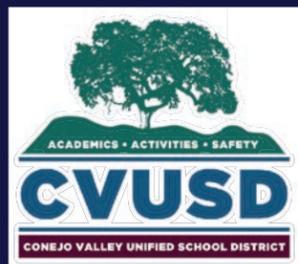




# CVUSD | *Facilities Master Plan*



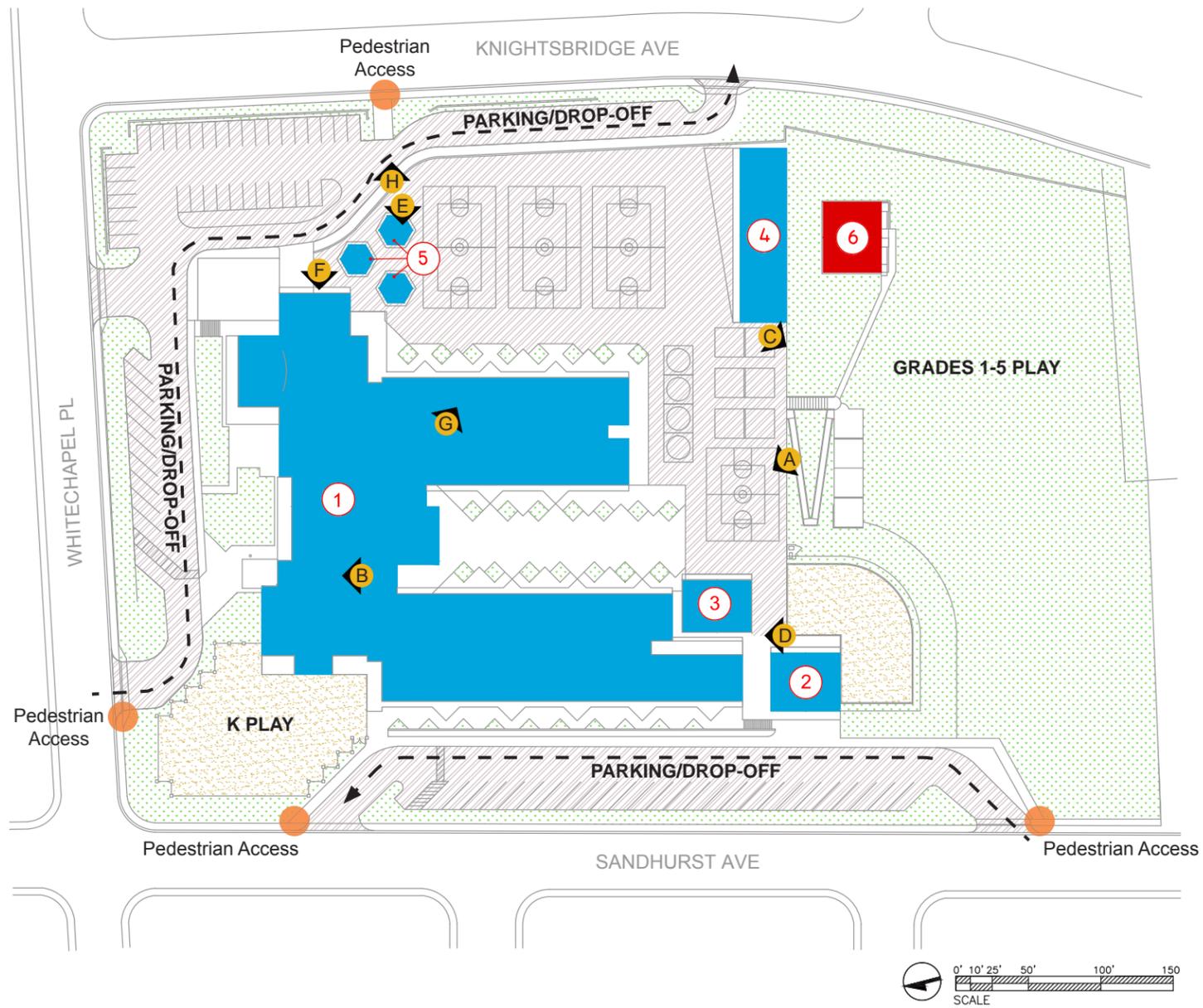
CVUSD - WESTLAKE CLUSTER



## Lang Ranch Elementary | *Site Analysis*

2450 Whitechapel Place | Westlake, CA 91362  
Conejo Valley Unified School District  
March 31, 2017

NAC Architecture  
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Los Angeles, CA 90012  
Contact: 323.475.8075  
E-mail: lochoa@nacarchitecture.com  
Website: www.nacarchitecture.com



**LEGEND**

- |  |                    |  |                  |
|--|--------------------|--|------------------|
|  | PERMANENT BUILDING |  | PLANTED AREA     |
|  | PORTABLE BUILDING  |  | SAND             |
|  | ASPHALT            |  | IMAGE KEYS       |
|  | CONCRETE           |  | BUILDING NUMBERS |

**BUILDINGS**

1. SCHOOL BUILDING
2. CLASSROOMS (MODULAR)
3. CLASSROOMS (MODULAR)
4. CLASSROOMS (MODULAR)
5. LUNCH SHELTERS
6. CLASSROOMS (MODULAR)



Image A

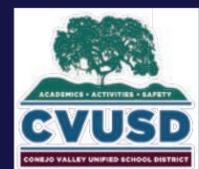


