



# **Clubhouse Renovation Requirements**

# Main (Primary) Floor

## Must-have:

- Men's bathrooms, minimum of 2 stalls
- Women's bathroom, minimum of 2 stalls
- Kitchen with space for Stove, Commercial Refrigerator, Commercial Freezer & Ice Machine
- Ballroom/Assembly area with a capacity of no less than 125+ people
- Office space
- Storage space
- Stage space in Assembly area

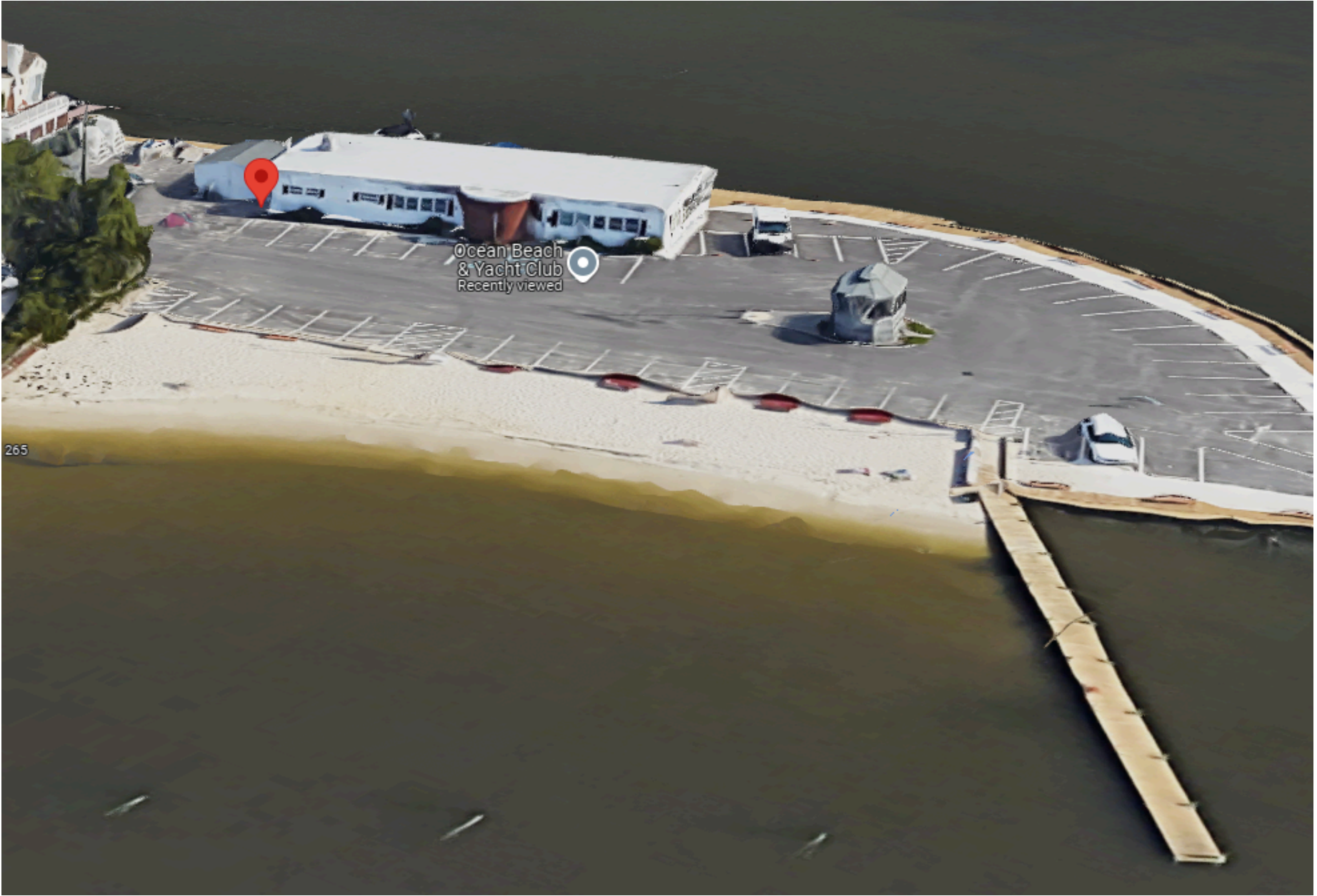
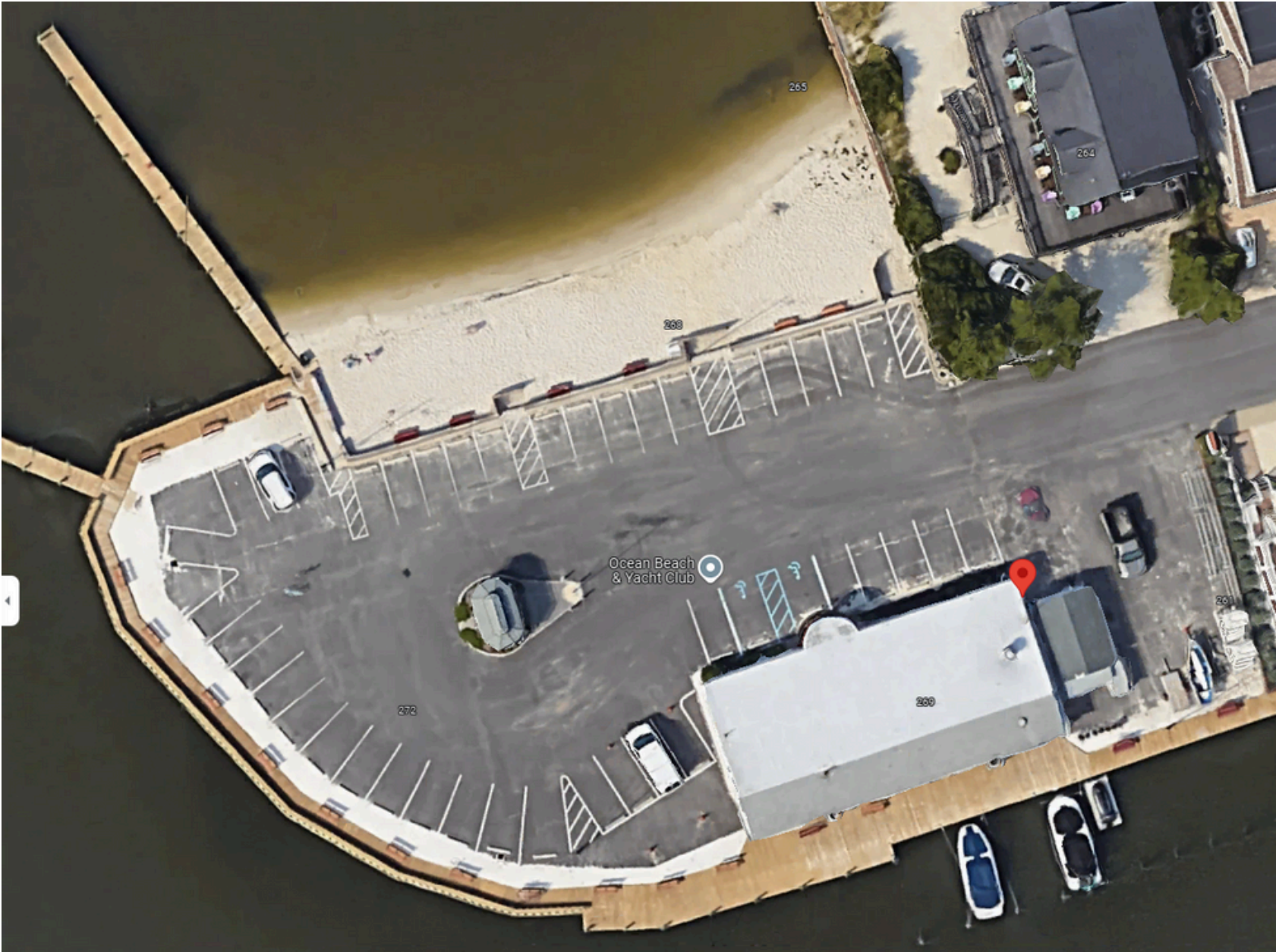
## Preferred Options:

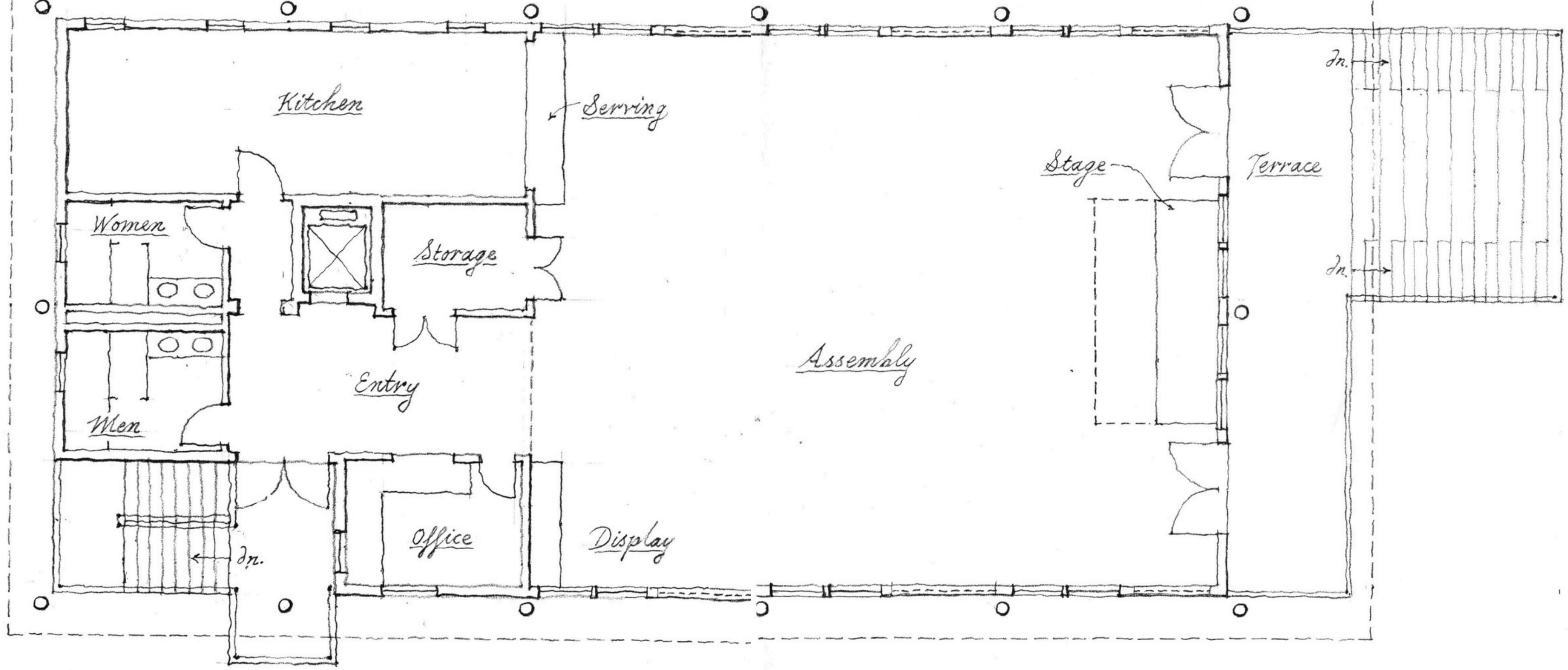
- Serving bar with direct kitchen access (used for food and/or alcohol)
- Isolate access to office window & bathrooms (from the rest of the facility)
- Elevator - or elevator shaft, for future build - for ADA compliance
- Overhead storage space (via pitched roof)
- Viewing deck

The objective of this space is to provide panoramic, unobstructed views of the bay - ideal for both special events and private rentals. Isolating the kitchen, office, and bathrooms allows members to interact with the office without interrupting events.

