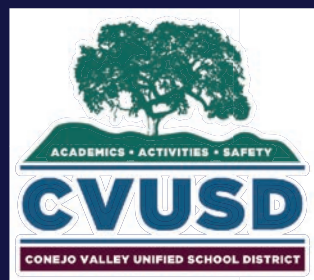




CVUSD | *Facilities Master Plan*

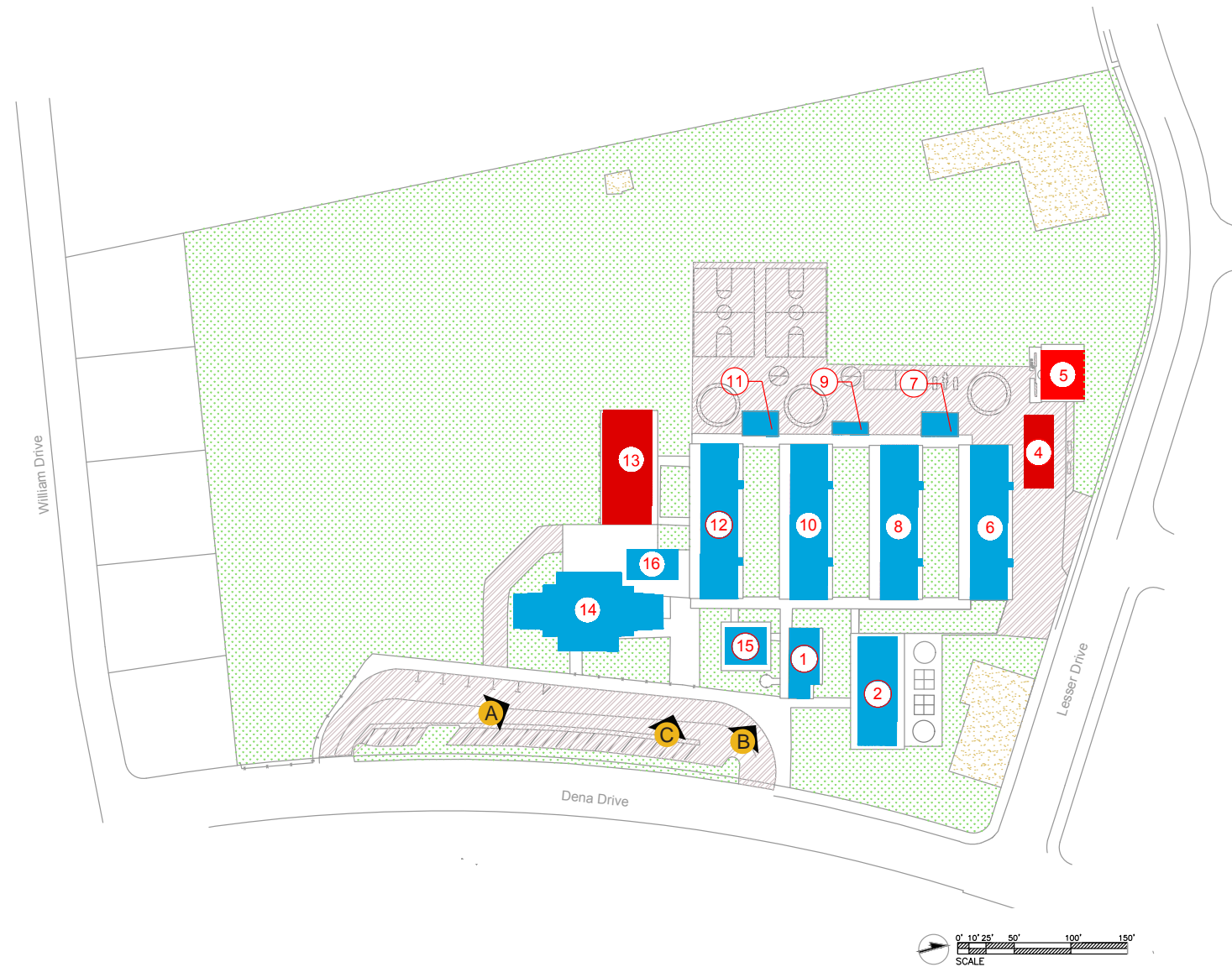
CVUSD - NEWBURY PARK CLUSTER



Walnut Elementary | *Site Analysis*

581 Dena Drive | 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



LEGEND

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

BUILDINGS

- | | |
|----------------------|-------------------|
| 1. ADMINISTRATION | 9. MECHANICAL |
| 2. KINDERGARTEN | 10. CLASSROOMS |
| 3. NO LONGER ON SITE | 11. RESTROOM |
| 4. CHILD CARE | 12. CLASSROOMS |
| 5. CLASSROOMS | 13. CLASSROOM |
| 6. CLASSROOMS | 14. MULTI-PURPOSE |
| 7. RESTROOM | 15. LIBRARY |
| 8. CLASSROOMS | 16. LUNCH SHELTER |



