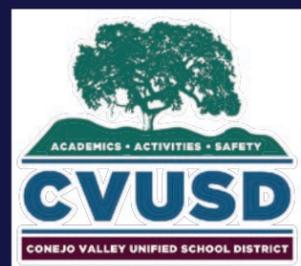




**Banyan**  
Elementary School

# CVUSD | *Facilities Master Plan*

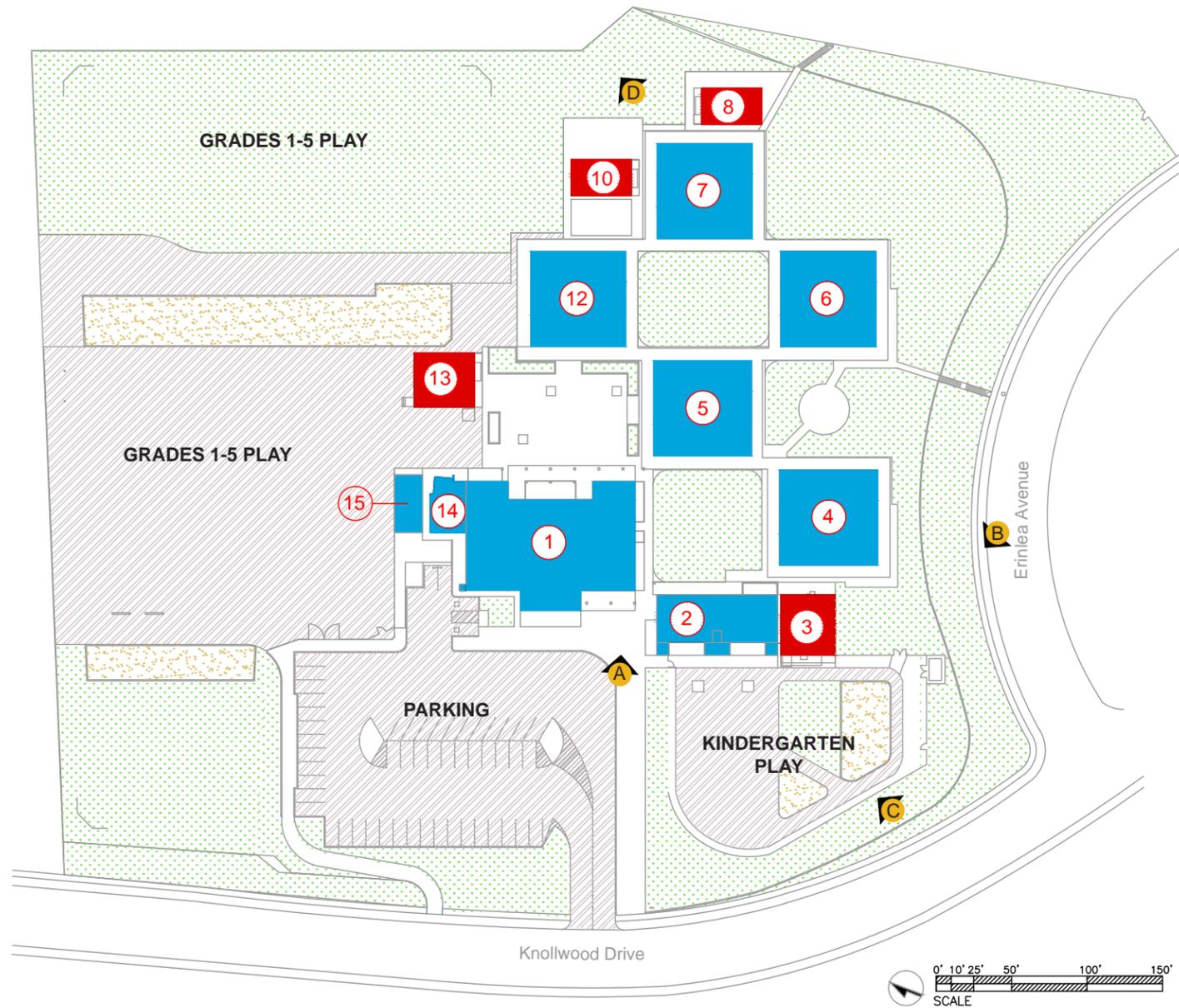
CVUSD - NEWBURY PARK CLUSTER



## Banyan Elementary | *Site Analysis*

1120 Knollwood Dr | Newbury Park, CA 91320  
Conejo Valley Unified School District  
April 5, 2017

NAC Architecture  
837 North Spring Street, 3<sup>rd</sup> 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. MULTI-PURPOSE/ ADMINISTRATION | 9. NO LONGER ON SITE   |
| 2. KINDERGARTEN                  | 10. CLASSROOMS         |
| 3. KINDERGARTEN                  | 11. NO LONGER ON SITE  |
| 4. CLASSROOMS                    | 12. CLASSROOMS         |
| 5. CLASSROOMS                    | 13. CHILDCARE PORTABLE |
| 6. CLASSROOMS                    | 14. LIBRARY            |