Image B



Image C

- Generously sized playfields and hardcourts
- High ceilings, skylights and large windows in the administrative area
- Multiple parking lots and drop-off zones



**Lang Ranch Elementary I Site Analysis**

2450 Whitechapel Place, Thousand Oaks, CA 91362  
 Conejo Valley Unified School District  
 March 31, 2017

**Campus Findings**

- Topography presents some site access challenges
- Close proximity between Buildings 1 and 3 create supervision concerns
- Classrooms in west wing of Building 1 are undersized
- Shared HVAC controls are inefficient and electrical distribution is lacking
- Site lighting and proper hardware on pedestrian gates are lacking
- Campus finishes are showing signs of wear and tear, and water intrusion
- Close proximity between lunch shelters and trash enclosure is not ideal



Image D



Image G



Image E



Image F

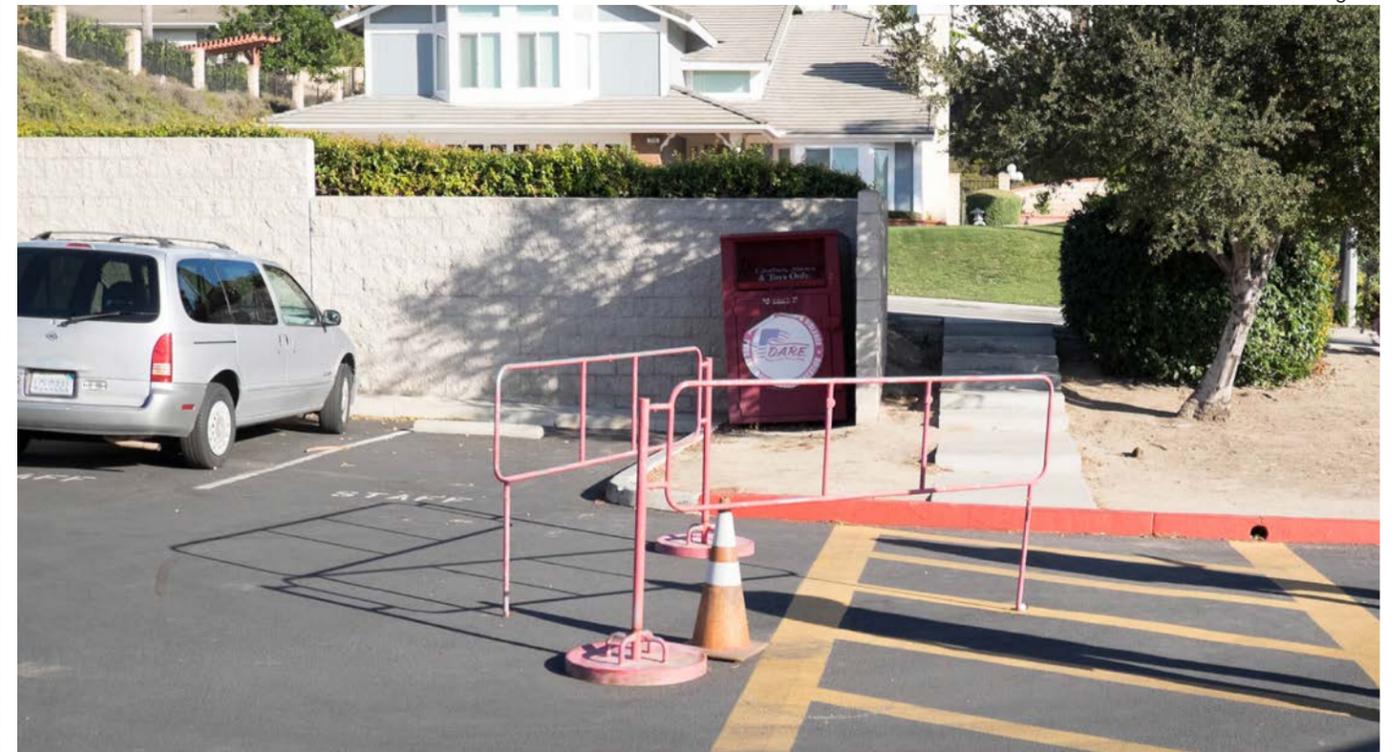
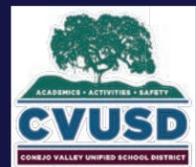


