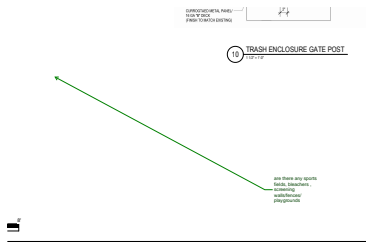


PCD Project Manager_2026-06-10_008 - Architectural Elevations.pdf Markup Summary

AS501 - SITE DETAILS (1)



Subject: Callout
Page Label: AS501 - SITE DETAILS
Author: dsdparsons

are there any sports fields,
bleachers , screening
walls/fences/ playgrounds

RESPONSE:

BUILDING ADDRESS AND EXTERIOR SIGNAGE HAS BEEN IDENTIFIED ON THE ATTACHED ELEVATION SHEET A201. ADDRESS NUMBERS WILL BE A MINIMUM OF 8" IN ACCORDANCE WITH 505.1/ 506.1 ADDRESS IDENTIFICATION STANDARDS.

FIRE ACCESS/ KNOX BOX LOCATIONS ARE IDENTIFIED AT BOTH VEHICULAR GATES, AND THE MAIN ENTRANCE ON SITE PLAN SHEET AS101.

THERE ARE NO DEDICATED SPORTS FIELDS, OR SPECTATOR SEATING IN THE PROJECT.

HOWEVER, THE OPEN FIELD SPACE TO THE NORTH OF THE BUILDING WAS DESIGNED TO BE LARGE ENOUGH TO ACCOMMODATE A FUTURE FULL SIZED SPORTS FIELD.

THE OPEN FIELD AREA IS NATURAL GRASS, AND WILL BE USED AS OPEN PLAY AREA FOR FAIR WEATHER GYM CLASSES/ RECESS ACTIVITIES. ALL FIELDS AND PLAYGROUND AREAS ARE WITHIN A SECURED FENCE WHICH WILL BE LOCKED AFTER SCHOOL OPERATING HOURS.

THERE WILL BE A DEDICATED PLAYGROUND STRUCTURE WITHIN THE SECURED AREA FENCE, EAST OF THE MAIN DRIVEWAY. PLAYGROUND EQUIPMENT WILL BE PROVIDED BY A SEPARATE VENDOR, NOT DESIGNED BY THE ARCHITECT. PLEASE REFER TO AS101 FOR PROPOSED PLAYGROUND LAYOUT. ALSO REFER TO ATTACHED PLAYGROUND EQUIPMENT VENDOR DOCUMENTS FOR ADDITIONAL INFORMATION.

THERE ARE NO ADJACENT OCCUPIED PROPERTIES TO THE NORTH OR EAST. THERE IS AN EXISTING MASONRY SCREENWALL AT THE WEST PROPERTY LINE WHICH SCREENS THE ADJACENT RESIDENTIAL DEVELOPMENT (IDENTIFIED ON SHEET AS101).

CHAIN LINK FENCING WILL BE PROVIDED AROUND THE PROPERTY (AS SHOWN ON SHEET AS101). CHAIN LINK PRIVACY SLATS WILL BE ADDED TO THE CHAIN LINK FENCE AT THE SOUTHEAST PROPERTY LINE (BEGINNING WHERE THE EXISTING RESIDENTIAL MASONRY SCREEN WALL ENDS/ TO THE SOUTH PROPERTY LINE). PLEASE REFER TO SITE DETAILS SHEET AS501 FOR FENCING ELEVATIONS AND DETAILS.

T. CONRAN
GRACE DESIGN STUDIO
06/25/2026

HONOR CHARTER SCHOOL BUILDING CORPORATION HONOR CHARTER SCHOOL CONSTRUCTION DOCUMENTS

ISSUE DATE 04.30.2026



K-8, 2-story educational facility at 8250 Bent Grass Meadows Drive, Peyton, Colorado (Parcel no. 530100038). The overall square footage will be approximately 45,000 sf; providing 27 classrooms (3 per grades K-8), elective classrooms serving Art, Science, and Music, 3 small group classrooms for pull-out/support services, media center, MS regulation size Multipurpose gym/cafeteria with divider curtain, warming kitchen, offices, group and staff restrooms, nurse, conference room, lobby and staff support areas. This school design will be functional and easily maintained. The site design will allow adequate parking, onsite traffic management, and exterior play fields, with care towards storm water management.

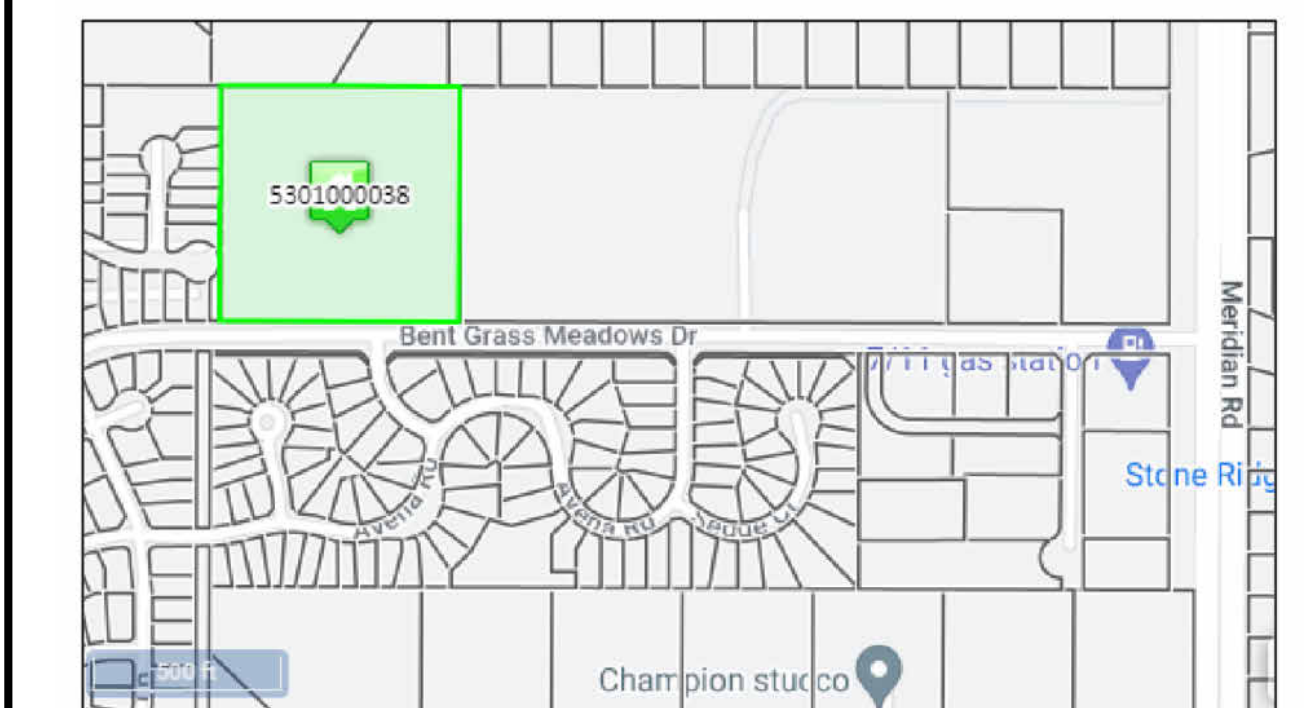
CLIENT INFORMATION

HONOR CHARTER SCHOOL BUILDING CORPORATION
12577 E Caley Avenue
Centennial, Colorado 80111
(616) 250-3566
T
tammy@highmarkschools.com
OWNER DESIGN MANAGER: Tammy Sweeris
OWNER CONSTRUCTION MANAGER: Malcom Mulrone
OWNER PROJECT NUMBER: 3225193

