



N64W23760 Main Street  
Sussex, Wisconsin 53089  
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Architectural Review Board Agenda  
Wednesday, October 6, 2021  
3:30 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 May 5, 2021.
- III. Consideration and possible action on building architecture plans for
  - A. The Townhomes of Vista Run (Breckenridge Court and Alpine Drive)
  - B. The Reserve of Vista Run (Heavenly Court and Alpine Lane)
  - C. Chuck's Main Street Auto (N64W23890 Main Street)
- IV. Adjournment.

Anthony LeDonne  
Chairperson

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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 May 5, 2021.

Assistant Development Director Kasey Fluet called the meeting to order at 4:03 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 Knapp to appoint Melissa Granicki Chair Person Pro Tem for this meeting. Motion carried.

Members present: Mike Knapp, Gary Foxe and Melissa Granicki.

Members absent: Anthony LeDonne and Stacy Riedel

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

**Consideration and possible action on the minutes of April 7, 2021.**

A motion by Knapp, seconded by Granicki to approve the minutes of the meeting held on April 7, 2021. Motion carried.

**Consideration and possible action on a site plan, architecture, lighting plan, landscape plan and sign plan for Adron Tool at Highlands Business Park.**

Paul Grzeszczak of the Briohn Design Group was present for this project.

Fluet reviewed the memo (copy attached). It was the consensus of the ARB members all plans meet the Design Standards.

A motion by Knapp, seconded by Foxe to approve the site plan, architectural plan, lighting plan, landscape plan and sign plan for Adron Tool Corporation, Highlands Business Park. Motion carried.

A motion by Granicki, seconded by Foxe to adjourn the meeting at 4:36 p.m. Motion carried.

Respectfully submitted,  
Kasey Fluet, Assistant Development Director

#### 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 ARB approve the site plan, architectural plan, lighting plan, landscape plan and sign plan for Adron Tool Corporation, Highlands Business Park subject to any conditions.



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## MEMORANDUM

TO: Architectural Review Board

FROM: Jeremy Smith, Village Administrator

RE: ARB meeting for October 6, 2021

DATE: October 1, 2021

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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 May 5th, 2021 meeting.**

### **III. Consideration and possible action on the building architectural plans for**

#### **A. The Townhomes of Vista Run (Breckenridge Court and Alpine Drive)**

The Site is zoned SFRD-3 with a Planned Development Overlay and will have 3 four-unit townhomes and 9 2-unit townhomes. The owner-occupied units have a basement, first level with private garage and a second level.

For the Two home units they could be a combination of 1,3,5, or 7 partnered with 2,4, or 6. As an example one unit could be 1 with a 6, another could be a 1 with a 4, and a third unit a 3 with a 4.

The units as designed meet the Design Standards. To follow the uniqueness provision, it is recommended that no two same combination of units is allowed among the 9 2-unit buildings, and no two of the same pattern combinations are allowed for the 3 four-unit buildings.

The home builder will have the material board with them at the meeting. The Site Layout and Building elevations and plans are enclosed with the packet.

#### **Policy Question:**

1. Are there any concerns with the various plans?

#### **Action Items:**

1. Act on the building plans.

**Staff Recommendation:** Staff recommends the ARB approve the architectural plan with the condition that none of the 9 two-unit buildings have the same combination of unit pairs and that none of the 4 unit buildings have the same pattern of unit combinations.

**B. The Reserve of Vista Run (Heavenly Court and Alpine Lane)**

The Site is zoned SFRD-3 with a Planned Development Overlay and will have 29 2-unit buildings. The builder is proposing three versions of the 2-unit condo with a Craftsman, Farmhouse, and Country Cottage version.

The materials meet the design standards, but staff is concerned that there may not be enough uniqueness with the color pallet to meet the design standards intent.

“The promotion of architectural uniqueness will be encouraged between lots, no building shall be permitted that design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or drabness.”

The home builder will have the material board with them at the meeting. The Site Layout and Building elevations and plans are enclosed with the packet.

**Policy Question:**

1. Are there any concerns with the various plans?

**Action Items:**

1. Act on the building plans.

**Staff Recommendation:** Staff recommends the ARB approve the architectural plans with any conditions they recommend based upon their review.

**C. Chuck’s Main Street Auto (N64W23890 Main Street)**

The site is zoned B-4. Chuck’s Main Street Auto is looking to put a façade on the existing building on the Main Street and west elevation to improve the aesthetics of the building. This work includes refacing the front of the building, adding some accent lights on the front, and faux windows and brick strips on the side.

The only staff concern is that materials being proposed are a light weight urethane product that may have limited durability. Typically, in a project like this a more durable product would be used. The building inspector is doing some research on the materials and there will be an update for the meeting. There are sample materials which can be looked at during the meeting.

**Policy Question:**

1. Are there any concerns with the plan intent?
2. Are there any concerns with the materials?

**Action Items:**

1. Act on the building plans.

**Staff Recommendation:** Staff recommends the ARB approve the architectural plans with any conditions on the materials based upon the recommendation of the Building Inspector.



*The Towns*  
— AT VISTA RUN —

15 BUILDINGS (30 UNITS)  
TWO-FAMILY  
TOWNHOMES

BUILDER:  
HALEN HOMES

DEVELOPER:  
NEUMANN DEVELOPMENTS, INC.

N27 W24025 PAUL COURT  
PEWAUKEE, WI 53072





**ELEVATION #1**

**ELEVATION #2**



**ELEVATION #3**

**ELEVATION #4**



**ELEVATION #5**

**ELEVATION #6**



**ELEVATION #7**

**(ELEVATION #2)**

**FRONT ELEVATION STYLES**

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



**ELEVATION #7**

**ELEVATION #2**

**ELEVATION #3**

**ELEVATION #6**



**ELEVATION #5**

**ELEVATION #2**

**ELEVATION #1**

**ELEVATION #4**

EXAMPLE FRONT ELEVATIONS

THE TOWNS AT VISTA RUN

SUSSEX, WI

DATE

SHEET NUMBER

A1.1

**SAMPLE QUAD CONFIGURATIONS**

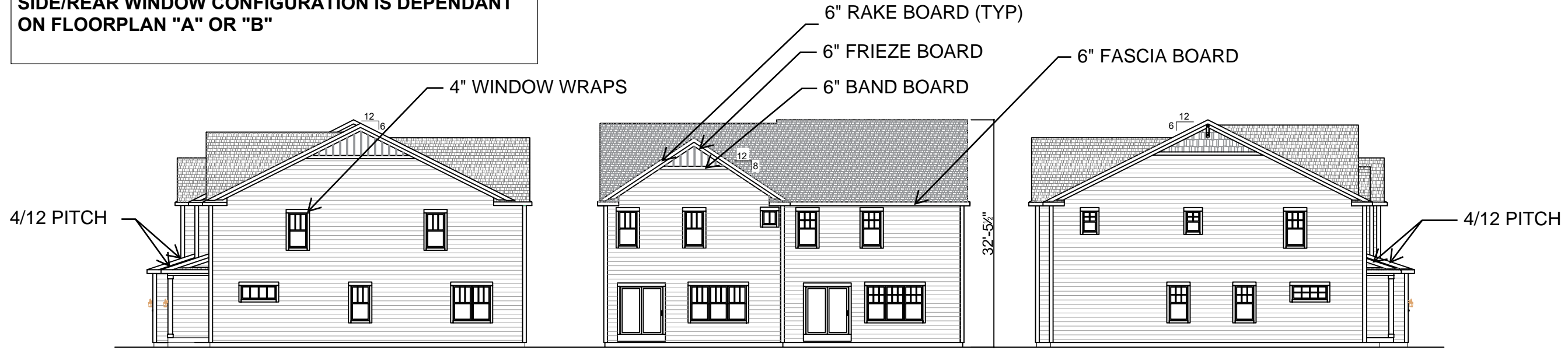
SCALE: 1/8" = 1'-0"



**NOTES:**

FRONT WALL AND GABLE CONFIGURATION VISIBILITY FROM SIDE WILL VARY WITH ADJOINING ELEVATION

SIDE/REAR WINDOW CONFIGURATION IS DEPENDANT ON FLOORPLAN "A" OR "B"

