PLAN COMMISSION MEETING

Monday, July 13, 2026 at 5:30 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

AGENDA

1. CALL TO ORDER

2. ROLL CALL
Commission Members: Kyle Kordell, Rick Inman, Tracey Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, Pat Klein

3. ACTION ITEMS

A. Review of Site and Architectural Plans for Vietnam Park Baseball Development (Concession/Press Box & Dugout), located at 1300 – 35th Street, submitted by Two Rivers Youth Sports and ACS Inc.

4. PUBLIC INPUT

5. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

PROPOSED CONCESSION STAND FOR,

TWO RIVERS YOUTH SPORTS

TWO RIVERS, WISCONSIN

GENERAL NOTES

THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION WORK ONLY. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES WHICH GOVERN FOR THE BUILDING SITE, AND SHALL BE DONE IN A WORKMANLIKE MANNER.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHE PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.

PROJECT INFORMATION

CONSTRUCTION CLASSIFICATION
BUILDING TYPE VB - NON-SPRINKLED

OCCUPANCY
A-3 ASSEMBLY

ALLOWABLE AREA
TABLE 506.2 - 6,000 S.F.

ACTUAL BUILDING
FIRST FLOOR - 2,000 S.F.
SECOND FLOOR - 530 S.F.

TOTAL = 2,530 S.F.

WISCONSIN
KELLY S. SPERL
A-7897
APPLETON, WI
ARCHITECT
6-25-26

SHEET INDEX

SHEET	SHEET TITLE
	GENERAL
T1.0	COVER SHEET, INDEX & NOTES, SCHEMATIC SITE PLAN
	STRUCTURAL
S1.0	FOUNDATION PLAN
S3.0	ROOF FRAMING PLAN
S3.1	FLOOR FRAMING PLAN
S3.2	STAIR FRAMING SECTIONS
	ARCHITECTURAL
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A2.0	ELEVATIONS
A3.0	SECTIONS
A3.1	SECTION
A3.2	SECTION
A4.0	FINISH SCHEDULE
A5.0	ADA DETAILS

SCHEMATIC SITE PLAN
NO SCALE: FOR REFERENCE ONLY

NORTH

ACS Architectural & Consulting Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226 FAX: 920-240-8072

PROPOSED CONCESSION STAND FOR,
TWO RIVERS YOUTH SPORTS
TWO RIVERS, WISCONSIN

DATE: JUNE 19, 2026
ARCH. K. SPERL
D. BY: S. BURTON
JOB: 26-050
REV. -----

T 1.0

CONCRETE

CONCRETE CONTRACTOR SHALL VERIFY SOIL CONDITIONS BEFORE PLACING FOUNDATIONS AND SLABS. NOTIFY THE GENERAL CONTRACTOR IF ANY SOIL CONDITIONS APPEAR OUT OF THE ORDINARY.

FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL. DO NOT PLACE FOOTINGS ON FROZEN GROUND.

DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

1) FOOTINGS SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
2) WALLS SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
3) SLABS ON GRADE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS
4) EXTERIOR CONCRETE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
5) COLUMNS, BEAMS AND STRUCTURAL SLABS SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS
6) PRE CAST TOPPING SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
7) SLUMP SHALL NOT EXCEED 4".
8) ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR. CALCIUM CHLORIDE SHALL NOT BE USED.
9) MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1½" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

PLACE FLOOR SLABS WITH CONSTRUCTION JOINTS OR SAW JOINTS NOT EXCEEDING A MAXIMUM OF 156 SQUARE FEET OR AS INDICATED ON THE PLANS. SAW CUTTING TO BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.

INTERIOR SLABS TO HAVE A TROWEL FINISH AND EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS. CONCRETE TO BE SEALED OR WET CURED FOR 7 DAYS. FLOORS TO RECEIVE TILE OR EPOXY TO BE WET CURED ONLY. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 1/2" FIBER EXPANSION JOINT.

DESIGN AND CONSTRUCTION OF CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

ANCHOR BOLTS AND THREADED RODS TO BE ASTM F1554. MINIMUM GRADE A36.

ALL ANCHOR BOLTS AND PLATE EMBED STUDS TO BE ENCASED BY HORIZONTAL TIE REINFORCEMENT. PROVIDE MINIMUM (2) #3 TIES IN TOP 6" OF BOLT/STUD UNLESS NOTED OTHERWISE ON PLAN.

REINFORCING STEEL

REINFORCING STEEL TO CONFORM TO ASTM-A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185. LAP ALL HORIZONTAL REINFORCING AT SPLICES AND AROUND CORNERS 30 BAR DIAMETERS. WELDED WIRE FABRIC IS TO BE LAPPED 6" AND PLACED IN THE CENTER OF THE SLAB UNLESS INDICATED OTHERWISE. REINFORCING SHALL BE PLACED IN CONFORMANCE WITH CRSI "RECOMMENDED PRACTICES FOR PLACING BARS" AND ACI 318. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, DIRT OR DEEP RUST WHEN PLACED. PROVIDE CONCRETE PROTECTION FOR REBARS PER ACI 318 SECTION 7.7.

SITE WORK

THE SITE WORK CONTRACTOR IS REQUIRED TO CONTACT DIGGER'S HOTLINE. ALL UTILITIES SHALL BE LOCATED PRIOR TO STARTING EXCAVATION.

ALL EXCAVATION AND BACK FILL FOR MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE MECHANICAL CONTRACTOR. THESE TRENCHES ARE TO BE FILLED IN 8" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE. ENSURE TRENCH ROUTE IS CLEAR OF UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO DIGGING.

THE EXCAVATION CONTRACTOR SHALL ADVISE THE GENERAL CONTRACTOR OF ANY SOIL CONDITIONS WHICH APPEAR OUT OF THE ORDINARY. THE SOIL BEARING CAPACITY IS LISTED ON THE COVER SHEET.

ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION.

ALL SUB GRADE FILL UNDER PAVED AREAS AND BUILDING AREAS SHALL BE CLEAN GRANULAR FILL CONFORMING TO GRADE 1 OR 2 OF SECTION 209 WDOT STANDARD. PLACE IN 8" MAXIMUM LIFTS AND COMPACT TO 95% OF THE MODIFIED PROCTOR VALUE. GRAVEL BASE BENEATH FLOOR SLABS SHALL BE 6 INCHES OF ¾" CRUSHED STONE OR SAND COMPACTED TO THE ABOVE STANDARD. GRAVEL BASE BENEATH DRIVES, PARKING AREAS, AND APRONS SHALL BE 12" OF COMPACTED CRUSHED STONE. TYPAR SHALL BE INSTALLED WHENEVER THIS 12" BASE RESTS ON CLAY OR LOOSE SOILS. FILL SHALL NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACKFILL.

FOUNDATION TRENCHES MUST BE BACK FILLED UNIFORMLY ON EACH SIDE WITH SAND. PLACE FILL IN 8" LIFTS AND COMPACT TO 95% OF THE MODIFIED PROCTOR VALUE. THE EXTERIOR SIDE MAY BE FILLED WITH COMPACTED NON-STRUCTURAL FILL IF THERE WILL NEVER BE A PARKING LOT OR ADDITION ON THAT SIDE. WHEN IN DOUBT, BACK FILL WITH SAND.

THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AT A MINIMUM OF 2% SLOPE FOR 20'-0" AWAY FROM THE BUILDING, STARTING AT 5" BELOW THE FLOOR LINE OR AS INDICATED ON THE PLANS. PROVIDE 6" OF TOPSOIL AT ALL GRASS AND LANDSCAPED AREAS AND GRADE TO +/- 0.10 FEET.

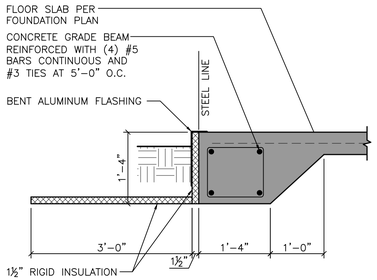
SPLASH BLOCKS ARE TO BE PLACED AT ALL DOWN SPOUTS WHICH DISCHARGE AT GRADE AND AT SPRINKLER DRAIN VALVES.

IF A CURRENT GEOTECHNICAL REPORT OR PLANS BY A CIVIL CONSULTANT ARE AVAILABLE, ALL REQUIREMENTS OF THAT REPORT AND PLANS MUST BE FOLLOWED. WHEN THE STRUCTURAL/ARCHITECTURAL PLANS OR THE INFORMATION ABOVE CONFLICT WITH THE GEOTECHNICAL REPORT OR THE CIVIL PLANS, THE INFORMATION IN THE GEOTECHNICAL REPORT AND CIVIL PLANS SUPERCEDE.

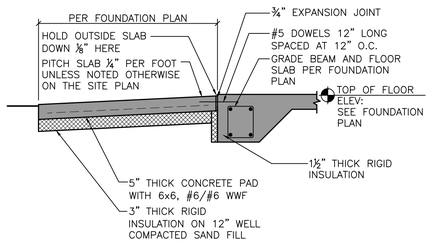
SITE UTILITIES

ALL UTILITIES SHALL BE INSTALLED PER INDUSTRY STANDARDS. WATER, SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, APPLYING FOR, SCHEDULING AND COORDINATING THE INSTALLATION OF GAS, ELECTRIC, AND COMMUNICATION SERVICES.

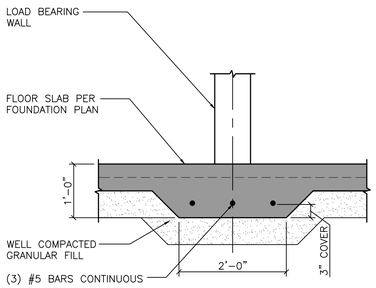
LOCATIONS OF SITE UTILITIES ON THIS PLAN ARE PRELIMINARY AND MUST BE VERIFIED BY THE SITE UTILITY CONTRACTOR.



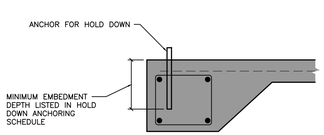
INSULATED GRADE BEAM (1 / S1.0)
SCALE: ¾"=1'-0"



GRADE BEAM STOOP (2 / S1.0)
SCALE: ½"=1'-0"

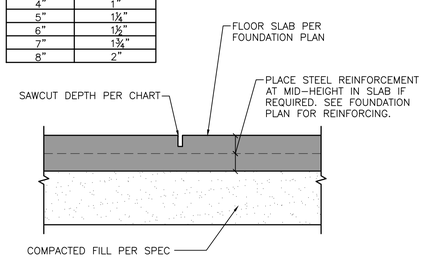


THICKENED SLAB (3 / S1.0)
NOT TO SCALE



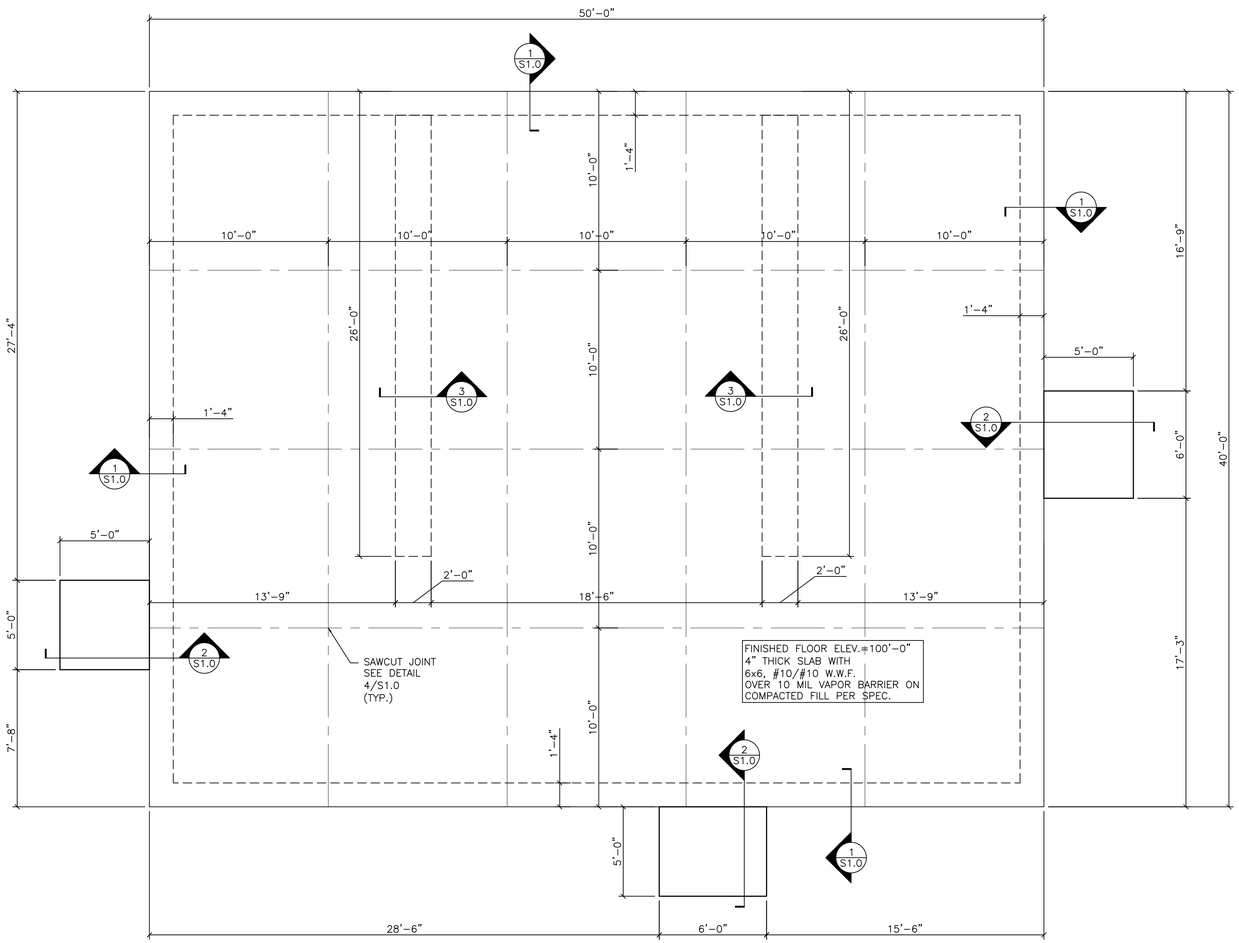
HOLD DOWN TO GRADE BEAM (5 / S1.0)
SCALE: ¾"=1'-0"

