

FIRST AMENDMENT TO LEASE

Parties: City of Sheboygan, a municipal corporation located in Sheboygan County, Wisconsin, hereinafter referred to as "lessor" or, in the alternative, party of the first part

Kiddies Camp Foundation, Inc., a Wisconsin corporation located in the City of Sheboygan, Sheboygan County, Wisconsin, hereinafter referred to as "lessee" or, in the alternative, party of the second part

Date: October 12, 1989

WHEREAS the parties hereto entered into a lease of the premises described in Schedule A attached and incorporated herein by reference dated November 1, 1949, for a term of 99 years; and,

WHEREAS the parties have mutually agreed to amend said lease to clarify and codify their understanding of certain terms and conditions of the lease.

NOW, THEREFORE, for and in consideration of the mutual covenants set forth herein, the parties hereto do covenant and agree as follows:

1. That paragraph I is hereby amended so as to extend the term of the lease to November 1, 2089.
2. The parties agree that all terms and conditions set forth in said lease have been fulfilled by the parties through this date.
3. That paragraph II.B. shall be amended to include a camp for handicapped and/or retarded children and/or adults, as well as underprivileged children.
4. That the parties hereto agree that lessee shall have the right to demolish and remove the present buildings located on the demised premises, and lessor specifically approves lessee's right to said demolition. In addition, the lessor does hereby approve the construction by lessee of a new building to be erected on the demised premises substantially consistent with the preliminary plans and specifications attached hereto as Schedule B and incorporated herein by this reference, conditioned upon obtaining a conditional use permit from the city.
5. Lessor shall take all steps necessary within a reasonable time from the date of this amendment so

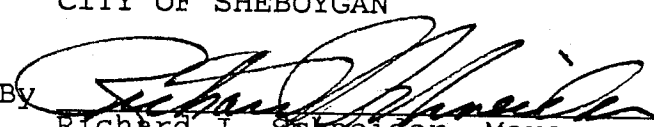
as to permit an access way for the camp's use from Cherokee Drive and/or Apachee Road to the demised premises, to be used exclusively for camp purposes. Lessor agrees to take such steps that may be necessary so as to grant the lessee the right and opportunity to hook up with water, sewer, and other utilities located in Cherokee Drive and/or Apachee Road for the sole and exclusive benefit of the lessee's needs for running the camp contemplated herein.

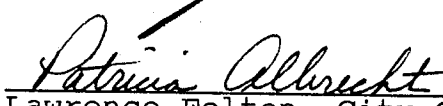
6. That in all other respects except as modified herein, the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the lessor has caused these presents to be executed by its duly authorized Mayor and City Clerk, and its corporate seal hereto affixed, and the lessee has caused these presents to be executed by its duly authorized President and Secretary, and its corporate seal affixed hereto as of the day and year first above written.

CITY OF SHEBOYGAN

By

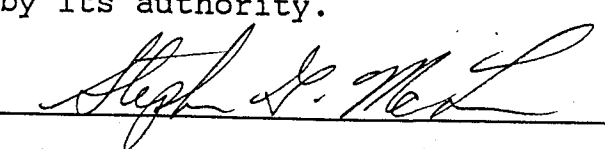
  
Richard J. Schneider, Mayor

  
Lawrence Felten, City Clerk

Lessor

STATE OF WISCONSIN )  
                              ) SS.  
SHEBOYGAN COUNTY )

Personally came before me this 5<sup>th</sup> day of October, 1989, Richard J. Schneider, Mayor, and Lawrence Felten, City Clerk, of the above-named municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

  
Notary Public, State of Wisconsin  
My Commission Expires: \_\_\_\_\_

*is permanent*



L E A S E

THIS INDENTURE, Made and executed in duplicate this 1st day of November, A.D., 1949, by and between the City of Sheboygan, a municipal corporation of the State of Wisconsin, hereinafter designated as the Lessor, party of the first part, and the Kiddies Camp Foundation, Inc., a Wisconsin corporation, hereinafter called the Lessee, party of the second part,

WITNESSETH:

I In consideration of the rent and the Lessee's covenants hereinafter reserved and contained, the Lessor hereby demises and leases unto the Lessee all those certain premises situate in the County of Sheboygan, State of Wisconsin, described as follows, to-wit:

Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 9, Township 15 North, Range 23 East, running thence East along the South line of said Southeast Quarter Five Hundred Sixty (560.0) feet, thence Northwesterly to a point Two Hundred Seventy (270.0) feet North and Three Hundred Seventy Five (375.0) feet East of point of beginning, thence Northwesterly to a point in the West line of the said Southeast Quarter Five Hundred Forty (540.0) feet North of beginning, thence South along the West line of said Southeast Quarter Five Hundred Forty (540.0) feet to beginning,

together with a right of way as a means of access thereto over City owned property constituting what is generally known as Evergreen Park; such right of way shall consist and be limited to the roadways as presently existing or as may be relocated in the future in said area.

TO HAVE AND TO HOLD the said premises for and during the term of ninety-nine (99) years from the 1st day of November, A.D., 1949, yielding and paying therefor the annual rent of One (\$1.00) Dollar and the performance of the conditions of this lease and continuing the public function of the purpose hereinafter stated; the monetary consideration shall be paid annually, in advance, on or before the 1st day of November, in each calendar year during the continuation hereof.

II The Lessee, to the intent that the obligations may continue throughout the term hereby created, covenants with the Lessor and agrees to the conditions as follows:

A. To pay the reserve rent at the times and in the manner aforesaid;

B. To limit the use of the demised premises to the conduct of a camp, principally for the underprivileged children residing in the City of Sheboygan, State of Wisconsin;

C. To maintain the buildings now on said premises in a reasonable state of repair at its own expense until it comes to remove the same for the purpose of rebuilding as in this lease provided; in connection with any rebuilding project, the tenant or Lessee may demolish and raze the buildings now on said premises covering the land on which such new buildings are to be erected (or which may interfere with the planning and management of such camp) and have the salvage of such building or buildings so to be wrecked and the material therefrom for its own use in connection with any reconstruction;

D. To bear and pay and discharge any future taxes, assessments, duties, impositions and burdens whatsoever assessed, charged or imposed either by the nation, state, city or any other public authority, upon the demised premises or any erections thereon or upon the owner or occupier in respect thereof, or payable by either in respect thereof, and to deliver to the Lessor at all times, promptly, proper and sufficient receipts and other evidences of the payment and discharge of the same.

E. Not to suffer the demised premises or any erection or improvements thereon, or the estate of the Lessee in the same, at any time during the said term, to become subject to any lien, mortgage or encumbrance whatsoever and to indemnify and to keep indemnified the Lessor against all such liens, charges and encumbrances; it being hereby expressly agreed that the Lessee shall have no authority, express or implied, to create any lien, charge or encumbrance upon the demised premises or the improvements thereon or upon the estate of the Lessee in the same;

F. Not to assign or sublease any part or all of the demised premises or any of the privileges, burdens or duties of this contract;

G. To keep the buildings and improvements upon the said demised premises insured against loss or damage by fire, windstorm or other similar forces of nature for their full insurable value in companies satisfactory to the Lessor and to furnish the Lessor with a complete list of all such insurance; to pay all premiums necessary for those purposes immediately as they become due, and to deliver to the Lessor the receipts therefor; to make all insurance payable to the Lessor and to the Lessee as their respective interests may appear; provided, that if the Lessee shall at any time fail to insure or keep insured as aforesaid, the Lessor may do all things necessary to effect or maintain such insurance and any moneys expended by it for that purpose shall be repayable by the Lessee with interest at the rate of 5% per annum on demand;

H. To assume all and any liability for the injury to persons and property arising from the use of these premises and does hereby promise and covenant to save the Lessor harmless from all claim or claims for such injury or injuries; to secure such undertaking and condition, the Lessee does hereby covenant to secure and maintain public liability insurance on these premises at its own cost in an amount not less than \$10,000.00, and shall deliver receipts and certification of the existence of such policies to the Lessor from time to time;

I. In case of damage or destruction, from time to time, by fire or otherwise, to repair, restore, or rebuild the buildings and improvements on the demised premises, in accordance with plans and specifications to be approved by the Lessor, with all reasonable dispatch, and in any event within twelve (12) months from the time of such damage or destruction; provided, that in case of any such damage or destruction, the Lessor shall apply any insurance money recovered by or paid to it to such repair, restoration, or rebuilding under plans and specifications approved by the Lessor; and provided,

