



ARCHITECTURAL REVIEW BOARD AGENDA

July 08, 2024 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest

MINUTES

4. Approval of minutes from the May 29th, 2024.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Construction of a new addition at Camp Evergreen located at 2776 N 31st Place.

NEXT MEETING

6. July 22, 2024

ADJOURN

7. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN**ARCHITECTURAL REVIEW BOARD MINUTES****Wednesday, May 29, 2024**

Members Present: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Dave Aldag**Excused:** Robert Heimerl, Pam Langan and Richard Linde**Staff/Officials:** Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting to order at 4:17 PM

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify Potential Conflict of Interest

No committee member had a conflict of interest.

MINUTES

4. Approval of minutes from the May 13th, 2024 meeting.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 29, 2024.

Motion made by Alderperson Zachary Rust, seconded by Jerry Jones

Voting Yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Dave Aldag

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Exterior remodel of the Birchwood Apartments located at 3430 and 3434 S 12th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITION:

1. Applicant shall resubmit final elevations that will also include new detailing of corner boards and window trim accents. If staff has any concerns with resubmitted plans, the plans may be forwarded to the board for review.

Motion made by Dave Aldag, seconded by Jerry Jones

Voting Yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Dave Aldag

NEXT MEETING

6. June 10, 2024

The next scheduled meeting is scheduled to be held on June 10, 2024.

ADJOURN

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:27 PM

Motion made by Jerry Jones, seconded by Dave Aldag

Voting Yea: Joe Clarke, Jerry Jones, Alderperson Zachary Rust and Dave Aldag

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new addition at Camp Evergreen located at 2776 N 31st Place.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 1, 2024

MEETING DATE: July 8, 2024

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Camp Evergreen is proposing to construct a new addition to their facility located at 2776 N. 31st Place. The applicant states the following:

- Camp Evergreen is proposing a new addition to their existing facility to enclose their current outdoor in-ground pool to expand its use and programs to year-round service for Camp Evergreen campers.
- The project is a one-story enclosure around the existing pool and concrete deck with new spaces for exercise, pool storage, and reoriented pool equipment room.
- The pool area will be accessed through existing doors on the north side of the existing facility and will be widened to meet accessibility codes.
- Camp Evergreen is a 9,050 sf. One-story residential style building with vertical wood siding on the main part of the building and horizontal wood lap siding in the gable ends.
- The existing trim, soffits and fascia are also wood.
- The roof consists of architectural (dimensional) style asphalt shingles.
- There is a small porte cochere on the southeast end of the facility and a 2 car detached garage at the southeast corner of the property that has matching materials.
- The proposed 6,445 sf. addition is a one-story residential style building with vertical wood siding on the main part of the building to match the existing.
- Horizontal lap siding is in the gable ends to match the existing.
- The trim, soffits and fascia will also be wood to match existing.

- The roof will have matching pitches to the existing roof gables and will have matching architectural (dimensional) style asphalt shingles with matching color.
- There will be large, mostly punched opening aluminum framed windows to let in natural light in the pool and exercise areas.
- The exterior doors will be insulated aluminum with full glass.
- All of the new window frames and doors will match the existing building colors.
- Glass will be clear and insulated Low-E.

STAFF COMMENTS:

The Board may want to have the applicant address:

- Will there be any new rooftop units with the addition? How will these be screened?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: **\$100**

Item 5.

Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Camp Evergreen	Authorized Representative Mark Ellis	Title Executive Director	
Mailing Address 2776 N. 31st Place	City Sheboygan	State WI	ZIP Code 53083
Email Address campevergreen1926@gmail.com	Phone Number (incl. area code) (920) 452-4221		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

SECTION 3: Architect Information

Name Keith Solum - Abacus Architects			
Mailing Address 640 N. Vel R. Phillips Ave., Ste 210	City Milwaukee	State WI	Zip 53203
Email Address ksolum@abacusarchitects.net	Phone Number (incl. area code) (920) 452-4444		

SECTION 4: Contractor Information

Name Matt Makowski - Quasius Construction Co.			
Mailing Address 1202 A North 8th Street	City Sheboygan	State WI	Zip 53082
Email Address mmakowski@quasius.com	Phone Number (incl. area code) (920) 457-5585		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Mark Ellis	Title Executive Director	Phone Number (920) 452-4221
Signature of Applicant		Date Signed

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 2776 N. 31st Place, Sheboygan, WI 53083		Parcel No. 59281630792 & 59281628964
Name of Proposed/Existing Business:	Camp Evergreen	
Address of Property Affected:	2776 N. 31st Place, Sheboygan, WI 53083	
Zoning Classification:	Suburban Residential - 5 District	
New Building: <input type="checkbox"/>	Addition: <input checked="" type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Description of Proposed Project

Camp Evergreen is proposing a new addition to their existing facility to enclose their current outdoor in-ground pool to expand its use and programs to year-round service for Camp Evergreen campers. The project is a one-story enclosure around the existing pool and concrete deck with new spaces for exercise, pool storage, and reoriented pool equipment room. The pool area will be accessed through existing doors on the north side of the existing facility and will be widened to meet accessibility codes.

SECTION 8: Description of EXISTING Exterior Design and Materials

Camp Evergreen is a 9,050 sf. one-story residential style building with vertical wood siding on the main part of the building and horizontal wood lap siding in the gable ends. The existing trim, soffits and fascias are also wood. The roof consists of architectural (dimensional) style asphalt shingles. There is a small porte cochere on the southeast end of the facility and a 2 car detached garage at the southeast corner of the property that has matching materials.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The proposed 6,445 sf. addition is a one-story residential style building with vertical wood siding on the main part of the building to match the existing. Horizontal lap siding is in the gable ends to match the existing. The trim, soffits and fascias will also be wood to match existing. The roof will have matching pitches to the existing roof gables and will have matching architectural (dimensional) style asphalt shingles with matching color. There will be large, mostly punched opening aluminum framed windows to let in natural light in the pool and exercise areas. The exterior doors will be insulated aluminum with full glass. All of the new window frames and doors will match the existing building colors. Glass will be clear and insulated Low-E.

APPLICATION SUBMITTAL REQUIREMENTS

- A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. Submit digital plans and drawings of the project by email, flash drive, etc.

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____



NORTH RENDERING



REVISIONS:		
△	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
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ISSUE DATE: JUNE 6, 2024
POOL ENCLOSURE ADDITION
CAMP EVERGREEN
2776 N 31st PLACE, SHEBOYGAN, WI 53083
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210. MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: KS

CHECKED BY: KS

RENDERING

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901

PROJ. NO. 2015-61



SOUTH RENDERING



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RENDERING

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902

PROJ. NO. 2015-61



- #1 BASE BID CONCRETE SIDEWALK TO POOL DOOR. ADD ALTERNATE EXTERIOR WOOD DECK WITH COMPOSITE DECKING BOARDS AND METAL GUARDRAIL.
- #2 BASE BID WOOD SIDING AND TRIM TO MATCH EXISTING. ADD ALTERNATE STRAND SUBSTRATE SIDING AND TRIM.
- #3 BASE BID ASPHALT SINGLES TO MATCH EXISTING. ADD ALTERNATE 16" WIDE METAL STANDING SEAM ROOF PANELS.
- #4 BASE BID NO SKYLIGHTS. ADD ALTERNATE ROOF RIDGE SKYLIGHTS.

NORTH RENDERING
WITH ALTERNATES



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RENDERING WITH ALTERNATES

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903

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SOUTH RENDERING
WITH ALTERNATES



