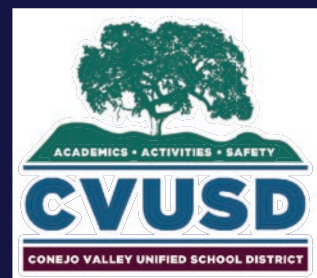


HOME OF THE WESTLAKE WIZARDS

CVUSD Facilities Master Plan

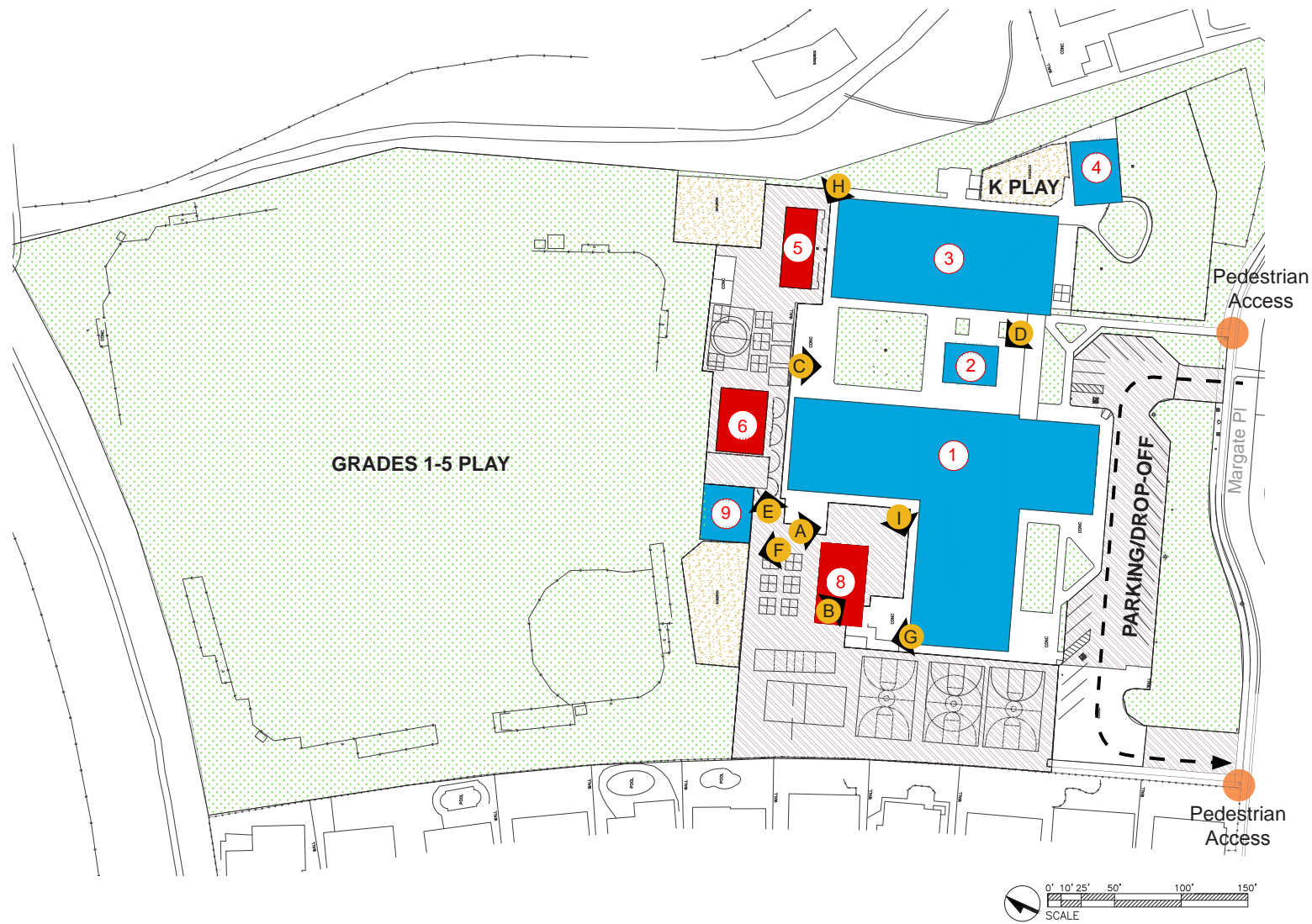
CVUSD - WESTLAKE CLUSTER



Westlake Elementary | *Site Analysis*

1571 East Potrero Road, Westlake Village, CA 91361
Conejo Valley Unified School District
March 31, 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



