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All SHX text will be removed in the next submittal.

## SITE PLAN

# INDUSTRIAL BUILDING #29 MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 8

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH. P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

The Site Plan will not be approved by Public Works until the Preliminary Drainage (RSN 1416663 / 1802470) is approved.

Understood, preliminary drainage is being revised and resubmitted

Does not match the plat Filing No. 11?

Filing Number has been revised to match the plat

### CONTACT LIST

#### CIVIL ENGINEER

JANSEN STRAWN  
CONSULTING ENGINEERS  
45 W. 2ND AVENUE  
DENVER, CO 80223  
303-561-3333  
CHRIS STRAWN, P.E.

#### LANDSCAPE ARCHITECT

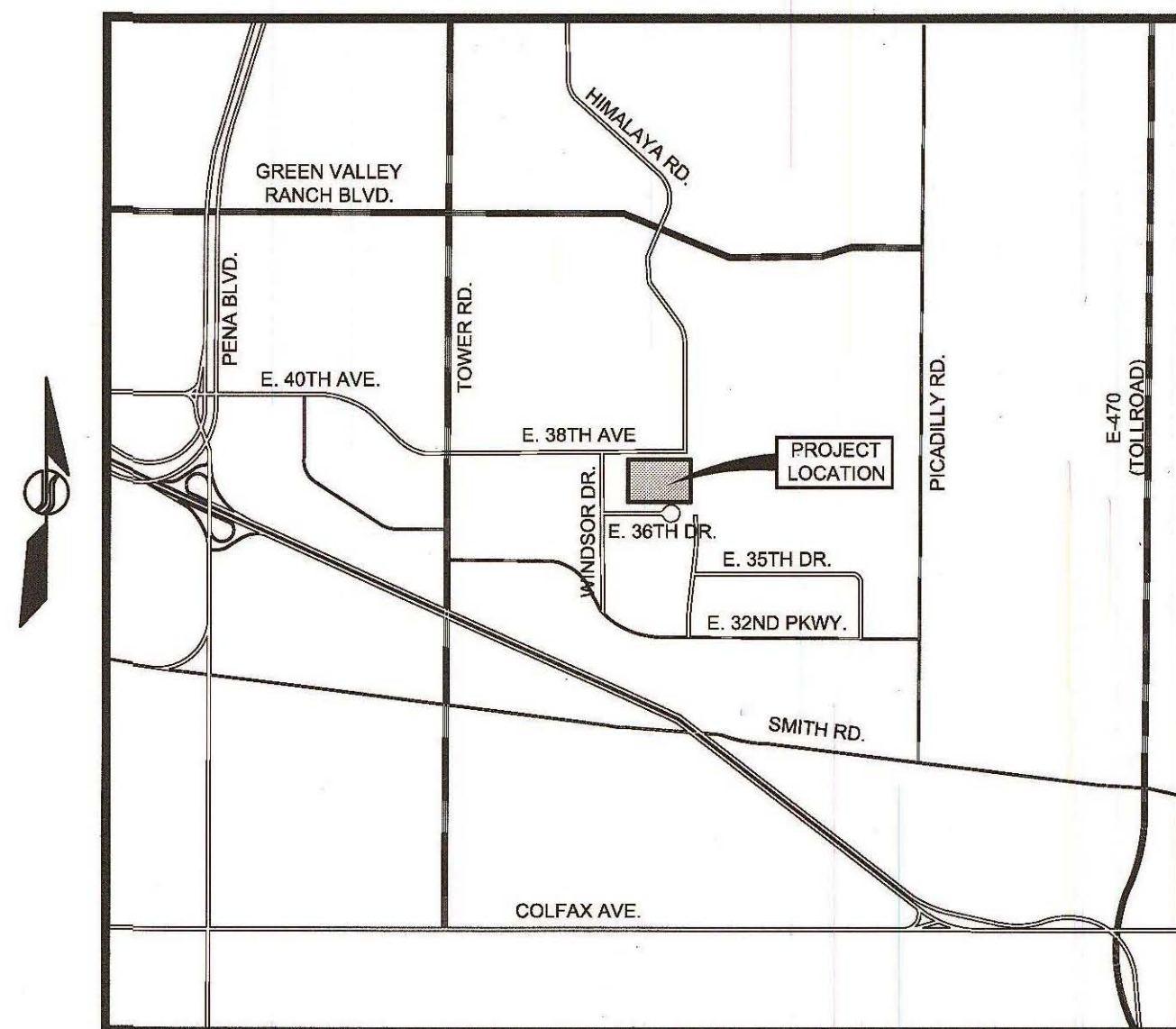
THK ASSOCIATES INC.  
2953 SOUTH PEORIA STREET,  
SUITE 101  
AURORA, COLORADO 80014  
303.770.7201  
SARAH MOLL

#### ARCHITECT

COMMERCE CONSTRUCTION CO., L.P.  
13191 CROSSROADS PKWY. NORTH,  
6TH FLOOR  
CITY OF INDUSTRY, CA 91746  
562.948.4323  
JIM ROBERTSON

#### APPLICANT

COMMERCE CONSTRUCTION CO. L.P.  
20100 EASE. 32ND PKWY.  
AURORA, COLORADO 80011  
303.371.1400  
JACK W. (SKIP) BAILEY



VICINITY MAP  
SCALE: 1" = 1500'

### SIGNATURE BLOCK

LEGAL DESCRIPTION: TRACT A LOT 1, BLOCK 1, MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 8

Does not match the plat Filing No. 11?

Filing Number has been revised to match the plat

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, MAJESTIC REALTY CO. HAS CAUSED  
THESE PRESENTS TO BE EXECUTED THIS 26th DAY OF OCTOBER AD. 2015.

BY: Edward P. Roski, Jr.  
EDWARD P. ROSKI, JR., President

STATE OF CALIFORNIA )SS  
COUNTY OF LOS ANGELES )

CORPORATE SEAL

ON THIS 26th DAY OF OCTOBER, 2015, BEFORE ME LINDA J. CAGLEY  
NOTARY PUBLIC, PERSONALLY APPEARED EDWARD P. ROSKI, JR.  
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Linda J. Cagley  
(NOTARY PUBLIC)  
COMMISSION EXPIRES FEB 3 2019 NOTARY BUSINESS ADDRESS: 13191 Crossroads Pkwy. N., 6th Flr. City of Industry, CA 91746

### SHEET INDEX

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  - C5 GRADING PLAN
  - C6 GRADING PLAN
  - C7 UTILITY PLAN
  - C8 UTILITY PLAN
  - MS1 MASTER SITE PLAN
  - A1 BUILDING SITE PLAN
  - A2 BUILDING FLOOR PLAN
  - A3 OVERALL BUILDING ELEVATIONS
  - A3.1 OVERALL BUILDING ELEVATIONS
  - A5.0 ENLARGED ENTRY FLOOR AND SOFFIT PLAN
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  - E1.1 ELECTRICAL ONE LINE DIAGRAM AND SCHEDULES
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  - E3.1 ENLARGED BUILDING 29 ELECTRICAL PLAN 1
  - E3.2 ENLARGED BUILDING 29 ELECTRICAL PLAN 2
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  - E3.4 ENLARGED BUILDING 29 ELECTRICAL PLAN 4
- \*SEE SHEET C2.1 FOR UPDATED SHEET INDEX

Minor amendment to add a guard shack. See 1310661 or 2015-6012-03

Major amendment to add additional parking. See DA-1127-35

### CITY OF AURORA APPROVALS

PLANNING DIRECTOR: Blatt Wally DATE: 1/15/2016

PLANNING COMMISSION: N/A DATE: N/A  
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A  
(MAYOR)

CITY ATTORNEY: Henry K. DATE: 1/20/16

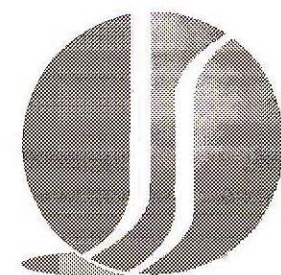
DATABASE APPROVAL DATE \_\_\_\_\_

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



JANSEN STRAWN  
CONSULTING ENGINEERS

45 WEST 2ND AVENUE  
DENVER, CO 80223  
P.303.561.3333  
F.303.561.3339

FOR AND ON BEHALF OF  
JANSEN STRAWN CONSULTING  
ENGINEERS, INC.

### BENCHMARK:

CITY OF AURORA ID #358626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST CORNER OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 38TH AVE. ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER  
OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

			CSS	CSS	CSS	CSS	By
			03/29/24	08/12/15	06/05/15	04/10/15	Date
4	MAJOR AMENDMENT						
3	RESPONSE TO CITY COMMENTS						
2	RESPONSE TO CITY COMMENTS						
1	PLANNING SUBMITTAL						
No.	Description of Revisions						

Checked By: J. DEYOUNG  
Designed By: C. STRAWN

MAJESTIC COMMERCENTER  
SUBDIVISION FILING NO. 8

COVER SHEET

Date: 04/10/2015

Job No.: 14045

C1



1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36 " AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.

8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16. THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPER'S EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT TO INSTALLATION.

17. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE

18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE .

2009 IFC, SEC. 2306.2 - A CORE AND SHELL STRUCTURE HAS THE POTENTIAL OF BEING UTILIZED FOR "HIGH-PILED COMBUSTIBLE STORAGE" AS DEFINED BY THE IFC. THE DESIGNER OF THE STRUCTURE MUST BE AWARE OF THE REQUIREMENTS INDICATED WITHIN TABLE 2306.2, AND UNDERSTAND THAT FUTURE IMPROVEMENTS CAN REQUIRE THE INSTALLATION OF ADDITIONAL FIRE DETECTION SYSTEMS, SMOKE AND HEAT REMOVAL, DRAFT CURTAINS, BUILDING ACCESS (ADDITIONAL DOORS) AND AUTOMATIC SPRINKLER SYSTEMS, FIRE SPRINKLER DESIGN DENSITIES MAY BE REQUIRED TO BE REEVALUATED IN THE EVENT THAT THE ORIGINAL DESIGN OF THE SYSTEM DID NOT COMPENSATE FOR HIGH-PILED COMBUSTIBLE STORAGE. THESE ADDITIONAL REQUIREMENTS COULD BE REQUIRED DURING FUTURE TENANT IMPROVEMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

2009 IFC, CHAPTER 23 - A PERMIT THROUGH THE AURORA BUILDING CODES DIVISION IS REQUIRED TO USE A BUILDING OR PORTION THEREOF AS A HIGH-PILED STORAGE AREA EXCEEDING 500 SQUARE FEET. APPLICATION FOR NEW STRUCTURES DESIGNED TO ACCOMMODATE HIGH-PILED STORAGE OR FOR REQUESTING A CHANGE OF OCCUPANCY/USE, AND AT THE TIME OF APPLICATION FOR A STORAGE PERMIT, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. IN ADDITION TO THE INFORMATION REQUIRED BY THE INTERNATIONAL BUILDING CODE, THE STORAGE PERMIT SUBMITTAL SHALL INCLUDE THE INFORMATION SPECIFIED IN THIS SECTION, FOR SUBMITTAL REQUIREMENTS TO THE AURORA BUILDING CODES DIVISION PLEASE VISIT OUR WEBSITE AT [HTTP://WWW.AURORAGOV.ORG/BUILDING](http://www.auroragov.org/building) UNDER THE LIFE SAFETY HEADING TO DOWNLOAD A COPY OF THE 2009 HIGH-PILED COMBUSTIBLE STORAGE CHECKLIST.

1. THE BUILDING DIVISION REQUIRES THE INSTALLATION OF SMOKE AND HEAT VENTING IN PROPOSED WAREHOUSE STRUCTURES. THE INSTALLATION OF CURTAIN BOARDS WILL BE ADDRESSED ON AN INDIVIDUAL BASIS, PER INFORMATION PROVIDED AT THE TIME OF PLAN REVIEW. PREVIOUSLY APPROVED AND/OR CONSTRUCTED WAREHOUSES WITHOUT SMOKE AND HEAT VENTING WILL NOT BE REQUIRED TO INSTALL HEAT AND SMOKE VENTS, SINCE THE ORIGINAL BUILDINGS WERE APPROVED FOR WAREHOUSING WITH HIGH PILE COMBUSTIBLE STORAGE UP TO 25 TO 30 FEET IN HEIGHT. (PER BUILDING DIVISION MEMO, SMOKE AND HEAT VENTING REQUIREMENTS, 12-22-00).

