

# MAJESTIC COMMERCENTER PHASE II

## SITE PLAN NOTES

## ADD'L SITE PLAN NOTES

# AURORA, COLORADO

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOME OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34 122 AND 34 129 OF THE AURORA CITY CODE.
- ALL FUTURE ROOF TOP EQUIPMENT THAT PROJECT 3' OR LESS ABOVE ADJACENT ROOF PARAPET SHALL BE PAINTED TO MATCH THE ADJACENT PARAPET. ALL ROOF TOP EQUIPMENT PROJECTING HIGHER THAN 3' ABOVE ADJACENT PARAPET MAY REQUIRE AN EQUIPMENT SCREEN BASED UPON REVIEW OF THE CONDITION BY THE CITY OF AURORA PLANNING DEPARTMENT VIA ADMINISTRATIVE AMENDMENT. IN ANY EVENT ROOF TOP SCREENING SHALL MEET THE REQUIREMENTS OF THE MPIP
- 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, ET CETERA 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.
- 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.
- NOT USED.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE APPLICANT. IN THE RECORD, WHERE FOUND, THE CURRENT MINIMUM CORRECTIONS SHALL BE MADE AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- NOT USED
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- ACCESSIBLE ROUTE OF TRAVEL: ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO / ANSI 117.1.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

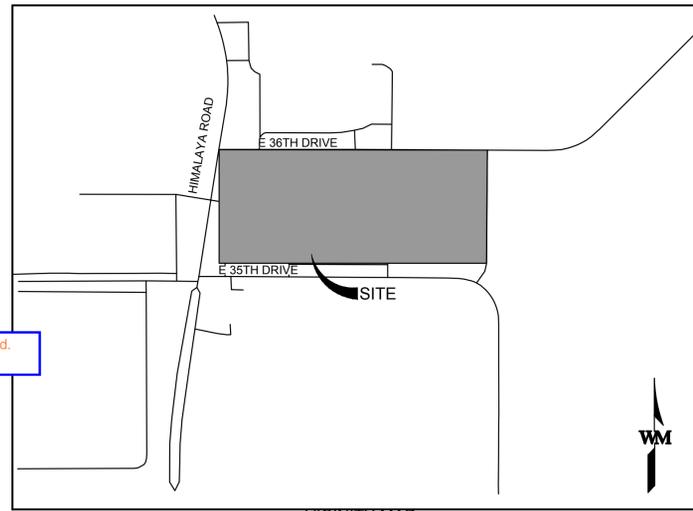
Add when landscaping is expected to be installed. This was requested previously and should be done upon completion of the parking lot expansion.

Requested addition to note added.

Include the proposed canopy addition in the description of the proposed changes.

Canopy addition added to amendment block.

Note added to cover sheet.



AMENDMENTS:	
Minor Amendment 5-10-2006	Expand trailer parking for Building # 9 onto adjacent vacant lot (future Building #8)
Add security fence	Add parking lot lights
Minor change 11-23-11	Reshape trailer parking on east side
Add security fence and gates	Add parking lot lights
	ADDITIONAL PARKING TO REPLACE BLDG 8

LEGAL DESCRIPTION  
 [Add: Lot 3, Block 1]  
 MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 2  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BUILDING 9 ADDITIONAL PARKING DATA BLOCK	
TOTAL SPACES PROVIDED (INCLUDING BUILDING 9 PROVIDED)	120 (BUILDING 9 PROVIDED) + 288 (ADDITIONAL PARKING) = 408 TOTAL SPACES
ACCESSIBLE SPACES REQUIRED	9 (2% OF TOTAL PROVIDED, 2015 IBC TABLE 1160.1)
ACCESSIBLE SPACES PROVIDED	6 (SPACES PROVIDED WITH BLDG 9) 3 (SPACES PROVIDED WITH ADDITIONAL PARKING LOT) 9 TOTAL SPACES

- IRRIGATION WILL BE SUPPLIED FOR FUTURE LANDSCAPED ISLANDS AS REQUIRED, AND WILL BE A PART OF TENANT IMPROVEMENT DEVELOPMENT PROCESS.
- TT1E TRUCK STAGING AREA BETWEEN THE BUILDINGS WILL NOT BE USED FOR OUTDOOR STORAGE UNLESS ADEQUATELY SCREENED FROM THE STREET.
- PARKING FOR FUTURE USERS WILL MEET THE REQUIREMENTS OF SECTION V, OFF STREET PARKING OF THE MPIP IF USES CHANGE FROM GENERAL INDUSTRIAL TO OFFICE USE.
- 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 ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- MCC PHASE II WILL GENERATE APPROXIMATELY 614 TRIPS DURING THE EVENING PEAK HOUR (BASED ON ITE TRIP GENERATION RATES)
- INTERIM DETENTION PONDS AND EARTHEN CHANNELS ARE NOT TO LANDSCAPED AT THIS TIME. IF PERMANENT FACILITIES HAVE NOT REPLACED IN INTERIM FACILITIES BY THE END OF THE YEAR 2000, THE INTERIM FACILITIES WILL BE IMPROVED TO MPIP STANDARDS.

## INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE
2	SITE PLAN SHEET INDEX
3	BLDG NO. 6 SITE PLAN
4	BLDG NO. 7 SITE PLAN
5	ADDITIONAL PARKING SITE PLAN
5.1	ADDITIONAL PARKING GRADING PLAN
5.2	ADDITIONAL PARKING UTILITY PLAN
6	BLDG NO. 8 SITE PLAN
7	DETAILS AND LEGEND
8	BLDG NO. 6 ELEVATIONS
9	BLDG NO. 7 ELEVATIONS
10	BLDG NO. 8 ELEVATIONS
11	BLDG NO. 9 ELEVATIONS
S-4	PATIO COVER SECTIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE NOTES
L4	FINAL LANDSCAPE AND TREE PROTECTION NOTES & DETAILS
13	PHOTOMETRIC PLAN
14	PHOTOMETRIC PLAN

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.

Add the following notes as applicable:  
 - NOTES FOR ELECTRONICALLY OPERATED GATES:  
 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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL 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".  
 2. 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.  
 - NOTES FOR MANUALLY OPERATED GATES:  
 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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK, OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".  
 2. 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.

Notes for electronic and manually operated gates added to cover sheet and bubbled.