SLAB DEPTH	SAWCUT DEPTH
4"	1"
5"	1¼"
6"	1½"
7"	1¾"
8"	2"



156 SQ. FT. BETWEEN SAW CUT JOINTS MAX.

SAWCUT DETAIL (4 / S1.0)
SCALE: 1½"=1'-0"



FOUNDATION PLAN
SCALE: ¼"=1'-0"

SHEET INDEX

SHEET	SHEET NAME
S1.0	FOUNDATION PLAN
S3.0	ROOF FRAMING PLAN
S3.1	FLOOR FRAMING PLAN
S3.2	STAIR FRAMING SECTIONS

DESIGN LOADS: PER IBC 2021, CHAPTER 16

RISK CATEGORY =	II
D_{roof} =	20 PSF
D_{floor} =	20 PSF
L_{floor} =	40 PSF
C_t =	1.1
I_s =	1.0
C_e =	1.0
SNOW (P_g) =	35 PSF
WIND EXPOSURE =	C
BASIC WIND SPEED =	106 MPH
SEISMIC CATEGORY =	A
SITE SOIL CLASS =	D
S_{DS} =	0.058
S_{D1} =	0.061
SOIL BEARING PRESSURE =	2000 PSF (PRESUMED)

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ACS Architectural & Construction Services, Inc.

PROPOSED BUILDING FOR:

TWO RIVERS YOUTH SPORTS-PRESS BOX

TWO RIVERS, WI

IED JOB NUMBER: 26129

JOB NUMBER: 26-050

IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: A. WOLF

ISSUED DATE: JUNE 19, 2026

NO.	REVISIONS	DATE
–	–	–

ISSUED FOR:

- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [x] CONSTRUCTION

SHEET:

S1.0

WOOD FRAMING

WOOD FRAMING SPECIES SHALL BE SPRUCE/PINE/FIR NO. 2 CONSTRUCTION GRADE OR EQUAL UNLESS NOTED OTHERWISE. WOOD CONSTRUCTION AND ITS FASTENERS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF IBC CHAPTER 23. ROOF DECKING SHALL BE 5/8" O.S.B. UNLESS NOTED OTHERWISE. ALL WOOD BASE PLATES IN CONTACT WITH MASONRY, CONCRETE, GROUND OR EXPOSED TO THE WEATHER MUST BE PRESERVATIVE TREATED LUMBER.

WOOD FRAME CONNECTIONS MUST MEET MINIMUM REQUIREMENTS SET FORTH IN IBC TABLE 2304.10.1
LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM BENDING STRESS OF 2,600 PSI.

FIRE BLOCKING IS REQUIRED IN ALL CONCEALED VOIDS WITHIN STUD WALLS AT 10'-0" O.C. MAX AND AT EACH FLOOR OF MULTI STORY STRUCTURES.

PROVIDE TEMPORARY BRACING OF ALL WALLS TO PROVIDE SUPPORT UNTIL PERMANENT BRACING SYSTEMS ARE IN PLACE.

WOOD TRUSSES

TRUSSES MUST BE INSTALLED PER TRUSS SUPPLIER SHOP DRAWINGS AND MUST MEET ALL REQUIREMENTS OF THE TRUSS SHOP DRAWINGS. WHERE THE TRUSS SHOP DRAWINGS CONFLICT WITH THE ROOF FRAMING PLAN, THE SHOP DRAWINGS SUPERCEDE.

WOOD TRUSSES SHALL BE DESIGNED FOR ALL LOADS AND REQUIREMENTS AS INDICATED ON THESE PLANS, AND AS OUTLINED BY IBC, CHAPTER 16. WOOD TRUSSES MUST MEET APPLICABLE REQUIREMENTS OF IBC, CHAPTER 23. TRUSS MANUFACTURER SHALL SPECIFY REQUIRED TRUSS BRACING AND HOLD DOWN CLIPS.

BUILDER MUST PROPERLY INSTALL ALL BRACING SPECIFIED BY THE TRUSS MANUFACTURER.

TJI JOISTS

TJI'S REQUIRE CAREFULL INSTALLATION. CONSULT WITH AND FOLLOW PRECISELY ALL MANUFACTURER'S GUIDANCE FOR SAFE HANDLING, STORAGE AND INSTALLATION.

JOISTS ARE UNSTABLE UNTIL LATERALLY BRACED. SEE MANUFACTURER'S SAFETY RECOMMENDATIONS.

HOLES IN THE WEB ARE ALLOWED BUT CAREFULLY REGULATED. CONSULT WITH THE MANUFACTURER'S GUIDANCE ON HOLES BEFORE DRILLING OR CUTTING.

DO NOT CUT OR NOTCH THE FLANGES UNDER ANY CIRCUMSTANCE.

INSTALL ALL BRACING, BLOCKING, STIFFENERS, BEARING PLATES, FASTENERS ETC. PER THE MANUFACTURER'S DIRECTION.

PROTECT UNTREATED WOOD FROM DIRECT CONTACT WITH CONCRETE AND MASONRY.

TJI'S MUST MEET APPLICABLE CODES AND STANDARDS.

TJI SUPPLIER MUST PROVIDE DRAWINGS FOR LAYOUT AND DETAILS.

ROOF TRUSS LOADING

DEAD =	20 PSF
C_t =	1.1
SNOW =	27 PSF

NAILING SCHEDULE

CONNECTION	NAILING (COMMON NAILS UNLESS OTHER CONNECTION IS REQUIRED)	STAPLES
BRIDGING TO TRUSSES, FACE NAIL EACH END TOP PLATE TO STUD, END NAIL STUD TO SOLE PLATE	(2) 8d (2) 16d (4) 8d, TOE NAIL OR 2-16d, END NAIL	(2) 3" 14 GAGE (3) 3" 14 GAGE (3) 3" 14 GAGE (TOE NAIL OR END NAIL)
DOUBLED STUDS, FACE NAIL BUILT-UP CORNER STUDS DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICES	16d AT 24" O.C. 16d AT 24" O.C. 16d AT 16" O.C. (8) 16d	3" 14 GAGE AT 8" O.C. 3" 14 GAGE AT 16" O.C. 3" 14 GAGE AT 12" O.C. (12) 3" 14 GAGE
CONTINUOUS HEADER, TWO PIECES CONTINUOUS HEADER TO STUD, TOENAIL	16d AT 12" O.C. ALONG EACH EDGE (4) 8d TOE NAIL	
OSB ROOF SHEATHING EXTERIOR WALL SHEATHING	8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS 8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS	1¾" 16 GA. AT 4" O.C. AT EDGES 1¾" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS 1¾" 16 GA. AT 4" O.C. AT EDGES 1¾" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS

NOTES: 1. USE THESE PATTERNS UNLESS NOTED OTHERWISE IN THE PLANS
2. THESE PATTERNS COMPLY WITH IBC TABLE 2304.10.2

LINTEL SCHEDULE

MARK	LINTEL	BEARING (EACH SIDE)	BEARING HEIGHT	REMARKS
L-1	(3) PLY 2x8	1½"	8'-6"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L-2	(3) PLY 2x12	3"	7'-0"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L-3	(3) PLY 2x8	1½"	7'-0"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L-4	(3) PLY 2x8	1½"	17'-6¾"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L-5	(3) PLY 2x8	1½"	17'-6"	SINGLE KING STUD REQUIRED ON EACH SIDE.

NOTE: 1. PROVIDE A BOND BEAM WITH (2) #5 BARS AT ALL MASONRY OPENINGS NOT LISTED IN THIS SCHEDULE. USE 8" OF BEARING.
2. PROVIDE (1) #5 BAR IN GROUTED SOLID CORE AT EACH SIDE OF ALL MASONRY OPENINGS UNLESS NOTED OTHERWISE IN THE REMARKS ABOVE. VERTICAL BARS TO BE CONTINUOUS THROUGH LINTEL TO TOP OF WALL.
3. OTHER OPENINGS NOT LISTED IN THIS SCHEDULE REQUIRE NO SPECIAL STRUCTURAL HEADERS.
4. PROVIDE ½" MINIMUM SHIM SPACE AT ALL FRAMED OPENINGS. FRAMER TO ADJUST LINTEL BEARING HEIGHT AS NEEDED.

SHEAR WALL REQUIREMENTS

MARK	LEVEL	END STUDS	HOLD DOWNS	STUD SPACING	SHEATHING	NAILING	BLOCKED EDGES	NOTES:
SW-1	LEVEL 2	(2) PLY	SIMPSON CS14	16"	–	4"	ALL	STRAP FROM (2) PLY END STUD (UPPER WALL) TO LOWER STUD FRAMING (MIN. 2-PLY AT STRAP.)
SW-2	LEVEL 1	(2) PLY	SIMPSON HDU2-SDS2.5	16"	–	6"	ALL	–
SW-3	LEVEL 1	(2) PLY	SIMPSON HDU2-SDS2.5	16"	–	6"	ALL	–

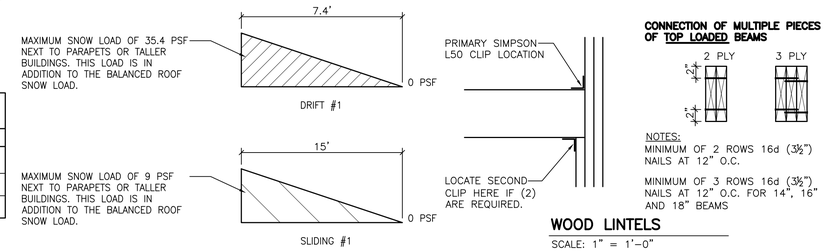
HOLD DOWN ANCHORING SCHEDULE

HOLD DOWN	ANCHOR DIAMETER	MINIMUM EMBEDMENT
SIMPSON CS14	–	–
SIMPSON HDU2-SDS2.5	⅝"	6"
INSTALL ANCHORS WITH RED HEAD A7 EPOXY OR EQUAL		

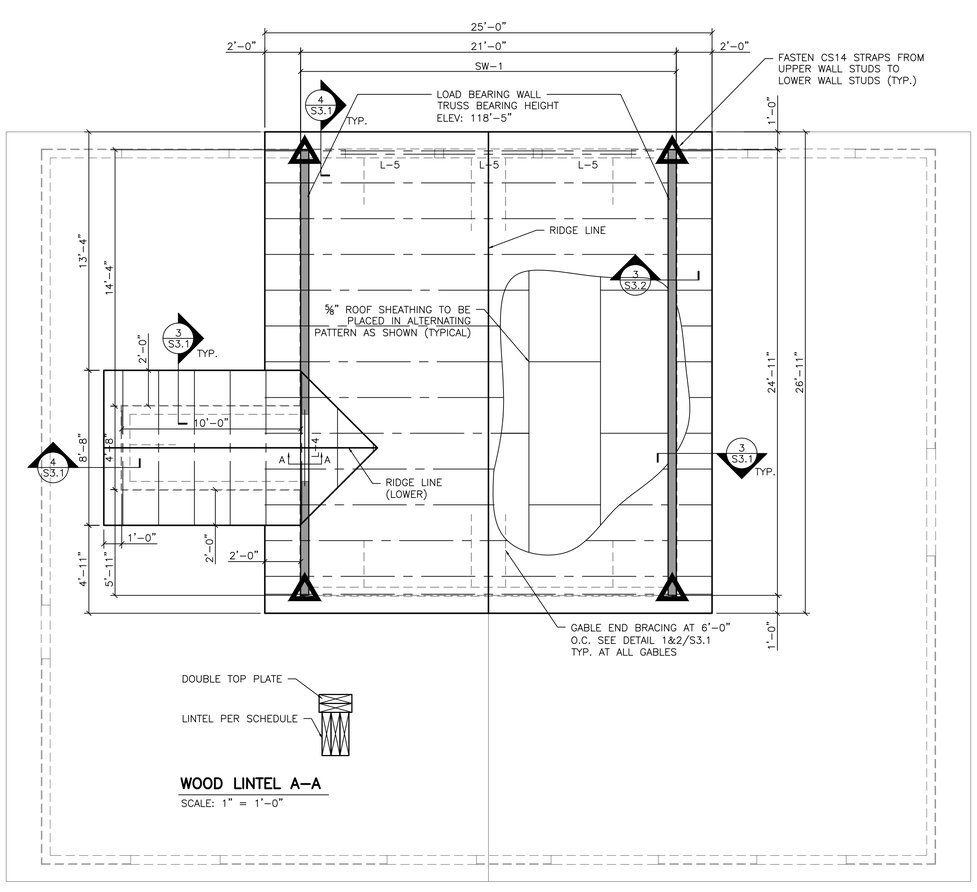
NOTE: SEE DETAIL 5/S1.0 FOR EMBEDMENT NOTE

