TRI-COUNTY COUNTRY CLUB

PROGRAM

THESIS 1978-79

RICK HAMPTON
INTRODUCTION

The project for my thesis will be to design a clubhouse and additional athletic facilities for the existing Tri-County Golf Club. The existing Tri-County Golf Club is approximately 8 miles from Muncie, Indiana; 9 miles from New Castle, Indiana; and 10 miles from Anderson, Indiana. Located in Henry County, Tri-County Golf Club is practically at the intersection of Delaware County, Henry County, and Madison County. The existing facilities are located on 133 acres and consist of an 18-hole par 72 golf course, pro-shop, lunch room, and a golf-o-mat facility.

The proposed "Tri-County Country Club" consisting of clubhouse, golf course, pro-shop, handball courts, racquetball courts, swimming pool, tennis courts, and men's and women's health facilities is strictly hypothetical. The thesis project itself will entail the design of all of the above plus the grounds immediately surrounding the clubhouse, with the exception of the design of the golf course. The existing golf club has recently been purchased by a new owner. Under the new management, the golf course is being upgraded. The new owners are proposing the addition of 3 lakes and additional planting and mounding both on and off the greens. Tri-County Golf Club now attracts people from the 3 counties (Delaware, Henry, and Madison) which border it. With additional facilities, it has the potential of drawing membership from other East-Central Indiana counties, i.e., Blackford, Grant, Jay, and Randolph counties.

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*Indiana Information Retrieval System
By 1980, there will be a total of 466,600 people residing in Delaware, Henry, and Madison counties which will be more than ample to fulfill a proposed membership of 500. The non-golf members will be interested in the club's pro-shop, social activities, handball courts, racquetball courts, swimming pool, tennis courts, and men's and women's health facilities. The Muncie, Anderson, New Castle areas currently have a few scattered recreational facilities offering these activities individually, but no one club offers all of these activities. The new Tri-County Country Club (TCCC) will be primarily directed toward the average working person with a family. Offering a variety of activities, it will be a progressive and innovative athletic/recreational facility for the entire family. This new club would stimulate family participation within the club as well as encourage social and community interaction. The main objective of this project will be to provide the resources for this interaction to take place not only on an individual basis, but also on a family network basis.
PROBLEM DESCRIPTION

Avid sports enthusiasts are constantly looking for better sports facilities, and when these facilities are found, they are in constant use. Since leisure time is becoming more prevalent, the development of a clubhouse-sports center seemed to be a challenging problem to tackle for a thesis project.

The development of Tri-County Country Club can be justified by trends in recent years of people switching to club activities. The increasing cost of domestic help in recent years has led to greater club use for entertaining purposes. Space limitations in homes encourage the use of club facilities for entertaining larger groups of people.

Population trends show that the average age of people is consistently becoming lower; clubs are aware of this and may make provisions to enhance participation in club activities. The club of today should consider three specific age groups: the youth under full membership age, the middle-aged full membership, and the members 65 years of age and over (which is ever-increasing).

Women today, by the use of countless labor-saving devices in the home, have more time than ever before to turn to recreation. By developing a club that is geared to all age groups and sexes, the financial success of the project is enhanced.

Of major importance in club design is the functional pattern of traffic flow, efficient use of space, step saving arrangements of equipment and storage facilities, and provision of the proper type of facilities and building design to contribute to significantly lower labor costs. Energy consumption should be analyzed, studied, and evaluated.
ECONOMIC REGION 6

THE FOLLOWING COUNTIES ARE INCLUDED IN THIS AREA:

BLACKFORD  DELAWARE
GRANT      HENRY
JAY        MADISON
RANDOLPH   

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FUTURE PLANS
Lakes added on holes 6, 11, 16, and 17.
Mounding
Additional Foliage

SCORECARD

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<td>3</td>
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PLAYER ATTESTED DATE

RULES GOVERN ALL PLAY. OFFICIAL RULE BOOK AT CLUB HOUSE FOR YOUR REFERENCE.

