

LIBERTY TREE ACADEMY SITE DEVELOPMENT PLAN

TOWN OF PEYTON, EL PASO COUNTY

FINAL AUGUST 2018



INDEX OF SHEETS

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LAND USE SUMMARY

PARCEL AREA:	10.7 acres
PROJECT AREA:	3.4 acres
BUILDING AREA (PHASE 1):	41,585 sf
FAR:	0.28

CIVIL ENGINEER

MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
PH: 303-572-0200
FAX: 303-572-0202
CONTACT: DAVE KLINE, P.E., PTOE
DAVE_KLINE@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
PH: 303-572-0200
FAX: 303-572-0202
CONTACT: TERESA ROBERSON
TERESA_ROBERSON@MATRIXDESIGNGROUP.COM

LEGAL DESCRIPTION:

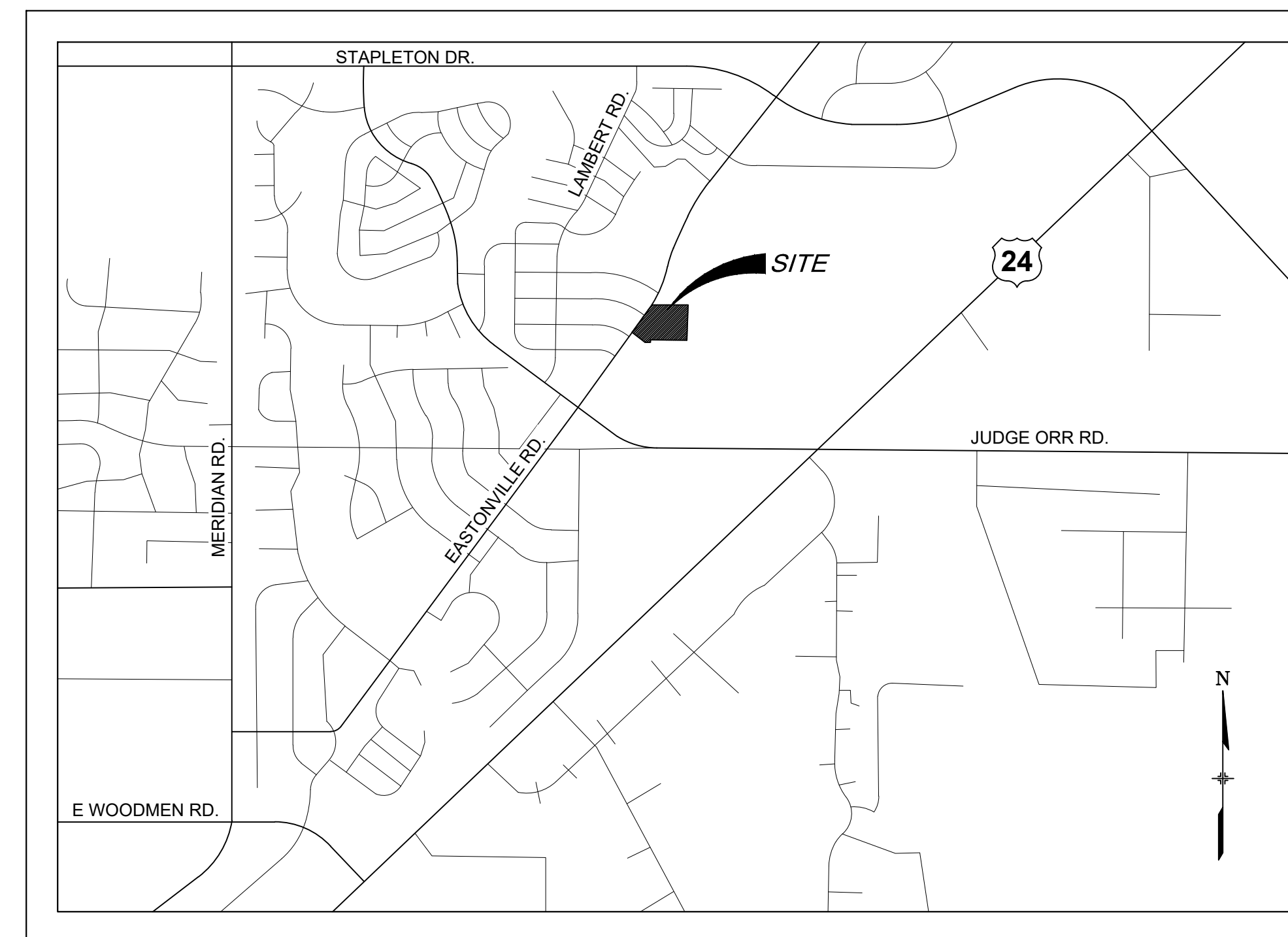
LOT 1178, WOODMEN HILLS FILING NO. 10
COUNTY OF EL PASO
STATE OF COLORADO

BASIS OF BEARING:

BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE CENTRAL ZONE. BASED ON THE EAST LINE OF LOT 1178 OF THE PLAT OF WOODMEN HILLS FILING NO. 10 AS RECORDED ON JULY 13, 2001 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 201098618, MONUMENTED ON THE NORTH END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 38160" AND ON THE SOUTH END BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 32822", AND BEARS SOUTH 00°24'21" EAST A DISTANCE OF 1116.46 FEET.

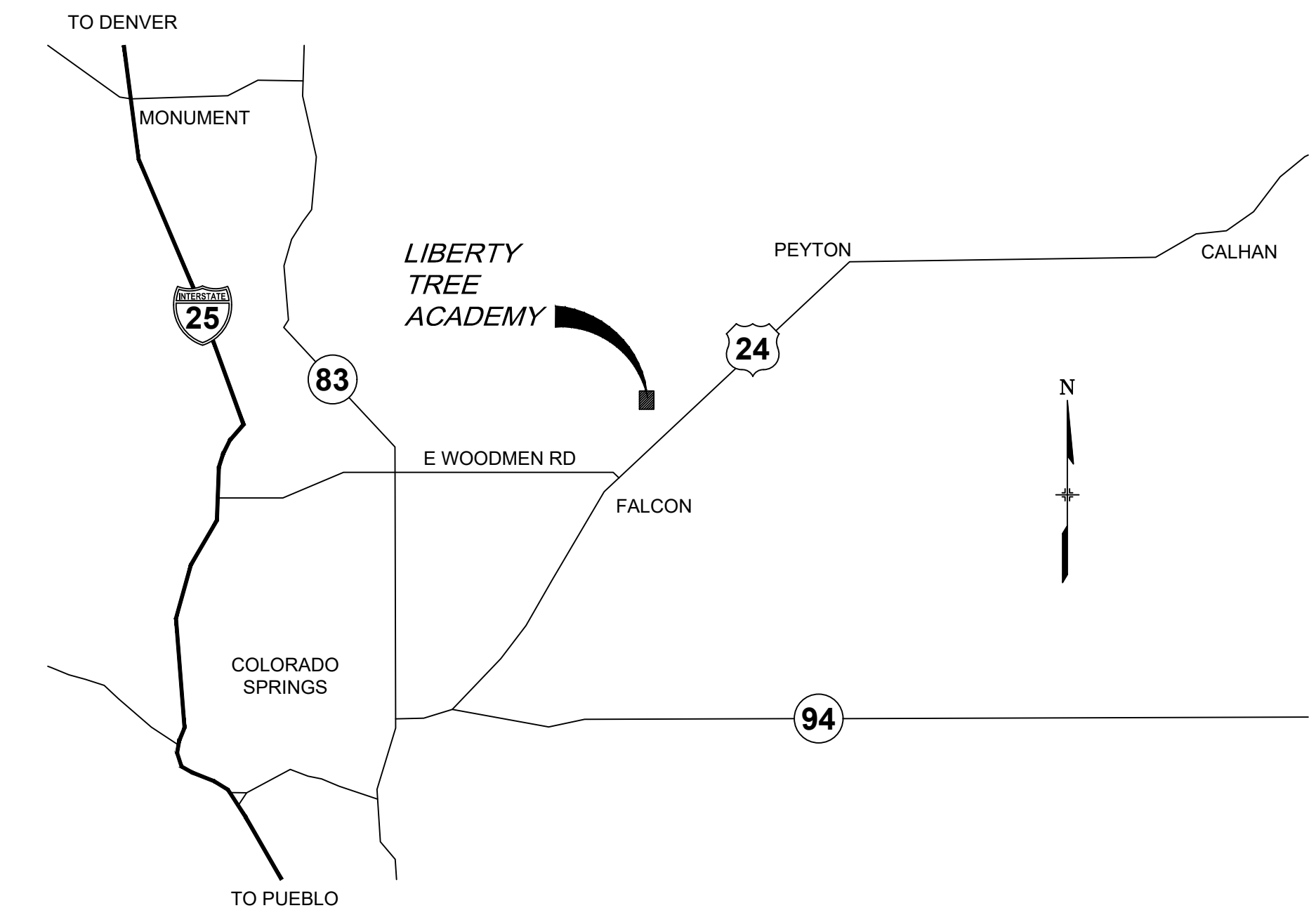
BENCHMARK:

BENCHMARK IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE PROVIDED BY THE NATIONAL GEODETIC SURVEY PERFORMED ON A SET #5 REBAR LOCATED ON THE EAST SIDE OF EASTONVILLE ROAD NEAR THE SOUTH PCR APPROXIMATELY 20 FEET SOUTH OF A SANITARY MANHOLE AND 12 FEET EAST OF A FIRE HYDRANT. THE ELEVATION DERIVED FROM THE STATIC SOLUTION IS 6960.52 U.S. SURVEY FEET (NAVD 88).



LOCATION MAP

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.

DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LIBERTY TREE ACADEMY BUILDING CORPORATION

8/10/2018
DATE

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

DAVID KLINE, P.E., PTOE

8/10/2018
DATE

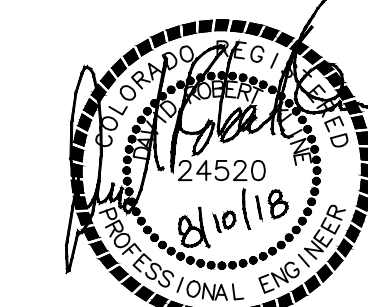
PREPARED FOR:

LIBERTY TREE
ACADEMY

PREPARED BY:

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL



FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.995.001

DESIGNED BY: ACR SCALE: DATE ISSUED: AUGUST 2018 DRAWING No.
DRAWN BY: ACR HORIZ. SHEET 1 OF 8 TS01
CHECKED BY: DRK VERT.

REFERENCE
DRAWINGS

X:995-MD022x34

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

FILE NAME: R:118.995.001 (Liberty Tree Academy)\Dwg\Site Development Plan\TS01_SDP.dwg
CTB FILE: ----
PLOT DATE: August 10, 2018 11:56:26 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



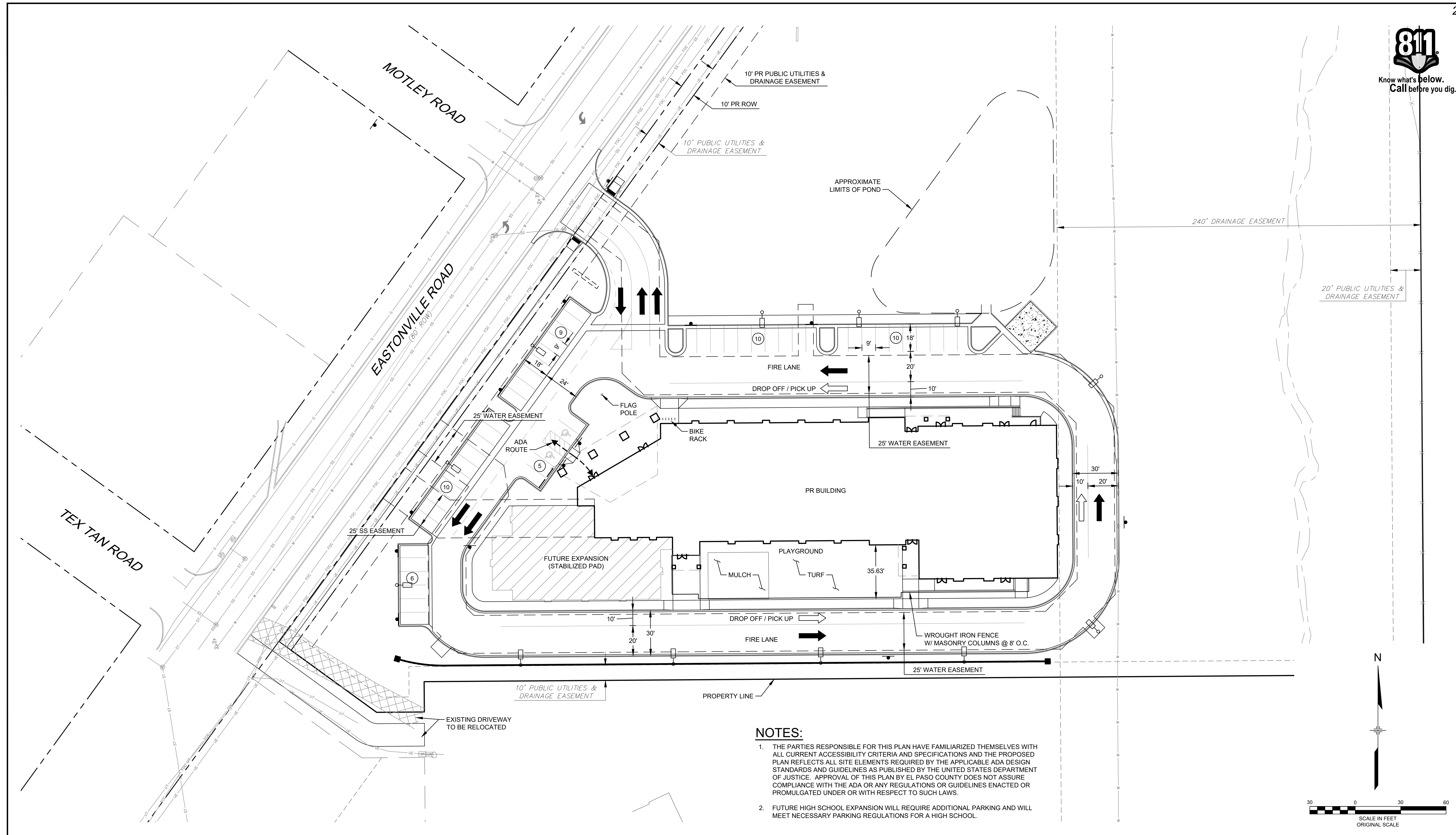
Approved

By: Craig Dossey, Executive Director

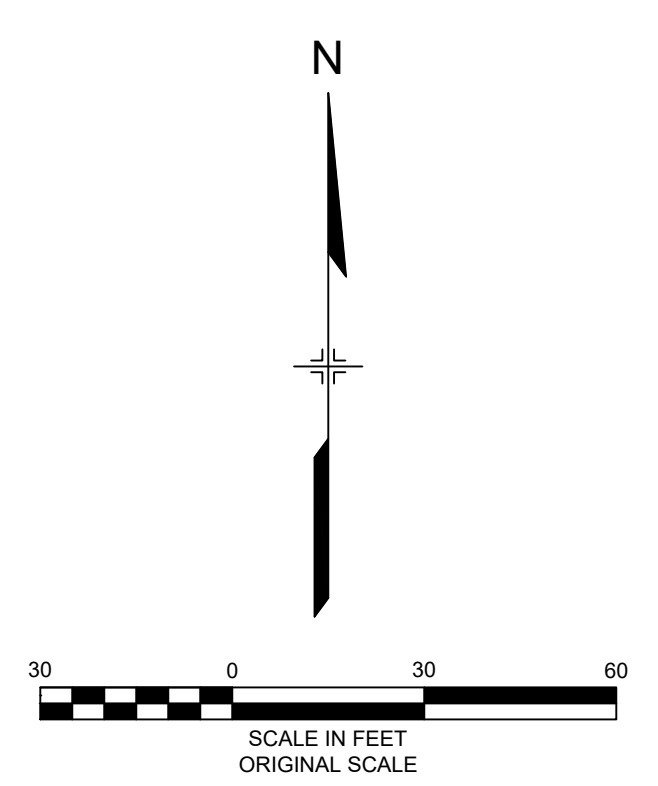
Date: 09/11/2018

El Paso County Planning & Community Development





- NOTES:**
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. FUTURE HIGH SCHOOL EXPANSION WILL REQUIRE ADDITIONAL PARKING AND WILL MEET NECESSARY PARKING REGULATIONS FOR A HIGH SCHOOL.



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
X:995-MD-G22x34 X:995-PR-BASE X:995-EX-BASE X:995-EX-MAP X:995-PR-UTIL			
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	
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PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

SEAL

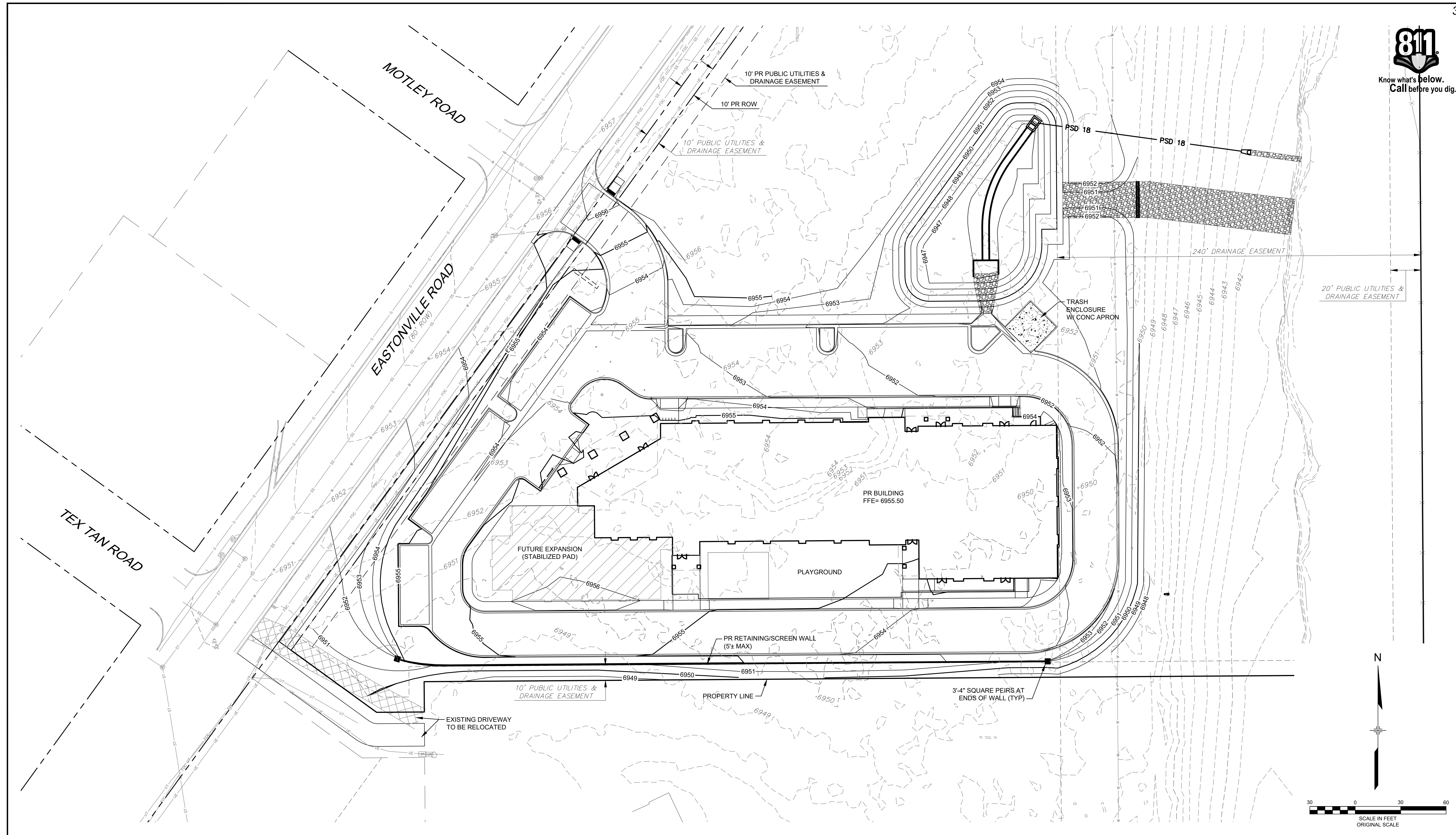
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 18.995.001

LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
 SITE DEVELOPMENT PLAN

SITE PLAN

DESIGNED BY:	ACR	SCALE:	DATE ISSUED:	AUGUST 2018	DRAWING No.
DRAWN BY:	ACR	HORIZ.	SHEET	2 OF 8	SP01
CHECKED BY:	DRK	VERT.			



