



## LAND DEVELOPMENT APPLICATION

APPLICANT City of Two Rivers TELEPHONE (920) 793 - 5533

MAILING ADDRESS 1717 E Park Street Two Rivers WI 54241  
(Street) (City) (State) (Zip)

PROPERTY OWNER City of Two Rivers TELEPHONE same as above

MAILING ADDRESS same as above  
(Street) (City) (State) (Zip)

REQUEST FOR:

- |                                     |                                  |                          |                           |
|-------------------------------------|----------------------------------|--------------------------|---------------------------|
| <input type="checkbox"/>            | Comprehensive Plan Amendment     | <input type="checkbox"/> | Conditional Use           |
| <input checked="" type="checkbox"/> | Site/Architectural Plan Approval | <input type="checkbox"/> | Annexation Request        |
| <input type="checkbox"/>            | Subdivision Plat or CSM Review   | <input type="checkbox"/> | Variance/Board of Appeals |
| <input type="checkbox"/>            | Zoning District Change           | <input type="checkbox"/> | Other                     |

STATUS OF APPLICANT:  Owner  Agent  Buyer  Other

PROJECT LOCATION Downtown TYPE OF STRUCTURE park, band stand

PRESENT ZONING C-1 REQUESTED ZONING no change

PROPOSED LAND USE Park Use

PARCEL # 05300005701008 ACREAGE 0.5

LEGAL DESCRIPTION \_\_\_\_\_

**NOTE: Attach a one-page written description of your proposal or request.**

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed  Date 12/1/2022  
(Property Owner)  
City of Two Rivers, Gregory E. Bookley, City Manager

Fee Required

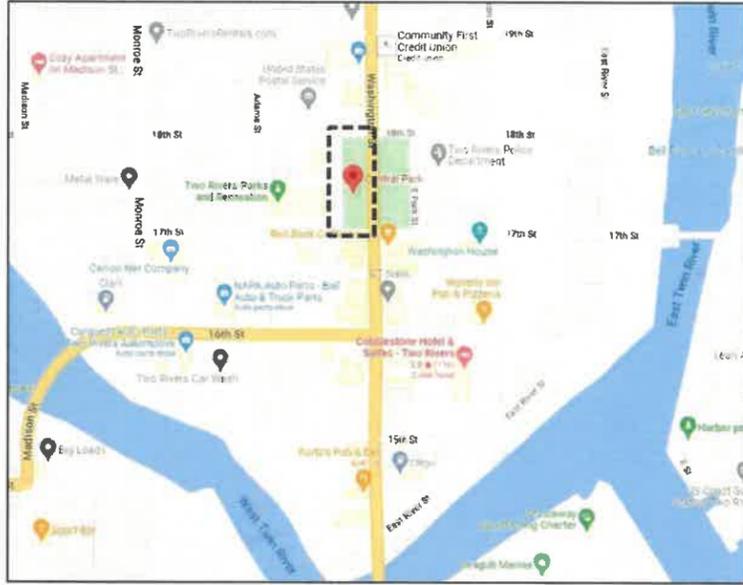
- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

- Application Submittal Date \_\_\_\_\_
- Date Fee(s) Paid \_\_\_\_\_
- Plan(s) Submittal Date \_\_\_\_\_
- Plan Comm Appearance \_\_\_\_\_

\$ \_\_\_\_\_ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY \_\_\_\_\_

**PROJECT LOCATION**



**CENTRAL PARK WEST  
1700 WASHINGTON STREET  
TWO RIVERS, WI 54241**

NTS

**PROJECT OVERVIEW**

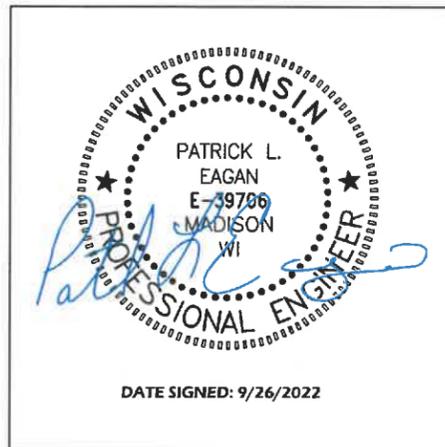


**CENTRAL PARK WEST - RENDERING**

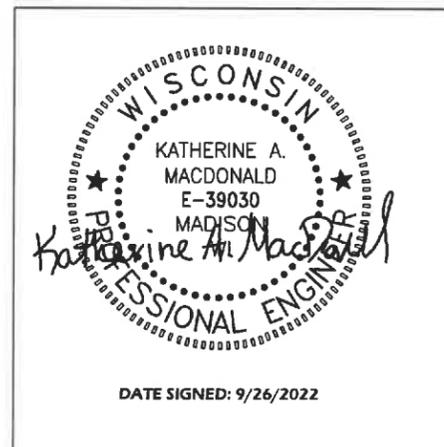
NTS

**INDEX TO DRAWINGS**

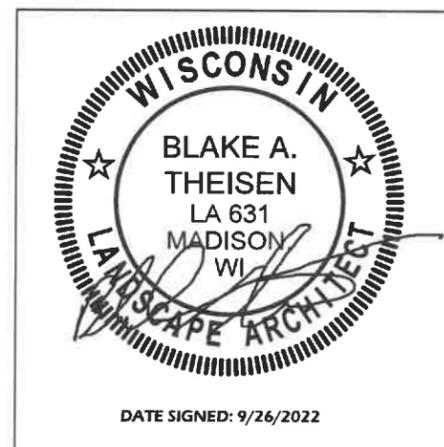
T100	TITLE SHEET
I OF I	TOPOGRAPHY OF CENTRAL PARK WEST - EXISTING CONDITIONS
C110	DEMOLITION PLAN
C120	EXISTING SITE IMAGES
C130	SITE EROSION CONTROL & STAGING PLAN
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C503	SPLASHPAD DRAINAGE PLAN
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A701	WINDOW & GLAZING DETAILS
I100	INTERIOR FINISH PLAN
I200	INTERIOR SIGNAGE
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S002	GENERAL STRUCTURAL NOTES
S100	FOUNDATION PLAN
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S200	FRAMING DETAILS
E001	ELECTRICAL SITE PLAN
E100	ELECTRICAL BUILDING PLANS
E110	ELECTRICAL BANDSHELL PLAN
M100	MECHANICAL PLAN & SCHEDULES
P100	PLUMBING PLANS
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P210	DETAILS



**STRUCTURAL/MEP ENGINEER:**  
ONE DESIGN & ENGINEERING  
202 ASH STREET  
CAMBRIDGE, WI 53523  
608.577.0443



**CIVIL ENGINEER:**  
PARKITECTURE + PLANNING  
901 DEMING WAY, SUITE 102  
MADISON, WI 53717  
608.664.3910



**LANDSCAPE ARCHITECT:**  
PARKITECTURE + PLANNING  
901 DEMING WAY, SUITE 102  
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608.664.3910

**CENTRAL PARK WEST REDEVELOPMENT  
CENTRAL PARK  
1700 WASHINGTON STREET  
TWO RIVERS, WISCONSIN  
PROJECT NUMBER 21.017**



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202 Ash St, Cambridge, WI 53523 • 608.577.0443 • www.onedesign.com

**CENTRAL PARK WEST REDEVELOPMENT**  
1700 Washington Street  
Two Rivers, WI 54241

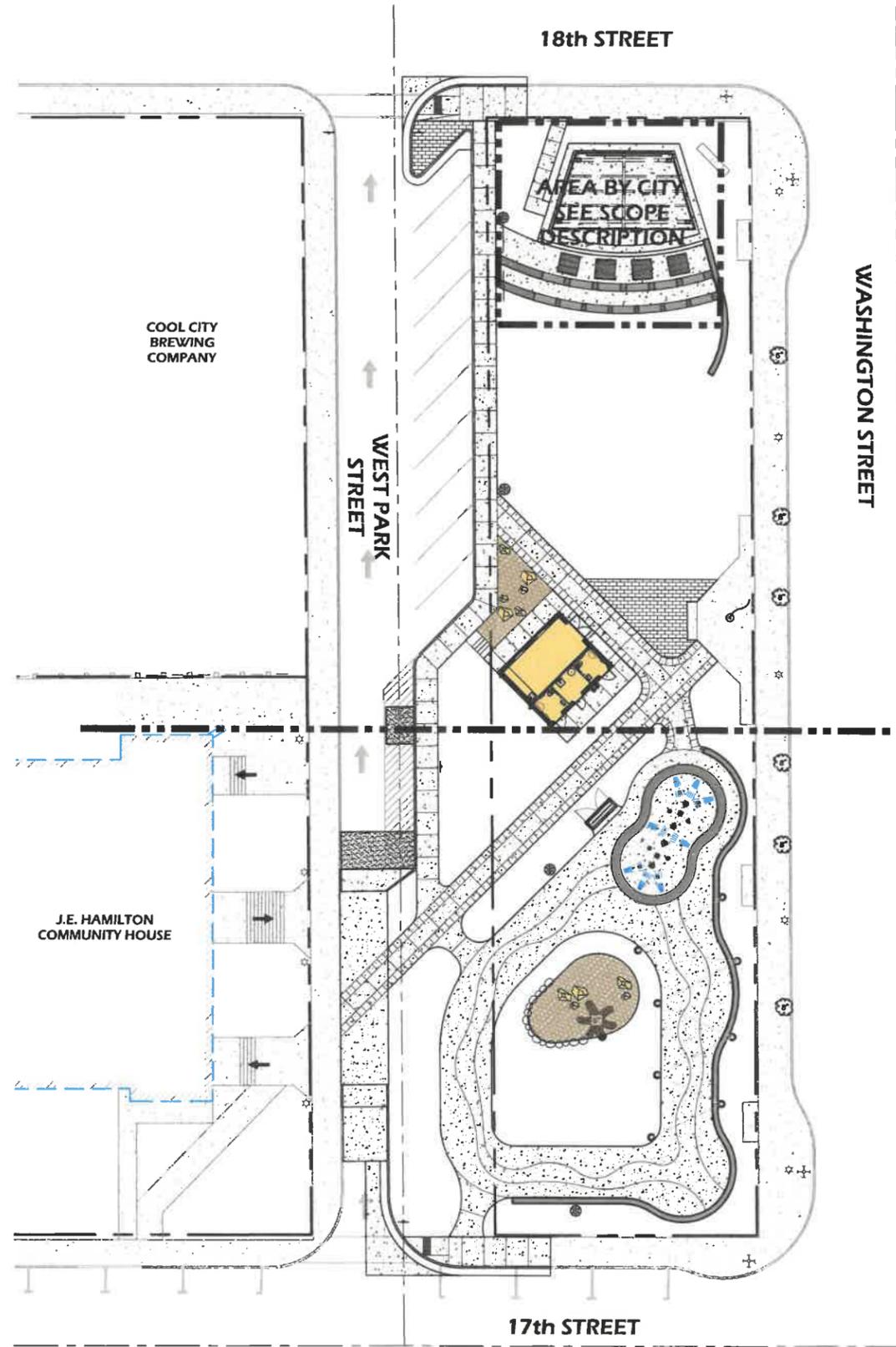
**TITLE SHEET**

Project #: 21.017  
Issued For: Bidding  
Date: 9/26/2022

Sheet Number  
**T100**

File: V:\21-017 Two Rivers Substation\CAD\P-T.dwg Layout: T100 User: Blake Plotted: Sep 27, 2022 - 1:27pm

File: V:\21.017 Two Rivers Sitelash\cad\_P-SP.dwg, Lo.out: C200 User: blium, Plotted: Sep. 27, 2022 - 12:17pm



- SITE LAYOUT NOTES**
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  - ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
  - PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
  - CONCRETE JOINTING IS SHOWN FOR DESIGN INTENT. FINAL SCORING PLANS SHALL BE SUBMITTED TO THE A/E FOR REVIEW AS A SHOP SUBMITTAL.
  - ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.
  - SEED, FERTILIZE, AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS EXCEPT THOSE AREAS INDICATING OTHERWISE. THIS SHALL INCLUDE ANY AREAS OUTSIDE OF THE PROJECT LIMITS THAT ARE DISTURBED BY CONTRACTOR ACTIVITY.
  - ANY EXISTING STRUCTURES AND/OR UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

- LIGHT POLE NOTES**
- ALL LIGHT POLES AND CATENARY LIGHT POLES TO BE INSTALLED WITHIN PAVEMENT OR BOXOUTS. SEE LIGHT DETAILS ON C905 AND ELECTRICAL SHEETS FOR FURTHER INFORMATION.

**LEGEND**

MULCHED PLANTER BEDS	
CONCRETE PAVEMENT STANDARD GRAY	
CONCRETE PAVEMENT COLORED AND STAMPED	
ASPHALTIC PAVEMENT	

- PROJECT SCOPE BY OTHERS:**
- AREA SHOWN WITHIN BOX AT NORTHERN EDGE OF PARK TO BE CONSTRUCTED BY CITY. WORK SHALL INCLUDE FURNISHING AND CONSTRUCTION OF THE RAISED CONCRETE STAGE, BANDSHELL, CONCRETE SEATING AREA, AND MISCELLANEOUS SITE IMPROVEMENTS.
  - CONTRACTOR SHALL INCLUDE WORK WITHIN THE AREA SHOWN INCLUDING BUT NOT LIMITED TO: CONCRETE SEATWALL ADJACENT TO STAGE; EARTHWORK AND SOD RESTORATION IN GREAT LAWN AREA; LIGHT POLE, ELECTRICAL & CONDUIT; AND YARD HYDRANT NORTH OF STAGE AREA. COORDINATION WITH CITY CREW SHALL BE REQUIRED.



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 608.866.6808

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Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
 1700 Washington Street  
 Two Rivers, WI 54241  
 Sheet Title: **SITE LAYOUT PLAN OVERVIEW**

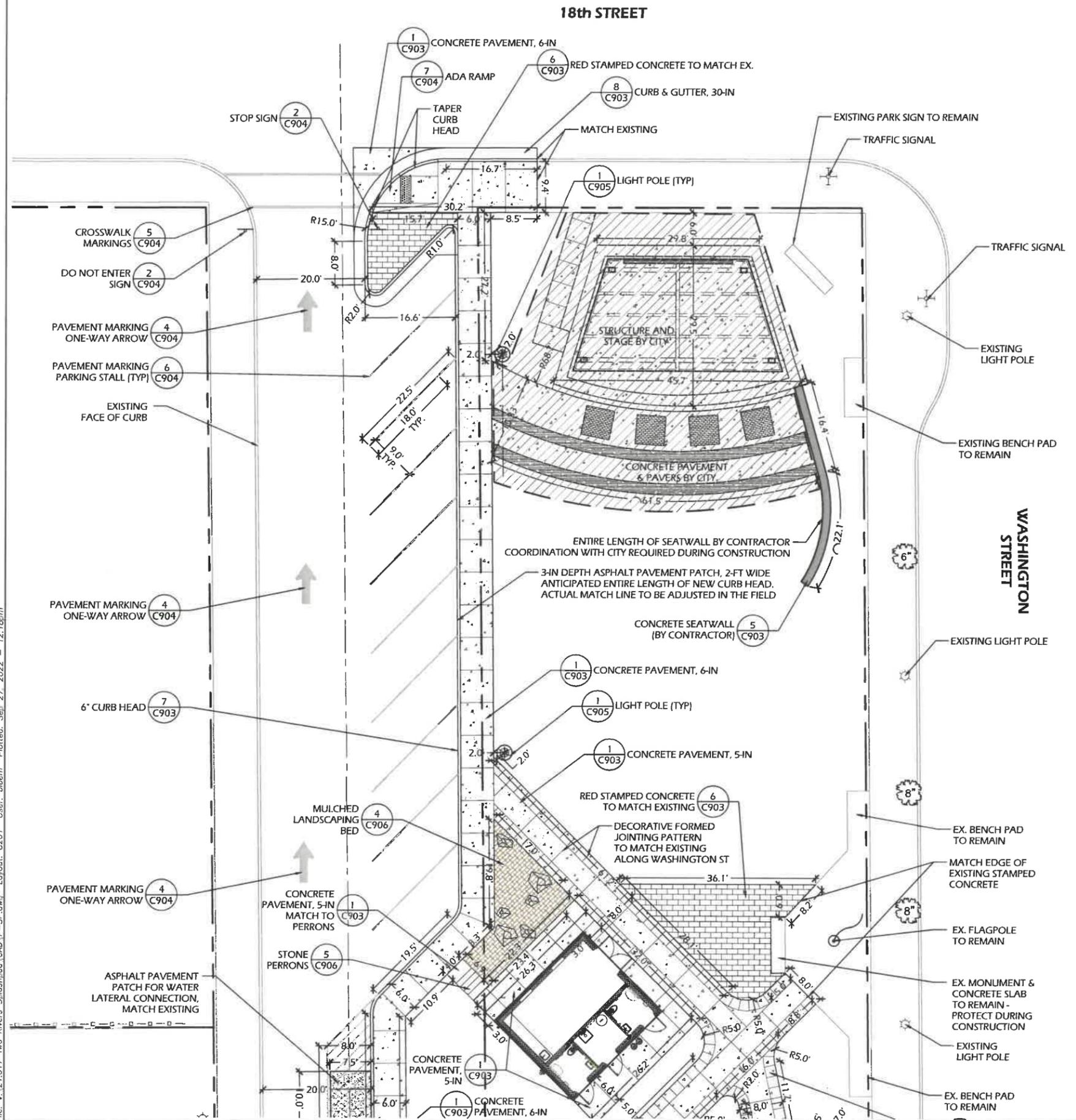
Revisions:

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Project #: 21.017  
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 Date: 9/26/2022

Sheet Number  
**C200**

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- SITE LAYOUT NOTES**
1. CONCRETE PAVEMENT, 6-IN DEPTH IS LOCATED WITHIN VEHICULAR TRAFFIC AREAS, SIDEWALK ADJACENT TO CURB/CURB & GUTTER, AND ON THE MAIN SOUTHEAST/NORTHWEST WALKWAY.
  2. CONCRETE PAVEMENT, 5-IN DEPTH IS LOCATED ON THE MINOR WALKWAYS AND THE SOUTHERN LOOP.

