

June 25, 2020

RE: 1st SDP review comments for # PDD2018 - Liberty Tree Academy

Type C Application COMMENTS

1. The tax schedule number shown on the application and the letter of intent is incorrect. The correct tax schedule number is: 4232302001.

Updated – See revised LOI and Application.

LOI COMMENTS

2. Add PCD File #.

Added- see revised LOI

3. Provide alternative landscape request within letter of intent.

Added – see revised LOI

4. The tax schedule number shown on the application and the letter of intent is incorrect. The correct tax schedule number is: 4232302001.

Updated – See revised LOI and Application.

5. The site plan shows an additional access point. Please revise accordingly.

Updated – see revised LOI.

6. Per the drainage report this should be a detention pond not retention pond. Please revise.

Updated – See revised LOI.

SDP COMMENTS

7. Include typical parking and ADA parking detail. Must depict entire parcel and a zoom to of project scope.

Details provided – See sheet SP1.1.



June 29, 2020

Attn: Daniel Torres
Plans Reviewer
PCD Engineering Division

Subject: Liberty Tree Academy
8579 Eastonville Rd.
Peyton, CO 80831
ASEI Project #200300

Re: Review Comments

We have revised the drawings for the subject project in response to your review comments, as indicated below.

Electrical Comments:

- 1) Comment: Incomplete lighting pan. Must show light levels at property lines. Provide elevation drawings of lights.

Response: Corrections made. Please see E1.2. Photometric extended to property line. Pole detail elevation provided on sheet. Calculation added to show spill at property line.

We believe the changes indicated above adequately address your review comments. If you have any questions or further comments, please don't hesitate to call.

Sincerely,

Your Name

Your Title

ASEIENGINEERING

www.aseiengineering.com

June 25, 2020

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Sincerely,

Your Name

Your Title

ASEIENGINEERING

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8. Parking requirements must match school grades – Provide details within floor plans of what grade each classroom is.

See sheets A2.0 & A2.2 for added grades. Please also see added note on sheet SP1.0.

9. Detention Pond.

Updated – see sheet SP1.0

10. Provide grade level details of classrooms.

Updated – See sheets A2.0 & A2.2.

Sign Plan COMMENTS

11. Approval of site development plan does not approve sign plan. If you wish to seek approval from the local authority for the sign, you will need to submit for a sign permit.

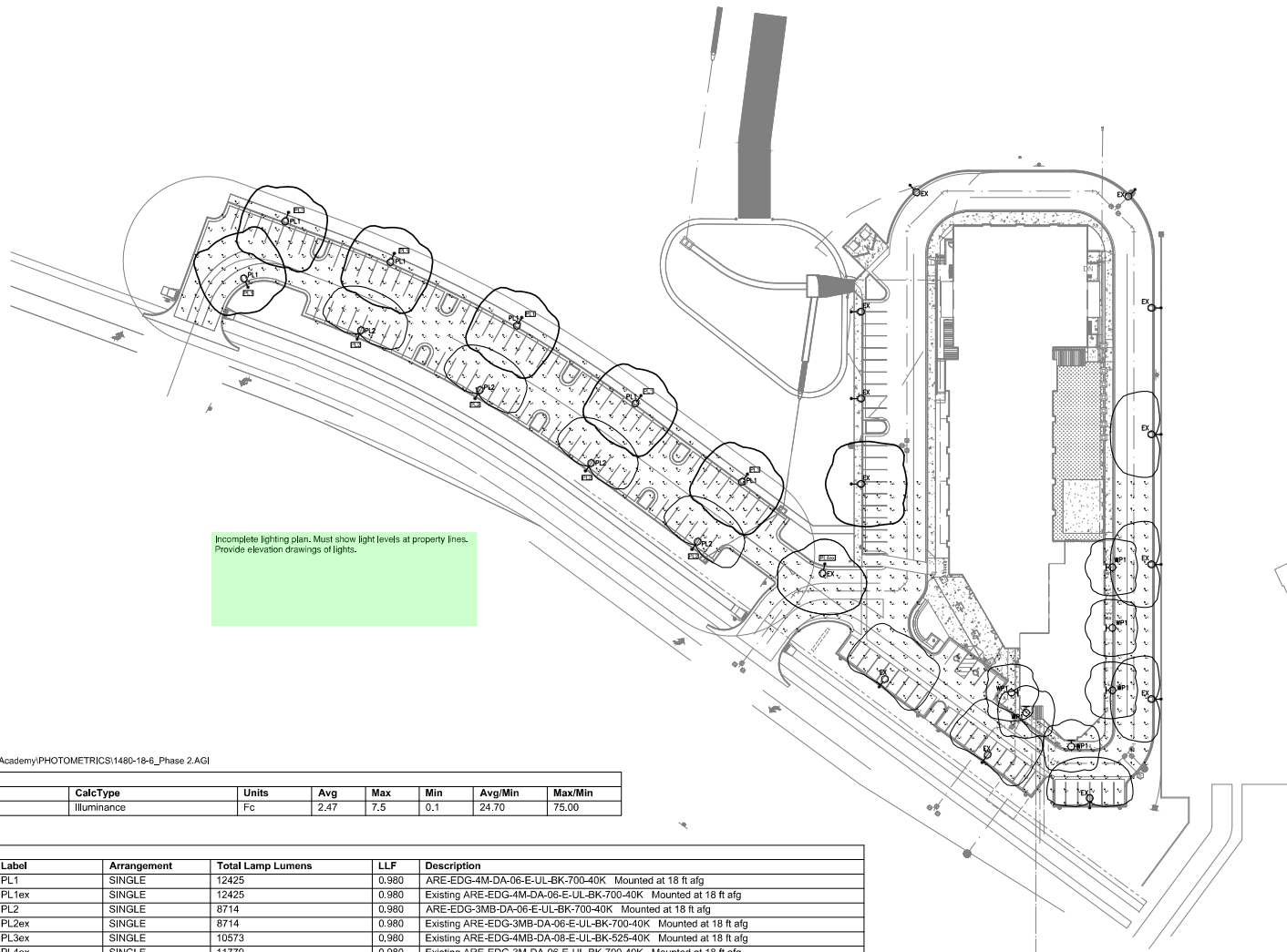
Understood – Signage provided on sheet SP1.1 for reference only and noted as such.

Lighting Plan COMMENTS

12. Incomplete lighting plan. Must show light levels at property lines. Provide elevation drawings of lights.

See revised sheet E1.2 for additional Calculation Summary & Luminaire Schedule.








Also, see sheet E1.2 for Fixture elevation detail.



Incomplete lighting plan. Must show light levels at property lines.
Provide elevation drawings of lights.

Date: 4/21/2020
G:\Cad Projects\1480-18-Liberty Tree Academy\PHOTOMETRICS\1480-18-6_Phase 2.AGI

WWL Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Phase 2 levels at grade	Illuminance	Fc	2.47	7.5	0.1	24.70	75.00

WWL Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	PL1	SINGLE	12425	0.980	ARE-EDG-4M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	1	PL1ex	SINGLE	12425	0.980	Existing ARE-EDG-4M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	4	PL2	SINGLE	8714	0.980	ARE-EDG-3MB-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	4	PL2ex	SINGLE	8714	0.980	Existing ARE-EDG-3MB-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	2	PL3ex	SINGLE	10573	0.980	Existing ARE-EDG-4MB-DA-08-E-UL-BK-525-40K Mounted at 18 ft afg
	1	PL4ex	SINGLE	11779	0.980	Existing ARE-EDG-3M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	6	WP1	SINGLE	N.A.	0.970	SEC-EDG-4M-WM-04-E-UL-BK-525-40K Mounted at 12 ft afg

 **PHOTOMETRIC PLAN**
1"=40'-0"

DESIGN APPROVAL

OWNER/CLIENT: DATE APPROVED:



NEW PARKING LOT FOR:

