



# Ocean Beach Library Addition

## Ocean Beach Library Historic Designation:

The Historically Designated Building (HRB #565) is located within the Ocean Beach Cottage Emerging District, which is a designated historical district. This Ocean Beach branch of the San Diego Library was open on October 25, 1928 and is the oldest Library in San Diego. In 1962 the branch expanded to its current size. 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.



## Proposed Library's New Addition Design Concept:

The Ocean Beach Library expansion is inspired by the nearby Pacific Ocean as well as the community itself. This Historic Library is an example of the Spanish –Monterey Revival architecture. We are working closely with Historic Planners to ensure that any option chosen will be in conjunction with the Department of the Interiors Standards and harmonious with this style.

This presentation features **3 Concepts**: a modern design approach on a Spanish Revival style, a Flexible option, and an option that marries the classic elements of the Spanish Monterey stylings with the metaphoric Waves of the Ocean.





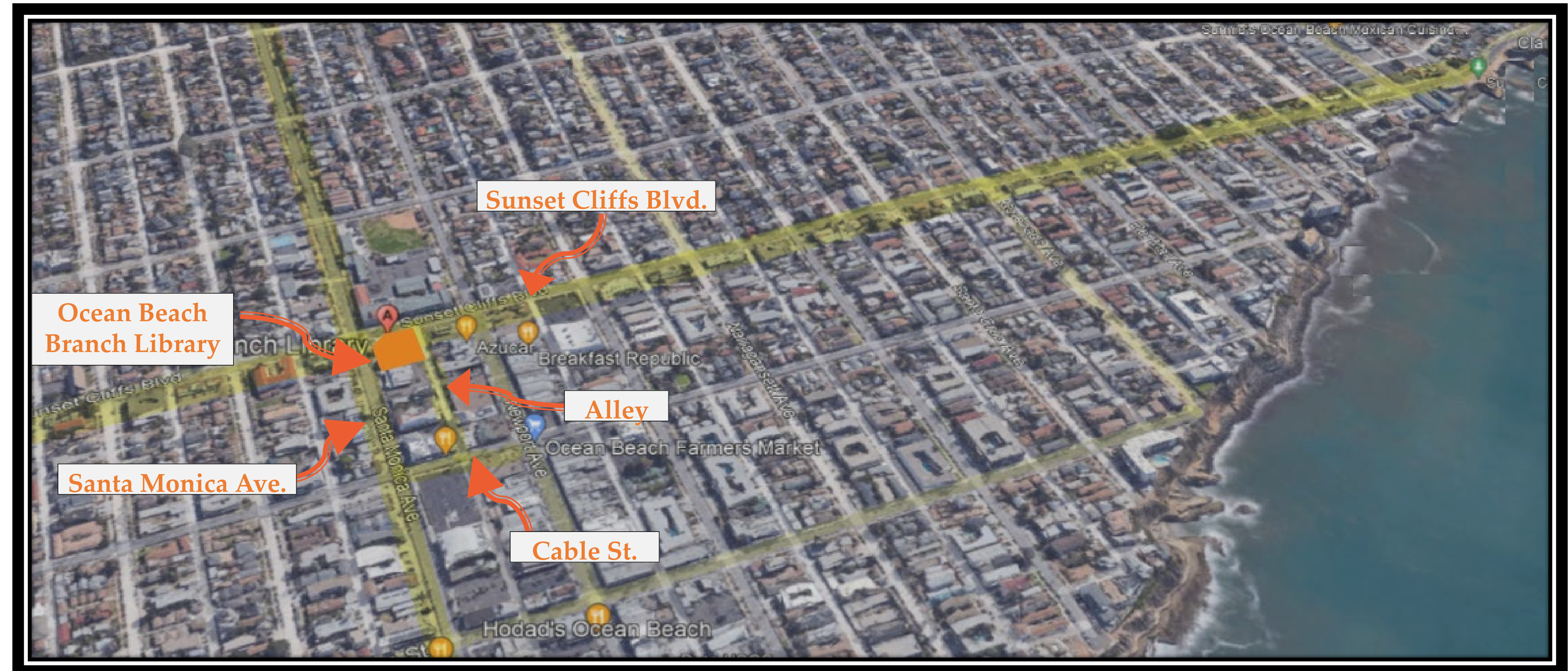
# Location

## Location:

- Located in the heart of Ocean Beach, located at the corner of the intersection of Santa Monica Ave. & Sunset Cliffs Blvd.
- The library building and it was expanded in 1962 to its current size of 5,085 square feet. Another renovation in early 2012 provided new carpeting and a new roof.