| 7. CLASSROOMS                    | 15. LUNCH SHELTER      |
| 8. CLASSROOMS                    |                        |



Image A

Banyan Elementary sits between Knollwood Drive and Erinlea Avenue. The parking area provides a buffer between the buildings of the school and the traffic along Knollwood. All visitors to the school must enter from the parking area through the secure administration office. Due to the higher elevation of Erinlea Avenue the campus is highly visible from that side. From the neighborhood's vantage point the school appears well-built and maintained. Additional landscaping along the perimeter edges would add to the site's curb appeal and provide some privacy.



Image B



Image C

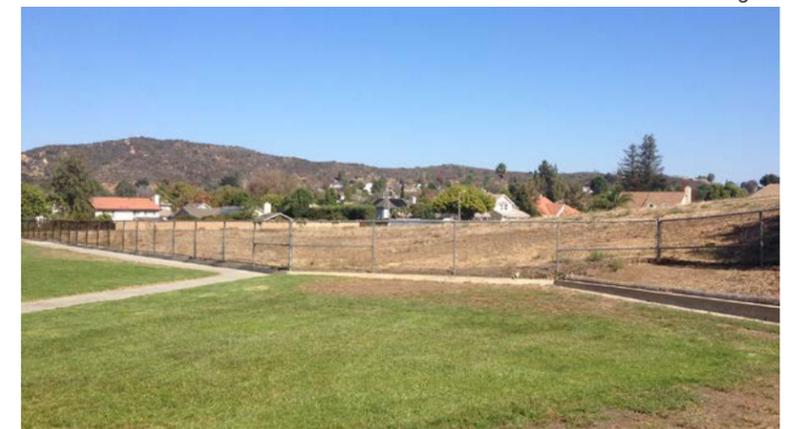
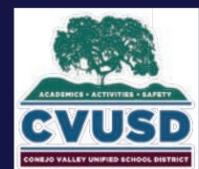


