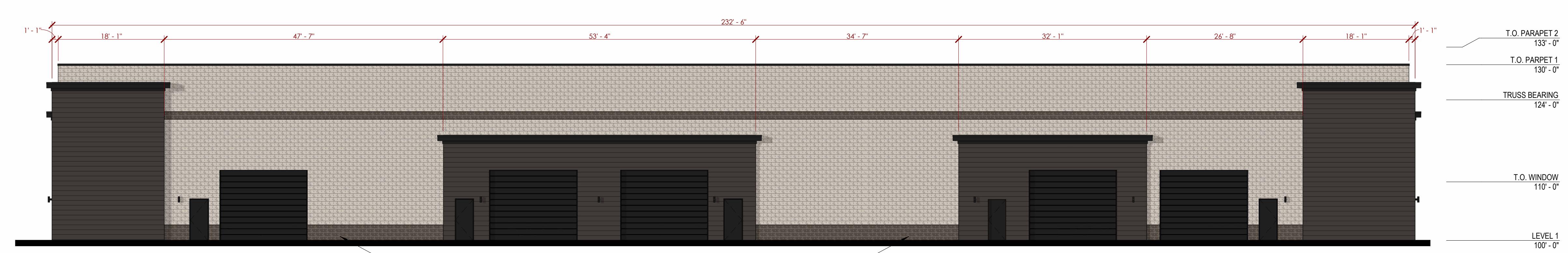


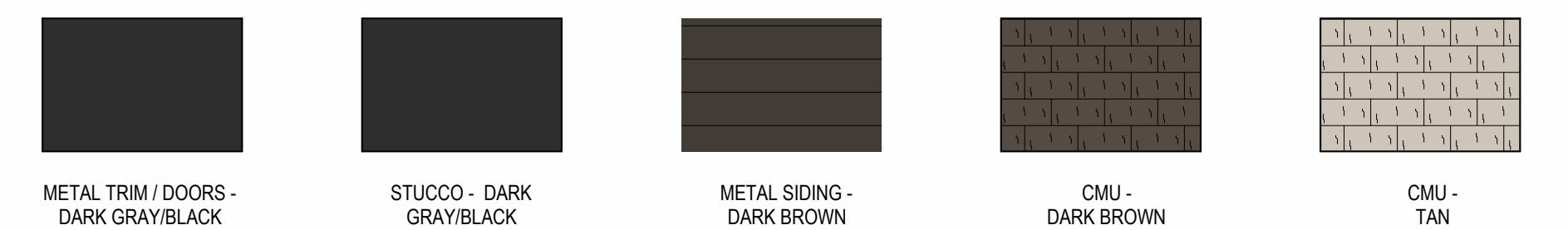
SARATOGA SPRINGS CITY	
ZONE:	HC - HEAVY COMMERCIAL
SARATOGA SPRINGS CITY CODE 19.16.05	
REQUIREMENT	PROPOSED DESIGN
1. BUILDING ARTICULATION	<p>THE PROPOSED BUILDING PROVIDES A COMBINATION OF HORIZONTAL AND VERTICAL ELEVATIONS SHIFTS TOTALING 5' ON EACH FAÇADE THAT IS LONGER THAN 40'.</p> <p>THE PROPOSED BUILDING ALSO FOLLOWS STANDARDS:</p> <ul style="list-style-type: none"> A. A COMBINATION OF HORIZONTAL AND VERTICAL ELEVATION SHIFTS THAT TOGETHER EQUAL AT LEAST FIVE FEET. B. USE OF MULTIPLE MATERIALS SUCH AS DIFFERENT COLORS/TEXTURES OF CMU, METAL PANEL AND STUCCO, TO BREAK UP THE LONGER FAÇADES. C. VARIOUS CHANGES IN MATERIALS THROUGHOUT THE BUILDING. E. STEPS IN THE ROOF LINES AT ENTRIES AND CORNERS.
2. ADDITIONAL ARCHITECTURAL STANDARDS	<p>1. BUILDING ARTICULATION. BUILDING ELEVATIONS EXCEEDING 40 FEET IN LENGTH SHALL INCORPORATE A MINIMUM OF ONE HORIZONTAL ELEVATION SHIFT OR COMBINATION OF VERTICAL AND HORIZONTAL ELEVATION SHIFTS, STEPPING PORTIONS OF THE ELEVATION TO CREATE SHADOW LINES AND CHANGES IN VOLUMETRIC SPACES OF AT LEAST FIVE FEET, AND A MINIMUM OF TWO OF THE FOLLOWING, ALL WITH INTERVALS 20 TO 50 FEET OF HORIZONTAL WIDTH:</p> <ul style="list-style-type: none"> A. A COMBINATION OF VERTICAL AND HORIZONTAL ELEVATION SHIFTS THAT TOGETHER EQUAL AT LEAST FIVE FEET. B. ADDITION OF HORIZONTAL AND VERTICAL DIVISIONS BY USE OF TEXTURES OR MATERIALS. C. PRIMARY MATERIAL CHANGE. D. ADDITION OF PROJECTIONS SUCH AS BALCONIES, CORNICES, COVERED ENTRANCES, PORTE-COCHÈRES, TRELLIS', PERGOLAS, ARCADES, AND COLONNADES, SUCH TREES, AND AWNINGS EXTEND OUTWARD FROM THE UNDERLYING WALL SURFACE AT LEAST 36-INCHES. E. VARIATION IN THE ROOFINES BY USE OF DORMER WINDOWS, OVERHANGS, ARCHES, STEPPED ROOFS, GABLES OR OTHER SIMILAR DEVICES.

