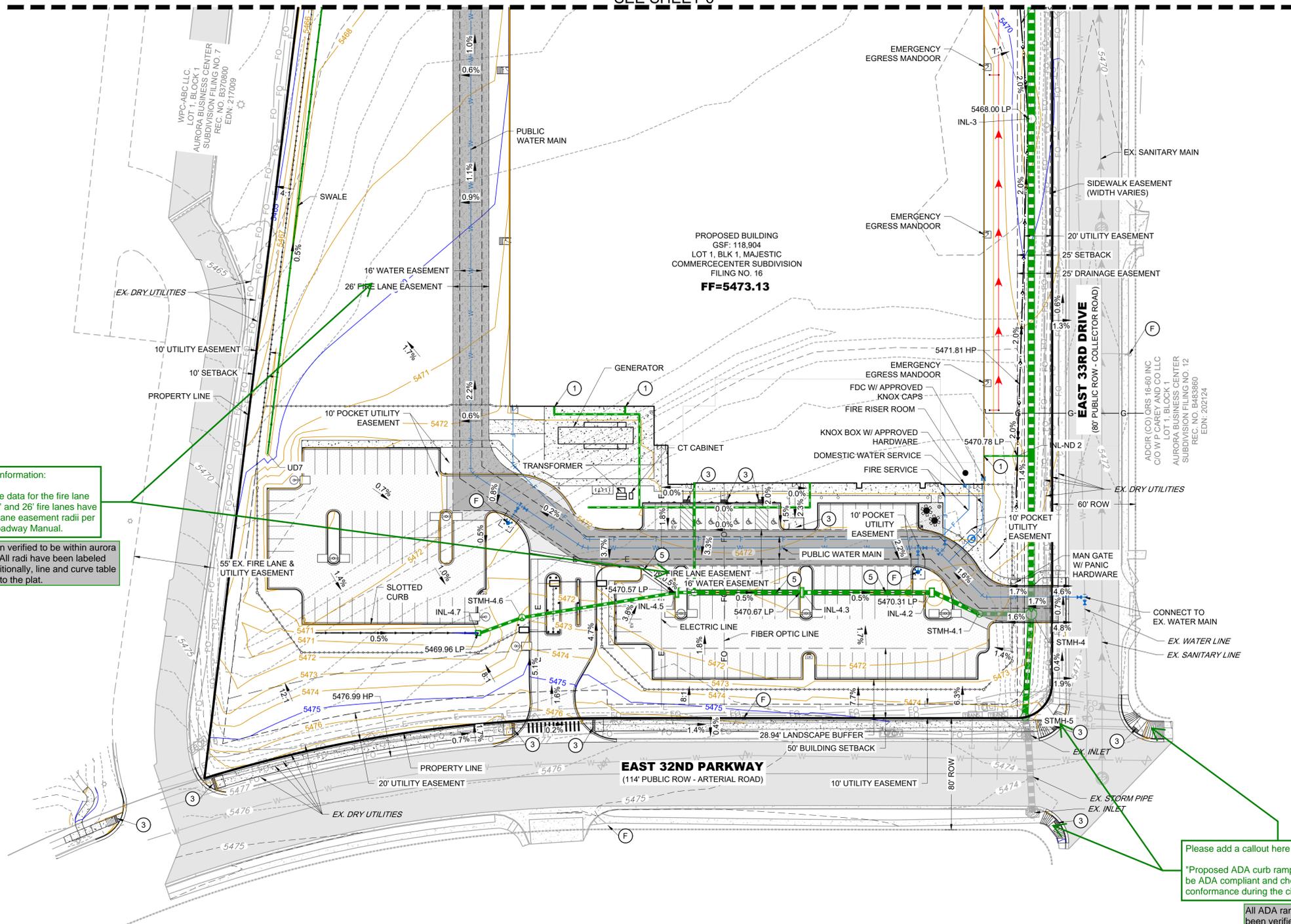


MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 6



New comment based on new information:
The plat did not show the curve data for the fire lane easement. Ensure that the 23' and 26' fire lanes have radii that meet the criteria fire lane easement radii per section 5.C.1.a of the 2025 Roadway Manual.

All radii have been verified to be within aurora fire lane criteria. All radii have been labeled on site plan. Additionally, line and curve table has been added to the plat.

Please add a callout here stating:
"Proposed ADA curb ramps will be verified to be ADA compliant and checked for conformance during the civil plan submittal."

All ADA ramps have been verified to not be ADA compliant. Therefore, there is proposed to linework to reconstruct the ramps to be compliant. Since this verification has already been done the above

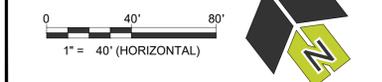
- NOTES:**
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
 - PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.
 - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT-OF-WAY OR ALONG ACCESSIBLE ROUTE TO BE PROVIDED IN CIVIL PLANS
 - A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E. 32ND PKWY. & E 33RD DR. SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING CIVIL PLAN SUBMITTAL THE PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL AND ADDITIONAL LIGHTS TO BE ADDED AS REQUIRED.
 - PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED & MAINTAINED IN PERPETUITY.