PAGE VII OF EPE

further, that all insurance money recovered and not paid to the Lessor shall first be so applied, and also, that in case the Lessee shall not so repair, restore, or rebuild within twelve (12) months, then such insurance money recovered by the Lessor may be retained by it as liquidated damages for the breach of the Lessee's covenant so to repair, restore or rebuild;

J. To keep the said buildings so to be erected and all other buildings and erections which may at any time during the said term be erected upon the demised premises and the drains and appurtenances in good condition and repair;

K. Not to erect or permit to be erected on the demised premises any new buildings or to make or permit to be made any addition to the said building so to be erected or to any buildings which may at any time during the said term be erected upon the land hereby demised, except in accordance with plans and specifications previously approved by the Lessor;

L. To permit the Lessor, by its agents, at all reasonable times to enter upon the demised premises to view the condition of the premises and buildings;

M. Not to make or suffer any use or occupancy of the demised premises contrary to any law or ordinance now or hereafter in force, or contrary to the purposes of the use herein designated;

N. To indemnify the Lessor against all costs and expenses, including counsel fees, lawfully and reasonably incurred in or about the premises, or in the defense of any action or proceeding, or in discharging the premises from any charge, lien, or incumbrance, or in obtaining possession after default of the Lessee or the termination of this demise;

O. At the termination of the tenancy, to yield up the demised premises with all buildings erected thereon, together with the fixtures thereof, and additions thereto, in such repair and condition as shall be in accordance with the covenants hereinbefore contained, without any liability on the part of the Lessor to reimburse or pay the Lessee for any of the costs thereof;

III The Lessor hereby covenants with the Lessee that the said party of the second part on paying the said yearly rent and performing the said covenants and conditions on its part, shall and may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid;

A. Provided, always, and it is expressly agreed, that if the rent hereby reserved shall be unpaid for thirty days after becoming payable, whether formally demanded or not, or if any covenant or condition on the Lessee's part herein contained shall not be performed or observed, or in the event of the abandonment of such project by the Lessee for a period of any two successive years, or in the event the conduct of the camp is commercialized (i.e. attempt is made to make a profit from the operation thereof through charges made to the children or parents or guardians of the campers) then and in that event it shall be lawful for the Lessor at any time to re-enter upon the demised premises or any part thereof in the name of the whole, and thereupon this demise shall absolutely determine, but without prejudice to the right of action of the Lessor in respect of any of the Lessee's covenants herein contained. No waiver by the Lessor of any covenant hereunder shall be a waiver of any succeeding breach of the same covenant.

IV It is hereby agreed that the covenants, stipulations and conditions herein contained shall inure to the benefit of and shall be binding upon the respective successors and assigns of the Lessor and the Lessee herein.

IN WITNESS WHEREOF, the said Lessor has caused these presents to be executed by its duly authorized Mayor and City Clerk, and its corporate seal hereto affixed, and the said Lessee has caused these presents to be executed by its duly authorized President and Secretary and its corporate seal affixed hereto the day and



year first above written.

In the presence of:

Phyllis Holland

LaVerne Muller

CITY OF SHEBOYGAN

By Dr. W. Sonnenburg  
Mayor

Joseph E. Leberman  
City Clerk

Lessor

In the presence of:

JR. McKinley

Thomas J. Broughton

KIDDIES CAMP FOUNDATION, INC.

By Charles E. Broughton  
President

Harold Prange  
Secretary

Lessee

STATE OF WISCONSIN }  
SHEBOYGAN COUNTY } SS.

Personally came before me, this 1st day of November, A.D., 1949, Willard H. Sonnenburg, Mayor, and Joseph E. Leberman, City Clerk, of the above named municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Willard H. Sonnenburg

Notary Public, Sheboygan County, W.  
My commission expires:

STATE OF WISCONSIN }  
SHEBOYGAN COUNTY } SS.

My Commission Expires March 16, 1950

Personally came before me, this 1st day of November, A.D., 1949, Charles E. Broughton, President, and H. Carl Prange, Secretary, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Roland C. Gummer

Notary Public, Sheboygan County, W.  
My commission expires:

March 22, 1953

Approved as to form and execution this 7<sup>th</sup> day of November, A.D., 1949.

C. W. Wilbur

City Attorney





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

A  
901

PROJ. NO. 2015-61





SOUTH RENDERING



REVISIONS:		
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DRAWN BY: KS

CHECKED BY: KS

RENDERING

A  
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



REVISIONS:

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RENDERING WITH  
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903

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SOUTH RENDERING  
WITH ALTERNATES



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PRELIMINARY - NOT FOR CONSTRUCTION

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CHECKED BY: KS

RENDERING WITH ALTERNATES

A  
904

PROJ. NO. 2015-61





INTERIOR RENDERING



REVISIONS:		
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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: KS

