



January 5<sup>th</sup>, 2022

Mr. Stephen Rodriguez  
Planning Supervisor, City of Aurora  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

RE: Letter of Introduction for Transport Colorado

Dear Steven,

On behalf of the owner and developer, Velocity Development Company, I am pleased to submit this revised application for Conceptual Site Plan (CSP) for the Transport Colorado Industrial Campus project. The site, a  $\frac{1}{4}$  section, is located on the NW corner of the future intersection of 32nd Avenue (southern property line) and Cavanaugh (eastern property line). The site is approximately 155.14 acres.

The site is zoned I-2, Industrial District, and is surrounded by similarly zoned property. The entirety of this site falls within the City of Aurora. The property directly to the north was annexed into the City of Aurora from Adams County as of October 25, 2021. All the property surrounding this site is owned by the same entity as the parcel being submitted in this CSP.

This project is being developed as part of a larger development. A Master Plan, DA-1793-04, has been approved by the City for this larger development. Part of this Master Plan details campus-wide plans and amenities, e.g. the plan for public art. An exhibit from the Master Plan, Exhibit A showing the proposed public art locations for the overall development, is included as part of this letter as well as the Response to Comments document. The Master Plan does not identify the land within this CSP as a location for public art, and as such, it is not included within the CSP submittal.

This project seeks to develop a Class-A industrial campus totaling an estimated 2,257,604SF of speculative space. Based on zoning and the Master Plan, the uses within the site may include light industrial, distribution and manufacturing. The project will include four speculative, industrial/distribution-oriented buildings, and a future campus amenity area at the corner of 32<sup>nd</sup> & Cavanaugh.

Currently, the proposed building area for the four buildings shown in lots 1-4 is calculated at 33.4% of the overall site area. Building heights vary from 32' clear to 40' clear based on the total SF. The buildings are designed for flexibility and will be able to support 1-4 tenants, depending on building size and tenant needs. Market analysis and demand will determine the tenant make up of this campus. See Exhibit B attached for Table 4.8.8 detailing the building façade character elements.

For the employees and users of this project, there are two local amenity areas planned as part of this CSP. Each of the four buildings are in proximity to one of these two amenity areas. The amenity spaces will consist of a combination of shade, seating, passive activation, and landscape elements.

Illumination for an industrial campus such as Transport Colorado is important for both navigation and safety. We have designed lighting for the site to meet or exceed the 1.5 foot-candle industry standard illumination level in parking areas and a minimum of 1 foot-candle in pedestrian areas. The site is zoned I-2 and is more than 750' from any future residential development. Per UDO section 4.9.2.B, light pole heights can reach up to 40'. In the second submittal comment responses, it was suggested that 16' poles be added to the site plan. In response to this, we are proposing 25' light poles throughout the site to achieve even light distribution levels that meet code standards, as well as creating a unified aesthetic throughout. Adding additional 16' poles, as indicated in UDO section 4.9.2.A, would create artificial hot spots along the pedestrian paths at a much higher footcandle than the 1 ftc required in pedestrian areas. The varying sizes of the poles throughout will look misplaced and be visually off putting upon completion. The updated proposed lighting plan provides a safe, even light source throughout pedestrian areas, and creates a better pedestrian experience along site walks. Exhibit C highlights these pedestrian paths showing that the 1 ftc requirement is achieved throughout. Given this further review of the site, we request that the updated plan be accepted as the site lighting concept for this CSP.



This Site Plan is also proposing approximately 32,000 square feet of campus amenity area/office space. This campus amenity area is proposed to serve as a conference and visitor center not only for this project, but for future development within this area for Port Colorado. The campus amenity area mentioned is currently shown as lots with associated potential uses for this CSP while the nature and design of this site is being finalized. The campus amenity area will be submitted at a later date for City review.

Utilities will be provided to the site along 32nd Avenue or Cavanaugh. The utilities will follow the City of Aurora standards as well as the Utility Master Plan associated with this property. Water will be provided by an offsite 1.5MG elevated tank located on the south side of 32nd Avenue. Sanitary sewer will be directed to an interim Package Plant NE of the site.

Both Cavanaugh and 32nd Avenue are proposed to be 3-lane collectors, with an 84' ROW per the existing Transport Colorado Master Plan. The right-of-way improvements (including landscape, sidewalks, and utilities) have been submitted to the City under a separate Infrastructure Site Plan (DA-1793-06 & DA-1793-17) and are not part of this CSP submittal.

The uses, buildings, roadways, utilities, and landscape follow the UDO as well as the Transport Colorado Master Plan and other governing documents for the site. The proposed uses for the site are allowable within the I-2 zoning district. The site and its future uses will be a valuable asset to the City of Aurora as the development of businesses and services continues to develop and expand into the northeast reaches of the City, where this site lies.