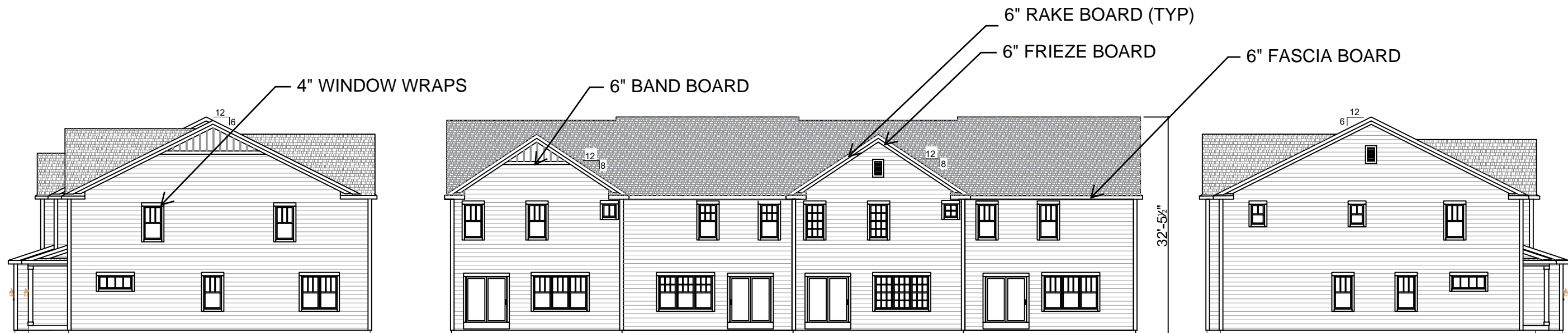


**ELEVATION #6**  
 (#1 SIMILAR)  
 FLOORPLAN "B" SHOWN

**ELEVATION #6**  
 (#1 SIMILAR)

**ELEVATION #5**  
 (#3 SIMILAR)

**ELEVATION #5**  
 (#3 SIMILAR)  
 FLOORPLAN "A" SHOWN



**ELEVATION #6**  
 (#1 SIMILAR)

**ELEVATION #6**  
 (#1 SIMILAR)

**ELEVATION #3**  
 (#5 SIMILAR)

**ELEVATION #2**  
 (#4 & #7 SIMILAR)

**ELEVATION #7**  
 (#2 & #4 SIMILAR)

**ELEVATION #7**  
 (#2 & #4 SIMILAR)

**SAMPLE SIDE & REAR ELEVATIONS**

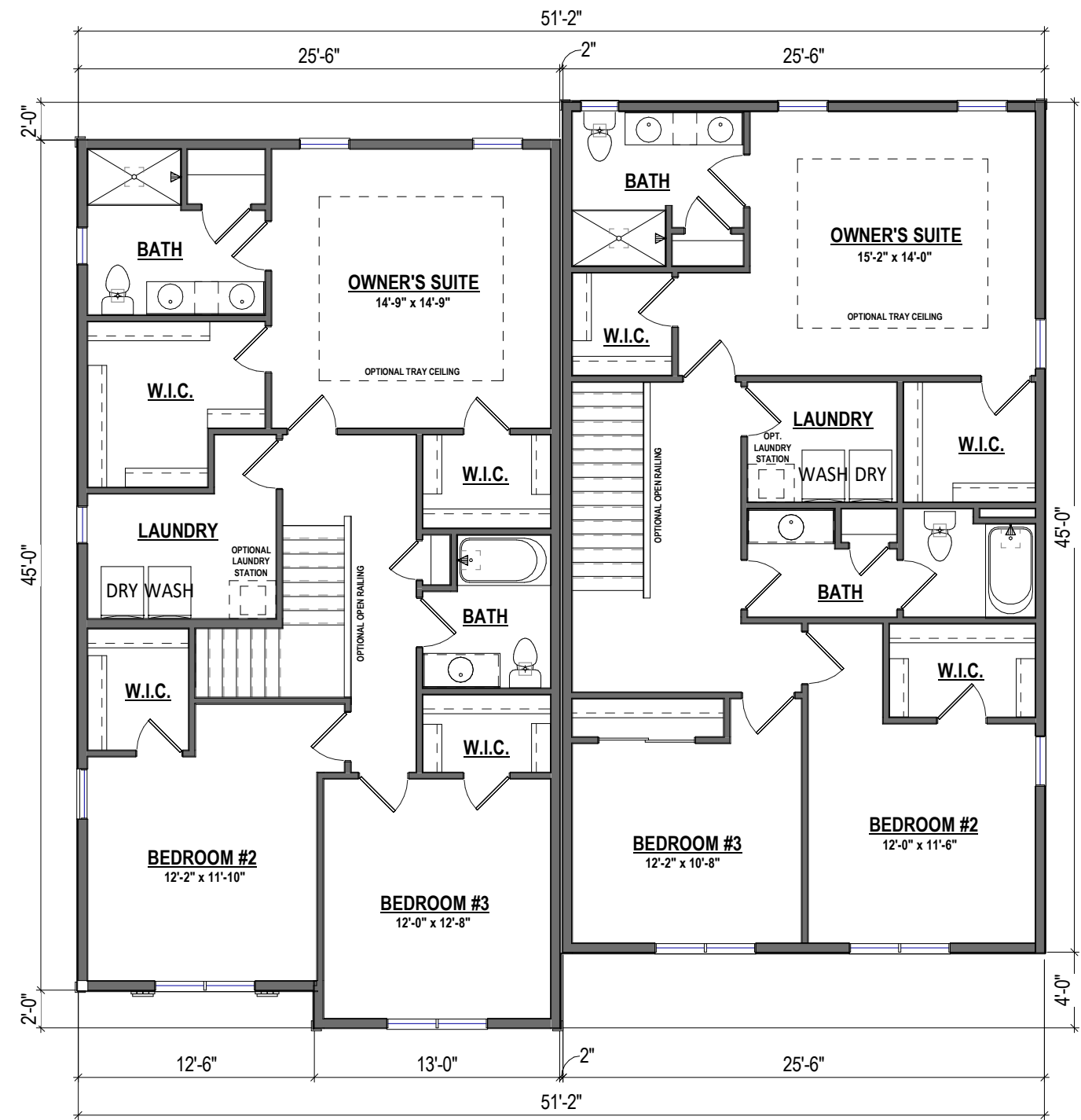
SCALE: 1/16" = 1'-0"



**FLOORPLAN "A"**

**FLOORPLAN "B"**

**FIRST FLOOR PLAN**



**FLOORPLAN "A"**

**FLOORPLAN "B"**

**SECOND FLOOR PLAN**

FIRST FLOOR LIVABLE = 840 SF  
 SECOND FLOOR LIVABLE = 1,100 SF - 1,134 SF  
 (DEPENDING ON ELEVATION)  
**TOTAL LIVABLE = 1,940 SF - 1,974 SF**

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

TYPICAL FLOORPLANS

THE TOWNS AT VISTA RUN

SUSSEX, WI

DATE

SHEET NUMBER

**A3**

# COLOR PALETTES



### Palette 1

Horizontal Siding & Accent Siding:

James Hardie - Aged Pewter

Front Door Color:

Sherwin Williams - Raisin

### Palette 2

Horizontal Siding & Accent Siding:

James Hardie - Monterey Taupe

Front Door Color:

Sherwin Williams - Cyberspace

### Palette 3

Horizontal Siding & Accent Siding:

James Hardie - Cobblestone

Front Door Color:

Sherwin Williams - Urbane Bronze

### Palette 4

Horizontal Siding & Accent Siding:

James Hardie - Pearl Gray

Front Door Color:

Sherwin Williams - Iron Ore

### Palette 5

Horizontal Siding & Accent Siding:

James Hardie - Boothbay Blue

Front Door Color:

Sherwin Williams - Sommelier

### Palette 6

Horizontal Siding & Accent Siding:

James Hardie - Iron Gray

Front Door Color:

Sherwin Williams - Sommelier

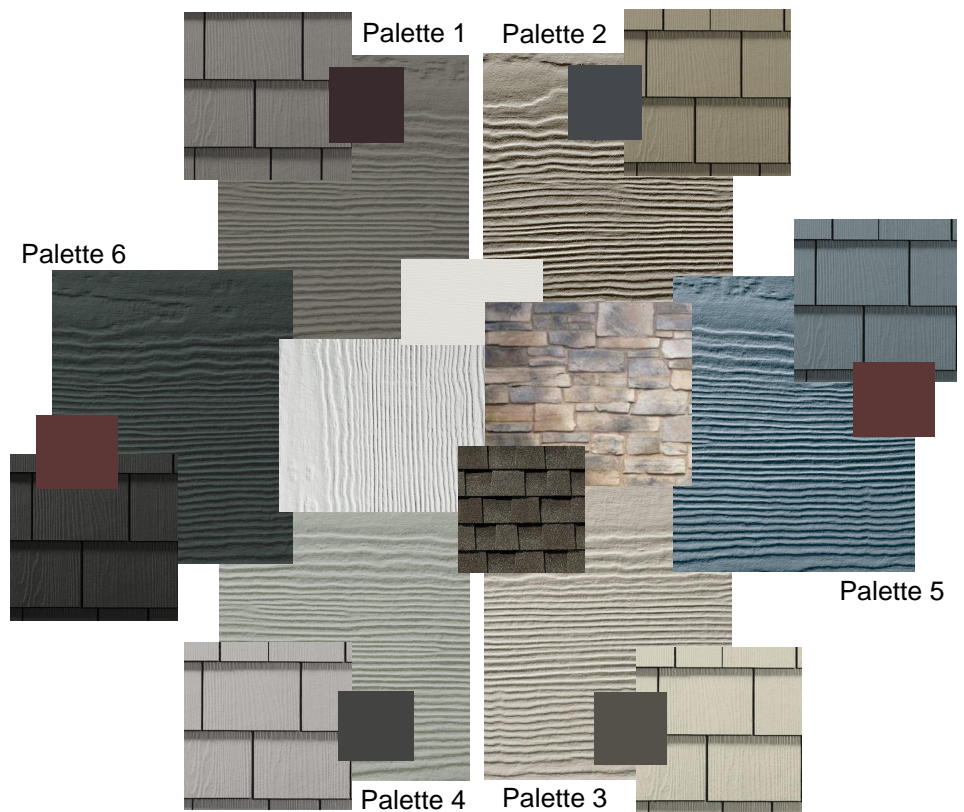
\*All Trim/Corners/Fascia: Arctic White

\*All Stone: ProLine - Taos Weatheredge

\*All Shingles: GAF Timberline Natural Shadow - Weathered Wood

\*All Garage Doors: Polar White (panel/window insert styles vary)

