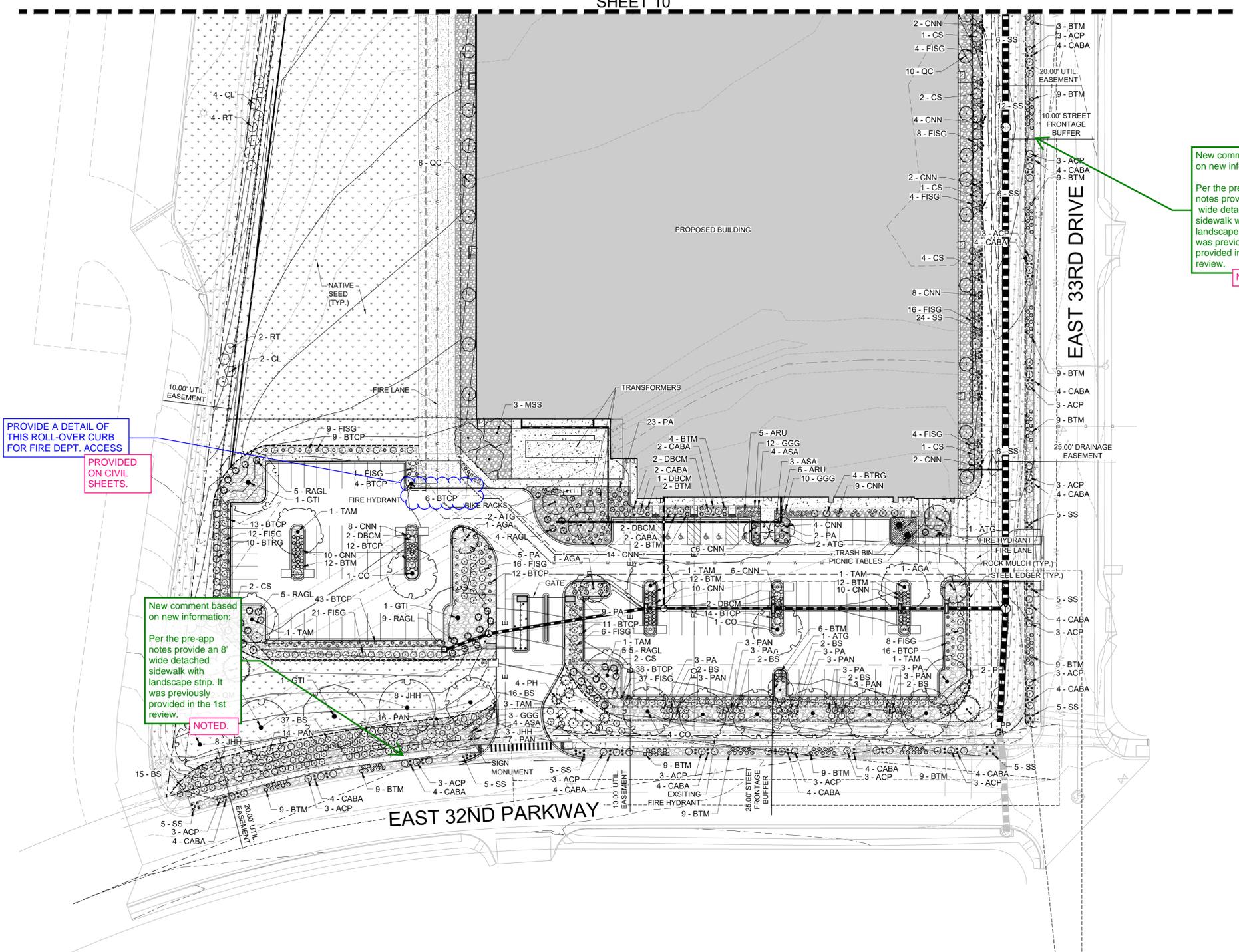


MAJESTIC COMMERCENTER - PROJECT FRONTIER

Southeast Quarter
CHANGED. LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN

SHEET 10



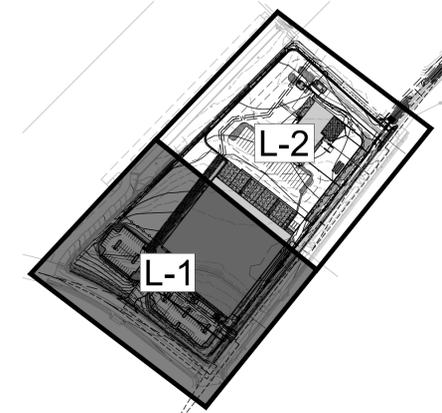
PROVIDE A DETAIL OF THIS ROLL-OVER CURB FOR FIRE DEPT. ACCESS
 PROVIDED ON CIVIL SHEETS.

New comment based on new information:
 Per the pre-app notes provide an 8' wide detached sidewalk with landscape strip. It was previously provided in the 1st review.

New comment based on new information:
 Per the pre-app notes provide an 5.5' wide detached sidewalk with landscape strip. It was previously provided in the 1st review.

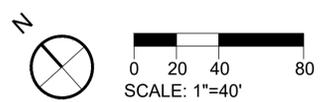
NOTED.

KEY MAP



SCALE: 1"=300'

LEGEND	
	PROPERTY LINE
	UTILITY EASEMENT
	ELECTRICAL LINE
	FIBER OPTIC LINE
	GAS LINE
	WATER LINE
	STORM LINE
	STORM SWALE
	SIGHT TRIANGLE
	FIRE LANE
	STEEL EDGER
	FENCE
	GATE
	FIRE HYDRANT
	ROCK MULCH PUEBLO GRAY COBBLESTONE 2-4"
	ROCK MULCH PUEBLO GRAY RIVER ROCK 1 1/2"
	18" STONE BORDER
	NATIVE SEED
	CONCRETE SIDEWALK
	BIKE RACKS
	MAJOR TOPO LINES
	MINOR TOPO LINES



DATE	DESCRIPTION

MAJESTIC COMMERCENTER PROJECT
 FRONTIER - SITE PLAN
 LANDSCAPE PLANS
 NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
 AURORA, COLORADO

