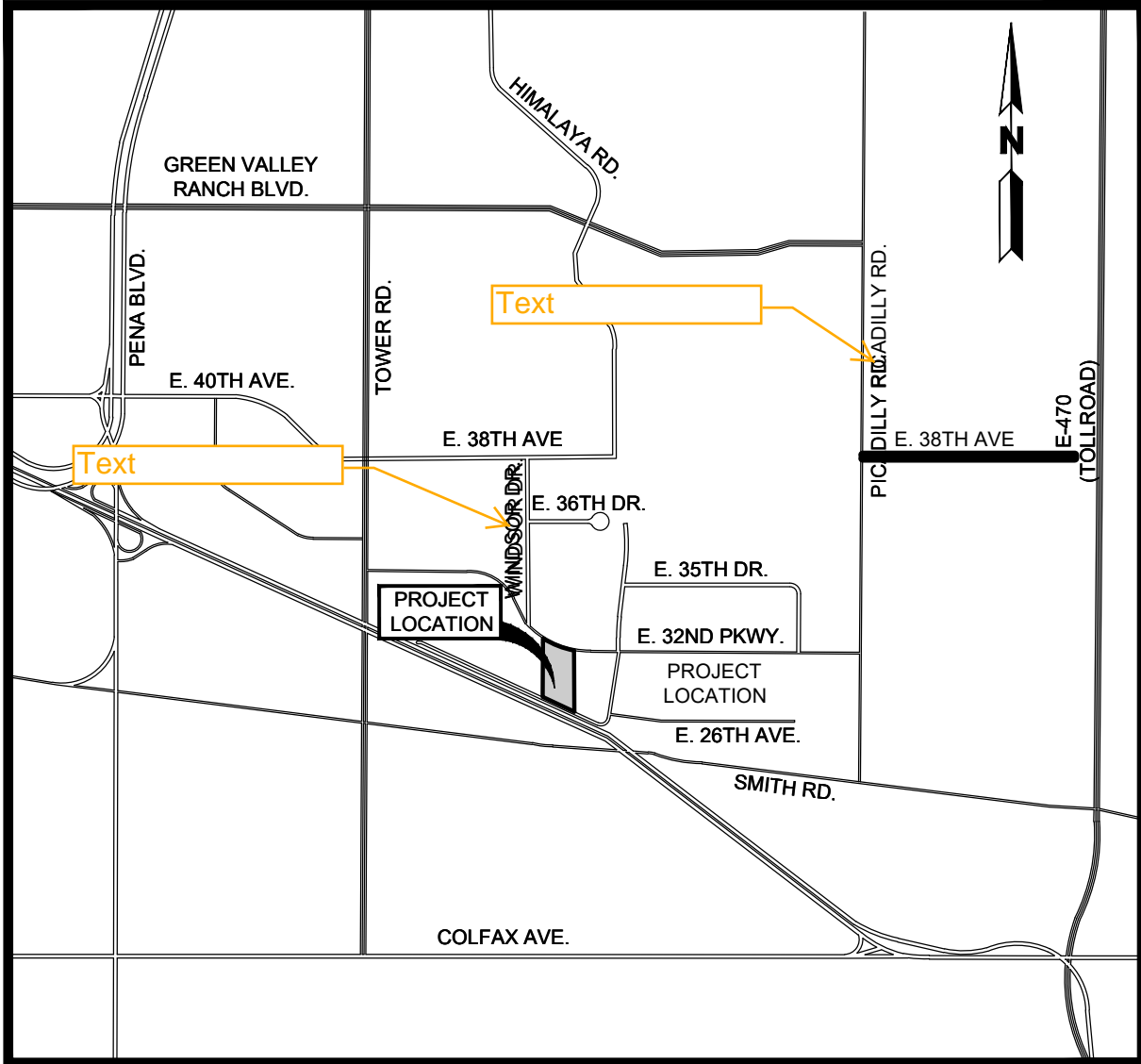


Rename Majestic Commercenter  
Building #16

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

- 1 COVER SHEET
- 2 NOTES
- 3 SITE PLAN
- 4 SITE PLAN
- 5 SITE PLAN
- 6 UTILITY PLAN
- 7 UTILITY PLAN
- 8 UTILITY PLAN
- 9 GRADING PLAN
- 10 GRADING PLAN
- 11 GRADING PLAN
- L1 FINAL LANDSCAPE PLAN
- L2 FINAL LANDSCAPE PLAN
- L3 FINAL LANDSCAPE PLAN
- L4 FINAL LANDSCAPE PLAN
- L5 FINAL LANDSCAPE NOTES
- L6 FINAL LANDSCAPE DETAILS
- A1.1 PROPOSED OFFICE FLOOR PLANS
- 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  
JULIE GAMECO

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.
-----------------------	--	----------------------------------

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 THEREOF, \_\_\_\_\_  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_)SS  
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
PERCENT COVERED	552,646 S.F. (44%)(12.69 AC)
PERCENT COVERED	568,058 S.F. (46%)(13.03 AC)
PERCENT COVERED	111,514 S.F. (10%)(2.56 AC)
OCCUPANCY 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
##	##	##
##	##	##
##	##	##
##	##	##
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JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	9/14/2020

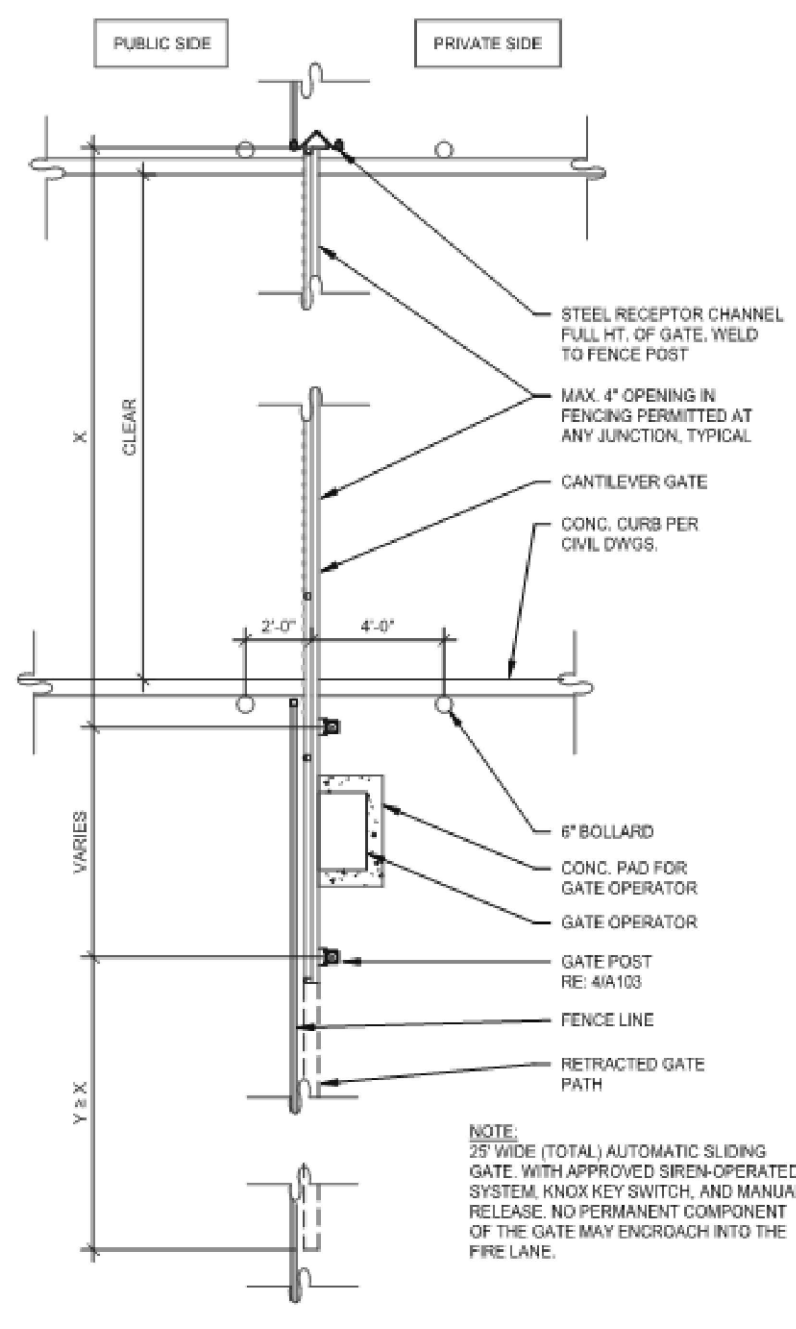
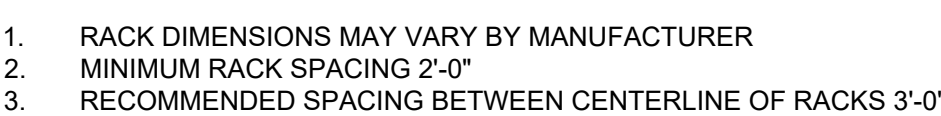
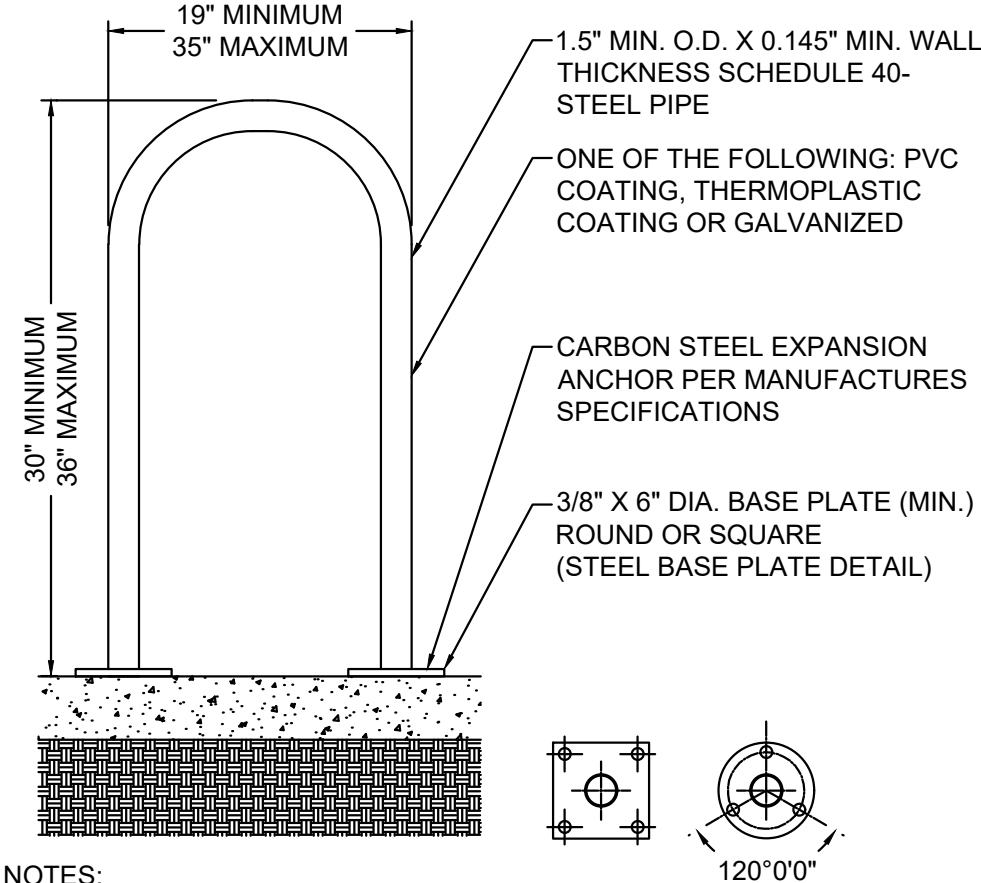


W:\DCS\20\4037\00\Civil\CAD\Sheets\Planning\DCS20-4037\_Cover Sheet.dwg

- Label the type of gating or barricade system being installed on the site plan using one of the following examples:
- (2) 25' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
  - (2) 25' Manual Swinging Gate with Approved Knox Hardware.
  - (2) 25' Manual Sliding Gate with Approved Knox Hardware.
  - (2) 25' Electrical Sliding Gate with Approved Knox Hardware.

▶ DOUBLE SWING GATE DETAIL  
N.T.S.

- There must be a 6" minimum clearance across the full width of the gating system, to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.



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waremalcomb.com

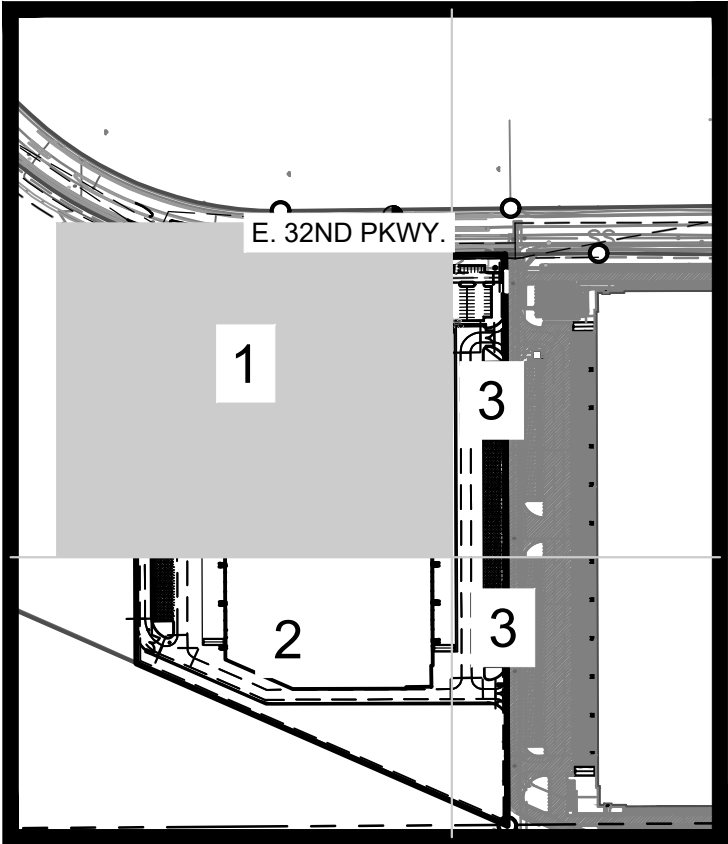
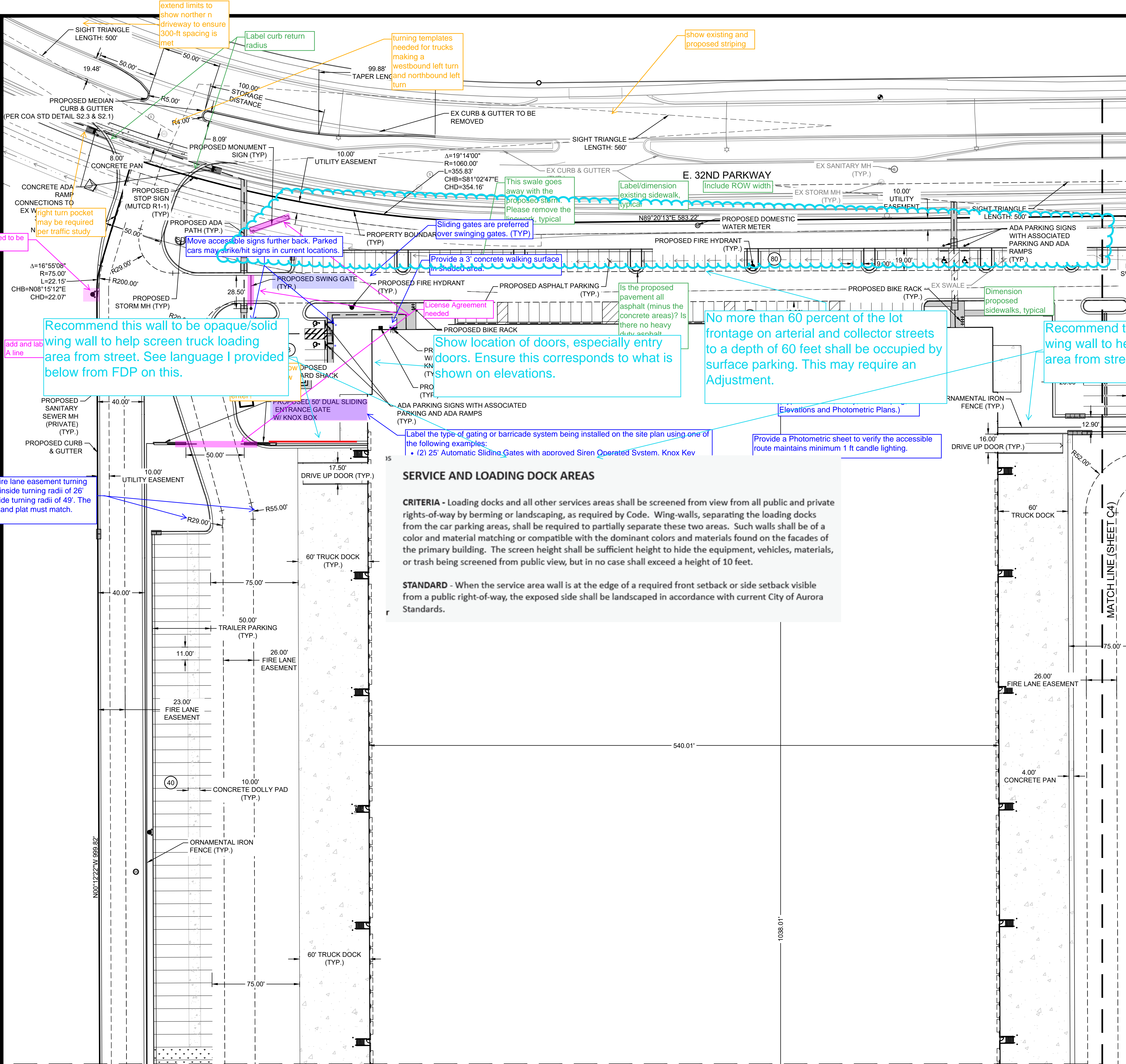
FOR AND ON BEHALF  
OF WARE MALCOMB

