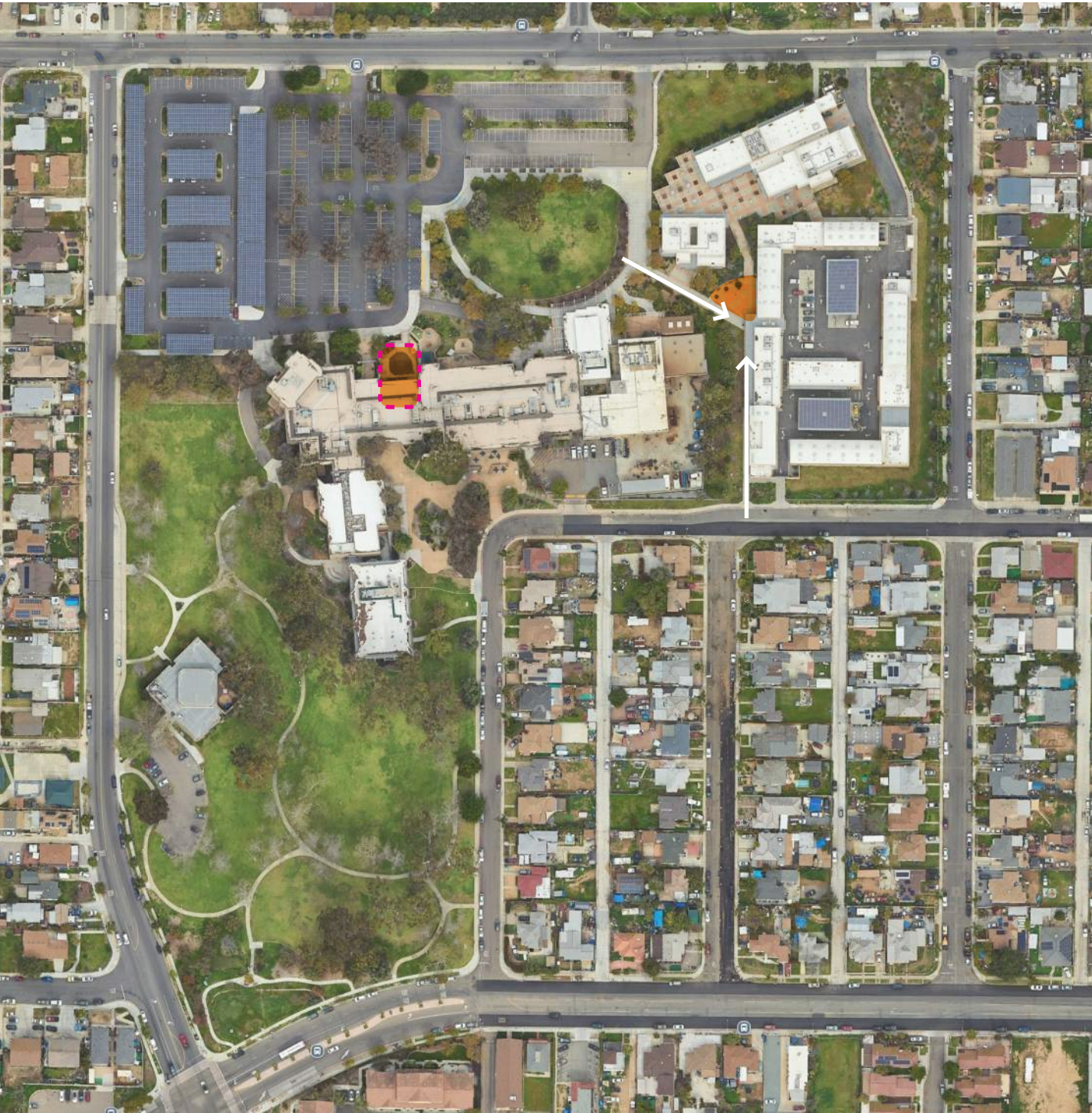


Theatre Renovation Phase 2

Educational Cultural Complex
July 29 2025 Design Update

ECC Campus | Project Location



Educational Cultural Complex
4343 Ocean View Blvd, San Diego, CA 92113



The project area consists of interior and exterior space of existing ceramics classroom, and its supporting offices and storage.

