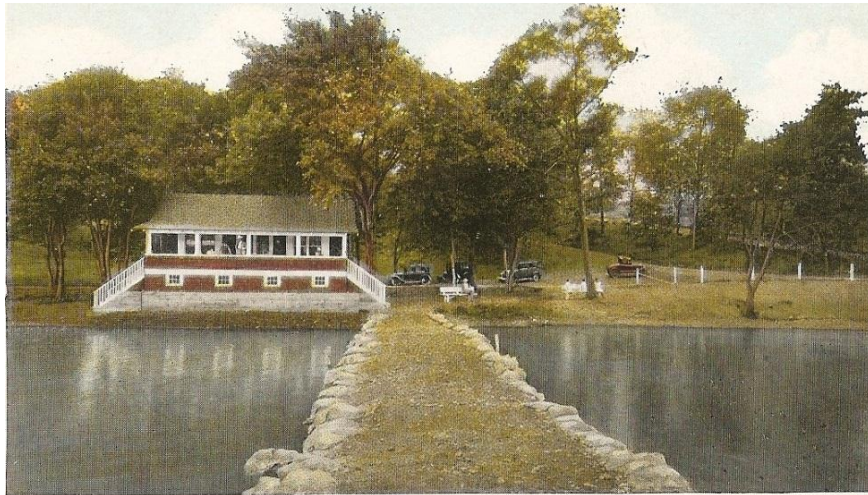


Lake Hayward Clubhouse and Pavilion Yesterday



THE LAKE HAYWARD CLUB HOUSE AND DOCK

6060-29



Lake Hayward Pavilion Today



September 22, 2012



Lake Hayward Pavilion Tomorrow?



Proposed Pavilion

Committee Considerations

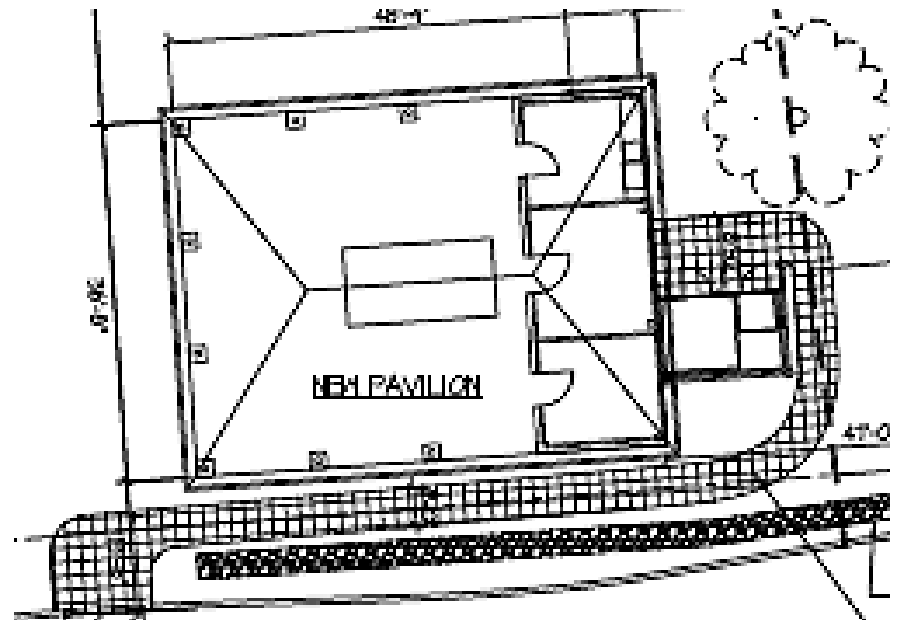
- 50 year life
- Minimize view obstruction from upper roads
- Consistent with neighborhood
- Carry original 1921 clubhouse elements where possible
- Versatile / functional / affordable
- Enhance Association image
- Build within existing footprint
 - No need to appear before TPZ or Inland Wetlands
 - Building permits only
- Accommodate member feedback
- Right people for tasks

Lake Hayward's Former Pavilion



Proposed Pavilion

- 36' x 36' community space
- 12' x 36' storage area
 - Subdivided into 3 units
 - Properties Committee
 - Recreation
 - General storage



The Proposed Lake Hayward Pavilion



Design Features

- Hip roof with cupola
- Asphalt shingles
- Durable fiber cement board siding
- 3 ft. stone veneer three sides of shed and on columns
- Slip resistant concrete floor



Vandal Resistant

- Soffit height 9 feet
- Collar ties at 11 feet
- Electrical conduit buried in concrete and soffit
- Electrical outlets embedded in stone veneer on shed and columns
- Light units within soffits
- CCTV security system
- Security light overnight
- Durable siding



Design Features



- 200 amp service
- Outlets to outdoor code
 - Minimize use of extension cords
 - GFCI reset at outlet
- Audio system
- Security system

Design Features



- Well ventilated
 - Ceiling height
 - High elevation provides improved air flow
 - Cupola
 - East and West vents
- Well lighted
 - Ceiling lighting
 - Soffit lighting

Design Features

- Cupola
 - Aesthetic appeal
 - Functional
 - Added ventilation
- Roof cover
 - Asphalt shingles
 - 30 year or more
 - Consistent with neighborhood
 - Easily repaired



Design Features

- Siding
 - Cement fiberboard
 - Holds paint better than wood
 - Durable, long life
 - Mildew resistant
 - Less maintenance over time
 - Vandal resistant
 - Neutral Color