**LEGEND**

MULCHED PLANTER BEDS	
CONCRETE PAVEMENT STANDARD GRAY	
CONCRETE PAVEMENT COLORED AND STAMPED	
ASPHALTIC PAVEMENT	



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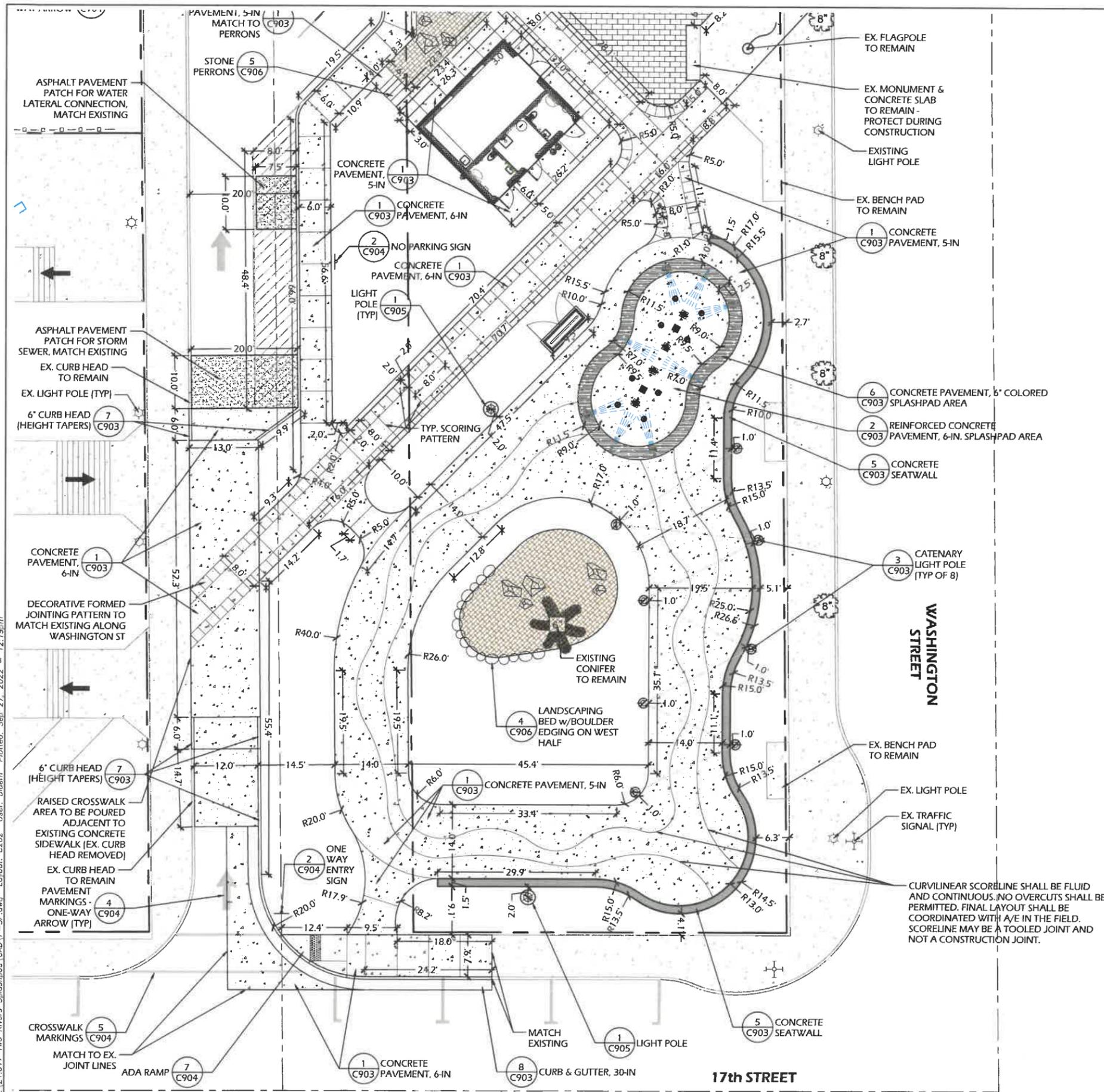
Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
 1700 Washington Street  
 Two Rivers, WI 54241  
 Sheet Title: **SITE LAYOUT PLAN - NORTH HALF**

Revisions:


Project #: 21.017  
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 Date: 9/26/2022

Sheet Number  
**C201**

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**SITE LAYOUT NOTES**

1. CONCRETE PAVEMENT, 6-IN DEPTH IS LOCATED WITHIN VEHICULAR TRAFFIC AREAS, SIDEWALK ADJACENT TO CURB/CURB & GUTTER, AND ON THE MAIN SOUTHEAST/NORTHWEST WALKWAY.
2. CONCRETE PAVEMENT, 5-IN DEPTH IS LOCATED ON THE MINOR WALKWAYS AND THE SOUTHERN LOOP.

**LEGEND**

MULCHED PLANTER BEDS	
CONCRETE PAVEMENT STANDARD GRAY	
CONCRETE PAVEMENT COLORED AND STAMPED	
ASPHALTIC PAVEMENT	



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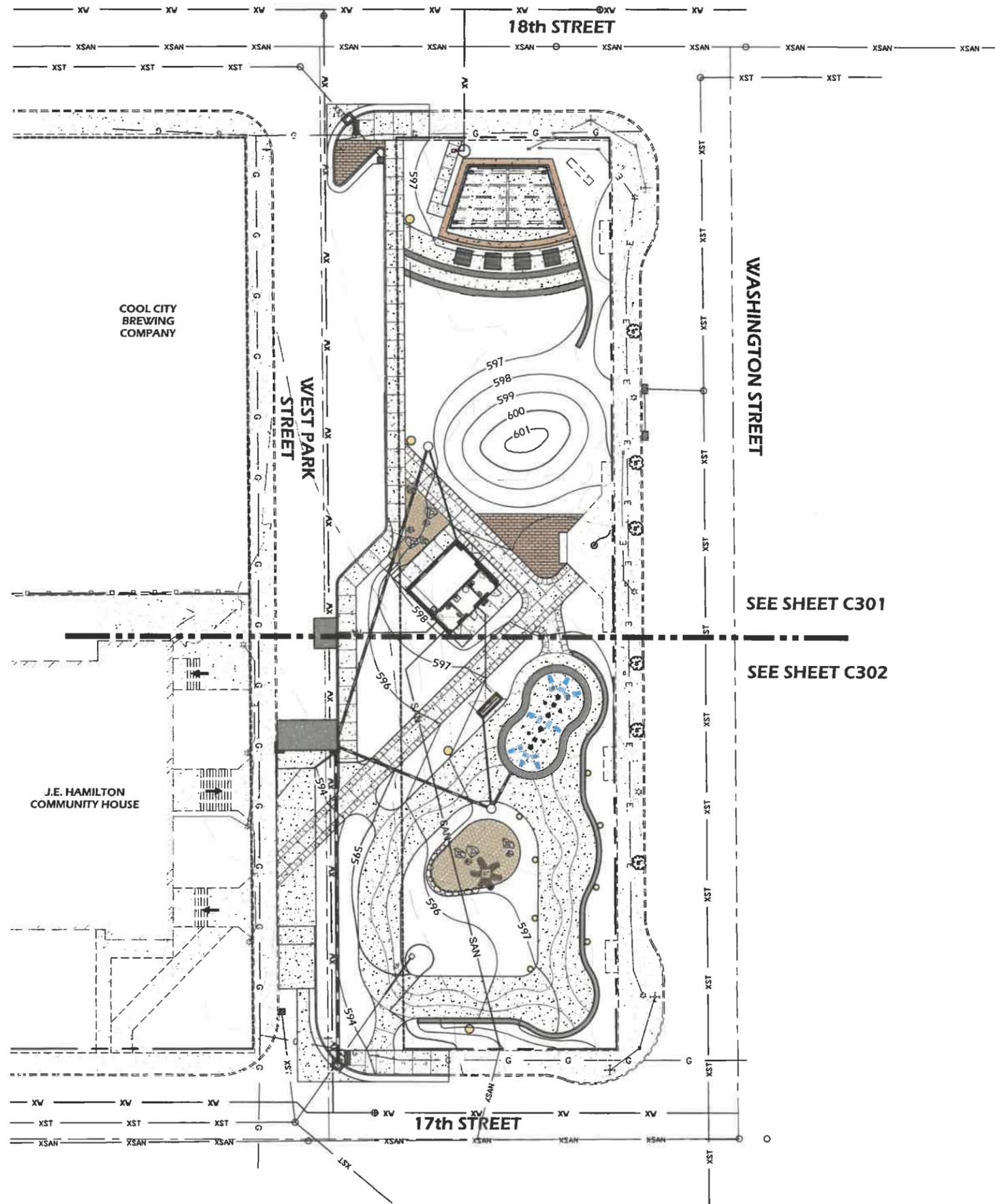
Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
 1700 Washington Street  
 Two Rivers, WI 54241  
 Sheet Title: **SITE LAYOUT PLAN - SOUTH HALF**

Revisions:

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Project #: 21.017  
 Issued For: Bidding  
 Date: 9/26/2022

Sheet Number  
**C202**



- SITE GRADING NOTES**
1. ALL BIDDERS SHOULD VISIT THE SITE PRIOR TO SUBMITTING A BID AND REVIEW THE EXISTING CONDITIONS OF THE SITE.
  2. CONTACT DIGGER'S HOTLINE A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE OWNER OR A/E.
  4. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITY'S REGULATIONS.
  5. PLACE SILT FENCE OR INLET PROTECTION AT ALL PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS FOR THE DURATION OF CONSTRUCTION.
  6. ALL EXISTING STRUCTURES AND/OR UTILITIES WHICH ARE NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
  7. CONTOUR INTERVAL SHOWN REPRESENTS ONE VERTICAL FOOT AND SHALL BE CONSTRUED AS FINISH GRADE.
  8. ALL HARDSCAPE SURFACES SHALL NOT EXCEED 2% RUNNING OR CROSS SLOPES UNLESS OTHERWISE INDICATED.
  9. ALL TURF AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED.

**LEGEND**

MULCHED PLANTER BEDS	
CONCRETE PAVEMENT STANDARD GRAY	
CONCRETE PAVEMENT COLORED AND STAMPED	
ASPHALTIC PAVEMENT	

**LEGEND**

	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING BURIED ELECTRIC LINES
	EXISTING BURIED NATURAL GAS
	PROPERTY LINE
	SILT FENCE OR SEDIMENT SOCK
	STORM SEWER
	EXISTING 5-FT INDEX CONTOUR
	EXISTING 1-FT INTERMEDIATE CONTOUR
	5-FT INDEX CONTOUR
	1-FT INTERMEDIATE CONTOUR

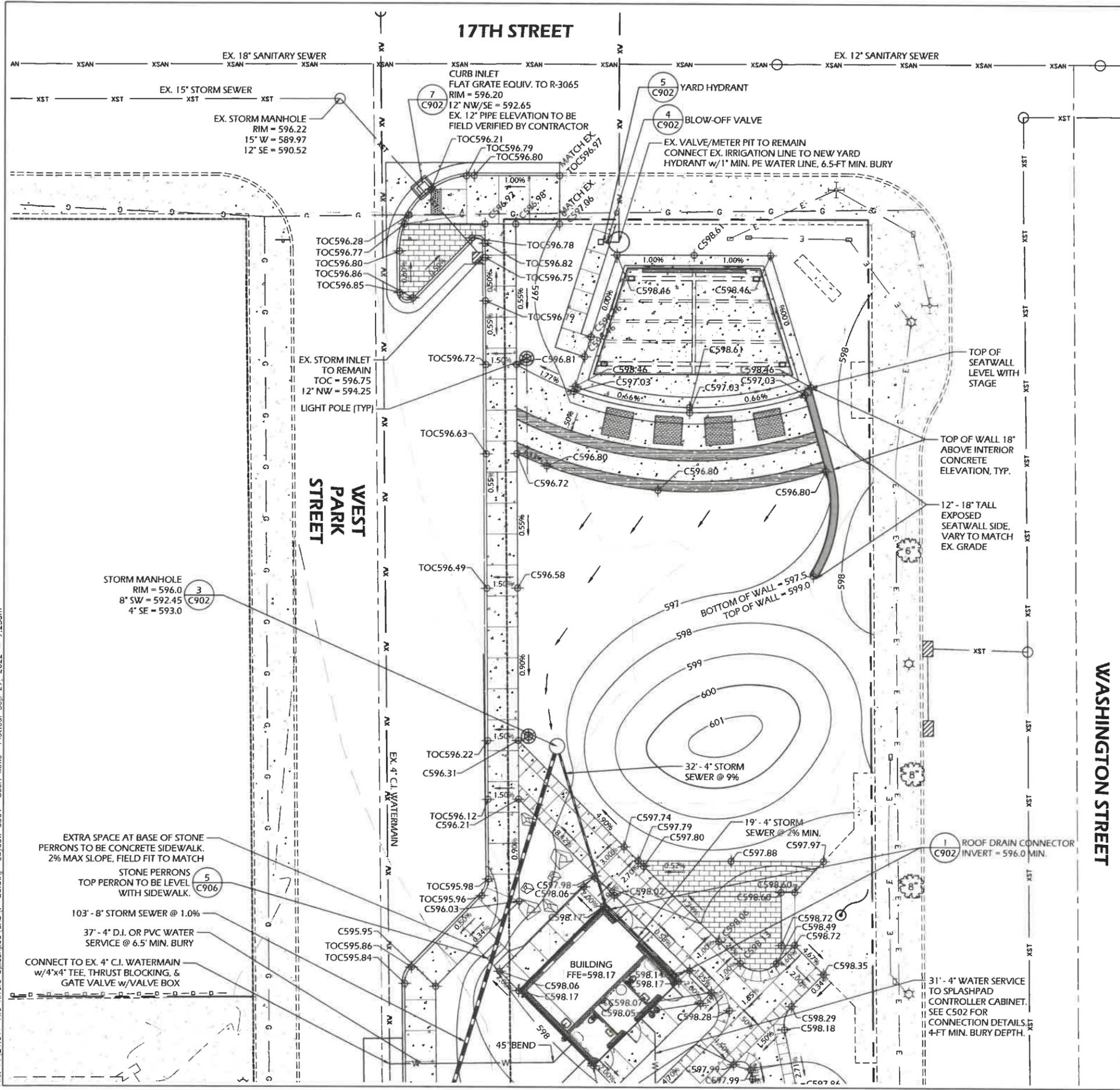
**SPOT GRADE ABBREVIATIONS:**

XXX.XX	= EXISTING GRADE
CXXX.XX	= PROPOSED CONCRETE
PXXX.XX	= PROPOSED PAVEMENT
XXX.XX	= PROPOSED FINISH SURFACE
FSXXX.XX	= PROPOSED FINISH SURFACE
TCXXX.XX	= PROPOSED TOP OF CURB
RIMXXX.XX	= RIM
IEXXX.XX	= INVERT ELEVATION

**UTILITY CROSSING NOTE**  
INSULATE BETWEEN ALL WATER AND SANITARY/STORM CROSSINGS WITH LESS THAN 18" VERTICAL SEPARATION DISTANCE



File: P:\21.017 Two Rivers Silashood CAD\IP-SC.dwg Layout: Sep. 27, 2022 User: Katie Plotted: Sep. 27, 2022 - 7:25am



**UTILITY NOTES:**

- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:
  - "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (WSWS) LATEST EDITION
  - STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WISDOT) LATEST EDITION
- CONTRACTOR SHALL OBTAIN A CURRENT COPY OF CITY OF TWO RIVERS DESIGN STANDARDS INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS, PRIOR TO THE START OF CONSTRUCTION.

**STORM SEWER:**

- STORM SEWER OR CULVERTS WITHOUT DESIGNATED PIPE TYPES MAY BE SELECTED FROM THE MATERIALS LISTED IN THE SPECIFICATIONS.
- STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS:
  - 12" DIA - CLASS V RCP
  - 15" DIA - CLASS IV RCP
  - 18+\" DIA - CLASS III RCP
- STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR.
- STORM SEWER SPECIFIED AS PVC SHALL BE SDR 26 PVC.
- POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.
- ALL APRON ENDWALLS SHALL BE PROVIDED WITH PIPE GRATES (TRASH GUARDS).

