



N64W23760 Main Street  
Sussex, Wisconsin 53089  
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Architectural Review Board Agenda  
4:00 PM Wednesday, September 3, 2025  
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. (If a Quorum is present the Chairperson shall announce, "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.)

1. **Roll call.**
2. **Consideration and possible action on the minutes of August 6, 2025 ARB meeting.**
3. **Discussion and possible action on plans in association with a Conditional Use Permit for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001**
4. **Adjournment.**

Anthony LeDonne  
Chairperson

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Katherine Gehl  
Assistant 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: Gabriel Gilbertson, Community Development Director  
RE: September 3, 2025 Architectural Review Board  
DATE: Friday, August 29, 2025

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The following is background information for the ARB agenda items (Design Standards 3-25-2014)

- I. **Roll call.**
- II. **Consideration and possible action on the ARB minutes of August 6, 2025.**
- III. **Discussion and possible action on plans in association with a Conditional Use Permit for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001**

Caretta Senior Living is proposing a senior living facility on Main Street, west of Maple Avenue. The site is zoned B-4 Central Mixed Use and a senior living facility is a conditional use permit under Section 17.0506(B)(3) of the Municipal Code. The proposed facility would have 79 units and is under the density requirements allowed for the B-4 Central Mixed Use Zoning District.

### Site

- Green space calculations need to be submitted to the Village for review.
- Provided parking spaces meets minimum Code requirements.

### Architecture

- Building meets height and required setbacks.
- Roof top units are to be screened from view.
- Elevations need to have exterior materials labeled. Materials appear to meet design standard requirements.
- The submitted plans shows the trash receptacles being stored indoors – if any dumpsters are to be located outside, elevations and location of the dumpster enclosure will need to be submitted to ARB for review.

### Lighting

- The submitted lighting plan meets the minimum requirements of the Municipal Code.
- According to the Plan, the applicant is proposing 25' poles on top of 30" bases. The Design Standards recommends fixture heights at 20'. Given the proximity of the proposed

development to residential, the ARB may want to discuss the possibility of the developer using shorter poles.

#### Landscape

- A final landscape plan will need to be reviewed by the ARB that includes all planting details including a planting schedule for all proposed landscaping. Once this plan is received, Staff can also make the determination that the proposed landscaping meets the minimum planting requirements per the Sussex Design Standards.

#### Sign

- Base and pillar material needs to match the material of the building. Sign approval will be completed through Staff – unless an exception from the SDS is requested.

#### **Policy Question:**

1. Are there any concerns with the submitted plans?

#### **Action Items:**

1. Act on the various plans for the proposed development.

**Staff Recommendation:** Staff recommends the ARB approve the plans associated with the Conditional Use Permit for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001, subject to the standard conditions of Exhibit A, and the following conditions:

1. Submitting a final landscape plan for the Architectural Review Board to review.

VILLAGE OF SUSSEX  
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on August 6, 2025.

Motion by Fox, Second by Smith to appoint Member Knapp as chairperson.

All ayes, motion carried.

Knapp called the meeting to order at 4:03 p.m.

Members present: Mike Smith, Gary Foxe, and Mike Knapp.

Members absent: Anthony LeDonne

Others present: Gabe Gilbertson, Community Development Director

**Consideration and possible action on the minutes of July 8, 2025.**

A motion by Foxe, seconded by Foxe to approve the minutes of the meeting held on July 8, 2025.

All ayes, motion carried.

**Discussion and possible action on a mural for Tony Maronni's located at N63W23951 Main St.**

Toni Maronni with Tony Maronni's Pizza, N63W23951 Main St was present to discuss the project with the Board.

A motion by Foxe, seconded by Smith to approve a mural for Tony Marroni's located at N63W23951 Main St with the understanding the mural will undergo modifications as it is refined.

All ayes, motion carried.

**Discussion and possible action on a monument sign for Dynamic Ratings located at N53W25314 Highlands Ct.**

Jainia Westphal with Lemberg Electric, 4085 N 128<sup>th</sup> St, Brookfield, WI 53005 was present to address the ARB.

A motion by Smith, seconded by Foxe, to approve the submitted sign application subject to the monument sign using a concrete base and because the sign design is consistent with the architecture of the main building.

All ayes, motion carried.

**Discussion and possible action on plans for Culver's restaurant located at W249N6424 State Highway 164.**

Motion by Smith, seconded by Foxe, to approve the Plan of Operation, site plan, landscape plan, architecture plan, and lighting plan for Culvers located at W249N6424 State Highway 164 subject to the following conditions:

1. Submitting a revised site plan with details for amount of greenspace.
2. Light fixture mounting height shall not exceed 25'.
3. Submitting revised elevations for the west side that meets the minimum 33% window and door opening requirements.
4. Submitting a revised landscape plan that lists hardwood mulch rather than stone mulch in the planting beds.
5. Light pole bases shall be painted to match the building. Submit details to Staff for review.

All ayes, motion carried.

**Discussion and possible action on plans for a Tommy's Car Wash in association with a Conditional Use Permit located at W249N6438 State Highway 164.**

Motion by Foxe, seconded by Smith, to approve the plans for a Tommy's Car Wash in association with a Conditional Use Permit and approve the reduced window and door opening percentage on the west elevation located at W249N6438 State Highway 164, subject to the following conditions:

1. The Plan Commission approving the Conditional Use Permit for the proposed Tommy's Car Wash.
2. Submitting a revised lighting plan that meets the requirements of the Municipal Code to Staff for review.
3. Submitting a revised landscape plan that includes hardwood mulch rather than stone mulch to Staff for review.
4. Submitting elevations that include the trash enclosure and properly label the materials on the building with the corresponding material key for Staff to review.
5. Light pole bases shall be painted to match the building and details submitted to Staff for review.
6. Building materials shall be of natural materials with the exception of the architectural "Sunburst" feature details.
7. Submitting revised elevations that note the black panels on the west elevation to be gloss black to mimic the appearance of spandrel glass and include new calculations for windows and doors on the west elevation.

All ayes, motion carried.

Motion by Knapp, seconded by Smith, to adjourn. Meeting adjourned at 4:56 pm.

