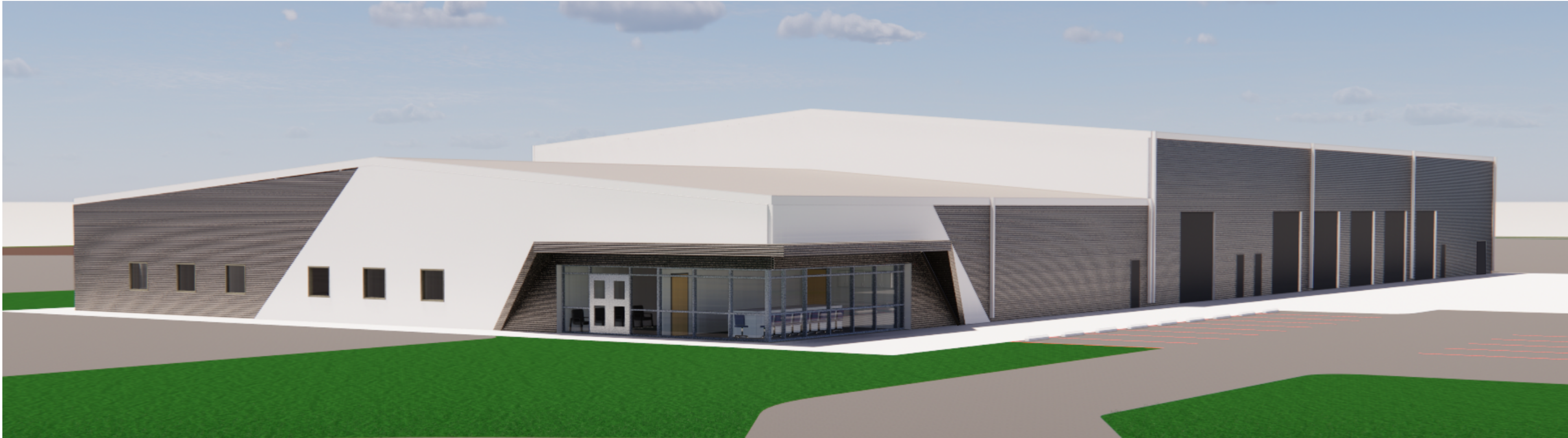


# D49 TRANSPORTATION CENTER

FALCON, CO



## LOCATION MAP



## VICINITY MAP



## PROJECT DATA

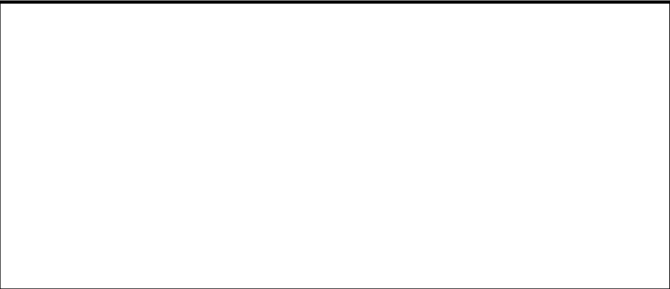
OWNER	FALCON SCHOOL DISTRICT NO 49 10650 E WOODMEN RD PEYTON, CO 80831 719-495-1100
APPLICANT	BRUCE BROWN bcbrown@49.org  RTA ARCHITECTS 19 S TEJON ST SUITE 300 COLORADO SPRINGS, CO 80903 719-471-7566  BRIAN CALHOUN, PRINCIPAL brian@rtarchitects.com PATRICK WARD, PLAN PREPARER patrickw@rtarchitects.com
SCOPE OF WORK:	CONSTRUCTION OF A SCHOOL DISTRICT TRANSPORTATION SUPPORT BUILDING AND GRAVEL BUS PARKING LOT WITH ASSOCIATED SITE WORK, INCLUDING PARKING FOR 175 BUSES, SITE LIGHTING, ACCESS ROAD, PERIMETER FENCE, DETENTION POND AND SITE LANDSCAPING. CONSTRUCTION WILL BE PHASED. PHASE 1 INCLUDES THE BUILDING CORE & SHELL AND SITE WORK. PHASE 1B INCLUDES THE VEHICLE MAINTENANCE BAYS. PHASE 1C INCLUDES THE ADMINISTRATION AREA. PHASE 2 INCLUDES BUILDING AND PARKING LOT EXPANSIONS.
PARCEL SIZE	39.37 ACRES
LEGAL DESCRIPTION	TRACT IN SW4 SEC 07-13-64 DESC AS FOLS, COM AT SW COR OF SD SEC 7, TH S 88-53-11" E 549-33 FT, N 00-43-19" W 30.0 FT TO NLY LN OF FALCON HWY FOR POB, CONT N 00-43-19" W 2673.46 FT, S 88-18-15" W 408.01 FT, S 56-42-15" W 132.40 FT, S 49-27-15" W 510.0 FT, S 16-24-19" E 1489.85 FT, S 07-50-10" W 825.38 FT TO NLY LN OF FALCON HWY, TH S 88-53-11" E 800.0 FT TO POB
TAX SCHEDULE NUMBER	430730006
EXISTING LAND USE	EXEMPT POLITICAL SUBDIVISION - EDUCATIONAL
PROPOSED LAND USE	EXEMPT POLITICAL SUBDIVISION - EDUCATIONAL

BUILDING INFORMATION	GROSS AREA: 33,928 SF HEIGHT: 32'-0" STORIES: 1 STORY
LAND PERCENTAGE:	OPEN SPACE: 15% LANDSCAPING: 5% IMPERMEABLE SURFACE: 5%
SETBACKS	FRONT 25'-0", REAR 25'-0", SIDE 25'-0"
ZONING DISTRICT	RR-5
PARKING CALCULATIONS:	SEE SITE PLANS

# SITE DEVELOPMENT PLANS

<b>OWNER</b> <b>SCHOOL DISTRICT 49</b> 10650 E WOODMEN ROAD PEYTON, CO 80831 (P) 719-495-1100 (F) CONTACT: MELISSA ANDREWS, BRUCE BROWN mandrewe@49.org, bcbrown@49.org	<b>ARCHITECT / APPLICANT</b> <b>RTA ARCHITECTS</b> 19 SOUTH TEJON STREET, SUITE 300 COLORADO SPRINGS, CO 80903 (P) 719-471-7566 (F) 719-471-1174 CONTACT: BRIAN CALHOUN, PRINCIPAL brian@rtarchitects.com PATRICK WARD, PLAN PREPARER patrickw@rtarchitects.com	<b>STRUCTURAL ENGINEER</b> <b>JVA, INCORPORATED</b> 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202 (P) 303-444-1951 (F) CONTACT: KATIE COURTRIGHT
<b>CIVIL ENGINEER/ SURVEYOR</b> <b>JVA, INCORPORATED</b> 47 COOPER CREEK WAY, SUITE 328 WINTER PARK, CO 80482 (P) 303-444-1951 (F) CONTACT: COOPER KARSH	<b>MECHANICAL/ PLUMBING ENGINEER</b> <b>ME-ENGINEERS</b> 1125 KELLY JOHNSON BLVD, SUITE 301 COLORADO SPRINGS, CO 80920 (P) 719-536-0036 (F) CONTACT: JEREMY O'BRIEN	<b>ELECTRICAL ENGINEER</b> <b>ME-ENGINEERS</b> 1125 KELLY JOHNSON BLVD, SUITE 301 COLORADO SPRINGS, CO 80920 (P) 719-536-0036 (F) CONTACT: JEREMY O'BRIEN
<b>LANDSCAPE ARCHITECT</b> <b>KIMLEY-HORN</b> 2 NORTH NEVADA AVENUE COLORADO SPRINGS, CO 80903 (P) 719-453-0180 (F) CONTACT: JIM HOUCK		

## SIGNATURE BLOCK



Planning and Community Development Director



19 SOUTH TEJON ST., SUITE 300  
COLORADO SPRINGS, CO. 80903  
TELE: 719-471-7566  
FAX: 719-471-1174  
www.rtaarchitects.com

D49 TRANSPORTATION CENTER

SCHOOL DISTRICT NO 49

11971 SWINGLINE ROAD  
FALCON, CO 80831

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## GENERAL INFORMATION

RTA PROJECT NUMBER  
**2021-041.00**  
DATE  
**9/23/2022**

REVISIONS	REVISIONS
#	DATE DESCRIPTION

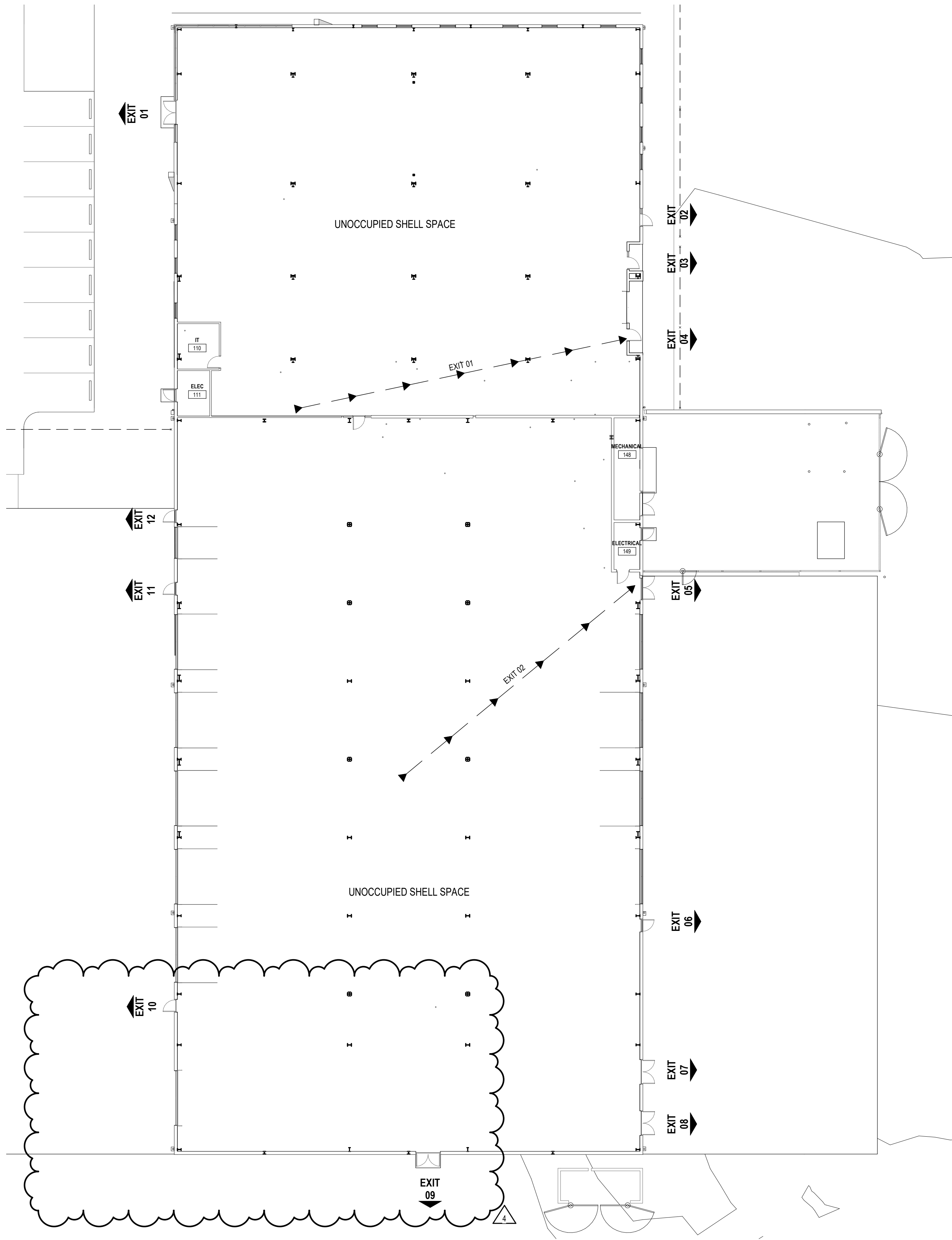
ISSUED FOR:  
**DEVELOPMENT PLAN**

SHEET NO.  
**DP-00**

APPROVAL:  
DESIGNED BY: **Approver**  
CHECKED BY: **Author**  
CHECKED BY: **Checker**



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## CODE PLAN GENERAL NOTES

1. THIS DRAWING PACKAGE IS FOR THE CONSTRUCTION OF PHASE 1 CORE SHELL AND SITE WORK ONLY.

## PHASE 1 CODE DATA

### CODE ANALYSIS IS BASED UPON:

2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2020 NATIONAL ELECTRICAL CODE (NEC)  
2018 COLORADO PLUMBING CODE  
2018 COLORADO FUEL GAS CODE  
ICC A117.1-2017 ACCESSIBILITY STANDARDS

### A. DESCRIPTION OF WORK

PRE-ENGINEERED METAL BUILDING. PERMIT FOR CORE & SHELL CONSTRUCTION IS REQUESTED.  
CERTIFICATE OF OCCUPANCY PERMITS WILL BE REQUESTED UNDER SEPARATE APPLICATIONS.  
NO PERMITS ARE REQUESTED FOR CERTIFICATE OF OCCUPANCY WITHIN THESE DOCUMENTS.

### B. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3) B-BUSINESS

C. GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)  
CONSTRUCTION TYPE: TYPE IIB  
TABULAR ALLOWABLE AREA: 23,000 SF

TABLE 506.3.3 - FRONTAGE INCREASE:  
100% OF BUILDING PERIMETER HAS GREATER THAN 30 FEET OF OPEN SPACE.  
FRONTAGE INCREASE FACTOR IS .75

$A_a = A_t + (A_t \times I_f)$   
 $A_a = 23,000 + (23,000 \times .75)$   
 $A_a = 40,250$  SF

ACTUAL AREA: 33,928 SF

504.3 ALLOWABLE HEIGHT: 55'-0"  
ACTUAL HEIGHT: 32'-0"

504.4 ALLOWABLE STORIES ABOVE GRADE: 3  
ACTUAL STORIES: 1

### D. TYPES OF CONSTRUCTION (CHAPTER 6)

TYPE IIB CONSTRUCTION. NO RATING IS REQUIRED FOR STRUCTURAL FRAME, BEARING WALLS (int or ext),  
NONBEARING WALLS AND PARTITIONS, FLOOR CONSTRUCTION, OR ROOF CONSTRUCTION FOR TYPE IIB PER  
TABLE 601.

### E. FIRE PROTECTION SYSTEMS (CHAPTER 9)

PER APPLICABLE CODES AND LOCAL CODES, REFER TO SPECS.  
NO SPRINKLER SYSTEM AT THIS PHASE.

### F. MEANS OF EGRESS (CHAPTER 10)

OCCUPANT LOAD: PER TABLE 1004.5, BUSINESS, 150 GROSS SF PER OCCUPANT = 227  
NUMBER OF EXITS REQUIRED: 2 REQUIRED (TABLE 1006.3.3), 12 PROVIDED, 227/12= 19 OCCUPANTS PER EXIT

EGRESS WIDTH: (IBC 1005.3):

DOORS (1005.3.2):  $0.20' \times 19 = 3.8' < \text{PROVIDED } 33.5' \text{ CLR MIN FOR SINGLE DOOR.}$

BUILDING IS CONFIGURED FOR MULTIPLE PHASES EXCEEDING REQUIRED EXITING WIDTHS.  
FINAL EXITING REQUIREMENTS WILL BE PROVIDED AT EACH PHASE AND CORRESPONDING CONSTRUCTION  
APPLICATION.

