

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.

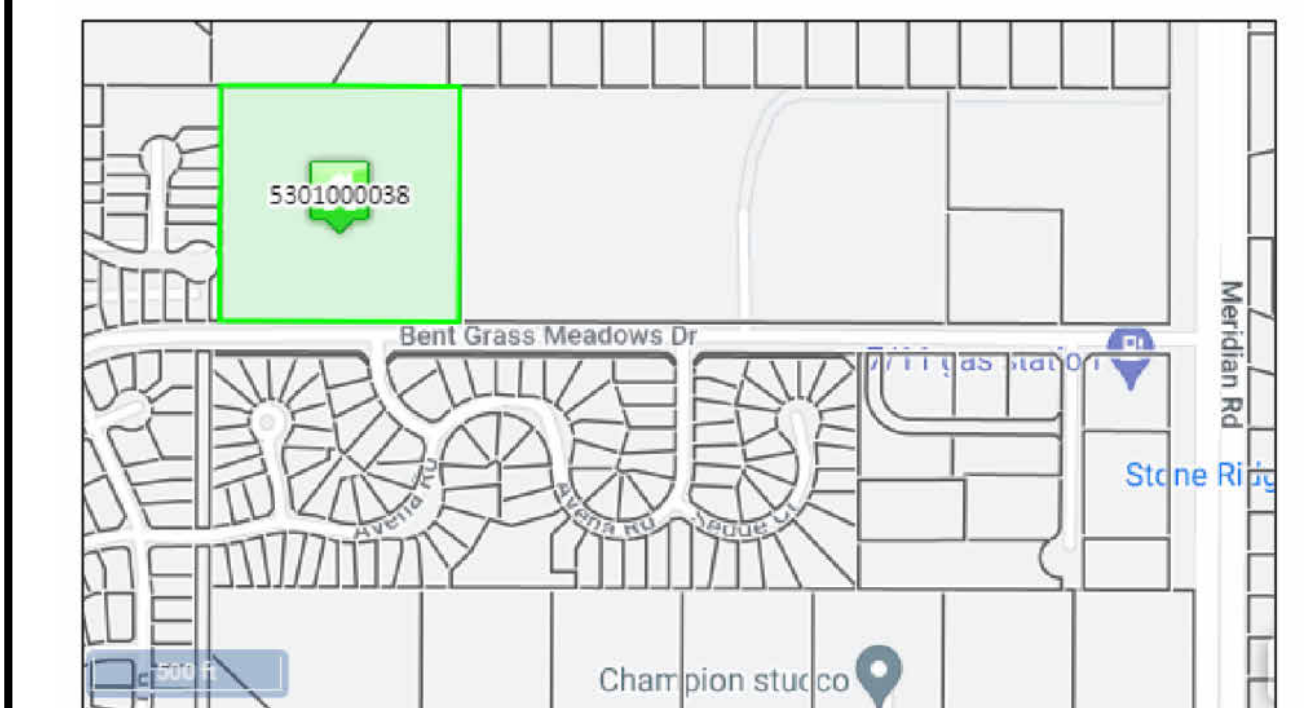
CLIENT INFORMATION

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
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(888) 498-1219

WALTZ CONSTRUCTION

DESIGN TEAM
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PROJECT MANAGER: MALCOLM MULRONEY
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DESIGN TEAM
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PROJECT MANAGER: NATHANIEL RAMSTETTER
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PK ASSOCIATES STRUCTURAL ENGINEERS

DESIGN TEAM
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ABUWANDI ENGINEERING ASSOCIATES

DESIGN TEAM
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PHOENIX, AZ 85008
(602) 274-1045
ABUWANDIENG.COM

ZEE ENGINEERING GROUP

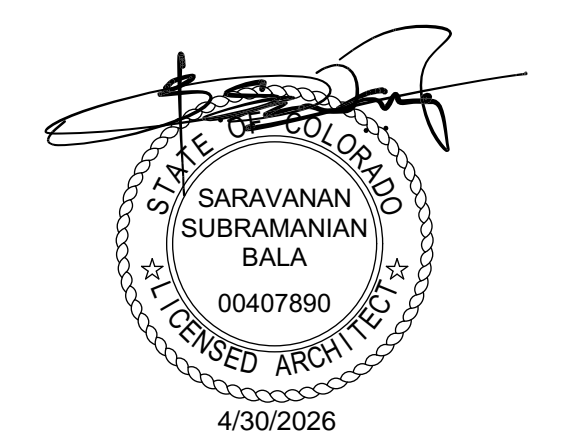
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MESA, AZ
(480) 650-7748
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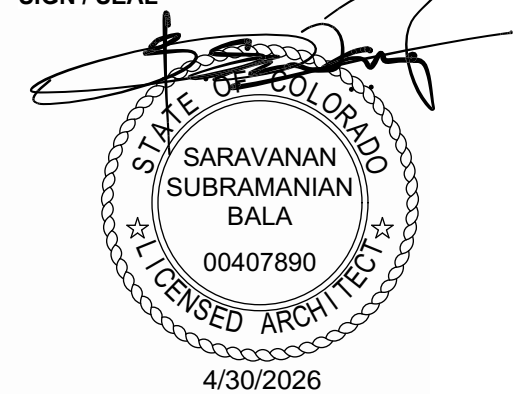
GRACE DESIGN STUDIOS

2929 N. Central Ave
11th Floor
Phoenix, AZ 85012
602.257.1764
www.grace-design.com

REVISIONS

REV. #	DESCRIPTION	DATE
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Refer IECC 2021 Building Energy Performance Report in separate attachment

PROJECT DATA

Related Planning and Zoning Cases, Reviews, and Permits:		Site Information:	Zoning District: PUD
Project:		Site Area:	390,000 sq. ft. (8.95 acres)
Owner:		Assessor Parcel No.:	5301000038
Architect:		Project Number: 3225193	
Contractor:			

GOVERNING CODES AND AGENCIES

- Pikes Peak Regional Building Authority**
Architectural/Mechanical/Structural Review
- El Paso County**
Site/Civil & Site Architectural Review
- Colorado Department of Regulatory Agencies**
Electrical & Plumbing Inspection
- Colorado Springs Fire Department**
Building/Fire/Life Safety Review
- Falcon Fire Protection District**
Site/Fire Access/Water Review
- General Accessibility:**
ICC/ANSI A117.1-2017 Accessibility Standards per IBC Chapter 11
ASME 17.1-2019 Safety Code for Elevators and Escalators
- 2023 Pikes Peak Regional Building Code
- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2023 National Electrical Code (NEC)/NFPA 70
- 2021 International Energy Conservation Code (IECC)
- 2023 Model Electric/Rewire/Solar Ready Code
- 2021 International Fire Code (IFC)

NEW CONSTRUCTION CODE DATA

Occupancy Classification: **GROUP E** Nonseparated mixed use with E, B, A-3, and S-1 areas
 Construction Type: **TYPE V-B**

Statement of Building Use: Precast concrete exterior bearing walls, precast concrete level over one story areas, metal stud interior bearing walls, plywood deck with gypsum concrete topping at second floor slab

Fire Protection: NFPA-13 Automatic Sprinkler System provided throughout.
 Emergency voice/alarm communication system per NFPA-72 provided throughout.
 Fire alarm shall be provided with area smoke detection system.
 Rooftop units 5 tons and larger shall be automatically shutdown by the building fire alarm system upon smoke detection.

New Construction Story/Area	Floor Area	Occupancy	Accessory	Occupants	Construction Type
1st Floor	26,984 sq. ft.	Group E	0 sq. ft.	1,019	Type V-B
2nd Floor	17,810 sq. ft.	Group E	0 sq. ft.	561	Type V-B
Total Building Area:	44,794 sq. ft.			1579	
Allowable Building Area:	71,250 sq. ft.			35,625 sq. ft.	Per IBC Section 506
	Tabular Area: 28330 + Area Increase: If = 75% for 30 foot Frontage Yard				
Building Height:	Maximum 30 foot Actual Height	Maximum 2 Stories Actual Height			Per IBC Section 504
	Allowable 30 foot Height per IBC Table 504.3	Allowable 2 Story Height per IBC Table 504.4			

OCCUPANT LOAD AND MEANS OF EGRESS

Floor/Description	Function	Occupant Load Factor (sq. ft./person)	Area (sq. ft.)	Occupants
1 Classroom	Classroom Area	1: 20 net	10,123 sq. ft.	507
2 Classroom	Classroom Area	1: 20 net	10,619 sq. ft.	531
2 Library/Media	Library/Reading Rooms	1: 50 net	952 sq. ft.	20
1 Nurse	Institutional Outpatient Areas	1: 100 gross	156 sq. ft.	2
1 Business/ Office	Business Areas	1: 150 gross	1,609 sq. ft.	11
2 Business/ Office	Business Areas	1: 150 gross	1,000 sq. ft.	7
1 Assembly/ Gymnasium	Assembly, Unconcentrated	1: 15 net	4,680 sq. ft.	313
1 Assembly/ Cafeteria	Assembly, Unconcentrated	1: 15 net	2,627 sq. ft.	176
1 Kitchen	Kitchens, Commercial	1: 200 gross	725 sq. ft.	4
1 Accessory storage, mechanical, eq.	Accessory Storage Areas	1: 300 gross	1,225 sq. ft.	5
2 Accessory storage, mechanical, eq.	Accessory Storage Areas	1: 300 gross	853 sq. ft.	3
1 Restroom	Unoccupied Areas	1: 0	1,403 sq. ft.	0
2 Restroom	Unoccupied Areas	1: 0	746 sq. ft.	0
1 Vestibule	Unoccupied Areas	1: 0	379 sq. ft.	0
1 Circulation	Unoccupied Areas	1: 0	4,047 sq. ft.	0
2 Circulation	Unoccupied Areas	1: 0	3,840 sq. ft.	0
Total			44,794 sq. ft.	1579

Level	Occupants	Egress Width Per Person	Exits Req'd	Width Required	Number of Exits, Width Provided
First Floor	1018	0.15 inches	5	153 inches	8 exits = 306"
Second Floor	561	0.15 inches	3	84 inches	3 stairways @ 216"
Stairways		0.20 inches	3	112 inches	3 stairways = 216"

Per IBC Sections 1006 and 1007
 2 exits are required in any area over 49 occupants, remotely located from each other by 1/3 diagonal distance of the area.
 3 exits are required for any area over 501 occupants (First Floor only; 2 Exit Stairs required from Second Floor).

	Type	Rated Assembly	Per Table 601
Primary Structural Frame	Unrated	UL X714X772/N708	
Primary Structural Frame & Bearing Walls - Roof Only	Unrated	UL X771X772/N708	
Bearing Walls - Exterior	Unrated	UL U905	
Bearing Walls - Interior	Unrated	UL U905	
Nonbearing Walls & Partitions - Exterior X < 5	1 Hour	UL U905	Per Section 705.5
Per Fire Separation Distance X	5 <= X < 10	1 Hour	UL U905
	10 <= X < 30	Unrated	UL U905
	X >= 30	Unrated	
Nonbearing Walls & Partitions - Interior	Unrated		
Floors, Floor-Ceilings and Associated Secondary Members	Unrated	UL D902	
Roof, Roof-Ceilings and Associated Secondary Members	Unrated	UL P733	
Shaft Enclosures	1 Hour Fire Barrier	UL U438	Per IBC § 713, 717
Exit Stairway/Exit Passageway Construction	1 Hour Fire Barrier	UL U438	Per IBC § 1011, 1024
Horizontal Exits	2 Hour Fire Barrier		IBC § 1026

Per IBC Section 2901
 Group E
 For schools, plumbing fixtures are based on maximum projected student enrollment of 775 plus staff of 25

PLUMBING FIXTURE REQUIREMENTS

Description	Occupants Each Sex	Toilets	Urinals (Max)	Lavatories	Bathubs/ Showers	Drinking Fountains
A-3 Auditoriums	244.6	2 mens / 3.8 womens	0.6	1.2 mens / 1.2 womens	N/A	1.0
B Business	10	0.2 mens / 0.2 womens	0.1	0.1 mens / 0.1 womens	N/A	0.2
E Educational	531	10.6 mens / 10.6 womens	3.5	10.6 mens / 10.6 womens	N/A	10.6
S-1 Storage	4	0 mens / 0 womens	0.0	0 mens / 0 womens	IPC Sec. 411	0.0

*For Urinals, use 33% of Required Toilets as maximum substitution per Plumbing Code.

Required Fixtures	Floor	Toilets	Urinals	Lavatories	Bathubs/ Showers	Drinking Fountains
Existing	1st Floor	0 mens / 0 womens	0	0 mens / 0 womens	0	0
	2nd Floor	0 mens / 0 womens	0	0 mens / 0 womens	0	0
Proposed	1st Floor	9 mens / 9 womens	0	7 mens / 7 womens	1	10
	2nd Floor	8 mens / 8 womens	0	6 mens / 6 womens	0	0
Total Provided		17 mens / 17 womens	0	13 mens / 13 womens	1	10

In addition, 1 nurse toilet room is provided, with 1 toilet, 1 lavatory, and 1 shower

Drinking fountain: 1 per 100.
 Other: 1 service sink per floor.

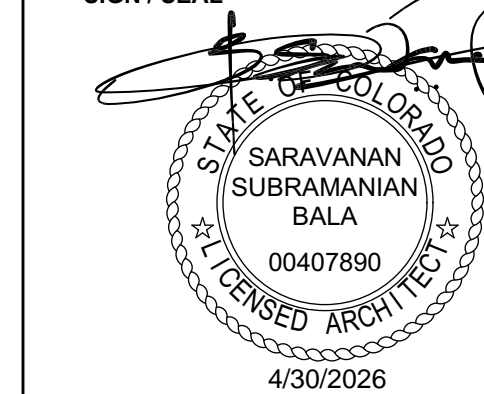
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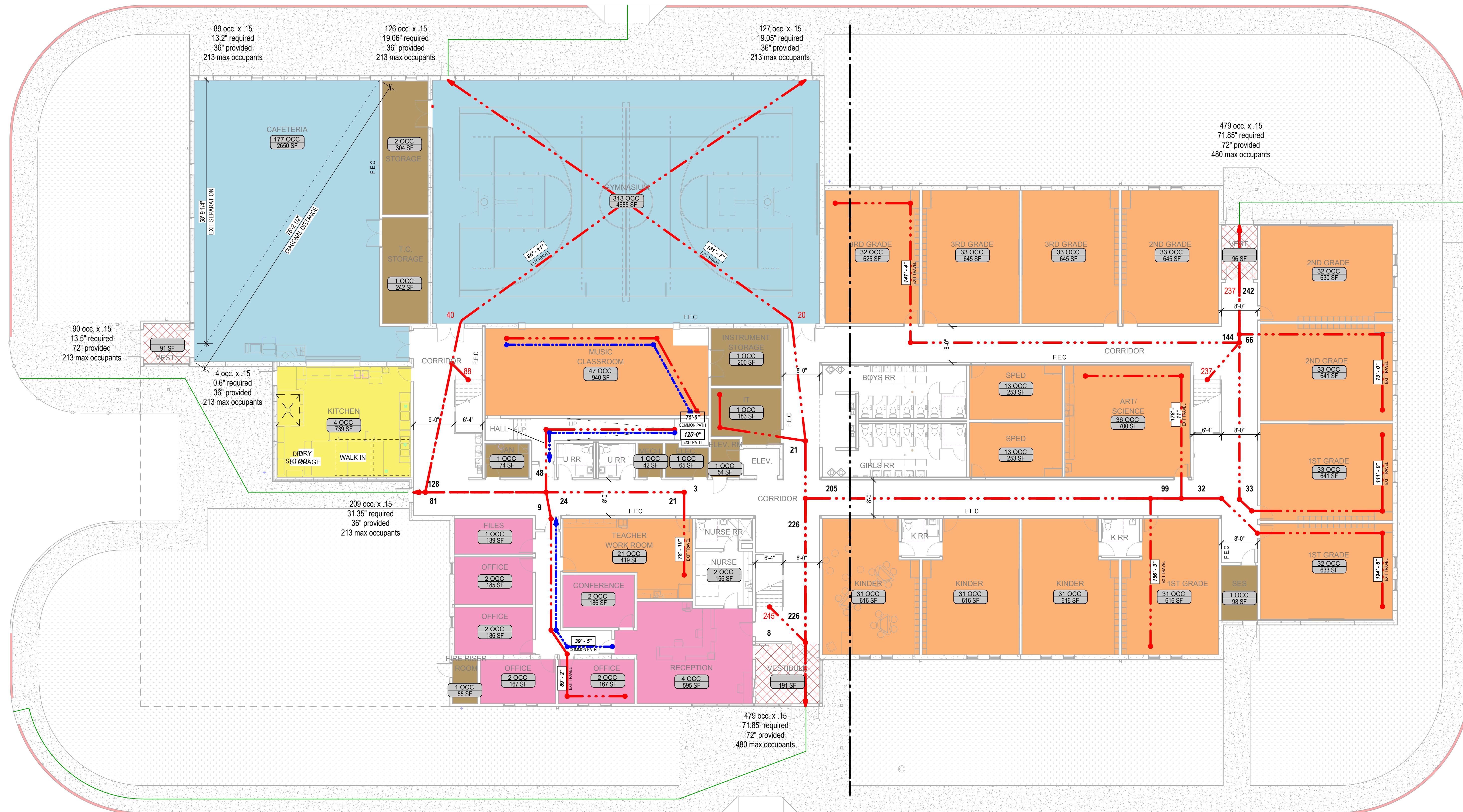
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1 FIRST FLOOR OCCUPANT LOAD PLAN
3/32" = 1'-0"

FUNCTION OF SPACE LEGEND

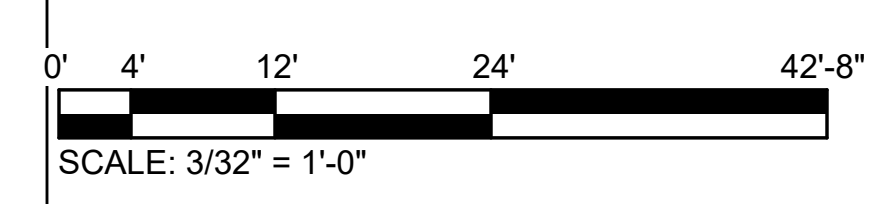
- Accessory storage, mechanical, equipment
- Assembly - Unconcentrated
- Business
- Educational - Classroom
- Kitchen, commercial
- Unoccupied

LIFE SAFETY ANNOTATION LEGEND

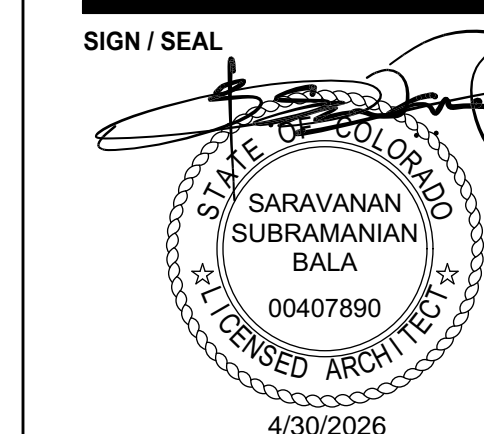
- FEC FIRE EXTINGUISHER CABINET
- FE FIRE EXTINGUISHER
- FHV FIRE HOSE VALVE CABINET OR STANDPIPE CONNECTION
- ANN FIRE ALARM ANNUNCIATOR PANEL
- FIRE DEPARTMENT CONNECTION
- EXIT STAIR
- AREA OF REFUGE
- EXIT ACCESS TRAVEL DISTANCE
- ADA PATH TO RIGHT OF WAY
- COMMON PATH OF TRAVEL
- EXIT
- HORIZ. HORIZONTAL EXIT
- DISCH. EXIT DISCHARGE
- SUITE "A" SUITE TAG

CODE PLAN GENERAL NOTES

- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF VERTICAL CONSTRUCTION.
- B. SEE REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR EXIT SIGNS.
- C. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- D. PANIC HARDWARE TO BE PROVIDED AT EACH EXIT DOOR FROM ROOMS WITH AN OCCUPANT LOAD OF MORE THAN 50, INCLUDING MAIN CORRIDOR EXTERIOR EXITS.
- E. ALL UTILITIES WILL BE PLACED UNDERGROUND.
- F. SPECIAL STRUCTURAL INSPECTIONS MAY BE REQUIRED. REVIEW GENERAL STRUCTURAL NOTES FOR REQUIREMENTS.
- G. SPECIAL ELECTRICAL INSPECTIONS MAY BE REQUIRED. REVIEW ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR REQUIREMENTS.
- H. FIRE SPRINKLERS AND FIRE ALARM SYSTEM SHALL COMPLY WITH NFPA NO. 13. SUBMIT ALL REQUIRED DRAWINGS AND INFORMATION TO A.H.J. PRIOR TO COMMENCEMENT OF ANY RELATED WORK. OBTAIN APPROVAL OF COMPLETED SYSTEMS PRIOR TO FINAL ACCEPTANCE.



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1 LEVEL 02 - MILLWORK PLAN
3/32" = 1'-0"

FUNCTION OF SPACE LEGEND

- Accessory storage, mechanical, equipment
- Assembly - Unconcentrated
- Business
- Educational - Classroom
- Kitchen, commercial
- Unoccupied

LIFE SAFETY ANNOTATION LEGEND

- FEC FIRE EXTINGUISHER CABINET
- FE FIRE EXTINGUISHER
- FHV FIRE HOSE VALVE CABINET OR STANDPIPE CONNECTION
- ANN FIRE ALARM ANNUNCIATOR PANEL
- FD FIRE DEPARTMENT CONNECTION
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- SUITE "A" SUITE TAG

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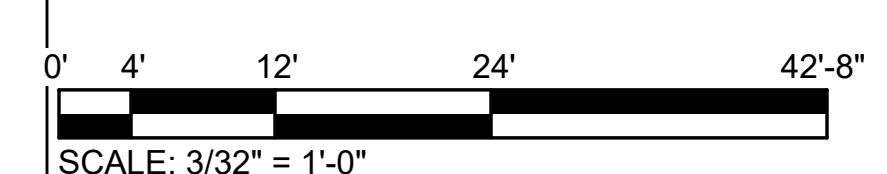
HONOR CHARTER SCHOOL
HONOR CHARTER SCHOOL BUILDING CORPORATION
8250 Bent Grass Meadows Drive, Peyton, Colorado / 80831
Owner Project No. 3225193
AGENCY NUMBER: AHC-123456.78

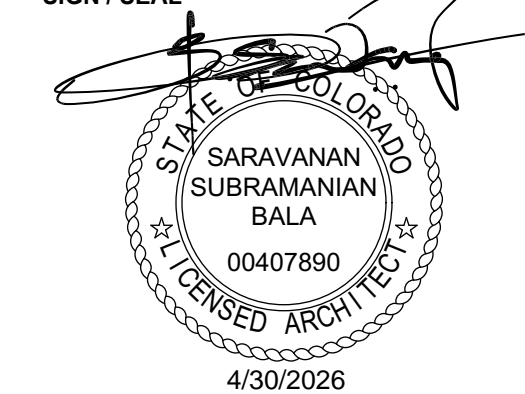
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LIFE SAFETY PLAN LEVEL 02

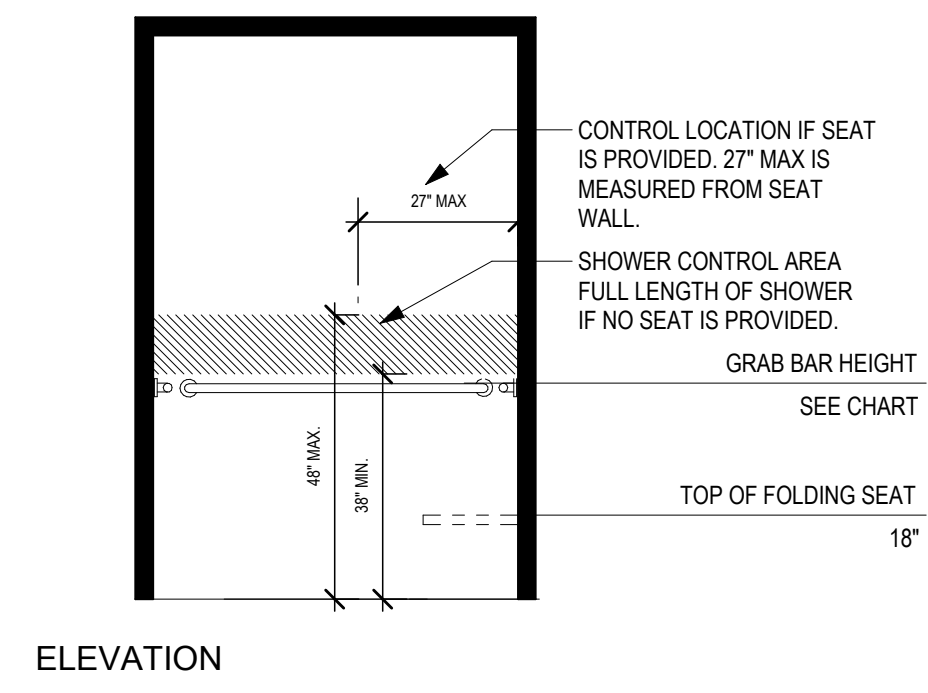
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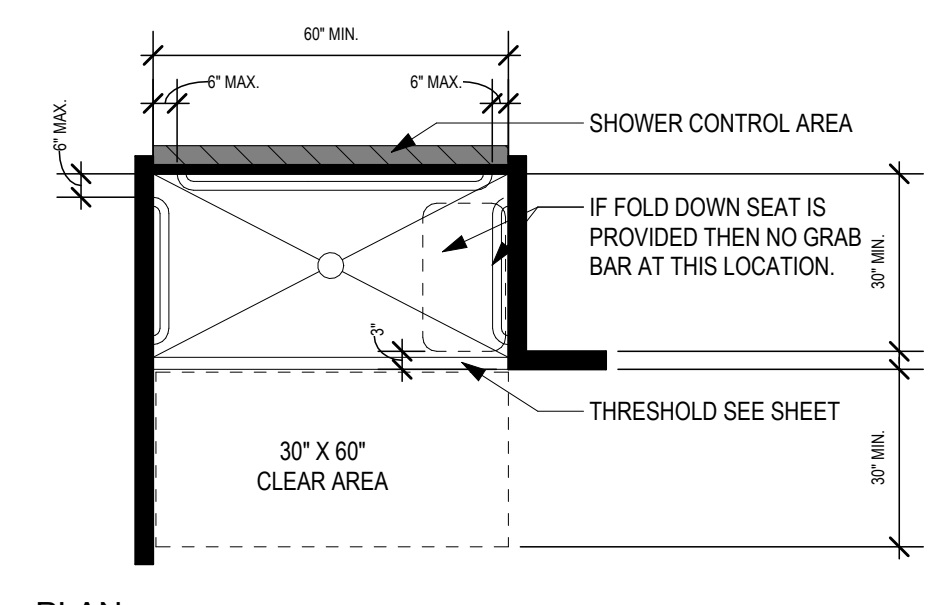


- ACCESSIBILITY GENERAL NOTES**
- Accessible entrances to the building shall be identified by the international symbol of accessibility.
 - Exits that are located adjacent to accessible areas & within 6' of adjacent ground level shall be accessible.
 - Accessible ramps over 1:20 (5%) slope as required by ICC/ANSI A117.1 shall have handrails and no slopes that exceed 1:12 (8.3%), UNO.
 - The surface of all ramps, floors, stairs and ground surfaces shall be of slip resistant materials/textures, and not exceed 1:50 (2%) cross-slope.
 - An accessible route of travel (3 ft. wide min.) must be provided to all portions of the building and between the building and the public way.
 - Thresholds must be 1/2" in height or less, and be beveled over 1/4" height.
 - All accessible parking spaces shall have a slope not exceeding 1:50 (2%).
 - All accessible parking spaces shall be outlined on all four sides, have a contrasting color and the international wheelchair symbol on the ground within the space.
 - All accessible parking spaces shall have a sign (min. 5 ft. above finish grade in front of the space) which includes the international symbol of accessibility and applicable municipal language.
 - Signs designating permanent rooms and spaces shall meet accessibility requirements.
 - All alarms shall meet accessibility requirements.
 - Accessible routes shall be without steps or changes in level greater than 1/2" without an approved ramp.
 - Accessible routes shall serve as exit access or connect to areas of rescue assistance.
 - No item shall protrude more than 4" from the surface of a wall along an accessible way, above 27" and below 80" AFF.

- GENERAL SHOWER NOTES:**
- A FIXED SHOWER HEAD LOCATED AT 48" MAX. ABOVE SHOWER FINISH FLOOR SHALL BE PERMITTED INSTEAD OF A HAND-HELD SPRAY UNIT.
 - FLOOR FOR SHOWER SHALL NOT SLOPE IN EXCESS OF 1:48 IN ANY DIRECTION.
 - FOLD DOWN SEATS ARE NOT REQUIRED IN ROLL-IN TYPE SHOWER COMPARTMENTS.
 - * L-SHAPED SEAT IS NOT REQUIRED AT TRANSFER TYPE STALL.
 - PROVIDE ONE TOWEL HOOK @ 48" ABOVE F.F. ADJACENT TO ACCESSIBLE SHOWER.

