

LIBERTY TREE ACADEMY - PHASE 2 SITE DEVELOPMENT PLAN

TOWN OF PEYTON, EL PASO COUNTY



Know what's below.
Call before you dig.

FINAL DECEMBER 2020

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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):	14,614 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:

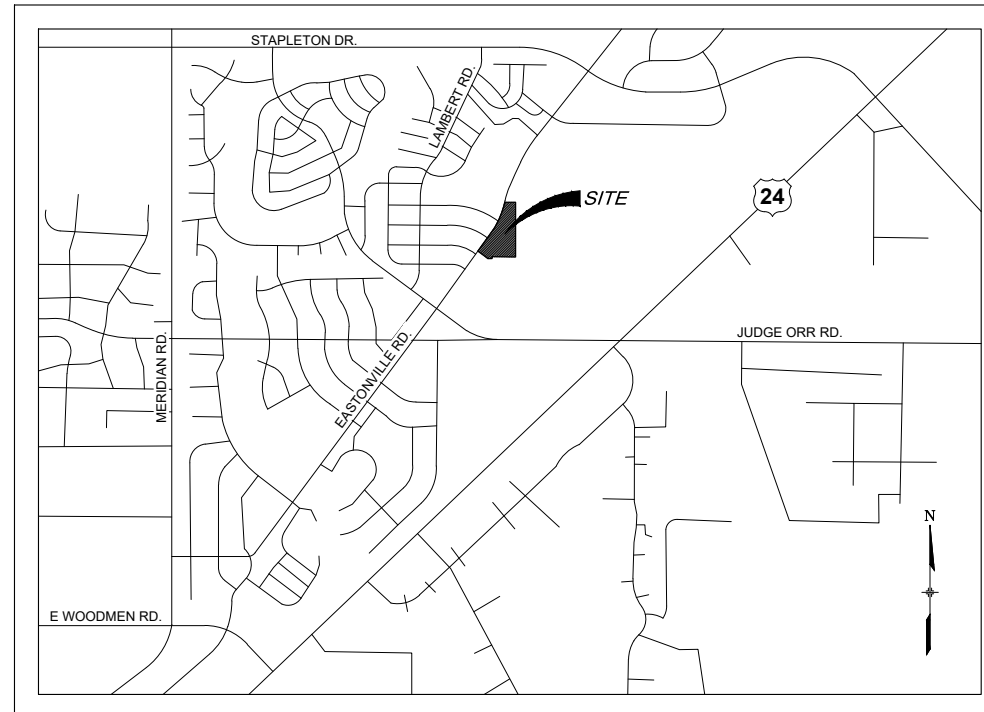
LOT 1178, WOODMEN HILLS FILING NO. 10
COUNTY OF EL PASO
STATE OF COLORADO

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.

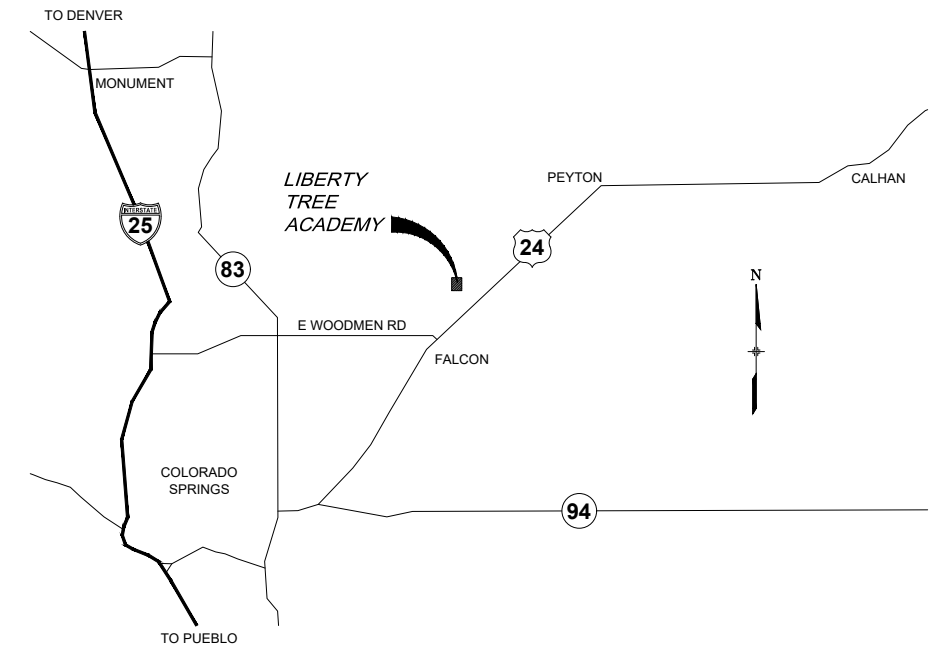
BENCHMARK:

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.

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 REPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.


DAVE KLINE, P.E., PTOE

12/11/2020
DATE

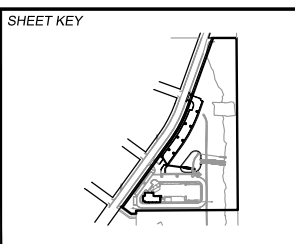
OWNER/DEVELOPER'S STATEMENT:

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

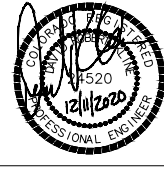
DATE

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PLOT DATE: December 8, 2020 4:28:40 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix
Excellence by Design

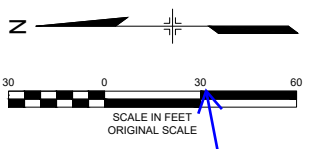
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FOR AND ON BEHALF OF
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PROJECT No. 20.995.002

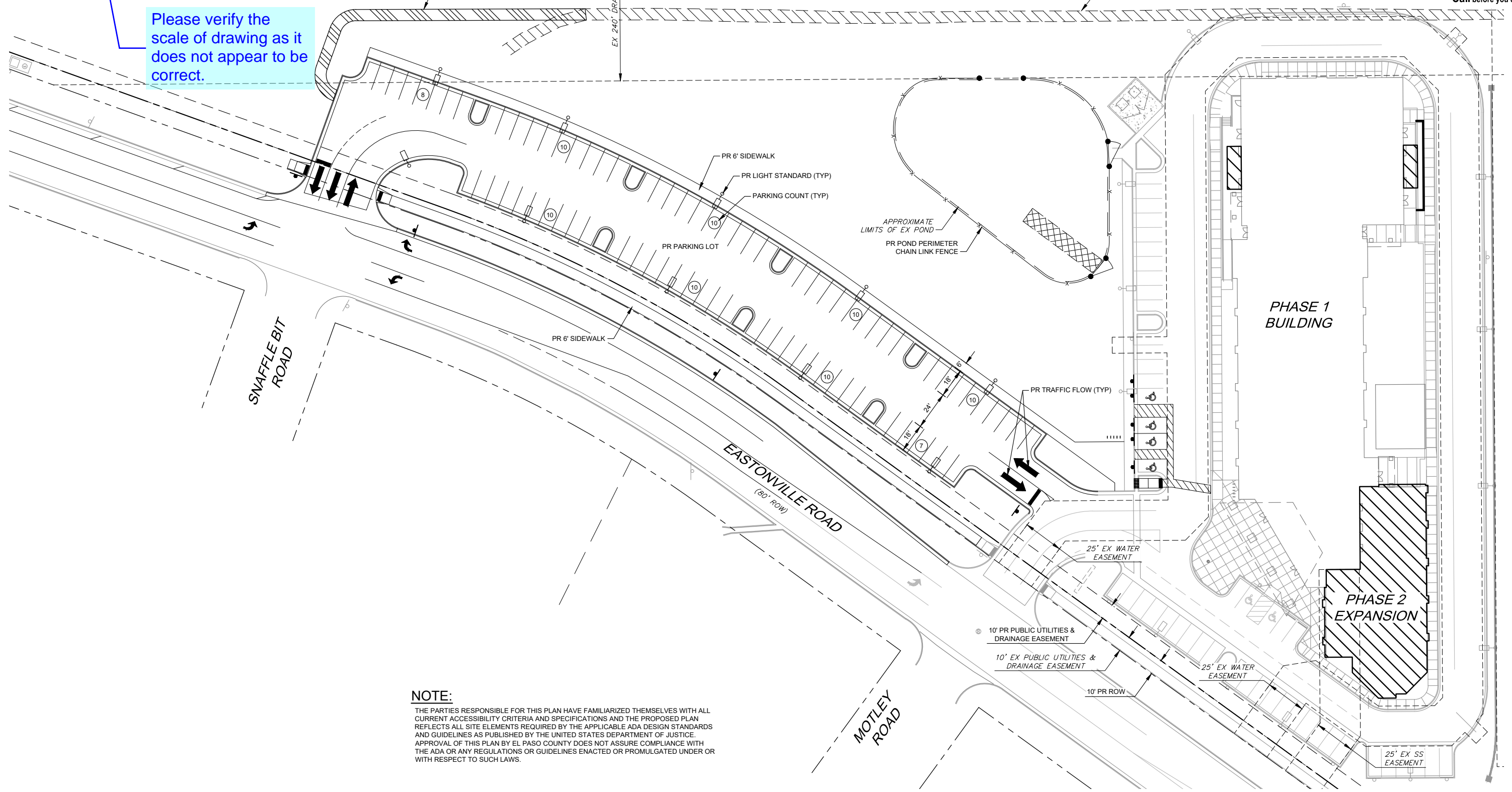
LIBERTY TREE ACADEMY - PHASE 2
TOWN OF PEYTON, EL PASO COUNTY
SITE DEVELOPMENT PLAN, PCD FILE NO. PPR-20-018

TITLE SHEET

DESIGNED BY:	ACR	SCALE:	DATE ISSUED:	DECEMBER 2020	DRAWING No.
DRAWN BY:	ACR	HORIZ	SHEET	1 OF 15	TS01
CHECKED BY:	DRK	VERT.			