The following team of consultants has been assembled to complete this application:

**Developer/Applicant:**

Theron Skidmore  
Velocity Development Company, LLC  
1331 17th St Suite 1000  
Denver, CO 8020

**Developer/Applicant:**

Kerry Kiley  
STREAM  
1801 Broadway | Suite 700  
Denver, CO 80202

**Architect:**

Powers Brown Architecture  
Bryant Mazzetti, AIA  
1580 Lincoln Street, Suite 480  
Denver, CO 80203  
303.225.3345

**Civil Engineer:**

Martin and Martin  
Kyle Messmer  
12499 W Colfax Ave  
Lakewood, CO 80215  
720-544-5490

**Landscape Architect:**

Dig Studio  
Allison Graham  
1521 15<sup>th</sup> St.  
Denver, CO 80202  
720-328-1986

**Traffic Engineer:**

Felsburg, Holt & Ullevig  
Philip Dunham  
6400 S Fiddlers Green Circle, Suite 1500,  
Greenwood Village, CO 80111  
303.721.1440

Please contact me directly should you have any comments, questions, and/or requests for additional information regarding this project.

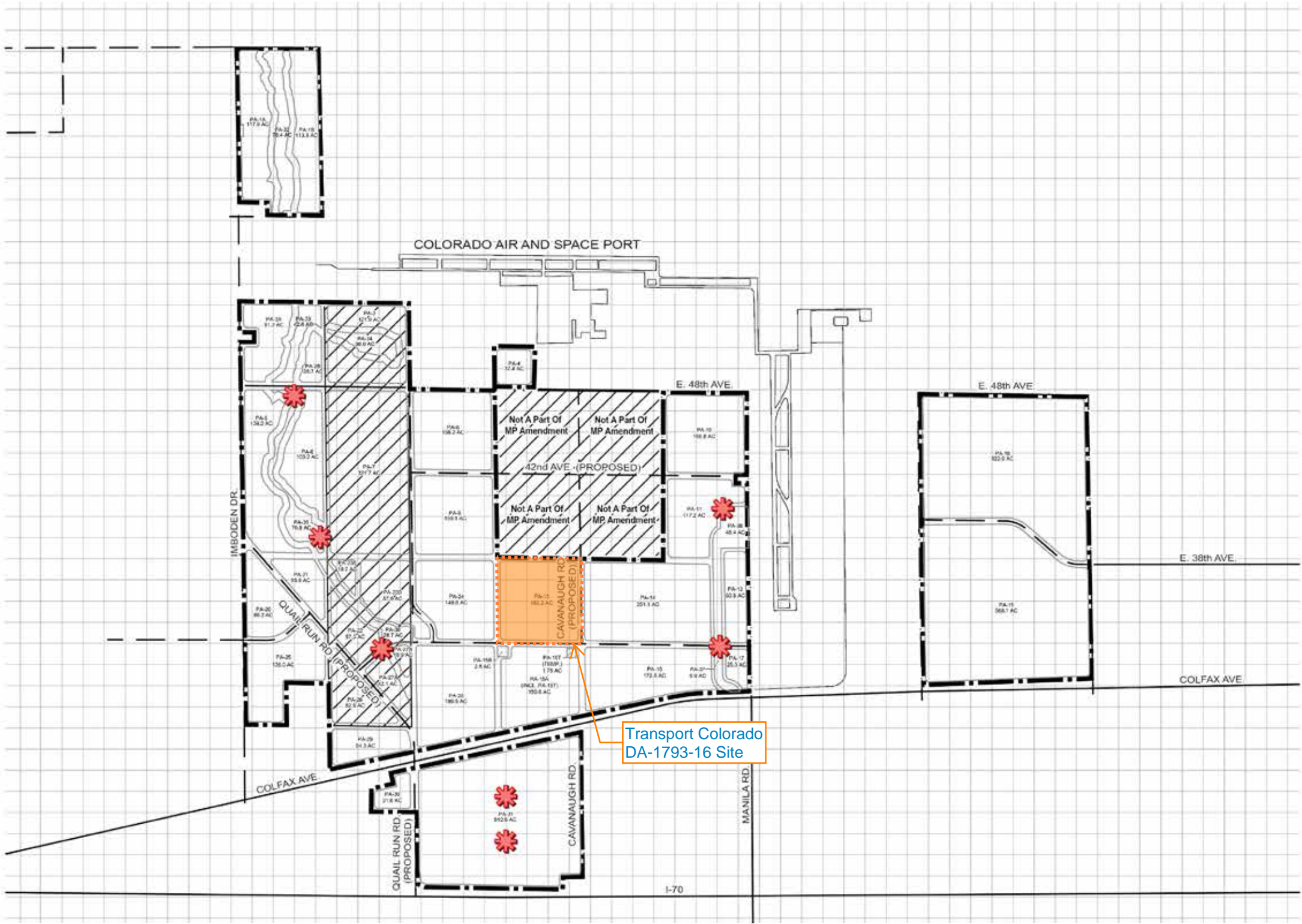
Sincerely,  
Dig Studio

A handwritten signature in black ink, appearing to read "Allison Graham".