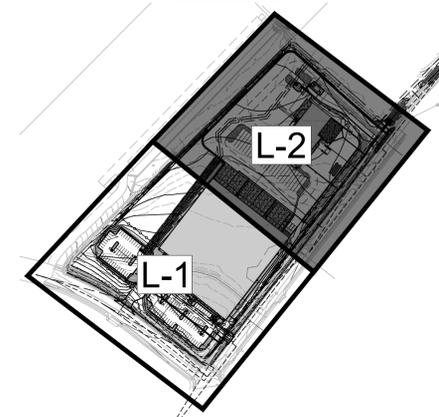
PROJ NO: 240428
ENG: EAP/JLE
DATE: 02/21/2025

SHEET DESCRIPTION
L-1
 SHEET 9

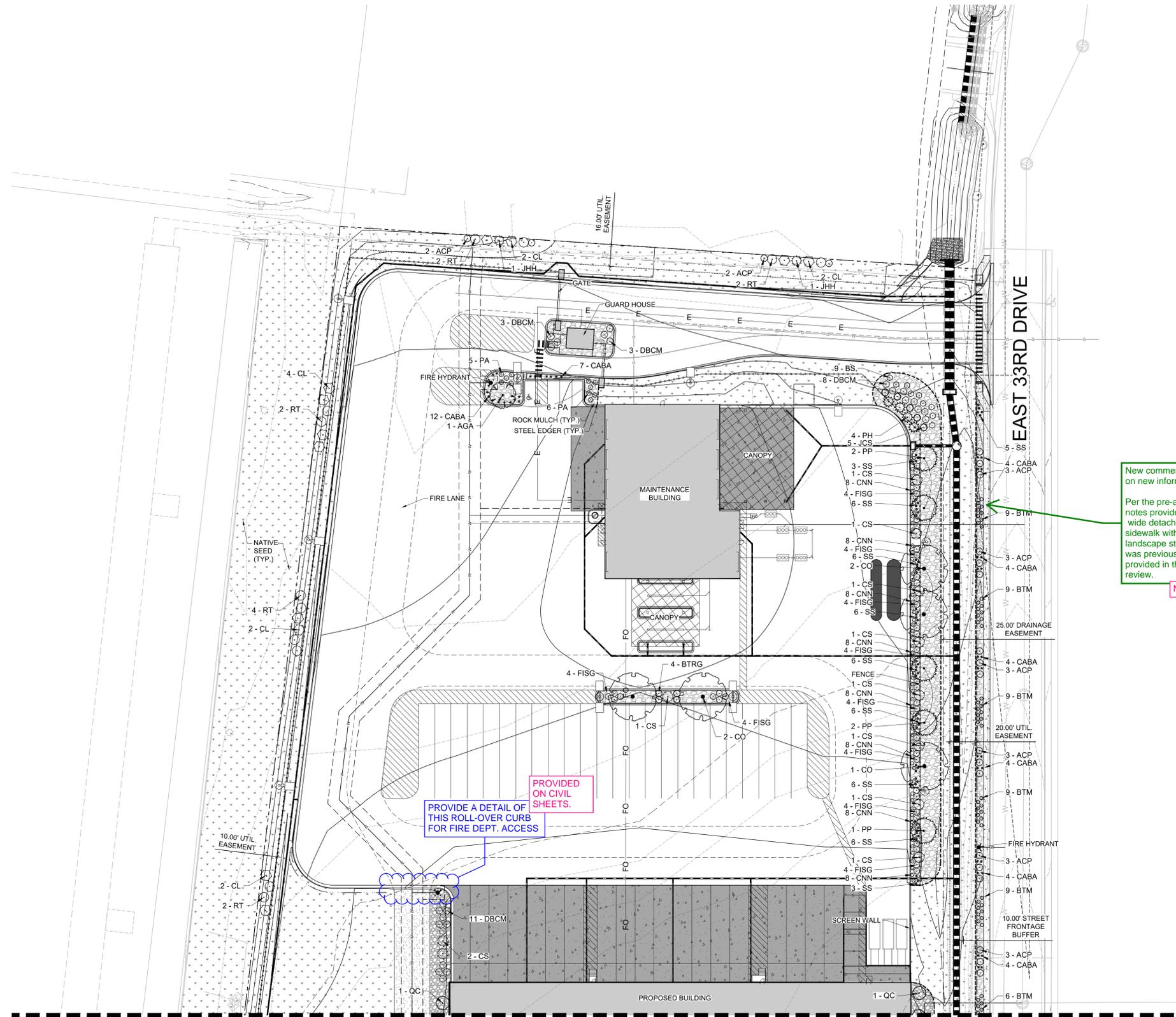
MAJESTIC COMMERCENTER - PROJECT FRONTIER

Southeast Quarter CHANGED. **SITE PLAN**
 LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

KEY MAP



SCALE: 1"=300'



New comment based on new information:
 Per the pre-app notes provide an 5.5' wide detached sidewalk with landscape strip. It was previously provided in the 1st review.

NOTED.

PROVIDED ON CIVIL SHEETS.
 PROVIDE A DETAIL OF THIS ROLL-OVER CURB FOR FIRE DEPT. ACCESS

LEGEND	
	PROPERTY LINE
	UTILITY EASEMENT
	ELECTRICAL LINE
	FIBER OPTIC LINE
	GAS LINE
	WATER LINE
	STORM LINE
	STORM SWALE
	SIGHT TRIANGLE
	FIRE LANE
	STEEL EDGER
	FENCE
	GATE
	FIRE HYDRANT
	ROCK MULCH PUEBLO GRAY COBBLESTONE 2-4"
	ROCK MULCH PUEBLO GRAY RIVER ROCK 1 1/2"
	18" STONE BORDER
	NATIVE SEED
	CONCRETE SIDEWALK
	BIKE RACKS
	MAJOR TOPO LINES
	MINOR TOPO LINES