Existing Photos



LEVEL 1

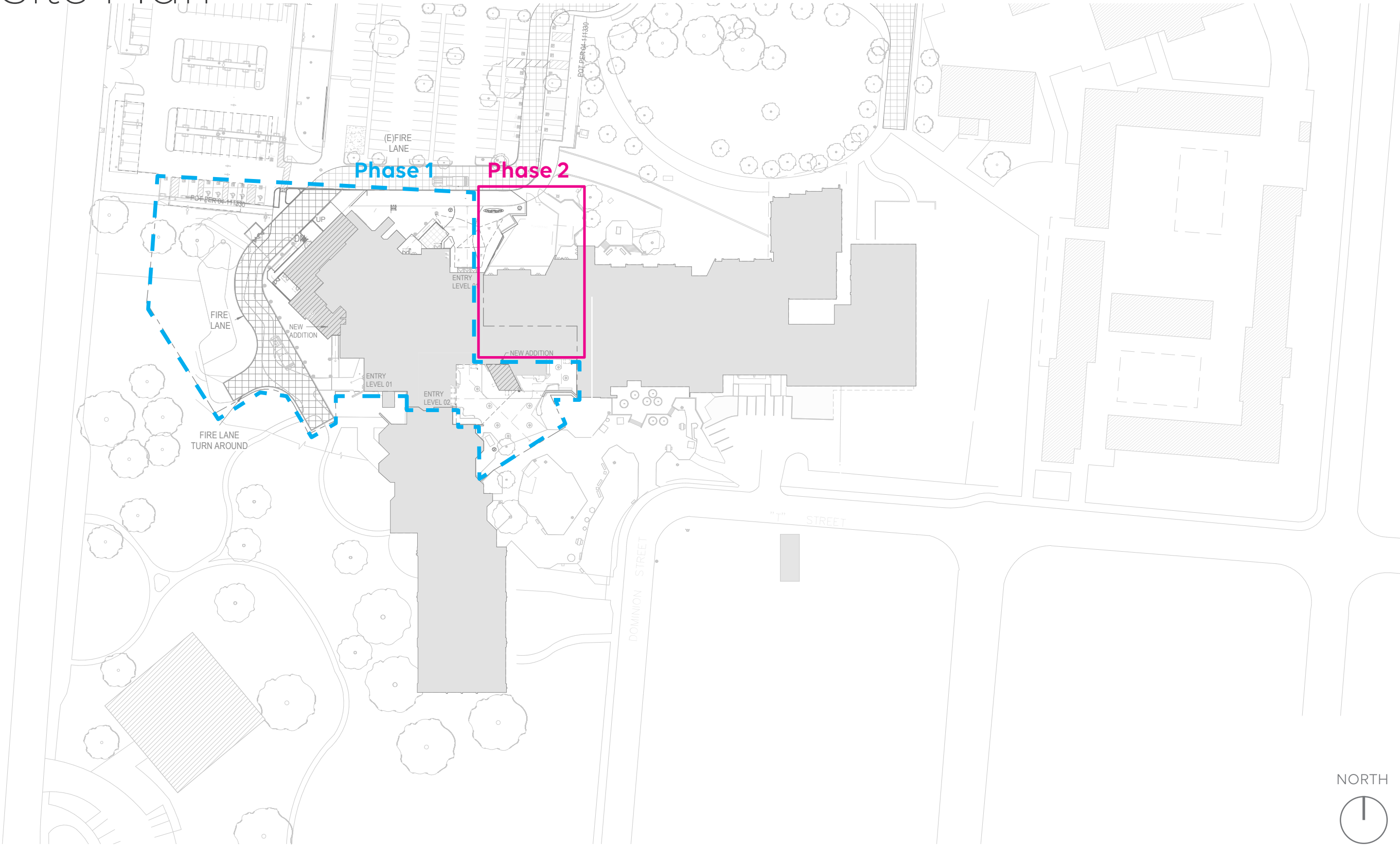


LEVEL 2

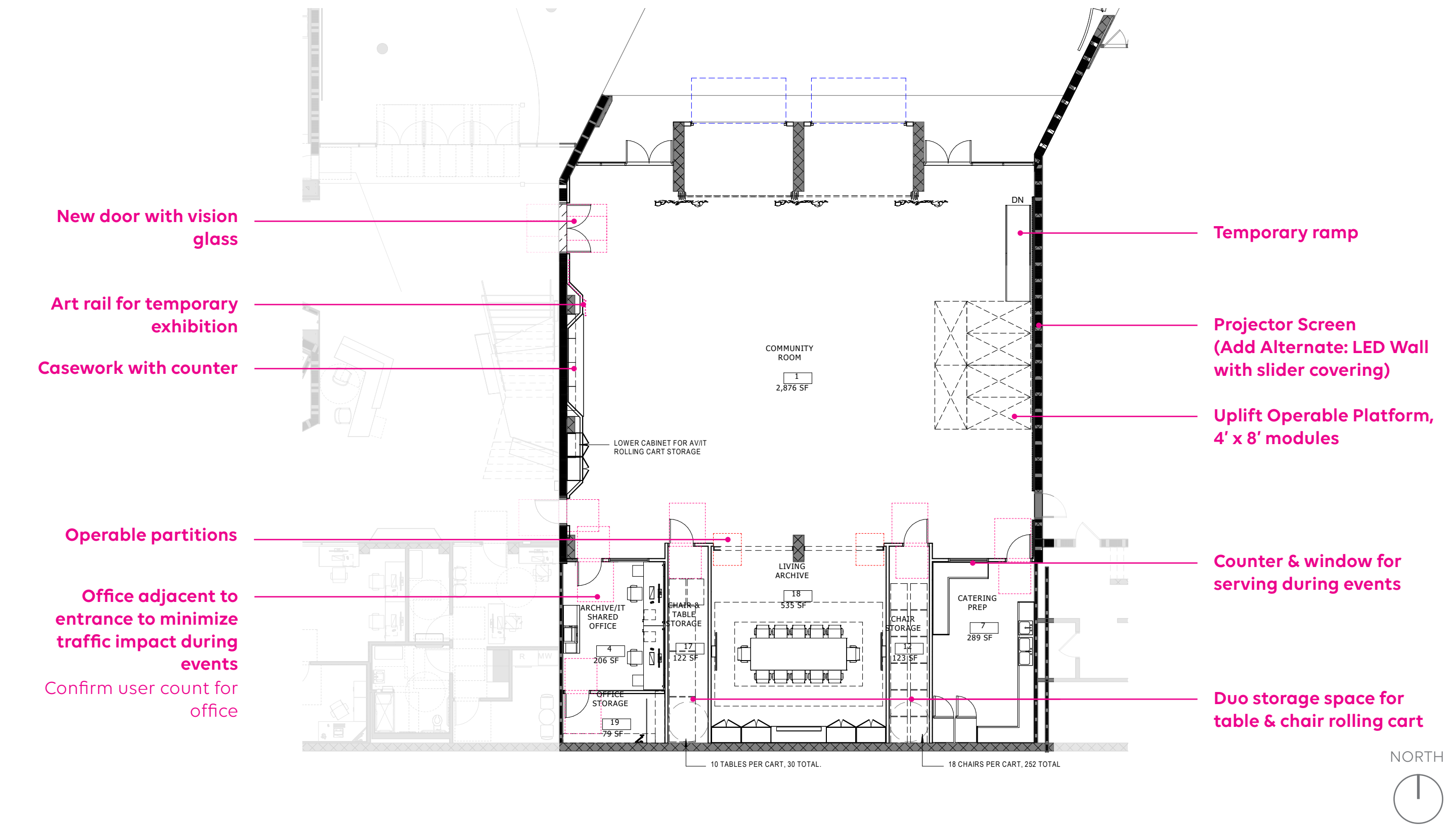


LEVEL 1

Site Plan



Floor Plan



Finish & Material



1. Terraxy floor

2. Wood finish

3. Armstrong Woodgrille

