

THIS FACADE SIGN
OMITTED ON THIS PROJECT

CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
1	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
Author

CONCEPTUAL RENDERINGS

A403

Sheet Size: 30" x 42" (Arch E1)
C:\Revit\Local Projects\82223vs4-V2023_ay_pardoxfar.rvt

	KING	DQ	1 BR	ACC	HI	TOTAL	SQ FT
FIRST FLOOR	4	8	2	0	0	14	SQ FT
SECOND FLOOR	11	12	2	1	3	25	SQ FT
THIRD FLOOR	10	13	2	1	3	25	-
FOURTH FLOOR	10	13	2	1	3	25	-
TOTAL	35	46	8	3	9	89	SQ FT
PERCENTAGE	39.33%	51.69%	8.99%			100%	
REQUIRED				3	9		
ACC ROLL-IN REQUIRED	1 OF 5						
ACC & HI REQUIRED	1 OF 5 (& 9)						

EXTERIOR BUILDING ELEVATION MATERIAL BREAKDOWNS:

NORTH:
AREA OF "EXTERIOR WALLS"
TOTAL AREA: 3,111 sf
TOTAL EIFS: 1,850 sf
TOTAL FIBER CEMENT: 532 sf
TOTAL GLAZING: 694 sf
TOTAL DECORATIVE: 1,216 sf
DECORATIVE PERCENTAGE: 39.1%

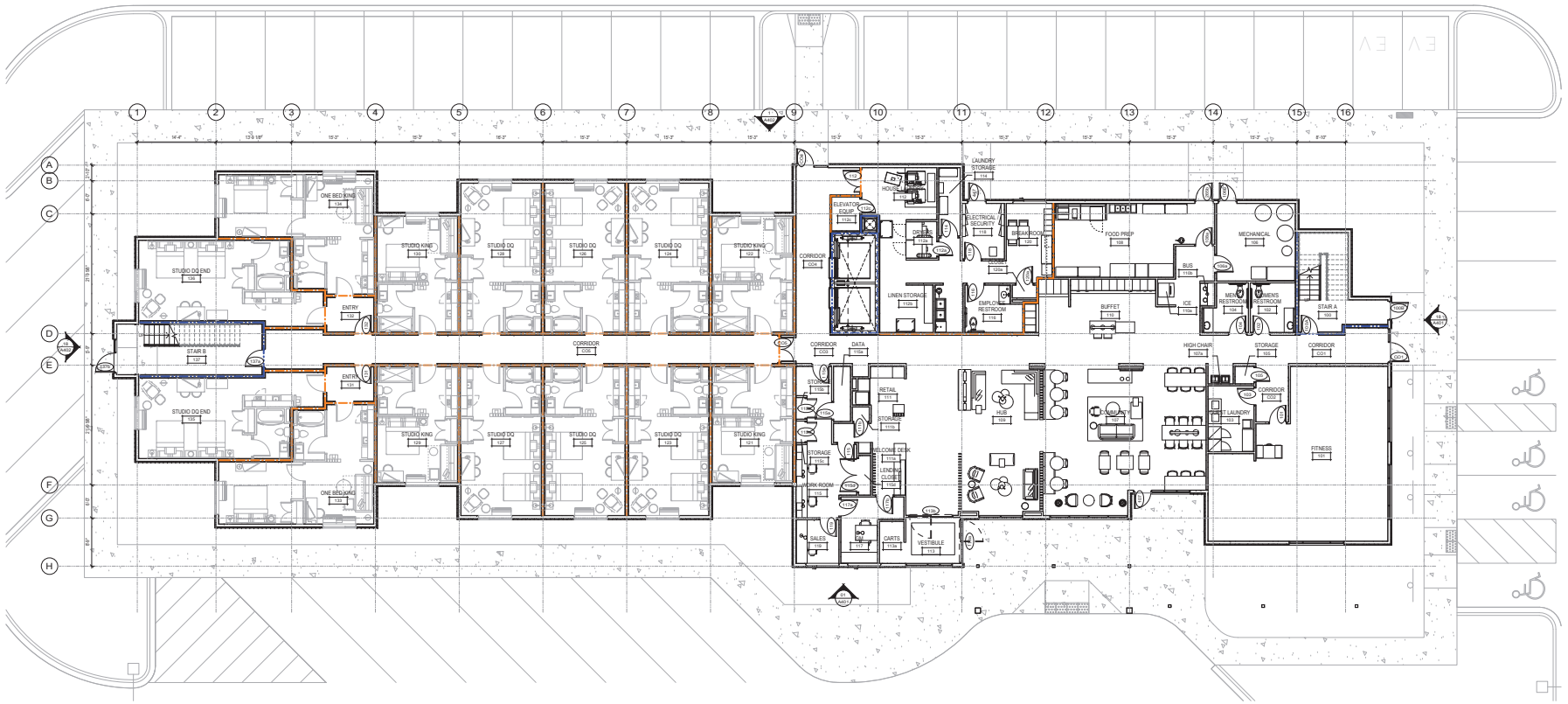
EAST:
AREA OF "EXTERIOR WALLS"
TOTAL AREA: 3,016 sf
TOTAL EIFS: 6,634 sf
TOTAL FIBER CEMENT: 1,144 sf
TOTAL GLAZING: 1,739 sf
TOTAL DECORATIVE: 2,883 sf
DECORATIVE PERCENTAGE: 38.3%