WALL HOLD-DOWN KEY

△ SIMPSON CS14 HOLD-DOWN, 2-PLY END STUDS (4) LOCATIONS
○ SIMPSON HDU2-SDS2.5 HOLD-DOWN, 2-PLY END STUDS (4) LOCATIONS

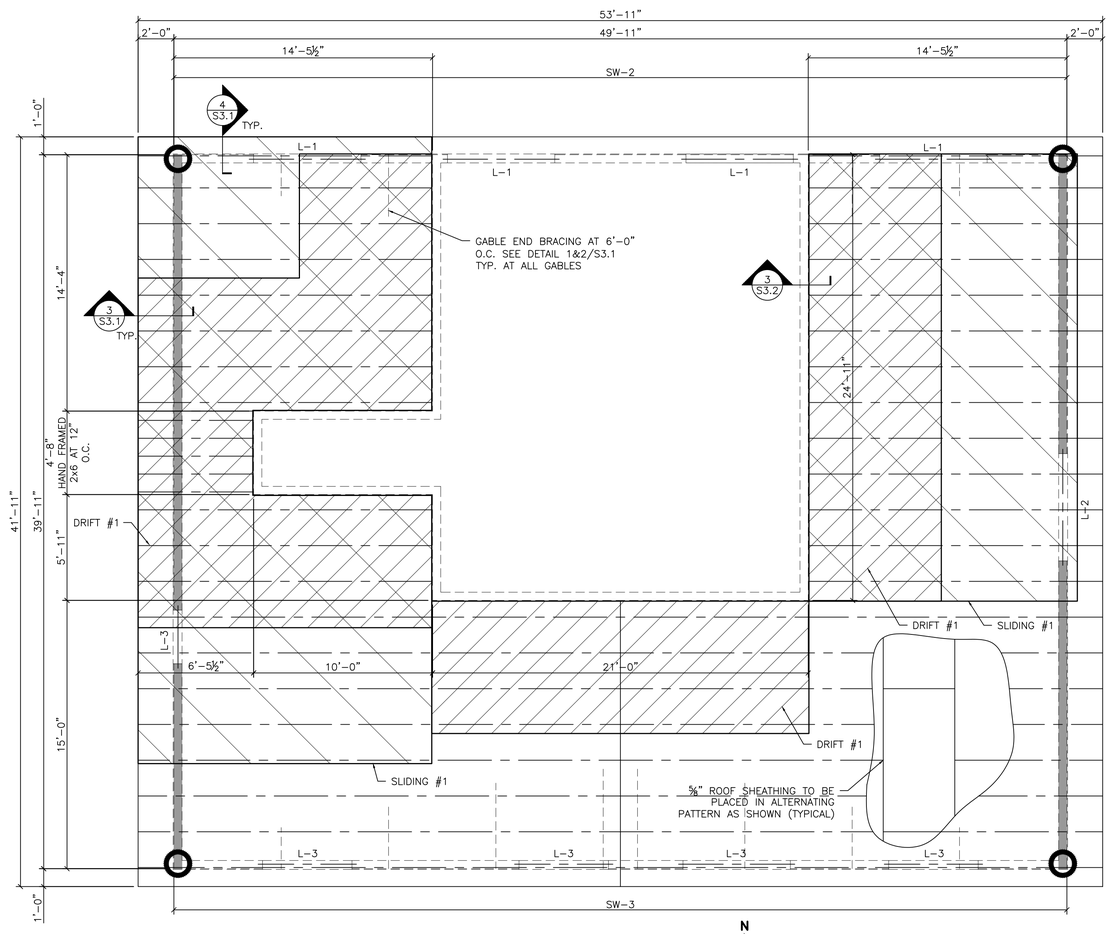


WOOD LINTELS
SCALE: 1" = 1'-0"



WOOD LINTEL A-A
SCALE: 1" = 1'-0"

UPPER ROOF FRAMING PLAN
SCALE: ¼"=1'-0"



LOAD BEARING WALL
LOAD BEARING WALLS TO BE 2x6 STUDS SPF #2 AT 16" O.C.

LOWER ROOF FRAMING PLAN
SCALE: ¼"=1'-0"

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PROPOSED BUILDING FOR:
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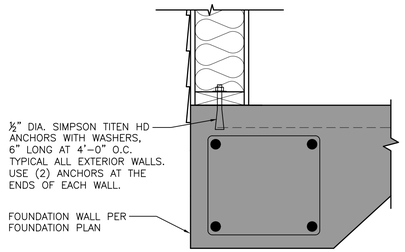
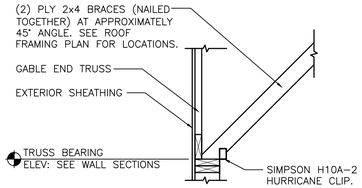
ISSUED FOR:
☐ PRELIMINARY
☐ DESIGN REVIEW
☒ CONSTRUCTION

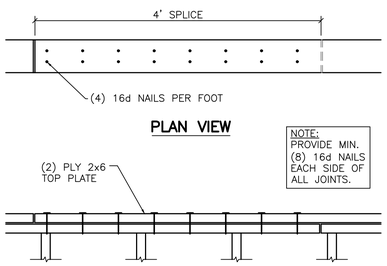
SHEET:
S3.0



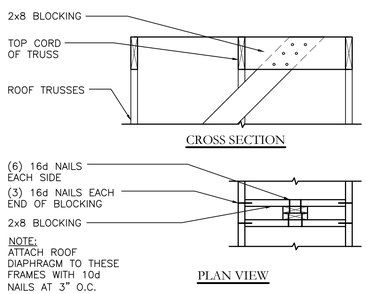
SILL PLATE ANCHORS (5 / S3.1)
SCALE: 1½"=1'–0"



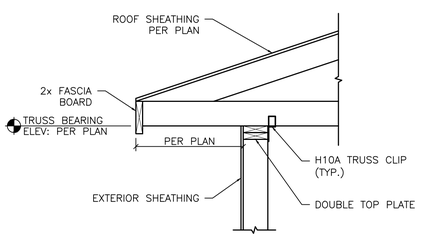
GABLE END TRUSS BRACING WALL CONNECTION (1 / S3.1)
SCALE: ¾"=1'–0"



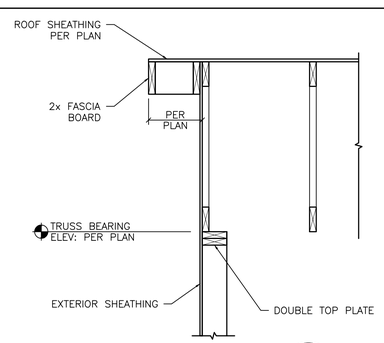
DOUBLE TOP PLATE SPLICE DETAIL (6 / S3.1)
SCALE: 1"=1'–0"



GABLE END TRUSS BRACING ROOF CONNECTION (2 / S3.1)
SCALE: ¾"=1'–0"



OVERHANG FRAMING DETAIL (3 / S3.1)
SCALE: ¾"=1'–0"



OVERHANG FRAMING DETAIL (4 / S3.1)
SCALE: ¾"=1'–0"

GENERAL FRAMING NOTES:

PROVIDE SIMPSON H–10A HOLD DOWN CLIPS ON ALL TRUSSES UNLESS OTHERWISE SPECIFIED BY THE TRUSS SUPPLIER.

PROVIDE SIMPSON H–10A–2 HOLD DOWN CLIPS ON ALL 2–PLY TRUSSES UNLESS OTHERWISE SPECIFIED BY THE TRUSS SUPPLIER.

ICE AND WATERSHIELD TO BE USED IN ALL VALLEYS AND AT EAVES.

TRUSS MANUFACTURER TO VERIFY WEIGHT AND LOCATION OF HVAC UNITS WITH HVAC CONTRACTOR

PROVIDE (2) STUDS UNDER ALL 2 PLY TRUSS. PROVIDE (3) STUDS UNDER ALL 3 PLY AND GIRDER TRUSSES UNLESS OTHERWISE NOTED

ROOF TRUSSES AT 24" O.C.

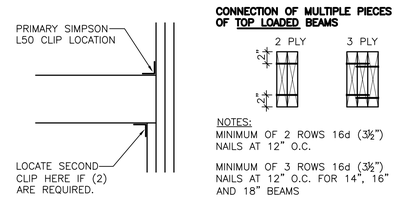
LINTEL SCHEDULE

MARK	LINTEL	BEARING (EACH SIDE)	BEARING HEIGHT	REMARKS
L–1	(3) PLY 2x8	1½"	8'–6"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L–2	(3) PLY 2x12	3"	7'–0"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L–3	(3) PLY 2x8	1½"	7'–0"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L–4	(3) PLY 2x8	1½"	17'–6¾"	SINGLE KING STUD REQUIRED ON EACH SIDE.
L–5	(3) PLY 2x8	1½"	17'–6"	SINGLE KING STUD REQUIRED ON EACH SIDE.

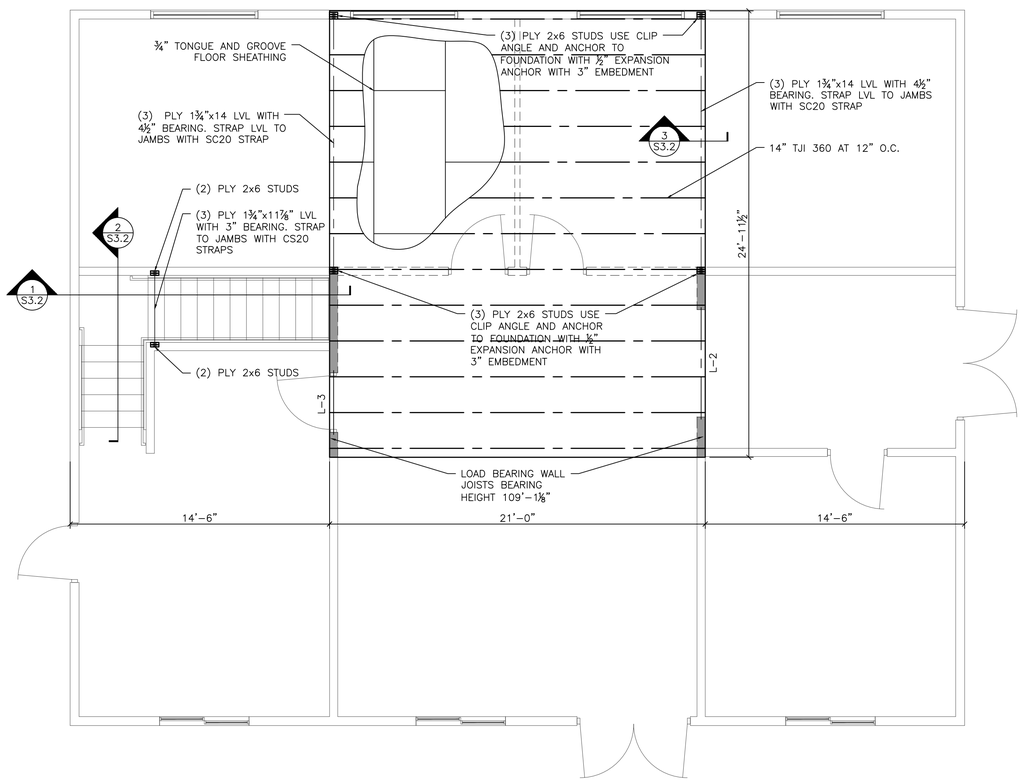
NOTE:
1. PROVIDE A BOND BEAM WITH (2) #5 BARS AT ALL MASONRY OPENINGS NOT LISTED IN THIS SCHEDULE. USE 8" OF BEARING.
2. PROVIDE (1) #5 BAR IN GROUTED SOLID CORE AT EACH SIDE OF ALL MASONRY OPENINGS UNLESS NOTED OTHERWISE IN THE REMARKS ABOVE. VERTICAL BARS TO BE CONTINUOUS THROUGH LINTEL TO TOP OF WALL.
3. OTHER OPENINGS NOT LISTED IN THIS SCHEDULE REQUIRE NO SPECIAL STRUCTURAL HEADERS.
4. PROVIDE ½" MINIMUM SHIM SPACE AT ALL FRAMED OPENINGS. FRAMER TO ADJUST LINTEL BEARING HEIGHT AS NEEDED.

FLOOR LOADING

DEAD LOAD = 20 PSF
LIVE ROOF = 40 PSF



WOOD LINTELS
SCALE: 1" = 1'–0"



LOAD BEARING WALL
LOAD BEARING WALLS TO BE 2x6 STUDS SPF #2 AT 16" O.C.

SECOND FLOOR – FLOOR FRAMING PLAN
SCALE: ¼"=1'–0"

N W E S

INTEGRITY ENGINEERING & DESIGN, LLC
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www.integrityengineering.biz
Phone: (920) 469-9288
Fax: (920) 469-6809

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ACS Architectural & Construction Services, Inc.

