

Architectural Review Board Narrative

Cornerstone Community Church
15 September, 2025

General Description of the Proposed Work

Cornerstone Community Church is embarking on a renovation for their new campus at 1395 Stony Point Road, near Darden Towe Park. The project generally includes a new parking lot, a renovated Sanctuary building, and a renovated building for their Youth Ministries. No building additions are proposed.

The site development is more completely described in the Final Site Development Plan Application by Line + Grade, on behalf of the church. Excerpts from the Final Site Development Plan are submitted with this application.

The Sanctuary will be located in the renovated garage, which is a pre-engineered metal building with a conventional low-sloped roof and ribbed metal siding. The previous owner constructed and used this building as a storage and repair facility for racing cars. As such, it has a very industrial and somewhat haphazard appearance facing Stony Point Road. Its most notable features are the three large overhead doors along the west elevation.

The Youth Ministries will be located in the renovated house, which is a single-family dwelling with an accessory dwelling unit in the basement. The brick exterior is currently painted light gray, with white trim and black shutters. The roof is asphalt shingled.

The carport which appears in some photos was removed by the previous owner prior to closing.

Analysis of the Context and Surroundings

The site is in a developing area of Stony Point Road without a clear or well-defined architectural legacy. There are numerous nearby residential developments including Fontana, Cascadia, and Riverside Village. Some older non-residential structures remain including the Elks Lodge, 1321 Stony Point Road and the former Flow Mazda dealership. Newer buildings include the Holiday Inn Express and the adjacent Storage Sense building.

The closest major buildings, and perhaps the most useful reference points, are the mixed-use portions of Riverside Village across the street. These structures present a fresh modern façade along the street and make substantial use of dark gray earth tones and wood-toned siding materials. The articulation also clearly distinguishes the lower floors (dark brick) from the upper floors (wood-toned siding).

Compatibility with the Surrounding Area, Entrance Corridor, and Design Guidelines

The primary goal for the Cornerstone building exteriors is to present cohesive and welcoming façades to the broader community. To achieve this in a straight-forward and cost-effective manner, and to minimize the existing industrial aesthetic, the renovation relies on the following strategies:

- *Utilize a material and color scheme that is coordinated between the two primary structures*

The exteriors will be re-painted and will rely on a deep warm gray tone for the house and the existing metal siding. Warm stained wood will be used in the Sanctuary screen wall and in accent materials such as the Youth Ministries' porch walls. The warm tones are analogous to the exteriors of Riverside Village's mixed-use buildings across the street

- *Create a simple screen that conceals much of the siding and all the roof of the existing Sanctuary building*

The renovation relies on a simply constructed wood screen wall that is fastened to a wood posting system that aligns with the existing downspout spacing. The screen wall conceals the blank upper portions of the metal siding. The screen wraps the two sides of the structure that are visible or semi-visible from the Entrance Corridor.