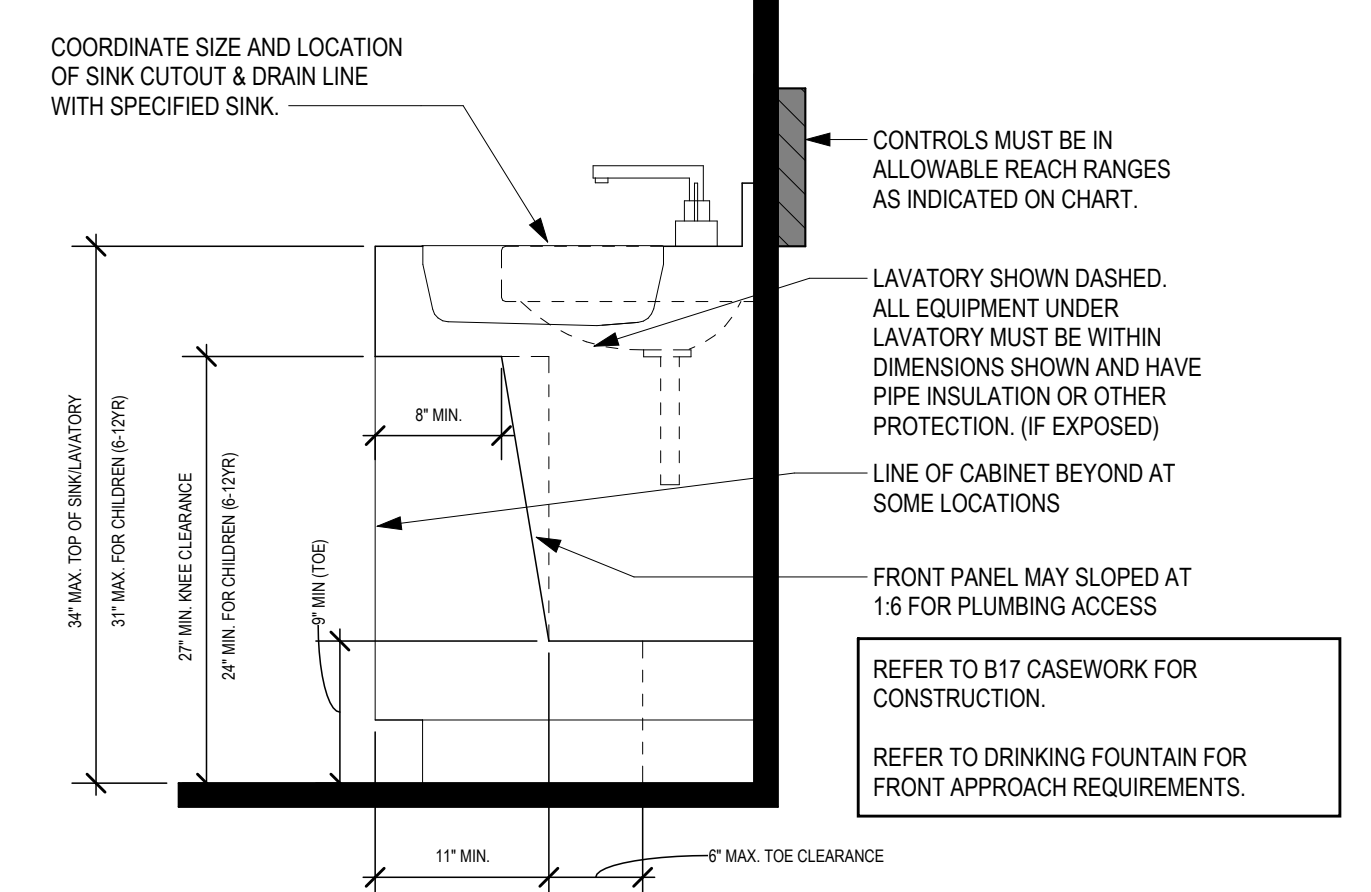


ELEVATION



PLAN

STANDARD ROLL-IN TYPE SHOWER COMPARTMENT
ACCESSIBLE SHOWER TYPES



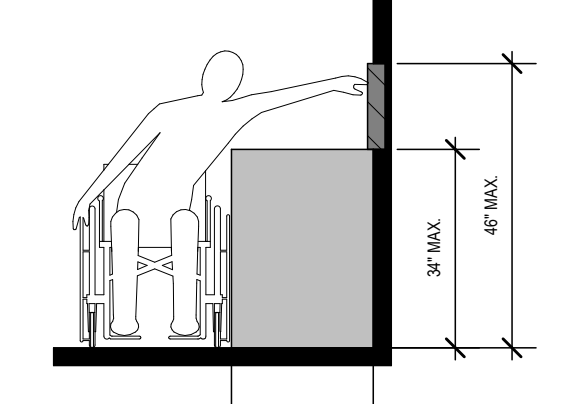
- GENERAL NOTES:**
- A PARALLEL APPROACH CAN BE PROVIDED TO LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER.
 - DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.
 - METERED FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

ACCESSIBLE SINK AND LAVATORY

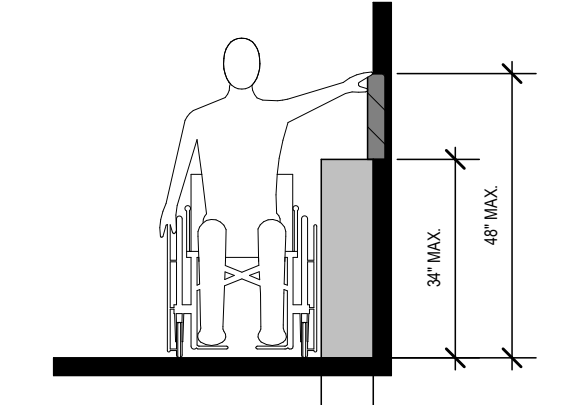
ACCESSIBLE DETAILS MOUNTING CHART

DESCRIPTION & LOCATION	ACCESSIBLE DIMENSIONS		STANDARD (NON ACCESSIBLE)
	CHILDREN (AGES 5 TO 12)	ADULT	
FORWARD AND SIDE REACH RANGES	16" TO 40"	15" TO 48"	-----
WATER CLOSET CENTERLINE TO WALL	15"	17"	PER PLAN
TOILET SEAT HEIGHT	14"	18"	16"
TOILET & SHOWER STALL GRAB BAR HEIGHTS	25"	34"	-----
TOP OF TOILET PAPER DISPENSER HEIGHT	2" BELOW GRAB BAR IF MTD BELOW, 12" TO BOTTOM IF MTD ABOVE	2" BELOW GRAB BAR IF MTD BELOW, 12" TO BOTTOM IF MTD ABOVE	18"
FLUSH CONTROL HEIGHT FOR WATER CLOSET POSITION FLUSH VALVE TO WIDE SIDE OF STALL OR ROOM	2" MIN. BELOW GRAB BAR	2" MIN. BELOW GRAB BAR	48"
DRINKING FOUNTAIN & WATER COOLER SPOUT HEIGHT	30" MAX ACCESSIBLE AND 30" - 43" STANDING	26" MAX ACCESSIBLE AND 38" - 43" STANDING	42"
FLUSH CONTROL HEIGHT FOR URINAL POSITION FLUSH VALVE TO WIDE SIDE OF STALL OR ROOM	38"	44"	46"
FEMININE NAPKIN DISPENSER CONTROL LOCATION	42"	VARIES W/ OBSTRUCTION SEE ACCESSIBLE REACH RANGES	46"
MIRRORS MOUNTED ABOVE COUNTER TOPS OR SINKS HEIGHTS ARE TO REFLECTING SURFACE	76" MIN AFF TO TOP EDGE	76" MIN AFF TO TOP EDGE	76" MIN AFF TO TOP EDGE
FREE STANDING MIRRORS HEIGHTS ARE TO REFLECTING SURFACE	35" MAX AFF TO BOTTOM EDGE	35" MAX AFF TO BOTTOM EDGE	38" AFF TO BOTTOM EDGE
LAVATORY AND SINK RIM HEIGHT	31" MAX	34" MAX	36"
PAPER TOWEL DISPENSER CONTROL HEIGHT	38"	VARIES W/ OBSTRUCTION SEE ACCESSIBLE REACH RANGES	48"
SOAP DISPENSER CONTROL HEIGHT	38"	VARIES W/ OBSTRUCTION SEE ACCESSIBLE REACH RANGES	48"
SOAP DISH	38"	48"	48"
FEMININE NAPKIN DISPOSAL MTD. ON "BACK" HEIGHT TO TOP OF DISPOSAL UNIT	2" MIN. BELOW GRAB BAR	2" MIN. BELOW GRAB BAR	32"
TOWEL BAR	25"	34"	48"
LIGHT SWITCHES, THERMOSTATS, WALL MOUNTED COMMUNICATION AND FIRE ALARM PULL DEVICES HEIGHT TO CENTER OF CONTROL	38"	VARIES W/ OBSTRUCTION SEE ACCESSIBLE REACH RANGES	48"
ELECTRICAL OUTLETS, TELEPHONE OUTLETS, & DATA RECEPTACLES HEIGHT TO CENTER OF OUTLET OR RECEPTACLE	18"	18"	18"
TOP OF STAIR AND RAMP HANDRAILS	-----	36"	36"
HEIGHT IS ABOVE STAIR NOSING OR RAMP SURFACE	-----	36"	36"
CENTER OF DEDICATION PLAQUE	-----	-----	60"
FIRE EXTINGUISHER CABINET HEIGHT TO DOOR HANDLE	-----	42"	42"
DOOR HARDWARE CENTER LINE	DOOR LEVER 39" DOOR PULL 39" PANIC BAR 39"	41" 41" 41"	41"
THE CENTER LINE OF DOOR HARDWARE MAY VARY BETWEEN WOOD DOOR WITH SIDE LIGHT AND ALUMINUM STORE FRONT DOORS. COORDINATE WITH PLANS AND HARDWARE MANUFACTURER.			
TOP OF TRAY SLIDES	28" MIN.	34" MAX	36"
TRAY RETURN COUNTER	30"	34" MAX	36"
HEIGHT OF WORK SURFACES	-----	34" MAX	30"
HEIGHT OF TABLES AND COUNTERS	-----	30" MAX	30"

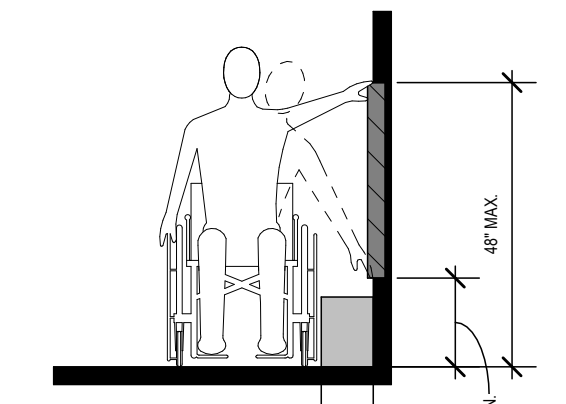
- ON PLUMBING FIXTURES THERE IS A RANGE OF +/- .1".
- CHILDREN AGES 5 THRU 12 REPRESENTS PRIMARY USER GROUP AS ELEMENTARY STUDENTS. MIDDLE SCHOOL IS CONSIDERED ADULT.
- COORDINATE MOUNTING HEIGHTS WITH ACCESSIBLE REACH RANGES.



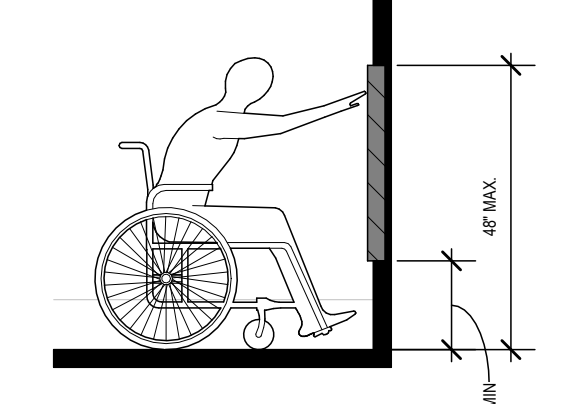
ACCESSIBLE TOE & KNEE CLEARANCE



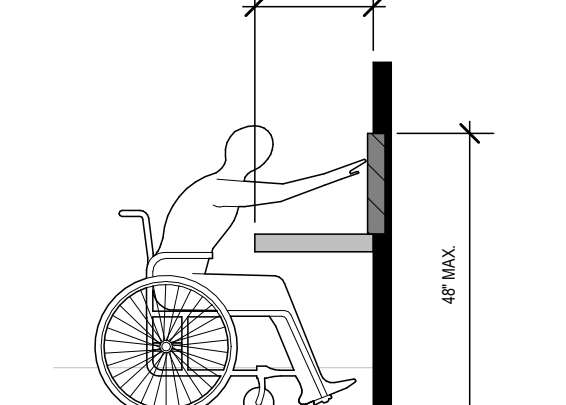
SIDE ELEVATION



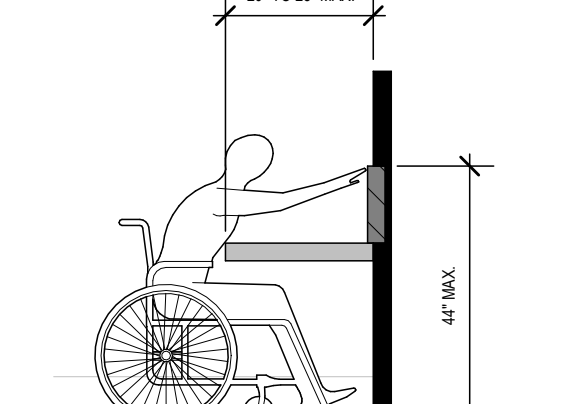
SIDE REACH



ACCESSIBLE URINAL



SIDE ELEVATION

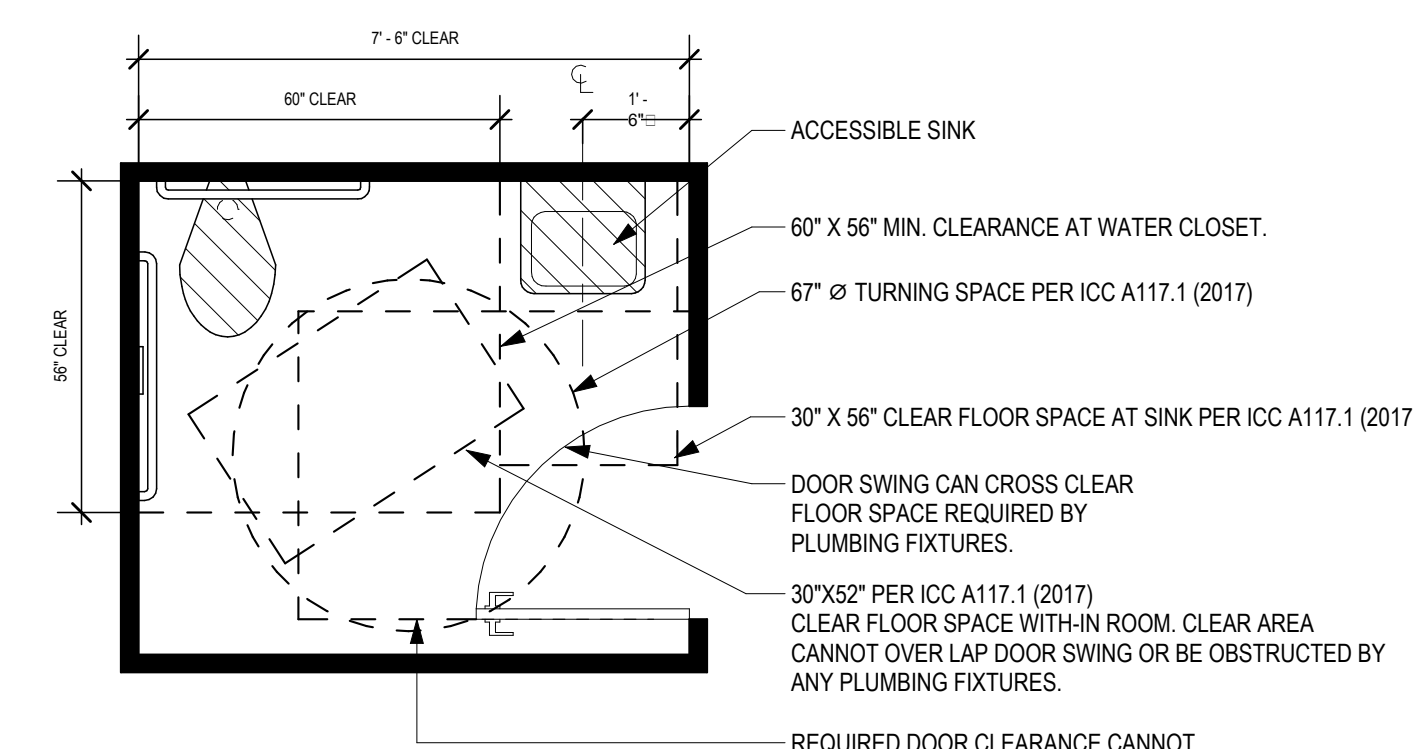


PLAN

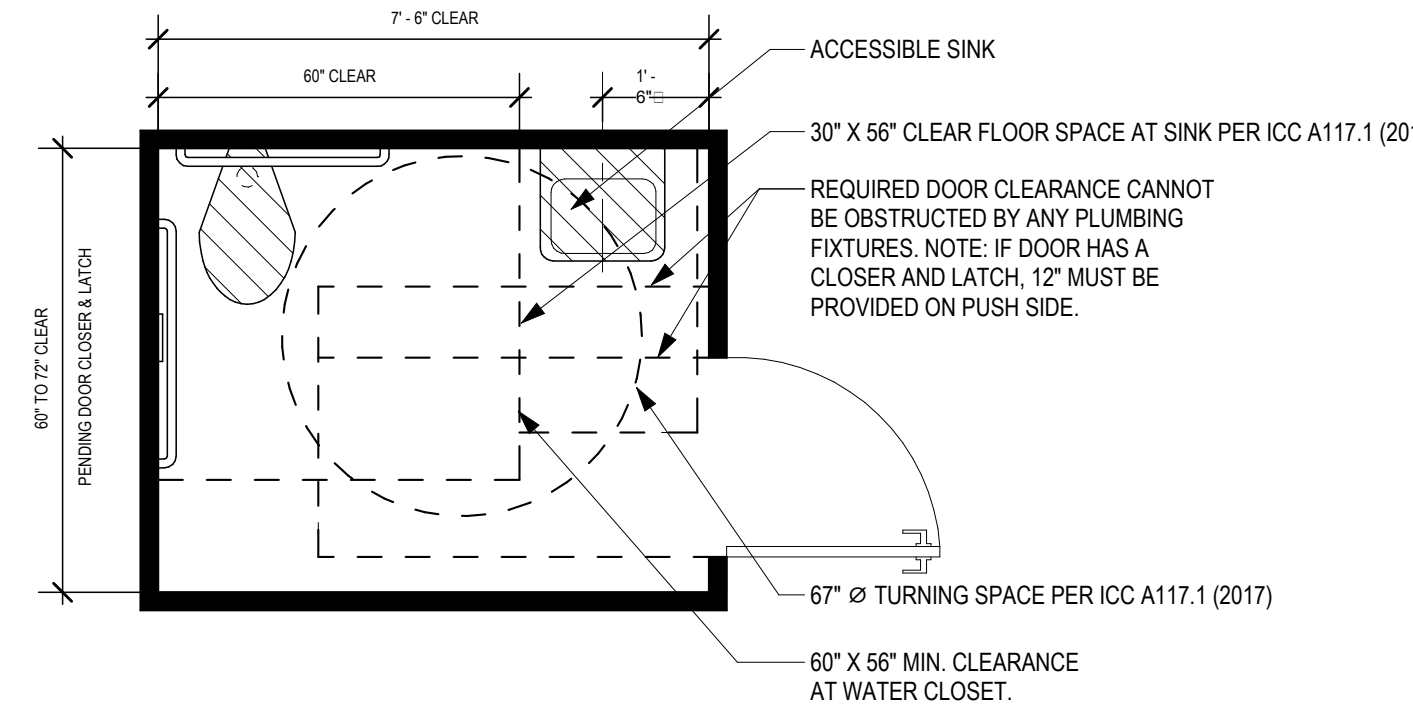
- GENERAL DRINKING FOUNTAIN NOTES:**
- A PARALLEL APPROACH SHALL BE PERMITTED AT UNITS FOR CHILDREN'S USE WHERE THE SPOUT IS 30" MAX A.F.F. AND IS 3 1/2" MAX FROM THE FRONT EDGE OF THE UNIT.
 - WHERE MORE THAN 2 DRINKING FOUNTAINS ARE PROVIDED 50 MUST COMPLY WITH 802.1.402.6 (ACCESSIBLE) AND 50% COMPLY WITH 802.7 (STANDING) HEIGHTS. 2.11.3

ACCESSIBLE REACH RANGES

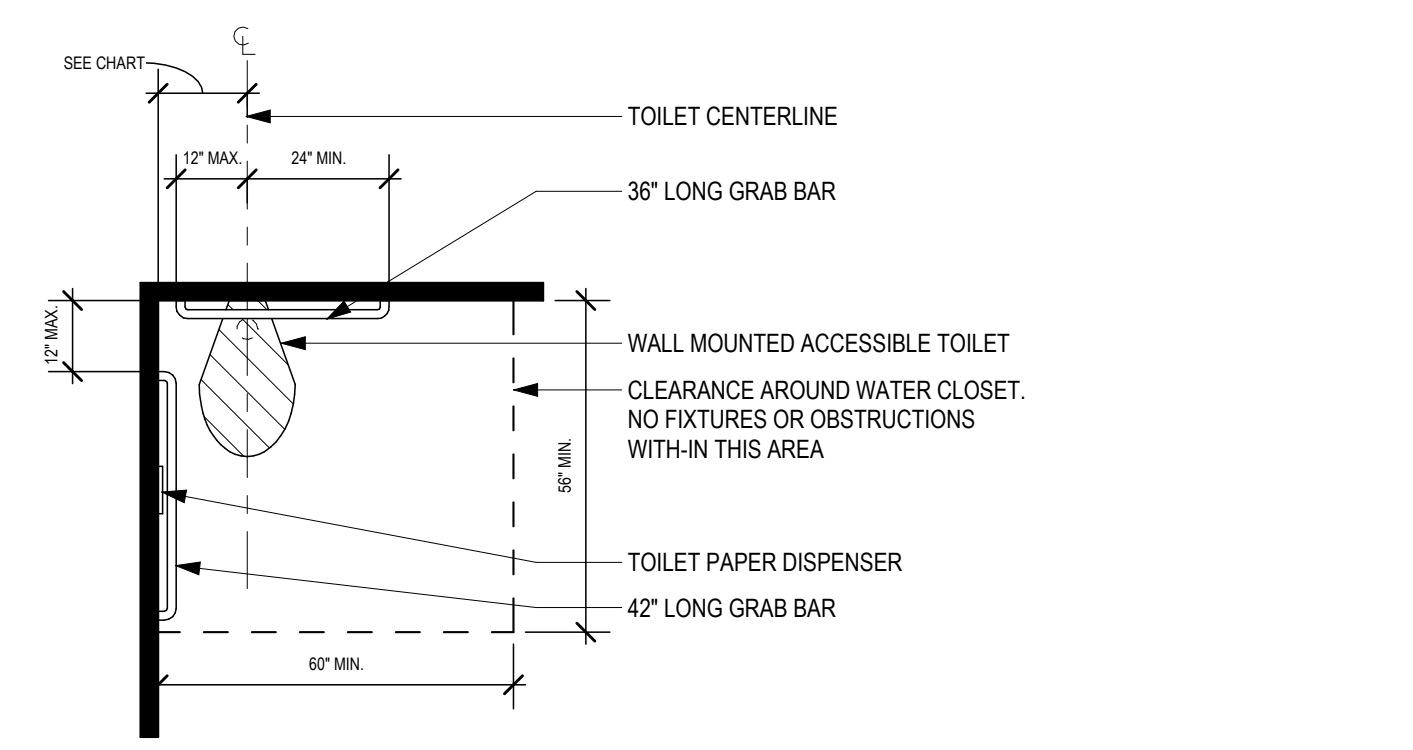
ACCESSIBLE DRINKING FOUNTAIN



TOILET ROOM (INWARD SWINGING DOOR)



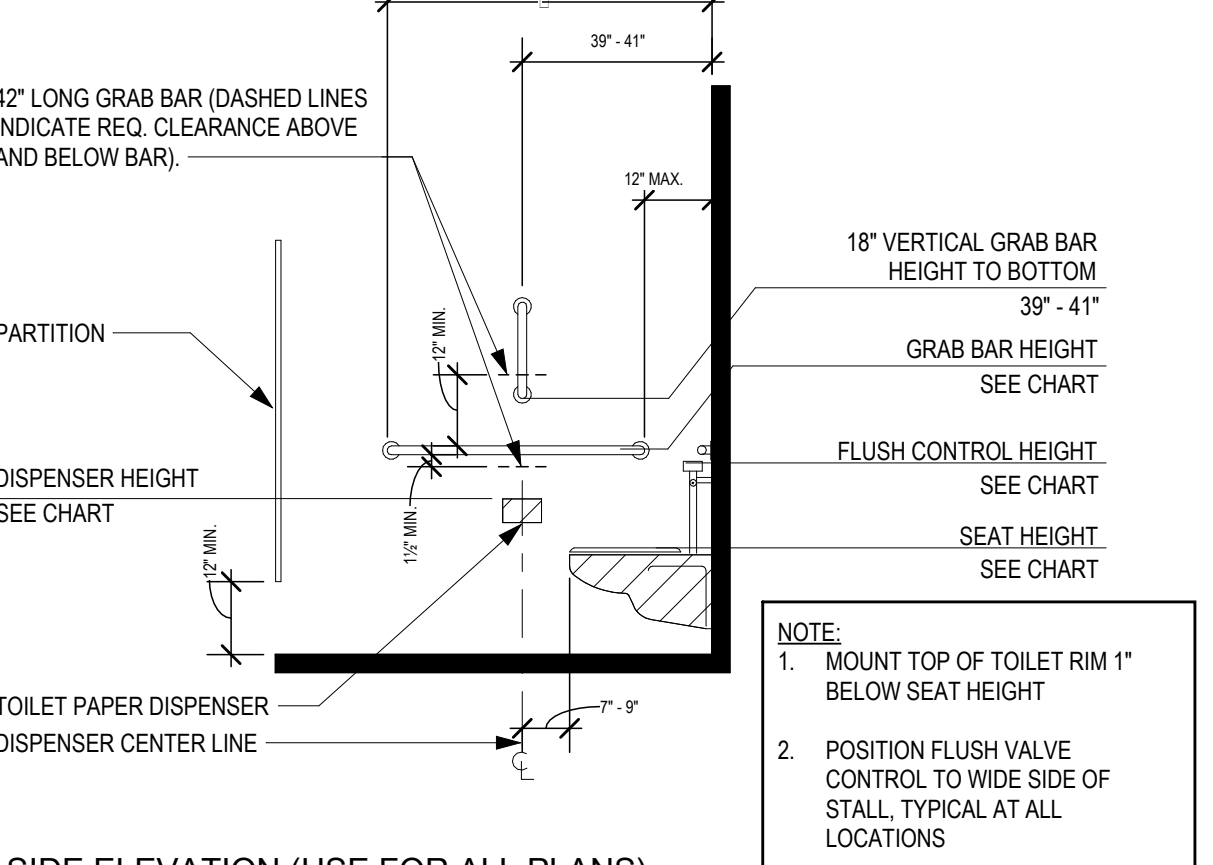
FLOOR PLAN - SINGLE OCCUPANCY (OUTWARD SWINGING DOOR)



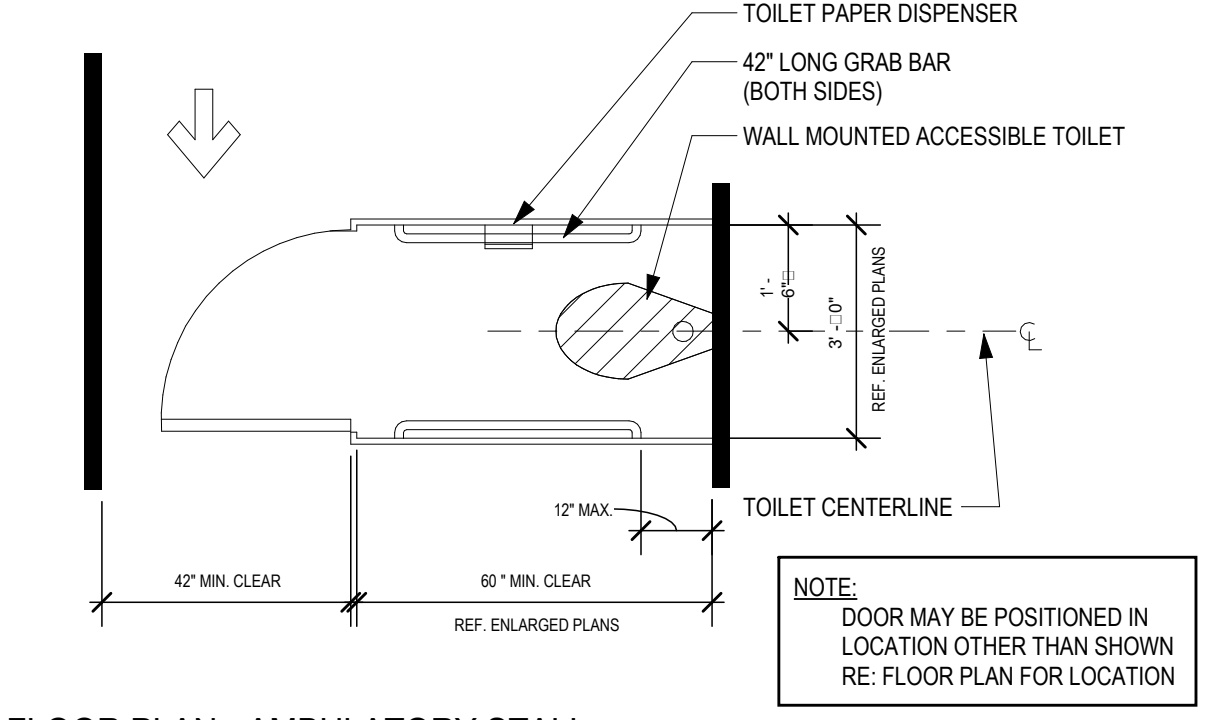
FLOOR PLAN - SINGLE OCCUPANCY

- GENERAL WATER CLOSET NOTES:**
- REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP
 - DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE EXCEPT IN A TOILET ROOM FOR INDIVIDUAL USE WHERE THE 30"x52" PER ICC A117.1 (2017) CLEAR FLOOR SPACE IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
 - DOORS SHALL BE PERMITTED TO SWING INTO THE REQUIRED TURNING SPACE.
 - ALL DOORS MUST COMPLY WITH THEIR CLEAR FLOOR SPACE REQUIREMENTS.
 - IF THE TOTAL NUMBER OF TOILET FIXTURES (INCLUDING URINALS) IN A RESTROOM IS EQUAL TO 6 OR MORE, THEN AN AMBULATORY STALL IS REQUIRED.
 - DIMENSIONS SHOWN FROM WALL ARE ASSUMED TO BE CLEAR DIMENSIONS. CONTRACTOR TO ALLOW FOR FINISH MATERIAL.