### G. PLUMBING SYSTEMS (CHAPTER 29)

PER TABLE 2902.1.

REQUIREMENTS WILL BE FULLFILLED UNDER SEPARATE PHASED CONSTRUCTION PERMITS.

## ENERGY CODE DATA

### 2021 IECC - ENERGY CONSERVATION CODE SUMMARY

CLIMATE ZONE: 5B

### C401.2. APPLICATION

THE PROJECT WILL COMPLY WITH THE REQUIREMENTS OF IECC C402 THROUGH C406.

### C402.1. BUILDING ENVELOPE REQUIREMENTS.

REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR THERMAL ENVELOPE ASSEMBLIES  
INCLUDING ROOFS, WALLS, AND FENESTRATION.

### 402.1.3 OPAQUE ASSEMBLIES:

MINIMUM R-VALUES (TABLE C402.1.3)

	REQUIRED	PROVIDED
ROOF:	U-0.35	U-0.35
WALLS:	U-0.52	U-0.52
FLOORS:	F-0.54	F-0.54

REFER TO ARCHITECTURAL DETAILS OF ASSEMBLY TYPES FOR CONFIGURATION OF INSULATION SYSTEMS.

### C402.4 FENESTRATION - WINDOWS AND EXTERIOR DOORS:

	REQUIRED	PROVIDED
MAXIMUM U VALUES: (TABLE C402.4)	0.36	0.36
FIXED FENESTRATION	0.45	0.45
OPERABLE FENESTRATION	0.63	0.63
ENTRANCE DOORS	0.63	0.63
SKYLIGHTS	0.50	0.50

MAXIMUM SHGC:	N	SEW	PROVIDED
GLAZING	FIXED 0.38	OPERABLE 0.33	0.33
SKYLIGHTS	0.40		0.40

C402.4.2. REFER TO DAYLIGHTING CALCULATIONS AND ROOF AND CEILING PLANS FOR COMPLIANCE WITH  
MINIMUM SKYLIGHT FENESTRATION AREA.

C402.5. REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR CONTINUITY AND CONSTRUCTION OF  
AIR BARRIER SYSTEM.

C403. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE OF HVAC SYSTEMS

C404. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE OF WATER HEATING  
SYSTEMS.

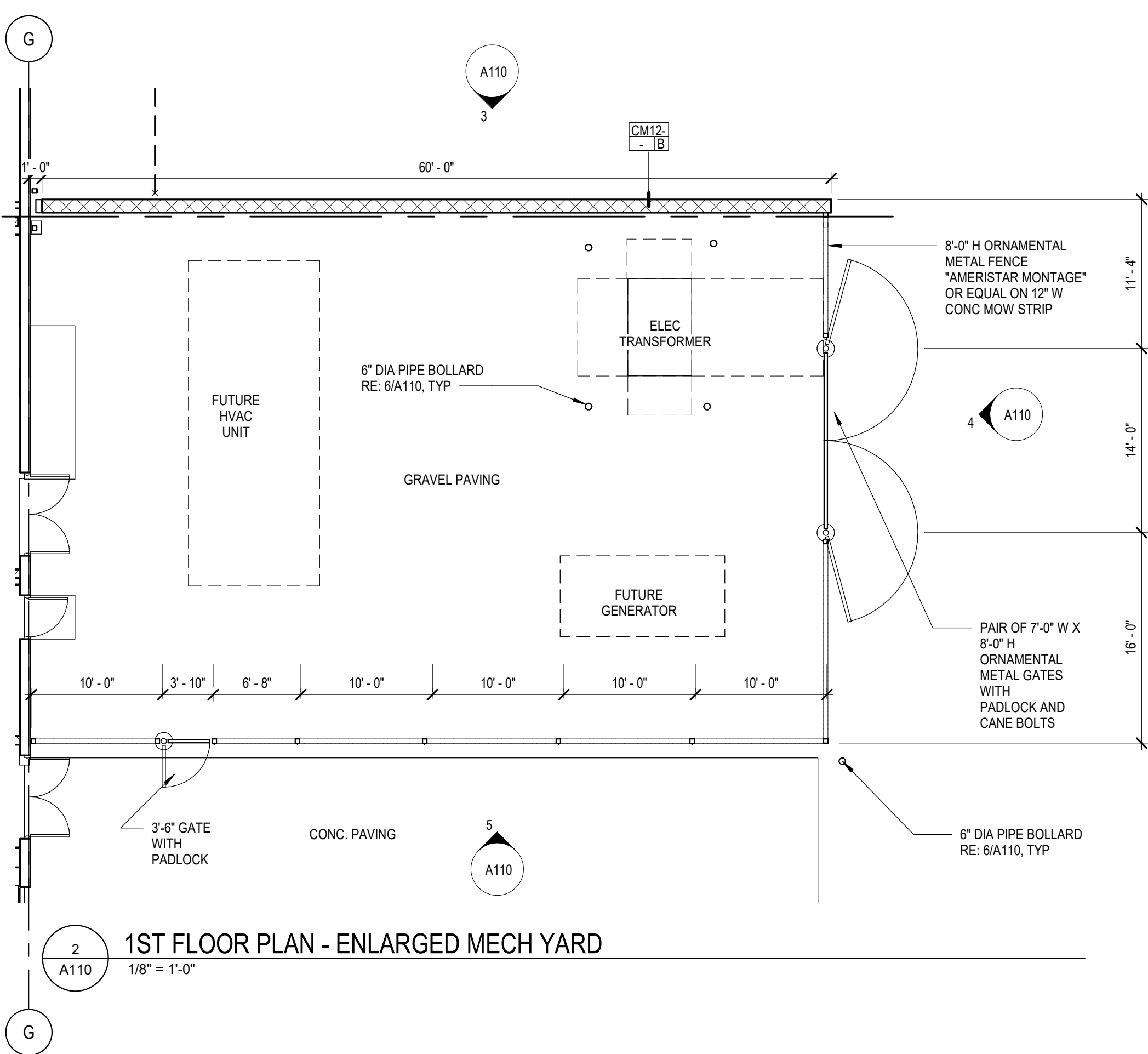
C405. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR COMPLIANCE OF POWER AND LIGHTING  
SYSTEMS.

C406. ADDITIONAL EFFICIENCY PACKAGE OPTIONS: BUILDING WILL COMPLY WITH OPTION 2.

C406.3. REFER TO COMCHECK REPORT FOR REDUCED LIGHTING POWER DENSITY CALCULATION.

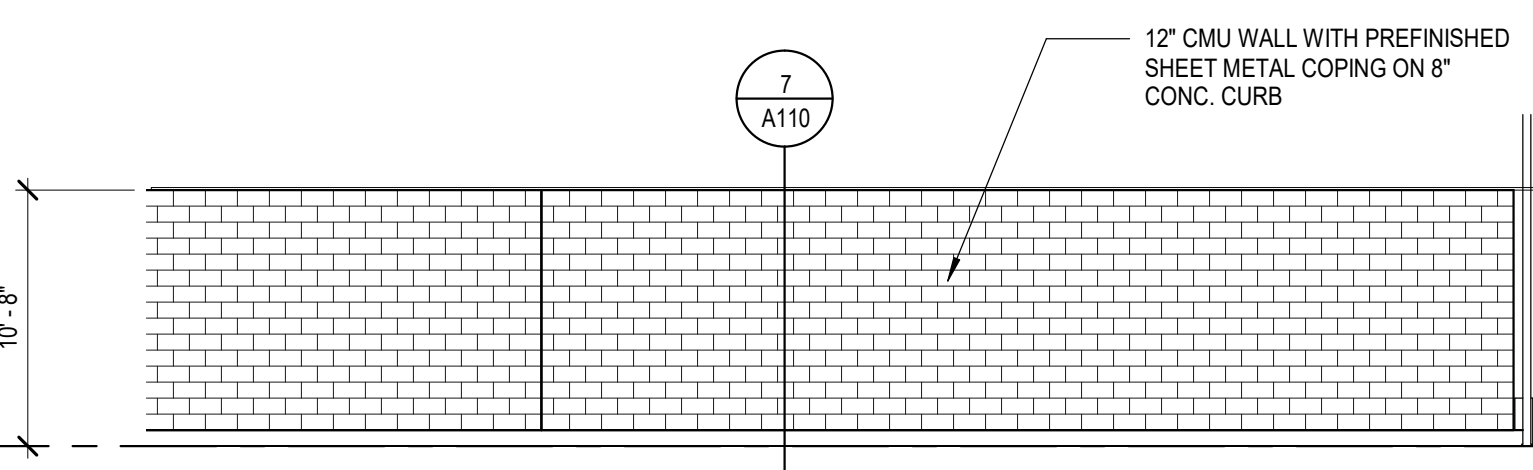
C408. REFER TO MECHANICAL SPECIFICATIONS FOR COMPLIANCE WITH COMMISSIONING REQUIREMENTS.

CODE PLAN EGRESS PATH LENGTH	
PATH NAME	LENGTH
EXIT 01	85' - 6"
EXIT 02	76' - 6"



