PLANNING COMMISSION
CITY COUNCIL CHAMBERS
220 EAST MOUNTAIN VIEW STREET
BARSTOW, CA 92311

APRIL 28, 2025
6:00 PM

AGENDA

This meeting is broadcast live and viewable on channel 6 Charter Spectrum and live streamed online at barstowtv.org.

For individuals not physically present and still wishing to make Public Comments, can email your Public Comments to PUBLICCOMMENT@BARSTOWCA.ORG. Comments should be submitted by 12:00 P.M. on the meeting date to be included in the record.

Materials related to an item on this agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection in the City Clerk's Office at 220 E. Mountain View St Ste A., Barstow, CA during normal business hours. Such documents are also available on the City of Barstow website at www.barstowca.org subject to staff's ability to post the documents.

The City of Barstow recognizes its obligation to provide equal access to those individuals with disabilities. Please contact the City Clerk's Office, at (760) 255-5122, two working days prior to the scheduled meeting for any requests for reasonable accommodations.

CALL TO ORDER – REGULAR MEETING 6:00 PM.

A. Pledge of Allegiance

B. Roll Call

PARTICIPATION IS INVITED: *IF YOU WISH TO BE HEARD ON ANY ITEM ON THE AGENDA, PLEASE SO INDICATE BY FILLING OUT A SPEAKER REQUEST CARD AND HANDING IT TO THE CITY CLERK PRIOR TO THE AGENDA ITEM BEING ADDRESSED. IF SPECIAL ACCOMMODATIONS ARE REQUIRED, 48 HOURS NOTICE MUST BE GIVEN TO THE CITY CLERK.*

I. CALL TO ORDER

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

II. AGENDA ITEMS

1. Public Hearing - Conditional Use Permit 24-0007 / Allow for the Construction of a Public Middle & High School with a 320-Student Capacity at the Property Located at 1000 Montara Road (APN #0181-941-66-0000) Barstow, CA. Within the C (Commercial) Zoning District

DISCUSSION:
SITE INFORMATION:

Property Owner/Applicant:
Richard Design Associates, Inc. (Applicant); Excelsior Charter Group (Property Owner)
Location:
APN# 0181-941-66-0000
Address:
1000 Montara Road Barstow, CA 92311
General Plan:
C (Commercial)
Zoning:
C (Commercial)

Surrounding Zoning and Uses:

North: MDR (Medium Density Residential) C (Commercial) / Vacant Land; Purdy's Quality Meats
East: MDR (Medium Density Residential) / Vacant Land; Holiday Homes Mobile Home Park
South: ER (Estate Residential) DU (Diverse Use) / Vacant Land; Southern CA Edison Offices
West: MDR (Medium Density Residential)/ Desert Heights Apartments

CEQA Finding:
This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as amended pursuant to California Administrative Code CEQA Guidelines Section 15301 (Existing Facilities).

RECOMMENDATION:
Conduct a public hearing and subject to testimony received, approve Conditional Use Permit #PCUP-24-0007 subject to the following five findings required by Section 19.30 of the Barstow Municipal Code:

III. MISCELLANEOUS

A. PUBLIC COMMENT

Pursuant to Government Code Section 54954.3 and Planning Commission By-laws, this is the time and place for members of the public to address the Planning Commission on matters within its subject matter jurisdiction that are not on the agenda. State law prohibits the Planning Commission from addressing any issue not on the agenda, but may set the matter for a subsequent meeting. Speakers are requested to limit their comments to three minutes.

B. PLANNING COMMISSIONER COMMENTS

C. CITY STAFF COMMENTS

IV. ADJOURNMENT

City facilities are accessible to disabled persons. Public participation is invited. If you wish to be heard on any item please wait until that item is announced by the Chairman. After staff presentation the Chairman will ask for comments from the audience. Please raise your hand at this time and the Chairman will recognize you.

Individuals interested in obtaining additional information may phone (760) 255-5161 OR send written comments to:

City of Barstow Planning Department
220 E. Mountain View Street, Suite A
Barstow, CA 92311-2888

Individuals electing to challenge any item listed herein will be limited to addressing only those issues raised at the public hearing or in written correspondence received by the Planning Commission Ex Officio Secretary prior to the hearing.

POSTED: 4/25/2025

City of Barstow

BARSTOW PLANNING COMMISSION

AGENDA MATTER

Public Hearing - Conditional Use Permit 24-0007 / Allow for the Construction of a Public Middle & High School with a 320-Student Capacity at the Property Located at 1000 Montara Road (APN #0181-941-66-0000) Barstow, CA. Within the C (Commercial) Zoning District

EXECUTIVE SUMMARY: This is a request under Chapter 19.30 (Conditional Uses) to allow a Conditional Use Permit for the construction of a public middle & high school with a 320-student capacity at the property 1000 Montara Road within the C (Commercial) zoning district.

DISCUSSION:

SITE INFORMATION:

Property Owner/Applicant:
Richard Design Associates, Inc. (Applicant); Excelsior Charter Group (Property Owner)
Location:
APN# 0181-941-66-0000
Address:
1000 Montara Road Barstow, CA 92311
General Plan:
C (Commercial)
Zoning:
C (Commercial)

Surrounding Zoning and Uses:

North: MDR (Medium Density Residential) C (Commercial) / Vacant Land; Purdy's Quality Meats
East: MDR (Medium Density Residential) / Vacant Land; Holiday Homes Mobile Home Park
South: ER (Estate Residential) DU (Diverse Use) / Vacant Land; Southern CA Edison Offices
West: MDR (Medium Density Residential)/ Desert Heights Apartments

CEQA Finding:
This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as amended pursuant to California Administrative Code CEQA Guidelines Section 15301 (Existing Facilities).

COMMENTS:

Excelsior Charter School has operated within the City of Barstow for multiple years, serving students at various grade levels. Excelsior Charter School has been operating out of 1497 State Street and has now acquired the vacant property located at 1000 Montara Road for an additional facility. The proposed public educational facility will carry a 320-student capacity for solely middle and high school students.

As detailed in the attached site plan, development includes three (3) buildings in total on site. Building A, a single story 3,444 square foot structure, Building B, a two-story 17,468 square foot structure, and Building C, a single story 14,758 square foot structure. Building A will serve as the Administration Office, Building B will provide classroom spaces, and Building C is the Multi-Purpose Room.

The property is located within the Commercial zoning district, subjecting the proposed project to the City of Barstow's Commercial Development Design Guidelines. The included site plan and project renderings have been reviewed for compliance with these guidelines and will be imposed on the review(s) of building plans.

Aside from the construction of buildings, various improvements to the site including landscaping and irrigation, ADA accessibility measures, and public sidewalk additions will be completed.

SITE ANALYSIS:

Aesthetics:

As noted above, the site will consist of three (3) buildings, a field area, dispersal, and delivery areas. Exterior color selections include dark bronze, tahoe blue, regal gray, and polar white. All buildings proposed are pre-engineered metal structures to include accents such as metal spans and natural gray split face blocks. Project entry statements include decorative stamped concrete on the three (3) proposed driveways and landscaping.

Attached site plans and building renderings provide further product and structural details.

Parking:

As shown on the site plan, 105 parking stalls are proposed on site. Public and private middle high schools require one space for each employee on the

maximum shift, and an additional ten percent of the parking spaces required shall be set aside for visitor parking. Public and private high schools require one space for each employee on the maximum shift (23 employees), one space for each four students based on maximum enrollment capacity (140 max high school students), and an additional ten percent of the parking spaces required (7 spaces) shall be set aside for visitor parking. Plus a designated on-site loading/unloading area for students, which has been provided allowing for a 15 space stack of vehicles.

The operations at Excelsior differ from other local schools, conducting varied hybrid (online & on-campus) daily schedules for students and instructors. The amount of employees and students on-campus will vary daily.

The 105 total meets Barstow Municipal Code Sec. 19.06.050 Off-Street Parking requirements and accommodates the necessary number of staff, student, and visitor parking. Building plans submitted at time of building permit application will be reviewed for compliance with Off-Street Parking code(s).

Emergency access required to be maintained at all times. Should issues with emergency access arise, applicant shall be subject to Notices of Violation from Barstow Fire Protection District (BFPD).

Fences/Walls/Screening:

The site plan indicates security fencing to be installed in various locations on-site along with both standard and garden CMU (concrete masonry unit) walls. In addition to proposed fencing and walls, there is an existing six-foot high CMU wall, shared by 1000 Montara Road and the Desert Heights apartment complex.

Per Commercial Development Design Guidelines, retaining walls of more than 120 square feet shall be constructed of finished decorative material which is compatible with the primary material used on the main building.

All proposed fencing and/or wall installations are required to comply with Barstow Municipal Code Sec. 19.06.030.

Landscaping:

Per the Commercial zoning district standards, an area of not less than four percent of the total lot area shall be landscaped and continuously maintained. As included in the site plan, an area of 17 percent (30,490 square feet) on site will be landscaped.

A detailed landscape and irrigation plan will be required to be submitted and approved prior to issuance of building permit(s). Plans will be reviewed for compliance with Barstow Municipal Code requirements.

Lighting:

All outdoor lighting proposed on site shall be included on building plans associated with the primary building permit and submitted to the City's Building & Planning Department's for review. All outdoor lighting shall be designed to minimize the trespass of light onto adjacent properties, walkways, residential buildings, and other uses that may be sensitive to light.

Lighting guidelines and fixtures should be of a design compatible with the architecture of on-site buildings.

All lighting is required to be consistent with Barstow Municipal Code Sec. 19.06.010.

Trash Cans/Trash Enclosure:

Waste enclosure must adequately secure a minimum 3-yard trash, 3-yard recycling, and 65-gallon food waste containers. Any green waste (landscape waste) generated must be recycled.

As shown on the attached site plan, a trash enclosure is proposed along the North-West corner, abutting the existing CMU wall.

Commercial development design guidelines require that all trash, loading and service areas shall be screened from public rights-of-way and adjacent residential uses or districts. Loading areas shall be located to the rear of the site and service bays shall be oriented away from public rights-of-way and adjacent residential uses or districts.

City standard plans and design guidelines shall be referenced when developing construction plans to ensure adequate sizing, accessibility by hauler vehicles, etc.

Signs:

Signage on site includes a monument sign along the corner of Montara and Rimrock Road. Additional signage is proposed on student and administrative buildings as well. All future signage installations shall be subject to separate permit, review, and approval by the City's Building and Planning Departments. All signage shall comply with Barstow Municipal Code Sec. 19.06.060.

Off-Site Improvements:
All off-site improvements will require a separate Encroachment Permit application and plans. Required off-site improvements include, sidewalks and driveways to meet City standards, restriping of sections of both Montara Road and Rimrock Road, and compliance with ADA standards.

A Signing and Striping Plan shall be submitted with the Street Improvement Plans for approval by the City Engineer.

No off-site improvements to be conducted until review and approval of the required permit(s) is granted by the City's Engineering Department.

Access/Traffic:
Access to this site is via two driveways along Rimrock Road and a single driveway along Montara Road. Driveways along Rimrock Road are required to be "right-in and right-out" only driveways. The Montara Road driveway shall be 40-feet wide to provide for two lanes entering and one lane exiting.

The school does not have a mechanism for a formal separation of Middle and High School operations. However, due to the structure of its hybrid learning program, student drop-off and pick-up times are naturally staggered. The school shall proactively coordinate with Montara Elementary School to minimize overlapping traffic peaks and will respond in good faith to any traffic-related concerns identified by the City.

Grading/Drainage Patterns/Improvements:
This site will require a separate grading permit and plan. In addition to a grading plan, the applicant will be required to submit a Water Quality Management Plan (WQMP). WQMP shall be approved prior to issuance of permits and recorded prior to issuance of Certificate of Occupancy.

A Storm Water Pollution Plan (SWPP) is required to be submitted and approved by State Water Board. Issuance of Waste Discharge Identification No. (WDID) is required prior to issuance of grading permits.

Utilities:
Utilities are available on site. Utility improvements and/or connections shall be included in the building plan(s), subject to a separate review and approval.

Lot Size/Configuration:
Lot size and configuration of the parcel meets C (Commercial) zoning

requirements.

General:
The City Attorney has recommended conditions #59 and #60, consistent with prior approvals, in order to indemnify, defend and hold harmless the City of Barstow.

COMMENTS FROM OTHER DEPARTMENTS/AGENCIES:

Building & Safety Department:

- Complete set of construction plans will be required to meet CBC 2022, CFC 2022, CEC 2022, CMC 2022, CPC 2022, CA ENERGY CODE, CA GREEN BUILDING STANDARDS. (See Condition #6)
- Mojave Desert Air Quality Management District permit required. (See Condition #7)
- Additional requirements may be placed on the project upon review of the permit submittal(s). (See Condition #58)

Barstow Fire Protection District:

- Location subject to Annual Fire Inspection(s) and must maintain a City of Barstow Annual Fire Permit to Operate. (See Condition #8)
- Building plans to be reviewed for compliance with Barstow Fire Protection District and 2022 CA Building Code standards and requirements. (See Condition #9)
- Fire hydrants shall be capable of providing fire flow of 1,500 GPM for 2 hours measured at 20psi residual pressure. (See Condition #10)
- Install bronze industrial fire hydrant(s). Minimum GPM shall be 1500 GPM. Industrial fire hydrants shall have Two 4 inch ports and One 2.5 inch port. Installation shall be as per local Water District specifications. Hydrant Type shall be Jones or Clow. Maximum spacing from one hydrant to another cannot exceed 300 feet from another. Maximum distance from a fire hydrant to any fire department connection cannot exceed 50 feet. (See Condition #11)
- Prior to delivery of combustible building construction materials to the project site; the following conditions shall be completed to satisfaction of the Building Dept.:
  (1) Fire Hydrant(s) shall be installed, approved and usable.
  (2) Fire Lane or Access Roads shall be in place and provide a permanent all weather surface for emergency vehicles that support weight of fire apparatus (75,000 lbs). (See Condition #12)
- An Automatic Fire Sprinkler System shall be installed in compliance with 2022 CFC and the most current edition of NFPA 13. (See Condition #13)
- Fire Alarm system shall be installed in compliance with 2022 CFC and the

most current edition NFPA 72. (See Condition #14)

- Plans for fire service underground piping shall be submitted for approval prior to Building Department field inspections. All underground piping shall be installed in accordance with NFPA 13 and NFPA 24. A contractor's material and test certificate for underground piping per NFPA 24, Figure 10.10.1, shall be submitted to the Building Department. (See Condition #15)
- Fire apparatus access roads shall have an unobstructed improved width of not less than 26 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be all weather surface and designed to support imposed loads of not less than 75,000 pounds. (Includes private road). (See Condition #16)
- Knox Key Box shall be provided. A master key for entry to all gates, enclosures and equipment rooms or areas is required. Knox box shall be mounted in area approved by fire dept. at height of 60 to 66 inches above grade. Knox Box shall be type with side hinged door. Knox box is required for each building. (See Condition #17)
- All interior finishes must comply with Chapter 8 of CFC. In every Group A, E, I, R-1, R-2, R2.1, R3.1 and R-4 Occupancies all drapes, hangings curtains, drops, and other decorative material shall be treated and maintained in a flame-retardant condition as approved by CA. State Fire Marshal. Title 19, Chapter 1, Article 3.08. (See Condition #18)
- Where elevators are installed, they shall meet the following conditions of CFC section 607 and comply with following:
  - At least one (1) elevator that extends to the top floor of a structure shall accommodate the loading and transport of an ambulance gurney or stretcher (maximum size 24 inches by 76 inches) in the horizontal position.
  - The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance gurney or stretcher in the horizontal, open position, shall be provided with a minimum clear distance between walls or between walls and door excluding return panels not less than 80 inches by 54 inches, and a minimum distance from wall to return panel not less than 51 inches with a 42-inch side slide door.
  - A minimum of four (4) keys shall be provided for fire dept. use. (See Condition #19)
- New and existing gates or other devices that may obstruct fire access roadways shall be provided with Knox Key switch with cover and all drive gates shall be equipped with approved emergency traffic strobe sensor(s), which opens the gate on approach of emergency vehicles. Gates shall have battery back-up or manual means of disconnect in case of power failure. (See Condition #20)

- New and existing buildings shall have approved address numbers placed in position that is contrasting in color and plainly visible from street or road fronting the property. Commercial Building numbers shall be 12" inches high with a minimum stroke of 1-1/2 inches and placed on two sides of the building. Each individual apartment unit numbers shall be 4 inches in height with .5 inch stroke. (See Condition #21)
- All rooms or exterior closets containing fire alarm panels, fire sprinkler risers and utility shut-off's shall be labeled as per City of Barstow specifications. (See Condition #22)
- Fire extinguishers are required for each building, max 75 foot travel distance. (See Condition #23)
- Additional requirements may be placed on the project upon review of the permit submittal(s). (See Condition #58)

Planning Department:

- Parking stall count of 105 as shown on the site plan meets Barstow Municipal Code requirements. Building plans submitted at time of building permit application will be reviewed to ensure a total of 105 parking stalls or greater is provided. (See Condition #24)
- Detailed landscape and irrigation plans are required to be submitted, reviewed, and approved prior to issuance of building permit(s). Plans required to comply with Barstow Municipal Code Sections stated within the Commercial District, Commercial Development Design Guidelines, and Landscape Water Conservation chapters. (See Condition #25)
- Proposed exterior colors, materials, and finishes comply with Barstow Municipal Code, Commercial Development Design Guidelines. Final selections shall be included in building plan submittal. (See Condition #26)
- All outdoor lighting proposed on site shall be included on building plans associated with building permit and submitted to the City's Building & Planning Department's for review. All lighting is required to be consistent with Barstow Municipal Code Sec. 19.06.010. (See Condition #27)
- All outdoor lighting shall be designed to minimize the trespass of light onto adjacent properties, walkways, residential buildings, and other uses that may be sensitive to light. (See Condition #28)
- Lighting guidelines and fixtures should be of a design compatible with the architecture of on-site buildings. (See Condition #29)
- Installation of fences, walls, or screening at time of building permit application will be reviewed for compliance with Barstow Municipal Code Sec. 19.06.030 requirements as well as California Building Code standards. (See Condition #30)

- Per Commercial Development Design Guidelines, retaining walls of more than 120 square feet shall be constructed of finished decorative material which is compatible with the primary material used on the main building. (See Condition #31)
- Commercial development design guidelines require that all trash, loading and service areas shall be screened from public rights-of-way and adjacent residential uses or districts. (See Condition #32)
- Any equipment or utility service areas, whether on the roof, side of the structure or ground, shall be screened from public view from adjacent property or from a public right-of-way. The method of screening shall be architecturally integrated and compatible with the structure on which it occurs in terms of materials, color, shape and size. (See Condition #33)
- Additional requirements may be placed on the project upon review of permit submittal(s). (See Condition #58)

Engineering Department:

- This approval is for Conditional Use Permit only. Any future development of the site that includes grading, drainage, streets, or water will require submittal and approval of site improvement plans. (See Condition #5 & #34)
- Water Quality Management Plan (WQMP) is required. WQMP shall be approved prior to issuance of permits and recorded prior to issuance of Certificate of Occupancy. (See Condition #35)
- Storm Water Pollution Prevention Plan is required to be submitted and approved by State Water Board. Issuance of Waste Discharge Identification No. (WDID) is required prior to issuance of grading permits. (See Condition #36)
- Plans and interception and storage calculations for underground stormwater chambers are required. Treatment and storage volumes are determined by WQMP. (See Condition #37)
- Site shall enter into Street Lighting and Landscaping assessment district. (See Condition #38)
- Overflow of storm water runoff shall not flow across city sidewalks. Flow must be conveyed beneath sidewalks. (See Condition #39)
- Sidewalks and driveways shall meet city standards. (See Condition #40)
- Driveways along Rimrock Road shall be "right-in and right-out" only driveways. (See Condition #41)
- Applicant shall provide verification of referenced easement abandonment and relocation. (See Condition #42)
- The Montara Road Driveway shall be 40-feet wide to provide for two lanes entering and one lane exiting. (See Condition #43)

- Montara Road shall be restriped to extend the Two-way Left Turn Lane south to Rimrock Road. The legends on Montara Road for the two southbound approach lanes at Rimrock Road shall be restriped to provide for an exclusive right-turn lane and a shared right/left lane. A Signing and Striping Plan shall be submitted with the Street Improvement Plans for approval by the City Engineer. (See Condition #44)
- The school shall proactively coordinate with Montara Elementary School to minimize overlapping traffic peaks and will respond in good faith to any traffic-related concerns identified by the City. (See Condition #45)
- The parking spaces in the front of the school along Montara Road shall be designated for Visitor Parking. On-Site queuing along the front of the school and the utilization of the Visitor Parking, shall be utilized to accommodate early arriving pick-ups on-site. (See Condition #46)
- The school shall utilize school staff to manage traffic during drop-off and pick-up times. (See Condition #47)
- The school shall prepare a Traffic Management Plan to provide to the parents to communicate the drop-off and pick-up traffic patterns and requirements. (See Condition #48)
- All driveways shall provide ADA access per City of Barstow Standards. (See Condition #49)
- Additional requirements may be placed on the project upon review of the permit submittal(s). (See Condition #58)

Environmental Services:

Solid Waste Department:

- Waste enclosure must adequately secure a minimum 3-yard trash, 3-yard recycling, and 65-gallon food waste containers. Any green waste (landscape waste) generated must be recycled. See City standard plans and design guidelines for reference in developing construction plans to ensure adequate sizing, accessibility by hauler vehicles/equipment, etc. (See Condition #50)
- Business may be considered an Edible Food Generator and be required to participate in the City's SB 1383 Edible Food Recovery Program, which requires that the generator have a written agreement with a recovery organization(s) for food donations. Records of donation activities including schedule of deliveries/collections, quantity of food donated in pounds per month, and types of food being recovered must be maintained. For more information on SB 1383 Edible Food Recovery requirements,

visit: https://calrecycle.ca.gov/organics/slcp/foodrecovery/donors/ (See Condition #51)

- A trash and sewer account shall be established prior to final inspection. (See Condition #52)
- A construction waste management plan will be required as part of the building permit process. (See Condition #53)
- Additional requirements may be placed on the project upon review of permit submittal(s). (See Condition #58)

Industrial Pre-Treatment:

- Sanitary and grease waste details required to be included in building plan set(s) for department review. (See Condition #54)
- Applicant required to connect sanitary sewer to 12-inch PCV mainline, preferred connection on Montara Road. (See Condition #55)
- Sewer connection fees will be required, final fee to be added to the project's main building permit. (See Condition #56)
- Project will be subject to City of Barstow's minimum 750-gallon grease interceptor requirement. Cafeteria seating and capacity and meal period(s) info will be necessary to calculate adequate grease interceptor sizing. (See Condition #57)
- Additional requirements may be placed on the project upon review of permit submittal(s). (See Condition #58)

Golden State Water Company:
No Comments received.
Frontier:
No comments received.
Southwest Gas Corporation:
No comments received.
Southern California Edison:
No comments received.
Spectrum:
No comments received.
Mojave Desert Air Quality Management District
No comments received.

RECOMMENDATION:
Conduct a public hearing and subject to testimony received, approve Conditional Use Permit #PCUP-24-0007 subject to the following five findings required by Section 19.30 of the Barstow Municipal Code:

FINDINGS:

a) That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by this title.
   - To allow for the construction of a public middle & high school with a 320-student capacity at the property located at 1000 Montara Road (APN #0181-941-66-0000) Barstow, CA. Within the C (Commercial) zoning district.

b) That the use is necessary or desirable for the development of the community and is not detrimental to existing uses or uses specifically permitted in the district classification per this title.
   - To allow for the construction of a public middle & high school with a 320-student capacity at the property located at 1000 Montara Road (APN #0181-941-66-0000) Barstow, CA. Within the C (Commercial) zoning district.

c) That the site for the intended use is adequate in size and shape to accommodate the use and that all of the yards, setbacks, walls, fencing, landscaping and other features required in order to adjust the use to existing uses or possible future uses on adjoining land in the neighborhood be compatible with one another.
   - This use shall comply with all code requirements and conditions adopted by the Planning Commission.

d) That the use proposed will not affect the existing streets and highways provided conditions proposed within this staff report are completed prior to the issuance of the certificate of occupancy.
   - The use of this property is complementary to surrounding uses and the streets are designed to handle the additional traffic.

e) City sewer service shall not be provided to any parcel not meeting the requirements of section 19.30 of the Barstow Municipal Code.
   - This site will require sewer connection(s). There is capacity in this area to meet the increased sewer demands.

CONDITIONS:

1. This conditional use permit (involving APN# 0181-941-66-0000) shall expire three (3) years from the effective date of approval unless building permit is issued and the project is diligently pursuing completion.
2. This conditional use permit application (PCUP-24-0007) is to allow for the construction of a public middle & high school with a 320-student capacity at the property located at 1000 Montara Road (APN #0181-941-66-0000) Barstow, CA. Within the C (Commercial) zoning district.
3. Any additional use, expansion of use, or change in the use shall require additional review, permits and approvals. The applicant shall be responsible

for all charges for said review and approval.

4. All operations of this use shall be in accordance with all Federal, State and local laws and regulations, including all required permits and inspections. All clearance(s) from any outside agency (i.e. utility company(ies)) must also be obtained prior to permit issuance unless otherwise approved by the City of Barstow.
5. This approval is not a part of the building or construction permitting. Street Improvement Plans, Traffic Control Plans, Grading plans, Sewer Plans, Site Lighting, Street Lights, Driveway and Curb Ramps, Landscaping, Signs and all other Building Plans when and/or where applicable shall be submitted separately. Submit 3 complete sets of plans and 2 sets of structural calculations (when applicable) to the Building and Safety Department located at 220 East Mountain View Street.
6. Complete set of construction plans will be required to meet CBC 2022, CFC 2022, CEC 2022, CMC 2022, CPC 2022, CA ENERGY CODE, CA GREEN BUILDING STANDARDS.
7. Mojave Desert Air Quality Management District permit required.
8. Location subject to Annual Fire Inspection(s) and must maintain a City of Barstow Annual Fire Permit to Operate.
9. Building plans to be reviewed for compliance with Barstow Fire Protection District and 2022 CA Building Code standards and requirements.
10. Fire hydrants shall be capable of providing fire flow of 1,500 GPM for 2 hours measured at 20psi residual pressure.
11. Install bronze industrial fire hydrant(s). Minimum GPM shall be 1500 GPM. Industrial fire hydrants shall have Two 4 inch ports and One 2.5 inch port. Installation shall be as per local Water District specifications. Hydrant Type shall be Jones or Clow. Maximum spacing from one hydrant to another cannot exceed 300 feet from another. Maximum distance from a fire hydrant to any fire department connection cannot exceed 50 feet.
12. Prior to delivery of combustible building construction materials to the project site; the following conditions shall be completed to satisfaction of the Building Dept.:
    (1) Fire Hydrant(s) shall be installed, approved and usable.
    (2) Fire Lane or Access Roads shall be in place and provide a permanent all weather surface for emergency vehicles that support weight of fire apparatus (75,000 lbs).
13. An Automatic Fire Sprinkler System shall be installed in compliance with 2022 CFC and the most current edition of NFPA 13.
14. Fire Alarm system shall be installed in compliance with 2022 CFC and the most current edition NFPA 72.
15. Plans for fire service underground piping shall be submitted for approval prior

to Building Department field inspections. All underground piping shall be installed in accordance with NFPA 13 and NFPA 24. A contractor's material and test certificate for underground piping per NFPA 24, Figure 10.10.1, shall be submitted to the Building Department.

16. Fire apparatus access roads shall have an unobstructed improved width of not less than 26 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be all weather surface and designed to support imposed loads of not less than 75,000 pounds. (Includes private road).
17. Knox Key Box shall be provided. A master key for entry to all gates, enclosures and equipment rooms or areas is required. Knox box shall be mounted in area approved by fire dept. at height of 60 to 66 inches above grade. Knox Box shall be type with side hinged door. Knox box is required for each building.
18. All interior finishes must comply with Chapter 8 of CFC. In every Group A, E, I, R-1, R-2, R2.1, R3.1 and R-4 Occupancies all drapes, hangings curtains, drops, and other decorative material shall be treated and maintained in a flame-retardant condition as approved by CA. State Fire Marshal. Title 19, Chapter 1, Article 3.08.
19. Where elevators are installed, they shall meet the following conditions of CFC section 607 and comply with following:
    - At least one (1) elevator that extends to the top floor of a structure shall accommodate the loading and transport of an ambulance gurney or stretcher (maximum size 24 inches by 76 inches) in the horizontal position.
    - The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance gurney or stretcher in the horizontal, open position, shall be provided with a minimum clear distance between walls or between walls and door excluding return panels not less than 80 inches by 54 inches, and a minimum distance from wall to return panel not less than 51 inches with a 42-inch side slide door.
    - A minimum of four (4) keys shall be provided for fire dept. use.
20. New and existing gates or other devices that may obstruct fire access roadways shall be provided with Knox Key switch with cover and all drive gates shall be equipped with approved emergency traffic strobe sensor(s), which opens the gate on approach of emergency vehicles. Gates shall have battery back-up or manual means of disconnect in case of power failure.
21. New and existing buildings shall have approved address numbers placed in position that is contrasting in color and plainly visible from street or road fronting the property. Commercial Building numbers shall be 12" inches high with a minimum stroke of 1-1/2 inches and placed on two sides of the building. Each individual apartment unit numbers shall be 4 inches in height

with .5 inch stroke.

22. All rooms or exterior closets containing fire alarm panels, fire sprinkler risers and utility shut-off's shall be labeled as per City of Barstow specifications.
23. Fire extinguishers are required for each building, max 75 foot travel distance.
24. Parking stall count of 105 as shown on the site plan meets Barstow Municipal Code requirements. Building plans submitted at time of building permit application will be reviewed to ensure a total of 105 parking stalls or greater is provided.
25. Detailed landscape and irrigation plans are required to be submitted, reviewed, and approved prior to issuance of building permit(s). Plans required to comply with Barstow Municipal Code Sections stated within the Commercial District, Commercial Development Design Guidelines, and Landscape Water Conservation chapters.
26. Proposed exterior colors, materials, and finishes comply with Barstow Municipal Code, Commercial Development Design Guidelines. Final selections shall be included in building plan submittal.
27. All outdoor lighting proposed on site shall be included on building plans associated with building permit and submitted to the City's Building & Planning Department's for review. All lighting is required to be consistent with Barstow Municipal Code Sec. 19.06.010.
28. All outdoor lighting shall be designed to minimize the trespass of light onto adjacent properties, walkways, residential buildings, and other uses that may be sensitive to light.
29. Lighting guidelines and fixtures should be of a design compatible with the architecture of on-site buildings.
30. Installation of fences, walls, or screening at time of building permit application will be reviewed for compliance with Barstow Municipal Code Sec. 19.06.030 requirements as well as California Building Code standards.
31. Per Commercial Development Design Guidelines, retaining walls of more than 120 square feet shall be constructed of finished decorative material which is compatible with the primary material used on the main building.
32. Commercial development design guidelines require that all trash, loading and service areas shall be screened from public rights-of-way and adjacent residential uses or districts.
33. Any equipment or utility service areas, whether on the roof, side of the structure or ground, shall be screened from public view from adjacent property or from a public right-of-way. The method of screening shall be architecturally integrated and compatible with the structure on which it occurs in terms of materials, color, shape and size.
34. This approval is for Conditional Use Permit only. Any future development of the site that includes grading, drainage, streets, or water will require submittal

and approval of site improvement plans.

35. Water Quality Management Plan (WQMP) is required. WQMP shall be approved prior to issuance of permits and recorded prior to issuance of Certificate of Occupancy.
36. Storm Water Pollution Prevention Plan is required to be submitted and approved by State Water Board. Issuance of Waste Discharge Identification No. (WDID) is required prior to issuance of grading permits.
37. Plans and interception and storage calculations for underground stormwater chambers are required. Treatment and storage volumes are determined by WQMP.
38. Site shall enter into Street Lighting and Landscaping assessment district.
39. Overflow of storm water runoff shall not flow across city sidewalks. Flow must be conveyed beneath sidewalks.
40. Sidewalks and driveways shall meet city standards.
41. Driveways along Rimrock Road shall be "right-in and right-out" only driveways.
42. Applicant shall provide verification of referenced easement abandonment and relocation.
43. The Montara Road Driveway shall be 40-feet wide to provide for two lanes entering and one lane exiting.
44. Montara Road shall be restriped to extend the Two-way Left Turn Lane south to Rimrock Road. The legends on Montara Road for the two southbound approach lanes at Rimrock Road shall be restriped to provide for an exclusive right-turn lane and a shared right/left lane. A Signing and Striping Plan shall be submitted with the Street Improvement Plans for approval by the City Engineer.
45. The school shall proactively coordinate with Montara Elementary School to minimize overlapping traffic peaks and will respond in good faith to any traffic-related concerns identified by the City.
46. The parking spaces in the front of the school along Montara Road shall be designated for Visitor Parking. On-Site queuing along the front of the school and the utilization of the Visitor Parking, shall be utilized to accommodate early arriving pick-ups on-site.
47. The school shall utilize school staff to manage traffic during drop-off and pick-up times.
48. The school shall prepare a Traffic Management Plan to provide to the parents to communicate the drop-off and pick-up traffic patterns and requirements.
49. All driveways shall provide ADA access per City of Barstow Standards.
50. Waste enclosure must adequately secure a minimum 3-yard trash, 3-yard recycling, and 65-gallon food waste containers. Any green waste (landscape

waste) generated must be recycled. See City standard plans and design guidelines for reference in developing construction plans to ensure adequate sizing, accessibility by hauler vehicles/equipment, etc.

51. Business may be considered an Edible Food Generator and be required to participate in the City's SB 1383 Edible Food Recovery Program, which requires that the generator have a written agreement with a recovery organization(s) for food donations. Records of donation activities including schedule of deliveries/collections, quantity of food donated in pounds per month, and types of food being recovered must be maintained. For more information on SB 1383 Edible Food Recovery requirements, visit:https://calrecycle.ca.gov/organics/slcp/foodrecovery/donors/
52. A trash and sewer account shall be established prior to final inspection.
53. A construction waste management plan will be required as part of the building permit process.
54. Sanitary and grease waste details required to be included in building plan set(s) for department review.
55. Applicant required to connect sanitary sewer to 12-inch PCV mainline, preferred connection on Montara Road.
56. Sewer connection fees will be required, final fee to be added to the project's main building permit.
57. Project will be subject to City of Barstow's minimum 750-gallon grease interceptor requirement. Cafeteria seating and capacity and meal period(s) info will be necessary to calculate adequate grease interceptor sizing.
58. Additional requirements may be placed on the project upon review of permit submittal(s).

General Conditions:

59. The applicant and the property owner agree that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of Conditional Use Permit No. PCUP-24-0007 or the activities conducted pursuant to such permit or approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless the City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole

or in part, the issuance of Conditional Use Permit No. PCUP-24-0007 or the activities conducted pursuant to such permit or approval. The applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials.

60. The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6.

Recommended Action: Review included site plans, recommended conditions, and approve Conditional Use Permit, PCUP-24-0007.

Recommended Action: Review included site plans, recommended conditions, and approve Conditional Use Permit, PCUP-24-0007.

12192024
NOT FOR CONSTRUCTION

FIRE DEPARTMENT NOTES:

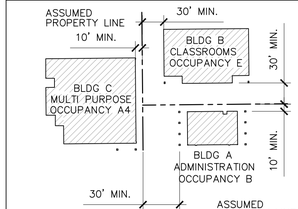
1. THIS BUILDING IS TO BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, IN ACCORDANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
2. THE SPRINKLER SYSTEM SHALL BE PROVIDED WITH VALVE TAMPER SWITCHES AND A WATER FLOW ALARM. BOTH TAMPER AND FLOW ALARMS ARE REQUIRED TO BE TRANSMITTED TO AN APPROVED MONITORING STATION. IN ADDITION, THE WATER FLOW ALARM IS REQUIRED TO ALERT THE OCCUPANTS OF THE BUILDING, IN ACCORDANCE WITH NFPA STANDARD NO. 72, THE NATIONAL FIRE ALARM CODE. (STROBE LIGHTS ARE REQUIRED IN PUBLIC RESTROOMS TO NOTIFY THE HEARING IMPAIRED).
3. POST INDICATOR VALVES AND FIRE DEPARTMENT CONNECTIONS MUST COMPLY WITH FIRE DEPARTMENT STANDARD NO. 13 (COPIES ARE AVAILABLE AT FIRE ADMINISTRATION).
4. FDC'S ARE TO BE PROVIDED WITH THREADED PLUGS. (EXCEPTION: BREAKAWAY CAPS ARE PERMITTED IN SECURED AREAS NOT SUBJECT TO VANDALISM).
5. SEPARATE PERMITS ARE REQUIRED FOR FIRE PROTECTION SYSTEMS (FIRE SPRINKLERS, UNDERGROUND FIRE MAINS, FIRE DETECTION, FIRE ALARM SYSTEMS, ETC...). WORK ON THE SYSTEMS MAY NOT BEGIN UNTIL THE APPROPRIATE PERMITS HAVE BEEN ISSUED.
6. STREET ADDRESS NUMBERS ARE TO BE POSTED ON THE STREET SIDE OF THE BUILDING, IN ACCORDANCE WITH FIRE DEPARTMENT STANDARD NO. 3 COPIES ARE AVAILABLE AT FIRE ADMINISTRATION).
7. AN APPROVED LOCK BOX SYSTEM, FOR FIRE DEPARTMENT ACCESS TO FIRE PROTECTION EQUIPMENT AND BUILDING COMMON AREAS, SHALL BE INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARD NO. 2 (COPIES ARE AVAILABLE AT FIRE ADMINISTRATION). RECESSED TYPE BOX WHICH CAN BE MONITORED FOR ACCESS.
8. AN APPROVED FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD NO. 24 AND FIRE DEPARTMENT STANDARD NO. 5.
9. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD NO. 10, PRIOR TO OCCUPANCY.
10. AIR HANDLING UNITS MOVING IN EXCESS OF 2,000 CFM SHALL BE PROVIDED WITH SMOKE DETECTOR ACTIVATED FAN SHUT DOWN. IN BUILDINGS PROVIDED WITH FIRE ALARM SYSTEMS, THE SMOKE DETECTORS SHALL REPORT AT SMOKE CONDITION TO THE ALARM PANEL. (EXCEPTION;DETECTORS NEED NOT TRANSMIT AN ALARM IF OCCUPANTS CAN EXIT THE BUILDING BY TRAVELING NO MORE THAN 100 FEET.)
11. FIRE LANE MARKINGS SHALL BE AS REQUIRED BY FIELD INSPECTOR.
12. NO LANDSCAPING (TREES, SHRUBS, ETC..) MAY BE PLACED WITHIN 5' OF ANY FIRE PROTECTION EQUIPMENT.

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN CODE

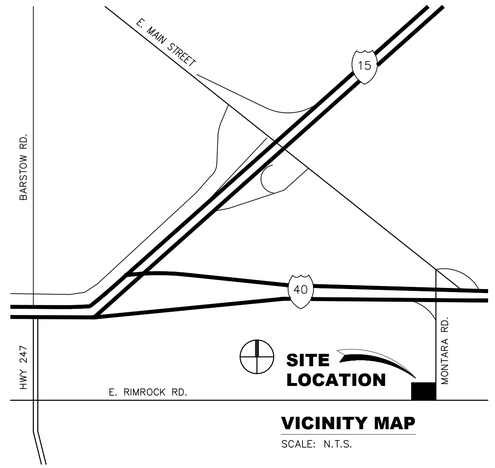
TITLE 24–CA–STATE ACCESSIBILITY STANDARDS

ALL CURRENT LOCAL BUILDING CODES AND ALL CURRENT STATE & FEDERAL STANDARDS.



CBC 2022, TBL. 705.5
EXTERIOR WALL FIRE RESISTANCE

ASSUMED PROPERTY LINE



VICINITY MAP

SCALE: N.T.S.

SITE AREA TABULATION:

LAND AREA (NET)	176,854 S.F. / 4.06 AC.
BUILDING AREA 'A':	3,433 S.F.
BUILDING COVERAGE:	2%
BUILDING AREA 'B':	8,991 S.F. – FLR 1
BUILDING COVERAGE:	5%
BUILDING AREA 'C':	14,754 S.F.
BUILDING COVERAGE:	8%
LANDSCAPE AREA:	30,490 S.F.
LANDSCAPE AREA COVERAGE:	17%
PAVED AREA:	67,995 S.F.
PAVED COVERAGE:	39%
CONCRETE FLATWORK AREA:	41,297 S.F.
CONCRETE FLATWORK COVERAGE:	23%
FIELD AREA:	9,894 S.F.
FIELD COVERAGE:	6%

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY BARSTOW, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED MAY 1, 1957, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9; THENCE NORTH 0°53' EAST 365 FEET ALONG THE WEST LINE OF SAID SECTION 9; THENCE NORTH 89°28' EAST, 1237.70 FEET; THENCE SOUTH 0°16' WEST, 365 FEET TO A POINT ON THE SOUTH SIDE OF SECTION 9; THENCE SOUTH 89°28' WEST 1241.63 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

PROJECT DESCRIPTION:

PROPOSED PRIVATE MIDDLE AND HIGH SCHOOL.
PROJECTED 320 STUDENT ENROLLMENT CAPACITY
CONDITIONAL USE PERMIT REQUIRED.

ARCHITECT:

RICHARD DESIGN ASSOCIATES, INC.
STEVEN G. RICHARD
PO BOX 1512
APPLE VALLEY, CA. 92307
(760) 242–7993

CLIENT/OWNER:

EXCELSIOR CHARTER SCHOOL
15505 CIVIC DRIVE
VICTORVILLE CA. 92392
CONTACT: CURTIS WILLIAMS
(760)217–5939

APPLICANT:

RICHARD DESIGN ASSOCIATES, INC.
STEVEN G. RICHARD
PO BOX 1512
APPLE VALLEY, CA. 92307
(760) 242–7993

APN:

0181–941–66

SITE ADDRESS:

1000 E. MONTARA

SITE DATA:

(04082024)

ACREAGE: 176,854 S.F. (4.06 AC.)
ZONE : C–COMMERCIAL
MIXED OCCUPANCY: A4, B, E
TYPE CONSTRUCTION: TYPE VB – SPRINKLERED
MAX. BLDG. HEIGHT : 45 FT.

BASIC MAX ALLOWABLE

BUILDING AREA:
BLDG.'A' – ADMINISTRATION = 3,433 S.F. (9,000 S.F.)
BLDG.'B' – CLASSROOM = 17,468 S.F. (38,000 S.F.)
BLDG.'C' – MULTI–PURPOSE = 14,758 S.F. (29,000 S.F.)
35,659 S.F.

