

VILLAGE OF SUSSEX
SUSSEX, WISCONSIN

Minutes of the Architectural Review Board (ARB) meeting held on July 8, 2020.

Assistant Development Director Kasey Fluet called the meeting to order at 4:02 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 Zoellick to appoint Melissa Granicki Chair Person Pro Tem for this meeting. Motion carried.

Members present: Greg Zoellick, Gary Foxe, Melissa Granicki and Mike Knapp (arrived at 4:05p.m.).

Members absent: Anthony LeDonne

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

Consideration and possible action on the minutes of June 3, 2020.

A motion by Foxe, seconded by Zoellick to approve the minutes of the meeting held on June 3, 2020. Motion carried.

Consideration and possible action on a site plan, lighting plan, landscape plan and sign plan for Dunkin'/Baskin Robbins W249N6478 STH 164.

Nikoletta Scarlatis architect for the project was present for this matter.

Fluet reviewed memo (copy attached) starting with the site plan. Foxe asked why the site only had one handicap stall and Taco Bell has two. Fluet stated the code only requires one. Foxe stated the sidewalks should have ramps for easy pedestrian access.

Site – it was consensus of the ARB an additional handi cap stall should be added to the site and a ramp added to the east pedestrian way sidewalk.

Scarlatis present the materials to be used on the building. The lannon stone will also be used on the monument sign (see photo attached).

Architecture – It was the consensus of the ARB the architecture plan meets the requirements.

Lighting – It was the consensus of the ARB the lighting plan meets the requirements.

Landscape – It was the consensus of the ARB the landscape plan meets the requirements.

Sign- It was the consensus of the ARB the sign plan meets the requirements.

A motion by Granicki, seconded by Foxe to approve the site, architectural, lighting, landscape and sign plans for Dunkin'/Baskin Robbins W249N6478 STH 164 with the following conditions:

- Add a second handicap stall to the site.
- Add a ramp at the east parking lot pedestrian way.

Motion carried.

Consideration and possible action on an outdoor patio landscape plan for Tequila Restaurant and Beer Garden establishments at Mammoth Springs at The Corners N63W23675 Main Street.

Arthur Sawall owner of building was present for this matter.

Fluet reviewed memo (copy attached). Sawall reviewed the site plan and presented a photo of the hydrangea bush to be planted along the patio. Zoellick stated he did not like a white bloom variation of the plant.

A motion by Granicki, seconded by Foxe to approve the hydrangea bushes to be used for the landscape screening around the patio, color of blooms should be any color other than white.

Motion carried.

Consideration and possible action on Mammoth Springs at The Corners master sign plan for retail tenant spaces N63W23675 Main Street.

Arthur Sawall owner of building was present for this matter.

Fluet reviewed the memo (copy attached). Sawall reviewed the master sign plan (copy attached). Sawall stated he had a sign company draft the plan. Sawall pointed out it is important to have a sign plan to give to potential tenants. The signs will be face illuminated and not externally lit, all signs will have steady illumination.

A motion by Granicki, seconded by Foxe to approve the master sign plan for Mammoth Springs at The Corners N63W23675 Main Street.

Motion carried.

A motion by Granicki, seconded by Zoellick to adjourn the meeting at 4:57 p.m.

Motion carried.

Respectfully submitted,
Kasey Fluet, Assistant Development Director



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Website: www.villagesussex.org

MEMORANDUM

TO: Architectural Review Board

FROM: Kasey Fluet, Assistant Development Director

RE: ARB meeting for July 8, 2020

DATE: July 1, 2020

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 June 3, 2020 meeting.

III. Consideration and possible action on the site plan, architectural plan, lighting plan, landscape plan and sign plan Dunkin'/Baskin Robbins (W249N6478 STH 164).

This site is zoned B-2. The restaurant with drive through is permitted in the B-2 Regional Business District in accordance with Section 17.0417 (A)(1)(b) subject to the Plan Commission must find that the vehicle stacking will not impact surrounding properties or any public roadway. Dunkin'/Baskin Robbins is a franchise chain to offer drive through and in stores service for the Dunkin' brand items. The Baskin Robbins will be in store service and some menu items available at the drive through. Hours of operations will be Monday through Sunday 4:00 a.m. to 12:00 a.m. The store size will be 1,835 square feet, the following are comments for the plans:

Site

- Stacking for drive through accommodates 7 cars with no impact to surrounding properties or public roadway.
- Provides good pedestrian orientation.
- Need to provide more details about proposed monument sign location.
- There is sufficient parking with 27 stalls.

Architecture

- Building meets height and required setbacks.
- Dumpster enclosure material to match building.
- 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.

- Light poles to match or be similar to poles and height of Taco Bell.

Landscape

- The landscape plan meets the Design Standards; 18 trees and 148 shrubs/flowers.

Signage

- Meets the code requirements.
- Monument sign meets the Design Standards.

The plans will be reviewed at the July Architectural Review Board. The site plan does encroach in the southeast corner on the adjacent undeveloped lot. A CSM or quit claim between the properties needs to occur to square off the lot as proposed.

Policy Question:

1. Are there any concerns with the various plans?

Action Items:

1. Act on the plans.

Staff Recommendation: Staff recommends the ARB approve the site, architectural, lighting, landscape and sign plans for Dunkin'/Baskin Robbins new building subject to any conditions.

III. Consideration and possible action on an outdoor patio landscape plan for Tequila Restaurant and Beer Garden establishments at Mammoth Springs at The Corners N63W23675 Main Street.

The plan of operations for both establishments has been approved by the Plan Commission and the use of Old Brooke Square has been approved by the Park and Rec Board. The ARB was directed to review the landscape plan for the outdoor patio to determine if the landscaping shown is a sufficient buffer to provide areas of designation for the consumption of alcoholic beverages. We don't want to screen the view from Main Street for public safety, but make it obvious where alcohol can be served and where general park users can utilize the park and access the bugline trail.

Policy Question:

1. Are there any concerns with the outdoor patio landscape plan?

Action Items:

1. Act on the plan.

Staff Recommendation: Staff recommends the ARB approve the outdoor patio landscape plan for Mammoth Springs at The Corners subject to any conditions.

IV. Consideration and possible action on Mammoth Springs at The Corners master sign plan for retail tenant spaces N63W23675 Main Street.

It is recommended each landlord of multi-tenant buildings submit a master sign plan for their complex in order to expedite the sign approval process for a new tenant. The master sign plan is used as a guideline for potential tenants and the building inspector when reviewing sign permit applications.

The ARB should review the plan and determine if it meets the Design Standards.

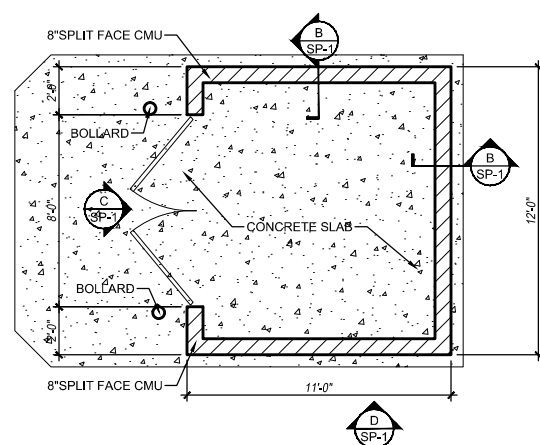
Policy Question:

1. Are there any concerns with the Master sign plan?

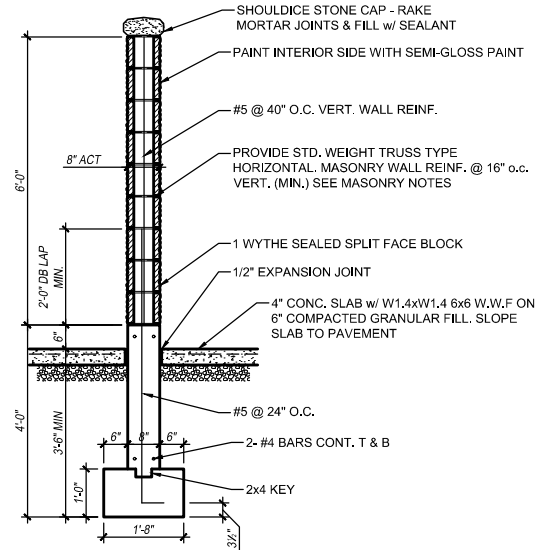
Action Items:

1. Act on the plan.

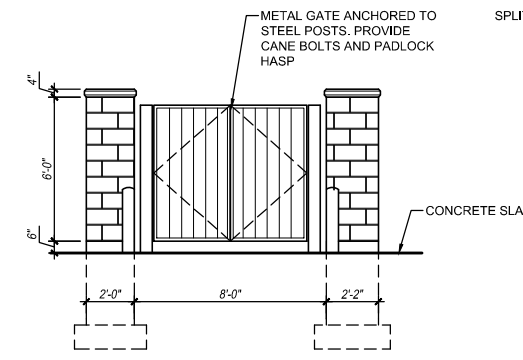
Staff Recommendation: Staff recommends the ARB approve the master sign plan for Mammoth Springs at The Corners subject to any conditions.



