



DESIGNED BY
ANDREY GORDON

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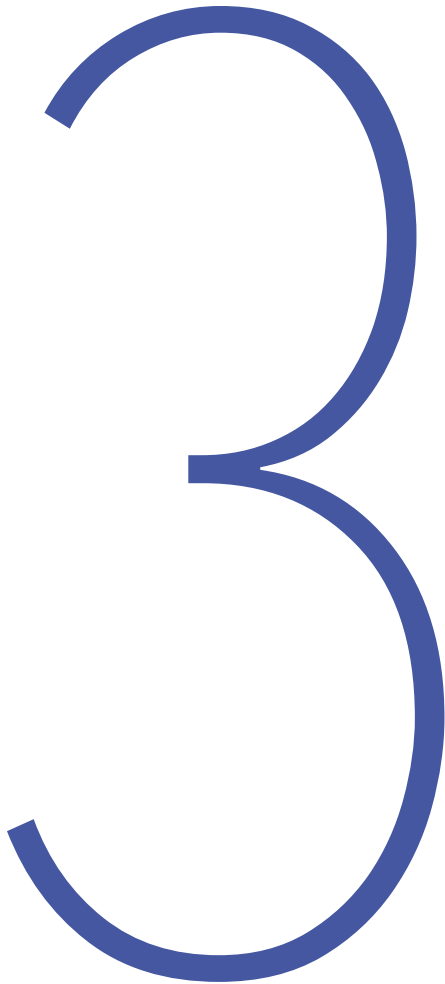
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INTRODUCTION

PROJECT BACKGROUND

WHAT IS LMC MEDIA?

LMC Media is a non-profit organization located in Mamaroneck NY. It was founded in 1983 as LMCTV, and began as a Public Access television station. This means that the majority of the content on the channel is produced by members of the community.

The organization has since grown, and rebranded, now providing resources for independent filmmakers, local businesses, and Mamaroneck and Larchmont, NY, residents, who not only want to produce television, but also web series, podcasts, as well as content for social media.





1983 - 2013



2013 - 2020



2020 - PRESENT



CLIENT DESCRIPTION

The client is The Town of Mamaroneck, New York, who operate the non-profit organization LMC Media, as a community access media organization.



They want to expand the operations of LMC Media to provide better resources for the community and create a community center within the offices of the organization.

To the client, for the project to be successful, the space needs to be somewhere that can be utilized by community members, and staff, as they create their own projects, as well as projects for the organization and town.



PROJECT DESCRIPTION



Create a community media center with offices and production spaces for LMC Media.

LMC Media currently occupies 3 suites, on the 3rd floor, of the Town of Mamaroneck Town Center. This project would be expanding their occupancy across the entire floor of the building.



The benefits of this would be that they don't need to relocate, and they can get better use out of the building they already have space in.

This facility will allow LMC Media to have a larger impact in the community by offering more opportunities for engagement and gaining resources for community members to utilize for their productions.

SITE DESCRIPTION



LOCATION

Town of Mamaroneck Town Center

740 W Boston Post Rd, Mamaroneck, NY 10543

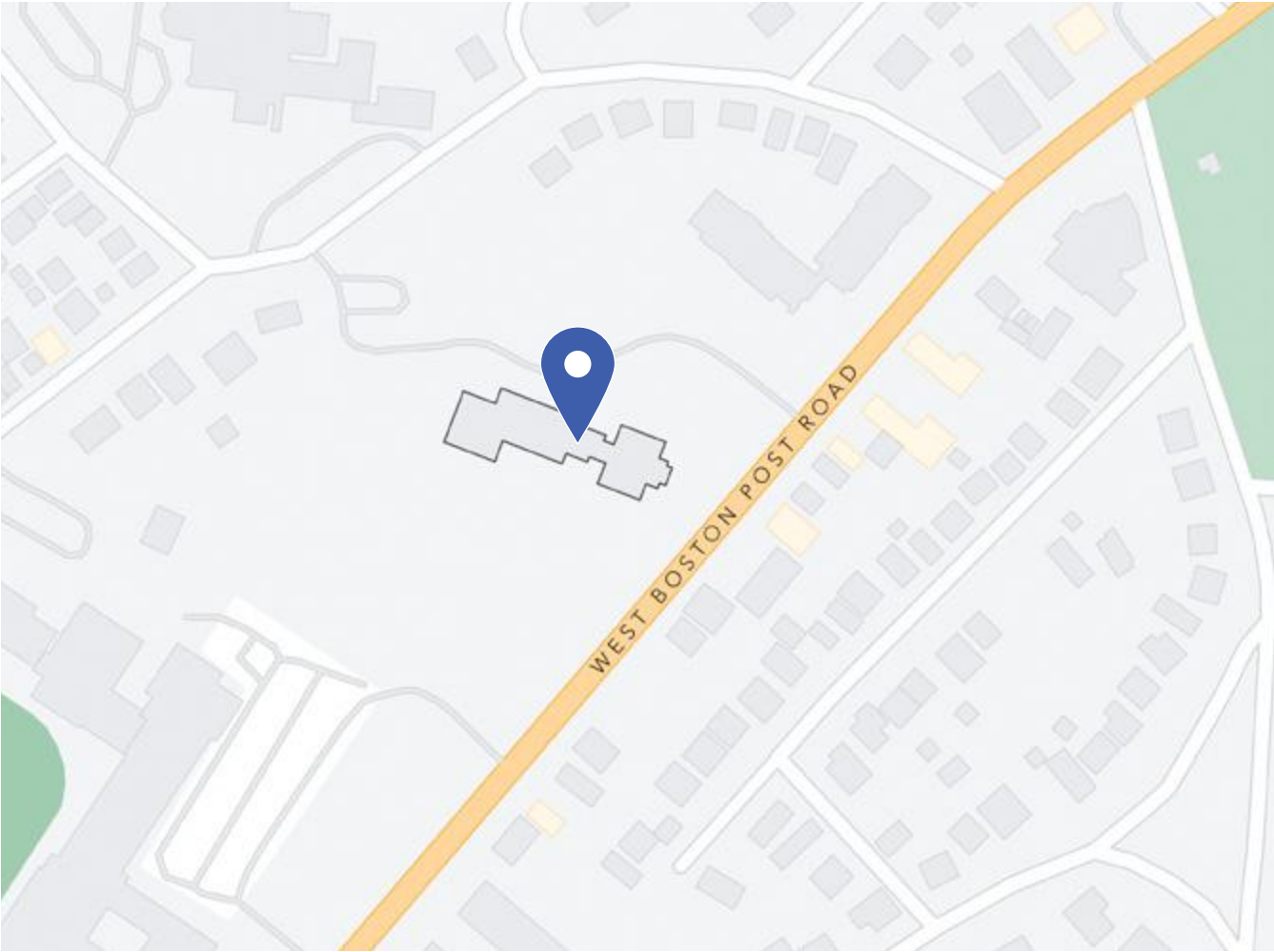
On the 3rd Floor

CONDITIONS

The Building is located in New York. The area is a "Humid Subtropical" Climate that experiences all seasons and all types of weather conditions.

With the project being located on the 3rd floor of the building, this will not have an impact on the design.

SITE MAP



CODE REVIEW

- Occupancy Group: B-Business (304.1)
- Occupant Load: 120
- Plumbing Fixture Requirements:
 - Water Closets: 3 Men's, 3 Women's
 - Lavatories: 3 Men's, 3 Women's
 - Drinking Fountain: 1
- The egress is appropriate for the building usage
- The building is sprinklered
- Zoning: Single-Family Residential 20,000 SF Lots*

*The Town Center Building, Mamaroneck High School, and Westchester Jewish Community Center are all located within this zoning.

Since they already occupy space in the building, and it is a municipal organization, we know that the zoning allows for the proposed expansion.

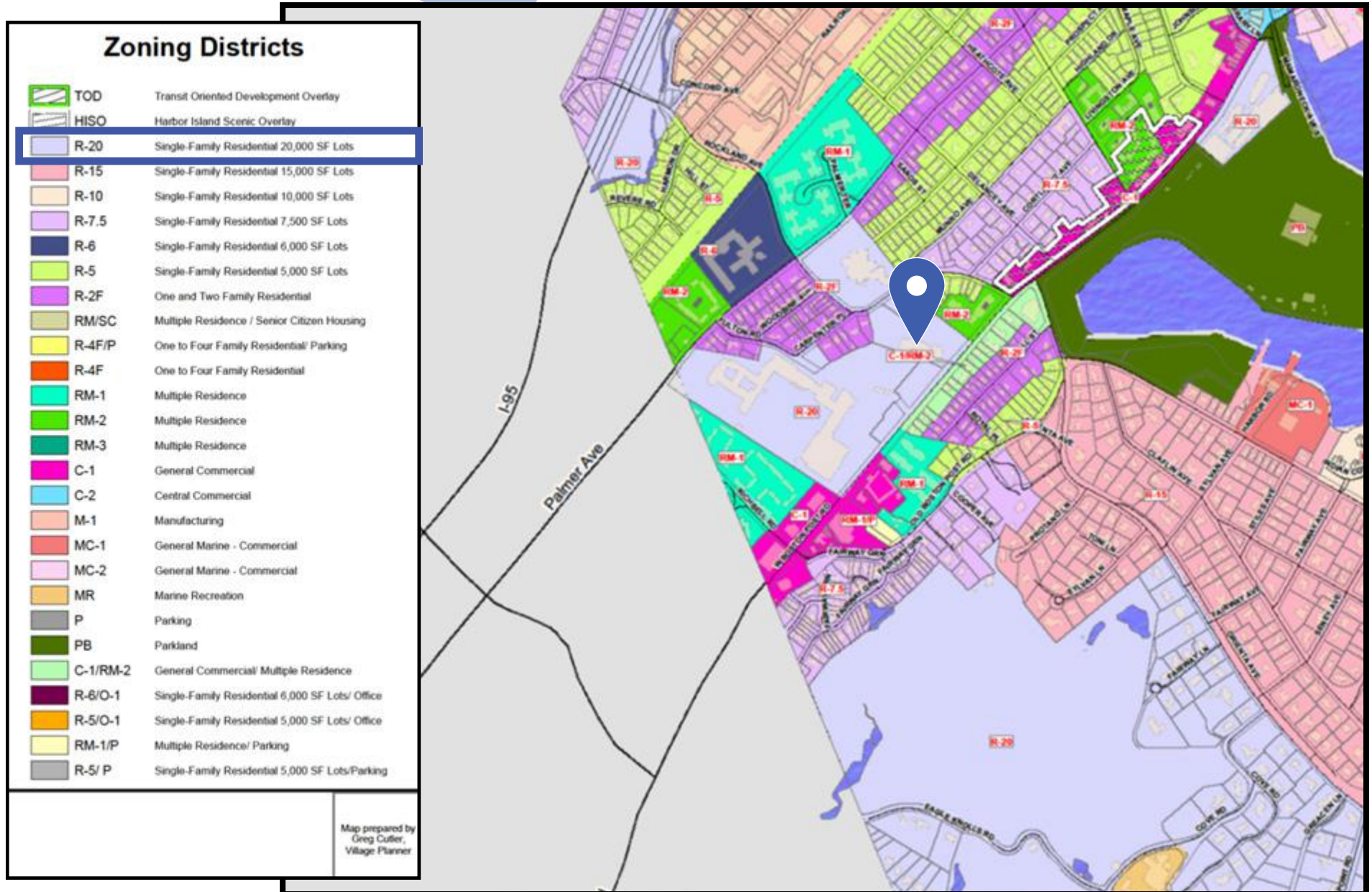
ADA ANALYSIS

The building is ADA accessible, it has elevator access to all floors and 36" doorways.