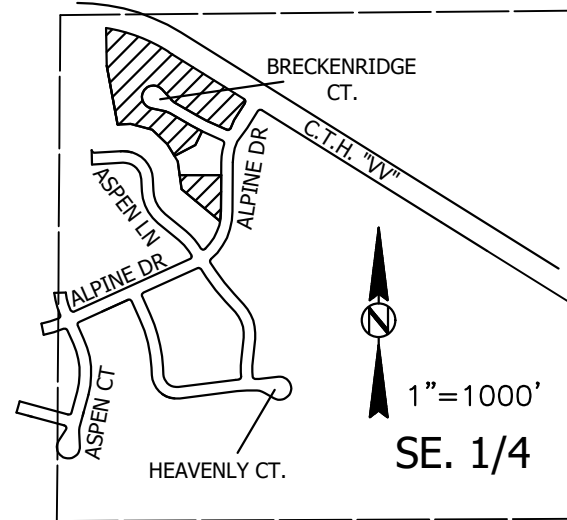
\*All Windows/Patio Doors: Lindsay Vinyl - White (grid styles vary)



THE CONDOMINIUM PLAT OF  
**THE TOWN HOMES AT VISTA RUN**

ALL OF OUTLOT 3, AND OUTLOT 5 OF VISTA RUN  
LOCATED IN THE NW. 1/4 OF THE SE. 1/4  
OF SECTION 21, T.8N., R.19E.,  
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

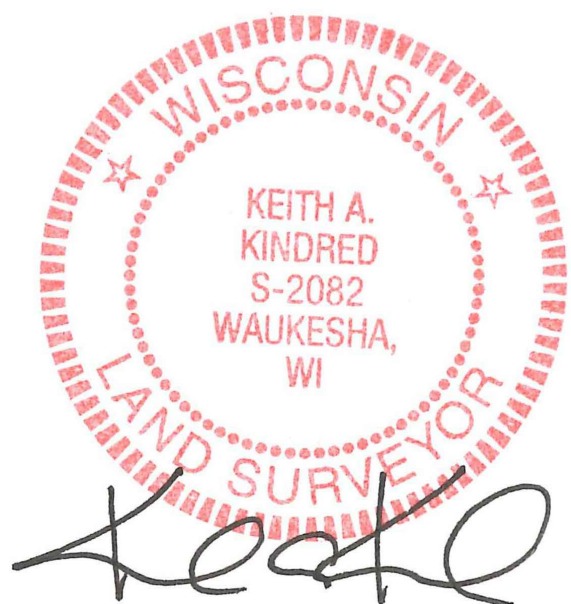
**LOCATION MAP  
SEC. 21-T08N-R19E**



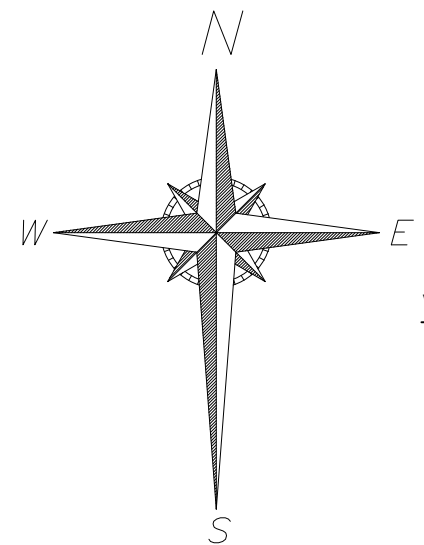
**SURVEY BY:**  
KEITH A KINDRED PLS-2082  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919

**SURVEY FOR:**  
VISTA RUN, LLC  
NEUMANN COMPANIES INC.  
N27W24025 PAUL CT. STE 100  
PEWAUKEE, WI 53072

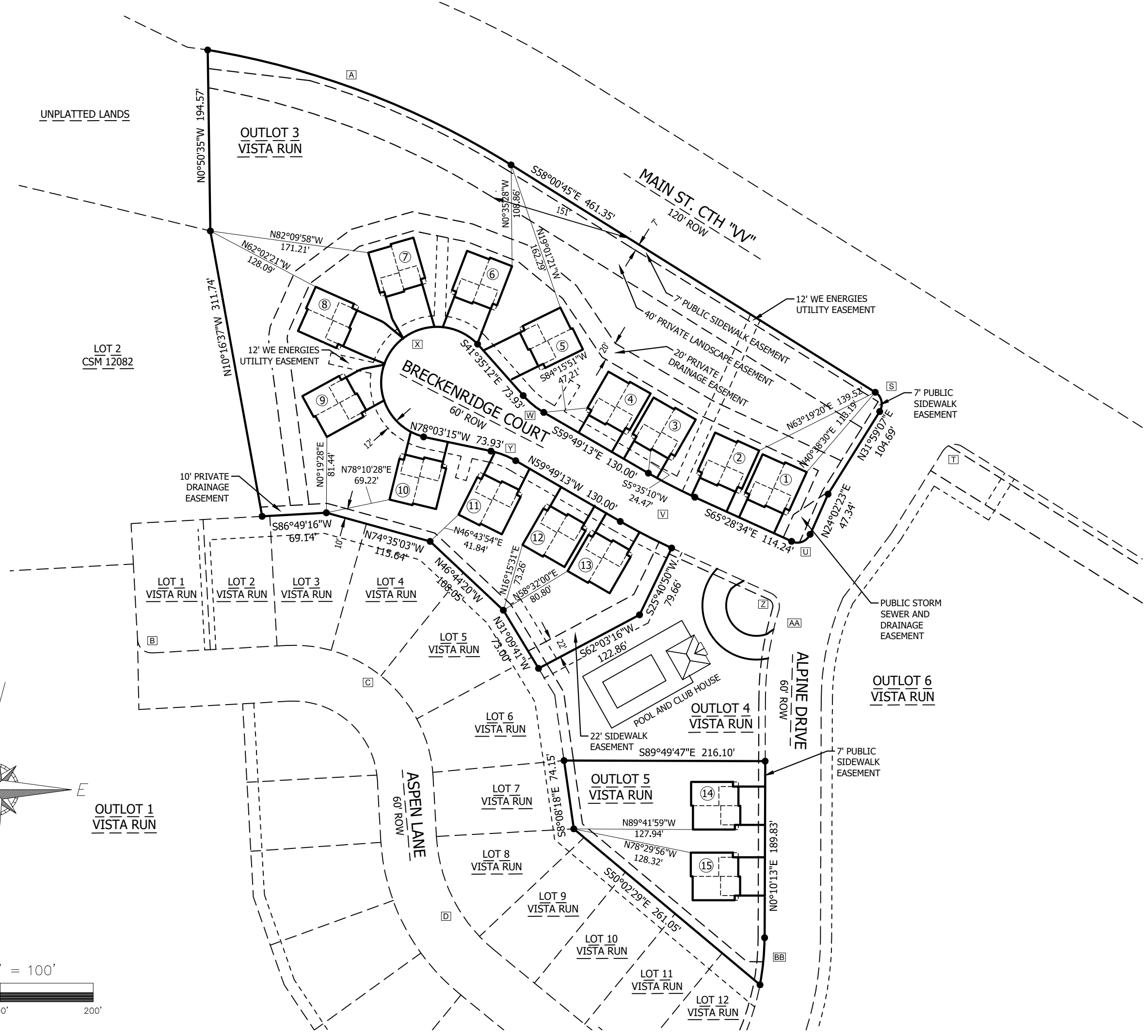
CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING	TAN BEARING
A	EXTERIOR	894.93'	22°27'36"	350.81'	348.57'	N69°14'33"W	N58°00'45"W
S	OUTLOT 3	15.00'	89°59'52"	23.56'	21.21'	N13°00'49"W	N31°59'07"E
U	OUTLOT 3	15.00'	90°29'04"	23.69'	21.30'	N69°16'55"E	S65°28'34"E
R/W NORTH		570.00'	5°39'19"	56.26'	56.24'	S62°38'54"E	S59°49'14"E
V	R/W SOUTH	630.00'	5°39'20"	62.19'	62.16'	S62°38'54"E	S59°49'13"E
W	R/W NORTH	90.00'	18°14'02"	28.64'	28.52'	S50°42'13"E	S41°35'12"E
X	R/W	60.00'	212°09'26"	222.17'	115.31'	S30°10'46"W	N43°44'31"W
Y	R/W SOUTH	90.00'	18°14'02"	28.64'	28.52'	N68°56'14"W	N59°49'13"W
BB	OUTLOT 5	270.00'	10°48'08"	50.90'	50.83'	N05°34'17"E	N10°58'21"E



AUGUST 31, 2021



SCALE: 1" = 100'  
0 50' 100' 200'