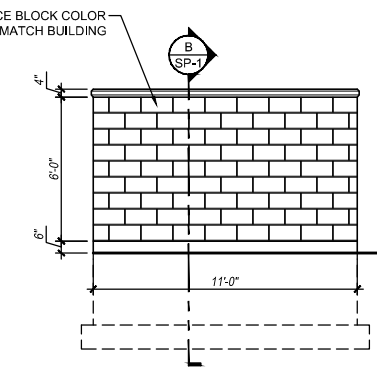
A TRASH ENCLOSURE PLAN DETAIL
SCALE: 1/8" = 1'-0"



B TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

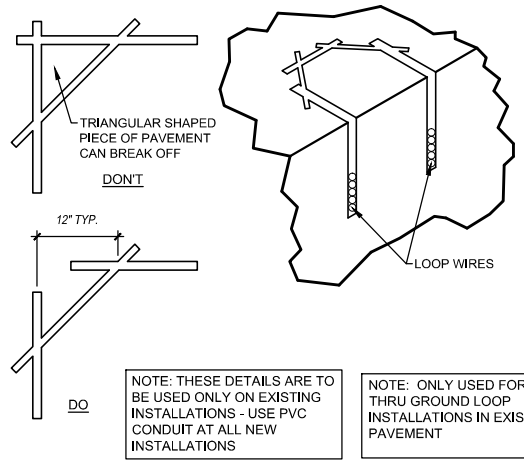


C ELEVATION
SCALE: 1/8" = 1'-0"

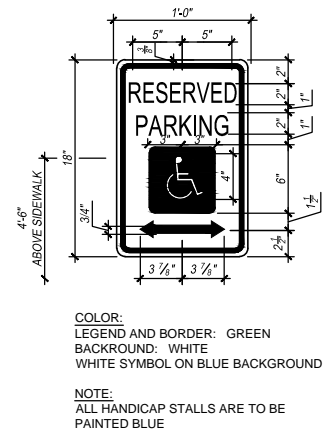


D ELEVATION
SCALE: 1/8" = 1'-0"

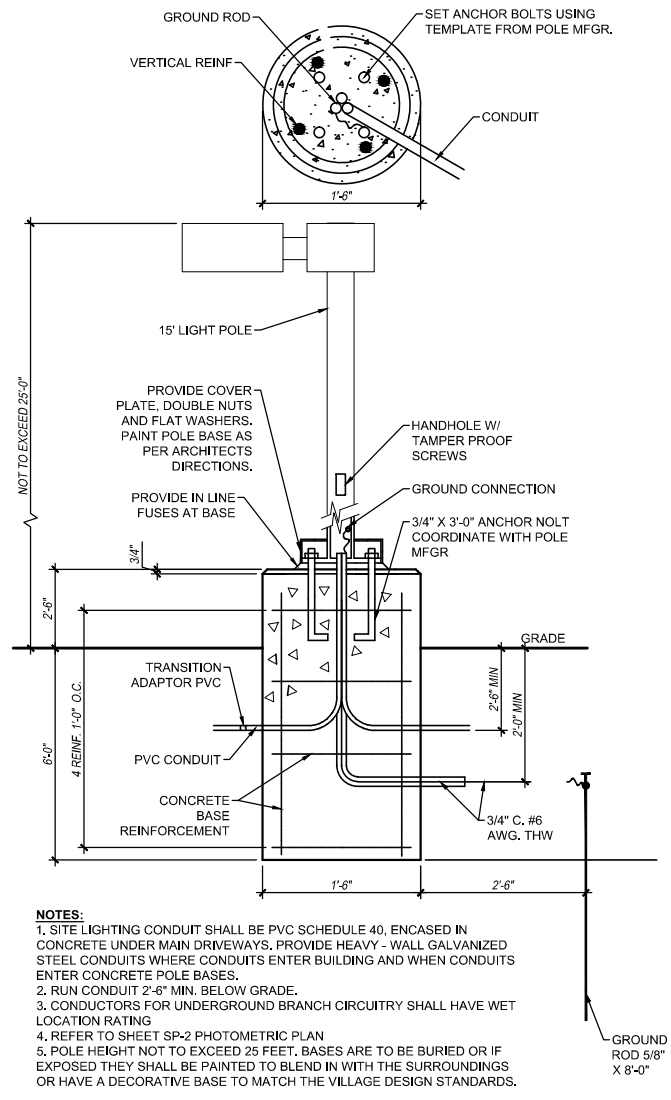
1 TRASH ENCLOSURE PLAN AND ELEVATION
N.T.S. NOTE:



2 SAW CUT DETAILS
N.T.S. NOTE:



3 HANDICAP PARKING SIGN DETAIL
N.T.S. NOTE:



4 LIGHT FIXTURE SPEC
N.T.S. NOTE:

URBAN RACKS
INNOVATIVE | BICYCLE PARKING

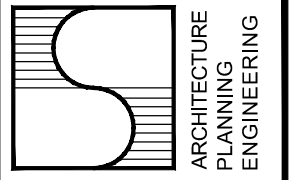


NOTES:
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URS-794-CST-IU*P-DUNKIN DONUTS
INVERTED U WITH WATER JETTED LOGO, SURFACE MOUNT, POWDER COATED

REVISION DATE 09/16/2014

5 BIKE RACK SPECS
N.T.S. NOTE:



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NOTES:

07/01/2020	SUBMITTED FOR ARB
06/08/2020	PLAN COMMISSION SUBMITTAL
05/27/2020	PLAN COMMISSION REVIEW

RECORD

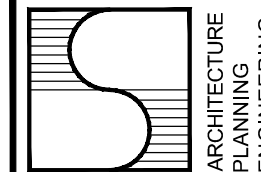
NEW CONSTRUCTION

DUNKIN' BR COMBO

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

SITE DETAILS

Scale: AS SHOWN	Sheet Number:
Drawn: MH	SP-1.3
Project No. 202006	



ARCHITECTURE
PLANNING
ENGINEERING

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NOTES:

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RECORD

NEW CONSTRUCTION

**DUNKIN'
BR COMBO**

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

FLOOR PLAN

Scale:
AS SHOWN

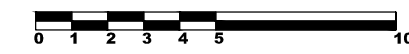
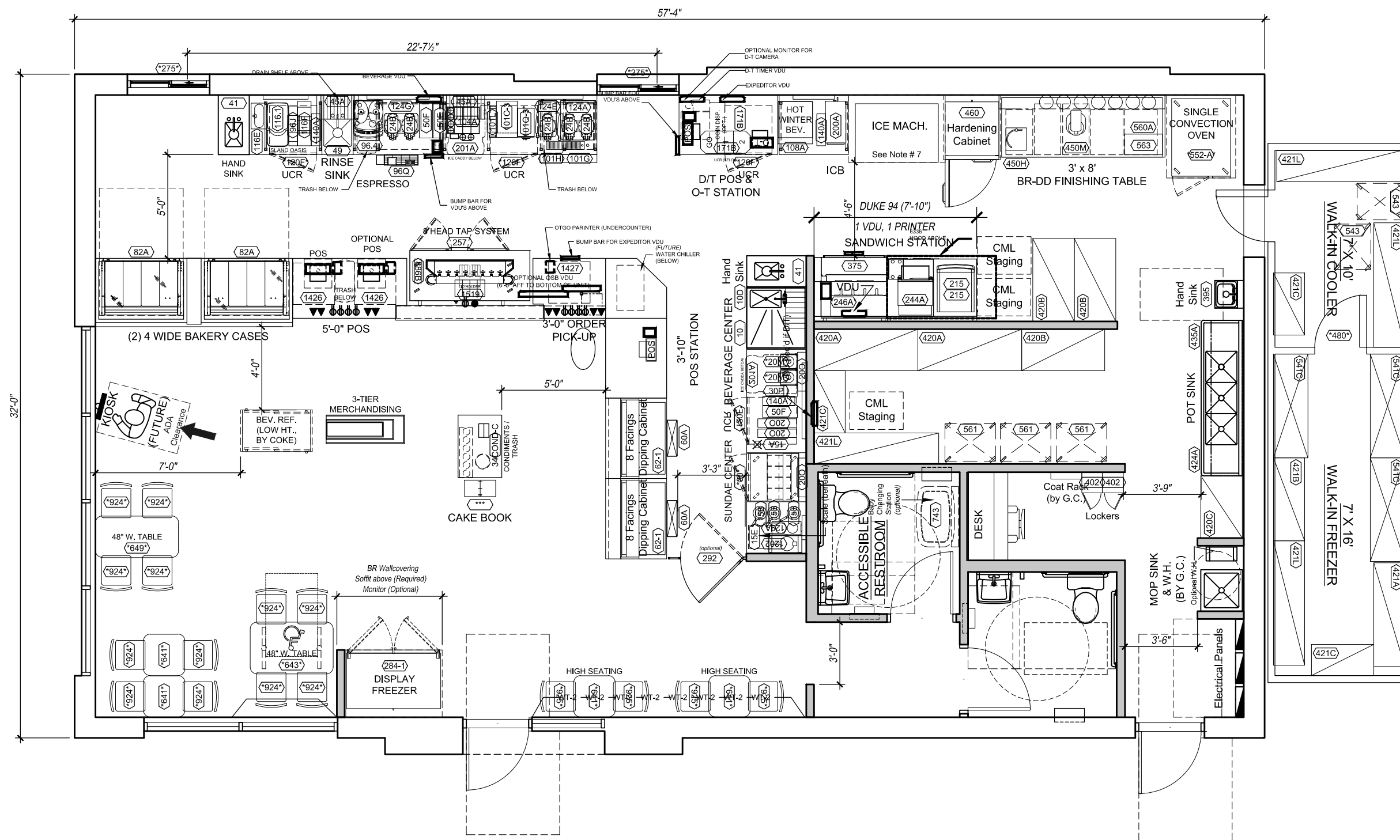
Sheet Number:

