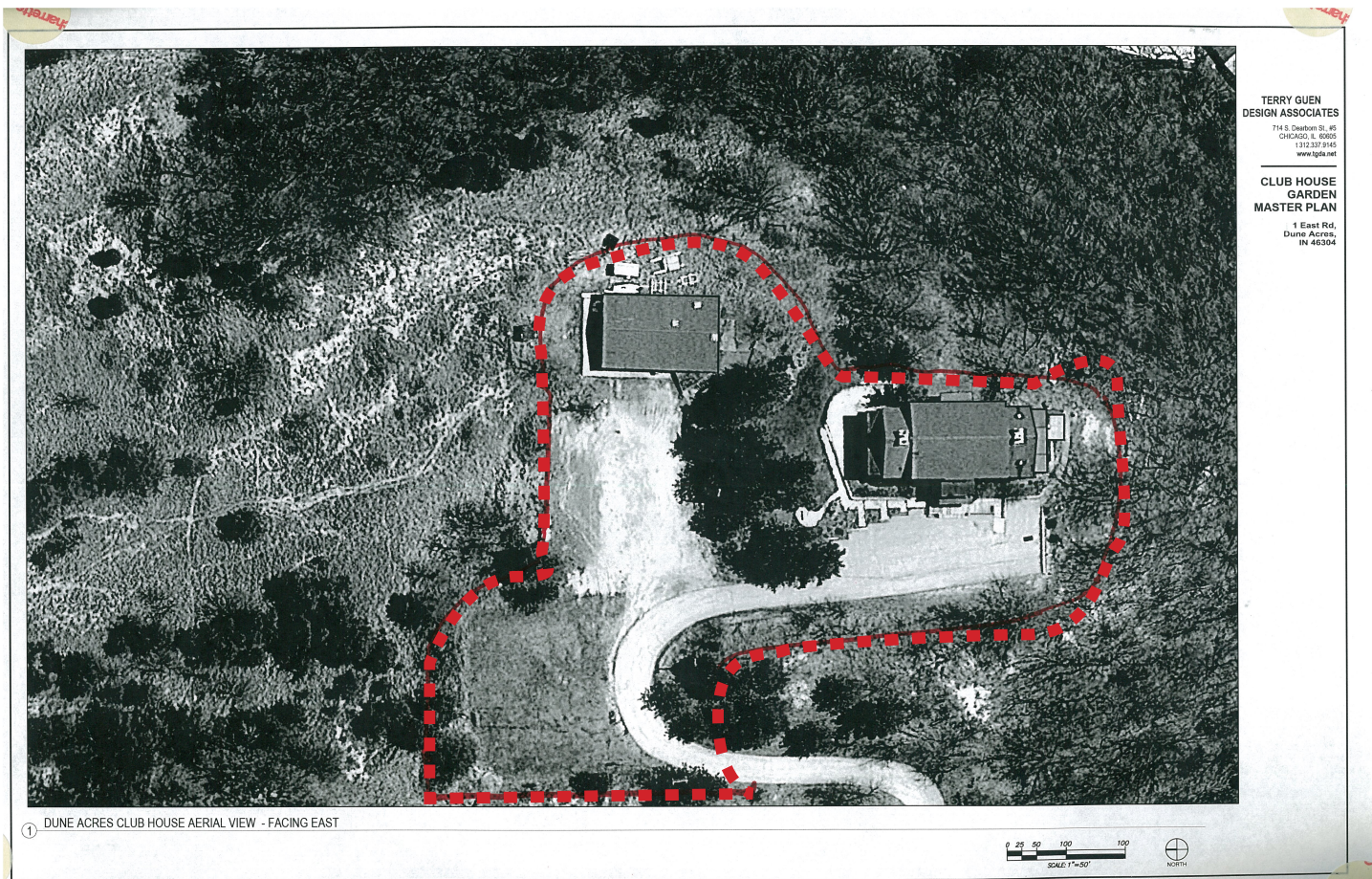


Modest
historical
exhibits

CLUBHOUSE HISTORY

- What is the goal? Preservation and continued use of the Clubhouse and its surrounding area
- What do you need to reach your goal? Community awareness of the significance and importance of the whole area
- Who uses the space and how often? 1. Residents - for yearly planned events (3-4 each year) with limited use of outside areas. 2. Rentals (6-10 per year)
- What are the program uses? • DACIF Meetings • Town parties
- Aesthetically what is the desired appearance? Every view from the Clubhouse should be appealing
- On the aerial photo draw the boundary area. See image below