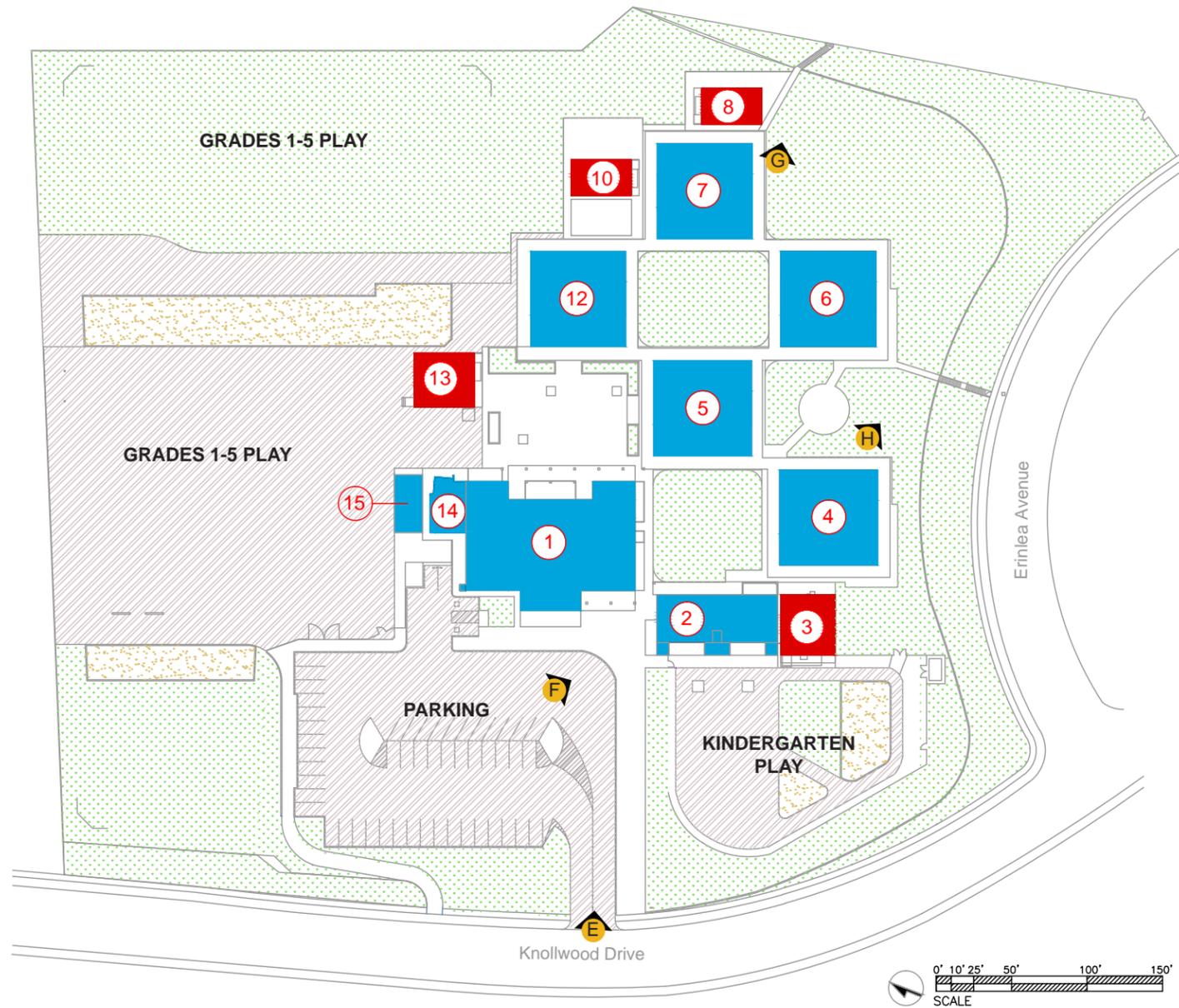
Image D



**Banyan Elementary | Site Analysis**

1120 Knollwood Dr, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

**Neighborhood Presence**



**LEGEND**

- PERMANENT BUILDING
- PORTABLE BUILDING
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- PLANTED AREA
- SAND
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- # BUILDING NUMBERS

**BUILDINGS**

- |                                  |                        |
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| 5. CLASSROOMS                    | 13. CHILDCARE PORTABLE |
| 6. CLASSROOMS                    | 14. LIBRARY            |
| 7. CLASSROOMS                    | 15. LUNCH SHELTER      |
| 8. CLASSROOMS                    |                        |



Image E

Banyan Elementary's primary pedestrian and vehicular access is from Knollwood Drive on the west.

Three additional pedestrian access points to the campus are open during drop-off and/or pick-up hours on the south and east edges of the campus. These points of entry are not accessible paths of travel.



