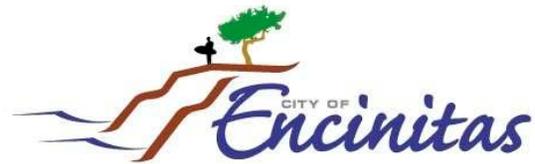


City of Encinitas



---

PACIFIC VIEW ELEMENTARY

*Rehabilitation & Re-Use Study*

608 Third Street  
Encinitas, CA 92024

June 29, 2015

FOURTH STREET

E STREET



THIRD STREET

F STREET

FOURTH STREET

PACIFIC VIEW (PROPOSED SITE PLAN)

OPTION I

1"=20'-0"



NORTH

FOURTH STREET

E STREET



THIRD STREET

F STREET

FOURTH STREET

PACIFIC VIEW (PROPOSED SITE PLAN)

OPTION II

1"=20'-0"



NORTH

E STREET

THIRD STREET

← EXISTING PLANTED AREA TO REMAIN →

WOMEN

MEN

CLASSROOM 6

CLASSROOM 5

CLASSROOM 4

CLASSROOM 3

CLASSROOM 2

CLASSROOM 1

CLASSROOM

OFFICE 1

OFFICE 2

OFFICE 4

OFFICE 3

EXISTING T.S. POST TO BE DEMOLISH  
EXISTING WOOD OVERHANG TO BE DEMOLISH  
EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

LEGEND



EXISTING SPACE TO REMAIN



EXISTING CLASSROOM SPACE TO BE CONVERTED INTO TENANT AREA

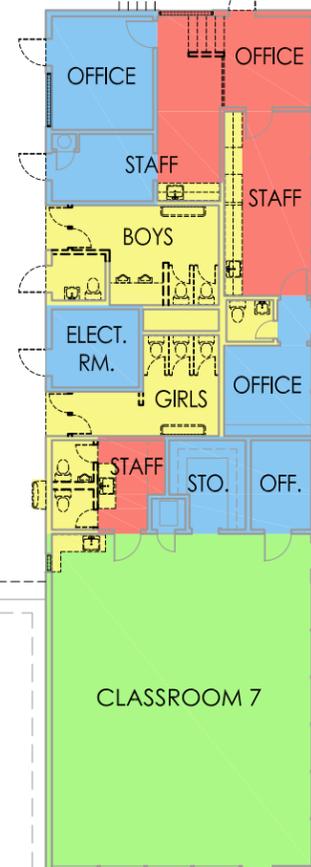


EXISTING OFFICE SPACE TO BE CONVERTED INTO TENANT AREA



EXISTING RESTROOM TO BE UPGRADED OR RELOCATED

← EXISTING A.C. PAVING TO REMAIN - REPAIR AS NECESSARY →



↑ EXISTING PLANTED AREA TO REMAIN ↓

EXISTING CONCRETE PAVING TO REMAIN →

← EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

← EXISTING CONCRETE RAMP & RAIL TO BE DEMOLISH & REPLACED

PACIFIC VIEW (DEMOLITION PLAN)