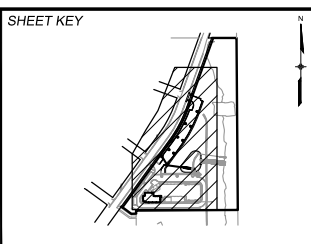


Please verify the scale of drawing as it does not appear to be correct.



NOTE:
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.

No.	DATE	DESCRIPTION	BY
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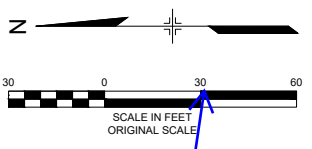
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PROJECT No. 20.995.002

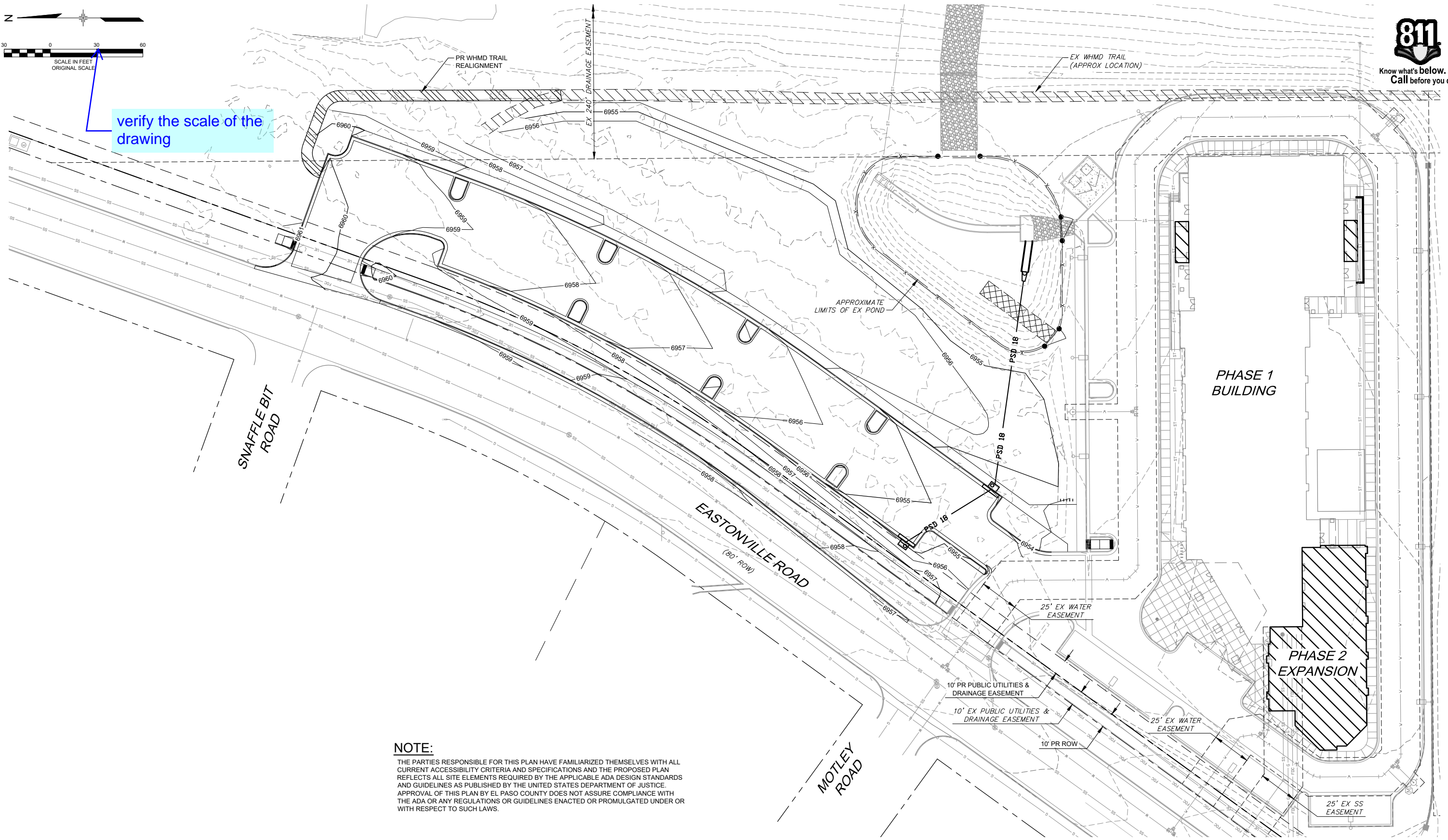
LIBERTY TREE ACADEMY - PHASE 2
TOWN OF PEYTON, EL PASO COUNTY
SITE DEVELOPMENT PLAN, PCD FILE NO. PPR-20-018

SITE PLAN

DESIGNED BY: ACR	SCALE: HORIZ 1" = 30'	DATE ISSUED: DECEMBER 2020	DRAWING No. SP01
CHECKED BY: DRK	VERT. NA	SHEET 2 OF 15	

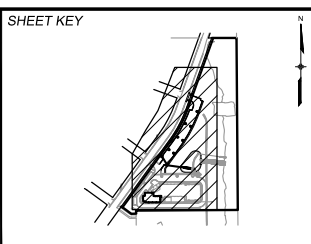


verify the scale of the drawing



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REFERENCE DRAWINGS			
X-995.002-MDG22x34			
X-995.002-PR-BASE-PH-2			
X-995.002-EX-BASE			
X-995.002-EX-BASE-PH-1			
X-995.002-EX-MAP			
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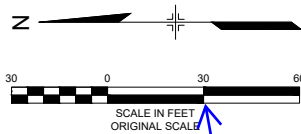
LIBERTY TREE ACADEMY - PHASE 2
 TOWN OF PEYTON, EL PASO COUNTY
 SITE DEVELOPMENT PLAN, PCD FILE NO. PPR-20-018

GRADING PLAN

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CHECKED BY: DRK	VERT. NA	SHEET 3 OF 15	

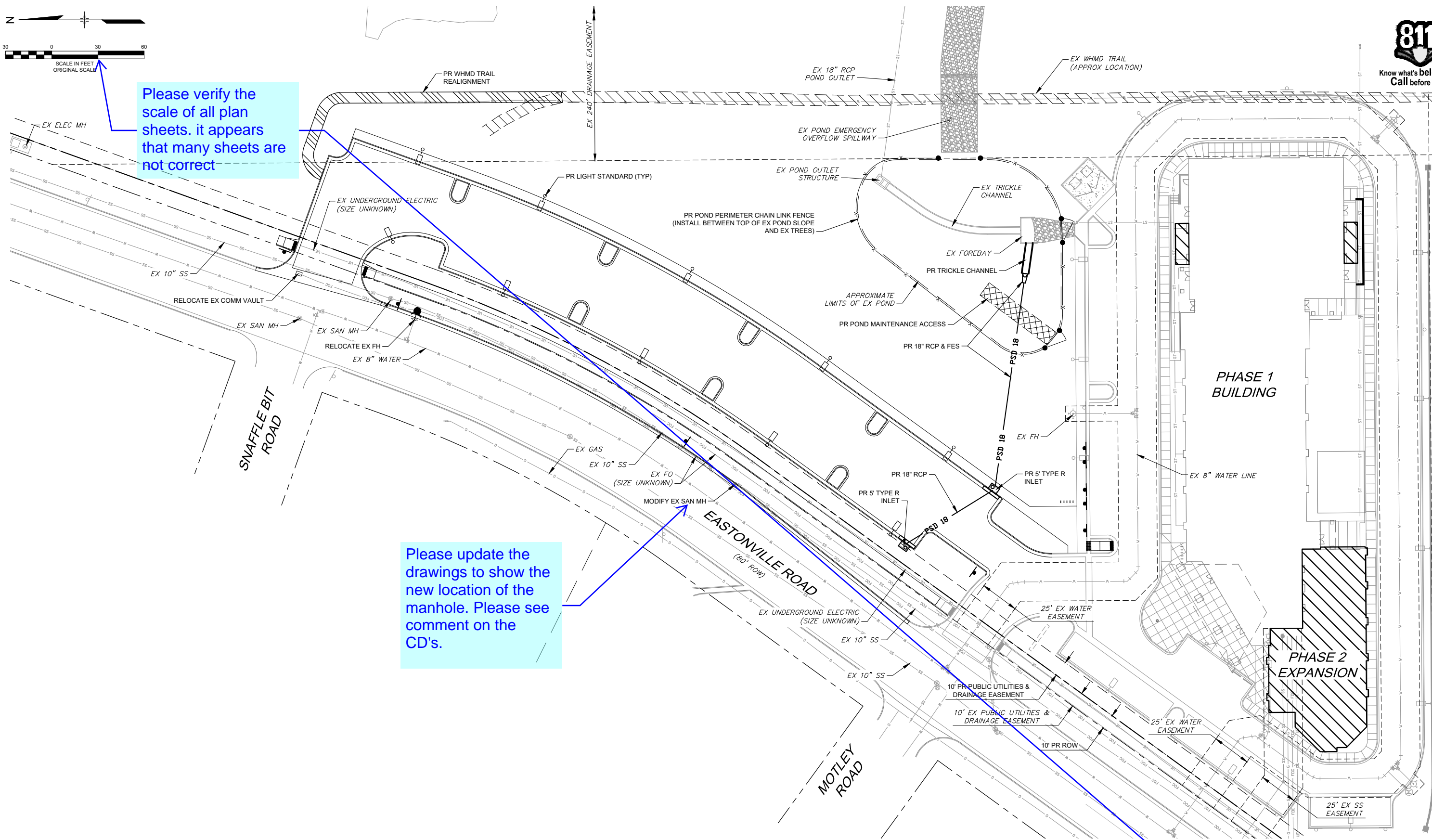


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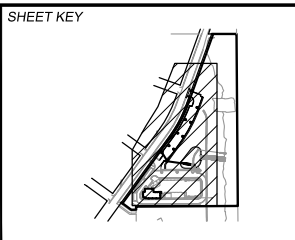


Please verify the scale of all plan sheets. it appears that many sheets are not correct

Please update the drawings to show the new location of the manhole. Please see comment on the CD's.



