

Item #1 – Informational Presentation and Request for Comments

June 13, 2016

Claremont Country Club, 5295 Broadway Terrace (APN: 048A-7021-004-07)
(OCHS Rating: A3; 1928, George W. Kelham, architect):

Applicant: Mike Mussano, Ward-Young Architects
Case Planner: Ann Clevenger, Planner III (aclevenger@oaklandnet.com)

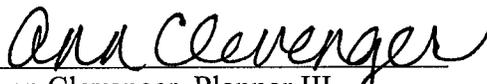
The Applicant, Ward-Young Architects, has submitted an application for renovations to the Claremont Country Club, including (see attached plans and illustrations):

- (a) Main Clubhouse (1928): Addition of 334 s.f. to the existing women's locker room;
- (b) Golf Pro Shop and Cart Shed (c. 1970's): Demolition of the existing golf pro shop and cart shed which are currently separate structures, and rebuild them as one two-story building in approximately the same location (pro shop above, and cart storage below);
- (c) Tennis Pavilion (c. 1970's): Partial demolition and remodel of existing tennis pavilion;
- (d) Site Work: Miscellaneous minor site regrading and changes to pedestrian walkways. Add new ADA parking space, extend new accessible pathway. Includes removal of seven trees (to be replaced).

Due to the locations of the subject facilities on the site, the improvements are not expected to have visual significance on surrounding properties (residential to the west, the Safeway shopping center to the south, and St. Mary's Cemetery to the east).

The application requires Administrative Design Review and a Minor Conditional Use Permit from Planning.

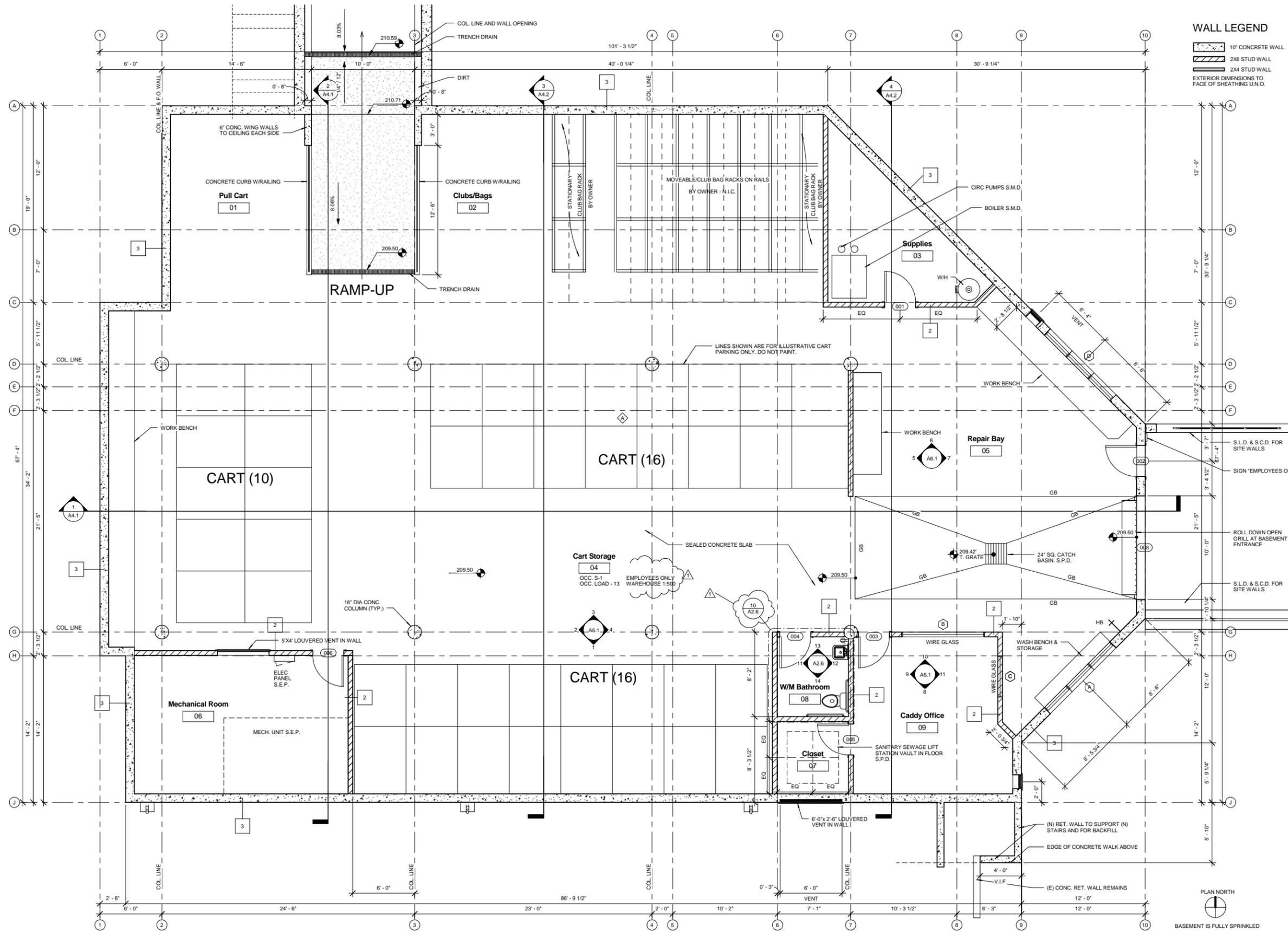
Staff is requesting comments from the Landmarks Board.