LIBERTY TREE ACADEMY

8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. **P20-8579**

DATE **APRIL 1, 2020**

SCALE **As indicated** DRAWN BY **Author**

DRAWING TITLE
**PHOTOMETRIC
PLAN**

DRAWING NUMBER
E1.2 Add PCD File #

LIBERTY TREE ACADEMY - PHASE 2 SITE DEVELOPMENT PLAN

TOWN OF PEYTON, EL PASO COUNTY PRELIMINARY APRIL 2020



INDEX OF SHEETS

DRAWING NO.	DRAWING DESCRIPTION	SHEET NO.
TS01	TITLE SHEET	1
SP01	SITE PLAN	2
GR01	GRADING PLAN	3
UT01	OVERALL UTILITY PLAN	4
LS01	LANDSCAPE PLAN	5
SP 1.0	ARCHITECTURAL SITE PLAN	6
A2.0	PROPOSED FLOOR PLAN LEVEL 1	7
A2.1	PROPOSED FLOOR PLAN LEVEL 1 - CONT.	8
A2.2	PROPOSED FLOOR PLAN LEVEL 2	9
A3.0	EXTERIOR ELEVATIONS	10
A3.1	EXTERIOR ELEVATIONS - CONT.	11
E1.2	PHOTOMETRIC PLAN	12
E1.3	EXTERIOR LIGHT FIXTURE CUTSHEETS	13

LAND USE SUMMARY

PARCEL AREA:	10.7 acres
PROJECT AREA (PHASE 1):	3.4 acres
PROJECT AREA (PHASE 2):	1.3 acres
BUILDING AREA (PHASE 1):	41,585 sf
BUILDING AREA (PHASE 2):	14,909 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:

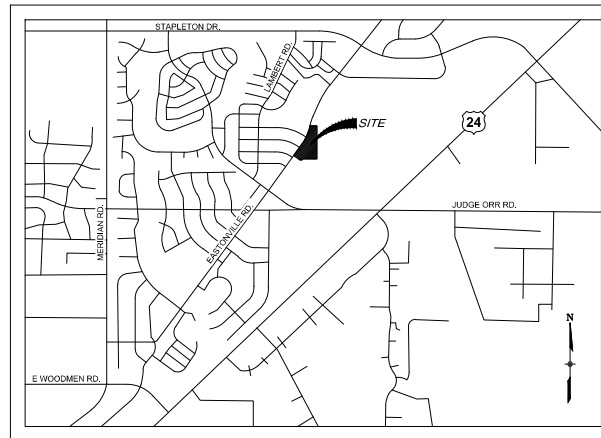
LOT 1178, WOODMEN HILLS FILING NO. 10
COUNTY OF EL PASO
STATE OF COLORADO

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:

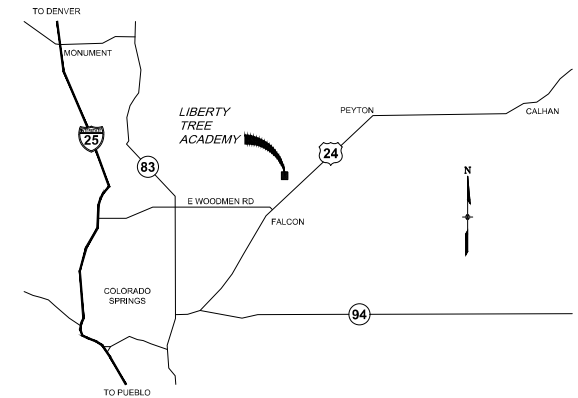
BENCHMARK IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE PROVIDED BY THE NATIONAL GEODETTIC SURVEY PERFORMED ON A SET #5 REBAR LOCATED ON THE EAST SIDE OF EASTONVILLE ROAD NEAR THE SOUTH PCR APPROXIMATELY 20 FEET SOUTH OF A SANITARY MANHOLE AND 12 FEET EAST OF A FIRE HYDRANT. THE ELEVATION DERIVED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



LOCATION MAP

SCALE: N.T.S.

Concur, revised per comment.



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:

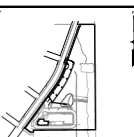
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LIBERTY TREE ACADEMY BUILDING CORPORATION

DATE

REFERENCE DRAWINGS	DATE	DESCRIPTION	BY
4400 (03/04/02/04)			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: R:\20.985.002 (Liberty Tree Academy Additional Svcs)\Dwg\Sheets\SDRITS01_SDP_P42.dwg			
CITY FILE:			
PLOT DATE: April 29, 2020 9:43:53 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY



PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

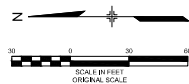
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.985.002

LIBERTY TREE ACADEMY - PHASE 2
TOWN OF PEYTON, EL PASO COUNTY
SITE DEVELOPMENT PLAN

TITLE SHEET Add PCD File #
DESIGNED BY: ACR SCALE:
DRAWN BY: ACR HORZ.:
CHECKED BY: CRK VERT:

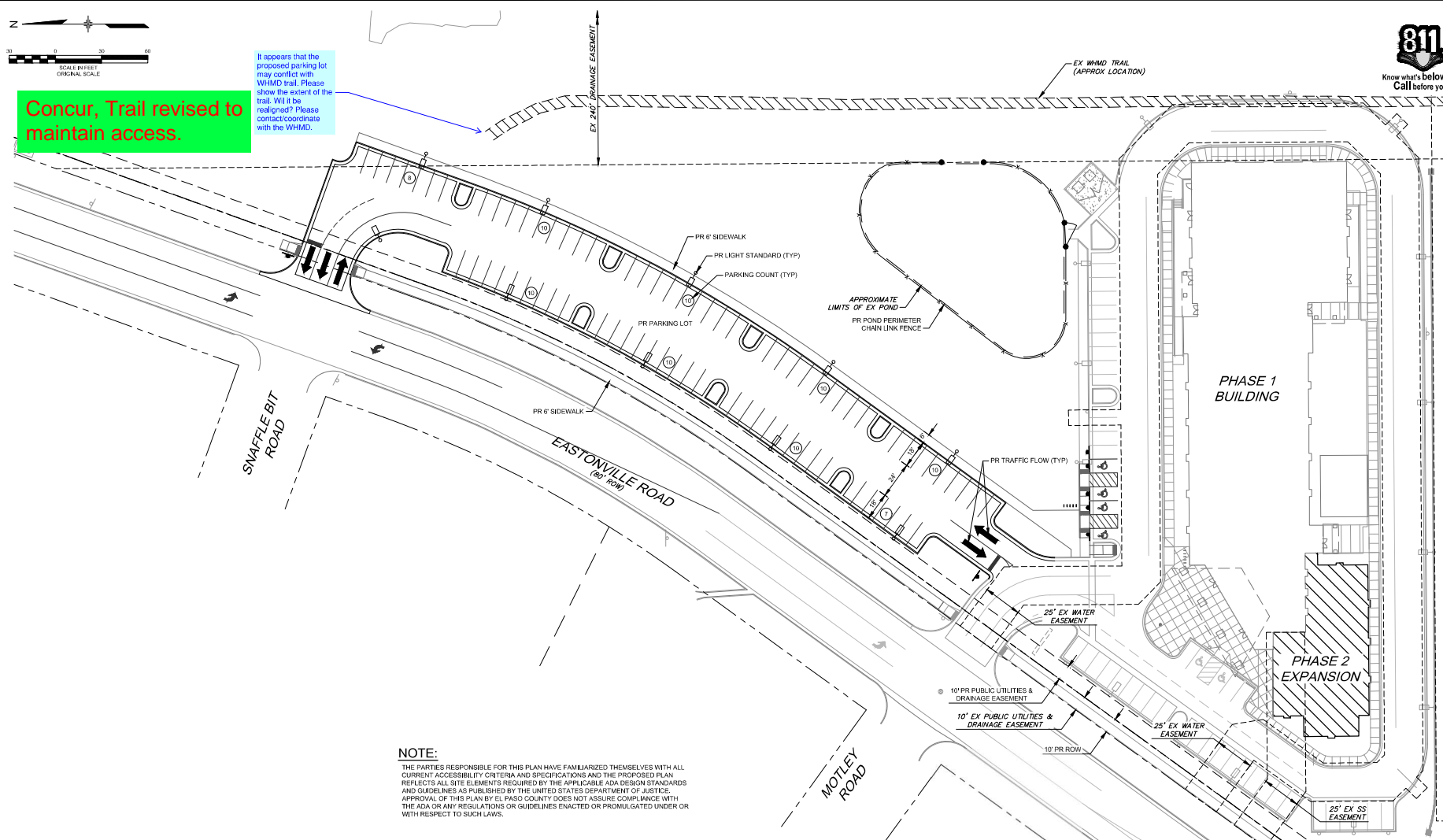
Concur, revised per comment.

