

Grossmont College | **Arts & Communications Complex**
Teaching & Performance Theater - Phase I

Governing Board Meeting | **January 19th 2016**



teaching | learning | performing | gathering



Budget / Schedule | **Arts & Communications Complex**
Teaching & Performance Theater - Phase I

Construction Budget: \$26,143,822 (On target through Design Development)

Program Verification (Arts & Communications Complex) 11/14 – 02/15

Schematic Design (Arts & Communications Complex) 02/15 – 06/15

Design Development (Teaching & Performance Theater – Phase I) 07/15 – 12/15

Construction Documentation (Teaching & Performance Theater – Phase I) 01/16 – 06/16

analysis | existing facilities



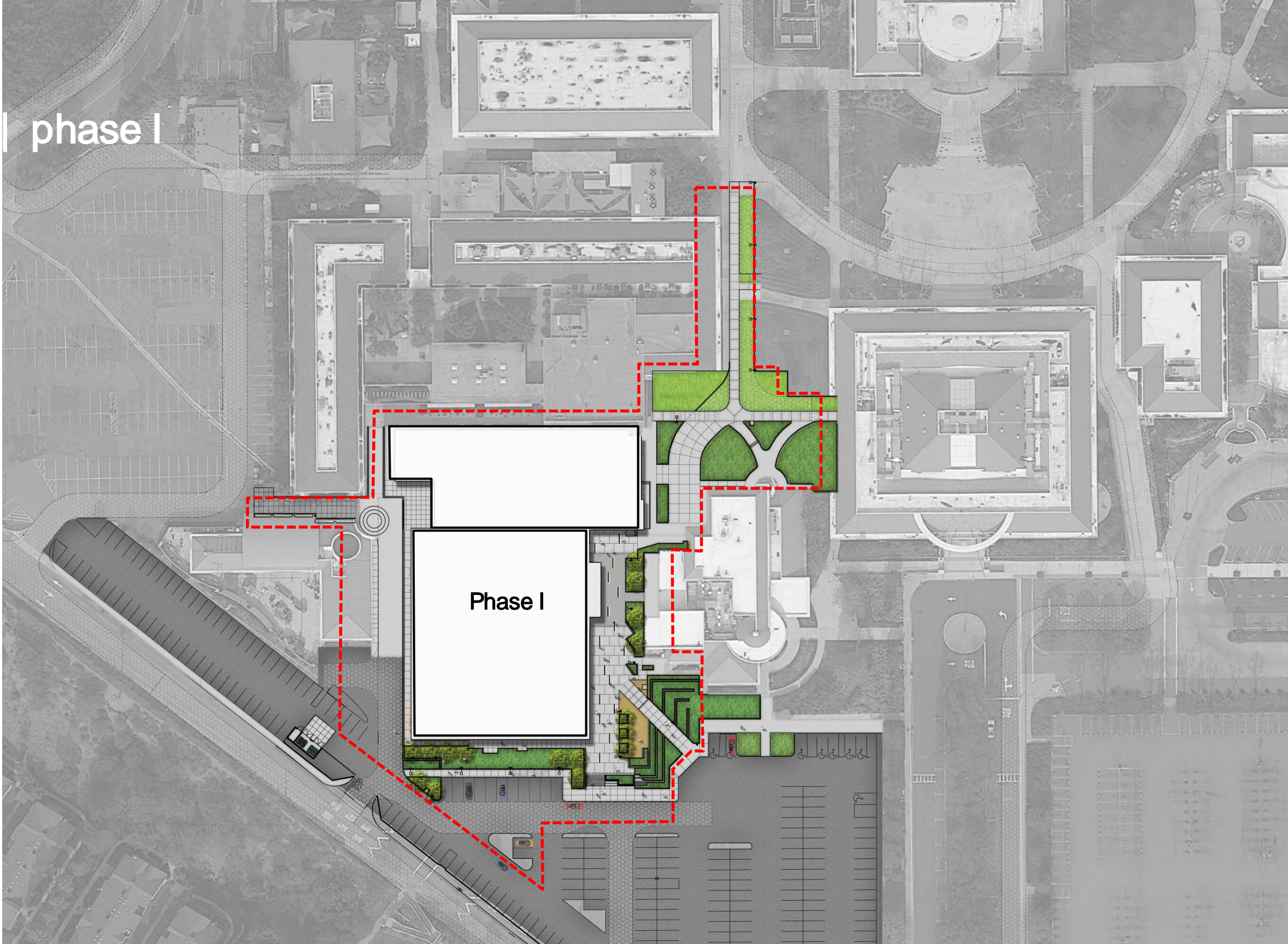
analysis | focus area



outside in| landscape

landscape plan

phase I

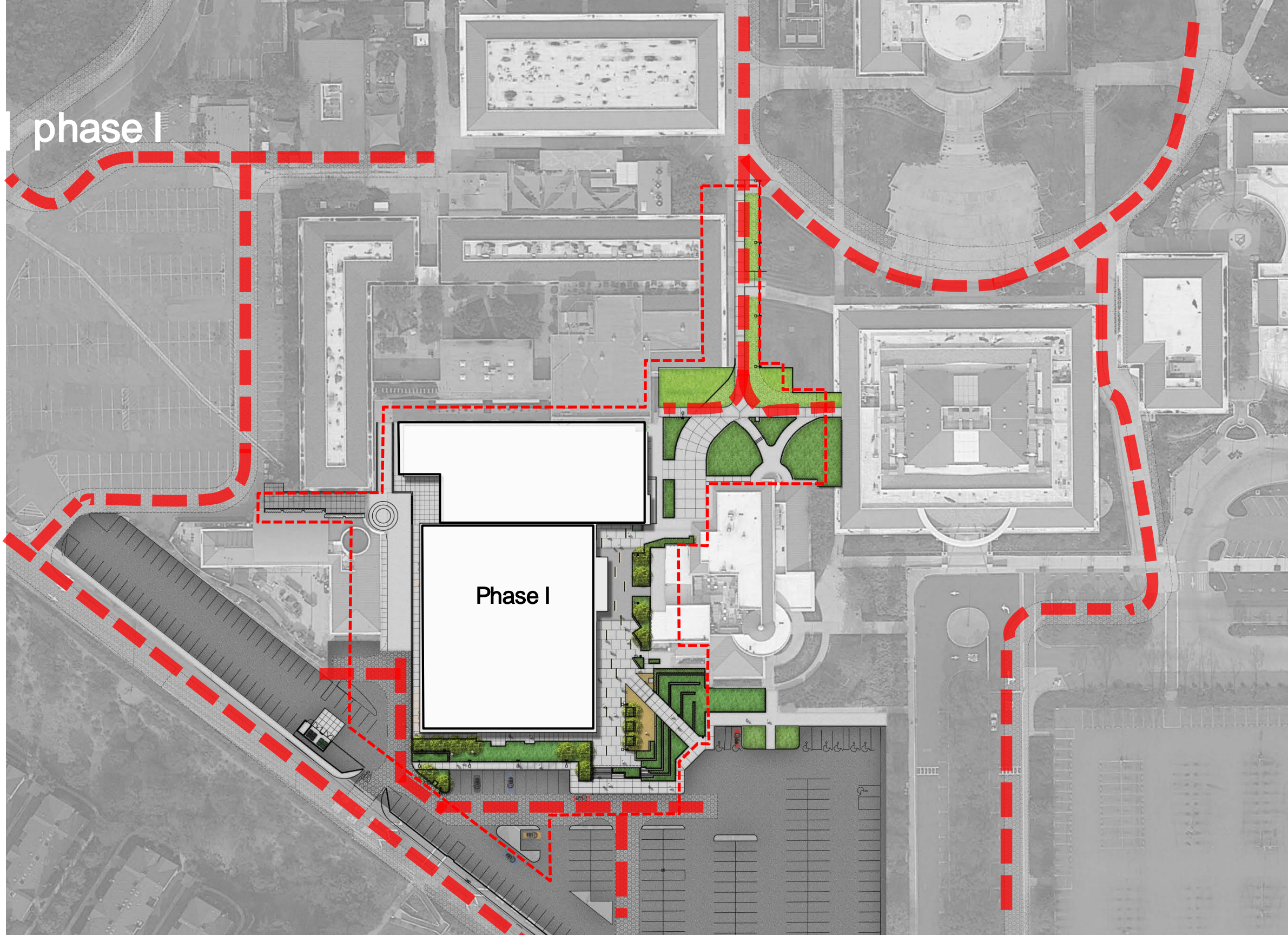


Phase I

Phase I

fire access plan

phase I



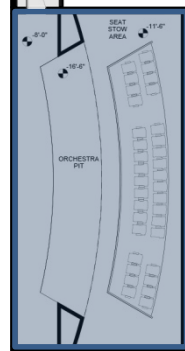
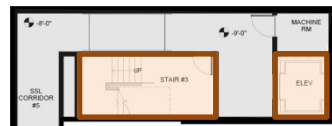
Phase I