GRACE DESIGN STUDIO PROJECT NUMBER: 3225193

VICINITY MAP

8250 Bent Grass Meadows Drive, Peyton, Colorado/
80831



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PAUL TAN CONSULTING GROUP/ ACOUSTICS & NOISE CONTROL

DESIGN TEAM
PRINCIPAL IN CHARGE: PAUL TAN
PROJECT MANAGER: PAUL TAN

7455 ARROYO CROSSING PARKWAY, SUITE 220
LAS VEGAS, NV 89113-4088

(888) 498-1219

WALTZ CONSTRUCTION

DESIGN TEAM
PRINCIPAL IN CHARGE: JAY GREEN
PROJECT MANAGER: MALCOLM MULRONEY

449 S 48TH ST.
TEMPE, AZ 85281

(480) 759-9622

WALTZCONSTRUCTION.COM

TAIT CIVIL ENGINEERS

DESIGN TEAM
PRINCIPAL IN CHARGE: BRIAN CAMPBELL
PROJECT MANAGER: NATHANIEL RAMSTETTER

320 NORTH LINCOLN AVE.
LOVELAND, CO. 80537

T: 970-613-1447
F: 970-613-1897

TAIT.COM

PK ASSOCIATES STRUCTURAL ENGINEERS

DESIGN TEAM
PRINCIPAL IN CHARGE: BOB HALLIDAY

6900 E. BELLEVIEW AVE, SUITE 200
GREENWOOD VILLAGE, CO 80111

720-799-1058

PKASTRUCTURAL.COM

ABUWANDI ENGINEERING ASSOCIATES

DESIGN TEAM
PRINCIPAL IN CHARGE: ZEID ABUWANDI

2600 N 44TH ST.
PHOENIX, AZ 85008

(602) 274-1045

ABUWANDIENG.COM

ZEE ENGINEERING GROUP

DESIGN TEAM
PRINCIPAL IN CHARGE: SHYAMUK SIDHWA

1830 S. ALMA SCHOOL RD, SUITE 120
MESA, AZ

(480) 650-7748

ZENGROUP.COM

GRACE DESIGN STUDIOS

2929 N. Central Ave
11th Floor
Phoenix, AZ 85012
602.257.1764

www.grace-design.com

REVISIONS

REV. #	DESCRIPTION	DATE
2	ASI # 2 - EPC Comments	06/25/2025

REV. #	DESCRIPTION	DATE
1	ADD #1 - A&E Coordination	06/20/2026

DATE OF ISSUE: 04.30.2026

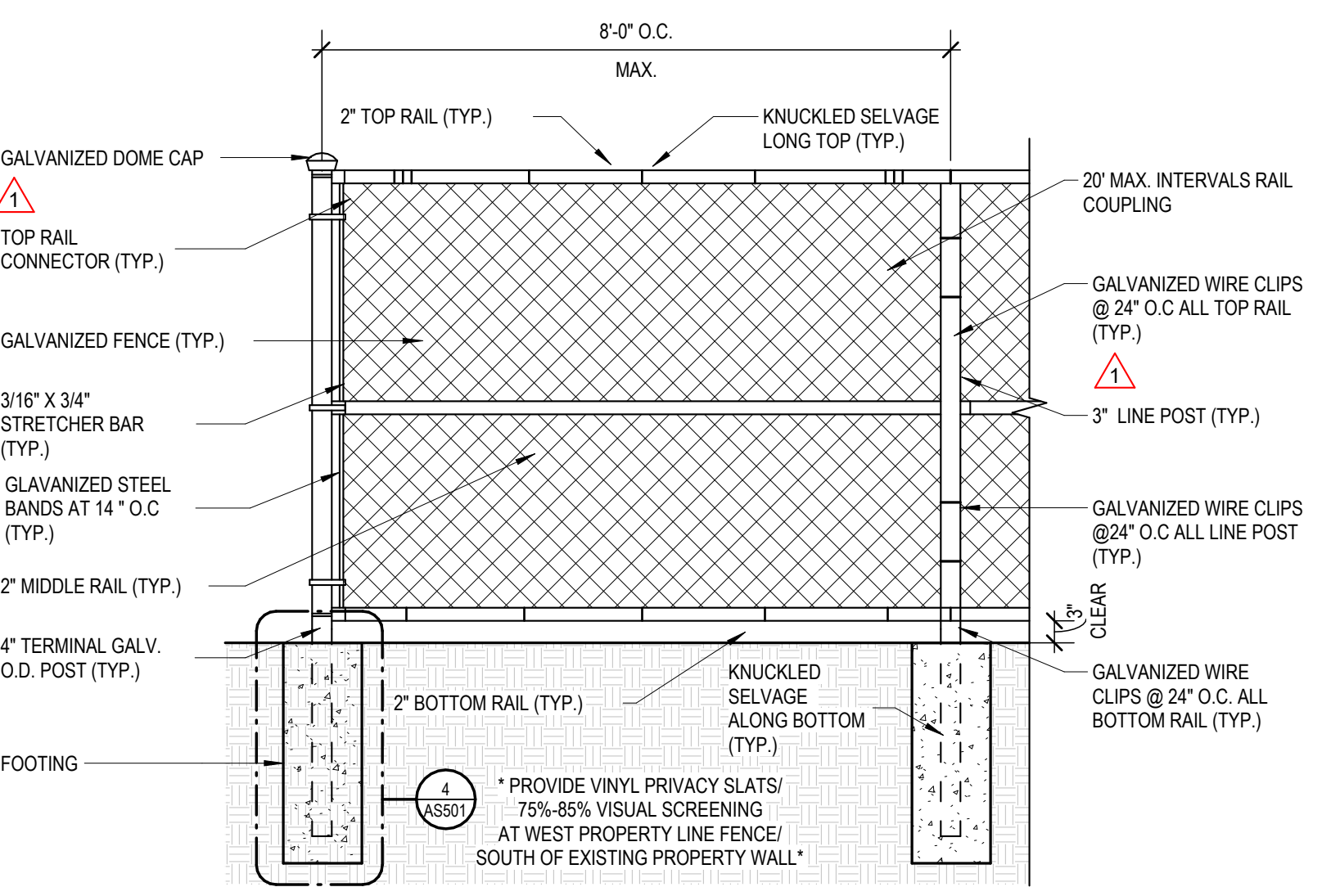
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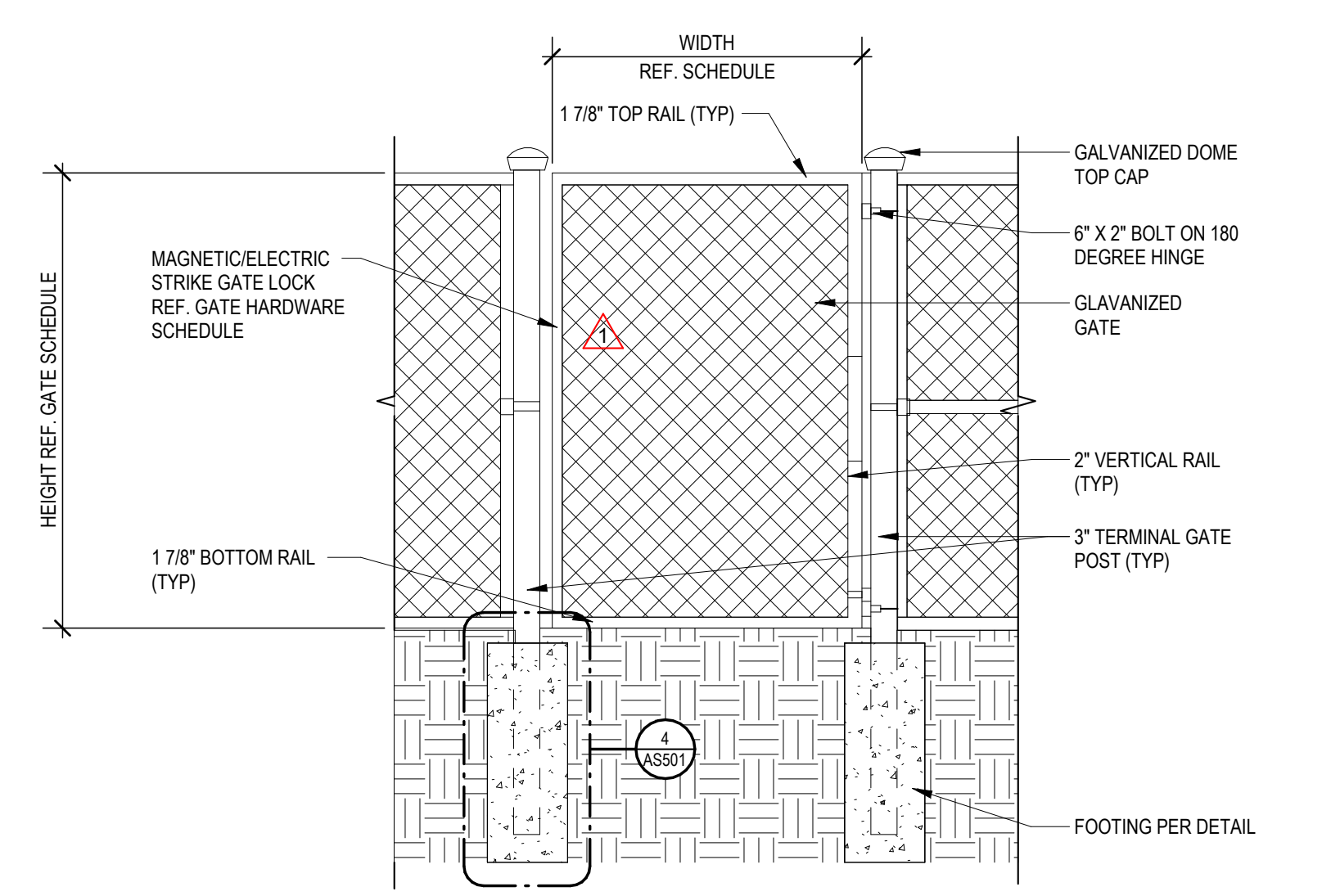
GRACE PROJECT NO: 3225193