Allison Graham, PLA  
Senior Associate

**it's humanature.**

TransPort Colorado  
Logistics & Commerce Park  
Master Plan Amendment #1  
Public Art Location Plan  
Tab #7



**LEGEND**

- MASTER PLAN BOUNDARY
- 10 ACRE REFERENCE GRID
- EXISTING ROAD
- PROPOSED ROAD
- POTENTIAL PUBLIC ART LOCATION
- FUTURE AREAS TO BE ANNEXED
- PLANNING AREA BOUNDARY
- BEAR GULCH FLOODPLAIN

NORTH

0' 1750' 3500'

SCALE: 1" = 3500'

Notes: 1. Images and Graphics are solely for reference purposes only.  
2. Total art value of each sub-area required to be distributed across entire Master Plan

LOGISTICS & COMMERCE PARK

**ISSUE RECORD**

1st Submittal - 04/26/2019

2nd Submittal - 11/22/2019

3rd Submittal - 02/14/2020

4th Submittal - 04/20/2020

5th Submittal - 07/14/2020

6th Submittal - 09/21/2020

7th Submittal - 10/21/2020



# TransPort Colorado Logistics & Commerce Park Master Plan Amendment #1 Public Art Tab #7



## Theme:

The mission of public art is to enrich and engage the community while enhancing spaces and contributing to economic vitality. The sculptures on this page depict Industrial, Rail, Tech, and Aerospace uses found within the Master Plan.

## General Location:

The public art will be located within key public spaces at the main entries of the development and will be representative of the intent of TransPort Colorado. The artwork should be located within public areas where pedestrian access is unrestricted and the pieces can be interactive with the community; in order to draw attention and pique interest.

Note: Art can be transferred from one sub-area to another.

## Timing & Installation:

The exact timing of each installation will depend on the Site Plan approval process and the (PIP) Public Improvement Plan.

## Public Art Budget:

\*Airport District 37.4 ac x \$540/ac = \$20,196.00  
\*Non-Residential 5,377.6 ac x \$500.69/ac = 2,692,510.50

75%	Professional Artist Budget	\$2,034,530.00
5%	Public Art Plan Application Fee	\$135,624.50
10%	Future Maintenance and Repairs	\$271,276.00
10%	Project Coordination	\$271,276.00
		Total: \$2,712,706.50

## Public Art Appraised Value:

At the time of this Master Plan Amendment the appraisal value had not been received.



Note: Images and Graphics are solely for reference purposes only.



Transport Colorado Industrial Campus  
DA-1793-16  
Building 1

Table 4.8-8

## Façade Character Elements for Four-Sided Building Design

	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

# Transport Colorado Industrial Campus

## DA-1793-16

### Building 2

**Table 4.8-8**

**Façade Character Elements for Four-Sided Building Design**

	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X



# Transport Colorado Industrial Campus

## DA-1793-16

### Building 3

**Table 4.8-8**

**Façade Character Elements for Four-Sided Building Design**

	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

# Transport Colorado Industrial Campus

## DA-1793-16

### Building 4

**Table 4.8-8**

**Façade Character Elements for Four-Sided Building Design**

	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #I61-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.66	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A