LOCAL RULES

1. BOUNDARIES: fences around golf course.
2. WATER HAZARDS: play ball two club lengths from Hazard behind line of entry. Penalty - one stroke.
3. GROUND UNDER REPAIR AND NEW TREES: drop two club lengths no nearer hole - No penalty.
4. BALL NEAR anything used for course maintenance - Drop two club lengths no nearer hole. No penalty.
5. ELECTRIC CARTS must be kept at least 20 feet from greens and off the tees.
In developing the already existing golf course at Tri-County into a country club (see location maps), an intensive study of income brackets should be done. The area, from observation, is strictly middle income with very few upper-middle and upper income levels and a small portion in the lower income level. By gearing the club facilities to the middle income range in this area, club membership potential should be at a maximum. The club will be family oriented, thus allowing interaction among all ages.

Considering the above criteria, the problem is to develop a facility that is able to fit within the financial realm of the local population and at the same time meet the leisure hour needs of these same individuals. This will be accomplished by a selective process of determining and implementing what is a money generator, what is in demand, and what is creative enough to hold the interest of people over an extended period of time in this area. Second, one must create a building that will be capable of enhancing the growth of the facility as well as encourage inter-community interaction. This will be accomplished by providing numerous activities that encourage both group as well as singular participation. Third, one must direct the entire project toward the family. An inclusion of all ages will allow maximum participation in both social and athletic activities. Fourth, one must blend the structure of the building into the surrounding landscape. At the present time, the majority of the surrounding land is farm land. Housing is developing slowly in the area, but is gradually picking up; once there is an activity center present, housing will boom. By maintaining a low scale and flowing building, rather than a monument, the fourth goal will be achieved.

In our present complex society, people need to seek out nature in such places as the golf course in order to relax tensions and feel in
harmony with their surroundings. The clubhouse has a counterpart to play in the scheme of recreation and relaxation of club members. In addition to providing an efficient accommodation of club functions, the clubhouse must provide a cheerful, comfortable, and relaxing atmosphere. This is accomplished as much through good architecture as it is through pleasant and efficient service.

Development of Tri-County Country Club will be a very challenging project which will demonstrate my ability in programming, site analysis, building type studies, design, integration of systems and realization of human needs and wants in establishing environments. Through the choice of a country club as a thesis project, the problem will be considered a special challenge that hopefully will result in new, refreshing, and workable ideas.
SIMILAR PROJECTS – BUILDING TYPE STUDY

The following projects were either documented in written literature or through personal observation:

Broadmoor Country Club: Indianapolis, Indiana
Jacaranda Country Club: Plantation, Florida
Montauk Golf and Racquet Club: Montauk Point, Long Island, New York
Palmetto Dunes Club House: Hilton Head, South Carolina
Waterwood National Golf Course: Lake Livingston, Texas
Woodland Golf Course: Indianapolis, Indiana

On each project, critical issues, building analysis, spatial details, site analysis, and any written literature will be listed.
Broadmoor Country Club: Indianapolis, Indiana

Architect: Unknown

Critical issues:
1. Strong separation of social facilities and athletic facilities.
2. Separation of service entrance and member entrance.
3. Low linear plan—one story.
4. Dining, banquet, and bar all open to golf course.
5. Banquet room and dining capable of forming one space.

Building Analysis:
1. Masonry load-bearing walls
2. Short spans
3. Trussed flat roof
4. Tile entry
5. Carpeting throughout
6. Wood, brick, and plasterboard used on interior
Broadmoor Country Club has approximately 450 members; golfing makes up the bulk of that membership. The club does offer other types of memberships such as: social only, swimming only, tennis only, and/or any combination of the above.

Broadmoor is a Jewish, family-oriented club that guarantees its members a minimum of four social events a week.

Dining usage varies throughout the week, with average participation of 40 people Tuesday thru Thursday; 70-80 Friday, Saturday, and Sunday; and 90-110 for parties.