Know what's below.
Call before you dig.



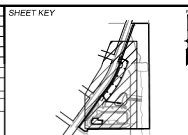
Concur, Trail revised to maintain access.

It appears that the proposed parking lot may conflict with WHMD trail. Please show the extent of the trail. Will it be realigned? Please contact/coordinate with the WHMD.



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.

REFERENCE DRAWINGS			
4000 FOUNDATIONS 4000 EXTERIOR WALLS 4000 ROOFING 4000 INTERIORS 4000 EXHAUST			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: R:\200.995.000 (Liberty Tree Academy Additional SVCS)\Dwg\Sheets\SDP\SD_1SDP_Ph2.dwg CFB FILE PLOT DATE: 4/29/2009 9:45 AM USER: PHELAN, J D (20090314 09:45:40 AM) AND MAX IN SUBJECT TO CHANGE			



PREPARED FOR:

LIBERTY TREE
ACADEMY

PREPARED BY:

 **Matrix**
Excellence by Design

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20 995 002

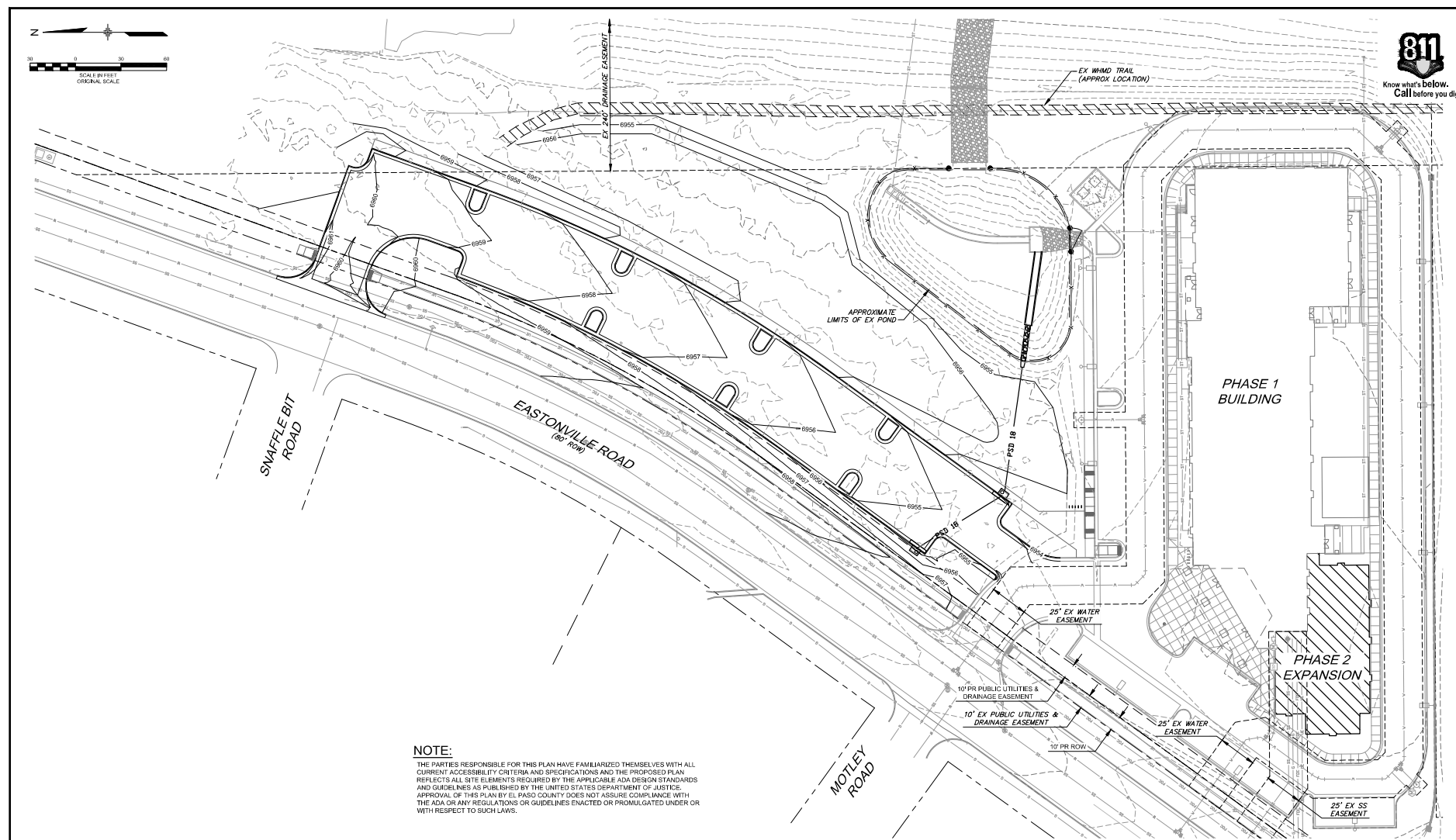
LIBERTY TREE ACADEMY - PHASE 2

TOWN OF PEYTON, EL PASO COUNTY SITE DEVELOPMENT PLAN

SITE PLAN

DESIGNED BY: ACR DRAWN BY: ACR CHECKED BY:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">SCALE</td> <td style="width: 50%; text-align: center;">DATE ISSUED</td> </tr> <tr> <td style="text-align: center;">HORZ. 1" = 30'</td> <td style="text-align: center;">APRIL 2020</td> </tr> <tr> <td style="text-align: center;">SHEET</td> <td style="text-align: center;">2 OF 13</td> </tr> </table>	SCALE	DATE ISSUED	HORZ. 1" = 30'	APRIL 2020	SHEET	2 OF 13	DRAWING No. SP01
SCALE	DATE ISSUED							
HORZ. 1" = 30'	APRIL 2020							
SHEET	2 OF 13							

Know what's below.
Call before you dig.



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.

REFERENCE DRAWINGS		SHEET KEY	
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X:\003\UTCA\UTCA_P2.dwg			
X:\003\UTCA\UTCA_P3.dwg			
X:\003\UTCA\UTCA_P4.dwg			
No.	DATE	DESCRIPTION	BY
		REVISIONS	
COMPUTER FILE MANAGEMENT			
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CTR FILE:			
PLOT DATE: 4/29/2009 9:46 AM			
CPL PROJECT IS CURRENT AS OF 4/29/2009 AND MAY NOT BE SUBJECT TO CHANGE			

PREPARED FOR:

LIBERTY TREE ACADEMY

PREPARED BY:

Matrix

Excellence by Design

PRELIMINARY

THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

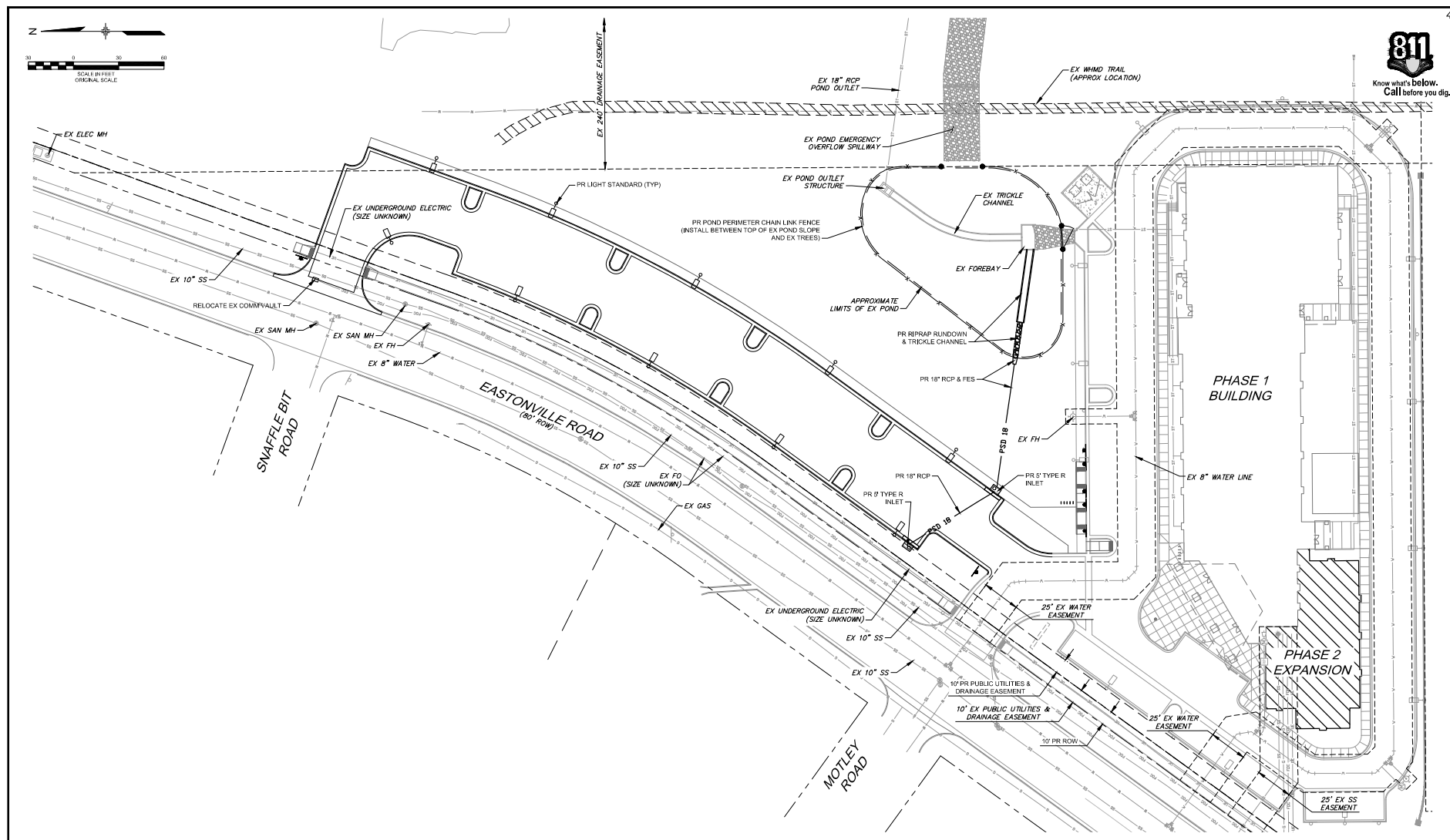
LIBERTY TREE ACADEMY - PHASE

TOWN OF PEYTON, EL PASO COUNTY

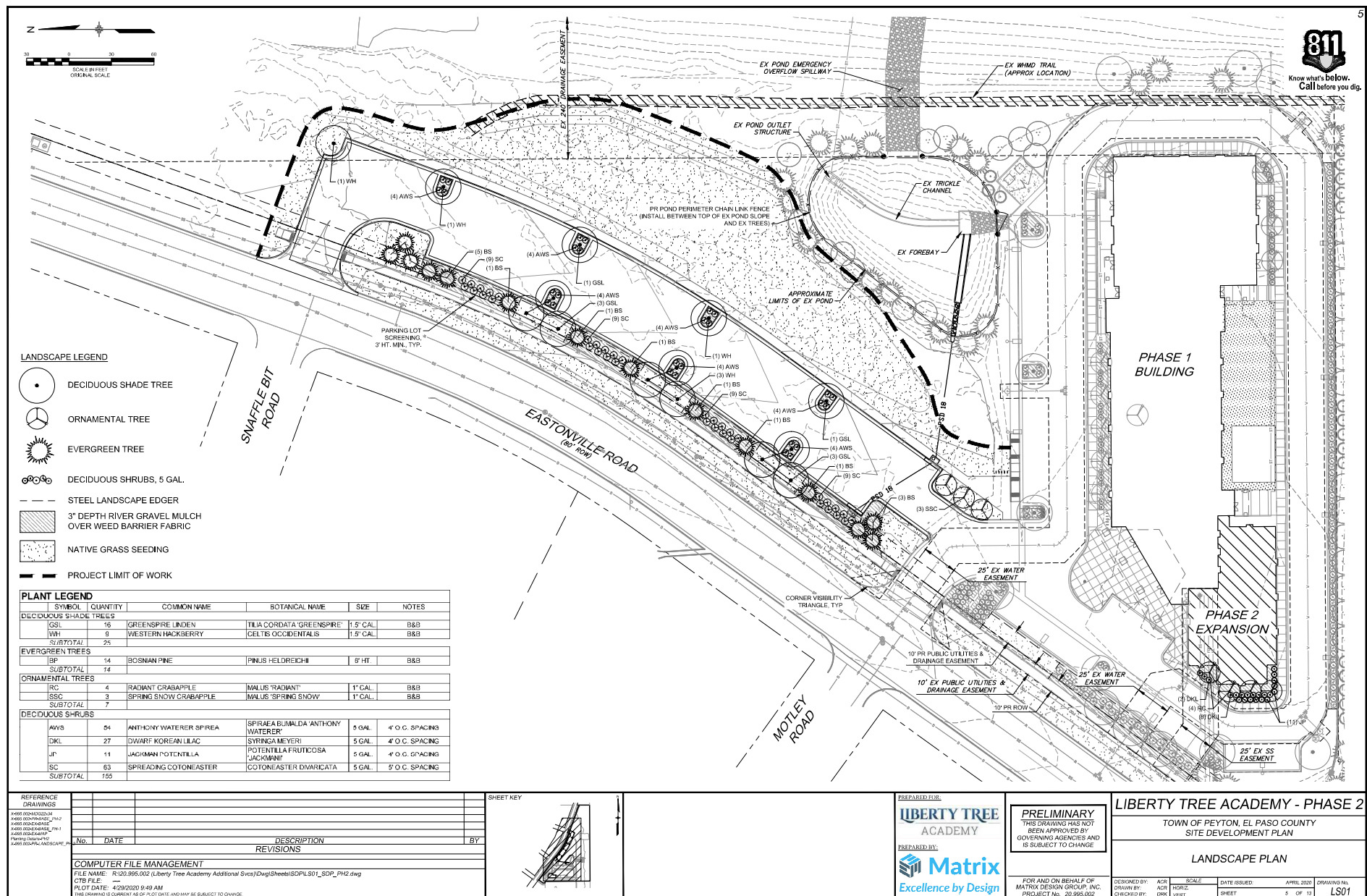
SITE DEVELOPMENT PLAN

GRADING PLAN

DESIGNED BY: FOR AND ON BEHALF OF: MATRIX DESIGN GROUP, INC. 301 WEST 1ST STREET, SUITE 200 DENVER, CO 80202	ACR: HORZ., 1" = 30'	SCALE: SHEET 1 OF 11	DATE ISSUED: APRIL 29, 2009	DRAWING NO.: GR01
--	--------------------------------	--------------------------------	---------------------------------------	-----------------------------



REFERENCE DRAWINGS				SHEET KEY		PREPARED FOR: LIBERTY TREE ACADEMY		PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		LIBERTY TREE ACADEMY - PHASE 2					
K400 (03/03/2020) 04 K400 (03/03/2020) 05 K400 (03/03/2020) 06 K400 (03/03/2020) 07 K400 (03/03/2020) 08 K400 (03/03/2020) 09 K400 (03/03/2020) 10						PREPARED BY:  Matrix Excellence by Design				TOWN OF PEYTON, EL PASO COUNTY SITE DEVELOPMENT PLAN					
No.		DATE		DESCRIPTION		BY				OVERALL UTILITY PLAN					
				REVISIONS											
				COMPUTER FILE MANAGEMENT											
				FILE NAME: R:\20.995.002 (Liberty Tree Academy Additional Svcs)\Dwg\Sheets\SDP\UT01_SDP_PH2.dwg											
				CDS FILE: _____											
				PLOT DATE: 4/29/2020 9:47 AM											
				THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.											
								FOR AND ON BEHALF OF: MATRIX DESIGN GROUP, INC. PROJECT No. 20.995.002		DESIGNED BY: ACR		SCALE: HORIZ. 1"=30'	DATE ISSUED: APRIL 2020	DRAWING No. UT01	
										CHECKED BY: CRK		VERT. _____	SHEET: 4 OF 13		



PHASE I PROJECT DATA

PARCEL # 4232302001
ZONING: RB-3

MAXIMUM LOT COVERAGE 25%
MAXIMUM HEIGHT 30'
SETBACKS 25' FRONT, REAR, SIDE.