SHEET 9



DATE	REV. NO.	DESCRIPTION

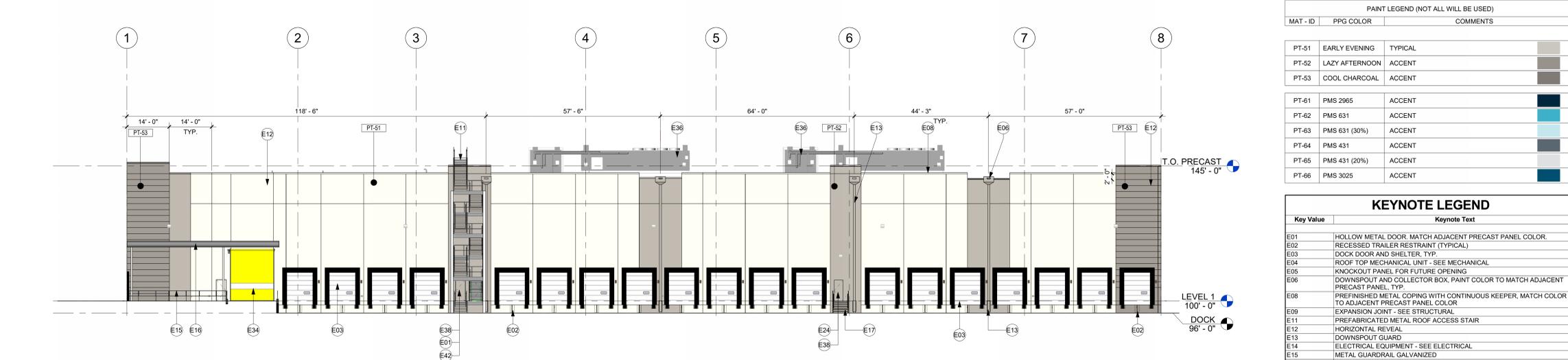
MAJESTIC COMMERCENTER PROJECT
 FRONTIER - SITE PLAN
 LANDSCAPE PLANS
 NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
 AURORA, COLORADO

PROJ NO: 240428
 ENG: EAP/JLE
 DATE: 02/21/2025

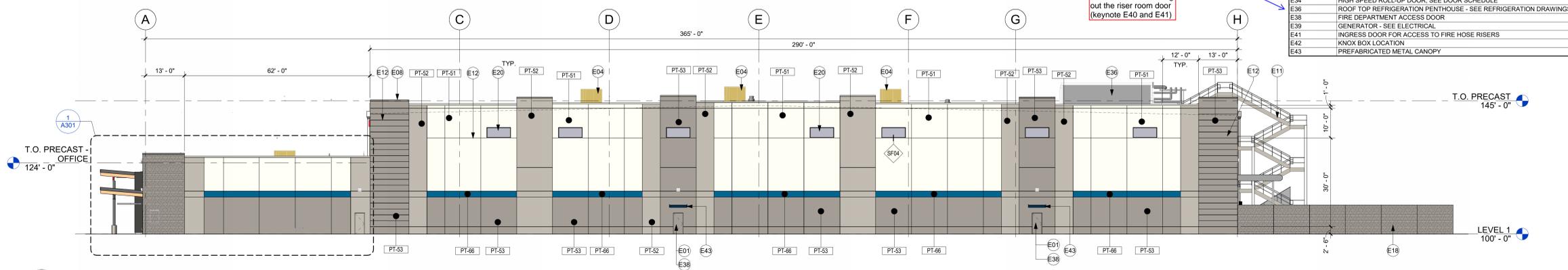
SHEET DESCRIPTION
L-2
 SHEET 10

NOT FOR CONSTRUCTION Know what's below. Call before you dig.

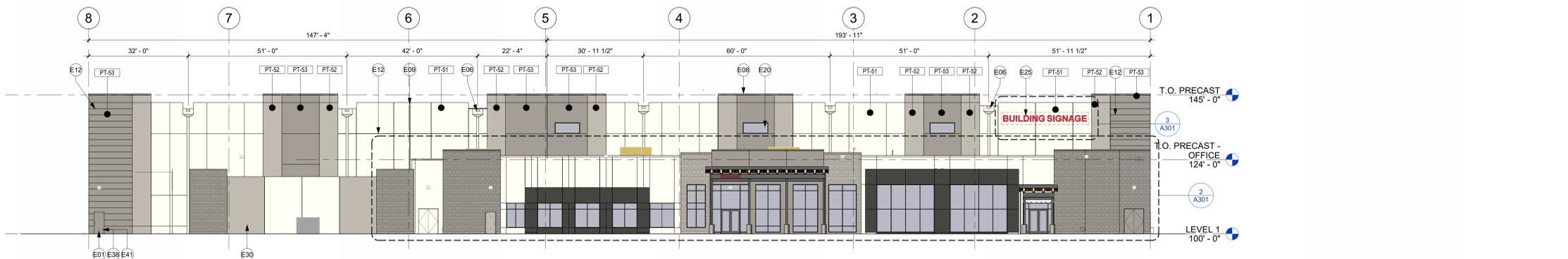
0' 2" 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100'



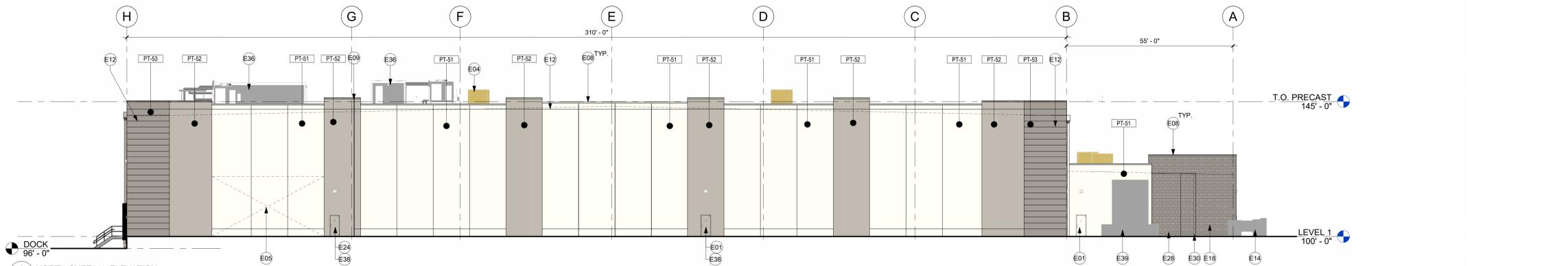
4 EAST OVERALL ELEVATION
A300 1/16" = 1'-0"



3 SOUTH OVERALL ELEVATION
A300 1/16" = 1'-0"



2 WEST OVERALL ELEVATION
A300 1/16" = 1'-0"



1 NORTH OVERALL ELEVATION
A300 1/16" = 1'-0"

PAINT LEGEND (NOT ALL WILL BE USED)

