

- SITE DESIGN NOTES:**
- 1. PROPOSED SIDEWALK PER SARATOGA SPRINGS STANDARD DRAWING ST-1.
 - 2. ALL ADA STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS.
 - 3. PROPOSED CURB & GUTTER PER SARATOGA SPRINGS STANDARD DRAWING ST-1.
 - 4. PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 2.
 - 5. PROPOSED DUMPSTER ENCLOSURE PER DETAIL 2.
 - 6. PROPOSED WATERWAY PER SARATOGA SPRINGS STANDARD DRAWING ST-3.
 - 7. PROPOSED COMMERCIAL DRIVEWAY APPROACH PER SARATOGA SPRINGS STANDARD DRAWING ST-4B.
 - 8. PROPOSED STOP SIGN.
 - 9. PROPOSED LAMP POST. SEE PHOTOMETRIC PLANS FOR DETAIL.

LOT LINES (PROPERTY) ---

EXISTING CURB AND GUTTER ==

PROPOSED CURB AND GUTTER ==

SETBACK LINE - - -

EXISTING FENCE - - -X-

LANDSCAPE AREA [Pattern]

CONCRETE AREA [Pattern]

ASPHALT AREA [Pattern]

REVERSE PAN CURB AND GUTTER [Pattern]

SITE DATA

NUMBER OF LOTS: 1

NUMBER OF BUILDINGS: 1

DWELLINGS PER ACRE: 0 (COMMERCIAL USE)

LOT AREA: 62,267 SF (1.43 ACRES)

DEVELOPED AREA: 17,613 SF (0.40 ACRES)

(PRIVATE ROW INSTALLED FOR COMMUNITY PLAN)

PROPOSED DEVELOPMENT: 44,654 SF (1.03 ACRES) 72.0%

BUILDING AREA: 9,665 SF ± 15.4%

EXISTING BUILDING: 0 SF

PROPOSED BUILDING: 9,665 SF ±

MAXIMUM LOT COVERAGE: 50%

PAVEMENT AREA: 34,162 SF ± 55.0%

EXISTING IMPERVIOUS AREA: 10,437 SF ±

PROPOSED PAVEMENT AREA: 23,725 SF ±

SIDEWALK: 4,290 SF ±

DRIVE APPROACH: 846 SF ±

DUMPSTER PAD: 396 SF ±

ASPHALT: 18,193 SF ±

LANDSCAPE AREA: 18,440 SF ± 29.6%

EXISTING LANDSCAPE AREA: 7,176 SF ±

PROPOSED LANDSCAPING: 11,264 SF ±

SENSITIVE LANDS: 0 SF ± 00.0%

BUILDING DATA

SINGLE STORY, NOT FIRE SPRINKLED

ZONE: PC (PLANNED COMMUNITY ZONE)

SETBACKS:

FRONT YARD: PER NEIGHBORHOOD PLAN

SIDE YARD: PER NEIGHBORHOOD PLAN

REAR YARD: PER NEIGHBORHOOD PLAN

PARKING TABULATION

REQUIRED: 0 STALLS

PROVIDED: 29 TOTAL STALLS

29 SURFACE PARKING STALLS

0 GARAGE PARKING STALLS

2 ADA STALLS

- GENERAL NOTES:**
- 1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
 - 2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 - 3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
 - 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - 5. ANY OFF-SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
 - 6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - 7. SITE LIGHTING SHOWN FOR REFERENCE ONLY. SEE SITE ELECTRICAL PLANS FOR LOCATION.
 - 8. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

1" = 20'

Scale in Feet

NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTPS://CITYWORKS.SARATOGASPRINGS/CITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

LEGEND ENGINEERING

52 WEST 100 NORTH

HEBER CITY, UT 84032

PHONE: 435-654-4828

www.legendengineering.com

KIDDIE ACADEMY

SITE PLAN

184 W PIONEER CROSSING, SARATOGA SPRINGS, UTAH 84045

SHEET:

C-1

DATE:

6/2/2025


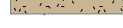



ENGINEER: LR

CHECKED BY: LR

REVISIONS

NO.	BY	DATE



	<p>DRYVIT OUTSULATION SYSTEM IN LIGHT BROWN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR</p>
	<p>FIBER CEMENT SIDING LIGHT GRAY</p>
	<p>DRYVIT OUTSULATION SYSTEM IN GREEN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR</p>
	<p>MANUFACTURED STONE BEIGE / LIGHT BROWN</p>
	<p>PAINTED METAL - GOLD</p>

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
2. **DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. CONTRACTOR SHALL PROVIDE DIMENSIONS TO THE LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULKING SHALL BE USED TO SEAL JOINTS.
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE EXTERIOR OF THE BUILDING. FLASHING SHALL BE INSTALLED AT EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE FINISH ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT WEATHER OR ELEMENTS FROM ENTERING THE BUILDING.
6. PROVIDE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS.** SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THESE CONSTRUCTION DOCUMENTS, INCLUDING THE SPECIFICATIONS AND SPECIAL CONDITIONS FOUND HEREIN. IN THEIR CAPACITY AND SHALL BRING ANY CONFUSION OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION. ANY WORK WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

GENERAL NOTES - EXTERIOR ELEVATIONS

- CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS), JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT. SEAL ALL JOINTS WITH SILICONE SEALANT.
 - ALL FINISHES SHALL BE INSTALLED AND TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH FLOOR.
 - ALL FINISHES & ALL TRIM ELEMENTS SHALL MATCH ADJACENT FASCIA & SOFFIT.
 - FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSIGNED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED.
 - ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR w/ OWNER & ARCHITECT.
 - SEAL ALL PUNCTURES AND TEARS CREATED IN AIR BARRIER FROM MATERIAL MANUFACTURING OR HANDLING DEFECTS OR DAMAGE.
 - ALL EXTERIOR FINISH MATERIALS SHALL BE OF COMMERCIAL GRADE QUALITY.
 - ALL EXTERIOR METAL WALL CAPS, FLASHINGS, TERMINATIONS, ETC. SHALL HAVE A WATERLOO SILVER FINISH.
 - ROOF DRAINS, CONDUIT, PIPING AND ROOF LADDERS ARE NOT ALLOWED ON EXTERIOR WALLS.
0. ALL ROOF DRAINS, CONDUIT AND PIPING, MAINTENANCE STAIRS & LADDERS AND OTHER REPAIR SERVICES SHALL BE LOCATED ON THE REAR OF THE BUILDING.

WALL AREA: 2,713 SF	
EIFS (GREEN): 197 SF	7%
EIFS (LIGHT): 921 SF	34%
SIDING: 839 SF	31%
GLAZING: 363 SF	14%
STONE: 268 SF	10%