GRADING ABBREVIATIONS

HP	HIGH POINT
LP	LOW POINT

- KEYNOTES & LEGEND:**
- ① ROOF DRAIN
 - ② 15' CURB CUT W/ 5' CHASE
 - ③ ADA RAMP
 - ④ RIPRAP PAD
 - ⑤ 4' DRAINAGE PAN
 - ⓕ FIRE HYDRANT

- EASEMENT
- FIRE LANE EASEMENT (F.L.E.)
- W EX. WATER MAIN
- PR. WATER MAIN
- EX. SANITARY SEWER
- PR. SANITARY SERVICE
- EX. STORM SEWER
- PR. STORM SEWER
- PROPOSED LIGHT POLE
- 100.00 SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT



DATE	DESCRIPTION

MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
GRADING & UTILITY PLAN
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

PROJ NO: 240428
ENG: EAP/JLE
DATE: 04/24/2025

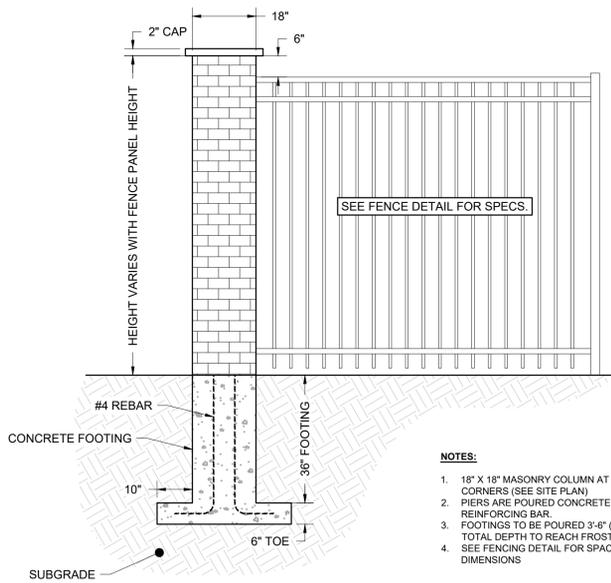
SHEET DESCRIPTION
GP1
SHEET 5

PLOT DATE: 4/29/25 AT 3:53 PM
FILE PATH: E:\PROJECTS\240428 - PROJECT FRONTIER\03 - DRAWINGS\11 - DRAINING & UTILITY PLAN

MAJESTIC COMMERCENTER - PROJECT FRONTIER

SITE PLAN

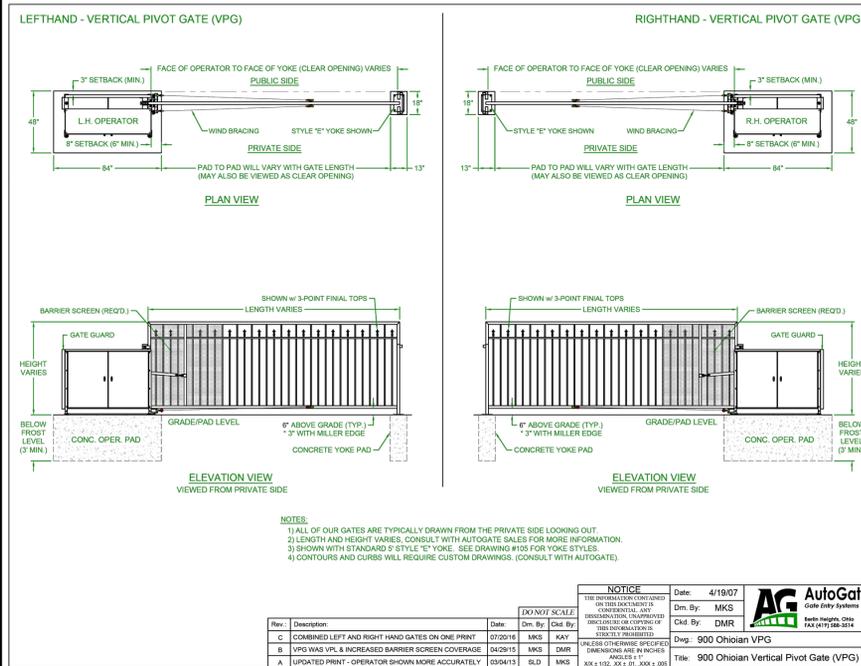
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



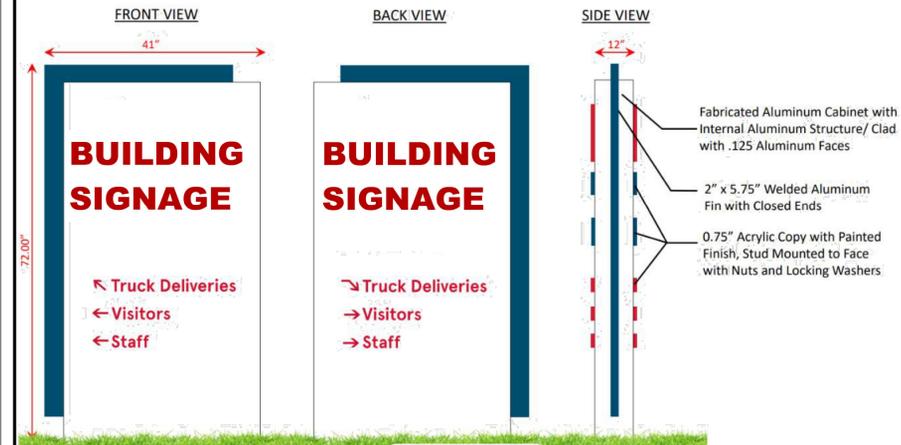
18" X 18" MASONRY COLUMN DETAIL
SCALE: 1" = 2'

