

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

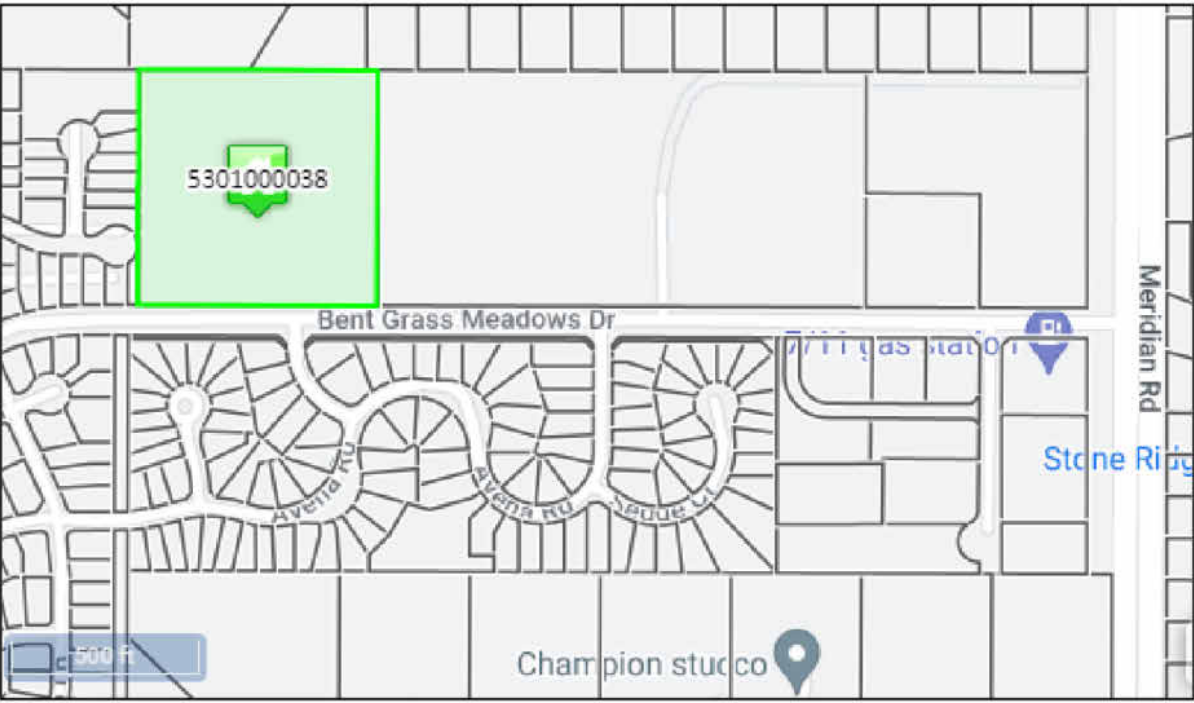
HONOR CHARTER SCHOOL BUILDING CORPORATION
12577 E Caley Avenue
Centennial, Colorado 80111
(616) 250-3566
T
tammy@highmarkschools.com

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

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. BELLEVUE 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

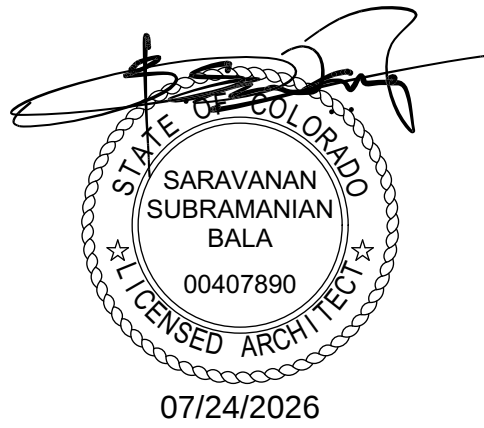
GRACE DESIGN STUDIOS

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

www.grace-design.com

REVISIONS

REV. #	DESCRIPTION	DATE
1	ASI #1 - A&E Coordination	06/12/2026
2	ASI #2 - EPC Comments	09/25/2026
3	ASI #3 - P&MB Comments	07/10/2026
4	ASI #4 - V&MD Comments	07/22/2026
5	ASI #5 - EPC 2nd Comments	07/24/2026