Image H



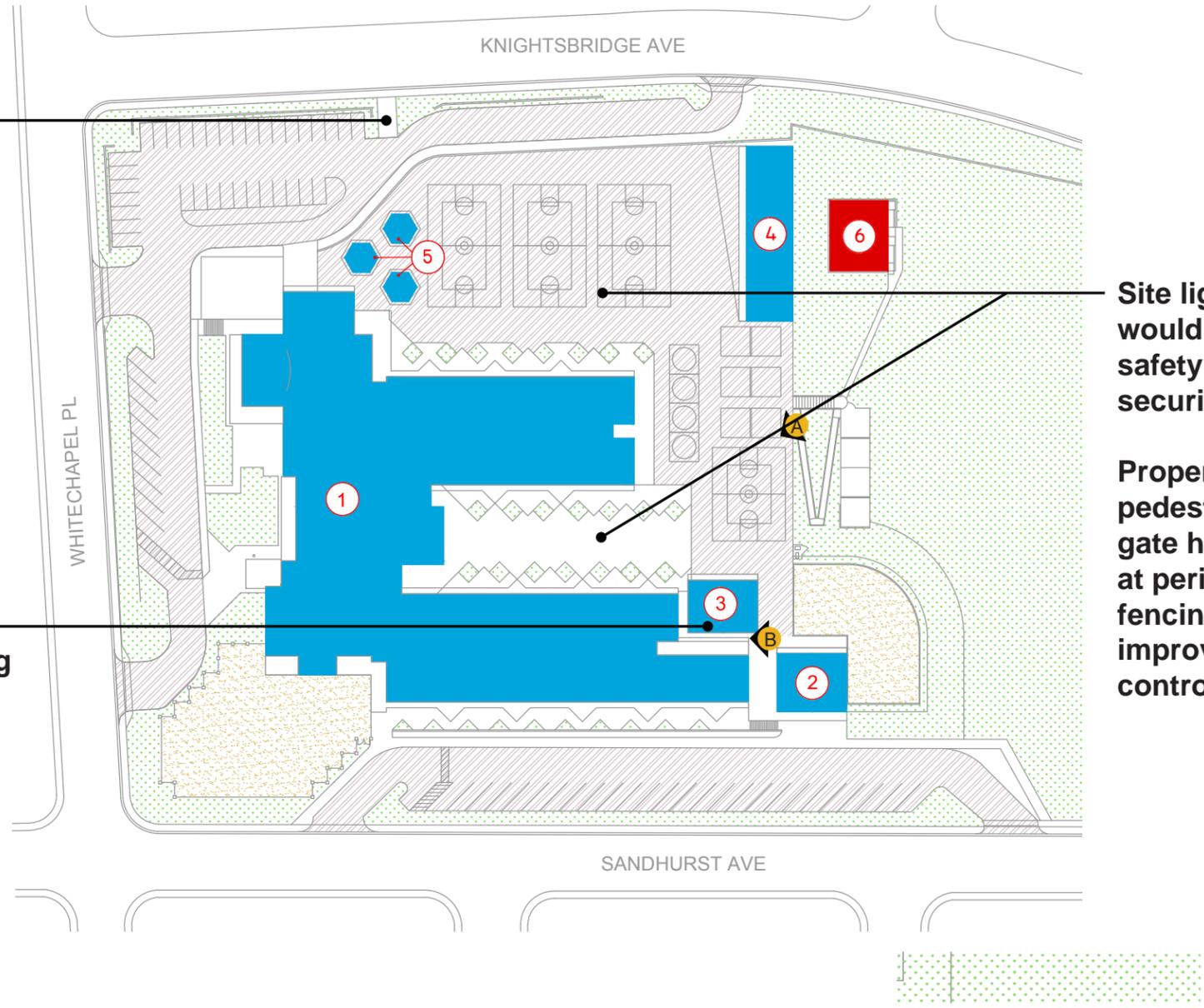
## Lang Ranch Elementary | Site Analysis