SOUTH:
AREA OF "EXTERIOR WALLS"
TOTAL AREA: 3,109 sf
TOTAL EIFS: 2,026 sf
TOTAL FIBER CEMENT: 827 sf
TOTAL GLAZING: 253 sf
TOTAL DECORATIVE: 1,103 sf
DECORATIVE PERCENTAGE: 36.0%

WEST:
AREA OF "EXTERIOR WALLS"
TOTAL AREA: 9,516 sf
TOTAL EIFS: 5,025 sf
TOTAL FIBER CEMENT: 2,416 sf
TOTAL GLAZING: 2,088 sf
TOTAL DECORATIVE: 4,504 sf
DECORATIVE PERCENTAGE: 47.3%

EXTERIOR OVERAL BUILDING MATERIAL BREAKDOWNS:

TOTAL AREA - 25,252 Sq. Ft.
TOTAL EIFS - 15,587 Sq. Ft.
TOTAL FIBER CEMENT - 4,919 Sq. Ft.
TOTAL GLAZING - 4,804 Sq. Ft.
TOTAL DECORATIVE - 9,723 Sq. Ft.
EIFS PERCENTAGE - 38.4%
FIBER CEMENT PERCENTAGE - 19.4%
GLAZING PERCENTAGE - 19.1%



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
Author

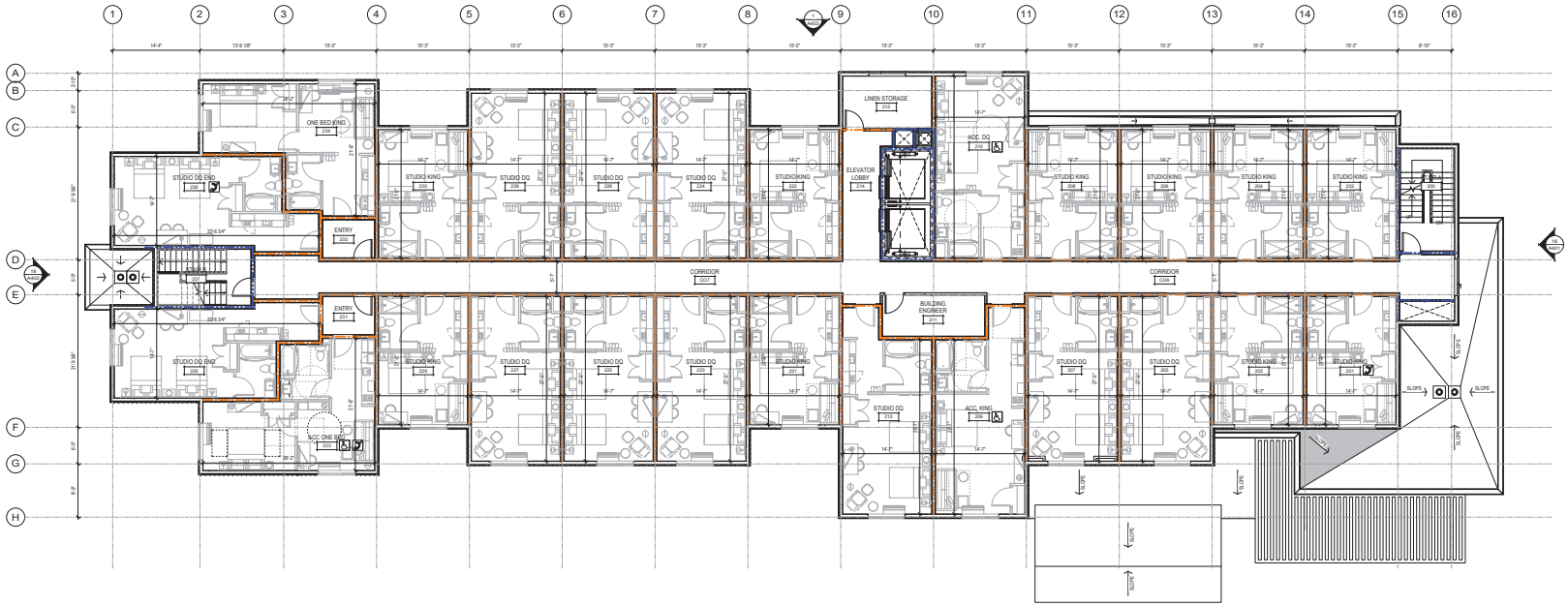
FIRST FLOOR PLAN

A101

Sheet Size: 30" x 42" (Arch E1)

C:\Revit\Local\Projects\82223\rvt_V.2023_ay_ayarchdcnr.rvt

	KING	DQ	1 BR	ACC	HI	TOTAL	SQ FT
FIRST FLOOR	4	8	2	0	0	14	SQ FT
SECOND FLOOR	11	12	2	1	3	25	SQ FT
THIRD FLOOR	10	13	2	1	3	25	
FOURTH FLOOR	10	13	2	1	3	25	
TOTAL	35	46	8	5	9	89	SQ FT
PERCENTAGE	39.33%	51.69%	8.99%			100%	
REQUIRED				5	9		
ACC ROLL-IN REQUIRED	1 OF 5						
ACC & HI REQUIRED	1 OF 5 (& 9)						