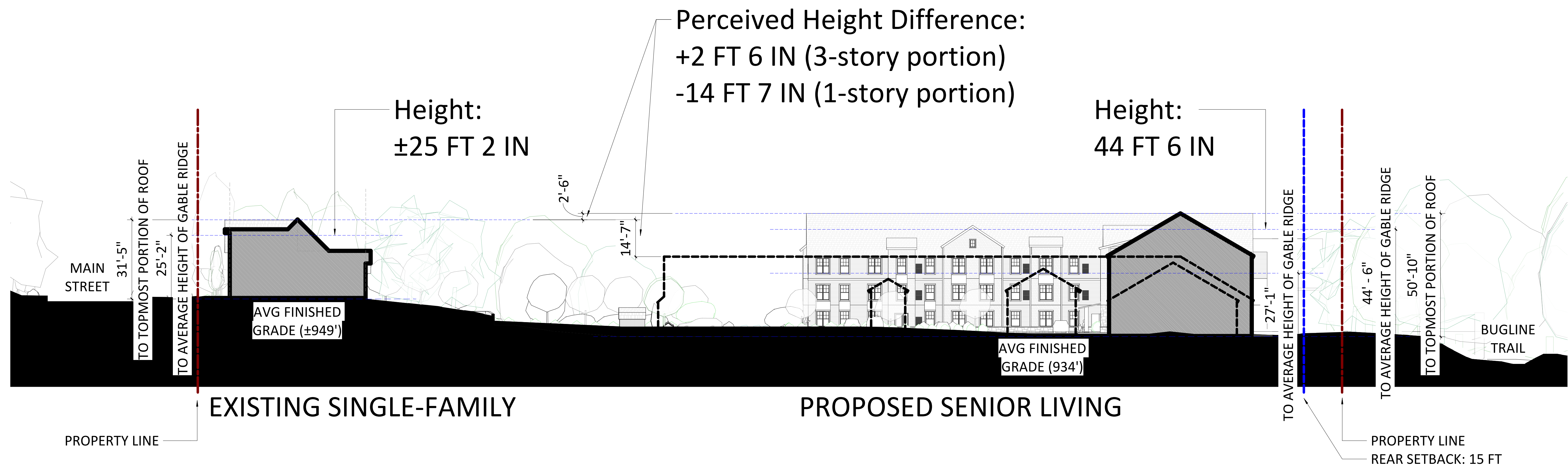
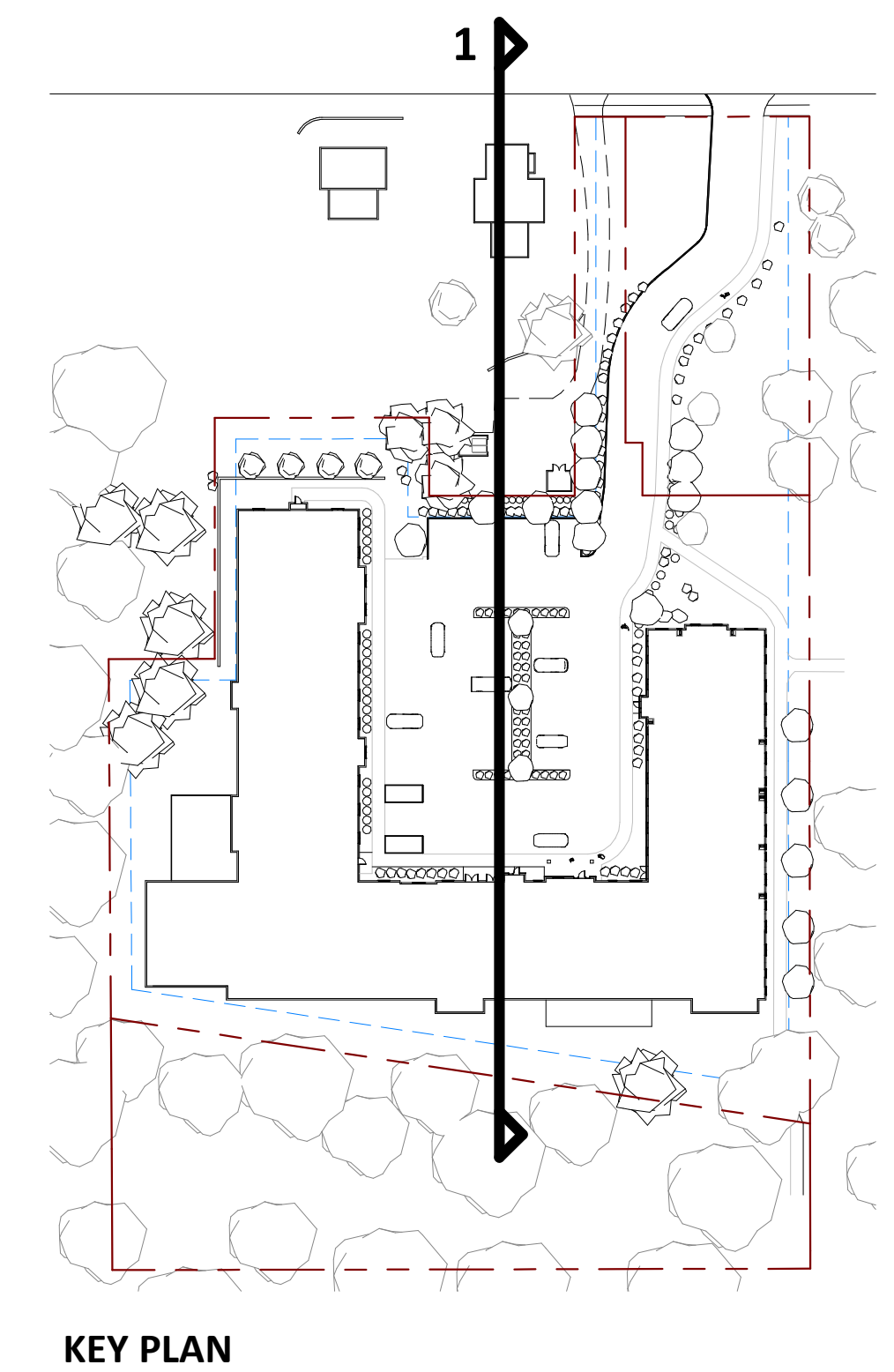
All ayes, motion carried.

A motion by President LeDonne, seconded by Foxe to adjourn the meeting at 4:29 pm.

All ayes, motion carried.

Respectfully submitted,  
Jeremy Smith, Village Administrator

DRAFT



1 SECTION: NORTH-SOUTH  
A3-4 1" = 20'-0" 1 / A1-0

7/11/2025

esg

Caretta Senior Living  
Village of Sussex, WI

SITE SECTION





7/11/2025

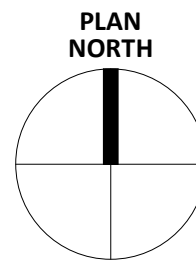




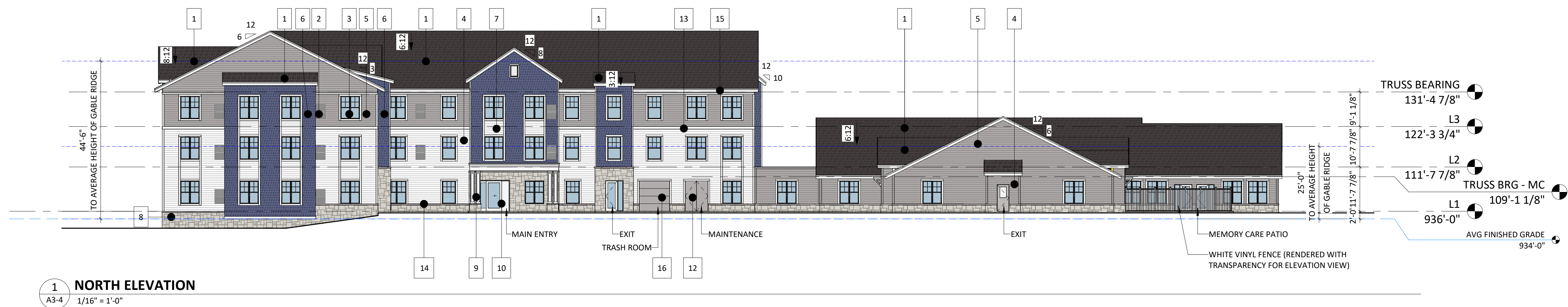
2 TYPICAL UPPER FLOOR  
A1-1 1" = 20'-0"



1 LEVEL 1 FLOOR PLAN  
A1-1 1" = 20'-0"







- ## EXTERIOR ELEVATION MATERIAL NOTES

1. DIMENSIONAL ASPHALT SHINGLE
2. PACKAGED HVAC SYSTEM (MAGIC-PAK OR SIM.) VENT -  
COLOR TO BE WHITE TO MATCH WHITE OR GREY LAP  
AND WHITE FIBER CEMENT TRIM EVERYWHERE BUT  
BLUE SHAKES; COLOR FOR VENTS ON BLUE SHAKES TO  
BE DARK GREY OR BLACK (TO MATCH SHAKES)
3. VINYL SINGLE-HUNG (PICTURE WINDOW IN SELECT  
AREAS) WITH FIBER CEMENT TRIM
4. FIBER CEMENT SIDING, HORIZONTAL LAP COLOR 1
5. FIBER CEMENT SIDING, HORIZONTAL LAP COLOR 2
6. FIBER CEMENT SIDING, SHAKES
7. FIBER CEMENT SIDING, HORIZONTAL LAP COLOR 1
8. MANUFACTURED STONE
9. FIBER CEMENT WRAPPED COLUMN, MANUFACTURED  
STONE BASE WITH CAST STONE CAP
10. STOREFRONT SLIDER DOOR
11. METAL GUARDRAIL
12. HOLLOW METAL DOOR - MANDOORS, SERVICE AREAS,  
ENTRIES
13. FIBER CEMENT TRIM
14. CAST STONE SILL
15. PREFINISHED METAL FASCIA
16. OVERHEAD DOOR