# Footprint of Existing Structure

The current structure exists at 263 Harbor Drive. Any new structure would take up the same footprint + include the footprint of the existing shed structure (approximately an additional 18')





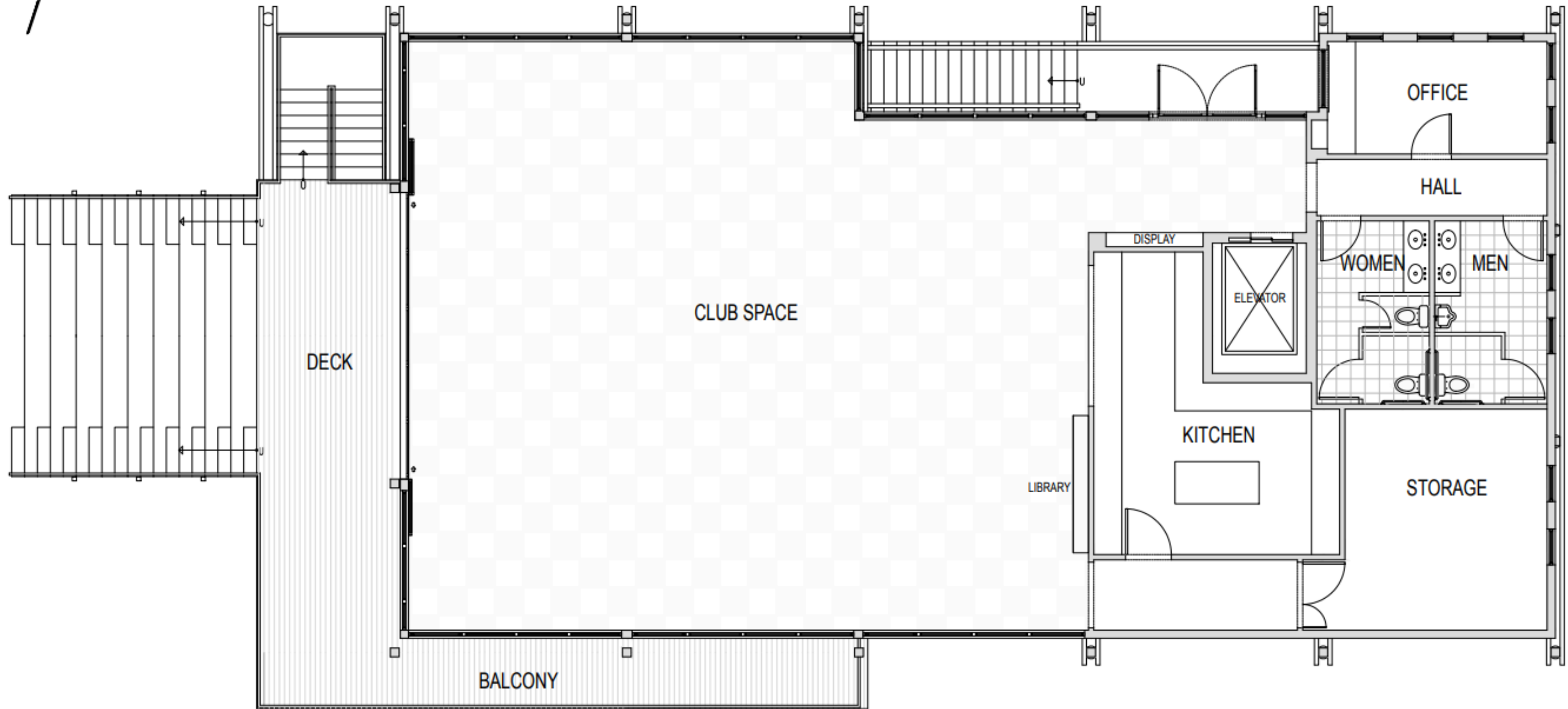
# Possible Main Floor Layout



<b>MAIN FLOOR PLAN</b> OBVIOUS CLUBHOUSE 1/8"=1'-0" Ronald Berlin Architect, P.C.	<b>PLAN</b> OBVIOUS CLUBHOUSE 8.21.20 Ronald Berlin Architect, P.C.
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VARIATION 1 8.21.20

# Possible Main Floor Layout



MAIN LEVEL  
0 1' 4' 8'

