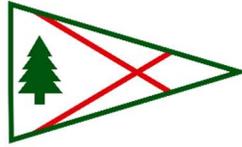


Deep Creek Lake Sailing Association
Launching our Future, Preserving our Legacy



Clubhouse Rebuild Highlights
June 24, 2021

Overview:

This is an exciting time in the club's long history of rebuilding and modernizing the clubhouse. As current stewards of the building, it is time to again provide an updated, safe structure for the current membership enjoyment and future generations. The new building will retain its magical feel and appearance with attention to efficient use of space, current commercial building code, and building safety standards. Our treasured existing legacy features such as the pavilion truss system, stain glass burgee window, pavilion chandeliers, wormy chestnut paneling, trophy case, and liquor lockers will be reused to the greatest extent possible. Use of modern building materials and construction methods will be employed to produce an aesthetically pleasing, energy efficient, year round clubhouse that will provide years of minimal maintenance. The building will be insulated and fire protected. All interior rooms will be ventilated and temperature controlled during the off season. This provides structure longevity but can also provide an opportunity for the members to use the facility for holiday celebrations, Hardy Souls dinners, and off-season gatherings. Numerous design features of the building incorporate a more efficient, open, flexible use of space for member enjoyment.

Main Floor Highlights

- The building view from the lake will showcase a truss system matching the legacy pavilion trusses.
- The mug room will be more open to the fireplace room with a double sided gas fireplace. Interior floor space is expanded to allow for multi-use indoor seating and gathering. The mug room will also have folding glass panel doors that can open to the pavilion area during seasonal club events.
- Fireplace and trophy rooms will be flanked by gas fireplaces at each end, have a trophy case integrated in the interior wall, and have new exposed ceiling beams. The existing wormy chestnut paneling will be reused to the greatest extent possible.
- The mug room bar itself will be self-contained and constructed with lockable doors. This will allow club family members under the age of 21 to utilize the open space while keeping the bar area secure. Reused legacy liquor lockers will be incorporated into the mug room design. The mug room will have oak hardwood flooring, wormy chestnut wainscoting walls and two expansive openings leading into the fireplace room.
- Stairway structure from lower level to main level and then to the apartment will be relocated behind the mug room. This removes the current pinch point between the mug room and fireplace room.
- The women's and men's restrooms will be located adjacent to the fireplace room and kitchen. A hallway created by the trophy case will provide privacy by separating the restrooms from the public space. Restrooms will have ceramic tile flooring and walls, and partitions.
- A convenient family/ handicap accessible restroom will be located near the pavilion on the backside of the kitchen area.
- Kitchen will be a larger modern commercial grade kitchen designed for both manager and member social event use. The kitchen will receive new commercial appliances, new plumbing fixtures, new cabinets, new large worktables, and new walk-in cooler. There will be separate pantry and food storage areas for both staff and member use. The kitchen will have new heating, ventilating, and cooling systems to meet current commercial kitchen standards. The most notable feature of the newly designed kitchen will allow food to be served from inside the kitchen to a countertop wall serving section with moveable glass panels. This will make serving large groups very efficient while opening more table space for members in the pavilion area.

- Pavilion area will be constructed by reusing the legacy truss system, chandeliers, and stained-glass burgee window. Mold/mildew resistant ceiling materials will be used. This area will be open sided as it is now. A permanent, elevated, covered band stand will be constructed off the end of the pavilion freeing up more pavilion space for member activity. The grill area will also be reconstructed with a roofed canopy section providing more space for member use... A resilient floor will replace the current concrete floor.

Lower Level Highlights

- Sailing School Classroom will be larger and will receive waterproof walls, drywall, suspended ceiling, paint, and vinyl tile flooring.
- Game room will be larger than the current room.
- A hallway for convenient entrance to the lower-level rest rooms will be constructed between the classroom and game room allowing member access yet provide ability to secure other parts of the building. There also will be a family/handicap accessible restroom. All three lower-level restrooms will have a shower.
- Laundry room will be much larger with appropriate storage. A large janitorial/ storage room will be added.
- Storage area under pavilion will retain the current footprint and provide easy access to the mechanical room

Second Floor Apartment Highlights

- Managers Apartment will have better headroom, modern amenities and retain the current size. The new stairway will reconfigure the entry way and provide a separate office alcove.
- Stairway to managers' apartment will have new entry door and carpeted steps.

Exterior Building Highlights

- Building will have painted siding utilizing durable low maintenance board and batten style panels and trim.
- All exterior doors will be aluminum clad wood, open outward to ensure proper code compliance, be fitted with appropriate insulated safety glass, and have safety egress hardware
- All exterior windows will be aluminum clad double insulated meeting current code, energy efficient and safety standards.
- 50-year Architectural asphalt single roofing will be installed.
- Exterior decks on the upper level in front of the trophy and fireplace rooms will be wider to accommodate a more social area and potential additional outside dining area for events. All decks and stairways will be constructed to meet commercial code requirements.

Proposed Site Improvements

- New septic system will be constructed.
- Lower-level patio featuring an outdoor fire pit and gathering area will be installed.
- The yard area between the building and Yacht Club Road will be regraded so water drainage is diverted away from foundation walls.
- Gravel parking areas will be regraded.
- Existing overhead electrical service will be relocated to underground.
- Detached storage shed will be relocated/replaced.
- New walkways and stairs to access swim area and docks will be installed.
- All disturbed site areas after construction activities are completed will be restored.
- Swim area will be reworked.
- Landscaping will be provided to accent the building.