Ann Clevenger, Planner III
Bureau of Planning

Attachments: Project Plans and Illustrations



OVERALL SITE PLAN



WALL LEGEND

- 1' CONCRETE WALL
- 2x6 STUD WALL
- 2x4 STUD WALL
- EXTERIOR DIMENSIONS TO FACE OF SHEATHING U.N.O.

WARD YOUNG
 ARCHITECTURE & PLANNING
 3730 Mount Diablo Blvd. Suite 320
 Lafayette, CA 94549
 925.283.3278 voice
 925.283.1663 fax
 wyarch.com

5295 BROADWAY TERRACE,
 OAKLAND, CA 94618
CLAREMONT COUNTRY CLUB
PRO SHOP

REVISIONS

1	6-8-16 P.C. RESPONSE

PROJECT NO. _____
 Project Number _____
 SCALE
 1/4" = 1'-0"
 DRAWN _____ CHECKED _____
 GL _____ MM _____
 DATE
 06-03-2016
 BUILDING DEPARTMENT RESUB.
 SHEET TITLE

BASEMENT LEVEL FLOOR PLAN

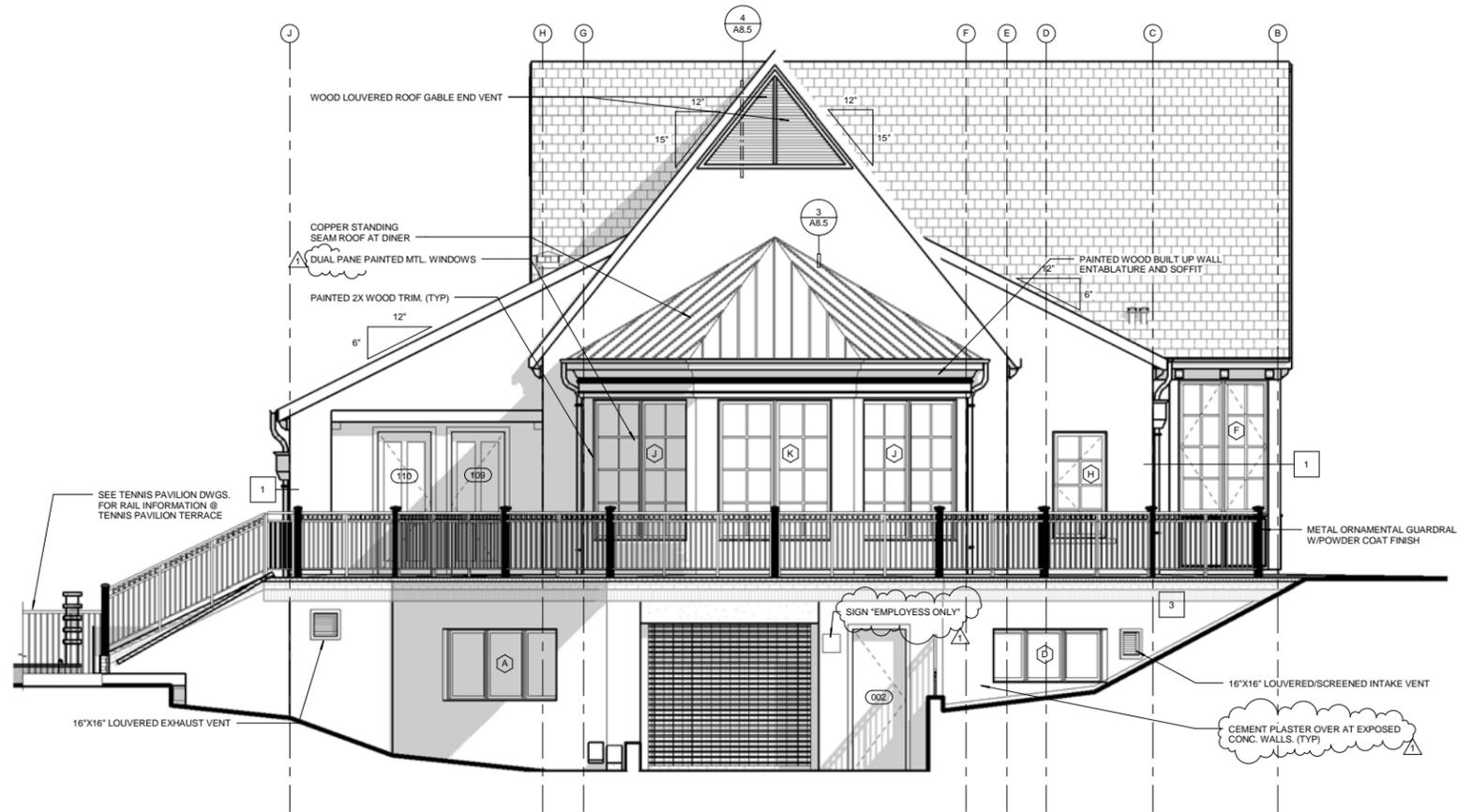
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A2.0

Basement Level Floor Plan

PLAN NORTH
 BASEMENT IS FULLY SPRINKLED
 GROSS AREA: 6,056 SQ. FT.