* MINIMUM GLAZING REQUIREMENT
APPLIES ONLY TO THE BUILDING
ELEVATION FACING PIONEER CROSSING


$$3/16'' = 1'-0''$$

ae urbia
architects and engineers

909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

6/11/2025 10:18:50 AM

KIDDIE ACADEMY
RL PARTNERS, LLC
SARATOGA SPRINGS, UT 84045

Revision Schedule		Revision Date
MARK	DESCRIPTION	

AE2024.225

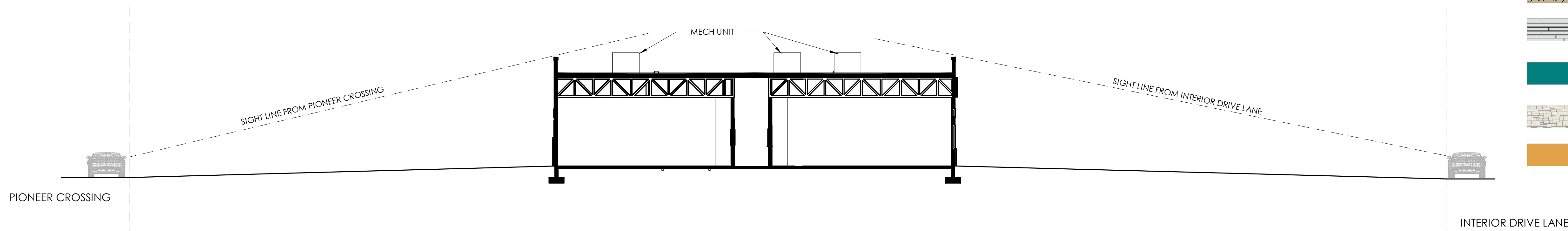
BUILDING ELEVATION

DATE: 6/11/2025
10:18:50
AM

SHEET #

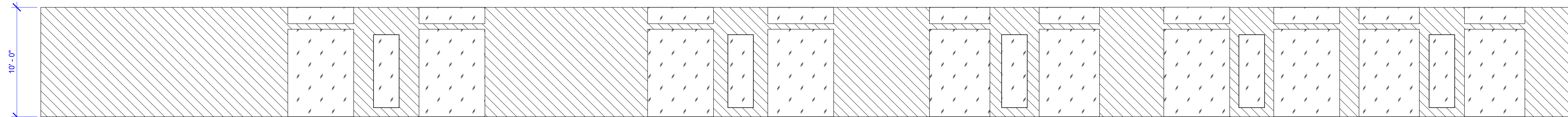
A201

COPYRIGHT 
AE URBIA, LLC.



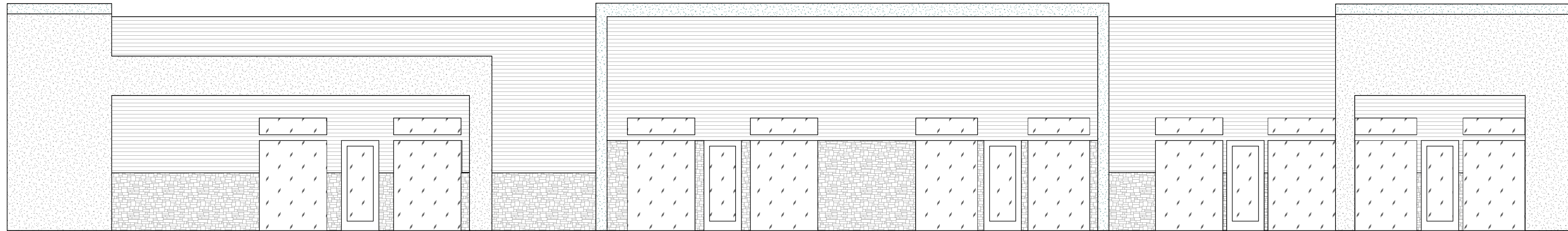
2
A202
3/32" = 1'-0"

SITE SECTION



MINIMUM GLAZING ANALYSIS

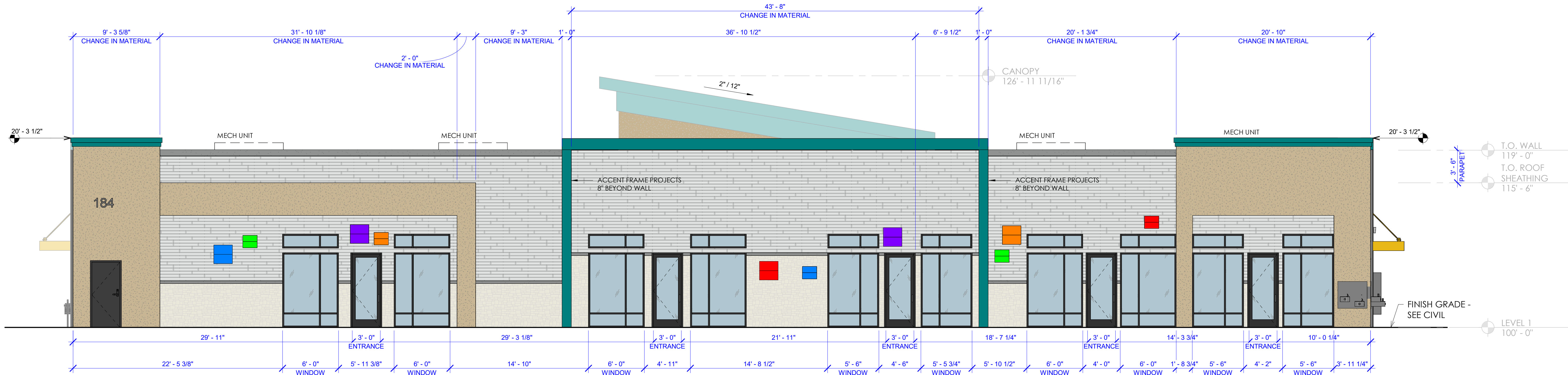
WALL AREA: 1,391 SF
GLAZING: 629 SF 45%



WALL AREA: 2,731 SF
EIFS (GREEN): 120 SF 4%
EIFS (LIGHT): 539 SF 20%
SIDING: 1,117 SF 41%
GLAZING: 629 SF 23%*
STONE: 273 SF 10%

