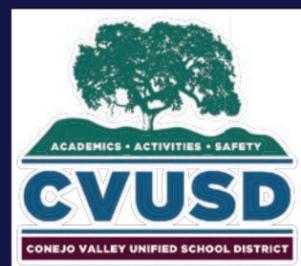




Sycamore Canyon
School

CVUSD | *Facilities Master Plan*

CVUSD - NEWBURY PARK CLUSTER



Sycamore Canyon School | *Site Analysis*

4601 Via Rio, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

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



LEGEND

- ELEMENTARY - PERMANENT BUILDING
- MIDDLE SCHOOL - PERMANENT BUILDING
- ASPHALT
- CONCRETE
- PLANTED AREA
- SAND
- A IMAGE KEYS
- # BUILDING NUMBERS

BUILDINGS

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. MULTI-PURPOSE / ADMINISTRATION / CLASSROOMS 2. CLASSROOMS 3. CLASSROOMS 4. CHILDCARE 5. LUNCH SHELTER 6. CLASSROOMS 7. CLASSROOMS | <ul style="list-style-type: none"> 8. LUNCH SHELTER 9. CLASSROOMS 10. GYMNASIUM 11. CLASSROOMS 12. CLASSROOMS 13. CLASSROOMS 14. CHILDCARE |
|--|---|



Image A

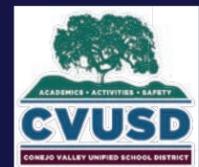
Sycamore Canyon sits along Via Rio at the heart of the Dos Vientos Ranch community it serves. The elementary portion of the school occupies the eastern half of the site while the middle school occupies the western half. The campus is securely fenced with access only permitted at controlled locations. The school sits at the base of hills to the north that can be seen from the courtyard and play zones on the site.



Image B



Image C



Sycamore Canyon School | *Site Analysis*

4601 Via Rio, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Neighborhood Presence



LEGEND

- ELEMENTARY - PERMANENT BUILDING
- MIDDLE SCHOOL - PERMANENT BUILDING
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- A IMAGE KEYS
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| 5. LUNCH SHELTER | 12. CLASSROOMS |
| 6. CLASSROOMS | 13. CLASSROOMS |
| 7. CLASSROOMS | 14. CHILDCARE |

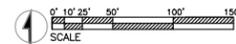


Image D

Students arrive at Sycamore Canyon School by walking and vehicles. Drop-off and pick-up circulation works well. Drop-off and pick-up for grades 1-5 utilize the vehicular driveway along Calle del Prado. Kindergarten students and visitors enter the campus from the eastern portion of the parking area off Via Rio while middle school students arrive at the western portion of that circulation route. The number of parking stalls on site adequately serves the staff and visitors.



Image E

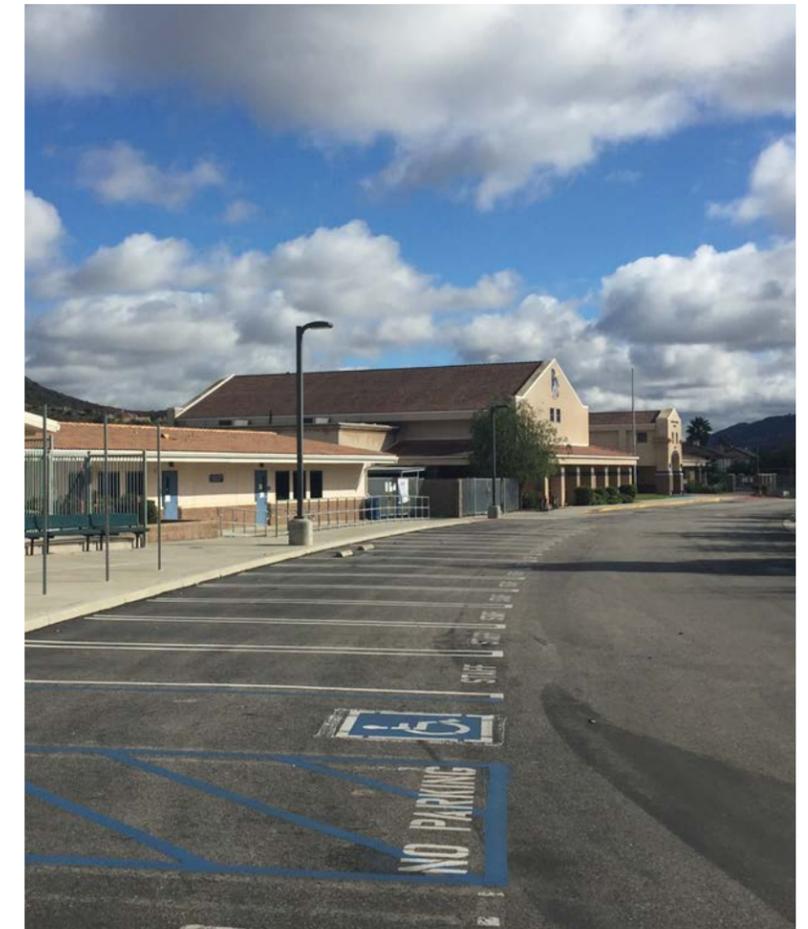
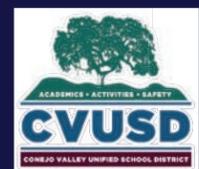