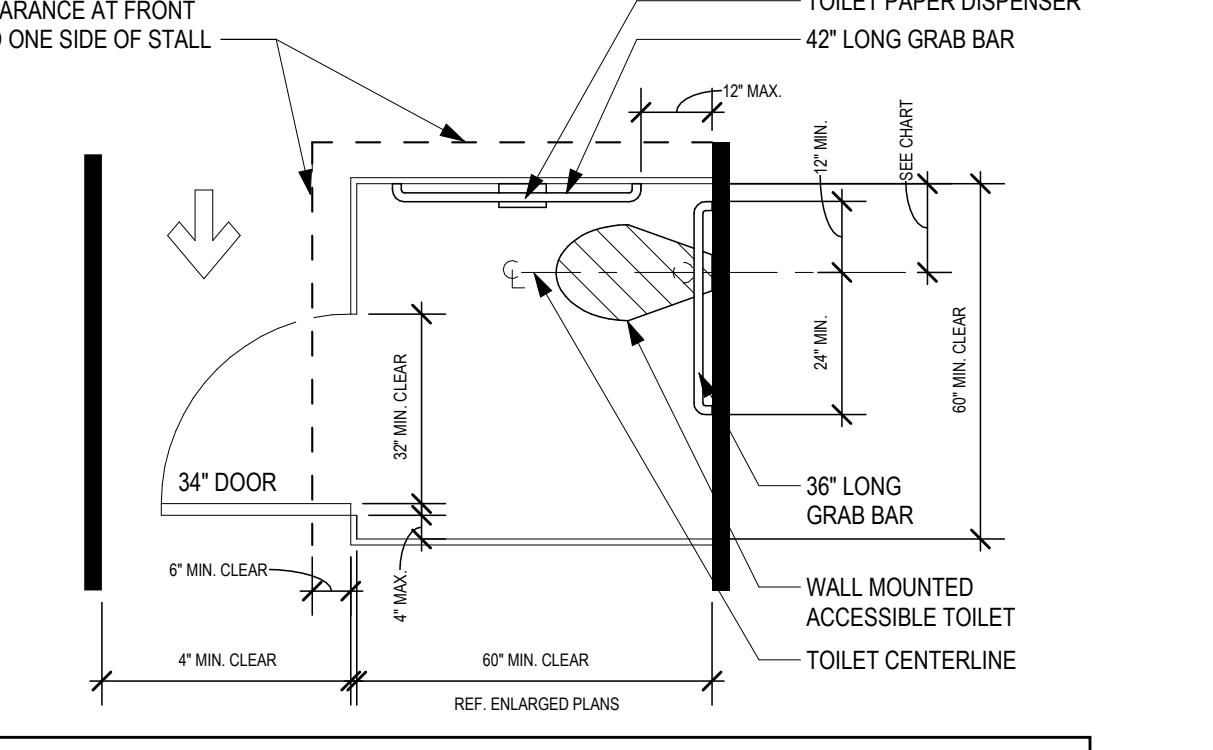
ACCESSIBLE WATER CLOSETS



SIDE ELEVATION (USE FOR ALL PLANS)



FLOOR PLAN - AMBULATORY STALL



FLOOR PLAN - PARTITION STALL

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OWNER/CIENT

HONOR CHARTER SCHOOL

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

REV. #	DESCRIPTION	DATE

DATE OF ISSUE: 04.30.2026
PHASE: CONSTRUCTION DOCUMENTS
ISSUED FOR:
GRACE PROJECT NO: 3225193

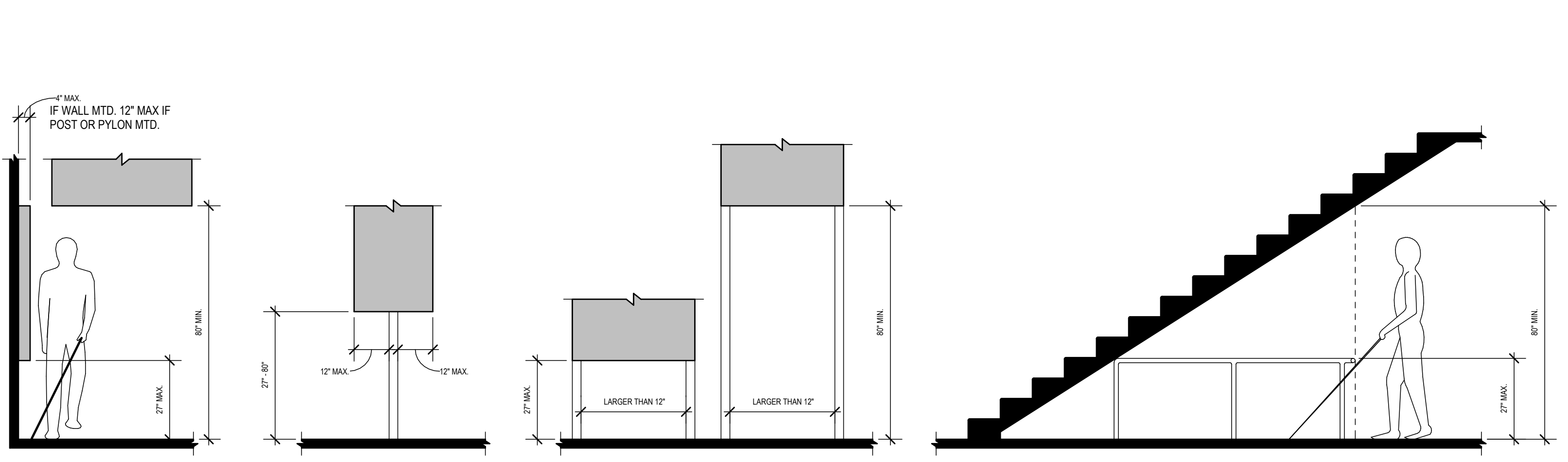
ACCESSIBILITY DETAILS



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OWNER/CLIENT

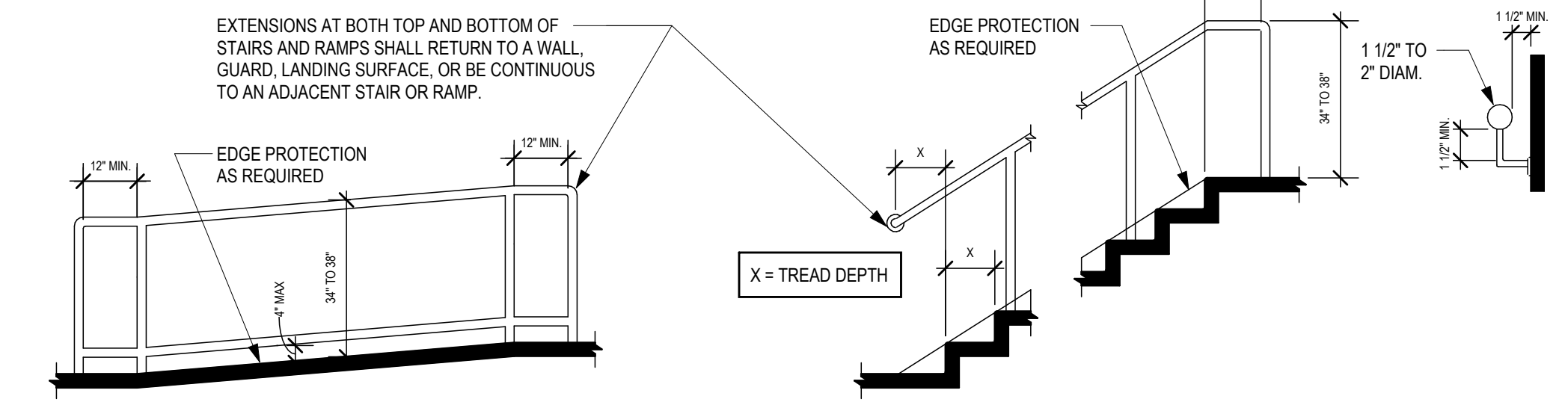
- ACCESSIBILITY GENERAL NOTES**
- Accessible entrances to the building shall be identified by the international symbol of accessibility.
 - Exits that are located adjacent to accessible areas & within 6' of adjacent ground level shall be accessible.
 - Accessible ramps over 1:20 (5%) slope as required by ICC/ANSI A117.1 shall have handrails and no slopes that exceed 1:12 (8.3%), UNO.
 - The surface of all ramps, floors, stairs and ground surfaces shall be of slip resistant materials/textures, and not exceed 1:50 (2%) cross-slope.
 - An accessible route of travel (3 ft. wide min) must be provided to all portions of the building and between the building and the public way.
 - Thresholds must be 1/2" in height or less, and be beveled over 1/4" height.
 - All accessible parking spaces shall have a slope not exceeding 1:50 (2%).
 - All accessible parking spaces shall be outlined on all four sides, have a contrasting color and the international wheelchair symbol on the ground within the space.
 - All accessible parking spaces shall have a sign (min. 5 ft. above finish grade in front of the space) which includes the international symbol of accessibility and applicable municipal language.
 - Signs designating permanent rooms and spaces shall meet accessibility requirements.
 - All alarms shall meet accessibility requirements.
 - Accessible route shall be without steps or changes in level greater than 1/2" without an approved ramp.
 - Accessible routes shall serve as exit access or connect to areas of rescue assistance.
 - No item shall protrude more than 4" from the surface of a wall along an accessible way, above 27" and below 80" AFF.



PROTRUDING OBJECT **POST MOUNTED PROTRUDING OBJECTS** **VERTICAL CLEARANCE**

NOTE:
IF BOTTOM OF PROTRUDING OBJECT IS GREATER THAN 27" AFF THEN OBJECT MAY NOT PROTRUDE MORE THAN 4" MAXIMUM. IF MOUNTED ON POST OR PYLON, OBJECTS MAY PROTRUDE 12" MAXIMUM FROM 27" - 80" ABOVE GROUND OR FINISHED FLOOR. NO PROTRUDING OBJECT SHALL REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FINISH FLOOR.

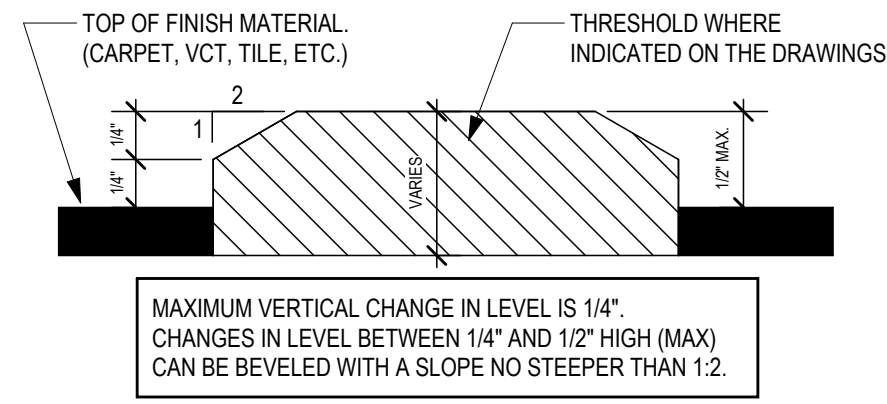
PROTRUDING OBJECTS



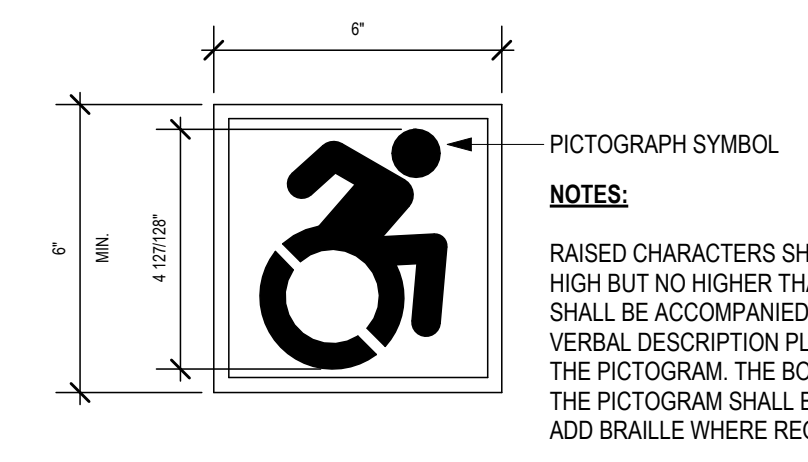
RAMP GENERAL NOTES:
1. RUNNING SLOPE CANNOT BE STEEPER THAN 1:12
2. AT EXISTING CONDITIONS:
A. STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8 - MAX RISE IS 3"
B. STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10 - MAX RISE IS 6"
3. MAX RISE OF ANY RAMP IS 30"
4. EDGE PROTECTION CAN BE CURB/ BARRIER (AS SHOWN ABOVE) OR EXTEND FLOOR / GROUND SURFACE 12" FROM EACH HANDRAIL.
5. EDGE PROTECTION NOT REQUIRED ON RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY

STAIR GENERAL NOTES:
1. EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCHBACK OR DOUGLES STAIRS AND RAMPS.
2. TREAD AND RISERS TO BE UNIFORM AND HAVE A RISE BETWEEN 4"-7" AND TREAD OF 11" DEEP MIN.

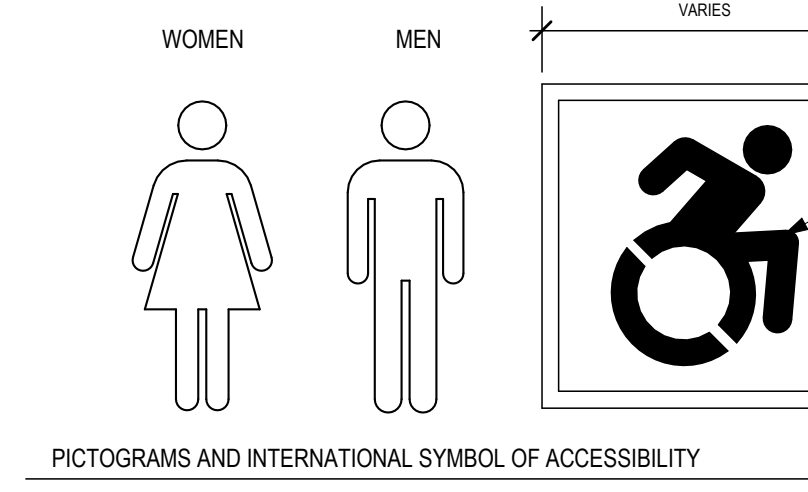
HANDRAILS AT STAIRS & RAMPS



THRESHOLD



INTERNATIONAL SYMBOL OF ACCESSIBILITY



TYPICAL SIGNAGE

- NOTES:**
RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH BUT NO HIGHER THAN 2". PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT. ADD BRAILLE WHERE REQUIRED.
- STANDARD PICTOGRAMS AND ACCESSIBILITY SIGNS SHALL HAVE NON-GLARE FINISH AND SHALL CONTRAST WITH THEIR FIELD.**
- INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AND/OR PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT.**
- TEXT AND BRAILLE CANNOT BE IN PICTOGRAM FIELD**
- ROOM NUMBER AND NAME IDENTIFICATION SIGN:**
• LETTERS & NUMERALS SHALL BE RAISED 1/32"
• TEXT TO BE UPPERCASE SANS SERIF TYPE
• TEXT TO BE ACCOMPANIED WITH GRADE 2 BRAILLE
- CHARACTER PROPORTIONS:**
• UPPERCASE LETTER "O" IS 56% MIN. & 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "T".
- CHARACTER HEIGHT:**
• MEASURED VERTICALLY FROM BASELINE, HEIGHT SHALL BE 5/8" MIN. AND 2" MAX. BASED ON UPPERCASE LETTER "T".
- LOCATION AT DOORS:**
• SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.
• AT DOUBLE DOORS WITH ONE ACTIVE LEAF, SIGN TO BE LOCATED AT INACTIVE LEAF.
• AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, SIGN TO BE LOCATED AT THE RIGHT OF THE RIGHT HAND DOOR.
• WHERE NO WALL SPACE IS AVAILABLE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGN TO BE LOCATED ON THE NEAREST ADJACENT WALL.
- SPECIAL LOCATIONS:**
• DOORS AT EXIT PASSAGeways, EXIT DISCHARGE AND EXIT STAIRWAYS SHALL BE IDENTIFIED WITH TEXTILE SIGNS.
• IF ONE ENTRANCE IS NOT ACCESSIBLE THEN ALL ACCESSIBLE ENTRANCES MUST BE MARKED WITH INTERNATIONAL SIGN OF ACCESSIBILITY.
• IF EXISTING RESTROOMS ARE NOT ACCESSIBLE, THEN PROVIDE A SIGN WITH INTERNATIONAL SIGN OF ACCESSIBILITY TO INDICATED CLOSEST ACCESSIBLE RESTROOM.
- GENERAL SIGNAGE NOTES:**
1. REFER TO PLANS AND SPECS FOR SIGNAGE SCHEDULE
2. REFER TO THIS SHEET FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY

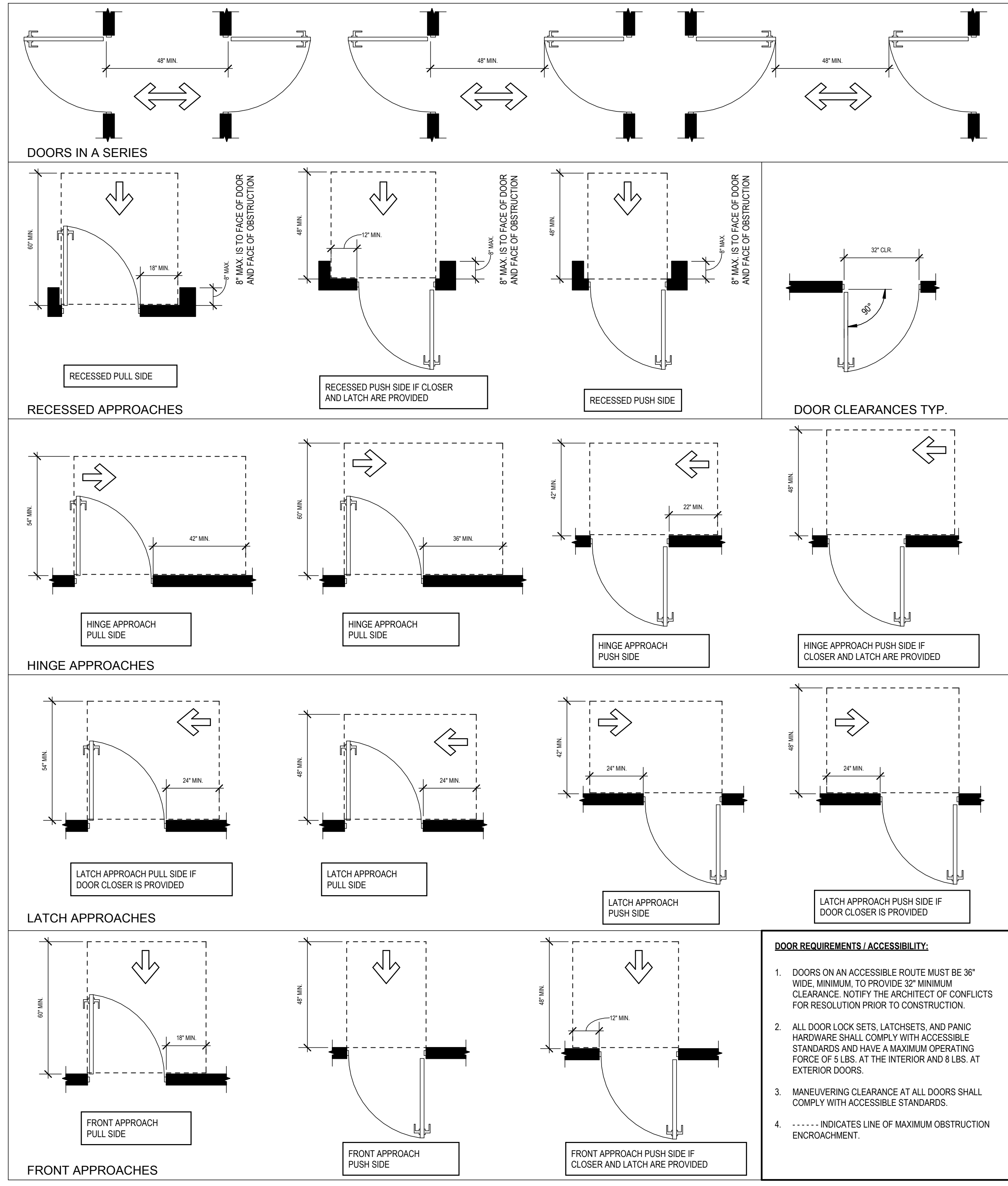
HONOR CHARTER SCHOOL

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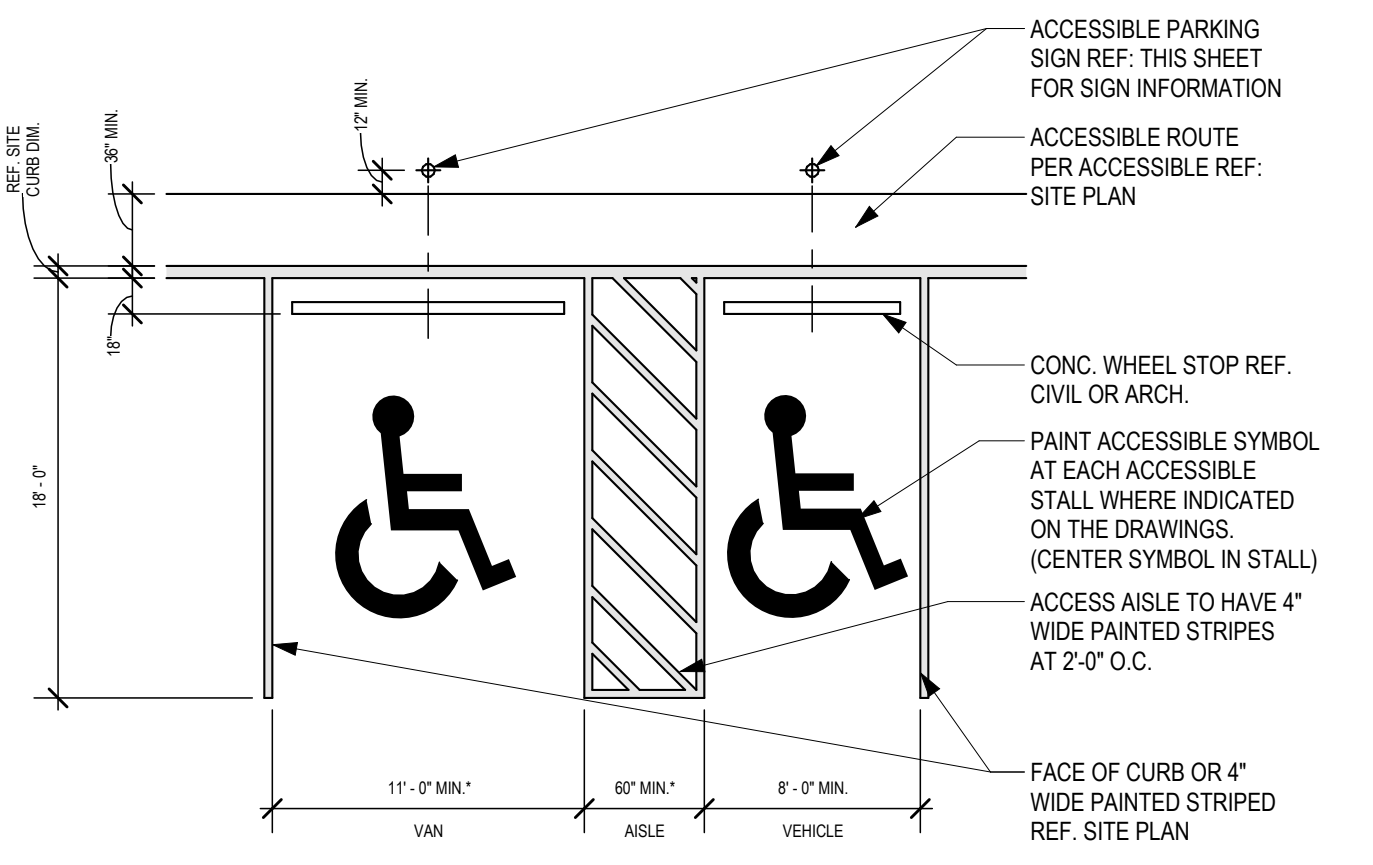
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DATE OF ISSUE: 04.30.2026
PHASE: CONSTRUCTION DOCUMENTS
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GRACE PROJECT NO: 3225193

ACCESSIBILITY DETAILS



ACCESSIBLE DOOR DIAGRAMS



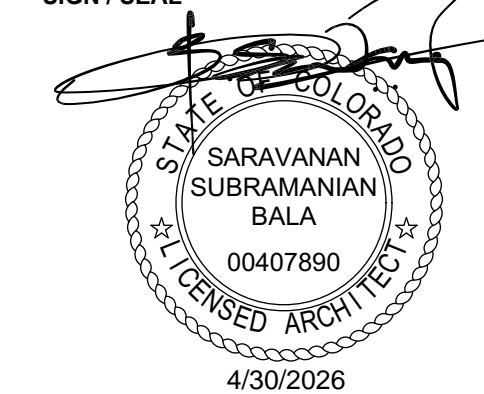
REQUIRED PARKING SPACES

# SPACES PROVIDED IN PARKING FACILITY	MIN. # REQUIRED HC PARKING SPACES
001 TO 025	2
026 TO 050	3
051 TO 075	4
076 TO 100	5
101 TO 150	6
151 TO 200	7
201 TO 300	8
301 TO 400	9
401 TO 500	10
501 TO 1000	2% OF TOTAL
OVER 1001	20 + 1 FOR EACH 100 OVER 1000

* VAN PARKING SPACE CAN BE 8'-0" WIDE IF ACCESS AISLE IS 8'-0" WIDE

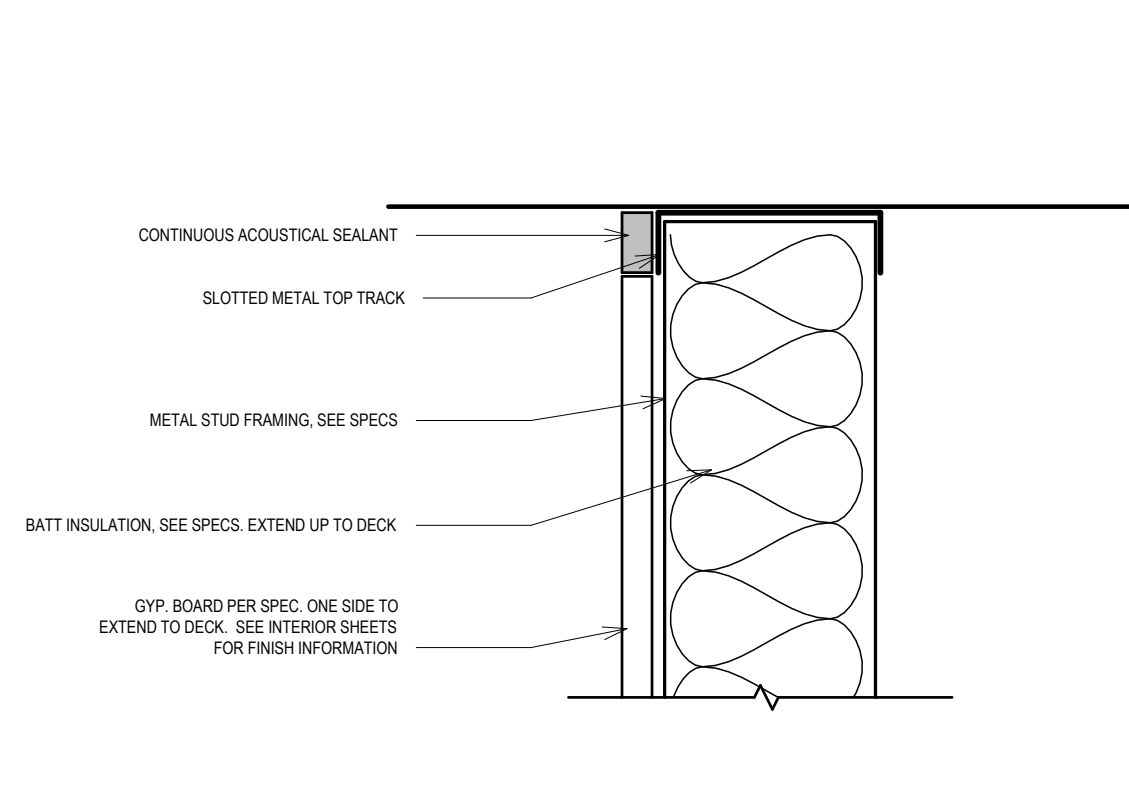
- GENERAL PARKING NOTES:**
- REFER TO LOCAL CODES FOR ADJUSTMENTS TO THESE STANDARDS.
 - ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY AND CAN BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING, WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
 - IT IS RECOMMENDED TO HAVE THE VAN ACCESS AISLE ON THE PASSENGER SIDE OF THE VAN PARKING SPACE.
 - ACCESSIBLE ROUTE REQUIRED FOR VAN PARKING SPACE SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 98".

