

Lodge Project Architect Design Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

The following questions and comments focus on design elements of the proposed project. They will be addressed by the Board and the architect, McCarty Associates, at a later phase if / when the project moves forward.			
Line			Ref
1	General	Consider installing temporary fencing around the construction site (including contractor(s) material "lay down" and trailer areas) for reduced WPOA liability	87
2	General	One of the major ways that this could be implemented is in the bathrooms. Large stalls with plenty of handrails provide a much safer environment for people with mobility issues or have need for the extra room to accommodate an aid, service animal, or extra person. Large stalls also provide spaces for families to safely take their little children to the bathroom. Changing stations should be available in all bathrooms and at least one station should be able to be used for adults. Going above the recommended number of accessible bathroom stalls would serve the population well as more people can benefit from them.	23
3	General	Other accessibility features may include low incline ramps with guard rails so it does not feel like a rollercoaster when entering or exiting a room. All handrails should be at least 2.25 inches from the wall for safe gripping. Tactile floor strips available to guide a person through the major areas (this could be a set of tiles or grip paper). This would allow for navigation with low vision. Doors should either swing both directions or have an automatic opening switch so they can be easily used by people with wheelchairs or with other mobility impairments. The door handles should also be like the type shown below as it takes far less motor control to open this type of door.	24

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4	General	The disabled community is the only minority that any person can join instantly at any time. Especially in an older community, it is imperative that we take details into consideration that will allow for easier access and increased independence among residents. There are countless other ways to make a building accessible beyond what is mandated by ADA laws. If we are starting from scratch, this is an opportunity to create a building that will truly serve its community. I ask that you speak with more residents and other professionals to discuss the accessibility of the Lodge.	25
5	General	What method of construction contracting is expected? (I.e. Single Prime Contract, Multiple Prime Contract, Design/Build, Single Lump Sum, etc.).	69
6	General	Would McCarty be interested in being part of a design/build team?	70
7	General	The "Waynoka Drive" building elevation should have "curb appeal" to present an inviting image to the public passing by either by vehicle or other means. Consider installing "architectural" site signage.	92
8	General	Consider the use of audio visual equipment installation(s) in multiple rooms in the new facility (permanently installed and /or on portable carts).	96
9	General	Does the larger roof require a retention pond?	178
10	General	Will the A/E be using the CSI format for specifications development?	84
11	General	The Lodge should have the feel of a state park lodge (smaller in scale). See McCarty's website for pictures of "The Bam at Hidden Ridge" project for a sample.	85
12	Lodge	The exterior wall surfaces appear to be a combination of brick veneer, stone veneer, and horizontally installed panels. What is the material of the wide panels?	97
13	Lodge	The roof appears to be a combination of flat and sloped roof areas. What are the expected surface materials to be used in each of these areas?	98
14	Lodge	Do you anticipate using internal roof drains or roof scuppers and down spouts?	99
15	Lodge	? Do you anticipate roofs draining to existing grade or piped (to where?) below grade.	100

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16	Lodge	Do you anticipate using roof top air handling units on curbs. How will access to each roof area be obtained?	101
17	Lodge	Assuming the floor level of the new facility will be the same as the existing Lodge there will need to be exterior stairs and ADA ramp may be needed to enter the new facility at the north end, as the site slopes toward Waynoka Dr.. The floor of the existing Lounge is lower than the floor of the Existing Lodge.	103
18	Lodge	Are glazing units (windows) fixed or operable sash? Is glazing insulated and tinted?	113
19	Lodge	Consider cladding the exterior of the existing Lounge building to compliment the new facility (if it is to remain).	114
20	Lodge	Consider screening propane tanks and dumpsters.	115
21	Lodge	Identify all casework items and include in the construction cost. (lounge bar, cabinets, storage cabinets, library shelves, etc.	116
22	Lodge	Consider installing an emergency power unit to protect product in the coolers and freezers	117
23	Lodge	Consider providing Janitor Closet(s) adjacent to restrooms to hold toilet room supplies and a mop / utility sink.	119
24	Lodge	Develop, early in the project, a landscaping scope and budget.	121
25	Lodge	What "Type of Construction" is anticipated? Is this a wood framed structure, a steel frame structure, or a pre-engineered metal structure?	122
26	Lodge	Are you anticipating the facility will be fully fire suppressed? (fire sprinklers)	124
27	Lodge	Will storm water retention/detention be required by the building department? Clermont County or other compliance entity?	125
28	Lodge	What percentage of the building's perimeter is accessible to the fire department?	126