PHASE I BUILDING INFORMATION
GROSS FLOOR AREA: 39,376 S.F.
NUMBER OF STORIES: 2
MAXIMUM HEIGHT: 30'-0"

PHASE I 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/CLASS ROOM) 22 C.R. X 2 = **44 STALLS**
NEW PARKING PROVIDED: **50 STALLS**
REQUIRED ADA PARKING SPACES: **2 STALLS**
ADA PARKING SPACES PROVIDED: **2 STALLS**

ON SITE QUEUE LENGTH: 1,240 L.F.

PHASE I BIKE PARKING

REQUIRED BIKE PARKING 5% OF VEHICLE
PARKING SPACES (50 X .05): **3 SPACES**
PROVIDED BIKE PARKING: **5 SPACES**

SITE PLAN KEYNOTES - PHASE I:

- ACCESSIBLE PARKING SPACE PER CIVIL DRAWINGS.
- FIRE RISER ENTRANCE. PROVIDE FIRE RISER ROOM SIGNAGE.
- FIRE HYDRANT PER CIVIL DRAWINGS.
- EXISTING SITE LIGHTING FIXTURES, SEE ELECTRICAL DRAWINGS.
- WATER METER PER CIVIL PLANS.**
- PROPERTY LINE.
- 25' HIGH FLAG POLE.
- BACKFLOW PREVENTER PER CIVIL PLANS.**
- 6" WROUGHT IRON FENCE MOUNTED ON INTEGRAL COLOR CMU RETAINING WALL. SEE STRUCTURAL DRAWINGS.
- 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.

PHASE II PROJECT DATA

PARCEL # 4232302001
ZONING: RB-3

MAXIMUM LOT COVERAGE 25%
MAXIMUM HEIGHT 30'
SETBACKS 25' FRONT, REAR, SIDE.

PHASE II BUILDING INFORMATION
GROSS FLOOR AREA: 14,076 S.F.
NUMBER OF STORIES: 2
MAXIMUM HEIGHT: 30'-0"

PHASE II 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/CLASS ROOM) 11 C.R. X 2 = **22 STALLS**
NEW PARKING PROVIDED: **85 STALLS**
REQUIRED ADA PARKING SPACES: **4 STALLS**
ADA PARKING SPACES PROVIDED: **4 STALLS**

*REQUIRED ADA STALLS PROVIDED IN EXISTING PARKING LOT.
(6 TOTAL SPACES BORROWED FROM EXISTING LOT FOR NEW ADA SPACES + ROUTING).

ON SITE QUEUE LENGTH: 1,240 L.F.

PHASE II BIKE PARKING

REQUIRED BIKE PARKING 5% OF VEHICLE
PARKING SPACES (85 X .05): **5 SPACES**
PROVIDED BIKE PARKING: **5 SPACES**

- CONCRETE RAMP PER CIVIL DRAWINGS
- WROUGHT IRON FENCE PER DETAIL.
- W.I. GATE WITH KEY F.O.B. AND PANIC HARDWARE PER DETAIL.
- SCORED CONCRETE WITH CONTROL JOINTS 6'-0" O.C., PATTERN PER PLAN.
- PROVIDE FLUSH-MOUNTED KNOX BOX, MODEL NO. 3200 SERIES @ 6'-0" A.F.P. ORDER AND INSTALL PER LOCAL FIRE DEPARTMENT REQUIREMENTS
- TRASH ENCLOSURE GATE PER DETAIL. PROVIDE 6.33" STEEL BOLLARDS 80" ABOVE GRADE, SPACED PER DETAIL. FULL GROUT AND CROWN TOP PRIMED AND PAINTED LIGHT TAN.
- DECOMPOSED GRANITE PER LANDSCAPE PLANS.
- UNDERGROUND STORM DRAIN PER CIVIL DRAWINGS.
- CYCLOOPS 2170-5 BICYCLE PARKING

Include typical parking and ADA parking detail.
Must depict entire parcel and a zoom to of project scope.

Parking requirements must match school
grades - Provide details within floor plans of
what grade each classroom is.

SITE PLAN KEYNOTES - PHASE II:

- NEW ASPHALT PARKING LOT AND STRIPING PER CIVIL PLANS.
- NEW CONCRETE CURB AND GUTTER PER CIVIL PLANS.
- NEW UNDERGROUND STORM DRAIN PER CIVIL PLANS.
- NEW DRIVEWAY PER CIVIL PLANS.
- NEW SITE LIGHTING FIXTURES SET AT BACK OF SIDEWALK. SEE ELECTRICAL PLANS.
- NEW WALL PACK LIGHT FIXTURE TO ACCOMMODATE FUTURE BUILDING ADDITION, PER ELECTRICAL PLANS.
- NEW ADA ROUTE AND RAMPS TO ACCOMMODATE FUTURE BUILDING ADDITION.
- NEW ADA PARKING SPACE TO ACCOMMODATE FUTURE BUILDING ADDITION.
- NEW RAMP AT DRIVEWAY PER CIVIL PLANS.
- NEW LANDSCAPE PLANTERS PER LANDSCAPE PLANS.
- NEW TRAFFIC CONTROL SIGNAGE PER CIVIL PLANS.
- NEW CYCLOOPS 2170-5 BICYCLE PARKING.
- NEW CHAIN LINK FENCE AROUND POND PER CIVIL PLANS.
- 6" CURB AT BACK OF RAMP LANDING.

1 SITE PLAN
1" = 40'-0"

LIBERTY TREE
ACADEMY

DESIGN APPROVAL

OWNER CLIENT DATE APPROVED



carhuff-cueva
architects, llc

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

NEW PARKING LOT FOR:

LIBERTY TREE ACADEMY

8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION DATE DESCRIPTION BY

PROJECT NO. P20-8579

DATE APRIL 1, 2020

SCALE 1" = 40'-0" DRAWN BY MF

DRAWING TITLE ARCHITECTURAL SITE PLAN

DRAWING NUMBER SP 1.0

Provide grade level details of classrooms

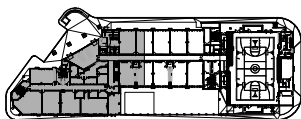
GENERAL NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY AND COORDINATION OF INSTALLATION FOR ALL BUILDING MATERIAL.
2. PROVIDE BACKING AT ALL DOOR BUMPER.
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 WITH DISTRICT OF COLUMBIA.

FLOOR PLAN KEYNOTES:

1. WOOD STUD PARTITION PER WALL TYPE SCHEDULE SEE SHEET A0.0.
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.
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7. MILLWORK PER DETAILS AND FURNITURE BY G.C.
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9. 8'-0" OR 6'-0" WIDE X 4'-0" HIGH WHITE PANEL MOUNTED AT +3'-0" ABOVE FINISH FLOOR - TYP. PER LABELS.
10. WALL MOUNTED H-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.