SITE DETAILS

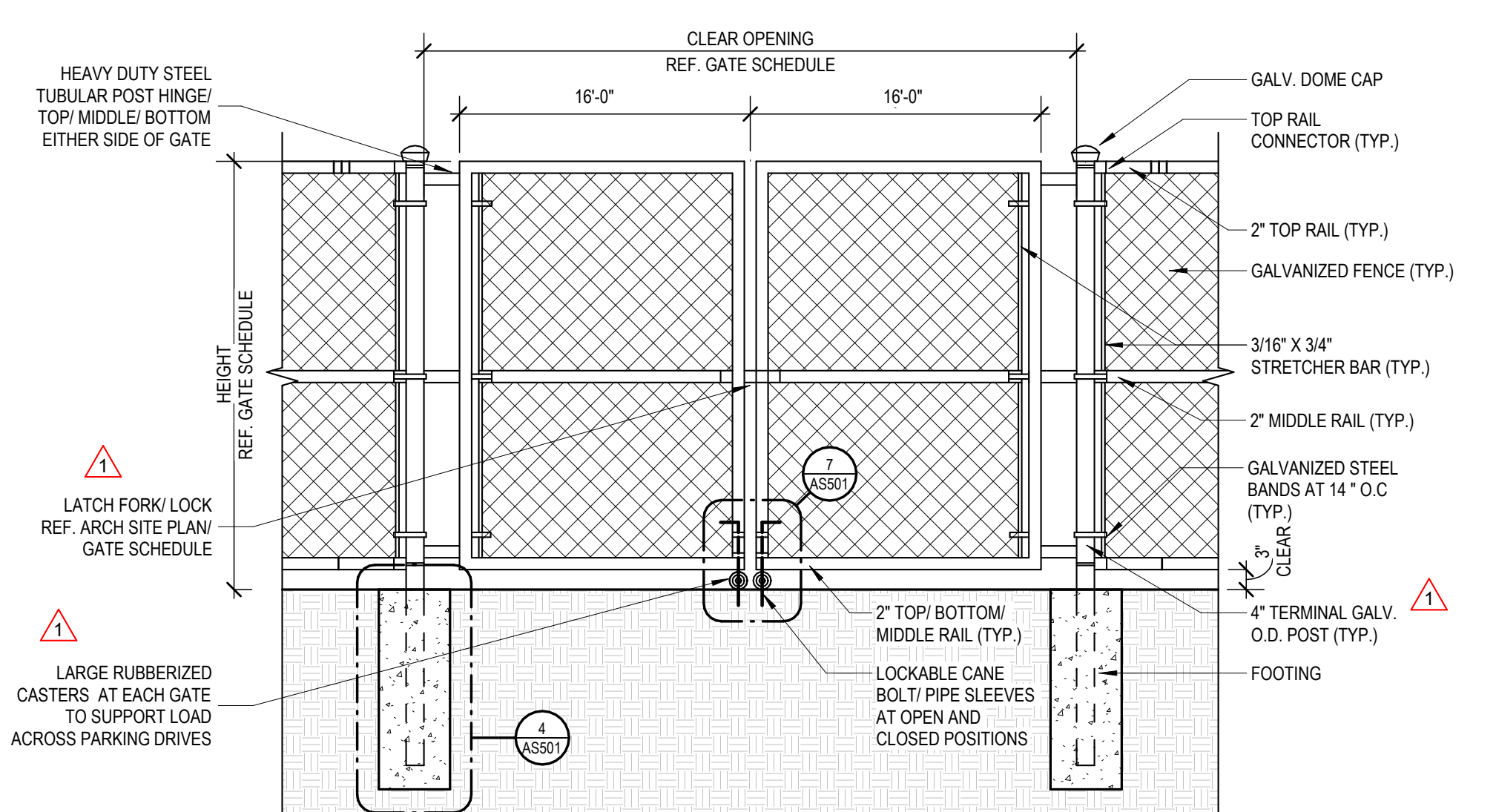
AS501



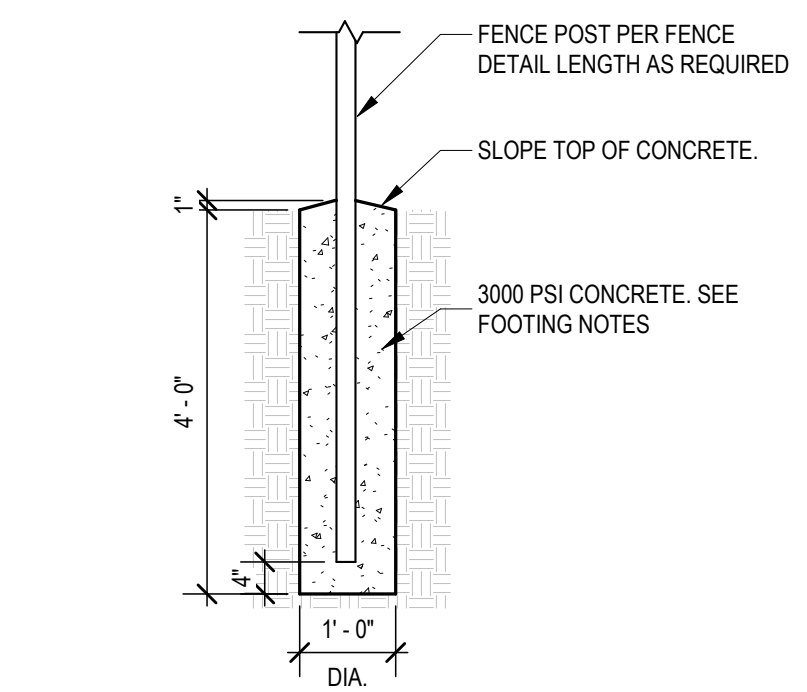
1 CHAIN LINK FENCE ELEVATION
1/2" = 1'-0"



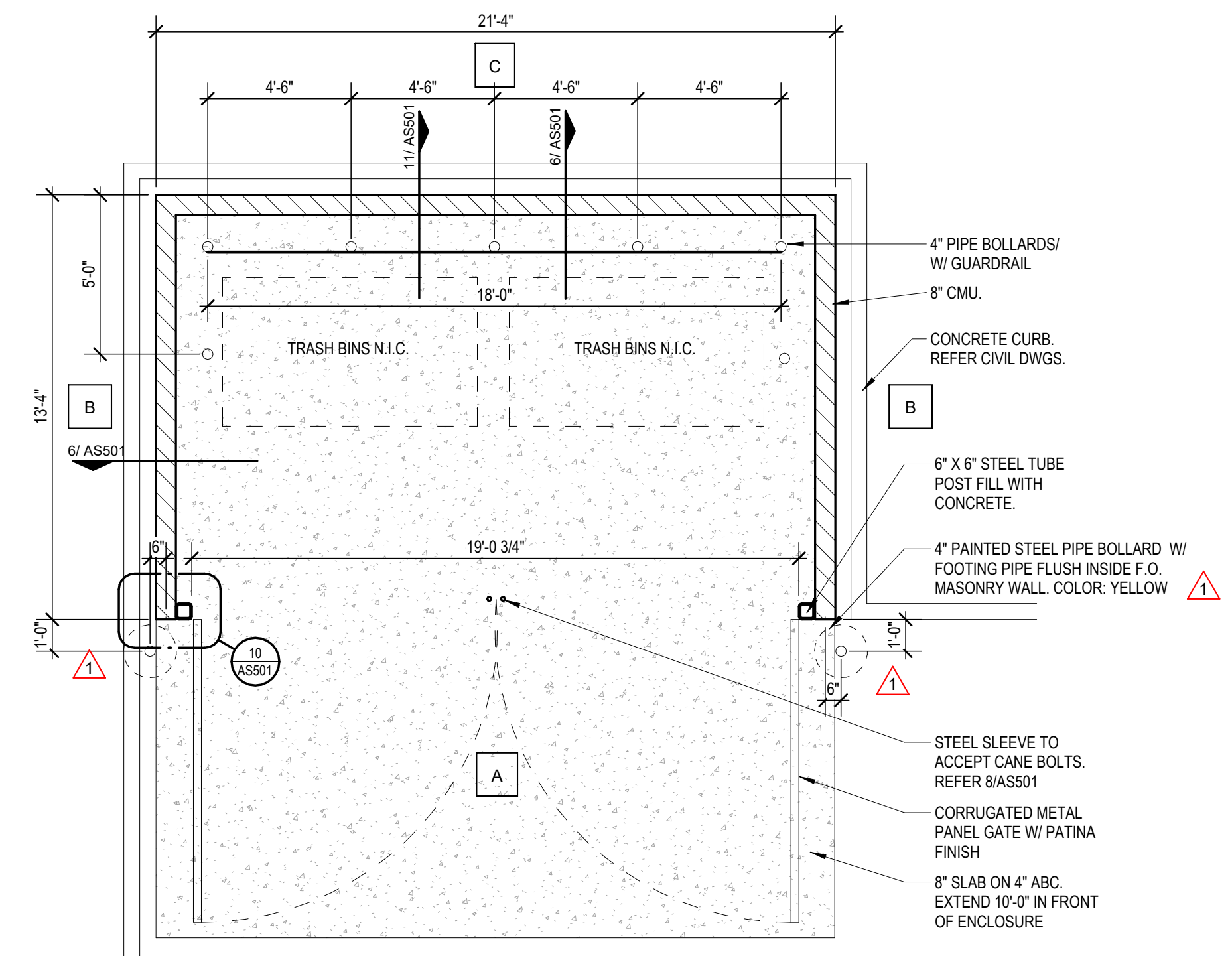
2 CHAIN LINK FENCE SINGLE DOOR
1/2" = 1'-0"



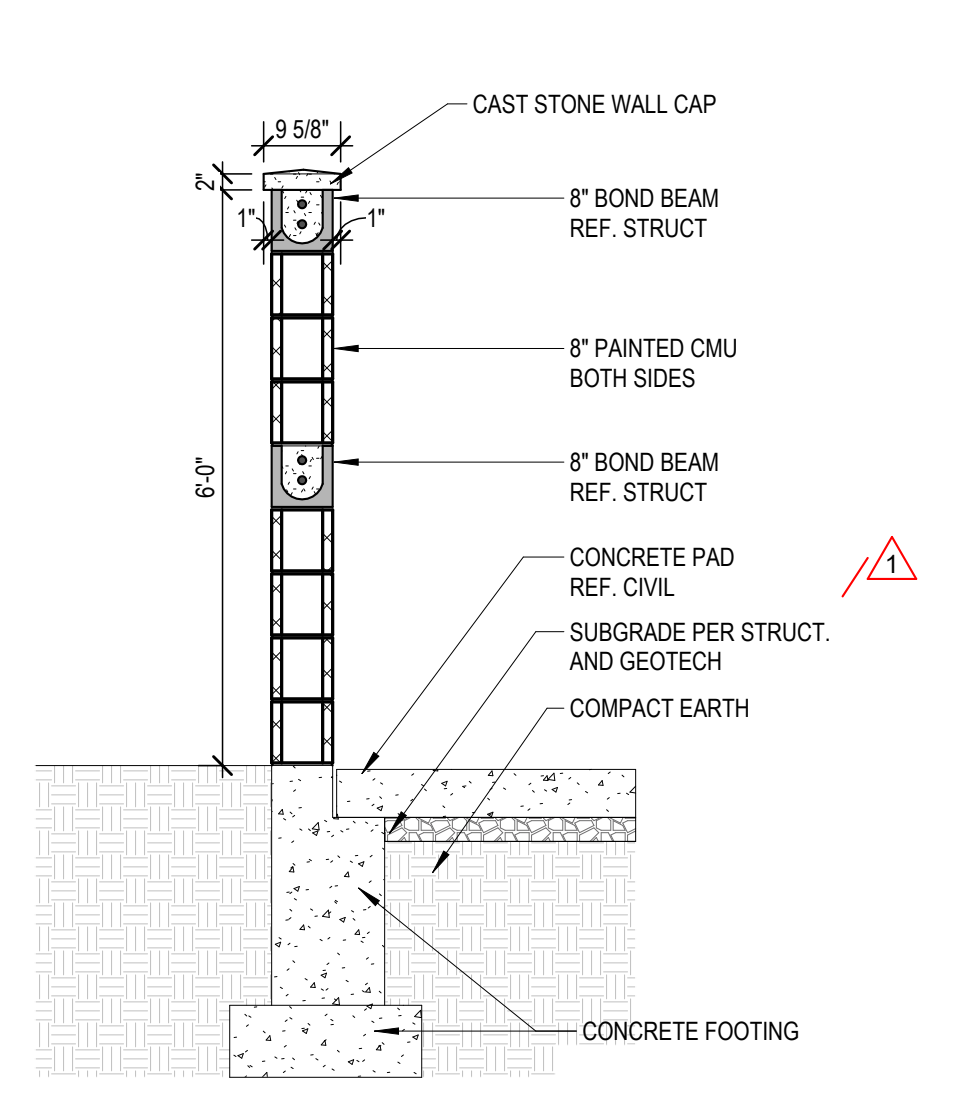
3 CHAIN LINK DOUBLE GATE MANUAL GATE
1/2" = 1'-0"



