



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

Architectural Review Board Agenda
Wednesday, May 5, 2021

4:00 p.m. at Sussex Civic Center – Village Board Room Second Floor

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Sussex Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location.

Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

- I. Roll call.
- II. Consideration and possible action on the minutes of April 7, 2021.
- III. Consideration and possible action on a site plan, architecture, lighting plan, landscape plan and sign plan for Adron Tool at Highlands Business Park.
- IV. Adjournment.

Anthony LeDonne
Chairperson

Jeremy Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Jeremy Smith at 246-5200.

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on April 7, 2021.

Assistant Development Director Kasey Fluet called the meeting to order at 4:01 p.m.

Due to the absence of Anthony LeDonne, Fluet asked the members to appoint a Chair Person Pro Tem, a motion from Foxe, seconded by Granicki to appoint Greg Zoellick Chair Person Pro Tem for this meeting. Motion carried.

Members present: Greg Zoellick, Gary Foxe and Melissa Granicki.

Members absent: Anthony LeDonne and Mike Knapp

Others present: Kasey Fluet, Assistant Development Director (ADD).

Consideration and possible action on the minutes of July 8, 2020.

A motion by Granicki, seconded by Zoellick to approve the minutes of the meeting held on July 8, 2020. Motion carried.

Consideration and possible action on an architecture plan Belfast Station N64W23246 Main Street.

Bruce Russell owner of Belfast Station and Dale Rajchel contractor, were both present for this matter.

Fluet reviewed the plans and exterior google street image (copy attached). Russell stated they will remove the 3 windows and replace with a glass overhead garage door. The door will be clear glass and the metal panels might be black with the door trimmed with black siding.

A motion by Fox, seconded by Zoellick to approve the garage door change to the Belfast Station N64W23246 Main Street. Motion carried.

A motion by Granicki, seconded by Zoellick to adjourn the meeting at 4:15 p.m. Motion carried.

Respectfully submitted,
Kasey Fluet, Assistant Development Director



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MEMORANDUM

TO: Architectural Review Board

FROM: Kasey Fluet, Assistant Development Director

RE: ARB meeting for May 5, 2021

DATE: April 28, 2021

The following is background information for the ARB agenda items. Please refer to the Design Standards dated March 25, 2014.

I. Roll call.

II. Consideration and possible action on the ARB minutes from the April 7, 2021 meeting.

III. Consideration and possible action on the site plan, architectural plan, lighting plan, landscape plan and sign plan Adron Tool Highlands Business Park.

This site is zoned BP-1. The machining of wire is a permitted use in accordance with Section 17.0420 A. 6. (d) (1) in the BP-1 Business Park District. Adron specializes in both wire and conventional EDM (Electrical Discharge Machining and has been in business for 52 years. Adron will relocate their business from Menomonee Falls to the new business park at the corner of Hwy 164 and Lisbon Road. They intend to construct a 100,241 square foot building, phase 1 will be 82,461 square feet and phase 2 will be 17,780 square feet. Hours of operation will be Monday – Sunday 24 hours a day operating three shifts, initially they will employ 50 people but intend to grow up to 100.

The proposed plans indicate a little over 25,000 square feet of the building will be left for a future tenant. Any user of this space will need to come before the Plan Commission for approval.

The following are comments of the submitted plans:

Site

- Add a walkway from the entrance to Business Drive
- Width of driveway opening needs to be adjusted to meet the code requirements
- Curb and gutter needs to be added to the edge of all pavements
- Hydrant easement will be needed
- Site to have 73 parking stalls
- CSM to be recorded

Architecture

- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Material to be used meets the Design Standards.

Lighting

- Lighting must not spill out onto neighboring properties.
- Pole height not to exceed 25 feet, bases are to be buried or if exposed they shall be painted to blend in with the surroundings or have a decorative base.

Landscape

- Site to have 43 trees/evergreens and 749 shrubs/flowers. Should add more evergreen trees at west elevation.

Sign

- Base and pillar material needs to match the material of the building

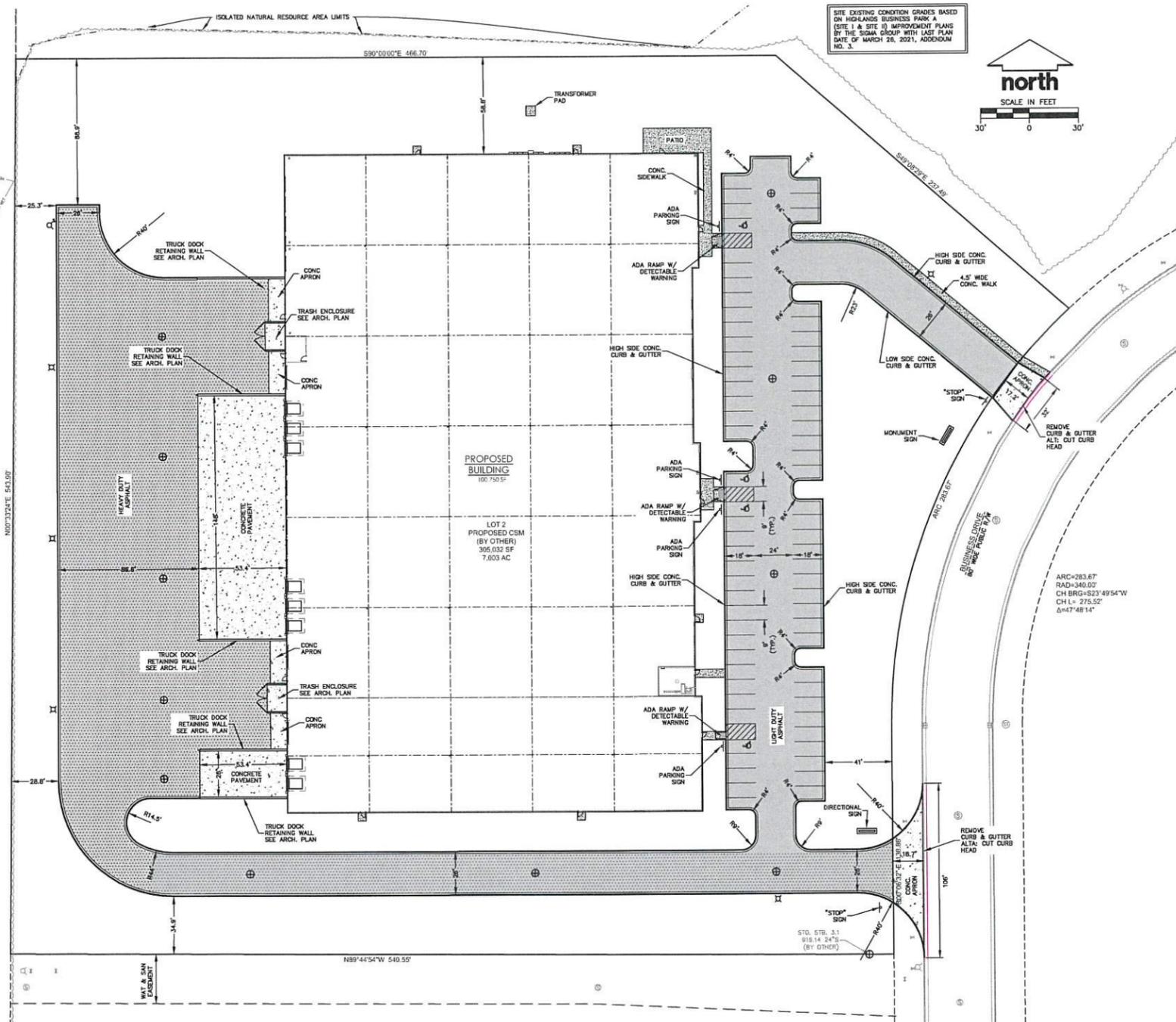
Policy Question:

1. Are there any concerns with the various plans?

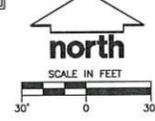
Action Items:

1. Act on the plan of operation, various plans.

Staff Recommendation: Staff recommends the Plan Commission approve the Plan of Operation, site plan, architectural plan, lighting plan, landscape plan and sign plan for Adron Tool Corporation, Highlands Business Park subject to any conditions.



SITE EXISTING CONDITION GRADES BASED ON HIGHLANDS BUSINESS PARK A (SITE 1 & 2) IMPROVEMENT PLANS BY THE SIGMA GROUP WITH LAST PLAN DATE OF MARCH 26, 2021, ADDENDUM NO. 3.



GENERAL NOTES AND SPECIFICATIONS

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL AND OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOIL INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SHUNT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORSEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT, OBTAINING PERMITS OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT REGULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT USER CONTINUITY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL GOOD HOUSEKEEPING.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JOB, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

PAVING NOTES

- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF SUSSEX ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 413 AND 414 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION INDUSTRIES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO COMPANY STANDARDS. TREE HAND PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFR. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

SHEET INDEX

C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN
C5.0	SITE NOTES AND DETAILS
C5.1	SITE NOTES AND DETAILS

PRE-DEVELOPMENT (PROPERTY LIMITS):

PERVIOUS	- 305,032 SF (100% GREEN SPACE)
IMPERVIOUS	- 0 SF

POST-DEVELOPMENT (PROPERTY LIMITS):

PERVIOUS	- 115,152 SF (37.8% GREEN SPACE)
IMPERVIOUS	- 189,880 SF (100.75% SF BUILDING)

THE PROPERTY IS ZONED BP-1, BUSINESS PARK DISTRICT WITH PLANNED DEVELOPMENT OVERLAY, PER THE VILLAGE OF SUSSEX, AND HAS THE FOLLOWING SETBACKS AND RESTRICTIONS:
BUILDING SETBACKS/RESTRICTIONS (BP-1/PD0):
FRONT/STREET YARD SETBACK: 40'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'
BUILDING MAX. HEIGHT: 60'
IMPERVIOUS MAX. AREA: 75% OF LOT AREA



PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE VILLAGE OF EAST TROY ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY CEC, INC. DATED 03/20/21.
** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

- MINIMUM PAVEMENT STRUCTURE**
- CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, APRON DRIVE-IN ENTRANCE, TRASH PAD)
 - 7" CONCRETE W/ MESH REINFORCEMENT
 - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED Limestone)
 - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 - HEAVY DUTY ASPHALT PAVEMENT
 - 6" ASPHALTIC CONCRETE (2 LIFTS)
 - LOWER LAYER (4" BINDER, ALT 58.28 S)
 - UPPER LAYER (2" SURFACE, SLT 58.28 S)
 - 1 1/2" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED Limestone)
 - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 - LIGHT DUTY ASPHALT PAVEMENT
 - 3.5" ASPHALTIC CONCRETE (2 LIFTS)
 - LOWER LAYER (1.5" BINDER, ALT 58.28 S)
 - UPPER LAYER (2" SURFACE, SLT 58.28 S)
 - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED Limestone)
 - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 - CONCRETE SIDEWALK AND STOOPS
 - 5" CONCRETE
 - 4" CRUSHED AGGREGATE BASE COURSE
 - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

LEGEND

⊕	SANITARY SEWER MANHOLE	- SAN	SANITARY SEWER
⊖	STORM MANHOLE	- W	WATER MAIN
⊙	CATCH BASIN ROUND	- ST	STORM SEWER
⊚	CATCH BASIN SQUARE	- RD	ROOF DRAIN
⊕	FIRE HYDRANT	- C	UNDERGROUND GAS
⊕	WATER VALVE	- E	UNDERGROUND ELECTRIC
⊕	GAS VALVE	- T	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	- FIB	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	- OH	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	- SF	SILT FENCE
⊕	SIGN	⊕	CONIFEROUS TREE
⊕	POWER POLE	⊕	DECIDUOUS TREE
⊕	CUT WIRE		

DIGGERS & HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Huntington (708) 850-942-2269
www.DiggerandHotline.com

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE RD., SUITE 100
MILWAUKEE, WISCONSIN 53188
262.513.0866 PHONE | 262.513.1332 FAX
www.jsdinc.com
JSD JOB NO.: 20-10052