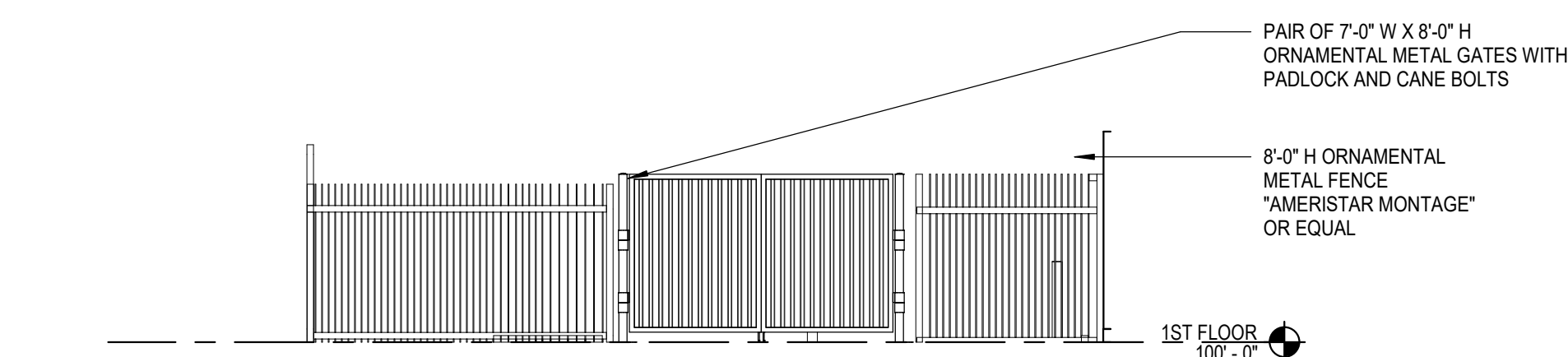
1ST FLOOR PLAN - ENLARGED MECH YARD

2  
A110  
1/8" = 1'-0"



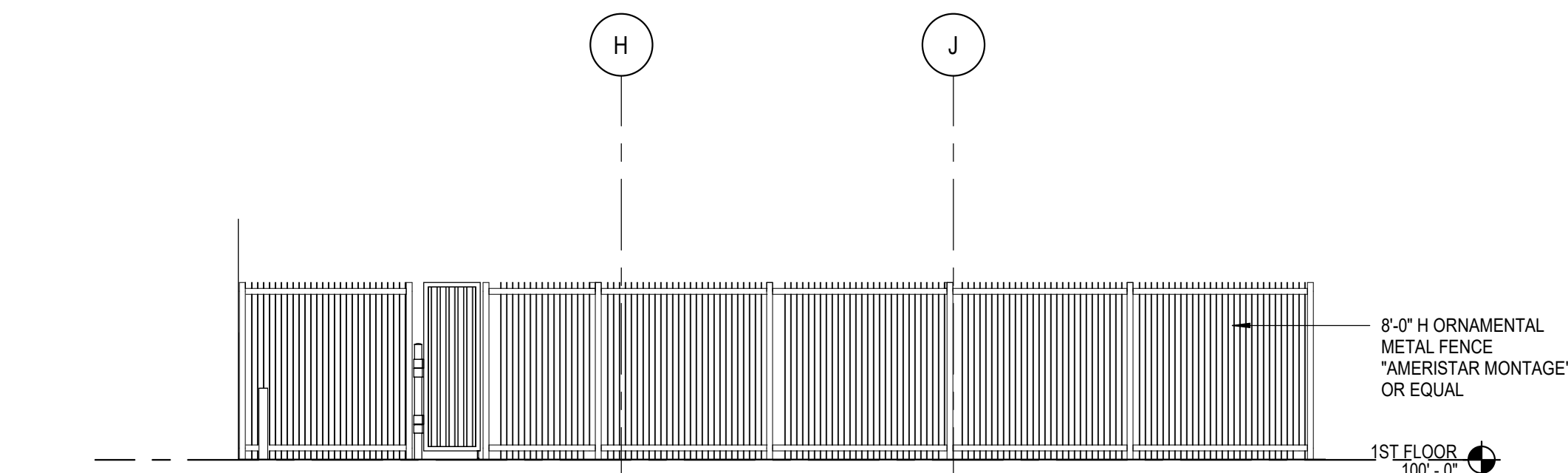
MECHANICAL YARD - NORTH

3  
A110  
1/8" = 1'-0"



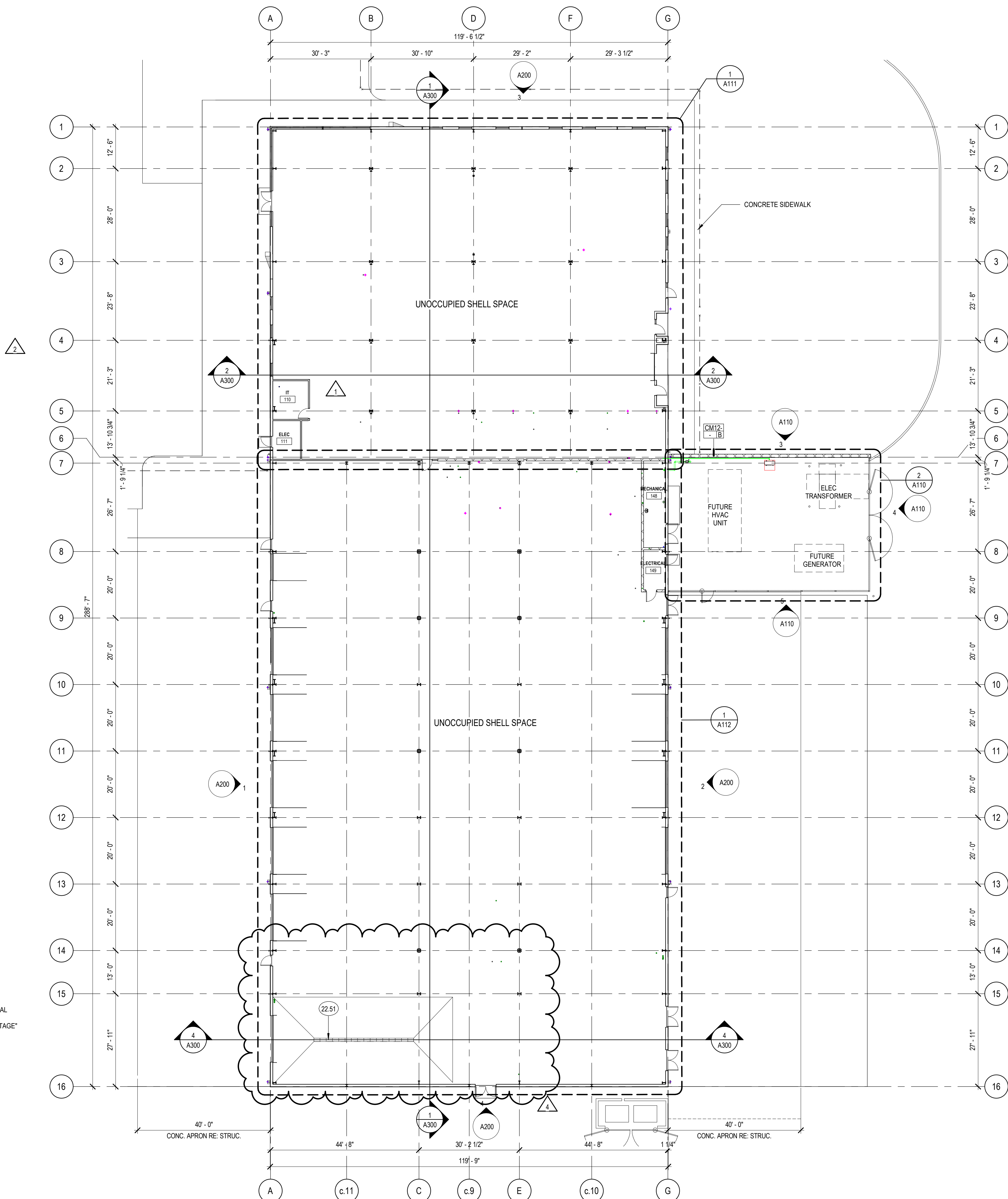
MECHANICAL YARD - EAST

4  
A110  
1/8" = 1'-0"



MECHANICAL YARD - SOUTH

5  
A110  
1/8" = 1'-0"



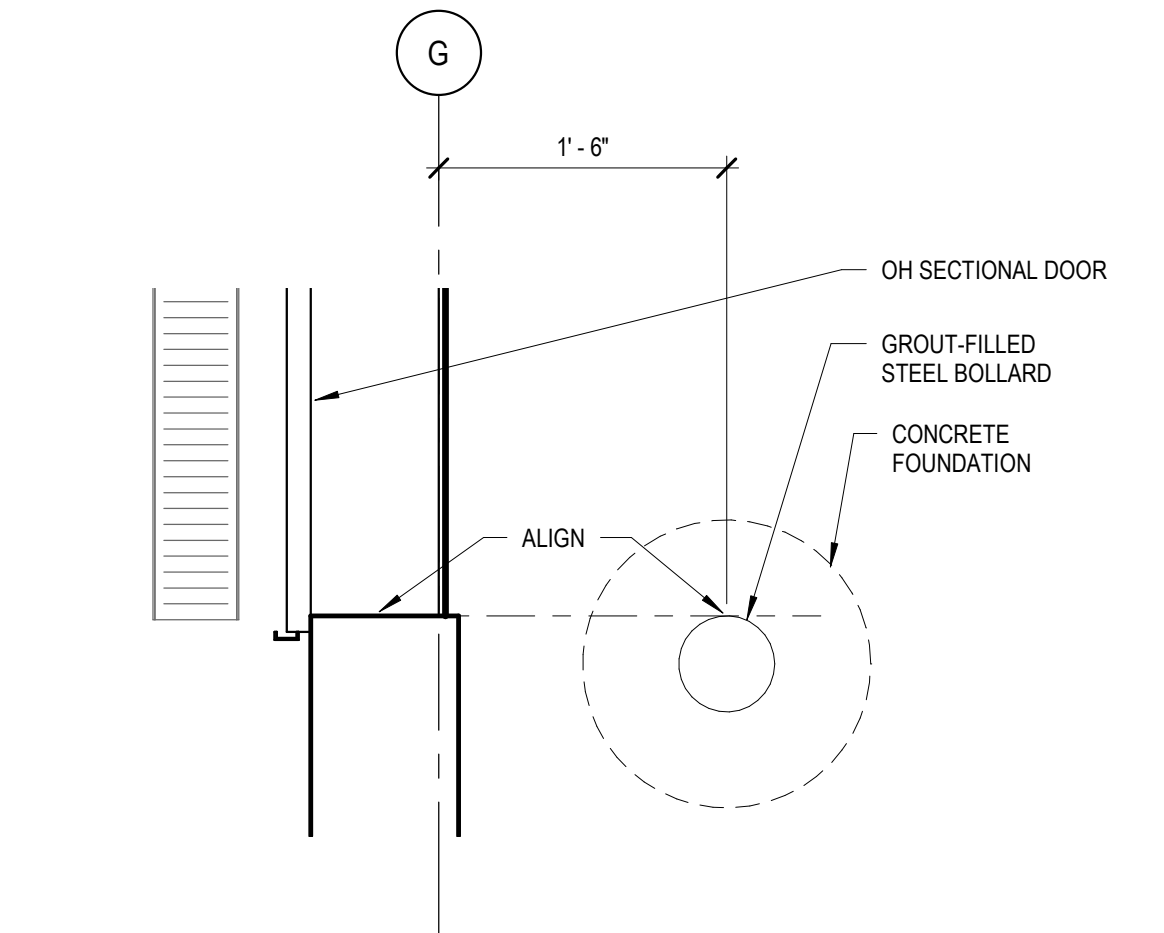
PHASE 1 OVERALL FLOOR PLAN

1  
A110  
1/16" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
- DIMENSIONS INDICATED ARE FROM FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL DIMENSIONS NOT INDICATED ON OVERALL PLANS.
  - COORDINATE LOCATIONS OF ADDITIONAL PENETRATIONS THROUGH WALLS AND FLOORS NOT INDICATED ON ARCHITECTURAL DRAWINGS. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. NEW PENETRATIONS SHALL COMPLY WITH IBC SECTION 714. PROVIDE APPROVED PENETRATION DETAILS.

