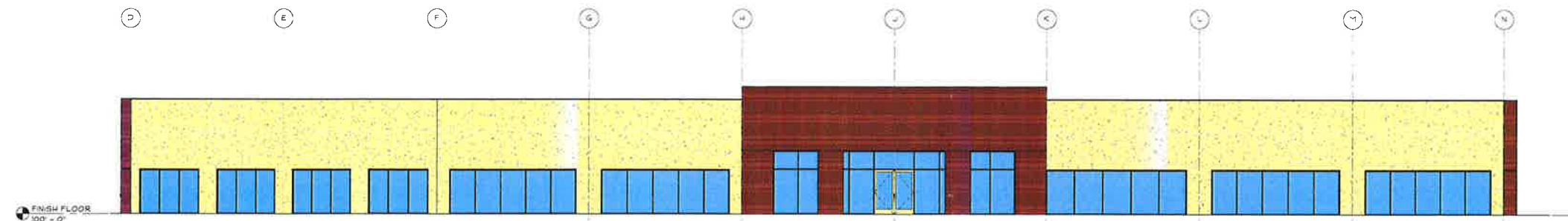
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Date: 11/12/2019

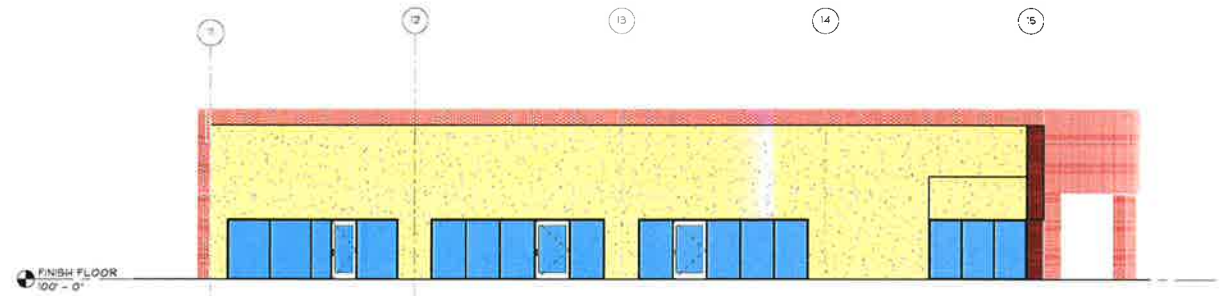




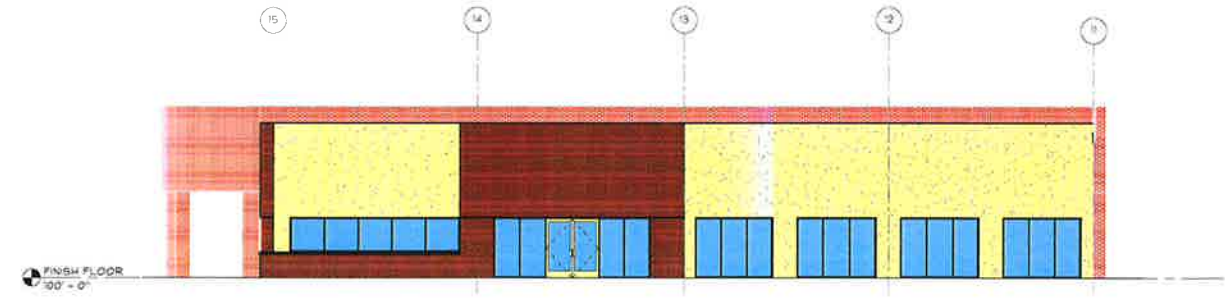
1 NORTH ELEVATION (EXISTING)  
A.301 1/8" = 1'-0"