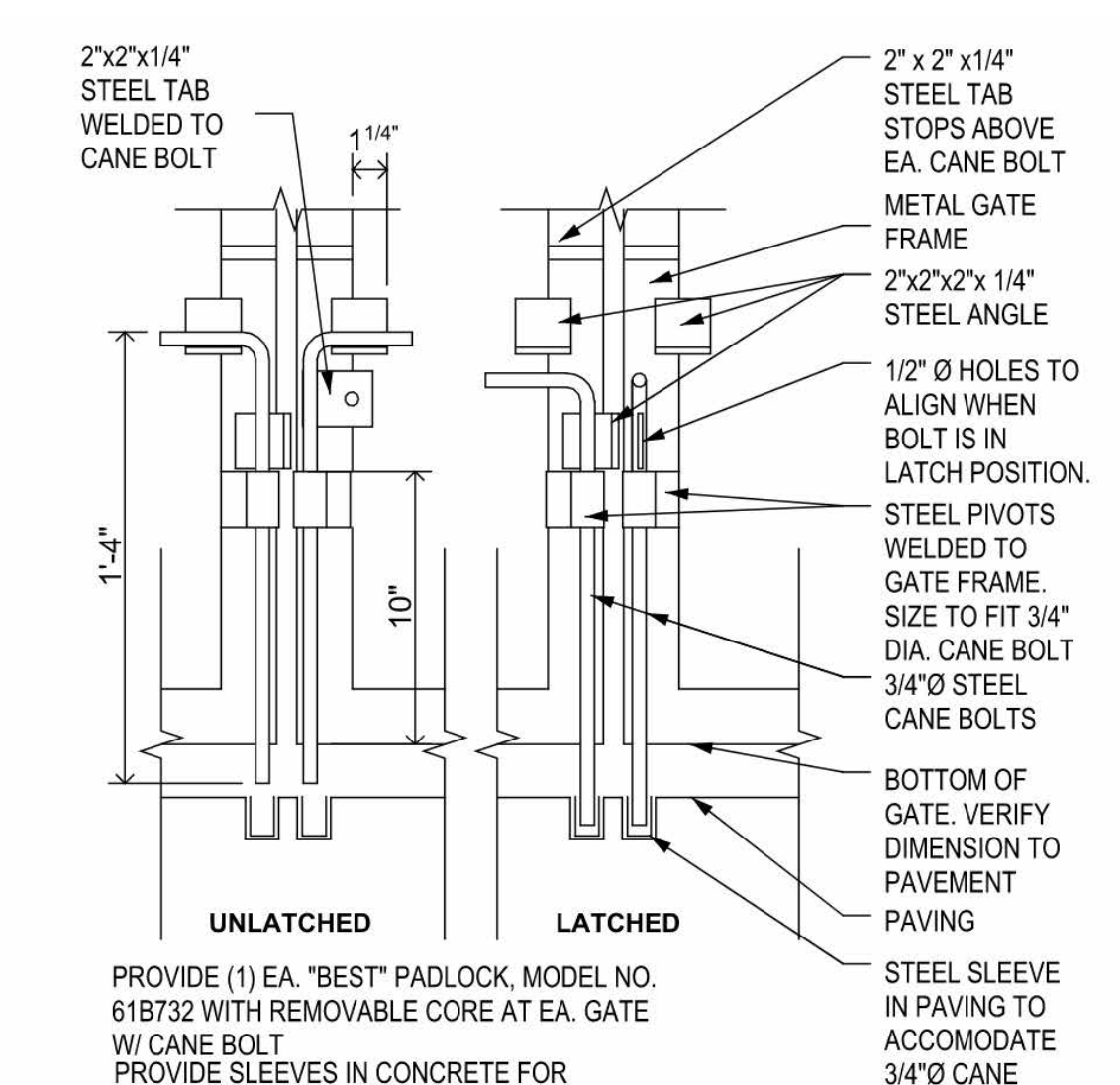
4 CHAIN LINK FENCE FOOTING
1/2" = 1'-0"



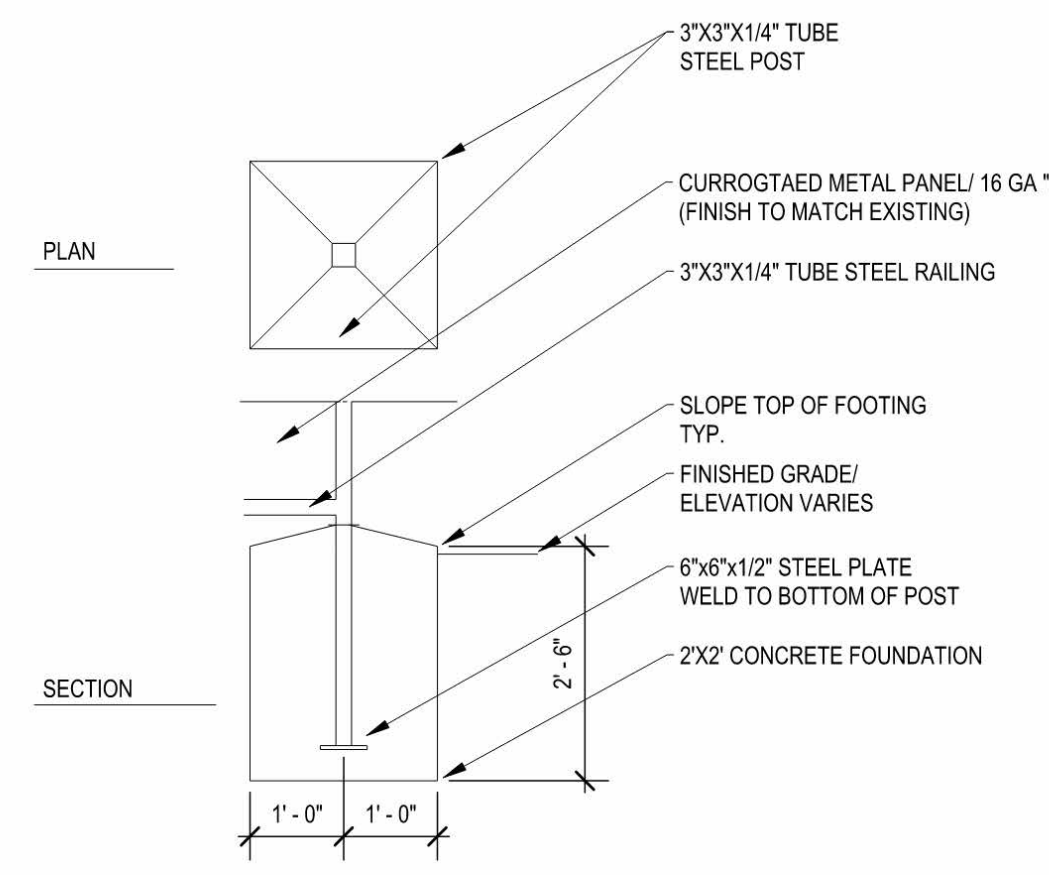
5 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



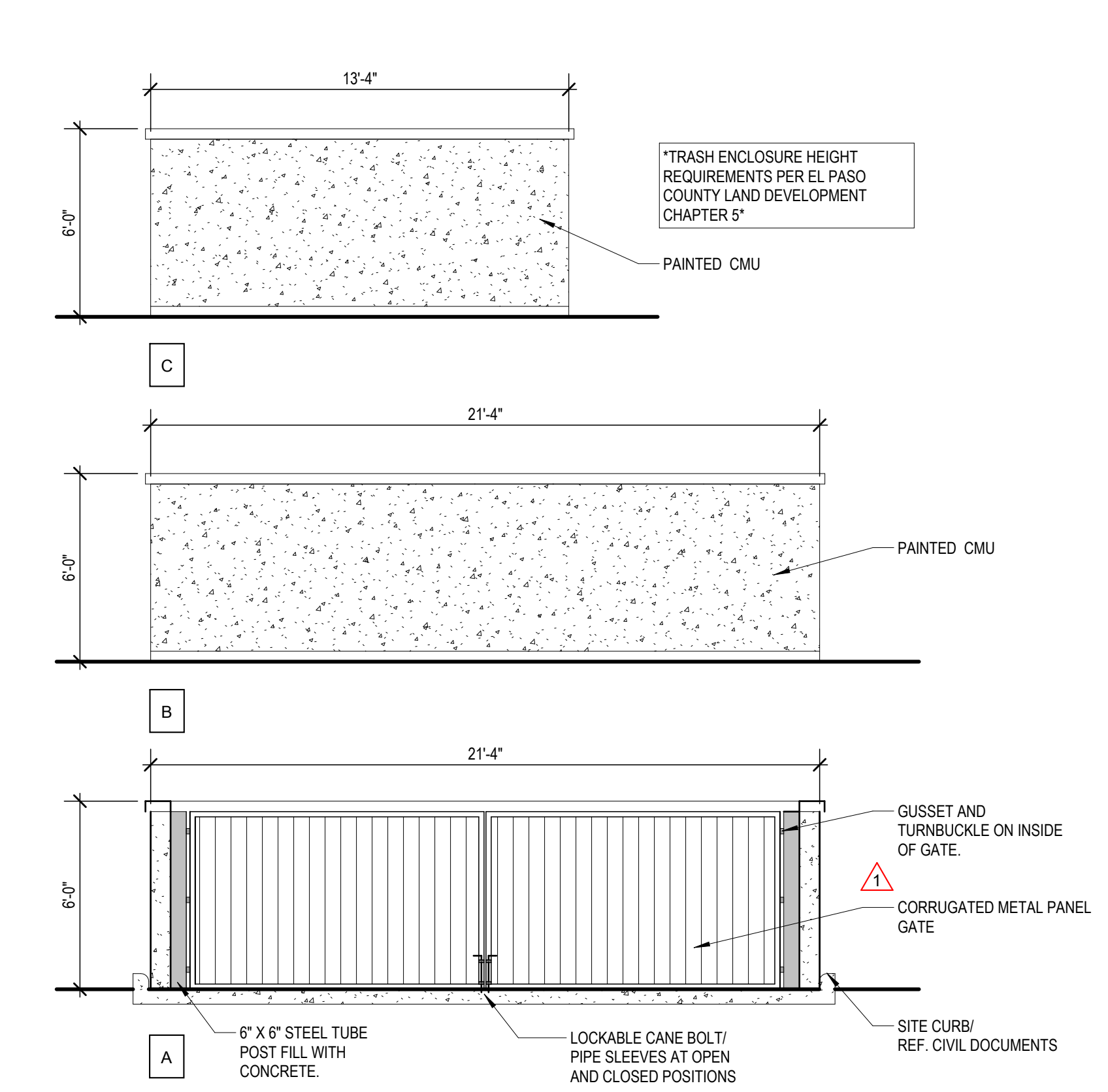
6 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



