CANNERY TRAIL RESIDENCES

1750 N OXFORD AVE. - EAU CLAIRE, WI

Applicable Codes:	General: • Building/Dwelling Code IBC 2015 • (WI Commercial Building Code SPS 362) Existing: • International Existing Building Code 2015 • (WI Commercial Building Code SPS 366) Energy Conservation: • International Energy Conservation Code 2015 • (WI Commercial Building Code ~363) Plumbing: • WI Commercial Building Code SPS 381-387 Mechanical: • Mechanical Code IMC 2015 • (WI Commercial Building Code SPS 364) Electrical: • Electrical Code NEC 2017 • (WI Commercial Building Code SPS 316 Fire: • Fire/Life Safety Code 2009 NFPA-1 • (WI Commercial Building Code SPS 314 & 330) Accessibility: • ANSI Standard A117.1-2009- for Accessibility • (WI Commercial Building Code SPS 362) Fuel: • International Fuel Gas Code 2015 • (WI Commercial Building Code Chapter 365)
Sprinklers (Section 903 Automatic Sprinkler Systems):	Yes, NFPA 13 Sprinkler throughout project (R-2)
Chapter 5-Classification of Work:	New
Chapter 3-Use and Occupancy Classification:	1st-3rd Floors: 310.4 Residential Group R-2 Basement Parking: Low-Hazard Storage, Group S-2 1st Floor Common Areas: A-2
Chapter 4-Special Detailed Requirements Based on Use and Occupancy:	Section 420 Groups R-2 • fire partitions in accordance with Section 708 • horizontal assemblies in accordance with Section 711.
Section 602 Construction Classification:	Type VB
Table 504.4in. Allowable Number Of Stories Above Grade Plane	R-2 (sprinklered): • Actual: 3 • Allowed: 3 S (sprinklered): • Actual: 1 • Allowed: 2
506.2 Allowable Area Determination & 506.3-Frontage Increase:	Facing North: • 174ft (60ft to R.O.W) Facing East: • 145.36ft (to R.O.W) Facing South: • 75ft (60ft to P.L.) • 201 (117ft to P.L.) • 75ft (60 to P.L.) Facing West: • 145ft (75ft to P.L.) for R-2 • Allowable area per floor: 23,082sf (w/ Frontage Increase) • Actual • 1st floor:20,889sf • 2nd floor:22,879sf • 3rd floor: 22,952sf • Total allowable area:69,246sf • Actual: 66,720sf for S-2 • Table 18.(2)a:208,167sf (w/ Frontage Increase) • Actual: 29,264sf
508.3-Nonseparated Occupancies:	
508.4 Separated Occupancies:	Yes
Table 508.4-Separation Between Group S	2hr Floor separation between R-2 and S-2
Table 602 Fire-resistance Rating Requirements for Exterior Walls Based On Fire Separation Distance:	for Type VB Structural Frame: 0 hr Bearing Walls-exterior: 0 hr Bearing Walls-interior: 0 hr Non bearing walls-exterior • X < 5ft = 1 hr • 5 ≤ X ≤ 10 = 1 hr • 10 ≤ X ≤ 30 = 0 hr • X ≥ 30 = 0 hr Non bearing walls-interior: 0 hr Floor Construction: 0 hr Roof Construction: 0 hr for Type IB Structural Frame: 2 hr Bearing Walls-exterior: 2 hr Bearing Walls-interior: 2 hr Non bearing walls-exterior Fire Separation Distance • X < 5ft = 1 hr • 5 ≤ X ≤ 10 = 1 hr • 10 ≤ X ≤ 30 = 1 hr • X ≥ 30 = 0 hr Non bearing walls-interior: 0 hr Floor Construction: 2 hr Roof Construction: 1.5 hr
708.3-Fire Resistance Rating:	Corridors: 1.0hr rated Between Dwelling Units: 1/2hr rated
711.2.4.3 Dwelling Units and Sleeping Units	Between Dwelling Units: 1.0hr rated
Section 1005 Corridors	Corridors: 1/2hr rated
1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance:	For R-2 Maximum Common Path with Sprinkler System: 125ft Maximum Occupant Load Of Space With One Exit: 49 For S-2 Maximum Common Path with Sprinkler System: 100ft Maximum Occupant Load Of Space With One Exit: 29
Section 1017 Exit Access Travel Distances:	For R-2: 250 (w/sprinkler) For S-2: 400 (w/sprinkler)
1020.4 Dead Ends:	50ft
Table 906.3(1) Fire Extinguishers For Class A Fire Hazards	Type 2-A: • (everywhere except kitchen) • Maximum Floor Area Per Unit of A: 3,000sf • Maximum floor area for extinguisher: 11,250sf • Maximum Distance to Extinguisher: 75ft • Hazard Classification: Ordinary (Low)
2902.1 Minimum Number of Fixtures:	Classification & Occupancy: --- R-2 • Water Closets: 1 per dwelling • (Required/Provided) 71/188 • Lavatories: 1 per dwelling • (Required/Provided) 71/188 --- A-2 (44 occupants) • Water Closets: 1 per 75 • Women: .59 • Men: .29 • Lavatories: 1 per 75 • Women: .59 • Men: .29 --- S-2 (128 occupants) • • Water Closets: 1 per 100 • Women: .64 • Men: .64 Lavatories: 1 per 100 • Women: .64 • Men: .64 --- A-2 & S-2 Combined • Water Closets: 1 per 100 • Women: 1 • Men: 1 • Lavatories: 1 per 100 • Women: 1 • Men: 1

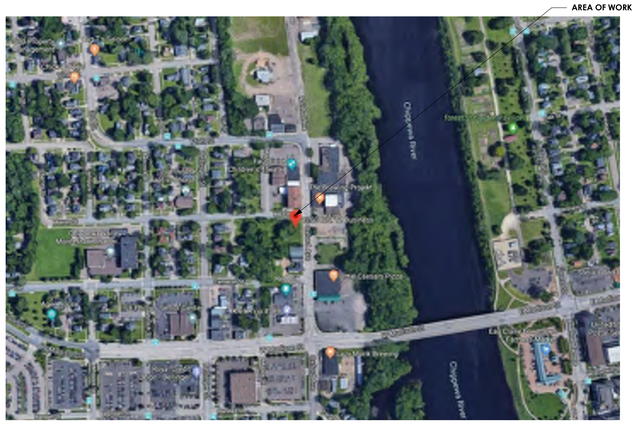
10.23.2019

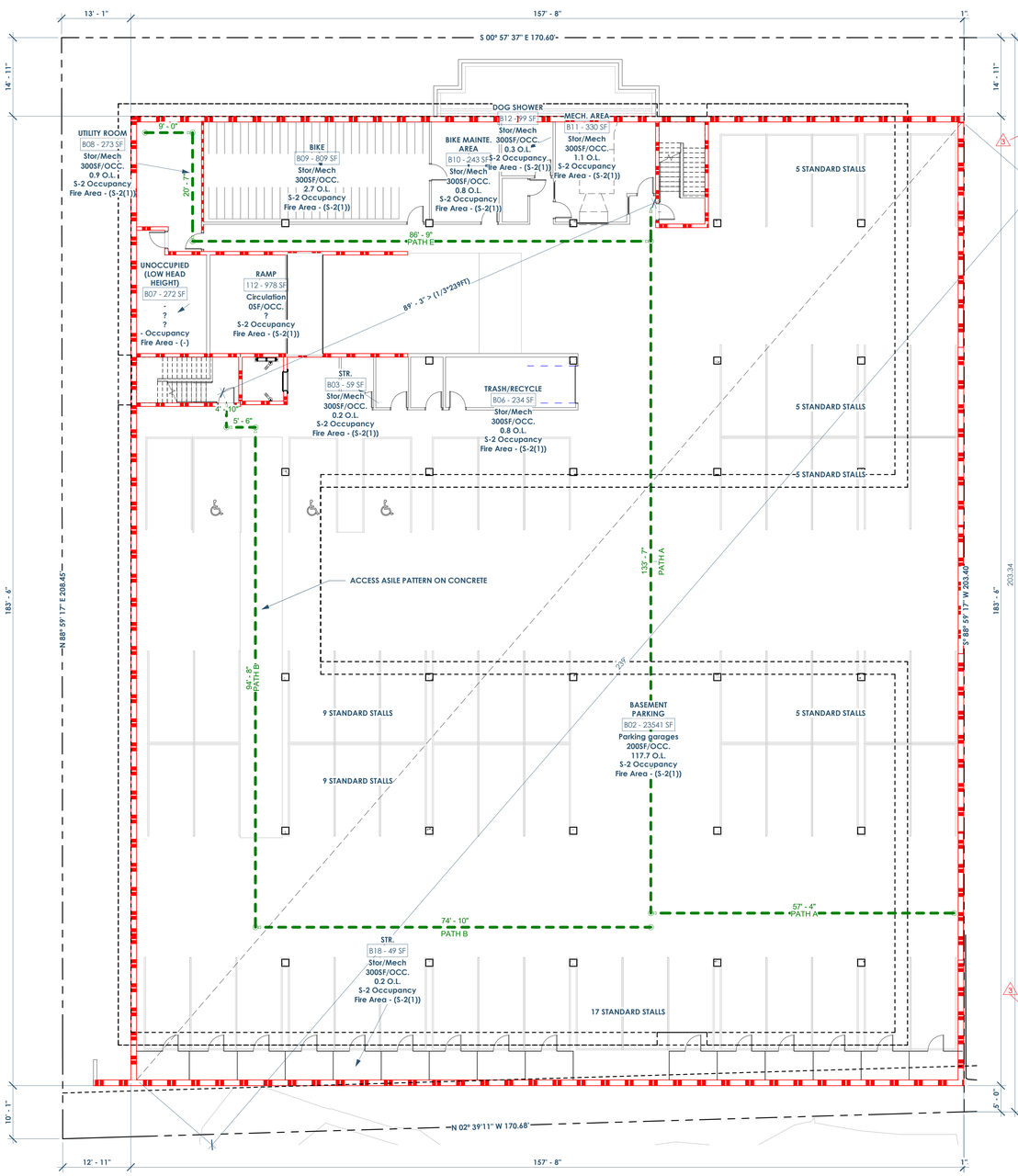
From Oxford Avenue - Looking NorthWest

From Maxon Street - Looking Southwest

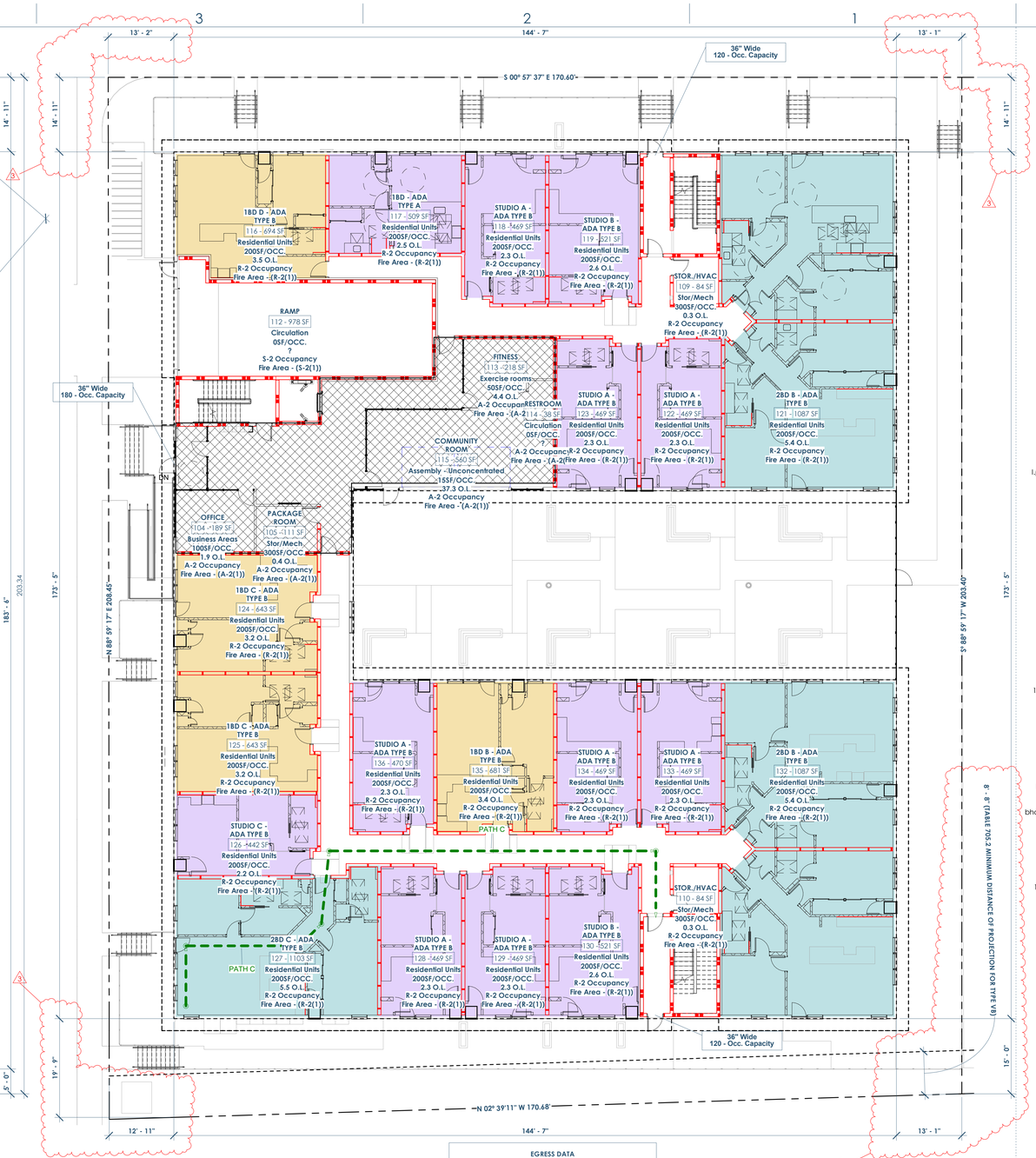
Inside Courtyard - Looking North

Corner of Oxford Avenue & Mason St - Looking Southwest


AREA OF WORK
Chippewa River
Forest Hill Cemetery
Phillips Park
Chippewa River
Mount Calvary Lutheran
Sacred Heart Church
Sonic Drive-In
Sam's Club
Walmart Supercenter
Dollar Tree
Dairy Queen
Grand Mill Mall
Walgreens
Sonic Drive-In
Pizza Ranch
Walgreens
Walgreens
Grand Mill Apartments
Oxford Ave
Mason St
Eau Claire Transit Center
Eau Claire Transit Center
Jim Hawk Brewing
Oxford Ave
Oxford Ave
Oxford Ave



4 LIFE SAFETY PLAN - BASEMENT
3/32" = 1'-0"



1 LIFE SAFETY PLAN - 1ST FLOOR
3/32" = 1'-0"

EGRESS DATA

EXIT ROUTE	DISTANCE
PATH A	191' - 0"
PATH B	179' - 10"
PATH C	134' - 4"
PATH D	138' - 7"
PATH E	122' - 9"

3 LIFE SAFETY - SECTION
1/16" = 1'-0"

6 LIFE SAFETY - SECTION - NORTH/SOUTH1
1/16" = 1'-0"

4 HR WALL/FLOOR
3 HR WALL/FLOOR
2 HR WALL/FLOOR
1.5 HR WALL/FLOOR
1 HR WALL/FLOOR
0.5 HR WALL/FLOOR

7 LIFE SAFETY LEGEND
3/16" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
Calle Apolonio Morales, 628036 Madrid,
l.perezfatola@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
4729 Dale-Curtain Dr, McFarland, WI 53558
kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street |Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