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
X:995-MD-G22x34 X:995-PR-BASE X:995-EX-BASE X:995-EX-MAP X:995-PR-UTIL X:995-PR-GRAD			
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CTB FILE: ----			
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	
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PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

SEAL

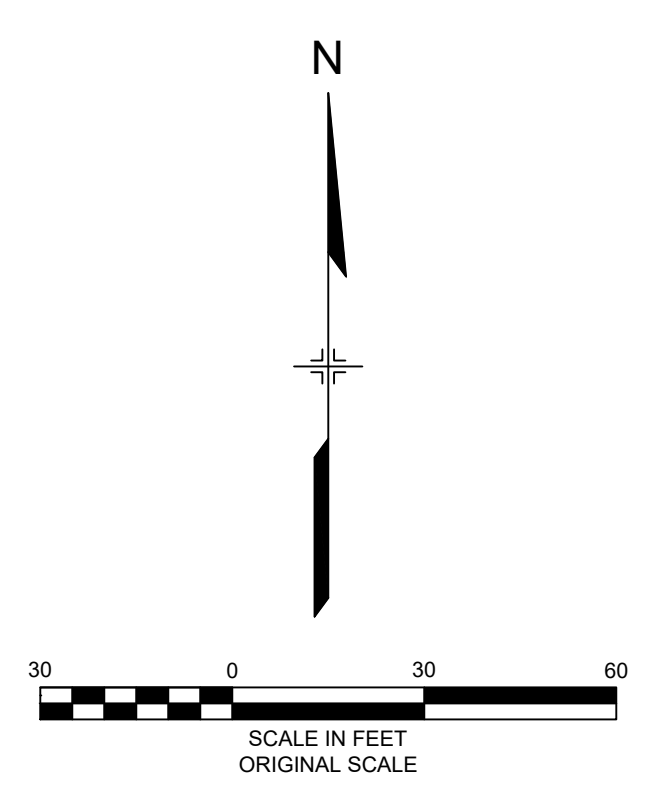
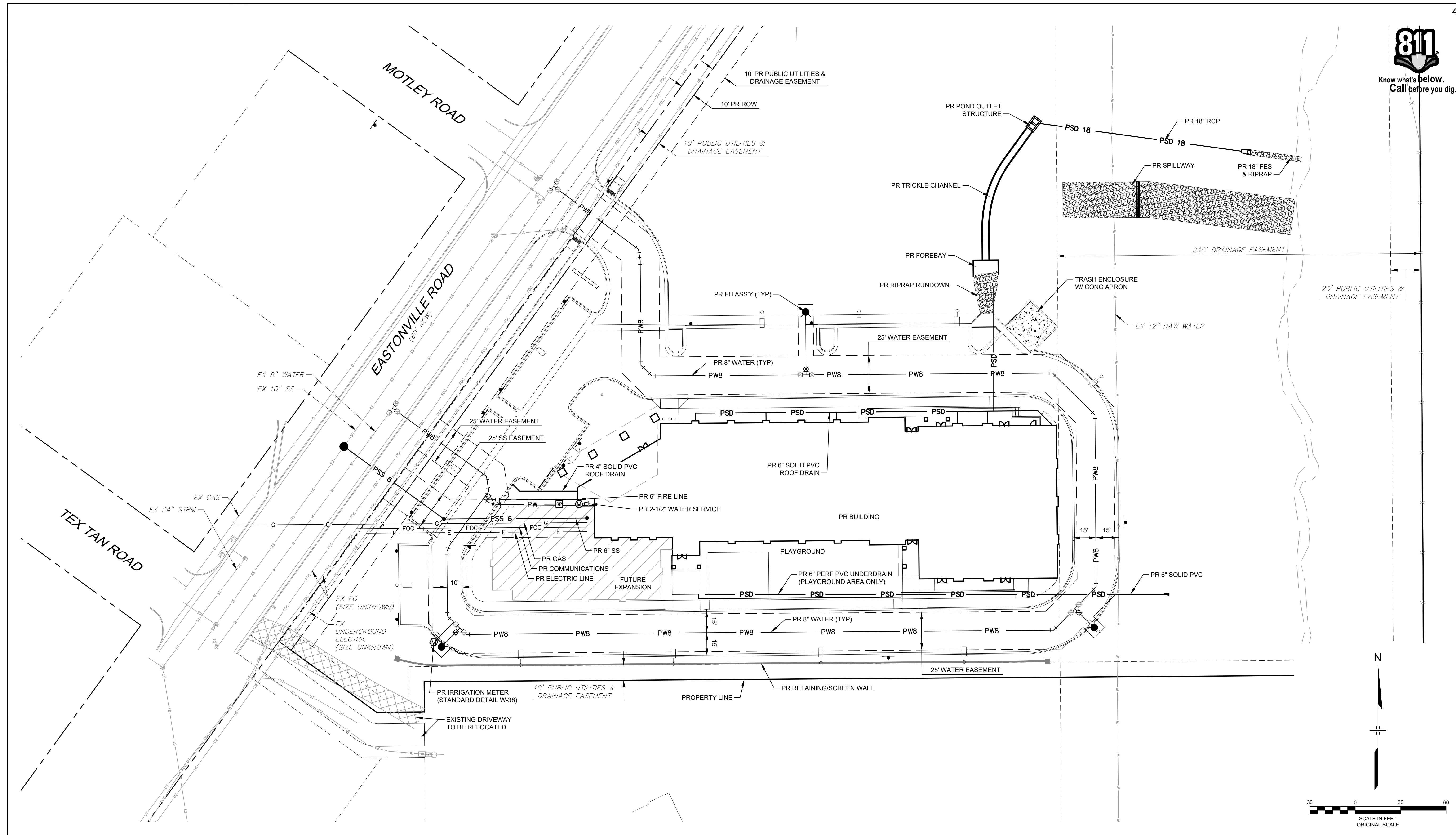
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 18.995.001

LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
 SITE DEVELOPMENT PLAN

GRADING PLAN

DESIGNED BY: ACR	SCALE:	DATE ISSUED: AUGUST 2018	DRAWING No. GR01
DRAWN BY: ACR	HORIZ.	SHEET 3 OF 8	
CHECKED BY: DRK	VERT.		



REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	
1	N

PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.995.001

LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
SITE DEVELOPMENT PLAN

OVERALL UTILITY PLAN

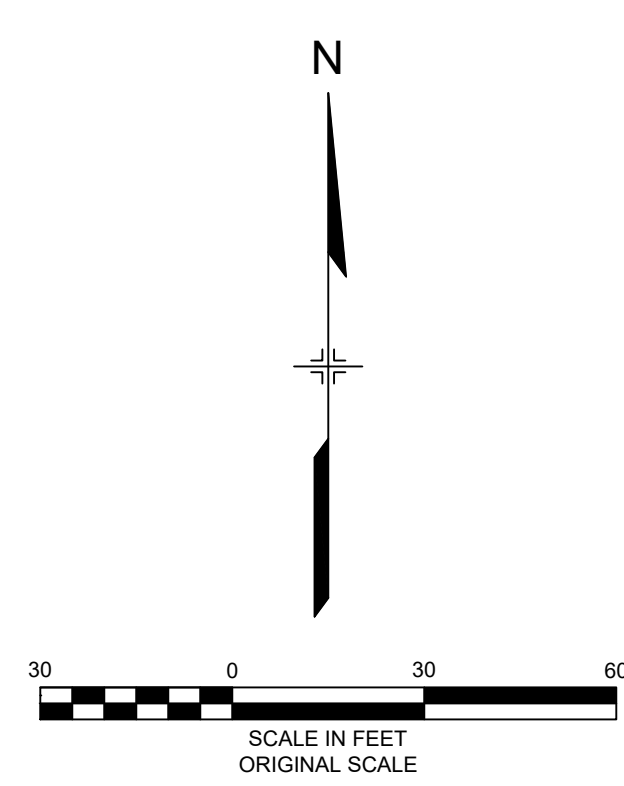
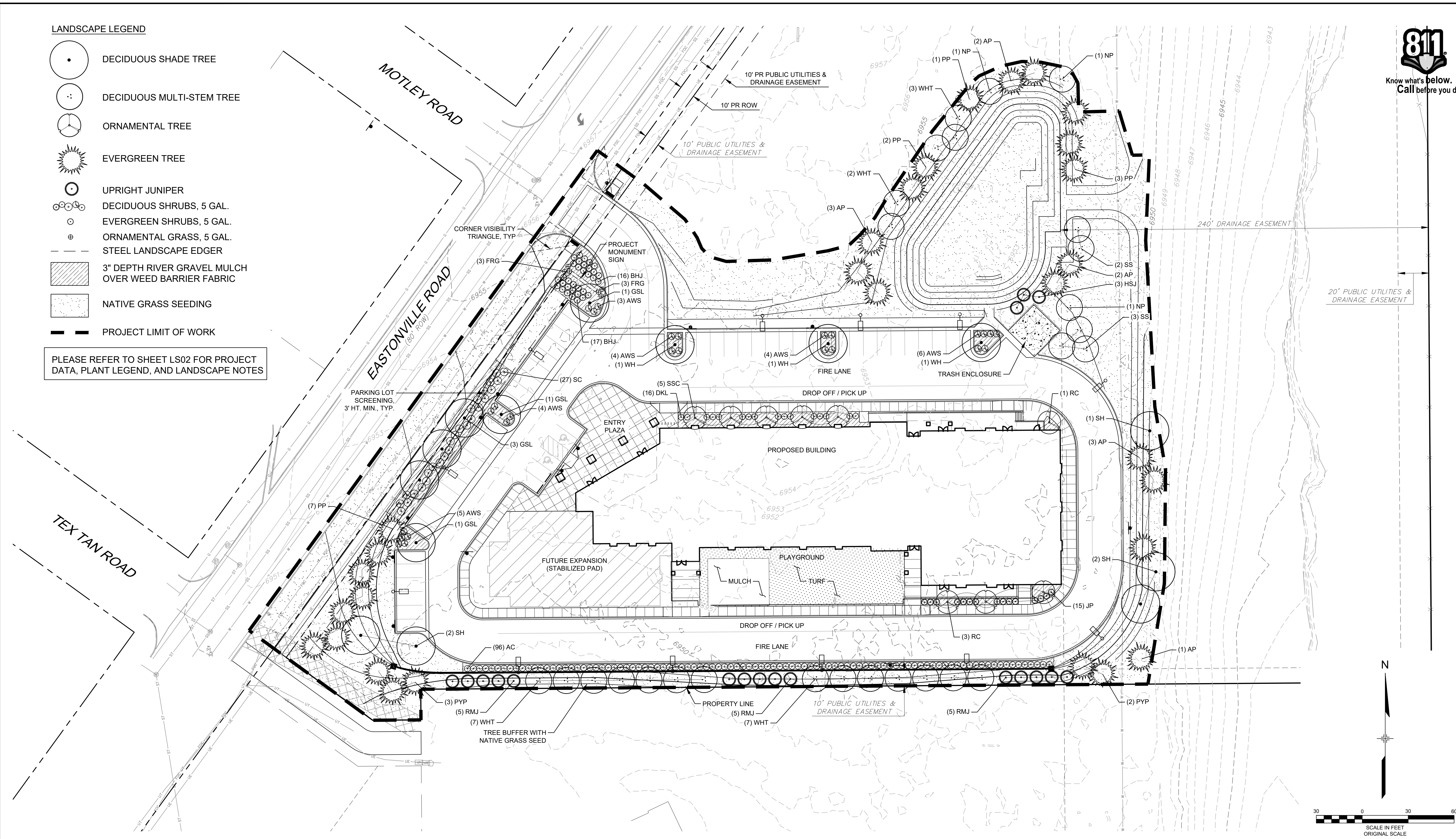
DESIGNED BY: ACR	SCALE:	DATE ISSUED: AUGUST 2018	DRAWING No. UT01
DRAWN BY: ACR	HORIZ.	SHEET 4 OF 8	
CHECKED BY: DRK	VERT.		



LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS MULTI-STEM TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- UPRIGHT JUNIPER
- DECIDUOUS SHRUBS, 5 GAL.
- EVERGREEN SHRUBS, 5 GAL.
- ORNAMENTAL GRASS, 5 GAL.
- STEEL LANDSCAPE EDGER
- 3" DEPTH RIVER GRAVEL MULCH OVER WEED BARRIER FABRIC
- NATIVE GRASS SEEDING
- PROJECT LIMIT OF WORK

PLEASE REFER TO SHEET LS02 FOR PROJECT DATA, PLANT LEGEND, AND LANDSCAPE NOTES



REFERENCE DRAWINGS			
X-995-MD-022x34			
X-995-PR-BASE			
X-995-EX-BASE			
X-995-EX-MAP			
X-995-PR-GRAD			
X-995-PR-LANDSCAPE			
Planting Details			

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT

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 CTB FILE: ---
 PLOT DATE: 8/10/2018 11:32 AM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

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PREPARED FOR:

LIBERTY TREE ACADEMY

PREPARED BY:

Matrix DESIGN GROUP
 AN EMPLOYEE-OWNED COMPANY

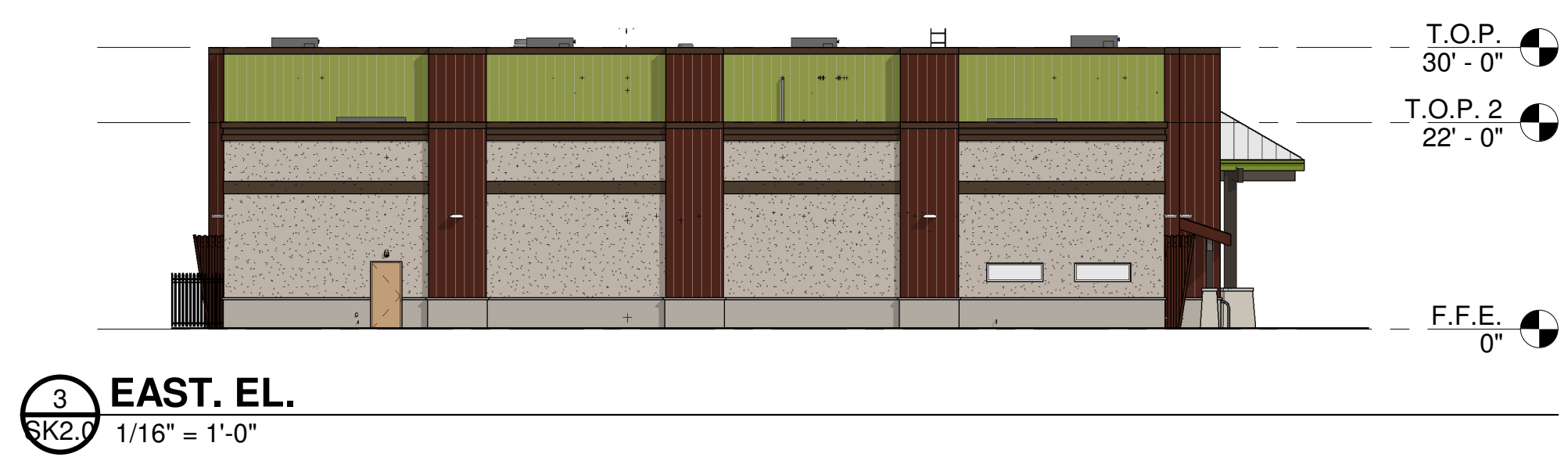
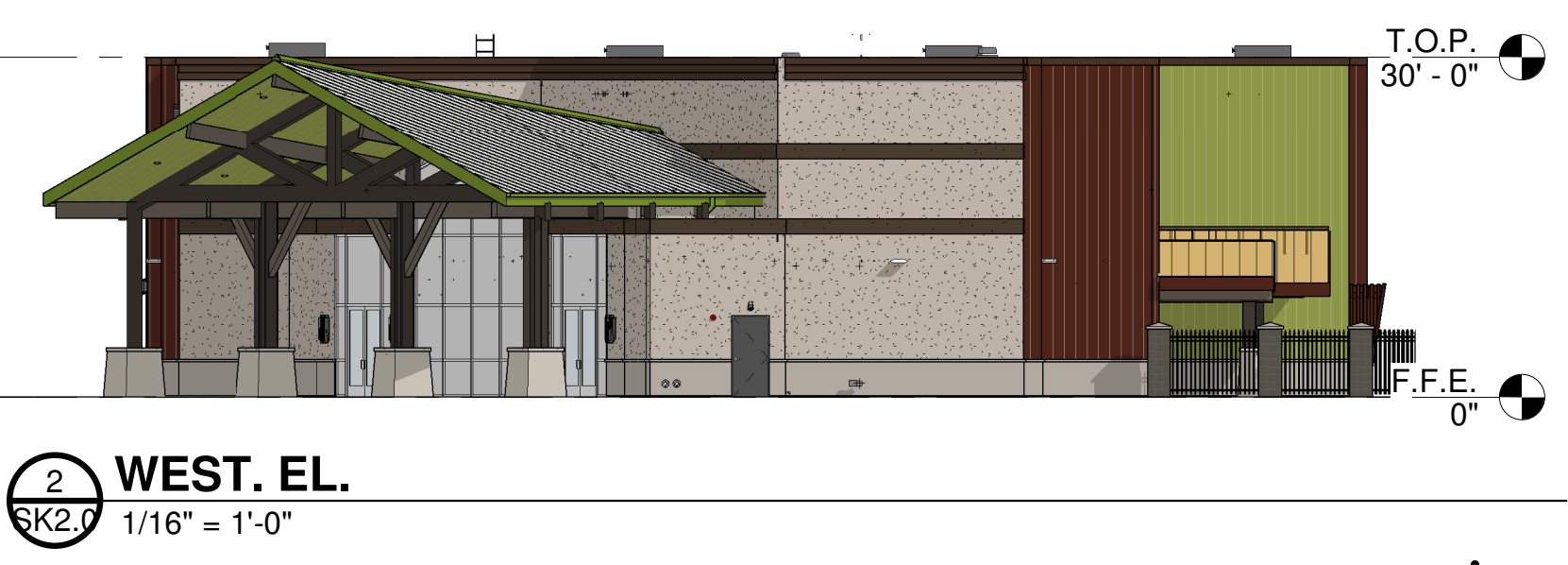
FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 18.995.001

LIBERTY TREE ACADEMY

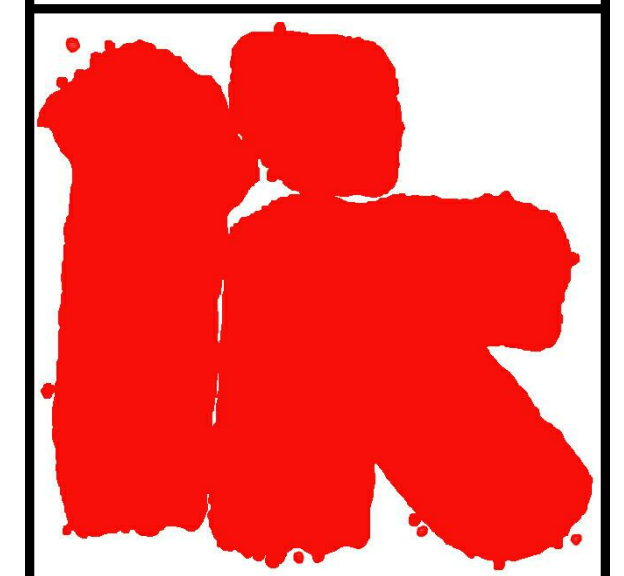
TOWN OF PEYTON, EL PASO COUNTY
 SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

DESIGNED BY: ACR	SCALE:	DATE ISSUED: JUNE 2018	DRAWING No.:
DRAWN BY: ACR	HORIZ.	SHEET: 5 OF 8	LS01
CHECKED BY: DRK	VERT.		



LIBERTY TREE ACADEMY



ROBERT KUBIAK
Architects And Associates, Inc.

2233 East Thomas Road
Phoenix, Arizona 85016
(602) 955-3900 RKAA.com

DESIGN	DATE
APPROVAL	APPROVED:

**PRELIMINARY
NOT FOR
CONSTRUCTION**



carhuff+cueva
architects, llc

3149 e prince rd #151
tucson, arizona 85716
phone 520.577.4560
www.cca-az.com

NEW SCHOOL CAMPUS FOR:

