

SARATOGA SPRING DENNY'S SITE DATA TABLE

- PROJECT AREA: 41,128 SQ. FT.
- NUMBER OF LOTS: 7 (ONE CLUES PARKING OVER 8 IN ACRE LOT NORTH OF DENNY'S)
- NUMBER OF BUILDINGS: 1
- BUILDING SQUARE FOOTAGE: 4,503 SQ. FT.
- SURFACE PARKING SPACES: 16
- GARAGE PARKING SPACES: 4
- % SURFABLE LAND: 100%
- % OPEN SPACE (LANDSCAPE): 20%
- OPEN SPACE (LANDSCAPE) AREA: 8,215 SQ. FT.
- AREA TO BE DEDICATED RIGHT-OF-WAY (PUBLIC & PRIVATE): 0 A.C.
- NET DENSITY BY ACRE: 0.11 (FLOOR AREA RATIO) (FAR)
- NUMBER OF OFF-STREET PARKING SPACES: 16
- SUPERVISOR AREA (ON SITE): 31,311 SQ. FT.



- NOTES:
- SEE SHEET SP-1 FOR SITE PLAN & DISHEETER ENCLOSURE DETAILS.
 - MINIMUM 2" x 4" CONCRETE PAD WITH MAX 2% SLOPE AT ALL DOORS.
 - SEE CIVIL SHEETS FOR INFO ON PARKING LOT & PAVING.
 - EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF SARATOGA SPRING LIGHTING ORDINANCE.
 - WHEEL STOPS AT ALL PARKING STALLS ADJACENT TO SIDEWALKS AND BUILDING.
 - ALL PARKING SPACES TO BE PAVE.
 - HANDRAILS AROUND ELEVATED SIDEWALK AND ON BOTH SIDES OF RAMP. HANDRAILS TO BE 1 1/2" DIA. GALVANIZED STEEL, TOP OF RAIL TO BE 36" AOV. SURFACE, AND EXTEND 12" MIN. BEYOND THE TOP AND BOT. OF RAMP. PAINT TO MATCH BUILDG.