LEGEND:

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SECURITY & ACCESS ISSUES

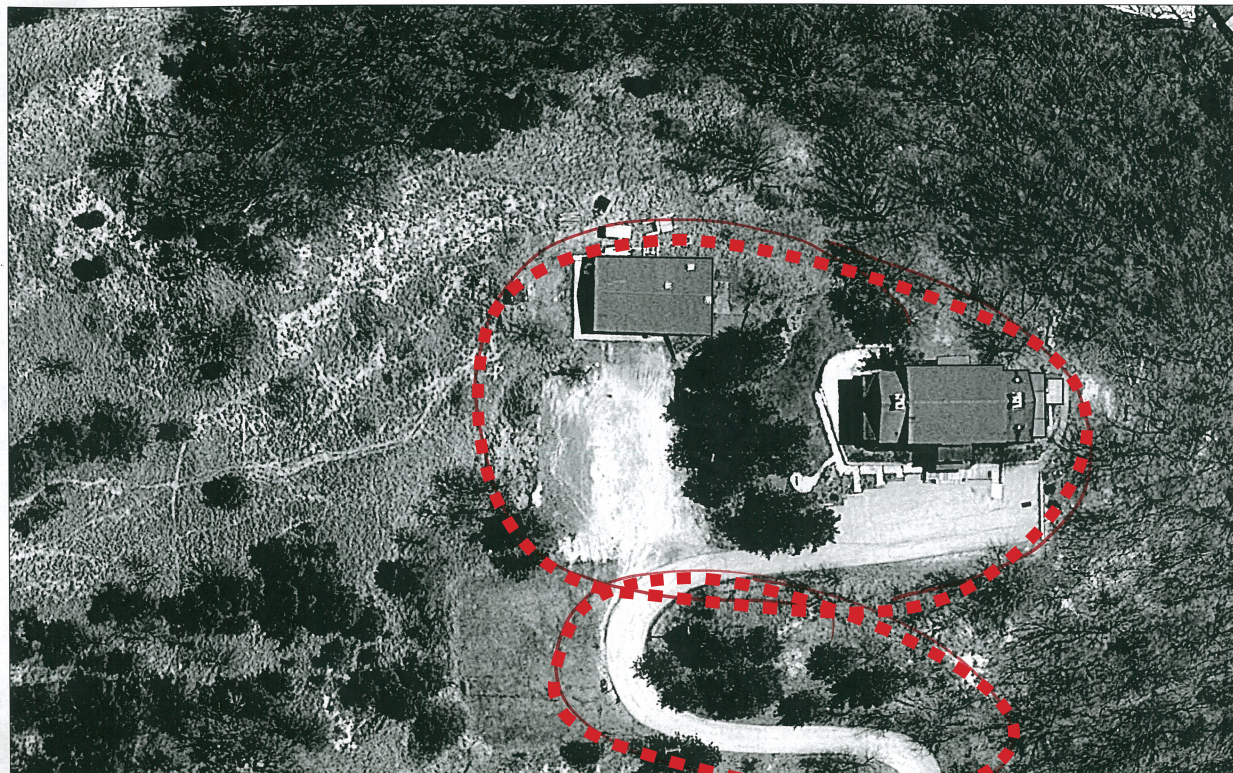
Open for residents
-ALWAYS-

Beach access issues. May be a problem

- What is the goal? Balance improved access with security
- What do you need to reach your goal? Key-card entry? Condenses!
- Who uses the space and how often? Clubhouse area opened on limited basis. DA-only? Community? Few hours a day? Each week?
- What are the program uses? Town events, rental, resident-sponsored community events, historical exhibits.
- Aesthetically what is the desired appearance?
- On the aerial photo draw the boundary area. See image below

Portable defibrillator at Clubhouse

Security rounds



TERRY GUEN
DESIGN ASSOCIATES
714 S. Dearborn St., #5
CHICAGO, IL 60605
312.237.8145
www.tgdb.net

CLUB HOUSE
GARDEN
MASTER PLAN
1 East Rd.,
Dune Acres,
IN 46304

① DUNE ACRES CLUB HOUSE AERIAL VIEW - FACING EAST

0 25 50 100
SCALE 1"=50'



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Small
resident
parties
at LOW
RENTAL

EVENT USES & NEEDS

Educational
and
birdwatching

- **What is the goal?** Increase use of grounds and Clubhouse

- **What do you need to reach your goal?** Accessibility and security awareness. Community input and financial support

- **Who uses the space and how often?** Private events, primarily weddings. Possible membership fee to access Club house use w/ a swipe card (ex \$500 initial fee, 1 time fee). Social committee - 3 parties a year.