LIFE SAFETY

A020

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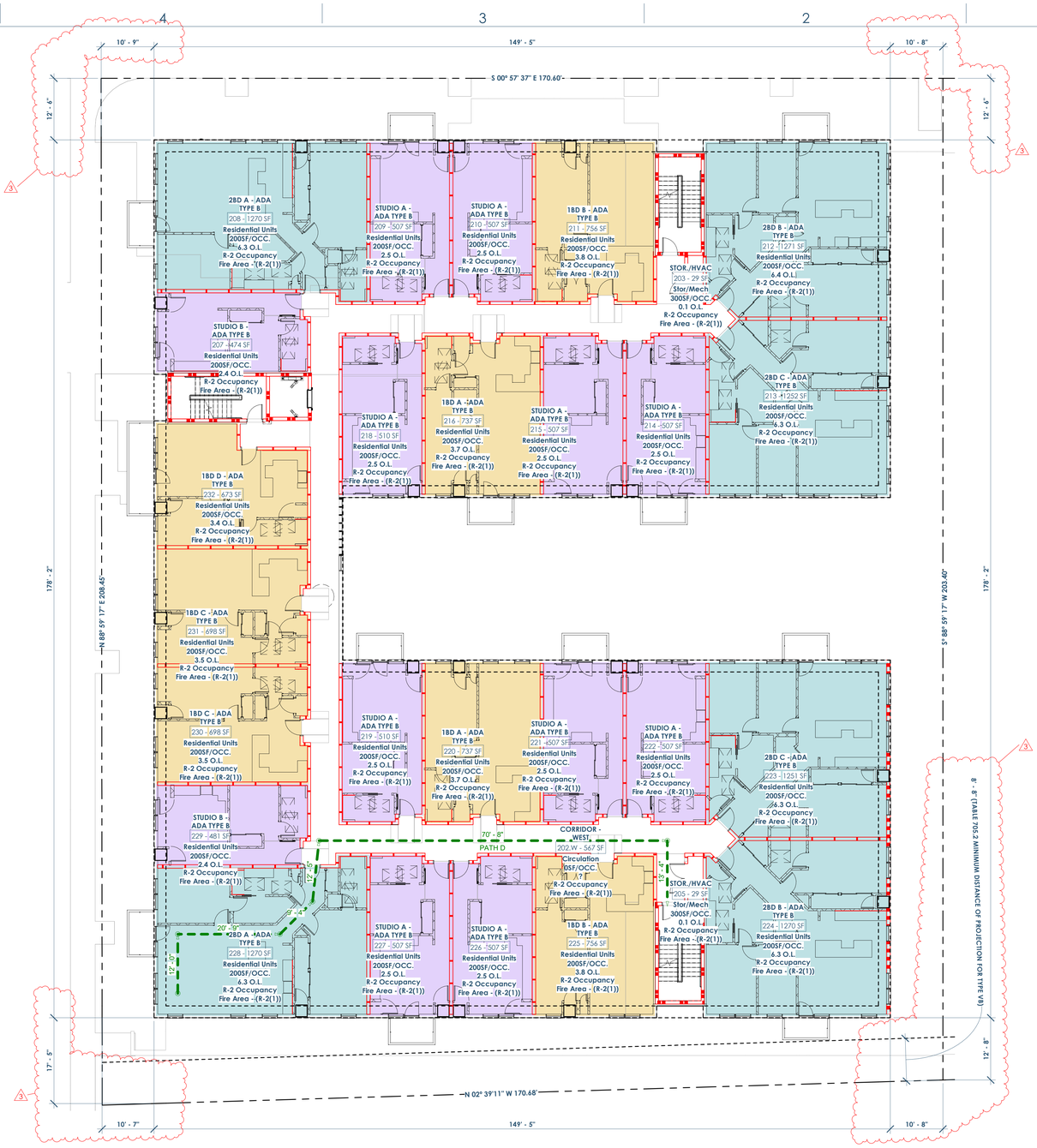
OCCUPANT LOAD (BASED ON TABLE 1004.1.2)									
Fire Area	Number	Level	Name	Occupancy	Area	Function of Space	Area Allowance Per Occupant	Occupant Load	Scope
-	106	1ST FLOOR	ELEV.	-	65 SF	Circulation	0		
-	107	1ST FLOOR	STAIR	-	162 SF	Circulation	0		
-	108	1ST FLOOR	STAIR	-	266 SF	Circulation	0		
-	111	1ST FLOOR	STAIR	-	266 SF	Circulation	0		
-	200	2ND FLOOR	ELEV.	-	65 SF	Circulation	0		
-	201	2ND FLOOR	STAIR	-	162 SF	Circulation	0		
-	300	3RD FLOOR	ELEV.	-	65 SF	Circulation	0		
-	301	3RD FLOOR	STAIR	-	160 SF	Circulation	0		
-	B00	BASEMENT	ELEV.	-	65 SF	Circulation	0		
-	B01	BASEMENT	STAIR	-	159 SF	Circulation	0		
-	B07	BASEMENT	UNOCCUPIED (LOW HEAD HEIGHT)	-	272 SF	-			
-	B13	BASEMENT	STAIR	-	159 SF	Circulation	0		
-: 12					1867 SF			0.0	
A-2(1)	100	1ST FLOOR	VESTIBULE	A-2	76 SF	Circulation	0		
A-2(1)	101	1ST FLOOR	LOBBY	A-2	746 SF	Circulation	0		
A-2(1)	104	1ST FLOOR	OFFICE	A-2	189 SF	Business Areas	100	1.9	
A-2(1)	105	1ST FLOOR	PACKAGE ROOM	A-2	111 SF	Stor/Mech	300	0.4	
A-2(1)	113	1ST FLOOR	FITNESS	A-2	218 SF	Exercise rooms	50	4.4	
A-2(1)	114	1ST FLOOR	RESTROOM	A-2	38 SF	Circulation	0		
A-2(1)	115	1ST FLOOR	COMMUNITY ROOM	A-2	560 SF	Assembly - Unconcentrated	15	37.3	
A-2(1): 7					1938 SF			44.0	
R-2(1)	102	1ST FLOOR	CORRIDOR - EAST	R-2	594 SF	Circulation	0		
R-2(1)	103.N	1ST FLOOR	CORRIDOR - NORTH	R-2	393 SF	Circulation	0		
R-2(1)	103.W	1ST FLOOR	CORRIDOR - WEST	R-2	567 SF	Circulation	0		
R-2(1)	109	1ST FLOOR	STOR./HVAC	R-2	84 SF	Stor/Mech	300	0.3	
R-2(1)	110	1ST FLOOR	STOR./HVAC	R-2	84 SF	Stor/Mech	300	0.3	
R-2(1)	116	1ST FLOOR	1BD D - ADA TYPE B	R-2	694 SF	Residential Units	200	3.5	
R-2(1)	117	1ST FLOOR	1BD - ADA TYPE A	R-2	509 SF	Residential Units	200	2.5	
R-2(1)	118	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	469 SF	Residential Units	200	2.3	
R-2(1)	119	1ST FLOOR	STUDIO B - ADA TYPE B	R-2	521 SF	Residential Units	200	2.6	
R-2(1)	121	1ST FLOOR	2BD B - ADA TYPE B	R-2	1087 SF	Residential Units	200	5.4	
R-2(1)	122	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	469 SF	Residential Units	200	2.3	
R-2(1)	123	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	469 SF	Residential Units	200	2.3	
R-2(1)	124	1ST FLOOR	1BD C - ADA TYPE B	R-2	643 SF	Residential Units	200	3.2	
R-2(1)	125	1ST FLOOR	1BD C - ADA TYPE B	R-2	643 SF	Residential Units	200	3.2	
R-2(1)	126	1ST FLOOR	STUDIO C - ADA TYPE B	R-2	442 SF	Residential Units	200	2.2	
R-2(1)	127	1ST FLOOR	2BD C - ADA TYPE B	R-2	1103 SF	Residential Units	200	5.5	
R-2(1)	128	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	469 SF	Residential Units	200	2.3	
R-2(1)	129	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	469 SF	Residential Units	200	2.3	
R-2(1)	130	1ST FLOOR	STUDIO B - ADA TYPE B	R-2	521 SF	Residential Units	200	2.6	
R-2(1)	131	1ST FLOOR	2BD ADA TYPE A	R-2	1105 SF	Residential Units	200	5.5	
R-2(1)	132	1ST FLOOR	2BD B - ADA TYPE B	R-2	1087 SF	Residential Units	200	5.4	
R-2(1)	133	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	469 SF	Residential Units	200	2.3	
R-2(1)	134	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	469 SF	Residential Units	200	2.3	
R-2(1)	135	1ST FLOOR	1BD B - ADA TYPE B	R-2	681 SF	Residential Units	200	3.4	
R-2(1)	136	1ST FLOOR	STUDIO A - ADA TYPE B	R-2	470 SF	Residential Units	200	2.3	
R-2(1)	138	1ST FLOOR	2BD C - ADA TYPE B	R-2	1105 SF	Residential Units	200	5.5	
R-2(1)	202.E	2ND FLOOR	CORRIDOR - EAST	R-2	567 SF	Circulation	0		
R-2(1)	202.N	2ND FLOOR	CORRIDOR - NORTH	R-2	775 SF	Circulation	0		
R-2(1)	202.W	2ND FLOOR	CORRIDOR - WEST	R-2	567 SF	Circulation	0		
R-2(1)	203	2ND FLOOR	STOR./HVAC	R-2	29 SF	Stor/Mech	300	0.1	
R-2(1)	204	2ND FLOOR	STAIR	R-2	162 SF	Circulation	0		
R-2(1)	205	2ND FLOOR	STOR./HVAC	R-2	29 SF	Stor/Mech	300	0.1	
R-2(1)	206	2ND FLOOR	STAIR	R-2	162 SF	Circulation	0		
R-2(1)	207	2ND FLOOR	STUDIO B - ADA TYPE B	R-2	474 SF	Residential Units	200	2.4	
R-2(1)	208	2ND FLOOR	2BD A - ADA TYPE B	R-2	1270 SF	Residential Units	200	6.3	
R-2(1)	209	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	210	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	211	2ND FLOOR	1BD B - ADA TYPE B	R-2	756 SF	Residential Units	200	3.8	
R-2(1)	212	2ND FLOOR	2BD B - ADA TYPE B	R-2	1271 SF	Residential Units	200	6.4	
R-2(1)	213	2ND FLOOR	2BD C - ADA TYPE B	R-2	1252 SF	Residential Units	200	6.3	
R-2(1)	214	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	215	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	216	2ND FLOOR	1BD A - ADA TYPE B	R-2	737 SF	Residential Units	200	3.7	
R-2(1)	218	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	510 SF	Residential Units	200	2.5	
R-2(1)	219	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	510 SF	Residential Units	200	2.5	
R-2(1)	220	2ND FLOOR	1BD A - ADA TYPE B	R-2	737 SF	Residential Units	200	3.7	
R-2(1)	221	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	222	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	223	2ND FLOOR	2BD C - ADA TYPE B	R-2	1251 SF	Residential Units	200	6.3	
R-2(1)	224	2ND FLOOR	2BD B - ADA TYPE B	R-2	1270 SF	Residential Units	200	6.3	
R-2(1)	225	2ND FLOOR	1BD B - ADA TYPE B	R-2	756 SF	Residential Units	200	3.8	
R-2(1)	226	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	227	2ND FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	228	2ND FLOOR	2BD A - ADA TYPE B	R-2	1270 SF	Residential Units	200	6.3	
R-2(1)	229	2ND FLOOR	STUDIO B - ADA TYPE B	R-2	481 SF	Residential Units	200	2.4	
R-2(1)	230	2ND FLOOR	1BD C - ADA TYPE B	R-2	698 SF	Residential Units	200	3.5	
R-2(1)	231	2ND FLOOR	1BD C - ADA TYPE B	R-2	698 SF	Residential Units	200	3.5	
R-2(1)	232	2ND FLOOR	1BD D - ADA TYPE B	R-2	673 SF	Residential Units	200	3.4	
R-2(1)	302.E	3RD FLOOR	CORRIDOR -EAST	R-2	567 SF	Circulation	0		
R-2(1)	302.N	3RD FLOOR	CORRIDOR - NORTH	R-2	777 SF	Circulation	0		
R-2(1)	302.W	3RD FLOOR	CORRIDOR - WEST	R-2	567 SF	Circulation	0		
R-2(1)	303	3RD FLOOR	STAIR	R-2	160 SF	Circulation	0		
R-2(1)	304	3RD FLOOR	STOR./HVAC	R-2	29 SF	Stor/Mech	300	0.1	
R-2(1)	305	3RD FLOOR	STOR./HVAC	R-2	29 SF	Stor/Mech	300	0.1	
R-2(1)	306	3RD FLOOR	STAIR	R-2	160 SF	Circulation	0		
R-2(1)	307	3RD FLOOR	STUDIO B - ADA TYPE B	R-2	474 SF	Residential Units	200	2.4	
R-2(1)	308	3RD FLOOR	2BD A - ADA TYPE B	R-2	1275 SF	Residential Units	200	6.4	
R-2(1)	309	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	310	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	311	3RD FLOOR	1BD B - ADA TYPE B	R-2	756 SF	Residential Units	200	3.8	
R-2(1)	312	3RD FLOOR	2BD B - ADA TYPE B	R-2	1277 SF	Residential Units	200	6.4	
R-2(1)	313	3RD FLOOR	2BD C - ADA TYPE B	R-2	1252 SF	Residential Units	200	6.3	
R-2(1)	314	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	315	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	316	3RD FLOOR	1BD A - ADA TYPE B	R-2	737 SF	Residential Units	200	3.7	
R-2(1)	317	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	510 SF	Residential Units	200	2.5	
R-2(1)	318	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	510 SF	Residential Units	200	2.5	
R-2(1)	319	3RD FLOOR	1BD A - ADA TYPE B	R-2	737 SF	Residential Units	200	3.7	
R-2(1)	320	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	321	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	322	3RD FLOOR	2BD C - ADA TYPE B	R-2	1257 SF	Residential Units	200	6.3	
R-2(1)	323	3RD FLOOR	2BD B - ADA TYPE B	R-2	1277 SF	Residential Units	200	6.4	
R-2(1)	324	3RD FLOOR	1BD B - ADA TYPE B	R-2	756 SF	Residential Units	200	3.8	
R-2(1)	325	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	326	3RD FLOOR	STUDIO A - ADA TYPE B	R-2	507 SF	Residential Units	200	2.5	
R-2(1)	327	3RD FLOOR	2BD A - ADA TYPE B	R-2	1276 SF	Residential Units	200	6.4	
R-2(1)	328	3RD FLOOR	STUDIO B - ADA TYPE B	R-2	481 SF	Residential Units	200	2.4	
R-2(1)	329	3RD FLOOR	1BD C - ADA TYPE B	R-2	698 SF	Residential Units	200	3.5	
R-2(1)	330	3RD FLOOR	1BD C - ADA TYPE B	R-2	698 SF	Residential Units	200	3.5	
R-2(1)	331	3RD FLOOR	1BD D - ADA TYPE B	R-2	673 SF	Residential Units	200	3.4	
R-2(1): 90					57563 SF			257.3	
S-2(1)	112	1ST FLOOR	RAMP	S-2	978 SF	Circulation	0		
S-2(1)	B02	BASEMENT	BASEMENT PARKING	S-2	23541 SF	Parking garages	200	117.7	
S-2(1)	B03	BASEMENT	STR.	S-2	59 SF	Stor/Mech	300	0.2	
S-2(1)	B04	BASEMENT	STR.	S-2	59 SF	Stor/Mech	300	0.2	
S-2(1)	B05	BASEMENT	STR.	S-2	57 SF	Stor/Mech	300	0.2	
S-2(1)	B06	BASEMENT	TRASH/RECYCLE	S-2	234 SF	Stor/Mech	300	0.8	
S-2(1)	B08	BASEMENT	UTILITY ROOM	S-2	273 SF	Stor/Mech	300	0.9	
S-2(1)	B09	BASEMENT	BIKE	S-2	809 SF	Stor/Mech	300	2.7	
S-2(1)	B10	BASEMENT	BIKE MAINTE. AREA	S-2	243 SF	Stor/Mech	300	0.8	
S-2(1)	B11	BASEMENT	MECH. AREA	S-2	330 SF	Stor/Mech	300	1.1	
S-2(1)	B12	BASEMENT	DOG SHOWER	S-2	99 SF	Stor/Mech	300	0.3	
S-2(1)	B15	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B16	BASEMENT	STR.	S-2	48 SF	Stor/Mech	300	0.2	
S-2(1)	B17	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B18	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B19	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B20	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B21	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B22	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B23	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B24	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B25	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B26	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B27	BASEMENT	STR.	S-2	49 SF	Stor/Mech	300	0.2	
S-2(1)	B28	BASEMENT	STR.	S-2	50 SF	Stor/Mech	300	0.2	
S-2(1)	B29	BASEMENT	R.M. BASEMENT	S-2	40 SF	Circulation	0		
S-2(1)	B30	BASEMENT	STR.	S-2	54 SF	Stor/Mech	300	0.2	
S-2(1): 27					27457 SF			127.4	
Grand total: 136					88826 SF			428.6	