LIBERTY TREE ACADEMY

8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

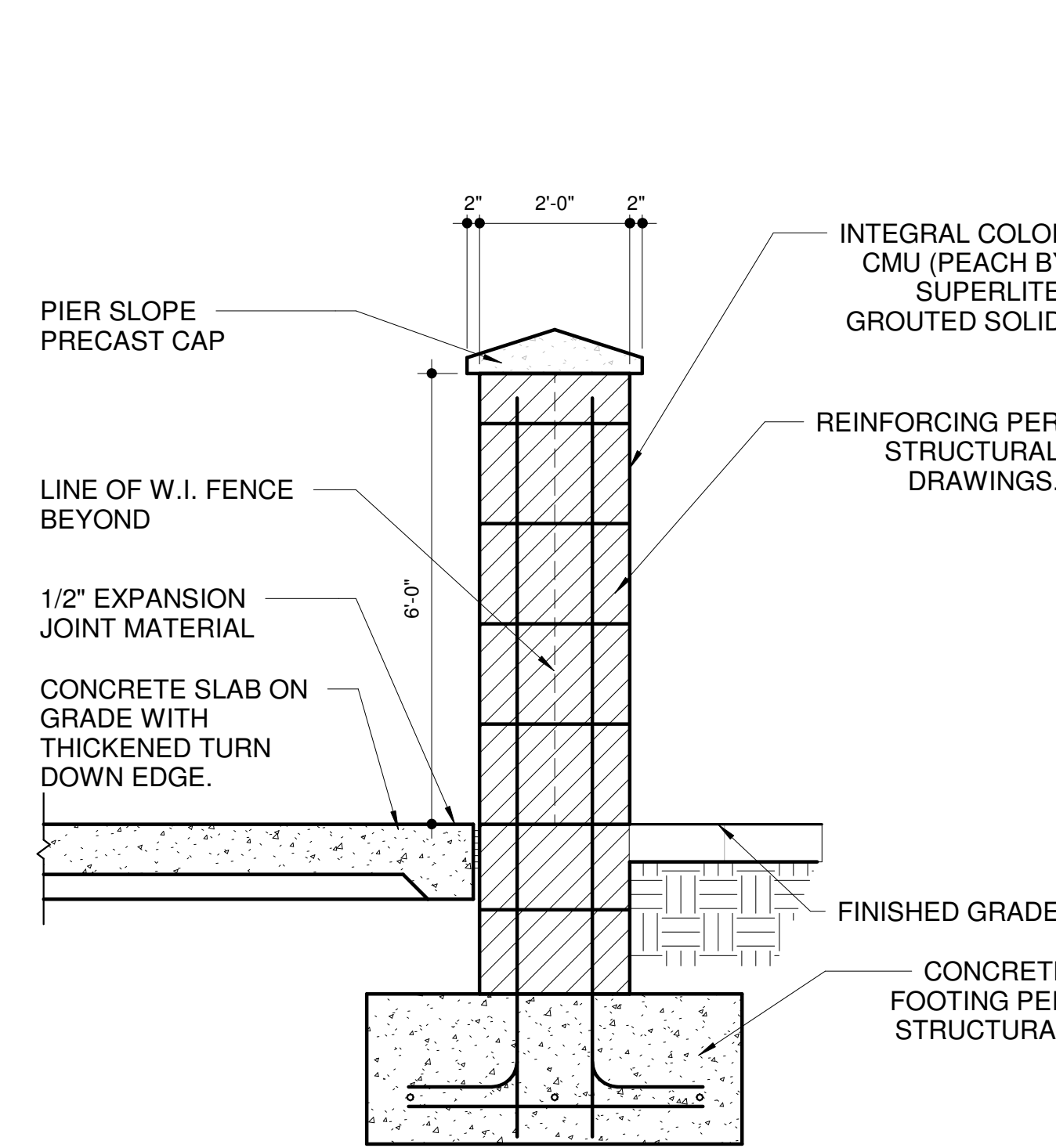
PROJECT NO. **P18-8579**

DATE **APRIL 27, 2018**

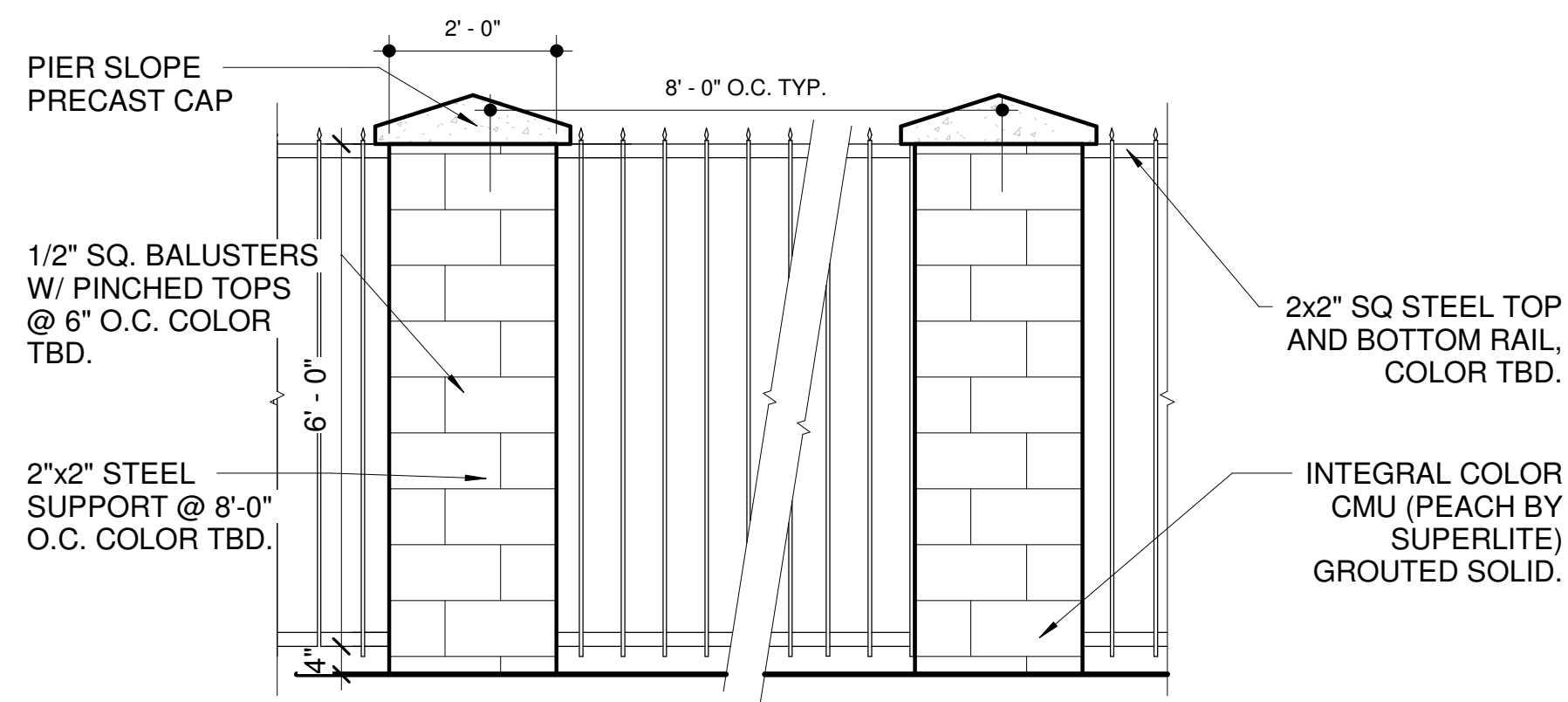
SCALE **1/16" = 1'-0"** DRAWN BY **PD**

DRAWING TITLE **PRESENTATION ELEVATIONS**

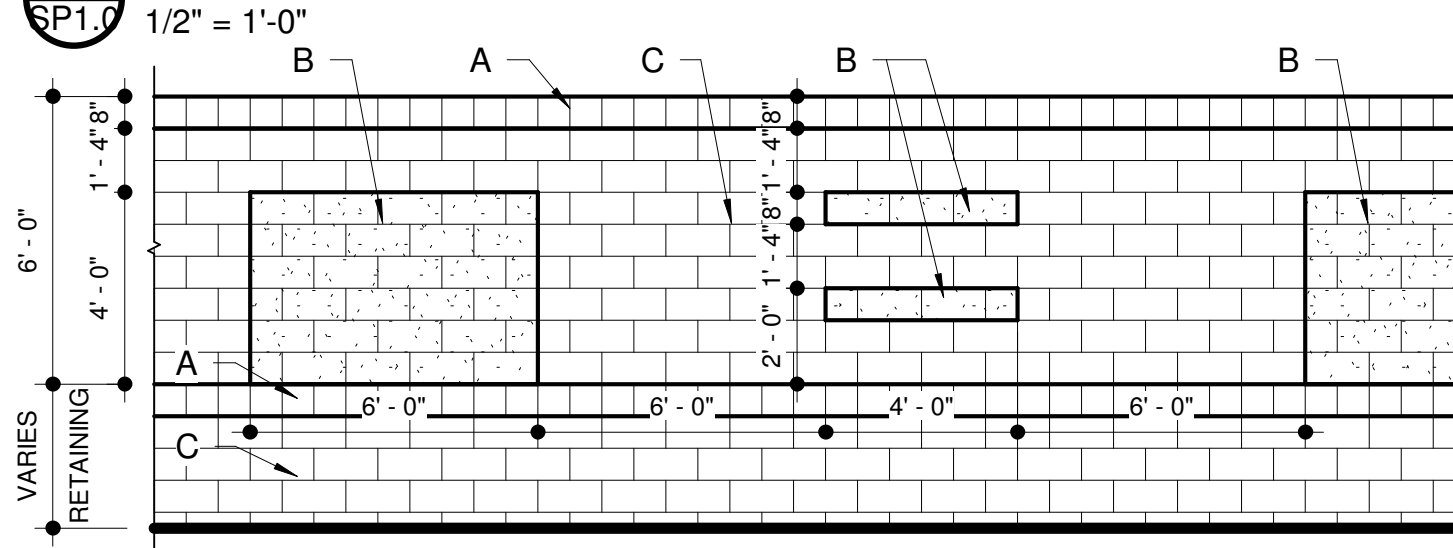
DRAWING NUMBER **SK2.0**



4 TYP. MASONRY COLUMN DETAIL
SP1.0 1/2" = 1'-0"

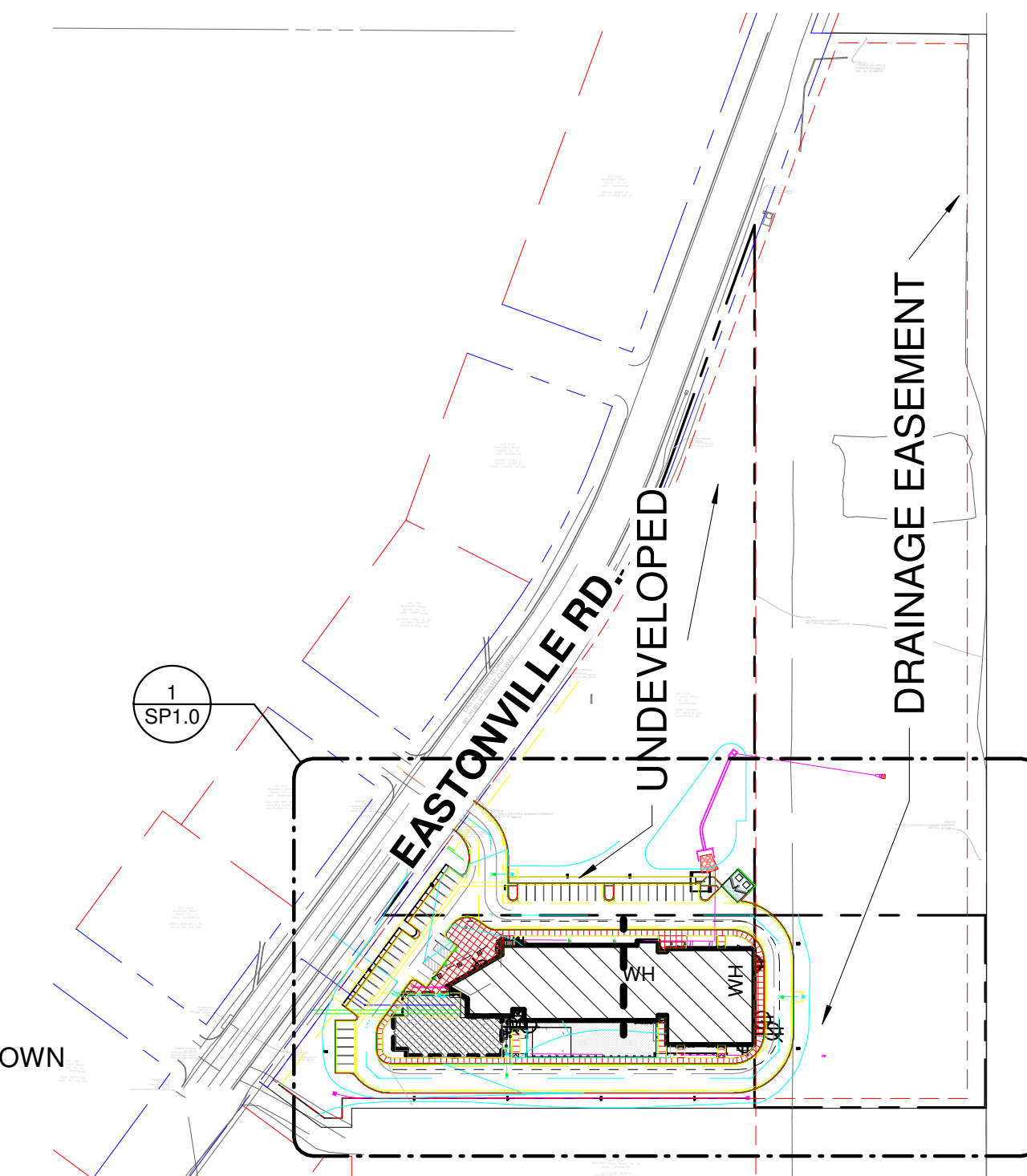


3 PERIMETER SITE WALL TYPICAL ELEVATION
SP1.0 1/4" = 1'-0"

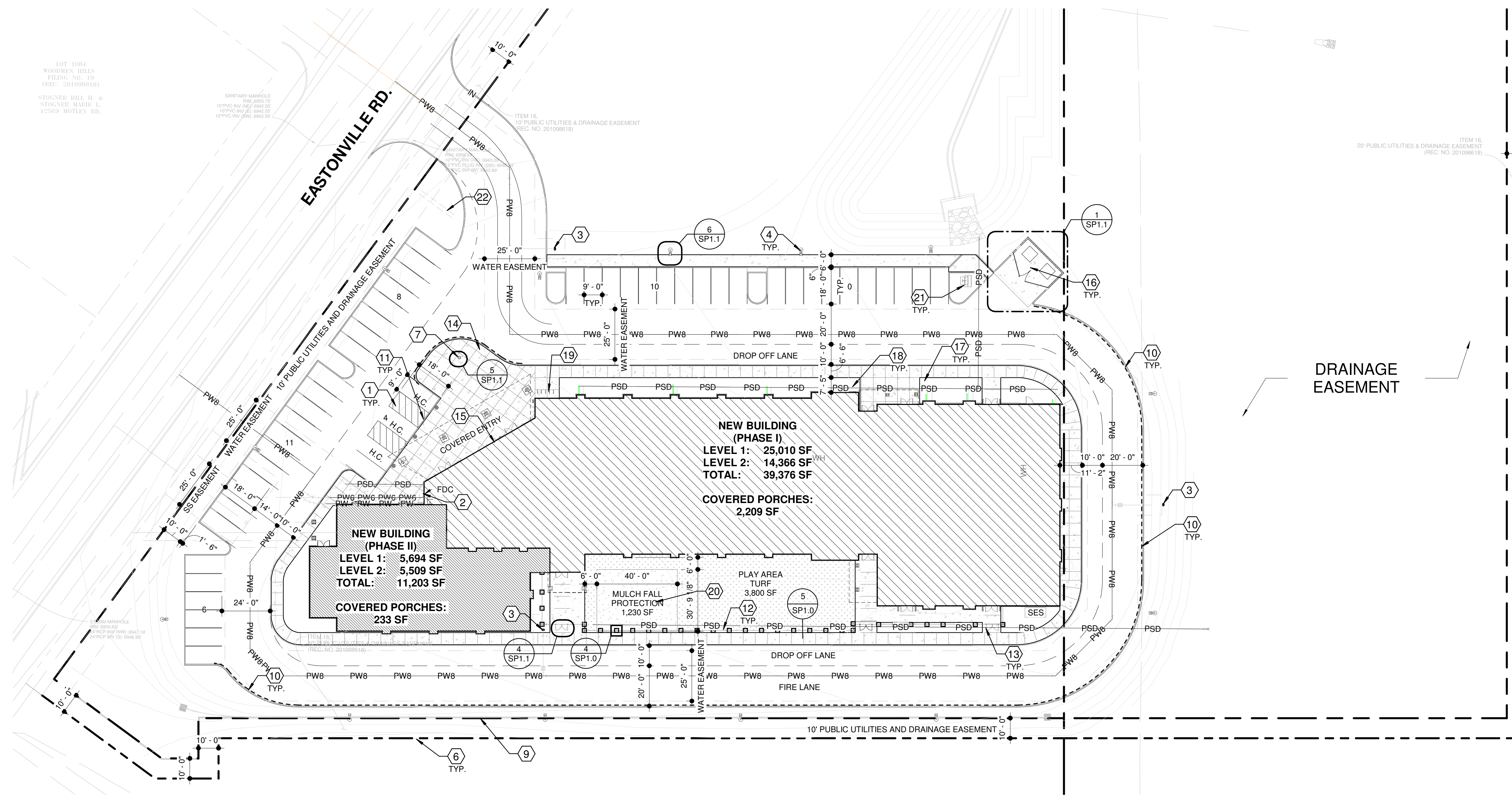


5 WROUGHT IRON FENCE DETAIL
SP1.0 1/2" = 1'-0"

NOTE:
ALL CMU IS 8"X16"X8",
COLORS AND FINISH BY
SUPERLITE.
LEGEND
A. CMU SINGLE SCORE, COLOR: BONE
B. CMU SPLIT FACE, COLOR: COCOA BROWN
C. CMU STANDARD, COLOR: PEACH



2 REFERENCE SITE PLAN
SP1.0 1" = 160'-0"



1 PROPOSED SITE PLAN
SP1.0 1" = 30'-0"

PROJECT DATA

PARCEL #: 4232302001
ZONING: RR-5
MAXIMUM LOT COVERAGE 25%
MAXIMUM HEIGHT 30'
SETBACKS 25' FRONT, REAR, SIDE.
BUILDING INFORMATION
GROSS FLOOR AREA: 39,376 S.F.
NUMBER OF STORIES: 2
MAXIMUM HEIGHT: 30'-0"

PARKING DATA

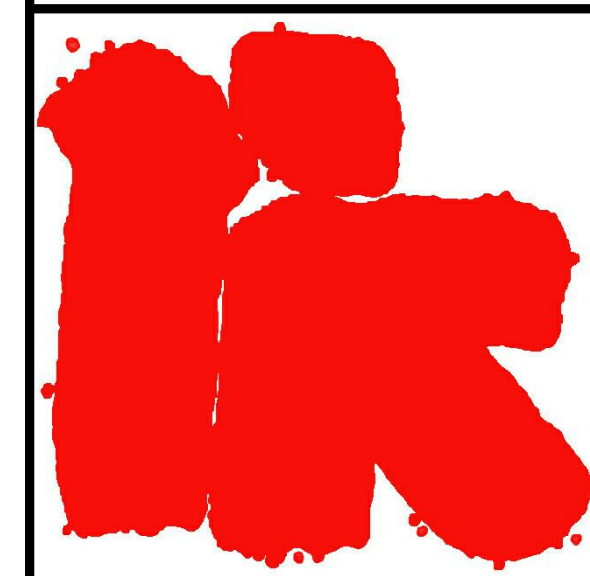
PARKING REQUIRED PER TABLE 6-2
ELEMENTARY OR JR HIGH:
2 SPACES PER CLASSROOM
REQUIRED PARKING SIZE 9X18 2' OVERHANG
NEW PARKING REQUIRED PER TABLE 6-2:
(2 SPACES/C.R.) 22 C.R. X 2 = 44 STALLS
NEW PARKING PROVIDED: 49 STALLS
REQUIRED ADA PARKING SPACES: 2 STALLS
ADA PARKING SPACES PROVIDED: 2 STALLS

BIKE PARKING

REQUIRED BIKE PARKING 5% OF VEHICLE
PARKING SPACES (49 X .05): 3 SPACES
PROVIDED BIKE PARKING: 5 SPACES

SITE PLAN KEYNOTES:

1. ACCESSIBLE PARKING SPACE PER CIVIL DRAWINGS.
2. FIRE RISER ENTRANCE. PROVIDE FIRE RISER ROOM SIGNAGE.
3. FIRE HYDRANT PER CIVIL DRAWINGS.
4. SITE LIGHTING FIXTURES, SEE ELECTRICAL DRAWINGS.
5. WATER METER PER CIVIL PLANS.
6. PROPERTY LINE.
7. 25' HIGH FLAG POLE.
8. BACKFLOW PREVENTER PER CIVIL PLANS.
9. INTEGRAL COLOR CMU SCREEN WALL OVER RETAINING WALL. SEE TYPICAL SITE WALL DETAIL.
10. CONCRETE CURB PER DETAILS. PAINTED RED CURB WITH "NO PARKING FIRE LANE" IN 4" WHITE LETTERS ON FACE OF THE CURB SPACED 80" ON CENTER FOR FIRE LANE DESIGNATION AS INDICATED WITH DASHED LINE.
11. CONCRETE RAMP PER CIVIL DRAWINGS
12. CMU PILLAR AND WROUGHT IRON FENCE PER DETAIL.
13. W.I. GATE WITH KEY F.O.B. AND PANIC HARDWARE PER DETAIL.
14. SCORED CONCRETE WITH CONTROL JOINTS 6'-0" O.C., PATTERN PER PLAN.
15. PROVIDE FLUSH-MOUNTED KNOX BOX, MODEL NO. 3200 SERIES @ +6'-0" A.F.F. ORDER AND INSTALL PER PHOENIX FIRE DEPARTMENT REQUIREMENTS
16. TRASH ENCLOSURE GATE PER DETAIL. PROVIDE 6.33" STEEL BOLLARDS 60" ABOVE GRADE, SPACED PER DETAIL. FULL GROUT AND CROWN TOP PRIMED AND PAINTED LIGHT TAN.
17. DECOMPOSED GRANITE PER LANDSCAPE PLANS.
18. UNDERGROUND STORM DRAIN PER CIVIL DRAWINGS.
19. CYCLOOPS 2170-5 BICYCLE PARKING
20. PLAY STRUCTURE BY OWNER GC TO COORDINATE INSTALLATION.
21. ELECTRICAL TRANSFORMER.
22. MONUMENT SIGN LOCATION, (UNDER SEPERATE PERMIT AND SUBMITTAL)



Architects And Associates, Inc.

