



CONCEPT DESIGN

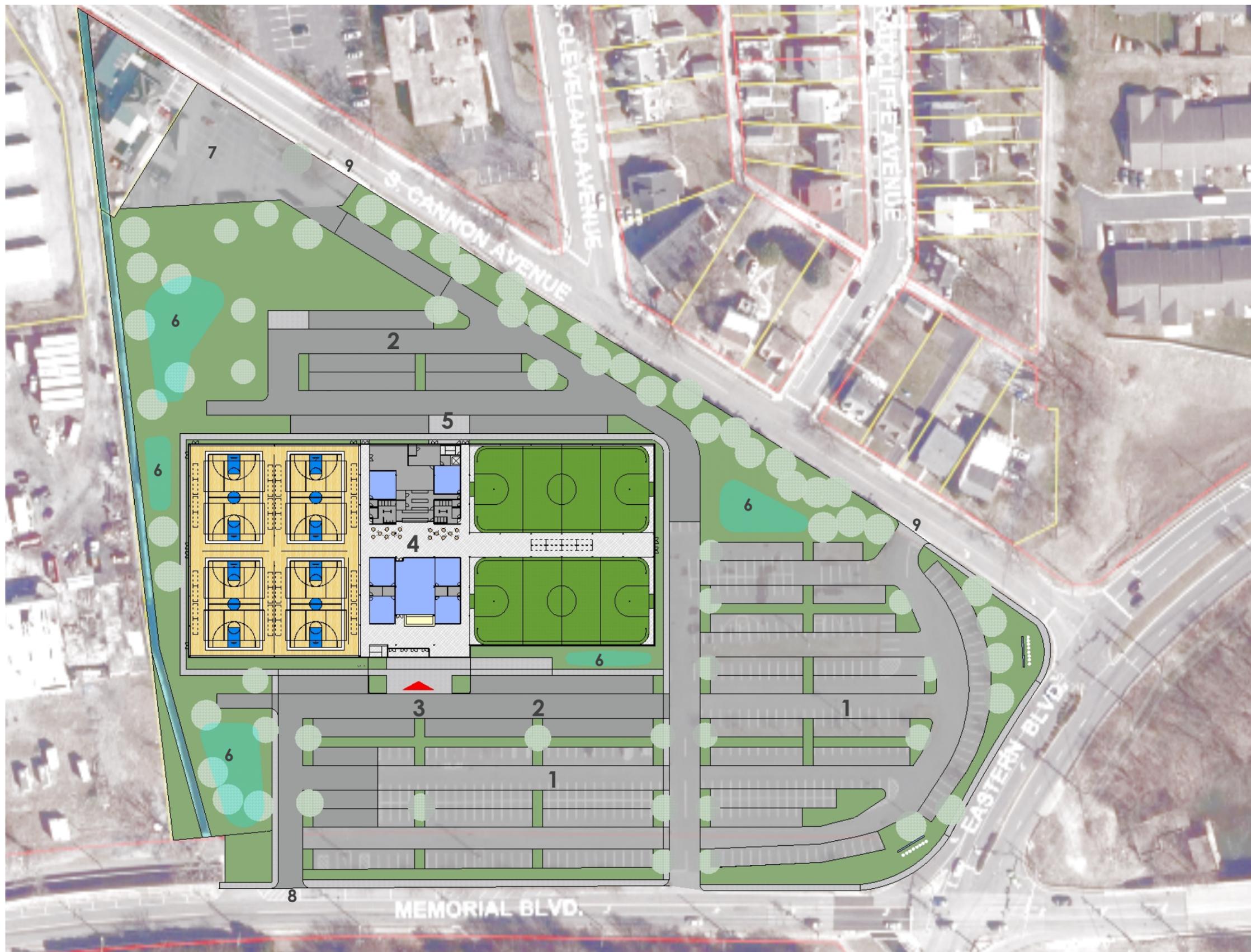
DECEMBER 07, 2021



Hagerstown
Maryland

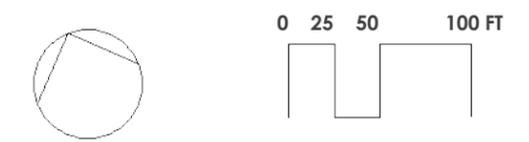
HAGERSTOWN FIELD HOUSE





CONCEPTUAL SITE PLAN

- 1 EXISTING PARKING TO REMAIN (APPROX. 310 SPACES)
- 2 NEW PARKING (APPROX. 150 SPACES)
- 3 NEW ENTRY/ DROP-OFF
- 4 PROPOSED FIELD HOUSE : TOTAL AREA= 114,400 SF (BLDG. FOOTPRINT= 93,360 SF)
- 5 SERVICE ACCESS
- 6 STORM WATER MANAGEMENT (APPROX. 13,000 SF)
- 7 PARKING AT TAVERN TO REMAIN
- 8 RELOCATED SITE ENTRY
- 9 SITE ENTRY TO REMAIN



