

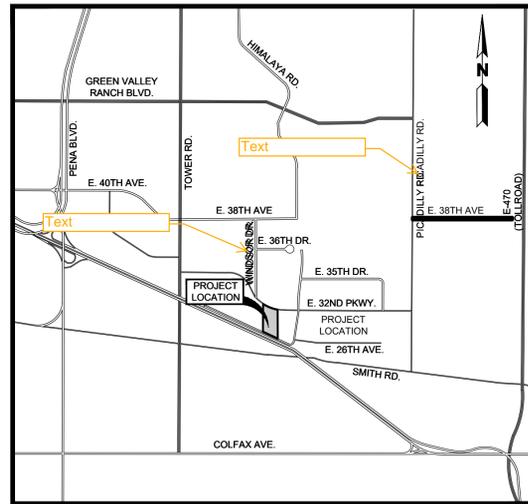
Rename Majestic Commercenter Building #16

BUILDING 16

SITE PLAN

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

A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
SCALE: 1" = 1500'

SHEET INDEX

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- A2 PROPOSED ELEVATIONS
- A2.1 PROPOSED ELEVATIONS

CIVIL ENGINEER
WARE MALCOMB
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303.561.3333
CHRIS STRAWN

ARCHITECT
COMMERCE CONSTRUCTION CO., L.P.
13191 CROSSROADS PKWY. NORTH,
6TH FLOOR
CITY OF INDUSTRY, CA 91746
562.948.4376
JOHN THOMPSEN

LANDSCAPE ARCHITECT
THK ASSOCIATES, INC.
2953 S. PEORIA ST, SUITE 101
AURORA, CO 80014
303.770.7201
JILLIE GAMEC

Provide a lighting/photometric plan for site. See FDP for lighting requirements.

4. Lighting Standards	Where appropriate at pedestrian entrances and trail connections, bollard or other pedestrian scaled fixtures to be utilized. Light poles to be a standard height of 40' when at least 750 feet away from residentially zoned properties. A standard of 25' height shall be used elsewhere.	Sheets 8 Urban Design Standards.
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SIGNATURE BLOCK

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, MAJESTIC COMMERCENTER FILING NO. 13 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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

IN WITNESS WHEREOF, _____
THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD.

BY: _____

STATE OF _____)
COUNTY OF _____)
CORPORATE SEAL

ON THIS ____ DAY OF _____, 2020, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED _____
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) _____ NOTARY SEAL
COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

DATA BLOCK

2015 IBC OCCUPANCY CLASSIFICATION	B/S-1
BUILDING CONSTRUCTION TYPE	II-B-SPK
LAND AREA WITHIN PROPERTY LIMITS	1,232,247 S.F. (28.30 ACRES)
DEVELOPABLE LAND AREA	1,232,247 S.F. (28.30 ACRES)
RIGHT-OF-WAY AREA	228,330 S.F. (5.24 ACRES)
GROSS FLOOR AREA	552,646 S.F.
NUMBER OF BUILDINGS	ONE
STORIES	ONE
HEIGHT	46.5 FEET
MINIMUM COVERAGE	552,646 S.F. (44%)(12.69 AC)
MAXIMUM COVERAGE	568,058 S.F. (46%)(13.03 AC)
MINIMUM VERGE	111,514 S.F. (10%)(2.56 AC)
USE CLASSIFICATION	INDUSTRIAL
PARKING SPACES REQUIRED (1 PER 2,000 SQ. FT. GROSS FLOOR AREA)	276
PARKING SPACES PROVIDED	284 STANDARD STALLS 132 TRAILER STALLS (INCLUDING FUTURE STALLS)
ACCESSIBLE SPACES REQUIRED	6 (2% OF TOTAL PROVIDED, 2015 IBC TABLE 1160.1) (MIN. ONE IN EVERY 6 OF TOTAL ACCESSIBLE SPACES REQUIRED SHALL BE VAN ACCESSIBLE, TABLE 1106.1 OF 2015 IBC STANDARDS)
ACCESSIBLE SPACES PROVIDED	2 STANDARDS SPACES 4 VAN SPACES 6 TOTAL SPACES
BICYCLE SPACES REQUIRED	14
BICYCLE SPACES PROVIDED	14
PROPOSED DOCK DOORS	122
ALLOWABLE SIGNAGE AREA	600 SQ. FT. MAX.