2233 East Thomas Road
Phoenix, Arizona 85016
(602) 955-3900 RKA.com

DESIGN APPROVAL	DATE APPROVED:

PRELIMINARY NOT FOR CONSTRUCTION



carhuff+cueva architects, llc

3149 e prince rd #151
tucson, arizona 85716
phone 520.577.4560
www.cca-az.com

NEW SCHOOL CAMPUS FOR:
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8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

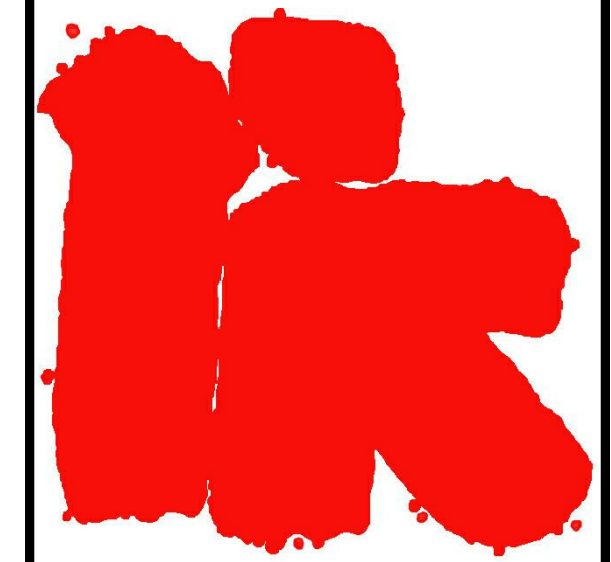
PROJECT NO. P18-8579

DATE APRIL 27, 2018

SCALE As indicated DRAWN BY PD

DRAWING TITLE ARCHITECTURAL SITE PLAN

DRAWING NUMBER SP1.0



DESIGN APPROVAL _____ DATE APPROVED: _____

PRELIMINARY NOT FOR CONSTRUCTION



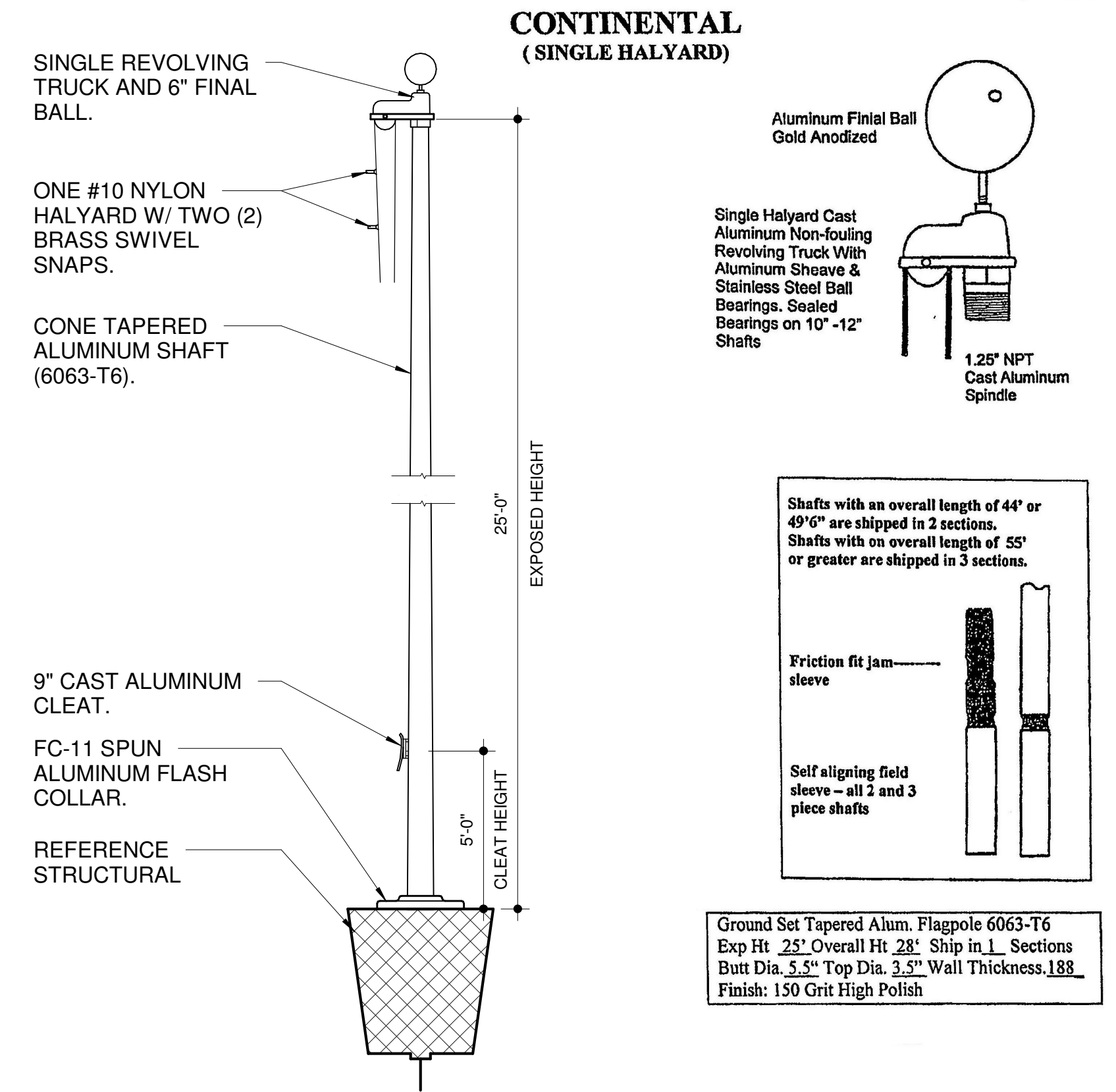
NEW SCHOOL CAMPUS FOR:
LIBERTY TREE ACADEMY
8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

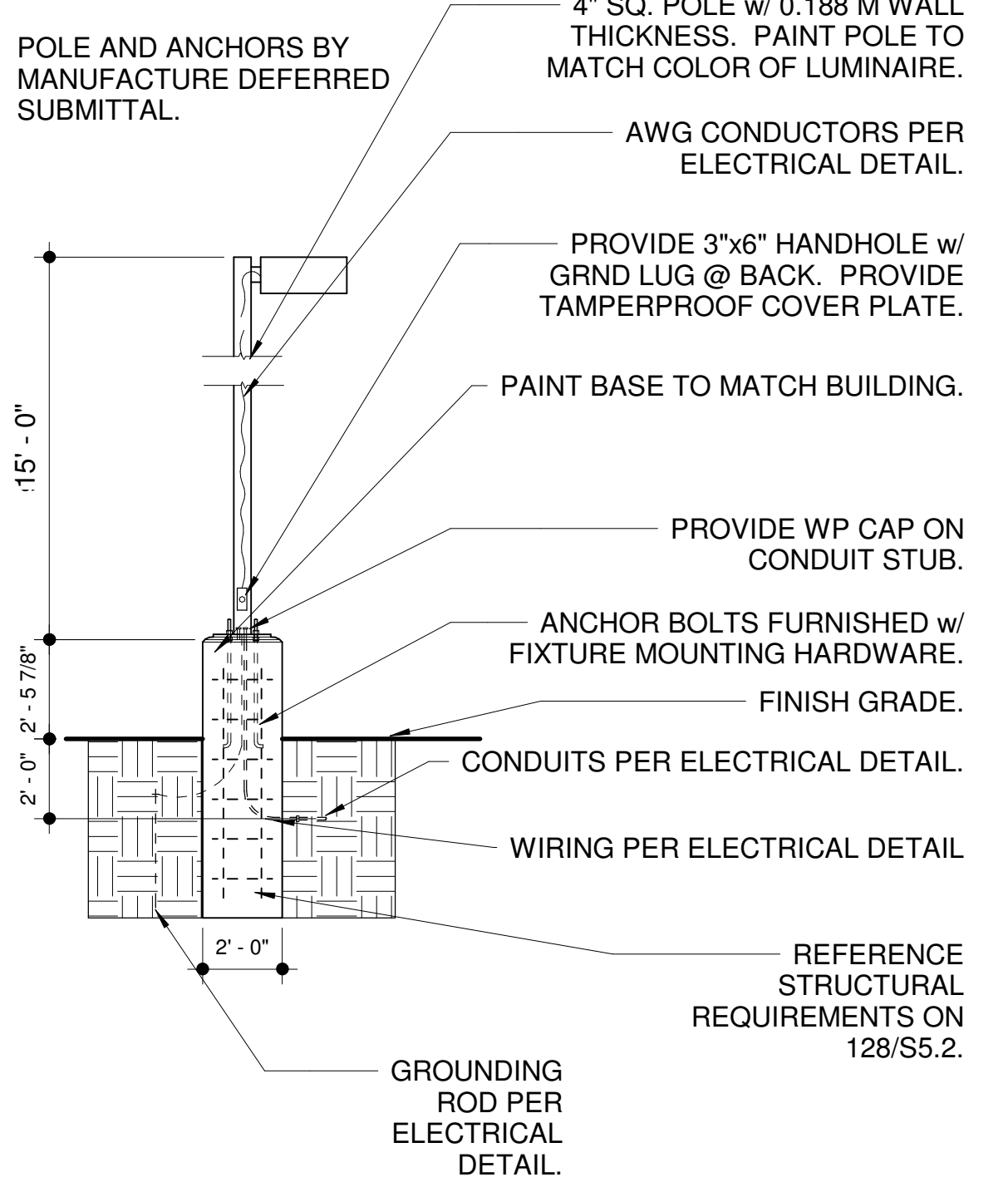
PROJECT NO.	P18-8579
DATE	APRIL 27, 2018
SCALE	As indicated
DRAWN BY	PD
DRAWING TITLE	SITE DETAILS
DRAWING NUMBER	SP1.1

Concord Industries, Inc.
4150-A Kellway Circle, Addison, TX 75001



5 FLAG POLE DETAIL
1/4" = 1'-0"

NOTE:
THE POLE MANUFACTURER SHALL PROVIDE A POLE BASE DESIGN FOR 100MPH WIND LOADING w/ A 1.3 GUST FACTOR.

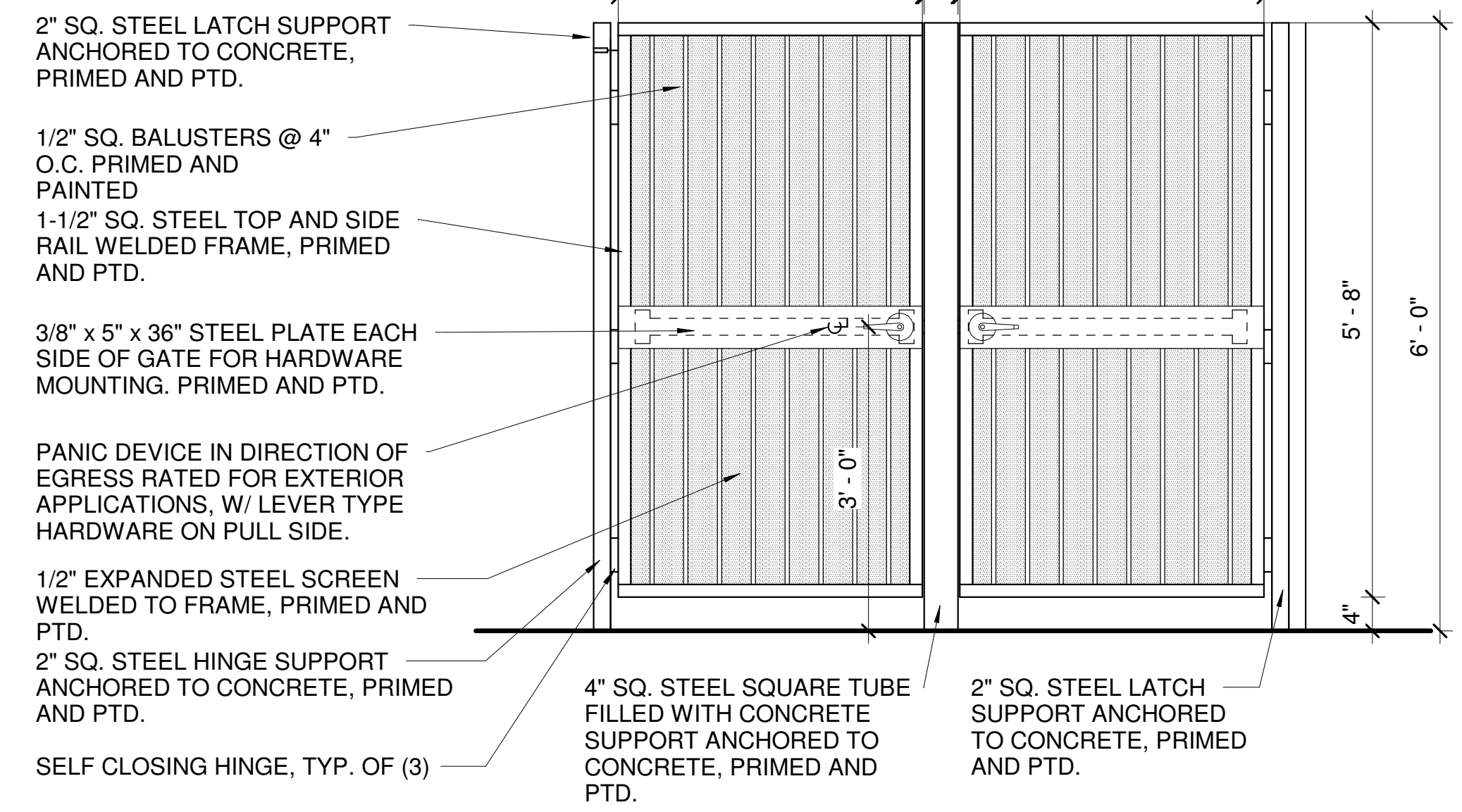


6 LIGHT POLE DETAIL
1/4" = 1'-0"

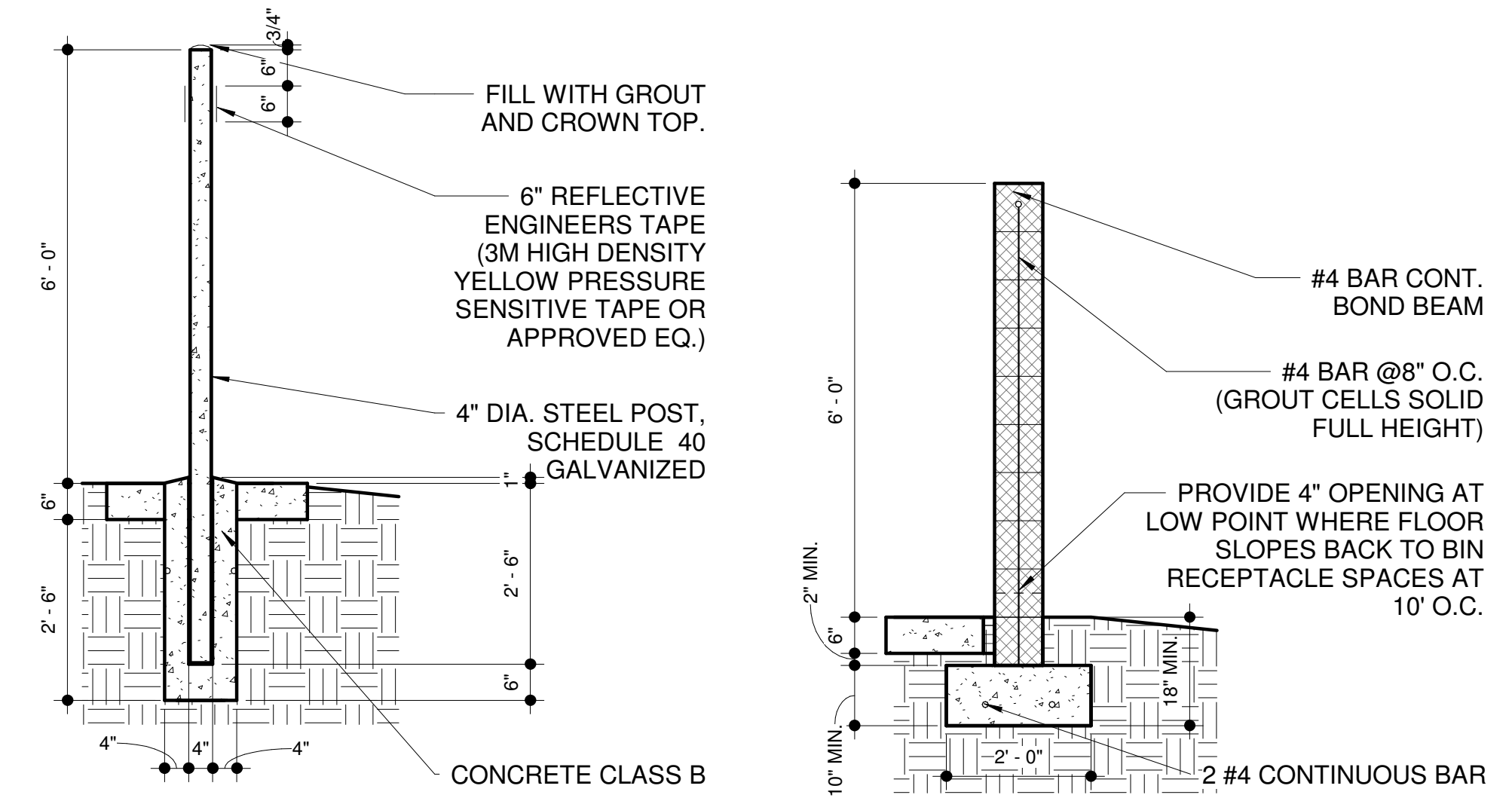
GATE HARDWARE SET
EACH TO HAVE:

- 1 EA GATE CLOSER PFGCS 1-(714)-994-0276
- 1 EA IC CYLINDER AS REQUIRED
- 1 EA PANIC HARDWARE 99-L X 374L X POOL
- 1 EA FLOOR MOUNTED DOOR STOP FS18L IVES

Operational Description
Free Egress at all times. Pressing Push Bar retracts latchbolts. Latchbolt retracted by lever unless locked by key. Key locks and unlocks lever. Dogging by hex key, locks down the pushbar or ~~conesbar~~ so the latchbolt remains retracted.



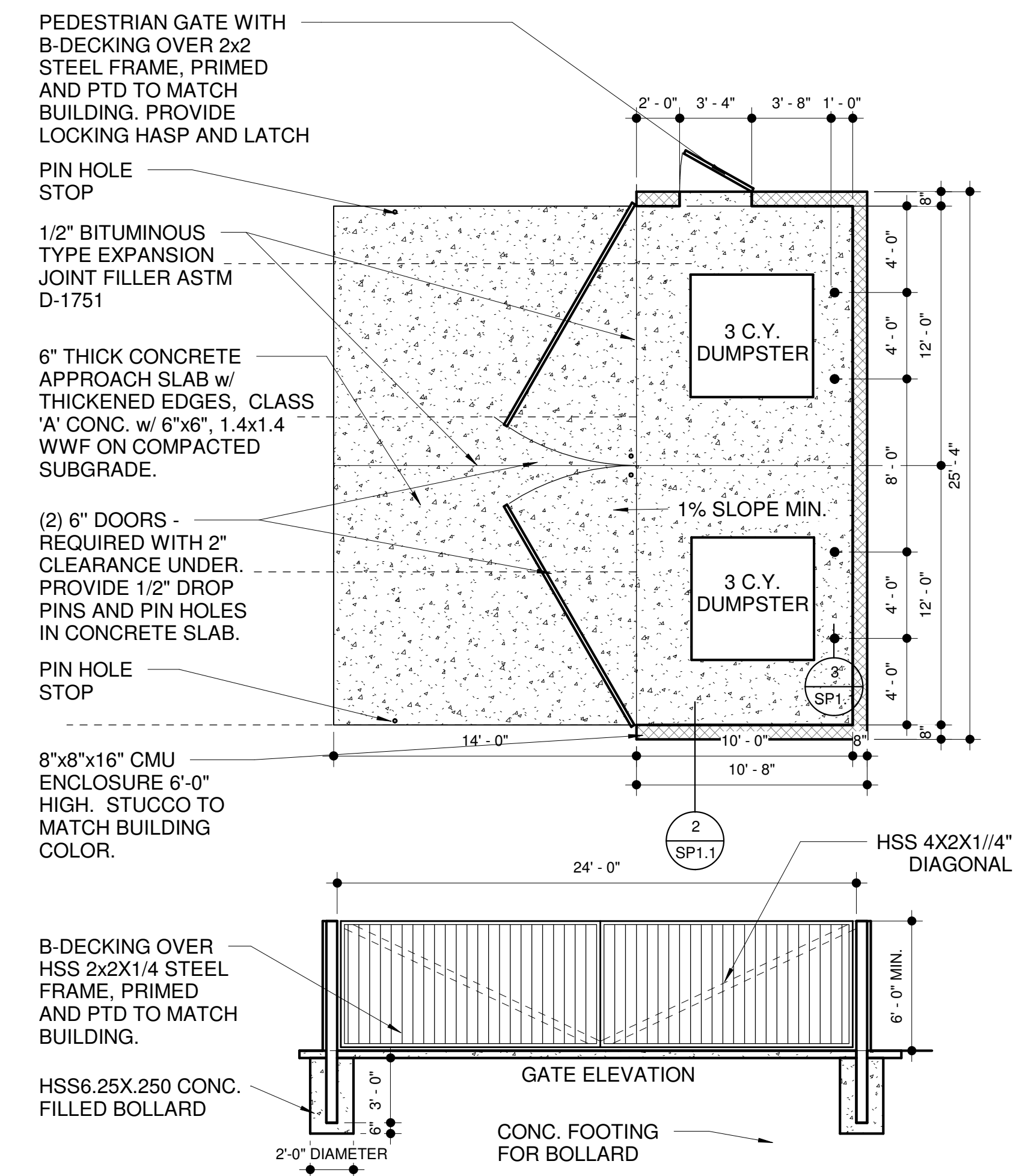
4 DOUBLE GATE DETAIL
3/4" = 1'-0"



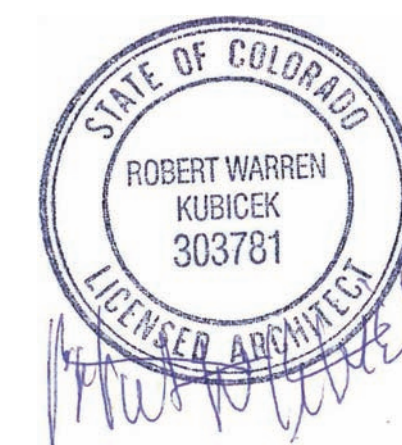
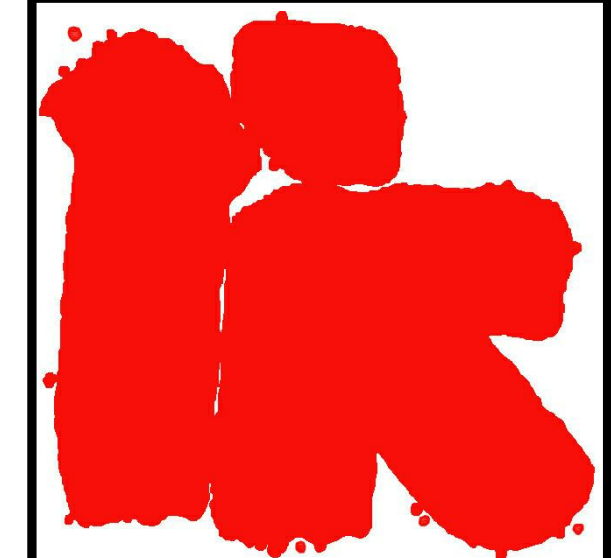
3 BOLLARD DETAIL 1/2" = 1'-0" **2 TRASH ENCLOSURE WALL DETAIL** 1/2" = 1'-0"

DUMPSTER ENCLOSURE GENERAL NOTES:

- SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 6 INCHES AND TO A MINIMUM DRY DENSITY OF 90% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMENT FOR ROCK CORRECTION.
- STEEL REINFORCEMENT SHALL BE GRADE 40.