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RENDERING WITH
ALTERNATES

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904

PROJ. NO. 2015-61



INTERIOR RENDERING



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INTERIOR RENDERING

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905

PROJ. NO. 2015-61

POOL ENCLOSURE ADDITION

CAMP EVERGREEN

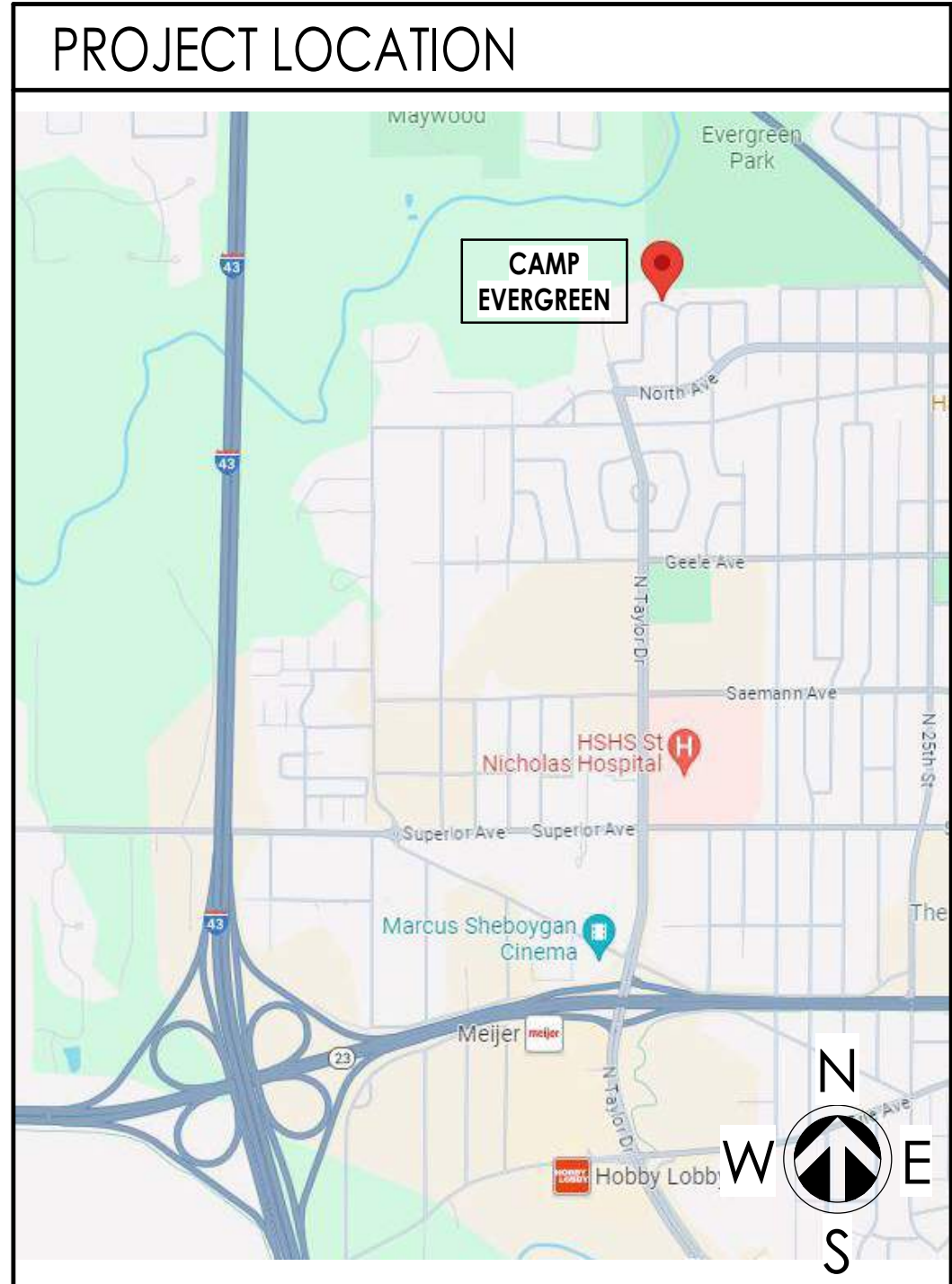
2776 N 31st PLACE, SHEBOYGAN, WI 53083




ARCHITECTURAL & CIVIL		STRUCTURAL	
ABACUS ARCHITECTS, INC. 1135A MICHIGAN AVENUE SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444		PIERCE ENGINEERS, INC. 181 N. BROADWAY AVE. MILWAUKEE, WI, 53202 P: 414-278-6060	
A 101	TITLE SHEET	S 001	GENERAL NOTES
A 102	WALL TYPES, ABBREVIATIONS, AND SYMBOLS	S 002	DESIGN CRITERIA
A 200	EXISTING CONDITIONS & DEMO PLAN	S 003	LOADING PLANS
A 201	SITE PLAN	S 100	FOUNDATION PLAN
A 202	UTILITY PLAN	S 200	DECK FRAMING PLAN
A 203	GRADING PLAN	S 300	ROOF FRAMING PLAN
A 204	EROSION CONTROL PLAN	S 400	STRUCTURAL DETAILS
A 205	CIVIL DETAILS	S 401	STRUCTURAL DETAILS
A 301	DEMO PLAN	S 410	WOOD SCHEDULES AND DETAILS
A 302	FLOOR PLAN	S 411	WOOD SCHEDULES AND DETAILS
A 303	REFLECTED CEILING PLAN	S 412	WOOD SCHEDULES
A 401	ROOM FINISH & DOOR SCHEDULES	S 420	STRUCTURAL DETAILS
A 402	DETAILS	S 421	STRUCTURAL DETAILS
A 501	EXTERIOR ELEVATIONS		
A 601	BUILDING SECTIONS		
A 602	WALL SECTIONS		
A 603	WALL SECTIONS		
A 701	ROOF PLAN		
A 801	INTERIOR ELEVATIONS		

PROJECT INFORMATION			
APPLICABLE BUILDING CODES 2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC) 2015 INTERNATIONAL EXISTING BUILDING CODE		EXISTING BUILDING	
MEANS OF EGRESS AND EXIT DISTANCE EXIT ACCESS TRAVEL DISTANCE- WITHOUT SPRINKLER SYSTEM (W.C.B.C. TABLE 1017.2) = 200FT.		BUILDING AREA EXISTING BUILDING AREA: FIRST FLOOR AREA: 8,564 S.F. ADDITION: 486 S.F. TOTAL: 9,050 S.F. TOTAL BUILDING AREA= 14,967 S.F.	
OCCUPANT LOAD REFER TO SHEET A 302 FOR OCCUPANT LOAD INFORMATION		CONSTRUCTION CLASSIFICATION EXISTING BUILDING: TYPE VB CONSTRUCTION (W.C.B.C. SECTION 402.5) NEW BUILDING ADDITION: TYPE VB CONSTRUCTION (W.C.B.C. SECTION 402.5)	
SANITARY FIXTURES REFER TO SHEET A 302 FOR SANITARY FIXTURE INFORMATION		OCCUPANCY CLASSIFICATION USE GROUPS PRESENT IN THE BUILDING INCLUDE: EXISTING BUILDING: RESIDENTIAL GROUP "R-4" (W.C.B.C. SECTION 310.6.2) NEW BUILDING ADDITION: ASSEMBLY GROUP "A-3" (W.C.B.C. SECTION 303.4)	
FIRE PROTECTION EXISTING BUILDING AND NEW BUILDING ADDITION ARE UN-SPRINKLERED.		ALLOWABLE HEIGHT AND AREA TABULAR AREA ALLOWANCE (W.C.B.C. TABLE 506.2) USE GROUP "R-4" / CONSTRUCTION CLASSIFICATION VB NON-SPRINKLERED ALLOWABLE AREA = 7,000 S.F. FRONTAGE INCREASE (SECTION 506.3) (FRONTAGE / PERIMETER - 0.25) WIDTH / 30 = INCREASE FACTOR (290' / 521' - 0.25) 30 / 30 = .30 TOTAL ALLOWABLE AREA (PER STORY) TABULAR AREA + (TABULAR AREA x FRONTAGE INCREASE) = ALLOWABLE 7,000 + (2,100) = 9,100 S.F. BUILDING HEIGHT (ALLOWABLE) = 2 STORIES / 40'-0" BUILDING HEIGHT (ACTUAL) = 1 STORY / 20'-0" BUILDING AREA (ACTUAL) = 9,050 S.F.	

PROJECT NOTES	
EXTENT OF WORK THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.	
SITE VISIT THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.	
NOTICE TO BIDDERS BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.	
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PROJECT ADD ALTERNATES	
#1	BASE BID CONCRETE SIDEWALK TO POOL DOOR. ADD ALTERNATE EXTERIOR WOOD DECK WITH COMPOSITE DECKING BOARDS AND METAL GUARDRAIL.
#2	BASE BID WOOD SIDING AND TRIM TO MATCH EXISTING. ADD ALTERNATE STRAND SUBSTRATE SIDING AND TRIM.
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REVISIONS:

△	DATE	ISSUE
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ISSUE DATE: JUNE 6, 2024

POOL ENCLOSURE ADDITION

CAMP EVERGREEN

2776 N 31st PLACE, SHEBOYGAN, WI 53083

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 640 N VEL R. PHILIPS AVE, SUITE 210, MILWAUKEE, WI 53203

DRAWN BY: SH, DB

CHECKED BY: KS

TITLE SHEET

A
101

PROJ. NO. 2015-61

PRELIMINARY - NOT FOR CONSTRUCTION



DEMOLITION LEGEND

- APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES WOOD DECK TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

NOTE:

SHOULD ADDITIONAL TREES & SHRUBS REQUIRE REMOVAL, CONTRACTOR TO COORDINATE THESE REMOVALS BASED ON PRACTICABILITY AND OWNER'S PREFERENCES.

CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE PUBLIC UTILITIES.

CONTRACTOR TO COORDINATE RELOCATION OF MECHANICAL FACILITIES BASED ON BEST PRACTICES AND SUBCONTRACTOR RECOMMENDATION.



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DRAWN BY: MBS

CHECKED BY: JRV

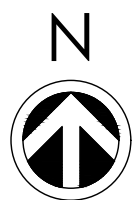
EXISTING
CONDITIONS AND
DEMO PLAN

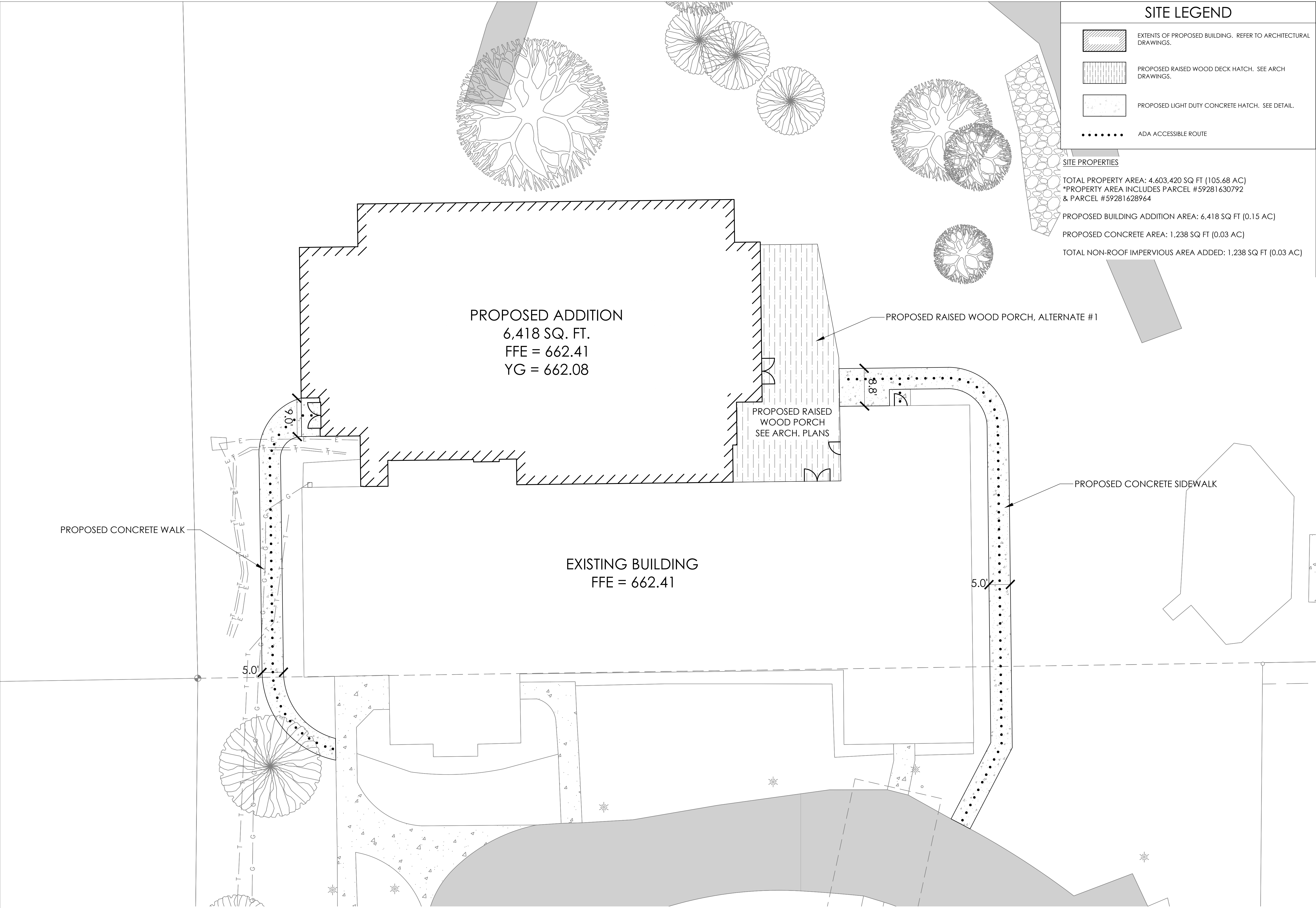
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PROJ. NO. 2015-61

EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1"=20'





EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.

PROPOSED RAISED WOOD DECK HATCH. SEE ARCH DRAWINGS.

PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.

.....

ADA ACCESSIBLE ROUTE

SITE PROPERTIES

TOTAL PROPERTY AREA: 4,603,420 SQ FT (105.68 AC)
*PROPERTY AREA INCLUDES PARCEL #59281630792 & PARCEL #59281628964

PROPOSED BUILDING ADDITION AREA: 6,418 SQ FT (0.15 AC)

PROPOSED CONCRETE AREA: 1,238 SQ FT (0.03 AC)

TOTAL NON-ROOF IMPERVIOUS AREA ADDED: 1,238 SQ FT (0.03 AC)



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JUNE 6, 2024
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CAMP EVERGREEN
2776 NORTH 31ST PLACE, SHEBOYGAN, WI 53083
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 (414) 837-4450

DRAWN BY: MBS

CHECKED BY: JRV

SITE PLAN

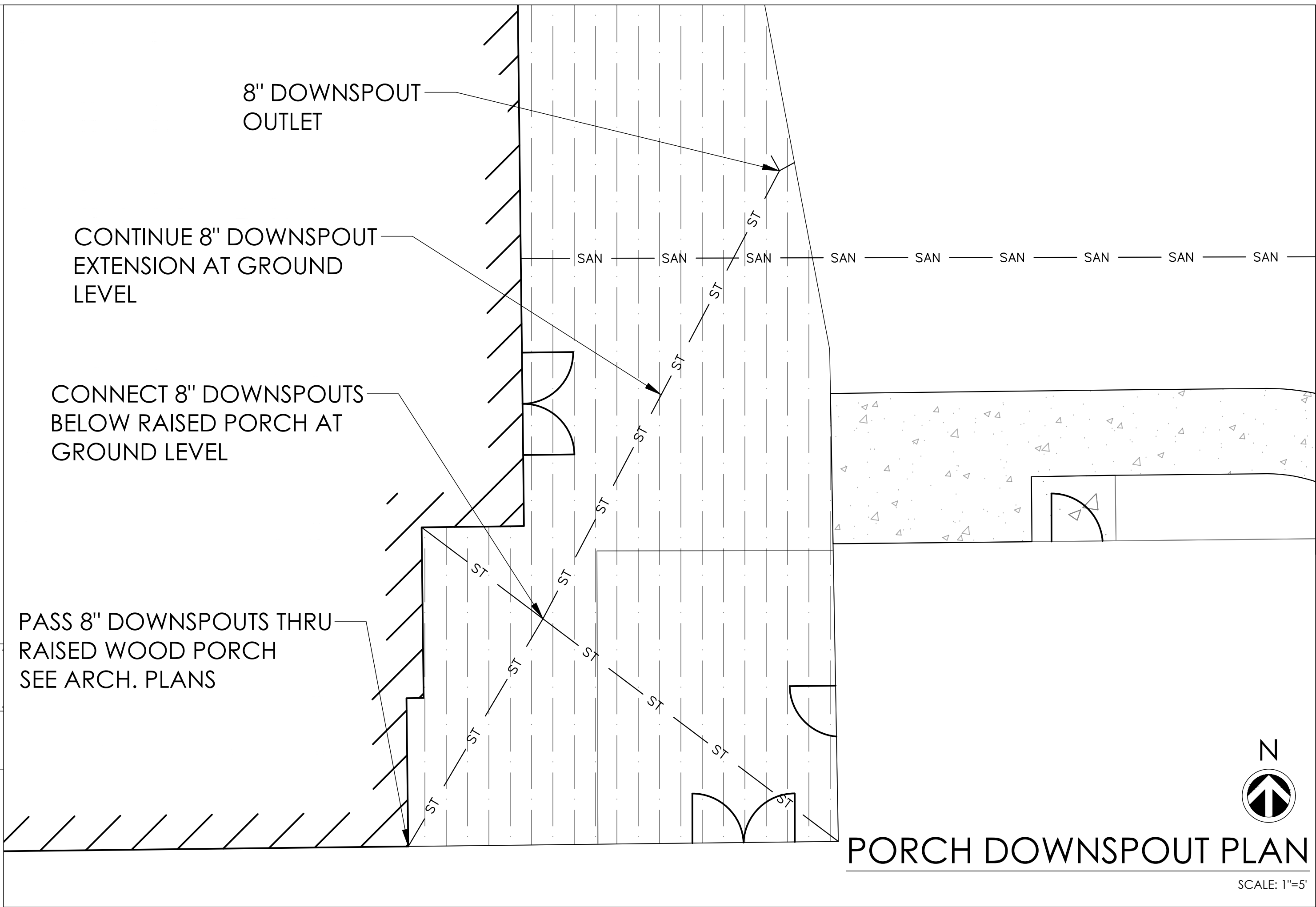
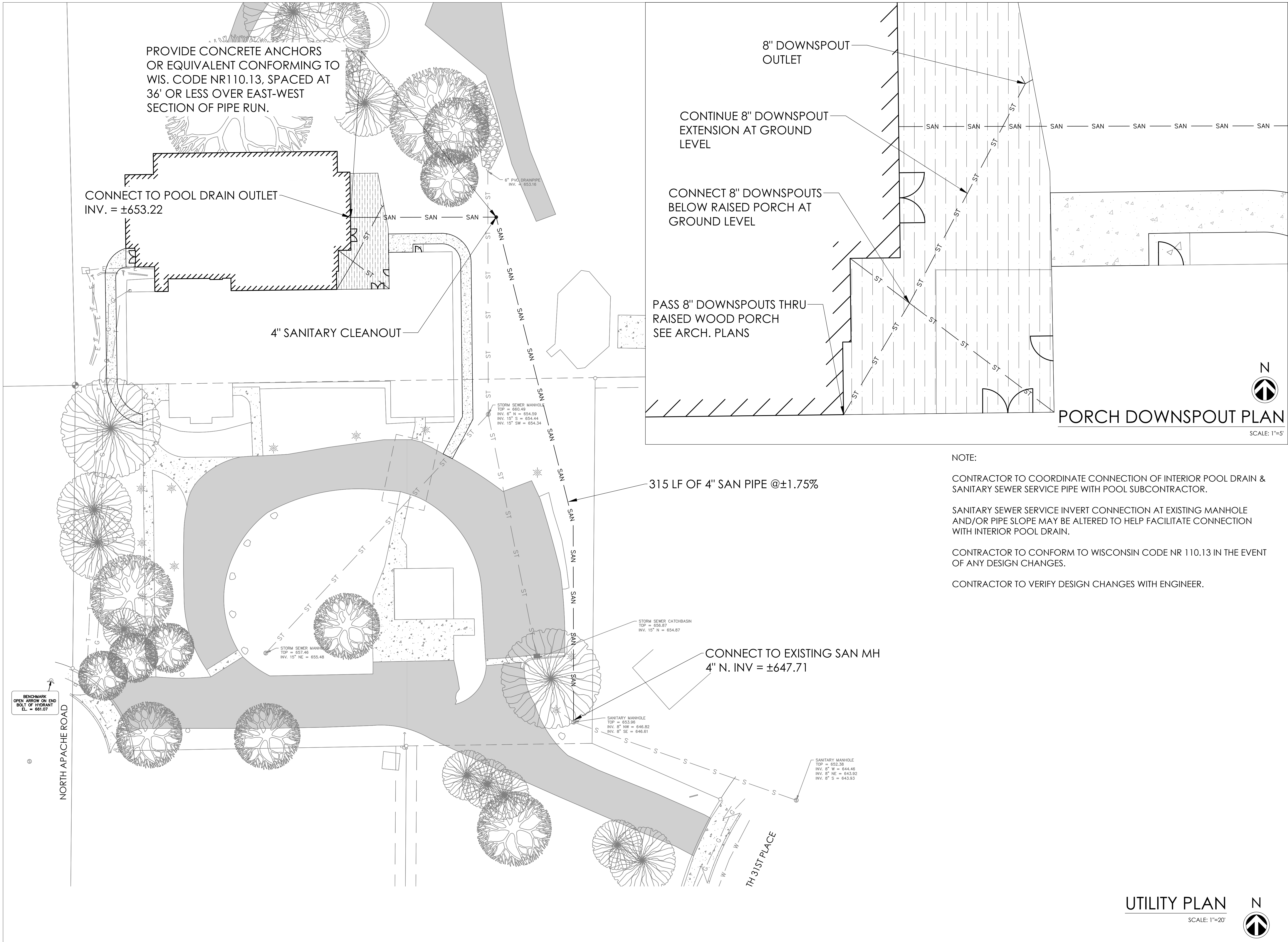
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201

PROJ. NO. 2015-61

SITE PLAN

SCALE: 1"=10'





NOTE:

CONTRACTOR TO COORDINATE CONNECTION OF INTERIOR POOL DRAIN & SANITARY SEWER SERVICE PIPE WITH POOL SUBCONTRACTOR.