However the door handles are all round knobs which are harder to open if you don't have full mobility of your wrist. So I would say it currently does not provide universal design, as some demographics may have a harder time navigating the spaces.

This would be corrected in the new design.

ZONING MAP



USER DESCRIPTION

The building will be used by employees of the organization as well as community members who volunteer for productions, come to edit, or develop projects, and come for classes hosted by the organization.

Number of users:

Anywhere from 5 - 25+ (not to exceed 241)



CONCEPT
WORD



EVOLUTION

CONCEPT DESCRIPTION

A space that reflects the evolution of LMC Media, as it continues to expand and unite the community through forward thinking and growth.

A space that is welcoming to both community and LMC members as it stands by its mission to

“BUILD COMMUNITY THROUGH MEDIA.”

MOOD BOARD



COMMUNITY

A graphic where the word "COMMUNITY" is written in large, bold, white letters. Below each letter is a silhouette of a diverse person of various ages and ethnicities, all holding up the letter. The background is white.

CASE STUDY:

STUDY OF CREATIVE PLACEMAKING

BY KRESGE.ORG

The logo for The Kresge Foundation, featuring the text "THE KRESGE FOUNDATION" in a white, serif font centered on a dark gray square background.

THE
KRESGE
FOUNDATION

They studied two neighborhoods, to show the positive impact that utilizing creativity and the arts could have on them.

The results were examples of "Creative Placemaking - the integration of arts, culture and resident-engaged design into community development."

This study could be used for my project, as it's all about how creativity and community engagement invigorates neighborhoods. Which is what the organization LMC Media is all about. "Building community through media."

CASE STUDY: DANTE TV

This study was of the in-house television studio at one of Children's Minnesota's Pediatric Hospitals.

The programming from this studio is shown on their own channel. This includes pre-recorded as well as live programming.

The studio decided to upgrade to the Dante Via software and equipment for better audio quality and multi-channel routing of audio. Their system is also all computer based and uses IP infrastructure, rather than analog wiring. This allows for separate audio channels to be brought into single computer.

The studio was also using an analog system to connect 2 separate studio miles apart. This was limiting with their existing setup, and noise and lag was an issue. With the new system they were able to link them over fiber. This setup streamlined the workflow and also provided a secure IP network for sending the audio.

This study could be used for my project, as the smaller scale productions and workflow are similar to that of LMC Media.

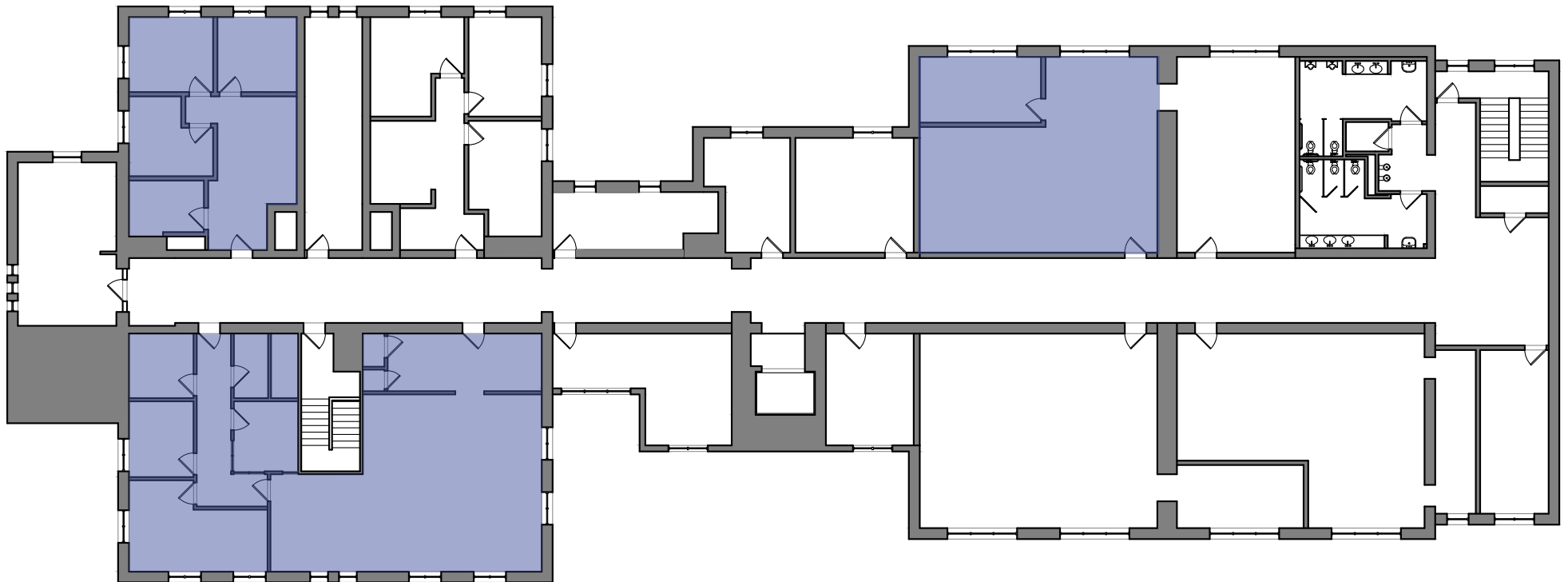


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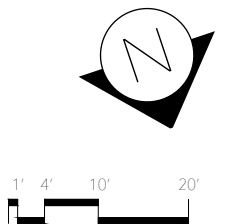


PRELIMINARY
DESIGN

EXISTING PLAN



 SPACES CURRENTLY OCCUPIED BY LMC MEDIA



SPACE PROGRAM

GATHERING SPACES

Vestibule	45 sq. ft.
Reception	300 sq. ft.
Green Room	120 sq. ft.
Archive Room	120 sq. ft.
Multipurpose Room	975 sq. ft.

PRIVATE/ OFFICE SPACES

Public Edit Stations	400 sq. ft.
Executive Director Office	300 sq. ft.
Assistant Director Office	200 sq. ft.
Programmer Office	120 sq. ft.
Director of Development Office	120 sq. ft.
Studio Manager Office	120 sq. ft.
Sports Program Manager	120 sq. ft.
Public Production Offices	600 sq. ft.
Conference Room	300 sq. ft.
Classroom 1	350 sq. ft.
Classroom 2	440 sq. ft.

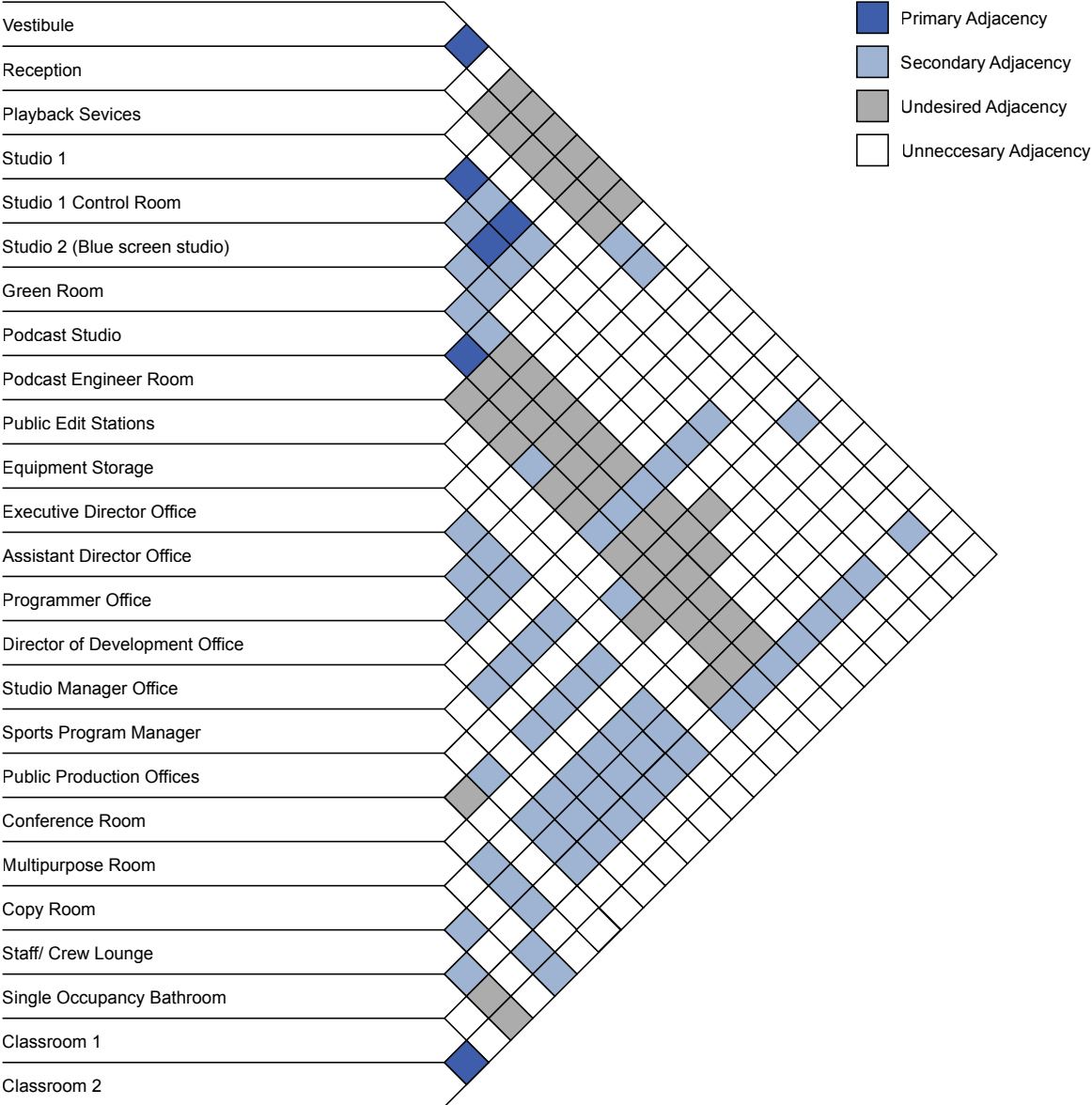
STUDIOS

Studio 1	820 sq. ft.
Studio 1 Control Room	200 sq. ft.
Studio 2 (Blue screen studio)	284 sq. ft.
Podcast Studio	120 sq. ft.
Podcast Engineer Room	60 sq. ft.