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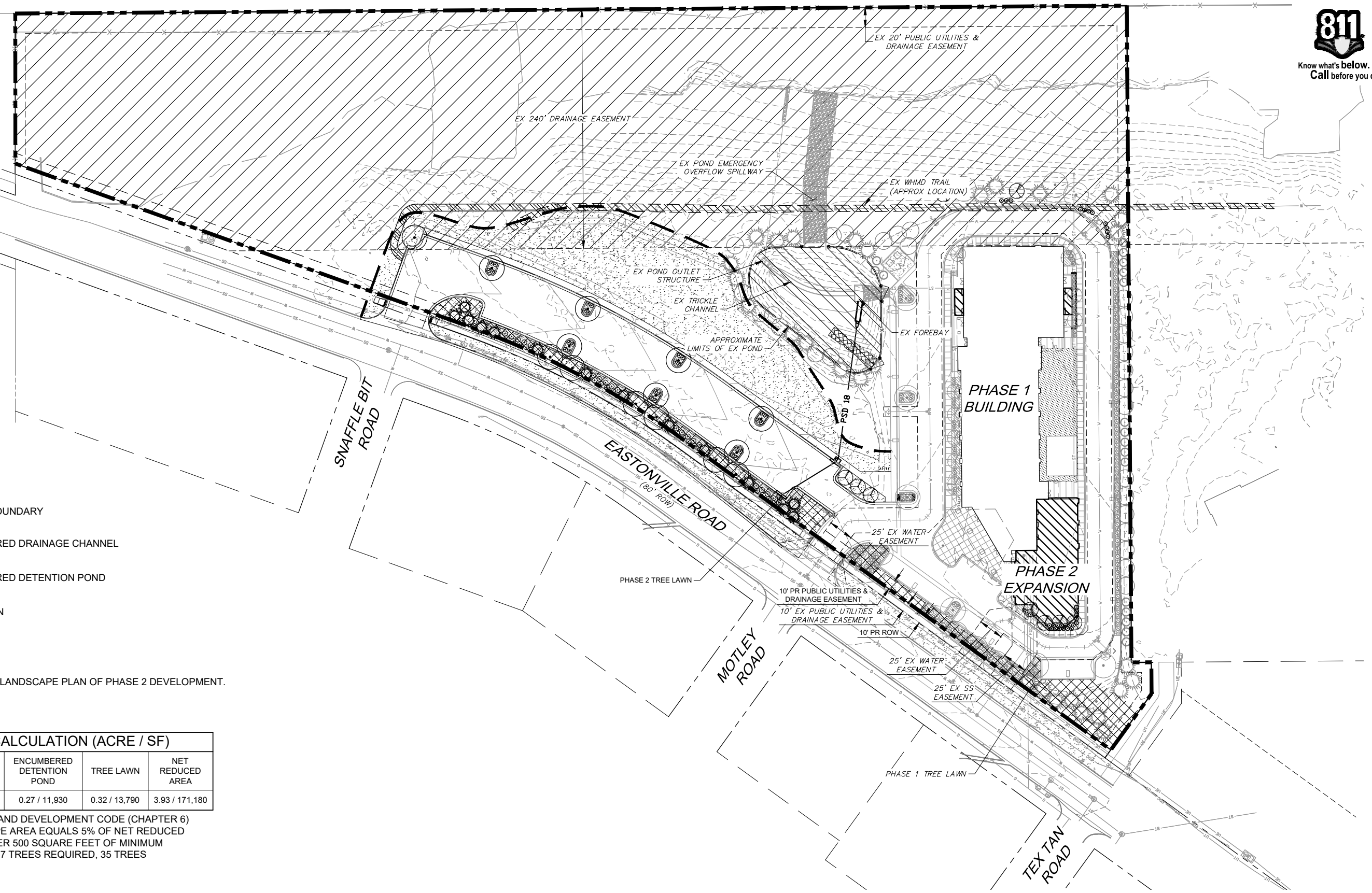
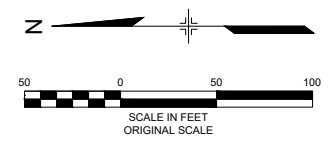
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PROJECT No. 20.995.002

LIBERTY TREE ACADEMY - PHASE 2
TOWN OF PEYTON, EL PASO COUNTY
SITE DEVELOPMENT PLAN, PCD FILE NO. PPR-20-018

OVERALL UTILITY PLAN

DESIGNED BY: ACR	SCALE: HORIZ 1" = 30'	DATE ISSUED: DECEMBER 2020	DRAWING No. UT01
CHECKED BY: DRK	VERT. NA	SHEET 4 OF 15	



LANDSCAPE LEGEND

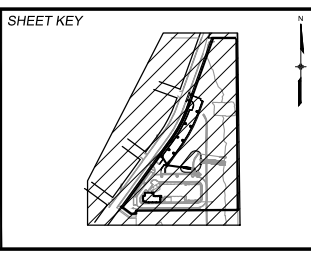
- PARCEL BOUNDARY
- ENCUMBERED DRAINAGE CHANNEL
- ENCUMBERED DETENTION POND
- TREE LAWN

NOTE:
SEE SHEET LS02 FOR DETAILED LANDSCAPE PLAN OF PHASE 2 DEVELOPMENT.

PARCEL AREA CALCULATION (ACRE / SF)				
PARCEL AREA	ENCUMBERED DRAINAGE CHANNEL	ENCUMBERED DETENTION POND	TREE LAWN	NET REDUCED AREA
10.43 / 454,180	5.91 / 257,280	0.27 / 11,930	0.32 / 13,790	3.93 / 171,180

BASED ON EL PASO COUNTY LAND DEVELOPMENT CODE (CHAPTER 6)
MINIMUM INTERNAL LANDSCAPE AREA EQUALS 5% OF NET REDUCED AREA. ONE TREE REQUIRED PER 500 SQUARE FEET OF MINIMUM INTERNAL LANDSCAPE AREA: 17 TREES REQUIRED, 35 TREES PROVIDED.

REF. NO.	DATE	DESCRIPTION	BY
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LIBERTY TREE ACADEMY

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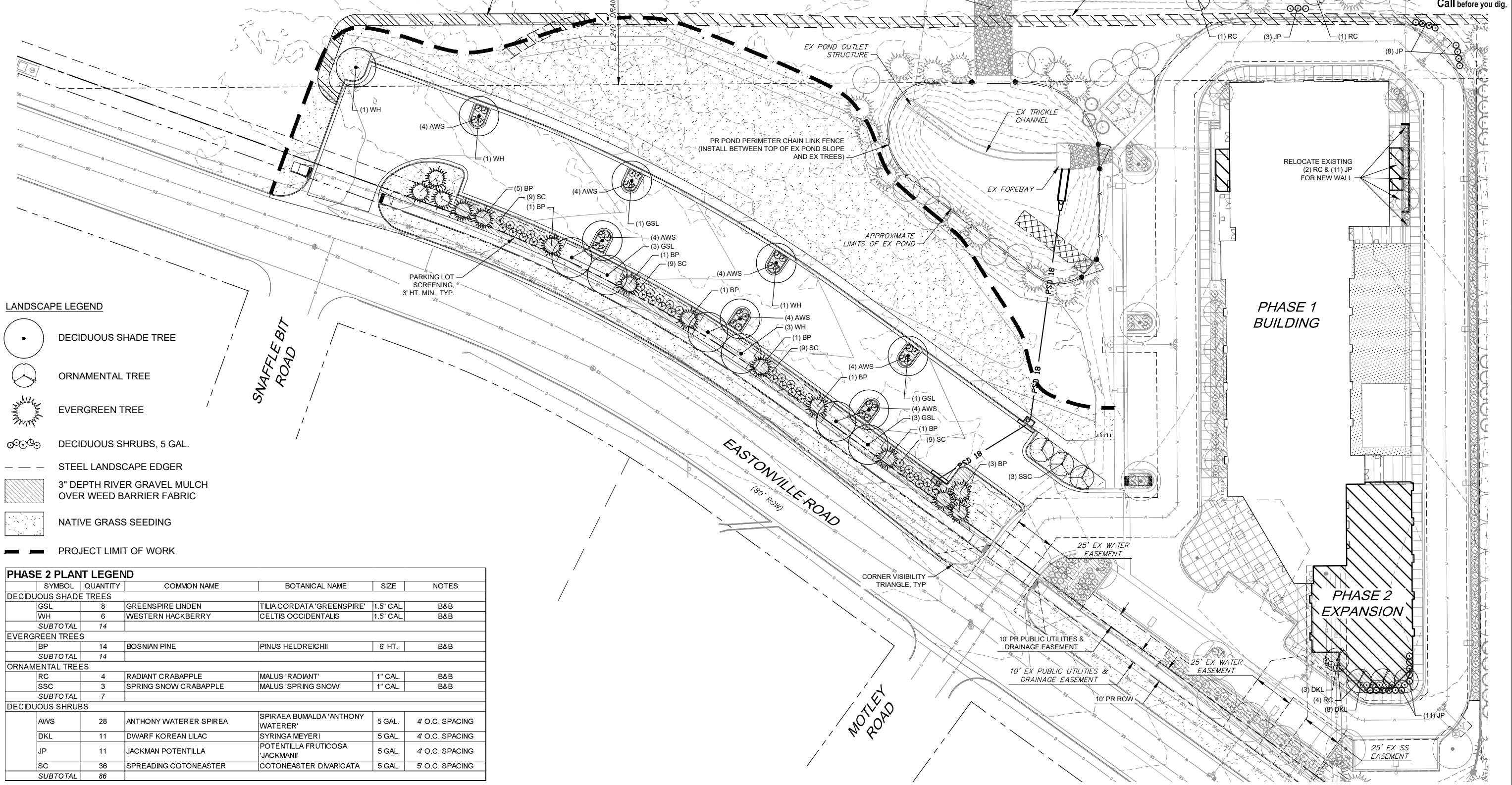
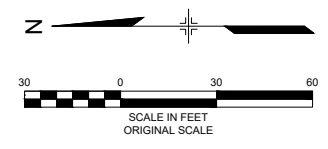
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PROJECT No. 20.995.002