1 LIFE SAFETY PLAN - 2ND & 3RD FLOORS
3/32" = 1'-0"

EGRESS DATA	
EXIT ROUTE	DISTANCE
PATH A	191' - 0"
PATH B	179' - 10"
PATH C	134' - 4"
PATH D	138' - 7"
PATH E	122' - 9"

2 LIFE SAFETY - SECTION - NORTH/SOUTH
1/16" = 1'-0"

4 HR WALL/FLOOR
3 HR WALL/FLOOR
2 HR WALL/FLOOR
1.5 HR WALL/FLOOR
1 HR WALL/FLOOR
0.5 HR WALL/FLOOR

3 LIFE SAFETY LEGEND
3/16" = 1'-0"

CAPITAL GROUP
Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
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General Contractor: ROYAL CONSTRUCTION
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WISCONSIN RYAN P. SCHULTZ A-11397-6 STOUGHTON, WI ARCHITECT

Date	Description
09/21/2019	Permit Revision

LIFE SAFETY

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A021

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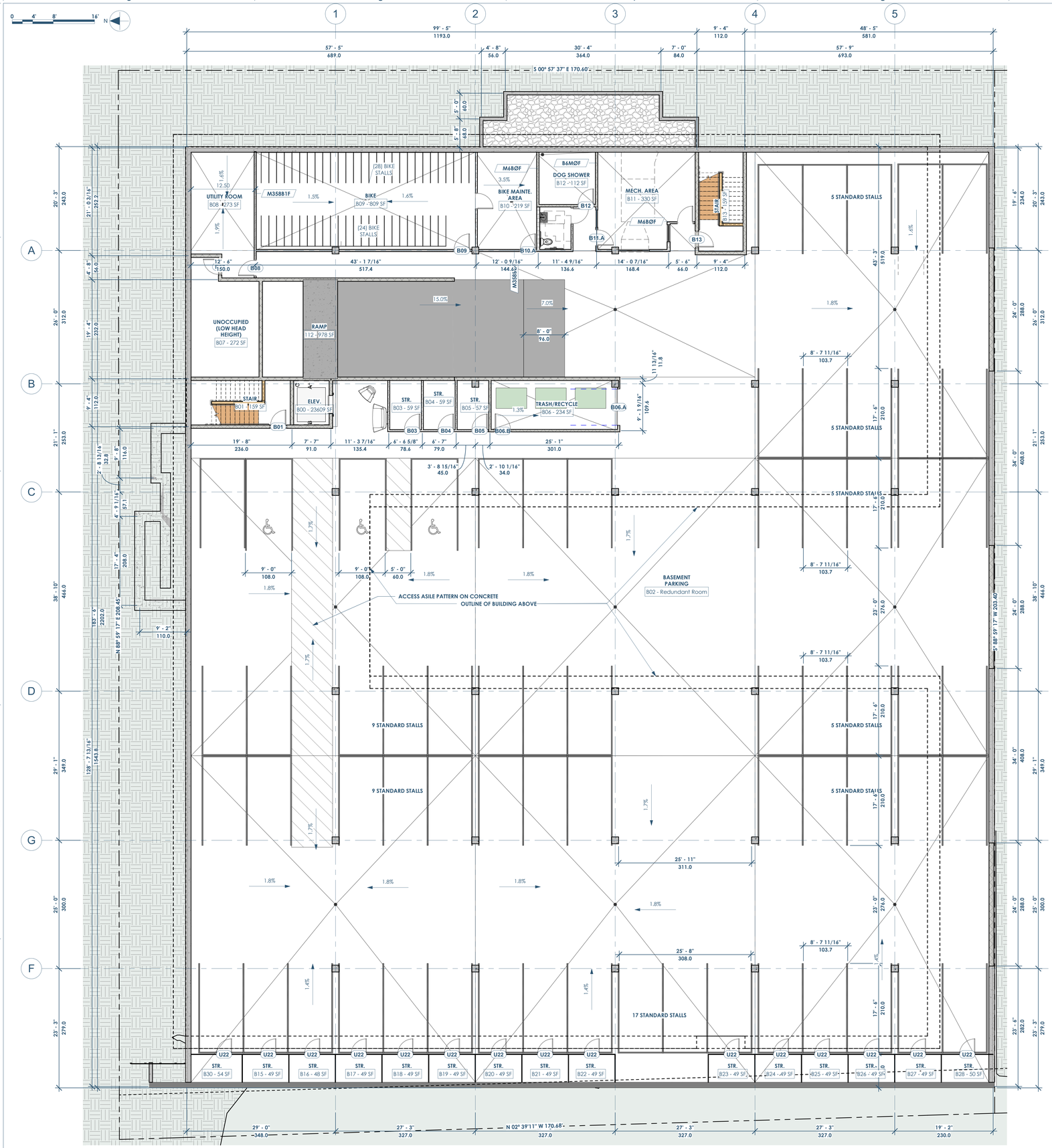

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19315 SF
	2ND FLOOR	21224 SF
	3RD FLOOR	21253 SF
	BASEMENT	27137 SF
		88930 SF
		88930 SF

10/23/2019

PARKING - AUTO			
Phase	Level	Type	ParkingUnits
	BASEMENT	ADA	2
	BASEMENT	ADA-VAN	1
	BASEMENT	STANDARD	62
			65
			65

PARKING - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	52
			67
			67

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Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision #1
10/23/2019	Permit Revision #2

FLOOR PLANS - BASEMENT

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A100

10/23/2019 2:46:59 PM

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19292 SF
	2ND FLOOR	21185 SF
	3RD FLOOR	21213 SF
	BASEMENT	27135 SF
		88826 SF
		88826 SF

UNIT COUNT			
bb	Level	Name	Area
	1ST FLOOR	1BD - ADA TYPE A	509
1BD - ADA TYPE A: 1			509
	2ND FLOOR	1BD A - ADA TYPE B	737
	2ND FLOOR	1BD A - ADA TYPE B	737
	3RD FLOOR	1BD A - ADA TYPE B	737
	3RD FLOOR	1BD A - ADA TYPE B	737
1BD A - ADA TYPE B: 4			2948
	1ST FLOOR	1BD B - ADA TYPE B	681
	2ND FLOOR	1BD B - ADA TYPE B	756
	2ND FLOOR	1BD B - ADA TYPE B	756
	3RD FLOOR	1BD B - ADA TYPE B	756
	3RD FLOOR	1BD B - ADA TYPE B	756
1BD B - ADA TYPE B: 5			3704
	1ST FLOOR	1BD C - ADA TYPE B	643
	1ST FLOOR	1BD C - ADA TYPE B	643
	2ND FLOOR	1BD C - ADA TYPE B	698
	2ND FLOOR	1BD C - ADA TYPE B	698
	3RD FLOOR	1BD C - ADA TYPE B	698
	3RD FLOOR	1BD C - ADA TYPE B	698
1BD C - ADA TYPE B: 6			4080
	1ST FLOOR	1BD D - ADA TYPE B	694
	2ND FLOOR	1BD D - ADA TYPE B	673
	3RD FLOOR	1BD D - ADA TYPE B	673
1BD D - ADA TYPE B: 3			2040
	2ND FLOOR	2BD A - ADA TYPE B	1270
	2ND FLOOR	2BD A - ADA TYPE B	1270
	3RD FLOOR	2BD A - ADA TYPE B	1276
	3RD FLOOR	2BD A - ADA TYPE B	1275
2BD A - ADA TYPE B: 4			5091
	1ST FLOOR	2BD ADA TYPE A	1105
2BD ADA TYPE A: 1			1105
	1ST FLOOR	2BD B - ADA TYPE B	1087
	1ST FLOOR	2BD B - ADA TYPE B	1087
	2ND FLOOR	2BD B - ADA TYPE B	1270
	2ND FLOOR	2BD B - ADA TYPE B	1271
	3RD FLOOR	2BD B - ADA TYPE B	1277
	3RD FLOOR	2BD B - ADA TYPE B	1277
2BD B - ADA TYPE B: 6			7270
	1ST FLOOR	2BD C - ADA TYPE B	1103
	1ST FLOOR	2BD C - ADA TYPE B	1105
	2ND FLOOR	2BD C - ADA TYPE B	1251
	2ND FLOOR	2BD C - ADA TYPE B	1252
	3RD FLOOR	2BD C - ADA TYPE B	1257
	3RD FLOOR	2BD C - ADA TYPE B	1252
2BD C - ADA TYPE B: 6			7220
	1ST FLOOR	STUDIO A - ADA TYPE B	469
	1ST FLOOR	STUDIO A - ADA TYPE B	469
	1ST FLOOR	STUDIO A - ADA TYPE B	470
	1ST FLOOR	STUDIO A - ADA TYPE B	469
	1ST FLOOR	STUDIO A - ADA TYPE B	469
	1ST FLOOR	STUDIO A - ADA TYPE B	469
	1ST FLOOR	STUDIO A - ADA TYPE B	469
	1ST FLOOR	STUDIO A - ADA TYPE B	469
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	2ND FLOOR	STUDIO A - ADA TYPE B	510
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	2ND FLOOR	STUDIO A - ADA TYPE B	510
	2ND FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	510
	3RD FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	507
	3RD FLOOR	STUDIO A - ADA TYPE B	510
	3RD FLOOR	STUDIO A - ADA TYPE B	507
STUDIO A - ADA TYPE B: 28			13901
	1ST FLOOR	STUDIO B - ADA TYPE B	521
	1ST FLOOR	STUDIO B - ADA TYPE B	521
	2ND FLOOR	STUDIO B - ADA TYPE B	481
	2ND FLOOR	STUDIO B - ADA TYPE B	474
	3RD FLOOR	STUDIO B - ADA TYPE B	481
	3RD FLOOR	STUDIO B - ADA TYPE B	474
STUDIO B - ADA TYPE B: 6			2952
	1ST FLOOR	STUDIO C - ADA TYPE B	442
STUDIO C - ADA TYPE B: 1			442
: 71			51263
Grand total: 71			51263

PARKING - AUTO			
Phase	Level	Type	ParkingUnits
	BASEMENT	ADA	1
	BASEMENT	ADA-VAN	2
	BASEMENT	STANDARD	62
			65
			65

PARKING - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	52
			67
			67

Developer: W Capital Group
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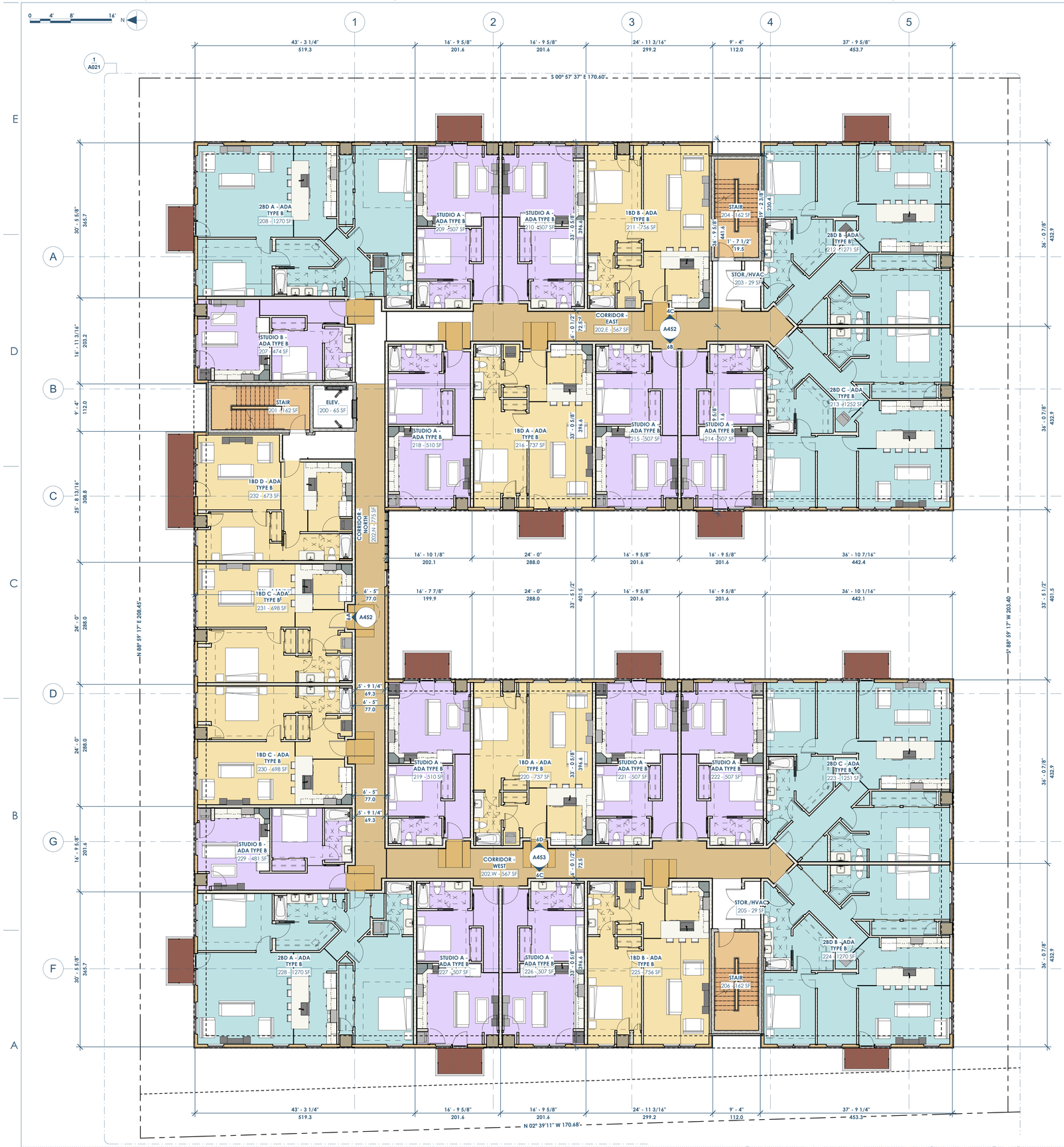
Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

FLOOR PLANS - 1ST FLOOR

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A101

9/20/2019 3:59:30 PM



AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19292 SF
	2ND FLOOR	21185 SF
	3RD FLOOR	21213 SF
	BASEMENT	27135 SF
		88826 SF
		88826 SF

PARKING - AUTO			
Phase	Level	Type	ParkingUnits
	BASEMENT	ADA	1
	BASEMENT	ADA-VAN	2
	BASEMENT	STANDARD	62
			65
			65

PARKING - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	52
			67
			67

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Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

FLOOR PLANS - 2ND FLOOR

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A102

9/20/2019 3:59:45 PM

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19292 SF
	2ND FLOOR	21185 SF
	3RD FLOOR	21213 SF
	BASEMENT	27135 SF
		88826 SF
		88826 SF