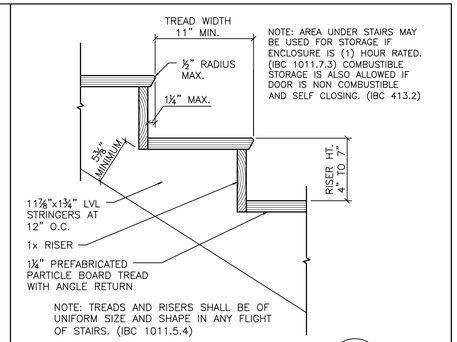
PROPOSED BUILDING FOR:
TWO RIVERS YOUTH SPORTS-PRESS BOX
TWO RIVERS, WI

IED JOB NUMBER: 26129
JOB NUMBER: 26-050
IED PROJECT MANAGER: C. DUESCHER
DRAWN BY: A. WOLF
ISSUED DATE: JUNE 19, 2026

NO.	REVISIONS	DATE
–	–	–

ISSUED FOR:
- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [x] CONSTRUCTION

SHEET:
S3.1

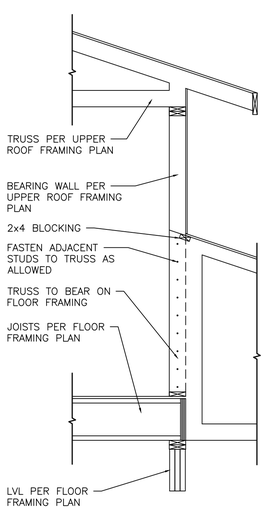


NOTE: AREA UNDER STAIRS MAY BE USED FOR STORAGE IF ENCLOSURE IS (1) HOUR RATED. (IBC 1011.7.3) COMBUSTIBLE STORAGE IS ALSO ALLOWED IF DOOR IS NON COMBUSTIBLE AND SELF CLOSING. (IBC 413.2)

NOTE: TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE IN ANY FLIGHT OF STAIRS. (IBC 1011.5.4)

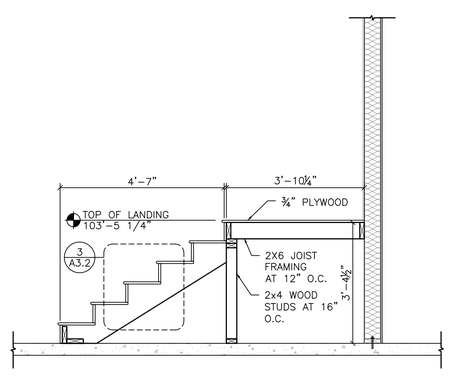
WOOD STAIR DETAIL — 4 / S3.2

SCALE: ½"=1'-0"



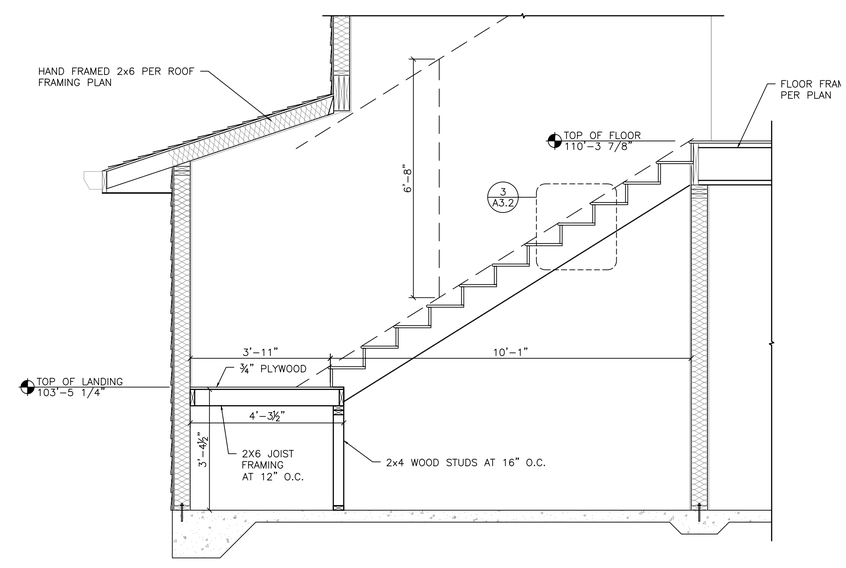
WALL FRAMING SECTION — 3 / S3.2

SCALE: ½"=1'-0"



STAIR FRAMING SECTION — 2 / S3.2

SCALE: ½"=1'-0"



STAIR FRAMING SECTION — 1 / S3.2

SCALE: ½"=1'-0"

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PROPOSED BUILDING FOR:

TWO RIVERS YOUTH SPORTS-PRESS BOX

TWO RIVERS, WI

IED JOB NUMBER: 26129

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IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: A. WOLF

ISSUED DATE: JUNE 19, 2026

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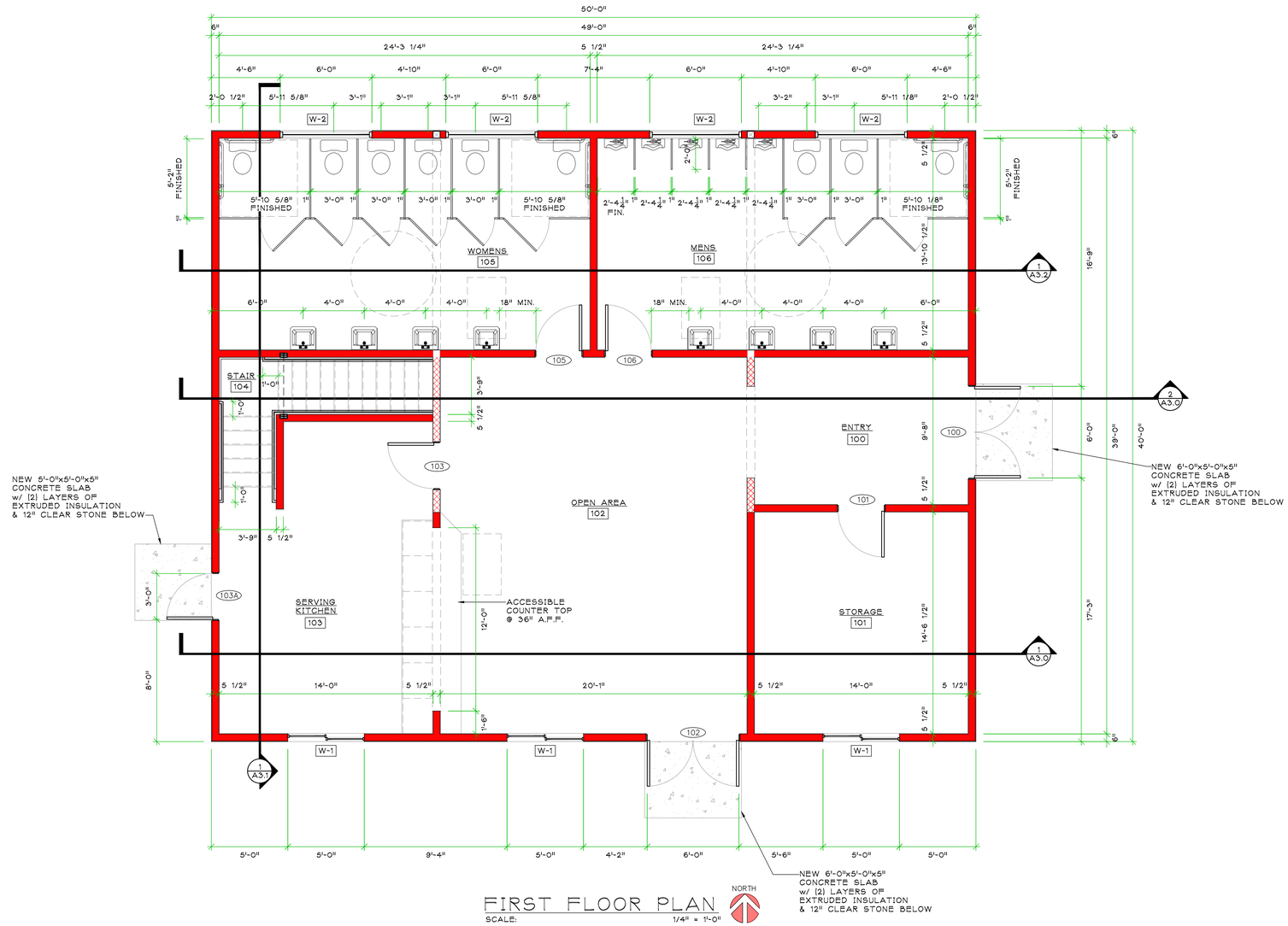
–	–	–

ISSUED FOR:

- [ ] PRELIMINARY
- [ ] DESIGN REVIEW
- [x] CONSTRUCTION

SHEET: **S3.2**



FIRST FLOOR PLAN

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

ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226 FAX: 920-240-8072

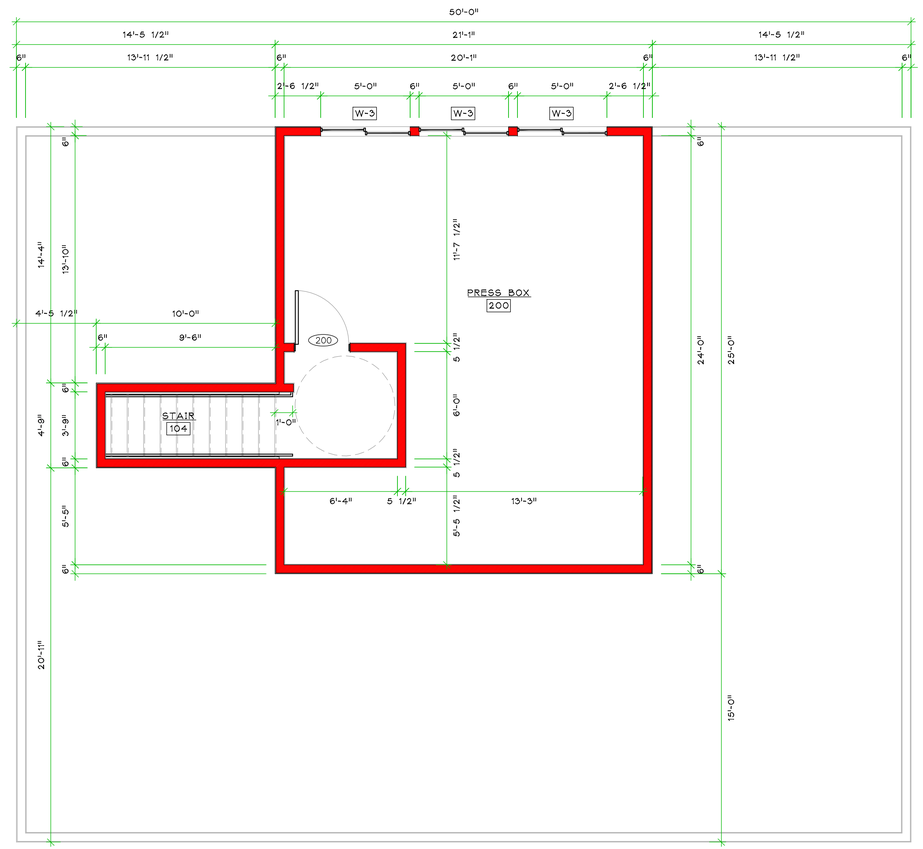
PROPOSED CONCESSION STAND FOR,

TWO RIVERS YOUTH SPORTS

TWO RIVERS, WISCONSIN

DATE: JUNE 19, 2026
ARCH. K. SPERL
D. BY: S. BURTON
JOB: 26-050
REV. -----

A 1.0



SECOND FLOOR PLAN

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

NORTH

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DATE: JUNE 19, 2026
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D. BY: S. BURTON
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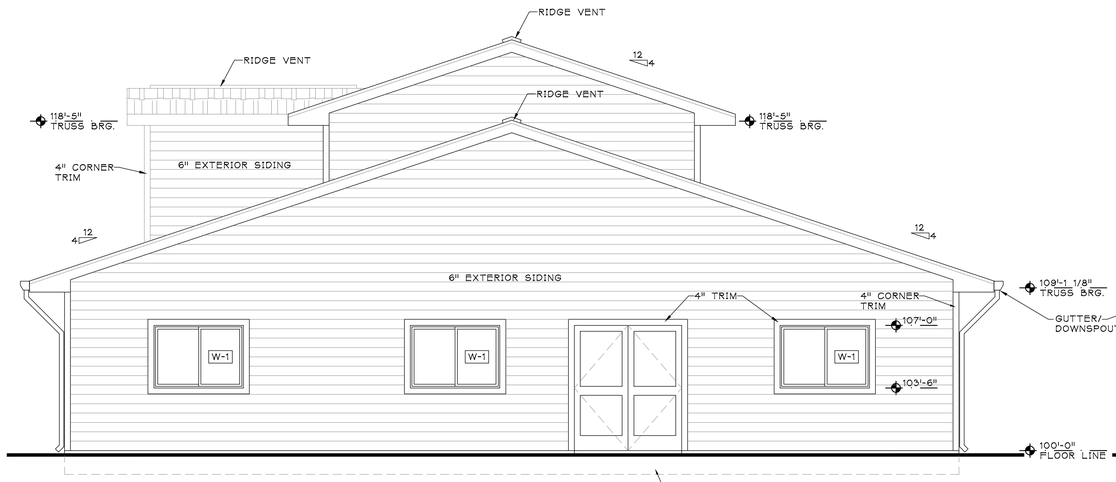
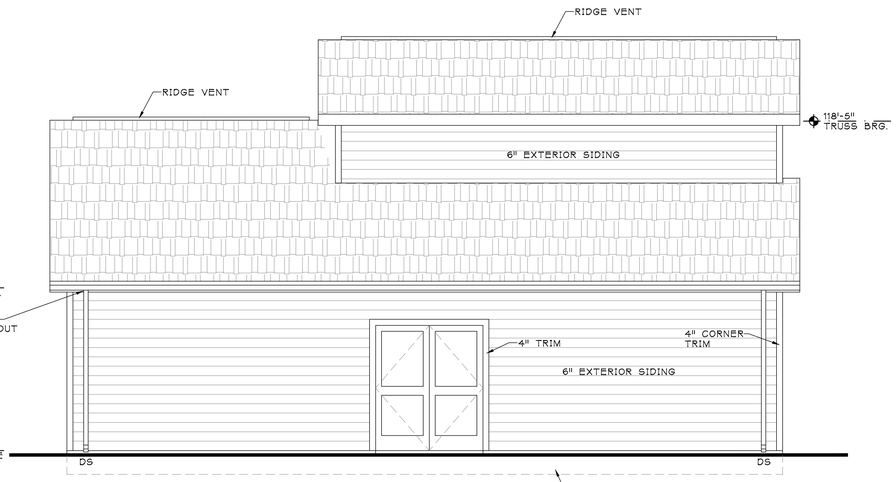
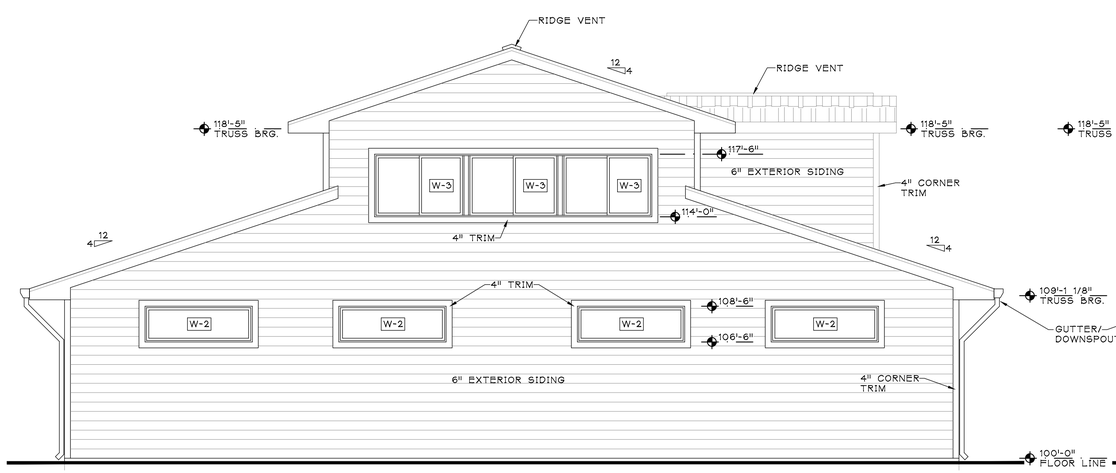
A 1.1