DATE: 02/18/2016
 JOB NO:
 DRAWN: STAFF
 CHECKED: CM

CORTLAND MORGAN ARCHITECT

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REVISIONS

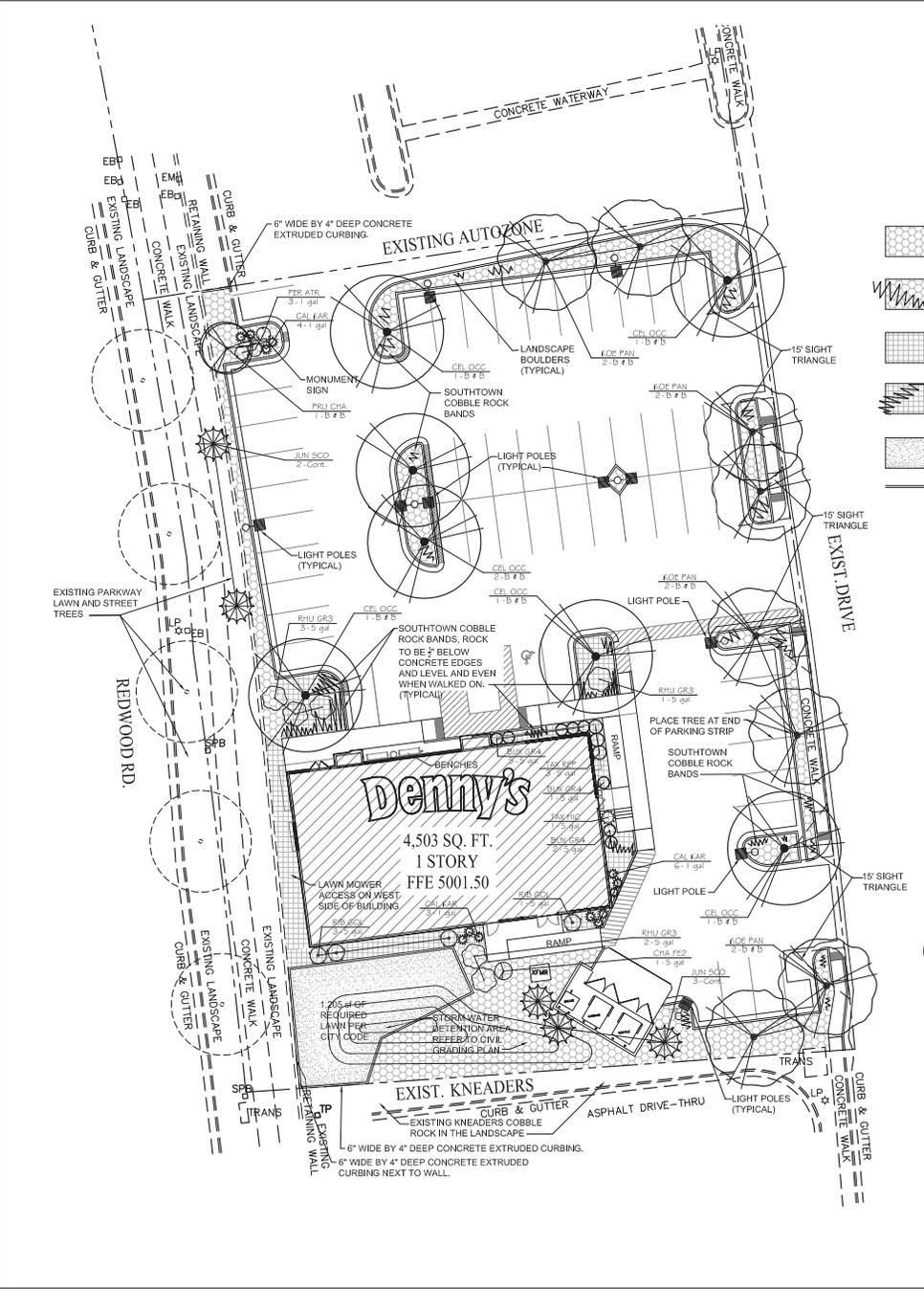
△	02/18/2016
△	02/24/2016
△	03/04/16

SITE PLAN

SHEET NUMBER

SP-1





LANDSCAPE AREA

LAWN AREA ALONG THE STREET INSIDE THE PROPERTY LINE	2,174 sf	23%
LAWN AREA NEW TO ACHIEVE 35% SITE LAWN PER CITY CODE	1,205 sf	13%
COBBLE ROCK LANDSCAPE AREA	4,292 sf	46%
COBBLE ROCK LANDSCAPE AREA AT ENDS OF PARKING	1,702 sf	18%
TOTAL LANDSCAPE AREA	9,373 sf	100%

13 TREES PROVIDED AT END OF PARKING ROWS (7,671 sf ISLANDS)

9 TREES REQUIRED (LESS PARKING LOT AREA) ON 7,926 sf ISLANDS

4 DECIDUOUS AND 5 EVERGREEN TREES REQ. AND PROVIDED

21 TREES REQUIRED AND 21 TREES PROVIDED

- LEGEND**
- 1.5" CRUSHED NEPHI SANDSTONE "SOUTHWN" GRAVEL MULCH FOR ALL LANDSCAPE AREAS NOTED ON THE PLAN AT A 4" DEPTH OVER DEWITT PRO 5 WEED BARRIER FABRIC. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
 - NEPHI SANDSTONE "SOUTHWN" 7 INCH COBBLE ROCK BANDS ON TOP OF THE SOUTHWN GRAVEL MULCH WITH UNEVEN EDGES. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
 - 3/8" CRUSHED NEPHI SANDSTONE "SOMA" GRAVEL MULCH FOR ALL LANDSCAPE AREAS NOTED ON THE PLAN AT A 3" DEPTH OVER DEWITT PRO 5 WEED BARRIER FABRIC. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
 - 1.5" CRUSHED NEPHI SANDSTONE "SOMA" GRAVEL MULCH BANDS FOR ALL LANDSCAPE AREAS NOTED ON THE PLAN WITH UNEVEN EDGES OVER DEWITT PRO 5 WEED BARRIER FABRIC. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS OUT 12" FROM EDGE.
 - KENTUCKY BLUE GRASS SOD OVER A 4" LAYER OF TOPSOIL OVER A 6" LAYER OF SCARIFIED SUBSOIL.
 - 6" WIDE BY 4" DEEP CONCRETE EXTRUDED CURBING. CURBING TO BE INSTALLED LEVEL AND UNIFORM.