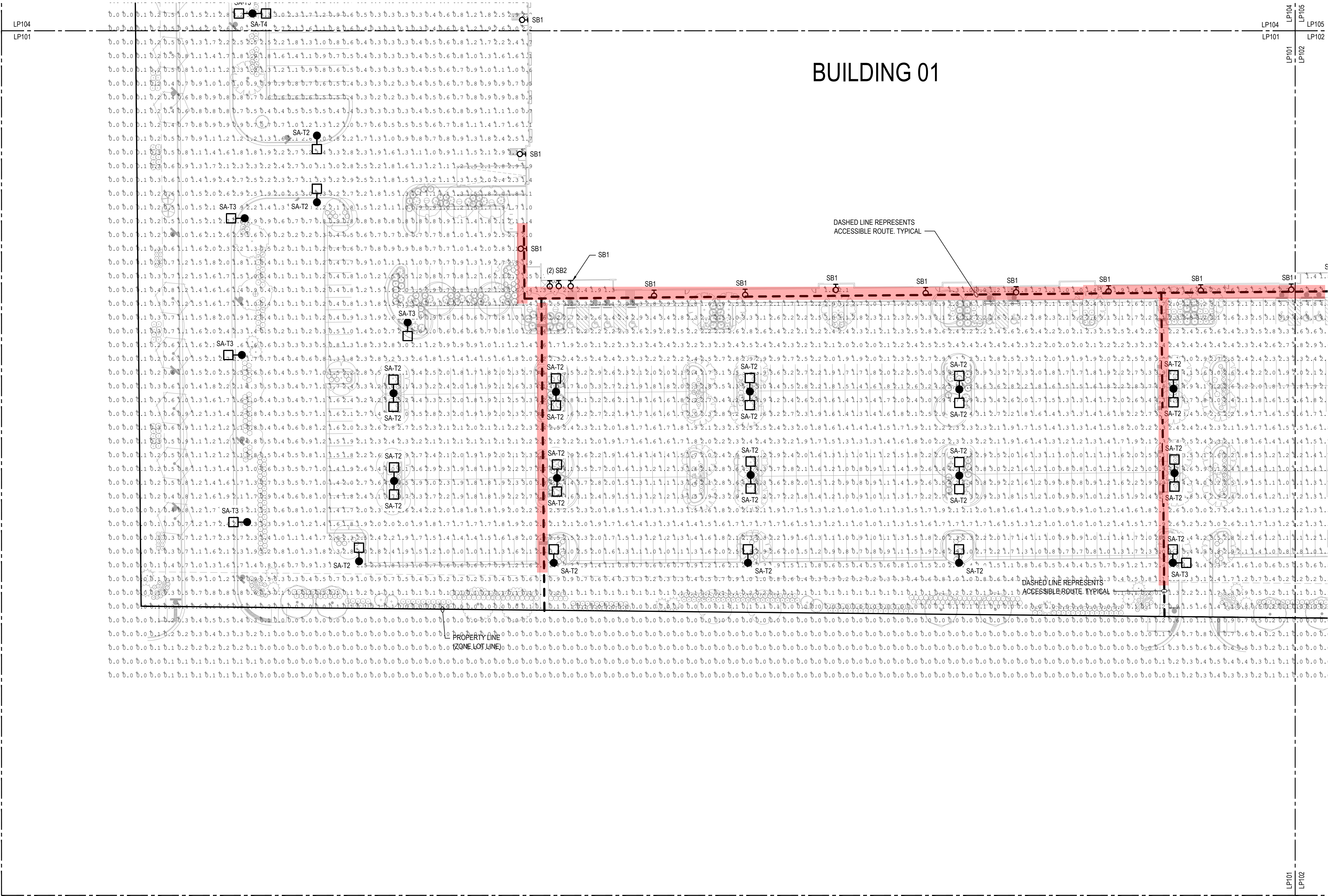
GENERAL NOTES:

1. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 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".
2. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
3. REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:  
  
PROJECT TEAM:  
  


1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM





1 Foot-candle path highlighted in red throughout; SDP Round 3 Documents 2022.01.05

TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
11/5/2021

SHEET TITLE:  
PHOTOMETRIC PLAN - LP101

CASE NUMBER: DA-1793-16

SHEET NUMBER:



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SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
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CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A

## GENERAL NOTES:

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OWNER / INVESTOR:

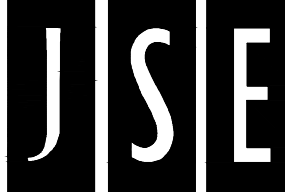


PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

powers  
brown  
archit  
ecture



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SCALE:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
11/5/2021