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East



West



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EXTERIOR ELEVATIONS

PRO SHOP

SHEET NO. _____

A3.1

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A3.2



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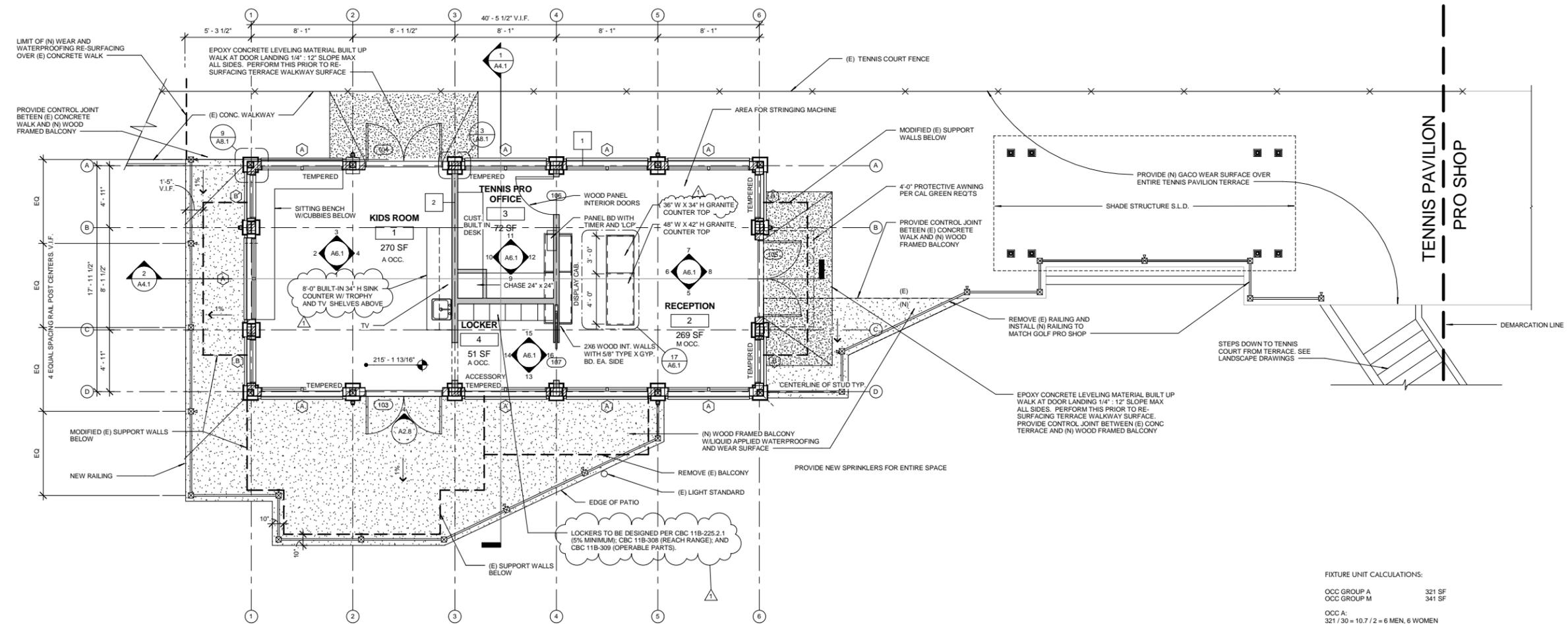
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MAIN LEVEL FLOOR PLAN
TENNIS PAVILION
 SHEET NO. _____

