

Manassas Museum Expansion Study



Prepared by



John F Heltzel AIA, PC
Architects
9389 Forestwood Lane
Manassas, Virginia 20110
www.HeltzelAIA.com
703-330-61670
January 23, 2020

Table of Contents

- Introduction
- Space Requirements Tabulation
- Schematic Plan
- Enlarged Plan
- Elevations



Introduction

Intent

The City of Manassas commissioned John F. Heltzel AIA, PC Architects to study the potential for expanding the Museum building, to meet current space requirements. The services included in this service were as follows:

1. Review existing building plans provided by Client, to understand overall structural system, mechanical system, rooflines and drainage, egress and restroom capacities.
2. Lead an approximately 3-4 hour project startup meeting “charrette” with Client and other stakeholders, to accomplish the following:
 - a. Derive and articulate the project goals, design issues, constraints and opportunities, in order to accurately define the project program.
 - b. Review existing building drawings to address structural components and utilities that would affect the design solutions.
3. Prepare diagrammatic design schemes in two-dimensional “bubble diagram” form to establish space sizes and adjacencies, egress and major building code considerations.
 - a. Discuss design schemes and narrow down to one scheme.
 - b. Prepare revised, more refined design scheme for review and approval.
4. Meet with staff to review design schemes.
5. Visit other public storage facilities currently housing Museum related storage, evaluate and quantify existing spaces to be incorporated into proposed design.
6. Prepare program space analysis to determine total space requirements of proposed expansion.

Qualifications

John F. Heltzel AIA, PC is a Manassas based architectural firm with 27 years of experience in commercial building design and construction, building rehabilitation, building code analysis, and building projects within the historic overlay district regulated by the Architectural Review Board of the City of Manassas.



Objectives

The Manassas Museum is an approximately 6,200 square foot, one-story building. The programmatic needs for the proposed expansion include a multi-purpose room with facilities to accommodate events, special exhibits and functions including additional restrooms, warm-up kitchen and storage. Multi-purpose room is to be accessible from the Museum as well as independently accessible for events not related to the Museum. Additional needs include additional administrative space, exhibit prep area, and collection storage.

Summary

Based on the services provided including meetings, research, schematic layouts and area tabulations, a building addition of approximately 6,000 would meet the objectives, but an addition of 6,500 is recommended to include minor space contingency.

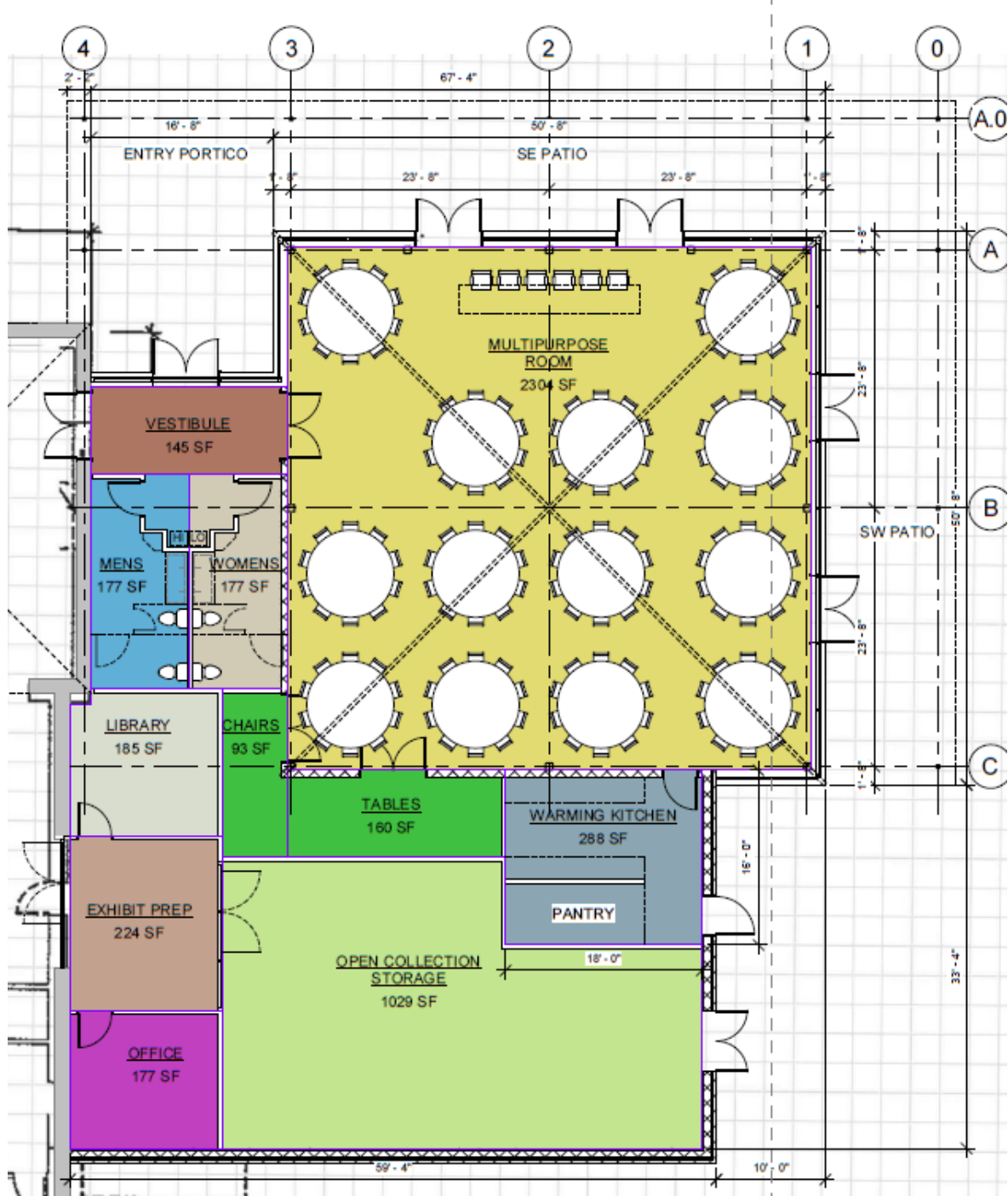


Space Requirements Tabulation

		Area Requirements (SF)		
		Locate In	Locate In	Total Required
		Existing Bldg.	Proposed Add.	
Staff Offices				
Subtotal		1515	180	1695
Back of House				
Subtotal		1036	2010	3046
Public Space				
Subtotal		4235	3650	7885
Total Requirements		6786	5840	12626



Schematic Plan, Enlarged



Elevations