OPTION I

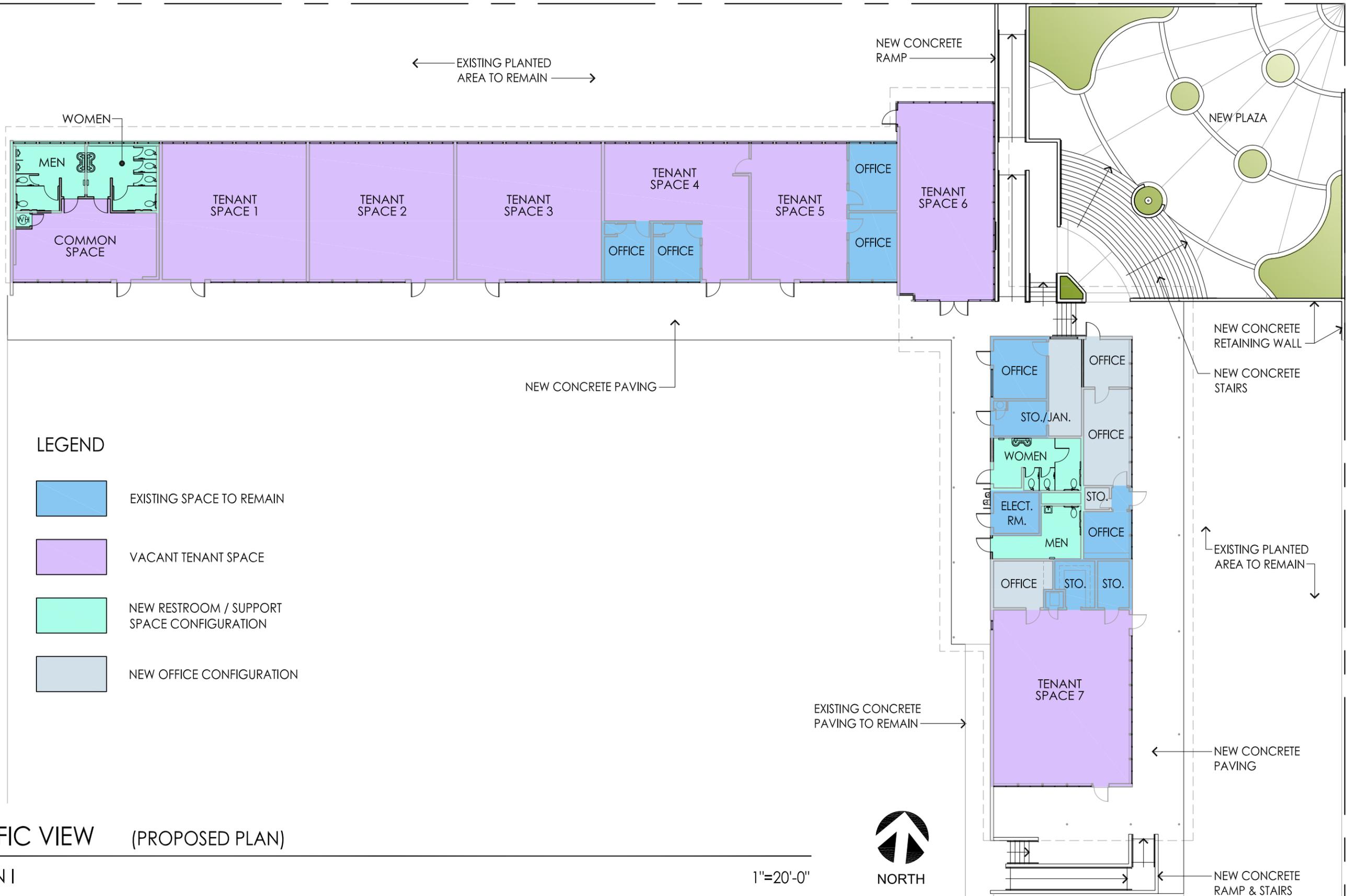
1"=20'-0"



NORTH

E STREET

THIRD STREET



LEGEND

- EXISTING SPACE TO REMAIN
- VACANT TENANT SPACE
- NEW RESTROOM / SUPPORT SPACE CONFIGURATION
- NEW OFFICE CONFIGURATION

PACIFIC VIEW (PROPOSED PLAN)

OPTION I

1"=20'-0"



NEW CONCRETE RAMP

← EXISTING PLANTED AREA TO REMAIN →

NEW PLAZA

WOMEN

MEN

COMMON SPACE

TENANT SPACE 1

TENANT SPACE 2

TENANT SPACE 3

TENANT SPACE 4

TENANT SPACE 5

TENANT SPACE 6

OFFICE

OFFICE

OFFICE

OFFICE

NEW CONCRETE PAVING

NEW CONCRETE RETAINING WALL

NEW CONCRETE STAIRS

OFFICE

OFFICE

STO./JAN.