Membership fees at Broadmoor are $3,500 to join, $40 a month minimum dining, and $80 a month dues.

The member still pays for individual pool usage, tennis bookings, golf rounds, tennis lessons, golf lessons, and any other activities in which they participate.
JACARANDA--FLORIDA

SPACE

SPACE DETAIL

SITE

GOLF COURSE

PARKING

VEHICULAR

GOLF

LAKE

SOCIAL

GOLF COURSE
Jacaranda Country Club: Plantation, Florida

Architect: Donald Singer

Critical issues:

1. Strong separation and expression of social and athletic functions
2. Use of similar and simple geometric forms
3. Use of one entrance for service and members
4. Low linear profile
5. Social takes full advantage of surroundings
6. Use of starter for control of course instead of pro-shop
7. Use of concrete to contrast the soft, natural surroundings
8. Use of open bridge for interaction with outside elements

Building Analysis:

1. Building mass is low
2. Concrete bearing walls
3. Glass used profusely
4. Roof framed in steel
5. Interiors are wool carpet, concrete, aluminum, and glass
6. Building is air conditioned using a multi-zone air to air system
JACARANDA COUNTRY CLUB
Plantation, Florida
Donald Singer

Encouraging their client, the Gulfstream Land &
Development Corporation, to depart from the local tradition
of "ship's wheel and stuffed sailfish" design motif,
architect Donald Singer and interior designer
Terry Rowe have created a private country club that is
thoughtfully planned, elegantly appointed and well suited
to function as the recreational focus on an
850-acre, planned residential community on Florida's
fast-growing Atlantic coast.
Singer’s decision to polarize the club’s recreational and social functions led to the binuclear solution shown in the plans on the opposite page. The dining room, cocktail lounge and kitchen facilities are grouped together to form a social area that flows gently around its own service core. The golf shop, locker rooms and cart storage area form a second, quite separate, nucleus. The two sections are linked at the upper level by a bridge that spans the access road and provides, in the swale below, a natural point of arrival. Golfers alight from their cars under the bridge and proceed up to the locker rooms while their cars are parked and their golf bags transferred to carts. The procedure is reversed at the end of play.

Singer sought to achieve a feeling of repose and harmony with the surrounding landscape by keeping the building mass low and stringing the destination points out horizontally for maximum “stretch.” This elongation and emphasis on horizontal movement, says Singer, “makes the user aware of his role in a pageant he himself is creating.” The two man-made hillocks are visual shock absorbers that cushion the impact between building and site while strongly reinforcing the duality of the scheme.

The elevations are handled with appealing simplicity in concrete and glass. Because there is so much design interest at grade in the form of level changes and retaining walls, the roof line is smooth and continuous, broken only as the building turns on its site. Concrete bearing walls have been lightly sandblasted to remove stains and tie holes have been packed with lead
The materials used consistently throughout the interiors are wool carpet, concrete, aluminum and glass. Other materials find occasional use: the lounge tables, bar top and waitress station are black granite; the reception area and bridge deck are finished in river gravel. The whole building is air conditioned using a multi-zone, air-to-air system.
structure, although originally a muffle slab, is framed in steel. Doors, although more stylish aces, reflect the same consistent and detail. Singer and for the first time, a sequence of elegant spaces, by careful lighting and enriched color accents. The dining room twin lounge (see page 159) are intimate—their scale made easy by fitting them around an nice core. The locker rooms treated as low grade space in that jacaranda are detailed, textured and furnished with really taste. Thoughtful lighting, much of or concealed, imparts a lyrical to the interiors and, at night, bathes the building’s perimeter, and its principal approaches, in a luminous medley of powerful, form-revealing highlights (see photo page 159).

If the design intention had simply been to create a handsome structure that unmistakably conveyed an aura of suburban elegance and ease, then the designer task would have been easier. For, although the Jacaranda Club expresses these qualities in abundance, it also generates in its users an important sense of community focus and purposeful play.