Phase I

inside out | floor plan

inside out | floor plan

- EXISTING THEATER
- NEW FLYLOFT & THEATER
- PROPOSED GALLERY



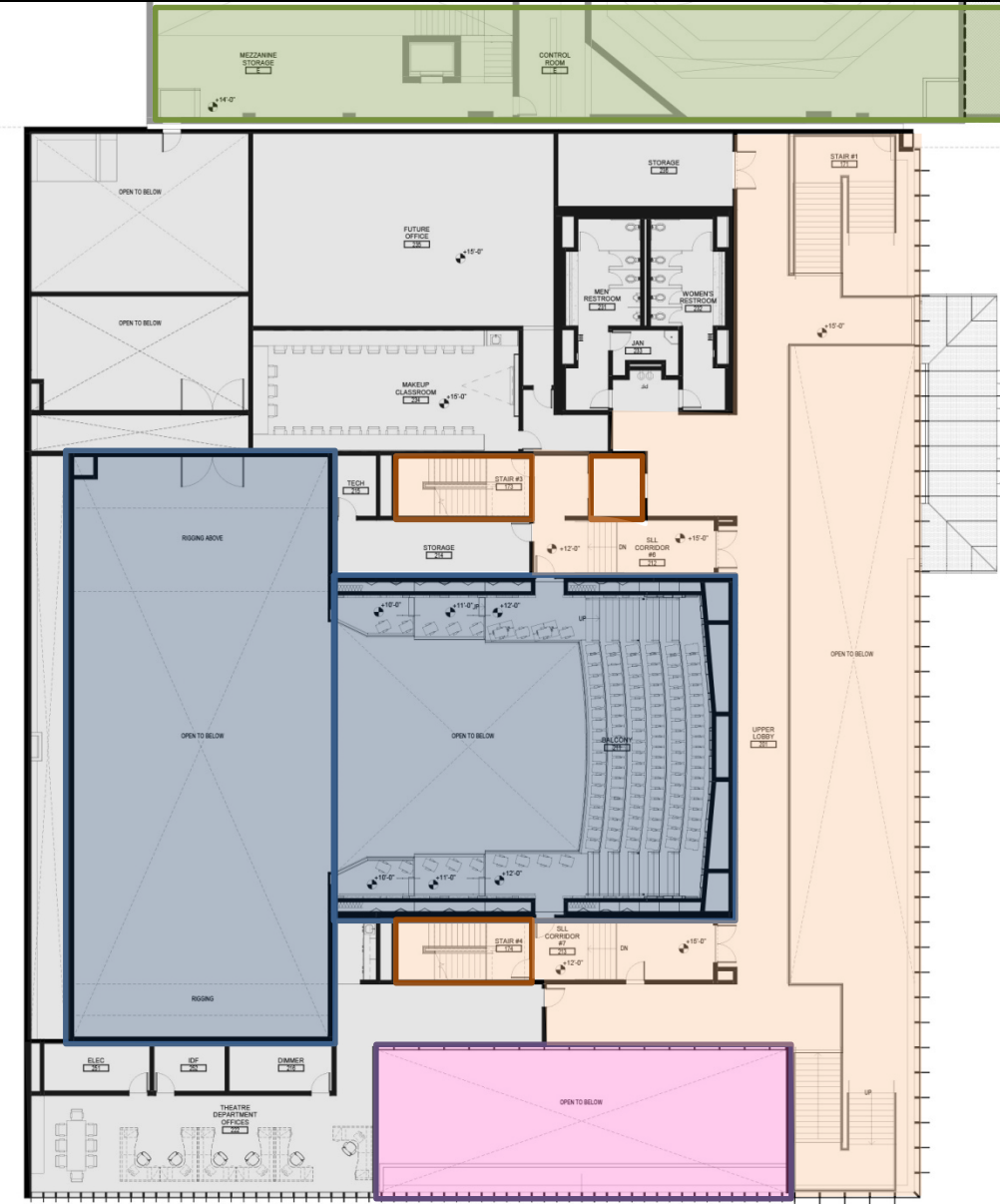
- CIRCULATION/ LOBBY

- PROPOSED BACK OF HOUSE



FIRST FLOOR
24,268 SF

BASEMENT FLOOR
2,540 SF



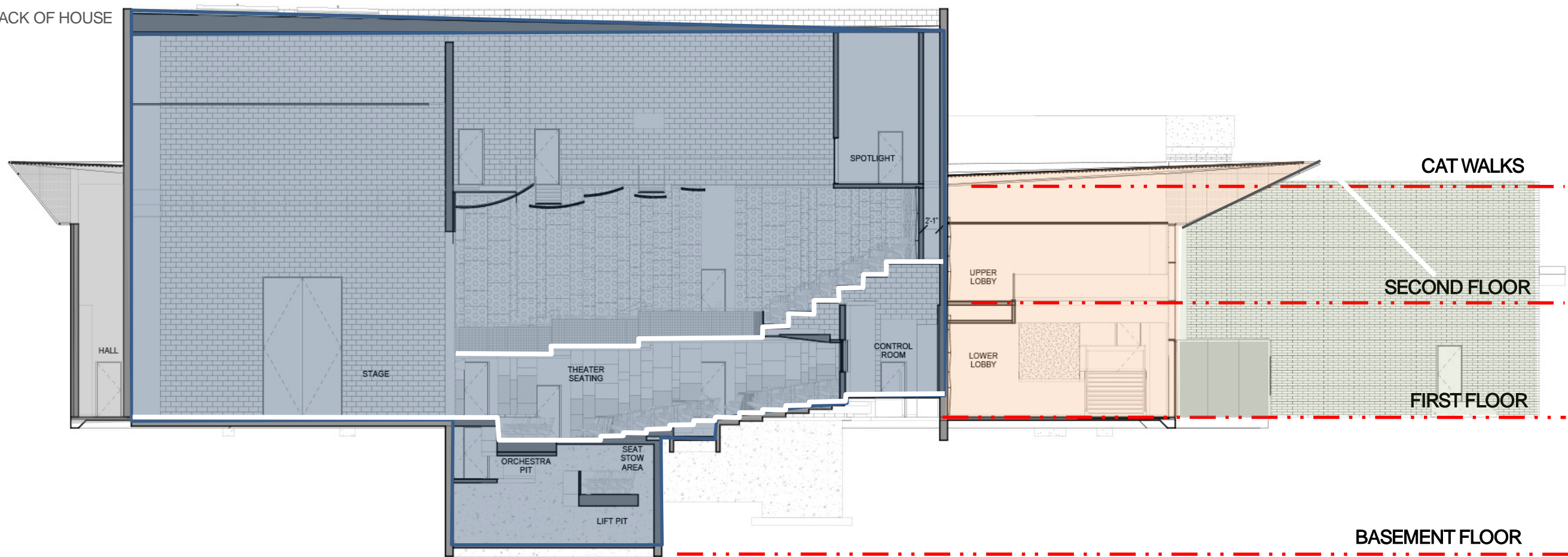
