

# HONOR CHARTER SCHOOL BUILDING CORPORATION HONOR CHARTER SCHOOL CONSTRUCTION DOCUMENTS

ISSUE DATE 04.30.2026



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

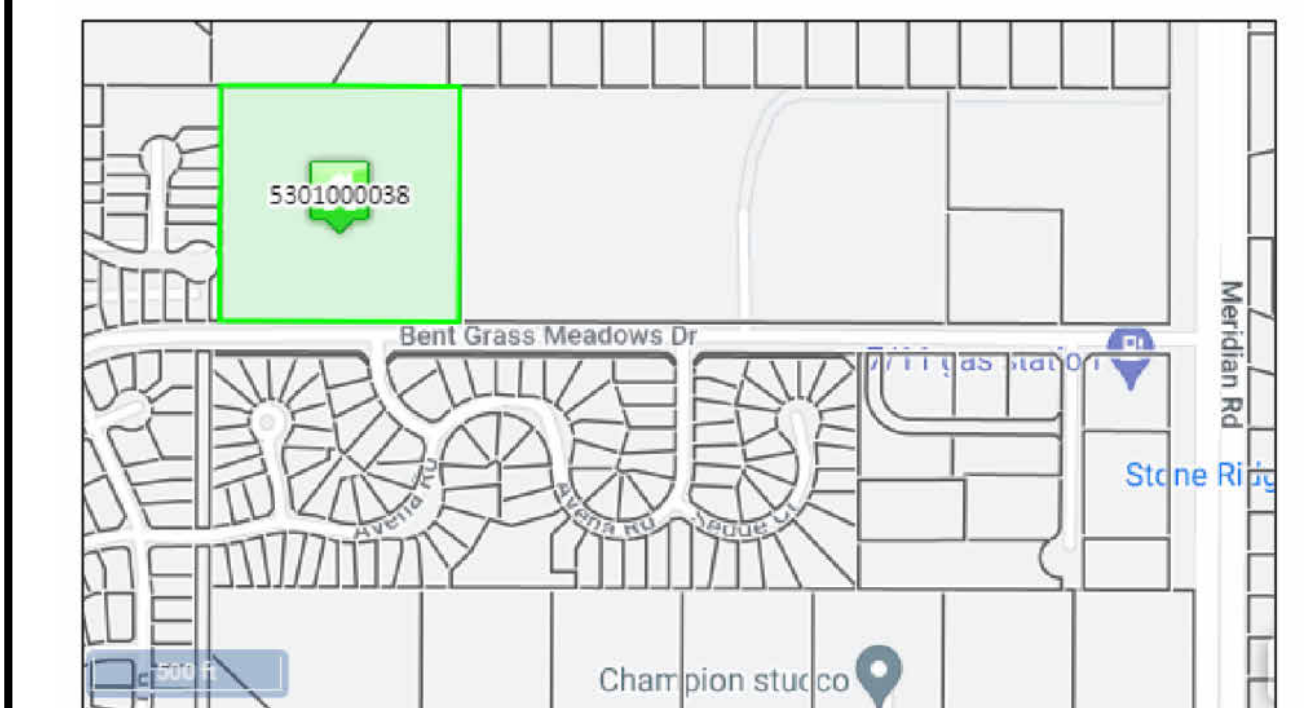
### CLIENT INFORMATION

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

GRACE DESIGN STUDIO PROJECT NUMBER: 3225193

### VICINITY MAP

8250 Bent Grass Meadows Drive, Peyton, Colorado/  
80831



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### PAUL TAN CONSULTING GROUP/ ACOUSTICS & NOISE CONTROL

**DESIGN TEAM**  
PRINCIPAL IN CHARGE: PAUL TAN  
PROJECT MANAGER: PAUL TAN  
7455 ARROYO CROSSING PARKWAY, SUITE 220  
LAS VEGAS, NV 89113-4088  
(888) 498-1219

### WALTZ CONSTRUCTION

**DESIGN TEAM**  
PRINCIPAL IN CHARGE: JAY GREEN  
PROJECT MANAGER: MALCOLM MULRONEY  
449 S 48TH ST.  
TEMPE, AZ 85281  
(480) 759-9622  
WALTZCONSTRUCTION.COM

### TAIT CIVIL ENGINEERS

**DESIGN TEAM**  
PRINCIPAL IN CHARGE: BRIAN CAMPBELL  
PROJECT MANAGER: NATHANIEL RAMSTETTER  
320 NORTH LINCOLN AVE.  
LOVELAND, CO. 80537  
T: 970-613-1447  
F: 970-613-1897  
TAIT.COM

### PK ASSOCIATES STRUCTURAL ENGINEERS

**DESIGN TEAM**  
PRINCIPAL IN CHARGE: BOB HALLIDAY  
8900 E. BELLEVIEW AVE, SUITE 200  
GREENWOOD VILLAGE, CO 80111  
720-799-1058  
PKASTRUCTURAL.COM

### ABUWANDI ENGINEERING ASSOCIATES

**DESIGN TEAM**  
PRINCIPAL IN CHARGE: ZEID ABUWANDI  
2800 N 44TH ST.  
PHOENIX, AZ 85008  
(602) 274-1045  
ABUWANDIENG.COM

### ZEE ENGINEERING GROUP

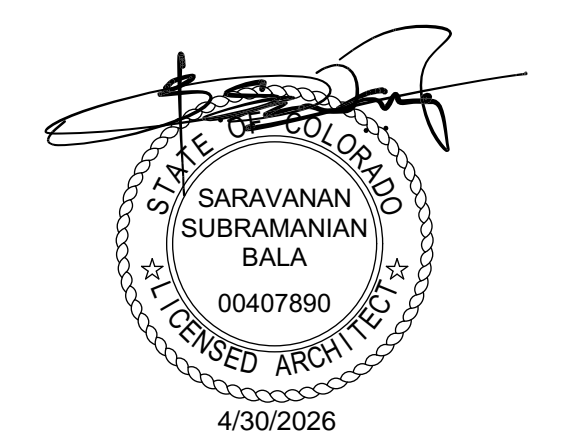
**DESIGN TEAM**  
PRINCIPAL IN CHARGE: SHYAMUK SIDHWA  
1830 S. ALMA SCHOOL RD, SUITE 120  
MESA, AZ  
(480) 650-7748  
ZENGROUP.COM

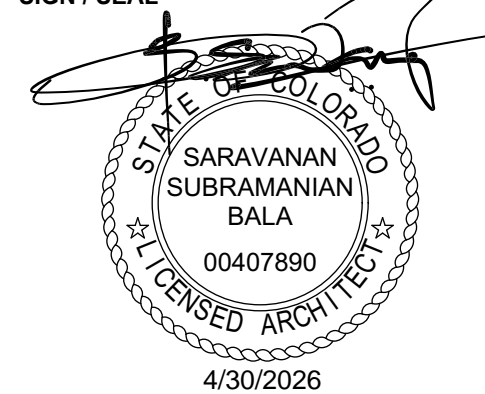
### GRACE DESIGN STUDIOS

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

### REVISIONS

REV. #	DESCRIPTION	DATE
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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)

OPEN SPACE:  
12.38%  
(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 ENTRANCES 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