EXTERIOR MATERIALS ANALYSIS

* SEE MINIMUM GLAZING ANALYSIS
THIS SHEET FOR CODE-REQUIRED
AREA CALCULATIONS



1
A202
3/16" = 1'-0"

WEST ELEVATION

EXTERIOR MATERIALS LEGEND

- DRYVIT OUTSULATION SYSTEM IN LIGHT BROWN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR
- FIBER CEMENT SIDING LIGHT GRAY
- DRYVIT OUTSULATION SYSTEM IN GREEN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR
- MANUFACTURED STONE BEIGE / LIGHT BROWN
- PAINTED METAL - GOLD

PROJECT GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
- DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS.** IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THESE CONSTRUCTION DOCUMENTS, INCLUDING THE FRANCHISE SPECIFICATIONS FOUND HEREIN, IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

GENERAL NOTES - EXTERIOR ELEVATIONS

- CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS) JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT- SEAL ALL JOINTS AT DISSIMILAR MATERIALS.
- ALL FINISHES SHALL BE INSTALLED AND TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH GRADE.
- FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH ADJACENT FASCIA & SOFFIT.
- FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED.
- ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR W/ OWNER & ARCHITECT.
- SEAL ALL PUNCTURES AND TEARS CREATED IN AIR BARRIER FROM ATTACHING EXTERIOR MATERIAL PER MANUF. SPECIFICATIONS.
- ALL EXTERIOR FINISH MATERIALS SHALL BE OF COMMERCIAL GRADE QUALITY.
- ALL EXTERIOR METAL WALL CAPS, FLASHINGS, TERMINATIONS, ETC. SHALL HAVE A MATE/LOW SHEEN FINISH.
- ROOF DRAINS, CONDUIT, PIPING AND ROOF LADDERS ARE NOT ALLOWED ON EXTERIOR WALLS.
- ALL ROOF DRAINS, CONDUIT AND PIPING, MAINTENANCE STAIRS & LADDERS AND OTHER RELATED SERVICES SHALL BE LOCATED ON THE INTERIOR OF THE BUILDING.

KEYNOTE LEGEND

EXTERIOR MATERIALS LEGEND

- DRYVIT OUTSULATION SYSTEM IN LIGHT BROWN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR STRUCTURE
- FIBER CEMENT SIDING LIGHT GRAY
- DRYVIT OUTSULATION SYSTEM IN GREEN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR
- MANUFACTURED STONE BEIGE / LIGHT BROWN
- PAINTED METAL - GOLD

PROJECT GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
2. **DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" Drip Edge Angle EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA)** AND THE ASSOCIATED DETAILS - SEE "G" SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THESE CONSTRUCTION DOCUMENTS, INCLUDING THE FRANCHISE SPECIFICATIONS FOUND HEREIN, IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