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29	Lodge	.A fireplace is indicated in the floor plan. What is the anticipated fuel source (wood, propane, electric)? Is the fireplace to be flue less?	111
30	Lodge	The events outdoor area should also have a covered area. Maybe heaters?	26
31	Lodge	My only comment is regarding the design on the outside. I personally would prefer it to have a lodge-style look (some sort of cabin feel) and the design as it is now mostly reminding me of a suburban medical building. I would prefer wood siding over brick and stone. I'd also prefer something more "woody" over the all-glass doors. I also would rather have a slanted roof than a flat roof (remember, flat roofs leak).	27
32	Lodge	Eliminate the lobbies into the bar and lodge area. Combined, these areas are 751 sq feet – over 6% of total area. As designed, they are just pass-through areas and not needed.	28
33	Lodge	Move the fireplace into the lounge area. It will be more appreciated to be seen when someone is sitting down than in an area you simply pass through.	29
34	Lodge	Make the library much larger and use it as one of the meeting rooms. Don't make access to it through the vestibule.	30
35	Lodge	Larger storage room.	31
36	Lodge	I question the size of the restrooms for this size of building. For an event center that looks like it would accommodate over 250 people, a two stall restroom for men and for women does not seem adequate. I know there is another restroom near the lounge and restaurant. Again, two stalls do not seem adequate there either. The lobbies are certainly large. I would like to see less lobby and more restrooms.	32
37	Lodge	Is the small kitchen for the use of the bar only? That seems to be the only way to access it. The community kitchen doesn't have any access to the freezer or cooler. Are they to be used by the bar only? I also think the community kitchen should be larger.	33

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38	Lodge	I question the location of the library door in the Vestibule rather than perhaps in the Lobby. If only the bar has an employee on typical days (or no days prior to opening) there seems to be a lot of Lodge areas that have no observational opportunity. Today, only video cameras provide some limited surveillance.	34
39	Lodge	The community kitchen does not have doors but just an opening. Not sure if it's best to have open entries.	35
40	Lodge	needs to be plenty of electric in the community kitchen to support large quantities of hot plate type devices and meet Brown County health department standards.	36
41	Lodge	explain restroom layout, need more stalls?	37
42	Lodge	no tables or chairs in Library?	38
43	Lodge	community kitchen, side by side frig-freezer	39
44	Lodge	In the choice of exterior substrates, I think you reflect too many. It doesn't look cohesive. Maybe just the siding and stone is good. I would eliminate the brick...unless it is structurally needed.	40
45	Lodge	This building schematic is very sterile. It looks like a very vanilla commercial building. It should have more character for a lake lodge. Even a pole barn with big pilers in the front would add more character than this concrete building.	41
46	Lodge	It appears that approximately 5 mature existing trees must be removed (including stumps) to accommodate the new facility footprint.	104
47	Lodge	Consider providing new infrastructure to support outdoor activities on "the Green" such as power outlets, stage lighting and hardscape surfaces for music bands to set up on	105
48	Lodge	Consider using concealed vs. exposed sprinkler heads in suspended, acoustical ceiling tiles, if the new facility is to be fully fire suppressed.	106