3 TYPICAL ACCESSIBLE PARKING STALLS
3" = 1'-0"

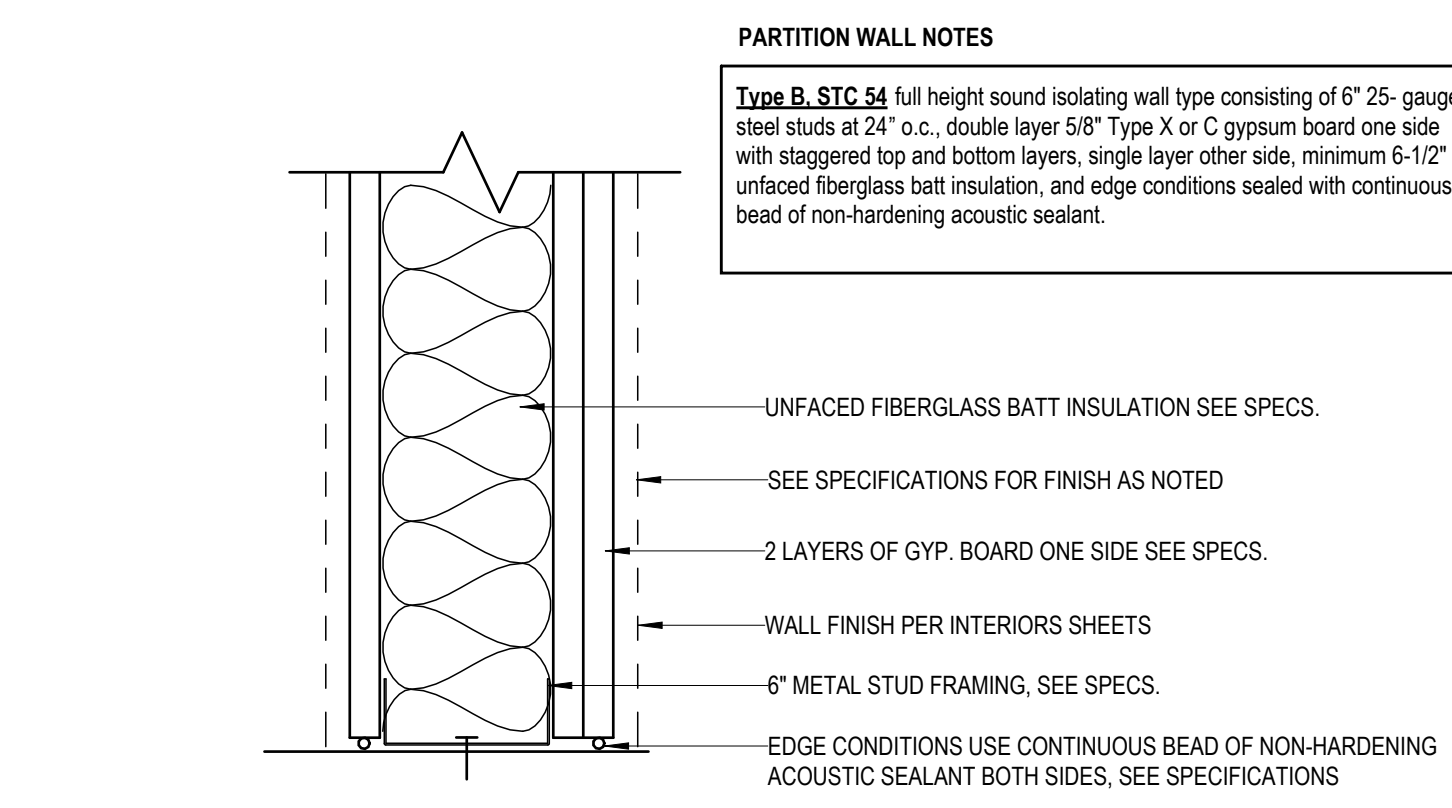


WALL & PARTITION GENERAL NOTES

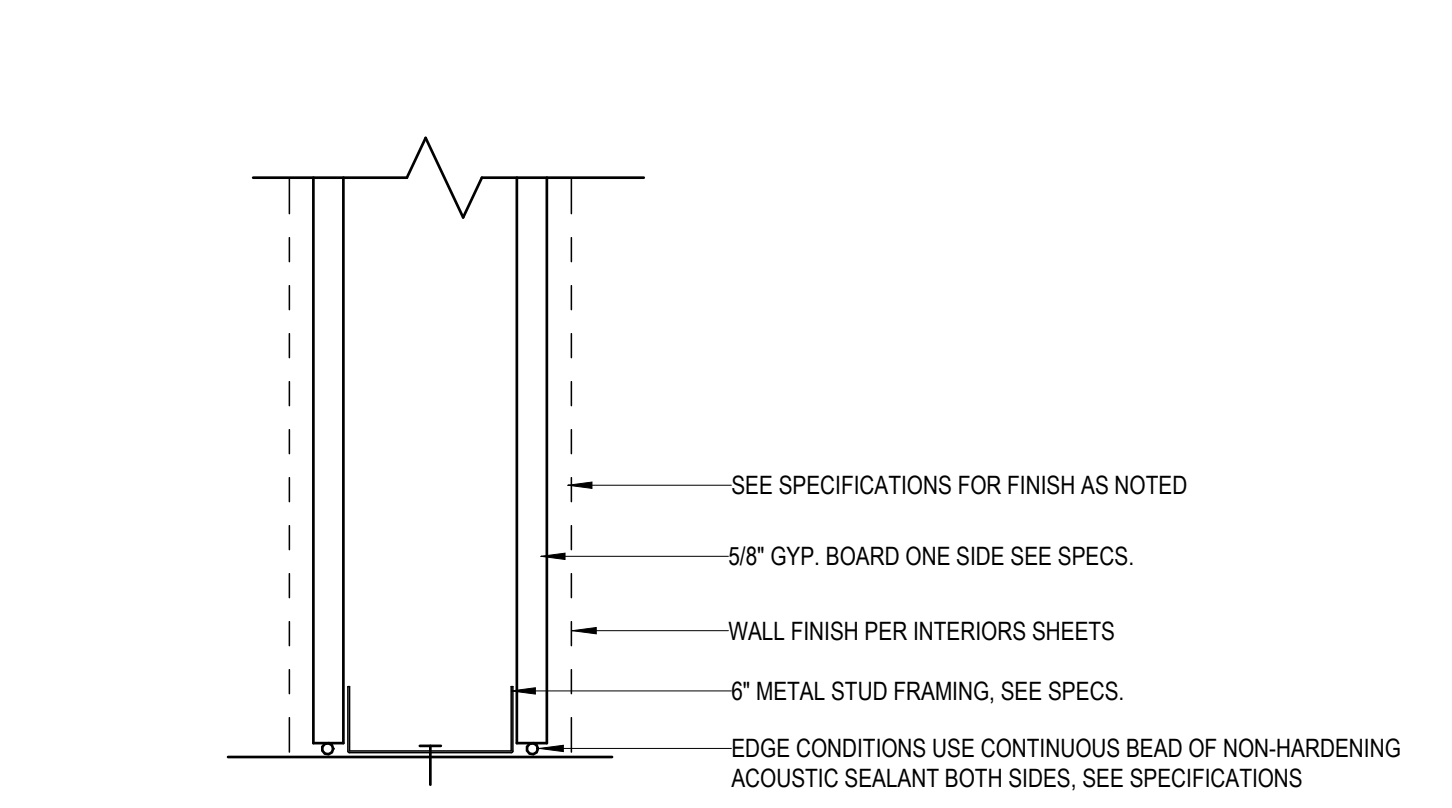
- ALL PARTITIONS EXTEND TO FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE. SEE CONDITION V ON WALL CONDITION DIAGRAM.
- CONSTRUCT ALL FIRE RATED COMPLETELY AND CONTINUOUSLY FIRST, AND THEN OTHER NON-RATED WALLS CONSTRUCTED TO THE FINISHED SURFACE OF THE RATED WALLS. ALL RATED PARTITIONS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE UL ASSEMBLY.
- EXTEND ALL FIRE RATED WALLS THE FULL HEIGHT TO STRUCTURE ABOVE AND SEAL TO DECK, UNO. SEE FIRE RATED DETAILS FOR APPROVED JOINT CONDITIONS.
- PROTECT ALL PENETRATIONS AT SMOKE AND FIRE RATED ASSEMBLIES. FOLLOW APPROVED METHODS, MATERIALS, AND INSTALLATION TO MAINTAIN THE ASSEMBLY'S RATING AND SMOKE RESISTANCE. ADHERE TO UL LISTINGS FOR THROUGH-PENETRATION FIRE STOP SYSTEMS WHERE APPLICABLE. FURNISH SHOP DRAWING DETAILS, SPECIFIC TO EACH PENETRATION TYPE, COMPLIANT WITH THE UL LISTING AND HAVE THEM AVAILABLE TO THE FIRE OR BUILDING INSPECTORS ON-SITE.
- FORM SMOKE SEPARATION WALLS INTO A CONTINUOUS MEMBRANE. ENSURE THE MEMBRANE SPANS FROM EXTERIOR WALL TO EXTERIOR WALL, FROM ONE FIRE BARRIER TO THE NEXT, INCLUDING FLOOR SLABS AND ROOF SLABS, TO PROVIDE UNINTERRUPTED CONTINUITY. SEAL ALL JUNCTIONS WHERE SMOKE BARRIERS MEET OTHER SMOKE BARRIERS, FIRE BARRIERS, EXTERNAL WALLS, AS WELL AS FLOOR AND CEILING ABOVE.
- ALL GB TO BE 5/8" TYPE "Y" UNLESS NOTED OTHERWISE.
- USE 1/2" GYPSUM BOARD MINIMUM METAL STRAPPING FOR BACKING SUPPORT OF ALL WALL-MOUNTED ITEMS, UNLESS NOTED OTHERWISE.
- BRACE INTERIOR NON-BEARING WALLS TO STRUCTURE PER ARCHITECTURAL DRAWINGS.
- INSTALL SLOTTED SLIP TRACK AT THE TOP OF ALL FULL-HEIGHT WALL CONDITIONS THAT ARE SUBJECT TO STRUCTURAL DEFLECTION FROM ABOVE.
- FOLLOW ASTM 754 "STANDARD SPECIFICATIONS FOR INSTALLATION OF STEEL FRAMING MEMBERS" STRICTLY WHEN INSTALLING ALL LIGHT GAUGE METAL FRAMINGS.
- IN IDF AND MDF ROOMS, MOUNT 8" HIGH FIRE-RATED PLYWOOD PANELS CONTINUOUSLY ALONG ALL WALLS FOR SPECIAL SYSTEM EQUIPMENT. PAINT ALL PLYWOOD EXCEPT FOR AREAS INDICATED BY THE FIRE RATING STAMP TYPICAL.



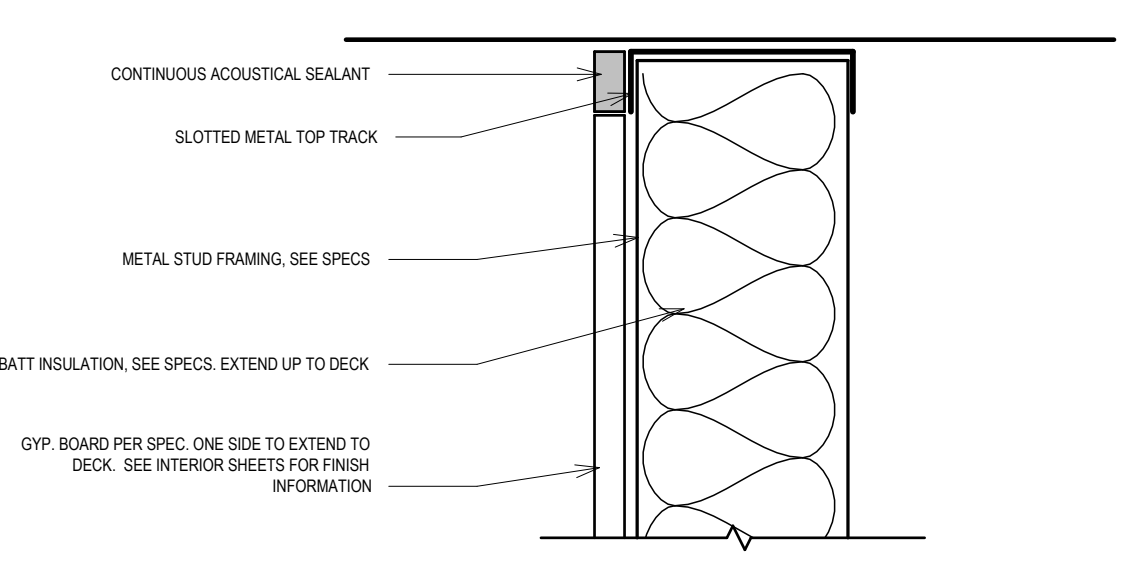
3 ONE SIDED WALL AT DECK PARALLEL
3" x 1'-0"



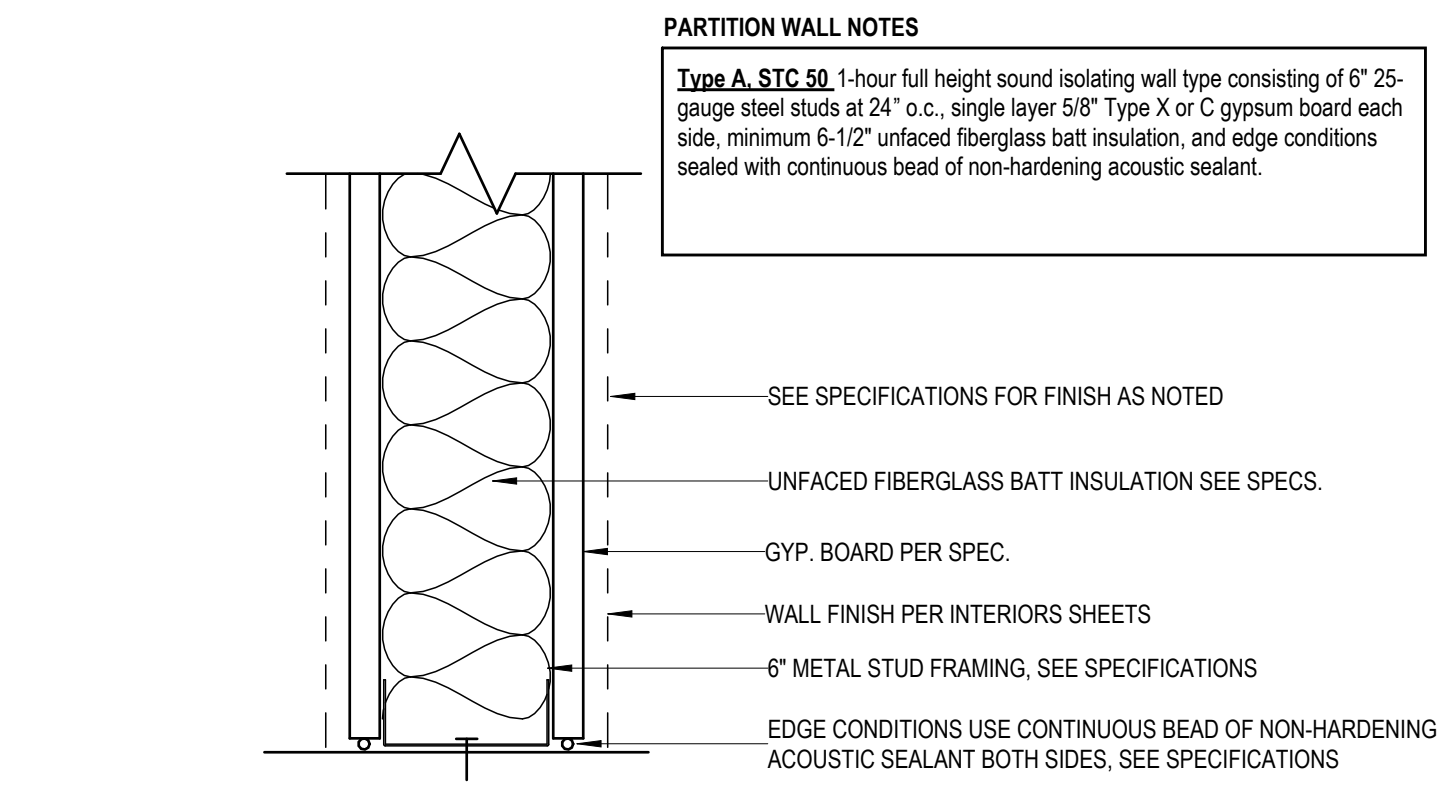
M6.1 6" METAL STUD WALL WITH INSULATION
3" x 1'-0"



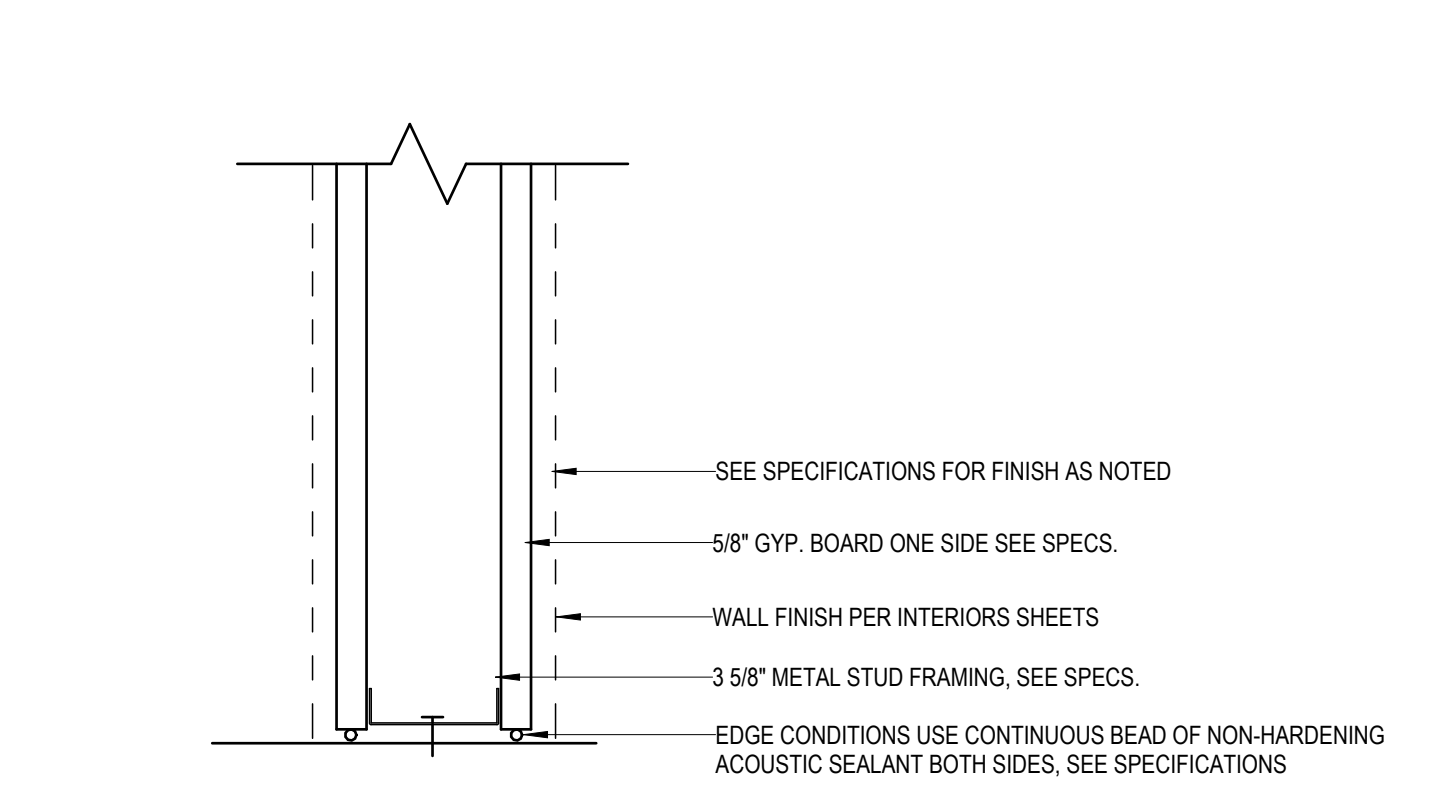
M6.0 6" METAL STUD WALL
3" x 1'-0"



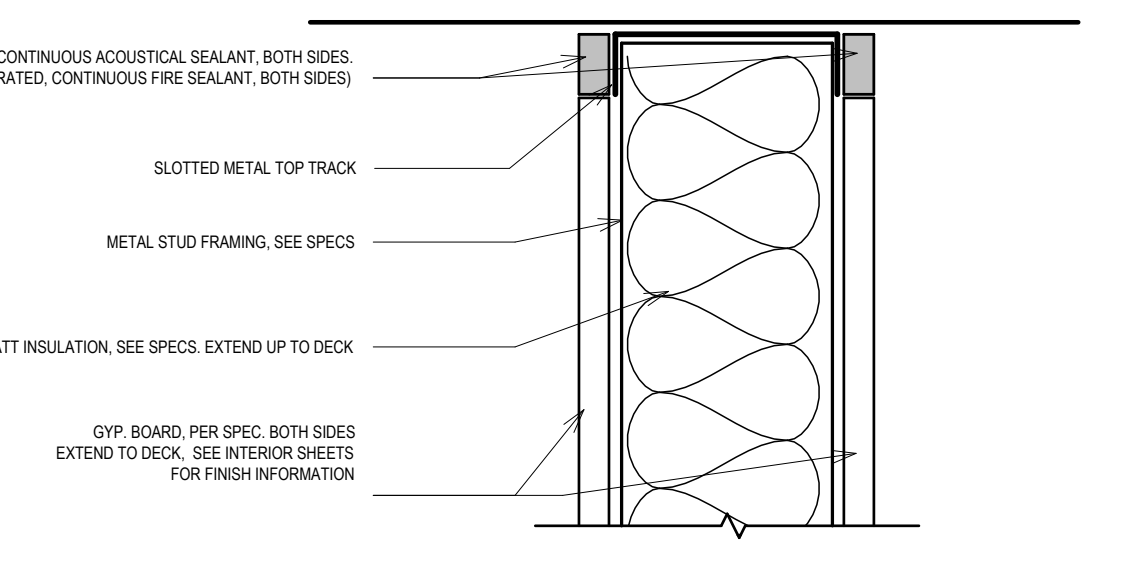
5 ONE SIDED WALL AT DECK PERPENDICULAR
3" x 1'-0"



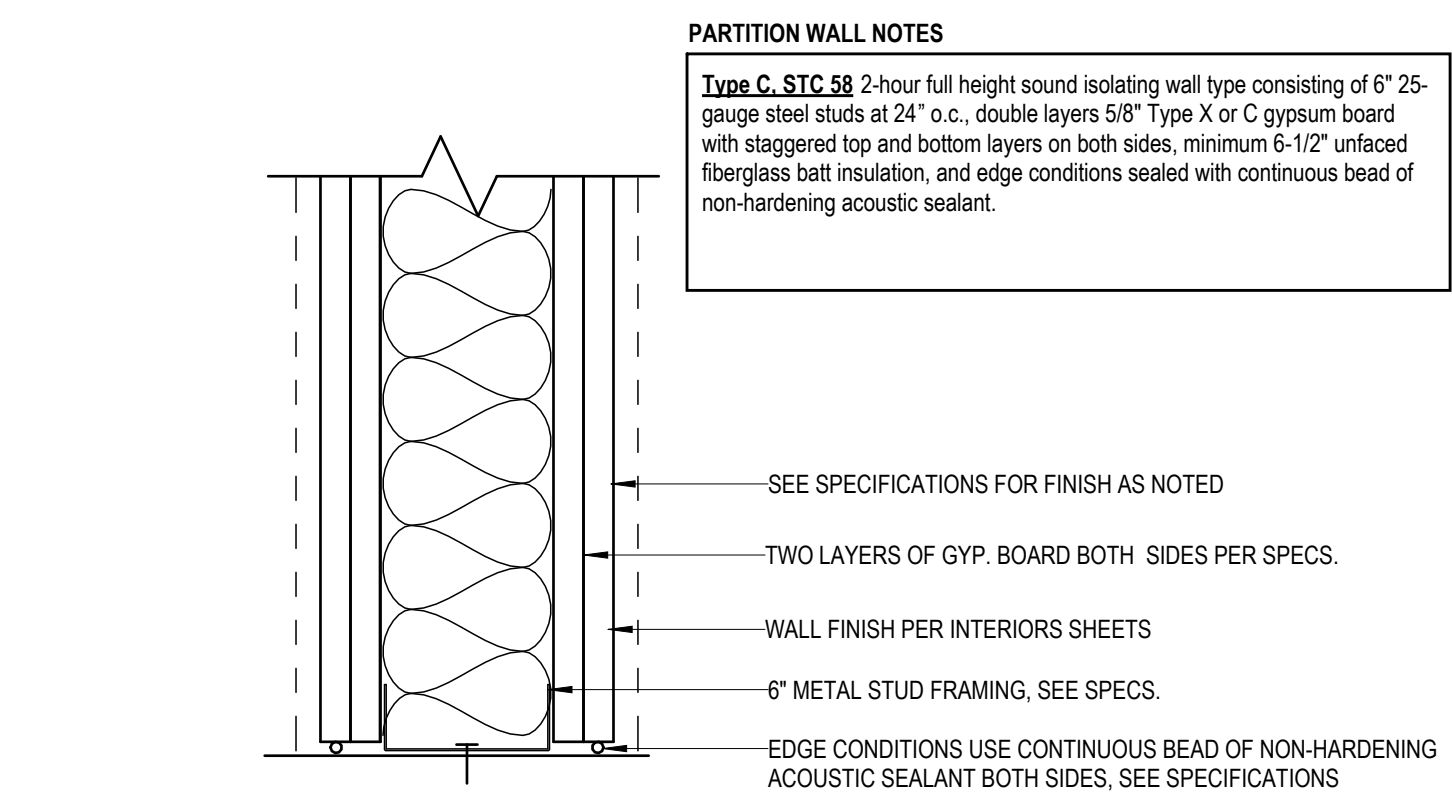
M6.2 6" METAL STUD WALL WITH INSULATION
3" x 1'-0"



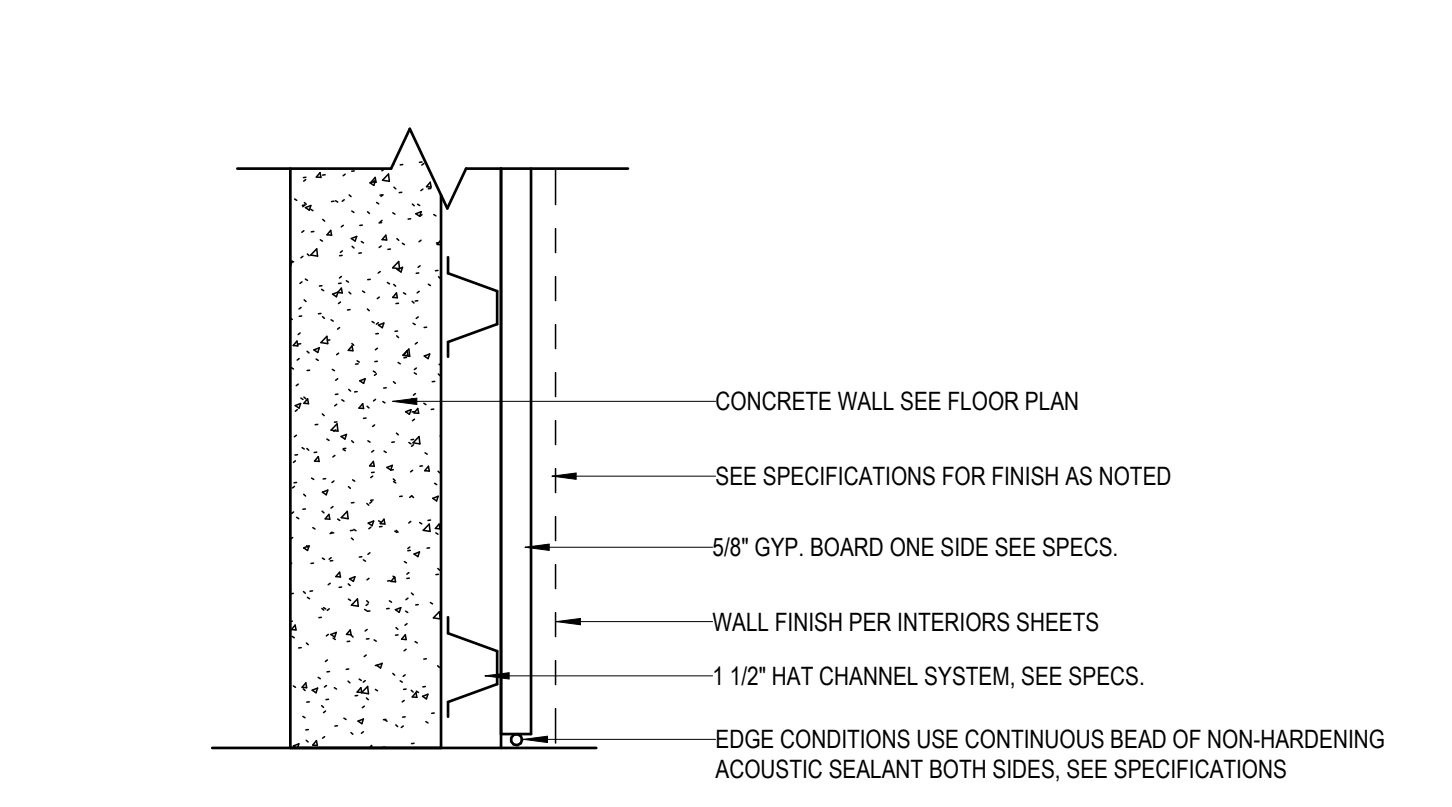
M3 3 5/8" METAL STUD WALL
3" x 1'-0"



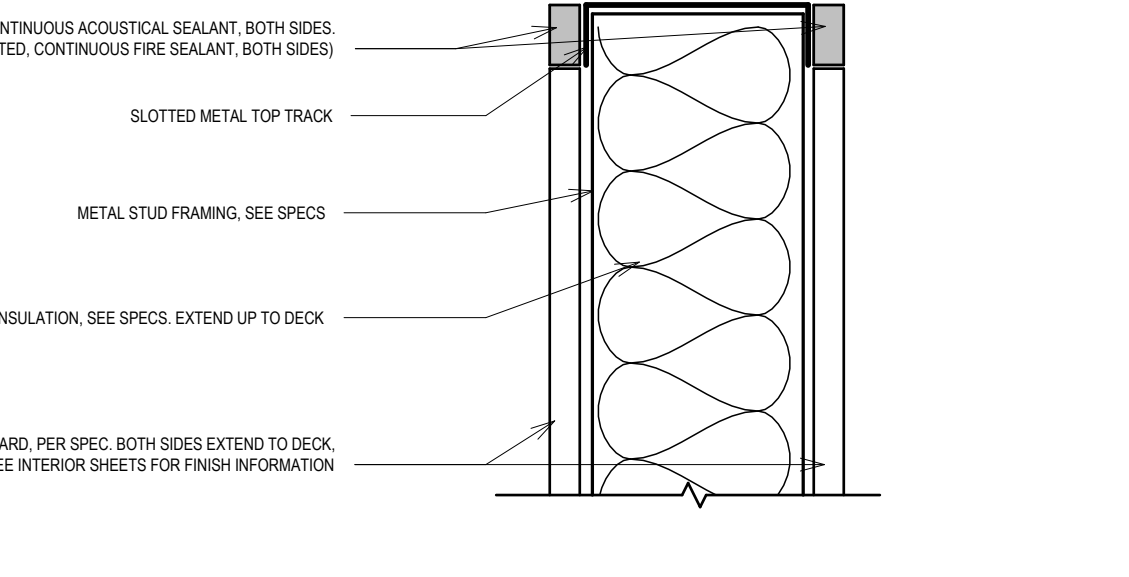
6 TWO SIDED WALL AT DECK PARALLEL
3" x 1'-0"



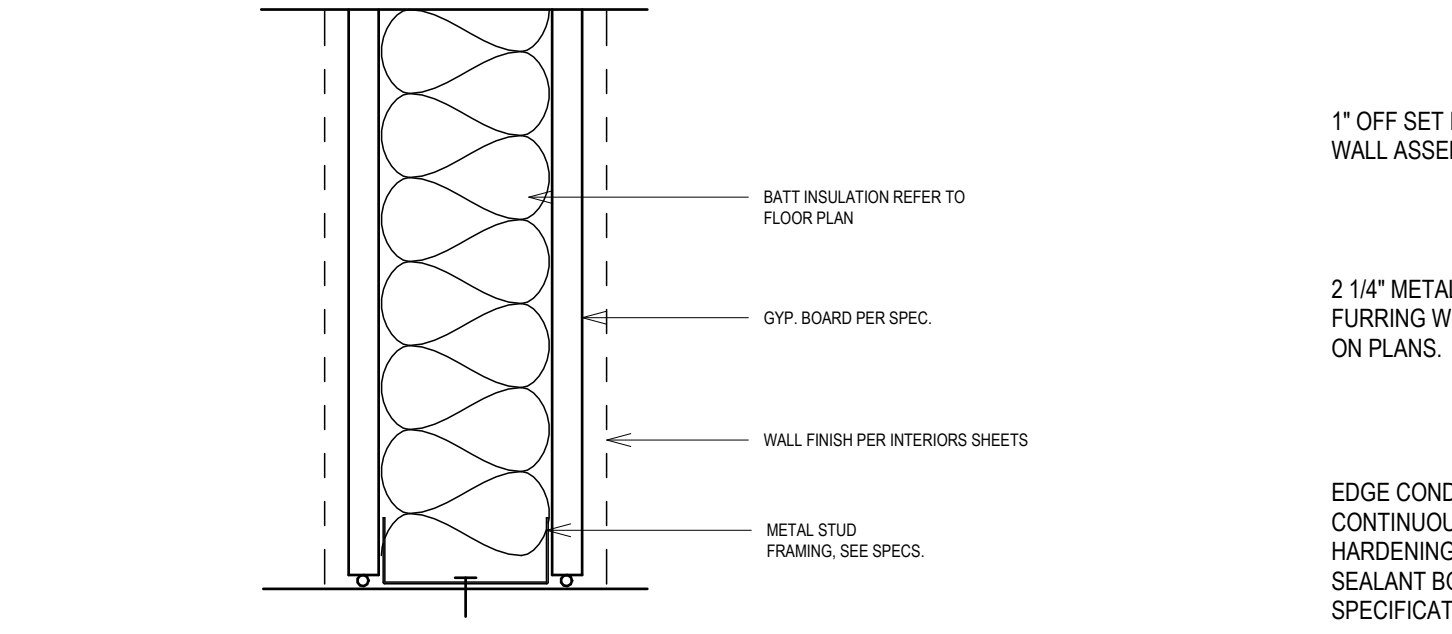
M6.3 6" METAL STUD WALL WITH INSULATION
3" x 1'-0"



