



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, March 11, 2020

10:00 a.m. at Sussex Civic Center - Committee 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. Consideration and possible action on the minutes of February 5, 2020
- II. Consideration and possible action on the site, architectural, lighting and landscape for Prestwick Group addition (W248N5499 Executive Drive).
- III. Consideration and possible action on a site, architectural, lighting, landscape and sign plans for The Courtyard at Sussex Assisted Living Facility (W235N6350 Hickory Drive).
- IV. Adjournment.

Gregory Goetz
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.



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MEMORANDUM

TO: Architectural Review Board

FROM: Kasey Fluet, Assistant Development Director

RE: ARB meeting for March 11, 2020

DATE: February 26, 2020

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

I. Consideration and possible action on the ARB minutes from the February 5, 2020 meeting.

II. Consideration and possible action on the site, architectural, lighting and landscape for Prestwick Group addition (W248N5499 Executive Drive).

This site is zoned BP-1. The manufacturing and assembling of product is a permitted use in accordance with Section 17.0420 (A)(6) in the BP-1 Business Park District. Prestwick Group is expanding their operations of light manufacturing of high-end golf course and community amenities. The expansion would add 33,000 square feet to the north side of the building, front entrance improvements and additional parking. In order for this expansion to occur, they needed additional land and purchased the vacant lot to the north.

The following are comments for the plans for the addition:

Site

- Need to record a cross access agreement for the shared parking lot
- Need to provide more details about proposed monument sign at the south drive entrance.
- Adding 134 stalls to the site with an additional 65 to the property to the north.

Architecture

- Building meets height and required setbacks.
- 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

- The will be adding to the existing landscape and meet the Design Standards; 63 tree/evergreens and 136 shrubs/flowers

Policy Question:

1. Where is the existing dumpster enclosure? Are there any changes to the enclosure?

Staff Recommendation: Staff recommends the ARB recommend approval of the site, architectural, lighting and landscape plans for Prestwick Group subject to any following conditions.

III. Consideration and possible action on a site, architectural, lighting, landscape and sign plans for The Courtyard at Sussex Assisted Living Facility (W235N6350 Hickory Drive).

This site is zoned B-4. The community based residential facility (CBRF) is a conditional use in the B-4 Central Mixed Use District in accordance with Section 17.0506 (B)(3). The Matthews Senior Living group is proposing to construct a 103,999 square foot senior living facility. The facility will have a total of 110 units 58 units for residential care apartments (10-studio, 42-one bedroom and 6-two bedroom) 27 assisted living units and 25 memory care units.

Site

- The site will have 74 parking stalls, the code requires 55 spaces for this type of use.
- Access off Hickory Drive aligns with access to property to the east. Proposing a 6 foot sidewalk along Hickory Drive to connect to Silver Spring sidewalk. Path provided to connect with the bugline trail.
- Pembroke street cul de sac will have a 14 foot wide emergency access road with gate.
- Proposed 24x24 dumpster enclosure and a 20x14 shed, both structures to be constructed with material matching the building.
- All plans are subject to final review by the Village Engineer and obtaining the necessary permits from the DNR.

Architectural

- Building meets height and required setbacks.
- 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

- The plan meets the Design Standards; 63 trees, 92 evergreens 300 shrubs/flowers.
- 15 foot landscape buffer with some fencing along south side as a buffer for the Hickory Heights residential homes

Sign

- ~~The monument sign does not meet the Design Standards, the sign should have side pillar(s) of material that matches the base.~~

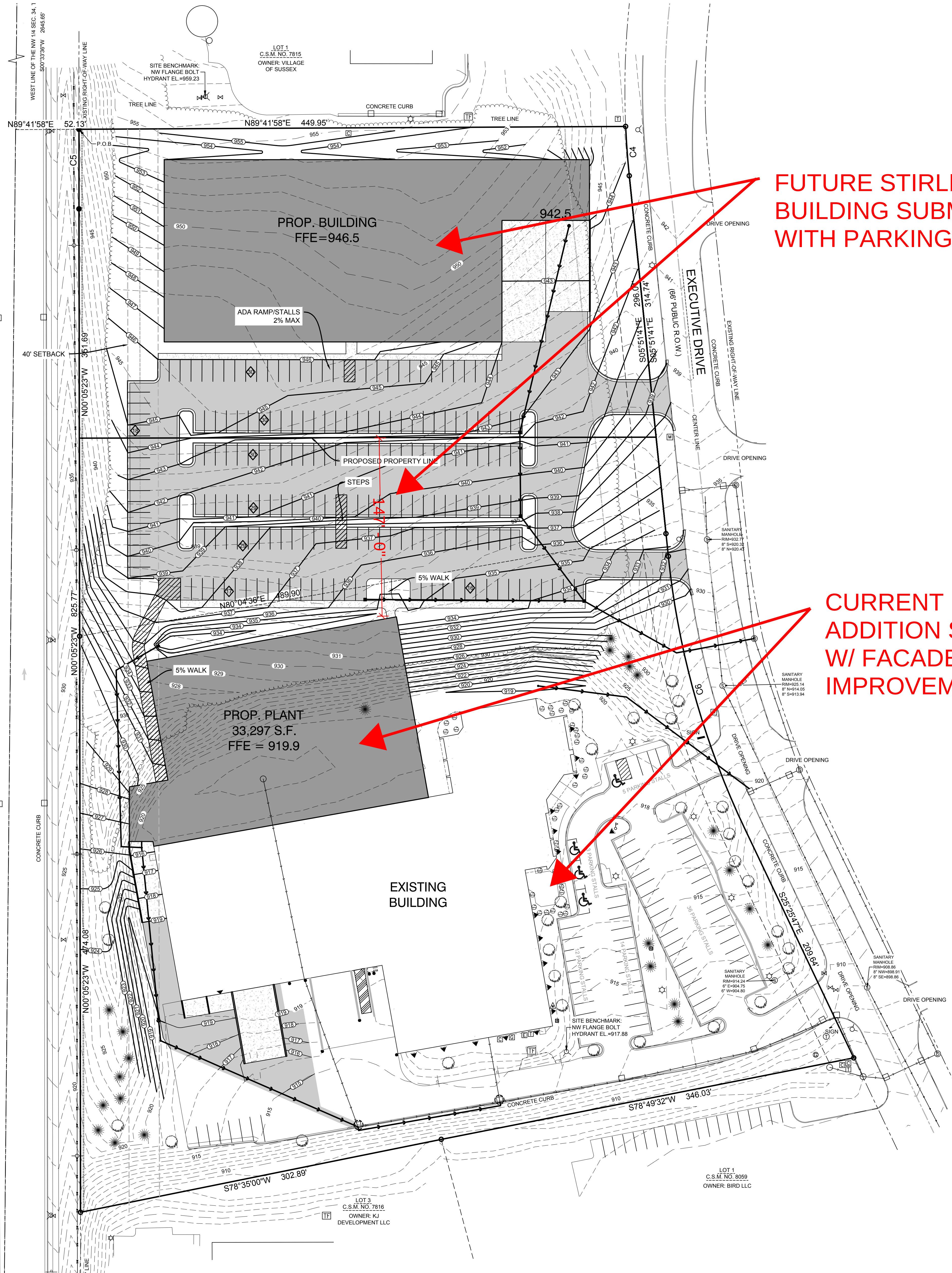
Staff Recommendation: Staff recommends the ARB recommend to the Plan Commission to approve the site, architectural, lighting, landscape and sign plans for The Courtyard at Sussex Assisted Living Facility (W235N6350 Hickory Drive); subject to the following conditions:

- ~~Add pillar(s) to the monument sign~~

LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX
	CLEANOUT		TELEPHONE PEDESTAL		FLAG POLE
	CATCH BASIN		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP
	LATERAL		TRANSFORMER		BOLLARD
	UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		CROSS CUT
	WELL		ELECTRIC MANHOLE/VAULT		IRON PIPE
	HYDRANT		CABLE TV RISER/BOX		
	WATER VALVE		CABLE TV MANHOLE/VAULT		SECTION MONUMENT
	DOWNSPOUT		GAS VALVE		BENCHMARK
	SPRINKLER VALVE		GAS METER		CONFER TREE
	WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE
	STANDPIPE		AIR CONDITIONING UNIT		BUSH
	WATER MANHOLE		VENT		WETLAND SYMBOL
	FLOOD LIGHT		DIRECTIONAL ARROW	CL	=CENTERLINE
	LIGHT POLE		DUMPER	CONC.	=CONCRETE
	TRAFFIC SIGNAL		HANDICAP STALL	EL	=ELEVATION
	UTILITY POLE		SPOT ELEVATION	EXT.	=EXISTING
	GUY WIRE			INV.	=INVERT
	EMERGENCY FIRE SERVICE			MON.	=MONUMENT
	SANITARY SEWER			P.O.B.	=POINT OF BEGINNING
	WATER MAIN			P.O.C.	=POINT OF COMMENCEMENT
	FIBER OPTIC LINE			R.O.W.	=RIGHT OF WAY
	TELEPHONE LINE			SEC.	=SECTION
	ELECTRIC LINE			SQ. FT.	=SQUARE FEET
	OVERHEAD WIRES			W.	=WITH
	CABLE TELEVISION			(R)	=RECORDED AS
	GAS MAIN			(D)	=DEEDS AS
	WETLANDS				
	TREE LINE				
	NO ACCESS				

STATE TRUNK HIGHWAY "164"
(VARIABLE PUBLIC ROW)



FUTURE STIRLING
BUILDING SUBMITTAL
WITH PARKING

CURRENT PLANT
ADDITION SUBMITTAL
W/ FACADE
IMPROVEMENTS

NORTH PARCEL
BUILDING AREA = 45,300 SF
PAVEMENT & SIDEWALK AREA = 33,650 SF
GREENSPACE AREA = 38,800 SF
TOTAL AREA = 117,750 SF
PERCENT IMPERVIOUS = 67.05%
PERCENT GREEN = 32.95%
SOUTH PARCEL
PROPOSED BUILDING AREA = 33,297 SF
EXISTING BUILDING AREA = 55,996 SF
PAVEMENT & SIDEWALK AREA = 110,405 SF
GREENSPACE AREA = 113,311 SF
TOTAL AREA = 313,009 SF
PERCENT IMPERVIOUS = 63.80%
PERCENT GREEN = 36.20%



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Proposal: --
Bid: --
Contract: --
State Submittal / Permit: 1/9/2020
As-Built: --

REVISIONS:	
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The Prestwick Companies

PROJECT ADDRESS:

The Prestwick Companies
W248 N5499 Executive Drive
Sussex, WI 53089

ALL WORK TO BE COMPLETED AS SHOWN, AND IN
ACCORDANCE WITH THE LATEST EDITION OF THE
MSI GENERAL MASTER SPECIFICATION

ANK PEG PEG
PRELIMINARY
GRADING PLAN
C-101
4487
P12568

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



View From NE Entry Drive

190108.00 | January 23, 2019



Entrance/Facade Improvements
& Plant Expansion
W248 W5499 Executive Drive





View from SE Entry Drive

190108.00 | January 23, 2019



Entrance/Facade Improvements
& Plant Expansion
W248 W5499 Executive Drive





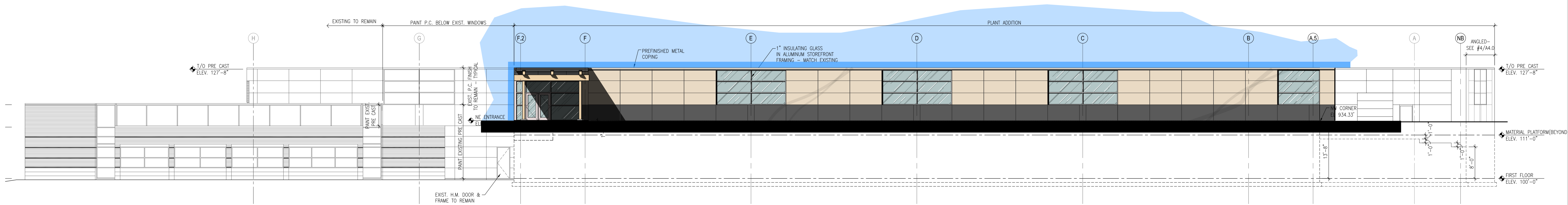
View of New Entrance Canopy

190108.00 | January 23, 2019

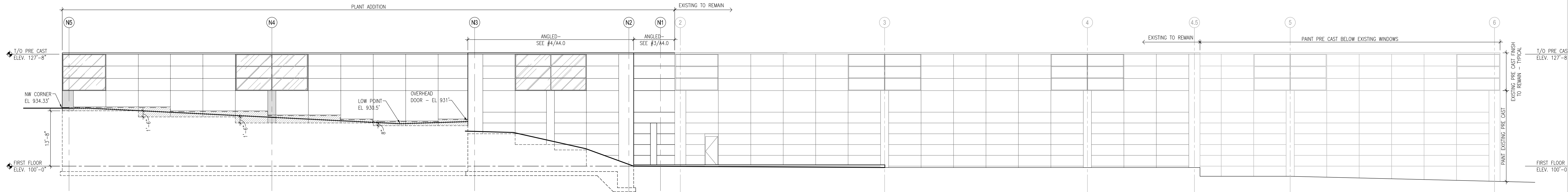


Entrance/Facade Improvements
& Plant Expansion
W248 W5499 Executive Drive

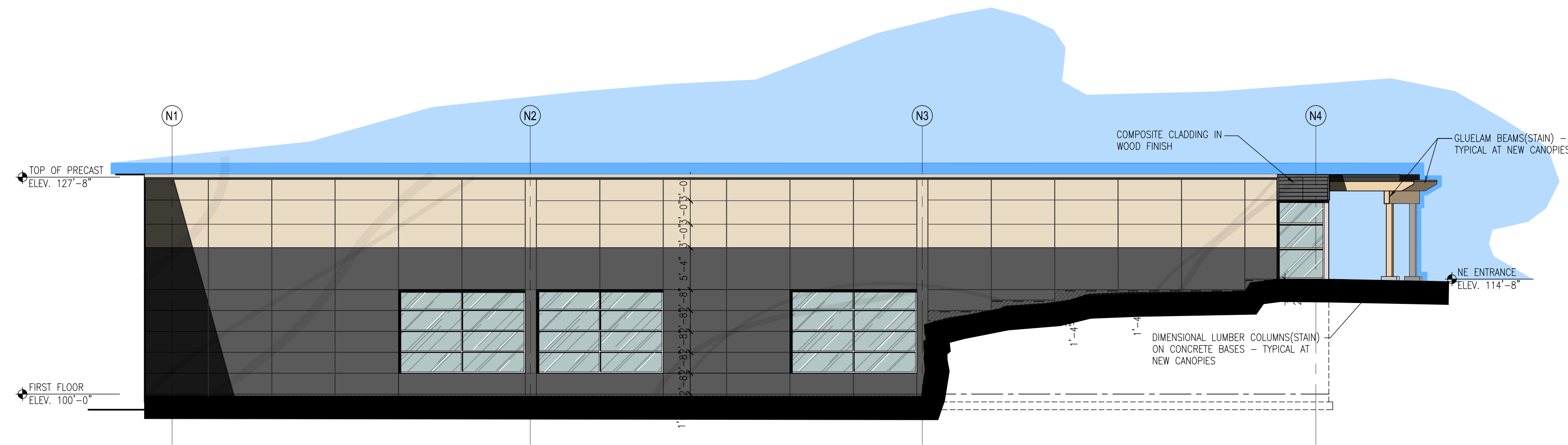




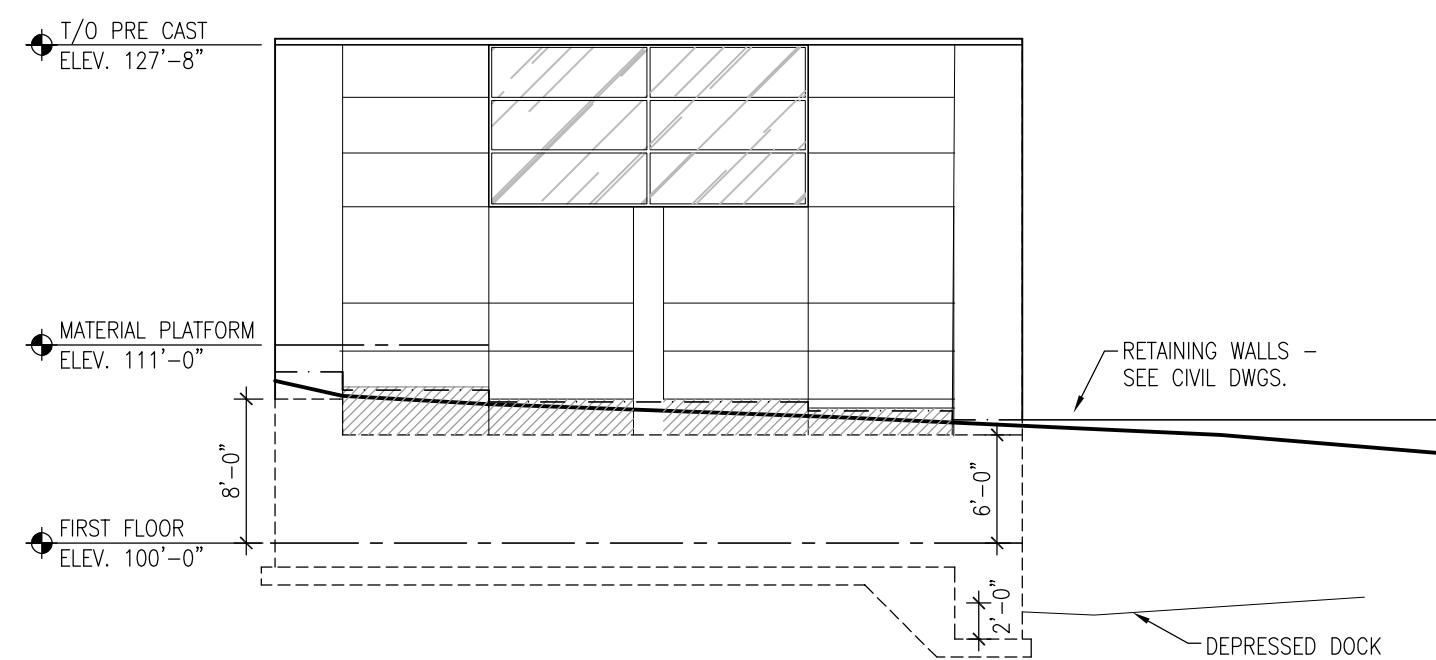
1 North Elevation
3/32" = 1'-0"



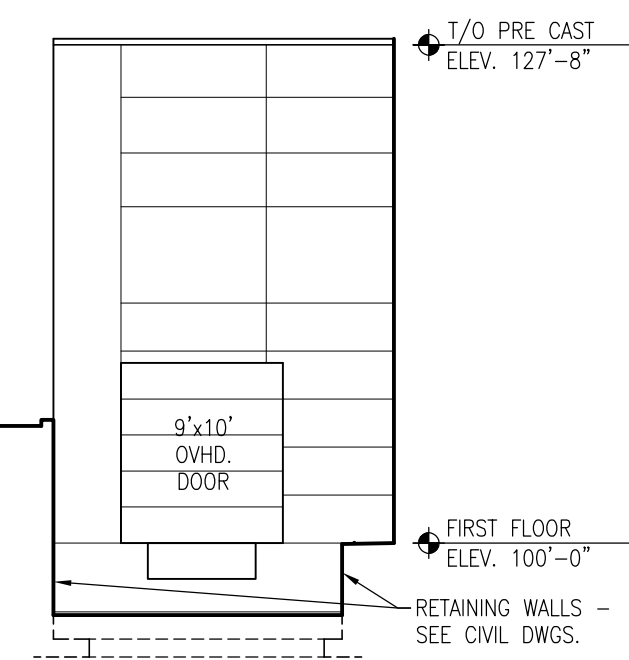
2 West Elevation
3/32" = 1'-0"



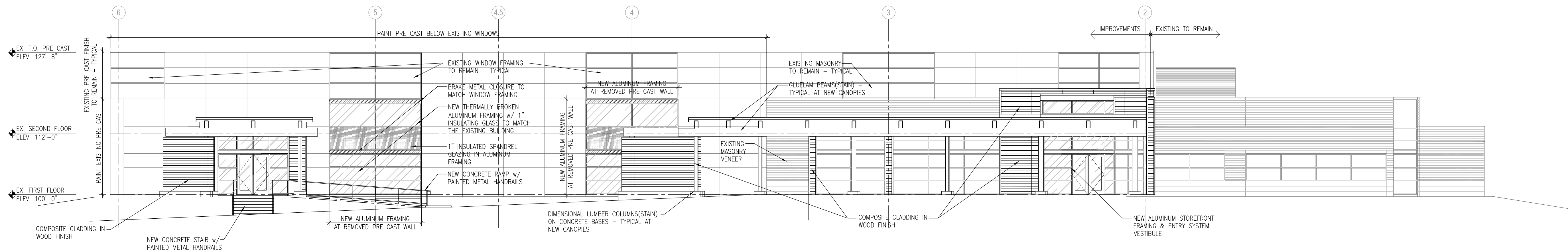
5 Addition East Elevation
3/32" = 1'-0"



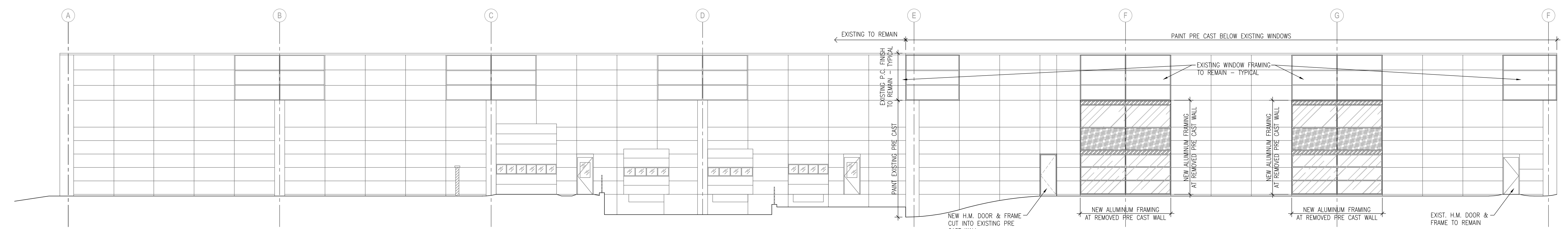
4 Partial West Elevation
3/32" = 1'-0"