2. INSTALLATION OF ROOF VENTS IS REQUIRED IN LARGE ONE STORY STRUCTURES HAVING ESFR SYSTEMS, AND WHERE INCREASE IN EXIT ACCESS TRAVEL DISTANCE UP TO 400 FEET IS REQUIRED (SEE 2009 IFC SECTION 1016.1), PROVIDED THAT THE VENTS ARE MANUALLY OPERATED OR THE OPERATING MECHANISM ACTIVATES AT A MUCH HIGHER TEMPERATURE RATING (PREFERABLY 360 DEGREES) THAN THE RATING OF THE SPRINKLER HEAD (USUALLY 165-288 DEGREES). PLASTIC OR MELT-AWAY DOMES ARE NOT TO BE PERMITTED TO BE INSTALLED IN BUILDING WITH ESFR SYSTEMS.

DATA BLOCK				
OCCUPANCY CLASSIFICATION	WAREHOUSE/OFFICE	PARKING SPACES PROVIDED		346
CONSTRUCTION TYPE	II B, FULLY SPRINKLERED	PARKING SPACES REQUIRED (1 PER 1,500 GROSS FLOOR AREA)		333
ALLOWABLE BUILDING AREA	452,400 S.F.	LOADING SPACES PROVIDED		135
LAND AREA WITHIN PROPERTY LINES	20.994 ACRES	LOADING SPACES REQUIRED		7
GROSS FLOOR AREA	452,400 S.F.	ACCESSIBLE SPACES REQUIRED		8
NUMBER OF BUILDINGS	ONE	ACCESSIBLE SPACES PROVIDED		8, 4 VAN
NUMBER OF STORIES	ONE	TOTAL PARKING SPACES		489
MAXIMUM HEIGHT OF BUILDINGS	40 FEET	PERMITTED MAXIMUM SIGN AREA	TBD PER THE MPIP	
TOTAL BUILDING COVERAGE	46% AND 452,126 S.F. (10.38 AC)	TYPE OF SIGN	TBD PER THE MPIP	
HARD SURFACE COVERAGE	44% AND 432,874 S.F. (9.93 AC)	PROPOSED TOTAL SIGN AREA	TBD PER THE MPIP	
LANDSCAPE COVERAGE	10% AND 91,040 S.F. (2.09 AC) 100% 976,040 S.F. (22.40 AC)	PERMITTED NUMBER OF SIGNS		5
PERCENTAGE OF ON-SITE OPEN SPACE	10%	PROPOSED NUMBER OF SIGNS	TBD PER THE MPIP	
FAR	0.49			
PRESENT ZONING CLASSIFICATION	MCC MPIP			



FOR AND ON BEHALF OF  
JANSEN STRAWN CONSULTING  
ENGINEERS, INC.

CITY OF AURORA ID #3S6626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTH-WEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE.  
ELEVATION = 5455.101 (NAVD 88)

**811**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

[illegible]

## NOTES

Job No.: 14045

C2



ADDITIONAL NOTES:

1. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST." A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CALL THE LOCAL LAW ENFORCEMENT AGENCY(S) TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY VEHICLE ACCESS.
3. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED TO THE PROPERTY, INCLUDING THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE TOTAL TRAVEL DISTANCE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (C/C/ANSI) A117-2009.
4. HIMALAYA RD IS THE RESPONSIBILITY OF THE MASTER DEVELOPER ON THE EAST SIDE OF HIMALAYA RD PER THE PIP, AND WILL BE DEVELOPED TO ITS FINAL CONDITION WHEN THE DEVELOPMENT ON THE EAST SIDE OF HIMALAYA RD IS CONSTRUCTED.
5. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
6. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
7. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNAGE AND STRIPING PLAN FOR THE DEVELOPMENT.
8. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE AND CITY FACILITIES LOCATES WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
9. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

DATA BLOCK	
EXISTING INDUSTRIAL BUILDING #29 MAJESTIC COMMERCENTER FILING NO. 8	
OCCUPANCY CLASSIFICATION	WAREHOUSE/OFFICE
CONSTRUCTION TYPE	II B, FULLY SPRINKLERED
ALLOWABLE BUILDING AREA	452,400 S.F.
LAND AREA WITHIN PROPERTY LINES	20.994 ACRES
GROSS FLOOR AREA	452,400 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
MAXIMUM HEIGHT OF BUILDINGS	40 FEET
TOTAL BUILDING COVERAGE	46% AND 452,126 S.F. (10.38 AC)
HARD SURFACE COVERAGE	44% AND 432,874 S.F. (9.93 AC)
LANDSCAPE COVERAGE	10% AND 91,040 S.F. (2.09 AC) 100% 976,040 S.F. (22.40 AC)
PERCENTAGE OF ON-SITE OPEN SPACE	10%
FAR	0.49
PRESENT ZONING CLASSIFICATION	MCC MPIP
PARKING SPACES PROVIDED	346
PARKING SPACES REQUIRED (1 PER 1,500 GROSS FLOOR AREA)	333
LOADING SPACES PROVIDED	135
LOADING SPACES REQUIRED	7
ACCESSIBLE SPACES REQUIRED	13
ACCESSIBLE SPACES PROVIDED	13, 4 VAN
TOTAL PARKING SPACES	489
PERMITTED MAXIMUM SIGN AREA	TBD PER THE MPIP
TYPE OF SIGN	TBD PER THE MPIP
PROPOSED TOTAL SIGN AREA	TBD PER THE MPIP
PERMITTED NUMBER OF SIGNS	5
PROPOSED NUMBER OF SIGNS	TBD PER THE MPIP

NEW PLAT - INDUSTRIAL BUILDING #29 MAJESTIC COMMERCENTER FILING NO. 11	
LAND AREA WITHIN PROPERTY LINES	5.44 ACRES
HARD SURFACE COVERAGE	76% AND 293,191 S.F. (4.15 AC)
LANDSCAPE COVERAGE	24% AND 56,225 S.F. (1.29 AC)
PERCENTAGE OF ON-SITE OPEN SPACE	24%
PRESENT ZONING CLASSIFICATION	MCC MPIP
PARKING SPACES PROVIDED	266
ACCESSIBLE SPACES REQUIRED	0
ACCESSIBLE SPACES PROVIDED	0

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\*C4 SITE PLAN  
C5 GRADING PLAN  
\*C6 GRADING PLAN  
C7 UTILITY PLAN  
C8 UTILITY PLAN  
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A2 BUILDING FLOOR PLAN  
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E3.4 ENLARGED BUILDING 29 ELECTRICAL PLAN 4  
\*E4.1 ELECTRIC COVER SHEET  
\*E5.1 SITE ELECTRICAL PLAN  
\*E6.1 COMCHECK AND DETAILS  
\*E6.2 LIGHTING SPECIFICATIONS  
\*E6.3 LIGHTING SPECIFICATIONS  
\*E7.1 ELECTRICAL ONE LINE DIAGRAM  
\*E7.2 PANEL SCHEDULES

\*ADDITIONAL OR REVISED SHEETS INCLUDED IN MAJOR AMENDMENT

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FOR AND ON BEHALF  
OF WARE MALCOMB

MAJESTIC COMMERCENTER  
FILING NO. 8 & 11  
1ST MAJOR AMENDMENT  
AMENDED NOTES

REMARKS  
MAJOR AMENDMENT

JOB NO.:	DCS19-4034
PA / PM:	CSS
DRAWN BY:	TRS
DATE:	01-03-2020
PLOT DATE:	

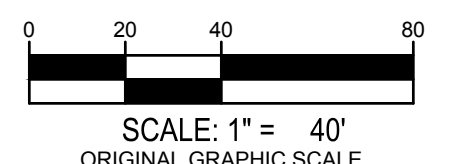
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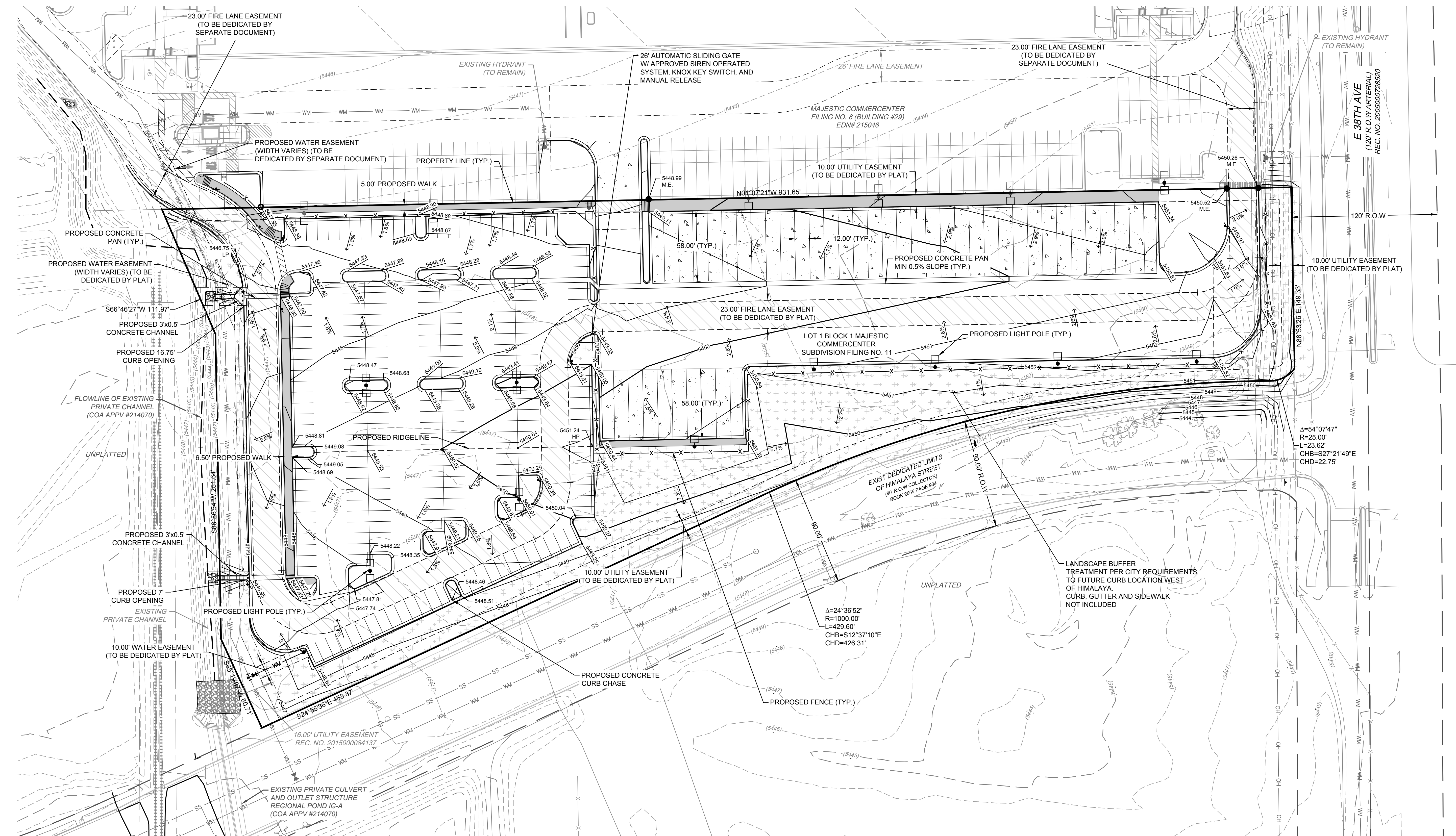
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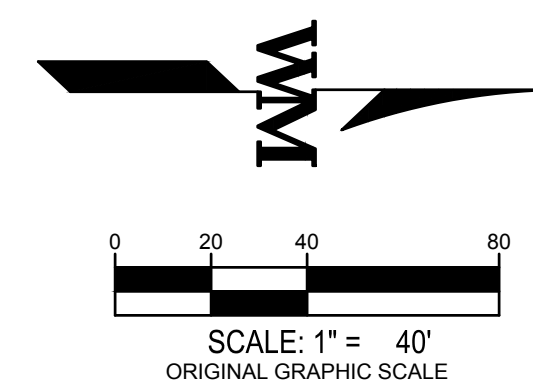