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DESIGN NARRATIVE

The 114,400-sf proposed field house is located at the site with minimal impact to the existing parking. Approximately 150 new parking spaces will be added to the approximately 310 existing spaces to remain. The building entry or front façade faces Memorial Boulevard with a new drop-off area. Accessible parking will be accommodated at the front of the building. Site enhancements will include new storm management system (approx. 13,000 sf), sidewalk around the building and connecting to existing street sidewalks, and site lighting.

The building is organized around the 2-level central core with the large amenity spaces along its sides. The building layout will provide good visual engagement of the two key spaces of the facility, the 8-court gymnasium, and the two 85-ft X 180-ft indoor turf playfields. Located on the first level of the 2-level central core are the check-in desk, six party rooms (700-sf each), play area, public general toilets and universal toilets, concessions serving counter and kitchen, large café seating area and court/field storage rooms, and building support spaces. Situated at the core second level are the spectator balcony overlooking the gymnasium and turf fields, 7,600-sf fitness area with storage, 2,500-sf group exercise room with storage, locker rooms, universal toilets, administration offices and building support spaces.

The building will be a pre-engineered metal structure with associated components. The gymnasium and turf field areas will be open and free span. The central core will be a combination of a pre-engineered metal structure and a custom structure to support the upper floor and mech roof area. The upper floor will be composite slab on rigid steel frame structure to accommodate impact loads at fitness and group exercise rooms. All exterior walls will use standard metal panels with two colors (refer to exterior elevations). All exterior glazing will be storefront with a max. height of 10 feet.

All interior partitions will be full height with metal studs and drywall construction. Interior stairs will be metal pan stairs with concrete treads. Railing at the balcony and stairs will be metal frame with wire mesh panels. Interior glazing at party rooms, play area, fitness room, and group exercise room to be interior storefront.

OUTLINE ROOM DESCRIPTION

Ground Floor

1 Gymnasium:

Floor: Resilient simulated wood sports flooring (Taraflex Sports), striped for basketball, volleyball and pickleball.

Walls: Primed exposed pre-engineered structure. Provide 8-ft high perimeter fiberboard wall protection and 8-ft high perimeter homasote acoustical wall boards.

Ceiling: Primed exposed pre-engineered structure and exposed mechanical ductwork, high bay LED lighting.

Equipment: Motorized basketball goals with glass backboard for 4 basketball courts, motorized volleyball nets for 8 volleyball courts, 32 units of 3-tier tip-roll movable bleachers.

2 Turf Field:

Floor: Indoor synthetic turf.

Walls: Primed exposed pre-engineered structure. Provide 8 ft high perimeter wall protection liner.

Ceiling: Primed exposed pre-engineered structure and exposed mechanical ductwork, high bay LED lighting.

Equipment: Perimeter dasher boards with solid and glass safety panels, field ball net system at the field perimeter and ceiling, and 8 units of 3-tier tip-roll movable.

3 Lobby and Corridors:

Floor: Vinyl flooring with rubber wall base. Floor mats at entry vestibule and service entry.

Walls: Painted drywall with 4 ft high Acrovyn wall protection wainscot (typical throughout).

Ceiling: Acoustical ceiling with linear LED light fixtures.

4 Check-in Desk:

Floor: Vinyl flooring with rubber base.

Walls: Painted drywall.

Ceiling: Acoustical ceiling with linear LED light fixtures.

Equipment: Plastic laminate finish casework with solid surface countertop.

5 Party Rooms:

Floor: Vinyl Flooring with rubber base.

Walls: Painted drywall.

Ceiling: Acoustical ceiling with linear LED light fixtures.

6 Play Area:

Floor: Modular carpet flooring

Walls: Painted drywall.

Ceiling: Paint exposed ceiling structure and exposed mechanical ductwork and provide dropped acoustical clouds. Linear LED light fixtures.