PARKING REQUIREMENTS:

(12192024)

MULTI PURPOSE BUILDING:
PARKING REQUIRED: (1) SPACE PER 100 S.F.
14,597/100 = 146 SPACES
<41> SPACE SHORTFALL

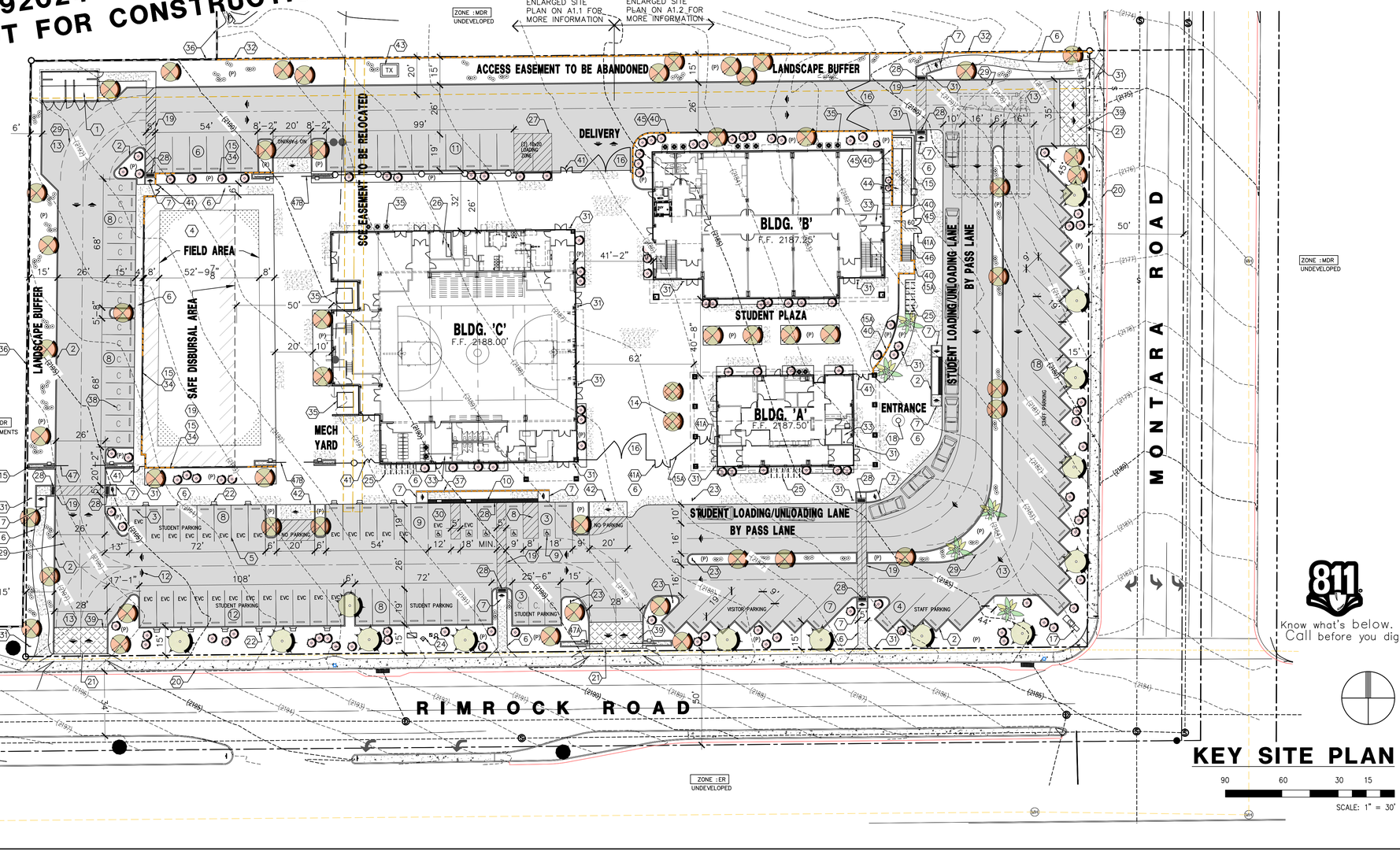
(MPR BUILDING TO BE USED ONLY FOR SCHOOL, STUDENT POPULATION, BAND ROOM, LUNCHROOM & PHYSCIAL EDUC. DURING REGULAR SCHOOL HRS.)

EDUCATION USE:
STUDENT DROP OFF TIME 7:30– 8:30 AM
STUDENT PICK UP TIME 2:30– 3:30 PM

STUDENT– HIGH SCHOOL LEVEL: (1) SPACE PER (4) STUDENTS	140/4	=	35 SPACES
STAFF OR EMPLOYEES ON GREATEST SHIFT 15 TEACHERS 8 ADMIN/STAFF		=	23 SPACES
SCHOOL VISITOR PARKING: 10% OF TOTAL REQUIRED	65/10	=	7 SPACES
SCHOOL ADMIN BUILDING INCLUDED IN STAFF/EMPLOYEE TABULATION	1/250	=	INCLUDED
DAYTIME (SCHOOL HOURS) PARKING REQUIRED			65 SPACES
TOTAL PARKING PROVIDED			105 SPACES
STUDENT LOADING/UNLOADING AREA		=	15 SPACE STACK

KEY SITE PLAN LEGEND:

1. TRASH ENCLOSURE PER CITY STANDARD. – TYPICAL. PAINT TO MATCH BUILDING. **DETAIL 1/A1.6.**
2. 6" WIDE X 6" HIGH CONCRETE CURB PER CITY STANDARD.
3. 48" LONG CONCRETE WHEEL STOP – DETAIL **3/A1.5**
4. EMERGENCY DISBURSEMENT AREA – 3 S.F. PER OCCUPANT. SEE SECURITY PLAN BY OTHERS.
5. PARKING STALL STRIPING PER CITY STANDARD.
6. CONCRETE WALK W/ SLIP RESISTANT FINISH.
7. ADA ACCESSIBLE CONCRETE RAMP, MAX. 6" HIGH.
8. 5' OR 8' WIDE VAN ACCESSIBLE UNLOADING AREA – STRIPED PER CITY STANDARD – **DETAIL 6/A1.5**
9. PAINTED HANDICAP SYMBOL OVER ASPHALT.
10. HANDICAP PARKING SIGN PER CITY STANDARD.
11. HANDICAP TOW–AWAY SIGN PER CITY STANDARD.
12. INGRESS AND EGRESS DIRECTIONAL ARROWS PER CITY STANDARD.
13. ASPHALT PAVING OVER APPROVED BASE PER CITY STANDARD.
14. (P) = PLANTING AREA. PROVIDE 100% IRRIGATION COVERAGE OF ALL LANDSCAPE AREAS – SEE PLAN.
15. 6' HIGH ORN IRON DECO SECURITY FENCE **DETAIL 4/A1.6.** FINISH PER PLAN.
15A.6' HIGH COMBO SECURITY FENCE **DETAIL 1/A1.4.** FINISH PER PLAN.
16. PR. 13' WIDE, ORN IRON SECURITY GATES. FINISH PER PLAN.
17. MONUMENT SIGN – SEPARATE PERMIT REQUIRED.
18. FLAG POLE.
19. SAFE DISBURSAL AREA PER CBC 452.1.3. SEE ALSO SCHOOL SAFETY PLAN BY OTHERS.
20. CONCRETE PUBLIC SIDEWALK PER CITY STANDARD.
21. CONCRETE DRIVE APPROACH PER CITY STANDARD.
22. EVC POINT OF SALE EQUIPMENT BY VENDOR. TYPICAL OF (25) EVC PARKING SPACES.
23. STOP SIGN.
24. FIRE SUPPRESSION EQUIPMENT. VERIFY EXACT LOCATION WITH SITE UTILITY PLAN BY OTHERS.
25. DBL. STACK BIKE RACK PER CITY STANDARD. PROVIDE (6) FOR STAFF AND (12) FOR STUDENTS – SEE PLAN.
26. ELECTRICAL MSB ROOM.
27. (2) 10' X 20' WIDE LOADING ZONE PER CITY STANDARD.
28. CAST IN PLACE, TRUNCATED DOME SURFACE. SEE **DETAIL 7/A1.5.**
29. FIRE DEPT. MIN. TURNING RADIUS. SEE **DETAIL 9/A1.7.**
30. ADA ACCESSIBLE EVC PARKING AREA.
31. ADA ACCESSIBLE PATH OF TRAVEL SIGN. SEE **DETAIL 3/A1.6.**
32. 6 FT. HIGH CMU WALL PER CITY STANDARD.
33. FIRE SPRINKLER RISER ROOM – SEE PLAN.
34. 36" MAX. CMU RETAINING WALL PER CITY STANDARD.
35. HVAC EQUIPMENT – PAD MOUNT.
36. EXISTING 6 FT. HIGH CMU WALL.
37. 36" HIGH CMU GARDEN WALL PER CITY STANDARD.
38. COMPACT PARKING STALL, 8.5' X 15', 20% MAX OF REQUIRED PARKING. TYPICAL OF 20.
39. DECORATIVE STAMPED CONCRETE PER CITY STANDARD.
40. 60" MAX. CMU RETAINING WALL PER CITY STANDARD.
41. PR. 36" WIDE ADA MAN GATE.
41A. PR. 48" WIDE ADA MAN GATE.
42. CONCRETE BERM.
43. PROPOSED SCE TRANSFORMER LOCATION.
44. ADA SWITCHBACK CONCRETE RAMP, 60" MAX RISE, PER PLAN.
45. 42" HIGH ORN IRON GUARDRAIL PER PLAN.
46. CONCRETE STAIRS 60" MAX RISE PER PLAN.
47. PR. OF 13', AUTOMATIC ORN IRON SECURITY GATES. SEE DETAIL **2/A1.4.** FINISH PER PLAN.
47A.PR. OF 14', AUTOMATIC ORN IRON SECURITY GATES. SEE DETAIL **2/A1.4.** FINISH PER PLAN.
47B.PR. OF 10', AUTOMATIC ORN IRON SECURITY GATES. SEE DETAIL **2/A1.4.** FINISH PER PLAN.



KEY SITE PLAN

90 60 30 15
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11–11–23	
CUP APPLICATION 07–15–24	ABP

THESE DRAWINGS ARE HEREBY PROTECTED AS AN INSTRUMENT OF SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART BY THE OWNER OR ANY OTHER PERSON OR ENTITY WITHOUT THE EXPRESS, DETAILED AND WRITTEN CONSENT OF RICHARD DESIGN ASSOCIATES, INC. AND ARE PROTECTED UNDER COPYRIGHT LAWS. THEY ARE NOT TO BE USED, REPRODUCED, OR ALTERED IN ANY MANNER WHATSOEVER WITHOUT EXPRESSED WRITTEN CONSENT OF RICHARD DESIGN ASSOCIATES, INC.

LICENSED ARCHITECT
STEVEN G. RICHARD
No. C32257
REN. 01–31–25
STATE OF CALIFORNIA

Steven G. Richard
Voice: 760.242.7993 www.rdainct.com
Mail: PO Box 1512 Apple Valley, CA. 92307
Office by appointment.: 18484 US Hwy 18, Suite 290 Apple Valley, CA. 92307

RDA ARCHITECT

EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7–12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

KEY SITE PLAN

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: A1
Of Sheets

07152024
NOT FOR CONSTRUCTION

FIRE DEPARTMENT NOTES:

1. FDC'S ARE TO BE PROVIDED WITH THREADED PLUGS. (EXCEPTION: BREAKAWAY CAPS ARE PERMITTED IN SECURED AREAS NOT SUBJECT TO VANDALISM).
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7. AIR HANDLING UNITS MOVING IN EXCESS OF 2,000 CFM SHALL BE PROVIDED WITH SMOKE DETECTOR ACTIVATED FAN SHUT DOWN. IN BUILDINGS PROVIDED WITH FIRE ALARM SYSTEMS, THE SMOKE DETECTORS SHALL REPORT AT SMOKE CONDITION TO THE ALARM PANEL. (EXCEPTION;DETECTORS NEED NOT TRANSMIT AN ALARM IF OCCUPANTS CAN EXIT THE BUILDING BY TRAVELING NO MORE THAN 100 FEET.)
8. FIRE LANE MARKINGS SHALL BE AS REQUIRED BY FIELD INSPECTOR.
9. NO LANDSCAPING (TREES, SHRUBS, ETC..) MAY BE PLACED WITHIN 5' OF ANY FIRE PROTECTION EQUIPMENT.

DEFERRED APPROVAL ITEMS:

GENERAL CONTRACTOR SHALL OBTAIN AND SUBMIT TO REGULATORY AGENCIES THE FOLLOWING ITEMS, (3 COPIES MIN.) FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION : SEPARATE PERMIT REQUIRED

GENERAL CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH CONTENTS OF ITEMS BELOW AND ADVISE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- ALL SIGNAGE
- MONITORED SECURITY ALARM SYSTEM
- FIRE SPRINKLER DESIGN AND INSTALLATION
- PRE ENGINEERED METAL BUILDING (PEMB) ENGINEERING AND SPECIFICATIONS
- BUILDING FOUNDATION DESIGN AND STRUCTURAL CALCS

OWNER'S EQUIPMENT AND FURNISHINGS:

1. GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF THE EQUIPMENT VENDORS FOR THIS PROJECT.
2. OWNER OR CONTRACTOR FURNISHED MANUFACTURERS SHOP DRAWINGS AND INSTALLATION REQUIREMENTS BY OTHERS. PRIOR TO CONSTRUCTION, OWNER'S REPRESENTATIVE SHALL SUBMIT FINAL EQUIPMENT SHOP DRAWINGS AND LAYOUT TO CONTRACTOR FOR APPROVAL. CONTRACTOR SHALL REVIEW FINAL EQUIPMENT SPECS AND LAYOUT AND MAKE OR RECOMMEND MODIFICATIONS AS REQUIRED. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
3. GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN AND PROTECT THE EQUIPMENT AFTER INSTALLATION. THE GENERAL CONTRACTOR SHOULD TAKE ALL MEASURES NECESSARY TO PROTECT TENANT EQUIPMENT.

DRAWING INDEX

NO.	DRAWING DESCRIPTION	NO.	DRAWING DESCRIPTION
CS	COVER SHEET, DRAWING INDEX		
	CIVIL (BY OTHERS): TOPOGRAPHIC SURVEY		
	CIVIL (BY OTHERS): PRELIMINARY GRADING PLAN SHEET 1 OF 2		
	CIVIL (BY OTHERS): PRELIMINARY GRADING PLAN SHEET 2 OF 2		
CG1	2022 CAL GREEN CHECK LIST NON-RESIDENTIAL 1 OF 3		
CG2	2022 CAL GREEN CHECK LIST NON-RESIDENTIAL 2 OF 3		
CG3	2022 CAL GREEN CHECK LIST NON-RESIDENTIAL 3 OF 3		
A1	SITE PLAN		
A1.1	SECURITY FENCE AND GATE DETAILS		
A1.2	SITE DETAILS		
A1.3	SITE DETAILS		
A2	KEY FLOOR PLAN BUILDING "A"		
A2.1	DIMENSION FLOOR PLAN BUILDING "A"		
A2.2	KEY COMPOSITE FLOOR PLAN BUILDING "B"		
A2.3	KEY FIRST FLOOR PLAN BUILDING "B"		
A2.4	KEY SECOND FLOOR PLAN BUILDING "B"		
A2.5	KEY FLOOR PLAN BUILDING "C"		
A2.6	KEY CLEARSTORY FLOOR PLAN BUILDING "C"		
A2.7	DIMENSION FLOOR PLAN BUILDING "C"		
A3	REFLECTED CEILING PLAN BUILDING "A"		
A3.1	REFLECTED CEILING FIRST FLOOR PLAN BUILDING "B"		
A3.2	REFLECTED CEILING SECOND FLOOR PLAN BUILDING "B"		
A3.3	REFLECTED CEILING PLAN BUILDING "C"		
A4	SECTIONS BUILDING "A"		
A4.1	SECTIONS BUILDING "A"		
A4.2	SECTIONS BUILDING "B"		
A4.3	SECTIONS BUILDING "B"		
A4.4	SECTIONS BUILDING "B"		
A4.5	SECTIONS BUILDING "B"		
A4.6	SECTIONS BUILDING "B"		
A4.7	SECTIONS BUILDING "C"		
A4.8	SECTIONS BUILDING "C"		
A4.9	SECTIONS BUILDING "C"		
A4.10	SECTIONS BUILDING "C"		
A5	EXTERIOR ELEVATIONS BUILDING "A"		
A5.1	WALLS AND ROOF MATERIALS FINISHES		
A5.2	EXTERIOR ELEVATIONS BUILDING "B"		
A5.3	EXTERIOR ELEVATIONS BUILDING "B"		
A5.4	EXTERIOR ELEVATIONS BUILDING "C"		
A6	ROOF PLAN BUILDING "A"		
A6.1	ROOF PLAN BUILDING "B"		
A6.2	ROOF PLAN BUILDING "C"		

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW - CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

THESE DRAWINGS ARE BEING PREPARED AS AN INSTRUMENT OF SERVICE BY STEVEN G. RICHARD ARCHITECT AND THE IDEAS, DESIGNS AND PLANS EMBODIED HEREIN REMAIN THE SOLE PROPERTY OF STEVEN G. RICHARD ARCHITECT AND ASSOCIATES, INC AND ARE NOT TO BE USED IN WHOLE OR PART, UNLESS AUTHORIZED BY THE BUILDING DESIGNER. THEY ARE NOT TO BE LOANED, COPIED OR DISCLOSED WITHOUT WRITTEN CONSENT OF STEVEN G. RICHARD ARCHITECTS & ASSOCIATES, INC.

LICENSED ARCHITECT
STEVEN G. RICHARD
No. C32257
REN. 01-31-25
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PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

COVER SHEET

date: 07192023
job: EXC_MONTARA
scale: noted
drawn by: SGR/RR

Sheet: CS1
Of Sheets

FIRE DEPARTMENT NOTES:

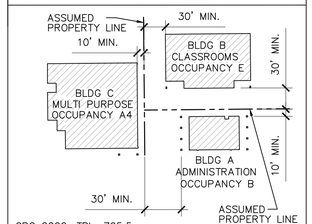
1. THIS BUILDING IS TO BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM, IN ACCORDANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
2. THE SPRINKLER SYSTEM SHALL BE PROVIDED WITH VALVE TAMPER SWITCHES AND A WATER FLOW ALARM. BOTH TAMPER AND FLOW ALARMS ARE REQUIRED TO BE TRANSMITTED TO AN APPROVED MONITORING STATION. IN ADDITION, THE WATER FLOW ALARM IS REQUIRED TO ALERT THE OCCUPANTS OF THE BUILDING, IN ACCORDANCE WITH NFPA STANDARD NO. 72, THE NATIONAL FIRE ALARM CODE. (STROBE LIGHTS ARE REQUIRED IN PUBLIC RESTROOMS TO NOTIFY THE HEARING IMPAIRED).
3. POST INDICATOR VALVES AND FIRE DEPARTMENT CONNECTIONS MUST COMPLY WITH FIRE DEPARTMENT STANDARD NO. 13 (COPIES ARE AVAILABLE AT FIRE ADMINISTRATION).
4. FDC'S ARE TO BE PROVIDED WITH THREADED PLUGS. (EXCEPTION: BREAKAWAY CAPS ARE PERMITTED IN SECURED AREAS NOT SUBJECT TO VANDALISM).
5. SEPARATE PERMITS ARE REQUIRED FOR FIRE PROTECTION SYSTEMS (FIRE SPRINKLERS, UNDERGROUND FIRE MAINS, FIRE DETECTION, FIRE ALARM SYSTEMS, ETC...). WORK ON THE SYSTEMS MAY NOT BEGIN UNTIL THE APPROPRIATE PERMITS HAVE BEEN ISSUED.
6. STREET ADDRESS NUMBERS ARE TO BE POSTED ON THE STREET SIDE OF THE BUILDING, IN ACCORDANCE WITH FIRE DEPARTMENT STANDARD NO. 3 COPIES ARE AVAILABLE AT FIRE ADMINISTRATION).
7. AN APPROVED LOCK BOX SYSTEM, FOR FIRE DEPARTMENT ACCESS TO FIRE PROTECTION EQUIPMENT AND BUILDING COMMON AREAS, SHALL BE INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARD NO. 2 (COPIES ARE AVAILABLE AT FIRE ADMINISTRATION). RECESSED TYPE BOX WHICH CAN BE MONITORED FOR ACCESS.
8. AN APPROVED FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD NO. 24 AND FIRE DEPARTMENT STANDARD NO. 5.
9. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD NO. 10, PRIOR TO OCCUPANCY.
10. AIR HANDLING UNITS MOVING IN EXCESS OF 2,000 CFM SHALL BE PROVIDED WITH SMOKE DETECTOR ACTIVATED FAN SHUT DOWN. IN BUILDINGS PROVIDED WITH FIRE ALARM SYSTEMS, THE SMOKE DETECTORS SHALL REPORT AT SMOKE CONDITION TO THE ALARM PANEL. (EXCEPTION;DETECTORS NEED NOT TRANSMIT AN ALARM IF OCCUPANTS CAN EXIT THE BUILDING BY TRAVELING NO MORE THAN 100 FEET.)
11. FIRE LANE MARKINGS SHALL BE AS REQUIRED BY FIELD INSPECTOR.
12. NO LANDSCAPING (TREES, SHRUBS, ETC..) MAY BE PLACED WITHIN 5' OF ANY FIRE PROTECTION EQUIPMENT.

APPLICABLE CODES :

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN CODE

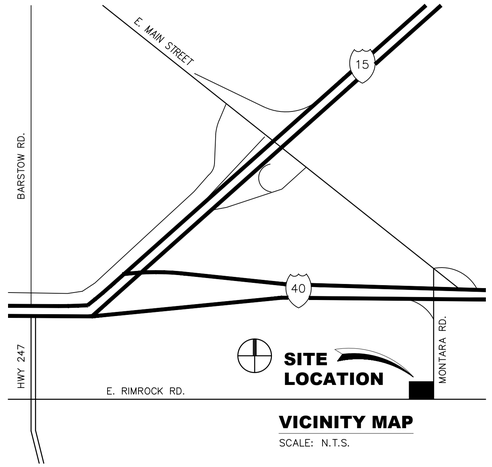
TITLE 24-CA-STATE ACCESSIBILITY STANDARDS

ALL CURRENT LOCAL BUILDING CODES AND ALL CURRENT STATE & FEDERAL STANDARDS.



CBC 2022, TBL. 705.5
EXTERIOR WALL FIRE RESISTANCE

ASSUMED PROPERTY LINE



VICINITY MAP

SCALE: N.T.S.

SITE AREA TABULATION

LAND AREA (NET)	176,854 S.F. / 4.06 AC.
BUILDING AREA 'A':	3,152 S.F.
BUILDING COVERAGE:	2%
BUILDING AREA 'B':	8,991 S.F. - FLR 1
BUILDING COVERAGE:	5.%
BUILDING AREA 'C':	14,758 S.F.
BUILDING COVERAGE:	9%
LANDSCAPE AREA:	35,854 S.F.
LANDSCAPE AREA COVERAGE:	20%
PAVED AREA:	99,161 S.F.
PAVED COVERAGE:	56%
CONCRETE FLATWORK AREA:	5,677 S.F.
CONCRETE FLATWORK COVERAGE:	3%
FIELD AREA:	9,261 S.F.
FIELD COVERAGE:	5%

LEGAL DESCRIPTION

THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY BARSTOW, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED MAY 1, 1957, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9; THENCE NORTH 0°53' EAST 365 FEET ALONG THE WEST LINE OF SAID SECTION 9; THENCE NORTH 89°28' EAST, 1237.70 FEET; THENCE SOUTH 0°16' WEST, 365 FEET TO A POINT ON THE SOUTH SIDE OF SECTION 9; THENCE SOUTH 89°28' WEST 1241.63 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

PROJECT DESCRIPTION

PROPOSED PRIVATE MIDDLE AND HIGH SCHOOL.
PROJECTED 320 STUDENT ENROLLMENT CAPACITY
CONDITIONAL USE PERMIT REQUIRED.

ARCHITECT
RICHARD DESIGN ASSOCIATES, INC.
STEVEN G. RICHARD
PO BOX 1512
APPLE VALLEY, CA. 92307
(760) 242-7993

CLIENT/OWNER
EXCELSIOR CHARTER SCHOOL
15505 CIVIC DRIVE
VICTORVILLE CA. 92392
CONTACT: CURTIS WILLIAMS
(760)217-5939

APPLICANT
RICHARD DESIGN ASSOCIATES, INC.
STEVEN G. RICHARD
PO BOX 1512
APPLE VALLEY, CA. 92307
(760) 242-7993

APN
0181-941-66

SITE ADDRESS
1000 E. MONTARA

(04082024)

SITE DATA:

ACREAGE:	176,854 S.F. (4.06 AC.)
ZONE :	C-COMMERCIAL
MIXED OCCUPANCY:	A4, B, E
TYPE CONSTRUCTION:	TYPE VB - SPRINKLERED
MAX. BLDG. HEIGHT :	45 FT.

← BASIC MAX. ALLOWABLE

BUILDING AREA:
BLDG.'A' - ADMINISTRATION = 3,433 S.F. (9,000 S.F.)
BLDG.'B' - CLASSROOM = 17,468 S.F. (38,000 S.F.)
BLDG.'C' - MULTI-PURPOSE = 14,758 S.F. (29,000 S.F.)
35,659 S.F.

LICENSED ARCHITECT
STEVEN G. RICHARD
No. C32257
REN. 01-31-25
STATE OF CALIFORNIA

PARKING REQUIREMENTS:

(05152024)

MULTI PURPOSE BUILDING:
PARKING REQUIRED: (1) SPACE PER 100 S.F.
14,597/100 = 146 SPACES
<34> SPACE SHORTFALL
(MPR BUILDING TO BE USED FOR SCHOOL BAND, LUNCHROOM & P.E.)

EDUCATION USE:
STUDENT DROP OFF TIME 7:30- 8:30 AM
STUDENT PICK UP TIME 2:30- 3:30 PM

STUDENT- HIGH SCHOOL LEVEL: (1) SPACE PER (4) STUDENTS	140/4	=	35 SPACES
STAFF OR EMPLOYEES ON GREATEST SHIFT 15 TEACHERS 8 ADMIN/STAFF		=	23 SPACES
SCHOOL VISITOR PARKING: 10% OF TOTAL REQUIRED	65/10	=	7 SPACES
SCHOOL ADMIN BUILDING INCLUDED IN STAFF/EMPLOYEE TABULATION	1/250	=	INCLUDED
DAYTIME (SCHOOL HOURS) PARKING REQUIRED			65 SPACES
TOTAL PARKING PROVIDED			114 SPACES
STUDENT LOADING/UNLOADING AREA		=	16 SPACE STACK

SITE PLAN LEGEND:

1. TRASH ENCLOSURE PER CITY STANDARD.-TYPICAL. PAINT TO MATCH BUILDING. **DETAIL 1/A1.3.**
2. 6" WIDE X 6" HIGH CONCRETE CURB PER CITY STANDARD.
3. 48" LONG CONCRETE WHEEL STOP - DETAIL **3/A1.2**
4. EMERGENCY DISBURSEMENT AREA - 5 S.F. PER OCCUPANT. SEE SECURITY PLAN BY OTHERS.
5. PARKING STALL STRIPING PER CITY STANDARD.
6. CONCRETE WALK W/ SLIP RESISTANT FINISH.
7. ADA ACCESSIBLE CONCRETE RAMP, MAX. 6" HIGH.
8. 5' OR 8' WIDE VAN ACCESSIBLE UNLOADING AREA - STRIPED PER CITY STANDARD - **DETAIL 6/A1.2**
9. PAINTED HANDICAP SYMBOL OVER ASPHALT.
10. HANDICAP PARKING SIGN PER CITY STANDARD.
11. HANDICAP TOW-AWAY SIGN PER CITY STANDARD.
12. INGRESS AND EGRESS DIRECTIONAL ARROWS PER CITY STANDARD.
13. ASPHALT PAVING OVER APPROVED BASE PER CITY STANDARD.
14. (P) = PLANTING AREA. PROVIDE 100% IRRIGATION COVERAGE OF ALL LANDSCAPE AREAS - SEE PLAN.
15. 6' HIGH ORN IRON DECO SECURITY FENCE **DETAIL 4/A1.3.**
    15A. 6' HIGH COMBO WALL **DETAIL 1/A1.1.**
16. PR. 12' WIDE AUTOMATED SECURITY GATES.
    16A.PR. 7' WIDE AUTOMATED SECURITY GATES.
17. MONUMENT SIGN - SEPARATE PERMIT REQUIRED.
18. FLAG POLE.
19. MIN. 48" WIDE PEDESTRIAN ACCESS PATH OF TRAVEL.
20. CONCRETE PUBLIC SIDEWALK PER CITY STANDARD.
21. CONCRETE DRIVE APPROACH PER CITY STANDARD.
22. EVC POINT OF SALE EQUIPMENT BY VENDOR. TYPICAL OF (25) EVC SPACES.
23. STOP SIGN.
24. FIRE SUPPRESSION EQUIPMENT. VERIFY EXACT LOCATION WITH SITE UTILITY PLAN BY OTHERS.
25. DBL. STACK BIKE RACK PER CITY STANDARD. PROVIDE (6) FOR STAFF AND (12) FOR STUDENTS.
26. ELECTRICAL, DATA COMM ROOM.
27. (2) 10' X 20' WIDE LOADING ZONE PER CITY STANDARD.
28. CAST IN PLACE, TRUNCATED DOME SURFACE MIN. 36" DEPTH.
29. 30" HIGH LANDSCAPE HEDGE.
30. ADA ACCESSIBLE EVC PARKING AREA.
31. ADA ACCESSIBLE PATH OF TRAVEL SIGN. SEE **DETAIL 3/A1.3**
32. 6 FT. HIGH CMU WALL PER CITY STANDARD.
33. FIRE SPRINKLER RISER ROOM- SEE PLAN.
34. PROPOSED GRADING ELEVATIONS APPROXIMATE - SEE CIVIL.
35. HVAC EQUIPMENT - PAD MOUNT.
36. EXISTING 6 FT. HIGH CMU WALL.
37. 36" HIGH CMU GARDEN WALL PER CITY STANDARD.
38. COMPACT PARKING STALL, 8.5' X 15', 20% MAX OF REQUIRED PARKING. TYPICAL OF 20.
39. DECORATIVE STAMPED CONCRETE PER CITY STANDARD.
40. TRUNCATED DOME INLAY. SEE **DETAIL 7/A1.2.**
41. 36" WIDE ADA MAN GATE.
42. CONCRETE BERM.
43. PROPOSED SCE TRANSFORMER LOCATION.
44. ADA SWITCHBACK CONCRETE RAMP, 60" MAX RISE, PER PLAN.
45. 42" HIGH GUARDRAIL PER PLAN.
46. CONCRETE STAIRS 60" MAX RISE PER PLAN.

07152024
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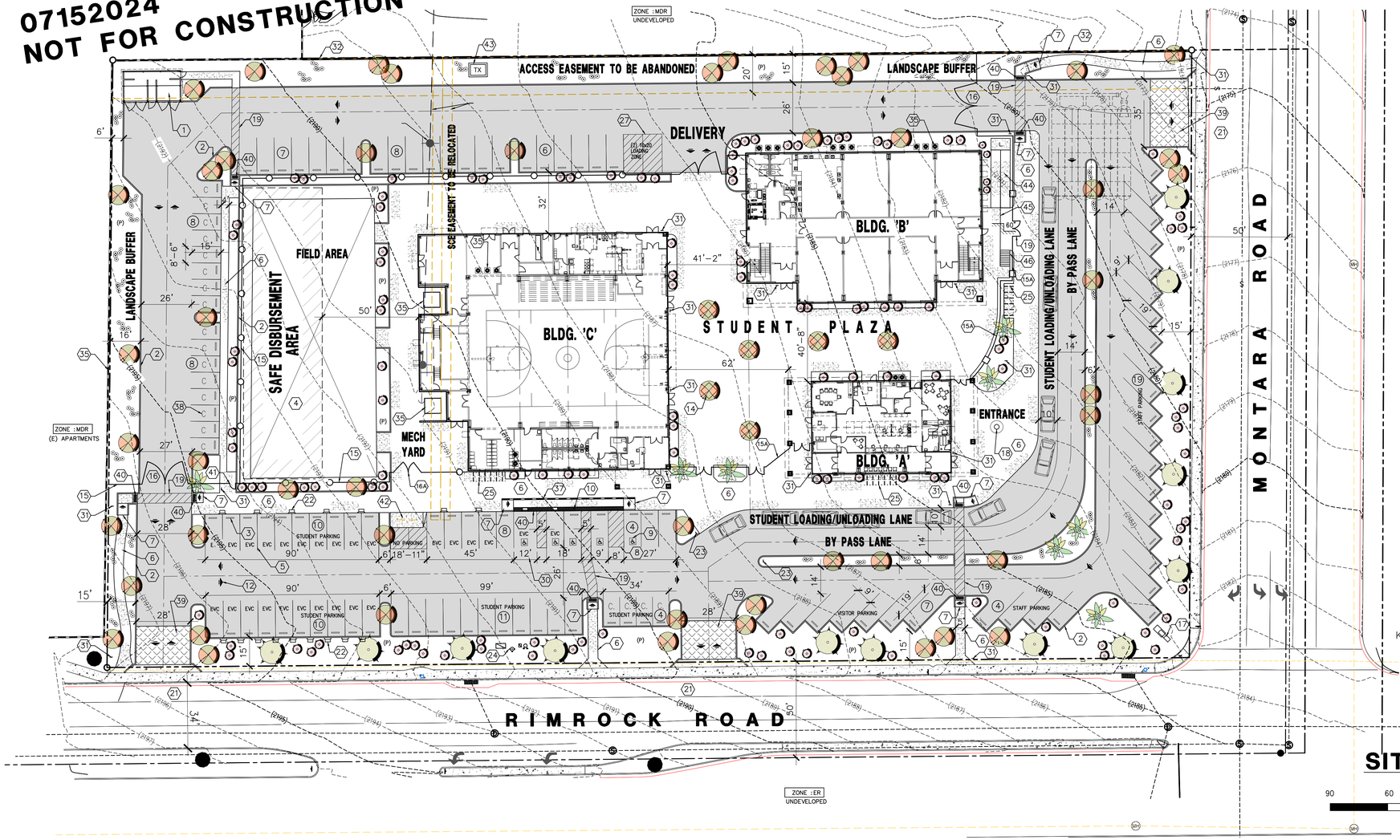

Know what's below. Call before you dig.

SITE PLAN

90 60 30 15
SCALE: 1" = 30'

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW - CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

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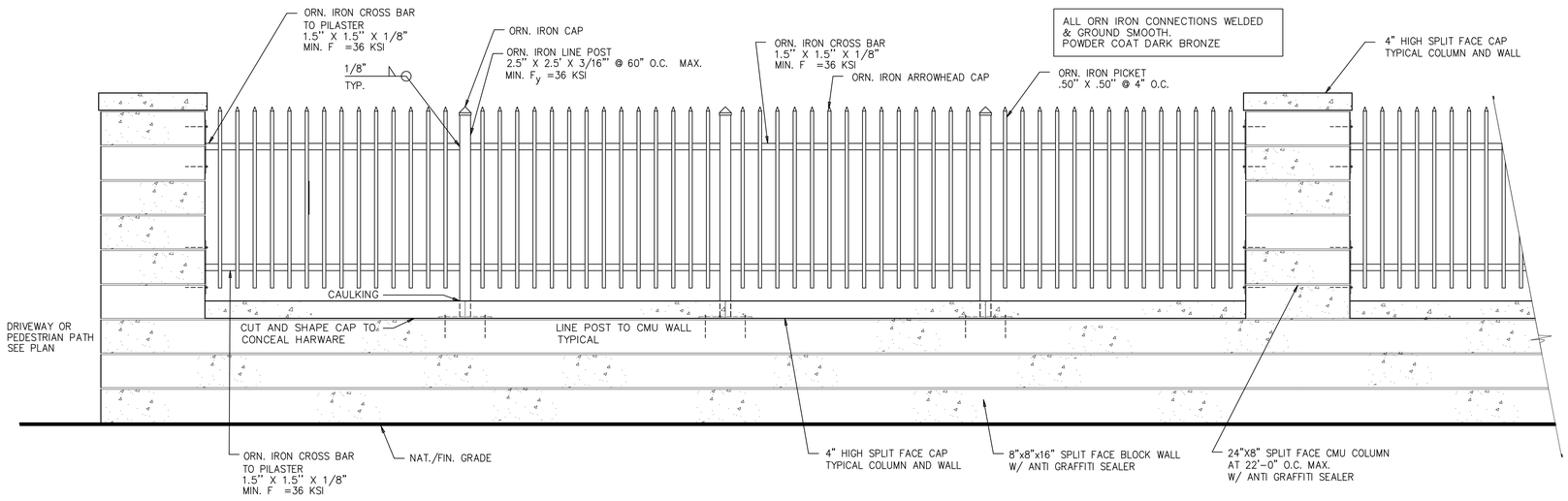
EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

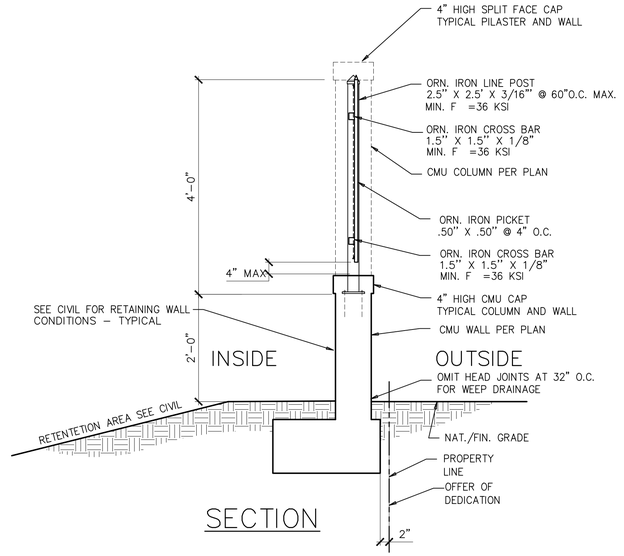
SITE PLAN

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR
Sheet:	A1
Of	Sheets

NOT FOR CONSTRUCTION
07152024



FACE VIEW



SECTION

6 FT HIGH COMBO WALL

NO SCALE

1

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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

SITE DETAILS

date: 07192023
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Sheet:
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Of Sheets

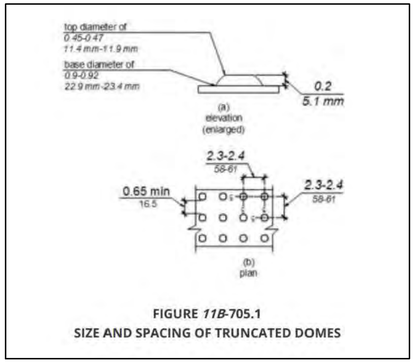


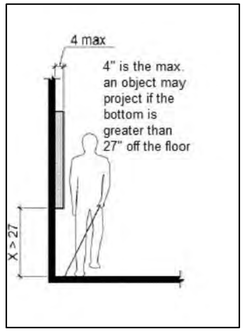
FIGURE *11B*-705.1
SIZE AND SPACING OF TRUNCATED DOMES

NOTE: ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS SHALL BE USED AND THE PRODUCT SHALL COMPLY WITH CBC 11B-705.

DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE RAMP AND A MIN. OF 36" IN LENGTH.

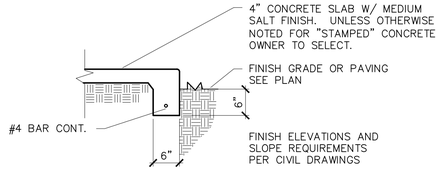
TRUNCATED DOME DETAIL — 7

NO SCALE



PATH OF TRAVEL MAX. PROJECTION — 9

NO SCALE



CONCRETE FLATWORK EDGE — 8

NO SCALE

ACCESSIBILITY NOTES:

1. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT ALL ENTRANCES.
2. THE SLOPE OF THE PUBLIC WALKS SHALL NOT EXCEED 5% SLOPE SHALL NOT EXCEED 2% CROSS SLOPE- VERIFY IN FIELD.
3. WALKING SURFACES SHALL HAVE A NON-SLIP SURFACE.
4. PROVIDE A MINIMUM 60" X 60" LANDING ON STRIKE SIDE OF DOOR OR GATE W/ 44" MIN. LENGTH IN DIRECTION OF TRAVEL.
5. WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE WALK.
6. THE SLOPE OF RAMPS SHALL NOT EXCEED 8.33%.
7. RAMPS SHALL HAVE A NON-SLIP SURFACE.
8. RAMPS SHALL BE MINIMUM 48" WIDE.
9. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR OPENING WIDTH OF THE EXITWAY IS 32" MINIMUM. THRESHOLDS SHALL BE A MAX. 1/2" ABOVE 10. THE ADJACENT FLOOR, WITH 1/4" CHAMPHERED EDGES.
10. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR INTERIOR DOORS AND 5 LBS. FOR EXTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
11. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAMED DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR. WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
12. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP OR TWST THE OPENING HARDWARE. 30" TO 44" A.F.F.
13. ADA PARKING AREA AND UNLOADING ZONE SLOPES SHALL NOT EXCEED 2% IN DIRECTION OF TRAVEL AND CROSS SLOPE.

SITE ACCESSIBILITY NOTES:

1. EXISTING SITE SHALL PROVIDE COMPLYING ACCESS FROM PROPERTY LINE TO ALL FACILITIES; AND ENTRANCES AND EXTERIOR GROUND FLOOR EXITS OF ALL FACILITIES. ACCESSIBLE PATHS OF TRAVEL SHALL BE THE MOST PRACTICAL, DIRECT ROUTE FEASIBLE AND MAY INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC...ALL PATHS OF TRAVEL SHALL COMPLY UNLESS THERE IS AN APPROVED EXCEPTION (CBC .1127B.1)

2. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS; THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING WITH CBC SECTION 1133B.8.5 (REFER TO FIGURE 11B-23A, CBC)

3. DETECTABLE WARNING PRODUCT APPROVAL. ONLY APPROVED DIVISION OF STATE ARCHITECT, ACCESS COMPLIANCE (DS/AC) APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH CBC SECTION 1133B.8.5. AND 1127B.5 #7 .THE EXCEPTION FOR RAMPS STEEPER THAN 1:15 NO LONGER APPLIES.

4. PLACE A SIGN AT EVERY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE PATH OF TRAVEL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (CBC 1127B.3). SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE FACILITY ENTRANCES AND COMPLY WITH CBC 1117B.5.1.