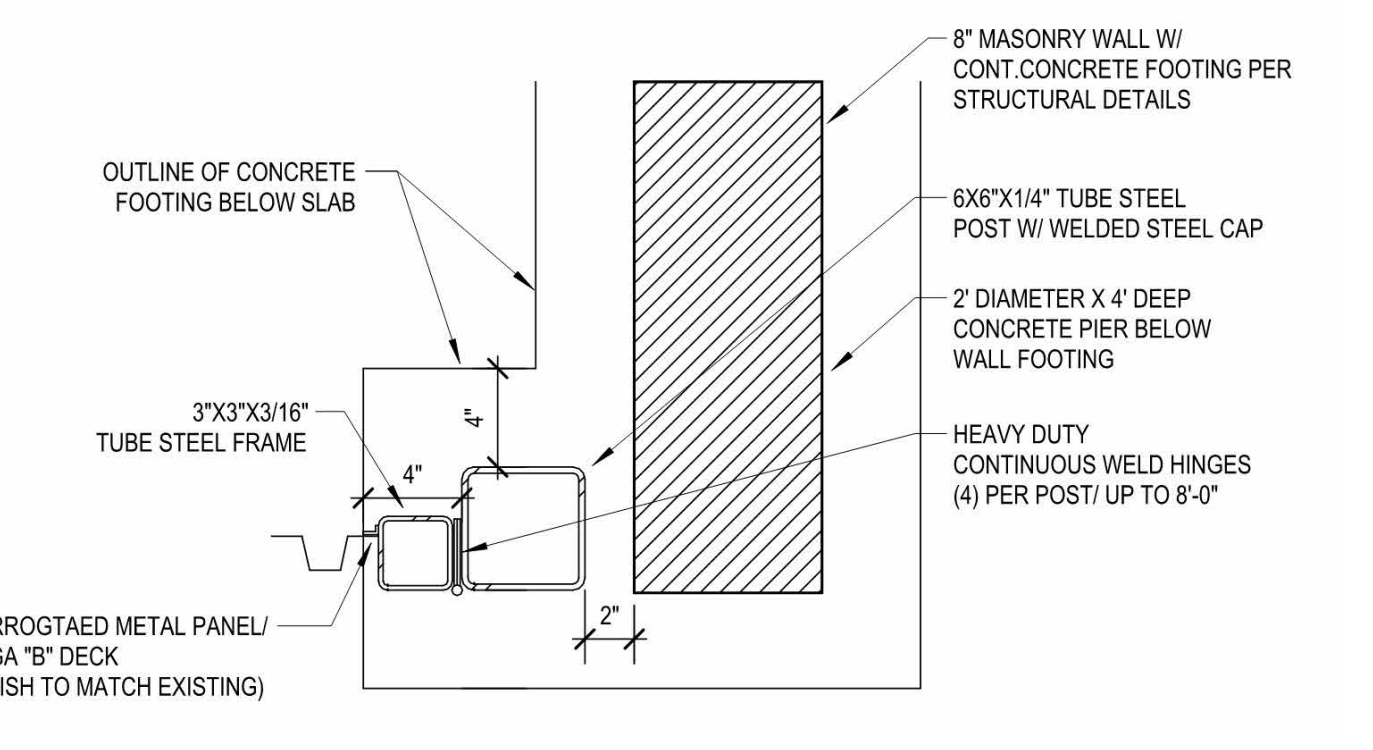
7 SITE GATE LOCKABLE CANE BOLT
1 1/2" = 1'-0"



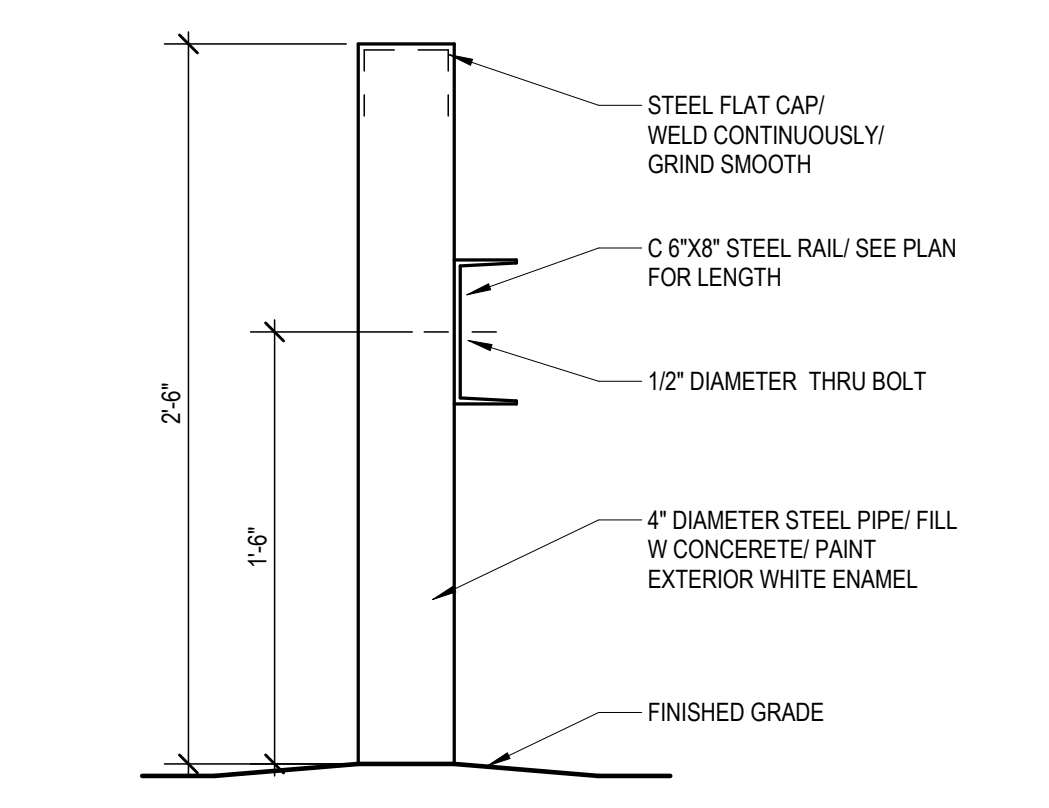
8 TRASH ENCLOSURE FENCE POST FOUNDATION
1 1/2" = 1'-0"



9 DUMPSTER ELEVATIONS
1/4" = 1'-0"



10 TRASH ENCLOSURE GATE POST
1 1/2" = 1'-0"



11 TRASH ENCLOSURE BOLLARD
1 1/2" = 1'-0"

6/25/2026 2:39:38 PM Grace Design Studios / 3225193 / HONOR CHARTER SCHOOL - CONSTRUCTION DOCUMENTS / AS501- SITE DETAILS / PRICING C:\Users\lborman\AppData\Local\Autodesk\Revit\2026\CollaborationCache\DSY2\MSUNSV\B7\N\B\866583b-e321-4ceb-529b-65161331e710023c737-5f2e-4e9b-96cb-22ba3300371.rvt

ELEVATIONS GENERAL SHEET NOTES

- A. ALL EXPOSED STEM WALLS SHALL BE OF MASONRY TYPE INDICATED FOR WALLS ABOVE FLOOR LINE.
- B. SIDEWALKS AT BUILDING AND STRUCTURES SHALL MATCH FINISH FLOOR FLUSH AT DOORWAYS AND SLOPE AWAY FROM THE BUILDING.
- C. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED TO RECEIVE FACTORY FINISH.
- D. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED.
- E. SEE PLANS AND SCHEDULE FOR DOOR AND WINDOW TYPES AND SIZES.
- F. REFER TO HORIZONTAL DIMENSIONS FOR PRECAST PANEL WIDTH/REF. PRECAST DOCUMENTS

ELEVATION KEYNOTES

- 201 PRECAST CONCRETE WALL/ PAINTED
- 202 FAUX STONE/ BRICK
- 203 DOWNSPOUT/ SCUPPER
- 204 CLASSROOM/ OFFICE WINDOW 60"x30"
- 205 STOREFRONT WINDOW SYSTEM
- 206 MECHANICAL LOUVER
- 207 MECHANICAL RTU EQUIPMENT
- 208 HOLLOW METAL DOOR
- 209 PRE ENGINEERED METAL PARAPET COPING/ PAINTED
- 210 OVERFLOW SCUPPER
- 211 SCUPPER/ DOWNSPOUT/ UNDERGROUND CONNECTION REF
- 212 SCUPPER/ DOWNSPOUT/ SURFACE SPLASH BLOCK
- 213 GYMNASIUM WINDOW 48"x48"
- 215 HOSE BIB
- 216 FIRE DEPARTMENT CONNECTION
- 217 ADDRESS SIGNAGE LOCATION
- 218 TPO ROOF
- 219 FLAGPOLE
- 220 STRUCTURAL STEEL COLUMNS/ PAINTED
- 221 OVERHEAD STEEL DECK CANOPY W/ PRE ENGINEERED METAL
- 222 BUILDING MOUNTED WALL SCONCE/ REF ELECTRICAL
- 223 HORIZONTAL REVEAL IN PRECAST CONCRETE/ REF PRECAST DOCUMENTS
- 224 GAS METER/ CSU FIELD ENGINEER TO DETERMINE FINAL METER AND SERVICE LINE LOCATIONS