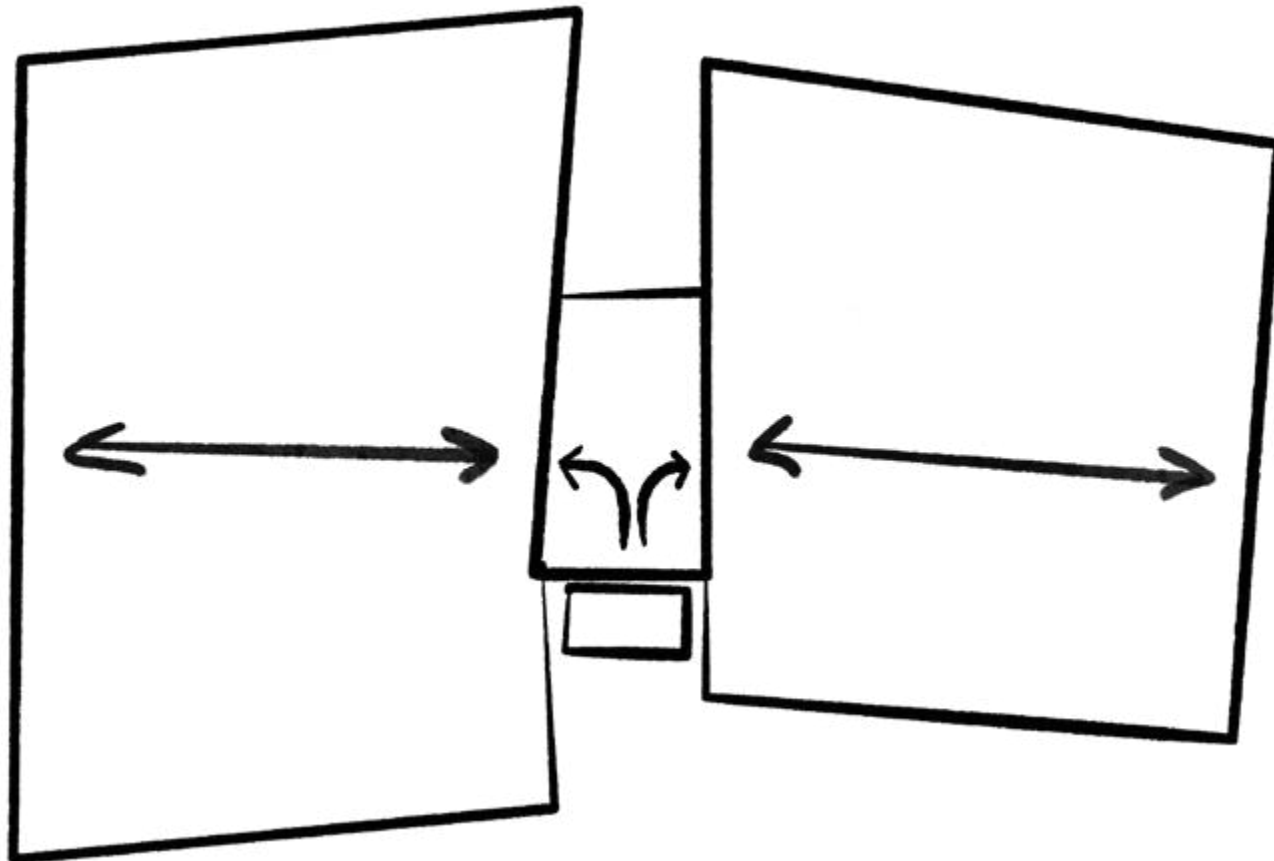
UTILITY

Equipment Storage	160 sq. ft.
Playback Services	190 sq. ft.
Copy Room	50 sq. ft.
Staff Lounge	100 sq. ft.
Single Occupancy ADA Restroom	64 sq. ft.
Existing Restrooms	350 sq. ft.

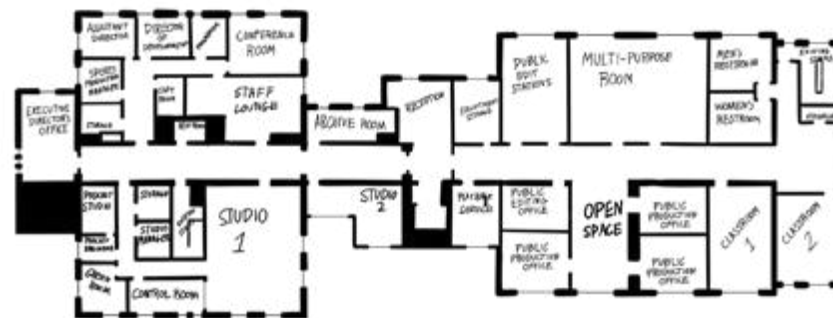
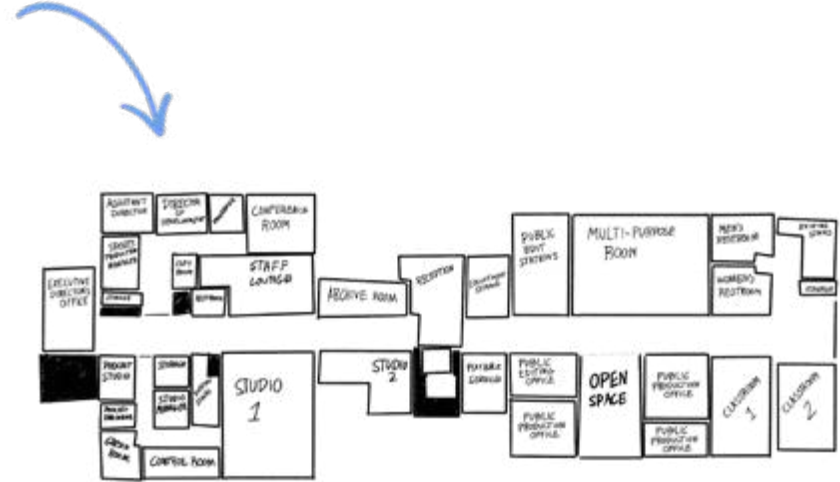
ADJACENCY MATRIX

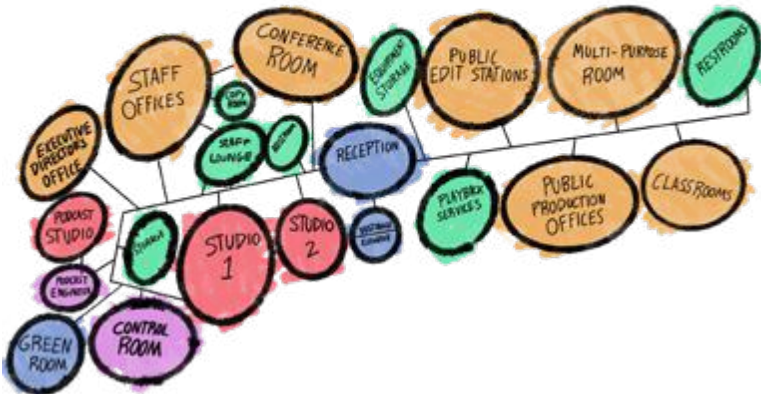
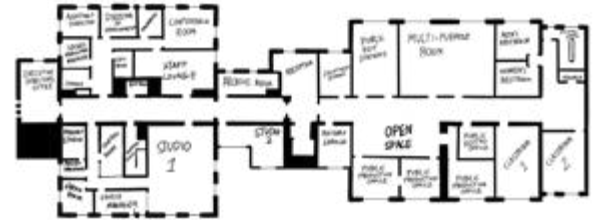