5. PROVIDE ACCESSIBLE PARKING PER CBC 1129B IN EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC OR EMPLOYEES (CBC 1129.1.). PAINT 'NO PARKING' ON THE GROUND WITHIN EACH ACCESS AISLE USE 12" (154 MM) MINIMUM HIGH WHITE LETTERS THAT ARE VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE FIGURE 11B-18B (CBC 1129B.3.)

6. PROVIDE PARKING SPACE IDENTIFICATION IN ACCORDANCE WITH CBC SECTION 1129B.5 INCLUDING:

1. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK, BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FOR THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE AND SHALL BE UNOBSCURED BY A PARKED VEHICLE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36" INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK. SPACES COMPLYING WITH CBC SECTION 1129B.3, ITEM 2 SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

A. AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAT 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN ONE INCH IN HEIGHT, WITH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING : "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING THE _____".

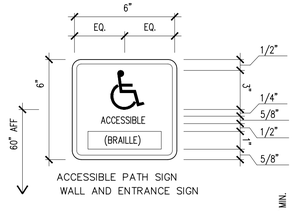
B. IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES;

1. BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT ; OR

2. BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36 INCHES HIGH BY 36 INCHES WIDE. SEE CBC FIGURES 11B-18A THROUGH 11N-18C. 5.

5. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES (1117B.5.1).

07152024
NOT FOR CONSTRUCTION

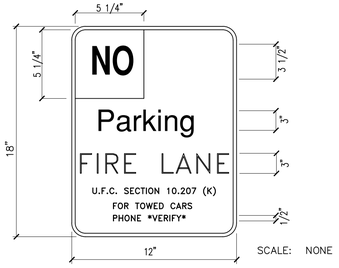


ACCESSIBLE PATH SIGN
WALL AND ENTRANCE SIGN

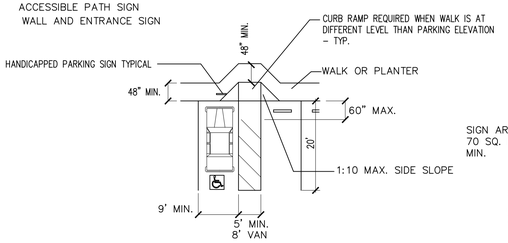
REFLECTIONIZED PORCELAIN ENAMELED ST'L SIGN W/BEADED LETTERS OR EQUAL BOLTED RO 21/2" T.S. POWDER COATED POST W/(2) 3/8" DIA. BOLTS - SIGN TO DISPLAY INTERNATIONAL SYMBOL OF ACCESSIBILITY AND HAVE DIRECTIONAL ARROW INDICATING THE ACCESSIBLE PATH OF TRAVEL

SIMILAR FOR WALL MOUNT SIGNS

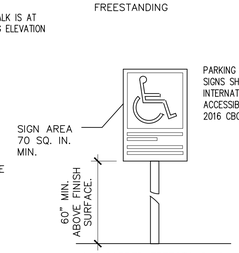
ACCESSIBLE PATH SIGN
FREESTANDING



SCALE: NONE



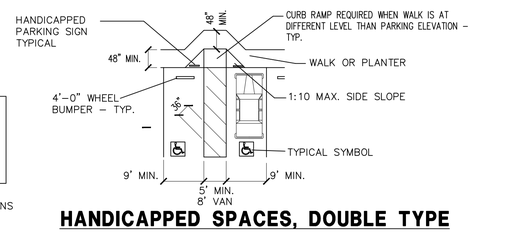
HANDICAPPED SPACES, SINGLE TYPE



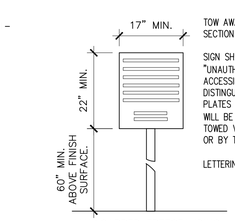
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND COMPLY WITH 2016 CBC SECTION 11B-502.6

HANDICAPPED FREESTANDING
PARKING SIGN

DISPLAY CONDITIONS



HANDICAPPED SPACES, DOUBLE TYPE



TOW AWAY SIGN SHALL COMPLY WITH 2016 CBC SECTION 11B-502.8.

SIGN SHALL CLEARLY STATE:
"UNAUTHORIZED" VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING ___-___-____

LETTERING TO BE 1" HIGH MINIMUM.

HANDICAPPED FREESTANDING
TOW AWAY SIGN

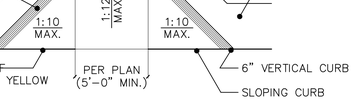
EACH PARKING SPACE RESERVED FOR THE HANDICAPPED SHALL BE IDENTIFIED BY:

(A) A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THIS SIGN SHALL NOT BE SMALLER THAN SEVENTY (70) INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF EIGHTY (80) INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE, FINISHED GRADE OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK. A SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, NOT LESS THAN 17 INCHES BY 22 INCHES (431.8 X 558.8 MM) IN SIZE WITH LETTERING NOT LESS THAN ONE (1) INCH (25.4 MM) IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

"UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLE MAY BE RECLAIMED AT _____ OR _____

HANDICAPPED PARKING SPACE — 6

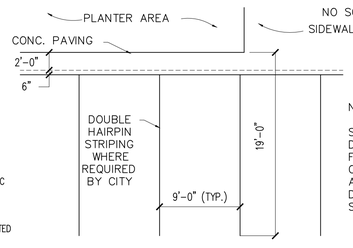
NO SCALE



NOTE:
CROSS SLOPES TO BE 1:50 MAX.

CURB RAMP DETAIL — 5

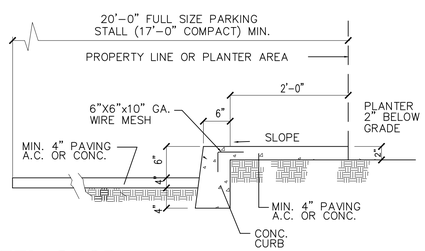
NO SCALE — ALTERNATIVE 1

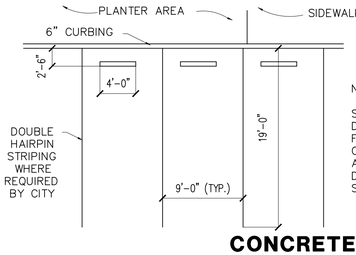


NOTE:
4" CONC. PAVING SHALL MAINTAIN A DRAINAGE SLOPE AWAY FROM PROPERTY LINE OR PLANTER AREA. ALL PAVING SHALL BE DONE PER ENGINEER'S SPECS.

CONCRETE CURB/ WHEEL STOP — 4

NO SCALE — ALTERNATIVE 2

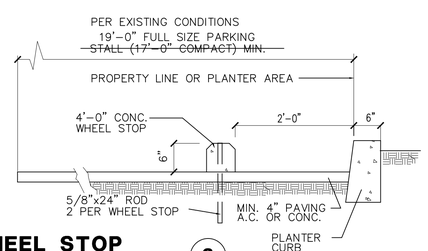


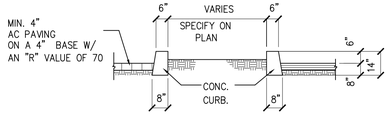


NOTE:
4" CONC. PAVING SHALL MAINTAIN A DRAINAGE SLOPE AWAY FROM PROPERTY LINE OR PLANTER AREA. ALL PAVING SHALL BE DONE PER ENGINEER'S SPECS.

CONCRETE CURB/ WHEEL STOP — 3

NO SCALE — ALTERNATIVE 1

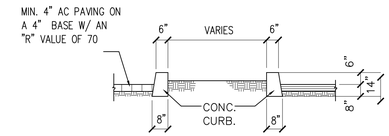




OTHER REQUIRED PLANTER AREAS W/6"X6" CONC. CURB.
LANDSCAPED AREAS WITHOUT CURBING MAY BE USED
UPON REVIEW & APPROVAL OF THE DIRECTOR OF PLANNING.

PLANTER CURB — 2

NO SCALE



OTHER REQUIRED PLANTER AREAS W/6"X6" CONC. CURB.
LANDSCAPED AREAS WITHOUT CURBING MAY BE USED
UPON REVIEW & APPROVAL OF THE DIRECTOR OF PLANNING.

PLANTER CURB — 1

NO SCALE

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW - CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

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LICENSED ARCHITECT
STEVEN G. RICHARD
No. C32257
REN. 01-31-25
STATE OF CALIFORNIA

Steven G. Richard ARCHITECT
Voice: 760.242.7993 www.rdarch1.com
Mail: PO Box 1512 Apple Valley, CA. 92307
Office by appointment.: 18484 US Hwy 18, Suite 290 Apple Valley, CA. 92307

EXCELSIOR CHARTER GROUP

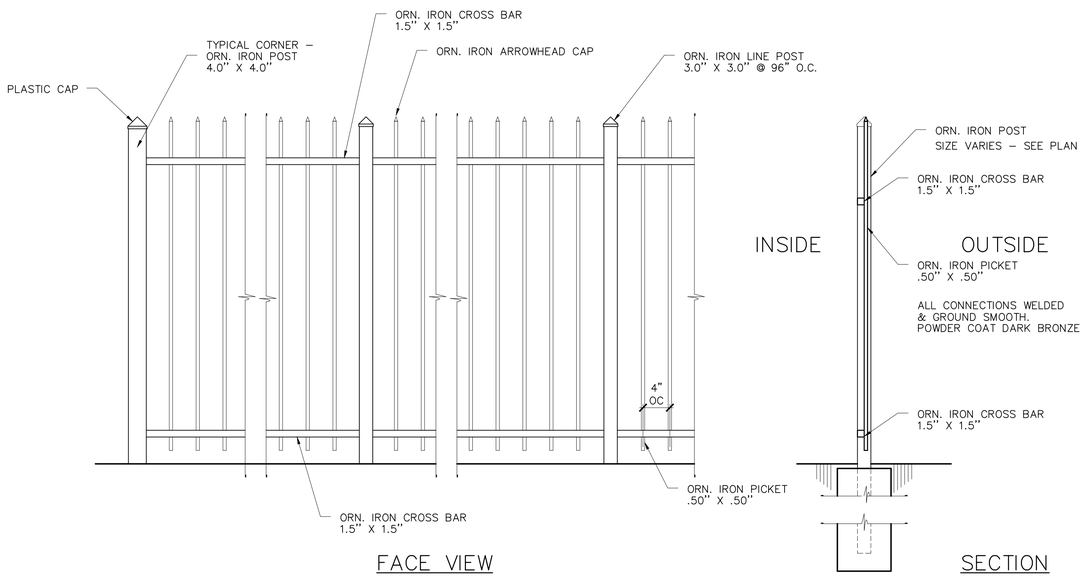
PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

SITE DETAILS

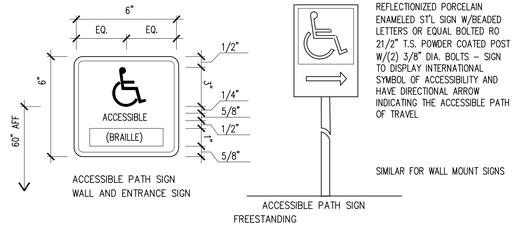
date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: **A1.2**
Of Sheets

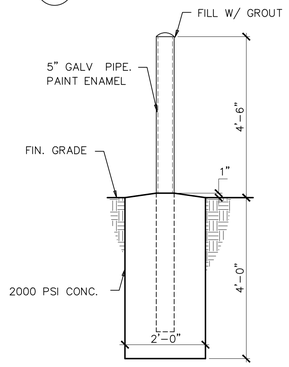
07152024
NOT FOR CONSTRUCTION



6 FT HIGH SECURITY FENCE NO SCALE 4



ACCESSIBILITY SIGNAGE NO SCALE 3



BOLLARD DETAIL NO SCALE 02.20 2

PLAN VIEW

SCALE: 3/16"=1'-0"

TRASH ENCLOSURE LEGEND 2:

1. METAL ROOF DECKING PER CITY STANDARDS.
2. HSS 2X3X3/16" RAFTERS AT 12" O.C. PER CITY STANDARDS. PROVIDE 3/16" END CAPS WELDED TO RAFTERS.
3. HSS 2X4X3/16" BOX BEAM PER CITY STANDARDS. PROVIDE 3/16" END CAPS WELDED TO BOX BEAM.
4. HSS 2X3X3/16" POST PER CITY STANDARDS.
5. ORN IRON METAL SECURITY FENCE INFILL WITH 1/2" PICKETS AT 4" O.C. MAX. PER CITY STANDARDS.
6. VERIFY IN FIELD, ALL INFORMATION NOTED AND ADVISE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

TRASH ENCLOSURE LEGEND 1:

A. CMU CAP – SECURE AS REQUIRED.
B. CMU WALL WITH ANTI GRAFFITI SEALER.
C. FINISH GRADE VARIES.
D. CONCRETE SLAB BEYOND.
E. 6" SQ. METAL GATE POSTS.
F. VIEW OBSCURED METAL GATE AND LOCKING HARDWARE.

EXTERIOR MATERIAL AND FINISH SCHEDULE

ITEM	DESCRIPTION
101	CMU WALL AND CAP TYPE, FINISH TO MATCH BUILDING WAINSCOT
102	METAL GATES POWDER COAT DARK BRONZE
103	METAL POSTS, BOX BEAM AND RAFTERS POWDER COAT DARK BRONZE
104	ORN IRON SECURITY FENCING METAL POWDER COAT DARK BRONZE
105	ORN IRON SECURITY FENCING INFILL POWDER COAT DARK BRONZE
106	METAL ROOF DECKING GALVONIZED PROVIDE 24 GA. GI EDGE COPING PROVIDE BIRD STOP AT OPEN ENDS

ALL METAL COMPONENTS TO BE GROUND SMOOTH WITH NO SHARP EDGES. POWDER COAT FINISH PER CITY STANDARDS

ALL ORN IRON INFILL FENCING W/ 1/2" PICKETS TO BE WELDED ALL CONNECTIONS GROUND SMOOTH WITH NO SHARP EDGES . POWDER COAT FINISH PER CITY STANDARDS. APPROVED VANDAL RESISTANT CONNECTORS AS REQUIRED.

MAXIMUM GAP BETWEEN ROOF, BLOCK WALL AND INFILL FENCING COMPONENTS SHALL NOT EXCEED 4" MAXIMUM.

SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

TRASH ENCLOSURE NO SCALE 1

Steven G. Richard ARCHITECT
Voice 760.242.7993 www.rdainc1.com
Mail: PO Box 1512 Apple Valley, CA. 92307
Office by appointment.: 18484 US Hwy 18, Suite 290 Apple Valley, CA. 92307

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

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LICENSED ARCHITECT
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No. C32257
REN. 01-31-25
STATE OF CALIFORNIA

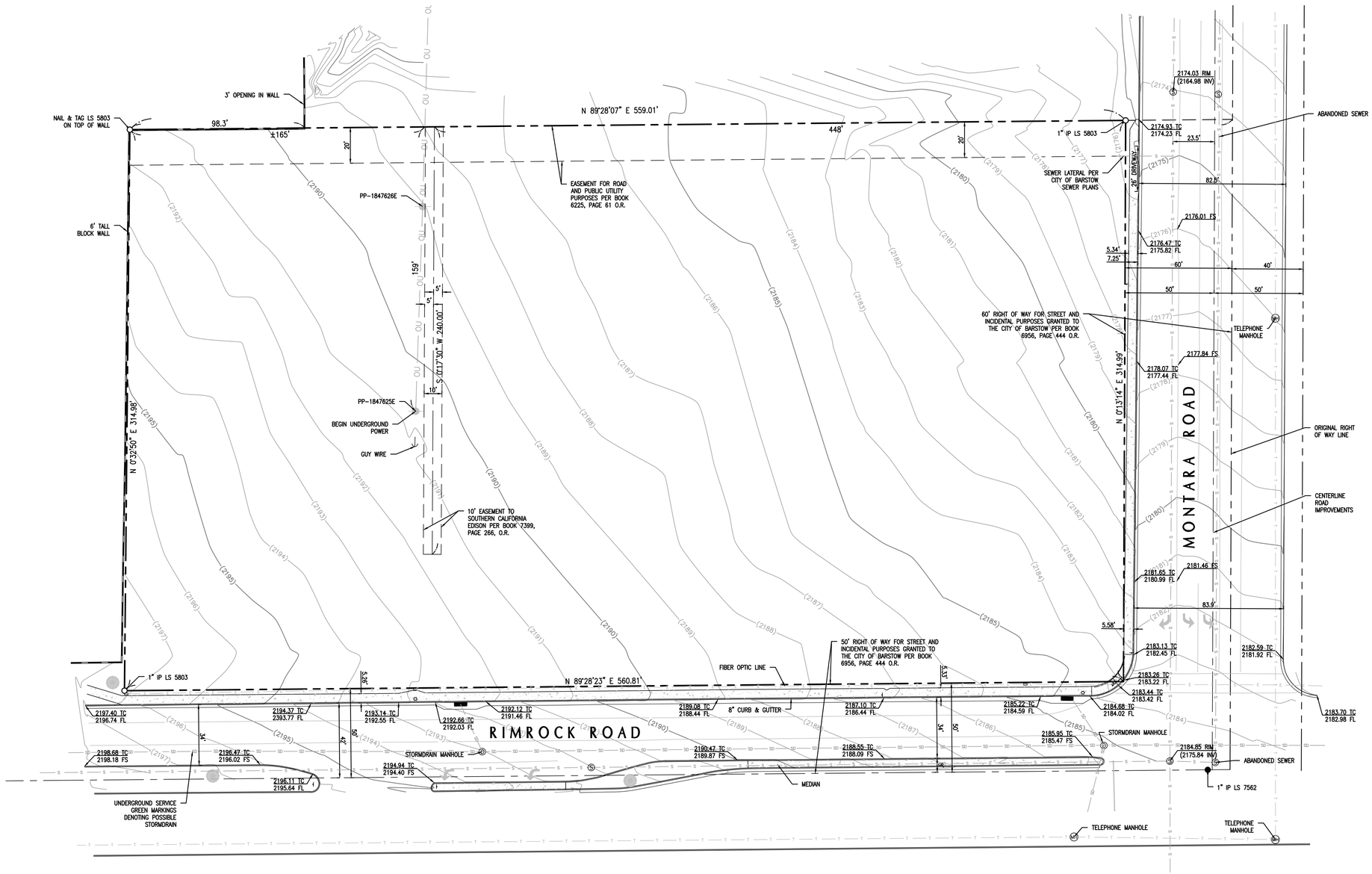
PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

SITE DETAILS

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: A1.3
Of Sheets

TOPOGRAPHIC SURVEY



PREPARED FOR

EXCELSIOR CHARTER SCHOOL
C/O CURTIS WILLIAMS
15505 CIVIC DRIVE
VICTORVILLE, CA 92392
760-217-5939
CURTISW@EXCELSIOR.COM

APN

0181-941-66

LEGAL DESCRIPTION

THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY BARSTOW, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED MAY 1, 1957, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9; THENCE NORTH 0°53' EAST 365 FEET ALONG THE WEST LINE OF SAID SECTION 9; THENCE NORTH 89°28' EAST, 1237.70 FEET; THENCE SOUTH 0°16' WEST, 365 FEET TO A POINT ON THE SOUTH SIDE OF SECTION 9; THENCE SOUTH 89°28' WEST 1241.63 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING.

DATE OF SURVEY

4/24-24/2023

LEGEND

FL	INDICATES FLOWLINE
FS	INDICATES FINISH SURFACE
MH	INDICATES MANHOLE
OU	INDICATES OVERHEAD UTILITY
PP	INDICATES POWER POLE
TC	INDICATES TOP OF CURB

BENCHMARK

BM 92-01-A
CA DOT BRASS DISK SET IN NORTH EDGE CATCH BASIN 21' WEST OF CENTERLINE MONTARA STREET
ELEVATION: 2107.125 (NGVD 29)
-BM INFO FROM WALMART CONSTRUCTION PLANS DATED 8/20/2015

UNDERGROUND UTILITY NOTICE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLY UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY

NO EVIDENCE OF WATERLINE OR WATERLINE VALVES WERE PRESENT AT TIME OF SURVEY.
POSSIBLE WATERLINE IN STREET- WOULD NEED TO VERIFY WITH GOLDEN STATE WATER WHERE CURRENT LINES ARE LOCATED

SEWER AND STORM DRAIN ARE SHOWN PER PHYSICAL EVIDENCE AND PLANS OBTAINED FROM MERRILL JOHNSON, THE CITY OF BARSTOW ENGINEER.

BOUNDARY & EASEMENT NOTE

BOUNDARY SHOWN HEREON IS A RESULT OF FIELD SURVEY AND RECORD OF SURVEY IS BEING FILED TO ESTABLISH CORNERS AS SHOWN ON THIS TOPO.
EASEMENTS PLOTTED HEREON ARE PER TITLE REPORT PROVIDED BY CLIENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1172890-ONT1, DATED MARCH 28, 2023

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PREPARED BY

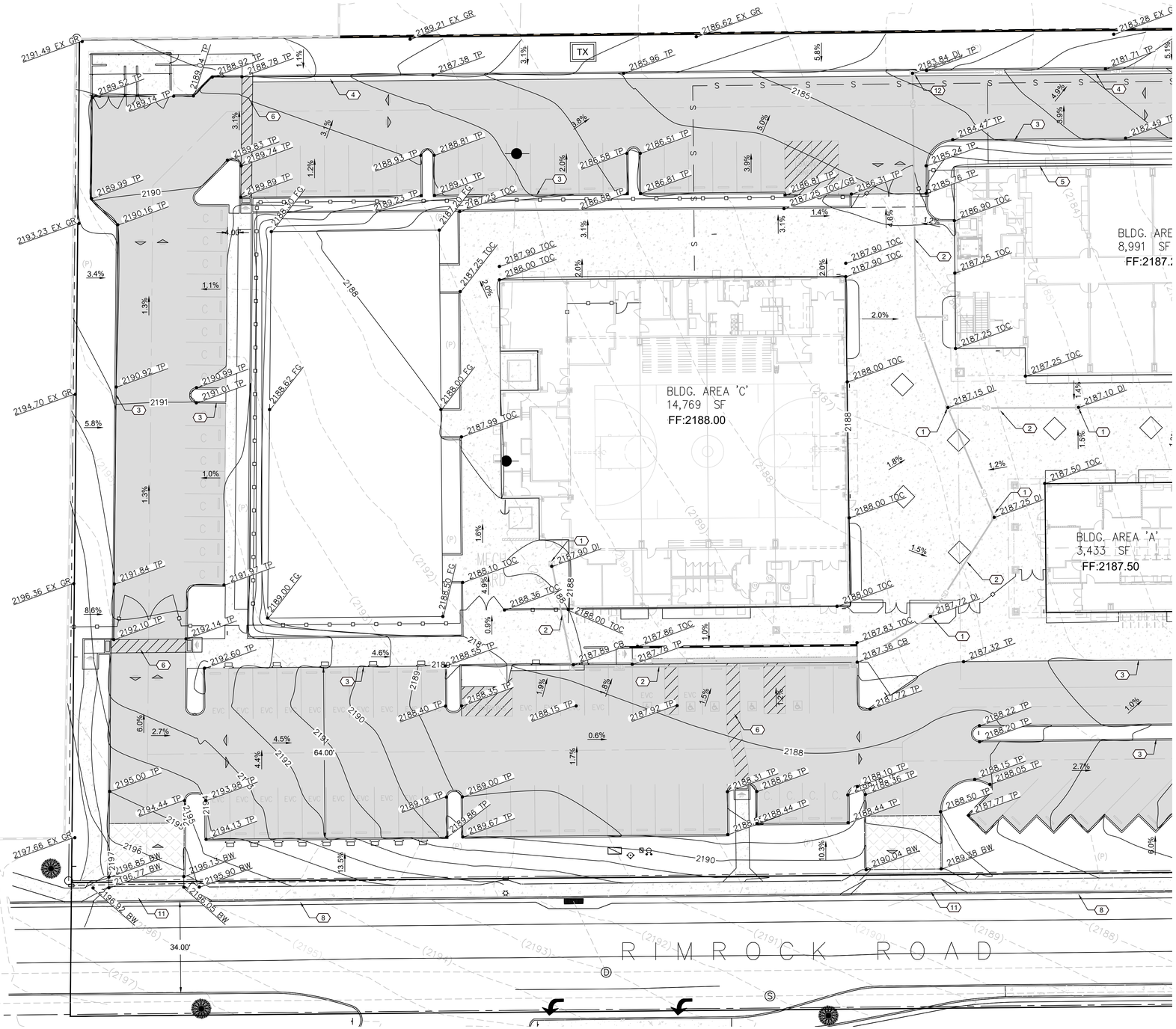
PREPARED DATE: 6/7/2023

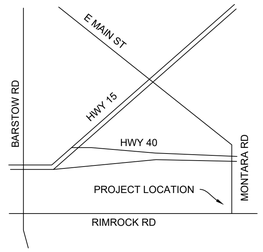
J.E. Miller & Associates
Civil Engineering • Planning • Surveying
17995 Outer HWY 18 S. Suite I Apple Valley, CA 92307
Phone (760) 242-6777 - info@jemillersurvey.com

M:\DWG JE MILLER\0423.2788.01 EXCELSIOR RS-TOPO\DRAFTING\0423.2788.01 TOPO.DWG

EXCELSIOR CHARTER SCHOOL

PRELIMINARY GRADING PLAN
BARSTOW, CALIFORNIA
APN 0181-941-66





VICINITY MAP
NTS

CONSTRUCTION NOTES

1. DRAIN INLET
2. PVC STORM DRAIN
3. 6" HIGH CONCRETE CURB
4. CURB AND GUTTER
5. DEEPENED FOOTING
6. PROPOSED 4' WIDE ACCESSIBLE PATH OF TRAVEL
7. STEM WALL IN BUILDING FOUNDATION
8. EX CURB & GUTTER
9. PROPOSED DRAIN INLET TO ADS
10. PROPOSED STORMTECH MC-3500 CHAMBER SYSTEM
11. PROPOSED COMMERCIAL DRIVE APPROACH
12. PROPOSED PARKING LOT DRAIN INLET

ABBREVIATIONS

EC	=	EDGE OF CONCRETE
EG	=	EXISTING GROUND
EX	=	EXISTING
FG	=	FINISHED GRADE
FF	=	FINISHED FLOOR
FL	=	FLOW LINE
GB	=	GRADE BREAK
GR	=	GROUND
HP	=	HIGH POINT
ROW	=	RIGHT OF WAY
TC	=	TOP OF CURB
TOC	=	TOP OF CONCRETE
TF	=	TOP OF FOUNDATION
TW	=	TOP OF WALL

PROPOSED CONCRETE

PROPOSED AC SURFACE

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- CENTERLINE
- RIGHT OF WAY/PL
- SWALE (EARTHEN OR CONCRETE)
- GRADE BREAK
- SD — PVC DRAINAGE PIPE

EARTHWORK QUANTITIES

CUT 8,878 CY
FILL 3,085 CY

SHEET INDEX

C-100 WEST HALF OF SITE
C-101 EAST HALF OF SITE

0' 20' 40' 60'
SCALE: 1":20'

CAPSTONE ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
Mailing Address:
9530 Hageman Road
Suite B223
P: 661-230-9034
www.CapstoneEngineering.com
administrator@CapstonePE.com

REGISTERED PROFESSIONAL ENGINEER
ANDREW RYAN BELL
C 88480
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
-		7/23/2024

Project Name and Address

Excelsior Charter
APN 0181-941-66
Barstow, CA

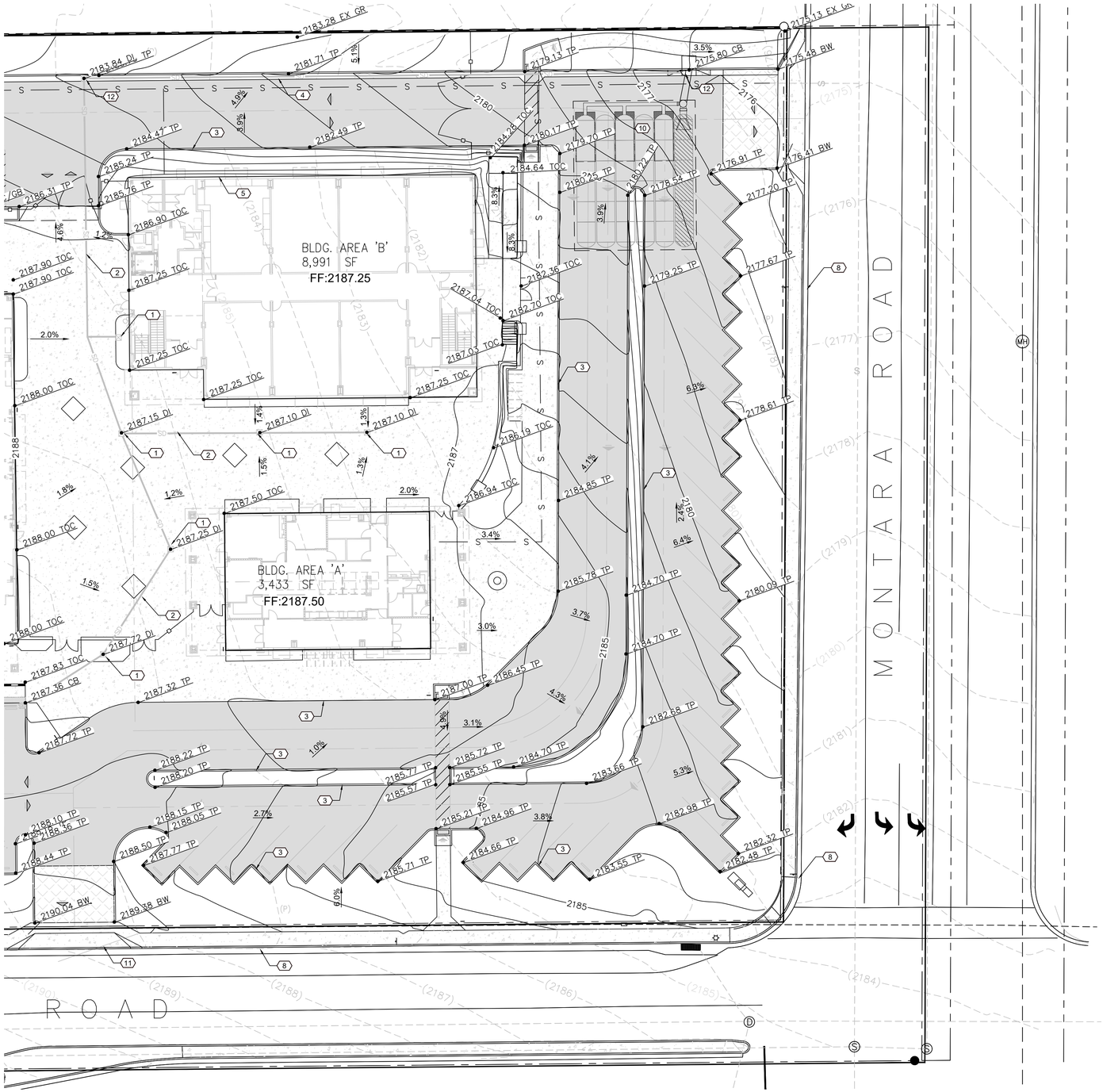
Sheet Title.
Preliminary Grading

Project No.
23-029

Sheet No.
C-100

EXCELSIOR CHARTER SCHOOL

PRELIMINARY GRADING PLAN
BARSTOW, CALIFORNIA
APN 0181-941-66



CONSTRUCTION NOTES

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ROW	=	RIGHT OF WAY
TC	=	TOP OF CURB
TOC	=	TOP OF CONCRETE
TF	=	TOP OF FOUNDATION
TW	=	TOP OF WALL

PROPOSED CONCRETE

PROPOSED AC SURFACE

LEGEND

100 PROPOSED CONTOUR

(100) EXISTING CONTOUR

CENTERLINE

RIGHT OF WAY/PL

SWALE (EARTHEN OR CONCRETE)

GRADE BREAK

SD PVC DRAINAGE PIPE

N

0' 20 40' 60'

SCALE: 1":20'

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C 88480
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
-		7/23/2024

Project Name and Address

Excelsior Charter
APN 0181-941-66
Barstow, CA

Sheet Title.

Preliminary Grading

Project No.

23-029

Sheet No.

C-102

PRE ENGINEERED METAL BUILDING NOTES

1. PREFABRICATED/ENGINEERED METAL BUILDING (PEMB) DELINEATED IN THESE DRAWINGS SHALL BE AS PROVIDED BY AN APPROVED PEMB DEALER AND MANUFACTURER CAPABLE OF SATISFYING THE CUSTOM DESIGN PRESENTED HERE.
2. PEMB COMPONENT PACKAGE SHALL INCLUDE – BUT NOT LIMITED TO – STRUCTURAL PRIMARY AND SECONDARY FRAMES AND FRAMING, COLUMNS, STUDS, WALL GIRTS, ROOF GIRTS, BRACING, LATERAL BRACING, CABLING, METAL WALL DECKING, METAL ROOF DECKING. OTHER: INSULATED ROOF AND WALL PANELS, PEMB INSULATION SYSTEMS, CANOPIES, PARAPETS, EXTERIOR WALL FURRING, GUTTER/DOWNSPOUTS, FLASH AND COUNTER FLASHING, TRIM KITS, SKYLIGHTS, ROOF VENTS, ROOF EQUIPMENT CURBS SYSTEMS, ROUGH FRAMING FOR SECTIONAL DOORS/MAN DOORS/GLAZING.
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6. SEE PLAN FOR PEMB WALL/ROOF FINISH BASE BID AND BID ALTERNATE DEDUCT FOR SAME.
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COVERED WALK
COVERED WALK

KEY FLOOR PLAN LEGEND:

1. OWNER FURNISHINGS BY OTHERS. SEE OWNER'S F,F&E PLAN BY OTHERS.
2. PROVIDE SOLID BACKING AS REQUIRED FOR ALL CASEWORK, PLUMBING FIXTURES AND TENANT PROVIDED WALL MOUNTED EQUIPMENT. SEE OWNER'S F,F&E PLAN BY OTHERS.
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4. PEMB ROOF OVERHANG – PER PLAN.
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5A. CLEARSTORY WINDOWS. SEE WINDOW SCHEDULE DRWG. A7.2

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KEY FLOOR PLAN

SCALE : 1/4" = 1'–0"

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11–15–23	
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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7–12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

KEY FLOOR PLAN
ADMINISTRATION BLDG A

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: **A2**
Of Sheets

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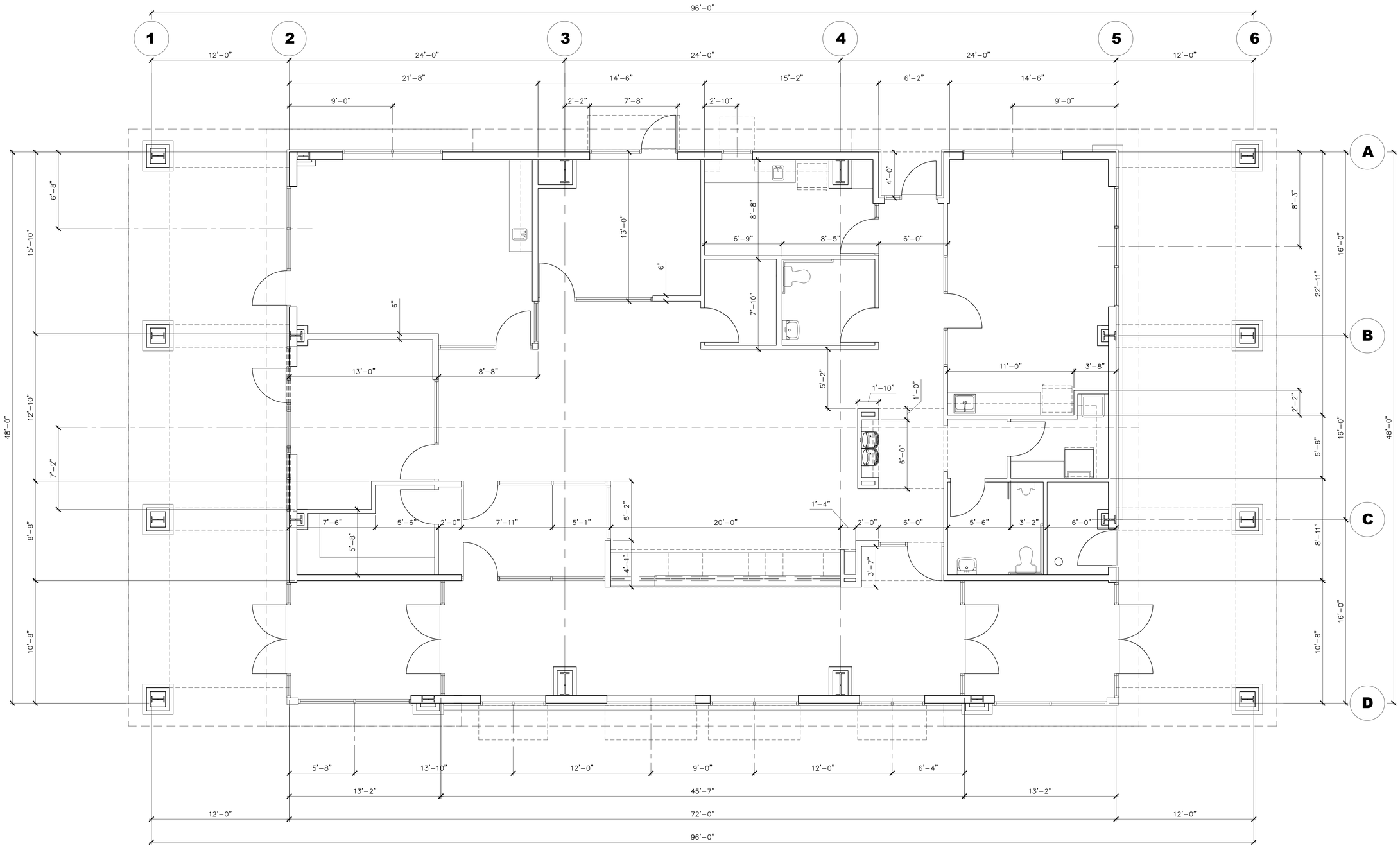

3,152 S.F.

DIMENSION FLOOR PLAN

SCALE : 1/4" = 1'-0"

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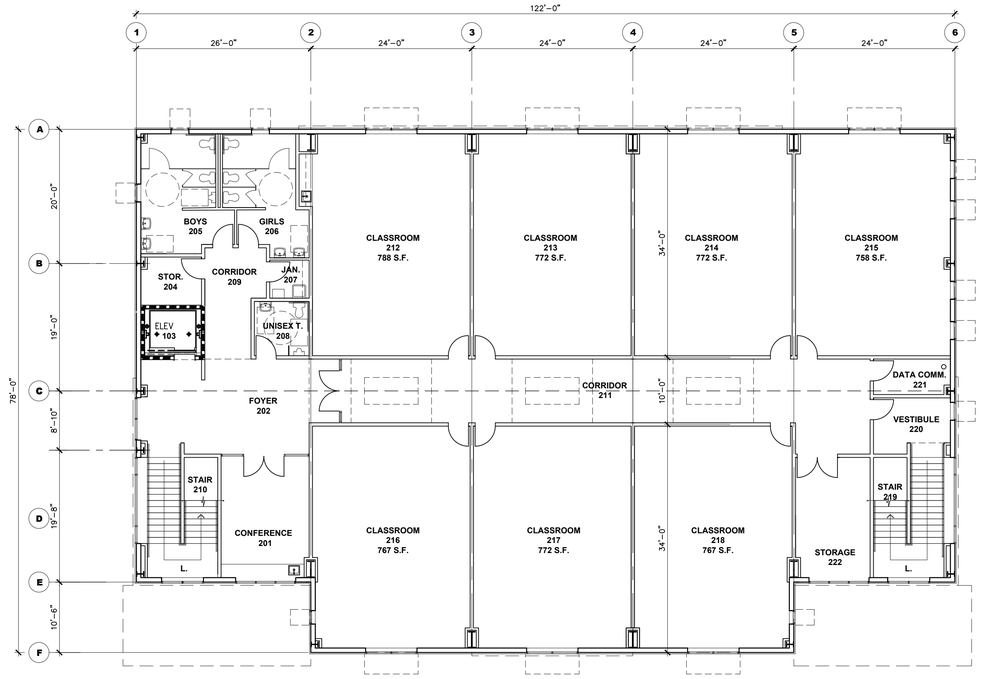
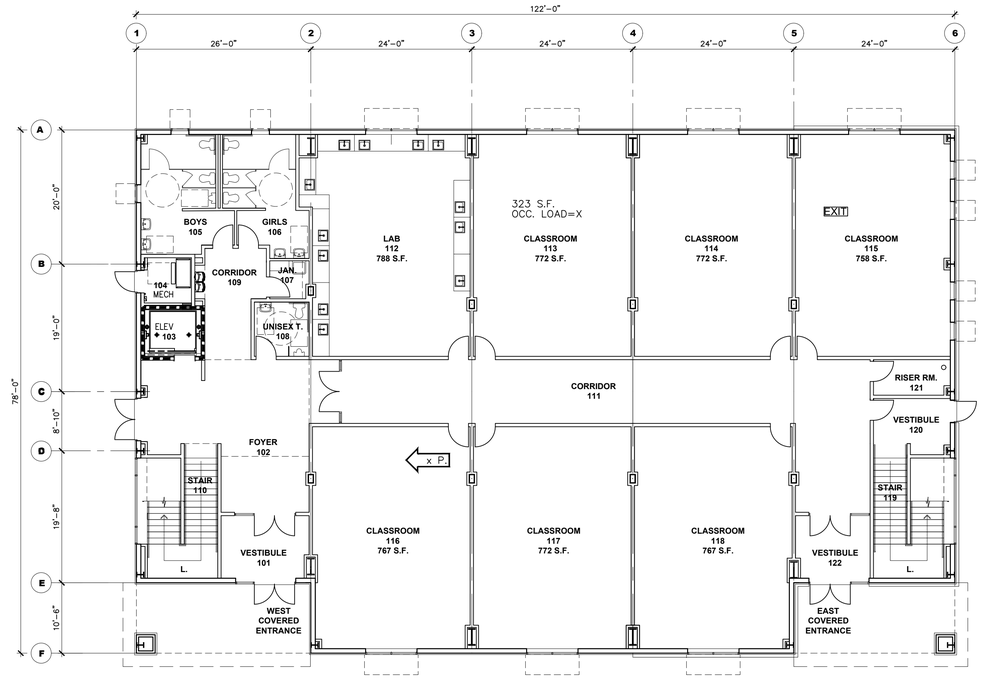


8,477 S.F. KEY SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"



8,991 S.F. KEY FIRST FLOOR PLAN

SCALE : 3/32" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS SHOWN TO FACE OF STUD, U.N.O. – VERIFY IN FIELD PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR WALL FINISH AND INSULATION EXISTING, U.N.O.
3. PROVIDE TASK LIGHTING W/INTEGRAL VALANCE AT UPPER CABINET BOTTOM RAIL.
4. PROVIDE SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL BUMPERS AND MILLWORK... ETC.
5. ALL PENETRATIONS IN FIRE RATED WALLS OR FLOORS SHALL BE PROPERLY SLEEVED AND SEALED PER LATEST EDITION OF THE CBC, CMC, CEC AND CMC.
6. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
7. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THRU BUILDING ENVELOPE SHALL BE SEALED USING SEALANTS & CAULKING.
8. ALL ARCHITECTURAL GLAZING WITHIN 48" OF DOORS SHALL BE TEMPERED INCLUDING GLAZING OF DOORS.
9. CONTRACTOR TO SUBMIT COMPLETE SET OF MILLWORK DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
10. ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS III OR HIGHER (FLAME SPREAD INDEX 76 THRU 200 & A SMOKE DENSITY RATING OF 450).
11. ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NON-FLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.
12. OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
13. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 6" HIGH AND BE OF CONTRASTING COLORS.
14. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. BUILDING CODE SECTION 1012. (REFER TO ELECTRICAL DRAWINGS)
15. PROVIDE EXIT SIGNS PER BUILDING CODE SECTION 3314(a,b,c). (REFER TO ELECTRICAL DRAWINGS)
16. PROVIDE APPROVED EXITING ILLUMINATION AND ILLUMINATED EXIT SIGNS. TITLE 24, SECTION 1012 & 1013. (REFER TO ELEC. DRAWINGS)
17. VERIFY ALL DIMENSION SHOWN AND NOTIFY ARCHITECT OF ANY DESCREPANCIES PRIOR TO CONSTRUCTION.
18. VERIFY ALL OWNER PROVIDED EQUIPMENT REQUIREMENTS FOR ROUGH ELECTRICAL AND PLUMBING PRIOR TO CONSTRUCTION.

