

Town of Mammoth Lakes New Community Multi-Use Facility

Architectural Basis of Design

September 15, 2017

The New Community Multi-Use Facility (NCMUF) is located at the Mammoth Creek Park site. The 37,000 square foot building was carefully located on the 5-acre parcel, and the program carefully arranged, to divert noise from neighboring houses and to take advantage of the beautiful views of Mammoth Creek Park and the Sherwins beyond. The existing parking and the existing grass field are to remain. The grass is used for various events during spring and summer, and will remain as an important piece of the programming for the new facility. The existing playground will be redesigned and relocated under a different project. The new location is about forty (40) feet from the existing location, and is larger in size to accommodate an all-inclusive playground.

The NCMUF is located just west of the new playground and thirty (30) feet from the property line on the south to maximize the distance between the NCMUF and the adjacent lots. The new parking lot to the north expands the existing parking by thirty-four (34) standard stalls and two (2) ADA stalls. New concrete paving connects the new parking lot with the front entry of the building. New asphalt paving connects the new parking lot with a service road to the west for fire access. New asphalt paving walkways throughout the site connect to the existing asphalt paving of Mammoth Creek Park and the trails system.

The enclosed program of the NCMUF is located on the north and west sides of the open-air multi-use space to control sound and views. The service and support spaces are located to the west, these include secondary locker rooms, storage, Zamboni garage, electrical room, and chiller room. The public and private spaces are located to the north. The main entry is located slightly off center of the multi-use space. The south end of the viewing area is enclosed in glass, creating panoramic views to the mountains from both the lobby and the viewing area. To the west of the lobby are restrooms and locker rooms. To the east of the lobby is the rental and concessions area, which includes private offices and storage. The community center room is east of the concessions and anchors the corner of the building. This space will support the community's dynamic Department of Parks and Recreation's activities schedule. The community center will be able to be rented for private events and is adjacent to a warming kitchen, which will allow for catering. These spaces on the north end are elevated thirty (30) inches above the multi-use space, increasing visibility from the viewing area. Two (2) doors from the viewing area lead to ramps down to the multi-use space.

The multi-use space features a 26,000 square foot, Olympic-sized ice rink. During the summer, a removable sports floor will be deployed that will allow the covered ice rink area to convert to an open-air gymnasium that can feature 3 full-basketball courts, in addition to other sport configurations. This space will also be used for community concerts in the park and farmer's markets that will be attended by thousands of Mammoth residents and tourists.

The design of the structure was inspired by modern mountain architecture, much of which is driven by the climate and heavy snow loads of the area. The structural system required for these large spans and snow load is a custom tapered steel girder. This unique element is showcased on the interior and exterior of the building. Secondary structural members are also exposed. This aesthetic of exposed structure is common in mountain architecture. Materials such as Cor-ten steel, split face concrete block, corrugated metal siding, and wood siding are elements that are prominently featured in the exterior cladding. The west elevation utilizes a heavy concrete block base to ground the building and as a functional component for the interior spaces. Above this base is corrugated Cor-ten steel, which wraps around to the north elevation and terminates at the restrooms and locker rooms, that are also concrete block for functional purposes. The entry is given prominence with a gable roof framed in heavy steel. A large storefront glazing system welcomes visitors. Cedar wood lap siding is above, and wraps both sides of the pronounced entry. Concrete block is used as a base below the windows of the community center room, and fiber cement panels and cedar wood lap siding above. This cedar siding wraps again to the east elevation and terminates at a structural column where the multi-use space becomes open-air. The structural steel is highlighted again, and vertical louvers made from perforated plate steel control sunlight and glare. The south elevation utilizes the same louvers, but in a horizontal orientation, allowing unobstructed views to the beautiful Sherwins beyond.

