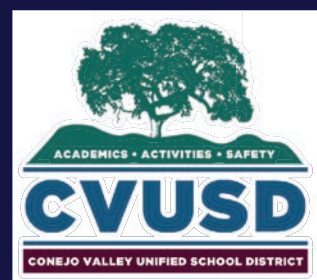




# CVUSD | *Facilities Master Plan*

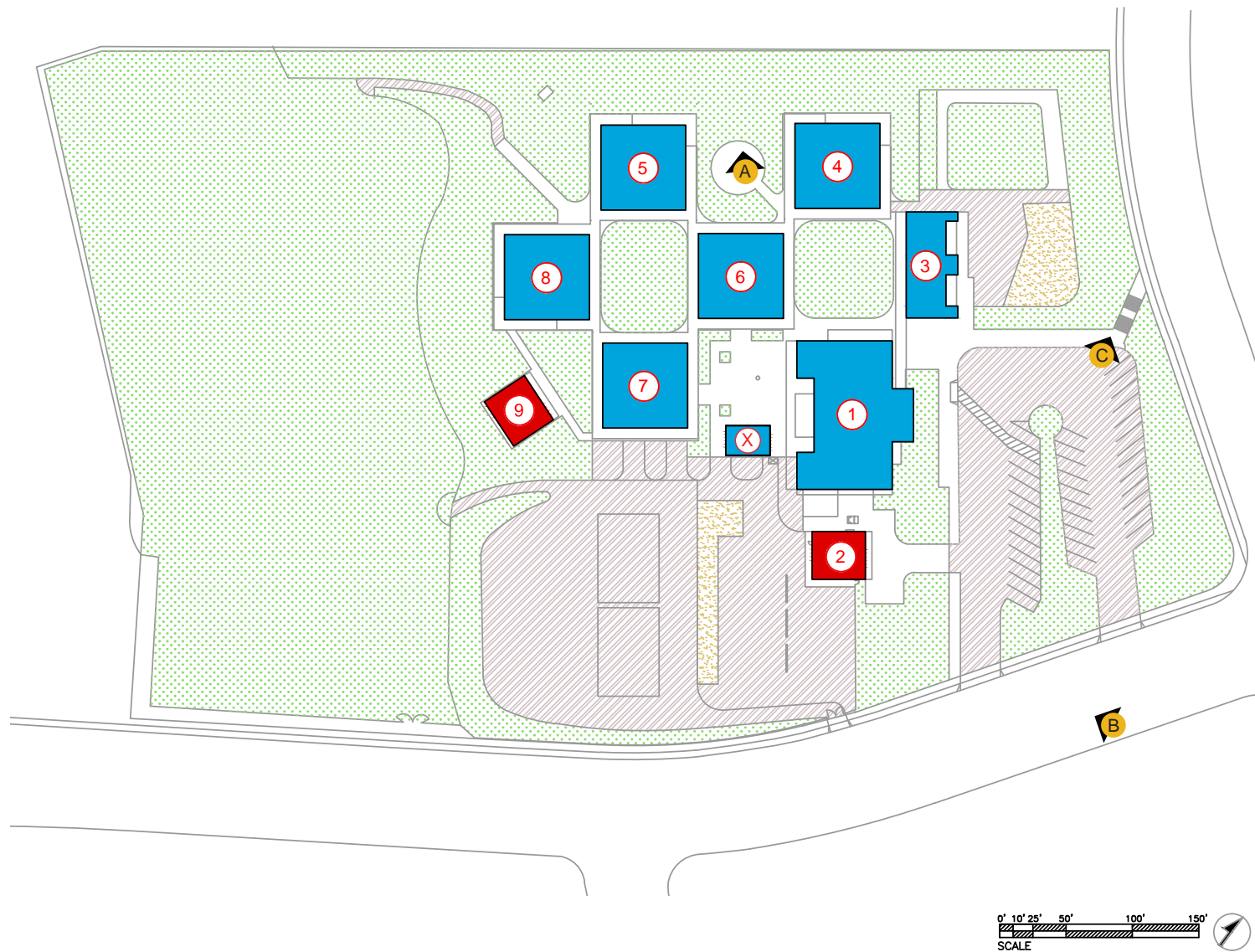
CVUSD - NEWBURY PARK CLUSTER











## Maple Elementary | *Site Analysis*

3501 Kimber 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 |  | PLANTED AREA     |
|  | PORTABLE BUILDING  |  | SAND             |
|  | ASPHALT            |  | IMAGE KEYS       |
|  | CONCRETE           |  | BUILDING NUMBERS |