4. Bamboo Ceiling

5. Railing

6. Carpet

7. Drapery

8. Felt panel ceiling
- Phase 1 Reference

| TER-1

| WD-1

| WD CLG-2

| WD CLG-1

| DEC RAIL-2

| CPT-1

| FABRIC-2

| AST-21

Render View



Render View



Render View



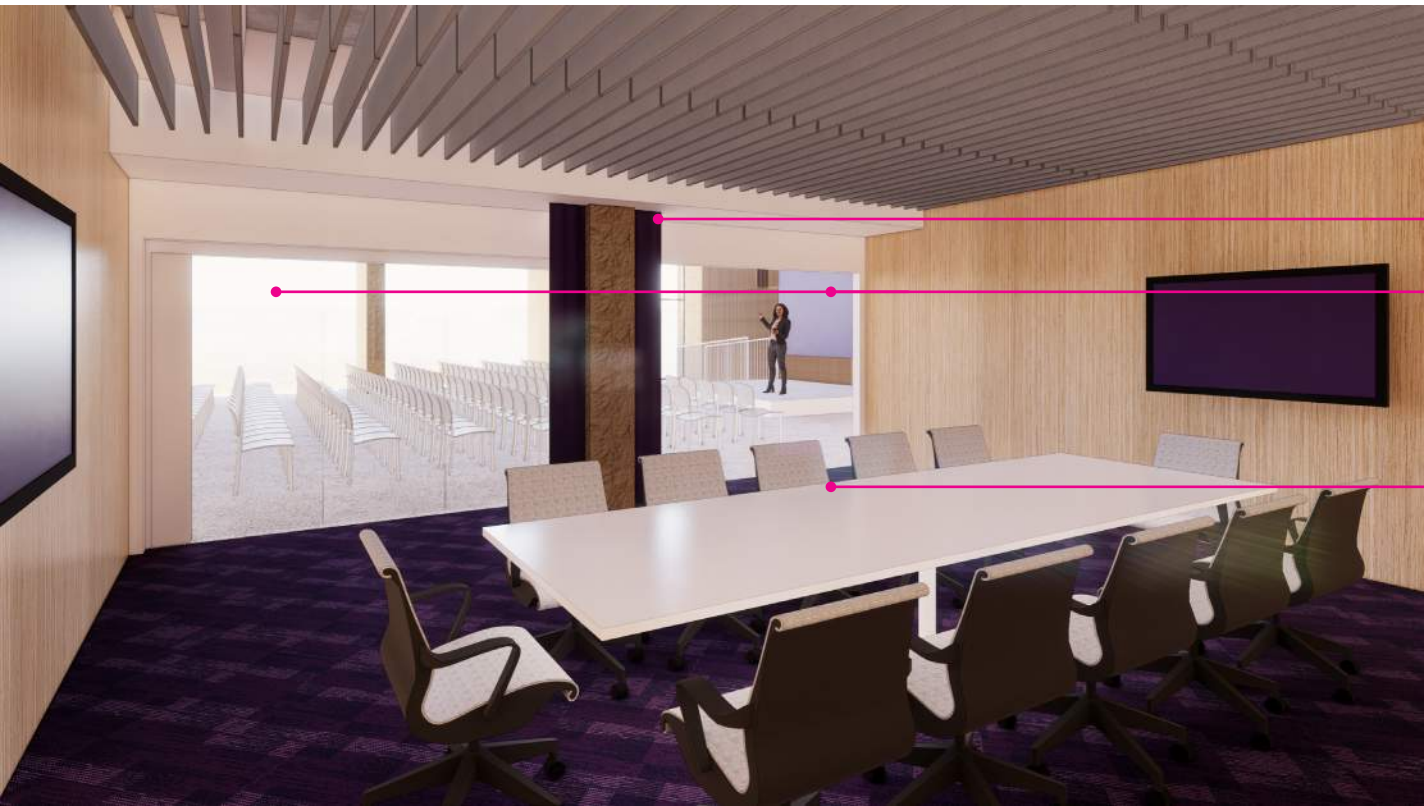
Render View



Felt baffle ceiling

Display shelving

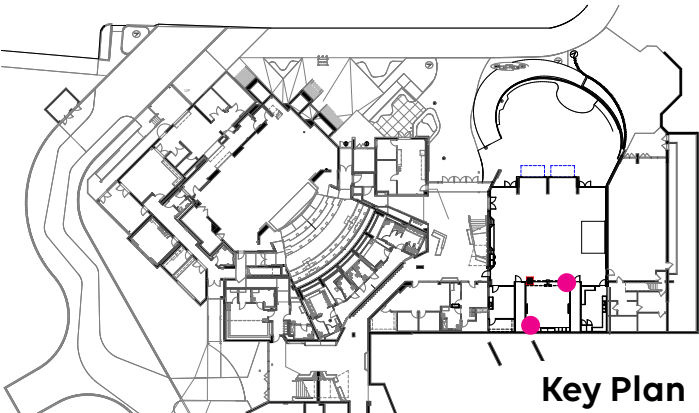
Lower cabinets



Purple curtain

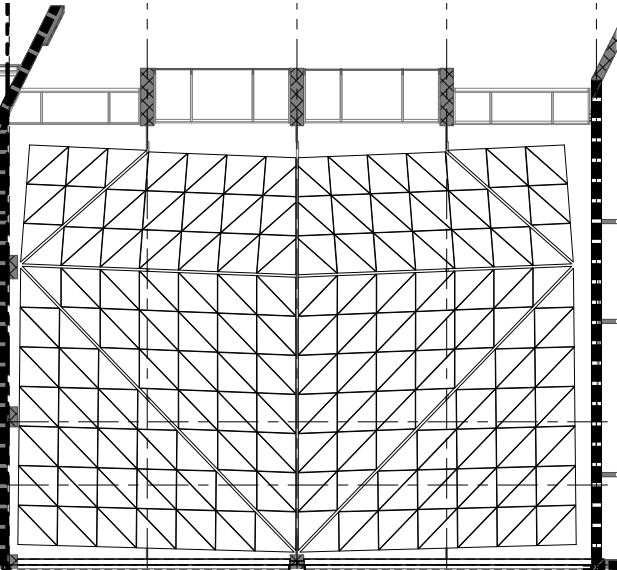
Operable partitions

Large conference table



