

A scenic coastal landscape featuring a rocky shoreline, waves, and a cliffside with palm trees under a clear sky. The text "Arts, Culture, and Library Services" is overlaid in white on the image.

Arts, Culture, and Library Services

Library





Library

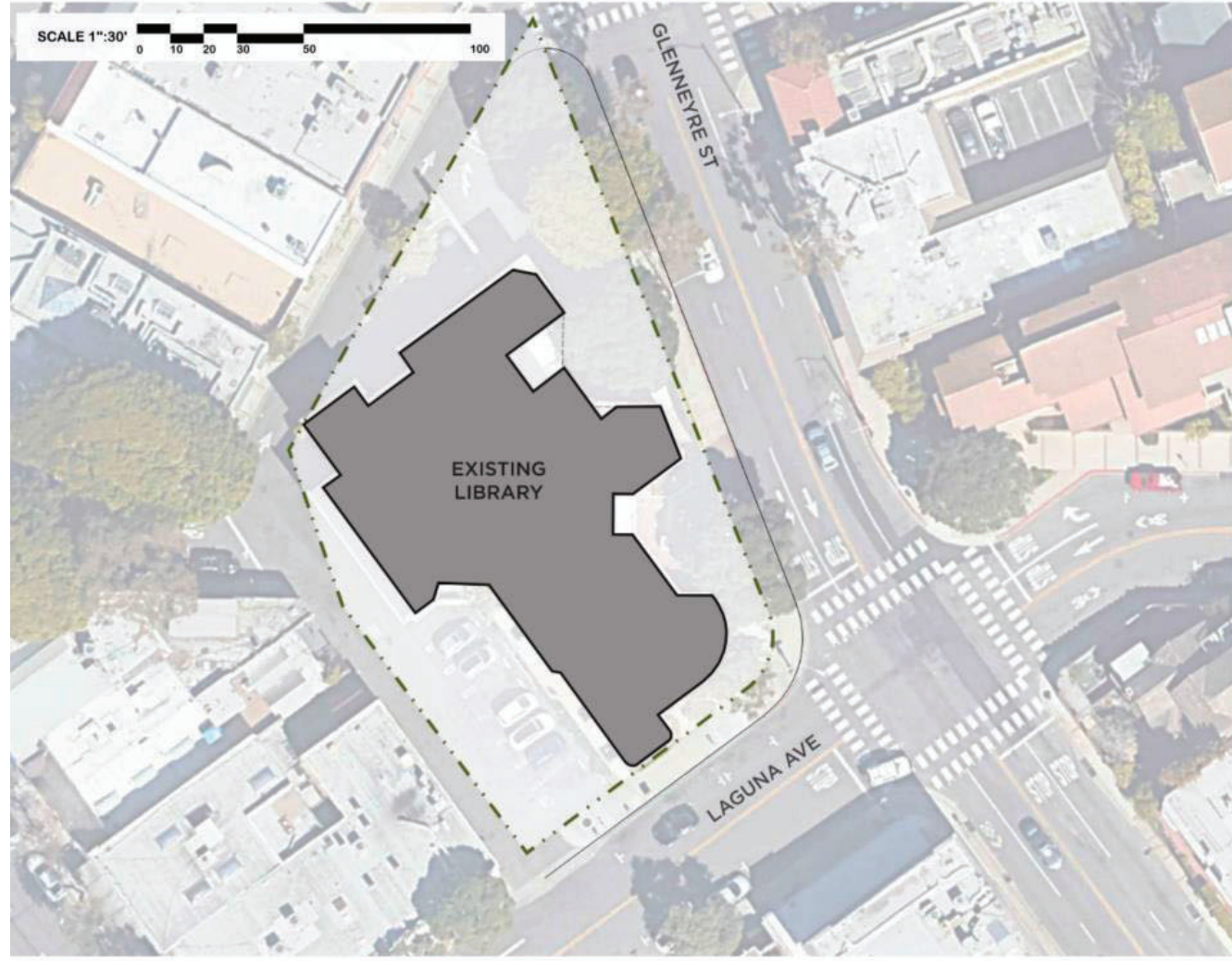
Key Concepts

- Modify lobby and service desk to align with current standards
- Provide adequate meeting room and group study
- Increase children and teen spaces
- Increase administration areas to support program

LIBRARY	OPTION 1	OPTION 2	OPTION 3
	SF	SF	SF
Building Areas			
Lobby	520	650	750
Service	285	340	340
Print/ Copy	18	100	100
Marketplace, Seating, Tech	0	700	700
Library Program Space	373	1,300	1,800
Group Study & Collaboration	0	300	800
Flex Space & Storage	0	0	1,100
Adult Collection	3,210	3,200	3,900
Children Collection	1,189	2,400	3,200
Teen Collection	0	1,200	1,200
Staff Area	862	1,770	1,890
Building Support	1,145	1,330	1,330
Circulation	2,851	Incl. abv	Incl. abv
Net to Gross	816	2,210	2,890
TOTAL BUILDING GROSS SF	11,269	15,500	20,000



PLAN EXISTING



LEGEND

- Site Area
- Existing Structure

TABULATIONS

Building	11,269 SF
Parking existing on-site	
• Staff & visitor	34

NOTES

- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.



PLAN OPTION - A (LEVEL-1)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

TABULATIONS

Building	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	11,269 SF
1st level	1,769 SF
2nd level	9,500 SF
• Net gain	0 SF
Parking existing on-site	
• Program	38
• Staff & visitor	34

NOTES

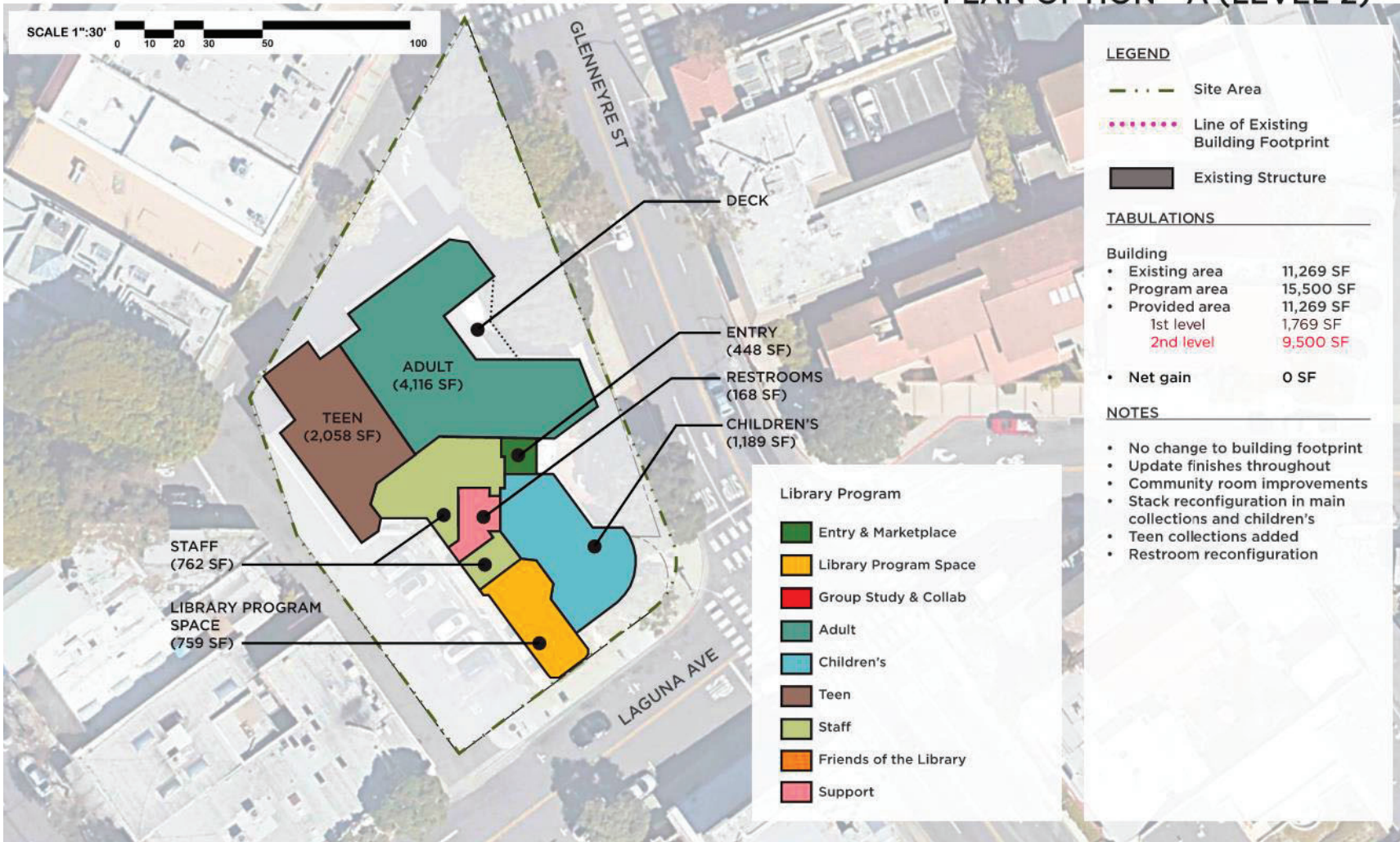
- No change to building footprint or parking count
- Update finishes throughout
- Chamber of Commerce program to move out of Library
- Staff program added

Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support



PLAN OPTION - A (LEVEL-2)



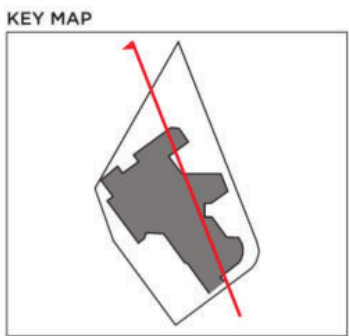
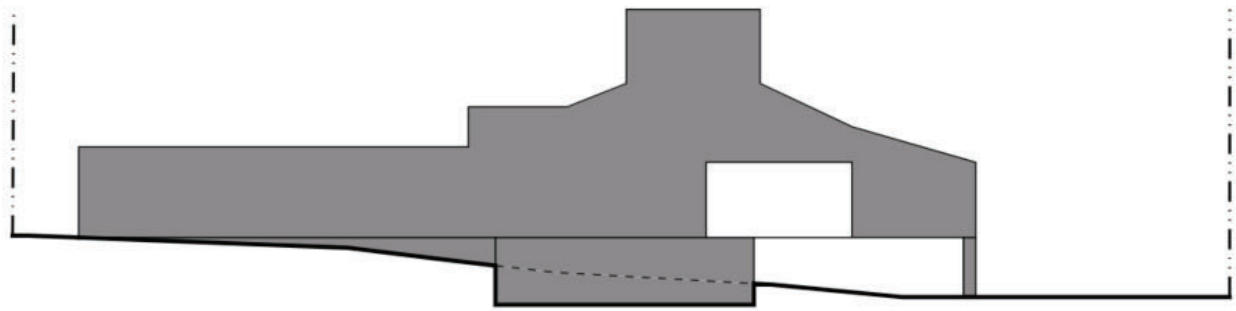


PLAN OPTION - A (SECTION)



LEGEND

- . . - Property line
- Existing structures
- Library New Program Area





PLAN OPTION - B (LEVEL-1)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

TABULATIONS

Building	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	13,420 SF
1st level	2,590 SF
2nd level	10,650 SF
• Net gain	1,971 SF

Parking existing on-site

• Program	45
• Staff & visitor	34

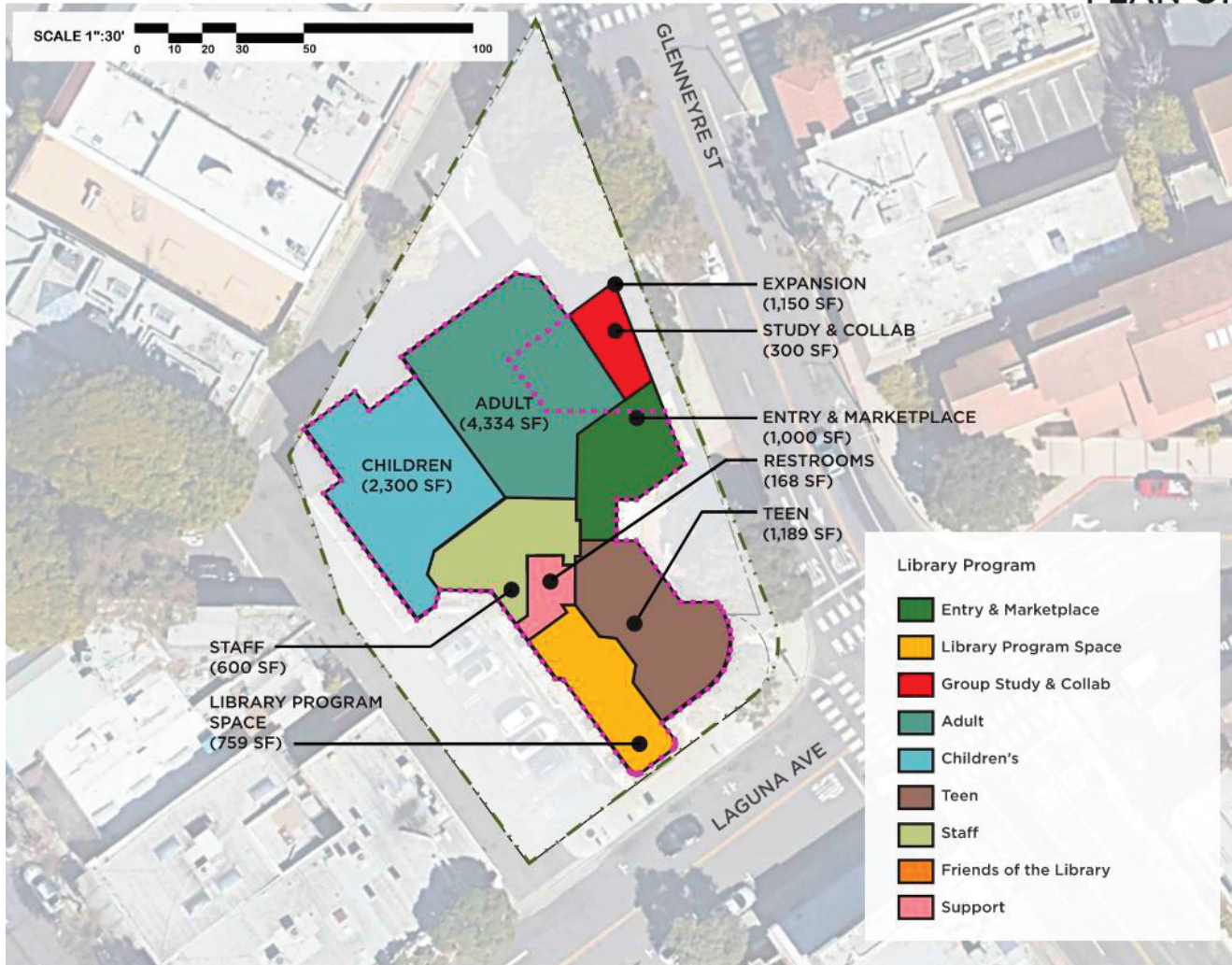
- NOTES**
- 821 GSF added to parking level
 - Friends moved into expansion
 - No change to parking count
 - Move some staff area to lower parking level
 - Chamber of Commerce program to move out of Library

Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support



PLAN OPTION - B (LEVEL-2)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

TABULATIONS

Building	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	13,420 SF
1st level	2,590 SF
2nd level	10,650 SF
• Net gain	1,971 SF

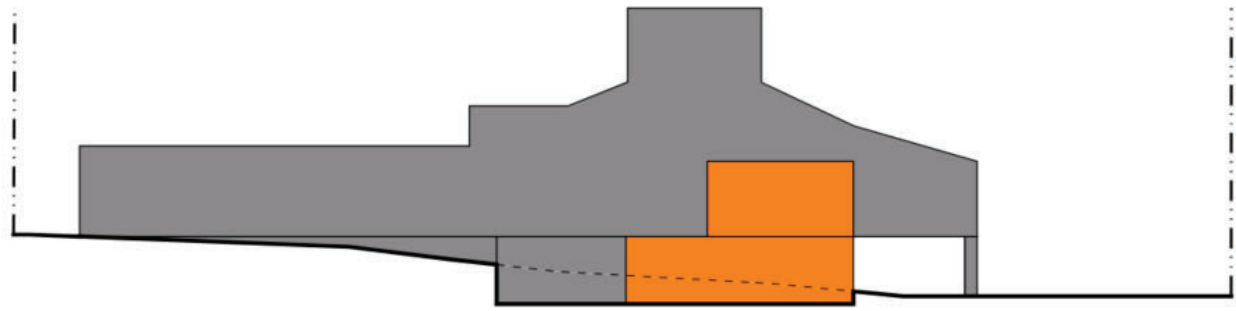
NOTES

- 1,150 GSF added to main level
- Stack reconfiguration in main collections and children's
- Teen collections added
- Study & collage aded
- Staff program partially moved downstairs
- Restroom reconfiguration
- Entry and marketplace reconfiguration
- Elevator will be needed to tie staff floors together




- Library Program**
- Entry & Marketplace
 - Library Program Space
 - Group Study & Collab
 - Adult
 - Children's
 - Teen
 - Staff
 - Friends of the Library
 - Support