# Ground Level

## Must-have:

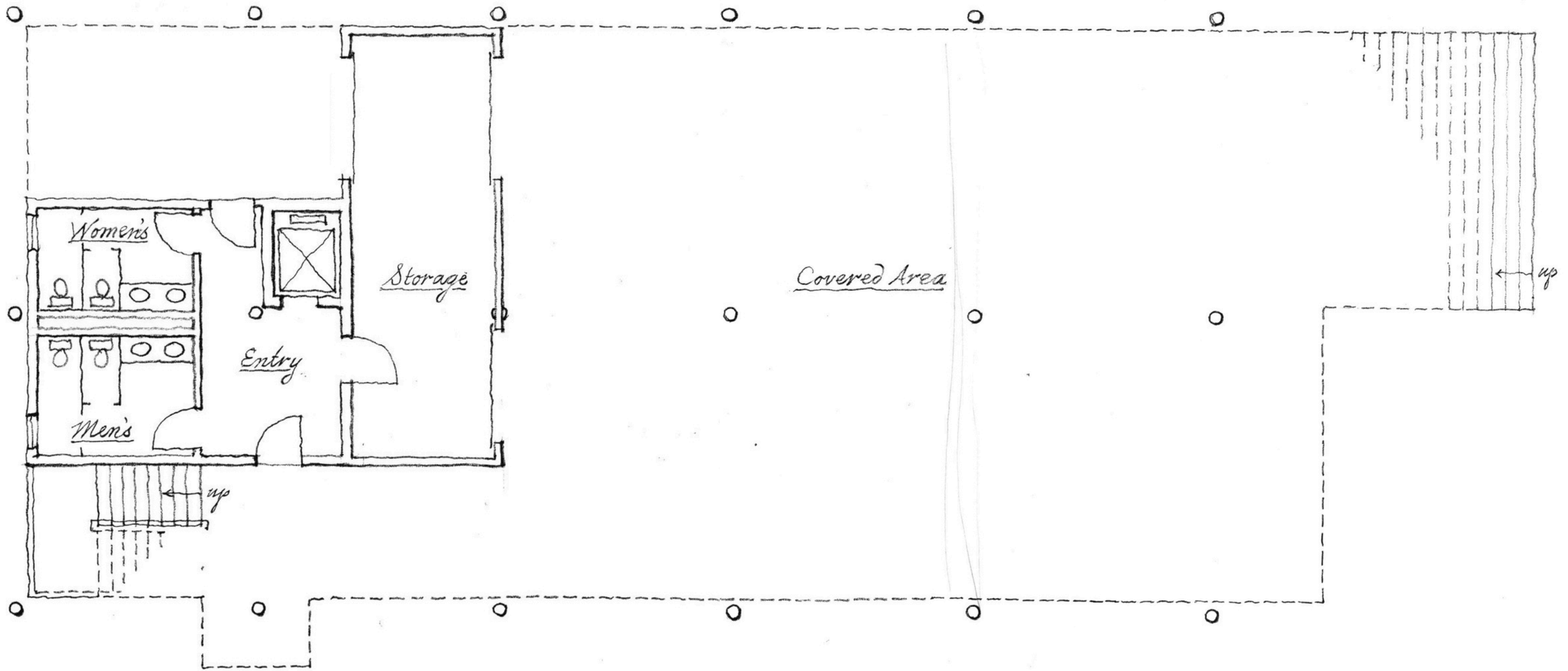
- Open, unobstructed views
- Storage space comparable to existing shred structure
- ADA compliant entryway

## Preferred Options:

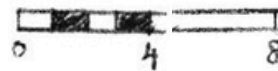
- Ground-level bathrooms
- Integrated Kayak storage
- Serving area

The objective of this space is to provide a gathering space for members to use both during organized special events and outside Club hours. We anticipate purchasing picnics tables to occupy the space for member enjoyment.

Accessible, functional storage space is paramount to the operation of the club stuff.