SITE DATA	BLDG. No. 6	BLDG. No. 7	BLDG. No. 8 (Future)	BLDG. No. 9	TOTAL
LAND AREA WITHIN PROPERTY LINES	6.85 ACRES	9.12 ACRES	9.27 ACRES	6.38 ACRES	31.62 ACRES
GROSS FLOOR AREA (41-16 CITY CODE)	41.9 % 125,000 SQ. FT.	50.3 % 290,000 SQ. FT.	49.5 % 200,000 SQ. FT.	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
NUMBER OF BUILDINGS	ONE	ONE	ONE	ONE	FOUR
TOTAL BUILDING COVERAGE	41.9 % 125,000 SQ. FT.	50.3 % 290,000 SQ. FT.	49.5 % 200,000 SQ. FT.	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)	37.7 % 112,820 SQ. FT.	38.6 % 154,072 SQ. FT.	38.0 % 153,951 SQ. FT.	35.9 % 99,844 SQ. FT.**	38.3 % 526,687 SQ. FT.
LANDSCAPED AREA WITHIN SITE (41-16 CITY CODE)	20.4 % 60,766 SQ. FT.	10.9 % 43,195 SQ. FT.	11.0 % 42,250 SQ. FT.	10.1 % 28,069 SQ. FT.	12.8 % 176,280 SQ. FT.
PRESENT ZONING CLASSIFICATION	M-1	M-1	M-1	M-1	M-1
PROPOSED USES	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE
PERMITTED MAXIMUM SIGN AREA	600 SQ. FT.	600 SQ. FT.	600 SQ. FT.	600 SQ. FT.	2,400 SQ. FT.
TYPE OF SIGN	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL
NUMBER OF STORES	ONE	ONE	ONE	ONE	ONE
MAXIMUM HEIGHT OF BUILDINGS	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
LOADING SPACES	REQUIRED: 4 PROVIDED: 29	REQUIRED: 4 PROVIDED: 52	REQUIRED: 4 PROVIDED: 42	REQUIRED: 4 PROVIDED: 28	REQUIRED: 16 PROVIDED: 161
PARKING SPACES	REQUIRED: 99 PROVIDED: 165	REQUIRED: 160 PROVIDED: 164*	REQUIRED: 160 PROVIDED: 164*	REQUIRED: 120 PROVIDED: 120*	REQUIRED: 539 PROVIDED: 613*
HANDICAP SPACES	REQUIRED: 4 PROVIDED: 18	REQUIRED: 12 PROVIDED: 12	REQUIRED: 12 PROVIDED: 12	REQUIRED: 4 PROVIDED: 5	REQUIRED: 18 PROVIDED: 38

\* 51 STALLS WITH WIDTH OF 8.5 FT. \* 48 STALLS WITH WIDTH OF 8.5 FT. \* INCLUDES 18 STALLS FOR POSSIBLE FUTURE USE. \*\* INCLUDES RAIL YARD. \* INCLUDES 18 STALLS FOR POSSIBLE FUTURE USE and 100 STALLS WITH WIDTH OF 8.5 FT.

**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

900 south broadway  
 suite 320  
 denver, co 80209  
 p 303.661.3333  
 waremalm.com

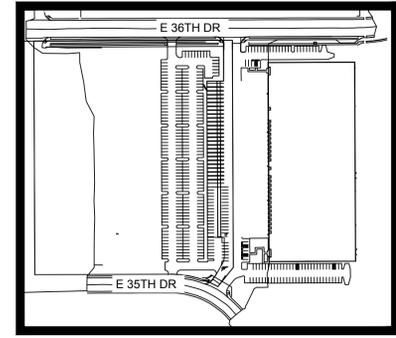
FOR AND ON BEHALF OF WARE MALCOMB

MAJESTIC COMMERCENTER FILING NO. 2  
**BUILDING 9 ADDITIONAL PARKING**  
 COVER SHEET & NOTES

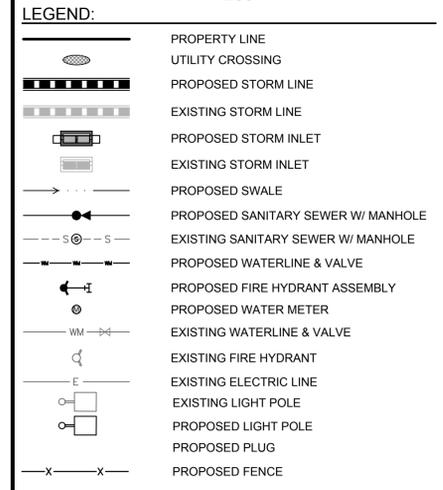
NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
PA / PM:	BJH
DESIGNED:	TRS
DATE:	
PLOT DATE:	3/11/22





KEYMAP  
1" = 250'

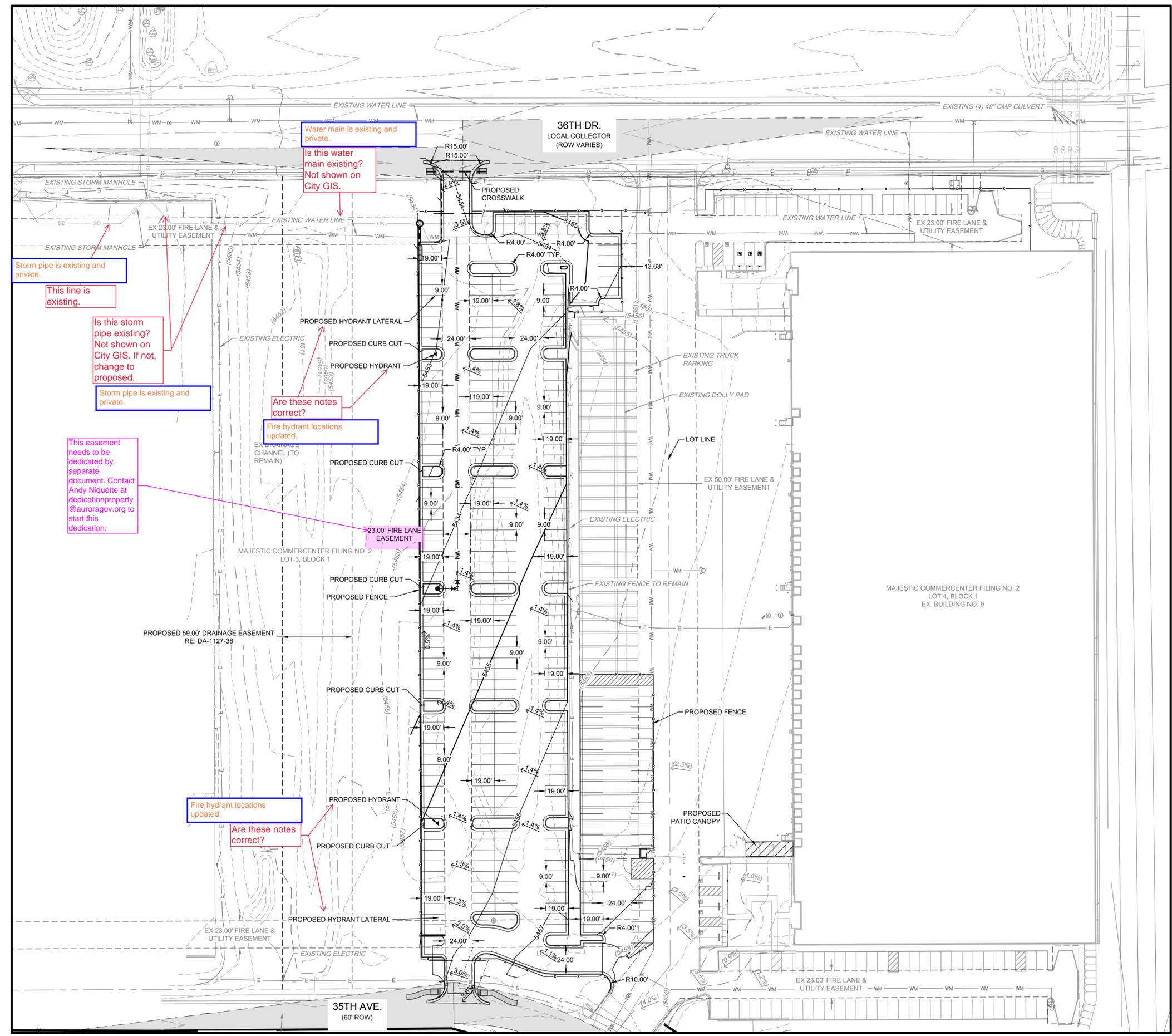
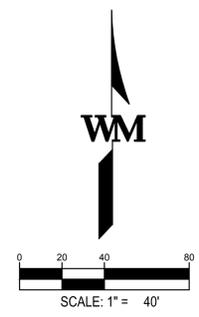


**NOTES:**

- ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

**BENCHMARK**  
CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, CO S2 T4S, R66W, 1991 LS 19614"

**BASIS OF BEARINGS**  
NORTH LINE EAST HALF SOUTHWEST SEC. 2  
S89°28'31" 1.321.32'



Water main is existing and private.  
Is this water main existing? Not shown on City GIS.