Drawn: MH

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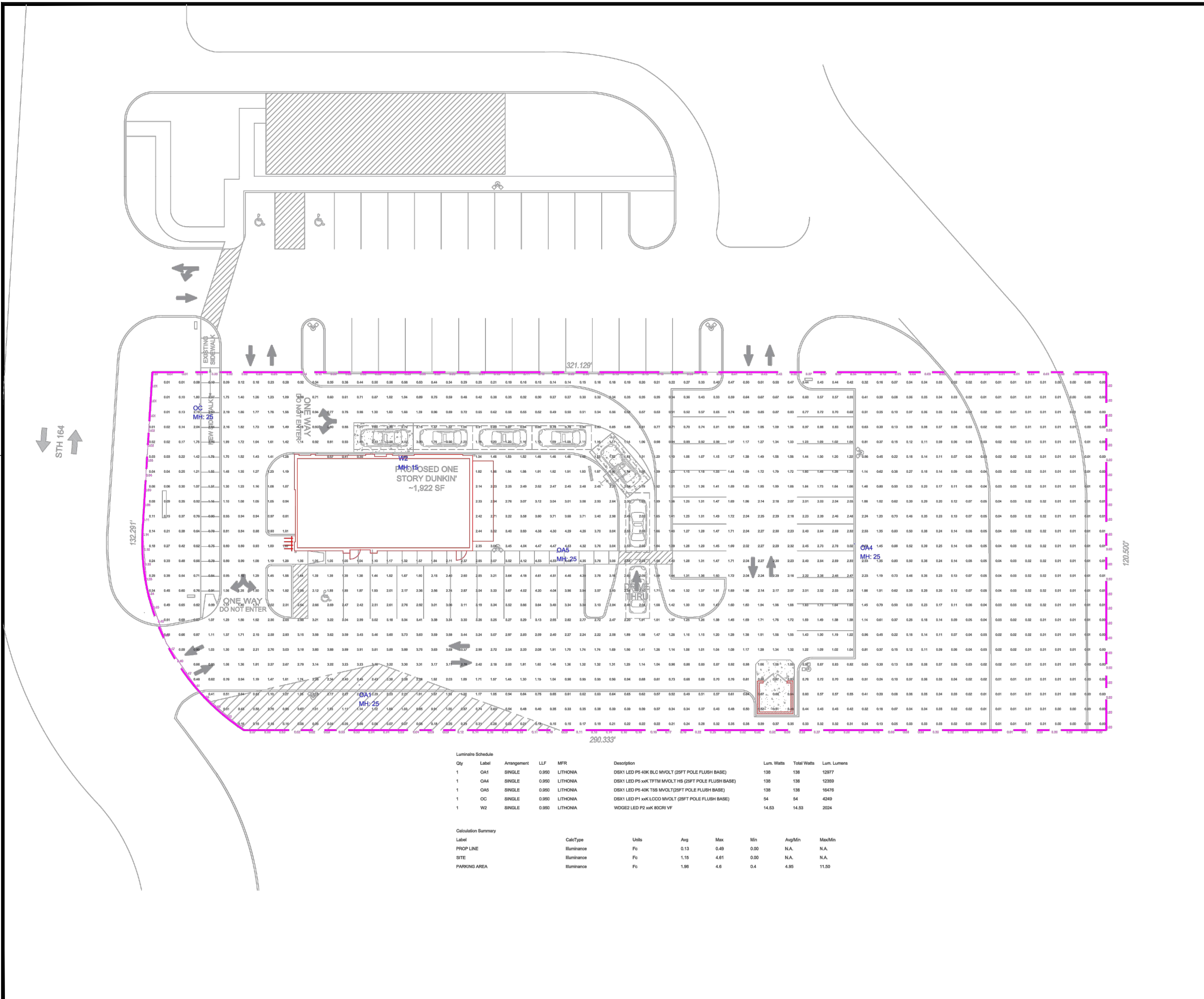
Project No.

202006



FLOOR PLAN

SCALE: 3/16" = 1'-0"




Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
1	OA1	SINGLE	0.950	LITHONIA	DSX1 LED P5 40K BLC MVOLT (25FT POLE FLUSH BASE)	138	138	12977
1	OA4	SINGLE	0.950	LITHONIA	DSX1 LED P5 xTK TFFM MVOLT HS (25FT POLE FLUSH BASE)	138	138	12359
1	OA5	SINGLE	0.950	LITHONIA	DSX1 LED P5 40K TSS MVOLT(25FT POLE FLUSH BASE)	138	138	16476
1	OC	SINGLE	0.950	LITHONIA	DSX1 LED P1 xK LCCO MVOLT (25FT POLE FLUSH BASE)	54	54	4249
1	W2	SINGLE	0.950	LITHONIA	WDOG2 LED P2 xK ROCR1 VF	14.53	14.53	2024

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance	Fc	0.13	0.49	0.00	N.A.	N.A.
SITE	Illuminance	Fc	1.15	4.61	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.98	4.6	0.4	4.95	11.50



ENTERPRISE
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NOTES:

#	DATE	COMMENTS

REVISIONS

DATE	DESCRIPTION
07/01/2020	SUBMITTED FOR ARB
06/08/2020	PLAN COMMISSION SUBMITTAL
05/27/2020	PLAN COMMISSION REVIEW

RECORD

NEW CONSTRUCTION

DUNKIN' BR COMBO

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

PHOTOMETRIC PLAN

Scale: AS SHOWN	Sheet Number:
Drawn: MH	SP-2
Project No. 202006	

DUNKIN'

W. 249 N. 6478 WI-164

SUSSEX, WISCONSIN

DRAWN BY : AD

DATE : JULY 1, 2020

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



D-Series Size 1 LED Area Luminaire

d^{series}



Catalog Number
Notes
Type

© 2011-2020 Acuity Brands Lighting, Inc. All rights reserved.

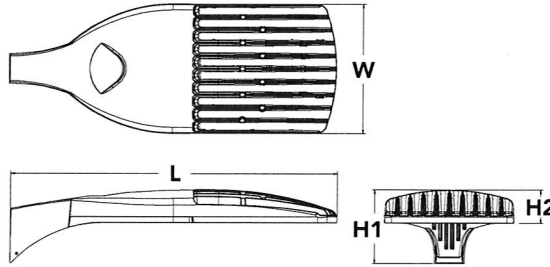
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



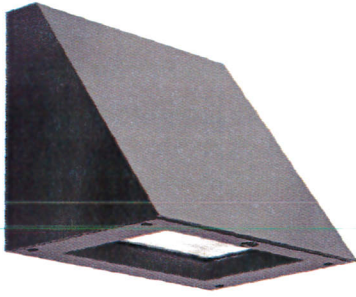
A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short ² T5S Type V short ² T5M Type V medium ² T5W Type V wide ² BLC Backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT ⁴ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ² SPUMBA Square pole universal mounting adaptor ⁵ RPUMBA Round pole universal mounting adaptor ⁵ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ⁸ PIRHN Network, high/low motion/ambient sensor ⁹ PER NEMA twist-lock receptacle only (controls ordered separate) ^{10,11} PER5 Five-pin receptacle only (controls ordered separate) ^{10,11} PER7 Seven-pin receptacle only (controls ordered separate) ^{10,11} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹³ DS Dual switching ^{13,14,15}	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{16,17} PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{16,17} PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{16,17} PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{16,17} FAO Field adjustable output ¹⁵	Shipped installed HS House-side shield ¹⁸ SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ¹⁹ EGS External glare shield
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



WDGE2 LED

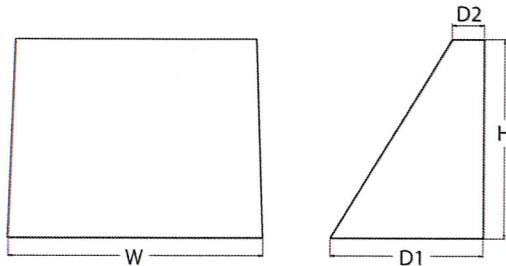
Architectural Wall Sconce



Catalog Number
Notes
Type

Specifications

- Depth (D1):** 7"
- Depth (D2):** 1.5"
- Height:** 9"
- Width:** 11.5"
- Weight:** 13.5 lbs
(without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P1 ¹	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	Shipped included	
	P2 ¹	P2SW	30K	3000K	90CRI			347 ³	SRM	Surface mounting bracket
	P3 ¹	P3SW	35K	3500K		VW	Visual comfort wide	480 ³	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁷
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K						
	P5 ¹		50K ²	5000K						
										Shipped separately
										AWS 3/8inch Architectural wall spacer
										BBW Surface-mounted back box
										PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options			Finish		
E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD	Dark bronze	
E10WH	Emergency battery backup, CEC compliant (10W, 5°C min)		DBLXD	Black	
E20WC	Emergency battery backup, CEC compliant (18W, -20°C min)		DNAXD	Natural aluminum	
PE ⁴	Photocell, Button Type		DWHXD	White	
DS ⁵	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)		DSSXD	Sandstone	
DMG ⁶	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DDBTXD	Textured dark bronze	
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.		DBLTXD	Textured black	
			DNATXD	Textured natural aluminum	
			DWHGXD	Textured white	
			DSSTXD	Textured sandstone	