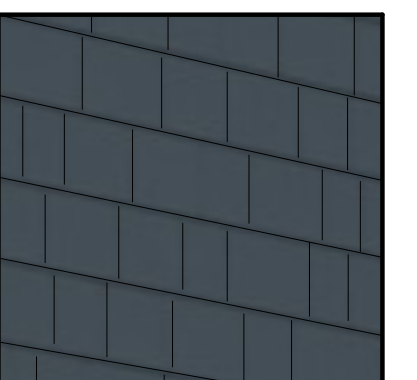
## MATERIALS LEGEND



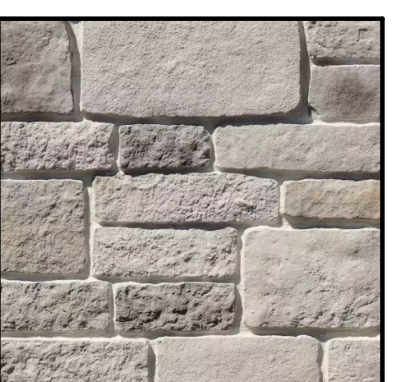
WHITE HORIZONTAL SIDING



DARK GRAY HORIZONTAL SIDING



DARK BLUE "SHAKE" SIDING

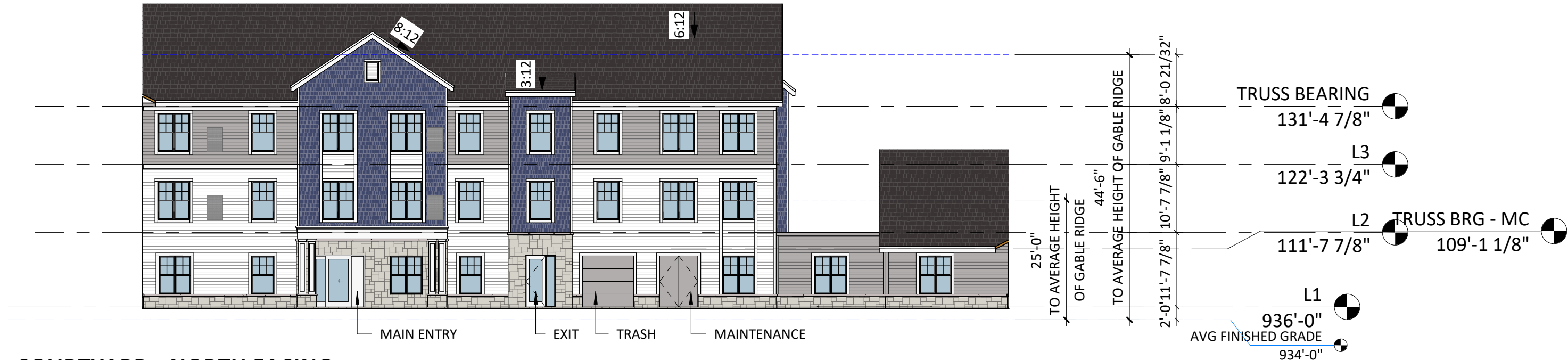


MANUFACTURED STONE



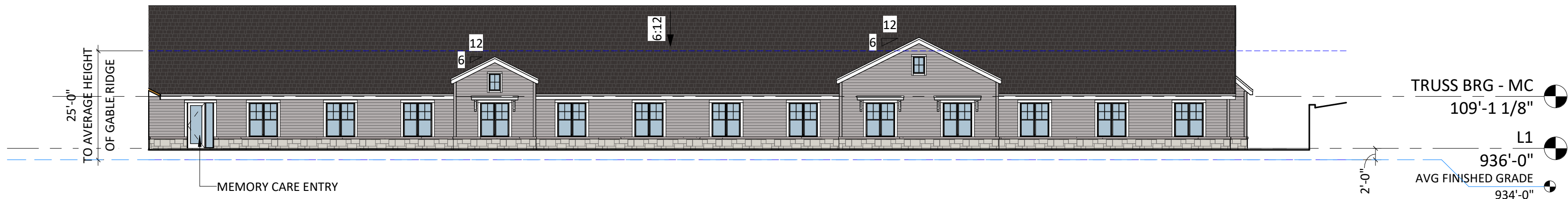
EXTERIOR ELEVATION MATERIAL NOTES

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13. FIBER CEMENT TRIM
14. CAST STONE SILL
15. PREFINISHED METAL FASCIA
16. OVERHEAD DOOR