Lighting Options

Standard Mode

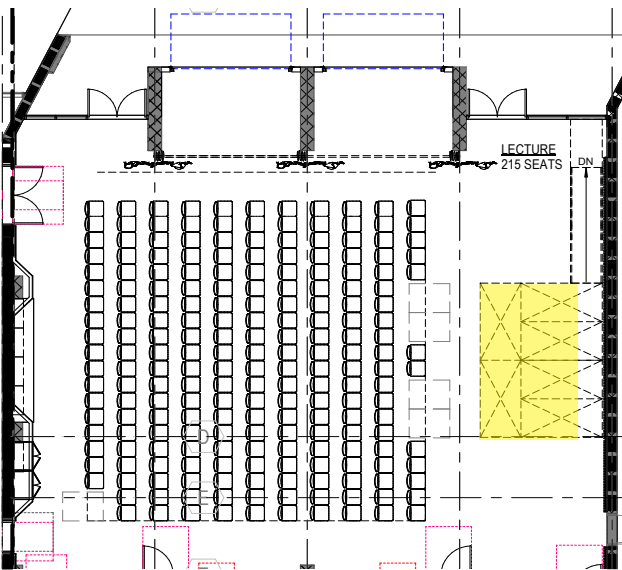


Add recessed downlights in areas where additional general illumination is needed.



Presentation Mode

Front focus lighting - dimmable for various types of events.