SITE DIMENSION AND PAVEMENT ID PLAN

NEW BUILDING FOR:
ADRON TOOL CORPORATION
BUSINESS DRIVE
VILLAGE OF SUSSEX, WI

PROJECT: 11. C1.0 SITE DIMENSION AND PAVEMENT ID PLAN COMMENTS & FIELD WORK RECORDS - 2021.04.23

JOB: 3280
DRAWN: PSM
CHECKED: RVM
DATE: 03/28/21
SHEET: C1.0

DRAFT - NOT FOR CONSTRUCTION

PROPOSED BUILDING FOR:

ADRON TOOL CORPORATION

BUSINESS DRIVE
SUSSEX, WI



STREET VIEW
PERSPECTIVE

SHEET INDEX	
0-GENERAL	
T1.1	TITLE SHEET
T1.2	PERSPECTIVE RENDERING
3-CIVIL	
C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C4.0	SITE UTILITY PLAN
C5.0	SITE NOTES AND DETAILS
C5.1	SITE NOTES AND DETAILS
4-LANDSCAPING	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN & LARGEMENT
L2.0	LANDSCAPE NOTES & DETAILS
5-ARCHITECTURAL	
A1.1	OVERALL FLOOR PLAN
A5.1	EXTERIOR ELEVATIONS
7-ELECTRICAL	
E1.0 FULL	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E1.0 PHASED	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E2.0	LIGHTING CLIP SHEETS



TITLE SHEET

PROPOSED BUILDING FOR:
ADRON TOOL CORPORATION
BUSINESS DRIVE
Sussex, WI

SITE EXISTING CONDITION GRADES BASED ON HIGHLANDS BUSINESS PARK A (SITE I & SITE II) IMPROVEMENT PLANS BY THE SIGMA GROUP PLAN DATE OF FEBRUARY 8, 2021 (LAST UPDATED MARCH 26, 2021, ADDENDUM NO.3)

SUSSEX PLAN COMMISSION SUBMITTAL
MARCH 25, 2021

SUSSEX ARCHITECTURAL REVIEW BOARD SUBMITTAL
APRIL 26, 2021

OWNER: ADRON TOOL CORPORATION, INC.
Brian Haagmayer
185W13730 LEON RD.
MENOMONEE FALLS, WI 53051
(262) 255-4433 PHONE

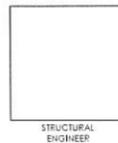
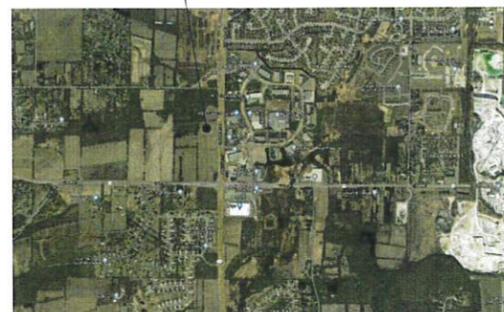
GENERAL CONTRACTOR: BRIOHN BUILDING CORPORATION
Cary Bilicki, VP
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT: BRIOHN DESIGN GROUP LLC
Paul Grzeszczak, AIA
Robert Stensberg, AIA
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEER: BRIOHN DESIGN GROUP LLC
Kevin Jankowski, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

CIVIL ENGINEER: JSD Professional Services, Inc.
Rizal W. Iskandarsjach, PLS, PE (WI)
W238N1610 BUSSE ROAD, STE 100
WAUKESHA, WI 53188
(262) 933-4185
riz@jsdinc.com

LANDSCAPE ARCHITECT: JSD Professional Services, Inc.
Rizal W. Iskandarsjach, PLS, PE (WI)
W238N1610 BUSSE ROAD, STE 100
WAUKESHA, WI 53188
(262) 933-4185
riz@jsdinc.com



PROJECT INFORMATION:

CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING

OCCUPANCY: PRIMARY S-1/F-1 (STORAGE OR MANUF) SECONDARY B (BUSINESS) S-2 (STORAGE)

NOTE: F-1 (FACTORY) OCCUPANCY POTENTIALLY IN LIEU OF PORTIONS OF S-1 OCCUPANCY DEPENDING ON FUTURE TENANT USES)

CLASS OF CONSTRUCTION: TYPE 2B UNLIMITED AREA BUILDING PER IBC 507

SPRINKLER SYSTEM: NFPA 13 OVERALL

FLOOR LEVELS: 1

NUMBER OF STORIES: 1

TOTAL SITE AREA: 304,900 SF, 7.0 ACRES

TOTAL BUILDING AREA: 100,241 SF

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

Revision	
Date	
JOB:	3280
DRAWN:	PG/RS/KJ
CHECKED:	DF/CB
DATE:	4/14/2021
SHEET:	
T1.1	

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK. R-20(1) REQUIRED AND R-25(1) PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3(1) REQUIRED AND R-14(1) PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS, FENESTRATION VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDED REQUIRED U - FACTOR .40 ACTUAL PROVIDED .2% AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 1.3 CAST-IN-PLACE AND PRECAST CONCRETE PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1. PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL-BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES. NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS IF REQUIRED TO BE DAMPERED. PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS. PROPOSED BUILDING COMPLIES.