Image A

Walnut Elementary School's primary vehicular and pedestrian access is from Dena Drive along its east edge. The school is also seen from Lesser Drive along its northern perimeter. Residential properties about the school on the south and east sides.

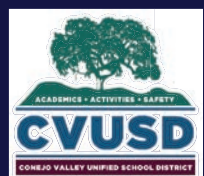
All visitor's must enter the campus via the secured administration suite.



Image B



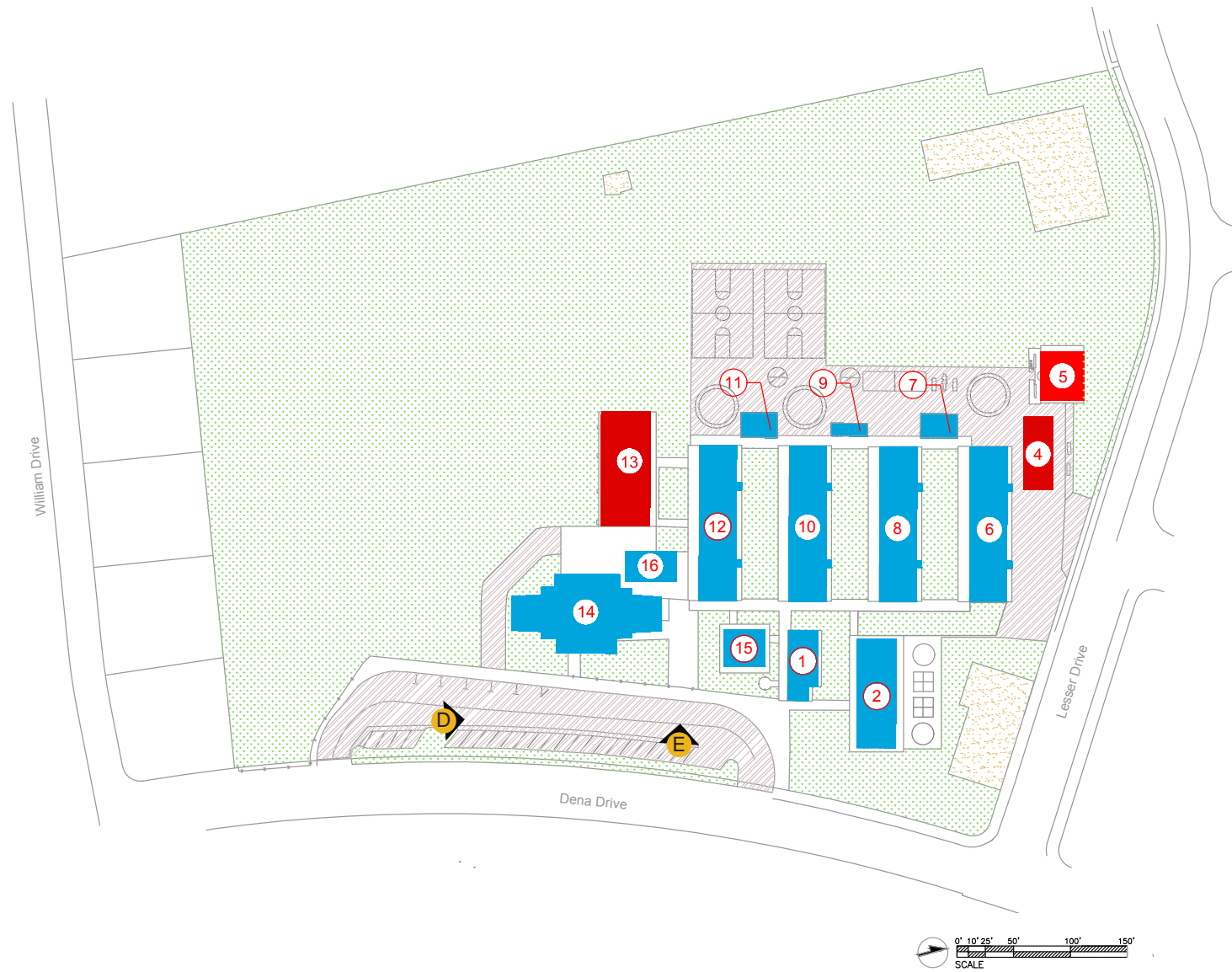
Image C



Walnut Elementary | Site Analysis

581 Dena Drive, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Neighborhood Presence



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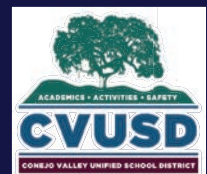
Image D

Walnut's current parking configuration and quantity of stalls provides functional circulation and adequate parking for parents, staff and visitors.

Two gates provide access to the site during morning drop-off.



