

MEMORANDUM

Planning Department



Date: August 20, 2026
To: Zoning Administrator
From: Sean Manalo, Associate Planner

Subject: **LIVING WATER BAPTIST CHURCH - 297 AUTREY STREET- MINOR SITE DEVELOPMENT PERMIT (P-MS26-0113)**: A request to allow for the construction of a new 9,995-square foot church and landscape improvements on a 1-acre parcel in the Single Family Residential (R1-6) Zoning District located at 297 Autrey Street. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Construction of New Facilities under 10,000 square feet), and, on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

Location: 297 Autrey Street (APN: 026-03-079)

Zoning/GP: Single-Family Residential (R1-6) Zone / Low Density Residential (LDR)

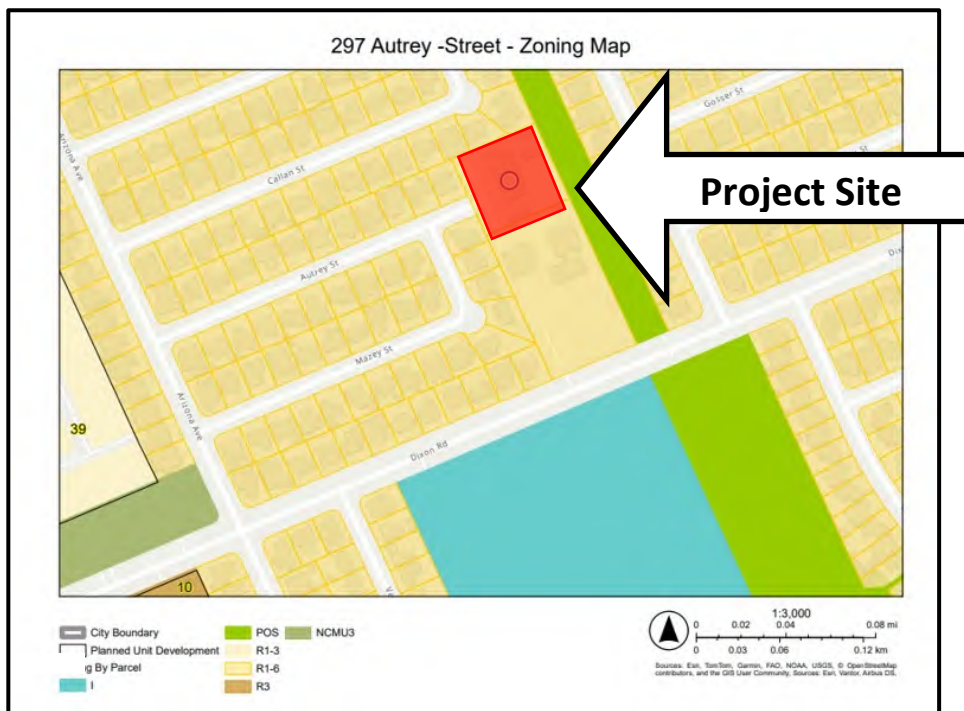
Application and Background:

On August 28, 2025, Jimmy Chang (the “Applicant”), on behalf of the property owners, Living Water Baptist Church, submitted a Minor Site Development Permit application to construct a new 9,995-square-foot church building on a 1.0-acre lot located at 297 Autrey Street (the “Project”). In 1962, the site was part of a larger parcel and was proposed to be part of an expansion of an adjacent church, which never occurred. Formerly, the use on the site was a daycare center. On January 14, 2003, the Milpitas Planning Commission granted a Conditional Use Permit (UP2003-49) to Living Water Baptist Church to locate a religious facility on the lot and expand the existing parking area. Since 2003, the Living Water Baptist Church has maintained religious services and community outreach activities from the existing church building.

The proposed project would expand the existing community assembly use from 2,587 square feet to 9,995 square feet. The project would also increase the fixed seating capacity from 55 to 174 seats. Despite this increase, the proposed use would remain classified as a minor assembly use and would not exceed the threshold for a major assembly use, which is defined as having more than 200 fixed seats under Milpitas Municipal Code (MMC) Title XIII Chapter E.4 (Definitions).

The construction of new non-residential development up to 10,000 square feet requires a Minor Site Development Permit (MSD) to be reviewed by the Zoning Administrator, as stated per MMC Section XIII.D.4.020-B. Maps 1 and 2 demonstrate the aerial location and zoning map of the Project site. The subject property is surrounded by residential uses to the north and west, the Hetch Hetchy Trail, designated as Parks Open Space to the east, and the Peace United Methodist Church, designated as a Community Assembly use to the south, as demonstrated in Map 1 (Zoning Map), Map 2 (Aerial Map), and Table 1 (Surrounding Zoning and Land Uses).

Map 1: Zoning Map of 297 Autrey Street



Map 2: Aerial Map of 297 Autrey Street



Table 1: Surrounding Zoning and Land Uses

	General Plan	Zone	Uses
Subject Site	Low Density Residential (LDR)	R1-6, Single Family Residential	Living Water Baptist Church (Community Assembly Use)
North	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residences
South	Low Density Residential (LDR)	R1-6, Single Family Residential	Peace United Methodist Church (Community Assembly Use)
East	Permanent Open Space (POS)	Parks Open Space	Hetch Hetchy Trail
West	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residences

Project Details: Site Improvements

The existing (previous) 2,587-square foot single-story, church building was primarily comprised of a sanctuary hall, restrooms, office, kitchen, and meeting room. The Applicant is requesting a Minor Site Development (MSD) Permit to construct a new single-story church building in its place. The proposed new single-story church building will increase the square footage and include a large 140-seat capacity sanctuary hall, two crying rooms, a smaller community room/sanctuary hall, office, lobby, dining hall, and kitchen (See Attachment B).

The Project would include a small outdoor patio area on the rear half of the lot, as well as the reconfiguration and restriping of the existing parking area at the front of the property. The parking lot would also be expanded to accommodate the additional parking demand associated with the proposed development. An accessible path of travel will be provided through the parking lot area with the main entry of the building facing Autrey Street. The proposed Project will also maintain a rear yard (lawn space) and a small 6-foot wide side yard along the southern property line adjacent to Peace United Methodist Church.

The plan set also identifies approximately 11 fruit trees on site that will be removed. All trees identified to be removed are under the 56-inch circumference threshold for designation as protected trees, and thus do not require a removal permit under the City's Tree Removal Ordinance (MMC Section X-2-7.01[a]).

Figure 1 shows the existing/proposed site plan and floor plan. Figure 2 shows the existing floor plan and Figure 3 shows the proposed Project's new floor plan. If the Applicant receives approval of this MSD Permit request, the Applicant will be required to subsequently obtain a demolition permit and a building permit to allow for the construction of the proposed Project from the City's Office of Building Safety. Additionally, the Applicant may be required to obtain other potential types of permits issued (and inspections) by other reviewing City Departments to allow for construction of the Project as listed in the attached Resolution and Conditions of Approval (Attachment A).

Figure 1: Existing and Proposed Site Plan (Attachment B – Sheet A1.0)

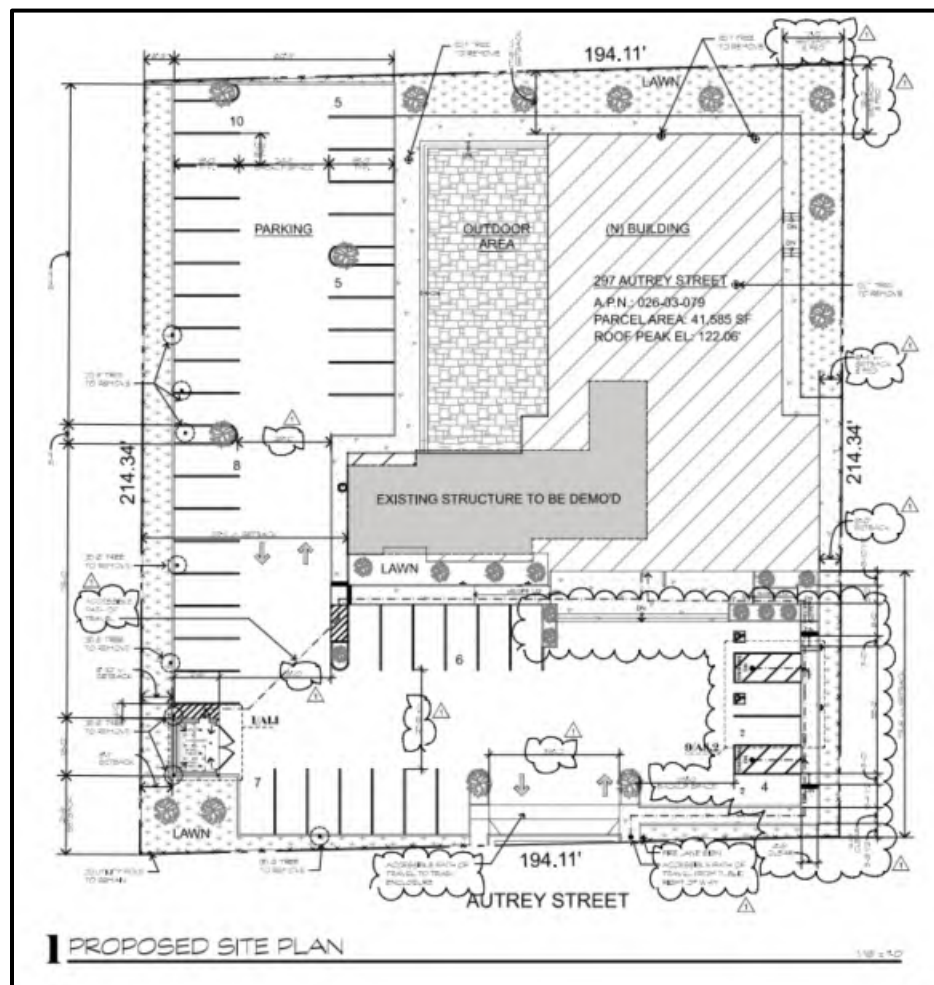
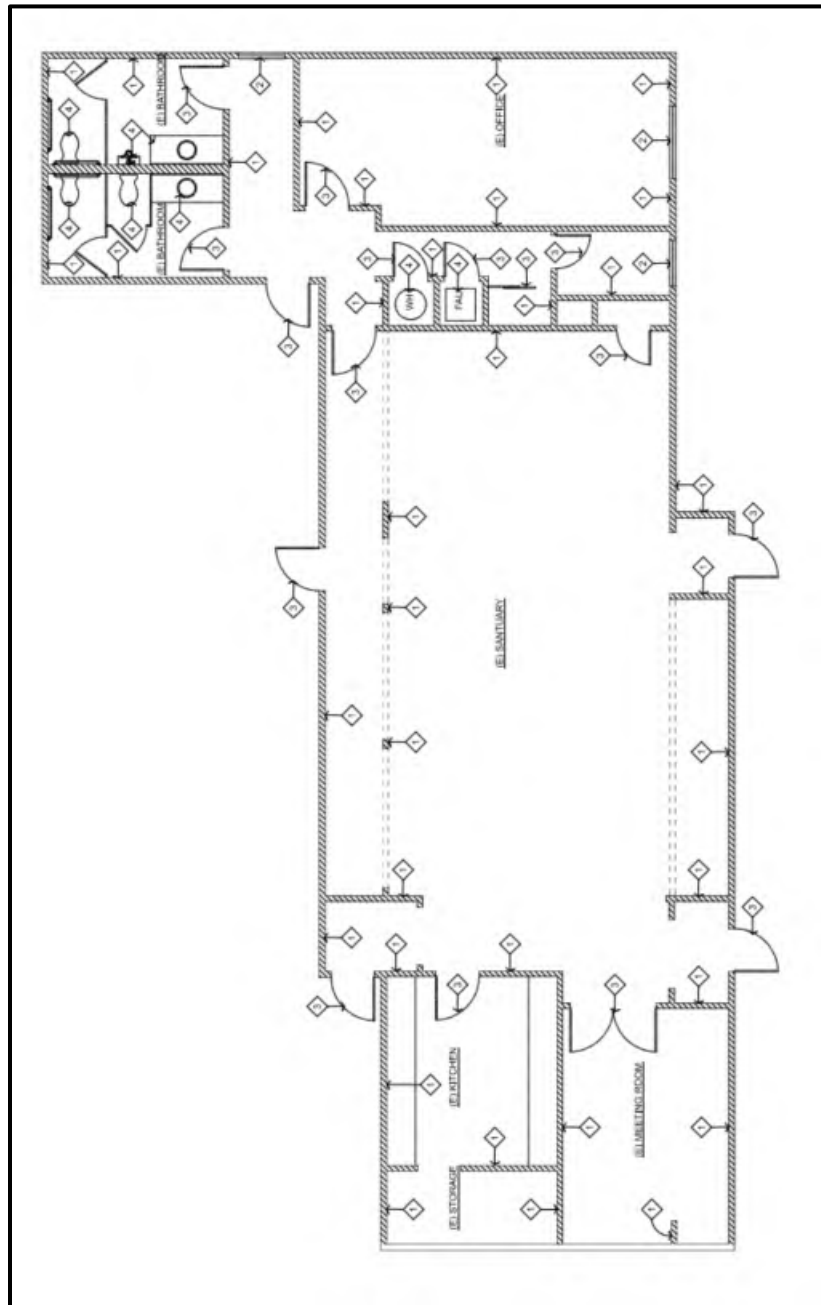


Figure 2: Existing Floor Plan, (Attachment B, Sheet A1.2)



Project Details: Operations

The applicant provided an operations description for their proposed use (See Attachment C). New Life Community Church proposes to offer worship services, bible studies, fellowship program/activities and worship gatherings for their parishioners. Morning prayer services will be held Tuesday through Saturday from 6:00am – 8:00am and is typically attended by 10-20 parishioners. Weekends are projected to be the busiest day of the week between preparation and hosting of weekly Sunday worship services. Sundays will also feature worship services from 11:00am to 1:00pm, followed by fellowship lunches and Bible Study classes from 1:00pm to 3:00pm. The applicant states that the current congregation consists of approximately 65 members (adults and children), and they envision growing to 100 participants.

Sign Plans

No signage is included in this development application. The applicant will be required to obtain separate permits for signs identifying the church in compliance with the Zoning Code.

Project Analysis

The subject site is in the R1 Zoning District. The Project wholly complies with the applicable development standards as shown in Table 2, and does not require any deviations from required standards:

Table 2: R1 Zoning District Development Standards

Standards	Required/Minimum	Existing	Proposed	Complies
Lot Area	6,000 square feet	41,585 square feet	41,585 square feet. (No Change from Existing)	Yes
Lot Width	55 feet	Appx 194 feet	Appx 194 feet (No Change from Existing)	Yes
Front Setback	20 feet	20 feet	73 feet	Yes
Interior Side Setback	1 side adjacent to garage, minimum 6 feet Total minimum: 13 feet	5-ft adjacent to garage, Total Minimum 13-feet		Yes

			6-feet adjacent to South Property Line (existing), 60-feet adjacent to the North Property Line	
Rear Yard Setback	20 feet	Approximately 80- feet	20 feet	Yes
Building Height, Max	30 feet	Approximately 13-feet	29 feet, 6 inches (Single Story)	Yes

As proposed, the Project is consistent with the purpose and intent of the Single-Family Residential (R1) Zoning District, which is intended for a lower density development, including clustered residences, and to stabilize and protect the residential character of these neighborhoods within the community.