7 Concessions/Kitchen:

Floor: Epoxy floor finish with 4 "epoxy base.

Walls: Ceramic tile.

Ceiling: Kitchen ceiling tile (Ceramaguard).

Equipment: Commercial kitchen equipment.

8 Café Seating Area:

Floor: Vinyl flooring with rubber base.

Walls: Painted drywall with 4 ft high Acrovyn wall protection wainscot.

Ceiling: Acoustical ceiling with linear LED light fixtures.

8 Toilet Rooms & Universal Toilets:

Floor: Epoxy floor finish with 4 "epoxy base.

Walls: Ceramic tile wainscot

Ceiling: Acoustical ceiling with linear LED light fixtures

Equipment: Solid surface toilet partitions. All toilet fixtures auto sensors.

9 Storage & Building Support Spaces:

Floor: Sealed exposed concrete finished.

Walls: Painted drywall.

Ceiling: Exposed structure with exposed utility LED light fixtures.

Upper Floor

10 Spectator Balcony and Corridors:

Floor: Vinyl flooring with rubber base.

Walls: Painted drywall with 4 ft high Acrovyn wall protection wainscot

Ceiling: Acoustical ceiling with linear LED light fixtures.

Equipment: 8 units of 3-tier tip-roll movable.

11 Fitness Room:

Floor: Athletic rubber flooring with rubber base.

Walls: Painted drywall.

Ceiling: Acoustical ceiling with linear LED light fixtures.

Equipment: 8 ft H. X 20 ft L. mirror.

12 Group Fitness Room:

Floor: Athletic wood flooring for dance/aerobics with vented rubber base.

Walls: Painted drywall.

Ceiling: Acoustical ceiling with linear LED light fixtures.

Equipment: 8 ft H. X 20 ft L. mirror.

13 Administration Suite:

Floor: Modular carpet flooring with rubber base.

Walls: Painted drywall.

Ceiling: Acoustical ceiling with linear LED light fixtures.

14 Locker Rooms & Universal Toilets:

Floor: Epoxy floor finish with 4 "epoxy base.

Walls: Ceramic tile wainscot and full height at shower areas.

Ceiling: Acoustical ceiling with linear LED light fixtures. Provide moisture resistant acoustical ceiling at locker rooms

Equipment: Plastic laminate finish lockers, solid surface toilet partitions. All toilet fixtures auto sensors.

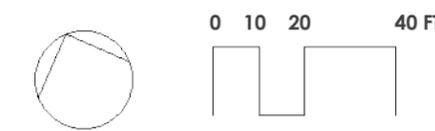




CONCEPTUAL GROUND FLOOR PLAN

AREA= 93,360 SF

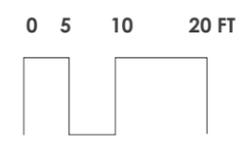
- 1 LOBBY
- 2 CHECK-IN DESK
- 3 PARTY ROOM (700 SF)
- 4 TOILET ROOM
- 5 UNIVERSAL TOILET
- 6 STORAGE
- 7 TURF FIELD (15,300 SF)
- 8 PLAY AREA (2,100 SF)
- 9 SPECTATOR SEATING
- 10 CAFE' SEATING
- 11 SERVING COUNTER
- 12 KITCHEN
- 13 4- COURT GYMNASIUM WITH SPACTATOR SEATING (33,800 SF)
- 14 MECHANICAL ROOM