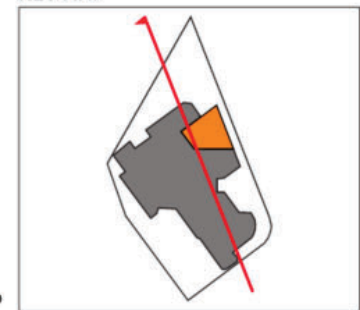
PLAN OPTION - B (SECTION)



LEGEND

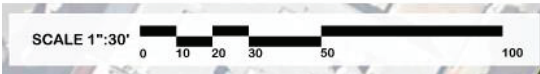
-  Property line
-  Existing structures
-  Library New Program Area

KEY MAP





PLAN OPTION - C (LEVEL-1)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

TABULATIONS

Building	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	15,500 SF
1st level	1,769 SF
2nd level	13,731 SF
• Net gain	4,231 SF

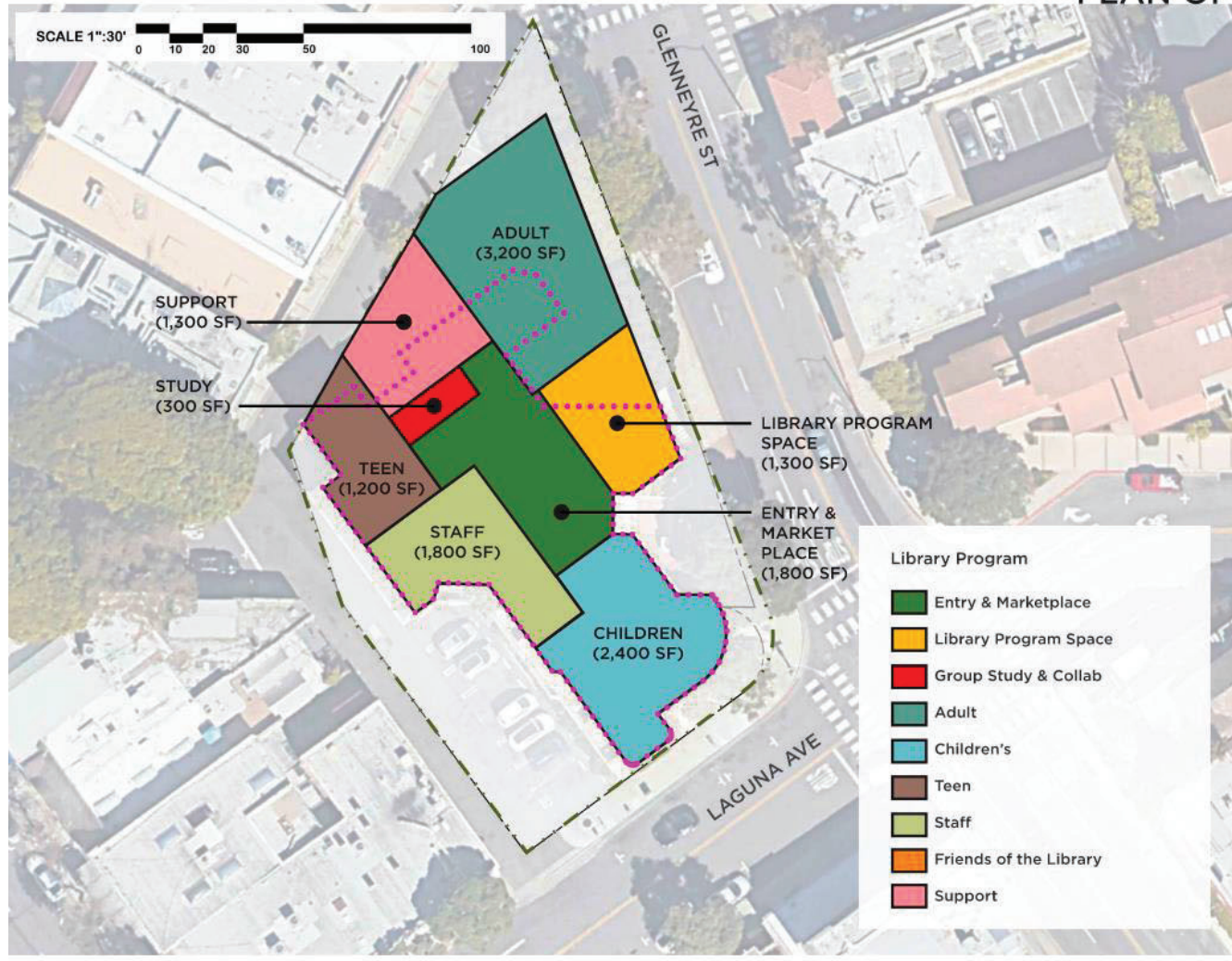
- NOTES**
- No change to building footprint or parking count
 - Chamber of Commerce program to move out of Library

Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support



PLAN OPTION - C (LEVEL-2)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

TABULATIONS

Building	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	15,500 SF
1st level	1,769 SF
2nd level	13,731 SF
• Net gain	4,231 SF

NOTES

- Main library level area increased to meet program area

Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support

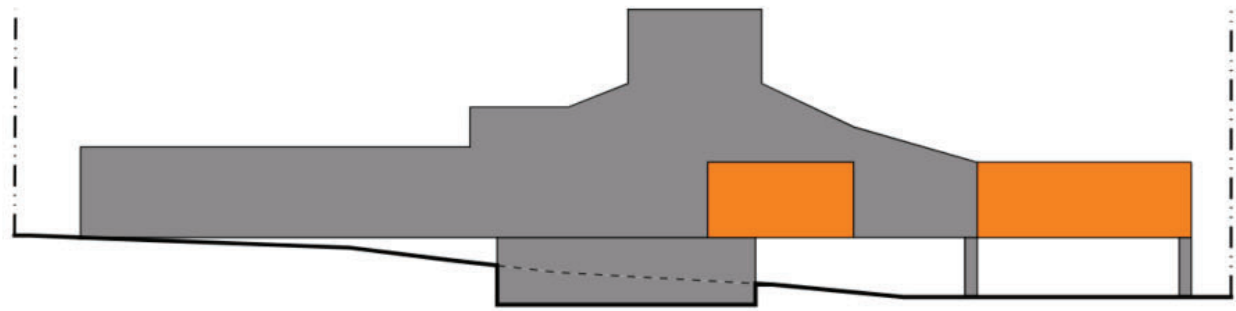


PLAN OPTION - C (SECTION)

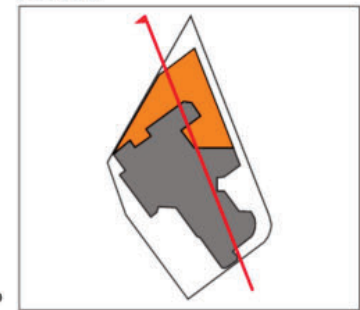


LEGEND

- . . - Property line
- Existing structures
- Library New Program Area



KEY MAP





Festival of Arts



Festival of Arts

- **Key Concepts**
 - Resolve ADA challenges around the Forum Theater and the Irvine Bowl
 - Provide opportunity for Arts Center inclusive of rehearsal space, collaborative workshop space, artist studios, and more.

FESTIVAL OF ARTS	EXISTING	OPTION 1	OPTION 2
	SF	SF	SF
Buildings / Areas			
Front Office	1,534	1,534	1,534
Box Office	706	706	706
Security Office	729	729	729
Outdoor Staff Patio	1,835	1,835	1,835
Gift Shop & Restrooms	5,197	5,197	5,179
Art Exhibits	21,232	21,232	21,232
Junior Art Exhibits	1,605	1,605	1,605
Outdoor Concert Stage & Seating	9,629	9,629	9,629
Restaurant - Terra	9,830	9,830	9,830
Forum Theatre	5,294	5,294	5,294
Maintenance Offices	10,302	10,302	10,302
Main Stage & Dressing Rooms	6,255	6,255	6,255
Irvine Bowl	26,592	26,592	26,592
Workshops	11,384	11,384	11,384
Tennis Courts	14,400	[14,400]	0
Art Center	0	14,400	10,000
Upper Parking Lot (Olive Street)	6,059	2,000	2,000
TOTAL BUILDING GROSS SF	132,583	142,924	134,124



PLAN EXISTING



SCALE 1"=75'

0 25 50 75 150

LEGEND

- Site Area
- Existing Structure

TABULATIONS

- Irvine Bowl
- Forum Theater
- Exhibition Shelter
- Scene Shops
- Shops & Admin

Parking existing on-site

• Staff & visitor	10
• Playhouse	53

NOTES

- Forum currently does not meet ADA requirements due to patron circulation issues
- Irvine Bowl currently does not meet ADA requirements due to vertical circulation issues at the actors' stage area
- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.