ELEVATION LEGEND

- PRECAST CONCRETE/ SMOOTH FINISH 12" HORIZONTAL REVEAL PATTERN/ PAINTED MANUFACTURER TBD COLOR: CHARCOAL
- PRECAST CONCRETE/ SMOOTH FINISH PAINTED MANUFACTURER TBD COLOR: GRAY
- PRECAST CONCRETE/ SMOOTH FINISH PAINTED MANUFACTURER TBD COLOR: CREAM
- PRECAST CONCRETE/ SMOOTH FINISH PAINTED MANUFACTURER TBD COLOR: TAN
- STONE/ BRICK VENEER CORONADO STONE: CLASSIC SERIES/ JERUSALEM SAHARA BLEND 8"x16"
- PRE ENGINEERED METAL FASCIA MANUFACTURER TBS/ COLOR: NAVY BLUE

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OWNER/CLIENT

HONOR CHARTER SCHOOL

HONOR CHARTER SCHOOL BUILDING CORPORATION
8250 Bent Grass Meadows Drive, Peyton, Colorado/ 80831
Owner/ Project No. 3225193
AGENCY NUMBER: AHC-123456.78

REV. #	DESCRIPTION	DATE
1	ADD #1 - AME Coordination	06/12/2020
2	ADD #2 - EPC Comments	06/25/2020

DATE OF ISSUE: 04.30.2026

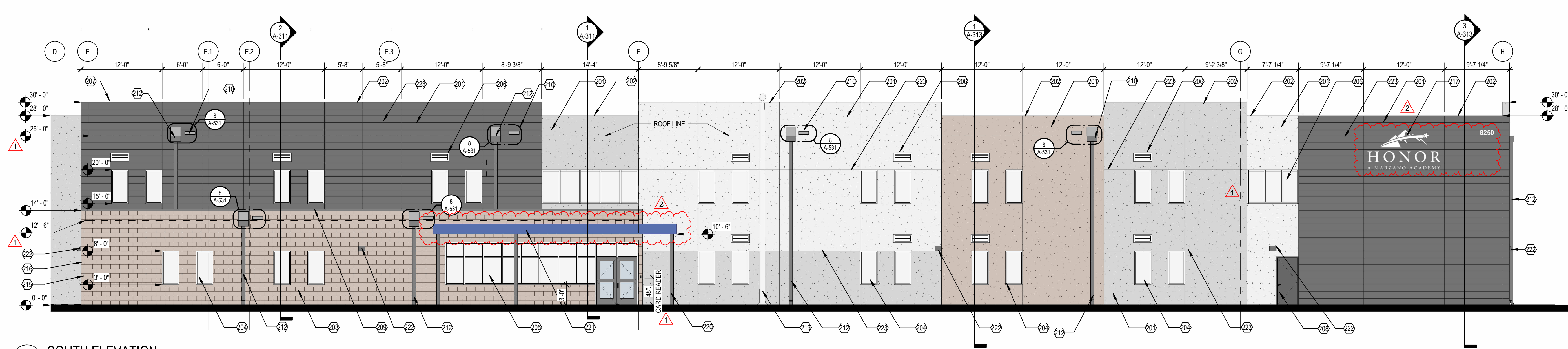
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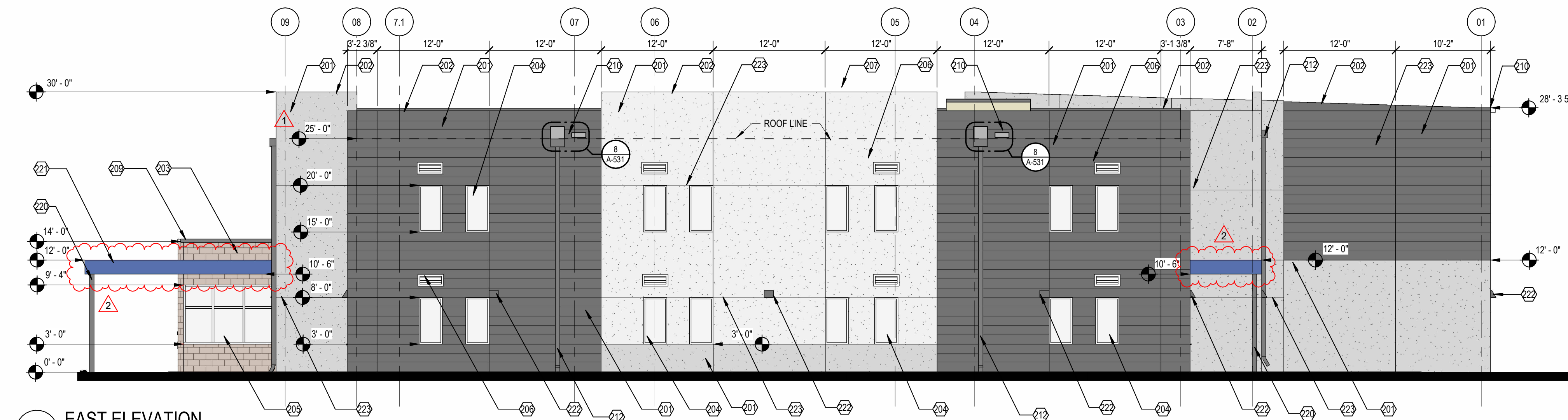
GRACE PROJECT NO: 3225193

BUILDING ELEVATIONS

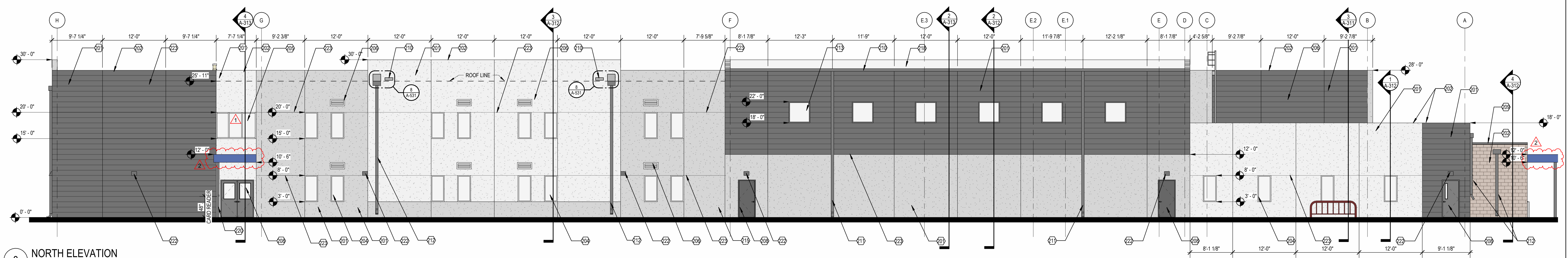
A-201



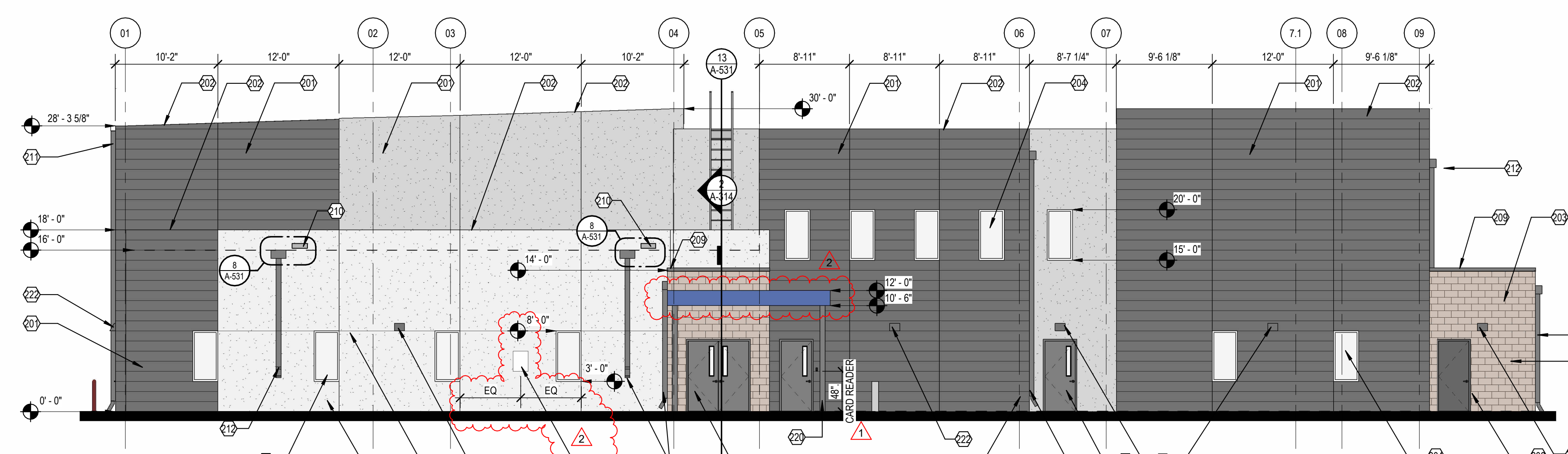
1 SOUTH ELEVATION
1/8" = 1'-0"