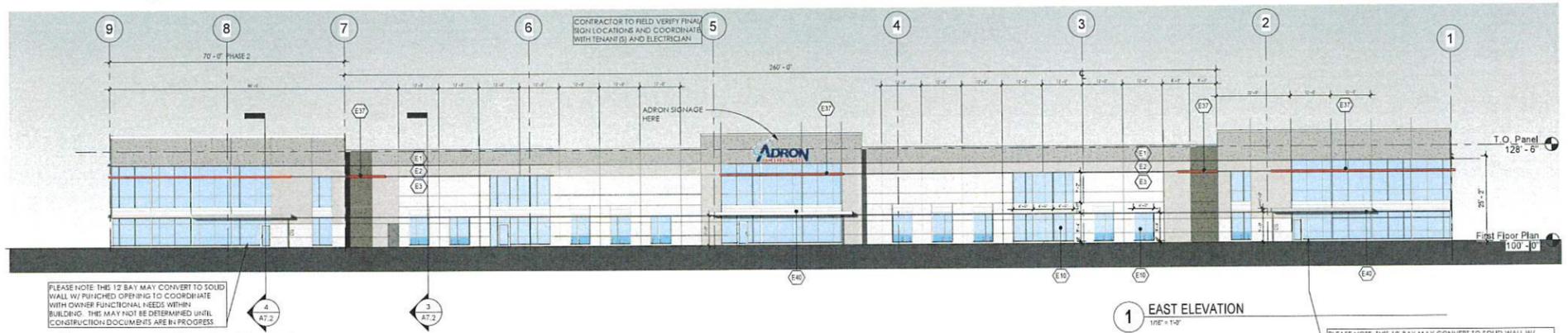
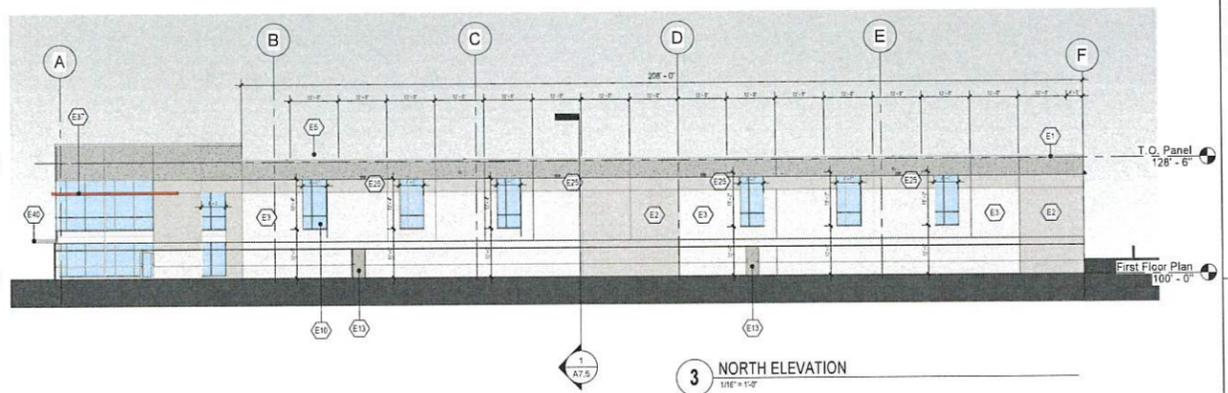
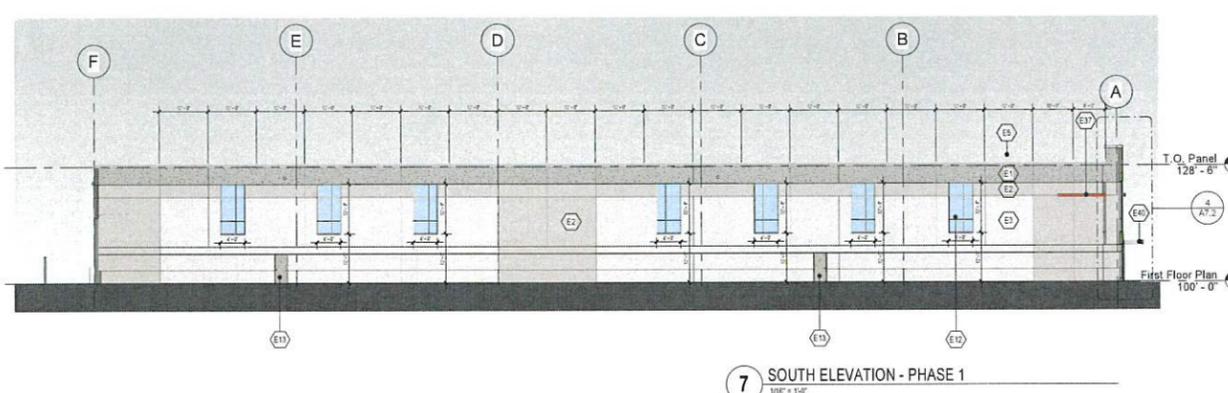
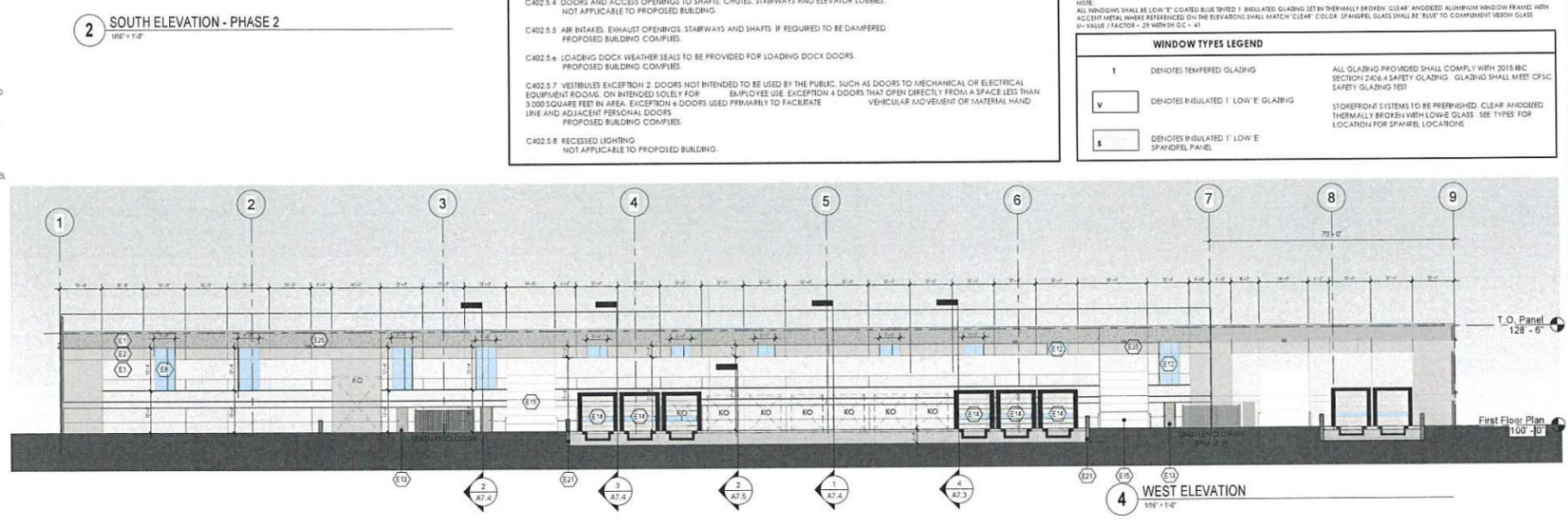
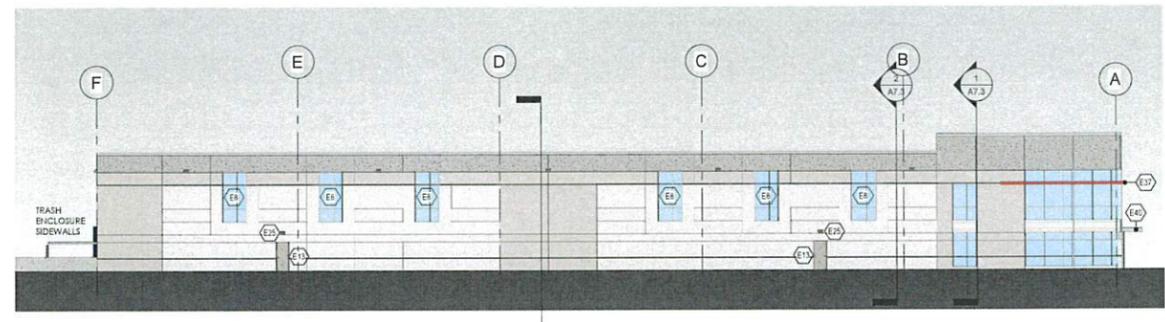
C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, OR INTENDED SOLELY FOR SALES/UTILITY USE EXCEPTION 4. DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA, EXCEPTION 4. DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HANDLING AND ADJACENT PERSONAL DOORS. PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING. NOT APPLICABLE TO PROPOSED BUILDING.