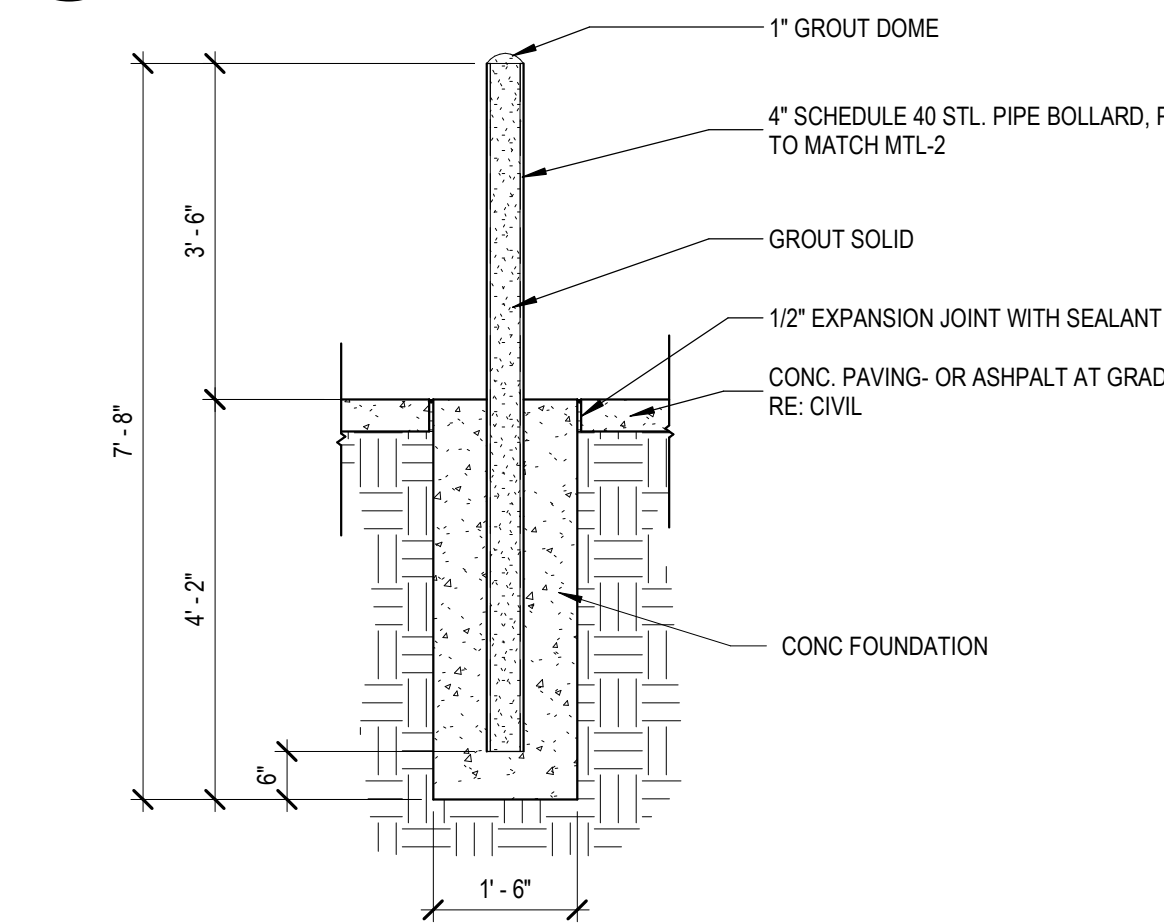
**KEYNOTE LEGEND**

22.51 TRENCH DRAIN, RE: PLUMB.



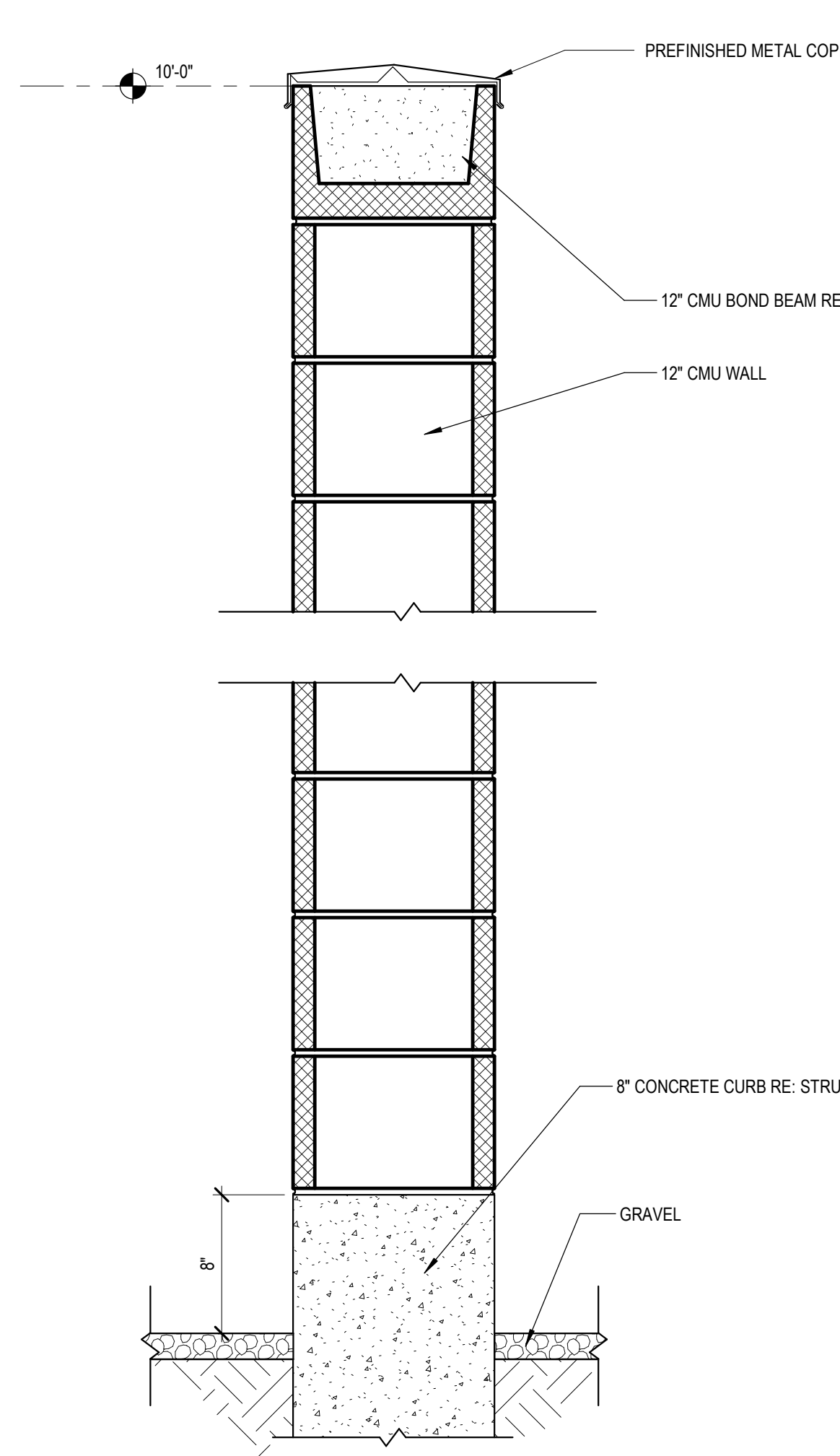
TYPICAL BOLLARD PLAN DETAIL

8  
A110  
1" = 1'-0"



TYPICAL STEEL BOLLARD

6  
A110  
1/2" = 1'-0"

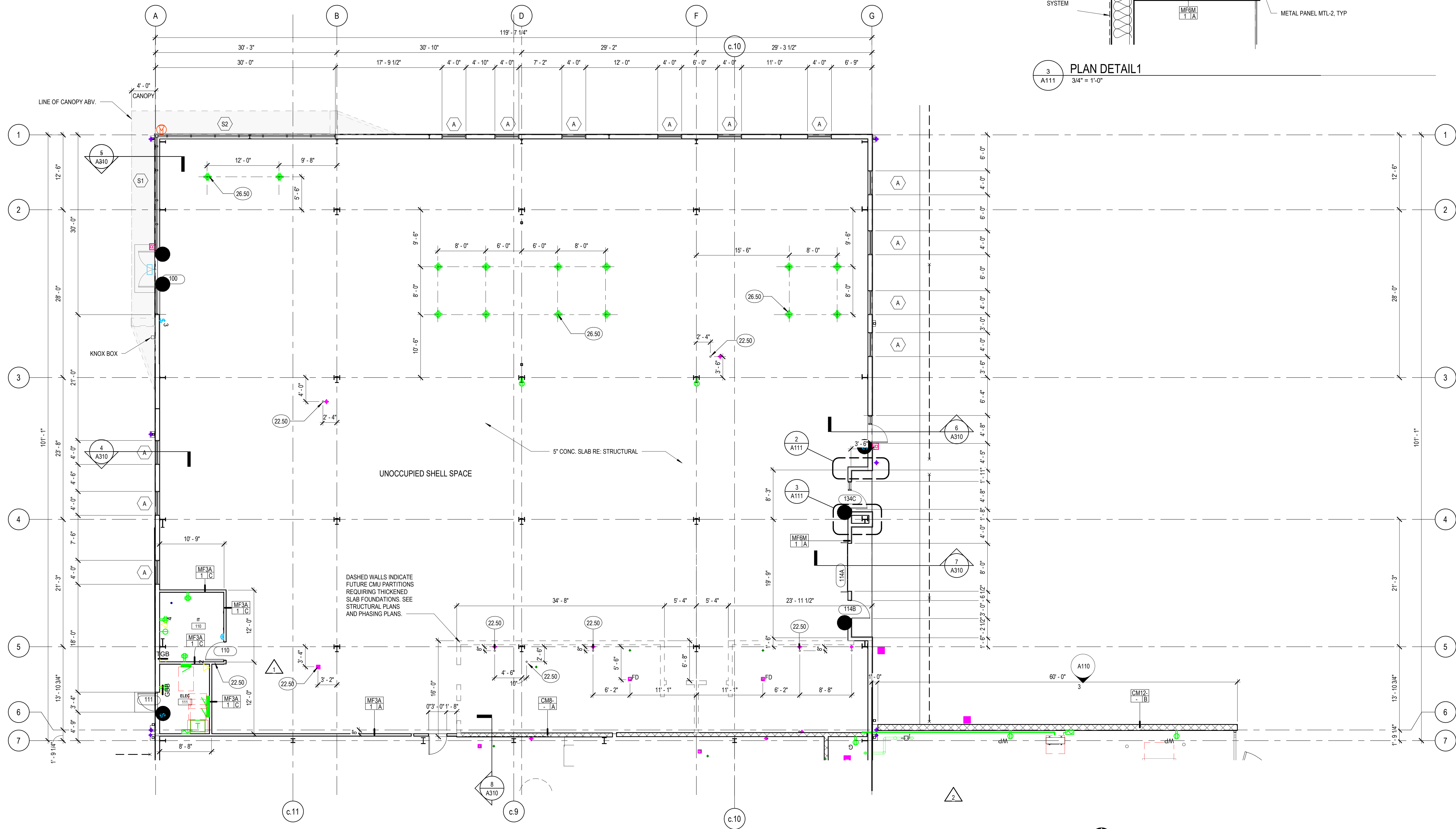


CMU SECTION @ MECHANICAL YARD

7  
A110  
1 1/2" = 1'-0"



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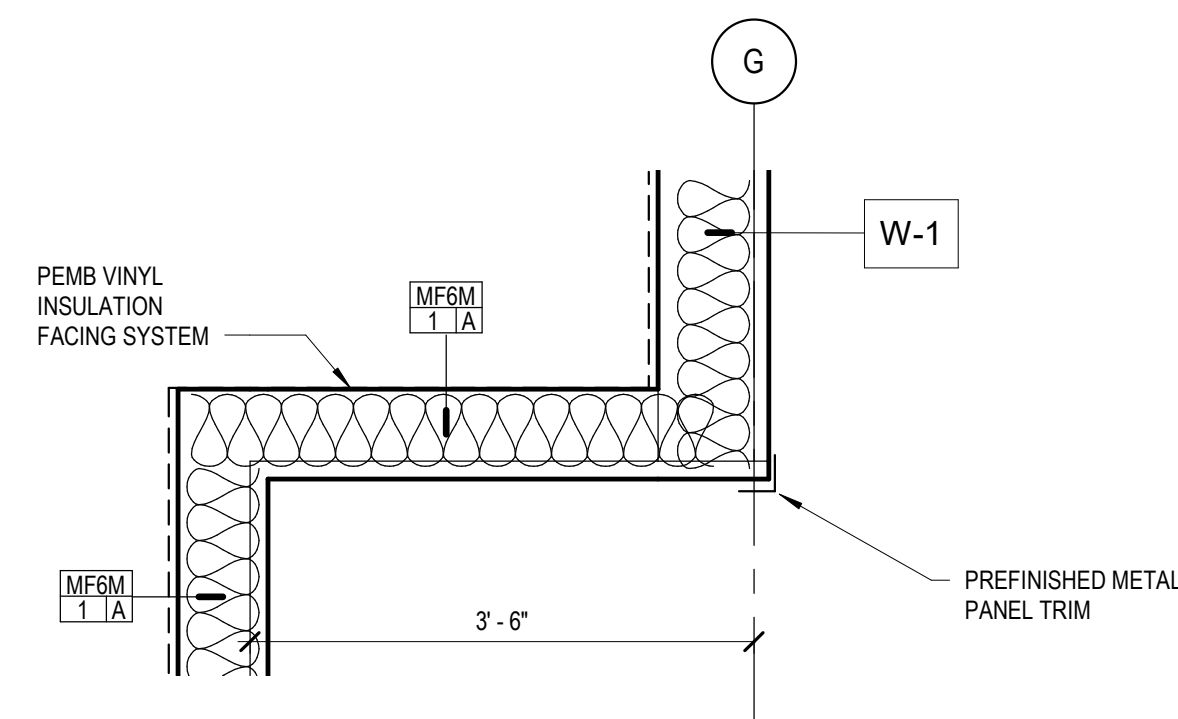
#### KEYNOTE LEGEND

22.50 PLUMBING LINES TO BE STUBBED AND CAPPED, RE: PLUMB.  
26.50 FLOOR BOX

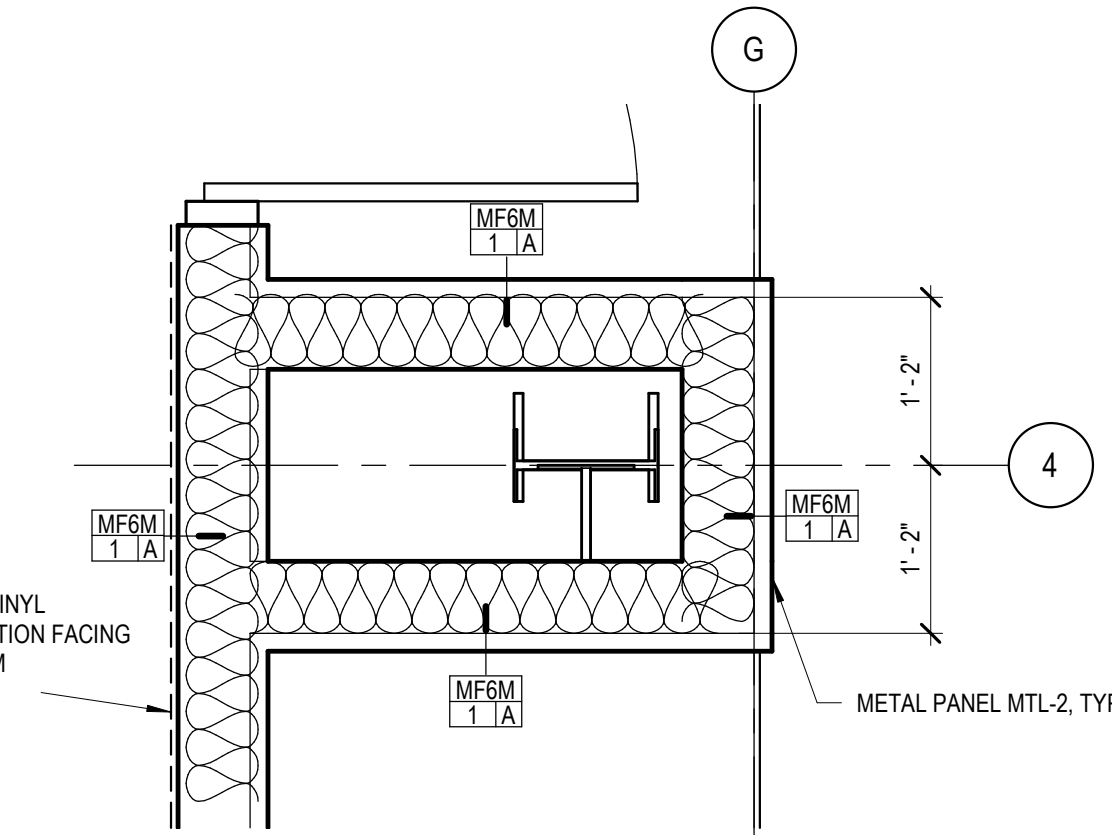
#### FLOOR PLAN GENERAL NOTES

1. DIMENSIONS INDICATED ARE FROM FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL DIMENSIONS NOT INDICATED ON OVERALL PLANS.
2. COORDINATE LOCATIONS OF ADDITIONAL PENETRATIONS THROUGH WALLS AND FLOORS NOT INDICATED ON ARCHITECTURAL DRAWINGS. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. NEW PENETRATIONS SHALL COMPLY WITH IBC SECTION 714. PROVIDE APPROVED PENETRATION DETAILS.

2 PLAN DETAIL 2  
3/4" = 1'-0"



3 PLAN DETAIL 1  
3/4" = 1'-0"



1 PHASE 1 FLOOR PLAN AREA 111  
1/8" = 1'-0"



19 SOUTH TEJON ST., SUITE 300  
COLORADO SPRINGS, CO. 80903  
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D49 TRANSPORTATION CENTER

SCHOOL DISTRICT NO 49

11971 SWINGLINE ROAD  
FALCON, CO 80831

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SHEET TITLE  
**FLOOR PLAN -  
AREA 111**

RTA PROJECT NUMBER  
**2021-041.00**  
DATE  
**9/23/2022**

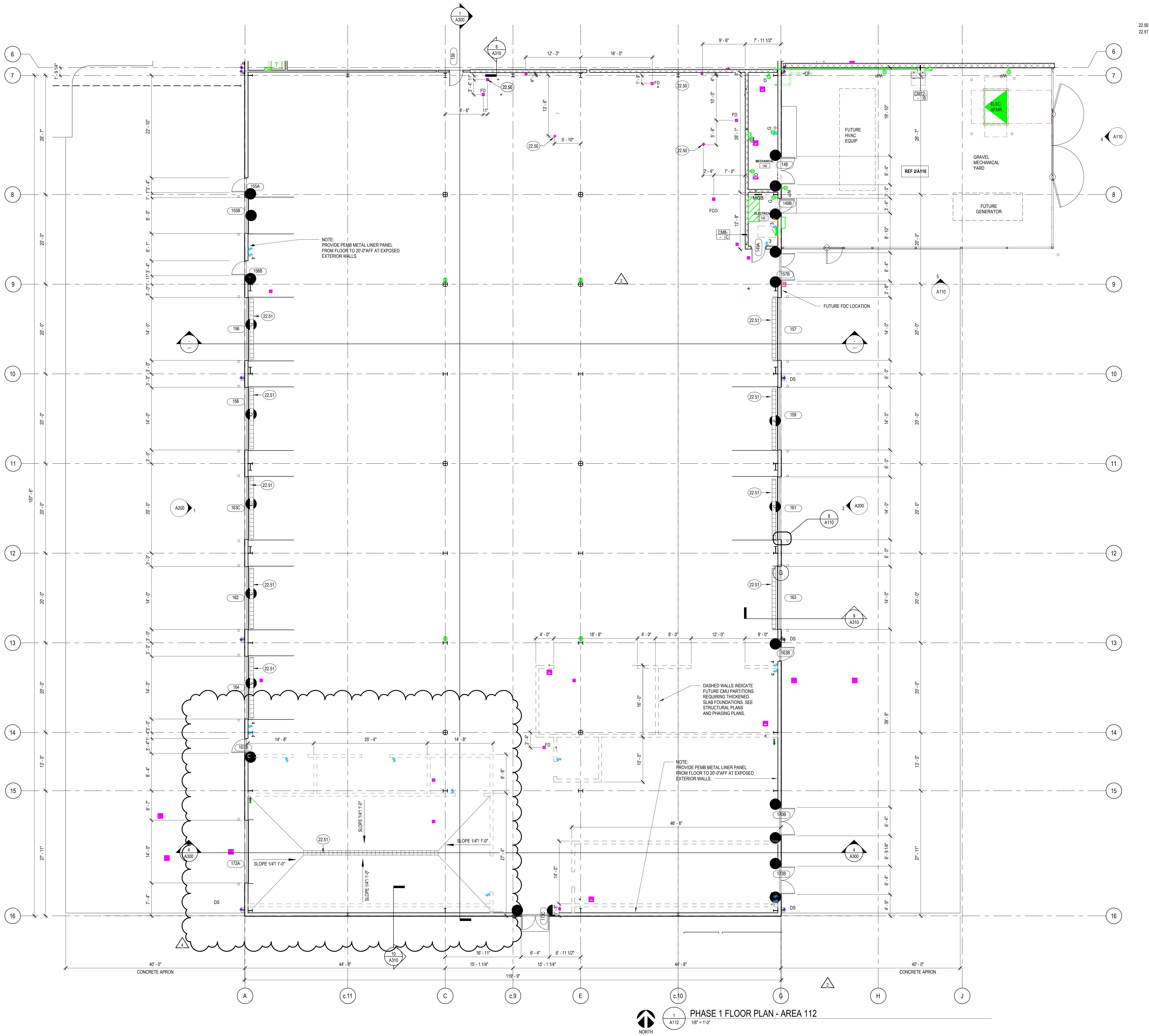
REVISIONS  
# DATE DESCRIPTION  
1 05/06/2022 ADDENDUM 01  
2 06/29/2022 ASI-01

ISSUED FOR:  
DEVELOPMENT PLAN

SHEET NO.

A111

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# KEYNOTE LEGEND

22.50 PLUMBING LINES TO BE STUBBED AND CAPPED, RE: PLUMB.  
22.51 TRENCH DRAIN, RE: PLUMB.



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## D49 TRANSPORTATION CENTER

### SCHOOL DISTRICT NO 49

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FALCON, CO 80831

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SHEET TITLE  
**FLOOR PLAN - AREA 112**

RTA PROJECT NUMBER  
**2021-041.00**  
DATE  
**9/23/2022**  
REVISIONS

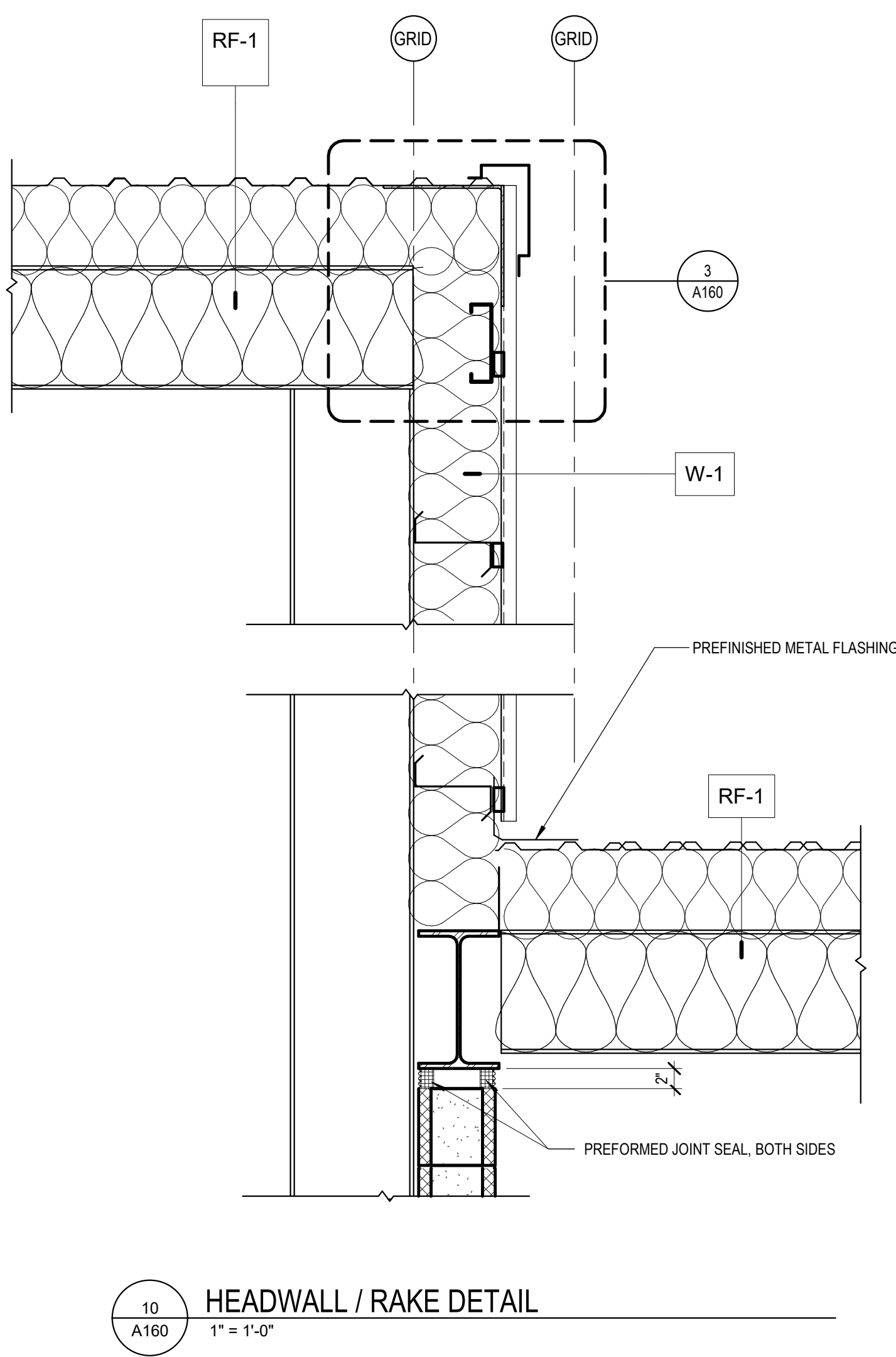
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1	06/29/2022	ASI-01
2	07/29/2022	ASI-03