OFFICE

WOMEN

OFFICE

ELECT. RM.

STO.

MEN

OFFICE

OFFICE

STO.

STO.

← EXISTING PLANTED AREA TO REMAIN →

TENANT SPACE 7

EXISTING CONCRETE PAVING TO REMAIN

← NEW CONCRETE PAVING

← NEW CONCRETE RAMP & STAIRS

E STREET

THIRD STREET

← EXISTING PLANTED AREA TO REMAIN →

WOMEN

MEN

CLASSROOM 6

CLASSROOM 5

CLASSROOM 4

CLASSROOM 3

CLASSROOM 2

CLASSROOM 1

CLASSROOM

OFFICE 4

OFFICE 3

OFFICE 1

OFFICE 2

OFFICE

OFFICE

STAFF

STAFF

BOYS

ELECT. RM.

GIRLS

OFFICE

STAFF

STO.

OFF.

CLASSROOM 7

← EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

↑ EXISTING PLANTED AREA TO REMAIN ↓

EXISTING CONCRETE PAVING TO REMAIN →

← EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

← EXISTING CONCRETE RAMP & RAIL TO BE DEMOLISH & REPLACED

EXISTING T.S. POST TO BE DEMOLISH  
EXISTING WOOD OVERHANG TO BE DEMOLISH  
EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

← EXISTING A.C. PAVING TO REMAIN - REPAIR AS NECESSARY →

LEGEND



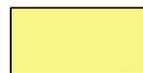
EXISTING SPACE TO REMAIN



EXISTING CLASSROOM SPACE TO BE CONVERTED INTO TENANT AREA



EXISTING OFFICE SPACE TO BE CONVERTED INTO TENANT AREA



EXISTING RESTROOM TO BE UPGRADED OR RELOCATED

PACIFIC VIEW (DEMOLITION PLAN)

OPTION II

1"=20'-0"



NORTH

E STREET

THIRD STREET

← EXISTING PLANTED AREA TO REMAIN →

NEW CONCRETE RAMPS

NEW PLAZA

TENANT SPACE 1

TENANT SPACE 2

TENANT SPACE 3

TENANT SPACE 4

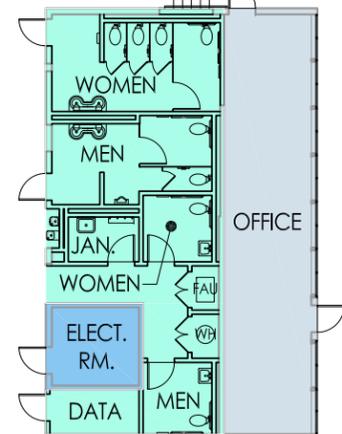
NEW CONCRETE PAVING

NEW CONCRETE RETAINING WALL

NEW CONCRETE STAIRS

LEGEND

- EXISTING SPACE TO REMAIN
- VACANT TENANT SPACE
- NEW RESTROOM / SUPPORT SPACE CONFIGURATION
- NEW OFFICE CONFIGURATION



EXISTING PLANTED AREA TO REMAIN

EXISTING CONCRETE PAVING TO REMAIN

NEW CONCRETE PAVING

TENANT SPACE 5

NEW CONCRETE RAMP & STAIRS

PACIFIC VIEW (PROPOSED PLAN)