LIBERTY TREE ACADEMY - PHASE 2

TOWN OF PEYTON, EL PASO COUNTY
SITE DEVELOPMENT PLAN, PCD FILE NO. PPR-20-018

OVERALL LANDSCAPE PLAN

DESIGNED BY: ACR	SCALE: 1" = 50'	DATE ISSUED: DECEMBER 2020	DRAWING No. LS01
DRAWN BY: ACR	HORIZ: NA	SHEET 5 OF 15	
CHECKED BY: DRK	VERT: NA		

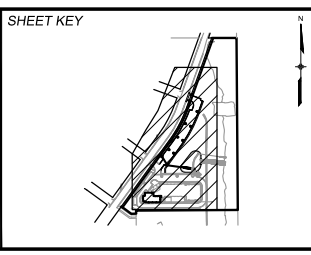


- LANDSCAPE LEGEND**
- DECIDUOUS SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUBS, 5 GAL.
 - STEEL LANDSCAPE EDGER
 - 3" DEPTH RIVER GRAVEL MULCH OVER WEED BARRIER FABRIC
 - NATIVE GRASS SEEDING
 - PROJECT LIMIT OF WORK

PHASE 2 PLANT LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
GSL	8	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	1.5" CAL.	B&B
WH	6	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	1.5" CAL.	B&B
SUBTOTAL	14				
EVERGREEN TREES					
BP	14	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	B&B
SUBTOTAL	14				
ORNAMENTAL TREES					
RC	4	RADIANT CRABAPPLE	MALUS 'RADIANT'	1" CAL.	B&B
SSC	3	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1" CAL.	B&B
SUBTOTAL	7				
DECIDUOUS SHRUBS					
AWS	28	ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	5 GAL.	4' O.C. SPACING
DKL	11	DWARF KOREAN LILAC	SYRINGA MEYERI	5 GAL.	4' O.C. SPACING
JP	11	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANII'	5 GAL.	4' O.C. SPACING
SC	36	SPREADING COTONEASTER	COTONEASTER DIVARICATA	5 GAL.	5' O.C. SPACING
SUBTOTAL	86				

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LIBERTY TREE ACADEMY

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MATRIX DESIGN GROUP, INC.
PROJECT No. 20.995.002

LIBERTY TREE ACADEMY - PHASE 2

TOWN OF PEYTON, EL PASO COUNTY
SITE DEVELOPMENT PLAN, PCD FILE NO. PPR-20-018

DETAILED LANDSCAPE PLAN

DESIGNED BY: ACR	SCALE: HORIZ 1" = 30'	DATE ISSUED: DECEMBER 2020	DRAWING No. LS02
CHECKED BY: DRK	VERT. NA	SHEET 6 OF 15	



carhuff+cueva architects, llc

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

NEW 11 CLASSROOM ADDITION FOR:

LIBERTY TREE ACADEMY

**8579 EASTONVILLE RD,
PEYTON, CO 80831**

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

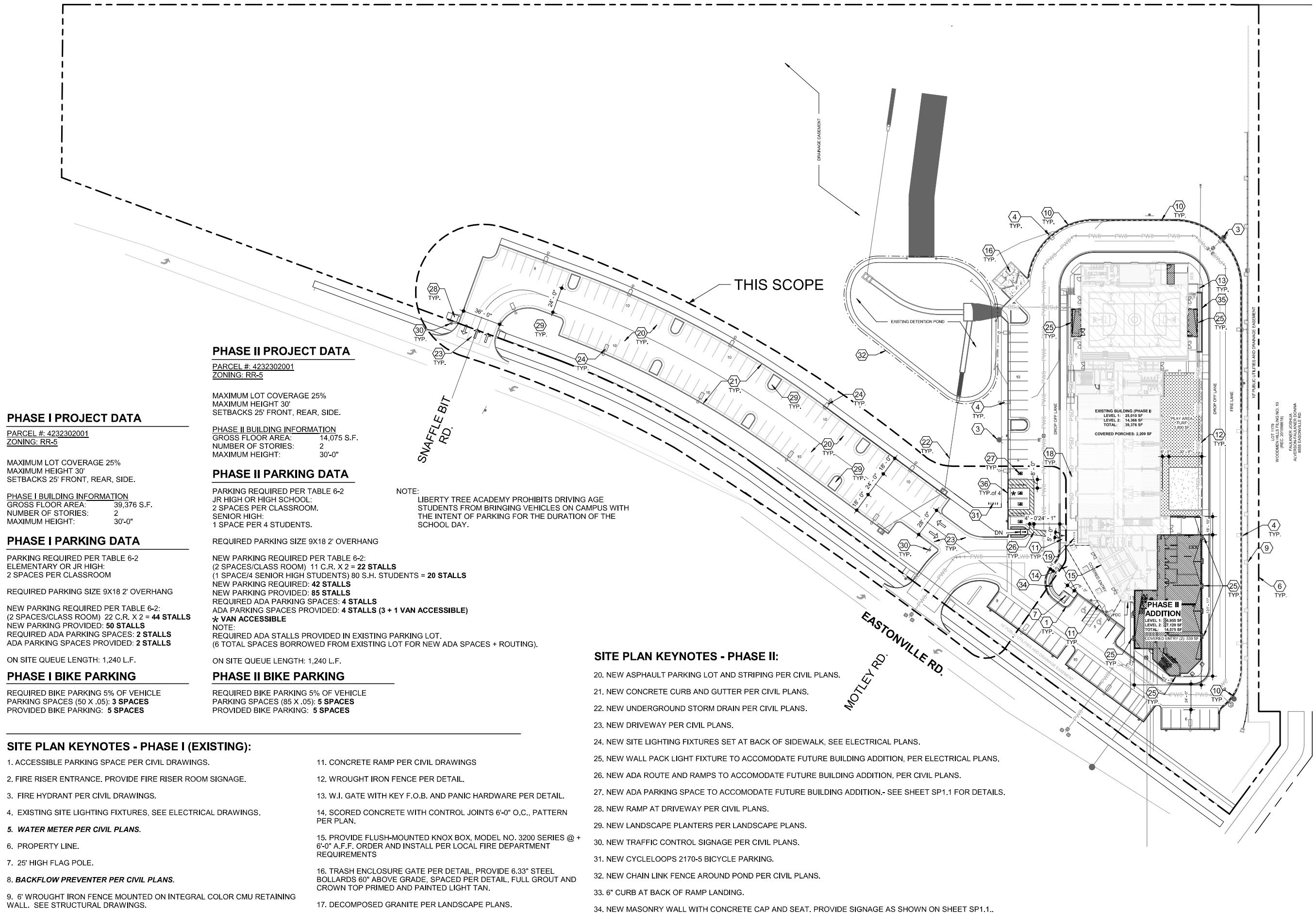
PROJECT NO. **P20-8579**

DATE **JUNE 15, 2020**

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

DRAWING TITLE **ARCHITECTURAL SITE PLAN**

DRAWING NUMBER **SP1.0**



PHASE I PROJECT DATA

PARCEL #: 4232302001
ZONING: RR-5

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 (EXISTING):

- 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: RR-5

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

PHASE II BUILDING INFORMATION
GROSS FLOOR AREA: 14,075 S.F.
NUMBER OF STORIES: 2
MAXIMUM HEIGHT: 30'-0"

PHASE II PARKING DATA

PARKING REQUIRED PER TABLE 6-2
JR HIGH OR HIGH SCHOOL:
2 SPACES PER CLASSROOM.
SENIOR HIGH:
1 SPACE PER 4 STUDENTS.

REQUIRED PARKING SIZE 9X18 2' OVERHANG

NEW PARKING REQUIRED PER TABLE 6-2:
(2 SPACES/CLASS ROOM) 11 C.R. X 2 = **22 STALLS**
(1 SPACE/4 SENIOR HIGH STUDENTS) 80 S.H. STUDENTS = **20 STALLS**
NEW PARKING PROVIDED: **42 STALLS**
REQUIRED ADA PARKING SPACES: **4 STALLS**
ADA PARKING SPACES PROVIDED: **4 STALLS (3 + 1 VAN ACCESSIBLE)**
* **VAN ACCESSIBLE**

NOTE:
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**

NOTE:
LIBERTY TREE ACADEMY PROHIBITS DRIVING AGE STUDENTS FROM BRINGING VEHICLES ON CAMPUS WITH THE INTENT OF PARKING FOR THE DURATION OF THE SCHOOL DAY.

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, PER CIVIL PLANS.
- NEW ADA PARKING SPACE TO ACCOMMODATE FUTURE BUILDING ADDITION.- SEE SHEET SP1.1 FOR DETAILS.
- NEW RAMP AT DRIVEWAY PER CIVIL PLANS.
- NEW LANDSCAPE PLANTERS PER LANDSCAPE PLANS.
- NEW TRAFFIC CONTROL SIGNAGE PER CIVIL PLANS.
- NEW CYCLELOOPS 2170-5 BICYCLE PARKING.
- NEW CHAIN LINK FENCE AROUND POND PER CIVIL PLANS.
- 6" CURB AT BACK OF RAMP LANDING.
- NEW MASONRY WALL WITH CONCRETE CAP AND SEAT. PROVIDE SIGNAGE AS SHOWN ON SHEET SP1.1.
- NEW MASONRY WALL WITH CONCRETE CAP, +72" ABOVE LOWEST ADJACENT GRADE, SEE 9/SP1.1.
- ADA PARKING SIGN - SEE SHEET SP1.1 FOR DETAILS.