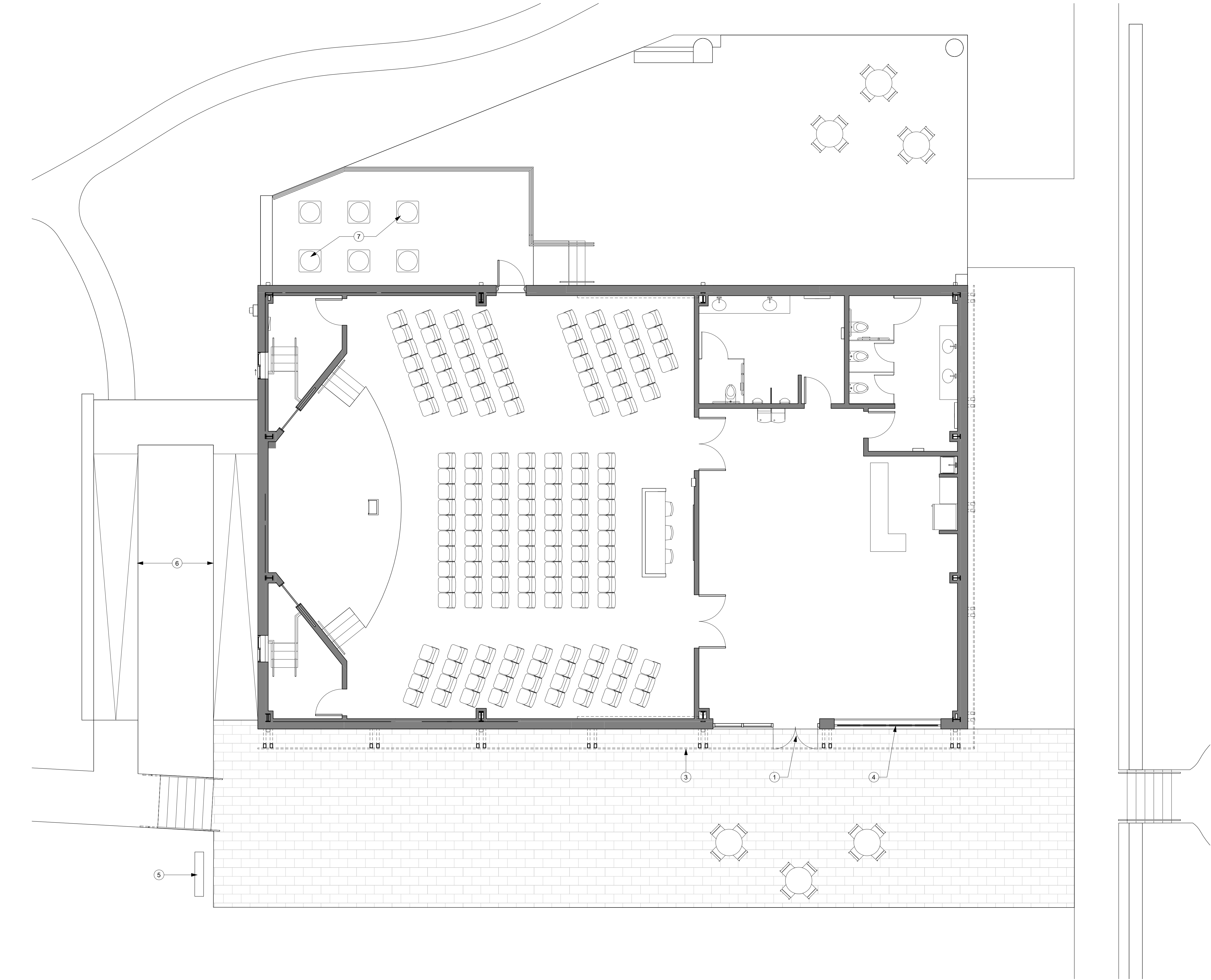
- *Increase the Sanctuary's apparent height in such a way that 1) the Sanctuary is clearly identified as the primary building and 2) the apparent scale of the building is reduced/more human-scaled*

The wood screen wall extends above the existing eave which gives the building a stronger and more identifiable street-facing façade. And this also lends the former garage a greater sense of importance relative to the former house. The screen wall holds a strong horizontal line at 8 feet above the finished floor which unifies the façade and provides the building with a more human scale. The screen is set approximately 24" in front of the metal panels to create a deep afternoon shadow along the facade. The wood screen is detailed as slats, so the facade also has some depth, and especially in the upper extents, some transparency.

Other Considerations

Mechanical equipment for the Sanctuary is located behind the building. Mechanical equipment for the Youth Ministries is located behind the building. Waste and recycling for the complex is collected in wheeled totes. The totes will be located on the north side of the Youth Ministries building and are to be screened by a stained wood fence.

Vegetation has not been proposed directly in front of the Sanctuary to provide maximum connectivity from the Sanctuary to the lawn area.