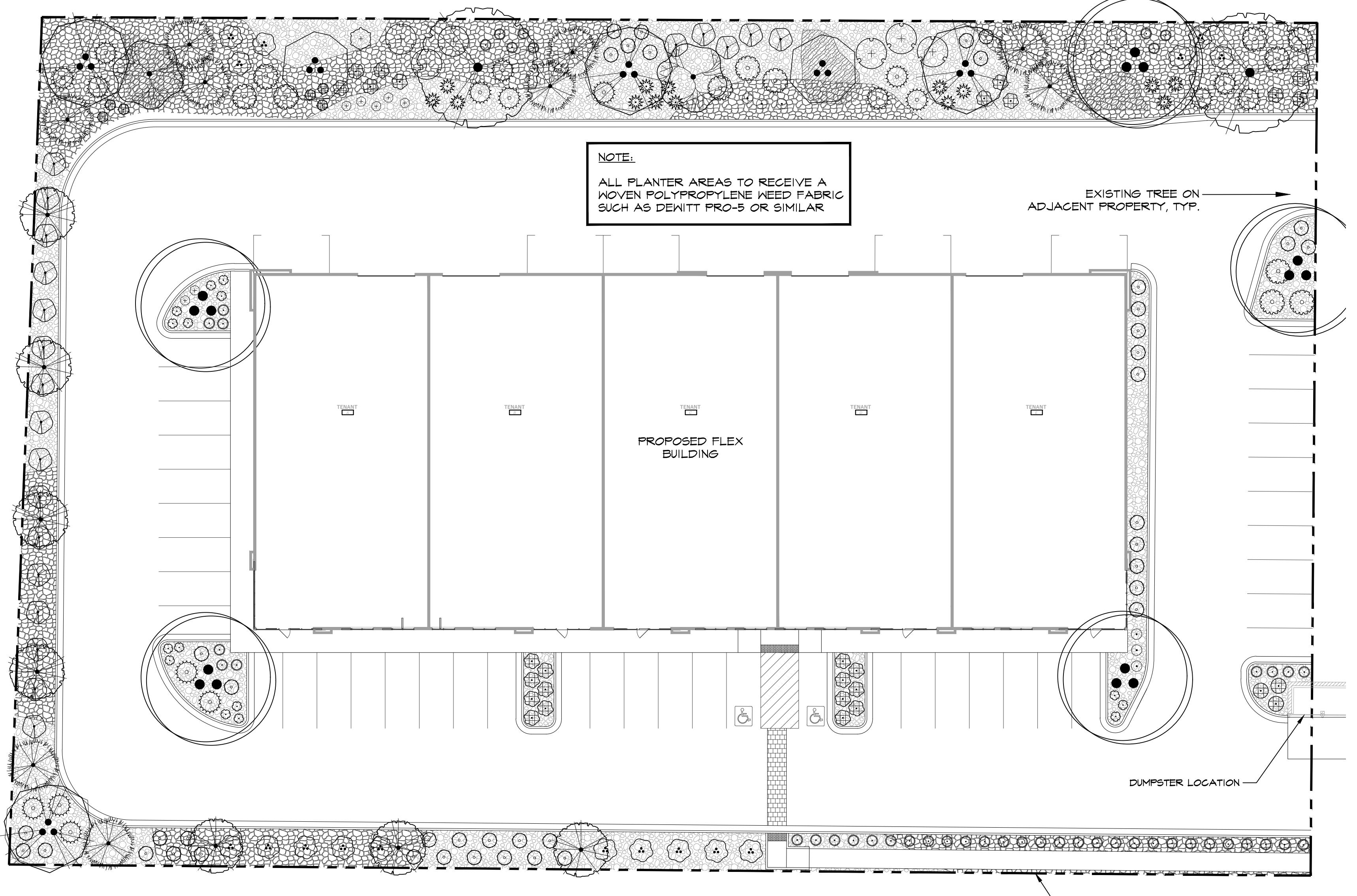


SARATOGA SPRINGS CITY CODE 19.16.08	
REQUIREMENT	PROPOSED DESIGN
1. WAREHOUSE/FLEX STANDARDS:	<p>EACH TENANT SHALL PROVIDE AT LEAST 10% OF THE FLOOR AREA FOR OFFICE AND/OR RETAIL USE. THE REQUIRED OFFICE AND/OR RETAIL AREA MAY BE DIVIDED AMONG MULTIPLE LEVELS. FOR EXAMPLE, IF 10% OF THE FLOOR AREA EQUALS 10,000 SQUARE FEET THIS AREA MAY BE SPLIT OVER MULTIPLE STORIES.</p>
2. ADDITIONAL ARCHITECTURAL STANDARDS	<p>HEAVY COMMERCIAL DEVELOPMENTS WITH MORE THAN ONE BUILDING SHALL BE DESIGNED WITH DIFFERENT COLORS AND MATERIALS ON EACH BUILDING TO PROVIDE ARCHITECTURAL VARIETY.</p>
3. ARCHITECTURAL FEATURES	<p>THE FAÇADE FACING PUBLIC STREET FRONTRAGE SHALL INCLUDE LARGE CLEAR GLASS WINDOWS ON THE STREET LEVEL AND SMALLER WINDOWS MAY BE ALLOWED ON THE UPPER FLOORS. OPAQUE, HEAVILY TINTED, OR REFLECTIVE GLASS SHALL NOT BE USED ON THE FIRST FLOOR OF A BUILDING FACING THE PUBLIC STREET.</p>



A. BUILDINGS SHALL HAVE MASSING AT BUILDING ENTRANCES. BUILDING ENTRANCES SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING FEATURES: ROOF TOWER FEATURE, PITCHED ROOF FEATURE, PARAPET EXTENSIONS, OR ARTICULATION IN THE FAÇADE.	EVERY BUILDING ENTRANCE IS PROVIDED WITH A MASSING FEATURE WHICH PROJECS 12' FROM THE BUILDING. THIS COMPLIES WITH ARTICULATION IN THE BUILDING.