BUILDING 16  
MAJESTIC COMMERCENTER FILING NO. 13

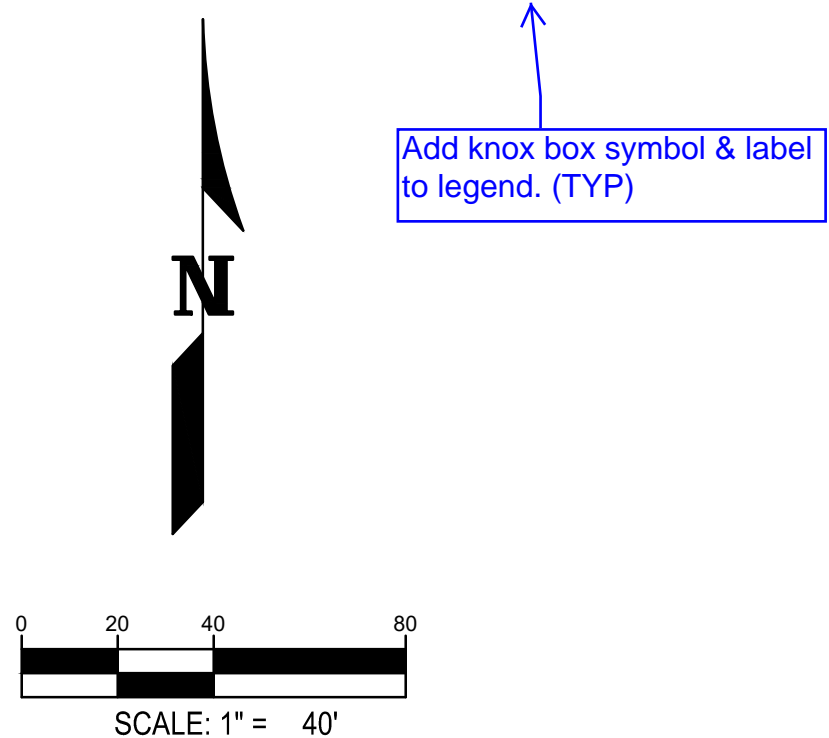
COVER SHEET

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





- LEGEND:
- PROPERTY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING CURB & GUTTER
  - JRB & GUTTER
  - ALK
  - SEEDING
  - PROPOSED CONCRETE
  - EXISTING EASEMENT
  - PROPOSED UTILITY EASEMENT
  - PROPOSED FIRE LANE EASEMENT
  - ICC A117.1 ACCESSIBLE ROUTE
  - 500 YEAR FLOODPLAIN
  - 100 YEAR FLOODPLAIN
  - PARKING COUNT
  - FDC W/ APPROVED KNOX HARDWARE
  - NEW FIRE HYDRANT W/ BOLLARD PROTECTION
  - EXISTING FIRE HYDRANT



BENCHMARK:  
FOUND CITY OF AURORA 3.25" BRASS CAP "CDOH 1.031185"  
LOCATION: AT THE NORTH END OF CONCRETE ISLAND AT THE ONRAMP OF I-70 AND TOWER ROAD. ELEVATION IS 5439.72 FEET, (NAVD 88 DATUM).

Advisory note: Civil plans will require the COA number.

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waremalcomb.com

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OF WARE MALCOMB

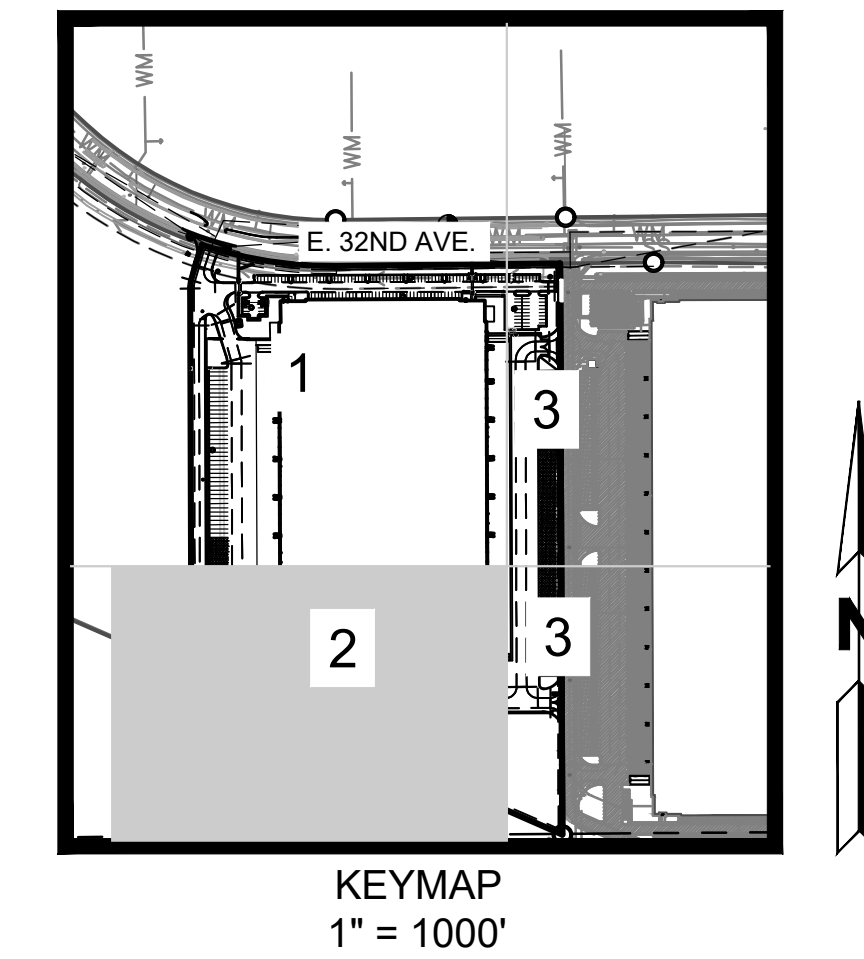
BUILDING 16  
MAJESTIC COMMERCE CENTER FILING NO. 13

SITE PLAN







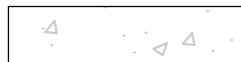








##		REMARKS	
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9	##	##	##
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JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	9/14/2020





LEGEND:

- |   |                             |
|---|-----------------------------|
|  | PROPERTY LINE               |
|  | EXISTING RIGHT-OF-WAY LINE  |
|  | EXISTING CURB & GUTTER      |
|  | PROPOSED CURB & GUTTER      |
|  | PROPOSED WALK               |
|  | TEMPORARY SEEDING           |
|  | PROPOSED CONCRETE           |
|  | EXISTING EASEMENT           |
|  | PROPOSED UTILITY EASEMENT   |
|  | PROPOSED FIRE LANE EASEMENT |
|  | ICC A17.1 ACCESSIBLE ROUTE  |
|  | 500 YEAR FLOODPLAIN         |
|  | 100 YEAR FLOODPLAIN         |
|  | PARKING COUNT               |
|  | FDC W/ APPROVED KNOX        |

Show location of doors, especially entry doors. Ensure this corresponds to what is shown on elevations. Also see comments on Landscape Plan Sheet L4.

BUILDING 16  
552,646 S.F.

Per the 2015 IFC, Chapter 32, fire access doors are required on the sides of buildings facing fire lanes and public right-of-way. Thus, the north and south walls of this structure will require fire access doors per section 3206.6.1. Show locations of fire access doors, if doors are above lowest level of access (apron) then stairs will also need to be shown.

BUILDING 16  
552,646 S.F.

BUILDING 16  
MAJESTIC COMMERCENTER FILING NO. 13

# SITE PLAN

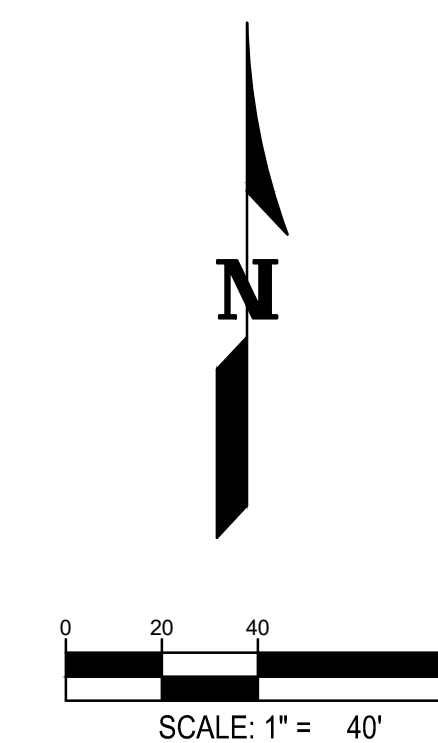
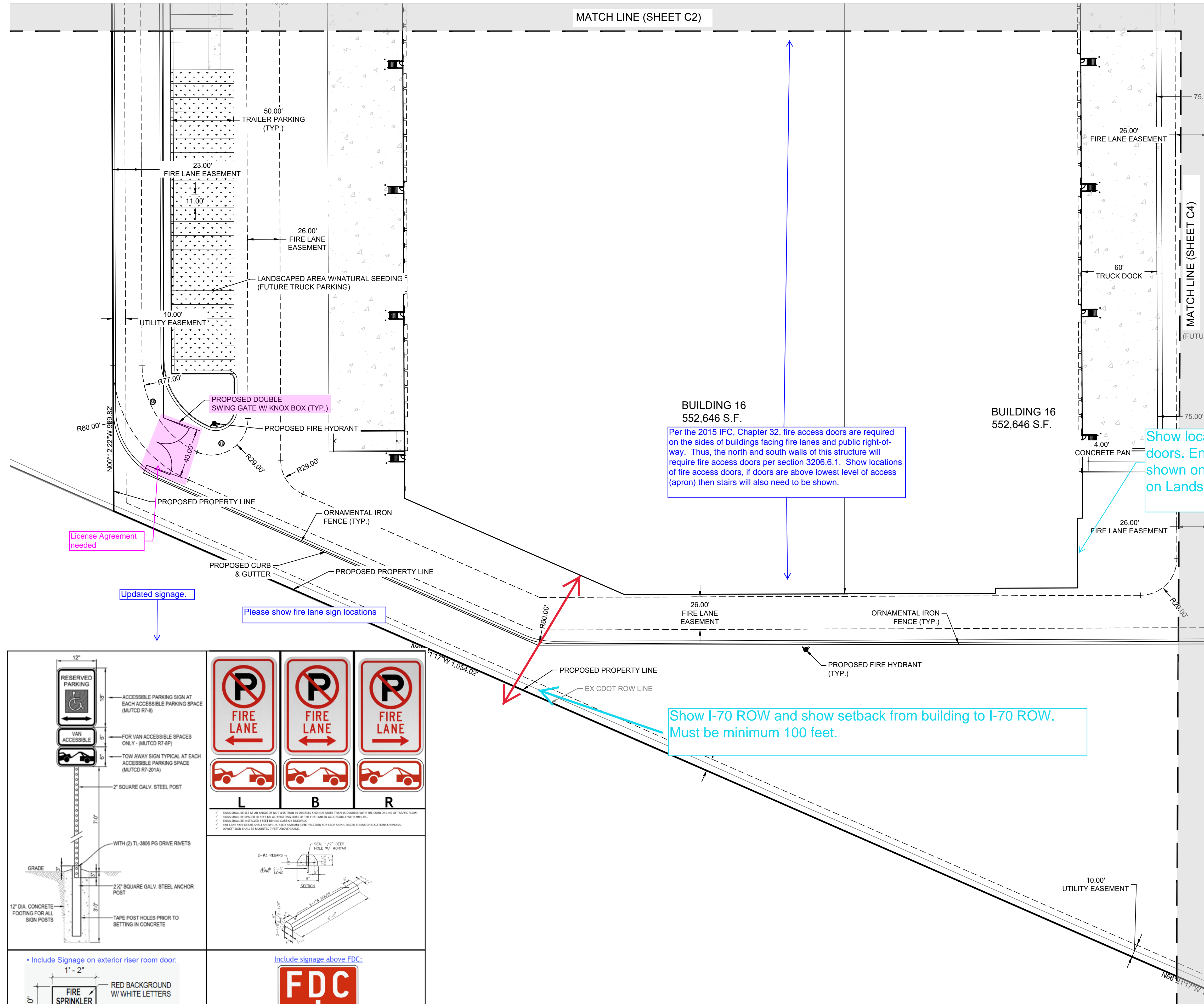
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A / PM:	EM
DRAWN BY:	BJH
DATE:	
LOT DATE:	8/18/2020

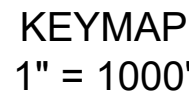
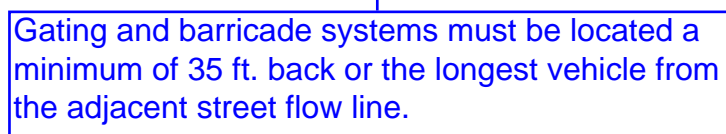
HEET