- **What are the program uses?** Social & DACIF meetings

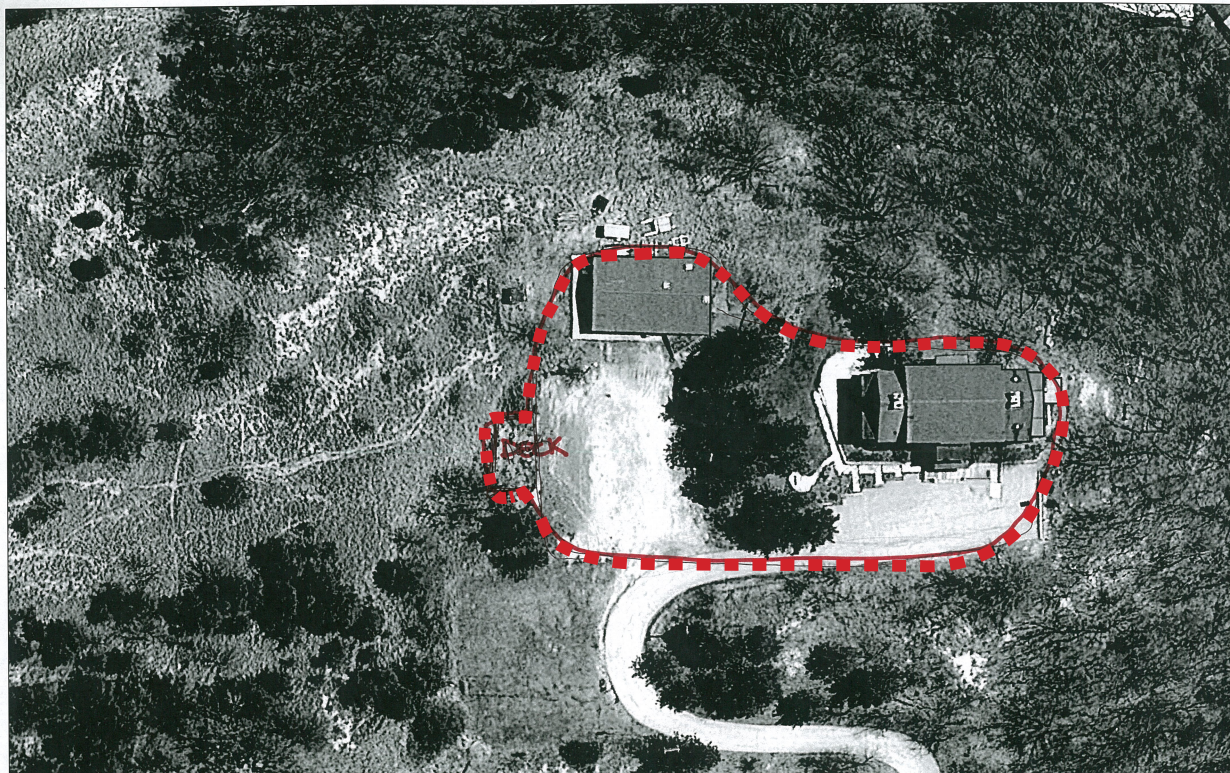
- **Aesthetically what is the desired appearance?** Increase planting - build large viewing deck on north most edge of current parking lot. Shrouding maintenance building-perhaps with matching logs to blend it into the environment.

- **On the aerial photo draw the boundary area.** See image below

Need to
be ADA
compliant
- handicap
bathroom

Viewing
deck on
top of utility
building

Very
interesting
idea



TERRY GUEN
DESIGN ASSOCIATES
714 S. Dearborn St., #5
CHICAGO, IL 60605
(312) 337-9145
www.tgdn.net

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Leave maintenance building in place. Remove pitched roof and install a green roof.