**SEH**  
PHONE: 262.646.6855  
501 MAPLE AVENUE  
DELAFIELD, WI 53018  
www.sehinc.com

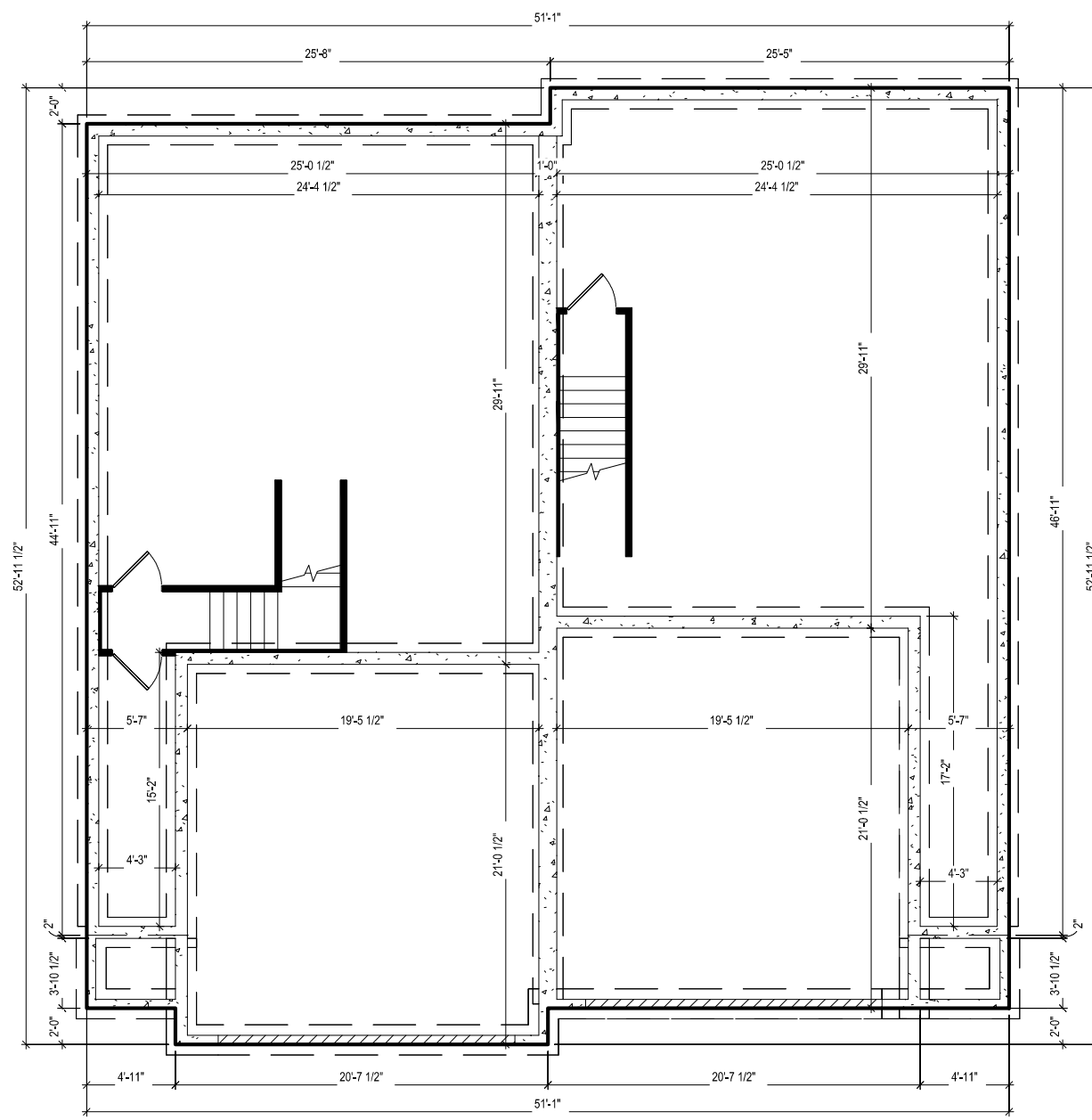
PROJECT# NEUMA-149103

THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

SHEET 1 OF 2

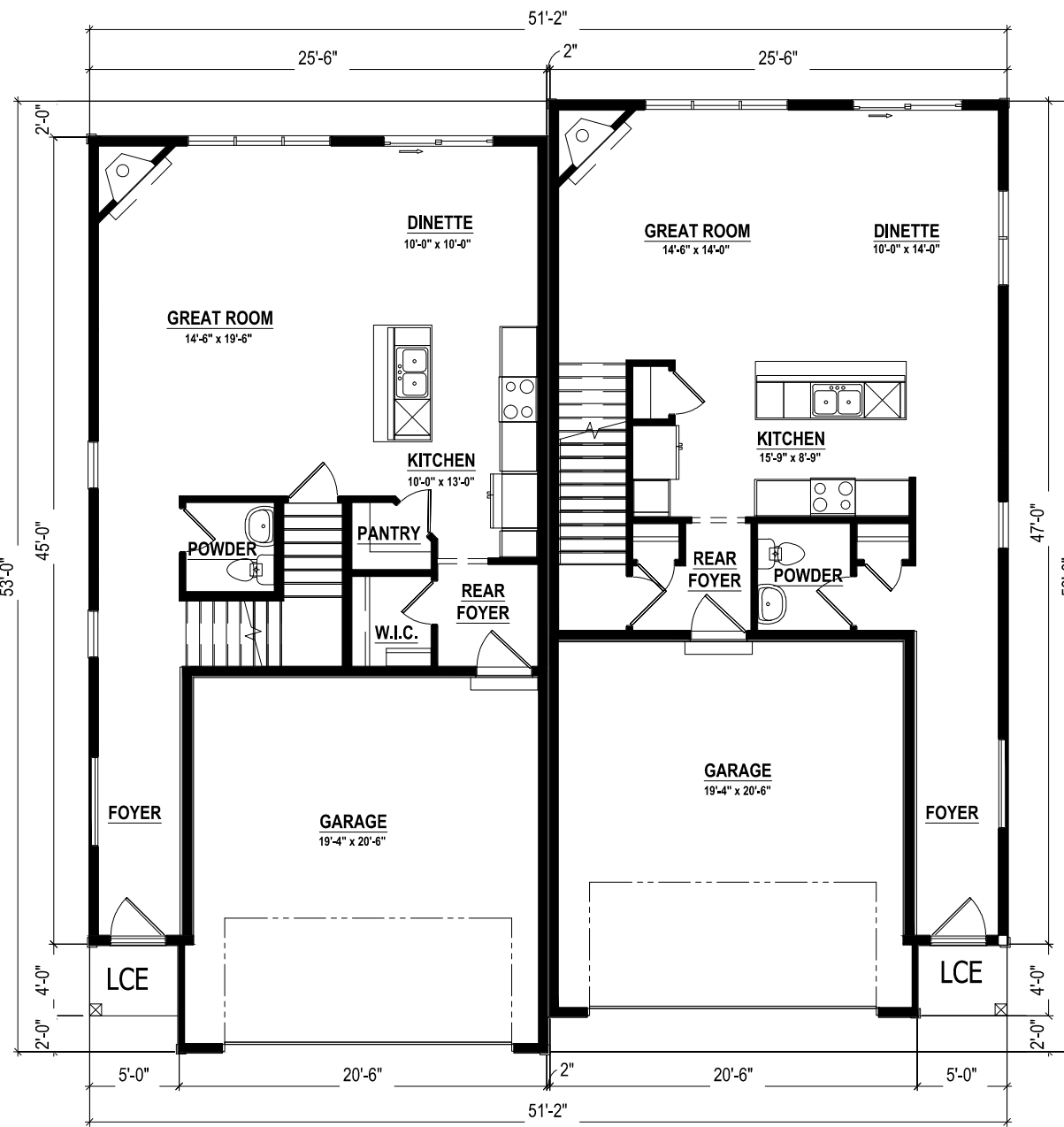
THE CONDOMINIUM PLAT OF  
**THE TOWN HOMES AT VISTA RUN**

ALL OF OUTLOT 3, AND OUTLOT 5 OF VISTA RUN  
 LOCATED IN THE NW. 1/4 OF THE SE. 1/4  
 OF SECTION 21, T.8N., R.19E.,  
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