MAT - ID	PPG COLOR	COMMENTS
PT-51	EARLY EVENING	TYPICAL
PT-52	LAZY AFTERNOON	ACCENT
PT-53	COOL CHARCOAL	ACCENT
PT-61	PMS 2965	ACCENT
PT-62	PMS 631	ACCENT
PT-63	PMS 631 (30%)	ACCENT
PT-64	PMS 431	ACCENT
PT-65	PMS 431 (20%)	ACCENT
PT-66	PMS 3025	ACCENT

KEYNOTE LEGEND

Key Value	Keynote Text
E01	HOLLOW METAL DOOR - MATCH ADJACENT PRECAST PANEL COLOR.
E02	RECESSED TRAILER RESTRAINT (TYPICAL)
E03	DOCK DOOR AND SHELTER, TYP.
E04	ROOF TOP MECHANICAL UNIT - SEE MECHANICAL
E05	KNOCKOUT PANEL FOR FUTURE OPENING
E06	DOWNSPOUT AND COLLECTOR BOX, PAINT COLOR TO MATCH ADJACENT PRECAST PANEL, TYP.
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER, MATCH COLOR TO ADJACENT PRECAST PANEL COLOR
E09	EXPANSION JOINT - SEE STRUCTURAL
E11	PREFABRICATED METAL ROOF ACCESS STAIR
E12	HORIZONTAL REVEAL
E13	DOWNSPOUT GUARD
E14	ELECTRICAL EQUIPMENT - SEE ELECTRICAL
E15	METAL GUARDRAIL GALVANIZED
E16	PREFABRICATED METAL CANOPY
E17	EXTERIOR METAL STAIR
E18	STACKED STONE
E20	ALUMINUM STOREFRONT SYSTEM
E24	INFIT COOLER DOOR - MATCH ADJACENT PRECAST PANEL COLOR
E25	BUILDING SIGNAGE, TBD
E28	DOWNSPOUT NOZZLE (COW'S TONGUE) - BLACK FINISH
E30	GENERATOR SCREEN WALL - 8" PRECAST WALL
E34	HIGH SPEED ROLL-UP DOOR, SEE DOOR SCHEDULE
E36	ROOF TOP REFRIGERATION PENTHOUSE - SEE REFRIGERATION DRAWINGS
E38	FIRE DEPARTMENT ACCESS DOOR
E39	GENERATOR - SEE ELECTRICAL
E41	INGRESS DOOR FOR ACCESS TO FIRE HOSE RISERS
E42	KNOX BOX LOCATION
E43	PREFABRICATED METAL CANOPY



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CONSULTANTS



KEY PLAN

PROJECT INFORMATION

PROJECT FRONTIER

AURORA, CO

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PROJ. NO.
701-800

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET
P2	02.07.2025	DD SET
P3	03.XX.2025	CD SET

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - OVERALL

A300

2/20/2025 4:38:33 PM

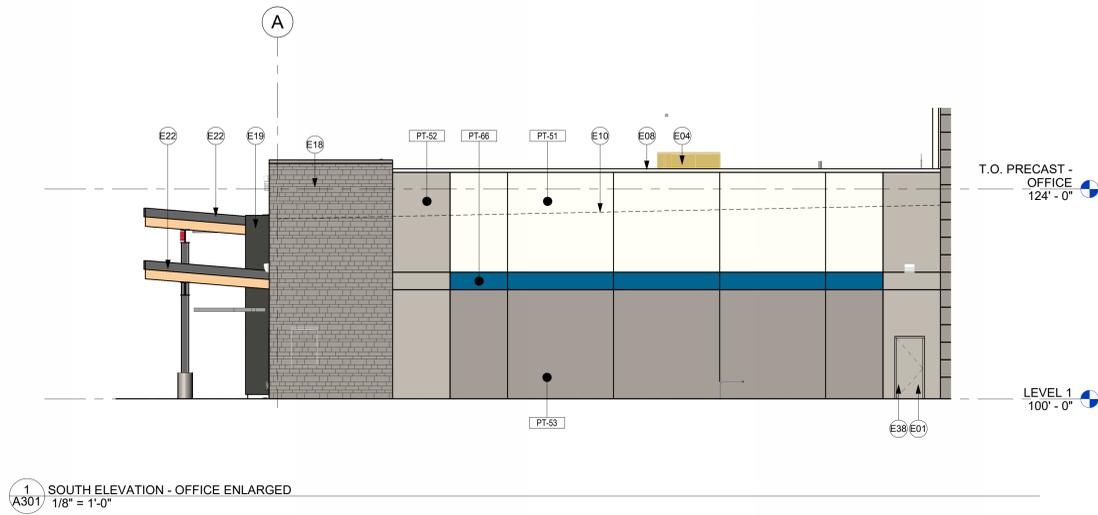
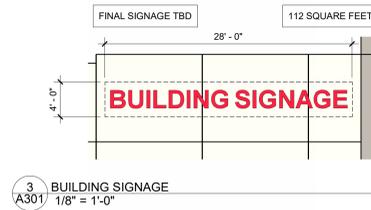
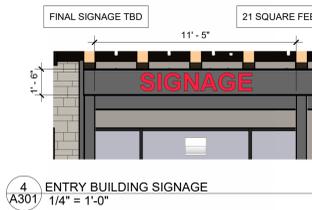
NOT FOR CONSTRUCTION

0 1' 2' 3'
VERIFY SHEET SCALE HERE

PAINT LEGEND (NOT ALL WILL BE USED)		
MAT - ID	PPG COLOR	COMMENTS
PT-51	EARLY EVENING	TYPICAL
PT-52	LAZY AFTERNOON	ACCENT
PT-53	COOL CHARCOAL	ACCENT
PT-61	PMS 2965	ACCENT
PT-62	PMS 631	ACCENT
PT-63	PMS 631 (30%)	ACCENT
PT-64	PMS 431	ACCENT
PT-65	PMS 431 (20%)	ACCENT
PT-66	PMS 3025	ACCENT

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E04	ROOF TOP MECHANICAL UNIT - SEE MECHANICAL
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER, MATCH COLOR TO ADJACENT PRECAST PANEL COLOR
E10	ROOF LINE BEYOND. SHOWN DASHED
E18	STACKED STONE
E19	ACM PANEL
E20	ALUMINUM STOREFRONT SYSTEM
E21	ALUMINUM CURTAINWALL SYSTEM
E22	CANOPY WITH GLULAM TIMBER BEAMS AND STEEL STRUCTURE WITH STANDING SEAM METAL ROOF AND METAL PANEL SOFFIT.
E23	ROOFTOP EQUIPMENT SCREEN
E26	BUILDING ADDRESS SIGNAGE, TBD
E27	FLUSH MOUNT FDC WITH KNOX CAPS
E28	DOWNSPOUT NOZZLE (COW'S TONGUE) - BLACK FINISH
E38	FIRE DEPARTMENT ACCESS DOOR
E42	KNOX BOX LOCATION

LABEL THE FIRE RISER ROOM DOOR
Keynote has been added to 1/A301 calling out the riser room door (keynote E40).