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KEY COMPOSITE FLOOR PLAN
CLASSROOM BLDG B

date:	07192023
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scale:	noted
drawn by:	SGR/RR

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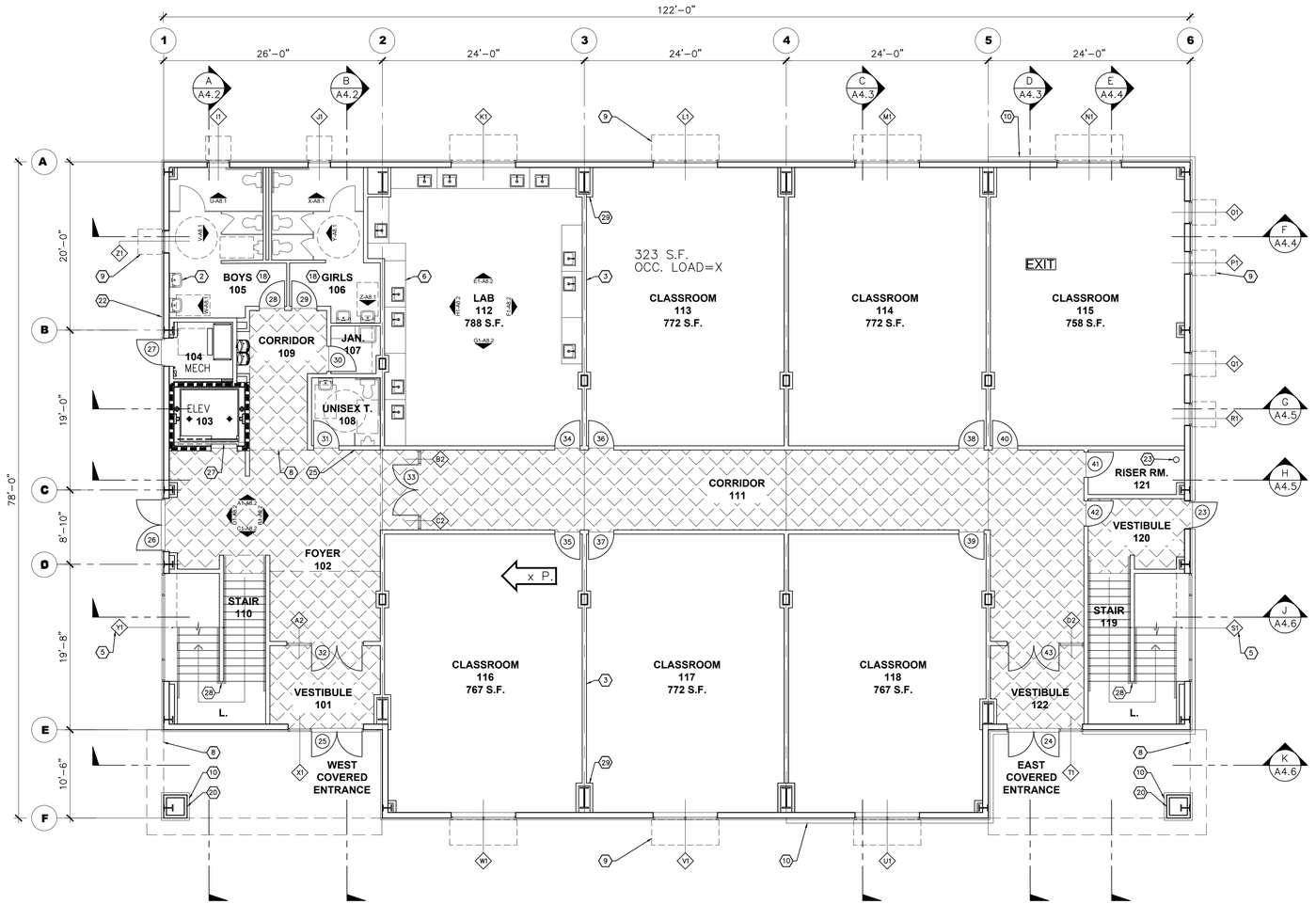

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KEY FIRST FLOOR PLAN

SCALE : 1/8" = 1'–0"

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CLASSROOMS BLDG B

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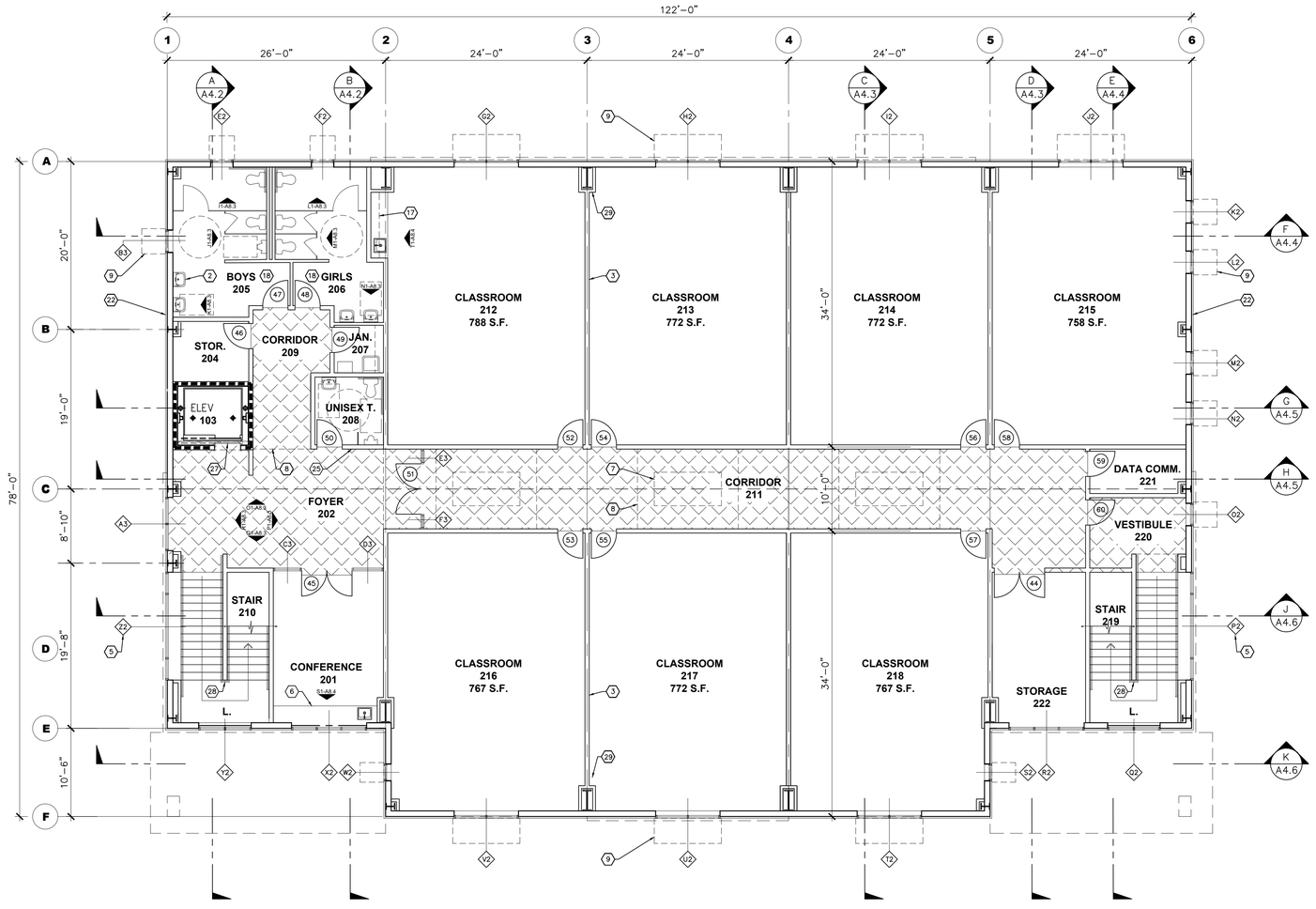

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KEY SECOND FLOOR PLAN

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CLASSROOM BLDG B

date:	07192023
job:	EXC_MONTARA
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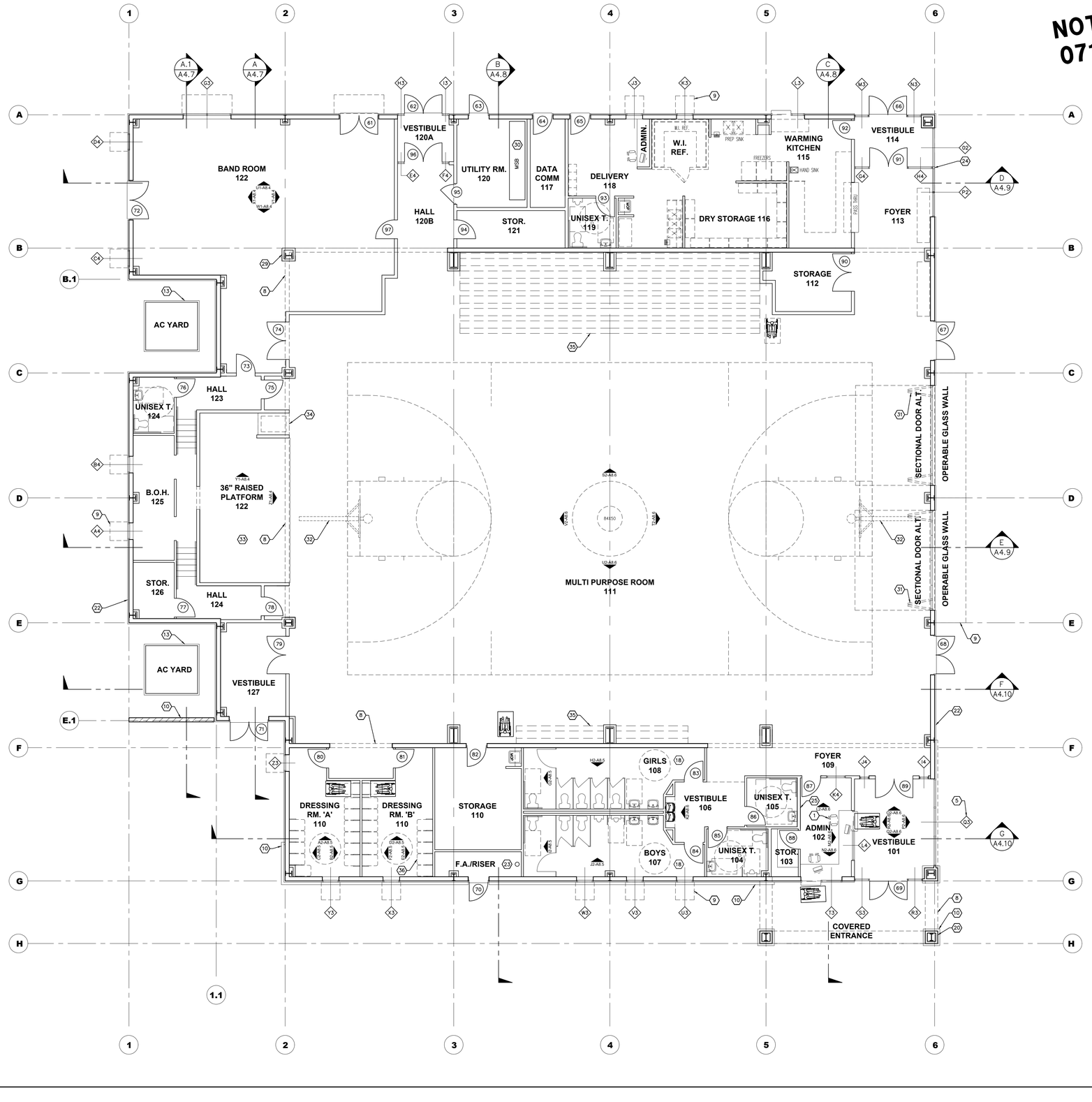

PRE ENGINEERED METAL BUILDING NOTES

1. PREFABRICATED/ENGINEERED METAL BUILDING (PEMB) DELINEATED IN THESE DRAWINGS SHALL BE AS PROVIDED BY AN APPROVED PEMB DEALER AND MANUFACTURER CAPABLE OF SATISFYING THE CUSTOM DESIGN PRESENTED HERE.
2. PEMB COMPONENT PACKAGE SHALL INCLUDE – BUT NOT LIMITED TO – STRUCTURAL PRIMARY AND SECONDARY FRAMES AND FRAMING, COLUMNS, STUDS, WALL GIRTS, ROOF GIRTS, BRACING, LATERAL BRACING, CABLING, METAL WALL DECKING, METAL ROOF DECKING. OTHER INSULATED ROOF AND WALL PANELS, PEMB INSULATION SYSTEMS, CANOPIES, PARAPETS, EXTERIOR WALL FURRING, GUTTER/DOWNSPOUTS; FLASH AND COUNTER FLASHING, TRIM KITS, SKYLIGHTS, ROOF VENTS, ROOF EQUIPMENT CURBS, ROOF ACCESS LADDERS, ROOF PANEL CLIPS, ALL AS SHOWN ON THESE DRAWINGS.
3. ALL ROOF OR CEILING MOUNTED EQUIPMENT SHALL BE SUPPORTED BY PROVISIONS WITHIN PEMB DESIGN PACKAGE.
4. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING AND SPECIFICATIONS FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
5. DESIGN AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.
6. SEE PLAN FOR PEMB WALL/ROOF FINISH BASE BID AND BID ALTERNATE DEDUCT FOR SAME.
7. ENGINEERING, FABRICATION, JOBSITE DELIVERY, STOCKING AND ALL ERECTION TO BE INCLUDED IN PEMB CONTRACT.

KEY FLOOR PLAN LEGEND:

1. OWNER FURNISHINGS BY OTHERS. SEE OWNER'S F,F&E PLAN BY OTHERS.
2. PROVIDE SOLID BACKING AS REQUIRED FOR ALL CASEWORK, PLUMBING FIXTURES AND TENANT PROVIDED WALL MOUNTED EQUIPMENT. SEE OWNER'S F,F&E PLAN BY OTHERS.
3. PARTITION WALLS – PER PLAN
4. PEMB ROOF OVERHANG – PER PLAN.
5. STOREFRONT FRAMING AND GLAZING SYSTEM. SEE EXTERIOR ELEVATIONS FOR CLEARSTORY WINDOWS.

5A. CLEARSTORY WINDOWS. SEE WINDOW SCHEDULE DRWG. A7.2

6. CUSTOM MILLWORK PER PLAN.
7. ACRYLIC SKYLIGHT PER PEMB MANUFACTURERS DESIGN AND SPECIFICATION.
8. SOFFIT LINE.
9. LINE OF ALUMINUM SUNSHADE – SEE EXTERIOR ELEVATIONS.
10. CMU WALL/WAINSCOT – PER PLAN.
11. RECEPTION WINDOW WALL – SEE INTERIOR ELEVATIONS.
12. ROOF ACCESS LADDER TO LOCKABLE HATCH.
13. AC CONDENSER ON CONC. PAD.
14. STANDOFF GLAZING SYSTEM W/ 1/2" LAMINATED POLISHED GLASS. PROVIDE 18" X 12" PASS THRU OPENINGS. USE DOUBLE STAND OFF STAINLESS STEEL PINS/TOP TRACK AND BOTTOM TRACK. SUBMIT SHOP DRAWINGS.
15. 42" HIGH WRITING COUNTER.
16. 34" HIGH BASE COUNTER WITH KNEE SPACE AS SHOWN.
17. UPPER CABINETS TO MATCH BASE CABINET.
18. INSULATE ALL INTERIOR PARTITIONS AND TOILET ROOM LIDS W R–11 RATED BATTS.
19. AC EQUIPMENT SUSPENDED IN ATTIC – SEE HVAC.
20. STEEL COLUMN AND MAIN FRAME PER PEMB MANUFACTURERS DESIGN AND SPECIFICATIONS.
21. FULL HEIGHT SOUND WALL INFILL. 6" METAL STUDS – PER PLAN.
22. EXTERIOR WALL FRAMING PER PEMB MANUFACTURERS DESIGN AND SPECIFICATIONS.
23. FIRE SPRINKLER RISER.
24. STOREFRONT BREAK METAL COLUMN WRAP.
25. 6" PLUMBING WALL.
26. WALL LINE BELOW.
27. ELEVATOR PER MANUFACTURERS DESIGN AND SPECIFICATIONS.
28. METAL HAND RAIL – PER PLAN.
29. WALL FURRING AT STEEL COLUMN – PER PLAN.
30. MSB – SEE ELECTRICAL PLAN.
31. 16'X14' SECTIONAL GLASS DOOR.
32. ROOF MOUNTED RETRACTABLE BASKETBALL HOOP. SEE MANUFACTURERS DESIGN AND SPECIFICATIONS.
33. 36" HIGH PLATFORM – PER PLAN.
34. ADA LIFT. SEE MANUFACTURERS DESIGN AND SPECIFICATIONS.
35. BLEACHERS. SEE MANUFACTURERS DESIGN AND SPECIFICATIONS.
36. LOCKERS. SEE MANUFACTURERS DESIGN AND SPECIFICATIONS.

KEY FLOOR PLAN

SCALE : 1/8" = 1'–0"

REVISIONS/MILESTONES	BY
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PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

KEY FLOOR PLAN
MULTI PURPOSE BLDG. C

date:	07192023
job:	EXC_MONTARA
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drawn by:	SGR/RR

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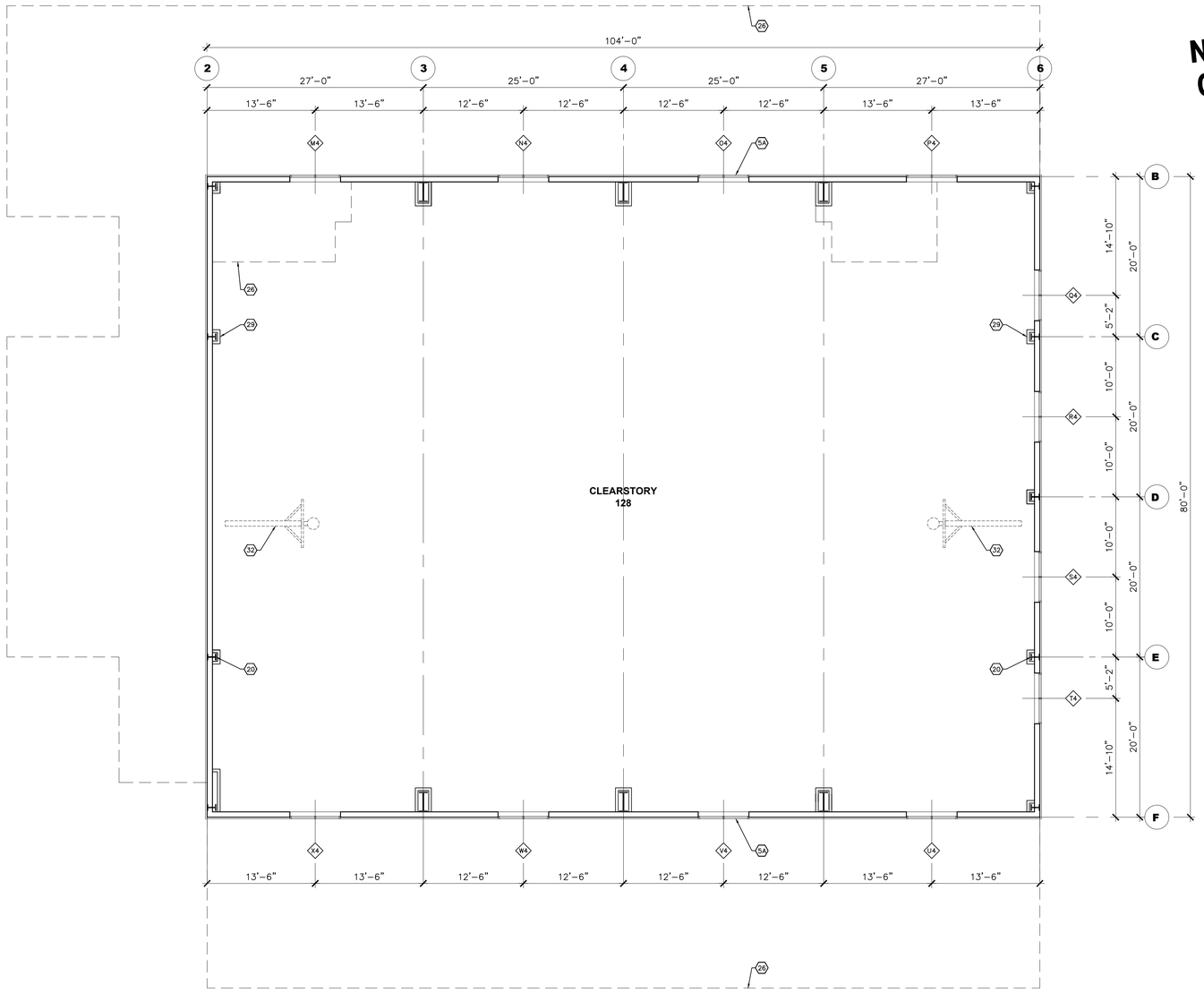

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KEY CLEARSTORY FLOOR PLAN

SCALE : 3/16" = 1'-0"

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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
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1000 E. MONTARA RD. BARSTOW CA. 92311

KEY CLEARSTORY FLOOR PLAN
MULTI PURPOSE BLDG. C

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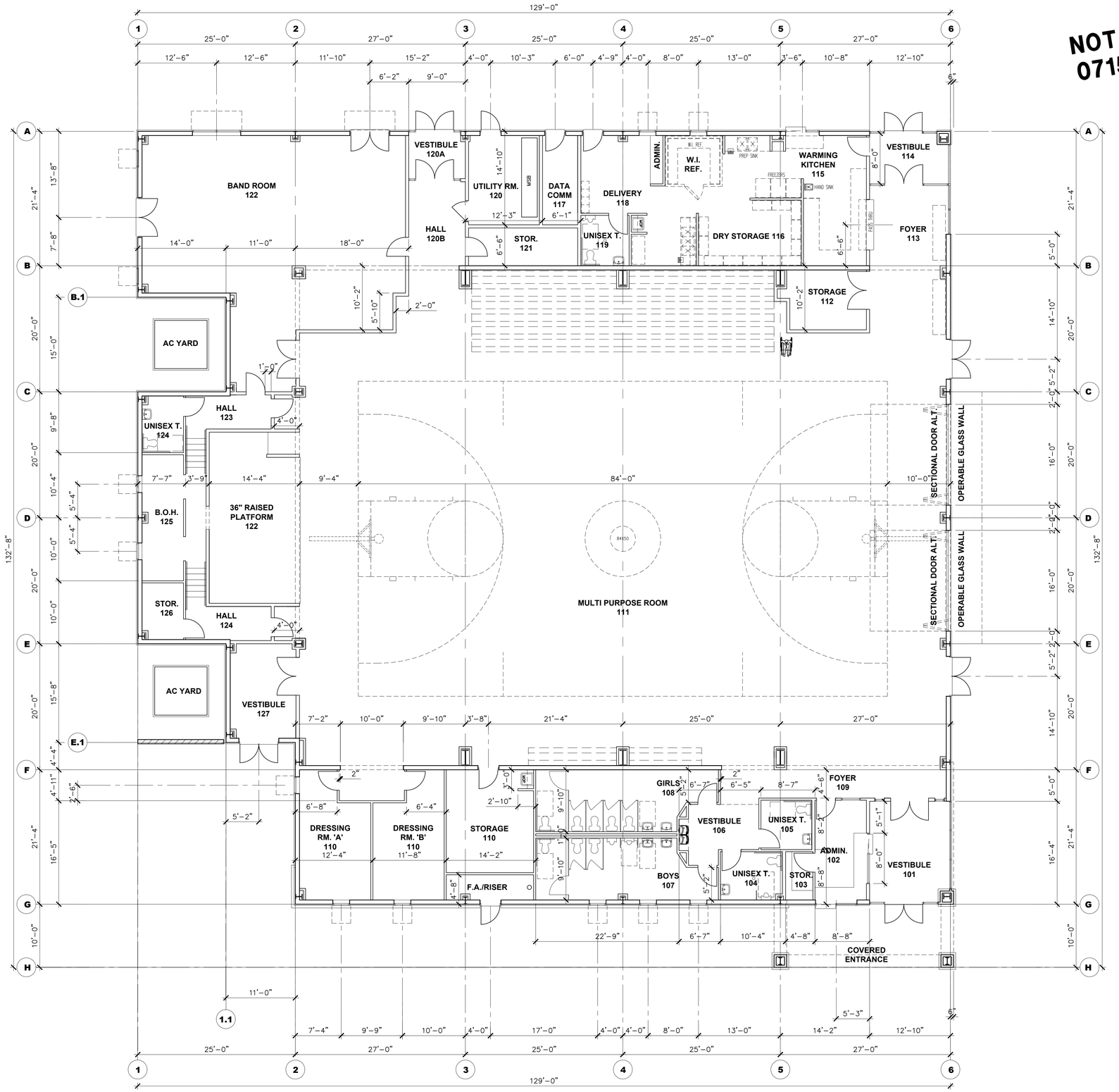

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12,293 S.F.

DIMENSION FLOOR PLAN

SCALE : 1/8" = 1'-0"

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DIMENSION FLOOR PLAN
MULTI PURPOSE BLDG. C

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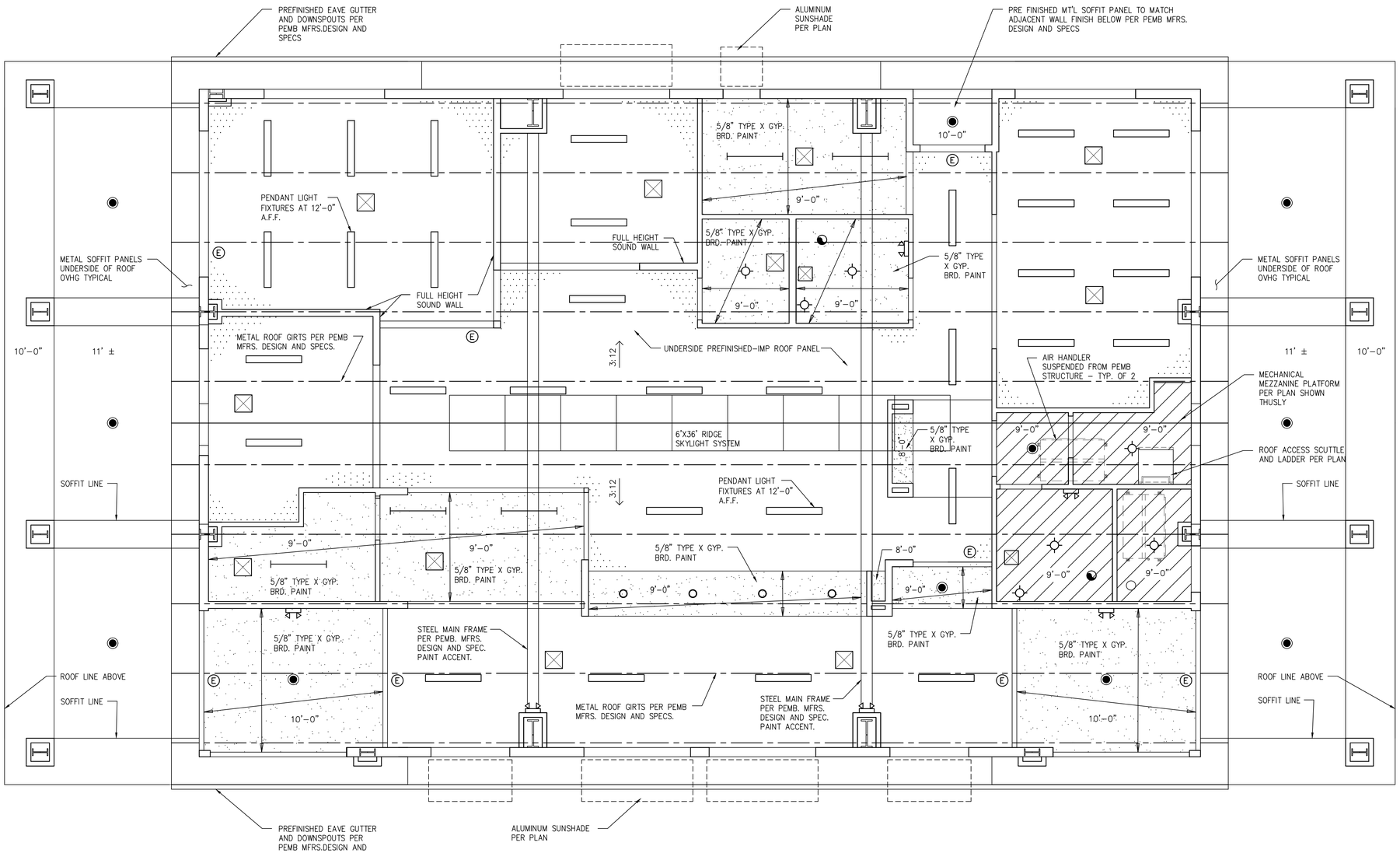

REFLECTED CEILING PLAN

SCALE : 1/4" = 1'-0"

NOTES

1. ALL HEIGHTS SHOWN ARE FROM TOP OF FLOOR FINISH. SEE PLAN.
2. ALL AC DIFFUSERS, LIGHT FIXTURE TRIMS, ETC. IN PUBLIC AREAS SHALL BE FACTORY FINISHED.

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.

CEILING FINISHES:
A. REFER TO ROOM FINISH SCHEDULE FOR CLG. FINISHES.

SUSPENDED CEILING:
A. ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORT AND IN TRUE ALIGNMENT.
B. ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0" MAX
C. ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY ECCENTRIC LOADS, 2" MAX.
D. INSTALL SYSTEM AFTER MAJOR ABOVE CLG. WORK IS COMPLETE. COORD. LOCATIONS OF HANGERS WITH RELATED WORK.

GYPSUM BOARD CEILING:
A. SUBSTRATE SHALL BE 5/8" TYPE GYP. BD.
B. ACOUSTICAL SEALANT: APPLY TO GYP. BD. PANELS AS REQUIRED. GYP. BD. FINISHING AND DECORATING: REFER TO DWGS. FOR TEXTURE AND FINISHES.

ELECTRICAL:
A. SEE ELECTRICAL DWGS. FOR FIXTURE SCHEDULE.

REFLECTED CEILING PLAN LEGEND

- RECESSED LIGHT FIXTURE PER ELEC. DRAWINGS.
- SURFACE MOUNT WRAP AROUND LIGHT FIXTURE PER ELEC. DRAWINGS.
- PENDANT LIGHT FIXTURE PER ELEC. DRAWINGS.
- WALL LIGHT FIXTURE PER ELEC. DRAWINGS.
- RECESSED LIGHT FIXTURE PER ELEC. DRAWINGS.
- SURFACE LIGHT FIXTURE PER ELEC. DRAWINGS.
- HIGH BAY LED LIGHT FIXTURE MOUNT TO UNDERSIDE ROOF STRUCTURE SEE ELECTRICAL DRWGS.
- (E) ILLUMINATED EXIT LIGHT SEE ELECTRICAL DRWGS.
- EXHAUST FAN PER HVAC DRAWINGS.
- HVAC SUPPLY REGISTER PER HVAC DRAWINGS.
- HVAC R/A REGISTER PER HVAC DRAWINGS.
- 6" METAL CEILING JOISTS AT 24" O.C. TYPICAL UNLESS NOTED OTHERWISE
- 24" X 48" ACOUSTIC PANEL AND METAL TBAR GRID INTERMEDIATE DUTY GRADE

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REFLECTED CEILING PLAN
ADMINISTRATION BLDG A

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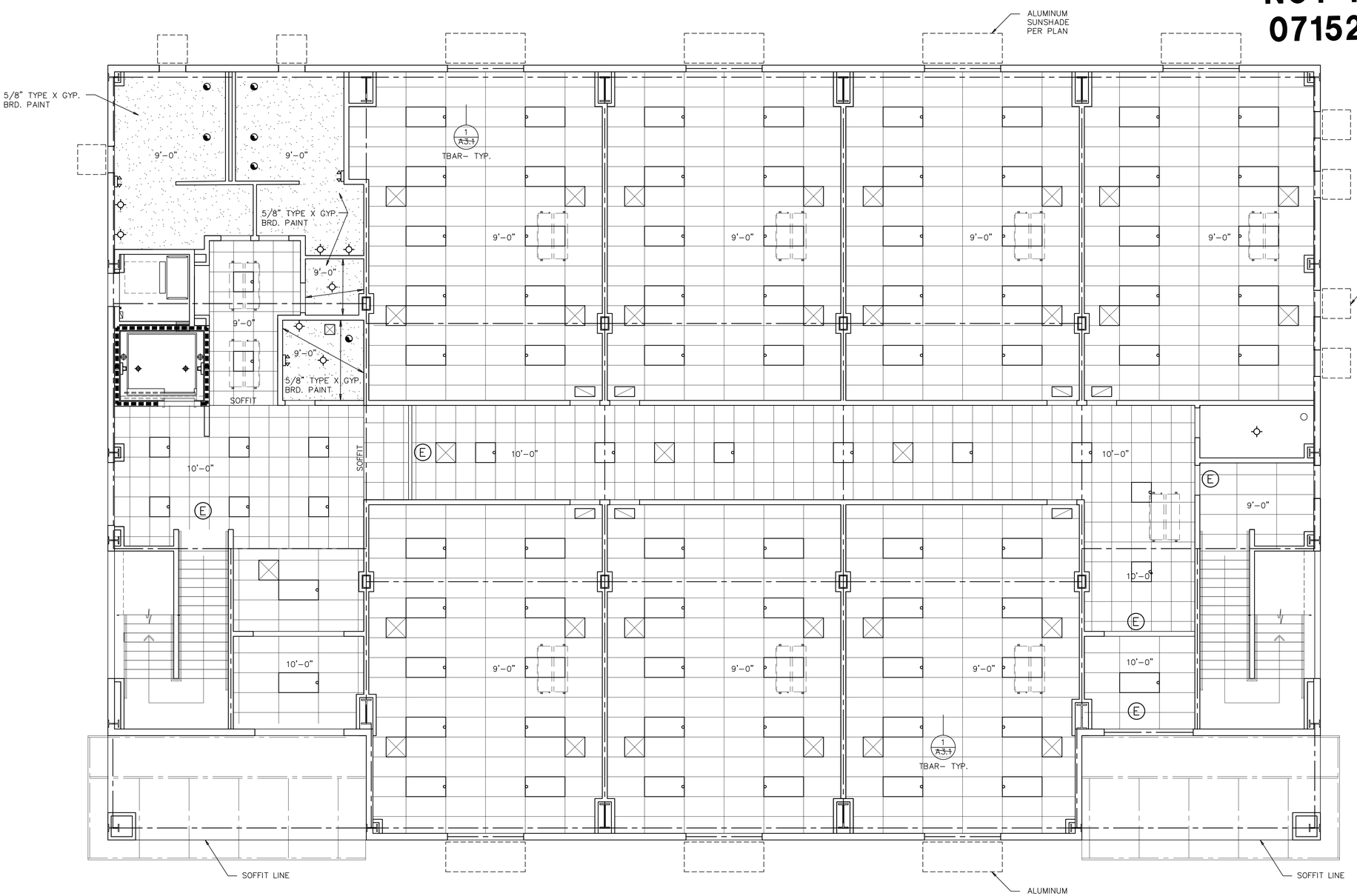

REFLECTED CEILING FIRST FLOOR PLAN

SCALE : 3/16" = 1'-0"

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REN. 01-31-25
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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

REFLECTED CEILING FIRST FLOOR PLAN
CLASSROOMS BLDG B

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

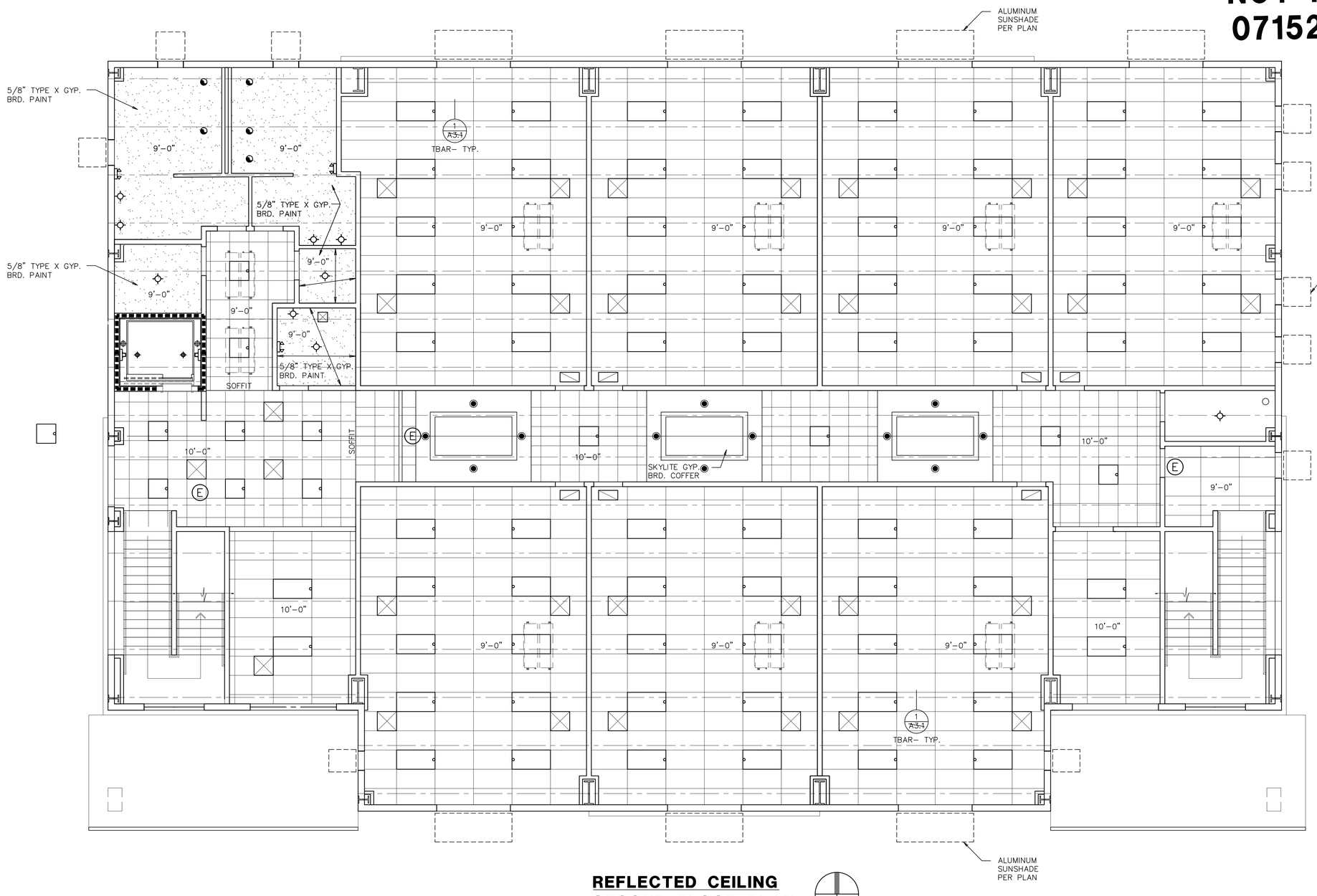
Sheet: **A3.1**

Of Sheets

PRE ENGINEERED METAL BUILDING NOTES

1. PREFABRICATED/ENGINEERED METAL BUILDING (PEMB) DELINEATED IN THESE DRAWINGS SHALL BE AS PROVIDED BY AN APPROVED PEMB DEALER AND MANUFACTURER CAPABLE OF SATISFYING THE CUSTOM DESIGN PRESENTED HERE.
2. PEMB COMPONENT PACKAGE SHALL INCLUDE – BUT NOT LIMITED TO – STRUCTURAL PRIMARY AND SECONDARY FRAMES AND FRAMING, COLUMNS, STUDS, WALL GIRTS, ROOF GIRTS, BRACING, LATERAL BRACING, CABLING, METAL WALL DECKING, METAL ROOF DECKING. OTHER: INSULATED ROOF AND WALL PANELS, PEMB INSULATION SYSTEMS, CANOPIES, PARAPETS, EXTERIOR WALL FURRING, GUTTER/DOWNSPOUTS, FLASH AND COUNTER FLASHING, TRIM KITS, SKYLIGHTS, ROOF VENTS, ROOF EQUIPMENT CURBS SYSTEMS, ROUGH FRAMING FOR SECTIONAL DOORS/MAN DOORS/GLAZING.
3. ALL ROOF OR CEILING MOUNTED EQUIPMENT SHALL BE SUPPORTED BY PROVISIONS WITHIN PEMB DESIGN PACKAGE.
4. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING AND SPECIICATIONS FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
5. DESIGN IS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.
6. SEE PLAN FOR PEMB WALL/ROOF FINISH BASE BID AND BID ALTERNATE DEDUCT FOR SAME.
7. ENGINEERING, FABRICATION, JOBSITE DELIVERY, STOCKING AND ALL ERECTION TO BE INCLUDED IN PEMB CONTRACT.