KEYNOTE LEGEND ELEVATION	
VALUE	PLAN CODED NOTES
E1	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - WARM/DARK GRAY 01 BASE FIELD COLOR.
E2	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - WARM/MEDIUM GRAY 02 FIELD COLOR.
E3	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - WARM/LIGHT GRAY 03 FIELD COLOR.
E4	PRE-FINISHED METAL 24 GA. METAL CAP/CORING FINISH COLOR SHALL BE CLEAR ANODIZED ALUMINUM.
E5	FIXED AND THERMALLY BROKEN PRE-FINISHED CLEAR ANODIZED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLEARESTORY WINDOW UNITS.
E10	FIXED AND THERMALLY BROKEN PRE-FINISHED CLEAR ANODIZED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED LOWER WINDOW UNITS.
E12	FIXED AND THERMALLY BROKEN PRE-FINISHED CLEAR ANODIZED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLEARESTORY WINDOW UNITS.
E13	3'-0" X 7'-0" INSULATED AND PAINTED GALVANNEED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR. CODE REQUIRED EMERGENCY EGRESS LIGHTING TO BE PROVIDED.
E14	9'-0" X 16'-0" INSULATED FACTORY PRE-FINISHED ALUMINUM STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL-PRE-FINISH COLOR TO COMPLEMENT LIGHT CREAM COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION UNITS (R-13.3) LEVELER (R-13.3).
E15	14'-0" X 16'-0" INSULATED FACTORY PRE-FINISHED ALUMINUM STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL-PRE-FINISH COLOR TO COMPLEMENT LIGHT CREAM COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION UNITS (R-13.3).
E21	FREE STANDING POISED IN PLACE AND REINFORCED 10" CONCRETE RETAINING WALLS FLANKING LOADING DOCK AREA.
E25	WALL MOUNTED LED LIGHT FIXTURES - 25 FEET - REFER TO EXTERIOR LIGHTING PLAN.
E37	PAINTED STEEL TUBE SUNSHADE OR PROJECTION ALUMINUM GLAZING SYSTEM CAP TO INTEGRATE WITH GLAZING SYSTEM - SEE STRUCTURAL & FINISHED ARCHITECTURAL SECTION.
E40	MULTI-UP POOR CANOPY TO FITCH TO DOWN SPOUT - SEE T2/AB 2. DOWN SPOUT TO DISCHARGE TO GRADE (LANDSCAPE AREA) - PROVIDE SPLASH BLOCK. PAINTED TO MATCH ADJACENT PANEL COLOR.

WINDOW TYPES LEGEND		
1	1 DENOTES TEMPERED GLAZING	ALL GLAZING PROVIDED SHALL COMPLY WITH 2015 IECC SECTION 2405.4 SAFETY GLAZING. GLAZING SHALL MEET CPSC SAFETY GLAZING TEST.
v	v DENOTES INSULATED 1" LOW E GLAZING	STOREFRONT SYSTEMS TO BE PREFINISHED CLEAR ANODIZED THERMALLY BROKEN WITH LOW-E GLASS. SEE TYPES FOR LOCATION FOR SPANREL LOCATIONS.
s	s DENOTES INSULATED 1" LOW E SPANREL PANEL	

NOTE:
ALL WINDOWS SHALL BE LOW-E COATED BLUE TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM WINDOW FRAME WITH ALUMINUM WHERE REFERENCED ON THE ELEVATION SHALL MATCH CLEAR COLOR SPANREL GLASS SHALL BE BLUE TO COMPLEMENT VISION GLASS
U-VALUE / FACTOR - 2% WITH IECC - 41