GARAGE AREA

Move storage to behind guard office

- What is the goal? Need pumps and water for pipe protection of clubhouse
- What do you need to reach your goal? Relocate maintenance building and storage of town vehicles
- Who uses the space and how often? Maintenance person
- What are the program uses?
- Aesthetically what is the desired appearance? Patios on garage roof? Flat roof. Match exterior of the Clubhouse.
- On the aerial photo draw the boundary area. See image below

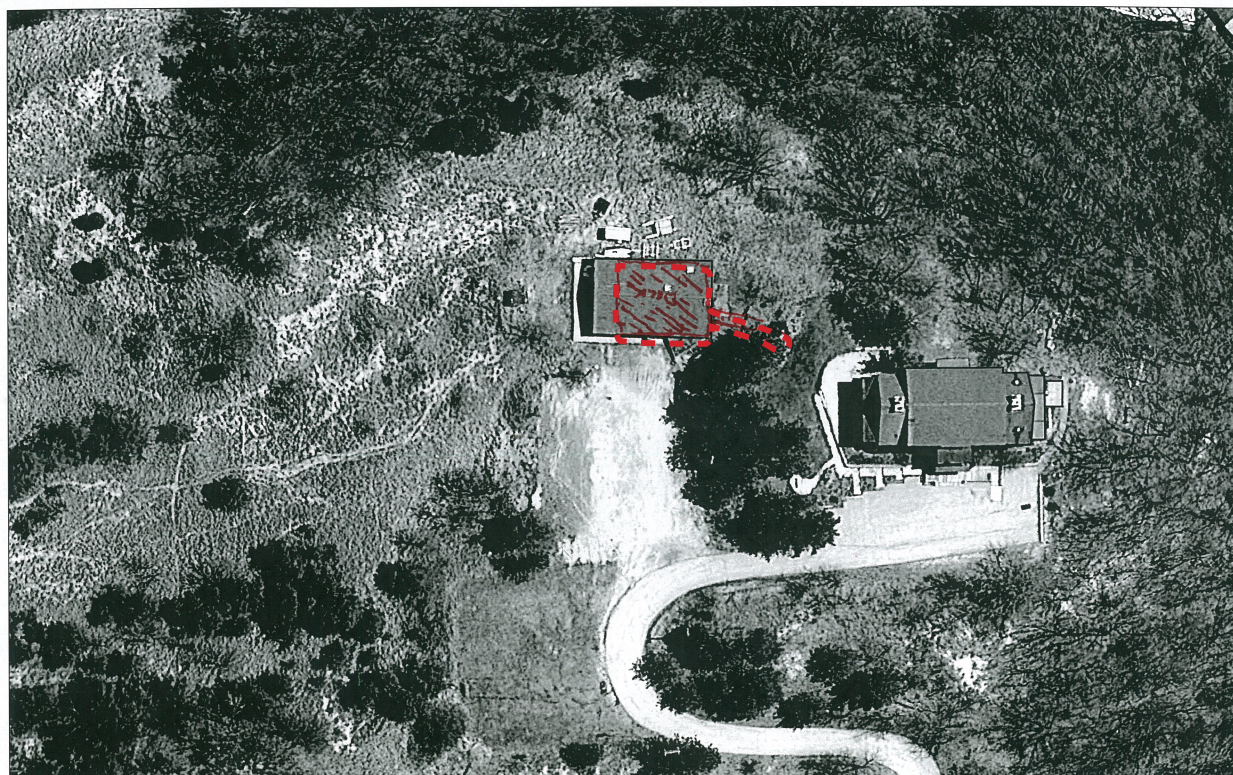
Paving stone parking lot

Rooftop garden. Green roof.