KEYNOTES

- 02.05 EXISTING PARKING STALLS TO REMAIN
05.08 WOVEN WIRE MAN DOOR W/ PANIC HARDWARE
05.09 WOVEN WIRE FENCE, 8'-0" H, INSTALLED AT EXTERIOR FACE OF COLUMNS, TYP.
32.01 CONCRETE PAVING; REFER TO CIVIL
32.02 ASPHALTIC CONCRETE PAVING; REFER TO CIVIL
32.05 4" WIDE PARKING STRIPE/S, REFER TO SPEC. SECTION 32.17.23
32.10 CONCRETE CURB; REFER TO CIVIL
32.18 REDWOOD HEADER
32.20 SLURRY COAT AND STRIPE EXISTING PARKING AREA
32.21 (E) BOULDER TO REMAIN, PROTECT IN PLACE
32.24 (N) BOLLARD
32.25 TOTAL SNOW STORAGE AREA EQUAL TO 75 PERCENT OF ALL PARKING AND DRIVEWAY AREA.
32.26 SHORT-TERM BICYCLE PARKING; CIRCLE SHAPED RACK, 2 BICYCLE PER RACK
32.27 LONG-TERM BICYCLE PARKING; LOCATED INSIDE BUILDING IN A LOCKABLE ROOM
32.28 (N) TREE

LEGEND

- PROPERTY LINE
P.O.T. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

- ASPHALT PAVING
NEW BUILDING
CONCRETE
(E) LANDSCAPE TO REMAIN
(N) PLAYGROUND (N.I.C.)
(E) GRASS TO REMAIN, PROTECT IN PLACE
SNOW STORAGE

NOTES

1. REFER TO SHEET 02.10 FOR TYPICAL SYMBOLS AND ABBREVIATIONS.
2. ALL EXTERIOR LIGHT FIXTURES WILL BE SHIELDED, DOWNWARD DIRECTED, AND THE SOURCE OF ALL LIGHTING WILL NOT BE VISIBLE FROM ANY POINT OFF THE PROPERTY. ALL LIGHT FIXTURES WILL BE CONSISTENT WITH THE TOWN STANDARDS FOR EXTERIOR LIGHT FIXTURES.

Consultant Seal

Project Title NEW COMMUNITY MULTI USE FACILITIES



TOML

437 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

No.	Description	Date

Drawing Title: OVERALL SITE PLAN

Architect's Seal



Designed: CT.KP.BG

Project No. 2375002-000

Drawn: MM

Scale: As indicated

QA/QC: KP

Drawing No.

Date: 9/15/17

A1.1

OVERALL SITE PLAN

1

1" = 20'-0"

Snow Storage Calculations

Total parking, driveway, and service road square footage: 42,250 SF
Required snow storage: 60%
42,250 SF x 0.6 = 25,350 SF required
Provided snow storage: 31,900 SF (75%)

Landscape Requirements

Parking Area Landscaping
Landscape area equal to a minimum of 10% of the gross area of the parking lot and a minimum of one tree for each five parking spaces will be provided.
(n) Parking Lot: 13,400 SF
Landscape Provided: 21,600 SF (160%)
Parking Spaces: 36
Required Trees: 8
Trees Provided: 11

Bicycle Parking

2 spaces, plus 0.4 per 1000 SF GLA for Recreation Facilities
85% short-term spaces and 15% long-term spaces
37,000 SF GLA
(2 + ((37,000/1000)*0.4)) = 17 bicycle parking spaces
17*0.85 = 14 short-term
17*0.15 = 3 long-term



KEYNOTES	
08.01	ALUMINUM STOREFRONT SYSTEM
22.28	TRENCH DRAIN, TYP.

LEGEND	
	ALL FLOORS TO BE SEALED CONCRETE, TYP. U.O.N.
	ALTRO VINYL FLOORING
	CUT-RESISTANT AND SLIP-RESISTANT RUBBER SPORTS FLOORING

