

OCEAN BEACH BRANCH LIBRARY

4801 Santa Monica Ave. San Diego 92107





Team Members



In House Design Team

Nikki Lewis- Senior Civil Engineer

Shannon Stoks- Project Manager/Architectural Design

Christian Ruvalcaba – Architectural Design

In Conjunction with:

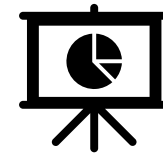


What is Design Development???



Design Development

This phase aims to lay out the major design elements of the project and establish cost and timeline.

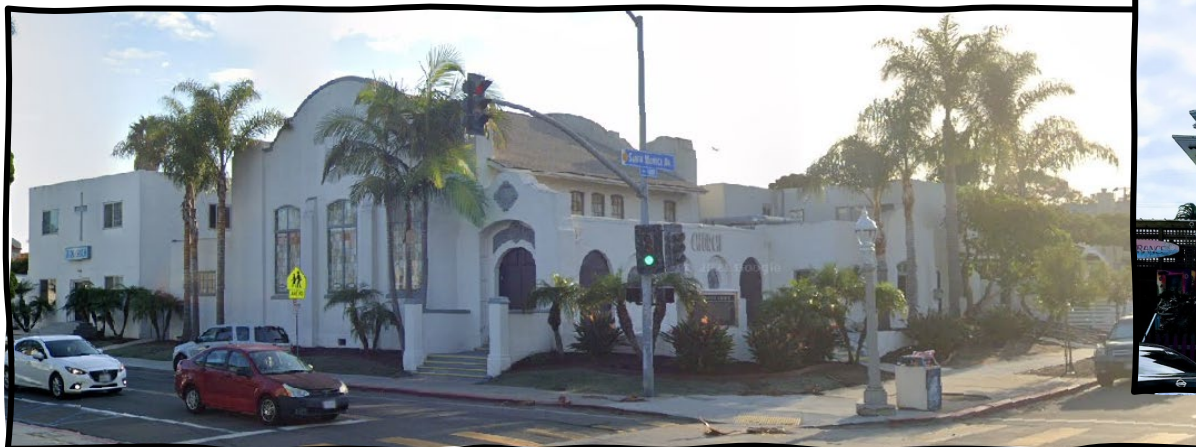


Before we get started...

Community Involvement

Ocean Beach is a unique and vibrant Community with a diverse population and a variety of exceptional features not found anywhere else in San Diego.

We value your input and would like to hear your thoughts so that we can create a Library with a community room that can host a variety of events for all OBceans.



Ocean Beach Library Expansion

Location:	Sunset Cliffs Blvd and Santa Monica Ave
Area:	5,095 existing sf -> 9,300 sf with addition
Current Phase:	Design Development- 30% Design
Estimated Cost:	\$8.5 Million (initial cost estimate)
SCOPE: <ul style="list-style-type: none">✓ Demolition of the 2-story adjacent building✓ Remodel library and construct a new extension to include:✓ Community meeting room with kitchenette✓ Study Rooms✓ Expanded Office Space✓ Teen Area✓ Storage✓ Courtyard/Outdoor gathering area✓ New Restrooms, both Multi-user as well as a Family Restroom	

- Zone: CC-4-2
- Max. Height: 30' per Coastal Zone
- Original Library 3,670 sf
 - 1962 addition : 1,425 sf
 - 2021 addition: 4,205 sf
 - New Library : 9,300 sf
- Setbacks
 - Front: 0'
 - Side: 0-10' per optional setback 131.0543(b)
 - Street setback: 0'
 - Rear: 10'



The Historically Designated Building (HRB #565) Ocean Beach Branch Library

Located within the Ocean Beach Cottage Emerging District, which is a designated historical district.

The Ocean Beach branch of the San Diego Library was originally located on Abbott Street in 1916. It was later moved to this current location when this building was constructed on October 25, 1928. In 1962 the branch expanded to its current size and currently boasts a circulation of about 136,000 books a year.

The Ocean Beach Library was designated “Historic” in 2002 by the San Diego City Council for its architecture and contribution to the Ocean Beach cultural landscape.

The two large urns, installed in 1993, replaced earlier urns that were damaged. These contain time capsules with assorted local items and are scheduled to be opened in 2043.