## Adjacent Site Information:

- The surrounding buildings are 1-3 stories high
- The roofs in that area are mixed of flat roofs and pitched roofs.



## IMPORTANT Information:

- The Ocean Beach Library Expansion will include demolition of the 2-story adjacent building (the Annex), remodel the existing 5,085 sf library and construct a new 4,300 sf extension to the library. The new extension will designate space for expanded book collection area, a community meeting room with kitchenette, study rooms, office space, a Teen area, storage rooms, outdoor gathering area and new restrooms.
- The operational functioning of the Library has been designed in alignment with the defined “Program” from the Library management. The vast majority of the existing Library will remain as an area to house reference materials and the addition contains office area for the staff as well as the new Community Room meant to support gatherings of up to 100 attendees.





# Project Constraints

## Historical Designation

Any new addition should be compatible, but differentiated enough so that it is not confused as “Historic” or original to the building.

We are working closely with Historic Planners to ensure that any option chosen will be in conjunction with the Department of the Interiors Standards and harmonious with this style.

## Funding

The Library Department is part of the City of San Diego’s General Fund. It is dependent upon funding from the annual City budget, Grants and from Donors.

## Accessibility Requirements

Many elements will need to be brought up to current accessibility standards including front entry, parking and interior accessible pathways. In addition, site conditions will require coordination to connect the new expansion with the existing.

## Site Slope

The building that will be demolished is approximately 3’ lower than the existing library entrance. This will mean that we will need to add fill or to create a level site

## Limited Parking

We will gain some parking spaces, but it is anticipated that most Library patrons will walk, bike, skate, or use public transportation. We understand the desire to maximize parking and will work towards that goal.

## Security Concerns

Security is a top priority. The design will take into consideration any places people may try to hide or climb. We are working with the SDPD to ensure we create a safe space for all users and citizens.

## Summer Moratorium

The summer moratorium period extends from Memorial Day to Labor Day. The restriction affects streets and parking lanes as well as pedestrian walkways in this area. The moratorium is intended to reduce adverse construction activities impacts on local merchants.

## Coastal Development Permit

What does coastal Commission do? The California Coastal Commission works in partnership with local governments to protect shoreline public access and recreation, terrestrial and marine habitats, views of the coast and scenic coastal areas, agricultural lands, and more, by regulating proposed development along the coast and in nearby areas.

## Bring existing Library up to current Energy Codes

California's energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. We will have to bring the existing Library up to current standards while still maintaining it's Historic designation

## Construction Activities Adjacent to Post Office (Federal Agency)

The term “[Federal agency](#)” means any department, agency, corporation, or other entity or instrumentality of the executive branch of the Federal Government, including the United States Postal Service.

## The Site is in an Archaeological Sensitive Area

Native American monitors observe archaeological excavations or construction activity in areas that have been mutually agreed upon to be sensitive. ... The monitors were to represent the Native American heritage area applicable to the specific project, and for the purposes of Public Resources Code 5097

## CEQA Compliance- Mitigated Negative Declaration

What is the purpose of CEQA? CEQA is intended to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental impacts



# Floor Plan

NORTH ELEVATION - FROM SANTA MONICA AVE.