**BUILDINGS**

- |  |                        |
|--|------------------------|
| 1. MULTI-PURPOSE/ ADMINISTRATION/ FOOD SERVICE | 6. PERMANENT CLASSROOM |
| 2. CHILD CARE                                  | 7. PERMANENT CLASSROOM |
| 3. PORTABLE KINDERGARTEN                       | 8. PERMANENT CLASSROOM |
| 4. PERMANENT CLASSROOM                         | 9. PORTABLE CLASSROOM  |
| 5. PERMANENT CLASSROOM                         | X. LUNCH SHELTER       |



Image A

Maple Elementary is nestled at the corner of Kimber Drive and Baxter Street. From Baxter Street on the east neighbors look up to the higher school site. Kimber Drive rises in elevation moving westward from its intersection with Baxter Street so that the view of the school from Kimber at the western edge of the site is from above. Although the campus perimeter is fenced the views into the school from the surrounding streets are quite open. The parking and play areas provide a buffer between the buildings of the school and the traffic along Kimber and Baxter. All visitors to the school must enter from the parking area through the secure administration office.



Image B

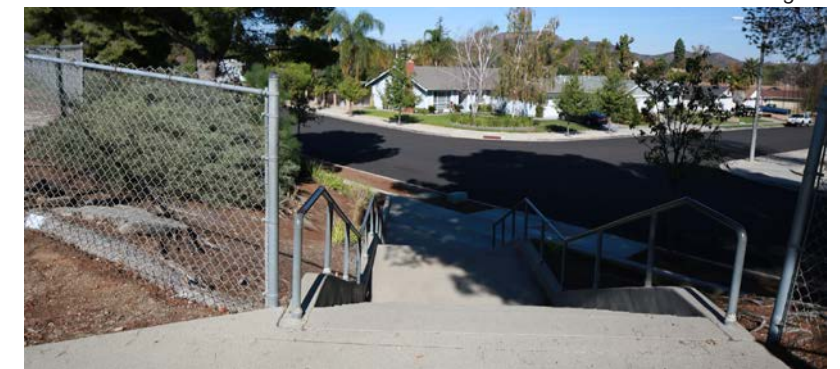
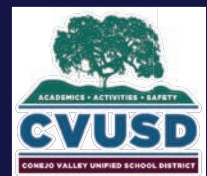