2 SOUTH ELEVATION (EXISTING)  
A.301 1/8" = 1'-0"



3 EAST ELEVATION (EXISTING)  
A.301 1/8" = 1'-0"



4 WEST ELEVATION (EXISTING)  
A.301 1/8" = 1'-0"

NOTES

KEY PLAN

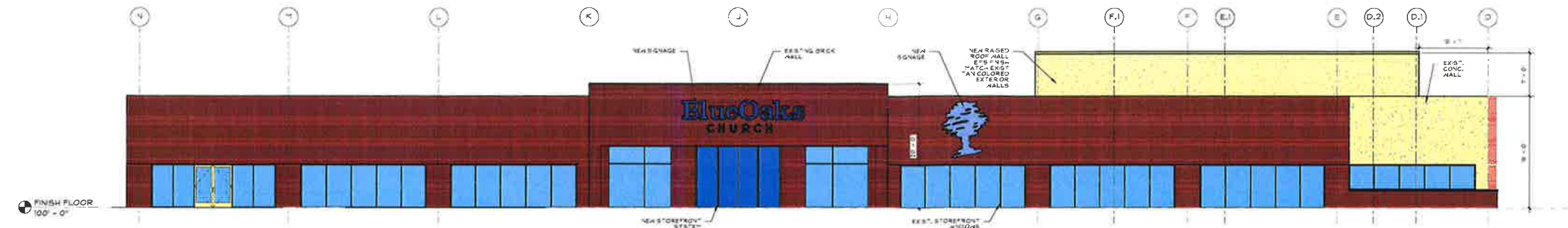
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Revisions	Date	Civil Engineers	Mechanical Engineers	Electrical Engineers	AVL Consultants	Structural Engineers	Construction Manager	Seal	Design Team Manager / Architect



Drawing Title <b>EXTERIOR EXISTING ELEVATIONS (FOR CITY)</b>		Project Title <b>BLUE OAKS CHURCH</b>		Date 7.16.2019
Specialized Planning & Architecture for Church Environments, LLC 108 South Broadway Edmond, Oklahoma 73034		7139 Koll Center Parkway Pleasanton, California		Project No. 1728000
Submitted CONCEPT DESIGN	Checked FTS	Drawn Author	DRAWING NO. <b>A.301.1</b>	