1 SITE PLAN
SP1.0 1" = 40'-0"



**carhuff+cueva
architects, llc**

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www.cca-az.com

NEW 11 CLASSROOM ADDITION
FOR:

LIBERTY TREE ACADEMY

8579 EASTONVILLE RD,
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. **P20-8579**

DATE **JUNE 15, 2020**

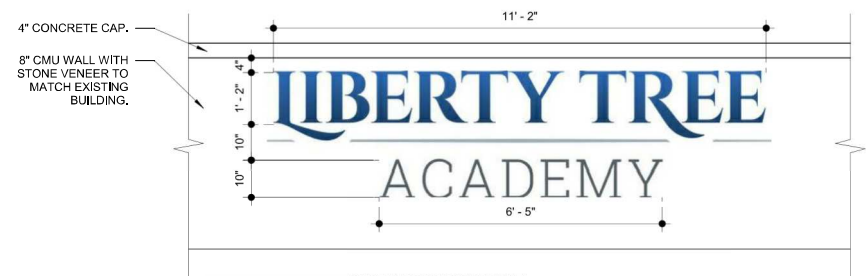
SCALE **As indicated** DRAWN BY **MF**

DRAWING TITLE **SITE DETAILS**

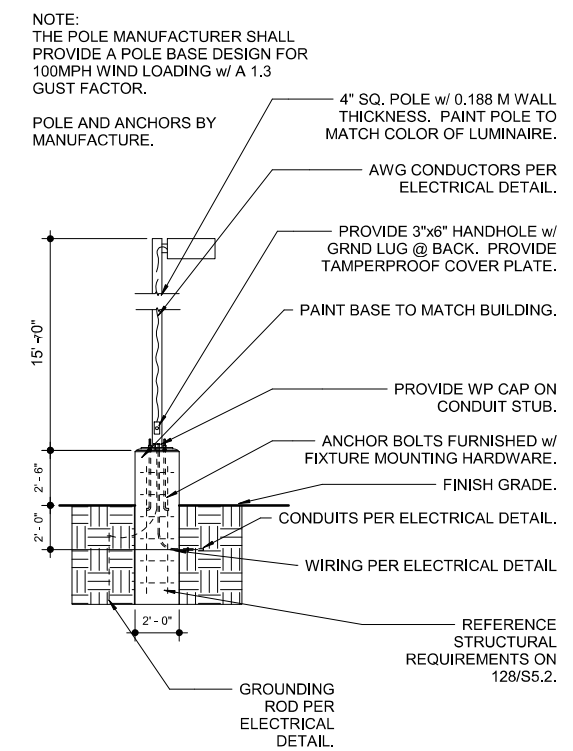
DRAWING NUMBER **SP1.1**



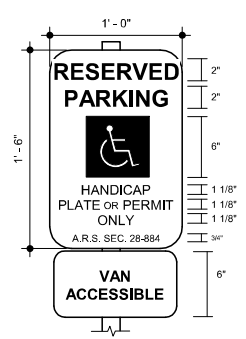
NOTE: ENTRY WALL MONUMENT SIGNAGE AS SHOWN HERE IS FOR REFERENCE ONLY AND IS SUBJECT TO MODIFICATION.
A SEPARATE SIGN PERMIT WILL BE SUBMITTED FOR MONUMENT SIGNAGE.



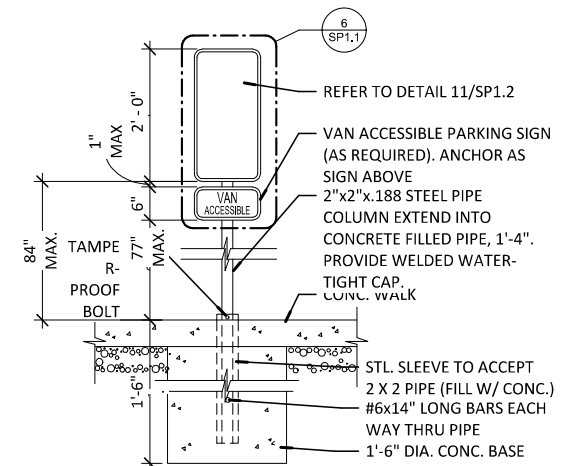
2 MONUMENT SIGNAGE @ ENTRY WALL
1/2" = 1'-0"



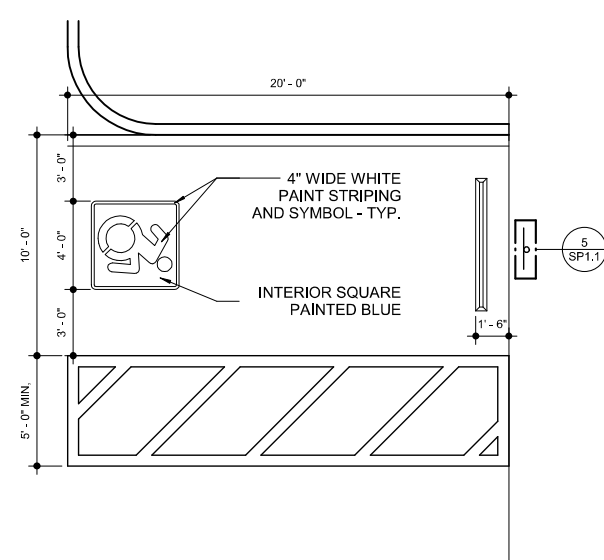
4 LIGHT POLE DETAIL
1/4" = 1'-0"



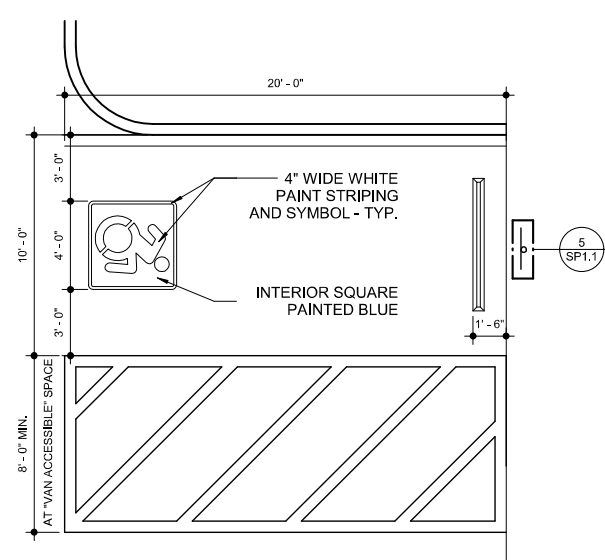
6 H.C. PARKING SIGN DETAIL
1 1/2" = 1'-0"



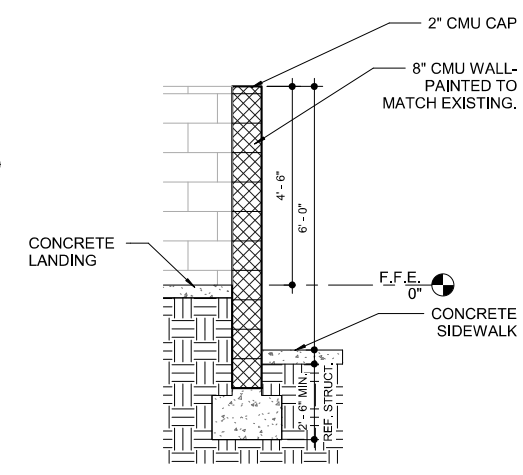
5 ACCESSIBLE PARKING SIGN
3/4" = 1'-0"



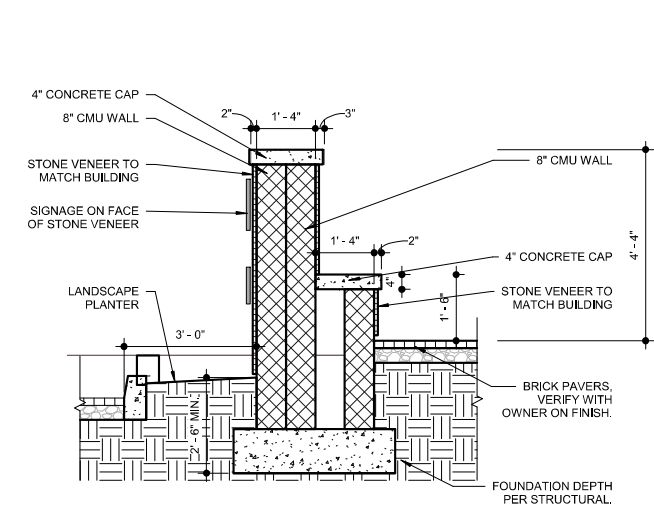
8 TYP. ADA PARKING
1/4" = 1'-0"