NOTES:

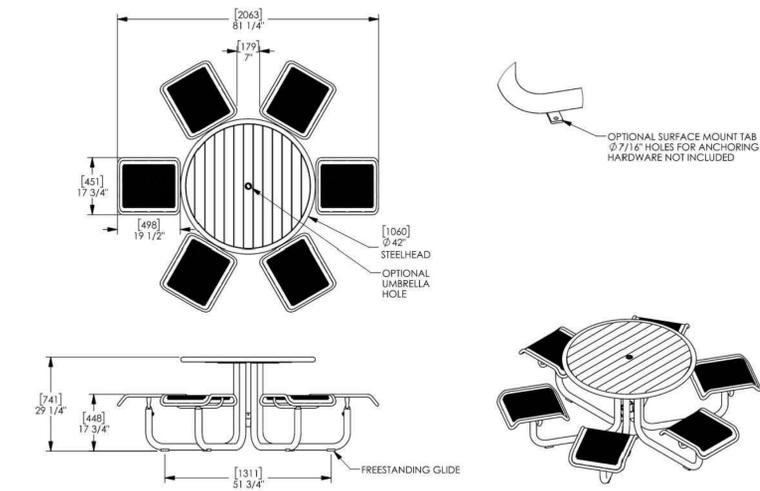
1. 18" X 18" MASONRY COLUMN AT FENCING CORNERS (SEE SITE PLAN)
2. PIERS ARE POURED CONCRETE WITH #4 REINFORCING BAR.
3. FOOTINGS TO BE POURED 3'-6" (42") TOTAL DEPTH TO REACH FROST DEPTH. SEE FENCING DETAIL FOR SPACING AND DIMENSIONS



Rev.	Description	Date	Drawn By	Checked By	Date	Drawn By	Checked By
C	COMBINED LEFT AND RIGHT HAND GATES ON ONE PRINT	07/2018	MKS	KAY			
B	VPG WAS VPL & INCREASED BARRIER SCREEN COVERAGE	04/2015	MKS	DMR			
A	UPDATED PRINT - OPERATOR SHOWN MORE ACCURATELY	03/04/15	SLD	MKS			



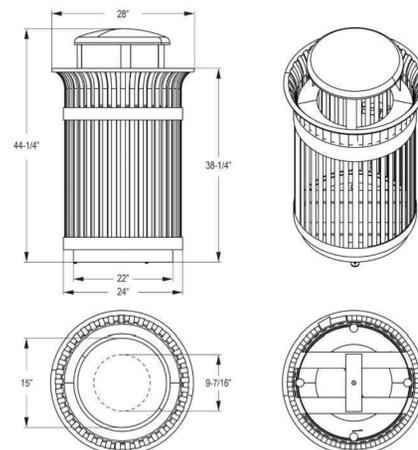
Carousel™ Table, 6 seat dining height, backless perf seats, Steelhead 42in dia wood tabletop
Product Drawing
www.landscapeforms.com
Date: 9/12/2018
Ph: 800.521.2546



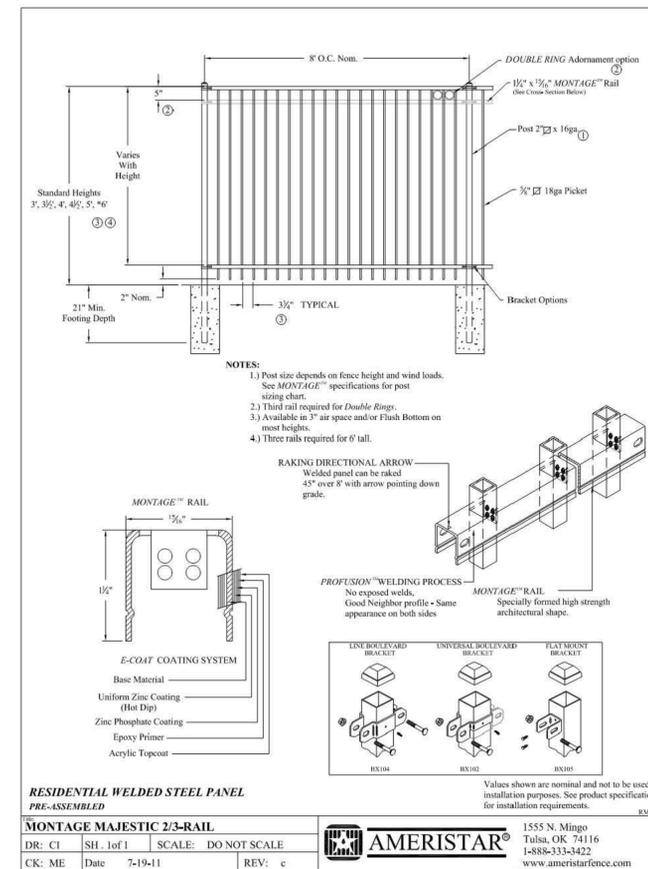
landscapeforms Drawing: CR0254
Dimensions are in inches [mm]
CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. © 2015 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

thepark AND FACILITIES CATALOG

Executive Series Flare Top Trash Receptacle with Rain Bonnet Lid - Black 593-9122



Spec Sheet



RESIDENTIAL WELDED STEEL PANEL

PRE-ASSEMBLED MONTAGE MAJESTIC 2/3-RAIL

DR: CL SH: 1of1 SCALE: DO NOT SCALE
CK: ME Date: 7-19-11 REV: c

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

REV. NO.	DESCRIPTION	DATE

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

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

PROJ NO: 240428
ENG: EAP/JLE
DATE: 04/24/2025

SHEET DESCRIPTION
SD2
8 SHEET



MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA NOTES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: MCGRAW-EDISON GLEON GALLEON LED LUMINARIE OR APPROVED EQUAL.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT. SURFACE MATERIAL AT BIKE RACKS SHALL BE CONCRETE.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBTSTRUCTED 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 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.