Image F

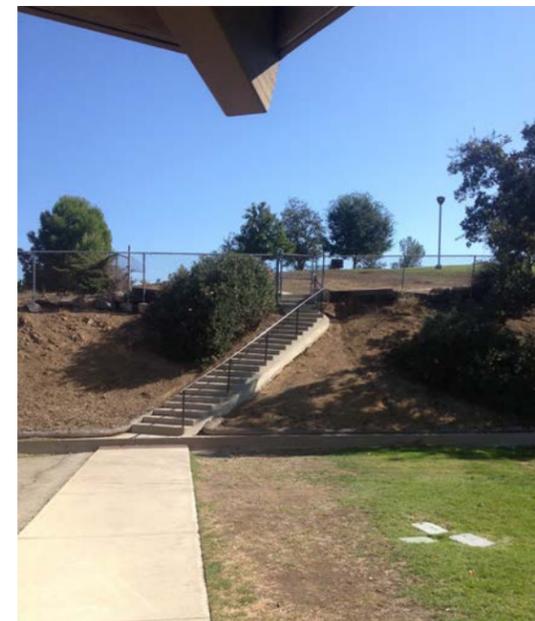


Image G

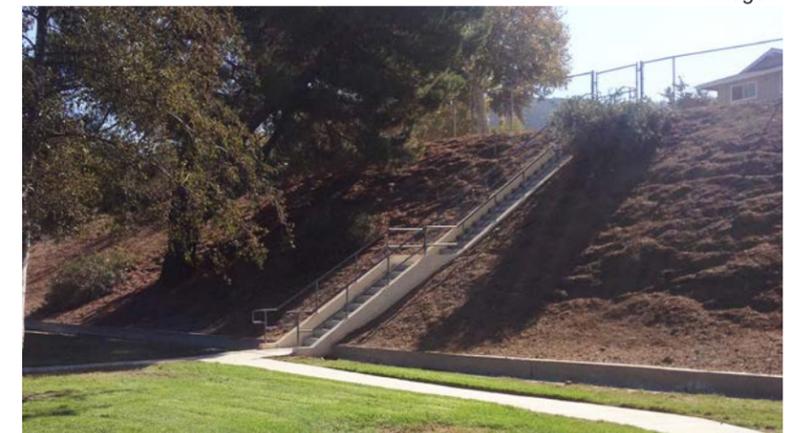
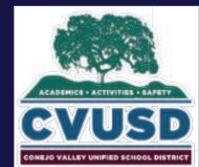