JACARANDA COUNTRY CLUB. Plantation, Florida

The club manager’s office (photo left) continues the theme of concrete wall and speckled carpet. In the dressing rooms (photo below), custom lockers were molded in gray fiberglass. The molding process was reversed so that the locker’s exterior surface is rough textured while the inside is smooth and white. Plastic laminate, chrome, and mirror glass are used as contrast to the concrete walls.
Mauntau Golf and Racquet Club: Mauntau Point, Long Island, New York

Architect: Richard Foster

Critical issues:

1. Separation of social and athletic by having social above and athletic below.
2. Use of single entrance for athletic and social functions with separate service entries.
3. Use of centrally located kitchen for use by both floors at dining and snack bar.
4. Use of one space for dining and lounge.
5. 360° view from dining room.
7. Strong use of beams and simple geometry.

Building Analysis:

1. Decks and lower floor are of ironspot brick pavers.
2. Walls are rough sawn red cedar and plank.
3. Exposed concrete faces are sandblasted or hand hammered.
4. Roof is covered with hand split cedar shakes.
5. Short spans.
Main entrance and lobby are on the lower level, with stairs leading directly to the main dining room and its bar. From the deck surrounding the dining room, there is a 360-degree view over the countryside and to Montauk Bay. The berm on which the building sits is simple and appropriately landscaped with easily maintained juniper; salt spray from the ocean necessitated a very limited palette of plant materials.
From a windswept sand dune site, the pyramidal form of the Montauk Golf and Racket Club is a landmark in the Long Island area. The strong lines of the pyramidal form emphasize the slope of the site (highest in the area) on which the club sits, and recall indigenous farm buildings of the locality—happy deviations from function and for sensitivity to environment. The building divides itself by function, with the utility areas of the upper level and entertainment areas of the ground level, from which there is a true view of Montauk Bay and Suffolk County. The pyramidal roof lends its form to the dining room and bar on the upper level, and overhangs a part of the radiating terrace. All materials are simple and reflect indigenous uses: decks and floor are of ironstone brick pavers, the rough sawn red cedar and plank, and concrete faces are sandblasted or hammered, and the roof is covered with split cedar shakes. The building and recreational facilities are designed for a membership of 500 families.

The dining room's high ceiling gives it exceptional spaciousness. Ceiling is red cedar plank, oiled; columns and rafters are fir. Location of the entertainment facilities on the upper level takes advantage of the sweeping view of the surrounding area; glass walls and low parapet around the terrace permit a clear view. Tables and chairs are of oak; carpet is green. Ground level bar (right) serves card, club and meeting rooms on that level. Stairway (above right) leads from main dining room to lobby on lower floor (above); rail is leather over foam rubber. The Olympic-sized swimming pool and the tennis courts are reached by steps from this level.
Palmetto Dunes Clubhouse: Hilton Head, South Carolina

Architect: Copelin and Lee

Critical Issues:
1. There is a linear arrangement.
2. Entry and service are separated.
3. It allows for future expansion.

Building Analysis
1. Upper structure is a series of trusses.
2. Shingle roof.
3. Lower elements finished with stucco.
4. Extensive use of glass.
This central clubhouse for two full golf courses was built within a new resort development. The main upper structure, 28 feet high, is a series of trusses cut out and varied to receive light and to modulate the space beneath. Below the shingle roof and slung between the round columns that support the trusses are all the "functioning" elements of the building—locker rooms, storage areas, and kitchen facilities—all designed for future expansion. These lower elements are solid, of beige stucco, while the large truss structure containing the pro shop, lobby, and restaurant is completely glazed both between the columns and at the triangulated gable ends. Beyond the glass, with long vistas of the golf courses, are the terraces and benches to accommodate those people waiting to play. Engineers were Dolton & Dunne (mechanical/electrical) and Donald Butterfield (structural). Contractor was C. E. Moore, Inc.
Waterwood National Golf Club: Lake Livingston, Texas