A2.1

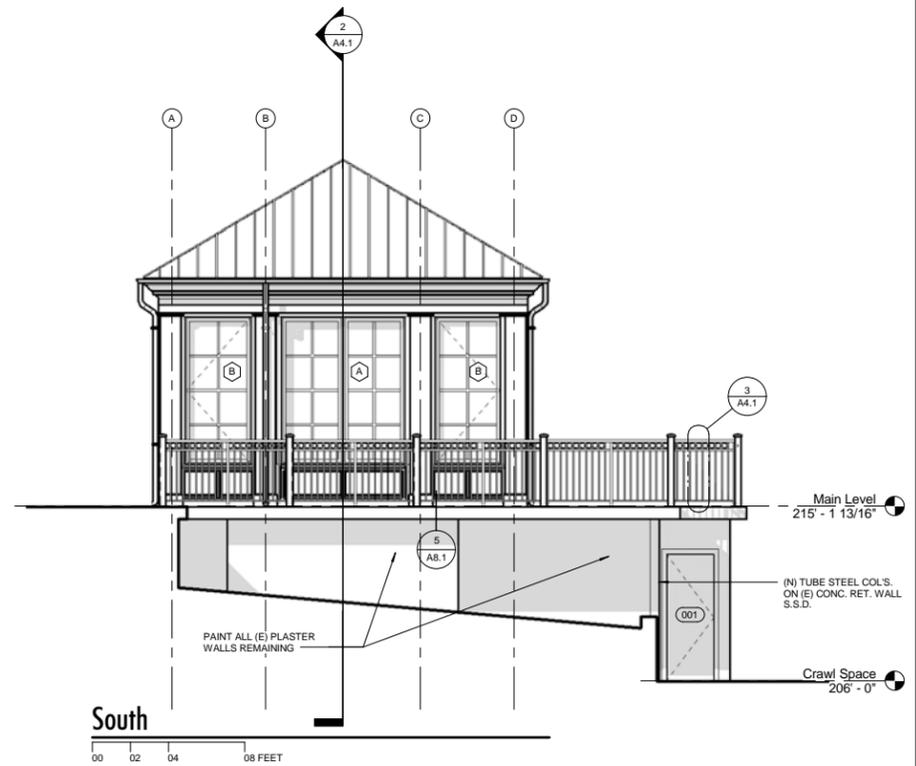
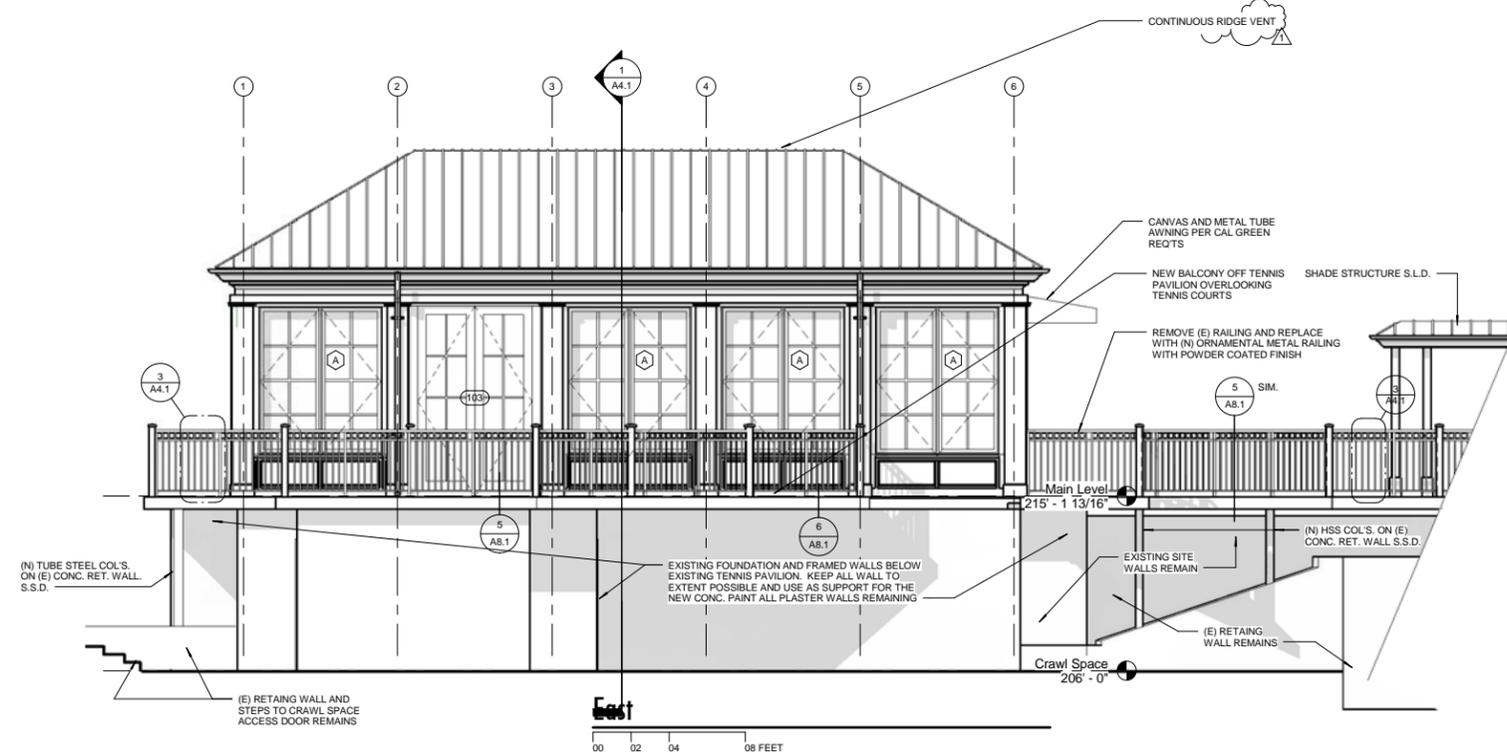