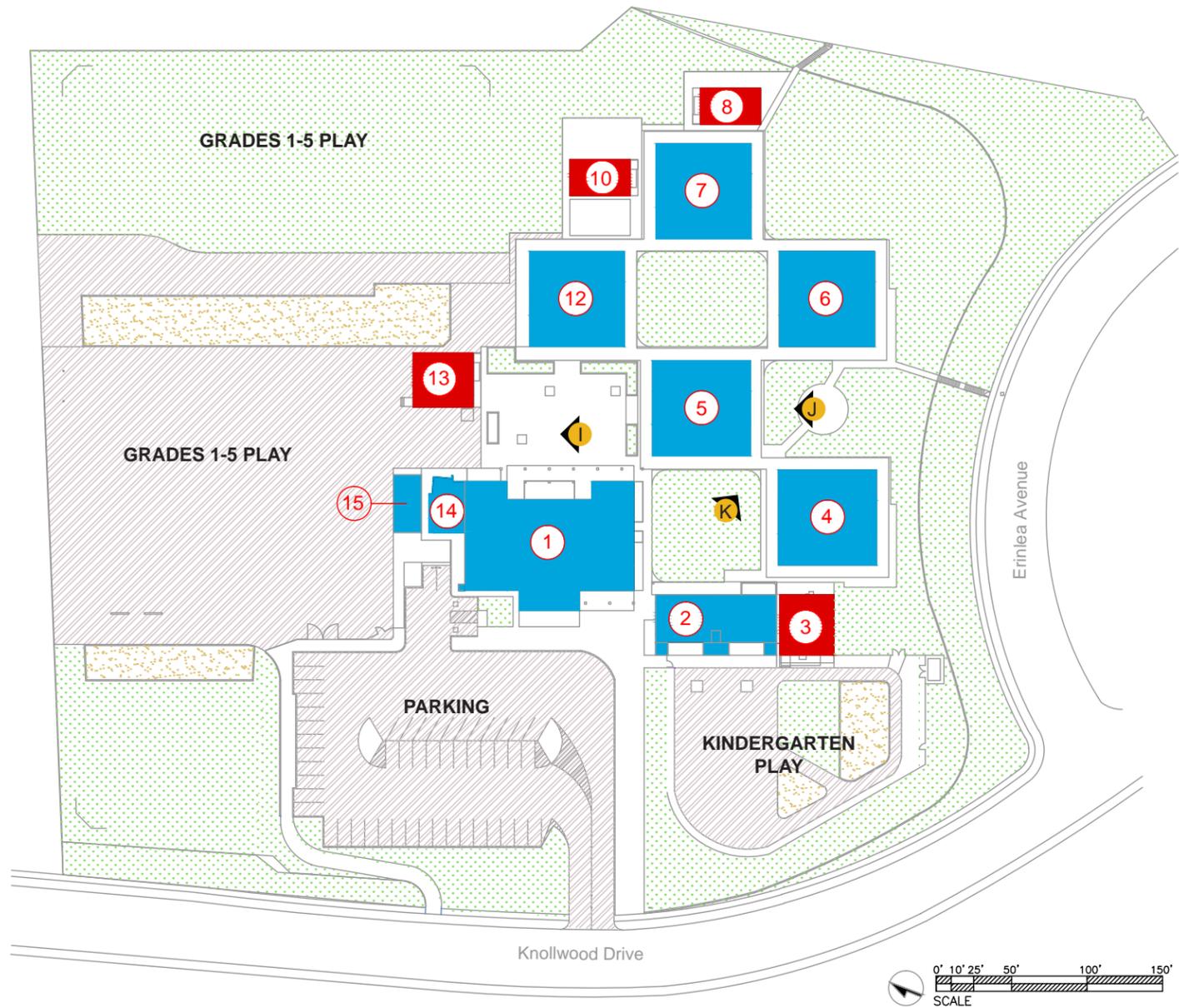
Image H



**Banyan Elementary | Site Analysis**

1120 Knollwood Dr, Newbury Park, CA 91320  
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 April 5, 2017

**Perimeter Circulation**



**LEGEND**

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

**BUILDINGS**

- |                                  |                        |
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| 5. CLASSROOMS                    | 13. CHILDCARE PORTABLE |
| 6. CLASSROOMS                    | 14. LIBRARY            |
| 7. CLASSROOMS                    | 15. LUNCH SHELTER      |
| 8. CLASSROOMS                    |                        |



Image I



Image J

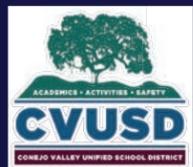
Banyan Elementary School's 'pinwheel' layout of the original classroom buildings provides appropriately sized classrooms and valuable shared support spaces. The five primary classroom buildings along with the Kindergarten Classroom building and Administration/Multi-Purpose/Library building form multiple courtyards between the buildings. These courtyards serve as small gathering spaces to expand the education areas beyond the classroom walls and as quieter smaller scaled play areas.

The current configurations of some doors on the campus as well as the walkways and stage in the primary courtyard do not meet current accessibility standards.

The position of the childcare portable blocks the view of the play areas from the primary courtyard on the site. This causes supervision issues from both the courtyard and play areas.