REV. #	DESCRIPTION	DATE

DATE OF ISSUE: 04.30.2026

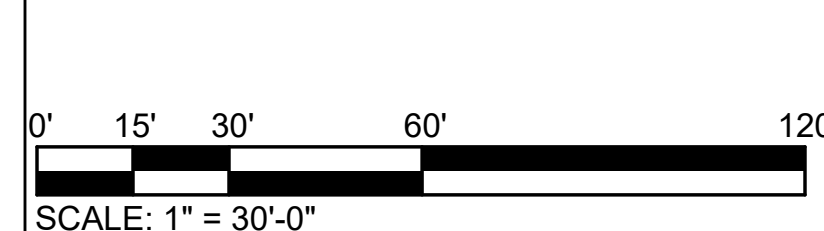
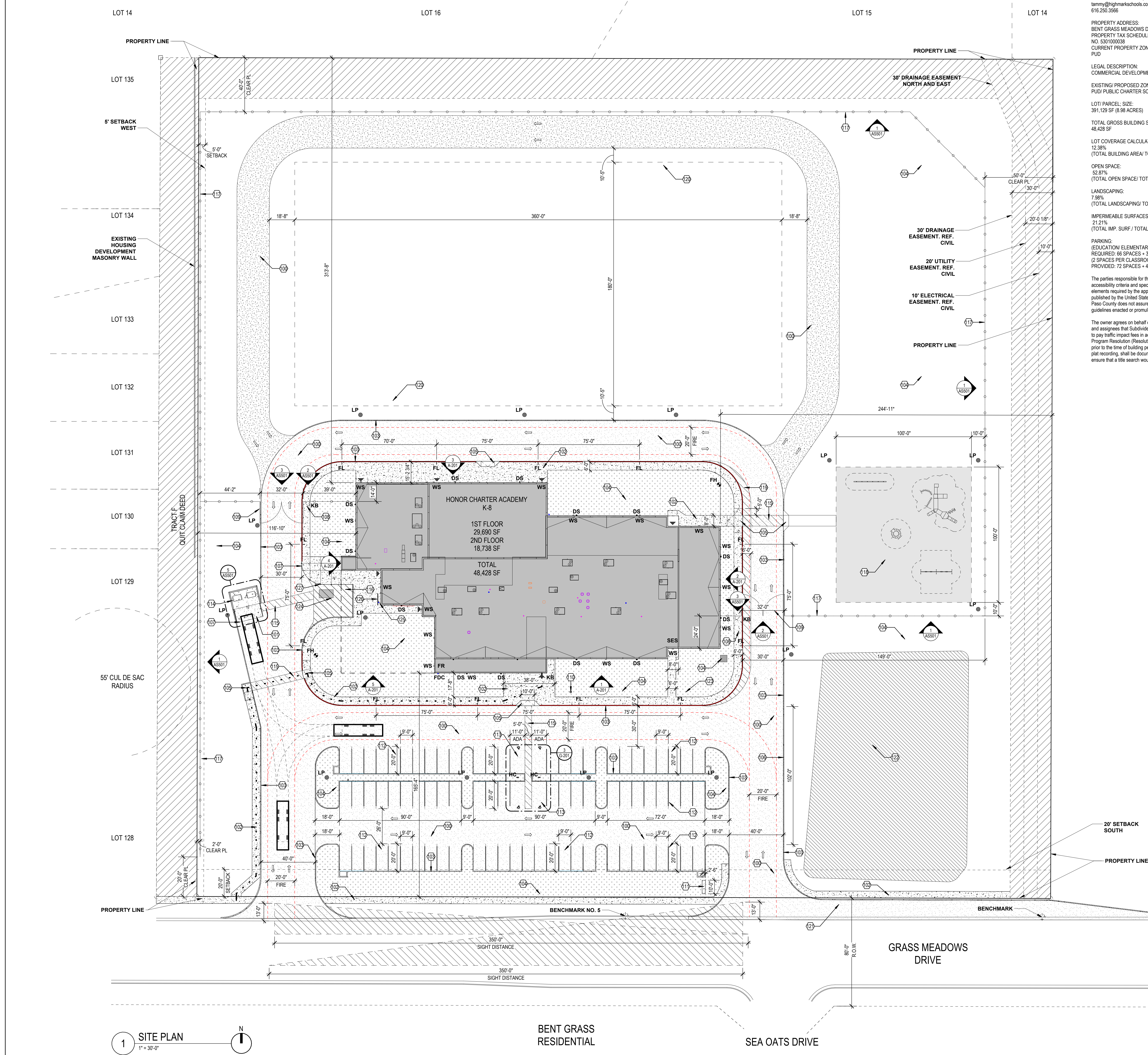
PHASE: CONSTRUCTION DOCUMENTS

ISSUED FOR:

GRACE PROJECT NO: 3225193

ARCHITECTURAL SITE PLAN

AS101

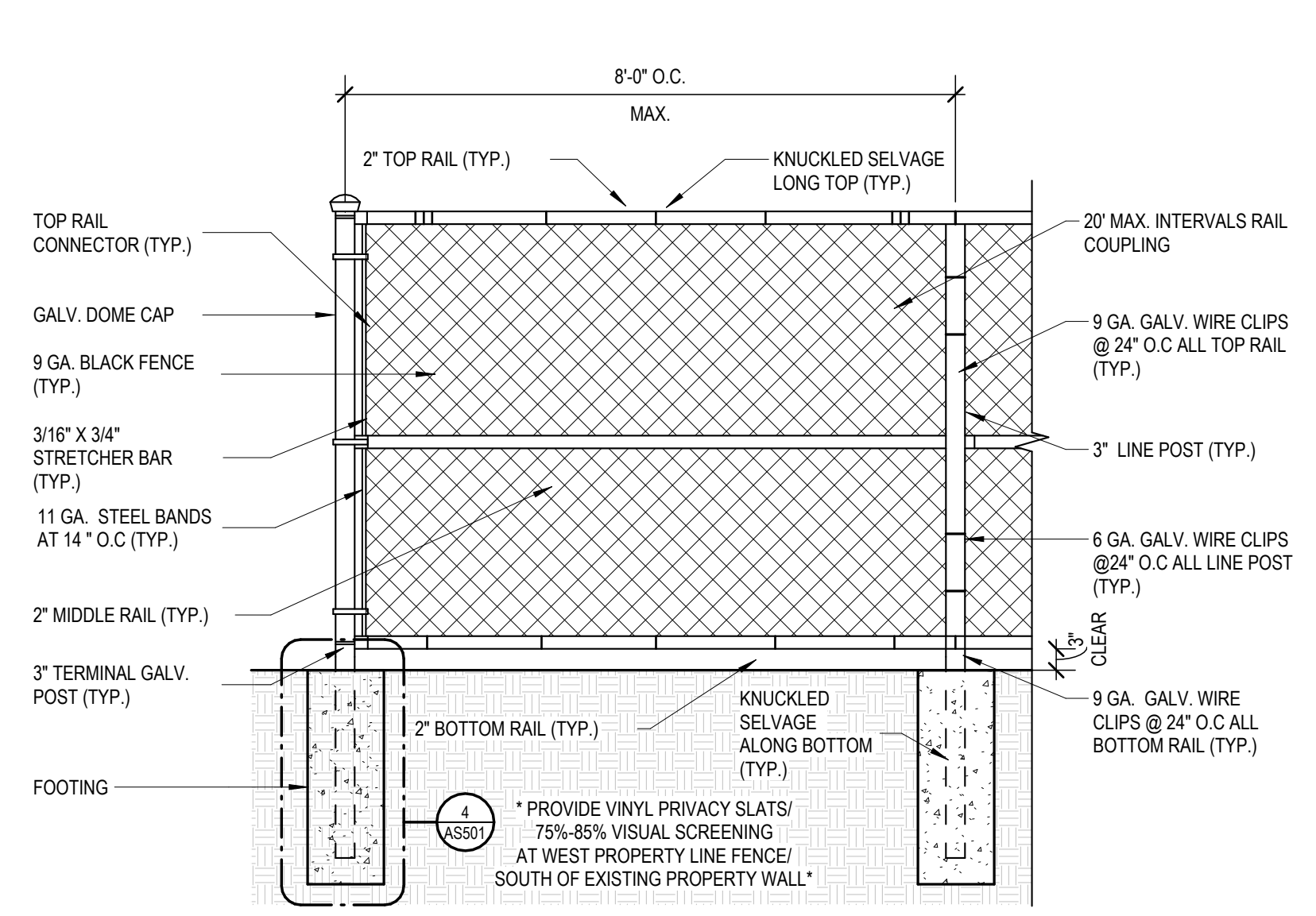


1 SITE PLAN  
1" = 30'-0"

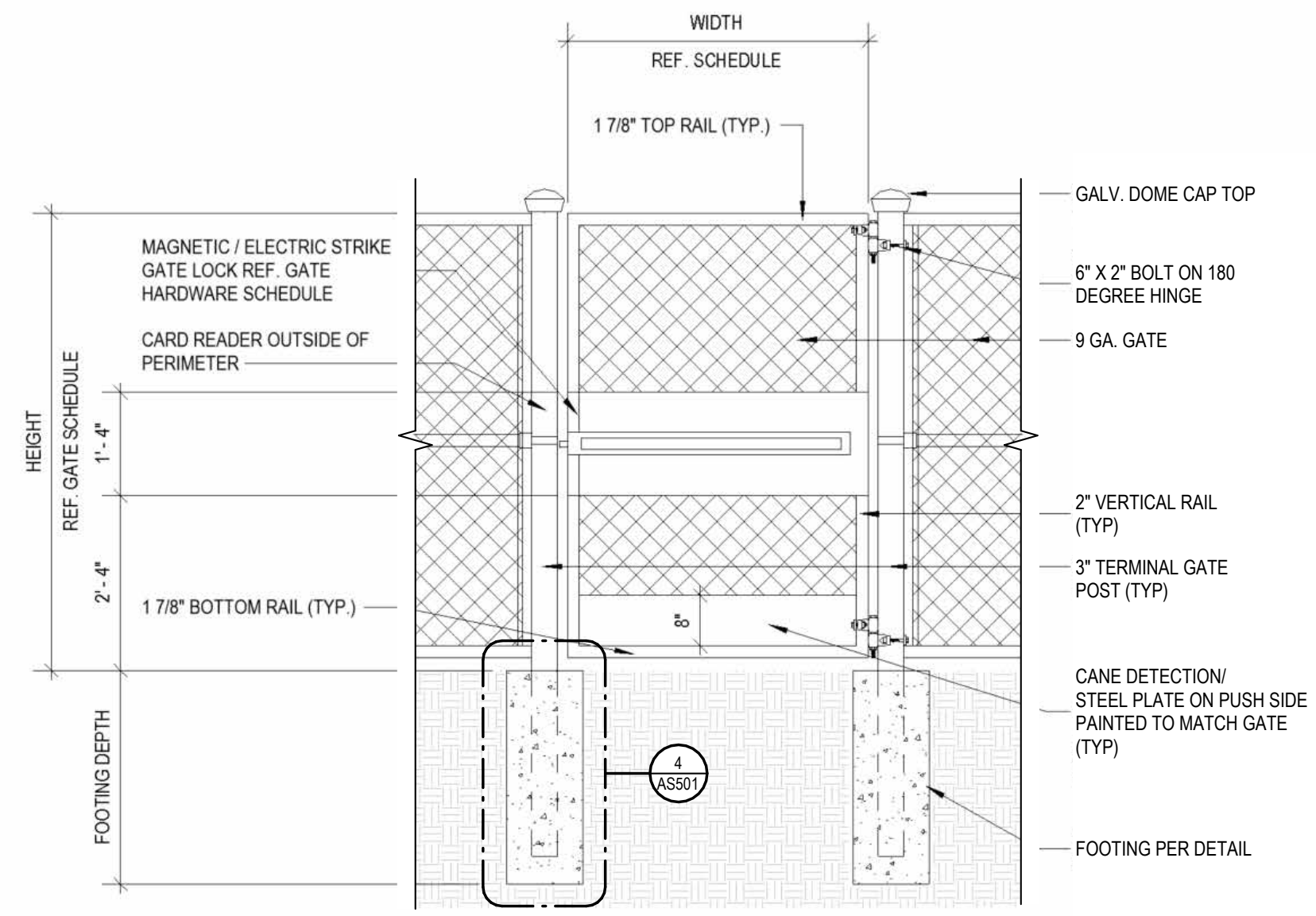
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REV. #	DESCRIPTION	DATE

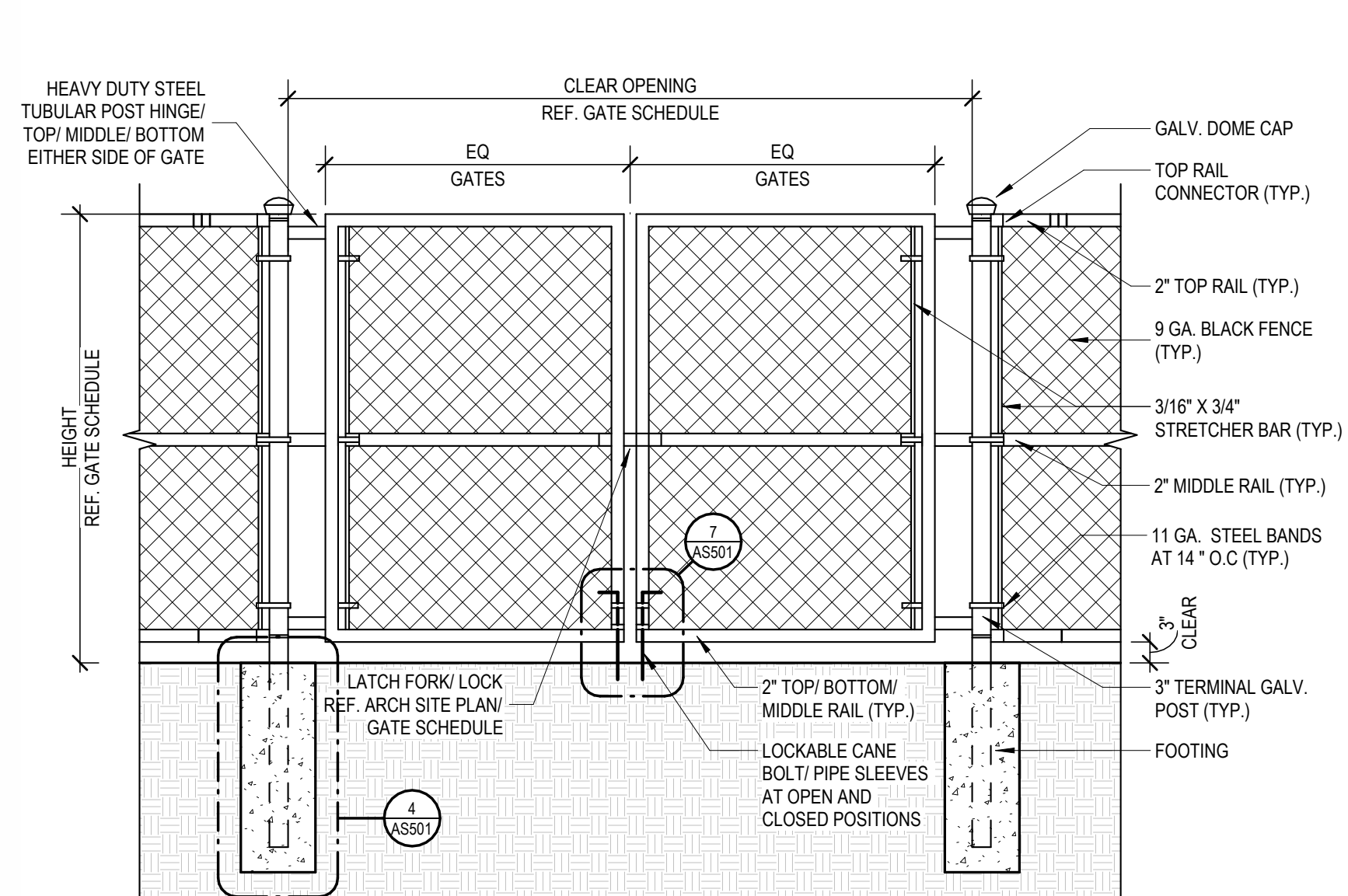
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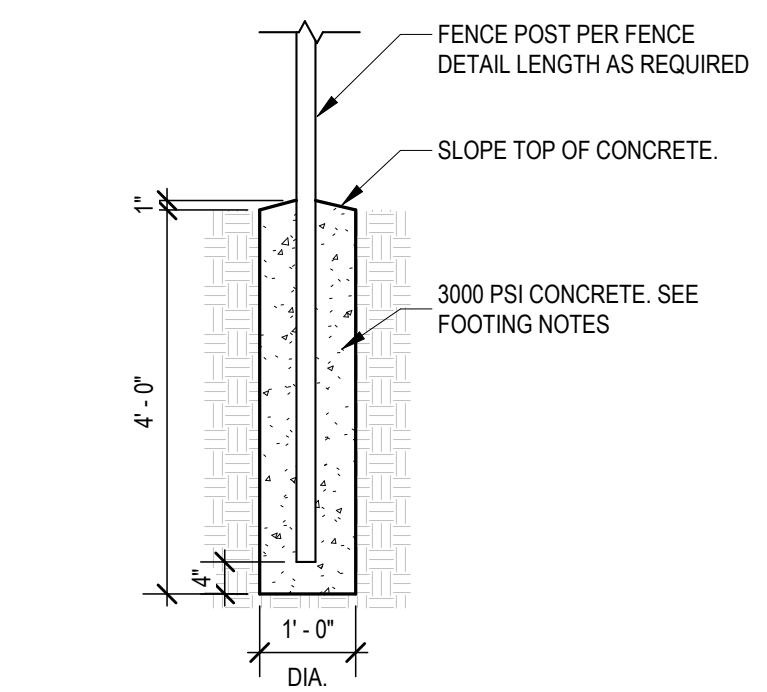
**1 CHAIN LINK FENCE ELEVATION**  
1/2" = 1'-0"