Please provide correct breakdown for parking per UDO:

For storage and warehousing: No parking requirement
For distribution facilities: 1 space per 1,000 sf. gfa. For office area 3 spaces per 1,000 sf. gfa.

Please place correct zoning which is I-1. Business/Tech District

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

CITY ATTORNEY: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT ____ O'CLOCK __ M, THIS ____ DAY OF ____ AD, ____.

CLERK AND RECORDER: _____ DEPUTY: _____

Per the 2015 IBC table 1106.1 minimum accessible parking spaces is 7 with 2 of them being van accessible. The 2% is for total parking of 501 to 1,000 spaces.

Please provide additional signage info as shown. Max area is 600 sf. The max # of signs is 5.

PERMITTED MAXIMUM SIGN AREA
PROPOSED TOTAL SIGN AREA
PERMITTED NUMBER OF SIGNS
PROPOSED NUMBER OF SIGNS

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

BUILDING 16
MAJESTIC COMMERCENTER FILING NO. 13
COVER SHEET

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

JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	9/14/2020

E. 32ND PKWY

SIGHT TRIANGLE (TYP)

PROPOSED STORMWATER MAIN IS PREVENTING STREET FRONTAGE LANDSCAPE TREE REQUIREMENT

13 EXISTING TREES TO BE RETAINED

STREET PERIMETER BUFFER

Add a tree here
COMPLETED

Turn off the drainage arrows from the existing grading
COMPLETED

What is going on here with the rock mulch in the drive aisle?
COMPLETED

What are the heavy dark lines
COMPLETED

Double row of shrubs needed here to screen parking lots.
COMPLETED

Provide an additional landscaped parking lot island
NOT COMPLETE. FURTHER DISCUSSION WITH COA NEEDED.

This area is different on the site plan.
COMPLETED

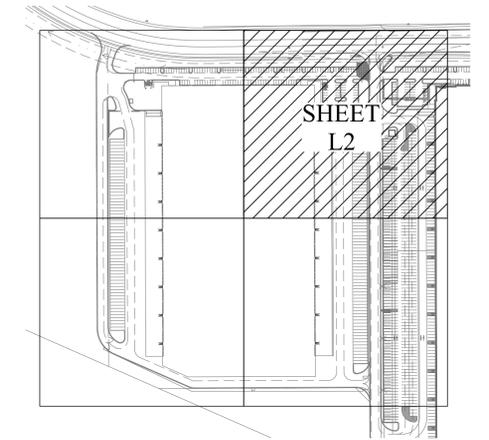
BLDG. 16
552,275 S.F.

match the plat name for the easement
COMPLETED

MATCHLINE SHEET L1

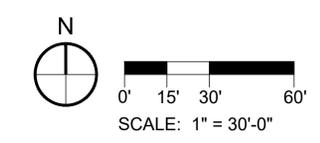
MATCHLINE SHEET L4

KEY MAP 1:300



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- SOD 15,898 S.F.
- NATIVE SEED 7,248 S.F.
- 1 1/2" RIVER COBBLE 61,564 S.F. AT 3" DEPTH
- STEEL EDGER 1,255 L.F.
- FENCE
- SANITARY LINE
- WATER LINE
- STORMWATER LINE
- PROPERTY LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- FIRE ACCESS EASEMENT
- SIGHT TRIANGLE
- FIRE HYDRANT
- SIGN



associates inc.
2853 South Shore Street, Ste 101
303-770-7201 FAX 303-770-7132

FOR AND ON BEHALF OF WARE MALCOMB

MAJESTIC PHASE 10 BLDG 16 SUBARU
MAJESTIC COMMERCE CENTER FILING NO. 10
FINAL LANDSCAPE PLAN

NO.	DATE	REMARKS
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JOB NO.:	7728-012
PA / PM:	JG
DRAWN BY:	DO
DATE:	09-17-2020
PLOT DATE:	