1 DUMPSTER ENCLOSURE
3/16" = 1'-0"



REVISION	DATE	DESCRIPTION	BY

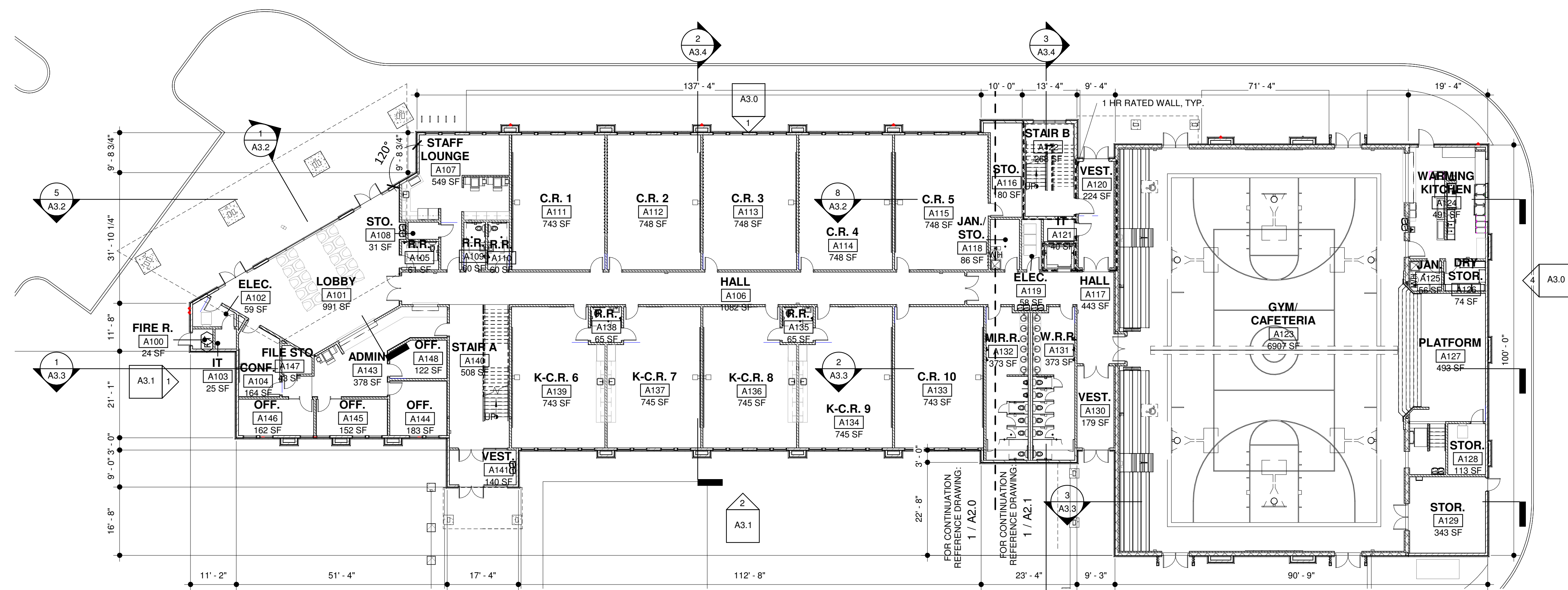
PROJECT NO. P18-8579

DATE MAY 8, 2018

SCALE 1/16" = 1'-0" DRAWN BY PD

DRAWING TITLE OVERALL FLOOR PLAN

DRAWING NUMBER A1.3



1 OVERALL FIRST FLOOR PLAN
A1.3 1/16" = 1'-0"



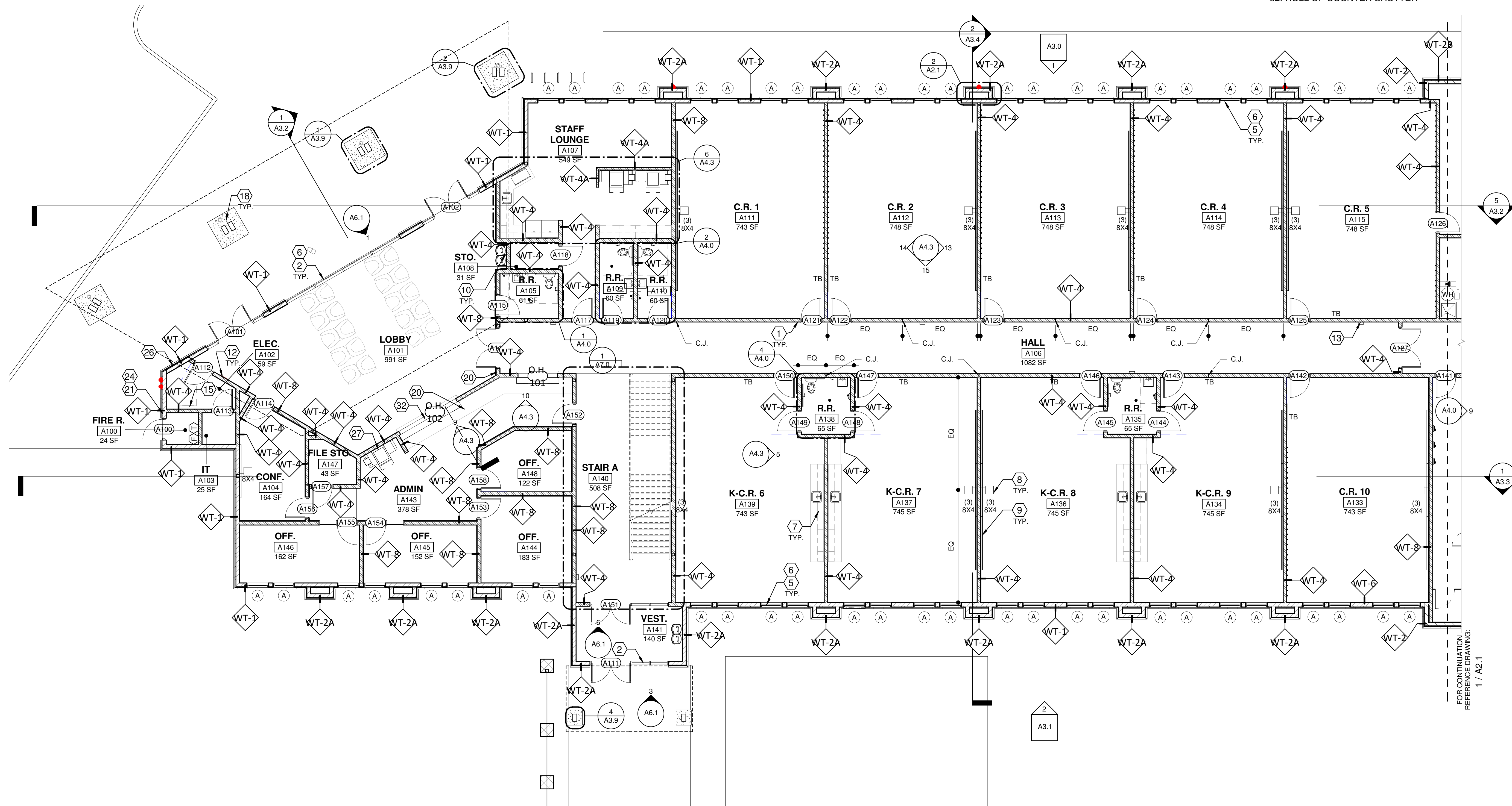
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GENERAL NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY AND COORDINATION OF INSTALLATION FOR ALL BUILDING MATERIAL.
2. PROVIDE BACKING AT ALL DOOR BUMPERS.
3. PROVIDE DRYWALL CONTROL JOINTS FULL HEIGHT NO MORE THAN 30 FEET APART PER DRYWALL MFR. RECOMMENDATIONS.
4. ALL DOORS IN FRAMED WALLS SHALL BE 4" FROM ADJACENT WALL U.N.O.
5. PROVIDE VINYL CORNER GUARDS AT ALL HALLWAY CORNERS. MECHANICALLY FASTENED. REFERENCE FINISH PLANS.
6. KEYNOTES NOT REFERENCED ON THIS SHEET MAY BE REFERENCED ON ANOTHER SHEET.
7. OWNER TO APPROVE ALL PAINT COLORS, FLOORING, FONTS, GRAPHICS AND FINISHES.
8. PULL DOWN SHADES AT ALL EXTERIOR & INTERIOR WINDOWS.
9. PROVIDE WALL MOUNTED SIGNAGE WITH INSERTS OUTSIDE EACH CLASSROOM PER DETAIL. VERIFY WITH OWNER BEFORE ORDERING.
10. PROVIDE BAG HOOKS TO ALL CLASSROOMS, EXCEPT K-CLASSROOMS WITH CUBBIES PER DETAIL 11/A4.3. COORDINATE LOCATIONS WITH OWNER.

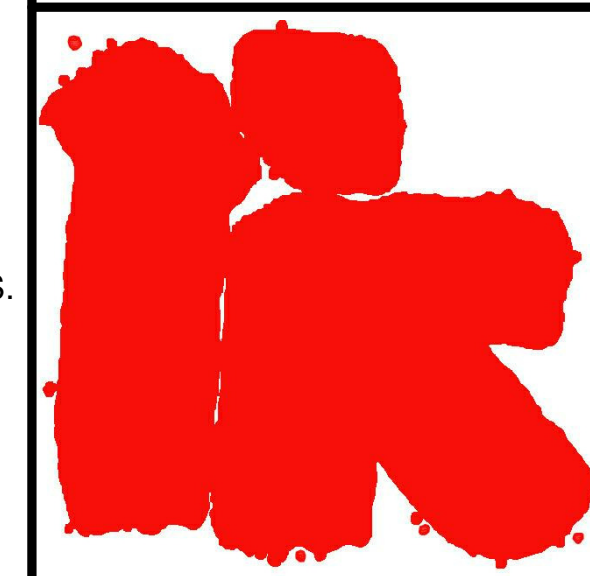
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2. STOREFRONT SYSTEM WITH CLR ANODIZED ALUMINUM MULLIONS AND DOUBLE PANEL INSULATED CLEAR GLASS. 2" x 10" DEEP MULLIONS AT EXTERIOR & 2" x 4 1/2" DEEP MULLIONS AT INTERIOR.
3. KITCHEN EQUIPMENT AND FIXTURES PER PLUMBING AND ELECTRICAL SHEETS.
4. LAMINATE CMU WALL WITH 5/8" GYP. BD. TEXTURED AND PAINTED.
5. ANODIZED ALUMINUM WINDOW PER SCHEDULE.
6. INTERIOR ROLLER SHADES AT ALL WINDOWS AND STOREFRONT - TYP.
7. MILLWORK PER DETAILS AND FURNITURE BY G.C.
8. WALL MOUNTED PROJECTOR INSTALLED PER MFG. SPECIFICATIONS.
9. 8'-0" OR 6'-0" WIDE X 4'-0" HIGH WHITE BOARD MOUNTED AT +3'-0" ABOVE FINISH FLOOR - TYP. PER LABELS.
10. WALL MOUNTED HI-LOW DRINKING FOUNTAIN. SEE PLUMBING DRAWINGS. PROVIDE CERAMIC TILE AND 5'-0" WAINSCOT.
11. ELECTRIC HOT WATER HEATER, SEE PLUMBING DRAWINGS FOR EXACT SIZE AND REQUIREMENTS - TYP
12. PROVIDE FIRE ALARM CONTROL PANEL (FACP) BY G.C. AND BUILDING SECURITY KEYPAD BY OWNER.
13. 2A-10BC FIRE EXTINGUISHER IN SEMI-RECESSED FIRE EXTINGUISHER CABINET - TYPICAL (SEE SPECIFICATIONS). PROVIDE MINIMUM OF (1) PER 3000 SF OF BUILDING AREA. MAX TRAVEL DISTANCE TO AN FE SHALL NOT EXCEED 75'.
14. ROOF ACCESS LADDER. PROVIDE LOCKABLE ROOF SCUTTLE.
15. ELECTRIC PANELS. PROVIDE CLEAR SPACE IN FRONT OF PANELS PER N.E.C. CODE.
16. EXTERIOR LIGHTING CONTROLS PER ELECTRICAL DRAWINGS.
17. LANDSCAPE TIMER CONTROL PER LANDSCAPE DRAWINGS.
18. ACCENT UP LIGHTING PER ELECTRICAL DRAWINGS.
19. SCHOOL LOGO PAINTED OR INTEGRAL IN FLOORING.
20. PROVIDE JUNCTION BOX FOR POWERED LATCH SYSTEM.
21. FIRE RISER ROOM AND FACP SIGN PER LOCAL FIRE RESCUE.
22. SIGN POSING MAXIMUM OCCUPANCY PER LIFE SAFETY PLAN.
23. PROVIDE ROOF ACCESS SIGN.
24. FDC LOCATION. PROVIDE SIGNAGE PER LOCAL FIRE RESCUE.
25. ELECTRICAL SERVICE ENTRANCE PER ELECTRIC PLANS.
26. PROVIDE FLUSH-MOUNTED KNOX BOX, MODEL NO. 3200 SERIES @ +6'-0" A.F.F. ORDER AND INSTALL PER FIRE DISTRICT REQUIREMENTS.
27. COPY MACHINE.
28. HYDRAULIC ELEVATOR LIKE THYSSEN KRUPP ENDURA HMRL PER SPECIFICATIONS, OR EQ.
29. 1-1/2" DIAMETER STEEL PIPE HANDRAIL - PAINTED. MOUNT RAILING AT +2'-10" ABOVE STAIR - TYP.
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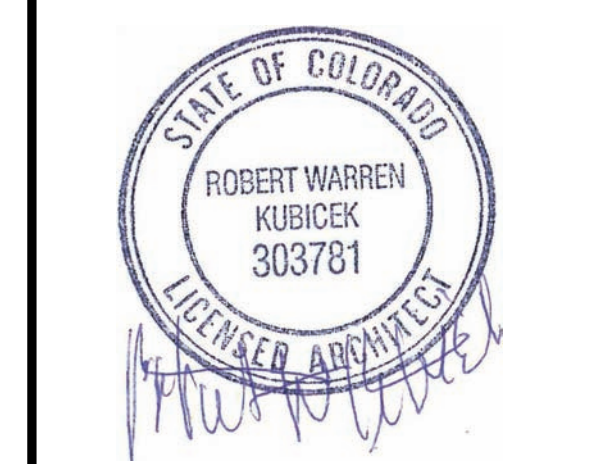
1 PROPOSED FLOOR PLAN LEVEL 1
A2.0 1/8" = 1'-0"

FOR CONTINUATION
REFERENCE DRAWING:
1 / A2.1



ROBERT WARREN KUBICEK Architects And Associates, Inc.

**2233 East Thomas Road
Phoenix, Arizona 85016
(602) 955-3900 RKAA.com**



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www.cca-az.com

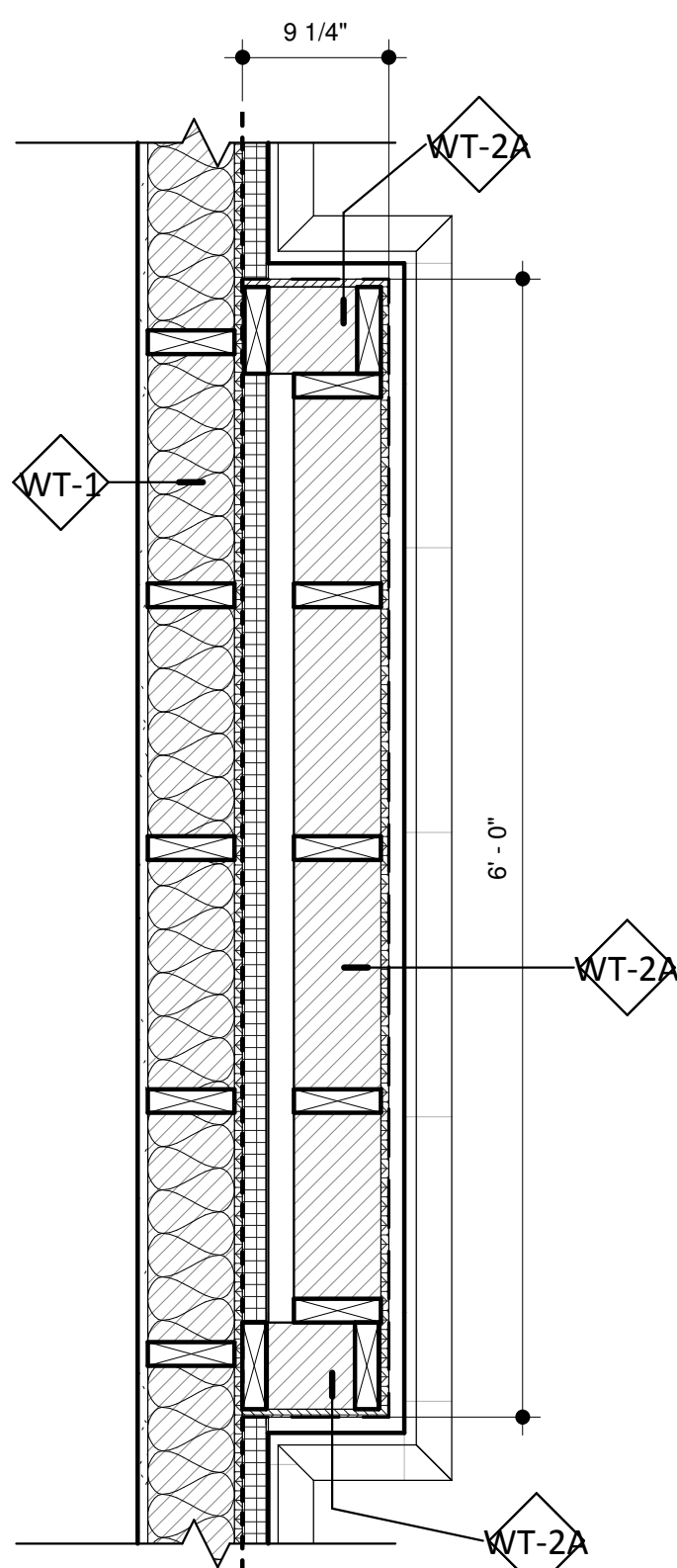
**NEW SCHOOL CAMPUS FOR:
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CONSTRUCTION DOCUMENTS**

REVISION	DATE	DESCRIPTION	BY

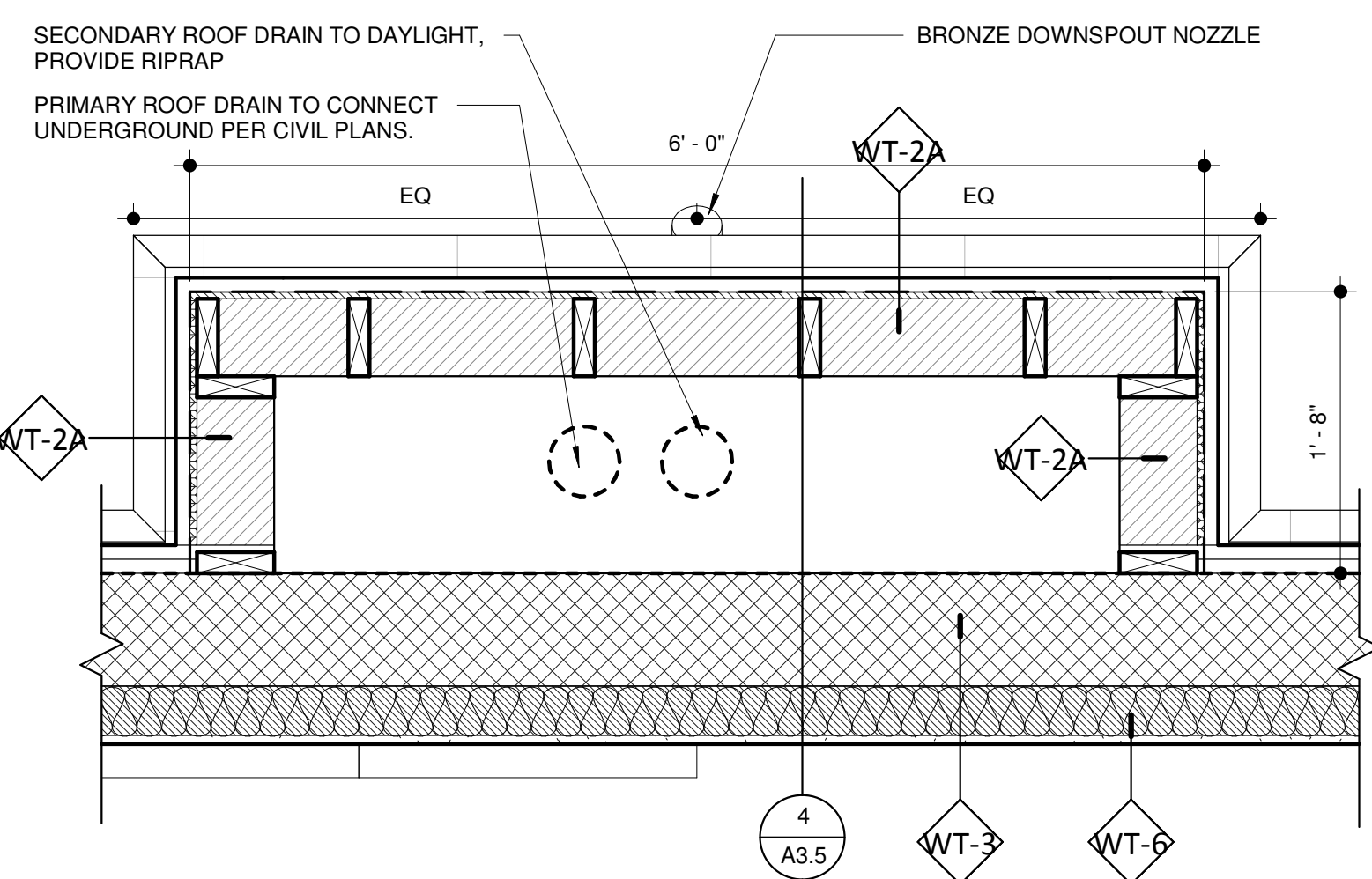
PROJECT NO.	P18-8579
DATE	MAY 8, 2018
SCALE	As indicated
DRAWN BY	PD
DRAWING TITLE	PROPOSED FLOOR PLAN LEVEL 1
DRAWING NUMBER	A2.0