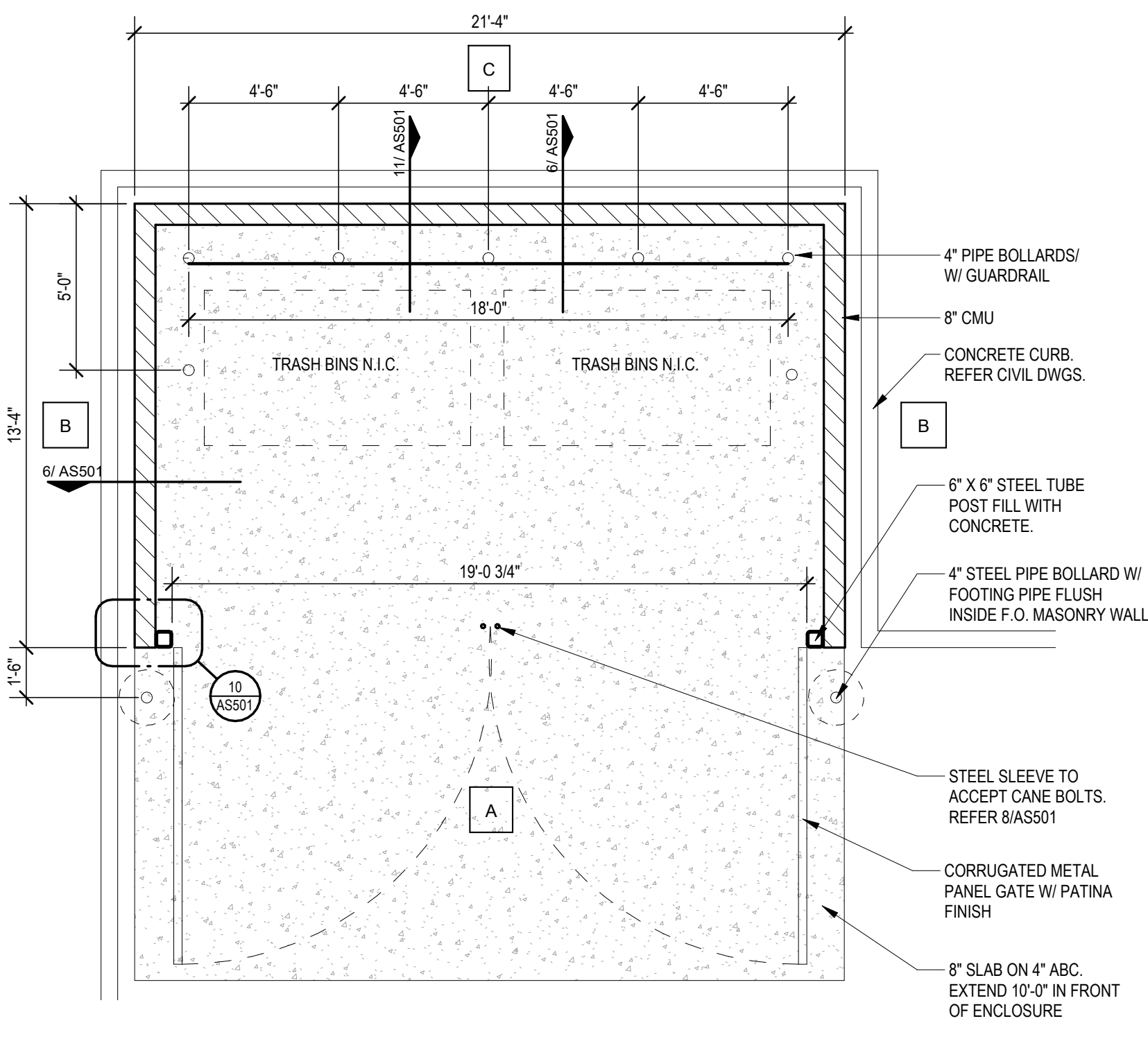
**2 CHAIN LINK FENCE SINGLE DOOR**  
1/2" = 1'-0"



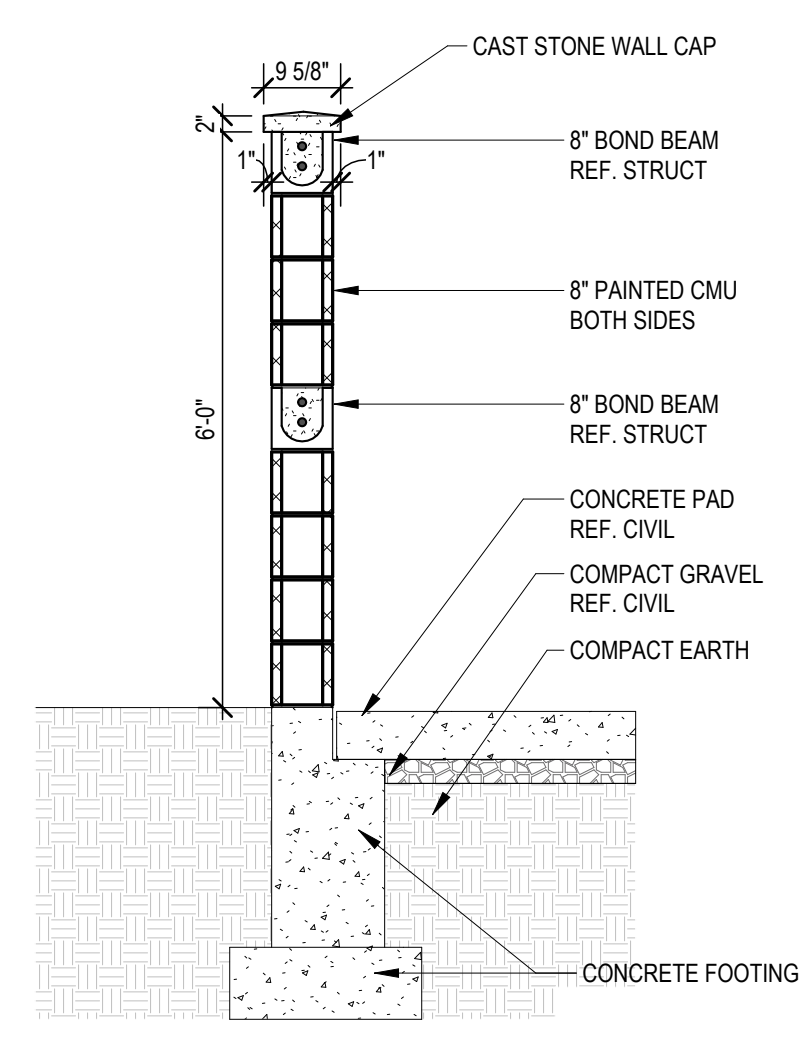
**3 CHAIN LINK DOUBLE GATE MANUAL GATE**  
1/2" = 1'-0"