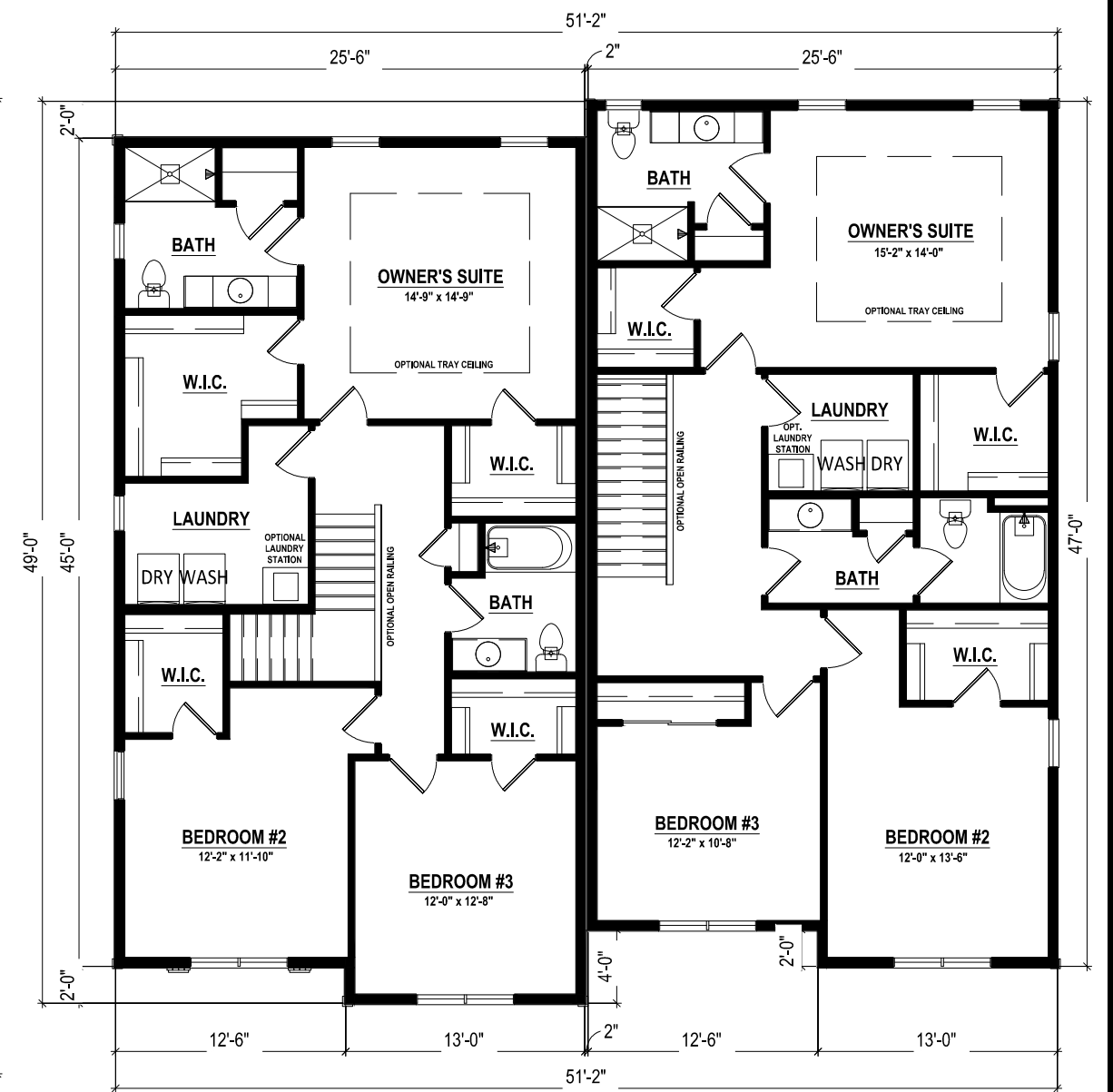
**FOUNDATION / LOWER LEVEL PLAN**

(FLOOR PLANS BY OTHERS)  
 (DIMENSIONS AND AREAS ARE APPROXIMATE)



**FIRST FLOOR PLAN**

(FLOOR PLANS BY OTHERS)  
 (DIMENSIONS AND AREAS ARE APPROXIMATE)



**SECOND FLOOR PLAN**

(FLOOR PLANS BY OTHERS)  
 (DIMENSIONS AND AREAS ARE APPROXIMATE)

**SEH**  
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 501 MAPLE AVENUE  
 DELAFIELD, WI 53018  
 www.sehinc.com

PROJECT# NEUMA-149103

THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

**LEGEND**

LCE - DENOTES LIMITED COMMON ELEMENT



*The Reserve*  
— AT VISTA RUN —

29 BUILDINGS (58 UNITS)  
TWO-FAMILY  
CONDOMINIUMS

BUILDER:  
HARBOR HOMES

DEVELOPER:  
NEUMANN DEVELOPMENTS, INC.

N27 W24025 PAUL COURT  
PEWAUKEE, WI 53072



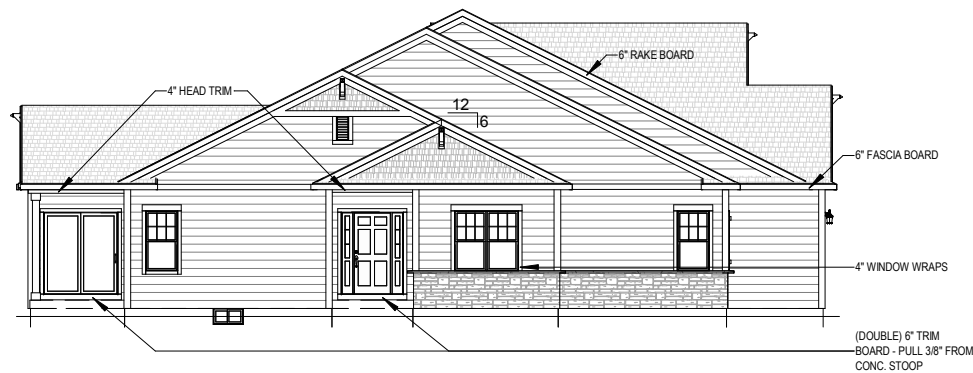
**HALEN**  
HOMES



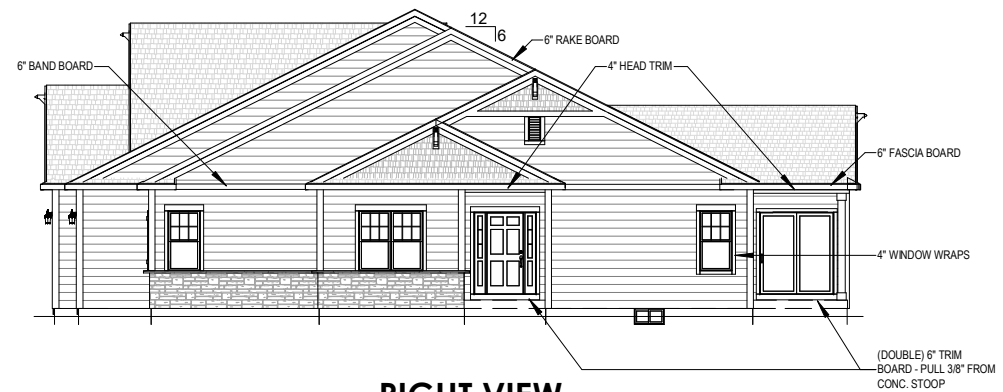
**FRONT VIEW - CRAFTSMAN**  
1/8" = 1'-0"



**REAR VIEW**  
1/16" = 1'-0"



**LEFT VIEW**  
1/16" = 1'-0"



**RIGHT VIEW**  
1/16" = 1'-0"



CAROLINE

THE RESERVE AT  
VISTA RUN

SHEET NAME

**CRAFTSMAN  
ELEVATION**

DATE  
9/23/21

DRAWN BY  
Author

JOB NUMBER  
Project Number

SHEET NUMBER

A1



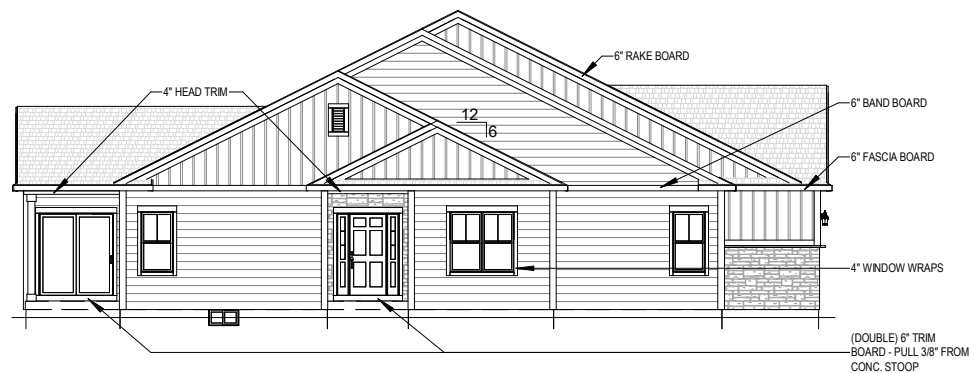
**FRONT VIEW - FARMHOUSE**

1/8" = 1'-0"



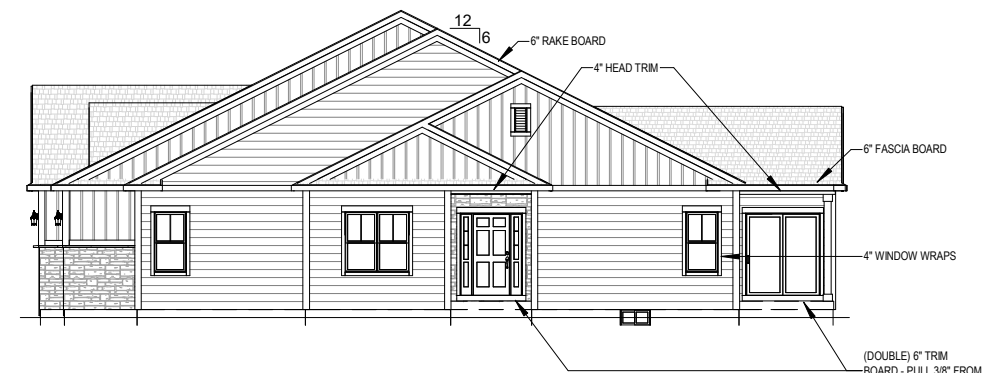
**REAR VIEW**

1/16" = 1'-0"



**LEFT VIEW**

1/16" = 1'-0"



**RIGHT VIEW**

1/16" = 1'-0"



CAROLINE

THE RESERVE AT  
VISTA RUN

SHEET NAME

**FARMHOUSE  
ELEVATION**

DATE  
9/23/21

DRAWN BY  
Author

JOB NUMBER  
Project Number

SHEET NUMBER

A2





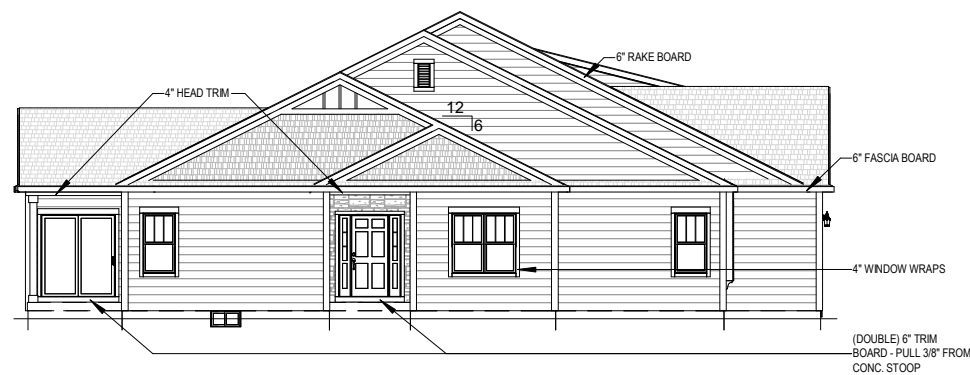
**FRONT VIEW - COUNTRY COTTAGE**

1/8" = 1'-0"



