

OVERALL SITE PLAN
1"=100'

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



APPLICANT

WINCO FOODS, LLC
650 N ARMSTRONG PLACE
BOISE, ID 83704
PHONE: 208.672.2066

ENGINEER

JSA CIVIL, LLC
111 TUMWATER BLVD SE, SUITE B203
TUMWATER, WA 98501
PHONE: 360.515.9600
CONTACT: BRANDON JOHNSON, PE

ARCHITECT

PETERSEN STAGGS ARCHITECTS, LLP
5200 W STATE ST
BOISE, ID 83703
PHONE: 208.345.1462
CONTACT: LEE LIZAMA

WinCo FOODS

CIVIL CONSTRUCTION DOCUMENTS SARATOGA SPRINGS, UTAH

LANDSCAPE ARCHITECT

SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PHONE: 360.352.1465
CONTACT: TRENT GRANTHAM, PLA

GEOTECHNICAL

TERRACON CONSULTANTS INC.
6949 S. HIGH TECH DRIVE
MIDVALE, UT 84047
PHONE: 801.545.8500
CONTACT: ERIK FJELDSTED

SURVEYOR

ENSGN ENGINEERING
45 W 10000 S, SUITE 500
SANDY, UT 84070
PHONE: 801.253.0529
CONTACT: SPENCER LEWIS

GOVERNING AGENCY

THE CITY OF SARATOGA SPRINGS
PHONE: 801.766.9793

UTILITIES

WATER/SEWER/STORM
CITY OF SARATOGA SPRINGS
PHONE: 801.766.9739

POWER

ROCKY MOUNTAIN POWER
PHONE: 888.221.7070

PHONE/CABLE

CENTURY LINK
PHONE: 888.906.3433

COMCAST

PHONE: 888.573.9456

GAS

ENBRIDGE GAS COMPANY
PHONE: 801.789.1113

SITE INFORMATION

ADDRESS: NOT ASSIGNED
PARCEL: 580-320-221
ACRES: ±9.33 ACRES
ZONING: RC-REGIONAL COMMERCIAL

LEGAL DESCRIPTION

SEE ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY

HORIZONTAL DATUM

SEE ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY

VERTICAL DATUM

THE PUBLISHED NAVD88 ELEVATION OF THE BENCHMARK USED IN THE SURVEY IS 4,599.06'. THE SURVEYED ELEVATION ON THE SAME BENCHMARK IS 4,595.68'. SEE ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY

SHEET INDEX	
SHEET	TITLE
CV-01	COVER SHEET
GN-01	GENERAL NOTES & ABBREVIATIONS
SV-01	ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY
SV-02	ALTA/NSPS LAND TITLE TOPOGRAPHIC SURVEY
EC-01	EROSION CONTROL & DEMOLITION PLAN
EC-02	EROSION CONTROL NOTES & DETAILS
SP-01	OVERALL SITE PLAN
SP-02	PAVING & HORIZONTAL CONTROL - SOUTH
SP-03	PAVING & HORIZONTAL CONTROL - NORTH
SP-04	SITE & PAVING DETAILS
SP-05	SITE & PAVING DETAILS
SP-06	SITE & PAVING DETAILS
CG-01	OVERALL GRADING PLAN
CG-02	GRADING PLAN - SOUTH
CG-03	GRADING PLAN - NORTH
CG-04	GRADING ENLARGEMENTS
CG-05	GRADING ENLARGEMENTS
CG-06	GRADING ENLARGEMENTS
CG-07	WALL PLAN & PROFILE
UT-01	OVERALL UTILITY PLAN
SD-01	STORMWATER PLAN
SD-02	STORMWATER ENLARGEMENTS
SD-03	STORMWATER PROFILES
SD-04	STORMWATER DETAILS
SD-05	STORMWATER DETAILS
WT-01	OVERALL WATER PLAN
WT-02	WATER PLAN & PROFILE
WT-03	WATER PLAN & PROFILE
WT-04	WATER PLAN & PROFILE
WT-05	WATER PLAN & PROFILE
WT-06	WATER DETAILS
SS-01	OVERALL SEWER PLAN
SS-02	SEWER PLAN & PROFILE
SS-03	SEWER DETAILS
LS-01	OVERALL LANDSCAPE PLAN
LS-02	LANDSCAPE PLAN
LS-03	LANDSCAPE PLAN
LS-04	LANDSCAPE PLAN
LS-05	LANDSCAPE PLAN
LS-06	LANDSCAPE DETAILS AND NOTES
IR-01	OVERALL IRRIGATION PLAN
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION PLAN
IR-04	IRRIGATION PLAN
IR-05	IRRIGATION PLAN
IR-06	IRRIGATION DETAILS
IR-07	IRRIGATION DETAILS