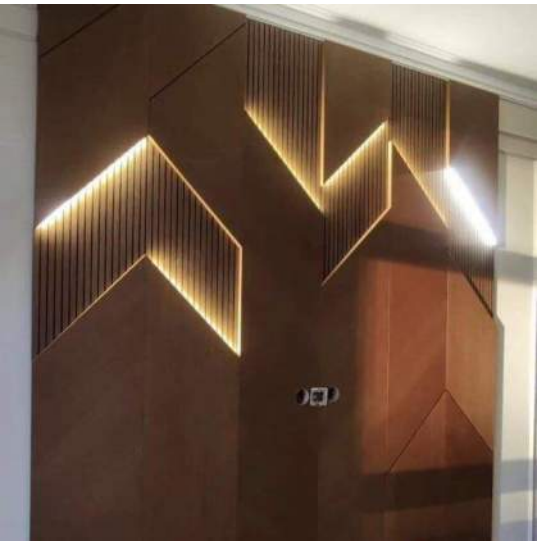


Ambient Mode

Option 1 - Lit/ Backlit Panels



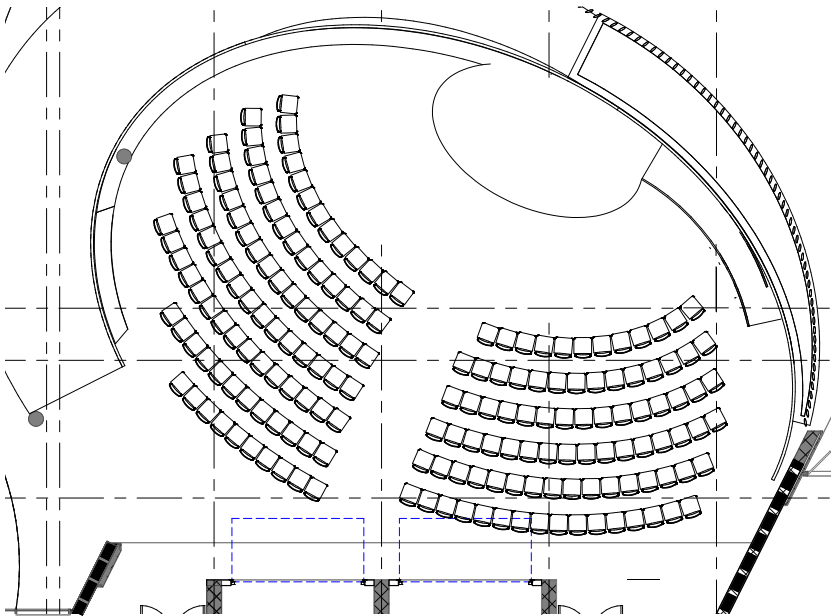
Option 2 - Linear Panel Outline



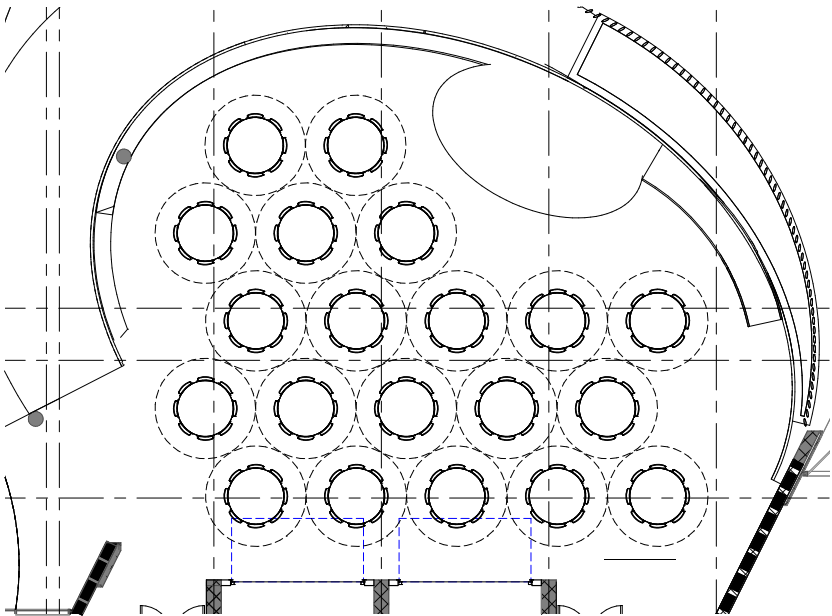
Community Room | Event Layouts

Current design storage can hold:

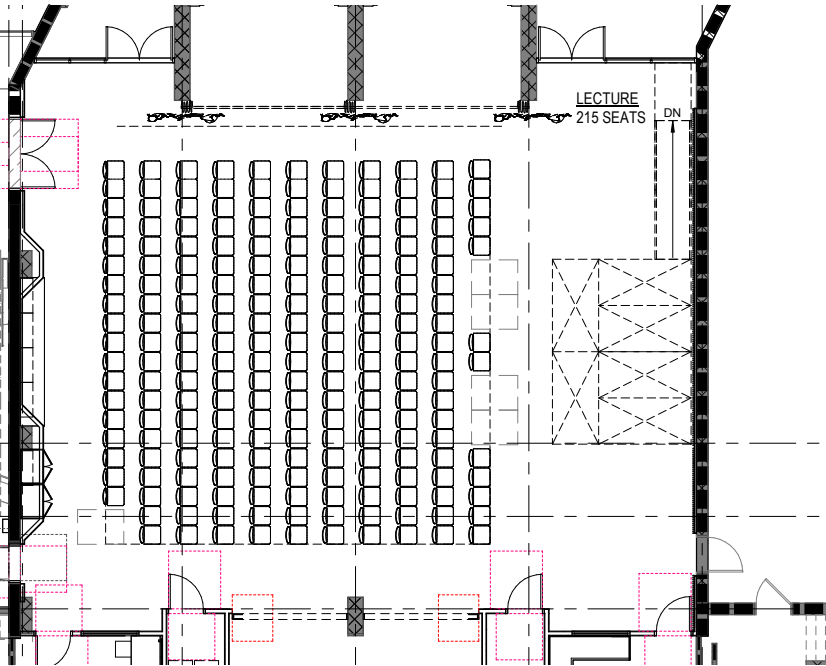
- 30 60"-diameter round tables
- 252 stacking chairs