4

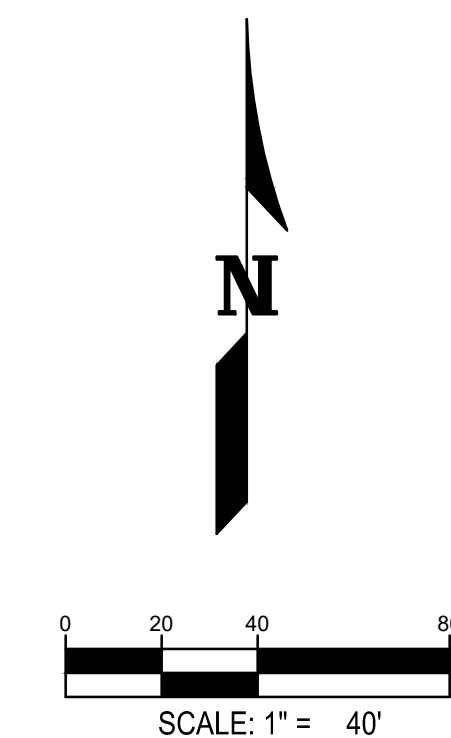
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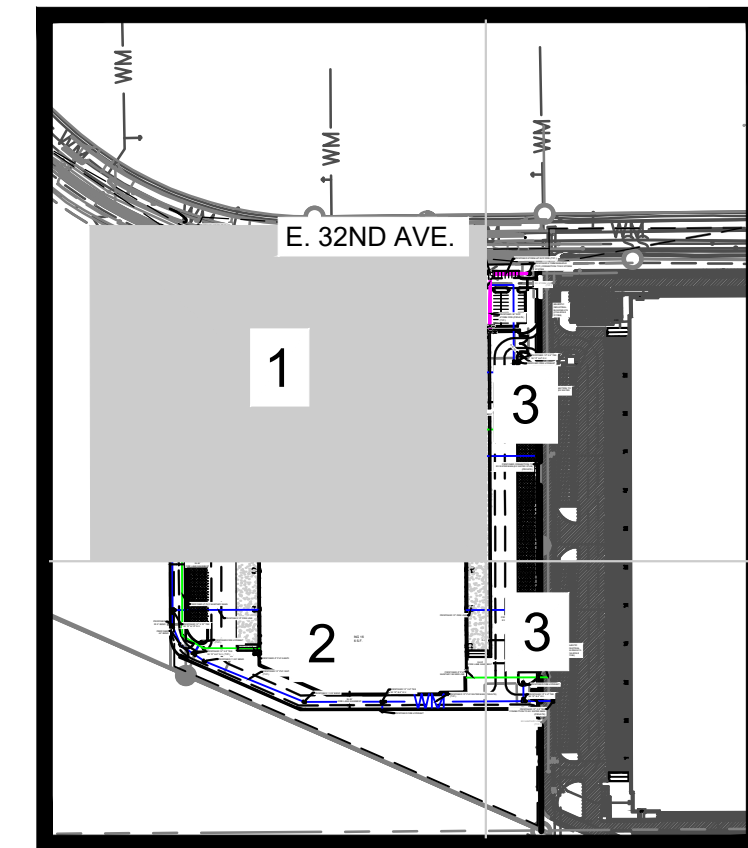
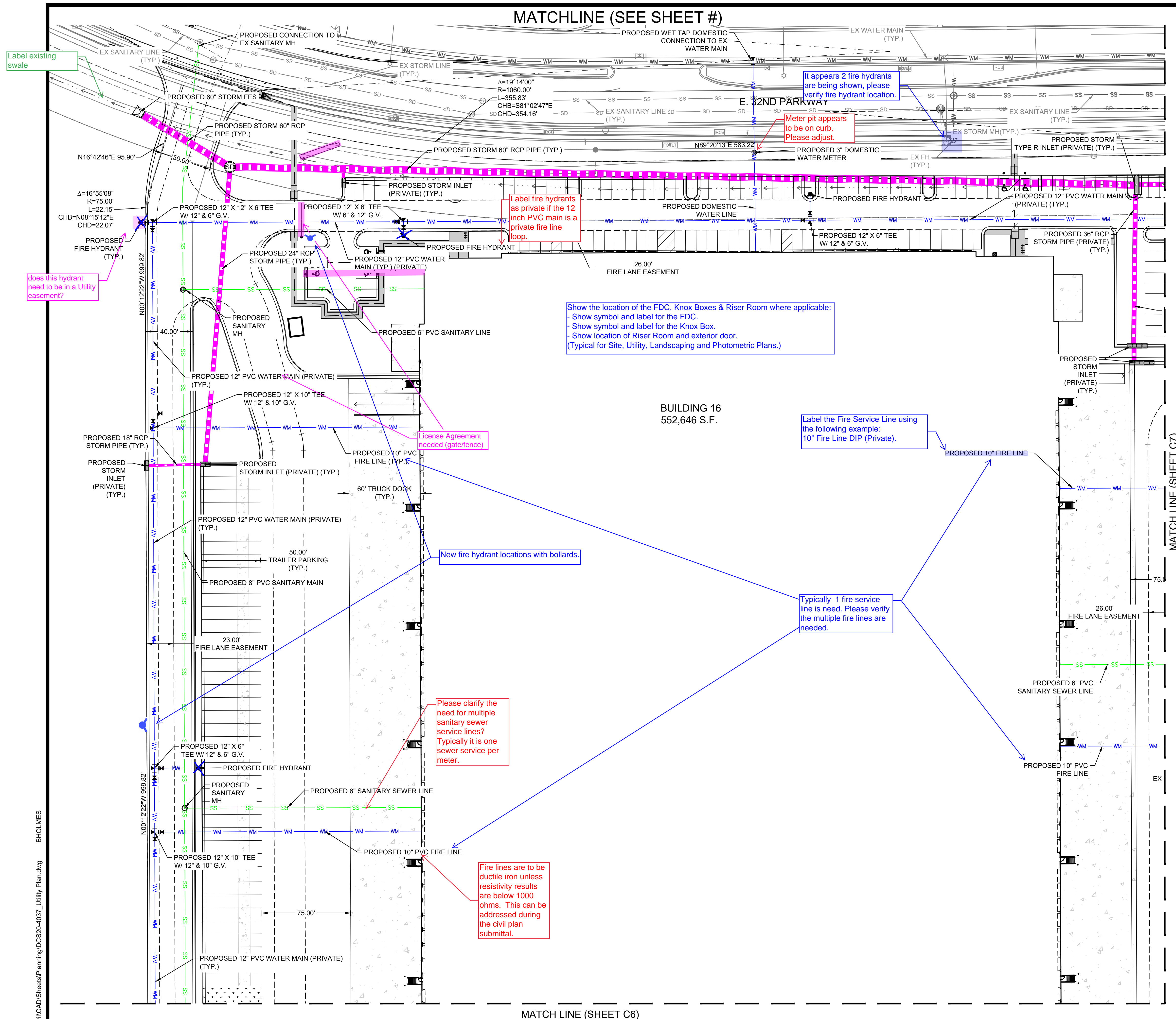


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FDG  
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JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	8/18/2020



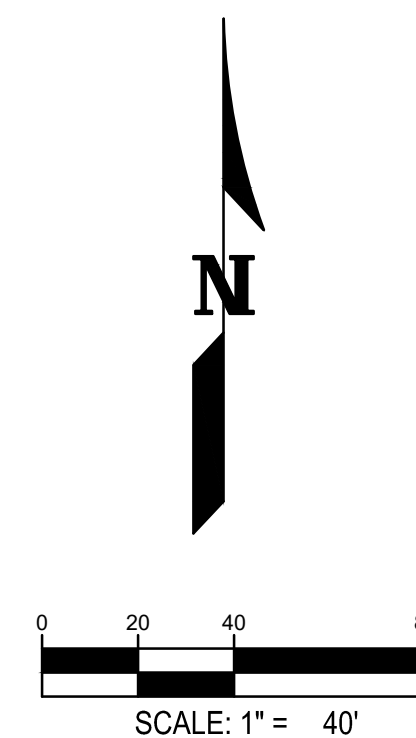


KEYMAP  
1" = 1000'

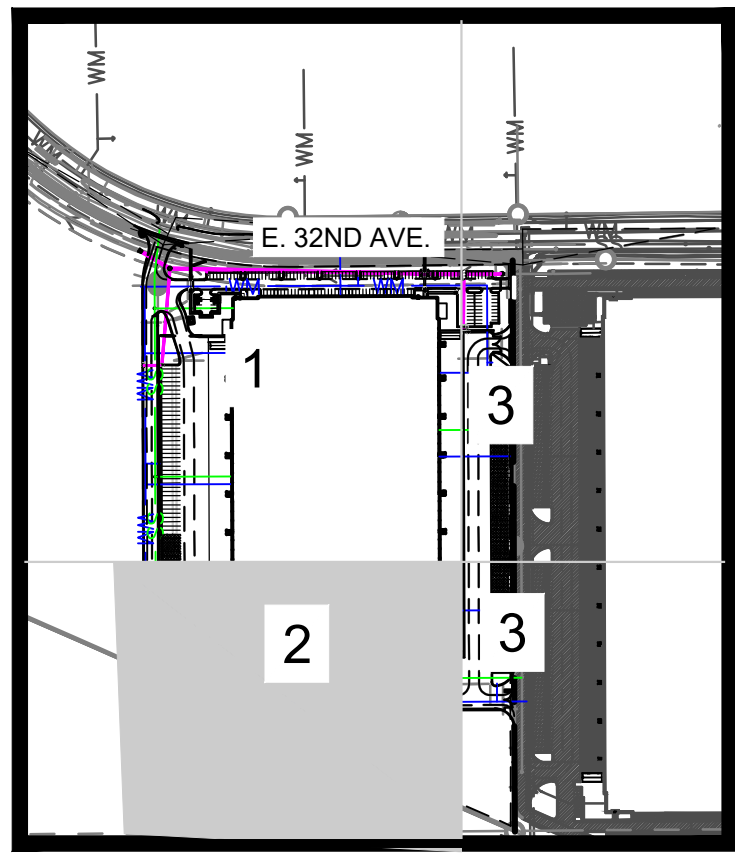
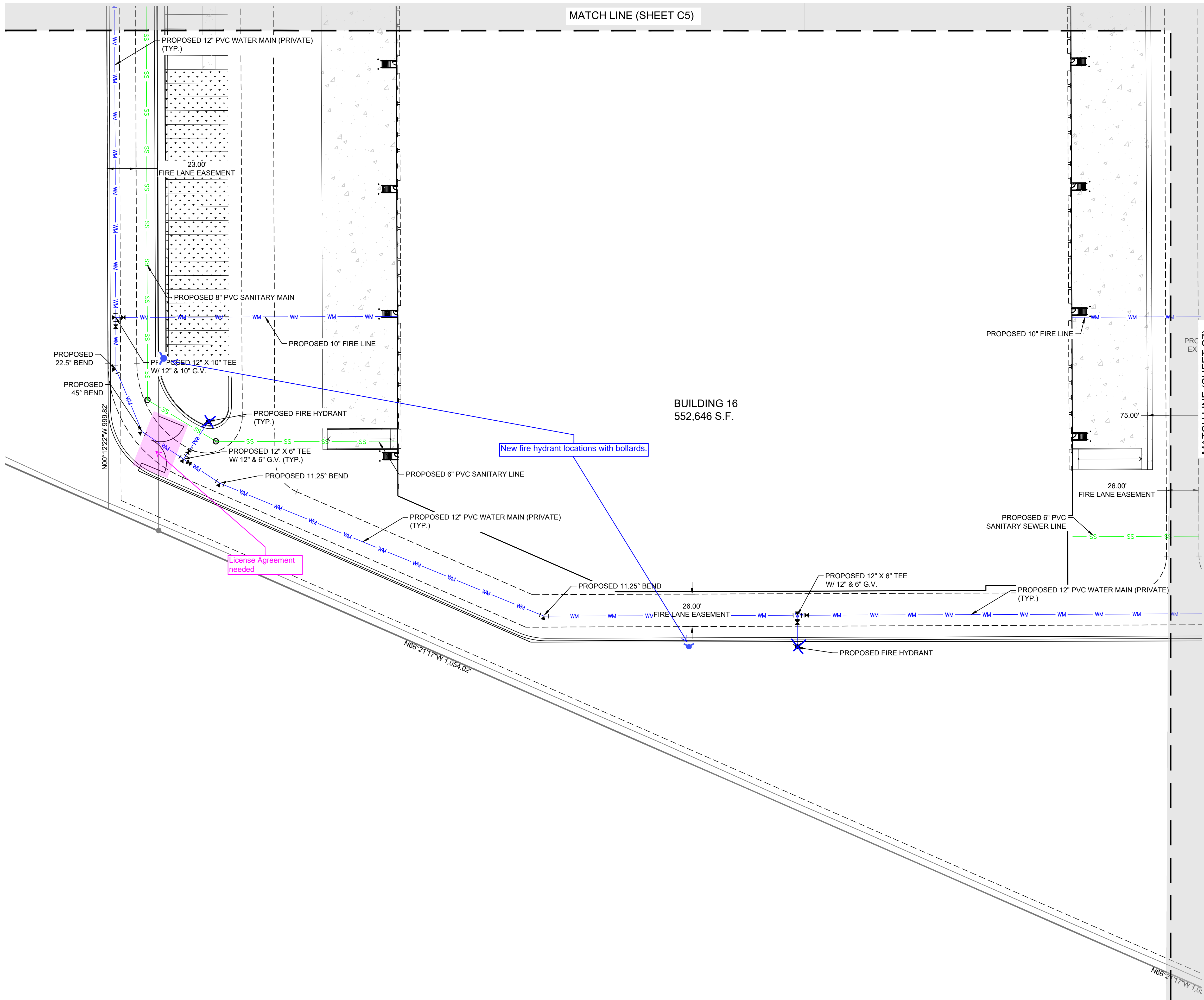
LEGEND:

- |  |                                    |
|--|------------------------------------|
|  | PROPERTY LINE                      |
|  | UTILITY CROSSING                   |
|  | PROPOSED STORM LINE                |
|  | EXISTING STORM LINE                |
|  | PROPOSED STORM INLET               |
|  | EXISTING STORM INLET               |
|  | PROPOSED SWALE                     |
|  | PROPOSED SANITARY SEWER W/ MANHOLE |
|  | EXISTING SANITARY SEWER W/ MANHOLE |
|  | PROPOSED WATERLINE & VALVE         |
|  | PROPOSED FIRE HYDRANT ASSEMBLY     |
|  | PROPOSED WATER METER               |
|  | EXISTING WATERLINE & VALVE         |
|  | EXISTING FIRE HYDRANT              |
|  | EXISTING GAS LINE                  |
|  | EXISTING TELEPHONE LINE            |
|  | EXISTING ELECTRIC LINE             |
|  | EXISTING CABLE TV LINE             |
|  | EXISTING OVERHEAD LINE             |
|  | EXISTING FIBER OPTIC LINE          |
|  | EXISTING IRRIGATION LINE           |
|  | PROPOSED FENCE                     |

Add a note indicating if the storm sewer system is public or private and who will maintain it.



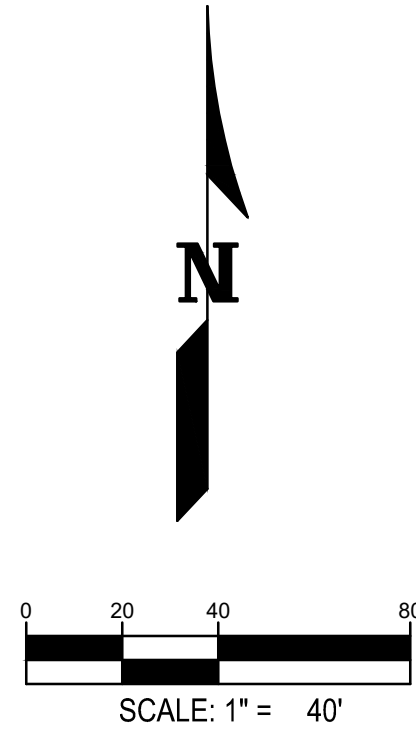




KEYMAP  
1" = 1000'

- LEGEND:
- PROPERTY LINE
  - UTILITY CROSSING
  - PROPOSED STORM LINE
  - EXISTING STORM LINE
  - PROPOSED STORM INLET
  - EXISTING STORM INLET
  - PROPOSED SWALE
  - PROPOSED SANITARY SEWER W/ MANHOLE
  - EXISTING SANITARY SEWER W/ MANHOLE
  - PROPOSED WATERLINE & VALVE
  - PROPOSED FIRE HYDRANT ASSEMBLY
  - PROPOSED WATER METER
  - EXISTING WATERLINE & VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING GAS LINE
  - EXISTING TELEPHONE LINE
  - EXISTING ELECTRIC LINE
  - EXISTING CABLE TV LINE
  - EXISTING OVERHEAD LINE
  - EXISTING FIBER OPTIC LINE
  - EXISTING IRRIGATION LINE
  - PROPOSED FENCE

Add a note indicating if the storm sewer system is public or private and who will maintain it.