1  
A3-5  
1/16" = 1'-0"

COURTYARD - NORTH FACING



2  
A3-5  
1/16" = 1'-0"

COURTYARD - EAST FACING



3  
A3-5  
1/16" = 1'-0"

COURTYARD - WEST FACING

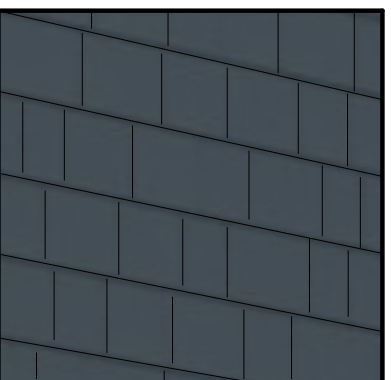
MATERIALS LEGEND



WHITE HORIZONTAL SIDING



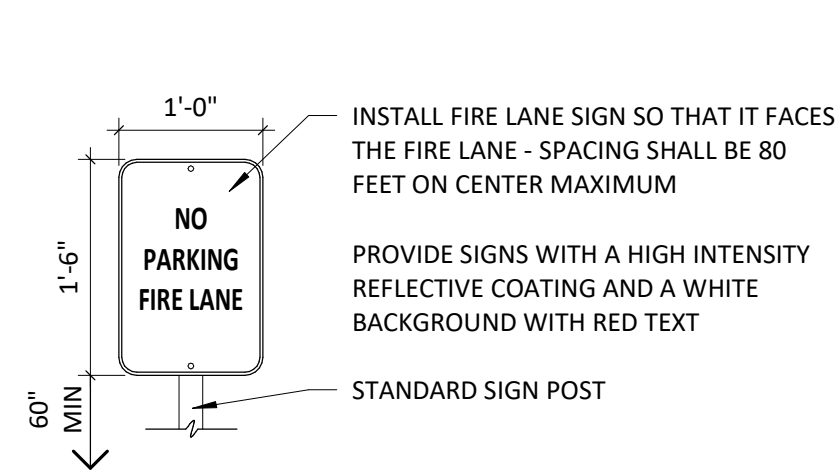
DARK GRAY HORIZONTAL SIDING



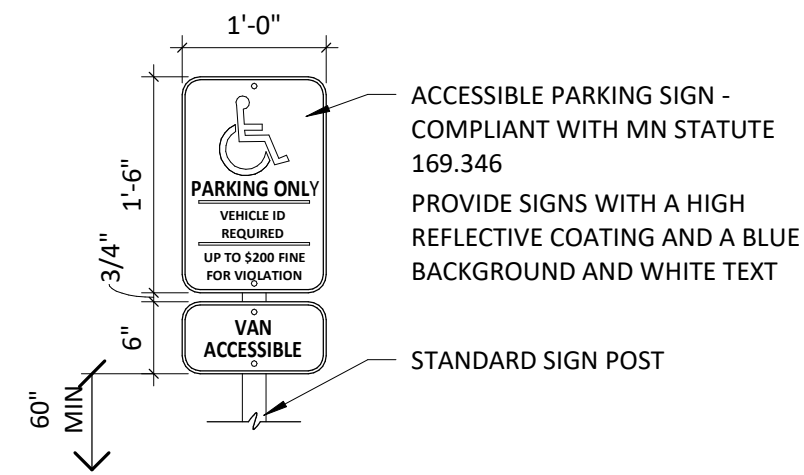
DARK BLUE "SHAKE" SIDING



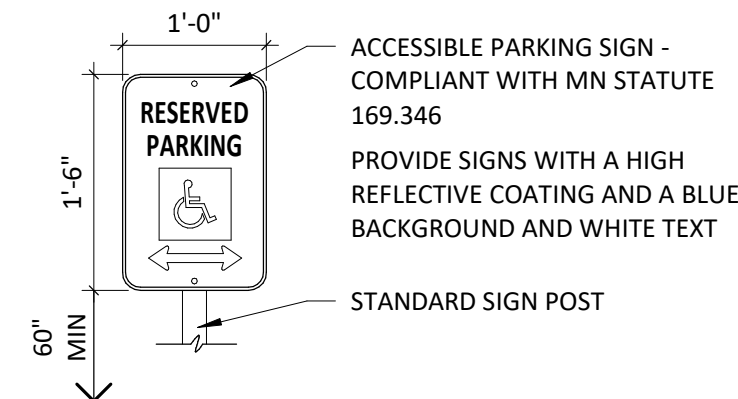
MANUFACTURED STONE



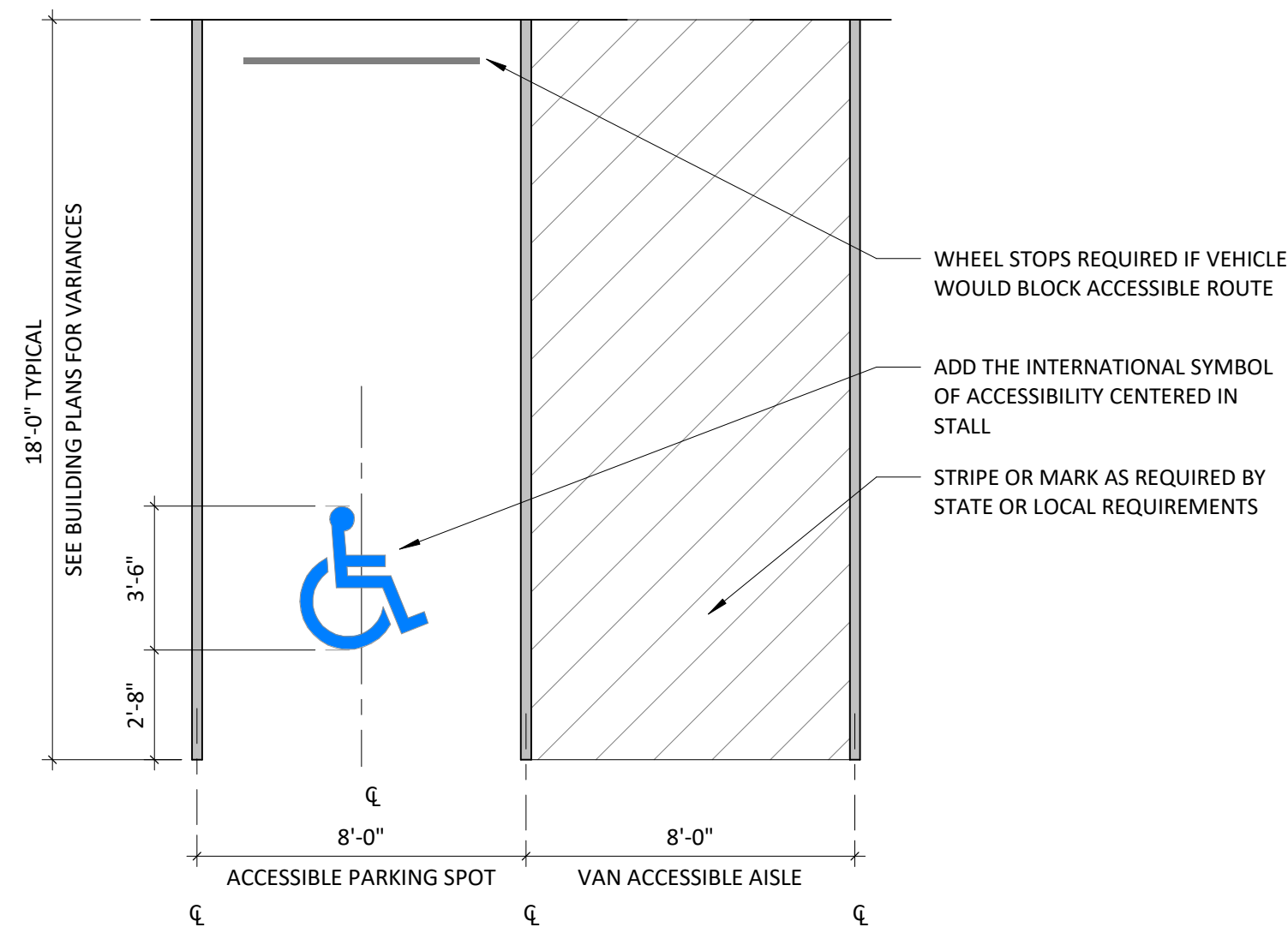
8 SIGNAGE - FIRE LANE  
A3-6 3/4" = 1'-0"



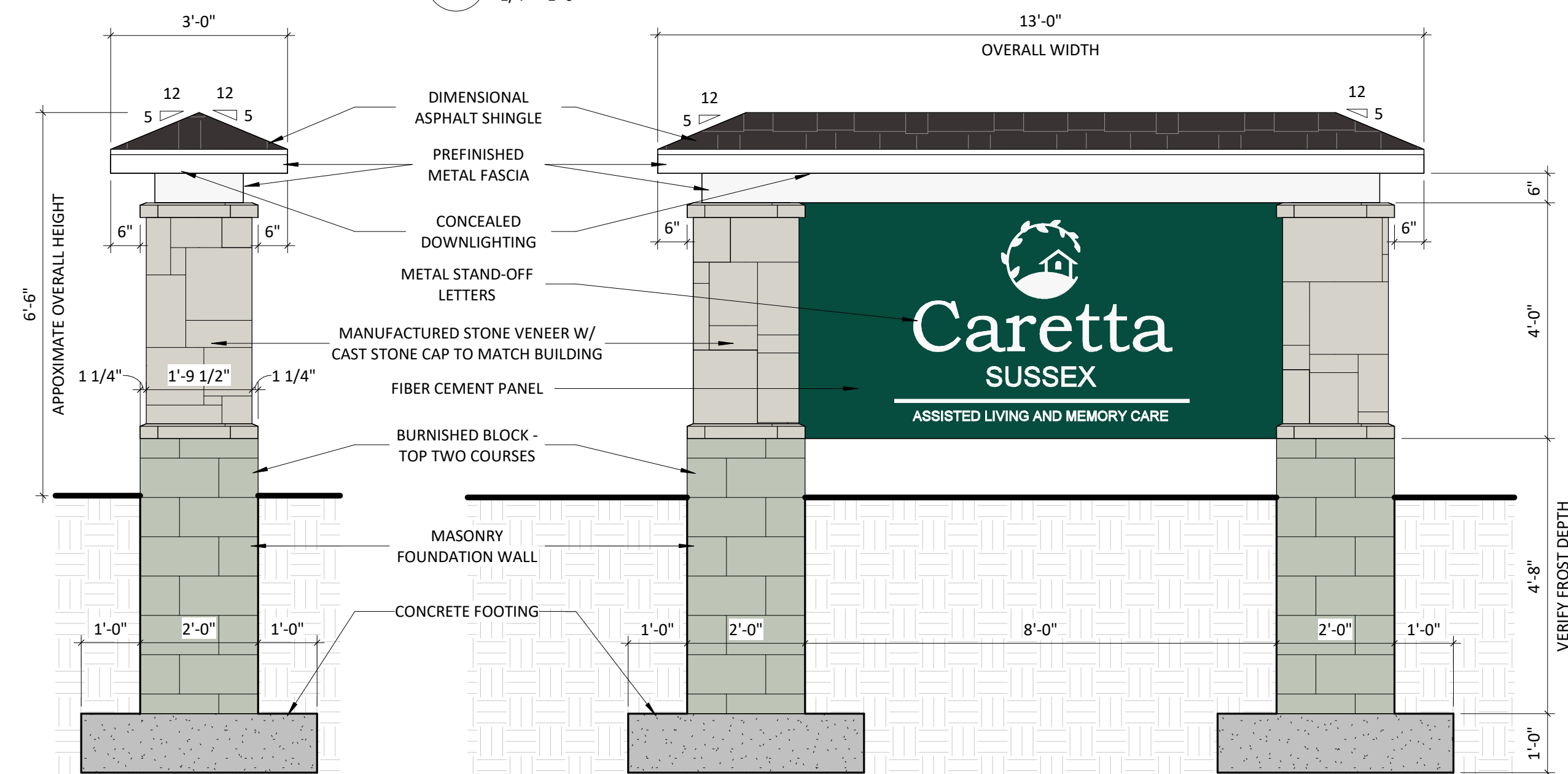
7 SIGNAGE - VAN ACCESSIBLE PARKING  
A3-6 3/4" = 1'-0"