SECOND FLOOR + CATWALKS
13,127 SF

TOTAL BUILDING GROSS SF =
39,935 SF

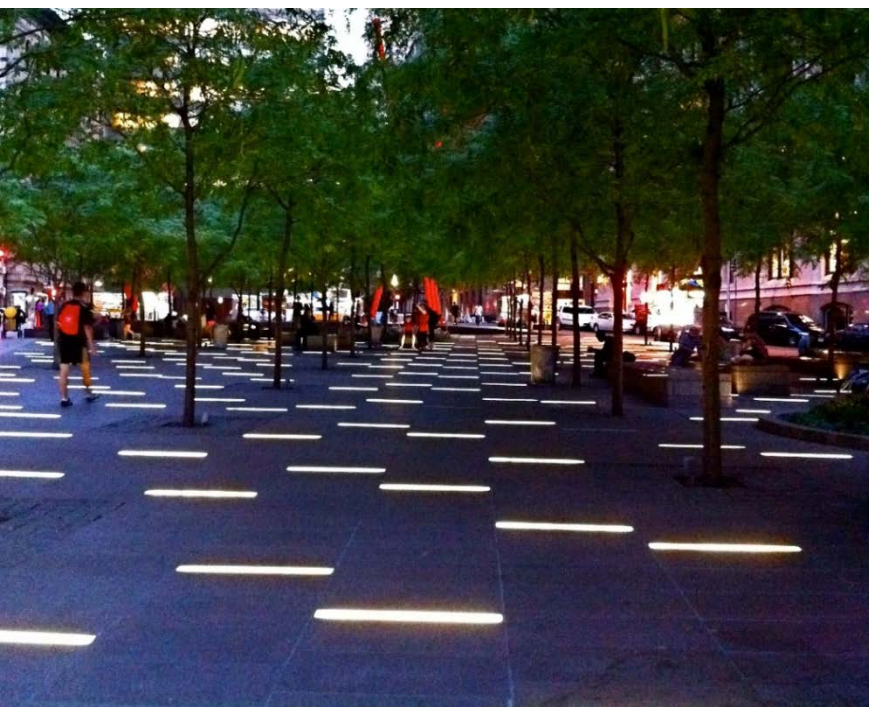
section | refinements

- EXISTING THEATER
- NEW FLYLOFT & THEATER
- CIRCULATION/ LOBBY
- PROPOSED BACK OF HOUSE

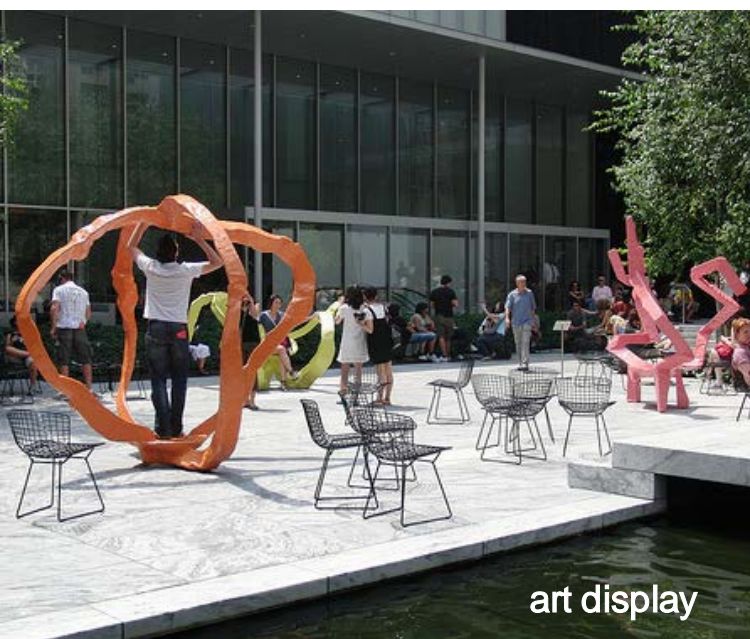
SEATS COUNT:	
FIRST FLOOR	216