SANITARY SEWER SERVICE INVERT CONNECTION AT EXISTING MANHOLE AND/OR PIPE SLOPE MAY BE ALTERED TO HELP FACILITATE CONNECTION WITH INTERIOR POOL DRAIN.

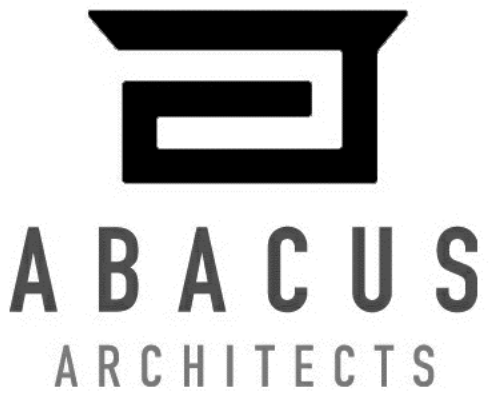
CONTRACTOR TO CONFORM TO WISCONSIN CODE NR 110.13 IN THE EVENT OF ANY DESIGN CHANGES.

CONTRACTOR TO VERIFY DESIGN CHANGES WITH ENGINEER.

UTILITY PLAN

SCALE: 1"=20'

N



REVISIONS:

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JUNE 6, 2024

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CAMP EVERGREEN

2776 NORTH 31ST PLACE, SHEBOYGAN, WI 53083

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 | (414) 837-4450

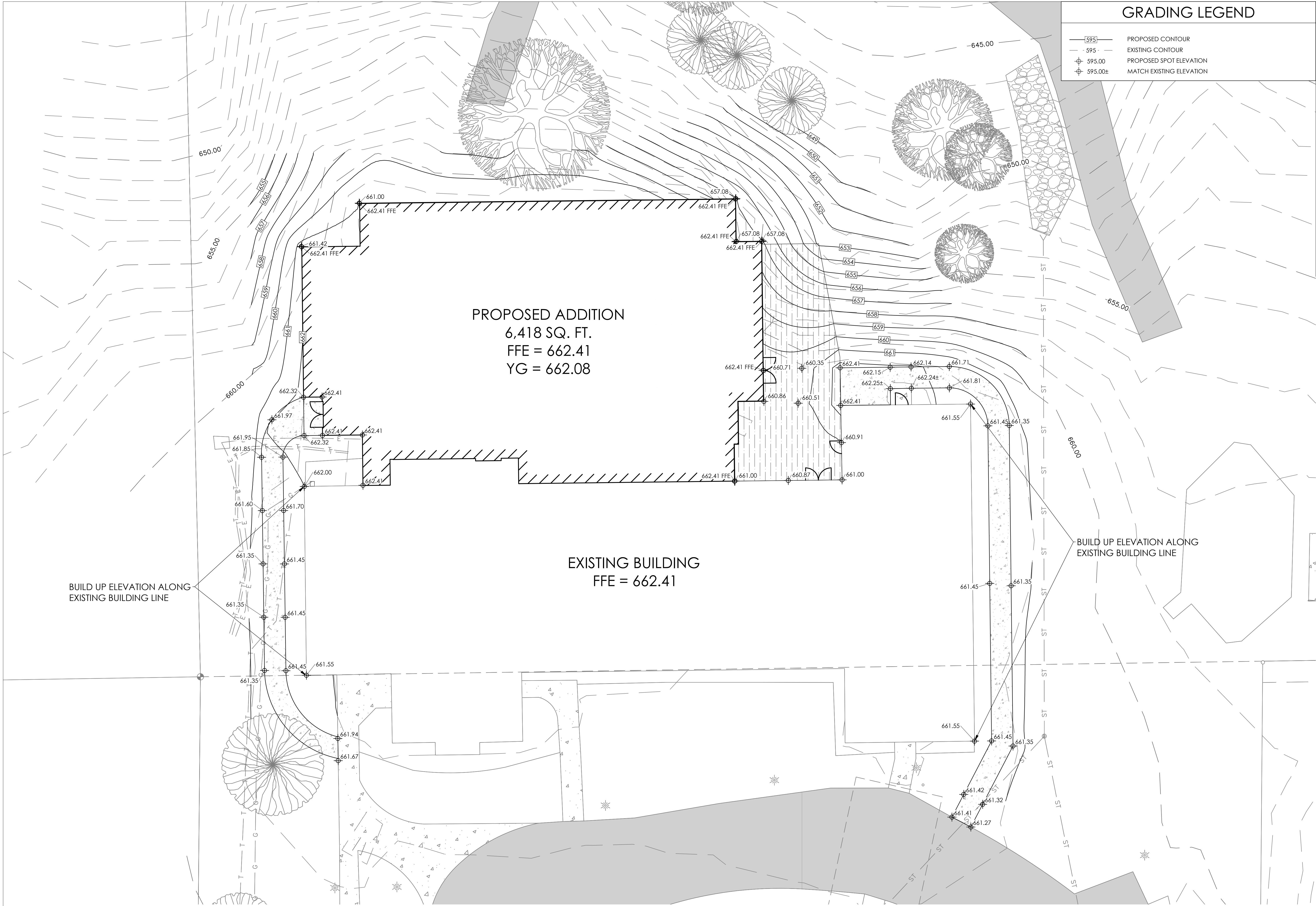
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UTILITY PLAN

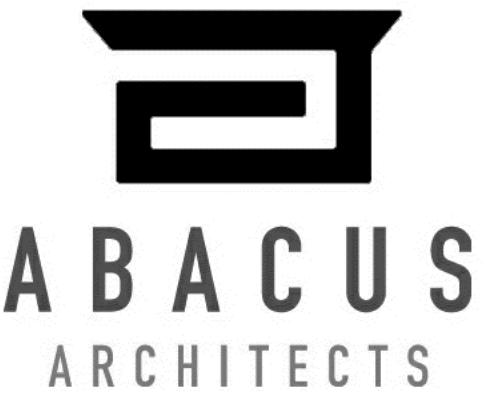
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PROJ. NO. 2015-61



GRADING LEGEND

- 595 — PROPOSED CONTOUR
- 595 - EXISTING CONTOUR
- ⊕ 595.00 PROPOSED SPOT ELEVATION
- ⊕ 595.00± MATCH EXISTING ELEVATION



REVISIONS:

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JUNE 6, 2024
POOL ENCLOSURE ADDITION
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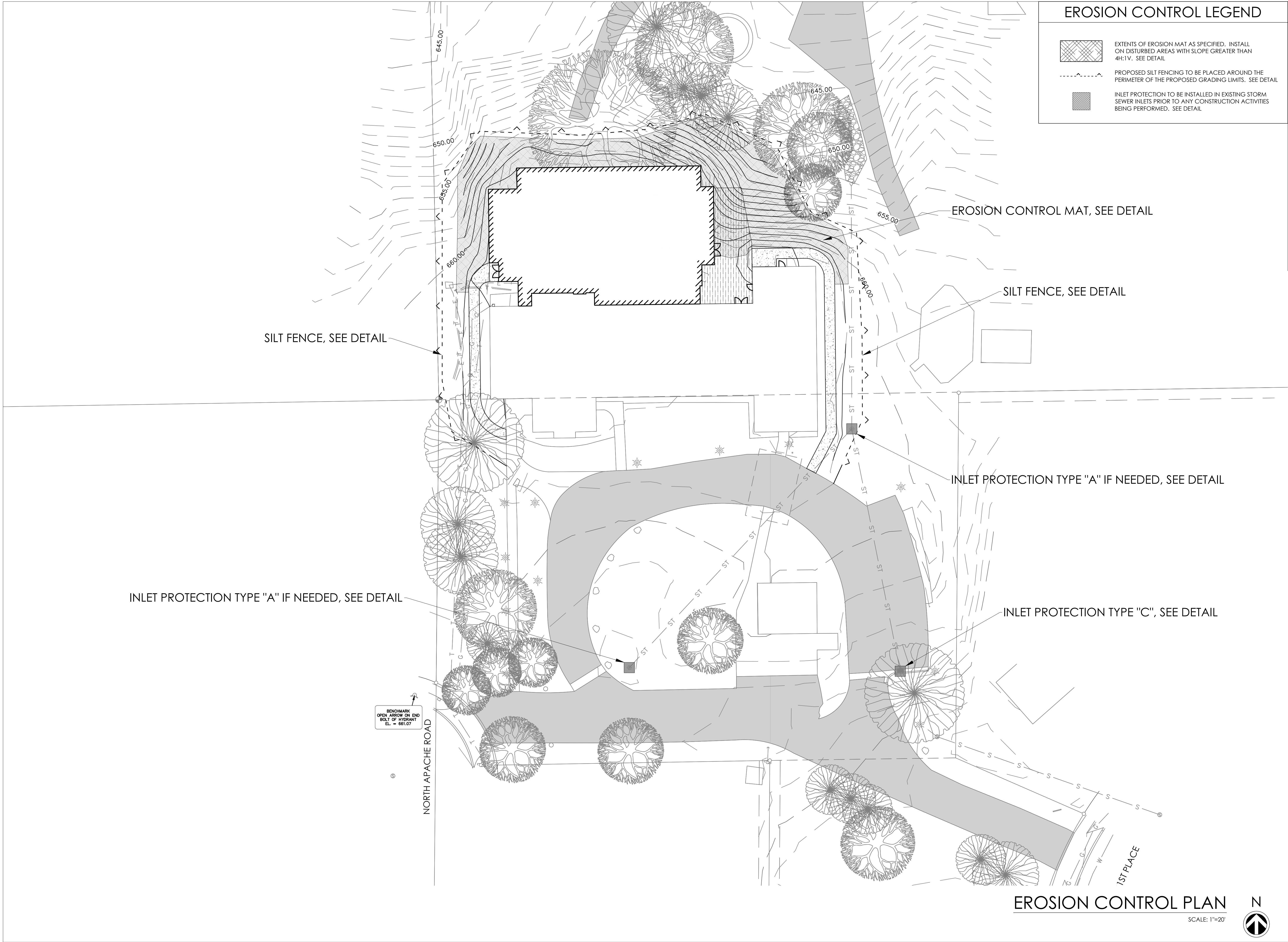
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PROJ. NO. 2015-61

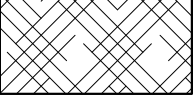
GRADING PLAN

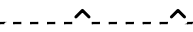
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





EROSION CONTROL LEGEND

 EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.

 PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.

 INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.



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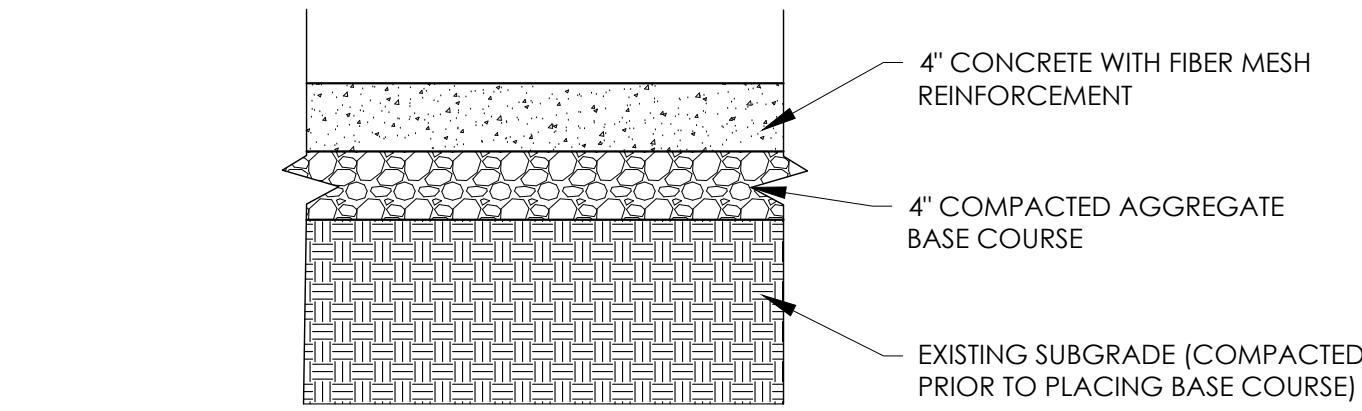
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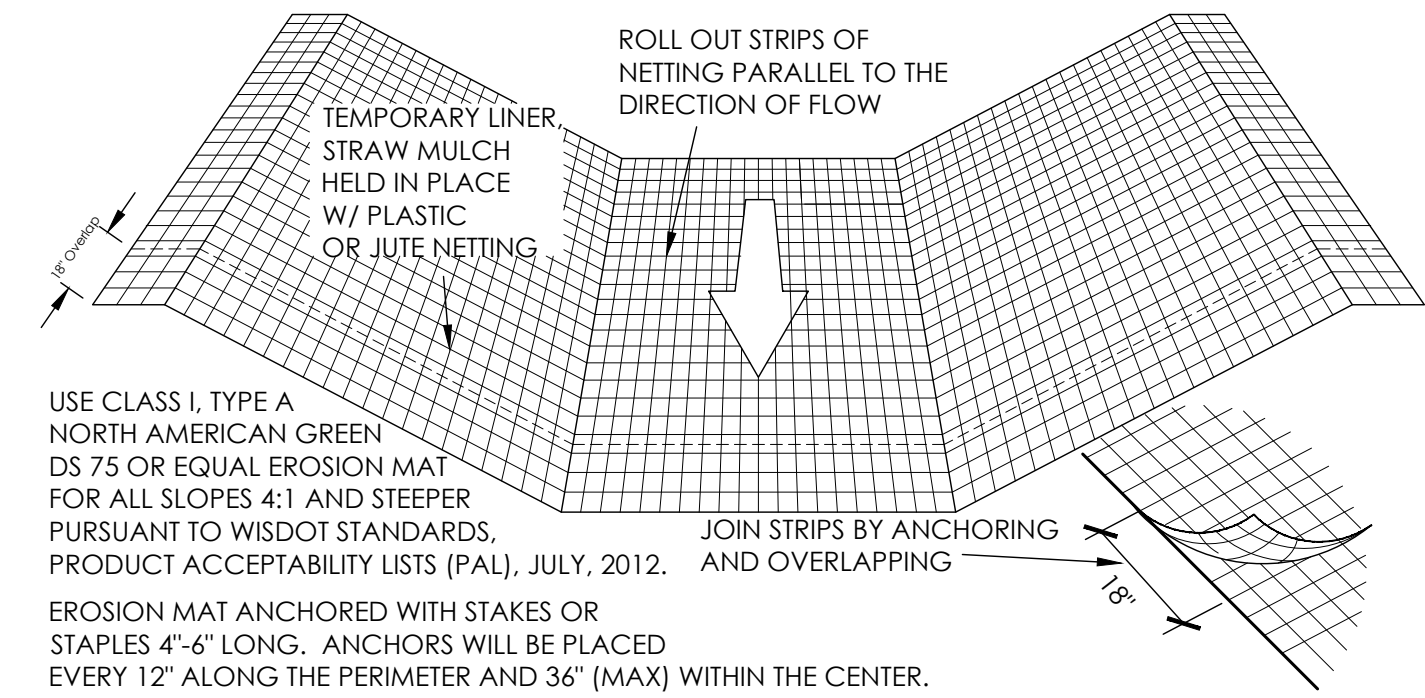
EROSION CONTROL PLAN

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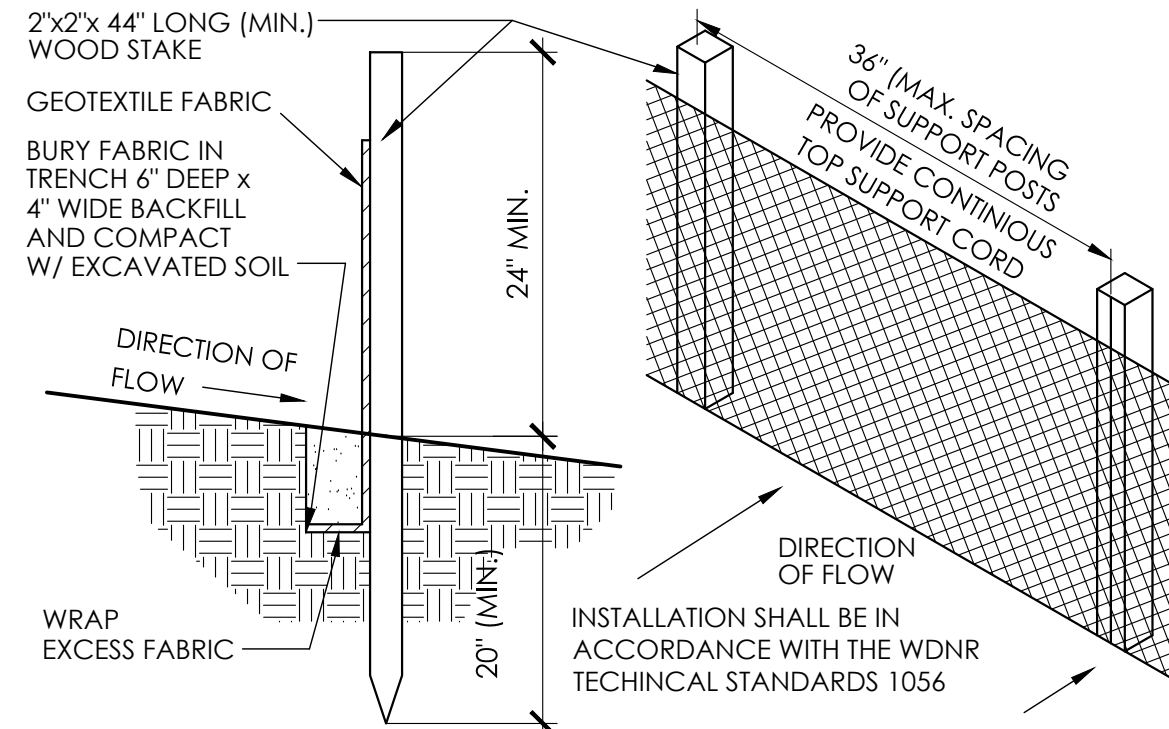
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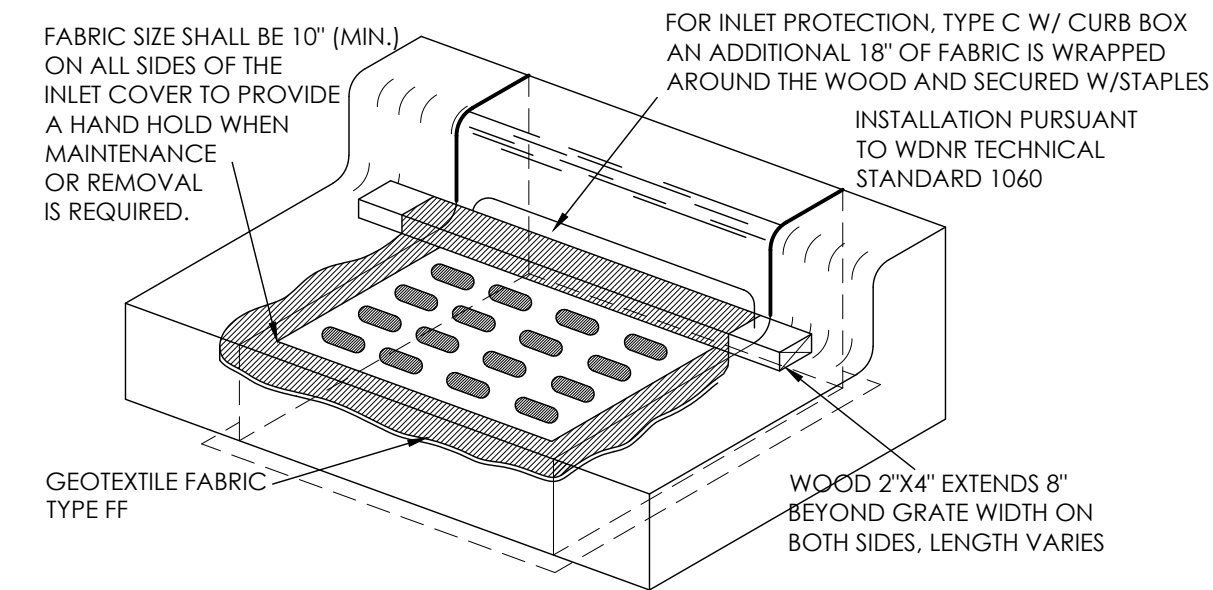
CONCRETE SIDEWALK CROSS SECTION



EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

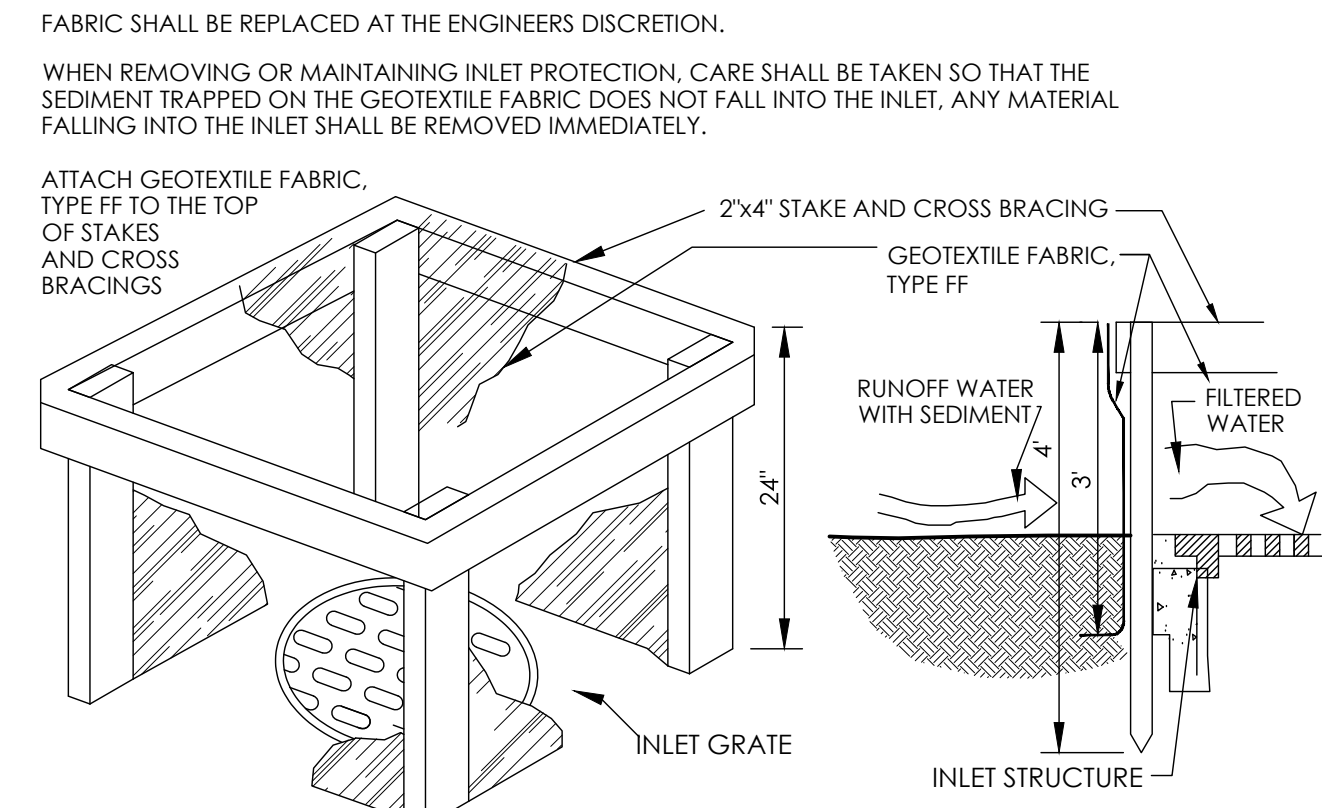


SILT FENCE SECTION & DETAIL



INLET PROTECTION, TYPE 'C'

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
TYPE 'C' INLET PROTECTION TO BE IMPLEMENTED UPON CONSTRUCTION OF CURB AND GUTTER. PRIOR TO CURB AND GUTTER CONSTRUCTION, TYPE 'A' INLET PROTECTION SHALL BE PROVIDED.



INLET PROTECTION, TYPE 'A'

INSTALLATION PURSUANT TO WDNR TECHNICAL STANDARD 1060



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DETAILS

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205

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DETAILS



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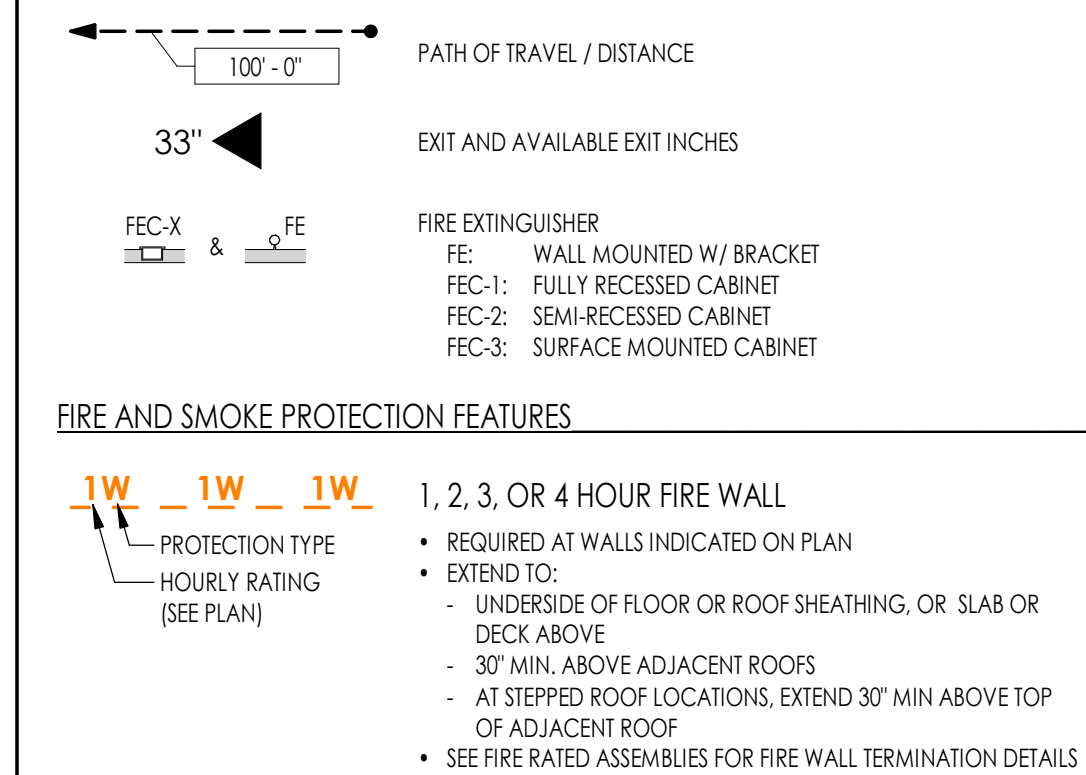
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FLOOR PLAN

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302

PROJ. NO. 2015-61

LIFE SAFETY PLAN LEGEND



GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

FLOOR PLAN KEYNOTES

NO.	DESCRIPTION
1	EXISTING POOL
2	EXISTING POOL ACCESS STAIR
3	EXISTING POOL ACCESS RAMP
4	SKYLIGHT ABOVE - ALTERNATE
5	SLOT TRENCH DRAIN
6	HOYER LIFT
7	CONCRETE POOL DECK, PITCH TO DRAIN
8	2 HOUR FIRE SUTTER AT PASS-THRU COUNTER
9	DRINKING FOUNTAIN WITH BOTTLE FILLER
10	RELOCATED KITCHEN MAKE-UP AIR UNIT
11	EXISTING CRAWL SPACE VENT
12	POOL SUMP CROCK
13	EXISTING POOL HEATER
14	RELOCATED POOL FILTER TANK
15	POOL CHEMICAL TANK
16	WATER SOFTENER AND BRINE TANK
17	WOOD DECK WITH COMPOSITE DECKING BOARDS - ALTERNATE
18	DECORATIVE METAL GUARDRAIL - ALTERNATE
19	RELOCATED ELECTRICAL SERVICE PANEL
20	RELOCATE CRAWL SPACE VENT TO NEW CHASE ENCLOSURE
21	PUSH BUTTON DOOR OPERATORS

OCCUPANT LOAD /
SANITARY FIXTURES

R-4 EXISTING FACILITY
OCCUPANT LOAD = 60 OCCUPANTS

		REQUIRED
TOILETS	MEN - 30 OCC AT 1/10 =	3 TOILETS
	WOMEN - 30 OCC AT 1/10 =	3 TOILETS
LAVATORIES	MEN - 30 OCC AT 1/10 =	3 LAVS
	WOMEN - 30 OCC AT 1/10 =	3 LAVS
SHOWERS	MEN - 30 OCC AT 1/8 =	4 SHOWERS
	WOMEN - 30 OCC AT 1/8 =	4 SHOWERS
DRINKING FOUNTAIN	60 OCCUPANTS AT 1/100 =	1 DRINKING FOUNTAIN
SERVICE SINK		1 SERVICE SINK