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CONSULTANTS



HARRINGTON GROUP INC

KEY PLAN

PROJECT INFORMATION

PROJECT FRONTIER

AURORA, CO

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PROJ. NO. 701-800

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET
P2	02.07.2025	DD SET
P3	03.XX.2025	CD SET

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - ENLARGED OFFICE

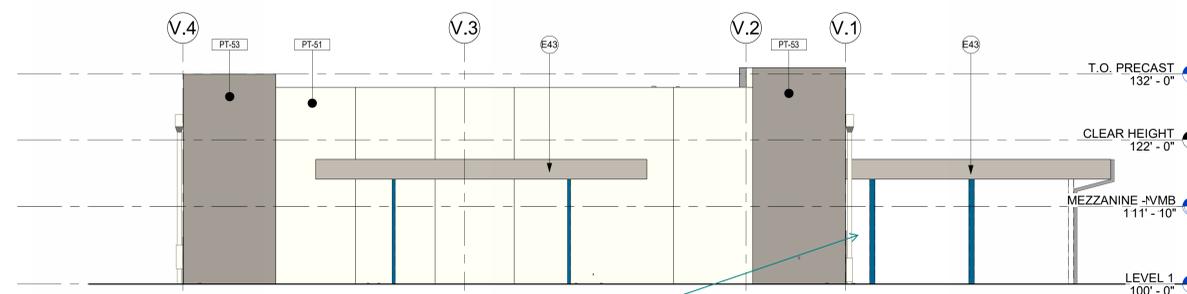
A301

0' 2' 4' 6' 8' 10'
 1" = 3/32" = 1'-0"
 VERIFY SHEET SCALE HERE

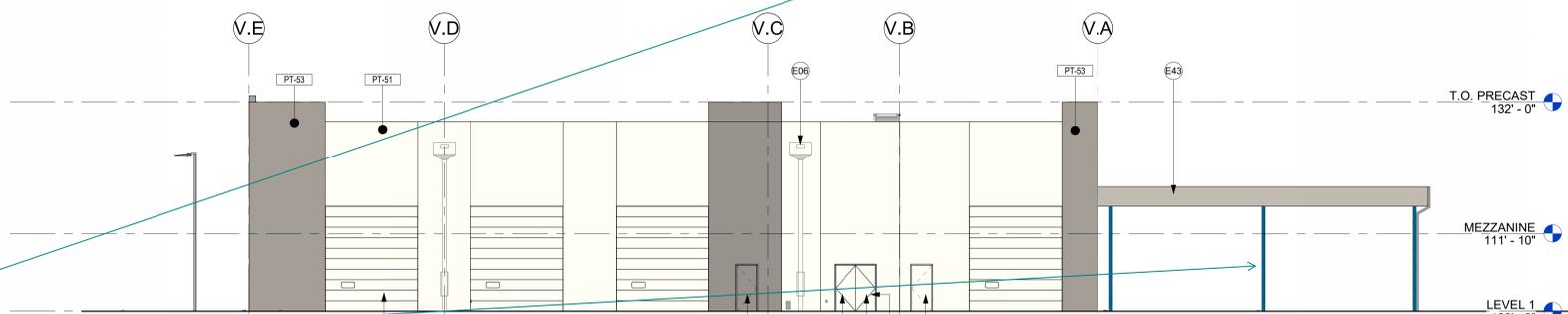
Key Value	Keynote Text
E01	HOLLOW METAL DOOR, MATCH ADJACENT PRECAST PANEL COLOR
E06	DOWNSPOUT AND COLLECTOR BOX, PAINT COLOR TO MATCH ADJACENT PRECAST PANEL, TYP.
E16	PREFABRICATED METAL CANOPY
E29	OVERHEAD DOOR
E41	INGRESS DOOR FOR ACCESS TO FIRE HOSE RISERS
E42	KNOX BOX LOCATION
E43	PREFABRICATED METAL CANOPY
E44	E-STOP FOR FUEL PUMPS

PAINT LEGEND (NOT ALL WILL BE USED)		
MAT - ID	PPG COLOR	COMMENTS
PT-51	EARLY EVENING	TYPICAL
PT-52	LAZY AFTERNOON	ACCENT
PT-53	COOL CHARCOAL	ACCENT
PT-61	PMS 2965	ACCENT
PT-62	PMS 631	ACCENT
PT-63	PMS 631 (30%)	ACCENT
PT-64	PMS 431	ACCENT
PT-65	PMS 431 (20%)	ACCENT
PT-66	PMS 3025	ACCENT

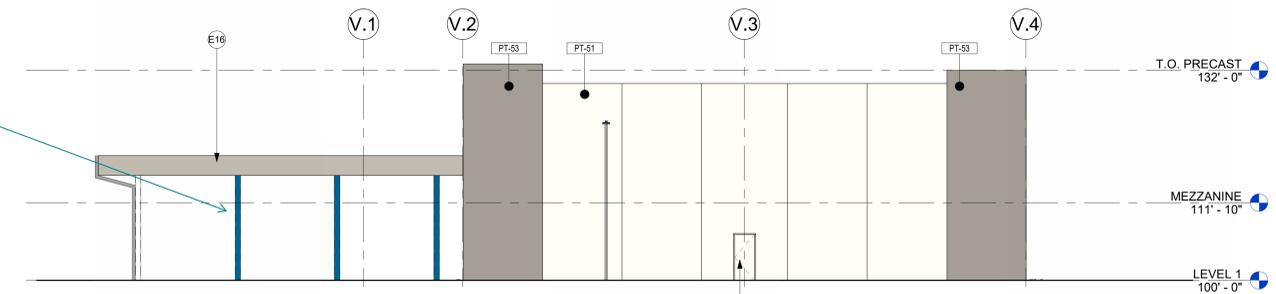
LABEL THE FIRE RISER ROOM DOOR
 Keynote has been added to 3/A310 calling out the riser room door (keynote E41).