PARKING - AUTO			
Phase	Level	Type	ParkingUnits
	BASEMENT	ADA	1
	BASEMENT	ADA-VAN	2
	BASEMENT	STANDARD	62
			65
			65

PARKING - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	52
			67
			67

Developer: W Capital Group
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08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

FLOOR PLAN - 3RD FLOOR

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A103

9/20/2019 4:00:00 PM

2 FLOOR PLAN - ROOF - ELEVATOR SHAFT
1/8" = 1'-0"

Developer: W Capital Group
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RYAN P. SCHULTZ
A-11134-6
STOUGHTON, WI
ARCHITECT

Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

FLOOR PLANS - ROOF PLAN

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A104

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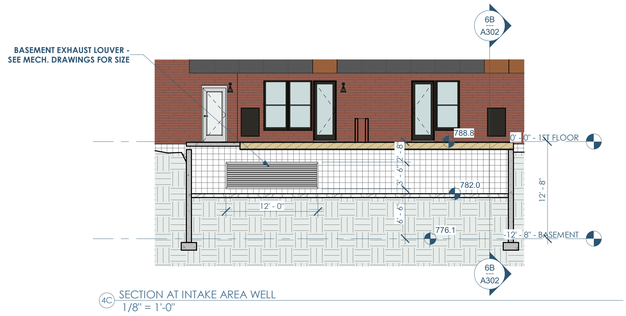
6D BUILDING ELEVATION - EAST
1/8" = 1'-0"



4C SECTION AT INTAKE AREA WELL
1/8" = 1'-0"

6A BUILDING ELEVATION - NORTH
1/8" = 1'-0"

Developer: W Capital Group
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STOUGHTON, WI
ARCHITECT

Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

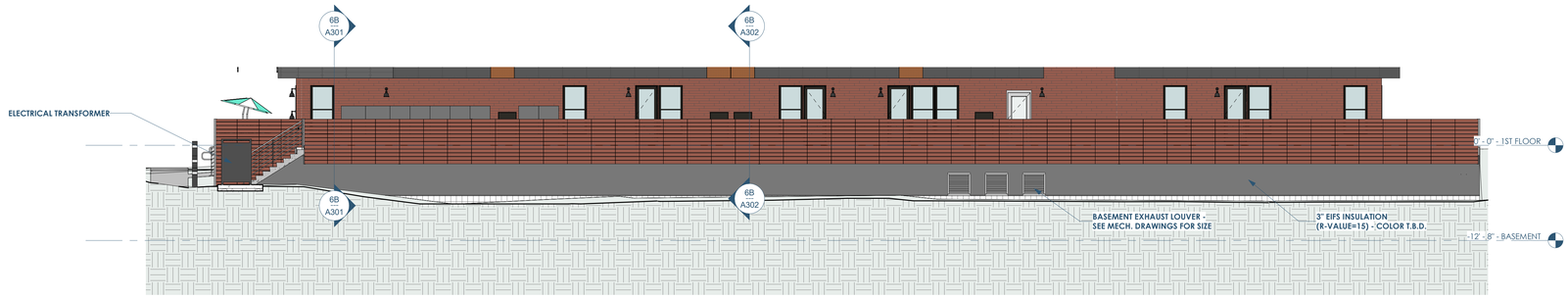
ELEVATIONS - BUILDING

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A200

9/20/2019 4:19:20 PM

5D BUILDING ELEVATION - WEST
1/8" = 1'-0"



5C BUILDING ELEVATION - WEST - BASEMENT WALL
1/8" = 1'-0"

6A BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

Developer: W Capital Group
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09/21/2019	Permit Revision

ELEVATIONS - BUILDING

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE - EAU CLAIRE, WI

A201

9/20/2019 4:19:52 PM

5D BUILDING ELEVATION - COURTYARD - LOOKING EAST
1/8" = 1'-0"

5A BUILDING ELEVATION - COURTYARD - LOOKING WEST
1/8" = 1'-0"

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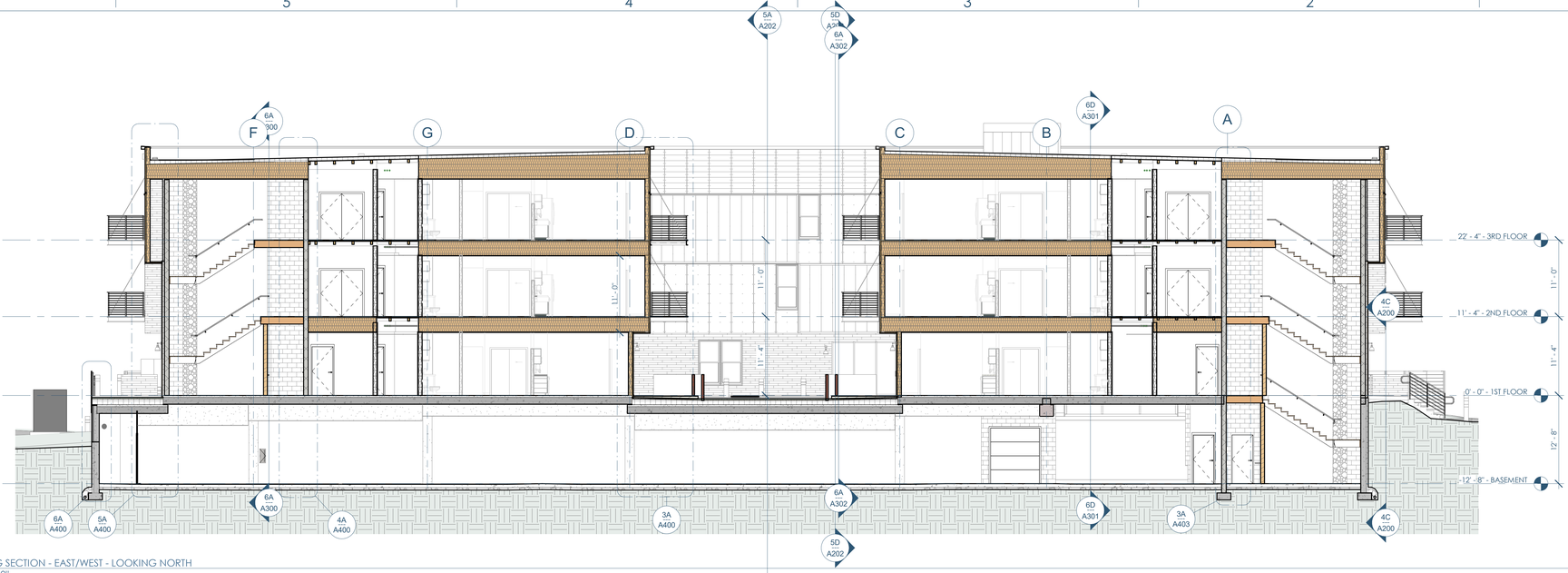
ELEVATIONS - BUILDING

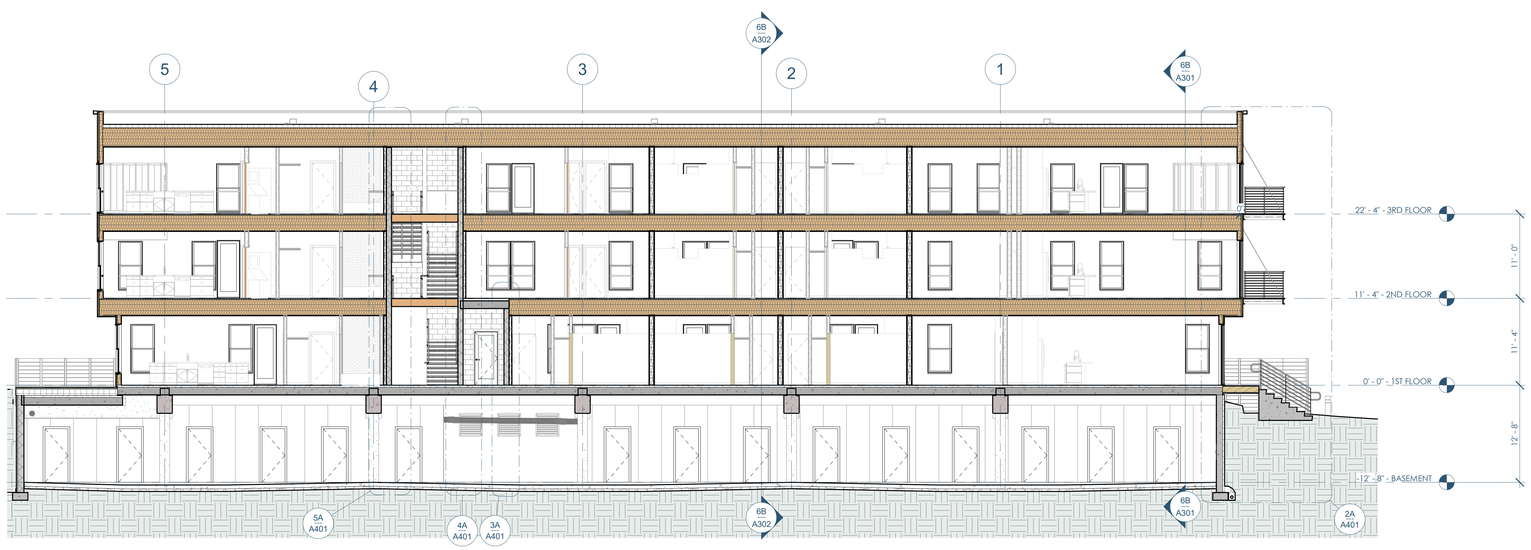
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A202

9/20/2019 4:20:19 PM



6D BUILDING SECTION - EAST/WEST - LOOKING NORTH
1/8" = 1'-0"



6A BUILDING SECTION - NORTH/SOUTH - LOOKING WEST
1/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
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kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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Mechanical Engineer: HOVLAND'S HVAC
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jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC.
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bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
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bnovak@tailoredeng.com | 608.209.7500

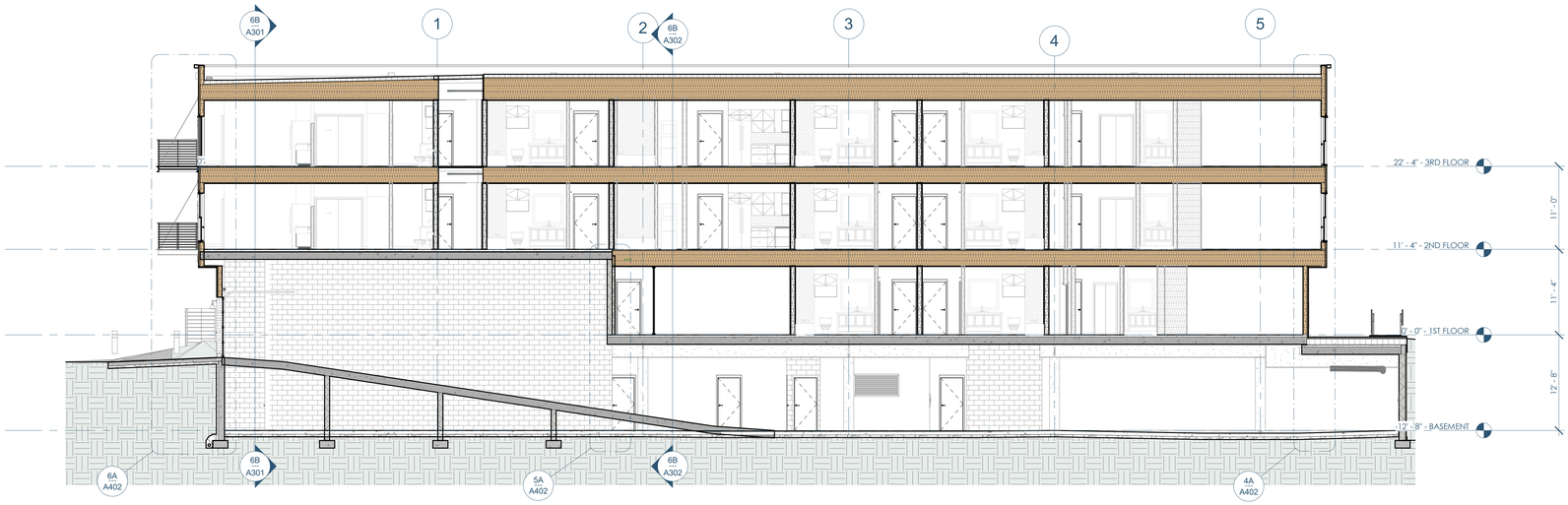
Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

SECTIONS - BUILDING

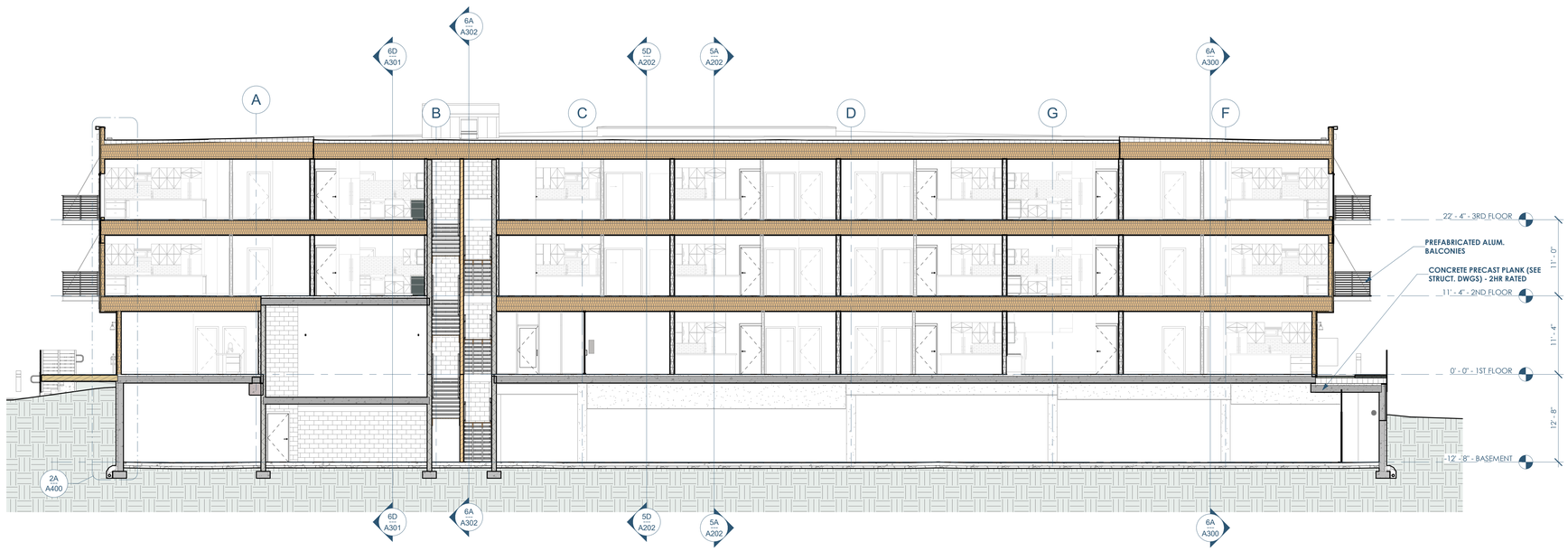
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A300

9/20/2019 4:20:39 PM



6D BUILDING SECTION - NORTH/SOUTH THRU PARKING RAMP - LOOKING WEST
1/8" = 1'-0"



6B BUILDING SECTION - EAST/WEST AT RAMP - LOOKING SOUTH
1/8" = 1'-0"

Developer: W Capital Group
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WISCONSIN
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STOUGHTON, WI
ARCHITECT