STORMWATER CONSTRUCTION GENERAL PERMIT
(SCGP) AND SWPPP NOTE

A STORMWATER GENERAL CONSTRUCTION PERMIT (SCGP) TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE UPDES GENERAL PERMIT AND CONTRACTOR PREPARED SWPPP SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED EMPLOYEE(S) MEETING THE REQUIREMENTS OF THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY'S SCGP. A COPY OF THE SCGP AND SWPPP SHALL BE SUBMITTED TO SARATOGA CITY PRIOR TO START OF CONSTRUCTION ACTIVITIES BY THE CONTRACTOR.

DEWATERING NOTE

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION, UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF SARATOGA SPRINGS FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

TABULATIONS

TOTAL AREA:	406,250 SF	9.33 AC	(100%)
TOTAL IMPERVIOUS AREA:	371,200 SF	8.52 AC	(91%)
TOTAL BUILDING PAD AREA:	84,950 SF	1.95 AC	(21%)
TOTAL LANDSCAPE AREA:	35,200 SF	0.81 AC	(9%)
TOTAL ROW AREA:	0 SF	0 AC	(0%)
TOTAL NUMBER OF LOTS:	1 LOT		

CITY STANDARD NOTES

I) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

II) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.

III) ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.

IV) EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

V) POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.

VI) THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.

VII) ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	EXISTING CURB & GUTTER
SS-----SS-----	EXISTING SEWER LINE
SD-----SD-----	EXISTING STORM LINE
W-----W-----	EXISTING WATER LINE
WS-----WS-----	EXISTING SECONDARY WATER
⊙	EXISTING SEWER STRUCTURES
⊖	EXISTING STORM STRUCTURES
⊗	EXISTING WATER STRUCTURES
▨	PROPOSED BUILDING
□	INLET PROTECTION
—□—□—	HIGH VISIBILITY SILT FENCE
—	CEMENT CONCRETE CURB & GUTTER
▤	CART CORRAL
SD	STORM LINE
W	WATER LINE
SS	SEWER LINE
G	GAS LINE
JUT	JOINT UTILITY TRENCH
■	STORM STRUCTURES
⊕ ⊖ ⊗ ⊙	WATER STRUCTURES
⊙ ⊖ ⊗ ⊙	SEWER STRUCTURES