7/16/2019 10:00:05 AM



1 NORTH ELEVATION (FOR CITY)  
A.301.7 1/8" = 1'-0"



2 SOUTH ELEVATION (FOR CITY)  
A.301.7 1/8" = 1'-0"



3 EAST ELEVATION (FOR CITY)  
A.301.7 1/8" = 1'-0"



4 WEST ELEVATION (FOR CITY)  
A.301.7 1/8" = 1'-0"

NOTES

KEY PLAN

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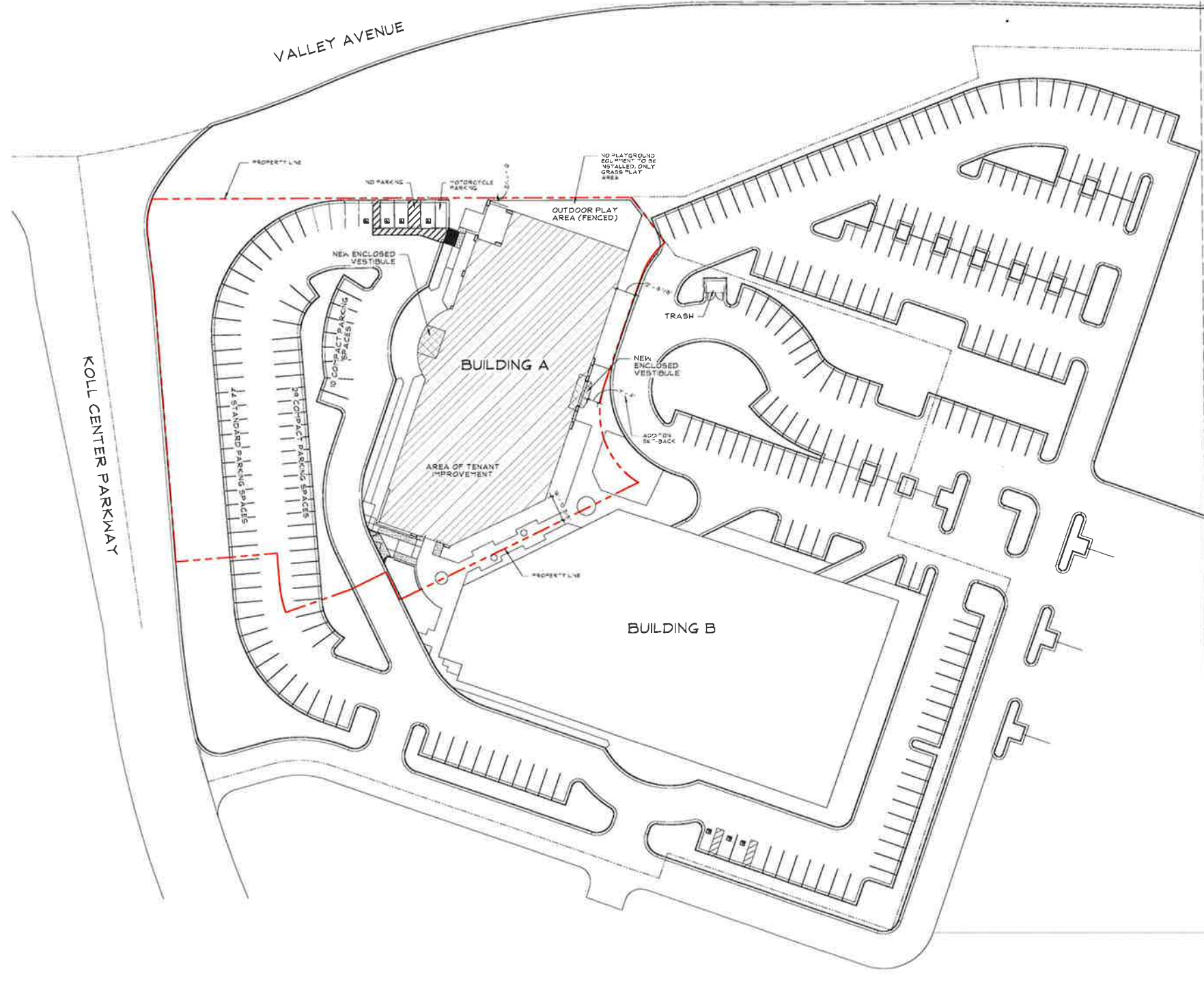
Revisions	Date	Civil Engineers	Mechanical Engineers	Ecclesial Engineers	AVL Consultants	Structural Engineers	Construction Manager	Seal	Design Team Manager / Architect



Drawing Title: EXTERIOR PROPOSED ELEVATIONS FOR CITY  
 Project Title: BLUE OAKS CHURCH  
 Date: 7.16.2019  
 Project No: 1723-020  
 Drawing No: A.301.2  
 Specialized Planning & Architecture for Church Environments, LLC  
 108 South Broadway, Edmond, Oklahoma 73034, 405 310 8866 (T)  
 7139 Koll Center Parkway Pleasanton, California

7/16/2019 10:03:13 AM





SITE DATA TABLE (CHURCH SITE)	
LOT AREA =	64,286 SF / 1.6 ACRES
EXIST. BLDG. AREA =	19,415 SF
ADDITIONS AREA =	397 SF
EXIST. FLOOR AREA RATIO (FAR) =	0.28
PROPOSED FLOOR AREA RATIO (FAR) =	0.29
EXIST./PROPOSED PARKING SPACES =	(64) STANDARD (4) ADA

SITE DATA TABLE (ADJACENT SITE)	
LOT AREA =	121,861 SF / 2.8 ACRES
EXIST. BLDG. AREA =	33,750 SF
ADDITIONS AREA =	N/A
EXIST. FLOOR AREA RATIO (FAR) =	0.28
PROPOSED FLOOR AREA RATIO (FAR) =	N/A
EXIST./PROPOSED PARKING SPACES =	(105) STANDARD (4) ADA