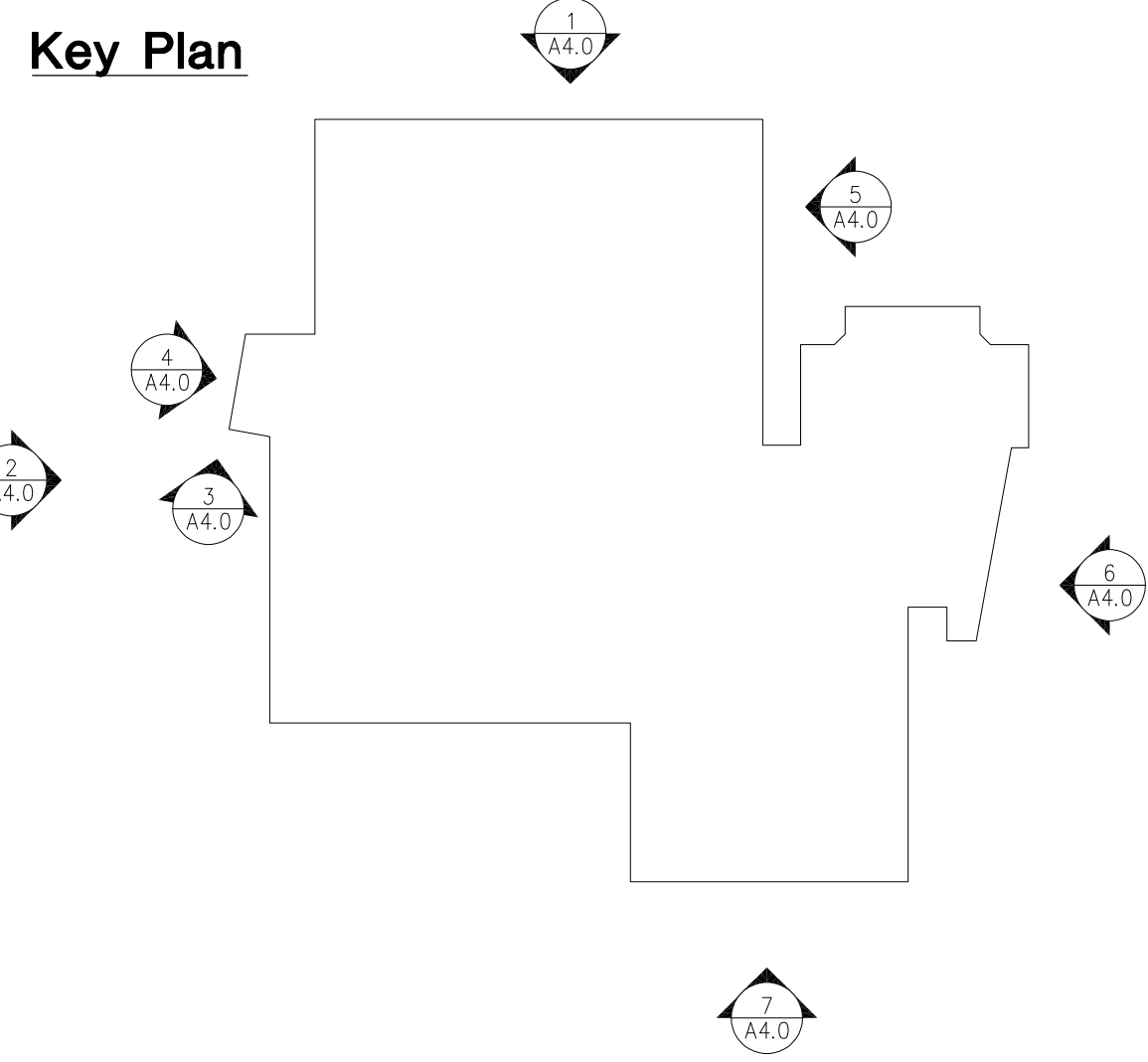
3 Partial South Elevation
3/32" = 1'-0"



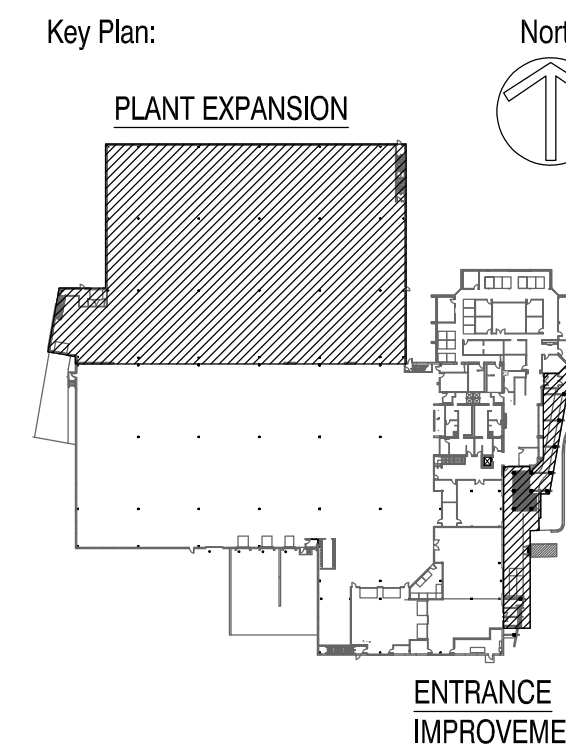
6 New East Elevation
3/32" = 1'-0"



6 Existing Building - South Elevation
3/32" = 1'-0"



Key Plan



No.	Date	Description
1	1/23/20	SUSSEX - PLAN COMMISSION & ARI SUBMITTAL

(66' PUBLIC R.O.W.)

EXECUTIVE DRIVE



2 POLE FIXTURE TYPES 0A/0B

NTS

NOTES:

1. TYPE OA: 17.5"SQX1.25'H SINGLE LUMINAIRE ON 24"H
POLE, 1/3" AFG CONCRETE BASE, 13,882 LUMENS @
141 WATTS, 4000 KELVIN, TYPE IV DISTRIBUTION,
UNIVERSAL 120-277 VOLTS, BI-LEVEL CONTROL,
LITHONIA CAT. NO.
KAD-LED-40C-1000-40K-R4-MVOLT-BL SERIES.

2. TYPE OB: 17.5"SQX1.25'H DOUBLE LUMINAIRE (180DEG) ON
24"H POLE, 1/3" AFG CONCRETE BASE, 13,882 LUMENS
@ 141 WATTS/LUMINAIRE, 4000 KELVIN, TYPE III & IV
DISTRIBUTION, UNIVERSAL 120-277 VOLTS, BI-LEVEL
CONTROL, LITHONIA CAT. NO.
KAD-LED-40C-1000-40K-R3/R4-MVOLT-BL SERIES.



3 WALL MOUNT TYPES WA/WB

NOTES:

1. TYPE WA: 17"x8.5"x10" WALL MOUNTED FIXTURE, 6000 LUMENS @ 50W, 4000 KELVIN, FORWARD THROW DISTRIBUTION, UNIVERSAL 120-277 VOLTS, DIMMABLE. LITHONIA CAT. NO. WST LED-P3-40K-WF-MVOLT SERIES.

2. TYPE WB: 17"x8.5"x10" WALL MOUNTED FIXTURE, 6000 LUMENS @ 50W, 4000 KELVIN, WIDE DISTRIBUTION, UNIVERSAL 120-277 VOLTS, DIMMABLE. LITHONIA CAT. NO. WST LED-P3-40K-WM-MVOLT SERIES.

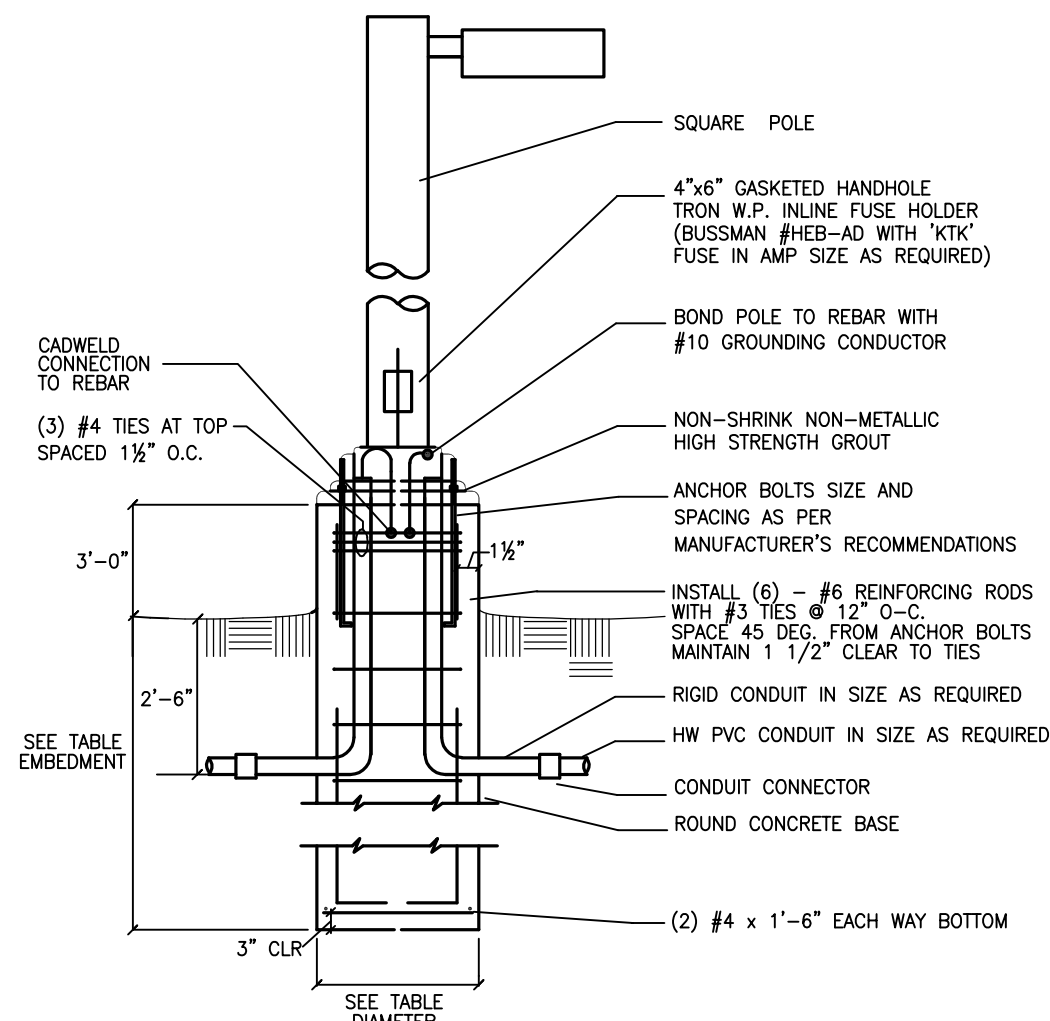
STATISTICS:

- 1.61fc AVG
- 4.9fc MAX
- 0.3fc MIN
- 16.33:1 MAX:MIN

~~PROPOSED BUILDING~~

WB

11



4 POLE BASE DETAIL

NOTES:

1. DIMENSIONS GIVEN ARE MINIMUM. PROVIDE POLE BASE DIAMETER AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY.
2. ALL LIGHTING POLE CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 18 INCHES OFF THE FACE OF THE CURBING EDGE OF SIDEWALK OR CEMENT PAVEMENT. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF LIGHTING POLES SHALL BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
3. ALL DIMENSIONS POLE BASE ARE FOR BIDDING ONLY. POLE BASE SHALL MATCH THOSE AT EXISTING POLES, IF APPLICABLE.

POLE HEIGHT	BASE EMBEDMENT/DIAMETER			
	1 HEAD	2 HEAD	3 HEAD	4 HEAD
15'-0"	6'-5"/2'-0"	6'-5"/2'-0"	6'-5"/2'-0"	6'-5"/2'-0"
20'-0"	6'-5"/2'-0"	6'-5"/2'-0"	8'-0"/2'-0"	8'-0"/2'-0"
25'-0"	6'-5"/2'-0"	8'-0"/2'-0"	9'-0"/2'-0"	10'-0"/2'-0"
30'-0"	8'-0"/2'-6"	9'-0"/2'-6"	10'-0"/2'-6"	10'-0"/2'-6"

NOTES:
1. TABLE IS BASED ON SOIL BEARING PRESSURE OF 3000 PSF.
AND A LATERAL BEARING PRESSURE OF 200 PSF/FT.