A-3 POOL ENCLOSURE ADDITION
OCCUPANT LOAD = 248 OCCUPANTS

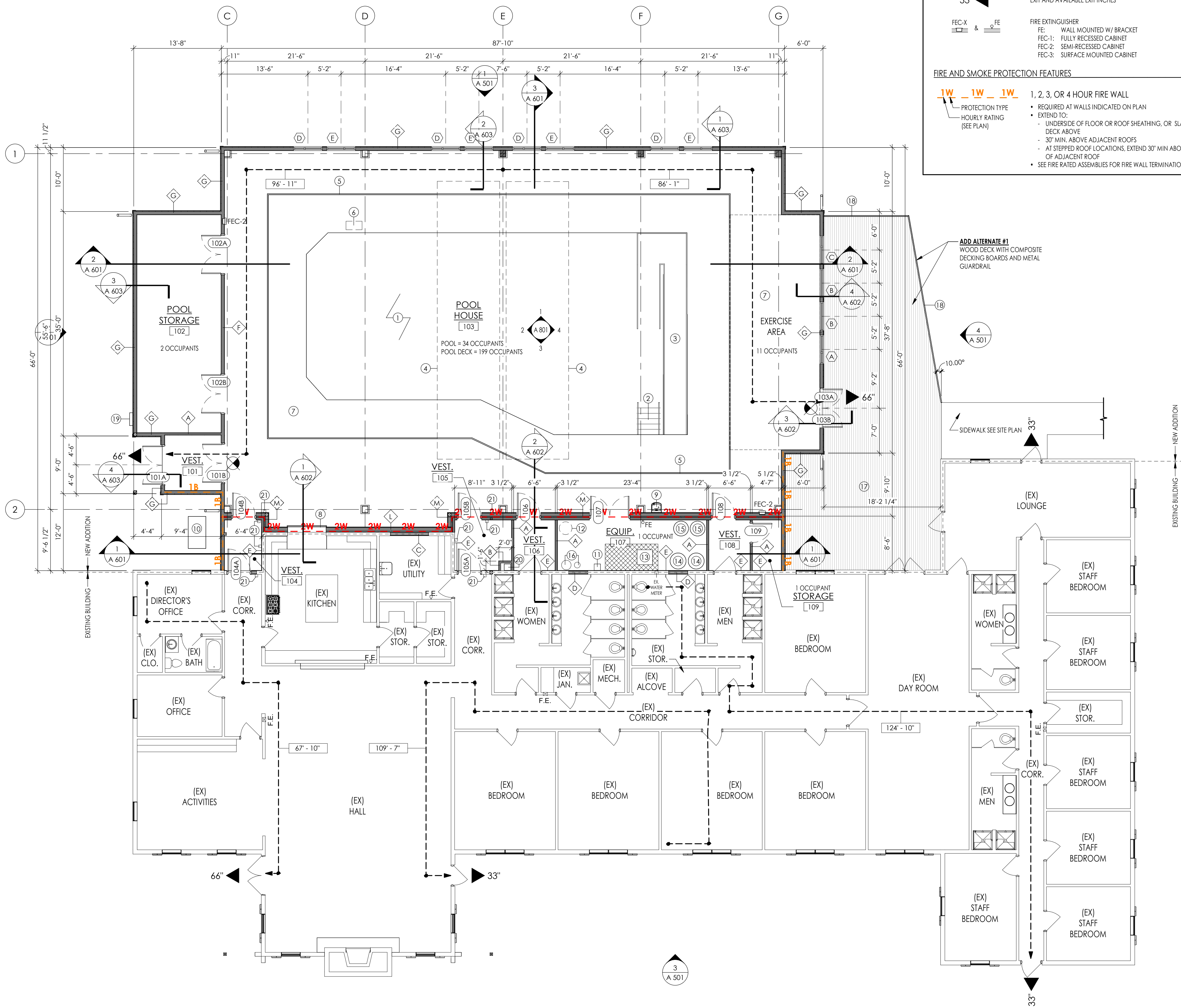
		REQUIRED
TOILETS	MEN - 124 OCC AT 1/125 =	1 TOILET
	WOMEN - 124 OCC AT 1/65 =	2 TOILETS
LAVATORIES	MEN - 124 OCC AT 1/200 =	1 LAV
	WOMEN - 124 OCC AT 1/200 =	1 LAV
SHOWERS		0 SHOWERS
DRINKING FOUNTAIN	248 OCCUPANTS AT 1/500 =	1 DRINKING FOUNTAIN
SERVICE SINK		1 SERVICE SINK

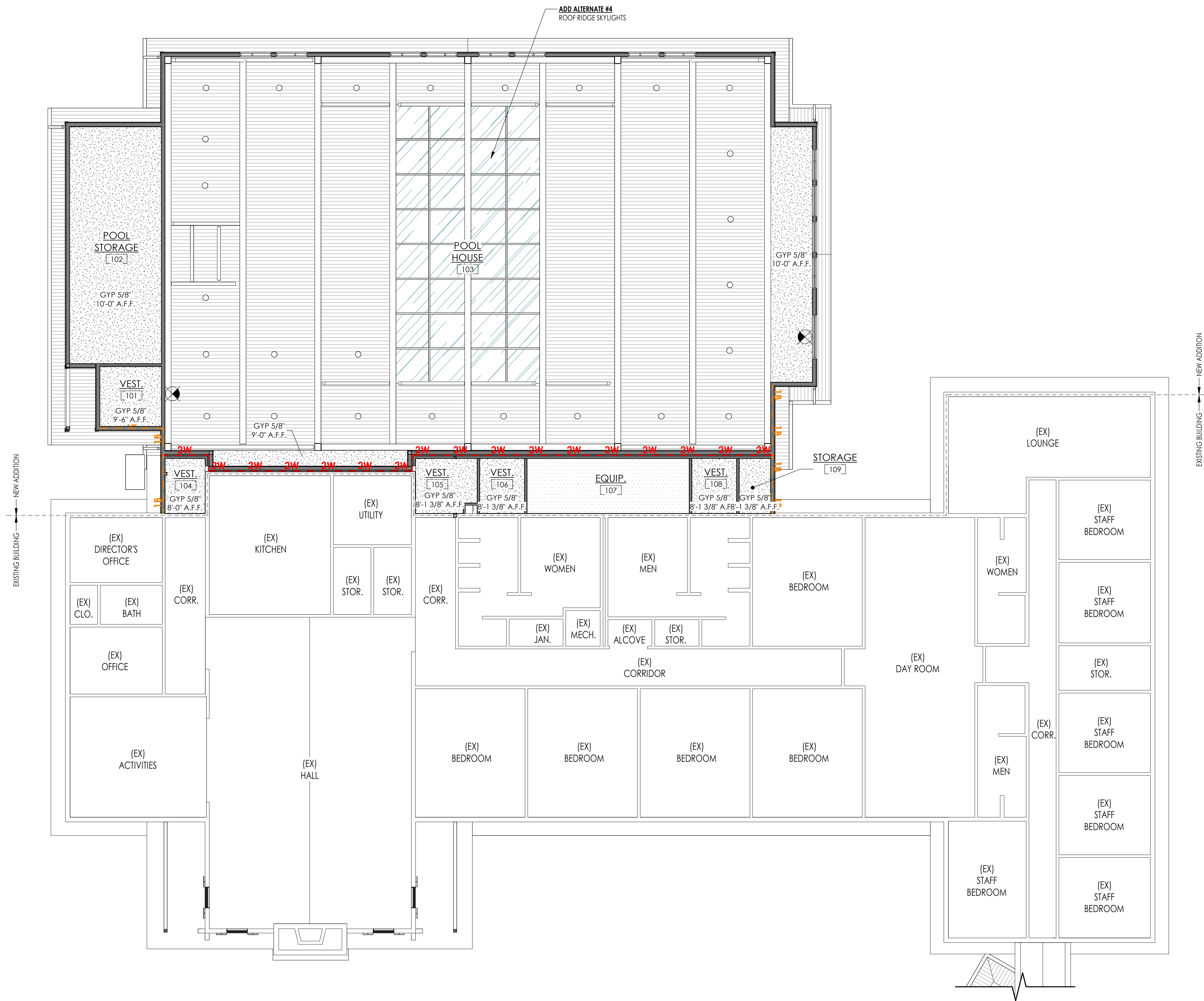
BUILDING REQUIREMENTS

	REQUIRED	PROVIDED
TOTAL REQUIRED TOILETS FOR MEN =	4	4
TOTAL REQUIRED TOILETS FOR WOMEN =	5	5
TOTAL REQUIRED LAVATORIES FOR MEN =	4	6
TOTAL REQUIRED LAVATORIES FOR WOMEN =	4	6
TOTAL REQUIRED SHOWERS FOR MEN =	4	5
TOTAL REQUIRED SHOWERS FOR WOMEN =	4	5
TOTAL REQUIRED DRINKING FOUNTAINS =	2	1/STAFF PROVIDED VIA KITCHEN
TOTAL REQUIRED SERVICE SINKS =	2	2

FIRST FLOOR PLAN

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





REFLECTED
CEILING PLAN LEGEND

- 2 x 2' ACOUSTIC TILE CEILING
- GYPSUM BOARD
- EXPOSED STRUCTURE
- TONGUE & GROOVE WOOD DECKING
- EXIT LIGHT



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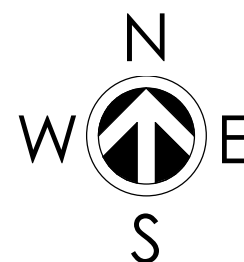
REFLECTED CEILING
PLAN