SECOND FLOOR	135
ORCHESTRA PIT	35
TOTAL	386



inspire | gateway/entry



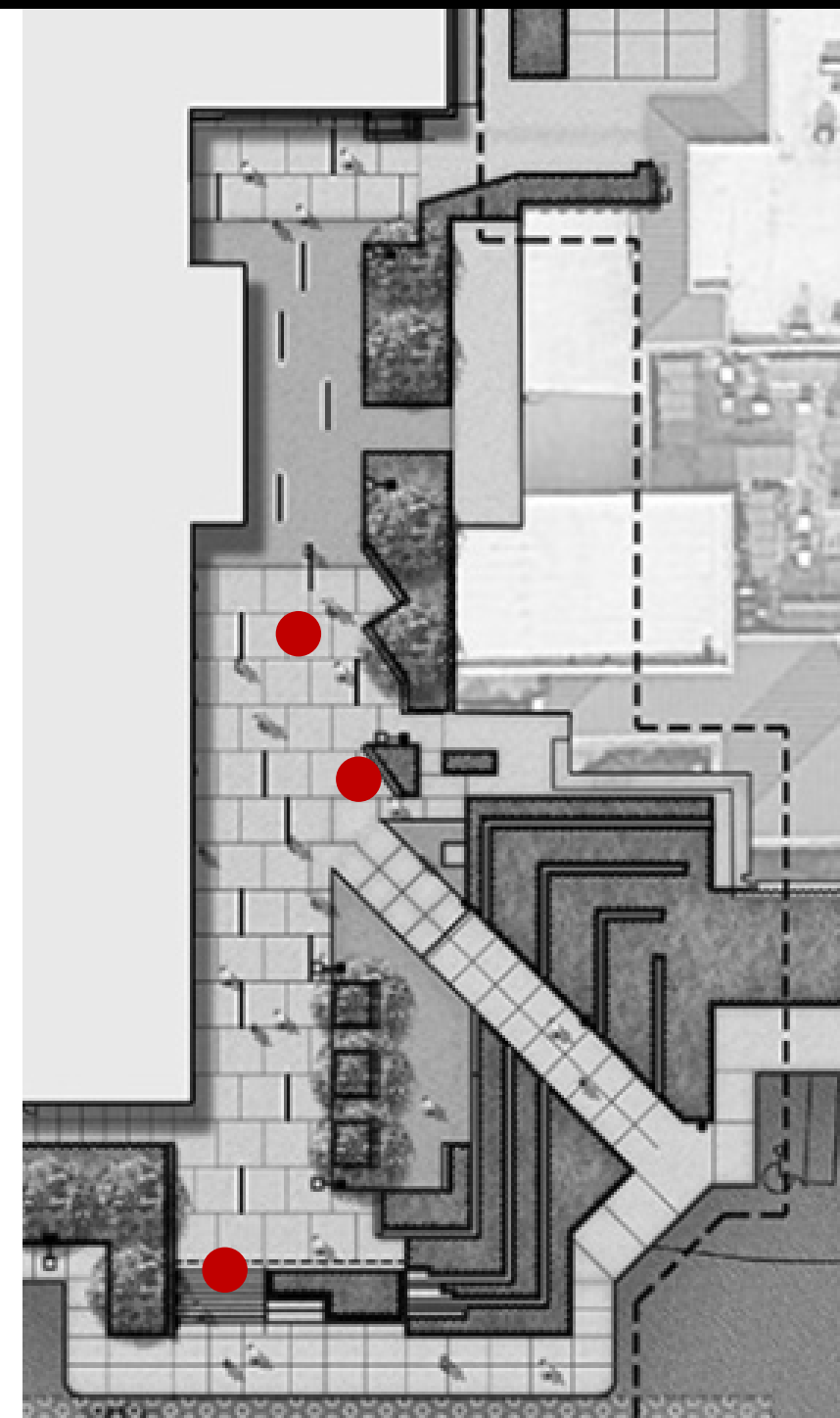
enhanced paving at main entry



art display

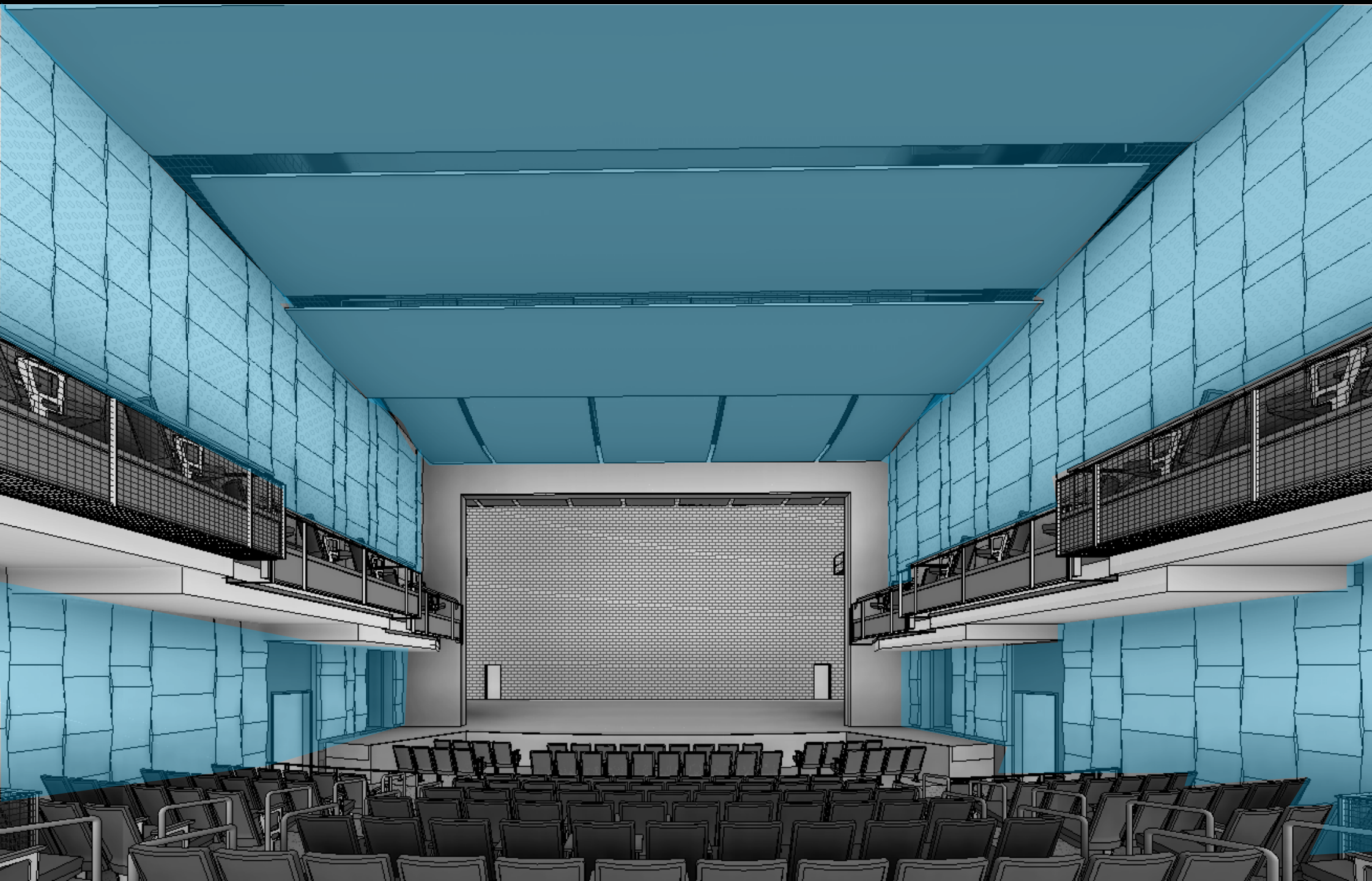


gateway staircase

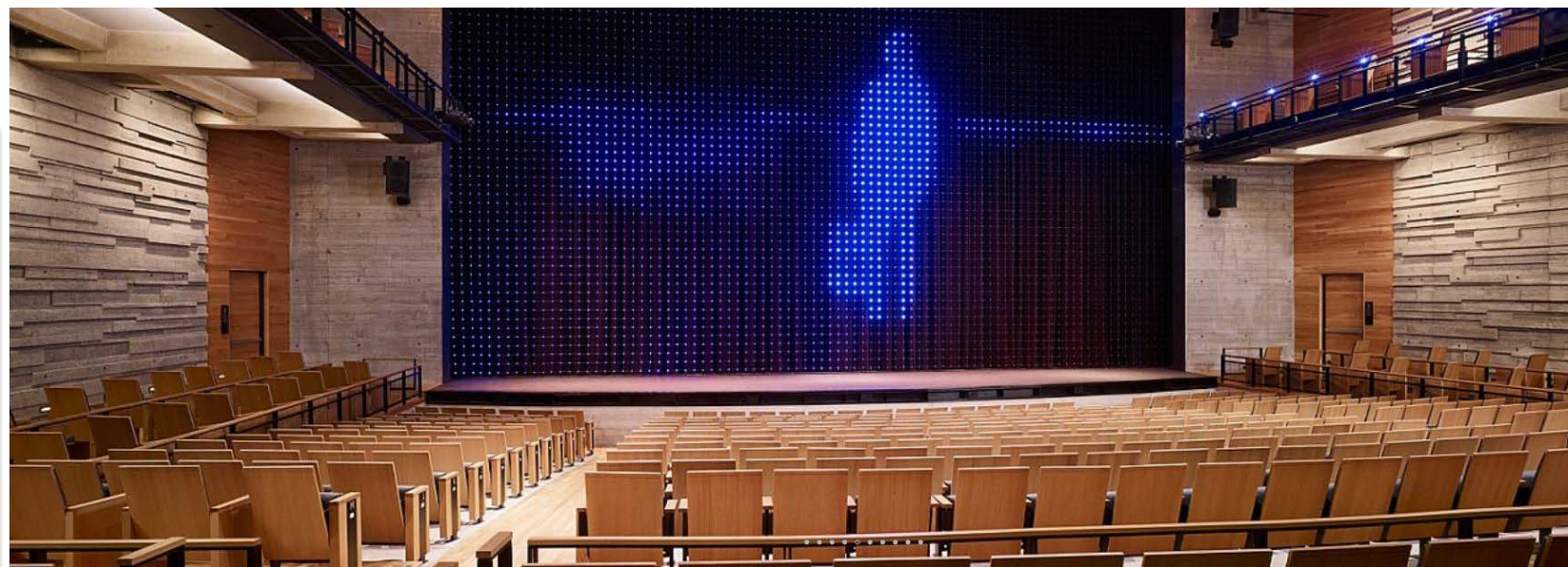
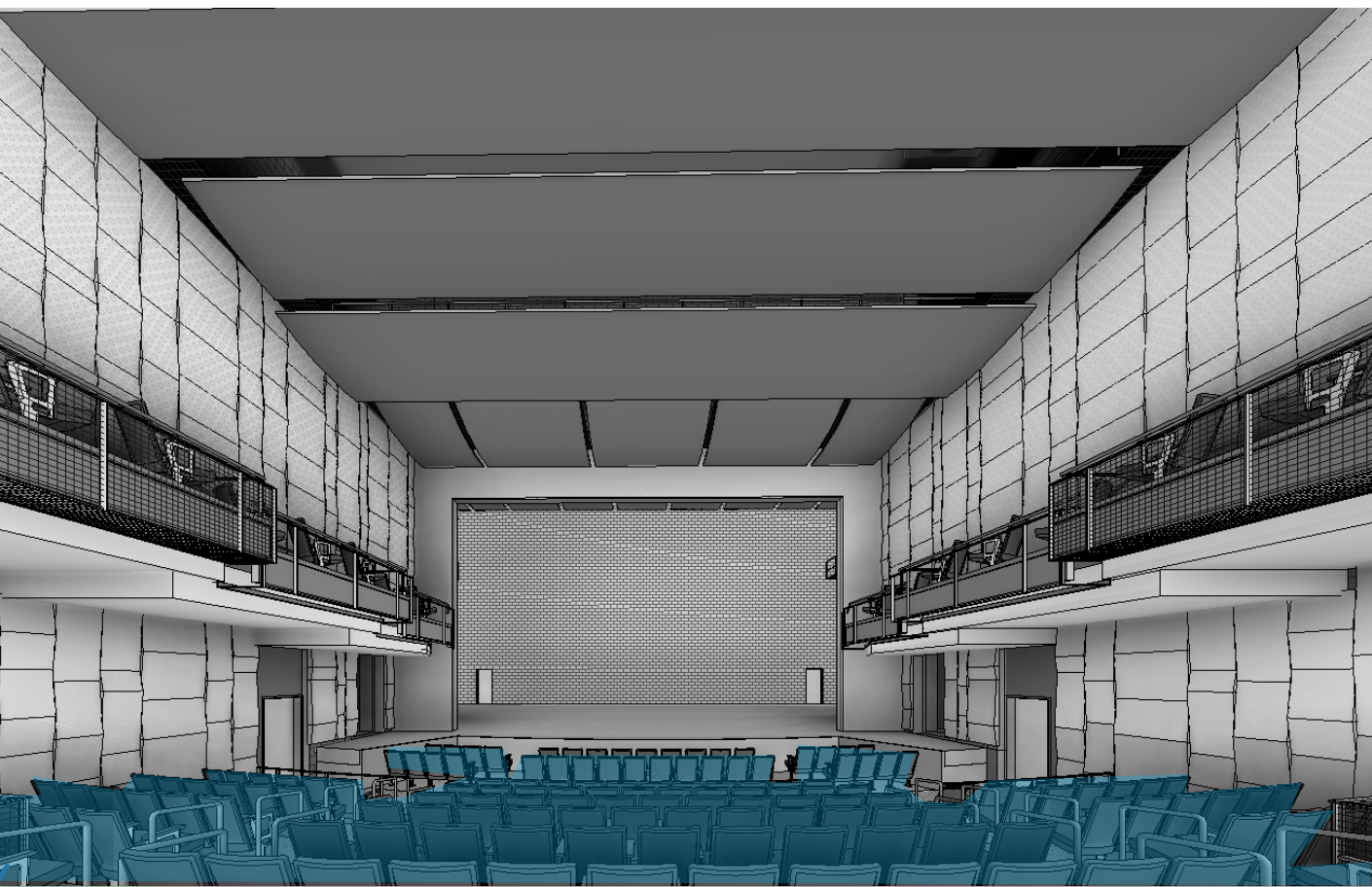