22. SIGN POSING MAXIMUM OCCUPANCY PER LIFE SAFETY PLAN.
23. PROVIDE ROOF ACCESS SIGN.
24. FDC LOCATION, PROVIDE SIGNAGE FOR 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 THY'SSEN KRUPP ENDURAH HMRL PER SPECIFICATIONS, OR EQ.
29. 1-1/2" DIAMETER STEEL PIPE HANDRAIL - PAINTED. MOUNT RAILING AT -2'-10" ABOVE STAIR - TYP.
30. CONCRETE RAMP, MAX SLOPE 1:12.
31. RESERVED.
32. ROLL UP COUNTER-SHEAL
33. MODERNFOLD ACQUSTAI SINGLE ENCORE PARTITION.



1 PROP. FLOOR PLAN LEVEL 1 - (6,955 GR. S.F. + 539 S.F. CVRD. ENTRY)
A2.0 1/8" = 1'-0"

DESIGN APPROVAL


OWNER/CLIENT:	DATE APPROVED:
---------------	----------------



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

LIBERTY TREE ACADEMY

CONSTRUCTION DOCUMENTS

	REVISION	DATE	DESCRIPTION	BY

DATE **APRIL 1, 2020**

SCALE:	DRAWN BY:
As indicated	ME

DRAWING TITLE

DRAWING NUMBER **A2.0**

21

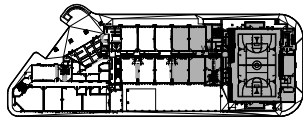
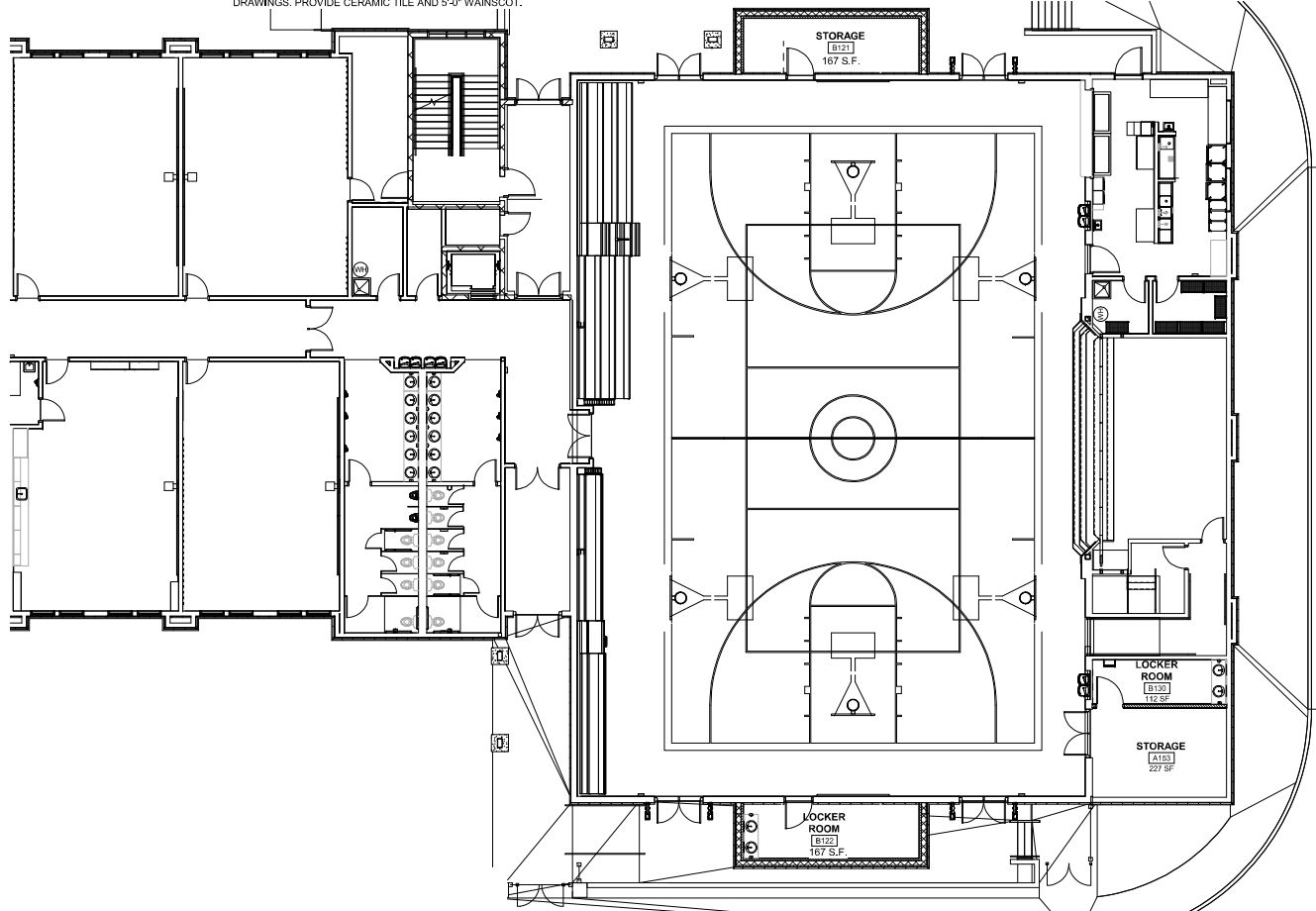
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FLOOR PLAN KEYNOTES:

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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.
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21. FIRE RISER ROOM AND FACP SIGN PER LOCAL FIRE RESCUE.

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31. RESERVED.
32. ROLL UP COUNTER SHUTTER
33. MODERNFOLD ACOUSTI-SEAL SINGLE ENCORE PARTITION.



2 KEY PLAN..
1" = 80'-0"

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

**LIBERTY TREE
ACADEMY**

DESIGN APPROVAL

OWNER CLIENT DATE APPROVED



**carhuff+cueva
architects, llc**

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

NEW PARKING LOT FOR:

LIBERTY TREE ACADEMY

8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION DATE DESCRIPTION BY

PROJECT NO. P20-8579

DATE APRIL 1, 2020

SCALE As indicated DRAWN BY MF

DRAWING TITLE PROPOSED FLOOR PLAN LEVEL 1 CONT.-

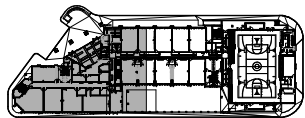
DRAWING NUMBER A2.1

GENERAL NOTES:

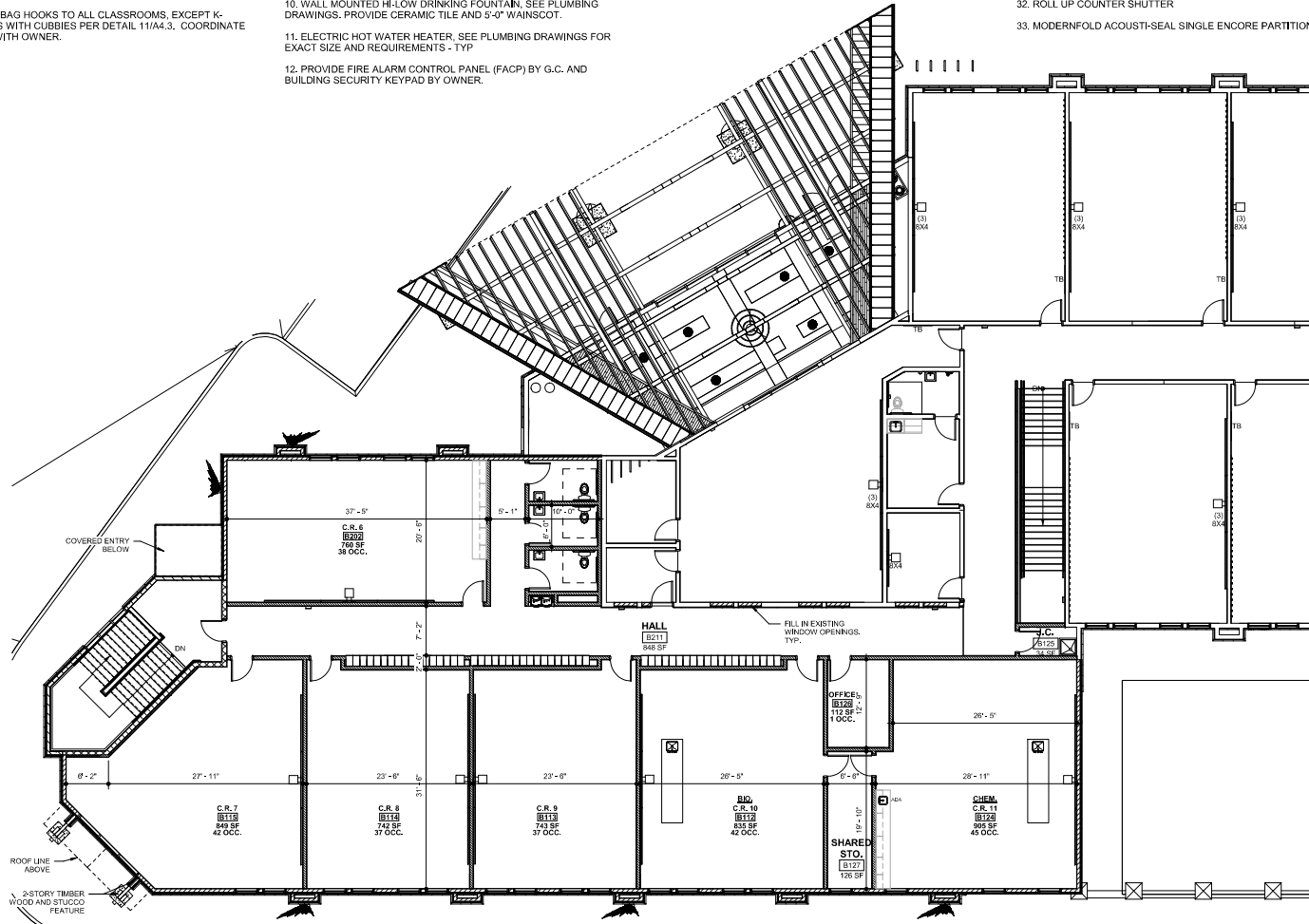
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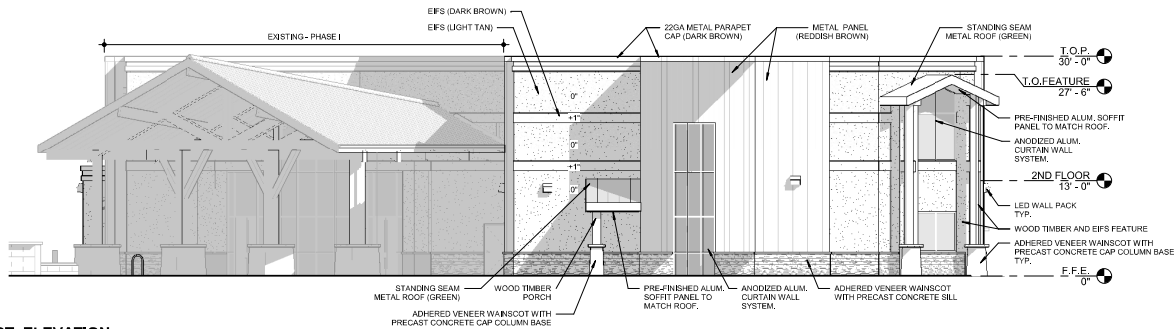


2 KEY PLAN
1" = 80'-0"

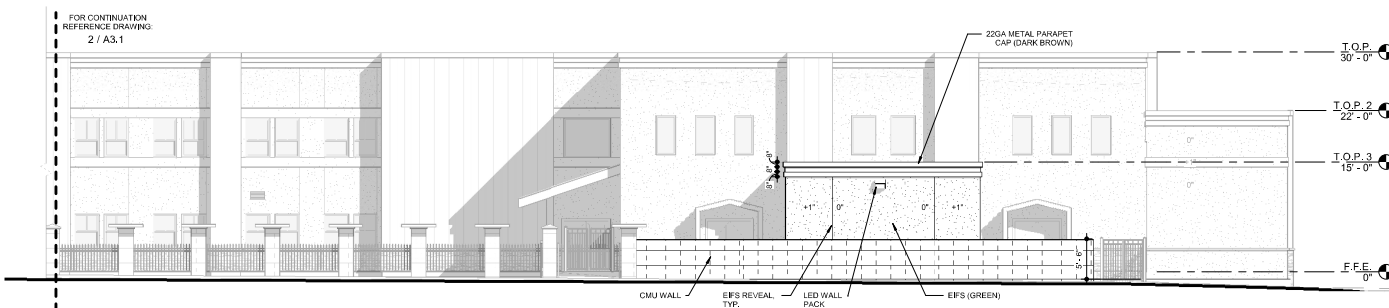


-CENTER FURNACE VENTS AND LOUVERS IN
POPOUTS AND ABOVE WINDOWS, TYP.

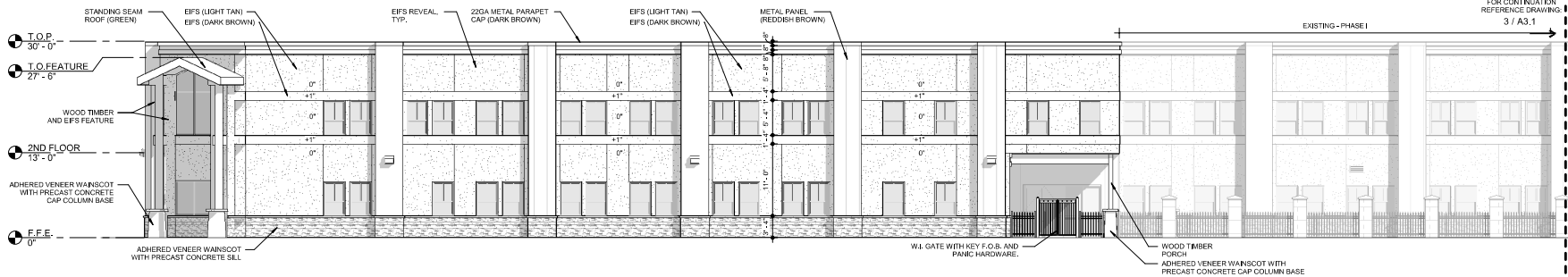




1 WEST. ELEVATION
A3.1 1/8" = 1'-0"



3 SOUTH ELEVATION CONT.
A3.1 1/8" = 1'-0"



2 SOUTH ELEVATION
A3.1 1/8" = 1'-0"

EXTERIOR BUILDING FINISHES

STANDING SEAM METAL ROOF.
COLOR PER BUILDING ELEVATIONS. PROVIDE
PRE-FINISHED ALUM. SOFFIT COLOR TO MATCH
ROOF.

WAINSCOT: ADHERED THIN STONE VENEER,
MFR: TBD, COLOR: TBD. WITH PRECAST
CONCRETE SILL.

WALL: DRYVIT EIFS SYSTEM OR EQ OV/ 1 1/2"
EPS FOAM INSULATION, FINE GRAIN
SANDBLAST FINISH (COLOR LIGHT TAN), PAINT
ANY EXPOSED FOUNDATION TO MATCH
BLDG.TYP. GREEN (AT GYM ONLY)

WALL ACCENT STRIPE: DRYVIT EIFS SYSTEM
OR EQ OV/ 2" EPS FOAM INSULATION, FINE
GRAIN SANDBLAST FINISH, (COLOR DARK
BROWN).

METAL PANEL: 22GA AEP SPAN INC. METAL
PANEL PROFILE TBD. (COLOR: REDDISH BROWN
AT ALL POPOUTS.

WOOD TIMBERS: FINISH GRADE WOOD, STAIN
ALL EXPOSED WOOD MEMBERS AND PROVIDE
COMMERCIAL GRADE SATIN POLYURETHANE
WATERPROOF SEALER. PRIME AND PAINT
STEEL GUSSET PLATES AND BOLTS BLACK.