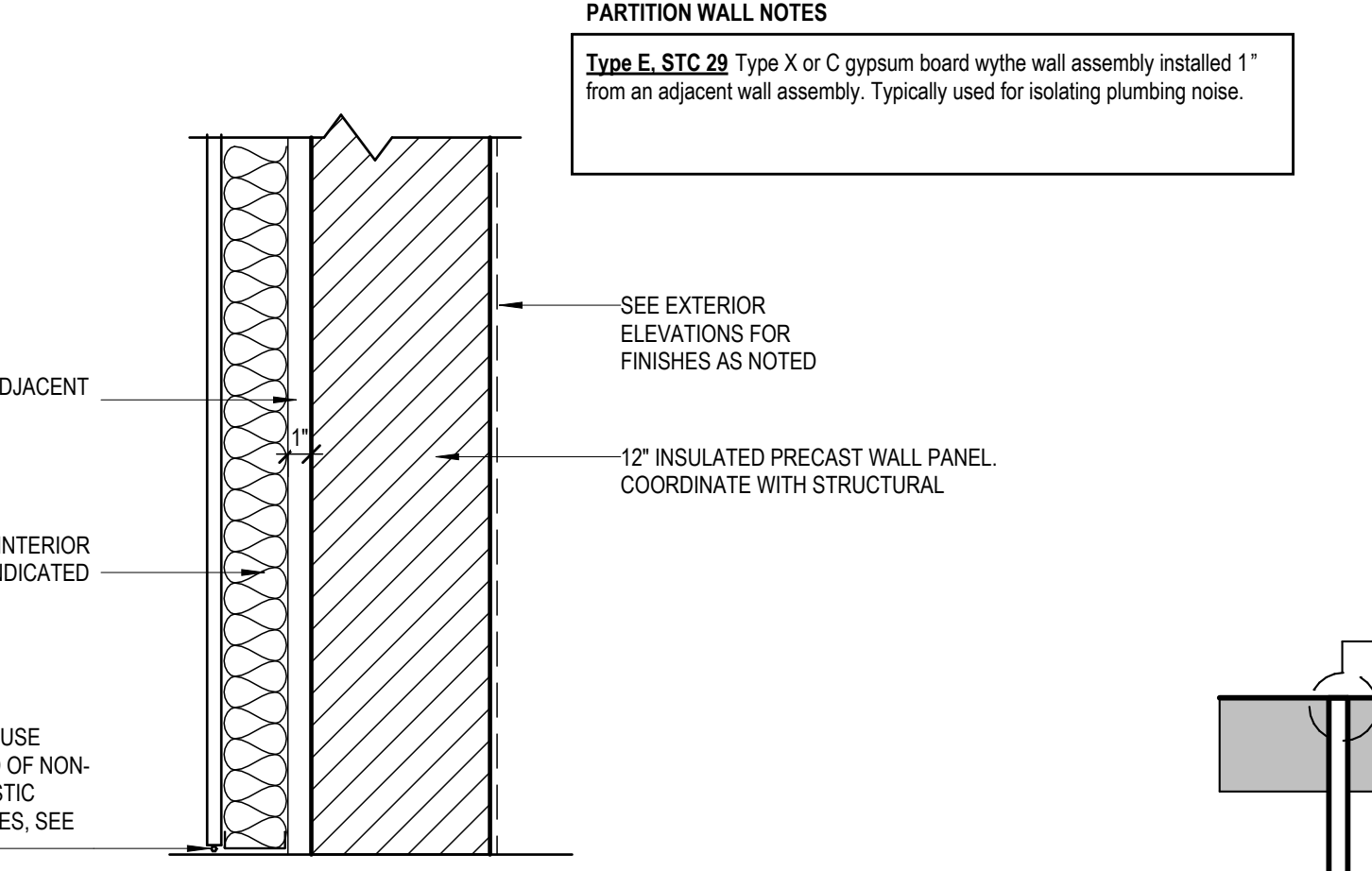
F1 1 1/2" HAT CHANNEL AT ELEVATOR WALL
3" x 1'-0"



7 TWO SIDED WALL AT DECK PERPENDICULAR
3" x 1'-0"



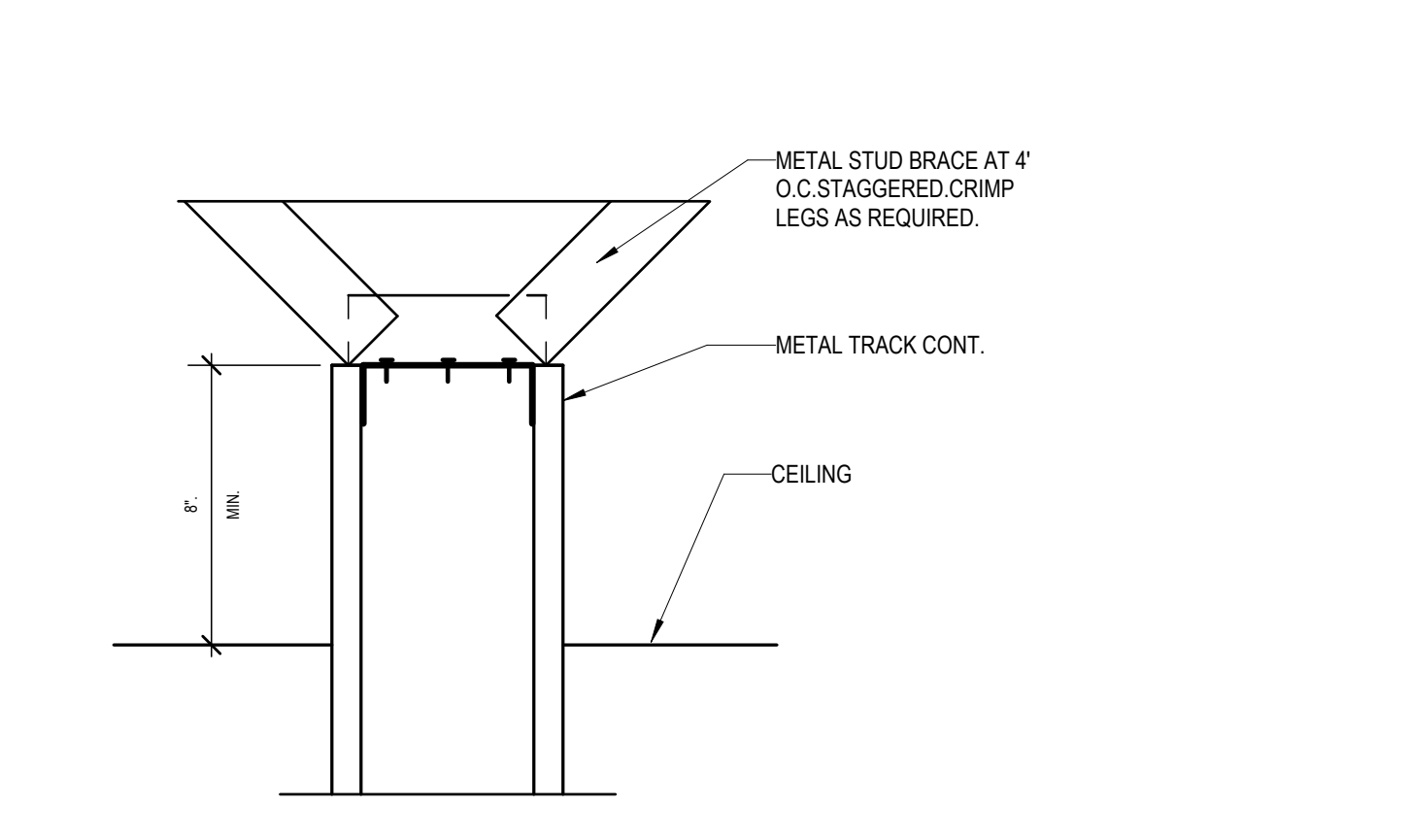
1 WALL AT FLOOR
3" x 1'-0"



C15 PRECAST WALL PANEL WITH FURRING WALL
1 1/2" x 1'-0"



2 WALL AT CEILING 8" ABOVE
3" x 1'-0"



C12 PRECAST WALL PANEL
1 1/2" x 1'-0"

PARTITION TYPE LEGEND

CORE MATERIAL (CATEGORY)	GYPSUM BOARD LAYERS (CONFIGURATION)
M - METAL STUDS	(NONE)
C - INSULATED SOLID WALL PANEL	A - 1 LAYER OF GYPSUM ON ONE SIDE
S - SHAFT WALLS	B - 1 LAYER OF GYPSUM ON EACH SIDE
W - WOOD STUDS	C - 1 LAYER OF GYPSUM ON ONE SIDE
F - FURRING CHANNELS	D - 2 LAYERS OF GYPSUM ON EACH SIDE
X - SPECIALTY	E - 2 LAYERS OF GYPSUM ON ONE SIDE AND 1 LAYER OF GYPSUM ON THE OPPOSITE SIDE
Z - 2-FURRING CHANNELS	F - 3 LAYERS OF GYPSUM ON ONE SIDE
	G - 1/2" ISOLATION CLIPS
	R - 1/2" RESILIENT CHANNELS

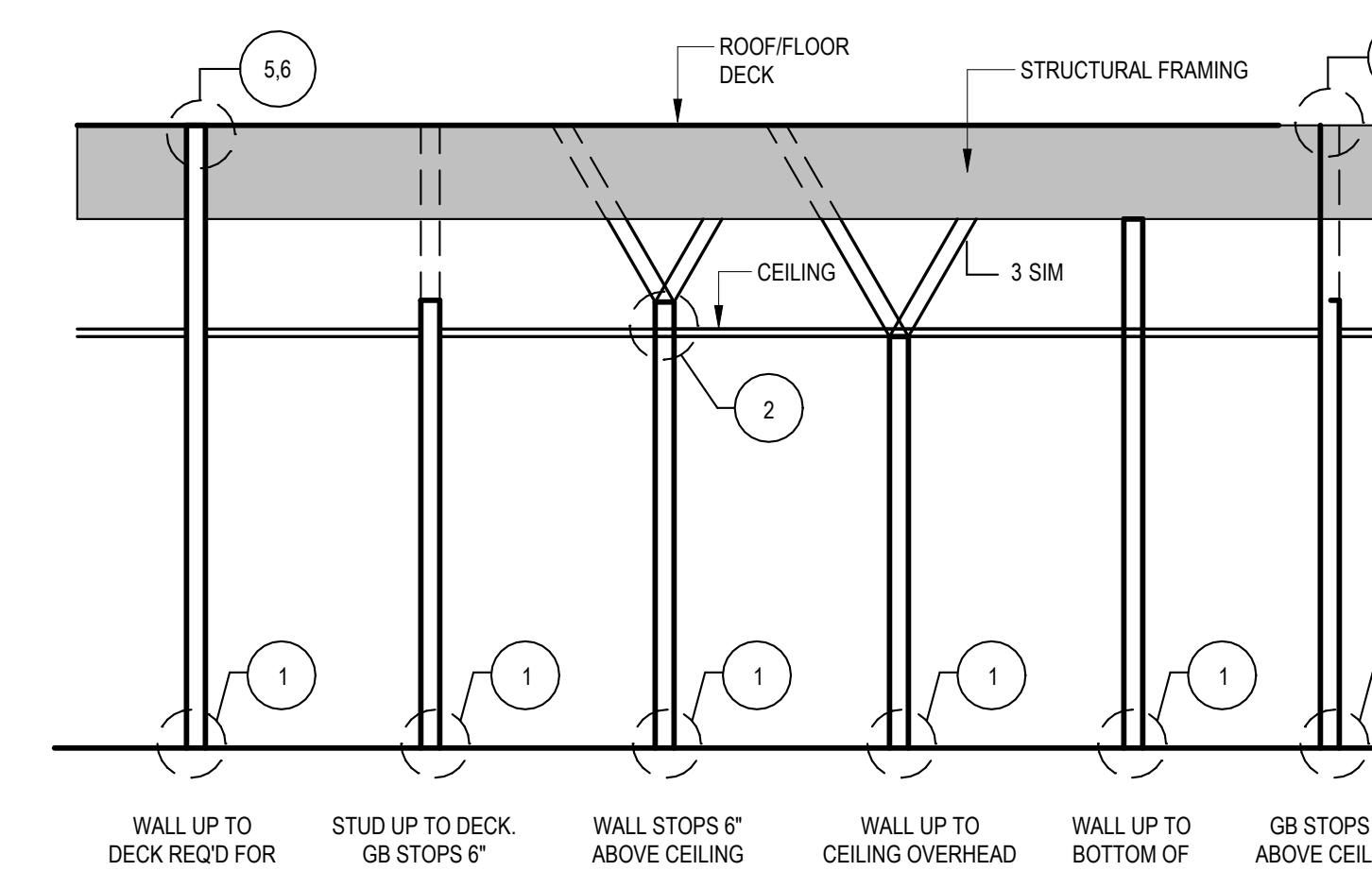
HEAD OF WALL CONDITION

- (NONE)
- 0 - PARTITION TO STRUCTURAL WOODEN DECK
 - 1 - STUD TO DECK, GYPSUM BOARD 6" ABOVE CEILING
 - 2 - OVERHEAD BRACED, STOP GYPSUM BOARD AT 8" ABOVE CEILING
 - 3 - OVERHEAD BRACED, STOP GYPSUM BOARD AT CEILING
 - 4 - PARTITION TO STRUCTURAL FRAMING
 - 5 - STUD AND GYPSUM BOARD ON ONE SIDE TO DECK, GB ON OTHER SIDE STOP 6" ABOVE CEILING
 - 8 - SEE WALL SECTION

SPECIAL CONDITION

- (NONE)
- H1 - HIGH IMPACT GB 1 SIDE (FRONT/PUBLIC/CORRIDOR SIDE)
 - H2 - HIGH IMPACT GB BOTH SIDES
 - L - LEAD LINED GYPSUM BOARD
 - M - SECURITY MESH
 - S0 - SOUND BATTS
 - S1 - SOUND BATTS WITH HIGH IMPACT GB 1 SIDE (FRONT/PUBLIC/CORRIDOR SIDE)
 - S2 - SOUND BATTS WITH HIGH IMPACT GB BOTH SIDES

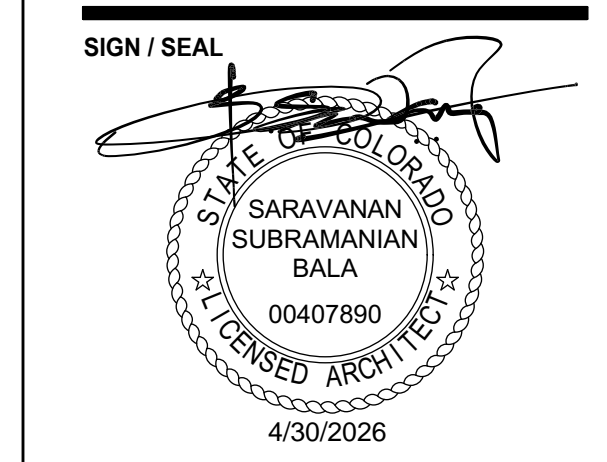
CORE MATERIAL	CORE MATERIAL THICKNESS TAG NUMBER WITH CORRESPONDING THICKNESSES											
	0	1	2	3	4	5	6	7	8	10	12	
METAL STUDS												
CMU												
SHAFT WALL												
WOOD												
FURRING												



WALL CONDITIONS DIAGRAM

REV. #	DESCRIPTION	DATE

DATE OF ISSUE: 04.30.2026
 PHASE: CONSTRUCTION DOCUMENTS
 ISSUED FOR:
 GRACE PROJECT NO: 3225193



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HONOR CHARTER ACADEMY D48 AUTHORIZED CHARTER SCHOOL

OWNER NAME:
TAMMY SWEERIS
HONOR CHARTER SCHOOL BUILDING CORPORATION
1277 E Caley Avenue, Centennial, CO 80111
tammy@highmarkschools.com
616.250.3566

PROPERTY ADDRESS:
BENT GRASS MEADOWS DR. PEYTON, CO
PROPERTY TAX SCHEDULE NUMBER:
NO. 530100038
CURRENT PROPERTY ZONING:
PUD

LEGAL DESCRIPTION:
COMMERCIAL DEVELOPMENT/ VACANT LAND
EXISTING/ PROPOSED ZONING/ USE:
PUD/ PUBLIC CHARTER SCHOOL

LOT/ PARCEL SIZE:
391,129 SF (8.98 ACRES)

TOTAL GROSS BUILDING SQ. FT.:
48,428 SF

LOT COVERAGE CALCULATION
(TOTAL BUILDING AREA/ TOTAL LOT AREA X 100)
12.38%

OPEN SPACE:
32.62%
(TOTAL OPEN SPACE/ TOTAL LOT AREA X 100)

LANDSCAPING:
7.98%
(TOTAL LANDSCAPING/ TOTAL LOT AREA X 100)

IMPERMEABLE SURFACES:
21.21%
(TOTAL IMP. SURF./ TOTAL LOT AREA X 100)

PARKING:
(EDUCATION ELEMENTARY)
REQUIRED: 66 SPACES + 3 ADA SPACES
(2 SPACES PER CLASSROOM)
PROVIDED: 72 SPACES + 4 ADA SPACES

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.

The owner agrees on behalf of himself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submission. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

GENERAL SHEET NOTES

- A. CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, SITE IMPROVEMENTS, ETC. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS TO FACILITATE THE COMPLETION OF ALL REQUIRED NEW WORK. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL QUANTITIES AND ITEMS THAT ARE REQUIRED TO BE REMOVED PRIOR TO SUBMITTAL OF THIS PROPOSAL.
- B. SLOPE ALL GRADES AND PAVEMENT AWAY FROM BUILDING(S) TO PROVIDE POSITIVE DRAINAGE, UNLESS NOTED OTHERWISE.
- C. FINISH GRADE AT SIDEWALKS, BUILDINGS, ETC., AS REQUIRED TO PROVIDE SMOOTH TRANSITION TO GRADE.
- D. ANGLES INDICATED ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- E. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE ON A CONTINUING BASIS FOR THE DURATION OF CONSTRUCTION.
- F. CONCRETE WALKS SHALL HAVE EXPANSION JOINTS AT A MAXIMUM SPACING OF 20 FEET O.C. AND CONTROL JOINTS AT 5 FEET O.C. UNLESS NOTED OTHERWISE.
- G. PERFORM ALL CLEARING, GRUBBING AND EARTHWORK IN ACCORDANCE WITH THE GEO TECHNICAL REPORT, UNLESS MORE RESTRICTIVE REQUIREMENTS EXIST.
- H. SHOULD SLOPES OF GREATER THAN 12% (20%) OCCUR AT PAVEMENT LOCATIONS, NOTIFY ARCHITECT IMMEDIATELY.
- I. ALL PROPOSED IMPORTED FILL MATERIAL SHALL BE TESTED BY A QUALIFIED TESTING AGENCY TO VERIFY THAT IT MEETS ALL SPECIFICATION REQUIREMENTS PRIOR TO PLACING ON SITE.
- J. DIMENSIONS ARE TO OUTSIDE FACE OF STEM WALLS/FOUNDATIONS UNLESS NOTED OTHERWISE.
- K. ALL AREAS DISTURBED BY CONSTRUCTION, STAGING, ETC. SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ORIGINAL CONDITION.
- L. ALL SIDEWALKS AT BUILDING ENTRYWAYS SHALL BE "KEYED" INTO BUILDING SLAB TO PREVENT DIFFERENTIAL MOVEMENT.

SHEET KEYNOTES

- 100 ASPHALT DRIVEWAY
- 101 CONCRETE PAD AT TRASH ENCLOSURE/ REF CIVIL DOCUMENTS
- 102 CONCRETE SIDEWALK
- 103 CONCRETE CURB/ REF CIVIL DOCUMENTS
- 104 LANDSCAPED AREA/ REF LANDSCAPE DOCUMENTS
- 105 ADA ACCESSIBLE CURB/ RAMP/ REF CIVIL DOCUMENTS
- 106 ROLLED ASPHALT CURB/ REF CIVIL DOCUMENTS
- 107 ZERO EDGE ASPHALT/ CONCRETE TRANSITION/ REF CIVIL
- 108 PEDESTRIAN GATE/ REF ARCHITECTURAL DOOR SCHEDULE/
- 109 TRAFFIC GATE/ MANUAL SWINGS/ REF ARCHITECTURAL DOOR
- 110 FLAGPOLE
- 111 6" CONCRETE PEDESTAL FOR MONUMENT SIGNAGE/ SIGNAGE
- 112 TYPICAL PARKING SPACES/ PAINTED
- 113 ADA PARKING SPACES/ PAINTED
- 114 TRASH ENCLOSURE
- 115 CROSSWALK/ PAINTED
- 116 LOADING ZONE/ PAINTED
- 117 CHAIN LINK FENCE/ 6'-0" REF. GATE SCHEDULE/ REF LANDSCAPE DOCUMENTS FOR HORIZONTAL CONTROL
- 118 PLAYGROUND SURFACE & ASSOCIATED EQUIPMENT BY
- 119 FIRE LANE/ PAINTED
- 120 FUTURE ATHLETIC FIELD
- 121 DECELERATION LANE/ REF CIVIL DOCUMENTS
- 122 DRAINAGE BASIN/ REF CIVIL DOCUMENTS
- 123 ELECTRICAL TRANSFORMER/ REF ELECTRICAL DOCUMENTS
- 124 UNDERGROUND GREASE INTERCEPTOR/ REF M.E.P.
- 125 SANITARY SEWER CONNECTION
- 126 BICYCLE RACK/ OFOI
- 127 TRAFFIC BOLLARDS/ PAINTED/ REF CIVIL DOCUMENTS

SITE LEGEND

- PROPERTY LINE/ REF CIVIL DOCUMENTS
- SETBACKS/ EASEMENTS/ REF CIVIL DOCUMENTS
- ADA ACCESSIBLE PATH TO RIGHT OF WAY
- FIRE APPARATUS/ CLEARANCE/ TURNING RADIUS
20'-0" MINIMUM WIDTH/ 30'-0" INSIDE TURN RADIUS
- SERVICE/ REFUSE COLLECTION/ CLEARANCE/ TURNING RADIUS
- FIRE HYDRANT LOCATION/ REF CIVIL DOCUMENTS
- FIRE LANE/ PAINTED CURB
- BUILDING ENTRANCE/ EXIT
- CHAIN LINK FENCE/ REF LANDSCAPE DOCUMENTS FOR HORIZONTAL CONTROL
- FUTURE CLASSROOM EXPANSION/ SEPARATE PERMIT
- TRAFFIC DIRECTION
- LP LIGHT POLE/ REF. ELECTRICAL DOCUMENTS
- WS BUILDING MOUNTED LIGHTING/ EMERGENCY LIGHTING
REF. ELECTRICAL DOCUMENTS
- FDC FIRE DEPARTMENT CONNECTION
- FR FIRE RISER
- FL FIRE LANE SIGNAGE
- HC HANDICAP SIGNAGE
- DS DOWNSPOUT (REF. PLUMBING DOCUMENTS)
- KB KNOX BOX
- CONCRETE SIDEWALK (REF. CIVIL DOCUMENTS)
- ASPHALT PAVEMENT (REF. CIVIL DOCUMENTS)
- GRASS/ LANDSCAPING (REF. LANDSCAPE DOCUMENTS)
- CLASSROOM BUILDING
- FUTURE CLASSROOM EXPANSION
- PLAYGROUND
- DRAINAGE EASEMENT (REF. CIVIL DOCUMENTS)
- SIGHT DISTANCE TRIANGLE/ 445'-0'
- PLANNING/ COMMUNITY DEVELOPMENT
APPROVAL SIGNATURE

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

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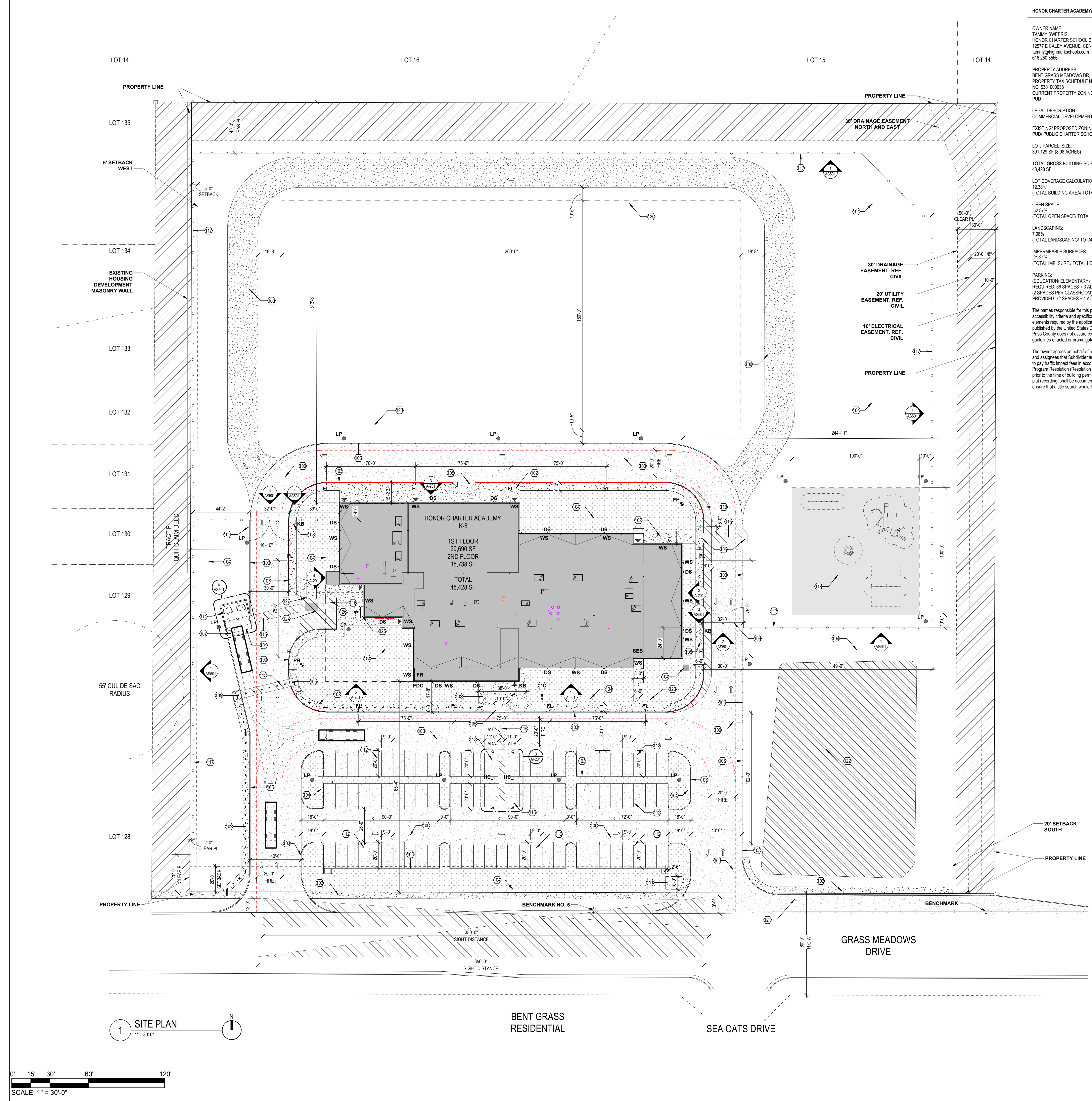
PHASE: CONSTRUCTION DOCUMENTS

ISSUED FOR:

GRACE PROJECT NO: 3225193

ARCHITECTURAL SITE PLAN

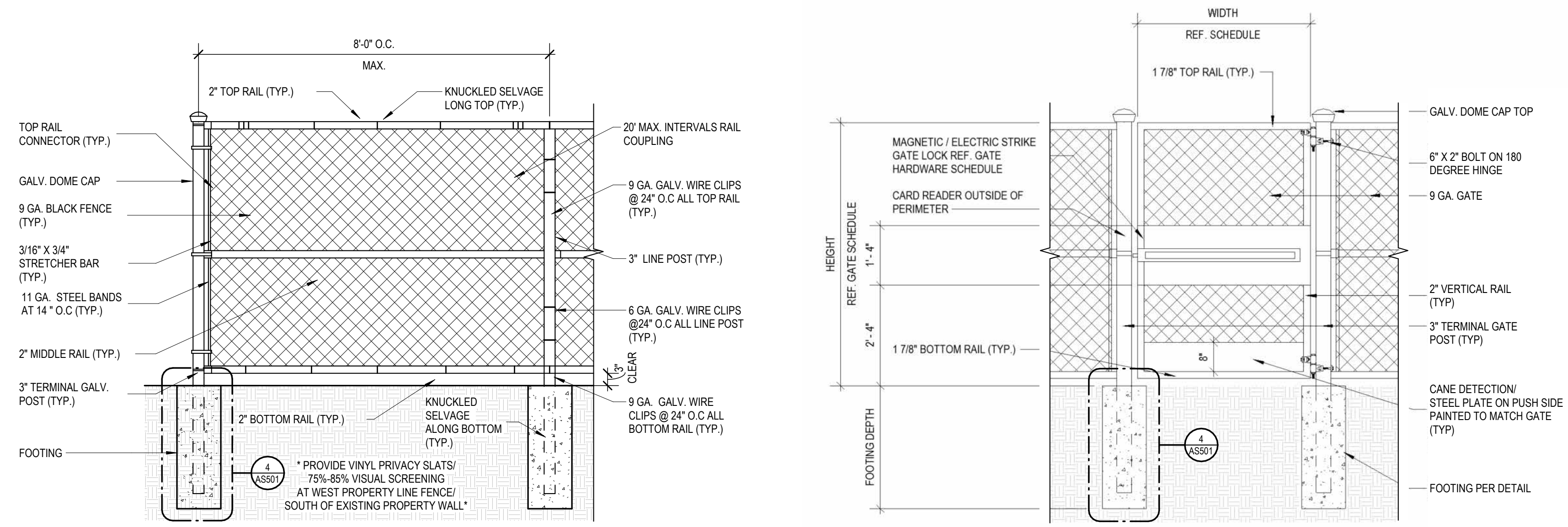
AS101



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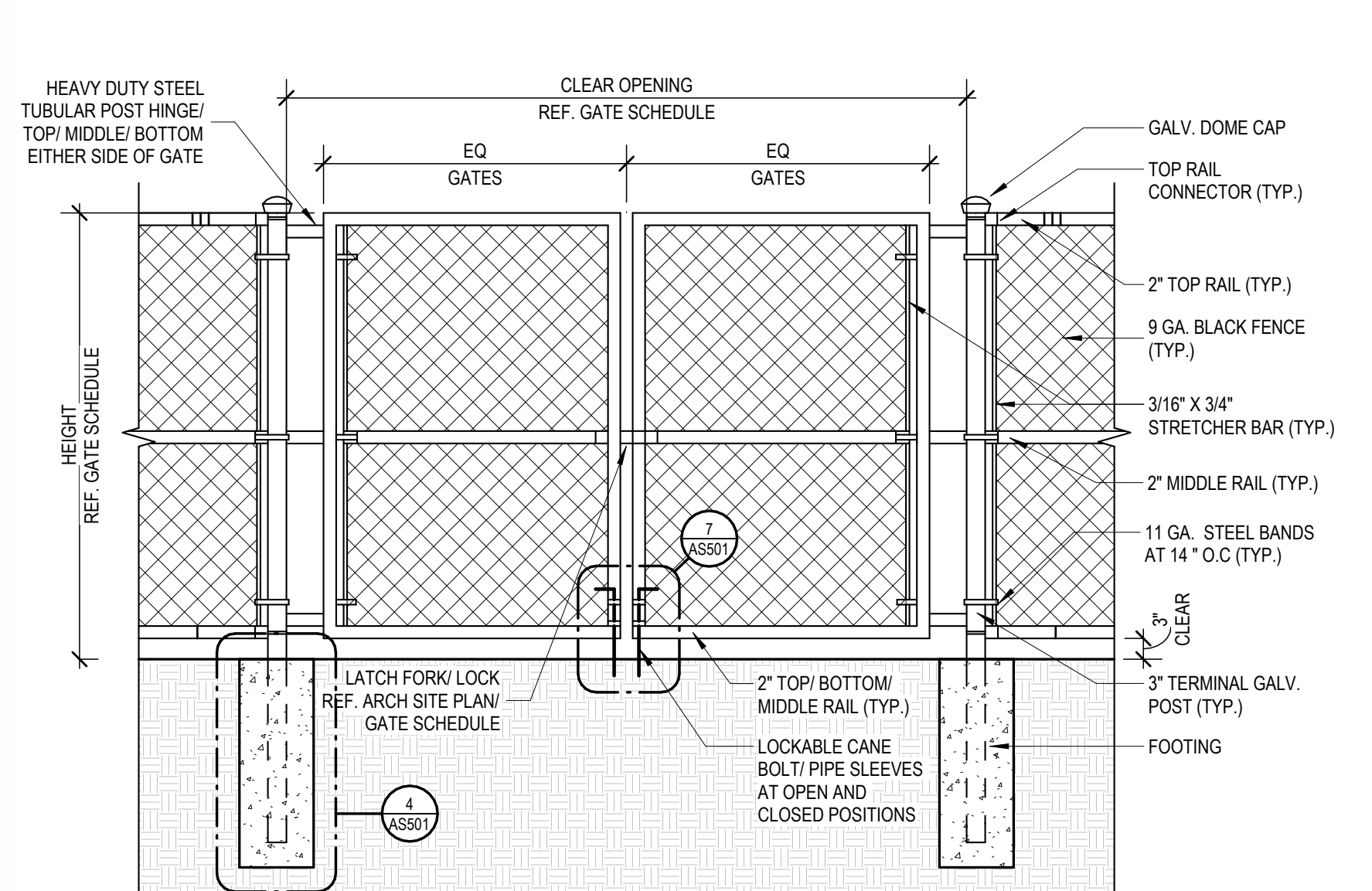
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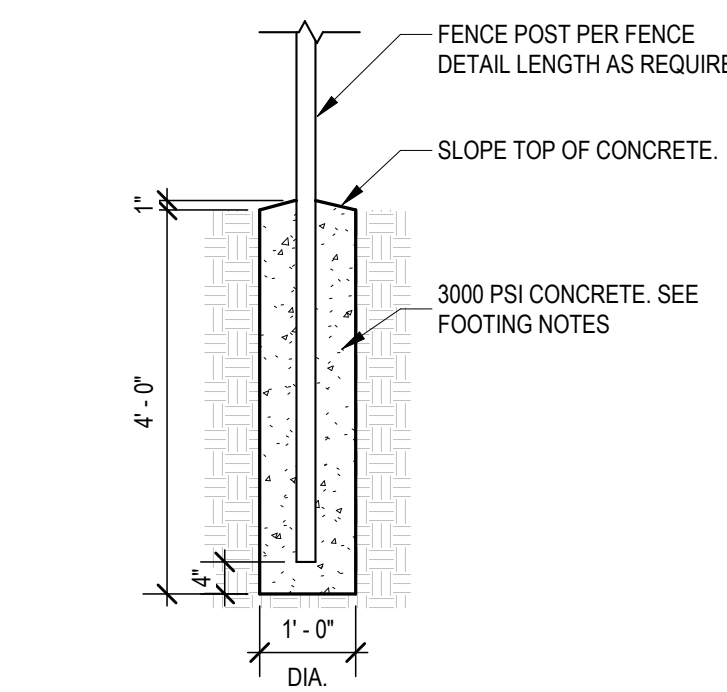