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INTERIOR RENDERING

A  
905

PROJ. NO. 2015-61



POOL ENCLOSURE ADDITION

# CAMP EVERGREEN

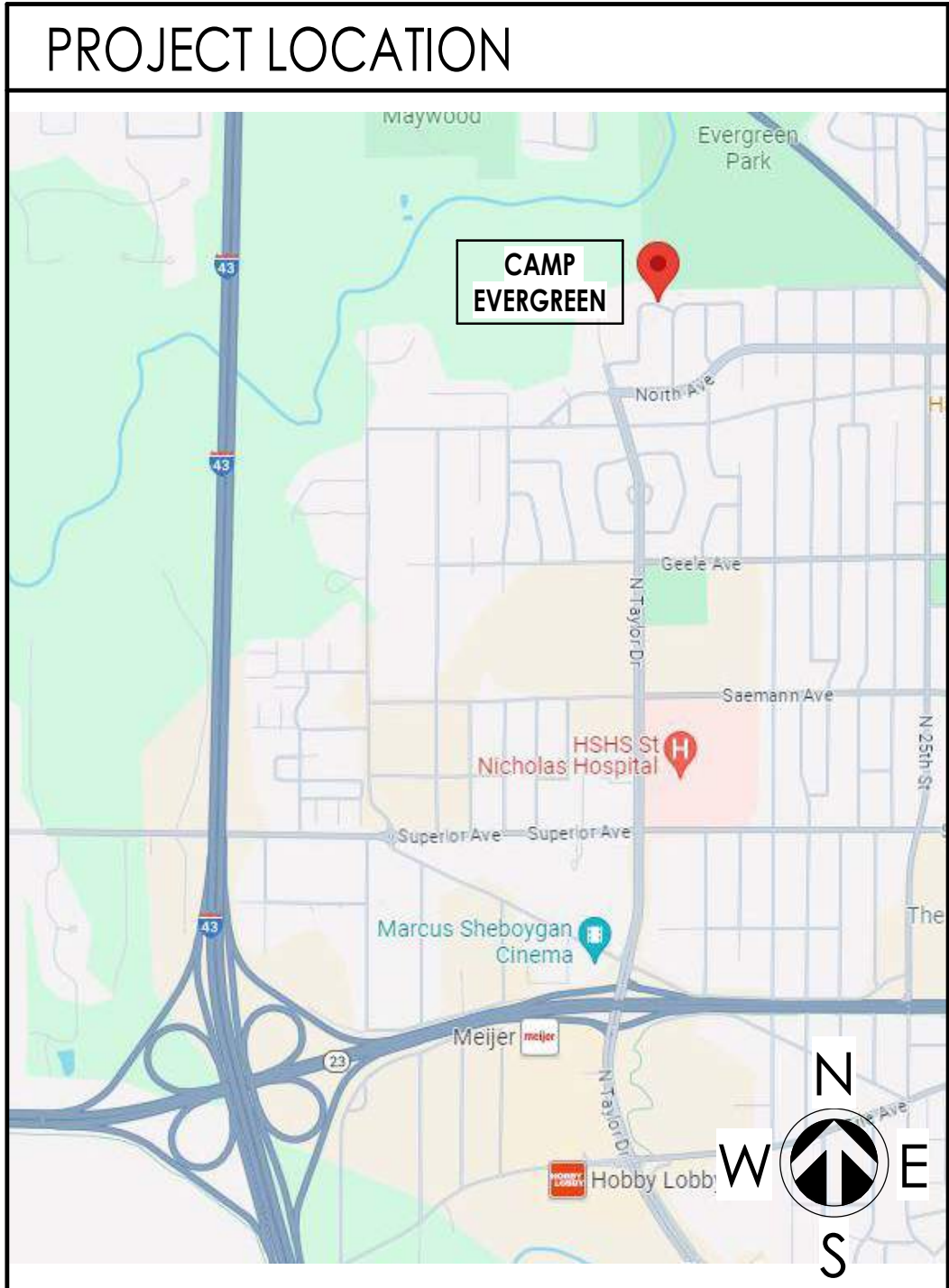
2776 N 31st PLACE, SHEBOYGAN, WI 53083




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			
<b>APPLICABLE BUILDING CODES</b> 2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC) 2015 INTERNATIONAL EXISTING BUILDING CODE		<b>EXISTING BUILDING</b>	
<b>MEANS OF EGRESS AND EXIT DISTANCE</b> EXIT ACCESS TRAVEL DISTANCE - WITHOUT SPRINKLER SYSTEM (W.C.B.C. TABLE 1017.2) = 200FT.		<b>BUILDING AREA</b> EXISTING BUILDING AREA: FIRST FLOOR AREA: 8,564 S.F. ADDITION: 486 S.F. TOTAL: 9,050 S.F. <b>TOTAL BUILDING AREA= 14,967 S.F.</b>	
<b>OCCUPANT LOAD</b> REFER TO SHEET A 302 FOR OCCUPANT LOAD INFORMATION		<b>CONSTRUCTION CLASSIFICATION</b> 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)	
<b>SANITARY FIXTURES</b> REFER TO SHEET A 302 FOR SANITARY FIXTURE INFORMATION		<b>OCCUPANCY CLASSIFICATION</b> 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)	
<b>FIRE PROTECTION</b> EXISTING BUILDING AND NEW BUILDING ADDITION ARE UN-SPRINKLERED.		<b>ALLOWABLE HEIGHT AND AREA</b> 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 <b>(290' / 521' - 0.25) 30 / 30 = 30</b> TOTAL ALLOWABLE AREA (PER STORY) TABULAR AREA + (TABULAR AREA x FRONTAGE INCREASE) = ALLOWABLE <b>7,000 + (2,100) = 9,100 S.F.</b> BUILDING HEIGHT (ALLOWABLE) = 2 STORIES / 40'-0" BUILDING HEIGHT (ACTUAL) = 1 STORY / 20'-0" BUILDING AREA (ACTUAL) = 9,050 S.F.	

PROJECT NOTES	
<b>EXTENT OF WORK</b> 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.	
<b>SITE VISIT</b> 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.	
<b>NOTICE TO BIDDERS</b> BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.	
<b>COPYRIGHT</b> ABACUS ARCHITECTS, INC. HOLDS ALL RIGHTS OF COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS, AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION, INTO OTHER DOCUMENTS, OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF ABACUS ARCHITECTS, INC. © 2024 ABACUS ARCHITECTS, INC.	
PROJECT ADD ALTERNATES	
#1	BASE BID CONCRETE SIDEWALK TO POOL DOOR. ADD ALTERNATE EXTERIOR WOOD DECK WITH COMPOSITE DECKING BOARDS AND METAL GUARDRAIL.
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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



P:\2015-CONTRACTS\2015-61 - Camp Evergreen Pool Addition\Phase - 2\Camp Evergreen Pool Addition\3.3 Site\2015-61 - Base.dwg  
June 6, 2024



## DEMOLITION LEGEND

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



## REVISIONS:

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DRAWN BY: MBS

CHECKED BY: JRV

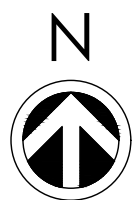
EXISTING  
CONDITIONS AND  
DEMO PLAN

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200

PROJ. NO. 2015-61

## EXISTING CONDITIONS AND DEMO PLAN

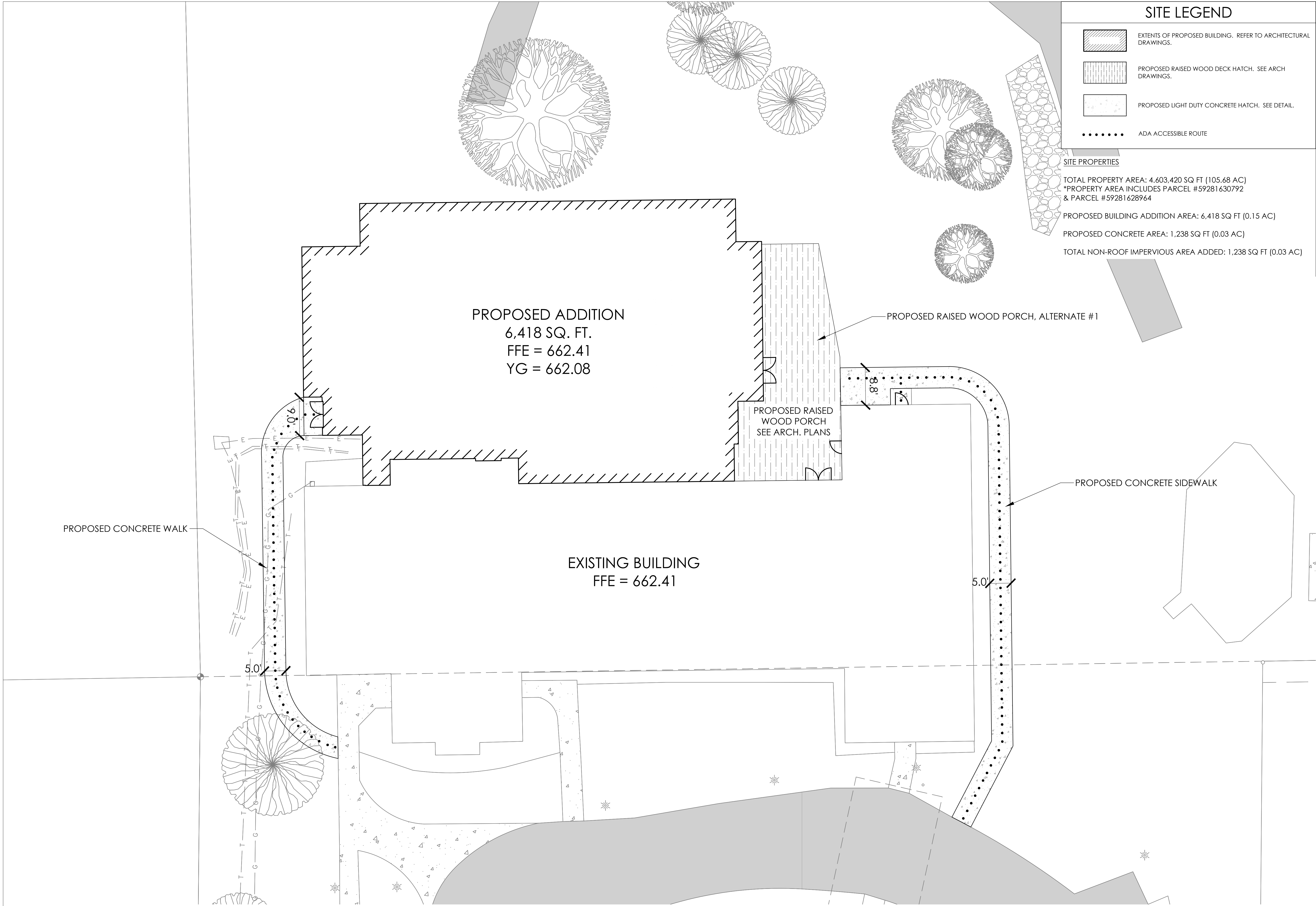
SCALE: 1"=20'





June 6, 2024

P:\2015-CONTRACTS\2015-61 Camp Evergreen Pool Addition\Phase - 2\Construction Documents\5.3 Site\2015-61 - Base.dwg



SITE LEGEND

- 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)



REVISIONS:

NOTICE TO BIDDERS  
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JUNE 6, 2024  
POOL ENCLOSURE ADDITION

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

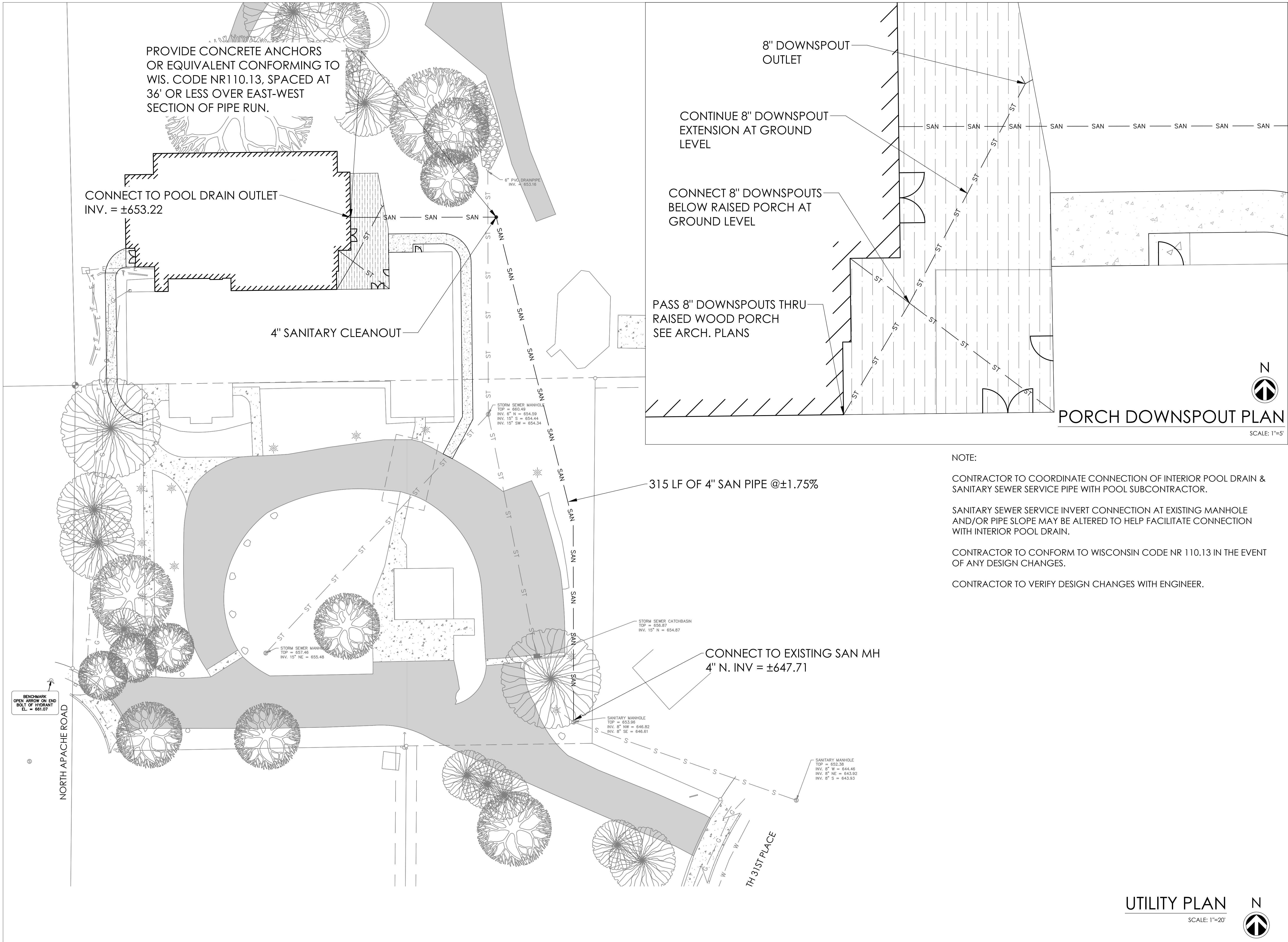
PROJ. NO. 2015-61

SITE PLAN

SCALE: 1"=10'



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June 6, 2024



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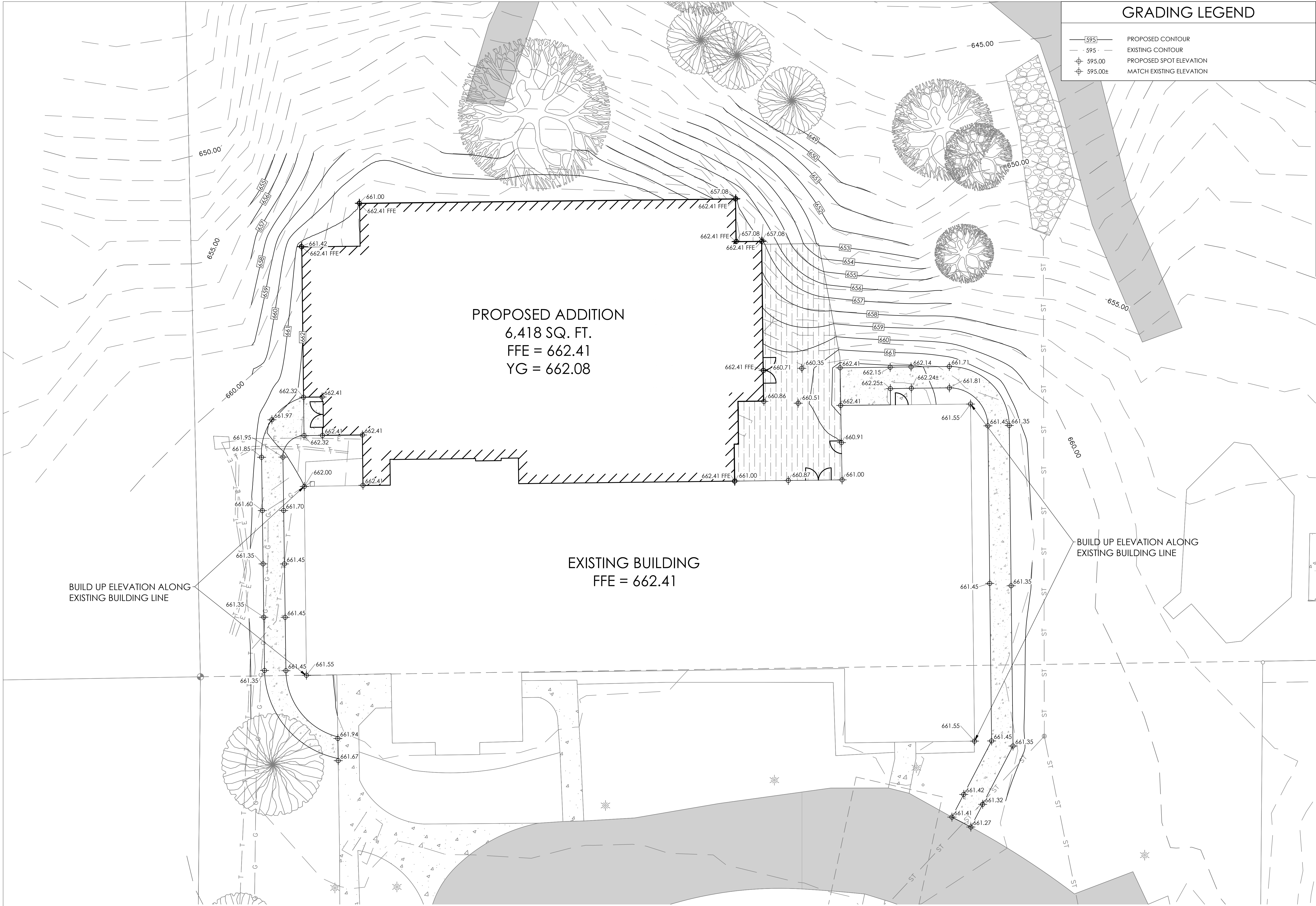
UTILITY PLAN

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202

PROJ. NO. 1015-61



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June 6, 2024



GRADING LEGEND

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



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JUNE 6, 2024  
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CAMP EVERGREEN  
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GRADING PLAN