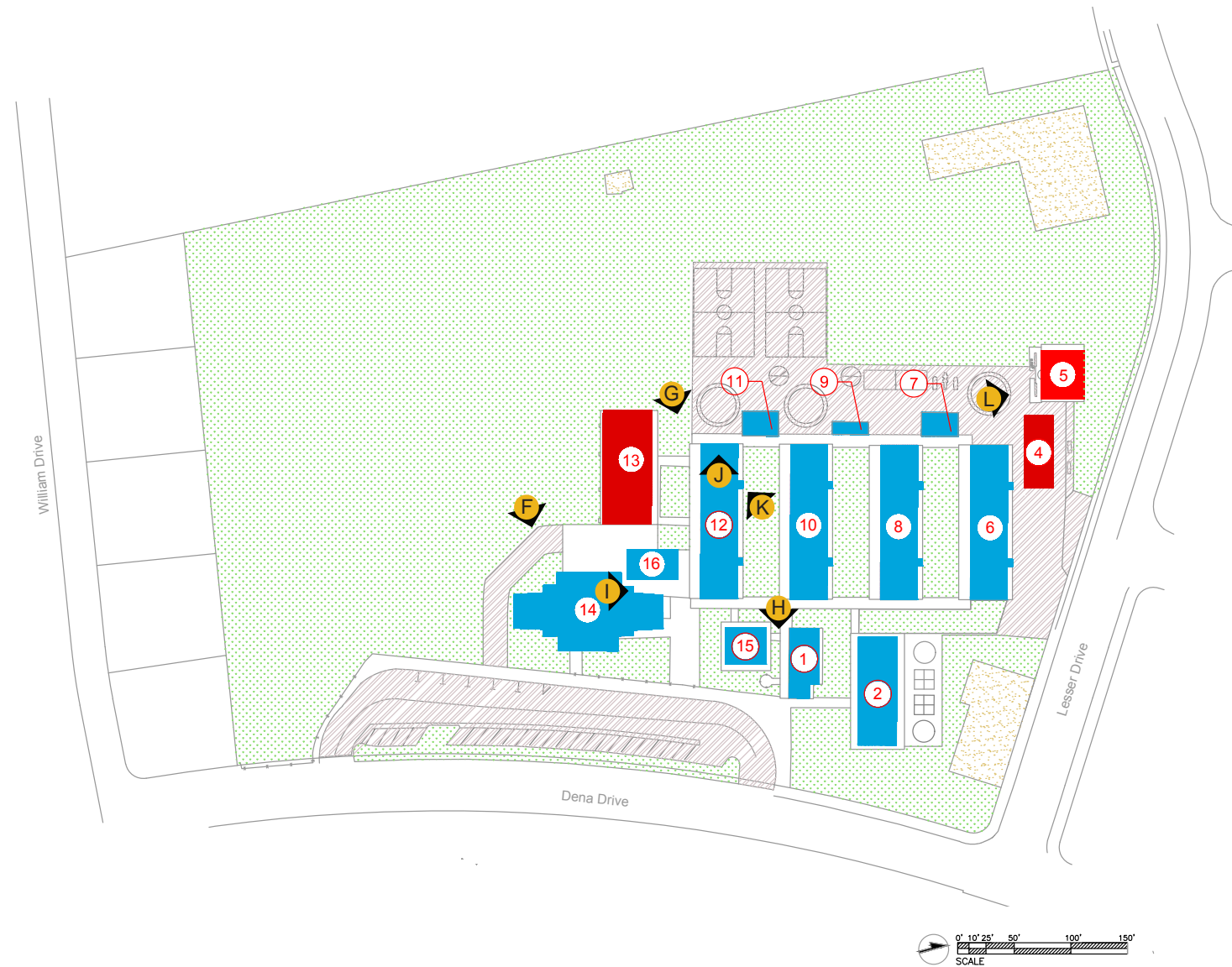
Image E



Walnut Elementary | Site Analysis

581 Dena Drive, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Perimeter Circulation



LEGEND

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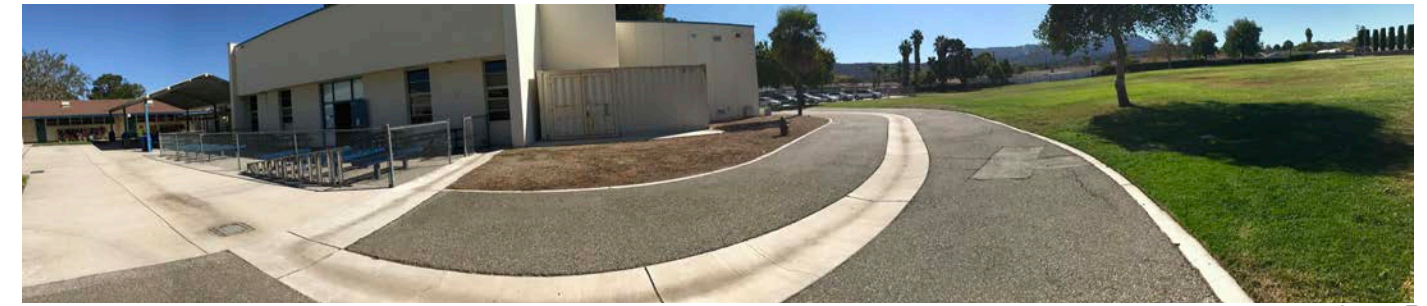


Image F

Ample play space (both hard and softscape) is available across the site.

The original four 'finger' classroom buildings on the campus provide multiple intimately scaled courtyards with mature shade trees to be used as small gathering areas for extended learning and/or play.

The original single-loaded classroom buildings give the campus a unique character. Their shed and gabled roofs coupled with clerestory windows at the roof level and windows on both sides at classroom level provide opportunities to naturally light and ventilate the classrooms.

Generously sized building overhangs provide sheltered exterior circulation, filtered light to classrooms and a transition zone between indoors and out.

Typical accessibility challenges include door clearances and portable building access.