Alternate access so vehicles & maintenance building are not the focus

Cell tower to increase service

Wind turbine to generate electricity



TERRY GUEN
DESIGN ASSOCIATES
714 S. Dearborn St., #5
CHICAGO, IL 60605
312.337.4145
www.tguen.com

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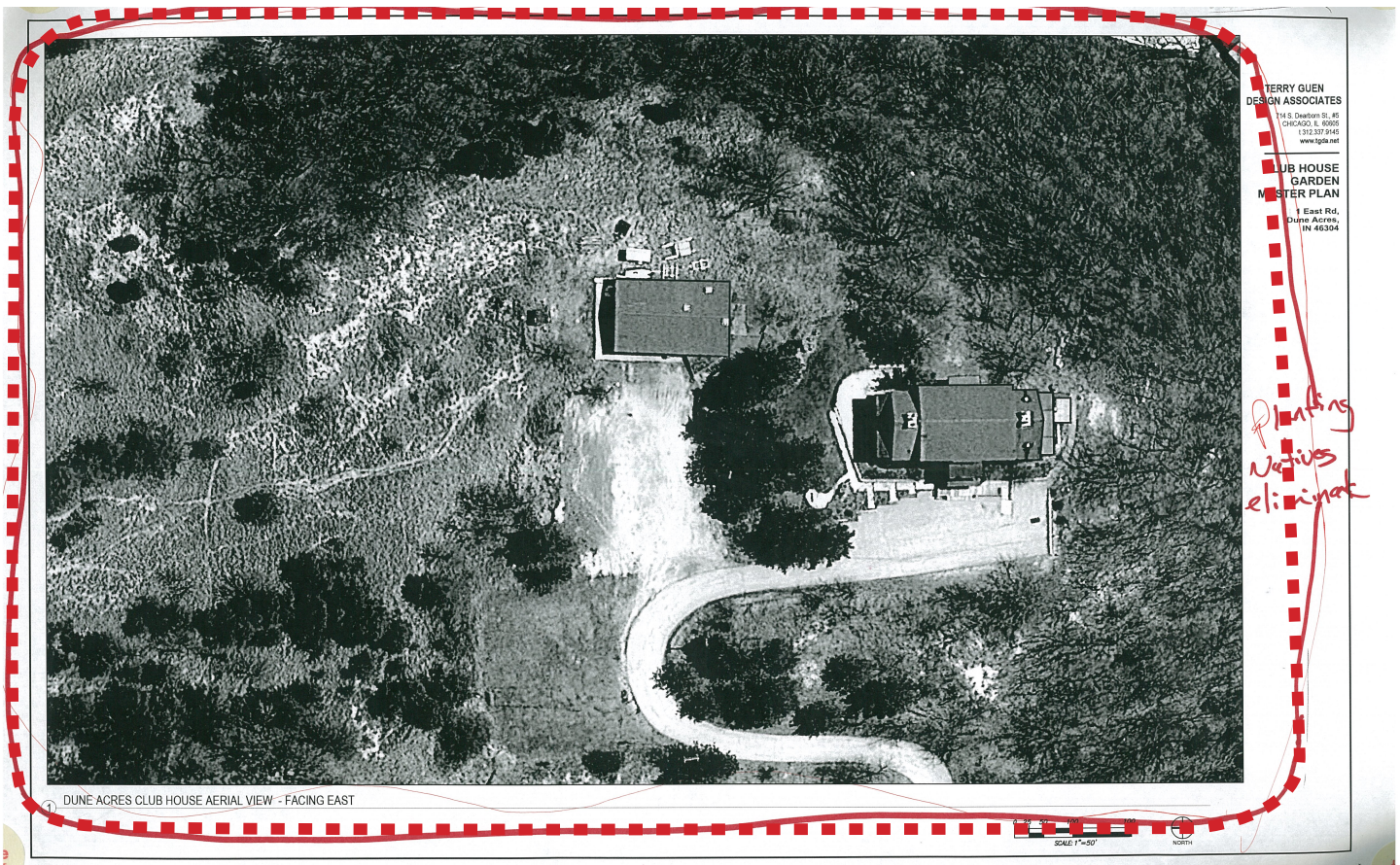
PLANTING, NATIVE & ORNAMENTAL

- What is the goal? Self sustaining, low maintenance, diverse, beautiful, natives, wildlife habitat (bees, birds, butterflies) and eliminate non-natives and invasives
- What do you need to reach your goal? Plan, resources (\$), community buy-in (money+manpower)
- Who uses the space and how often? Daily
- What are the program uses? Paths, planned walks, educational
- Aesthetically what is the desired appearance? Natural, dune-like, textured, colorful
- On the aerial photo draw the boundary area. See image below

Margaret's Garden?