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203

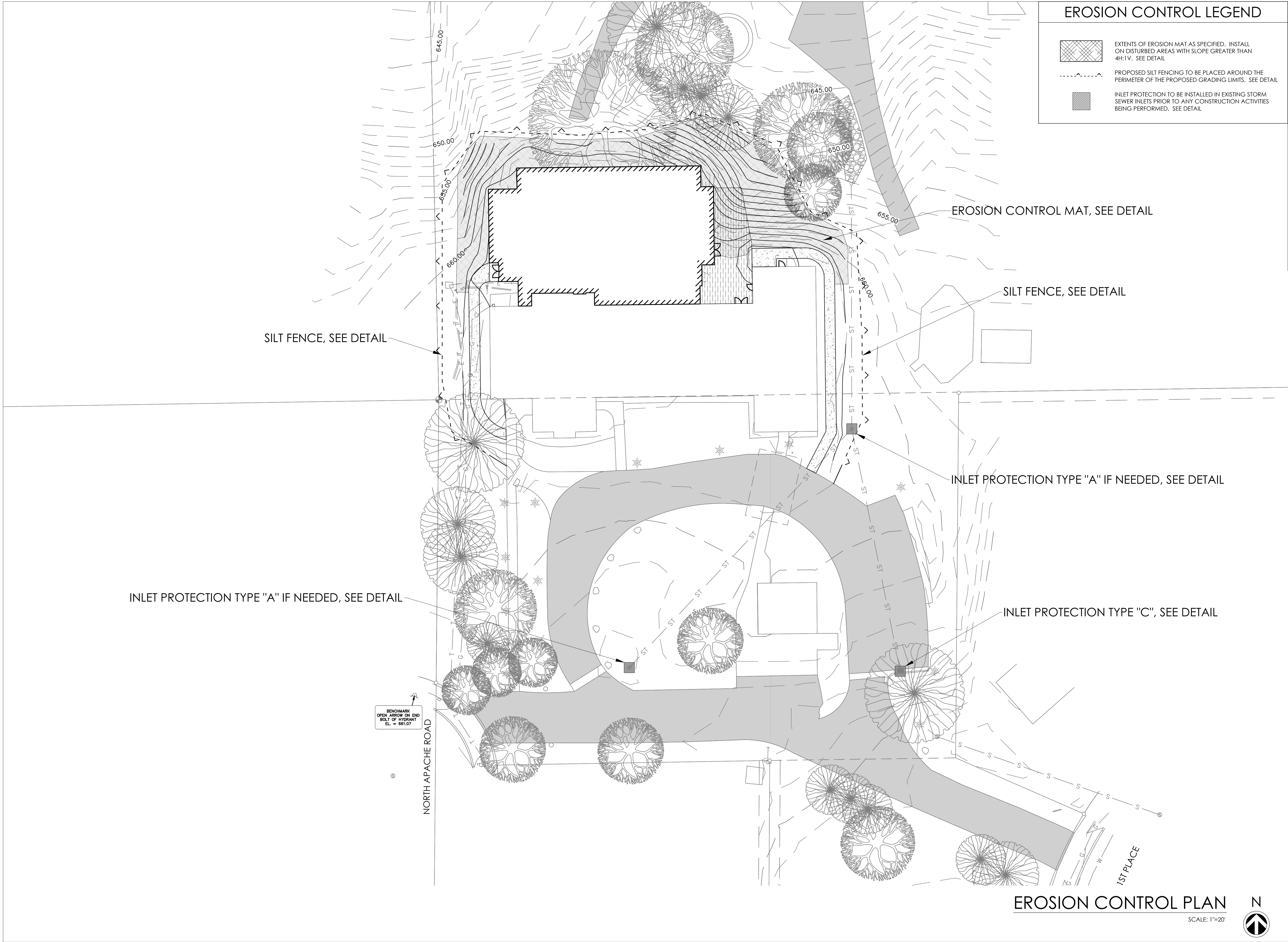
PROJ. NO. 2015-61

GRADING PLAN

SCALE: 1"=10'



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June 6, 2024



**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.

**ABACUS**  
ARCHITECTS

REVISIONS:

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JUNE 6, 2024  
POOL ENCLOSURE ADDITION  
**CAMP EVERGREEN**  
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1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53202 | (414) 837-4450

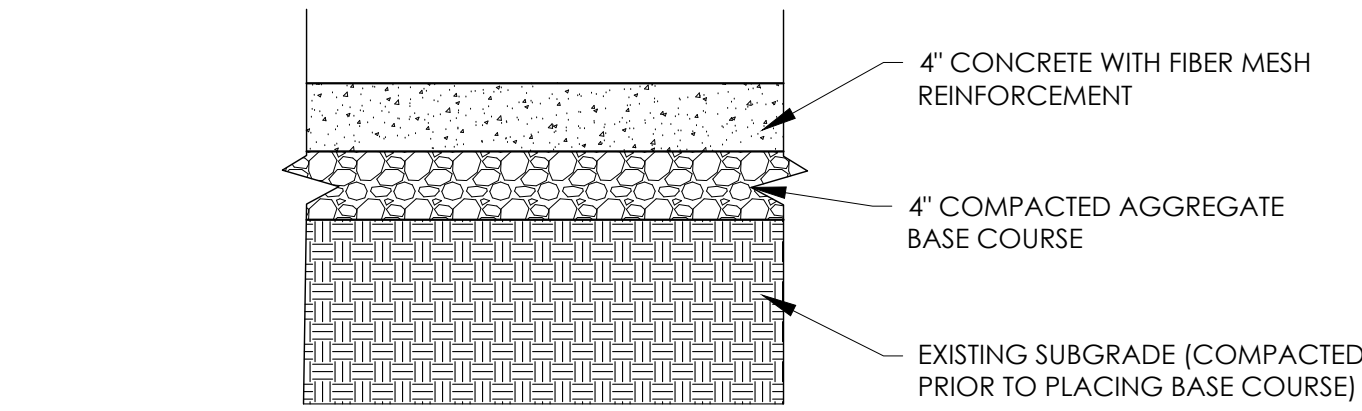
DRAWN BY: MBS  
CHECKED BY: JRV

**EROSION CONTROL PLAN**

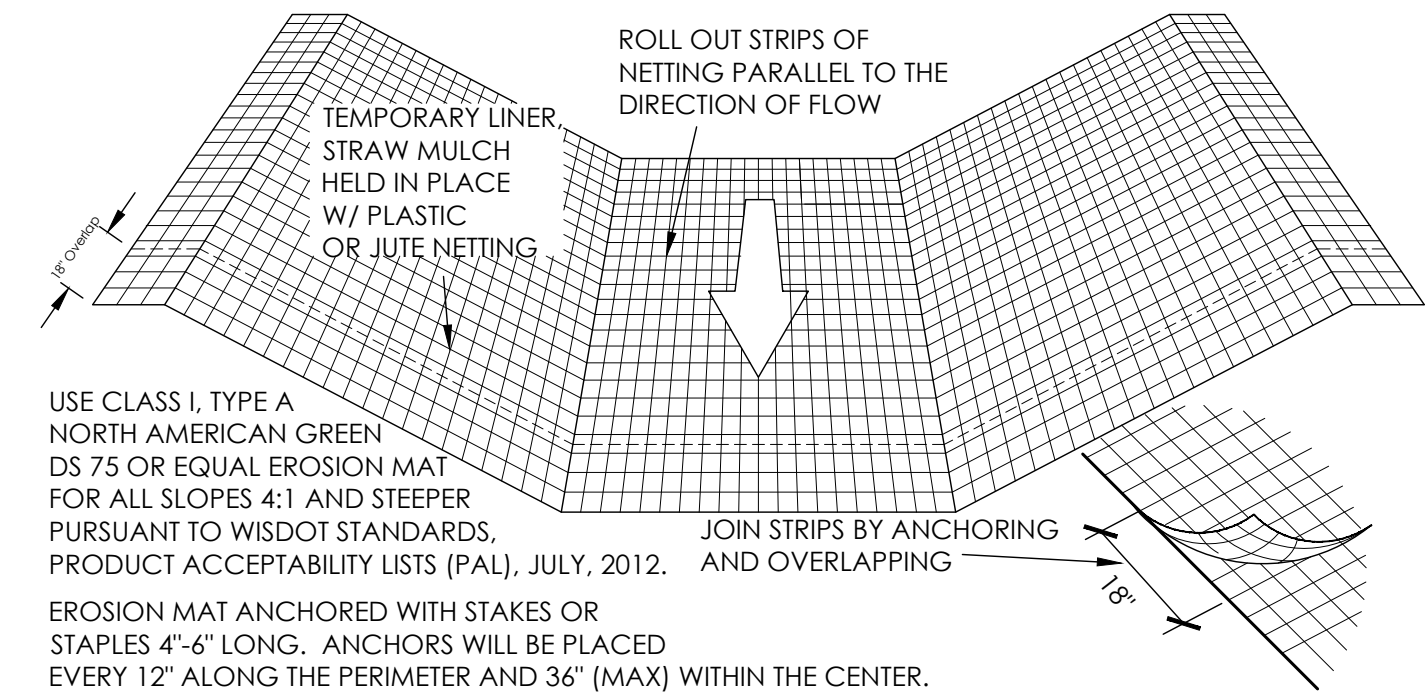
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**204**