General Plan Conformance

The General Plan designation for the property is Low Density Residential and the zoning is Single-Family Residential (R1) Zoning District. The Low Density Residential land use designation encompasses housing units located on individual lots or within clustered Planned Unit Developments, with single-unit detached residences as the predominant housing type. Table 3 demonstrates Project consistency with the City of Milpitas General Plan.

Table 3:
General Plan Consistency

General Plan Policy	Consistency Finding
<i>LU -1: Accommodate a well-balanced mix of land uses that meets the diverse needs of Milpitas residents, businesses, and visitors with places to live, work, shop, be entertained and culturally enriched.</i>	Consistent: The existing church (community assembly) use will be maintained with this project and advances Milpitas's land-use goal by introducing a larger community-serving use that complements nearby housing, employment, and commercial activity. By helping families access care locally, the Project supports a well-balanced mix of land uses and strengthens the city's ability

General Plan Policy	Consistency Finding
	to meet the diverse needs of residents, businesses, and visitors.
<i>CD 6-4 Maintain viable neighborhood-serving commercial uses throughout the City in order to serve surrounding neighborhoods and minimize vehicle miles traveled. Encourage a diverse mix of commercial uses, including retail, service, office, entertainment, and assembly uses.</i>	Consistent. The church facility (community assembly use) would be consistent with this goal because it constitutes a viable neighborhood-serving commercial use that provides an essential daily service to nearby residents. By locating worship/assembly use services within the neighborhood, the Project also contributes to a balanced mix of neighborhood-serving uses and supports the City's vision for inclusive family and community-serving development.

Architecture, Colors, and Materials

The Applicant has designed the Project with a Transitional Modern architectural style which clean lines, minimal ornamentation, smooth stucco exteriors, and simple geometric forms. Elements of Transitional Modern architecture may include neutral color palettes, large windows emphasizing natural light, open-concept floor plans, and modern fixtures/hardware.

The front façade of the Project will include exterior stucco walls to be white with dark grey accents. The proposed shingle roofing will be similar to the roof of the existing residence and proposes charcoal black composite shingle roofing. Window and glass door frames will have clear metal window trims. Front facing windows will apply solar window films to reduce solar glare that may be associated with the Project.

A defining feature of the proposed construction is the mix of roof pitches, combining a sloping hipped roof of 12:14 pitch with a dominant large roof area at the entry of the building that slopes from across the sides of the property with a 3:12 pitch. This feature also allows increased interior light as it intersects the ceiling. The building will feature a prominent tower feature with a 4:12 pitch. A 4:12 pitch is a common residential pitch that offers an ideal balance of durability and functionality as it allows rain to shed quickly and reduces the risk of leaks and structural strain to the building.

While the Project would increase the size and mass relative to the original structure, the proposed single-story main building would maintain a visual character consistent with the zoning district. Its architectural style, proportions, orientation, and color palette would comply with the applicable development standards for buildings within the zoning district. Figure 6 shows the existing front façade of the existing building and Figures 7 and 8 show the proposed Project's colored renderings of the remodeled and expanded residence, including a colors and materials description (See Attachment C). Additionally, Figure 9 shows an aerial view of the Project site compared to the immediate neighborhood and Figure 10 provides the proposed front rendering of the Project.

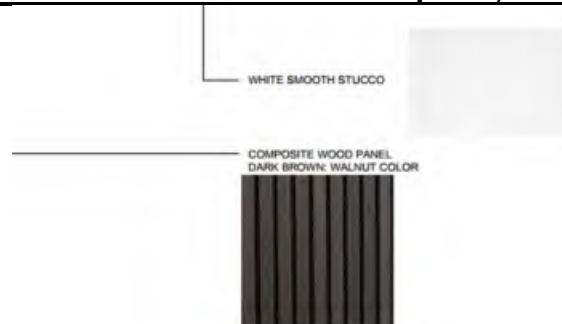
Figure 6: Previous Front Façade of 297 Autrey Street



Figure 7: Proposed Front Façade Rendering (North Elevation) (Attachment B)



Figure 8: Colors/Materials Description, Front Façade



1 PROPOSED WEST ELEVATION

25'-0" TOP OF ROOF
 11'-0" TOP OF PARAPET
 17'-0" TOP OF CEILING
 1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

2 PROPOSED SOUTH ELEVATION

25'-0" TOP OF ROOF
 11'-0" TOP OF PARAPET
 17'-0" TOP OF CEILING
 1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

3 PROPOSED EAST ELEVATION

25'-0" TOP OF ROOF
 11'-0" TOP OF PARAPET
 17'-0" TOP OF CEILING
 1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

1'-0" FINISHED FLOOR
 0'-0" FINISHED GRADE

Parking:

The proposed Project's 9,995-square-foot development includes several sanctuary spaces, a lobby, kitchen, office, and dining area. Table 4 below demonstrates the Project's consistency with the City's minimum parking requirements.

Table 4:
Parking Summary

Space Function	Square footage	Zoning Ordinance Requirement Per MMC Section XIII-Table C.6.050-A	Total Required	Total Provided
<i>Community Assembly Use (Sanctuary Halls, Crying Rooms,)</i>	5,773	One space per 5 permanent seats, or 1 space per 100 sf of seating area	35 (174 fixed seats)	
<i>Pastor's Office</i>	493	one per 400 sq. ft.	2	
<i>Dining Area</i>	861	one per 400 sq. ft.	2	
<i>Lobby</i>	1715	one per 400 sq. ft.	4	
<i>Kitchen</i>	467	one per 400 sq. ft.	2	
Parking Spaces (Total)			45	45
		Zoning Ordinance Requirement Per MMC Title XIII-Section C.6.040	Total Required	Total Provided
Standard Parking Spaces		<i>See Table C.6.050-A</i>	22	45
Compact Parking Spaces		<i>Maximum 40% of Stalls</i>	18	0
Total Parking Spaces				45

Traffic, Access, and Circulation

The proposed place of worship/community assembly use would primarily serve the local community and is not anticipated to substantially affect transportation level of service (LOS) in the surrounding area. The Project is therefore presumed to result in a less-than-significant vehicle miles traveled (VMT) impact, as it is expected to generate no more than the City's 110 daily-trip screening threshold. Accordingly, a full VMT analysis is not required, and VMT impacts are presumed to be less than significant.

The Project utilizes a single access route via Autrey Street for parishioners/guests to access the facility. Onsite circulation and drive aisles have been reviewed by staff to ensure ample access and spacing requirements for fire truck access and solid waste management. Onsite volume and speed of vehicular traffic would be low enough such that shared use of the drive aisles between pedestrians and vehicles would be feasible.

PUBLIC COMMENT/OUTREACH

Staff provided public notice of the application in accordance with City and State public noticing requirements. A notice was published in the Milpitas Post on August 7, 2026. In addition, 75 notices were sent to owners and occupants within 300 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.milpitas.gov, and posted at City Hall. At the time of publishing this report, staff has received 1 public comment related to scale/intensity, architectural compatibility, and glazing/glare. (See Attachment E)

California Environmental Quality Act (CEQA):

The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Construction of New Facilities under 10,000 square feet), and, on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning). The Project involves the demolition of the existing church building and proposes the construction of new church building with an expanded ground floor that meets or exceeds all of the objective design standards of the R1 zoning district.

Findings for Approval:

In accordance with MMC Section D.4.020-F of the City's Zoning Ordinance, the Zoning Administrator (Review Authority) may consider and approve a Minor Site Development if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action and are analyzed below:

1. The proposed project is consistent with this Title

This finding can be met. The Project involves the demolition of the existing church building and the construction of a new single-story church building residence that will meet all R1 zoning district development standard requirements related to parking, building height, setbacks, and other standards. The site is surrounded by one- and two-story similar sized single-family residences, as well as a similar community assembly use to the south. The Project's contemporary design and materials are consistent with the suburban feel of the area and supports the residential characteristics of the R1 zoning district. The architectural style will be designed similarly to neighboring properties maintaining a Transitional Modern style and design.

2. The proposed use and project are consistent with the goals and policies of the General Plan

This finding can be met. The Project is consistent with the Milpitas General Plan, particularly Policies LU 6-1 and CD 6-4 as described in Table 3, which encourage the establishment of uses for the City's residents for community serving services. The Project is a minor community assembly place that contributes to a balanced mix of neighborhood-serving uses and supports the City's vision for inclusive community-serving development for residents and families. The Project complies with the standards described in the Milpitas Zoning Ordinance and maintains the existing use onsite and maintains the character and development pattern of the existing residential neighborhood. The Project will be permitted and deemed consistent with the objectives of the General Plan and this Title upon approval of a Minor Site Development permit.

3. The project will not be detrimental to public health, safety, and general welfare

This finding can be met. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare because the applicant has demonstrated compliance with the generally applicable development standards in the R1 zone. As per the Conditions of Approval, applicable life and safety codes shall be applied and implemented through the future building permit process with review by all relevant City departments.

4. *And, the proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

This finding can be met. The Project maintains a conditionally permitted minor community assembly use and requests a Minor Site Development Permit to allow a new site development for a new church building, landscaping, and parking lot restriping and reconfiguration that meets or exceeds all of the objective design standards of the R1 zoning district. The Project complies with the California Environmental Quality Act (CEQA) and is categorically exempt pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

5. *The proposed siting, form, and architectural style of single-family residential, commercial, and industrial developments are appropriate for the project site and surroundings and create a visually cohesive design, and are consistent with all applicable design standards in this Title.*

The proposed church is appropriately sited and designed for the Project site and surrounding area. The project's massing, scale, building placement, access, landscaping, and exterior materials are compatible with the site's context and applicable development standards for the zoning district. Furthermore, the project will be setback approximately 73 feet from the front property line, in excess of the 20 feet required under the zoning district. Glazing will be installed to reduce lower exterior visible reflectance to minimize potential excessive glare associated with the Project.

As the zoning district and surrounding neighborhood do not establish a prescribed architectural style, the Project incorporates a cohesive architectural design through consistent building forms, materials, colors, and site improvements. The church's single-story design will create an orderly and visually compatible development that respects adjacent uses and privacy of neighbors and is consistent with all applicable design standards of this Title.

Recommendation:

STAFF RECOMMENDS THAT the Zoning Administrator: Open and close the public hearing, consider the exemption in accordance with CEQA and Adopt Resolution No. 26-011 approving Minor Site Development Permit No. MS26-0113 subject to the findings and attached Conditions of Approval.

Attachments:

- A. Resolution No 26-011 and Conditions of Approval Letter
- B. Project Plans
- C. Materials Description
- D. Operations Description
- E. Public Comment (258 Autrey Street)

ATTACHMENT A

RESOLUTION NO. 26-005

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF MILPITAS
APPROVING A MINOR SITE DEVELOPMENT PERMIT NO. MS26-0113 TO ALLOW A
NEW 9,995-SQUARE FOOT CHURCH AND LANDSCAPE AND PARKING
IMPROVEMENTS ON A 1-ACRE PARCEL LOCATED AT
297 AUTREY STREET APN: 026-030-79**

WHEREAS, on August 26, 2025, an application was submitted by Jimmy Chang (“Applicant”), on behalf of Living Water Baptist Church to obtain a Minor Site Development Permit (MSD) to allow for the construction of a new 9,99- square foot church and landscape improvements on a 1-acre parcel in the Single Family Residential (R1-6) Zoning District located at 297 Autrey Street. (APN 02603079) (“Property”); and

WHEREAS, the property is located within the Single Family Residential (R1-6) zoning district; and

WHEREAS, the Planning Department completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Zoning Administrator determine this Project is categorically exempt; and

WHEREAS, on August 20, 2026, the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Zoning Administrator of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1: Recitals. The Zoning Administrator has considered the full record before it, which may include, but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and incorporated herein by reference.

SECTION 2: CEQA. The project is Categorically Exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Construction of New Facilities under 10,000 square feet) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning). The Project involves the demolition of the existing church building and proposes the construction of new church building with expanded ground floor that meets or exceeds all of the objective design standards of the R1 zoning district.

SECTION 4 Minor Site Development Permit (Section XIII-D.4.020 (F)): The Zoning Administrator makes the following findings based on the evidence in the public record in approving Site Development Permit No. MS25-0106.

a) The proposed project is consistent with this Title.

This finding can be met. The Project involves the demolition of the existing church building and the construction of a new single-story church building residence that will meet all R1 zoning district development standard requirements related to parking, building height, setbacks, and other standards. The site is surrounded by one- and two-story similar sized single-family residences, as well as a similar community assembly use to the south. The Project's contemporary design and materials are consistent with the suburban feel of the area and supports the residential characteristics of the R1 zoning district. The architectural style will be designed similarly to neighboring properties maintaining a Transitional Modern style and design.

b) The proposed use and project are consistent with the goals and policies of the General Plan.

This finding can be met. The Project is consistent with the Milpitas General Plan, particularly Policies *LU 6-1 and CD 6-4 as described in Table 3*, which encourage the establishment of uses for the City's residents for community serving services. The Project is a minor community assembly place that contributes to a balanced mix of neighborhood-serving uses and supports the City's vision for inclusive community-serving development for residents and families. The project complies with the standards described in the Milpitas Zoning Ordinance and maintains the existing use onsite, and maintains the character and development pattern of the existing residential neighborhood. The project will be permitted and deemed consistent with the objectives of the General Plan and this Title upon approval of a Minor Site Development permit.

c) The project will not be detrimental to public health, safety, and general welfare; and,

This finding can be met. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare because the applicant has demonstrated compliance with the generally applicable development standards in the R1 zone. As per the Conditions of Approval, applicable life and safety codes shall be applied and implemented through the future building permit process with review by all relevant City departments.

d) The proposed project is in compliance with the provisions of the California Environmental Quality Act.

This finding can be met. the Project maintains a conditionally permitted minor community assembly use and requests a Minor Site Development Permit to allow a new site development for a new church building, landscaping, and parking lot restriping and reconfiguration that meets or exceeds all of the objective design standards of the R1 zoning district. The Project complies with the California Environmental Quality Act (CEQA) and is categorically exempt pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

- e) The proposed siting, form, and architectural style of single-family residential, commercial, and industrial developments are appropriate for the project site and surroundings and create a visually cohesive design, and are consistent with all applicable design standards in this Title.

