



Congregation Children of Israel Master Plan

115 Dudley Drive, Athens, GA 30606 | January 2017

HOUSER WALKER ARCHITECTURE



Acknowledgments

Building Steering Committee:

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executive summary

Master Plan Summary

The master planning process began with a congregation-wide meeting to hear from the community about their hopes and dreams for the project.

Following the input meeting, Houser Walker and the Building Steering Committee met regularly for two months to review and discuss options for the master plan. It was agreed the master plan effort would focus on the sanctuary and social hall.

During this process, Houser Walker developed a number of options for discussion with the committee. The following pages describe the selected concept, which includes a small expansion to the sanctuary, a complete renovation of the sanctuary and social hall, and a new outdoor space adjacent to the sanctuary. Other options have also been included in the book for reference.

The renovated sanctuary includes:

- improved lighting with new skylights, eye level windows, and clerestory windows;
- an enlarged, accessible bima with a new ark;
- a raised seating area for the choir;
- capacity for about 200 people;
- flexible seating that includes a center aisle;
- graceful connection between the sanctuary and social hall with a new, ceiling height folding partition
- upgraded audio-visual capabilities

Additional interior renovations include a complete renovation of the social hall, a new entry to the sanctuary from the lobby, and new finishes in the restrooms near the sanctuary. The renovation of the social hall will compliment the sanctuary renovation. When the movable partition between the rooms is opened, the social hall and sanctuary will form a coherent large space that can accommodate up to 400 people.

The exterior of the building has been refreshed, with a updated eastern facade facing the campus entry. A new garden adjacent to and visible from the sanctuary will provide a quiet place for reflection. The replacement of the exterior shingles has been included in the budget. The total project costs for selected concept are estimated to be \$1.4 million.



Planning Goals

On November 15, 2015 the Master Plan process kicked off with a congregational input meeting. **The themes from the congregational input were:**

- The focus of the master plan will be the **renovation of the sanctuary and the social Hall**. These spaces need to be **appropriately sized** to accommodate the needed functions throughout the year.
- The sanctuary and social hall are used for a wide variety of services and events. During the high holidays, the rooms may need to hold up to 300 people for services. Other events may have a much smaller attendance. The renovation needs to **improve flexibility** of these spaces to better accommodate these different needs.
- The renovation should bring **natural light into the sanctuary**, allowing for a greater connection between the interior and the exterior.
- The sanctuary and social hall must be **fully accessible**, allowing easy access into the spaces. Within the sanctuary, the bima must be accessible for people in wheelchairs and others with limited mobility.
- The renovation allows for improvements in **sustainability**, such as improved lighting and additional insulation, that reduce overall energy use.
- The renovation needs to **improve the acoustics of the sanctuary** and provide for **upgraded audio-visual capabilities**.
- The project needs to be **fiscally responsible** and within the congregation's financial means.

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site considerations

Zoning / Code Considerations

The Congregation Children of Israel is located at 115 Dudley Drive. The property is 5.98 acres, and it is zoned as RS-25 (residential). Religious institutions are an approved special use for this zoning classification.

There are no binding constraints from the special use approval process.

STORMWATER REQUIREMENTS

Per Athens-Clarke County regulations, site construction may trigger requirements for the treatment or detention of storm water.

Stormwater treatment requirements are triggered if the overall area of disturbance is greater than an acre, or if the total area of impervious surface is increased by 5,000 sf.

A small addition to the building should not trigger these requirements. An expansion of the parking could trigger the requirements, However, pervious paving could be incorporated to reduce the amount of new impervious surfaces.

PARKING REQUIREMENTS

Athens-Clarke County has prescribed rules governing parking at religious buildings. The number of parkings spaces is directly correlated to the number of seats in the sanctuary. The current parking lot is 45 spaces, which correlates to a maximum sanctuary capacity of 180 seats. If the sanctuary capacity goes beyond 180 people, then the parking lot will need to be expanded to provide more spaces.