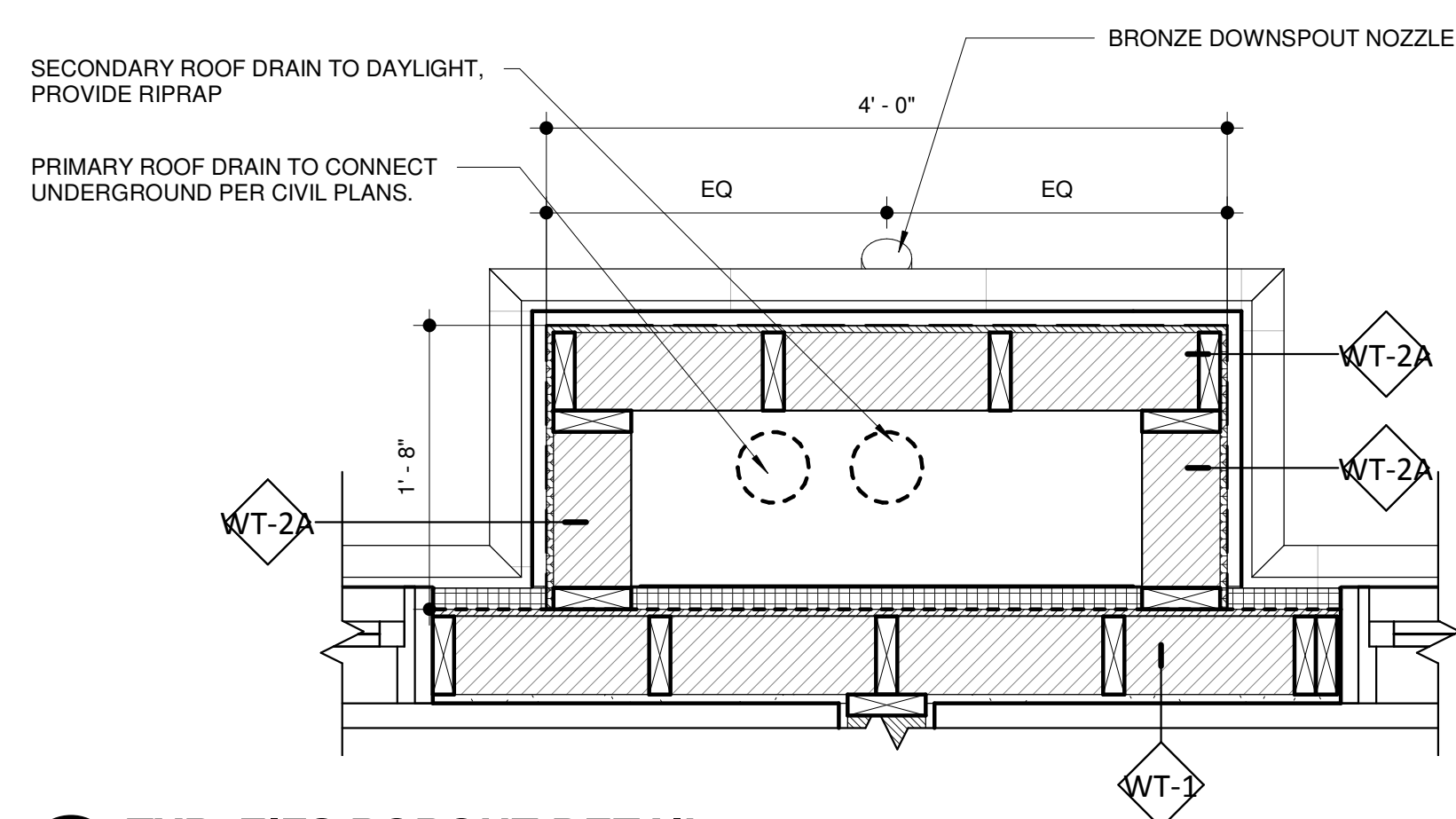
5/8/2018 10:05:30 AM



4 TYP. METAL POPOUT @ PLATFORM
A2.1 1" = 1'-0"



3 TYP. METAL PANEL POPOUT AT GYM
A2.1 1" = 1'-0"



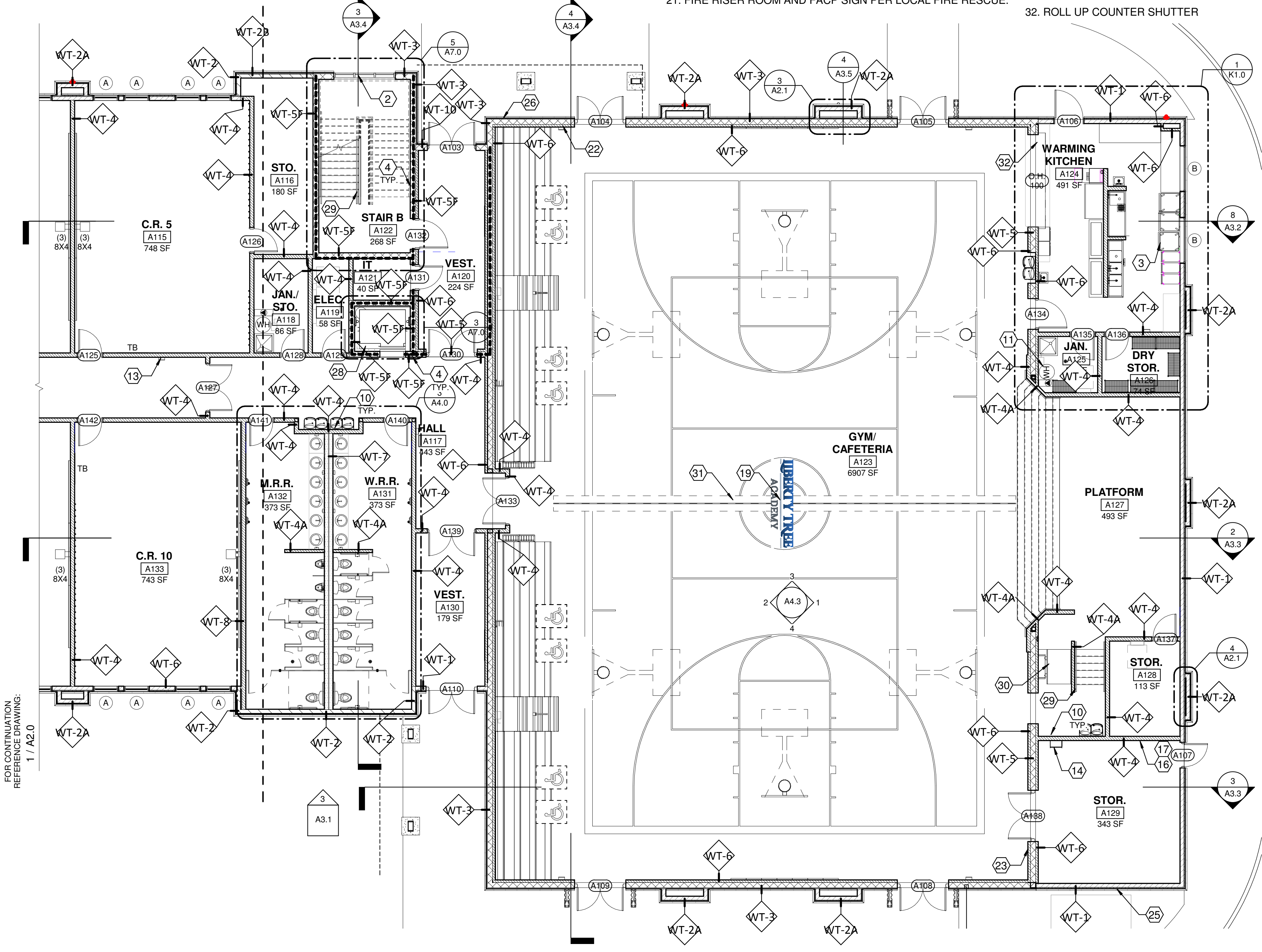
2 TYP. EIFS POPOUT DETAIL
A2.1 1" = 1'-0"

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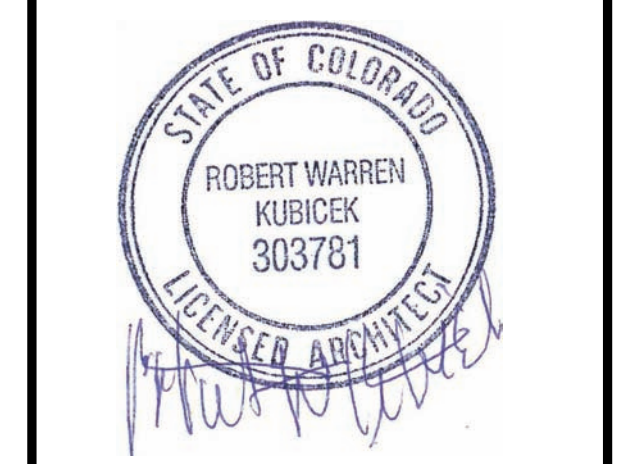


1 PROPOSED FLOOR PLAN LEVEL 1 CONT.
A2.1 1/8" = 1'-0"



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CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. **P18-8579**

DATE **MAY 8, 2018**

SCALE **As indicated** DRAWN BY **PD**

DRAWING TITLE **PROPOSED FLOOR PLAN LEVEL 1 CONT.**

DRAWING NUMBER **A2.1**

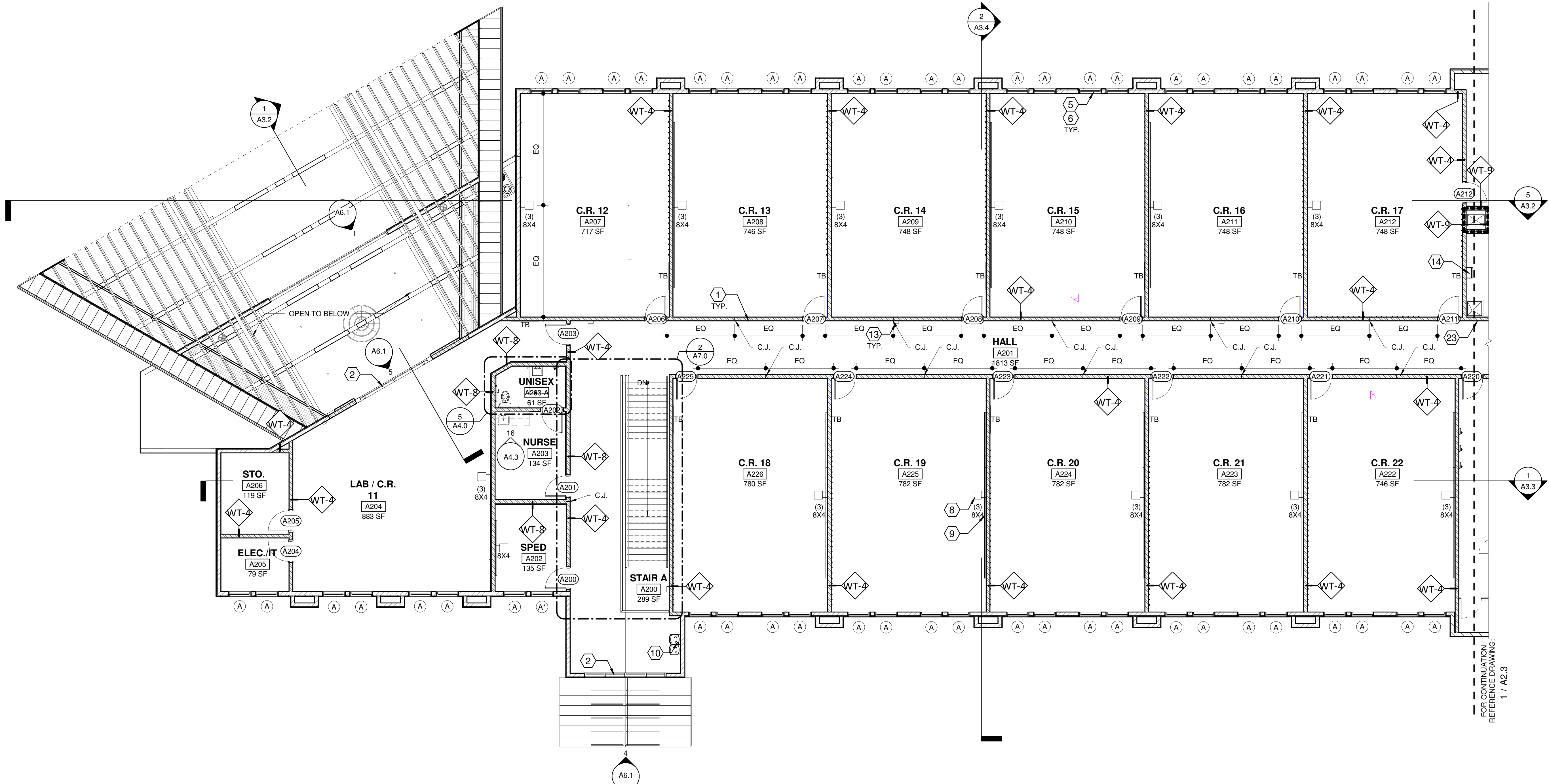
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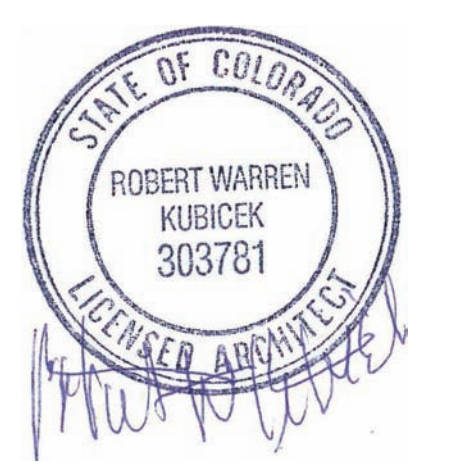
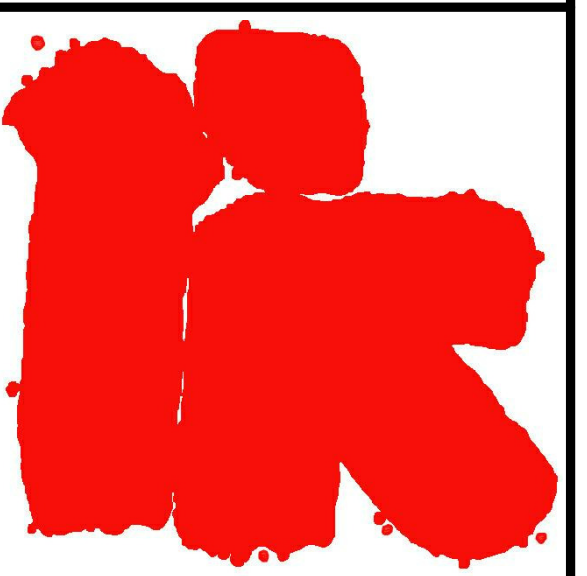
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1 PROPOSED FLOOR PLAN LEVEL 2
1/8" = 1'-0"



REVISION	DATE	DESCRIPTION	BY

PROJECT NO.	P18-8579
DATE	MAY 8, 2018
SCALE	As indicated
DRAWN BY	PD
DRAWING TITLE	PROPOSED FLOOR PLAN LEVEL 2
DRAWING NUMBER	A2.2

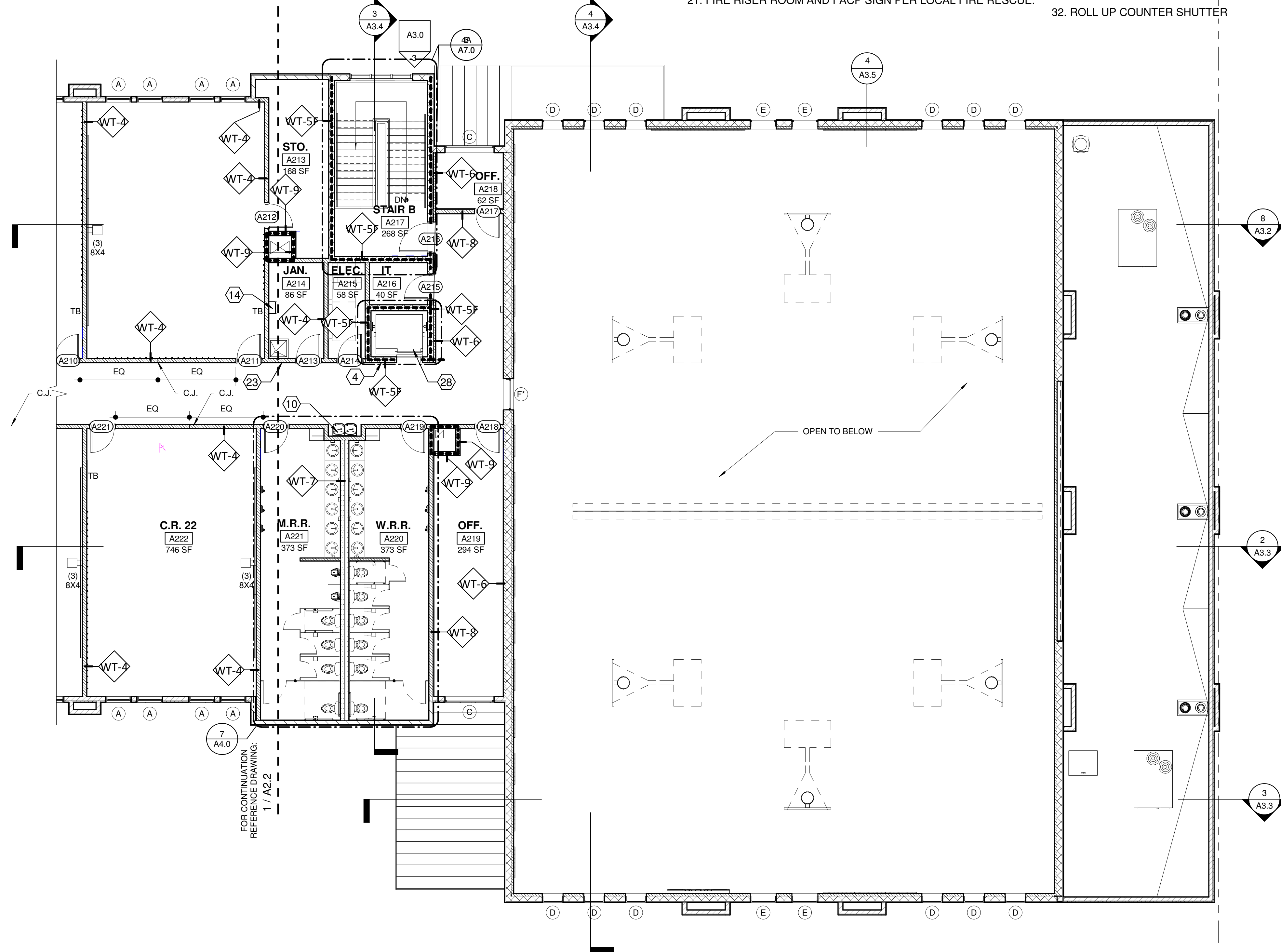


GENERAL NOTES:

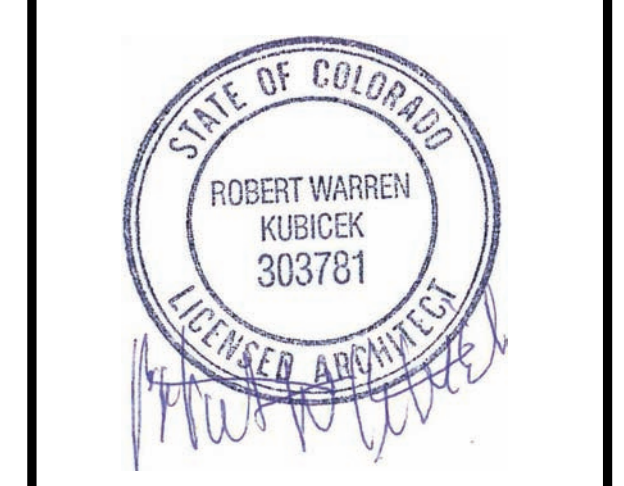
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1 PROPOSED FLOOR PLAN LEVEL 2 CONT.
A2.3 1/8" = 1'-0"



NEW SCHOOL CAMPUS FOR:
LIBERTY TREE ACADEMY
8579 EASTONVILLE RD,
PEYTON, CO 80831
CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO.	P18-8579
DATE	MAY 8, 2018
SCALE	As indicated
DRAWN BY	PD
DRAWING TITLE	PROPOSED FLOOR PLAN LEVEL 2 - CONT.
DRAWING NUMBER	A2.3