The proposed church is appropriately sited and designed for the project site and surrounding area. The project's massing, scale, building placement, access, landscaping, and exterior materials are compatible with the site's context and applicable development standards for the zoning district. Furthermore, the project will be setback approximately 73-feet from the front property line, in excess of the 20-feet required under the zoning district. Glazing will be installed to reduce lower exterior visible reflectance to minimize potential excessive glare associated with the Project

As the zoning district and surrounding neighborhood do not establish a prescribed architectural style, the project incorporates a cohesive architectural design through consistent building forms, materials, colors, and site improvements. The church's single-story design will create an orderly and visually compatible development that respects adjacent uses and privacy of neighbors and is consistent with all applicable design standards of this Title.

SECTION 5: The Zoning Administrator of the City of Milpitas hereby adopts Resolution No. 26-011 approving a request a Minor Site Development Permit No. MS26-0111 for the construction of a new 9,995-square foot building with landscape improvements and parking lot expansion on a 1.0-acre site located at 297 Autrey Street as based on the above Findings and subject to the Conditions of Approval attached here to as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on August 20, 2026:

Jay Lee, AICP
Planning Director

Date: _____

ATTACHMENT A

**CONDITIONS OF APPROVAL:
MINOR SITE DEVELOPMENT PERMIT NO. MS26-0113
at 297 Autrey Street (APN 026-030-79)**

The City of Milpitas Zoning Administrator approves Minor Site Development Permit No. MS26-0113 in accordance with Section D.4.020. of the Zoning Ordinance Update of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Minor Site Development Permit entitlement to allow for the construction of a new 9,995-square foot church and landscape improvements on a 1-acre lot located within the Single-Family (R1-6) Residential Zoning District at 297 Autrey Street (APN: 026-030-79), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions of Approval:

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Minor Site Development Permit No. MS26-0113 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project: **(P)**
 - i. Completes a foundation associated with the project; or

- ii. Dedicates any land or easement as required from the zoning action; or
 - iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**
7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Permit. **(P)**
9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This

indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**
15. Permittee shall develop the approved project in conformance with the approved plans (date stamped 8/20/2026) approved by the Zoning Administrator in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

16. Fire Department Conditions of Approval

- a. Electronic documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 106.1.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1.
- b. Premises identification. New buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. CFC Section 505
- c. Required water supply (hydrants that meet the minimum City Engineering Division Design Standards). An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon

which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. CFC Section 507.1

- d. Required access. Exterior doors and openings required by the California Fire Code, or the California Building Code shall be maintained readily accessible emergency access by the fire department.
- e. Sprinkler system supervision and alarms, and monitoring. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit in conformance to the CA Fire Code Section 903.4.
- f. Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.
- g. Fire Alarm System. A manual fire alarm system is required per 2022 CFC 907.2.1.
- h. Automatic Fire Sprinkler System Riser Location. The fire sprinkler system riser shall not be located within electrical rooms or storage closets and shall be provided with clear access and working clearance. The fire sprinkler system riser location shall be approved by the fire code official.
- i. Electronic documents: The Fire Code Official may require electronic base documents for all construction documents and operational permits. The Fire Code Official shall designate the software base format for the electronic documents. CFC Section 105.4.2.2, added by MMC Section V-300-2.11, and CFC Section 102.9
- j. Fire Department Access: Fire Department apparatus and staff access shall be provided to all buildings and site. Detailed review will be done during construction permit process. The plans submitted appear to be in general conformance with the requirements. CFC Section 503

The proposed site appears to be in general conformance with the Fire Code requirements.

- k. Turning Radius: Fire apparatus access roads shall meet the Milpitas Fire Department turning radii guidelines and shall provide continuous apparatus travel. Turning radii for fire apparatus access roads shall be a minimum net clearance of 48 feet 6 inches for the outside radius and 28 feet 0 inches for the inside radius. The layout for the outside and the inside radius shall be from the same reference point (center). CFC Section 503.2.4
- l. Fire Apparatus Clearance: Fire apparatus access roads shall provide a minimum clear width of 26 feet. This requirement is for the use and function of a fire ladder apparatus. International Fire Code, Appendix D, Sections D103.1 and D105.2, adopted and amended by Milpitas Municipal Code. MMC V-300-2.142 and 2.145

- m. Marking of Fire Access Roads. The required access road shall be designated and clearly marked as a fire lane. The designated fire lane shall be identified as set forth in Section 22500.1 of the Vehicle Code. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE". CFC Section 503.3. Minimum marking shall be pole signage and red curb with "FIRE LANE" stencil. Signage and red curbs shall be done throughout and as needed to clearly identify the no parking zones.

All curbs not designated as no parking shall be "red-curbed" painted is noted.

- i. Fire Protection Water Supply (Hydrants, On-site and Public): An approved water supply (hydrants on-site and public) capable of supplying the required fire flow for fire protection shall be provided upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Water supply shall meet the Fire Code and the City of Milpitas Engineering Division water supply guidelines and the CFC Section 507, Appendix B and Appendix C.
- ii. No Parking in Front of Hydrants: No parking is permitted in front of fire hydrants. Hydrants located on streets (Public or Private Street) shall have an unobstructed clearance of not less than 30 feet per CA Vehicle Code 22514 (F)

17. Police Department Conditions of Approval

Traffic:

- a) Vehicles coming and leaving the church only have road access from Autrey Street. Based on the proposed layout and architecture of the parking lot, and the current layout of the driveway, access to the property will remain the same and should not be of concern.
- b) With the size of the parking lot and the proposed church increasing in size exponentially, a larger attendance group is anticipated. With a larger attendance group, vehicle traffic and congestion in the residential neighborhoods listed above, especially Autrey Street, will be of more concern. The church

shall ensure vehicles traveling through the driveway shall at no time, unreasonably impede the flow of traffic, impacting emergency service accessibility to the church.

- c) Police Department shall always have access to parking lot.
- d) Traffic signal lights are not utilized at the driveways of the site, and the approval of this project would not appear to change the need for such installation on this public roadway.

Parking:

- e) Parking ratios will be designed to comply with the minimum requirements of the State Density Bonus Law. The total number of outdoor guest parking spaces provided on-site will be 47 spaces.
- f) Parking lot areas shall have postings with appropriate signs per 22658(a) CVC to assist in removing vehicles at the property owners'/managers' request.
- g) "No Trespassing/Loitering" signage should be posted at the entrances of parking lots in conspicuous areas. Signs should be at least 2' x 1' overall size, with a white background and black 2" high letters.
- h) The parking lot project should allow circulation for police patrols (vehicles, foot, and bicycles) to prevent and reduce the likelihood of criminal activity occurring in the area.

Addressing:

- i) Address numbers shall be illuminated during hours of darkness and strategically positioned to be readily visible from the street. Address numbers should have a minimum height of 12 inches. If numerous alarm zones are utilized for common areas, then zone numbers should be clearly marked above appropriate doorways (i.e., storage, office, etc.).

Lighting:

- j) During hours of darkness, lighting of sufficient wattage shall be provided in parking lots and associated driveways, circulation areas, aisles, passageways, recesses, alleys, and grounds

contiguous to buildings to ensure that any person on or about the premises is clearly visible.

Visibility:

- k) A building design that encourages visibility of potential crime locations and natural surveillance.
- l) Stairwells and elevators should be of open design whenever possible, making users open to visual scrutiny.
- m) Any posters, material, and objects near common area exterior windows (i.e., clubhouse) should not block views in those common areas from the street.
- n) All trash enclosures should be located at the parking lot's perimeter, not adjacent to exterior doors or in areas where such enclosures can compromise surveillance.
- o) Any other line of sight obstructions (including recessed doors, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
- p) From a public safety perspective, the grounds and area surrounding the church should have as much natural surveillance as possible and be exposed to public view. When natural surveillance is afforded, the likely occurrence of burglaries, robberies, etc., in that area is substantially reduced because the risk of detection and apprehension of the perpetrator increases. Seclusion is one of the main elements sought after by perpetrators of a crime.

Accessibility:

- q) All areas controlled by electronic security devices (i.e., access cards, keypads, etc.) should have Knox boxes installed near such access points, with the Knox boxes containing the appropriate security devices to gain entry. If keypads control access points, management should provide the Police Department with the needed code(s) and regularly update the Police Department if such code(s) change. If a Knox box or keypad is not feasible for an entry point, an appropriate security device, such as an electronic fob, shall be provided to the Police Department.

- r) An up-to-date map of the interior of any building accessible to the public should be provided to the police department. The map should minimally identify entry/exit points, elevators/stairwells, storage areas, entry/exit points controlled by electronic security devices, locations of security cameras, maintenance areas, stairwells, recreation centers, etc

Noise:

- s) When residential and commercial areas are near each other, there may be an increase in noise complaints from residents, which may increase calls for service. Church events must be cognizant of City of Milpitas noise ordinances.
- t) The Milpitas Municipal Codes restrict loud noise in neighborhoods if it's clearly louder than the normal background sound or over 65 decibels at the property line. Between 10:00 p.m. and 7:00 a.m., any noise that can be heard from 50 feet away is considered a violation of Section V-213-3.

Landscaping:

- u) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged. Landscaping shall not conceal doors or windows from view, obstruct visibility of the parking lot from the street, nor hinder access to the roof if needed.

Security:

- v) A security camera system should be required for the site, with coverage at all access points into the housing development. Additionally, the security camera system should cover the parking lot area, have the clarity necessary to identify an individual, vehicle, etc., and have a field of view to maximize the coverage area. The video/security system shall have the capacity to save/store footage for a minimum of thirty (30) days and have the capability to be downloaded. A copy of

video/security footage shall be made available to law enforcement upon request for investigative purposes.

Miscellaneous:

- w) The property manager shall file an emergency notification form with the police department so law enforcement can contact the property manager in the event of any major accident, emergency, or unforeseen circumstance.
- i. An increase in calls for service is expected. Implementing these proposed items should increase the effectiveness of police personnel and reduce the likelihood that perpetrators are attracted to this area.

18. Building Department Conditions of Approval

Compliance with California Code of Regulations. The Project shall comply with the requirements of the Office of Building Safety and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Office of Building Safety prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Office of Building Safety..
(B)

19. Engineering Conditions of Approval

The project/development shall comply with the requirements of the Engineering Division and as may be amended by the City of Milpitas. **(LD)**

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met. **(E)***

- a. Modifications: The Site Development Plan dated XXXX is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
20. Solid Waste and Recycling Handling Plan: Permittee shall submit final Solid Waste and Recycling Handling Plan based upon City's previous comments for City's review and approval by the Solid Waste Program. The Plan shall show calculations of waste generation volumes and how materials will be transferred from the waste generation areas to the trash enclosure/external collection point; demonstrate how recycling, food waste, and yard trimmings shall have a separately maintained process from garbage handling; address other requirements such as waste generation and compactor sizing, chute shut-off and property management responsibility for bin management and litter control; outreach and education to tenants/occupants, and procure sufficient service frequency based upon waste generation calculation volumes.
21. Stormwater Control Plan: Permittee shall submit City approved final Stormwater Control Plan (SWCP) that complies with the latest Municipal Regional Stormwater NPDES Permit, including Low Impact Development (LID) Section C3.c.i.(2)(b) measures for harvesting and reuse, infiltration, or evapo-transpiration, for City's review and approval by the Engineering Department.
22. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal.
23. Project Job Account/Fee Deposit: Permittee shall open a new PJ account as a deposit to cover the costs for Engineering Department's services for review and inspection of the project. The amount shall be determined based on the approved City fee schedule at the time of application submittal.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be addressed as part of the off-site improvement plan review and shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

24. Improvement Agreement and Securities: Permittee shall execute an Improvement Agreement and provide improvement securities in accordance with MMC Title XI, Section 17, and submit all other supplemental documents as stipulated in the Improvement Agreement (such as certificate of insurance).
25. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
 - a. Milpitas Design Guidelines:
(<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - b. Standard details and specifications:

- (<https://www.milpitas.gov/333/Standard-Details-Specifications>); and
c. Americans with Disabilities Act (ADA) requirements, where applicable.

26. Sanitary Sewer Calculations: Permittee shall submit a completed "Sewer Needs Questionnaire" form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
27. Storm Drain Design: Permittee shall submit storm drain hydrology and hydraulic calculations based upon a 10-year storm event to justify the size of the storm drain lateral flowing full, without surcharging the main line pipe, and to be reviewed and approved by the Engineering Department.
28. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
29. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.
- a) Installation of separate water service tap and meter for each of the following services: domestic water, irrigation, and fire.
 - b) Installation of separate utility service lines (domestic water, irrigation, fire service).
 - c) Installation of radio-transmitted water meters with a meter antenna, any repeaters or transmitters as needed with dedicated power supplies at no cost to the City at locations acceptable to the City to ensure accurate and timely reception of meter readings. Permittee shall execute a recorded instrument providing dedicated space, access rights and dedicated power supplies to the City for operation/maintenance/repair/replacement of subject radio antenna.
 - d) Installation of reduced-pressure backflow prevention assemblies for each water service commensurate to the hazard level of the project site.
 - e) Installation of a blowoff at the end of the existing water main along Autrey Street.
 - f) Replacement of existing flushing inlet at the end of the existing sewer main along Autrey Street if video inspection determines it to be in unsatisfactory condition.
 - g) Installation of a new ADA-compliant driveway approach to the property at the end of Autrey Street, including additional transitional curb/gutter/sidewalk to allow conformation with the existing roll curb/sidewalk along the remainder of the street.
 - h) Grind and overlay of existing pavement within the existing cul-de-sac area at the end of Autrey Street to allow the street surface to conform to the new driveway approach's alignment and gutter lip elevations. Pavement restoration limits and methods are to be determined by the City.

- i) Installation of new stormwater treatment facility in available vegetated public right-of-way or public easement area(s) along the project frontage for the treatment of runoff for an equivalent area of offsite public improvements. The design of these stormwater treatment facilities shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program's Provision C.3 design standards. Any exemptions from this requirement can only be granted with the approval of the City's stormwater consultant.
- 30. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the City's satisfaction.
- 31. Relocation and Adjustment of Existing Public Utilities: Permittee shall relocate and/or adjust existing public utilities as needed that are in conflict with the proposed improvements.
- 32. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
- 33. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer. (E)*

- 34. Easement Dedication: Permittee shall dedicate any additional public service utility easements, public access easements, and/or street easements to cover the new ADA-compliant driveway approach and additional area behind it that the City deems necessary for the project.
- 35. Abandonment/Quitclaim Easements: Permittee shall abandon/quit claim existing easements that the City deems to be in conflict with or unnecessary for the project.
- 36. Utility Company Approval: Permittee shall obtain approval letters from utility companies (PG&E, AT&T, Comcast) for abandonment of existing and dedication of new public service utilities easements.
- 37. Easements on the Building Permit Plans: Permittee shall depict all existing easements to remain based upon current preliminary title report and depict new easements on applicable building permit plans.

