

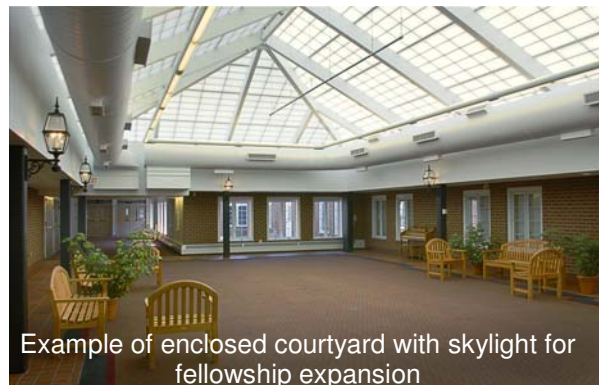


## MASTER PLAN NARRATIVE

Per the information gathered from our meeting with the church and the information provided in the “Facilities Master Plan Committee Annual Report 2003”, the letter dated 22 May 2002 from Wilburn E. Westley, and the “Proposal for the creation of handicap seating and modification of the audio-visual station in the sanctuary” dated 5 June 2006, HUFFMORRIS ARCHITECTS has identified several building issues that are addressed in the master plan drawings. These issues concern the integration of all the existing buildings to provide a more unified building structure that accommodates physically challenged individuals. This would include such items as accessible restrooms, making the second floor of the original education building accessible, and accessible seating in the sanctuary. Concern was also provided as to the disposition of the original chapel building and the associated bell tower, more cohesive office space, and additional fellowship / gathering space.

HUFFMORRIS ARCHITECTS suggest relocating the existing offices to the south side of the existing complex adjacent to the existing parking lot which allows for better visual security of the building due to the offices being adjacent to the primary access point of the building on a daily basis. This also provides more security for the office staff as the relocation would place them in a more prominent location within the building that has greater visibility. A renovation would need to take place in the existing area adjacent to the fellowship hall as well as an addition to this side of the building to provide the necessary space as indicated by the church. Per the committee’s suggestion HUFFMORRIS ARCHITECTS also reviewed the potential of including additional office space on a second floor above the new office space. This location is feasible and would meld into the current architecture of the building acceptably. The second floor would be able to tie into the existing education building at the west side of the new office addition providing access to the current restrooms and elevator. The potential second floor layout is indicated in the master plan drawings.

HUFFMORRIS ARCHITECTS suggest enclosing the existing forecourt to provide for a larger conditioned gathering space as well as allowing for fellowship expansion for large events occurring in the fellowship hall. The existing floor in this area should all be brought to the same level to maintain the space as fully accessible. An insulated translucent skylight can be installed over the existing roof opening which would continue to permit natural light to illuminate this area. A new glass storefront entrance is indicated at the south side of the forecourt. An accessible entrance is also shown at the southeast corner allowing for access to the new gathering space near the main entrance. HUFFMORRIS ARCHITECTS also recommends the addition of a covered drop off area (Porte Cochere) at the new



entrance to provide the necessary cover at the egress stairs and ramp as required by code, and to allow for the disembarking of physically challenged individuals out of any inclement weather. In the northeast corner of the gathering space a pair of family style restrooms is indicated to provide accessible restrooms that are adjacent both to the fellowship area as well as the nave.

**HUFFMORRIS ARCHITECTS** suggest renovating and repairing the existing Chapel as needed, because the building is still in fairly good condition. The Chapel would serve well as a dedicated youth space, since it already has a stage and a large open space. The Chapel may also serve as a place for large meetings, confirmation programs, or small weddings. Items that need addressing at the chapel building include tuck pointing the existing mortar, a new roof membrane, coping, and interior repairs to the bell tower, replacing roof sheathing as required, new metal roof, new carpet and interior repairs as necessary.

An analysis of the building square footage with regards to the building code for fire revealed that the building complex needs to be separated into different buildings to satisfy the requirements of the building code for fire. The 1990 education building was separated from the existing complex by creating a fire separation between the existing complex and the 1990 education building. Any further addition would necessitate additional separations. **HUFFMORRIS ARCHITECTS** suggestion is to locate a new fire wall at the north end of the existing forecourt and place an approximately 15'-0" wide opening in the wall to provide for circulation throughout this area. This would separate the worship building from the remainder of the complex and minimize any additional work that would need to be undertaken in the worship building to satisfy any fire codes. To maintain as much unobstructed sight lines and view in the new office, fellowship hall, fellowship expansion (forecourt), and chapel **HUFFMORRIS ARCHITECTS** recommends installing a sprinkler system throughout these areas to alleviate the need for any further fire walls.

In the existing nave, new locations are shown for accessible seating for physically challenged individuals. The amount of seating and disbursement are based on the requirements of the building code for the amount of seating in the nave. A new location is shown for the sound booth as well as the baptismal font. The baptismal font was moved to a more central location in the nave to serve as a reminder of each worshipper's baptism as they come for worship. A desire was expressed to bring the chancel and altar forward to be more apart of the worship service. As the chancel is currently poured in place concrete it would not be cost effective to alter the chancel significantly. However, a similar effect can be accomplished by removing the wood veneer wall directly behind the altar and moving the altar slightly forward. Communion could then be offered in the round. A partial wall of stone, frosted or stained glass could be erected behind the altar to screen the existing doors behind the chancel. The sacristy could be expanded to occupy both rooms at the northeast side of the chancel, while the existing Pastor's office may be used for robing. The spaces on the west side of the worship building are shown renovated into a library and sexton's office, while the parlor and other auxiliary spaces remained unchanged. We recommend renovating and updating the existing restrooms at the southwest corner of the worship building. **HUFFMORRIS ARCHITECTS** suggests extending the half height walls surrounding the stairs at the top of the mezzanine to a full height of approximately 8'-0" above the mezzanine floor as well as installing a new ceiling at the top of the stairs to reduce the

sound transmission from the narthex below. The interior of the walls would be covered with an acoustic material to muffle the sound emanating from the narthex.

**HUFFMORRIS ARCHITECTS** recommends locating accessible restroom facilities throughout the existing complex. On the master plan drawing accessible restrooms are located in the northeast corner of the fellowship expansion, the office area, and renovated accessible restrooms outside the existing choir room on the first floor. On the second floor, the restrooms in the 1990 education building will remain in their current condition, and the restrooms in the older education building are shown renovated into a pair of accessible family style restrooms. Similarly, the second floor master plan indicates a connection between existing education buildings, thus providing a fully accessible second floor to physically challenged persons.

The exterior site portion of the master plan indicates the addition of a driving lane that would connect to the parking lots to the south of the church's property as well as align with the stacking for the porte cochere. This would require removal of the existing garage; however, the house could be maintained if desired. **HUFFMORRIS ARCHITECTS** recommends removal of the existing house from the church's property. The house blocks any visual acknowledgement of the church from the street of anyone driving in from I-95 / I-695. The church is not readily visible until the entrance driveway for the church has been passed. Removing the house would also introduce a nice green space between the church and Belair road potentially where a new church sign and attractive landscaping may be located. The existing parking count as indicated on the drawing satisfies what **HUFFMORRIS ARCHITECTS** would recommend for the number of parking spaces.

An estimate of probable cost is included on the following sheet for informational purposes. Design fees are not included in the estimate of probable cost. Please note the estimate of probable cost is based on May 2007 construction cost. The cost may fluctuate due to market conditions, inflation, requirements of the construction documents, and actual bid price.