OPTION II

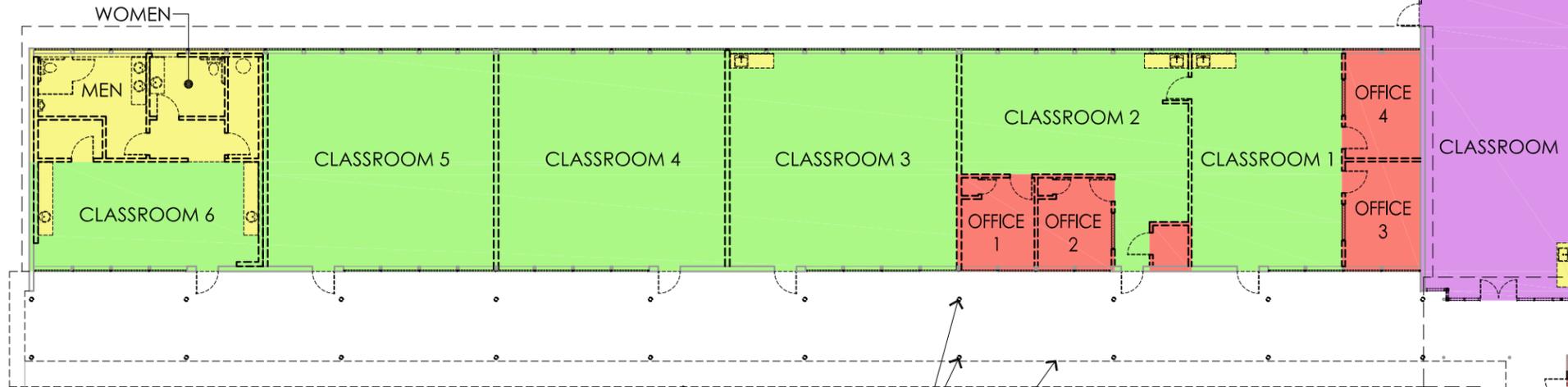
1"=20'-0"



E STREET

THIRD STREET

← EXISTING PLANTED AREA TO REMAIN →

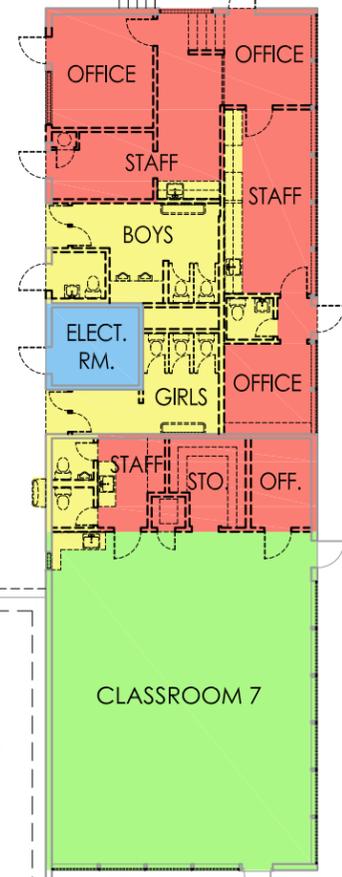


EXISTING T.S. POST TO BE DEMOLISH  
 EXISTING WOOD OVERHANG TO BE DEMOLISH  
 EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

← EXISTING A.C. PAVING TO REMAIN - REPAIR AS NECESSARY →

LEGEND

- EXISTING SPACE TO REMAIN
- EXISTING CLASSROOM SPACE TO BE CONVERTED INTO TENANT AREA
- EXISTING PACE TO BE CONVERTED INTO NEW AREA BY PROPOSED PLAN
- EXISTING RESTROOM TO BE UPGRADED OR RELOCATED
- EXISTING CLASSROOM SPACE TO BE DEMOLISH



← EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

↑ EXISTING PLANTED AREA TO REMAIN ↓

EXISTING CONCRETE PAVING TO REMAIN →

← EXISTING CONCRETE PAVING TO BE DEMOLISH & REPLACED

← EXISTING CONCRETE RAMP & RAIL TO BE DEMOLISH & REPLACED

PACIFIC VIEW (DEMOLITION PLAN)

OPTION III

1"=20'-0"