B. THE ARCHITECTURAL FEATURES AT BUILDING ENTRANCES SHALL ALSO INCLUDE AT LEAST TWO OF THE FOLLOWING FEATURES: DIFFERENT EXTERIOR MATERIAL TYPES; AWNINGS OR CANOPES; DECORATIVE LIGHTING; AND INCREASED AMOUNT OF GLASS.	THE PROPOSED BUILDING ENTRANCE FEATURES ARE PROVIDED WITH A DIFFERENT MATERIAL TYPE THAN THE REST OF THE BUILDING. CANOPES, DECORATIVE LIGHTING AND INCREASED AMOUNT OF GLASS.
C. BUILDINGS WITH MULTIPLE ENTRANCES SHALL HAVE AT LEAST TWO SEPARATE FEATURES TO Distinguish ENTRANCE LOCATIONS.	BUILDING IS PROVIDED WITH AN "ENTRY FEATURE" AT EACH TENANT ENTRY. THE BUILDING HAS SPACE FOR 5 POTENTIAL TENANTS.
D. EACH BUILDING FAÇADE SHALL INCLUDE AT LEAST THREE OF THE FOLLOWING FEATURES: COLUMNS OR PILASTERS; DECORATIVE CORNICE; AWNINGS OR CANOPES; COVERED WALKWAYS; DECORATIVE LIGHTING; STRING COURSE; AND WAINSCOT OF A MINIMUM 30 INCHES IN HEIGHT EXCEPT FOR UNDER WINDOWS.	BUILDING IS PROVIDED WITH AN "ENTRY FEATURE" AT EACH TENANT ENTRY. THE BUILDING HAS SPACE FOR 5 POTENTIAL TENANTS.





PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ANY GROUND COVER AREAS SHALL RECEIVE 1-1/2" OF FINE TEXTURED SOIL AID/SOIL PEP.
10. PRUNE TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE	2" CAL.	4
	SLEDITISIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	2" CAL.	2
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	2
	PICEA PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE 8' TALL MIN. AT TIME OF PLANTING	B & B	4
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2" CAL.	7
	TILIA CORDATA / LITTLELEAF LINDEN	2" CAL.	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	5 GAL	2
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL	15
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL	16
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	14
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	5 GAL	18
	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' TM / GINGER WINE NINEBARK	5 GAL	4
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL	6
	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL	21
	RHAMNUS FRANGULA 'COLUMNARIS' / TALL HEDGE BUCKTHORN	5 GAL	3
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	12
	SAMBUCUS NIGRA 'BLACK LACE' / BLACK LACE ELDERBERRY	5 GAL	6
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	42
	SPIRAEA X BUMALDA 'LIMEOUND' TM / LIMEOUND SPIREA	5 GAL	6
	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	5 GAL	25
GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	46
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	7
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING QTY
	LYSIMACHIA NUMMULARIA / CREEPING JENNY	FLAT	18" O.C. 582 SF

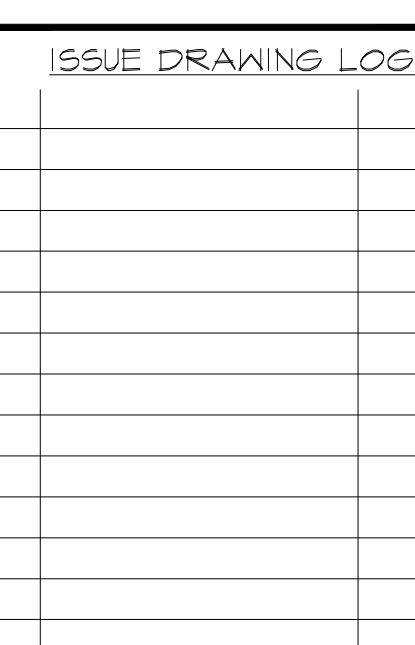
MATERIAL SCHEDULE

1" MINUS PERMA BARK ROCK MULCH- 3" THICK MINIMUM
3" MINUS OAKLEY CHIP ROCK MULCH- 3" THICK MINIMUM

0 20 40 60 feet
SCALE: 1" = 20' ON A 24 X 36 SHEET



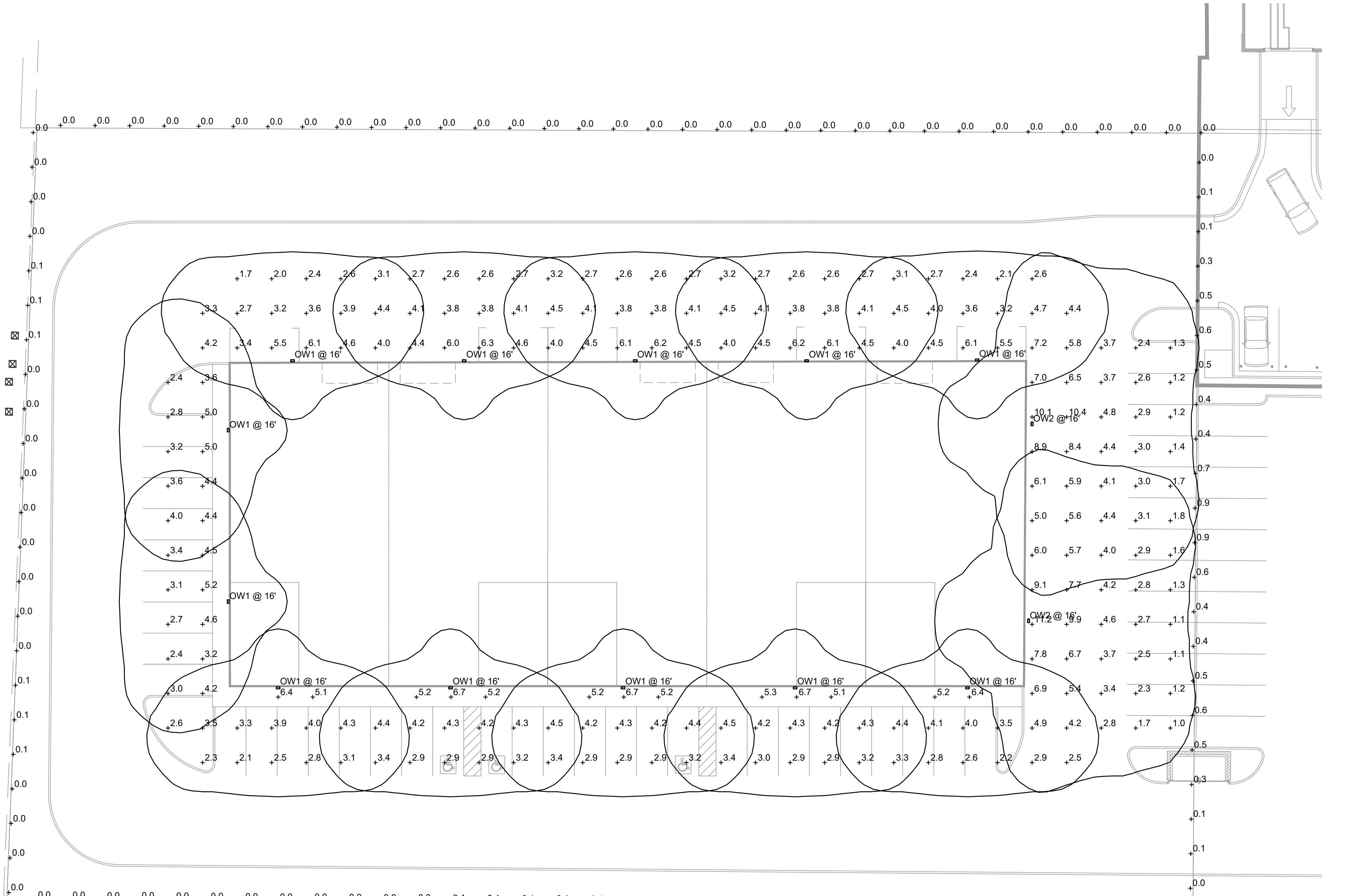
SARATOGA COMMONS
FLEX SPACE
SARATOGA SPRINGS, UT



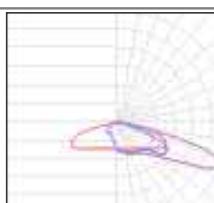
TITLE
LANDSCAPE PLAN
SHEET NO. L100

1 SITE PHOTOMETRIC PLAN

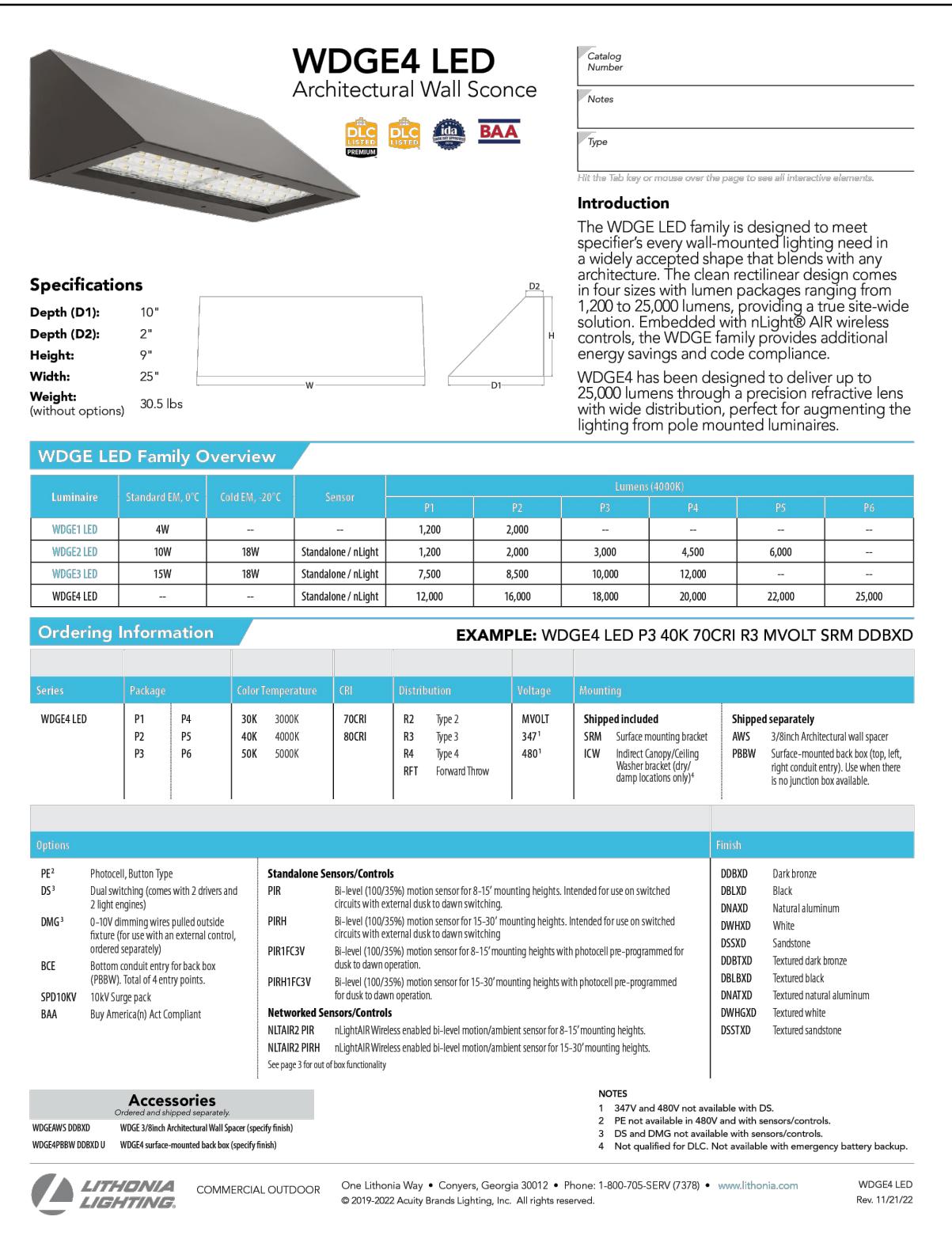
6001) SCALE: 1" = 20'-0"