NOT FOR CONSTRUCTION
07152024



REFLECTED CEILING SECOND FLOOR PLAN

SCALE : 3/16" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- RECESSED LIGHT FIXTURE PER ELEC. DRAWINGS.
- SURFACE MOUNT WRAP AROUND LIGHT FIXTURE PER ELEC. DRAWINGS.
- PENDANT LIGHT FIXTURE PER ELEC. DRAWINGS.
- WALL LIGHT FIXTURE PER ELEC. DRAWINGS.
- RECESSED LIGHT FIXTURE PER ELEC. DRAWINGS.
- SURFACE LIGHT FIXTURE PER ELEC. DRAWINGS.
- HIGH BAY LED LIGHT FIXTURE MOUNT TO UNDERSIDE ROOF STRUCTURE SEE ELECTRICAL DRWGS.
- ILLUMINATED EXIT LIGHT SEE ELECTRICAL DRWGS.
- EXHAUST FAN PER HVAC DRAWINGS.
- HVAC SUPPLY REGISTER PER HVAC DRAWINGS.
- HVAC R/A REGISTER PER HVAC DRAWINGS.
- 6" METAL CEILING JOISTS AT 24" O.C. TYPICAL UNLESS NOTED OTHERWISE
- 24" X 48" ACOUSTIC PANEL AND METAL TBAR GRID INTERMEDIATE DUTY GRADE

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
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1000 E. MONTARA RD. BARSTOW CA. 92311

REFLECTED CEILING SECOND FLOOR PLAN
CLASSROOM BLDG B

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: **A3.2**
Of Sheets

PRE ENGINEERED METAL BUILDING NOTES

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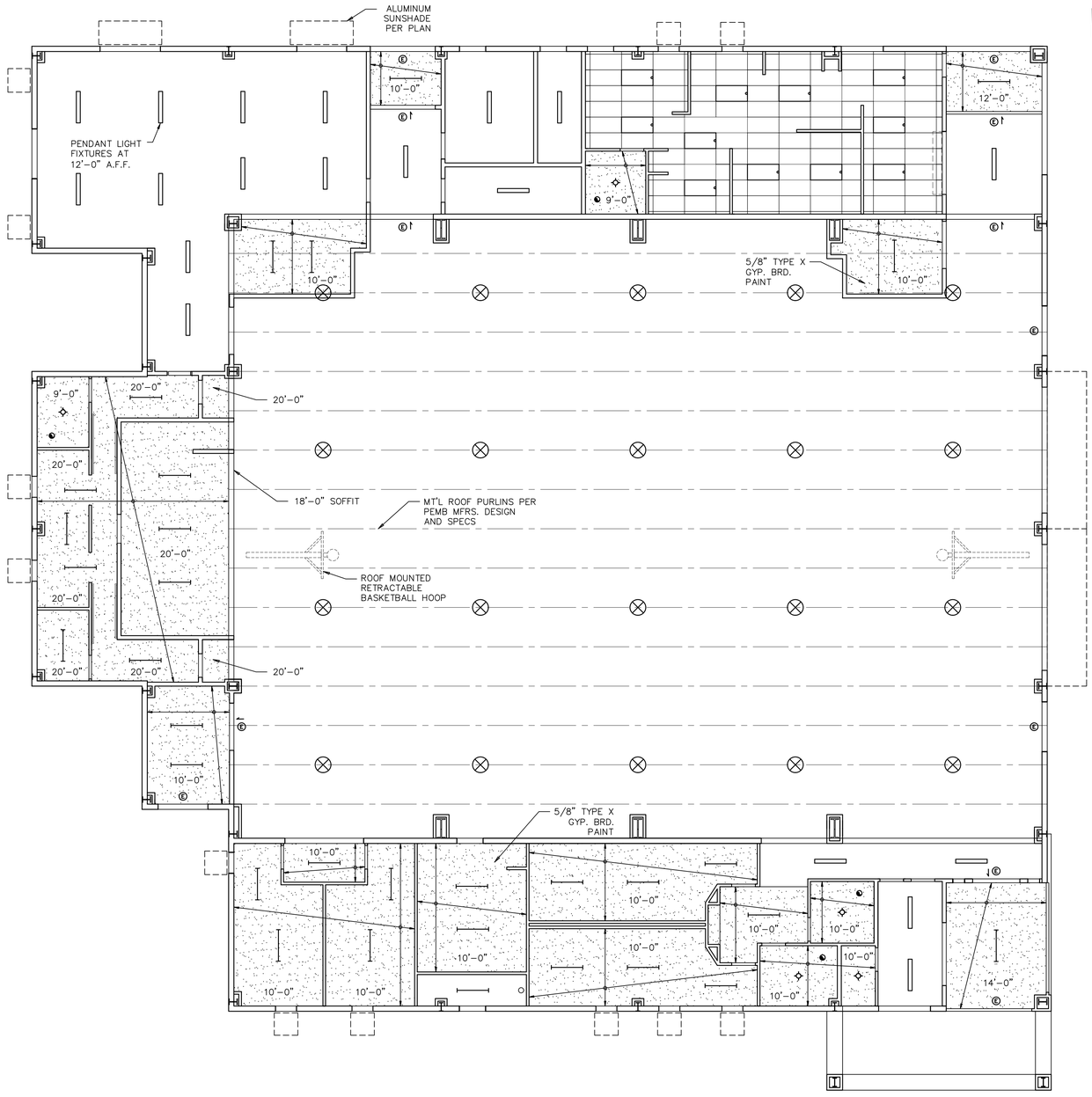

REFLECTED CEILING PLAN

SCALE : 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- RECESSED LIGHT FIXTURE PER ELEC. DRAWINGS.
- SURFACE MOUNT WRAP AROUND LIGHT FIXTURE PER ELEC. DRAWINGS.
- PENDANT LIGHT FIXTURE PER ELEC. DRAWINGS.
- WALL LIGHT FIXTURE PER ELEC. DRAWINGS.
- RECESSED LIGHT FIXTURE PER ELEC. DRAWINGS.
- SURFACE LIGHT FIXTURE PER ELEC. DRAWINGS.
- HIGH BAY LED LIGHT FIXTURE MOUNT TO UNDERSIDE ROOF STRUCTURE SEE ELECTRICAL DRWGS.
- (E) ILLUMINATED EXIT LIGHT SEE ELECTRICAL DRWGS.
- EXHAUST FAN PER HVAC DRAWINGS.
- HVAC SUPPLY REGISTER PER HVAC DRAWINGS.
- HVAC R/A REGISTER PER HVAC DRAWINGS.
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- 24" X 48" ACOUSTIC PANEL AND METAL TBAR GRID INTERMEDIATE DUTY GRADE

REVISIONS/MILESTONES	BY
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CUP APPLICATION 07-15-24	ABP

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PROPOSED GRADE 7-12 SCHOOL FOR:
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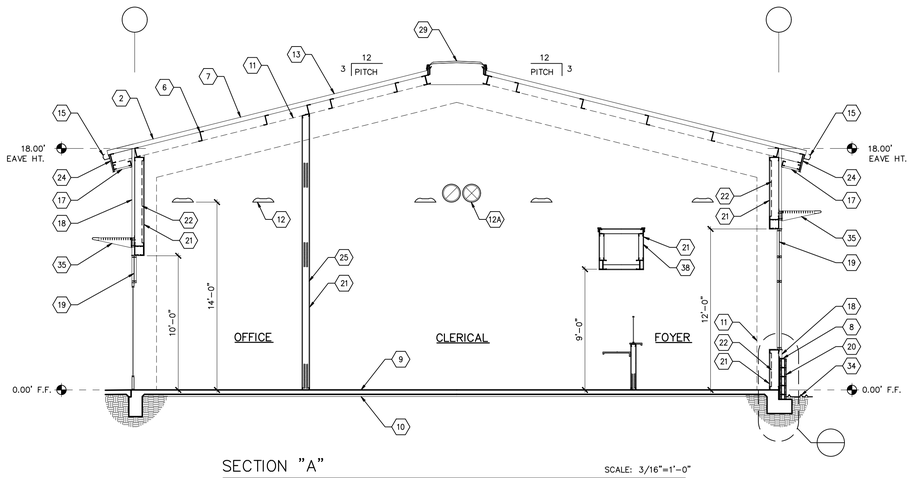
1000 E. MONTARA RD. BARSTOW CA. 92311

REFLECTED CEILING PLAN
MULTI PURPOSE BLDG. C

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: A3.3
Of Sheets

NOT FOR CONSTRUCTION
07152024



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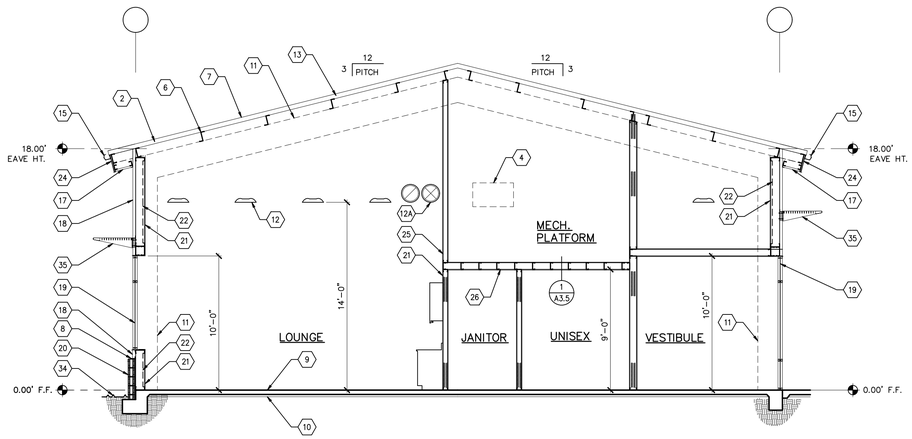

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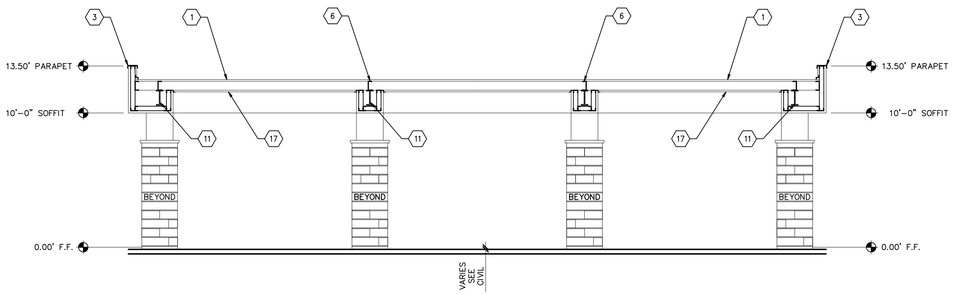
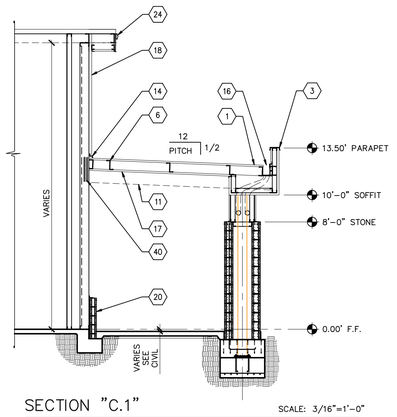


SECTION "B" SCALE: 3/16"=1'-0"



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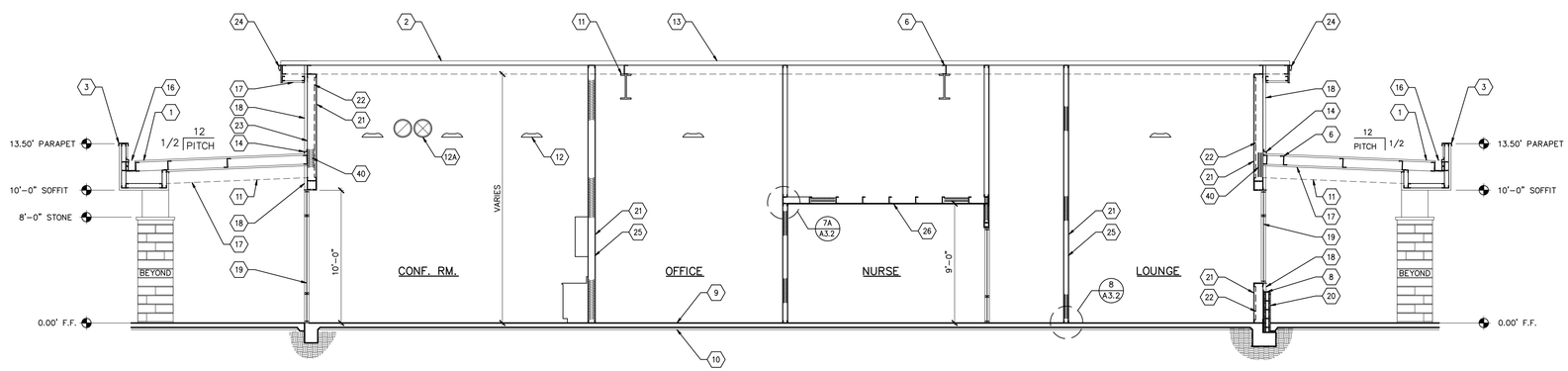

SECTION "C" SCALE: 3/16"=1'-0"

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3. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
4. DESIGN IS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.

SECTION LEGEND:

1. STANDING SEAM, 2" IMP METAL ROOF, R-17.5.
2. STANDING SEAM, 4" IMP METAL ROOF, R-35.
2A. SINGLE PLY, 4" IMP METAL ROOF, R-35
3. 24 GA. ONE PIECE FLASHING CAP – COLOR TO MATCH ADJACENT WALL FINISH.
4. SUSPENDED AIR HANDLER PER HVAC DRAWINGS.
5. MECHANICAL CATWALK PER PLAN.
6. METAL ROOF PURLINS.
7. METAL ROOF PANELS.
8. 2" ZEE FLASHING PER EXTERIOR ELEVATIONS.
9. 4" REINF. CONCRETE SLAB W/APPROVED VAPOR BARRIER.
10. COMPACTED BASE PER SOILS REPORT.
11. STEEL MAIN FRAME BEYOND.
12. LIGHT FIXTURE PER PLAN.
12A. HVAC DUCTWORK PER PLAN.
13. NO PLUMBING VENT PENETRATIONS AT SHED OR GABLE ROOFS.
14. 24 G.I. FLASH AND COUNTERFLASH TO MATCH ADJACENT WALL PANEL COLOR.
15. CONTINUOUS, INTEGRAL EAVE GUTTER TO MATCH METAL FASCIA FINISH.
16. CONTINUOUS, INTEGRAL GUTTER.
17. METAL SOFFIT PANEL.
18. 2.5" IMP WALL PANEL, R-21.9.
19. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM.
20. CMU WAINSCOT WHERE OCCURS.
21. 5/8" TYPE X GYPSUM BOARD.
22. 24 GA. WALL FURRING AT 24" O.C.
23. 8" METAL WALL GIRTS AT 60" O.C.,UNLESS OTHERWISE REQUIRED.
24. CONT. PREFINISHED METAL EAVE TRIM AND FASCIA.
25. METAL STUD AND GYPSUM BOARD PARTITION PER PLAN.
26. 6" METAL CEILING JOIST AT 24" O.C. U.N.O.
27. SUSPENDED ACOUSTIC PANEL CEILING.
28. SEE PLAN FOR IMP COLOR TRANSITIONS.
29. CONTINUOUS SKYLIGHT BY PEMB MRF. SHOP DRAWINGS.
30. OPEN WEB FLOOR FRAMING AT 24" O.C.
31. 1-1/2 LIGHTWEIGHT CONCRETE TOPPING.
32. R-19 FOIL FACED FLOOR INSULATION.
33. STEEL BEAM PER PEMB MFR. DESIGN AND SPECIFICATION.
34. NAT./FIN. GRADE.
35. PREFINISHED ALUMINUM SUNSHADE. PEMB MFR. TO PROVIDE SUPPORT.
36. 1"-1/8" STURDIFLOOR
37. (2) LAYERS 5/8" TYPE X GYPSUM BOARD.
38. 3'-5/8"SOFFIT FRAMING AT 24" O.C.
39. ROOF GIRT CARRIER PER PEMB MFR. DESIGN AND SPECIFICATION.
40. R-21 INSULATION FILL AT IMP VOID.
41. 2X6" H.S.S. @ 48" O.C.
42. 15 TON AC UNITS. PAD MOUNT AT GRADE – PER HVAC DRAWINGS.

REVISIONS/MILESTONES	BY
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ARCHITECT

EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

BUILDING SECTIONS
ADMINISTRATION BLDG A

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: A4
Of Sheets

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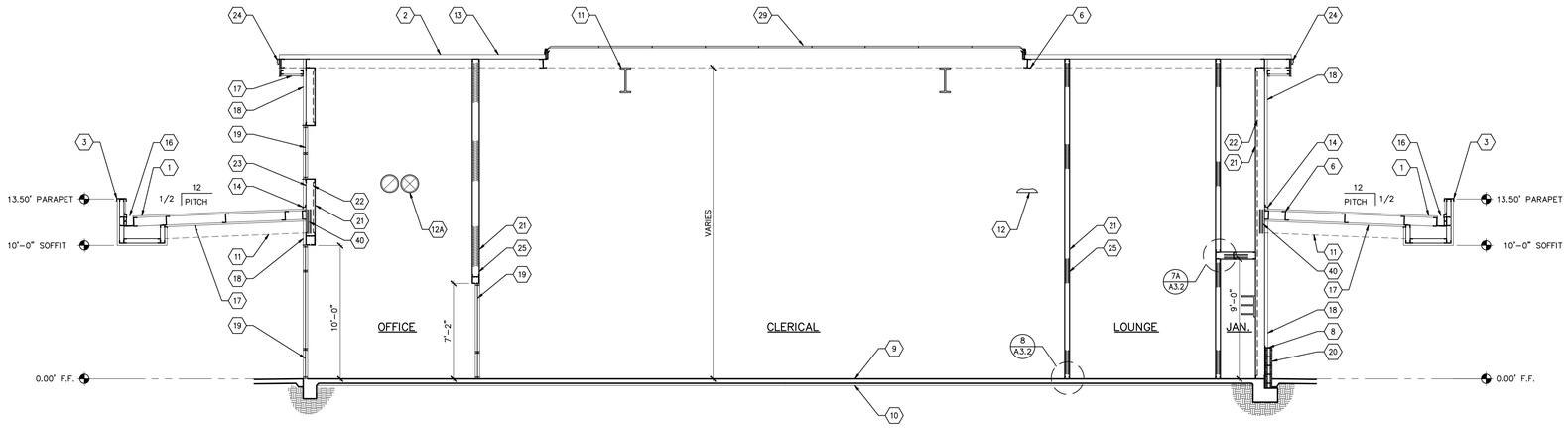
07152024



SECTION "D"

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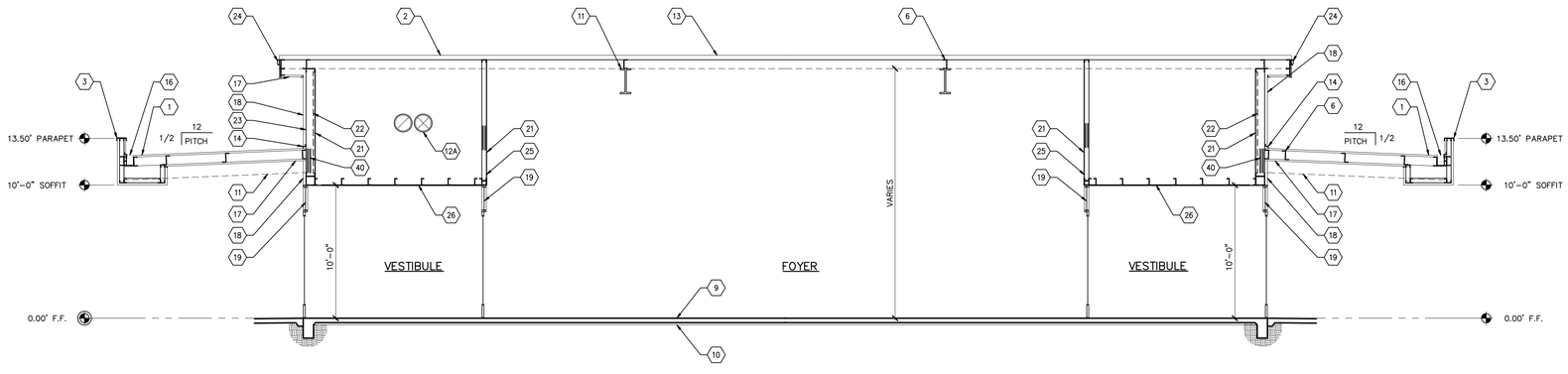

SECTION "E"

SCALE: 3/16"=1'-0"

SECTION LEGEND:

1. STANDING SEAM, 2" IMP METAL ROOF, R-17.5.
2. STANDING SEAM, 4" IMP METAL ROOF, R-35.
2A. SINGLE PLY, 4" IMP METAL ROOF, R-35
3. 24 GA. ONE PIECE FLASHING CAP - COLOR TO MATCH ADJACENT WALL FINISH.
4. SUSPENDED AIR HANDLER PER HVAC DRAWINGS.
5. MECHANICAL CATWALK PER PLAN.
6. METAL ROOF PURLINS.
7. METAL ROOF PANELS.
8. 2" ZEE FLASHING PER EXTERIOR ELEVATIONS.
9. 4" REINF. CONCRETE SLAB W/APPROVED VAPOR BARRIER.
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11. STEEL MAIN FRAME BEYOND.
12. LIGHT FIXTURE PER PLAN.
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42. 15 TON AC UNITS. PAD MOUNT AT GRADE - PER HVAC DRAWINGS.

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CUP APPLICATION 07-15-24	ABP

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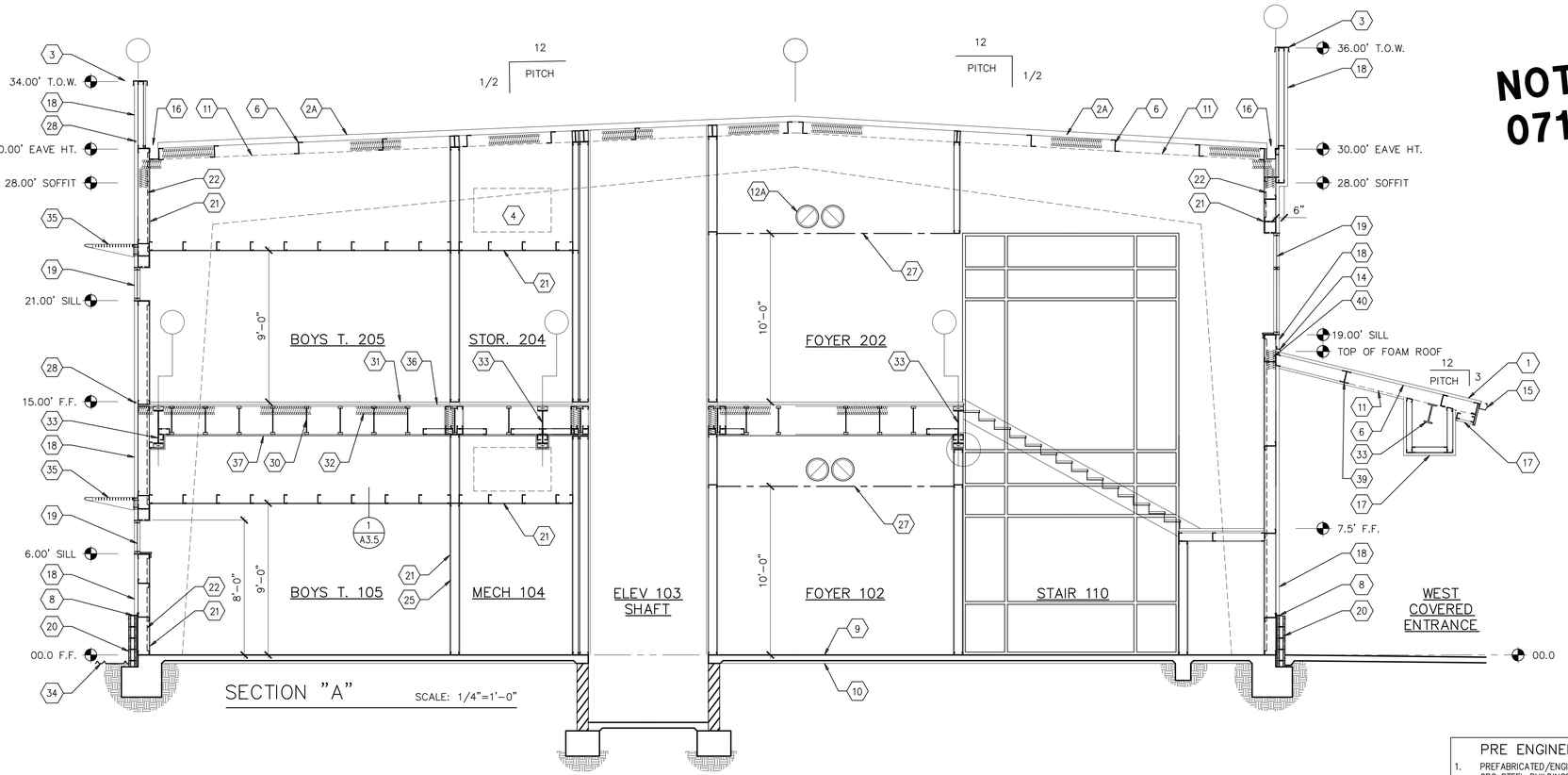
1000 E. MONTARA RD. BARSTOW CA. 92311

BUILDING SECTIONS

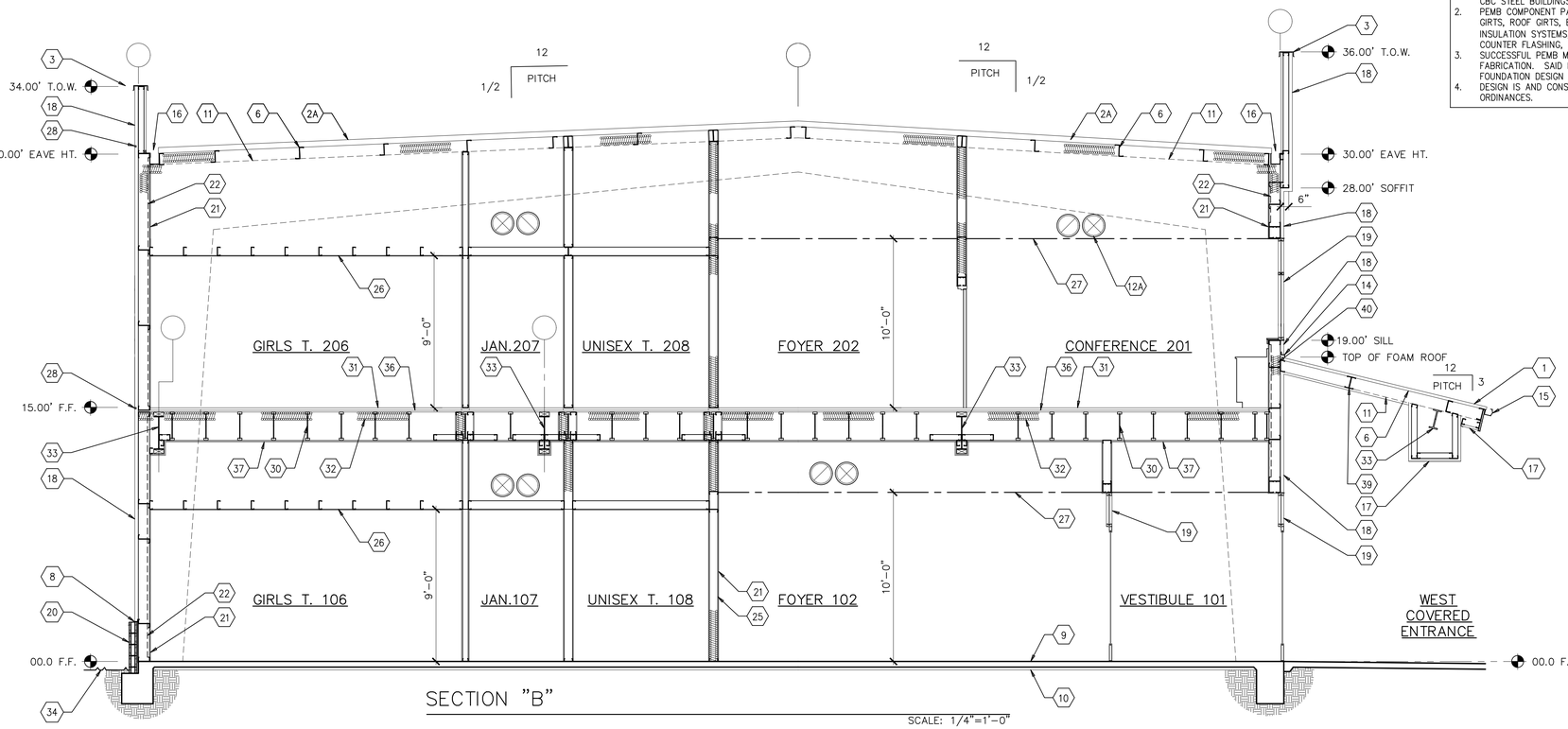
ADMINISTRATION BLDG A

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
A4.1
Of Sheets



SECTION "A" SCALE: 1/4"=1'-0"



SECTION "B" SCALE: 1/4"=1'-0"

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07152024

PRE ENGINEERED METAL BUILDING NOTES:

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2. PEMB COMPONENT PACKAGE SHALL INCLUDE – BUT NOT LIMITED TO – STRUCTURAL: MAIN FRAMES, COLUMNS, STUDS, WALL GIRTS, ROOF GIRTS, BRACING, METAL WALL DECKING, METAL ROOF DECKING. OTHER: INSULATED ROOF AND WALL PANELS, PEMB INSULATION SYSTEMS, MANSARDS, CANOPIES, PARAPETS, EXTERIOR WALL FRAMING, GUTTER/DOWNSPOUTS, FLASH AND COUNTER FLASHING, TRIM KITS, SKYLIGHTS, ROOF VENTS, ROOF EQUIPMENT CURBS SYSTEMS, DOOR ROUGH FRAMING.
3. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
4. DESIGN IS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.

SECTION LEGEND:

1. STANDING SEAM, 2" IMP METAL ROOF, R-17.5.
2. STANDING SEAM, 4" IMP METAL ROOF, R-35.
2A. SINGLE PLY, 4" IMP METAL ROOF, R-35
3. 24 GA. ONE PIECE FLASHING CAP – COLOR TO MATCH ADJACENT WALL FINISH.
4. SUSPENDED AIR HANDLER PER HVAC DRAWINGS.
5. MECHANICAL CATWALK PER PLAN.
6. METAL ROOF PURLINS.
7. METAL ROOF PANELS.
8. 2" ZEE FLASHING PER EXTERIOR ELEVATIONS.
9. 4" REINF. CONCRETE SLAB W/APPROVED VAPOR BARRIER.
10. COMPACTED BASE PER SOILS REPORT.
11. STEEL MAIN FRAME BEYOND.
12. LIGHT FIXTURE PER PLAN.
12A. HVAC DUCTWORK PER PLAN.
13. NO PLUMBING VENT PENETRATIONS AT SHED OR GABLE ROOFS.
14. 24 G.I. FLASH AND COUNTERFLASH TO MATCH ADJACENT WALL PANEL COLOR.
15. CONTINUOUS, INTEGRAL EAVE GUTTER TO MATCH METAL FASCIA FINISH.
16. CONTINUOUS, INTEGRAL GUTTER.
17. METAL SOFFIT PANEL.
18. 2.5" IMP WALL PANEL, R-21.9.
19. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM.
20. CMU WAINSCOT WHERE OCCURS.
21. 5/8" TYPE X GYPSUM BOARD.
22. 24 GA. WALL FURRING AT 24" O.C.
23. 8" METAL WALL GIRTS AT 60" O.C.,UNLESS OTHERWISE REQUIRED.
24. CONT. PREFINISHED METAL EAVE TRIM AND FASCIA.
25. METAL STUD AND GYPSUM BOARD PARTITION PER PLAN.
26. 6" METAL CEILING JOIST AT 24" O.C. U.N.O.
27. SUSPENDED ACOUSTIC PANEL CEILING.
28. SEE PLAN FOR IMP COLOR TRANSITIONS.
29. CONTINUOUS SKYLIGHT BY PEMB MRF. SHOP DRAWINGS.
30. OPEN WEB FLOOR FRAMING AT 24" O.C.
31. 1-1/2 LIGHTWEIGHT CONCRETE TOPPING.
32. R-19 FOIL FACED FLOOR INSULATION.
33. STEEL BEAM PER PEMB MFR. DESIGN AND SPECIFICATION.
34. NAT./FIN. GRADE.
35. PREFINISHED ALUMINUM SUNSHADE. PEMB MFR. TO PROVIDE SUPPORT.
36. 1"-1/8" STURDIFLOOR
37. (2) LAYERS 5/8" TYPE X GYPSUM BOARD.
38. 3'-5/8"SOFFIT FRAMING AT 24" O.C.
39. ROOF GIRT CARRIER PER PEMB MFR. DESIGN AND SPECIFICATION.
40. R-21 INSULATION FILL AT IMP VOID.
41. 2X6" H.S.S. @ 48" O.C.
42. 15 TON AC UNITS. PAD MOUNT AT GRADE – PER HVAC DRAWINGS.

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SITE PRELIM REVIEW - CITY 11-15-23	
CUP APPLICATION 07-15-24	ABP

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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

BUILDING SECTIONS
CLASSROOM BLDG B

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
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Of Sheets

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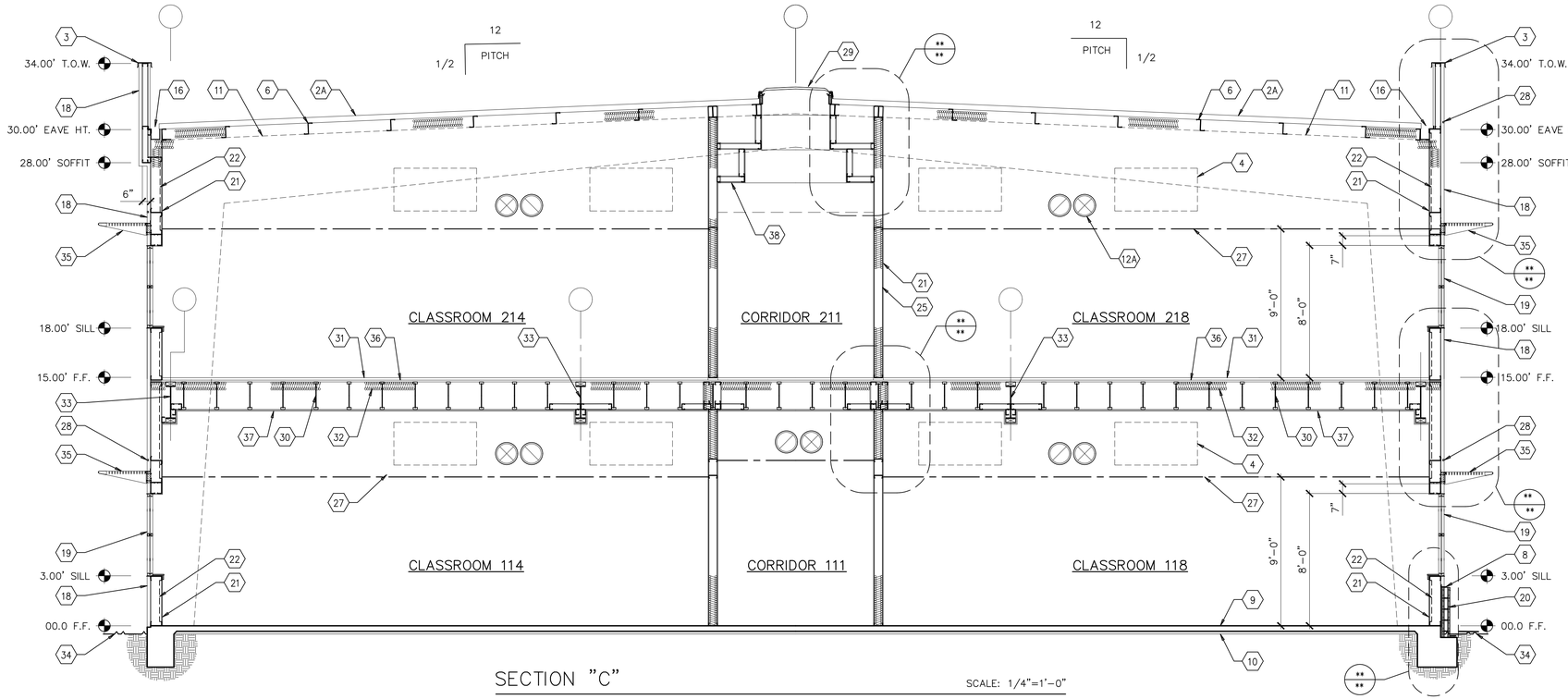

SECTION "C"

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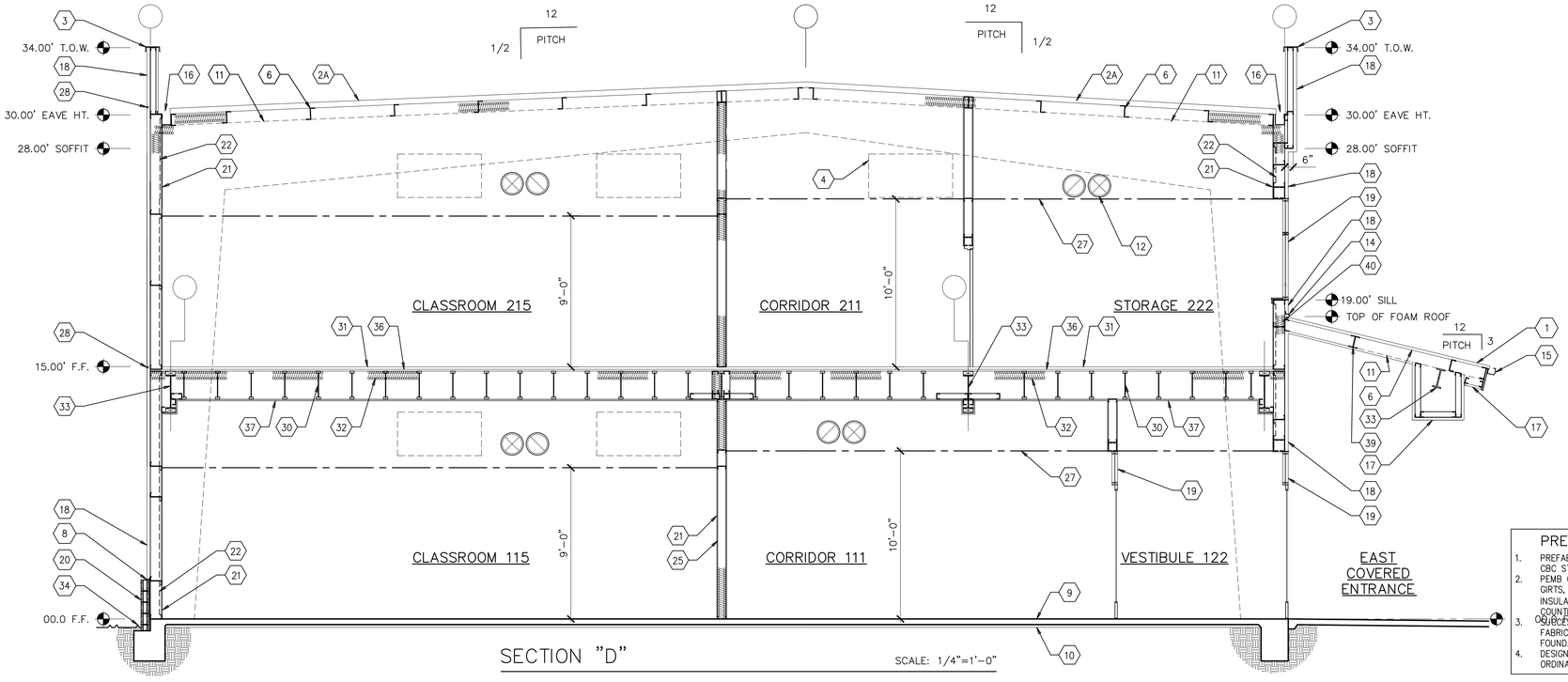

SECTION "D"

SCALE: 1/4"=1'-0"

SECTION LEGEND:

1. STANDING SEAM, 2" IMP METAL ROOF, R-17.5.
2. STANDING SEAM, 4" IMP METAL ROOF, R-35.
2A. SINGLE PLY. 4" IMP METAL ROOF, R-35
3. 24 GA. ONE PIECE FLASHING CAP - COLOR TO MATCH ADJACENT WALL FINISH.
4. SUSPENDED AIR HANDLER PER HVAC DRAWINGS.
5. MECHANICAL CATWALK PER PLAN.
6. METAL ROOF PURLINS.
7. METAL ROOF PANELS.
8. 2" ZEE FLASHING PER EXTERIOR ELEVATIONS.
9. 4" REINF. CONCRETE SLAB W/APPROVED VAPOR BARRIER.
10. COMPACTED BASE PER SOILS REPORT.
11. STEEL MAIN FRAME BEYOND.
12. LIGHT FIXTURE PER PLAN.
12A. HVAC DUCTWORK PER PLAN.
13. NO PLUMBING VENT PENETRATIONS AT SHED OR GABLE ROOFS.
14. 24 G.I. FLASH AND COUNTERFLASH TO MATCH ADJACENT WALL PANEL COLOR.
15. CONTINUOUS, INTEGRAL EAVE GUTTER TO MATCH METAL FASCIA FINISH.
16. CONTINUOUS, INTEGRAL GUTTER.
17. METAL SOFFIT PANEL.
18. 2.5" IMP WALL PANEL, R-21.9.
19. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM.
20. CMU WAINSCOT WHERE OCCURS.
21. 5/8" TYPE X GYPSUM BOARD.
22. 24 GA. WALL FURRING AT 24" O.C.
23. 8" METAL WALL GIRTS AT 60" O.C.,UNLESS OTHERWISE REQUIRED.
24. CONT. PREFINISHED METAL EAVE TRIM AND FASCIA.
25. METAL STUD AND GYPSUM BOARD PARTITION PER PLAN.
26. 6" METAL CEILING JOIST AT 24" O.C. U.N.O.
27. SUSPENDED ACOUSTIC PANEL CEILING.
28. SEE PLAN FOR IMP COLOR TRANSITIONS.
29. CONTINUOUS SKYLIGHT BY PEMB MRF. SHOP DRAWINGS.
30. OPEN WEB FLOOR FRAMING AT 24" O.C.
31. 1-1/2 LIGHTWEIGHT CONCRETE TOPPING.
32. R-19 FOIL FACED FLOOR INSULATION.
33. STEEL BEAM PER PEMB MFR. DESIGN AND SPECIFICATION.
34. NAT./FIN. GRADE.
35. PREFINISHED ALUMINUM SUNSHADE. PEMB MFR. TO PROVIDE SUPPORT.
36. 1"-1/8" STURDIFLOOR
37. (2) LAYERS 5/8" TYPE X GYPSUM BOARD.
38. 3'-5/8"SOFFIT FRAMING AT 24" O.C.
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41. 2X6" H.S.S. @ 48" O.C.
42. 15 TON AC UNITS. PAD MOUNT AT GRADE - PER HVAC DRAWINGS.