ISSUED FOR:  
**DEVELOPMENT PLAN**

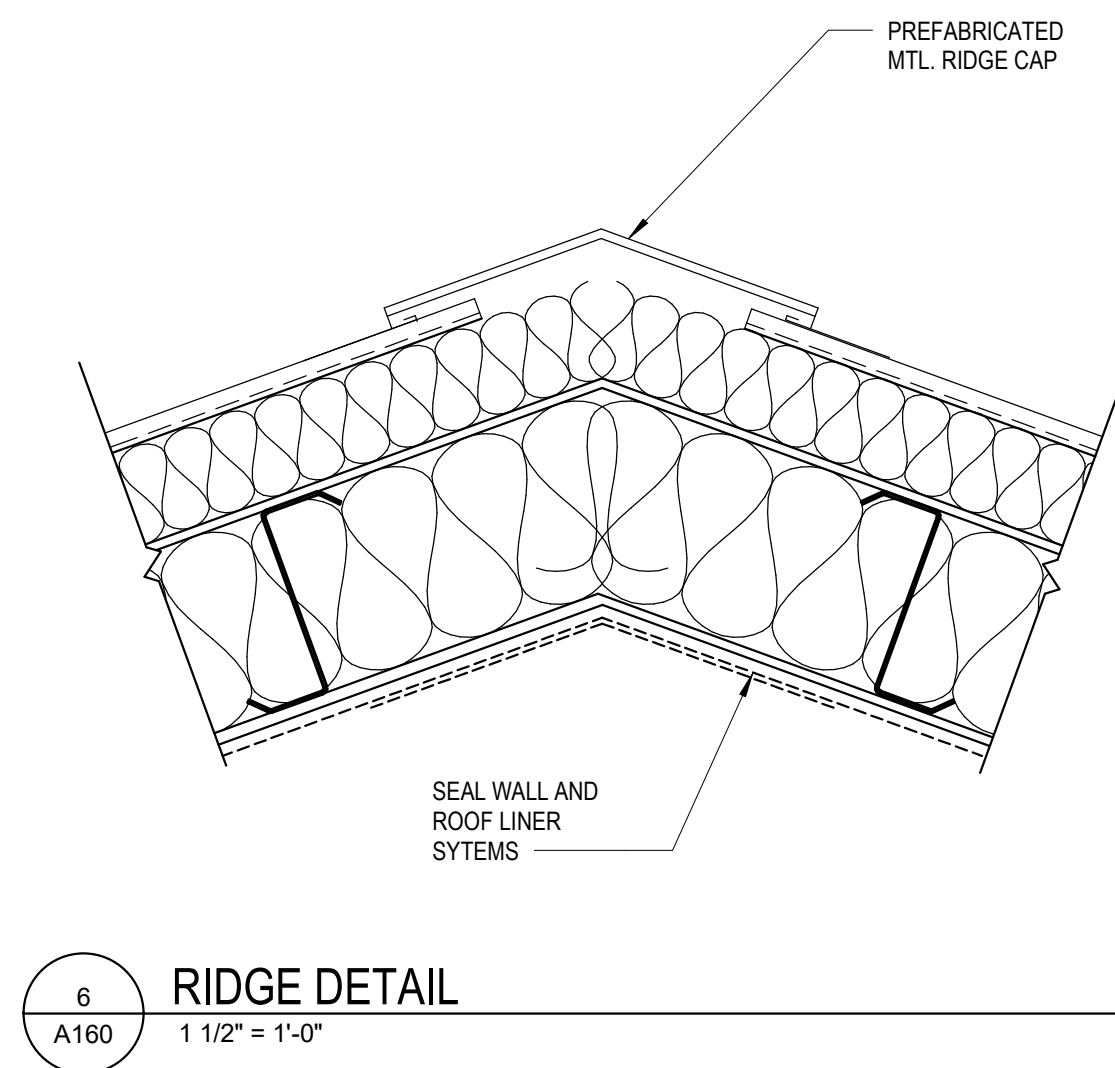
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A112

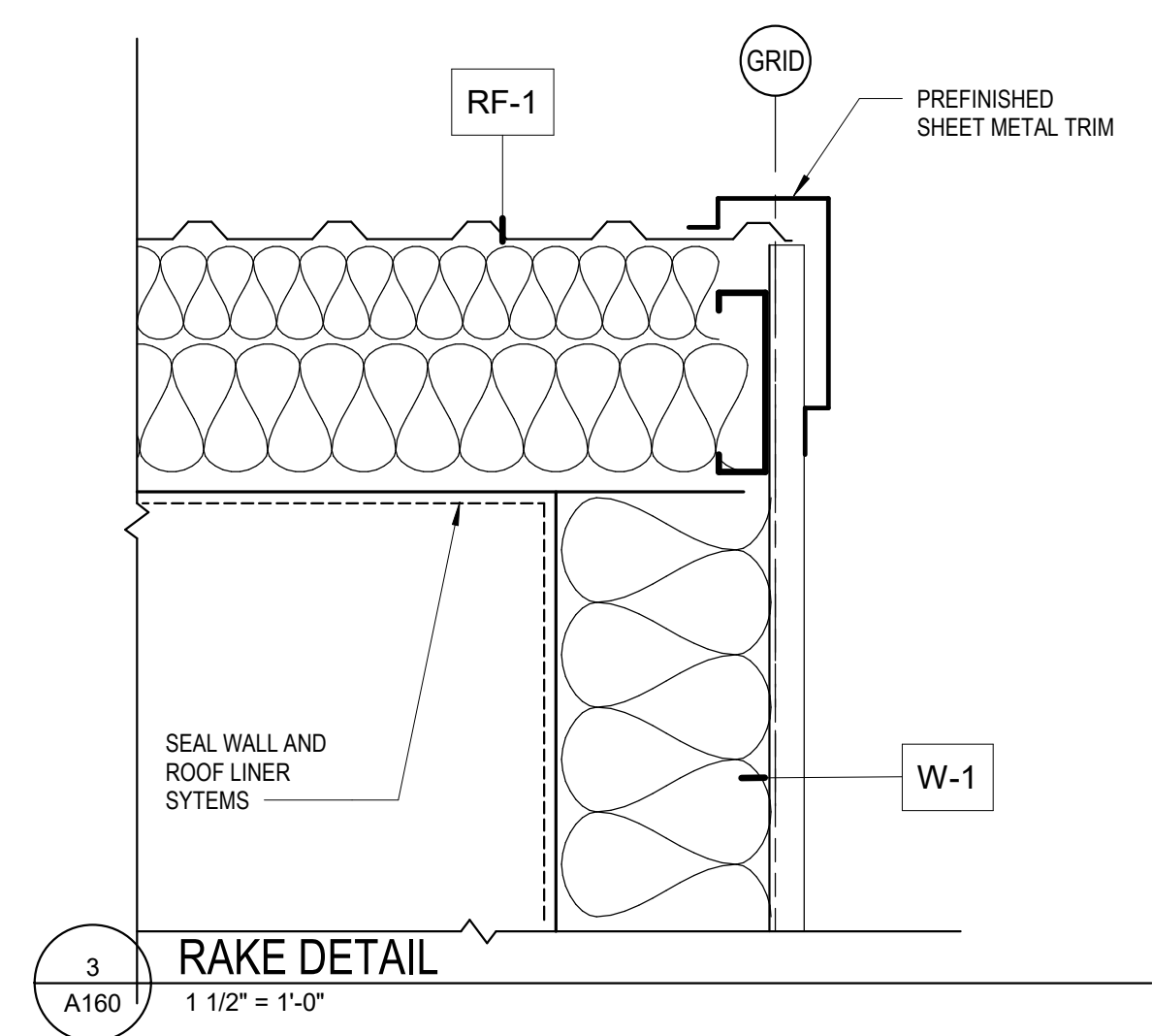




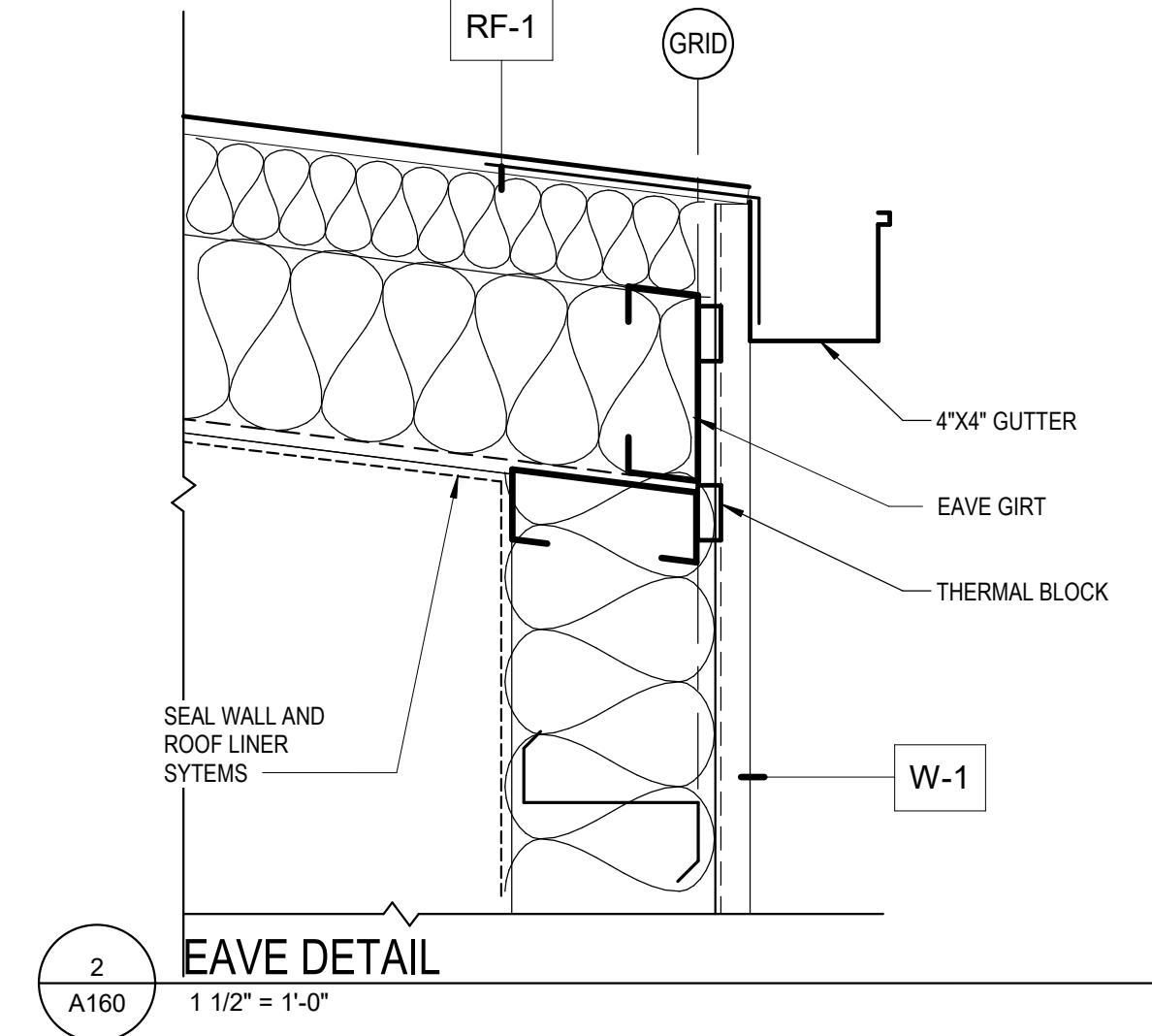
10  
A160  
HEADWALL / RAKE DETAIL  
1" = 1'-0"



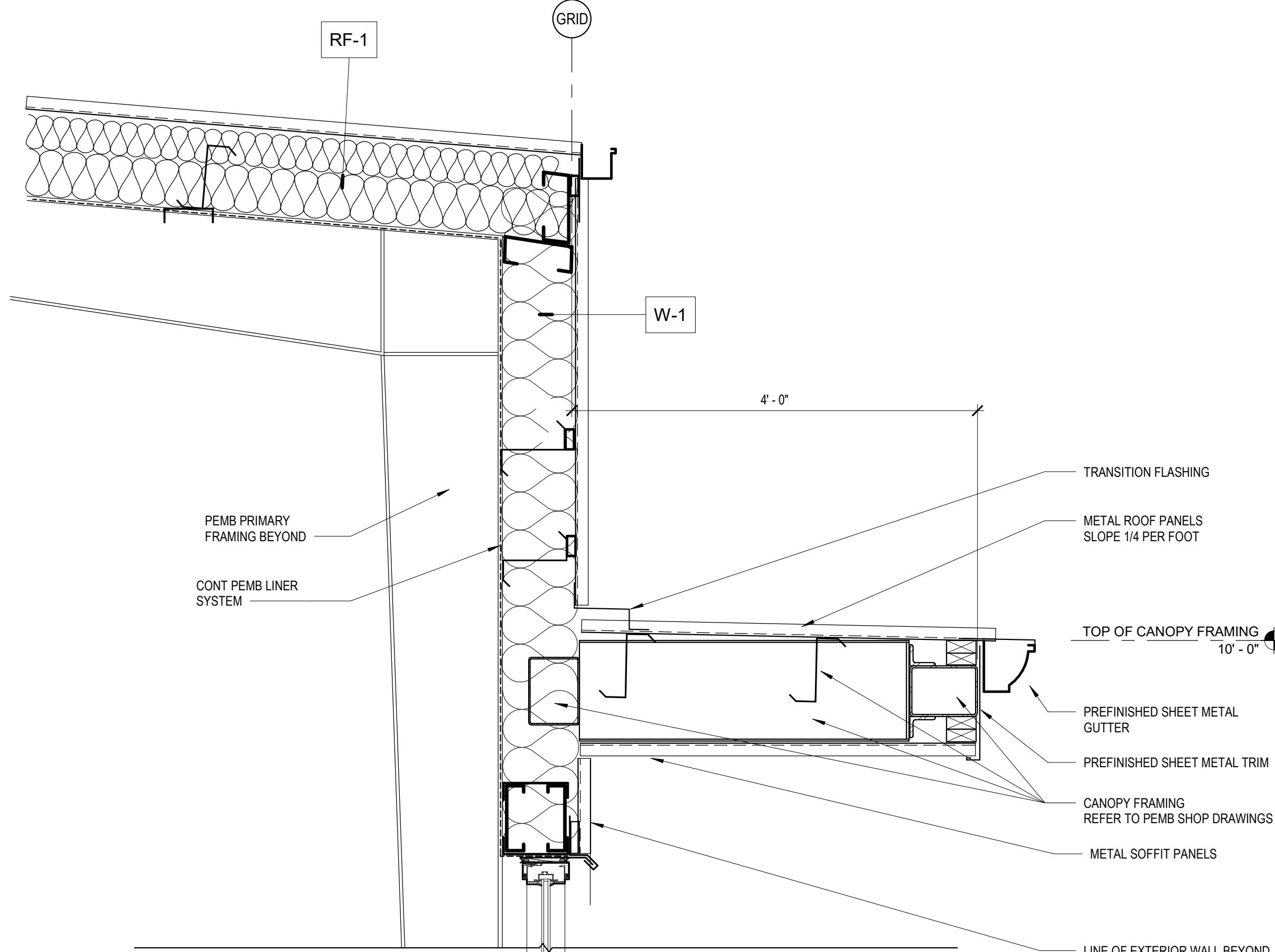
6  
A160  
RIDGE DETAIL  
1 1/2" = 1'-0"