Architect: Clovis Heimsath and Associates

Critical Issues:
1. Two story building with social above and athletic below
2. Single entry
3. Separate service entry
4. Dining is stair-stepped to maximize view
5. Snack bar is located away from kitchen
6. Open plan for social

Building Analysis
1. Concrete columns
2. Prefabricated trusses
3. Wood siding on upper level
4. Brick finish on lower level
5. Wood plank ceilings
6. Copper fascia
The design of this 35,000-square-foot building began with obvious locational constraints: the men's and women's locker rooms, the pro shop, the coffee shop, and the snack storage all want to open on the tees at grade. Yet some spaces requiring view and on-mountain activities, dining rooms and practice areas. One solution was to be a very low and very low-slung building. Another, a story configuration that would require each visitor to enter the same spaces via a flight of stairs. The architects solved the problem by moving a mountain in front of the building—creating a grade change that puts the locker and lounge areas on the side of the auto entrance (photograph). They open on the golf course side to a broad deck with a terraced view of the course; the locker and lounge areas, pro shop, open to grade beneath.

The upper-level plan is divided into a number of small seating areas (center photo, bottom). The dining areas are separated into outdoor and indoor spaces, with retractable glass walls creating a number of quiet corners. Heimann argues that "how well a building is used simultaneously by all of the occupants and by the dynamics of the building is better defined by the way the building is used". The plan considered scale, flow, and the spaces the problems of the roof were solved through." The truss form developed great flexibility in creating a scale.

Woodland Golf Course: Indianapolis, Indiana

Architect: Unknown

Critical issues:

1. Definite separation of social facilities and athletic facilities.
2. Service entrance and member entrance are the same.
3. Bar and dining have view of golf course.
4. Locker facilities on lower level.
5. Kitchen poorly located.
6. Building addition and renovation will begin in August 1978.

Building Analysis:

1. Original building is wood frame with pitched roof.
2. 1950 addition is masonry-bearing with stucco facade.
3. Short spans throughout building.
4. Locker facilities have concrete floors.
5. All interior flooring is either carpeted or tiled with the exception of locker facilities.
6. All walls are plasterboard.
Woodland Golf Course currently has 475 members; 375 of the 475 members are full golfing memberships. Woodland offers eight different types of memberships which allow people a great deal of flexibility to meet their needs. The club currently has a closed membership with a waiting list for hopeful members. Due to their clientele interest, Woodland is undergoing building expansion.

Ten activities are planned per week for members. Dining is very successful at Woodland with a considerable profit being made. The club is directed at full family participation.

Personnel at Woodland consist of one manager, one assistant manager, one pool manager and five lifeguards, one locker room attendant, six waiters, seven kitchen employees, two bartenders, two concession stand employees, one bus girl, one live-in janitor, one golf pro, two assistant golf pros, two golf helpers, and ten ground keepers.

Full membership at Woodland is $2,750 ownership certificate, $750 to join, and $80 monthly dues. Upon leaving Woodland, the ownership fee is returned to the individual member.

Other activities such as golf, tennis, and swimming must be paid for as they are used.
MARIN TENNIS CLUB
BY BACKEN, ARRIGONI & ROSS

The program requirements for this tennis club included eleven doubles courts, a swimming pool, parking for 55 cars, and a clubhouse which was to contain dressing facilities, pro's shop, lounge, small kitchen, bar and space for equipment storage. In summary, it was a rather standard program.

The architect’s solution, however, is anything but standard. Whereas most clubs suffer from too great a separation between clubhouse and courts, here the clubhouse is centrally located with courts on three sides. And because it is so located, viewing decks can be developed as part of the clubhouse—a design device that copes with a second negative aspect of most clubs: inadequate provision for those who wish to watch games in progress as they wait for courts.

The dressing areas, at the north end of the clubhouse, are entirely enclosed except that for both men and women a small courtyard is provided. In marked contrast, the lounge and bar areas are part of a double height, glass-walled structure that houses an upper-level viewing platform.