PARTI DIAGRAM




PRELIMINARY DIAGRAMS



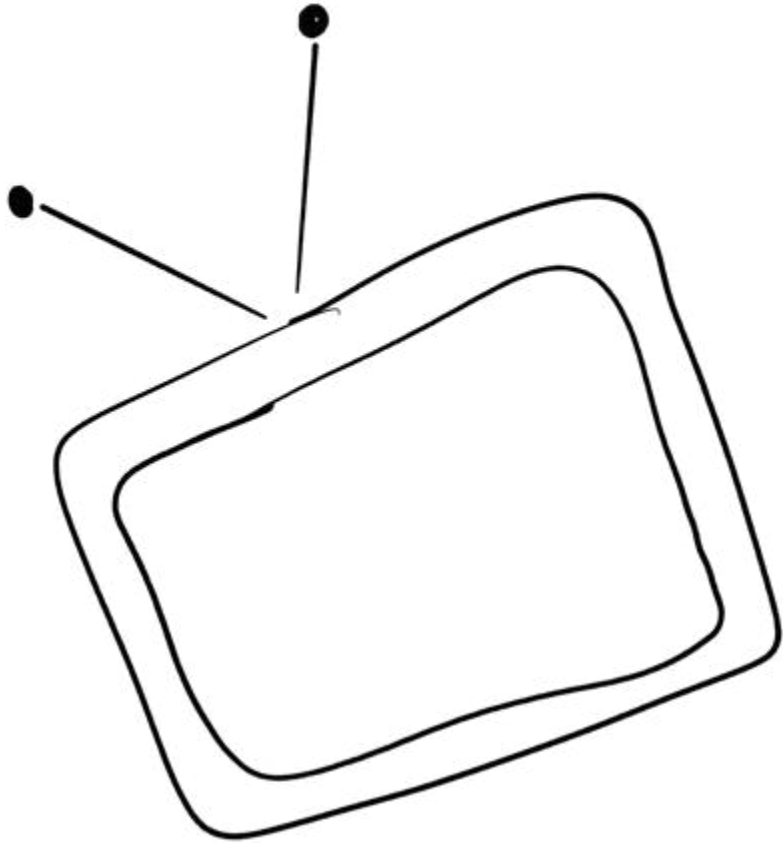


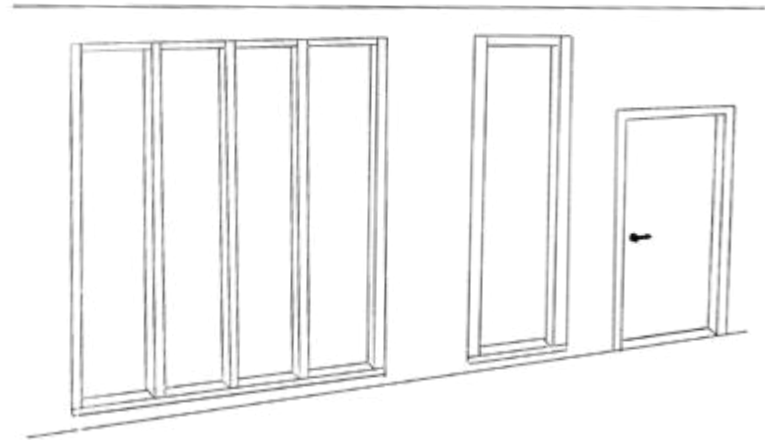
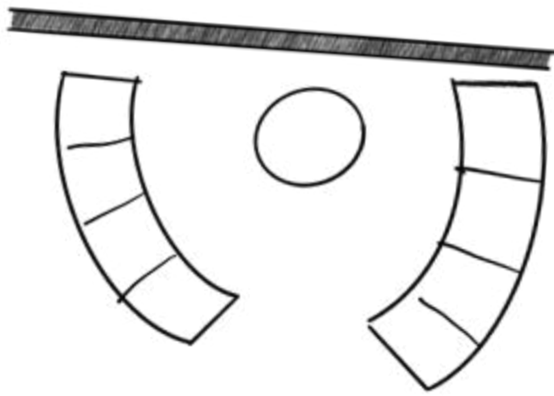
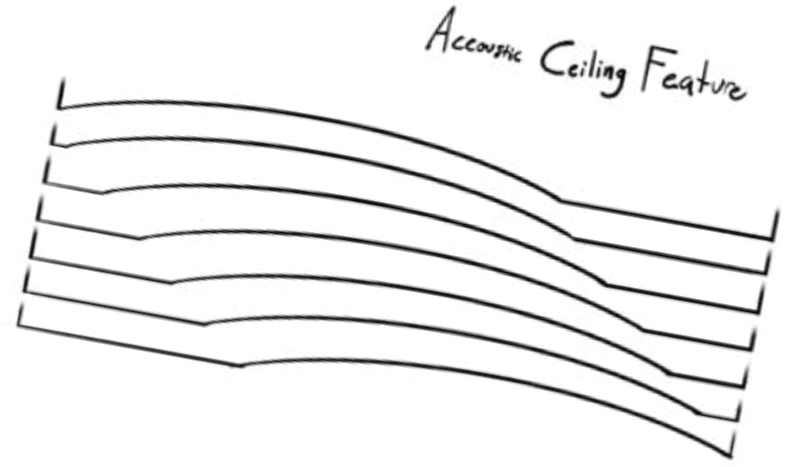
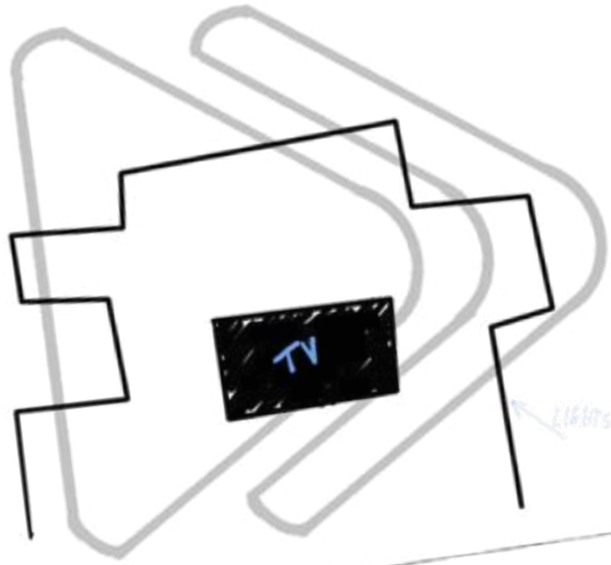
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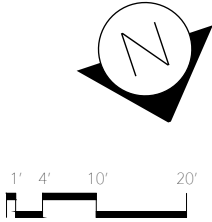
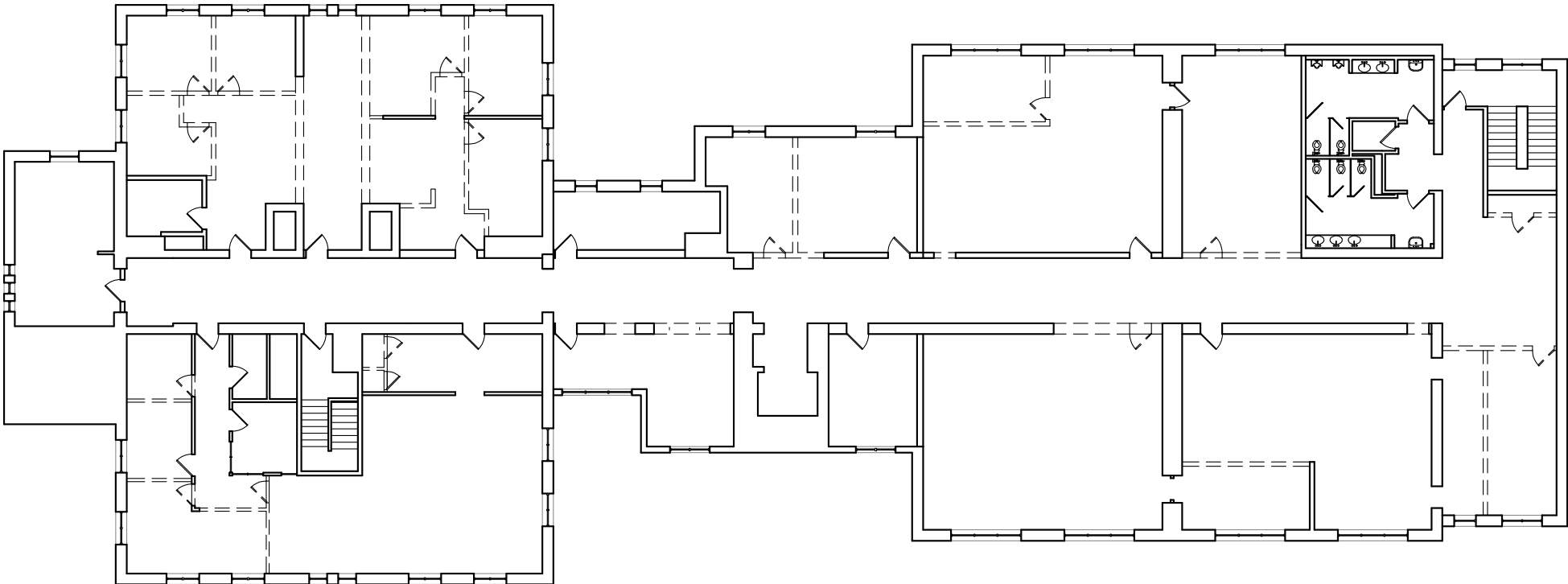
DESIGN
DEVELOPMENT

DESIGN DEVELOPMENT SKETCHES

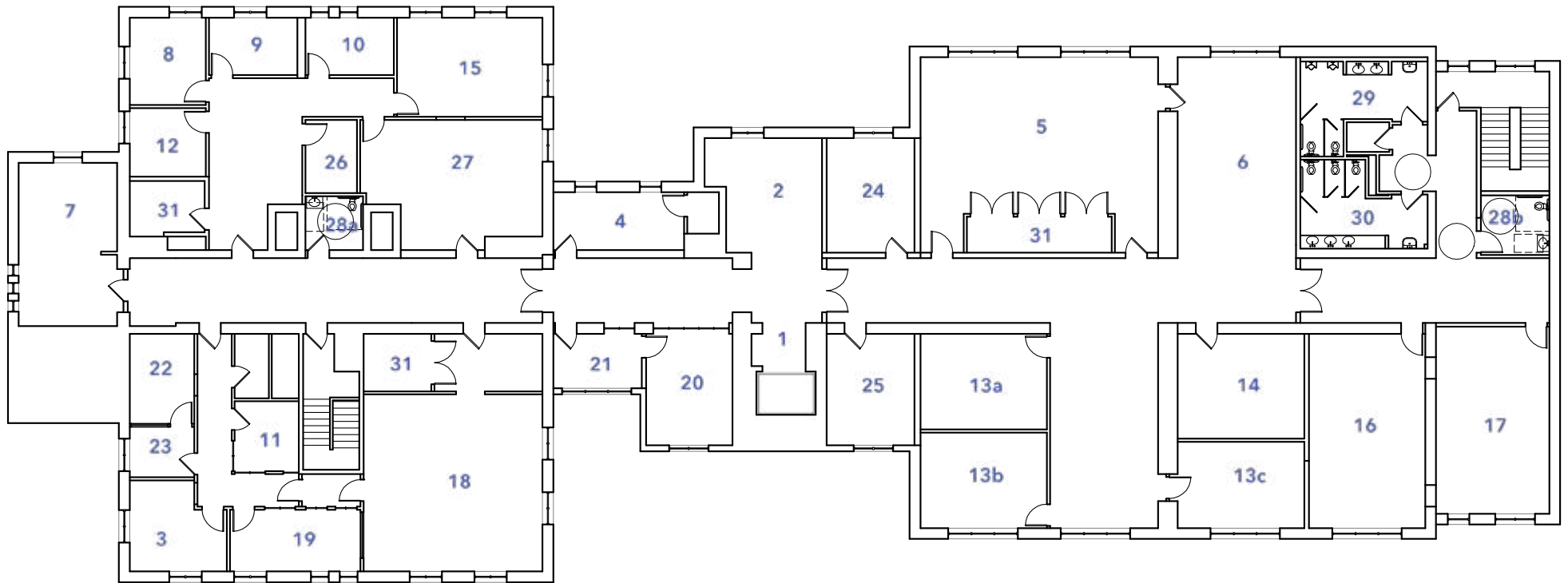




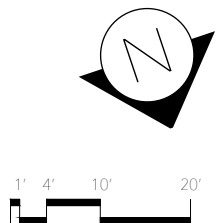
DEMOLITION PLAN



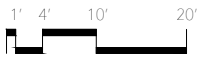
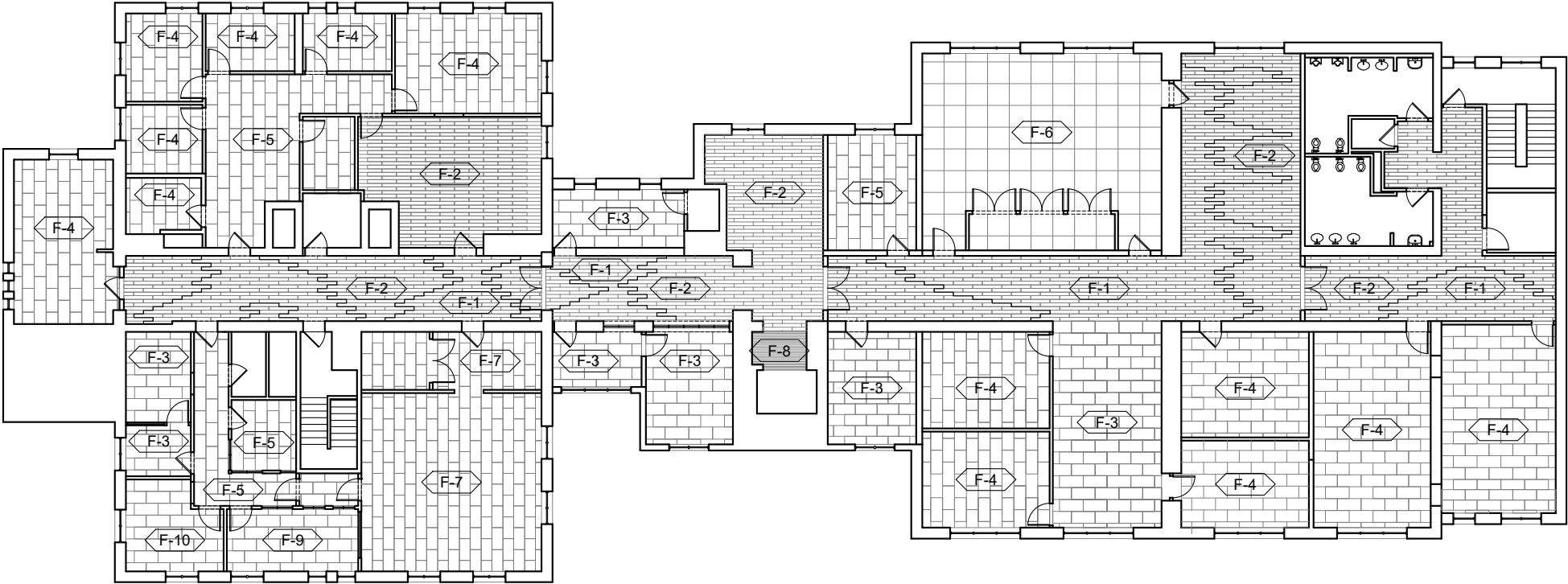
CONSTRUCTION PLAN