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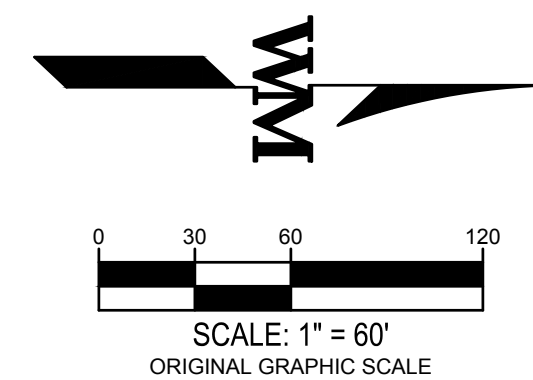
	PROPERTY LINE		PROPOSED STORM INLET
	EXISTING CURB & GUTTER		EXISTING STORM INLET
	PROPOSED CATCH CURB		PROPOSED SWALE
	PROPOSED SPILL CURB & GUTTER		PROPOSED SLOPE AND DIRECTION
	PROPOSED 5' CONTOUR	HP	HIGH POINT
	PROPOSED 1' CONTOUR	LP	LOW POINT
	EXISTING 5' CONTOUR	ME	MATCH EXISTING
	EXISTING 1' CONTOUR	GB	GRADE BREAK
		TOW	TOP OF WALL
		FGW	FINISH GRADE AT WALL
	PROPOSED STORM LINE		
	EXISTING STORM LINE		

NOTES:

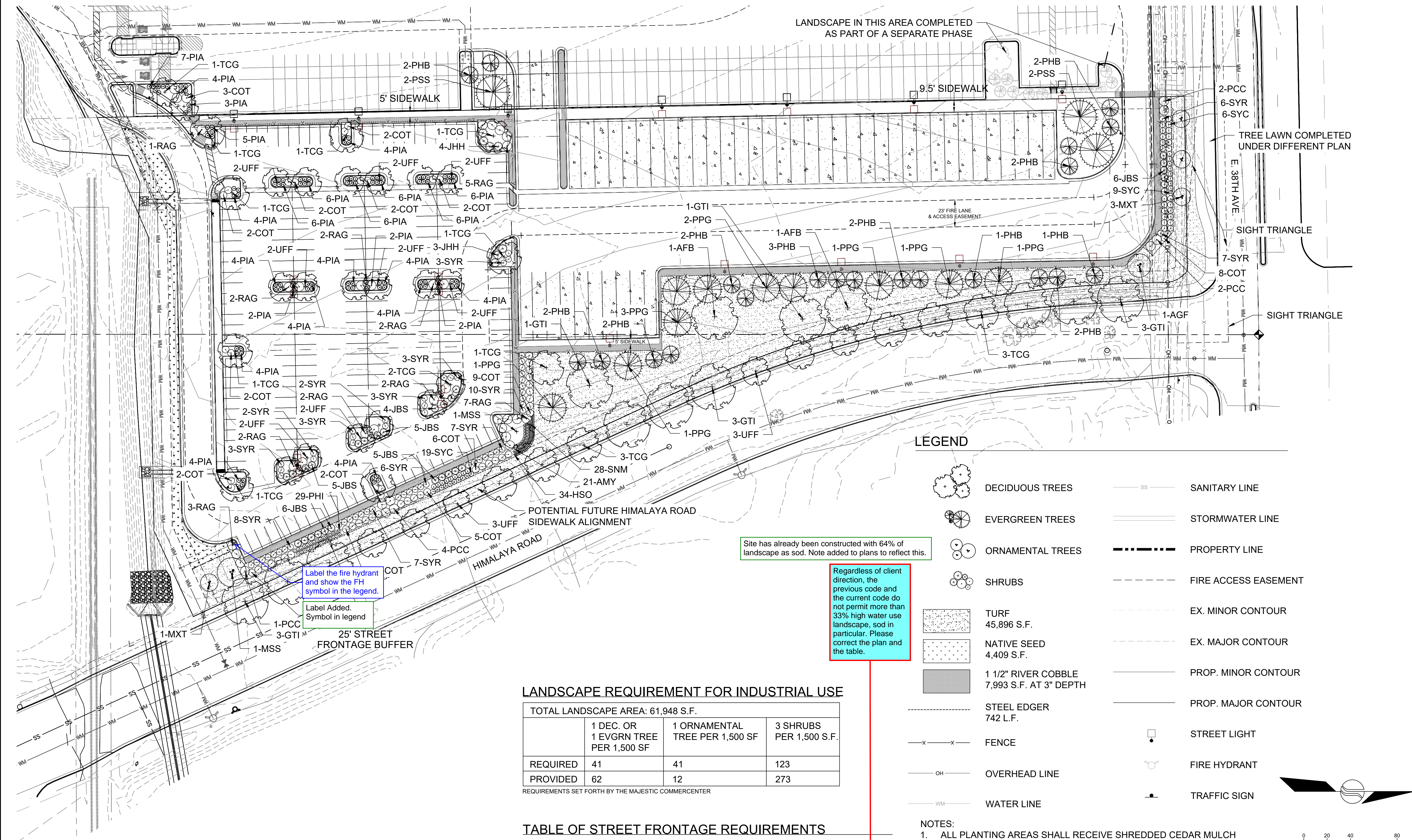
1. ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE)
3. ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.
4. ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.











LANDSCAPE REQUIREMENT FOR INDUSTRIAL USE

TOTAL LANDSCAPE AREA: 61,948 S.F.			
	1 DEC. OR 1 EVGRN TREE PER 1,500 SF	1 ORNAMENTAL TREE PER 1,500 SF	3 SHRUBS PER 1,500 S.F.
REQUIRED	41	41	123
PROVIDED	62	12	273

REQUIREMENTS SET FORTH BY THE MAJESTIC COMMERCENTER

TABLE OF STREET FRONTAGE REQUIREMENTS

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40')	TREES PROVIDED
A	E. 38TH AVE.		TREE LAWN COMPLETED UNDER DIFFERENT PLAN		
B	HIMALAYA R.O.W	830'		21	21





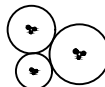



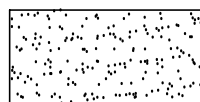

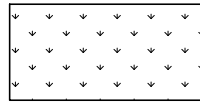

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

WATER CONSERVATION TABLE:

NON-WATER CONSERVING (SOD)	45,896 S.F.	64%
WATER CONSERVING (NATIVE AND SHRUBS)	17,589 S.F.	25%
NON-IRRIGATED (RIVER COBBLE)	7,993 S.F.	11%
TOTAL LANDSCAPE AREA	71,478 S.F.	100%

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

LEGEND

	DECIDUOUS TREES		SANITARY LINE
	EVERGREEN TREES		STORMWATER LINE
	ORNAMENTAL TREES		PROPERTY LINE
	SHRUBS		FIRE ACCESS EASEMENT
	TURF 45,896 S.F.		EX. MINOR CONTOUR
	NATIVE SEED 4,409 S.F.		EX. MAJOR CONTOUR





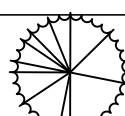









- NOTES:  
1. ALL PLANTING AREAS SHALL RECEIVE SHREDDED CEDAR MULCH AT A MINIMUM OF 3" DEEP.




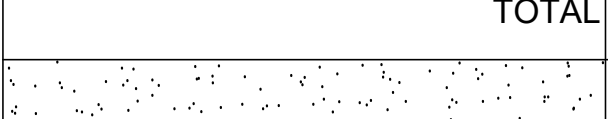
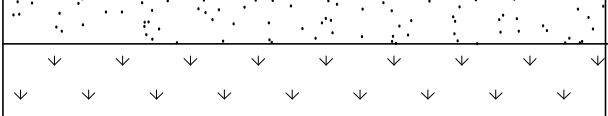
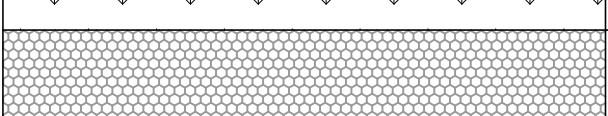
STREET FRONTAGE, STREET PERIMETER, & SPECIAL BUFFERS

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
					TREES	SHRUBS
A	STREET FRONTAGE, 38th AVE. (NORTH)	141'	25'	35'	4 / 3*	36 / 46*
B	STREET FRONTAGE, HIMALAYA ROAD	1,001'	10'	25'	25 / 34	250 / 230

REQUIREMENTS SET FORTH BY THE CITY OF AURORA  
\* SHRUB EQUIVALENT USED. OVERHEAD UTILITY LINE PREVENTS THE USE OF LARGER TREES.



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	2	Acer x freemanii 'Jeffersred' / AUTUMN BLAZE MAPLE	2.5" Cal.	Single Stem B&B	Med.
	GTI	11	Gleditsia triacanthos inermis 'Imperial' / IMPERIAL HONEYLOCUST	2.5" Cal.	Single Stem B&B	Low
	TCG	17	Tilia cordata 'Greenspire' / GREENSPIRE LINDEN	2.5" Cal.	Single Stem B&B	Med.
	UFF	24	Ulmus x 'Frontier' / AMERICAN ELM	2.5" Cal.	Single Stem B&B	Med.
TOTAL		54				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PPG	10	Picea pungens glauca 'Fat Albert' / FAT ALBERT SPRUCE	10' Height	B&B	Low / Med.
	PHB	21	Pinus heldreichii / BOSNIAN PINE	6'-10' Height	B&B	Low
	PSS	3	Pinus sylvestris / SCOTCH PINE	6'-10' Height	B&B	Low
TOTAL		34				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AGF	1	Acer ginnala 'Flame' / FLAME AMUR MAPLE	2" Cal.	Single Stem B&B	Low
	MXT	4	Malus x 'Thunderchild' / THUNDERCHILD CRABAPPLE	2" Cal.	Single Stem B&B	Low
	MSS	1	Malus x 'Spring Snow' / SPRING SNOW CRABAPPLE	2" Cal.	Single Stem B&B	Low
TOTAL		6				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	COT	60	Cotoneaster horizontalis / ROCK COTONEASTER	5 Gal.	Container	Med.
	PHI	29	Philadelphus 'Snowbelle' / SNOWBELLE MOCKORANGE	5 Gal.	Container	Med.
	SYC	34	Symphoricarpos x doorenbosii 'Magic Berry' / COMMON SNOWBERRY	5 Gal.	Container	Low / Med.
	SYR	72	Syringa patula 'Miss Kim' / MISS KIM LILAC	5 Gal.	Container	Xeric
TOTAL		195				
TALL DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PCC	9	Prunus x cistena / CISTENA PLUM	5 Gal.	Container	Low / Med.
TOTAL		9				
LOW SPREADING DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	RAG	28	Rhus aromatica 'Gro-Low' / DWARF FRAGRANT SUMAC	5 Gal.	Container	Low / Med.
TOTAL		28				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JBS	31	Juniperus horizontalis 'Blue Chip' / BLUE CHIP JUNIPER	5 Gal.	Container	Low
	PIA	105	Picea abies 'Little Gem' / LITTLE GEM NORWAY SPRUCE	5 Gal.	Container	Low
TOTAL		136				
LOW SPREADING EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JHH	7	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.	Container	Low
TOTAL		7				

PERENNIALS / SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	TYPE	WATER USAGE
	AMY	21	Achillea 'Moonshine' / MOONSHINE YARROW	1 Gal.	Container	Xeric
	HSO	34	Hemerocallis x 'Stella D'Oro' / STELLA D'ORO DAYLILY	1 Gal.	Container	Low
	SNM	28	Salvia nemorosa 'May Night' / MAY NIGHT SALVIA	1 Gal.	Container	Xeric
TOTAL		83				
		45,896 SF	Sod - RTF Sod, or approved equal			Med.
		4,409 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		7,993 SF	Rock Mulch - 1 1/2" dia. river rock mulch, or approved equal			N/A
		13,180 SF	Mulch - Shredded Cedar Mulch applied in all planting beds a minimum of 3" deep.			N/A

NATIVE SEED INFORMATION

LOW GROW MIX:  
30% EPHRAIM CRESTED WHEATGRASS  
25% SHEEP FESCUE  
20% PERENNIAL RYE  
15% CHEWINGS FESCUE  
10% CANADA BLUE GRASS  
SEEDING RATE:  
DRYLAND - 20-25 LBS/AC  
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.  
4300 MONACO STREET  
DENVER, CO 80216  
P: 303.320.7500  
WEB: WWW.AVSEEDS.COM

RTF SOD, OR APPROVED EQUAL  
AVAILABLE THROUGH: GREEN VALLEY TURF CO.  
13159 N. US HIGHWAY 85  
LITTLETON, CO 80125  
P: 303.798.6764  
WEB: WWW.GVT.NET