SITE PLAN OPTION - A (LEVEL-1)



LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

TABULATIONS

Exhibit Storage	
• Provided area	2,500 SF
ADA Expansion #1	
• Provided area	3,400 SF
Level 1	900 SF
Level 2	2,500 SF
ADA Expansion #2	
• Provided area	1,700 SF
Parking provided on-site	
• Provided	40

NOTES

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Forum expanded to add patron circulation to meet ADA requirements



SITE PLAN OPTION - A (LEVEL-2)



LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

TABULATIONS

ADA Expansion #1

- Provided area 3,400 SF
- Level 1 900 SF
- Level 2 2,500 SF

Art Center

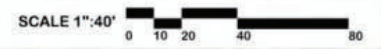
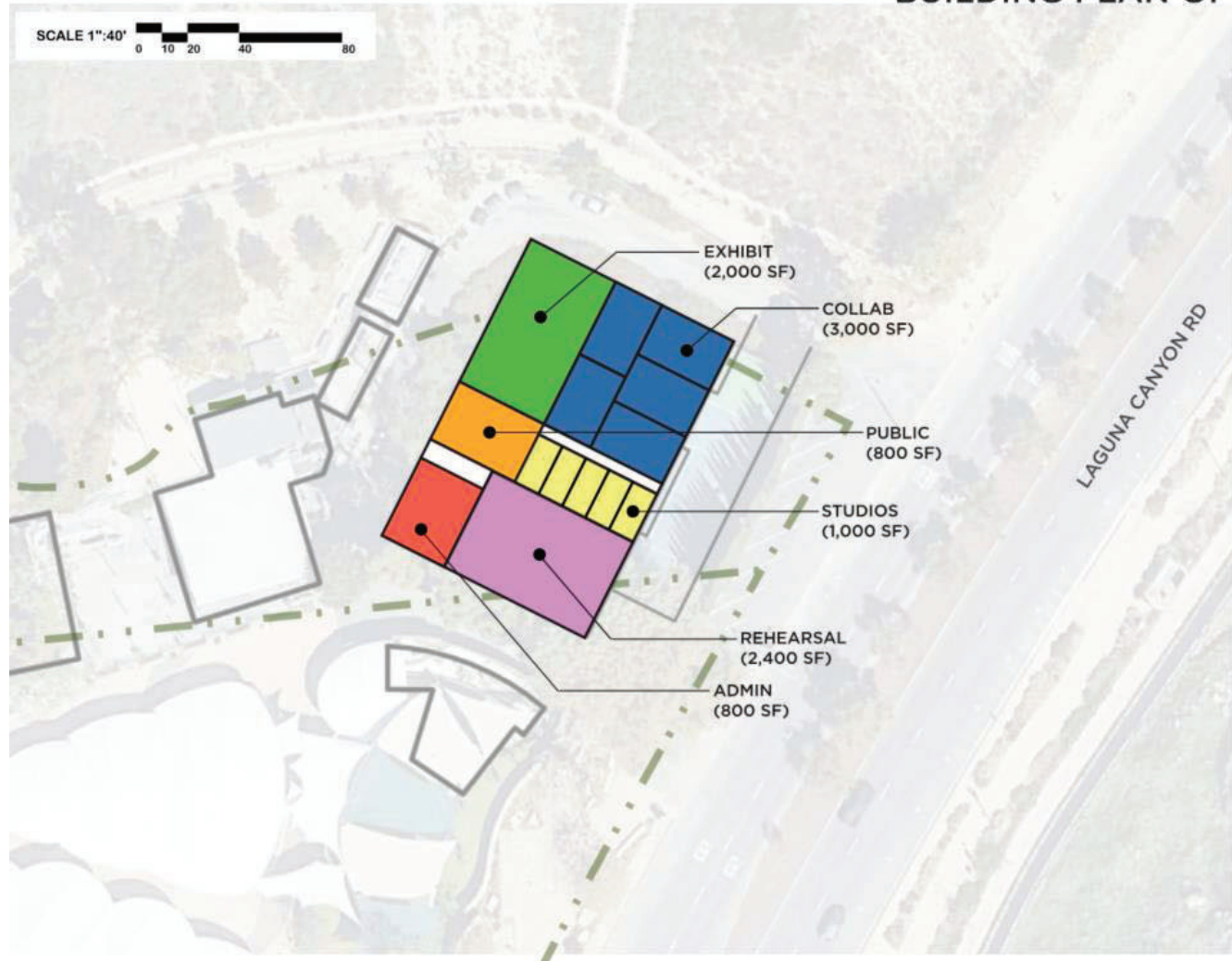
- Provided area 10,540 SF

NOTES

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Art Center to extend past property to line of existing tennis court



BUILDING PLAN OPTION - A (LEVEL-2)



LEGEND

- Site Area
- Festival of Arts Program**
- Admin
- Public
- Private Studio
- Exhibit
- Collab Studio
- Rehearsal
- Circulation

TABULATIONS

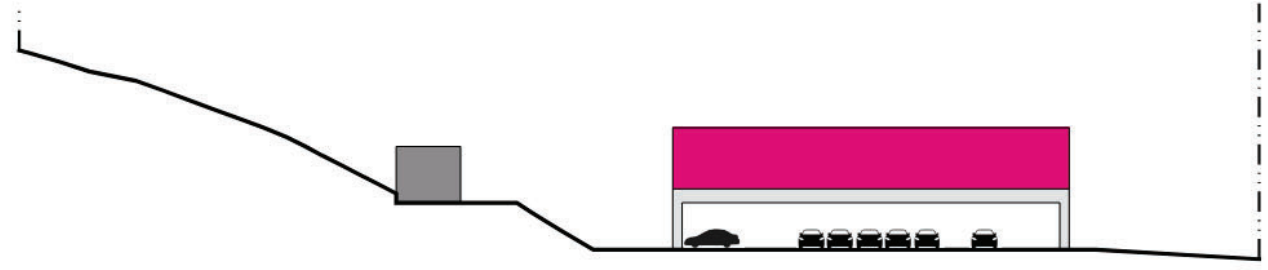
Art Center	
• Provided area	10,540 SF

NOTES

- (5) 600 SF Collab Studios
- (5) 200 SF Private Studios
- Art Center to extend past property to line of existing tennis court

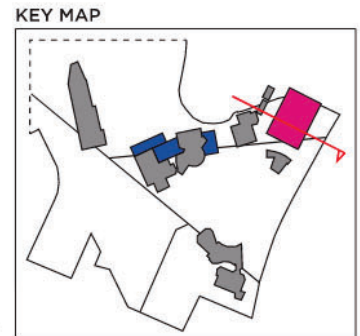


PLAN OPTION - A (SECTION)



LEGEND

- Site Area
- Existing Structure
- New Art Center Program
- Tennis Court
- ADA Expansion





SITE PLAN OPTION - B (LEVEL-1)



LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

TABULATIONS

Exhibit Storage	
• Provided area	2,500 SF
ADA Expansion #1	
• Provided area	3,400 SF
Level 1	900 SF
Level 2	2,500 SF
ADA Expansion #2	
• Provided area	1,700 SF
Art Center	
• Provided area	14,632 SF
Parking provided on-site	
• Provided	10

NOTES

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Forum expanded to add patron circulation to meet ADA



SITE PLAN OPTION - B (LEVEL-2)



LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking
- Tennis Courts

TABULATIONS

ADA Expansion #1

• Provided area	3,400 SF
Level 1	900 SF
Level 2	2,500 SF

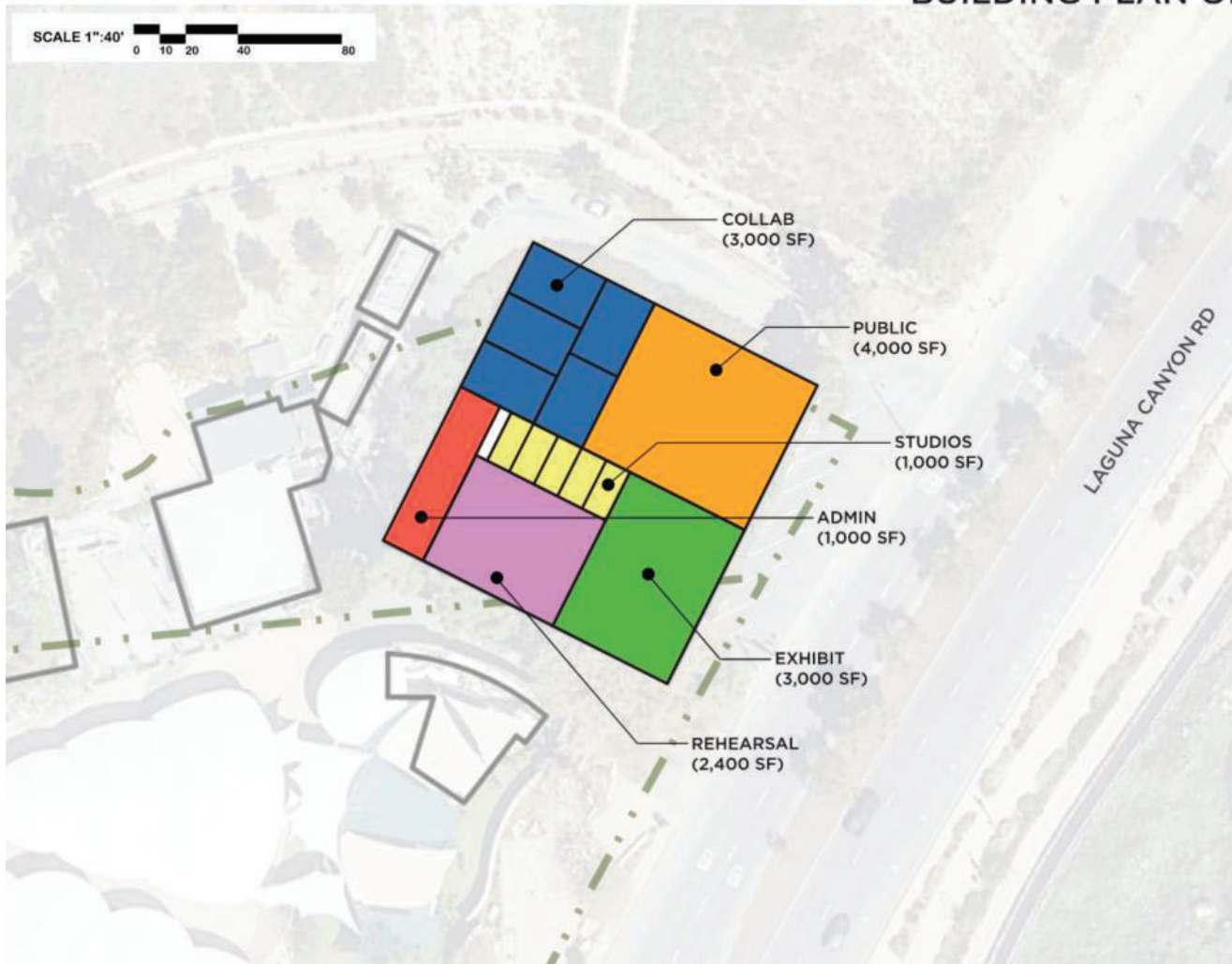
NOTES

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Art Center & elevated tennis courts to extend past property to line of existing tennis court



BUILDING PLAN OPTION - B (LEVEL-1)

SCALE 1"=40'
0 10 20 40 80



LEGEND

- Site Area
- Festival of Arts Program**
- Admin
- Public
- Private Studio
- Exhibit
- Collab Studio
- Rehearsal
- Circulation

TABULATIONS

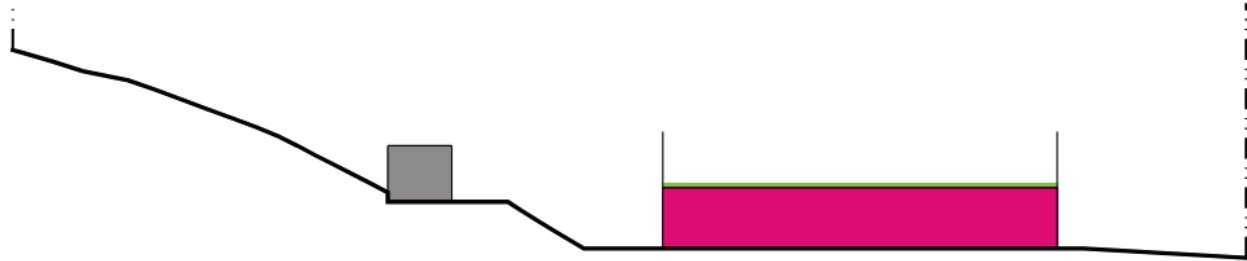
Art Center
 • Provided area 14,632 SF

NOTES

- (5) 600 SF Collab Studios
- (5) 200 SF Private Studios
- Art Center to extend past property to line of existing tennis court



PLAN OPTION - B (SECTION)



LEGEND

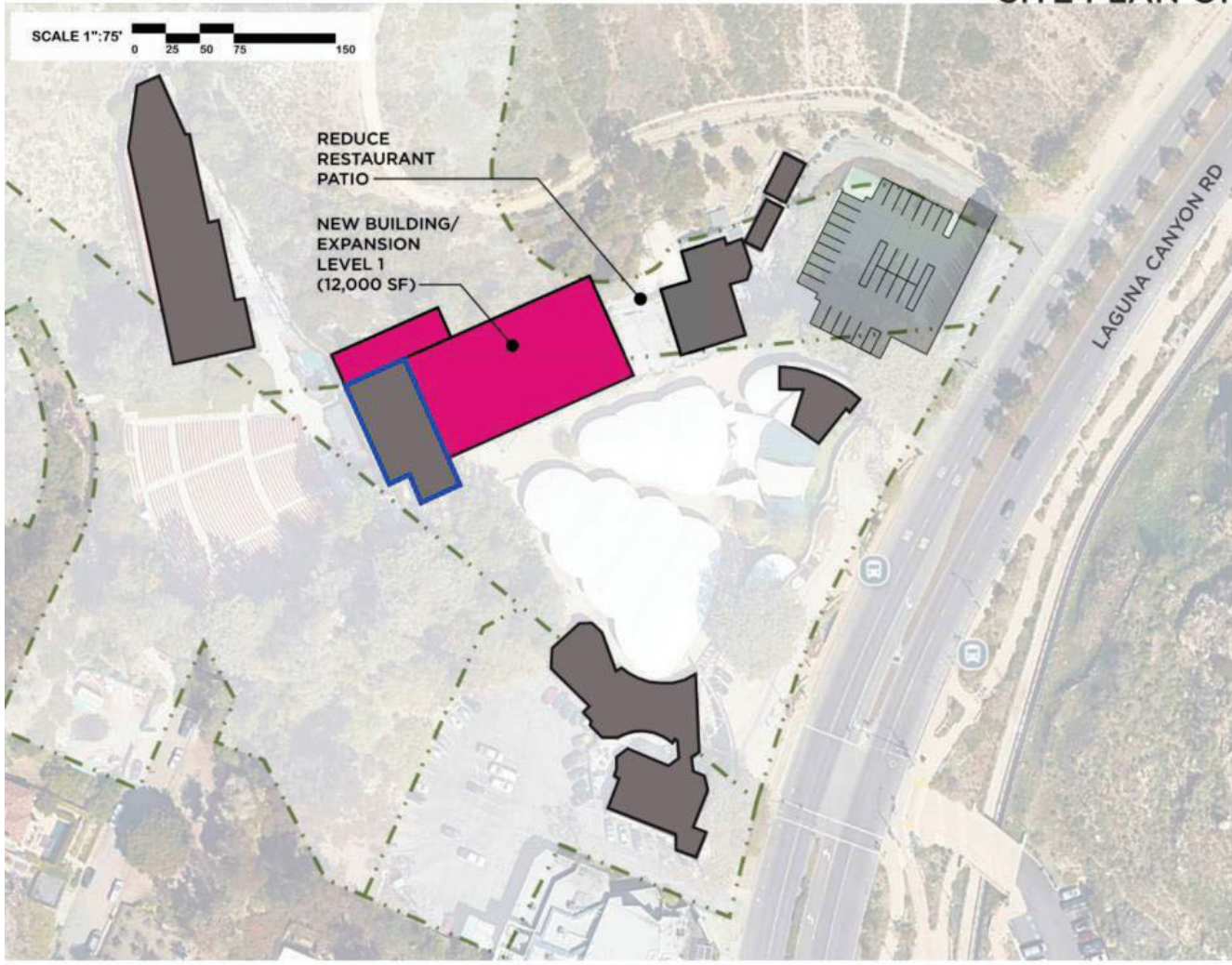
- Site Area
- Existing Structure
- New Art Center Program
- Tennis Court
- ADA Expansion

KEY MAP





SITE PLAN OPTION - C (LEVEL-1)



LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

TABULATIONS

Exhibit Storage

- Provided area 24,000 SF
- Level 1 12,000 SF
- Level 2 12,000 SF

Parking provided on-site

- Provided 40

NOTES

- Demo portion of main theater space and all of the Forum space
- Construct new 2 story building
- New building meets all ADA requirements and solves vertical circulation issues at Irvine bowl stage building



SITE PLAN OPTION - C (LEVEL-2)



LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Tennis Court

TABULATIONS

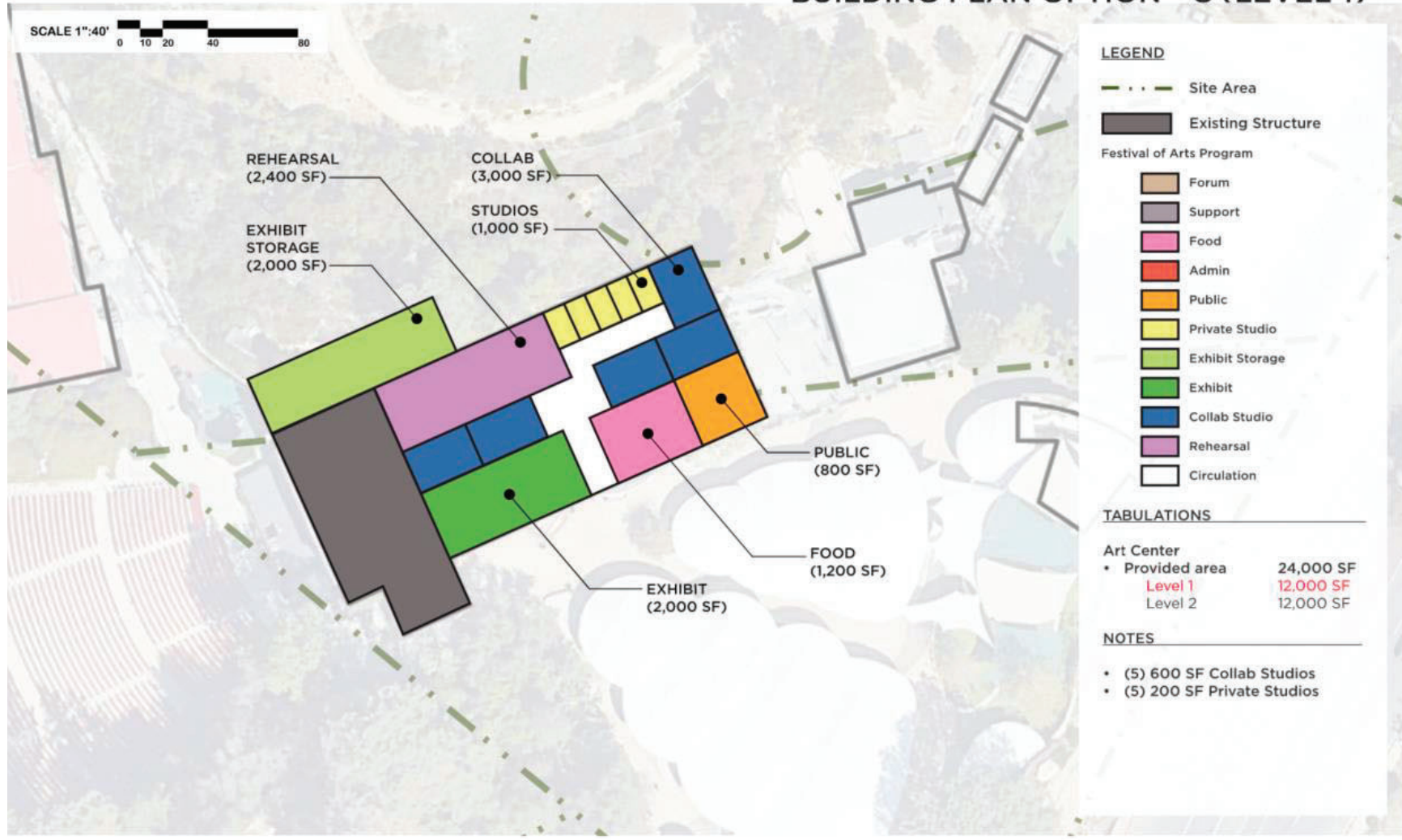
Exhibit Storage	
• Provided area	24,000 SF
Level 1	12,000 SF
Level 2	12,000 SF

NOTES

- Demo portion of main theater space and all of the Forum space
- Construct new 2 story building
- New building meets all ADA requirements and solves vertical circulation issues at Irvine bowl stage building



BUILDING PLAN OPTION - C (LEVEL-1)



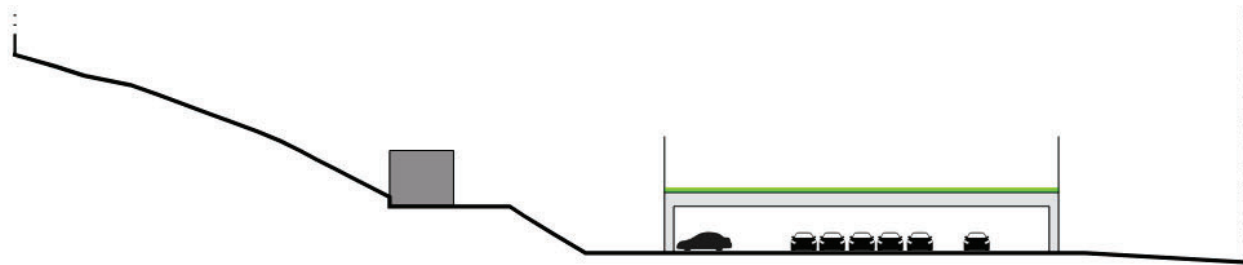


BUILDING PLAN OPTION - C (LEVEL-2)





PLAN OPTION - C (SECTION)

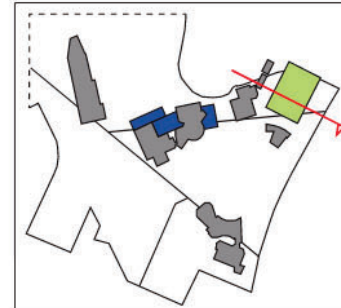


LEGEND

- Site Area
- Existing Structure
- New Art Center Program
- Tennis Court
- ADA Expansion

SCALE 1":25'

KEY MAP



Playhouse

LAGUNA PLAYHOUSE

LAGUNA DANCE FESTIVAL
LAGUNA DANCE FESTIVAL
LAGUNA DANCE FESTIVAL

606



Playhouse

Key Concepts

- Fix Deficiencies
 - Remove lease space and expand on-site with admin and rehearsal spaces
 - Provide more storage space
- Ideal Need
 - Expanded playhouse program w/ blackbox theater

PLAYHOUSE	EXISTING	FIXING DEFICIENCIES	FUTURE 'IDEAL' NEED
	SF	SF	SF
Building Areas			
Front of House	6,473	6,449	13,464
Performance / Production	10,729	11,379	14,480
Administration & Studio	1,397	2,639	3,481
Buildings Support	3	31	45
Net to Gross SF	1,592	2,216	5,554
TOTAL BUILDING GROSS SF	20,222	22,714	37,025
Exterior Components			
Support	3,393	3,393	3,400
Storage	480	780	0
Total	3,873	4,173	3,400



PLAN EXISTING

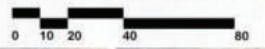
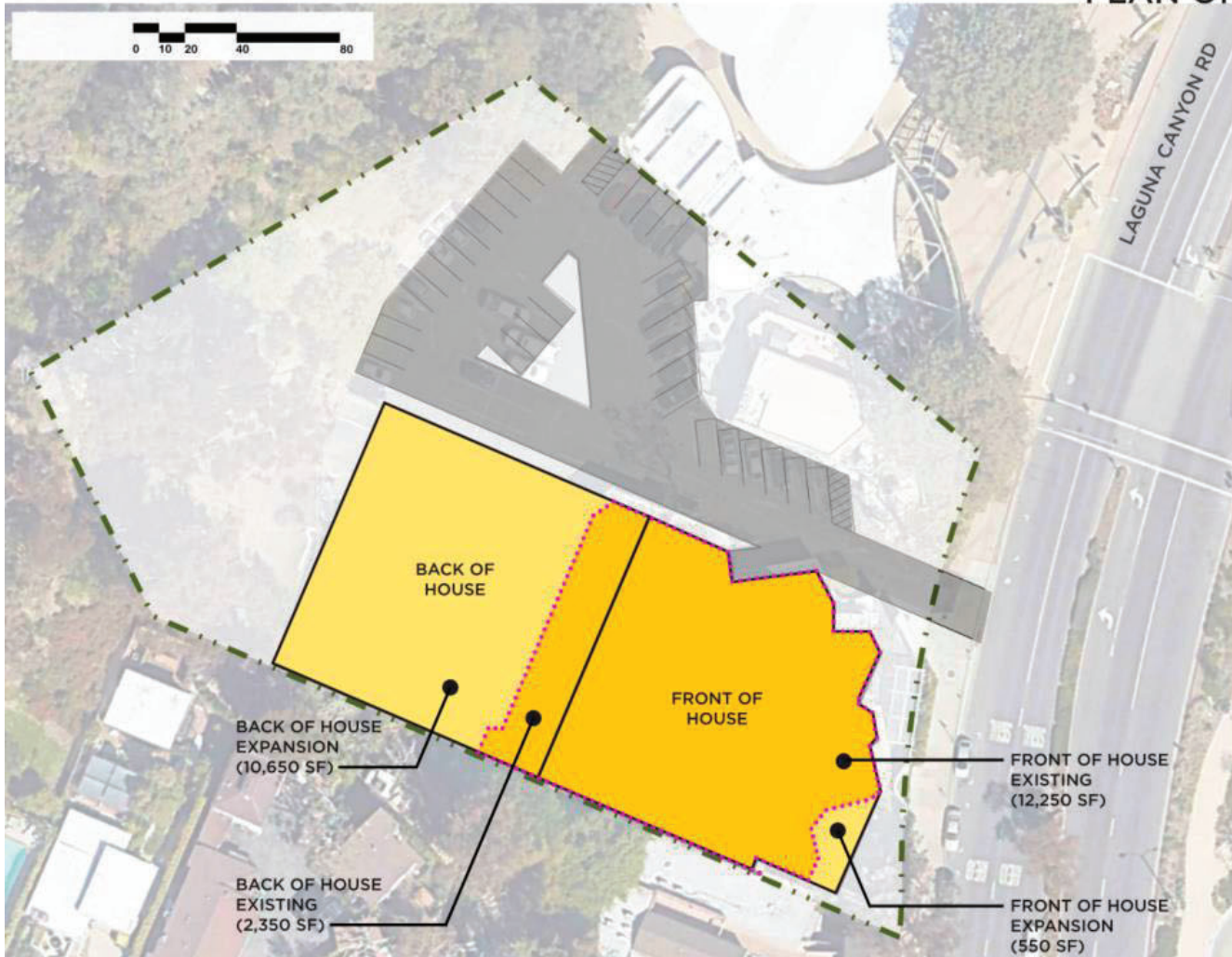