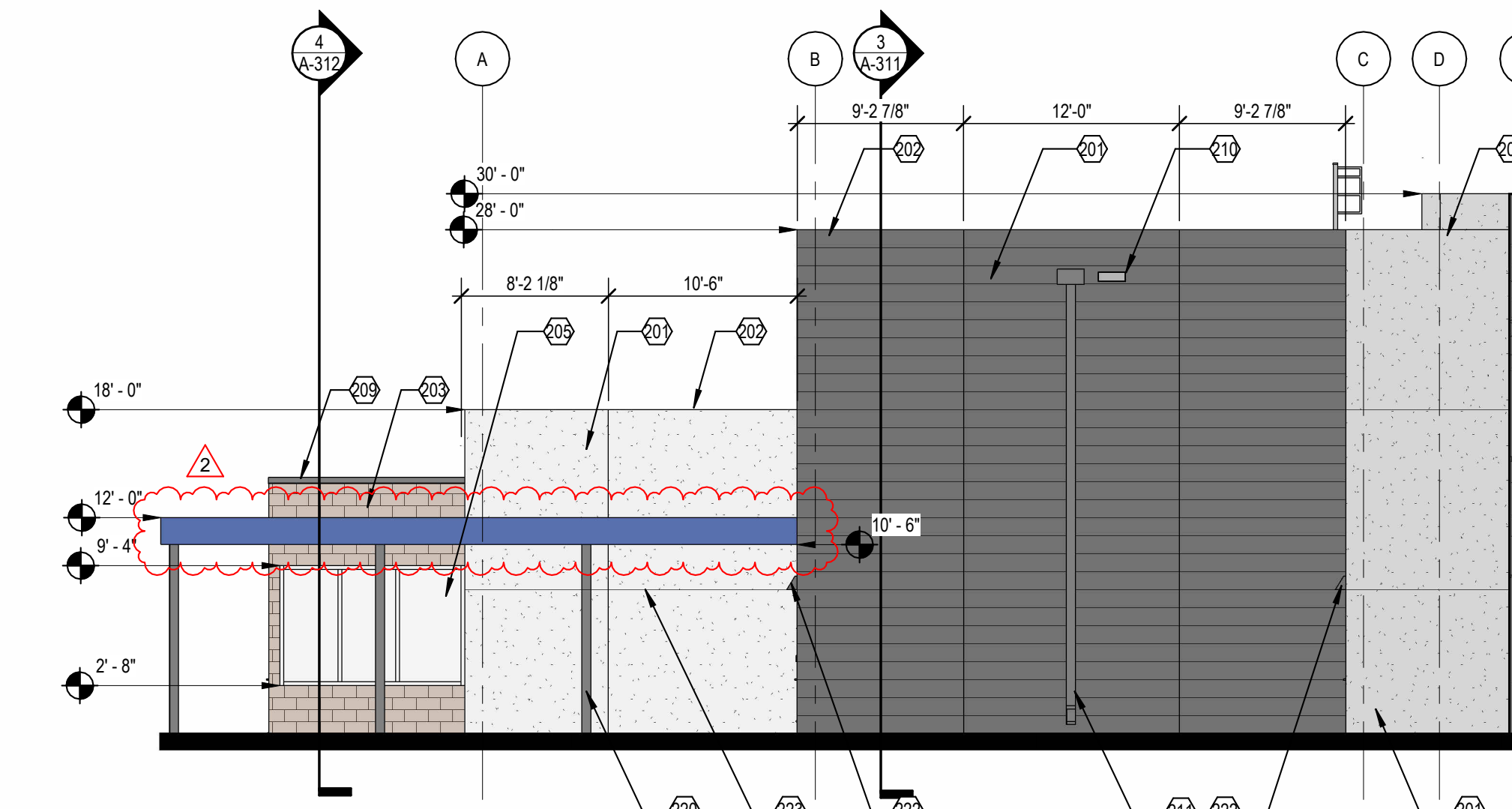
2 EAST ELEVATION
1/8" = 1'-0"



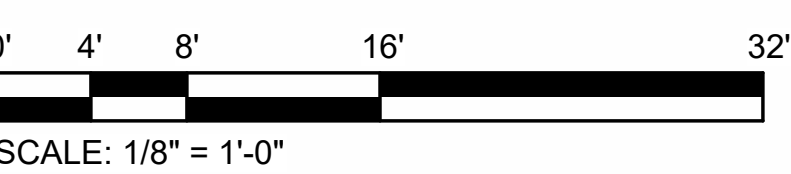
3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 SOUTHWEST ELEVATION
1/8" = 1'-0"



Proposal for

03-12-2026
Job # 106982-01

HONOR CHARTER SCHOOL PLAYGROUND



1-800-234-2440 | gametime.com

COMPLIANCE

Industry standards set a minimum level that playground manufacturers must meet. We meet or exceed those standards, because we understand that the ultimate playground offers peace of mind, as well as playful experiences.

AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

Several key people at GameTime, including our Manager of Compliance and Standards, serve on the ASTM committee that sets the standards for the entire playground industry. GameTime products conform to that standard, ASTM F1487- 11, the Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

CPSC

The Consumer Product Safety Commission is an independent agency within the United States Federal Government with the authority to inform the public of current product safety performance information and recommended practices. The CPSC first published their guidelines for public playgrounds in 1981 and have updated their publication since then. The current CPSC Handbook for Public Playground Safety, publication #325, is an excellent guide for owners and operators of public play environments.

IPEMA EQUIPMENT CERTIFICATION

GameTime is one of the founding members of IPEMA, and several of our people serve as board members, committee members and chairpersons of the association. In the interest of public playground safety, IPEMA provides a 3rd party certification, to validate conformance to established standards. Our use of the IPEMA seal is your assurance that GameTime has received written validation from an independent lab that the products associated with the seal conform with the ASTM standard, as well as the Canadian CSA standard CAN Z-614. A list of our validated products may be found on the IPEMA website, www.ipema.org.

IPEMA SURFACING CERTIFICATION

GameTime's GT Impax product provides you with the assurance that our surfacing has been certified as compliant to the appropriate ASTM standard. In the interest of public playground safety, IPEMA provides a third party certification to validate a manufacturer's conformance to the ASTM F-1292-99 Standard Specification for Impact Attenuation of Surface Systems Under And Around Playground Equipment. The use of the IPEMA Certification Seal signifies that the manufacturer has received written validation from the independent laboratory that the product associated with the use of the seal conforms with the requirements of ASTM F1292-99. A complete list of our validated products may be found on the IPEMA website at www.ipema.com.

ADA

GameTime is the only manufacturer to have a lab partnership with an Institute for children with special needs, so that we can develop and test our accessible products before bringing them to market. GameTime is the only manufacturer to meet accessibility guidelines on all of its pre-designed PowerScape and PrimeTime playground plans. We also recommend accessible surfacing options. For more information, log on to www.access-board.gov

ISO 9001:2000

GameTime is the first playground manufacturer to obtain the ISO 9001:2000 standard. In order to obtain this certification, the company's manuals, policies, objectives and quality procedures are closely examined during a surveillance audit by ISO representatives. Strict attention is paid to policies and procedures in manufacturing, communication channels, system monitoring, customer relations and order processing, which are reviewed for consistency and standards. Companies who meet the standard are awarded the ISO designation.

TUV

An international organization that is a European Union Notified and Competent Body, providing testing and certification. Use of the TUV seal demonstrates that products have passed a comprehensive testing procedure based upon the European Harmonized Standard for Commercial Playground Equipment, and that the GameTime plant is regularly monitored by TUV.



- 1 100% recyclable plastics are manufactured using efficient processes
- 2 Steel tubing is 100% recyclable and contains 50% post-consumer recycled materials
- 3 100% recycled plastic lumber
- 4 Aluminum uprights are 100% recyclable and contain 65% pre-consumer and 10% post-consumer recycled content
- 5 100% recyclable plastics
- 6 Steel decks and stairs are 100% recyclable and contain 30% pre-consumer and 68% post-consumer recycled content
- 7 100% recycled plastic curbs



RECYCLED AND RECYCLABLE CONTENT

Environmentally responsible play systems that last for decades, not years.

OUR PLAYGROUNDS ARE DESIGNED FOR FAMILIES AND TO MINIMIZE THE IMPACT ON THE PLANET WHERE WE PLAY.