1 CHAIN LINK FENCE ELEVATION
1/2" = 1'-0"

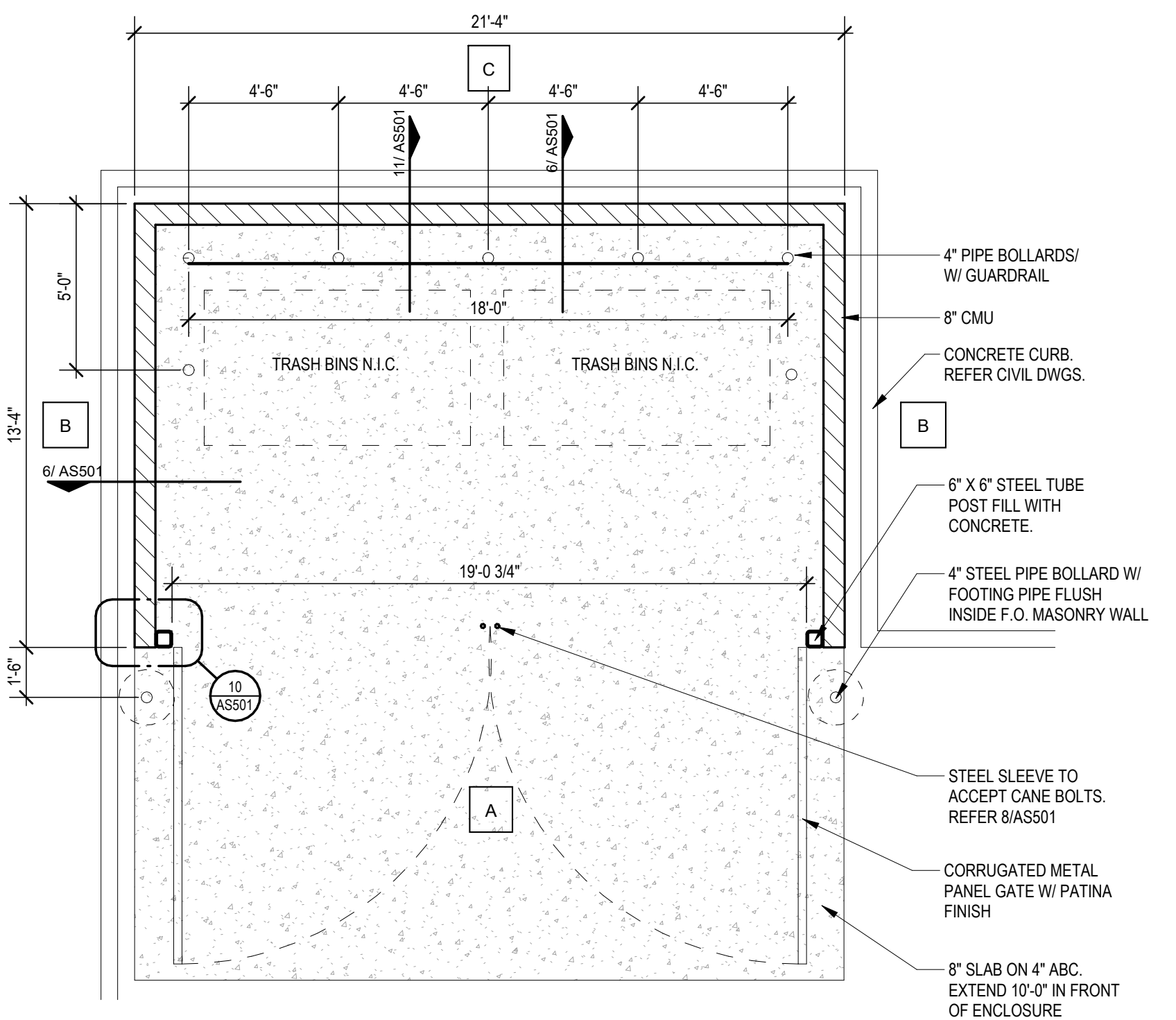
2 CHAIN LINK FENCE SINGLE DOOR
1/2" = 1'-0"



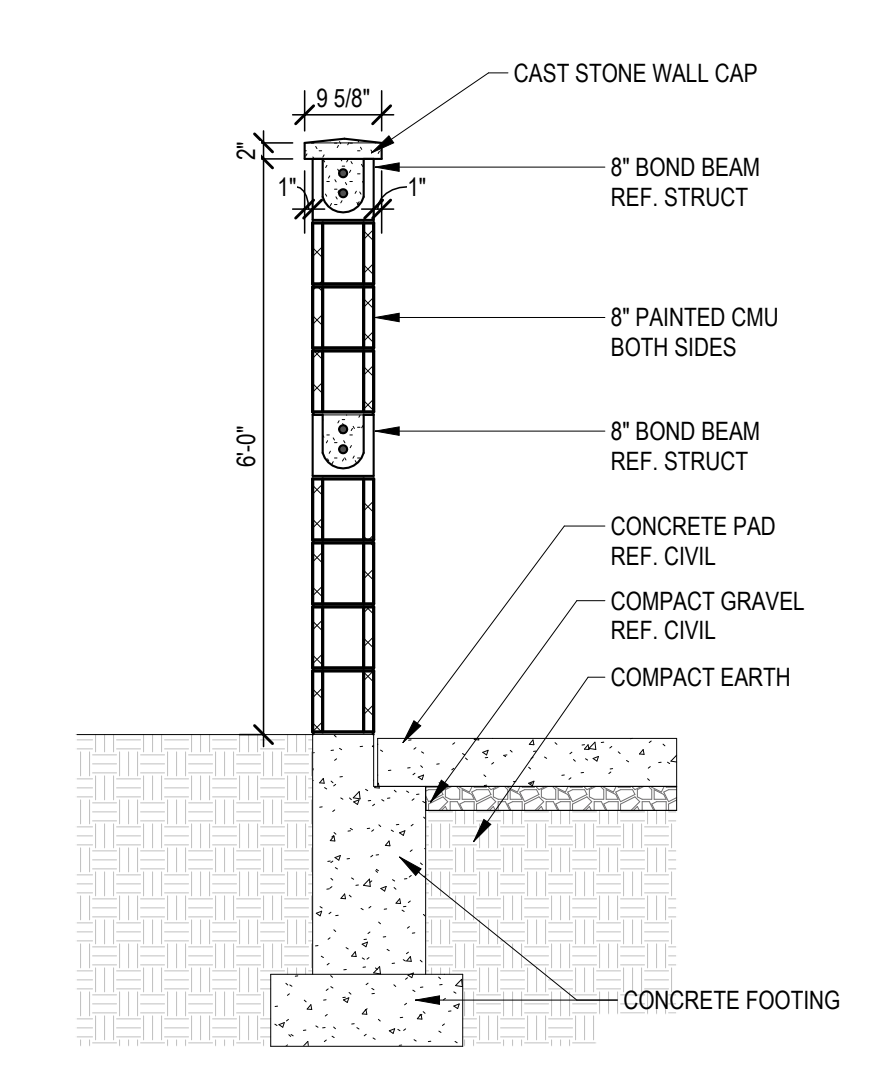
3 CHAIN LINK DOUBLE GATE MANUAL GATE
1/2" = 1'-0"



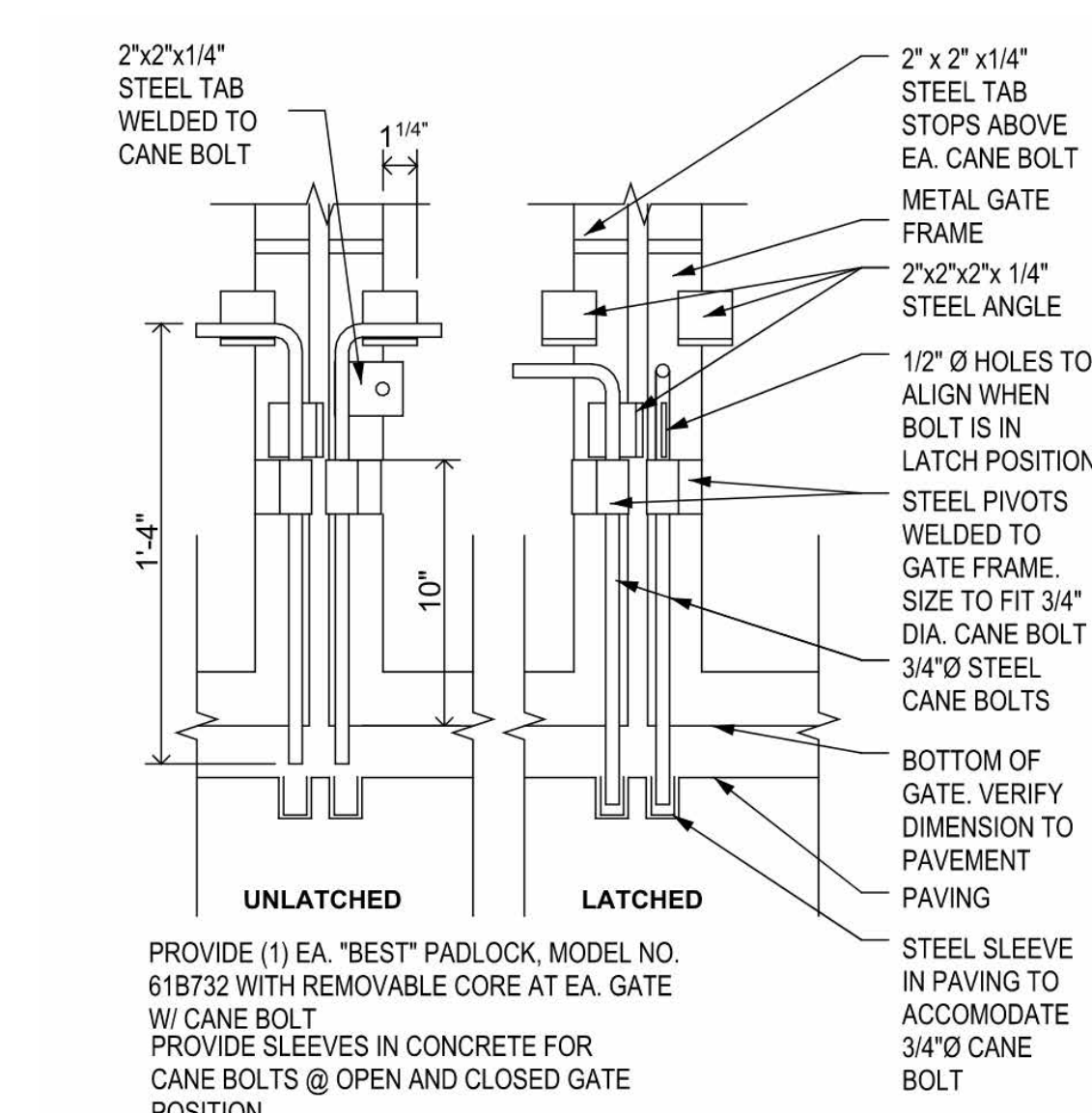
4 CHAIN LINK FENCE FOOTING
1/2" = 1'-0"



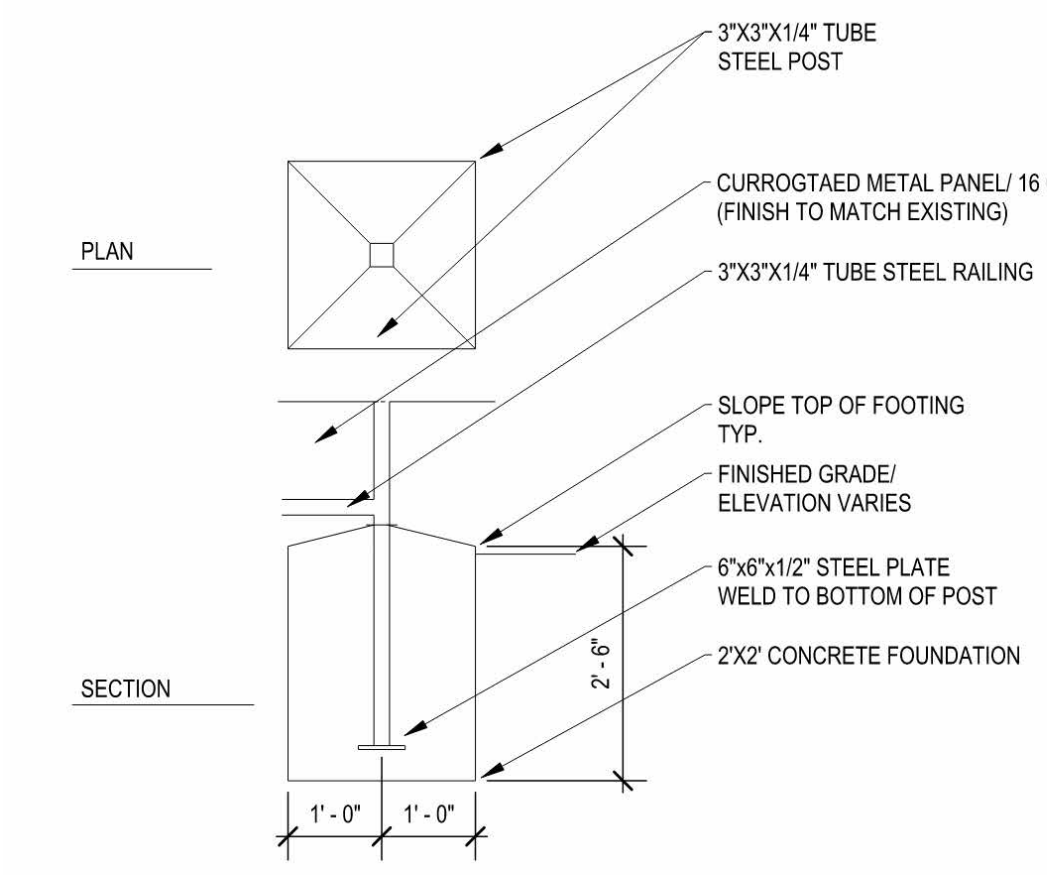
5 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



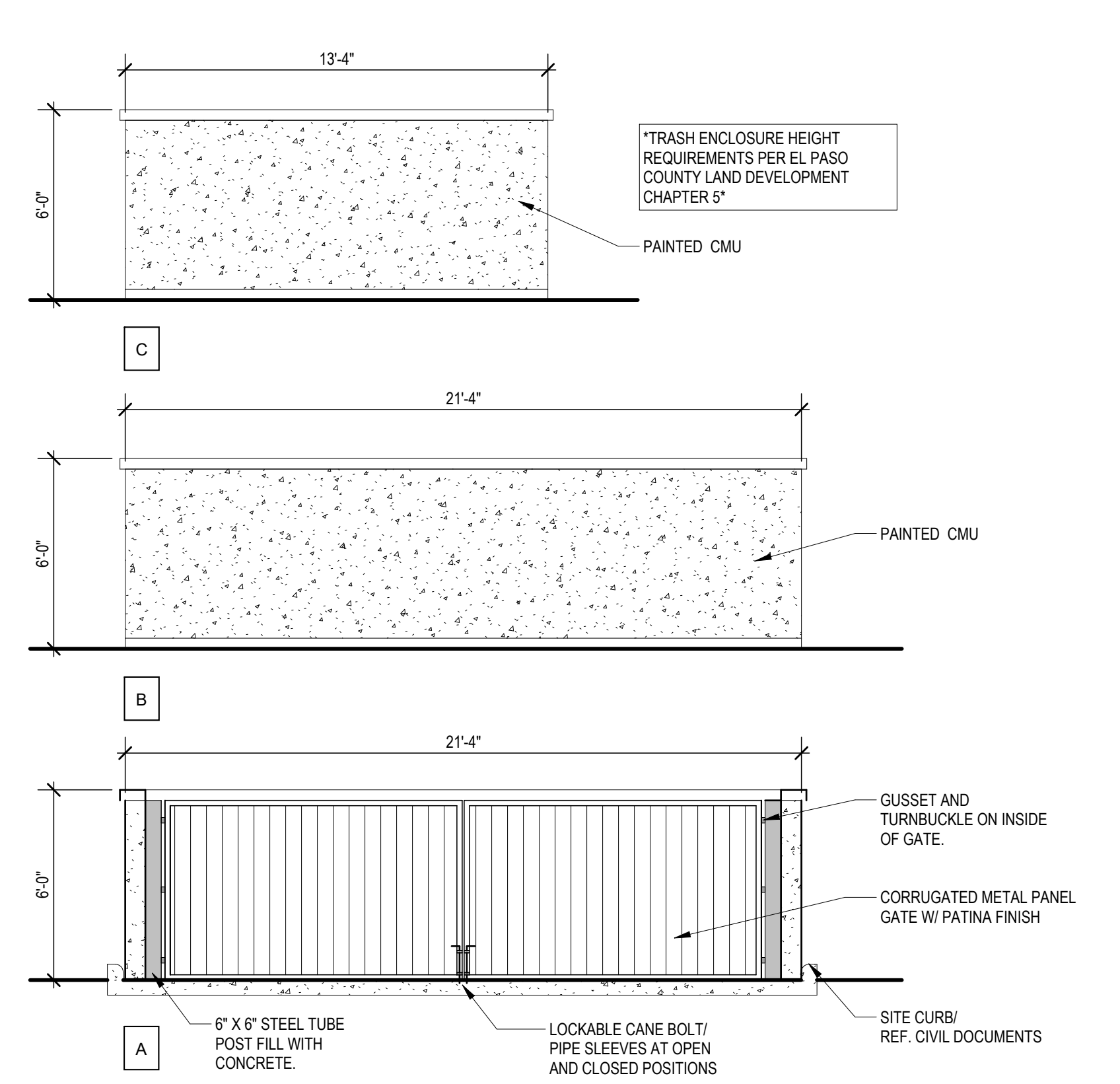
6 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



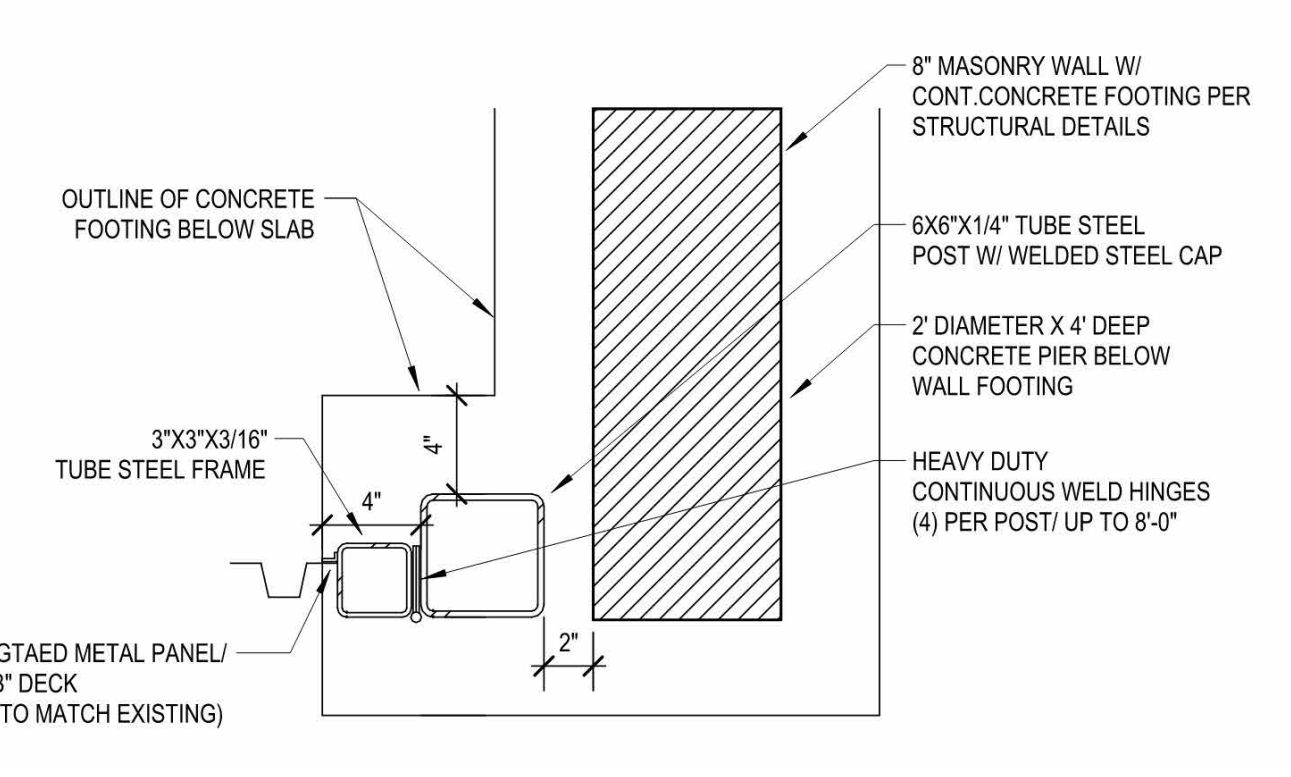
7 SITE GATE LOCKABLE CANE BOLT
1 1/2" = 1'-0"



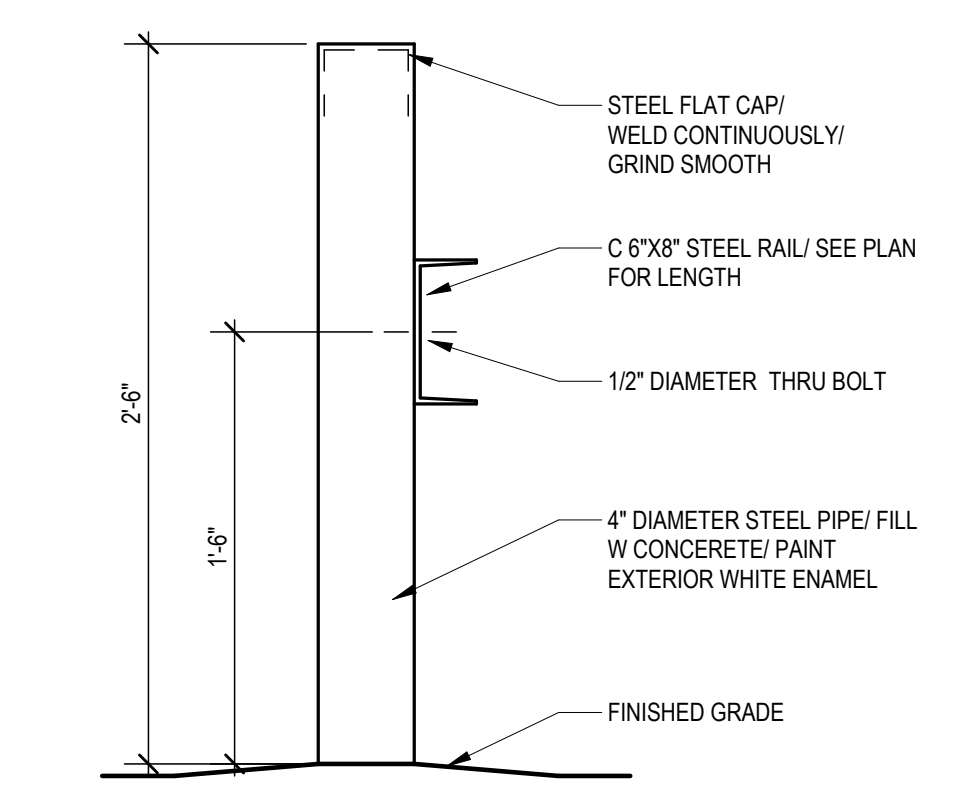
8 TRASH ENCLOSURE FENCE POST FOUNDATION
1 1/2" = 1'-0"



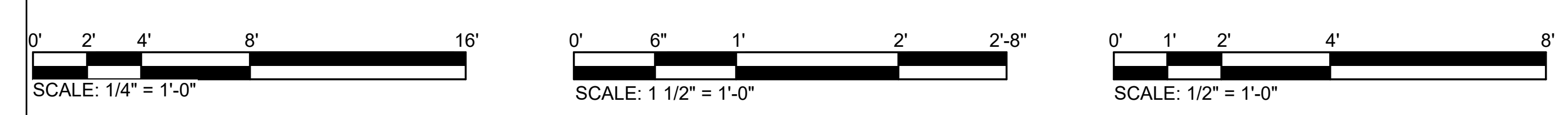
9 DUMPSTER ELEVATIONS
1/4" = 1'-0"



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



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



5/12/2026 4:11:29 PM Grace Design Studios / 3225193 / HONOR CHARTER SCHOOL - CONSTRUCTION DOCUMENTS / AS501- SITE DETAILS / PRICING C:\Users\lcoman\AppData\Local\Autodesk\Revit\2026\CollaborationCache\DSV2\MSNSUV\B\7\N\B\6565833b-e321-4c0b-529b-35161331e716023c7037-5f2e-469b-96cb-22ba33903371.rvt

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OWNER/CIENT

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

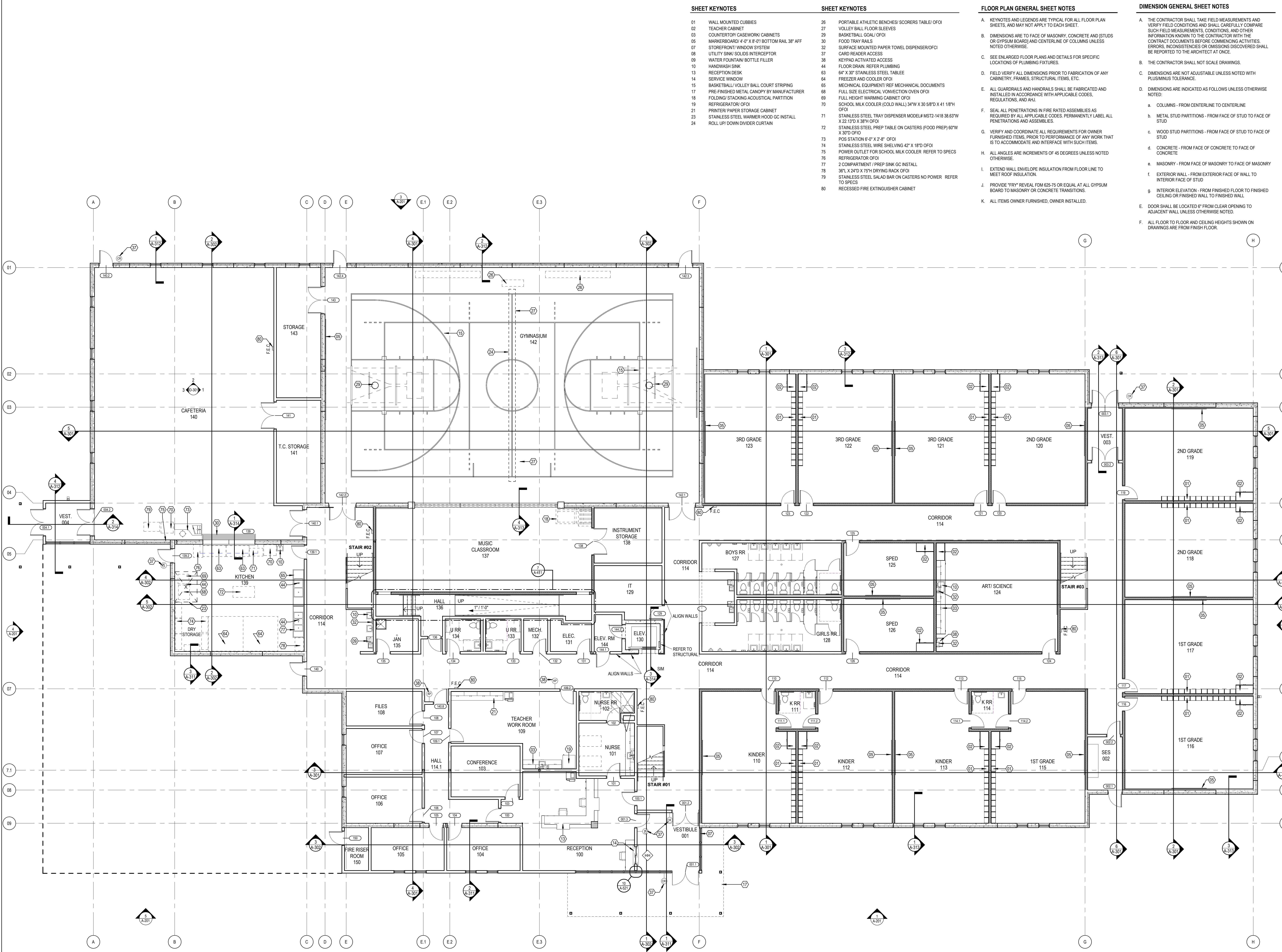
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OVERALL FLOOR PLAN LEVEL 01

