OCEAN BEACH BRANCH LIBRARY
4801 Santa Monica Ave. San Diego 92107

Engineering & Capital Projects

In House Design Team

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In Conjunction with:

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Geotechnical & Environmental Sciences Consultants

What is Design Development???

Design Development
This phase aims to lay out the major design elements of the project and establish cost and timeline.
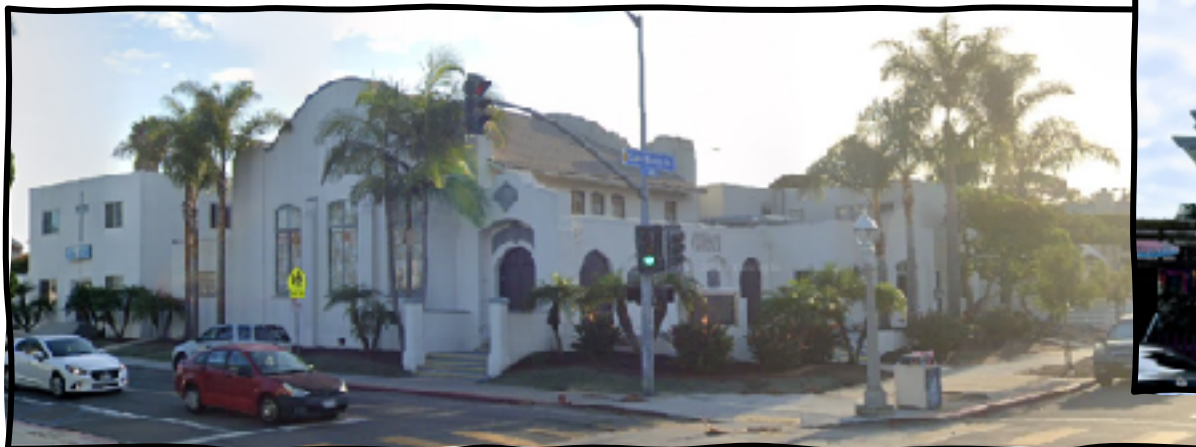
Before we get started...

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.

Project Information

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:
- ✓ 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 schedule 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 :

PROMINENT BALCONY
The full-width, cantilevered, upper-story balcony (or two-story porch) is crucial to the style. Balconies are usually simple wood constructions.

SIMPLE ROOF FORMS
Low-pitched roofs may be covered in clay tile or wood shingle. The principle roof usually encompasses the second story balcony.

LONG WINDOWS
Long, double-hung or casement windows reach to the ground on one or both stories. Windows have simple, colonial surrounds, if any.

CLEAN DESIGN
The style's simple forms and bare walls feature few elaborations. Details such as decorative carving, etc. are the exception, not the rule.

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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
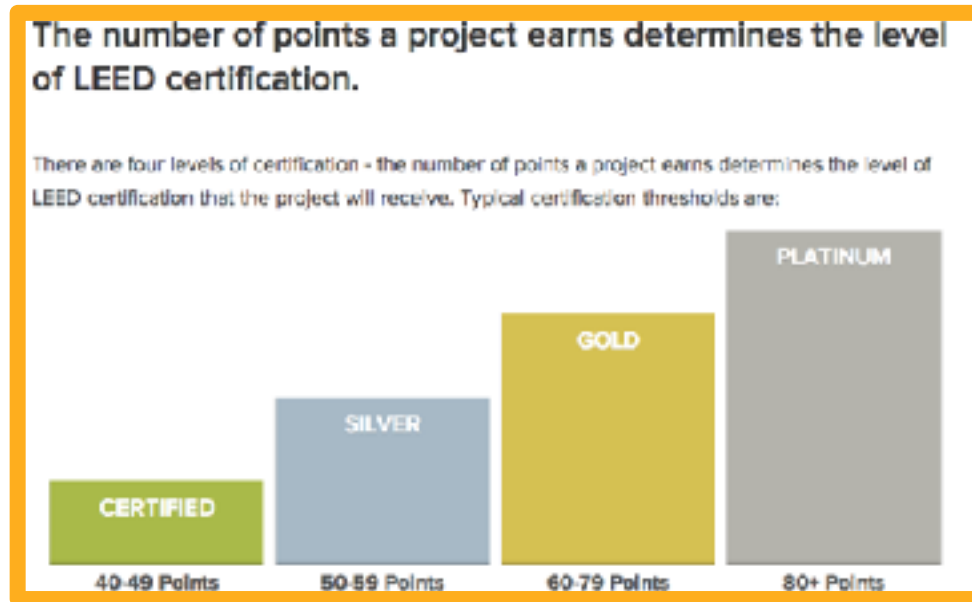
Bring existing Library up to current Energy Codes