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Aurora, Colorado 80014  
303-770-7201 FAX 770-7132

FOR AND ON BEHALF  
OF WARE MALCOMB

MAJESTIC COMMERCENTER

FILING NO. 8 & 11

1ST MAJOR AMENDMENT

NO.	DATE	REMARKS
1	01-03-2020	MAJOR AMENDMENT
2	03-23-2020	COA COMMENT'S
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##
##	##	##

JOB NO.:	7728-009
PA / PM:	JG
DRAWN BY:	CB
DATE:	01-03-2020
PLOT DATE:	

SHEET

1

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Sheet of



GENERAL NOTES

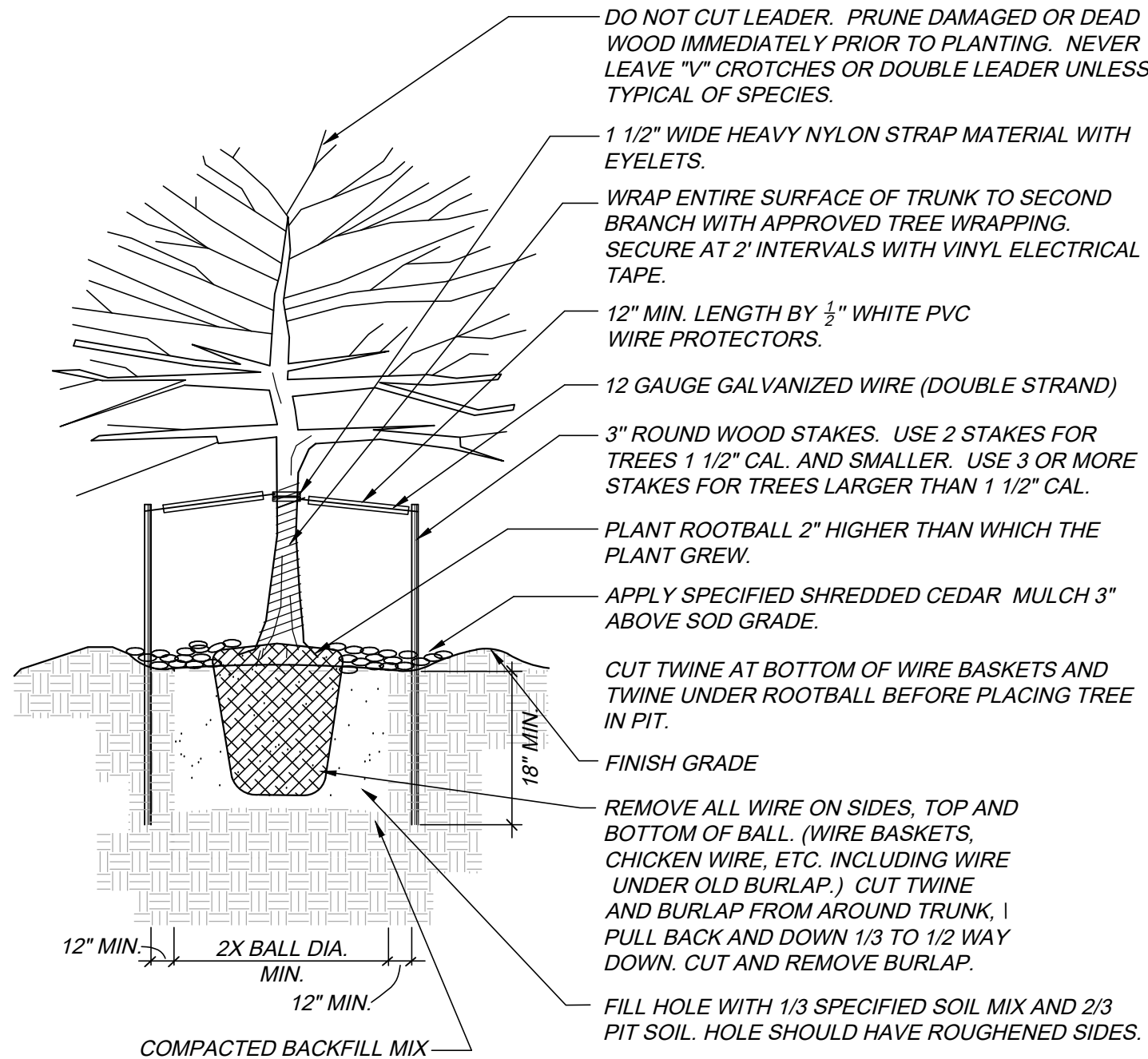
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
3. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
4. NO SLOPES TO EXCEED 3:1

CITY OF AURORA STANDARD NOTES AND TABLES

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
2. FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING THREE FIXTURES: 400W METAL HALIDE, FULL CUTOFF SINGLE CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; 400 METAL HALIDE, FULL CUTOFF 2-HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; AND 400W METAL HALIDE, FULL CUTOFF SINGLE HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON BUILDING. SEE LIGHTING PLAN.
3. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A FIVE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

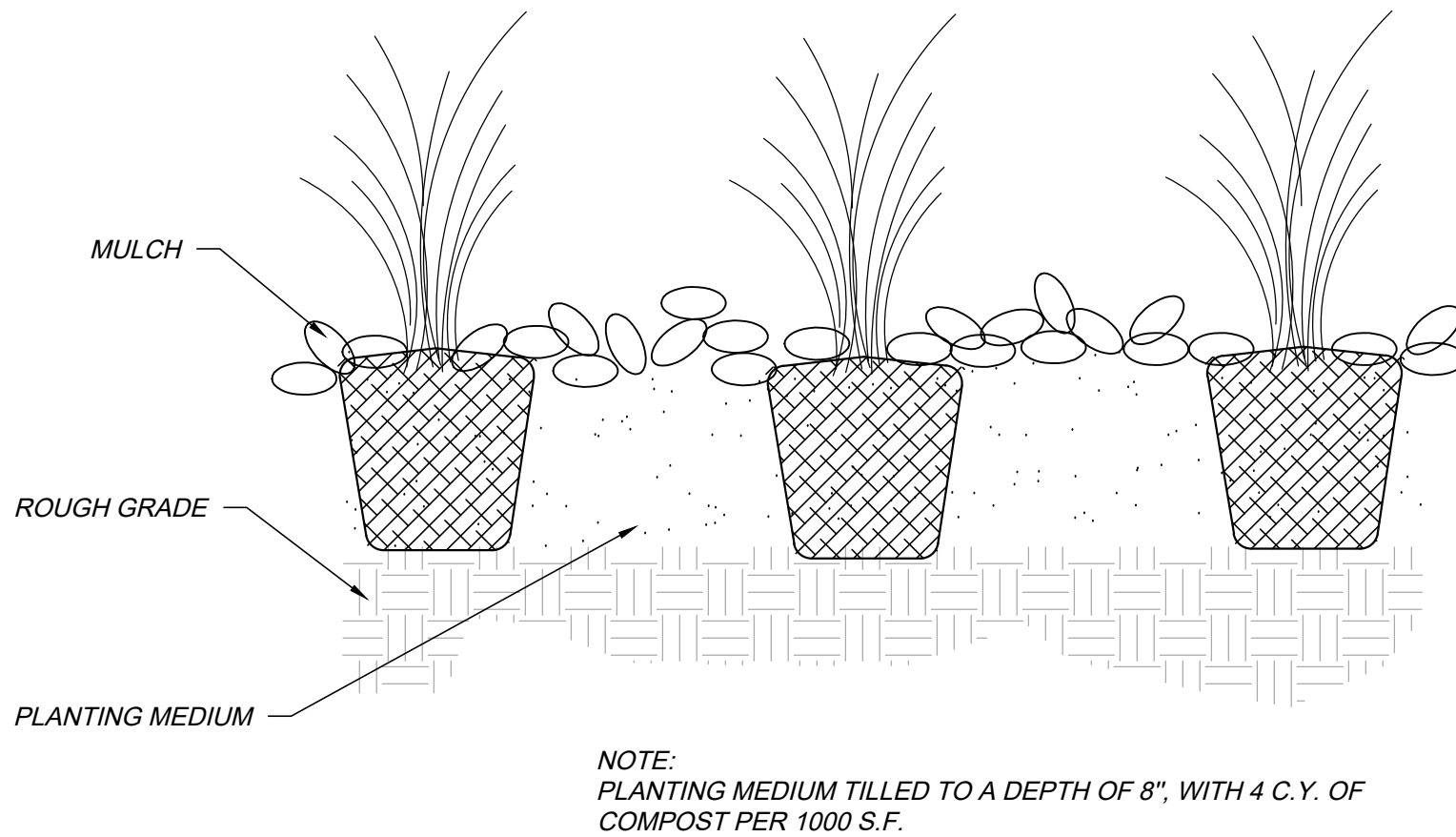
MAJESTIC LANDSCAPE NOTES

1. THE LANDSCAPE PLAN PROVIDED FOLLOWS THE CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCENTER MASTER PLAN. DATED 2000.



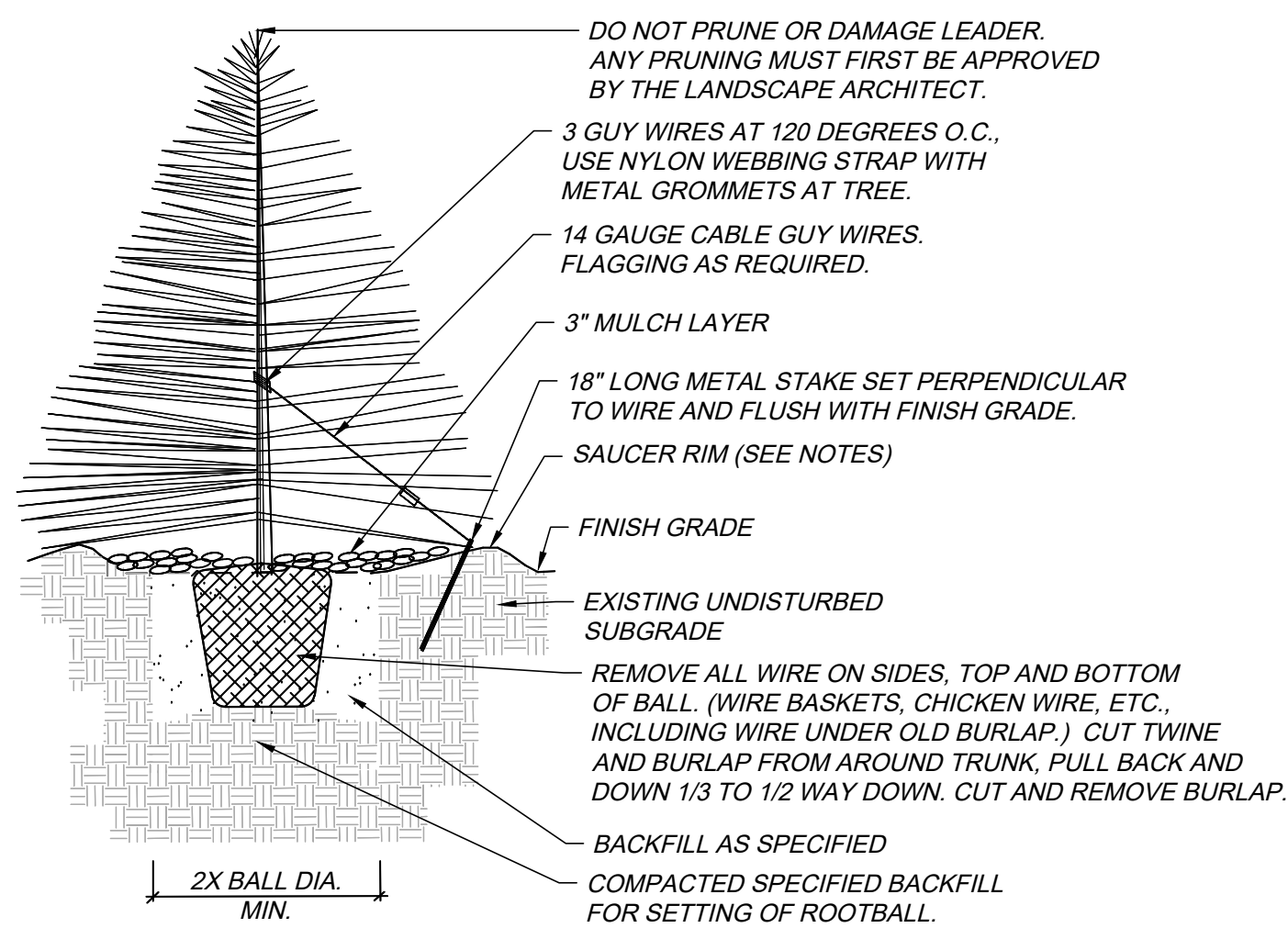
DECIDUOUS TREE PLANTING DETAIL

N.T.S.