NOTES	
1.	REFER TO SHEET G0.10 FOR TYPICAL SYMBOLS AND ABBREVIATIONS

Key Plan

Consultant Seal

Project Title

NEW COMMUNITY MULTI USE FACILITIES

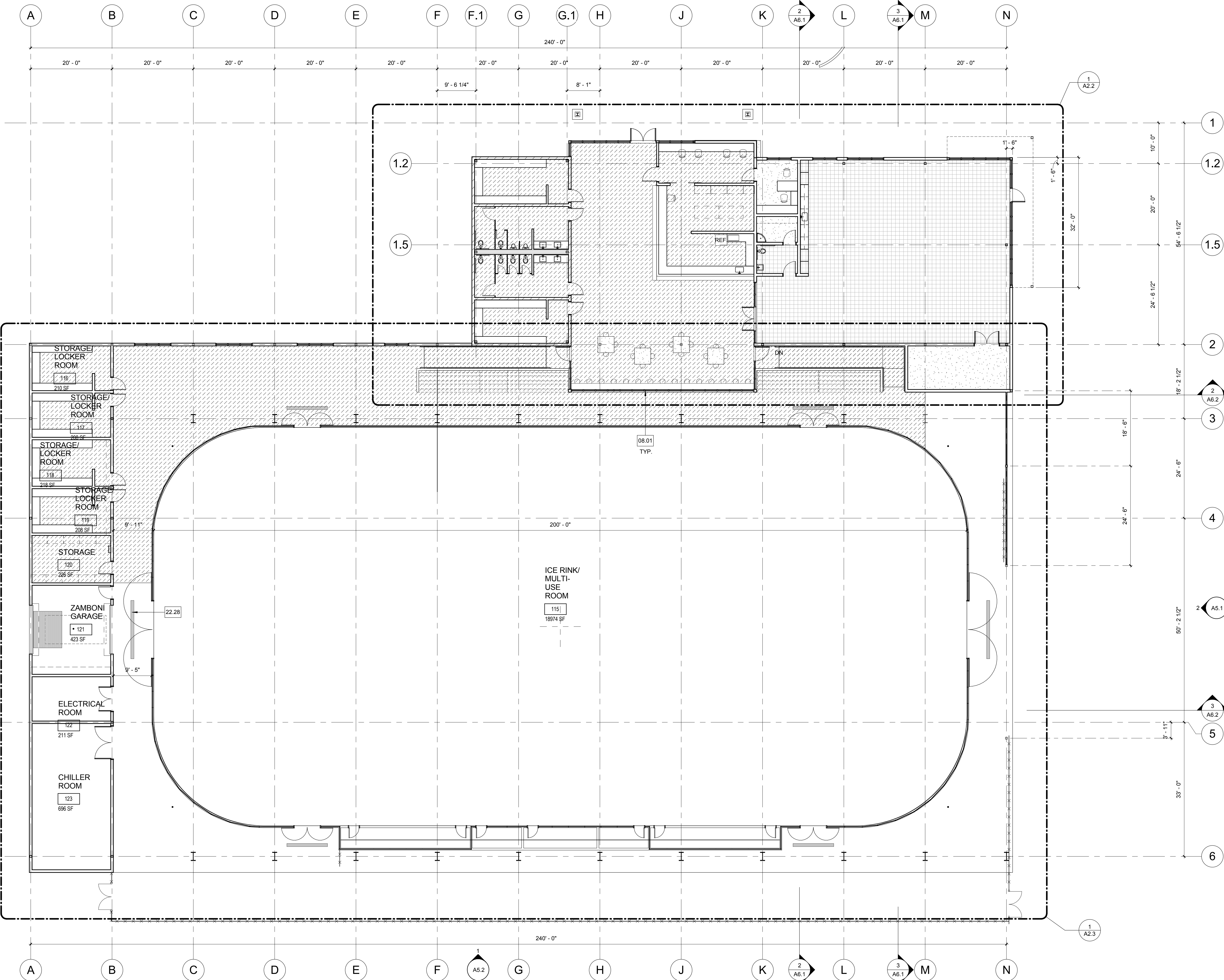
TOML
437 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

No.	Description	Date

Drawing Title:
OVERALL FLOOR PLAN

	Designed:	Project No.
	BG,CT,KP	2375002-000
	Drawn:	Scale:
	MM	As indicated
QA/QC	KP	Drawing No.
	Date:	9/15/17
		A2.1

OVERALL FLOOR PLAN
1
3/32" =
1'-0"



- | | |
|-------|---|
| 04.01 | REINFORCED UNIT MASONRY SYSTEM (CMU), PAINTED; REFER TO STRUCTURAL |
| 05.01 | EXPOSED STRUCTURAL STEEL COLUMN(S), PAINTED; REFER TO STRUCTURAL DWGS |
| 05.02 | EXPOSED STEEL TRELLIS COLUMN, PAINTED; REFER TO STRUCTURAL |
| 05.16 | EXPONDED AND PAINTED STEEL CANOPY W/ MTL DECK, PLYWOOD AND SINGLE PLY ROOFING. |
| 06.01 | FUTURE CASEWORK (N.I.C.) |
| 06.28 | CEDAR WOOD SIDING |
| 06.29 | CEDAR WOOD SIDING/O FURRED WALL |
| 06.30 | CONTINUOUS WOOD BENCH W/ STEEL SUPPORTS AT ALL LOCKER ROOMS. |
| 08.01 | ALUMINUM STOREFRONT SYSTEM |
| 08.06 | ALUMINUM STOREFRONT VIEWING SYSTEM TO BE SLIDING AND STACKING, 42" A.F.F. 6'-0" H |
| 08.07 | CEDAR BARN DOOR, 6'-0" WIDE |
| 12.01 | BUILT-IN COUNTERTOP W/ UNDER COUNTER CASEWORK |
| 12.10 | 18" DEEP, 42" HIGH CONTINUOUS COUNTERTOP |
| 12.11 | PORTABLE BLEACHERS, OFOI |
| 12.12 | SKATE RACKS, OFOI |
| 22.02 | FLOOR DRAIN, TYP. |
| 22.27 | FUTURE SINK, PLUMBING STUB-OUT |
| 22.28 | TRENCH DRAIN, TYP. |