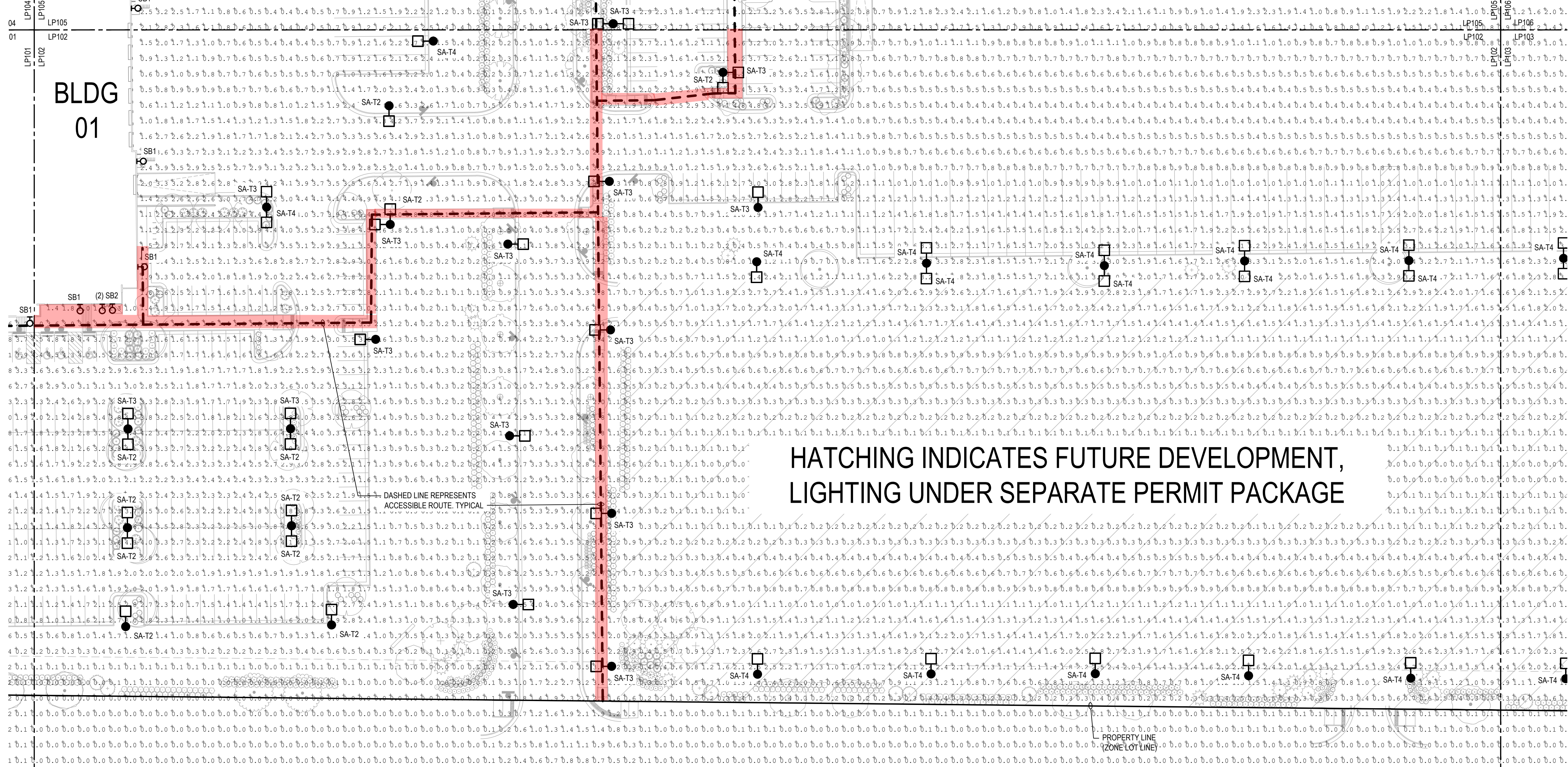
SHEET TITLE:

PHOTOMETRIC PLAN - LP102

CASE NUMBER: DA-1793-16

SHEET NUMBER:

71



1

AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"



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LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO#ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO#ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO#ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO#I61-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING#077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.85	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A.

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15' 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".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:

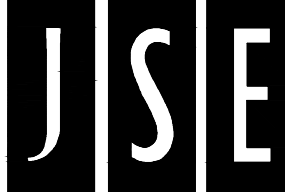


PROJECT TEAM:



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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

## HATCHING INDICATES FUTURE DEVELOPMENT, LIGHTING UNDER SEPARATE PERMIT PACKAGE

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SCALE:

NOT FOR  
CONSTRUCTION

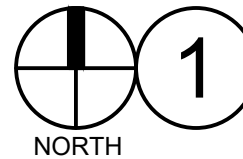
DATE ISSUED:  
11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP103

CASE NUMBER: DA-1793-16

SHEET NUMBER:



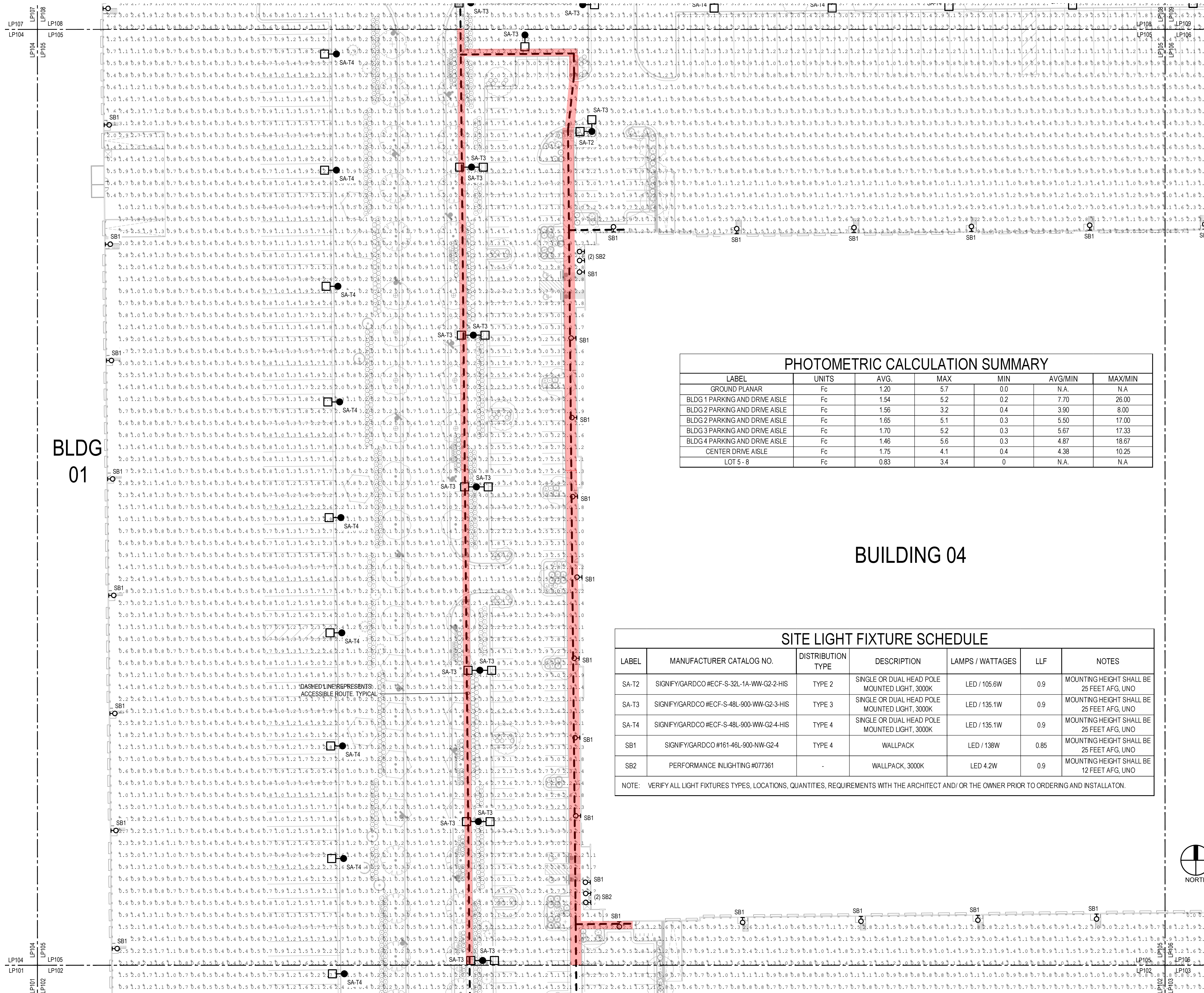
AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A.

## BUILDING 04

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE IN LIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/ OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.2 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".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:

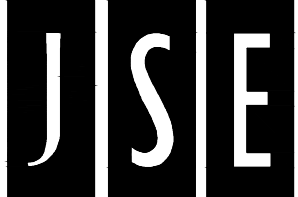


PROJECT TEAM:



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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

## REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP104

CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15' 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 (1 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:

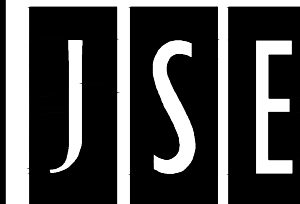


PROJECT TEAM:



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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### PHOTOMETRIC CALCULATION SUMMARY

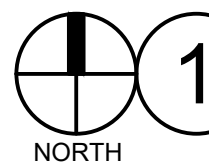
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.0	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A

### BUILDING 04

### SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-WW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO

NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.



AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP105

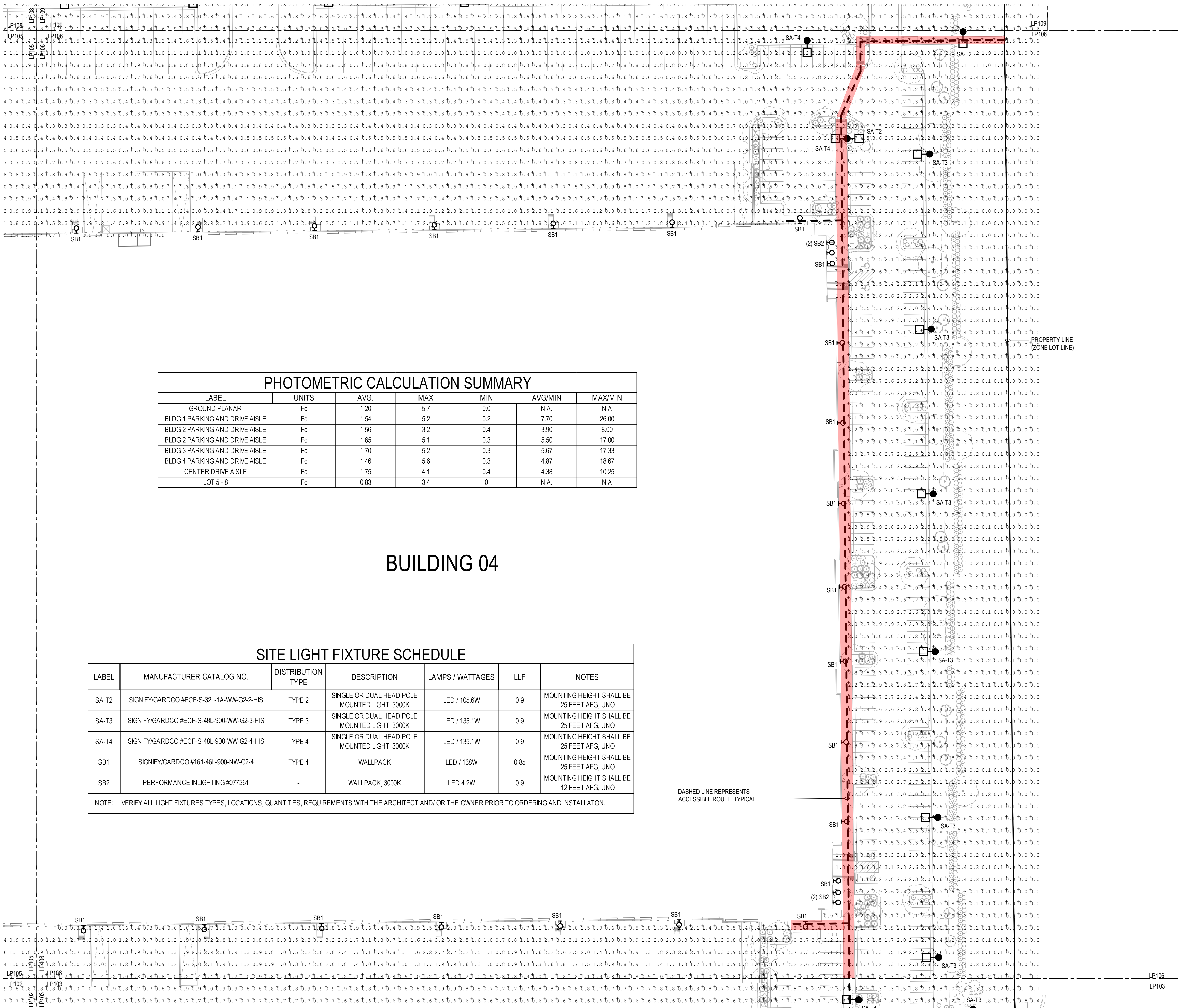
CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A.	N.A.

## BUILDING 04

### SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFYGARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFYGARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

### GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" 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".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP106

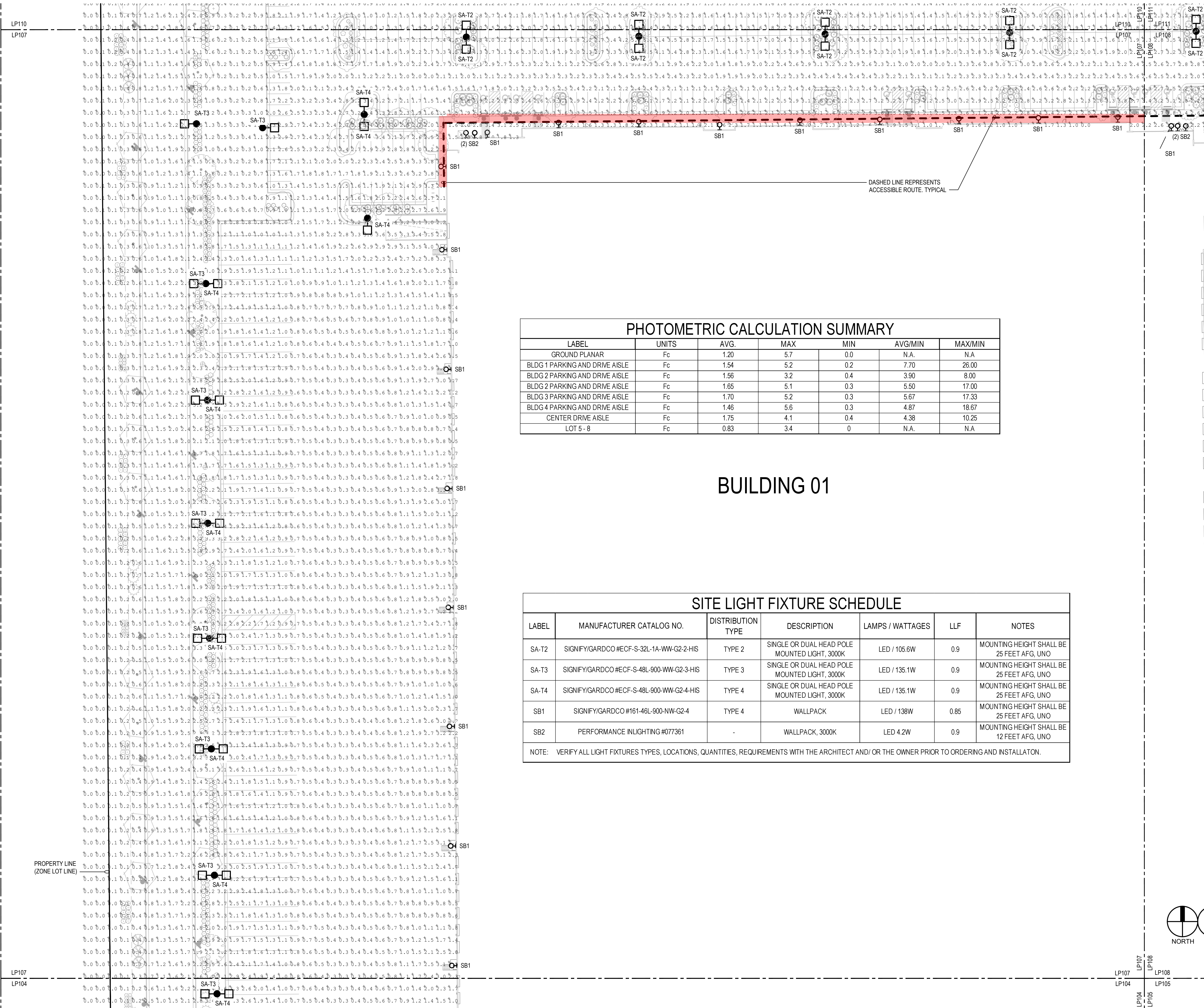
CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A.