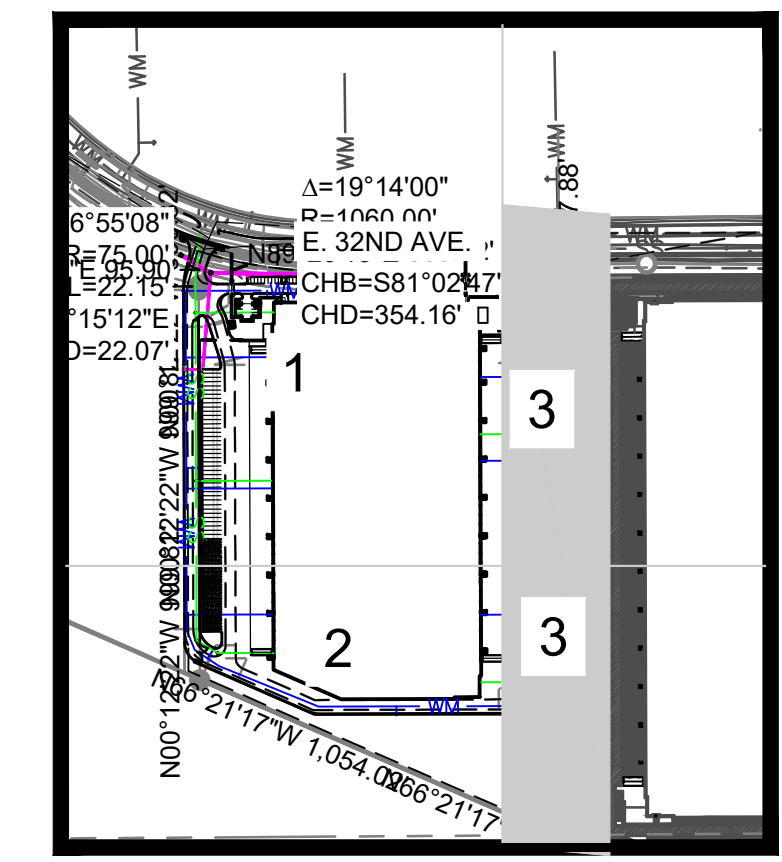
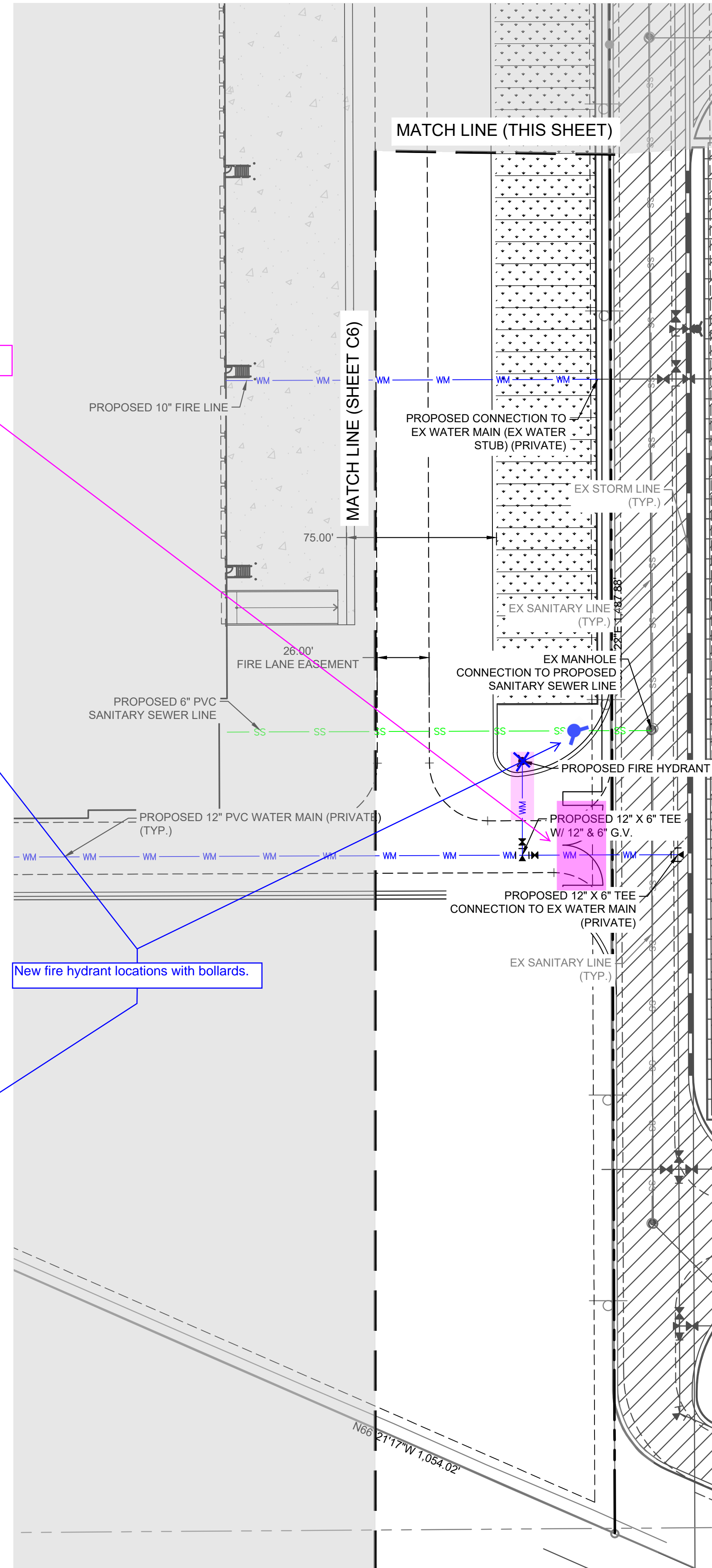
**BUILDING 16**  
**MAJESTIC COMMERCE CENTER FILING NO. 13**

**UTILITY PLAN**

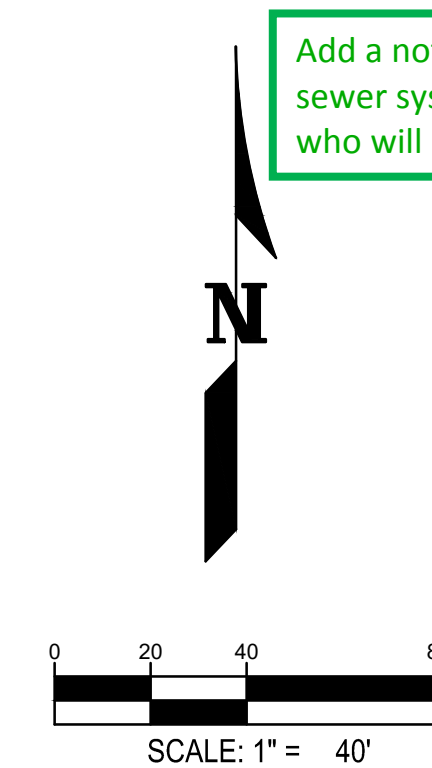
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JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	9/22/2020





Add a note indicating if the storm sewer system is public or private and who will maintain it.



SHEET  
8

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Sheet \_\_\_\_\_ of \_\_\_\_\_



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FOR AND ON BEHALF  
OF WARE MALCOMB

MAJESTIC COMMERCENTER FILING NO. 13

## GRADING PLAN

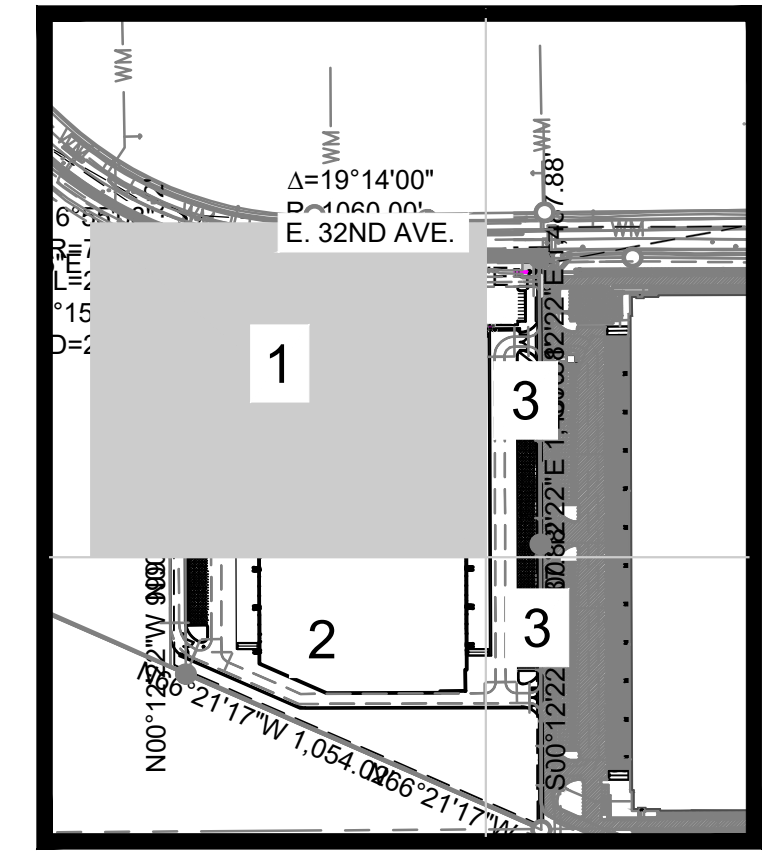
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JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	8/18/2020

SHEET


















9

Sheet of

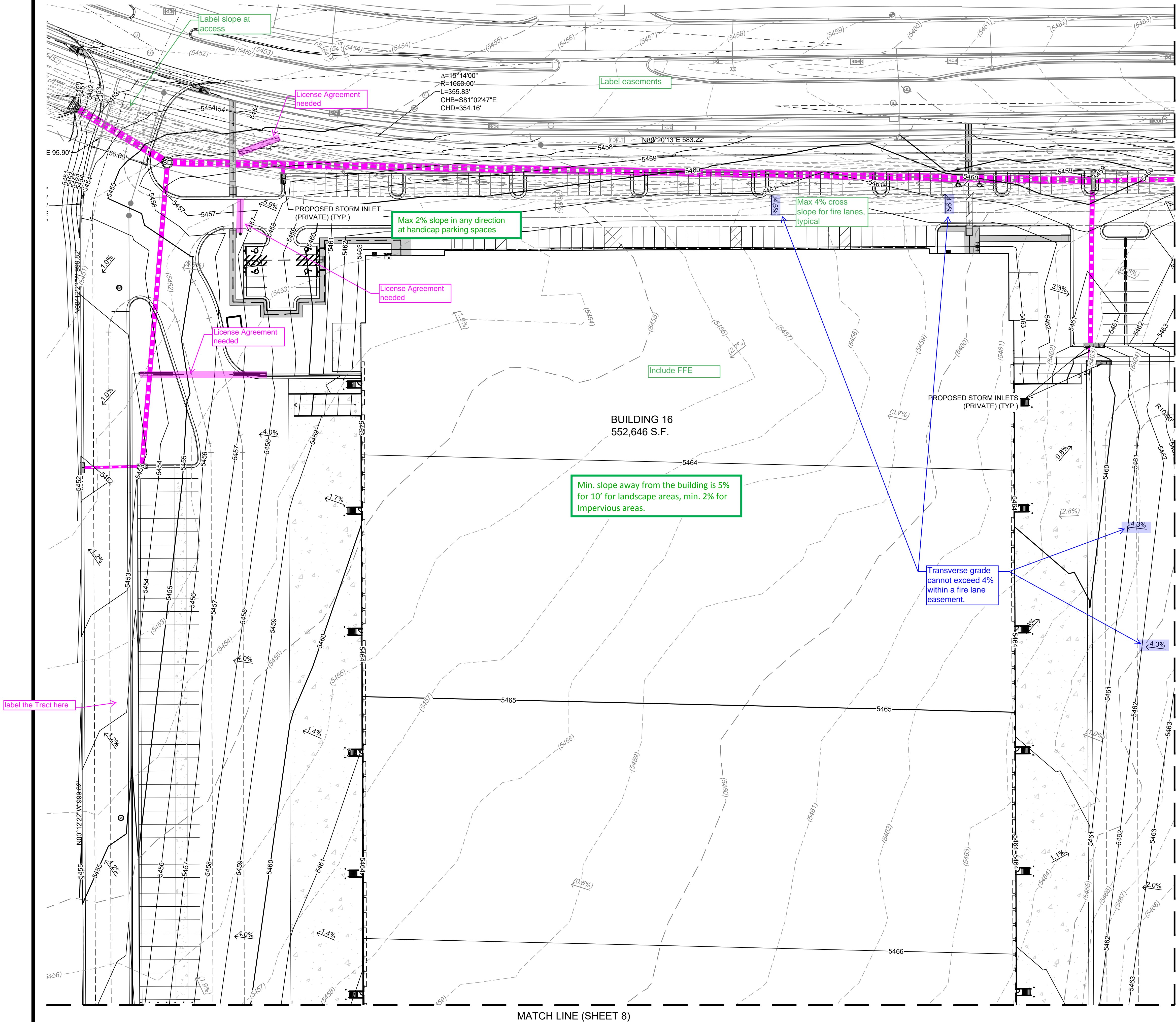
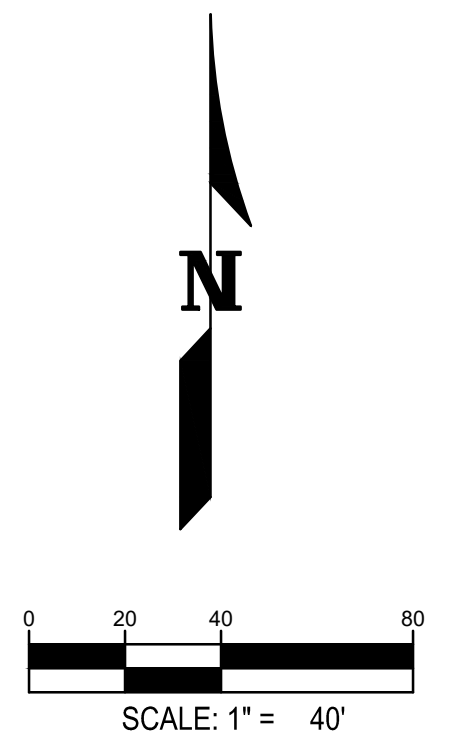


KEYMAP  
1" = 1000'

LEGEND:

- |   |                              |
|---|------------------------------|
|    | PROPERTY LINE                |
|    | EXISTING CURB & GUTTER       |
|    | PROPOSED CATCH CURB          |
|    | PROPOSED SPILL CURB & GUTTER |
|    | PROPOSED 5' CONTOUR          |
|    | PROPOSED 1' CONTOUR          |
|    | EXISTING 5' CONTOUR          |
|    | EXISTING 1' CONTOUR          |
|    | PROPOSED STORM LINE          |
|    | EXISTING STORM LINE          |
|    | PROPOSED STORM INLET         |
|  | EXISTING STORM INLET         |
|  | PROPOSED SWALE               |
|  | 500 YEAR FLOODPLAIN          |
|  | 100 YEAR FLOODPLAIN          |
|  | PROPOSED SLOPE AND DIRECTION |
|  | FLOW DIRECTION               |
| HP  | HIGH POINT                   |
| LP  | LOW POINT                    |
| ME  | MATCH EXISTING               |
| GB  | GRADE BREAK                  |
| TOW   | TOP OF WALL                  |
| FGW   | FINISH GRADE AT WALL         |