GENERAL NOTES

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICE ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 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 LAND EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 8.B.1.

MULCH INFORMATION

LARGER ROCK MULCH
PUEBLO GRAY COBBLESTONE 2-4"
APPLIED AT 2" DEPTH MINIMUM
AVAILABLE THROUGH: COLORADO
MATERIALS, INC.
1541 BOSTONE AVE.
LONGMONT, CO 80521
P: 303.682.2314
WWW.COLORADOMATERIALSINC.COM

SMALLER ROCK MULCH
PUEBLO GRAY RIVER ROCK 1 1/2"
APPLIED AT 2" DEPTH MINIMUM
AVAILABLE THROUGH: COLORADO
MATERIALS, INC.
1541 BOSTONE AVE.
LONGMONT, CO 80521
P: 303.682.2314
WWW.COLORADOMATERIALSINC.COM

EDGER INFORMATION

RYERSON 4" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
P: 855.793.7766
P: WWW.RYERSON.COM

PROPOSED SEED INFORMATION

LOW GROW MIX

- 30% EPHRAIM CRESTED WHEATGRASS (*Agropyron cristatum*)
- 25% SHEEP FESCUE (*Festuca ovina*)
- 20% PERENNIAL RYE (*Lolium perenne*)
- 15% CHEWINGS FESCUE (*Festuca rubra subsp. commutata*)
- 10% CANADA BLUEGRASS

AVAILABLE THROUGH: ARKANSAS VALLEY SEED
4300 NORTH MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WWW.AVSEEDS.COM

STREET BUFFER LANDSCAPING

REQUIRED: 1 TREE & 10 SHRUBS PER 40 LF

EAST 32ND PARKWAY			
LENGTH	WIDTH REQUIRED	TREES REQUIRED	SHRUBS REQUIRED
574'	25'	14	144
	WIDTH PROVIDED	TREES PROVIDED	SHRUBS PROVIDED
	40' **	14	165

EAST 33RD DRIVE				
LENGTH	WIDTH REQUIRED	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
975'	10'	24	329	40%
	WIDTH PROVIDED	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
	35' **	28	184	102

* DUE TO EASEMENT CONFLICT, TREE EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS.
** DUE TO EASEMENT CONFLICT, LARGER BUFFER WIDTH HAVE BEEN PROVIDED.

CURBSIDE LANDSCAPING

REQUIRED: 1 TREE PER 40 LF & 1 SHRUB PER 40 SQ. FT.

EAST 32ND PARKWAY			
LENGTH	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
575'	12	130	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
5,208 SQ FT.	12	78	52

EAST 33RD DRIVE			
LENGTH	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
828'	21	0	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
4,717 SQ FT.	0*	213	75

* DUE TO EASEMENT CONFLICT, SHRUB EQUIVALENT HAS BEEN USED. 10 SHRUBS = 1 TREE.
** DUE TO EASEMENT CONFLICT, EXCESS OF SHRUBS HAVE BEEN PROVIDED.

BUILDING PERIMETER CHART

REQUIRED: 1 TREE OR 10 SHRUBS PER 40 LF, NO MORE THAN 25% GRASSES					
SIDE	LENGTH	PLANTS REQUIRED	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
NW	350'	9 TREES OR 88 SHRUBS	9	0	0
SW	341'	9 TREES OR 85 SHRUBS	9	65	6
SE	366'	9 TREES OR 92 SHRUBS	11	0	0