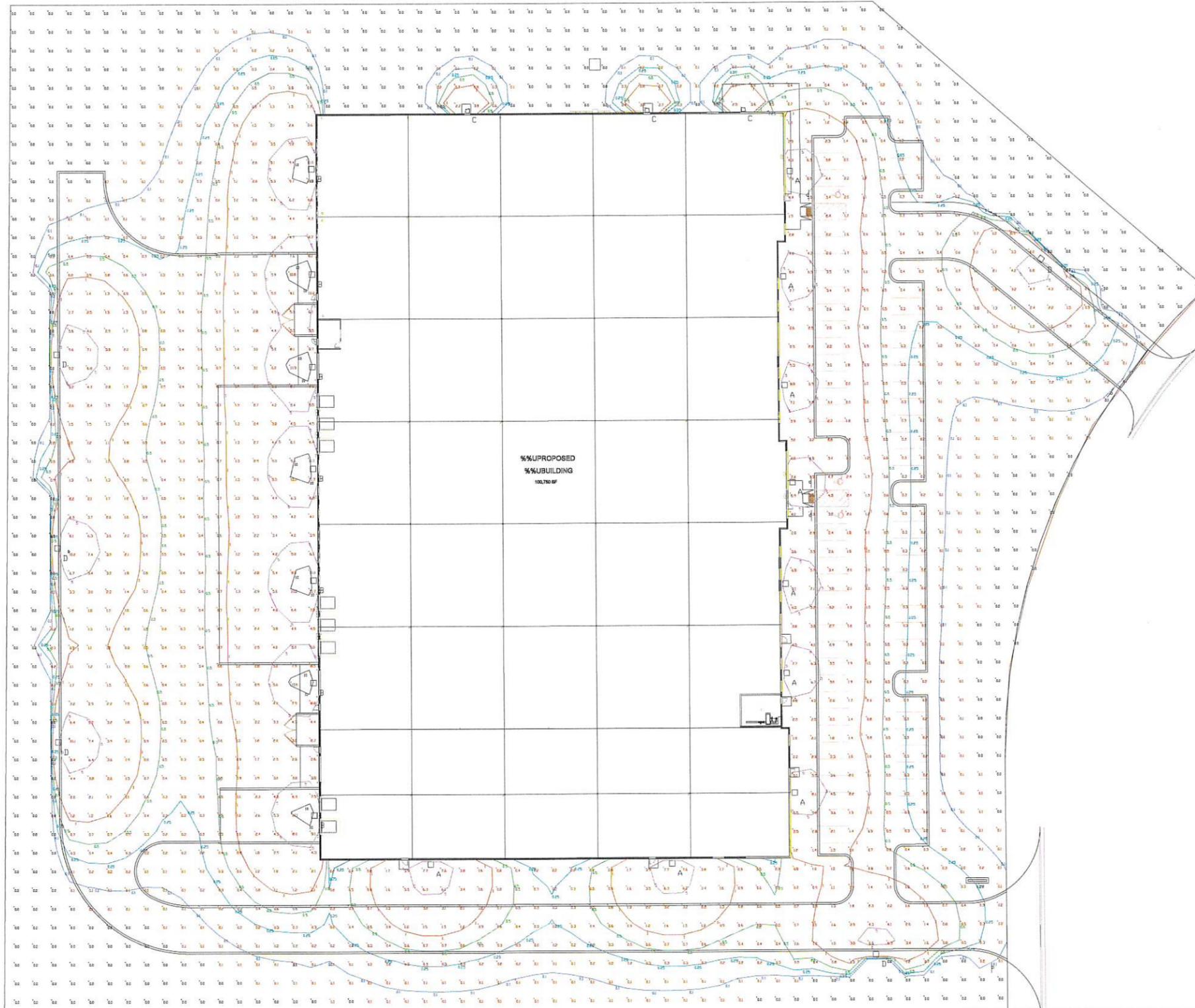
24'+- clear height option 04/23/2021

PLEASE NOTE THIS 12 BAY MAY CONVERT TO SOLID WALL W/ FINISHED OPENING TO COORDINATE WITH OWNER FUNCTIONAL NEEDS WITHIN BUILDING. THIS MAY NOT BE DETERMINED UNTIL CONSTRUCTION DOCUMENTS ARE IN PROGRESS.

PLEASE NOTE THIS 12 BAY MAY CONVERT TO SOLID WALL W/ FINISHED OPENING TO COORDINATE WITH OWNER FUNCTIONAL NEEDS WITHIN BUILDING. THIS MAY NOT BE DETERMINED UNTIL CONSTRUCTION DOCUMENTS ARE IN PROGRESS.

Symbol	Label	Image	QTY	Manufacturer/Catalog Number	Description	Lumens per Foot	Voltage
□	A		8	SLS-Spring Lighting Group AL5 130 T4 60 5K	LED Wallpack Type 4 Mounted at 20'	18800	104.9
□	B		6	SLS-Spring Lighting Group ALM 195 T4 60 5K	LED Wallpack Type 4 Mounted at 20'	18800	104.9
□	C		3	RAB LIGHTING INC. WPLED10 1WALLPACK LED	LED Wallpack Type 4 Mounted at 10'	1207	10.4
□	D		5	SLS-Spring Lighting Group ALM 195 T4 60 5K	LED Pole Fixture Type 4 20' mounted on a 6" base	18800	104.9

Statistics						
Description Symbol	Avg	Max	Min	Max/Min	Avg/Min	
See Row #1	11.7	128	4.02	32	32	N/A