GENERAL NOTES - EXTERIOR ELEVATIONS

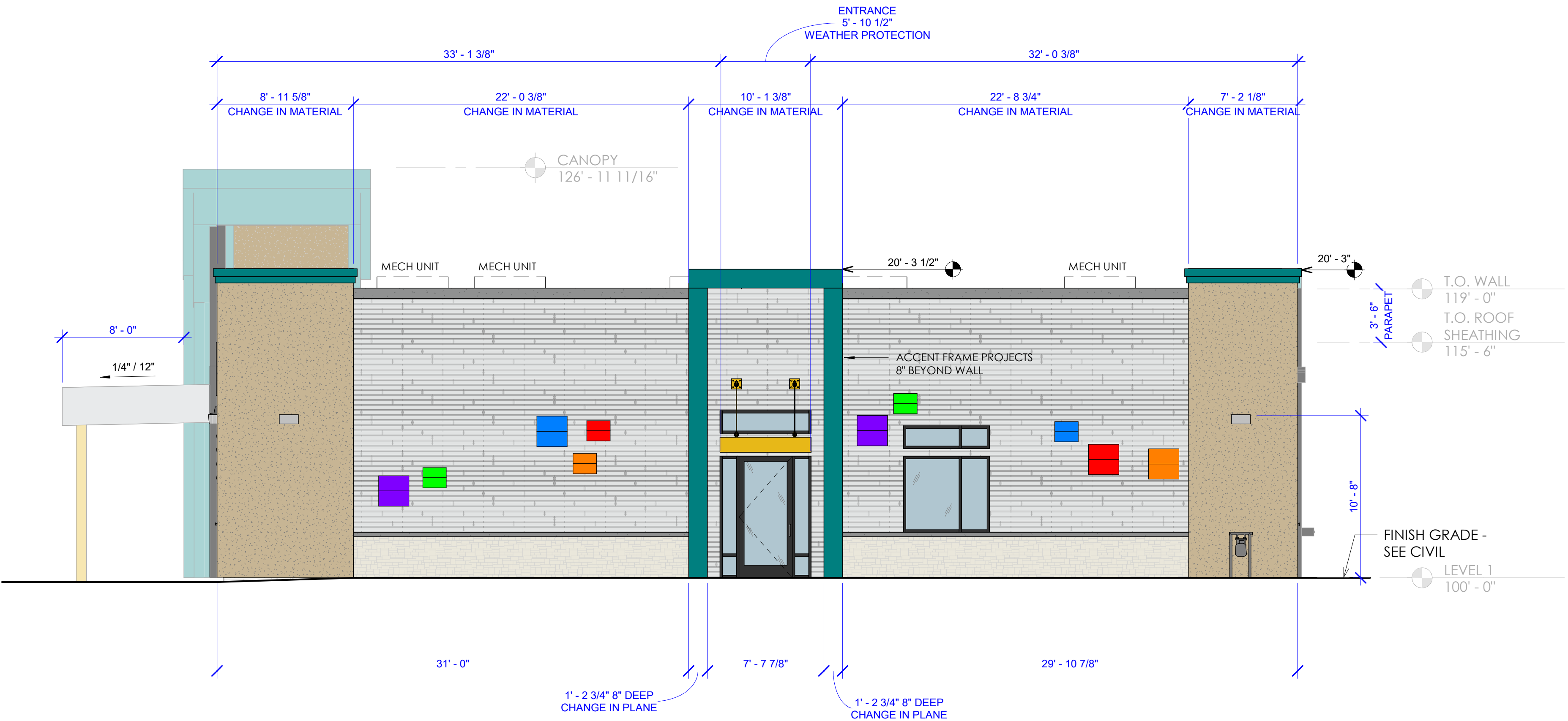
1. CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS) JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT-SEAL ALL JOINTS AT DISSIMILAR MATERIALS.
2. ALL FINISHES SHALL BE INSTALLED AND TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH GRADE.
3. FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH ADJACENT FASCIA & SOFFIT.
4. FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED.
5. ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR W/ OWNER & ARCHITECT.
6. SEAL ALL PUNCTURES AND TEARS CREATED IN AIR BARRIER FROM ATTACHING EXTERIOR MATERIAL PER MANUF. SPECIFICATIONS.
7. ALL EXTERIOR FINISH MATERIALS SHALL BE OF COMMERCIAL GRADE QUALITY.
8. ALL EXTERIOR METAL WALL CAPS, FLASHINGS, TERMINATIONS, ETC., SHALL HAVE A MATE/Low SHEEN FINISH.
9. ROOF DRAINS, CONDUIT, PIPING AND ROOF LADDERS ARE NOT ALLOWED ON EXTERIOR WALLS.
10. ALL ROOF DRAINS, CONDUIT AND PIPING, MAINTENANCE STAIRS & LADDERS AND OTHER RELATED SERVICES SHALL BE LOCATED ON THE INTERIOR OF THE BUILDING.