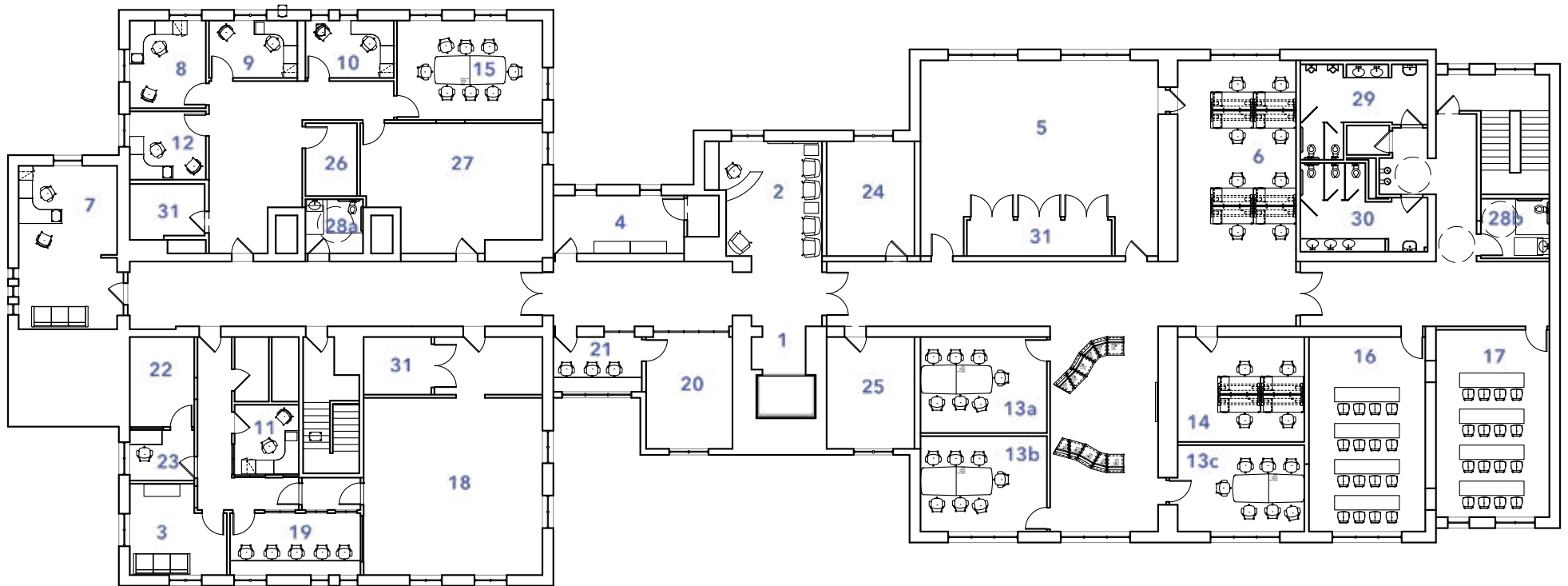
- | | | | |
|------------------------------|------------------------------------|---------------------------|-----------------------------------|
| 1. Vestibule | 10. Director of Development Office | 19. Studio 1 Control Room | 28. Single Occupancy ADA Bathroom |
| 2. Reception | 11. Studio Manager Office | 20. Studio 2 | 29. Men's Restroom |
| 3. Green Room | 12. Sports Program Manager | 21. Studio 2 Control Room | 30. Women's Restroom |
| 4. Archive Room | 13. Public Production Offices | 22. Podcast Studio | 31. Storage |
| 5. Multipurpose Room | 14. Public Editing Office | 23. Podcast Engineer Room | |
| 6. Public Edit Stations | 15. Conference Room | 24. Equipment Storage | |
| 7. Executive Director Office | 16. Classroom 1 | 25. Playback Services | |
| 8. Assistant Director Office | 17. Classroom 2 | 26. Copy Room | |
| 9. Programmer Office | 18. Studio 1 | 27. Staff/ Crew Lounge | |



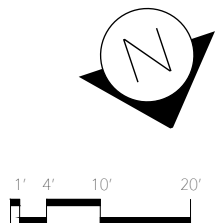
FLOOR FINISH PLAN



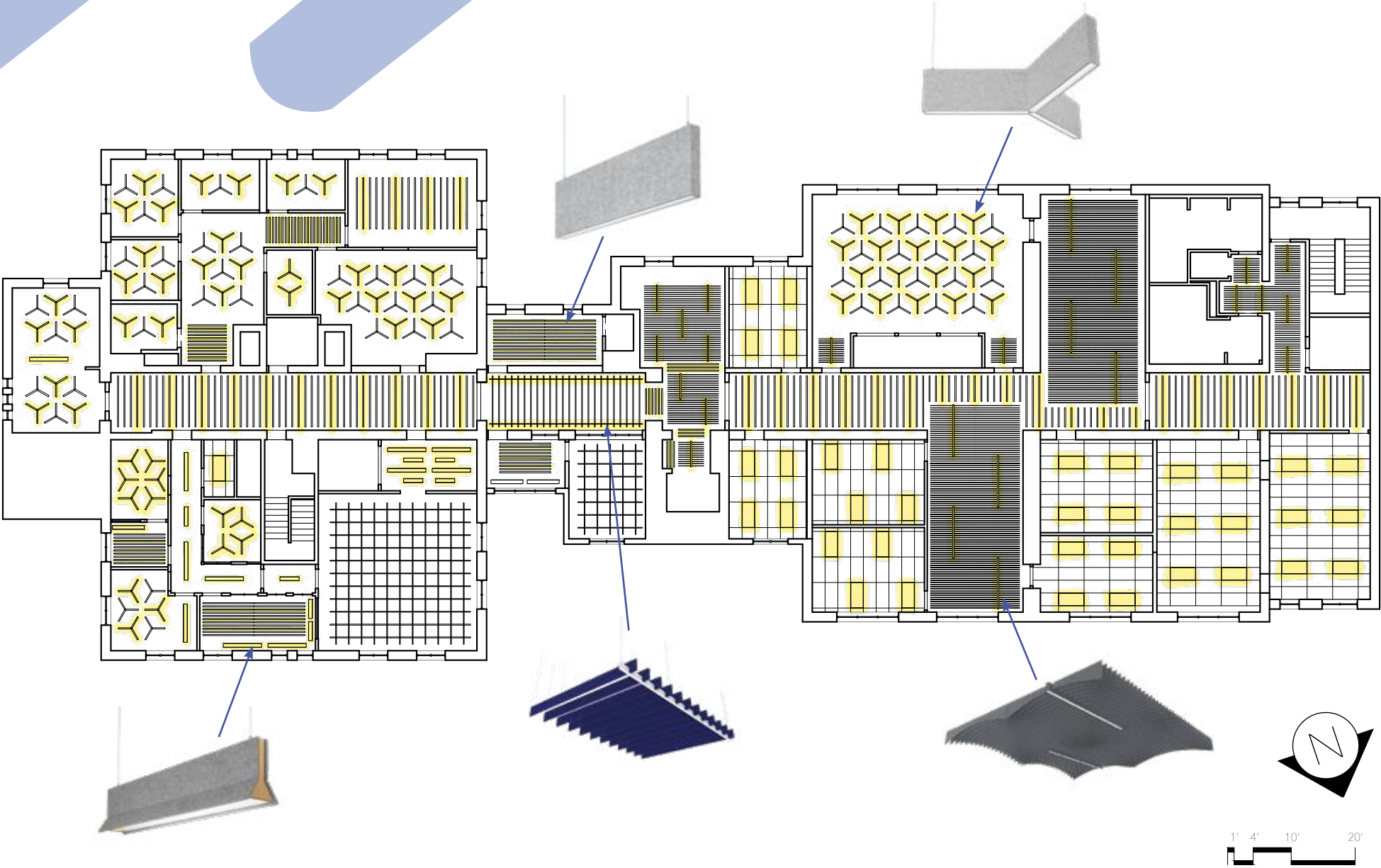
FURNITURE PLAN



- | | | | |
|------------------------------|------------------------------------|---------------------------|-----------------------------------|
| 1. Vestibule | 10. Director of Development Office | 19. Studio 1 Control Room | 28. Single Occupancy ADA Bathroom |
| 2. Reception | 11. Studio Manager Office | 20. Studio 2 | 29. Men's Restroom |
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| 7. Executive Director Office | 16. Classroom 1 | 25. Playback Services | |
| 8. Assistant Director Office | 17. Classroom 2 | 26. Copy Room | |
| 9. Programmer Office | 18. Studio 1 | 27. Staff/ Crew Lounge | |



REFLECTED CEILING PLAN



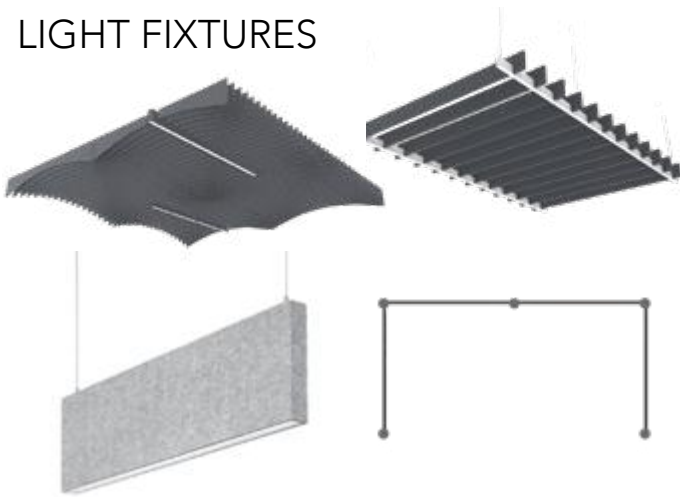
RENDERED FLOOR PLAN



MATERIALS & FINISHES

RECEPTION, HALLWAY, COLLABORATIVE SPACE

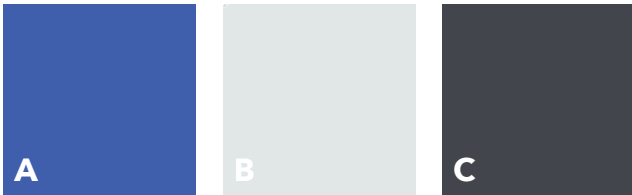
LIGHT FIXTURES



FURNITURE



WALL FINISHES



FLOOR FINISHES

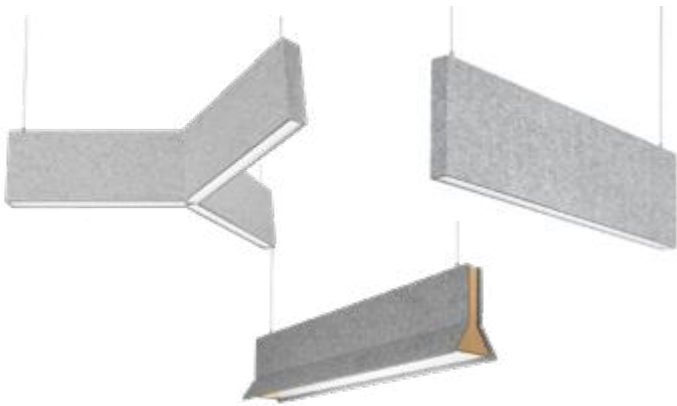


- A.** ACCENT PAINT
- B.** WALL PAINT
- C.** FEATURE WALL PAINT
- D.** ELEVATOR LOBBY FLOOR
- E.** HALLWAY FLOOR #1
- F.** HALLWAY FLOOR #2
- G.** COLLABORATIVE SPACE FLOORING