PLANT SCHEDULE CURRENT

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES					
	CBF	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	2.5" Cal.	B&B	20
	CO	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B	10
	GTI	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	2
	PAM	Prunus americana / American Plum	2.5" Cal.	B&B	4
	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B	2
	TAM	Tilia americana 'McKsentry' / American Sentry® Linden	2.5" Cal.	B&B	9
EVERGREEN TREES					
	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	6' Ht.	B&B	28
	PH	Pinus heldreichii 'Emerald Arrow' / Emerald Arrow Bosnian Pine	6' Ht.	B&B	10
	PN	Pinus nigra / Austrian Pine	6' Ht.	B&B	1
	PP	Picea pungens glauca / Colorado Blue Spruce	6' Ht.	B&B	2
ORNAMENTAL TREES					
	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2.5" Cal.	B&B	3
	ATG	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	2.5" Cal.	B&B	6
SHRUBS					
	BS	Bassia scoparia / Burning Bush	5 gal.		88
	BTCP	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	5 gal.		165
	BTM	Berberis thunbergii 'Monlers' / Golden Nugget™ Japanese Barberry	5 gal.		204
	BTRG	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	5 gal.		18
	CL	Cercocarpus ledifolius / Curl-leaf Mountain Mahogany	5 gal.		18
	CNN	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal.		186
	CS	Cornus sericea / Red Twig Dogwood	5 gal.		24
	DBCM	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5 gal.		34
	FISG	Forsythia x intermedia 'Spring Glory' / Spring Glory Forsythia	5 gal.		181
	PA	Perovskia abrotanoides / Russian Sage	5 gal.		82
	RAGL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.		39
	RT	Rhus trilobata / Skunkbush Sumac	5 gal.		18
EVERGREEN SHRUBS					
	ACP	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal.		67
	JHH	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	5 gal.		21
	PAN	Picea abies 'Nidiformis' / Bird's Nest Norway Spruce	5 gal.		52
ORNAMENTAL GRASSES					
	CABA	Calamagrostis brachytricha / Korean Feather Reed Grass	5 gal.		109
	SS	Schizachyrium scoparium / Little Bluestem	5 gal.		145
PERENNIALS					
	ARU	Agastache rupestris / Threadleaf Hyssop	1 gal.		11
	ASA	Aurinia saxatilis / Basket of Gold	1 gal.		11
	GGG	Gaillardia x grandiflora 'Goblin' / Goblin Blanketflower	1 gal.		25



DATE

REV. NO. DESCRIPTION

MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
LANDSCAPE NOTES & PLANT SCHEDULE
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PROJ NO: 240428
ENG: EAP/JLE
DATE: 04/29/2025

SHEET DESCRIPTION

D-1

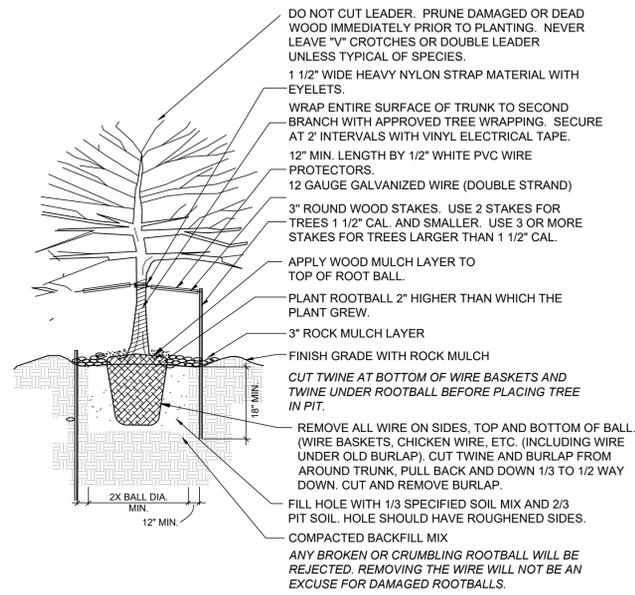
SHEET 11

NOT FOR CONSTRUCTION

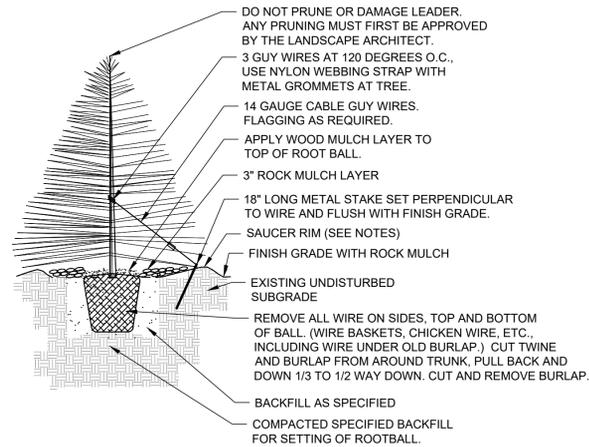
MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

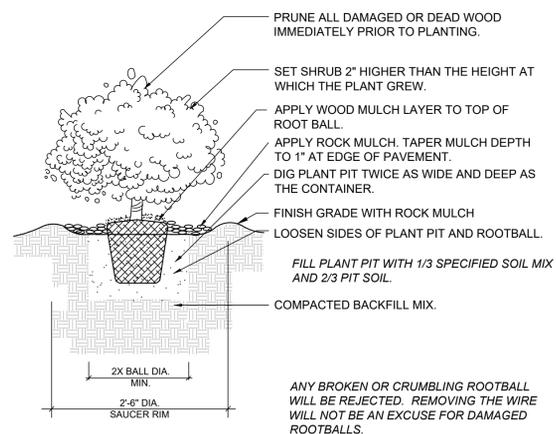
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



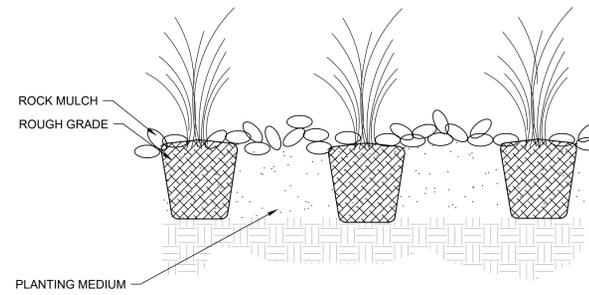
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



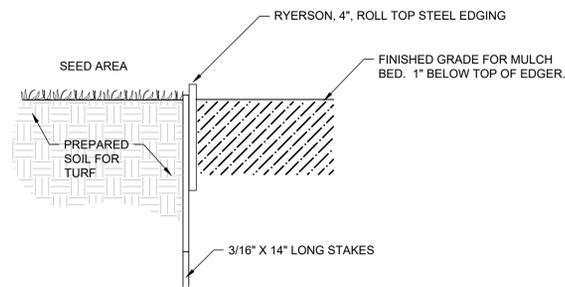
2 EVERGREEN TREE PLANTING DETAIL
N.T.S.