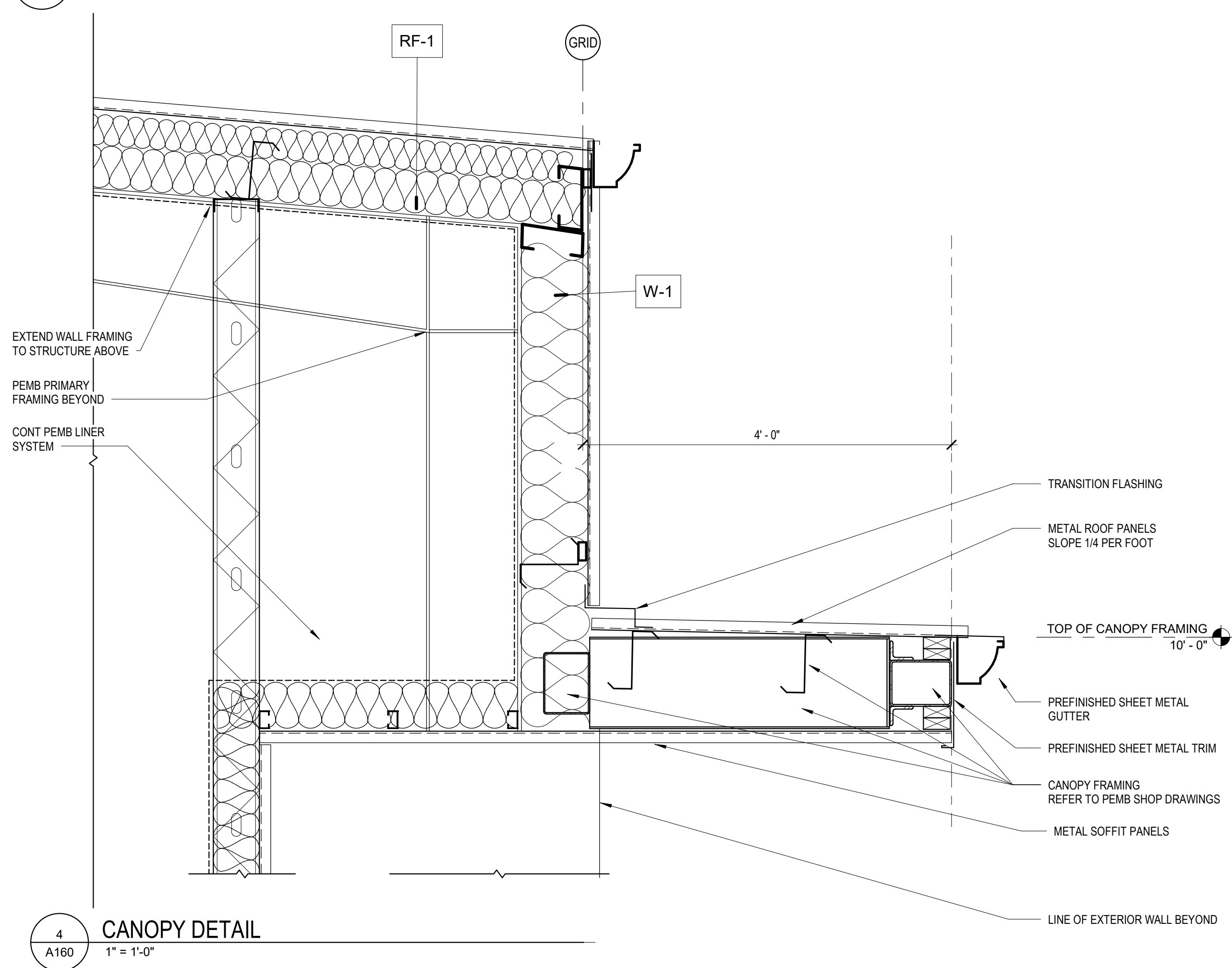
3  
A160  
RAKE DETAIL  
1 1/2" = 1'-0"



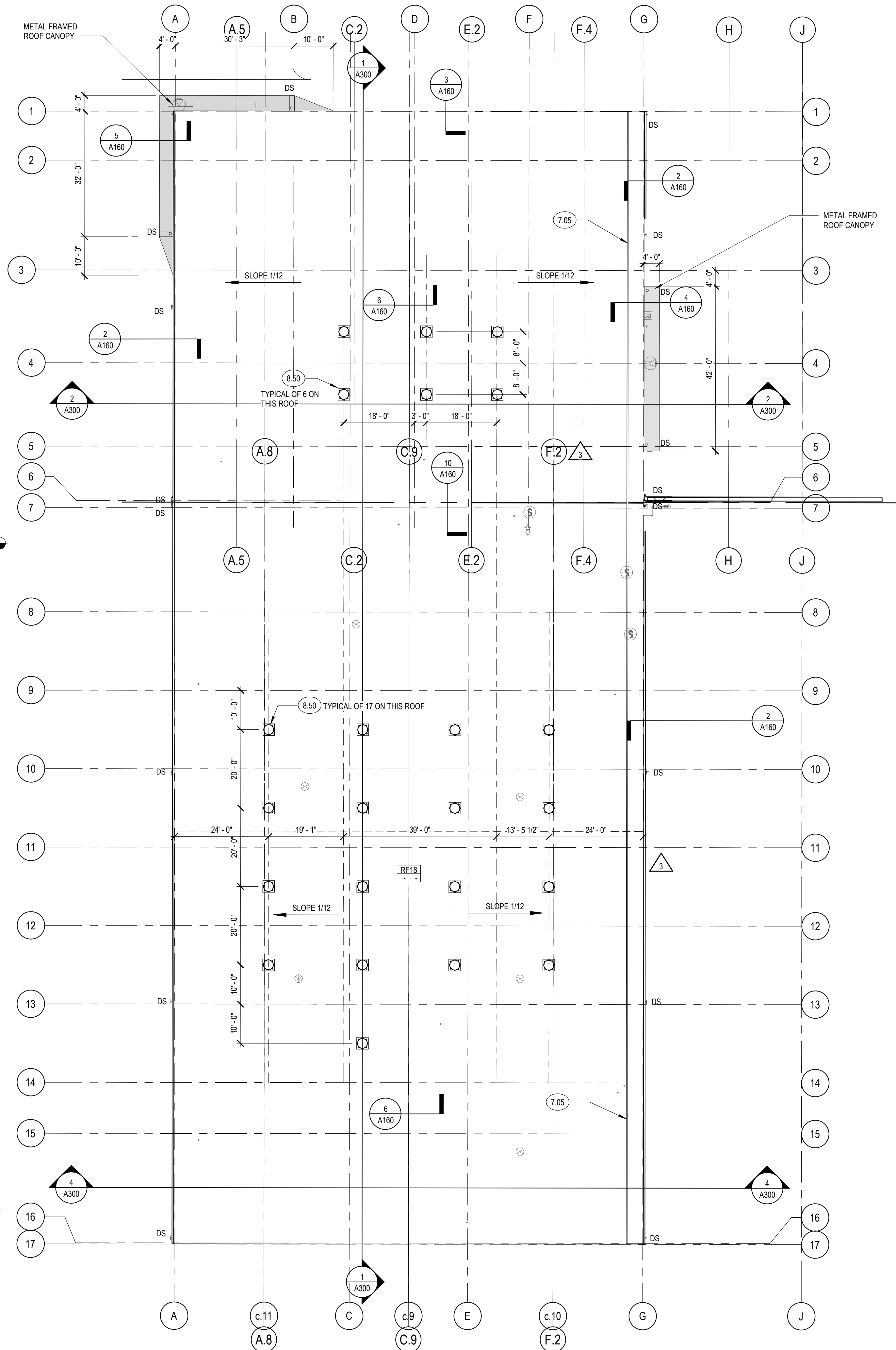
2  
A160  
EAVE DETAIL  
1 1/2" = 1'-0"