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OWNER/CLIENT

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 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 PAVEMENT (FROM BUILDINGS) TO PROVIDE POSITIVE DRAINAGE, UNLESS NOTED OTHERWISE.
- C. FINISH GRADE AT SIDEWALKS, BUILDINGS, ETC. AS REQUIRED TO PROVIDE SMOOTH TRANSITION TO GRADES.
- 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 UNLESS CONTROL JOINTS AT 15 FEET O.C., UNLESS NOTED OTHERWISE.
- 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 THE ORIGINAL CONDITION BY 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 DOORS, OPERABLE WINDOWS, ANY VENTS, OR OPENINGS IN WALLS/ CURB FIELD ENGINEERING TO DETERMINE FINAL LOCATION OF GAS METER AND SERVICE.

SHEET KEYNOTES

- 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 LANDSCAPING 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 ALUMINUM GATES/ REF ARCHITECTURAL DOOR SCHEDULE/
- 109 TRAFFIC GATE/ MANUAL SWING/ REF ARCHITECTURAL DRAW
- 110 FLAGPOLE
- 111 6" CONCRETE PEDESTAL FOR MONUMENT SIGNAGE/ SIGNAGE
- 112 TYPICAL PARKING SPACES/ PAINTED
- 114 TRASH ENCLOSURE
- 115 CROSSWALK/ PAINTED
- 116 LOADING ZONE/ PAINTED
- 117 CHAINLINK FENCE/ 6'-0" FENCE GATE SCHEDULE/ REF. LANDSCAPE
- 118 DOCUMENTS FOR HORIZONTAL CONTROL
- 119 PLAYGROUND/ SURFACE & ASSOCIATED EQUIPMENT BY OTHERS
- 120 FIRE LANE/ PAINTED
- 121 FUTURE ATHLETIC FIELD
- 122 DECELERATION LANE/ REF CIVIL DOCUMENTS
- 123 DRAINAGE BASIN/ REF CIVIL DOCUMENTS
- 124 ELECTRICAL TRANSFORMER/ REF ELECTRICAL DOCUMENTS
- 125 SANITARY SEWER CONNECTION
- 126 BICYCLE RACK/ GOV.
- 127 METRIC BALL POST/ PAINTED/ REF CIVIL DOCUMENTS
- 128 GAS METER / CSI FIELD ENGINEER TO DETERMINE FINAL METER AND
- 129 SERVICE LINE LOCATIONS
- 130 REFERENCE/ REF/ REF/ REF/ REF SCHEDULE/ REF. LANDSCAPING
- DOCUMENTS FOR HORIZONTAL LOCATIONS

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 |
| | WOOD VIEW FENCE/ REF LANDSCAPE DOCUMENTS FOR HORIZONTAL CONTROL |
| | FUTURE CLASSROOM EXPANSION/ SEPARATE PERMIT |
| | TRAFFIC DIRECTION |
| | LIGHT POLE/ REF. ELECTRICAL DOCUMENTS |
| | BUILDING MOUNTED LIGHTING/ EMERGENCY LIGHTING
REF. ELECTRICAL DOCUMENTS |
| | FIRE DEPARTMENT CONNECTION |
| | FIRE RISER |
| | FIRE LANE SIGNAGE |
| | HANDICAP SIGNAGE |
| | DOWNSPOUT (REF. PLUMBING DOCUMENTS) |
| | 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" |