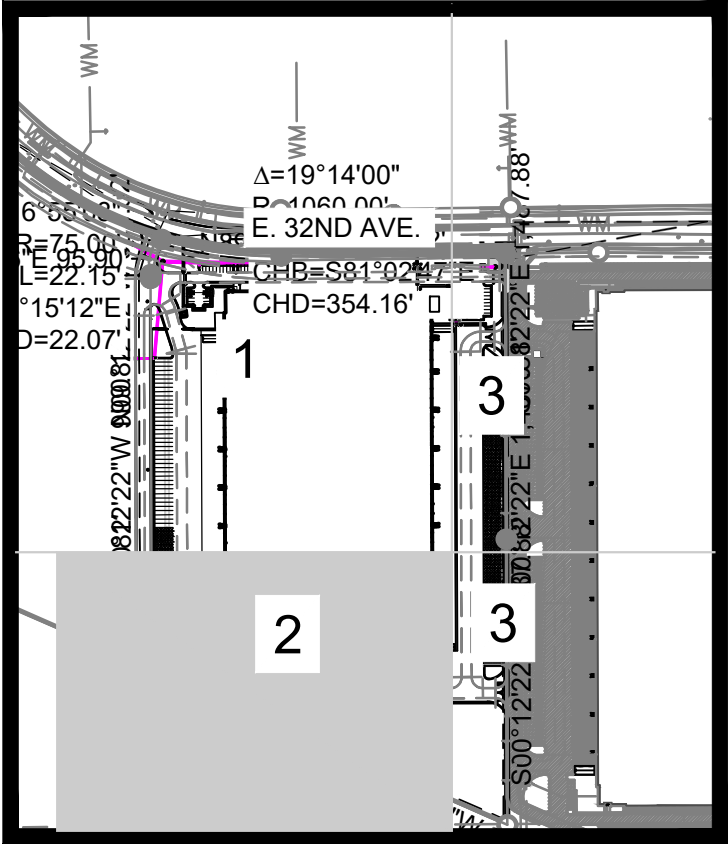
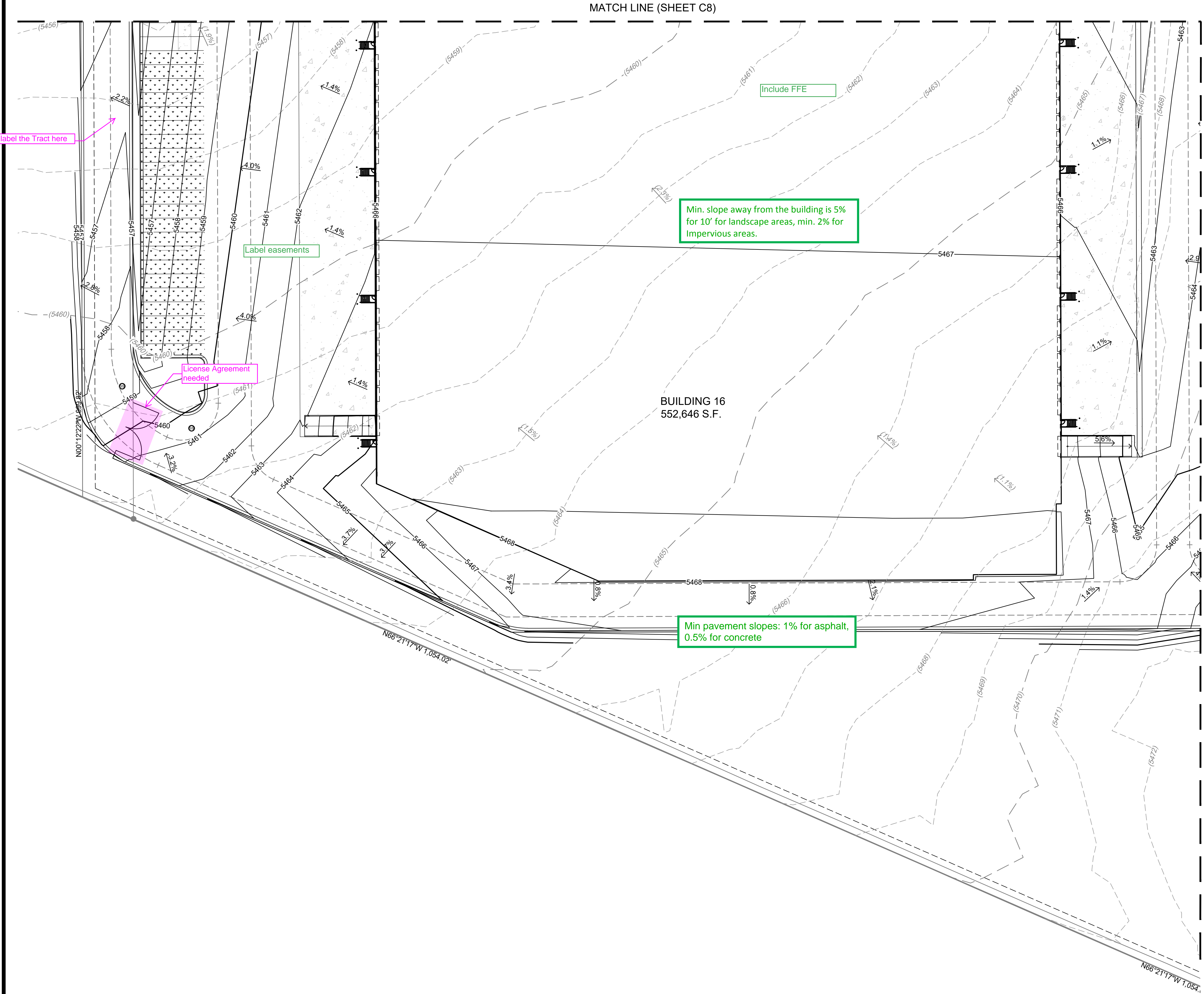
Add a note indicating if the storm sewer system is public or private and who will maintain it.



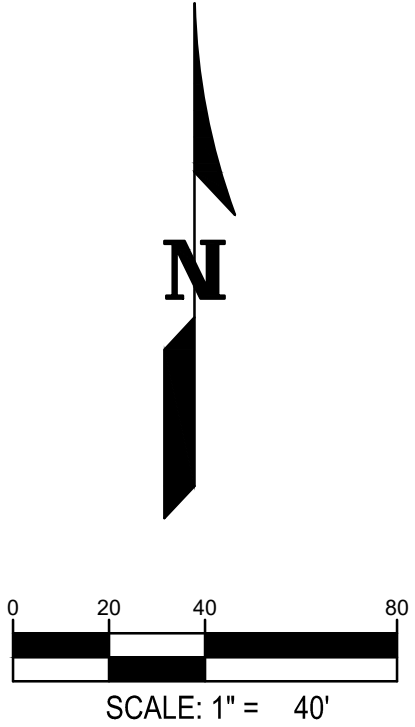
MATCH LINE (SHEET 8)

MATCH LINE (SHEET 9)





- LEGEND:
- PROPERTY LINE
  - EXISTING CURB & GUTTER
  - PROPOSED CATCH CURB
  - PROPOSED SPILL CURB & GUTTER
  - PROPOSED 5' CONTOUR
  - PROPOSED 1' CONTOUR
  - EXISTING 5' CONTOUR
  - EXISTING 1' CONTOUR
  - PROPOSED STORM LINE
  - EXISTING STORM LINE
  - PROPOSED STORM INLET
  - EXISTING STORM INLET
  - PROPOSED SWALE
  - 500 YEAR FLOODPLAIN
  - 100 YEAR FLOODPLAIN
  - PROPOSED SLOPE AND DIRECTION
  - FLOW DIRECTION
  - HIGH POINT
  - LOW POINT
  - MATCH EXISTING
  - GRADE BREAK
  - TOP OF WALL
  - FINISH GRADE AT WALL



**WARE MALCOMB**  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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FOR AND ON BEHALF  
OF WARE MALCOMB

**BUILDING 16**  
**MAJESTIC COMMERCE CENTER FILING NO. 13**  
**GRADING PLAN**

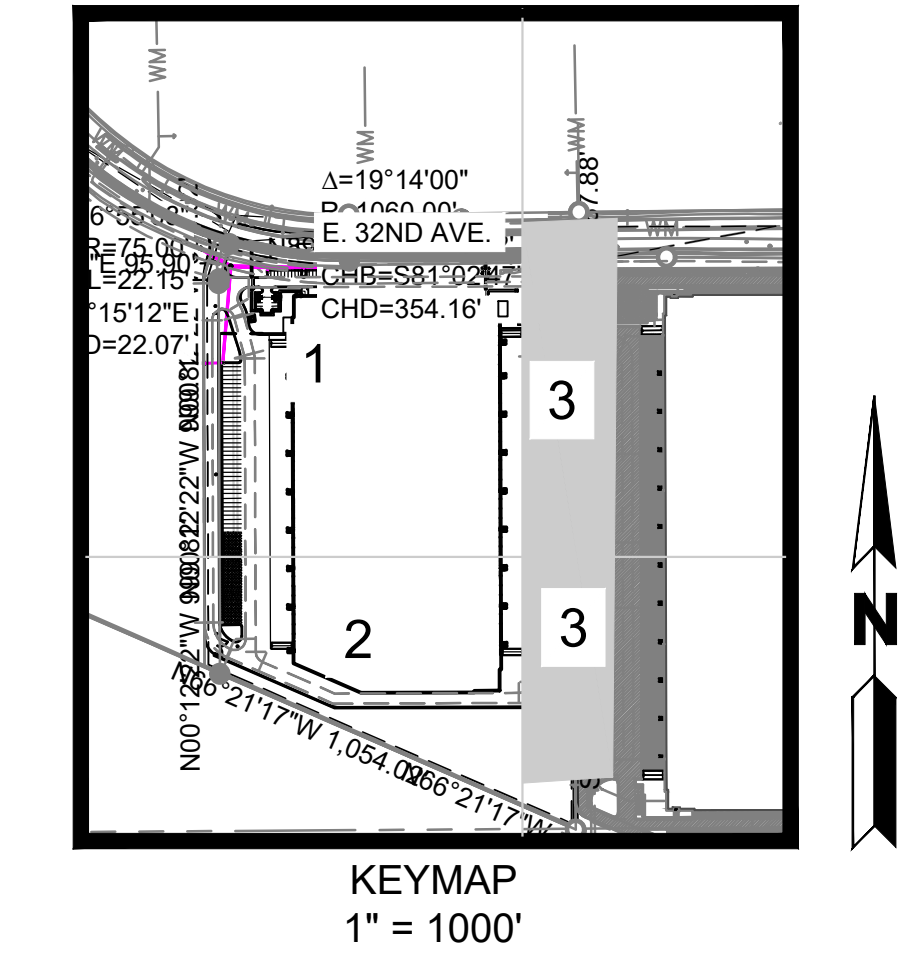
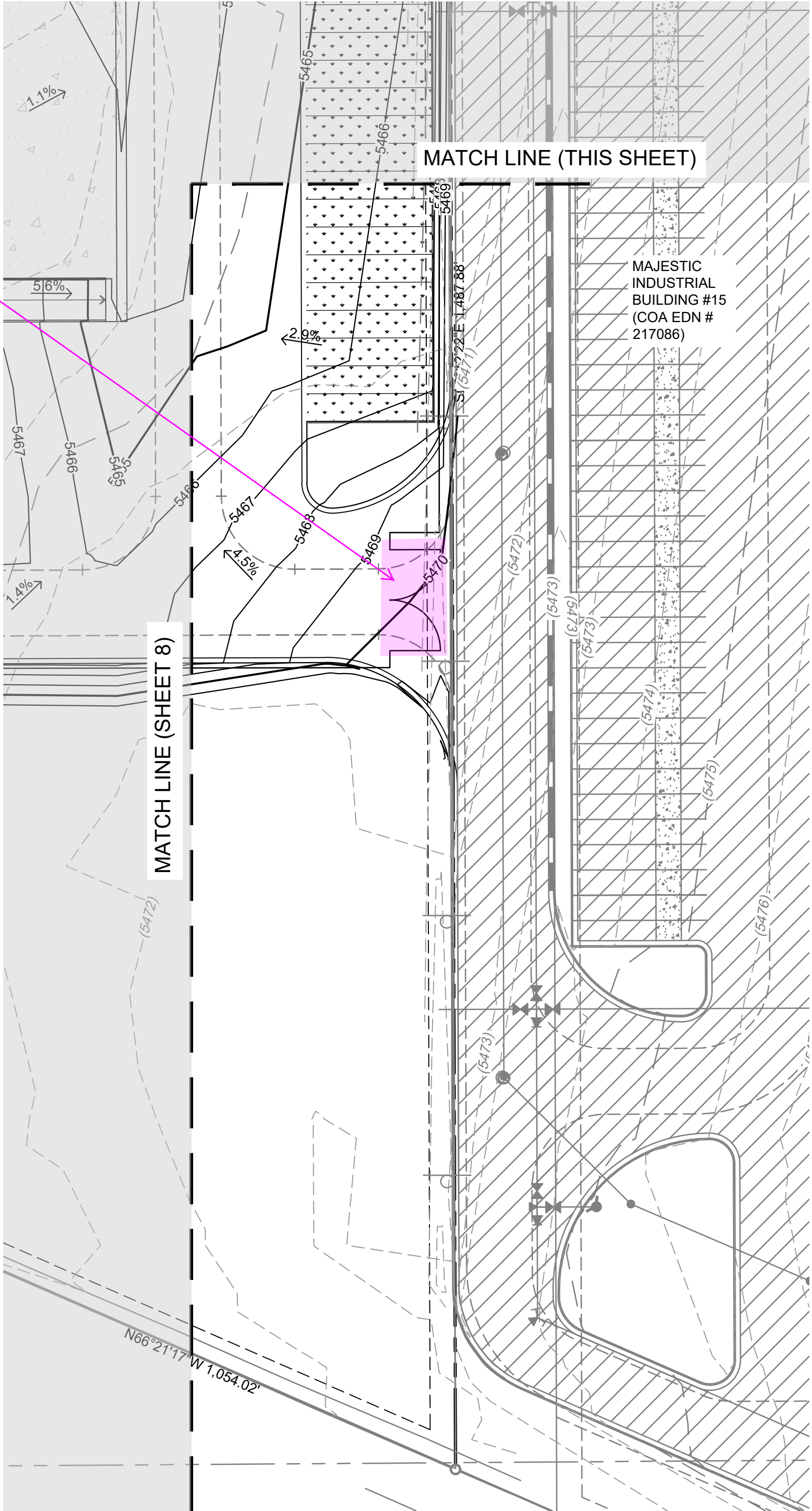
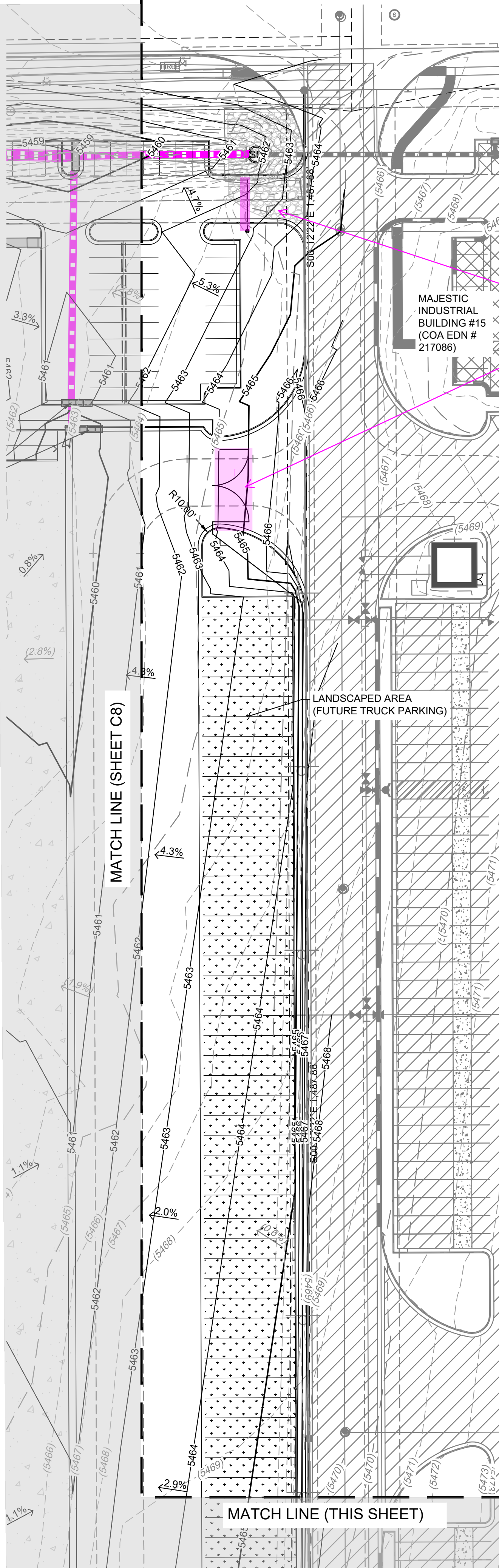
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JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	8/18/2020