KEYNOTE LEGEND



* MINIMUM GLAZING REQUIREMENT APPLIES ONLY TO THE BUILDING ELEVATION FACING PIONEER CROSSING

EXTERIOR MATERIALS ANALYSIS



1 NORTH ELEVATION
A203 3/16" = 1'-0"

MARK	DESCRIPTION	Revision	Date

EXTERIOR MATERIALS LEGEND

- DRYVIT OUTSULATION SYSTEM IN LIGHT BROWN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR
- FIBER CEMENT SIDING LIGHT GRAY
- DRYVIT OUTSULATION SYSTEM IN GREEN WEATHERLASTIC SANDPEBBLE TEXTURE OR APPROVED SIMILAR
- MANUFACTURED STONE BEIGE / LIGHT BROWN
- PAINTED METAL - GOLD

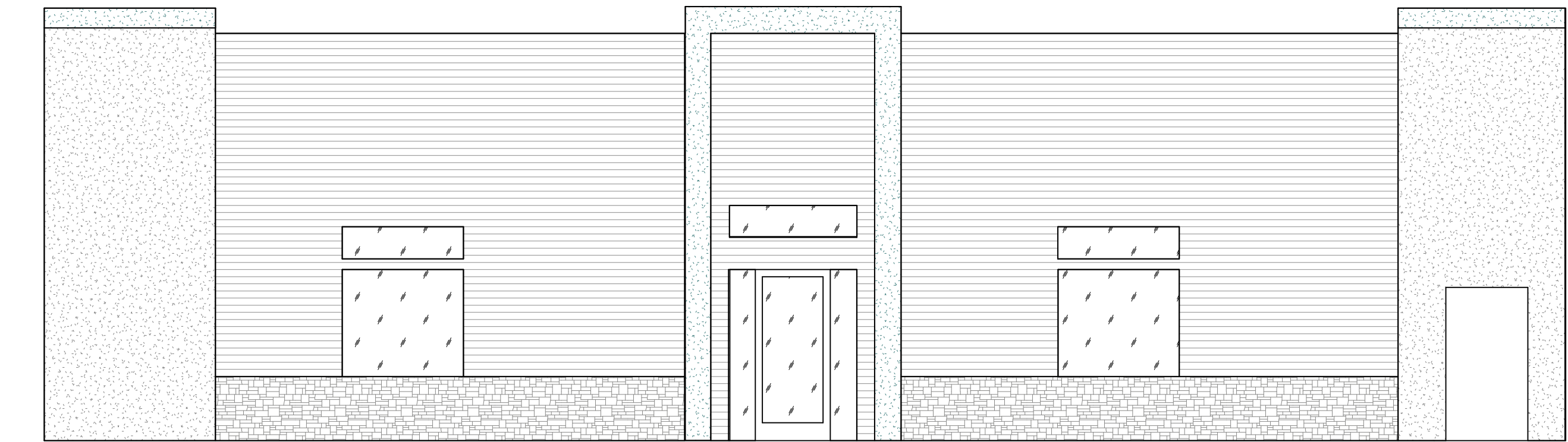
PROJECT GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
- DO NOT SCALE DRAWINGS.** ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE "G" SHEETS.** IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
- CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THESE CONSTRUCTION DOCUMENTS, INCLUDING THE FRANCHISE SPECIFICATIONS FOUND HEREIN, IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.