Image G



Image H

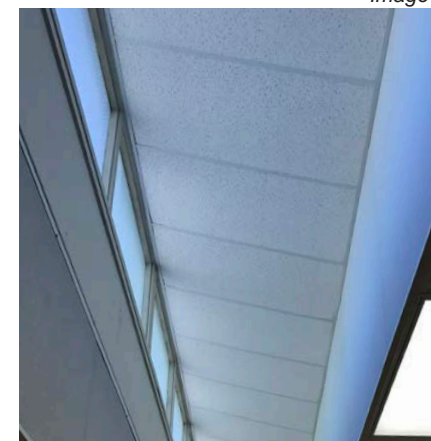


Image I



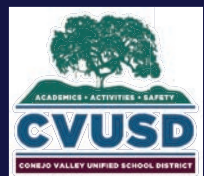
Image J



Image K



Image L

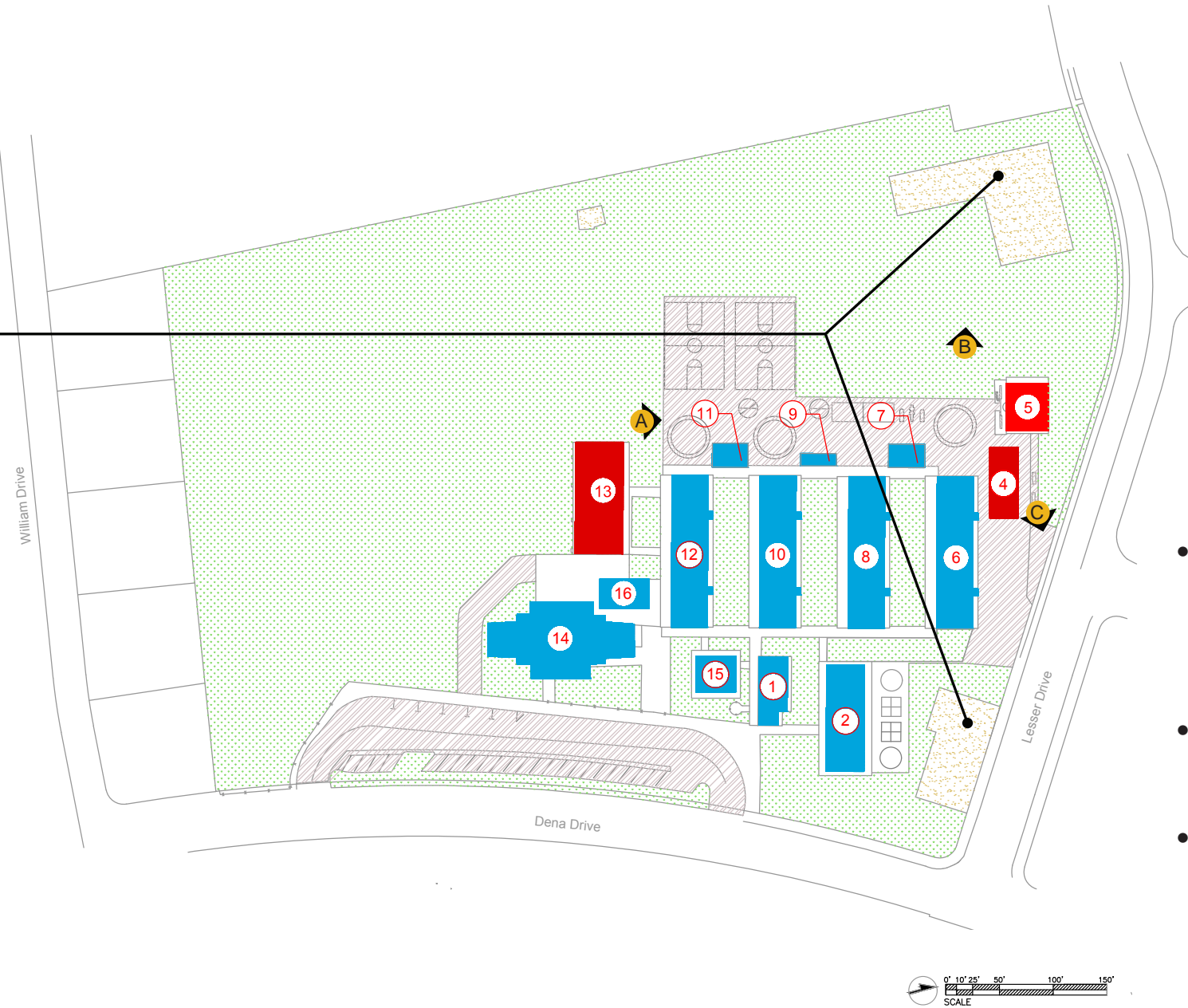


Walnut Elementary | Site Analysis

581 Dena Drive, Newbury Park, CA 91320
 Conejo Valley Unified School District
 April 5, 2017

Campus

Shade structures at play equipment



LEGEND

- | | |
|--------------------|------------------|
| PERMANENT BUILDING | PLANTED AREA |
| PORTABLE BUILDING | SAND |
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- Landscape and fencing improvements to perimeter
- Shade trees at play zones
- Running track built into landscape

Shade trees along the perimeters of the large hard and soft scape play areas may offer respite from the sun.

Landscape improvements to the perimeter of the school and to play zones will improve the school's image from the neighborhood and offer variety and interest in the play areas. A running path could be an addition that is suited for Walnut's large site and complements the physical education program already in place at the school.

Shade structures at play equipment areas would permit use of these zones even on high temperature days.