REVISIONS

PROJECT NO.
108.015

DRAWN
A. GARCIA

CHECKED
S. JANIK

SUBMITTAL DATES
1/16/2026

OTB DATE
-

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE B203
TUMWATER, WA 98501

STAMP
SEAL
PROFESSIONAL ENGINEER
BRANDON JOHNSON
STATE OF UTAH
1/16/2026

WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

SHEET TITLE
COVER SHEET

SHEET
CV-01

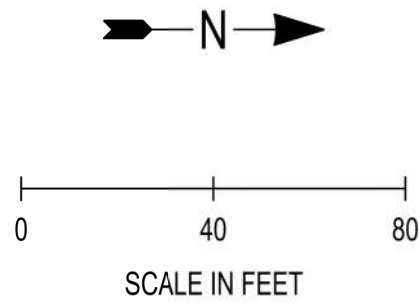
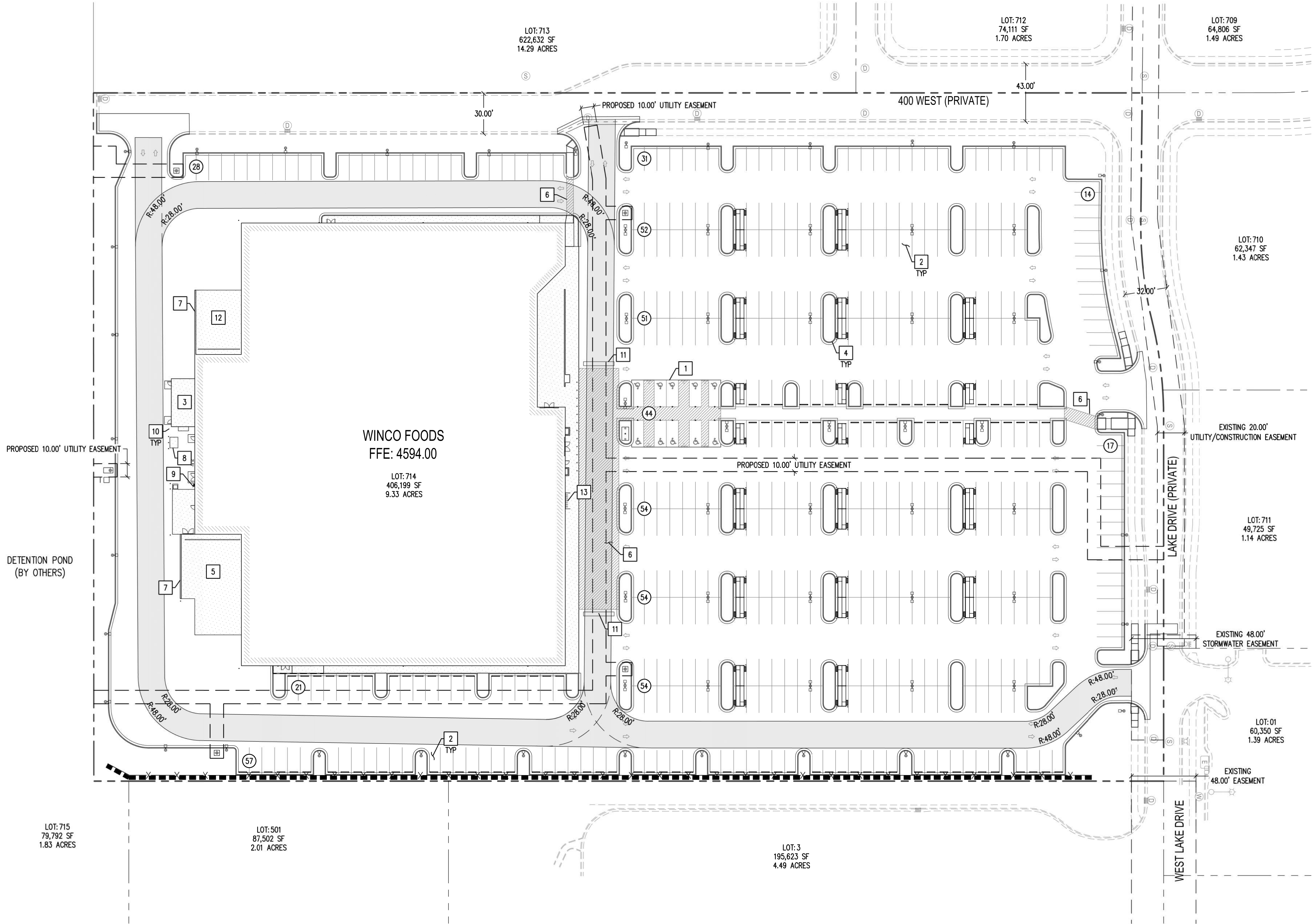
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CALL BEFORE YOU DIG

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----_WNC_182_SP-01_OVERALL SITE PLAN



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- PROPOSED BUILDING: SEE BUILDING PLANS
- CEMENT CONCRETE CURB & GUTTER
- CEMENT CONCRETE PAVING WITHIN BUILDING/SITE LINE: SEE BUILDING PLANS
- 20' WIDE FIRE LANE
- CART CORRAL PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- RETAINING WALL: SEE STRUCTURAL PLANS
- PROPOSED FENCING: SEE BUILDING PLANS
- FIRE HYDRANT: SEE WT-01
- LIGHT POLE: SEE BUILDING PLANS
- DIRECTIONAL ARROWS: SEE SP-04
- FLAG POLE, APPROVED BY WINCO: SEE BUILDING PLANS
- STALL COUNT
- PRECAST CEMENT CONCRETE WHEEL STOP: SEE SP-04