EAST ELEVATION - FROM SUNSET CLIFFS BLVD

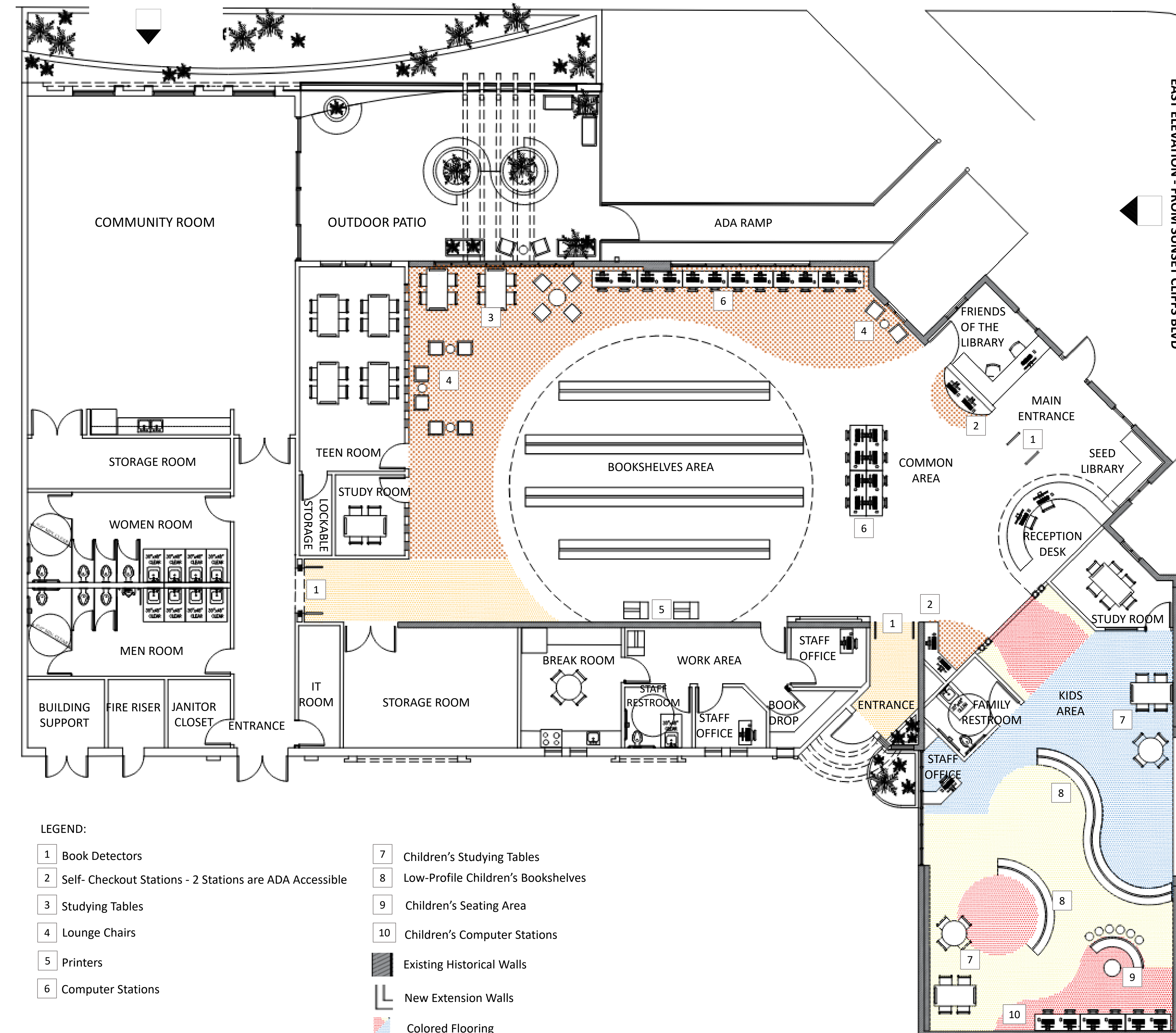
## Proposed Floor Plan

- The OB Library is located next to the ocean and the design is inspired by ocean waves- the curved lines in the flooring, ceiling, lighting and furniture. The Kid's space within the Library is meant to reflect the dynamic of the ocean while giving a playful aspect of the kids, with a low-profile colored furniture that doesn't abstract view and allow for supervision.
- The kid's area includes a study room, staff desk and family restroom which are all located close to the main entrance while the computer terminals are located toward the backwall. Supervision/ monitoring is possible by library staff members working at the Front Desk or the office inside the kid's zone.
- The common area is designed with curved lines to connect with the kid's area, as shown in the reflected ceiling and lighting. Bookshelves will be in the center of the common area with varying lengths to complement the ceiling/lighting design and to allow separation for quiet space the computer, study and reading areas.
- The staff area is separated from public access. It includes a breakroom, offices, book drop and restroom.

\*The patio shown here is part of **one** of the options you will see on the other boards. All options for the Courtyard area consider shade and seating options.

### LEGEND:

- |   |                                      |
|---|--------------------------------------|
| 1 Book Detectors  | 7 Children's Studying Tables         |
| 2 Self- Checkout Stations - 2 Stations are ADA Accessible | 8 Low-Profile Children's Bookshelves |
| 3 Studying Tables   | 9 Children's Seating Area            |
| 4 Lounge Chairs   | 10 Children's Computer Stations      |
| 5 Printers  | Existing Historical Walls            |
| 6 Computer Stations                                       | New Extension Walls                  |
|   | Colored Flooring                     |