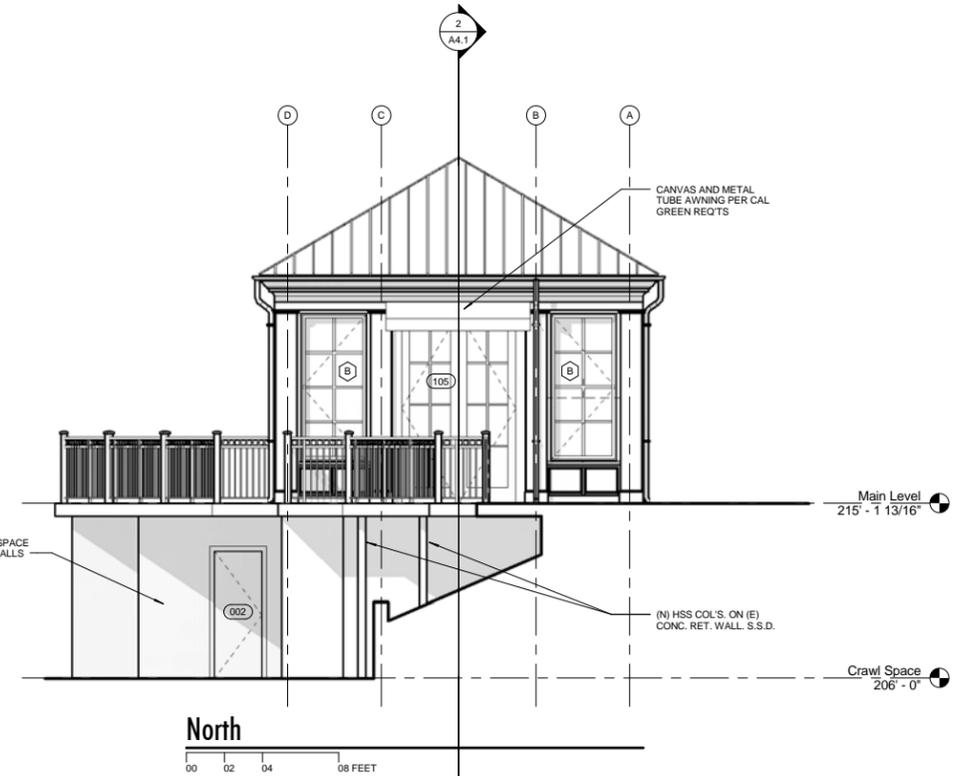
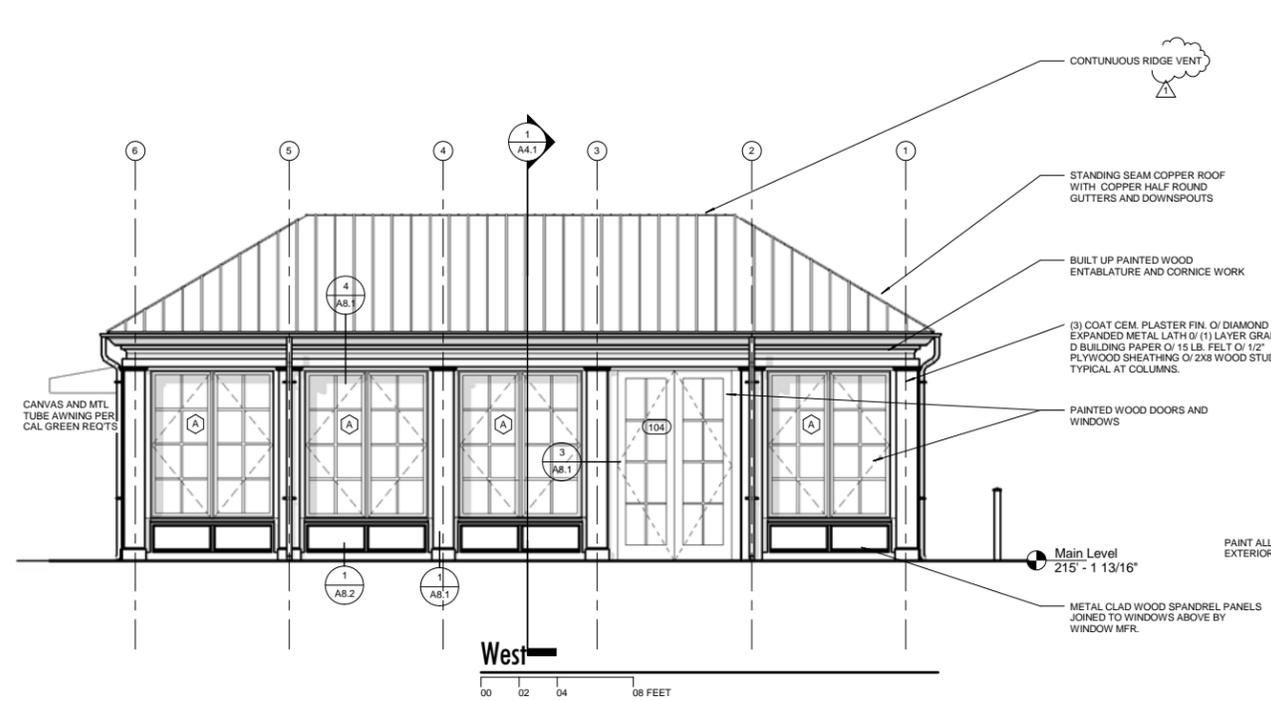