Storm pipe is existing and private.  
This line is existing.

Is this storm pipe existing? Not shown on City GIS. If not, change to proposed.  
Storm pipe is existing and private.

Are these notes correct?  
Fire hydrant locations updated.

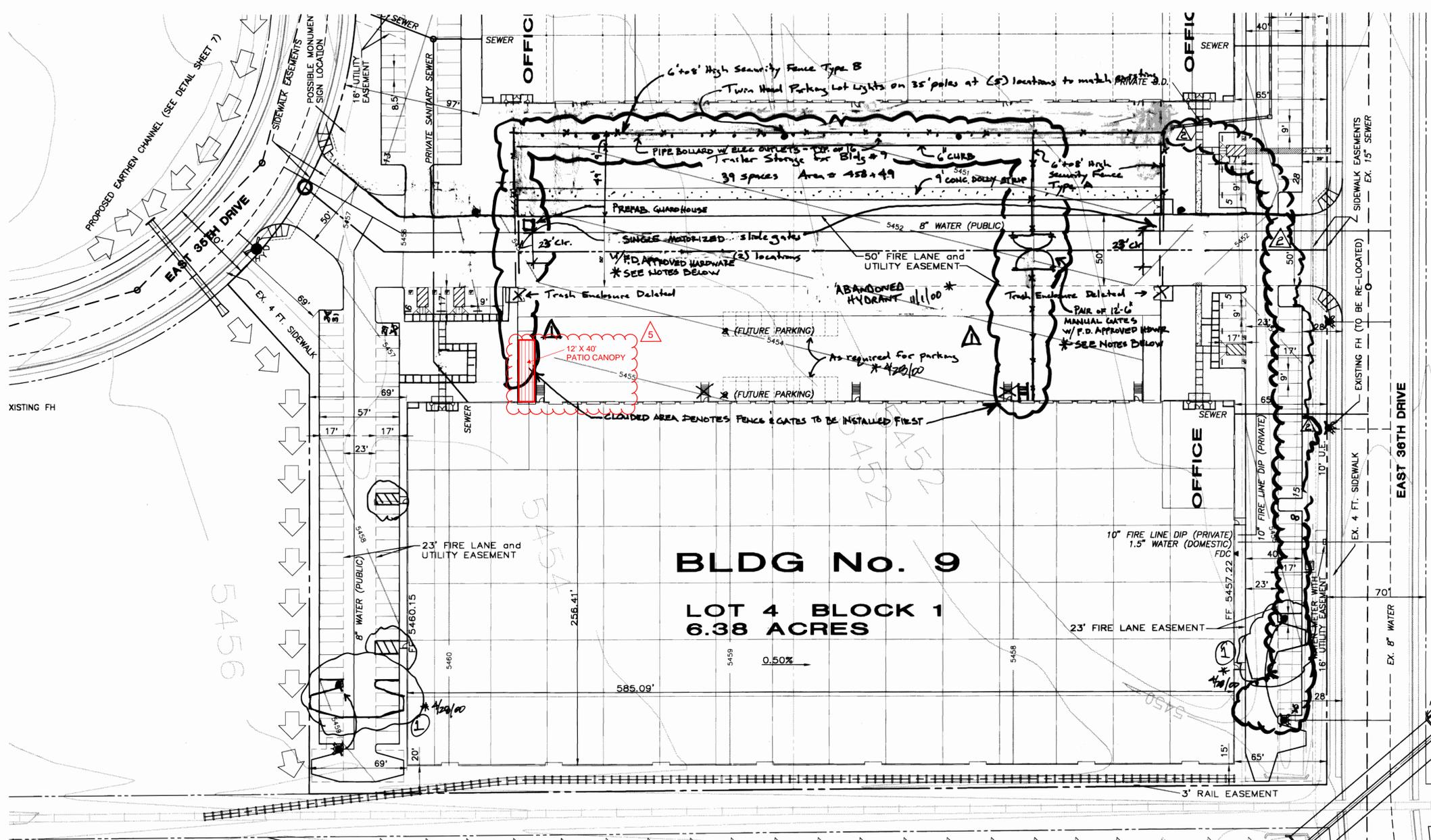
This easement needs to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start this dedication.

Fire hydrant locations updated.  
Are these notes correct?

NO.	DATE	REMARKS

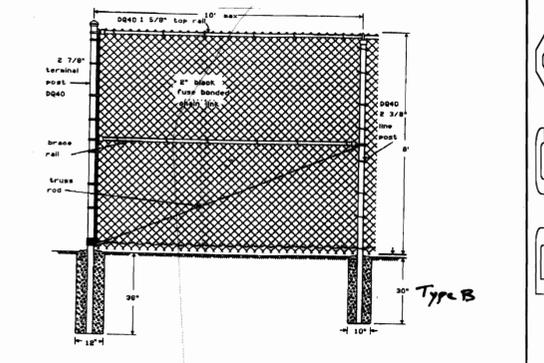
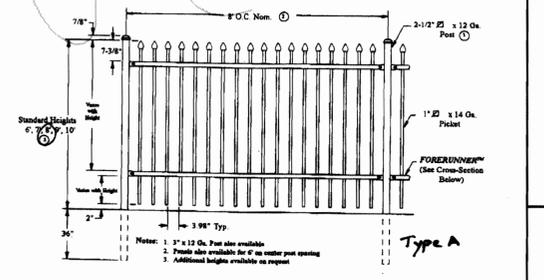
JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	
PLOT DATE:	3/11/22





Minor Amendment 5-10-2006  
 Expand trailer parking for Building # 9 onto adjacent vacant lot (future Building #8)  
 Add security fence  
 Add parking lot lights

MINOR AMENDMENT 9/30/2009 HA-480723 1997-6060-05  
 - REVISE SIZE OF TRAILER STORAGE PKNG & ADD CONC. DOLLY STMP  
 - ADD EAST/WEST FENCE LINE AND GATES  
 - ADD GUARDHOUSE  
 - ADD EXTERIOR STAIR & BLDG 9  
 - ADD PIPE BOLLARDS w/ELEC. OUTLETS ALONG WEST FENCE



\* MYLAR CHANGES  
 ① Reconfigure parking for water detention purposes April 28, 2000  
 ② Abandon and relocate fire hydrant as illustrated.  
 ③ Mylar Change 8/5/11  
 Extend fence to enclose north parking lot. See RSN 615506

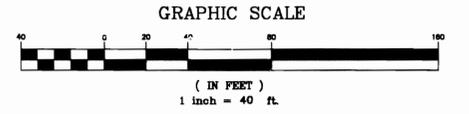
**GATE OPERATING REQUIRMENTS**

A. 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, OR ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE 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; C) AN ELECTRICAL OR BATTERY BACK-UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE).