LANDSCAPE PLAN

SHEET TITLE

NEW BUILDING FOR:
ADRON TOOL CORPORATION
BUSINESS DRIVE
VILLAGE OF SUSSEX, WI

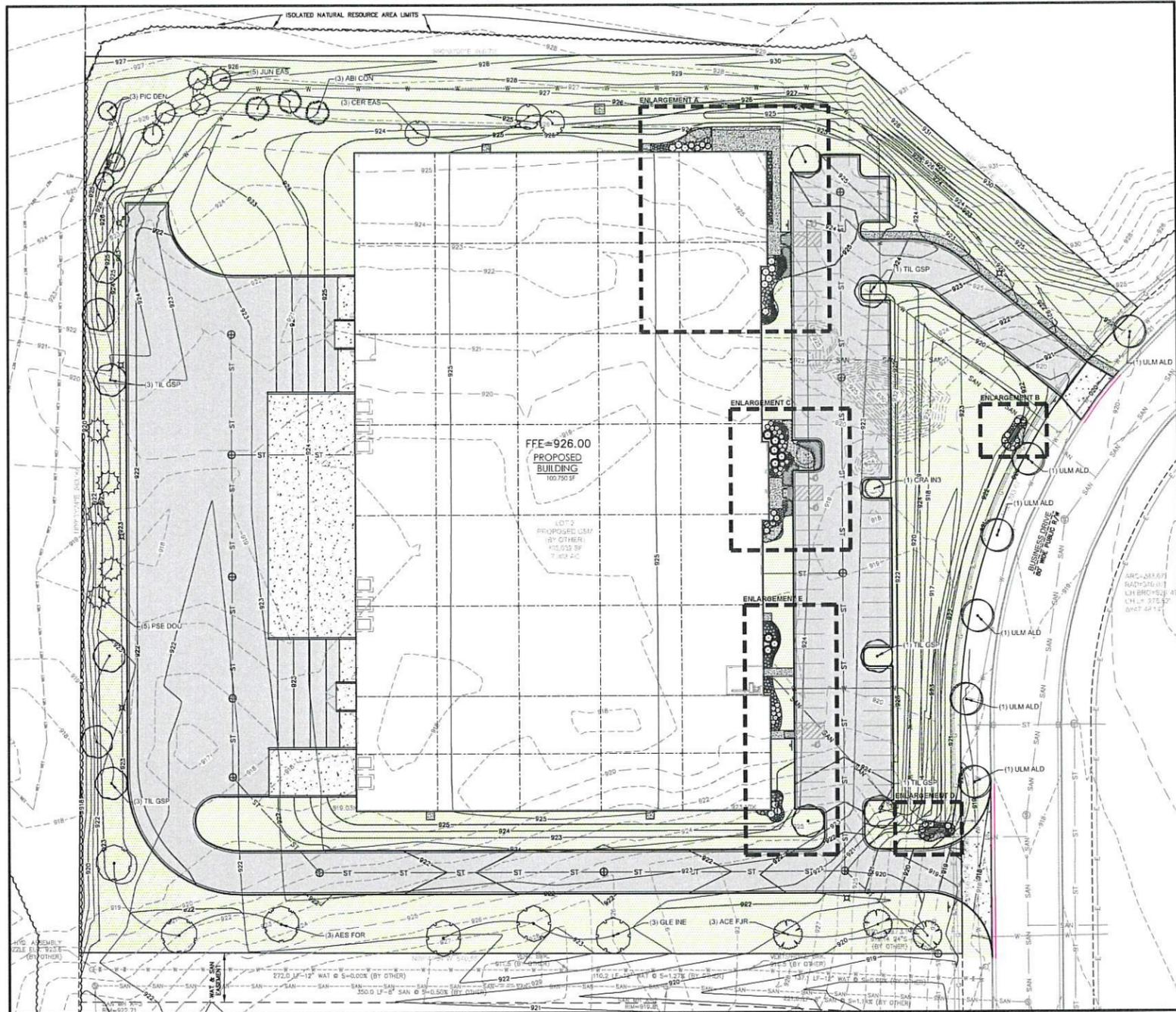
REVISION 11: CIP/STREETS/PARK COMMENTS & TIE LINE BLDG. 2021-04-23

JOB:	3280
DRAWN:	XXX
CHECKED:	XXX
DATE:	03/28/21
SHEET:	

L1.0

DRAFT - NOT FOR CONSTRUCTION

JSD JOB NO. 20-10052



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE, ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LEGEND

KENTUCKY BLUEGRASS BLEND (SEED)



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY	
	ACE FJR	Acer rubrum 'Frank Jr.' TM / Redpointe Red Maple	B & B	2.5' Cal	3	
	AES FOR	Aesculus x carnea 'Fort McClair' / Fort McClair Red Horsechestnut	B & B	2.5' Cal	3	
	GLE INE	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Thornless Honey Locust	B & B	3' Cal	3	
	TIL GSP	Tilia cordata 'Greenspire' / Greenspire Linden	B & B	2.5' Cal	11	
	ULM ALD	Ulmus x 'Morton' TM / Accolade Elm	B & B	3' Cal	5	
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY	
	ABI CON	Abies concolor / White Fir	B & B	6' HL	3	
	JUN EAS	Juniperus virginiana / Eastern Red Cedar	B & B	6' HL	5	
	PIC DEW	Picea glauca 'Denata' / Black Hills Spruce	B & B	6' HL	3	
	PSE DOU	Pseudotsuga menziesii / Douglas Fir	B & B	6' HL	5	
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY	
	CER EAS	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	6' HL	3	
	CRA IN3	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	2.5' Cal	3	
	MAL DON	Malus x 'Donald Wyman' / Donald Wyman Crabapple	B & B	2.5' Cal	1	
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	QTY	
	ARD VIK	Aronia melanocarpa 'Viking' / Viking Black Chokeberry	B & B	30" Min. HL	4	
	HYD DIC	Hydrangea arborescens 'NCHAS' / Invincible Wee White Hydrangea	#03/2 gal.		29	
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	QTY	
	JUN FOR	Juniperus chinensis 'Sea Green' / Sea Green Juniper	#05/5 gal.		8	
	JUN CAL	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	#05/5 gal.		20	
	TAX TAU	Taxus x media 'Tauntonia' / Tauntonia's Anglo-Japanese Yew	B & B	30" Min. HL	6	
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	QTY	
	FES FSB	Festuca x 'Cool as Ice' / Cool as Ice Blue Fescue	#01/1 gal.		6	
	PAN SHD	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#01/1 gal.		47	
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	QTY	
	ALL FSC	Allium schoenoprasum 'Forescate' / Forescate Chives	#01/1 gal.		141	
	CAL NPT	Calamintha nepeta nepeta / Lesser Calamint	#01/1 gal.		67	
	PER LDC	Perovskia atriplicifolia 'Denim n Lace' / Denim n Lace Russian Sage	#01/1 gal.		27	
	SAL HLL	Salvia nemorosa 'Snow Hill' / Snow Hill Meadow Sage	#01/1 gal.		45	
	SED C32	Sedum x 'Carif' / Carif Sedum	#01/1 gal.		39	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	DEL COO	Delosperma cooperi / Purple Ice Plant	10 Flat		12" o.c.	175
	LIR BIG	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#01 (gal)		12" o.c.	60
	THY DOO	Thymus x 'Doone Valley' / Doone Valley Thyme	10 Flat		10" o.c.	157
	VIN MHN	Vinca minor 'Dart's Blue' / Dart's Blue Periwinkle	24 Flat		12" o.c.	416