CONSTRUCTION NOTES

- ACCESSIBLE PARKING STALLS: SEE SP-04
- STANDARD PARKING STALLS: SEE SP-04
- GENERATOR ENCLOSURE: SEE BUILDING PLANS
- LANDSCAPE ISLAND: SEE LANDSCAPE PLANS
- LOADING DOCKS: SEE BUILDING PLANS
- CROSSWALK MARKING
4" WIDE 45° DIAGONAL STRIPING @ 2' O.C.
TWO (2) COATS OF WHITE PAINTING
W/ 7 MIL. DFT PER COAT
- SCREEN WALL: SEE BUILDING PLANS
- TRANSFORMER AND PAD: SEE BUILDING PLANS
- BUILDING MOUNTED FIRE DEPARTMENT CONNECTION: SEE BUILDING PLANS
- PIPE BOLLARDS: SEE BUILDING PLANS
- SPEED BUMP: SEE SP-04
- DRY AND WET COMPACTORS: SEE BUILDING PLANS
- BIKE RACK: SEE BUILDING PLANS

GENERAL NOTES

- 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.SARATOGASPRINGSCTY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

DATA TABLE

PAVEMENT	225,886 SF
CURB & GUTTER	6,838 FT
SIDEWALK	59 FT
DRIVE APPROACH	4 EACH
ADA RAMPS	8 EACH
MONUMENTS	0 EACH

*QUANTITIES FOR PERMITTING PURPOSES ONLY

REVISIONS

PROJECT NO.
108.015
DRAWN
A. GARCIA
CHECKED
S. JANIK
SUBMITTAL DATES
1/16/2026

OTB DATE
-

JSA CIVIL
Engineering | Planning | Management
111 TUNWATER BLVD SE, SUITE B203
TUMWATER, WA 98501



WINCO FOODS STORE NO. 182
CROSSROADS BLVD &
EXCHANGE DRIVE
SARATOGA SPRINGS, UT

**WinCo
Foods**







SHEET TITLE



OVERALL SITE PLAN

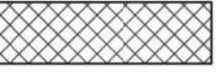



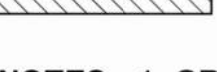
SHEET

SP-01

PLANT SCHEDULE

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES					
	23	D/T	ACER TATARICUM 'GARANN' HOT WINGS TATARIAN MAPLE	2" CAL., 8'-10' HT.	B&B/ CONT.
	21	D/T	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL., 8'-10' HT.	B&B/ CONT.
	17	D/T	FRAXINUS PENNSYLVANICA 'CIMMARON' CIMMARON GREEN ASH	2" CAL., 10-12' HT.	B&B/ CONT.
	24	D/T	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' LIMBER PINE	6'-8' HT.	B&B/ CONT.
	4	D/T	PINUS PONDEROSA PONDEROSA PINE	6'-8' HT.	B&B/ CONT.
	20	D/T	TILIA CORDATA 'GREENSPIRE' 'GREENSPIRE' LINDEN	2" CAL., 10-12' HT.	B&B/ CONT.

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	30	D/T	ATRIPLEX CANESCENS FOURWING SALT BUSH	5 GAL	AS SHOWN
	27	D/T	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	AS SHOWN
	268	D/T	MICROBIOTA DECUSSATA SIBERIAN CYPRESS	2 GAL	AS SHOWN
	77	D/T	PICEA ABIES 'NIDIFORMIS' BIRDSNEST SPRUCE	5 GAL	AS SHOWN
	170	D/T	PINUS MUGO 'SLOWMOUND' DWF MUGO PINE	5 GAL	AS SHOWN
	119	D/T	POTENTILLA FRUTICOSA 'PINK BEAUTY' 'PINK BEAUTY' CINQUEFOIL	2 GAL	AS SHOWN
	44	D/T	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	1 GAL	AS SHOWN