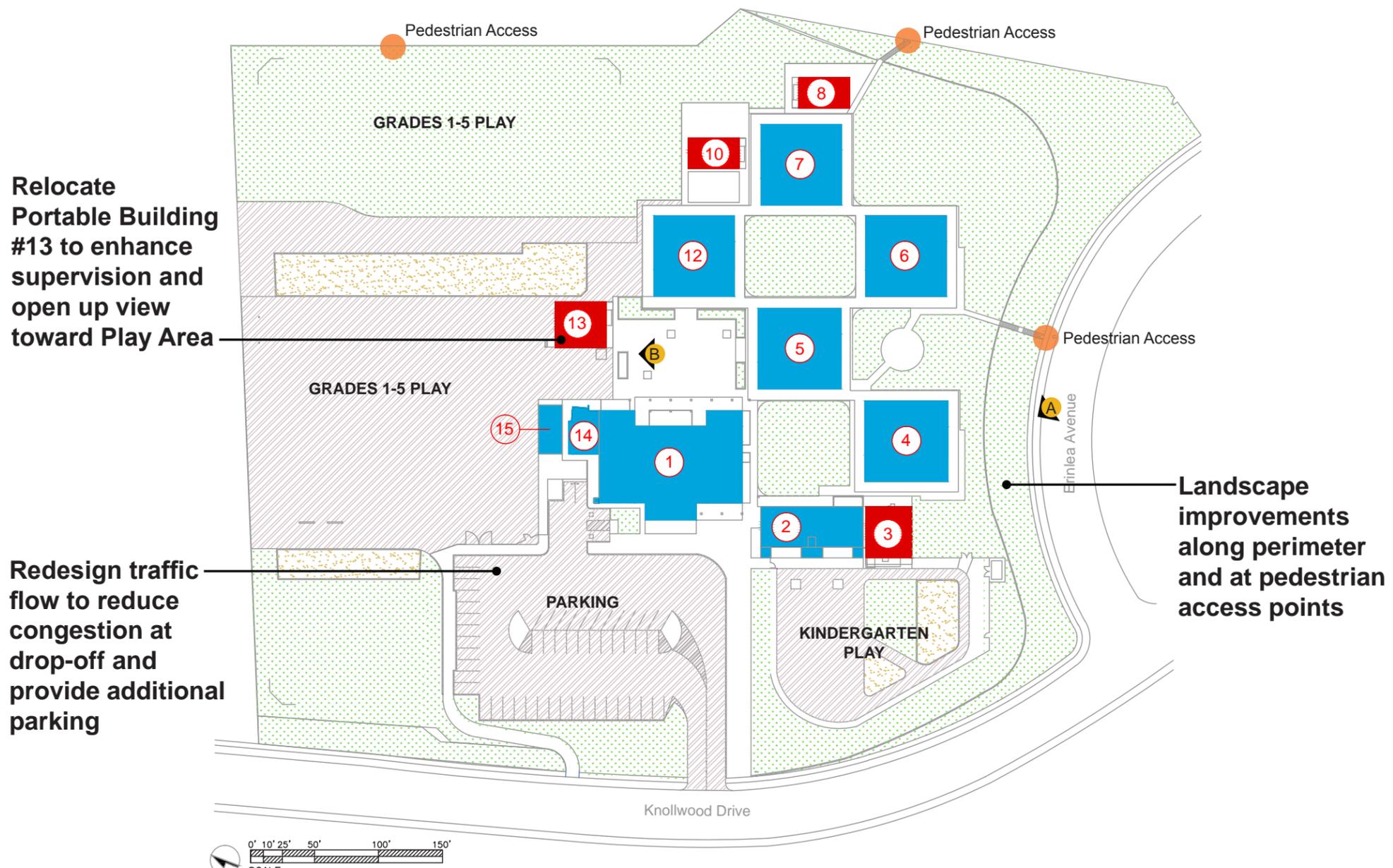
Image K



**Banyan Elementary | Site Analysis**

1120 Knollwood Dr, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

**Campus**



**LEGEND**

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

**BUILDINGS**

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| 8. CLASSROOMS                    |                        |

Banyan's current parking lot layout (accessed from Knollwood Drive) does not adequately serve the parking needs for staff/visitors and creates congestion during drop-off and pick-up times when vehicular and pedestrian traffic mixes. The additional three pedestrian access points on the east and south have the potential to alleviate some congestion from the Knollwood access area if improved. Additional parking stalls and a re-design of traffic flows may provide improved circulation during the busiest times of the school day.

Landscape improvements, exterior lighting and compliant stair/ramp additions to the three pedestrian access points along the south and east perimeter could incentivize parents to utilize those locations more frequently and, in turn, alleviate pressure on the Knollwood Drive entrance.

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.

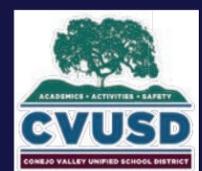
The relocation of the Childcare Portable classroom building may improve and enhance student supervision caused by the building's current location where it blocks views to and from the primary courtyard and play areas.