B. SITE PLAN APPROVAL BY THE PLANNING DEPARTMENT IS NOT CONSIDERED BUILDING DIVISION APPROVAL FOR THE INSTALLATION OF ANY GATING SYSTEM. A SEPARATE APPROVED BUILDING PERMIT IS REQUIRED.

C. BOTH THE SWINGING AND SLIDING GATES, AND ADJACENT FENCE SUPPORT POSTS, WHEN IN THE FULL OPEN POSITION, SHALL NOT ENCRoACH INTO THE REQUIRED 23' MINIMUM GATE OPENING WIDTH.

NOTE: PARKING LOT SURFACE TO BE A.C. PAVING ON BASE  
 NOTE: FOUR (4) MONUMENT SIGNS SHALL BE ALLOWED PER BUILDING. ACTUAL LOCATIONS SHALL BE DETERMINED AND APPROVED AT THE TIME OF TENANT IMPROVEMENTS.

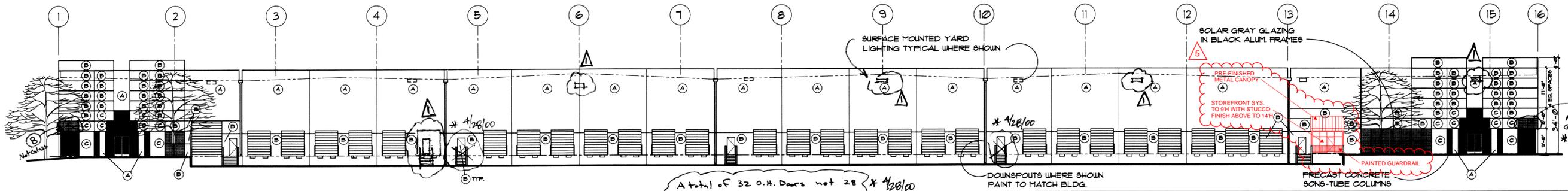


**MAJESTIC REALTY CO.**  
 20100 East 32nd Place Suite 150  
 Aurora, CO 80011  
 Office (303) 371-1400 Fax (303) 371-0600

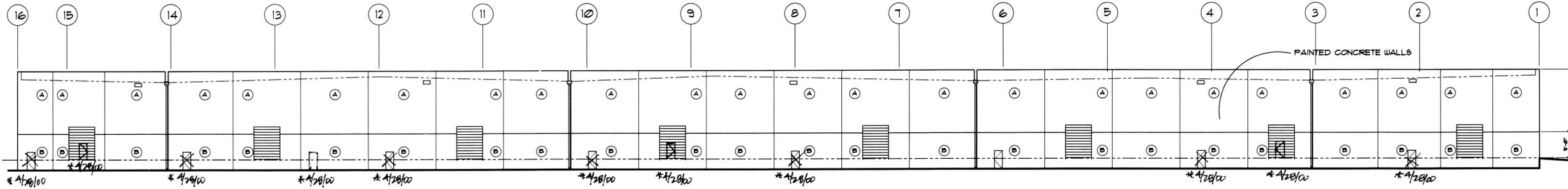
**P-O-A-MAJESTIC**  
**PARDUE, CORNWELL & ASSOCIATES, INC.**  
 Planning • Engineering • Surveying  
 161 KALAMUS DRIVE SUITE C-230  
 COSTA MESA, CA 92626  
 (714) 241-3400

**MAJESTIC COMMERCCENTER PHASE II**  
**AURORA, COLORADO**  
**SITE PLAN BUILDING NO. 9**

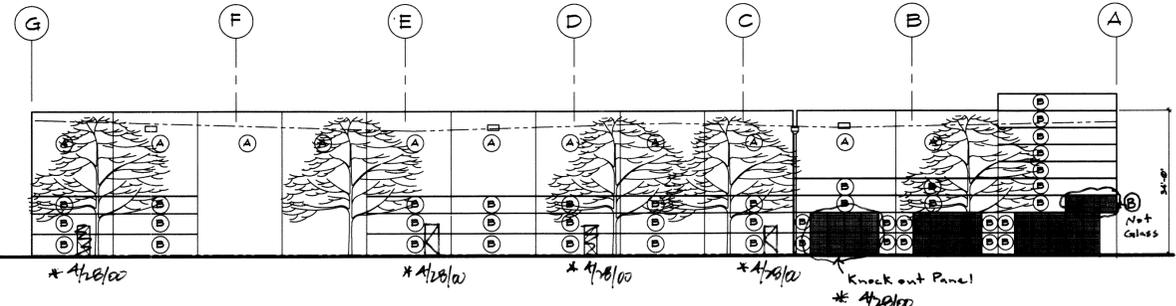
DATE: OCT. 4, 1997  
 JOB NO. 4670  
 SHEET NO. 6  
 OF 11 SHEETS