Image A



Image B

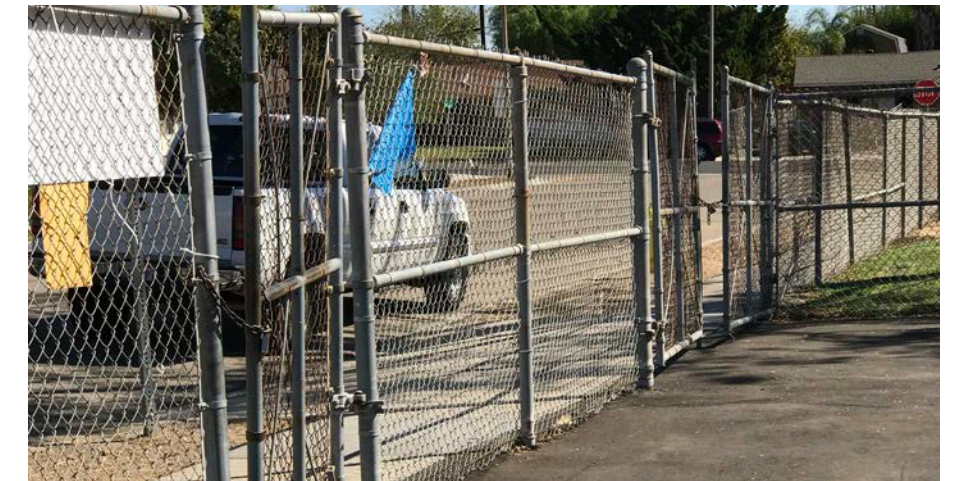
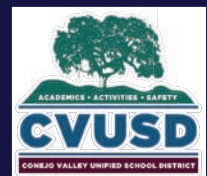