7 TYP. ADA PARKING "VAN ACCESSIBLE"
1/4" = 1'-0"



9 CMU SITE WALL DETAIL
1/2" = 1'-0"



1 ENTRY WALL DETAIL
1/2" = 1'-0"

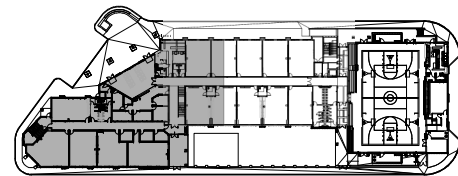
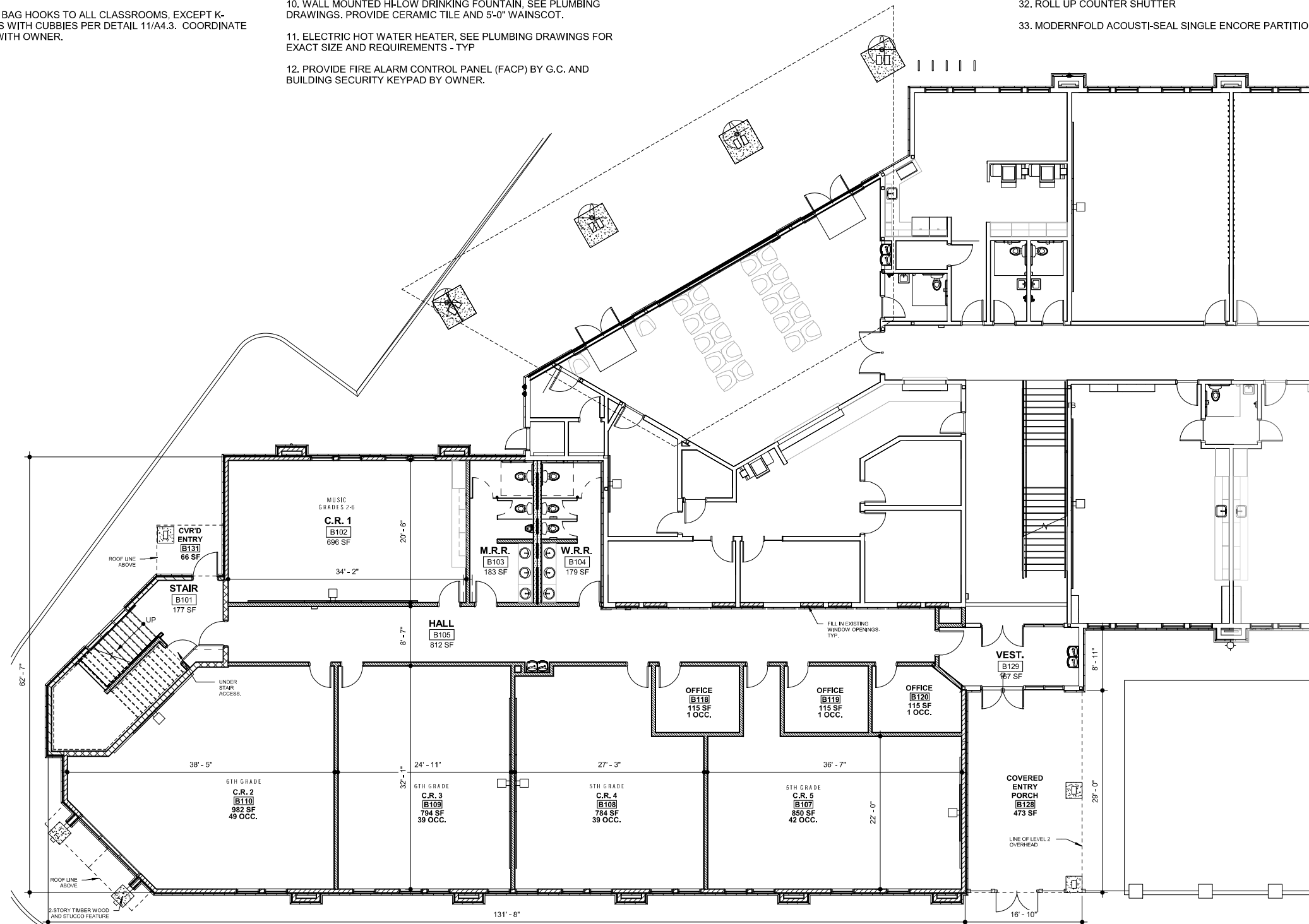
GENERAL NOTES:

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.

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.
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.
30. CONCRETE RAMP, MAX SLOPE 1:12.
31. RESERVED.
32. ROLL UP COUNTER SHUTTER
33. MODERNFOLD ACOUSTI-SEAL SINGLE ENCORE PARTITION.



2
A2.0
KEY PLAN.
1" = 80'-0"

1
A2.0
PROP. FLOOR PLAN LEVEL 1 - (6,955 GR. S.F. + 539 S.F. CVRD. ENTRY)
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
1	06-23-20	SDP COMMENTS	MF

PROJECT NO. **P20-8579**

DATE **APRIL 1, 2020**

SCALE **As indicated** DRAWN BY **MF**

DRAWING TITLE **PROPOSED FLOOR PLAN LEVEL 1**

DRAWING NUMBER **A2.0**

GENERAL NOTES:

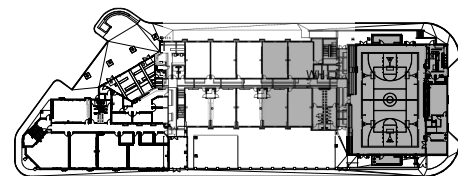
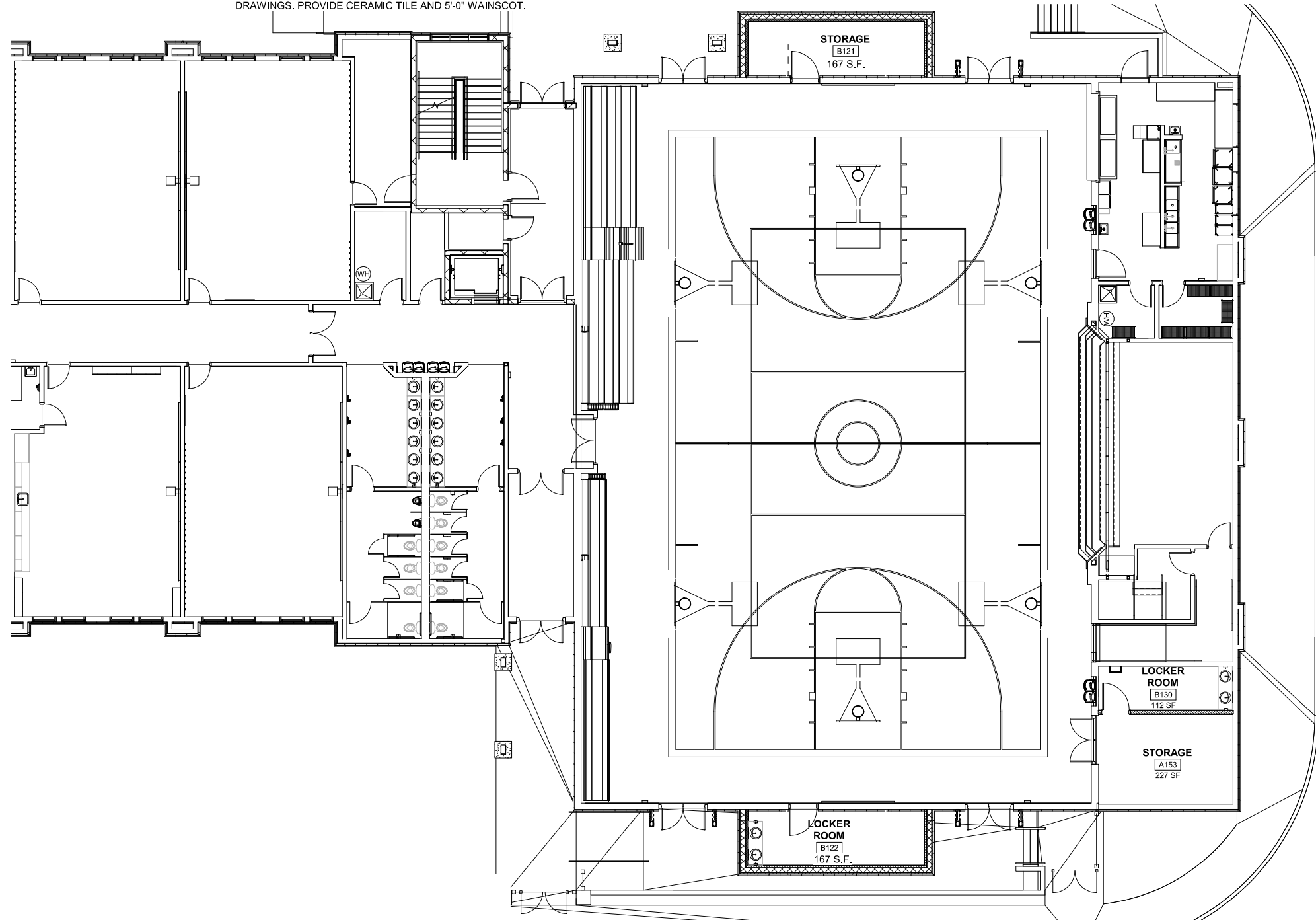
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4. ALL DOORS IN FRAMED WALLS SHALL BE 4" FROM ADJACENT WALL U.N.O.
5. PROVIDE VINYL CORNER GUARDS AT ALL HALLWAY CORNERS. MECHANICALLY FASTENED. REFERENCE FINISH PLANS.
6. KEYNOTES NOT REFERENCED ON THIS SHEET MAY BE REFERENCED ON ANOTHER SHEET.
7. 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.
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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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4. LAMINATE CMU WALL WITH 5/8" GYP. BD. TEXTURED AND PAINTED.
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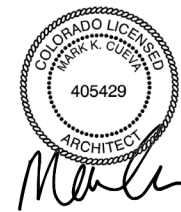


2 KEY PLAN..
1" = 80'-0"

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
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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 **PROPOSED FLOOR PLAN LEVEL 1 CONT..**
DRAWING NUMBER **A2.1**