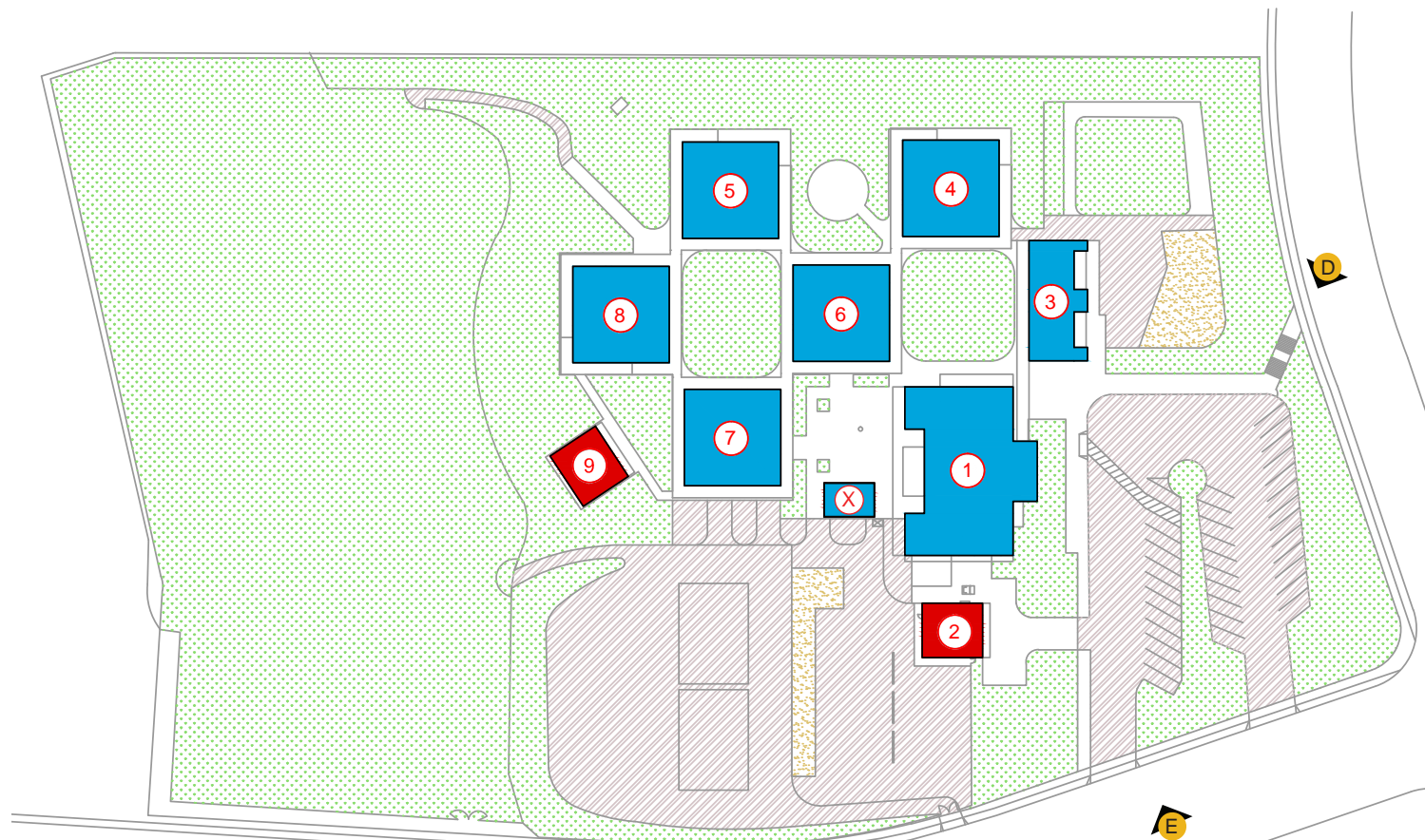
Image C











**Maple Elementary | Site Analysis**

3501 Kimber Drive, Newbury Park, CA 91320  
 Conejo Valley Unified School District  
 April 5, 2017

**Neighborhood Presence**



**LEGEND**

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

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| 5. PERMANENT CLASSROOM                         | X. LUNCH SHELTER       |



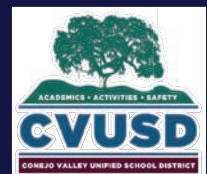
Image D

Maple Elementary's primary pedestrian and vehicular access is from Kimber Drive near the intersection of Baxter Street. Vehicles are permitted to make right and left turns into the parking lot.

A stair from Baxter Street offers an additional pedestrian access point to the front entrance of the school.