PROJ. NO. 2015-61

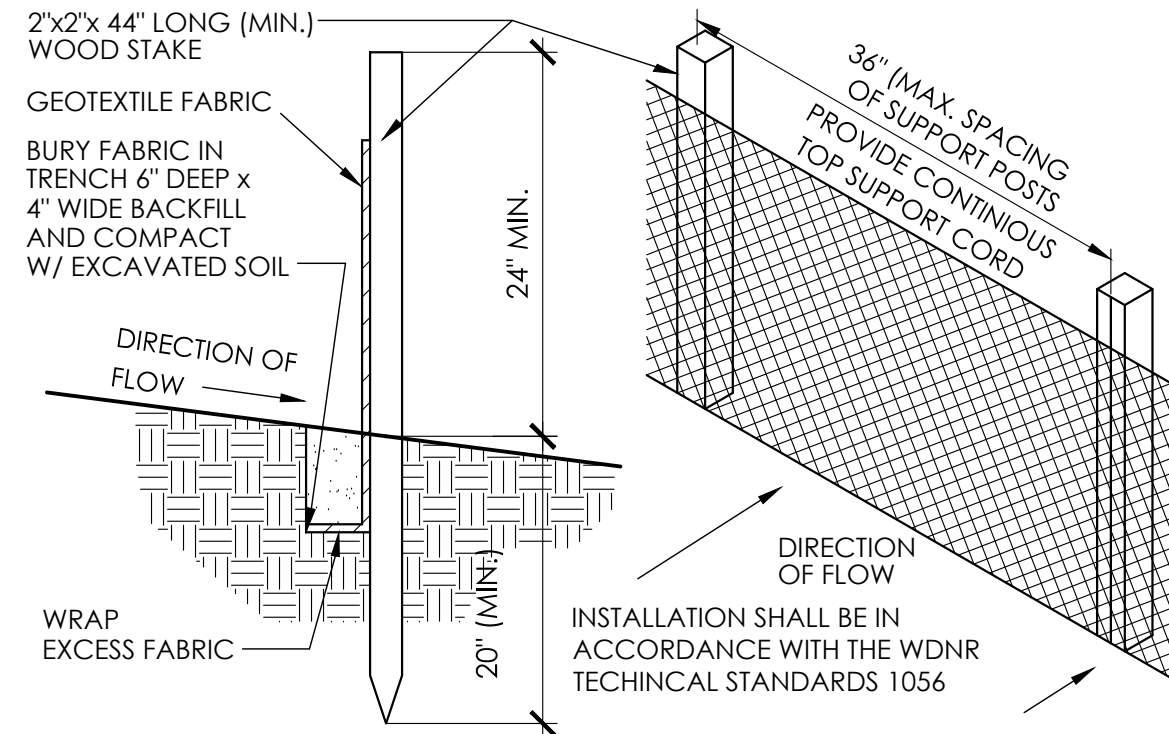




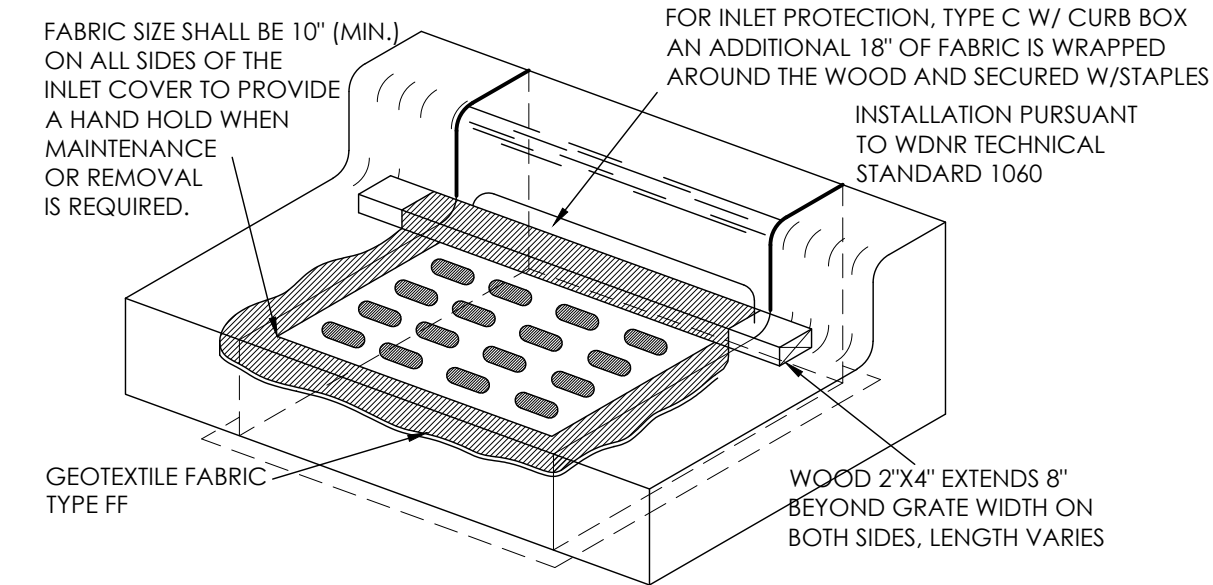
CONCRETE SIDEWALK CROSS SECTION



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



SILT FENCE SECTION & DETAIL

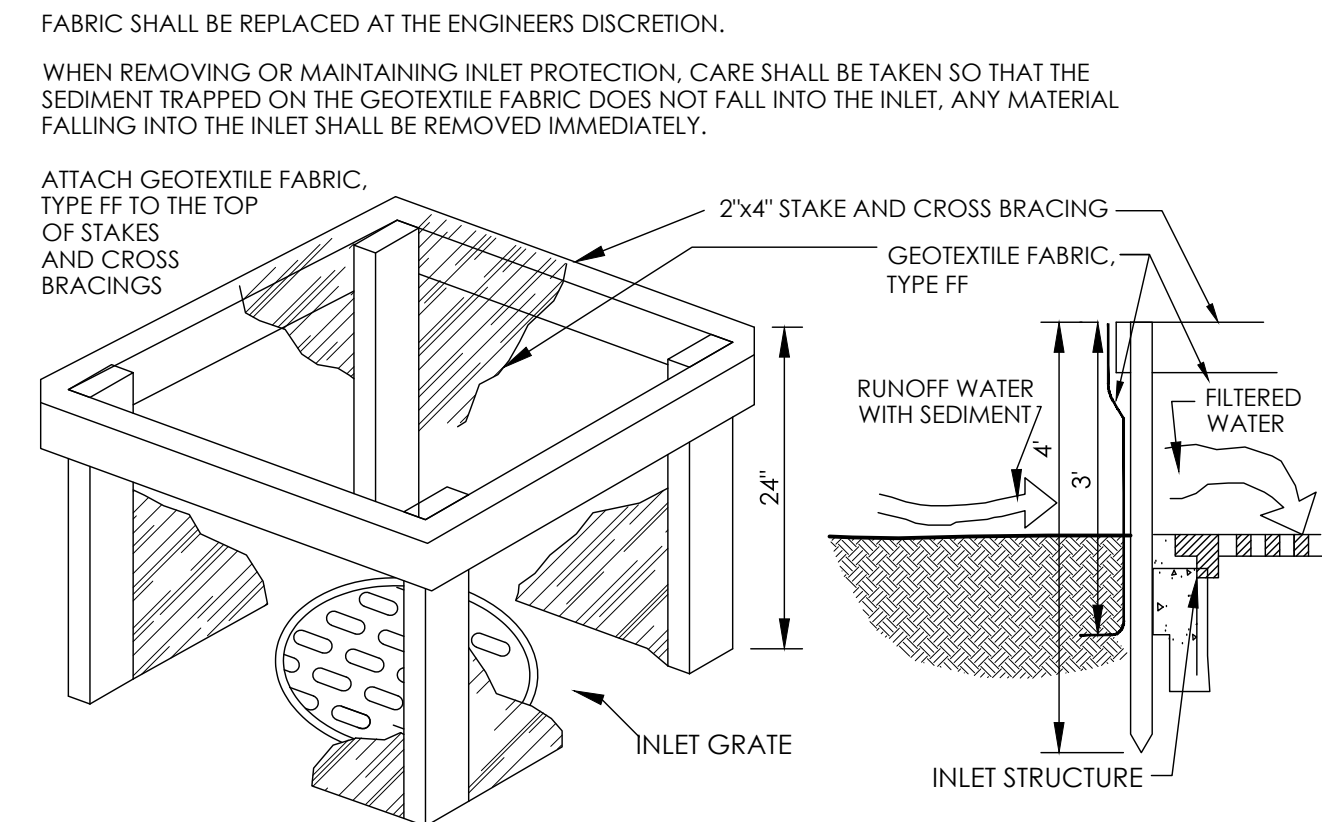


INLET PROTECTION, TYPE 'C'