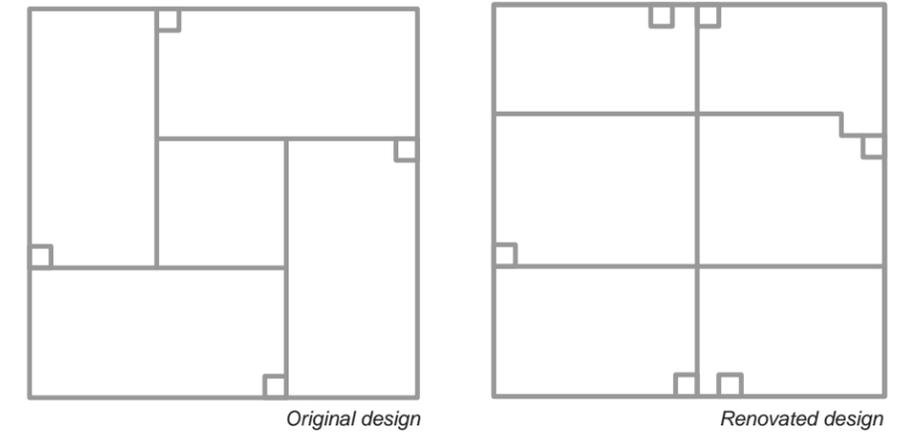
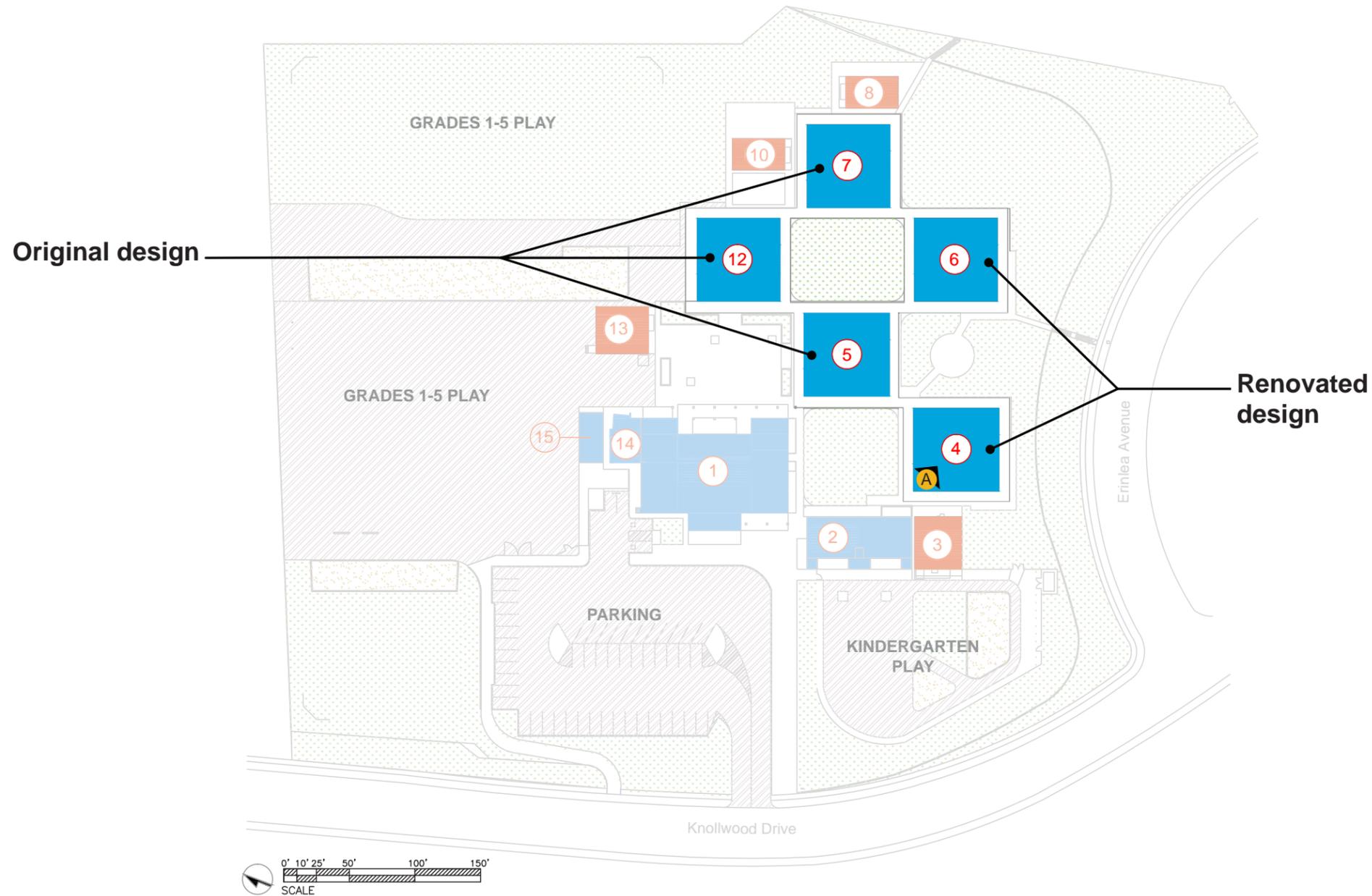


Image A



Image B





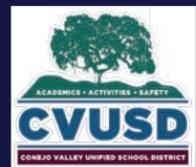
**LEGEND**

- PERMANENT BUILDING
- PORTABLE BUILDING
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The 'pinwheel' layout of the original classroom buildings provides appropriately sized classrooms and valuable shared support spaces. This layout remains in three of the five buildings. The two remaining buildings previously underwent a renovation that converted them into five or six smaller rooms each. Returning these buildings to their original internal configuration may eliminate numerous issues associated with the small size of the current classrooms.