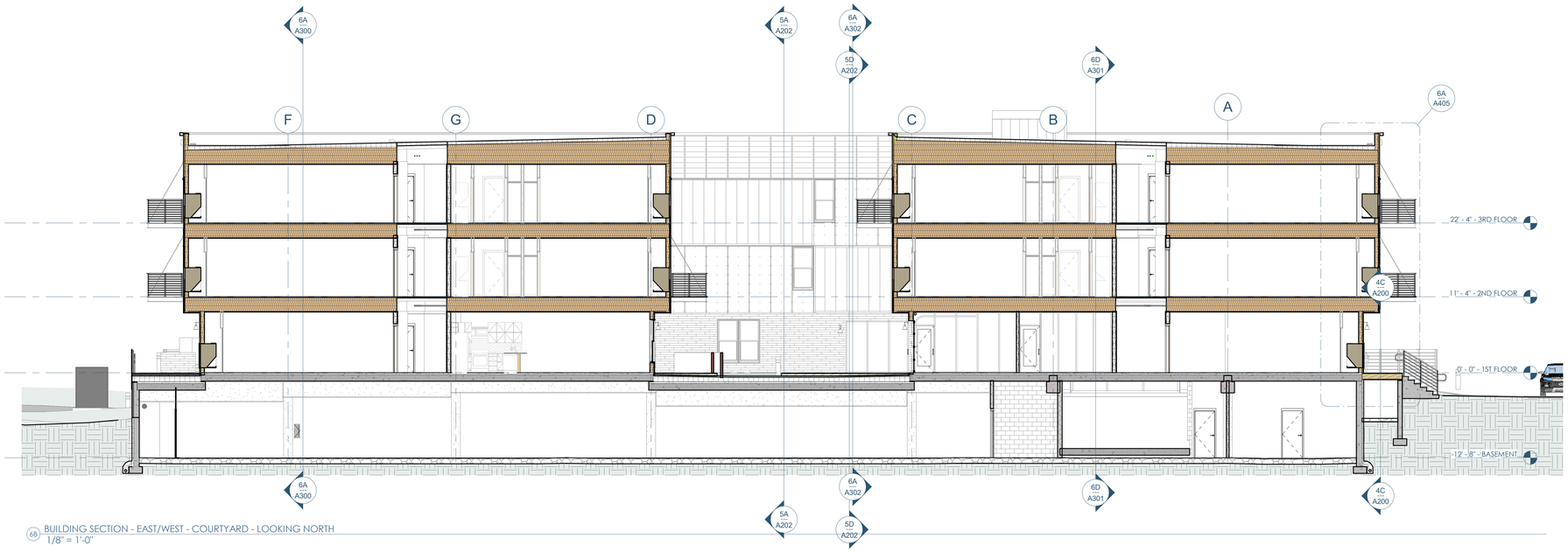
Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

SECTIONS - BUILDING

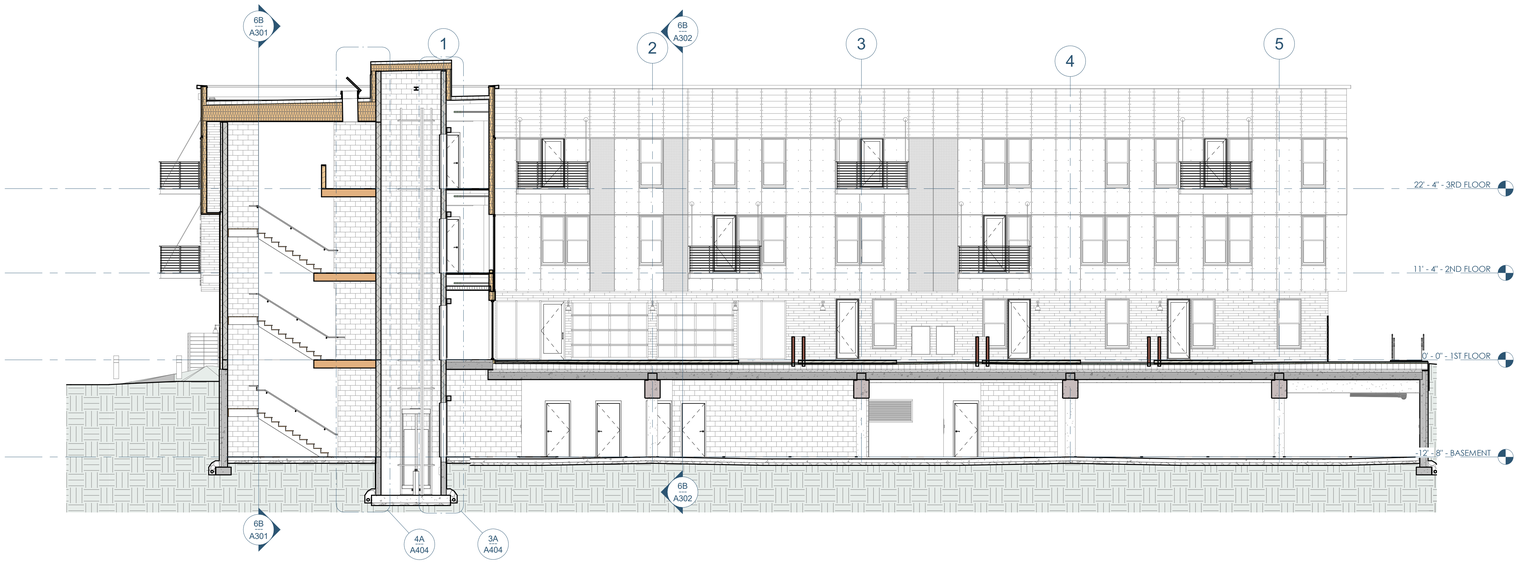
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A301

9/20/2019 4:20:56 PM



6B BUILDING SECTION - EAST/WEST - COURTYARD - LOOKING NORTH
1/8" = 1'-0"



6A BUILDING SECTION - NORTH/SOUTH AT ELEVATOR AND COURTYARD - LOOKING EAST
1/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

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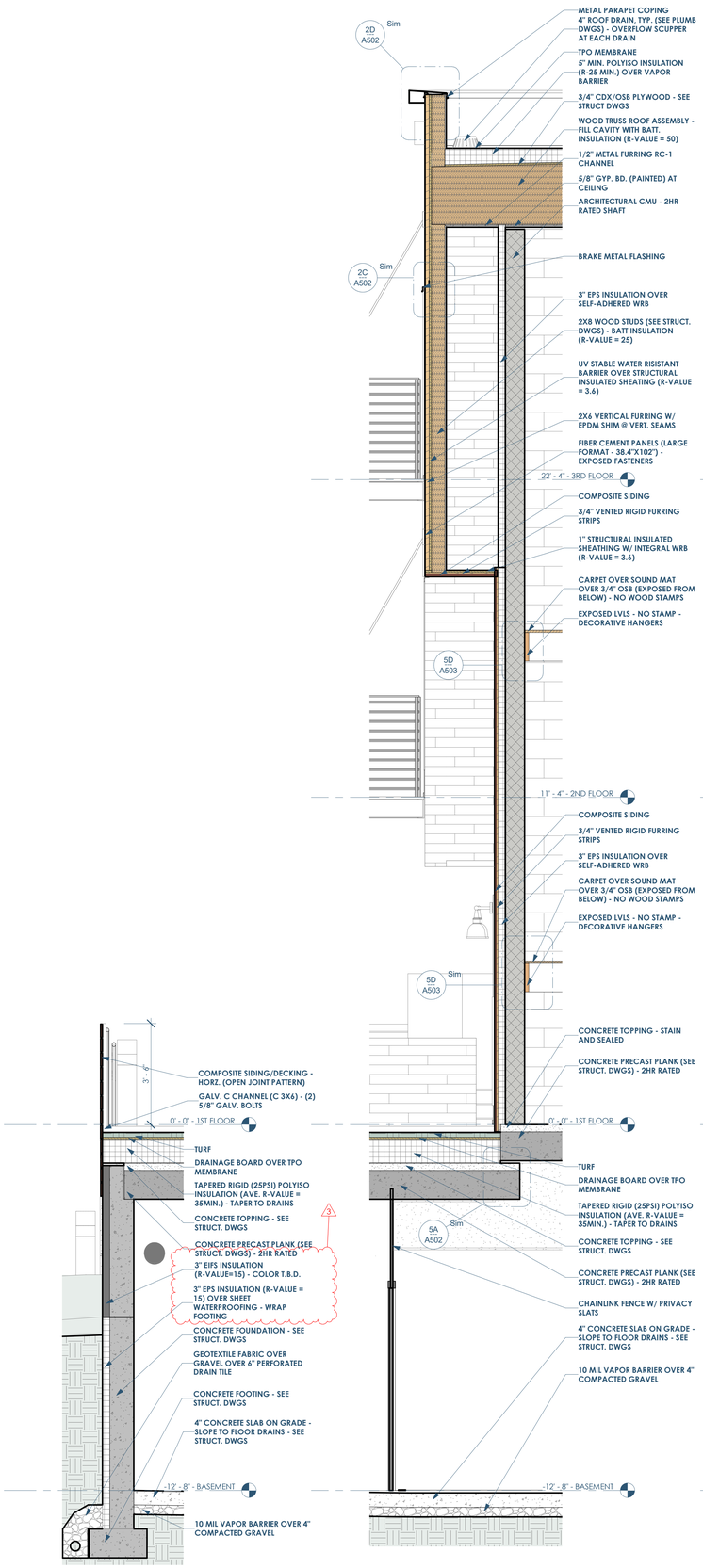
Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

SECTIONS - BUILDING

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

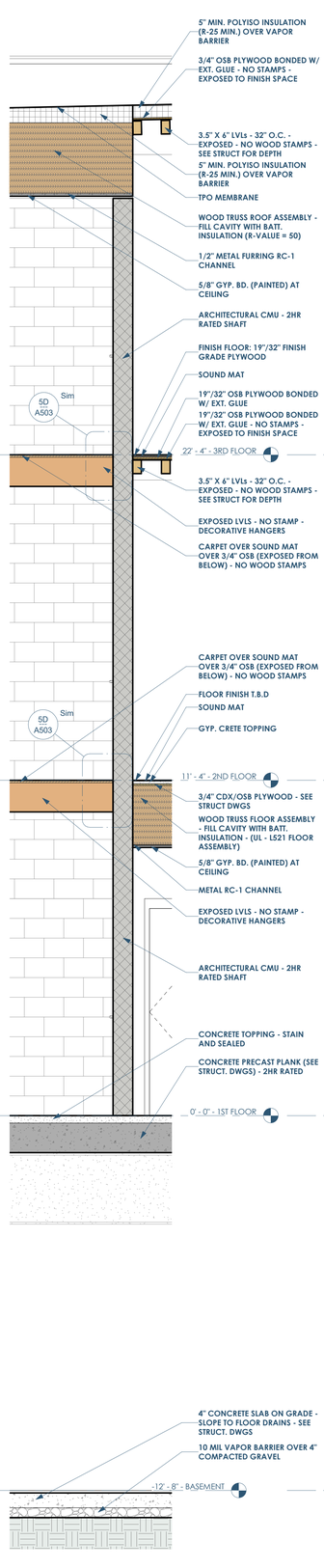
A302

9/20/2019 4:21:16 PM

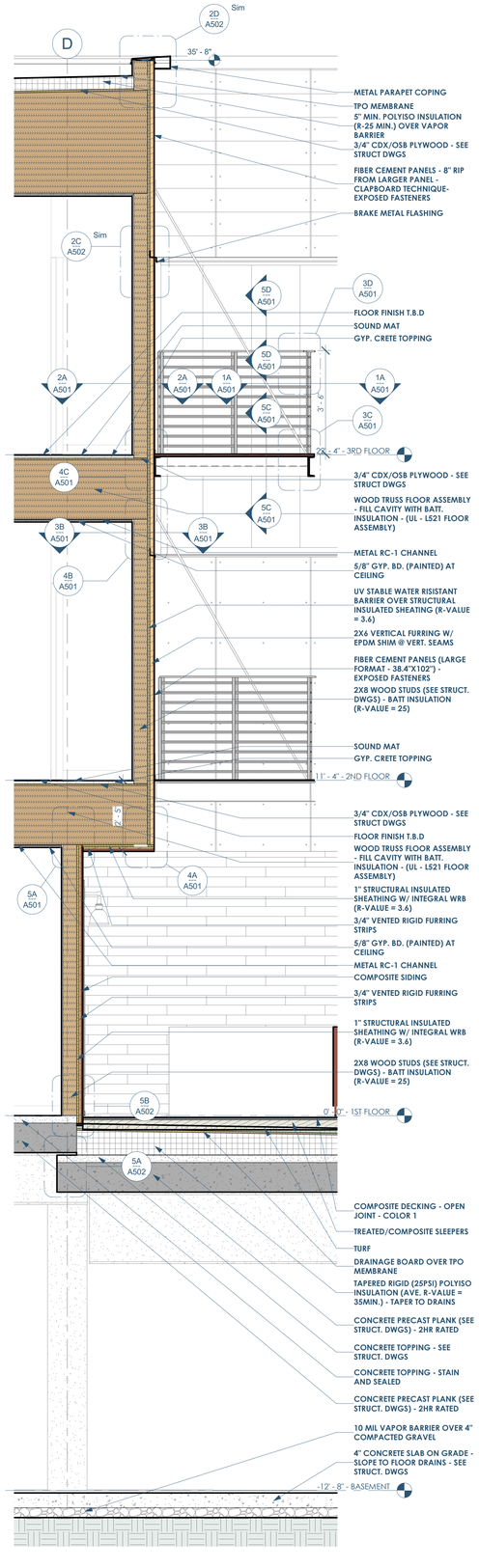


6A WALL SECTION - WEST EXT. WALL - LOOKING NORTH
1/2" = 1'-0"

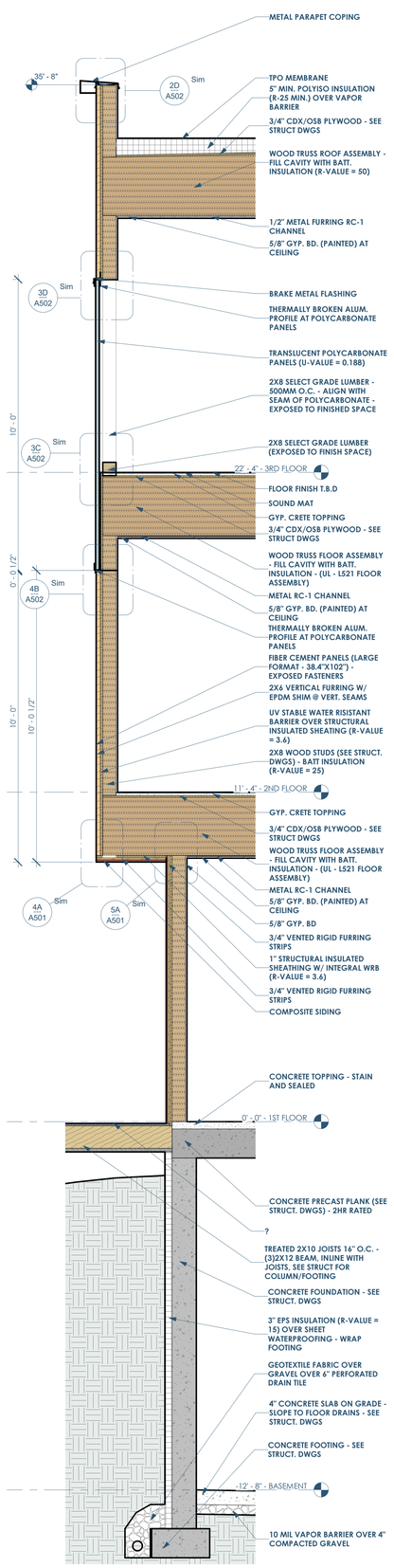
5A WALL SECTION - WEST STAIR - WEST WALL
1/2" = 1'-0"



4A WALL SECTION - WEST STAIR - EAST WALL
1/2" = 1'-0"