6 SIGNAGE - ACCESSIBLE PARKING  
A3-6 3/4" = 1'-0"



5 TYPICAL SIGNAGE - VAN ACCESSIBLE PARKING IDENTIFICATION PLAN  
A3-6 1/4" = 1'-0"

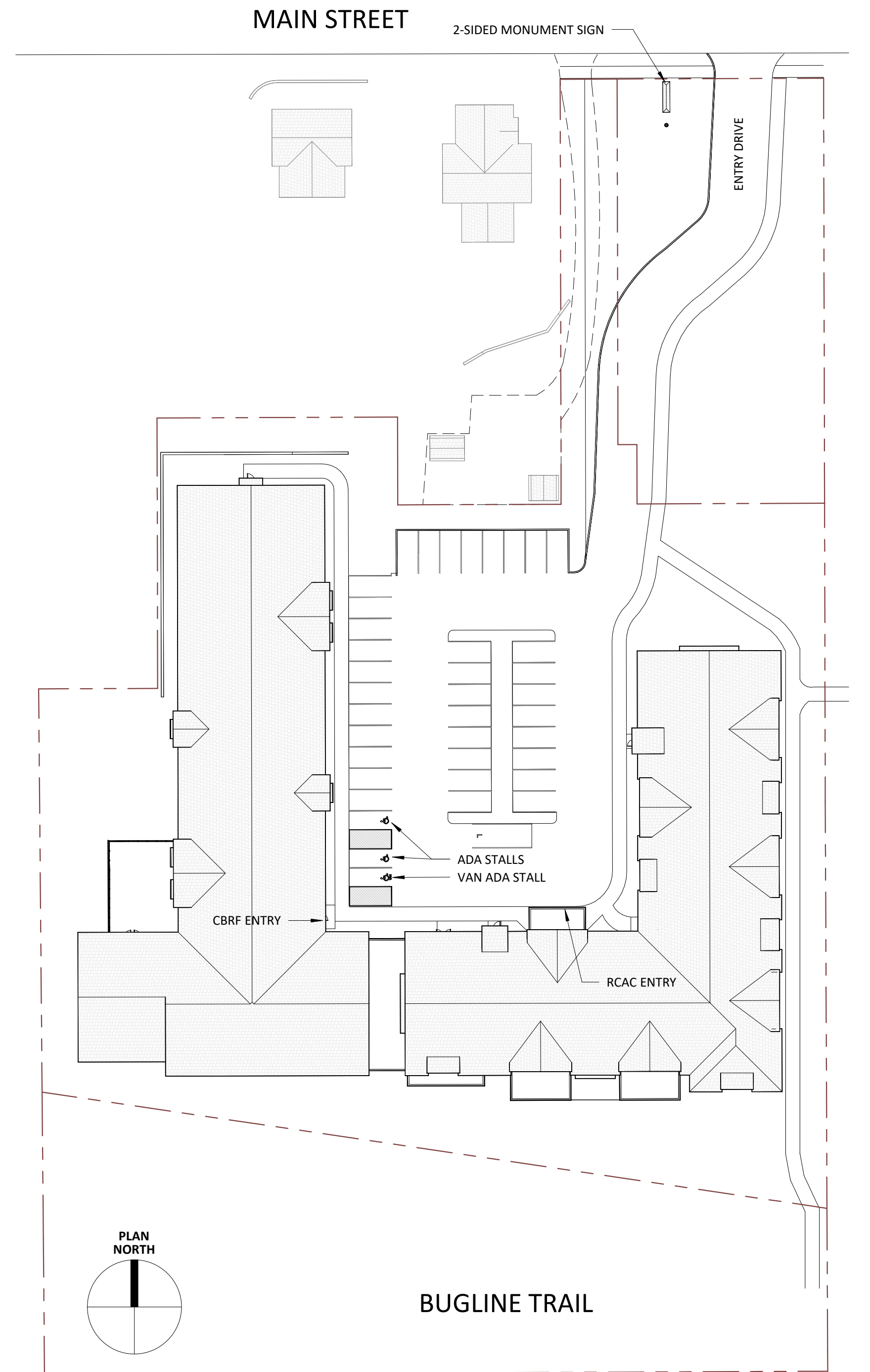


3 MONUMENT SIDE  
A3-6 1/2" = 1'-0"

2 MONUMENT SIGN FRONT/REAR ELEVATION  
A3-6 1/2" = 1'-0"



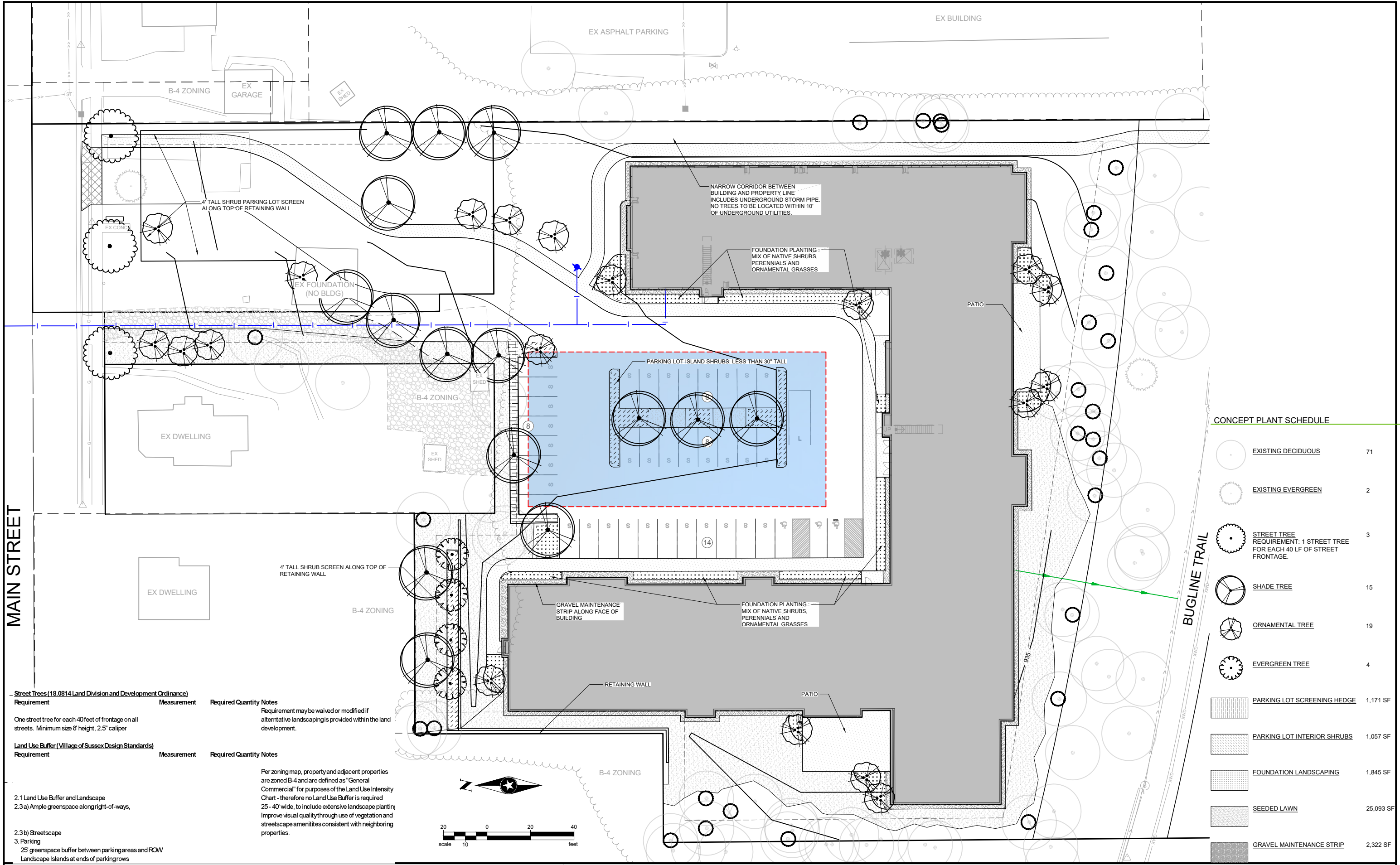
4 MONUMENT 3D VIEW  
A3-6



1 SITE SIGNAGE PLAN  
A3-6 1" = 40'-0"



Save: 8/4/2025 2:31 PM mmickelson Plot: 8/4/2025 2:33 PM X:\FUG\GALAC\185137\5-final-dsgn\51-drawings\25-Plan\ALAC\_185137\_LS rev 08-04-2025.dwg



Street Trees (18.0814 Land Division and Development Ordinance)		
Requirement	Measurement	Required Quantity Notes
One street tree for each 40 feet of frontage on all streets. Minimum size 8" height, 2.5" caliper		Requirement may be waived or modified if alternative landscaping is provided within the land development.
Land Use Buffer (Village of Sussex Design Standards)		
Requirement	Measurement	Required Quantity Notes
2.1 Land Use Buffer and Landscape		Per zoning map, property and adjacent properties are zoned B-4 and are defined as "General Commercial" for purposes of the Land Use Intensity Chart - therefore no Land Use Buffer is required. 25 - 40' wide, to include extensive landscape planting. Improve visual quality through use of vegetation and streetscape amenities consistent with neighboring properties.
2.3a) Ample greenspace along right-of-ways,		
2.3b) Streetscape		
3. Parking		
25' greenspace buffer between parking areas and ROW		
Landscape Islands at ends of parking rows		