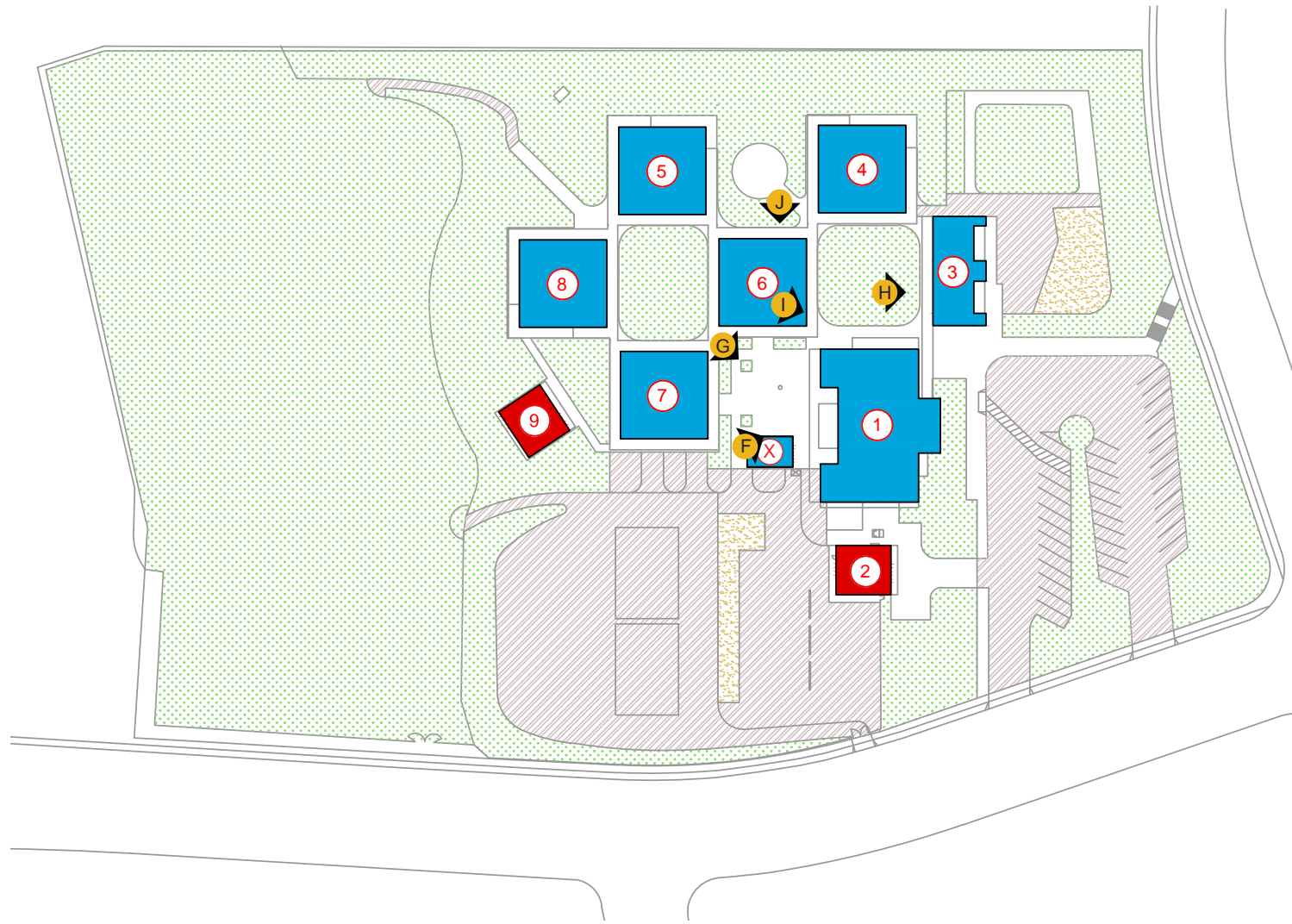
Image E



Maple Elementary | Site Analysis

3501 Kimber Drive, Newbury Park, CA 91320  
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Perimeter Circulation



**LEGEND**

- |                    |                  |
|--------------------|------------------|
| PERMANENT BUILDING | PLANTED AREA     |
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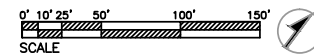


Image F



Image G

Maple 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. Portable building additions to the campus provide classroom-sized spaces for Child Care and Student Support services.



Image H

The current configurations of some doors on the campus and combination sink and drinking fountain stations within classrooms do not meet current accessibility standards.



Image I

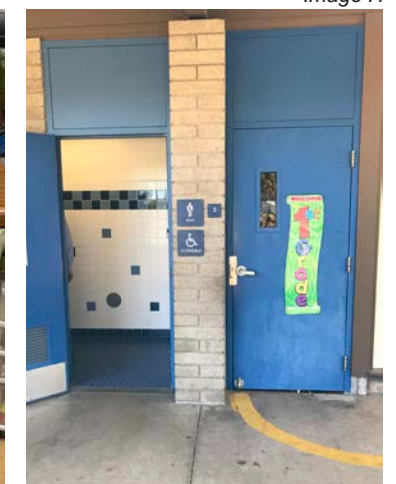
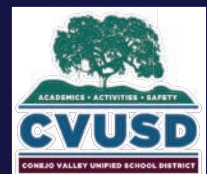