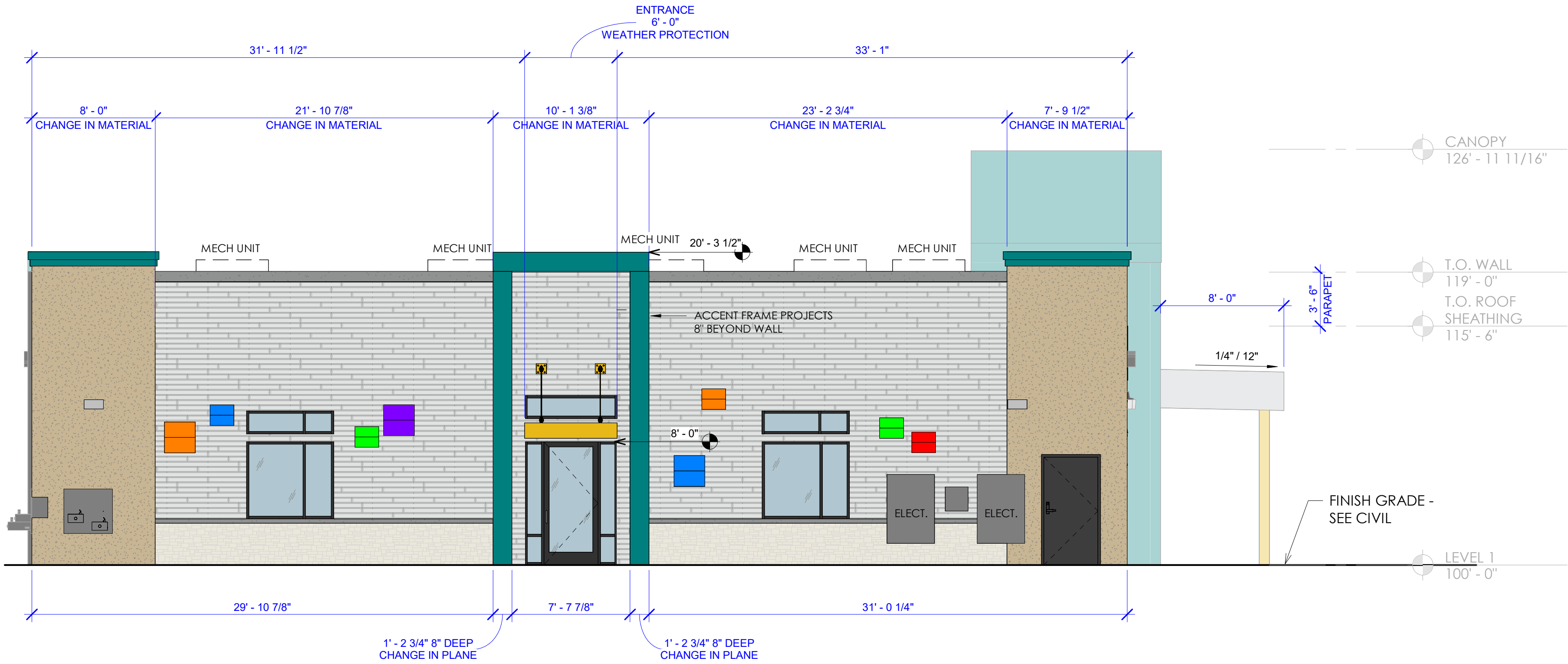
GENERAL NOTES - EXTERIOR ELEVATIONS

- CAULK & SEAL ALL EXTERIOR OPENINGS (DOORS, WINDOWS) JOINTS & PENETRATIONS WITH CONTINUOUS SILICONE SEALANT- SEAL ALL JOINTS AT DISSIMILAR MATERIALS.
- ALL FINISHES SHALL BE INSTALLED AND TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH GRADE.
- FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH ADJACENT FASCIA & SOFFIT.
- FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED.
- ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR W/ OWNER & ARCHITECT.
- SEAL ALL PUNCTURES AND TEARS CREATED IN AIR BARRIER FROM ATTACHING EXTERIOR MATERIAL PER MANUF. SPECIFICATIONS.
- ALL EXTERIOR FINISH MATERIALS SHALL BE OF COMMERCIAL GRADE QUALITY.
- ALL EXTERIOR METAL WALL CAPS, FLASHINGS, TERMINATIONS, ETC. SHALL HAVE A MATE/LOW SHEEN FINISH.
- ROOF DRAINS, CONDUIT, PIPING AND ROOF LADDERS ARE NOT ALLOWED ON EXTERIOR WALLS.
- ALL ROOF DRAINS, CONDUIT AND PIPING, MAINTENANCE STAIRS & LADDERS AND OTHER RELATED SERVICES SHALL BE LOCATED ON THE INTERIOR OF THE BUILDING.