Image F



Sycamore Canyon School | Site Analysis

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Perimeter Circulation

- Planting additions along Via Rio
- Shade trees at hard courts and turf play areas
- Trees for shade and privacy along perimeter
- Exterior lighting
- Pedestrian connection near west vehicular entrance along Via Rio

Additional pedestrian access point



LEGEND

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|------------------------------------|------------------|
| ELEMENTARY - PERMANENT BUILDING | PLANTED AREA |
| MIDDLE SCHOOL - PERMANENT BUILDING | SAND |
| ASPHALT | IMAGE KEYS |
| CONCRETE | BUILDING NUMBERS |

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| 7. CLASSROOMS | 14. CHILDCARE |

Landscaping improvements across the campus may offer additional curb appeal and provide needed shade for outdoor play. Additional planting along the Via Rio and Calle Del Prado school frontages will improve appearances from the surrounding neighborhood. Shade trees along the perimeters of the large hard and soft scape play areas may offer respite from the sun as well as added privacy from neighboring streets. Given the challenging soil conditions at this site care should be taken to select appropriate plant species and design favorable planting conditions.

Exterior lighting throughout the site could offer added security and more flexibility for events at the campus beyond the typical school hours.

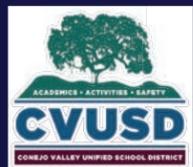
A pedestrian connection at the west vehicular entrance to the parking lot along Via Rio may provide students and visitors approaching the school from the west a safer access point to the campus.



Image A



Image B



Sycamore Canyon School | Site Analysis

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Opportunities for Improvement

- Improve storm drainage challenges across the site
- Repair and repaint to exterior finishes

Additional shaded dining space



LEGEND

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|---------------------------------|------------------------------------|--------------|
| ELEMENTARY - PERMANENT BUILDING | MIDDLE SCHOOL - PERMANENT BUILDING | PLANTED AREA |
| ASPHALT | CONCRETE | SAND |
| IMAGE KEYS | BUILDING NUMBERS | |

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Image A



Image B



Image C

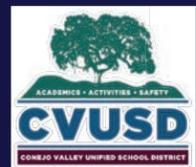


Image D

Additional connections to existing underground storm drain lines and/or regrading at specific locations on the site could improve the problematic water drainage experienced currently.

General aesthetic upgrades to the building exteriors, including new paint and repairs, will offer a fresh facelift to the campus. Strategic use of color may aid to define identity, specialized areas and circulation throughout the campus.

A second lunch shelter for each side of the campus (elementary and middle school) would provide additional shaded dining space and alleviate sun exposure.



Sycamore Canyon School | Site Analysis

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Opportunities for Improvement

- Replace restroom paper towel dispensers with hand dryers
- Provide additional space for MS library

Provide gutter system for 2-story middle school classroom building



LEGEND

- | | | |
|---------------------------------|------------------------------------|--------------|
| ELEMENTARY - PERMANENT BUILDING | MIDDLE SCHOOL - PERMANENT BUILDING | PLANTED AREA |
| ASPHALT | SAND | IMAGE KEYS |
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Image A

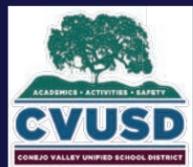


Image B

The addition of a gutter system to the 2-story middle school classroom building will divert some of the rainwater currently contributing to the storm water drainage issues on the campus.

The replacement of paper towel dispensers at all restrooms with hand driers will decrease the paper waste generated on site and encourage sustainable practices.

Expanding the current size of the middle school library could offer increased flexibility to serve larger groups of students and provide access to additional research resources.



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Opportunities for Improvement