Building Phases



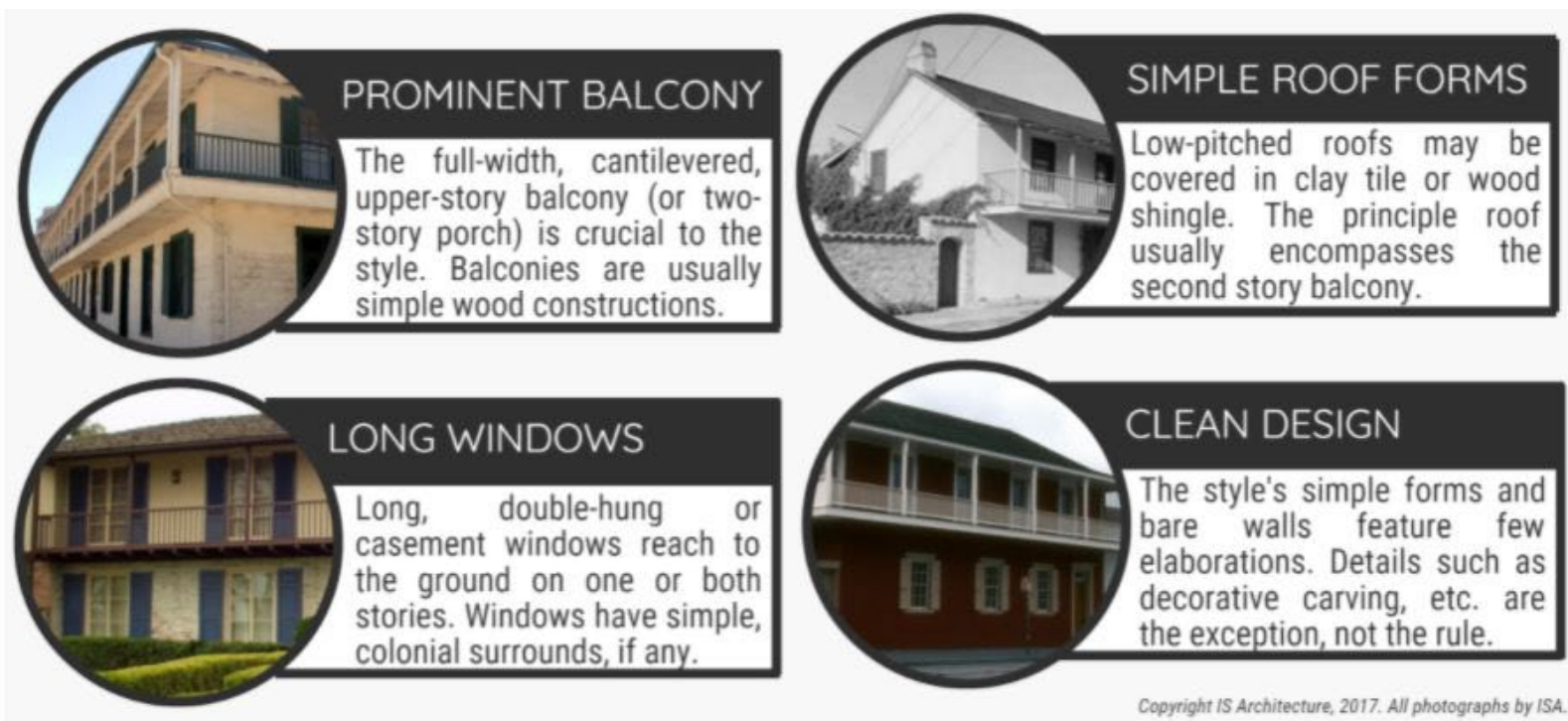
Historic
Library

1962
Addition

Proposed
Addition

- As an Historical Resource...