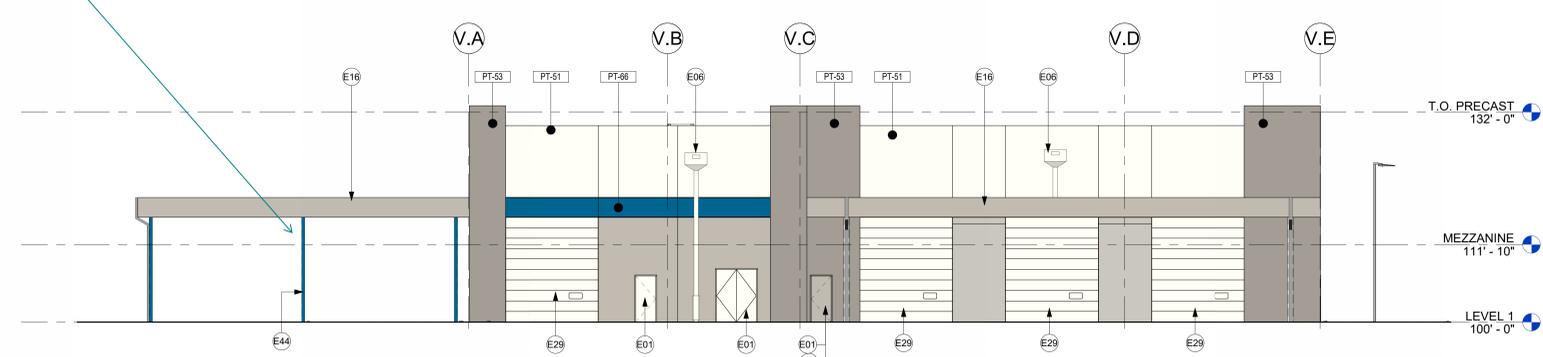
4 VMB WEST ELEVATION
 A310 3/32" = 1'-0"



3 VMB NORTH ELEVATION
 A310 3/32" = 1'-0"



2 VMB EAST ELEVATION
 A310 3/32" = 1'-0"



1 VMB SOUTH ELEVATION
 A310 3/32" = 1'-0"

For fueling canopies:
 The cross section of canopy columns shall have a minimum width of 24 in. and depths of 16 in.
 (Round columns shall have a minimum diameter of 24 in.)
 All columns shall be faced with brick, metal panels, stucco, or decorative masonry block.

Metal panel column wraps have been added to canopy columns (keynote E33).



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KEY PLAN



PROJECT INFORMATION

PROJECT FRONTIER

AURORA, CO

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PROJ. NO.
 701-800

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET
P2	02.07.2025	DD SET
P3	03.XX.2025	CD SET

PRELIMINARY
 NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - VMB

A310

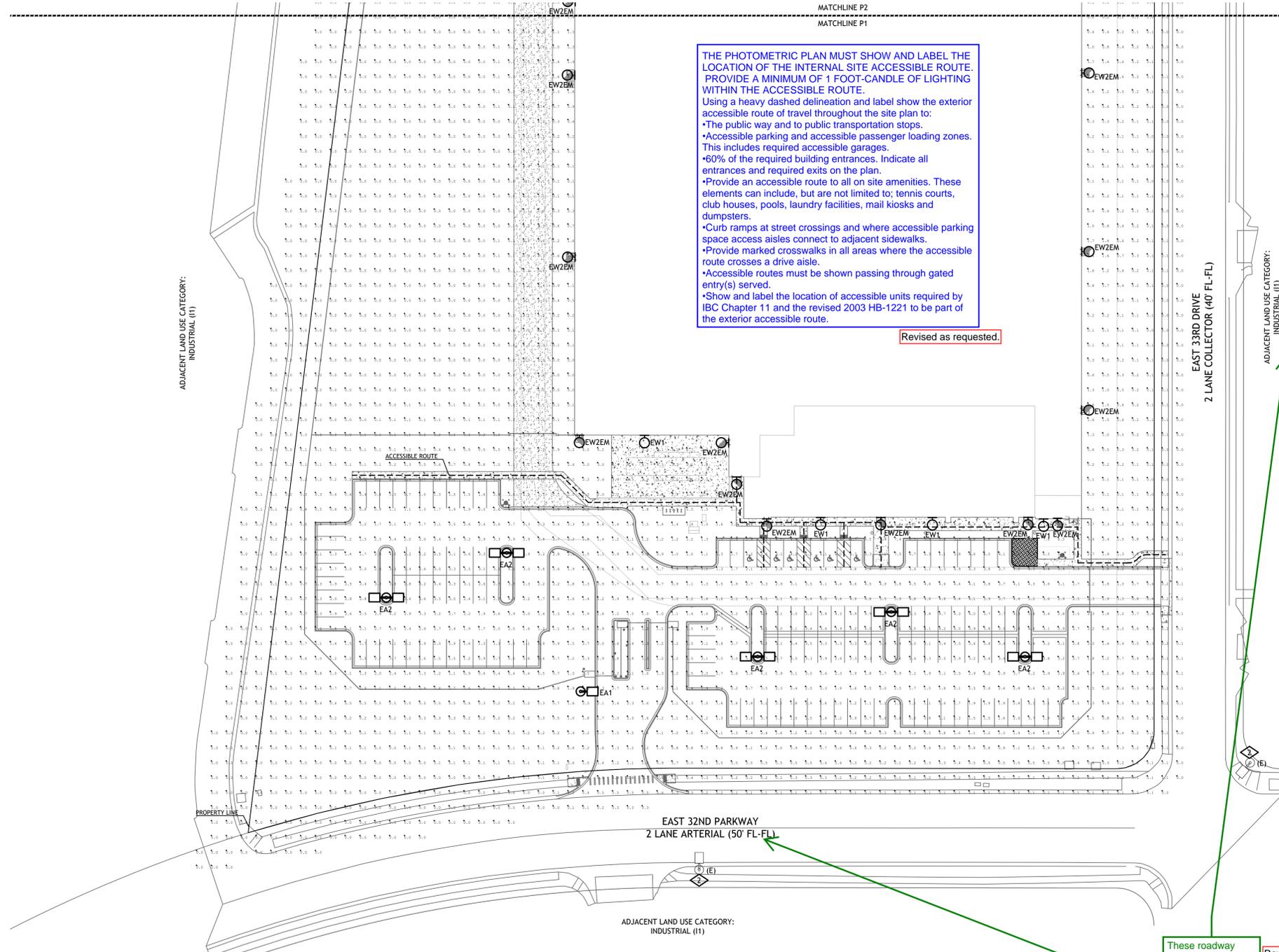
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NOT FOR CONSTRUCTION