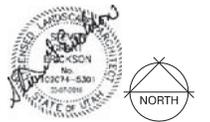
NOTE: COBBLE OR CRUSHED ROCK BANDS TO MATCH THE ROCK MULCH FOR THE AREAS THAT THE BANDS ARE INSTALLED IN.

- LANDSCAPE NOTES:**
- CONTRACTOR TO CONTACT STEVEN G. ERICKSON, LANDSCAPE ARCHITECT AT 801-916-0366 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING WORK AND TO SET UP A LANDSCAPE PLANTING AND IRRIGATION INSPECTION SCHEDULE. LANDSCAPE PLANTING SHALL CONFORM TO ALL APPLICABLE STATE, COUNTY AND CITY LANDSCAPE REQUIREMENTS.
 - THE LANDSCAPE PLANTING AND IRRIGATION PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION FOR THIS SITE.
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - BEFORE STARTING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATIONS OF EXISTING AND PROPOSED UTILITIES, IRRIGATION SLEEVES, ELECTRICAL CONDUITS, SIGNAGE, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND IMPROVEMENTS AND UTILITIES CAUSED BY EXECUTION OF CONTRACT AND FOR REPAIRS.
 - ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE LISTED ON PLANT SCHEDULE. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL WHICH DOES NOT MEET THE QUALITY REQUIREMENTS FOR THE PROJECT SPECIFICATIONS. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS; ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANT TREES AND SHRUBS PER DETAILS AND SPECIFICATIONS.
 - ALL GRAVEL, COBBLE AND BARK MULCH BEDS TO BE RAKED SMOOTH AND THEN COVERED WITH DEWITT PRO 5 WEED BARRIER FABRIC BEFORE PLACING GRAVEL OR COBBLE ROCK. FINISH GRADE OF GRAVEL OR COBBLE ROCK TO BE 1/2" BELOW ADJOINING CONCRETE WALKS OR CURBS OUT 12".
 - EXISTING ON SITE TOPSOIL MAY BE STRIPPED AND REUSED IN THE LANDSCAPE PROVIDED THE TOPSOIL IS QUALITY TOPSOIL. PROVIDE IMPORTED TOPSOIL AS NEEDED TO COMPLETE THE LANDSCAPE INSTALLATION. PROVIDE TOPSOIL DEPTH OF 6" IN LAWN AREAS AND 12" IN THE SHRUB BEDS. DIG SUBGRADE DOWN AS REQUIRED BEFORE PLACING TOPSOIL WHERE REQUIRED AND SCARIFY SUBGRADE 6" DEEP.
 - PLANTING MIX BACKFILL FOR TREES AND SHRUBS SHALL BE 50% TOPSOIL AND 50% SOIL EXCAVATED FROM PLANT PIT MIXED FOR THE ENTIRE AREA OF THE PLANTING PIT. PROVIDE IMPORTED TOPSOIL FOR BACK FILL MIX.
 - MAINTENANCE OF THE LANDSCAPE WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE. AT TIME OF LANDSCAPE ACCEPTANCE, LANDSCAPE INSTALLATION SHALL BE COMPLETE.
 - ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR TO PROVIDE A WRITTEN ONE-YEAR GUARANTEE ON LANDSCAPE PLANTING AND IRRIGATION SYSTEM INSTALLATION FOR LABOR AND MATERIALS.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE
	CEL OCC	7	Common Hackberry / <i>Celtis occidentalis</i>	B # B	2"	Cal
	JUN SCO	5	Rocky Mountain Juniper / <i>Juniperus scopulorum</i>	Cont.		6-7'
	KOE PAN	6	Golden Rain Tree / <i>Koelerutera paniculata</i>	B # B	2"	Cal
	PRU CHA	1	Charlester Pear / <i>Pyrus calleryana</i> "Charlester"	B # B	2"	Cal
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.		
	BLK GRA	6	Boxwood / <i>Buxus</i> "Green Mountain"	5 gal		
	CAL KAR	13	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> "Karl Foerster"	1 gal		
	CHA FE2	1	Fernbush / <i>Chamaedotiana molliflora</i> "Fernbush"	5 gal		
	PER ATR	3	Russian Sage / <i>Perovskia atriplicifolia</i>	1 gal		
	RHU GR3	6	Skunkbush Sumac / <i>Rhus trilobata</i> "Gro Low"	5 gal		
	RIB GOL	4	Golden Currant / <i>Ribes aurum</i>	5 gal		
	TAX REP	3	Spreading English Yew / <i>Taxus baccata</i> "Reverend"	5 gal		
	TAX HIC	1	Hicks Yew / <i>Taxus x media</i> "Hicks"	5 gal		