LAGUNA CANYON RD

EXISTING PLAYHOUSE



PLAN OPTION - A (LEVEL-1)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

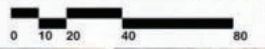
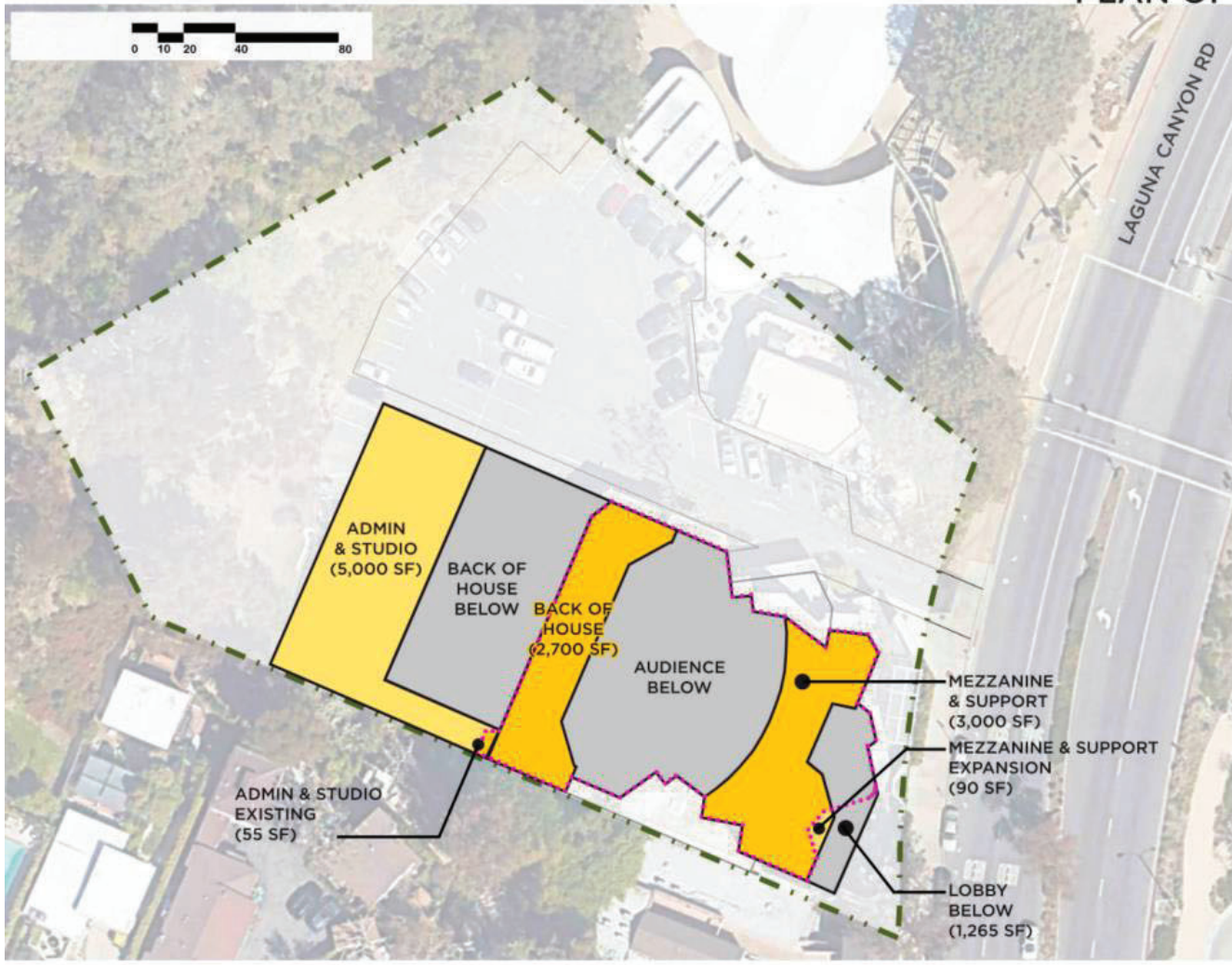
TABULATIONS

Building	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	25,800 SF
2nd level	11,200 SF
• Net gain	16,778 SF
Parking provided on-site	
• Program staff	19
• Provided staff	19
• Program visitor	85
• Provided visitor	13

- NOTES**
- Minimize expansion into site slope area
 - Portions of existing building need to be resolved to meet ADA



PLAN OPTION - A (LEVEL-2)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

TABULATIONS

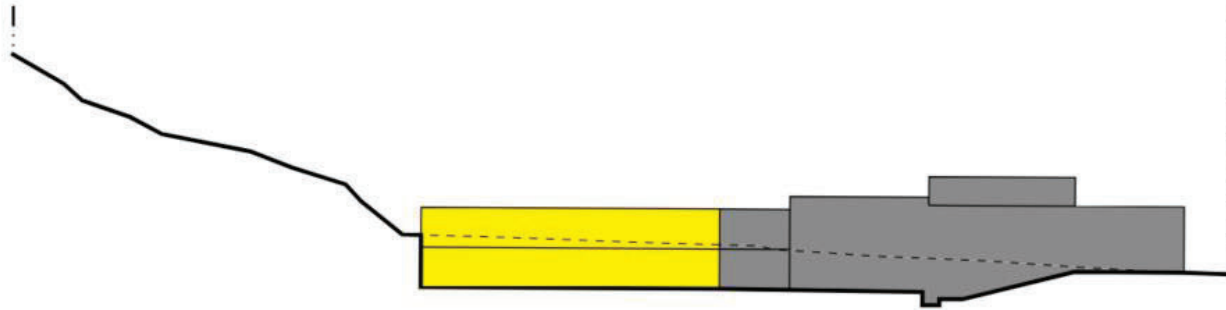
Building	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	25,800 SF
2nd level	11,200 SF
• Net gain	16,778 SF



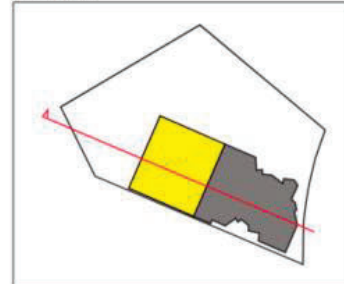
PLAN OPTION - A (SECTION)

