

DESIGN APPROVAL

OWNER/CLIENT: DATE APPROVED:



Mark K. Cueva



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NEW PARKING LOT FOR:
LIBERTY TREE ACADEMY
**8579 EASTONVILLE RD,
PEYTON, CO 80831**

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

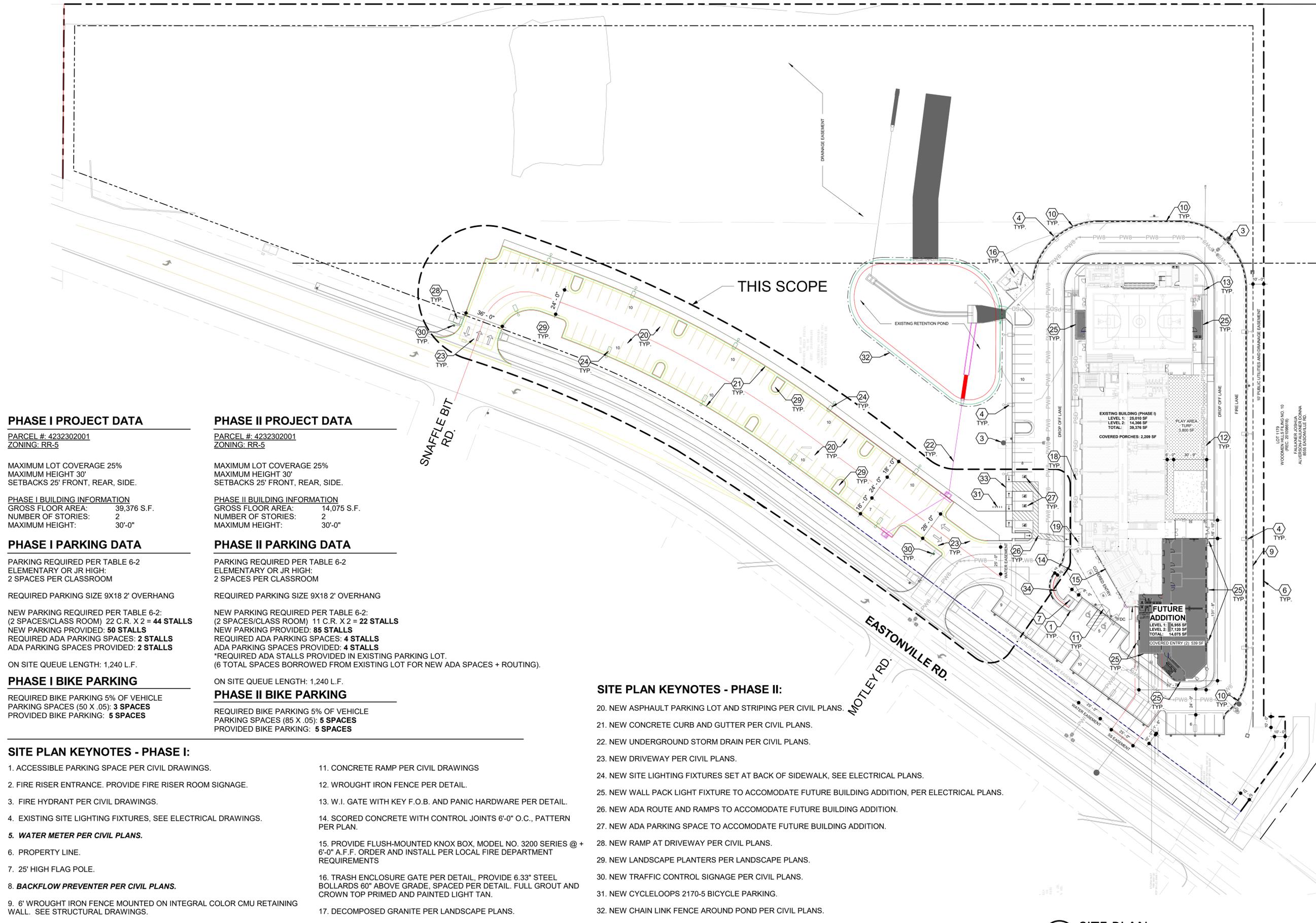
PROJECT NO. **P20-8579**

DATE **APRIL 9, 2020**

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

DRAWING TITLE **ARCHITECTURAL SITE PLAN**

DRAWING NUMBER **SP 1.0**



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:

- 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
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**

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 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.

1 SITE PLAN
1" = 40'-0"