FLOOR PLAN SHEET NOTES

- 1 PRIMARY ENTRANCE
- 2 EXISTING AREAWAY FOR BASEMENT STAIR
- 3 STAINED WOOD SLATS OFFSET FROM WALL
- 4 EXISTING GARAGE DOOR TO BE REPLACED WITH GLAZED SECTIONAL DOOR
- 5 SIGNAGE
- 6 RAMP TO YOUTH MINISTRIES
- 7 CONDENSERS
- 8 WOOD STAINED FENCE AND GATES



No.	Issue	Date

1395 STONY POINT RD

CORNERSTONE COMMUNITY CHURCH

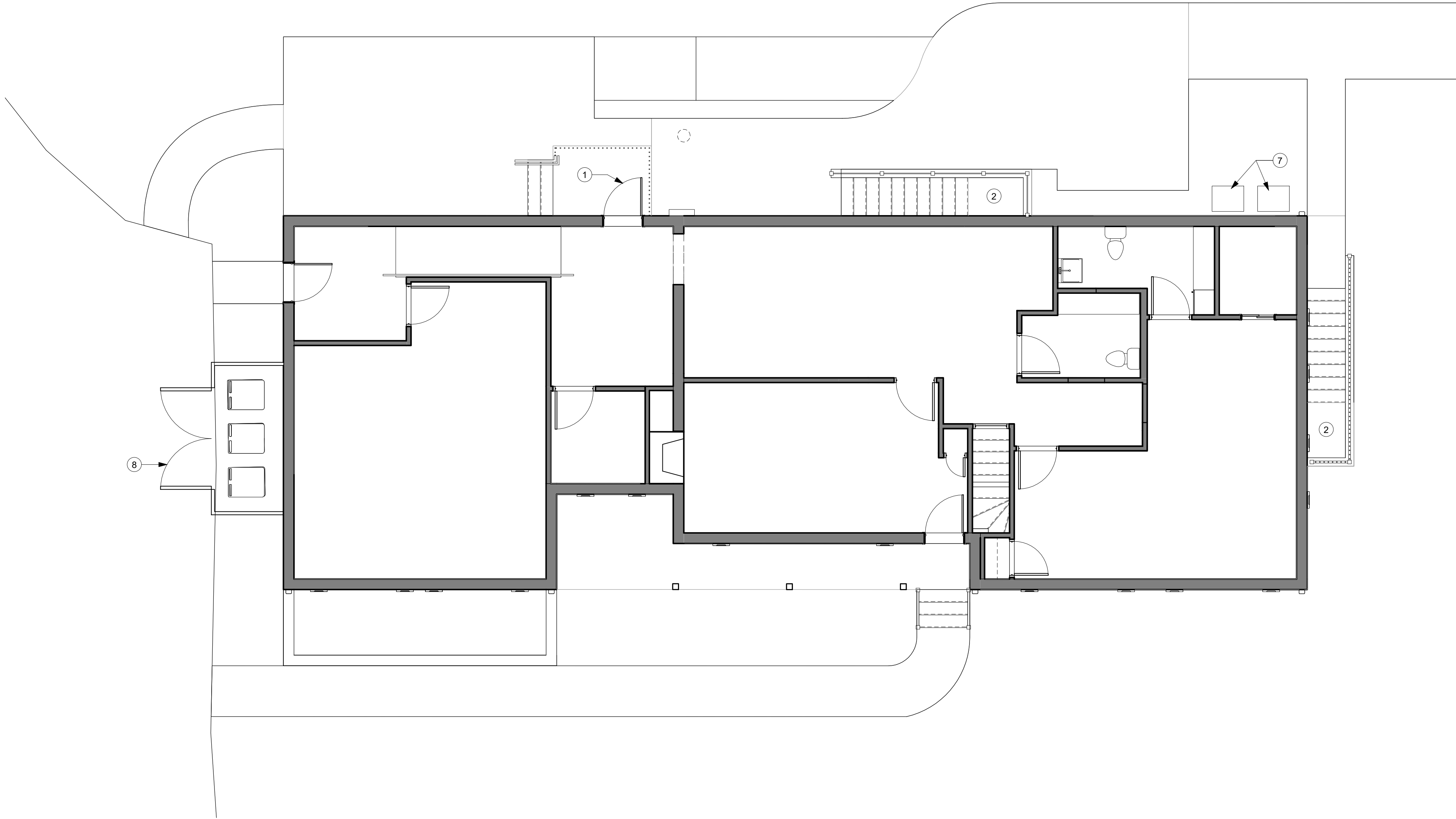
SCHEMATIC DESIGN

SANCTUARY PLAN

Project Number	23011
Drawn By	WH
Checked By	SD
Date	09.15.2025

A02

Scale As indicated



FLOOR PLAN SHEET NOTES

- ① PRIMARY ENTRANCE
- ② EXISTING AREAWAY FOR BASEMENT STAIR
- ③ STAINED WOOD SLATS OFFSET FROM WALL
- ④ EXISTING GARAGE DOOR TO BE REPLACED WITH GLAZED SECTIONAL DOOR
- ⑤ SIGNAGE
- ⑥ RAMP TO YOUTH MINISTRIES
- ⑦ CONDENSERS
- ⑧ WOOD STAINED FENCE AND GATES