38. Stormwater Facility Operation & Maintenance Plan: Permittee shall incorporate design details into applicable construction plans in accordance with City approved Storm Water Control Plan (SWCP). Permittee shall also submit Stormwater Facility Operation & Maintenance Plan that describes operation and maintenance procedures needed to ensure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control).
39. Stormwater Management Facilities O&M Agreement: Permittee shall execute and record a Stormwater Management Facilities Operation and Maintenance (O&M) Agreement associated with the SWCP O&M Plan, including perpetual maintenance of treatment areas/units, as reviewed and accepted by the Engineering Department. The subject O&M Agreement shall be referenced in the CC&Rs, if applicable.
40. Water Supply and Force Majeure: The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.
41. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.
42. Solid Waste and Recycling Facility Design: Permittee shall comply with all applicable City design guidelines/details associated with haul route, turning radius, vertical and horizontal clearance, trash enclosure, staging area, storage area, etc.
43. Recycling Report Prior to Demolition Permit Issuance: Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:
- a) What materials will be salvaged.
 - b) How materials will be processed during demolition.
 - c) Intended locations or businesses for reuse or recycling.
 - d) Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
- Permittee shall make every effort to salvage materials for reuse and recycling, and shall comply with the City's demolition and construction debris recycling ordinance.
44. Recycling Report Prior to Building Permit Issuance: Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building

Department for approval by the Engineering Department prior to inspection by the Building Department.

45. Grease Interceptor: Provide grease interceptors for buildings with food service. Contact San Jose/Santa Clara Water Pollution Control Plant at <https://www.sanjoseca.gov/home/showpublisheddocument/72881/637565855362430000> for sizing and location requirements for grease interceptor(s). No grease interceptor(s) shall be located in any public right-of-way or public easement areas.
46. Development Fees: Permittee shall pay the following development fees. The information listed in items “a” through “e” are based upon current fee rates; however, those fee rates are subject to change. The exact fee amount shall be determined at the time of building permit fee payment.
- a) Water connection fee at \$5.97/gpd for commercial, based upon increased water usage.
 - b) Sewer connection fee at \$8.52/gpd for commercial, based upon increased average wastewater flow.
 - c) Wastewater Treatment Plant fee per MMC VIII, Chapter 2, Section 7.04.
 - d) Calaveras Boulevard Widening Traffic Impact fee per Resolution No. 7894.
 - e) 3.8% of applicable fees in accordance with City Resolution No. 8969 as Permitting Automation Fee.
47. Hazard Assessment Report: For any new back flow device proposed to be installed on an irrigation, domestic or fire service, the Permittee and its qualified cross-connection specialist shall complete and submit a City of Milpitas Hazard Assessment Report (CMP Hazard Assessment Report (Fillable) 2026). An existing Hazard Assessment Report may be submitted if completed in the last six (6) months, or submission of a new assessment if any of the following conditions have occurred: 1) Initial site hazard assessment is older than six (6) months, 2) Account change; 3) New connection; 4) Change in onsite activities or materials that may affect water safety; 5) If there has been cross-connection incident in the last six (6) months or if this work is requirement of the State Water Resource Control Board. The Hazard Assessment Report shall be submitted for review and approval by the City’s Utility Engineering department prior to building permit issuance.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

48. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
49. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply

with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.

50. Construction Staging and Employee Parking: Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public right-of-ways or public easements.
51. Water Shut-down Plan: Permittee shall provide a water shut-down plan at least seven days in advance of the shut-down in coordination with the Engineering Inspector and notify affected property owners/tenants when cut-in tee(s) is/are required.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved by the Director of Engineering/City Engineer.*

52. Completion of Public Improvements: Permittee shall complete all public improvements, including but not limited to surface sidewalk and pavement improvements and subsurface utility improvements along the project frontage, as shown on City approved plans.
53. Landscape Certificate of Completion: Permittee shall submit a Certificate of Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.
54. Record Drawings: Permittee shall submit record drawings in Full size hard copy, AutoCAD, Tiff, and PDF formats for City records. Record drawings shall include all public improvements. Additionally, if the project uses recycled water, the permittee shall also submit record drawings of on-site irrigation facilities.
55. Private Job (PJ) Balance: Permittee shall pay for any remaining balance from the Private Job deposit.

Key:

(P) = Planning
(B) = Building
(E) = Engineering
(F) = Fire Prevention
(CA) = City Attorney

(E)	EXISTING	ASPHALT CONCRETE	CONCRETE
A.C.	BOTTOM OF WALL	ELEVATION	
BW	CATCH BASIN		
CB	CUT OFF		
CS	ELEVATION		
FL	FINISHED FLOOR	ELEVATION	
FL	FLOWLINE	ELEVATION	
IN	INVERT	ELEVATION	
LF	LINEAR FOOT		
MAX	MAXIMUM		
MIN	MINIMUM		
(N)	NEW TO SCALE		
(N)	POINTS		
PC	POINT OF CURVATURE		
PT	POINT OF REVERSE CURVATURE		
PT	POINT OF TANGENCY		
PROP	PROPOSED		
RET	RETAINING		
TOP	TOP OF WALL	ELEVATION	
TP	TYPICAL		

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THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE CARE AND PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE DRAWINGS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CALL U.S.A. DIG ALERT TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

INTRODUCTION

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BOTTOM ELEV. = 103.70

(E)	EXISTING	ASPHALT CONCRETE	CONCRETE
A.C.	BOTTOM OF WALL	ELEVATION	
BW	CATCH BASIN		
CB	CUT OFF		
CS	ELEVATION		
FL	FINISHED FLOOR	ELEVATION	
FL	FLOWLINE	ELEVATION	
IN	INVERT	ELEVATION	
LF	LINEAR FOOT		
MAX	MAXIMUM		
MIN	MINIMUM		
(N)	NEW TO SCALE		
(N)	POINTS		
PC	POINT OF CURVATURE		
PT	POINT OF REVERSE CURVATURE		
PT	POINT OF TANGENCY		
PROP	PROPOSED		
RET	RETAINING		
TOP	TOP OF WALL	ELEVATION	
TP	TYPICAL		

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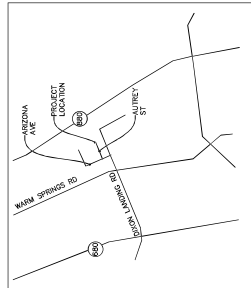
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BOTTOM ELEV. = 103.70



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| | PROPOSED VES INLET |
| | PROPOSED CATCH BASIN |
| | PROPOSED CONCRETE AREA |
| | PROPOSED REBENTRATION AREA |
| | ROOF DOWNSPOUT |
| | PROPOSED RETAINING WALL |
| | PROPOSED ASPHALT |
| | PROPOSED WATER SERVICE |
| | PROPOSED SPOT GRADE ELEVATION |
| | PROPOSED VEGETATED SWALE |
| | GRADE BREAK |

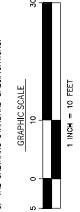
ALL BIOFILTRATION FACILITIES HAVE BEEN SIZED USING THE 4% METHODO. AF(ARE OF FACILITY)=AT(TRIBUTARY AREA) (0.2 IN PER HS/5 IN PER HOUR). ALL BIOFILTRATION FACILITIES SHALL BE OF THE DEEPFLOW TYPE WITH A FLOW RATE OF 1.0 GPM PER 1000 GPD OF TREATMENT CAPACITY.

STORM DRAIN LABELING

- ### GENERAL NOTES

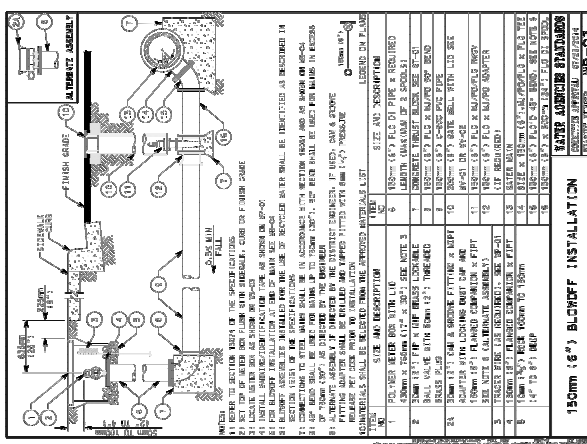
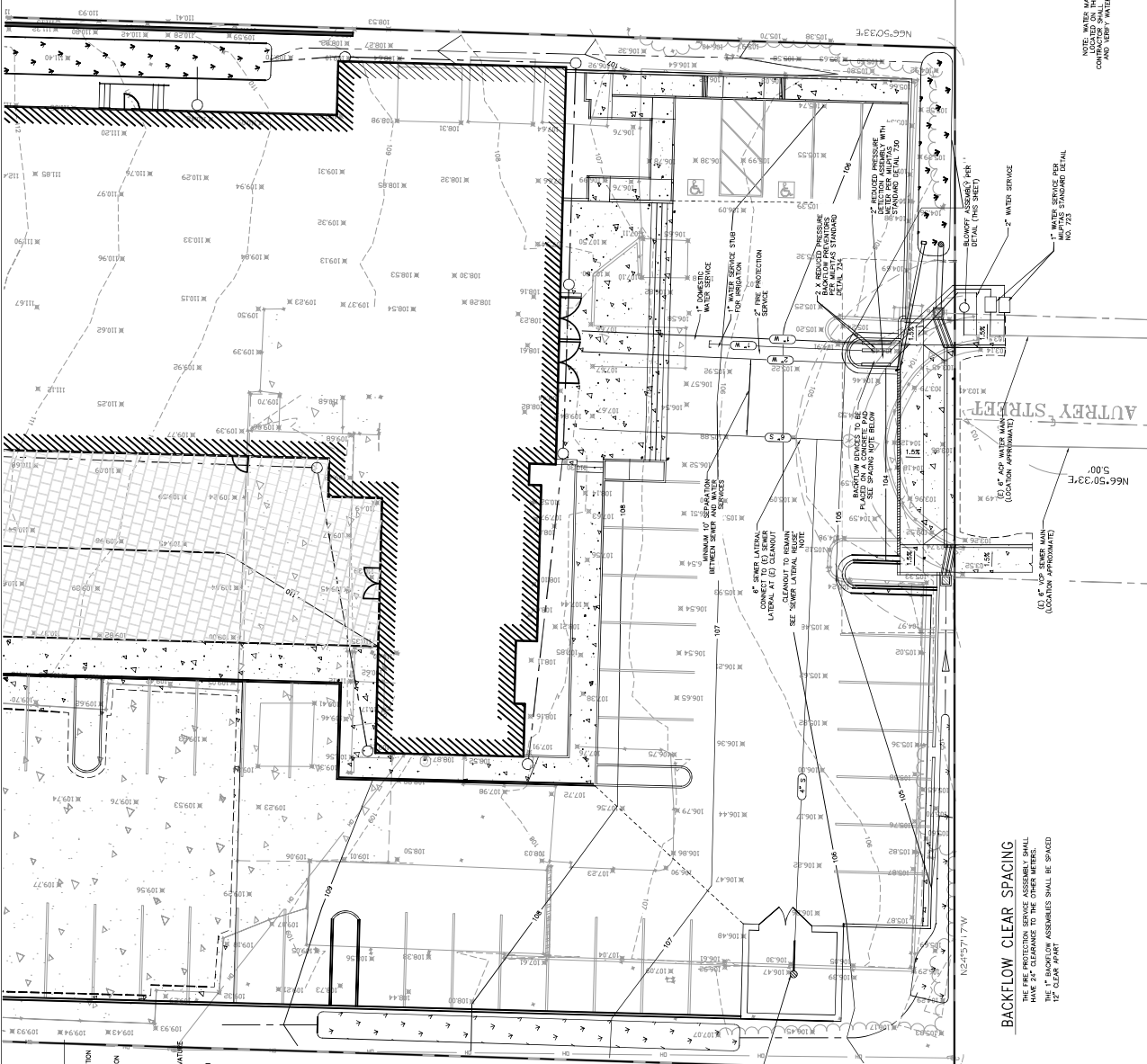
2. NO CHANGES IN THE APPROVED SHALL BE MADE WITHOUT PRIOR COUNCIL OF SANTA CLARA AND

3. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL PERMITS, COUNTY AND STATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 06.00 OF THE CALTRANS STANDARD SPECIFICATIONS.



ABBREVIATIONS

1. ALL EXISTING CONCRETE
 2. NEW CONCRETE
 3. EXISTING WALL ELEVATION
 4. NEW WALL ELEVATION
 5. EXISTING FLOOR ELEVATION
 6. NEW FLOOR ELEVATION
 7. EXISTING GRADE ELEVATION
 8. NEW GRADE ELEVATION
 9. EXISTING MINIMUM
 10. NEW MINIMUM
 11. EXISTING POINT OF BEGINNING
 12. NEW POINT OF BEGINNING
 13. EXISTING PROPOSED FINISH
 14. NEW PROPOSED FINISH
 15. TYPICAL



150mm 18\"/>



INSTALL FLOOR DRAIN
 CONCRETE FLOOR SHALL BE
 INSTALLED 6\"/>

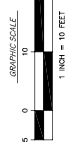
LEGEND

- PROPOSED BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PAVED PAD
- PROPOSED STORM DRAIN
- PROPOSED VOS INLET
- PROPOSED CATCH BASIN
- PROPOSED CONCRETE
- PROPOSED BOREHOLE
- AREA

BACKFLOW CLEAR SPACING

THE FIRE PROTECTION SERVICE ASSEMBLY SHALL
 BE SPACED 12\"/>

NOTE: WATER MAIN NOT
 CONTRACTOR SHALL LOCATE
 AND VERIFY WATER MAIN.



NEW CHURCH STRUCTURE AND
 PARKING LOT
 LIVING WATER BAPTIST CHURCH
 297 AUTREY, CA STREET
 MURFRES, CA 95035
 APR. 026-03-079

CONVENTONE
 CIVIL
 1401 DOWNEY STREET
 SAN JOSE, CA 95128
 (408) 434-0000



DATE: APR. 20, 2006
 DRAW BY: R. HALEY
 PROJECT NO.: 25.008
 DATE: APR. 2006
 UTILITY AND
 FRONTAGE PLAN

C-4

SITE HOUSEKEEPING REQUIREMENTS

1. ALL LOGS, STAKEPOLE CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED SHALL BE STORED IN A DESIGNATED AREA. LOGS SHALL BE COVERED AND REMOVED FROM THE SITE IMMEDIATELY AFTER USE.
2. ANTIPODOLIC, ECONOMIC, CONTAMINANT TO PRESENT ANY SPILLAGE OR LEAKAGE OF FUEL, OIL, GREASE, OR OTHER HAZARDOUS MATERIALS TO THE SITE.
3. FUEL TANKS AND COOLING MATERIALS TO BE USED FOR THE PROJECT SHALL BE REMOVED FROM THE SITE IMMEDIATELY AFTER USE. FUEL TANKS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AFTER USE.
4. PAIRS, CEMENT, CONCRETE, INSULATORS, BRICKS, ETC. SHALL BE REMOVED FROM THE SITE IMMEDIATELY AFTER USE. CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE REPAIRED.
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- LANDSCAPE MATERIALS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AFTER USE.

EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF THE PAVEMENT.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THE PLAN, ALL COLLECTED RUNOFF SHALL BE CAPTURED IN DRAINAGE COURSES, NOTED AS SUCH, AND SHALL BE DISCHARGED TO THE STREET OR TO THE STREET DRAINAGE SYSTEM.
3. THE DESIGN AND RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT TO THE SITE. THE MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF THE PAVEMENT. THE MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF THE PAVEMENT.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF THE PAVEMENT. THE MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF THE PAVEMENT.
5. WINTER BARKLY 25A/ORE
6. AMMONIUM PHOSPHATE FERTILIZER 6-2-1, SHALL BE APPLIED AT A RATE OF 30 LBS PER ACRE ON SLOPES GREATER THAN 2% TO CONTROL EROSION.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.
8. COVER ALL EXPOSED SLOPES.
9. STRAW 2 TONS/ACRE ON SLOPES 5, ONE WITH SOIL BINDER.
10. USE NORTH AMERICAN GREEN CLOTH OR EQUAL ON SLOPES >20%.
- ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FERTILIZERS AND SLOPE PROTECTION SHALL BE PLACED IN PLACE BY OCTOBER 1ST, 2026. THE MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF THE PAVEMENT.

NEW CHURCH STRUCTURE AND
PARKING LOT

LYNN WALKER BAPTIST CHURCH
207 ALFREY STREET
MILPITAS, CA 95035
APN: 026-03-079

CONNERSTONE
Land Development & Consulting
3001 10th Ave
Santa Cruz, CA
(831) 306-1400



DATE: APRIL 20, 2026

DRAWN BY: R. HALEY

PROJECT No.: 25-008

DATE: APR 2026

EROSION
CONTROL
NOTES

C-7

1. CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY OF ALBUQUERQUE EMPLOYEES OFFICERS AND AUTHORIZED REPRESENTATIVES HARMLESS FROM ANY AND ALL CLAIMS AND LIABILITIES REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK.

13. CONTRACTOR SHALL USE A LICENSED LAND SURVEYOR TO LOCATE AND TIE-OUT ALL MONUMENTS WITHIN WORK AREA AND SUBMIT MONUMENT TIE-OUT RECORD TO THE CITY ENGINEER PRIOR TO STARTING WORK.

17. WHEN IT IS FOUND THAT FIELD CONDITIONS DIFFER FROM THAT SHOWN ON THE CITY-APPROVED PLANS, THE PLANS SHALL CAUSE THE FIELD CONDITIONS TO BE CORRECTED TO A POINT OF AN EQUILIBRIUM TO THE CITY ENGINEER AND GEOTECHNICAL ENGINEER. THE CITY ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED OF ANY SUCH DISCREPANCY.

16. PROPERTY INCLUDING UTILITIES, HARDSCAPE, LANDSCAPING AND OTHER EXISTING INFRASTRUCTURE DAMAGED BY CONTRACTORS' WORK SHALL BE RESTORED IN-LINE OR TO A BETTER CONDITION AT CONTRACTORS' EXPENSE.

- ENGLAND
FEDERAL REGION

22. CONTRACTOR SHALL USE A LICENSED LAND SURVEYOR TO LOCATE AND 15'-OUT ALL MONUMENTS WITHIN WORK AREA AND SUBMIT

- YEARS DAY MARTIN LUTHER KING BIRTHDAY, CESAR CHAVEZ DAY, VETERAN DAY, INDEPENDENCE DAY, ABIGAIL DAY, VETERANS DAY, THANKSGIVING DAY AFTER THANKSGIVING DAY BEFORE CHRISTMAS, AND CHRISTMAS DAY.

26. CONTRACTOR SHALL "PPE" AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH STATE LAW CAN NOT PPM, SAVE CLOSURES, RELIANT FARE, "PPE" RESIDENT, IN DEPENDENT ON 100% CONDITIONS.

37. CONTRACTOR SHALL MAINTAIN PROJECT SITE AND ADJACENT AREAS IN A NEAT, CLEAN, AND PROFESSIONAL CONDITION AT ALL

28. CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AT PROJECT SITE AND DURING CONSTRUCTION OPERATIONS AT ALL TIMES.

- BE PROVIDED IN HARD COPY ELECTRONIC FORM AND CALL FOR AT MEETING CITY SAN JUAN

- OUR WORK SHALL BE THEIR WORK. SUCH WORK WHEN APPROVED BY THE BOARD IS JUDGED AS BEING CONDUCTED IN ACCORDANCE WITH THE BY-LAWS OF THE SOCIETY. THE BOARD SHALL HAVE THE RIGHT TO REVOKE SUCH WORK AT ANY TIME. THE BOARD SHALL ESTABLISH A 100-FOOT PERMITTER AROUND QING MOUNTAINS AND SHALL CONTACT A PROFESSIONAL ARCHAEOLOGIST CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHEOLOGISTS (SCA) OR THE SOCIETY OF PROFESSIONAL

- PLUMBING OF WARE AND THE BUILDING DEPARTMENT INSPECTOR ON-DIE WORK. THE DEVELOPER'S BUSINESS SHALL COORDINATE WITH BOTH THE PLUMBING INSPECTOR AND THE BUILDING DEPARTMENT INSPECTOR FOR SUBMISSION OF THE CERTIFICATE OF COMPLETION.

- NO. 340.2. FOR DETAILS AND EXCEPTIONS, CONTACT THE CITY INSPECTOR FOR LOCATIONS OF RECYCLED WATER ACCESS POINTS FOR USE DURING CONSTRUCTION.

- ## ROADWAY & TRAFFIC CONTROL

16. CONTRACTOR SHALL NOT COMPLETELY CLOSE ANY STREET AND SHALL PROVIDE FOR THROUGH TRAFFIC AND ACCESS TO ALL APPROVED OF PLAN PRIOR TO STARTING WORK IN THE STREET.

- A MINIMUM OF ONE 10-FOOT WIDE THROUGH-TRAFFIC LANE PER TRAVEL DIRECTION AT ALL TIMES.

- 382 CAN TRACTOR SPILL NOTIFY AND COORDINATE WITH THE PULASKI UNITED SCHOOL DISTRICT (IN ILL.)? WASTE MANAGEMENT SERVICES, U.S. POSTAL SERVICE, TRANSPORTATION (TRINF) AGENCY, AND EMERGENCY SERVICES POLICE TO STARTING WORK.

- CON TROLS AT NO ADDITIONAL COST TO CITY WHEN WORKING IN STREET OR WHEN CONTRACTORS OPERATING IN A HAZARDOUS CONDITION AS DETERMINED BY THE CITY ENGINEER.

[illegible][illegible][illegible]

- APPROXIMATELY 10% OF THE POPULATION IN THE UNITED STATES ARE CURRENTLY IN A WORK OR UNEMPLOYMENT STATUS. THE REST ARE EITHER RETIRED OR UNABLE TO WORK.
- THE CONCEPTS OF THE WORKING AND UNEMPLOYED ARE NOT THE SAME AS THE CONCEPTS OF THE EMPLOYED AND UNEMPLOYED. THE CONCEPTS OF THE EMPLOYED AND UNEMPLOYED ARE BASED ON THE INDIVIDUAL'S CURRENT STATUS, WHILE THE CONCEPTS OF THE WORKING AND UNEMPLOYED ARE BASED ON THE INDIVIDUAL'S CURRENT STATUS AND THE INDIVIDUAL'S CURRENT STATUS.
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EXISTING DIMENSIONS ARE (+) AND MUST BE USED VERIFIED PRIOR TO COMMENCING WITH THE WORK. SUD DIMENSIONS MAY AFFECT OTHER DIMENSIONS AS INDICATED WITH (+) SYMBOL.

- [illegible]

54. WHERE SPECIFIED, NEW PAINTED STEELING PART SHALL BE PAINTED DRY WATER BORN PAINT AND GLASS BORDS SHALL COMPLY TO STATE OF CALIFORNIA (CALTRANS) SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT MATERIAL CERTIFICATE OF COMPLIANCE FOR PRIOR TO FINAL INSPECTION.

- [illegible]

7. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UNDERGROUND UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 485-3444 AND OBTAIN A REFERENCE NUMBER PRIOR TO EDUCATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH FEDERAL, STATE AND REGULATORY SAFETY REQUIREMENTS FOR EDUCATION. REFER TO: www.safesite.org

- [illegible]

35. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, ISSUED BY A CALIFORNIA LICENSED ENGINEER AND REGIONAL CITY APPROVAL, OF PLAN PRIOR TO STARTING WORK IN THE STREET.

- [illegible]



ALL IDEAS, DESIGNS AND PLAYS INDICATED OR REPRESENTED BY THIS DRAWINGS ARE THE PROPERTY OF MAN ENGINEERS AND DESIGN TEAM. WORK WAS DONE IN CONNECTION WITH THIS SPECIFIC PROJECT. NO OTHER OR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF RACOD DESIGN TEAM.

ADDITION AND REMODEL FOR:

297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

REVISIONS	
A	05/05/26
A	
A	
A	
A	
A	
Scale	
Drawn	JC
Checked	JC
Joa No	243
Date	
Sheet Title	
SITE PLAN	



	AREA OF PROPOSED WORK
	NEW ASPHALT
	NEW CONCRETE HARDSCAPE
	NEW STONE PATIERS
	NEW LAWN GRASS OR HARDSCAPE
	SETBACK LINE
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	FENCE LINE

SETBACKS:
FRONT:
SIDE:
REAR:

PARKING:
ENGINE:
REQUIRED:

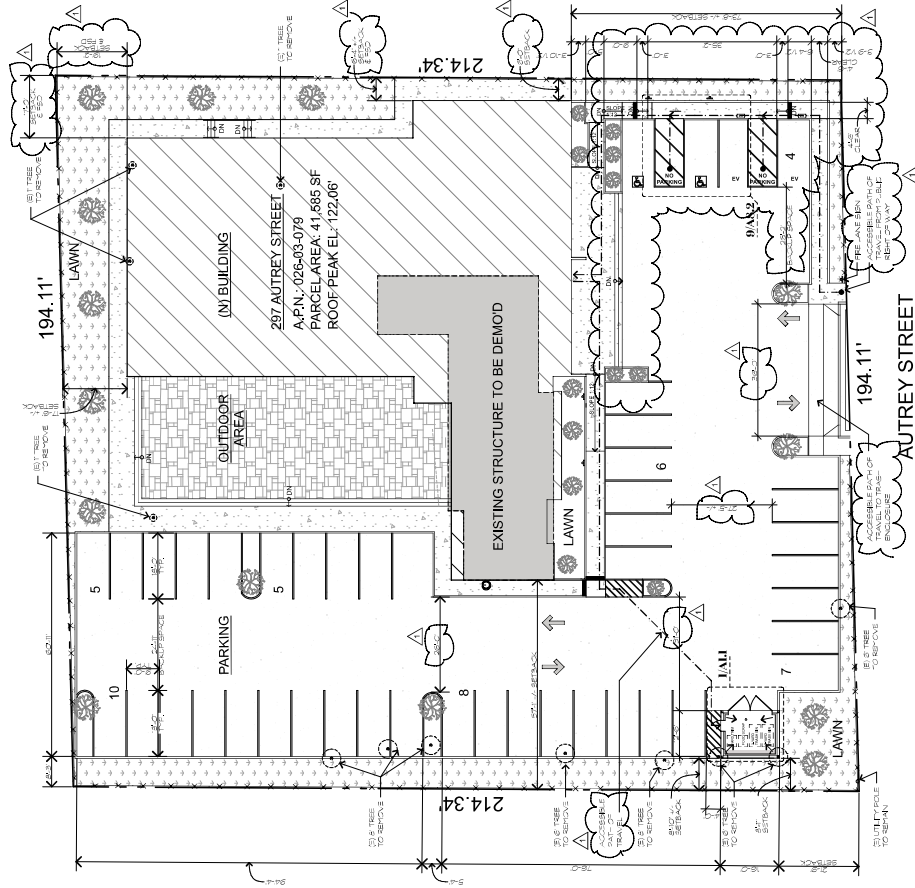
PROPOSED:

[illegible]

ROOM NAME	SEATS	SFTD	LOAD FACTOR	REQUIRED	NOTES
BANQUET HALL	79	5779	7.3	23	-
CONFERENCE ROOMS	1	1	1	1	-
ENTRANCE	1	1	1	1	-
OFFICE	1	1	1	1	-
RESTROOMS	1	1	1	1	-
STORAGE	1	1	1	1	-
TRADING FLOOR	1	1	1	1	-
WASHROOMS	1	1	1	1	-
WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
ZOO	1	1	1	1	-
POOL	1	1	1	1	-
RESTAURANT	1	1	1	1	-
BAR	1	1	1	1	-
KITCHEN	1	1	1	1	-
PAUSE ROOM	1	1	1	1	-
STORAGE	1	1	1	1	-
TRADING FLOOR	1	1	1	1	-
WASHROOMS	1	1	1	1	-
WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
ZOO	1	1	1	1	-
POOL	1	1	1	1	-
RESTAURANT	1	1	1	1	-
BAR	1	1	1	1	-
KITCHEN	1	1	1	1	-
PAUSE ROOM	1	1	1	1	-
STORAGE	1	1	1	1	-
TRADING FLOOR	1	1	1	1	-
WASHROOMS	1	1	1	1	-
WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
ZOO	1	1	1	1	-
POOL	1	1	1	1	-
RESTAURANT	1	1	1	1	-
BAR	1	1	1	1	-
KITCHEN	1	1	1	1	-
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STORAGE	1	1	1	1	-
TRADING FLOOR	1	1	1	1	-
WASHROOMS	1	1	1	1	-
WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
ZOO	1	1	1	1	-
POOL	1	1	1	1	-
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BAR	1	1	1	1	-
KITCHEN	1	1	1	1	-
PAUSE ROOM	1	1	1	1	-
STORAGE	1	1	1	1	-
TRADING FLOOR	1	1	1	1	-
WASHROOMS	1	1	1	1	-
WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
ZOO	1	1	1	1	-
POOL	1	1	1	1	-
RESTAURANT	1	1	1	1	-
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KITCHEN	1	1	1	1	-
PAUSE ROOM	1	1	1	1	-
STORAGE	1	1	1	1	-
TRADING FLOOR	1	1	1	1	-
WASHROOMS	1	1	1	1	-
WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
ZOO	1	1	1	1	-
POOL	1	1	1	1	-
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BAR	1	1	1	1	-
KITCHEN	1	1	1	1	-
PAUSE ROOM	1	1	1	1	-
STORAGE	1	1	1	1	-
TRADING FLOOR	1	1	1	1	-
WASHROOMS	1	1	1	1	-
WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
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TRADING FLOOR	1	1	1	1	-
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WORKING FLOOR	1	1	1	1	-
YARD	1	1	1	1	-
ZOO	1	1	1	1	-
POOL	1	1	1	1	-
RESTAURANT	1	1	1	1	-
BAR	1	1	1	1	-
KITCHEN	1	1	1	1	-
PAUSE ROOM	1	1	1	1	-
STORAGE	1	1	1	1	-
TRADING FLOOR	1	1</			

ROOM NAME	SQFT	LOAD FACTOR	# OF OCCUPANTS	REQUIRED EGRESS	PROVIDED EGRESS	NOTES
STAIRWAY 1 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 2 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 3 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 4 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 5 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 6 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 7 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 8 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 9 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 10 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 11 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 12 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 13 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 14 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 15 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 16 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 17 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 18 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 19 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 20 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 21 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 22 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 23 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 24 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 25 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 26 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 27 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 28 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 29 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 30 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 31 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 32 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 33 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 34 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 35 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 36 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 37 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 38 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 39 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 40 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 41 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 42 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 43 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 44 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 45 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 46 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 47 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 48 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 49 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 50 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 51 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 52 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 53 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 54 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 55 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 56 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 57 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 58 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 59 (E)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 60 (W)	573	1.00	179	2	3	FINC. STAIR
STAIRWAY 61 (E)	573	1.00	179	2	3	FINC. STAIR

REG. RED. (BASED ON OCC. PANT LOAD CHART)		PROCESSED	
STANDARD STALLS	3/5	STANDARD STALLS	4/1
ACCESSIBLE STALLS	2	ACCESSIBLE STALLS	2
ACCESSIBLE ENCS. STALLS	2	ACCESSIBLE ENCS. STALLS	2
TOTAL	7/5	TOTAL	8/5



PROPOSED SITE PLAN



297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH

297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH

297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH

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LIVING WATER BAPTIST CHURCH

ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH

ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH

PERMIT SET 04/06/25

1/4" = 1'-0"

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REMOVE WALL
WALL - EXISTING TO
REMOVE WINDOW

- 1 DEMO EXISTING WALLS.
- 2 DEMO EXISTING WINDOWS.
- 3 DEMO EXISTING DOORS.
- 4 DEMO EXISTING PLUMBING/FUTURE APPLIANCE.