HONOR CHARTER SCHOOL

HONOR CHARTER SCHOOL BUILDING CORPORATION
23250 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 2025

PHASE: CONSTRUCTION DOCUMENTS

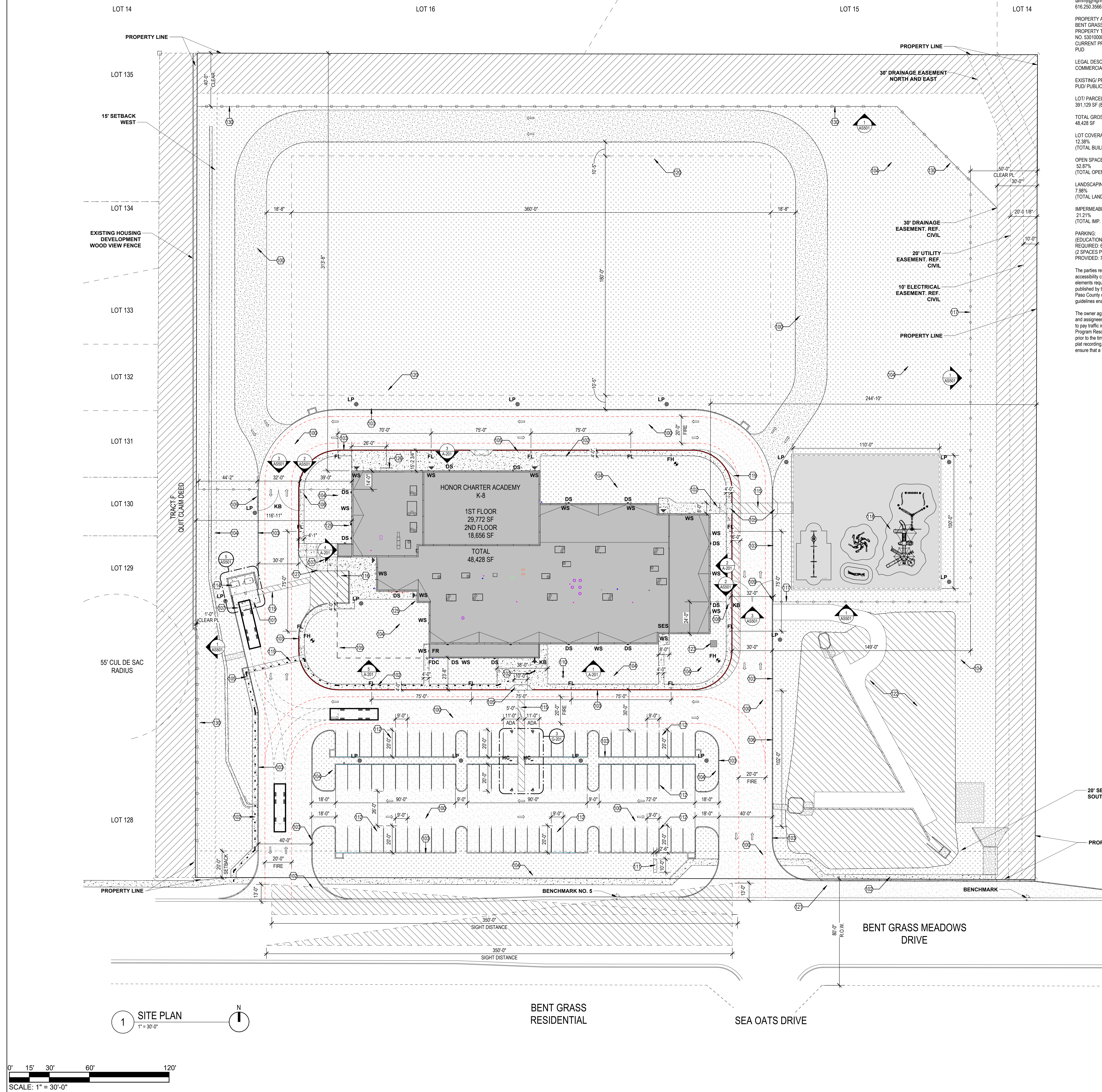
ISSUED FOR:

GRACE PROJECT NO: 0005100

3225193

ARCHITECTURAL SITE PLAN

AS101



ELEVATIONS GENERAL SHEET NOTES

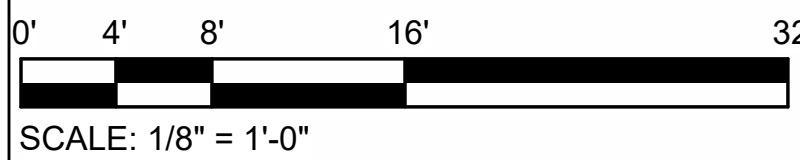
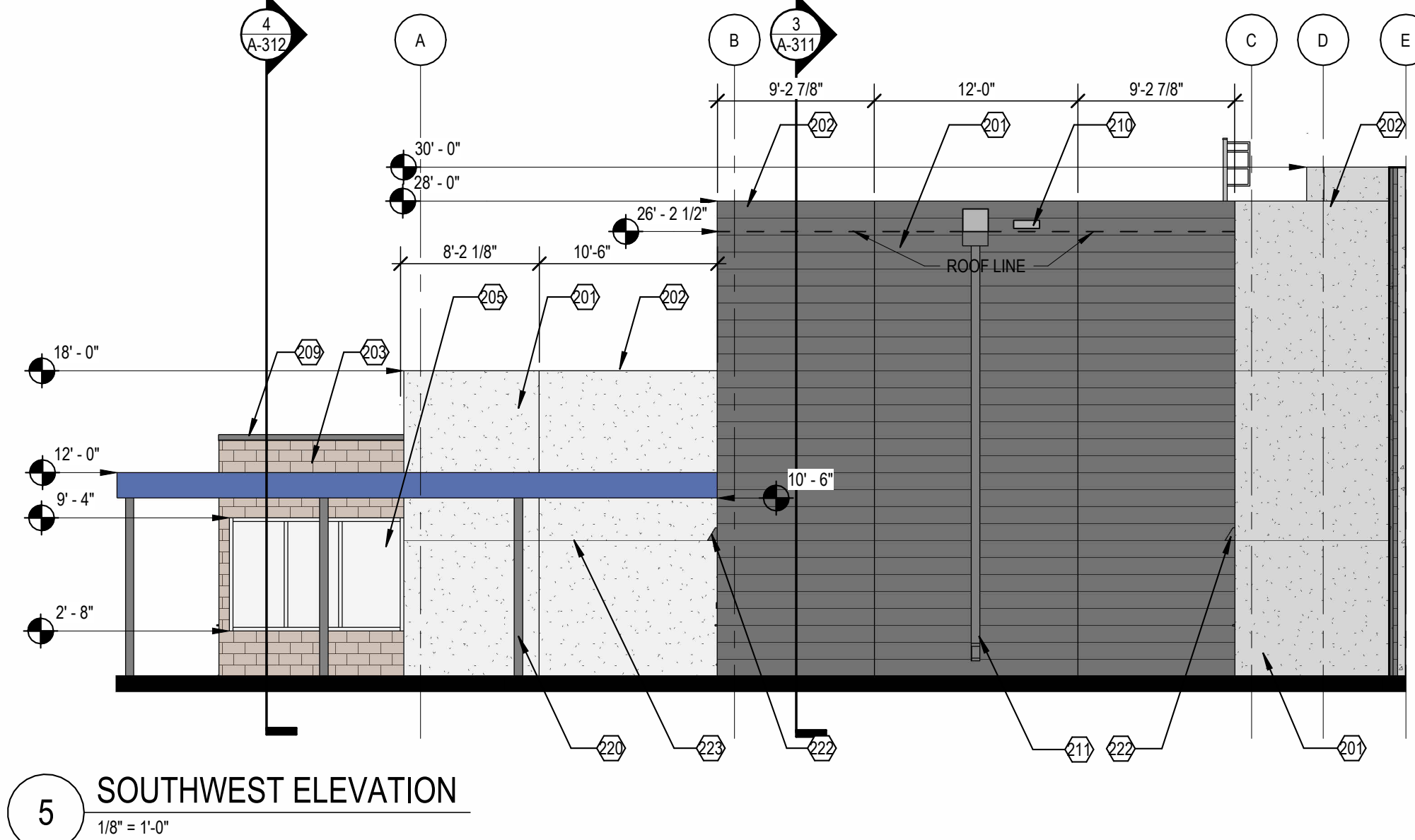
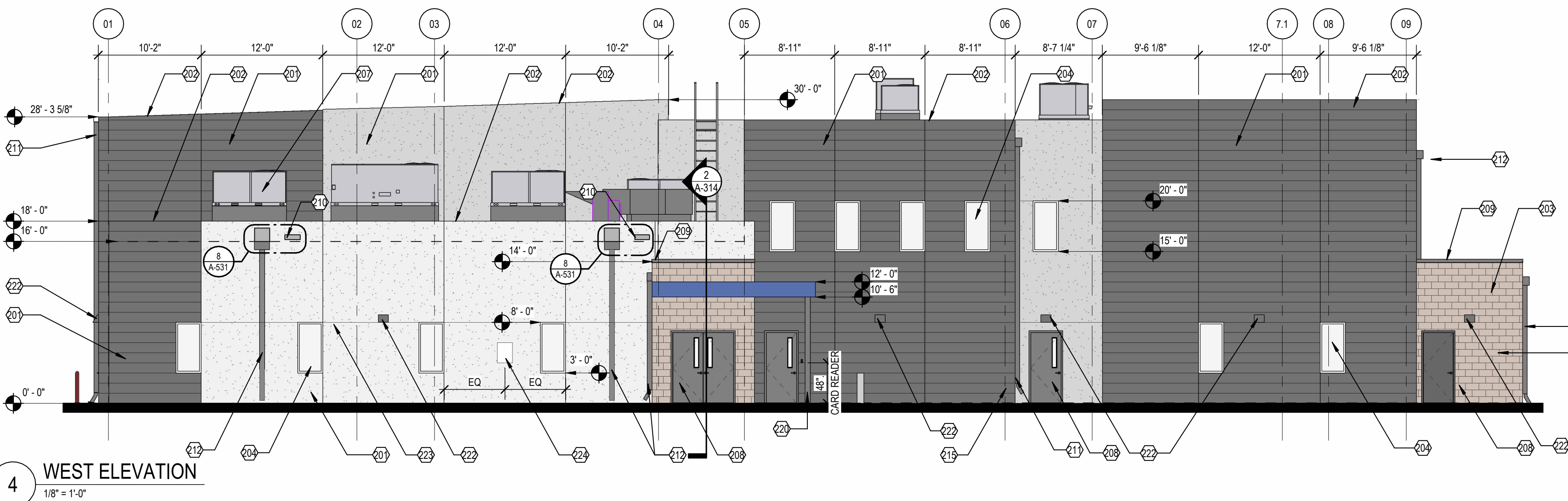
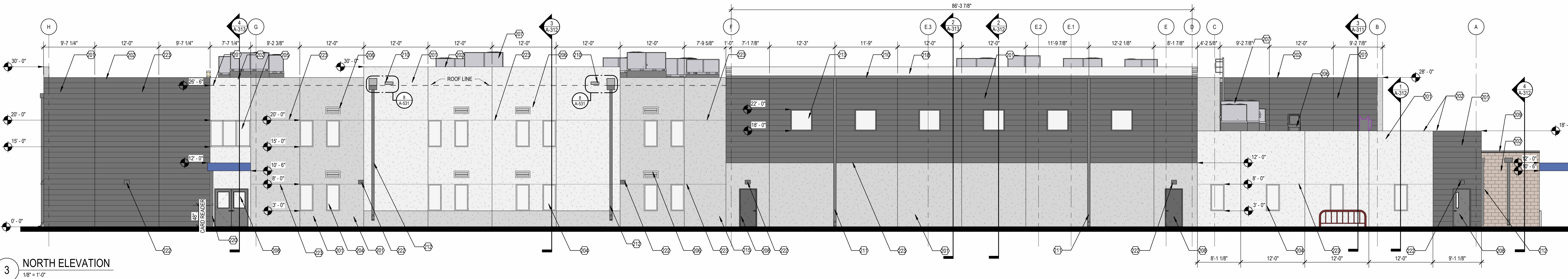
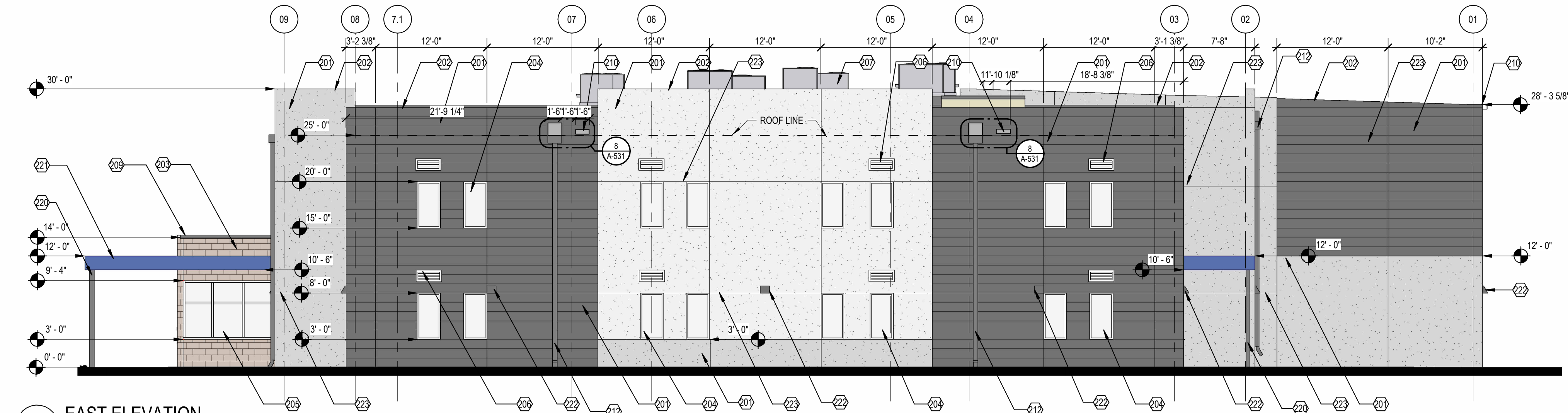
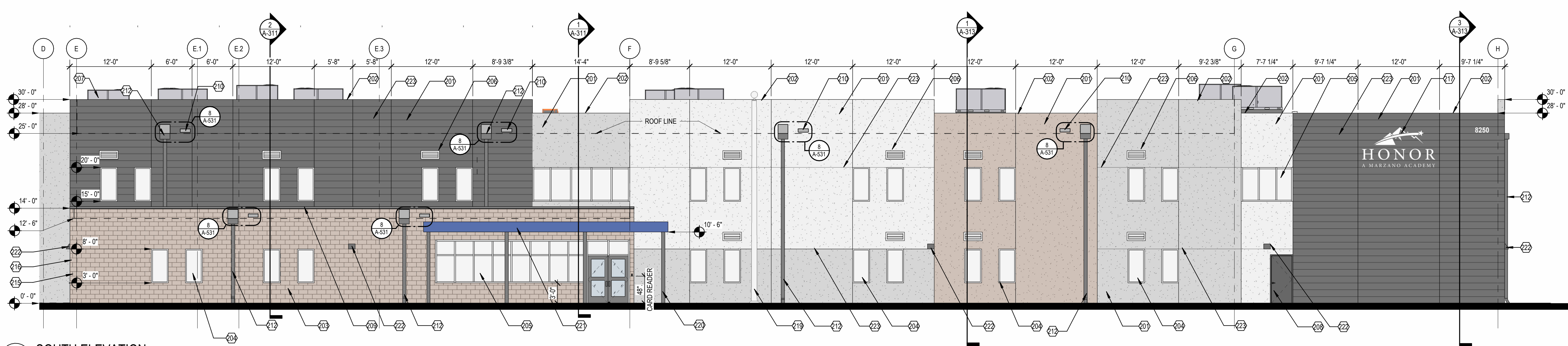
- A. ALL EXPOSED STEM WALLS SHALL BE OF MASONRY TYPE INDICATED FOR WALLS ABOVE FLOOR LINE.
- B. SIDEWALKS AT BUILDING AND STRUCTURES SHALL MATCH FINISH FLOOR FLUSH AT DOORWAYS AND SLOPE AWAY FROM THE BUILDING.
- C. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED TO RECEIVE FACTORY FINISH.
- D. ALL EXPOSED 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 PRECAST CONCRETE PARPET CAP
- 203 STONE VENEER
- 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 12" HORIZONTAL REVEAL PATTERN/ PAINTED MANUFACTURER TBD/ COLOR: GRAY
- PRECAST CONCRETE/ SMOOTH FINISH 12" HORIZONTAL REVEAL PATTERN/ PAINTED MANUFACTURER TBD/ COLOR: CREAM
- PRECAST CONCRETE/ SMOOTH FINISH 12" HORIZONTAL REVEAL PATTERN/ PAINTED MANUFACTURER TBD/ COLOR: TAN
- STONE/ BRICK VENEER
CORONADO STONE: CLASSIC SERIES/ JERUSALEM/ SAHARA BLEND 8"x16"
- PRE ENGINEERED METAL FASCIA
MANUFACTURER TBD/ COLOR: NAVY BLUE