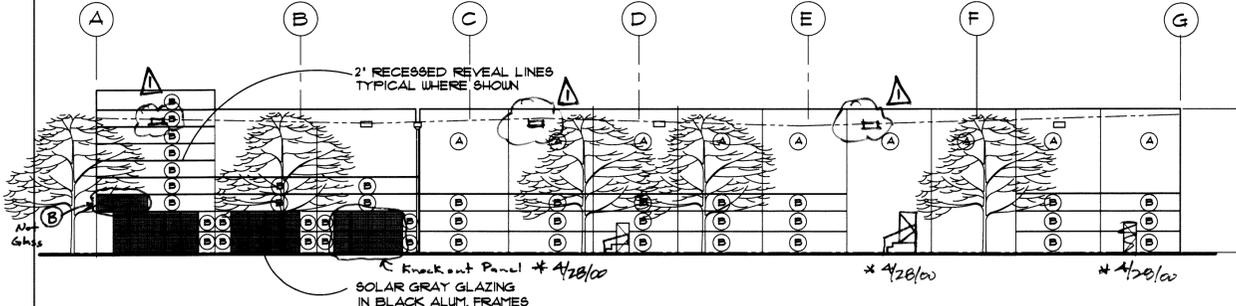
**BLDG. NO.9 - WEST ELEVATION**



**BLDG. NO.9 - EAST ELEVATION**



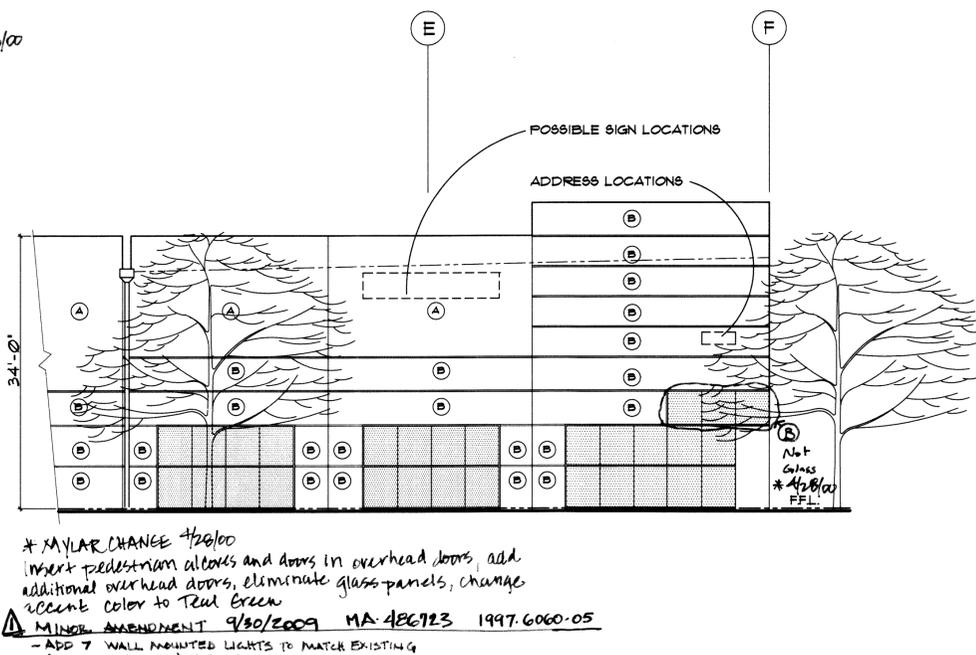
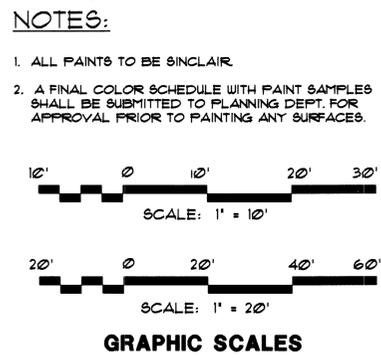
**BLDG. NO.9 - NORTH ELEVATION**



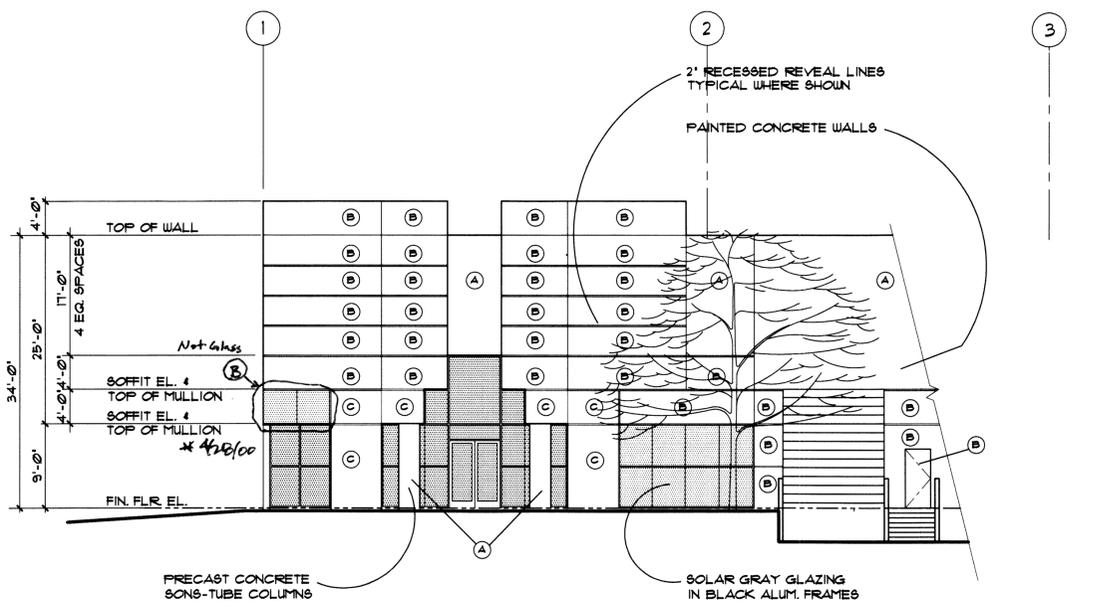
**BLDG. NO.9 - SOUTH ELEVATION**

**FINISH AND COLOR SCHEDULE**

SYMBOL	MATERIAL/FINISH	COLOR
(A)	PAINT	UG9055
(B)	PAINT	UG9058
(C)	PAINT	CH202 SIN 8683 * 4/26/00



**BLDG. NO.9 - ENTRY ELEVATION**



**BLDG. NO.9 - ENTRY ELEVATION**

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 The acceptance of this drawing will be construed as an acknowledgment of the accuracy of the information and to the drawings of Commerce Construction Co., L.P.

NO.	DATE	BY	REVISIONS

COMMERCIAL CONSTRUCTION CO., L.P.  
 13191 Crossroads Parkway North  
 Sixth Floor  
 City of Industry, California 91746-3497  
 Telephone: (562) 699-0453  
 License No. 23329

**BUILDING 9 - ELEVATIONS**  
**BUILDINGS 6, 7, 8 & 9**  
**MAJESTIC COMMERCENTER**  
 E 35th DRIVE, AURORA COLORADO

DRAWN BY: **RR** DATE: **8-22-97**  
 JOB NO.: **4670**  
 SHEET NO.: **11**  
 OF 11 SHTS.