SITE DATA TABLE (COMBINED SITES)	
LOT AREA =	181,147 SF / 4.4 ACRES
EXIST. BLDG. AREA =	53,203 SF
ADDITIONS AREA =	N/A
EXIST. FLOOR AREA RATIO (FAR) =	0.28
PROPOSED FLOOR AREA RATIO (FAR) =	N/A
EXIST./PROPOSED PARKING SPACES =	(169) STANDARD (8) ADA

**ARCHITECTURAL SITE PLAN**  
A.101 1" = 30'-0"

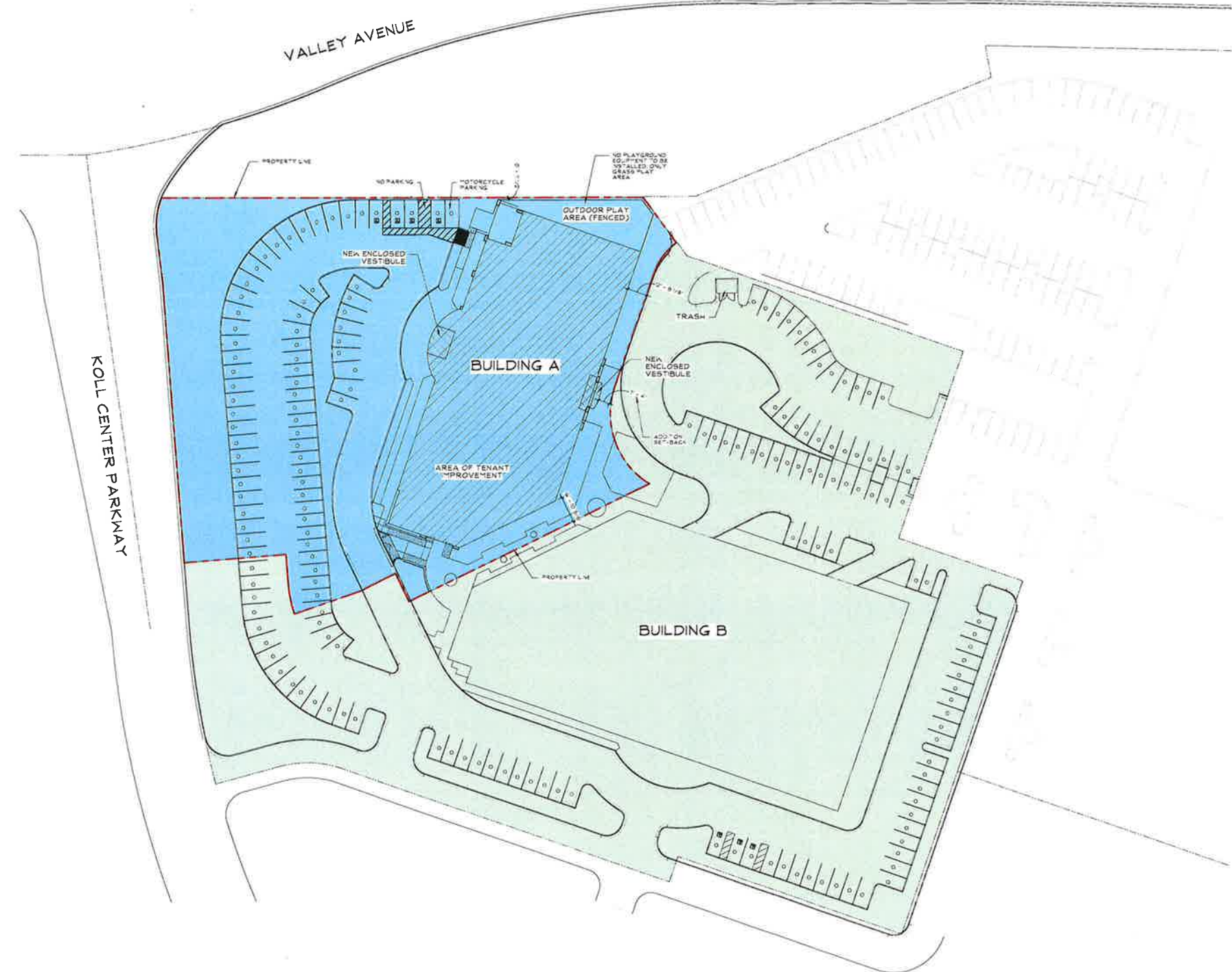
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Revisions	Date	Civil Engineers	Mechanical Engineers	Electrical Engineers	AVL Consultants	Structural Engineers	Construction Manager	Seal	Design Team Manager / Architect	Drawing Title	Project Title	Date		
										ARCHITECTURAL SITE PLAN	BLUE OAKS CHURCH	9-27-2019		
												Project File: 17-28-020		
										Specialized Planning & Architecture for Church Environments, LLC	Submitted: CONCEPT DESIGN	Checked: FTS	Drawn: Author	DRAWING NO: A.101
										108 South Broadway Edmond, Oklahoma 73034 405 310 8866 (T)	Location:			