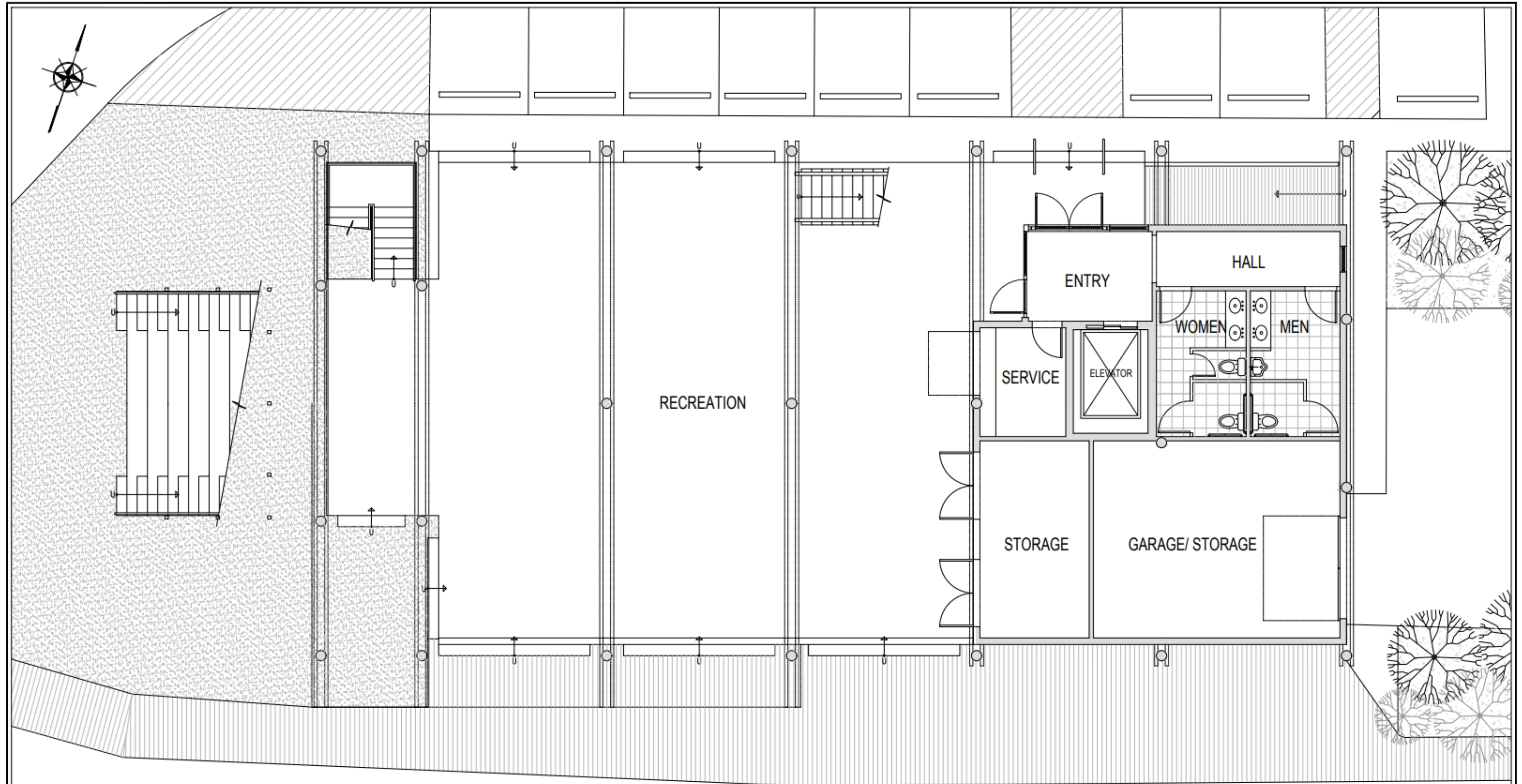


# Possible Ground Level Layout



**GROUND FLOOR PLAN**  
OBVC CLUB HOUSE  
1/8"=1'-0" 8.21.20  
Ronald Berlin Architect, P.C.

# Possible Ground Level Layout



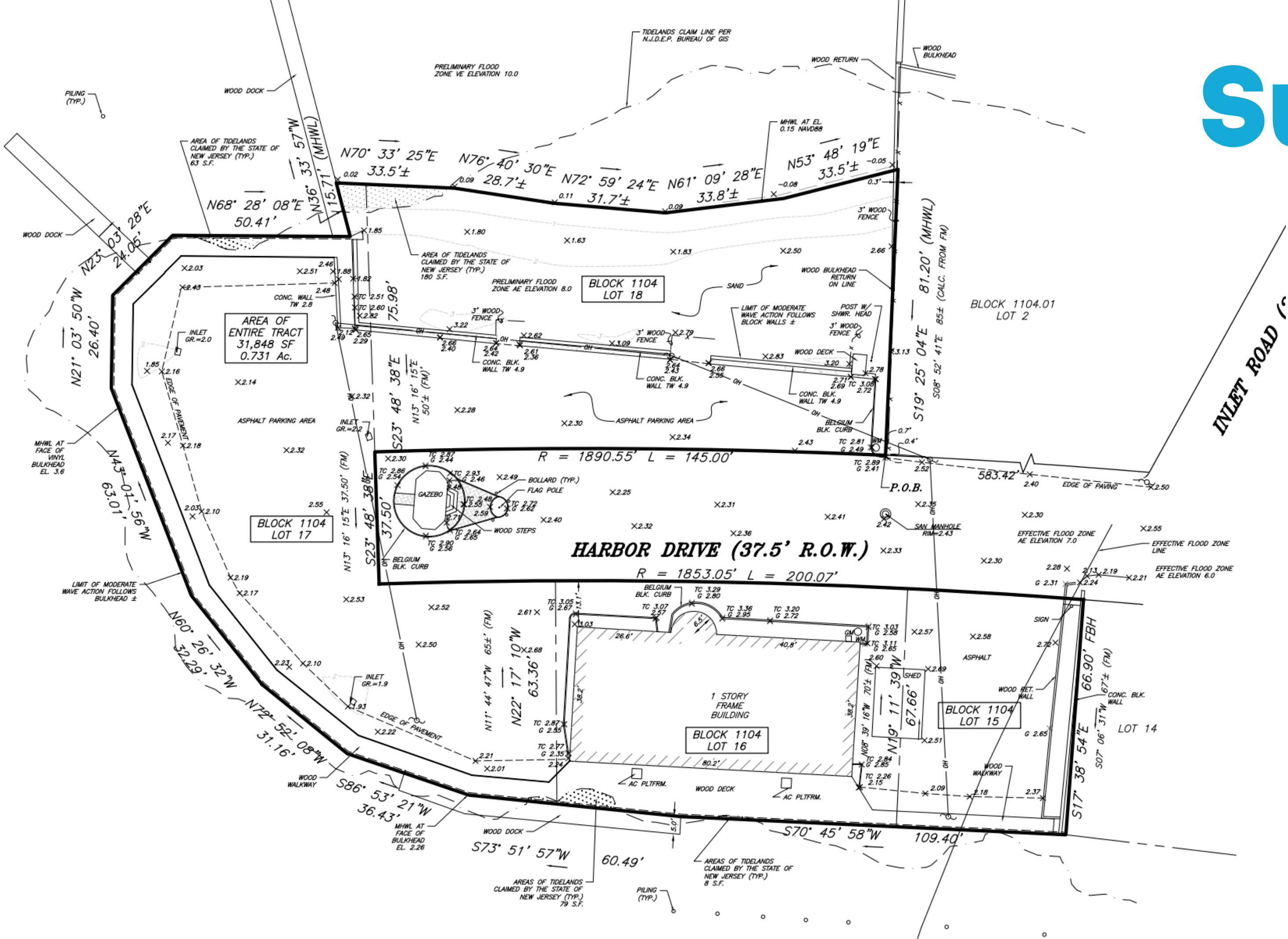
GROUND LEVEL  
0 4 8



# Size Specifications

- **Existing Structure:** Approximately 80' by 40'
- **Anticipated New Footprint:** Approximately 105' by 40'

# Survey



# Request for Proposals

**Ocean Beach & Yacht Club** is seeking proposals from qualified architects to provide an estimate for drafting new site plans for the rebuilding of our clubhouse.

The selected architect will be responsible for creating site plans that meet all local zoning and construction requirements while reflecting the character of our community.

Interested candidates must submit their proposal, including relevant experience and estimated costs, no later than **Friday, October 4th**.

Proposals should be emailed to Shane Skwarek at [shane@oceanbeach2.org](mailto:shane@oceanbeach2.org).