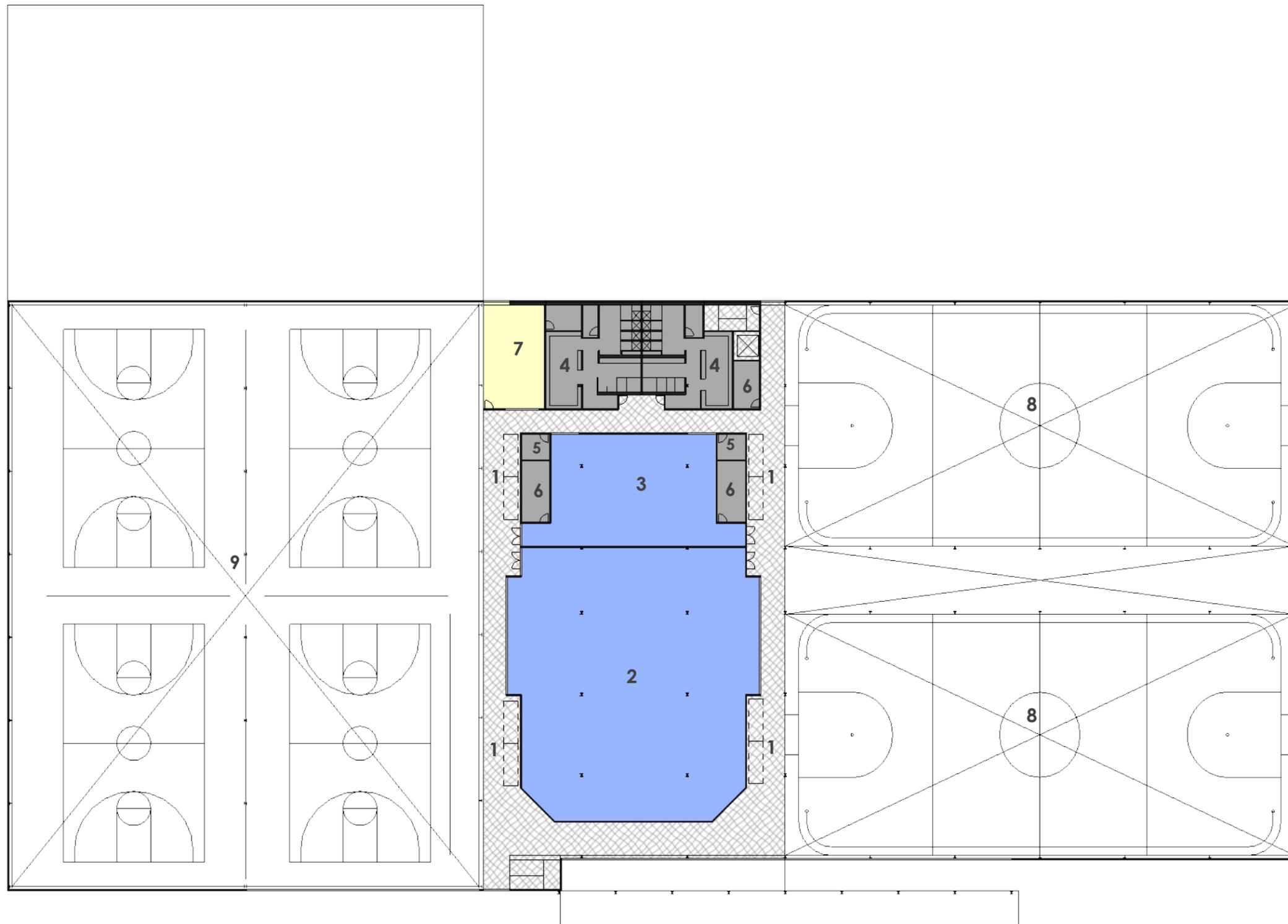




ENLARGED CORE GROUND FLOOR PLAN

- 1 LOBBY
- 2 CHECK-IN DESK
- 3 PARTY ROOM (700 SF)
- 4 TOILET ROOM
- 5 UNIVERSAL TOILET
- 6 STORAGE
- 7 TURF FIELD (15,300 SF)
- 8 PLAY AREA (2,100 SF)
- 9 SPECTATOR SEATING
- 10 CAFE' SEATING
- 11 SERVING COUNTER
- 12 KITCHEN
- 13 4- COURT GYMNASIUM WITH SPACTATOR SEATING (33,800 SF)
- 14 MECHANICAL ROOM
- 15 ELECTRICAL ROOM
- 16 DATA/IT
- 17 JANITOR CLOSET
- 18 ELEVATOR MACHINE ROOM