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 West Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

CONSTRUCTION MANAGEMENT

Consultant:

Project:



Entrance/Facade Improvements and Plant Expansion

Location:
W248 W5499 Executive Drive
Sussex, WI 53089



Sheet:

Electrical Site Photometric Plan

Scale:

$$1'' = 20' - 0''$$

Revisions:

No.	Date:	Description:
-----	-------	--------------

Date: _____

January 23, 2020

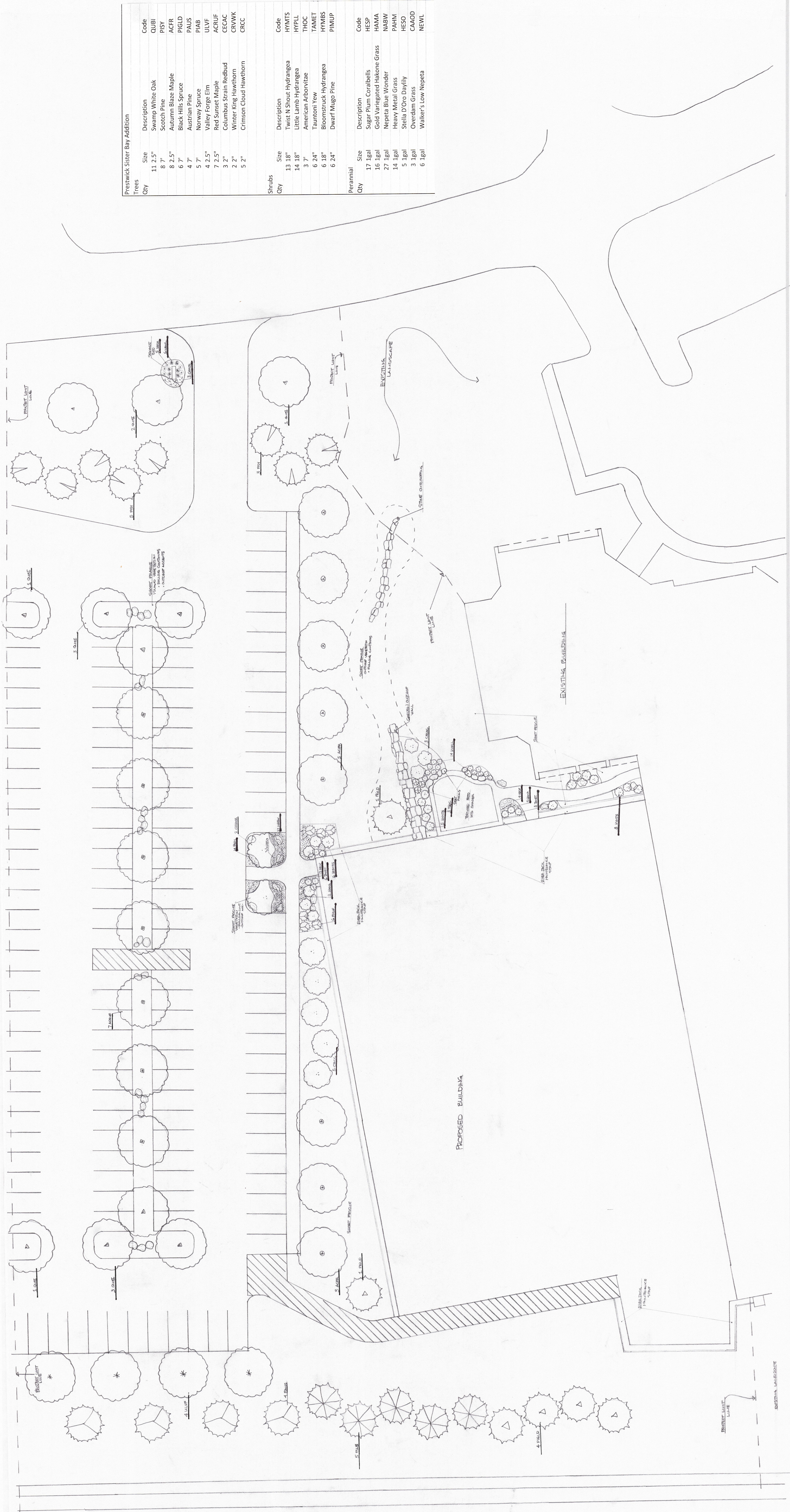
Project No.:

190108.00

Sheet No.:

ES1.0

Prestwick Sister Bay Addition			
Trees			
Qty	Size	Description	Code
11	2.5"	Swamp White Oak	QUBI
8	7"	Scotch Pine	PISY
8	2.5"	Autumn Blaze Maple	ACFR
6	7"	Black Hills Spruce	PIGD
4	7"	Austrian Pine	PAUS
5	7"	Norway Spruce	PIAB
4	2.5"	Valley Forge Elm	ULVF
7	2.5"	Red Sunset Maple	ACRF
3	2"	Columbus Strain Redbud	CEAC
2	2"	Winter King Hawthorn	CRWK
5	2"	Crimson Cloud Hawthorn	CRCC
Shrubs			
Qty	Size	Description	Code
13	18"	Twist N Shout Hydrangea	HYMTS
14	18"	Little Lamb Hydrangea	HYPL
3	7"	American Arborvitae	THOC
6	24"	Taunton Yew	TAMET
6	18"	Bloomstruck Hydrangea	HYMB
6	24"	Dwarf Mugo Pine	PIMUP
Perennial			
Qty	Size	Description	Code
17	1gal	Sugar Plum Coralbells	HESP
16	1gal	Gold Variegated Hakone Grass	HAMA
27	1gal	Nepeta Blue Wonder	NABW
14	1gal	Heavy Metal Grass	PAHM
5	1gal	Stella D'Oro Daylily	HESO
3	1gal	Overdam Grass	CAOD
6	1gal	Walker's Low Nepeta	NEWL

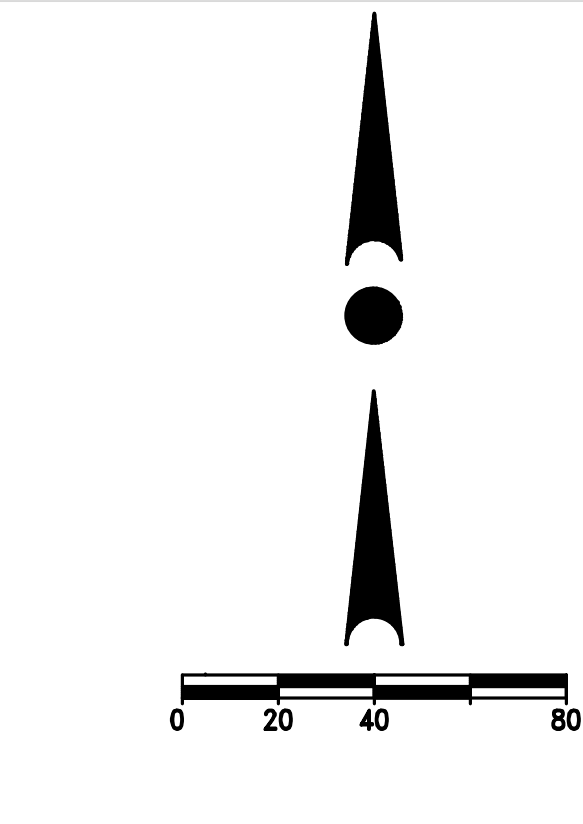


Scale: $1'' = 20'$

Landscape Development Plan for:
The Prestwick Group- Sister Bay Addition
Preliminary Landscape Plan
W248 N5499 Executive Drive
Sussex, WI 53089

Terra Tec Landscapes, Inc.
2433 Slinger Road
Richfield, WI 53076

Drawn By: JFE
Date: 1/22/2020
Revisions:
Sheet



LEGEND:	
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING TRANSFORMER
	EXISTING ELECTRIC PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	EXISTING CATY PEDESTAL
	EXISTING POWER POLE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM END SECTION

SITE DATA

LOT AREA DATA:

Original Lot Area: 330,039 sf (7.577 acres)
- Pebrooke Street R.O.W.: -11,219 sf

LOT 1 TOTAL LOT AREA: 318,820 sf (7.3191)

[Lot 1 of CSM No. 11576 recorded as Document No. 4283972]

TOTAL FLOODPLAIN AREA: - 44,196 S.F. (1.015 acres)
13.9% of Lot 1

TOTAL DEVELOPMENT AREA: 274,624 S.F. (6.304 acres)
86.1% of Lot 1

PROPOSED DEVELOPMENT DATA:

BUILDING FOOTPRINT: 75,209± sf (1.727 acres)
23.6% of Lot 1

PARKING & DRIVE: 61,780± sf (1.418 acres)
19.4% of Lot 1

SIDEWALK, PATIOS & CONCRETE: 12,580 S.F. (0.289 acres)
3.9% of Lot 1

TOTAL IMPERVIOUS AREA: 149,569 S.F. (3.434 acres)
46.9% of Lot 1

TOTAL OPEN SPACE AREA: 169,251 S.F. (3.885 Acres)
53.1% of Lot 1

PARKING DATA:

Standard Parking Spaces 71 Spaces
ADA Parking Spaces 3 Spaces
TOTAL Parking Spaces 74 Spaces

TOTAL GRADING WITHIN 75' OF CREEK: 8,844 sf (0.203 Acres)

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



4100 N CALHOUN ROAD
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

**PROJECT:
THE COURTYARD AT SUSSEX**

SENIOR LIVING FACILITY
VILLAGE OF SUSSEX, WI
PREPARED FOR:
SUSSEX ASSISTED LIVING LLC
101 N WACKER DRIVE, SUITE 608
CHICAGO, IL 60606

REVISION HISTORY

DATE	DESCRIPTION
01/24/20	INITIAL SUBMITTAL

DATE:

JANUARY 24, 2020

JOB NUMBER:

15016

DESCRIPTION:

**PROPOSED
SITE PLAN**

SHEET

C1.1

H:\C900\974\15016-01\CONSTRUCTION PLANS\CIVIL PLANS-THE COURTYARDS AT SUSSEX-22X34.DWG

2/20/2020 2:31:13 PM Z:\Projects\20-1050 Sussex Silver Spring RCAC-CBRF\04 Architecture\04-03 Design\20-1050_Sussex Silver Spring.rvt

PROPOSED CONSTRUCTION FOR:

THE COURTYARD AT SUSSEX

W235 N6350 HICKORY DRIVE
SUSSEX, WI



Ganter Construction
Architecture, Inc.

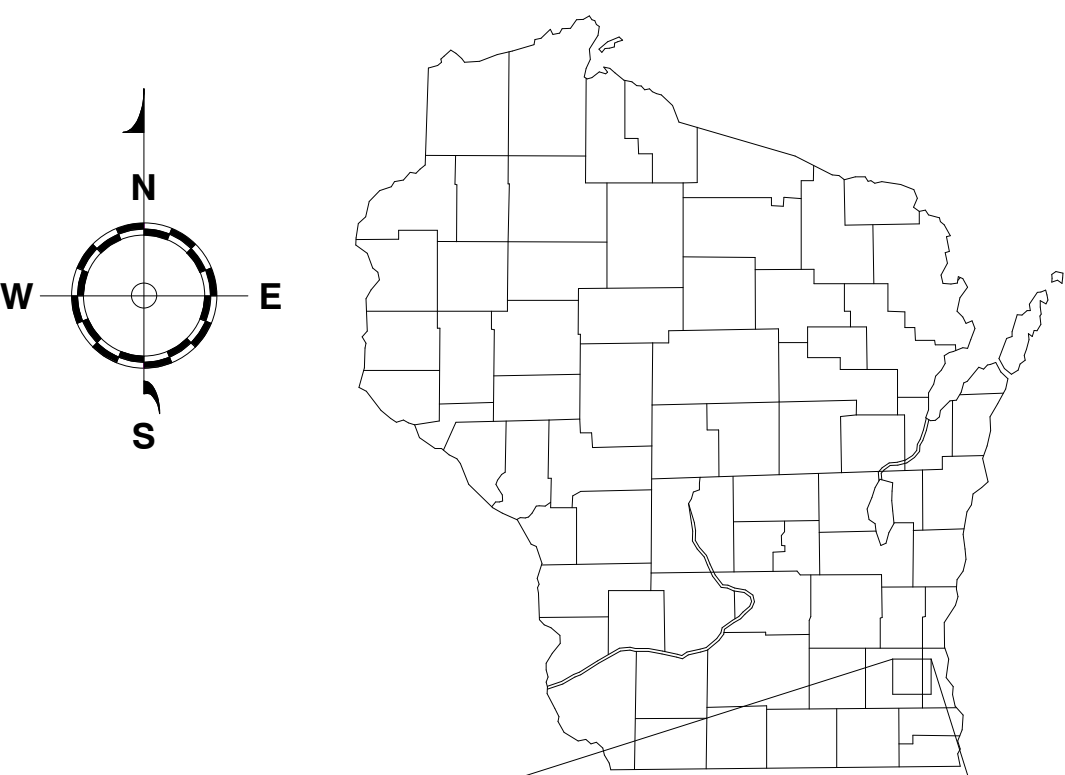
4825 County Road A
Oshkosh, Wisconsin 54901
tel. 920.426.4774 fax
920.426.4788 www.ganter.com

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PROJECT LOCATION MAP

SITE ADDRESS : THE COURTYARD AT SUSSEX
W235 N6350 HICKORY DRIVE
SUSSEX, WI

OWNER ADDRESS :



CODE DATA

CODE(S):	WISCONSIN (2015 IEBC)
CONSTRUCTION TYPE:	V-A
USE AND CLASSIFICATION:	I-2, CONDITION 1 I-1, CONDITION 2
SEPARATED / NON-SEP. USE:	SEPARATED
TOTAL BUILDING AREA:	1ST FLR: 74,682 SF 2ND FLR: 29,317 SF CANOPY: 1,130 SF TOTAL: 105,129 SF
ALLOWABLE BLDG. AREA:	
MAXIMUM NO. STORIES:	
SPRINKLER TYPE:	NFPA-13
FIRE ALARM:	YES
EXIT TRAVEL DISTANCE:	200 FEET (I-2) 250 FEET (I-1)
SMOKE COMPARTMENT TRAVEL DISTANCE:	200 FEET MAX.
SMOKE COMPARTMENT SIZE:	22,500 SF
AREA INCREASE:	

FIRE-RESISTANCE RATINGS (BUILDING ELEMENTS)

PRIMARY STRUCTURAL FRAME	1
BEARING WALLS EXTERIOR	1*
BEARING WALLS INTERIOR	1
NONBEARING WALLS & PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS	1
ROOF CONSTRUCTION & SECONDARY MEMBERS	1

FIRE-RESISTANCE RATINGS (EXTERIOR WALLS)

X < 5	1
5 ≤ X < 10	1
10 ≤ X < 30	1
X ≥ 30	0

*NOTE: MOST RESTRICTIVE APPLIES.