HAWK - model: WP-LED2

Endurance Wallpack

WAC LIGHTING

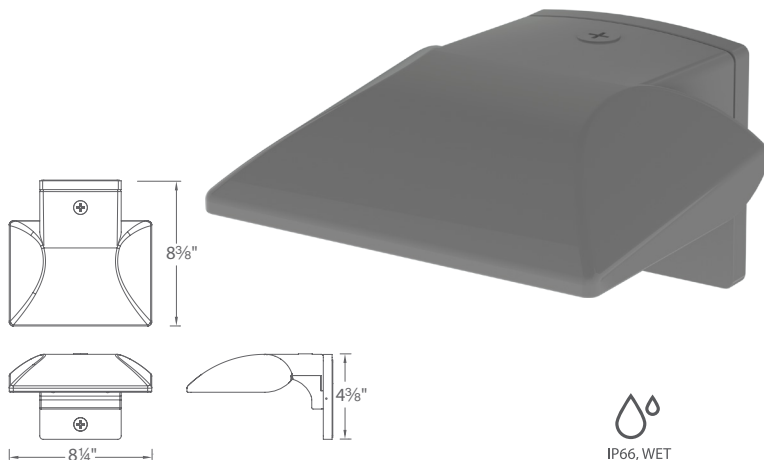
Responsible Lighting®

Fixture Type:

Catalog Number:

Project: _____

Location: _____



SPECIFICATIONS

Construction: Die-cast aluminum

Power: Integral driver in luminaire. Universal voltage input (120V-277V)

Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)

100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)

Finish: Architectural Bronze, Graphite, and White

Standards: IP66, Wet Location, ETL & cETL Listed

Total Harmonic Distortion: 35%

Operating Temperature: -40°C (-40°F) to 40°C (104°F)

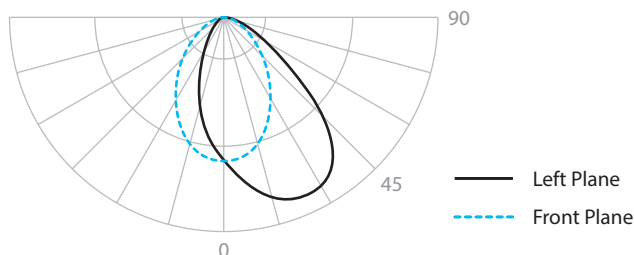
PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES

- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

PHOTOMETRY



ORDER NUMBER

		Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish
	WP-LED219	19W	39W HID	30 3000K	1345	1022	aBZ Architectural Bronze aGH Architectural Graphite aWT Architectural White
				50 5000K	1435	1056	
	WP-LED227	27W	70W HID	30 3000K	2050	1436	
				50 5000K	2095	1478	



Example: **WP-LED219-30-GH**

ACCESSORIES

Motion Sensor (120V)

MS-120-BZ	Bronze
MS-120-GY	Gray
MS-120-WT	White

Photo Sensor (120V)

PC-120-BZ	Bronze
PC-120-GY	Gray
PC-120-WT	White

WAC Lighting

www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center

44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center

1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

NOTES:

1. INSTALLER MUST BE SURE TO SHIM CANOPY PLATE AT BOTTOM, AND ADJUST ANCHOR BOLTS AT BOTTOM OF COLUMN SO THAT THE CANOPY SITS WITH A 1/8" / FT FALL FROM OPEN SIDE TO POLE SIDE SO WATER WILL DRAIN OFF POLE SIDE.

07/01/2020 SUBMITTED FOR ARB
06/08/2020 PLAN COMMISSION SUBMITTAL
05/27/2020 PLAN COMMISSION REVIEW

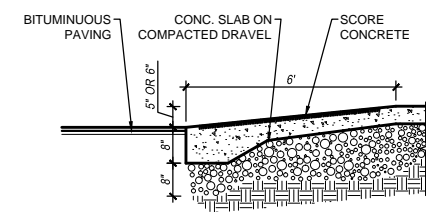
RECORD
NEW CONSTRUCTION

DUNKIN' BR COMBO

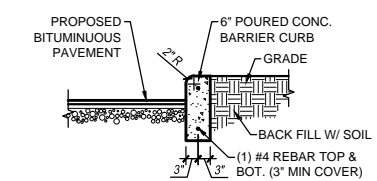
W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

SITE DETAILS

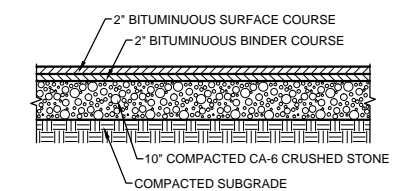
Scale: AS SHOWN
Sheet Number:
Drawn: MH
Project No. **SP-1.1**
202006



HANDICAP RAMP DETAIL



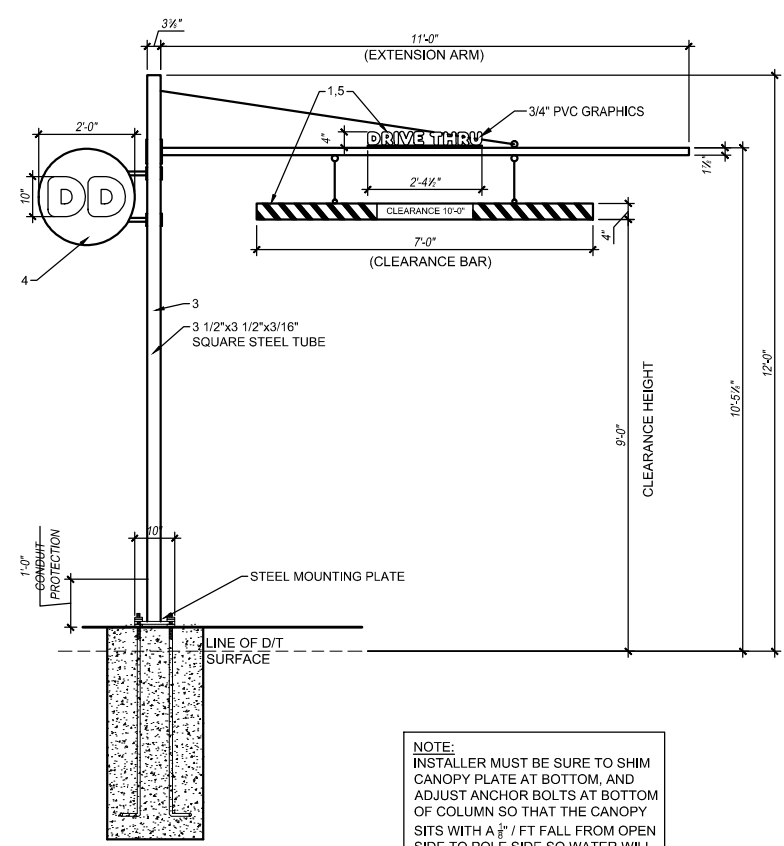
BARRIER CURB DETAIL



NEW PAVEMENT DETAILS

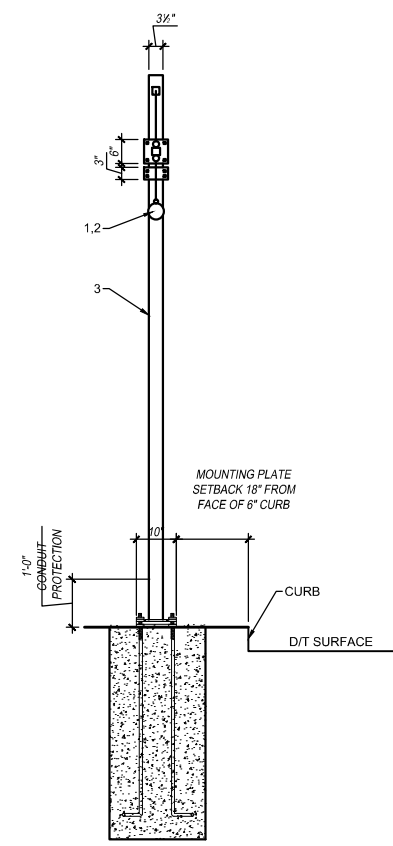
2 PAVEMENT DETAILS

N.T.S. NOTE:



FRONT VIEW (SINGLE LANE)

NOTE:
INSTALLER MUST BE SURE TO SHIM CANOPY PLATE AT BOTTOM, AND ADJUST ANCHOR BOLTS AT BOTTOM OF COLUMN SO THAT THE CANOPY SITS WITH A 1/8" / FT FALL FROM OPEN SIDE TO POLE SIDE SO WATER WILL DRAIN OFF POLE SIDE.