3A WALL SECTION - COURTYARD - WEST WALL - AT BALCONY
1/2" = 1'-0"



2A WALL SECTION - EAST EXT. WALL - AT POLYCARBONATE - LOOKING SOUTH
1/2" = 1'-0"

Developer: W Capital Group
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Structural Engineer of Record: Ennovation
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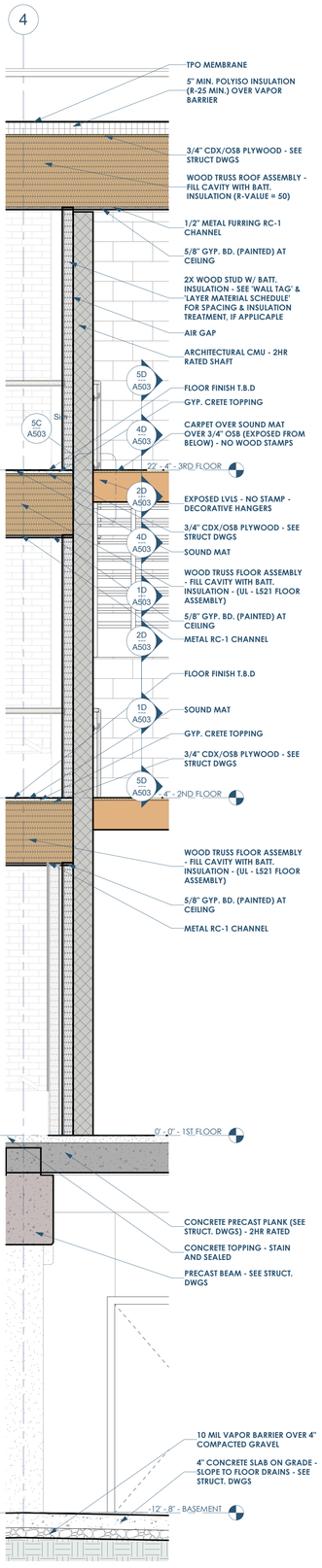
Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

SECTIONS - WALL

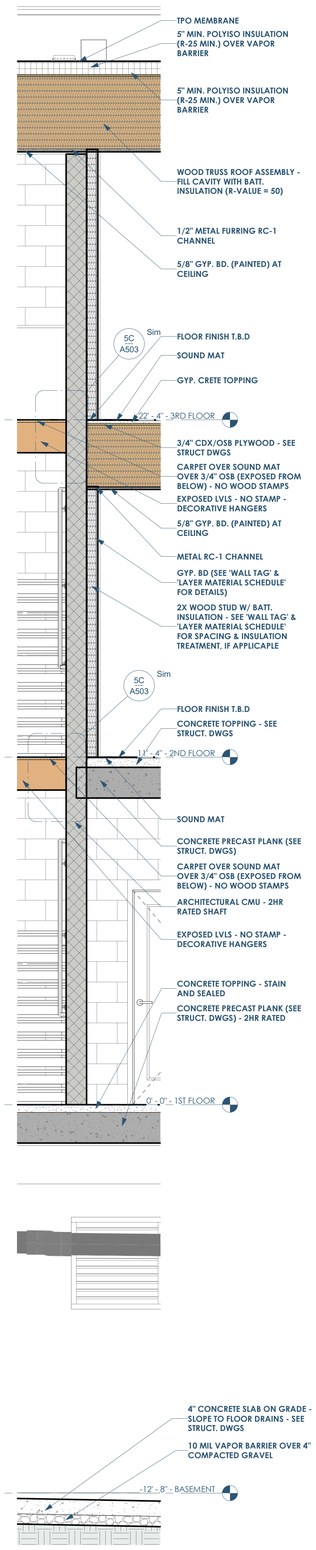
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A400

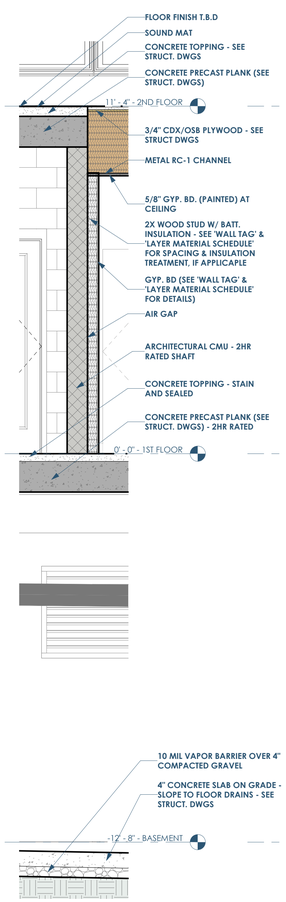
9/20/2019 4:21:25 PM



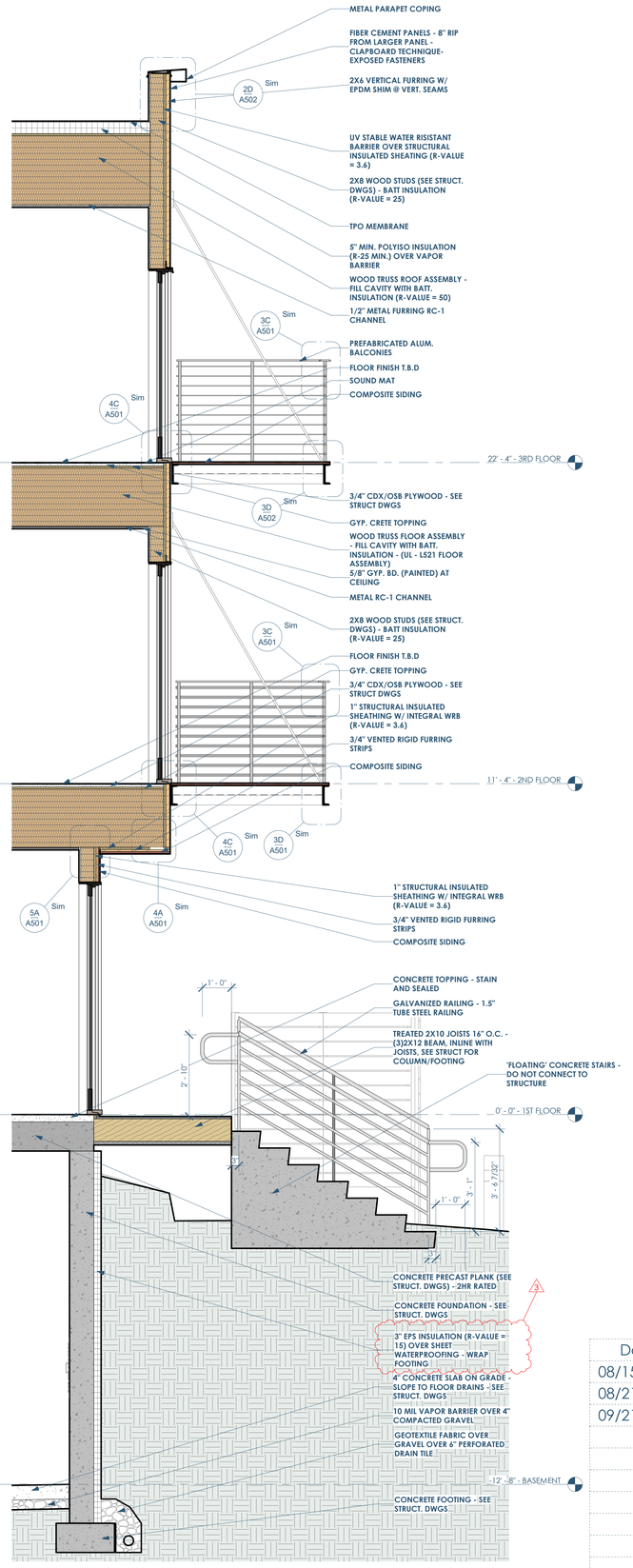
5A WALL SECTION - WEST STAIR - SOUTH WALL
1/2" = 1'-0"



4A WALL SECTION - WEST STAIR - NORTH WALL
1/2" = 1'-0"



3A WALL SECTION - WEST STAIR - NORTH CORRIDOR WALL
1/2" = 1'-0"



2A WALL SECTION - NORTH EXT. WALL - LOOKING WEST
1/2" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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Madison, WI 53703
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General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

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Structural Engineer: XC Structural Engineering
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Structural Engineer of Record: Ennovation
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Mechanical Engineer: HOVLAND'S HVAC
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Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
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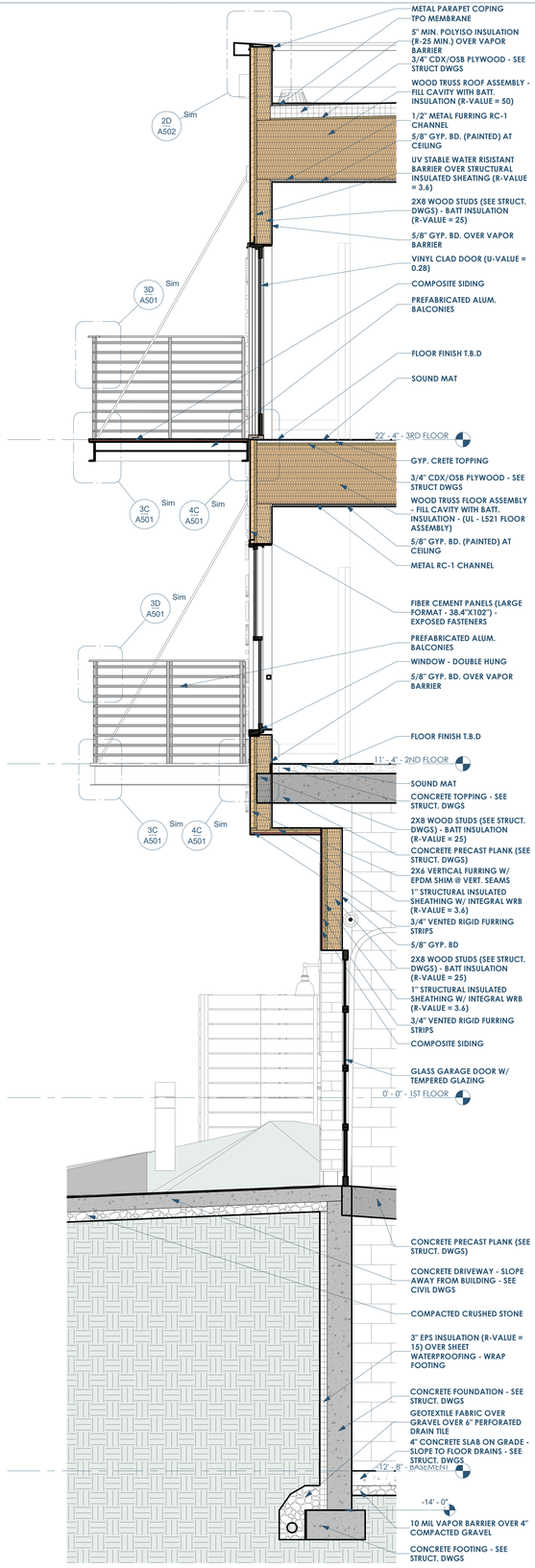
Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE - EAU CLAIRE, WI

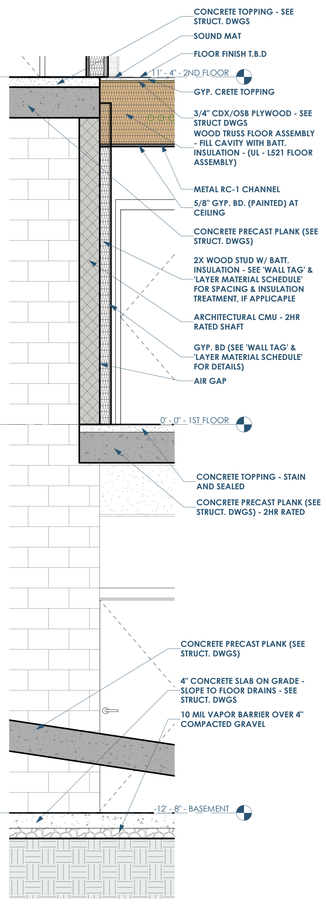
SECTIONS - WALL

A401

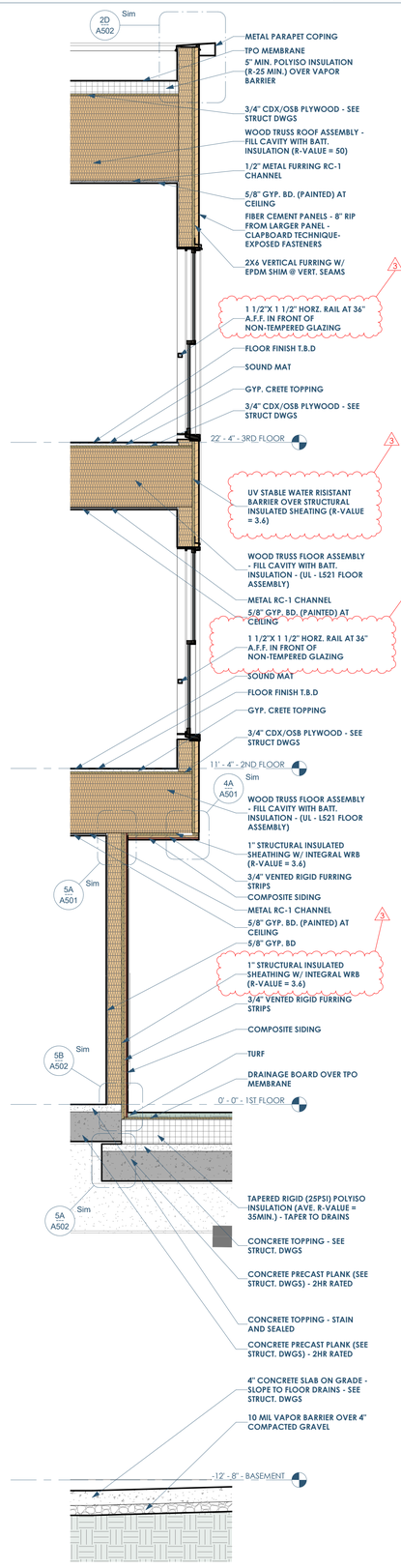
9/20/2019 4:21:31 PM



6A WALL SECTION - RAMP - NORTH WALL
1/2" = 1'-0"



5A WALL SECTION - RAMP - SOUTH WALL
1/2" = 1'-0"



4A WALL SECTION - SOUTH WALL @ WINDOWS - 1HR EXT. WALL
1/2" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
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General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
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Civil Engineer: CEDAR CORPORATION
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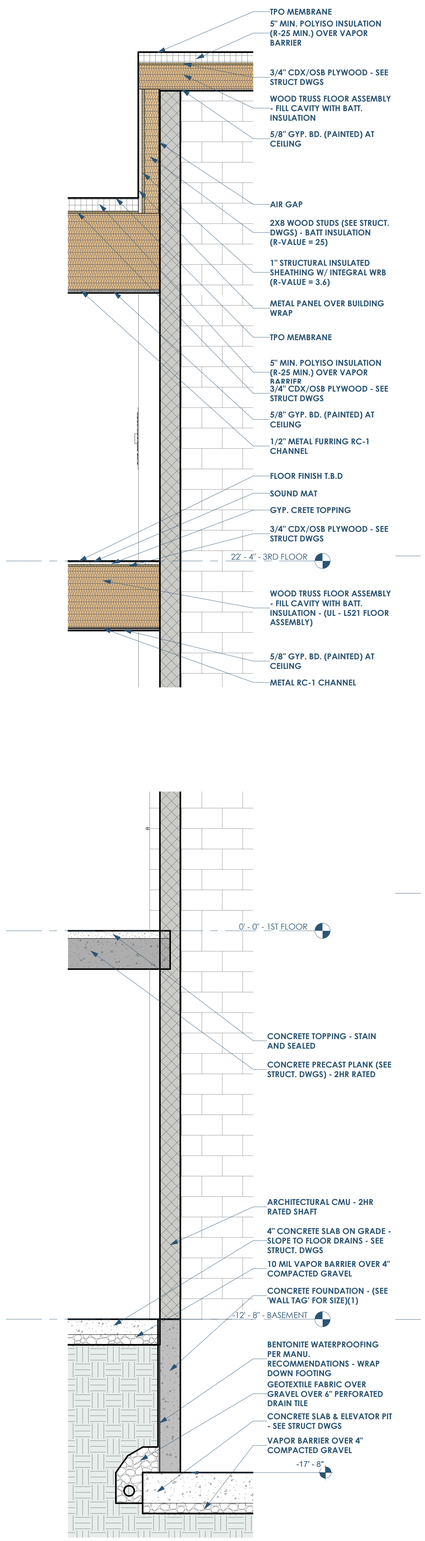
Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