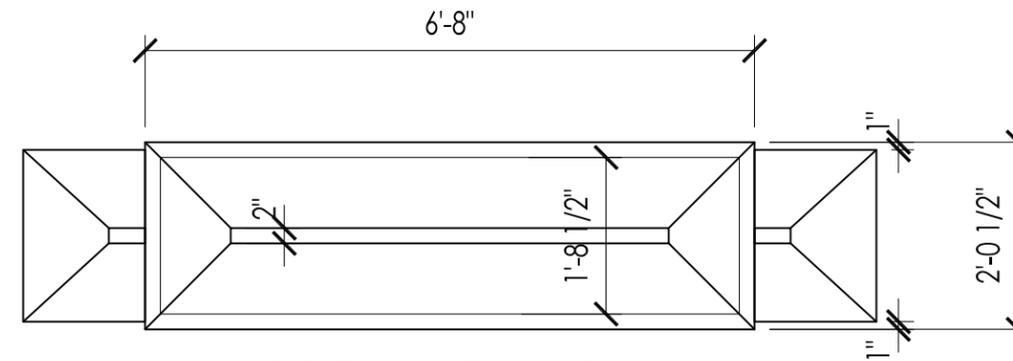
LEGEND

⊕	SANITARY SEWER MANHOLE	— SAN	SANITARY SEWER
⊗	STORM MANHOLE	— W	WATER MAIN
⊕	CATCH BASIN ROUND	— ST	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD	ROOF DRAIN
⊕	FIRE HYDRANT	— C	UNDERGROUND GAS
+	WATER VALVE	— E	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF	SILT FENCE
+	SIGN	☀	CONIFEROUS TREE
+	POWER POLE	⊙	DECIDUOUS TREE
—	GUY WIRE		

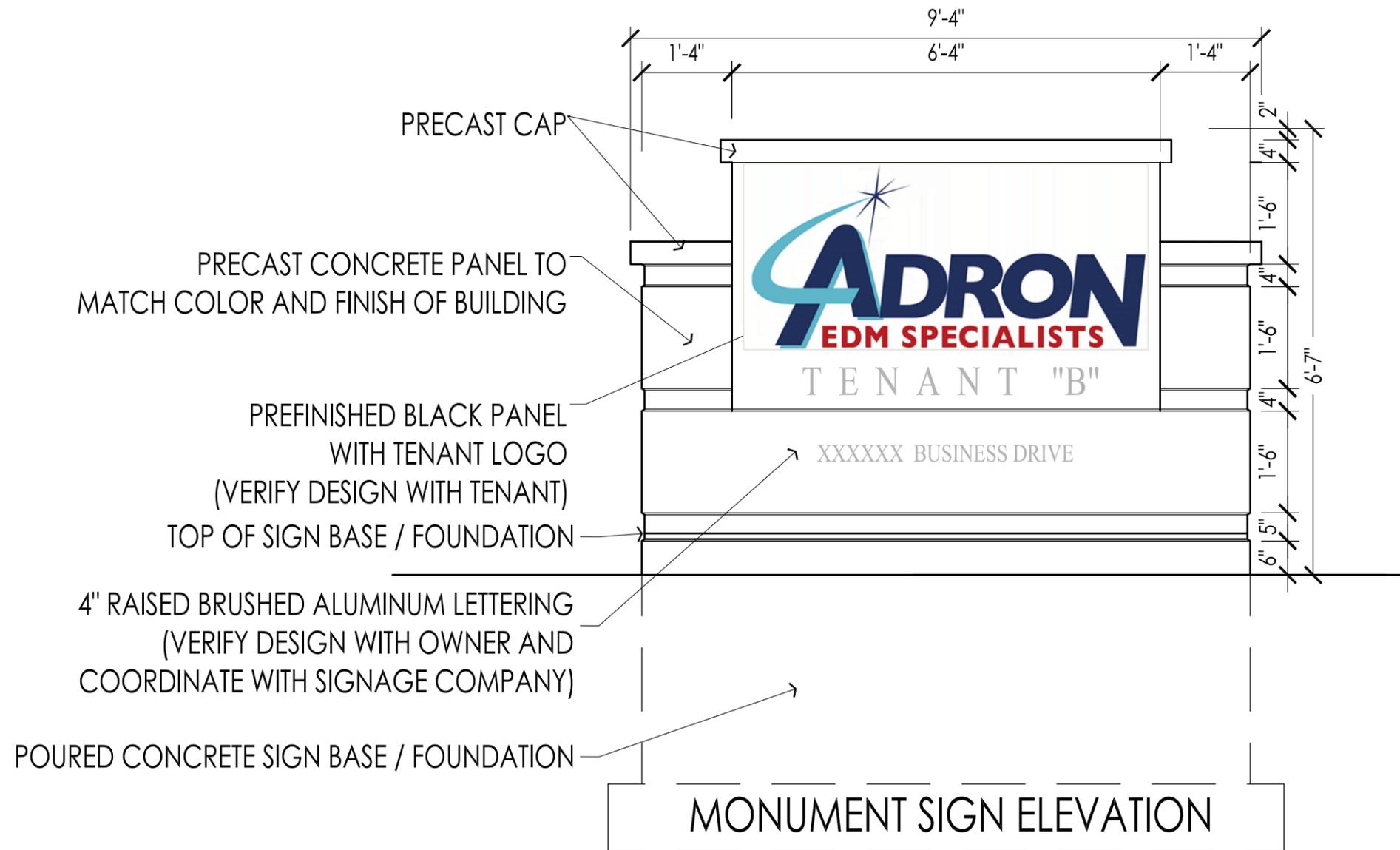
SITE EXISTING CONDITION GRADES BASED ON HIGHLANDS BUSINESS PARK A (SITE 1 & SITE 2) IMPROVEMENT PLANS BY THE SOGA GROUP WITH LAST PLAN DATE OF MARCH 28, 2021, ADDENDUM NO. 3.

DIGGERS & HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-2910
Huntington Beach (714) 960-5422
www.DiggersHotline.com

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W236 N1810 BUSSE RD., SUITE 100
WALKESSHA, WISCONSIN 53188
262.513.0868 PHONE / 262.513.8332 FAX
www.jsdinc.com
JSD JOB NO. 20-10052



PRECAST CAP



MONUMENT SIGN CONCEPT

Scale: 1/2" = 1'-0"