inside out | theater interior

theater | organizing the planes

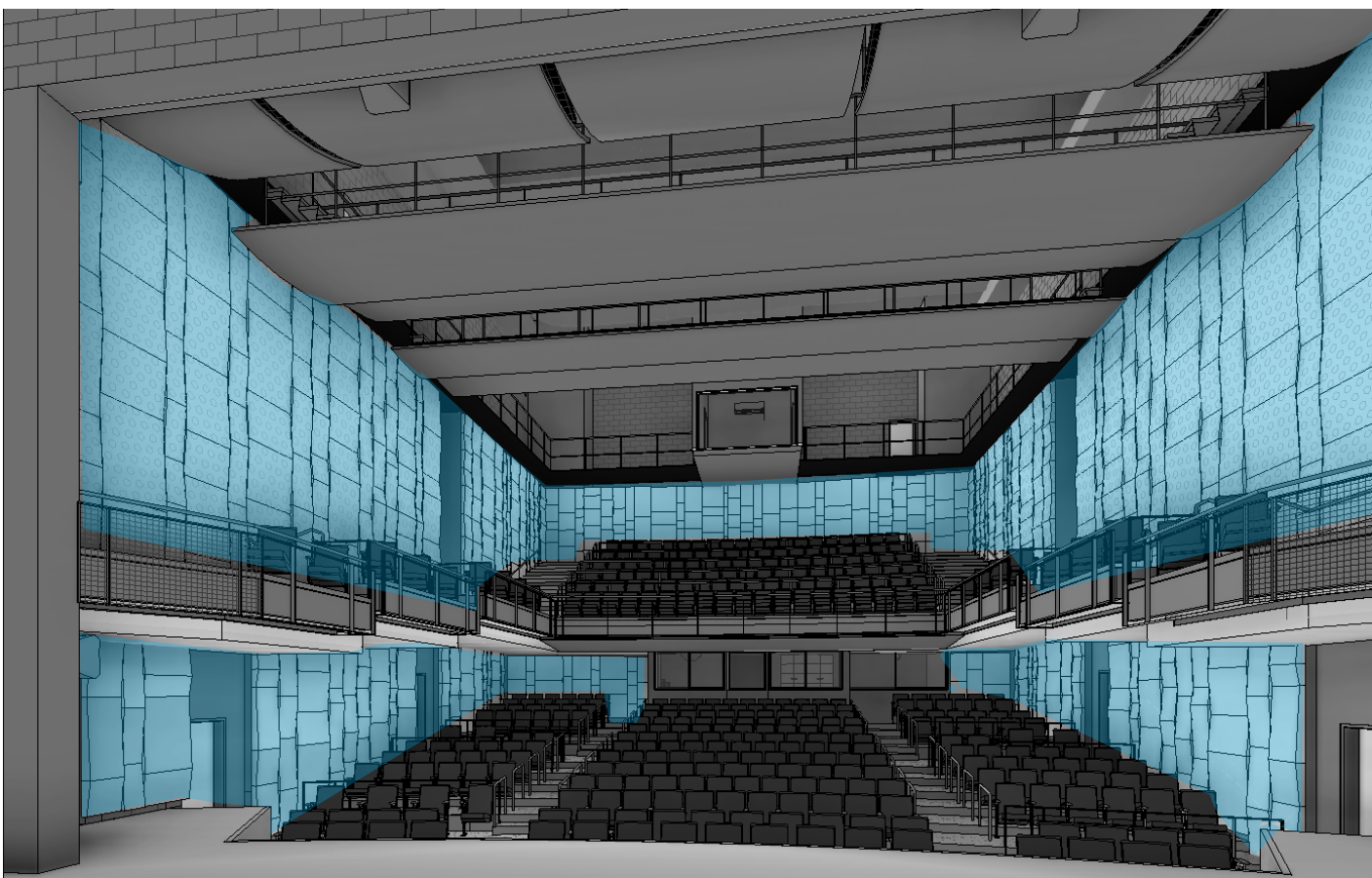


theater | organizing the planes



example how seating is delineated from the enclosure

theater | exploring the performance criteria

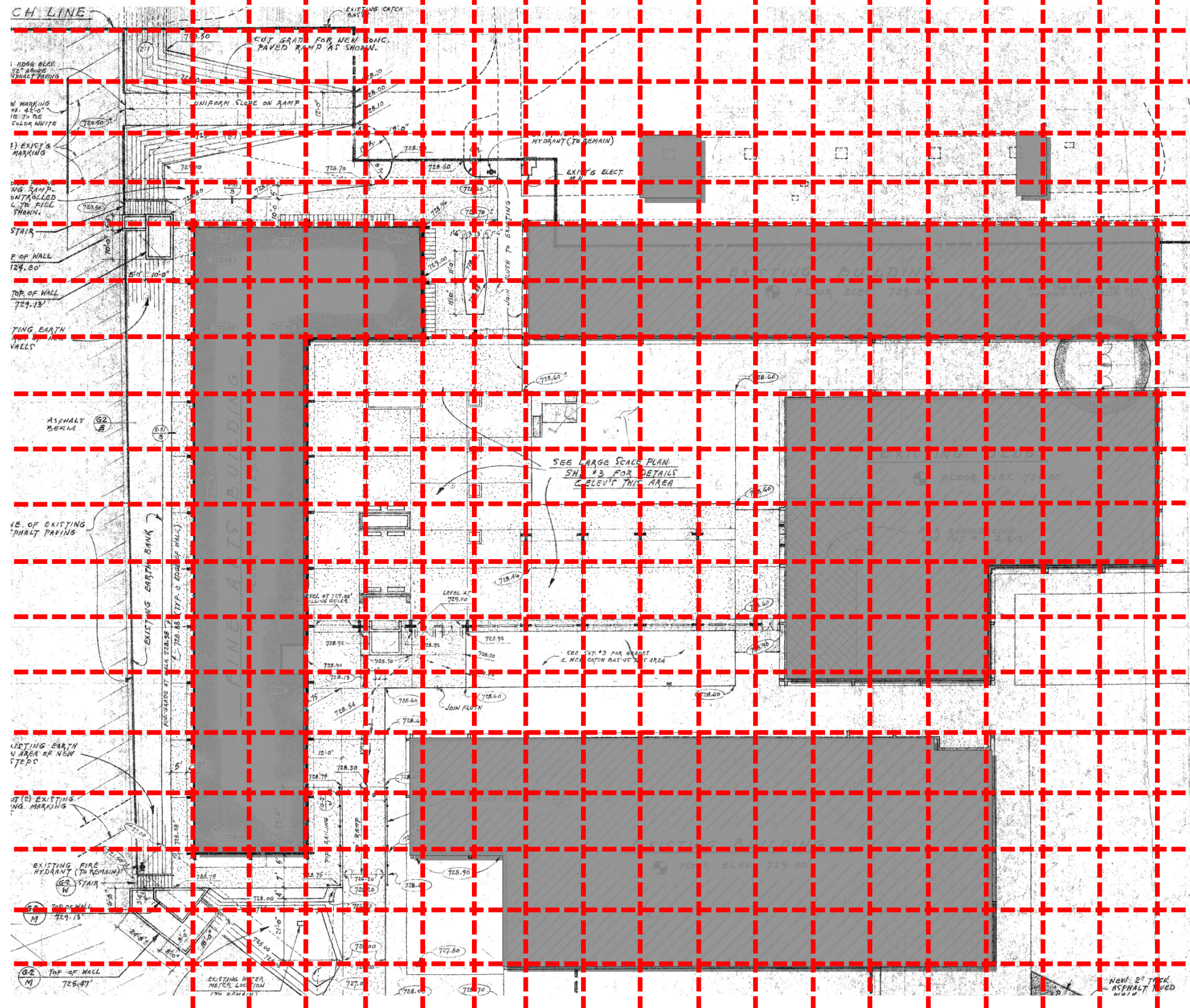


example of articulated surface enclosing the house

outside in| architecture

analysis | existing facilities

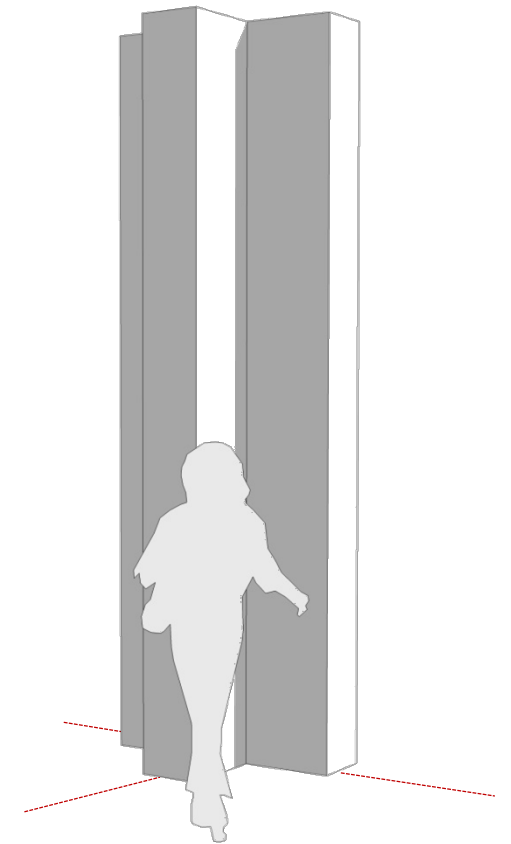
EXISTING CAMPUS BUILDINGS
ARE LAYED OUT ON A 20'X20'
STRUCTURAL GRID



analysis | existing columns