PERENNIAL PLANTING

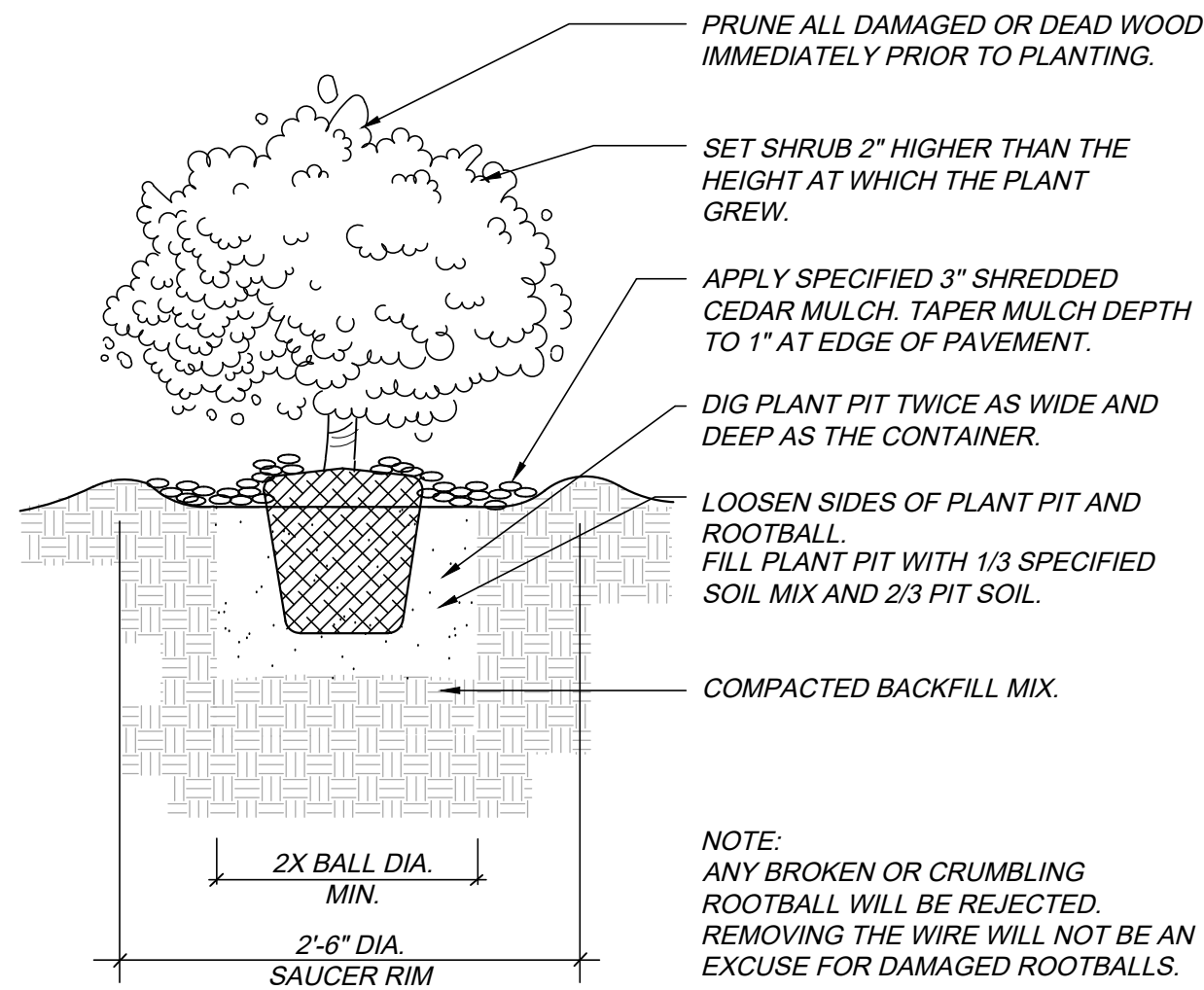
N.T.S.



- NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
  2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
  3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

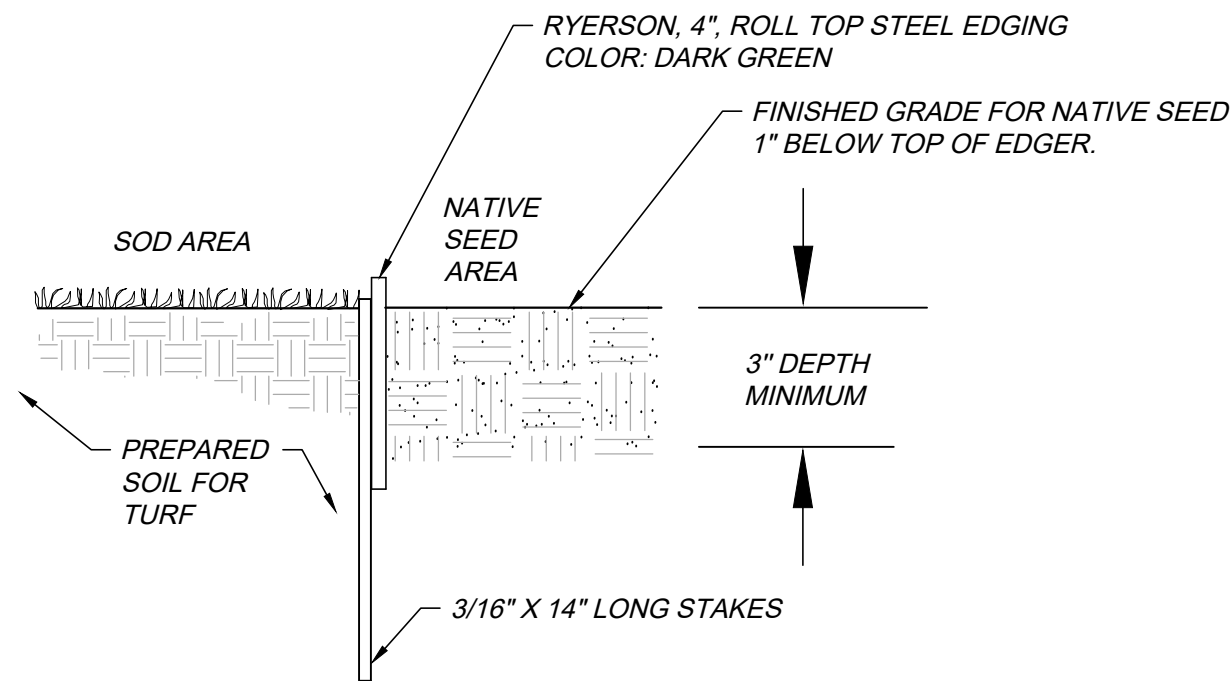
EVERGREEN TREE PLANTING DETAIL

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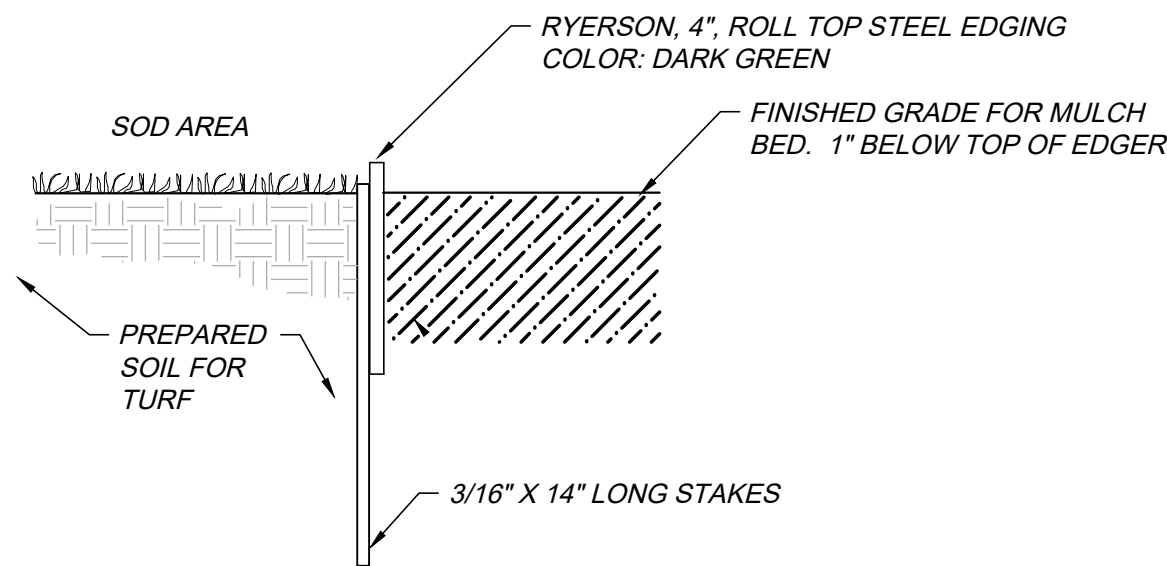
SHRUB PLANTING DETAIL

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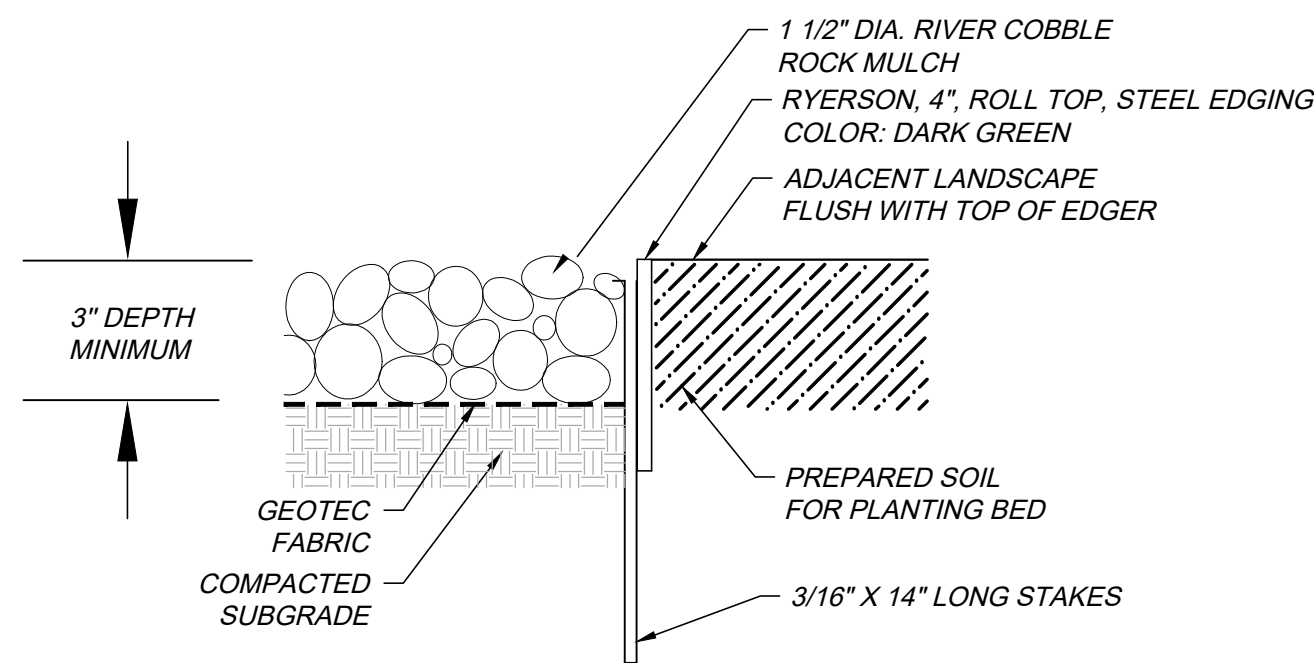
EDGER DETAIL - NATIVE SEED AND PLANT BED

N.T.S.



EDGER DETAIL - SOD AND PLANT BED

N.T.S.



EDGER DETAIL - ROCK MULCH AND PLANT BED

N.T.S.