19 shrubs required and 39 shrubs provided. 23 are 5 gal. & 16 are 1 gal.



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Denny's
 1500 NORTH REDWOOD ROAD
 SARATOGA SPRINGS, UTAH

REVISIONS

LANDSCAPE PLANTING PLAN

SHEET NUMBER

L101

Exhibit 5



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GENERAL NOTES

REVISIONS

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DATE: 02/24/16

PROJECT: O.B.

DESIGNER: K.K.

FOOD SERVICE CONCEPTS INC.

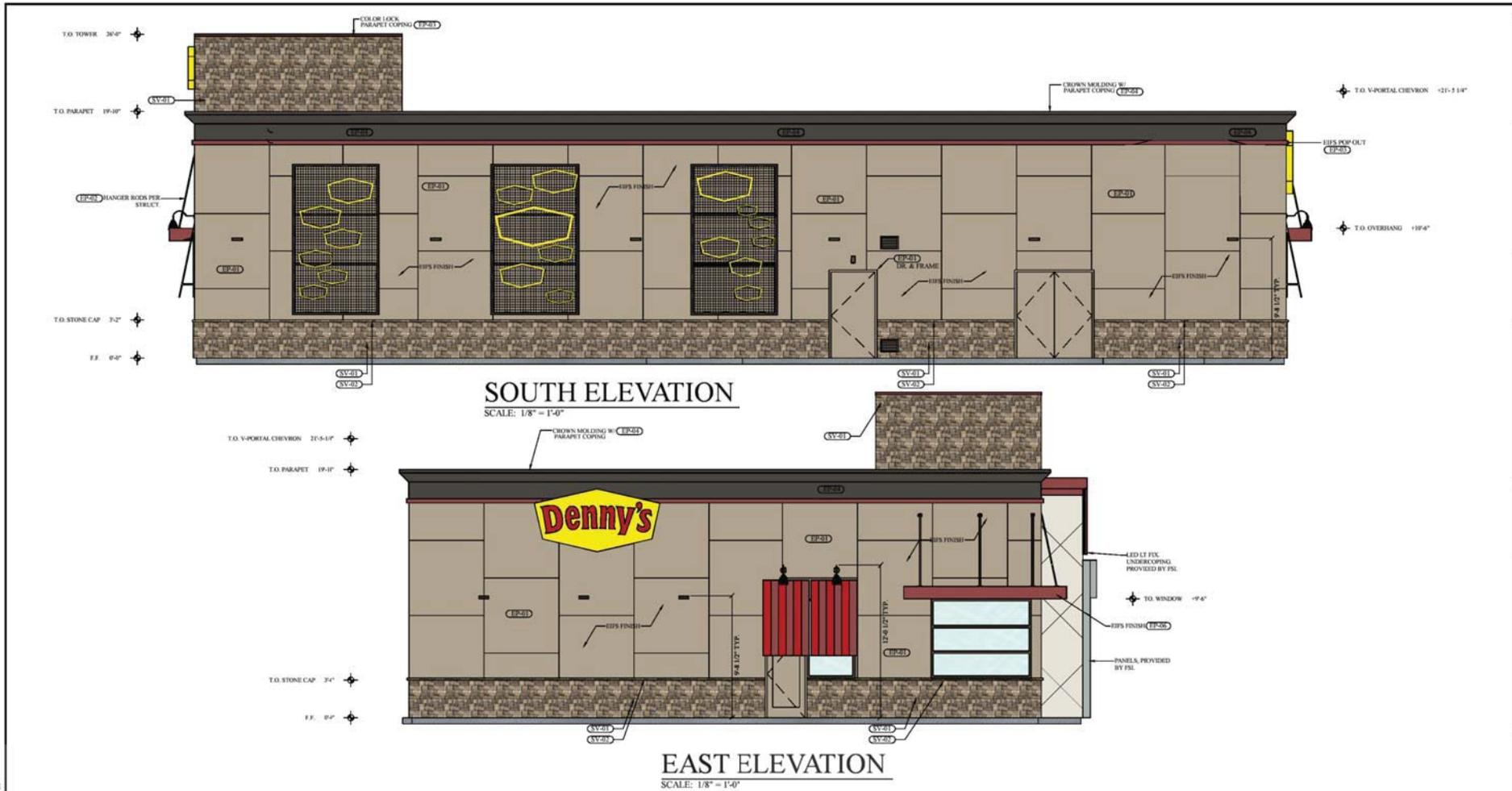
1516 N. REDWOOD RD.
SARASOTA, FLORIDA 34236