LEGEND

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

BUILDINGS

- | | |
|--|------------------------|
| 1. MAIN BUILDING (ADMINISTRATION - LIBRARY - CLASSROOM - MULTI PURPOSE ROOM) | 5. DOUBLE UNIT MODULAR |
| 2. LUNCH SHELTER | 6. DOUBLE UNIT MODULAR |
| 3. CLASSROOM BUILDING | 7. NUMBER NOT IN USE |
| 4. CLASSROOM BUILDING | 8. DOUBLE UNIT MODULAR |
| | 9. SHADE STRUCTURE |



Image A

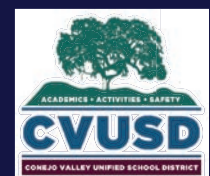


Image B



Image C

- Well-landscaped campus interior and tree-lined perimeter
- Building materiality complements character of the neighborhood
- Makerspace classroom



Westlake Elementary | Site Analysis

1571 East Potrero Road, Westlake Village, CA 91361
 Conejo Valley Unified School District
 March 31, 2017

Campus Findings

- Multipurpose room and servery are undersized
- Main administrative office is undersized
- Interior & exterior finishes, roofing & HVAC systems are aging
- Multiple auxiliary storage units
- Play structures are aging and require accessibility upgrades
- Fencing surrounding the kindergarten area is low
- Typical accessibility challenges