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.

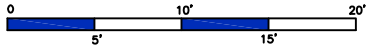
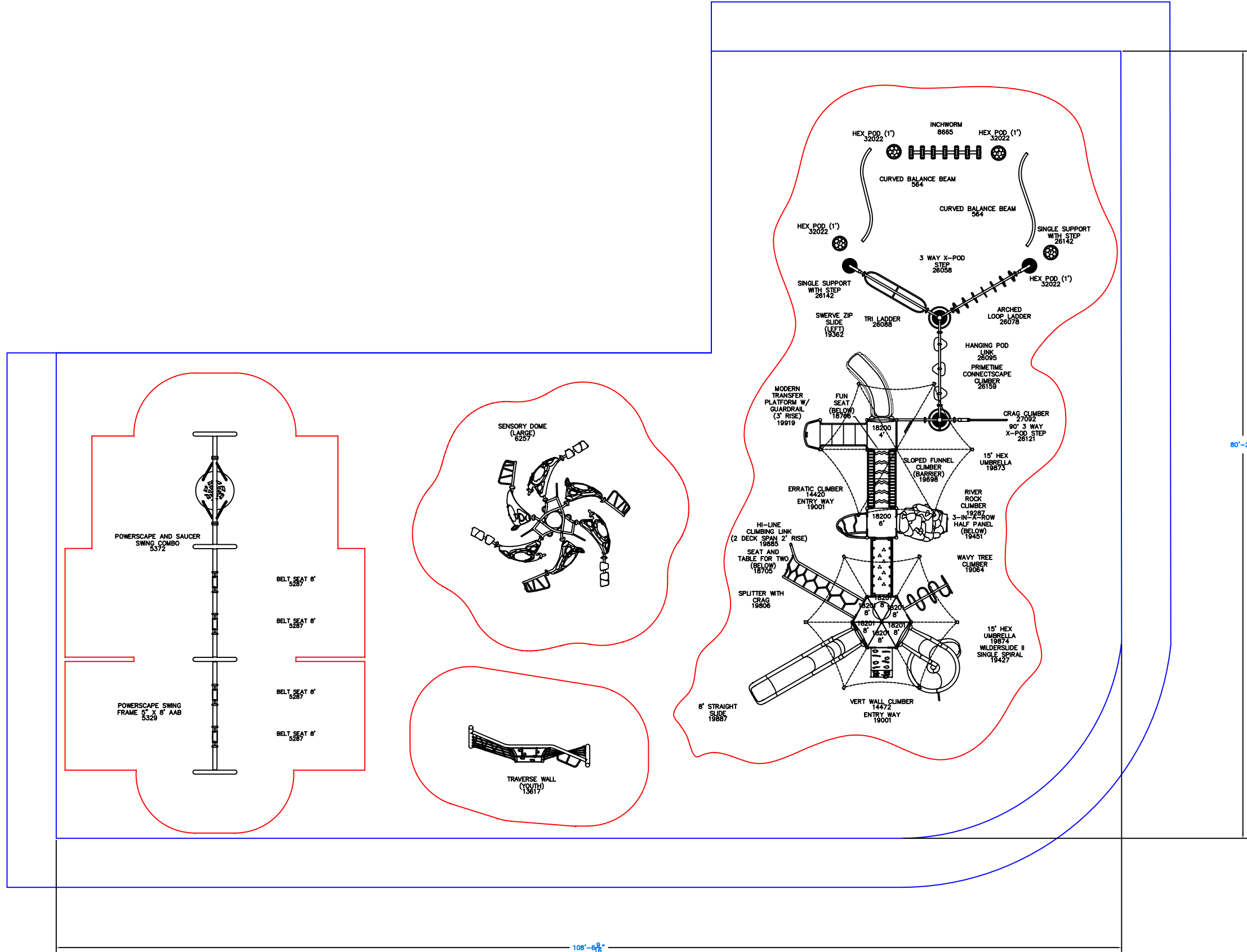
It's our responsibility to act as stewards of our planet and its natural resources. It's also our mission to create fun, active, and innovative places for families to gather and play. Our environmental sustainability efforts are intended to help ensure children of today can take their grandchildren to 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

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:

ALTITUDE RECREATION

SHEET NO:



Honor Charter School









Honor Charter School