CONCRETE "T" OR "+"
SHAPED COLUMNS
EXPRESS THE BUILDING'S
STRUCTURE



analysis | existing columns



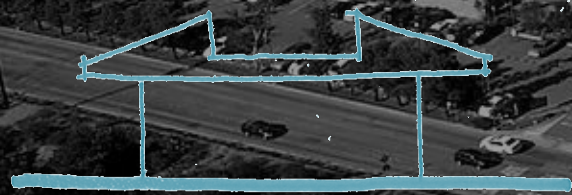
THE EXPRESSION OF
VERTICAL FINNS UPDATES
THIS ARTICULATED COLUMN
CONDITION & PROTECTS
THE GLASS



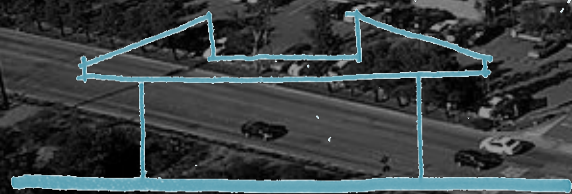
analysis | existing roof types



analysis | existing roof types – mansard roofs



approach | existing roof types – modify existing mansards to be blue



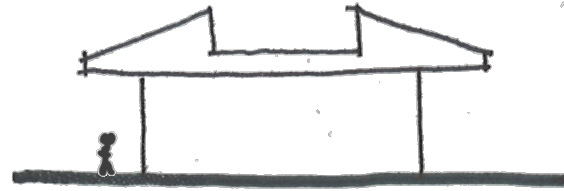
analysis | existing roof types – flat roofs at destination buildings