4/26/00 (M) 9/30/2009

MAJESTIC COMMERCENTER PH. 2 97-6060-1

HELLO FRESH

PATIO COVER

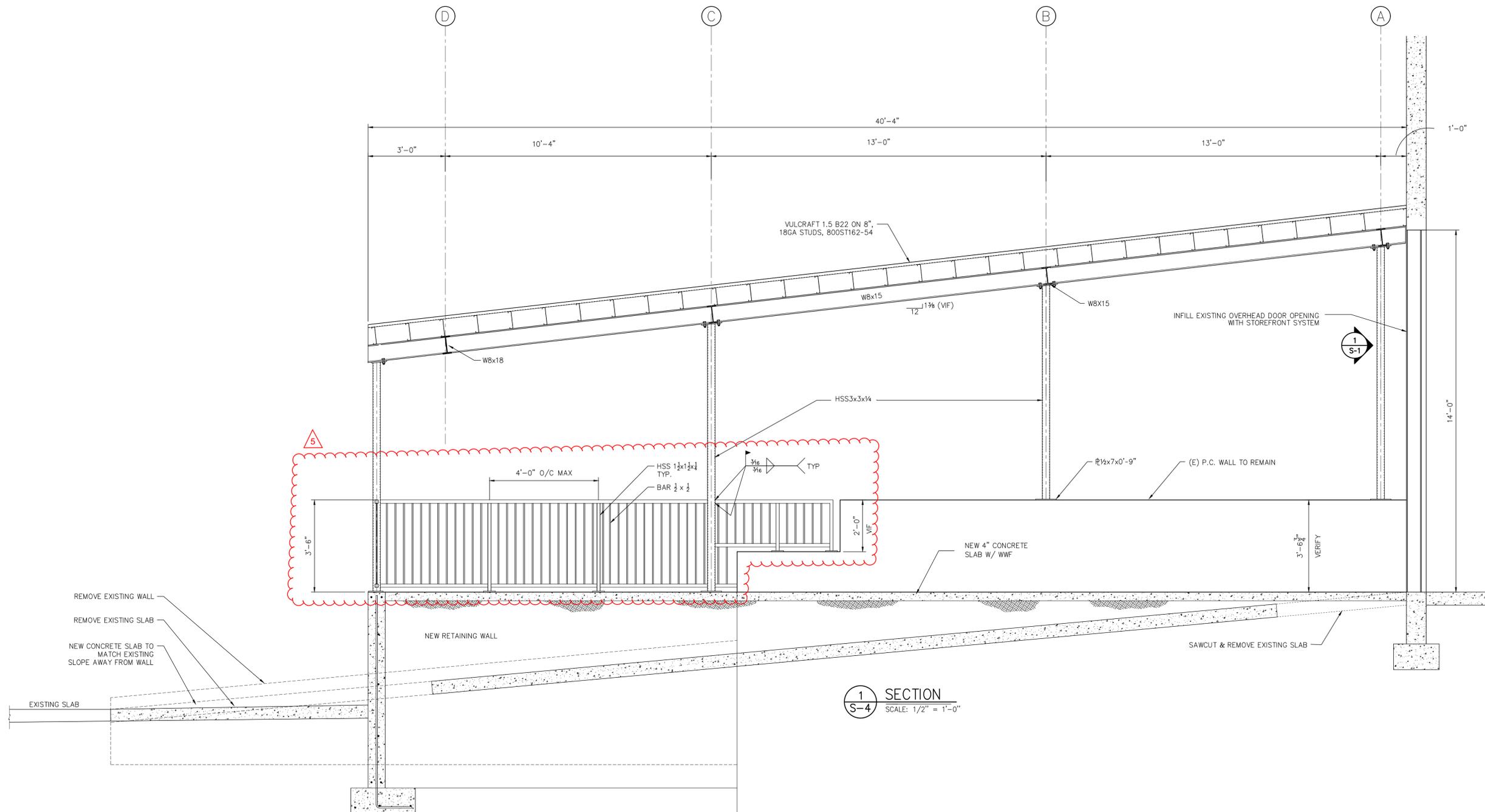
20761 E. 35TH DRIVE  
AURORA, COLORADO

BRIAN SEYFERTH & ASSOCIATES, INC.



PROFESSIONAL ENGINEER

5583 South Prince Street  
Littleton, Colorado 80120  
Phone: (303) 797-7772  
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1 SECTION  
S-4 SCALE: 1/2" = 1'-0"

NUMBER	DATE	ISSUE
1	8/31/21	REVIEW

PROJECT NUMBER: 21372

DRAWN BY: CDC

CHECKED BY:

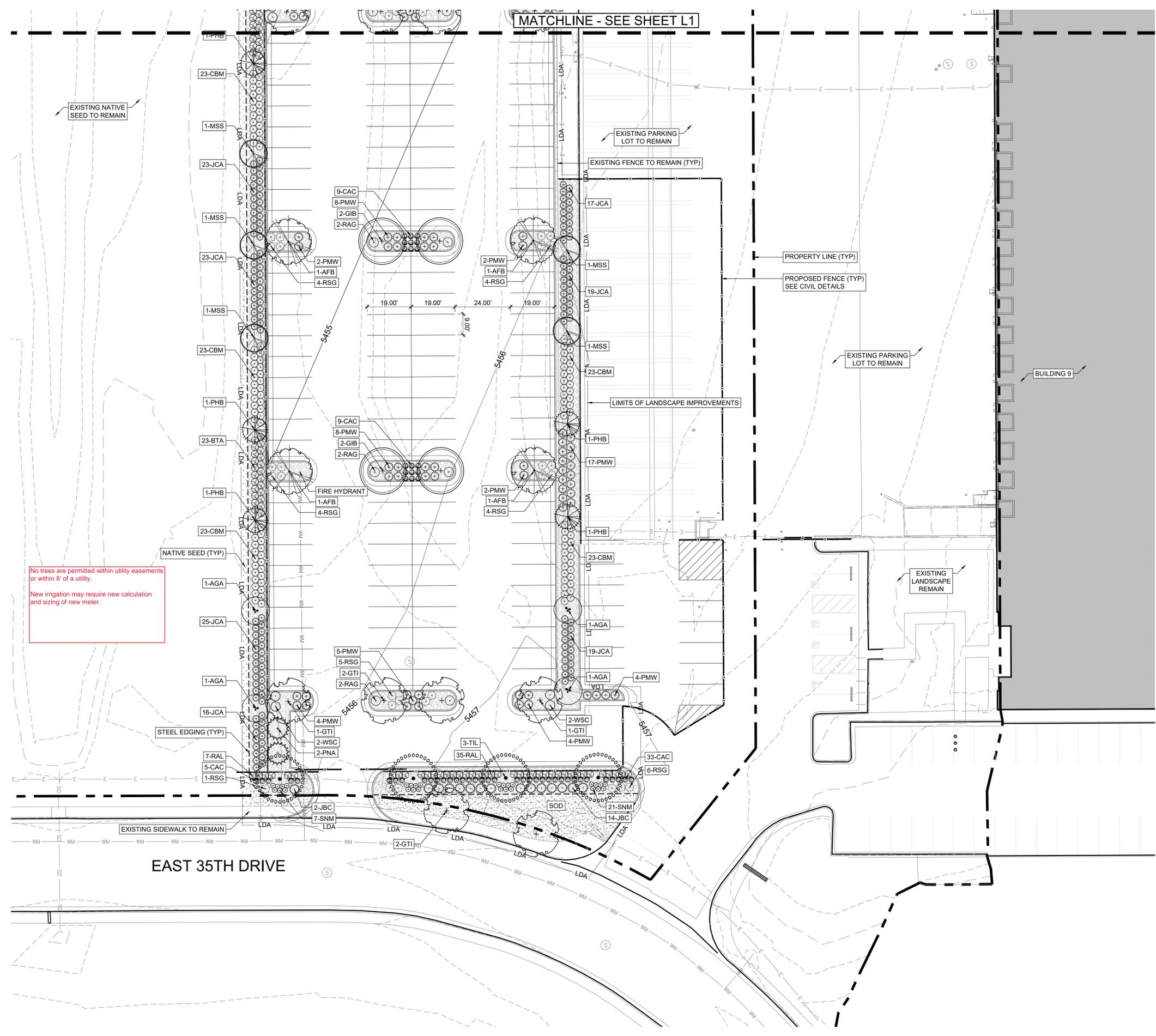
SHEET TITLE  
SECTIONS

SHEET NUMBER

S-4



NOT FOR CONSTRUCTION



No trees are permitted within utility easements or within 8' of a utility.  
New irrigation may require new calculation and sizing of new meter.

**LEGEND**

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- SOD  
5,648 S.F.
- NATIVE SEED  
2,080 S.F.
- ROCK MULCH  
18,200 S.F.
- STEEL EDGER 970 L.F.
- ORNAMENTAL FENCE
- LIMITS OF LANDSCAPE DISTURBANCE
- SANITARY LINE
- WATER LINE
- STORMWATER LINE
- PROPERTY LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- SIGHT TRIANGLE
- FIRE HYDRANT
- SIGN

ALL PLANTING BEDS SHALL HAVE 1 1/2" ANGULAR GRANITE ROCK MULCH PLACED A MINIMUM OF 3" DEEP WITH LANDSCAPE FABRIC.