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MAJESTIC COMMERCENTER

FILING NO. 8 & 11

1ST MAJOR AMENDMENT

NO.	DATE	REMARKS
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##	##	##
##	##	##

JOB NO.:	7728-009
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DRAWN BY:	CB
DATE:	01-03-2020
PLOT DATE:	



- BASE BUILDING SPECIFICATIONS, DRAWINGS, AND LATEST REVISION OF CONTRACT DOCUMENTS FOR ELECTRICAL WORK SHALL APPLY TO ELECTRICAL DRAWINGS.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE TENANT FINISH SPECIFICATIONS, DRAWINGS, AND LATEST REVISIONS OF ALL NATIONAL CODES SUCH AS THE N.E.C., N.F.P.A., AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
3. ELECTRICAL CONTRACTOR SHALL VISIT SITE AND EXAMINE DRAWINGS OF OTHER TRADES ON THIS PROJECT, PARTICULARLY DEMOLITION, ARCHITECTURAL AND MECHANICAL, TO DETERMINE ANY ADDITIONAL WORK THAT MAY BE REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL INSTALLATION.
4. ELECTRICAL ITEMS AFFECTED BY REMODEL WORK ARE SHOWN ON DRAWINGS. EXISTING ELECTRICAL SHOWN IS NOT NECESSARILY INCLUSIVE. PROVIDE CONTINUITY IN ALL CIRCUITS FOR ELECTRICAL FIXTURES, DEVICES, AND EQUIPMENT THAT IS TO REMAIN. SUCH EQUIPMENT SHALL BE RECONNECTED TO EXISTING CIRCUITS.
5. ELECTRICAL CONTRACTOR SHALL ENSURE CIRCUIT CONTINUITY FOR ALL CIRCUITS WHICH ARE OR MAY BE AFFECTED BY THIS REMODEL AS WELL AS TO PREVENT ANY SINGLE CIRCUIT OVER-LOADING. REMOVE ALL EXISTING BRANCH CIRCUIT CONDUCTORS OF CIRCUITS REUSED ELSEWHERE.
6. CONTRACTOR SHALL PROVIDE NEW CONDUIT AND WIRE TO REROUTE AND RECONNECT FEEDERS THAT ARE DAMAGED, DISTURBED OR AFFECTED BY THE DEMOLITION AND REMODEL WORK.
7. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR ALTERNATIVE METHODS OF INSTALLATION THREE (3) DAYS MINIMUM PRIOR TO BIDDING THIS JOB TO ALLOW FOR ISSUANCE OF CLARIFICATIONS.
8. CONTRACTOR TO REMOVE ALL FIXTURES, SWITCHES, TELEPHONE AND ELECTRICAL OUTLETS SCHEDULED FOR DEMOLITION. ALL UNUSED PHONE WIRING SHALL BE REMOVED BACK TO APPROPRIATE ELECTRICAL PANEL. ALL PHONE / DATA CABLING TO REMAIN - FOR REMOVAL PER TENANT COMMUNICATION VENDOR.
9. PROVIDE TYPEWRITTEN UPDATED PANEL DOOR DIRECTORIES FOR ALL AFFECTED PANELS REFLECTING ALL CIRCUITS WITH THEIR ACCURATE DESTINATIONS PER N.E.C. 408.4. CLEARLY MARK J-BOXES IN CEILING SPACE WITH REVISED CIRCUIT NUMBERS. THIS APPLIES TO BOTH SIDES OF THE TENANT DEMISING WALLS. FLIP ALL UNUSED AND SPARE BREAKERS TO THE "OFF" POSITION AND INDICATE "SPARE" IN PANEL INDEX.
10. PREPARE AND MAINTAIN AT JOB SITE ACCURATE UPDATED "AS-BUILT" DRAWINGS OF ALL MODIFIED WORK IN THIS CONTRACT. AT CONCLUSION OF WORK, SUBMIT ORIGINAL OR ADEQUATE LEGIBLE REPRODUCIBLE COPY TO ARCHITECT / ENGINEER FOR PREPARATION OF RECORD DOCUMENTS.
11. ALL ELECTRICAL DEVICES, CIRCUITING, ETC. SHOWN DIAGRAMMATICALLY. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL LOCATION AND WIRING AVOIDING MECHANICAL AND OTHER EQUIPMENT.
12. ALL NEW AND RELOCATED MATERIALS INSTALLED IN CEILING PLENUM SHALL BE U.L. LISTING, CLASS 1 RATED.
13. SEE LEGEND, LIGHTING AND POWER NOTES, MECHANICAL, AND ARCHITECTURAL DRAWINGS FOR SUPPLEMENTAL INFORMATION ON LOCATIONS, MOUNTING HEIGHTS, ETC. DIMENSIONS ON ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS.
14. PROVIDE TELEPHONE OUTLETS WITH COVERPLATES AND ¾" CONDUIT TO ABOVE ACCESSIBLE CEILING WITH BUSHING AND PULLWIRE. COORDINATE FURNITURE SYSTEM CONDUIT WITH MANUFACTURER / SUPPLIER ON ALL DATA / TELEPHONE RACEWAYS. CABLING BY TENANT.
15. COORDINATE ALL POWER SHUT-DOWNS WITH BUILDING MANAGEMENT / LANDLORD, MUST BE AT LEAST A 24 HOUR NOTICE.
16. CLEAN AND REPAIR ALL EXISTING LIGHTING FIXTURES, RECEPTACLES, AND ELECTRICAL DEVICES AS NEEDED.
17. REUSE EXISTING EXIT LIGHTS. VERIFY EXISTING FIXTURE COUNT WITH ARCHITECT. PROVIDE UNIT PRICING FOR ADDITIONAL FIXTURES AS NEEDED - BUILDING STANDARD.
18. RESUPPORT ALL NEW AND EXISTING CONDUITS, LIGHTING FIXTURES, AND CABLING PER INTERNATIONAL BUILDING CODE (IBC 2015). REMOVE ALL UNUSED SUPPORTS AS REQUIRED.
19. ELECTRICAL CONTRACTOR TO CIRCUIT TRACE ALL POWER CIRCUITRY PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE ELECTRICAL ENGINEER WITH AS-BUILT DRAWINGS.
20. DO NOT SCALE DRAWINGS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DISTANCES, AND EXISTING CONDITIONS PRIOR TO PRICING AND INSTALLATIONS.
21. ELECTRICAL CONTRACTOR SHALL SUBMIT CUT-SHEETS AND SHOP DRAWINGS ON ALL ELECTRICAL AND MECHANICAL EQUIPMENT FOR APPROVALS. SUBMIT TO GENERAL CONTRACTOR, OWNER, TENANT, ARCHITECT, AND ENGINEERS.
22. E.C. SHALL LABEL ALL RECEPTACLE COVER PLATES WITH PANEL AND CIRCUITRY DESIGNATIONS.

ELECTRICAL LEGEND									
NOT ALL SYMBOLS SHOWN ARE NECESSARILY USED ON THESE DRAWINGS - NOTES ON DRAWINGS SUPERCEDE THIS INFORMATION									
ONE LINE		GENERAL		POWER			LIGHTING		
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PANEL BOARD		EXISTING CIRCUITRY TO BE REMOVED / REUSED		DUPLEX RECEPTACLE		OTHER		WALL
	PAD MOUNTED TRANSFORMER		EXISTING CIRCUITRY TO REMAIN		FOURPLEX RECEPTACLE		STRIP LIGHT		
	TRANSFORMER		NEW CIRCUITRY		SPECIAL PURPOSE OUTLET		WRAPAROUND		
	CURRENT TRANSFORMER		EXISTING DEVICE TO BE REMOVED / REUSED		JUNCTION BOX (J-BOX)		RECESSED MOUNTED		
	EMERGENCY GENERATOR		EXISTING DEVICE TO REMAIN		DEDICATED 20A. DUPLEX RECEPTACLE		SURFACE MOUNTED		
	AUTOMATIC TRANSFER SWITCH		NEW / RELOCATED DEVICE		DEDICATED 20A. FOURPLEX RECEPTACLE		DIRECT / INDIRECT		
	METERS		INDICATES DEVICE TYPE / SPECIFICATION / DESIGNATION		POWER POLE		PARABOLIC		
	DISCONNECT SWITCHES		CIRCUIT DESIGNATION		SURFACE MOUNTED MULTI OUTLET ASSEMBLY - WIREMOLD		DOWNLIGHTS		
	CIRCUIT SWITCHES		NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS		SURFACE MOUNTED MULTI OUTLET ASSEMBLY - PLUGMOLD		DIRECTIONAL WALL WASHER / ADJUSTABLE DOWNLIGHT		
	CIRCUIT BREAKERS		ISOLATED GROUND CIRCUIT DESIGNATION		FURNITURE SYSTEM JUNCTION BOXES		WALL SCONCES INTERIOR / EXTERIOR		
	GROUNDING CONNECTION		CIRCUITING - RUN CONCEALED IN WALL OR CEILING		BLANK PLATE / COVER PLATE		KEY LESS		
	OVERHEADS - 3 WIRE, 4 WIRE		CIRCUITING - RUN CONCEALED IN FLOOR OR GRADE		TRANSFORMER		POLE MOUNTED LIGHTS		
	MOTOR		CONDUIT RISER - UP/DOWN		ELECTRICAL PANEL		BATTERY PACK EGRESS LIGHTS		
	FAULT CURRENT VALUE TAG		CIRCUITING - CONTINUED AS DESIGNATED		MOTOR		BATTERY PACK EXIT LIGHTS		
	FEEDER TAG		CIRCUITING - END CAP		STARTER		DIRECTIONAL ARROWS		
	SHADED AREAS INDICATE EXISTING TO BE REMOVED.		LOW VOLTAGE CIRCUITRY		DISCONNECT-RATED FOR USE		COMBINATION OF BATTERY PACK EXIT / EGRESS LIGHT		
	DASHED LINES INDICATE EXISTING TO REMAIN U.O.N.		REVISION DELTA		THERMAL OVERLOAD SWITCH		BATTERY PACK EXTERIOR EGRESS LIGHT.		
	SOLID LINES INDICATE NEW EQUIPMENT		REVISION CLOUD		DISPOSER WITH SWITCH		EGRESS ILLUMINATION SHALL CONFORM WITH IBC SECTION 2006. ENSURE 90 MINUTE BATTERY BACK UP.		
	HIDDEN LINES INDICATE FUTURE EQUIPMENT.		DETAIL NOTES		TEMPERATURE SENSOR / ROOM SENSOR		SHADED LUMINAIRES INDICATES CONNECTION TO EMERGENCY CIRCUIT, NON-SWITCHED CIRCUIT, OR 90-MINUTES SELF-CONTAINED BATTERY PACK		
FIRE ALARM			EQUIPMENT		COMBINATION FIRE / SMOKE DAMPER		SINGLE POLE SWITCH		
SYMBOL	DESCRIPTION	ABBREVIATIONS			SMOKE DAMPER		INDICATES SWITCHING DESIGNATION TO LUMINAIRE		
	REMOTE INDICATING LIGHT	ABBR.	DESCRIPTION		CODE		3=3-WAY, 4=4-WAY, K=KEYED, P=PILOT, VS=VARIABLE SPEED, TO=THERMAL OVERLOAD, T=TIMER, UP/DN=UP AND DOWN, LV=LOW VOLTAGE, TO=THERMAL OVERLOAD		
	TAMPER SWITCH FOR OPEN STEM & YOKE	A	AMP		MAXIMUM PRIMARY CFM / FAN CFM		DUAL LEVEL SWITCH		
	FLOW SWITCH	AC	ABOVE COUNTER TOP		MAXIMUM CFM		WALL MOUNTED OCCUPANCY SENSOR		
	DOOR CLOSER	AFCI	ARC FAULT CIRCUIT INTERRUPTER		MINIMUM CFM		WALL MOUNTED OCCUPANCY SENSOR W/ DIMMERS		
	STROBE	AFF	ABOVE FINISHED FLOOR		MAXIMUM CFM		CLG MOUNTED OCCUPANCY SENSOR WITH OVERRIDE SWITCH ON THE WALL		
	FIRE ALARM CONTROL PANEL	AL	ALUMIN						



**JANSEN STRAWN**  
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FOR AND ON BEHALF OF  
JANSEN STRAWN CONSULTING  
ENGINEERS, INC.

CITY OF AURORA ID #3S6626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE.  
ELEVATION = 5455.101 (NAVD 88)

OF COLORADO  
**811**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

[illegible]

MAJESTIC COMMERCENTER  
SUBDIVISION FILING NO. 8  
1ST MAJOR AMENDMENT  
ELEC. COVER SHEET

Date: 12/6/2019

Job No.: DCS19-4034-00

## E4.1





**JANSEN STRAWN**  
CONSULTING ENGINEERS

45 WEST 2ND AVENUE  
DENVER, CO 80223  
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FOR AND ON BEHALF OF  
JANSEN STRAWN CONSULTING  
ENGINEERS, INC.