No.	Issue	Date

1395 STONY POINT RD

CORNERSTONE COMMUNITY CHURCH

SCHEMATIC DESIGN

YOUTH MINISTRIES PLAN

Project Number	23011
Drawn By	SH
Checked By	SD
Date	09.15.2025

A03

Scale As indicated

1 YOUTH MINISTRIES PLAN

3/16" = 1'-0"

ELEVATION SHEET NOTES

- 1

EXISTING RIBBED METAL SIDING TO BE PAINTED DARK GRAY
- 2

STAINED WOOD SLATS OFFSET FROM WALL
- 3

GRAY PAINTED EXISTING BRICK
- 4

NEW WOOD WALL OVER EXISTING BRICK
- 5

SIGNAGE
- 6

ABANDONED OPENINGS TO BE FILLED TO MATCH EXISTING
- 7

OVERHEAD SECTIONAL DOOR BEHIND SLATS, PAINTED BLACK
- 8

WOOD COLUMNS PAINTED DARK GRAY
- 9

EXTERIOR LIGHTING
- 10

EXISTING DOWNSPOUTS TO BE PAINTED DARK GRAY
- 11

METER BOX
- 12

PAINTED STEEL GUARDRAIL
- 13

PAINTED STEEL HANDRAIL
- 14

NEW STOREFRONT ENTRANCE DOORS, PAINTED BLACK
- 15

ROOF FORM BEHIND
- 16

EXISTING SHINGLE ROOF TO REMAIN
- 17

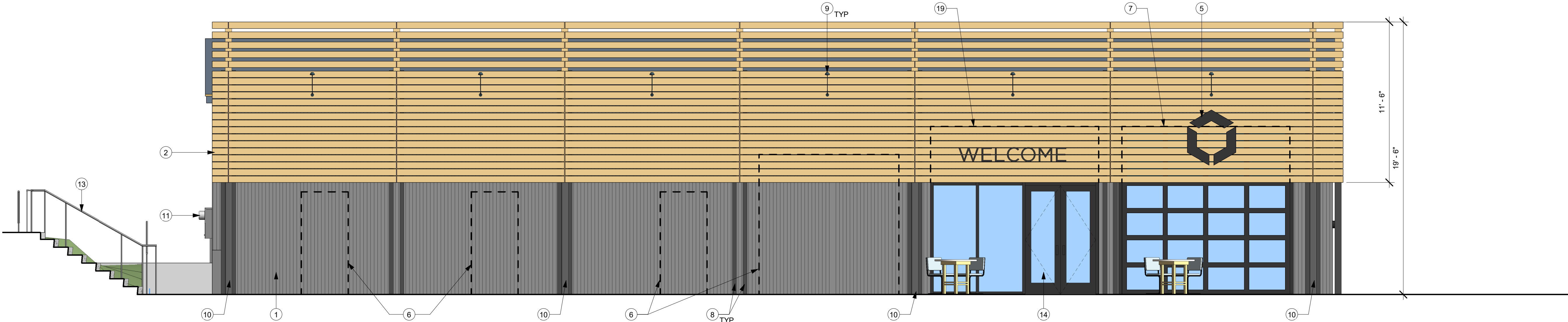
EXISTING SASH AND TRIM, PAINTED BLACK
- 18