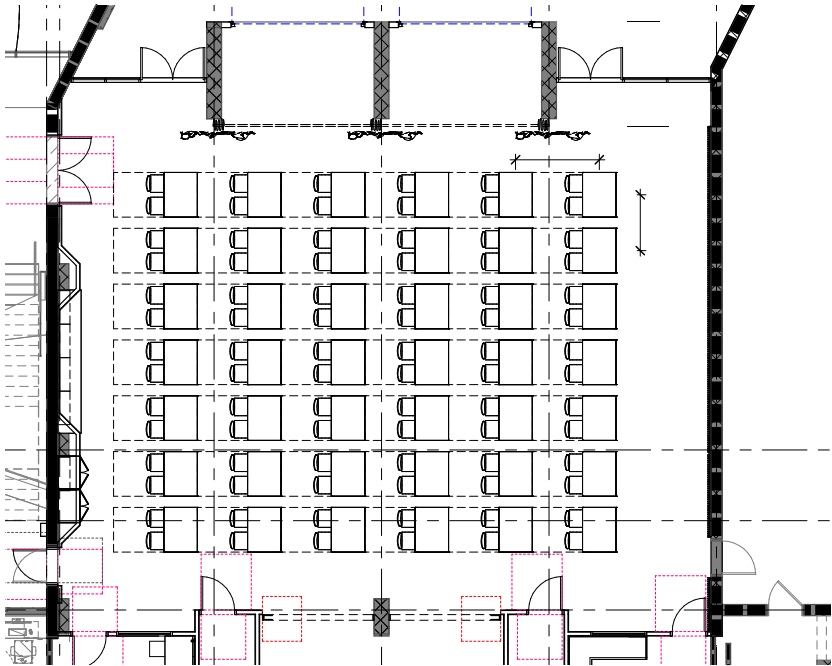
Exterior Presentation
210 Chairs



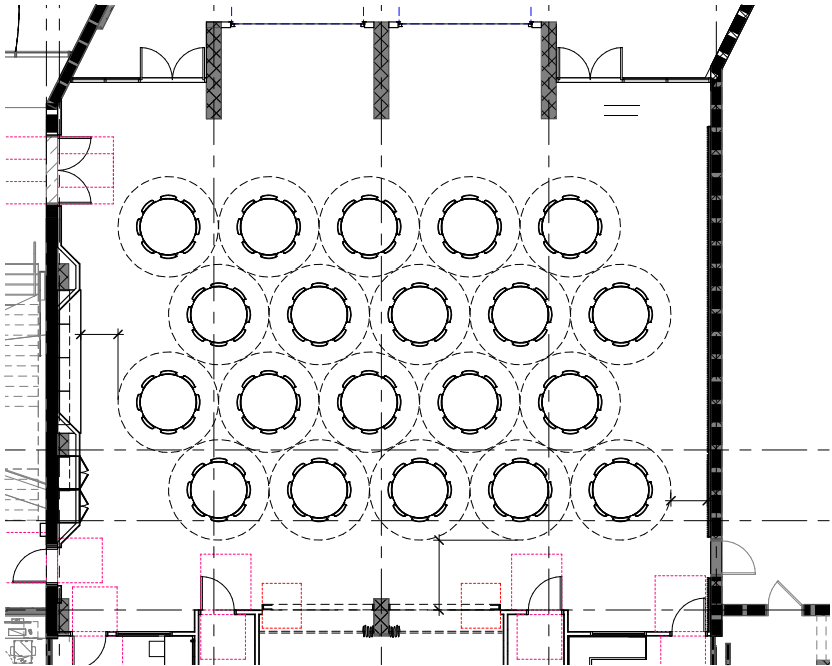
Exterior Banquet
20 Tables
160 Chairs



Lecture / Presentation / Theatre Overspill
210 chairs
5 wheelchair spots
215 total (220 without wheelchair spots)