SHEET
L2
Sheet of

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PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	12	Acer X freemani Autumn Blaze / Autumn Blaze Maple	2.5" Cal.	Single Stem B&B	Med.
	GTI	7	Gleditsia Triacanthos Inermis Imperial / Imperial Honeylocust	2.5" Cal.	Single Stem B&B	Low
	TCG	11	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	Single Stem B&B	Med.
TOTAL		30				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PNA	16	Pinus Nigra 'Homibrookiana' / Dwarf Austrian Pine	10' Height	B&B	Low/Med
	PHB	16	Pinus heldreichii / Bosnian Pine	10' Height	B&B	Low
	PSS	16	Pinus sylvestris / Scotch Pine	10' Height	B&B	Low
TOTAL		48				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AGA	23	Amelanchier X Grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8' HT	Multi-Stem B&B	Low
	MSS	28	Malus x 'Spring Snow' / Spring Snow Crabapple	2" Cal.	Single Stem B&B	Low
TOTAL		51				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BTA	41	Berberis thunbergii 'Atropurea' / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CBM	640	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Spirea	5 gal	Cont.	Low
	RSG	49	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RAG	35	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	WSC	237	Prunus Besseyi / Western Sand Cherry	5 gal	Cont.	Low
TOTAL		1,002				
TALL DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PCC	45	Prunus x cistena / Cistena Plum	5 gal		Med.
TOTAL		45				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JCA	569	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	5 gal	Cont.	Low
	JCP	175	Juniperus chinensis 'Pfitzeriana' / Pfitzer Juniper	5 gal	Cont.	Low
	PMW	72	Pinus mugo 'Whitebud' / White Bud Mugo Pine	5 gal	Cont.	Low
TOTAL		816				
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	SNM	28	Salvia Nemorosa 'May Night'	1 gal	Cont.	Xeric
TOTAL		28				
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	TYPE	WATER USAGE
	AMY	111	Achillea 'Moonshine' / Moonshine Yarrow	1 gal	Cont.	Xeric
TOTAL		111				
GROUND COVERS				CONT	TYPE	WATER USAGE
		15,898 SF	Sod - RTF Sod, or approved equal			Med.
		8,388 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		60,424 SF	Rock Mulch - 1 1/2" dia. river rock mulch, or approved equal			N/A

TABLE OF CURBSIDE LANDSCAPE

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40')	TREES PROVIDED
A	E 32nd PKWY	930'	---	24	27

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
*27 EXISTING STREET TREES TO BE RETAINED

STREET FRONTAGE, STREET PERIMETER, & SPECIAL BUFFERS

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
					TREES (1 TREE PER 40 LF)	SHRUBS (10 SHRUBS PER 40 LF)
A	STREET FRONTAGE, E 32nd PKWY (NORTH)	930'	25'	29'	24 / 0*	240 / 402
B	PARKING LOT ISLANDS E 32nd PKWY (NORTH/EAST)	N/A	9'	9'	12 / 12	72 / 72
C	SPECIAL BUFFER, I-70 HIGHWAY (SOUTH)	N/A	25'	41'	13 / 13	31 / 31

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
*STREET FRONTAGE BUFFER CONTAINS NO TREES DUE TO PROPOSED STREET FRONTAGE BUFFER

NON-RESIDENTIAL BUILDING ELEVATION

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREES REQUIRED (1 / 40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH	540'	14	5	61
EAST	1026'	26	6	48
WEST	987'	25	3	20

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
*LANDSCAPE LF IS BASED OFF OF AVAILABLE LANDSCAPE AREA ALONGSIDE BUILDING

PARKING LOT SCREENING

AREA	DESCRIPTION	WIDTH PROVIDED	LENGTH PROVIDED	REQUIRED / PROVIDED	
				TREES	SHRUBS
A	PARKING LOT SCREENING (NORTH)	6'	792'	20 / 0	443 / 443
B	PARKING LOT SCREENING (EAST)	6'	890'	23 / 23	387 / 387
C	PARKING LOT SCREENING (WEST)	5.5'	820'	21 / 21	360 / 360

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
*PARKING LOT SCREENING (NORTH) IS COMBINED WITH STREET FRONTAGE E 32nd PKWY. NO TREES DUE TO PROPOSED STORMWATER MAIN.