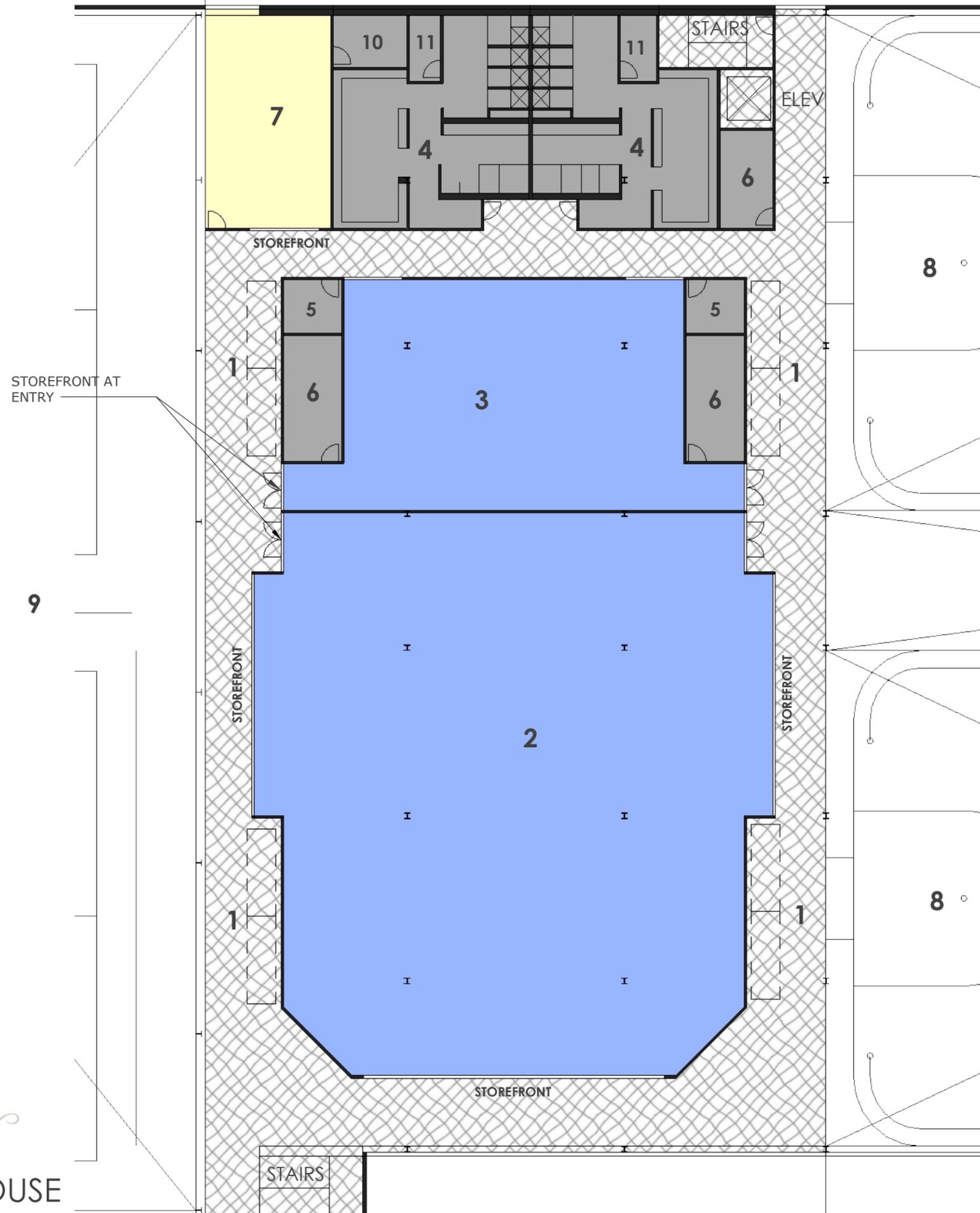




CONCEPTUAL UPPER FLOOR PLAN

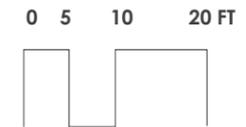
AREA= 21,040 SF

- 1 SPECTATOR BALCONY
- 2 FITNESS ROOM (7,600 SF)
- 3 GROUP EXERCISE ROOM (2,500 SF)
- 4 LOCKER ROOM
- 5 UNIVERSAL TOILET
- 6 STORAGE
- 7 ADMINISTRATION OFFICE
- 8 OPEN TO TURF BELOW
- 9 OPEN TO GYMNASIUM BELOW



ENLARGED CORE UPPER FLOOR PLAN

- 1 SPECTATOR BALCONY
- 2 FITNESS ROOM (7,600 SF)
- 3 GROUP EXERCISE ROOM (2,500 SF)
- 4 LOCKER ROOM
- 5 UNIVERSAL TOILET
- 6 STORAGE
- 7 ADMINISTRATION OFFICE
- 8 OPEN TO TURF BELOW
- 9 OPEN TO GYMNASIUM BELOW
- 10 DATA/IT
- 11 JANITOR CLOSET