CONTACTS

DESIGN BUILDER:	GANTHER CONSTRUCTION ARCHITECTURE, INC 4825 COUNTY ROAD A OSHKOSH, WI 54901 PHONE: (920) 426-4774 CONTACT: KELLY SCHLEIF (PROJECT MANAGER) KEN KOZICKOWSKI (ARCHITECT)
CIVIL ENGINEER:	TRIO 4100 N. CALHOUN ROAD BROOKFIELD, WI 53005 PHONE: (262) 790-1480
STRUCTURAL:	
FIRE SPRINKLER:	
PLUMBING:	
HVAC:	
ELECTRICAL:	
FOOD SERVICE:	

SHEET INDEX

GENERAL	
T1.0	COVER SHEET
T1.1	RENDERINGS
T1.2	RENDERINGS
ARCHITECTURE	
A2.0	FLOOR PLAN OVERALL
A2.1	CBRF FIRST FLOOR
A2.2	RCAC FIRST FLOOR
A2.3	SECOND FLOOR
A2.4	UNIT PLANS
A3.0	ELEVATIONS
A3.1	COURTYARD ELEVATIONS
A9.0	ARCHITECTURAL SITE DETAILS
PH1.0	PHOTOMETRIC

PROPOSED PROJECT:

THE COURTYARD AT SUSSEX

W235 N6350 HICKORY DRIVE
SUSSEX, WI

REVISIONS

#	DATE	

Project Number 20-1050

Date 2/28/20

Drawn By VP

Checked By KK

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PROPOSED PROJECT:

THE COURTYARD AT SUSSEX

W235 N6350 HICKORY DRIVE
SUSSEX, WI

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PROPOSED PROJECT:

THE COURTYARD AT SUSSEX

W235 N6350 HICKORY DRIVE
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PROPOSED PROJECT:

[illegible]

Checked By	KK
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A2.0

1. ALL WALLS TO BE TYPE "A" U.N.O.
2. ALL INTERIOR DIMENSIONS ARE FRAMING TO FRAMING
3. SEE LIFE SAFETY PLAN TO CONFIRM FIRE RATINGS.



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THE COURTYARD AT SUSSEX

W235 N6350 HICKORY DRIVE
SUSSEX, WI

SUSSEX, WI

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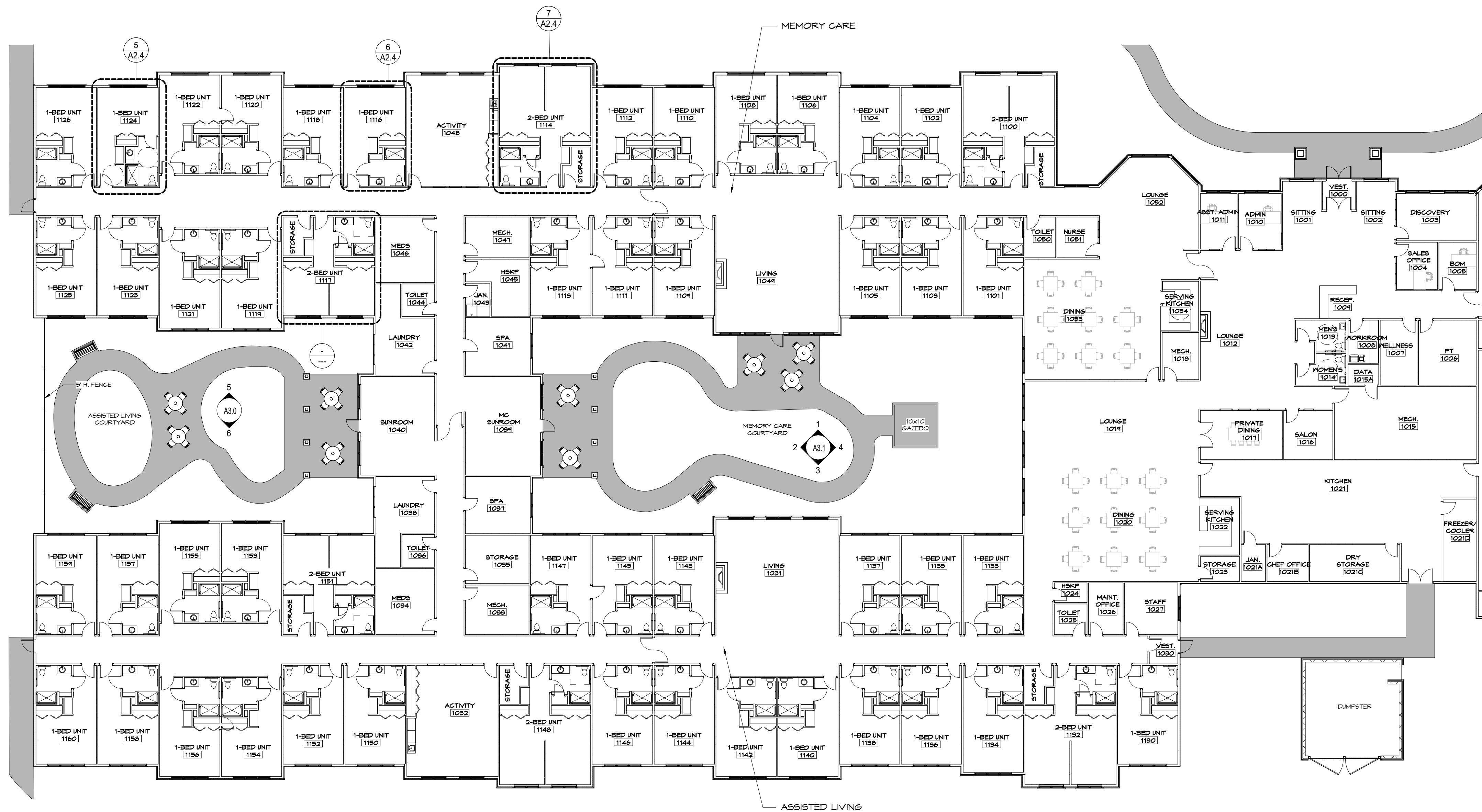
Project Number 20-1050

Date 2/28/20

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A2.1



1 CBRF
A2.1 SCALE: 1/16" = 1'-0"



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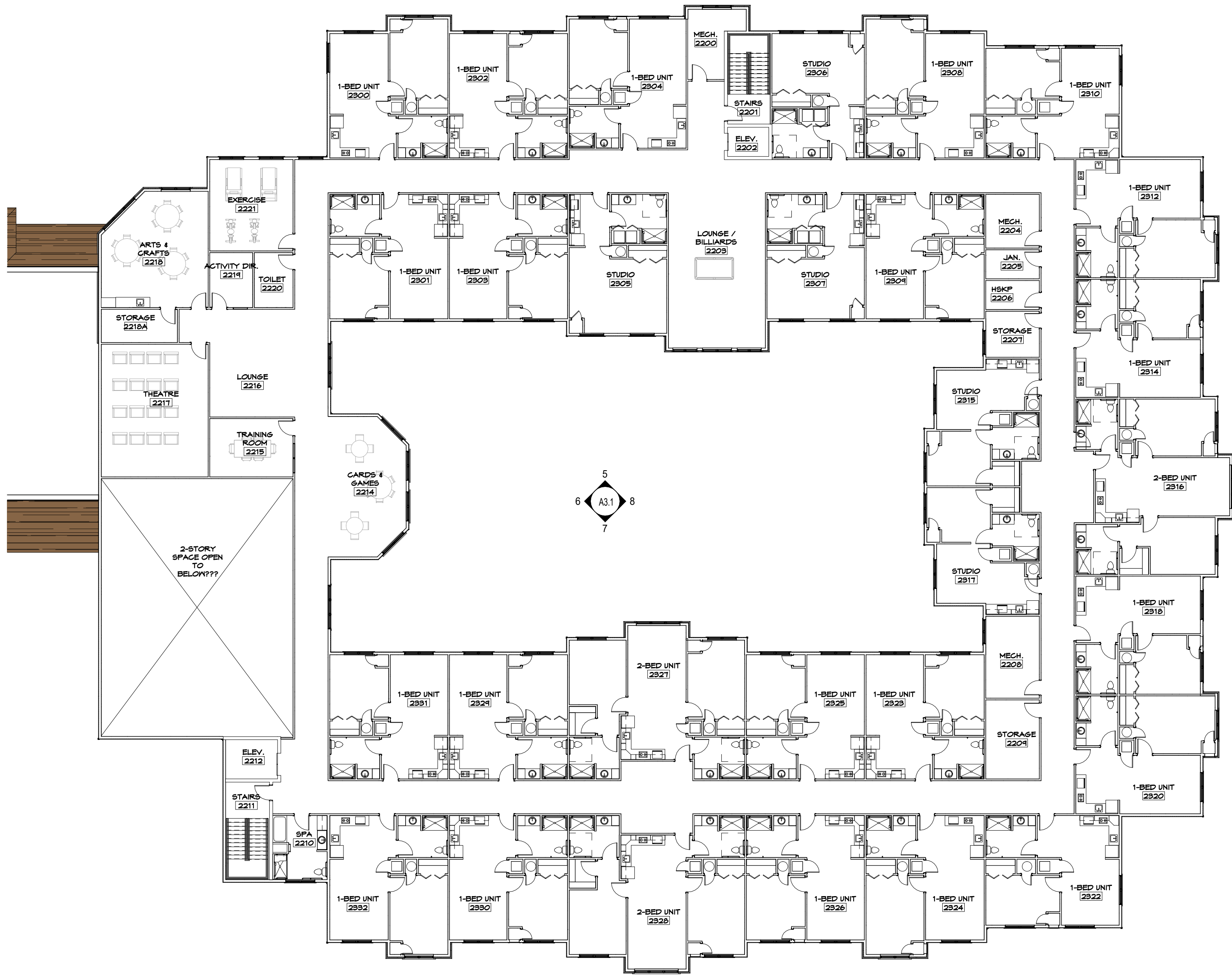
PROPOSED PROJECT:

Project Number	20-1050
Date	2/28/20
Drawn By	VP
Checked By	KK

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1 RCAC
A2.2 SCALE: 1/16" = 1'-0"



1 SECOND FLOOR
A2.3 SCALE: 1/16" = 1'-0"



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PROPOSED PROJECT:
THE COURTYARD AT SUSSEX
W235 N6350 HICKORY DRIVE
SUSSEX, WI

REVISIONS	
#	DATE

Project Number 20-1050
Date 2/28/20
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A2.3



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PROPOSED PROJECT:

THE COURTYARD AT SUSSEX

W235 N6350 HICKORY DRIVE
SUSSEX, WI

REVISIONS

#	DATE

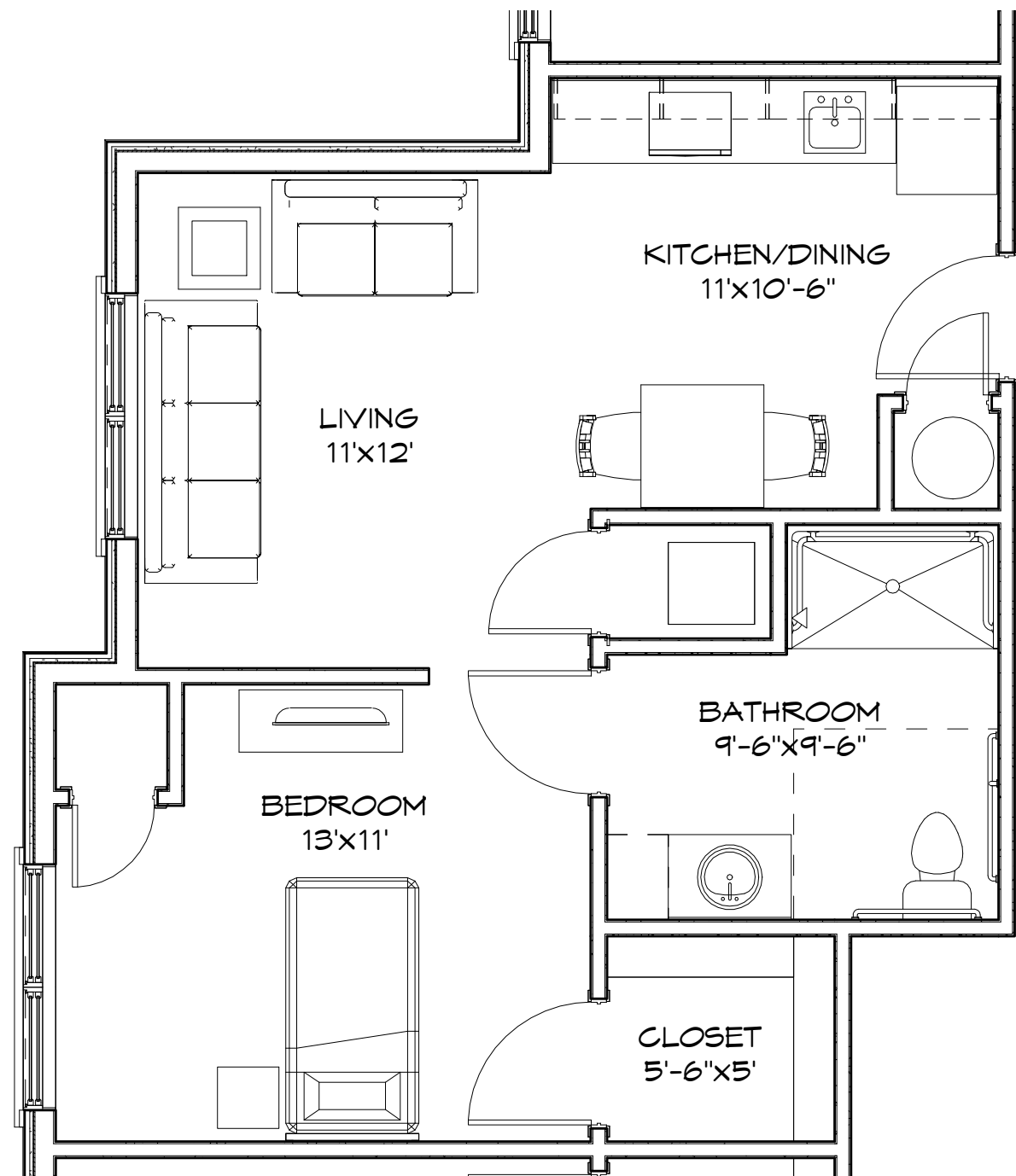
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Date 2/28/20

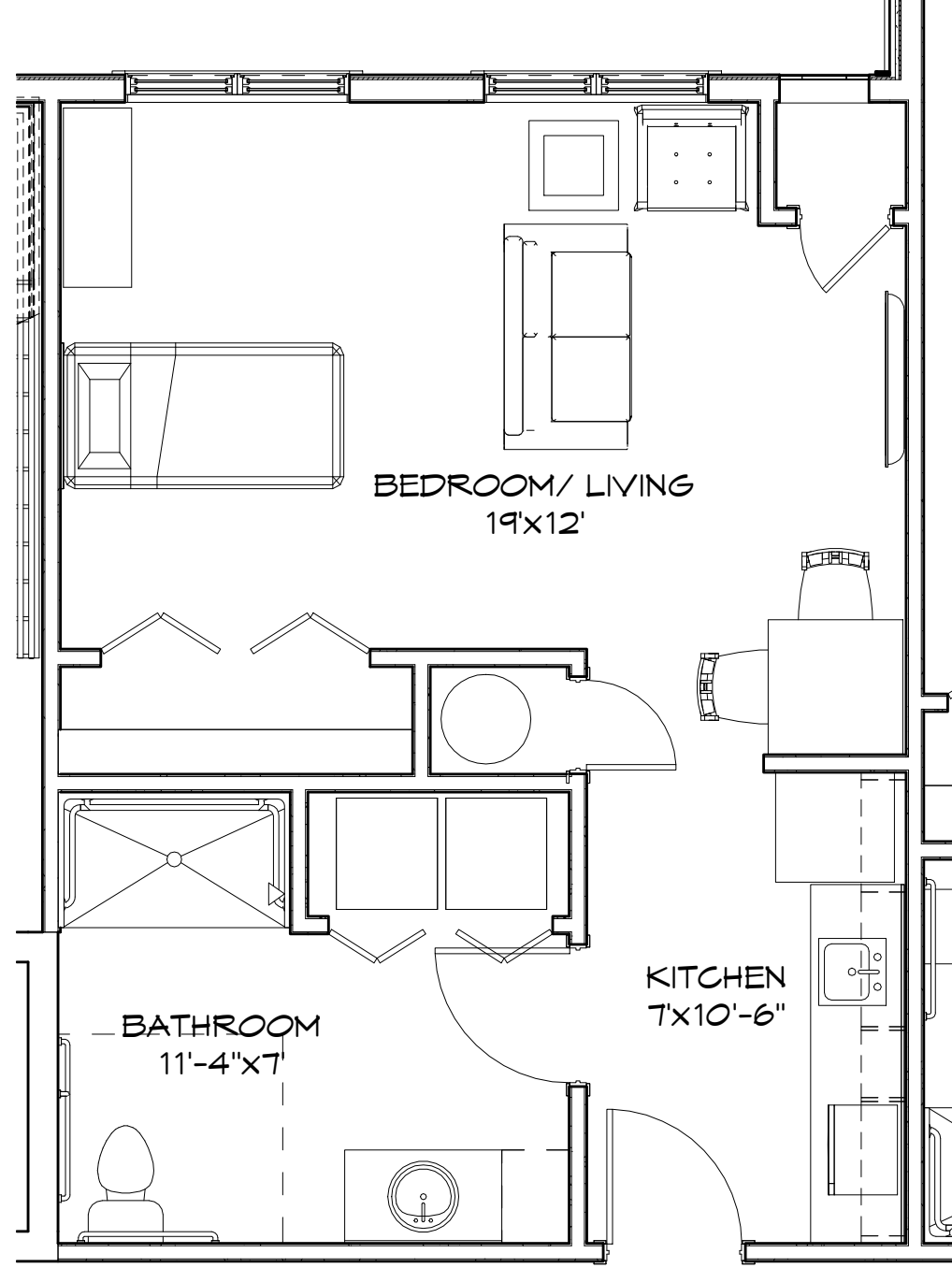
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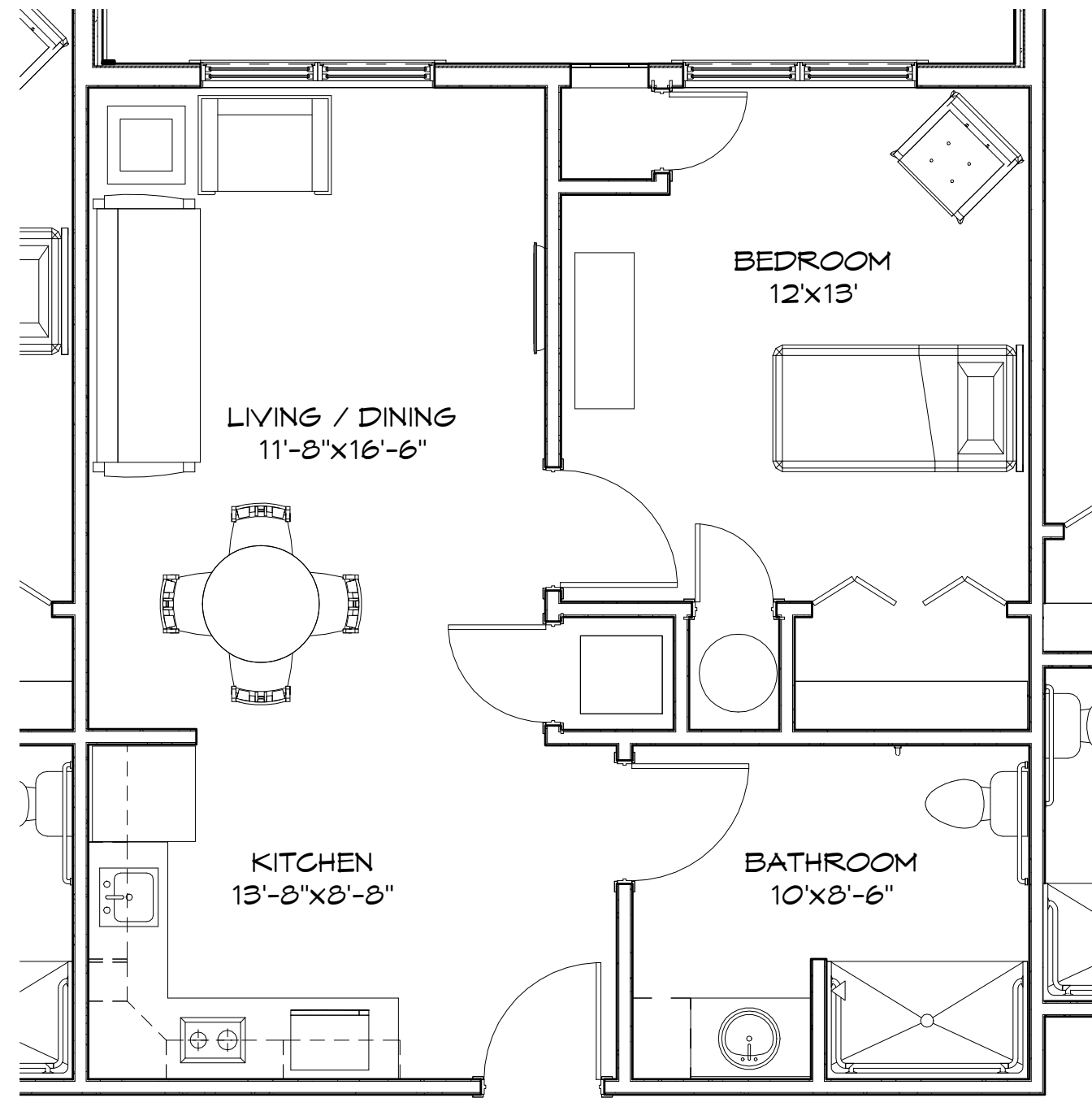
A2.4