SIDE VIEW

NON-ILLUMINATED DRIVE-THRU STRUCTURE

- NOTES:
1. PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH.
 2. PAINT TO MATCH PINK PMS 219C, GLOSS FINISH.
 3. PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
 4. OPTIONAL 24" x 24" MEDALLION SIGN WITH REMOVABLE / ADJUSTABLE PLATES, SINGLE SIDED VINYL.
 5. OPTIONAL REFLECTIVE FILM:
3M IJ680CR-10 SCOTCHLITE REFLECTIVE MCS (LATEX OR SOLVENT INKS)
8519 LUSTER PROTECTIVE LAMINATE PRINTED TO MATCH.
- PMS 165 DUNKIN' ORANGE
 - PMS 219 DUNKIN' PINK
 - PMS 7540C DUNKIN' GRAY
 - PMS COOL GRAY 1C

COLORS:

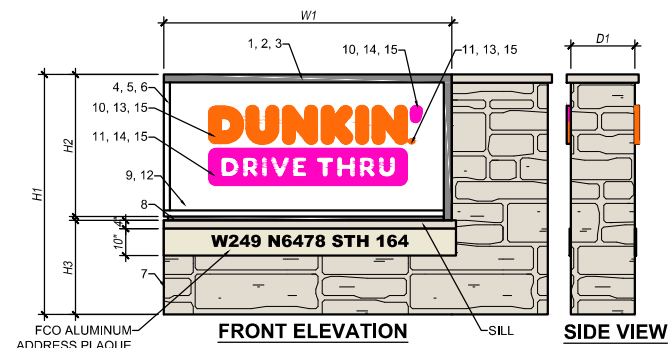
PMS 165 DD ORANGE	TRANS 3M #3630-3123
PMS 219 DD PINK	TRANS 3M #3630-1379
PMS 7540C DD GRAY	TRANS 3M #7725-41
PMS COOL GRAY 1C	TRANS 3M #7725-11

NOTE:
SEE DUNKIN' BRANDS WEBSITE, <http://extranet.dunkinbrands.com>, FOR COMPLETE INFORMATION AND DETAILS

- ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
 - 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
 - CLEARANCE TO BE CONFIRMED BY SITE

1 SINGLE VEHICLE CLEARANCE BAR DETAIL

N.T.S. NOTE:



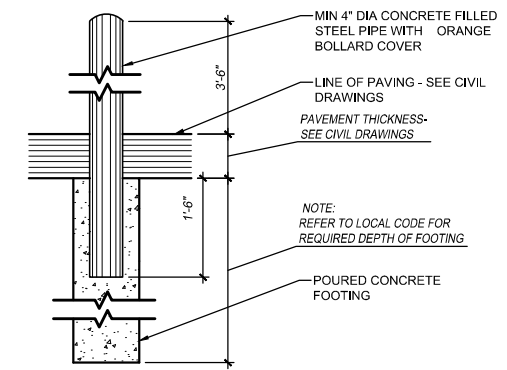
- NOTES:
1. ALUMINUM ANGLE FRAME CONSTRUCTION
 2. .08" ALUMINUM SKIN
 3. ALUMINUM RETAINER ACCENT
 4. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
 5. INTERNAL POWER SUPPLY, AS REQUIRED
 6. INTERNAL DISCONNECT SWITCH
 7. LANNON STONE
 8. ALUMINUM C-CHANNEL REVEAL
 9. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE
 10. "DUNKIN" LETTERS TO BE EMBOSSED
 11. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
 12. BACKGROUND COLOR 403 WHITE BACK-SPRAY
 - 12A. OPTION: SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT
 13. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
 14. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
 15. 3M #3635-70 WHITE DIFFUSER 2ND SURFACE

- ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
 - EXTERIOR FINISH: PAINT PANTONE 7540C
 - INTERIOR FINISH: PAINTED REFLECTIVE WHITE
 - ACCENT FINISH / 1 1/2" CABINET W/ RETAINER: PAINT PANTONE 7540C
 - REVEAL AND POLE COVER FINISH: PAINT PANTONE 7540C
 - SKINS REMOVABLE FOR SERVICE ACCESS
 - SADDLE MOUNT INSTALLATION
 - ELECTRICAL: (1) 20-AMP / 120 VOLT CIRCUIT
 - PERIMETER ANGLE: 1 1/2" X 1 1/2" X 3/16" 1 U.L. LISTED

SIZE	H1	H2	H3	W1	D1	S.F. (BOX)
SMALL	60"	35.5"	23.5"	72"	16"	17.75'
MEDIUM	72"	42.5"	28.25"	86.5"	16"	25.56'
LARGE	90"	53.25"	35.25"	108"	16"	39.94'
CUSTOM						

4 MONUMENT SIGN DETAIL

N.T.S. NOTE:



5 BOLLARD DETAIL

N.T.S. NOTE:

3 NOT USED

N.T.S. NOTE:

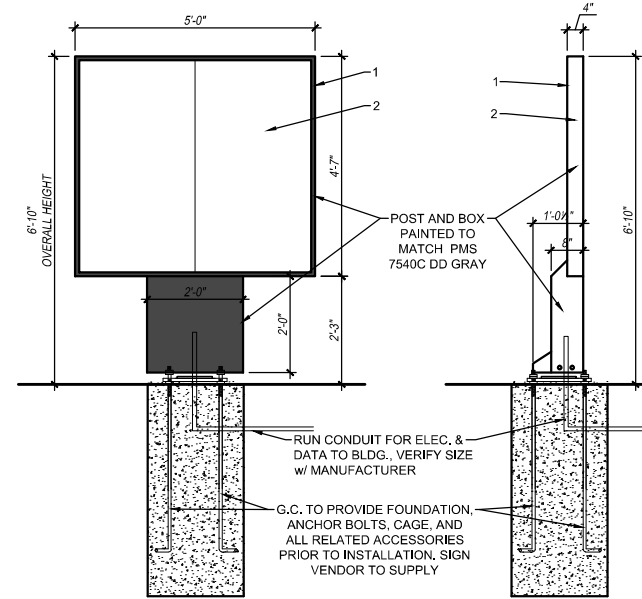
NOTES:

MULTIPLE PANEL DIGITAL MENU BOARDS

- NOTES:
- MENUBOARD IS POWDER COATED TO MATCH PMS 7540C (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES).
 - SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OHF55F - 55".

- ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY

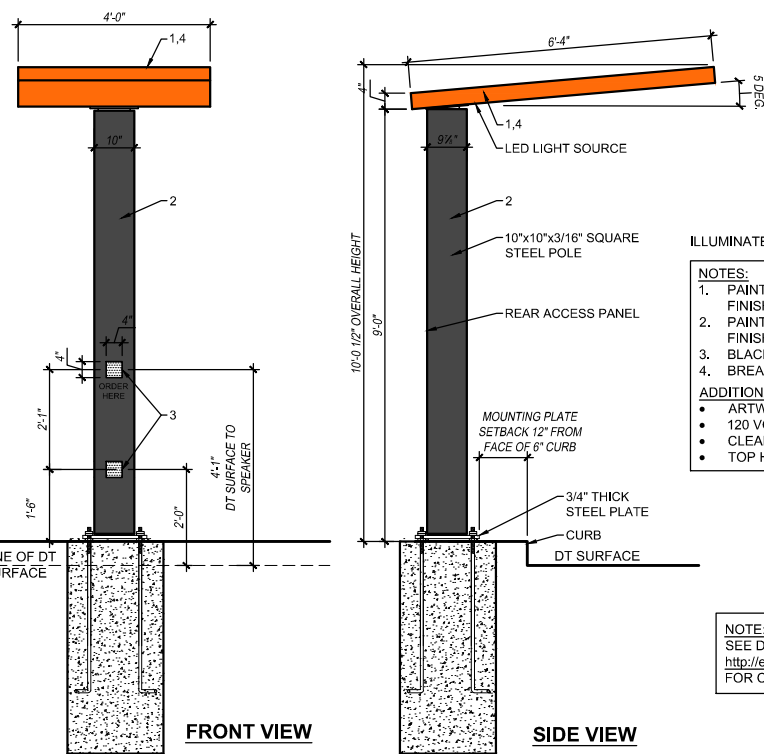
NOTE:
SEE DUNKIN' BRANDS WEBSITE:
<http://extranet.dunkinbrands.com>
FOR COMPLETE INFORMATION AND DETAILS



FRONT VIEW SIDE VIEW

2 DIGITAL MENU BOARDS DETAIL

N.T.S. NOTE:



FRONT VIEW SIDE VIEW

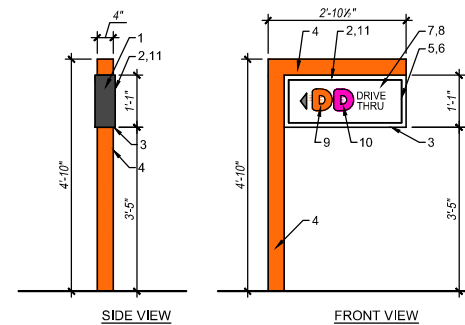
ILLUMINATED DRIVE-THRU CANOPY SIGN

- NOTES:
- PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH.
 - PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
 - BLACK VINYL, ARLON 2100-03, MIC BY OTHERS.
 - BREAKAWAY SWIVEL TOP.
- ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
 - 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
 - CLEARANCE TO BE CONFIRMED BY SITE
 - TOP HAS TWO DOWN LIGHTS

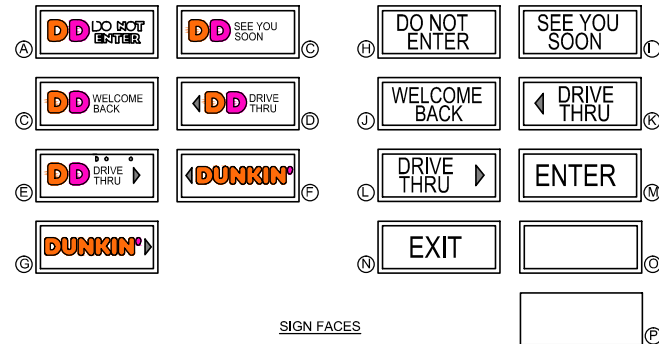
NOTE:
SEE DUNKIN' BRANDS WEBSITE,
<http://extranet.dunkinbrands.com>
FOR COMPLETE INFORMATION AND DETAILS

1 SINGLE VEHICLE CLEARANCE BAR DETAIL

N.T.S. NOTE:



SIDE VIEW FRONT VIEW



SIGN FACES

SIGNAGE BOX AREA: 2.75 SQ FT
LED ILLUMINATED DIRECTIONAL SIGN

- NOTES:
- 5" x 1" x .063" ALUMINUM SPACE FRAME.
 - 1" ALUMINUM RETAINER.
 - 1" x 1" x 1/8" ALUMINUM ANGLE.
 - 4" x 4" x .075" SQUARE TUBE SUPPORT PAINTED ORANGE PMS 165C (OR GE REPLACEMENT EQUIVALENT).
 - GE TETRA MAX 7100K WHITE LED'S.
 - LED POWER SUPPLIES, AS REQUIRED.
 - 118" CLEAR SOLAR GRADE POLYCARBONATE FACE 2ND SURFACE.
 - BACKGROUND COLOR TO BE 403 WHITE BACK-SPRAY.
 - 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE.
 - 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE.
 - 3M #7125-41 DUNKIN' GRAY TRANSLUCENT FILM 2ND SURFACE.