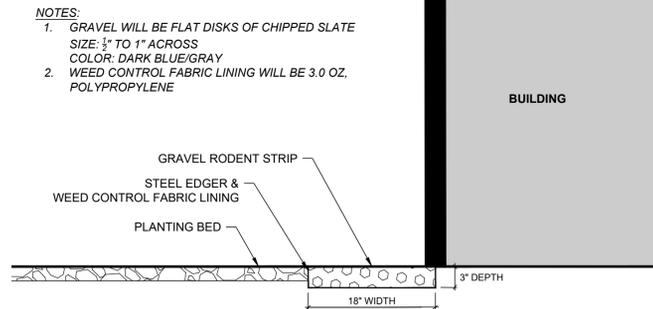
3 SHRUB PLANTING DETAIL
N.T.S.



4 PERENNIAL PLANTING
N.T.S.



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



6 18" GRAVEL RODENT STRIP
1" = 1'



DATE

REV. NO. DESCRIPTION

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

PROJ NO: 240428

ENG: EAP/JLE

DATE: 04/29/2025

SHEET DESCRIPTION

D-2

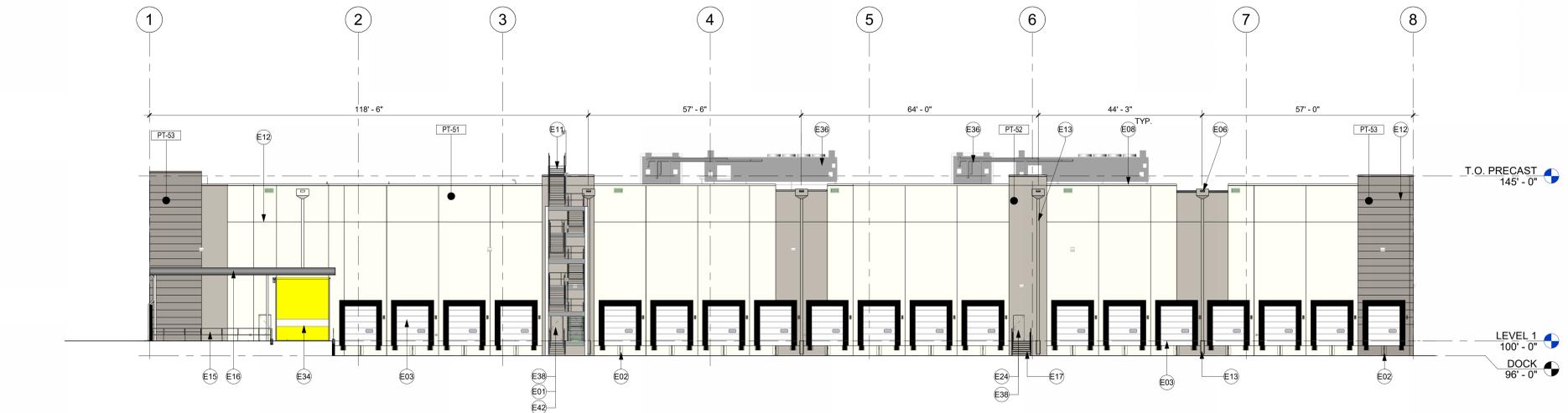
SHEET 12

NOT FOR CONSTRUCTION

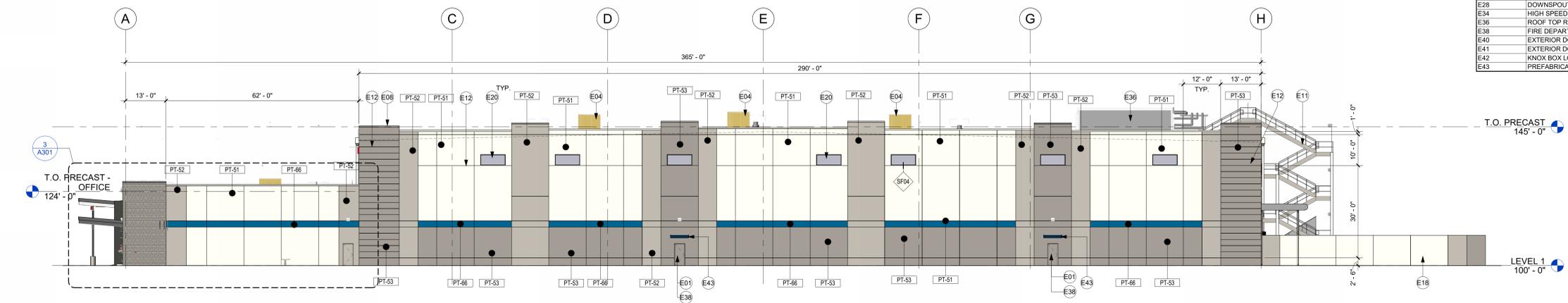


PAINT LEGEND (NOT ALL WILL BE USED)		
MAT - ID	PPG COLOR	COMMENTS
PT-51	EARLY EVENING	TYPICAL
PT-52	LAZY AFTERNOON	ACCENT
PT-53	COOL CHARCOAL	ACCENT
PT-61	PMS 2965	ACCENT
PT-62	PMS 631	ACCENT
PT-63	PMS 631 (30%)	ACCENT
PT-64	PMS 431	ACCENT
PT-65	PMS 431 (20%)	ACCENT
PT-66	PMS 3025	ACCENT