Image C

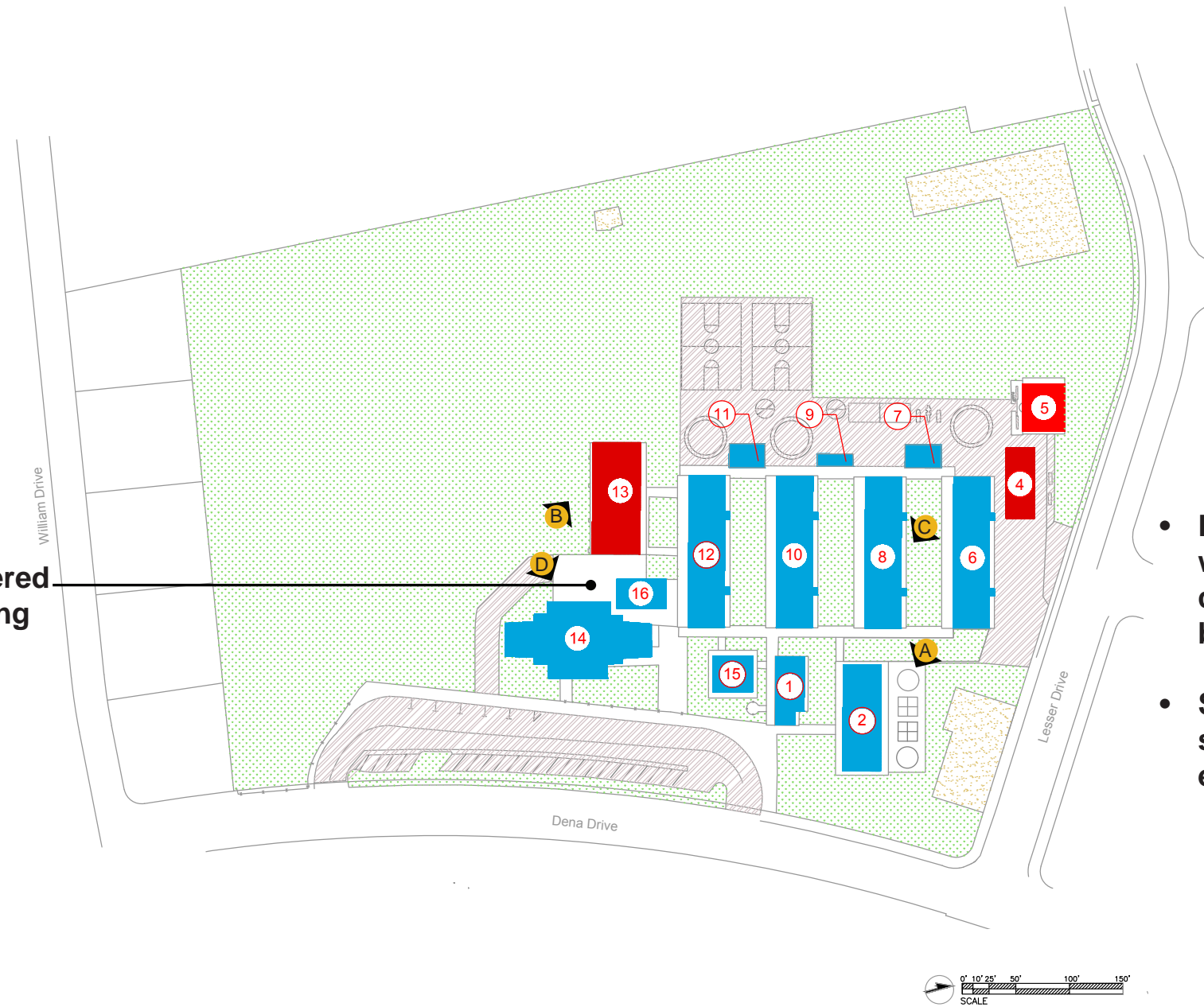


Walnut Elementary | Site Analysis

581 Dena Drive, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Opportunities for Improvement

Expand covered outdoor dining



LEGEND

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- Expand covered walkway connection to all buildings
- Separate and screen HVAC equipment



Image A



Image B



Image C

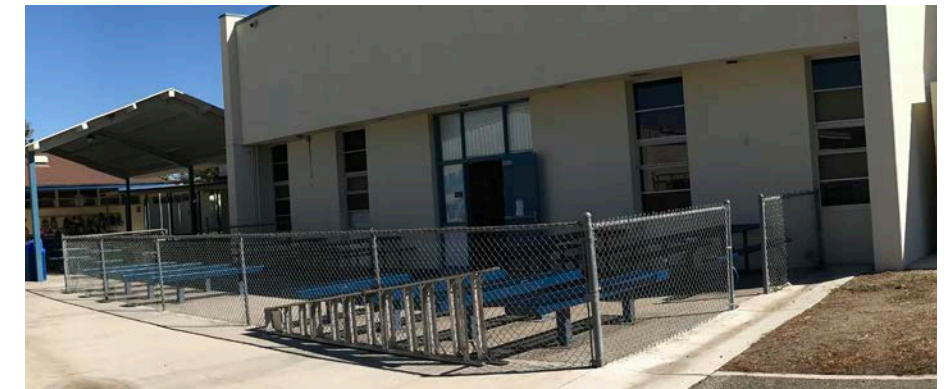
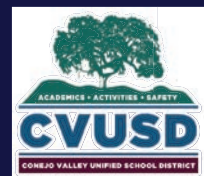


Image D

An expansion to the covered outdoor dining area will offer the option for additional outdoor dining space on high heat or inclement weather days. Moreover, the covered walkway connections between the perimeter buildings currently not connected to the original campus structures will provide unity to the site and sheltered passage for students in inclement weather.