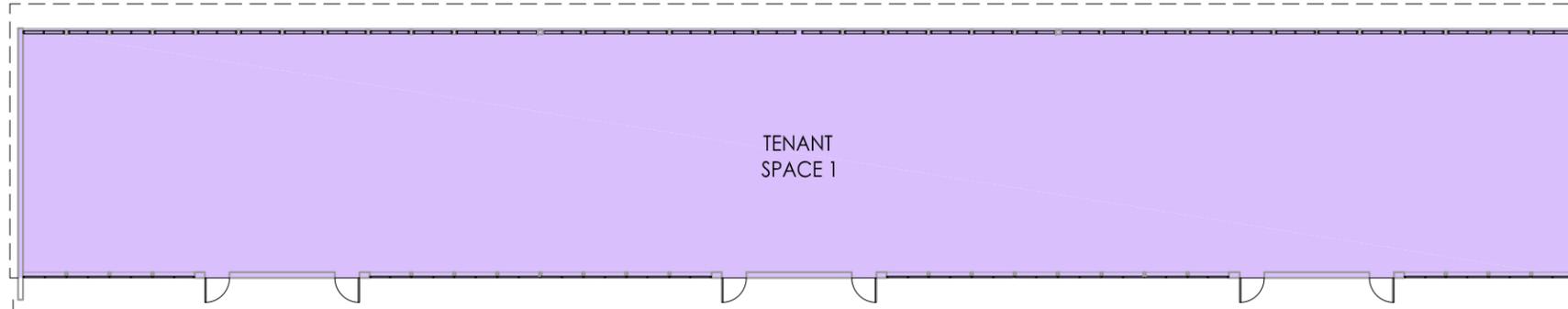


E STREET

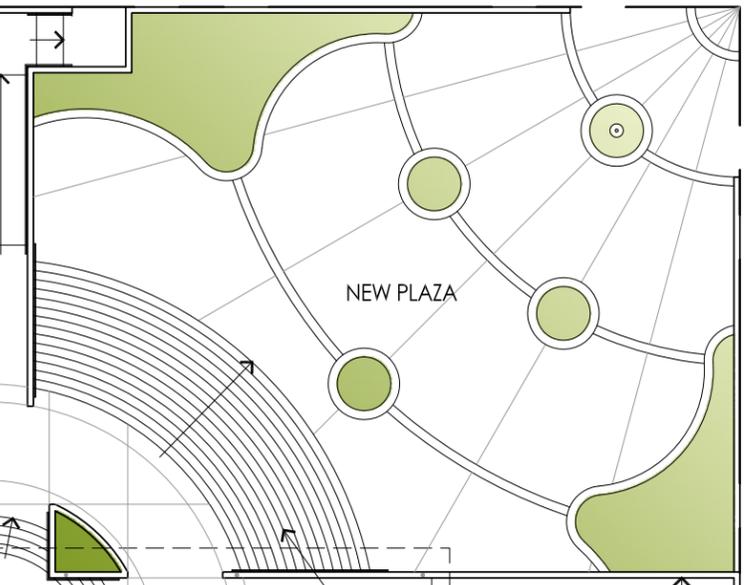
THIRD STREET

← EXISTING PLANTED AREA TO REMAIN →

NEW CONCRETE RAMPS



TENANT SPACE 1



NEW PLAZA

NEW CONCRETE PAVING

JANITOR

WOMEN

NEW CONCRETE RETAINING WALL

NEW CONCRETE STAIRS

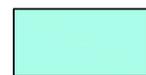
LEGEND



EXISTING SPACE TO REMAIN



VACANT TENANT SPACE



NEW RESTROOM / SUPPORT SPACE CONFIGURATION

WOMEN

MEN

WOMEN

MEN

ELECT. RM.

STO.

DATA

← EXISTING PLANTED AREA TO REMAIN →

EXISTING CONCRETE PAVING TO REMAIN

TENANT SPACE 2

← NEW CONCRETE PAVING

PACIFIC VIEW (PROPOSED PLAN)

OPTION III

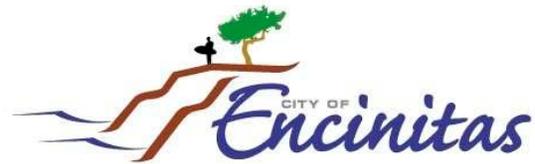
1"=20'-0"



NORTH

← NEW CONCRETE RAMP & STAIRS

City of Encinitas



PACIFIC VIEW ELEMENTARY

*Questions and Comments*