SECOND FLOOR PLAN

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

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS

Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
Author

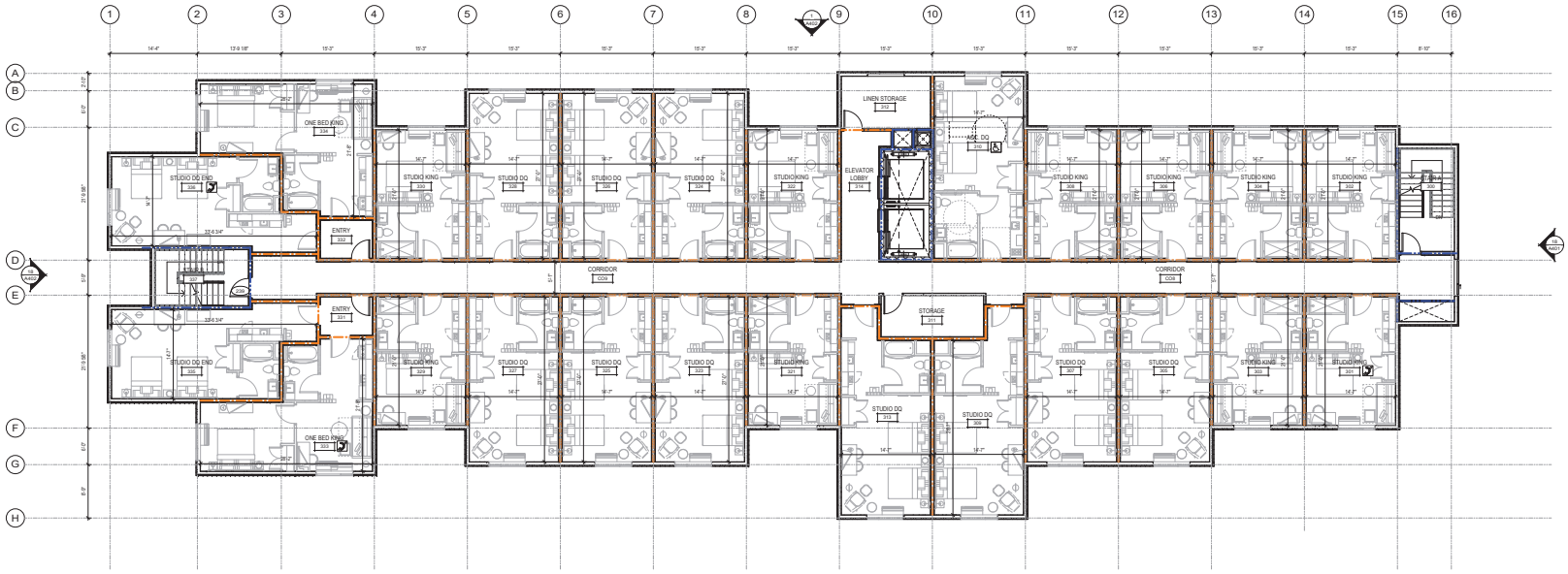
SECOND FLOOR PLAN

A102

Sheet Size: 30" x 42" (Arch E1)

C:\Revit\Local\Projects\82223\rvt_V.2023_ay_pandiorfer.rvt

	KING	DQ	1 BR	ACC	HI	TOTAL	SQ FT
FIRST FLOOR	4	8	2	0	0	14	SQ FT
SECOND FLOOR	11	12	2	1	3	25	SQ FT
THIRD FLOOR	10	13	2	1	3	25	
FOURTH FLOOR	10	13	2	1	3	25	
TOTAL	35	46	8	3	9	89	SQ FT
PERCENTAGE	39.33%	51.69%	8.99%			100%	
REQUIRED				3	9		
ACC ROLL-IN REQUIRED	1 OF 5						
ACC & HI REQUIRED	1 OF 5 (& 9)						