Image J



Maple Elementary | Site Analysis

3501 Kimber Drive, Newbury Park, CA 91320  
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 April 5, 2017

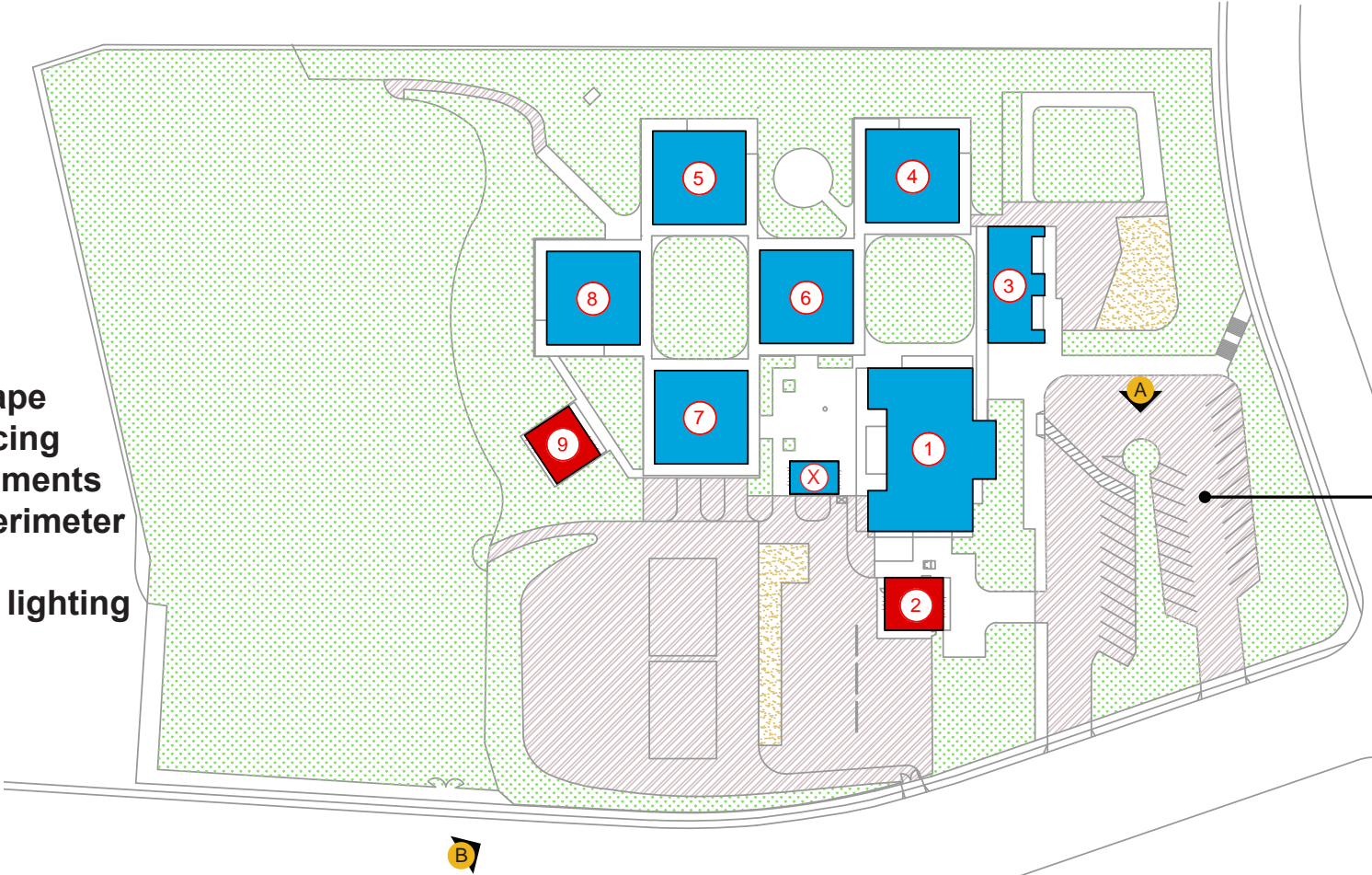
Campus

Maple's current parking lot layout does not adequately serve the parking needs for staff/visitors. Additional parking stalls and/or a re-design of traffic flows may provide improved circulation during the busiest times of the school day.

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. Improvements to fencing along the perimeter may provide added security.

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

- Landscape and fencing improvements along perimeter
- Exterior lighting



Redesign traffic flow to reduce congestion at drop-off and provide additional parking

**LEGEND**

|                    |                  |
|--------------------|------------------|
| PERMANENT BUILDING | PLANTED AREA     |
| PORTABLE BUILDING  | SAND             |
| ASPHALT            | IMAGE KEYS       |
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**BUILDINGS**

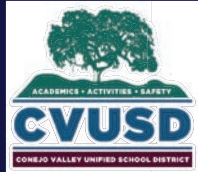
- |  |                        |
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Image A



Image B



Maple Elementary | Site Analysis

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 Conejo Valley Unified School District  
 April 5, 2017

Opportunities for Improvement

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. This may also provide a space for Professional Development. The campus also lacks a true staff lounge. Providing this space in addition to a meeting room would offer flexibility to the staff for both formal and informal meetings.