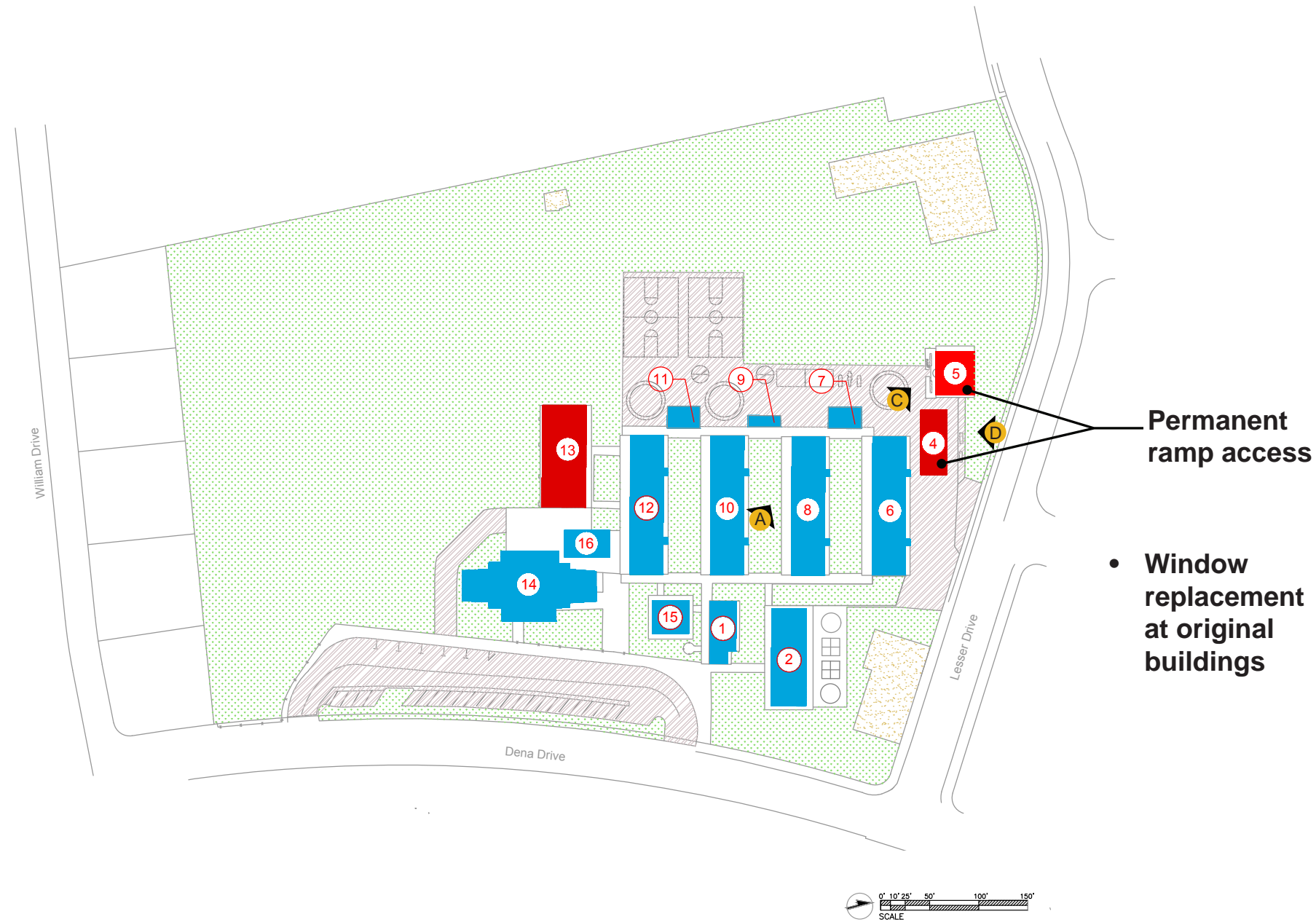
The condensers placed closely together along the exteriors of the buildings have a tendency to overheat and shut-down on days of extreme heat. A mechanical solution to separate the condensers from each other could eliminate this issue. Screening the condensers throughout the site may also improve the appearance of the campus.



Walnut Elementary | Site Analysis

581 Dena Drive, Newbury Park, CA 91320
Conejo Valley Unified School District
April 5, 2017

Opportunities for Improvement



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Window replacement in the original campus buildings may vastly improve the functionality, appearance and energy consumption of the school. Operable and energy-efficient windows will allow for natural ventilation and decreased heating and cooling costs. Replacing the window units will also provide the campus with a unified consistent appearance and permit natural lighting for classrooms.

Construction of permanent ramp access to portable buildings #4 and #5 (childcare and Art/Music) will correct accessibility issues and improve the appearance of this north end of the campus. Incorporation of the ramps with covered access noted above could unify the approach and provide an opportunity to tie these additions into the rest of the site.

- Permanent ramp access
- Window replacement at original buildings



Image A

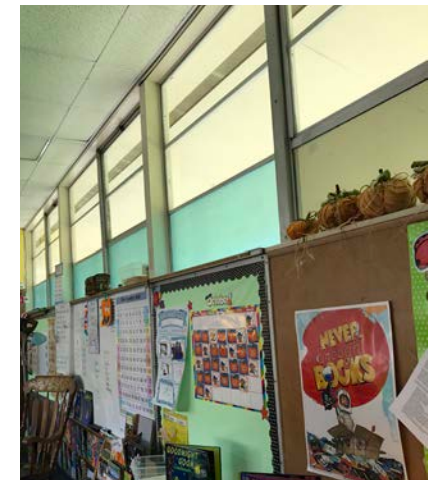


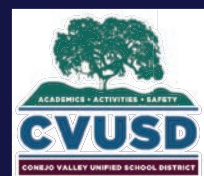
Image B



Image C



Image D



Walnut Elementary | Site Analysis

581 Dena Drive, Newbury Park, CA 91320
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Opportunities for Improvement