THIRD FLOOR PLAN

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

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
Author

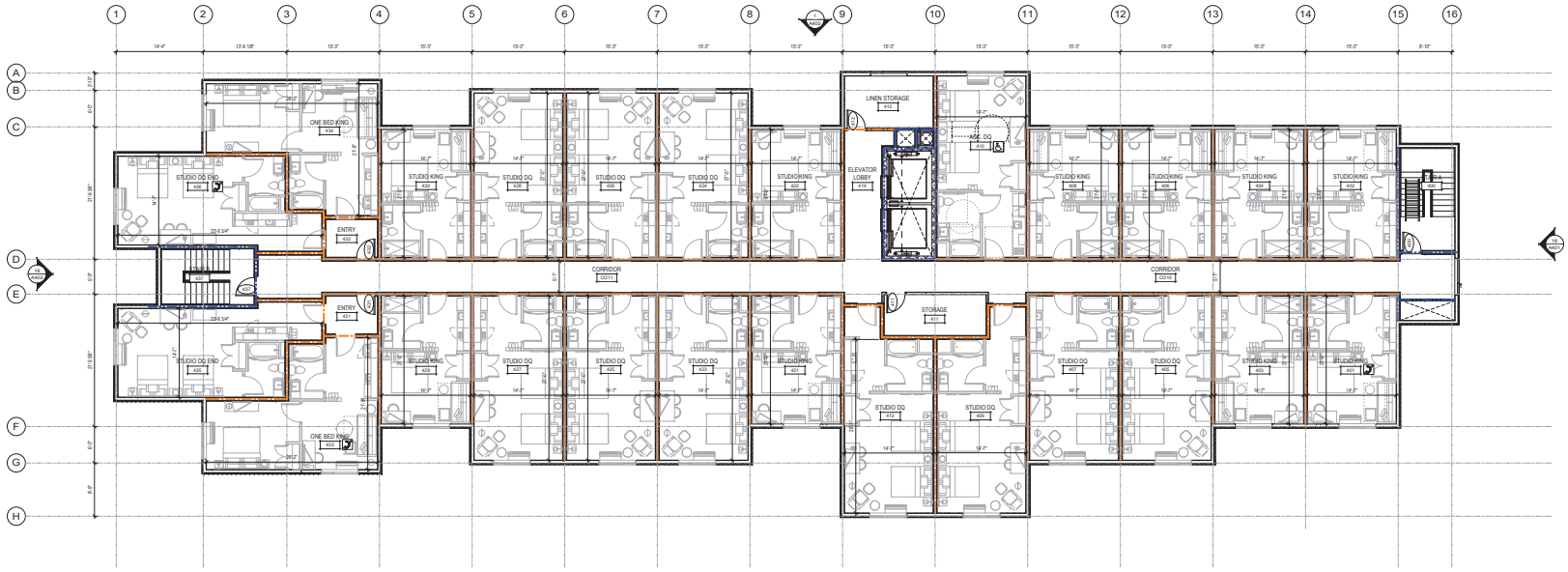
THIRD FLOOR PLAN

A103

Sheet Size: 30" x 42" (Arch E1)

C:\Revit\Local\Projects\82223\rvt_V.2023_ay_agandcdfor.rvt

	KING	DQ	1 BR	ACC	HI	TOTAL	SQ FT
FIRST FLOOR	4	8	2	0	0	14	SQ FT
SECOND FLOOR	11	12	2	1	3	25	SQ FT
THIRD FLOOR	10	13	2	1	3	25	
FOURTH FLOOR	10	13	2	1	3	25	
TOTAL	35	46	8	3	9	89	SQ FT
PERCENTAGE	39.33%	51.69%	8.99%			100%	
REQUIRED				3	9		
ACC ROLL-IN REQUIRED	1 OF 5						
ACC & HI REQUIRED	1 OF 5 (& 9)						



FOURTH FLOOR PLAN

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

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS

Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

APPROVED BY
AYA

REVIEWED BY
AYA

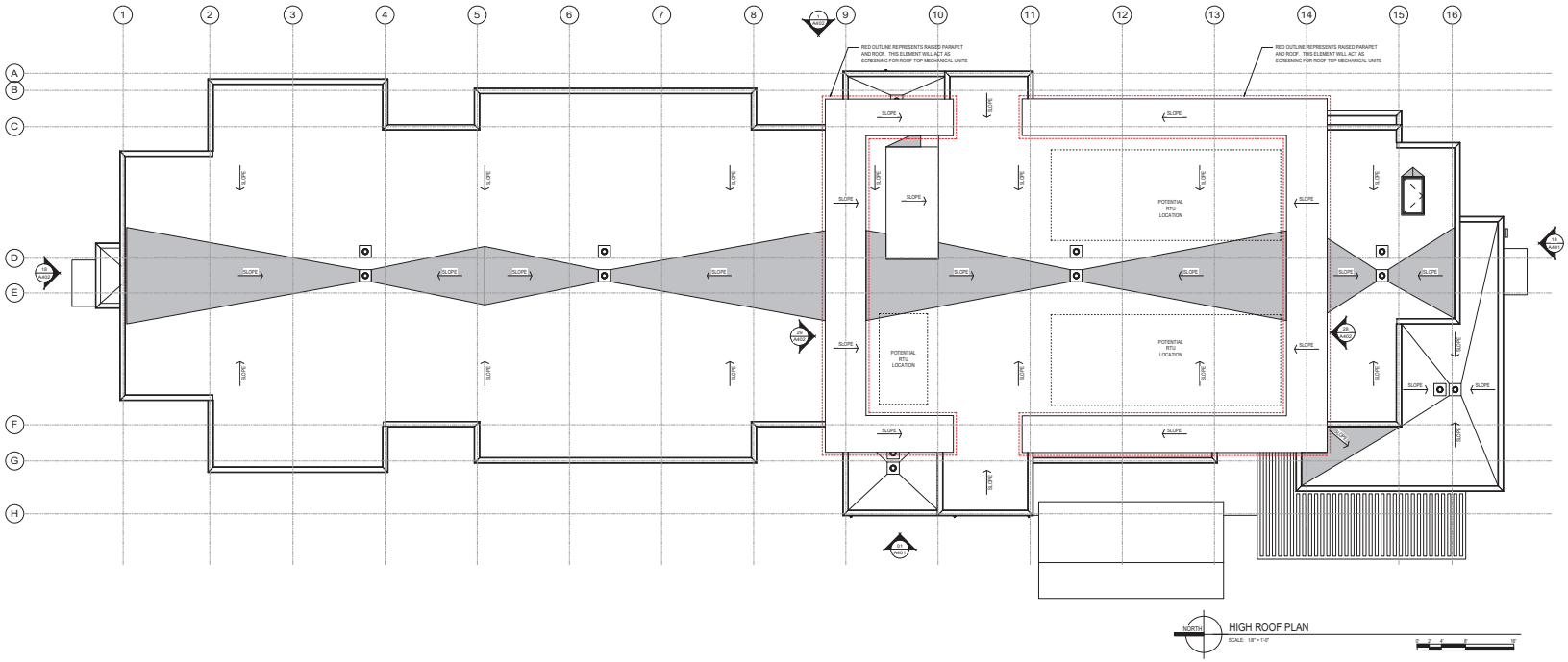
DRAWN BY
Author

FOURTH FLOOR PLAN

A104

Sheet Size: 30" x 42" (Arch E1)