A-101

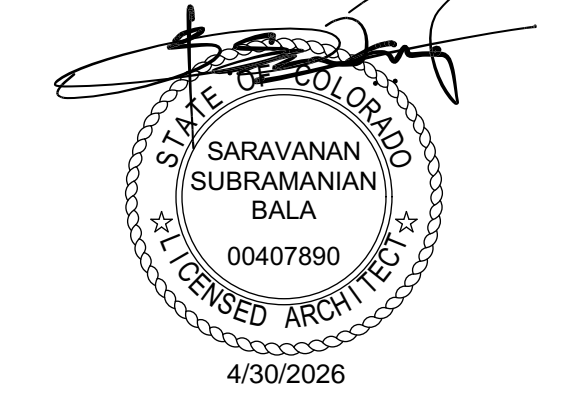
- | | | | |
|--|---|---|---|
| <p>SHEET KEYNOTES</p> <p>01 WALL MOUNTED CUBBIES
02 TEACHER CABINET
03 COUNTERTOP CASEWORK CABINETS
05 MARKERBOARD 4'-0" X 8'-0" BOTTOM RAIL 38" AFF
07 STOREFRONT WINDOW SYSTEM
08 UTILITY SINK SOLIDS INTERCEPTOR
09 WATER FOUNTAIN BOTTLE FILLER
10 HANDWASH SINK
13 RECEPTION DESK
14 SERVICE WINDOW
15 BASKETBALL/VOLLEY BALL COURT STRIPING
17 PRE-FINISHED METAL CANOPY BY MANUFACTURER
18 FOLDING STACKING ACOUSTICAL PARTITION
19 REFRIGERATOR/OFOI
21 PRINTER PAPER STORAGE CABINET
23 STAINLESS STEEL WARMER HOOD GC INSTALL
24 ROLL UP DOWN DIVIDER CURTAIN</p> | <p>SHEET KEYNOTES</p> <p>26 PORTABLE ATHLETIC BENCHES/ SCORERS TABLE/OFOI
27 VOLLEY BALL FLOOR SLEEVES
29 BASKETBALL GOAL/OFOI
30 FOOD TRAY RAILS
32 SURFACE MOUNTED PAPER TOWEL DISPENSER/OFOI
37 CARD READER ACCESS
38 KEYPAD ACTIVATED ACCESS
44 FLOOR DRAIN REFER PLUMBING
63 64" X 30" STAINLESS STEEL TABLEE
64 FREEZER AND COOLER OFOI
65 MECHANICAL EQUIPMENT/ REF MECHANICAL DOCUMENTS
68 FULL SIZE ELECTRICAL VOWECTION OVEN OFOI
69 FULL HEIGHT WARMING CABINET OFOI
70 SCHOOL MILK COOLER (COLD WALL) 34"W X 30 5/8"D X 41 1/8"H OFOI
71 STAINLESS STEEL TRAY DISPENSER MODEL# MST2-1418 38.63"W X 22.17"D X 38"H OFOI
72 STAINLESS STEEL PREP TABLE ON CASTERS (FOOD PREP) 6'0" X 3'0" OFOI
73 POS STATION 8'-0" X 2'-8" OFOI
74 STAINLESS STEEL WIRE SHELVING 42" X 18"0 OFOI
75 POWER OUTLET FOR SCHOOL MILK COOLER REFER TO SPECS REFRIGERATOR OFOI
77 2 COMPARTMENT / PREP SINK GC INSTALL
78 36"L X 24"D X 75"H DRYING RACK OFOI
79 STAINLESS STEEL SALAD BAR ON CASTERS NO POWER REFER TO SPECS
80 RECESSED FIRE EXTINGUISHER CABINET</p> | <p>FLOOR PLAN GENERAL SHEET NOTES</p> <p>A. KEYNOTES AND LEGENDS ARE TYPICAL FOR ALL FLOOR PLAN SHEETS, AND MAY NOT APPLY TO EACH SHEET.
B. DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE AND (STUDS OR GYPSUM BOARD) AND CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
C. SEE ENLARGED FLOOR PLANS AND DETAILS FOR SPECIFIC LOCATIONS OF PLUMBING FIXTURES.
D. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETS, FRAMES, STRUCTURAL ITEMS, ETC.
E. ALL GUARDRAILS AND HANDRAILS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND AHJ.
F. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AS REQUIRED BY ALL APPLICABLE CODES. PERMANENTLY LABEL ALL PENETRATIONS AND ASSEMBLIES.
G. VERIFY AND COORDINATE ALL REQUIREMENTS FOR OWNER FURNISHED ITEMS, PRIOR TO PERFORMANCE OF ANY WORK THAT IS TO ACCOMMODATE AND INTERFACE WITH SUCH ITEMS.
H. ALL ANGLES ARE INCREMENTS OF 45 DEGREES UNLESS NOTED OTHERWISE.
I. EXTEND WALL ENVELOPE INSULATION FROM FLOOR LINE TO MEET ROOF INSULATION.
J. PROVIDE "FRY" REVEAL FROM 625.75 OR EQUAL AT ALL GYPSUM BOARD TO MASONRY OR CONCRETE TRANSITIONS.
K. ALL ITEMS OWNER FURNISHED, OWNER INSTALLED.</p> | <p>DIMENSION GENERAL SHEET NOTES</p> <p>A. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.
B. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
C. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE.
D. DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED:
a. COLUMNS - FROM CENTERLINE TO CENTERLINE
b. METAL STUD PARTITIONS - FROM FACE OF STUD TO FACE OF STUD
c. WOOD STUD PARTITIONS - FROM FACE OF STUD TO FACE OF STUD
d. CONCRETE - FROM FACE OF CONCRETE TO FACE OF CONCRETE
e. MASONRY - FROM FACE OF MASONRY TO FACE OF MASONRY
f. EXTERIOR WALL - FROM EXTERIOR FACE OF WALL TO INTERIOR FACE OF STUD
g. INTERIOR ELEVATION - FROM FINISHED FLOOR TO FINISHED CEILING OR FINISHED WALL TO FINISHED CEILING
E. DOOR SHALL BE LOCATED 6" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED.
F. ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISH FLOOR.</p> |
|--|---|---|---|



0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"

1 LEVEL 01 - OVERALL FLOOR PLAN
1/8" = 1'-0"

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OWNER/CLIENT

HONOR CHARTER SCHOOL
HONOR CHARTER SCHOOL BUILDING CORPORATION
8250 Bent Grass Meadows Drive, Peyton, Colorado / 80831
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DIMENSION PLAN LEVEL 01 - PART A

A-101a

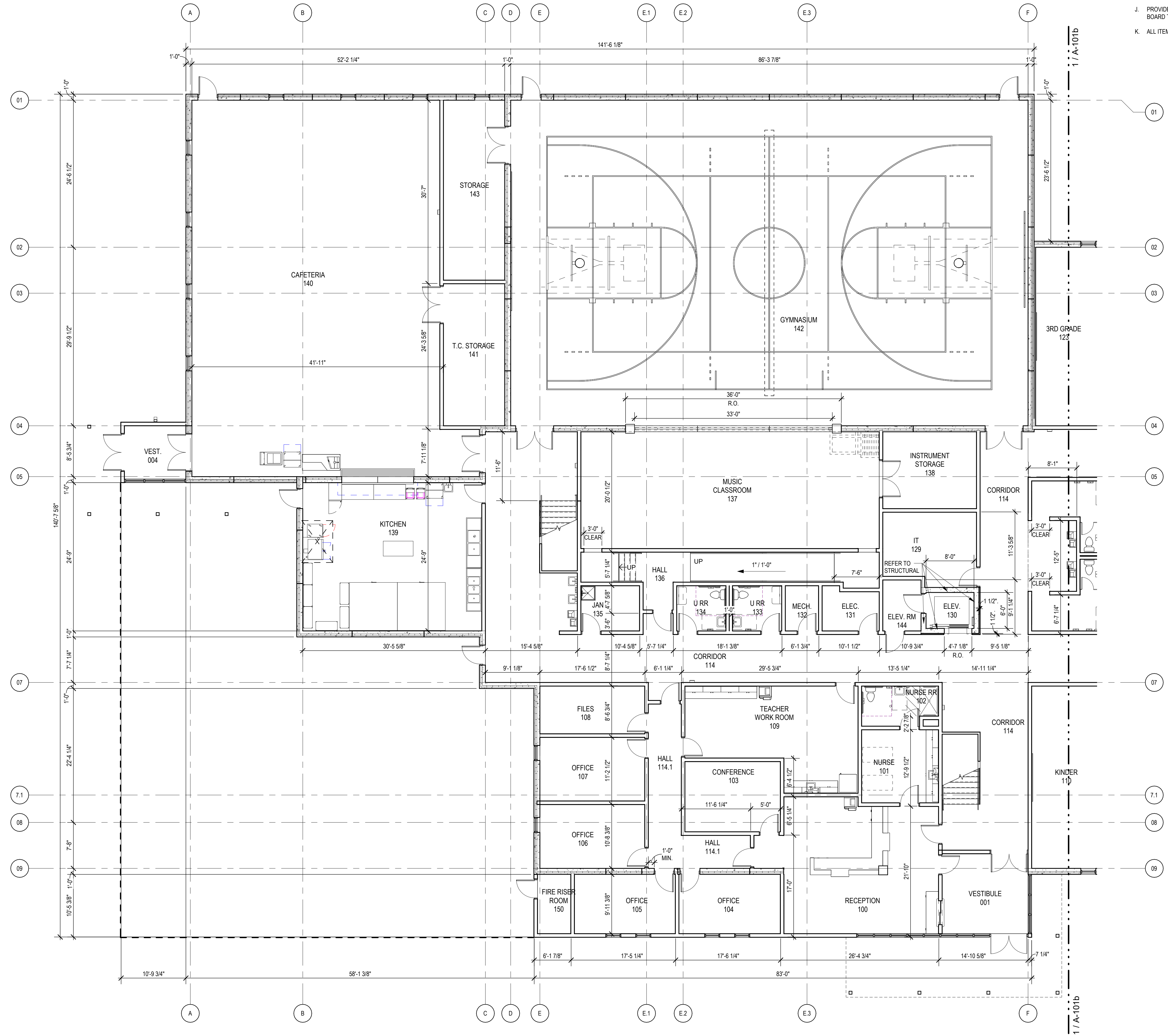
FLOOR PLAN GENERAL SHEET NOTES

- A. KEYNOTES AND LEGENDS ARE TYPICAL FOR ALL FLOOR PLAN SHEETS, AND MAY NOT APPLY TO EACH SHEET.
- B. DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE AND (STUDS OR GYPSUM BOARD) AND CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
- C. SEE ENLARGED FLOOR PLANS AND DETAILS FOR SPECIFIC LOCATIONS OF PLUMBING FIXTURES.
- D. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETRY, FRAMES, STRUCTURAL ITEMS, ETC.
- E. ALL GUARDRAILS AND HANDRAILS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND AHJ.
- F. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AS REQUIRED BY ALL APPLICABLE CODES. PERMANENTLY LABEL ALL PENETRATIONS AND ASSEMBLIES.
- G. VERIFY AND COORDINATE ALL REQUIREMENTS FOR OWNER FURNISHED ITEMS. PRIOR TO PERFORMANCE OF ANY WORK THAT IS TO ACCOMMODATE AND INTERFACE WITH SUCH ITEMS.
- H. ALL ANGLES ARE INCREMENTS OF 45 DEGREES UNLESS NOTED OTHERWISE.
- I. EXTEND WALL ENVELOPE INSULATION FROM FLOOR LINE TO MEET ROOF INSULATION.
- J. PROVIDE "TRY" REVEAL FDM 625-75 OR EQUAL AT ALL GYPSUM BOARD TO MASONRY OR CONCRETE TRANSITIONS.
- K. ALL ITEMS OWNER FURNISHED, OWNER INSTALLED.

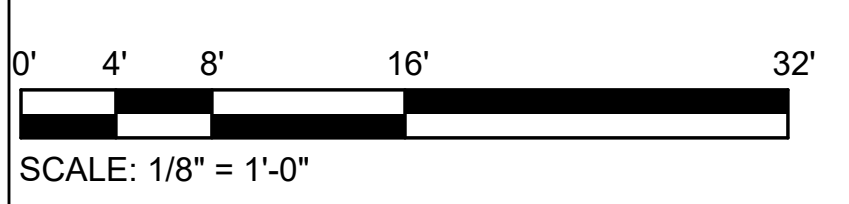
DIMENSION GENERAL SHEET NOTES

- A. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.
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- C. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE.
- D. DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED:
 - a. COLUMNS - FROM CENTERLINE TO CENTERLINE
 - b. METAL STUD PARTITIONS - FROM FACE OF STUD TO FACE OF STUD
 - c. WOOD STUD PARTITIONS - FROM FACE OF STUD TO FACE OF STUD
 - d. CONCRETE - FROM FACE OF CONCRETE TO FACE OF CONCRETE
 - e. MASONRY - FROM FACE OF MASONRY TO FACE OF MASONRY
 - f. EXTERIOR WALL - FROM EXTERIOR FACE OF WALL TO INTERIOR FACE OF STUD
 - g. INTERIOR ELEVATION - FROM FINISHED FLOOR TO FINISHED CEILING OR FINISHED WALL TO FINISHED WALL
- E. DOOR SHALL BE LOCATED 6" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED.
- F. ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISH FLOOR.

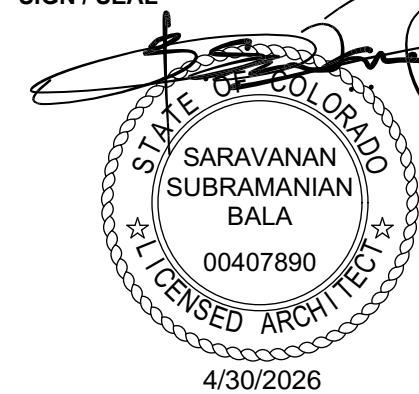
SHEET KEYNOTES



1 LEVEL 01 - DIMENSION FLOOR PLAN A



5/4/2026 4:13:32 PM Grace Design Studios / 3225193 / HONOR CHARTER SCHOOL - CONSTRUCTION DOCUMENTS / A-101a - DIMENSION PLAN LEVEL 01 - PART A / PRICING C:\Users\lbraman\AppData\Local\Autodesk\Revit\2026\CollaborationCache\DRY\2\MSUNUVB\7\N\8\65833b-e321-4ccb-429b-65161331e710\023c737-5f2e-469b-96cb-22aa3390371.rvt



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REV. #	DESCRIPTION	DATE

DATE OF ISSUE: 04.30.2026
PHASE: CONSTRUCTION DOCUMENTS
ISSUED FOR:
GRACE PROJECT NO: 3225193

ANNOTATION FLOOR PLAN
LEVEL 01 - PART A

FLOOR PLAN GENERAL SHEET NOTES

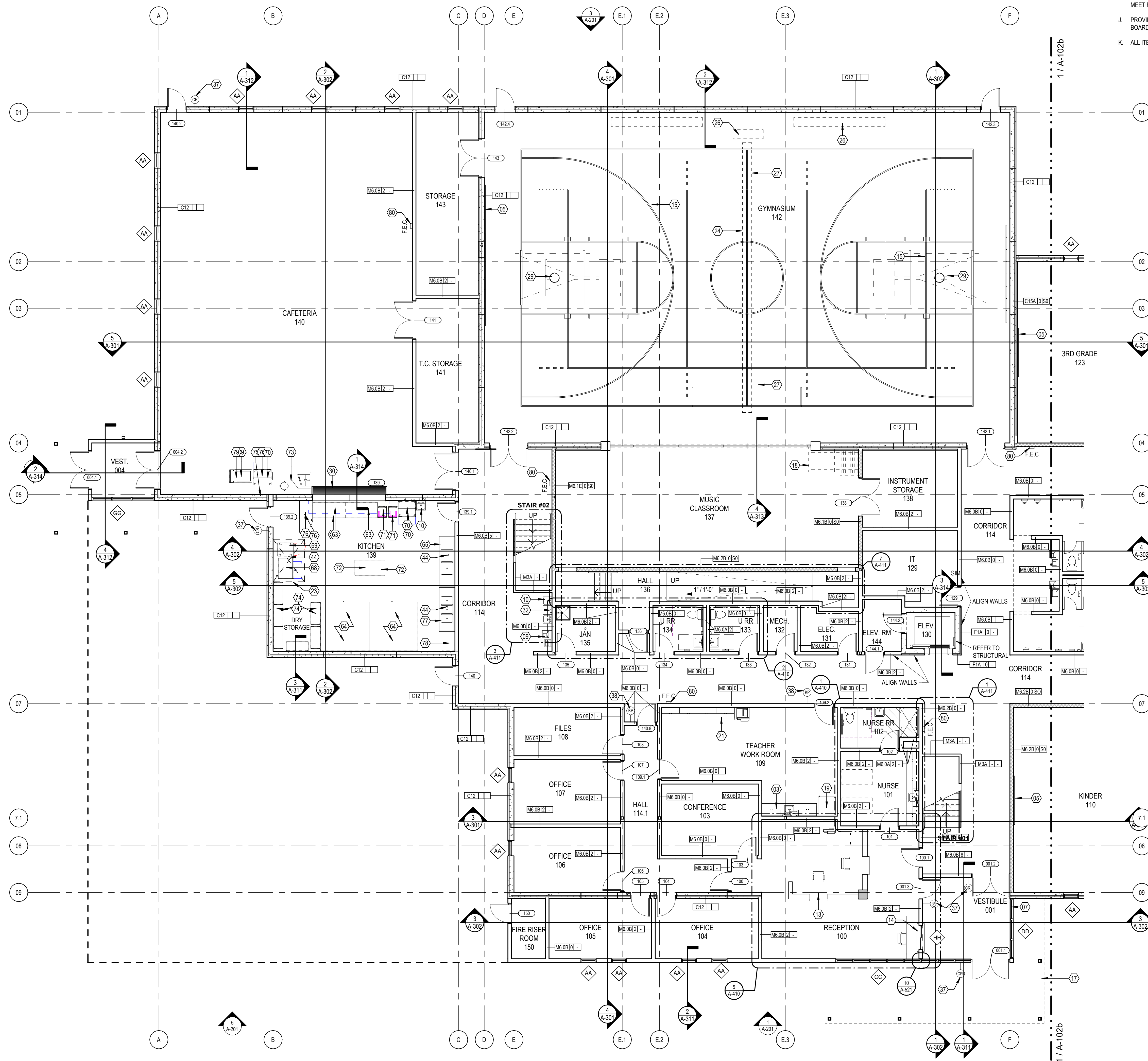
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- B. DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE AND (STUDS OR GYPSUM BOARD) AND CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
- C. SEE ENLARGED FLOOR PLANS AND DETAILS FOR SPECIFIC LOCATIONS OF PLUMBING FIXTURES.
- D. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETS, FRAMES, STRUCTURAL ITEMS, ETC.
- E. ALL GUARDRAILS AND HANDRAILS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND AHJ.
- F. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AS REQUIRED BY ALL APPLICABLE CODES. PERMANENTLY LABEL ALL PENETRATIONS AND ASSEMBLIES.
- G. VERIFY AND COORDINATE ALL REQUIREMENTS FOR OWNER FURNISHED ITEMS. PRIOR TO PERFORMANCE OF ANY WORK THAT IS TO ACCOMMODATE AND INTERFACE WITH SUCH ITEMS.
- H. ALL ANGLES ARE INCREMENTS OF 45 DEGREES UNLESS NOTED OTHERWISE.
- I. EXTEND WALL ENVELOPE INSULATION FROM FLOOR LINE TO MEET ROOF INSULATION.
- J. PROVIDE "TRY" REVEAL FDM 625-75 OR EQUAL AT ALL GYPSUM BOARD TO MASONRY OR CONCRETE TRANSITIONS.
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DIMENSION GENERAL SHEET NOTES

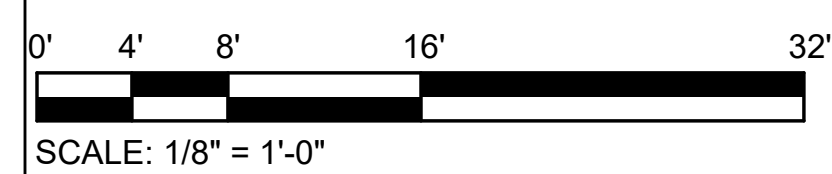
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SHEET KEYNOTES

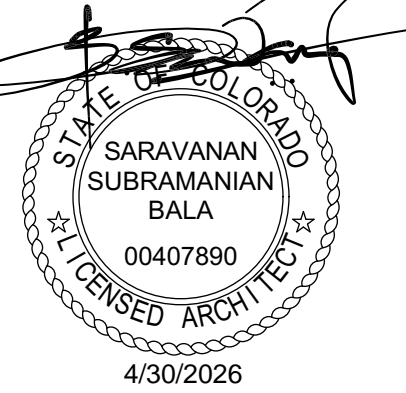
- 03 COUNTERTOP CASEWORK CABINETS
- 05 MARKERBOARD 4'0" X 6'0" BOTTOM RAIL 3/8" AFF
- 07 STOREFRONT WINDOW SYSTEM
- 09 WATER FOUNTAIN BOTTLE FILLER
- 10 HANDWASH SINK
- 13 RECEPTION DESK
- 14 SERVICE WINDOW
- 15 BASKETBALL/VOLLEYBALL COURT STRIPING
- 17 PRE-FINISHED METAL CANOPY BY MANUFACTURER
- 18 FOLDING/STACKING ACOUSTICAL PARTITION
- 19 REFRIGERATOR/OFO
- 21 PRINTER PAPER STORAGE CABINET
- 23 STAINLESS STEEL WARMER HOOD GC INSTALL
- 24 ROLL UP/DOWN DIVIDER CURTAIN
- 26 PORTABLE ATHLETIC BENCHES/ SCORERS TABLE/OFO
- 27 VOLLEYBALL FLOOR SLEEVES
- 29 BASKETBALL GOAL/OFO
- 30 FOOD TRAY RAILS
- 32 SURFACE MOUNTED PAPER TOWEL DISPENSER/OFO
- 37 CARD READER ACCESS
- 38 KEYPAD ACTIVATED ACCESS
- 44 FLOOR DRAIN REFER PLUMBING
- 63 64" X 30" STAINLESS STEEL TABLE
- 64 FREEZER AND COOLER OF/O
- 65 MECHANICAL EQUIPMENT/ REF MECHANICAL DOCUMENTS
- 68 FULL SIZE ELECTRICAL CONNECTION OVEN OF/O
- 69 FULL HEIGHT WARMING CABINET OF/O
- 70 SCHOOL MILK COOLER (COLD WALL) 34" W X 30 5/8" D X 41 1/8" H OF/O
- 71 STAINLESS STEEL TRAY DISPENSER MODEL# MST2-1418 38.63" W X 22 1/2" X 30" H OF/O
- 72 STAINLESS STEEL PREP TABLE ON CASTERS (FOOD PREP) 60" W X 30" D OF/O
- 73 POS STATION 6-0" X 2-6" OF/O
- 74 STAINLESS STEEL WIRE SHELVING 42" X 18" D OF/O
- 75 POWER OUTLET FOR SCHOOL MILK COOLER REFER TO SPECS
- 76 REFRIGERATOR OF/O
- 77 2 COMPARTMENT / PREP SINK GC INSTALL
- 78 36" X 24" X 75" DRYING RACK OF/O
- 79 STAINLESS STEEL SALAD BAR ON CASTERS NO POWER REFER TO SPECS
- 80 RECESSED FIRE EXTINGUISHER CABINET



1 LEVEL 01 - ANNOTATION FLOOR PLAN A
1/8" = 1'-0"



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FLOOR PLAN GENERAL SHEET NOTES

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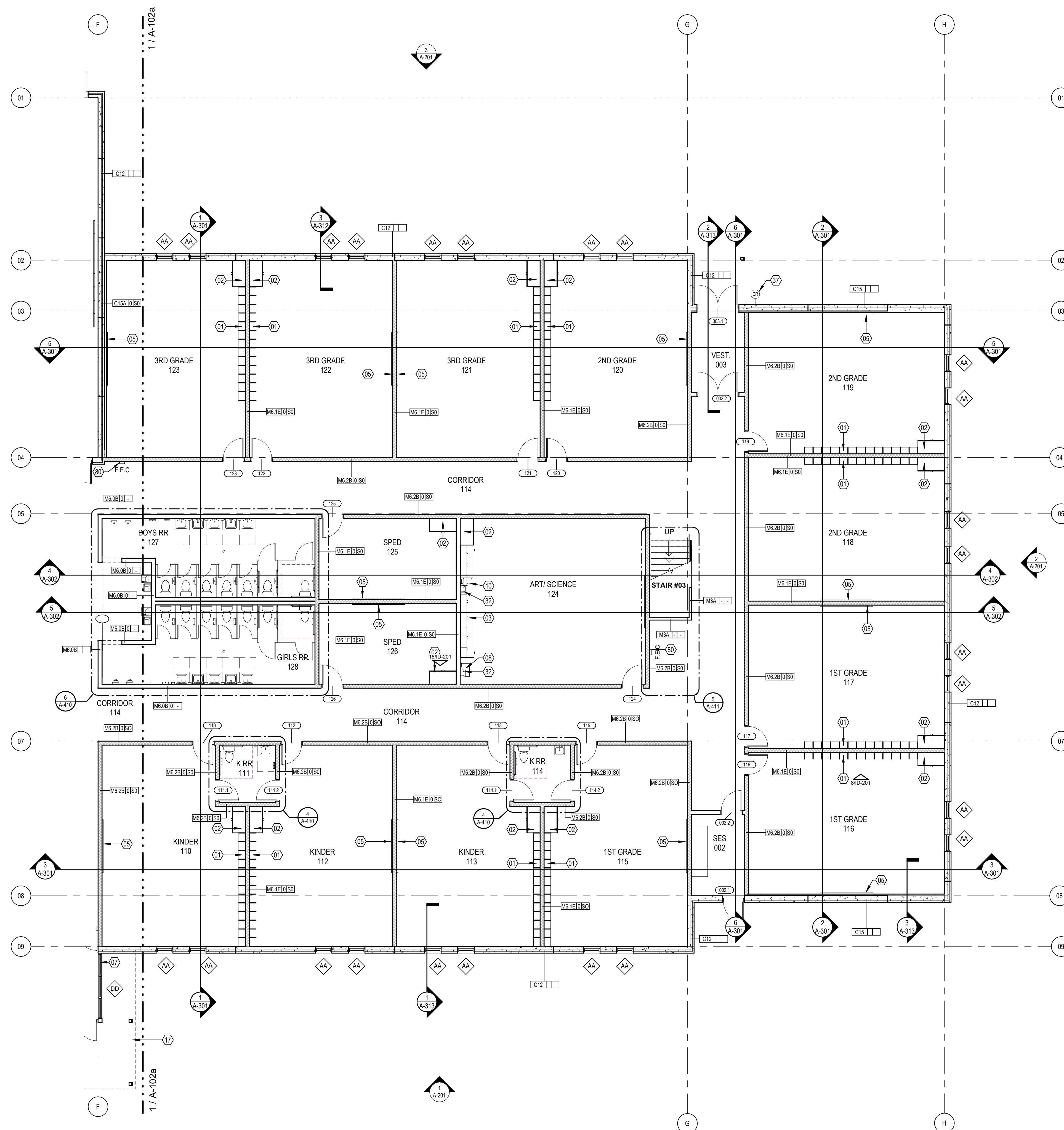
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SHEET KEYNOTES

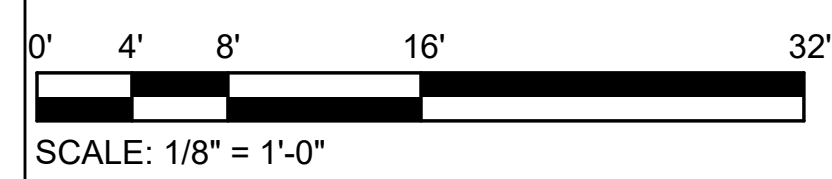
- 01 WALL MOUNTED CUBBIES
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- 32 SURFACE MOUNTED PAPER TOWEL DISPENSER/OCI
- 37 CARD READER ACCESS
- 80 RECESSED FIRE EXTINGUISHER CABINET

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OWNER/CIENT



1 LEVEL 01 - ANNOTATION FLOOR PLAN B
1/8" = 1'-0"



HONOR CHARTER SCHOOL

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

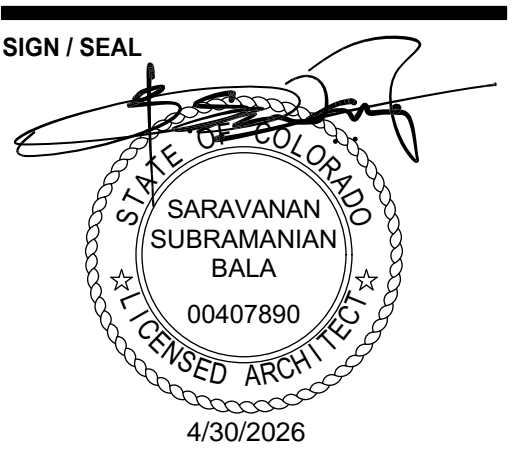
REV. #	DESCRIPTION	DATE

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ANNOTATION FLOOR PLAN
LEVEL 01 - PART B

A-102b



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

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GRACE PROJECT NO: 3225193

OVERALL FLOOR PLAN LEVEL 02

A-103

SHEET KEYNOTES

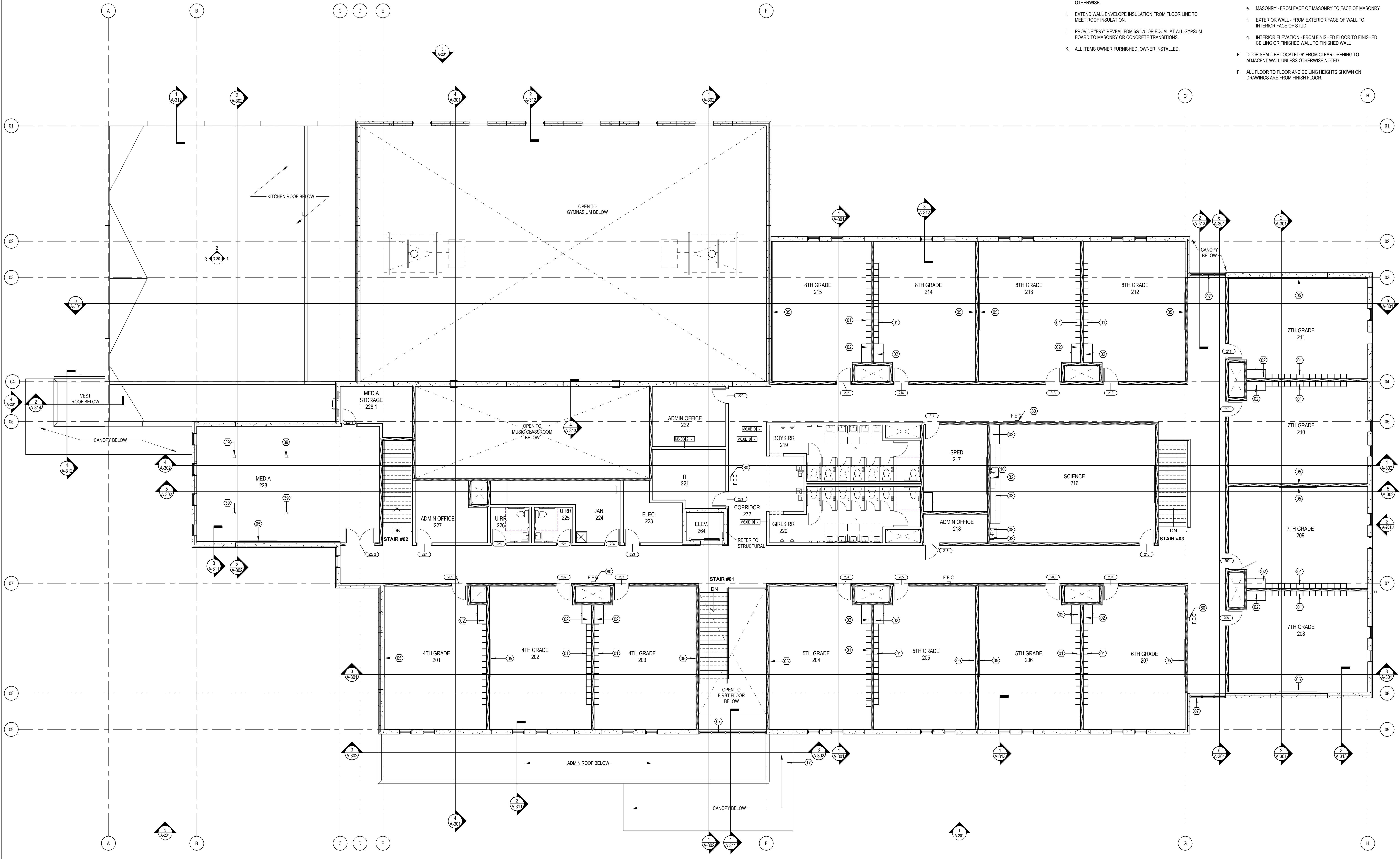
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FLOOR PLAN GENERAL SHEET NOTES