**WASHINGTON STREET**

**LEGEND**

— XSAN	EXISTING SANITARY SEWER
— XW	EXISTING WATER MAIN
— XST	EXISTING STORM SEWER
— E	EXISTING BURIED ELECTRIC LINES
— G	EXISTING BURIED NATURAL GAS
—	PROPERTY LINE
—	SILT FENCE OR SEDIMENT SOCK
—	STORM SEWER
—	EXISTING 5-FT INDEX CONTOUR
—	EXISTING 1-FT INTERMEDIATE CONTOUR
—	5-FT INDEX CONTOUR
—	1-FT INTERMEDIATE CONTOUR

**SPOT GRADE ABBREVIATIONS:**

XXX.XX	= EXISTING GRADE
XXXX.XX	= PROPOSED CONCRETE
PXXX.XX	= PROPOSED PAVEMENT
XXXX.XX	= PROPOSED FINISH SURFACE
FXXXX.XX	= PROPOSED FINISH SURFACE
TOCXXX.XX	= PROPOSED TOP OF CURB
RIMXXX.XX	= RIM
EXXX.XX	= INVERT ELEVATION

**UTILITY CROSSING NOTE**  
INSULATE BETWEEN ALL WATER AND SANITARY/STORM CROSSINGS WITH LESS THAN 18" VERTICAL SEPARATION DISTANCE



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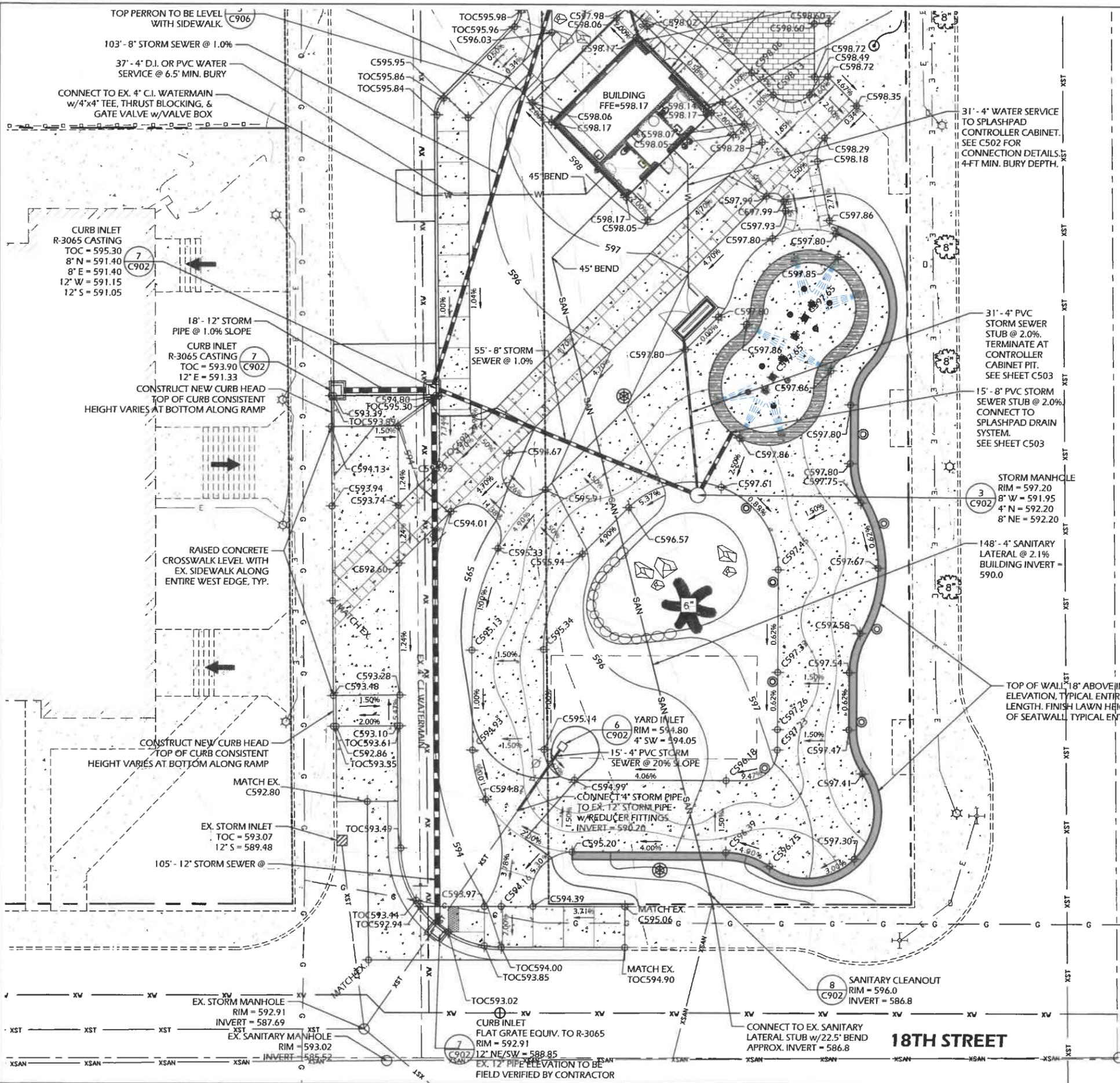
Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
1700 Washington Street  
Two Rivers, WI 54241  
Sheet Title: **GRADING & UTILITY PLAN - NORTH HALF**

Revisions:

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Project #: 21.017  
Issued For: Bidding  
Date: 9/26/2022  
Sheet Number: **C301**

File: P:\21.017 Two Rivers Splashpad\CAD\P-SG.dwg Layout: C302 User: kalle Plotted: Sep 27, 2022 7:26am



**LEGEND**

XSAN	EXISTING SANITARY SEWER
XW	EXISTING WATER MAIN
XST	EXISTING STORM SEWER
E	EXISTING BURIED ELECTRIC LINES
G	EXISTING BURIED NATURAL GAS
(Solid line)	PROPERTY LINE
(Dashed line)	SILT FENCE OR SEDIMENT SOCK
(Thick solid line)	STORM SEWER
(Thin solid line)	EXISTING 5-FT INDEX CONTOUR
(Dotted line)	EXISTING 1-FT INTERMEDIATE CONTOUR
(Dashed line)	5-FT INDEX CONTOUR
(Dotted line)	1-FT INTERMEDIATE CONTOUR

WASHINGTON STREET

18TH STREET

**UTILITY CROSSING NOTE**  
INSULATE BETWEEN ALL WATER AND SANITARY/STORM CROSSINGS WITH LESS THAN 18" VERTICAL SEPARATION DISTANCE

**SPOT GRADE ABBREVIATIONS:**

XXX.XX	= EXISTING GRADE
XXXX.XX	= PROPOSED CONCRETE
PXXX.XX	= PROPOSED PAVEMENT
XXXX.XX	= PROPOSED FINISH SURFACE
FXXXX.XX	= PROPOSED FINISH SURFACE
TXXXX.XX	= PROPOSED TOP OF CURB
RIMXXX.XX	= RIM
EXXXX.XX	= INVERT ELEVATION



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Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
1700 Washington Street  
Two Rivers, WI 54241  
Street Title: **GRADING & UTILITY PLAN - SOUTH HALF**

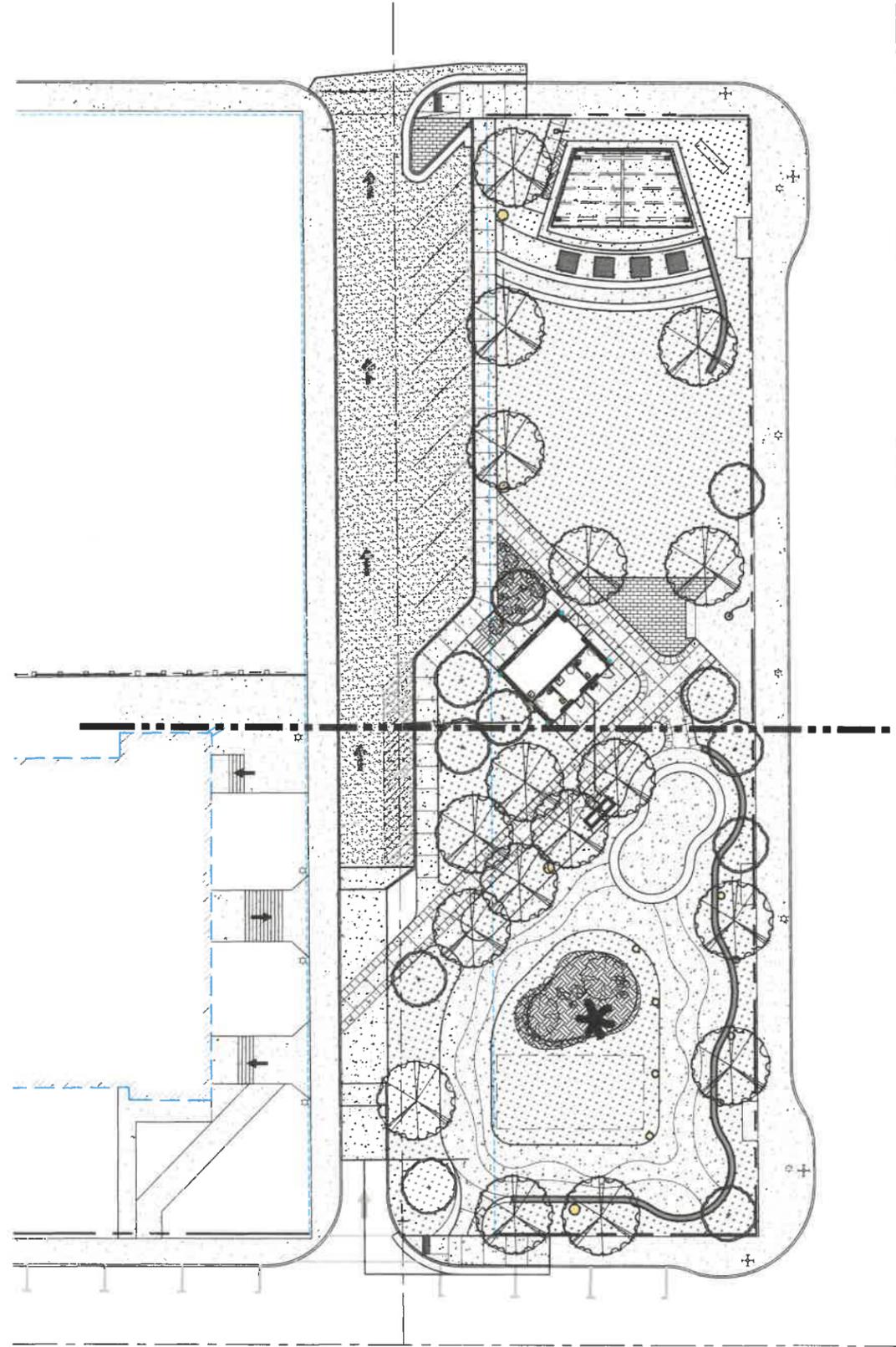
Revisions:

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Project #: 21.017  
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Date: 9/26/2022

Sheet Number  
**C302**

File: P:\21.017 Two Rivers Splashpad\_CAD\P-LS.dwg Layout: C800 User: Blake Treisen Plotted: Sep. 26, 2022 - 10:49:00m



SEE SHEET C801

SEE SHEET C802

**LANDSCAPE AND RESTORATION NOTES**

1. FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES.
2. ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM OF 6" DEPTH SHREDDED HARDWOOD MULCH.
3. TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS BY OTHERS.
4. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
5. SOD AREAS AS INDICATED ON PLANS. SEED, FERTILIZE, AND CRIMP MULCH ALL OTHER AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS EXCEPT THOSE AREAS INDICATING OTHERWISE. THIS SHALL INCLUDE ANY AREAS OUTSIDE OF THE PROJECT LIMITS THAT ARE DISTURBED BY CONTRACTOR ACTIVITY.
6. RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" TOPSOIL DEPTH. CONTRACTOR MAY NEED TO WATER RESTORED AREAS TO ENSURE A SUBSTANTIAL CATCH OF TURF GRASS. WATERING SHALL BE INCIDENTAL.
7. ALL SLOPES GREATER THAN 1:3 TO RECEIVE EROSION CONTROL MATTING PER DETAILS.

**PLANT MATERIAL SCHEDULE**

Symb	Botanical name	Common Name	Size (min)	Qty
<b>TREES</b>				
AF	<i>Acer freemanii</i> 'Sienna Glenn'	Sienna Glen Maple	2' Cal	3
AG	<i>Amelanchier x grandiflora</i> x 'Autumn Brilliance'	A. Brilliance Serviceberry	Multi-stem	5
BN	<i>Betula nigra</i>	River Birch	Multi-stem	2
OV	<i>Ostrya virginiana</i>	Hophornbeam	2' Cal	2
PC	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear	2' Cal	3
PG	<i>Picea glauca</i> 'densata'	Black Hills Spruce	7-8' Ht	2
PT	<i>Populus tremuloides</i>	Quaking Aspen	2' Cal	3
QR	<i>Quercus rubra</i>	Red Oak	2' Cal	2
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	2' Cal	3
UA	<i>Ulmus Morton</i> 'Accolade'	Accolade Elm	2' Cal	5
Jc	<i>Juniperus chinensis</i> 'Iowa'	Iowa Juniper	5' Ht	4

**TREES SHOWN FOR INFORMATION PURPOSES ONLY. TREES TO BE FURNISHED AND INSTALLED BY OTHERS.**

 SOD (APPROX. 12,700 SF)

 HARDWOOD MULCH, 4-IN DEPTH (APPROX. 1,000 SF)



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Project Name:  
**CENTRAL PARK WEST REDEVELOPMENT**  
1700 Washington Street  
Two Rivers, WI 54241  
Sheet Title:  
**LANDSCAPE PLAN OVERVIEW**

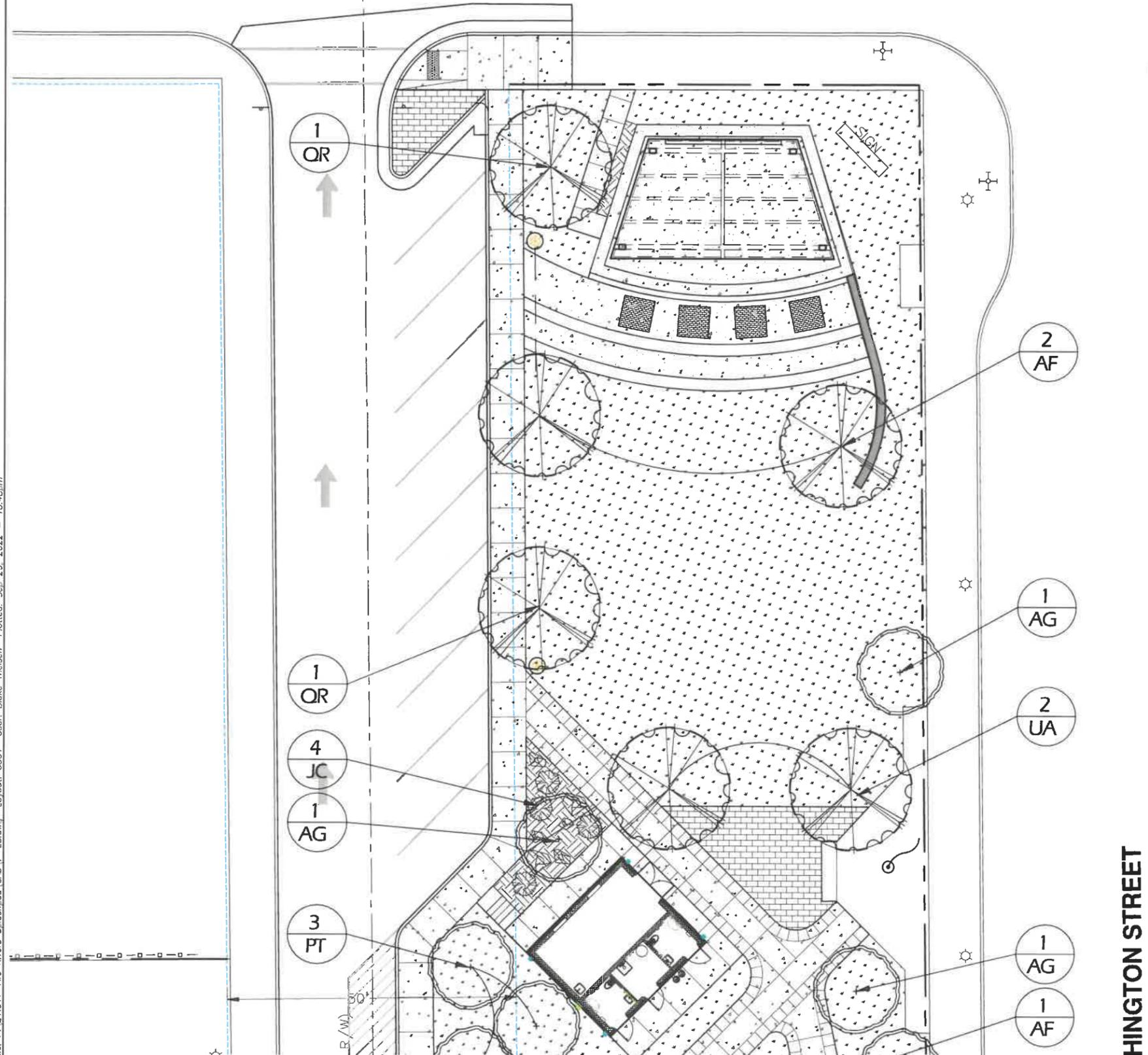
Revisions:

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Project #: 21.017  
Issued For: Bidding  
Date: 9/26/2022

Sheet Number  
**C800**

18TH STREET (60' R/W)



- LANDSCAPE AND RESTORATION NOTES**
1. FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES.
  2. ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM OF 6" DEPTH SHREDDED HARDWOOD MULCH.
  3. TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS BY OTHERS.
  4. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
  5. SOD AREAS AS INDICATED ON PLANS. SEED, FERTILIZE, AND CRIMP MULCH ALL OTHER AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS EXCEPT THOSE AREAS INDICATING OTHERWISE. THIS SHALL INCLUDE ANY AREAS OUTSIDE OF THE PROJECT LIMITS THAT ARE DISTURBED BY CONTRACTOR ACTIVITY.
  6. RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" TOPSOIL DEPTH. CONTRACTOR MAY NEED TO WATER RESTORED AREAS TO ENSURE A SUBSTANTIAL CATCH OF TURF GRASS. WATERING SHALL BE INCIDENTAL.
  7. ALL SLOPES GREATER THAN 1:3 TO RECEIVE EROSION CONTROL MATTING PER DETAILS.

TREES SHOWN FOR INFORMATION PURPOSES ONLY. TREES TO BE FURNISHED AND INSTALLED BY OTHERS.