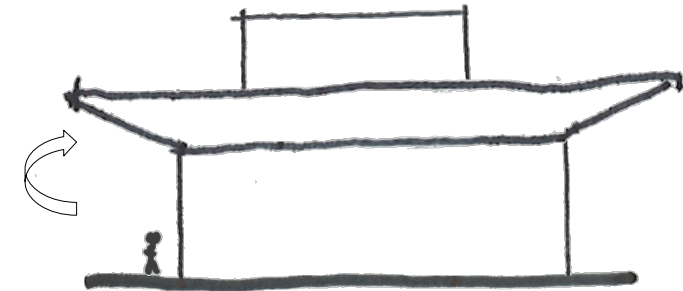
approach | campus architectural elements



approach | roof



CAMPUS STANDARD – TYPICAL MANSARD ROOF

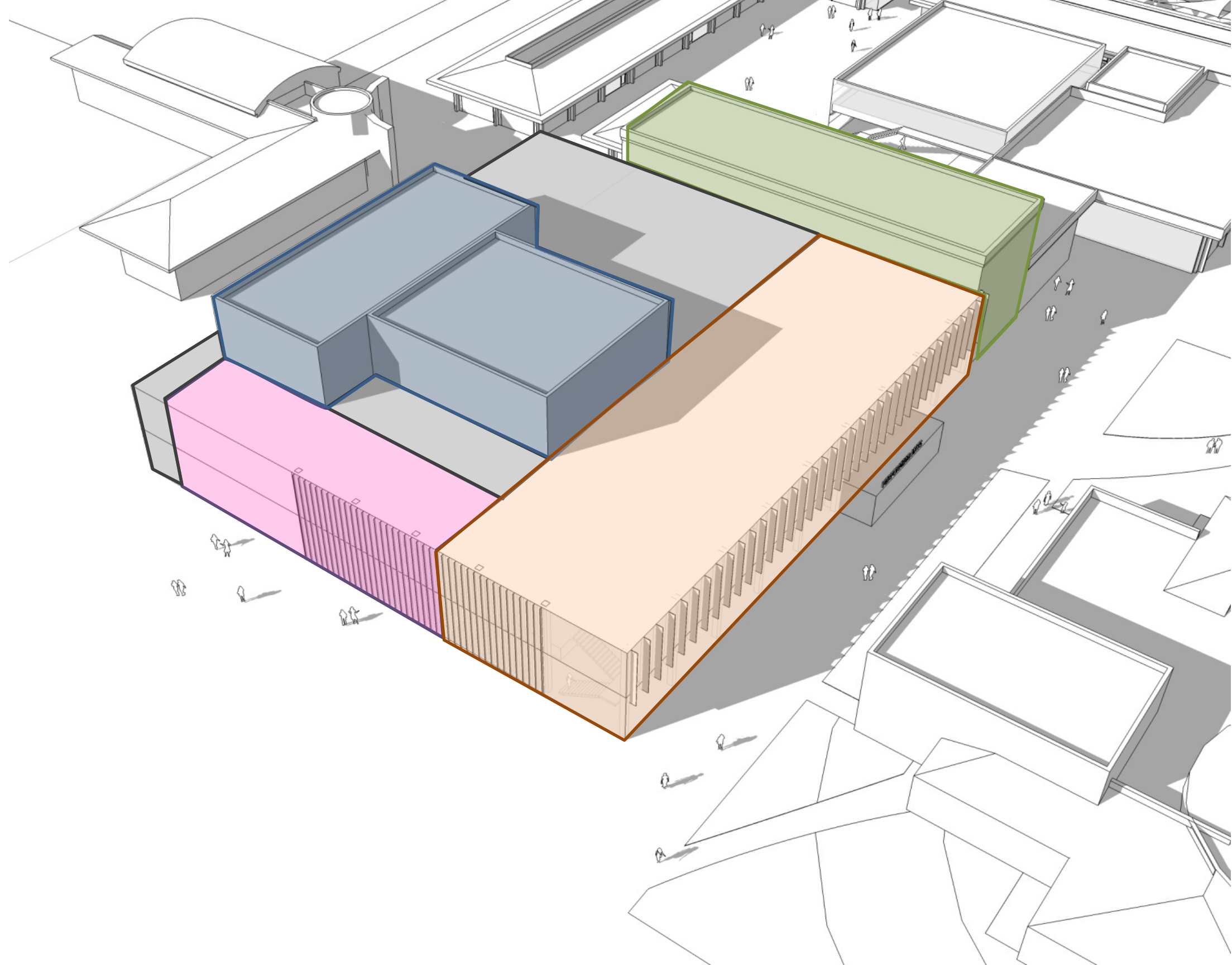
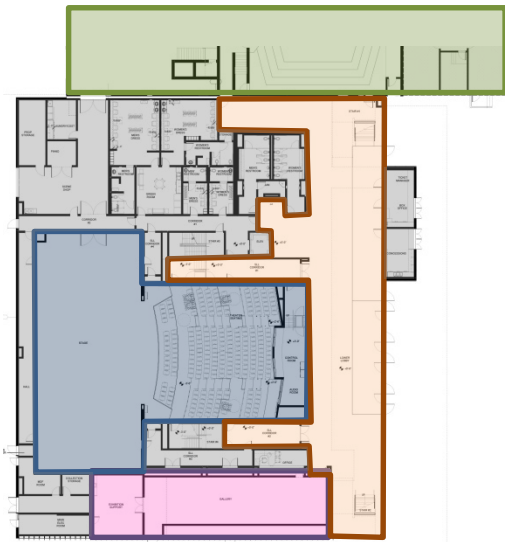