- We needed to maintain the original Style : Spanish-Monterey (BUT the addition must be **distinct**)
- The Monterey Revival style named for Monterey California. In the early 18th century, Californians blended Spanish colonial and New England colonial styles into something new.
- This style is Characterized by :



Project Constraints

Costal Development
Permit

CEQA Compliance-
Mitigated Negative
Declaration

Archaeological
sensitive area =
Native American
Monitoring

Summer Moratorium

Adjacent to
Post Office
(Federal Regs)

Entry not ADA
Compliant

Site Slope

Limited
Parking

Security Concerns

Asbestos on
Exterior Stucco

Bring existing
Library up to
current Energy
Codes

Council Policy 900-14

May 20, 2003

On April 16, 2002, the Mayor and City Council adopted CMR 02-060

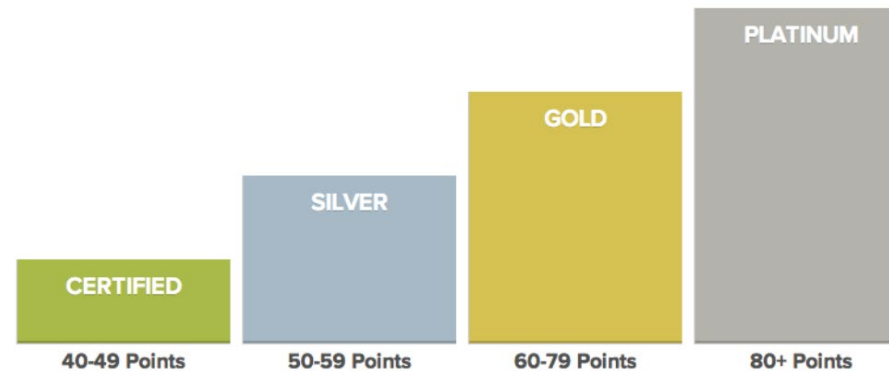
Which requires City projects to achieve the U.S. Green Building Council's **LEED Silver** standard
for all new buildings and major renovations over 5,000 sf.

What is LEED Certification?

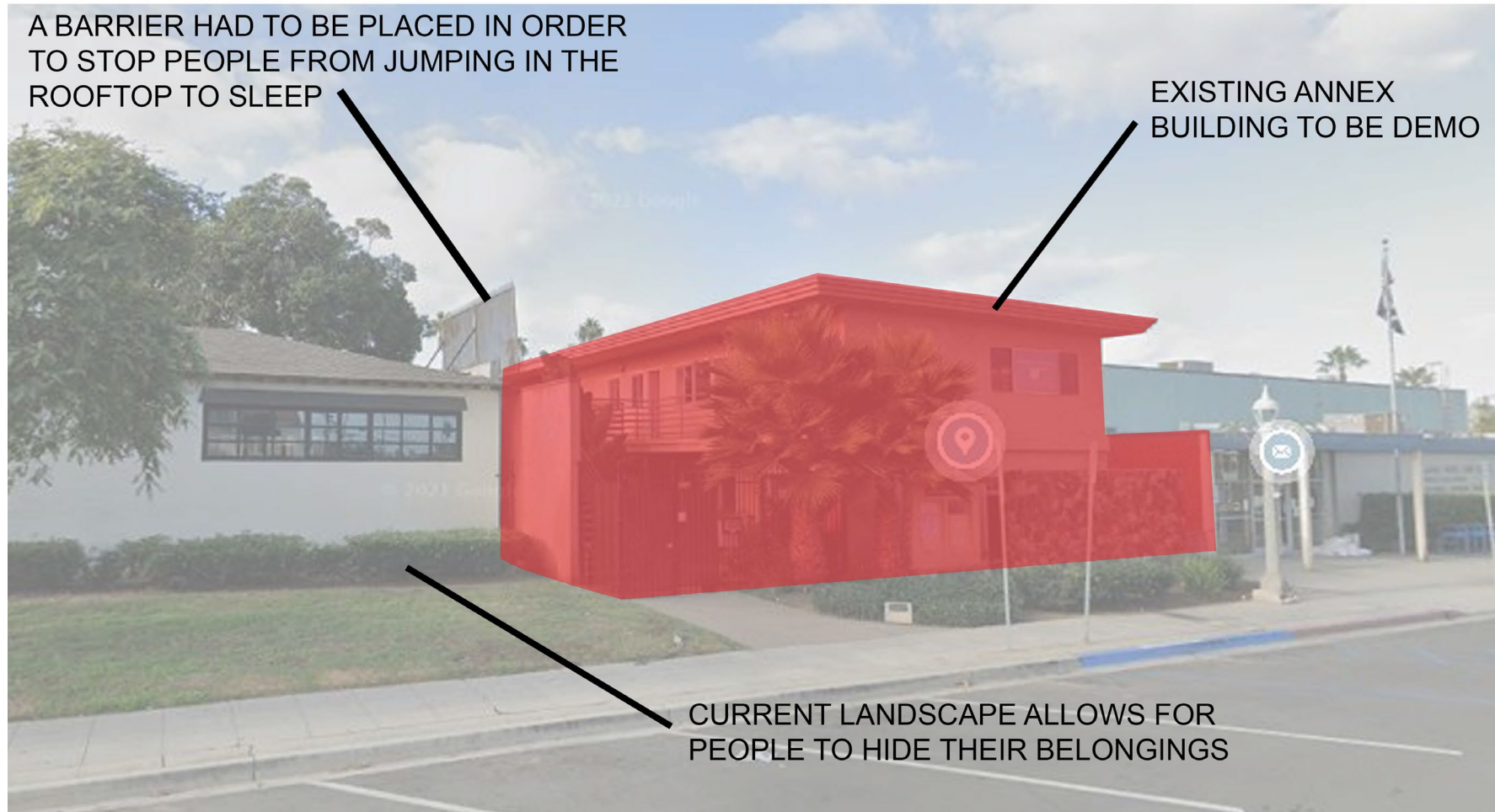
LEED certification is available at several levels, each indicating a different amount of energy efficiency or renewable product usage. The certification is designated by the US Green Building Council and is the most commonly used green building rating system in the world. Certification is available for any building project type, including brand new construction, interior updates or outfits, and maintenance or operations. The certification is universally recognized as a high standard of achievement as it relates to sustainability.