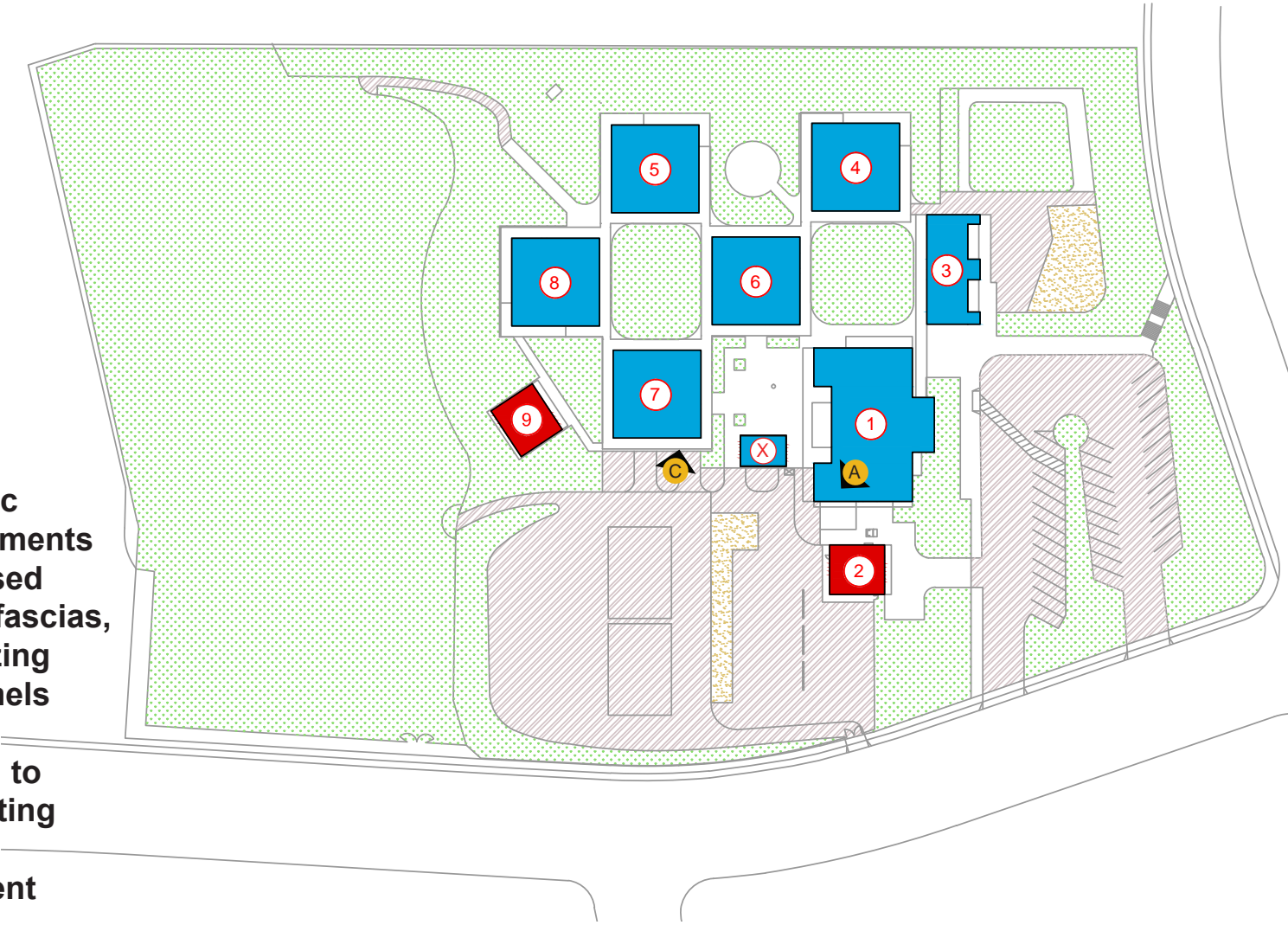
Increasing the size of the library may provide greater usage potential for larger groups of students.

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.

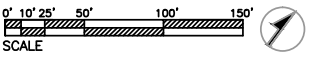
Repair and new paint to the exterior wooden exposed beams, fascia and window infill panels may provide a fresh face-lift to the campus. The Multipurpose-administration building shows particular need.

General campus storage is lacking. Provisions for storing additional furniture or seasonal items could alleviate the clutter caused by storing such items in other usable spaces.

- Aesthetic improvements to exposed beams, fascias, and glazing infill panels
- Solution to overheating HVAC equipment



- Additional space needs: conference room, staff lounge, campus lounge
- Increase the size of library



**LEGEND**

|                    |                  |
|--------------------|------------------|
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Image A



Image B



Image C