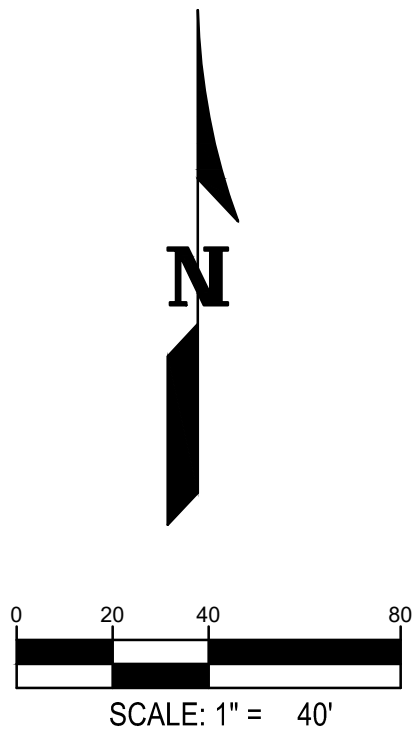
SHEET  
**10**  
Sheet of

NOT FOR CONSTRUCTION





- LEGEND:**
- PROPERTY LINE
  - EXISTING CURB & GUTTER
  - PROPOSED CATCH CURB
  - PROPOSED SPILL CURB & GUTTER
  - PROPOSED 5' CONTOUR
  - PROPOSED 1' CONTOUR
  - EXISTING 5' CONTOUR
  - EXISTING 1' CONTOUR
  - PROPOSED STORM LINE
  - EXISTING STORM LINE
  - PROPOSED STORM INLET
  - EXISTING STORM INLET
  - PROPOSED SWALE
  - 500 YEAR FLOODPLAIN
  - 100 YEAR FLOODPLAIN
  - PROPOSED SLOPE AND DIRECTION
  - FLOW DIRECTION
  - HIGH POINT
  - LOW POINT
  - MATCH EXISTING
  - GRADE BREAK
  - TOP OF WALL
  - FINISH GRADE AT WALL



WARE MALCOMB

LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway

suite 320

denver, co 80209

p 303.561.3333

waremalcomb.com

BUILDING 16

MAJESTIC COMMERCENTER FILING NO. 13

GRADING PLAN

NO	DATE	REMARKS
##	##	##
##	##	##
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JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	8/18/2020

SHEET

11

Sheet of





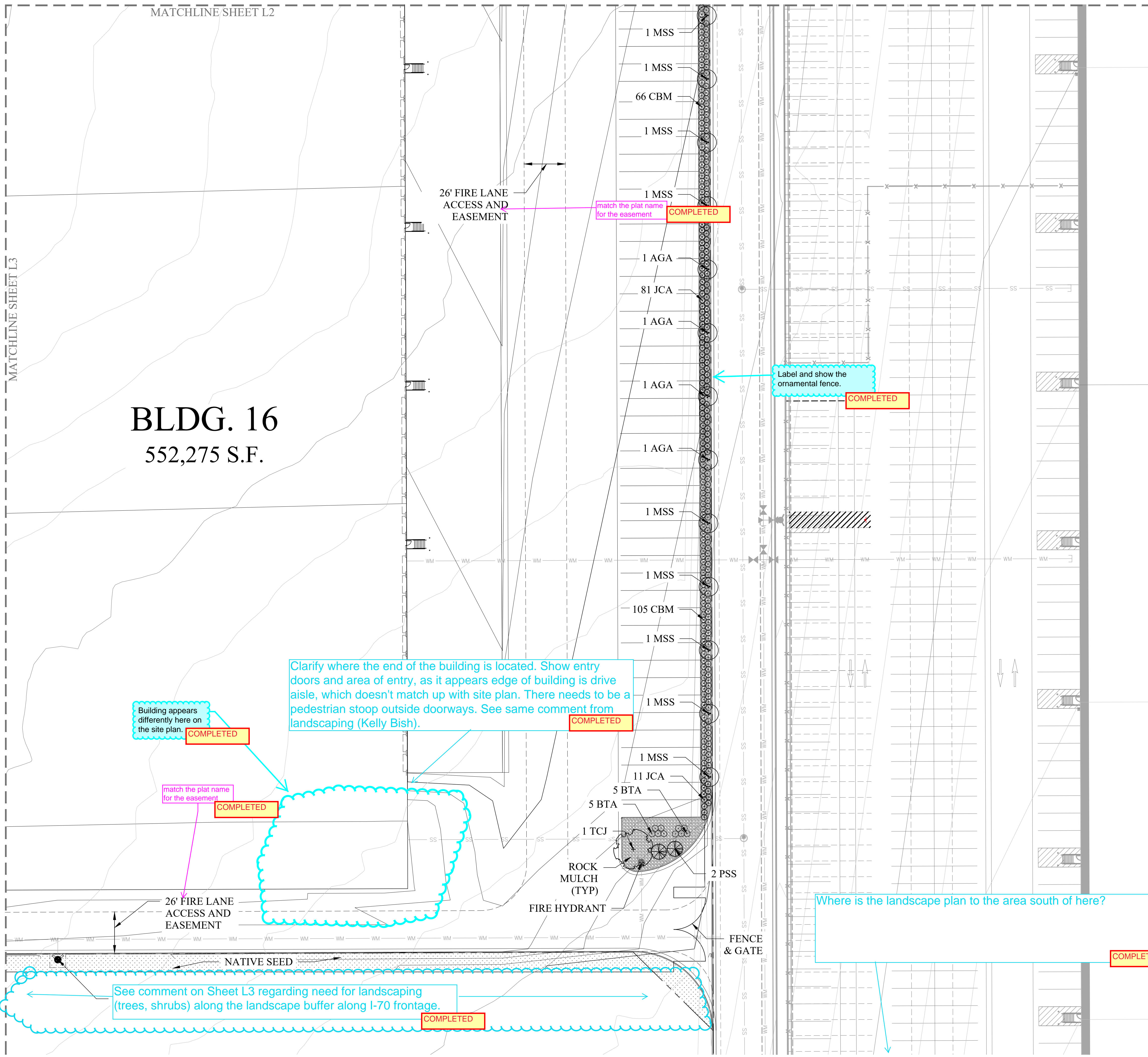




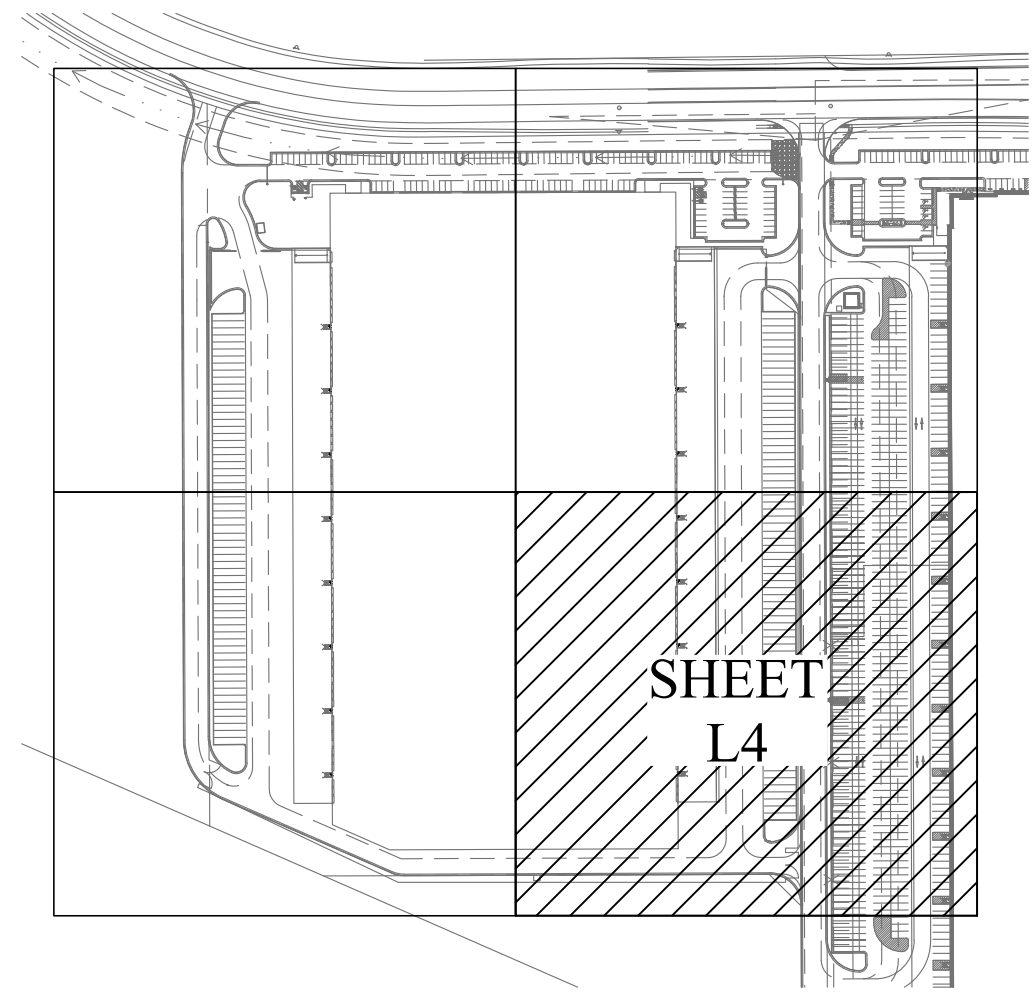






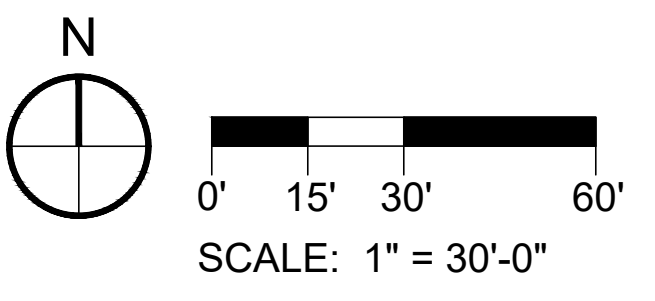


KEY MAP 1:300



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



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  
L4  
of

associates inc.  
2893 South Peoria Street, Ste 101  
303-770-7201 FAX 770-7132

FOR AND ON BEHALF  
OF WARE MALCOMB

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

NOT FOR CONSTRUCTION



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 'Hornbrookiana' / 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 'Atropurpurea' / 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 'Pfizeriana' / 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

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 COMMERCENTER

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 COMMERCENTER 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.

COMPLETED

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.

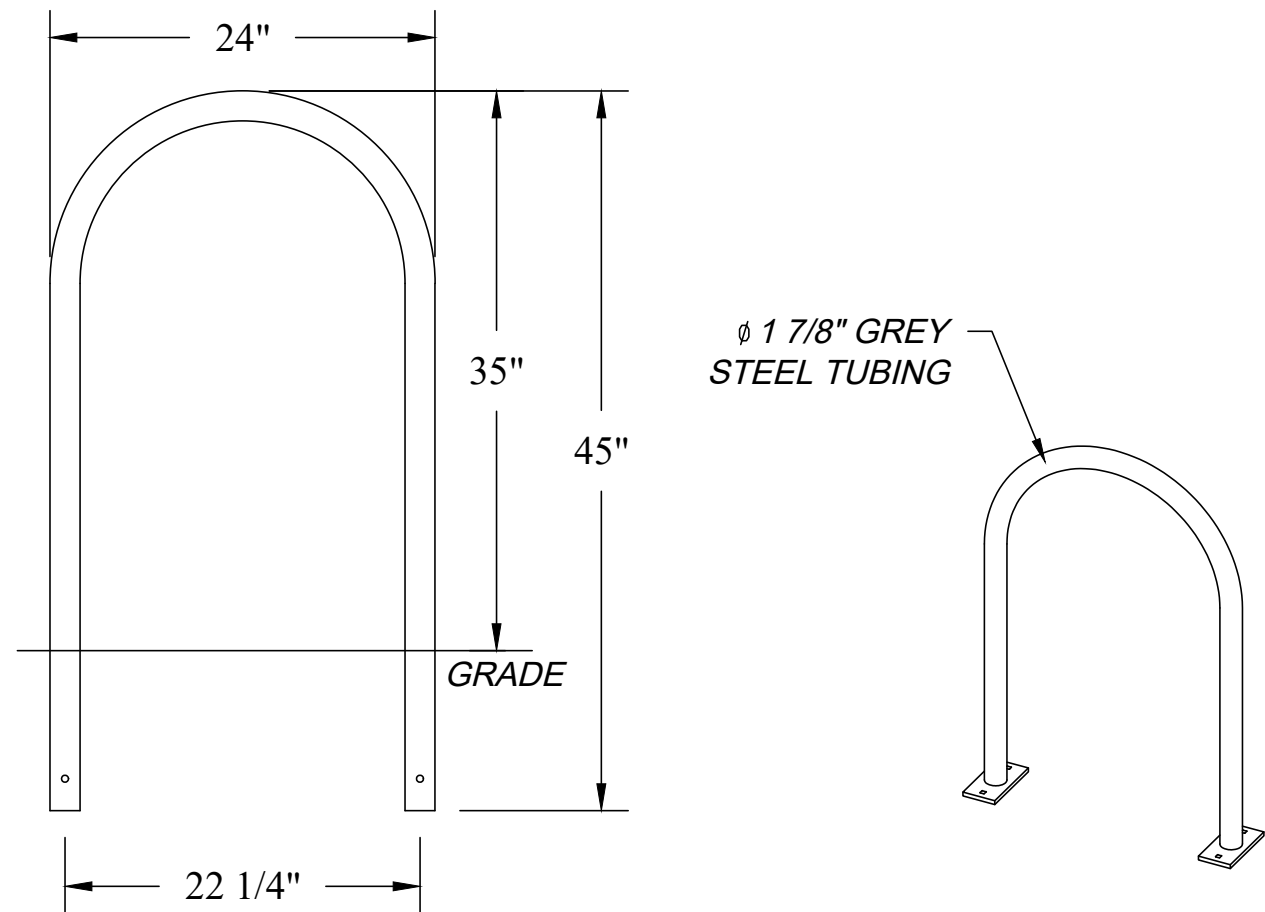
Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can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