Main Level Floor Plan
 GROSS BUILDING AREA: 769 SQ. FT.

FIXTURE UNIT CALCULATIONS:

OCC GROUP A	321 SF
OCC GROUP M	341 SF
OCC A:	
321 / 30 = 10.7 / 2 = 6 MEN, 6 WOMEN	
OCC M:	
341 / 200 = 2 / 2 = 1 MEN, 1 WOMEN	
PER CPC TABLE 422.1:	
TOTAL 7 MEN, 7 WOMEN	
OCC A:	
MEN 1 WC, 1 URINAL, 1 LAVI	
WOMEN 2 WC, 1 LAVI	

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TENNIS PAVILION

REVISIONS

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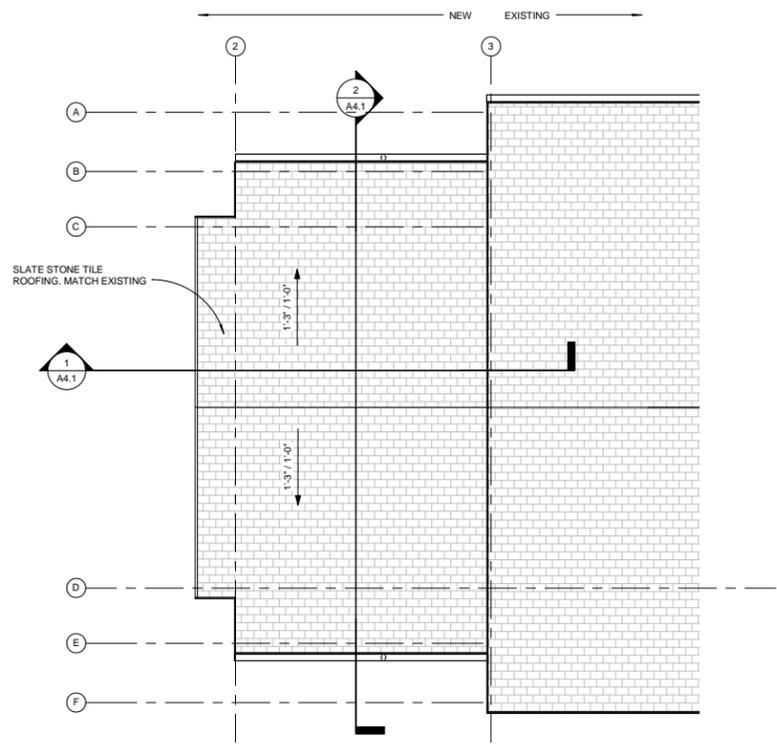
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EXTERIOR ELEVATIONS

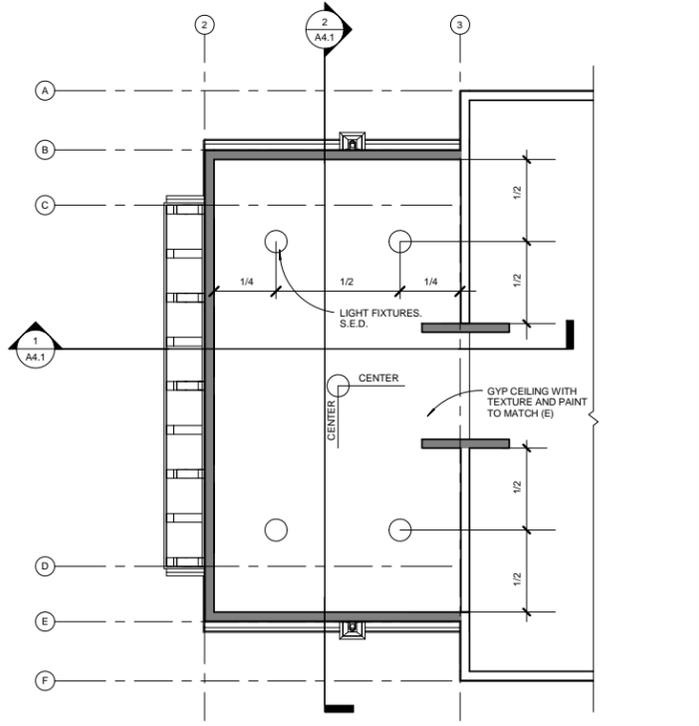
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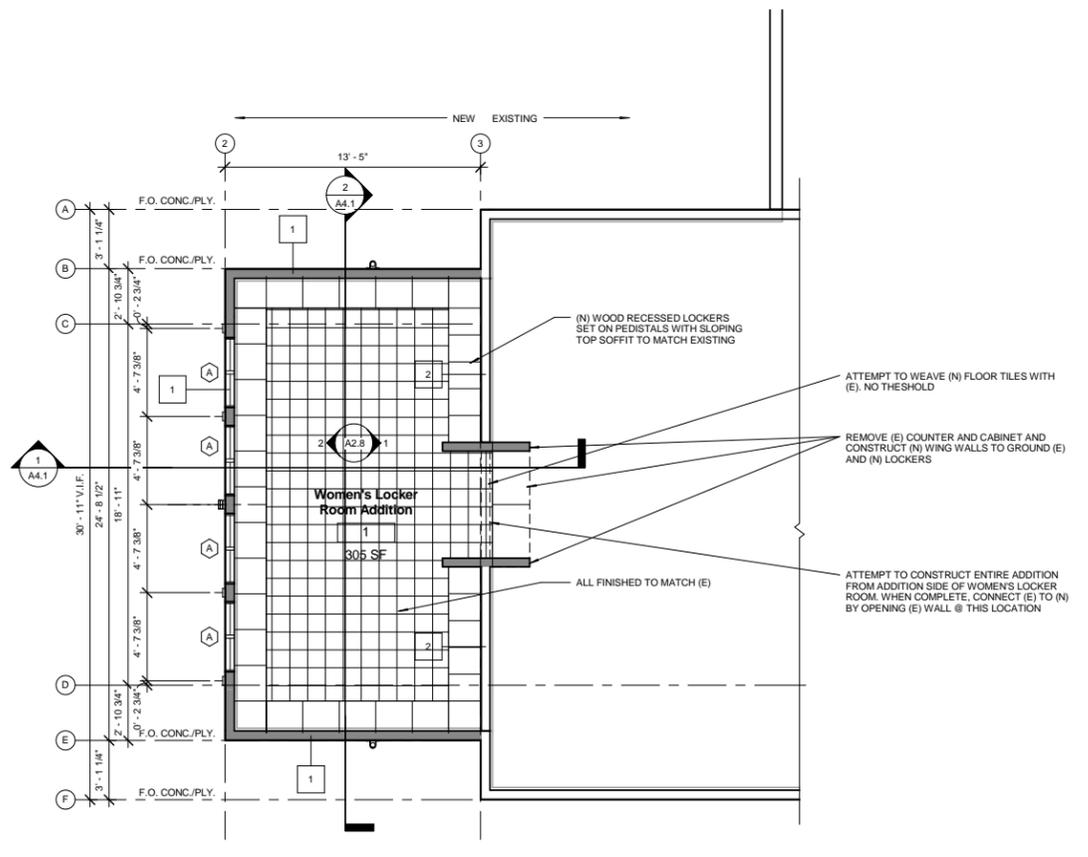
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Roof Plan
PLAN NORTH