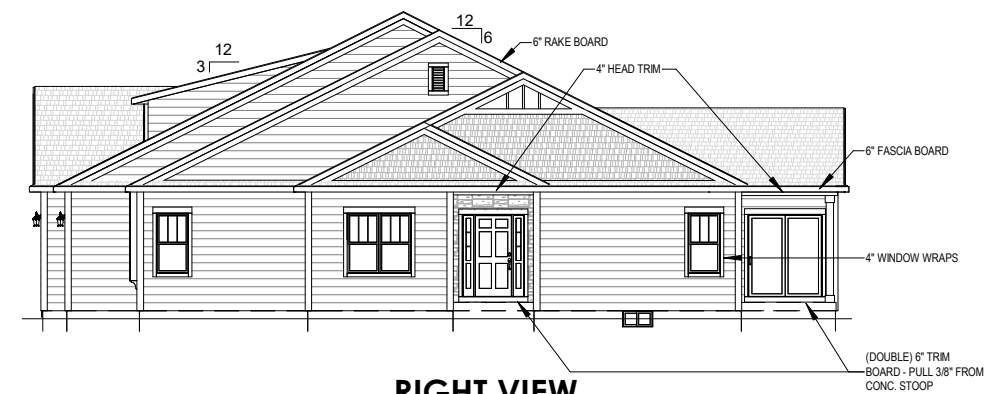
**REAR VIEW**

1/16" = 1'-0"



**LEFT VIEW**

1/16" = 1'-0"



**RIGHT VIEW**

1/16" = 1'-0"



CAROLINE

THE RESERVE AT  
VISTA RUN

SHEET NAME

**COUNTRY  
COTTAGE  
ELEVATION**

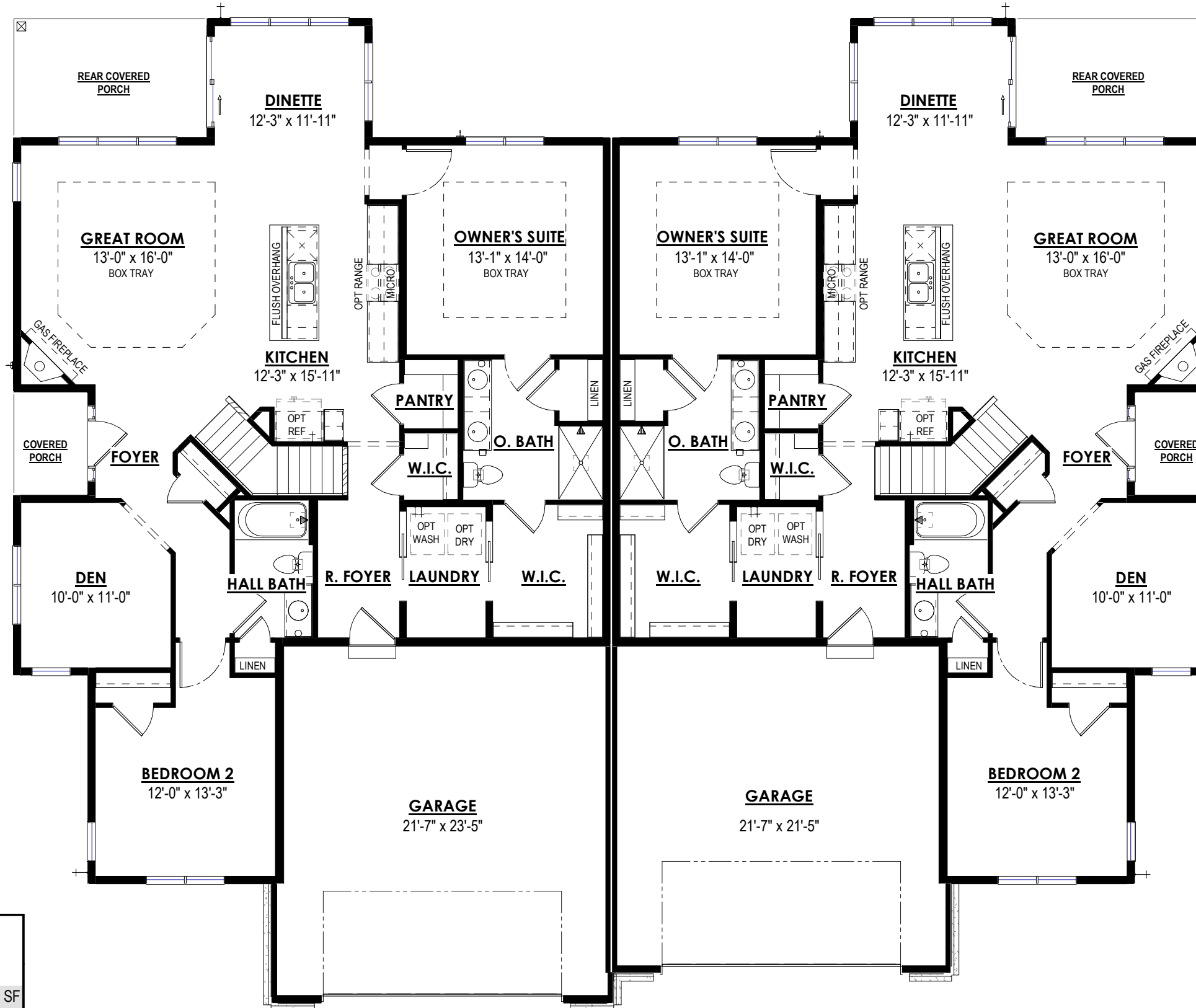
DATE  
9/23/21

DRAWN BY  
Author

JOB NUMBER  
Project Number

SHEET NUMBER

A3



LEFT UNIT AREAS	
Livable Area	
First Floor Livable	1631 SF
	1631 SF

RIGHT UNIT AREAS	
Livable Area	
First Floor Livable	1631 SF
	1631 SF

**FIRST FLOOR PLAN**

1/8" = 1'-0"



CAROLINE

THE RESERVE AT  
VISTA RUN

SHEET NAME

**TYPICAL  
FLOOR PLAN**

DATE 9/23/21 DRAWN BY Author

JOB NUMBER  
Project Number

SHEET NUMBER

A4

# COLOR PALETTES

## **Palette 1**

Siding: James Hardie - Aged Pewter  
Accent (Shakes or B&B): James Hardie - Cobblestone  
Front Door: Sherwin Williams - Raisin

## **Palette 2**

Siding: James Hardie - Monterey Taupe  
Accent (Shakes or B&B): James Hardie - Arctic White  
Front Door: Sherwin Williams - Cyberspace

## **Palette 3**

Siding: James Hardie - Cobblestone  
Accent (Shakes or B&B): James Hardie - Monterey Taupe  
Front Door: Sherwin Williams - Urbane Bronze

- \*All Trim/Corners/Fascia: Arctic White
- \*All Stone: ProLine - Taos Weatheredge
- \*All Shingles: GAF Timberline Natural Shadow - Weathered Wood
- \*All Garage Doors: Polar White
- \*(panel & window insert styles to vary per elevation)
- \*All Windows/Patio Doors: Lindsay Vinyl - White
- \*(grid styles to vary per elevation)

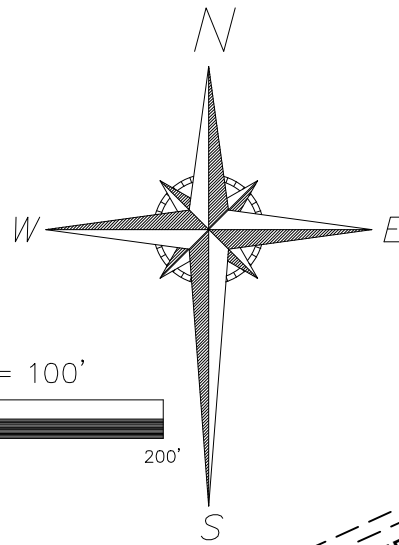


THE CONDOMINIUM PLAT OF  
**THE RESERVES AT VISTA RUN**

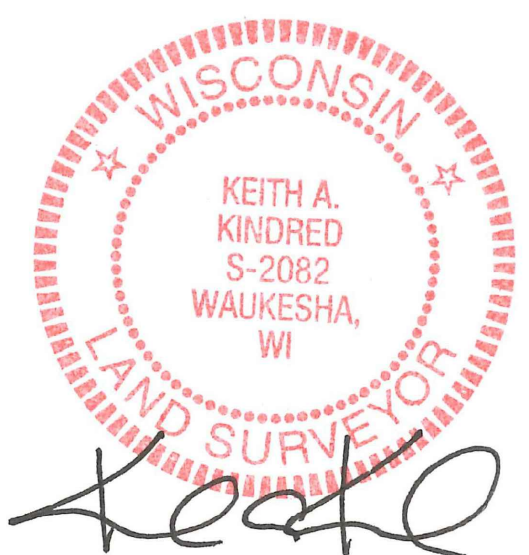
ALL OF OUTLOT 3, AND OUTLOT 5 OF VISTA RUN  
LOCATED IN THE SW. 1/4 OF THE SE. 1/4  
OF SECTION 21, T.8N., R.19E.,  
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