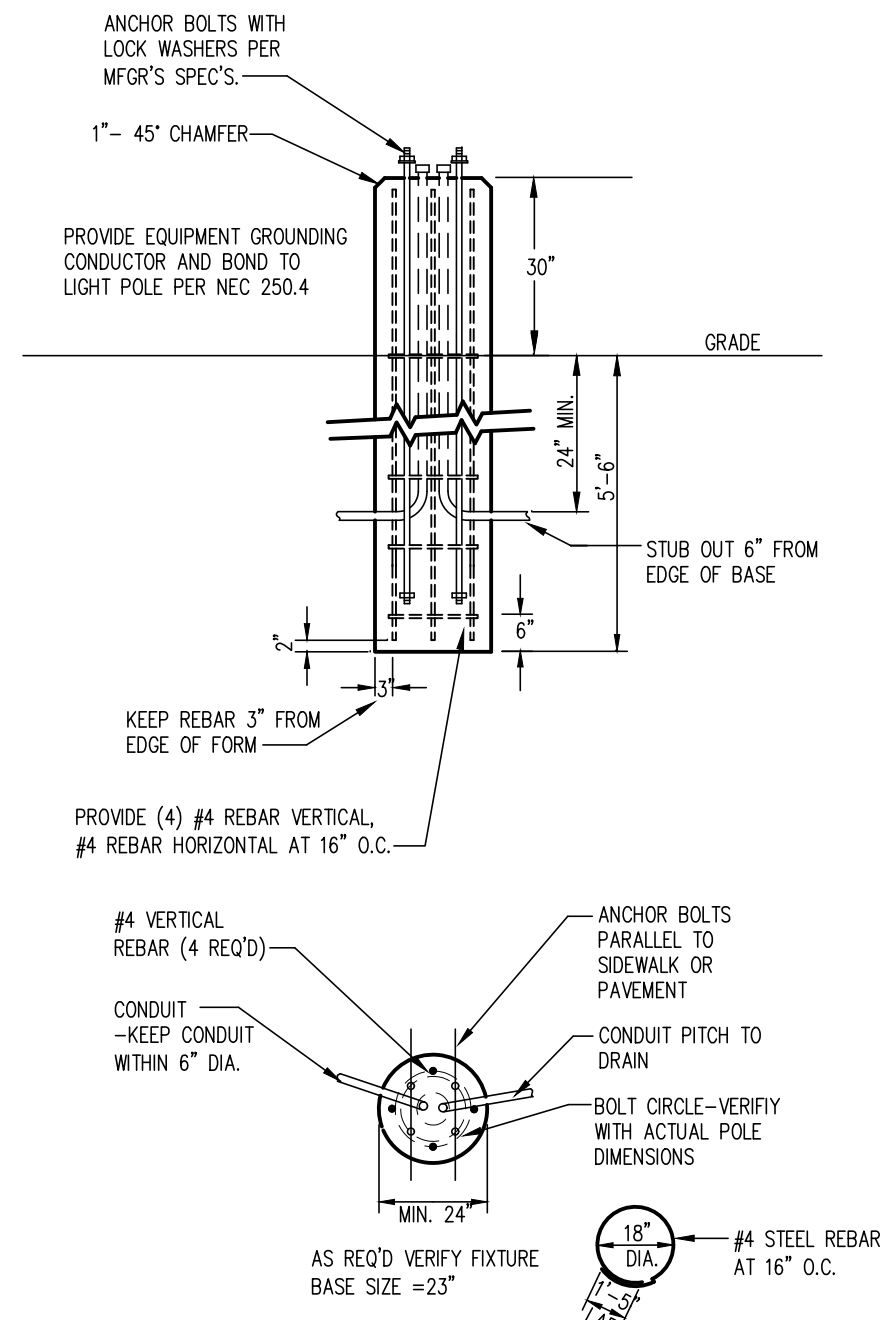


POWER & COMMUNICATION LEGEND	
⌀ 120V DUPLEX OUTLET	⚡ MOTOR EQUIPMENT CONNECTION
⌀ 120V QUAD OUTLET	⏏ ELECTRICAL DISCONNECT
⌀ 208 OR 240 VOLT RECEPTACLE	⚡ ELECTRICAL CONNECTION W/DISCONNECT
⌀ 120V CEILING RECEPTACLE	⚡ ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
▽ DATA/COMMUNICATION OUTLET	⏏ ELECTRICAL PANEL
▽ TELEPHONE OUTLET	⌚ THERMOSTAT MOUNTED AT 48" A.F.F.
⏏ TV OUTLET	🚒 SMOKE/CO ALARM
⏏ DATA/TV COMBO OUTLET	🚒 SMOKE ALARM
⏏ FLOOR BOX	🚒 NITROGEN DIOXIDE DETECTOR
⏏ JUNCTION BOX	🚒 CARBON MONOXIDE DETECTOR
⏏ E-STOP FOR GRILL OR FIRE PIT	🚒 SMOKE DAMPER
⏏ TIMER FOR FRILL OR FIRE PIT	
BC BELOW COUNTER OUTLET	
AC ABOVE COUNTER OUTLET	
D DEDICATED RECEPTACLE	
GF1 GROUND FAULT CIRCUIT INTERRUPTER	
WP/GF1 WEATHER PROOF COVER WITH GF1	
FS FIRE/SMOKE DAMPER	

LIGHTING LEGEND	
☐ RECESSED 2X4 FIXTURE	§ SINGLE POLE SWITCH
☐ RECESSED 2X2 FIXTURE	§ THREE WAY SWITCH
☐ SURFACE MOUNT 1X4 FIXTURE	§ FOUR WAY SWITCH
☐ SURFACE MOUNT 2X4 FIXTURE	☑ OCCUPANCY SENSORS
⊖ WALL MOUNTED FIXTURE	☑ VACANCY SENSORS
⊖ CEILING MOUNTED STRIP FIXTURE	☑ CEILING OCCUPANCY SENSORS
○ RECESSED OR DISC FIXTURE	⌚ LIGHTING CONTROL TIME CLOCK
○ WALL MOUNTED FIXTURE	NL INDICATES NIGHT LIGHT FIXTURE
○ SURFACE CEILING MOUNTED FIXTURE	o.b INDICATES LIGHT FIXTURE SWITCH LEG
○ PENDANT MOUNTED FIXTURE	P-X INDICATES PANEL AND CIRCUIT NUMBER
⊖ EXTERIOR POLE MOUNTED FIXTURE	1 INDICATES LIGHT FIXTURE TYPE
⊖ BOLLARD OR GROUND MOUNTED FIXTURE	EX INDICATES EXISTING FIXTURE
⊖ EMERGENCY LIGHTING FIXTURE	RL INDICATES RELOCATED FIXTURE
⊖ EMERGENCY EXIT SIGN	TC INDICATES TIME CLOCK CONTROLLED FIXTURE
⊖ EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	EM INDICATES FIXTURE EMERGENCY OR STANDBY POWER
⊖ EXTERIOR EMERGENCY EGRESS LIGHT	

LIGHTING FIXTURE SCHEDULE – EXTERIOR				
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	25	EXTERIOR WALL PACK	SUM15
BB	LED	70	POLE MOUNT FIXTURE, TYPE II OPTICS, 25" POLE	A17
CC	LED	70	POLE MOUNT FIXTURE, TYPE IV OPTICS, 25" POLE, HOUSESIDE SHIELD	A17

NOTES:

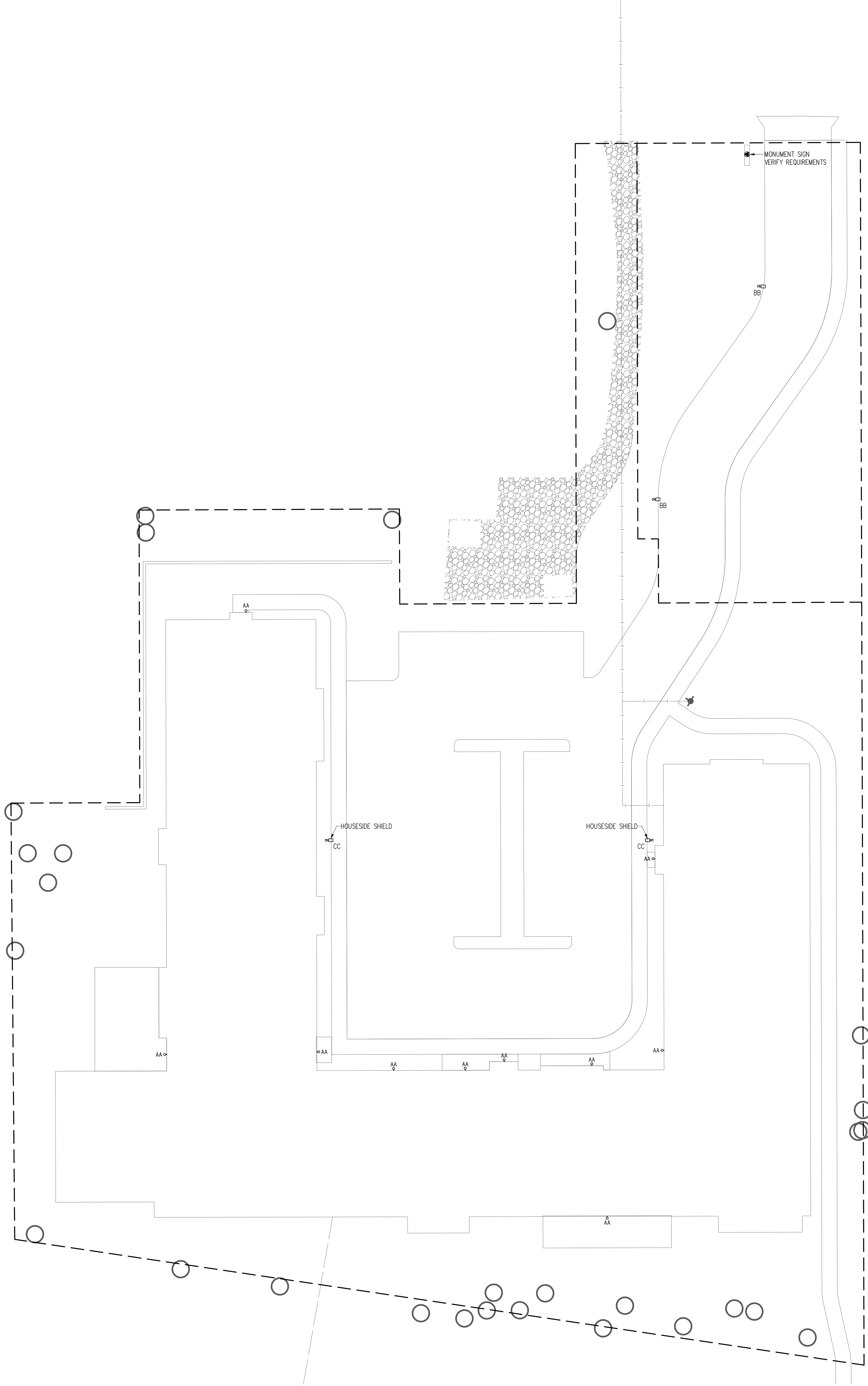


NOTE:  
1.)USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.  
2.)INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.  
3.)TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 POLE BASE DETAIL  
E1.1.1 NOT TO SCALE

- ### SITE NOTES
- 1 PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
  - 2 MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
  - 3 ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
  - 4 ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
  - 5 ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
  - 6 ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8L TYPE THINN.
  - 7 THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
  - 8 MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10" OF THE POLES.
  - 9 VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

- ### ELECTRICAL GENERAL NOTES
- 1 THIS PLAN WAS ENGINEERED BY BERD ELECTRIC AND FOR THE USE BY BERD ELECTRIC ONLY. THE ENGINEER OF RECORD DOES NOT CERTIFY THESE DRAWINGS IF USED BY OTHER PARTIES.
  - 2 ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
  - 3 COORDINATE WORK WITH ALL OTHER TRADES.
  - 4 EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  - 5 ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
  - 6 ALL MEASUREMENTS TO TOP OF BOX.
  - 7 GF1 PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
  - 8 DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
  - 9 PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
  - 10 PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.



1 ELECTRICAL SITE PLAN  
E1.1 SCALE: 1" = 20'-0"

PRELIMINARY SET

CARETTA  
ASSISTED LIVING AND MEMORY CARE  
SUSSEX, WI  
ELECTRICAL SITE PLAN












DRAWING NO.  
E1.1

















DATE	REVISION	DESCRIPTION	BY
8/26/25	1	AS SHOWN	-
8/26/25	2	BY D.K.	-
8/26/25	3	CHECKED BY: D.K.	-
8/26/25	4	JOB NO.	-

DATE	REVISION	DESCRIPTION	BY
8/26/25	1	AS SHOWN	-
8/26/25	2	BY D.K.	-
8/26/25	3	CHECKED BY: D.K.	-
8/26/25	4	JOB NO.	-

**BERD!**  
**ELECTRIC LLC**  
10000 W. 100th Ave. #100  
P.O. Box 10000  
St. Louis, MO 63141  
Phone: 314-896-0047  
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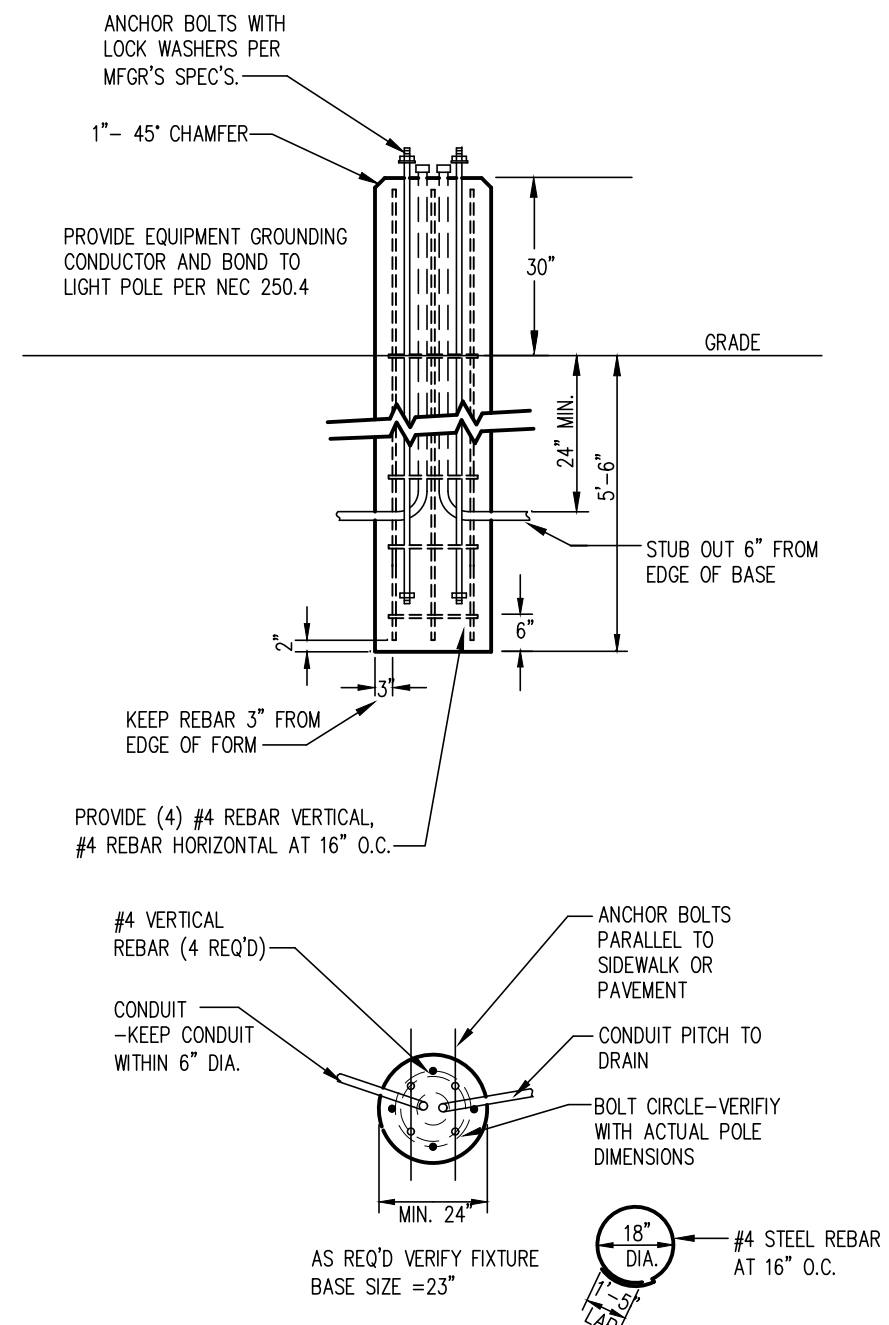
POWER & COMMUNICATION LEGEND			
⌀	120V DUPLEX OUTLET		MOTOR EQUIPMENT CONNECTION
⌀	120V QUAD OUTLET		ELECTRICAL DISCONNECT
⌀	208 OR 240 VOLT RECEPTACLE		ELECTRICAL CONNECTION W/DISCONNECT
⌀	120V CEILING RECEPTACLE		ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
▽	DATA/COMMUNICATION OUTLET		ELECTRICAL PANEL
▼	TELEPHONE OUTLET		THERMOSTAT MOUNTED AT 48" A.F.F.
▽	TV OUTLET		SMOKE/CO ALARM
▽	DATA/TV COMBO OUTLET		SMOKE ALARM
⬮	FLOOR BOX		NITROGEN DIOXIDE DETECTOR
ⓐ	JUNCTION BOX		CARBON MONOXIDE DETECTOR
ⓐ	E-STOP FOR GRILL OR FIRE PIT		SMOKE DAMPER
ⓐ	TIMER FOR FRILL OR FIRE PIT		
BC	BELOW COUNTER OUTLET		
AC	ABOVE COUNTER OUTLET		
D	DEDICATED RECEPTACLE		
GF1	GROUND FAULT CIRCUIT INTERRUPTER		
WP/GF1	WEATHER PROOF COVER WITH GF1		
FS	FIRE/SMOKE DAMPER		