INVERTED MANSARD ROOF

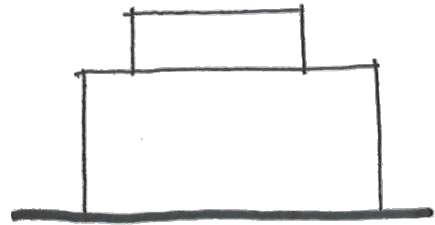


approach | program

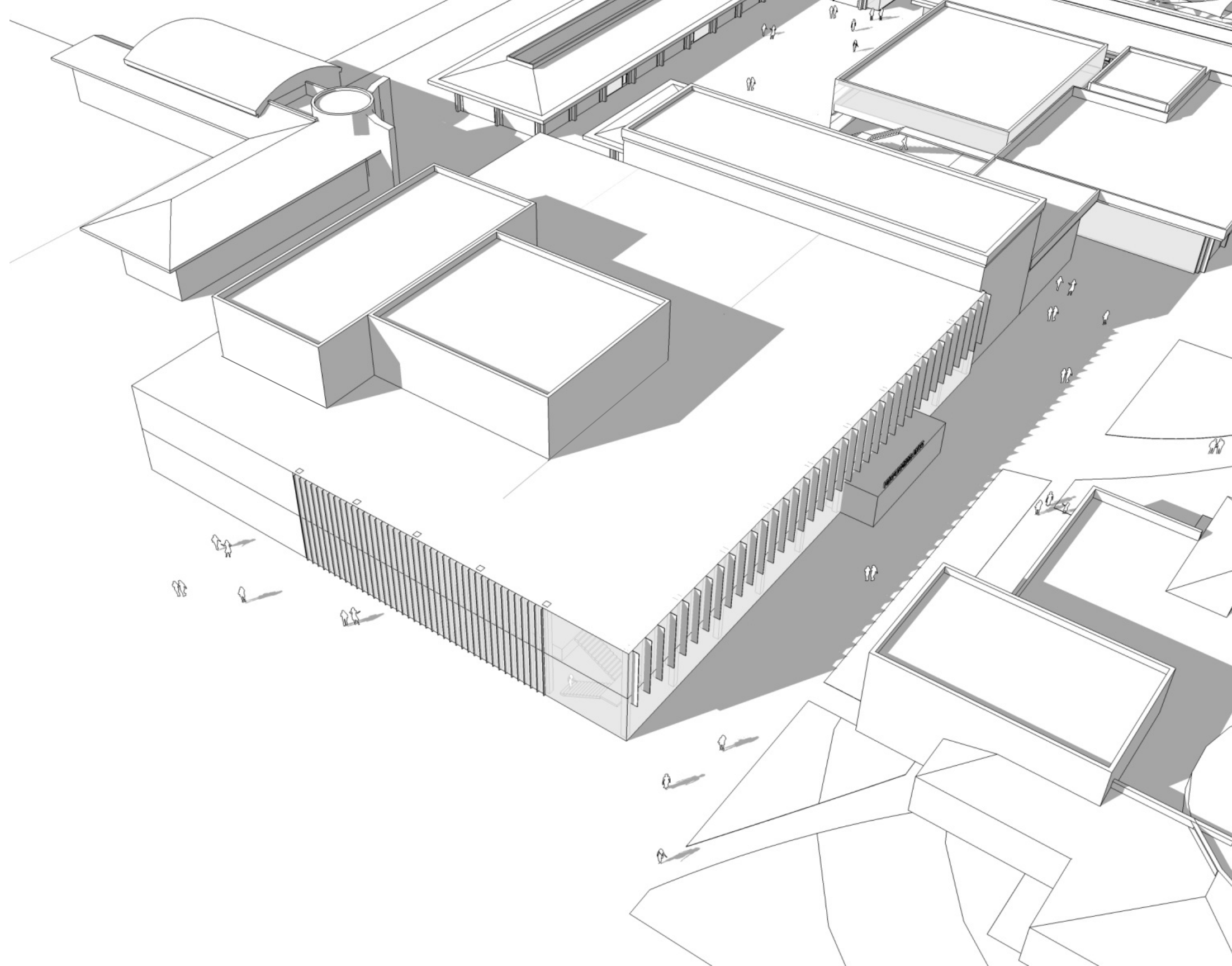
- EXISTING FLYLOFT AND THEATER
- PROPOSED FLYLOFT AND THEATER
- PROPOSED GALLERY
- PROPOSED CIRCULATION SPACE
- PROPOSED BACK OF HOUSE



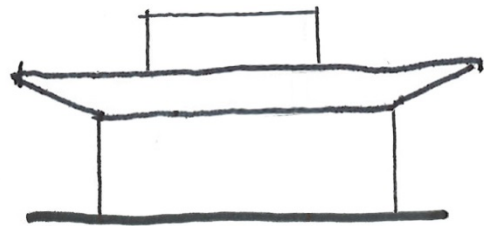
approach | massing



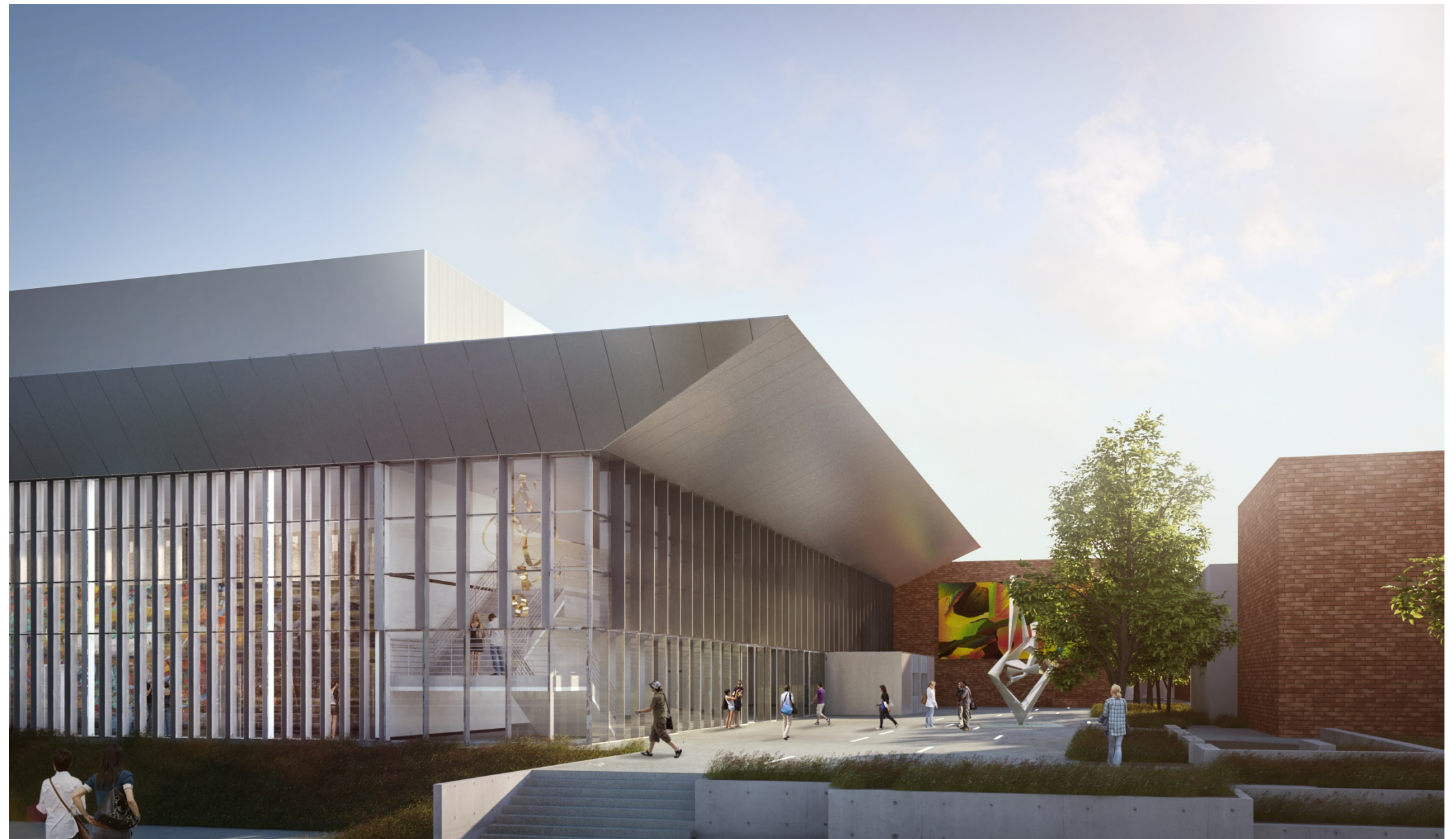
TYPICAL THEATER MASSING



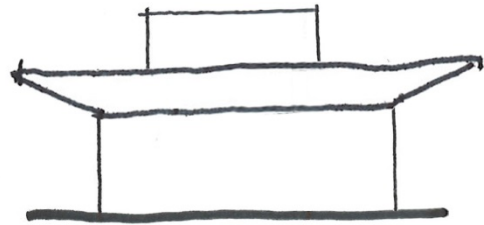
approach | massing



INVERTED MANSARD



approach | massing



INVERTED MANSARD



next steps | Arts & Communications Complex
Teaching & Performance Theater - Phase I

Construction Documentation (Teaching & Performance Theater – Phase I)

01/16 – 06/16

Division of State Architect Approval (Teaching & Performance Theater – Phase I)

06/16 – 01/17

Bidding (Teaching & Performance Theater – Phase I)

02/17 – 06/17

Construction (Teaching & Performance Theater – Phase I)

06/17 – 11/18



LPA • thank you!