What is solved especially nicely is the transition between inside and outside, between clubhouse and playing areas. Because the structure occupies the entire space between the east-west banks of courts, its walls form one edge of each court enclosure. And the rhythm of the court fencing is maintained in the column grid of the structure.

The main structural components are posts of 6x6 Douglas fir that carry 6-inch beams of variable depth. Roof deck and exterior cladding are also of fir. A cross-bracing of cable is left exposed at the exterior walls to resist shear.

The site required some grading to provide proper drainage for the court areas. A slope of one inch every 10 feet is considered a satisfactory minimum. But as much as possible, the site and surroundings were kept relaxed in character. And the building itself was subordinated to the site and de-emphasized.
CLIENT DESCRIPTION

Since Tri-County Golf Club has just recently changed ownership, it would probably be impossible for the new owners to build a clubhouse facility. That is why it would be appropriate for the clubhouse to be built as an equity club. Due to the fact that many people have the desire to invest in their own country club, this would present the opportunity for an equity club. The full membership would consist of 500 members, 300 full-golfing members and 200 non-golfing members. The members would have an initial fee due upon joining, plus annual membership dues.

The typical client would be from the middle income bracket. The club would be geared toward the family unit. The club members would have the opportunity to join the club in several different ways. Memberships would be available as follows:

Class A - Use of all facilities plus a full share ownership.
Class B - Use of all facilities, excluding golf, plus a full share ownership.
Class C - Social activities only, plus partial share ownership.
Class D - Use of swimming, tennis, or racquetball facilities only, plus partial share ownership.

The different classes of membership would allow people to join only the area memberships in which they wish to participate.
FUNCTION

A breakdown of spaces, general requirements, and approximate square footages are listed below. The facility will be divided into 3 separate groups: social, athletic, and miscellaneous. The social areas include:

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A. Main Dining

Seating capacity of 200 people (14-16 square feet/person)
Flexibility offered for small groups
Entertainment and dancing area
Direct light in a.m.
Indirect light in p.m.
Adjacent to kitchen
Strong relation to entry

B. Meeting/Private Dining

Area for multi-functions serving from 4 to 50 people

C. Informal Lounge

Seating capacity of 75 people
Informal
Indoor/outdoor access

D. Cocktail Lounge

Seating capacity of 100 people
Seating area
Plush interior

E. Checkroom

Accommodate 300 coats
Accessible and recognizable from lobby

F. Powder Room

Mirrored area
Counter space
Two water closets

G. Lobby

Centrally located
Formal
Seating area
Views of facility
H. Card Room – Men’s and Women’s 400 square feet each

The athletic areas include:

A. Golf Course (already existing)

Men par 72
Women par 76
Championship yardage – 6,709 yards
Regular markers – 6,133 yards
Located on 133 acres

B. Racquetball Courts and Handball Courts

Three courts – 1,000 square feet each
Accessible to pro-shop and locker area
Courts to be viewed

C. Tennis Courts

Winter enclosure – Possibility
Summer – open
Four courts

D. Pool

Competition size
Private bathhouse – Both men’s and women’s

E. Men’s Locker (9 square feet per locker)

Showers (1/45 lockers)
Water closets (30-40 square feet per water closet)
Sauna
Whirlpool
Gym area

F. Women’s Locker (9 square feet per locker)

Showers (1 per 25 lockers)
Water closets (30-40 square feet per water closet)
Sauna
Whirlpool
Gym area

G. Pro-Shop (840 square feet)

View of first and tenth tee
PA system
Display of equipment
Easily accessible to main clubhouse
Office – 10 feet x 10 feet (100 square feet)
G. Pro-Shop (continued)

Club storage and cleaning (1,020 square feet)
Hand cart storage (100 square feet)
Power cart storage (club - 2,500 square feet; private - 2,100 square feet)
Stockroom (150 square feet)

The miscellaneous areas include:

A. Administrative Offices

Near main entry
Control point
Space for 4 people
Record storage
Club manager's office
Information

400

B. Employees' Lounge

Centrally located
Space for breaks and storage
Lockers

200

C. Kitchen Area (50% of dining area)

Meat preparation (4% of kitchen area)
Vegetable preparation (7% of kitchen area)
Cooking (12% of kitchen area)
Cold foods (17% of kitchen area)
Serving pantry (14% of kitchen area)
Dishwashing (10% of kitchen area)

2,400

D. Kitchen Services (76% of kitchen area)

Dry storage (15% of kitchen area)
Refrigeration (14% of kitchen area)
Receiving area (10% of kitchen area)
Trash and garbage (10% of kitchen area)
Chef's office (7% of kitchen area)

1,824

E. Men's Restroom

Five water closets per 75-100 people
Thirty-forty square feet per water closet

400

F. Women's Restroom

Five water closets per 75-100 people
Thirty-forty square feet per water closet

400
### G. Storage
- General - 1,000 square feet
- Clerical - 50 square feet
- Furniture - 500 square feet

### H. Shop Area
- Maintenance - 1,000

---

**Estimated Square Footage**

### A. Social

<table>
<thead>
<tr>
<th>Space</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Dining/Meeting Room</td>
<td>1,216</td>
</tr>
<tr>
<td>Main Dining</td>
<td>3,200</td>
</tr>
<tr>
<td>Informal Lounge</td>
<td>1,125</td>
</tr>
<tr>
<td>Cocktail Lounge</td>
<td>800</td>
</tr>
<tr>
<td>Checkroom</td>
<td>300</td>
</tr>
<tr>
<td>Powder Room</td>
<td>200</td>
</tr>
<tr>
<td>Lobby</td>
<td>600</td>
</tr>
<tr>
<td>Card Room</td>
<td>800</td>
</tr>
<tr>
<td>Total Social</td>
<td>8,241</td>
</tr>
</tbody>
</table>

### B. Athletic

<table>
<thead>
<tr>
<th>Space</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Racquetball Courts and Handball Courts</td>
<td>3,000</td>
</tr>
<tr>
<td>Men's Locker</td>
<td>1,600</td>
</tr>
<tr>
<td>Women's Locker</td>
<td>1,600</td>
</tr>
<tr>
<td>Pro-Shop and Required Services</td>
<td>6,810</td>
</tr>
<tr>
<td>Total Athletic</td>
<td>13,410</td>
</tr>
</tbody>
</table>

### C. Miscellaneous

<table>
<thead>
<tr>
<th>Space</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Offices</td>
<td>400</td>
</tr>
<tr>
<td>Employee's Lounge</td>
<td>200</td>
</tr>
<tr>
<td>Kitchen Area</td>
<td>1,100</td>
</tr>
<tr>
<td>Kitchen Services</td>
<td>836</td>
</tr>
<tr>
<td>Men's Water Closet</td>
<td>400</td>
</tr>
<tr>
<td>Women's Water Closet</td>
<td>400</td>
</tr>
<tr>
<td>Storage</td>
<td>1,550</td>
</tr>
<tr>
<td>Shop Area</td>
<td>1,000</td>
</tr>
<tr>
<td>Total Miscellaneous</td>
<td>5,886</td>
</tr>
<tr>
<td>Description</td>
<td>Square Feet</td>
</tr>
<tr>
<td>-----------------------------------------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Total Social</td>
<td>8,241</td>
</tr>
<tr>
<td>Total Athletic</td>
<td>13,410</td>
</tr>
<tr>
<td>Total Miscellaneous</td>
<td>5,886</td>
</tr>
<tr>
<td>Total Social, Athletic, Miscellaneous</td>
<td>27,537</td>
</tr>
<tr>
<td>Mechanical and Circulation (25 percent of total)</td>
<td>6,884</td>
</tr>
<tr>
<td>Total Tri-County Country Club Clubhouse</td>
<td>34,421</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>46,800</td>
</tr>
<tr>
<td>Pool Area</td>
<td>6,000</td>
</tr>
<tr>
<td>Tennis Area</td>
<td>9,600</td>
</tr>
</tbody>
</table>
Critical Issues for Tri-County Country Club