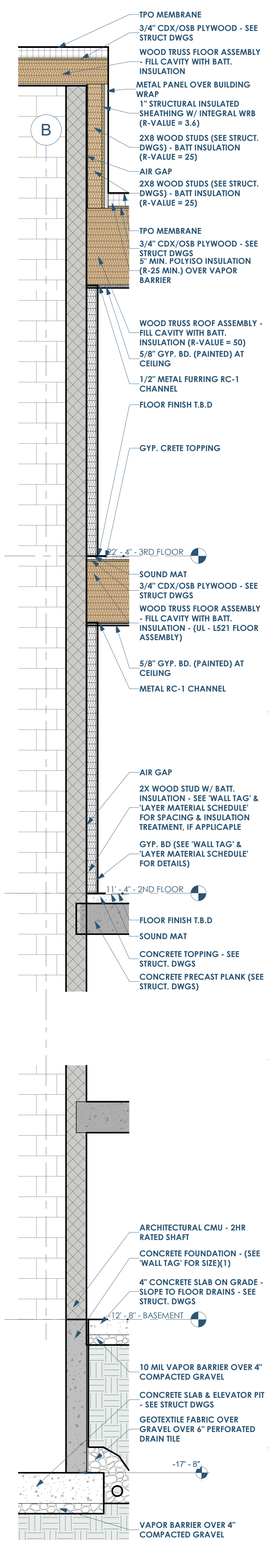
SECTIONS - WALL

A402

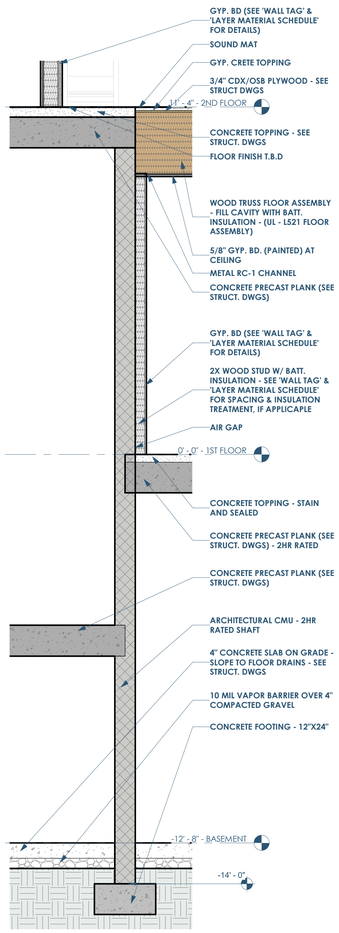
9/20/2019 4:21:37 PM



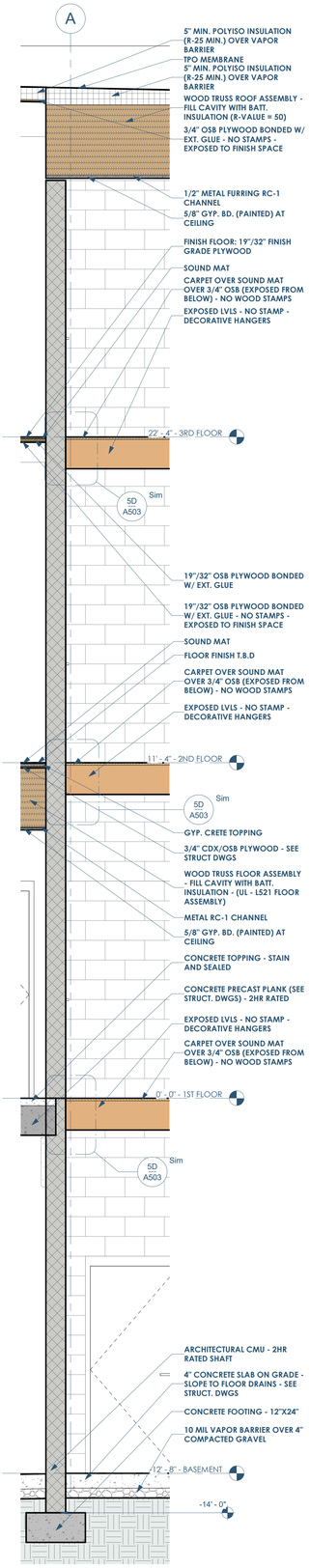
6A WALL SECTION - ELEVATOR - WEST WALL
1/2" = 1'-0"



5A WALL SECTION - ELEVATOR - EAST WALL
1/2" = 1'-0"



4A WALL SECTION - RAMP - EAST WALL
1/2" = 1'-0"



3A WALL SECTION - EAST STAIR - WEST WALL
1/2" = 1'-0"

Developer: W Capital Group
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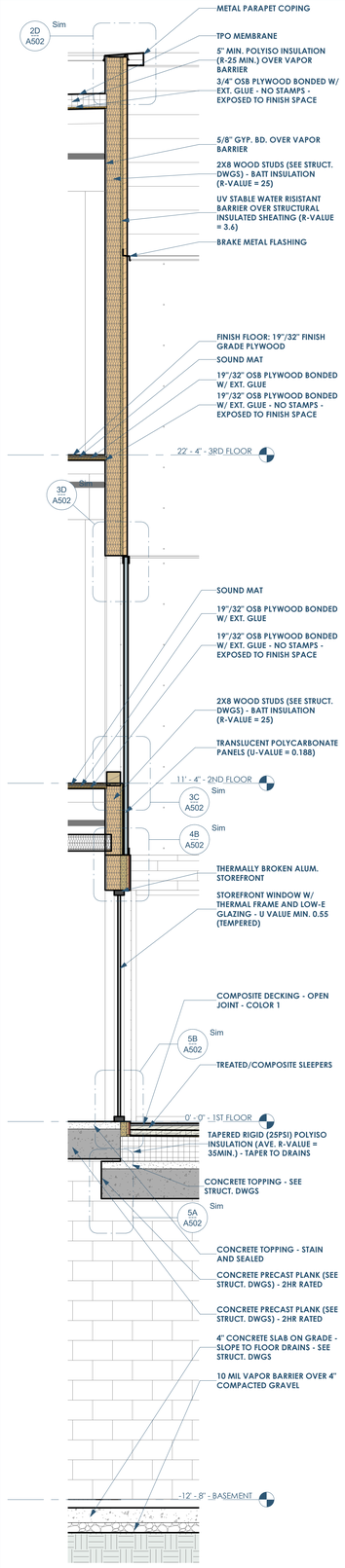
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

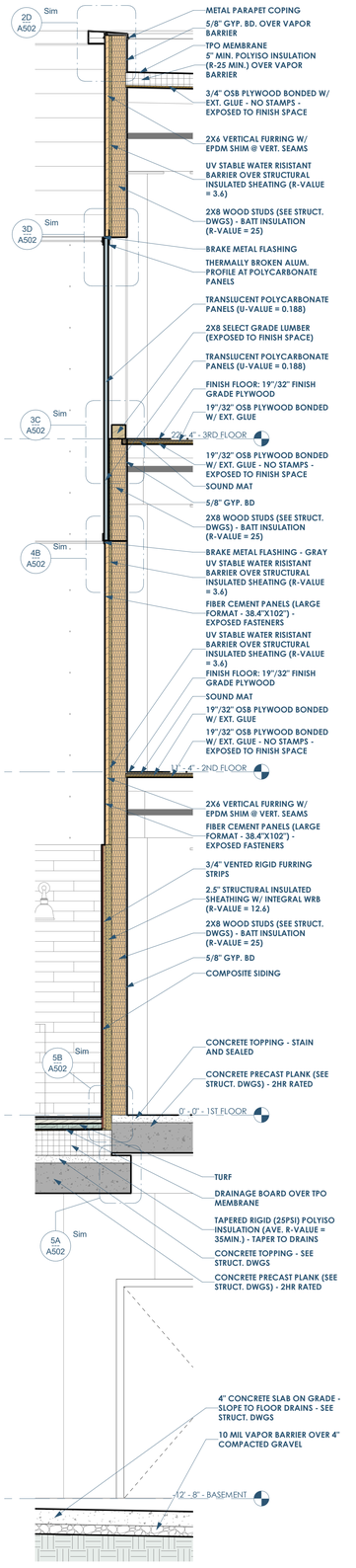
SECTIONS - WALL

A403

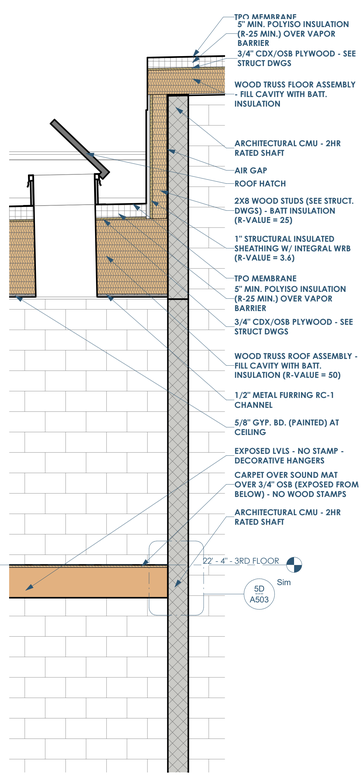
9/20/2019 4:21:42 PM



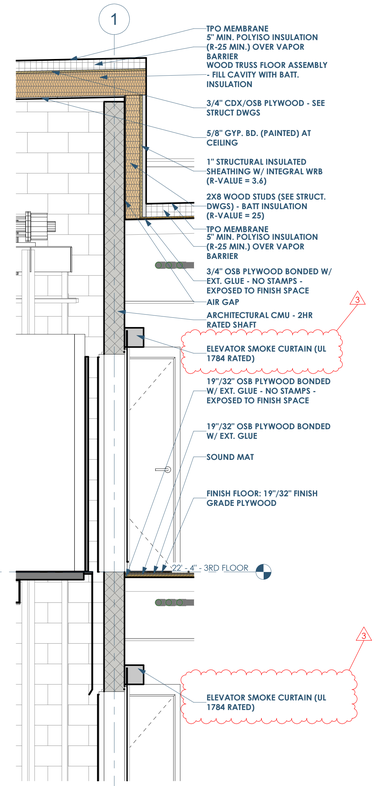
6A WALL SECTION - COURTYARD - NORTH WALL - LOOKING EAST
1/2" = 1'-0"



5A WALL SECTION - COURTYARD - NORTH WALL - LOOKING WEST
1/2" = 1'-0"



4A WALL SECITON - ELEVATOR - NORTH WALL
1/2" = 1'-0"



3A WALL SECTION - ELEVATOR - SOUTH WALL
1/2" = 1'-0"

Developer: W Capital Group
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Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
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bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
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bnovak@tailoredeng.com | 608.209.7500

WISCONSIN RYAN P. SCHULTZ A-1159-6 STEVENSON WI ARCHITECT

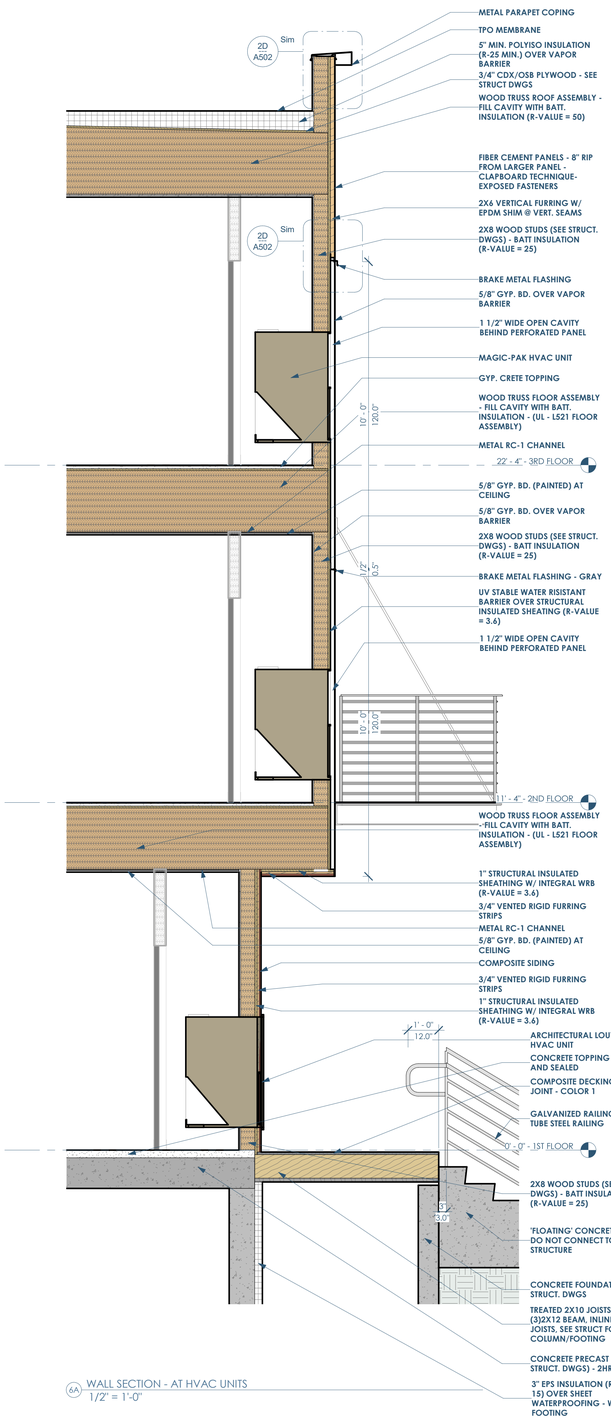
Date	Description
08/15/2019	75% CD Set
08/21/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