MATERIALS & FINISHES

STUDIOS & OFFICES

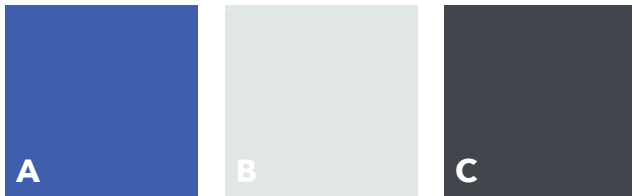
LIGHT FIXTURES



FURNITURE



WALL FINISHES



FLOOR FINISHES



- A.** ACCENT PAINT
- B.** WALL PAINT
- C.** FEATURE WALL PAINT
- D.** OFFICE HALLWAY FLOOR
- E.** CONTROL ROOM FLOORS
- F.** GREEN ROOM FLOOR
- G.** PODCAST STUDIO FLOOR
- H.** OFFICE FLOORING

UPDATED CODE REVIEW

- 12000 sq ft
- Occupancy Groups:
 - B-Business (304.1): 11090.5 sq ft
 - A-3 Assembly (303.4): 909.5sq ft
- Total Occupant Load: 241

- The egress is appropriate for the building usage
- The building is sprinklered
- Zoning: Single-Family Residential 20,000 SF Lots

Plumbing Fixture Requirements:

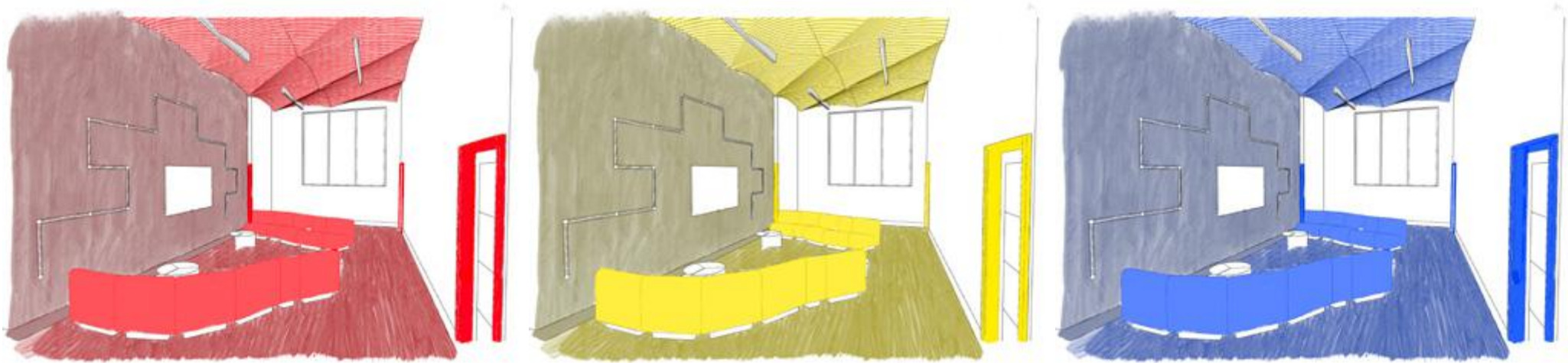
For Business Occupancy:

- Water Closets: 3 Men's, 3 Women's
- Lavatories: 2 Men's, 2 Women's
- Drinking Fountain: 2

For Assembly Occupancy:

- Water Closets: 1 Men's, 1 Women's
- Lavatories: 1 Men's, 1 Women's
- Drinking Fountain: 1