1. Separation of social and athletic activities
2. Low profile—two story maximum
3. Separate entry for service personnel and membership
4. Simple geometry
5. Open plan for social activities
6. Completed in medium-economic range
7. View of first and tenth tee from pro-shop
CIRCULATION CHARTS

**Diner**

Parking Lot → Entry → Coat → Check → Bar → Dining Room → Restroom → Cashier → Lot

**Banquet Goer**

Parking Lot → Lobby → Check → Lobby → Banquet → Restroom → Lobby → Lot

**Golfer**

Parking Lot → Locker → Pro Shop → Tee → Green → Bar → Tee → Green → Bar → Room → Lot

**Employee**

Parking Lot → Lounge → Kitchen → Lounge → Kitchen → Lounge → Lot
BUILDING CODES

The structure comes under the heading of A-2 occupancy which is any assembly area of between 300 and 1000 people which does not have a stage. Some codes that become critical in this type of structure include the following:

1. 150 feet maximum from any point in a space to the nearest exit.

2. Two exits for every 50 persons in a space.

3. The structure shall front directly upon or have access to a public street not less than 20 feet in width. The access to the public street shall be a minimum of 20 feet right of way unobstructed and maintained only as access to the public street. The main entrance shall be located on the public street or access way.

4. Floors above the first floor with occupancy greater than 10 shall have a minimum of 2 exits.

5. Each mezzanine used for other than storage purposes, if greater in area than 2,000 square feet or if greater than 60 feet in any dimension, shall have not less than 2 stairways to adjacent floors.

6. Stairs: occupant load greater than 50

<table>
<thead>
<tr>
<th>Occupant Load</th>
<th>Minimum Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater than 50</td>
<td>44 inch minimum</td>
</tr>
<tr>
<td>Less than 50</td>
<td>36 inch minimum</td>
</tr>
<tr>
<td>Less than 10</td>
<td>30 inch minimum</td>
</tr>
</tbody>
</table>

7. Every landing shall have a dimension measured in the direction of travel equal to the width of the stairs.
SITE ANALYSIS

Rather than designing a totally new facility, Tri-County Golf Club was chosen as a site to develop. This site has a great deal of potential for development into a much needed and very workable project which could enhance a possible client's property.

The site is located in Henry County; the major considerations are:

(1) Building oriented to take maximum advantage of topographical features, solar orientation, prevailing winds and view

(2) The comfort of people taken into consideration in designing the clubhouse approach

(3) Building location convenient to access roads

(4) Parking to provide adequate space for one-half the membership; the parking lanes should be marked and night lighting provided

(5) Building located convenient to 1st and 10th tees and 18th green and golf practice area

(6) Separate service and entry drive

(7) Outdoor facilities provided such as a terrace and barbecue

(8) Drainage away from building by use of grading

(9) Steep slopes planted or terraced to prevent erosion.
SOIL ANALYSIS

- Deep nearly level well drained soils on flood plains
- Top soil is good to a depth of 36 inches
- Surface layer is 8 inches and dark brown calcareous silt loam
- Subsoil is 18 inches thick, dark brown friable silt loam
- Underlying material is brown friable silt loam
- Soils are low-medium in content and organic matter and high in natural fertility
- Moisture capacity is high
- Permeability is moderate
- Runoff is slow
- Frost heave potential is moderate
- Shrink-swell potential is low
- Genesee soils are subject to moderate to severe flooding and ponding in early spring and late fall
- Silt loam permeability .63 - 2.00 inches per hour
- Available moisture capacity .17 - .19 inches of soil
- React to PH value 7.4 - 8.4
Maximum rainfall per hour 1.5 inches
Maximum rainfall per 24 hour period 3.0 inches