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



REVISIONS:

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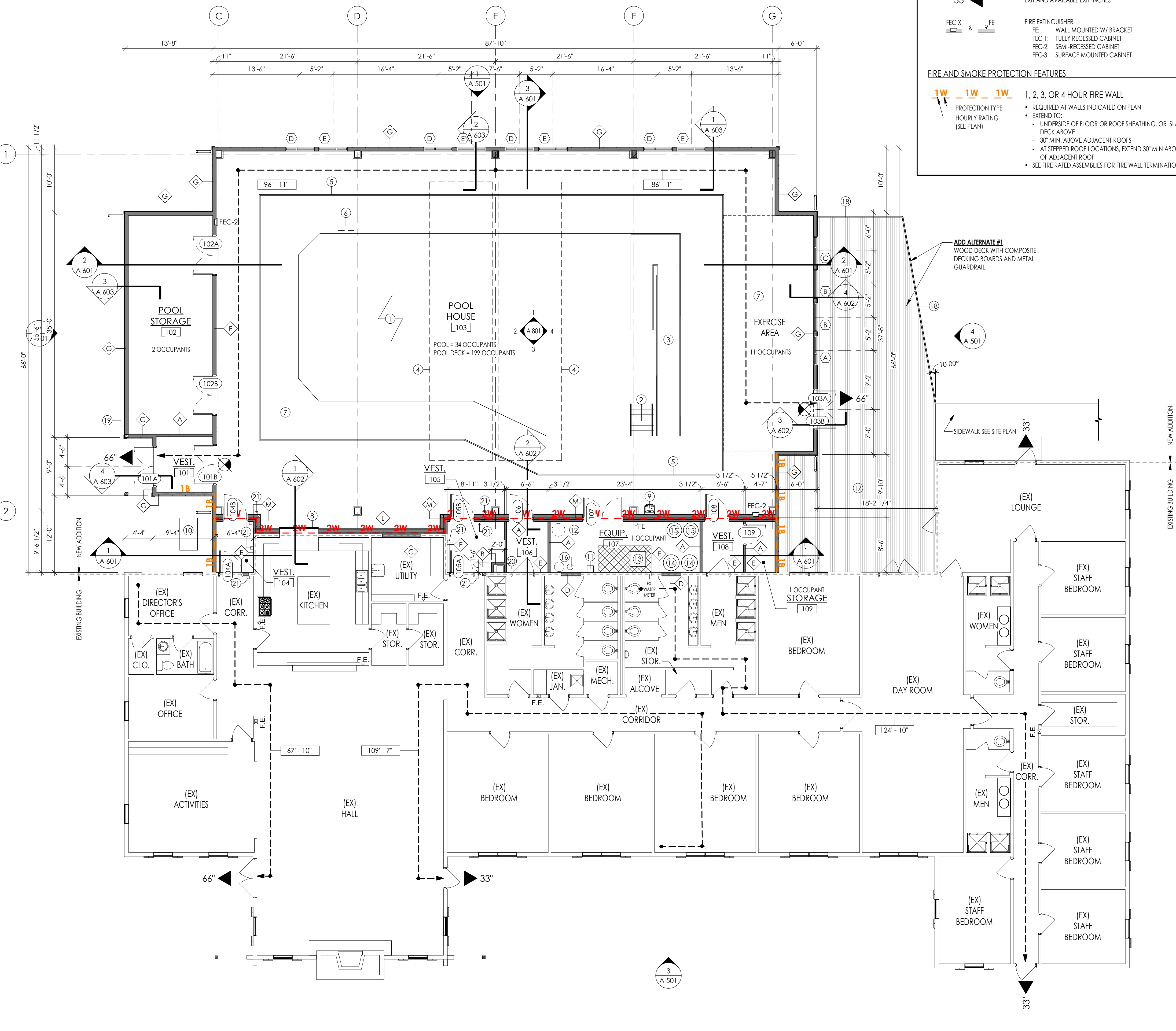
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DETAILS

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205

PROJ. NO. 2015-61

DETAILS



100' - 0"

33"

PATH OF TRAVEL / DISTANCE

EXIT AND AVAILABLE EXIT INCHES

FEC-X & 5' FE

FIRE EXTINGUISHER

FEC-1: WALL MOUNTED W/ BRACKET

FEC-2: FULLY RECESSED CABINET

FEC-3: SEMI-RECESSED CABINET

FEC-4: SURFACE MOUNTED CABINET

1W 1W 1W

PROTECTION TYPE

HOURLY RATING

(SEE PLAN)

1, 2, 3, OR 4 HOUR FIRE WALL

REQUIRED AT WALLS INDICATED ON PLAN

EXTEND TO:

- UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

- 30' MIN. ABOVE ADJACENT ROOFS

- AT STEPPED ROOF LOCATIONS, EXTEND 30' MIN ABOVE TOP OF ADJACENT ROOF

SEE FIRE RATED ASSEMBLIES FOR FIRE WALL TERMINATION DETAILS

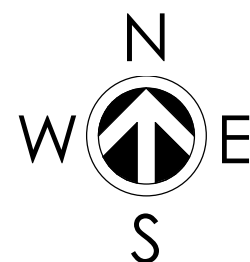
GENERAL PLAN NOTES

- 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	
<b>R-4 EXISTING FACILITY</b> OCCUPANT LOAD = 60 OCCUPANTS	
<b>TOILETS</b>	MEN - 30 OCC AT 1/10 = 3 TOILETS WOMEN - 30 OCC AT 1/10 = 3 TOILETS
<b>LAVATORIES</b>	MEN - 30 OCC AT 1/10 = 3 LAVS WOMEN - 30 OCC AT 1/10 = 3 LAVS
<b>SHOWERS</b>	MEN - 30 OCC AT 1/8 = 4 SHOWERS WOMEN - 30 OCC AT 1/8 = 4 SHOWERS
<b>DRINKING FOUNTAIN</b>	60 OCCUPANTS AT 1/100 = 1 DRINKING FOUNTAIN
<b>SERVICE SINK</b>	1 SERVICE SINK
<b>A-3 POOL ENCLOSURE ADDITION</b> OCCUPANT LOAD = 248 OCCUPANTS	
<b>TOILETS</b>	MEN - 124 OCC AT 1/125 = 1 TOILET WOMEN - 124 OCC AT 1/65 = 2 TOILETS
<b>LAVATORIES</b>	MEN - 124 OCC AT 1/200 = 1 LAV WOMEN - 124 OCC AT 1/200 = 1 LAV
<b>SHOWERS</b>	0 SHOWERS
<b>DRINKING FOUNTAIN</b>	248 OCCUPANTS AT 1/500 = 1 DRINKING FOUNTAIN
<b>SERVICE SINK</b>	1 SERVICE SINK
<b>BUILDING REQUIREMENTS</b>	
TOTAL REQUIRED TOILETS FOR MEN =	4
TOTAL REQUIRED TOILETS FOR WOMEN =	5
TOTAL REQUIRED LAVATORIES FOR MEN =	4
TOTAL REQUIRED LAVATORIES FOR WOMEN =	6
TOTAL REQUIRED SHOWERS FOR MEN =	4
TOTAL REQUIRED SHOWERS FOR WOMEN =	5
TOTAL REQUIRED DRINKING FOUNTAINS =	2
TOTAL REQUIRED SERVICE SINKS =	2