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BUILDING SECTIONS
CLASSROOM BLDG B

date:	07192023
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drawn by:	SGR/RR

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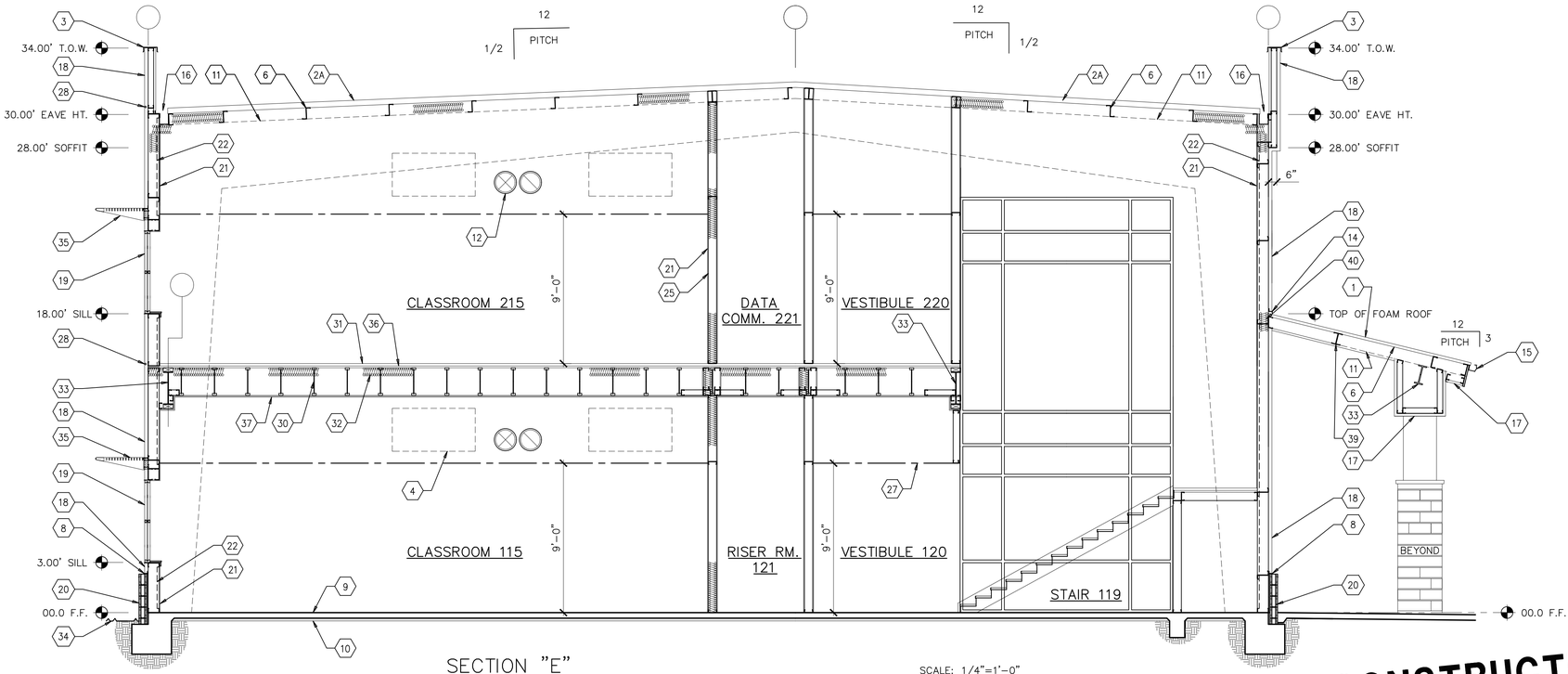
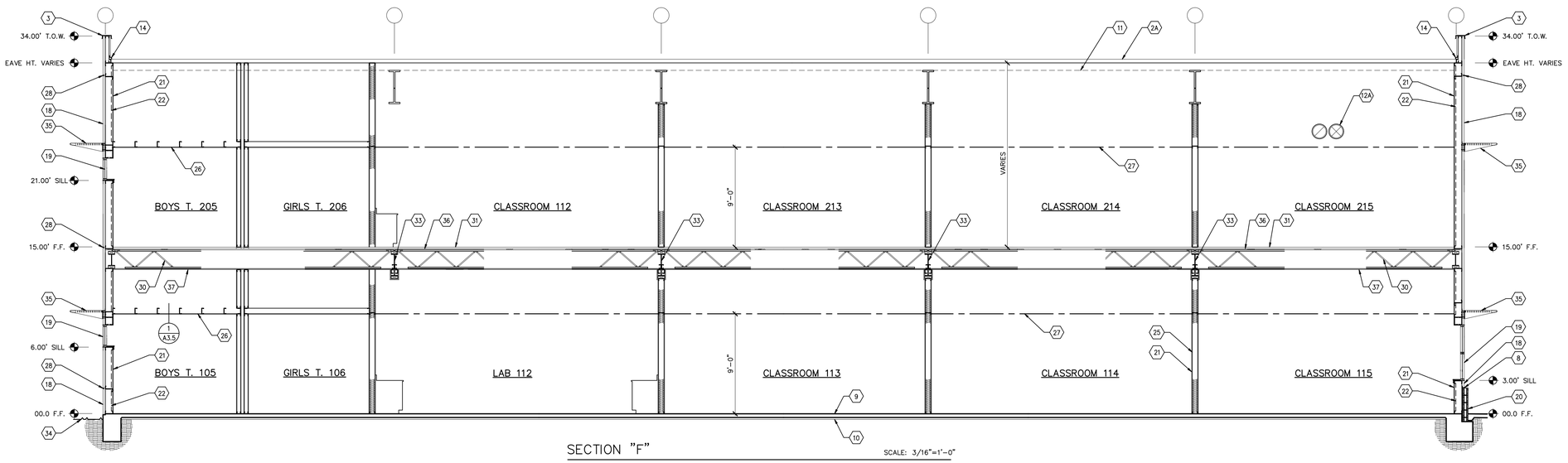
Of Sheets



SECTION "E"

SCALE: 1/4"=1'-0"



SECTION "F"

SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION
07152024

SECTION LEGEND:

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2. STANDING SEAM, 4" IMP METAL ROOF, R-35.
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BUILDING SECTIONS
CLASSROOM BLDG B

date:	07192023
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scale:	noted
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Sheet:
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Of Sheets

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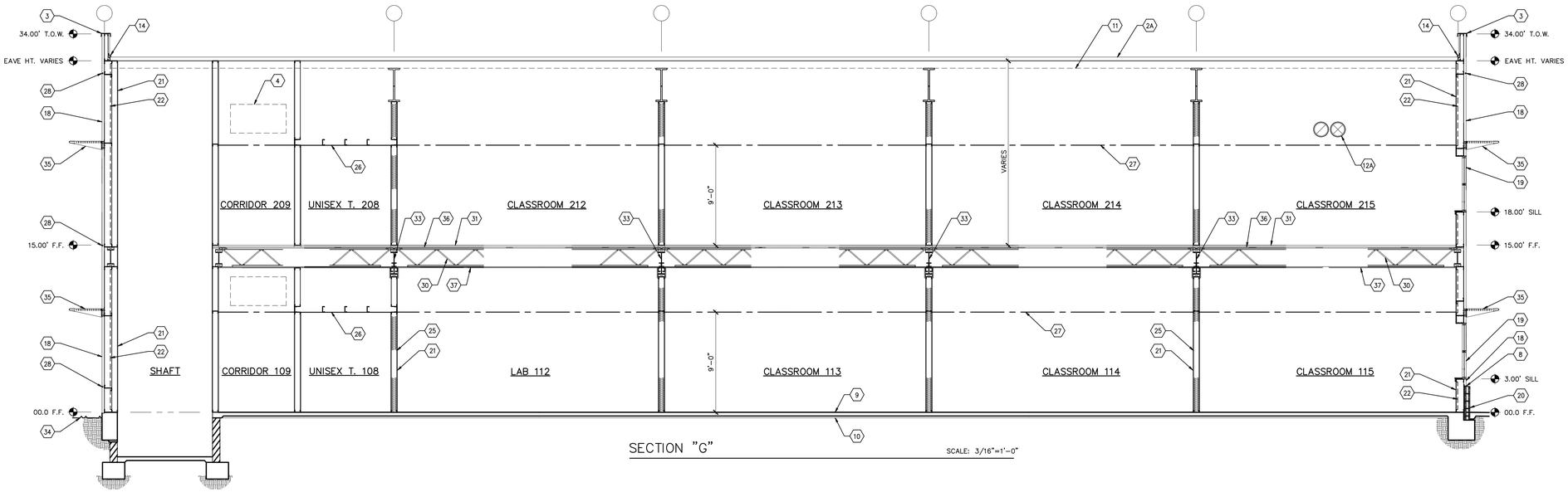

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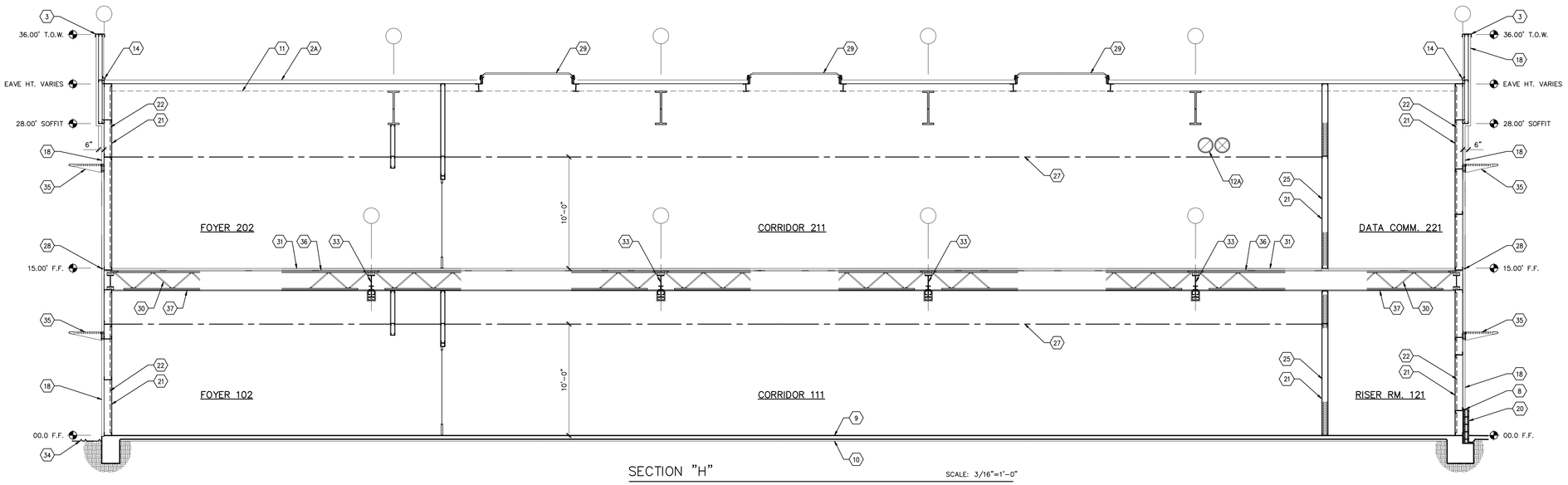

SECTION "H" SCALE: 3/16"=1'-0"

SECTION LEGEND:

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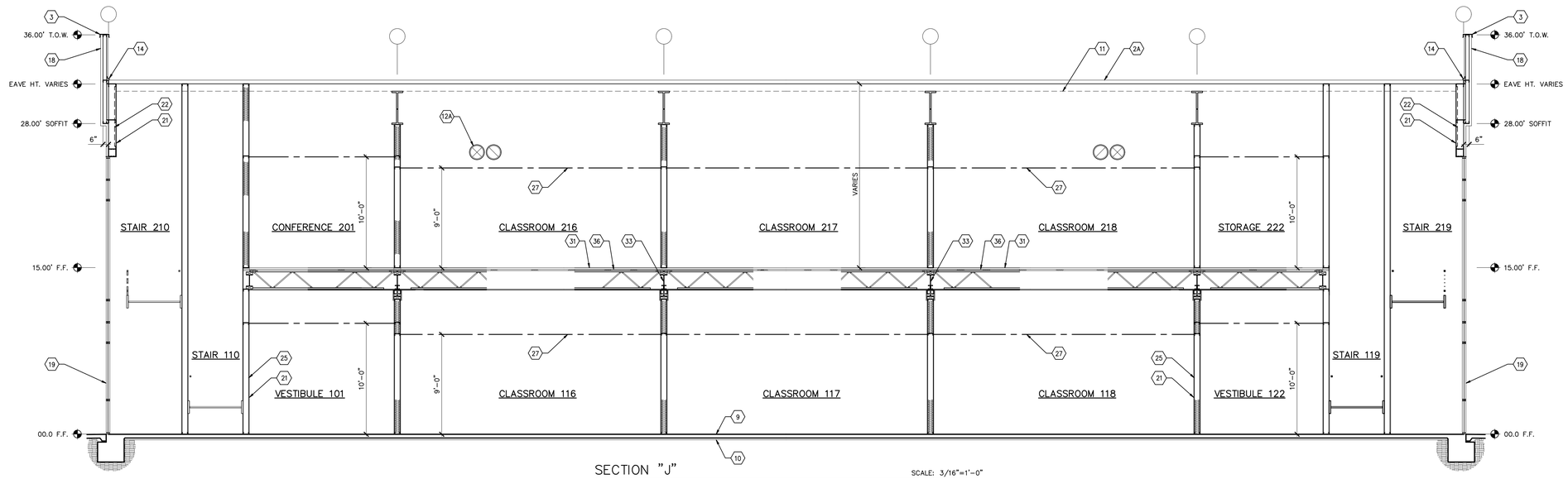

SECTION "J"

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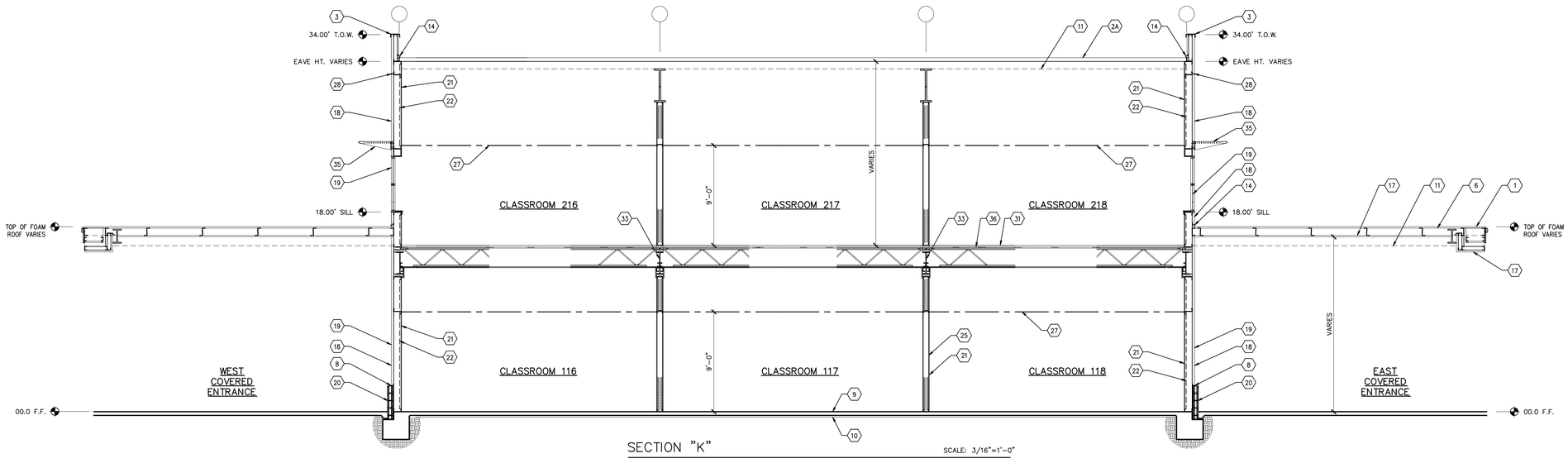

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3. 24 GA. ONE PIECE FLASHING CAP - COLOR TO MATCH ADJACENT WALL FINISH.
4. SUSPENDED AIR HANDLER PER HVAC DRAWINGS.
5. MECHANICAL CATWALK PER PLAN.
6. METAL ROOF PURLINS.
7. METAL ROOF PANELS.
8. 2" ZEE FLASHING PER EXTERIOR ELEVATIONS.
9. 4" REINF. CONCRETE SLAB W/APPROVED VAPOR BARRIER.
10. COMPACTED BASE PER SOILS REPORT.
11. STEEL MAIN FRAME BEYOND.
12. LIGHT FIXTURE PER PLAN.
12A. HVAC DUCTWORK PER PLAN.
13. NO PLUMBING VENT PENETRATIONS AT SHED OR GABLE ROOFS.
14. 24 G.I. FLASH AND COUNTERFLASH TO MATCH ADJACENT WALL PANEL COLOR.
15. CONTINUOUS, INTEGRAL EAVE GUTTER TO MATCH METAL FASCIA FINISH.
16. CONTINUOUS, INTEGRAL GUTTER.
17. METAL SOFFIT PANEL.
18. 2.5" IMP WALL PANEL, R-21.9.
19. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM.
20. CMU WAINSCOT WHERE OCCURS.
21. 5/8" TYPE X GYPSUM BOARD.
22. 24 GA. WALL FURRING AT 24" O.C.
23. 8" METAL WALL GIRTS AT 60" O.C.,UNLESS OTHERWISE REQUIRED.
24. CONT. PREFINISHED METAL EAVE TRIM AND FASCIA.
25. METAL STUD AND GYPSUM BOARD PARTITION PER PLAN.
26. 6" METAL CEILING JOIST AT 24" O.C. U.N.O.
27. SUSPENDED ACOUSTIC PANEL CEILING.
28. SEE PLAN FOR IMP COLOR TRANSITIONS.
29. CONTINUOUS SKYLIGHT BY PEMB MRF. SHOP DRAWINGS.
30. OPEN WEB FLOOR FRAMING AT 24" O.C.
31. 1-1/2 LIGHTWEIGHT CONCRETE TOPPING.
32. R-19 FOIL FACED FLOOR INSULATION.
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37. (2) LAYERS 5/8" TYPE X GYPSUM BOARD.
38. 3'-5/8"SOFFIT FRAMING AT 24" O.C
39. ROOF GIRT CARRIER PER PEMB MFR. DESIGN AND SPECIFICATION.
40. R-21 INSULATION FILL AT IMP VOID.
41. 2X6" H.S.S. @ 48" O.C.
42. 15 TON AC UNITS. PAD MOUNT AT GRADE - PER HVAC DRAWINGS.

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3. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
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CUP APPLICATION 07-15-24	ABP

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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

BUILDING SECTIONS
CLASSROOM BLDG B

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
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Of Sheets

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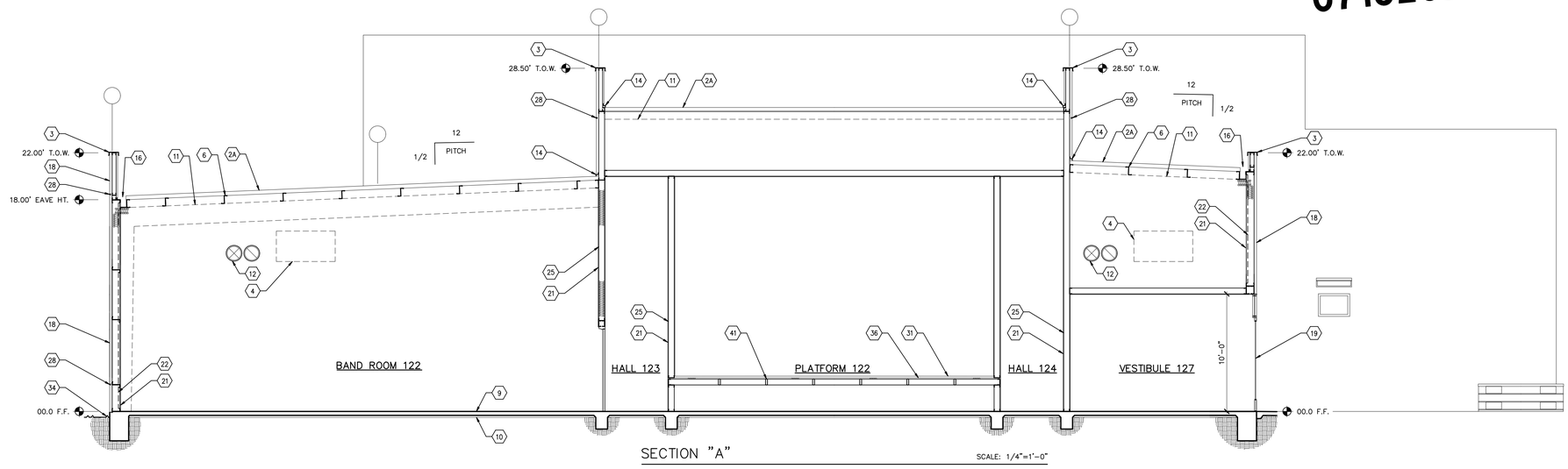

SECTION "A"

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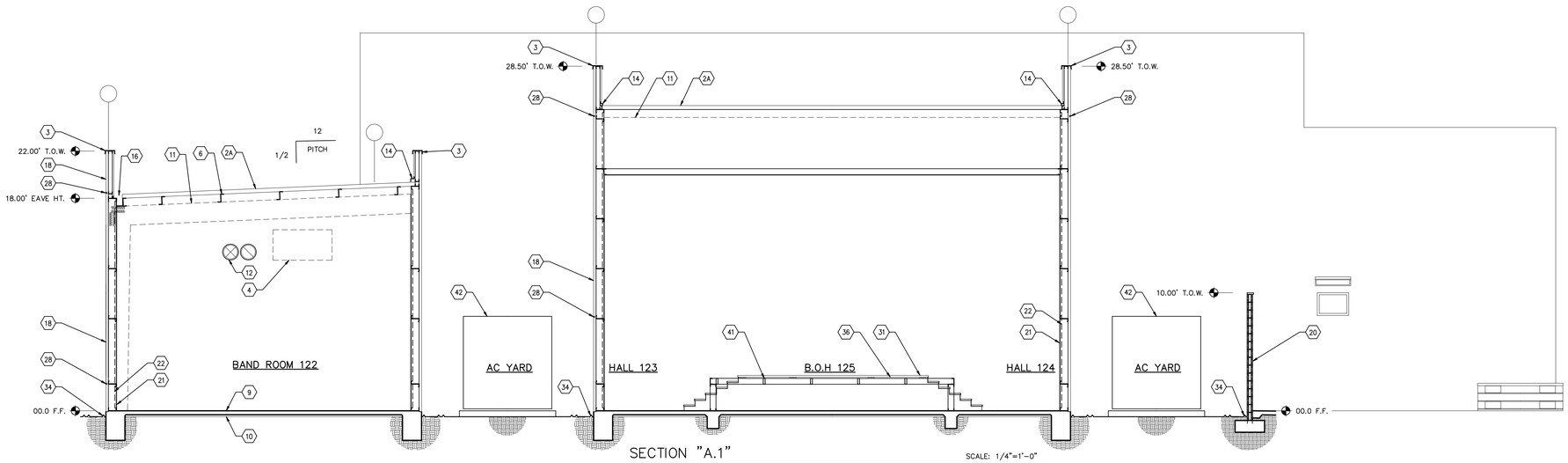

SECTION "A.1"

SCALE: 1/4"=1'-0"

SECTION LEGEND:

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25. METAL STUD AND GYPSUM BOARD PARTITION PER PLAN.
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PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

BUILDING SECTIONS

MULTI PURPOSE BLDG. C

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
A4.7
Of Sheets

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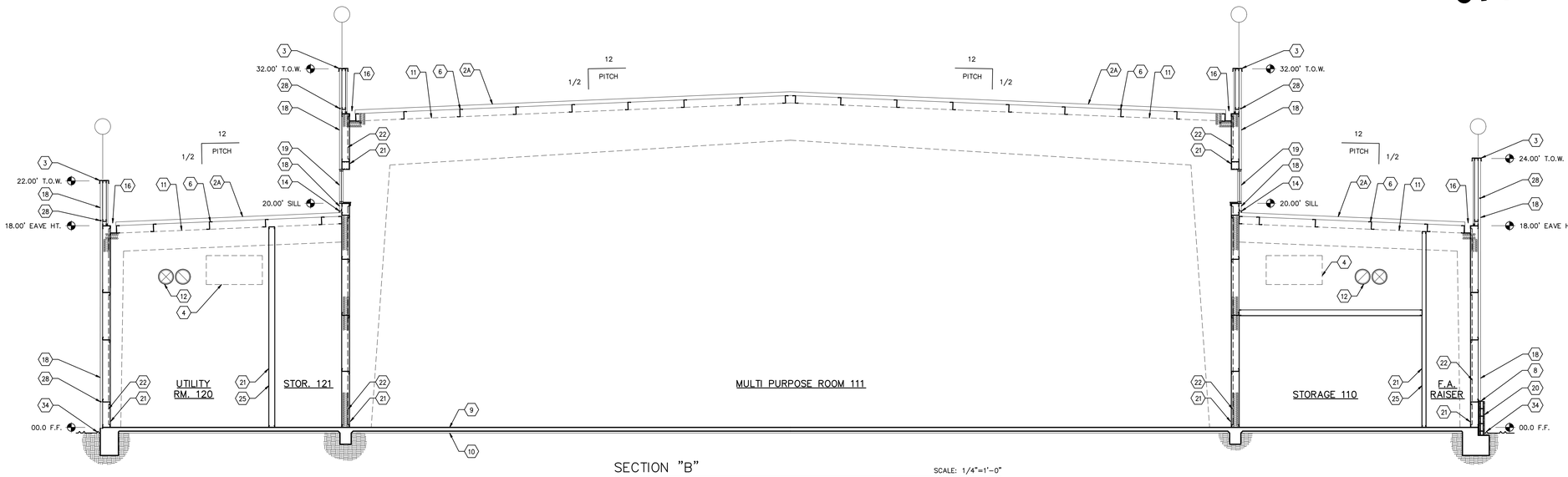

SECTION "B"

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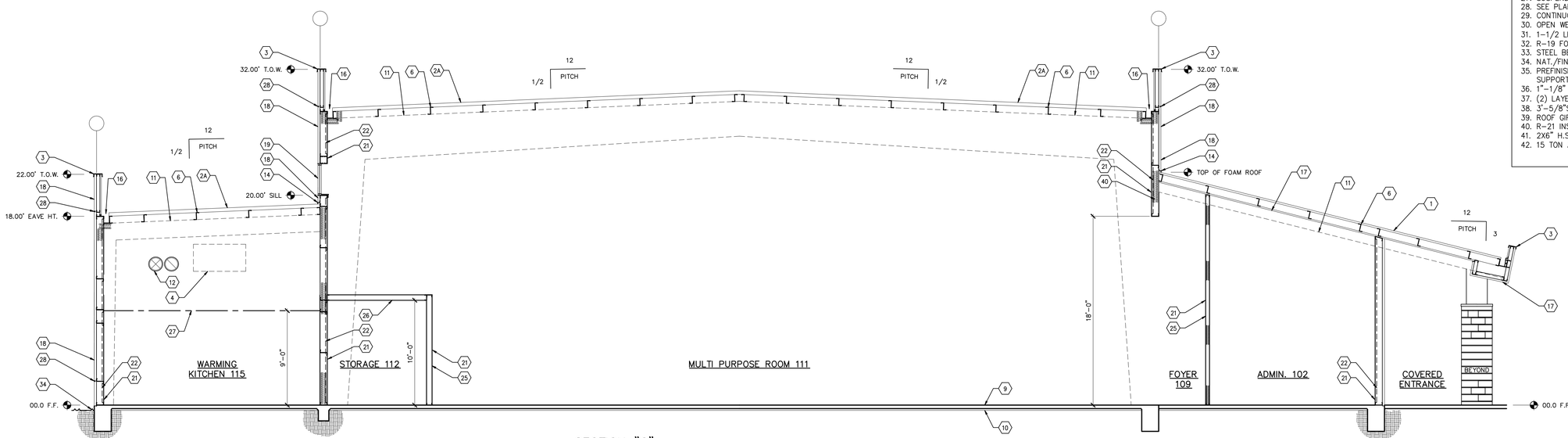

SECTION "C"

SCALE: 1/4"=1'-0"

SECTION LEGEND:

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BUILDING SECTIONS
MULTI PURPOSE BLDG. C

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
A4.8
Of Sheets

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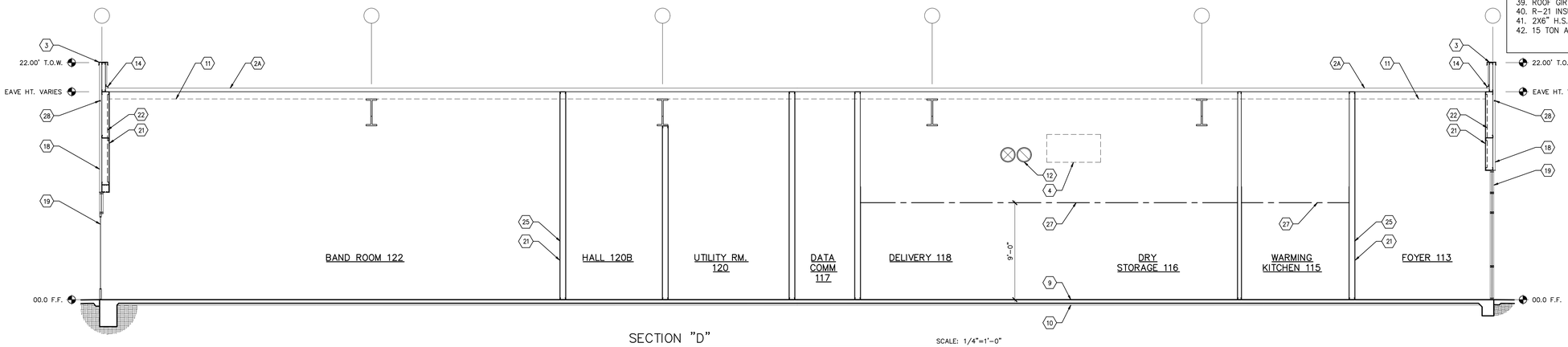

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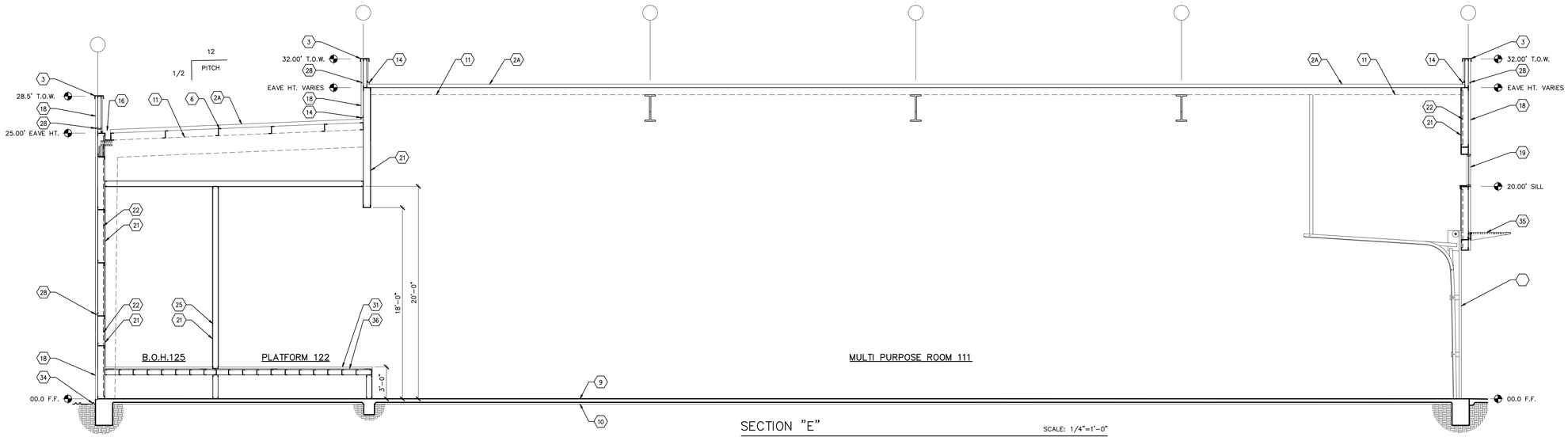

SECTION "E" SCALE: 1/4"=1'–0"

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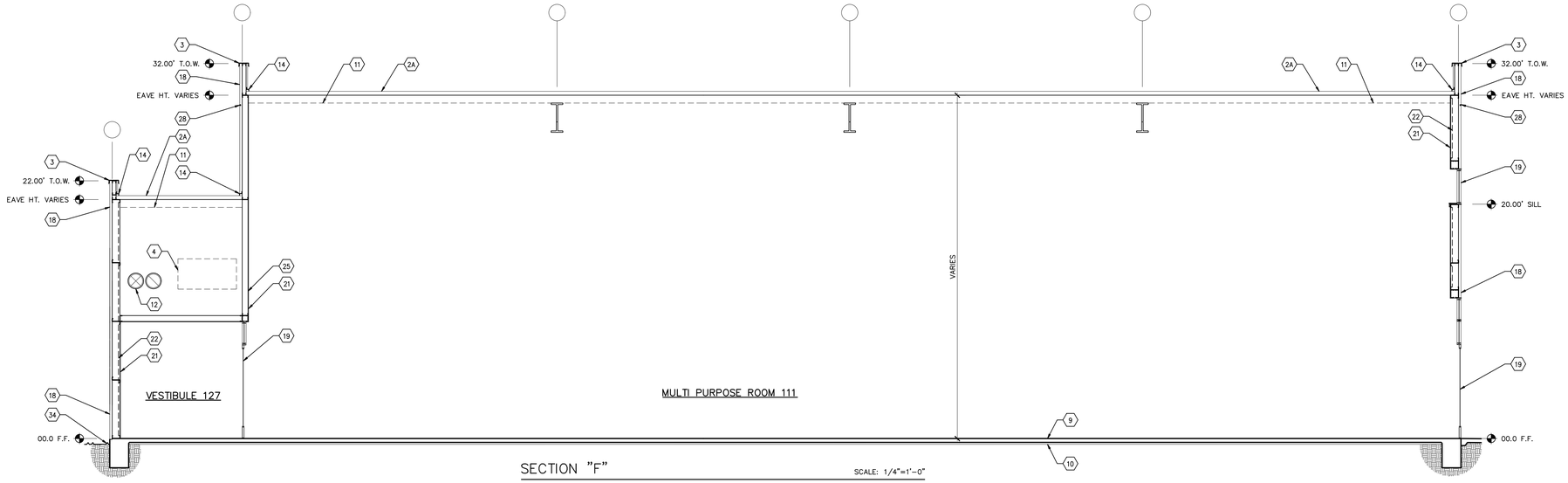

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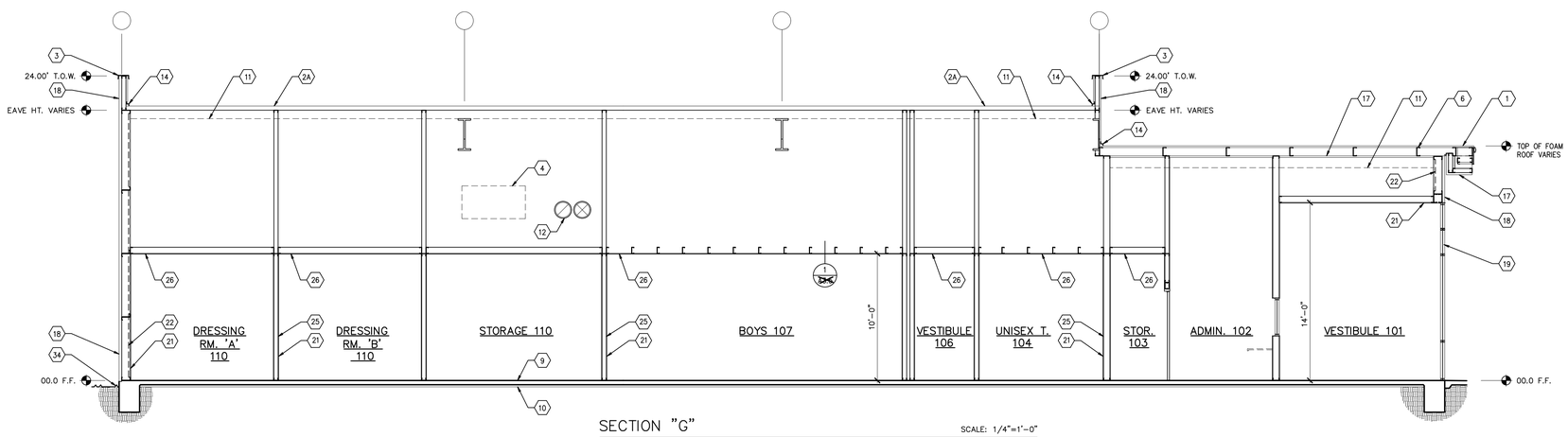

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2. PEMB COMPONENT PACKAGE SHALL INCLUDE – BUT NOT LIMITED TO – STRUCTURAL: MAIN FRAMES, COLUMNS, STUDS, WALL GIRTS, ROOF GIRTS, BRACING, METAL WALL DECKING, METAL ROOF DECKING. OTHER: INSULATED ROOF AND WALL PANELS, PEMB INSULATION SYSTEMS, MANSARDS, CANOPIES, PARAPETS, EXTERIOR WALL FRAMING, GUTTER/DOWNSPOUTS, FLASH AND COUNTER FLASHING, TRIM KITS, SKYLIGHTS, ROOF VENTS, ROOF EQUIPMENT CURBS SYSTEMS, DOOR ROUGH FRAMING.
3. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
4. DESIGN IS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.

SECTION LEGEND:

1. STANDING SEAM, 2" IMP METAL ROOF, R-17.5.
2. STANDING SEAM, 4" IMP METAL ROOF, R-35.
2A. SINGLE PLY. 4" IMP METAL ROOF, R-35
3. 24 GA. ONE PIECE FLASHING CAP – COLOR TO MATCH ADJACENT WALL FINISH.
4. SUSPENDED AIR HANDLER PER HVAC DRAWINGS.
5. MECHANICAL CATWALK PER PLAN.
6. METAL ROOF PURLINS.
7. METAL ROOF PANELS.
8. 2" ZEE FLASHING PER EXTERIOR ELEVATIONS.
9. 4" REINF. CONCRETE SLAB W/APPROVED VAPOR BARRIER.
10. COMPACTED BASE PER SOILS REPORT.
11. STEEL MAIN FRAME BEYOND.
12. LIGHT FIXTURE PER PLAN.
12A. HVAC DUCTWORK PER PLAN.
13. NO PLUMBING VENT PENETRATIONS AT SHED OR GABLE ROOFS.
14. 24 G.I. FLASH AND COUNTERFLASH TO MATCH ADJACENT WALL PANEL COLOR.
15. CONTINUOUS, INTEGRAL EAVE GUTTER TO MATCH METAL FASCIA FINISH.
16. CONTINUOUS, INTEGRAL GUTTER.
17. METAL SOFFIT PANEL.
18. 2.5" IMP WALL PANEL, R-21.9.
19. ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM.
20. CMU WAINSCOT WHERE OCCURS.
21. 5/8" TYPE X GYPSUM BOARD.
22. 24 GA. WALL FURRING AT 24" O.C.
23. 8" METAL WALL GIRTS AT 60" O.C.,UNLESS OTHERWISE REQUIRED.
24. CONT. PREFINISHED METAL EAVE TRIM AND FASCIA.
25. METAL STUD AND GYPSUM BOARD PARTITION PER PLAN.
26. 6" METAL CEILING JOIST AT 24" O.C. U.N.O.
27. SUSPENDED ACOUSTIC PANEL CEILING.
28. SEE PLAN FOR IMP COLOR TRANSITIONS.
29. CONTINUOUS SKYLIGHT BY PEMB MRF. SHOP DRAWINGS.
30. OPEN WEB FLOOR FRAMING AT 24" O.C.
31. 1-1/2 LIGHTWEIGHT CONCRETE TOPPING.
32. R-19 FOIL FACED FLOOR INSULATION.
33. STEEL BEAM PER PEMB MFR. DESIGN AND SPECIFICATION.
34. NAT./FIN. GRADE.
35. PREFINISHED ALUMINUM SUNSHADE. PEMB MFR. TO PROVIDE SUPPORT.
36. 1"-1/8" STURDIFLOOR
37. (2) LAYERS 5/8" TYPE X GYPSUM BOARD.
38. 3'-5/8"SOFFIT FRAMING AT 24" O.C.
39. ROOF GIRT CARRIER PER PEMB MFR. DESIGN AND SPECIFICATION.
40. R-21 INSULATION FILL AT IMP VOID.
41. 2X6" H.S.S. @ 48" O.C.
42. 15 TON AC UNITS. PAD MOUNT AT GRADE – PER HVAC DRAWINGS.