**SURVEY BY:**  
KEITH A KINDRED PLS-2082  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919

**SURVEY FOR:**  
VISTA RUN, LLC  
NEUMANN COMPANIES INC.  
N27W24025 PAUL CT. STE 100  
PEWAUKEE, WI 53072



CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING	
CC	R/W-OL 8	15.00'	82°30'19"	21.60'	19.78'	S07°30'40"W	S48°45'50"W S33°44'30"E
DD	R/W-OL 9	15.00'	80°41'24"	21.12'	19.42'	S74°05'11"E	N65°34'07"E S33°44'30"E
EE	R/W-OL 8	970.00'	8°58'25"	151.92'	151.76'	N38°13'42"W	N42°42'54"W N33°44'30"W
FF	R/W-OL 9	1030.00'	8°58'25"	161.32'	161.15'	S38°13'42"E	S33°44'30"E S42°42'54"E
GG	OUTLOT 8	230.00'	11°09'53"	44.82'	44.75'	S37°07'58"E	S42°42'54"E S31°33'01"E
HH	OUTLOT 13	230.00'	32°41'40"	131.24"	129.47"	S10°13'10"W	S26°34'00"E S06°07'40"W
II	R/W-OL 9	170.00'	48°50'35"	144.92'	140.57'	S18°17'37"E	S42°42'54"E S06°07'40"W
JJ	R/W-OL13	470.00'	7°53'20"	64.71'	64.66'	N02°11'01"E	N01°45'39"W N06°07'40"E
KK	R/W-OL 9	530.00'	7°53'20"	72.97'	72.92'	S02°11'01"W	S06°07'40"W S01°45'39"E
LL	R/W-OL 13	15.00'	85°44'39"	22.45'	20.41'	N44°37'59"W	N87°30'18"W N01°45'39"W
MM	R/W-OL13	90.00'	9°05'42"	14.29'	14.27'	S88°12'09"W	S83°39'18"W N87°15'00"W
NN	R/W-OL 13	60.00'	216°32'08"	226.76'	113.95'	N11°55'22"E	S59°48'34"E S83°39'18"W
OO	R/W-OL 13	90.00'	26°45'53"	42.04'	41.66'	S73°11'30"E	S86°34'27"E S59°48'34"E
PP	R/W-OL 9	630.00'	1°27'58"	16.12'	16.12'	N83°30'20"E	N82°46'21"E N84°14'19"E
QQ	R/W-OL 13	570.00'	10°39'12"	105.98'	105.83'	N88°05'57"E	N82°46'21"E S86°34'27"E
RR	R/W-OL 9	15.00'	85°59'58"	22.51'	20.46'	N41°14'20"E	N84°14'19"E N01°45'39"W
SS	OUTLOT 10	70.00'	68°33'39"	83.76'	78.85'	S37°13'57"E	S02°57'08"E S71°30'47"E
TT	OUTLOT 12	130.00'	51°08'24"	116.03'	112.22'	N28°31'20"W	N54°05'32"W N02°57'08"W
UU	OUTLOT 13	130.00'	30°18'51"	68.78'	67.98'	N69°14'57"W	N84°24'23"W N54°05'32"W
VV	R/W-OL 10	760.00'	21°28'45"	284.91'	283.25'	N13°41'31"W	N02°57'08"W N24°25'53"W
WW	R/W-OL 12	700.00'	21°28'45"	262.42'	260.88'	S13°41'31"E	S24°25'53"E S02°57'08"E
XX	R/W-OL 10	15.00'	90°00'00"	23.56'	21.21'	N20°34'07"E	N24°25'53"W N65°34'07"E
YY	R/W-OL 12	15.00'	90°00'00"	23.56'	21.21'	S69°25'53"E	N65°34'07"E S24°25'53"E