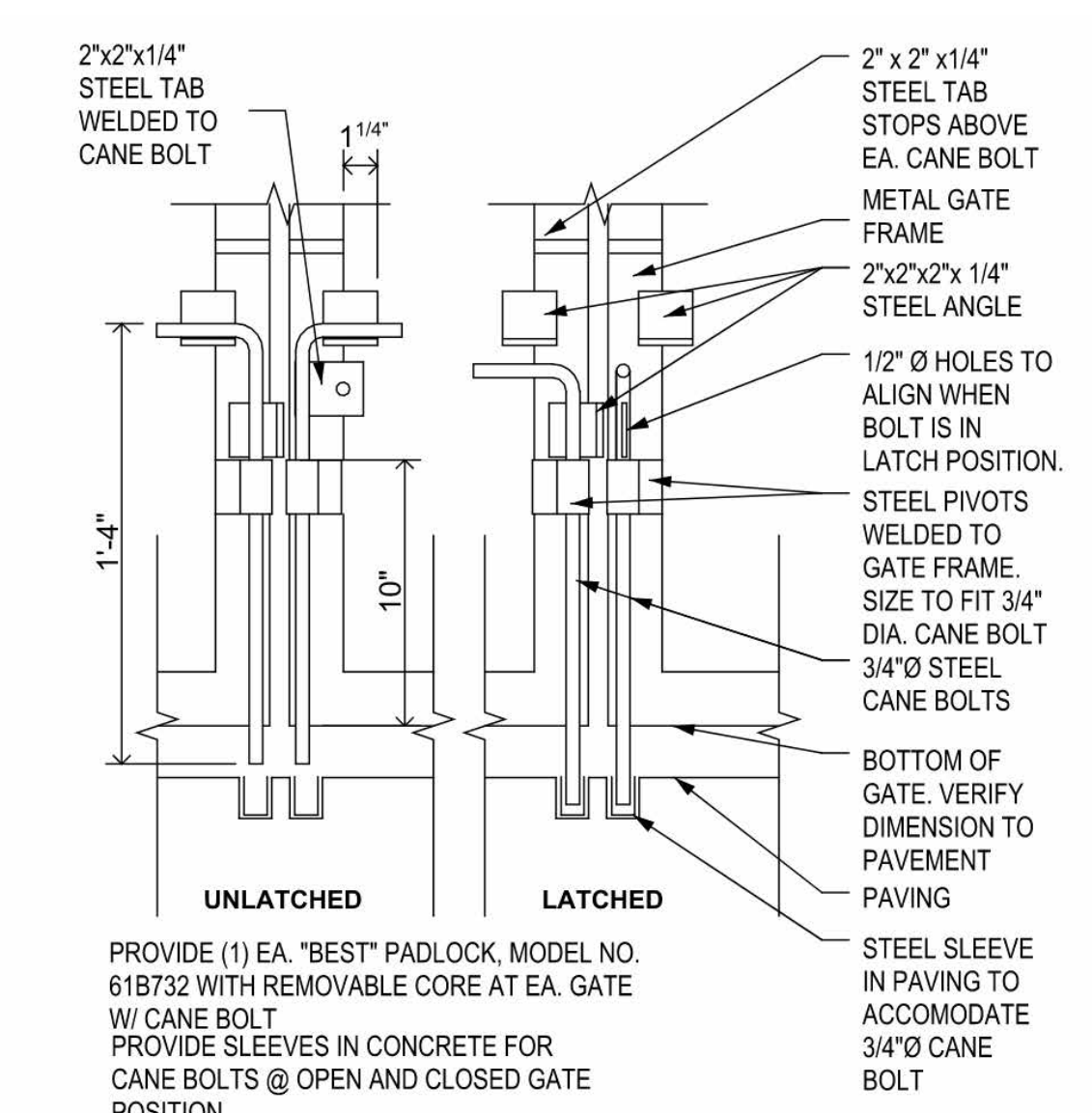
**4 CHAIN LINK FENCE FOOTING**  
1/2" = 1'-0"



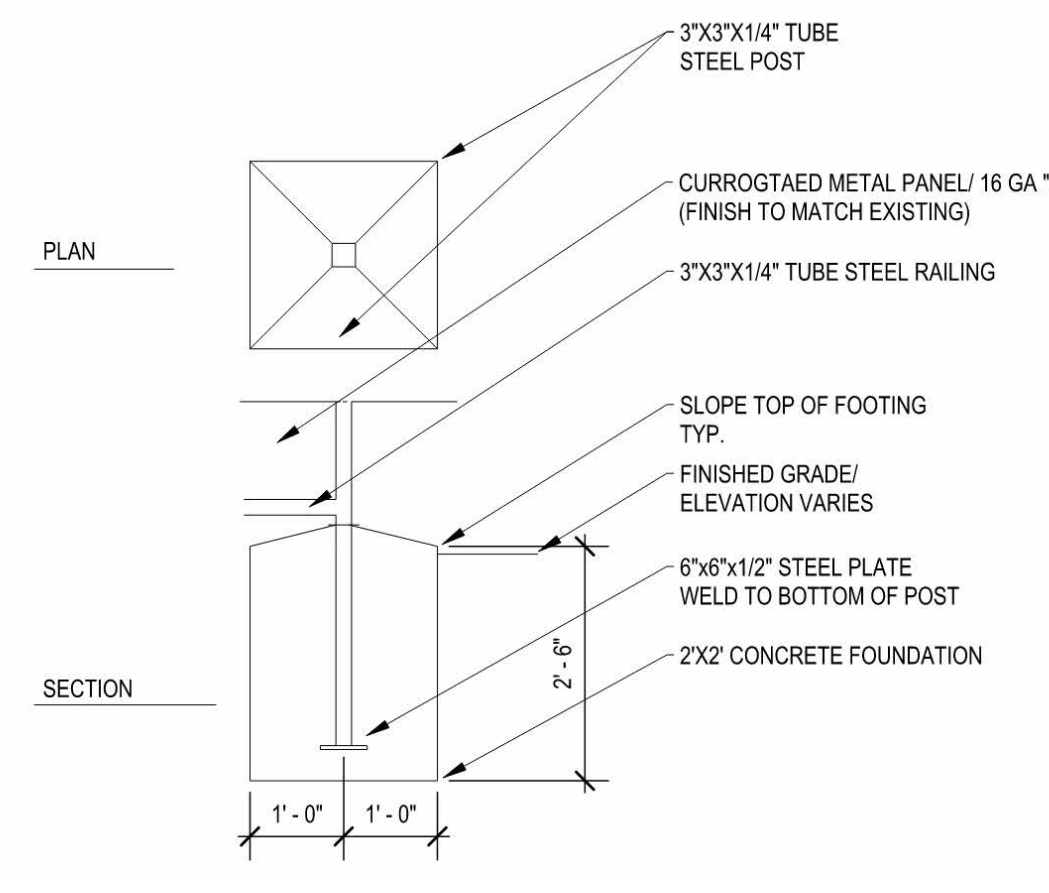
**5 TRASH ENCLOSURE FLOOR PLAN**  
1/4" = 1'-0"



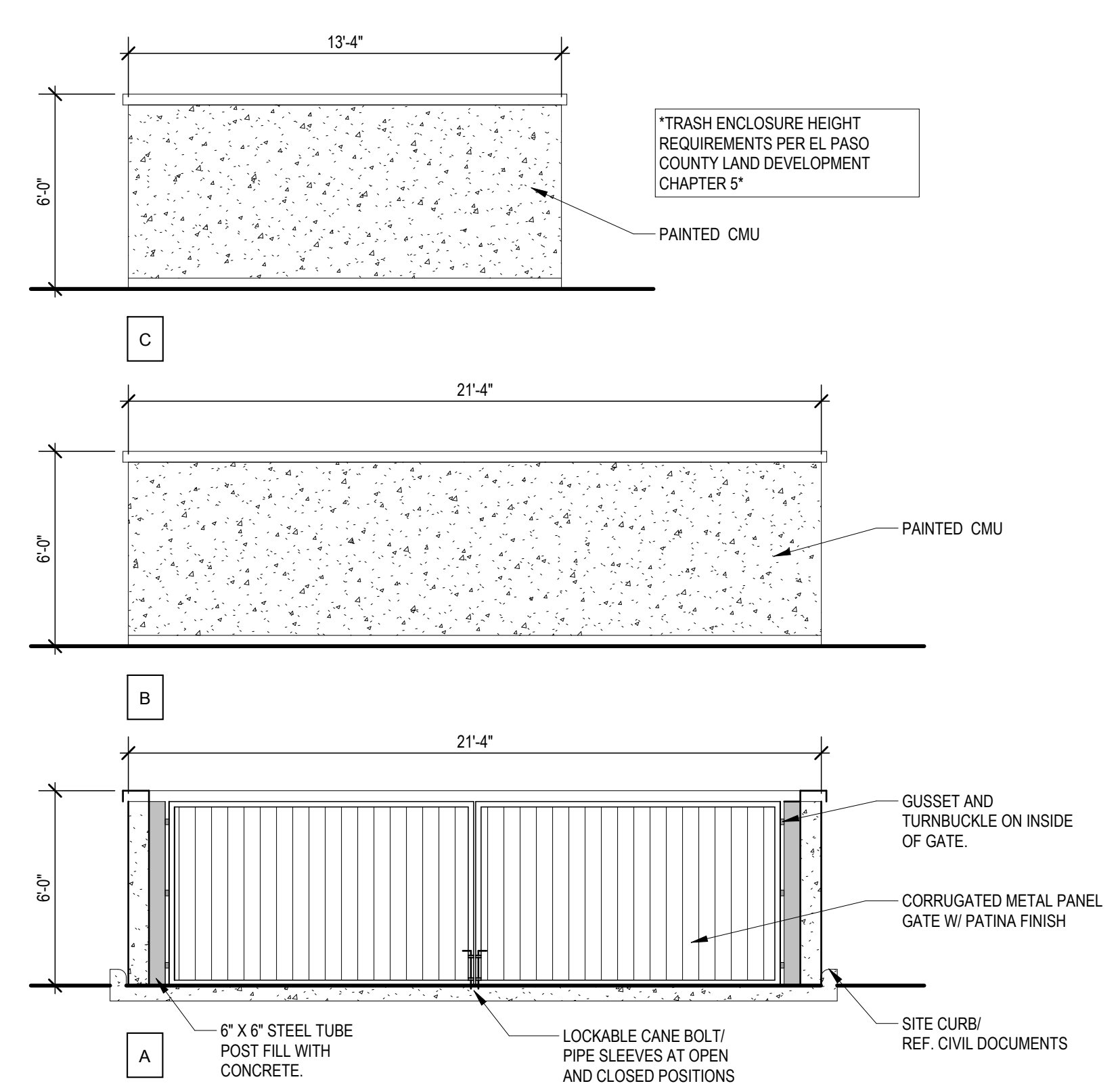
**6 TRASH ENCLOSURE SECTION**  
1/2" = 1'-0"