PERSPECTIVE COLOR STUDY



ENTRANCE PERSPECTIVE

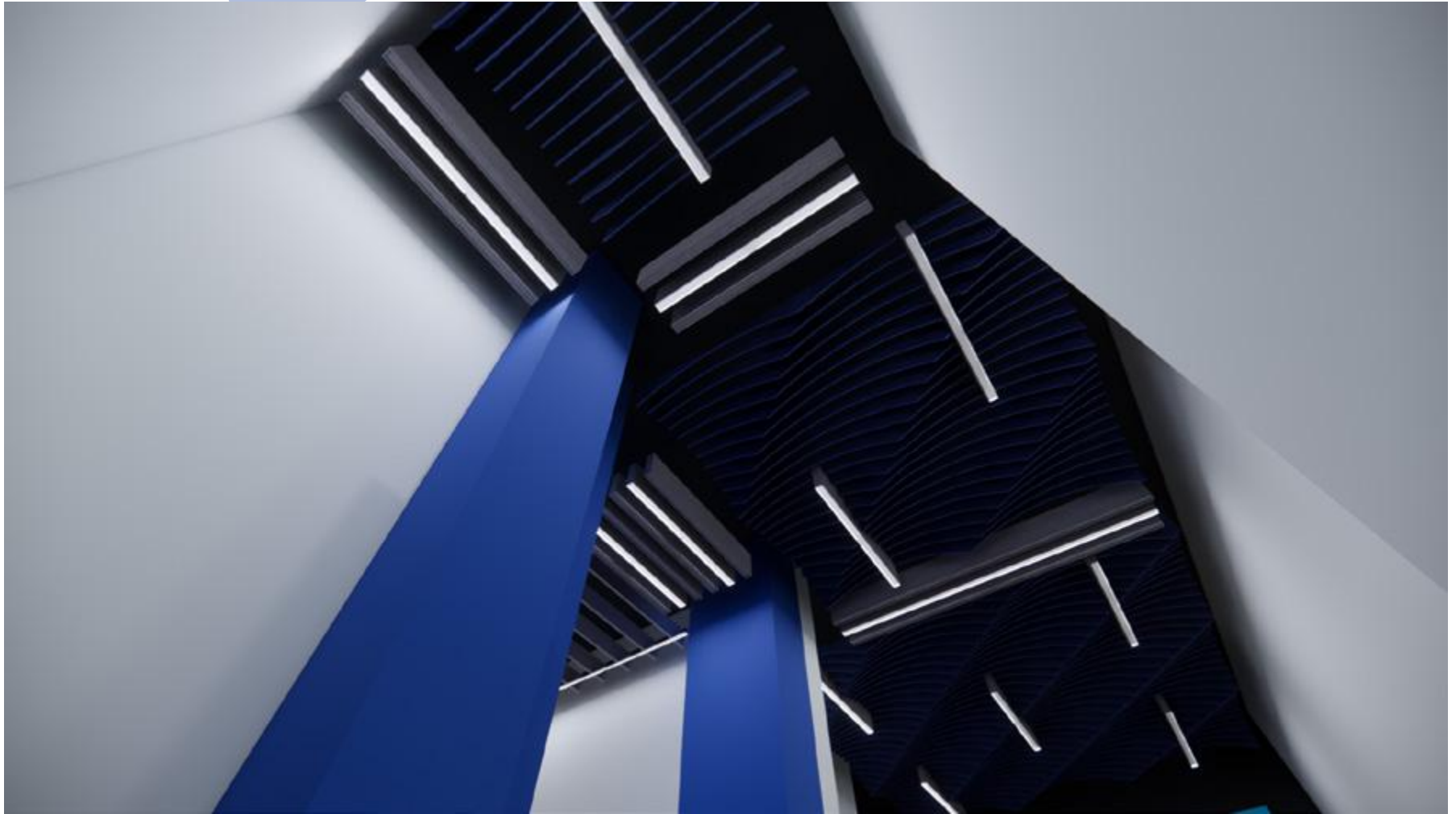


SCAN WITH YOUR PHONE'S CAMERA
TO SEE A WALKTHROUGH OF THE SPACE

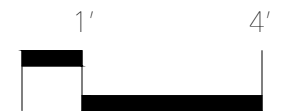
RECEPTION PERSPECTIVE



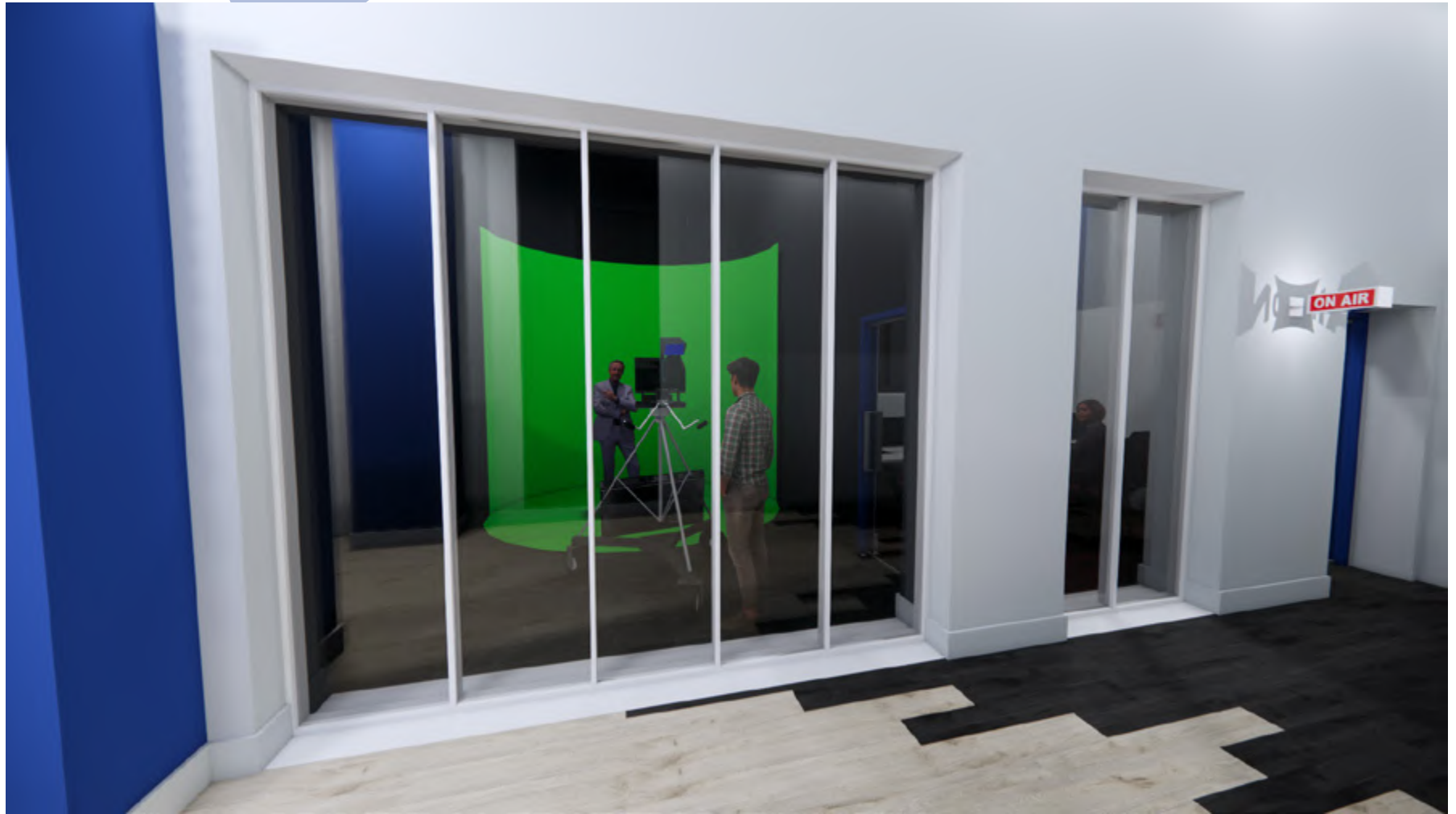
RECEPTION CEILING PERSPECTIVE



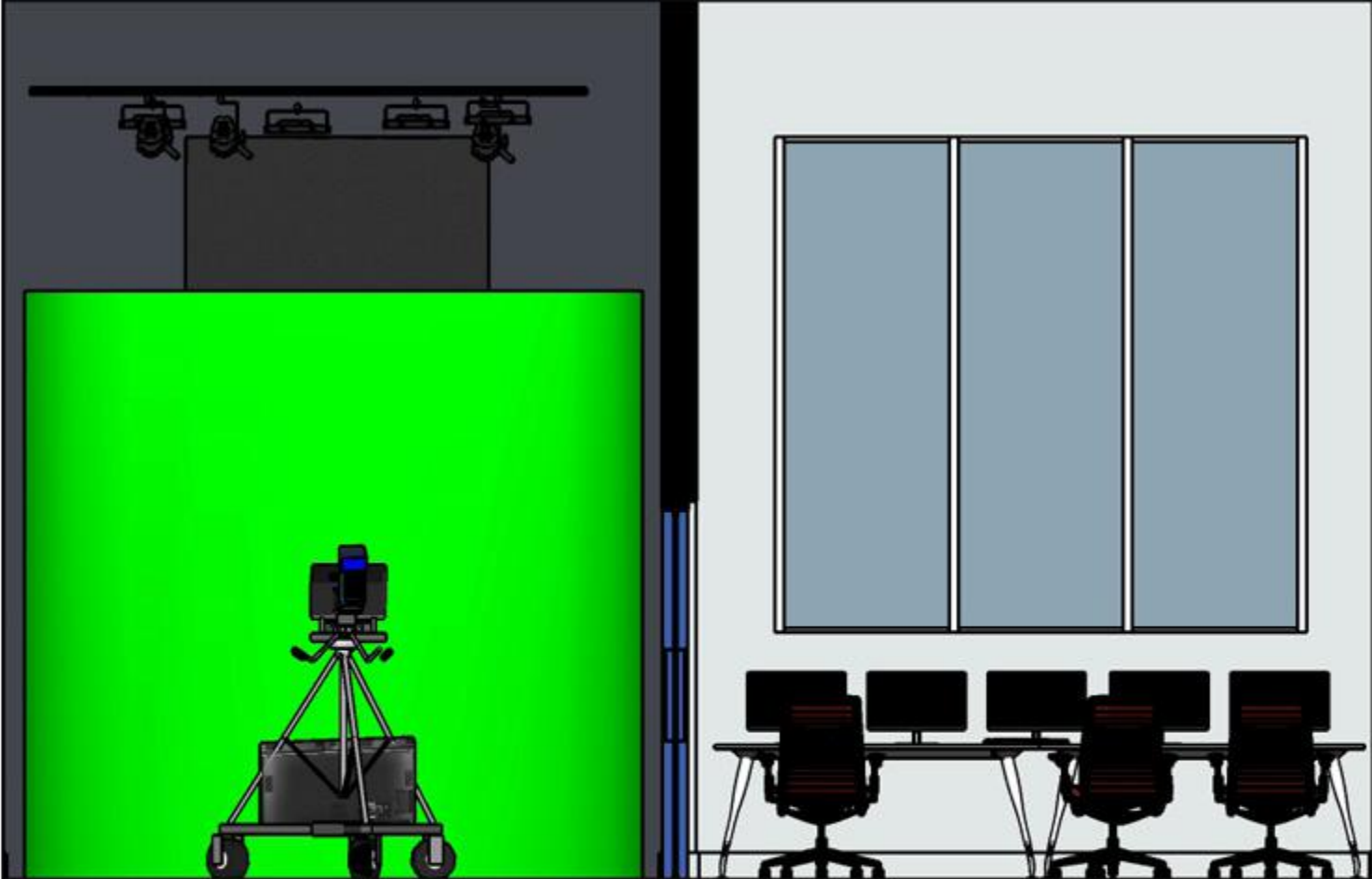
RECEPTION ELEVATION



STUDIO 2 PERSPECTIVE



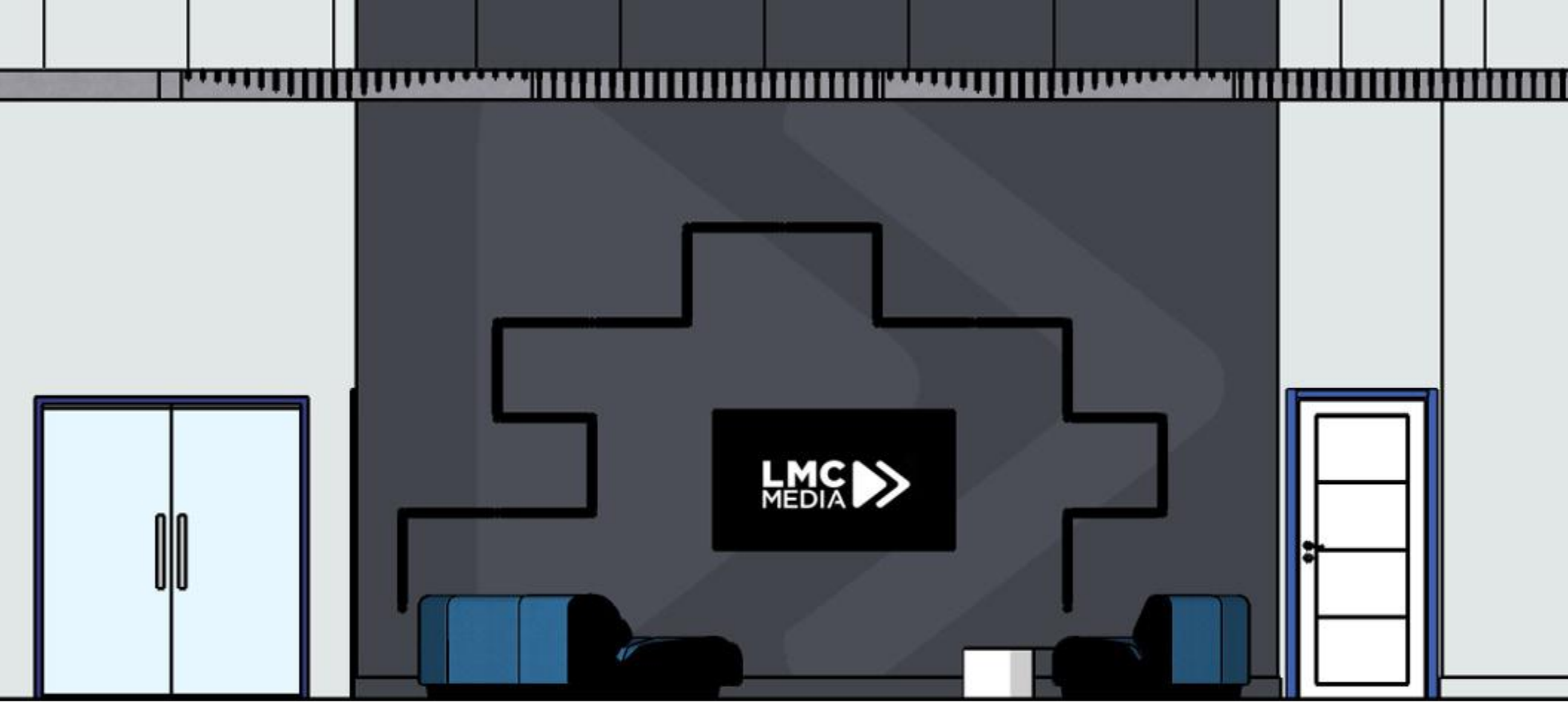
STUDIO 2 ELEVATION



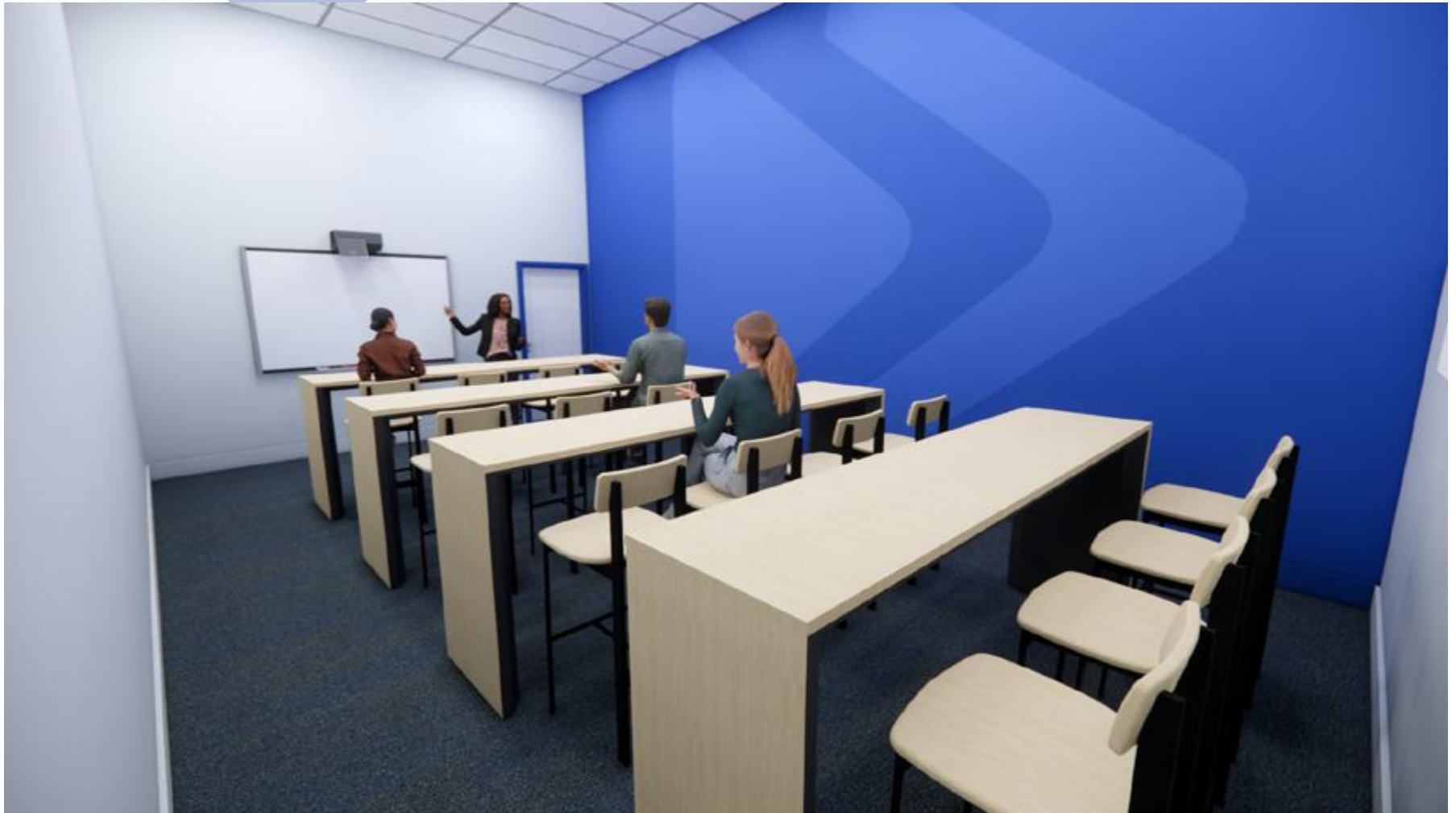
COLLABORATIVE SPACE PERSPECTIVE



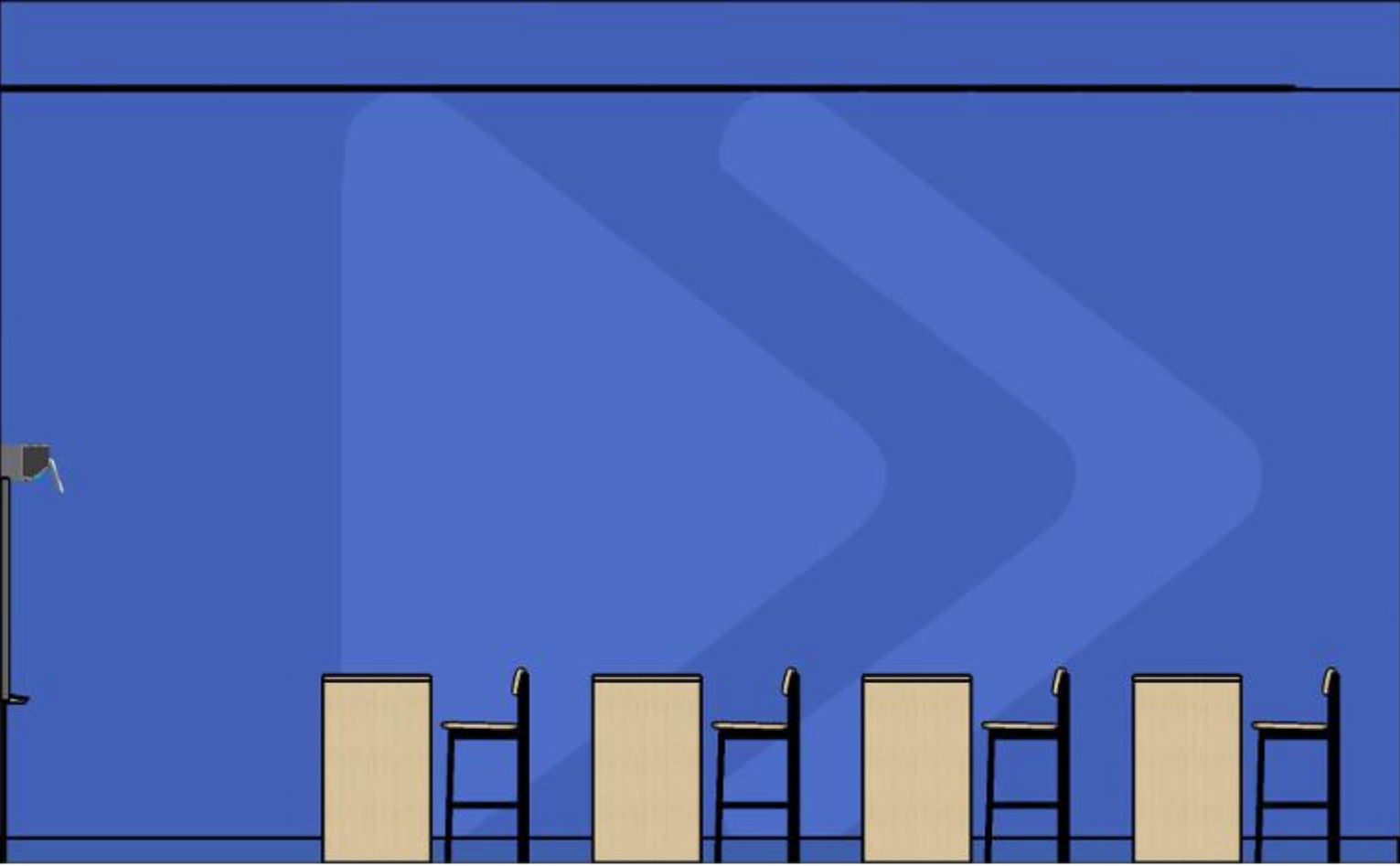
COLLABORATIVE SPACE ELEVATION



CLASSROOM PERSPECTIVE



CLASSROOM ELEVATION



GREEN ROOM PERSPECTIVE



GREEN ROOM ELEVATION