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303

PROJ. NO. 2015-61

REFLECTED CEILING PLAN

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





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EXTERIOR ELEVATIONS

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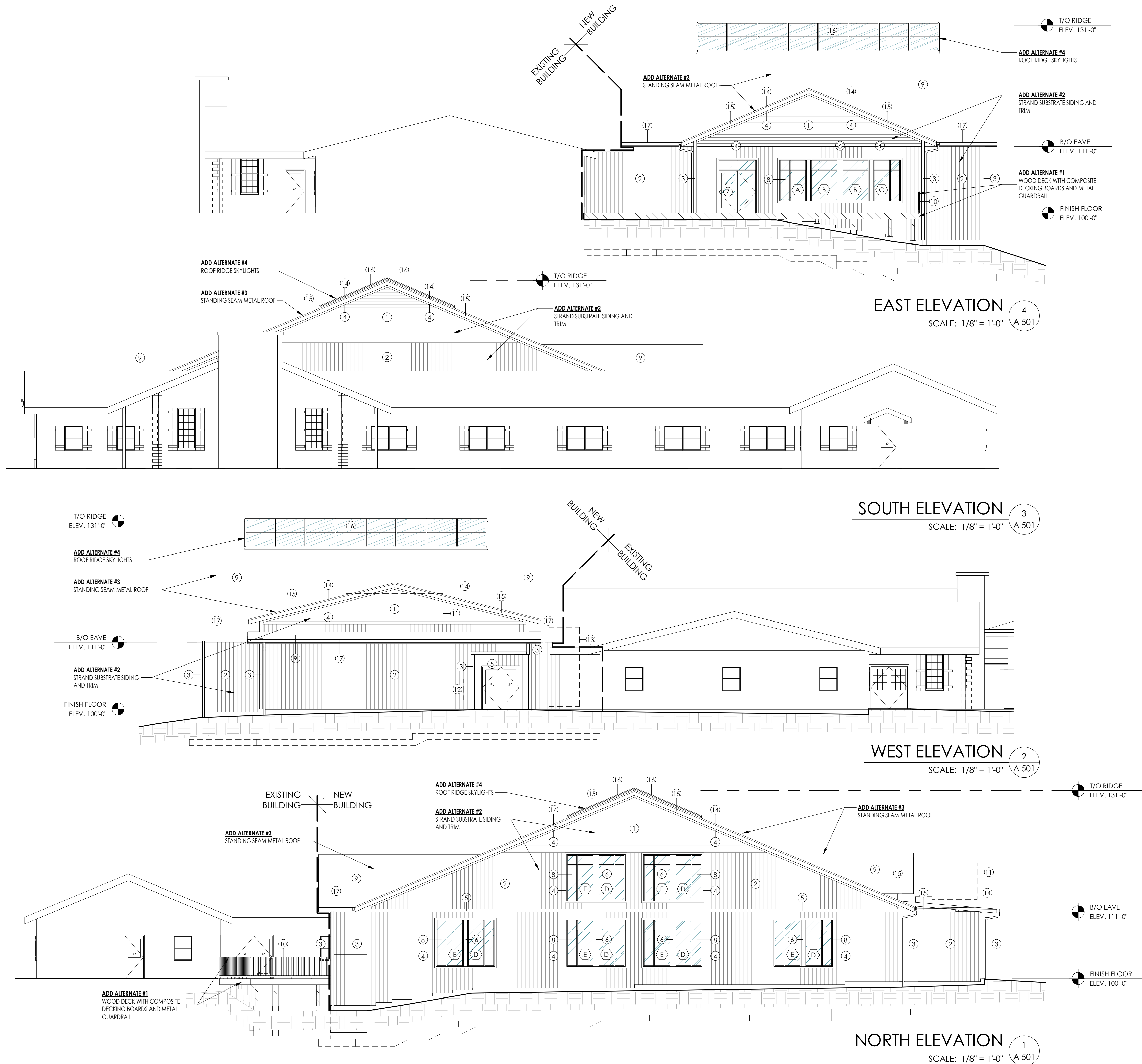
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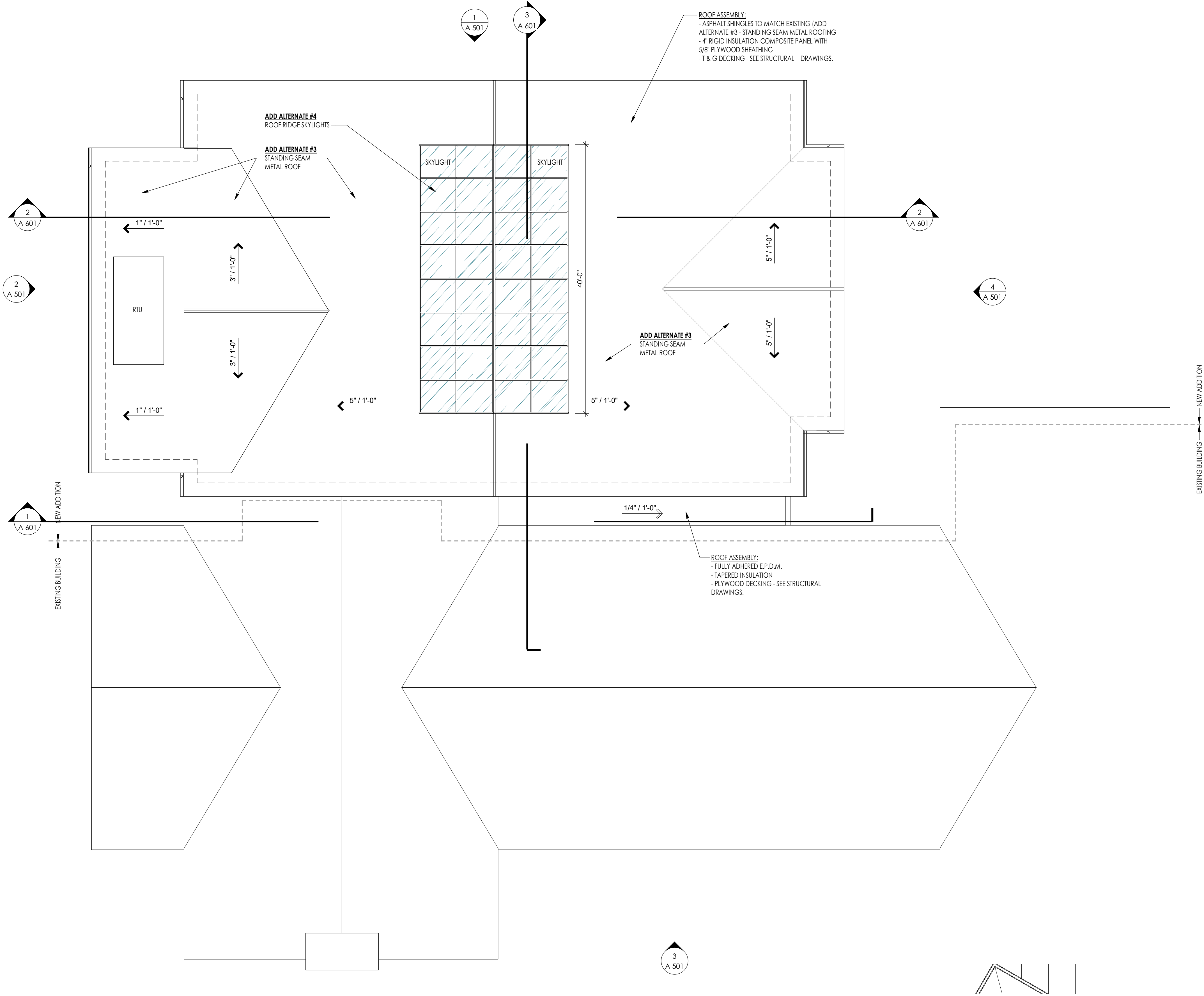
GENERAL EXTERIOR
ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	HORIZONTAL WOOD SIDING TO MATCH EXISTING (ADD ALTERNATE #2 - STRAND SUBSTRATE LAP SIDING)
2	VERTICAL WOOD SIDING TO MATCH EXISTING (ADD ALTERNATE #2 - STRAND SUBSTRATE VERTICAL PANEL SIDING WITH VERTICAL GROOVES 8" O.C.)
3	5 1/2" WOOD CORNER BOARD TO MATCH EXISTING (ADD ALTERNATE #2 - 5 1/2" STRAND SUBSTRATE CORNER BOARD)
4	3 1/2" WOOD TRIM BOARD TO MATCH EXISTING (ADD ALTERNATE #2 - 3 1/2" STRAND SUBSTRATE TRIM BOARD)
5	5 1/2" WOOD TRIM BOARD TO MATCH EXISTING (ADD ALTERNATE #2 - 5 1/2" STRAND SUBSTRATE TRIM BOARD)
6	WOOD TRIM BOARD TO MATCH EXISTING (ADD ALTERNATE #2 - STRAND SUBSTRATE TRIM BOARD)
7	ALUMINUM DOOR AND FRAME
8	ALUMINUM FRAMED WINDOW
9	ASPHALT SHINGLES TO MATCH EXISTING (ADD ALTERNATE #3 - 16" WIDE METAL STANDING SEAM ROOF PANELS)
10	ADD ALTERNATE #1 - METAL GUARDRAIL AT DECK
11	ROOFTOP HVAC UNIT
12	ELECTRICAL SERVICE BOX
13	RELOCATED KITCHEN MAKE-UP AIR UNIT
14	2 1/2" WOOD GABLE TRIM BOARD TO MATCH EXISTING (ADD ALTERNATE #2 - 2 1/2" STRAND SUBSTRATE GABLE TRIM BOARD)
15	WOOD FASCIA BOARD TO MATCH EXISTING (ADD ALTERNATE #2 - STRAND SUBSTRATE FASCIA BOARD)
16	ADD ALTERNATE #4 - ROOF RIDGE SKYLIGHTS
17	ALUMINUM GUTTER AND DOWNSPOUT





GENERAL ROOF NOTES

- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/4" PER 1'-0" MINIMUM.

ROOF SYMBOLS

- TAPERED INSULATION ROOF DRAINAGE
- SLOPED STRUCTURE ROOF DRAINAGE
- TAPERED INSULATION SADDLE / EDGE STRIP



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ROOF PLAN

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701

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ROOF PLAN

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