8/27/2019 2:50:02 PM

NOTES



PARKING PLAN LEGEND		
■	AREA 1	STANDARD PARKING SPACES* 64 ADA PARKING SPACES* 4 TOTAL* 68
■	AREA 2	STANDARD PARKING SPACES* 105 ADA PARKING SPACES* 4 TOTAL* 109

ARCHITECTURAL SITE PLAN  
(PARKING)  
1/4" = 30'-0"  
←

KEY PLAN

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Revisions	Date	Civil Engineers	Mechanical Engineers	Electrical Engineers	AVL Consultants	Structural Engineers	Construction Manager	Seal	Design Team Manager / Architect



Drawing Title  
**PARKING PLAN**

Specialized Planning & Architecture  
for Church Environments, LLC  
108 South Broadway  
Edmond, Oklahoma 73034 405 310 8866 (T)

Project Title  
**BLUE OAKS CHURCH**

Submittal  
CONCEPT DESIGN

Checked  
FTS

Drawn  
Author

Location  
7139 Koll Center Parkway Pleasanton, California

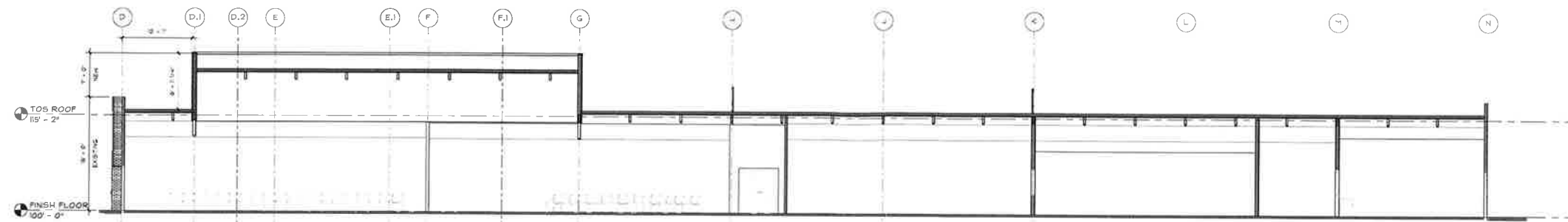
Date  
6-27-2019

Project No.  
17 28 000