TOTAL LANDSCAPE REQUIREMENTS

AURORA TREES TOTAL REQUIRED: 202
MAJESTIC TREES TOTAL REQUIRED: 100
TREES PROVIDED: 157 (INCLUDING 27 EXISTING)
AURORA SHRUBS TOTAL REQUIRED: 1502
MAJESTIC SHRUBS TOTAL REQUIRED: 149
SHRUBS PROVIDED: 1863
SHRUBS SUBSTITUTED FOR TREES AT 10 SHRUBS / 1 TREE: 28 TREE EQUIVALENTS

LANDSCAPE REQUIREMENT FOR INDUSTRIAL USE

TOTAL LANDSCAPE AREA: 74186 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: 50	50	149
PROVIDED: 50	51	149

REQUIREMENTS SET FORTH BY THE MAJESTIC COMMERCCENTER

GENERAL NOTES

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL HAVE UTILITIES STAKED OR LOCATED (1-800-922-1987) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING THREE FIXTURES: 400W METAL HALIDE, FULL CUTOFF SINGLE CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; 400 METAL HALIDE, FULL CUTOFF 2-HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; AND 400W METAL HALIDE, FULL CUTOFF SINGLE HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON BUILDING. SEE LIGHTING PLAN.
- 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).

MAJESTIC LANDSCAPE NOTES

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

This should be 480 total. Ten trees for each street tree that is not installed or 240 shrubs and the required 240 shrubs for the actual shrub requirement. It appears that the quantity is being met.

NOW 470 WITH THE ADDITION OF ONE TREE

Only measure that portion of the building that can actually be landscaped. Most of these sides are loading docks.

The building perimeter landscape requirement is not being met on the north side. Please add the required parking lot islands and additional ones as necessary to meet the building perimeter and parking lot landscape requirements.

NOT COMPLETE. FURTHER DISCUSSION WITH COA NEEDED.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civildive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

COMPLETED

associates inc.
2903 South Prairie Street, Ste 101
303-770-7201 FAX 770-7132

FOR AND ON BEHALF OF WARE MALCOMB

MAJESTIC PHASE 10 BLDG 16 SUBARU MAJESTIC COMMERCCENTER FILING NO. 10
FINAL LANDSCAPE NOTES

NO.	DATE	REMARKS
##	##	##
##	##	##
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JOB NO.:	7728-012
PA / PM:	JG
DRAWN BY:	DO
DATE:	09-17-2020
PLOT DATE:	

SHEET
L5
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CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT NOT FOR CONSTRUCTION

COMMERCIAL CONSTRUCTION CO., L.P.
 13191 Crossroads Parkway North
 Sixth Floor
 City of Industry, California 91746-3497
 Telephone: (626) 699-0453
 License No. 723302

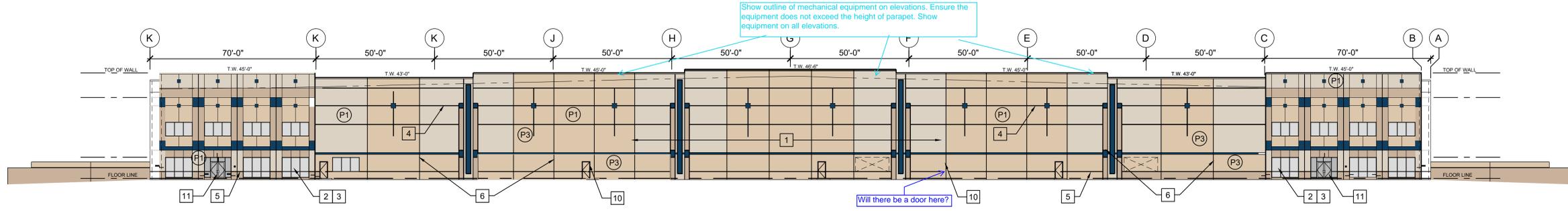
PROPOSED ELEVATIONS
 BUILDING 16
 MAJESTIC COMMERCIAL CENTER AURORA
 AURORA, COLORADO