ADDITION AND REMODEL FOR:
LIVING WATER BA
297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

ADDITION AND REMODEL FOR:

REVISIONS
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Scale
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Checked
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Date
Sheet Title
EXISTING & DEMOLITION
FLOOR PLAN

Sheet Title
EXISTING & DEMOLITION
FLOOR PLAN



 TYPICAL WALL PARTITION SHALL BE 2x6 @ 16" O.C. W/ 1/2" TYPE X GYP. BO. ON ONE SIDE & EXTERIOR WALL FINISH ON THE OTHER 1/2" RATED WALL

 TYPICAL WALL PARTITION SHALL BE 2x4 OR 2x6 @ 16" O.C. W/ 1/2" TYPE X GYP. BO. ON EACH SIDE

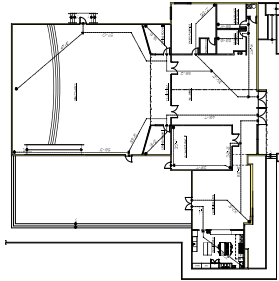
DATE	NO.	ITEMS	QTY.	UNIT	PRICE	TOTAL
1	8.0	2	1	8.0	16.00	16.00
2	8.0	2	1	8.0	16.00	32.00
3	8.0	2	1	8.0	16.00	48.00
4	8.0	2	1	8.0	16.00	64.00
5	8.0	2	1	8.0	16.00	80.00
6	8.0	2	1	8.0	16.00	96.00
7	8.0	2	1	8.0	16.00	112.00
8	8.0	2	1	8.0	16.00	128.00
9	8.0	2	1	8.0	16.00	144.00
10	8.0	2	1	8.0	16.00	160.00
11	8.0	2	1	8.0	16.00	176.00
12	8.0	2	1	8.0	16.00	192.00
13	8.0	2	1	8.0	16.00	208.00
14	8.0	2	1	8.0	16.00	224.00
15	8.0	2	1	8.0	16.00	240.00
16	8.0	2	1	8.0	16.00	256.00
17	8.0	2	1	8.0	16.00	272.00
18	8.0	2	1	8.0	16.00	288.00
19	8.0	2	1	8.0	16.00	304.00
20	8.0	2	1	8.0	16.00	320.00
21	8.0	2	1	8.0	16.00	336.00
22	8.0	2	1	8.0	16.00	352.00
23	8.0	2	1	8.0	16.00	368.00
24	8.0	2	1	8.0	16.00	384.00
25	8.0	2	1	8.0	16.00	400.00
26	8.0	2	1	8.0	16.00	416.00
27	8.0	2	1	8.0	16.00	432.00
28	8.0	2	1	8.0	16.00	448.00
29	8.0	2	1	8.0	16.00	464.00
30	8.0	2	1	8.0	16.00	480.00
31	8.0	2	1	8.0	16.00	496.00
32	8.0	2	1	8.0	16.00	512.00
33	8.0	2	1	8.0	16.00	528.00
34	8.0	2	1	8.0	16.00	544.00
35	8.0	2	1	8.0	16.00	560.00
36	8.0	2	1	8.0	16.00	576.00
37	8.0	2	1	8.0	16.00	592.00
38	8.0	2	1	8.0	16.00	608.00
39	8.0	2	1	8.0	16.00	624.00
40	8.0	2	1	8.0	16.00	640.00
41	8.0	2	1	8.0	16.00	656.00
42	8.0	2	1	8.0	16.00	672.00
43	8.0	2	1	8.0	16.00	688.00
44	8.0	2	1	8.0	16.00	704.00
45	8.0	2	1	8.0	16.00	720.00
46	8.0	2	1	8.0	16.00	736.00
47	8.0	2	1	8.0	16.00	752.00
48	8.0	2	1	8.0	16.00	768.00
49	8.0	2	1	8.0	16.00	784.00
50	8.0	2	1	8.0	16.00	800.00
51	8.0	2	1	8.0	16.00	816.00
52	8.0	2	1	8.0	16.00	832.00
53	8.0	2	1	8.0	16.00	848.00
54	8.0	2	1	8.0	16.00	864.00
55	8.0	2	1	8.0	16.00	880.00
56	8.0	2	1	8.0	16.00	896.00
57	8.0	2	1	8.0	16.00	912.00
58	8.0	2	1	8.0	16	

NO.	MATERIAL	SIZE	SWING TYPE	MTR.	MODEL	REMARKS
A	METAL	700/90	-	2	ANZENBERG	CO SERIES
B	METAL	VARIABLE	-	2	ANZENBERG	CO SERIES
C	METAL	8.0/5.0	-	2	ANZENBERG	CO SERIES
D	METAL	8.0/5.0	-	2	ANZENBERG	CO SERIES

NOTE: ALL GLASS TO BE SEALED INSULATING GLASS UNO. ● TEMPERED GLASS ● EGRESS

[illegible]

1. ALL EXISTING DOOR LOCATIONS ARE IN ACCORDANCE WITH CBC SECTION 1007.01 AND EXISTING ACCESS DOORWAY CONFIGURATION.
2. CBC 1007.01 EXEMPTION 2, WHERE A BUILDING IS EQUIPPED WITH A SHOWER WITH AN AUTO-ATTIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIVISION OF THE AREA SERVED BY THE SPRINKLER.


$$1/A^* = 1_0 C^*$$

ADDITION AND REMODEL FOR:

297 NORTH STREET
MILPITAS, CALIFORNIA 95035

P.O. Box 9375
SAN JOSE, CA 95137
TEL: (408) 35-6752
Fax: (408) 35-6752

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LOCATED OR REPRESENTED BY THIS
DRAWINGS ARE THE PROPERTY OF
ENGINEERS AND DESIGN TEAM
ON THESE CREATED AND DEVELOPED
OR USE ON AND IN CONNECTION
WITH THIS SPECIFIC PROJECT.
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TO ANY OTHER PERSON OR CORPORATION
WITHOUT ANY FURTHER PERMISSION
OR WRITTEN PERMISSION OF

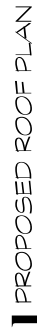
Sheet No. **A2.0**

Sheet Title
PROPOSED BUILDING
FLOOR PLAN

REVISIONS	
A	05/05/26
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Scale	
Drawn	JC
Checked	JC
Job No	247
Date	

----- OUTLINE OF WALL BELOW
DS LEADER-HEAD SCUPPER WITH DOWNSPOUT
DS DOWNSPOUT

1. ALL ROOF COVERINGS SHALL BE CLASS A RATED.
2. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING PLANS FOR ROOF EQUIPMENT NOT SHOWN.
3. REFER TO SECTION DRAWINGS FOR DETAIL VARIABLES.



PERMIT SET 04/06/25

P.O. Box 9375
SAN JOSE, CA 95137
TEL: (408) 358-6752
Fax: (408) 358-7100

ALL DESIGN, DESIGNS AND PLANS LOCATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF ENGINEERS AND DESIGN TEAM AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF SUCH DESIGNS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE WATER DESIGN TEAM.

ADDITION AND REMODEL FOR:

297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

REVISIONS	
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A	
Sects	JC
Drawn	JC
Checked	JC
Jno No	267
Date	
S-see Title	

Sheet Title
PROPOSED ROOF PLAN

NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR NOTES AND SPECIFIC SHOWN. THE ABOVE INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR THE SEPARATION OF THE PROPERTY LINE FOR THE SEPARATION.



2025-01-01
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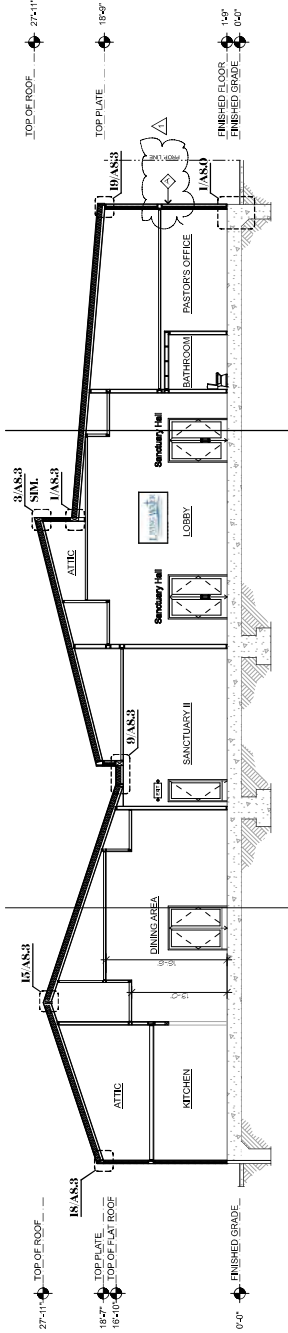
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AND ARE NOT TO BE REPRODUCED
OR USED IN ANY MANNER
WITHOUT THE WRITTEN
CONSENT OF R & D.
NO PART OF THESE SHEETS
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OTHER PROJECT WITHOUT
THE WRITTEN CONSENT
OF R & D. THE ENGINEER
AND ARCHITECT ARE
NOT RESPONSIBLE FOR
ANY ERRORS OR OMISSIONS
IN THESE SHEETS.

ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH
MILPITAS, CALIFORNIA 95035

REVISIONS	DATE	BY	DESCRIPTION
1	01/01/2025	JD	ISSUED FOR PERMIT
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3	01/01/2025	JD	ISSUED FOR PERMIT
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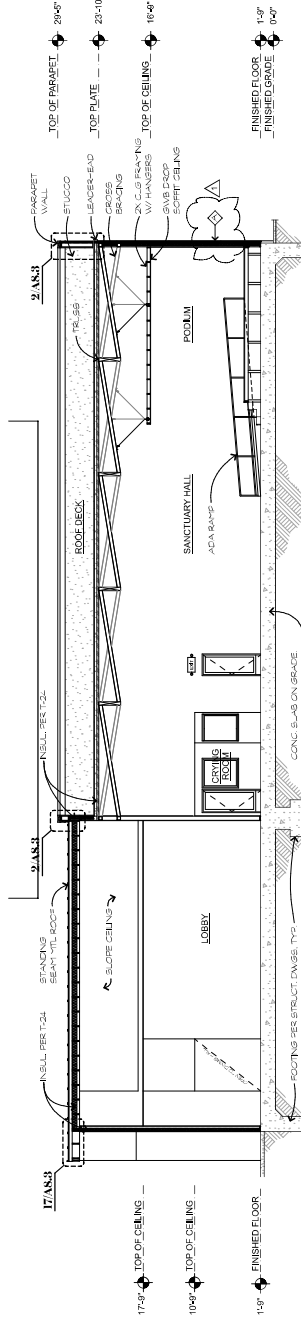
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PERMIT SET 04/06/25



1 SECTION

1/8" = 1'-0"



2 SECTION

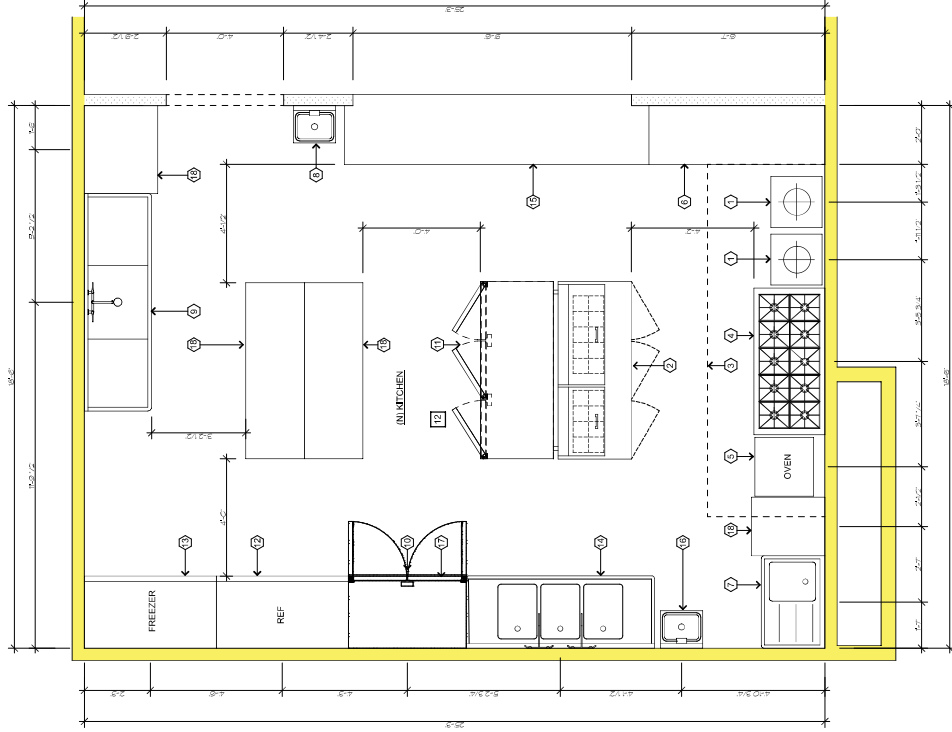
1/8" = 1'-0"