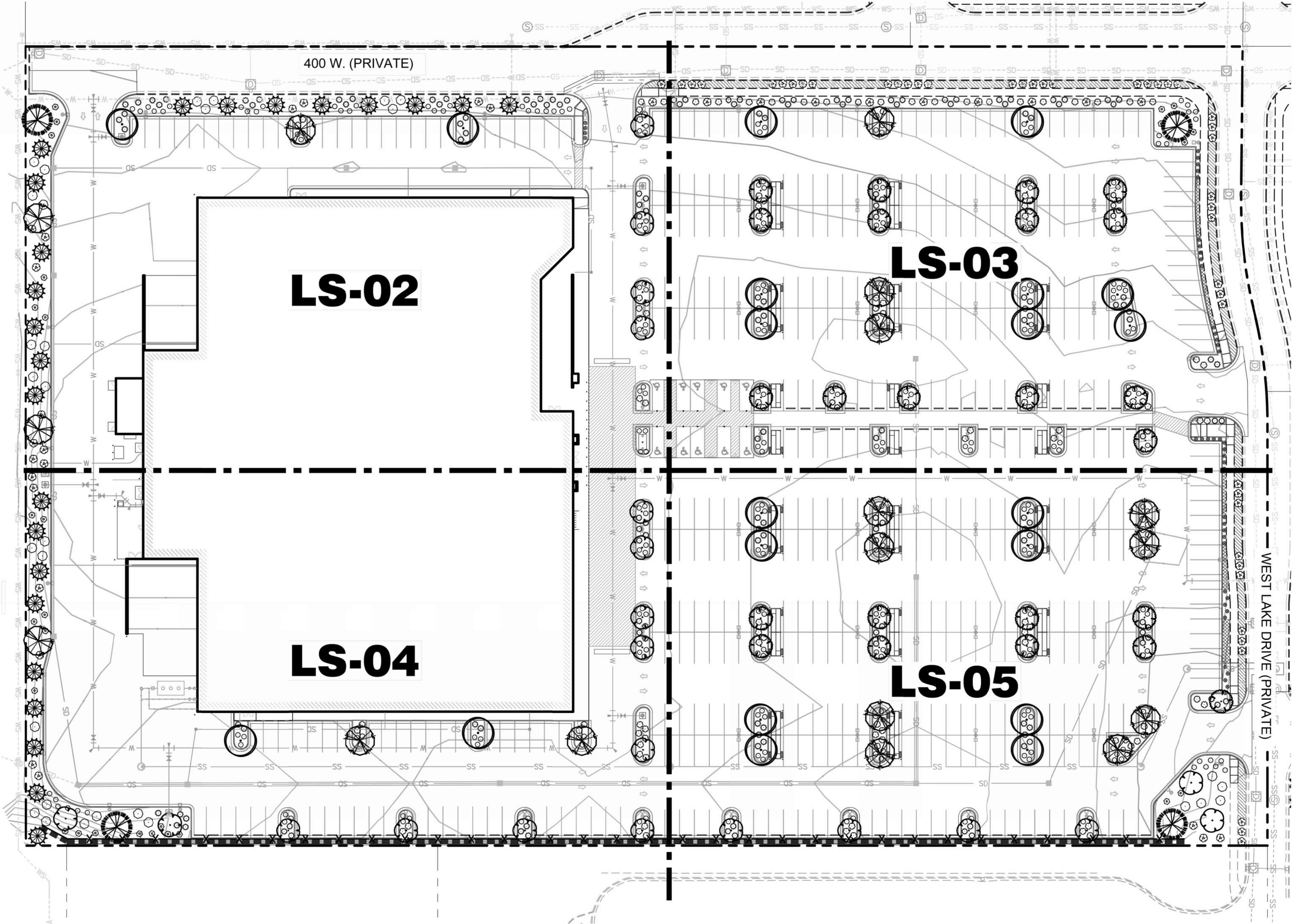
GROUND COVERS					
	77	D/T	HEMEROCALLIS X 'STELLA IN RED' STELLA IN RED' DAY LILY	1 GAL	2-1/2' O.C.
	2,284 SF		FLWR'G GROUND COVER		
	128	D/T	ARABIS ALPINA 'COMPINKIE' COMPINKIE ROCK CRESS	1 GAL	2-1/2' O.C.
	128	D/T	AURINIA SAXATILIS 'GOLD DUST' GOLD DUST BASKET OF GOLD	1 GAL	2-1/2' O.C.
	128	D/T	SEDUM X 'HERBSTFREUDE' AUTUMN JOY STONECROP	1 GAL	2-1/2' O.C.