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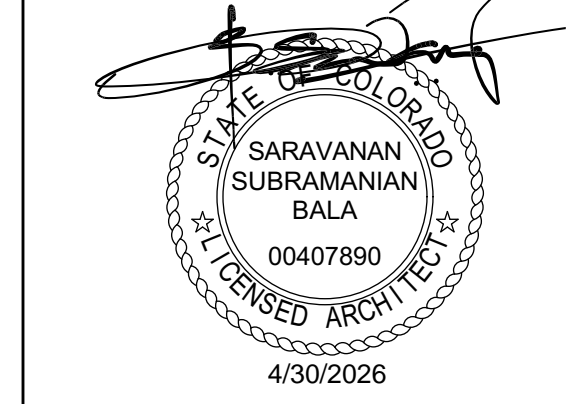
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1 LEVEL 02 - OVERALL FLOOR PLAN
1/8" = 1'-0"

5/12/2026 4:11:39 PM Grace Design Studios / 3225193 / HONOR CHARTER SCHOOL - CONSTRUCTION DOCUMENTS / A-103 - OVERALL FLOOR PLAN LEVEL 02 / PRICING
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ANNOTATION FLOOR PLAN
LEVEL 02 - PART A

A-104a

FLOOR PLAN GENERAL SHEET NOTES

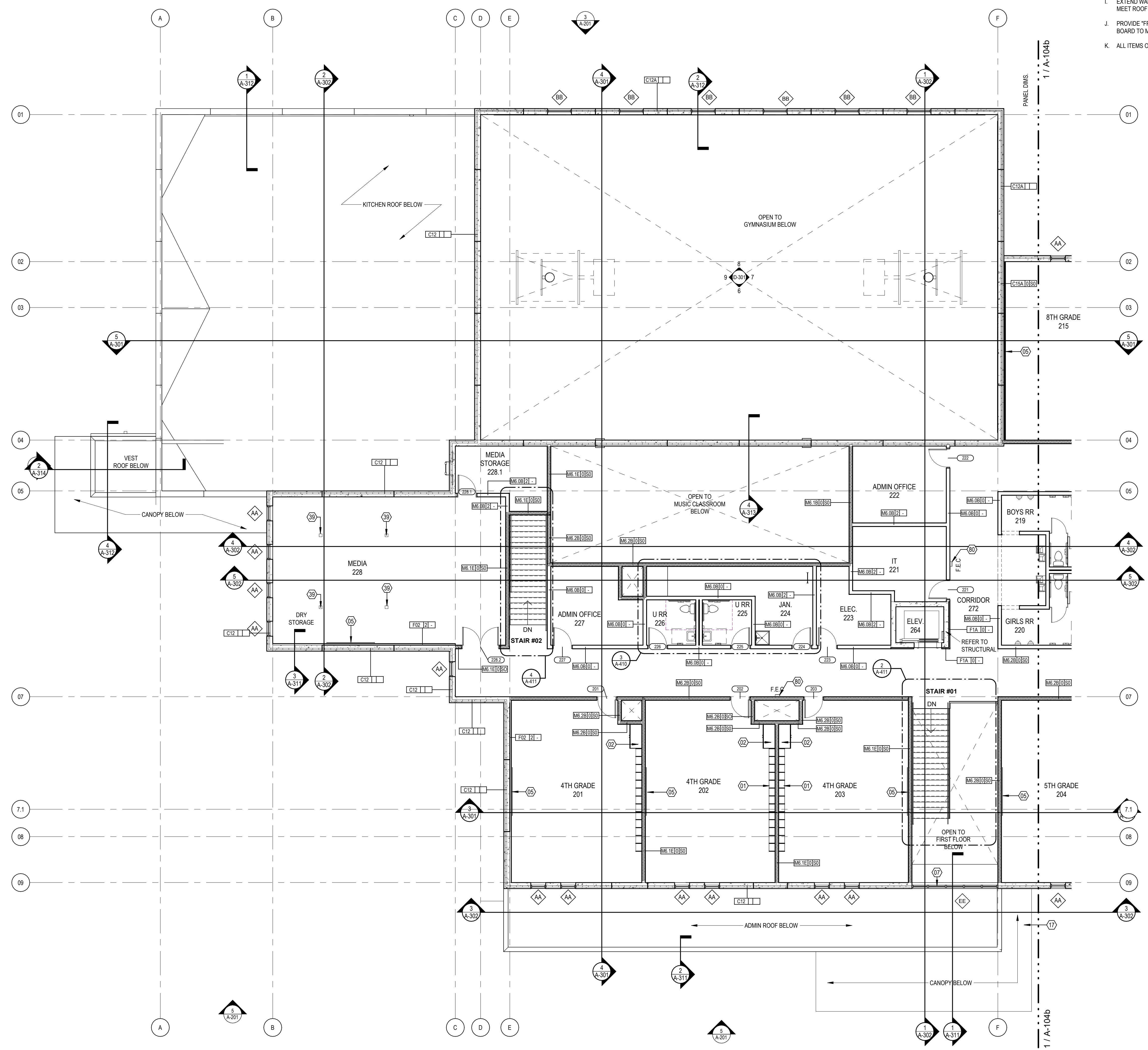
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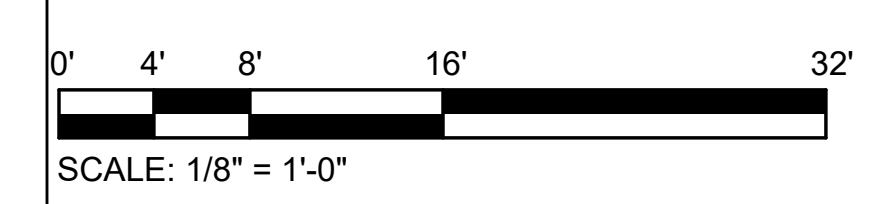
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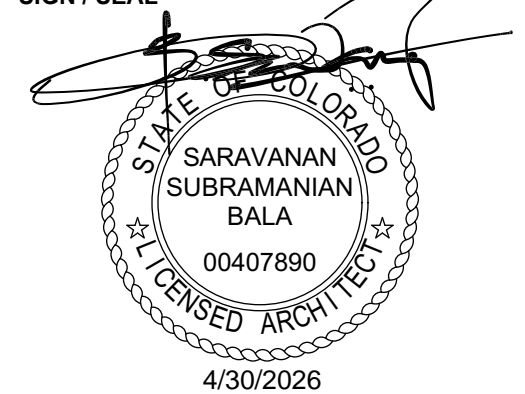
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- D. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETS, FRAMES, STRUCTURAL ITEMS, ETC.
- E. ALL GUARDRAILS AND HANDRAILS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, AND AHJ.
- F. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AS REQUIRED BY ALL APPLICABLE CODES. PERMANENTLY LABEL ALL PENETRATIONS AND ASSEMBLIES.
- G. VERIFY AND COORDINATE ALL REQUIREMENTS FOR OWNER FURNISHED ITEMS. PRIOR TO PERFORMANCE OF ANY WORK THAT IS TO ACCOMMODATE AND INTERFACE WITH SUCH ITEMS.
- H. ALL ANGLES ARE INCREMENTS OF 45 DEGREES UNLESS NOTED OTHERWISE.
- I. EXTEND WALL ENVELOPE INSULATION FROM FLOOR LINE TO MEET ROOF INSULATION.
- J. PROVIDE "TRY" REVEAL FDM 625-75 OR EQUAL AT ALL GYPSUM BOARD TO MASONRY OR CONCRETE TRANSITIONS.
- K. ALL ITEMS OWNER FURNISHED, OWNER INSTALLED.

DIMENSION GENERAL SHEET NOTES

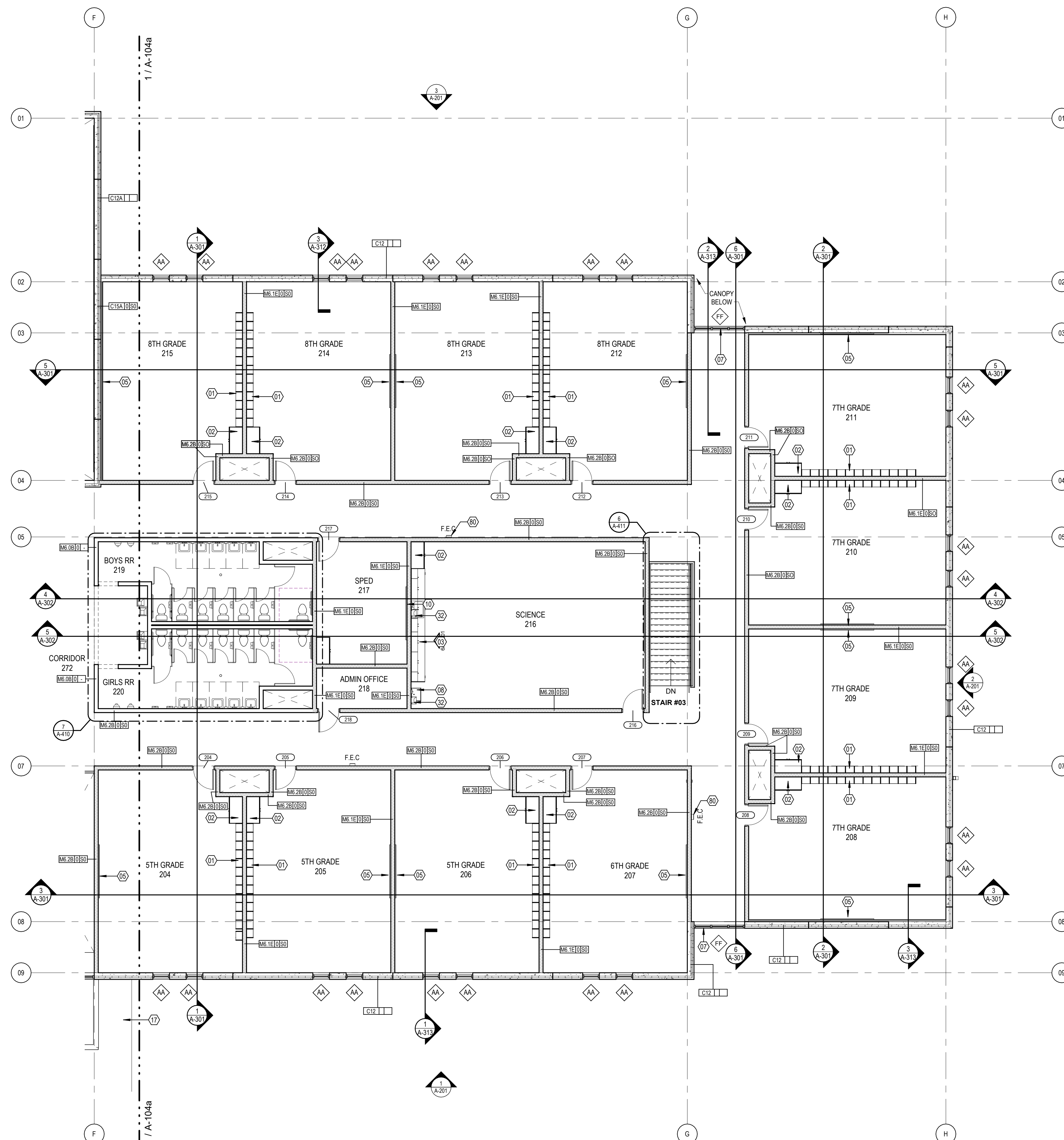
- A. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.
- B. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
- C. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE.
- D. DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED:
 - a. COLUMNS - FROM CENTERLINE TO CENTERLINE
 - b. METAL STUD PARTITIONS - FROM FACE OF STUD TO FACE OF STUD
 - c. WOOD STUD PARTITIONS - FROM FACE OF STUD TO FACE OF STUD
 - d. CONCRETE - FROM FACE OF CONCRETE TO FACE OF CONCRETE
 - e. MASONRY - FROM FACE OF MASONRY TO FACE OF MASONRY
 - f. EXTERIOR WALL - FROM EXTERIOR FACE OF WALL TO INTERIOR FACE OF STUD
 - g. INTERIOR ELEVATION - FROM FINISHED FLOOR TO FINISHED CEILING OR FINISHED WALL TO FINISHED WALL
- E. DOOR SHALL BE LOCATED 6" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED.
- F. ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISH FLOOR.

SHEET KEYNOTES

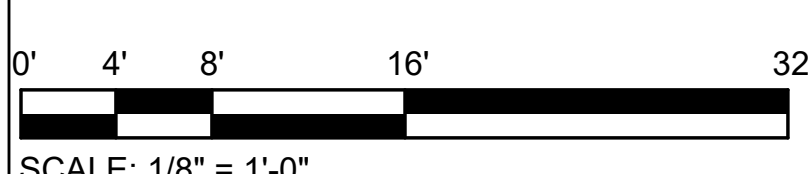
- 01 WALL MOUNTED CUBBIES
- 02 TEACHER CABINET
- 03 COUNTERTOP CASEWORK/ CABINETS
- 05 MARKERBOARD/ 4'-0" X 8'-0" BOTTOM RAIL 38" AFF
- 07 STOREFRONT WINDOW SYSTEM
- 08 UTILITY SINK SOLIDS INTERCEPTOR
- 10 HANDWASH SINK
- 32 PRE-FINISHED METAL CANOPY BY MANUFACTURER
- 80 SURFACE MOUNTED PAPER TOWEL DISPENSER/OCI RECESSED FIRE EXTINGUISHER CABINET

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OWNER/CIENT



1 LEVEL 02 - ANNOTATION FLOOR PLAN B
1/8" = 1'-0"



HONOR CHARTER SCHOOL

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

REV. #	DESCRIPTION	DATE

DATE OF ISSUE: 04.30.2026
PHASE: CONSTRUCTION DOCUMENTS
ISSUED FOR:
GRACE PROJECT NO: 3225193

ANNOTATION FLOOR PLAN
LEVEL 02 - PART B

A-104b

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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: AHCA-123456.78

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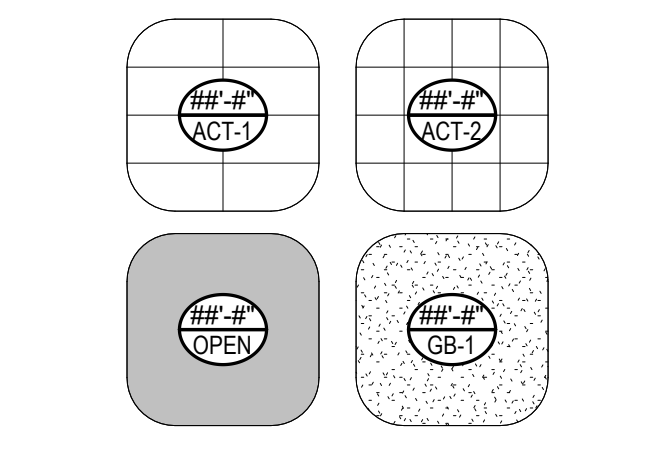
DATE OF ISSUE: 04.30.2026
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ISSUED FOR:
GRACE PROJECT NO: 3225193

OVERALL REFLECTED CEILING PLAN LEVEL 02

INTERIOR CEILING FINISH KEY							
MATERIAL TYPE	LABEL	MANUFACTURER	DESCRIPTION	COLOR	SIZE	INSTALL	NOTES
ACOUSTICAL CEILING							
ACOUSTICAL CEILING	ACT-1	ARMSTRONG	SCHOOLZONE FINE FISSURED	WHITE	24" x 48"	15/16" SQUARE LAY-IN	
ACOUSTICAL CEILING	ACT-2	USG	KITCHEN LAY-IN PANELS	WHITE	24" x 24"	9/16" SQUARE	
EXPOSED							
EXPOSED	OPEN		EXPOSED CEILING				
GYPSUM							
GYPSUM	GB-1		5/8" GYPSUM WALLBOARD	MATCH P-1			

REFLECTED CEILING PLAN FINISH LEGEND

REFER TO FINISH KEY FOR ADDITIONAL INFORMATION



SHEET KEYNOTES

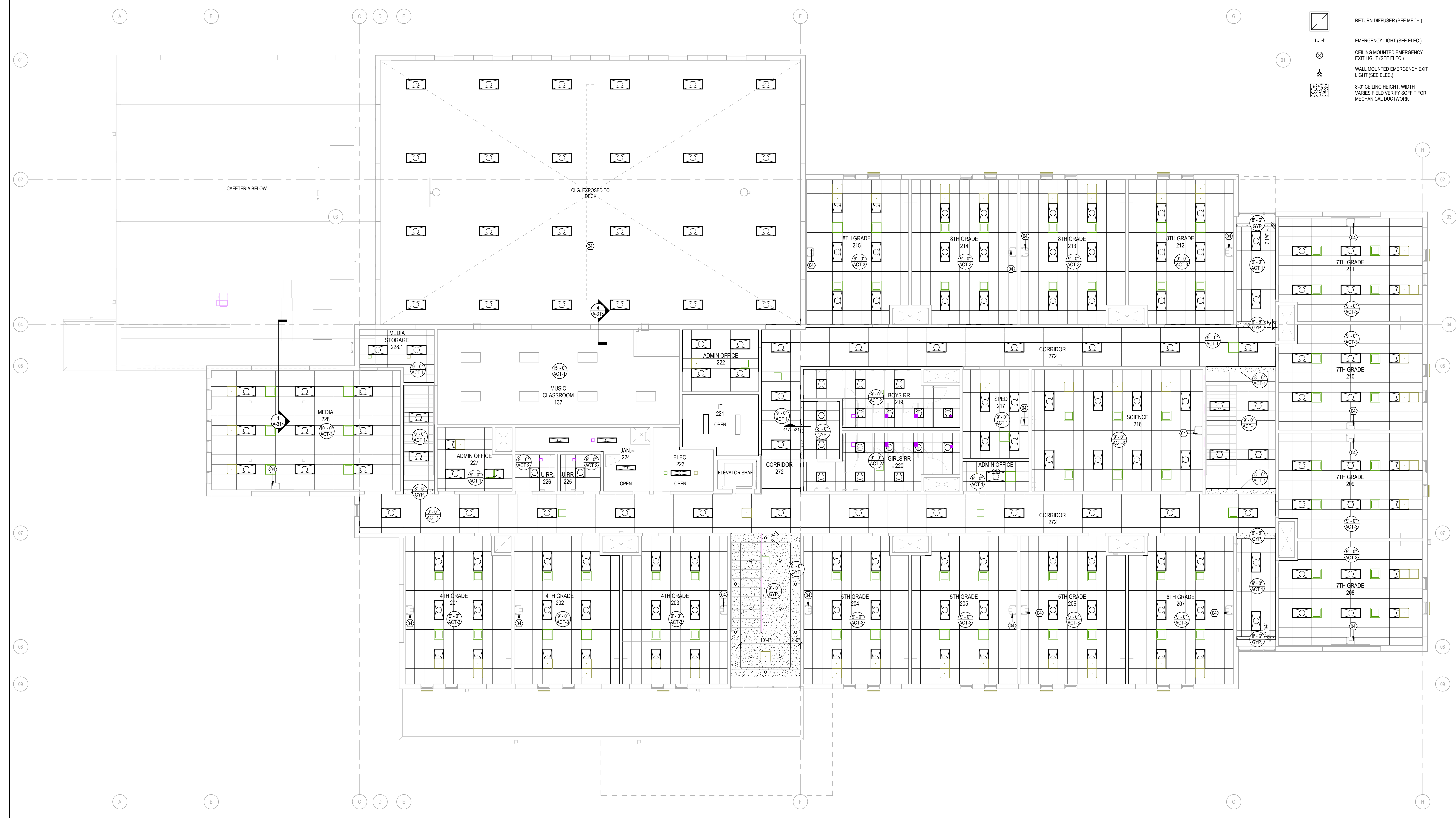
- 04 OVERHEAD PROJECTOR (OFO)
- 24 ROLL UP/ DOWN DIVIDER CURTAIN

REFLECTED CEILING PLAN GENERAL SHEET NOTES

- CEILINGS AND OTHER SUSPENDED ITEMS SHALL BE ATTACHED TO STRUCTURE BY FULLY EMBEDDED OR "SHEAR" CONNECTION. PULL OUT CONNECTIONS ARE NOT ACCEPTABLE.
- ALL GYPSUM BOARD CEILINGS SHALL BE 5/8" TYPE 'X' GYPSUM BOARD ON LIGHT GAUGE FRAMING OR SUSPENSION SYSTEM.
- CEILING AND SOFFIT HEIGHTS NOTED ON REFLECTED CEILING PLANS, ARE ABOVE FINISH FLOOR.
- CENTER ALL DEVICES, SPRINKLER HEADS, ETC. IN CEILING TILES.
- ALL SOFFITS OVER CASEWORK TO EXTEND 1" BEYOND THE FACE OF CASEWORK.
- PROVIDE CONTINUOUS SOUND BATT INSULATION ABOVE ALL TOILET ROOM CEILINGS.
- FIRE SPRINKLER CONTRACTOR SHALL REFERENCE ALL DRAWINGS AND SPECIFICATIONS FOR DETERMINING PROPER COVERAGE AND SPRINKLER HEAD LAYOUT/DESIGN.
- REVEAL MOLDING TO BE USED AT ALL INTERSECTIONS OF DIFFERENT MATERIALS. ALL SOFFIT REVEALS SHALL BE A CONTINUATION OF VERTICAL WALL REVEALS.
- REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF REUSED, RELOCATED, EXISTING OR NEW LIGHT LOCATIONS. PATCH ALL OMB CEILINGS WITH NEW GYPSUM WALL BOARD WHERE DAMAGED OR REMOVED FOR NEW WORK. MATCH EXISTING DEPTH, FINISH AND COLOR OF CEILING TO BE PATCHED.
- CEILING HEIGHTS INDICATED IN EXISTING AREAS ARE APPROXIMATE. MAXIMIZE WHERE POSSIBLE. WHERE CEILING GRIDS ARE TO EXTEND, MATCH EXISTING HEIGHT, DIRECTION, MANUFACTURER, STYLE, COLOR AND TYPE OF GRID.

REFLECTED CEILING PLAN LEGEND

- EXPOSED TO STRUCTURE ABOVE
- HEIGHT ABOVE FINISHED FLOOR
- CEILING TYPE
- CEILING MOUNTED 2x4 LED
- CEILING MOUNTED 2x2 LED
- SUSPENDED 2x4 LED (GYM)
- RECESSED DOWNLIGHT
- SUPPLY DIFFUSER (SEE MECH.)
- RETURN DIFFUSER (SEE MECH.)
- EMERGENCY LIGHT (SEE ELEC.)
- CEILING MOUNTED EMERGENCY EXIT LIGHT (SEE ELEC.)
- WALL MOUNTED EMERGENCY EXIT LIGHT (SEE ELEC.)
- 8'-0" CEILING HEIGHT, WIDTH VARIES FIELD VERIFY SOFFIT FOR MECHANICAL DUCTWORK



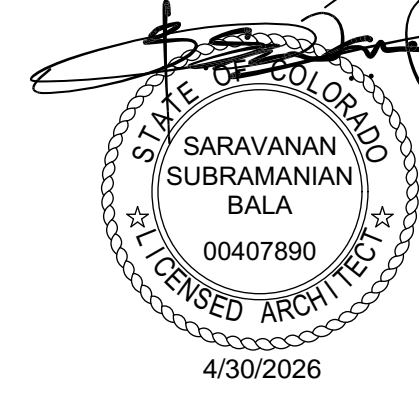
0' 4' 8' 16' 32'

SCALE: 1/8" = 1'-0"

1 LEVEL 02 - OVERALL REFLECTED CEILING PLAN

18" x 1'-0"

5/12/2026 4:11:51 PM Grace Design Studios / 3225193 / HONOR CHARTER SCHOOL - CONSTRUCTION DOCUMENTS / A-142 - OVERALL REFLECTED CEILING PLAN LEVEL 02 / PRICING C:\Users\loman\AppData\Local\Autodesk\Revit\2026\CollaborationCache\DSY2\MSUNUVBA\7\N\8\6\65833b-e321-4ceb-529b-35161331e716\023c73-5f2e-4e9b-96cb-22ba3390371.rvt



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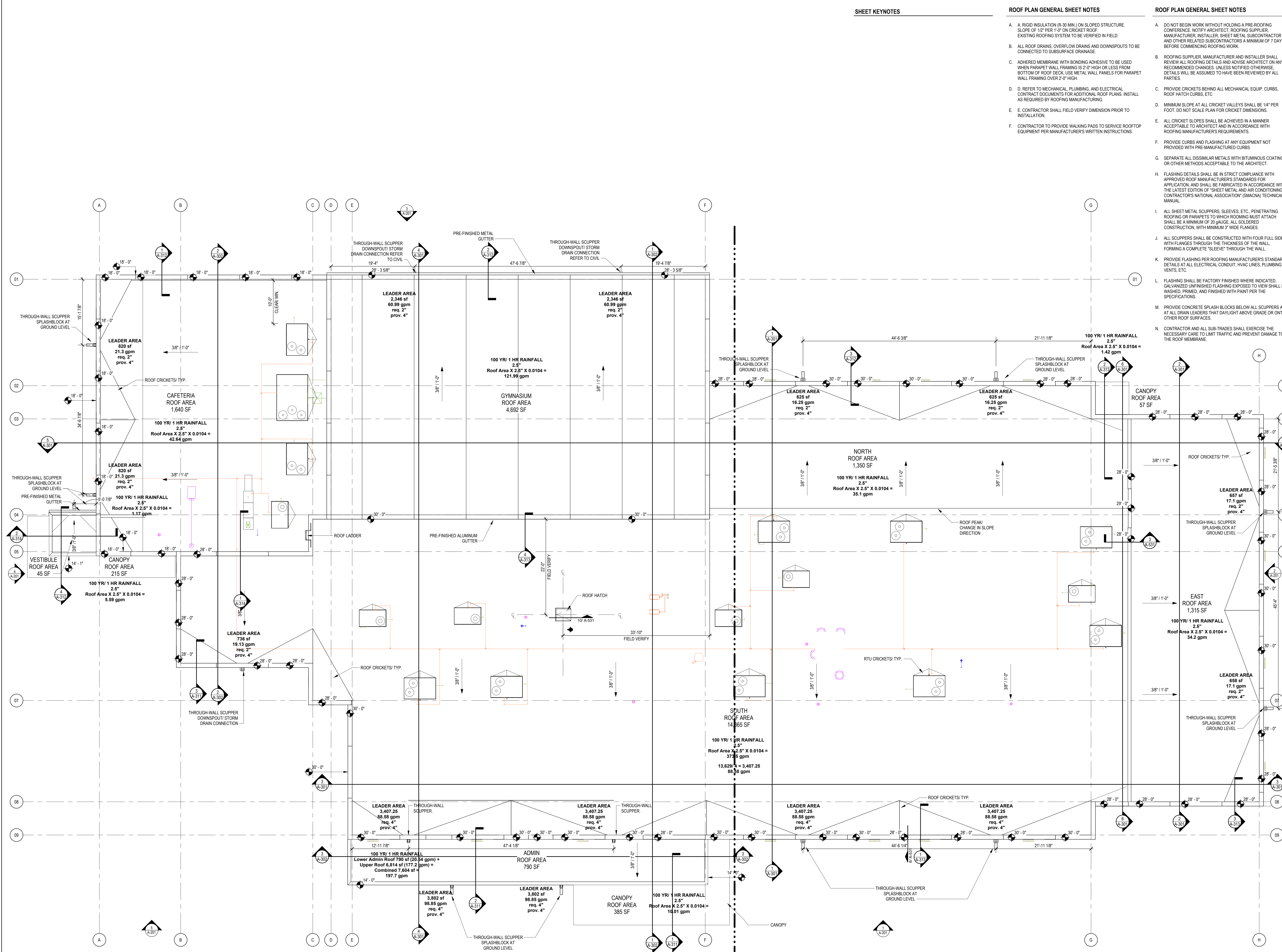
SHEET KEYNOTES

ROOF PLAN GENERAL SHEET NOTES

ROOF PLAN GENERAL SHEET NOTES

- A. A RIGID INSULATION (R-30 MIN) ON SLOPED STRUCTURE. SLOPE OF 1/2" PER 1'-0" ON CRICKET ROOF. EXISTING ROOFING SYSTEM TO BE VERIFIED IN FIELD.
- B. ALL ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUTS TO BE CONNECTED TO SUBSURFACE DRAINAGE.
- C. ADHERED MEMBRANE WITH BONDING ADHESIVE TO BE USED WHEN PARAPET WALL FRAMING IS 2'-0" HIGH OR LESS FROM BOTTOM OF ROOF DECK. USE METAL WALL PANELS FOR PARAPET WALL FRAMING OVER 2'-0" HIGH.
- D. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACT DOCUMENTS FOR ADDITIONAL ROOF PLANS. INSTALL AS REQUIRED BY ROOFING MANUFACTURING.
- E. CONTRACTOR SHALL FIELD VERIFY DIMENSION PRIOR TO INSTALLATION.
- F. CONTRACTOR TO PROVIDE WALKING PADS TO SERVICE ROOFTOP EQUIPMENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

- A. DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY ARCHITECT, ROOFING SUPPLIER, MANUFACTURER, INSTALLER, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.
- B. ROOFING SUPPLIER, MANUFACTURER AND INSTALLER SHALL REVIEW ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. UNLESS NOTIFIED OTHERWISE, DETAILS WILL BE ASSUMED TO HAVE BEEN REVIEWED BY ALL PARTIES.
- C. PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIP. CURBS, ROOF HATCH CURBS, ETC.
- D. MINIMUM SLOPE AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLAN FOR CRICKET DIMENSIONS.
- E. ALL CRICKET SLOPES SHALL BE ACHIEVED IN A MANNER ACCEPTABLE TO ARCHITECT AND IN ACCORDANCE WITH ROOFING MANUFACTURER'S REQUIREMENTS.
- F. PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PRE-MANUFACTURED CURBS.
- G. SEPARATE ALL DISSIMILAR METALS WITH BITUMINOUS COATINGS OR OTHER METHODS ACCEPTABLE TO THE ARCHITECT.
- H. FLASHING DETAILS SHALL BE IN STRICT COMPLIANCE WITH APPROVED ROOF MANUFACTURER'S STANDARDS FOR APPLICATION AND SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) TECHNICAL MANUAL.
- I. ALL SHEET METAL SCUPPERS, SLEEVES, ETC., PENETRATING ROOFING OR PARAPETS TO WHICH ROOFING MUST ATTACH SHALL BE A MINIMUM OF 20 GAUGE, ALL SOLID SCHEDULE CONSTRUCTION, WITH MINIMUM 3" WIDE FLANGES.
- J. ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOUR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE "SLEEVE" THROUGH THE WALL.
- K. PROVIDE FLASHING PER ROOFING MANUFACTURER'S STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, PLUMBING VENTS, ETC.
- L. FLASHING SHALL BE FACTORY FINISHED WHERE INDICATED. GALVANIZED UNFINISHED FLASHING EXPOSED TO VIEW SHALL BE WASHED, PRIMED, AND FINISHED WITH PAINT PER THE SPECIFICATIONS.
- M. PROVIDE CONCRETE SPLASH BLOCKS BELOW ALL SCUPPERS AND AT ALL DRAIN LEADERS THAT DAYLIGHT ABOVE GRADE OR ONTO OTHER ROOF SURFACES.
- N. CONTRACTOR AND ALL SUB-TRADES SHALL EXERCISE THE NECESSARY CARE TO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANE.



1 ROOF PLAN OVERALL
1/8" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"