4/26/2020 11:35:57 AM

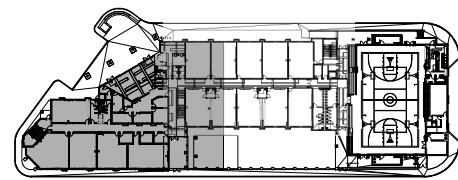
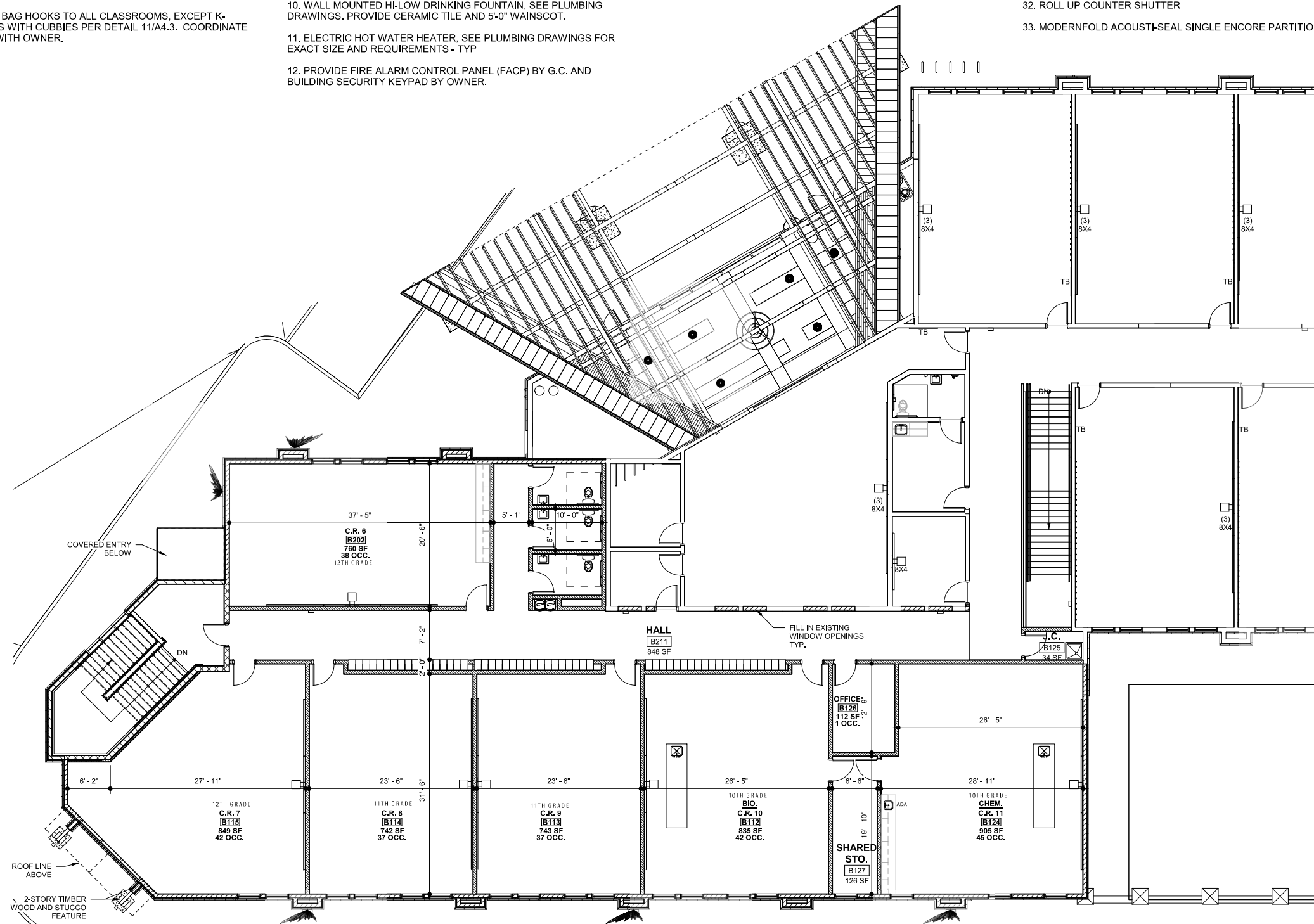
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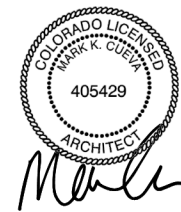
2 KEY PLAN
1" = 80'-0"

1 PROPOSED FLOOR PLAN LEVEL 2 - (7,120 GROSS S.F.)
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
1	00-23-20	SDP COMMENTS	MF

PROJECT NO. **P20-8579**

DATE **APRIL 1, 2020**

SCALE **As indicated** DRAWN BY **MF**

DRAWING TITLE **PROPOSED FLOOR PLAN LEVEL 2**

DRAWING NUMBER **A2.2**

04/26/2020 4:14:10 PM

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)

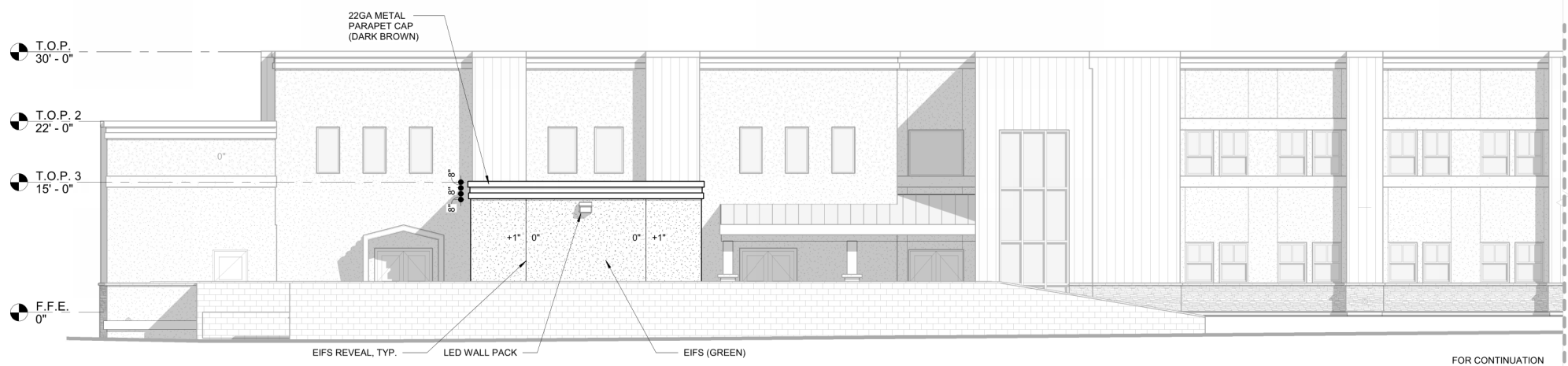
WALL ACCENT STRIPE: DRYVIT EIFS SYSTEM OR EQ OV/ 2" EPS FOAM INSULATION. FINE GRAIN SANDBLAST FINISH, (COLOR DARK BROWN).

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

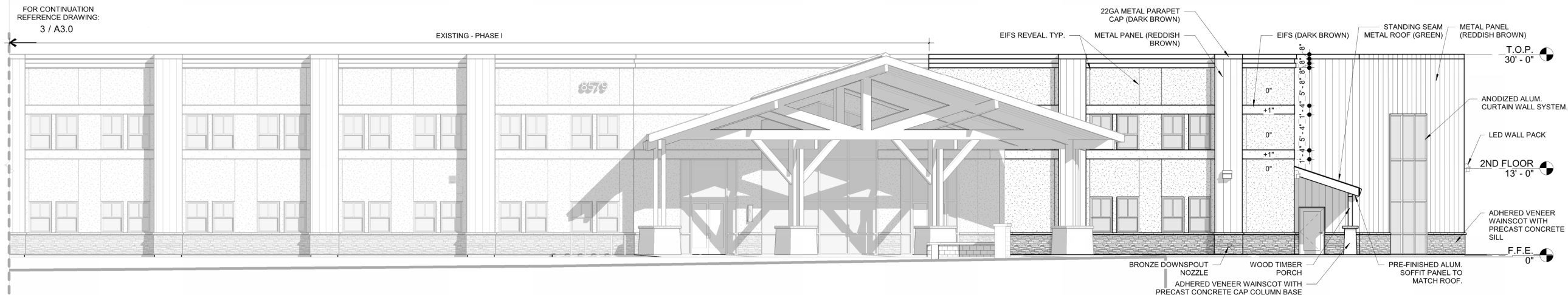
WOOD TIMBERS: FINISH GRADE WOOD, STAIN ALL EXPOSED WOOD MEMBERS AND PROVIDE COMMERCIAL GRADE SATIN POLYURETHANE WATERPROOF SEALER. PRIME AND PAINT STEEL GUSSET PLATES AND BOLTS BLACK.

* 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.