MAJESTIC COMMERCCENTER - PROJECT FRONTIER

Revised as requested. Southeast Quarter
 LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN



THE PHOTOMETRIC PLAN MUST SHOW AND LABEL THE LOCATION OF THE INTERNAL SITE ACCESSIBLE ROUTE. PROVIDE A MINIMUM OF 1 FOOT-CANDLE OF LIGHTING WITHIN THE ACCESSIBLE ROUTE. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:

- The public way and to public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes required accessible garages.
- 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on site amenities. These elements can include, but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
- Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.

Revised as requested.

These roadway classifications and widths do not match those shown in the roadway manual. Please update accordingly and per previous comments.

Revised as requested.

PEDESTRIAN ACTIVITY	
PLANNED PEDESTRIAN ACTIVITY LEVEL IS LOW.	

LIGHTING FIXTURES	
A ₃	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
○	EXTERIOR SURFACE-MOUNTED DOWNLIGHT
⊙	EXTERIOR WALL-MOUNTED LUMINAIRE
⊞	EXTERIOR AREA LIGHT
⊞	HATCH INDICATES EMERGENCY LUMINAIRE

GENERAL NOTES	
A.	ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
B.	ALL LIGHTING FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
C.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
D.	ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
E.	ALL LIGHT FIXTURES SHALL BE ORIENTED SUCH THAT THEIR DISTRIBUTION CENTERLINE IS ORTHOGONAL TO THE TANGENT LINE OF THE CURB/WALL BELOW.
F.	REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL LIGHTING FIXTURE MOUNTING HEIGHTS AND OVERALL FIXTURE HEIGHTS.
G.	MAINTAINED AVERAGE ILLUMINANCE VALUES IN PARKING AREAS SHALL BE NO LESS THAN TWO FOOT-CANDLES. ILLUMINANCE SHALL BE MEASURED USING ONLY THE LIGHT PRODUCED ON-SITE.
H.	THE ACCEPTABLE UNIFORMITY RATIO FOR LIGHTED AREAS SHALL COMPLY WITH RECOMMENDED RANGE ADOPTED BY THE IESNA FOR LOW, MEDIUM, AND HIGH ACTIVITY AREAS.
I.	ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25 PERCENT OF THE TOTAL LUMINAIRES USED FOR THE PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY.
J.	A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E 32ND PARKWAY AND E 33RD DRIVE SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL, THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
K.	PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
L.	FOR ALL PHOTOMETRIC CALCULATIONS, TYPE R3 PAVEMENT WAS USED.

KEY VALUE	KEYNOTE LEGEND
⊞	1. LIGHT POLE BASE SHOWN TO SCALE TO COORDINATE WITH UTILITIES.
⊞	2. EXISTING STREETLIGHT.

FEATURE	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	ILLUMINANCE	FC	1.25	12.8	0.0	10.46	8.0	8.00
ACCESSIBLE ROUTE	ILLUMINANCE	FC	2.00	8.8	0.0	11.50	8.00	
PARKING SOUTH/EAST	ILLUMINANCE	FC	0.95	11.5	0.0	2.18	2.80	
PARKING SOUTH/WEST	ILLUMINANCE	FC	2.08	12.8	0.0	11.50	8.00	
COURTYARD	ILLUMINANCE	FC	1.09	8.5	0.0	8.46	8.00	
PARKING NORTH/EAST	ILLUMINANCE	FC	2.74	12.8	0.0	11.50	18.00	
PARKING NORTH/WEST	ILLUMINANCE	FC	3.14	8.5	0.0	2.82	3.46	
PROPERTY LINE	ILLUMINANCE	FC	2.16	12.8	0.0	8.46	8.00	
ROAD NORTH/EAST	ILLUMINANCE	FC	1.01	3.4	0.0	13.10	18.00	



DATE	
REV. NO.	
DESCRIPTION	

MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PROJ NO: 240428

ENG: EAP/JLE

DATE: 02/21/2025

PHOTOMETRIC LIGHTING PLAN

P1

16

MAJESTIC COMMERCENTER - PROJECT FRONTIER

Revised as requested. LOCATED IN THE **NORTH HALF** OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