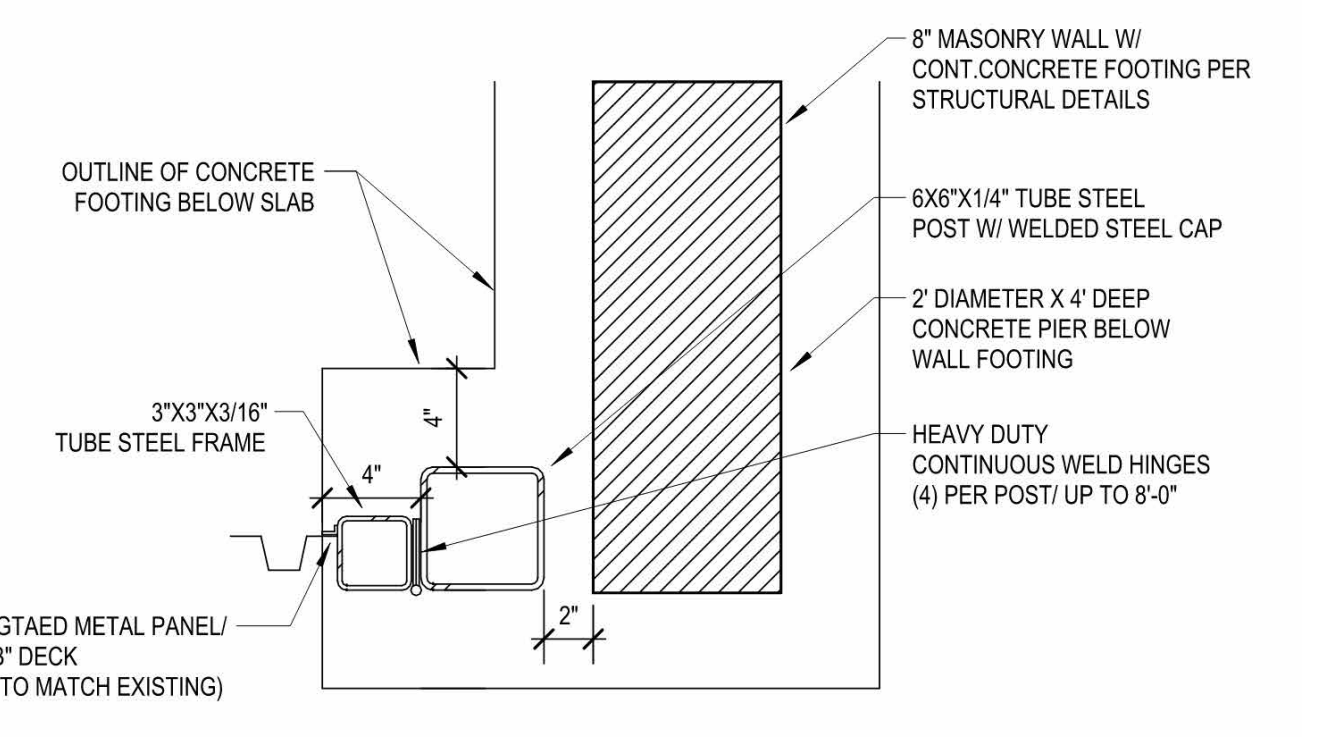
**7 SITE GATE LOCKABLE CANE BOLT**  
1 1/2" = 1'-0"



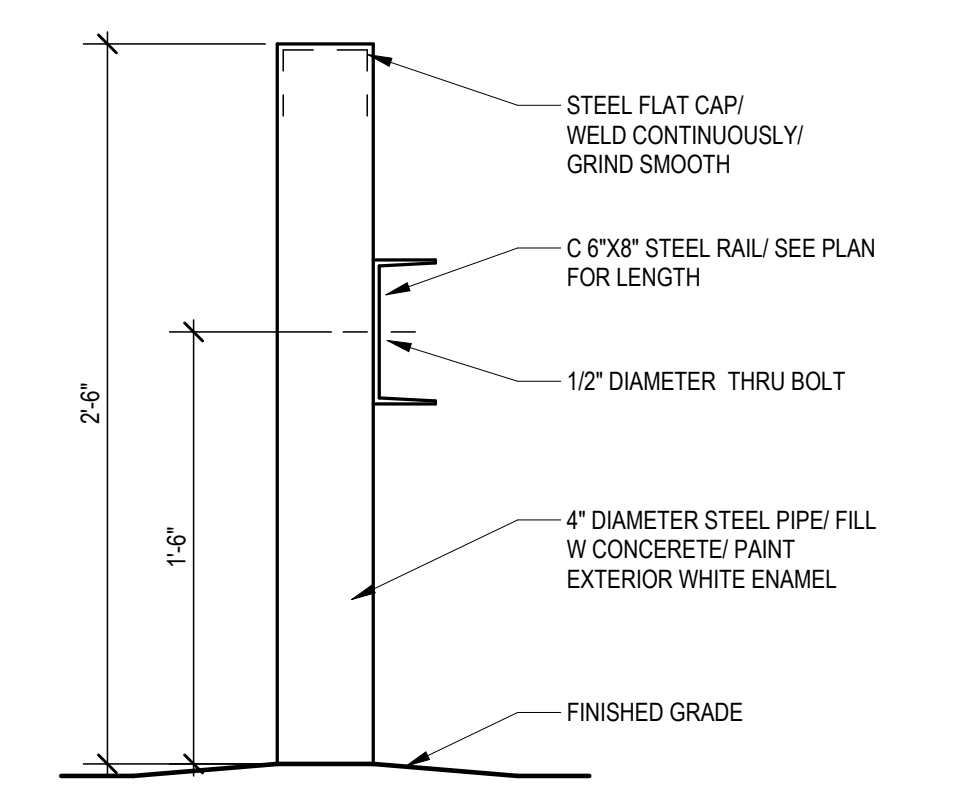
**8 TRASH ENCLOSURE FENCE POST FOUNDATION**  
1 1/2" = 1'-0"