COMPLETED

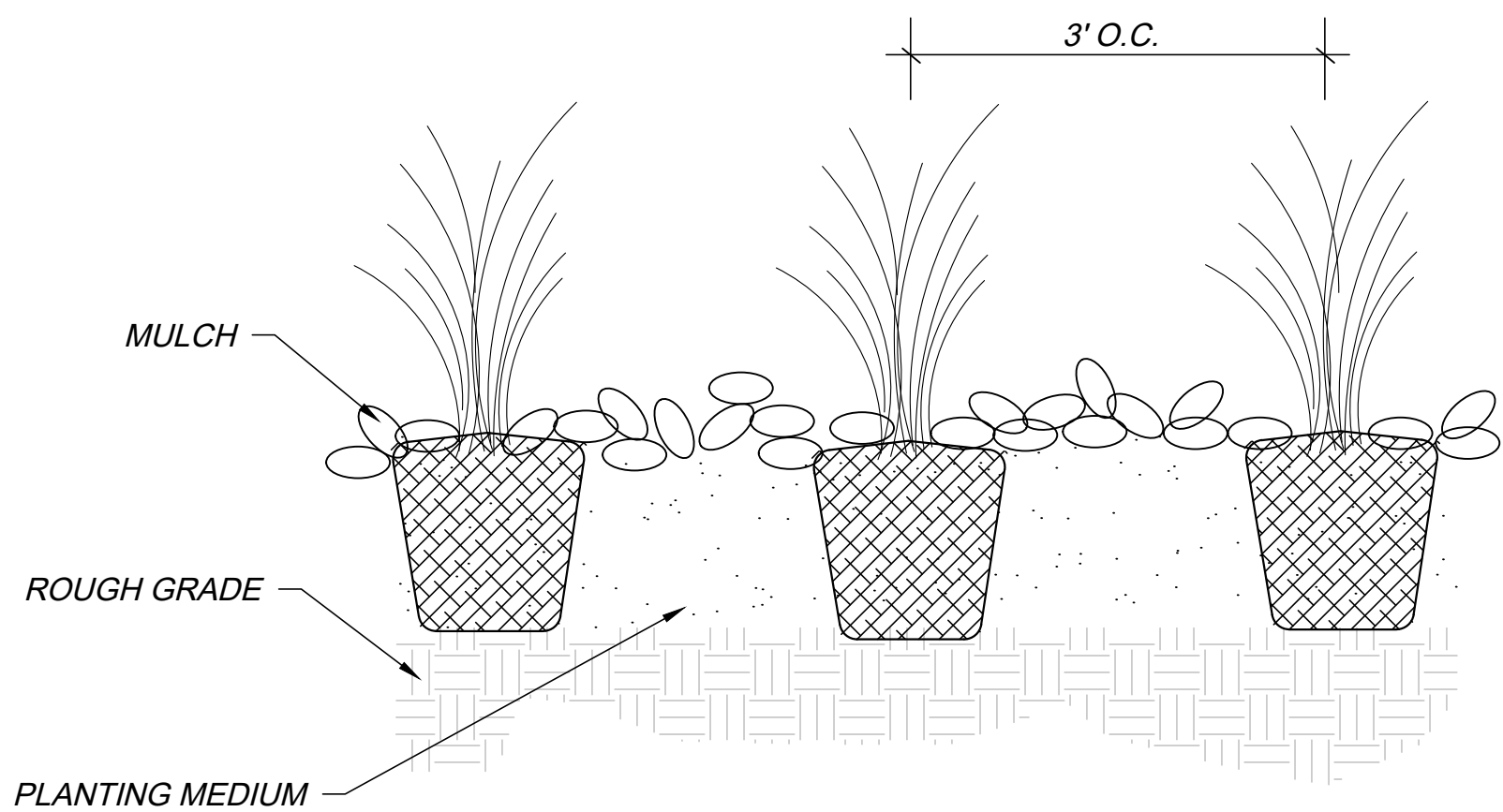
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JOB NO.:	7728-012
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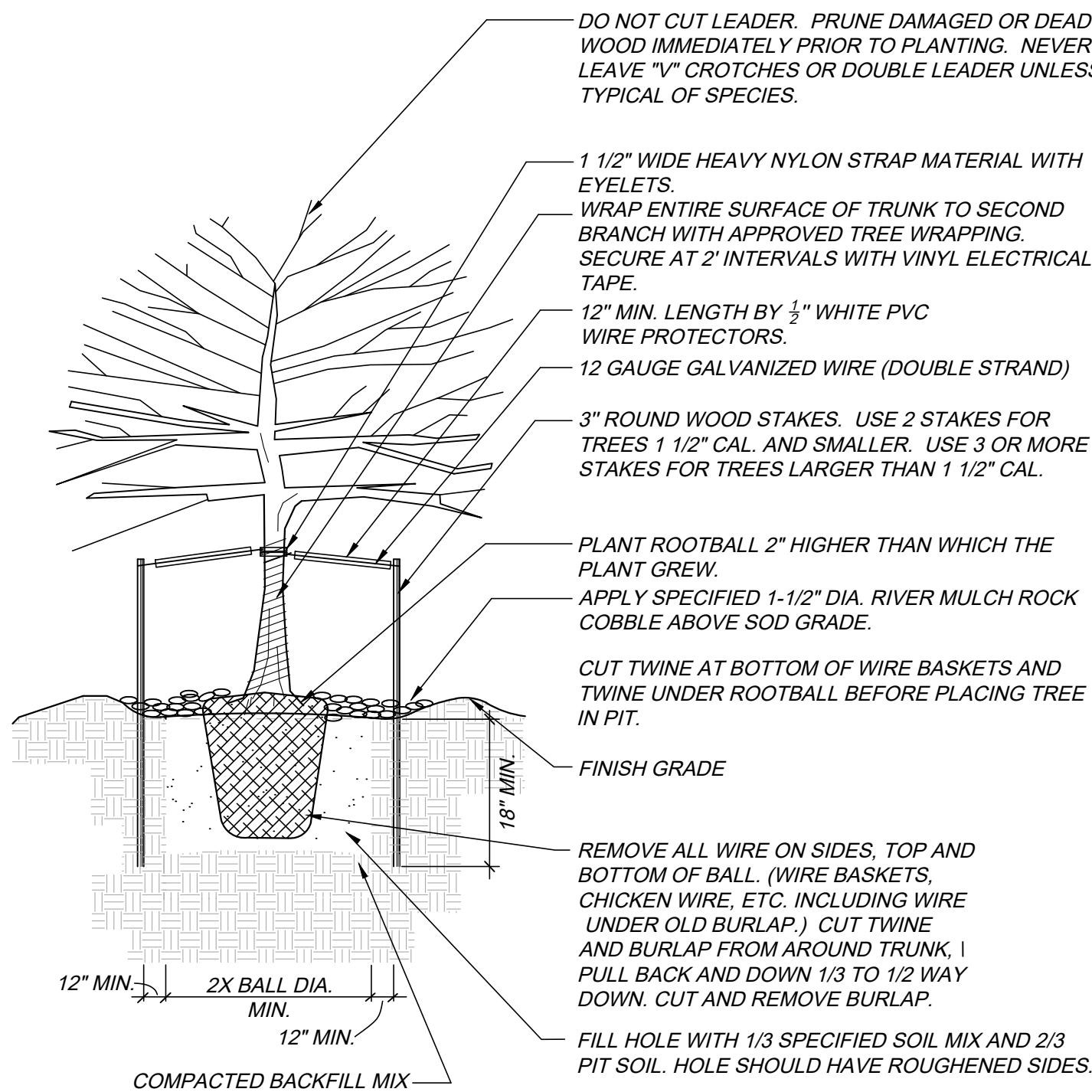


MADRAX U24 'U' BIKE RACK  
N.T.S.

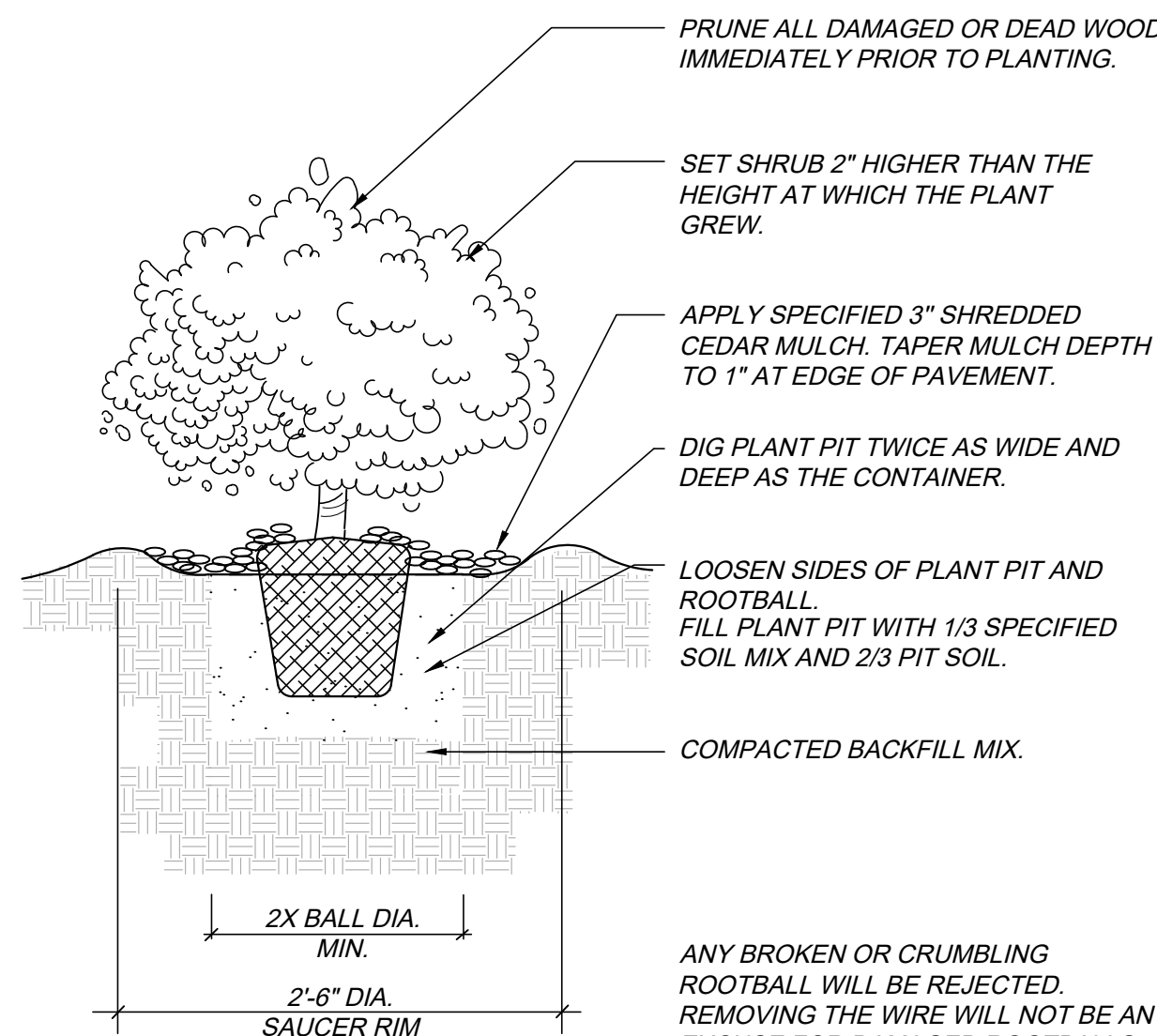


PLANTING MEDIUM TILLED TO A DEPTH OF 8" AND SHALL CONSIST OF 4" OF TOPSOIL, 4 CY OF COMPOST PER 1000 S.F. AND FERTILIZER AT A RATIO OF 20-10-10, 1/4 LB. PER 1000 S.F.

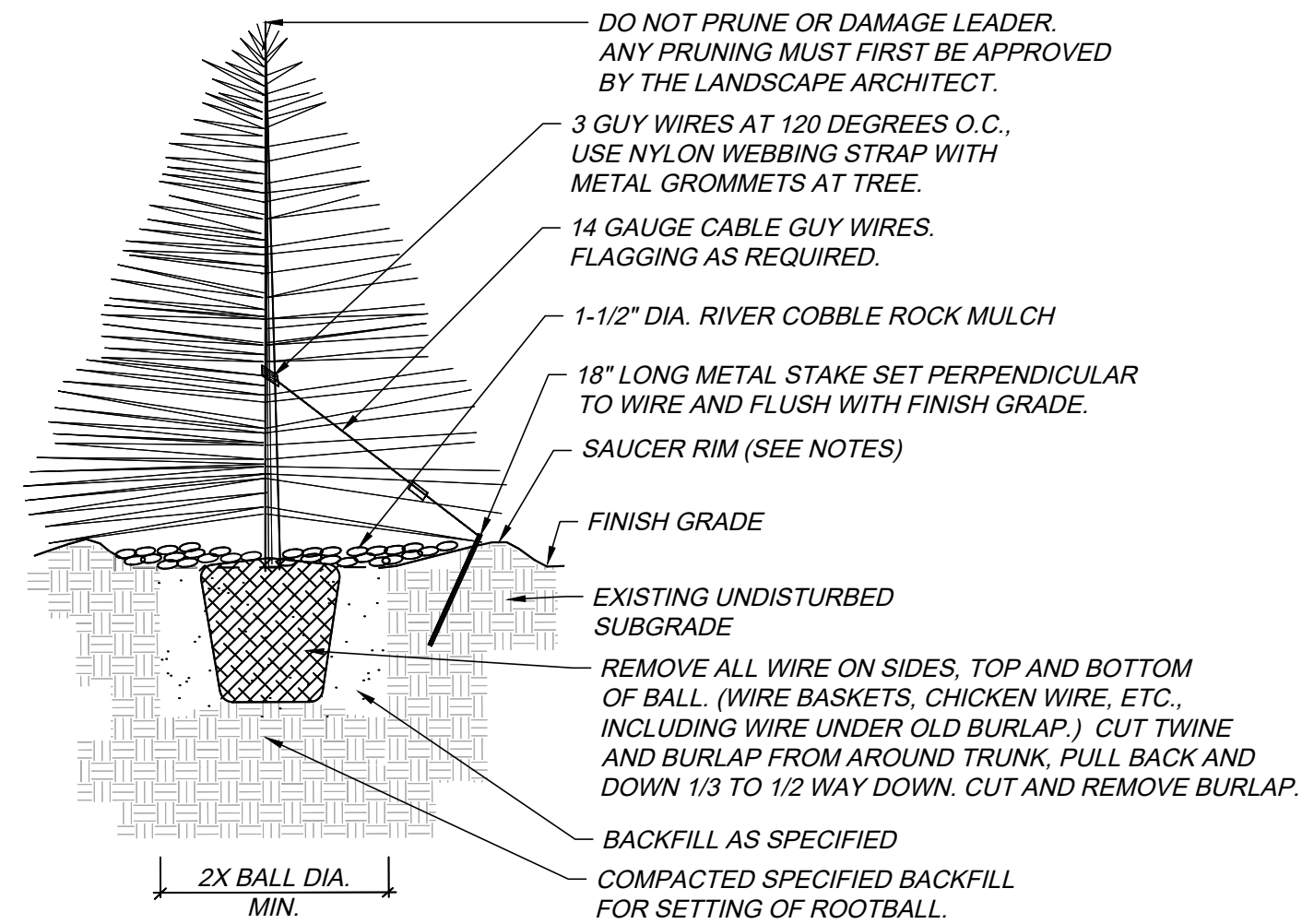
PERENNIAL PLANTING 3' O.C.  
N.T.S.



DECIDUOUS TREE PLANTING DETAIL  
N.T.S.

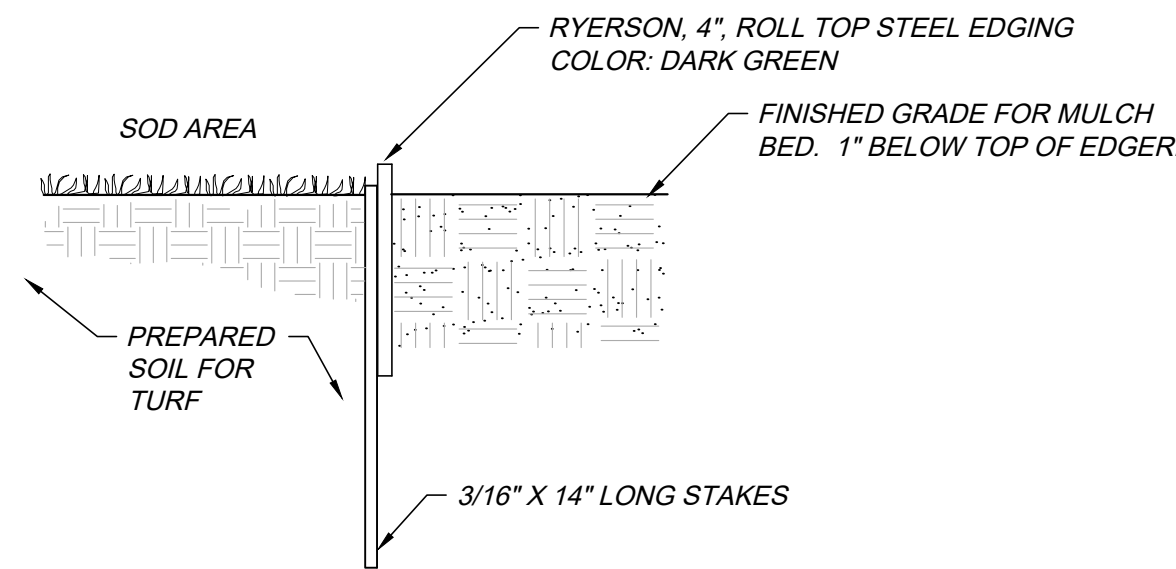


SHRUB PLANTING DETAIL  
N.T.S.