5  
A160  
CANOPY DETAIL  
1" = 1'-0"



4  
A160  
CANOPY DETAIL  
1" = 1'-0"



1  
A160  
ROOF PLAN  
1/16" = 1'-0"

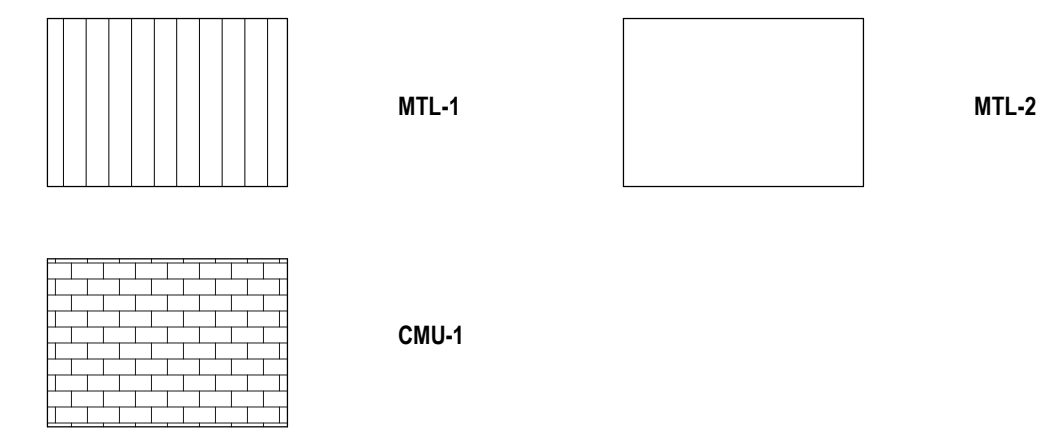
ROOF PLAN GENERAL NOTES

KEYNOTE LEGEND

7.05 SNOW GUARD  
8.50 TUBULAR DAYLIGHTING DEVICE



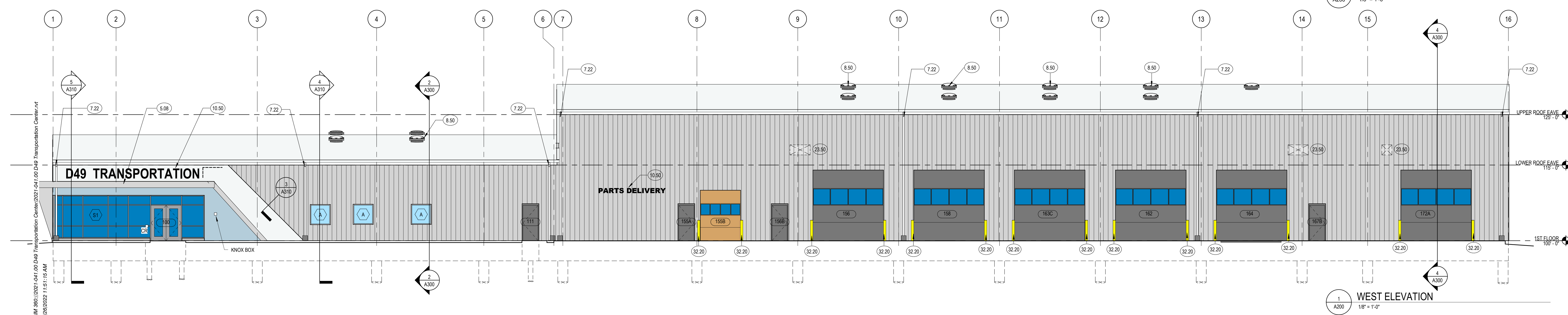
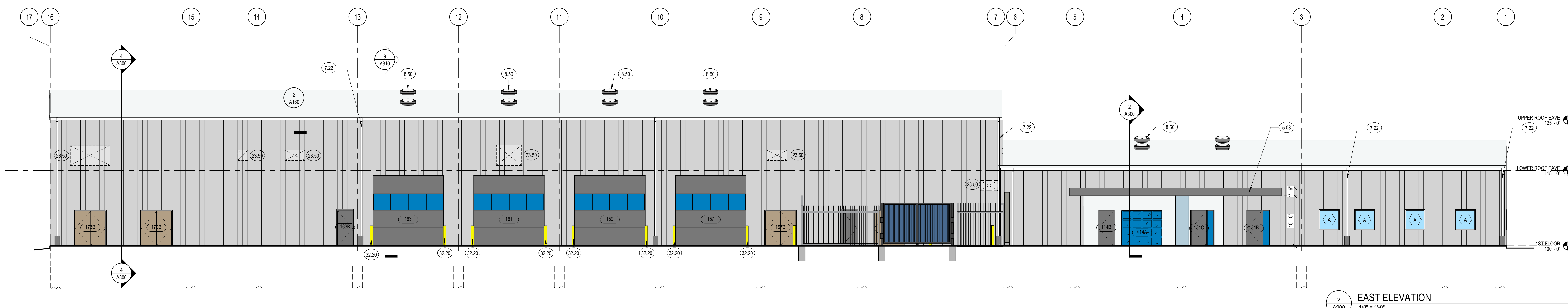
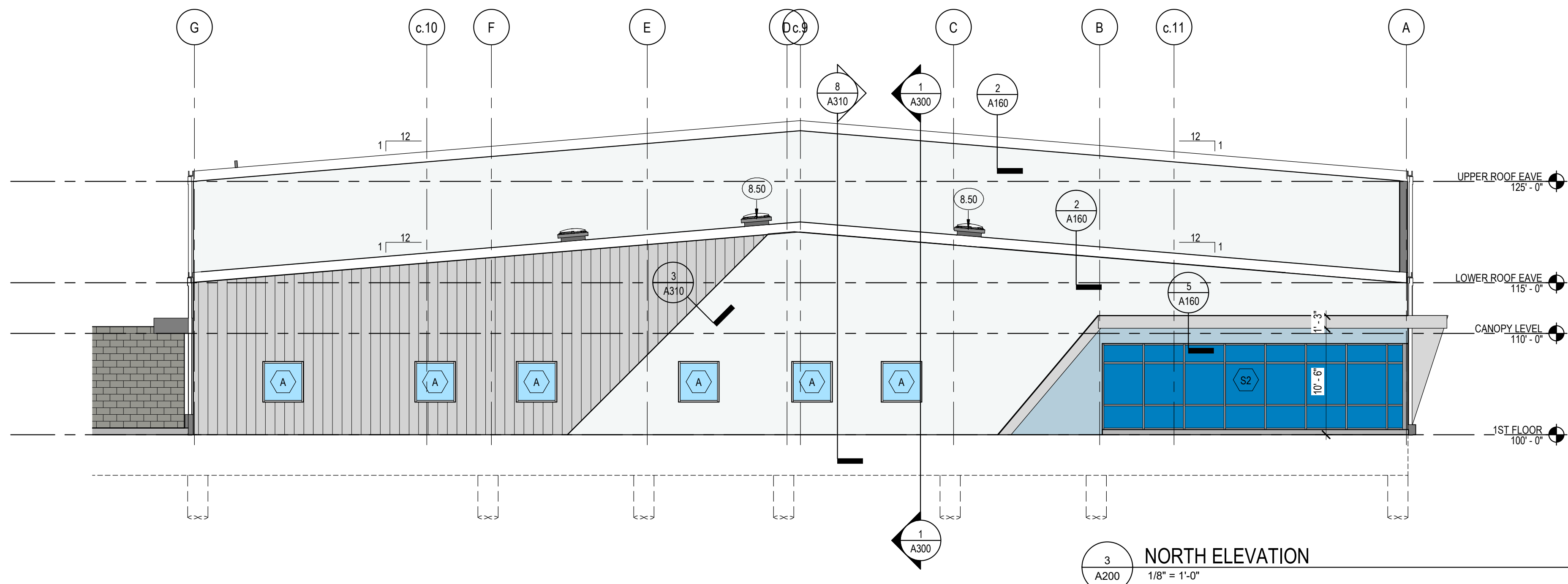
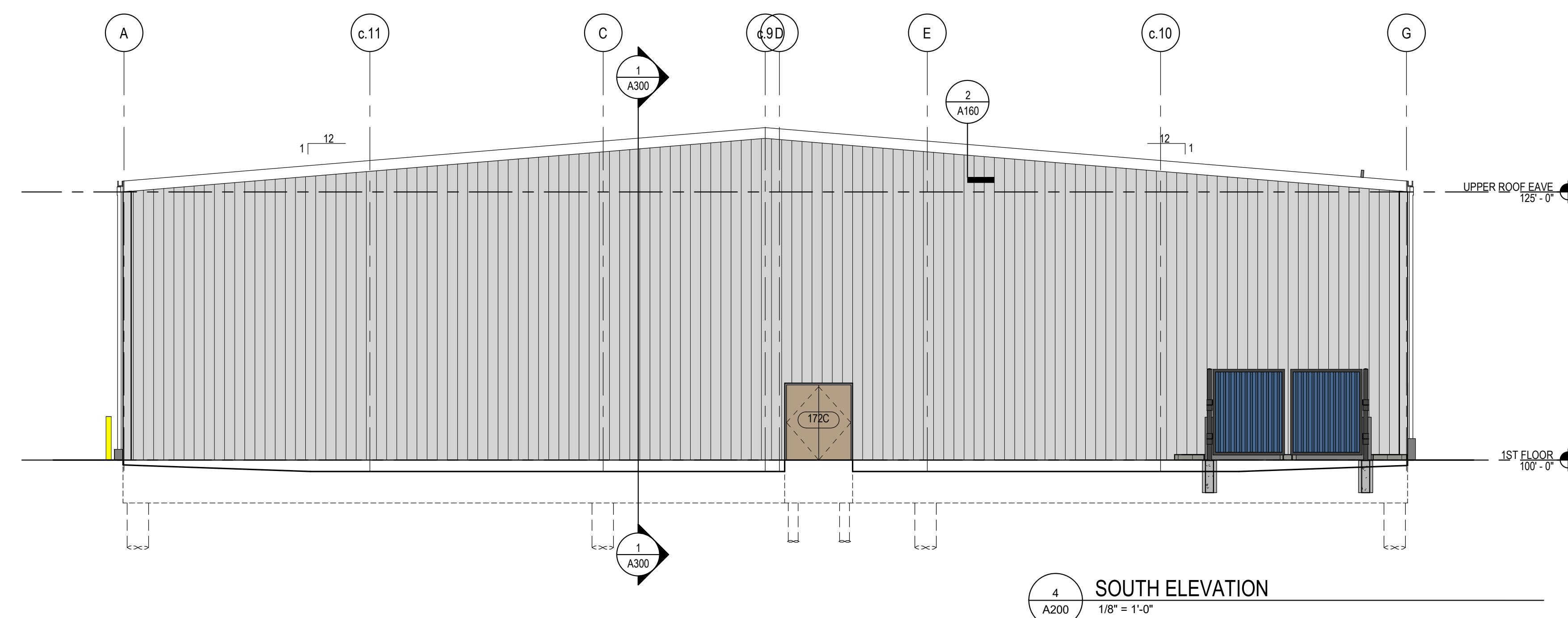
EXTERIOR ELEVATION LEGEND



ELEVATION GENERAL NOTES

KEYNOTE LEGEND

- 5.08 METAL FRAMED CANOPY  
7.22 SHEET METAL DOWNSPOUT WITH STRAP ANCHORS @ 24" OC AND CAST IRON  
8.50 DOWNSPOUT BOOT  
10.50 TUBULAR DAYLIGHTING DEVICE  
23.50 FLAT CUT PIN MOUNTED ALUMINUM LETTERS  
32.20 LOUVER, TO BE INSTALLED IN LATER PHASE. RE: MECH  
STEEL BOLLARD, GROUT SOLID

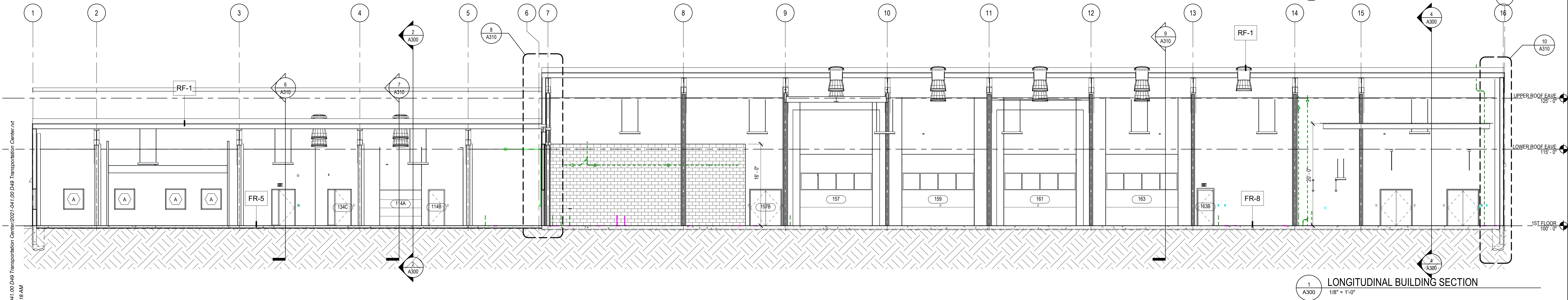
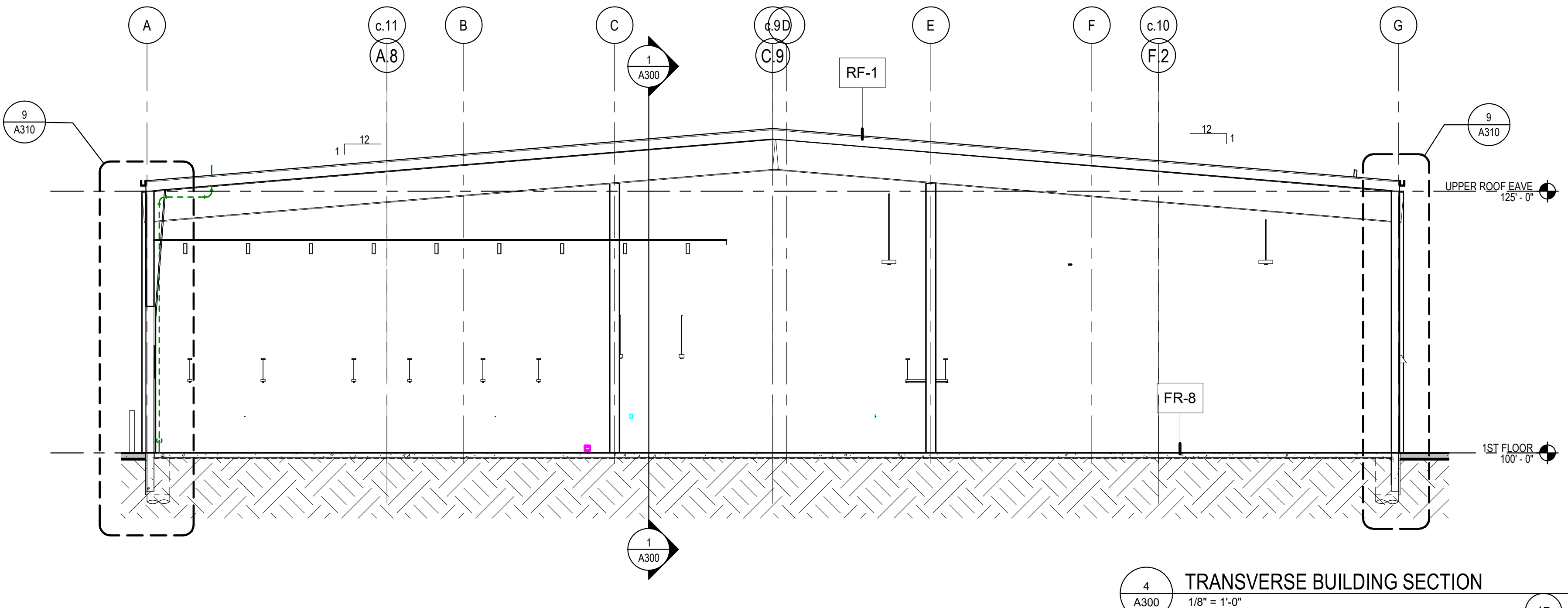
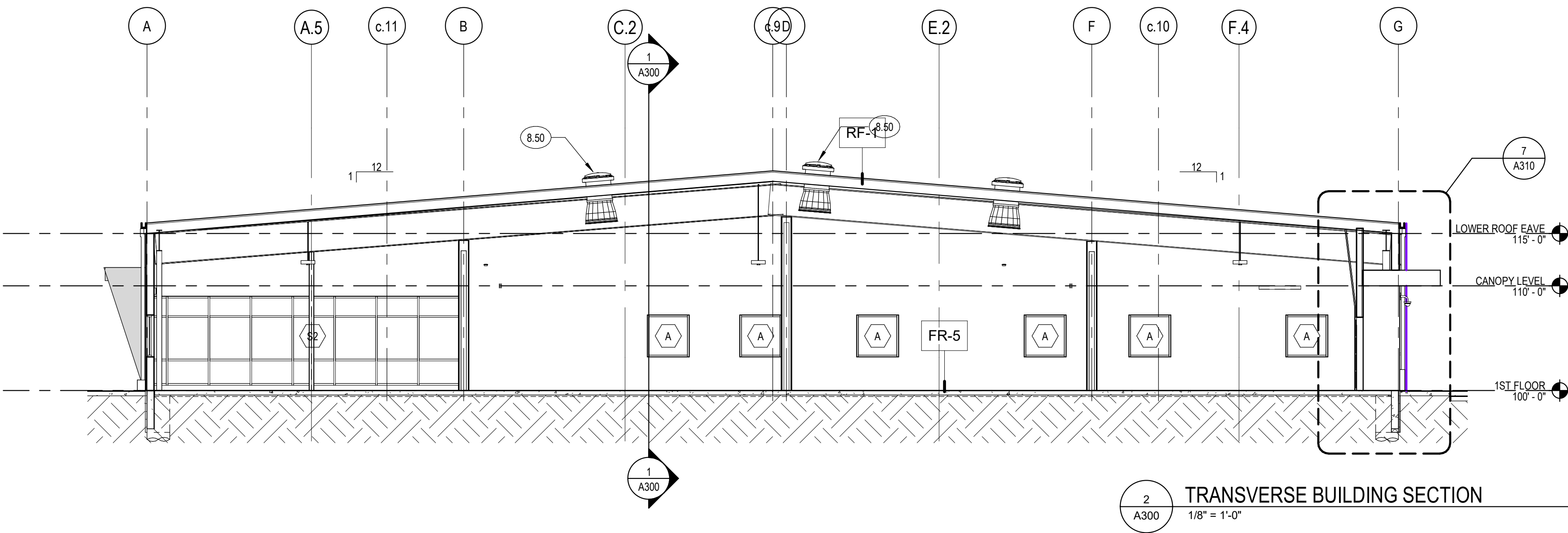


**D49 TRANSPORTATION CENTER**  
**SCHOOL DISTRICT NO 49**  
11971 SWINGLINE ROAD  
FALCON, CO 80831

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KEYNOTE LEGEND

8.50 TUBULAR DAYLIGHTING DEVICE



D49 TRANSPORTATION CENTER

SCHOOL DISTRICT NO 49

11971 SWINGLINE ROAD  
FALCON, CO 80831

BUILDING SECTIONS

RTA PROJECT NUMBER  
2021-041.00  
DATE  
9/23/2022

REVISIONS  
# DATE DESCRIPTION

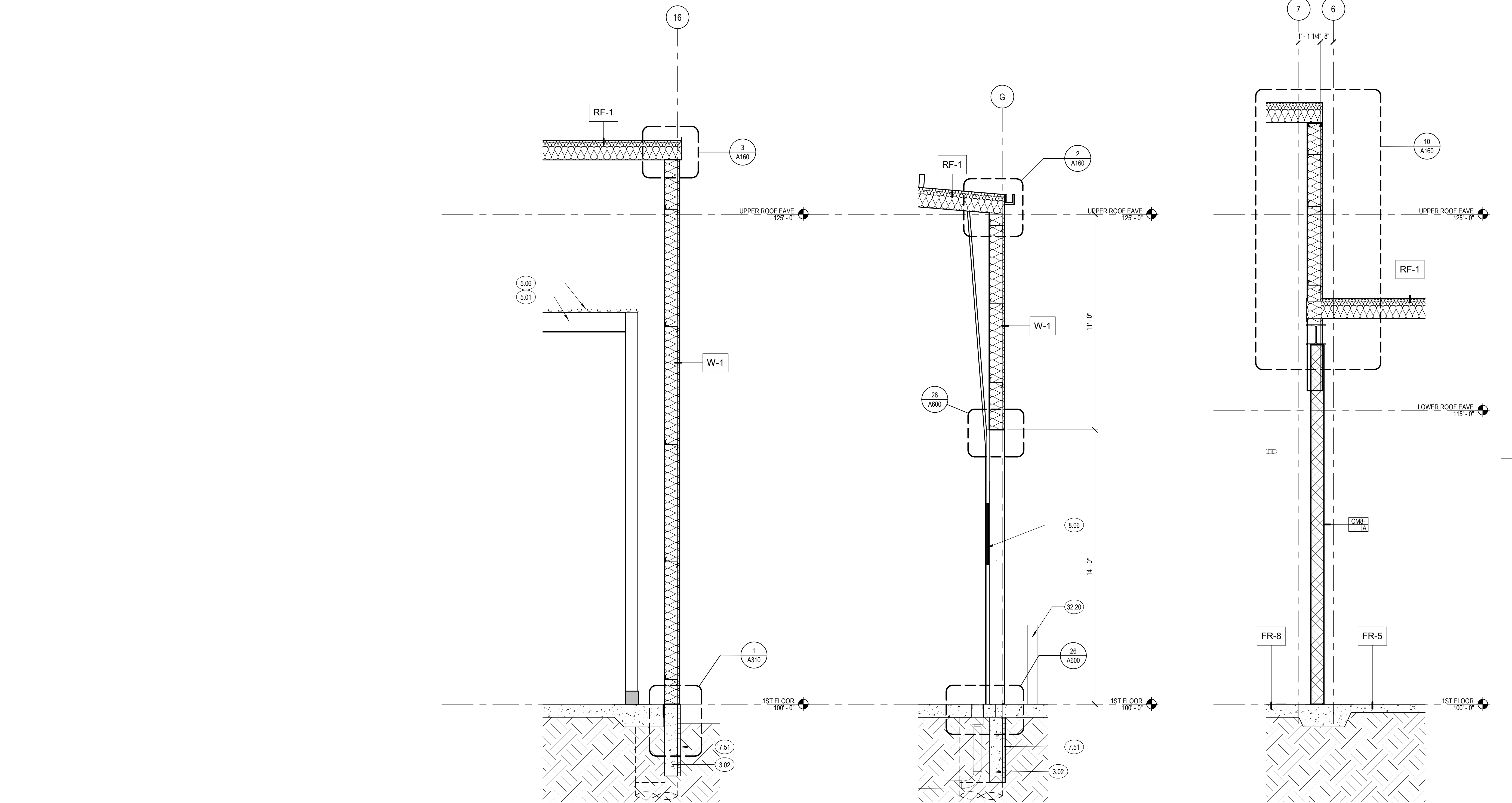
ISSUED FOR  
DEVELOPMENT PLAN

SHEET NO.