SEE SHEET C800 FOR PLANT MATERIAL SCHEDULE



File: P:\21.017 Two Rivers Splashpad\CAD\PLANS.dwg User: Blake Thiesen Plotted: Sep. 26, 2022 - 10:48am

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Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
 1700 Washington Street  
 Two Rivers, WI 54241  
 Sheet Title: **LANDSCAPE PLAN ENLARGEMENT**

Revisions:


Project #: 21.017  
 Issued For: Bidding  
 Date: 9/26/2022

Sheet Number  
**C801**

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**LANDSCAPE AND RESTORATION NOTES**

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**TREES SHOWN FOR INFORMATION PURPOSES ONLY. TREES TO BE FURNISHED AND INSTALLED BY OTHERS.**

**SEE SHEET C800 FOR PLANT MATERIAL SCHEDULE**



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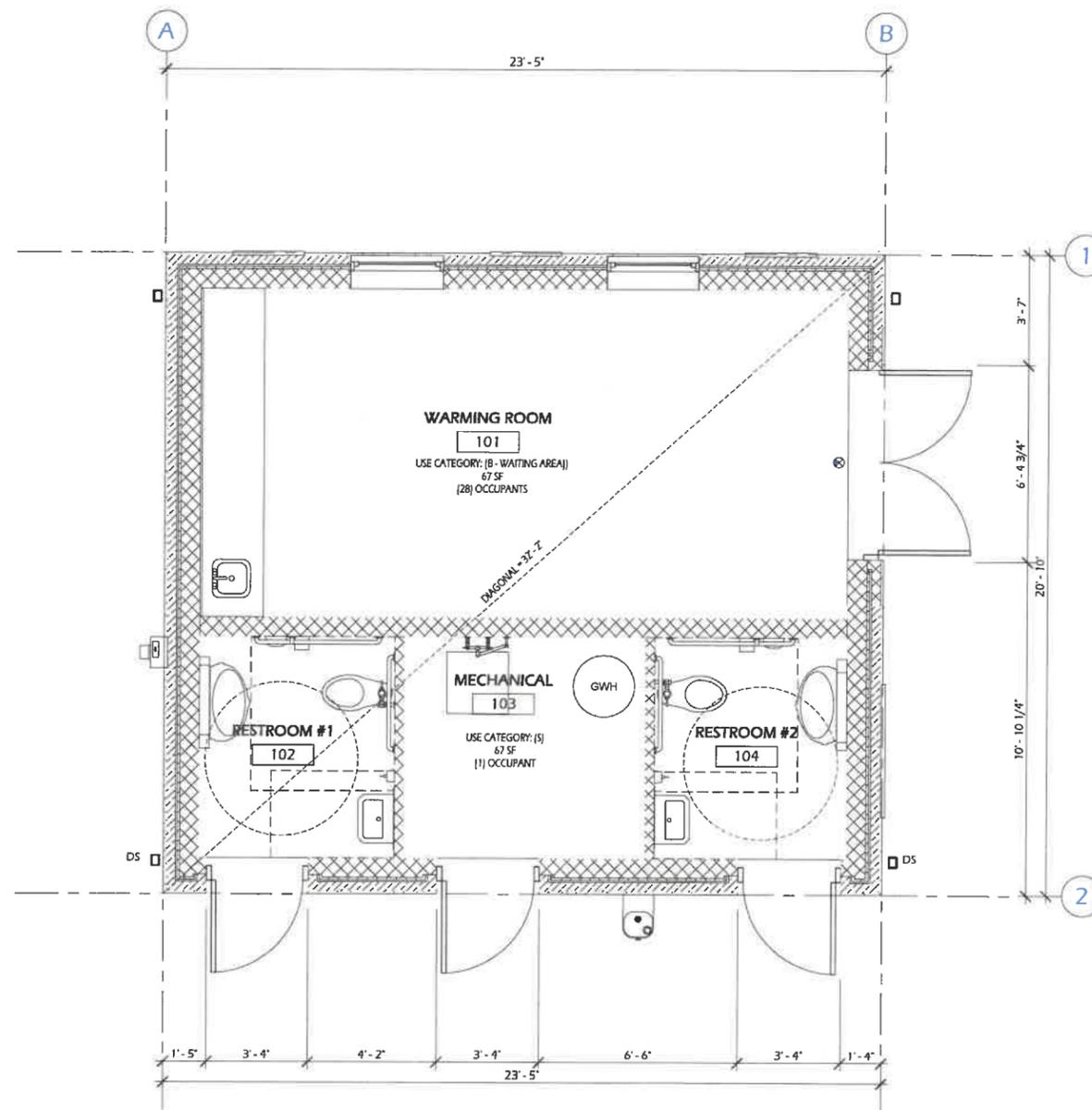
Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
 1700 Washington Street  
 Two Rivers, WI 54241  
 Sheet Title: **LANDSCAPE PLAN ENLARGEMENT**

Revisions:

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Project #: 21.017  
 Issued For: Bidding  
 Date: 9/26/2022

Sheet Number  
**C802**



**1 FLOOR PLAN - CODE**  
A001 3/8" = 1'-0"

**CODE SUMMARY**

**CODES:**

- SPS 362-366 WISCONSIN COMMERCIAL BUILDING CODE W/ 2015 ICC INTERNATIONAL BUILDING CODE ADOPTION
- ICC A117.1-09 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES"

**BUILDING DATA**

FLOOR LEVEL	FLOOR AREA
FIRST FLOOR:	482 SF

# STORES: 1  
BUILDING HEIGHT: 17'-2" (TOTAL ROOF HEIGHT)

**USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):**

USE CATEGORY	AREA	PERCENTAGE
B - BUSINESS:	415 SF	86% PRIMARY USE
S1 - STORAGE:	67 SF	14%
TOTAL:	482 SF	

**CONSTRUCTION TYPE:** TYPE VB - NON SPRINKLED

**BUILDING HEIGHT & AREA (CHAPTER 5):**

ALLOWABLE HEIGHT:	40 FT	(TABLE 504.3)
ALLOWABLE # OF STORES:	2 STORES	(TABLE 504.4)
ALLOWABLE BUILDING AREA (A):	9,000 SF	[NS] - TABLE 506.2

**OCCUPANCY SEPARATIONS (TABLE 508.4):** OCCUPANCY SEPERATION: NONE REQUIRED

**INCIDENTAL USES (TABLE 509):** FURNACE ROOM (< 400,000 Btu): NOT REQUIRED - LIMIT NOT EXCEEDED

**CONSTRUCTION RATINGS (CHAPTER 6, TABLE 601):**

PRIMARY STRUCTURAL FRAME:	0 HR
INTERIOR BEARING WALLS:	0 HR
EXTERIOR BEARING WALLS:	0 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR

**FIRE SEPARATION DISTANCE (CHAPTER 6, TABLE 602):**

X ≤ 5 FT:	2 HR
5 FT ≤ X ≤ 10 FT:	1 HR
10 FT ≤ X ≤ 30 FT:	0 HR
X ≥ 30 FT:	0 HR

**STRUCTURAL COMPONENT FIRE PROTECTION (CHAPTER 7, SECTION 704):**

COLUMNS:	0 HR
BEAMS:	0 HR

**FIRE PROTECTION (CHAPTER 9):** FIRE PROTECTION SYSTEM REQUIRED: NO

**OCCUPANT LOAD (CHAPTER 10, TABLE 602):**

ASSESSORY STORAGE/MECHANICAL:	1 PER 300 SF GROSS
BUSINESS (WAITING AREA):	1 PER 100 SF GROSS
FAMILY RESTROOMS:	NOT INCLUDED

TOTAL CALCULATED OCCUPANTS = 29 OCCUPANTS

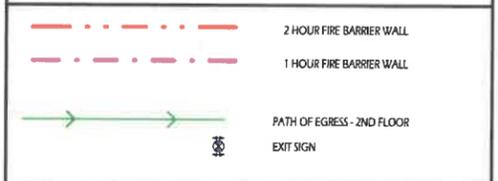
**EGRESS (CHAPTER 10):** # EXITS REQUIRED (TABLE 1006.2.1): GROUND FLOOR: 1 REOTD, < 50 OCCUPANTS PER UNIT, < 100 FT TRAVEL DISTANCE

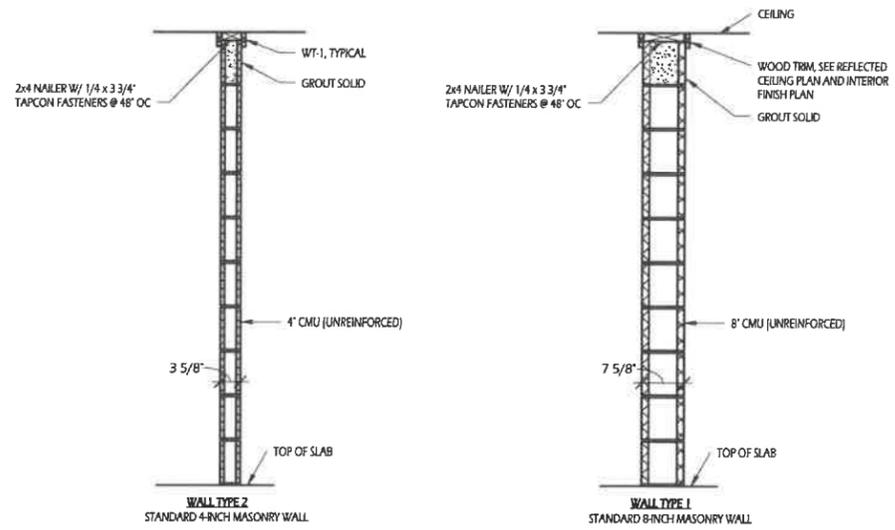
EXIT MINIMUM WIDTH: 0.2 INCHES PER OCCUPANT (1005.3.2)

**ACCESSIBILITY**  
ALL PUBLIC SPACES TO BE ACCESSIBLE & SHALL COMPLY WITH ANSI 117.1

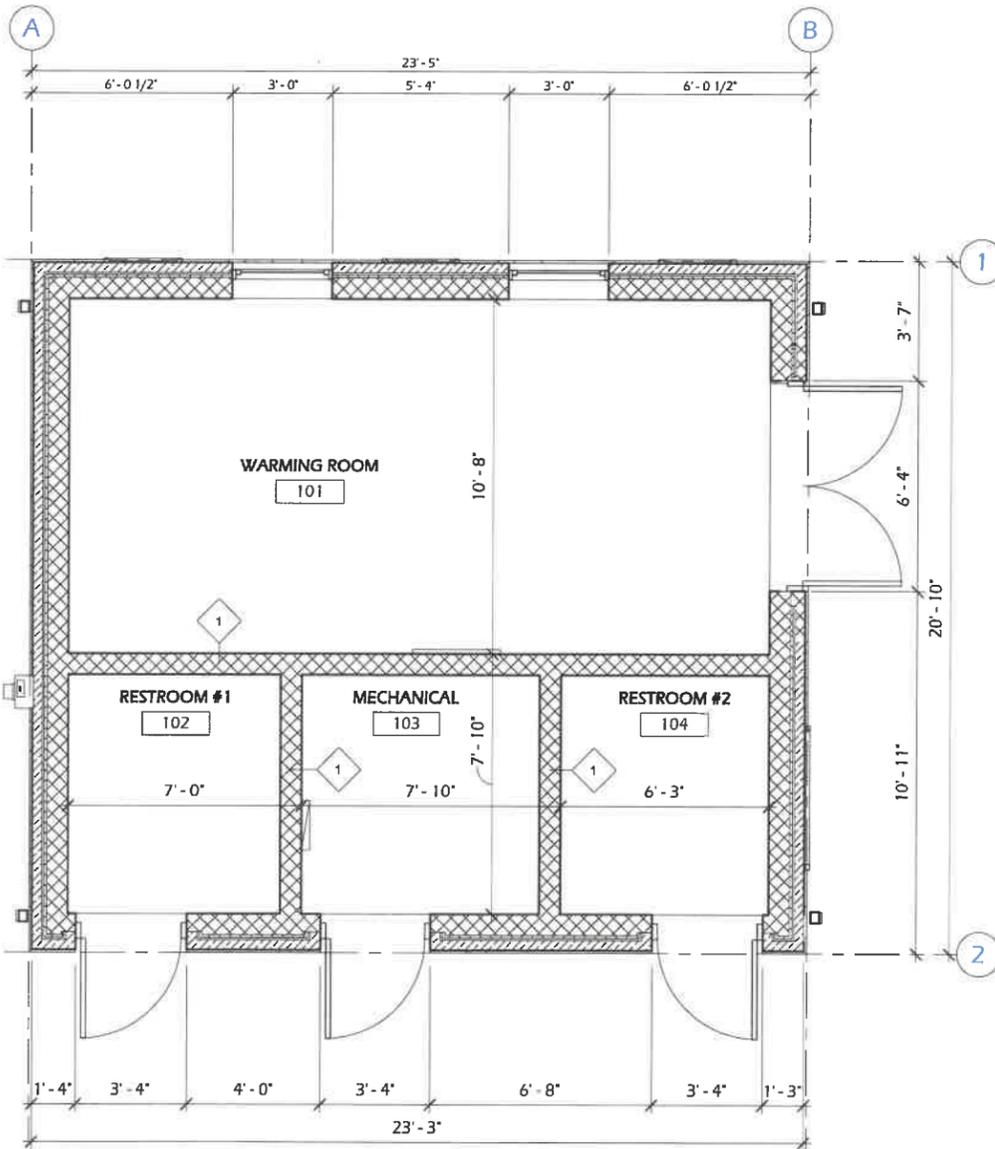
**PLUMBING FIXTURES REQUIRED (PER IAC 641, CHAPTER 15):**

PATRON LOAD:	29
WATER CLOSETS:	1 MALE & 3 FEMALE
LAVATORIES:	1 MALE & 1 FEMALE
SHOWERS:	NOT REQUIRED
URINALS:	NOT REQUIRED
DRINKING FOUNTAIN:	1 PER 100
SERVICE SINK:	1 REQUIRED

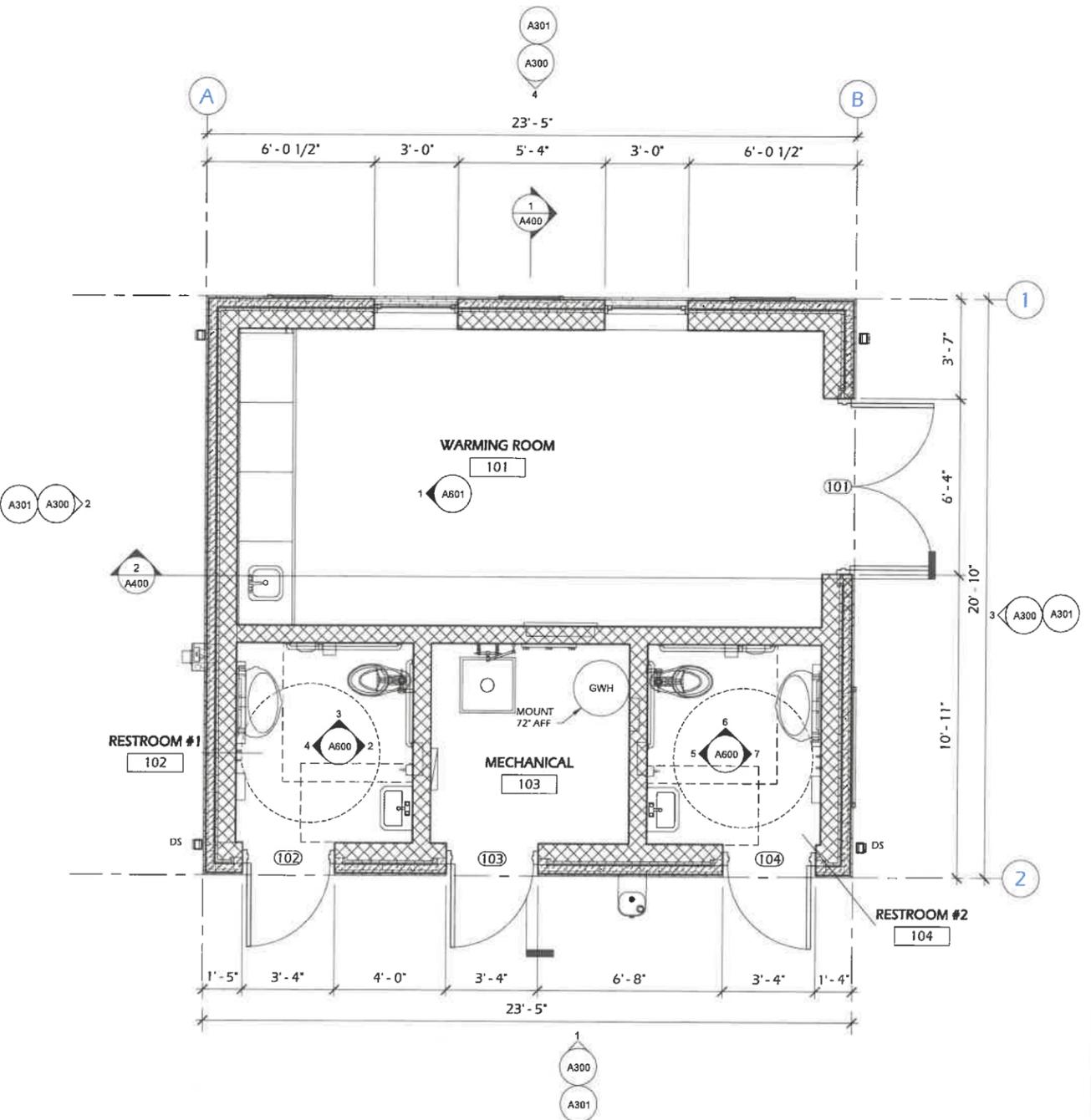




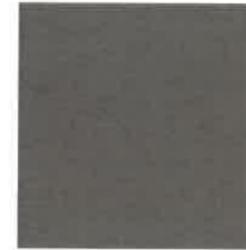
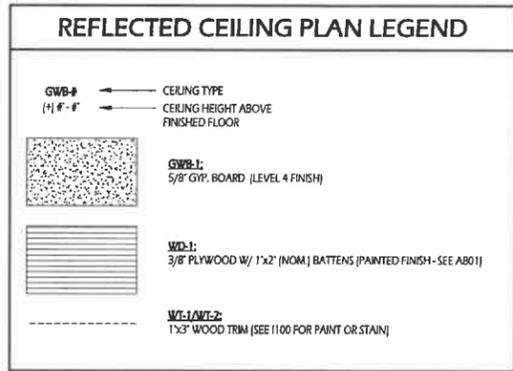
- ARCHITECTURAL FLOOR PLAN NOTES**
1. FLOOR ELEVATION 100'-0" IS LOCATED AT TOP OF INTERIOR FLOOR SLAB. REFER TO CIVIL GRADING PLANS FOR DATUM ELEVATION OF INTERIOR FLOOR SLAB.
  2. REFER TO SHEET A300 FOR EXTERIOR BUILDING ELEVATIONS.
  3. REFER TO SHEET A301 FOR EXTERIOR BUILDING MATERIAL ELEVATIONS.
  4. REFER TO SHEET A600 FOR ENLARGED PLANS OF RESTROOMS FOR FIXTURE LAYOUT, INTERIOR ELEVATIONS, PARTITION DIMENSIONS AND BATHROOM ACCESSORIES.