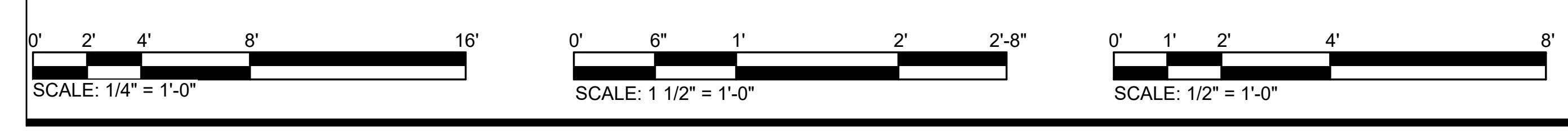
**9 DUMPSTER ELEVATIONS**  
1/4" = 1'-0"



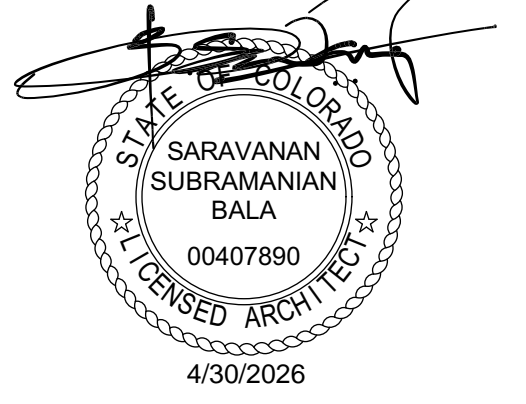
**10 TRASH ENCLOSURE GATE POST**  
1 1/2" = 1'-0"



**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-05161331e716023c7037-5f2e-4e9b-96cb-22ba3390371.rvt



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**ELEVATIONS GENERAL SHEET NOTES**

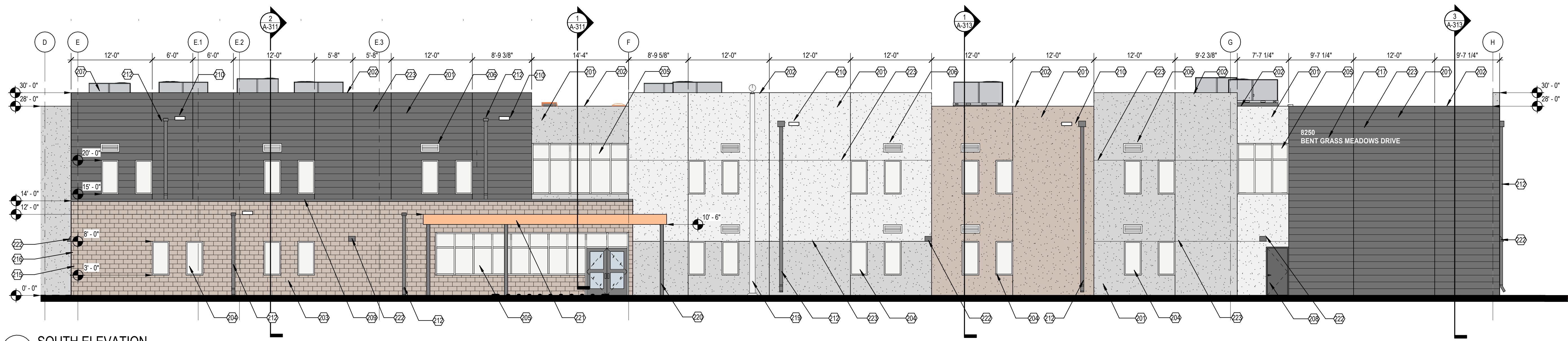
- A. ALL EXPOSED STEM WALLS SHALL BE OF MASONRY TYPE INDICATED FOR WALLS ABOVE FLOOR LINE.
- B. SIDEWALKS AT BUILDING AND STRUCTURES SHALL MATCH FINISH FLOOR FLUSH AT DOORWAYS AND SLOPE AWAY FROM THE BUILDING.
- C. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED TO RECEIVE FACTORY FINISH.
- D. ALL EXPOSED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

**ELEVATION KEYNOTES**

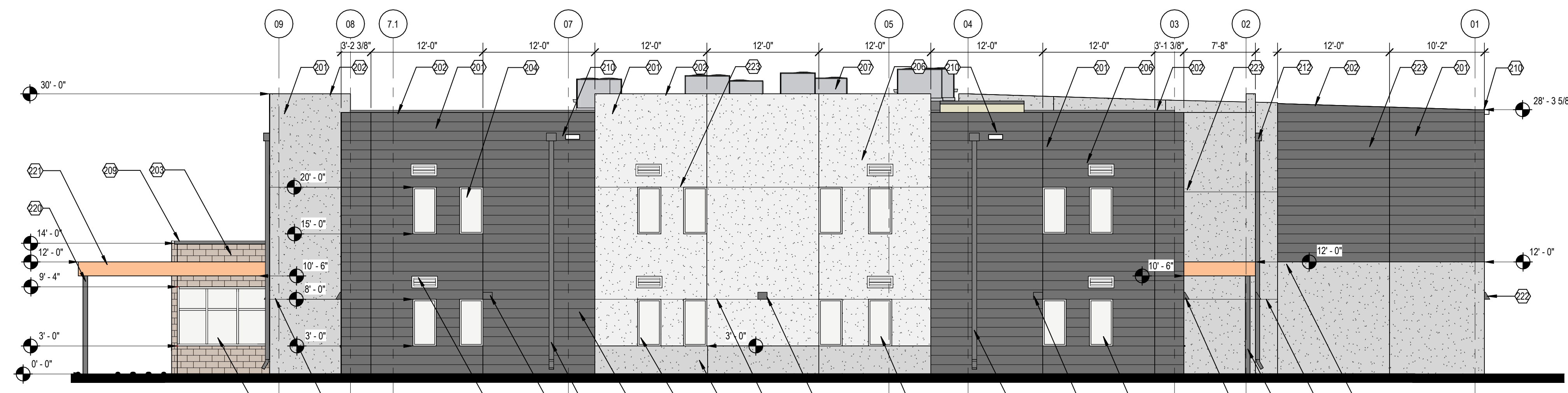
- 201 PRECAST CONCRETE WALL/ PAINTED
- 202 FAUX STONE/ BRICK
- 203 DOWNSPOUT/ SCUPPER
- 204 CLASSROOM/ OFFICE WINDOW 60"X30"
- 205 STOREFRONT WINDOW SYSTEM
- 206 MECHANICAL LOUVER
- 207 MECHANICAL RTU EQUIPMENT
- 208 HOLLOW METAL DOOR
- 209 PRE ENGINEERED METAL PARAPET COPING/ PAINTED
- 210 OVERFLOW SCUPPER
- 211 SCUPPER/ DOWNSPOUT/ UNDERGROUND CONNECTION REF
- 212 SCUPPER/ DOWNSPOUT/ SURFACE SPLASH BLOCK
- 213 CYRASMUM WINDOW 48"X48"
- 214 ROOF LADDER
- 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

**ELEVATION LEGEND**

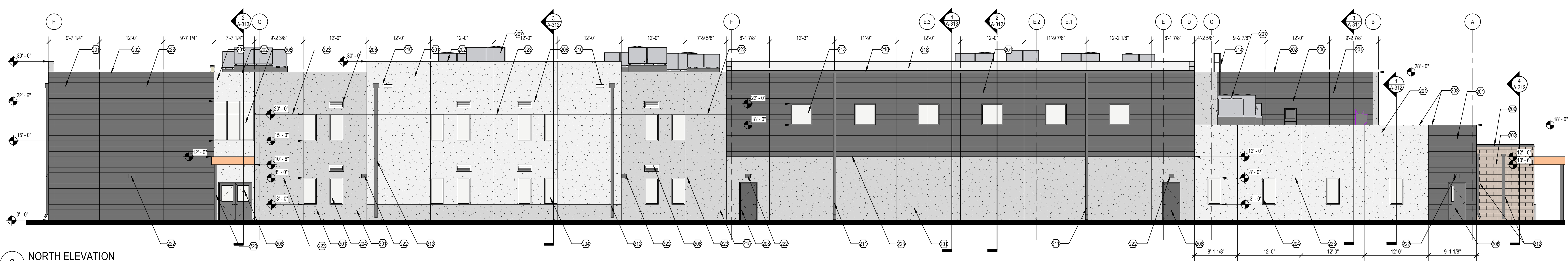
- PRECAST CONCRETE/ SMOOTH FINISH 12" HORIZONTAL REVEAL PATTERN/ PAINTED MANUFACTURER TBD COLOR: CHARCOAL
- PRECAST CONCRETE/ SMOOTH FINISH PAINTED MANUFACTURER TBD COLOR: GRAY
- PRECAST CONCRETE/ SMOOTH FINISH PAINTED MANUFACTURER TBD COLOR: CREAM
- PRECAST CONCRETE/ SMOOTH FINISH PAINTED MANUFACTURER TBD COLOR: TAN
- STONE/ BRICK VENEER CORONADO STONE: CLASSIC SERIES/ JERUSALEM SAHARA BLEND 8"X16"
- PRE ENGINEERED METAL FASCIA MANUFACTURER TBD COLOR: ORANGE