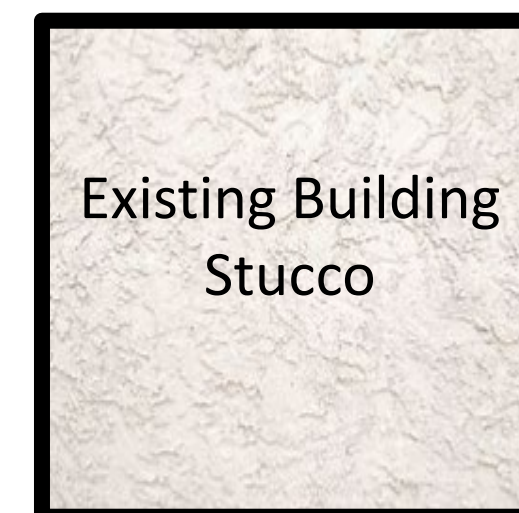


# Concept 1 - Modern Spanish Monterey



**NORTH ELEVATION - FROM SANTA MONICA AVE.**

**Proposed Addition Design Concept:** The concept behind this elevation is a modern interpretation of the Spanish Monterey stylings. The iron fencing, linear windows, and clean design are all common characteristics of this Style. We've added a pergola to provide shading to the courtyard and opted for a flat roof to accentuate the modern theme.



Pergola

Iron Fencing

Taupe  
Stucco Wall

Warm White  
Stucco  
Textured Wall



**EAST ELEVATION - FROM SUNSET CLIFFS BLVD**



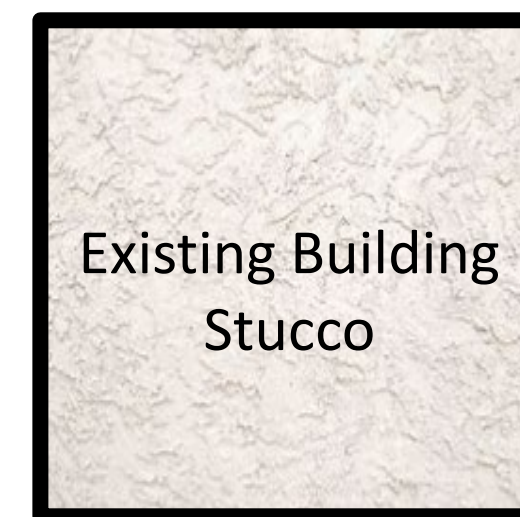


# Concept 2 – Modular Flexibility

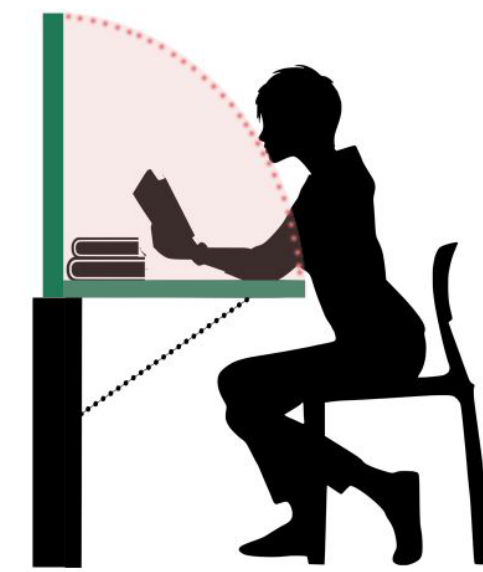


NORTH ELEVATION - FROM SANTA MONICA AVE.

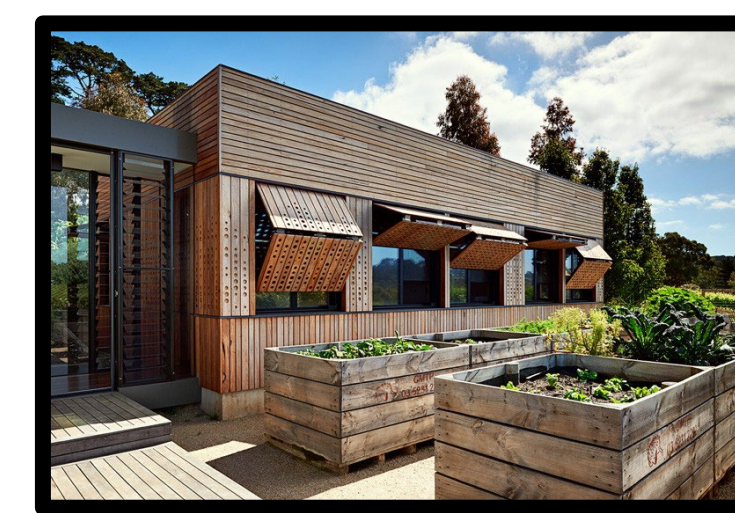
**Proposed Addition Design Concept:** The concept behind this elevation is to provide adaptability with contemporary style. The use of stone and wood were chosen for their warmth and in conjunction with the Community Plan to enhance the established nature of the neighborhood.