**FLOOR PLAN - DIMENSIONS**  
 4 A100 3/8" = 1'-0"



**FLOOR PLAN**  
 1 A100 3/8" = 1'-0"



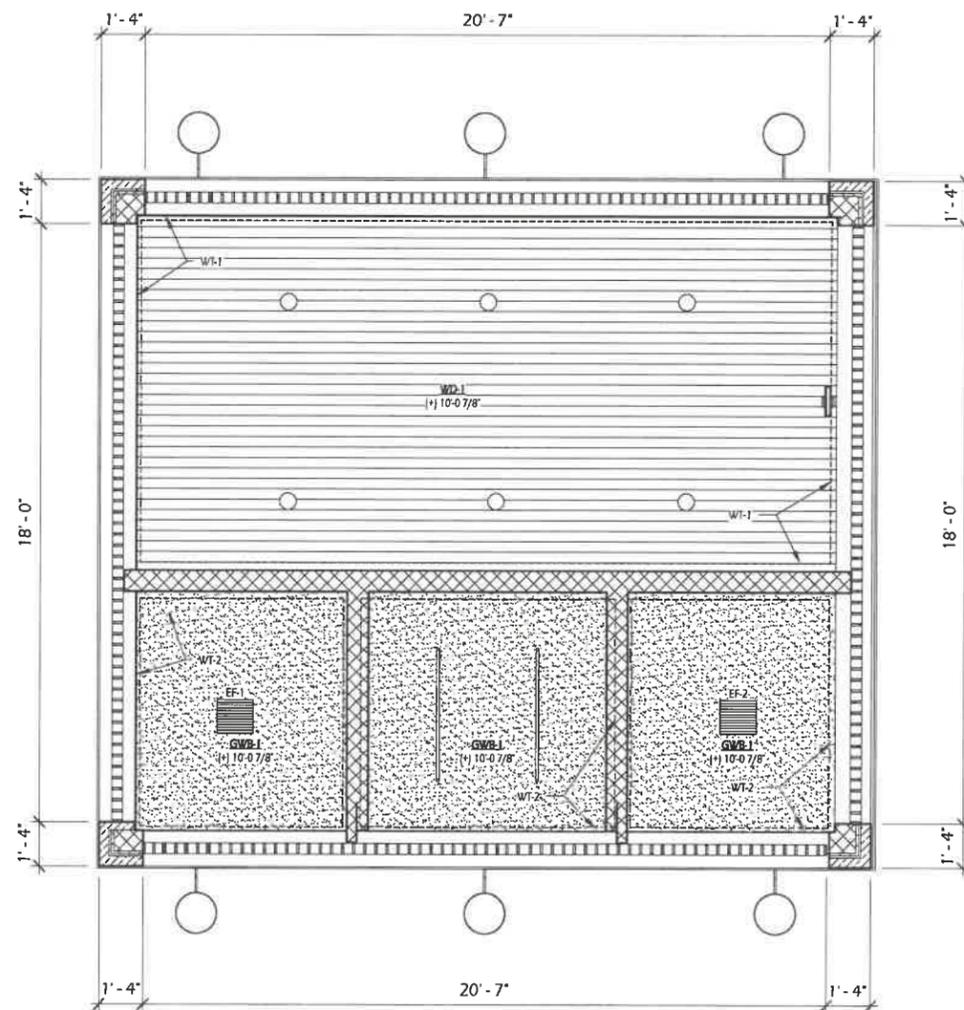
**ROOF ACCESSORIES**  
(BURNISHED SLATE)



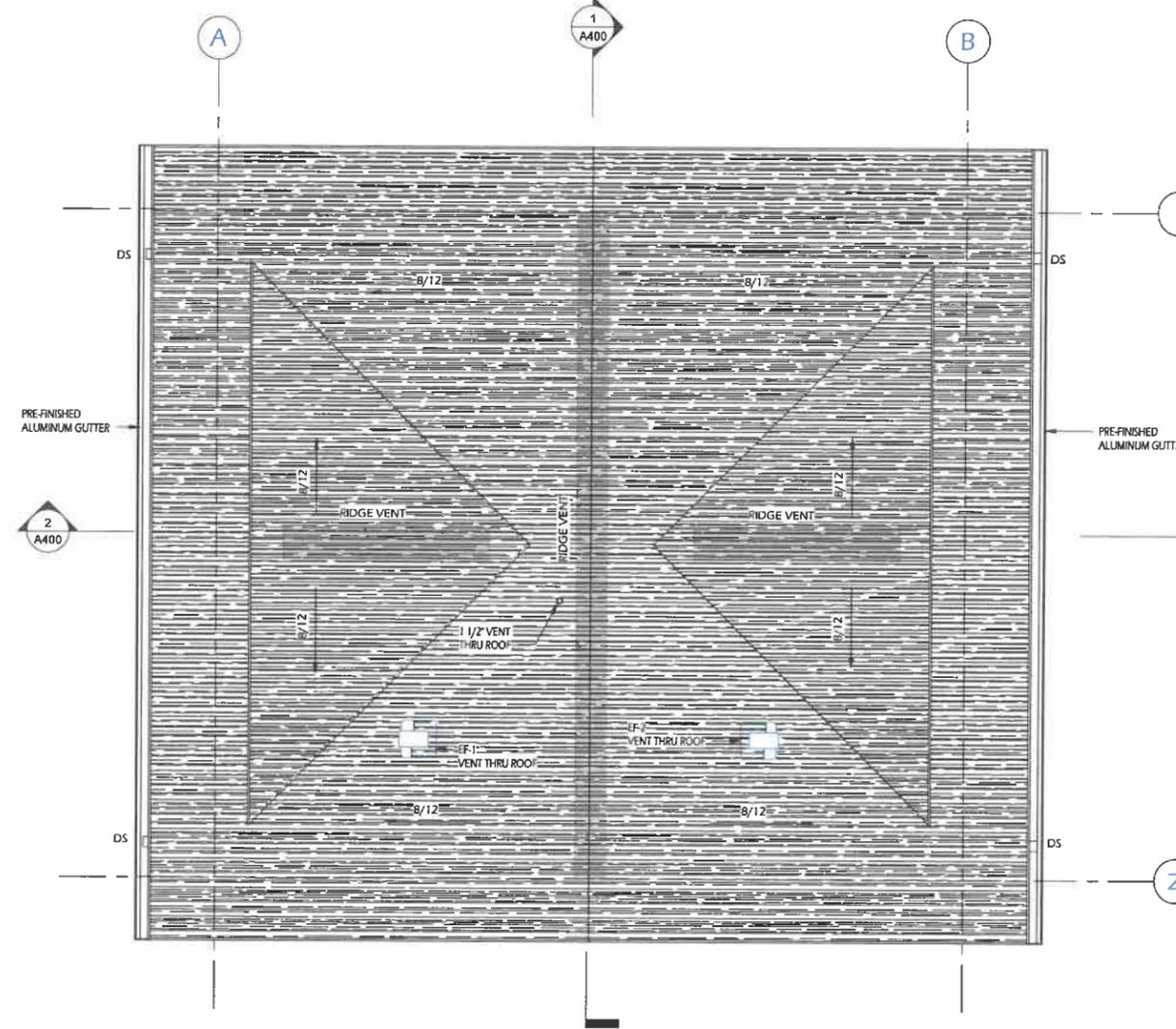
**ROOF SHINGLES**  
(GAF TIMBERLINE HDZ-HICKORY)

### ROOFING NOTES

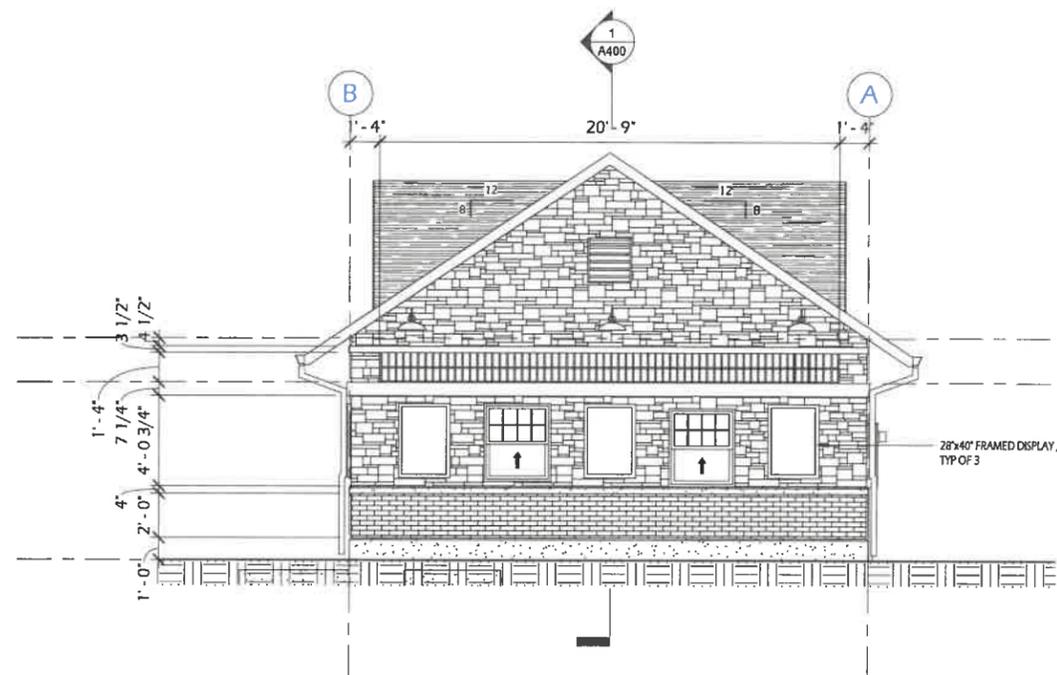
- ROOF SHEATHING TO BE 1/2-INCH APA EXPOSURE RATED SHEATHING WITH 240 SPAN RATING.
  - SELF-ADHERING ICE AND WATER SHIELD SHALL BE APPLIED TO ROOF SHEATHING FROM ROOF EDGE TO 24 INCHES PAST INSIDE FACE OF EXTERIOR WALL.
  - SELF-ADHERING ICE AND WATER SHIELD SHALL BE APPLIED TO ALL ROOF VALLEYS.
  - ROOF COVERING TO BE GAF TIMBERLINE HDZ ASPHALT SHINGLES (COLOR = HICKORY), OR EQUAL.
  - PRE-FINISHED METAL ROOF ASSEMBLIES SHALL BE KYNAR 500 (PVD) COLOR = BURNISHED SLATE.
  - RIDGE VENT SHALL BE GAF COBRA SNOWCOUNTRY ADVANCE RIDGE VENT, OR EQUAL.
  - ROOFING ACCESSORIES SHALL BE PROVIDED AS FOLLOWS.
- | COMPONENT               | THICKNESS | COLOR           |
|-------------------------|-----------|-----------------|
| DRIP EDGE & GUTTER EDGE | 0.014 IN  | BURNISHED SLATE |
| DOWNSPOUTS - 3"x4"      | 0.027 IN  | BURNISHED SLATE |
| GUTTERS - 5" K-STYLE    | 0.032 IN  | BURNISHED SLATE |
| FLASHINGS               | 29 GA     | MILL FINISH     |
| VENTED ALUMINUM SOFFIT  | 29 GA     | BURNISHED SLATE |
8. "DS" - DENOTES DOWNSPOUT LOCATION.



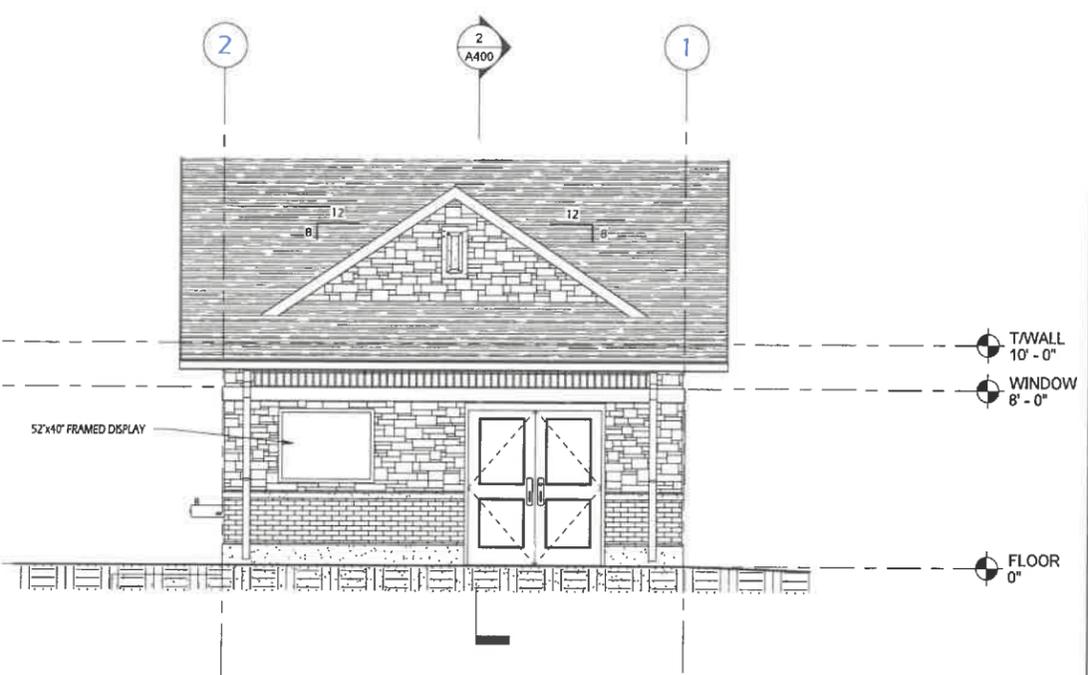
**3 REFLECTED CEILING PLAN**  
 A200 3/8" = 1'-0"



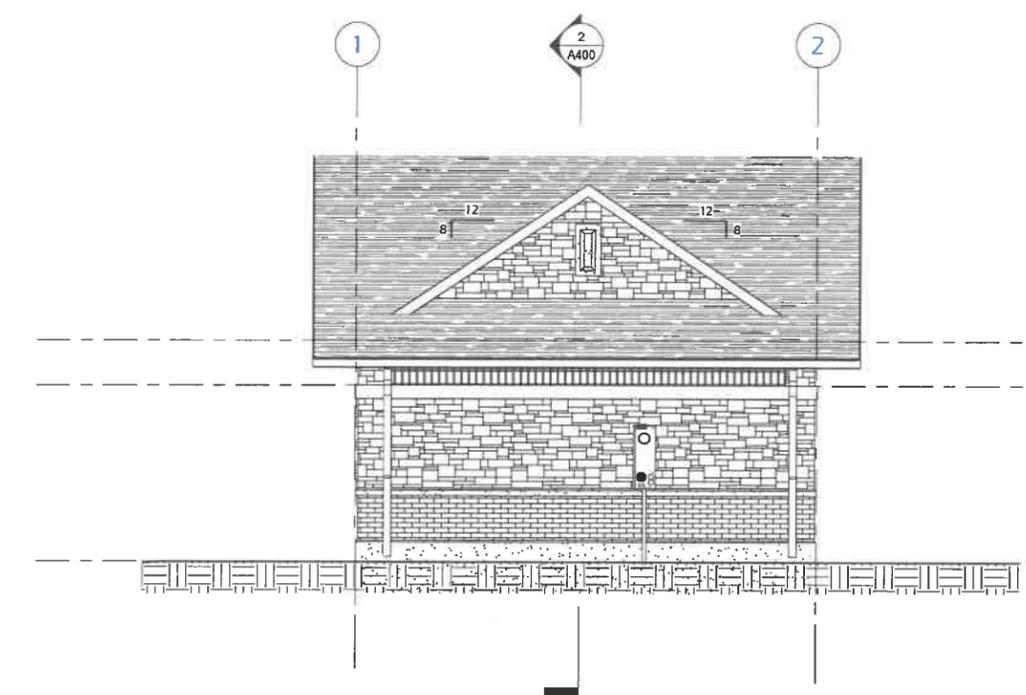
**1 ROOF PLAN**  
 A200 3/8" = 1'-0"



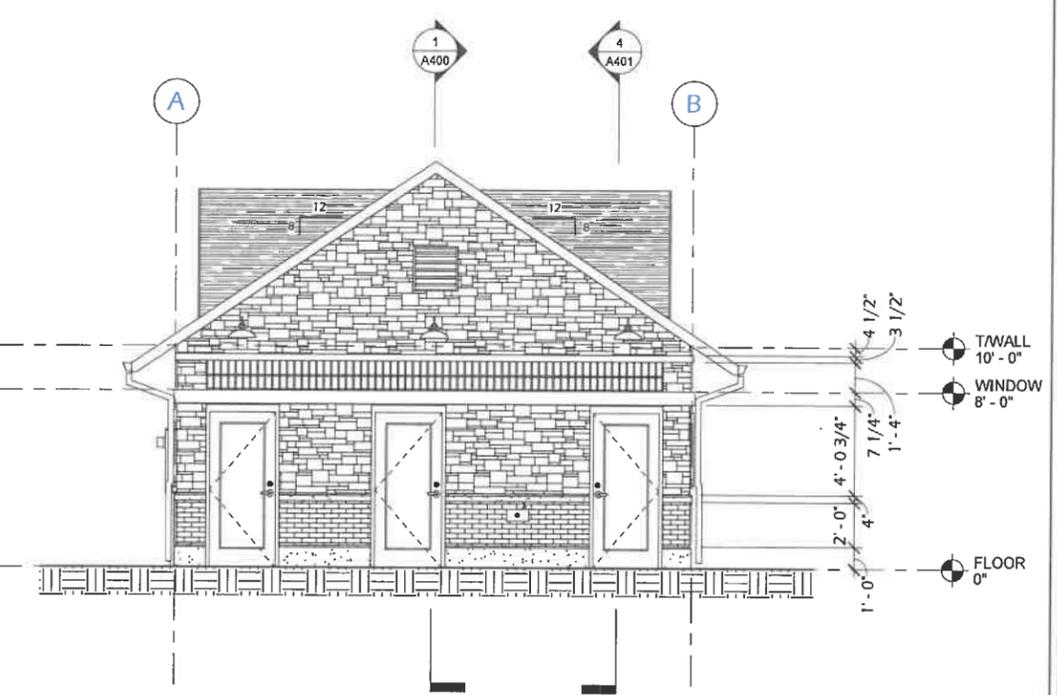
4 NORTH ELEVATION  
A300 1/4" = 1'-0"



3 EAST ELEVATION  
A300 1/4" = 1'-0"



2 WEST ELEVATION  
A300 1/4" = 1'-0"



1 SOUTH ELEVATION  
A300 1/4" = 1'-0"

Project Name: **CENTRAL PARK WEST REDEVELOPMENT**  
Central Park - West  
Two Rivers, WI 54241  
Sheet Title: **BUILDING ELEVATIONS**

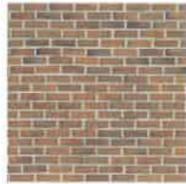
Revisions:

Project #: 21.017  
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Sheet Number  
**A300**



ROOFING: R-1  
(GAF TIMBERLINE HDZ - HICKORY)



MASONRY: M-1  
(BRICK - RED BLEND)



MASONRY: M-2  
(LANNON STONE - ASHLAR)



MASONRY: M-3  
(ARCHITECTURAL PRECAST - NATURAL GREY)



GLASS BLOCK: G-1  
(SEVES - CLEAR WAVE)



KYNAR-500 COLOR  
(BURNISHED SLATE)



PAINT: P-1  
(RUSTIC RED)