Testing / Classroom
42 rectangular tables (existing)
42 seats for testing
84 seats for class

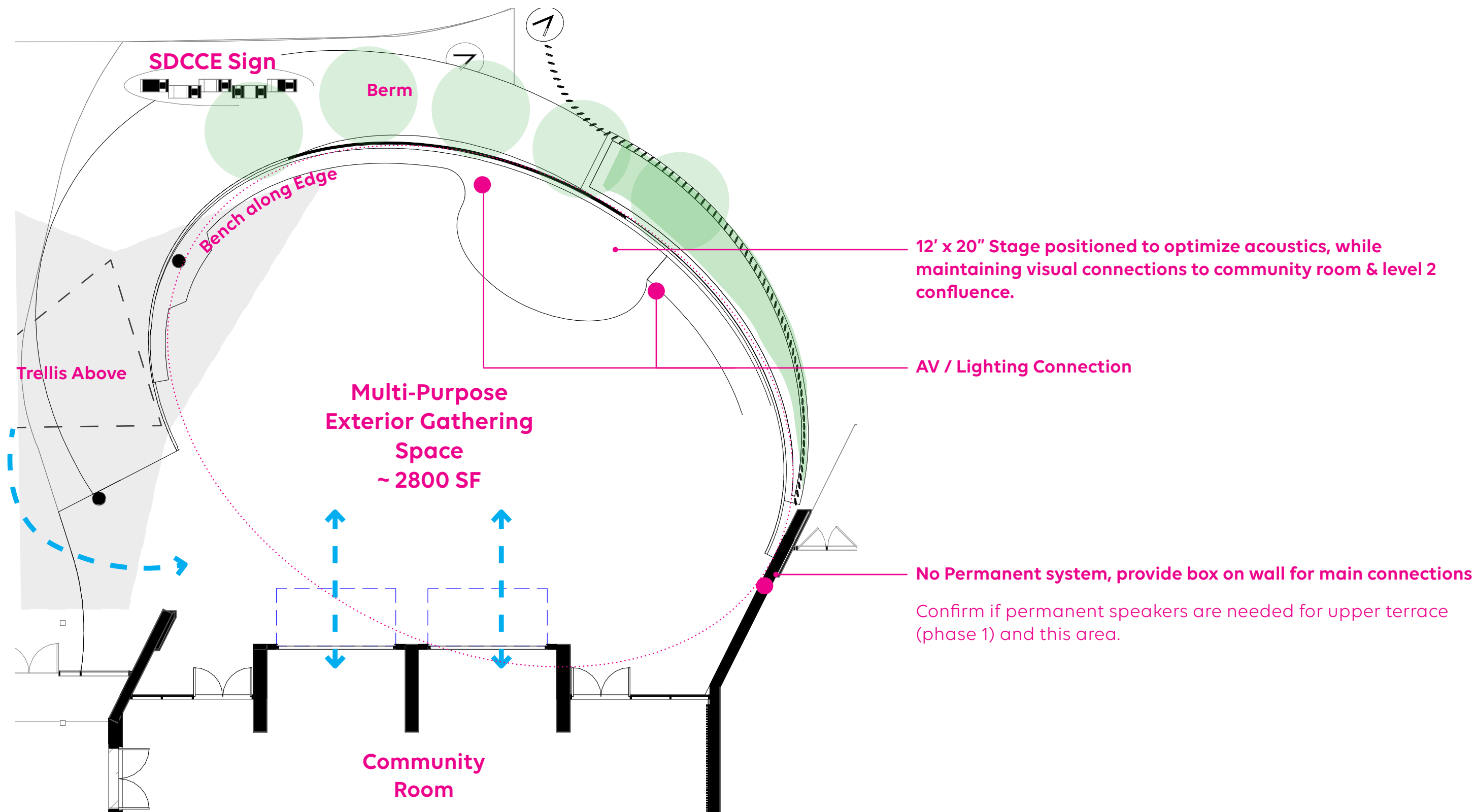


Banquet (Interior)
20 Tables
160 Chairs

View - Looking Out



Exterior | Landscape



Landscape

TREE SCREENING OPTIONS



OPTION 1: BRISBANE BOX



OPTION 2: CHILEAN MESQUITE



OPTION 3: TIPUANA TIPU



Exterior | Landscape