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49	Lodge	Consider installing sound attenuation blankets in all partitions surrounding meeting rooms and large public gathering areas.	107
50	Lodge	Consider using varying lighting levels in meeting rooms for various types of presentations.	108
51	Lodge	Consider installing motion sensing light switches in meeting rooms to help conserve energy.	109
52	Lodge	Consider zoning the new facility's HVAC system(s) to conserve energy. Also consider remote monitoring of the system(s).	110
53	Lodge	The entire building envelop should be designed to be energy efficient.	112
54	Lodge	Make a moveable wall between large and medium conference rooms to be more versatile. If we did this, couldn't we eliminate a conference room and save money? I doubt all 3 are utilized at the same time.	138
55	Lounge	The plans show the bar with its own kitchen, freezer, and pantry. Flip the room and put the bar alongside the restaurant wall. Then make the lounge the responsibility of the restaurant manager. Sitting down in the restaurant the servers come to you. In the lounge area food needs to be ordered at the bar. Use one kitchen, freezer, pantry, etc. to service both.	45
56	Lounge	Eliminate the billiard room. The rec room already has 2 pool tables. You could put a table in that space but leave it as part of the larger room.	46
57	Lounge	Put all the bathrooms in a central location.	47
58	Lounge	Eliminate the patio by the current lounge. I don't imagine that will get much use.	48
59	Lounge	For the wild idea, put a stairwell up to the roof along the community kitchen wall. The large flat roof looks glorious.	49

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60	Lounge	Why (4) pool tables? Most pool halls don't have this many pool tables (plus nobody wants to hear the balls bang around). The current tables are seldomly used. I believe this area could be better used as an indoor/outdoor area by utilizing folding/sliding doors to introduce fresh air and sunlight into the venue.	50
61	Lounge	This will be a dark place since the windows are in the billiard room and divided by a wall. This is the opposite trend in the industry and in commercial construction in general.	51
62	Lounge	Reconfigure the bathrooms to have a touchless entry system (eliminate the bathroom doors as they are gross). Make sure all fixtures are touchless.	52
63	Lounge	The secondary entrance from the billiard to the vestibule is a liability and management nightmare (same for the single exterior door)	53
64	Lounge	The bar cooler/freezer will not allow you to get to the freezer once you have kegs and package product stocked.	54
65	Lounge	A built-up stage is fine when being used. When it's not being used it's just in the way the 99% of the time. I would eliminate the bar stage and look for a mobile solution or have them on the floor.	55
66	Lounge	The bathroom hallway will funnel a lot of noise from the bar to the dining.	56
67	Lounge	Make a moveable wall between large and medium conference rooms to be more versatile. If we did this, couldn't we eliminate a conference room and save money? I doubt all 3 are utilized at the same time.	57
68	Lounge	In addition, I would suggest a fireplace in the bar area. For much the same reasons. Perhaps on the Billiard wall.	58
69	Lounge	no freezer in restaurant but one in the bar?	59
70	Lounge	reduce pool tables to 2 and make the library larger.	60

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71	Lounge	Is there complete separation from the bar? What about sound proofing? Will I have to go through the bar to get to the restroom?.	168
72	Lounge	This will be a dark place since the windows are in the billiard room and divided by a wall. This is the opposite trend in the industry and in commercial construction in general.	128
73	Lounge	Reconfigure the bathrooms to have a touchless entry system(eliminate the bathroom doors as they are gross). Make sure all fixtures are touchless.	129
74	Lounge	The secondary entrance from the billiard to the vestibule is a liability and management nightmare(same for the single exterior door)	130
75	Lounge	The bar cooler/freezer will not allow you to get to the freezer once you have kegs and package product stocked.	134
76	Lounge	A built-up stage is fine when being used. (Lodge built up, lounge flat area?) When it's not being used it's just in the way the 99% of the time. I would eliminate the bar stage and look for a mobile solution or have them on the floor.	135
77	Lounge	The bathroom hallway will funnel a lot of noise from the bar to the dining.	135
78	Restaurant	Uncertain where storage for restaurant and bar is located. Their storage should ideally be located convenient to their operation. Also seems that the service side for the restaurant (deliveries of food, kegs, bottles, supplies, and trash pick-up/removal) will need to be developed further to better accommodate delivery vehicles, dollies, etc. getting up to and into the facility.	61
79	Restaurant	why 2 server areas?	62
80	Restaurant	what is the purpose of the windows above the restaurant seating area?	63
81	Restaurant	entry to dining from serving area looks narrow for serving passing in and out	64

More questions or comments? Email lodgeproject@lakewaynoka.com