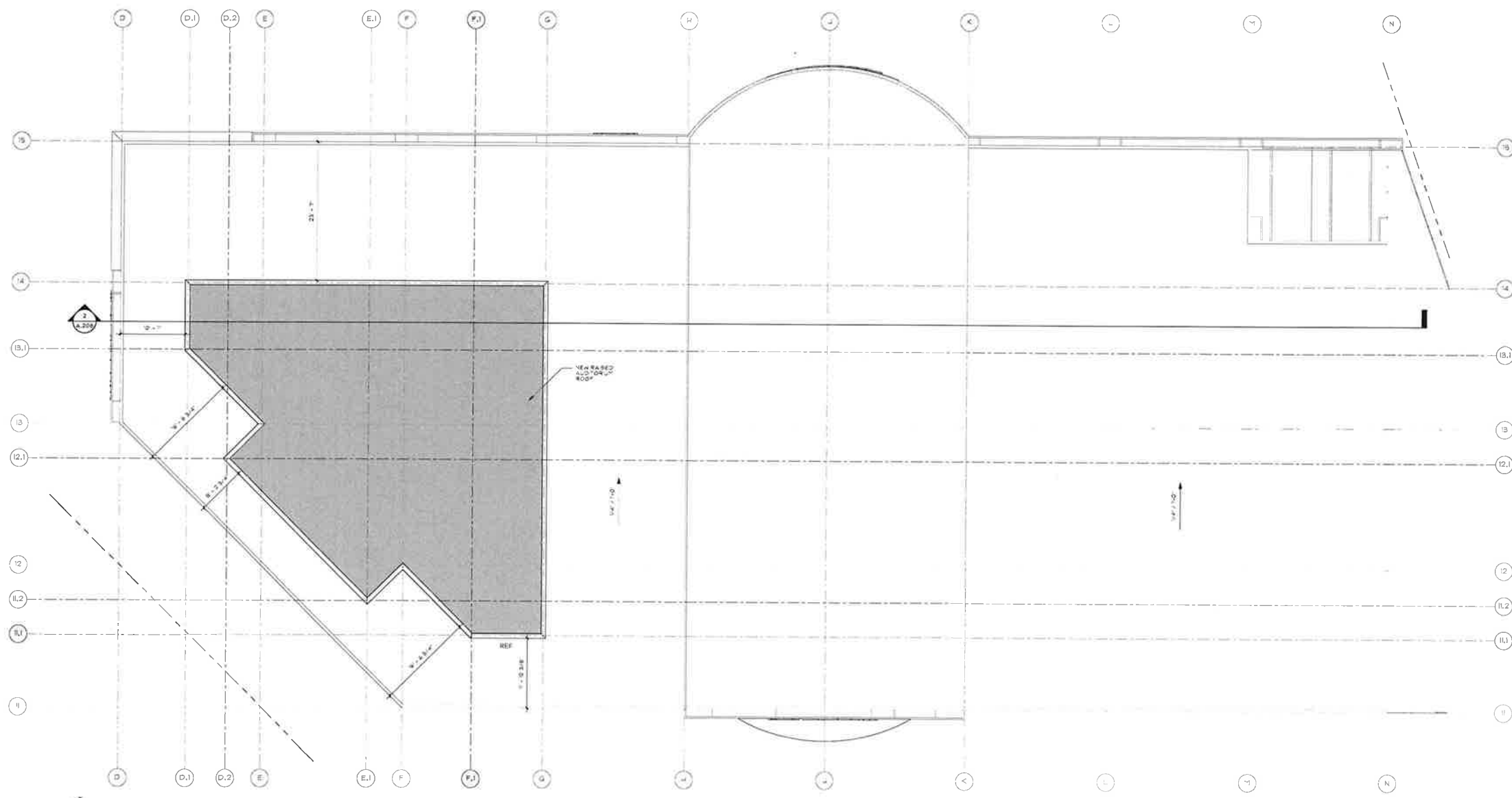
DRAWING NO.  
**A.100**

02/26/19 2:30 PM





**2 BUILDING SECTION**  
A.208 1/8" = 1'-0"



**1 ROOF PLAN-NEW**  
A.208 1/8" = 1'-0"

NOTES  
GENERAL NOTES:  
A. NOTES

KEYED NOTES

KEY PLAN

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Revisions	Date	Civil Engineers	Mechanical Engineers	Electrical Engineers	AVL Consultants	Structural Engineers	Construction Manager	Seal	Design Team Manager/Architect



Drawing Title  
**ROOF PLAN**

Specialized Planning & Architecture  
for Church Environments, LLC  
108 South Broadway  
Edmond, Oklahoma 73034 405 310 8866 (T)

Project Title  
**BLUE OAKS CHURCH**

Submittal  
CONCEPT DESIGN

Checked  
FTS

Drawn  
Author

Location  
7139 Koff Center Parkway Pleasanton, California

Date  
6-27-2019

Project No.  
1728020

DRAWING NO.  
**A.208**

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