

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. 5301000038). 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.

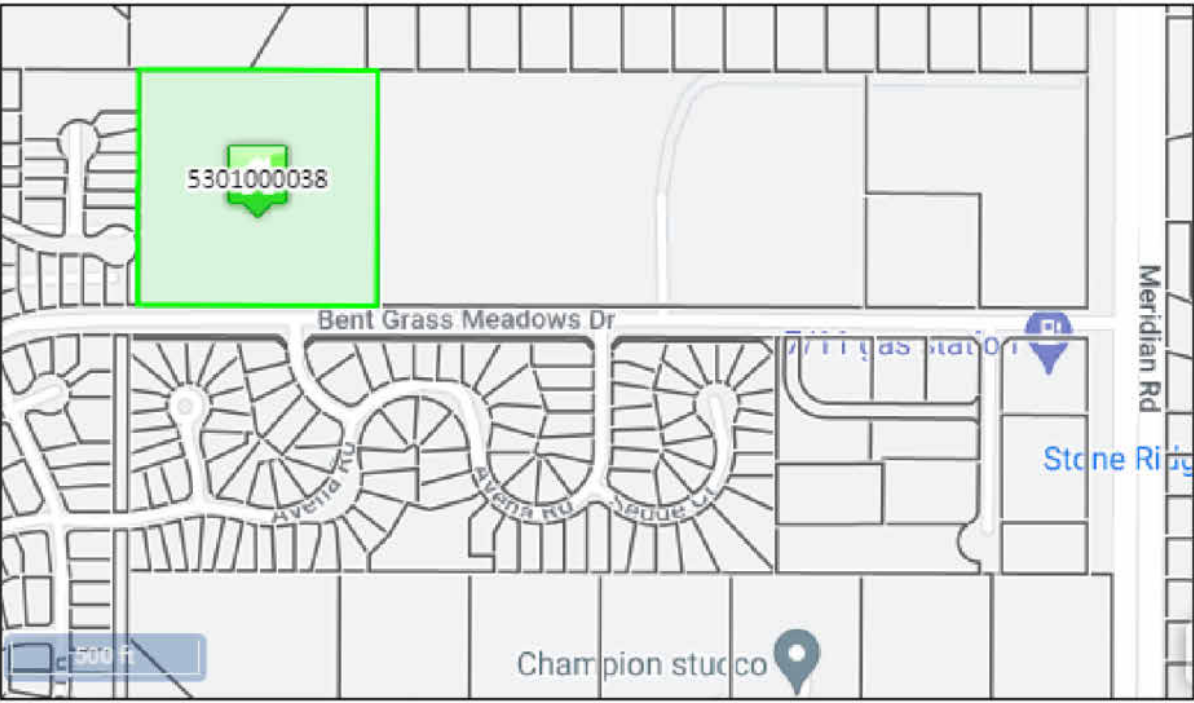
CLIENT INFORMATION

HONOR CHARTER SCHOOL BUILDING CORPORATION
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Centennial, Colorado 80111
(616) 250-3566
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tammy@highmarkschools.com
OWNER DESIGN MANAGER: Tammy Sweeris
OWNER CONSTRUCTION MANAGER: Malcom Mulroney
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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(480) 759-9622

WALTZCONSTRUCTION.COM

TAIT CIVIL ENGINEERS

DESIGN TEAM
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PK ASSOCIATES STRUCTURAL ENGINEERS

DESIGN TEAM
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PKASTRUCTURAL.COM

ABUWANDI ENGINEERING ASSOCIATES

DESIGN TEAM
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(602) 274-1045

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ZEE ENGINEERING GROUP

DESIGN TEAM
PRINCIPAL IN CHARGE: SHYAMUK SIDHWA

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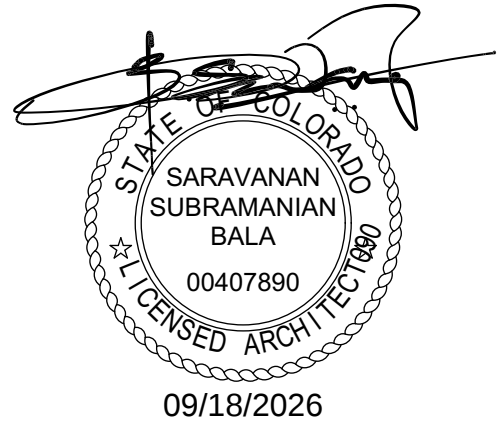
GRACE DESIGN STUDIOS