ZONING GUIDELINES:

Zoning Requirement	Quantity
Front Yard Setback	20 feet
Side Yard Setback	6 feet
Maximum Site Coverage	25% (1.24 Acres)
Maximum Building Height	30 feet
Minimum Number of Parking Spaces	1 space per 4 Sanctuary Seats
Maximum Number of Parking Spaces	50% Greater than Minimum (ie.3 spaces per 8 sanctuary seats)



Existing Site Plan with Boundaries

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selected concept

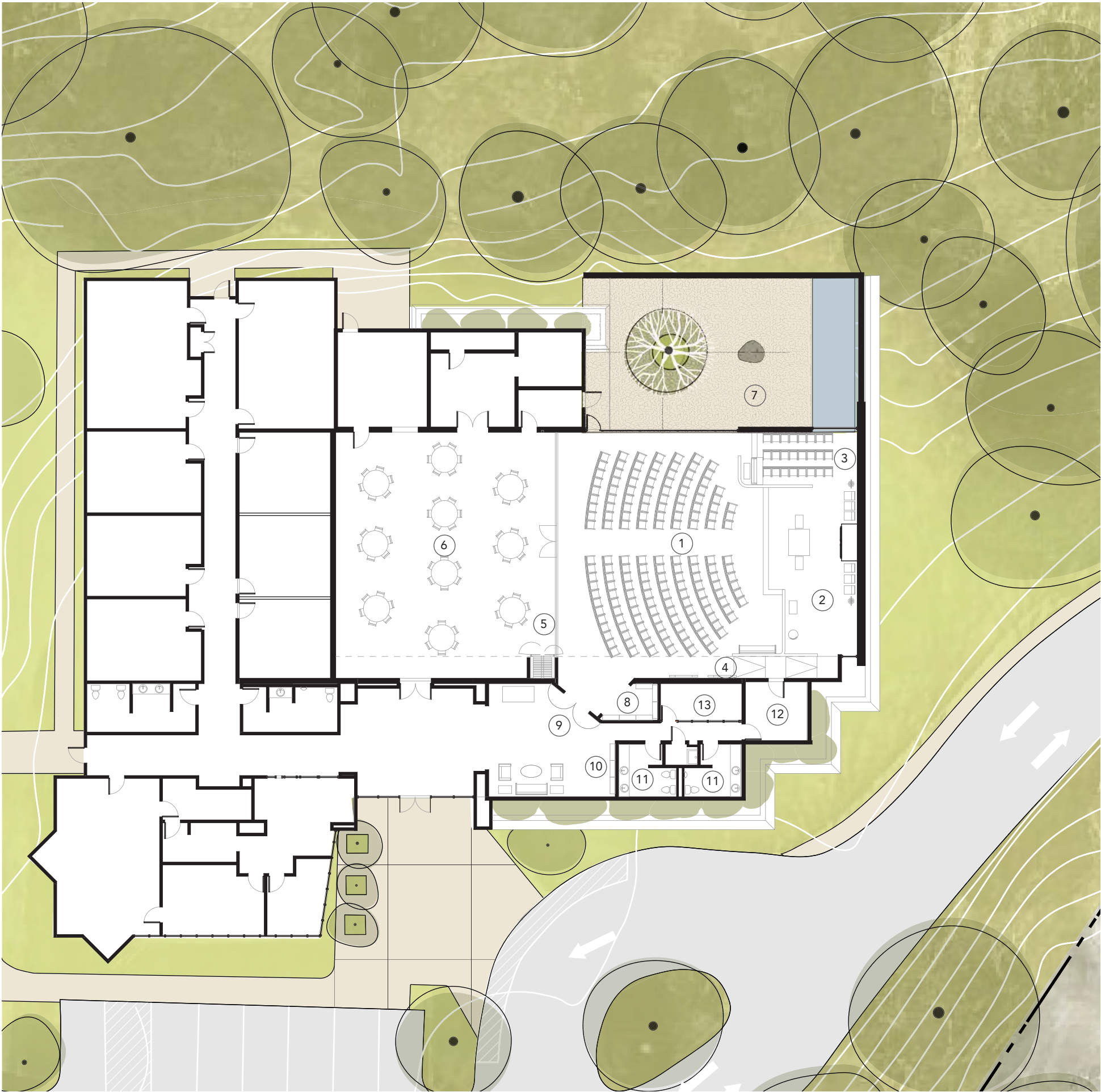


Site Plan

ELEMENTS OF THE MASTER PLAN

The master plan focused on the renovation of the sanctuary and social hall. A small addition on the east side of the building expands the sanctuary, providing additional seating and an enlarged bima. Windows and skylights are added at the bima to provide natural light in the space. The north wall of the sanctuary becomes glass, with a view onto the new sanctuary garden. Dedicated seating is provided for the choir on the north side of the bima. The entries to both the sanctuary and social hall are reworked, improving visibility and flow from the lobby into the sanctuary.

- 1. Fully renovated sanctuary with flexible seating
- 2. Enlarged bima with new ark
- 3. Choir seating on raised platform
- 4. Accessible access to bima
- 5. Full-height folding wall
- 6. Fully renovated social hall
- 7. Sanctuary garden space
- 8. Sanctuary storage vestibule
- 9. New sanctuary entry
- 10. Display cases
- 11. Refreshed restrooms
- 12. Storage
- 13. Gift shop