Image D



Image F



Image H



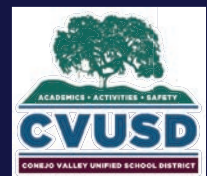
Image E



Image G



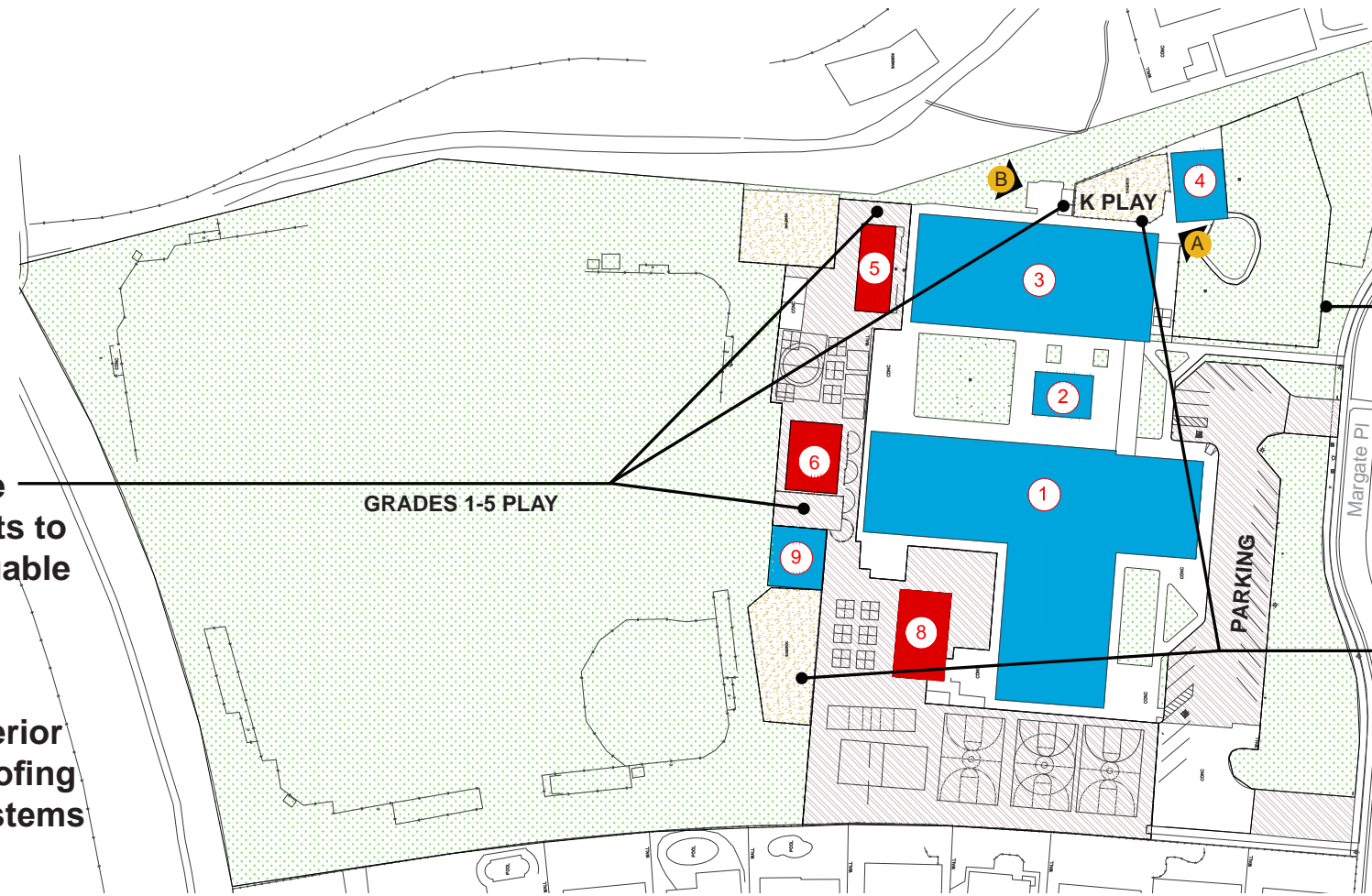
Image I



Westlake Elementary | Site Analysis

1571 East Potrero Road, Westlake Village, CA 91361
 Conejo Valley Unified School District
 March 31, 2017

Campus Findings



Consolidate storage units to free up valuable play space

Modernize interior/exterior finishes, roofing & HVAC systems

Enhance fencing at Kindergarten

Modernize aging play structures

LEGEND

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

BUILDINGS

- 1. MAIN BUILDING (ADMINISTRATION - LIBRARY - CLASSROOM - MULTI PURPOSE ROOM)
- 2. LUNCH SHELTER
- 3. CLASSROOM BUILDING
- 4. CLASSROOM BUILDING
- 5. DOUBLE UNIT MODULAR
- 6. DOUBLE UNIT MODULAR
- 7. NUMBER NOT IN USE
- 8. DOUBLE UNIT MODULAR
- 9. SHADE STRUCTURE

Existing fencing along the kindergarten play yard would benefit from being replaced with a taller solution. Decorative fence solutions may be explored.

Aging play structures and sand areas may be replaced with modernized structures that meet ADA requirements. The kindergarten play area may benefit from more varied play equipment.

Auxiliary storage shelters located across the site may be consolidated into permanent solutions, helping to recapture valuable play space.

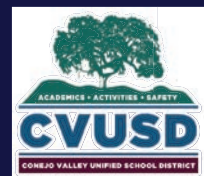
Modernization of interior & exterior finishes, roofing and HVAC systems would enhance the function and aesthetics of the campus.