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

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FOR AND ON BEHALF OF WARE MALCOMB

**AURORA BUSINESS CENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING  
LANDSCAPE PLAN**

NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	1/06/22

**811** Know what's below. Call before you dig.

SCALE: 1" = 20'-0"

0' 10' 20' 40'

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	8	Acer X freemani Autumn Blaze / Autumn Blaze Maple	2.0" Cal.	Single Stem B&B	Med.
	GIB	8	Ginkgo biloba 'Autumn Gold' / Maidenhare Tree	2.0" Cal.	Single Stem B&B	Med.
	GTI	18	Gleditsia Triacanthos Inermis Imperial / Imperial Honeylocust	2.0" Cal.	Single Stem B&B	Low
	TIL	9	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.0" Cal.	Single Stem B&B	Med.
TOTAL		43				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PNA	8	Pinus Nigra 'Hornbrookiana' / Dwarf Austrian Pine	8' Height	B&B	Low/Med
	PHB	12	Pinus heldreichii / Bosnian Pine	6' Height	B&B	Low
TOTAL		20				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AGA	6	Amelanchier X Grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6' Height	Multi-Stem B&B	Low
	MSS	8	Malus x 'Spring Snow' / Spring Snow Crabapple	6' Height	Single Stem B&B	Low
TOTAL		14				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BTA	69	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CBM	186	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Spirea	5 gal	Cont.	Low
	RSG	69	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RAG	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	RAL	95	Ribes alpinum / Alpine Currant	5 gal	Cont.	Low
	WSC	10	Prunus Besseyi / Western Sand Cherry	5 gal	Cont.	Low
TOTAL		443				
TALL DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PCC	6	Prunus x cistena / Cistena Plum	5 gal		Med.
TOTAL		6				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JBC	40	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont.	Low
	JCA	225	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	5 gal	Cont.	Low
	PMW	100	Pinus mugo 'Whitebud' / White Bud Mugo Pine	5 gal	Cont.	Low
TOTAL		365				
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	CAC	120	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont.	Xeric
TOTAL		120				
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	SNM	42	Salvia nemorosa 'May Night'	1 gal	Cont.	Xeric
TOTAL		42				
GROUND COVERS				CONT	TYPE	WATER USAGE
		5,648 SF	Sod - RTF Sod, or approved equal			Med.
		2,080 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		18,200 SF	1 1/2" Angular Granite Rock Mulch (3" deep) w/ Landscape Fabric, or approved equal			N/A

TABLE OF CURBSIDE LANDSCAPE

DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40')	TREES PROVIDED
E 36th DRIVE	146'	---	4	4
E 35th DRIVE	113'	---	3	2*

REQUIREMENTS SET FORTH BY THE CITY OF AURORA  
\*TREE UNABLE TO BE INSTALLED DUE TO UTILITY/SPACE CONSTRAINTS.

STREET FRONTAGE, STREET PERIMETER, & SPECIAL BUFFERS

DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
				TREES (1 / 40 LF)	SHRUBS (10 / 40 LF)
STREET FRONTAGE, E 36th DRIVE (NORTH)	170'	10'	10'	5/4*	43 / 86
STREET FRONTAGE, E 35th DRIVE (SOUTH)	168'	10'	10'	4/4	42 / 61
PARKING LOT ISLANDS	N/A	9'	9'	31/31	186/186

REQUIREMENTS SET FORTH BY THE CITY OF AURORA  
\*TREE EQUIVALENT USED. 1 TREE = 10 SHRUBS.

PARKING LOT SCREENING

DESCRIPTION	WIDTH PROVIDED	LENGTH PROVIDED	REQUIRED / PROVIDED	
			TREES	SHRUBS
PARKING LOT SCREENING (NORTH)*	10'	170'	5 / 5	43 / 86
PARKING LOT SCREENING (WEST)	8'	646'	16 / 16	323 / 379
PARKING LOT SCREENING (EAST)**	10'	230'	6 / 6	42 / 61
PARKING LOT SCREENING (SOUTH)***	10'	168'	4 / 4	42 / 61

REQUIREMENTS SET FORTH BY THE CITY OF AURORA  
\* PARKING LOT SCREENING (NORTH) IS COMBINED WITH STREET FRONTAGE E 36th DRIVE.  
\*\* PARKING LOT SCREENING (EAST) IS PROVIDED TO THE EXTENT POSSIBLE WITH PROPOSED IMPROVEMENTS.  
\*\*\* PARKING LOT SCREENING (SOUTH) IS COMBINED WITH STREET FRONTAGE E 35th DRIVE.

TOTAL LANDSCAPE REQUIREMENTS

AURORA TREES TOTAL REQUIRED: 72
MAJESTIC TREES TOTAL REQUIRED: 48
TREES PROVIDED: 77
AURORA SHRUBS TOTAL REQUIRED: 679
MAJESTIC SHRUBS TOTAL REQUIRED: 72
SHRUBS(INCL. GRASS+PERN.) PROVIDED: 814

LANDSCAPE REQUIREMENT FOR INDUSTRIAL USE

*TOTAL LANDSCAPE AREA: +/-35,611 SF			
	1 DEC. OR 1 EVGRN TREE PER 1,500 SF	1 ORNAMENTAL TREE PER 1,500 SF	3 SHRUBS PER 1,500 SF
REQUIRED	24	24	72
PROVIDED	64	10	661

REQUIREMENTS SET FORTH BY THE MAJESTIC COMMERCCENTER  
\* TOTAL LANDSCAPE AREA WAS CALCULATED BY DEDUCTING ASPHALT PARKING AREA FROM LDA.

GENERAL NOTES

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- 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.
- NO SLOPES TO EXCEED 3:1

CITY OF AURORA STANDARD NOTES AND TABLES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7 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.
- 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.
- A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

MAJESTIC LANDSCAPE NOTES

- THE LANDSCAPE PLAN PROVIDED FOLLOWS CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCCENTER MASTER PLAN DATED 2020.