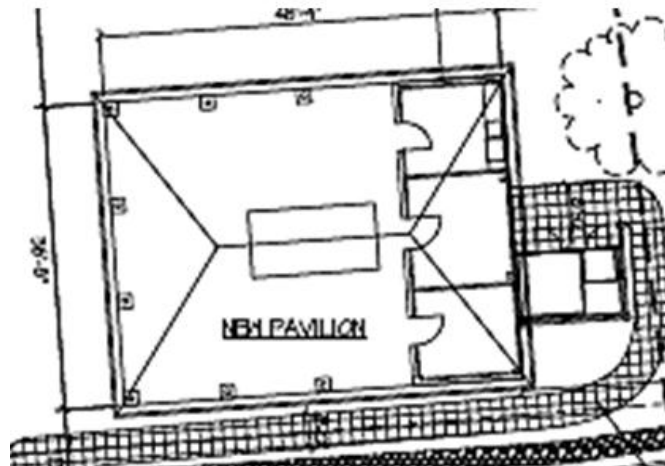
Design Features

- Interior finish
 - Tongue and groove ceiling
 - Aesthetic appeal
 - Minimal exposed conduit
 - Most buried in slab or hidden in soffits



Design Features

- Two port-o-potties
 - One regular
 - One handicapped
 - Accommodate parents with children
 - ADA compliant
 - Stone dust path
- Privacy wall
- Lighted by soffit lights



Design Features

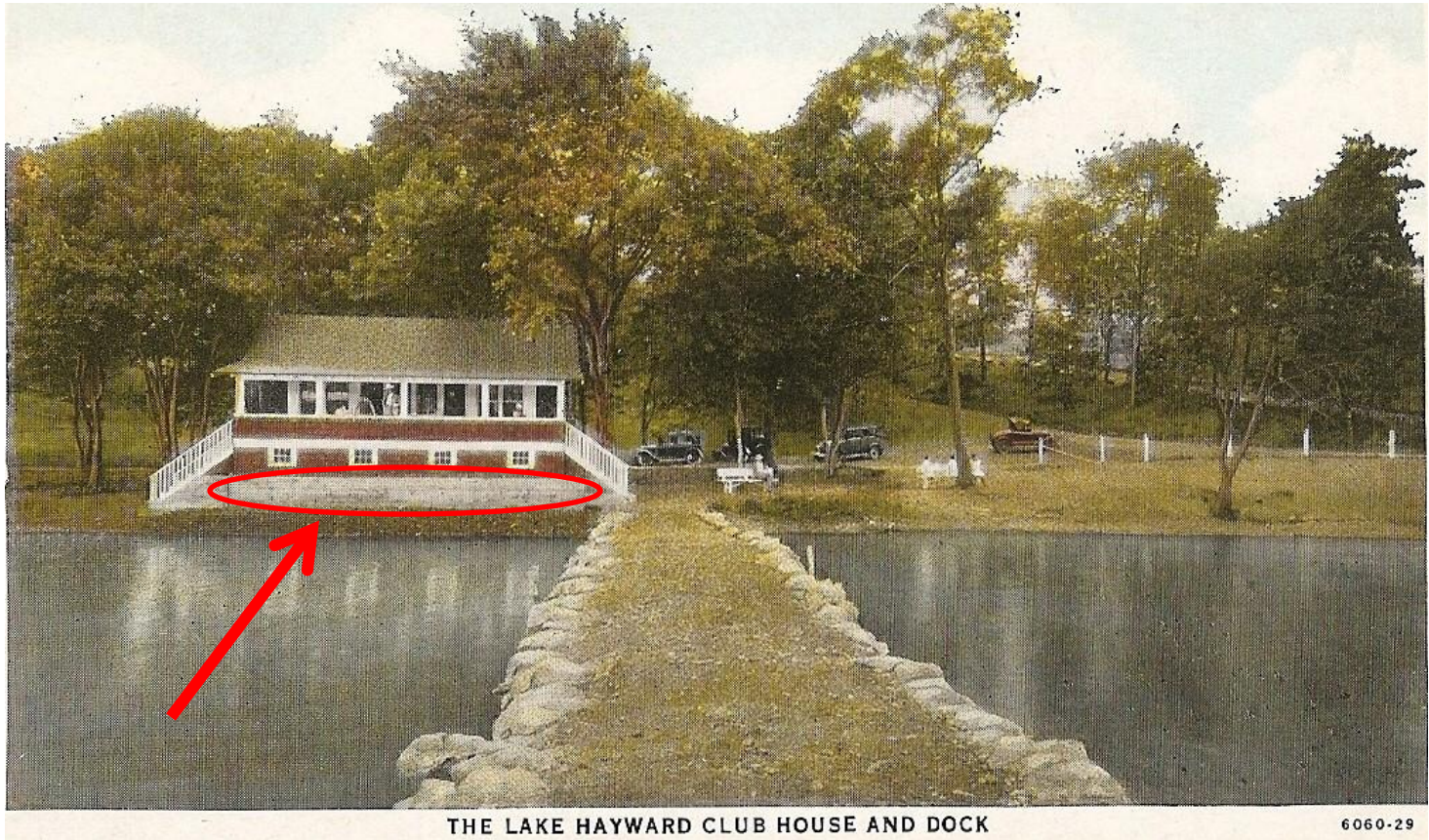
- Versatile
 - East and west storage areas
 - Dutch Doors
 - Service concept
 - Recreation, ice cream and prize distribution
 - Center storage area
 - Accommodates Properties Committee storage needs

East



West

Lake Hayward 1921 Clubhouse



1921 Design Feature

- Stone Work
 - Aesthetic appeal
 - Reflects existing stone wall
 - Lower three feet of walls and columns
 - North, east and west walls
 - All columns
 - Three inch thick natural stone
 - Carry forward original clubhouse stone element
 - Vandal resistant



The Proposed Lake Hayward Pavilion