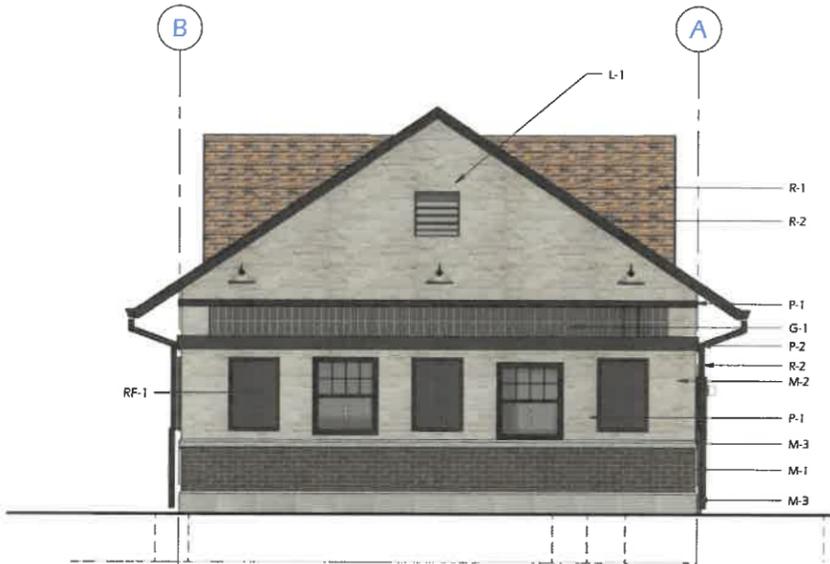
PAINT: P-2  
(NOCTURNE)



FIBERGLASS: RE-1  
(WALNUT)

EXTERIOR FINISH SCHEDULE			
MARK	DESCRIPTION	COLOR	NOTE
AA-1	ANNODIZED ALUMINUM	DARK BRONZE	5
G-1	GLASS BLOCK	CLEAR-WAVE (1909/8)	12
J-1	JOINT SEALANT	GREY	1
J-2	JOINT SEALANT	DARK BRONZE	1
LV-1	FIXED BLADE LOUVER	BURNISHED SLATE	9
M-1	CLAY BRICK (STANDARD)	WILLIAMSBURG #60	3,4,8
M-2	LANNON STONE (SMOOTH)	LIGHT BUFF BLEND	3,8,13
M-3	ARCHITECTURAL PRECAST	NATURAL GREY	3,8
P-1	EXTERIOR ENAMEL PAINT	RUSTIC RED (SW 7593)	7
P-2	EXTERIOR ENAMEL PAINT	NOCTURNE (SW 9520)	7
R-1	ASPHALT SHINGLES	HICKORY	11
R-2	ROOFING SPECIALTIES	BURNISHED SLATE	2,9
RF-1	REINFORCED FIBERGLASS DOOR	WALNUT	10

- EXTERIOR FINISH SCHEDULE NOTES**
- SEALANT COLORS SELECTED FROM TREMCO, DYMONIC SERIES STANDARD COLORS.
  - ALL EXTERIOR GUTTER, SOFFIT, FASCIA, AND DRIP EDGE MATERIAL TO BE PAINTED KYNAR 500 "BURNISHED SLATE".
  - MORTAR FOR MASONRY TO BE TYPE-N GRAY.
  - BRICK COLOR SELECTED FROM STATESVILLE BRICK CO. STRAIGHT EDGE WOOD FIRED SERIES, AVAILABLE COLORS.
  - COLOR SELECTED FROM CLOPAY ANNODIZED ALUMINUM STANDARD COLORS.
  - FINAL COLOR SELECTIONS SHALL BE MADE BY ARCHITECT DURING SUBMITTAL REVIEW PROCESS (CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR APPROVAL). ALL FINAL COLOR SELECTIONS SHALL BE MADE FROM RESPECTIVE MANUFACTURER'S STANDARD COLOR CHARTS / SUBMITTED MATERIAL SAMPLES.
  - COLOR SELECTED FROM SHERWIN WILLIAMS STANDARD COLORS. FINISH = SEMI-GLOSS.
  - ALL MASONRY PRODUCTS TO RECEIVE TWO COATS OF GRAFFITI BLOCK SEALER.
  - COLOR SELECTED FROM KYNAR-500 STANDARD COLOR LINE.
  - DOOR TO HAVE WOOD GRAIN FINISH. COLOR SELECTED FROM SPECIAL-LITE STANDARD FINISHES.
  - SHINGLE COLOR SELECTED FROM GAF TIMBERLINE HDZ SERIES STANDARD COLORS.
  - GLASS BLOCK SELECTED FROM SEVES GLASS BLOCK, INC BASIC LINE, CLEAR GLASS SERIES.
  - GLASS BLOCK TO MATCH BUECHEL STONE CORPORATION, ASHLAR PATTERN SERIES, COLOR= "JUTE CLOTH"



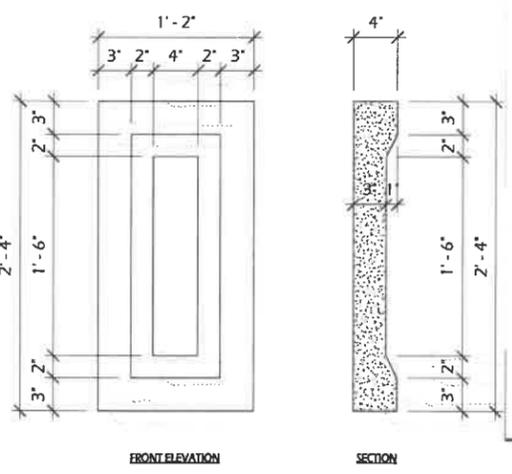
4 NORTH ELEVATION - BUILDING MATERIALS  
A301 1/4" = 1'-0"



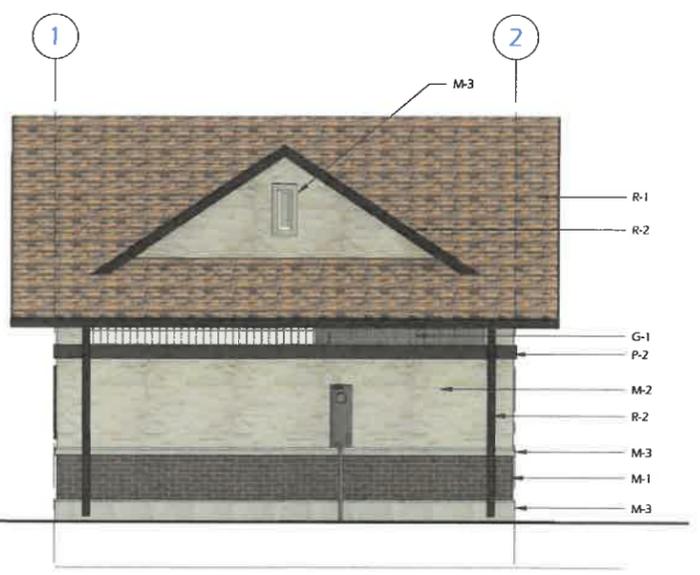
3 EAST ELEVATION - BUILDING MATERIALS  
A301 1/4" = 1'-0"



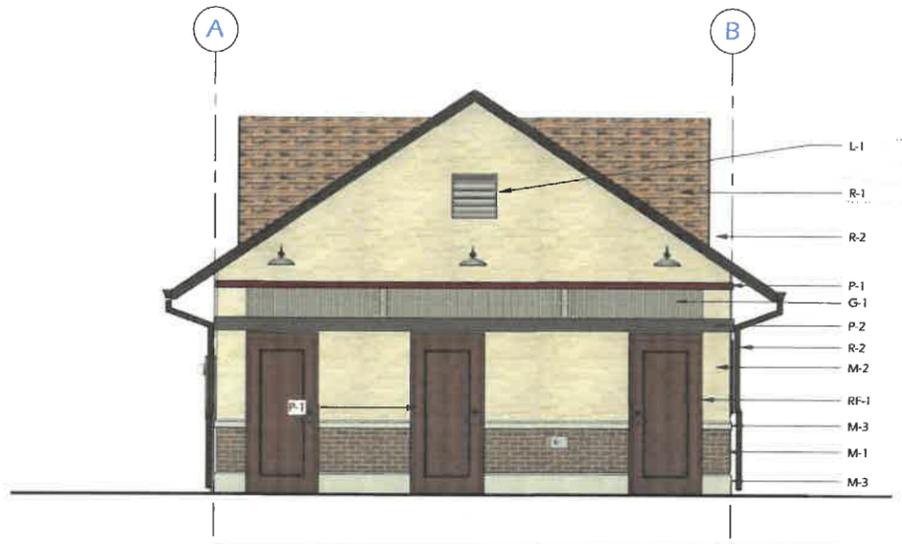
FINISH - SMOOTH  
COLOR - LIGHT BUFF TO MATCH LANNON STONE



6 ARCHITECTURAL PRECAST MEDALLION  
A301 1 1/2" = 1'-0"



2 WEST ELEVATION - BUILDING MATERIALS  
A301 1/4" = 1'-0"



1 SOUTH ELEVATION - BUILDING MATERIALS  
A301 1/4" = 1'-0"



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Project Name: **CENTRAL PARK WEST REDEVELOPMENT**

Central Park - West  
Two Rivers, WI 54241

Sheet Title  
**BUILDING RENDERINGS**

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Sheet Number

**A302**

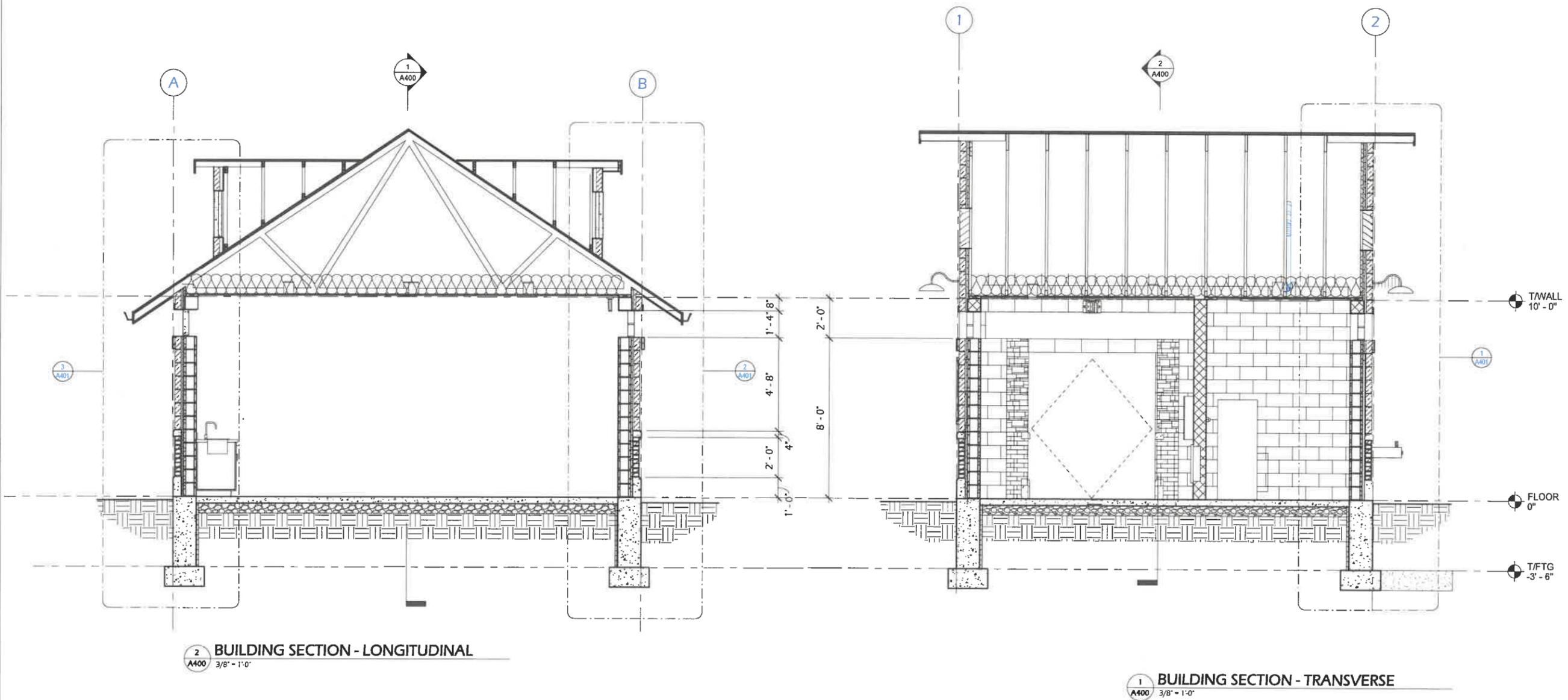
BUILDING FASTENER SCHEDULE	
ROOF SHEATHING:	8d RING-SHANK NAILS
FASTENERS:	
SPACING:	
PANEL EDGES:	6 INCHES ON CENTER
PANEL FIELD:	12 INCHES ON CENTER

BUILDING CONSTRUCTION ASSEMBLIES	
<b>ROOF CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>ASPHALT SHINGLES</li> <li>15 LB ROOFING</li> <li>1/2" APA RATED, OSB SHEATHING</li> <li>WOOD TRUSSES @ 24" OC</li> <li>LOOSE BLOWN INSULATION (R-30)</li> <li>6-MIL REINFORCED POLYETHYLENE VAPOR RETARDER</li> <li>CEILING FINISH - SEE 2/A200</li> </ul>
<b>EXTERIOR WALL CONSTRUCTION (UPPER)</b>	<ul style="list-style-type: none"> <li>STACKED LANNON STONE VENEER (ASH-LAR PATTERN)</li> <li>1 3/4" AIR GAP</li> <li>1" PEKTRUDED POLYISO INSULATION</li> <li>FLUID APPLIED AIR &amp; WATER RESISTIVE BARRIER</li> <li>8" CMU W/ #5 VERTICAL REINFORCING @ 48" ON CENTER</li> <li>4" CAST STONE SILL @ BASE</li> </ul>
<b>EXTERIOR WALL CONSTRUCTION (LOWER)</b>	<ul style="list-style-type: none"> <li>BRICK VENEER (STANDARD)</li> <li>1 3/4" AIR GAP</li> <li>1" PEKTRUDED POLYISO INSULATION</li> <li>FLUID APPLIED AIR &amp; WATER RESISTIVE BARRIER</li> <li>8" CMU W/ #5 VERTICAL REINFORCING @ 48" ON CENTER</li> <li>12" CAST STONE WATER TABLE @ BASE</li> </ul>
<b>INTERIOR PARTITION WALL CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>8" CONCRETE MASONRY BLOCK</li> <li>NO REINFORCING</li> </ul>
<b>SLAB ON GRADE CONSTRUCTION (INTERIOR)</b>	<ul style="list-style-type: none"> <li>4" CONCRETE (4,000 PSI)</li> <li>6-INCH DENSE BASE COURSE</li> <li>10 MIL VAPOR RETARDER</li> <li>4" SLUMP +/- 1"</li> <li>1 1/2" SYNTHETIC FIBER REINFORCING</li> <li>LIGHT TROWEL FINISH</li> <li>(2) COATS KURE-N-SEAL</li> </ul>

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**2 BUILDING SECTION - LONGITUDINAL**  
 A400 3/8" = 1'-0"

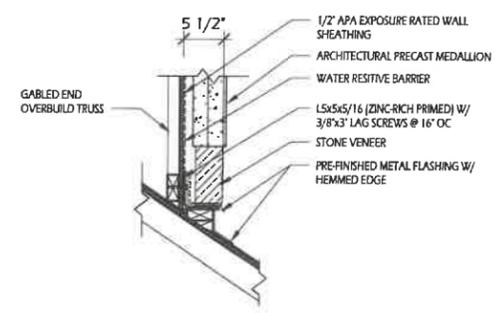
**1 BUILDING SECTION - TRANSVERSE**  
 A400 3/8" = 1'-0"

**CENTRAL PARK WEST REDEVELOPMENT**  
 Central Park - West  
 Two Rivers, WI 54241  
 Project Name:  
 Sheet Title

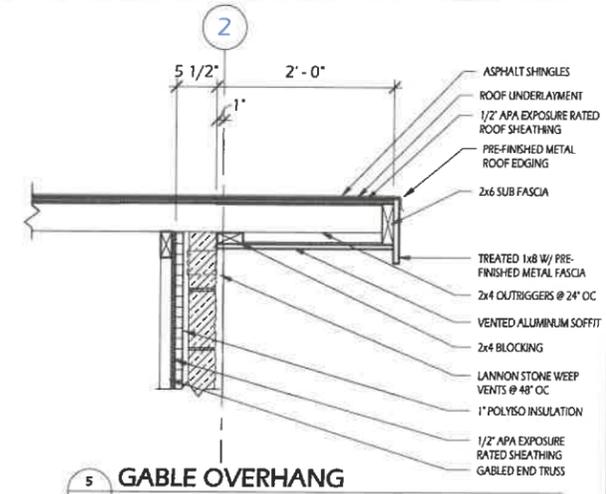
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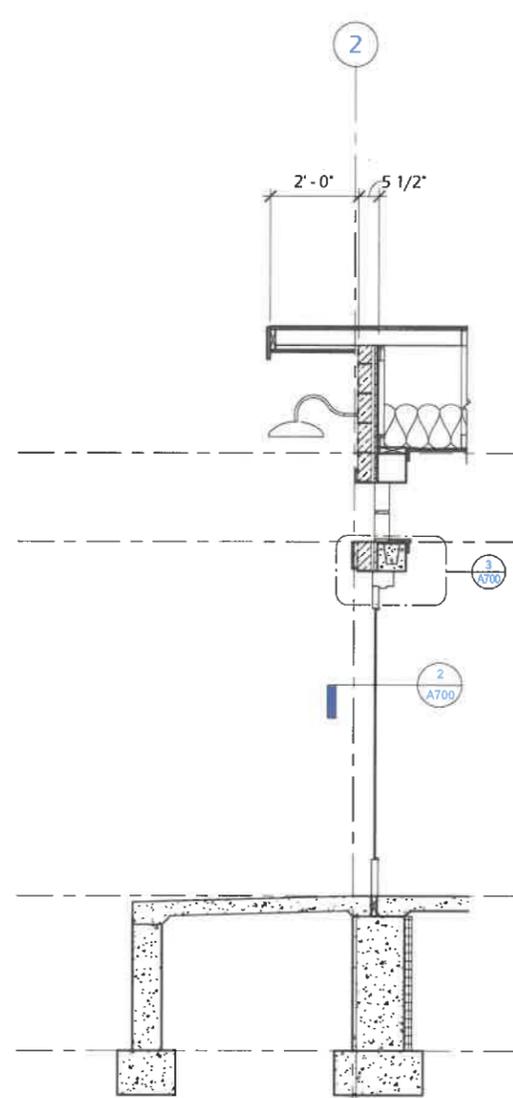
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**A400**