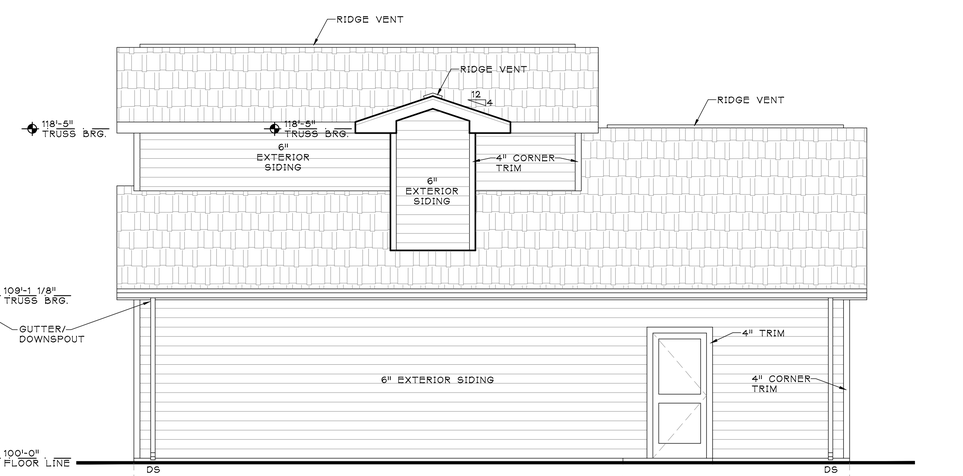
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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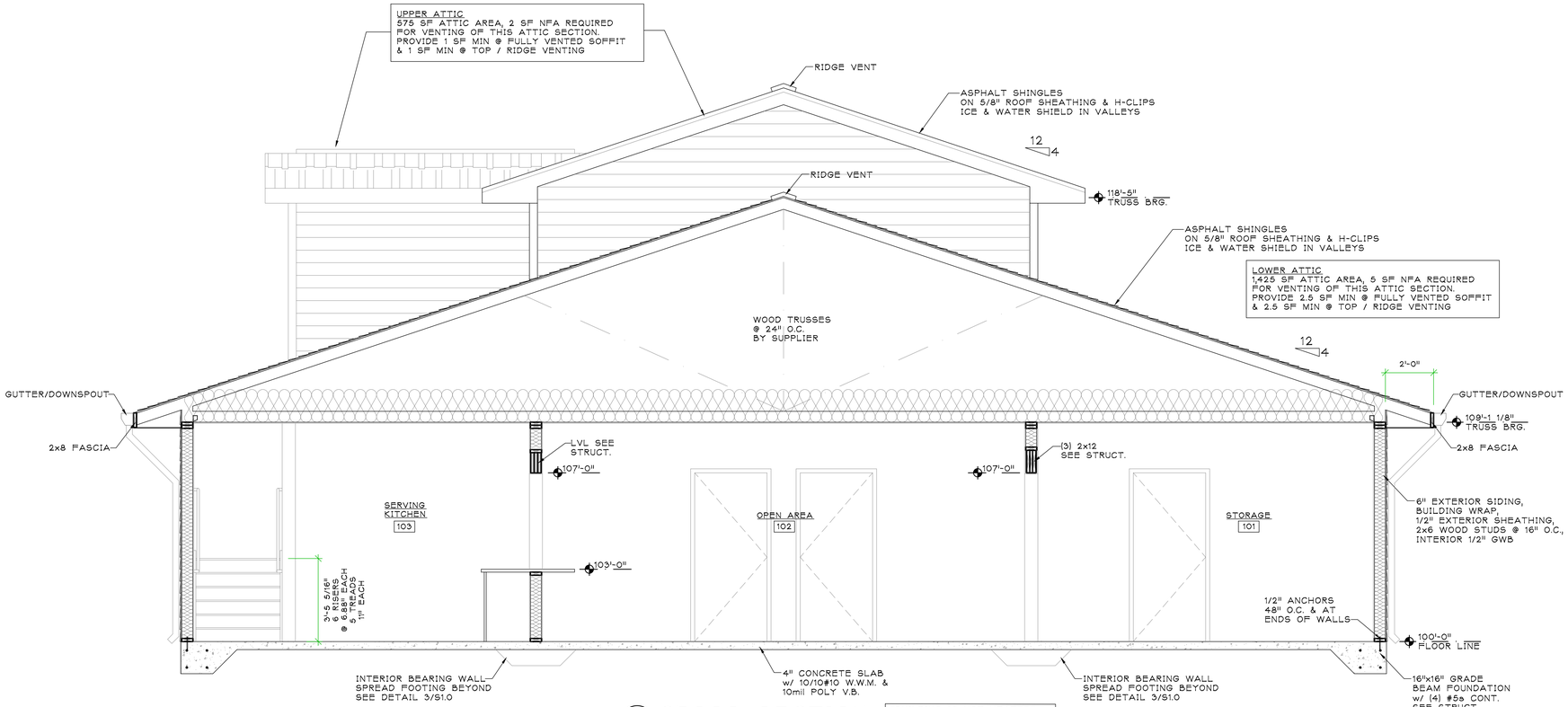
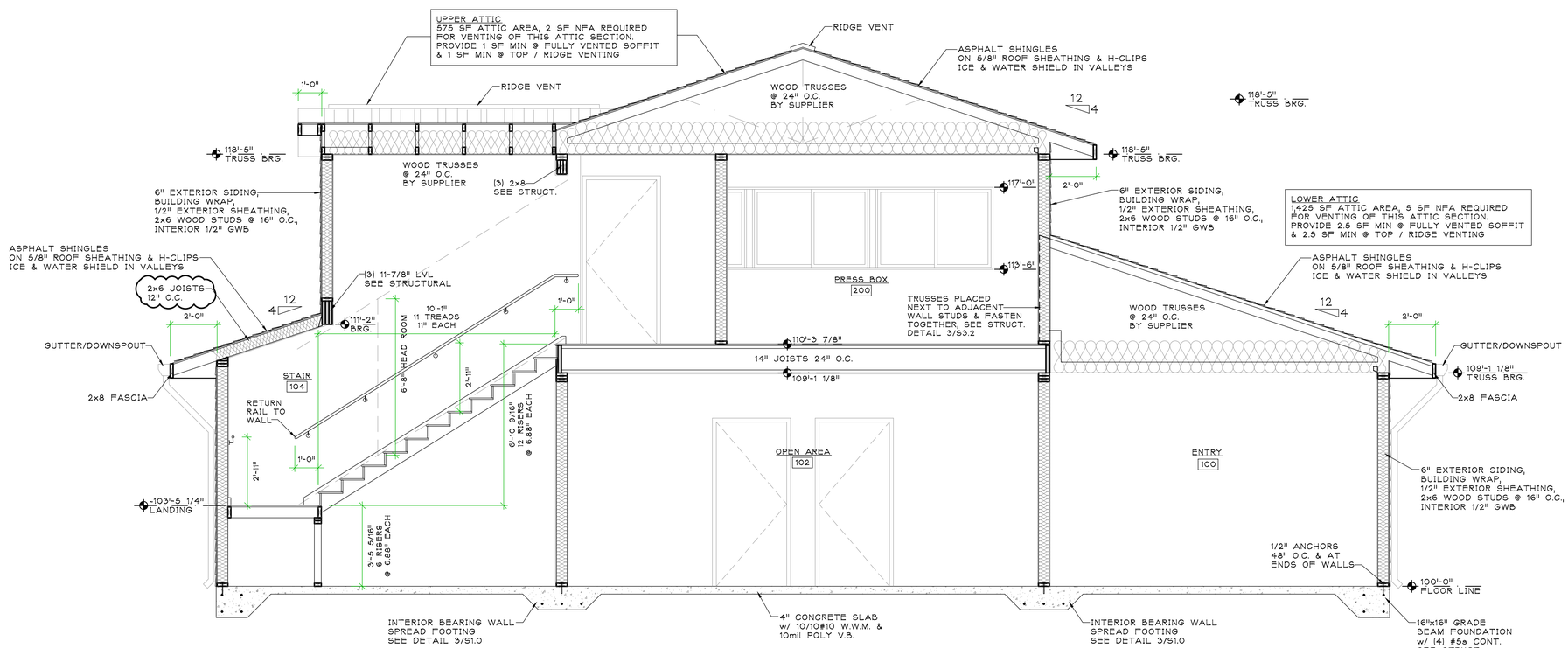
A
2.0



2 A3.0 CROSS SECTION
SCALE: 3/8" = 1'-0"

BUILDING IS NOT HEATED
WALLS & ATTIC SHOWN WITH
INSULATION - OWNER TO
DECIDE IF THIS IS INSTALLED



1 A3.0 CROSS SECTION
SCALE: 3/8" = 1'-0"

BUILDING IS NOT HEATED
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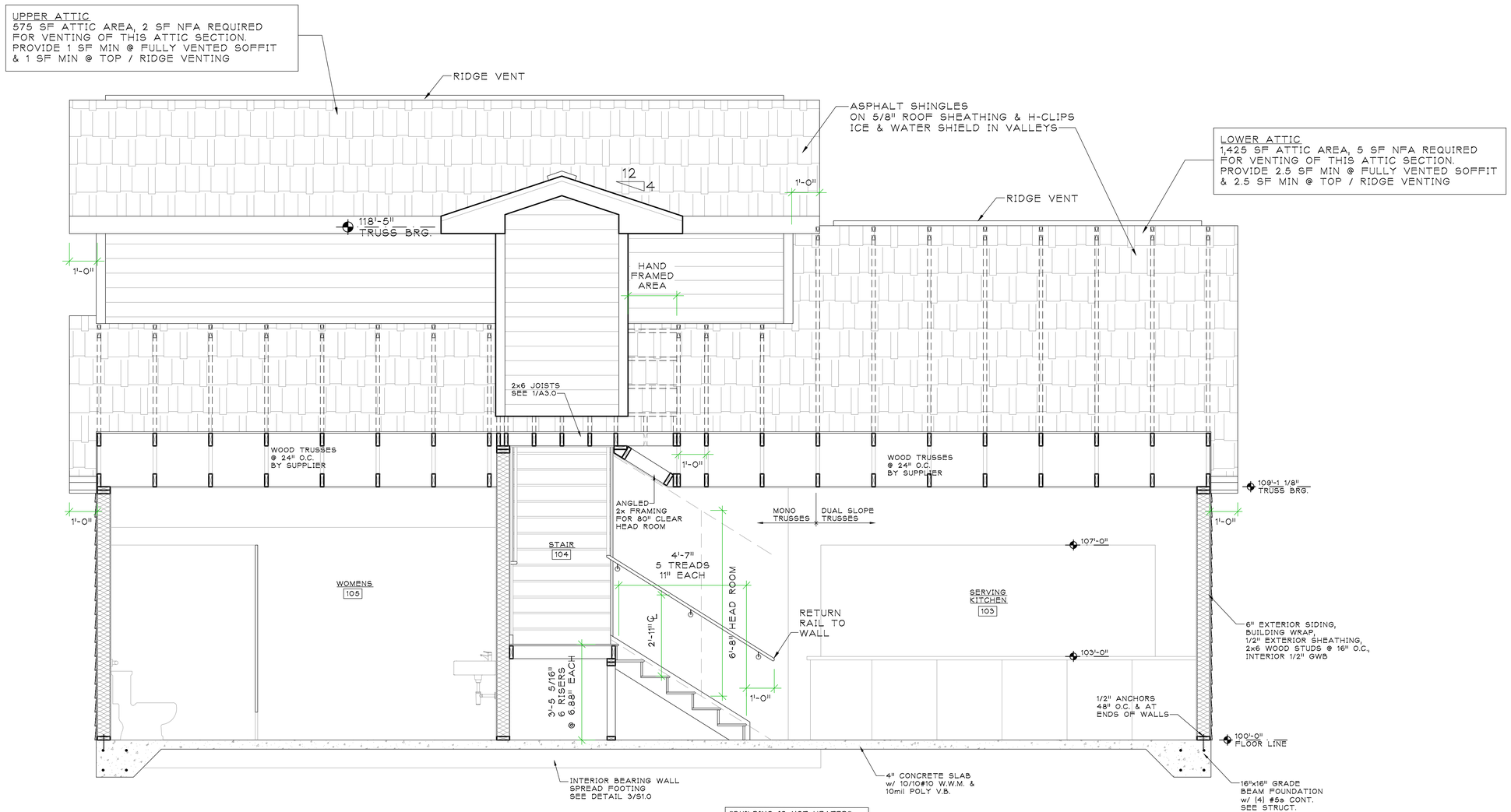
A
3.0



