

ARCHITECTURAL DESIGN STANDARDS MATRIX

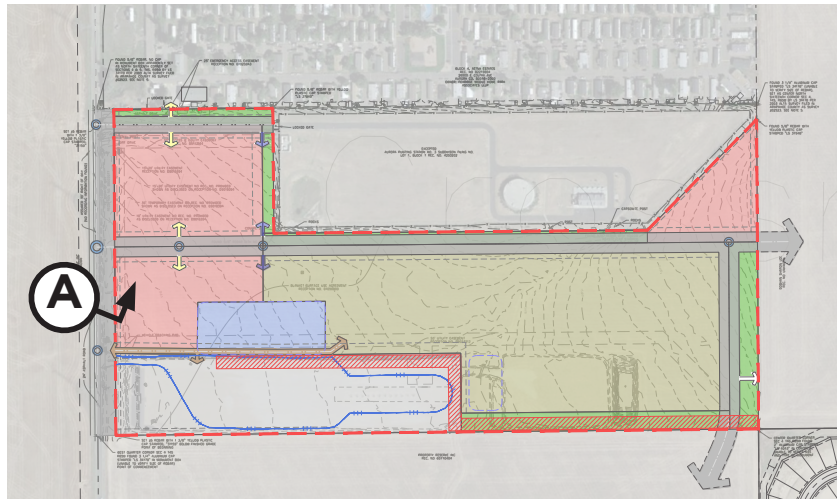
Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
COMMERCIAL DESIGN *(These standards apply to all structures within this Master Plan except the RV Storage Canopies addressed below)		
Retail Materials Palette	Material palette will consist of natural stone, synthetic stone products, stucco, architectural steel, standing seam metal roofing, anodized aluminum storefront / curtain wall glazing systems, brick, fabric awnings and precast concrete.	Tab 12.2 through 12.4
Retail Color Palette	Color palette to include earth tones, indigenous to the region resulting in a cohesive unified theme throughout the development. Bright or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary structure.	Tab 12.2 through 12.5
Retail Architectural Styles	The style is a contemporary design that is intended to match modern retail chain design and other storage facility design typical for pad sites in the Aurora area by providing a collection of angular geometric forms, mixtures of material / colors / textures, and providing a unifying horizontal connectivity through facade detailing.	Tab 12.2 through 12.6
Retail Architectural Features	Features shall include highlighting entries to buildings with architectural treatments, varied heights in parapets, material changes at changes in plane, false windows and door openings when the building use warrants.	Tab 12.2 through 12.7
Retail Architectural Orientation	Buildings will be pulled up to the street along Powhaton Road and Colfax Avenue. Parking, gas canopies and other auto-oriented uses will be located on the back side of pad sites.	Tab 10.5
RV STORAGE CANOPY DESIGN		
Canopy Materials Palette	Material palette will consist of architectural steel, standing seam metal roofing and pre-cast concrete.	Tab 12.5
Canopy Color Palette	Color palette to include earth tones, indigenous to the region resulting in a cohesive unified theme throughout the development. Bright or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary structure.	Tab 12.5
Canopy Architectural Styles	The style is a contemporary design that is intended to match modern retail chain design and other storage facility design typical for pad sites in the Aurora area by providing a collection of angular geometric forms, mixtures of material / colors / textures, and providing a unifying horizontal connectivity through facade detailing.	Tab 12.5
Canopy Architectural Features	Standing seam metal roofing with either shed or butterfly pitched roofing is intended for canopy design.	Tab 12.5
Canopy Architectural Orientation	Canopies will be located within the interior of the outdoor self-storage planning areas and not pulled up to the street frontage/landscape buffer along E 12th Avenue. Also, no outdoor self-storage uses will front to Powhaton Road.	Tab 12.5

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed Aurora UDO and other ordinance standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.

All the photos and illustrations referenced by this matrix are illustrative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent, and detail.

Note: All structures within this Master Plan will be required to meet the Aurora UDO standards.

COMMERCIAL RETAIL FRONTING POWHATON ROAD



INDOOR SELF-STORAGE MAIN BUILDING FRONTING E. 12th AVENUE



INDOOR SELF-STORAGE BUILDING & STORAGE UNITS FRONTING E. 12th AVENUE



OUTDOOR SELF-STORAGE (RV CANOPY COVERINGS)