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW - CITY 11-15-23	
CUP APPLICATION 07-15-24	ABP

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LICENSED ARCHITECT
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Office by appointment: 18484 US Hwy 18, Suite 290 Apple Valley, CA. 92307

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

BUILDING SECTIONS
MULTI PURPOSE BLDG. C

date: 07192023
job: EXC_MONTARA
scale: noted
drawn by: SGR/RR
Sheet: A4.10
Of Sheets

NOT FOR CONSTRUCTION
07152024

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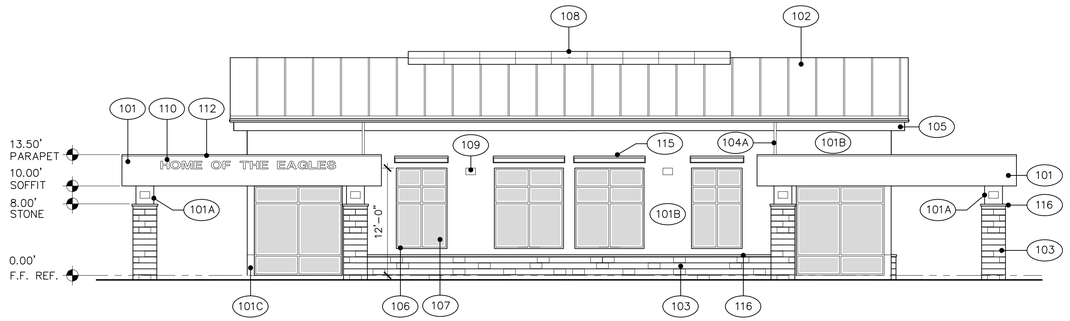
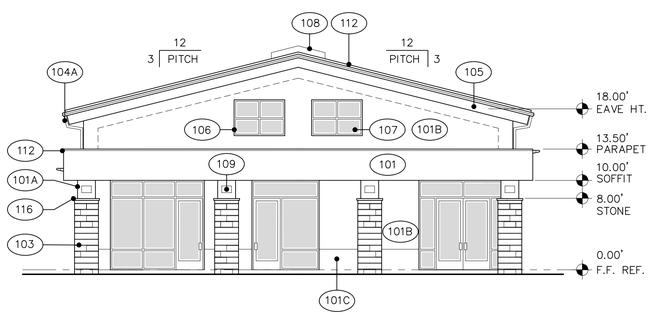


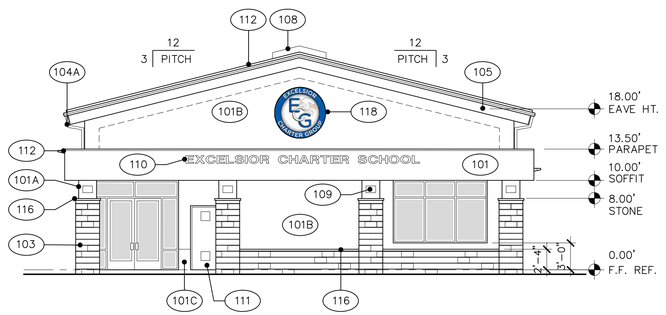
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



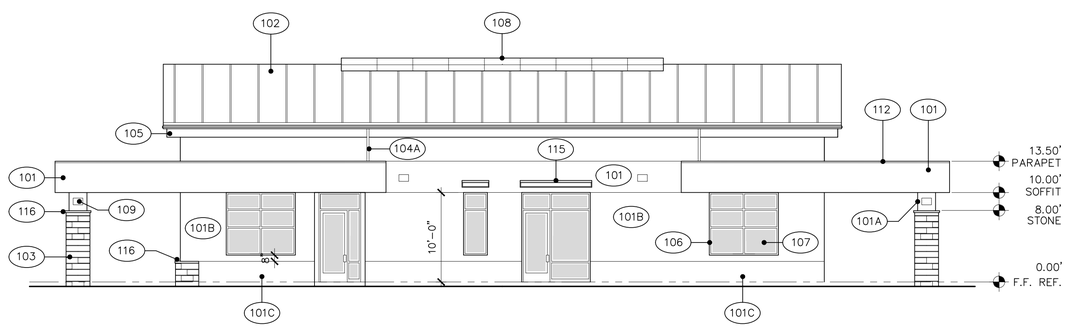
WEST ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



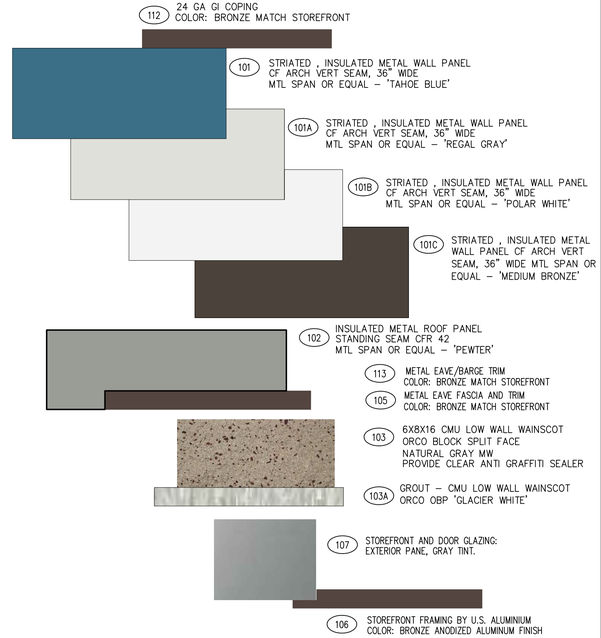
NORTH ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL & FINISH SCHEDULE

ITEM	DESCRIPTION	ITEM	DESCRIPTION
101	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'TAHOE BLUE'. SEE DRWG. A5.1	107	STOREFRONT GLAZING GRAY TINT OUTSIDE PANE
101A	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'REGAL GRAY'. SEE DRWG. A5.1	108	CONTINUOUS RIDGE SKYLIGHT
101B	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'POLAR WHITE'. SEE DRWG. A5.1	109	WALL PACK EXTERIOR LIGHTING SEE ELECTRICAL DRAWINGS
101C	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'MEDIUM BRONZE'. SEE DRWG. A5.1	110	SURFACE MOUNT SIGNAGE SHOWN CONCEPTUAL SEPARATE SUBMITTAL AND PERMIT BY OTHERS
		111	HOLLOW METAL DOOR AND FRAME COLOR: PAINT TO MATCH ADJACENT WALL
102	2" STANDING SEAM INSULATED ROOF PANEL CFR 42 BY MTL SPAN OR EQUAL 'PEWTER'. SEE DRWG. A5.1	112	PREFINISHED 2" 24 GA GI COPING TO MATCH STOREFRONT METAL
		113	CONCRETE SPLASH BLOCK
		114	STOREFRONT GLAZING NOT SHADING FOR CLARITY
103	6X8X16 CMU LOW WALL WAINSCOT. ORCO BLOCK SPLIT FACE NATURAL GRAY MW PROVIDE CLEAR ANTI GRAFITTI SEALER	115	CRL AW 700 ALUMINUM SUNSHADE SYSTEM PER MFRS. DESIGN AND SPEC.
	TRASH ENCLOSURE CMU WALL TO MATCH BUILDING WAINSCOT	116	2" 24 GA GI ZEE FLASHING PAINT TO MATCH STOREFRONT METAL
103A	TYPE S GROUT – CMU LOW WALL WAINSCOT. ORCO OBP GLACIER WHITE PROVIDE CLEAR ANTI GRAFITTI SEALER	117	GLAZED INSULATED SECTIONAL DOOR COLOR: PRE-FINISHED MATCH STORFRONT METAL MORTLAND DOOR SYSTEMS OR APPROVED EQUAL
104	METAL DOWNSPOUT CONDUCTOR TO STORMWATER COLLECTOR AREA DRAIN BELOW COLOR: PAINT TO MATCH ADJACENT SURFACE	118	SURFACE MOUNT LOGO SHOWN CONCEPTUAL SEPARATE SUBMITTAL AND PERMIT BY OTHERS
		119	8X8X16 8' HIGH CMU GARDEN WALL ORCO BLOCK SPLIT FACE NATURAL GRAY MW PROVIDE CLEAR ANTI GRAFITTI SEALER
104A	METAL DOWNSPOUT CONDUCTOR TO ROOF BELOW COLOR: PAINT TO MATCH ADJACENT SURFACE	120	VIEW OBSCURE METAL GATES PAINT TO MATCH POLAR WHITE (101B)
105	PREFINISHED METAL EAVE FASCIA AND TRIM PAINT TO MATCH STOREFRONT METAL		
106	4 1/2" STOREFRONT FRAMING BY U.S. ALUMINUM BRONZE ANODIZED ALUMINUM FINISH		

EXTERIOR MATERIAL & FINISH COLORS



MATERIAL AND FINISH BOARD
EXCELSIOR CHARTER GROUP
SITE: 1000 E. MONTARA RD.
BARSTOW, CA. 92311

DATE:	07192023
DRAWN:	SGR/RR
SCALE:	NONE

ARCHITECT
760.242.7993

SEE DRAWING A5.1 FOR
WALL AND ROOF MATERIAL SPECIFICATION

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11-15-23	
CUP APPLICATION 07-15-24	ABP

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PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

EXTERIOR ELEVATIONS
ADMINISTRATION BLDG A

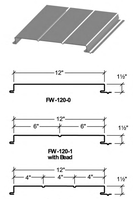
date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: **A5**
Of Sheets

CONCEALED FASTENING SYSTEMS

FW-120 PANEL

The FW-120 panel is a concealed fastener wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets. The heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications.



Features and Benefits:

- FW-120 is available in a flat profile with no beads, one bead or two beads.
- The FW-120 Panel has been tested by a certified independent laboratory in accordance with ASTM test procedures for Air Infiltration and Water Penetration at the sidelap. Test results show no air leakage at 1.57PSF and no water penetration at 6.24PSF differential pressure.
- FW-120 carries Florida approval.

Product Specifications:

- **Applications:** Wall and Fascia
- **Coverage Widths:** 12"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22 and 20 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Signature® 300

CONCEALED FASTENING SYSTEMS

FW-120 PANEL

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air leakage	ASTM E283	Determines the air leakage rates of exterior windows, curtain walls, and doors under specified air pressure differences across the specimen	0.000 cfm/ft² at 6.24 psf static pressure 0.113 cfm/ft² at 20.00 psf static pressure
	Water Penetration	ASTM E331	Determines the resistance of exterior windows, curtain walls, skylights, and doors to water penetration when water is applied under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 13.24 psf
STRUCTURAL	Negative Wind Loads	ASTM E 1592	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Load Chart Section
	Positive Wind Load	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance – Florida Approval	ASTM E 1592	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 11917.3

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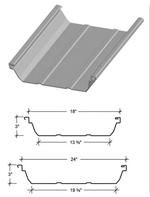
STANDING SEAM METAL ROOFING

DOUBLE-LOK®

The Double-Lok® roof panel is a mechanically field-seamed, trapezoidal leg standing seam roof system. Double-Lok® panels are available in 18" and 24" widths. Double-Lok® requires a minimum slope of ¼:12. Double-Lok® panels are ideal for industrial, commercial and architectural applications.



Features and Benefits:

- Designed to cope with the forces of expansion and contraction. This is accomplished by allowing the panels to freely move up and down the roof slope.
- 2" and 4" sliding clips are available in high and low versions, which allow thermal movement on a wide variety of building widths.
- Numerous UL 580 Construction rating are available, as well as UL 790, Class A for external fire, numerous roof assemblies for UL 263 for internal fire and the UL 2218 Class 4 impact rating.
- Double-Lok® carries FM , Florida approval and Dade County ratings.

Product Specifications

- **Applications:** Roof
- **Coverage Widths:** 18", 24"
- **Minimum Slope:** ¼:12
- **Panel Attachment:** Concealed Fastening System; Low, High, and 2" Stand Off Sliding Clips
- **Gauges:** 24 and 22
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus', Signature® 200, Signature® 300, Signature® 300 Metallic

STANDING SEAM METAL ROOFING

DOUBLE-LOK®

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Air Leakage Through Roof Panel Joints	ASTM E1680	Determines the air leakage characteristics of metal roof panels under specified air pressure differences at ambient conditions	0.013 cfm/ft2 at 6.24 psf static pressure 0.020 cfm/ft2 at 12.00 psf static pressure
	Water Penetration Through Roof Panel Joints	ASTM E1646	Determines the resistance to water penetration of metal roof panels under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 12.00 psf
	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
FIRE RESISTANCE	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P700, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	ASTM E 1592	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Load Chart Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance FM Global	FM 4471	Sets performance standards for panel roofs including uplift resistance	See FM Engineering Tech Bulletin
	Roof Performance Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 165, 180C, 197, 308A, 491, 538, 539 and 540.
	Roof Performance Miami-Dade County	TAS 125 TAS 201 TAS 100 FM 4471 App. G	The Product Control Approval System establishes a protocol to evaluate the standards of products used in construction in Miami-Dade County, Miami-Dade County, with its inclusion in the High Velocity Hurricane Zone (HVHZ) has the most stringent code requirements of the Florida Building Code. Therefore, all products that comprise the structure's building envelope — doors, shutters, windows, prefabricated buildings and truss plates — require the issuance of an approval in order to be used for construction in Miami-Dade County	See NOA # 13-0425.14
	Roof Performance Florida Approval	ASTM E 1592 FM 4471 UL 790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 11819.2

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ALTERNATE WALL AND ROOF MATERIAL FINISHES

NOT FOR CONSTRUCTION
07152024

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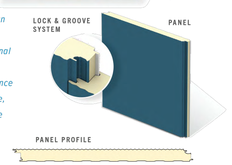
METL SPAN
INSULATED METAL PANELS

CF STRIATED

INSULATED METAL WALL PANEL

The Metl-Span CF Striated insulated metal panel is an attractive alternative to typical flat wall panels. The exterior face is lightly profiled with narrow longitudinal striations, which create a subtle shadow effect but exhibit a virtually flat appearance from a short distance away. The Striated wall panel is an exceptional value, combining the aesthetics of a flat wall panel with the high insulation ratings of an insulated foam core.



PRODUCT SPECIFICATIONS

WIDTH • 24**, 30", 36", 42"

THICKNESS • 2", 2½", 2¾"*, 3", 4"

LENGTH NON-DIRECTIONAL EMBOSSED
8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" for 24", 30", 36" Vertical
8'-0" to 32'-0" for 42" Vertical
UNEMBOSSED
8'-0" to 16'-0" Horizontal
8'-0" to 16'-0" Vertical

EXTERIOR PROFILE • Longitudinal striations, nominal ½" deep, embossed or unembossed

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ¼" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal in ¼" increments

U-FACTOR (BTU/h-ft²-°F)

PANEL WIDTH: 42"	
	35"
2"	0.059
2.5"	0.046
3"	0.039
4"	0.029

R-VALUE (h-ft²-°F/BTU)

PANEL WIDTH: 42"	
	35"
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

*Available only from Nevada plant
**Based on ASTM C518, ASTM C1363 and thermal modeling, 35° F core mean temp.

DESIGN FEATURES & BENEFITS

- Minor striations provide up-close interest, with a flat appearance at a distance
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs
- Interior and exterior applications
- Can be used in conjunction with other Metl-Span joint profiles

Metl-Span: All-in-One Performance
1720 Lakepointe Drive, Suite 101, Lewisville, Texas 75057 (p) 877.585.9969 metlspan.com
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SKU# 30720999117

TESTING: CF STRIATED INSULATED METAL WALL PANEL

TEST/ APPROVAL	TEST METHOD	TEST TITLE	RESULTS
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load bearing rating with two layers of Type X Gypsum Vertical or horizontal installation
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285
	NFPA 285-19	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Panel assembly met the requirements of the standard
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 8031.21
Fire Canada	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load bearing fire rating with two layers of Type X Gypsum
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard
Structural	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Wall Load Chart
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.114 BTU.in/hr.ft².°F at 35° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
Air Infiltration	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.01 cfm/ft² at 20 psf Vertical or horizontal installation
Water Infiltration	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 20 psf Vertical or horizontal installation
Special Approval	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

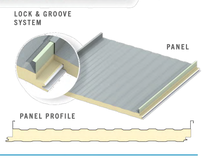
Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at metlspan.com.

METL SPAN
A NUCOR company

CFR

INSULATED METAL ROOF PANEL

Developed as the preeminent innovation in all-in-one composite panel design, this standing seam roof panel combines durable interior and exterior faces with our unmatched insulated foam. The CFR roof panel provides an unsurpassed weathertight seal and service life. Ideal for commercial, industrial and institutional markets, the panel can be used on roof slopes as low as ½": 12".



PRODUCT SPECIFICATIONS

WIDTH • 30" **, 36", 42"

THICKNESS • 2", 2 ½", 3", 4", 5", 6"

LENGTH NON-DIRECTIONAL EMBOSSED
9'-6" to 53'-0", contact Metl-Span for custom length availability

EXTERIOR PROFILE • 2" high standing seam with a Mesa profile between the seams, embossed

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.; or AZ-55 aluminum-zinc coated steel with a clear acrylic coating in 24 Ga.

INTERIOR PROFILE • Mesa, nominal ¼", deep embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

JOINT • Concealed clip mechanically seamed singlelock standing seam at the exterior side joint. The interior side joint is a single tongue-and-groove interlock.

UPLIFT PERFORMANCE • UL 90 rated, FM Approvals Standard 4471, and Florida Building Code approved. Dade County NOA.

U-FACTOR (BTU/h-ft²-°F)

PANEL WIDTH: 42"		
	30"	36"
2"	0.065	2"
2.5"	0.052	2.5"
3"	0.044	3"
4"	0.033	4"
5"	0.027	5"
6"	0.022	6"

R-VALUE (h-ft²-°F/BTU)

PANEL WIDTH: 42"	
	36"
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0
5"	43.7
6"	52.5

*Based on ASTM C518, ASTM C1363 and thermal modeling.
**Available only from Texas Plant

DESIGN FEATURES & BENEFITS

- Weathertight vertical side seaming and installation savings with fewer side joints to seal
- Factory-cut panel ends, factory notching and factory-swaged ends eliminate field work and erection costs
- Factory-installed backer plates at the endlaps eliminate pre-drilling for special fasteners
- Installed from the top side to provide concealed clips and fasteners

Metl-Span: All-in-One Performance
1720 Lakepointe Drive, Suite 101, Lewisville, Texas 75057 (p) 877.585.9969 metlspan.com
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SKU# 30720999178

TESTING: CFR INSULATED METAL ROOF PANEL

TEST/ APPROVAL	TEST METHOD	TEST TITLE	RESULTS
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E108	Standard Test Methods for Fire Tests of Roof Coverings	Passed Class A
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior roof requires FM 4471 approval
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 8031.21
Fire Canada	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S107	Methods of Fire Tests of Roof Coverings	Passed Class A
	CAN/ULC S126	Fire Spread Under Roof-Deck Assemblies	Met the criteria of the standard
Structural	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4471	Class 1 Exterior Roof Structural Performance	See FM Roof Load Chart
	UL 580	Uplift Resistance of Roof Assemblies	UL Class 90 Uplift at 5' and 7'
	UL 1897	Uplift Tests for Roof Covering Systems	Uplift Resistance of 166 psf at 5' Uplift Resistance of 140 psf at 7'
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.114 BTU.in/hr.ft².°F at 35° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
Air Infiltration	ASTM E1680	Rate of Air Leakage Through Exterior Metal Roof Panel Systems	<0.023 cfm/ft² at 12 psf
Water Infiltration	ASTM E1646	Water Penetration of Exterior Metal Roof Panel Systems by Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 12 psf Vertical or horizontal installation
Special Approval	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

WALL AND ROOF MATERIAL FINISHES

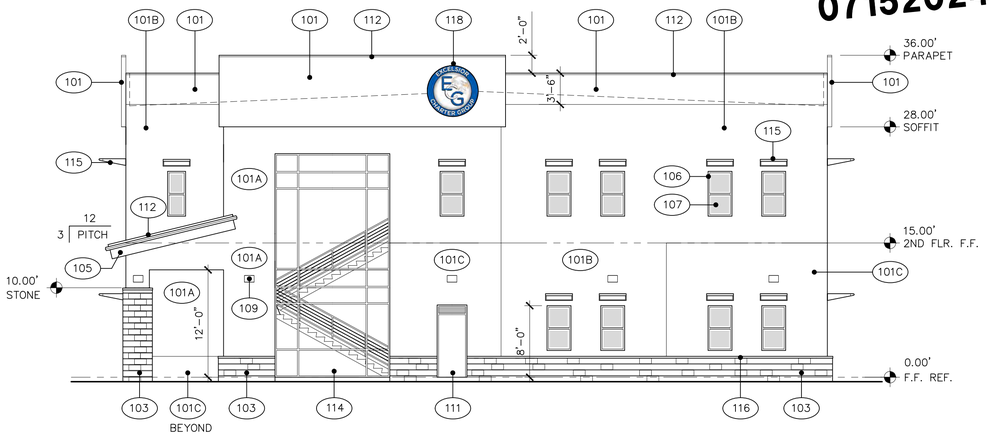
date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
A5.1
Of Sheets

PRE ENGINEERED METAL BUILDING NOTES:

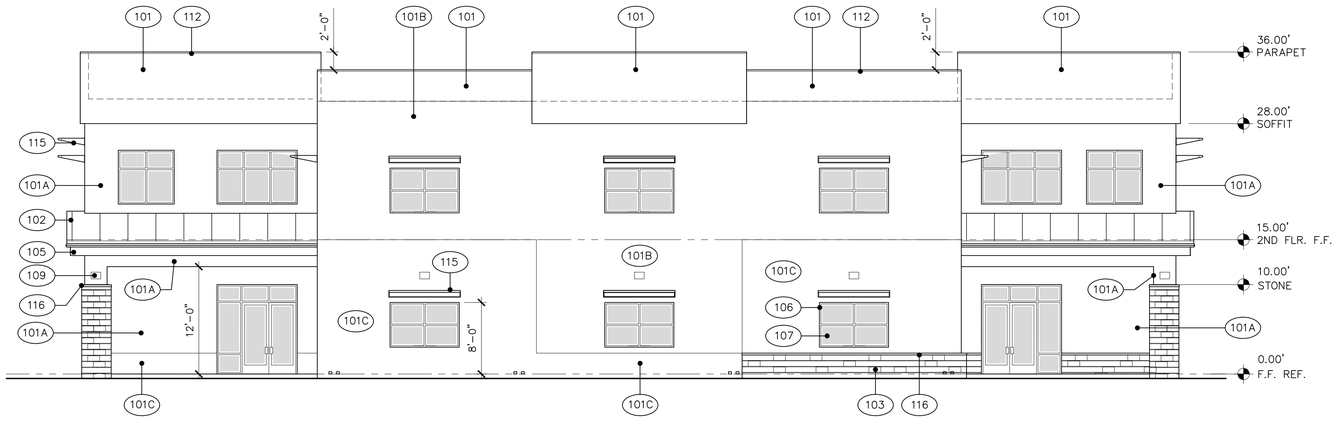
1. PREFABRICATED/ENGINEERED METAL BUILDING (PEMB) DELINEATED IN THESE DRAWINGS SHALL BE AS MANUFACTURED BY CBC STEEL BUILDINGS OR APPROVED EQUAL.
2. PEMB COMPONENT PACKAGE SHALL INCLUDE – BUT NOT LIMITED TO – STRUCTURAL: MAIN FRAMES, COLUMNS, STUDS, WALL GIRTS, ROOF GIRTS, BRACING, METAL WALL DECKING, METAL ROOF DECKING. OTHER: INSULATED ROOF AND WALL PANELS, PEMB INSULATION SYSTEMS, MANSARDS, CANOPIES, PARAPETS, EXTERIOR WALL FRAMING, GUTTER/DOWNSPOUTS, FLASH AND COUNTER FLASHING, TRIM KITS, SKYLIGHTS, ROOF VENTS, ROOF EQUIPMENT CURBS SYSTEMS, DOOR ROUGH FRAMING.
3. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
4. DESIGN IS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.

NOT FOR CONSTRUCTION
07152024



EAST ELEVATION

SCALE: 1/8"=1'-0"



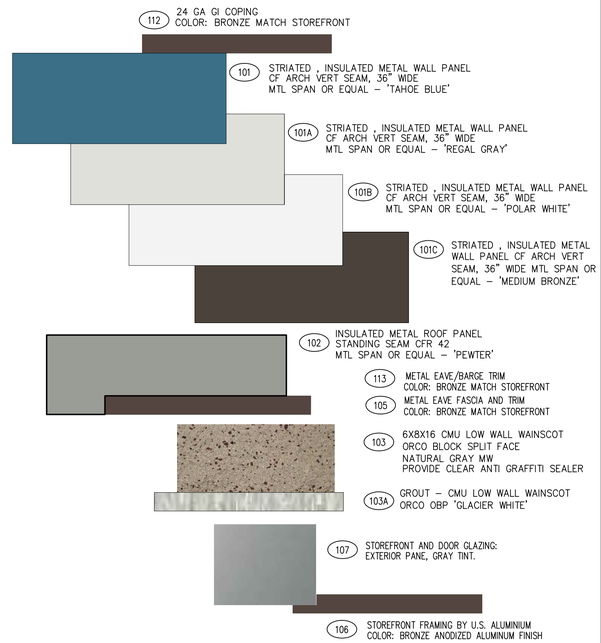
SOUTH ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL & FINISH SCHEDULE

ITEM	DESCRIPTION	ITEM	DESCRIPTION
101	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'TAHOE BLUE'. SEE DRWG. A5.1	107	STOREFRONT GLAZING GRAY TINT OUTSIDE PANE
101A	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'REGAL GRAY'. SEE DRWG. A5.1	108	CONTINUOUS RIDGE SKYLIGHT
101B	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'POLAR WHITE'. SEE DRWG. A5.1	109	WALL PACK EXTERIOR LIGHTING SEE ELECTRICAL DRAWINGS
101C	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'MEDIUM BRONZE'. SEE DRWG. A5.1	110	SURFACE MOUNT SIGNAGE SHOWN CONCEPTUAL SEPARATE SUBMITTAL AND PERMIT BY OTHERS
		111	HOLLOW METAL DOOR AND FRAME COLOR: PAINT TO MATCH ADJACENT WALL
102	2" STANDING SEAM INSULATED ROOF PANEL CFR 42 BY MTL SPAN OR EQUAL 'PEWTER'. SEE DRWG. A5.1	112	PREFINISHED 2" 24 GA GI COPING TO MATCH STOREFRONT METAL
		113	CONCRETE SPLASH BLOCK
		114	STOREFRONT GLAZING NOT SHADING FOR CLARITY
103	6X8X16 CMU LOW WALL WAINSCOT. ORCO BLOCK SPLIT FACE NATURAL GRAY MW PROVIDE CLEAR ANTI GRAFITTI SEALER	115	CRL AW 700 ALUMINUM SUNSHADE SYSTEM PER MFRS. DESIGN AND SPEC.
	TRASH ENCLOSURE CMU WALL TO MATCH BUILDING WAINSCOT	116	2" 24 GA GI ZEE FLASHING PAINT TO MATCH STOREFRONT METAL
103A	TYPE S GROUT – CMU LOW WALL WAINSCOT. ORCO OBP GLACIER WHITE PROVIDE CLEAR ANTI GRAFITTI SEALER	117	GLAZED INSULATED SECTIONAL DOOR COLOR: PRE-FINISHED MATCH STORFRONT METAL MORTLAND DOOR SYSTEMS OR APPROVED EQUAL
104	METAL DOWNSPOUT CONDUCTOR TO STORMWATER COLLECTOR AREA DRAIN BELOW COLOR: PAINT TO MATCH ADJACENT SURFACE	118	SURFACE MOUNT LOGO SHOWN CONCEPTUAL SEPARATE SUBMITTAL AND PERMIT BY OTHERS
		119	8X8X16 8' HIGH CMU GARDEN WALL ORCO BLOCK SPLIT FACE NATURAL GRAY MW PROVIDE CLEAR ANTI GRAFITTI SEALER
104A	METAL DOWNSPOUT CONDUCTOR TO ROOF BELOW COLOR: PAINT TO MATCH ADJACENT SURFACE	120	VIEW OBSCURE METAL GATES PAINT TO MATCH POLAR WHITE (101B)
105	PREFINISHED METAL EAVE FASCIA AND TRIM PAINT TO MATCH STOREFRONT METAL		
106	4 1/2" STOREFRONT FRAMING BY U.S. ALUMINUM BRONZE ANODIZED ALUMINUM FINISH		

EXTERIOR MATERIAL & FINISH COLORS



MATERIAL AND FINISH BOARD
EXCELSIOR CHARTER GROUP
SITE: 1000 E. MONTARA RD.
BARSTOW, CA. 92311

DATE:	07192023
DRAWN:	SGR/RR
SCALE:	NONE

ARCHITECT
760.242.7993

SEE DRAWING A5.1 FOR
WALL AND ROOF MATERIAL SPECIFICATION

REVISIONS/MILESTONES	BY
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RDA

EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

EXTERIOR ELEVATIONS
CLASSROOMS BLDG B

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

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Of Sheets

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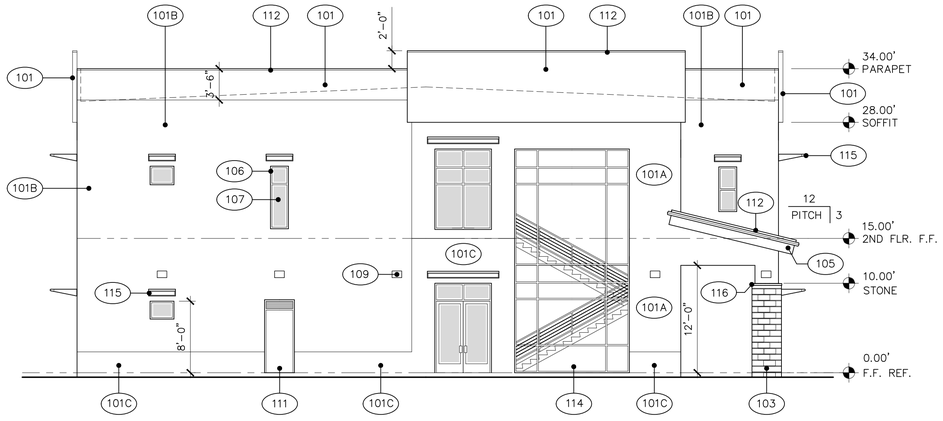
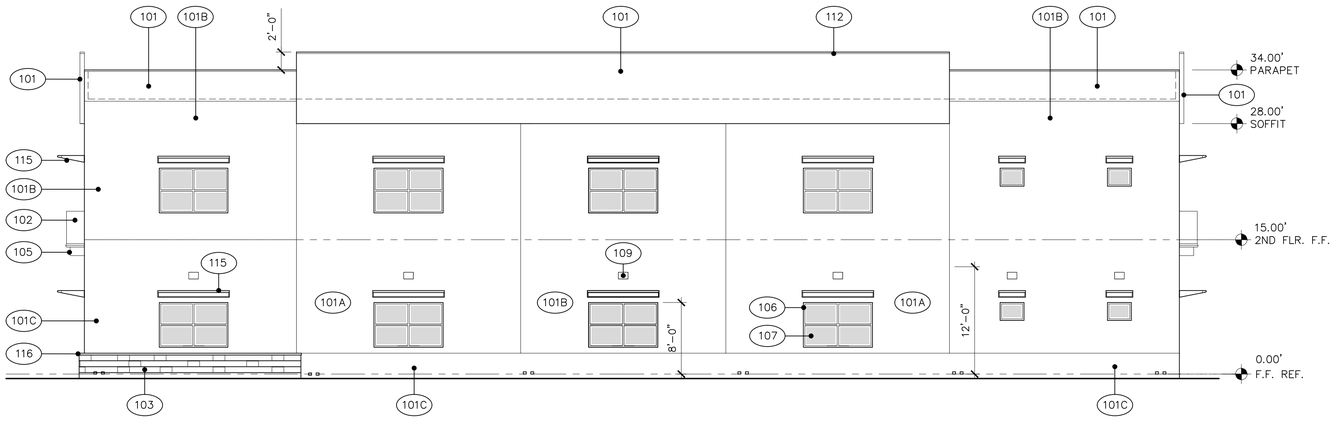


WEST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL & FINISH SCHEDULE

ITEM	DESCRIPTION	ITEM	DESCRIPTION
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101C	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'MEDIUM BRONZE'. SEE DRWG. A5.1	110	SURFACE MOUNT SIGNAGE SHOWN CONCEPTUAL SEPARATE SUBMITTAL AND PERMIT BY OTHERS
		111	HOLLOW METAL DOOR AND FRAME COLOR: PAINT TO MATCH ADJACENT WALL
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		113	CONCRETE SPLASH BLOCK
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103A	TYPE S GROUT – CMU LOW WALL WAINSCOT. ORCO OBP GLACIER WHITE PROVIDE CLEAR ANTI GRAFITTI SEALER	117	GLAZED INSULATED SECTIONAL DOOR COLOR: PRE-FINISHED MATCH STORFRONT METAL MORTLAND DOOR SYSTEMS OR APPROVED EQUAL
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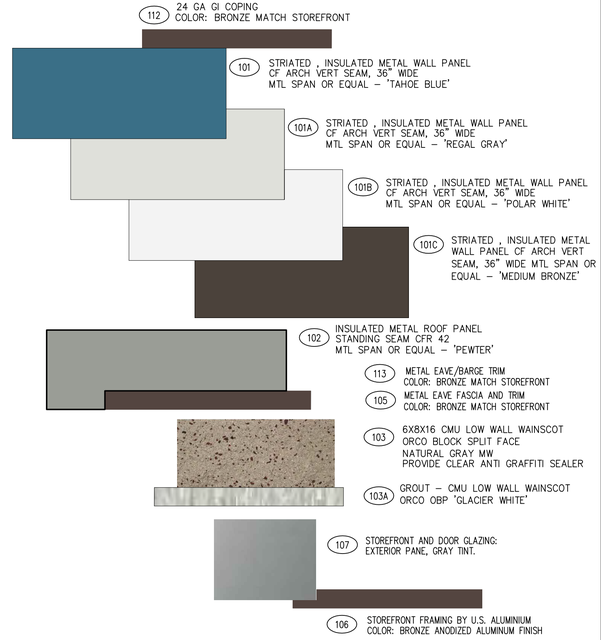
EXTERIOR MATERIAL & FINISH COLORS



MATERIAL AND FINISH BOARD	
EXCELSIOR CHARTER GROUP	
SITE: 1000 E. MONTARA RD. BARSTOW, CA. 92311	
DATE:	07192023
DRAWN:	SGR/RR
SCALE:	NONE

ARCHITECT
760.242.7993

SEE DRAWING A5.1 FOR
WALL AND ROOF MATERIAL SPECIFICATION

REVISIONS/MILESTONES	BY
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RDA

EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
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EXTERIOR ELEVATIONS
CLASSROOMS BLDG B

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
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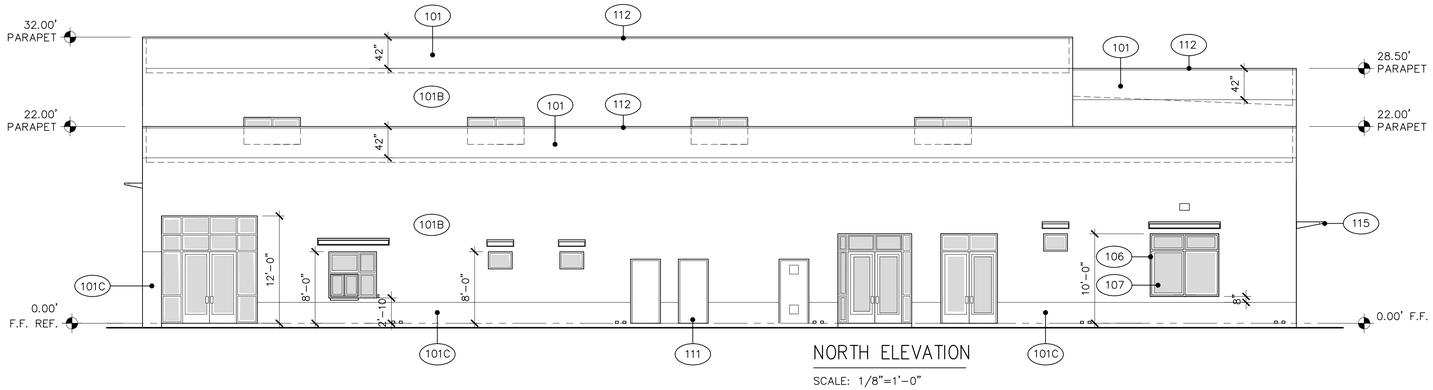
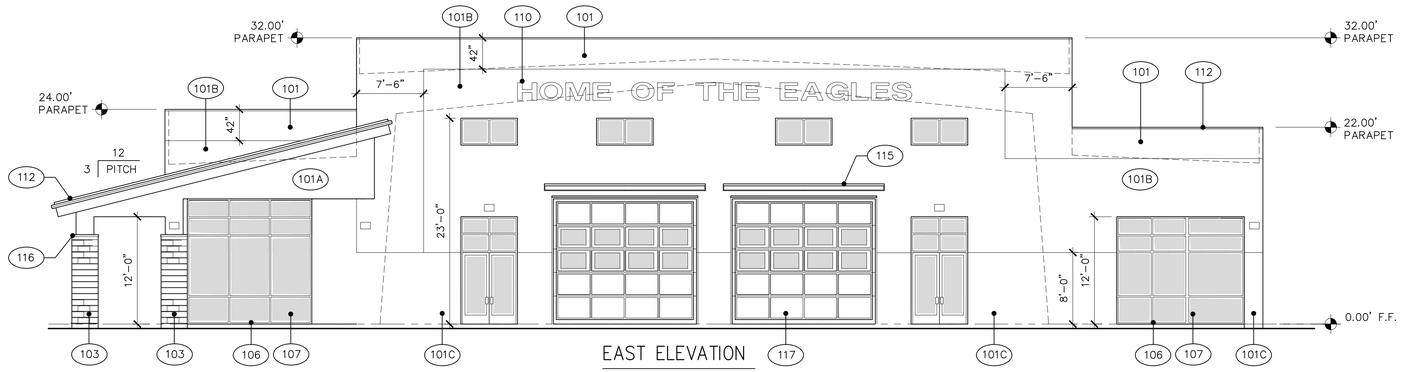
Of Sheets



NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

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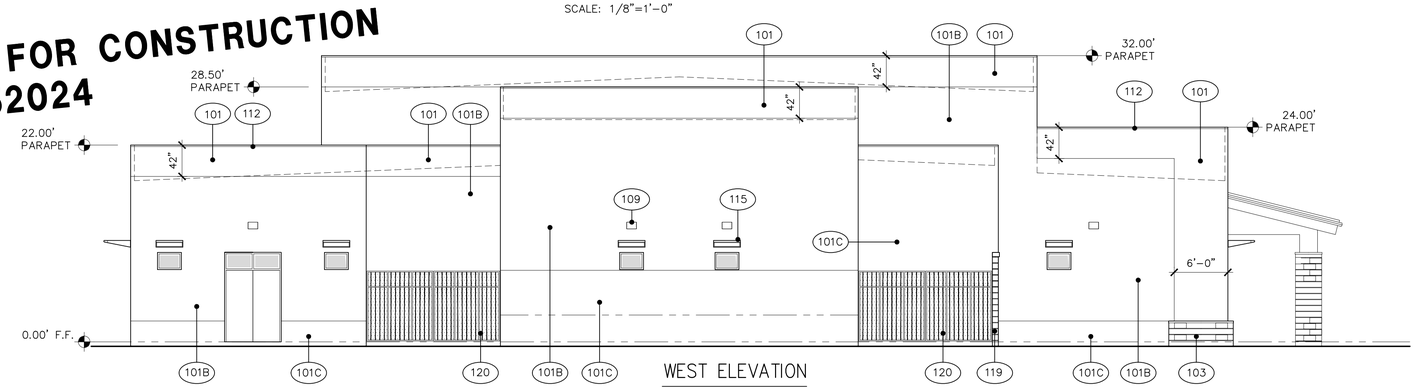
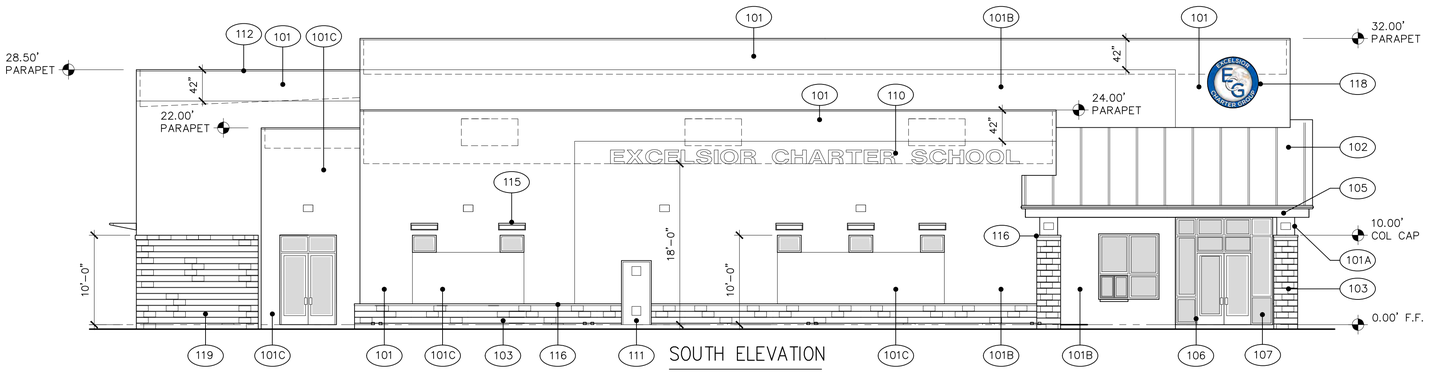
07152024



WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

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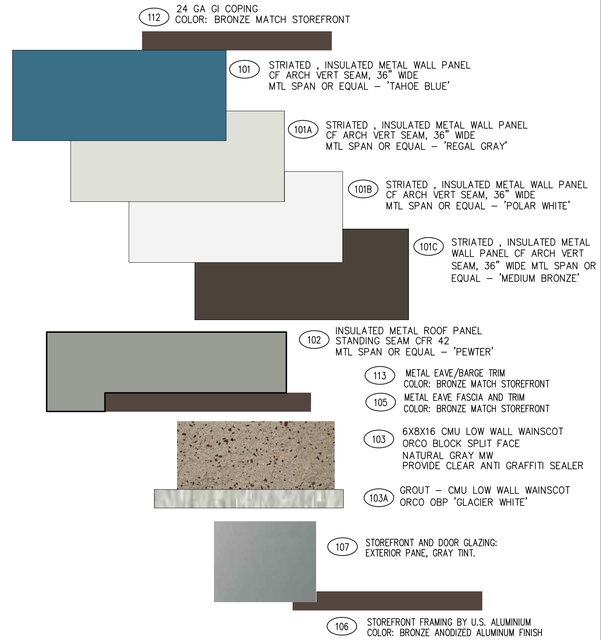
3. SUCCESSFUL PEMB MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS, ENGINEERING FOR AHJ APPROVAL PRIOR TO FABRICATION. SAID ENGINEERING SHALL INCLUDE ALL GRAVITY LOAD REACTIONS, BASE PLATE TEMPLATES FOR CONCRETE FOUNDATION DESIGN BY OTHERS.
4. DESIGN IS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.