BUILDING 01

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" 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".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

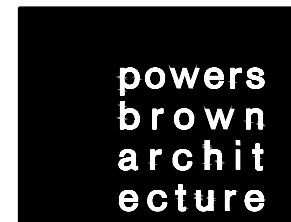
OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
11/5/2021

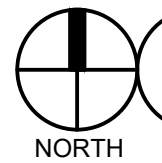
SHEET TITLE:

PHOTOMETRIC PLAN - LP107

CASE NUMBER: DA-1793-16

SHEET NUMBER:

76



AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 18" 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".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A.	N.A.

## BUILDING 02

## SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-WW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO

NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/ OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
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brown  
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

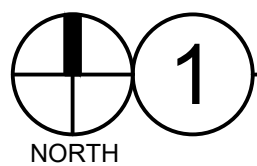
DATE ISSUED:  
11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP108

CASE NUMBER: DA-1793-16

SHEET NUMBER:



AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## GENERAL NOTES:

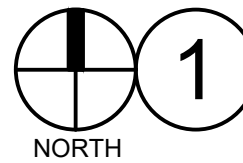
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 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".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

## PHOTOMETRIC CALCULATION SUMMARY

LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A.

## SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/ OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						



AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"

BLDG  
02

BUILDING 03

OWNER / INVESTOR:



PROJECT TEAM:

STREAM



1521 15TH STREET,  
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TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP109

CASE NUMBER: DA-1793-16

SHEET NUMBER:

78



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A.

PROPERTY LINE  
(ZONE LOT LINE)

## SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO#ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO#ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO#ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO#161-48L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING#077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15' 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".
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- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:

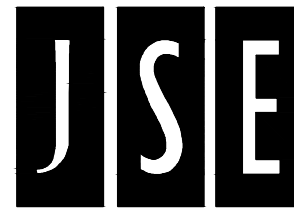


PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP110

CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## PHOTOMETRIC CALCULATION SUMMARY

LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A.	N.A.

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" 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".
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- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:

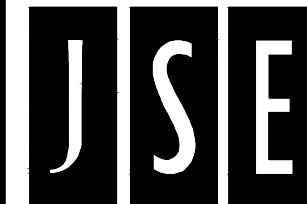


PROJECT TEAM:



1521 15TH STREET,  
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P: 720.328.1986  
DIGSTUDIO.COM

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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP111

CASE NUMBER: DA-1793-16

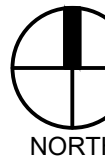
SHEET NUMBER:

## BUILDING 02

## SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO

NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.



1

AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"

80



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
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SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
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NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 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".
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PHOTOMETRIC CALCULATION SUMMARY

LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
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CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A.	N.A.

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

11/5/2021

SHEET TITLE:

PHOTOMETRIC PLAN - LP112

CASE NUMBER: DA-1793-16

SHEET NUMBER:

81



1

AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"