NO.	DESCRIPTION	SC	QTY	MANUFACTURER	MODEL	MOUNT TYPE	WEIGHT (LBS)	SIZE (INCHES)	NOTES
(1)	ROTOR BR/NER	2	1	F-381BL	BEA-5	FLOOR	20	2' x 2' x 8'	W/ CASTER BE-PC-20-AN-NSP
(2)	AVANTAGE	240	1	AP-714C		FLOOR	240	10'12' x 9'142'	CLIP-ED WOOD SHEET DRUMS
(3)	ACCO-THREI	1	1	CC-214R	CC-214R	CENS	688	8'12' x 6'0" x 48'15"	W/ CASTER BE-PC-20-AN-NSP
(4)	CONVEYOR	1	1	CC-214R	CC-214R	FLOOR	180	4'078" x 10'825" x 18"	W/ CASTER BE-PC-20-AN-NSP
(5)	WORK TABLE	1	1	JOH-1005	BE-20-315	FLOOR	42	30"x30"x15"	NSP APPROVED
(6)	PREL. INK. PREP	1	1	JOH-1005	BE-20-315	WALL	59	30"x24"x15"	SP-ASH GLAZED ON BOTH SIDS W/ 1/8" HT. FULL VETTER-NSP FROM CENTER
(7)	HANG BINS	1	1	JOH-1005	BE-20-315	WALL	195	10'12' x 18'25"	SP-ASH GLAZED ON BOTH SIDS W/ 1/8" HT. FULL VETTER-NSP FROM CENTER
(8)	1 COME INK	1	1	F-381BL	BEA-5	WALL	195	10'12' x 18'25"	DIRECT TO SERVER INK NSP APPROVED
(9)	INTERCOUNTER UNIT	1	1	TRU-4R	TU-714 HC	FLOOR	360	12'9'8" x 30' x 29'3/4"	W/ CASTER BE-PC-20-AN-NSP
(10)	INTERCOUNTER UNIT	1	1	TRU-4R	TU-714 HC	FLOOR	360	48'9'8" x 30' x 29'3/4"	W/ CASTER BE-PC-20-AN-NSP
(11)	REFRIGERATOR	1	1	TC-550 HR	TC-550 HR	FLOOR	427	24' x 28' x 30" X 28" X 12"	NSP APPROVED
(12)	REFRIGERATOR	1	1	TC-550 HR	TC-550 HR	FLOOR	427	24' x 28' x 30" X 28" X 12"	NSP APPROVED
(13)	WORK TABLE	1	1	JOH-1005	BE-20-315	FLOOR	42	30"x30"x15"	NSP APPROVED
(14)	HANG BINS	1	1	JOH-1005	BE-20-315	WALL	195	10'12' x 18'25"	SP-ASH GLAZED ON BOTH SIDS W/ 1/8" HT. FULL VETTER-NSP FROM CENTER
(15)	STORAGE BULKING	1	1	BE-20-315	BE-20-315	WALL	23	6'0" x 48' x 5'6"	W/ 6 LEGS 1/8" THIN NSP APPROVED
(16)	STORAGE BULKING	4	4	BE-20-315	BE-20-315	WALL	23	6'0" x 48' x 5'6"	W/ 6 LEGS 1/8" THIN NSP APPROVED

[illegible]

1. TABLES SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE WITH CBC 2022
2. REMOVE IT OF EXISTING CONCRETE SLAB TO INSTALL NEW PLUMBING LINE FOR PLUMBING DRAINAGE
3. ALL EQUIPMENT AND COUNTERS/CABINETS SHALL BE RE-ALIGNED ON 6" ROUND METAL LIGES. CONCEPTUAL DESIGN SHALL BE SUBMITTED FOR APPROVAL BY THE CHIEF OF FIRE DEPARTMENT WITH INTEGRATED CODE BASE WITH 3/4" RACKING COMPATIBLE WITH THE FLOOR.

- 1 BOTTOM OF METAL SCALPH GUARD WITH A HEIGHT OF AT LEAST 6" IS CRANBORED BETWEEN THE BACK EDGE OF THE CRANBOARD BETWEEN THE FOOD PREPARATION BINK AND DEBAUGH CRANBOARD. THE CORNERS OF THE BARKER SHOULD BE ROUNDED.
- 2 PROVIDE PLATING WITH WASHABLE MATERIAL USED AT THEN EQUIPMENT FOR MANUFACTURERS SPEC.
- 3 PROVIDE NONCOMBUSTIBLE METAL BACKING ON THE WALL...
- 4 8" HIGH MIN TEMPERED GLASS BATTLE PLATE BETWEEN REFR AND ADJACENT EQUIPMENT.


$$V_2^* = 1.0^*$$

297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

LIVING WATER BAPTIST CHURCH

DRAWINGS ARE THE PROPERTY OF
MR. ENGINEER AND DESIGN TEAM
AND WERE CREATED AND DEVELOPED
FOR USE ON AND IN CONNECTION
WITH THIS SPECIFIC PROJECT.
NONE OF SUCH DESIGNS AND PLANS
SHALL BE LOANED BY OR DISCLOSED
TO ANY OTHER PERSON, CORPORATION
OR FIRM FOR ANY PURPOSE WITHOUT
THE WRITTEN PERMISSION OF
RACD DESIGN TEAM.

P.O. Box 9375
SAN JOSE, CA 95157
TEL. (408) 354-6752
Fax: (408) 354-6752
E-mail: adrian@Cigital.com

[illegible]

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED BY A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

[illegible]

1. PROVIDE A DESIGNATED 20 AMP ELECTRICAL RECEPTACLE LOCATED WITHIN 3 FEET FROM THE WATER HEATER, ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
2. BOTH ENDS OF THE UNISED CONDUCTORS SHALL BE LABELED WITH THE WIRE SPACE AND BE ELECTRICALY ISOLATED.
3. A DESIGNATED SINGLE POLE CIRCUIT BREAKER SHALL BE INSTALLED IN THE ELECTRICAL PANEL, LOCATED WITHIN 3 FEET OF THE WATER HEATER. THE CIRCUIT BREAKER SHALL BE LABELED WITH THE WIRE SPACE, THE WIRE SIZE AND THE WIRE TYPE.
4. RESERVE PUMPING WATER HEATER WITH NEW 399 000 9" TANKLESS MODEL.

[illegible]

PIPE SIZES BASED ON 2022 CRC TABLE (MS12.1)	
	PIPE SIZE
TOTAL LENGTH = 60'	1"
FITTINGS TOTAL = 4	1 1/4"
TOTAL EQUIVALENT LENGTH = 90'	1 1/2"
TOTAL GAS DEMAND = 268 CFH	3/8"

⊕	DUPLEX RECEPTACLE OUTLET DOWN, 18" MAX. HANGING	◇	CEILING MOUNTED LIGHT FIXTURE
⊕	AC-FULLY RECEPTACLE	◇	WALL MOUNTED LED LIGHT FIXTURE
⊕	DUPLEX RECEPTACLE OUTLET DOWN, 18" MAX. HANGING	◇	WALL WASH LIGHT FIXTURE
⊕	AC-FULLY RECEPTACLE	◇	LED 5' RECESSED DOWN LIGHT
⊕	GROUND FAULT CIRCUIT INTERRUPTER	◇	ADJUSTABLE LED 5' RECESSED DOWN LIGHT
⊕	THREE-WAY SWITCH (AT 140°)	◇	LED RECYCLANT PENDANT
⊕	VACUUM SENSOR SWITCH	◇	FLUORESCENT LIGHT
⊕	LIGHTING DIMMER SWITCH	◇	LED 5' RECESSED - ANCHORAGE LIGHT
⊕	TELEPHONE JACK	◇	POT-HUNG SENSER LED WALL MOUNT
⊕	TELEPHONE CABLE OUTLET	◇	TRIP W/ EXTERIOR
⊕	CAT 5 CONNECTION	◇	TRIER
⊕	CEILING FAN	---	LED 30" LIGHT
⊕	8" Ø DOWNER LIGHT	▬	ANG LED NEAR PENDANT
⊕	RECYCLANT INSERTED	⊕	DECORATING POINT LIGHTING
⊕	6" RECESSED LED DOWN LIGHT		
⊕	4" Ø RECYCLANT DOWN LIGHT		
⊕	2" Ø BACKLIT LED PANEL LIGHT		
⊕	ANG RECESSED LED LINEAR LIGHT FOR FEAR		

	EXHAUST FAN		EXHAUST FAN
	WATER VALVE		WATER VALVE
	WATER VALVE		WATER VALVE
	WATER VALVE		WATER VALVE

TRIAL OCCUPANCY, TOTAL OCCUPANT LOAD SHALL BE DIVIDED 50/50 BETWEEN MALE & FEMALE. THE FOLLOWING PLUMBING REQUIREMENTS ARE AS FOLLOWS:

	WATER CLOSETS		SINKS		LAVATORIES		FOUNTAINS		OTHERS	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1,100.00	1,100.00								
SINKS	1,100.00	1,100.00								
LAVATORIES	5,200.00	5,200.00								
FOUNTAINS	5,200.00	5,200.00								
OTHERS	6,200.00	6,200.00								

TOTAL OCCUPANTS OF 500 BASED ON OCCUPANT LOAD CHART, DIVIDED BY 2 FOR MALE AND FEMALE IS 50 MALE AND 50 FEMALE

	TOTAL OCC.		REQ. RES. (MALES)		REQ. RES. (FEMALES)		TOTAL REQ. RES.	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	4	4	4	4	4	4	8	8
SINKS	4	4	4	4	4	4	8	8
LAVATORIES	2	2	2	2	2	2	4	4
FOUNTAINS	1	1	1	1	1	1	2	2
OTHER	3	3	3	3	3	3	6	6

2" x 4" ACUSTICAL PANEL
EXPANDED GRID SYSTEM
GYPSUM BOARD CEILING
RATED CEILING ASSEMBLY

P.O. Box 9375
SAN JOSE, CA 95131
TB: (408) 58-6752
Fax: (408) 58-6754

ADDITION AND REMODEL FOR:
LIVING WATER BA
297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

$$V_{B^*} = 1.0''$$

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PERMIT SET 04/06/25



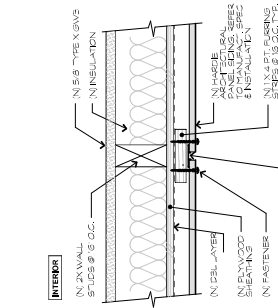
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297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

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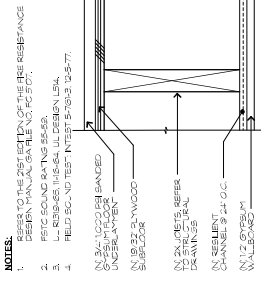
ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH
297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

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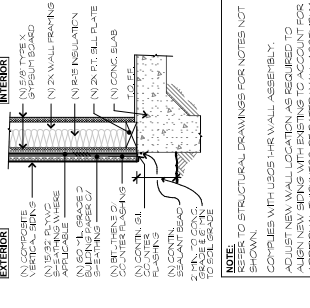
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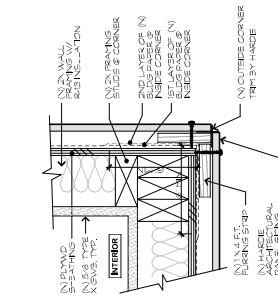
3 HARDIE ARCH.
PANEL VERT. JOINT



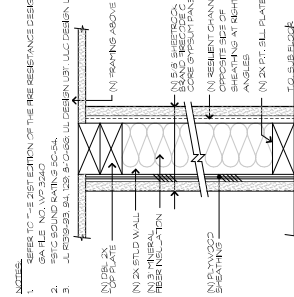
2 1-HR FLR/CLG ASSEMBLY



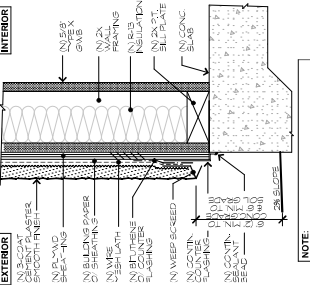
1 WALL TO GRADE (SIDING)



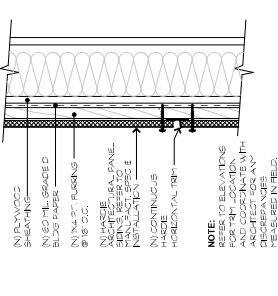
11 HARDIE ARCH.
PANEL CORNER



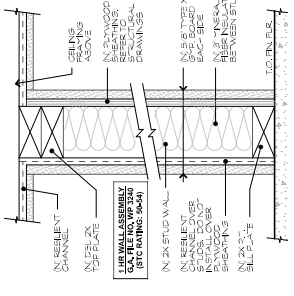
10 1-HR INT. SHEARWALL



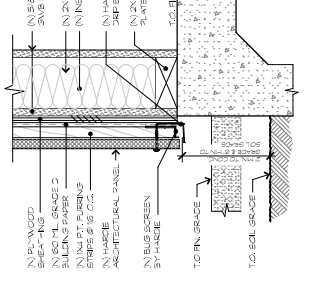
9 WALL TO GRADE (PLASTER)



15 HARDIE ARCH.
PANEL HORIZ. JOINT



14 TYP. 1-HR WALL



13 WALL TO GRADE
(HARDIE ARCH. PANEL)



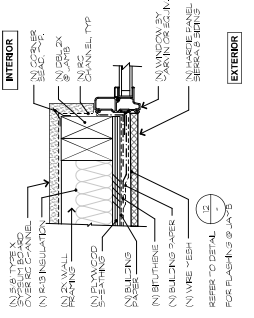
297 AUTREY STREET
MILPITAS, CALIFORNIA 95035

ADDITION AND REMODEL FOR:
LIVING WATER BAPTIST CHURCH

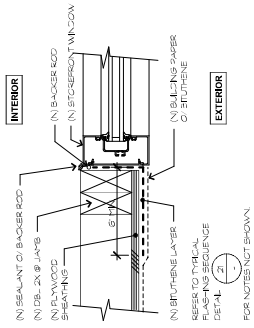
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MILPITAS, CALIFORNIA 95035

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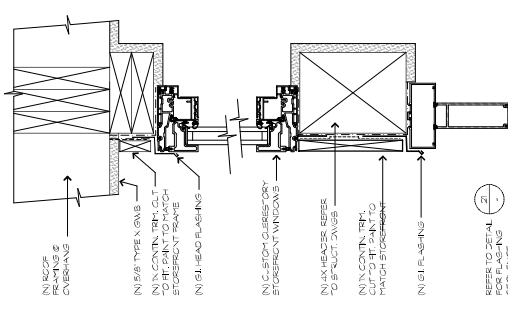
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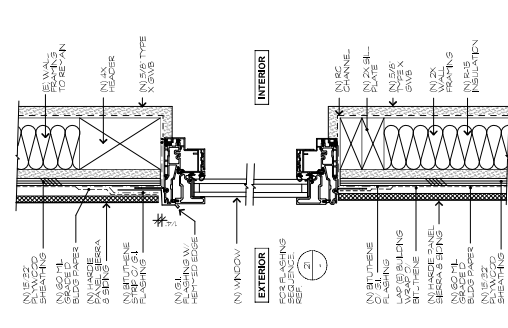
8 WINDOW JAMB