NOTES: 1. GROUNDCOVERS SHALL BE PLANTED IN GROUPINGS OF 5-7.
2. "D/T" DENOTES A PLANT THAT IS DROUGHT TOLERANT

LANDSCAPING DATA TABLE

TOTAL SITE AREA:	406,374 SF	SHRUBS (25 + 1 ADD'L. PER 3,000 SF)	
LANDSCAPE AREA REQUIRED: (20% OF TOTAL SITE AREA)	81,275 SF	QTY. REQUIRED @ 20%:	47
		QTY. REQUIRED @ 12%:	33
LANDSCAPE AREA PROVIDED: (10% OF TOTAL SITE AREA)	39,200 SF	QTY. PROVIDED:	732
LANDSCAPE AREA REQUIRED FOR FUTURE PHASES OF PROJECT:	42,048 SF	DROUGHT TOLERANT PLANTING PERCENTAGE REQUIRED:	50%
		PERCENTAGE PROVIDED:	100%
DECIDUOUS TREES (7 + 1 ADD'L. PER 3,000 SF)		SHRUBS 5 GAL OR LARGER PERCENTAGE REQUIRED:	25%
		PERCENTAGE PROVIDED:	41%
QTY. REQUIRED @ 20%:	29		
QTY. REQUIRED @ 10%:	15		
QTY. PROVIDED:	81		
EVERGREEN TREES (5 + 1 ADD'L. PER 3,000 SF)			
QTY. REQUIRED @ 20%:	27		
QTY. REQUIRED @ 10%:	13		
QTY. PROVIDED:	29		

NOTES:
1.) THE FULL 20% LANDSCAPE REQUIREMENT SHALL BE MET BY INCORPORATING FUTURE PHASE(S) OF THE OVERALL DEVELOPMENT.
2) PARKING LOT TREES ARE INCLUDED IN TOTAL SITE TREE CALCULATIONS.



SHEET NOTES (ALL SHEETS)

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

REVISIONS

PROJECT NO.	(5275) 25-000276
DRAWN	L. ZEPEDA & C. OWEN
CHECKED	T. GRANTHAM
SUBMITTAL DATES	01/13/26

OTB DATE:

SCJ ALLIANCE
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P: 360.552.1465
SCJALLIANCE.COM



WINCO FOODS STORE NO. 182
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SARATOGA SPRINGS, UT

WinCo
FOODS

SHEET TITLE
OVERALL
LANDSCAPE
PLAN

SHEET

LS-01
OF 13

FRONT (NORTH) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	21%	ALGONQUIN TRAIL	13%
METAL PANELS	17%	DEEP CREEK	23%
PRECAST CONCRETE	60%	ELMIRA WHITE	54%
STEEL	.1%	REAL RED	9%
		SNOWFALL WHITE	9%

LEFT (EAST) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	27%	ALGONQUIN TRAIL	14%
METAL PANELS	8%	DEEP CREEK	24%
PRECAST CONCRETE	64%	ELMIRA WHITE	47%
STEEL	0%	REAL RED	9%
		SNOWFALL WHITE	9%

REAR (SOUTH) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	34%	ALGONQUIN TRAIL	13%
METAL PANELS	5%	DEEP CREEK	24%
PRECAST CONCRETE	62%	ELMIRA WHITE	56%
STEEL	.1%	REAL RED	9%
		SNOWFALL WHITE	9%

RIGHT (WEST) ELEVATION			
EXTERIOR MATERIALS		COLORS	
EIFS	32%	ALGONQUIN TRAIL	13%
METAL PANELS	8%	DEEP CREEK	26%
PRECAST CONCRETE	60%	ELMIRA WHITE	43%
STEEL	0%	REAL RED	9%
		SNOWFALL WHITE	9%