EXISTING VINYL FENCE TO BE PAINTED DARK GREY
- 19

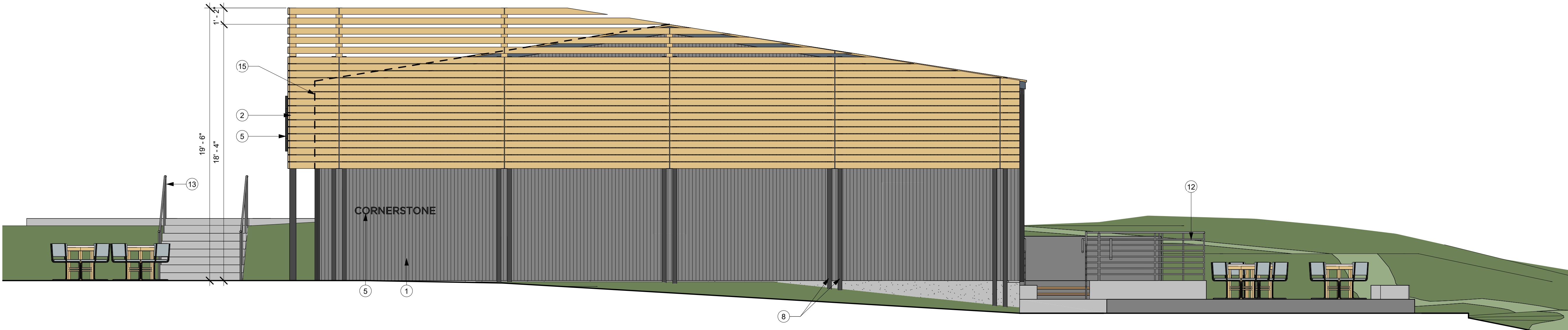
STOREFRONT INFILL BEHIND SLATS

Note A: Visible Light Transmittance of all window glass will not drop below 40%. Visible Light Reflectance will not exceed 30%.

NOTE B: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.



1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

thrive

architecture

No.	Issue	Date

1395 STONY POINT RD

CORNERSTONE COMMUNITY CHURCH

SCHEMATIC DESIGN

SANCTUARY ELEVATIONS

Project Number23011

Drawn ByWH

Checked BySD

Date09.15.2025

A04

Scale1/4" = 1'-0"