* NOTE: COLORS AND PAINT SCHEME TO BE
APPROVED BY OWNER PRIOR TO ORDERING
PAINT.

-CENTER FURNACE VENTS AND LOUVERS IN
POPOUTS AND ABOVE WINDOWS, TYP.

**LIBERTY TREE
ACADEMY**

DESIGN APPROVAL

OWNER CLIENT: DATE APPROVED:



**carhuff+cueva
architects, llc**

3149 e prince rd #151
tucson, arizona 85716
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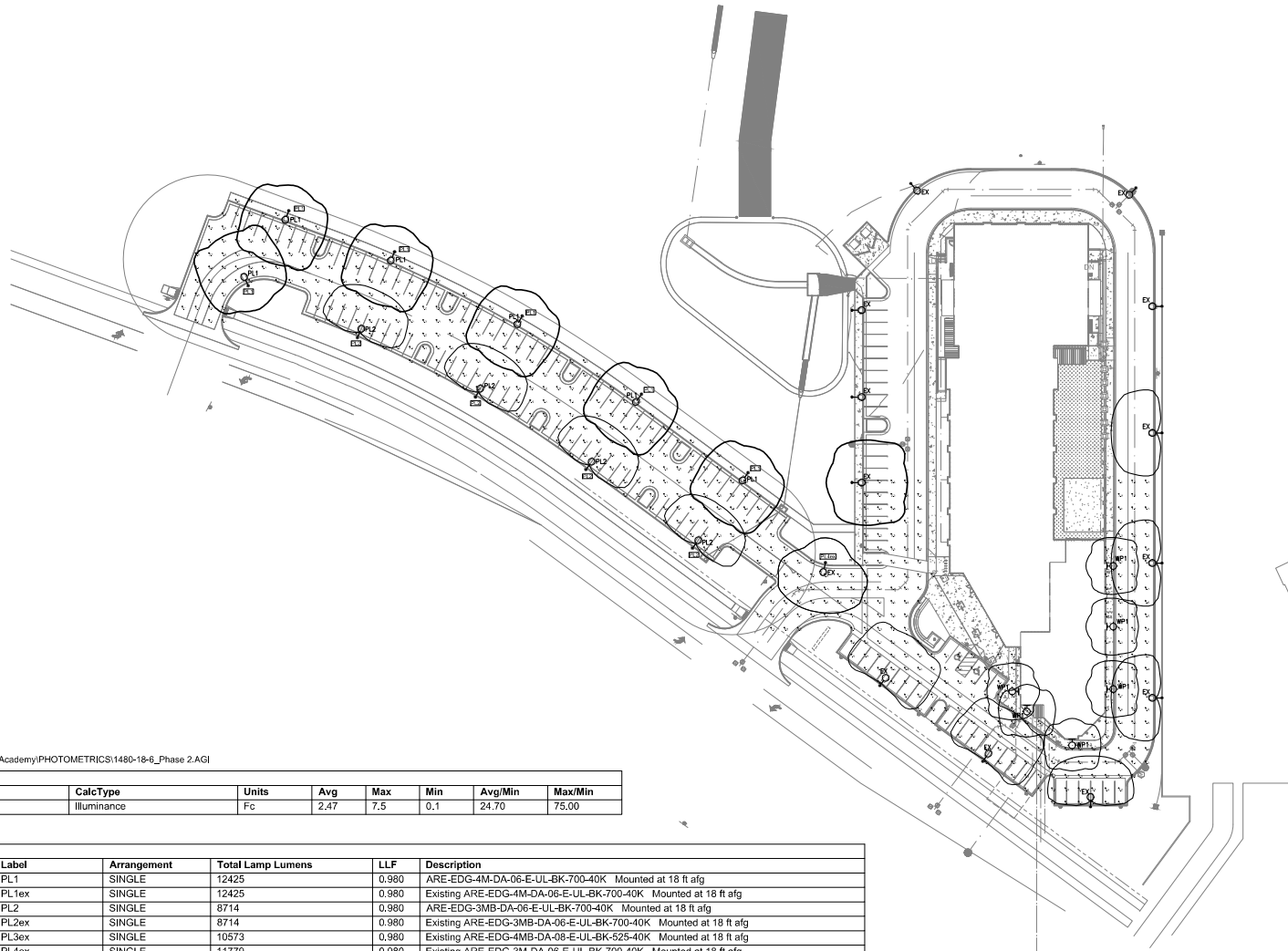
NEW PARKING LOT FOR:

LIBERTY TREE ACADEMY

8579 EASTONVILLE RD,
PEYTON, CO 80831








CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY
PROJECT NO.	P20-8579		
DATE	APRIL 1, 2020		
SCALE	As indicated	DRAWN BY	MF
DRAWING TITLE			
EXTERIOR ELEVATIONS - CONT.			
DRAWING NUMBER			
A3.1			



Date: 4/21/2020
G:\Cad Projects\1480-18-Liberty Tree Academy\PHOTOMETRICS\1480-18-6_Phase 2.AGI

WWL Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Phase 2 levels at grade	Illuminance	Fc	2.47	7.5	0.1	24.70	75.00

WWL Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	PL1	SINGLE	12425	0.980	ARE-EDG-4M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	1	PL1ex	SINGLE	12425	0.980	Existing ARE-EDG-4M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	4	PL2	SINGLE	8714	0.980	ARE-EDG-3MB-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	4	PL2ex	SINGLE	8714	0.980	Existing ARE-EDG-3MB-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	2	PL3ex	SINGLE	10573	0.980	Existing ARE-EDG-4MB-DA-08-E-UL-BK-525-40K Mounted at 18 ft afg
	1	PL4ex	SINGLE	11779	0.980	Existing ARE-EDG-3M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg
	6	WP1	SINGLE	N.A.	0.970	SEC-EDG-4M-WM-04-E-UL-BK-525-40K Mounted at 12 ft afg



PHOTOMETRIC PLAN

DESIGN APPROVAL

OWNER/CLIENT: DATE APPROVED:



NEW PARKING LOT FOR:

LIBERTY TREE ACADEMY

8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION DATE DESCRIPTION BY

PROJECT NO. P20-8579

DATE APRIL 1, 2020


SCALE As indicated DRAWN BY Author

DRAWING TITLE PHOTOMETRIC PLAN

DRAWING NUMBER E1.2

[illegible][illegible][illegible][illegible]

DESIGN APPROVAL

OWNER/ CLIENT:	DATE APPROVED:
	

NEW PARKING LOT FOR:		
LIBERTY TREE ACADEMY		
8579 EASTONVILLE RD, PEYTON, CO 80831		
CONSTRUCTION DOCUMENTS		
A RETURN	DATE	DESCRIPTION
PROJECT NO.		P20-8579
DATE		APRIL 1, 2020
SCALE As indicated	DRAWN BY Author	
DRAWING TITLE	EXTERIOR LIGHT FIXTURE SHEET	
DRAWING NUMBER	E1.3	



8. Parking requirements must match school grades – Provide details within floor plans of what grade each classroom is.

See sheets A2.0 & A2.2 for added grades. Please also see added note on sheet SP1.0.

9. Detention Pond.

Updated – see sheet SP1.0

10. Provide grade level details of classrooms.

Updated – See sheets A2.0 & A2.2.

Sign Plan COMMENTS

11. Approval of site development plan does not approve sign plan. If you wish to seek approval from the local authority for the sign, you will need to submit for a sign permit.

Understood – Signage provided on sheet SP1.1 for reference only and noted as such.

Lighting Plan COMMENTS

12. Incomplete lighting plan. Must show light levels at property lines. Provide elevation drawings of lights.

See revised sheet E1.2 for additional Calculation Summary & Luminaire Schedule.

Also, see sheet E1.2 for Fixture elevation detail.



Should you have any other comments or questions, please don't hesitate to email or call.

Yours Truly,

Philip A. Carhuff

A handwritten signature in black ink, reading "Philip A. Carhuff".