The number of points a project earns determines the level of LEED certification.

There are four levels of certification - the number of points a project earns determines the level of LEED certification that the project will receive. Typical certification thresholds are:



Annex Building to be Demolished



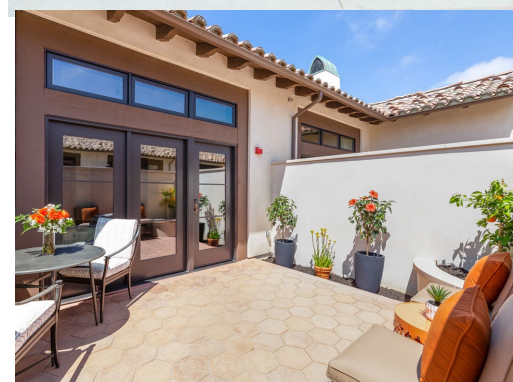
Proposed Floor Plan



3-D Floor Plan



Concept Elements- Spanish Monterrey Style





View from Sunset Cliffs Blvd and Santa Monica Ave



Community Room



Teen Room







Landscape Design – Option A



- 1 Existing Landscape to Protect in Place
- 2 New Accessible Ramp
- 3 Courtyard Decorative Fence
- 4 Terraced Planting Area
- 5 Courtyard Seating
- 6 Potted Plants
- 7 Stamped Concrete Courtyard Paving

Planting Palette:

Drought Tolerant Sculptural
Succulents + California Native
Perennials + Vines



Key Map

Landscape Design – Option A



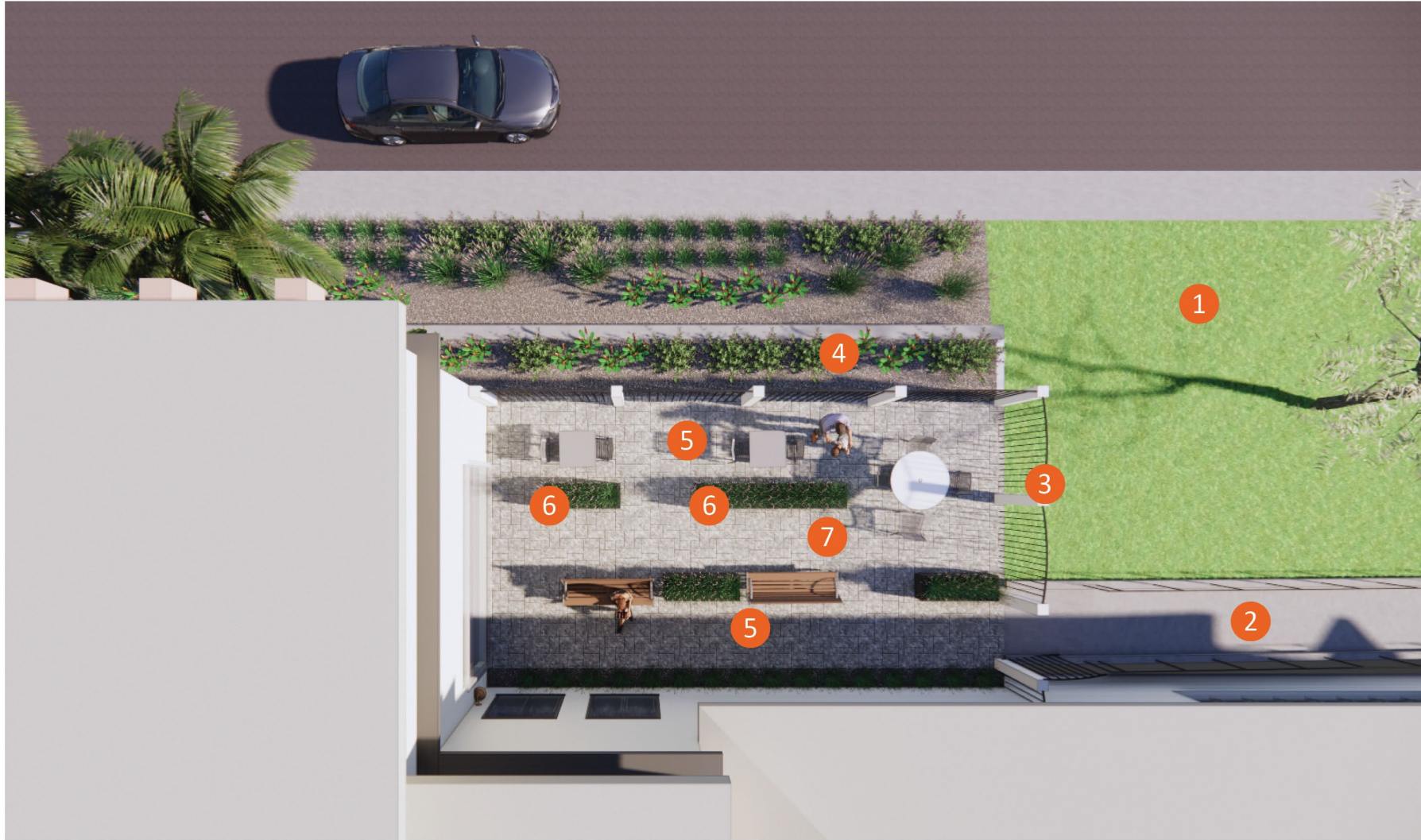
Key Map

Landscape Design – Option A



Key Map

Landscape Design – Option B



- 1 Existing Landscape to Protect in Place
- 2 New Accessible Ramp
- 3 Courtyard Decorative Fence
- 4 Terraced Planting Area
- 5 Courtyard Seating
- 6 Moveable Planter
- 7 Stamped Concrete Courtyard Paving

Planting Palette:

Palms + Lush Tropical Plants +
Ornamental Grasses

Landscape Design – Option B



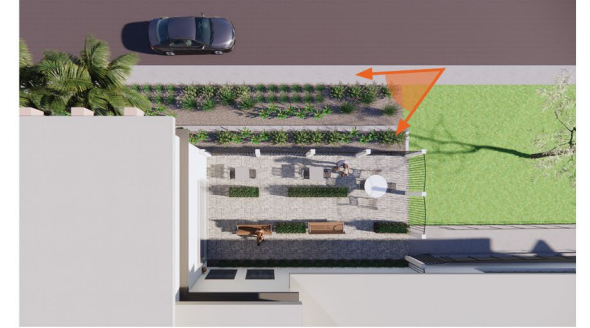
Key Map

Landscape Design – Option B



Key Map

Landscape Design – Option B



Key Map

Questions?
Comments?

THANK YOU!