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



REVISIONS:

DATE	ISSUE
------	-------

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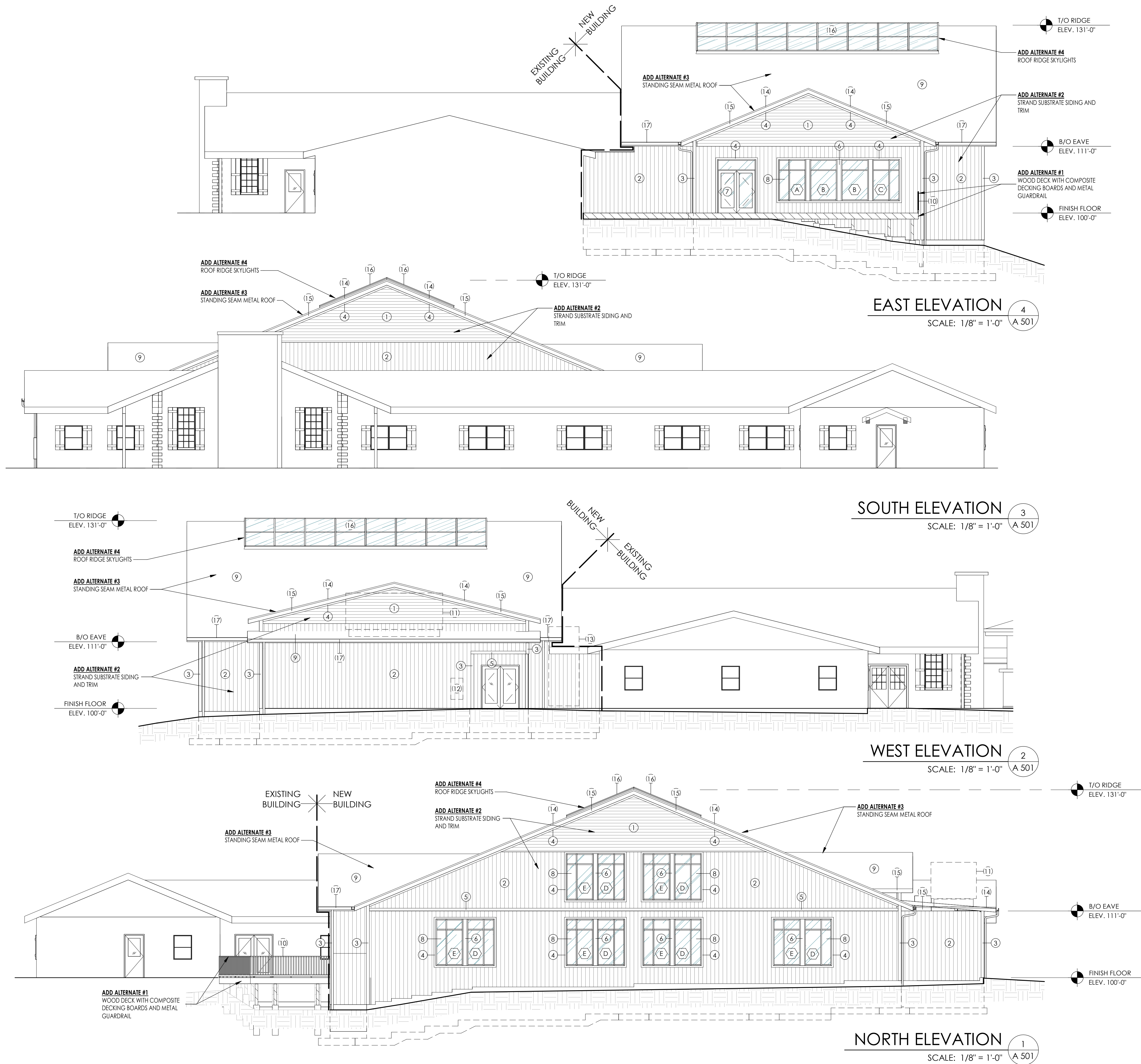
FLOOR PLAN

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302

PROJ. NO. 2015-61



PROJ. NO. 2015-61



## 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



## REVISIONS:

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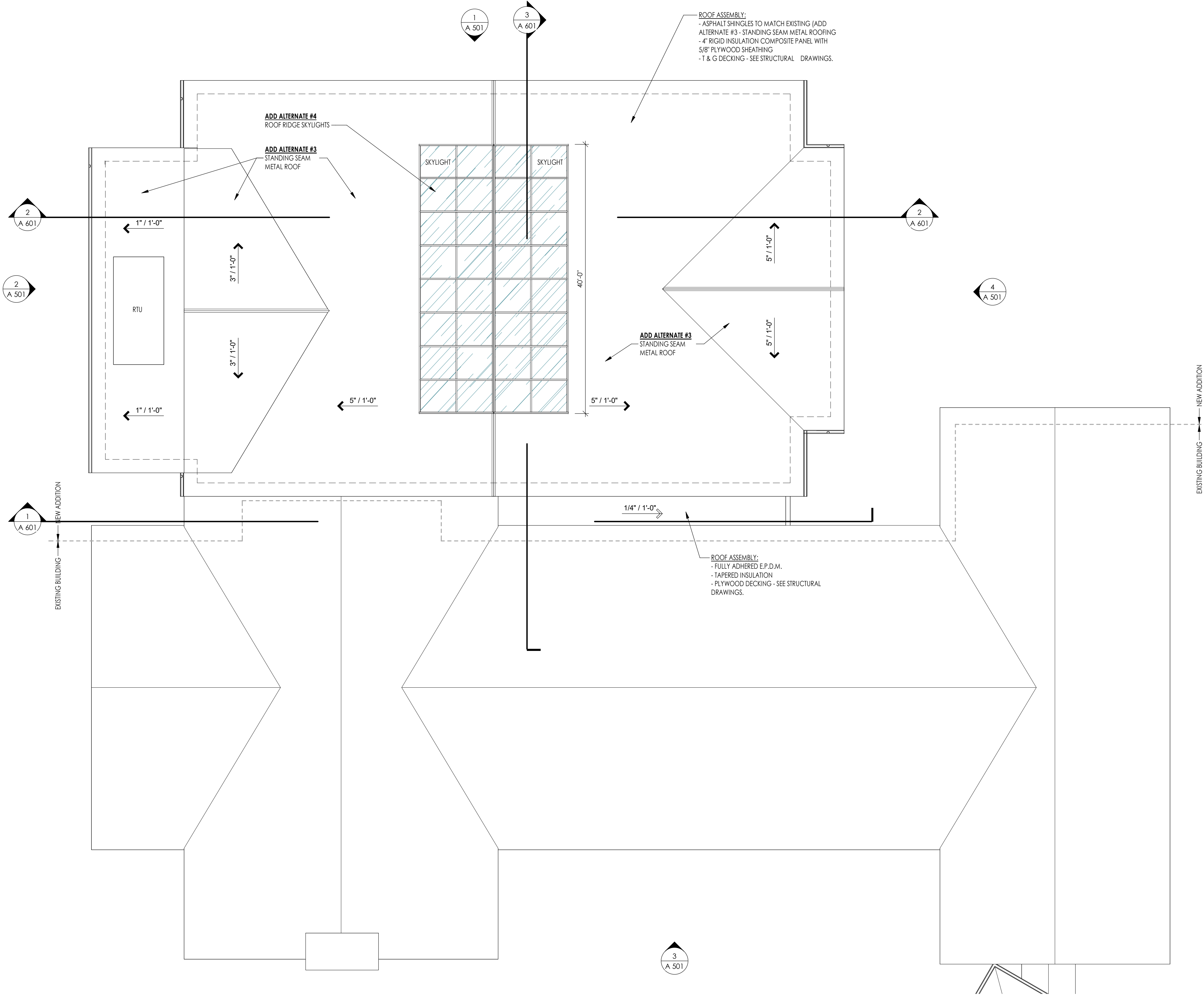
CHECKED BY: KS

EXTERIOR ELEVATIONS

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501

PROJ. NO. 2015-61





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"