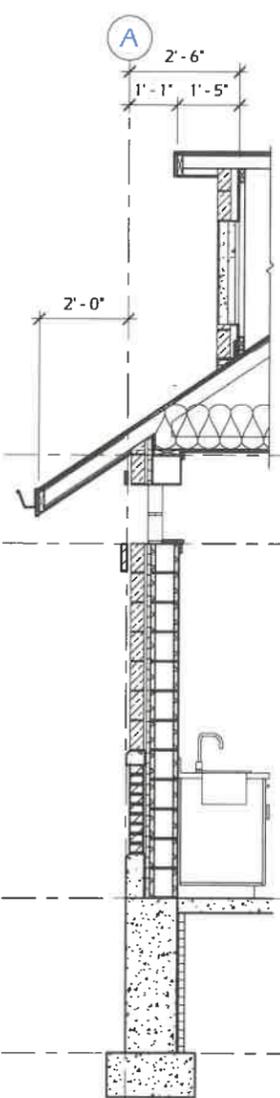
**6 ROOF GABLE @ STONE VENEER**  
 A401 1/2" = 1'-0"



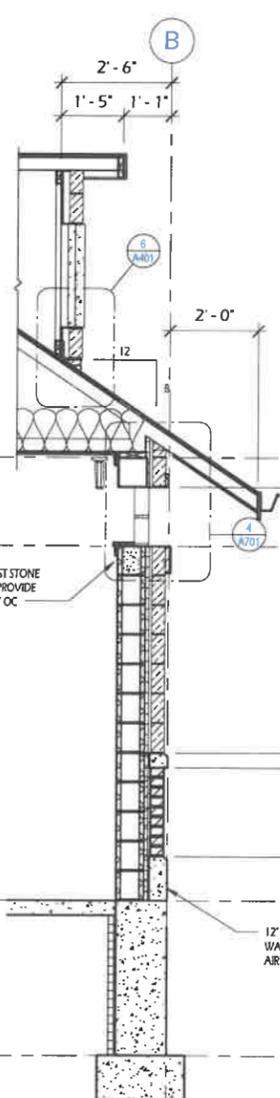
**5 GABLE OVERHANG**  
 A401 1/2" = 1'-0"



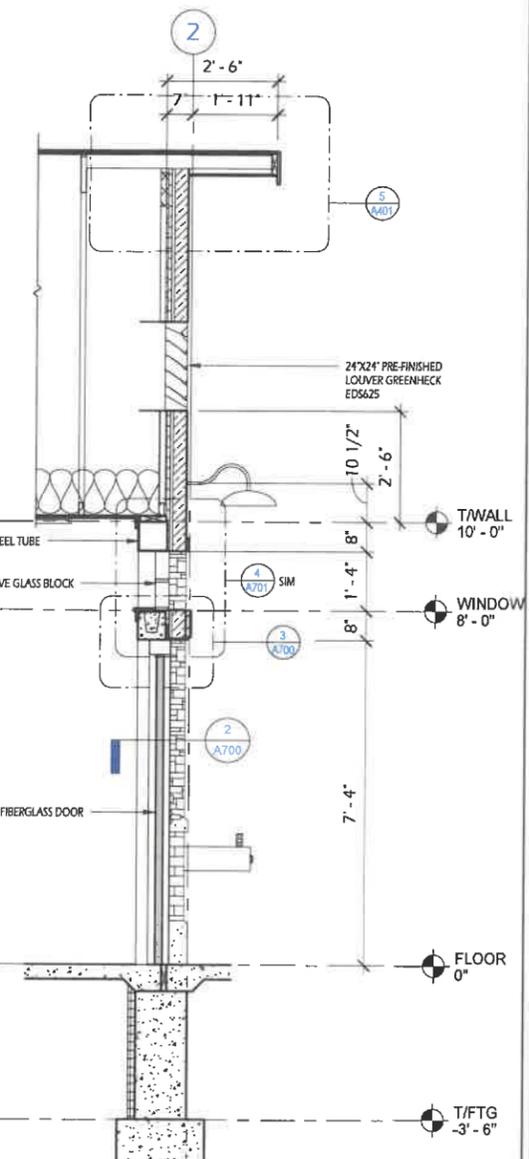
**4 WALL SECTION - MAN DOOR**  
 A401 1/2" = 1'-0"



**3 WALL SECTION - EAVE**  
 A401 1/2" = 1'-0"



**2 WALL SECTION - O.H. DOOR**  
 A401 1/2" = 1'-0"



**1 WALL SECTION - GABLE**  
 A401 1/2" = 1'-0"

Project Name:  
**CENTRAL PARK WEST REDEVELOPMENT**

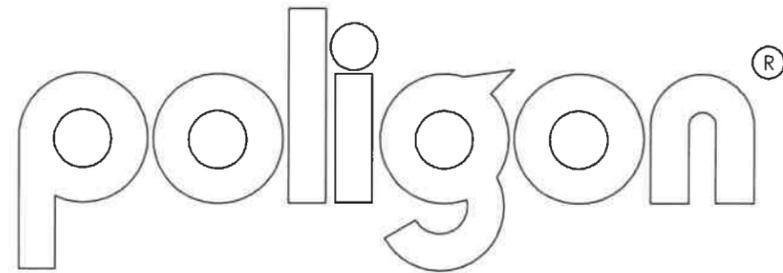
Central Park - West  
 Two Rivers, WI 54241

Sheet Title  
**WALL SECTIONS**

Revisions:

Project #: 21.017  
 Issued For: Bidding  
 Date: 9/26/2022

Sheet Number  
**A401**



A Division of PORTER CORP 4240 N. 136th AVE HOLLAND, MI 49424 (616) 888-3500

**DRAWING LIST:**

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2-2.1	ANCHOR AND FOOTING LAYOUT / DETAILS
3-3.2	STRUCTURAL FRAMING PLAN
4-4.2	FRAME CONNECTION DETAILS
5-5.2	ELECTRICAL VIEWS
6-6.2	ROOF LAYOUT
7-7.2	ROOF CONNECTION DETAILS

**MANUFACTURER NOTES:**

**MATERIALS:**

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE C)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
STRUCTURAL STEEL PLATE	A36
ROOF PANELS (STEEL)	A653
ANCHOR BOLTS	SEE SHEET 2.1

**GENERAL NOTES:**

- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- THE ENGINEERING SEAL FOR THE STRUCTURE DETAILED IN THESE DRAWINGS IS ONLY VALID IF PORTER CORP DESIGNS AND FABRICATES THE STEEL COMPONENTS. FABRICATING THE STEEL COMPONENTS ELSEWHERE VOIDS THE ENGINEERING PROVIDED BY PORTER CORP.
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE (SEE SNOW DESIGN DATA). IF THAT SEPARATION DOES NOT EXIST AND THE GROUND SNOW LOAD (Pg) IS GREATER THAN 0 PSF, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL REFERENCED IN THE GOVERNING BUILDING CODE.
- ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO AWS D1.1 OR D1.3 AS REQUIRED.
- PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS AND FINAL INSTALLATION INSTRUCTIONS INCLUDED WITH THE STRUCTURE FOR POSSIBLE SUBSTITUTIONS AND IMPROVEMENTS.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BRACING, SHORING, LAYDOWN AND PROTECTION OF CONSTRUCTION MATERIALS, ETC. TEMPORARY SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.
- MAKING HOLES, CUTS OR MODIFICATIONS TO THE STRUCTURAL STEEL MEMBERS IS NOT PERMITTED IN THE FIELD WITHOUT SPECIFIC APPROVAL OF POLIGON.

**CERTIFICATES:**

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 22-0830.04  
 PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

**FABRICATOR APPROVALS:**

CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010  
 CITY OF LOS ANGELES, CA APPROVED FABRICATOR #FB01596  
 CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SF\_000042  
 CITY OF HOUSTON, TX APPROVED FABRICATOR #470  
 CLARK COUNTY, NV APPROVED FABRICATOR #264  
 STATE OF UTAH APPROVED FABRICATOR 02008-14  
 AISC APPROVED FABRICATOR C-00020688



**DESIGN CRITERIA:**

**GENERAL:**

2015 INTERNATIONAL BUILDING CODE  
 RISK CATEGORY: II

**DEAD LOAD:**

ROOF DEAD LOAD: 6 PSF  
 FRAME DEAD LOAD: SELF WEIGHT

**LIVE LOAD:**

ROOF LIVE LOAD: 20 PSF

**SNOW DESIGN DATA:**

GROUND SNOW LOAD (Pg): 40 PSF  
 FLAT ROOF SNOW LOAD (P<sub>f</sub>): 34 PSF  
 SNOW EXPOSURE FACTOR (C<sub>e</sub>): 1.0  
 SNOW LOAD IMPORTANCE FACTOR (I<sub>s</sub>): 1.0  
 THERMAL FACTOR (C<sub>t</sub>): 1.2  
 ROOF SLOPE FACTOR (C<sub>s</sub>): 1.0  
 DRIFT SURCHARGE LOAD (P<sub>d</sub>): 0 PSF  
 WIDTH OF SNOW DRIFT (w): 0 FT  
 MINIMUM HORIZONTAL SEPARATION DISTANCE (s): 20 FT

**WIND DESIGN DATA:**

BASIC WIND SPEED (V): 115 MPH  
 ALLOWABLE STRESS DESIGN WIND SPEED (V<sub>asd</sub>): 89 MPH  
 GUST EFFECT FACTOR (G): 0.85  
 INTERNAL PRESSURE COEFFICIENT (GC<sub>pi</sub>): 0  
 WIND EXPOSURE: C

**SEISMIC DESIGN DATA:**

STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE  
 SEISMIC IMPORTANCE FACTOR (I<sub>e</sub>): 1.0  
 SEISMIC DESIGN CATEGORY: A  
 SEISMIC SITE CLASS: D  
 SHORT SPECTRAL RESPONSE (S<sub>s</sub>): 0.06  
 1-SEC SPECTRAL RESPONSE (S<sub>1</sub>): 0.04  
 DESIGN SHORT SPECTRAL RESPONSE (SDS): 0.06  
 DESIGN 1-SEC SPECTRAL RESPONSE (SD1): 0.06  
 SEISMIC RESPONSE COEFFICIENT (C<sub>s</sub>): 0.02  
 RESPONSE MODIFICATION COEFFICIENT (R): 3.0  
 EQUIVALENT LATERAL FORCE PROCEDURE  
 SEE CALCULATIONS FOR ADDITIONAL DATA

**ADDITIONAL CRITERIA:**

NONE

PROJECT NAME: SCHMITT BROTHERS PAVILION

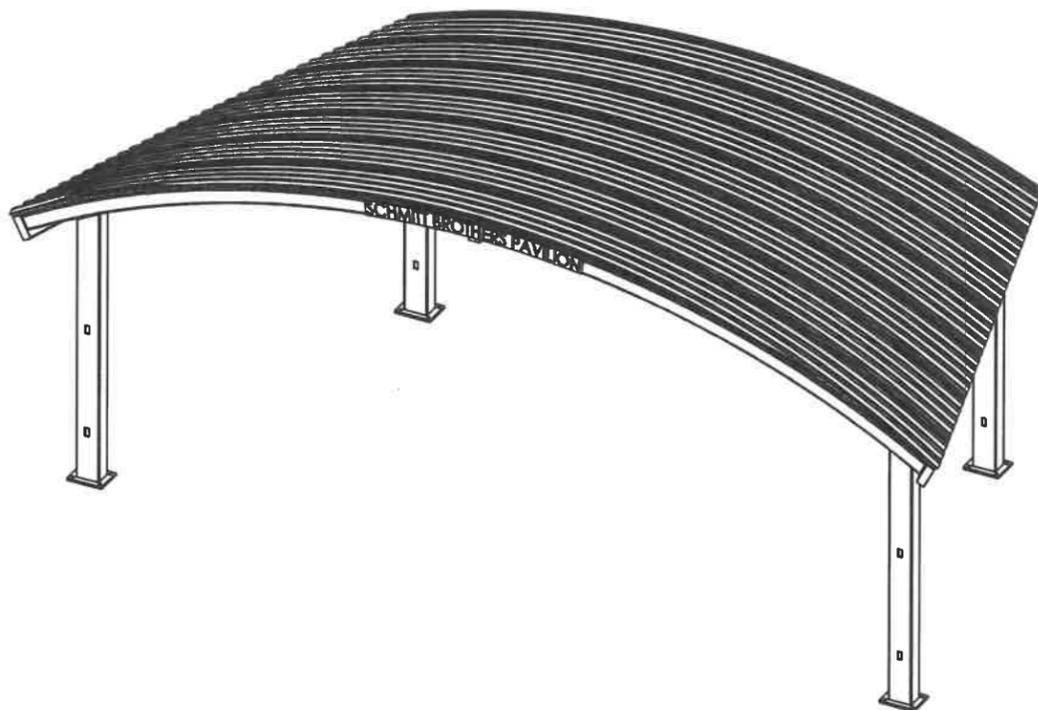
PROJECT LOCATION: TWO RIVERS, WI

BUILDING TYPE: CST 39X20

ROOF TYPE: MEGA-RIB OVER STAINED T & G

BUILDING NUMBER: P14304

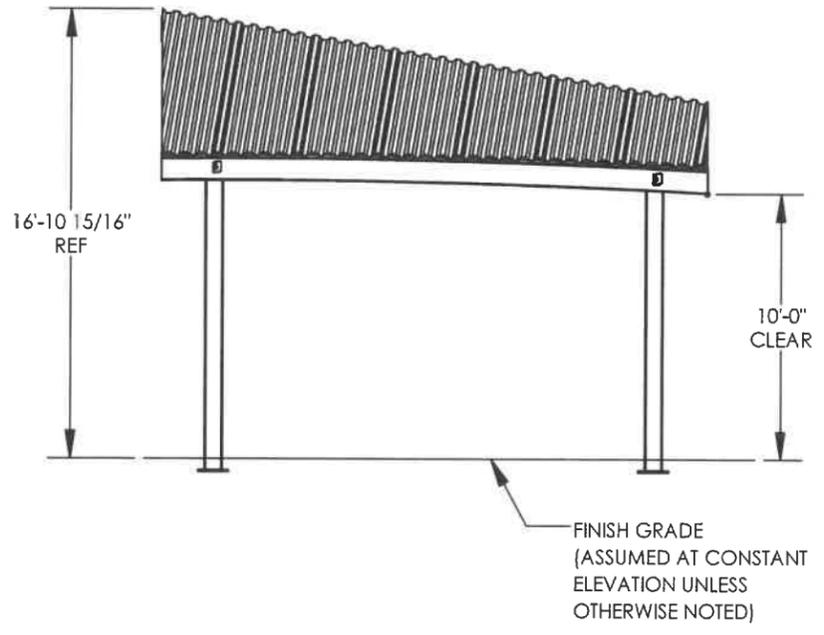
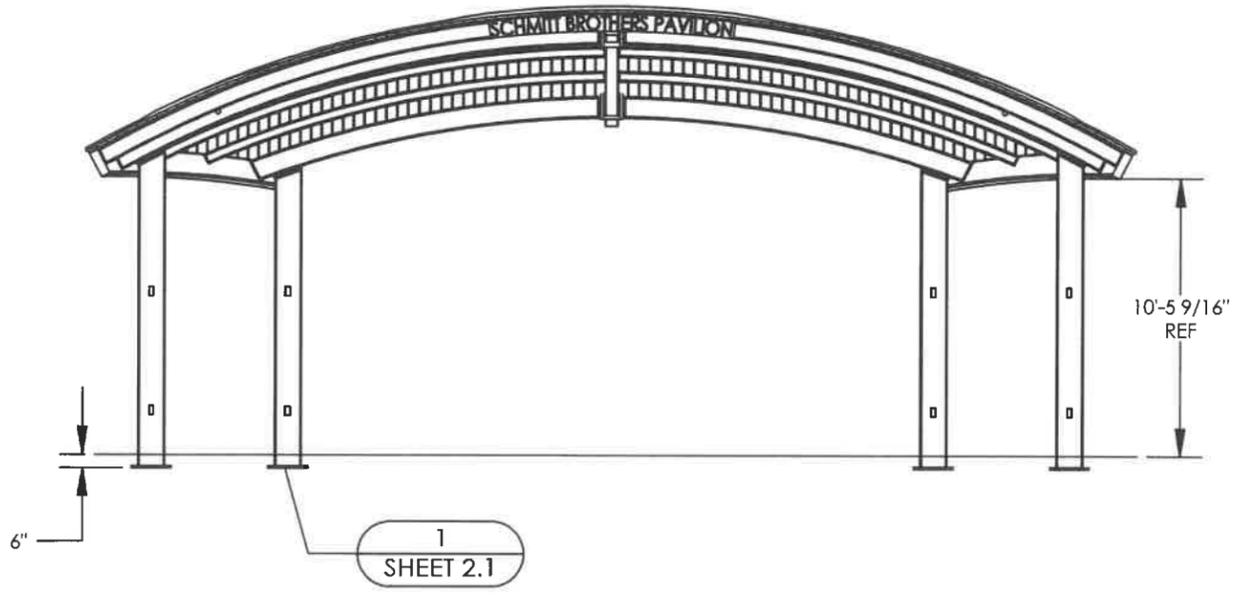
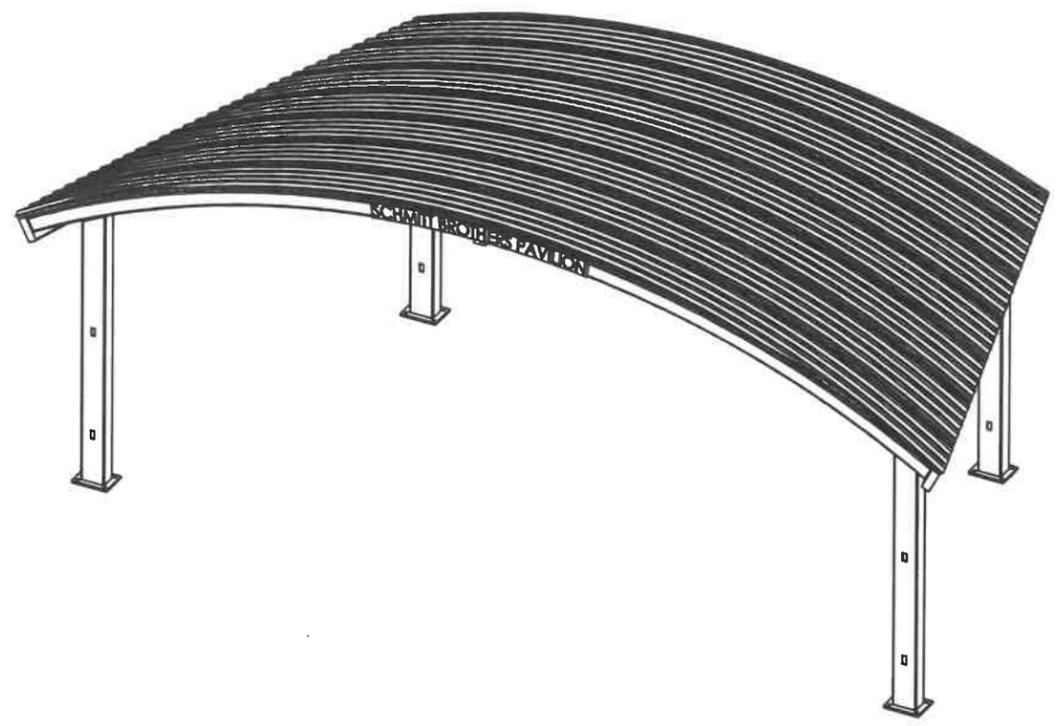
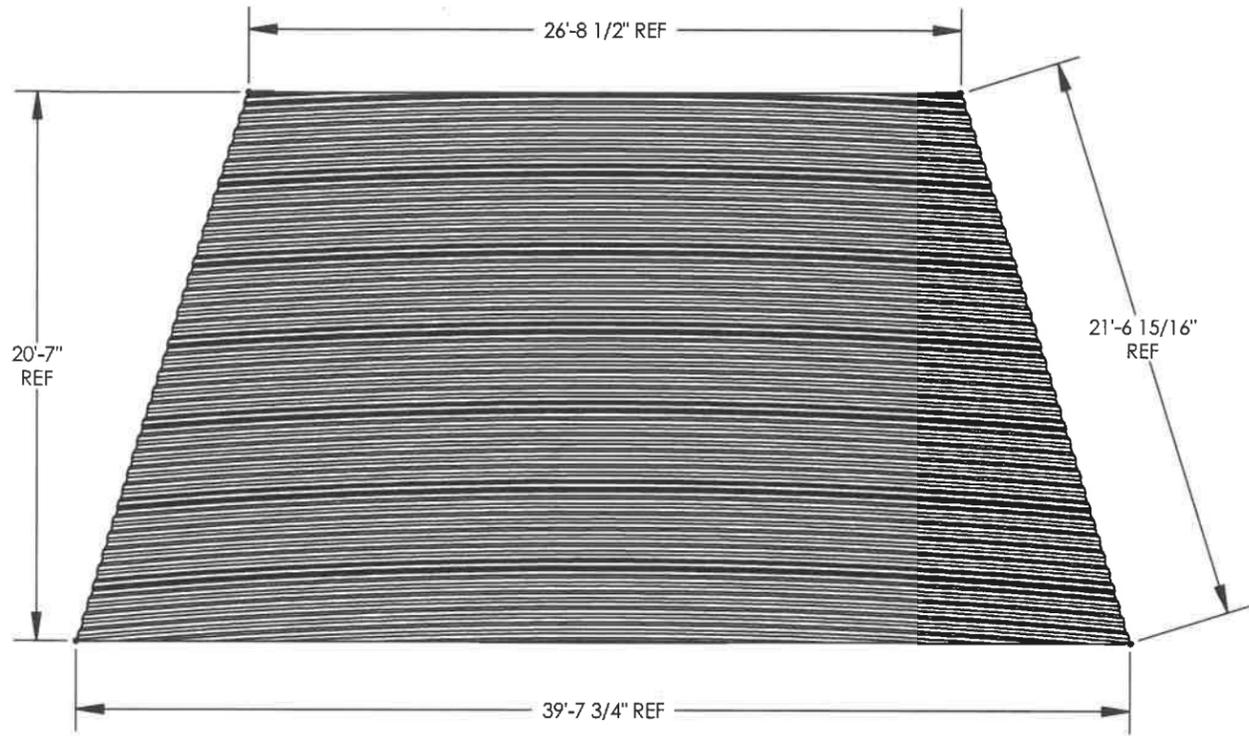
ORDER NUMBER: 72335