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E02	RECESSED TRAILER RESTRAINT (TYPICAL)
E03	DOCK DOOR AND SHELTER, TYP.
E04	ROOF TOP MECHANICAL UNIT - SEE MECHANICAL
E05	KNOCKOUT PANEL FOR FUTURE OPENING
E06	DOWNSPOUT AND COLLECTOR BOX. PAINT COLOR TO MATCH ADJACENT PRECAST PANEL, TYP.
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER, MATCH COLOR TO ADJACENT PRECAST PANEL COLOR
E09	EXPANSION JOINT - SEE STRUCTURAL
E11	PREFABRICATED METAL ROOF ACCESS STAIR
E12	HORIZONTAL REVEAL
E13	DOWNSPOUT GUARD
E14	ELECTRICAL EQUIPMENT - SEE ELECTRICAL
E15	METAL GUARDRAIL GALVANIZED
E16	PREFABRICATED METAL CANOPY
E17	EXTERIOR METAL STAIR
E18	STACKED STONE
E20	ALUMINUM STOREFRONT SYSTEM
E24	INFIT COOLER DOOR - MATCH ADJACENT PRECAST PANEL COLOR
E25	BUILDING SIGNAGE, TBD
E28	DOWNSPOUT NOZZLE (COW'S TONGUE) - BLACK FINISH
E34	HIGH SPEED ROLL-UP DOOR, SEE DOOR SCHEDULE
E36	ROOF TOP REFRIGERATION PENTHOUSE - SEE REFRIGERATION DRAWINGS
E38	FIRE DEPARTMENT ACCESS DOOR
E40	EXTERIOR DOOR TO FIRE PUMP / FIRE RISER ROOM
E41	EXTERIOR DOOR FOR ACCESS TO FIRE RISERS
E42	KNOX BOX LOCATION, SEE CIVIL
E43	PREFABRICATED METAL CANOPY



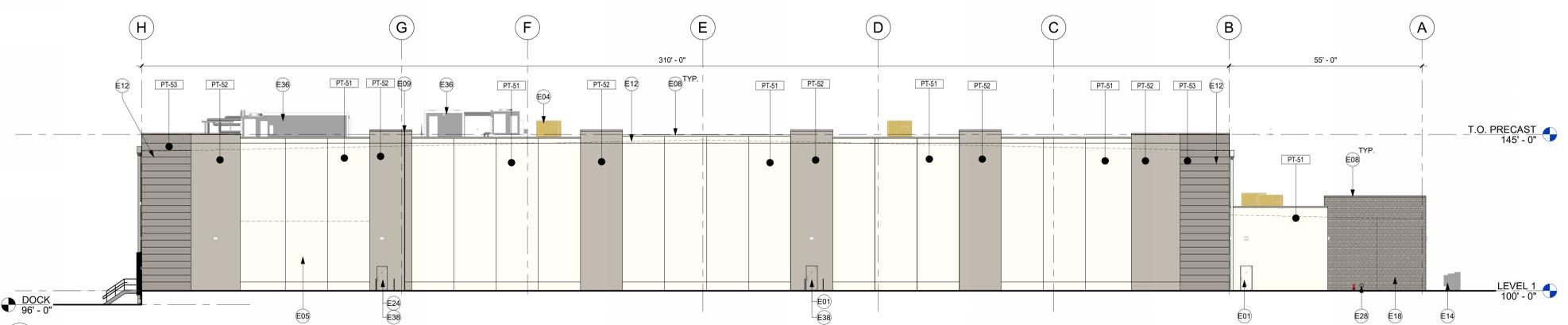
4 EAST OVERALL ELEVATION
A300 1/16" = 1'-0"



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



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



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

PROJECT INFORMATION
PROJECT FRONTIER
AURORA, CO

© 2025 RYAN A+E, INC.

PROJ. NO.
701-800

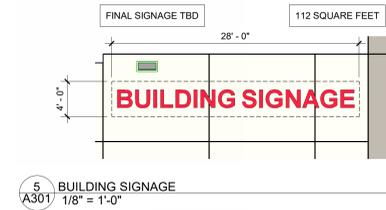
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET
P2	02.07.2025	DD SET
P3	03.XX.2025	CD SET