**BENCHMARK:**  
CITY OF AURORA ID #356626NW005 (OLD  
ID# 16-14 1981) 3" BRASS CAP SET IN THE  
NORTHWEST WINGWALL OF A  
CONCRETE HEADWALL WEST OF A  
NORTH-SOUTH RAILROAD TRACK ALONG  
THE LIVERPOOL LANDLINE,  
APPROXIMATELY AT THE SOUTH LINE OF  
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No.	Description of Revisions	Date	By	Checked By
2	Re-Submittal	12/6/2019		
1	1st Major Amendment	9/16/2019		

**MAJESTIC COMMERCE CENTER**  
**SUBDIVISION FILING NO. 8**  
**1ST MAJOR AMENDMENT**  
**SITE ELECTRICAL PLAN**

Date: 12/6/2019  
Job No.: DCS19-4034-00

**E5.1**



## SITE ELECTRICAL PLAN

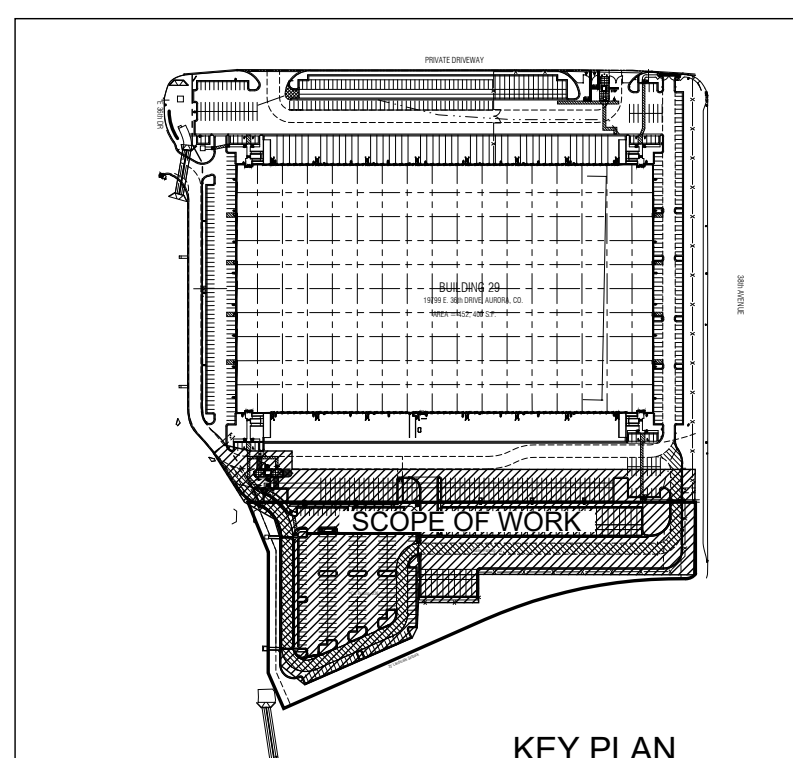
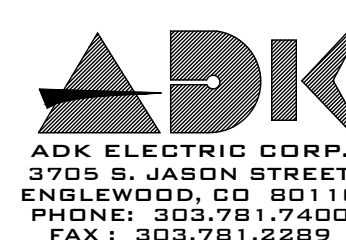
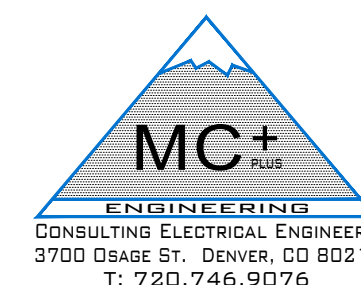
SCALE:  
1" = 50'-0"

A

$$\text{VOLTAGE DROP CALCS} = \frac{2 \times 12 \times 11.9 @ 800'}{16,510} = 15V = 2.8\%$$

NEW LED HEADS @ 163 VA x 11 HEADS = 1793  
TWIN HEADS @ 326 VA x 4 HEADS = 1304

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone #2	+	1.0 fc	5.2 fc	0.0 fc	N/A
Calc Zone #3	+	1.3 fc	10.0 fc	0.0 fc	N/A



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A-p9	7	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT	DSX1 LED P9 40K T4M MVOLT	LED	1	DSX1_LED_P9_40K_T4M_MVOL T.ies	26996	0.92	241
	B-p9	4	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT	DSX1 LED P9 40K T4M MVOLT	LED	1	DSX1_LED_P9_40K_T4M_MVOL T.ies	26996	0.92	482
	C-p9	6	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT HS	DSX1 LED P9 40K T4M MVOLT with housingside shield	LED	1	DSX1_LED_P9_40K_T4M_MVOL T_HS.ies	20951	0.92	241
	D-p9	1	Lithonia Lighting	DSX1 LED P8 40K T5M MVOLT	DSX1 LED P8 40K T5M MVOLT	LED	1	DSX1_LED_P8_40K_T5M_MVOL T.ies	25179	0.92	207





## Project Information

Energy Code:	2015 IECC
Project Title:	Majestic Bldg 29 Parking Addition
Project Type:	Addition
Exterior Lighting Zone	4 (High activity metropolitan commercial district)

Construction Site:	Owner/Agent:	Designer/Contractor:
19799 E. 36th Drive		
Aurora, CO		

## Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	259513 ft2	0.13	Yes	33737
		Total Tradable Watts (a) =		33737
		Total Allowed Watts =		33737
		Total Allowed Supplemental Watts (b) =		1300

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.


### Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
<u>Parking area (259513 ft2): Tradable Wattage</u>				
LED : A: Pole light w/ 1 head: Other:	1	7	163	1141
LED : B: Pole light w/ 2 heads: Other:	2	4	326	1304
LED : C: Pole light 1 hd hse side shield: Other:	1	6	163	978
LED : D: Pole light w/ 1 head: Other:	1	1	163	163
	Total Tradable Proposed Watts =			3586

## Exterior Lighting PASSES: Design 90% better than code

## Exterior Lighting Compliance Statement

**Compliance Statement:** The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Mami Saji		8.19.2019
Name - Title	Signature	Date



## Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR8] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

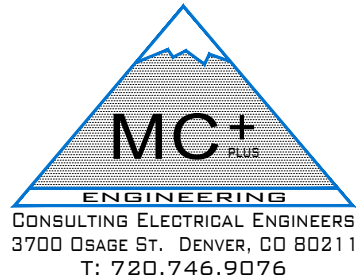
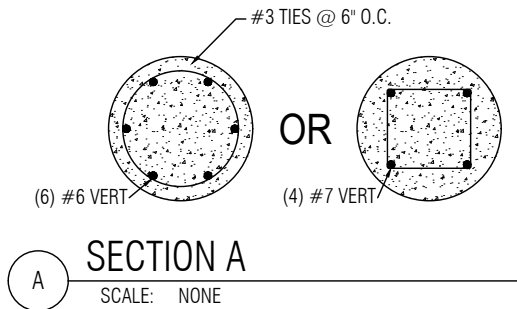
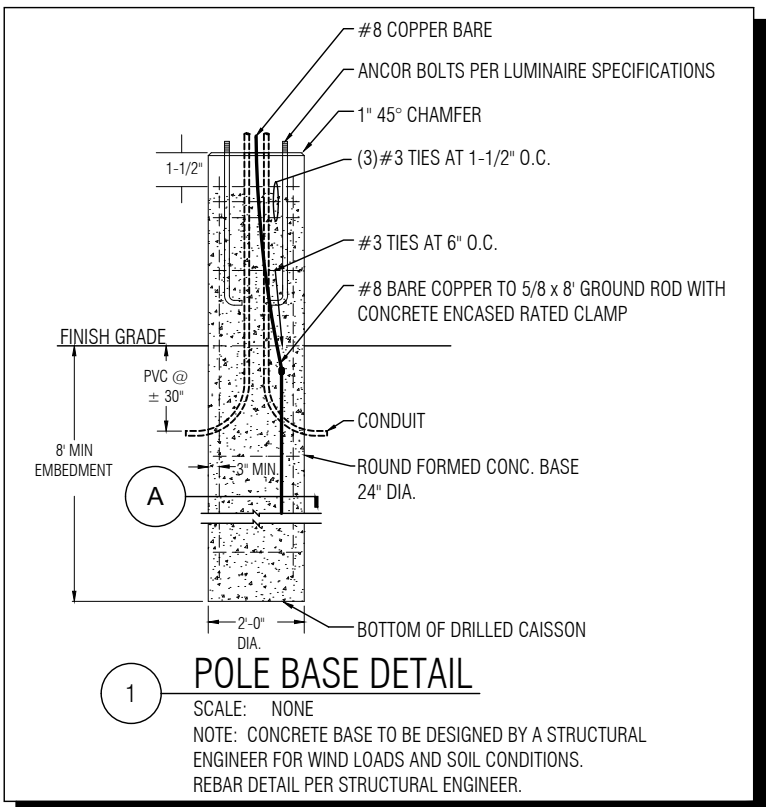
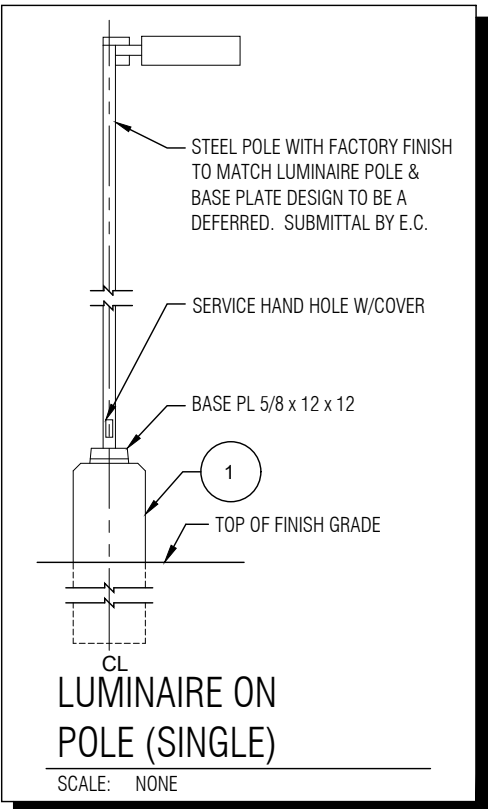
**Additional Comments/Assumptions:**

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.5 [EL25] <sup>1</sup>	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C405.5.1 [F119] <sup>1</sup>	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.

**Additional Comments/Assumptions:**



**JANSEN STRAWN**  
CONSULTING ENGINEERS

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FOR AND ON BEHALF OF  
JANSEN STRAWN CONSULTING  
ENGINEERS, INC.