View of Sanctuary



View of Sanctuary from Entry



View of Building Exterior from Driveway



View of Lobby and Sanctuary Entry



View of Combined Social Hall and Sanctuary



View of Sanctuary Garden

Additional Views

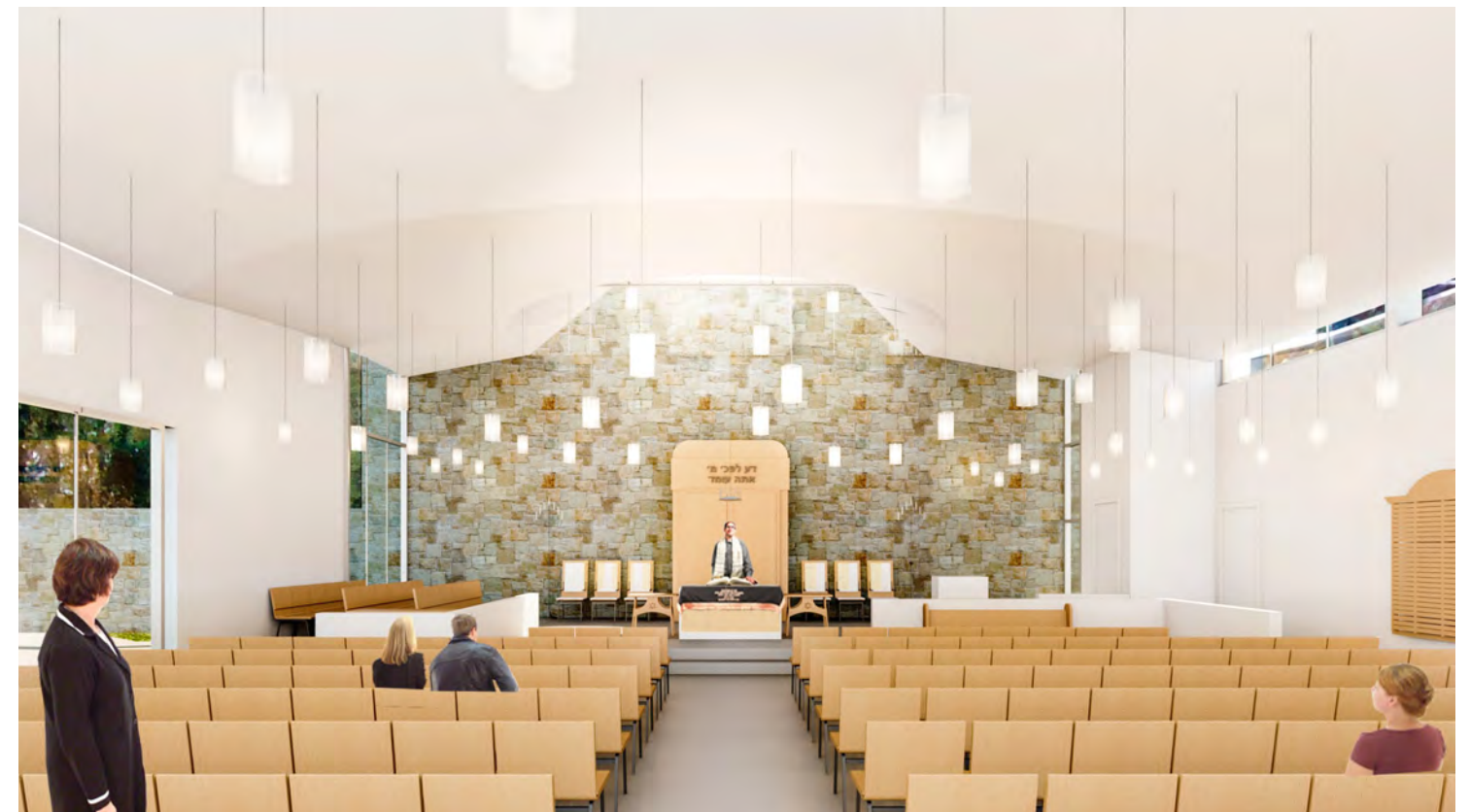
Item		\$/SF	Budget Cost	% Project Budget	Total
Site and Building Construction:		GSF		76.5%	\$1,033,655
Systems and Finishes - Social Hall & Sanctuary	4,900	\$90.00	\$441,000	32.6%	\$441,000
Bima Expansion	700	\$300.00	\$210,000	15.5%	\$210,000
Folding Partition Wall - 16' Tall			\$45,000	3.3%	\$45,000
Refresh Front Restrooms	200	\$80.00	\$16,000	1.2%	\$16,000
Refresh Bride's Room	130	\$50.00	\$6,500	0.5%	\$6,500
Re-roof Original Building	6,250	\$11.00	\$68,750	5.1%	\$68,750
Replacement of Exterior Shingles	1,134	\$15.00	\$17,010	1.3%	\$17,010
North Facing Glass and Garden			\$50,000	3.7%	\$50,000
Stormwater			\$30,000	0.0%	\$0
Additional Parking				0.0%	\$0
Design Contingency (10%)				6.3%	\$85,426
Bid Day Target				69.6%	\$939,686
Construction Contingency (10% of Bid Target)				7.0%	\$93,969
Furniture and Equipment:				11.7%	\$158,000
Sanctuary Seating	190 seats		\$200/seat	2.8%	\$38,000
Bima Furnishings				3.0%	\$40,000
Social Hall Furniture				0.0%	\$0
A/V				3.7%	\$50,000
Communications				1.1%	\$15,000
Security System				0.7%	\$10,000
Signage				0.4%	\$5,000
Design, Testing & Related Costs				11.8%	\$159,072
Architect				4.2%	\$56,381
Mechanical, Electrical, Plumbing				2.1%	\$28,191
Lighting Designer				1.1%	\$15,000
Structural Engineering				1.1%	\$15,000
Civil Engineering and Landscape Arch				0.9%	\$12,000
Cost Management				0.4%	\$5,000
Survey				0.6%	\$7,500
Testing				0.7%	\$10,000
Geotechnical				0.0%	\$0
Reimbursable Expenses				0.7%	\$10,000
Project Budget				100.0%	\$1,350,726
Owner's Contingency (5% of Project Budget)					\$67,536
Total Project Budget					\$1,418,263

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alternate concepts



Alternate Site Plan - Sanctuary Addition



Alternate Images of Interior