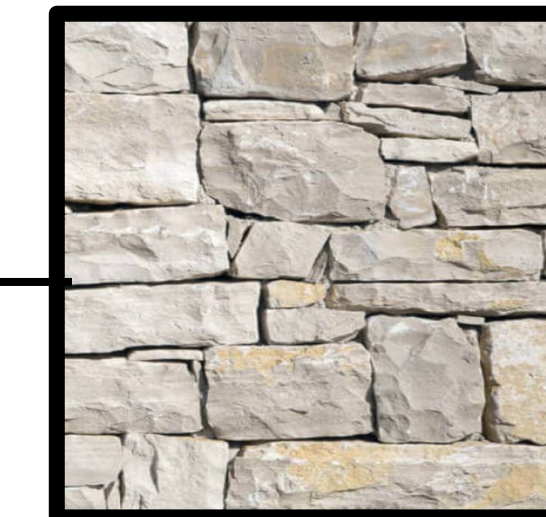
Existing Building Stucco



Folding fence that can be turned into a study table



Folding Wooden Shutters at Teen's room



Rough Stone Veneer



Sliding Window Shutters



EAST ELEVATION - FROM SUNSET CLIFFS BLVD



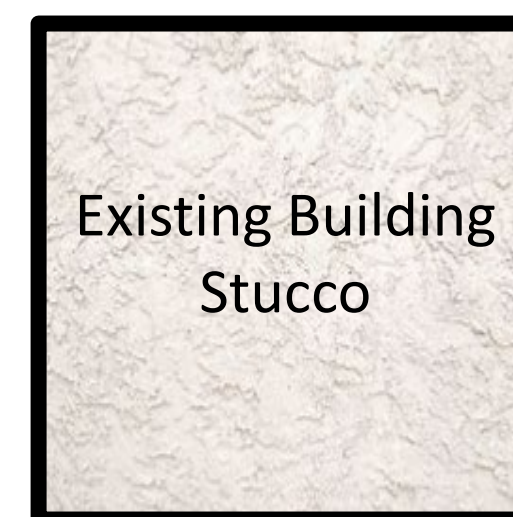


# Concept 3 - Modern / Movement

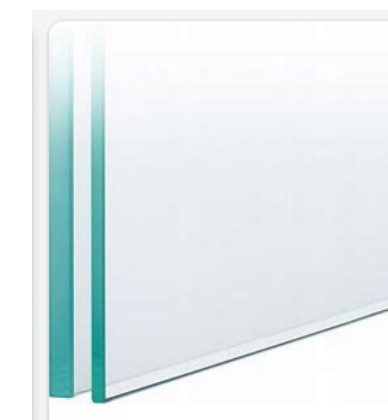


**NORTH ELEVATION - FROM SANTA MONICA AVE.**

**Proposed Addition Design Concept:** The concept behind the elevation is to connect the past with the present. This is accomplished by balancing the proportion of the existing building with the newly added elements. The arched windows and the color shown here was widely used in Monterey - Spanish Revival style.



Existing Building Stucco



Tempered Glass Panel "Fencing"

Stainless Steel Post/Fin



Off-White Stucco Textured Wall



Reddish / Brown Stucco Rough Textured Wall

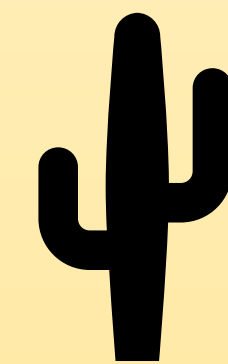


**EAST ELEVATION - FROM SUNSET CLIFFS BLVD**





# Landscape Options



Drought Tolerant



Low Water  
Mediterranean



Please note:  
Building Elevations are subject  
to change.





# Furnishing Options

## KID'S SECTION

To provide a fun, flexible & creative environment for a wide variety of kid's ages, the organic shapes and vivid colors will allow them to immerse themselves into many adventures of their imagination. Additionally, these types of furniture create an environment that enhances a child's natural curiosity & creativity, making every trip to the library memorable.



## COMMON AREA & TEEN SECTION

The variety of selection between the furniture that will be provided in the common area caters to several different working styles. Whether they would like to sit down for long hours, stand at higher tables, work alone at smaller tables or in amongst others at larger ones, or sit in the lounge area, all types will be provided. Additionally, the cool tones provide a calm and enriching environment for all to work, read, or just relax in.





END OF SLIDES