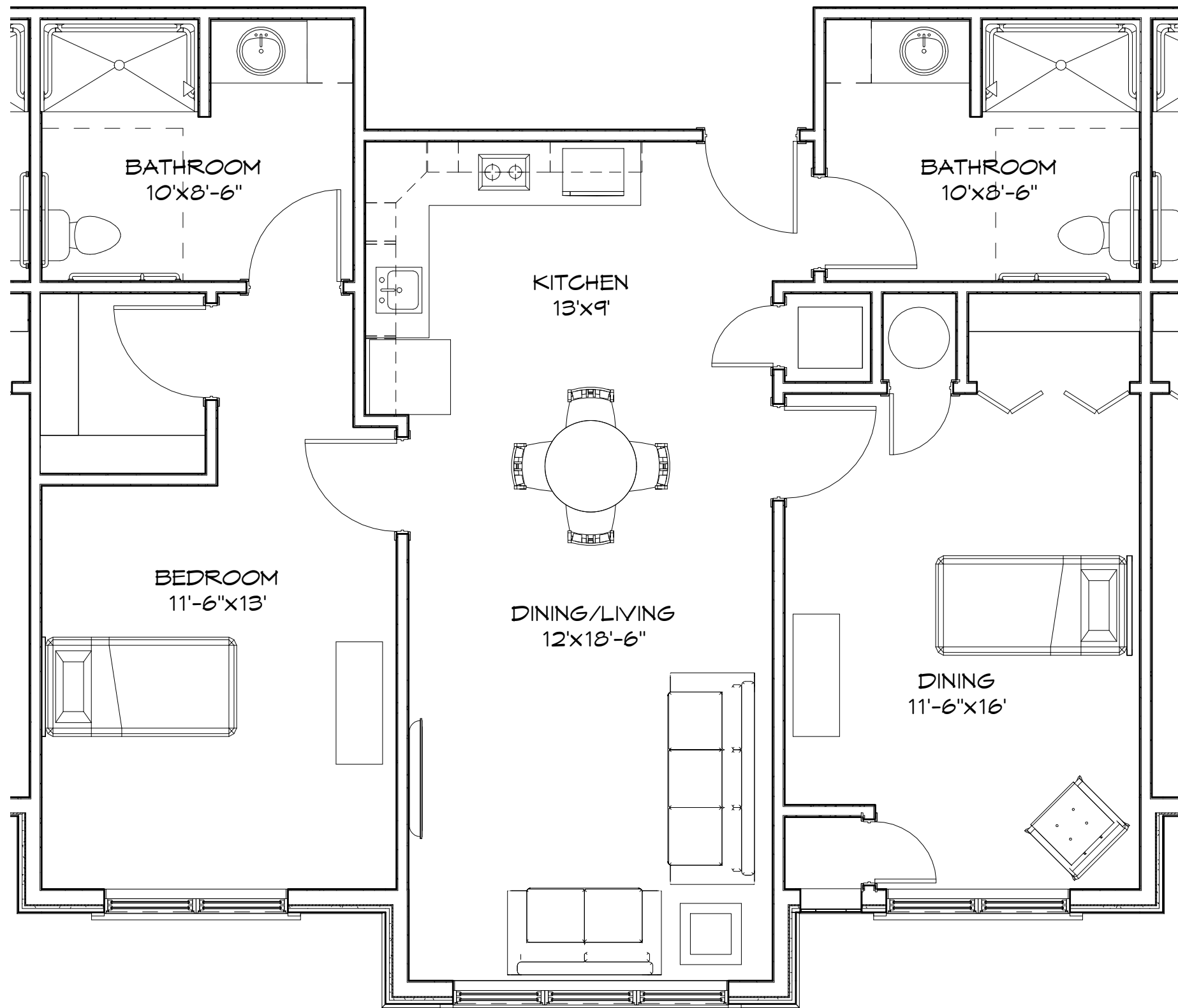
1
A2.4 RCAC - STUDIO A
SCALE: 1/4" = 1'-0"



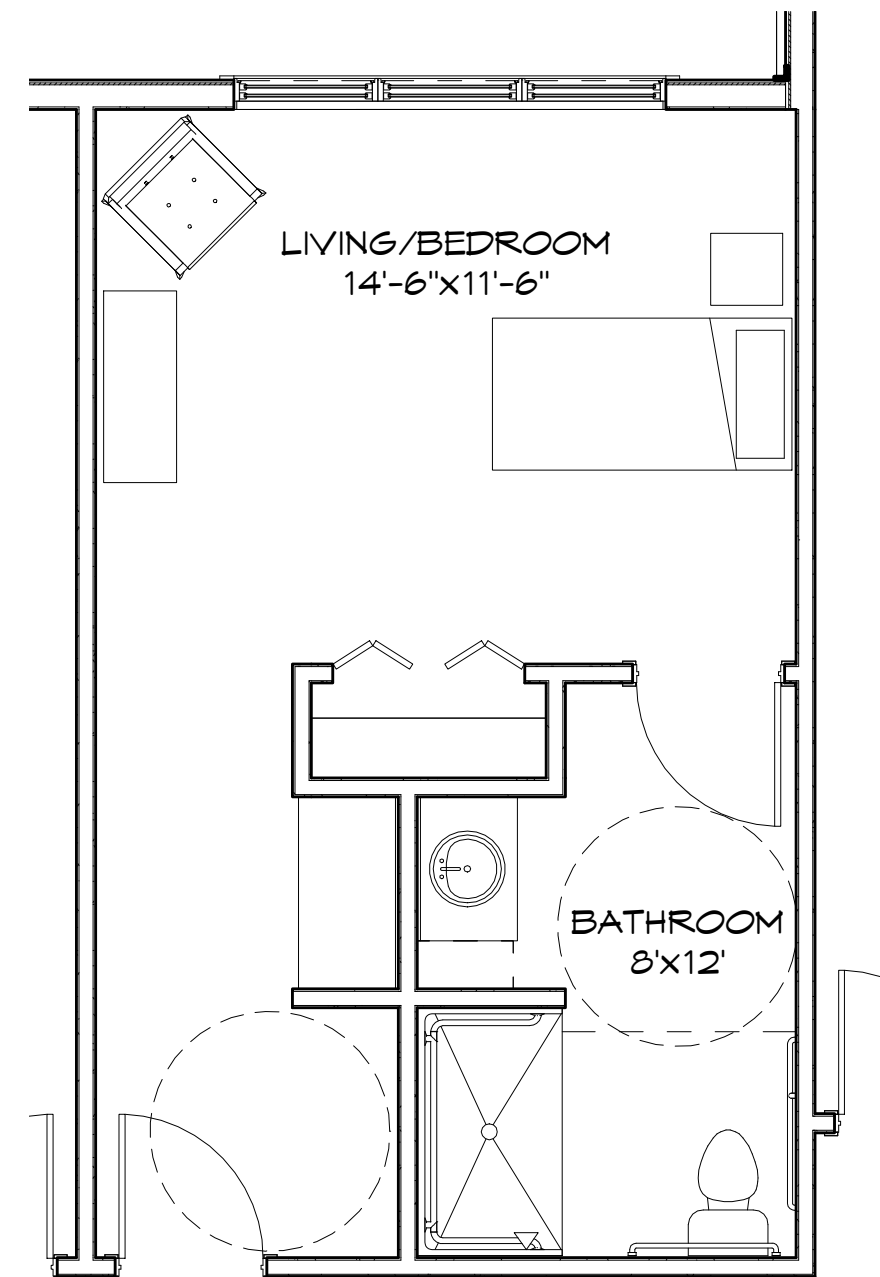
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A2.4 RCAC - STUDIO B
SCALE: 1/4" = 1'-0"



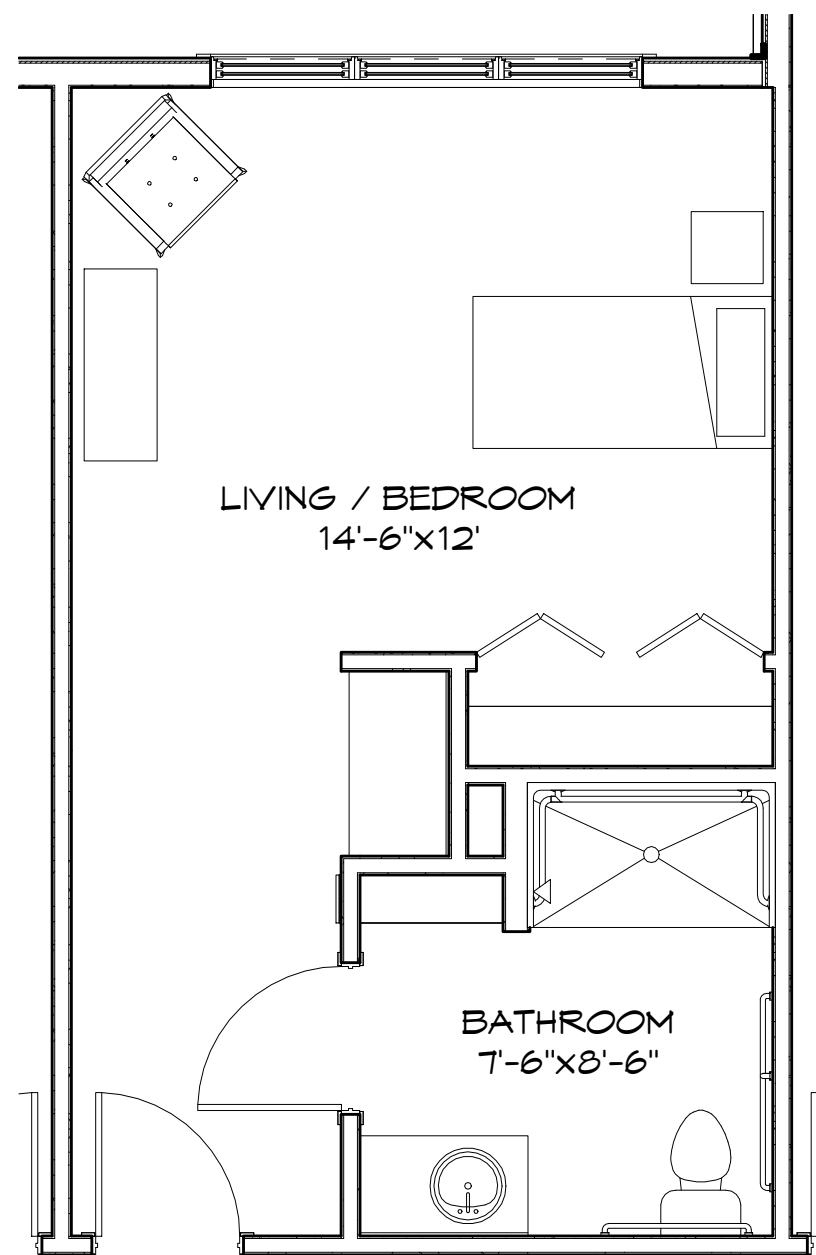
3
A2.4 RCAC - 1-BED UNIT
SCALE: 1/4" = 1'-0"



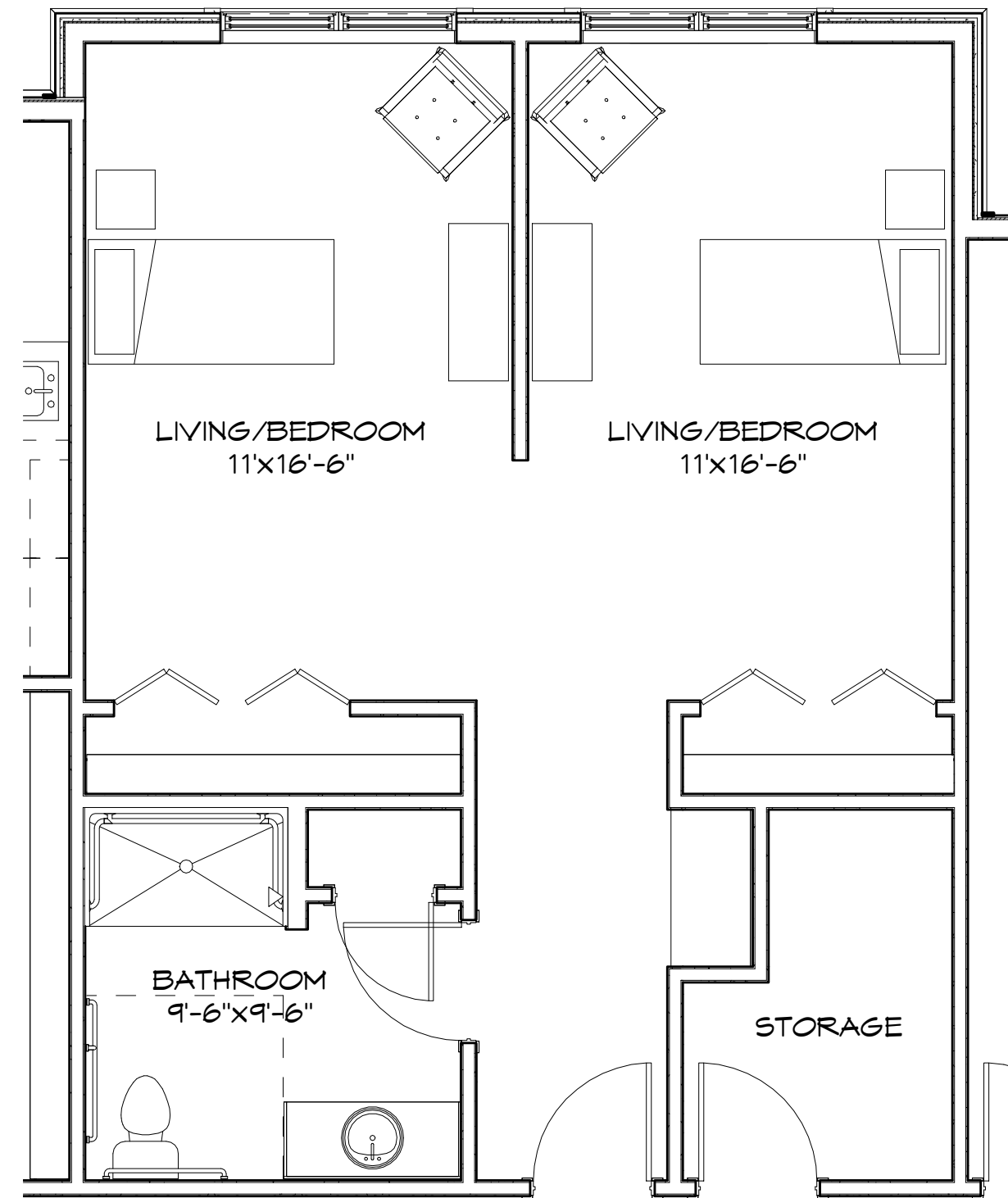
4
A2.4 RCAC - 2-BED UNIT
SCALE: 1/4" = 1'-0"