- ADDITIONAL NOTES:
- ARTWORK FONT: DUNKIN SANS DISPLAY
 - EXTERIOR FINISH: PAINT PANTONE 7540C
 - INTERIOR FINISH: PAINTED REFLECTIVE WHITE
 - RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS
 - ELECTRICAL: (1) 20-AMP / 120 VOLT CIRCUIT
 - U.L. LISTED

COLORS:

PMS	VINYL/PAINT
PMS 165 DD ORANGE	TRANS 3M #3630-3123
PMS 219 DD PINK	TRANS 3M #3630-1379
PMS 7540C DD GRAY	TRANS 3M #7725-41
PMS COOL GRAY 1C	TRANS 3M #7725-11

NOTE:
SEE DUNKIN' BRANDS WEBSITE, <http://extranet.dunkinbrands.com>
FOR COMPLETE INFORMATION AND DETAILS

3 DIRECTIONAL SIGN DETAILS

N.T.S. NOTE:

4 NOT USED

N.T.S. NOTE:

06/08/2020	PLAN COMMISSION SUBMITTAL
05/27/2020	PLAN COMMISSION REVIEW

RECORD

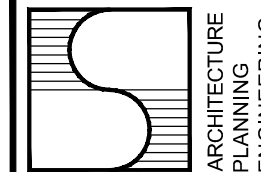
NEW CONSTRUCTION

DUNKIN' BR COMBO

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

SIGNAGE DETAILS

Scale: AS SHOWN	Sheet Number:
Drawn: MH	SP-1.2
Project No. 202006	



ARCHITECTURE
PLANNING
ENGINEERING

NICK SCARLATIS & ASSOCIATES, LTD.

5405 West 127th Street
Crestwood, Illinois 60418
tel 708.653.5200
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email: nick@scarlatis.com

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NOTES:

06/08/2020 PLAN COMMISSION SUBMITTAL
05/27/2020 PLAN COMMISSION REVIEW

RECORD

NEW CONSTRUCTION

DUNKIN' BR COMBO

W249 N6478, STH-164
VILLAGE OF SUSSEX, WI

BUILDING SIGNAGE

Scale:
AS SHOWN

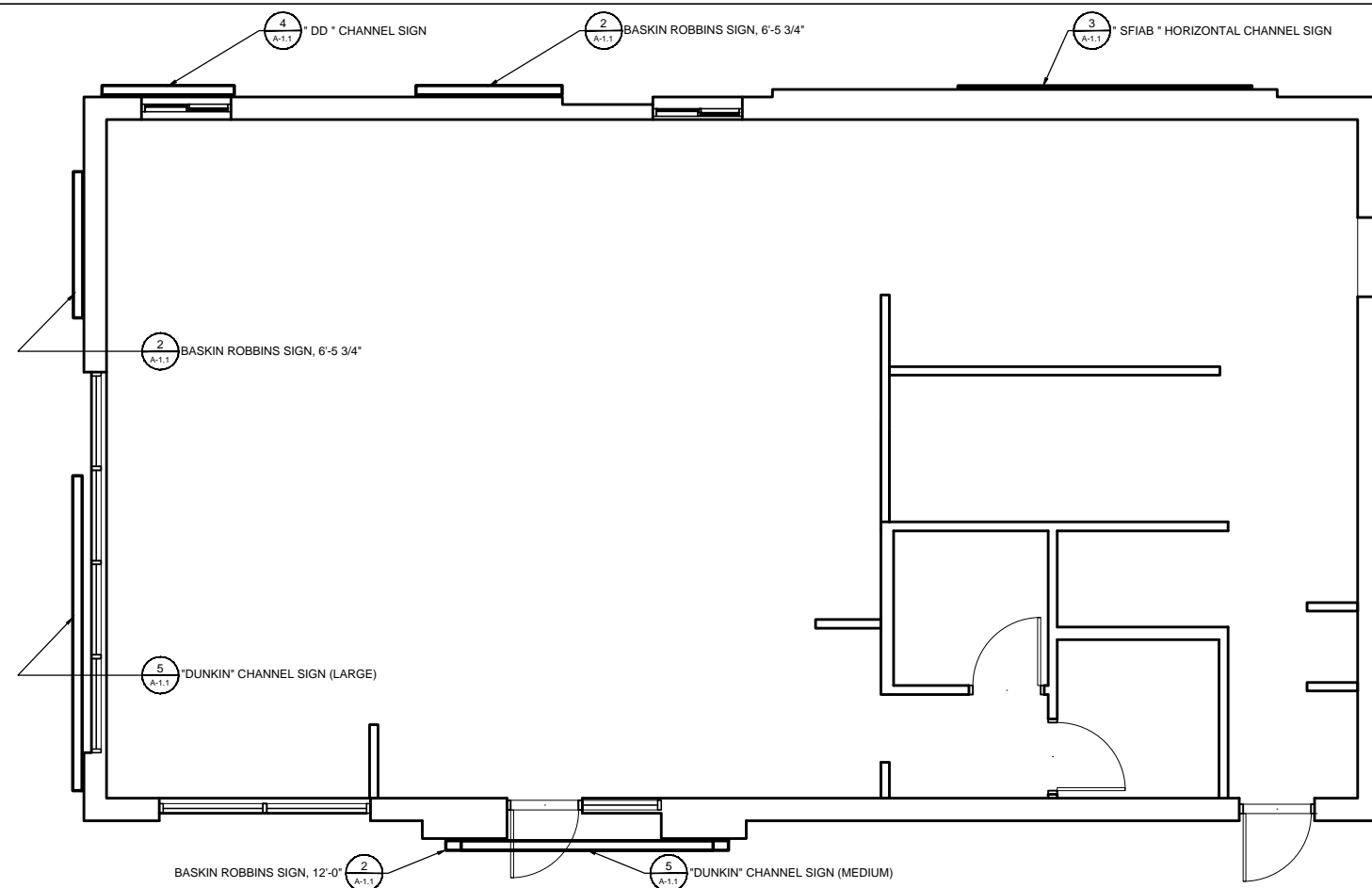
Sheet Number:

Drawn: MH

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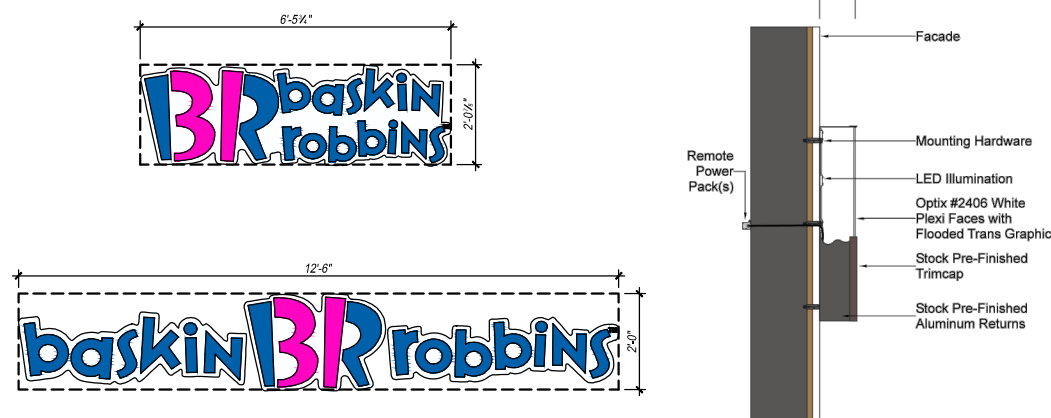
Project No.