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 by PORTER CORP

PRINT DATE: 10/6/2022	SCALE: 1:80	DRAWN BY: Ryan Borah	REV LEVEL: A
CREATION DATE: 9/28/2016	ORDER NO: 72335	CAD MODEL: ~P14304	
PROJECT: SCHMITT BROTHERS PAVILION PROJECT LOCATION: TWO RIVERS, WI DRAWING: COVER SHEET			
SHEET 			

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

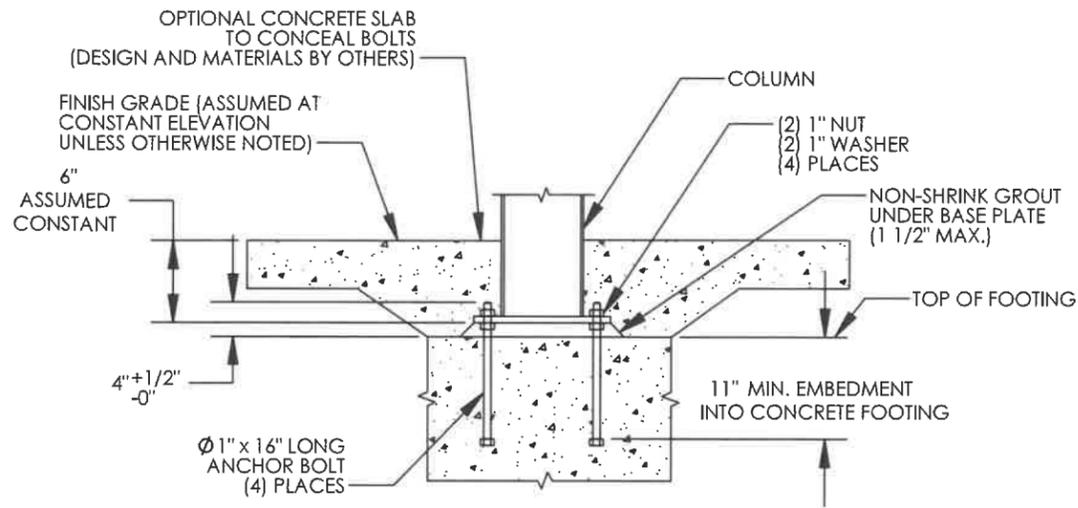


1  
SHEET 2.1

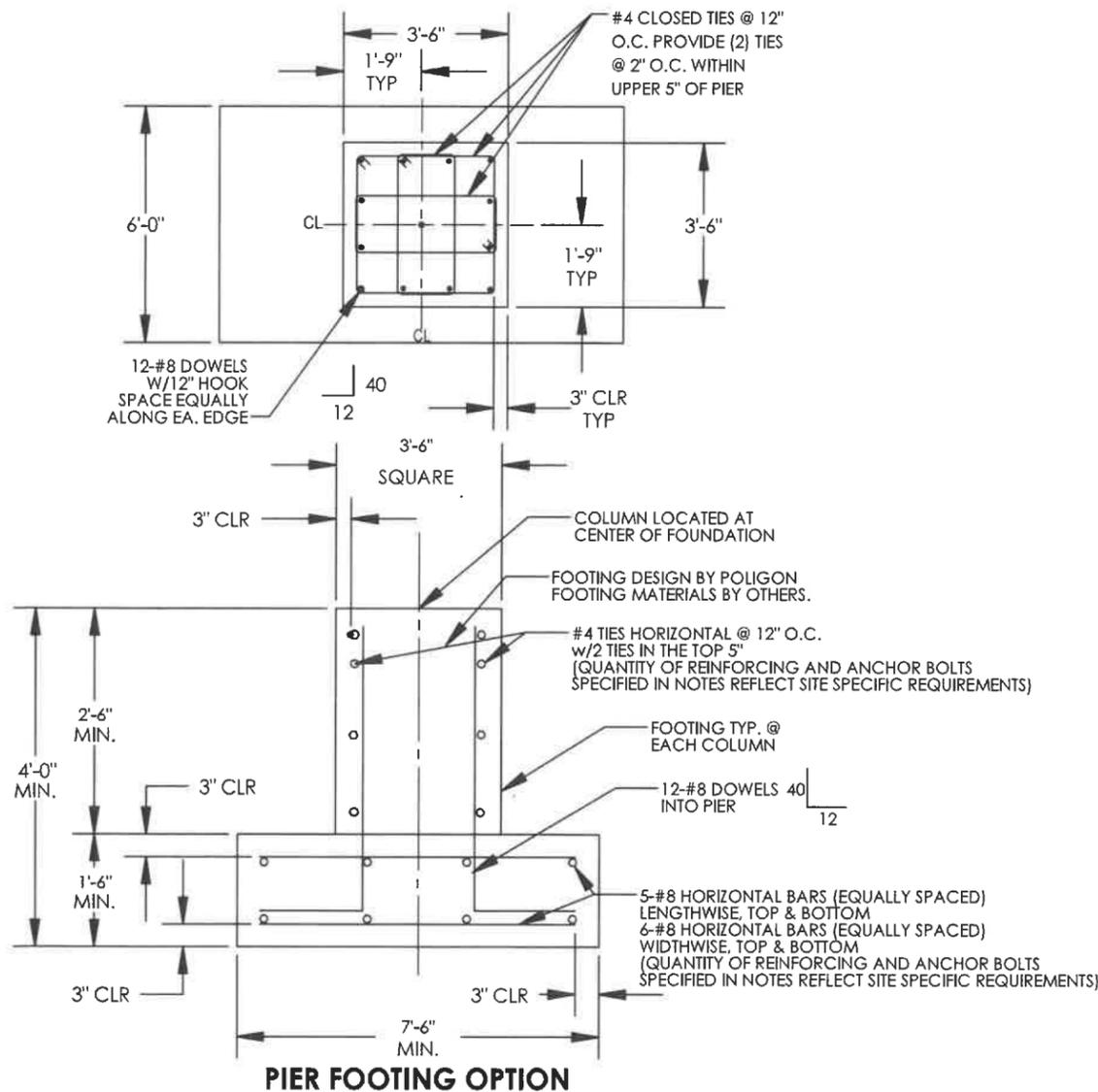
FINISH GRADE  
(ASSUMED AT CONSTANT  
ELEVATION UNLESS  
OTHERWISE NOTED)

PROJECT: SCHMITT BROTHERS PAVILION		PRINT DATE: 10/6/2022		POLYGON <sup>®</sup> (616)399-1963 www.polygon.com	
PROJECT LOCATION: TWO RIVERS, WI		DRAWN BY: [REDACTED]		POLYGON <sup>®</sup> by PORTERCORP	
DRAWING: ARCHITECTURAL ELEVATIONS		CREATION DATE: 9/28/2016		COPYRIGHT 2014 PORTERCORP. 4240 N. 156th AVE HOLLAND, MI 49424	
		BUILDING NO: P14304		REV LEVEL: A	
		CAD MODEL: ~P14304		SCALE: 1:80	
				SHEET 1	

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.



1 ANCHOR BOLT DETAIL



**ANCHOR BOLT NOTES - EXTERNAL (ANCHOR BOLTS LOCATED OUTSIDE COLUMN):**

1. ANCHOR RODS TO BE ASTM F1554 GRADE 55 TYPE S1 WITH "UNC" CLASS 2A THREADS, HEAVY HEX NUTS AND STANDARD CUT WASHERS, UNLESS OTHERWISE NOTED.
2. ANCHOR BOLTS SHALL BE EITHER "HEADED" OR "THREADED WITH NUT" AS DEFINED IN THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL.
3. HOOKED ANCHOR BOLTS ARE NOT ACCEPTABLE.
4. ACCURATE ANCHOR BOLT PLACEMENT IS CRITICAL. TO ENSURE THE ANCHOR BOLT LAYOUT MEETS THE DIMENSIONS REQUIRED ON THE DRAWINGS, SURVEY (OR MEASURE) THE LOCATION OF ALL ANCHOR BOLTS PRIOR TO POURING THE FOOTINGS. AN ADDITIONAL SURVEY (OR MEASUREMENT) SHOULD BE MADE AFTER THE FOOTINGS ARE POURED TO CONFIRM THE ANCHOR BOLTS DID NOT SHIFT DURING THE CONCRETE POUR.
5. THE MANUFACTURER STRONGLY RECOMMENDS USING ANCHOR BOLT TEMPLATES BECAUSE THEY SIGNIFICANTLY IMPROVE THE ACCURACY OF ANCHOR BOLT PLACEMENT. AN ANCHOR BOLT TEMPLATE IS PROVIDED WITH ANY ANCHOR BOLT KIT PURCHASED.
6. IF OUTSIDE CONSULTING ENGINEERS ARE DESIGNING THE FOUNDATIONS FOR THIS STRUCTURE, THEY MUST REFER TO THE MANUFACTURER'S CALCULATIONS FOR MINIMUM CONCRETE PROPERTIES (COMPRESSIVE STRENGTH, EDGE DISTANCE, ETC.) REQUIRED FOR THE ANCHOR BOLT DESIGN.
7. ELECTRICAL ACCESS HOLE IS ALWAYS LOCATED IN THE COLUMN BASE PLATE AS SHOWN. TEMPLATE MUST BE REMOVED BEFORE INSTALLING COLUMNS.
8. GROUT UNDER BASEPLATES SHALL BE NON-METALLIC, NON-SHRINK GROUT WITH MINIMUM  $f_c=6500$  PSI.
9. THE CALCULATIONS FOR THIS STRUCTURE ASSUME A FIXED COLUMN BASE.
10. THE FOLLOWING ADHESIVE ANCHORS MAY BE SUBSTITUTED FOR THE CAST-IN-PLACE ANCHOR BOLTS:  
-HILTI HIT-HY 200 (A OR R) V3 ADHESIVE WITH  $\emptyset$  1" HAS-E ROD WITH 11" EFFECTIVE EMBEDMENT.  
CONTRACTOR SHALL FOLLOW ALL INSTALLATION SPECIFICATIONS AND REQUIREMENTS OF ANCHOR MANUFACTURER.

**CONCRETE NOTES:**

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE II OR TYPE V.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONCRETE MIX DESIGN MEETS THE "ACI MANUAL OF CONCRETE PRACTICE" REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS.
4. THE USE OF CHLORIDE ACCELERATORS IS NOT PERMITTED.
5. COARSE AGGREGATE SHALL BE #57 OR LARGER.
6. CONCRETE AT PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1".
7. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 4500 PSI.
8. REINFORCING STEEL SHALL BE DEFORMED STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A615 (DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A305) AS FOLLOWS:  
GRADE 60: #4 BARS AND LARGER  
GRADE 40: #3 BARS
9. PRIOR TO PLACING OF CONCRETE, REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE WELL SECURED IN POSITION.
10. MAINTAIN 3" CONCRETE COVERAGE TO FACE OF BARS UNLESS OTHERWISE NOTED.
11. BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND. BENDS SHALL BE MADE COLD.
12. WELDING OF REINFORCEMENT IS NOT ALLOWED.
13. ALL EXPOSED EXTERNAL CORNER OF FOUNDATIONS TO BE CHAMFERED BY 3/4" BY 45 DEGREES UNLESS NOTED OTHERWISE.
14. ALL NEW CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OF REMOVING FORMWORK. CURING SHALL BE EITHER A MOIST CURE METHOD OR THE USE OF A CURING COMPOUND.

**FOUNDATION NOTES:**

1. FOUNDATIONS SHALL BEAR ON COMPETENT, UNDISTURBED SOIL OR 95% COMPACTED FILL. IF SIGNS OF ORGANIC MATERIAL, UNCONTROLLED FILL, CLAY OR SILT, HIGH WATER TABLE OR OTHER POSSIBLE DETRIMENTAL CONDITIONS ARE FOUND, CONSTRUCTION OF THE FOUNDATIONS MUST BE STOPPED AND A GEOTECHNICAL ENGINEER BE CONTACTED.
2. NO FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE, FROST, ORGANIC OR LOOSE MATERIAL.
3. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOUNDATION EXCAVATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCAL FROST DEPTH REQUIREMENT PRIOR TO CONSTRUCTION.
5. IF FOUNDATIONS SHOWN DO NOT MEET LOCAL FROST DEPTH REQUIREMENTS, EXTEND THE DRILLED PIER FOUNDATION AS REQUIRED, EXTENDING THE VERTICAL BARS AND PROVIDING ADDITIONAL TIES TO MEET SPACING REQUIREMENTS AS SHOWN. IF FROST DEPTH REQUIREMENTS ARE NOT MET, AND NO DRILLED PIER DESIGN IS PROVIDED, CONTACT POLIGON.
6. ALLOWABLE SOIL PRESSURES (AS APPLICABLE):

SPREAD PAD	
VERTICAL BEARING	1500 PSF
LATERAL COHESION	130 PSF
DRILLED PIER	
VERTICAL BEARING	1500 PSF
LATERAL BEARING	100 PSF/FT

THE FOUNDATION DESIGN SHOWN ON THESE DRAWINGS IS NOT SITE SPECIFIC, BUT BASED ON THE PRESUMPTIVE ALLOWABLE FOUNDATION PRESSURES IN CHAPTER 18 OF THE BUILDING CODE (CLASS 5 SOIL). THE BUILDING OFFICIAL IN THE JURISDICTION IN WHICH THIS STRUCTURE IS LOCATED MAY REQUIRE A SITE SPECIFIC GEOTECHNICAL REPORT OR LETTER FROM A QUALIFIED LOCAL PROFESSIONAL ENGINEER ATTESTING TO WHETHER THE ACTUAL SITE CONDITIONS MEET THE ASSUMPTIONS IDENTIFIED ABOVE.

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PROJECT: SCHMITT BROTHERS PAVILION  
PROJECT LOCATION: TWO RIVERS, WI  
DRAWING: ANCHOR AND FOOTING DETAILS

PRINT DATE: 10/6/2022  
SCALE: 1:6

DRAWN BY: ryan.borah  
REV LEVEL: A

CREATION DATE: 9/28/2016  
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SHEET  
**2.1**

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