1 / A3.1 CROSS SECTION
SCALE: 1/2" = 1'-0"

BUILDING IS NOT HEATED
WALLS & ATTIC SHOWN WITH
INSULATION - OWNER TO
DECIDE IF THIS IS INSTALLED

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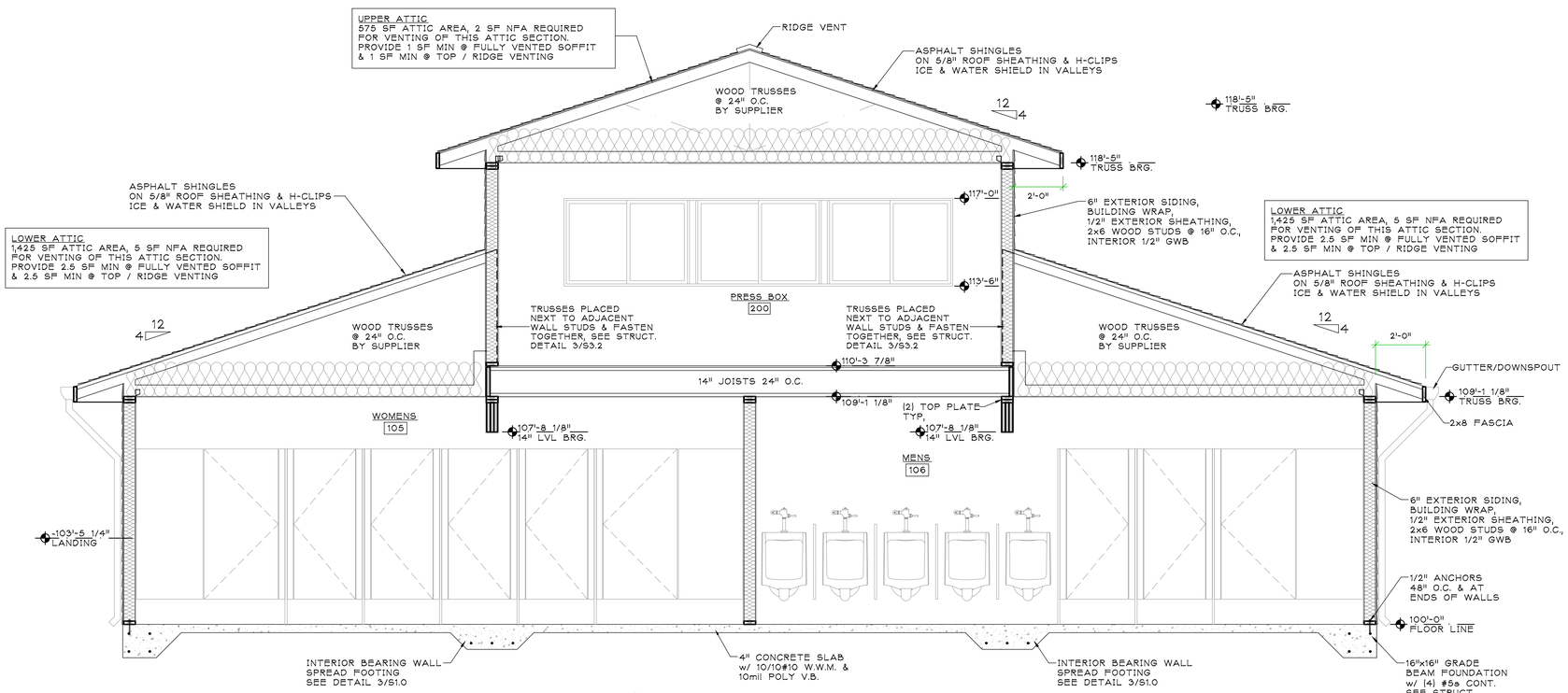

1 / A3.2 CROSS SECTION

SCALE: 3/8" = 1'-0"

BUILDING IS NOT HEATED
WALLS & ATTIC SHOWN WITH
INSULATION - OWNER TO
DECIDE IF THIS IS INSTALLED

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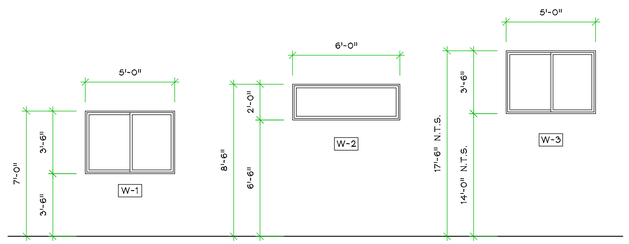
A
3.2



1 WINDOW ELEVATIONS

DOOR & FRAME SCHEDULE

#	DOORS SIZE	FROM	TO	TYPE	MATERIAL	HAND	LITE	HARDWARE FUNCTION	DOOR CLOSURE YES NO	TYPE	FINISH	RATING	REMARKS	FRAMES TYPE	#	REMARKS
100	6'-0" x 7'-0"	EXTERIOR	ENTRY			PAIR		KEYED	YES						100	CLOSERS, THRESHOLDS, WEATHERSTRIPPING
101	3'-0" x 7'-0"	ENTRY	STORAGE			LH		-----	NO						101	
102	6'-0" x 7'-0"	EXTERIOR	OPEN AREA			PAIR		KEYED	YES						102	CLOSERS, THRESHOLDS, WEATHERSTRIPPING
103	3'-0" x 7'-0"	OPEN AREA	SERVING KITCHEN			RH		-----	NO						103	
103A	3'-0" x 7'-0"	EXTERIOR	SERVING KITCHEN			RHR		KEYED	YES						103A	CLOSERS, THRESHOLDS, WEATHERSTRIPPING
105	3'-0" x 7'-0"	OPEN AREA	WOMEN'S TOILETS			RH		PUSH/PULL	YES						105	
106	3'-0" x 7'-0"	OPEN AREA	MEN'S TOILETS			LH		PUSH/PULL	YES						106	
200	3'-0" x 7'-0"	STAIR	PRESS BOX			LH		-----	NO						200	

ROOM FINISH SCHEDULE

ROOM MARK	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING MAT.	CEILING HGT.	ROOM MARK	ROOM NAME	REMARKS
100	ENTRY	SEALED CONCRETE	VINYL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	9'-0"	100	ENTRY	
101	STORAGE	SEALED CONCRETE	VINYL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	9'-0"	101	STORAGE	
102	OPEN AREA	SEALED CONCRETE	VINYL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	9'-0"	102	OPEN AREA	
103	SERVING KITCHEN	SEALED CONCRETE	VINYL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	9'-0"	103	SERVING KITCHEN	
104	STAIRS	SEALED CONCRETE	VINYL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	9'-0"	104	STAIRS	
105	WOMEN'S	SEALED CONCRETE	VINYL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	9'-0"	105	WOMEN'S	
106	MEN'S	SEALED CONCRETE	VINYL	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	PAINTED GWB	9'-0"	106	MEN'S	
200	PRESS BOX	PLYWOOD	VINYL	EXPOSED STUDS OR PLYWOOD	EXPOSED STUDS OR PLYWOOD	EXPOSED STUDS OR PLYWOOD	EXPOSED STUDS OR PLYWOOD	EXPOSED STRUCTURE	8'-0"	200	PRESS BOX	

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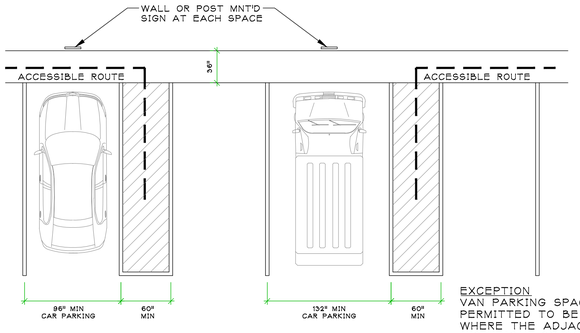
A 4.0



EXCEPTION
VAN PARKING SPACE SHALL BE PERMITTED TO BE 96" MIN WIDTH WHERE THE ADJACENT ACCESS AISLE IS ALSO 96" MIN WIDTH

VEHICLE PARKING SPACE SIZE & ACCESS AISLE

THE MAXIMUM SLOPE AT PARKING SPACES IS 1:50 [4.6.2]

IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL [WHERE SHOWN HERON]. BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07

INTERNATIONAL SYMBOL OF ACCESSIBILITY

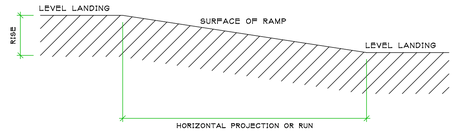
NO SCALE

4.8.1* GENERAL
ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8.

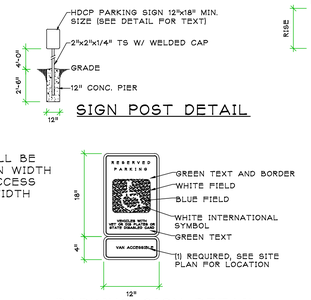
4.8.2* SLOPE AND RISE
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" [SEE FIGURE 16]. CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MUST HAVE SLOPES AND RISES AS ALLOWED IN 4.1.6(3)(A) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