LEED - Leadership in Energy & Environmental Design

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 grating 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:

PLATINUM — 80+ Points
GOLD — 60-79 Points
SILVER — 50-59 Points
CERTIFIED — 40-49 Points

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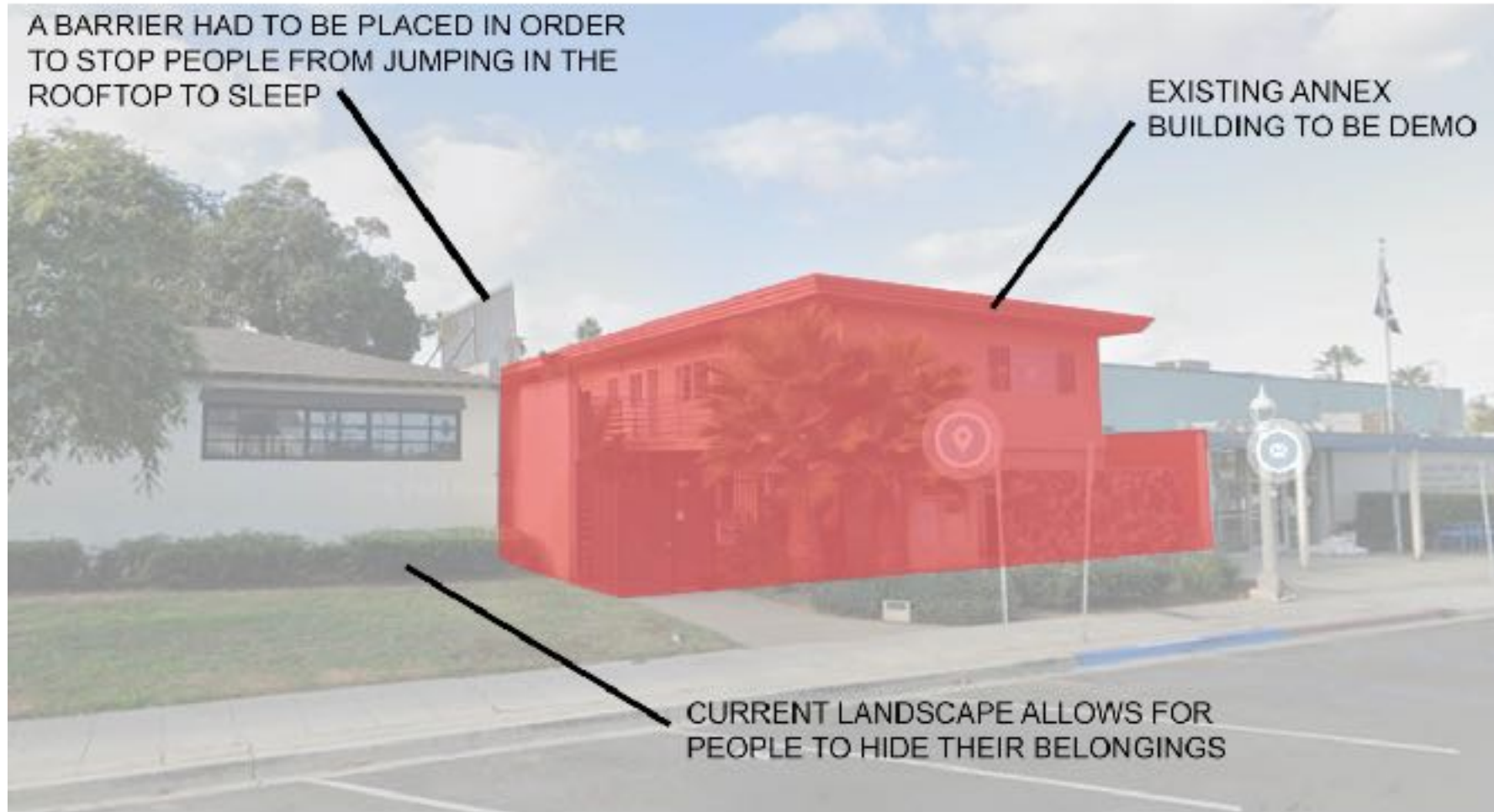
1. Existing Landscape to Protect in Place
2. New Accessible Ramp
3. Courtyard Decorative Fence
4. Terraced Planting Area
5. Courtyard Seating
6. Potted Plants
7. Stamped Concrete Courtyard Paving

Planting Palette:
Drought Tolerant Sculptural Succulents + California Native Perennials + Vines