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



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

LIBERTY TREE ACADEMY

DESIGN APPROVAL

OWNER/CLIENT: _____ DATE APPROVED: _____



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PROJECT NO. **P20-8579**

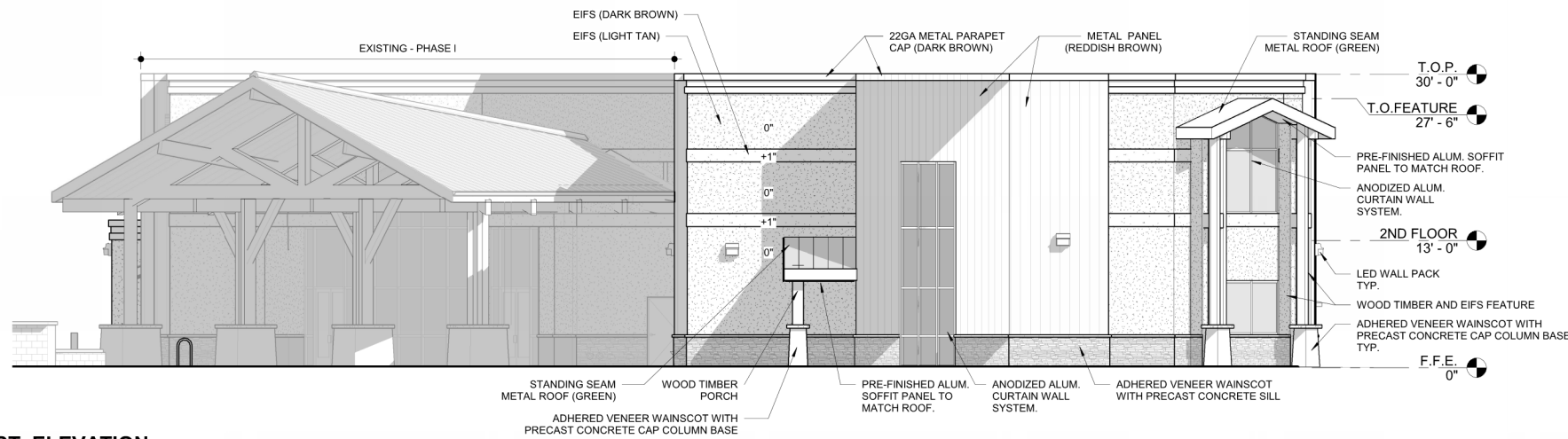
DATE **APRIL 1, 2020**

SCALE **As indicated** DRAWN BY **MF**

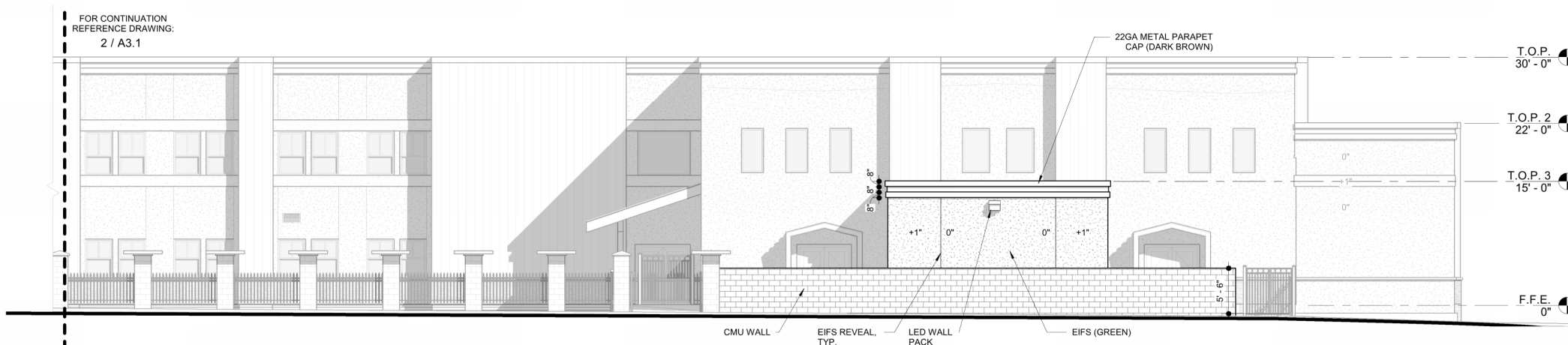
DRAWING TITLE **EXTERIOR ELEVATIONS**

DRAWING NUMBER **A3.0**

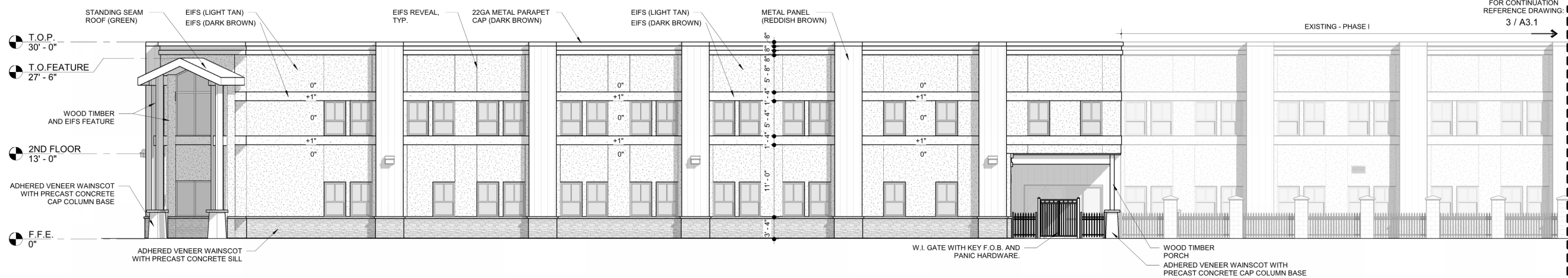
02/26/2020 4:16:55 PM



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.

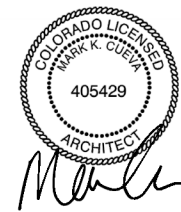
* NOTE: COLORS AND PAINT SCHEME TO BE APPROVED BY OWNER PRIOR TO ORDERING PAINT.

-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
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 EXTERIOR ELEVATIONS - CONT.

DRAWING NUMBER A3.1

4/26/2020 10:17:35 AM

DESIGN APPROVAL

OWNER/CLIENT: _____ DATE APPROVED: _____



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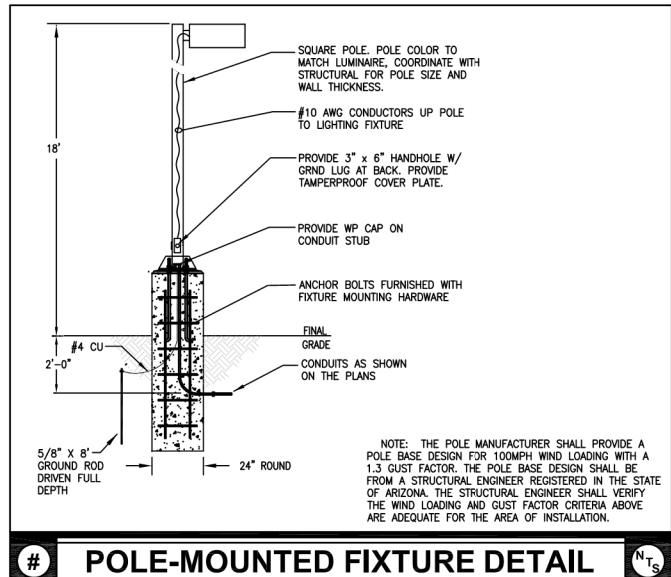
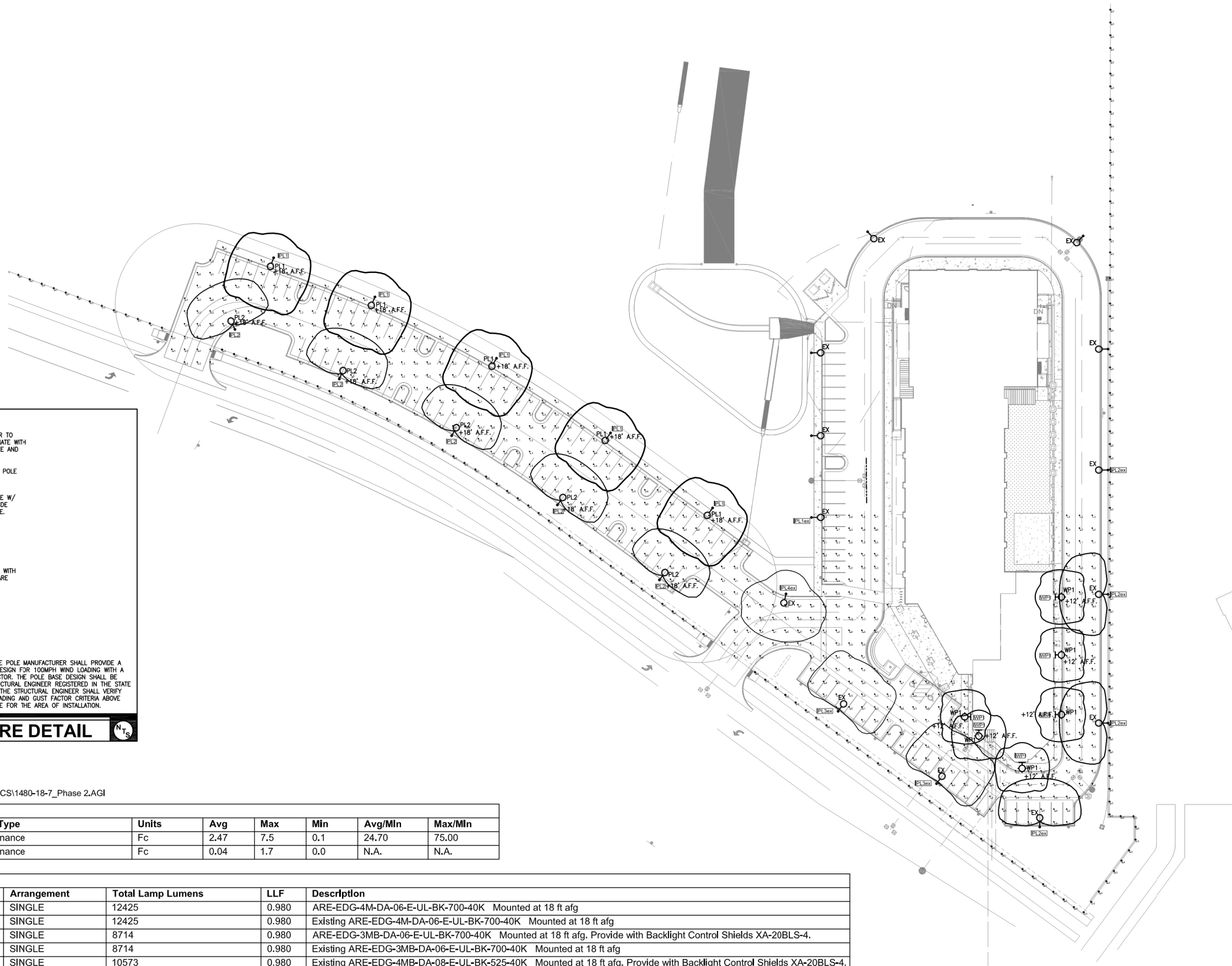
PROJECT NO: **P20-8579**

DATE: **APRIL 1, 2020**

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

DRAWING TITLE: **PHOTOMETRIC PLAN**

DRAWING NUMBER: **E1.2**



Date: 6/24/2020
G:\Cad Projects\1480-18-Liberty Tree Academy\PHOTOMETRICS\1480-18-7_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
Spill at property line	Illuminance	Fc	0.04	1.7	0.0	N.A.	N.A.

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. Provide with Backlight Control Shields XA-20BLS-4.
→	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. Provide with Backlight Control Shields XA-20BLS-4.
→	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"