5
A2.4 CBRF - 1-BED UNIT A
SCALE: 1/4" = 1'-0"



6
A2.4 CBRF - 1-BED UNIT B
SCALE: 1/4" = 1'-0"



7
A2.4 CBRF - 2-BED UNIT
SCALE: 1/4" = 1'-0"

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Z:\Projects\20-1050 Sussex Silver Spring RCAC-CBRF\04 Architecture\04-03 Design\20-1050_Sussex Silver Spring.rvt 2/20/2020 2:30:38 PM



1 NORTH ELEVATION (FRONT)
A3.0 SCALE: 1" = 20'-0"



3 WEST ELEVATION
A3.0 SCALE: 1" = 20'-0"



5 NORTH AL COURTYARD ELEVATION
A3.0 SCALE: 1" = 20'-0"



6 SOUTH AL COURTYARD
A3.0 SCALE: 1" = 20'-0"



4 SOUTH ELEVATION
A3.0 SCALE: 1" = 20'-0"



2 EAST ELEVATION
A3.0 SCALE: 1" = 20'-0"



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PROPOSED PROJECT:

THE COURTYARD AT SUSSEX
W235 N6350 HICKORY DRIVE
SUSSEX, WI

REVISIONS

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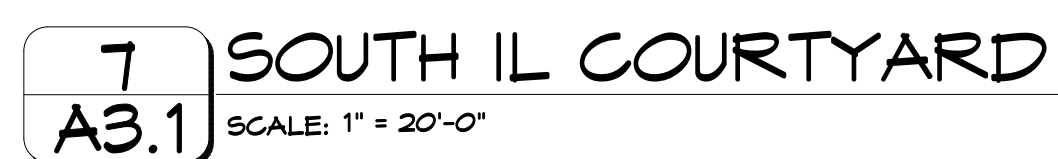
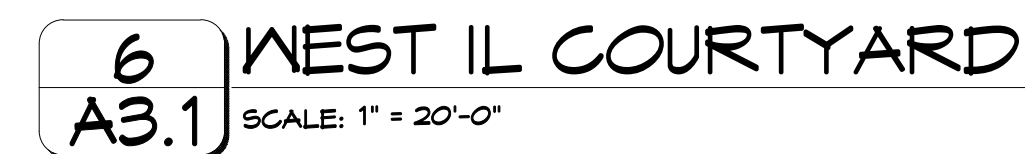
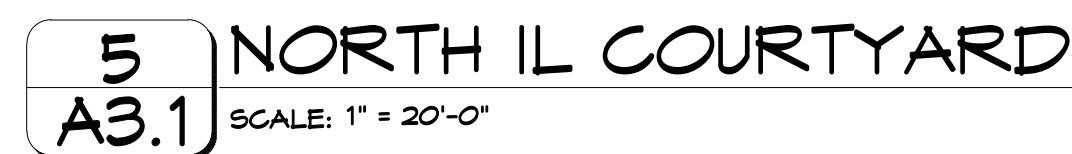
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A3.0

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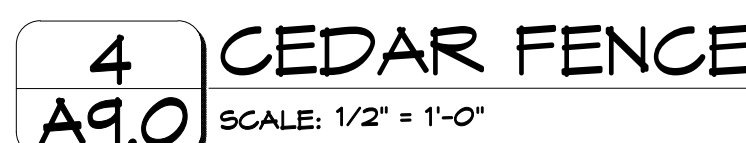


THE COURTYARD AT SUSSEX
W235 N6350 HICKORY DRIVE
SUSSEX, WI

Project Number	20-1050
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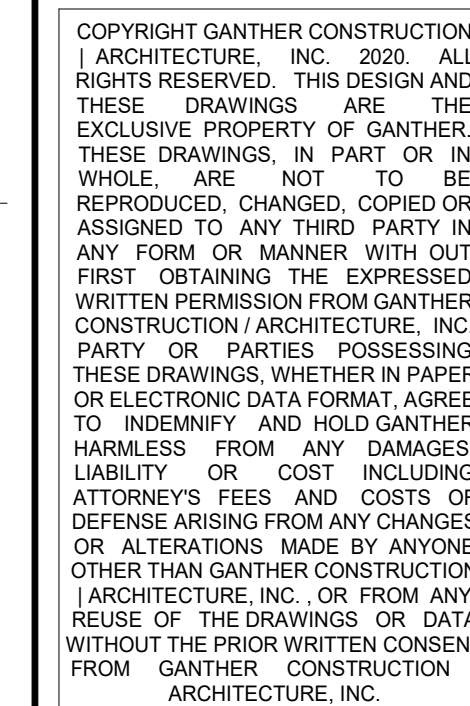
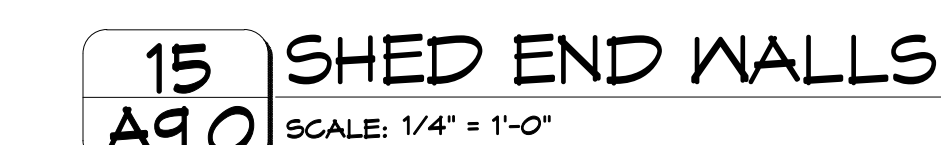
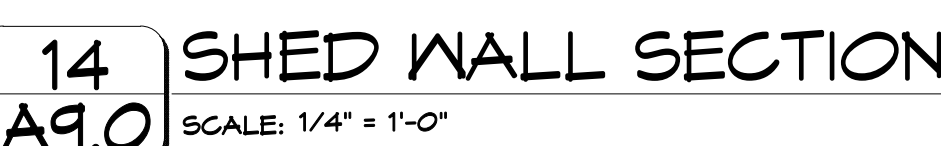
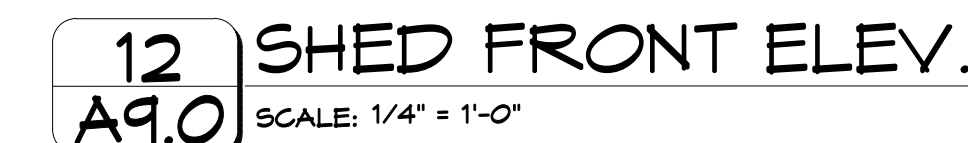
A3.1

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2 BIKE 'U' BIKE RACK, BRONZE, SURFACE MOUNTED
PROVIDE 2, FOR 4 BIKE CAPACITY

7 FOUNDATION
A9.0 SCALE: 1/2" = 1'-0"



THE COURTYARD AT SUSSEX
W235 N6350 HICKORY DRIVE
SUSSEX, WI

PROPOSED PROJECT:

Project Number	20-105
Date	2/28/20
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A9.0

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DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
BACK WALKWAY EGRESS	+	3.9 fc	7.5 fc	1.2 fc	6.3:1	3.3:1
COURT YARD RIGHT SIDE	+	1.3 fc	8.2 fc	0.0 fc	N/A	N/A
COURTYARD LEFT SIDE	+	1.6 fc	6.4 fc	0.0 fc	N/A	N/A
COURTYARD MIDDLE	+	1.7 fc	8.7 fc	0.0 fc	N/A	N/A
FIRE LANE	+	1.0 fc	6.4 fc	0.1 fc	64.0:1	10.0:1
MAIN PARKING LOT	+	1.6 fc	11.2 fc	0.2 fc	56.0:1	8.0:1
MAIN SIDEWALK EGRESS	+	3.3 fc	6.8 fc	1.0 fc	6.8:1	3.3:1
OUTSIDE LOT	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

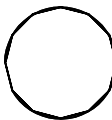
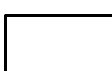


A1 A2
Base to be at Grade
20' poles

AW1
Mount at 10'
above Grade

WC1
Mount at 6'
above Grade

WP1
Mount at 8'
above Grade

SYMBOL	LABEL	QUANTITY	MANUFACTURE	CATALOG NUMBER
	A1	7	LSI INDUSTRIES, INC	4SQ B3 S11G20 S BRZ ABKIT 4SQ STL PL 3/4X30 11BC KIT BCVR 4BC BRZ XDLS B 3 LED SS XX UE BRZ SA4S
	A2	11	LSI INDUSTRIES, INC	4SQ B3 S11G20 S BRZ ABKIT 4SQ STL PL 3/4X30 11BC KIT BCVR 4BC BRZ XDLS B FT LED SS XX UE BRZ SA4S
	AW1	2	LSI INDUSTRIES, INC	XDLS B FT LED SS XX UE BRZ SAW
	CP1	1	LSI INDUSTRIES, INC	SCS LED 15L SC UNV DIM XX WHT
	WC1	17	WAVE LIGHTING	502VF-LR11-W-BZ
	WP1	33	ELITE	OWS-FC-303-LED-6000L-DIM10-MVOLT-40K-BZ
	FL1	4	LSI INDUSTRIES, INC	XFLM MF LED 28 HO NW UE BRZ 156040BRZ 122540BRZ

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PROPOSED PROJECT:

THE COURTYARD AT SUSSEX

W235 N6350 HICKORY DRIVE
SUSSEX, WI

W235 N6350 HICKORY DRIVE
SUSSEX, WI

REVISIONS

[illegible]

Project Number	20-1050
----------------	---------

Date	1/20/20
------	---------

Drawn By

Checked By	KK
------------	----

PH1.0

Plan View

Planting	Qty/Line
Asclepias incarnata	Marsh (Red) Milkweed 3.00
Aster ericoides	Heath Aster 0.10
Aster novae-angliae	New England Aster 1.50
Baptisia leucantha (alba)	White Wild Indigo 4.00
Eupatorium maculatum	Spotted Joe Pye Weed 0.80
Eupatorium perfoliatum	Boneset 0.50
Liatris pycnostachya	Prairie Blazing Star 2.50
Liatris spicata	Marsh Blazing Star 5.00
Lobelia cardinalis	Cardinal Flower 0.25
Lobelia siphilitica	Great Blue Lobelia 0.50
Monarda fistulosa	Wild Bergamot 1.50
Physostegia virginiana	Obedient Plant 1.50
Pyrostachys virginiana	Mountain Mint 0.30
Rudbeckia hirta	Black-Eyed Susan 2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan 2.00
Solidago ohioensis	Ohio Goldenrod 0.50
Tradescantia virginiana	Ohio Spiderwort 1.25
Verbena hastata	Blue Vervain 1.00
Veronica fasciculata	Ironweed 1.00

Grasses, Sedges, & Rushes	Qty/Line
Bromus ciliatus	Fringed Brome 20.00
Calamagrostis canadensis	Blue Joint Grass 1.00
Carex bebbii	Bebb's Oval Sedge 2.00
Carex crawfordii	Crawford's Sedge 1.00
Carex crinita	Fringed Sedge 0.75
Carex stipitata	Common Fox Sedge 1.50
Carex vulpinoidea	Brown Fox Sedge 1.00
Elymus canadensis	Canada Wild Rye 24.00
Elymus virginicus	Virginia Wild Rye 32.00
Glyceria grandis	Reed Manna Grass 1.00
Panicum virgatum	Switchgrass 3.50
Scirpus atrovirens	Dark-Green Bulrush 0.50
Scirpus cyperinus	Wool Grass 0.30
Sorghastrum nutans	Indian Grass 5.00
Spartina pectinata	Prairie Cordgrass 3.00