LIGHTING LEGEND			
	RECESSED 2X4 FIXTURE	\$	SINGLE POLE SWITCH
	RECESSED 2X2 FIXTURE	\$3	THREE WAY SWITCH
	SURFACE MOUNT 1X4 FIXTURE	\$4	FOUR WAY SWITCH
	SURFACE MOUNT 2X4 FIXTURE	OC0	OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC4	
	CEILING MOUNTED STRIP FIXTURE	OC8	
	RECESSED OR DISC FIXTURE	VS	VACANCY SENSORS
	WALL MOUNTED FIXTURE	OC5	CEILING OCCUPANCY SENSORS
	SURFACE CEILING MOUNTED FIXTURE	TC	LIGHTING CONTROL TIME CLOCK
	PENDANT MOUNTED FIXTURE	NL	INDICATES NIGHT LIGHT FIXTURE
	EXTERIOR POLE MOUNTED FIXTURE	o.b	INDICATES LIGHT FIXTURE SWITCH LEG
	BOLLARD OR GROUND MOUNTED FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	EMERGENCY LIGHTING FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	EMERGENCY EXIT SIGN	EX	INDICATES EXISTING FIXTURE
	EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	RL	INDICATES RELOCATED FIXTURE
	EXTERIOR EMERGENCY EGRESS LIGHT	TC	INDICATES TIME CLOCK CONTROLLED FIXTURE
		EM	INDICATES FIXTURE EMERGENCY OR STANDBY POWER

### LIGHTING FIXTURE SCHEDULE – EXTERIOR

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	25	EXTERIOR WALL PACK	SUM15
BB	LED	70	POLE MOUNT FIXTURE, TYPE II OPTICS, 25' POLE	A17
CC	LED	70	POLE MOUNT FIXTURE, TYPE IV OPTICS, 25' POLE, HOUSESIDE SHIELD	A17

NOTES:

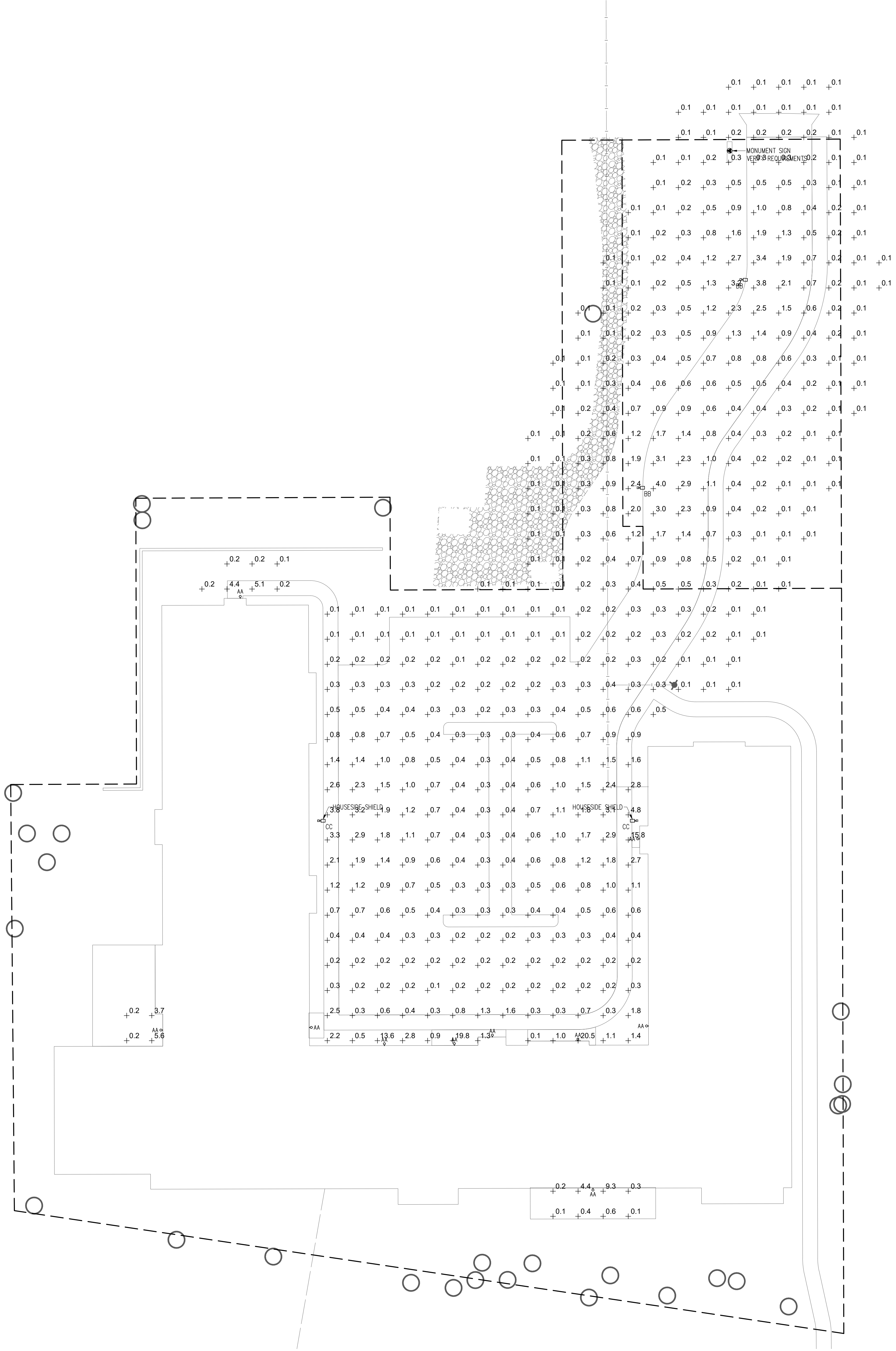


NOTE:  
1.)USE MFG'R'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.  
2.)INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.  
3.)TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 POLE BASE DETAIL  
E1.2 NOT TO SCALE

- ### SITE NOTES
1. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
  2. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
  3. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
  4. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
  5. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
  6. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #6L TYPE THINN.
  7. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
  8. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10" OF THE POLES.
  9. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

- ### ELECTRICAL GENERAL NOTES
1. THIS PLAN WAS ENGINEERED BY BERD ELECTRIC AND FOR THE USE BY BERD ELECTRIC ONLY. THE ENGINEER OF RECORD DOES NOT CERTIFY THESE DRAWINGS IF USED BY OTHER PARTIES.
  2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
  3. COORDINATE WORK WITH ALL OTHER TRADES.
  4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  5. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
  6. ALL MEASUREMENTS TO TOP OF BOX.
  7. GF1 PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
  8. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
  9. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
  10. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.



1 SITE LIGHTING PLAN  
E1.2 SCALE: 1" = 20'-0"

PRELIMINARY SET

CARETTA  
ASSISTED LIVING AND MEMORY CARE  
SUSSEX, WI  
SITE LIGHTING PLAN

DRAWING NO.  
E1.2

DATE:	8/26/25	BY:	-
SCALE:	AS SHOWN	DESCRIPTION:	-
DRAWN BY:	DAK	REVISION:	Δ
CHECKED BY:	DAK	DATE:	8/26/25
JOB NO.:	-	DATE:	8/26/25

DATE:	8/26/25	BY:	-
SCALE:	AS SHOWN	DESCRIPTION:	-
DRAWN BY:	DAK	REVISION:	Δ
CHECKED BY:	DAK	DATE:	8/26/25
JOB NO.:	-	DATE:	8/26/25

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