Key Map

Key Map

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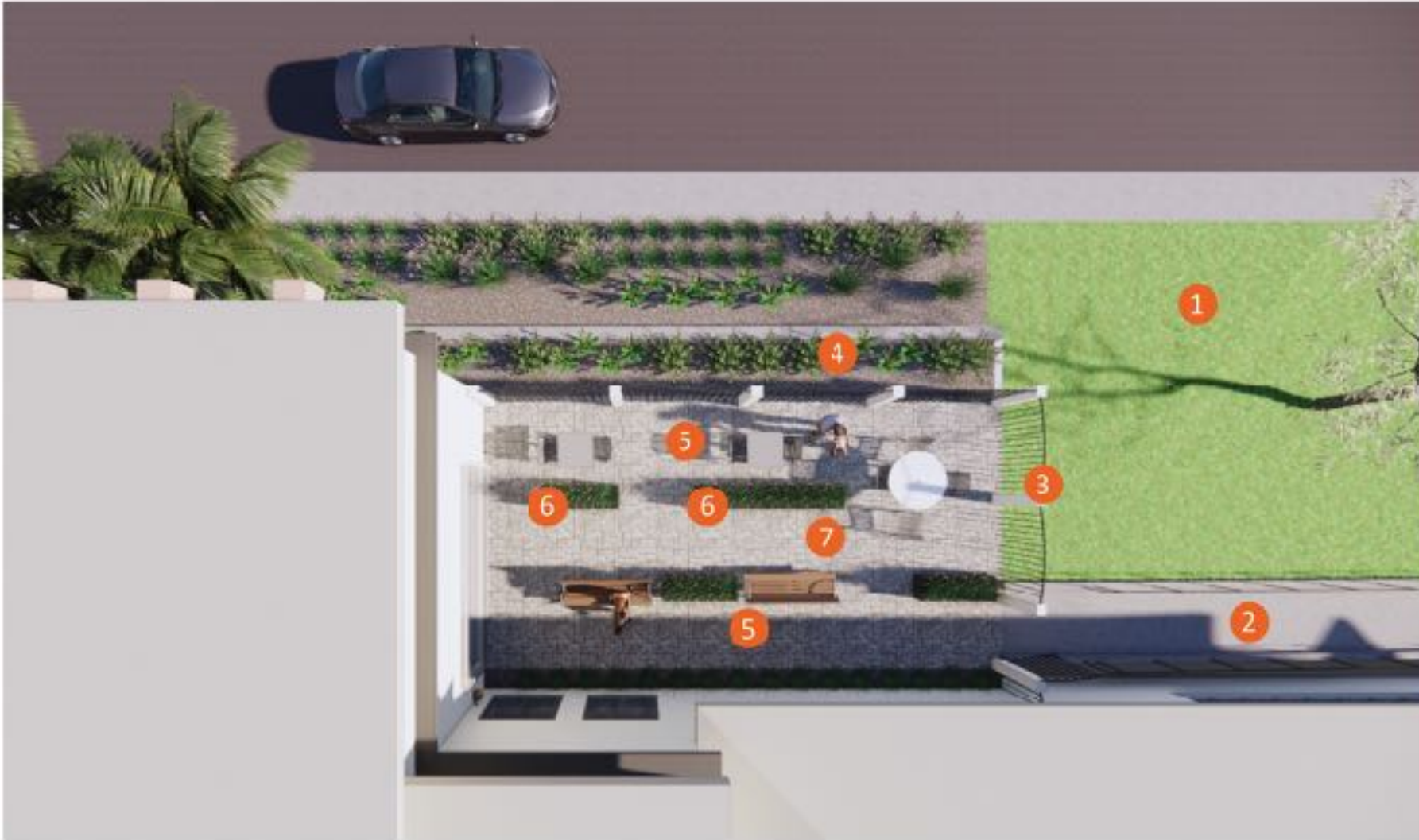
1. Existing Landscape to Protect in Place
2. New Accessible Ramp
3. Courtyard Decorative Fence
4. Terraced Planting Area
5. Courtyard Seating
6. Moveable Planter
7. Stamped Concrete Courtyard Paving

Planting Palette:
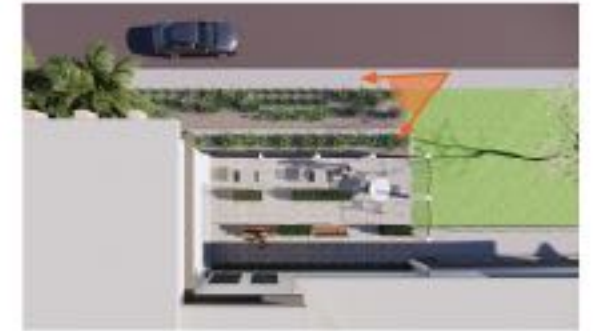Palms + Lush Tropical Plants + Ornamental Grasses

Key Map

Key Map

Key Map

Questions?
Comments?

THANK YOU!