Reflected Ceiling Plan
PLAN NORTH



Floor Plan
PLAN NORTH

NOTE:
THIS ADDITION TO THE WOMEN'S
LOCKER ROOM IS FULLY SPRINKLERED

GROSS FLOOR AREA: 334 SQ. FT.

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WOMEN'S LOCKER ROOM

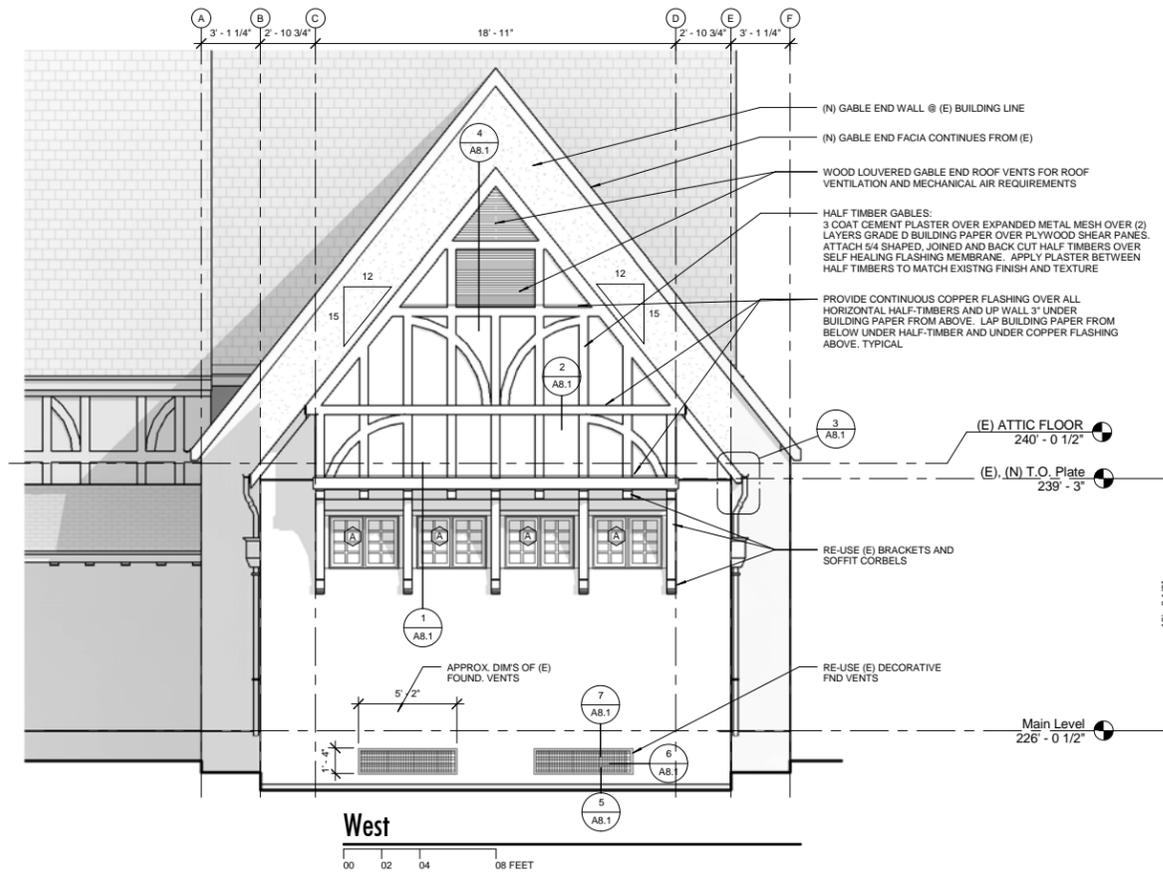
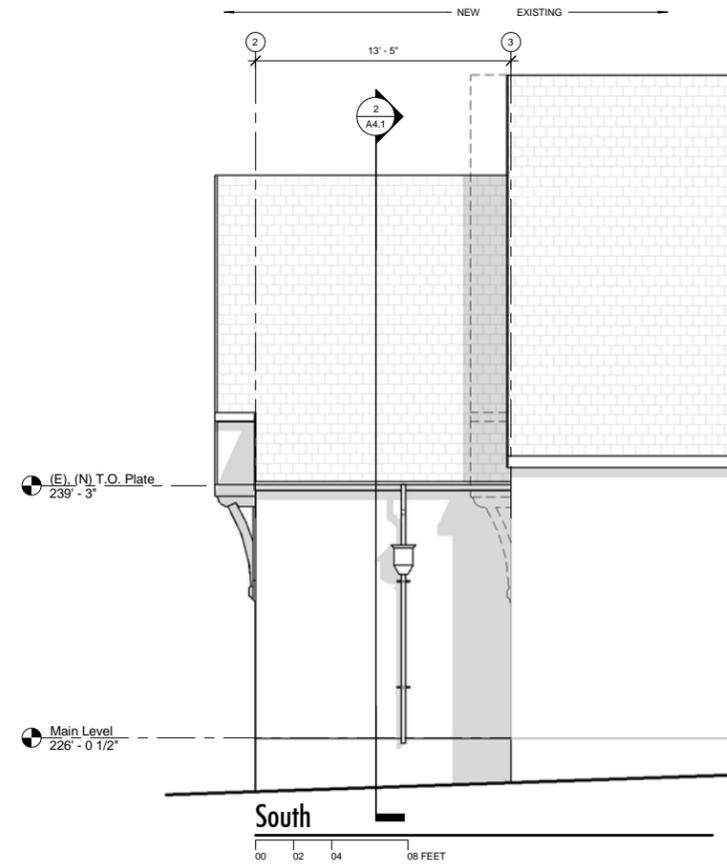
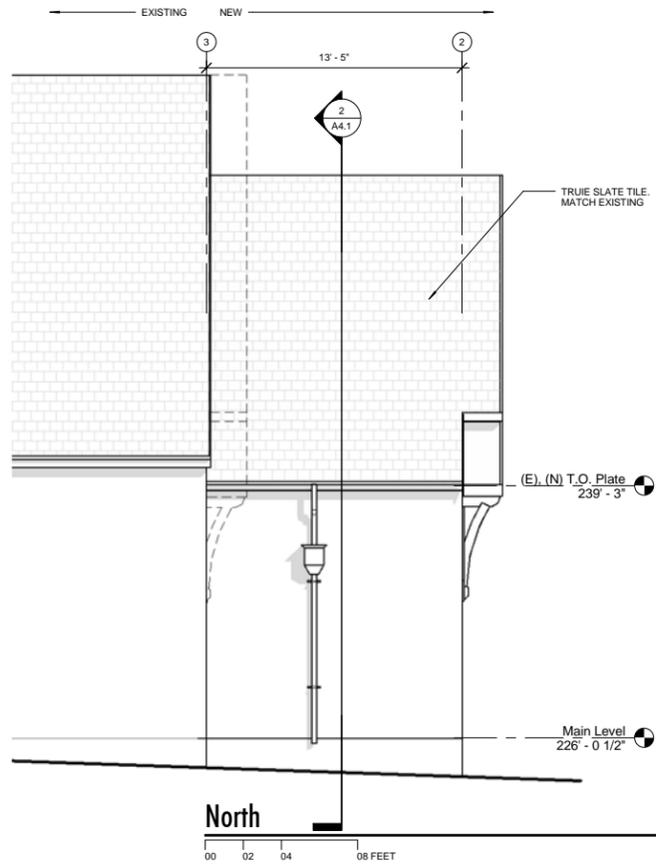
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**FLOOR PLAN,
 REFLECTED CEILING
 PLAN & ROOF PLAN**
WOMEN'S LOCKER ROOM
 SHEET NO.

A2.1

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WOMEN'S LOCKER ROOM

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EXTERIOR ELEVATIONS

WOMEN'S LOCKER ROOM
 SHEET NO.

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**EXISTING COUNTRY CLUB.
AESTHETIC EXAMPLE OF NEW BUILDINGS.**



EXISTING PRO SHOP TO BE DEMOLISHED AND REPLACED WITH NEW



Proposed Pro Shop



EXISTING TENNIS PAVILION TO BE DEMOLISHED AND REBUILT



Proposed Tennis Pavilion



EXISTING WOMEN'S LOCKER ROOM TO BE ADDED AREA



Proposed Women's Locker Room