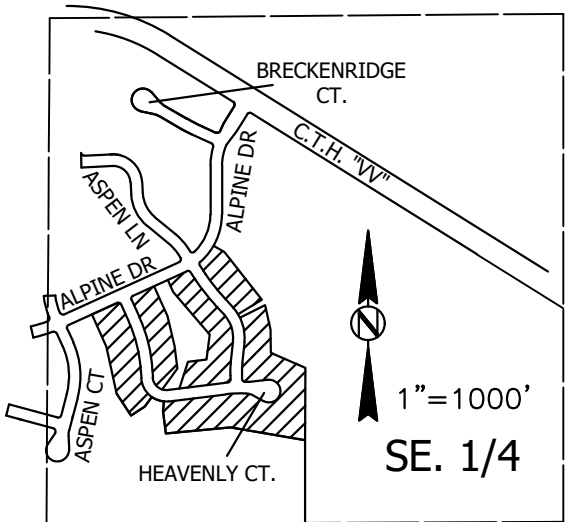


AUGUST 31, 2021

**SEH**  
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501 MAPLE AVENUE  
DELAFIELD, WI 53018  
www.sehinc.com

PROJECT # NEUMA-149103

**LOCATION MAP**  
SEC. 21-T08N-R19E



THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

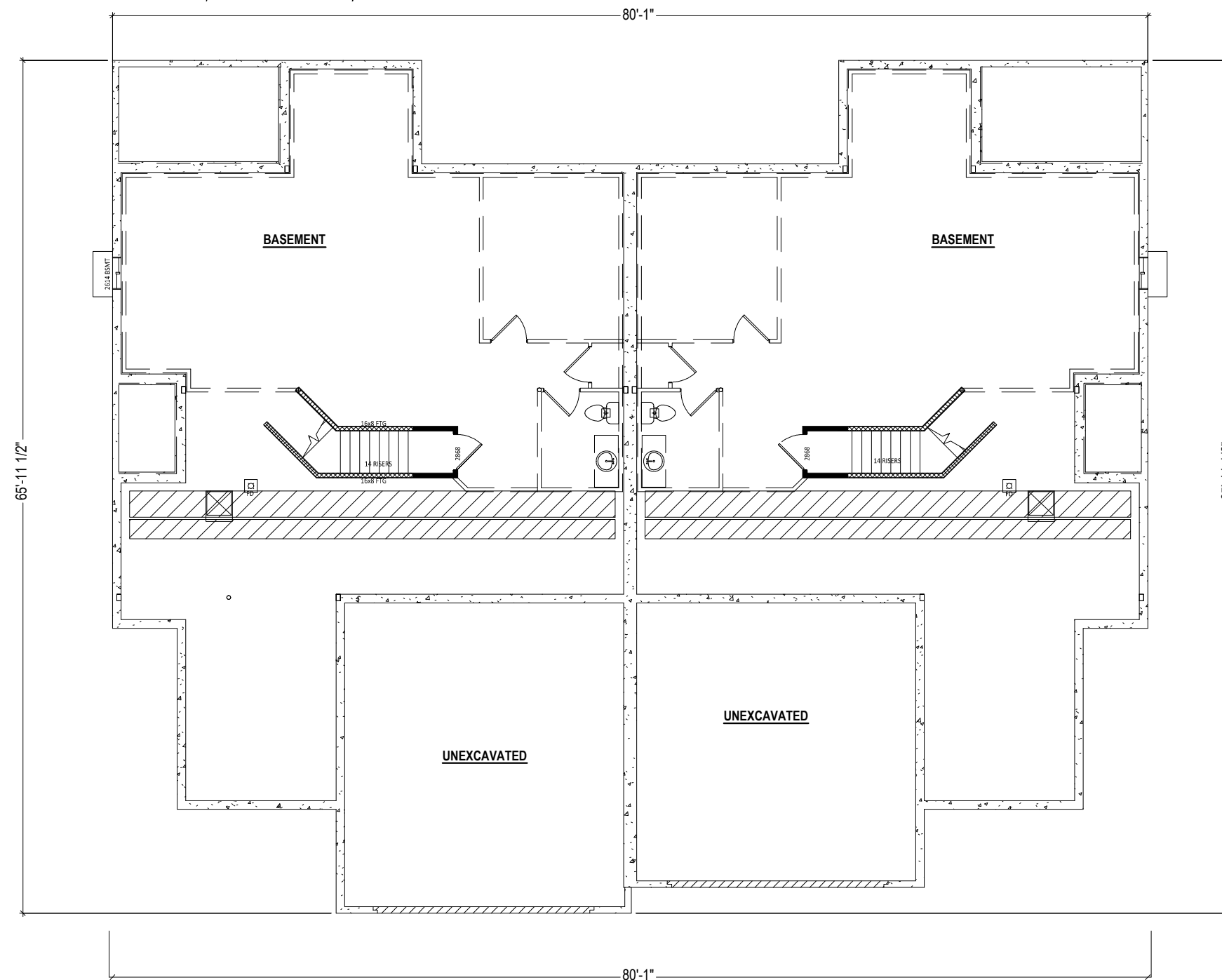
SHEET 1 OF 2

THE CONDOMINIUM PLAT OF  
**THE RESERVES AT VISTA RUN**

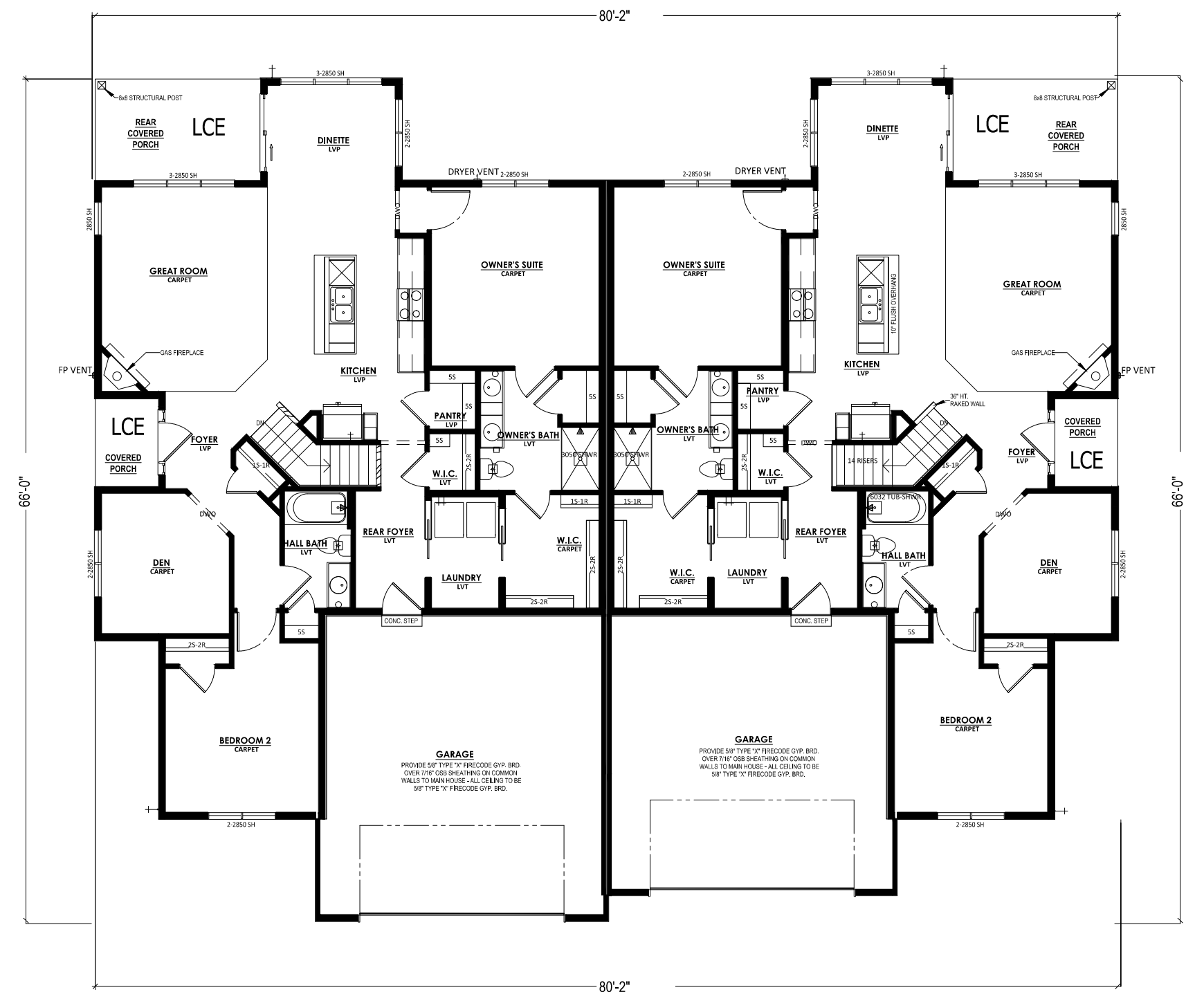
ALL OF OUTLOT 3, AND OUTLOT 5 OF VISTA RUN  
 LOCATED IN THE SW. 1/4 OF THE SE. 1/4  
 OF SECTION 21, T.8N., R.19E.,  
 VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

**LEGEND**

LCE - DENOTES LIMITED COMMON  
 ELEMENT



**FOUNDATION / LOWER LEVEL PLAN**  
 (FLOOR PLANS BY OTHERS)  
 (DIMENSIONS AND AREAS ARE APPROXIMATE)



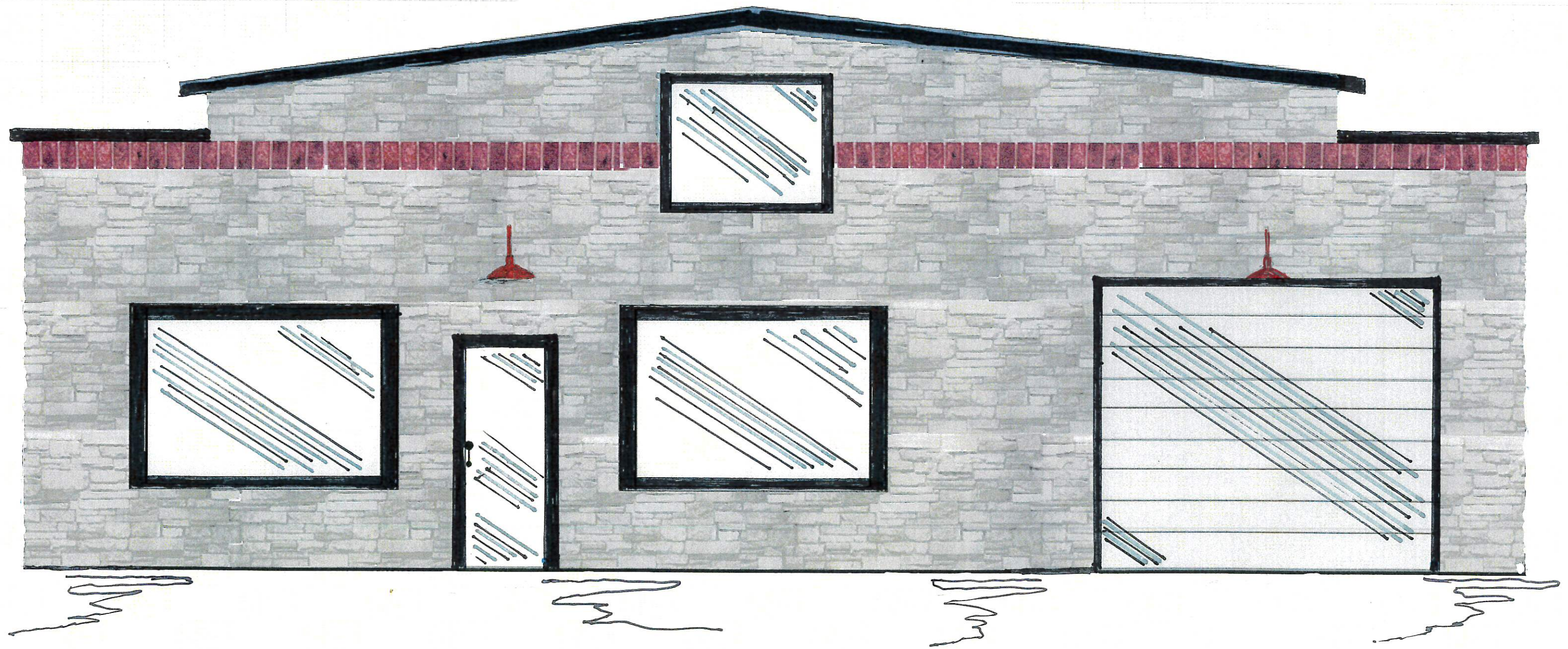
**FIRST FLOOR PLAN**  
 (FLOOR PLANS BY OTHERS)  
 (DIMENSIONS AND AREAS ARE APPROXIMATE)

EXISTING



PROPOSED

SOUTH ELEV.



1/4" SCALE

EXISTING



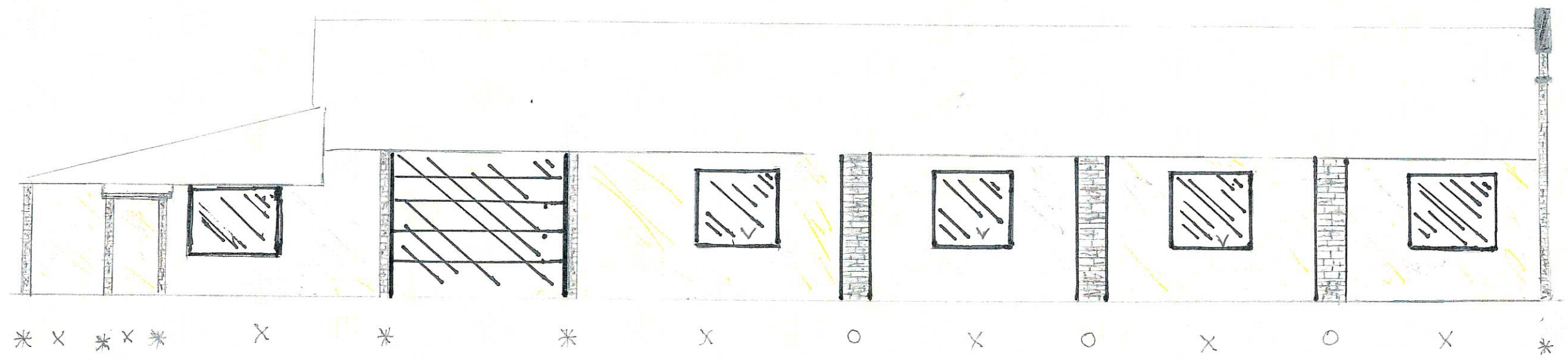


EXISTING



PROPOSED

WEST ELEV.



\* FAUX LEDGESTONE CORNERS  
X TAUPE STUCCO  
O 2' WIDE FAUX LEDGESTONE

V MOCK WINDOWS (3)

1/8" SCALE