2450 Whitechapel Place, Thousand Oaks, CA 91362  
 Conejo Valley Unified School District  
 March 31, 2017

## Campus Findings

Provide accessible pedestrian access from Knightsbridge

Relocating/removing Building 3 would relieve supervision concerns and improve safety and security



Site lighting would improve safety and security

Proper pedestrian gate hardware at perimeter fencing would improve access control.

The addition of site lighting to illuminate the hardcourts adjacent to Knightsbridge Avenue and the courtyard at Building 1 would improve safety and security. Proper pedestrian gate hardware at perimeter fencing would improve access control.

Pedestrian access from Knightsbridge Avenue requires the use of stairs. Accessibility here may be improved.

The close placement of Building 3 to Building 1 causes supervision concerns. Relocating Building 3 computer classrooms and removal of the structure may improve general safety and security.

**LEGEND**

PERMANENT BUILDING	PLANTED AREA
PORTABLE BUILDING	SAND
ASPHALT	IMAGE KEYS
CONCRETE	BUILDING NUMBERS

**BUILDINGS**

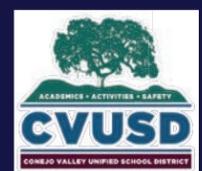
1. SCHOOL BUILDING
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6. CLASSROOMS (MODULAR)