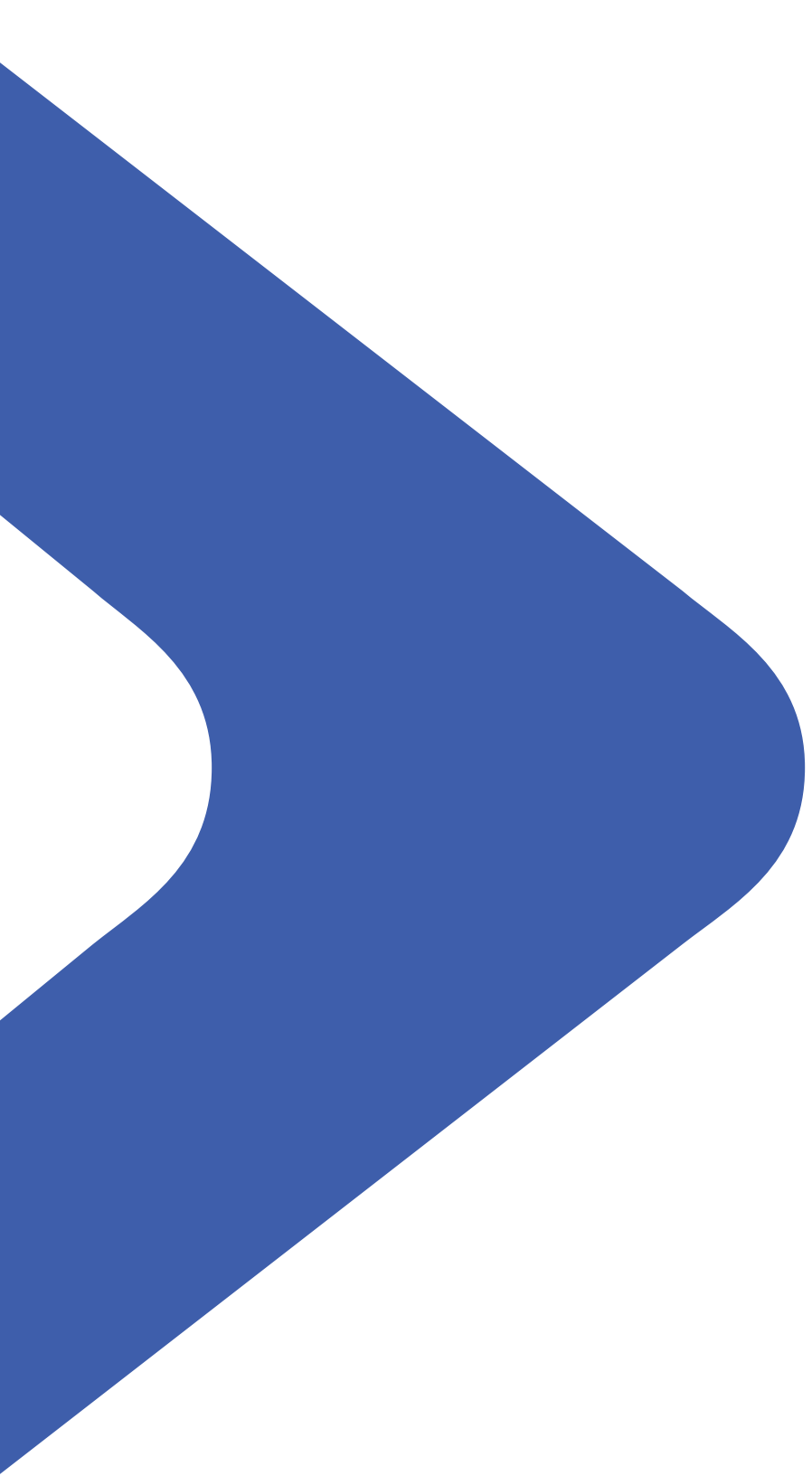
OFFICE WAITING AREA PERSPECTIVE



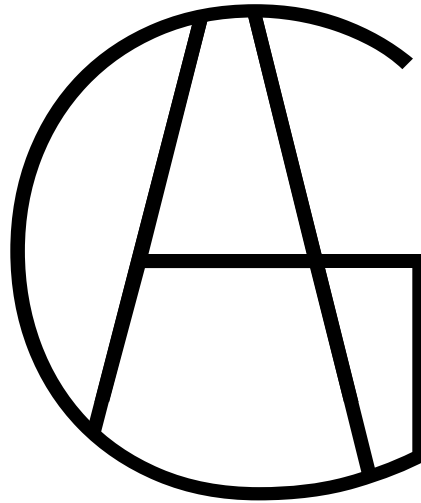
ARCHIVE ROOM PERSPECTIVE



FOR INFORMATION ON
HOW YOU CAN GET INVOLVED
WITH OR SUPPORT LMC MEDIA,
PLEASE VISIT



LMCMEDIA.ORG



ANDREY**GORDON**
DESIGNS

ALL WORK HEREIN IS © & TM BY
ANDREY GORDON

THE LMC MEDIA LOGO IS © & TM BY
LMC MEDIA

I HAVE ALWAYS BELIEVED THAT
THINKING BIG
FORCES YOU TO
**WORK
HARDER**

Handwritten signature in red ink.



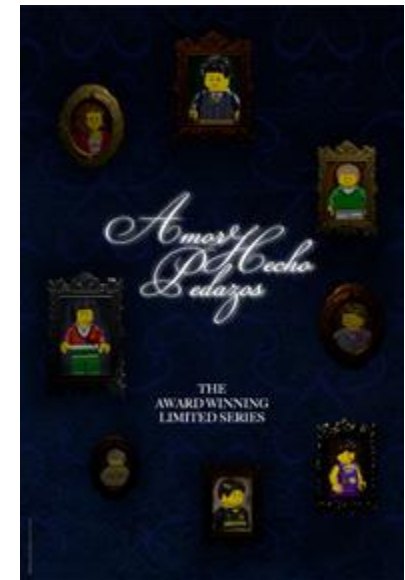
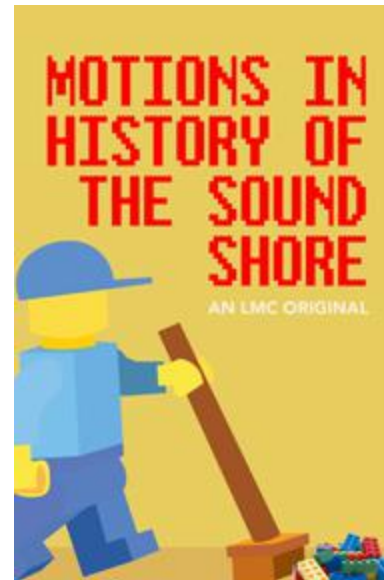
ANDREY **GORDON**
Creative Brands

ANDREY **GORDON**
PRODUCTIONS



ANDREY **GORDON**
DESIGNS

AGP & LMC ORIGINALS



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