EXTERIOR ELEVATION

A-2A

1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL ELEVATION NOTES

1. ALL UTILITY BOXES (ELECTRICAL PANELS, GAS METER, ETC.) ARE TO BE PAINTED TO MATCH E.L.F.'S IF PERMISSIBLE BY THE LOCAL UTILITY COMPANIES.
2. DOWN SPENTS AND GUTTERS TO BE PREFORMED & PREFINISHED. COLOR EP-02.
3. ALL EXTERIOR LIGHT FIXTURES SHALL BE PREFINISHED. REFER TO E-DWG'S.
4. EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS PUBLISHED INSTRUCTIONS.
5. ALL EXTERIOR WOOD TRIM TO BE PAINTED "AZEK" TRIM BOARDS OR EQUAL.
6. ALL SIGNS TO BE VERIFIED WITH SIGN PACKAGE FOR LOCATION, SIZE, AND ELECTRICAL REQUIREMENTS.
7. ALL FINISHES TO HAVE SAND TEXTURE.

ABBREVIATIONS:
CONTROL ROOT - C.R.
TEMPERED GLASS - T.G.

DRIVIT REPRESENTATIVE CONTACT INFO:
DIO WISSE
CIRCLE SUPPLY
1-800-277-6009
1-704-431-8529
CDSW@CIRCLEC.COM

LEGEND

SEE EXTERIOR COLOR SCHEDULE

STOREFRONT DOORS & WINDOWS SHALL BE BRONZED ANODIZED ALUMINUM WITH CLEAR GLASS

CODE	PRODUCT	VENDORS & SPECIFICATIONS	COLOR
EP-01	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7018 TONY TALPE
EP-02	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7027 WELL BREED BROWN
EP-03	EXTERIOR PAINT	SHERWIN WILLIAMS	COLOR MATCH MARATHA STEWART #MSL026 BARN
EP-04	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7075 SEALSKIN
EP-05	EXTERIOR PAINT	SHERWIN WILLIAMS	SW B9981 SILVER-BRITE
EP-06	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7009 PEARLY WHITE
SV-01	STONE VENEER	ELDORADO STONE OR EQUAL	MONTECTO CLIFFSTONE OR EQUAL
SV-02	CHISELED WALL & SILL CAP	ELDORADO STONE OR EQUAL	ELDORADO STONE EARTH OR EQUAL

REVISIONS

NO.	DATE	DESCRIPTION
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12		

DATE: 02/24/16
 DRAWN: O.B.
 CHECKED: K.K.
 PROJECT: FOOD SERVICE CONCEPTS INC.
 1516 N. REDWOOD RD
 SACRAMENTO, CALIFORNIA 95834

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 SACRAMENTO, CALIFORNIA 95834

EXTERIOR ELEVATION

A-2B

1/8" = 1'-0"