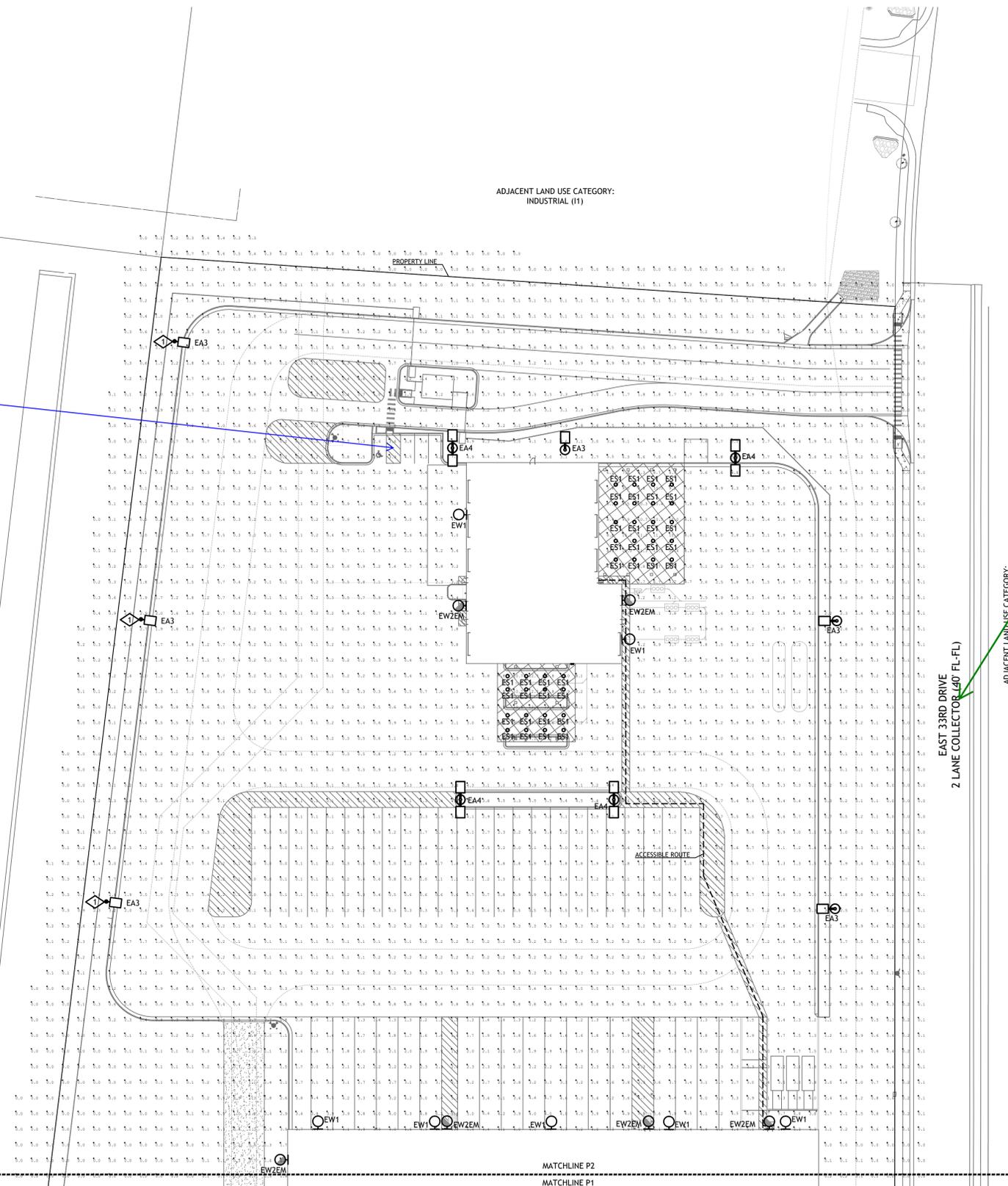
SITE PLAN

THE PHOTOMETRIC PLAN MUST SHOW AND LABEL THE LOCATION OF THE INTERNAL SITE ACCESSIBLE ROUTE. PROVIDE A MINIMUM OF 1 FOOT-CANDLE OF LIGHTING WITHIN THE ACCESSIBLE ROUTE. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:

- The public way and to public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes required accessible garages.
- 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on site amenities. These elements can include, but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
- Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.

Revised as requested.

Revised as requested. These roadway classifications and widths do not match those shown in the roadway manual. Please update accordingly and per previous comments.



PEDESTRIAN ACTIVITY	
PLANNED PEDESTRIAN ACTIVITY LEVEL IS LOW.	

LIGHTING FIXTURES	
A _a	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL
○	EXTERIOR SURFACE-MOUNTED DOWNLIGHT
⊙	EXTERIOR WALL-MOUNTED LUMINAIRE
⊞	EXTERIOR AREA LIGHT
⊞	HATCH INDICATES EMERGENCY LUMINAIRE

- | GENERAL NOTES | |
|---------------|---|
| A. | ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION - SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY". |
| B. | ALL LIGHTING FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRIPASS UNLESS OTHERWISE NOTED. |
| C. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| D. | ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS. |
| E. | ALL LIGHT FIXTURES SHALL BE ORIENTED SUCH THAT THEIR DISTRIBUTION CENTERLINE IS ORTHOGONAL TO THE TANGENT LINE OF THE CURB/WALL BELOW. |
| F. | REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL LIGHTING FIXTURE MOUNTING HEIGHTS AND OVERALL FIXTURE HEIGHTS. |
| G. | MAINTAINED AVERAGE ILLUMINANCE VALUES IN PARKING AREAS SHALL BE NO LESS THAN TWO FOOT-CANDLES. ILLUMINANCE SHALL BE MEASURED USING ONLY THE LIGHT PRODUCED ON-SITE. |
| H. | THE ACCEPTABLE UNIFORMITY RATIO FOR LIGHTED AREAS SHALL COMPLY WITH RECOMMENDED RANGE ADOPTED BY THE IESNA FOR LOW, MEDIUM, AND HIGH ACTIVITY AREAS. |
| I. | ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25 PERCENT OF THE TOTAL LUMINAIRES USED FOR THE PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY. |
| J. | A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E 32ND PARKWAY AND E 33RD DRIVE SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL, THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED. |
| K. | PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY. |
| L. | FOR ALL PHOTOMETRIC CALCULATIONS, TYPE R3 PAVEMENT WAS USED. |

KEY VALUE	KEYNOTE LEGEND
⊞	1. LIGHT POLE BASE SHOWN TO SCALE TO COORDINATE WITH UTILITIES.
⊞	2. EXISTING STREETLIGHT.

STATISTICS	Label	CalcType	Units	Avg	Max	Min	Day/Min	Max/Min
INTERNAL SITE	ILLUMINANCE	FC	0.03	1.28	1.3	0.10	0.00	0.00
ACCESSIBLE ROUTE	ILLUMINANCE	FC	0.03	1.28	1.3	0.10	0.00	0.00
CROSSPARKWAY	ILLUMINANCE	FC	0.03	1.28	1.3	0.10	0.00	0.00
PARKING	ILLUMINANCE	FC	0.03	1.28	1.3	0.10	0.00	0.00
PARKING (SOUTHWEST)	ILLUMINANCE	FC	0.03	1.28	1.3	0.10	0.00	0.00
PARKING (NORTHWEST)	ILLUMINANCE	FC	0.03	1.28	1.3	0.10	0.00	0.00
PROPERTY LINE	ILLUMINANCE	FC	0.03	1.28	1.3	0.10	0.00	0.00



DATE	REV. NO.	DESCRIPTION

MAJESTIC COMMERCENTER PROJECT
FRONTIER - SITE PLAN

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PROJ NO: 240428
ENG: EAP/JLE
DATE: 02/21/2025

PHOTOMETRIC LIGHTING PLAN
P2

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