Image A



Image B

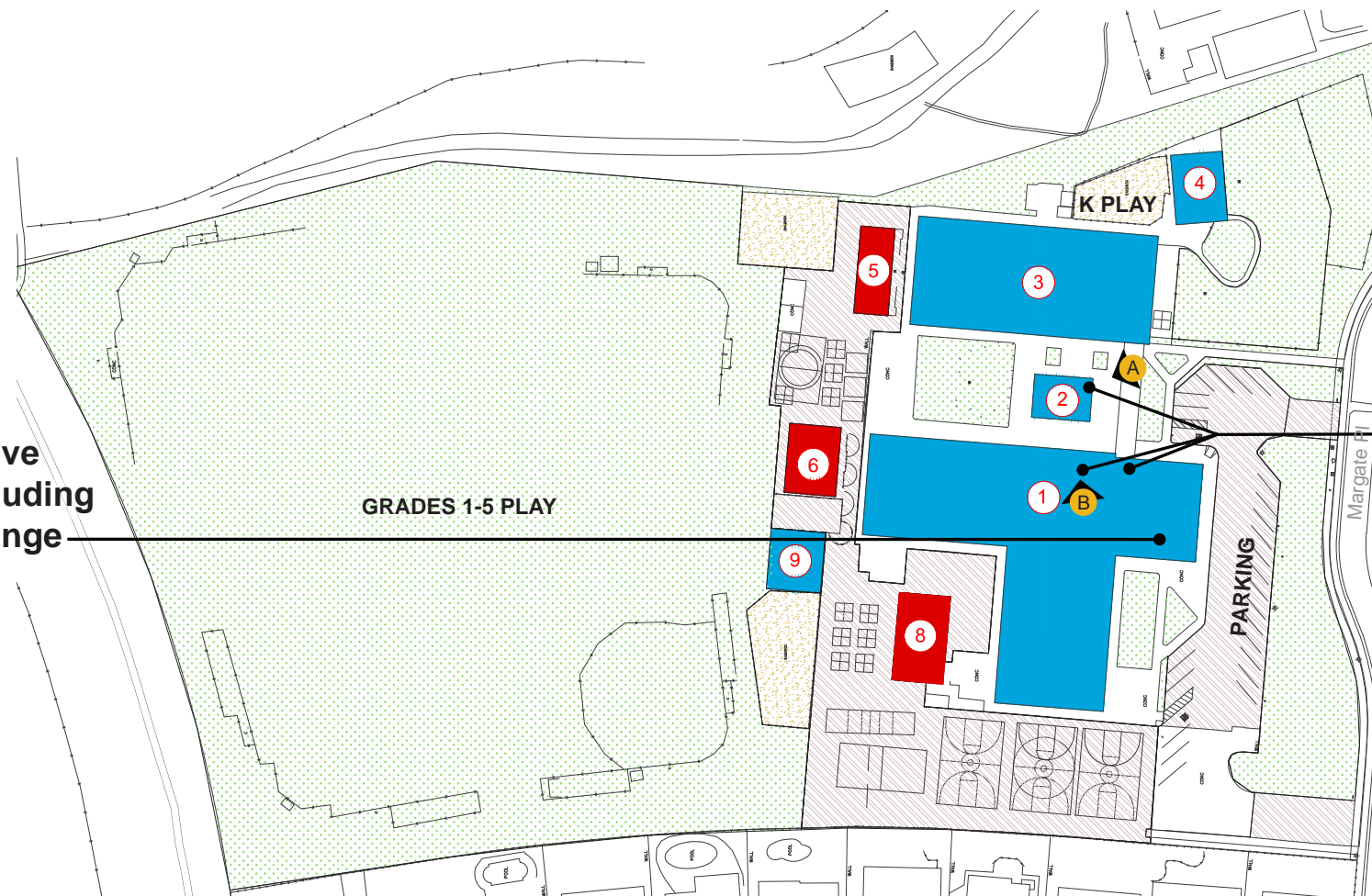


Westlake Elementary | Site Analysis

1571 East Potrero Road, Westlake Village, CA 91361
 Conejo Valley Unified School District
 March 31, 2017

Opportunities for Improvement: Exterior Environment

Improve undersized administrative spaces, including the staff lounge



Expand undersized MPR & servery; improve queuing & consider permanent exterior seating

LEGEND

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

BUILDINGS

- | | |
|--|------------------------|
| 1. MAIN BUILDING (ADMINISTRATION - LIBRARY - CLASSROOM - MULTI PURPOSE ROOM) | 5. DOUBLE UNIT MODULAR |
| 2. LUNCH SHELTER | 6. DOUBLE UNIT MODULAR |
| 3. CLASSROOM BUILDING | 7. NUMBER NOT IN USE |
| 4. CLASSROOM BUILDING | 8. DOUBLE UNIT MODULAR |
| | 9. SHADE STRUCTURE |



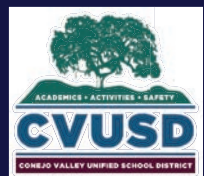
Image A



Image B

Lunchtime activities would be greatly improved with the expansion of the kitchen, reconfiguration of the queuing line and expansion of the lunch shelter. Permanent exterior seating may be considered, as tables and chairs must currently be transported in and out of the MPR.

The main administrative offices are undersized; the staff lounge would especially benefit from expansion.



Westlake Elementary | Site Analysis

1571 East Potrero Road, Westlake Village, CA 91361
Conejo Valley Unified School District
March 31, 2017

Opportunities for Improvement: Interior Environment