

archespaceGWSC

The Living Word Baptist Church

***1600 California Circle
Milpitas CA***

Christian Center Fit Up 2006

Project Phasing Plan

JANUARY 8, 2007

Distribution:

Everlasting Private Foundation

Project Team

ArcheSpaceGWSC
Peoples associates
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Client

Everlasting Private Foundation

Prepared By:

Gary Wong

Revision Log:

RECEIVED

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**CITY OF MILPITAS
PLANNING DIVISION**

ATTACHMENT C

I. Introduction:

This phasing study is prepared to illustrate the implementation of the project in relation to the two adjacent properties: new site: 1600 California Circle and original site: 1494 California Circle. The progression of the project between the two buildings and sites shall lead to the better utilization of the functional aspects of the buildings useable square footage. The strategic movement of spaces will provide a better adjacency of different programs, services, and operations as a campus for The Living Word Baptist Church.

In 2004, The Living Word Baptist Church was blessed with the good fortune of creating 1494 CA Circle as home to their congregation as approved by the Milpitas Planning Commission. With a growing congregation and visions to reach out to serve the community both adult and youth, plans were designed for an indoor gymnasium and expanded sanctuary.

As studies progressed for the 1494 expanded sanctuary, it soon became apparent that the project design would entail many costly challenges with limitations of the building and difficulty in disruption to existing services. During the same period, the adjacent 1600 CA Circle Building became available for purchase and the Everlasting Private Foundation was presented with the opportunity to fulfill a campus environment. With this new opportunity, the 1600 CA Circle building will provide better solutions to the needs of the The Living Word Baptist Church. With the discovery of higher interior clearances, increased structural flexibility, and a more conducive environment to fulfill the needs of the sanctuary and associated support functions, it became apparent that allocation of specific key spaces such as the Sanctuary, The Youth and Adult meeting Rooms, etc. were needed.

Therefore, the revised project master plan proposes to amend the existing Conditional Use Permit to incorporate the 1600 building which the proposed project implementation will feature at the 1600 building the following: approximately 995 occupant sanctuary, Approximately 969 occupant Adult/Youth Meeting Room, Bible Study classrooms, Administrative Offices, and additional general storage. The 1494 building will feature an indoor Gymnasium and residential type kitchen with existing offices and classroom remaining as-is for Staff and adult fellowship groups.

A detailed summary of the project programming of uses is provided separately. The following shall provide the general information and proposed phasing plan for The Living Word Baptist Church.

II General Information:

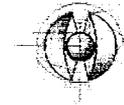
Project Information:

Client:

Mr. Wayne Okubo

Everlasting Private Foundation
19770 Stevens Creek Boulevard
Cupertino, Ca 95014

408-343-1088 ext.7335



Combined Project Addresses:

Original site:

The Living Word Baptist Church
1494 California Circle
Milpitas CA 95054

New site:

The Living Word Baptist Church
1600 California Circle
Milpitas CA 95054

GENERAL EXISTING BUILDING INFORMATION:

ORIGINAL BUILDING AND SITE INFORMATION:

EXISTING BUILDING TYPE:	V-N
CURRENT CLASSIFICATION:	B, S-1
SPRINKLERED:	YES
AREA LIMIT:	UNLIMITED
SITE AREA:	5.452 ACRES (237,489 SQUARE FEET)
BUILDING COVERAGE:	25.5%
NUMBER OF STORIES:	1 STORY
CLEARANCE OF BUILDING:	60'-0" ALL AROUND
BUILDING SQUARE FOOTAGE:	61,122 SQUARE FEET

NEW BUILDING AND SITE INFORMATION:

EXISTING BUILDING TYPE:	V-N, V-1HR
CURRENT CLASSIFICATION:	B, S-1, A2.1
SPRINKLERED:	YES
AREA LIMIT:	UNLIMITED
SITE AREA:	3.318 ACRES (144,532 SQUARE FEET)
NUMBER OF STORIES:	1 STORY
CLEARANCE OF BUILDING:	60'-0" ALL AROUND
BUILDING SQUARE FOOTAGE:	44,820 SQUARE FEET

III. Phasing Study:

Phase 1: Gymnasium

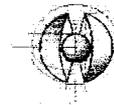
Location:	Original building and site
Construction Start Date:	Currently under construction

Phase 1A: Kitchen:

Location:	Original Building and site
Construction Start Date:	Currently under construction

Phase 2: Sanctuary, fellowship hall, and lobby fit up:

Location:	New building and site
Construction Start Date:	February 15, 2007



Upgrades as needed

- 2 hour area separation walls
- 1 hour rated walls
- Conversion of construction type V-N to III-1 hr for the assembly area portion of the building
- New rooftop units and structural reinforcement
- Toilet core upgrades to meet plumbing fixture count
- Seismic structural upgrades per structural assessment report
- Fire protection

Note:

Currently, seismic evaluation of the building is ongoing. Upon final report, the determination of the extent of the improvements will be solidified.

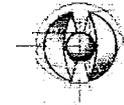
Sanctuary, Adult and Youth Meeting Rooms, and lobby fit up:

Phase 3: Interrium sanctuary conversion to open office area:

Location: Original building and site
Construction Start Date: June 15, 2007

Phase 4: Exterior covered walkway, site merge, and landscaping

Location: Both properties
Construction Start Date: October 3, 2007



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Phasing Plan Diagrams

Phase 1: Gymnasium and Kitchen:

Phase 2: Sanctuary, fellowship hall, and lobby fit up:

Phase 3: Interior sanctuary conversion to open office area:

Phase 4: Exterior covered walkway, site merge, and landscaping