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SOUTHEAST AERIAL VIEW



NORTHEAST AERIAL VIEW



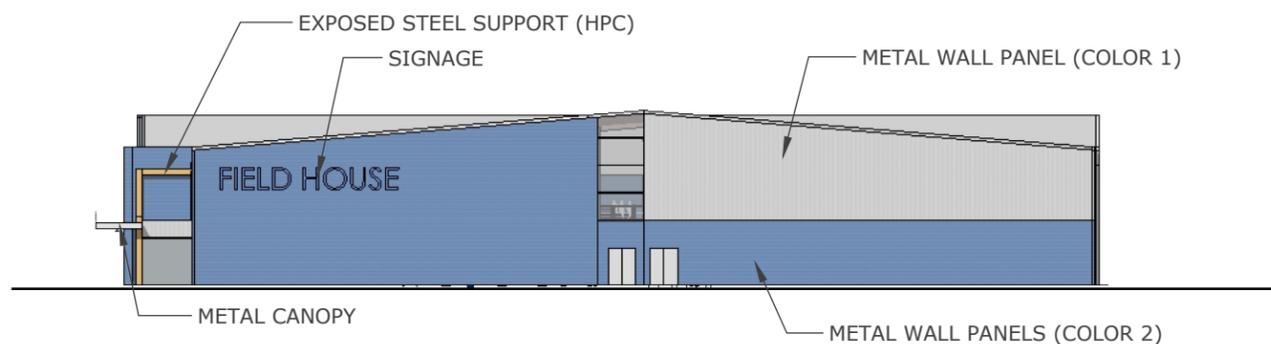
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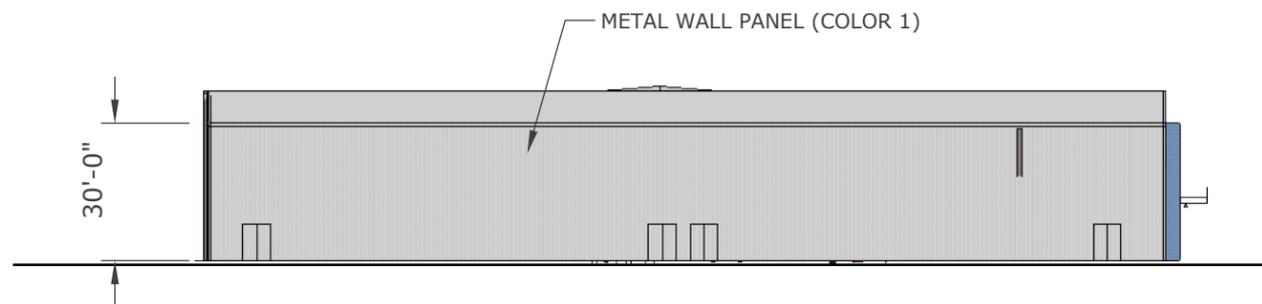




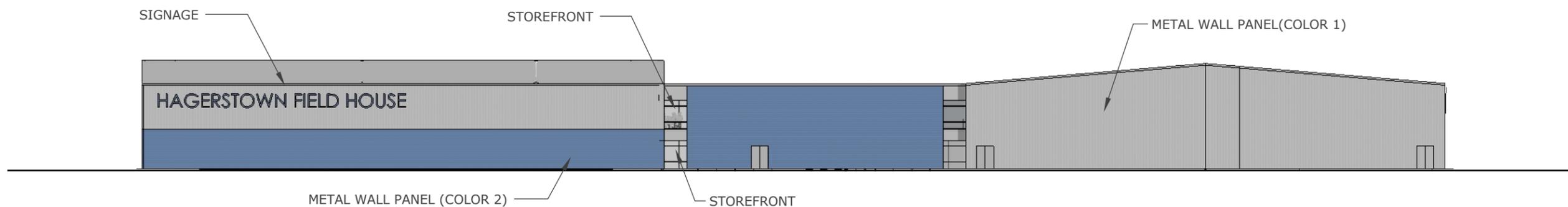
SOUTH ELEVATION (ENTRY)



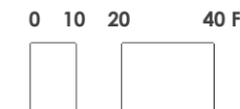
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



NORTH ELEVATION



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HAGERSTOWN FIELD HOUSE





VIEW OF BUILDING ENTRY



VIEW OF TURF FIELDS



VIEW OF 4-COURT GYMNASIUM



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CONCESSIONS & CAFE SEATING



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FITNESS AREA



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