Extended reticulation to east & south of Clubhouse. The area is clay & sandy. We have the water and reticulation on the mouth which can be extended.

Demonstration gardens to show residents how to use native plants



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Path or stairs
down to utility
building area



Plant
flowers to
beautify the
area

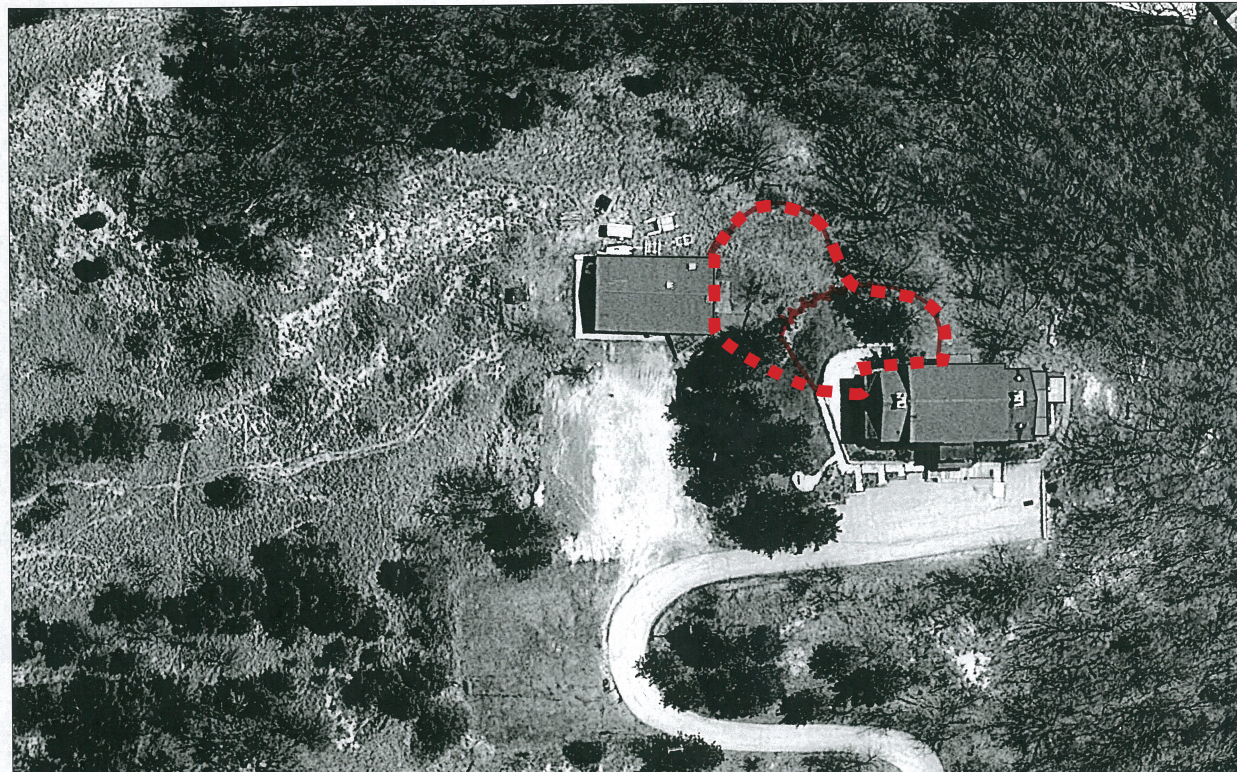
PATIO

Add council
ring. Maybe
fire pit.

Add overlook
deck facing
lake



- What is the goal? **Use it!**
- What do you need to reach your goal? **Easier access for additional use**
- Who uses the space and how often? **Weather permitting - available for parties and rentals**
- What are the program uses? **None**
- Aesthetically what is the desired appearance? **Seating added to the area**
- On the aerial photo draw the boundary area. **See image below**



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DESIGN ASSOCIATES
714 S. Dearborn St., #5
CHICAGO, IL 60605
1.312.327.9145
www.tgda.net

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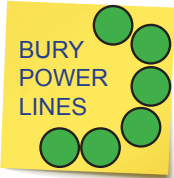
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PARKING & ENTRY