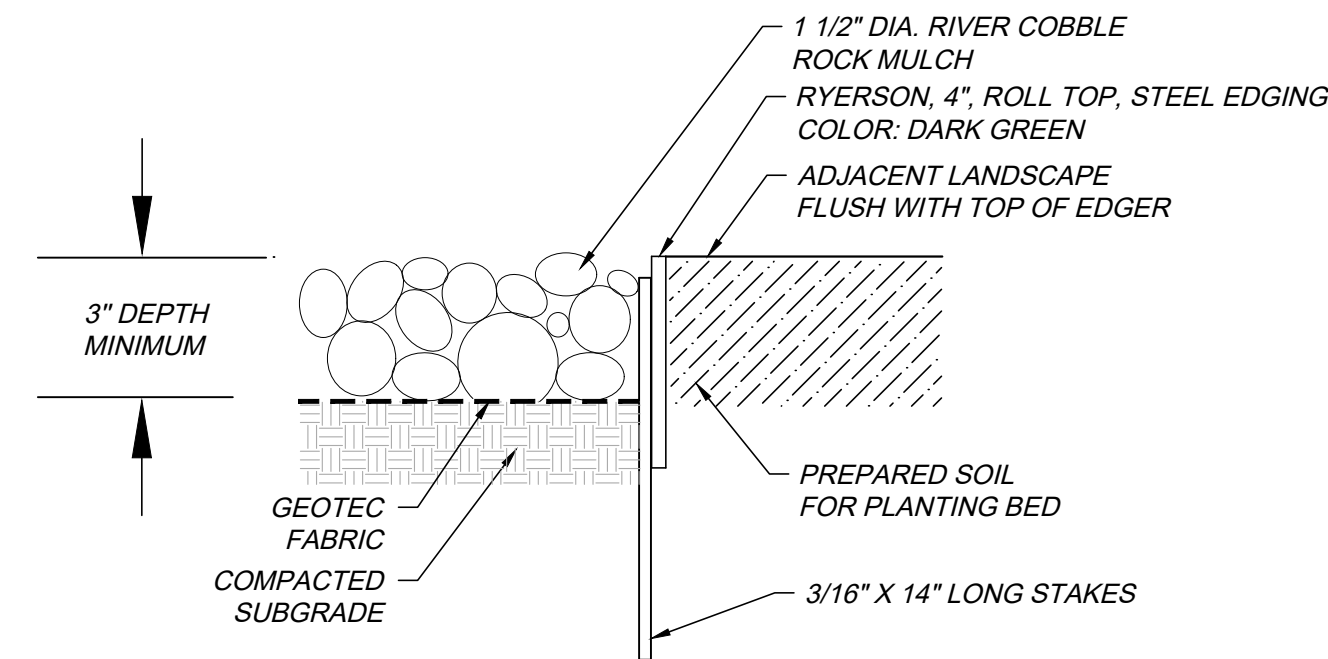


- NOTES:
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISHED GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISHED GRADE.
  2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
  3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING DETAIL  
N.T.S.



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



EDGER DETAIL - ROCK MULCH AND PLANT BED  
N.T.S.

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

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





. Conf.  
.  
-8"x19'

Training Room  
34'-6"x36'

Manager  
Office  
13'-6"x13'-6"

Break Room  
43'x38'

Dealer Pick  
Up  
26'x24'

Driver  
Rm.  
~~8'x13'-8"~~

Shipping  
Office  
17'x22'-6"

Unisex  
~~8'x8'-4"~~

Men's  
Lockers  
8'x9'-6"

Women's  
Lockers  
8'x9'-6"

Wellness  
Room  
14'-3"x7'

Visiting C  
12'x9'-3"

omen

Office  
Men

Warehouse  
Women

Storage  
16'x14'

Server  
10'x14'

Reception/  
Open Office

Fitness Room  
20'x26'

E.D.F.



A	SCALE:
	3/16"=1'-0"

*A*

**Drawing Plot Bar**  
0" 1"  
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.

## A1.1

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Category	Sub-category	Value
Category 1	Sub-category 1.1	Value 1.1
	Sub-category 1.2	Value 1.2
	Sub-category 1.3	Value 1.3
	Sub-category 1.4	Value 1.4
	Sub-category 1.5	Value 1.5
Category 2	Sub-category 2.1	Value 2.1
	Sub-category 2.2	Value 2.2
	Sub-category 2.3	Value 2.3
	Sub-category 2.4	Value 2.4
	Sub-category 2.5	Value 2.5


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COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
Sixth Floor  
City of Industry, California 91746-3497  
Telephone: (562) 699-0453  
License No. 723302

PROPOSED OFFICE FLOOR PLANS

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NEW T.I. FOR SUBARU  
MAJESTIC COMMERCECENTER BLDG. 16  
AURORA, COLORADO

**Drawing Plot Bar**  
0" 1"  
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

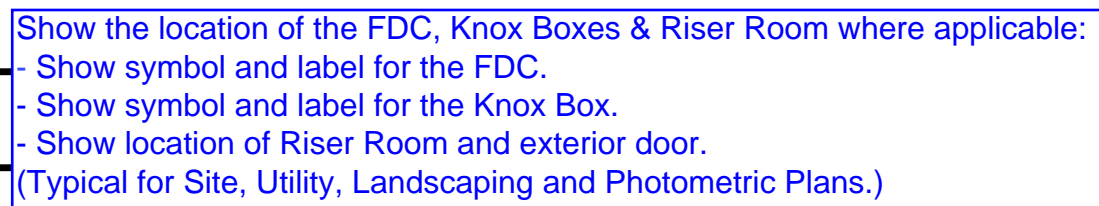
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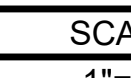
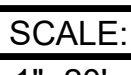




SCALE:  
1"=20'



SCALE  
1"=20'

SCA  
411-

SCALE:  
1" = 20'

10	3'-0" x 7'-0" HOLLOW METAL DOOR - PAINT TO MATCH ADJACENT BUILDING COLOR
11	PAIR 3'-0" x 7'-0" NARROW STILE ALUM. STOREFRONT DOOR
12	GALVANIZED GRATE STAIR TREADS AND LANDING
13	1'-4" x 1'-4" x 3/4" RECESSED PANEL BLOCKOUT,
14	2'-0" x 2'-0" x 3/4" RECESSED PANEL BLOCKOUT,
15	9" H x 3/4" D HORIZONTAL PANEL RECESSED,
16	12" H x 3/4" D HORIZONTAL PANEL RECESSED,
17	8" WIDE PAINT BAND AT TOP OF PARAPET WALL
18	ROOF LINE BEYOND
19	12'-0" W x 9'-6" H OR 10'-6" W x 9'-6" H KNOCK-OUT PANEL FOR FUTURE WALL OPENING
20	METAL DOWNSPOUT
21	LAMINATED LANDING DOCK BUMPER

- [illegible]

SCA  
4 (4 C"—

COLOR NOTES:

2. A FINAL COLOR SCHEDULE WITH PAINT SAMPLES SHALL BE SUBMITTED TO PLANNING DEPT. FOR APPROVAL PRIOR TO PAINTING ANY SURFACES.
3. HANDRAILS AT STAIRS AND RAMPS PAINT TO MATCH ADJACENT BUILDING COLOR
- ## GLAZING NOTES:
1. ALL GLAZING BELOW 36" A.F.F. AND 24" TO SIDES OF DOOR AND ALL SPANDREL SOFFIT PANELS SHALL BE TEMPERED.
2. GLAZING AND STOREFRONT SYSTEM SHALL BE DESIGNED TO RESIST A 90 MPH WIND LOAD PER UBC 1620 & 2403. SUB-CONTRACTOR TO SUBMIT PLANS & CALCULATIONS TO ARCHITECT AND BLDG. DEPT. FOR APPROVAL PRIOR TO INSTALLATION. DESIGN TO CONFORM AND MEET EXPOSURE 'C'.

PROPOSED ELEVATIONS

BUILDING 16

MAJESSTIC COMMERCENTER AURORA

AURORA, COLORADO

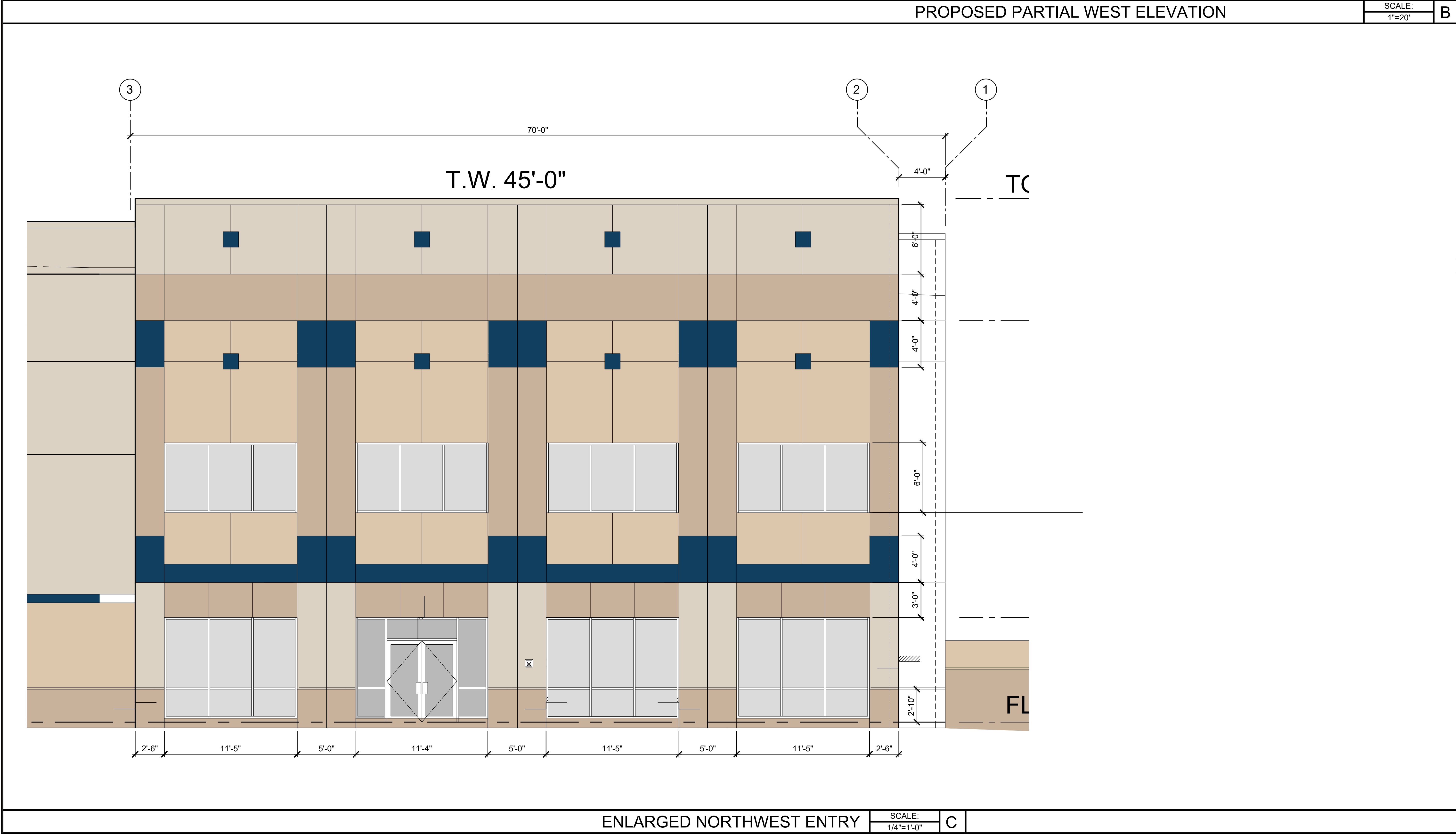
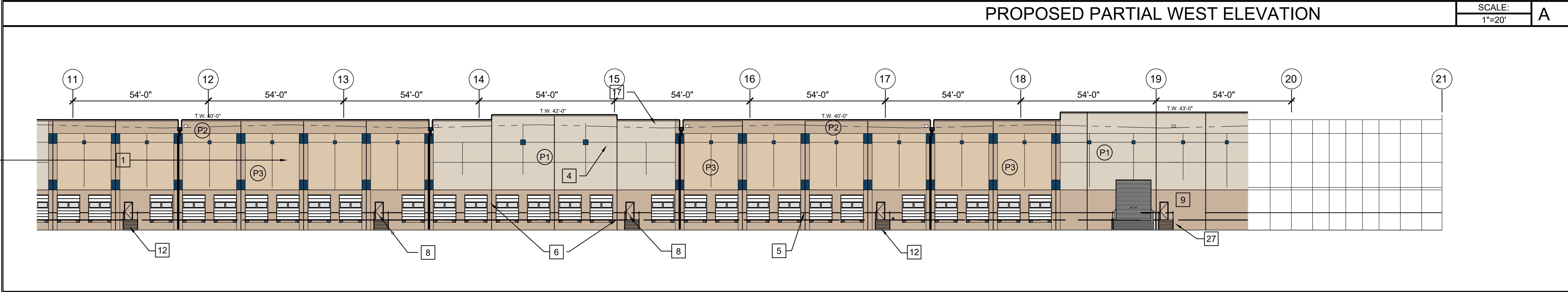
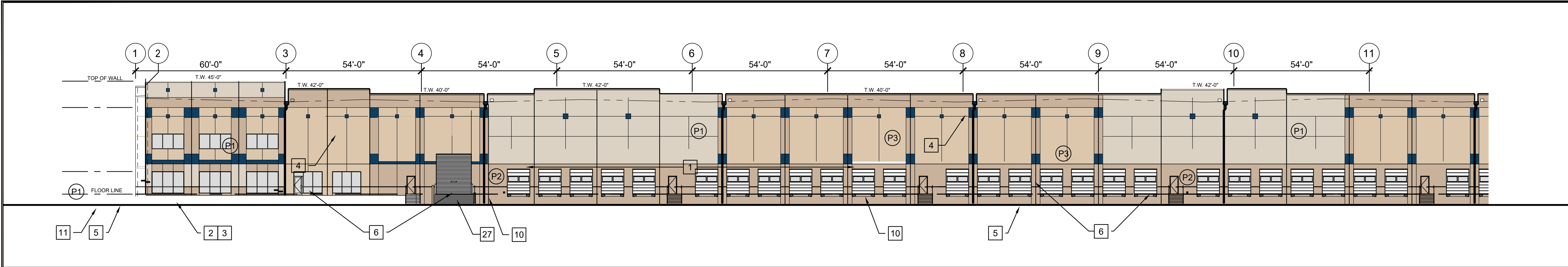
**Drawing Plot Bar**  
0" 1"  
Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is exactly 1 inch long the physical size of drawing has changed.

**DRAWN BY DATE**  
JT 9/17/20

CCC JOB NO. <b>7145</b>
SHEET NO.

A2





FINISH AND COLOR SCHEDULE		
SYMBOL	MATERIAL/FINISH	COLOR
(P1)	PAINT	PITTSBURG TMS BEIGE
(P2)	PAINT	PITTSBURG TMS BROWN
(P3)	PAINT	SW 9101 (203-C1) TRES NATURALE
(P4)	PAINT	SW 6510 (175-C7) LOYAL BLUE
SF	ALUM. STOREFRONT	BLACK
GLAZ	GLAZING	SOLAR COOL GRAY

COLOR NOTES:

2. A FINAL COLOR SCHEDULE WITH PAINT SAMPLES SHALL BE SUBMITTED TO PLANNING DEPT. FOR APPROVAL PRIOR TO PAINTING ANY SURFACES.
3. HANDRAILS AT STAIRS AND RAMP TO MATCH ADJACENT BUILDING COLOR

GLAZING NOTES:

1. ALL GLAZING BELOW 36" A.F.F. AND 24" TO SIDES OF DOOR AND ALL SPANDREL SOFFIT PANELS SHALL BE TEMPERED.
2. GLAZING AND STOREFRONT SYSTEM SHALL BE DESIGNED TO RESIST A 90 MPH WIND LOAD PER UBC 1620 & 2403. SUB-CONTRACTOR TO SUBMIT PLANS & CALCULATIONS TO ARCHITECT AND BLDG. DEPT. FOR APPROVAL PRIOR TO INSTALLATION. DESIGN TO CONFORM AND MEET EXPOSURE 'C'.

MATERIAL LEGEND

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

COMMERCE CONSTRUCTION CO., L.P.  
13191 Crossroads Parkway North  
Sixth Floor  
City of Industry, California 91746-3497  
Telephone: (626) 689-0453  
License No. 723302

PROPOSED ELEVATIONS

BUILDING 16

JAEASTIC COMMERCCENTER

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.

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CCC JOB NO.  
7145

SHEET NO.  
A2.1

REVISIONS

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