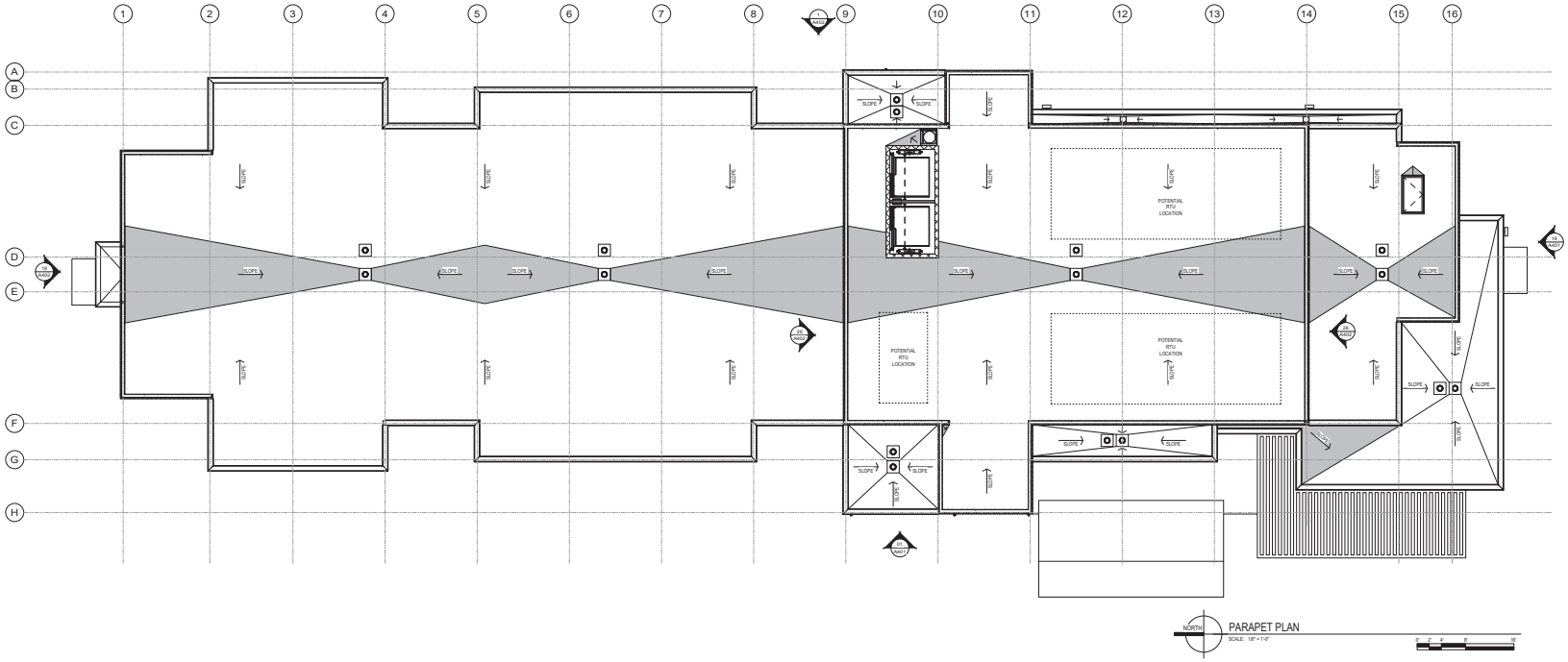
C:\Revit_Local\Projects\82223vs4-V.2023_ay_ayarchdcnr.rvt



NORTH

HIGH ROOF PLAN

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



NORTH

PARAPET PLAN

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

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

APPROVED BY
AYA

REVIEWED BY
AYA

DRAWN BY
Author

ROOF PLANS

A105

Sheet Size: 30" x 42" (Arch E1)

C:\Revit\Local Projects\82223nvt-V.2023_ay_ajarnt6ofar.rvt

SHEET NOTES:

OVERALL BUILDING EXCEEDS 35% DECORATIVE MATERIAL REQUIREMENTS. DECORATIVE MATERIALS ARE FIBER CEMENT PANEL AND GLAZING.

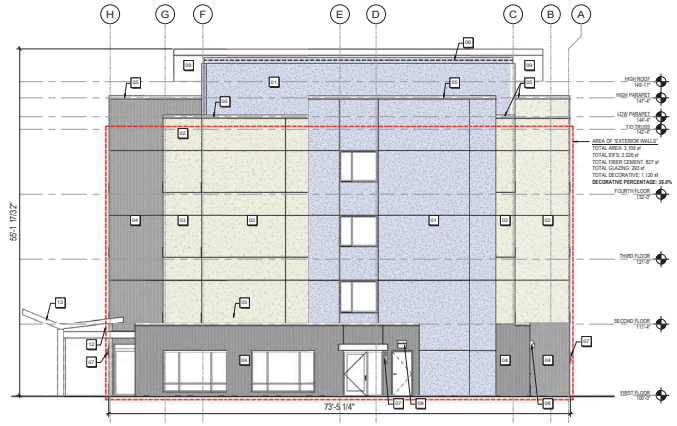
TOTAL AREA: 25,252 sf
TOTAL DECORATIVE: 9,723 sf
DECORATIVE PERCENTAGE: 38.5%

KEYNOTES:

01	EIFS, COLOR: BENJAMIN MOORE "MANOR BLUE"
02	EIFS, COLOR: BENJAMIN MOORE "NOVEMBER RAIN"
03	NICHIHA FIBER CEMENT PANEL, COLOR: NIGHT SHADE
04	NICHIHA FIBER CEMENT PANEL, COLOR: SMOKE
05	ALUMINUM COPING, COLOR TO MATCH ADJACENT FINISH
06	LED GRAZE LIGHT COVE - ALY-037
07	DECORATIVE EXTERIOR SCONCE - ALY-036
08	WALL PACK - ALY-001
09	EXTERIOR METAL PAINT, COLOR: TBD (TO MATCH OPENING FRAMES)
10	LED STRIP LIGHTING - ALY-039
11	LED STRIP LIGHTING - ALY-038
12	STAIN GRADE EXTERIOR LUMBER PERGOLA
13	PAINTED STEEL, FREE STANDING, PORTE COCHERE
14	6" ADDRESS NUMBER, SIGNAGE TO COMPLY WITH ALL LOCAL REQUIREMENTS
15	INTERNALLY ILLUMINATED CHANNEL LETTER SIGNAGE

EXTERIOR MATERIAL LEGEND:

- EXTERIOR INSULATION FINISHING SYSTEM COLOR: BENJAMIN MOORE "MANOR BLUE"
- EXTERIOR INSULATION FINISHING SYSTEM COLOR: BENJAMIN MOORE "NOVEMBER RAIN"
- FIBER CEMENT PANEL MANUFACTURER: NICHIHA COLOR: NIGHT SHADE
- FIBER CEMENT PANEL MANUFACTURER: NICHIHA COLOR: SMOKE



18 / A401 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



01 / A401 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

APPROVED BY
AYA

REVIEWED BY
AYA

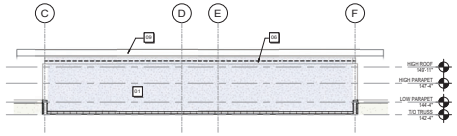
DRAWN BY
Author

EXTERIOR ELEVATIONS

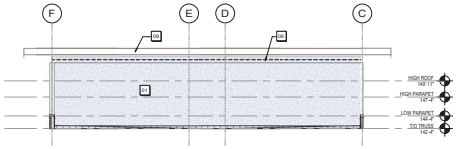
A401

Sheet Size: 30" x 42" (Arch E1)

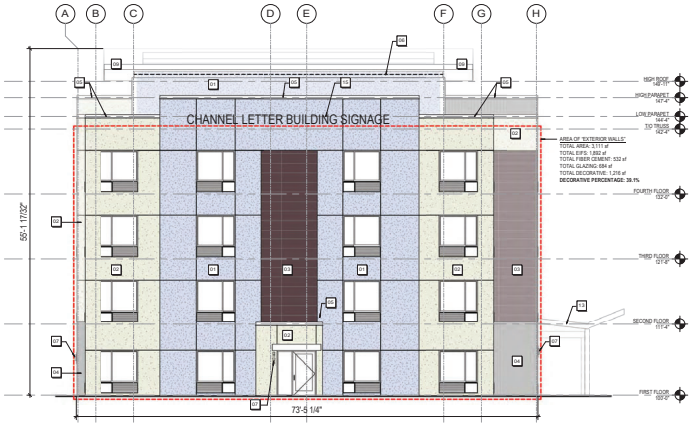
C:\Revit_Local\Projects\82223vs4-V.2023_ay_ajandlorfer.rvt



29 A402 EXTERIOR ELEVATION - HIGH ROOF WEST
SCALE: 1/8" = 1'-0"



28 A402 EXTERIOR ELEVATION - HIGH ROOF EAST
SCALE: 1/8" = 1'-0"



18 A402 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

SHEET NOTES:

OVERALL BUILDING EXCEEDS 35% DECORATIVE MATERIAL REQUIREMENTS. DECORATIVE MATERIALS ARE FIBER CEMENT PANEL AND GLAZING.

TOTAL AREA: 25,252 sf
TOTAL DECORATIVE: 9,723 sf
DECORATIVE PERCENTAGE: 38.5%

KEYNOTES:

01	EIFS, COLOR: BENJAMIN MOORE "MANOR BLUE"
02	EIFS, COLOR: BENJAMIN MOORE "NOVEMBER RAIN"
03	NICHIHA FIBER CEMENT PANEL, COLOR: NIGHT SHADE
04	NICHIHA FIBER CEMENT PANEL, COLOR: SMOKE
05	ALUMINUM COPING, COLOR TO MATCH ADJACENT FINISH
06	LED GRAZE LIGHT COVE - ALY-037
07	DECORATIVE EXTERIOR SCONCE - ALY-036
08	WALL PACK - ALY-001
09	EXTERIOR METAL PAINT, COLOR: TBD (TO MATCH OPENING FRAMES)
10	LED STRIP LIGHTING - ALY-039
11	LED STRIP LIGHTING - ALY-038
12	STAIN GRADE EXTERIOR LUMBER PERGOLA
13	PAINTED STEEL, FREE STANDING, PORTE COCHERE
14	6" ADDRESS NUMBER, SIGNAGE TO COMPLY WITH ALL LOCAL REQUIREMENTS
15	INTERNALLY ILLUMINATED CHANNEL LETTER SIGNAGE

EXTERIOR MATERIAL LEGEND:

- EXTERIOR INSULATION FINISHING SYSTEM COLOR: BENJAMIN MOORE "MANOR BLUE"
- EXTERIOR INSULATION FINISHING SYSTEM COLOR: BENJAMIN MOORE "NOVEMBER RAIN"
- FIBER CEMENT PANEL MANUFACTURER: NICHIHA COLOR: NIGHT SHADE
- FIBER CEMENT PANEL MANUFACTURER: NICHIHA COLOR: SMOKE



1 A402 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Sheet Size: 30" x 42" (Arch E1)

C:\Revit\Local Projects\82223vs4-V.2023_aya_standard.rvt

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

CASCADE DEVELOPMENT

89 UNIT HOTEL

SAVANNAH DRIVE
DEFOREST, WI 53532

ISSUANCES / REVISIONS

NO:	DESCRIPTION:	DATE:
	REVISED VILLAGE SUBMITTAL	04/30/2026

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior written permission.

ANGUS - YOUNG ASSOCIATES, INC.
Copyright © 2026 All Rights Reserved

PROJECT NUMBER
82223

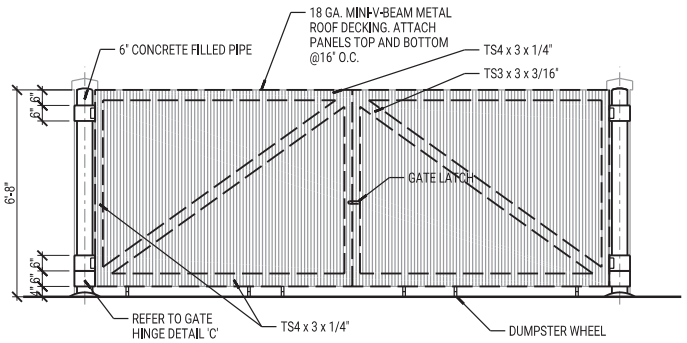
APPROVED BY
AYA

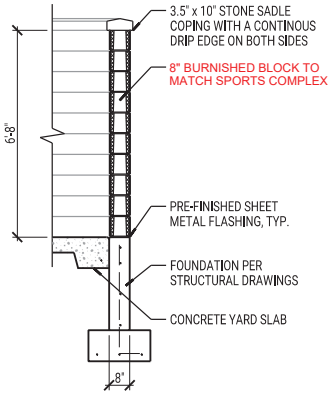
REVIEWED BY
AYA

DRAWN BY
Author

EXTERIOR ELEVATIONS

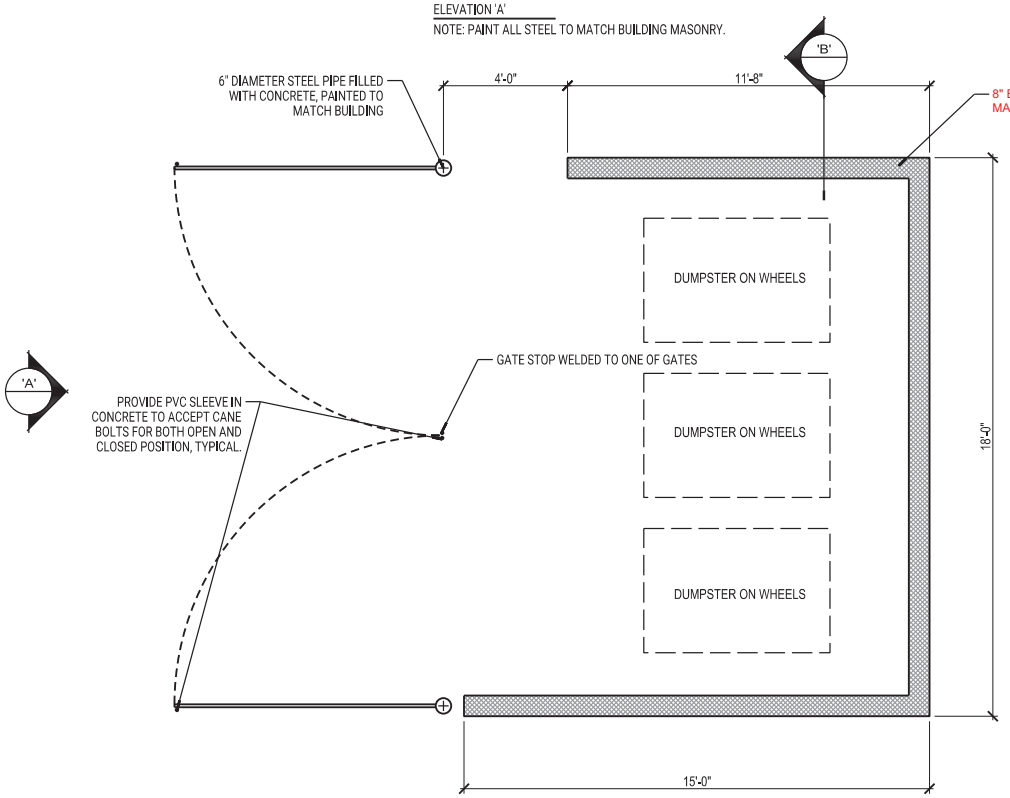
A402



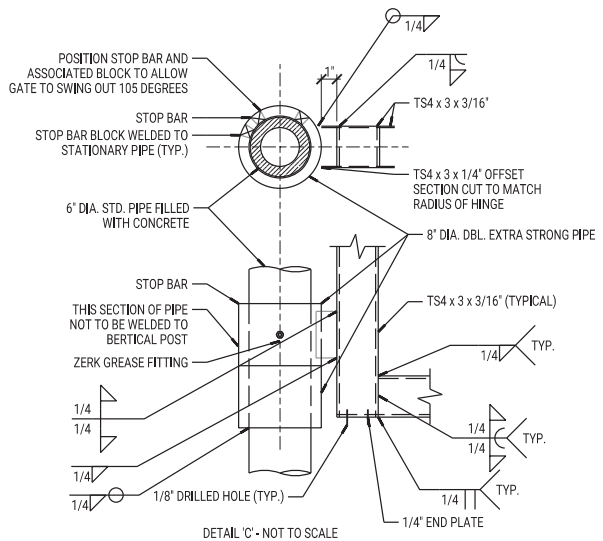


ELEVATION 'A'