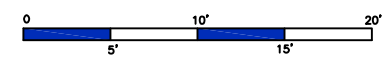
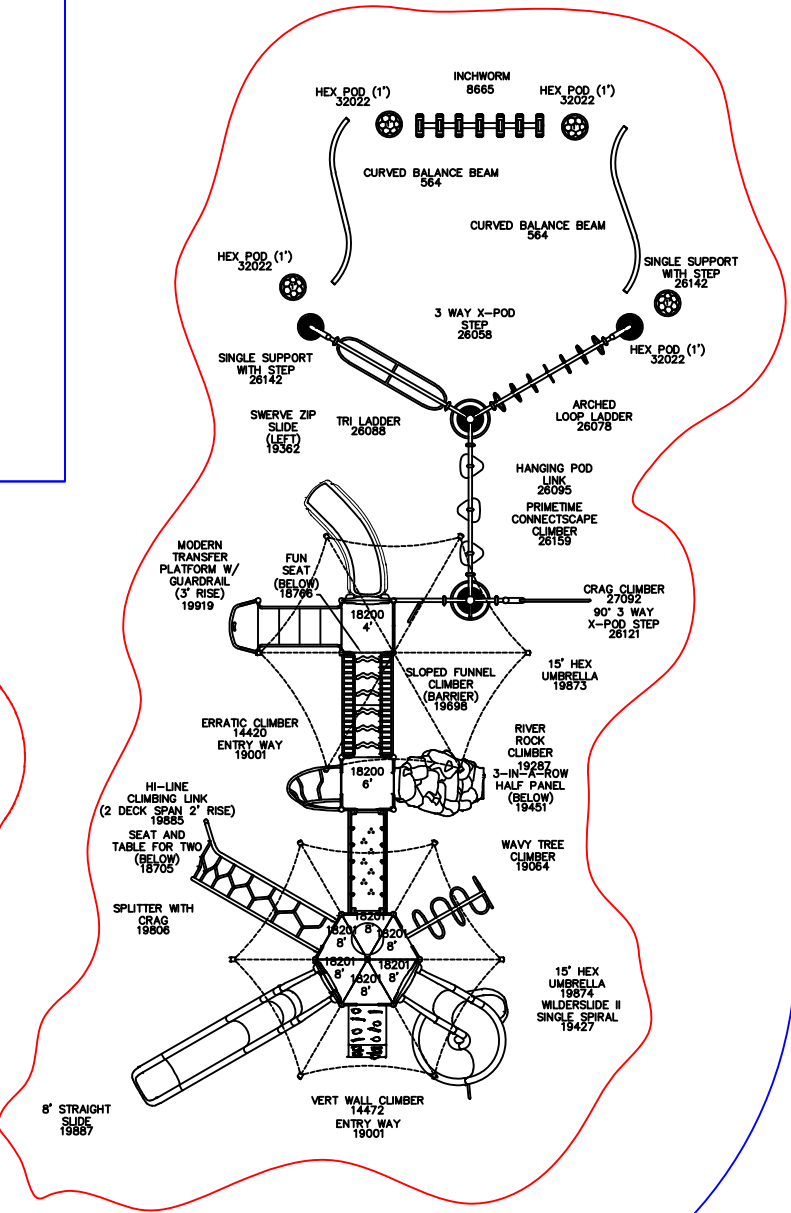
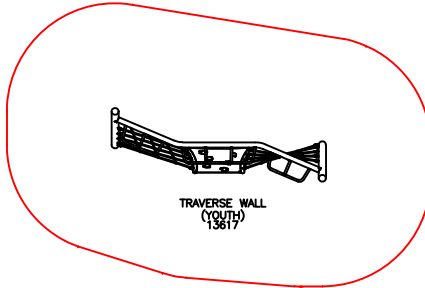
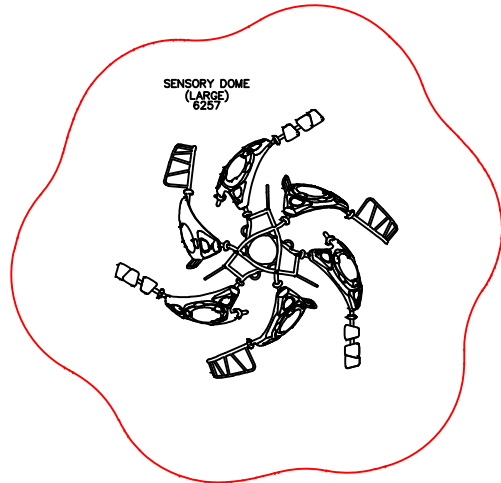
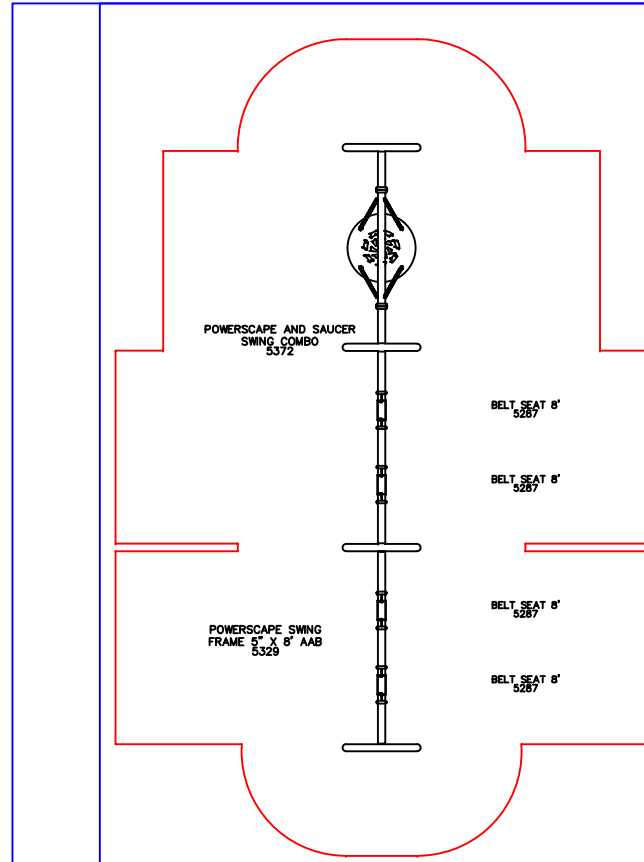
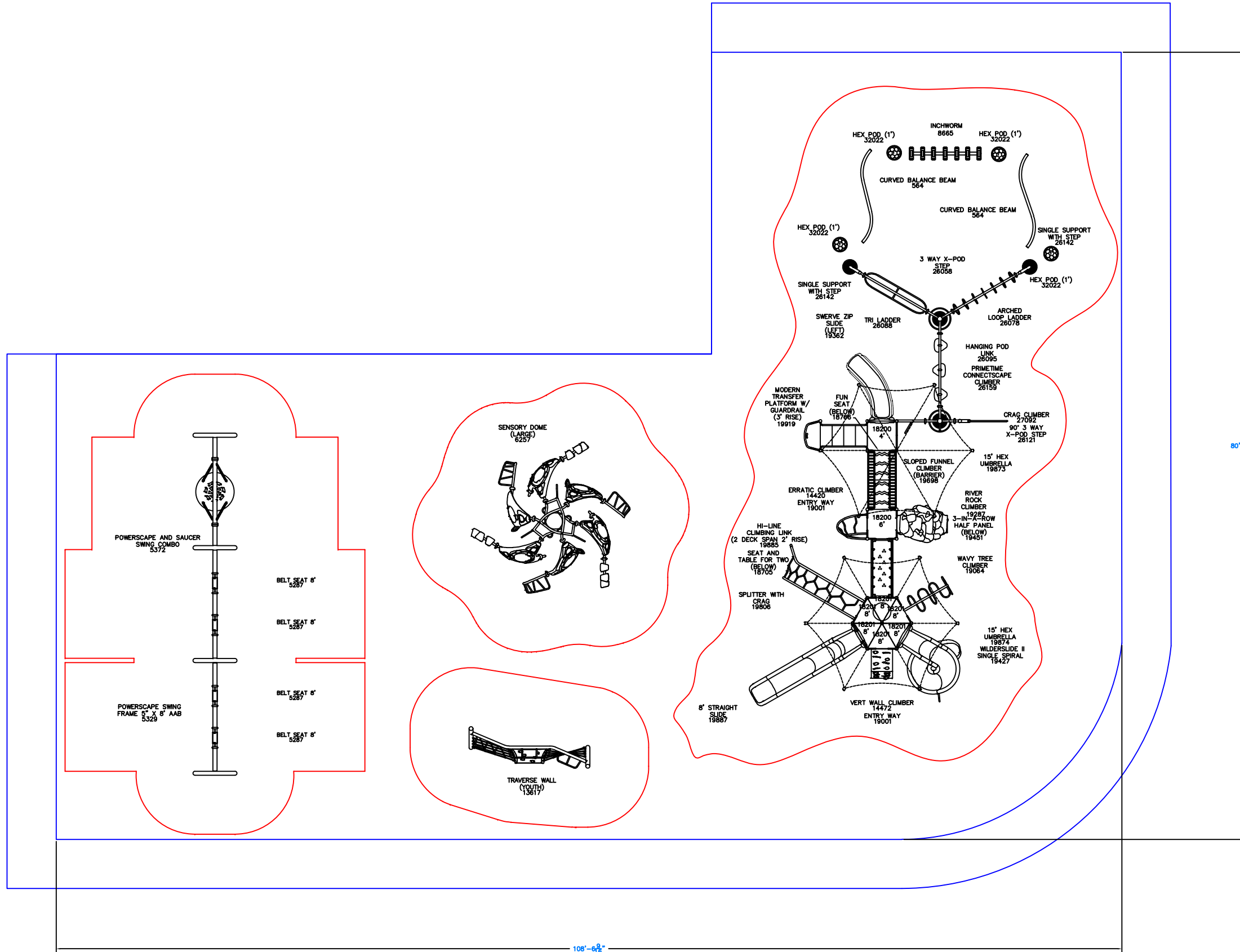
It's our responsibility to act as stewards of our planet and its natural resources. It's also our mission to create fun, active, and innovative places for families to gather and play. Our environmental sustainability efforts are intended to help ensure children of today can take their grandchildren to playgrounds in the future. Our approach to stewardship and sustainability encompasses every aspect of our company - from the way we manufacture our products to how we do business. Children learn many valuable life skills on playgrounds. We've learned some important lessons, too. We continuously strive to be environmentally responsible and to make sure future generations benefit from our efforts.

RECYCLING (ANNUAL)

Cardboard: 26.1 tons	Ballasts: 25
Paper: 9.4 tons	Fork lift batteries: 15
Scrap plastics: 137.1 tons	PVC trimmings: 2.4 tons
Computer equipment: 5,135 lbs.	Steel: 3,404,260 lbs.
Plastic bottles: 26,568	Aluminum: 23,568 lbs.
Fluorescent bulbs: (4') 240	

125,000 INDIVIDUAL PARTS 400,000 SQUARE FEET ONE ENVIRONMENTAL COMMITMENT

- We work with our suppliers to source the most environmentally preferable materials for our products.
- We include as much pre-consumer and post-consumer recycled content in our products as possible – without compromising the quality, durability, and performance.
- We're updating light fixtures, upgrading air compressors, and conducting energy audits because every small improvement leads to significant reductions in our overall environmental impact.
- We've implemented a variety of initiatives to reduce water consumption in our facilities, including the use of high-efficiency technology for product painting and washing.
- We recycle the vast majority of waste at our manufacturing facility, including 100% of manufacturing process waste like scrap metal, rotationally molded plastic and paper. We recycle the majority of our administrative waste, too.



IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

PROJECT TITLE:	HONOR CHARTER SCHOOL OPT 2
REPRESENTATIVE:	ALTTITUDE RECREATION
Minimum Area Required:	
This play equipment is recommended for children ages	5-12
DRAWING NO:	106982
DRAWN BY:	
DATE:	

PROJECT TITLE:	HONOR CHARTER SCHOOL OPT 2
REPRESENTATIVE:	ALTTITUDE RECREATION
DRAWING NO:	106982
DRAWN BY:	
DATE:	

SHEET NO:



Honor Charter School



A PLAYCORE Company

www.gametime.com





Honor Charter School



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