SINGLE RAMP RUN

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

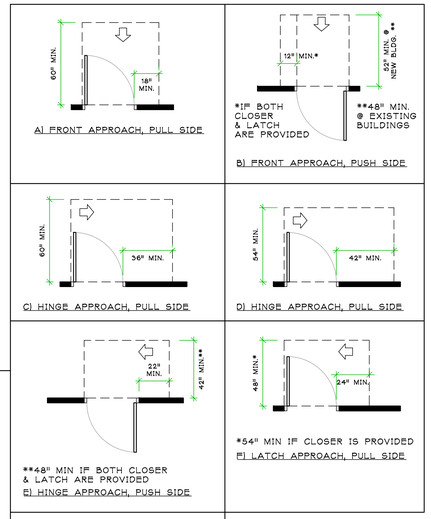


SLOPE	MAXIMUM RISE IN.	MAXIMUM HORIZONTAL PROJECTION FT.
1:12 TO 1:16	30	30
1:16 TO 1:20	30	40

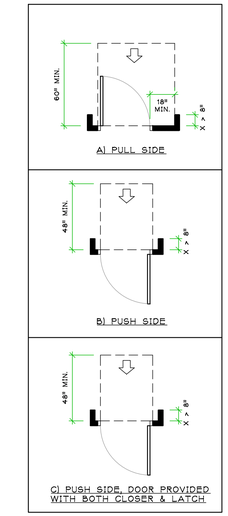


SIGN POST DETAIL

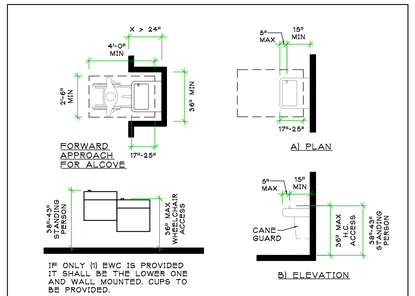
PARKING SIGN DETAIL



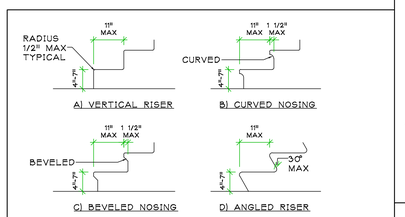
CLEARANCE AT MANUAL SWING DOORS



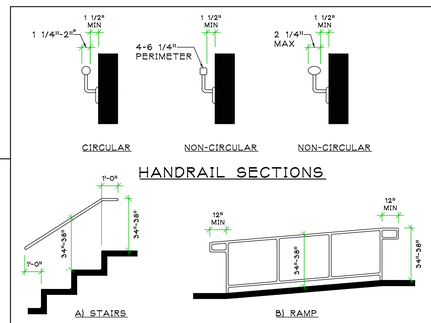
CLEARANCE AT RECESSED DOORS



ELECTRIC WATER COOLER CLEAR SPACE

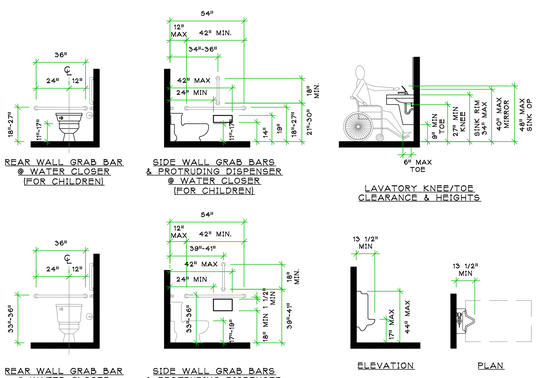


TREADS/RISERS & STAIR NOSINGS

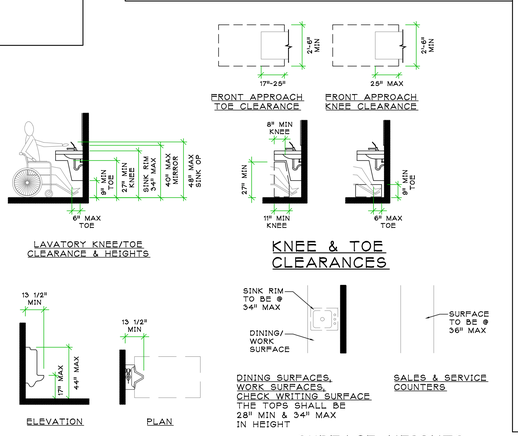


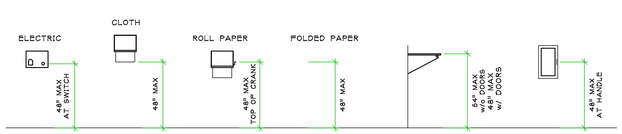
HANDRAIL SECTIONS

HANDRAIL EXTENSION & HEIGHTS



FLOOR MOUNT TOILET & GRAB BARS

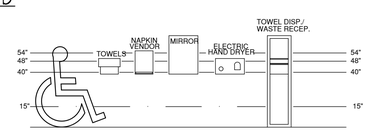




HAND DRYERS

SHELF & POLE

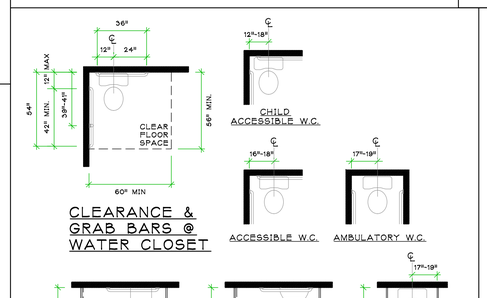
FIRE EXT. CABINET

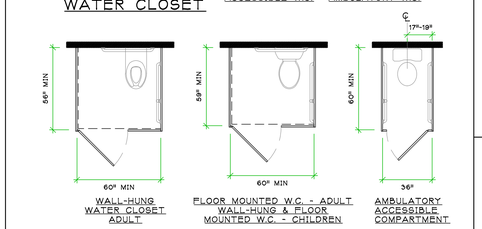


ACCESSIBLE INSTALLATION GUIDELINES

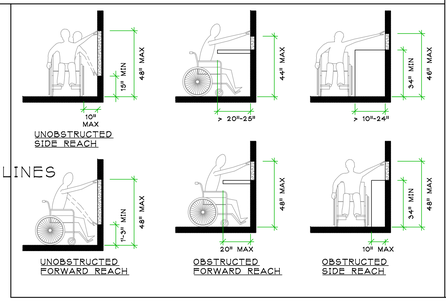
(BE SURE TO REFERENCE WITH ANSI CODE)

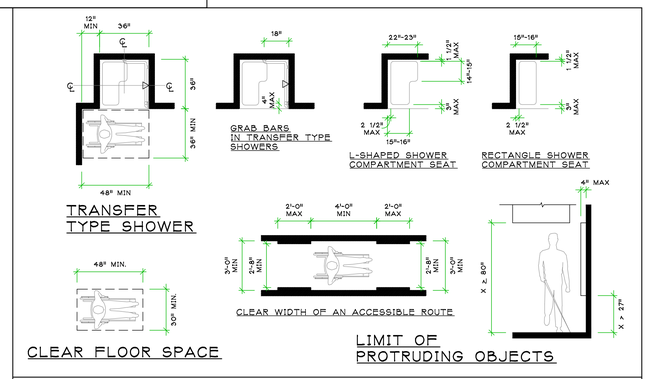
ACCESSORIES
THE DIAGRAM ABOVE SHOWS RECOMMENDED MOUNTING HEIGHTS FOR MANY WASHROOM ACCESSORIES. A MINIMUM 30x48" CLEAR FLOOR SPACE IS REQUIRED IN FRONT OF ALL ACCESSIBLE FIXTURES & ACCESSORIES. SEE OTHER DIAGRAMS ON THIS SHEET

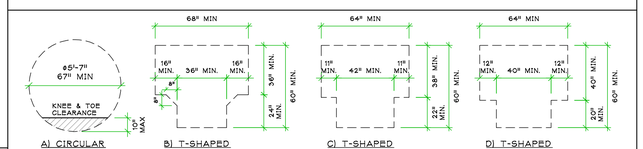


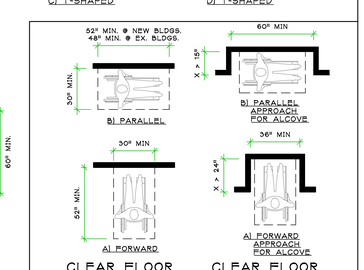


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS









ACS Architectural & Construction Services, Inc.
327 RANDOLPH DRIVE - SUITE C
APPLETON, WI 54913
TELE: 920-707-4226 FAX: 920-240-8072

PROPOSED CONCESSION STAND FOR,

TWO RIVERS YOUTH SPORTS

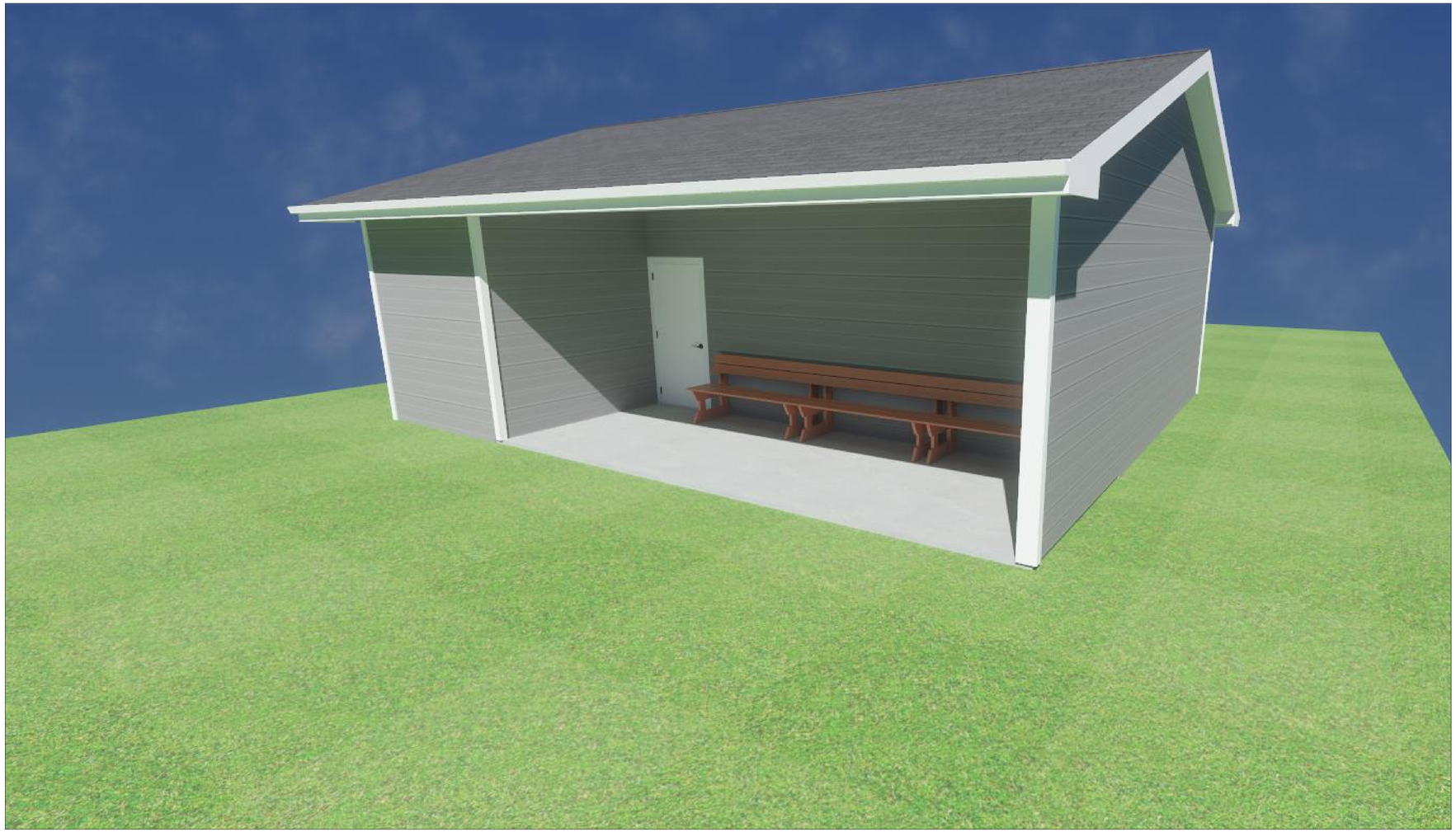
TWO RIVERS, WISCONSIN

DATE: JUNE 19, 2026
ARCH. K. SPEEL
D. BY: S. BURTON
JOB: 26-050
REV. -----

A
5.0

Two Rivers Youth Sports

Dugout



PROJECT INFORMATION

PROJECT ADDRESS

4519 Lincoln Ave.
Two Rivers, WI 54241

SHEET LIST

SHEETS	
SHEET #	SHEET NAME
A-1	TITLE PAGE
A-2	ELEVATIONS
A-3	FLOOR PLAN
A-4	FOUNDATION PLAN
A-5	SECTIONS
A-6	REVISION HISTORY

BUSINESS DEVELOPMENT MANAGER

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E.J.J.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Bartow Builders
www.bartowbuilders.com

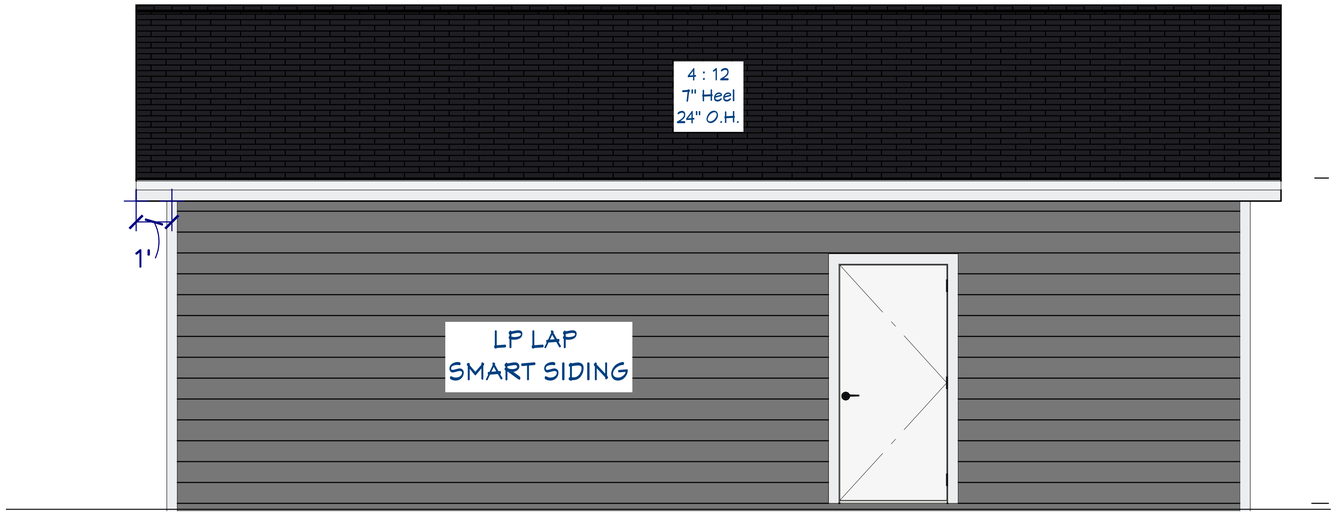
Two Rivers Youth Sports
(Dugout)

Bartow Builders
7330 English Lake Road
Manitowoc, WI 54220
920-682-7100

DATE: 1/16/2026

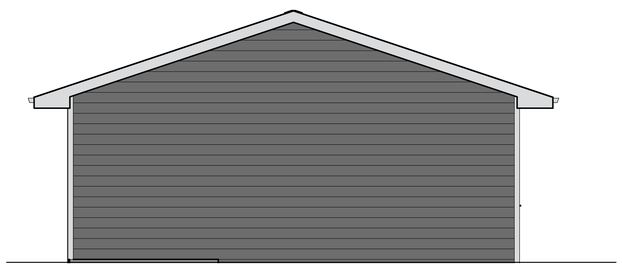
SCALE: VARIES SEE PLAN

SHEET: A-1



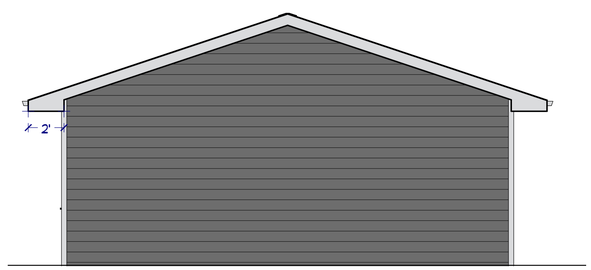
REAR ELEVATION

SCALE: 1/2" = 1'0"