NOTE: PAINT ALL STEEL TO MATCH BUILDING MASONRY.



SECTION 'B'



DETAIL 'C' - NOT TO SCALE

01
C801

DUMPSTER ENCLOSURE DETAILS

SCALE: 1/4"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

ISSUANCES	REVISIONS
04/02/2026	VILLAGE OF DEFORSET PLAN REVIEW

Copyright © 2025 Angus-Young Associates, Inc., All Rights Reserved

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

PROJECT NUMBER 82223
APPROVED BY JJS
REVIEWED BY JJS
DRAWN BY

DEFOREST YARDS NORTH SPORTS COMPLEX DEVELOPMENT
CASCADE DEVELOPMENT
PEDERSON CROSSING BLVD. DEFOREST, WI

JAL SIZE = 11" x 17" SCALE: PLOTTED BY: MMory 3/31/2026 3:15:59 PM X:\82223\cad\822230DSH_B.dgn

EXTERIOR WALL PANEL

Non-combustible fiber cement, exterio...

Manufacturer: Nichiha
Style/Series: Illumination Designer Series AWP 1818

Sales Rep

Primary

Chris Tate
Email: marriott@nichiha.com
Office Phone: (770) 805-9466

Attributes

Non-combustible fiber cement, exterior grade siding and soffit board complying with ASTM�����C1186, Grade II, Type A

Type: Fiber cement board siding

DIMENSIONS

Length: 60"
Height: 17"
Thickness: 5/8"

MATERIAL/FINISH

Material Composition: Fiberglass reinforced concrete panels, through-colored with UV-stable pigments.
Color: Night Shade ED680-CUS
Finish: Smooth

PERFORMANCE

Accessories: Manufactured Corners with 3-1/2" returns in matching colors. Aluminum trim to be painted per finish schedule to match adjacent color(s): Outside corners (Corner Key, Open Outside Corner), vertical joints (Bead Reveal, H-Mold), terminations (J-Mold, L-Mold). Flashing System: Manufacturers Starter, Compression Joint, Overhang. Panels profiled along all four edges, such that both horizontal and vertical joints between the installed panels are ship-lapped. Factory-applied sealant gasket added to top and right panel edges; all joints contain a factory sealant.
Best Practices: Recycled content
Fire/Smoke Rating: ASTM E 84, Class A
Quality Standards: ASTM C1186 "Standard Specification for Flat Non-Asbestos Fiber-Cement Sheets"
Structural Performance: Flexural Strength (ASTM C1185) : 1850 length direction; 2500 transverse direction of sheet.
Thermal Performance: Wall system u-factor shall comply with requirements of authorities having jurisdiction.

MISCELLANEOUS

Lead Time: 10 weeks +



FIBER CEMENT PANEL
MANUFACTURER: NICHIHA
COLOR: NIGHT SHADE

EXTERIOR WALL PANEL

Non-combustible fiber cement, exterio...

Manufacturer: Nichiha
Style/Series: Rough Sawn Series AWP 3030

Sales Rep

Primary

Chris Tate
Email: marriott@nichiha.com
Office Phone: (770) 805-9466

Attributes

Non-combustible fiber cement, exterior grade siding and soffit board complying with ASTM�����C1186, Grade II, Type A

Type: Fiber cement board siding

DIMENSIONS

Length: 18"
Height: 10"
Thickness: 5/8"

MATERIAL/FINISH

Material Composition: Fiberglass reinforced concrete panels, through-colored with UV-stable pigments.
Color: Smoke ED247N

PERFORMANCE

Accessories: 1) Manufactured Corners with 3-1/2" returns in matching colors. 2) Aluminum trim to be painted per finish schedule to match adjacent color(s): Outside corners (Corner Key, Open Outside Corner), vertical joints (Bead Reveal, H-Mold), terminations (J-Mold, L-Mold). 3) Flashing System: Manufacturers Starter, Compression Joint, Overhang. 4) Panels profiled along all four edges, such that both horizontal and vertical joints between the installed panels are ship-lapped. 5) Factory-applied sealant gasket added to top and right panel edges; all joints contain a factory sealant.
Best Practices: Recycled content
Fire/Smoke Rating: ASTM E 84, Class A
Quality Standards: ASTM C1186 "Standard Specification for Flat Non-Asbestos Fiber-Cement Sheets"
Structural Performance: Flexural Strength (ASTM C1185) : 1850 length direction; 2500 transverse direction of sheet.
Thermal Performance: Wall system u-factor shall comply with requirements of authorities having jurisdiction.

MISCELLANEOUS

Lead Time: 10 weeks +



FIBER CEMENT PANEL
MANUFACTURER: NICHIHA
COLOR: SMOKE