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11th Floor
Phoenix, AZ 85012
602.257.1764

www.grace-design.com

REVISIONS

REV. #	DESCRIPTION	DATE
1	ASI #1 - A&E Coordination	06/12/2025
2	ASI #2 - EPC Comments	09/25/2025
3	ASI #3 - P&ID Comments	07/10/2025
4	ASI #4 - V&AD Comments	07/22/2025
5	ASI #5 - P&ID Comments	08/07/2025
7	ASI #7 - Civil Coordination	09/18/2025



- 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 CONSTRUCTION. CONTRACTOR SHALL VERIFY 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 PAVING AWAY FROM BUILDINGS 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 30 FEET AND CONCRETE JOINTS AT 5 FEET C/O.
- G. PERFORM ALL CLEARING, GRUBBING AND EARTHWORK IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, UNLESS MORE RESTRICTIVE REQUIREMENTS EXIST.
- H. SHOULD SLOPES OF GREATER THAN 1:20 (5%) 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. THE GENERAL CONTRACTOR, GENERAL CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ORIGINAL CONDITION.
- L. ALL SIDEWALKS AT BUILDING ENTRANCES SHALL BE "KEYED" INTO BUILDING SLAB TO PREVENT DIFFERENTIAL MOVEMENT.
- M. GAS METER SHALL BE LOCATED A MINIMUM OF 3'-0" CLEAR FROM DROPS, OPERABLE WINDOWS, ANY VENTS, OR OPENINGS IN WALLS C/O FIELD ENGINEER TO DETERMINE FINAL LOCATION OF GAS METER AND SERVICE.

100 ASPHALT DRIVEWAY
101 CONCRETE PAD AT TRASH ENCLOSURE/ REF CIVIL DOCUMENTS
102 CONCRETE SIDEWALK
103 CONCRETE CURB/ REF CIVIL DOCUMENTS
104 LANDSCAPE 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/ REF
109 TRANSIT GATE/ MANUAL SWING/ REF ARCHITECTURAL, DOOR
110 FLOPPAGE
111 6" CONCRETE PEDESTAL FOR MONUMENT SIGNAGE/ SIGNAGE
112 TYPICAL PARKING SPACES/ PAINTED
113 TRASH ENCLOSURE
114 CROSSWALK/ PAINTED
115 LOADING ZONE/ PAINTED
116 CHAINLINK FENCE 6'-0" REF. GATE SCHEDULE/ REF LANDSCAPE
117 DOCUMENTS FOR HORIZONTAL CONNECTION
118 PLAYGROUND/ SURFACE & ASSOCIATED EQUIPMENT BY OTHERS
119 FIRE LINE/ PAINTED
120 FUTURE ATHLETIC FIELD
121 DECLARATION LAND/ REF CIVIL DOCUMENTS
122 DRAINAGE BASIN/ REF CIVIL DOCUMENTS
123 ELECTRICAL TRANSFORMER/ REF ELECTRICAL DOCUMENTS
124 SANITARY SEWER CONNECTION
125 BICYCLE RACK/ OSU
126 TRAFFIC ISOLATION/ PAINTED/ REF CIVIL DOCUMENTS
127 GAS METER/ 3" CIVIL ENGINEER TO DETERMINE FINAL METER AND
128 SERVICE LINE LOCATIONS
129 WOOD FENCE 6'-0" REF. GATE SCHEDULE/ REF LANDSCAPING
130 DOCUMENTS FOR HORIZONTAL CONNECTIONS

	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
	FIRE HYDRANT LOCATION/ REF CIVIL DOCUMENTS
	FIRE LANE/ PAINTED CURB
	BUILDING ENTRANCE/ EXIT
	CHAIN LINK FENCE/ REF LANDSCAPE DOCUMENTS FOR HORIZONTAL CONTROL
	WOOD VIEW FENCE/ REF LANDSCAPE DOCUMENTS FOR HORIZONTAL CONTROL
	FUTURE CLASSROOM EXPANSION/ SEPARATE PERMIT
	TRAFFIC DIRECTION
	LIGHT POLE/ REF. ELECTRICAL DOCUMENTS
WS	BUILDING MOUNTED LIGHTING/ EMERGENCY LIGHTING REF. ELECTRICAL DOCUMENTS

accessibility criteria and specifications and the products provided by the nationally ADA-compliant

The owner agrees on behalf of him/herself and any developer or builder successor 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 submittals. 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.

