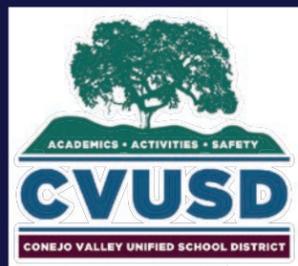




CVUSD | *Facilities Master Plan*



CVUSD - NEWBURY PARK CLUSTER



Sequoia Middle School | *Site Analysis*

2855 Borchard Rd, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

NAC Architecture
837 North Spring Street, 3rd Floor
Los Angeles, CA 90012
Contact: 323.475.8075
E-mail: lochoa@nacarchitecture.com
Website: www.nacarchitecture.com



BUILDINGS

- 1. MULTI-PURPOSE/ADMINISTRATION
- 2. LIBRARY/CLASSROOMS
- 3. NO LONGER ON SITE
- 4. SHOWER/LOCKERS
- 5. CLASSROOMS
- 6. CLASSROOMS
- 7. CLASSROOMS
- 8. GYMNASIUM
- 9. CLASSROOMS (MODULAR)
- 10. NO LONGER ON SITE
- 11. LUNCH SHELTER

LEGEND

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



Image A



Image B



Image C

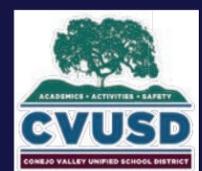


Image D

Sequoia Middle School sits along Borchard Road which provides the primary access to the campus. A planted area and the parking lot provide a substantial buffer between the school and the traffic along Borchard. All visitors to the school must enter from the parking area through the secure administration office.

The school has a secondary 'front' near the intersection of Lupe Avenue and Theresa Street on the east edge of the site.

The higher elevation of Borchard Road means the campus is quite visible from that south side. Access to the fields at the north of the site is available from Michael Drive where the campus is also very visible to the neighborhood.



Sequoia Middle School | Site Analysis

2855 Borchard Rd, Newbury Park, CA 91320
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Neighborhood Presence



BUILDINGS

- | | |
|---------------------------------|-------------------------|
| 1. MULTI-PURPOSE/ADMINISTRATION | 7. CLASSROOMS |
| 2. LIBRARY/CLASSROOMS | 8. GYMNASIUM |
| 3. NO LONGER ON SITE | 9. CLASSROOMS (MODULAR) |
| 4. SHOWER/LOCKERS | 10. NO LONGER ON SITE |
| 5. CLASSROOMS | 11. LUNCH SHELTER |
| 6. CLASSROOMS | |

LEGEND

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

Sequoia’s primary pedestrian and vehicular access is from Borchard Road on the south. Vehicles queue through the parking lot in a one-way system for drop-off and pick-up. The quantity of parking stalls adequately serves the school’s needs and the circulation pattern works well.

A secondary location for student drop-off and pick-up occurs through the parking areas at the east entrance and alleviates congestion from the main entrance.

The adjacent Boys and Girls Club is also accessed from the school’s main parking lot off Borchard. The school and the Club share a symbiotic relationship to support independent and shared programs.



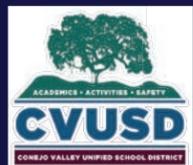
Image A



Image B



Image C



Sequoia Middle School | Site Analysis

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Perimeter Circulation



BUILDINGS

- | | |
|---------------------------------|-------------------------|
| 1. MULTI-PURPOSE/ADMINISTRATION | 7. CLASSROOMS |
| 2. LIBRARY/CLASSROOMS | 8. GYMNASIUM |
| 3. NO LONGER ON SITE | 9. CLASSROOMS (MODULAR) |
| 4. SHOWER/LOCKERS | 10. NO LONGER ON SITE |
| 5. CLASSROOMS | 11. LUNCH SHELTER |
| 6. CLASSROOMS | |

LEGEND

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



Image A

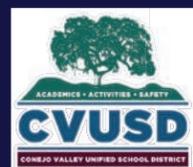


Image B

The academic buildings at the school form a substantially sized central courtyard that is used for large student gatherings.

Much of the exterior portions of the campus surrounding the academic buildings are composed of hardscape as opposed to landscape features. Shade trees and structures are limited resulting in little relief from the sun and inclement weather. Thoughtfully placed landscape and shade elements could provide softer components to this area of campus without compromising the gathering spaces resulting from the large areas of hardscape.

Acoustic performance in the original campus buildings is poor due to thinner wall construction and lack of insulation. Interior walls and ceilings show signs of age.



Sequoia Middle School | Site Analysis

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Campus



- Provide natural shading along perimeter of campus**
- Improve landscaping along Borchard Road**
- Investigate alternate locations for lockers**
- Provide additional sheltered dining areas**

Shade trees along the east, west and south perimeters of the large hardcourt and field athletic areas may offer respite from the sun as well as added privacy from neighboring streets.

Landscape improvements along the main Borchard Road frontage may add curb appeal to the campus.

Increasing the space available for exterior sheltered dining may provide needed flexibility for shaded lunch locations on days of high temperatures and inclement weather.

Supervision challenges arise from locker placement along the walls of classroom buildings that do not face the central courtyard. Relocation of some lockers to areas of higher visibility could alleviate observation issues.

LEGEND

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

BUILDINGS

- 1- ADMINISTRATION/MULTI-PURPOSE
- 2- LIBRARY/CLASSROOMS E
- 3- # NOT USED
- 4- SHOWER/LOCKER
- 5- CLASSROOM C
- 6- CLASSROOM B
- 7- CLASSROOM A
- 8- GYMNASIUM
- 9- CLASSROOM G
- 10- # NOT IN USE
- 11- LUNCH SHELTER

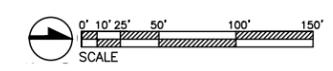


Image A



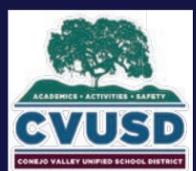
Image B



Image C



Image D



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Opportunities for Improvement



The addition of restrooms and hydration stations to either the north or west side of the gymnasium building would permit students on the fields or hardcourts to access these facilities easily and would facilitate better supervision by staff.

Repair and replacement of the roof shingles and new paint to the building exteriors may provide a fresh facelift to the campus.

LEGEND

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- PORTABLE BUILDING
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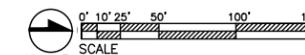


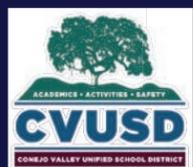
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Opportunities for Improvement

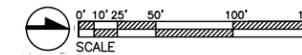


LEGEND

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- 11- LUNCH SHELTER



Aesthetic and acoustical improvements to interior finishes

Improve layout and replace aging equipment in locker rooms

Replacement of the existing equipment in the gymnasium's lockers rooms is recommended due to its' poor condition. Re-imagining the layout of these athletic support spaces may improve their efficiency for today's students.

Dated interior finishes and poor acoustical performance in the original campus buildings may be addressed with new wall and ceiling finishes that provide increased sound isolation properties while simultaneously improving the appearance of the spaces.

The current school library has a traditional stacks layout for book storage along the walls with tables and chairs at the center of the room. Re-imagining this space to host a less formal and more casual structure would permit students to use it more flexibly.



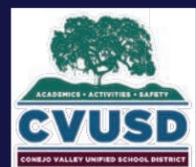
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Opportunities for Improvement