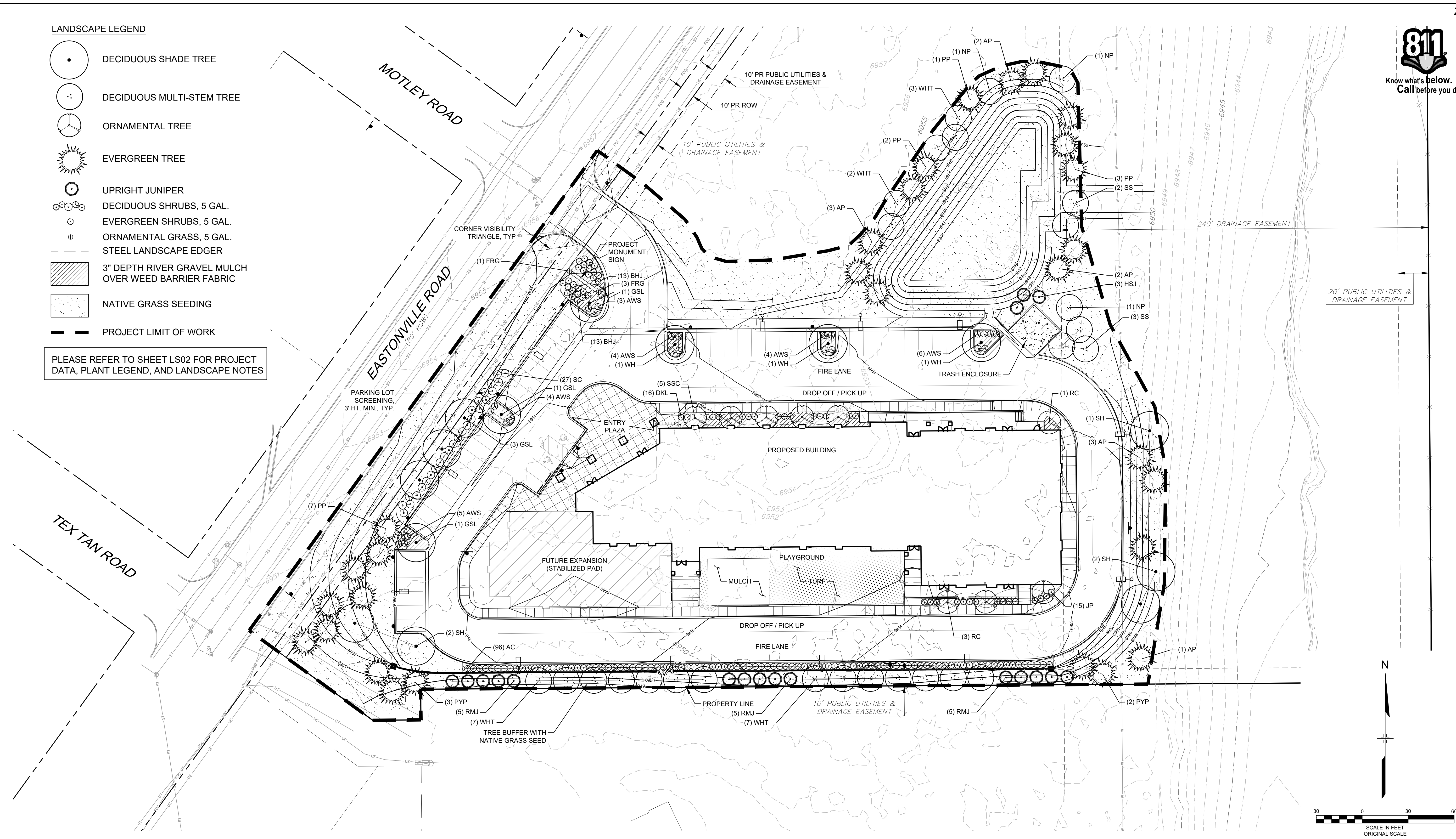
5/8/2018 10:52:27 AM



LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS MULTI-STEM TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- UPRIGHT JUNIPER
- DECIDUOUS SHRUBS, 5 GAL.
- EVERGREEN SHRUBS, 5 GAL.
- ORNAMENTAL GRASS, 5 GAL.
- STEEL LANDSCAPE EDGER
-
- NATIVE GRASS SEEDING
- PROJECT LIMIT OF WORK

PLEASE REFER TO SHEET LS02 FOR PROJECT DATA, PLANT LEGEND, AND LANDSCAPE NOTES



REF. NO.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: ---			
PLOT DATE: 7/3/2018 12:30 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

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PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.995.001

LIBERTY TREE ACADEMY

TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

DESIGNED BY: ACR	SCALE: 1" = 30'	DATE ISSUED: JUNE 2018	DRAWING No. LS01
DRAWN BY: ACR	HORIZ. NA	SHEET 23 OF 29	
CHECKED BY: DRK	VERT. NA		



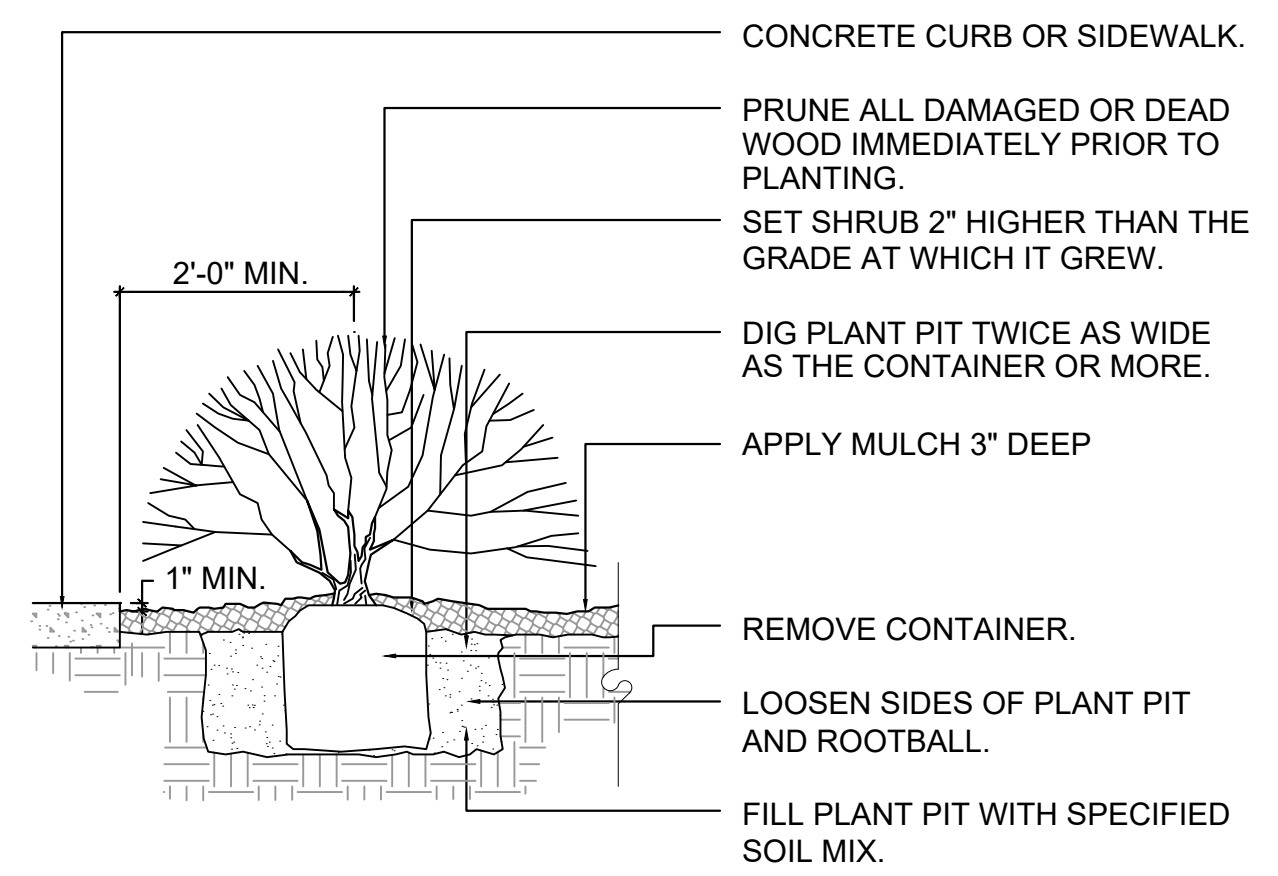
PLANT LEGEND					
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
GSL	6	ACCOLADE ELM	ULMUS JPAONICA X WILSONIANA	1.5" CAL.	B&B
SH	5	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	1.5" CAL.	B&B
WH	3	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	1.5" CAL.	B&B
SUBTOTAL		14			
EVERGREEN TREES					
AP	11	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B
HSJ	3	HILLSPIRE JUNIPER	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	6' HT.	B&B
PP	13	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B&B
PYP	5	PINYON PINE	PINUS EDULIS	6' HT.	B&B
RMJ	15	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	6' HT.	B&B
SUBTOTAL		27			
ORNAMENTAL TREES					
NP	4	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	1" CAL.	B&B; MULTI-STEM
RC	6	RADIANT CRABAPPLE	MALUS 'RADIANT'	1" CAL.	B&B
SS	5	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	1" CAL.	B&B; MULTI-STEM
SSC	5	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1" CAL.	B&B
WHT	18	WASHINGTON HAWTHORN	CRATAEUS PHAENOPYRUM	1" CAL.	B&B; MULTI-STEM
SUBTOTAL		38			
EVERGREEN SHRUBS					
BHJ	26	BAR HARBOUR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	5 GAL.	4' O.C. SPACING
SUBTOTAL		26			
DECIDUOUS SHRUBS					
AC	96	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	4' O.C. SPACING
AWS	26	ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	5 GAL.	4' O.C. SPACING
DKL	23	DWARF KOREAN LILAC	SYRINGA MEYERI	5 GAL.	4' O.C. SPACING
JP	27	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANI'	5 GAL.	4' O.C. SPACING
SC	27	SPREADING COTONEASTER	COTONEASTER DIVARICATA	5 GAL.	5' O.C. SPACING
SUBTOTAL		199			
ORNAMENTAL GRASSES					
FRG	4	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL.	3' O.C.
SUBTOTAL		4			

PROJECT DATA	
DESCRIPTION	QUANTITY
PROPERTY (AS DELINEATED ON PLAN)*	161,038 S.F.
BUILDING	25,279 S.F.
PARKING & OTHER VEHICULAR USE AREAS	47,391 S.F.
LANDSCAPE	65,609 S.F.
PARKING STALLS	49

* ONLY A PORTION OF THE TOTAL LOT IS BEING DEVELOPED AT THIS TIME, AS OUTLINED ON THE PLAN BY THE PROJECT LIMIT OF WORK. THEREFORE, THE QUANTITY SHOWN ABOVE IS ONLY THAT PORTION BEING DEVELOPED AT THIS TIME.

LANDSCAPE NOTES:

- ALL CONSTRUCTION SHALL BE DONE PER REGULATIONS OF GOVERNING AGENCIES.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. SPRAY IRRIGATION WILL BE PROVIDED FOR TURF AND GRASS AREAS; DRIP IRRIGATION WILL BE PROVIDED FOR ALL SHRUB BEDS AND TREES.
- NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- DISTANCE OF TREES FROM WET UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
- ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD OR GRASS AREAS BY ROLLED-TOP STEEL EDGING MATERIAL.
- 3" DEPTH RIVER GRAVEL MULCH (1 1/2") SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC IN ALL SHRUB PLANTING BEDS.
- SOIL PREPARATION FOR LANDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL.
- SHRUB BEDS SHALL BE AMENDED AND TILLED IN THEIR ENTIRETY.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
- CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- TOPSOIL, IF DISTURBED SHALL BE STOCKPILED AND RE-USED ON THE SITE.

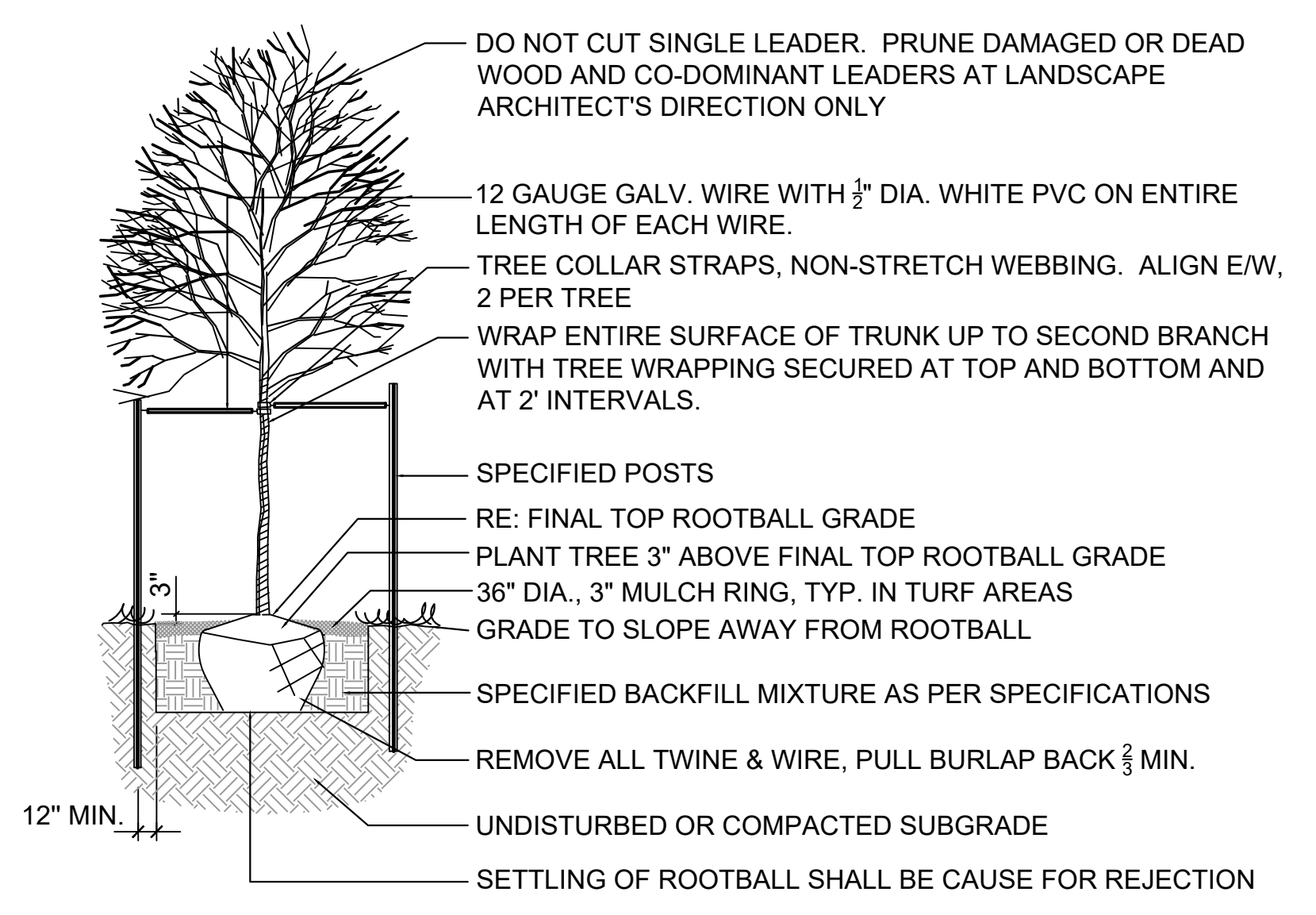


NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

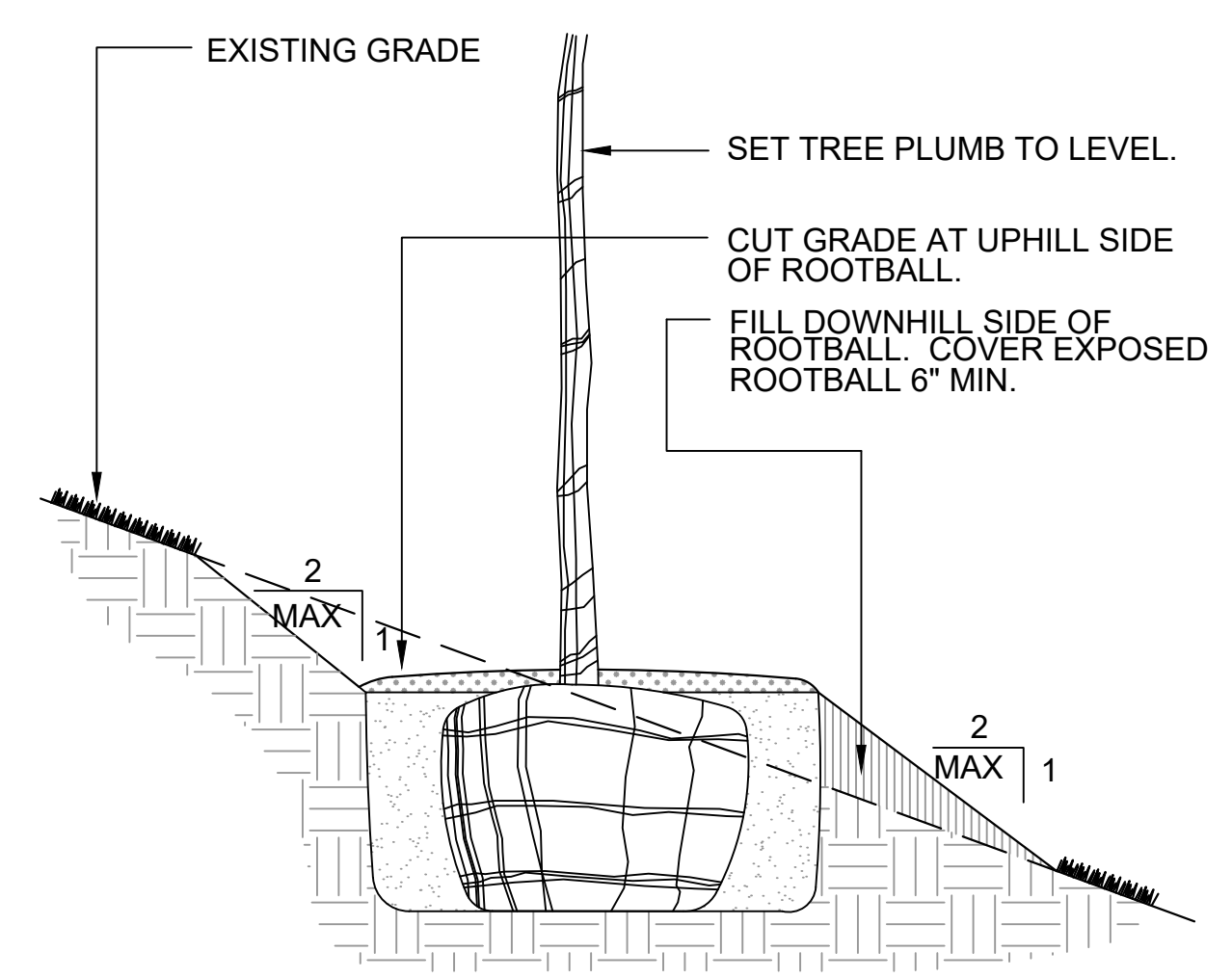
NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.

NOTE: ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

SHRUB PLANTING
NTS



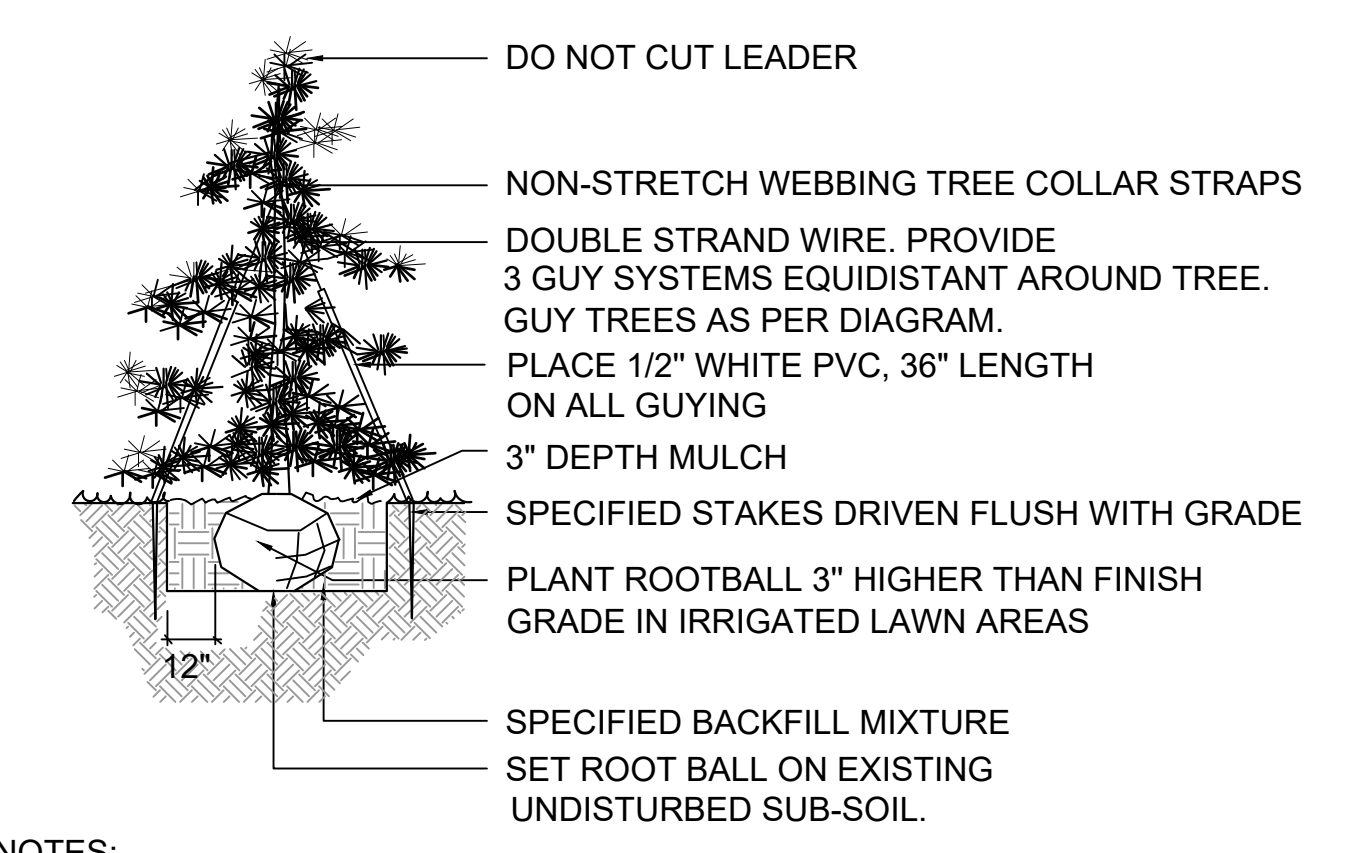
DECIDUOUS TREE PLANTING
NTS



NOTE: REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.

NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

TREE PLANTING ON SLOPE
NTS



- NOTES:
- INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
 - DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.
 - PLANT TOP OF ROOTBALL AT FINAL GRADE OF WATERING BASIN IN NATIVE GRASS AREAS.