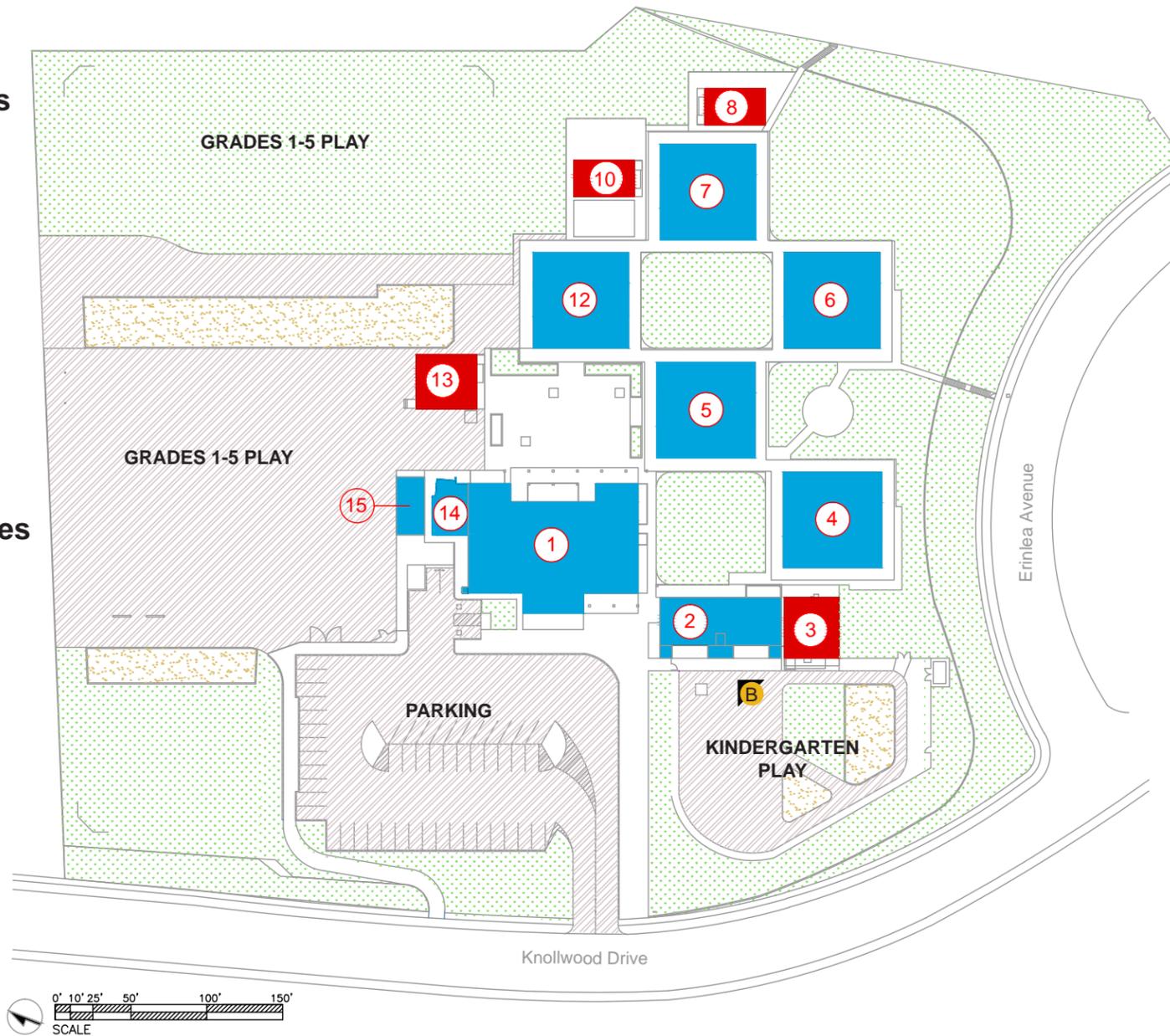


**Banyan Elementary | Site Analysis**

1120 Knollwood Dr, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

**Opportunities for Improvement**

- Aesthetic improvements to exterior wood and window systems
- Solution to overheating HVAC equipment
- Additional meeting spaces



**LEGEND**

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

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The addition of a conference room for use by the staff for meetings would permit groups to gather without relying on the availability of the MPR or Library.

The stacked condensers 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.

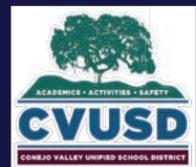
Repair and new paint to the exterior wooden exposed beams, fascias and window infill panels may provide a fresh face-lift to the campus.



Image A



Image B



**Banyan Elementary | Site Analysis**

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**Opportunities for Improvement**