Slot parking
on west
side of front
entrance

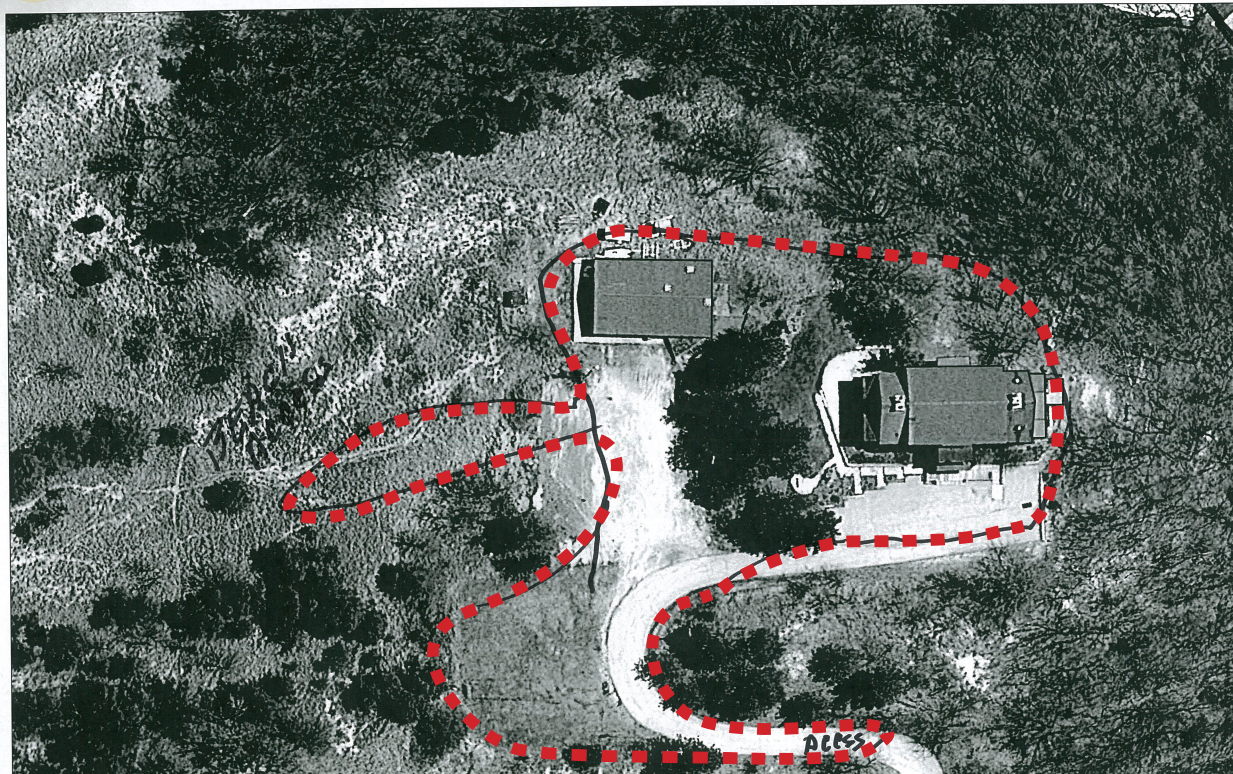
No parking
right in front -
handicapped
spaces not
right in front

- **What is the goal?** Opportunity for all to come and enjoy the view. Use the outside area more effectively during summer months - view over the lake
- **What do you need to reach your goal?** Procedure for access. Gate - Transponder fuel up at guardhouse. Assume camera system functions properly
- **Who uses the space and how often?** Use the lower level as an area of gathering and history. Use the top are of the maintenance building as a greeting area. Access the relationship of the Clubhouse to the beach trails.
- **What are the program uses?** Town function - improve handicap accessibility
- **Aesthetically what is the desired appearance?** Maintain the look but change function. Cover the maintenance building with log exterior.
- **On the aerial photo draw the boundary area.** See image below

No hard (non-
permeable)
surfaces

More accessible
path from
parking lot to
connect with
present path

Could parking
be relocated
away from lake
view?



① DUNE ACRES CLUB HOUSE AERIAL VIEW - FACING EAST

0 25 50 100
SCALE: 1"=50'



TERRY GUEN
DESIGN ASSOCIATES
714 S. Dearborn St., #6
CHICAGO, IL 60605
(312) 337-9145
www.tgda.net

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