EVERGREEN TREE PLANTING
NTS

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X:995-MD322x34 X:995-PR-BASE X:995-EX-BASE X:995-EX-MAP X:995-PR-GRAD X:995-PR-LANDSCAPE Planting Details LTA OVERALL FIRST FLOOR PLAN 6-7-18				

REVISIONS

COMPUTER FILE MANAGEMENT
FILE NAME: R:\118.995.001 (Liberty Tree Academy)\Dwg\Construction Plans\Landscapel\LS01_CD.dwg
CTB FILE: ----
PLOT DATE: 7/3/2018 12:30 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

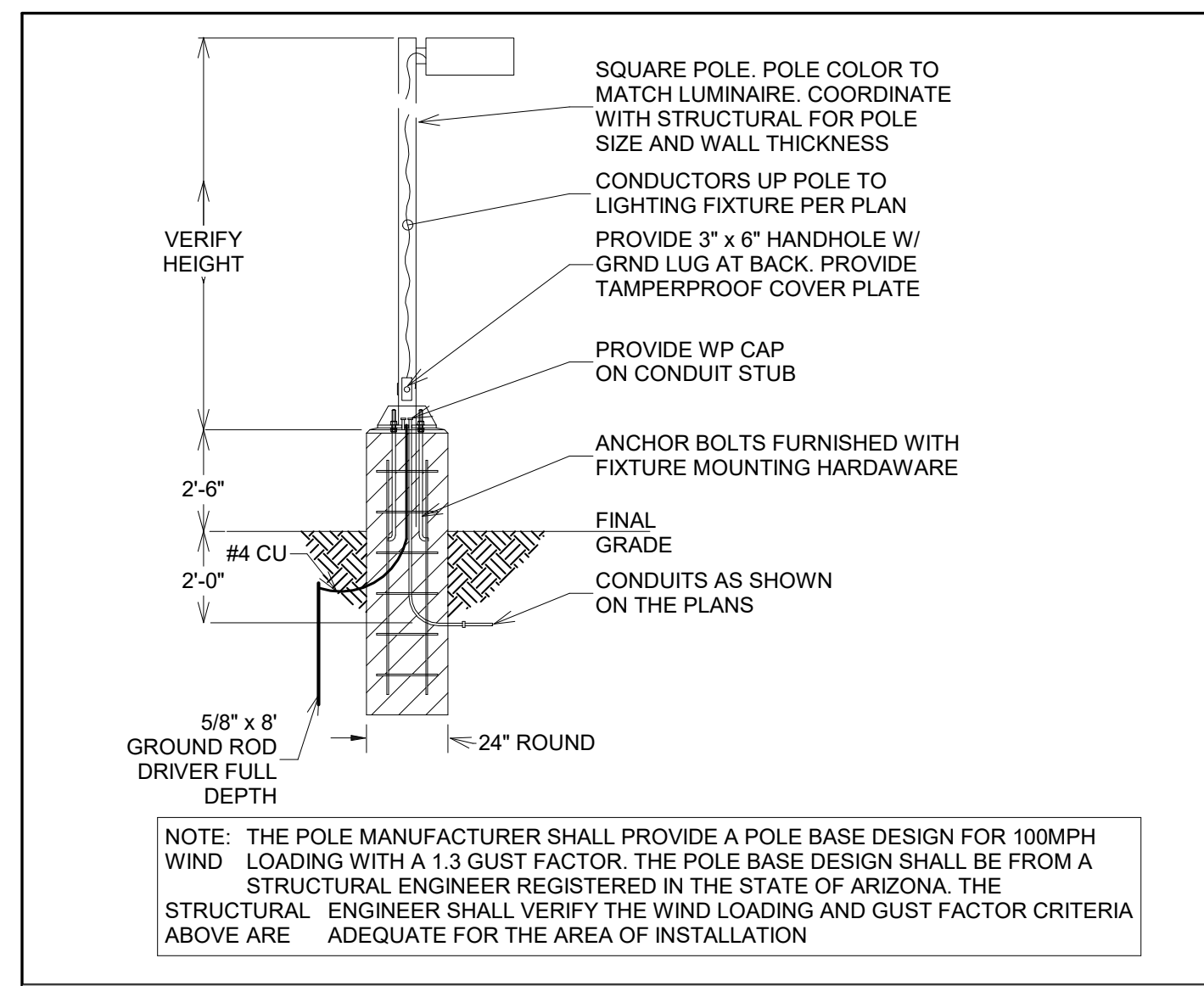
PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

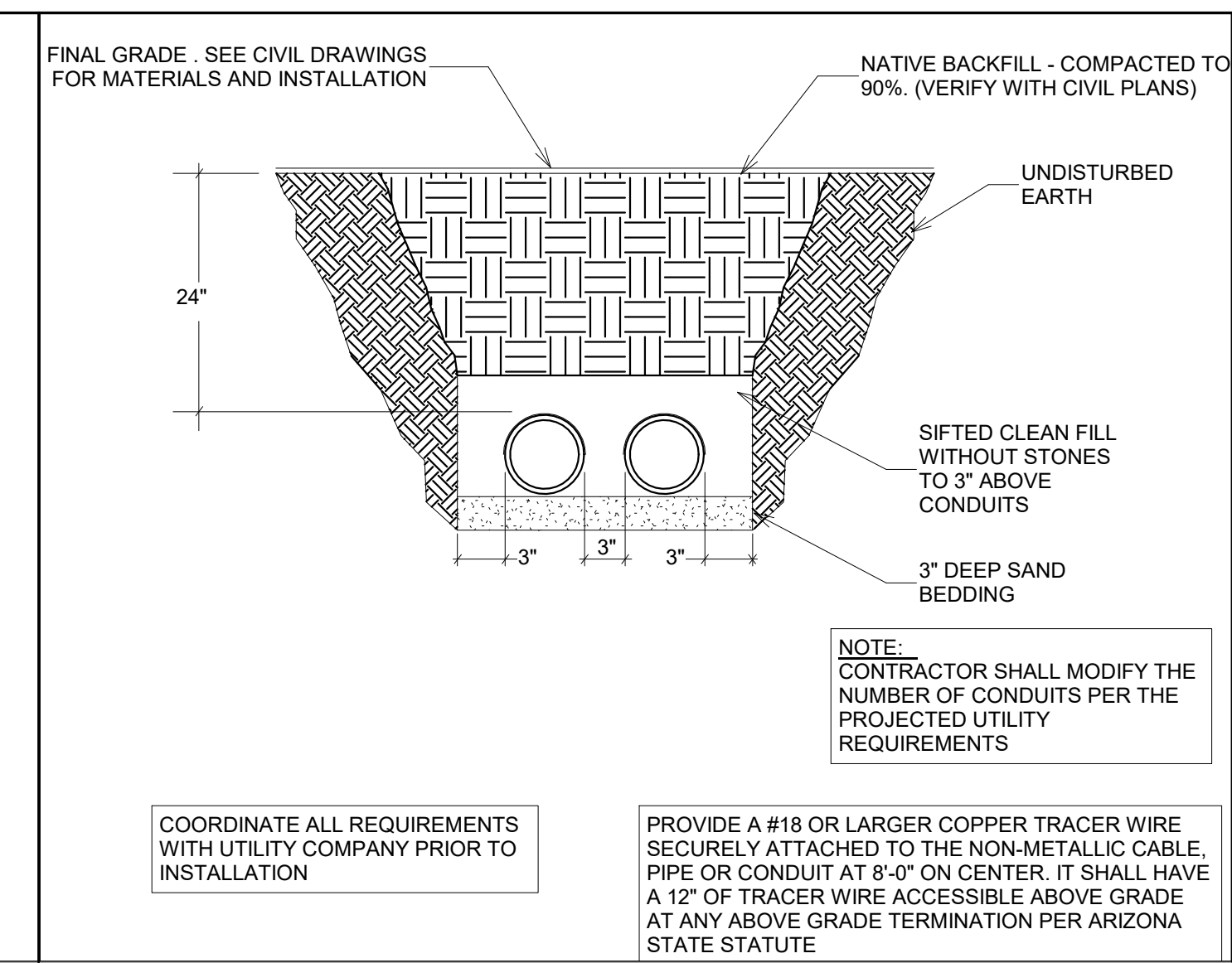
LIBERTY TREE ACADEMY
TOWN OF PEYTON, EL PASO COUNTY
CONSTRUCTION DOCUMENTS

LANDSCAPE NOTES

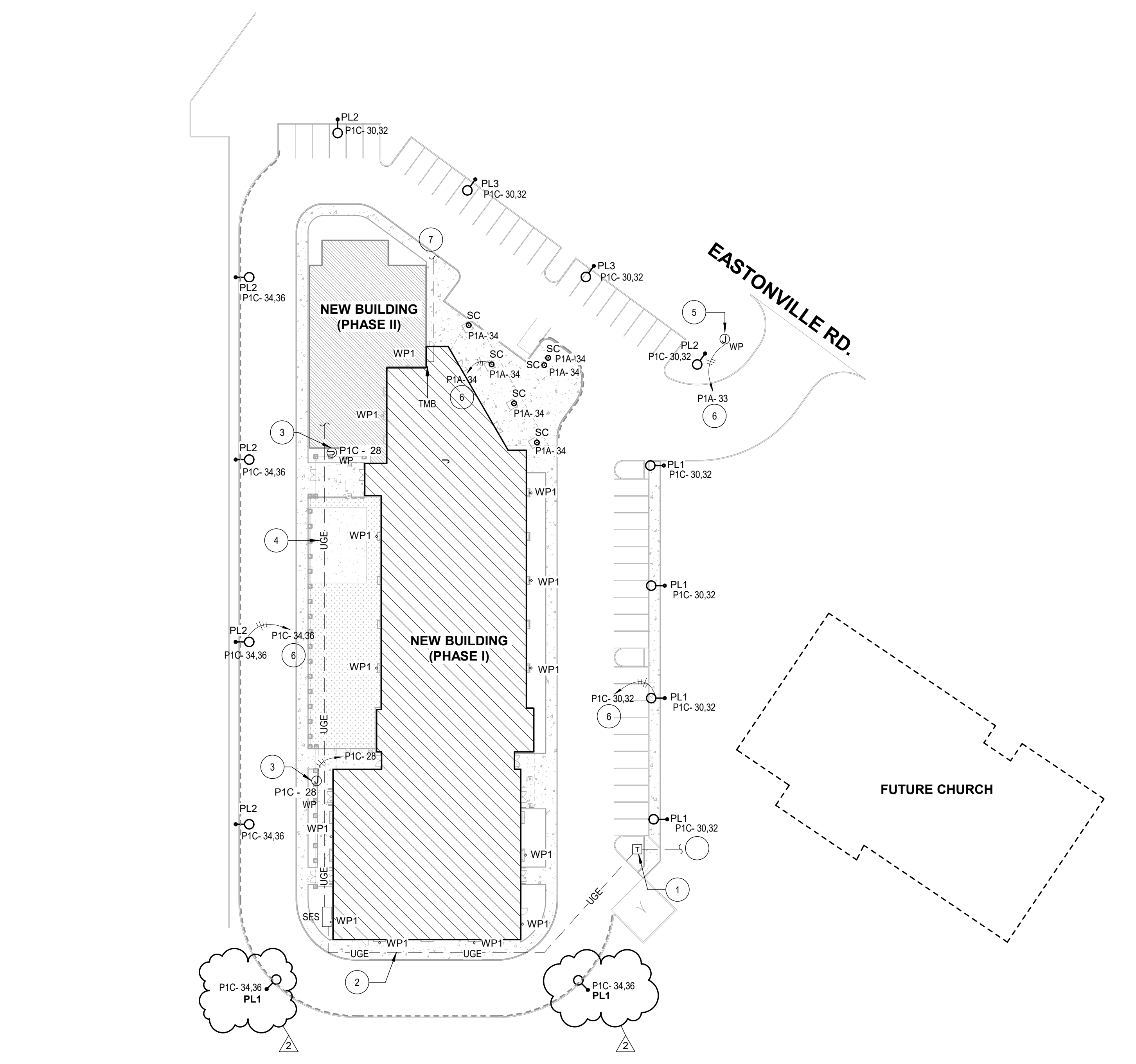
DESIGNED BY: ACR	SCALE:	DATE ISSUED: JUNE 2018	DRAWING No. LS02
DRAWN BY: ACR	HORIZ. NA		
CHECKED BY: DRK	VERT. NA	SHEET 24 OF 29	



1 POLE MOUNTED DETAIL



2 GENERAL TRENCH SECTION



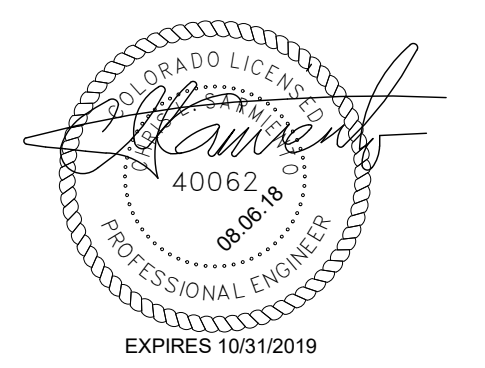
6 ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES

- A THIS ELECTRICAL UTILITIES SITE PLAN IS FOR REFERENCE ONLY. NO CONSTRUCTION IS TO BEGIN UNTIL FINAL UTILITY COMPANY PLANS ARE RECEIVED. UTILITY COMPANY DESIGN IS NOT AVAILABLE AT THIS TIME. ADDITIONAL WORK WILL BE REQUIRED.
- B ALL WORK SHALL BE PER UTILITY COMPANY CONSTRUCTION STANDARDS AND SPECIFICATIONS. PROVIDE CONDUIT SPACERS THROUGHOUT AND CONCRETE ENCASEMENT WHERE FEEDERS PASS UNDER DRIVEWAYS AND OR PARKING LOTS.
- C ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT AND MISCELLANEOUS UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDING COLORS WHERE SCREENING IS NOT APPLICABLE. COORDINATE WITH UTILITY PRIOR TO PAINTING.
- D SEE SHEET E0.1 GENERAL NOTES FOR ADDITIONAL UTILITY COORDINATION NOTES.
- E ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- F THE CONTRACTOR SHALL PROGRAM THE LIGHTING CONTROLLER AS PER THE LIGHTING DIAGRAM PRIOR TO CALLING THE CITY FOR THE INSPECTION.
- G THE CONTRACTOR IS TO SCHEDULE A NIGHT TIME INSPECTION OF THE ENERGIZED LIGHTING, TO ATTEND THIS INSPECTION AND TO CORRECT ALL ITEMS IDENTIFIED DURING INSPECTION PRIOR TO ISSUING THE FINAL CERTIFICATE OF OCCUPANCY.

KEYED NOTES

- 1 PROPOSED LOCATION OF UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY COMPANY REQUIREMENTS. COORDINATE WITH UTILITY COMPANY FOR EXACT REQUIREMENTS AND LOCATION. MAINTAIN MINIMUM CLEARANCE IN FRONT, SIDES AND BACK OF UTILITY TRANSFORMER PER UTILITY REQUIREMENTS.
- 2 PROVIDE SECONDARY CONDUIT WITH MULETAPE FROM NEW UTILITY COMPANY TRANSFORMER TO S.E.S. UTILITY PULL SECTION. COORDINATE WITH UTILITY COMPANY FOR EXACT QUANTITY, ROUTING AND REQUIREMENTS. TRENCHING AND BACKFILL BY ELECTRICAL CONTRACTOR AS REQUIRED BY THE UTILITY. VERIFY EXACT ROUTING, DISTANCE AND P.O.C. WITH UTILITY PRIOR TO DIGGING.
- 3 PROVIDE WEATHER PROOF J-BOX AT GATE FOR CARD READER. VERIFY MOUNTING AND LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 4 PROVIDE (2) 4" UG CONDUITS STUB-UPS WITH PULL STRING FOR FUTURE PHASE 2 ADDITION, FROM SES TO FUTURE BUILDING ELECTRICAL ROOM LOCATION. VERIFY EXACT ROUTING, DISTANCE, AND STUB-UP WITH OWNER PRIOR TO DIGGING.
- 5 PROVIDE WP J-BOX FOR MONUMENT SIGN LIGHTING. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
- 6 PROVIDE (2) 4" CONDUIT WITH PULL WIRE TO TELCO/CATV POINT OF CONNECTION. COORDINATE WITH UTILITY COMPANY FOR EXACT ROUTING AND REQUIREMENTS. PROVIDE PULL BOXES AS REQUIRED.
- 7 PROVIDE (2) 4" CONDUIT WITH PULL WIRE TO TELCO/CATV POINT OF CONNECTION. COORDINATE WITH UTILITY COMPANY FOR EXACT ROUTING AND REQUIREMENTS. PROVIDE PULL BOXES AS REQUIRED.



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NEW SCHOOL CAMPUS FOR:
LIBERTY TREE ACADEMY
8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY
2	07.31.18	2nd City Comments	

PROJECT NO.	18001
DATE	JUNE 27, 2018
SCALE	As indicated
DRAWN BY	Author
DRAWING TITLE	ELECTRICAL SITE PLAN
DRAWING NUMBER	E1.1

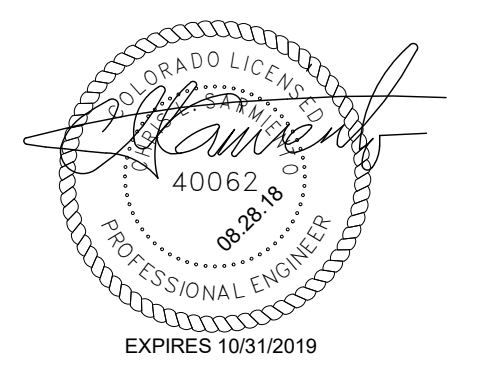
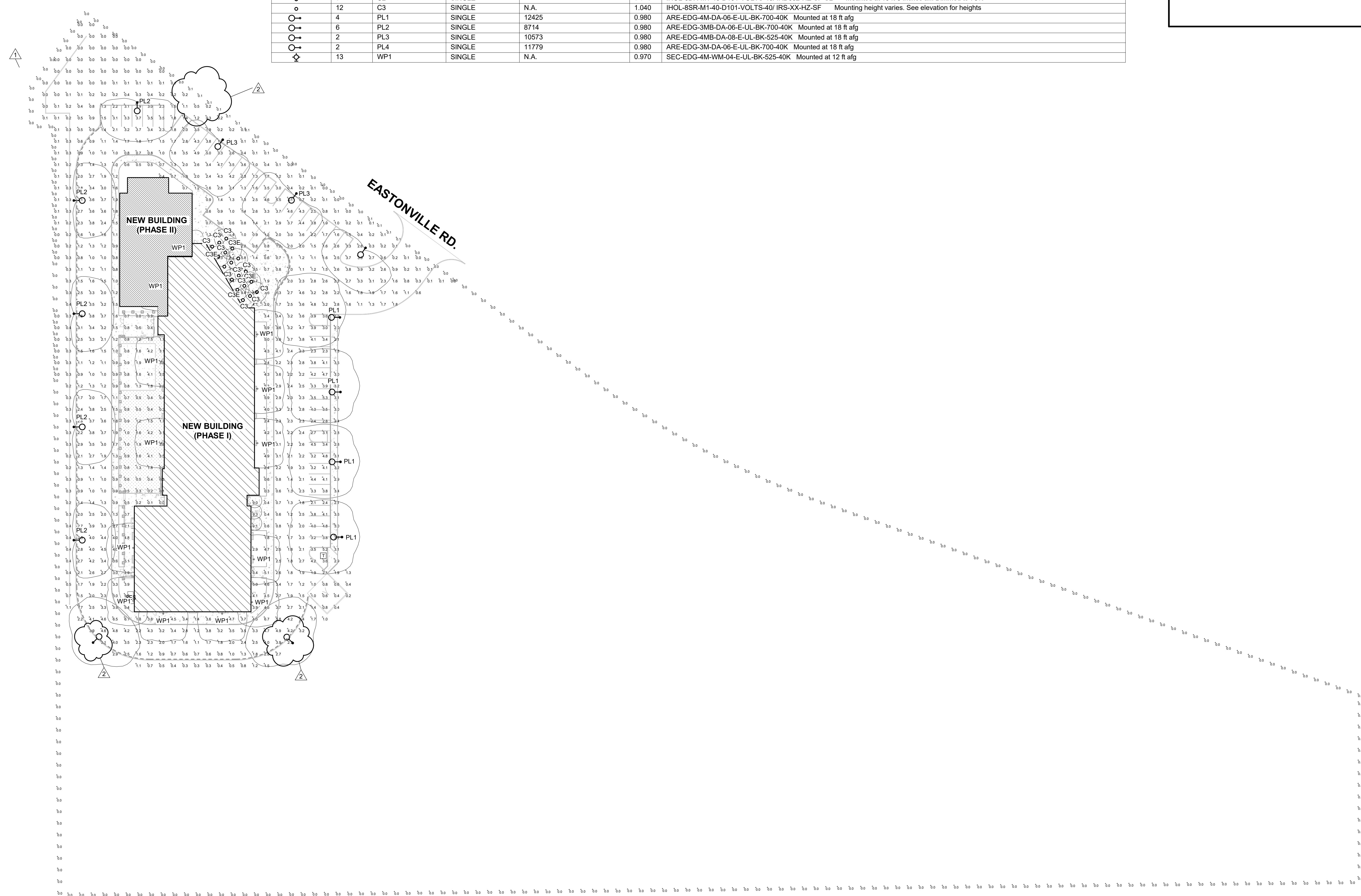
GENERAL NOTES

1 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

**LIBERTY TREE
ACADEMY**

WWL Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grade	Illuminance	Fc	2.03	9.4	0.0	N.A.	N.A.
Spill at property line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

WWL Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	
○	3	C2	SINGLE	N.A.	0.940	IHOL-6DR-M1-40-D101-VOLTS-40/ IRD602-HZ-SF-SL Mounted at 10 ft-3 inches aff. Dimmed to 70%	
○	12	C3	SINGLE	N.A.	1.040	IHOL-8SR-M1-40-D101-VOLTS-40/ IRS-XX-HZ-SF Mounting height varies. See elevation for heights	
○→	4	PL1	SINGLE	12425	0.980	ARE-EDG-4M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg	
○→	6	PL2	SINGLE	8714	0.980	ARE-EDG-3MB-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg	
○→	2	PL3	SINGLE	10573	0.980	ARE-EDG-4MB-DA-08-E-UL-BK-525-40K Mounted at 18 ft afg	
○→	2	PL4	SINGLE	11779	0.980	ARE-EDG-3M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg	
⊕	13	WP1	SINGLE	N.A.	0.970	SEC-EDG-4M-WM-04-E-UL-BK-525-40K Mounted at 12 ft afg	



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**NEW SCHOOL CAMPUS FOR:
LIBERTY TREE ACADEMY**

8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY
1	06.27.18	City Comments	
2	07.31.18	2nd City Comments	

PROJECT NO. **18001**

DATE **JUNE 27, 2018**

SCALE **1" = 40'-0"** DRAWN BY **Author**

DRAWING TITLE **ELECTRICAL SITE PHOTOMETRIC CALCULATIONS**

DRAWING NUMBER **E1.2**

08/20/18 2:13 AM