Drawing Plot Bar
 Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DRAWN BY DATE
 JT 9/17/20

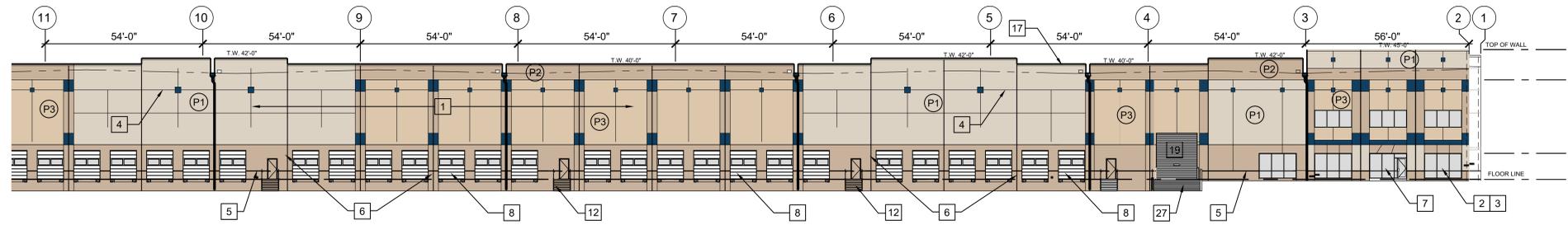
CCC JOB NO.
 7145

SHEET NO.
 A2



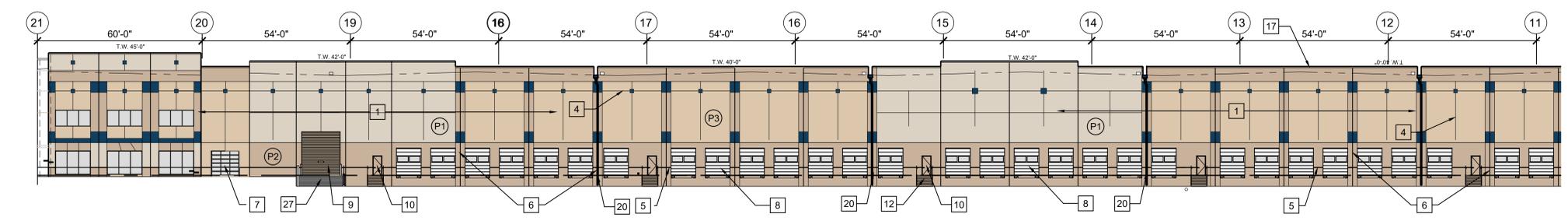
PROPOSED NORTH ELEVATION

SCALE: 1"=20'



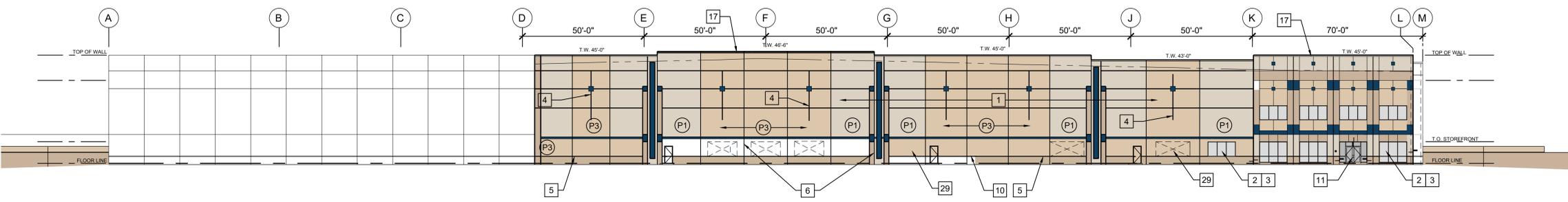
PROPOSED PARTIAL EAST ELEVATION

SCALE: 1"=20'



PROPOSED PARTIAL EAST ELEVATION

SCALE: 1"=20'