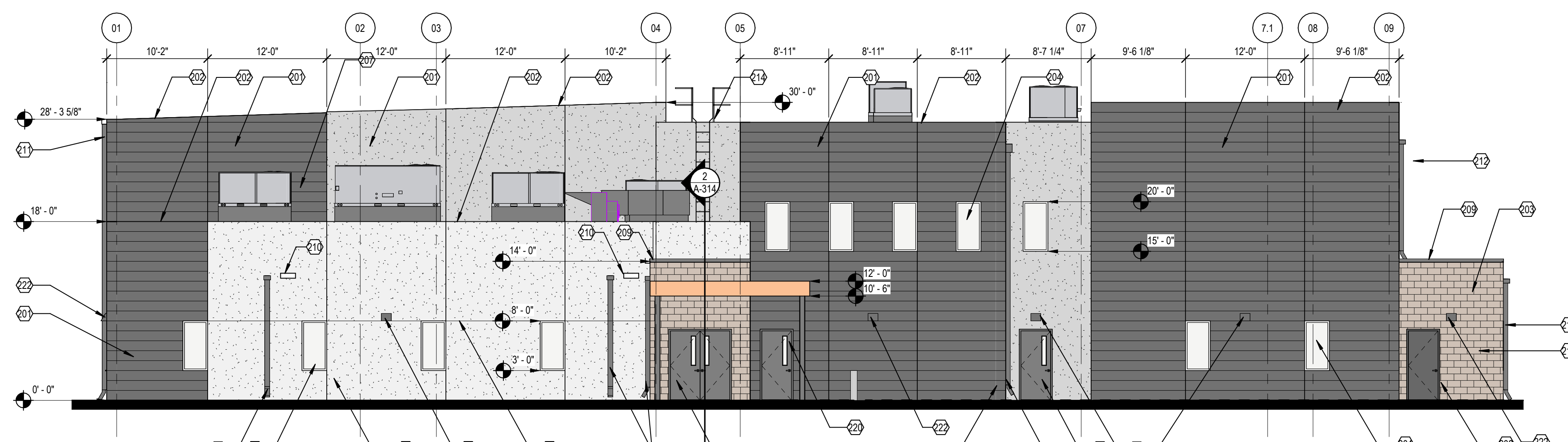
**1 SOUTH ELEVATION**  
1/8" = 1'-0"



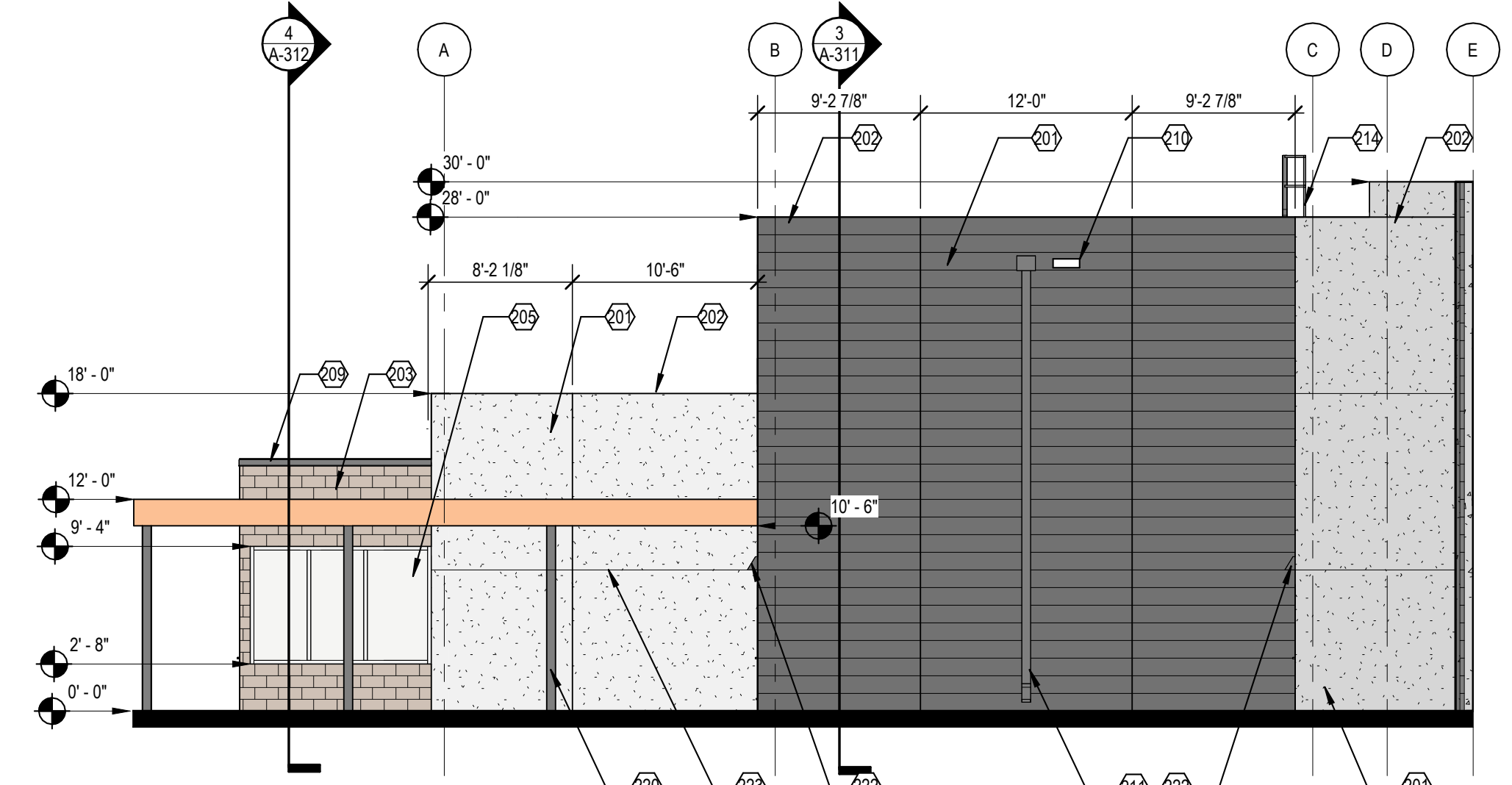
**2 EAST ELEVATION**  
1/8" = 1'-0"



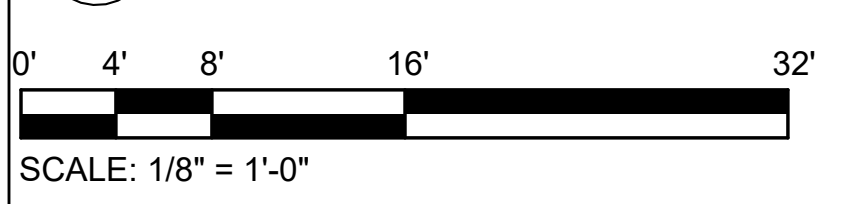
**3 NORTH ELEVATION**  
1/8" = 1'-0"



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



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



REV. #	DESCRIPTION	DATE

DATE OF ISSUE: 04.30.2026

PHASE: CONSTRUCTION DOCUMENTS

ISSUED FOR:

GRACE PROJECT NO: 3225193

5/4/2026 4:12:03 PM Grace Design Studios / 3225193 / HONOR CHARTER SCHOOL - CONSTRUCTION DOCUMENTS / A-201 - BUILDING ELEVATIONS / PRICING C:\users\loman\AppData\Local\Autodesk\Revit\Autodesk.Revit.2026\CollaborationCache\BY2\MSUNSV\BAY\N\B\8665833b-e321-4c0b-e29b-65161331e716\023c737-572e-469b-96cb-22ba3390b371.rvt