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FOR AND ON BEHALF OF WARE MALCOMB

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**AURORA BUSINESS CENTER FILING NO. 2**  
**BUILDING 9 ADDITIONAL PARKING**  
LANDSCAPE NOTES

---

NO.	DATE	REMARKS

---

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	1/06/22

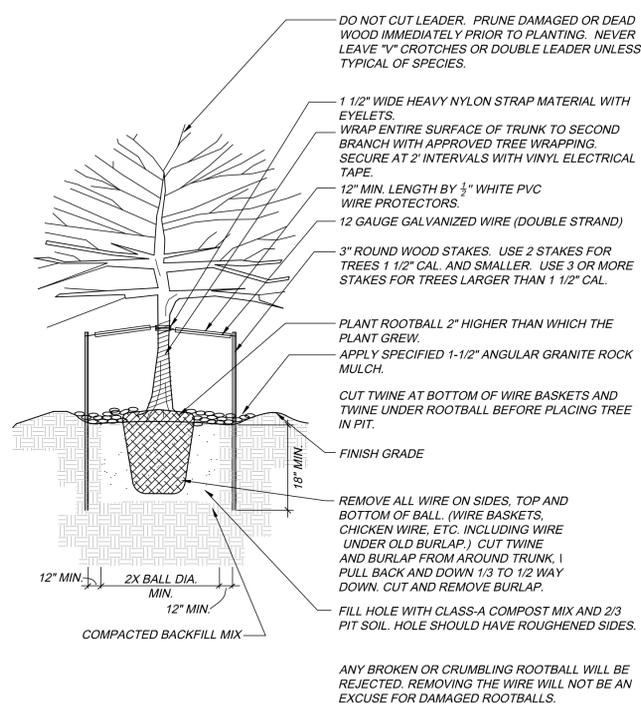
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SHEET  
**L3**  
Sheet of

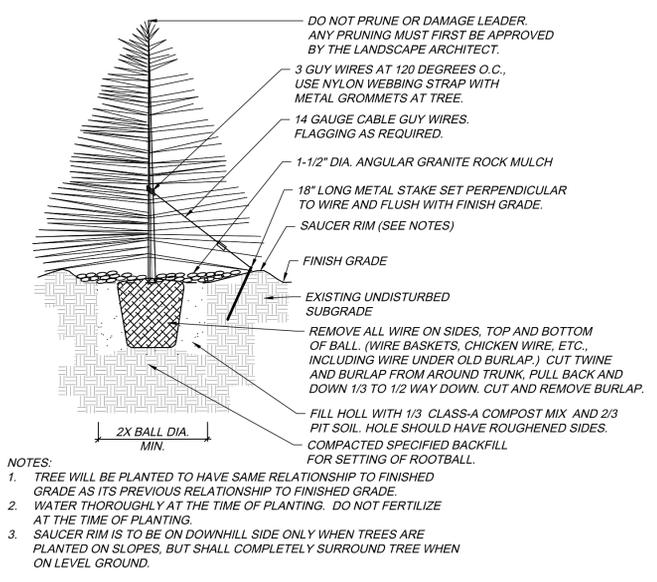
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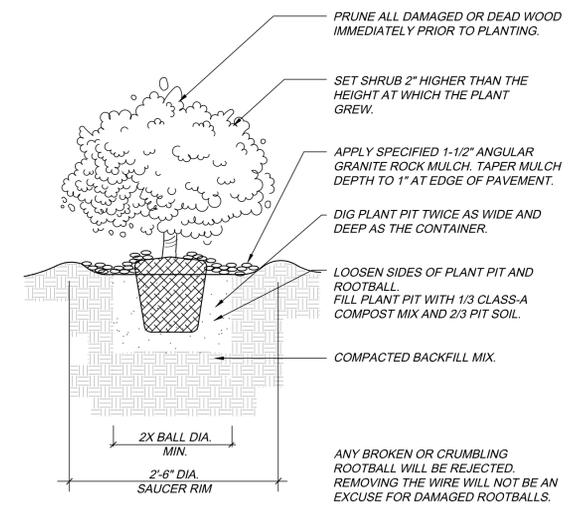
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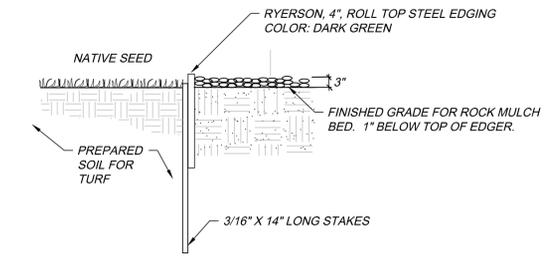
**DECIDUOUS/ORNAMENTAL TREE PLANTING DETAIL**  
N.T.S.



**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.



**SHRUB/PERENNIAL PLANTING DETAIL**  
N.T.S.



**EDGER DETAIL - SOD AND PLANT BED**  
N.T.S.

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FOR AND ON BEHALF OF WARE MALCOMB

**AURORA BUSINESS CENTER FILING NO. 2**  
**BUILDING 9 ADDITIONAL PARKING**  
FINAL LANDSCAPE AND TREE PROTECTION NOTES & DETAILS

NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	1/06/22

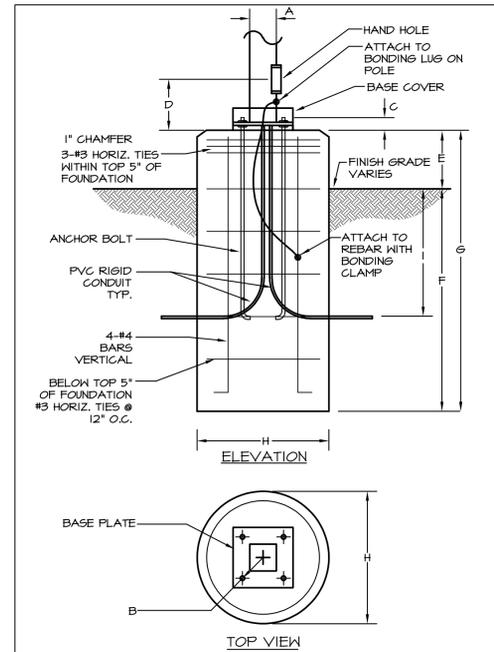
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LIGHTING FIXTURE SCHEDULE														
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE	QTY	WATT	CCT/CRI	MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION	NOTES
EA1	TYPE T4FT, DUAL HEAD AREA LIGHT FULL CUTOFF, LED	MCGRAW-EDISON	GLEDN-AF-04-LED-EI-T4FT-8030	480	LED	2	225	3000/90	450	51298	N/A	---	POLE GROUND	25'-0" BOF

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, DFH - OVERALL FIXTURE HEIGHT, AFF(AGF) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH



POLE KEY	OVERALL HEIGHT	ANCHOR BOLT DATA			D	E	F	G	H	I
		A	B	C						
EA1	25'0"	4"	PER MANUFACTURER			2'0"	6'0"	96"	24"	36"

2 | POLE BASE DETAIL  
SCALE: NONE

### McGraw-Edison

**DESCRIPTION**  
The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

**DESCRIPTION TABLE:**

Category #	Type
Project	
Comments	Date
Prepared by	

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 50Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 15kV of transient line surge. The Galeon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

**Mounting STANDARD ARM MOUNT:**  
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm

**may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock out enables round pole mounting.**

**Finish**  
Housing finished in super durable TGIC polyester powder coat paint. 2.6 mil nominal thickness for superior protection against face and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**GLEDN GALLEON LED**  
1-10 Light Squares  
Solid State LED  
AREA/SITE LUMINAIRE

**CERTIFICATION DATA**  
3G Vibration Rated  
DesignLights Consortium® Qualified®  
Dark Sky Approved (SDMK CCT and warmer only)  
IEEE 802  
ISO 9001  
UL979 (LMF Compliant)  
UL/cUL Wet Location Listed

**ENERGY DATA**  
Electronic LED Driver  
40/50 Power Factor  
±20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V-480V 50Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

**COOPER** Lighting Solutions

TC000806EN June 2, 2020 12:06 PM

1 | TYPE EA1  
SCALE: N.T.S.

PHOTOMETRIC DETAILS

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	01/14/2022
PLOT DATE:	1/14/22

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