LEG

- | | |
|---|---|
|  | ALL FLOORS TO BE SEALED CONCRETE, TYP. U.O.N. |
|  | ALTRO VINYL FLOORING |
|  | CUT-RESISTANT AND SLIP-RESISTANT RUBBER SPORTS FLOORING |

NOT

1. REFER TO SHEET G0.10 FOR TYPICAL SYMBOLS AND ABBREVIATIONS

Key Plan

Consultant Seal

Project Title **NEW COMMUNITY MULTI USE FACILITIES**



TOML
437 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

[illegible]

Drawing Title:
FLOOR PLAN - SEGMENT A

Architect's Seal



Designed:	Project No.	2375003 000
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Drawn:	Scale:
MM	As indicated

QAQC	Drawing No.
KR	

Date: 01/15/17 A2.2

A2.2

FLOOR PLAN - SEGMENT A

1
1/8" = 1'-0"

 PLEASE RECYCLE

DESIGN DEVELOPMENT

KEYNOTES

- 03.07 CONCRETE RAMP
04.01 REINFORCED UNIT MASONRY SYSTEM (CMU), PAINTED;
REFER TO STRUCTURAL
05.08 WOVEN WIRE MAN DOOR W/ PANIC HARDWARE
05.09 WOVEN WIRE FENCE, 8'-0" H, INSTALLED AT EXTERIOR
FACE OF COLUMNS, TYP.
05.10 WOVEN WIRE ROLLING GATE
08.01 ALUMINUM STOREFRONT SYSTEM
08.04 ROLL UP DOOR
08.06 ALUMINUM STOREFRONT VIEWING SYSTEM TO BE
SLIDING AND STACKING, 42" A.F.F. 6'-0" H
12.09 STORAGE RACK (N.I.C.)
22.02 FLOOR DRAIN, TYP.
22.28 TRENCH DRAIN, TYP.
22.29 RECESSED CONCRETE DRAINAGE BASIN, 2'-0" DEEP.
HEATED WITH RADIANT PIPING, CONNECTED TO SEWER.

NOTES

Key Plan

Consultant Seal

Project Title NEW COMMUNITY MULTI USE FACILITIES



TOML

437 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

No.	Description	Date

Drawing Title:
FLOOR PLAN - SEGMENT B

Architect's Seal



Designed:

BG,CT,KP

Drawn:

MM

QAQC

KP

Date:

9/15/17

Project No.

2375002-000

Scale:

1/8" = 1'-0"

Drawing No.

A2.3

FLOOR PLAN - SEGMENT B

1

1/8" = 1'-0"

PLEASE RECYCLE

DESIGN DEVELOPMENT



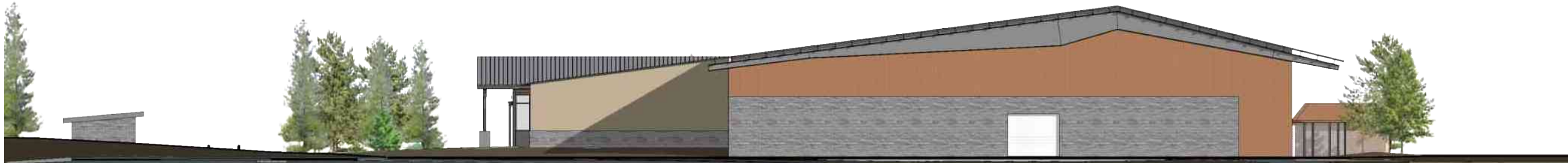
North Elevation



East Elevation



South Elevation



West Elevation