202006



1 SIGNAGE KEY-PLAN

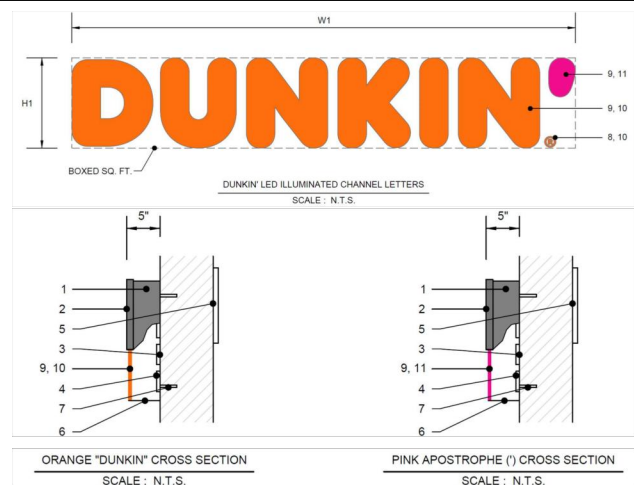
N.T.S. NOTE:



PMS	Vinyl / Paint
PMS 165	3M #3630-3123
PMS 219	3M #3630-1379
PMS 7540	3M #220-41

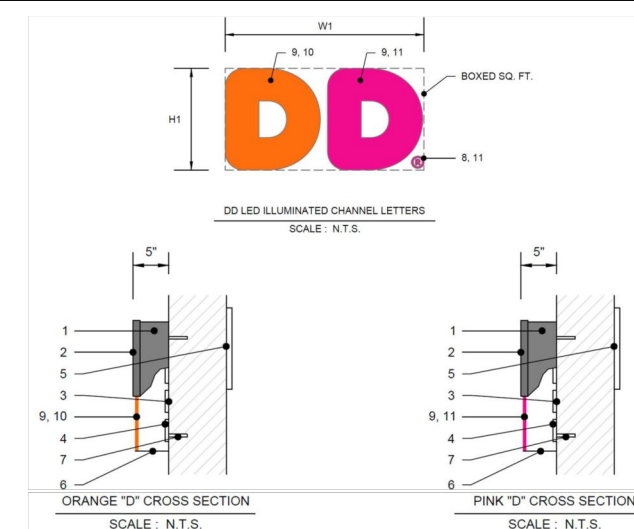
2 BASKIN ROBINS SIGNS

N.T.S. NOTE:



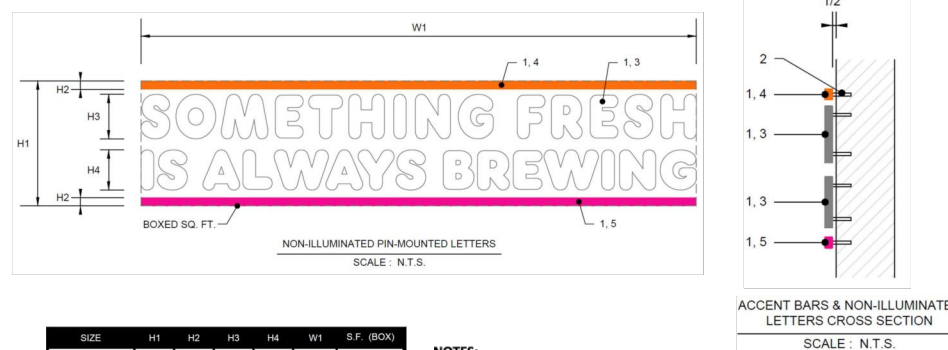
5 "DUNKIN" CHANNEL SIGN

N.T.S. NOTE:



4 "DD" CHANNEL SIGN

N.T.S. NOTE:



3 "SFIAB" HORIZONTAL CHANNEL SIGN

N.T.S. NOTE:

- NOTES:**
1. .06" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 7540C
 2. 1" TRIM CAP TO MATCH JEWELITE 313 BRONZE
 3. .063" ALUMINUM BACKING
 4. GE TETRA MAX 7100K WHITE LED'S (OR GE REPLACEMENT EQUIVALENT)
 5. REMOTE POWER SUPPLY, AS REQUIRED
 6. DRAIN HOLES, AS REQUIRED
 7. MOUNTING HARDWARE, AS DETERMINED BY SITE CONDITIONS
 8. .063" ALUMINUM DISK PAINTED WHITE (REGISTERED "R")
 9. 3/16" THICK WHITE ACRYLIC FACE
 10. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 1ST SURFACE
 11. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 1ST SURFACE

ADDITIONAL NOTES:

- ARTWORK FONT : DUNKIN SANS DISPLAY
- CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE
- ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT
- U.L. LISTED
- LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

- NOTES:**
1. .06" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 7540C
 2. 1" TRIM CAP TO MATCH JEWELITE 313 BRONZE
 3. .063" ALUMINUM BACKING
 4. GE TETRA MAX 7100K WHITE LED'S (OR GE REPLACEMENT EQUIVALENT)
 5. REMOTE POWER SUPPLY, AS REQUIRED
 6. DRAIN HOLES, AS REQUIRED
 7. MOUNTING HARDWARE, AS DETERMINED BY SITE CONDITIONS
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ADDITIONAL NOTES:

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- CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE
- ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT
- U.L. LISTED
- LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS

NOTES:

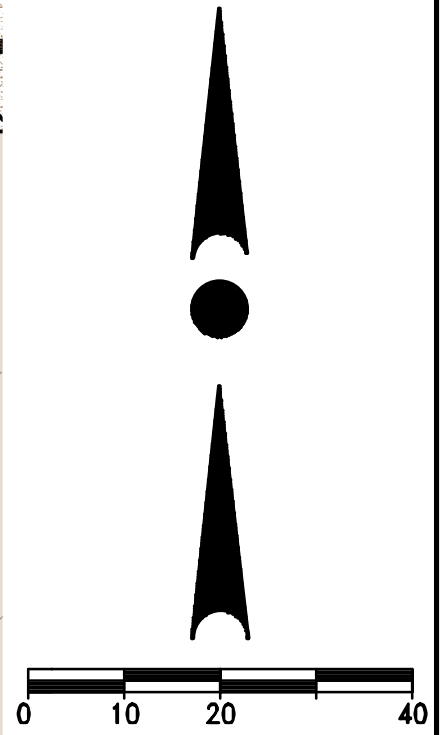
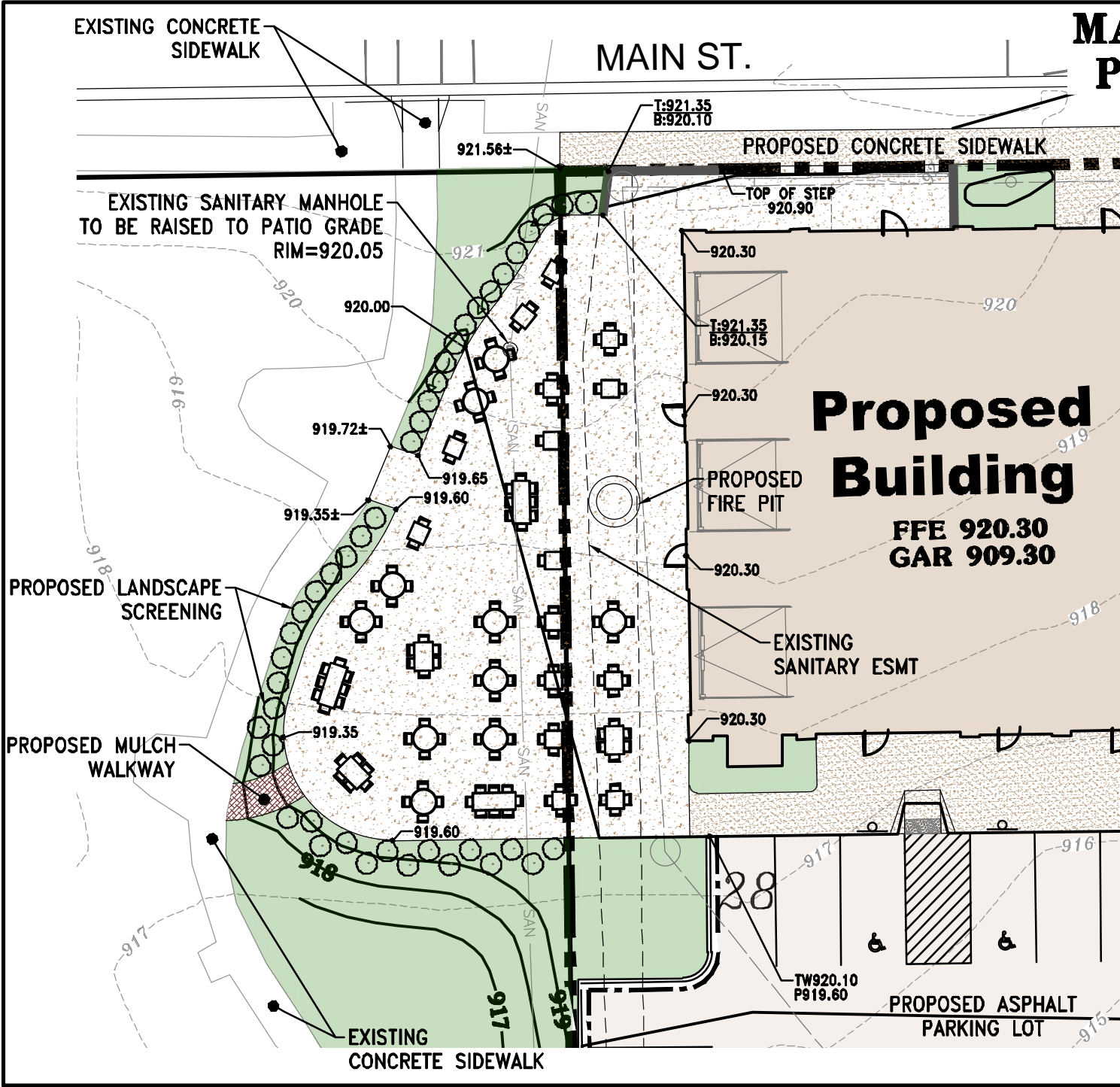
1. 3/4" ROUTED PVC BARS & LETTERS
2. MOUNTING STUDS AS REQUIRED PER SITE CONDITIONS. LETTERS SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING BETWEEN BACK OF LETTER / BAR AND MOUNTING SURFACE.
3. LETTERS FACES & RETURNS PAINTED WHITE TO MATCH 3M #7725-10 OPAQUE WHITE FILM
4. BARS FACES & RETURNS PAINTED ORANGE PMS 165 C
5. BARS FACES & RETURNS PAINTED PINK PMS 219 C

ADDITIONAL NOTES:

- ARTWORK FONT : DUNKIN SANS DISPLAY
- LETTERS SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING BETWEEN BACK OF LETTER / BAR AND MOUNTING SURFACE.