KEYNOTE LEGEND



EXTERIOR MATERIALS ANALYSIS



1 SOUTH ELEVATION
A204 3/16" = 1'-0"

Exhibit 4: Approved Landscape Plan



SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	5,704 sf
	1-14	1" TAN CRUSHED ROCK- MOJAVE FROM STAKER PARSON. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,436 sf
	1-16	1"-2" GREY CRUSHED ROCK WASATCH GRAY FROM STAKER PARSON AS REQUIRED BY CP/VP SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	2,058 sf
	1-26	EXISTING LANDSCAPE TO PRESERVE AND PROTECT. REPLACE ANY AREAS DISTURBED DURING CONSTRUCTION.	4,134 sf
2 HARDSCAPE			
	2-01	BOULDERS- ANGULAR 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	4
	2-02	BOULDERS- ANGULAR 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	14
	2-04	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	412 lf
	2-06	3/16" X 4" STEEL EDGING	72 lf
	2-07	ARTIFICIAL TURF WITH PLAYGROUND SAFETY PADDING. SEE VENDOR REQUIREMENTS FOR INSTALLATION AND BRAND.	4,356 sf

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SUBTOTAL:		9				
DECIDUOUS TREES						
	AXP	Acer truncatum x platanoides 'Warrenred' TM Pacific Sunset Maple moderate; 30x25; sun; z4	5	B & B	2"Cal	
	KPF	Koeleruteria paniculata 'Fastigiata' Columnar Goldenrain Tree Td2; 25x8; AV 176; sun; z5; Utah Lake water tolerant	5	B & B	2"Cal	DROUGHT TOLERANT
	QE	Quercus x 'Crimschmidt' Crimson Spire™ Oak 45'x15'	10	B & B	2"Cal	DROUGHT TOLERANT
SUBTOTAL:		20				
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT		
DECIDUOUS SHRUBS						
	B'HR	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush Moderate; 4'x4'; sun; z5; Utah Lake water tolerant	9	5 gal	DROUGHT TOLERANT	
	PCC	Prunus x cistena Purple Leaf Sand Cherry Moderate; 10-12'x8'; sun; z2	24	5 gal		
	PWB	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark	12	5 gal	DROUGHT TOLERANT	
	SL	Spiraea x bumalda 'Monhub' Limemound® Spiraea Sd1; 4' T x 3' W; AV 12.5; sun; z4; Utah Lake water tolerant	18	5 gal	DROUGHT TOLERANT	
SUBTOTAL:		63				
EVERGREEN SHRUBS						
	PMS	Pinus mugo 'Slowmound' Slowmound Mugo Pine low to moderate; 1.5'x0'; sun; z3; Utah Lake water tolerant; slow	13	5 gal	DROUGHT TOLERANT	
	PN	Picea abies 'Nidiformis' Bird's Nest Norway Spruce	18	5 gal	DROUGHT TOLERANT	
SUBTOTAL:		31				
GRASSES						
	ML	Miscanthus sinensis 'Little Zebra' Little Zebra Eulalia Grass	48	5 gal	DROUGHT TOLERANT	
	PBB	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass Low; 1.5-2.5' W x 2-3' T; sun to part shade; z6; Utah Lake water tolerant	23	1 gal	DROUGHT TOLERANT	
SUBTOTAL:		71				
PERENNIALS						
	HSD	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	45	1 gal	DROUGHT TOLERANT	
	PP	Penstemon catonii Firecracker Penstemon	3	5 gal	DROUGHT TOLERANT	
	SN'C	Salvia nemorosa 'East Friesland' East Friesland Perennial Salvia P2; 2x2; AV 3; sun; z4; Utah Lake water tolerant	14	1 gal	DROUGHT TOLERANT	
SUBTOTAL:		62				

ISSUE DATE

5/30/2025

PROJECT NUMBER

UT25039

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 05/30/2025

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

KIDDIE ACADEMY
184 W PIONEER CROSSING
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

LANDSCAPE ARCHITECT / PLANNER

PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization

LICENSE STAMP

SEAL
5/30/2025
STATE OF UTAH
ELECTRONIC

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/30/2025

COLOR ILLUSTRATION

CITY PERMIT SET

GRAPHIC SCALE: 1" = 20'

0' 10' 20' 40' 80'

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LP-COLOR