LEGEND

- . . - Property line
- Existing structures
- Playhouse New Program Area

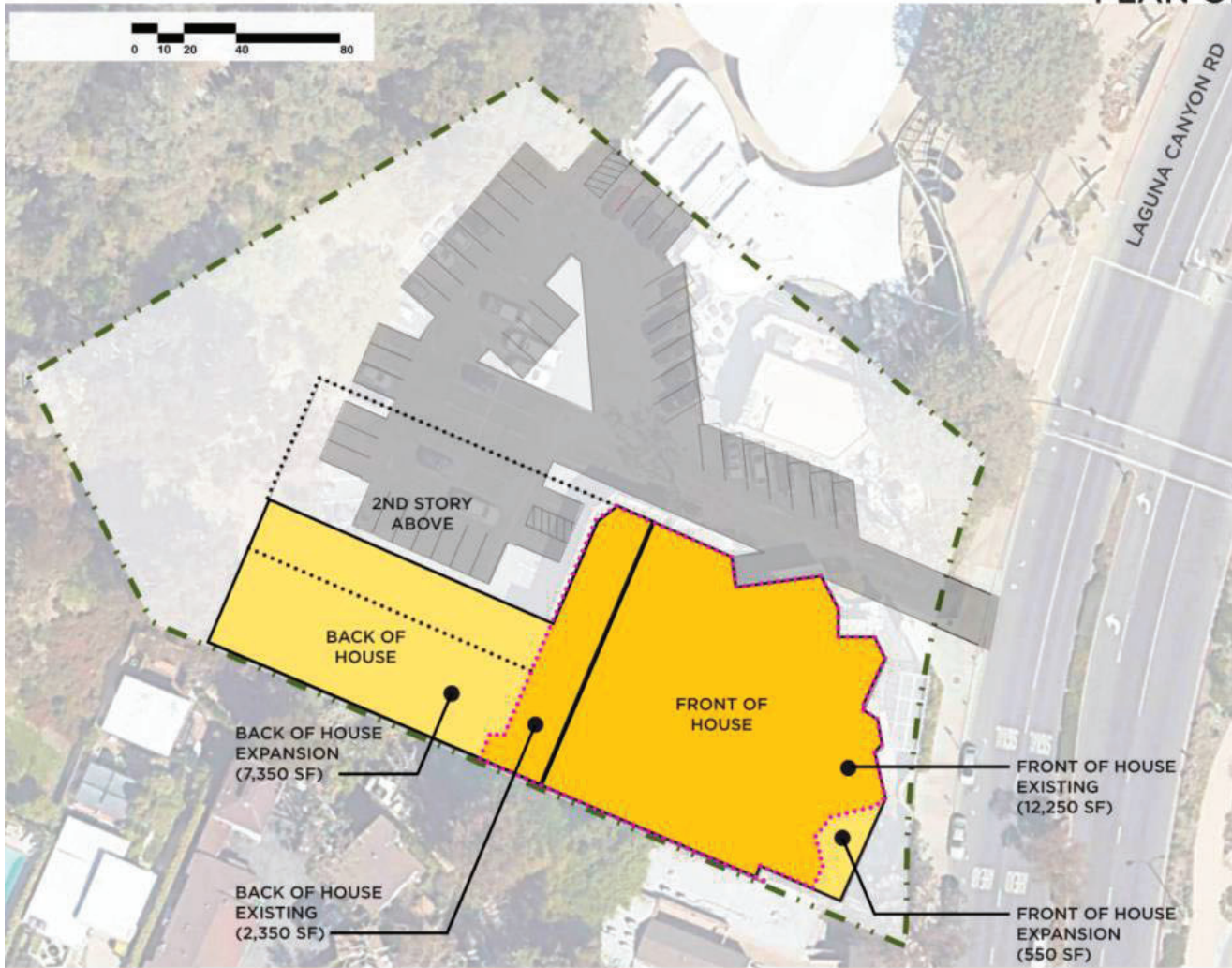


KEY MAP





PLAN OPTION - B (LEVEL-1)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

TABULATIONS

Building	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	22,500 SF
2nd level	14,500 SF
• Net gain	16,778 SF

Parking provided on-site

• Program staff	19
• Provided staff	19
• Program visitor	85
• Provided visitor	13

NOTES

- Portions of existing building need to be resolved to meet ADA

2ND STORY ABOVE

BACK OF HOUSE

FRONT OF HOUSE

BACK OF HOUSE EXPANSION (7,350 SF)

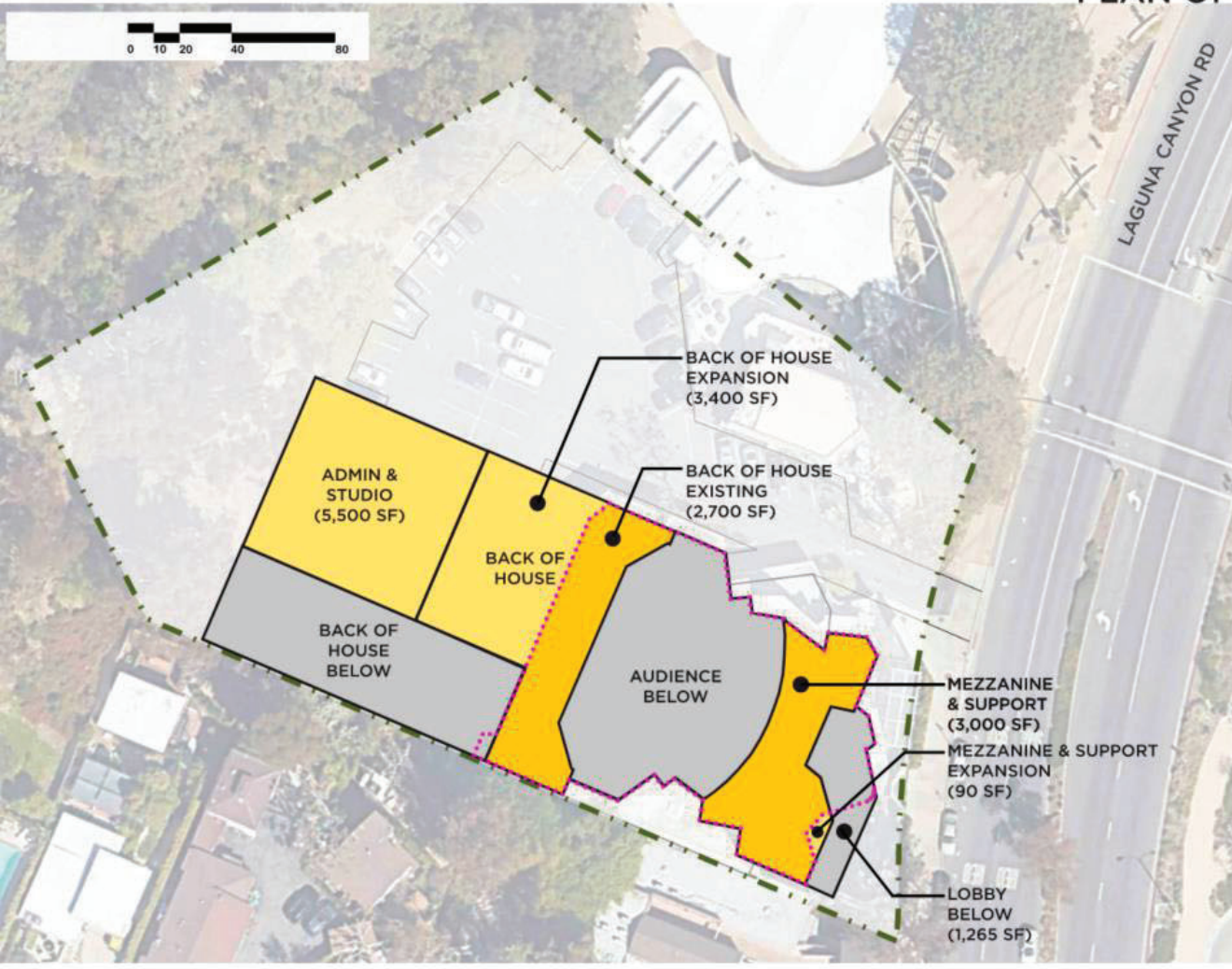
BACK OF HOUSE EXISTING (2,350 SF)

FRONT OF HOUSE EXISTING (12,250 SF)

FRONT OF HOUSE EXPANSION (550 SF)



PLAN OPTION - B (LEVEL-2)



LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

TABULATIONS




Building	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	22,500 SF
2nd level	14,500 SF
• Net gain	16,778 SF

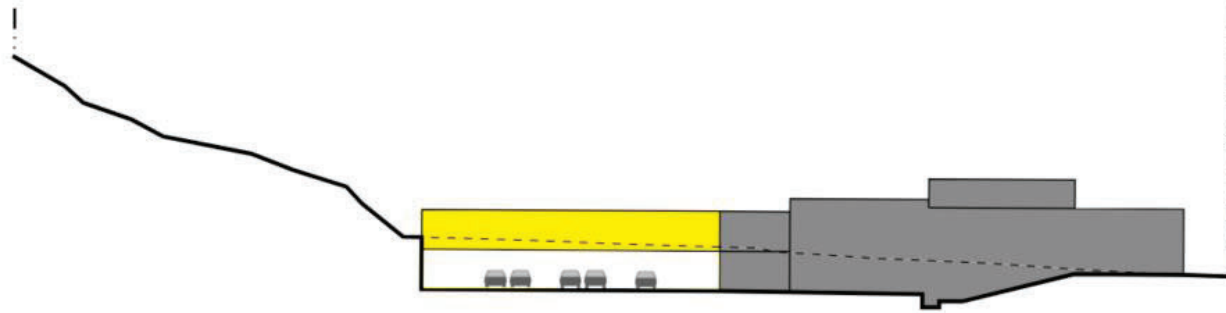


PLAN OPTION - B (SECTION)



LEGEND

-  Property line
-  Existing structures
-  Playhouse New Program Area



KEY MAP