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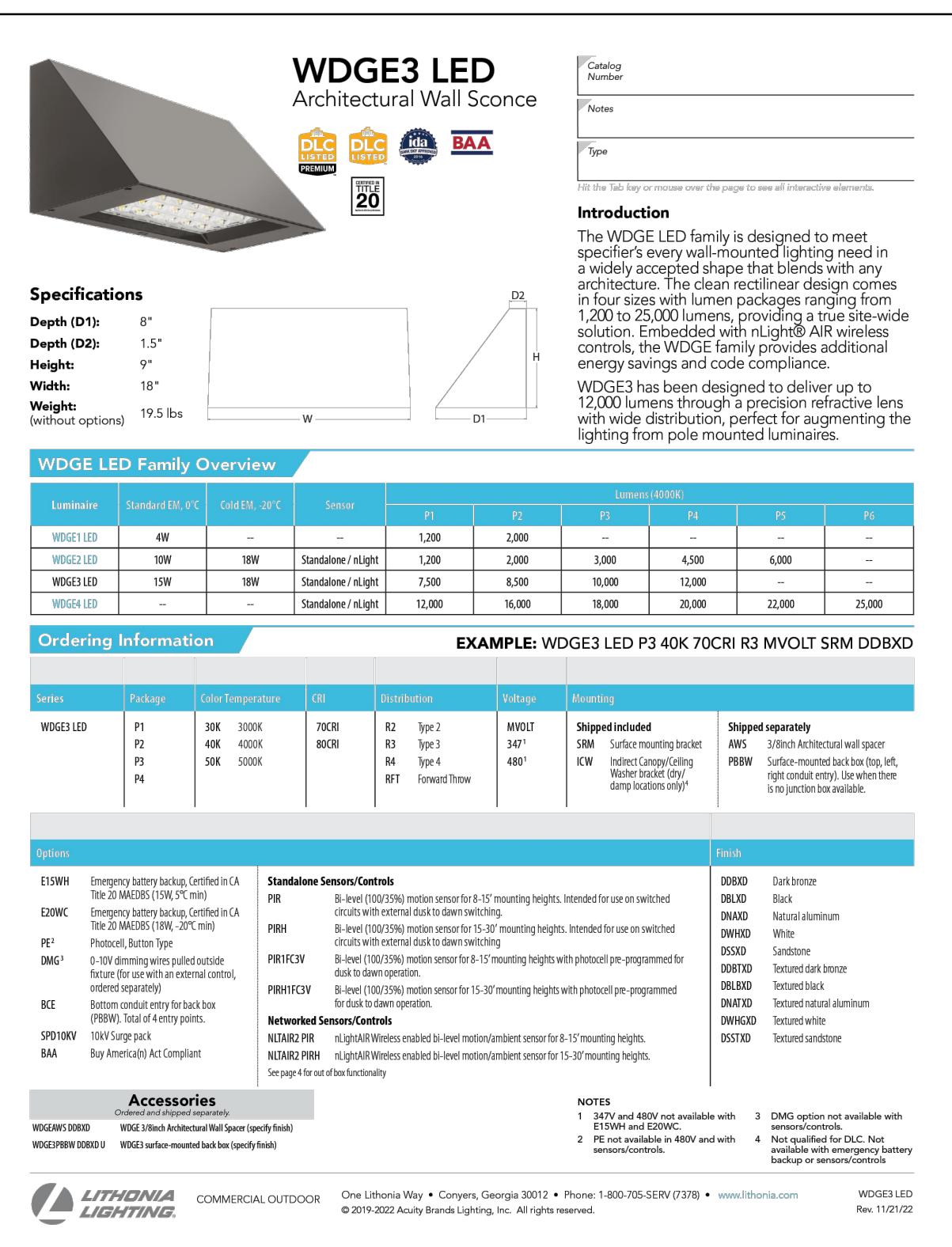
Schedule										
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
□	OW1	12	Lithonia Lighting	WDGE3 LED P3 70CRI R3 30K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 3 OPTIC	1	9265	0.9	71.6952	 Max: 6427cd
□	OW2	2	Lithonia Lighting	WDGE4 LED P3 70CRI R4 30K	WDGE4 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 OPTIC	1	17071	0.9	124.86	 Max: 10073cd

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Parking	+	3.9 fc	11.2 fc	1.0 fc	3.9:1
Property Line	+	0.1 fc	0.9 fc	0.0 fc	N/A
Entry	+	5.7 fc	6.7 fc	5.1 fc	1.1:1



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NOT FOR
CONSTRUCTION



P D C D

SHEET TITLE E:

STREET TITLE.

PHOTOMETRIC

ES001