A300



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10 WALL SECTION - HIGH - WASH BAY  
3/8" = 1'-0"

9 WALL SECTION - HIGH - OH DOOR  
3/8" = 1'-0"

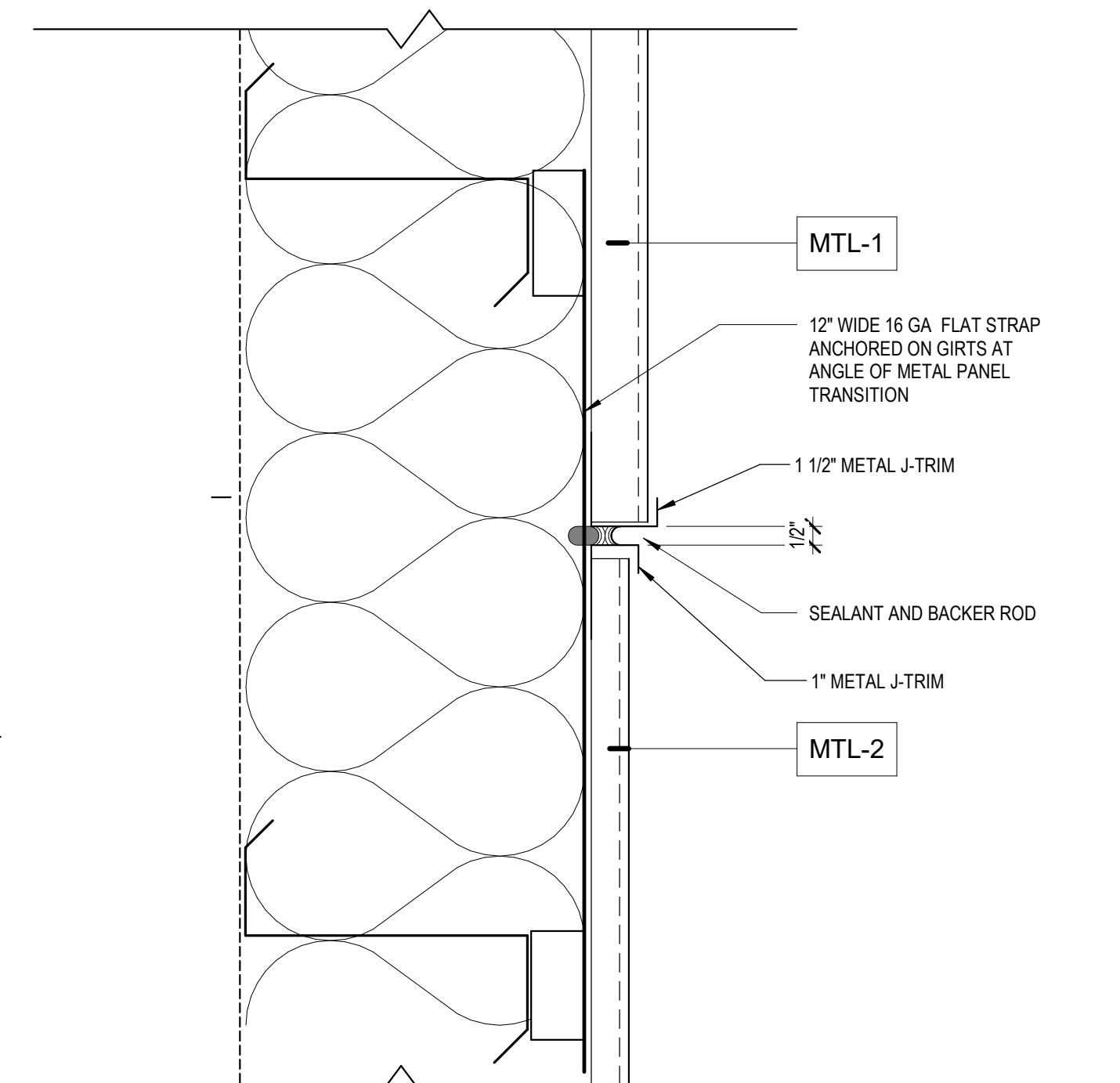
8 WALL SECTION - ROOF CHANGE  
3/8" = 1'-0"

7 WALL SECTION-LO-RECESS-DOOR-CANOPY  
3/8" = 1'-0"

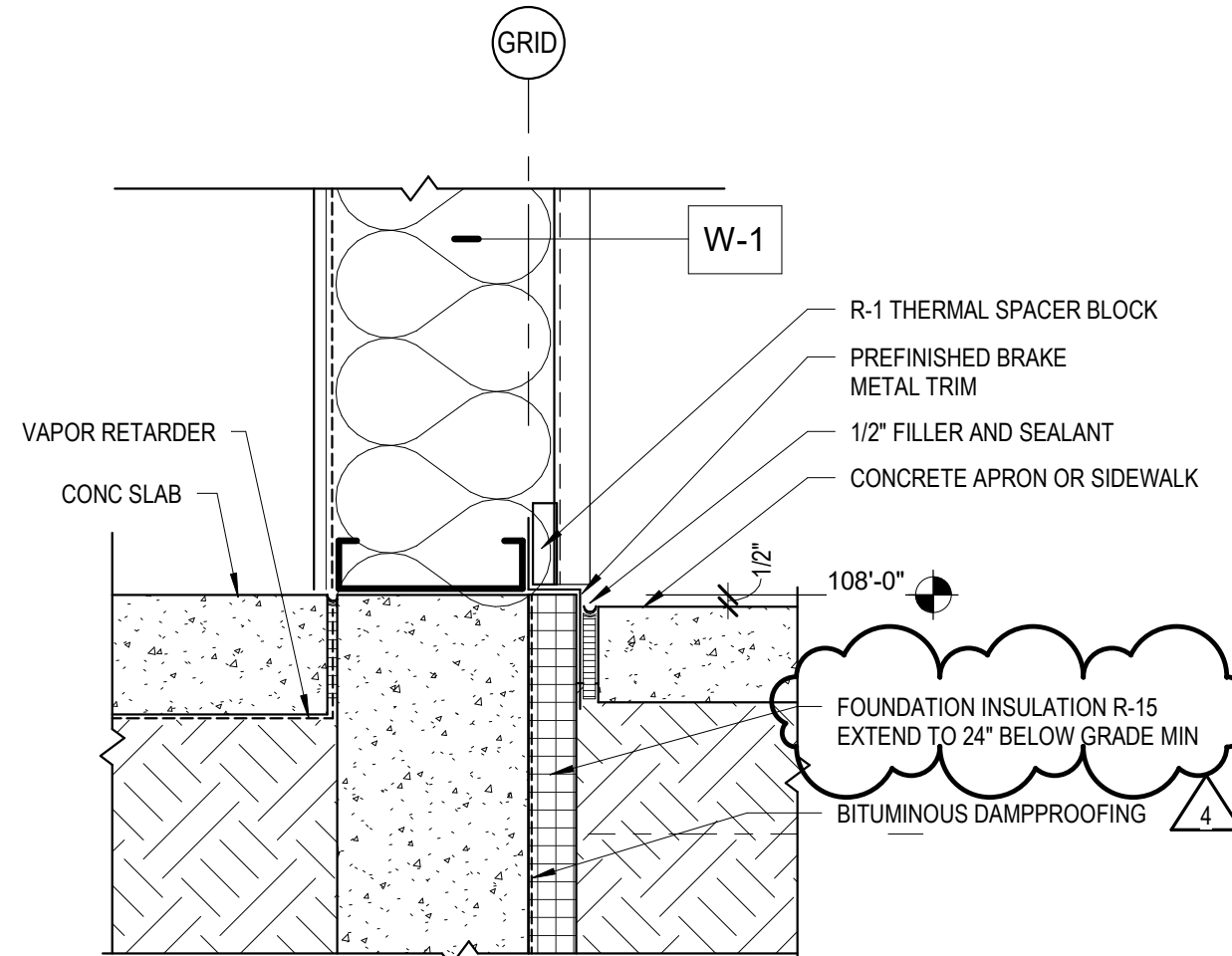
6 WALL SECTION-LO-DOOR CANOPY  
3/8" = 1'-0"

5 WALL SECTION-LOW-STOREFRONT  
3/8" = 1'-0"

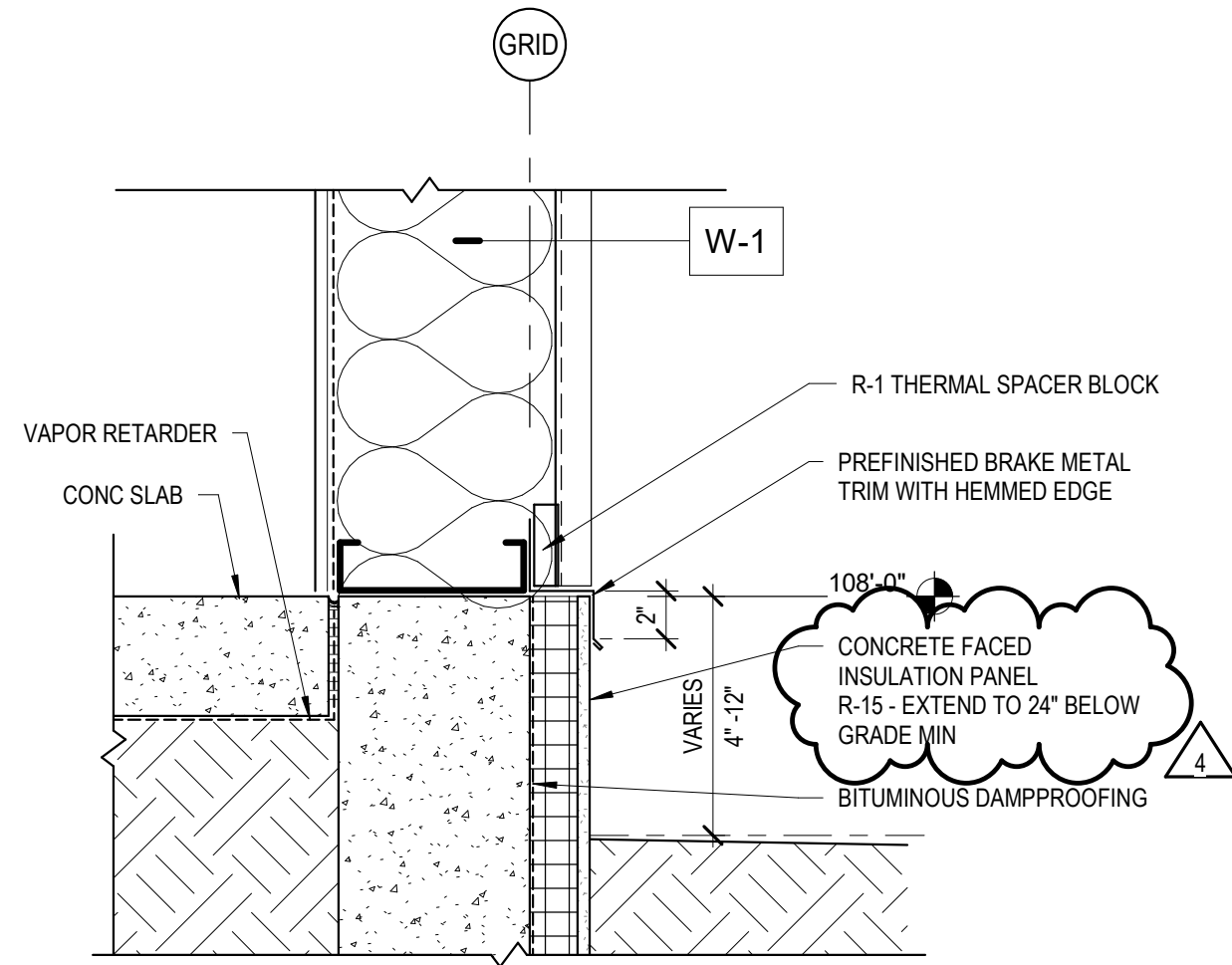
4 WALL SECTION - LOW-WINDOW  
3/8" = 1'-0"



3 METAL PANEL TYPE TRANSITION  
3" = 1'-0"



2 EXTR-SEC-WALL BASE AT SIDEWALK  
1 1/2" = 1'-0"



1 EXTR-SEC-WALL BASE AT GRADE  
1 1/2" = 1'-0"

## WALL SECTION GENERAL NOTES

- SEE **0002** FOR ASSEMBLY TYPES AND SYSTEM NOTES.
- REFER TO STRUCTURAL FOR FOUNDATION DETAILS.

## KEYNOTE LEGEND

3.01	CONCRETE FLOOR SLAB
3.02	CONCRETE FOUNDATION
5.01	STRUCTURAL STEEL BEAM, RE: STRUCTURAL
5.06	METAL DECK
7.51	FOUNDATION INSULATION R-10 - EXTEND 24" MIN BELOW GRADE
7.52	FOUNDATION INSULATION R-10
8.06	SECTIONAL OVERHEAD DOOR
32.03	CONCRETE PAVING
32.20	STEEL BOLLARD, GROUT SOLID



## GENERAL DOOR NOTES

- NUMBER IN PARENTHESIS ( ) IN THE DOOR SCHEDULE HEADERS CORRESPOND TO THE FOLLOWING:
  - DOOR TYPES ARE INDICATED ON THIS SHEET
  - DOOR MATERIAL ARE INDICATED AS FOLLOWS  
WD = WOOD  
HM = HOLLOW METAL  
ALUM = ALUMINUM
  - GLAZING: ALL GLASS IS CLEAR PLATE GLASS UNLESS NOTED OTHERWISE  
SEE SPECIFICATIONS NUMBER 08 8000 FOR GLAZING TYPES
  - FRAME TYPES ARE INDICATED ON THIS SHEET
  - FRAME MATERIAL ARE INDICATED AS FOLLOWS  
HM = HOLLOW METAL  
ALUM = ALUMINUM
  - REFER TO SPEC FOR HARDWARE GROUPS

## KEYNOTE LEGEND