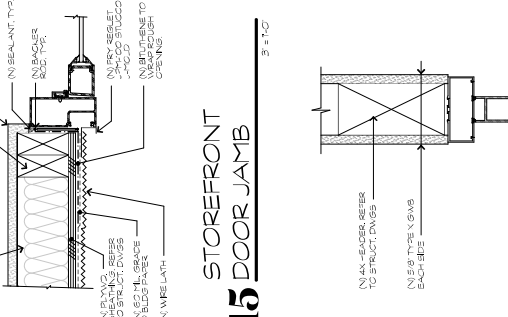
12 WINDOW FLASHING JAMB



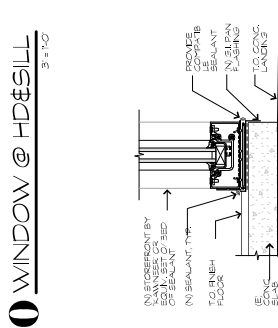
10 WINDOW @ HD&SILL



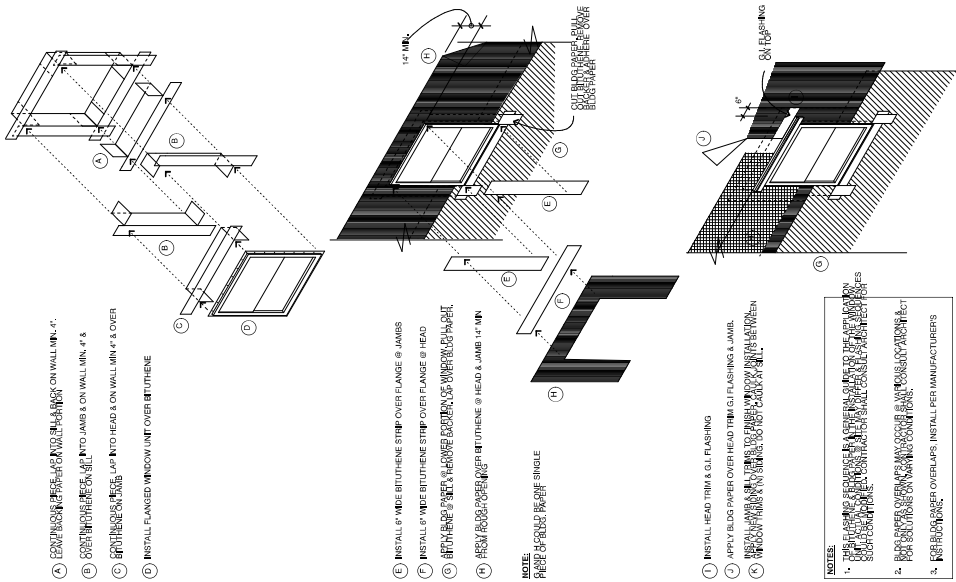
9 STOREFRONT @ SILL



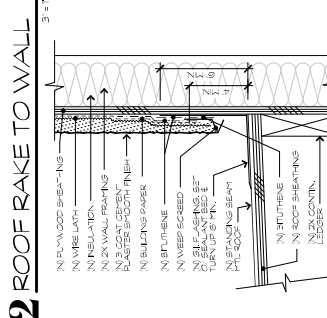
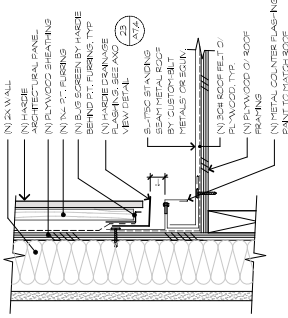
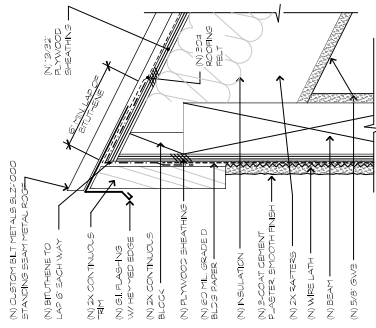
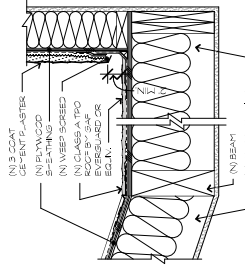
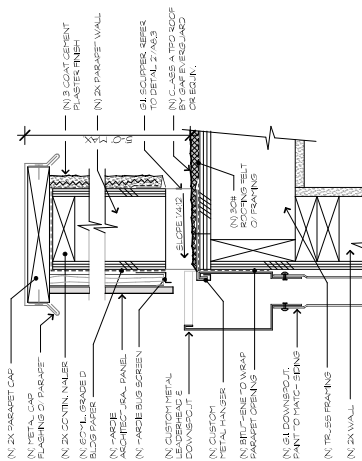
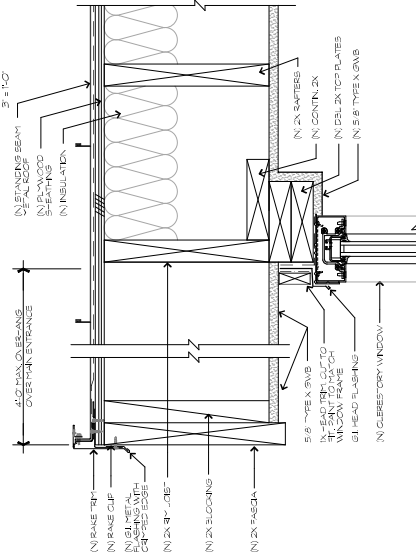
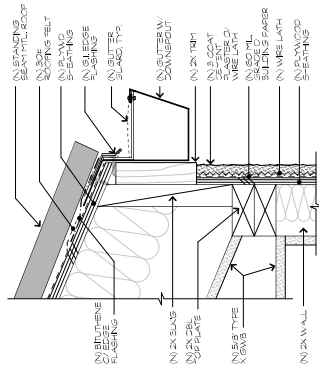
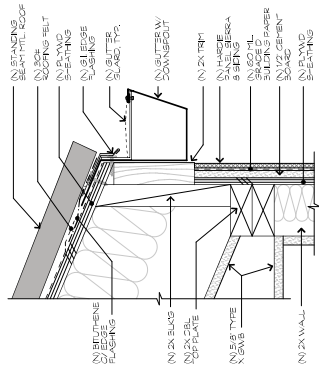
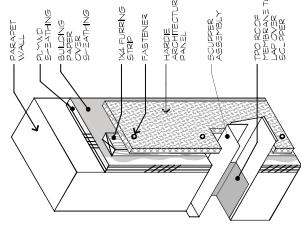
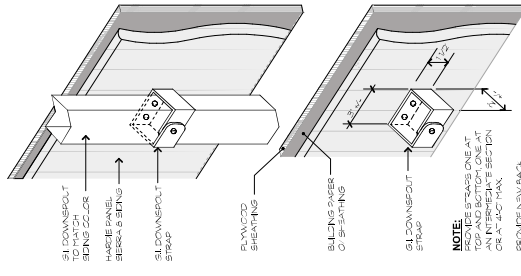
15 STOREFRONT DOOR JAMB



13 STOREFRONT DOOR @ HEAD & SILL



21 TYPICAL FLASHING SEQUENCE



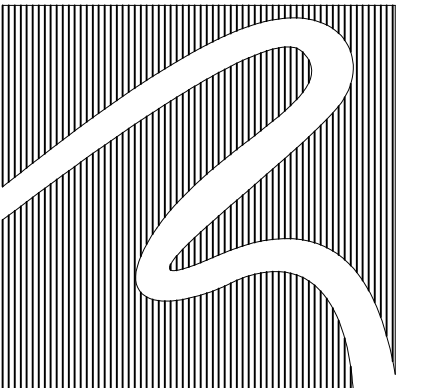
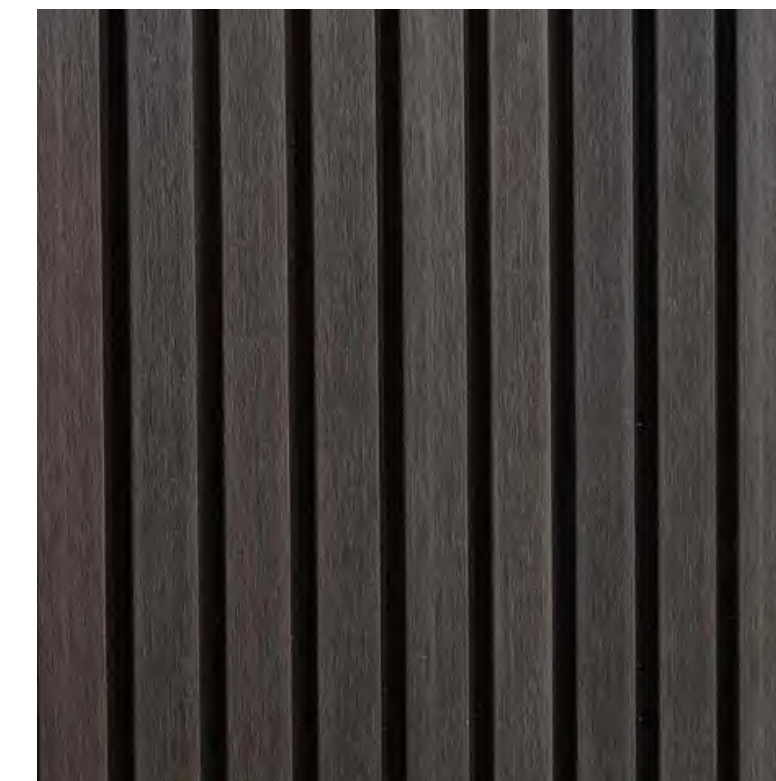
LIVING WATER BAPTIST CHURCH

297 AUTREY STREET, MILPITAS, CA 95035



- WHITE SMOOTH STUCCO

COMPOSITE WOOD PANEL
DARK BROWN: WALNUT COLOR



R a d d

P.O. Box 9375
SAN JOSE, CA 95157

TEL: (408) 316-6782
Email: raddarch10@gmail.com

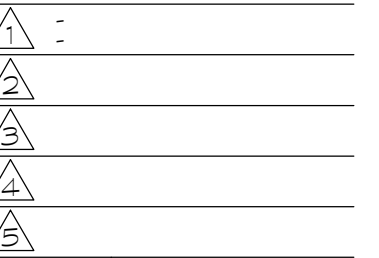
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ADDITION AND REMODEL FOR:

LIVING WATER BAPTIST CHURCH
297 AITREY STREET

2077 ROCKEFELLER STREET
MILPITAS, CALIFORNIA 95035

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RENDERING

Sheet No

1.0

Living Water Baptist Church Operation Letter

It has been more than 20 years since Living Water Baptist Church became a part of the Milpitas community. Beginning with just five members, our church has grown steadily through the love, encouragement, and support of our congregation and neighbors. We are excited to share that we are planning to construct a new church building to better serve our members and the surrounding community.

The new facility will allow us to expand our community outreach efforts and provide a welcoming place for fellowship, worship, and service. Each year, we plan to host Christmas, Easter, and Thanksgiving concerts featuring high-quality music, uplifting worship services, and fellowship programs open to both church members and our neighbors. These events are intended to strengthen community connections and provide meaningful opportunities for fellowship and engagement.

Our regular Sunday schedule consists of worship services from 11:00 a.m. to 1:00 p.m., followed by fellowship lunches from 1:00 p.m. to 2:00 p.m., and Bible study classes from 2:00 p.m. to 3:00 p.m. While our current congregation consists of approximately 65 members, we anticipate growing to approximately 100 participants attending these Sunday activities.

In addition, morning prayer meetings are held Tuesday through Saturday from 6:00 a.m. to 8:00 a.m., typically attended by 10 to 20 individuals.

As we have done throughout our history, we will continue providing transportation assistance to elderly members and others who require rides to church activities. Three church vans will be used for this purpose and will be operated by experienced drivers who will exercise care and consideration while traveling through the neighborhood.

To further minimize impacts on surrounding streets, the proposed project includes additional on-site parking spaces to accommodate our congregation and reduce the need for street parking. We are committed to being good neighbors and look forward to continuing to serve the Milpitas community for many years to come.

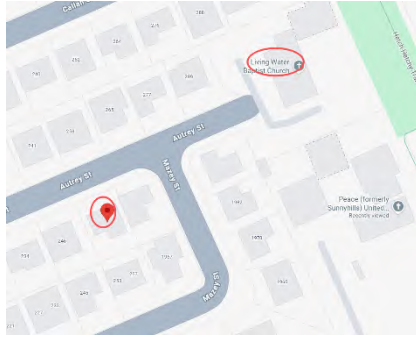
Thank you

Paster Kyubum Yim

Attachment E: Public Comment (258 Autrey Street)

Hi Planning Department,

We are Jixuan Liu and Hui Mi, residents at 258 Autrey Street, located very close to the proposed church project at 297 Autrey Street.



We have a few concerns regarding the proposed project and would like to better understand the design and its potential impacts on the surrounding residential neighborhood:

1. Scale and Intensity of the Proposed Development

Based on the public hearing notice, the proposed church appears to be substantially larger than the existing building in terms of floor area, height, and overall massing. We would like to better understand the comparison between the existing and proposed building, including the building size, maximum occupancy, and anticipated hours and frequency of activities. We are concerned that a significantly larger facility may result in increased traffic, parking demand, and activity within this otherwise quiet residential neighborhood.

2. Compatibility with the Surrounding Residential Neighborhood and View

Based on the rendering included in the notice, the proposed front elevation appears to use large areas of strongly contrasting black and white exterior materials. Together with the scale and modern architectural character of the building, we are concerned that the proposed design may not be compatible with the predominantly single-family residential character of Autrey Street and the surrounding neighborhood.

We are also concerned about the proposed building height and its potential impact on views toward the surrounding hills. The mountain views and overall visual character of this neighborhood were important factors when we purchased our home approximately one year ago, and we hope the proposed development can minimize its impact on these existing views.

3. Potential Solar Glare from Extensive Glazing

We are particularly concerned about the large areas of glazing shown on the proposed

Attachment E: Public Comment (258 Autrey Street)

elevation. The church is prominently located within the line of sight of residents traveling along Autrey Street, particularly when returning home during the late afternoon and evening. We are concerned that low-angle western sunlight reflected from the extensive glazing could create significant glare for approaching drivers and potentially affect traffic and pedestrian safety.

We would appreciate reviewing the proposed glazing specifications and any available solar glare or reflectivity analysis demonstrating how potential glare impacts on nearby residents and drivers have been addressed.

For the reasons above, we would greatly appreciate the opportunity to review the complete plan set and any relevant supporting documents so that we can better understand the proposed development and evaluate its potential short- and long-term impacts on the surrounding homes and residents.

If available, could you please email us the complete plan set, including the cover sheet, site plans, floor plans, elevations, and other supporting documents available for public review?

We hope to review the project in greater detail and continue communicating with the Planning Department regarding our concerns and potential ways to address them.

Thank you very much for your assistance.

Best,

Jixuan Liu & Hui Mi
258 Autrey Street