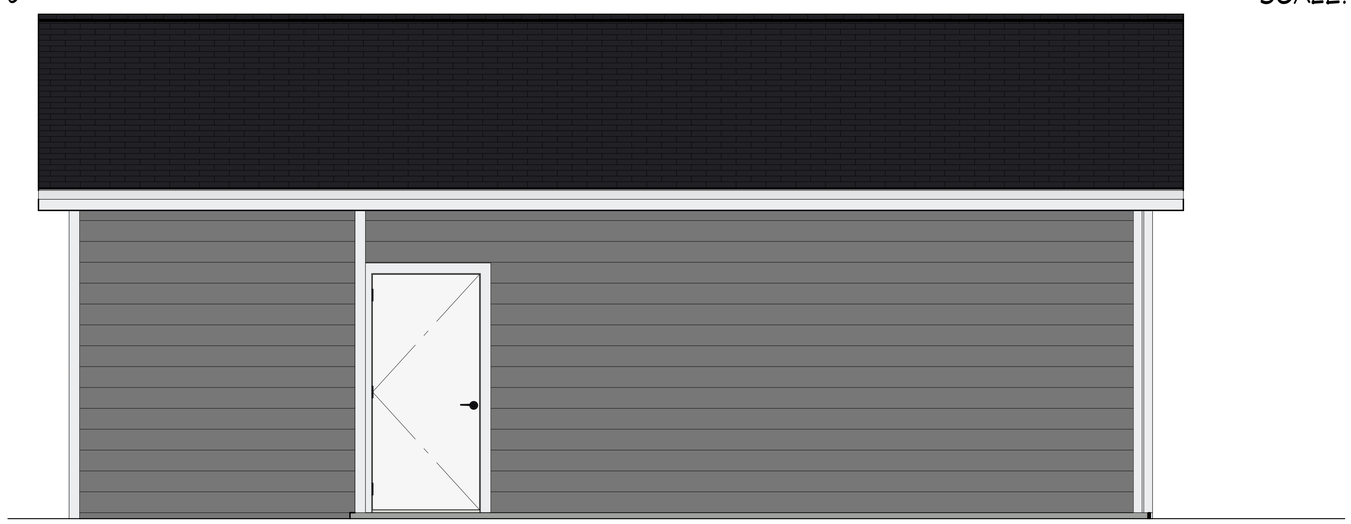
LEFT ELEVATION

SCALE: 1/2" = 1'0"



RIGHT ELEVATION

SCALE: 1/2" = 1'0"



FRONT ELEVATION

SCALE: 1/2" = 1'0"

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920-682-7100

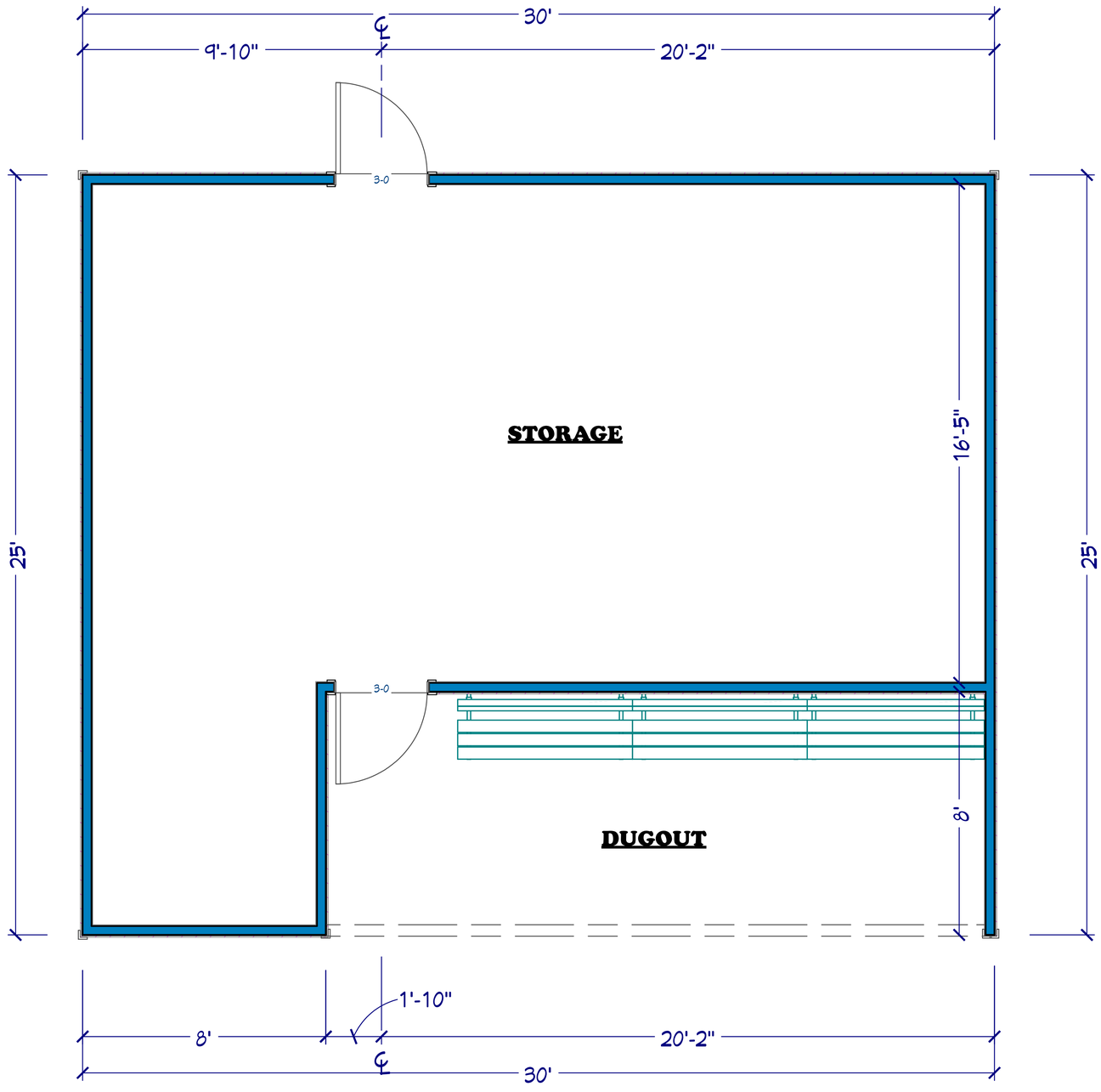
DATE:
1/16/2026

SCALE:
VARIES
SEE PLAN

SHEET:
A-2

SQUARE FOOTAGE:

First Floor: 180 Sqft.



FIRST FLOOR PLAN

SCALE: 1/2" = 1'-0"

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920-682-7100

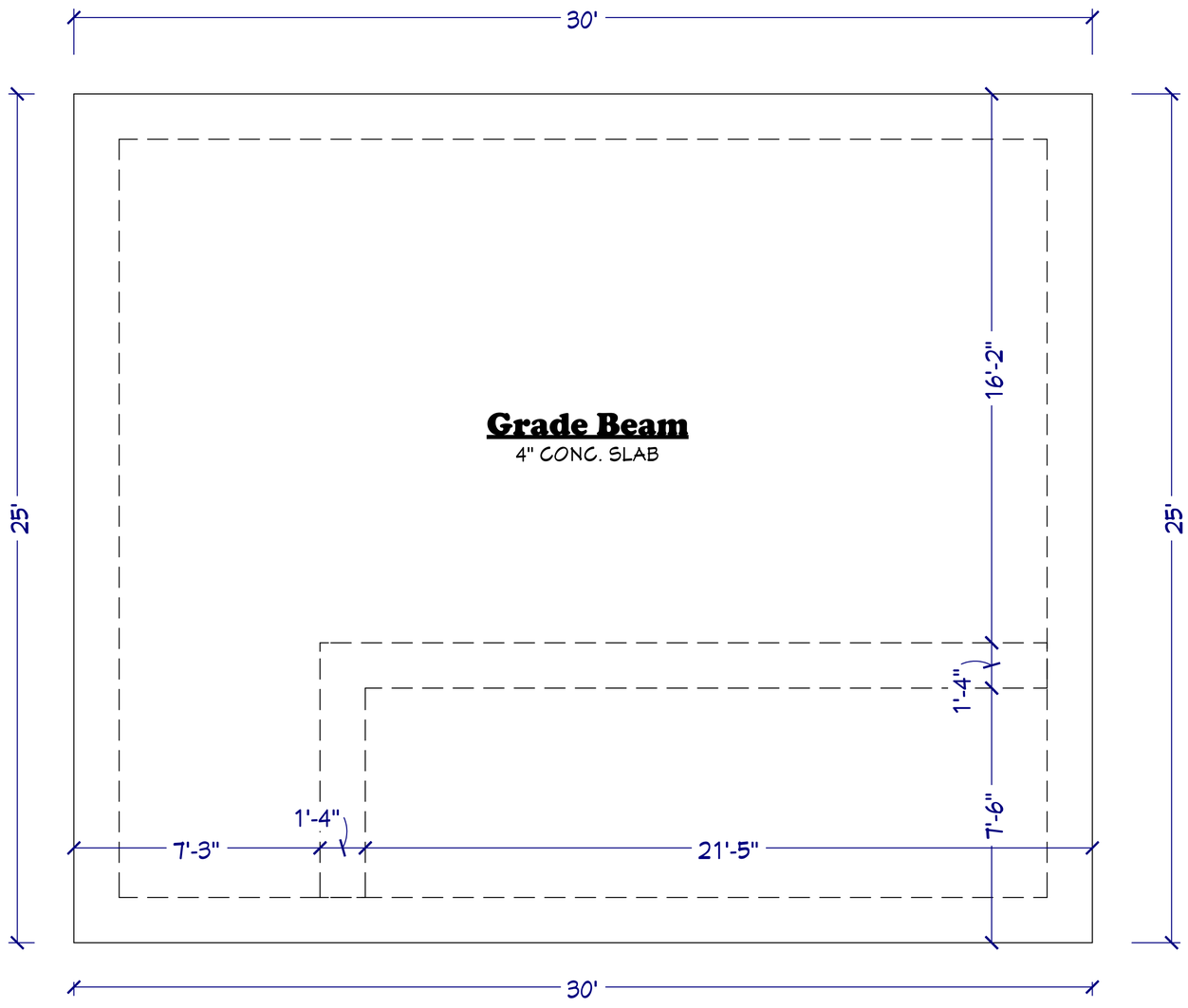
DATE:
1/16/2026

SCALE:
VARIES
SEE PLAN

SHEET:
A-3

SQUARE FOOTAGE:

First Floor: 180 Sqft.



FOUNDATION PLAN

SCALE: 1/2" = 1'-0"

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EJJ.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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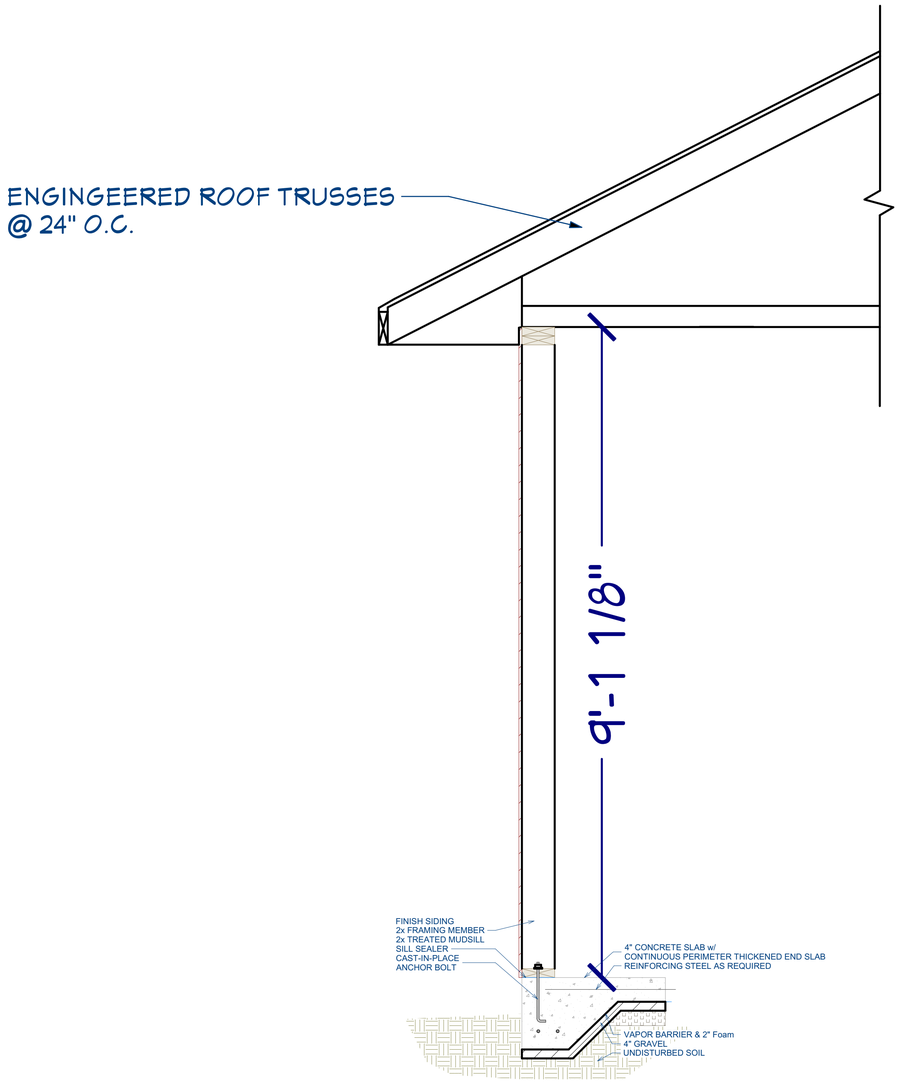
920-682-7100

DATE: 1/16/2026

SCALE: VARIES SEE PLAN

SHEET: A-4



Thickened End Slab (Typ.)

SCALE: 1" = 1'-0"

EJJ.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Two Rivers Youth Sports
(Dugout)

Bartow Builders
7330 English Lake Road
Manitowoc, WI 54220
920-682-7100

DATE:
1/16/2026

SCALE:
VARIES
SEE PLAN

SHEET:
A-5