EXTERIOR MATERIAL & FINISH SCHEDULE

ITEM	DESCRIPTION	ITEM	DESCRIPTION
101	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'TAHOE BLUE'. SEE DRWG. A5.1	107	STOREFRONT GLAZING GRAY TINT OUTSIDE PANE
101A	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'REGAL GRAY'. SEE DRWG. A5.1	108	CONTINUOUS RIDGE SKYLIGHT
101B	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'POLAR WHITE'. SEE DRWG. A5.1	109	WALL PACK EXTERIOR LIGHTING SEE ELECTRICAL DRAWINGS
101C	STRIATED , INSULATED METAL WALL PANEL CF ARCH VERT SEAM, 36" WIDE MTL SPAN OR EQUAL – 'MEDIUM BRONZE'. SEE DRWG. A5.1	110	SURFACE MOUNT SIGNAGE SHOWN CONCEPTUAL SEPARATE SUBMITTAL AND PERMIT BY OTHERS
		111	HOLLOW METAL DOOR AND FRAME COLOR: PAINT TO MATCH ADJACENT WALL
102	2" STANDING SEAM INSULATED ROOF PANEL CFR 42 BY MTL SPAN OR EQUAL 'PEWTER'. SEE DRWG. A5.1	112	PREFINISHED 2" 24 GA GI COPING TO MATCH STOREFRONT METAL
		113	CONCRETE SPLASH BLOCK
		114	STOREFRONT GLAZING NOT SHADING FOR CLARITY
103	6X8X16 CMU LOW WALL WAINSCOT. ORCO BLOCK SPLIT FACE NATURAL GRAY MW PROVIDE CLEAR ANTI GRAFITTI SEALER TRASH ENCLOSURE CMU WALL TO MATCH BUILDING WAINSCOT	115	CRL AW 700 ALUMINUM SUNSHADE SYSTEM PER MFRS. DESIGN AND SPEC.
		116	2" 24 GA GI ZEE FLASHING PAINT TO MATCH STOREFRONT METAL
103A	TYPE S GROUT – CMU LOW WALL WAINSCOT. ORCO OBP GLACIER WHITE PROVIDE CLEAR ANTI GRAFITTI SEALER	117	GLAZED INSULATED SECTIONAL DOOR COLOR: PRE-FINISHED MATCH STORFRONT METAL MORTLAND DOOR SYSTEMS OR APPROVED EQUAL
104	METAL DOWNSPOUT CONDUCTOR TO STORMWATER COLLECTOR AREA DRAIN BELOW COLOR: PAINT TO MATCH ADJACENT SURFACE	118	SURFACE MOUNT LOGO SHOWN CONCEPTUAL SEPARATE SUBMITTAL AND PERMIT BY OTHERS
		119	8X8X16 8' HIGH CMU GARDEN WALL ORCO BLOCK SPLIT FACE NATURAL GRAY MW PROVIDE CLEAR ANTI GRAFITTI SEALER
104A	METAL DOWNSPOUT CONDUCTOR TO ROOF BELOW COLOR: PAINT TO MATCH ADJACENT SURFACE	120	VIEW OBSCURE METAL GATES PAINT TO MATCH POLAR WHITE (101B)
105	PREFINISHED METAL EAVE FASCIA AND TRIM PAINT TO MATCH STOREFRONT METAL		
106	4 1/2" STOREFRONT FRAMING BY U.S. ALUMINUM BRONZE ANODIZED ALUMINUM FINISH		

EXTERIOR MATERIAL & FINISH COLORS



MATERIAL AND FINISH BOARD	
EXCELSIOR CHARTER GROUP	
SITE: 1000 E. MONTARA RD. BARSTOW, CA. 92311	
DATE:	07192023
DRAWN:	SGR/RR
SCALE:	NONE

ARCHITECT
760.242.7993

SEE DRAWING A5.1 FOR
WALL AND ROOF MATERIAL SPECIFICATION

REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11-15-23	
CUP APPLICATION 07-15-24	ABP

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LICENSED ARCHITECT
STEVEN G. RICHARD
No. C32257
REN. 01-31-25
STATE OF CALIFORNIA

Steven G. Richard
ARCHITECT
Voice: 760.242.7993 www.rdainc1.com
Mail: PO Box 1512 Apple Valley, CA. 92307
Office by appointment: 18484 US Hwy 18, Suite 290 Apple Valley, CA. 92307

RDA

EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

EXTERIOR ELEVATIONS

MULTI PURPOSE BLDG. C

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
A5.4
Of Sheets

PRE ENGINEERED METAL BUILDING NOTES

1. PREFABRICATED/ENGINEERED METAL BUILDING (PEMB) DELINEATED IN THESE DRAWINGS SHALL BE AS PROVIDED BY AN APPROVED PEMB DEALER AND MANUFACTURER CAPABLE OF SATISFYING THE CUSTOM DESIGN PRESENTED HERE.
2. PEMB COMPONENT PACKAGE SHALL INCLUDE – BUT NOT LIMITED TO – STRUCTURAL PRIMARY AND SECONDARY FRAMES AND FRAMING, COLUMNS, STUDS, WALL GIRTS, ROOF GIRTS, BRACING, LATERAL BRACING, CABLING, METAL WALL DECKING, METAL ROOF DECKING. OTHER: INSULATED ROOF AND WALL PANELS, PEMB INSULATION SYSTEMS, CANOPIES, PARAPETS, EXTERIOR WALL FURRING, GUTTER/DOWNSPOUTS, FLASH AND COUNTER FLASHING, TRIM KITS, SKYLIGHTS, ROOF VENTS, ROOF EQUIPMENT CURBS SYSTEMS, ROUGH FRAMING FOR SECTIONAL DOORS/MAN DOORS/GLAZING.
3. ALL ROOF OR CEILING MOUNTED EQUIPMENT SHALL BE SUPPORTED BY PROVISIONS WITHIN PEMB DESIGN PACKAGE.
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5. DESIGN IS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LATEST EDITION OF CBC AND LOCAL BUILDING ORDINANCES.
6. SEE PLAN FOR PEMB WALL/ROOF FINISH BASE BID AND BID ALTERNATE DEDUCT FOR SAME.
7. ENGINEERING, FABRICATION, JOBSITE DELIVERY, STOCKING AND ALL ERECTION TO BE INCLUDED IN PEMB CONTRACT.

ROOF PLAN LEGEND:

1. HVAC EQUIPMENT IN ATTIC AND SUSPENDED FROM PEMB ROOF STRUCTURE PER PEMB MFRS. DESIGN AND SPEC.
2. CONTINUOUS CONCEALED ROOF GUTTER PER PEMB MFRS. DESIGN AND SPEC.
3. 6'X36' ENERGY EFFICIENT SKYLIGHT PER PEMB MFRS. DESIGN AND SPEC.
4. STANDING SEAM METAL ROOF BY MTL SPAN. USE 42" CFR INSULATED METAL ROOF PANEL, 4" FOAM, R VALUE 35. SEE PEMB MFRS. DESIGN AND SPEC.
5. EAVE GUTTERN PER PEMB MFRS. DESIGN AND SPEC.
6. NO PLUMBING VENTS OR OTHER ROOF PENETRATIONS ON SOUTH SIDE OF BUILDING.
7. SOFFIT EYEBROWN BELOW PER PEMB. MFRS. DESIGN AND SPEC.
8. 36" SQ. LOCKABLE ROOF HATCH PER MFRS. DESIGN AND SPEC.
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11. HVAC EQUIPMENT ON YARD PER MFRS. DESIGN AND SPEC.
12. FUTURE SOLAR ARRAY.

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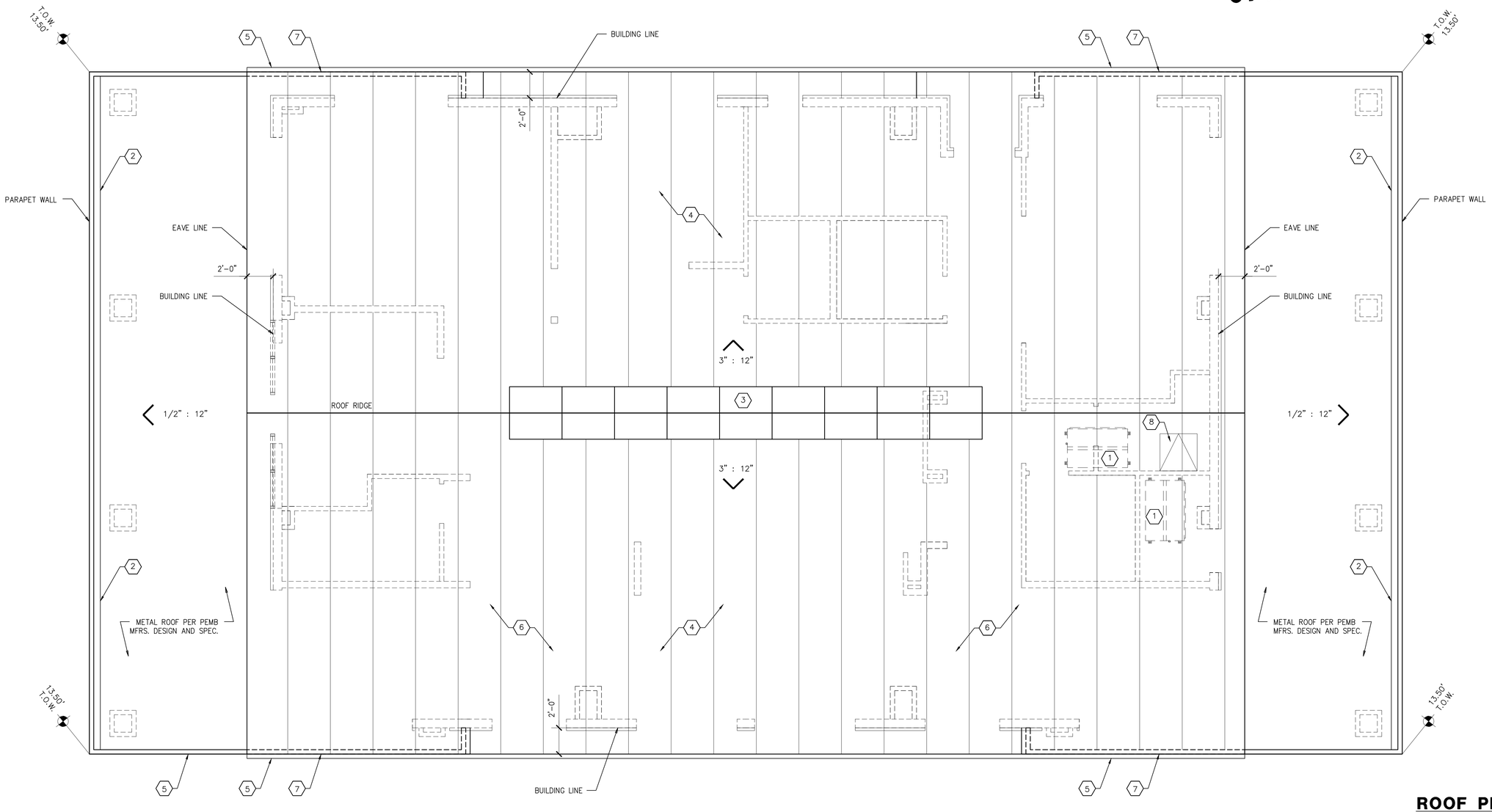

ROOF PLAN
SCALE : 1/4" = 1'-0"

Steven G. Richard ARCHITECT
Voice 760.242.7993 www.rdainc1.com
Mail: PO Box 1512 Apple Valley, CA. 92307
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REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

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LICENSED ARCHITECT
STEVEN G. RICHARD
No. C32257
REN. 01-31-25
STATE OF CALIFORNIA

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

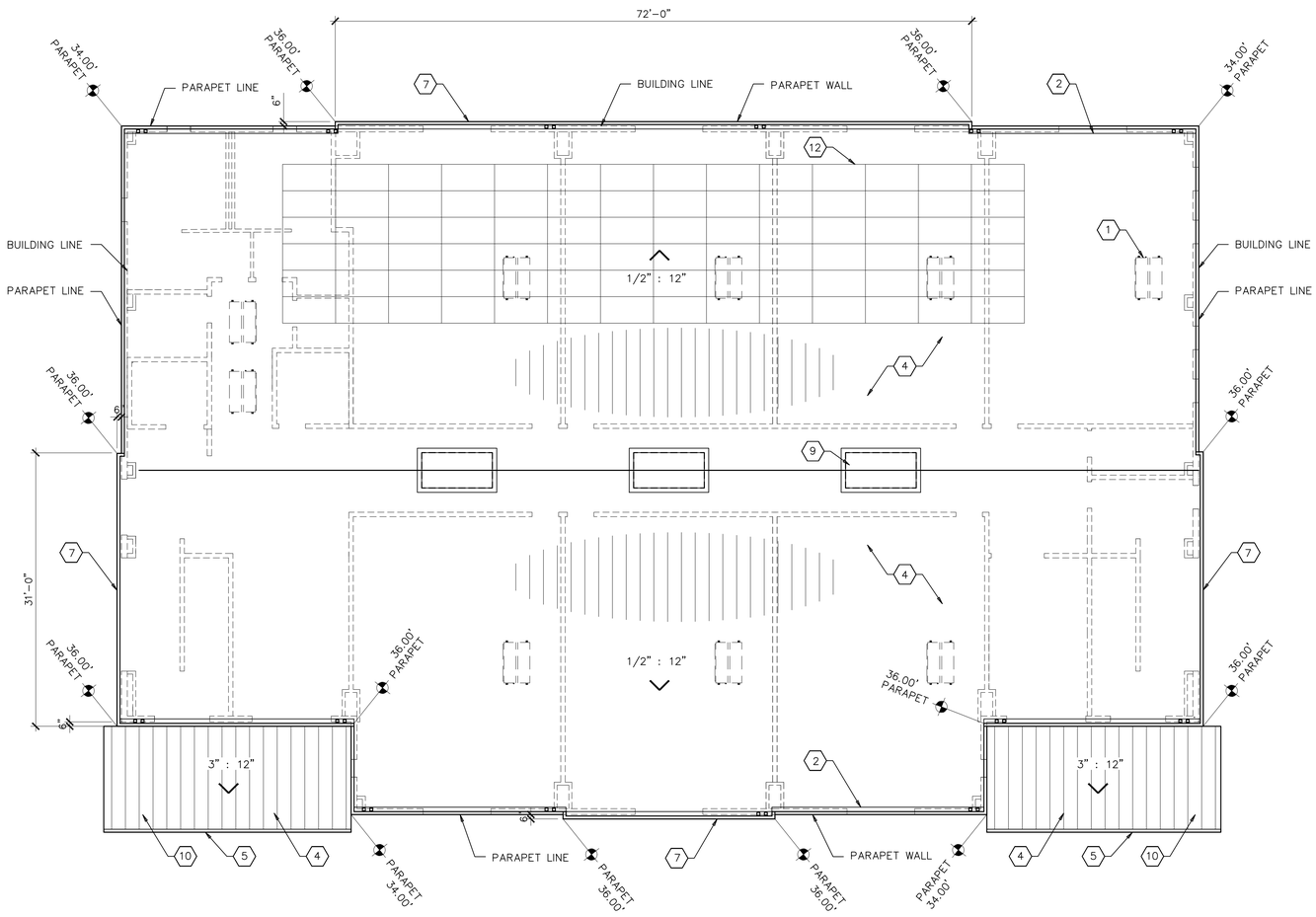
ADMINISTRATION BLDG. A

ROOF PLAN

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: **A6**
Of Sheets

NOT FOR CONSTRUCTION
07152024



ROOF PLAN

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11. HVAC EQUIPMENT ON YARD PER MFRS. DESIGN AND SPEC.
12. FUTURE SOLAR ARRAY.

SOLAR ZONE READINESS NOTES

1. SEE C.E.C. 2022 SECTION 110.10.
2. PROVIDE 15% OF TOTAL ROOF AREA DEDICATED TO SOLAR ARRAY.

   9,596 S.F. X .15 = 1,439 S.F. MIN.
3. REFER TO SOLAR EQUIPMENT VENDOR SHOP DRAWINGS AND ATTACHMENT DETAILS FOR INFORMATION NOT SHOWN.

PRE ENGINEERED METAL BUILDING NOTES

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REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

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REN. 01-31-25
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EXCELSIOR CHARTER GROUP

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

ROOF PLAN — CLASSROOM BLDG B

date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet: **A6.1**
Of Sheets

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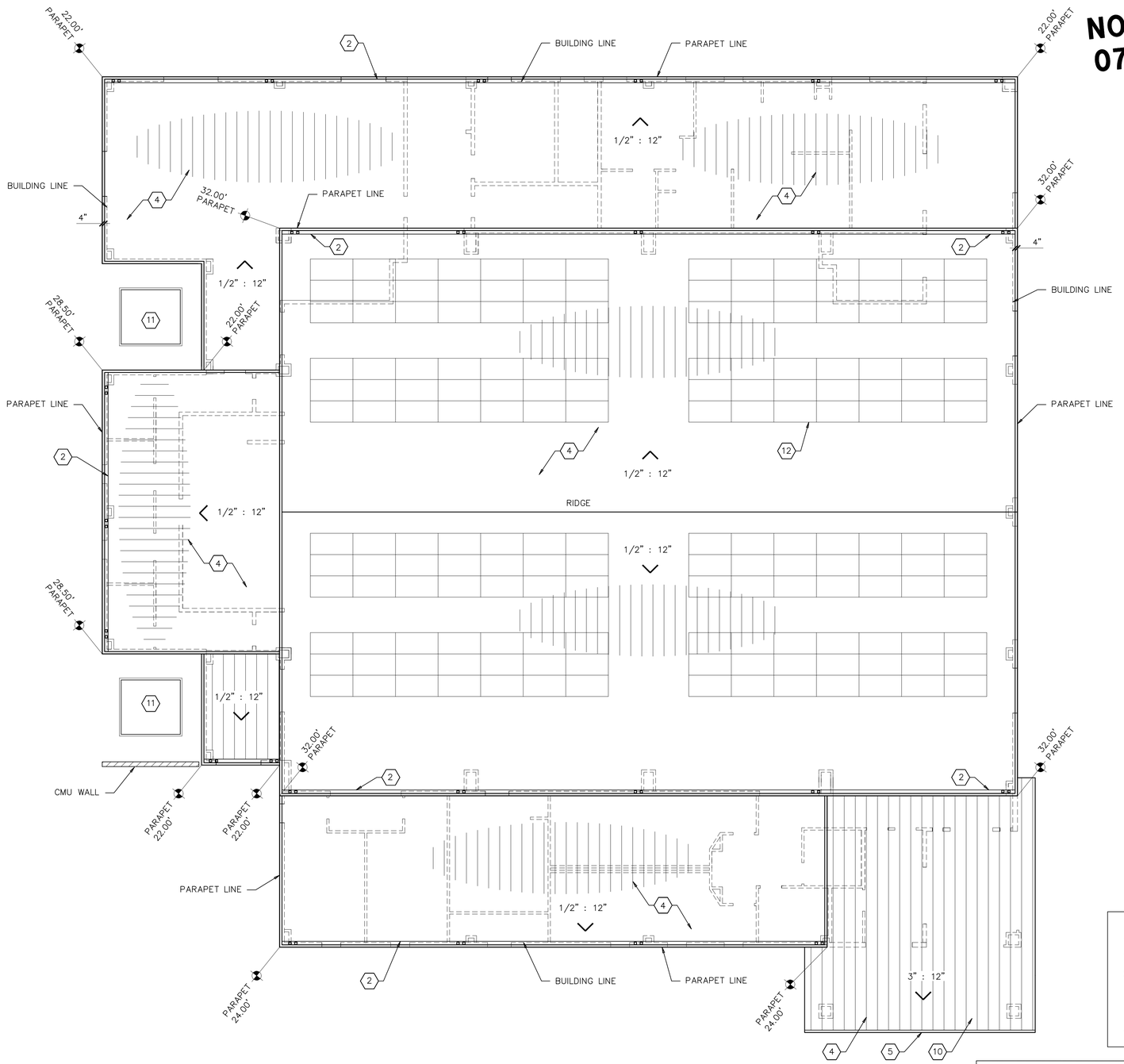
07152024



ROOF PLAN

SCALE : 1/8" = 1'-0"

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12. FUTURE SOLAR ARRAY.

SOLAR ZONE READINESS NOTES

1. SEE C.E.C. 2022 SECTION 110.10.
2. PROVIDE 15% OF TOTAL ROOF AREA DEDICATED TO SOLAR ARRAY.

   BUILDING "C" 14,924 S.F. X .15 = 2,238 S.F. MIN.
   BUILDING "A" 5,150 S.F. X .15 = 773 S.F. MIN.
   TOTAL = 3,011 S.F. MIN.

3. REFER TO SOLAR EQUIPMENT VENDOR SHOP DRAWINGS AND ATTACHMENT DETAILS FOR INFORMATION NOT SHOWN.

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REVISIONS/MILESTONES	BY
SITE PRELIM REVIEW – CITY 11-11-23	
CUP APPLICATION 07-15-24	ABP

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LICENSED ARCHITECT
STEVEN G. RICHARD
No. C32257
REN. 01-31-25
STATE OF CALIFORNIA

Steven G. Richard ARCHITECT
Voice 760.242.7993 www.rdainc1.com
Mail: PO Box 1512 Apple Valley, CA. 92307
Office by appointment:: 18484 US Hwy 18, Suite 290 Apple Valley, CA. 92307

PROPOSED GRADE 7-12 SCHOOL FOR:
EXCELSIOR CHARTER GROUP
1000 E. MONTARA RD. BARSTOW CA. 92311

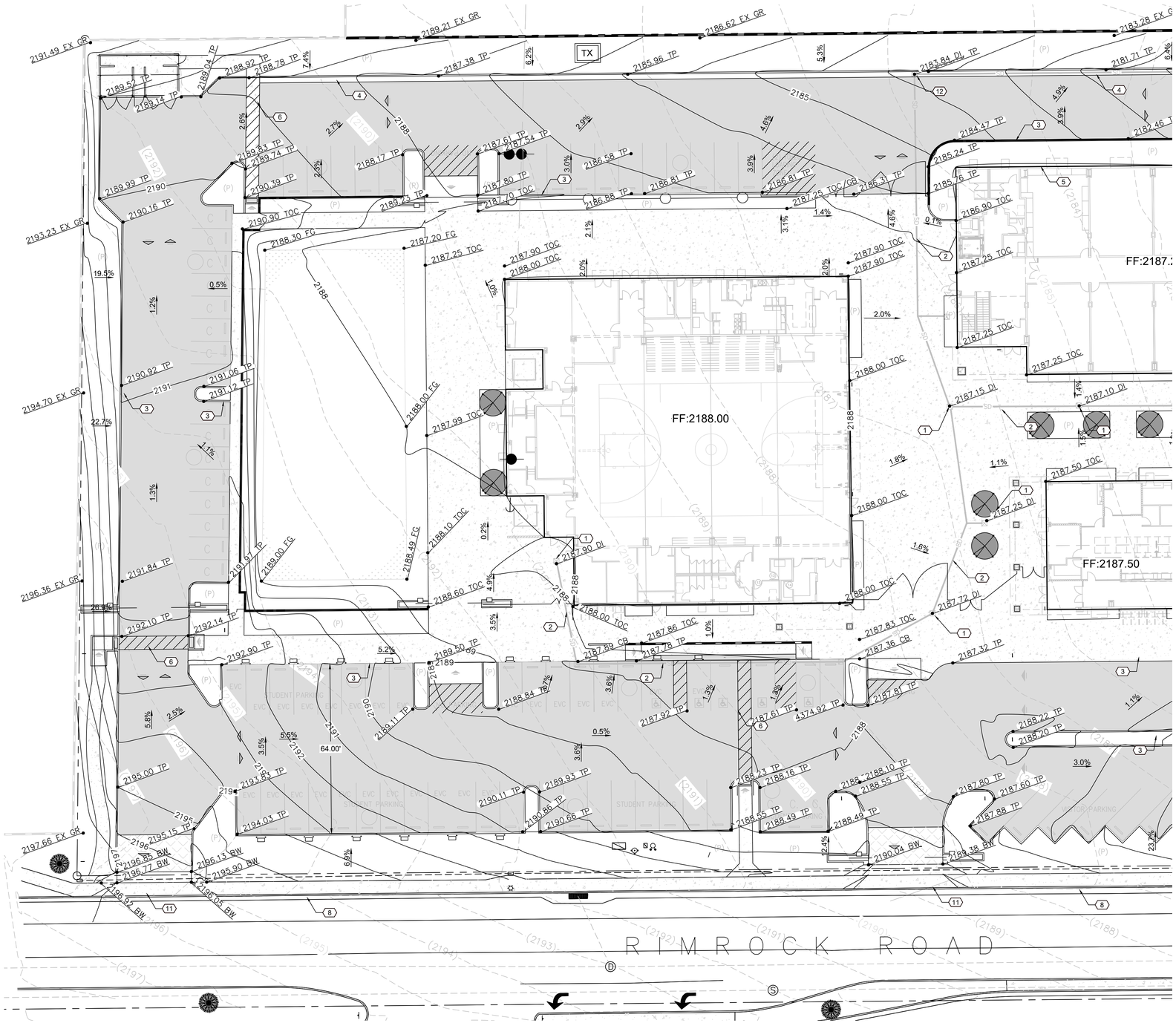
ROOF PLAN
MULTI PURPOSE BLDG. C

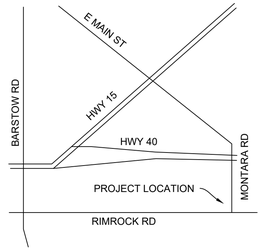
date:	07192023
job:	EXC_MONTARA
scale:	noted
drawn by:	SGR/RR

Sheet:
A6.2
Of Sheets

EXCELSIOR CHARTER SCHOOL

PRELIMINARY GRADING PLAN
BARSTOW, CALIFORNIA
APN 0181-941-66





VICINITY MAP
NTS

CONSTRUCTION NOTES

1. DRAIN INLET
2. PVC STORM DRAIN
3. 6" HIGH CONCRETE CURB
4. CURB AND GUTTER
5. DEEPENED FOOTING
6. PROPOSED 4' WIDE ACCESSIBLE PATH OF TRAVEL
7. STEM WALL IN BUILDING FOUNDATION
8. EX CURB & GUTTER
9. PROPOSED DRAIN INLET TO ADS
10. PROPOSED STORMTECH MC-3500 CHAMBER SYSTEM
11. PROPOSED COMMERCIAL DRIVE APPROACH
12. PROPOSED PARKING LOT DRAIN INLET

ABBREVIATIONS

EC	=	EDGE OF CONCRETE
EG	=	EXISTING GROUND
EX	=	EXISTING
FG	=	FINISHED GRADE
FF	=	FINISHED FLOOR
FL	=	FLOW LINE
GB	=	GRADE BREAK
GR	=	GROUND
HP	=	HIGH POINT
ROW	=	RIGHT OF WAY
TC	=	TOP OF CURB
TOC	=	TOP OF CONCRETE
TF	=	TOP OF FOUNDATION
TW	=	TOP OF WALL

PROPOSED CONCRETE

PROPOSED AC SURFACE

LEGEND

100 — PROPOSED CONTOUR
(100) — EXISTING CONTOUR
CENTERLINE
RIGHT OF WAY/PL
SWALE (EARTHEN OR CONCRETE)
GRADE BREAK
SD — PVC DRAINAGE PIPE

EARTHWORK QUANTITIES

CUT 8,878 CY
FILL 3,085 CY

SHEET INDEX

C-100 WEST HALF OF SITE
C-101 EAST HALF OF SITE

0' 20 40' 60'
SCALE: 1":20'

CAPSTONE ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
Mailing Address:
9530 Hageman Road
Suite B223
P: 661-230-9034
www.CapstoneEngineering.com
administrator@CapstonePE.com

REGISTERED PROFESSIONAL ENGINEER
ANDREW RYAN BELL
C 88480
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
-		2/7/2025

Project Name and Address

Excelsior Charter
APN 0181-941-66
Barstow, CA

Sheet Title.

Preliminary Grading

Project No.

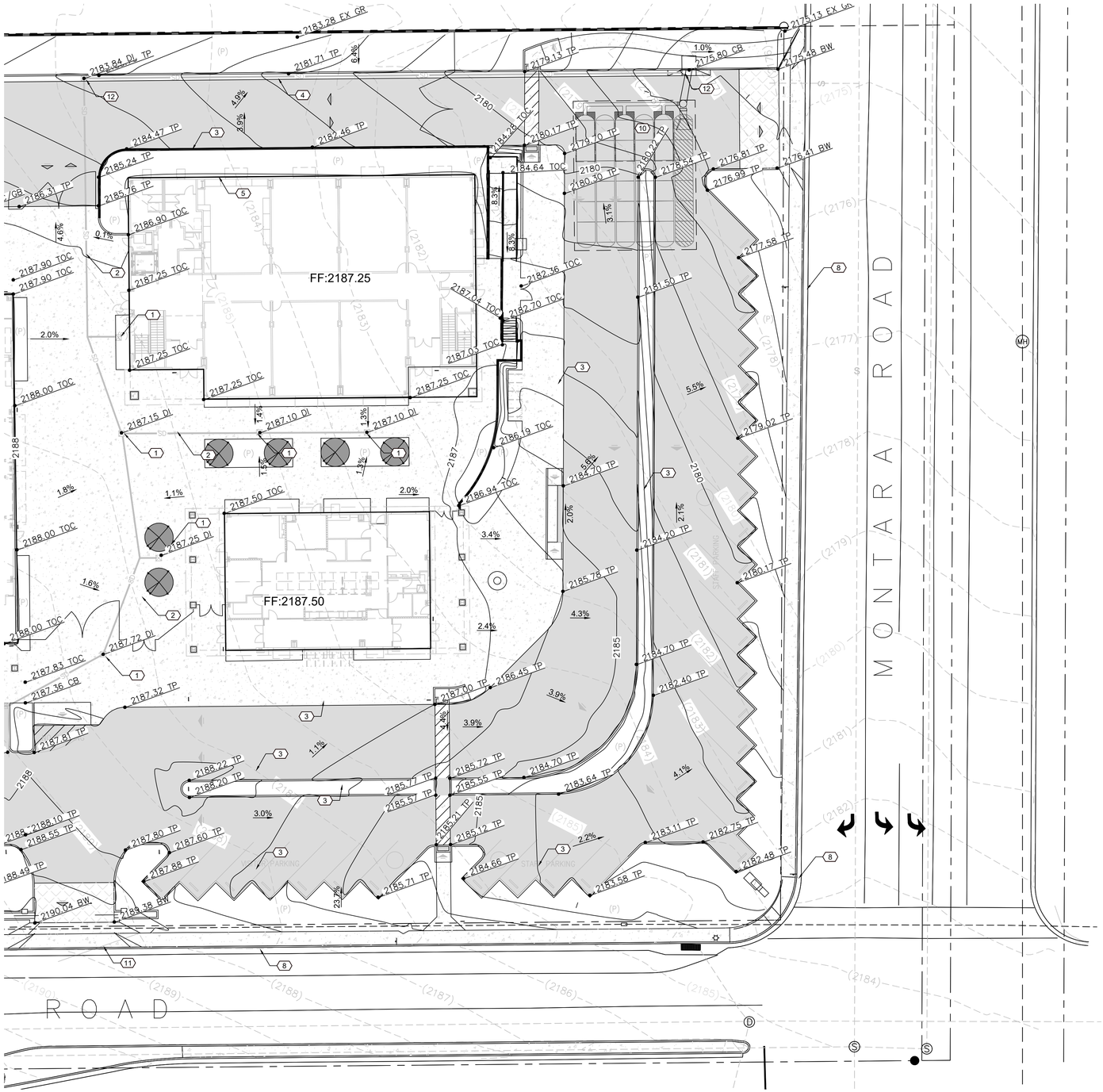
23-029

Sheet No.

C-100

EXCELSIOR CHARTER SCHOOL

PRELIMINARY GRADING PLAN
BARSTOW, CALIFORNIA
APN 0181-941-66



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PROPOSED CONCRETE

PROPOSED AC SURFACE

LEGEND

100 PROPOSED CONTOUR

(100) EXISTING CONTOUR

CENTERLINE

RIGHT OF WAY/PL

SWALE (EARTHEN OR CONCRETE)

GRADE BREAK

SD PVC DRAINAGE PIPE

0' 20 40' 60'

SCALE: 1":20'

CAPSTONE ENGINEERING, INC.
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Sheet No.

C-102

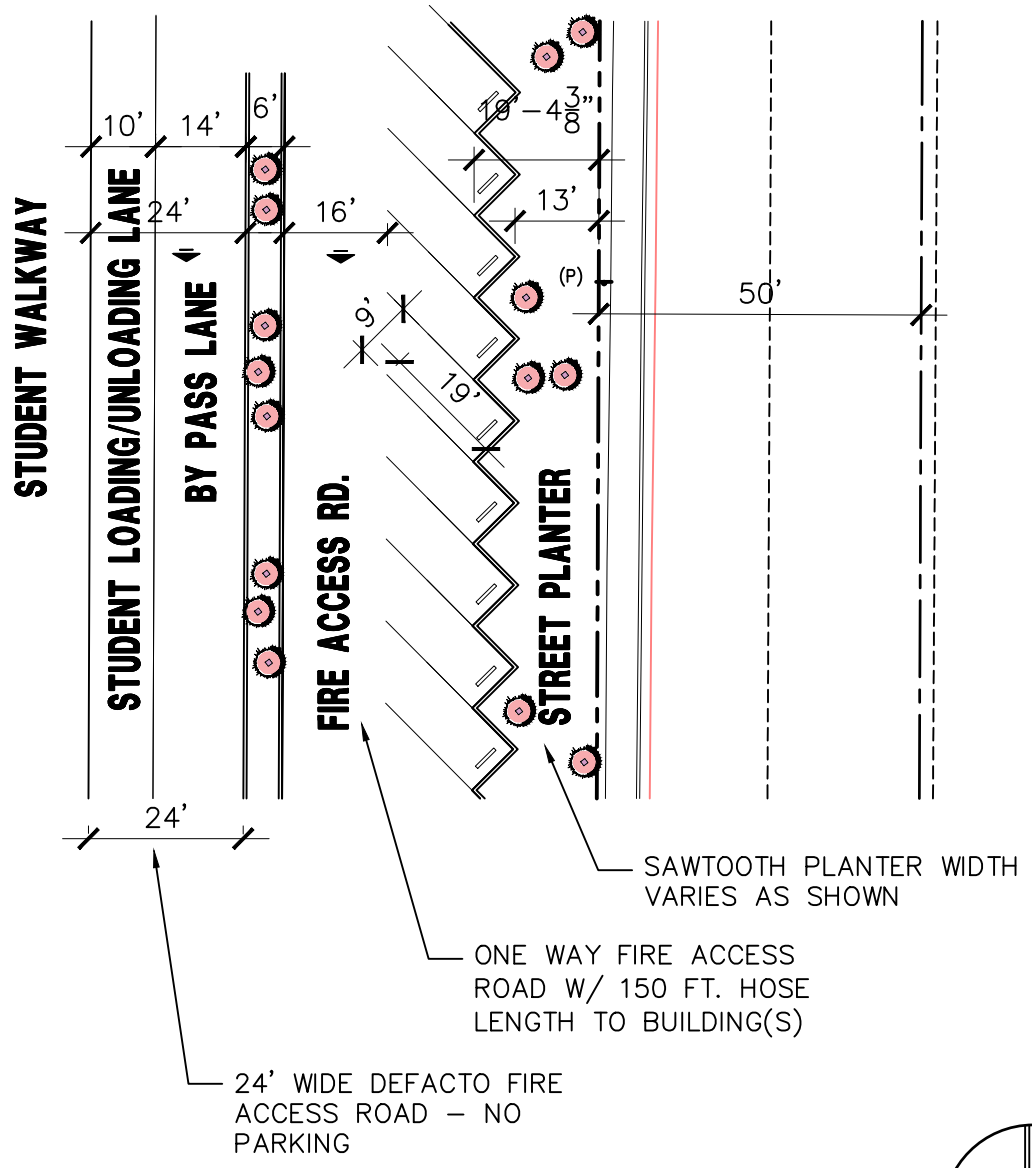


DIAGRAM A-A

PROPOSED FIRE DEPT ACCESS ROAD(S) AT STREET PLANTER(S)

PCUP–24–0007 1st Review Comments
1000 E. MONTARA RD. BARSTOW CA.

DATE:	11/16/24
DRAWN:	SGR
SCALE:	1" = 30'

RICHARD DESIGN ASSOCIATES
INCORPORATED
Steven G. Richard Architect, LEED A.P.
21812 Highway 18 Suite B Apple Valley, CA 92307
Mail: PO Box 1512 Apple Valley, CA 92307 ph. 760.242.7993

EXCELSIOR CHARTER SCHOOLS

BUILDING "A"

SITE: 1000 E. MONTANA RD.
BARSTOW CA. 92311

DATE: 03/14/2024

ARCHITECT
760.242.7993

METAL TRIM
COLOR: DARK
BRONZE

METL SPAN
STRIATED
COLOR:
TAHOE BLUE

METL SPAN ROOF
STANDING SEAM
COLOR: PEWTER

ORCO BLOCK,
SPLIT FACE
NATURAL GRAY MW
GROUT: ORCO OBP -
GLACIER WHITE

STOREFRONT
GLAZING
LOW "E"
GREY TINT

US ALUMINUM
STOREFRONT
COLOR:
DARK BRONZE

METL SPAN
STRIATED
COLOR:
POLAR WHITE

NORTH ELEVATION

METL SPAN STRIATED
WALL PANEL
COLOR:
REGAL GRAY

METL SPAN
STRIATED WALL PANEL
COLOR: DARK BRONZE

CRL AW 700
SUNSHADE
COLOR: CLEAR ALUMINUM

WEST ELEVATION

EXCELSIOR CHARTER SCHOOLS

BUILDING "B"

SITE: 1000 E. MONTANA RD.
BARSTOW CA. 92311

DATE: 03/14/2024

ARCHITECT
760.242.7993

SOUTH ELEVATION

EAST ELEVATION

EXCELSIOR CHARTER SCHOOLS

BUILDING "B"

SITE: 1000 E. MONTANA RD.
BARSTOW CA. 92311

DATE: 03/14/2024

ARCHITECT
760.242.7993

METAL TRIM
COLOR: DARK
BRONZE

METL SPAN
STRIATED
COLOR:
TAHOE BLUE

CRL AW 700
SUNSHADE
COLOR: CLEAR
ALUMINUM

METL SPAN
STRIATED
COLOR:
POLAR WHITE

STOREFRONT
GLAZING
LOW "E"
GREY TINT

US ALUMINUM
STOREFRONT
COLOR:
DARK BRONZE

NORTH ELEVATION

METL SPAN
STRIATED WALL PANEL
COLOR: DARK BRONZE

METL SPAN
STRIATED PANEL
COLOR: REGAL GRAY

ORCO BLOCK,
SPLIT FACE
NATURALGRAY MW
GROUT: ORCO OBP GLACIER WHITE

WEST ELEVATION

EXCELSIOR CHARTER SCHOOLS

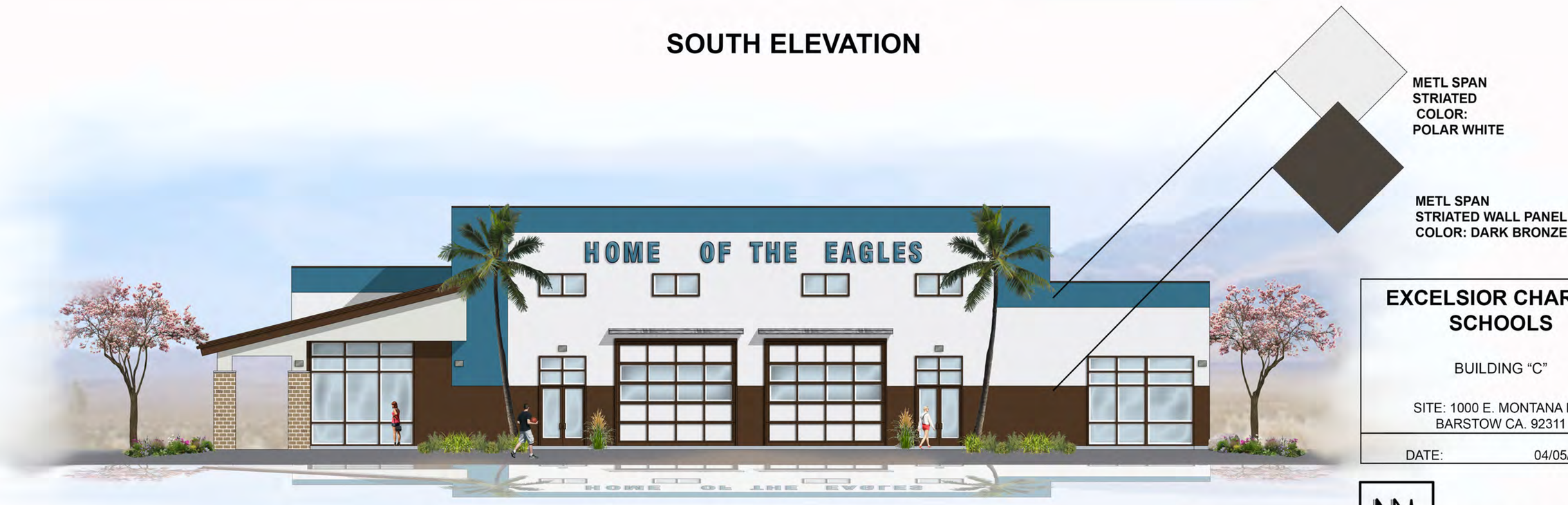
BUILDING "C"

SITE: 1000 E. MONTANA RD.
BARSTOW CA. 92311

DATE: 04/05/2024

ARCHITECT
760.242.7993

SOUTH ELEVATION



EAST ELEVATION

EXCELSIOR CHARTER SCHOOLS

BUILDING "C"

SITE: 1000 E. MONTANA RD.
BARSTOW CA. 92311

DATE: 04/05/2024

ARCHITECT
760.242.7993

EXCELSIOR CHARTER SCHOOL
HOME OF THE EAGLES
EXCELSIOR CHARTER SCHOOL
BARSTOW, CA
RIMROCK ROAD
760.242.7993
ARCHITECT

EXCELSIOR CHARTER SCHOOL
BARSTOW, CA

RIMROCK RD / MONTARA RD

760.242.7993
ARCHITECT

ONLY
ONLY
ONLY
STOP
The High Desert Guest Ranch

Montara

EXCELSIOR CHARTER SCHOOL
BARSTOW, CA

760.242.7993
RDA ARCHITECT