MAMMOTH LOFTS PATIO EXHIBIT



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481
DATE: 03/16/20



Martin Family
Dentistry

DeLaPena Law

Village of Sussex - Master Sign Program

Project Name: Mammoth Springs at The Corners

Property Address: Main Street & Silver Spring Drive, Sussex, WI 53089

Current Zoning: B-4 Central Mixed-Use Business

Applicant Name: Sawall Development

Contact: Arthur Sawall – arthur@sawalldevelopment.com

Applicant Address: N63 W23217 Main St #200

City: Sussex **State:** WI **Zip:** 53089

Intent

This document comprises the Master Sign Program (MSP) for Mammoth Springs at The Corners (previously known as Mammoth Lofts) located on the corner of Main Street and Silver Spring Drive in the Village of Sussex. Mammoth Springs at The Corners is a mixed-use business development consisting of retail space and luxury multifamily housing. The intent of the MSP is to set forth a theme as to placement, lettering style, color, materials, mounting method and other related design considerations of signs, while at the same time reducing sign clutter.

Approval Procedure

Separate Sign Permits are required for each individual sign throughout the development and will be issued by the Village of Sussex Department of Building Inspection. Prior to application, the tenant shall obtain initial approval from the Owner of Mammoth Springs at The Corners and the application must bear the signature and/or stamp of the appropriate Owner representative(s).

Professionally Prepared

All signs and sign plans shall be “professionally” prepared and demonstrate dimensions, letter style and type, materials, color selection, and craftsmanship. Applications to the Village of Sussex Department of Building Inspection for sign permits shall include professionally rendered imagery and dimension scale drawings and shall depict the type of light source, all materials, and colors.

Mammoth Springs at The Corners Master Sign Plan

Interior Signage

Permanent window signs will be allowed and may-not-exceed twenty five percent (25%) of the gross window area in which they are installed.

All national accounts such as Subway, Quiznos, etc. would be allowed to use their corporate colors for their signage. All signs must be approved by the Landlord as well as the Village of Sussex prior to permit being issued by the Village of Sussex.

Wall Signage

1. Theme, Color, Size & Style:

Tenant Wall Sign – Maximum height 24” acrylic letters attached to a common extruded aluminum raceway. Minimum height is 20”. Only a single line of text is allowed. The height of our building facade is too short to allow for stacked lines of text. Text per sign is allowed in a single color only. A single color logo or graphic may be allowed within the wall sign allowance. This theme meets a variety of tenants’ needs while still providing elegant continuity for the Village’s Main Street.

Signs will be illuminated from within also known as “face-illuminated” as opposed to external lighting such as a gooseneck lamp shining onto the sign to illuminate it. Some renderings may appear to have a backer panel to which signs are commonly mounted to, however in the renderings for this development, this space is simply illustrating the area and square footage to which the signs are constrained to.

Letter style may match corporate identification for all tenants (block, script, serif, etc.). Corporate logos may be used in conjunction with letters when such logos are part of a corporate identity. The maximum vertical logo height shall be limited to the maximum letter height allowed. All signs will have steady illumination. No flashing or blinking lights will be permitted.

2. Proposed Location:

Tenant Wall – Wall signs shall use the designated sign band. Tenants with multiple entrances will only be allowed one wall sign per side of the building. Upon approval of landlord and as allowed by the Village of Sussex Sign Code Section 17.0807 J, end cap tenants may be allowed an additional wall sign to maximize visibility to

customers. Sign text and logos shall be placed within the applicable allowable sign zone consistent with the following guidelines.

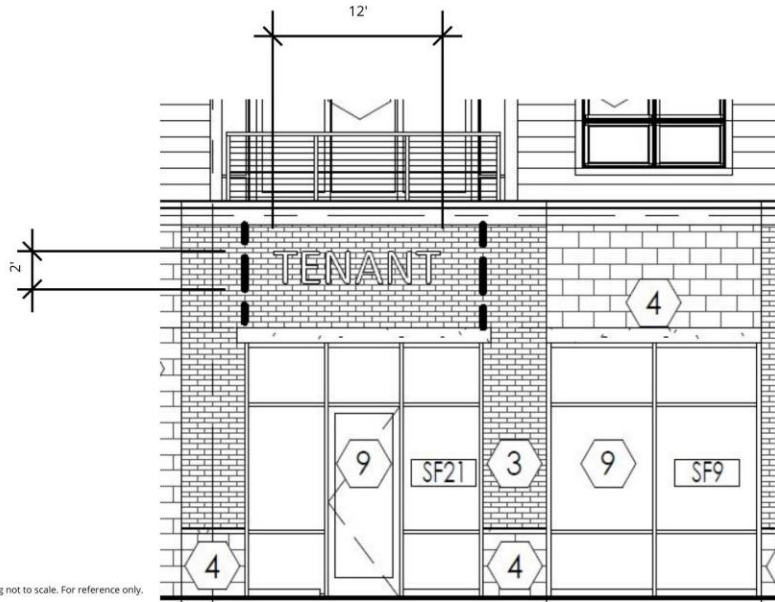
1. With each wall sign placed within a designated sign band, the vertical orientation of the wall sign must be within the allowable sign zone and be evenly balanced relative to a horizontal line running through the horizontal center of the allowable sign zone.
2. Each wall sign shall be placed and sized in a manner such that it does not interfere with any architectural elements of the building.

3. Proposed Size:

Tenant Wall – The maximum square footage allowed for exterior wall signs will be determined based on the size of the sign band and the quantity of tenant wall signs in that space. Current sizes are uniform to ensure a clean and professional design.

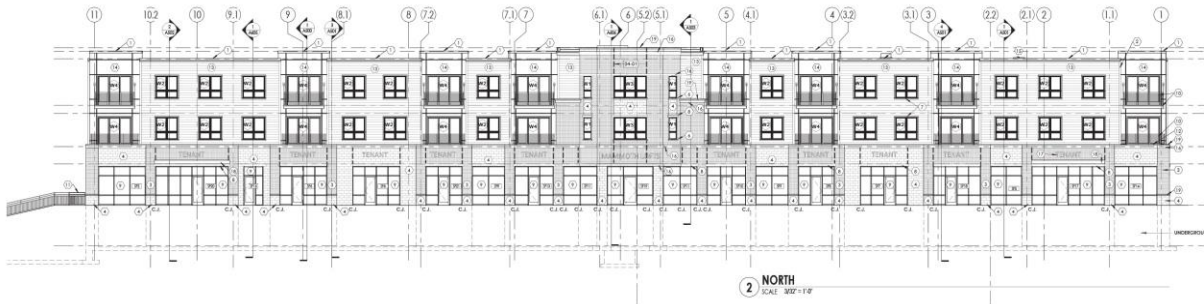
The following chart shows the square footage allowed for single wall signs in the designated sign band.

Sign Band	Max Height	Max Length	Max SF
9 Center Bands on both North & South Sides	24"	144"	24
2 End Bands on both North & South Sides (Corner Units)	24"	300"	50
Both East & West Band (Corner Units' Additional)	24"	300"	50

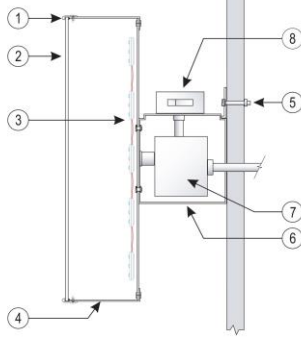


Building Layout

Both North and South sides of the building have 9 possible sign locations at maximum dimensions 2' in height and 12' in length. Additionally, the corner units on both the North and South sides have the longer sign locations at maximum dimensions 2' in height and 25' in length.



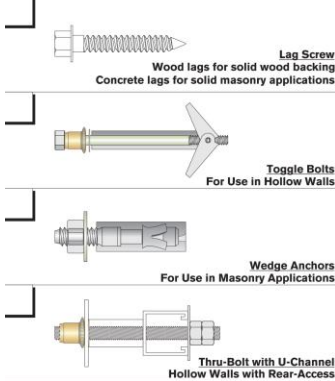
**FACE-LIT CHANNEL LETTERING
LED ILLUMINATION - RACEWAY MOUNT**



- 1) TRIM CAP W/ RETAINING SCREW
- 2) 3/16" PLEX FACE
- 3) LED ILLUMINATION (AGILIGHT / SLOAN / SYLVANIA)
- 4) ALUMINUM .063" BACKS / .040" RETURN
- 5) MOUNTING HARDWARE
- 6) EXTRUDED ALUMINUM RACEWAY
- 7) OSRAM POWER SUPPLIES / GENERAL LED / ADVANCE
- 8) DISCONNECT/TOGGLE SWITCH

General Notes

120V/277V Class 2 Self Adjusting Power Supply
 60W 12V Single Phase, installed per NEC code book
 All wiring bonded and grounded



All signage must be approved by the Landlord as well as the Village of Sussex prior to permit being issued by the Village of Sussex.

For questions and clarifications, please contact Sawall Development at (262) 297-4444. N63 W23217 Main St #200, Sussex, WI 53089.