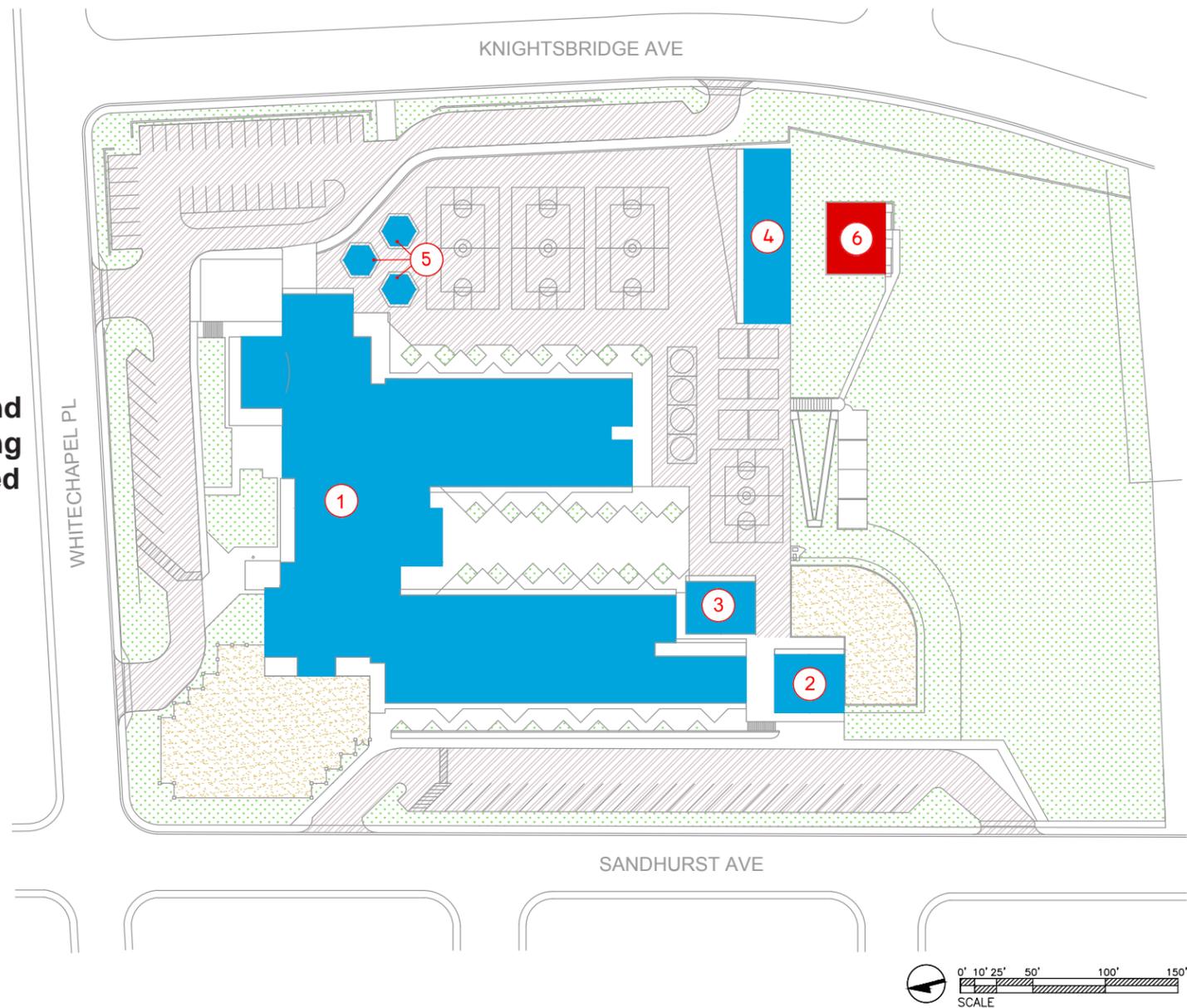
Image A



Image B



- Repair water intrusion behind exterior building finish & chipped exterior tile
- Improve classroom environment with better electrical distribution & HVAC controls



**LEGEND**

- |                    |                  |
|--------------------|------------------|
| PERMANENT BUILDING | PLANTED AREA     |
| PORTABLE BUILDING  | SAND             |
| ASPHALT            | IMAGE KEYS       |
| CONCRETE           | BUILDING NUMBERS |

**BUILDINGS**

1. SCHOOL BUILDING
2. CLASSROOMS (MODULAR)
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6. CLASSROOMS (MODULAR)

Water intrusion was noted to occur behind the campus buildings' exterior insulation and finish system (EIFS). Chipped exterior tile requires replacement. General maintenance of exterior finishes would benefit the school greatly.

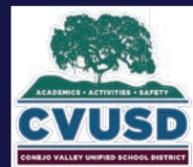
Original flexible classroom layout of school resulted in too few electrical outlets and shared HVAC controls, which do not serve the needs of the school. More electrical distribution and providing thermostats for each classroom would improve the instructional environment.



Image A



Image B



Lang Ranch Elementary I *Site Analysis*

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Opportunities for Improvement: Facilities