## BENCHMARK:

CITY OF AURORA ID #3S6626NW005 (OLD  
ID# 16-14 1981) 3" BRASS CAP SET IN THE  
NORTHWEST WINGWALL OF A  
CONCRETE HEADWALL WEST OF A  
NORTH-SOUTH RAILROAD TRACK ALONG  
THE LIVERPOOL LANDLINE,  
APPROXIMATELY AT THE SOUTH LINE OF  
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2	Re-Submittal	12/6/2019			
1	1st Major Amendment	9/16/2019			
No.	Description of Revisions	Date			By
Designed By:ADK, MC+			Checked By:JMM		

MAJESTIC COMMERCENTER

**SUBDIVISION FILING NO. 8  
1ST MAJOR AMENDMENT**

## COMCHECK & DETAILS

Date: 12/6/2019

---

Job No.: DCS19-4034-00

# E6.1



Submitting Agency:  
  
WWW.THELIGHTINGAGENCY.COM P-303.455.1012

Description:  
**(2)DSX1 LED P9 40K T4M 480 SPA DDBXD**  
Project:  
**AMAZON PARKING EXPANSION - DEN 5 - PHASE 2**  
Notes:

Type:  
**B**

## D-Series Size 1 LED Area Luminaire



### Specifications

EPA: 1.01 ft<sup>2</sup> (0.09 m<sup>2</sup>)  
Length: 33" (843 mm)  
Width: 13" (330 mm)  
Height H1: 7-1/2" (191 mm)  
Height H2: 3-1/2" (89 mm)  
Weight (max): 27 lbs (12.2 kg)

### CONTRACTOR TO VERIFY:

Voltage:	Color Temp:
Colors/Finishes:	Lumens:
Mounting:	Suspension Lengths:
Drivers/Ballasts:	Other:

### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Submitting Agency:  
  
WWW.THELIGHTINGAGENCY.COM P-303.455.1012

Description:  
**DSX1 LED P9 40K T4M 480 SPUMBA DDBXD**  
Project:  
**AMAZON PARKING EXPANSION - DEN 5 - PHASE 2**  
Notes:

Type:  
**A**

## D-Series Size 1 LED Area Luminaire



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EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD									
Ordering Information									
Series	LEDs	Color temperature	Description		Voltage	Mounting	Shipped included		
DSX1 LED	Forward optics		T15	Type II short	T5V5	Type V very short	WVOLT1	SP	
	P1	P4	P7	40K	4000K	120"	SPA	Square pole mounting	
	P2	P5	P8	50K	5000K	208"	BPA	Round pole mounting	
	P3	P6	P9			240"	WBA	Wall bracket	
	P10	P12				277"	SPUMBA	Square pole universal mounting adapter <sup>1</sup>	
Rotated optics			T15	Type II short	T5W	Type V wide	480"	SPUMBA	
Rotated optics			T15	Type II short	T5W	Type V wide	480"	SPUMBA	
Rotated optics			T15	Type II short	T5W	Type V wide	480"	SPUMBA	
Rotated optics			T15	Type II short	T5W	Type V wide	480"	SPUMBA	
Rotated optics			T15	Type II short	T5W	Type V wide	480"	SPUMBA	
Rotated optics			T15	Type II short	T5W	Type V wide	480"	SPUMBA	
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FOR AND ON BEHALF OF  
JANSEN STRAWN CONSULTING  
ENGINEERS, INC.

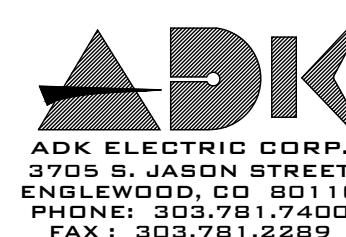
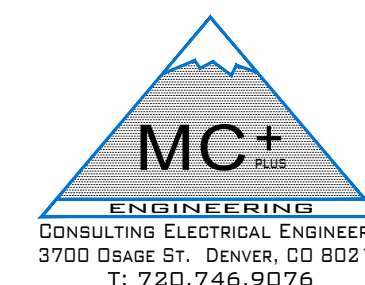
CITY OF AURORA ID #3S6626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE.  
ELEVATION = 5455.101 (NAVD 88)

811

MEMBER COMMENTS:			
No.	Description of Revisions	Date	By
2	Re-Submittal	12/6/2019	
1	1st Major Amendment	9/16/2019	
Designed By:ADK, MC+		Checked By:JMM	

MAJESTIC COMMERCENTER  
SUBDIVISION FILING NO. 8  
1ST MAJOR AMENDMENT  
ELEC. ONE LINE DIAGRAM

## E7.1



ALL SHADED AREAS INDICATE EXISTING TO BE REMOVED.   
ALL DASHED LINES INDICATE EXISTING TO REMAIN U O N 

## EXISTING ELECTRICAL ONE LINE DIAGRAM

SCALE:  
N.T.S.

A



MC+ ENGINEERING, LLC 3700 OSAGE STREET, DENVER, CO 80211 (P) 720.746.1537												
480/277 VOLTS, 3 PHASE, 4 WIRE PANEL " H29 " 225 AMPS												
SURFACE <input checked="" type="checkbox"/> FLUSH <input type="checkbox"/> TYPE AIC 35,000												
<input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> M.L.O. <input type="checkbox"/> M.C.B. MAX ALLOWED THIS PANEL												
<input type="checkbox"/> NEW <input type="checkbox"/> M.C.B.												
MAX ALLOWED THIS PANEL												
DESCRIPTION	Φ	VOLT AMPS	CCT BKR	A	B	C	CCT BKR	VOLT AMPS	Φ	DESCRIPTION		
EXIT, LANDING: N, NE		650	20	1	•	2	30	5812		"H & V-2"		
EXTERIOR LIGHTING: N, NE		2944	20	3	•	4		5812				
		2944	20	2	•	5	•	6	3	5812		
EXTERIOR LIGHTING: S, SE		2208	20	7	•	8	20	2103		"H & V-1"		
		2208	20	2	•	9	•	10		2103		
EXIT, LANDING: S, SE		554	20	11	•	12	3	2103				
EXTERIOR LIGHTING: N, W		1656	20	13	•	14	30	5812		"H & V-2"		
		1656	20	2	•	15	•	16		5812		
EXIT, LANDING: W		760	20	17	•	18	3	5812				
POLE LTS: SW		1472	20	19	•	20	20	2103		"H & V-1"		
		1472	20	2	•	21	•	22		2103		
SPACE				23	•	24	3	2103				
SPACE				25	•	26				SPACE		
SPACE				27	•	28				SPACE		
SPACE				29	•	30	15	610		PANEL "MPW"		
POLE LTS: NW		1361	20	31	•	32	2	250		5 KVA		
		1361	20	2	•	33	•	34	15	125	PANEL "MPS"	
POLE LTS: optional site		3081	20	35	•	36	2	125		5 KVA		
		3081	20	2	•	37	•	38	45	2936	PANEL "L29"	
POLE LTS: SW		1440	20	39	•	40		2360		30 KVA		
		1440	20	2	•	41	•	42	3	200	TRANSFORMER	
CONNECTED KVA NEC DEMAND % AFTER DEMAND KVA												
LIGHTING								30.3		125		37.9
RECEPT (UNDER 10 KVA)								0.0		100		0.0
RECEPT (EXCESS OF 10 KVA)								0.0		50		0.0
HEAT								47.5		100		47.5
MOTOR (LARGEST)								0.0		125		0.0
MOTORS								0.0		100		0.0
PANEL "L29"								5.5		100		5.5
PANEL "MPS" & "MPW"								1.1		100		1.1
MISC.								0.0		100		0.0
TOTAL AFTER DEMAND LOADS PER PHASE:												
A								32.1				92.0
B								32.2				
C								27.7				
TOTAL KVA TOTAL AMPS												
110.7												

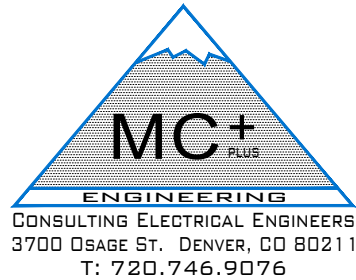
+ NEW LOADS ADDED ON EXISTING CIRCUIT BREAKER.

NO NEW LOADS ADDED MC+ ENGINEERING, LLC 3700 OSAGE STREET, DENVER, CO 80211 (P) 720.746.1537												
208/120 VOLTS, 3 PHASE, 4 WIRE PANEL " L29 " 100 AMPS												
SURFACE <input checked="" type="checkbox"/> FLUSH <input type="checkbox"/> TYPE AIC 10,000												
<input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> M.L.O. <input type="checkbox"/> M.C.B. 100A3P MAX ALLOWED THIS PANEL												
<input type="checkbox"/> NEW <input type="checkbox"/> M.C.B.												
MAX ALLOWED THIS PANEL												
DESCRIPTION	Φ	VOLT AMPS	CCT BKR	A	B	C	CCT BKR	VOLT AMPS	Φ	DESCRIPTION		
POWER SUPPLY 1		500	20	1	•	2	30	2000		"RUH"		
"AHU-1, AHU-3", SERV GFI		360	20	3	•	4	2	2000				
LCP CONTROLS		200	20	5	•	6	20			SPARE		
LTS&RECEPT: elec rm		436	20	7	•	8	20			SPARE		
SPACE				20	9	•	10	20		SPARE		
SPACE				20	11	•	12	20		SPARE		
SPACE					13	•	14			SPACE		
SPACE					15	•	16			SPACE		
SPACE					17	•	18			SPACE		
SPACE					19	•	20			SPACE		
SPACE					21	•	22			SPACE		
SPACE					23	•	24			SPACE		
SPACE					25	•	26			SPACE		
SPACE					27	•	28			SPACE		
SPACE					29	•	30			SPACE		
SPACE					31	•	32			SPACE		
SPACE					33	•	34			SPACE		
SPACE					35	•	36			SPACE		
SPACE					37	•	38			SPACE		
SPACE					39	•	40			SPACE		
SPACE					41	•	42			SPACE		
CONNECTED KVA NEC DEMAND % AFTER DEMAND KVA												
LIGHTING								0.0		125		0.0
RECEPT (UNDER 10 KVA)								0.0		100		0.0
RECEPT (EXCESS OF 10 KVA)								0.0		50		0.0
HEAT								4.0		100		4.0
MOTOR (LARGEST)								0.0		125		0.0
MOTORS								0.0		100		0.0
MISC.								0.0		100		0.0
MISC.								1.5		100		1.5
TOTAL AFTER DEMAND LOADS PER PHASE:												
A								2.9				5.5
B								2.4				
C								0.2				
TOTAL KVA TOTAL AMPS												
15.3												

NO NEW LOADS ADDED MC+ ENGINEERING, LLC 3700 OSAGE STREET, DENVER, CO 80211 (P) 720.746.1537												
240/120 VOLTS, 1 PHASE, 3 WIRE PANEL " MPS " 250 AMPS												
SURFACE <input checked="" type="checkbox"/> FLUSH <input type="checkbox"/> MINI POWER ZONE TYPE AIC 10,000												
<input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> M.L.O. <input type="checkbox"/> M.C.B. 30A2P MAX ALLOWED THIS PANEL												
<input type="checkbox"/> NEW <input type="checkbox"/> M.C.B.												
MAX ALLOWED THIS PANEL												
DESCRIPTION	Φ	VOLT AMPS	CCT BKR	A	B	C	CCT BKR	VOLT AMPS	Φ	DESCRIPTION		
SPARE				20	1	•	2	20	250	TELEPHONE BOARD		
SPARE					3	•	4	20	250	IRRIGATION		
SPACE					5	•	6			SPACE		
SPACE					7	•	8			SPACE		
SPACE					9	•	10			SPACE		
					11	•	12					
					13	•	14					
					15	•	16					
					17	•	18					
					19	•	20					
					21	•	22					
					23	•	24					
					25	•	26					
					27	•	28					
					29	•	30					
					31	•	32					
					33	•	34					
					35	•	36					
					37	•	38					
					39	•	40					
CONNECTED KVA NEC DEMAND % AFTER DEMAND KVA												
LIGHTING								0.0		125		0.0
RECEPT (UNDER 10 KVA)								0.0		100		0.0
RECEPT (EXCESS OF 10 KVA)								0.0		50		0.0
HEAT								0.0		100		0.0
MOTOR (LARGEST)								0.0		125		0.0
MOTORS								0.0		100		0.0
MISC. (FURNITURE SYSTEM)								0.0		100		0.0
MISC. (KITCHEN)								0.0		100		0.0
MISC.								0.5		50		0.3
TOTAL AFTER DEMAND LOADS PER PHASE:												
A								0.1				0.3
B								0.1				
TOTAL KVA TOTAL AMPS												
1.0												

#### ELECTRICAL GENERAL NOTES - PANEL:

- INFORMATION SHOWN IN BOLD PRINT INDICATES NEW LOADS ON EXISTING UNLESS OTHERWISE NOTED. ALL OTHER LOADS ARE EXISTING.
- UPDATE PANEL INDEXES PRIOR TO CONCLUSION OF CONSTRUCTION PER NEC 408.4. INDICATE LOAD INFORMATION AND ACCURATE LOCATION WITHIN TENANT SUITE.
- VERIFY BREAKERS FOR ALL MECHANICAL REQUIREMENTS WITH MANUFACTURER'S U.L. NAMEPLATE RATING AND CUTSHEETS PRIOR TO ROUGH-IN. CONTACT ELECTRICAL AND MECHANICAL ENGINEERS IF ANY DISCREPANCIES OR CHANGES TO THE SPECIFIED UNITS OCCUR.



**JANSEN STRAWN**  
CONSULTING ENGINEERS

45 WEST 2ND AVENUE  
DENVER, CO 80223  
P. 303.561.3333  
F. 303.561.3339

FOR AND ON BEHALF OF  
JANSEN STRAWN CONSULTING  
ENGINEERS, INC.

#### BENCHMARK:

CITY OF AURORA ID #3S6626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE.  
ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER  
OF COLORADO

**811**

CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.