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS -
OVERALL

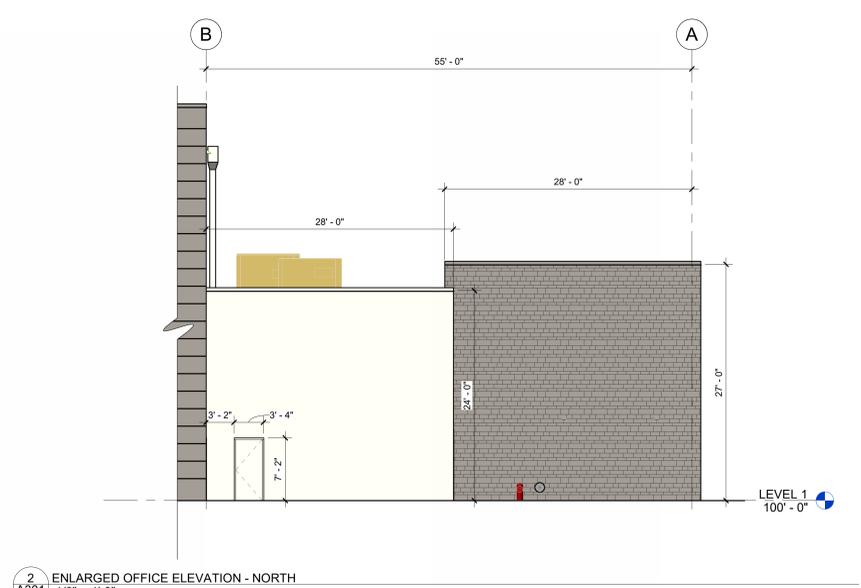
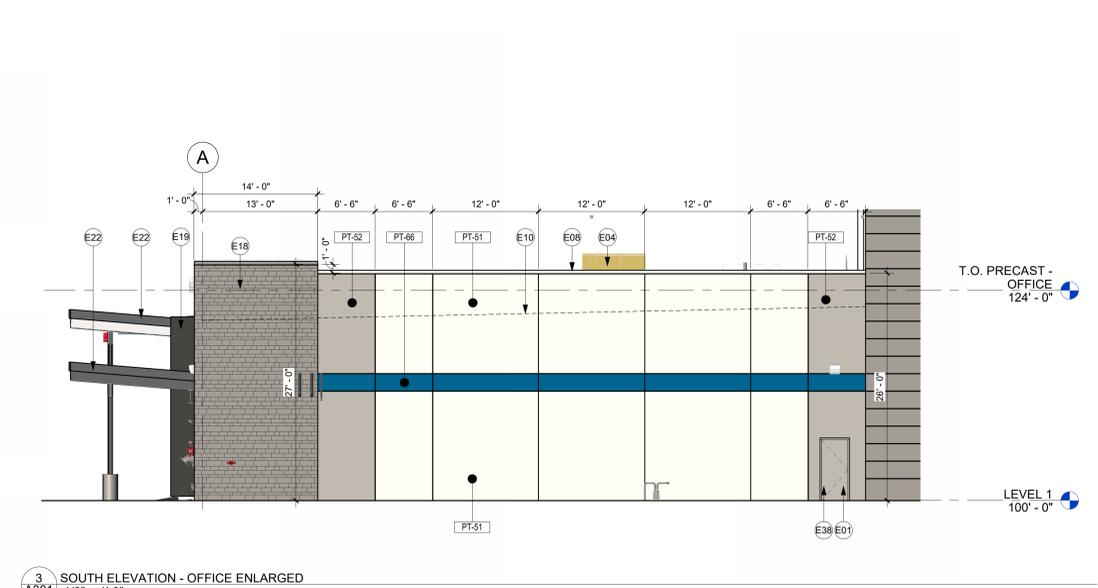
A300

NOT FOR CONSTRUCTION



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

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E04	ROOF TOP MECHANICAL UNIT - SEE MECHANICAL
E07	PREFINISHED LOUVER. MATCH ADJACENT PRECAST PANEL COLOR. SEE MECHANICAL
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER. MATCH COLOR TO ADJACENT PRECAST PANEL COLOR
E10	ROOF LINE BEYOND. SHOWN DASHED
E18	STACKED STONE
E19	ACM PANEL
E20	ALUMINUM STOREFRONT SYSTEM
E21	ALUMINUM CURTAINWALL SYSTEM
E22	CANOPY WITH GLULAM TIMBER BEAMS AND STEEL STRUCTURE WITH STANDING SEAM METAL ROOF AND METAL PANEL SOFFIT.
E26	BUILDING ADDRESS SIGNAGE. TBD
E27	FLUSH MOUNT FDC WITH KNOX CAPS. SEE FIRE PROTECTION
E28	DOWNSPOLT NOZZLE (COW'S TONGUE) - BLACK FINISH
E38	FIRE DEPARTMENT ACCESS DOOR
E40	EXTERIOR DOOR TO FIRE PUMP / FIRE RISER ROOM
E42	KNOX BOX LOCATION. SEE CIVIL
E45	EXTERIOR WALL LIGHT. SEE ELECTRICAL



PROJECT INFORMATION
PROJECT FRONTIER

AURORA, CO

© 2025 RYAN A+E, INC.

PROJ. NO.
701-800

ISSUE RECORD

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

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - ENLARGED OFFICE

A301

NOT FOR CONSTRUCTION



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

PRELIMINARY
NOT FOR CONSTRUCTION

Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E06	DOWNSPOUT AND COLLECTOR BOX. PAINT COLOR TO MATCH ADJACENT PRECAST PANEL, TYP.
E16	PREFABRICATED METAL CANOPY
E29	OVERHEAD DOOR
E33	CANOPY COLUMN WRAPPED IN 2'-0" X 2'-0" METAL PANEL COLUMN COVER.
E41	EXTERIOR DOOR FOR ACCESS TO FIRE RISERS
E42	KNOX BOX LOCATION. SEE CIVIL
E43	PREFABRICATED METAL CANOPY

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