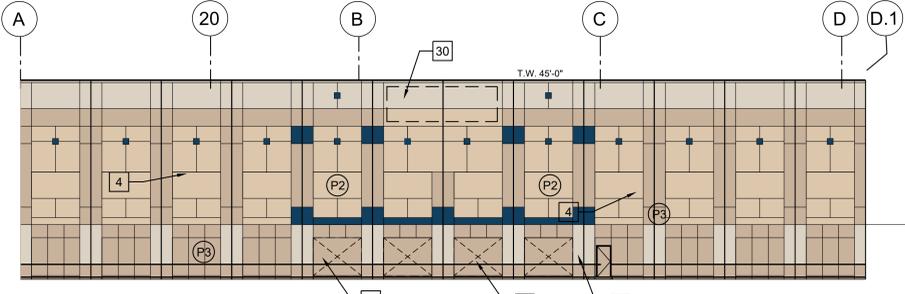


PROPOSED SOUTH ELEVATION

SCALE: 1"=20'

MATERIAL LEGEND

- | | | |
|--|---|---|
| <p>1 CONCRETE TILT-UP WALL PANEL (PAINTED)</p> <p>2 ALUMINUM FRAMING SYSTEM - BLACK ANODIZED</p> <p>3 "SOLAR COOL GRAY" 1" THK INSULATING GLASS (REFLECTIVE SURFACE ON THE INSIDE)
T = DENOTES TEMPERED GLASS</p> <p>4 3/4" W "V" GROOVE (HORIZ. OR VERT.)</p> <p>5 2" WIDE REVEAL (HORIZ. OR VERT.)</p> <p>6 PANEL JOINT</p> <p>7 VERTICAL LIFT DOOR WITH SOLAR COOL GRAY INSULATED GLASS.</p> <p>8 9'-0" W x 10'-0" H PRE-FINISHED SECTIONAL OVERHEAD DOOR</p> <p>9 14'-0" W x 16'-0" H PRE-FINISHED SECTIONAL OVERHEAD DOOR</p> | <p>10 3'-0" x 7'-0" HOLLOW METAL DOOR - PAINT TO MATCH ADJACENT BUILDING COLOR</p> <p>11 PAIR 3'-0" x 7'-0" NARROW STILE ALUM. STOREFRONT DOOR</p> <p>12 GALVANIZED GRATE STAIR TREADS AND LANDING</p> <p>13 1'-4" x 1'-4" x 3/4" RECESSED PANEL BLOCKOUT.</p> <p>14 2'-0" x 2'-0" x 3/4" RECESSED PANEL BLOCKOUT.</p> <p>15 9" H x 3/4" D HORIZONTAL PANEL RECESSED.</p> <p>16 12" H x 3/4" D HORIZONTAL PANEL RECESSED.</p> <p>17 8" WIDE PAINT BAND AT TOP OF PARAPET WALL</p> <p>18 ROOF LINE BEYOND</p> <p>19 12'-0" W x 9'-6" H OR 10'-6" W x 9'-6" H KNOCK-OUT PANEL FOR FUTURE WALL OPENING</p> <p>20 METAL DOWNSPOUT</p> <p>21 LAMINATED LOADING DOCK BUMPER</p> | <p>22 2'-0" WIDE PAINTED ACCENT STRIPS, SEE DETAIL</p> <p>23 16" W SCUPPER, TYPICAL. SEE DETAIL</p> <p>24 16" W x 12" H OVERFLOW (2" ABOVE ROOF DECK, TYPICAL)</p> <p>25 12" H x 16" W SCUPPER W/ 16" W x 12" H OVERFLOW</p> <p>26 CONCRETE SCREENWALL, SEE DETAIL</p> <p>27 CONCRETE RAMP</p> <p>28 CONCRETE STOOP, SEE DETAIL</p> <p>29 KNOCK-OUT PANEL FOR FUTURE OPENING. SEE ENLARGED EXTERIOR ELEVATIONS SHEET A6.1</p> <p>30 8" H x 25" W SUBARU SIGNAGE</p> <p>31 WALL MOUNTED EXTERIOR LIGHT FIXTURE</p> <p>32 BUILDING ADDRESS NUMBER</p> |
|--|---|---|



PROPOSED SOUTHWEST ELEVATION

SCALE: 1/16"=1'-0"

EXHIBIT 34