9/15/2025 3:21:01 PM

ELEVATION SHEET NOTES

- 1

EXISTING RIBBED METAL SIDING TO BE PAINTED DARK GRAY
- 2

STAINED WOOD SLATS OFFSET FROM WALL
- 3

GRAY PAINTED EXISTING BRICK
- 4

NEW WOOD WALL OVER EXISTING BRICK
- 5

SIGNAGE
- 6

ABANDONED OPENINGS TO BE FILLED TO MATCH EXISTING
- 7

OVERHEAD SECTIONAL DOOR BEHIND SLATS, PAINTED BLACK
- 8

WOOD COLUMNS PAINTED DARK GRAY
- 9

EXTERIOR LIGHTING
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EXISTING DOWNSPOUTS TO BE PAINTED DARK GRAY
- 11

METER BOX
- 12

PAINTED STEEL GUARDRAIL
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PAINTED STEEL HANDRAIL
- 14

NEW STOREFRONT ENTRANCE DOORS, PAINTED BLACK
- 15

ROOF FORM BEHIND
- 16

EXISTING SHINGLE ROOF TO REMAIN
- 17

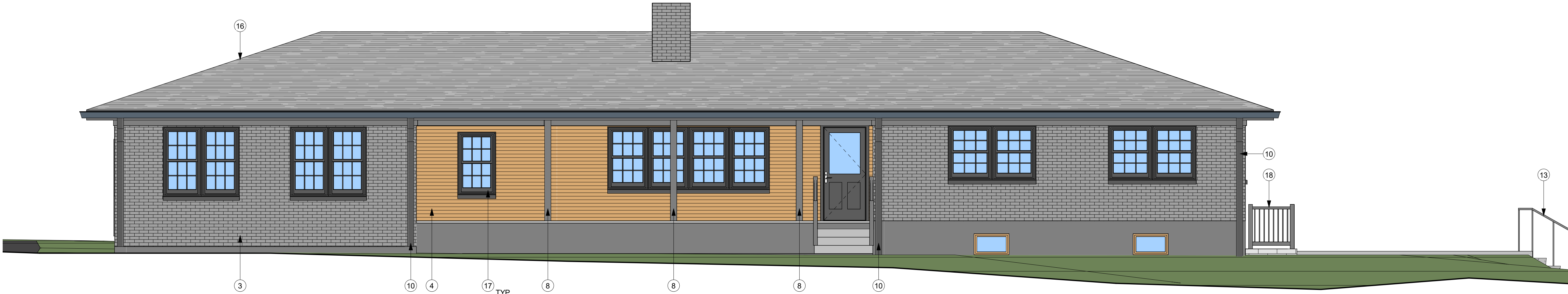
EXISTING SASH AND TRIM, PAINTED BLACK
- 18

EXISTING VINYL FENCE TO BE PAINTED DARK GREY
- 19

STOREFRONT INFILL BEHIND SLATS
- Note A:

Visible Light Transmittance of all window glass will not drop below 40%. Visible Light Reflectance will not exceed 30%.
- Note B:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.



1 YOUTH MINISTRIES WEST ELEVATION
1/4" = 1'-0"



No.	Issue	Date

1395 STONY POINT RD

CORNERSTONE COMMUNITY CHURCH

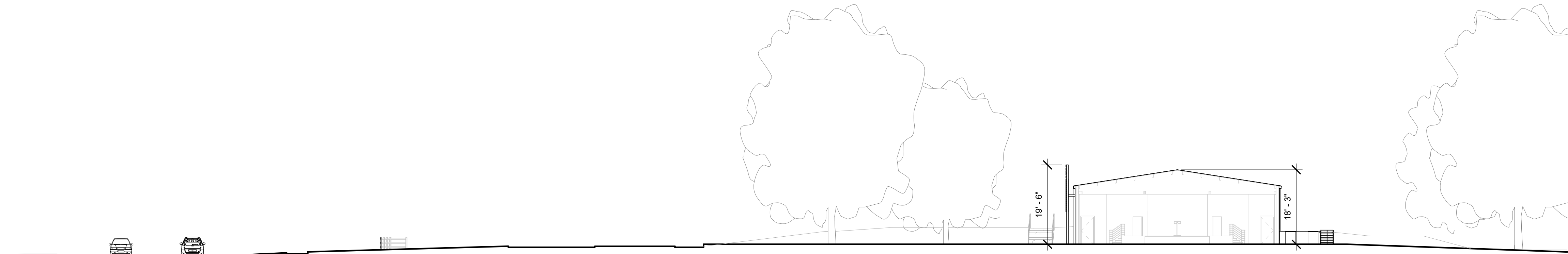
SCHEMATIC DESIGN

HOUSE ELEVATION

Project Number	23011
Drawn By	WH
Checked By	SD
Date	09.15.2025

A05

Scale 1/4" = 1'-0"



1/16" = 1'-0"

No.	Issue	Date

1395 STONY POINT RD

CORNERSTONE COMMUNITY
CHURCH

SCHEMATIC DESIGN

SITE SECTION

Project Number	23011
Drawn By	WH
Checked By	SD
Date	09.15.2025

A08

Scale 1/16" = 1'-0"



- 1 Colonial style shutters on windows have been removed
- 2 Trellis has been removed from the project scope
- 3 See colored elevations for revised opening locations
- 4 Bottom edge of wood screen has been revised to maintain level line

No.	Issue	Date

1395 STONY POINT RD

CORNERSTONE COMMUNITY
CHURCH

ARB SUBMISSION

SITE RENDERING

Project Number	23011
Drawn By	SH
Checked By	SD
Date	09.15.2025

A06

Scale

1 SITE RENDERING

NOT TO SCALE



1 SANCTUARY RENDERING
NOT TO SCALE

- 1 Colonial style shutters on windows have been removed
- 2 Trellis has been removed from the project scope
- 3 See colored elevations for revised opening locations
- 4 Bottom edge of wood screen has been revised to maintain level line

No.	Issue	Date

1395 STONY POINT RD

CORNERSTONE COMMUNITY CHURCH

ARB SUBMISSION

SANCTUARY
RENDERING

Project Number 23011
Drawn By SH
Checked By SD
Date 09.15.2025

A07

Scale



Photo Looking South from Entrance Corridor



Photo Looking East from Entrance Corridor



Photo Looking East across Entrance Corridor



Photo Looking Northeast from Entrance Corridor