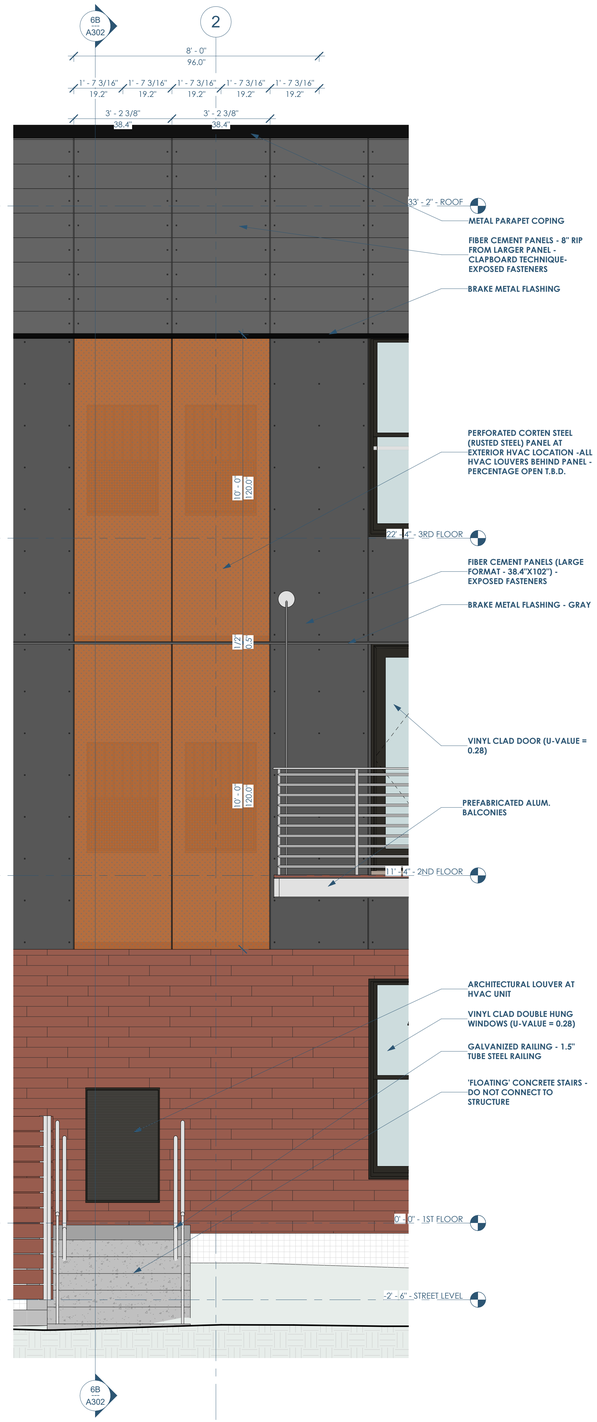
SECTIONS - WALL

A404

9/20/2019 4:21:50 PM



6A WALL SECTION - AT HVAC UNITS
1/2" = 1'-0"



4A ELEVATION AT HVAC SCREEN
1/2" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
Calle Apolonio Morales, 628036 Madrid,
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Structural Engineer of Record: Ennovation
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WISCONSIN
RYAN P. SCHLATZ
STOUGHTON, WI
ARCHITECT

Date	Description
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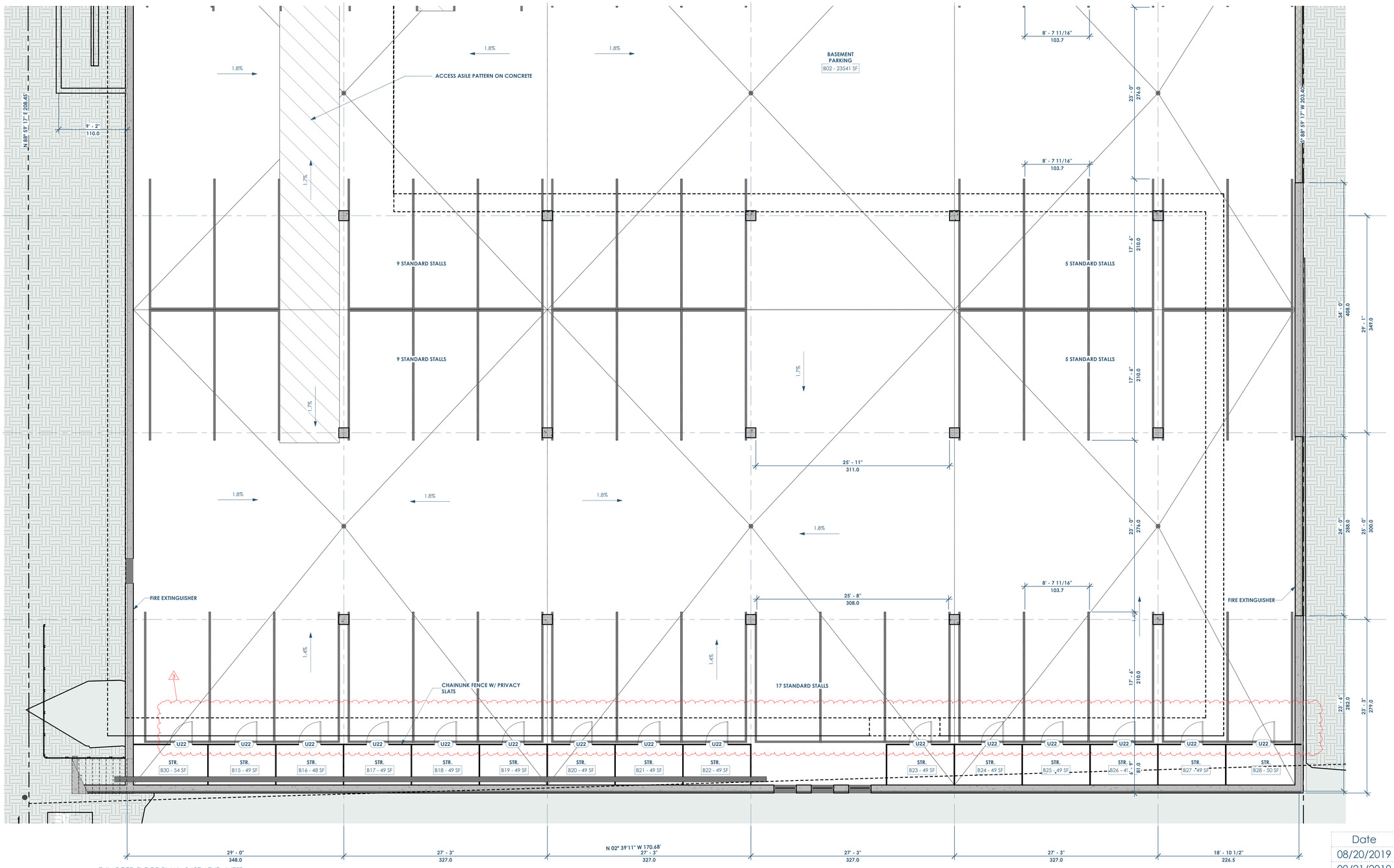
08/21/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

SECTIONS - WALL

A405

9/20/2019 4:21:55 PM



1 ENLARGED FLOOR PLAN - BASEMENT - WEST
3/16" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
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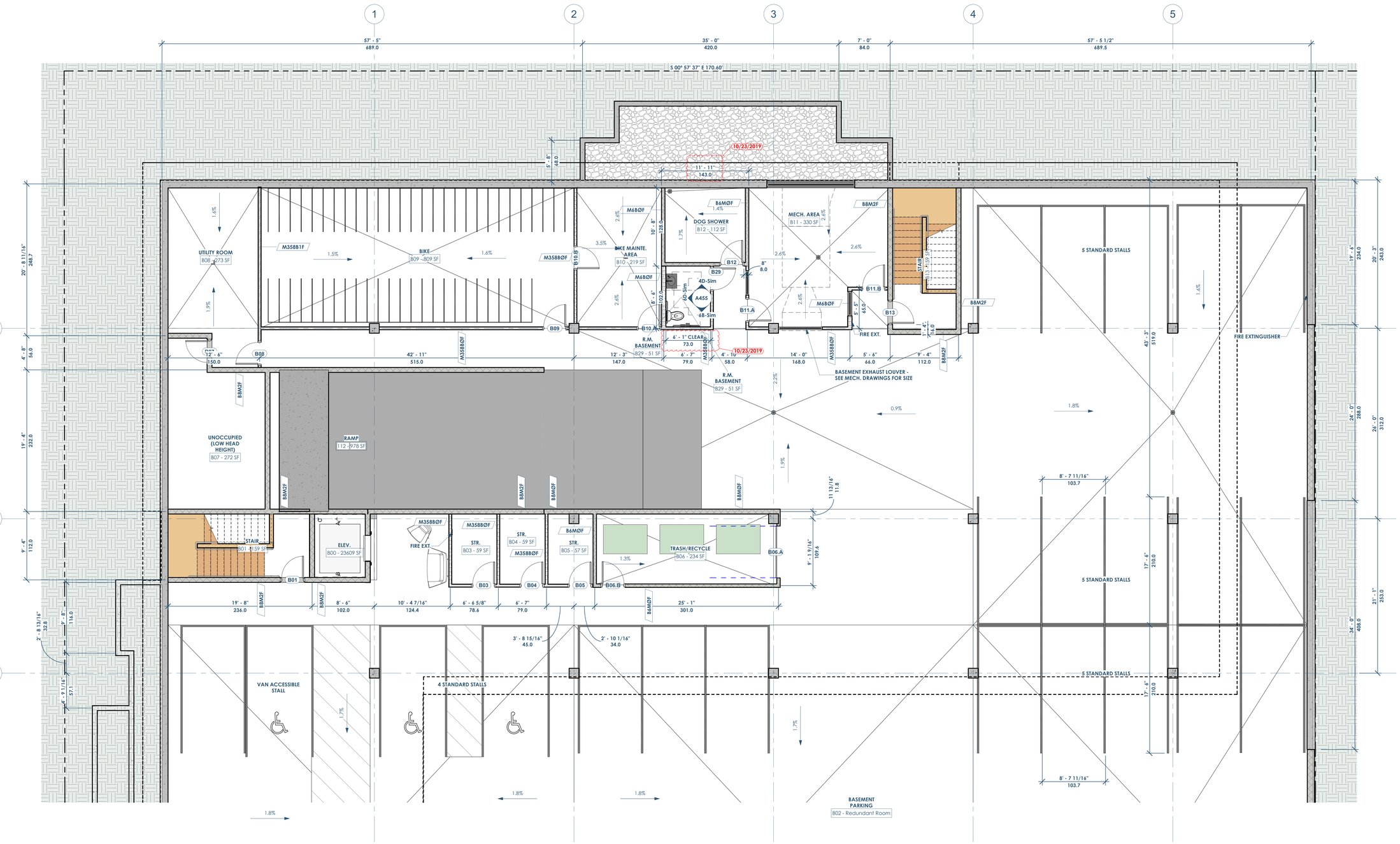
Date	Description
08/20/2019	Permit
09/21/2019	Permit Revision

ENLARGED FLOOR PLAN - BASEMENT WEST

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A410.B

9/20/2019 4:00:06 PM



1 ENLARGED FLOOR PLAN - BASEMENT - EAST
3/16" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
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General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
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Plumbing Engineer: TAILORED ENGINEERING
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bnovak@tailoredeng.com | 608.209.7500

Date	Description
08/20/2019	Permit
09/21/2019	Permit Revision #1
10/23/2019	Permit Revision #2

ENLARGED FLOOR PLANS - BASEMENT EAST
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A410.A

10/23/2019 2:49:54 PM

Developer: W Capital Group
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Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ENLARGED FLOOR PLAN - 1ST FLOOR WEST SIDE
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A411.B

9/20/2019 4:00:33 PM

Developer: W Capital Group
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Architect: OpeningDesign
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Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision #1
10/23/2019	Permit Revision #2

ENLARGED FLOOR PLAN - 1ST FLOOR EAST SIDE
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A411.A

10/23/2019 2:56:37 PM

Developer: W Capital Group
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Architect: OpeningDesign
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Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ENLARGED FLOOR PLAN - 2ND FLOOR EAST SIDE
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A412.A

9/20/2019 4:00:44 PM

Developer: W Capital Group
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Architect: OpeningDesign
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Plumbing Engineer: TAILORED ENGINEERING
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bnovak@tailoredeng.com | 608.209.7500

Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ENLARGED FLOOR PLAN - 2ND FLOOR WEST SIDE
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A412.B

9/20/2019 4:00:55 PM

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
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General Contractor: ROYAL CONSTRUCTION
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WISCONSIN
EVAN P. SCHULTZ
A-4159-3
STOUGHTON, WI
ARCHITECT

Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ENLARGED FLOOR PLAN - 3RD FLOOR EAST SIDE
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A413.A

9/20/2019 4:01:09 PM

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
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General Contractor: ROYAL CONSTRUCTION
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Plumbing Engineer: TAILORED ENGINEERING
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WISCONSIN
RYAN P. SCHULTZ
A-17147-2
STOUGHTON, WI
ARCHITECT

Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ENLARGED FLOOR PLAN - 3RD FLOOR WEST SIDE
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A413.B

9/20/2019 4:01:22 PM

Developer: W Capital Group
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Architect: OpeningDesign
316 W Washington Ave | Suite 675
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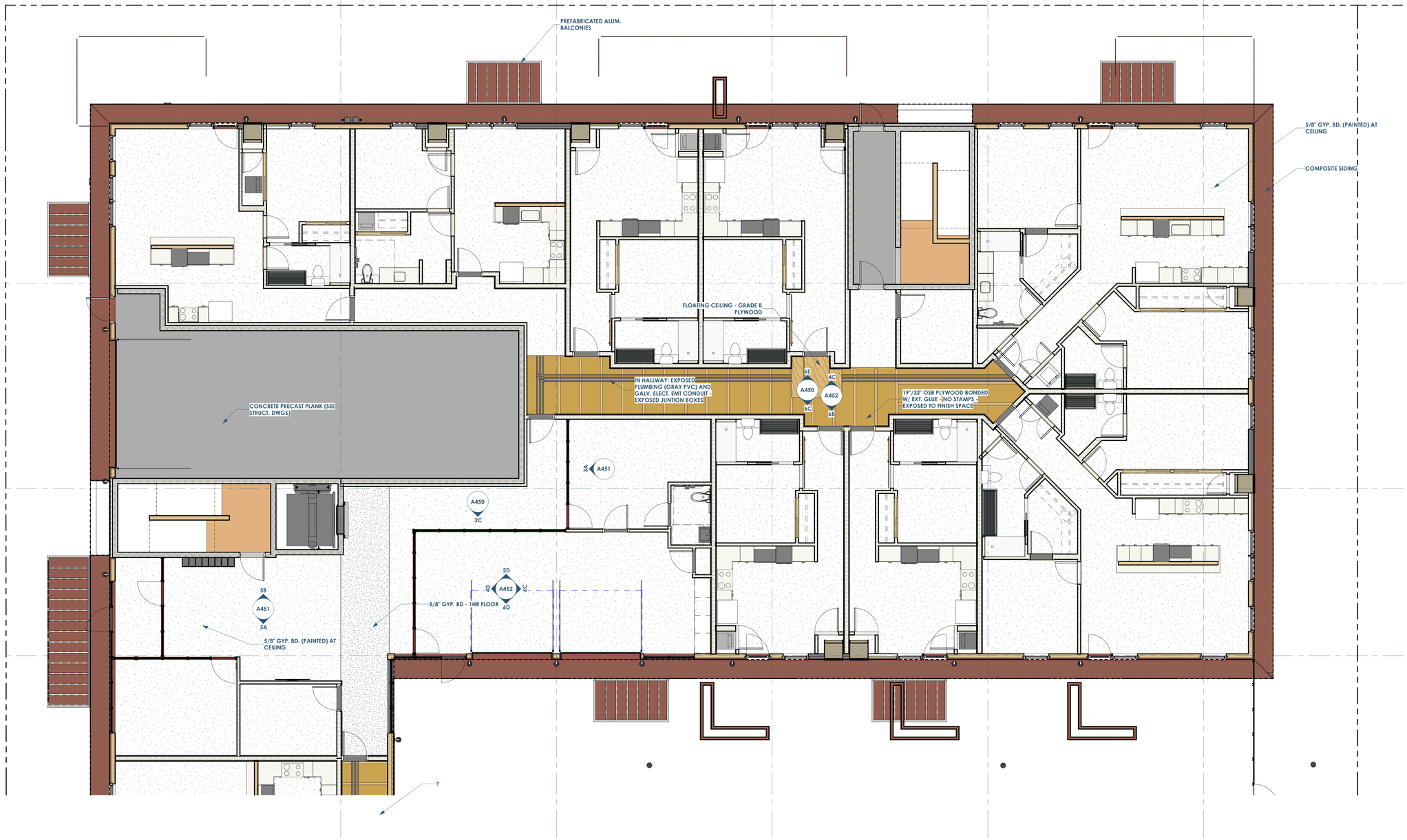
RCP PLANS - BASEMENT

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A420

9/20/2019 4:01:26 PM



1 ENLARGED RCP - 1ST FLOOR PLAN - EAST
3/16" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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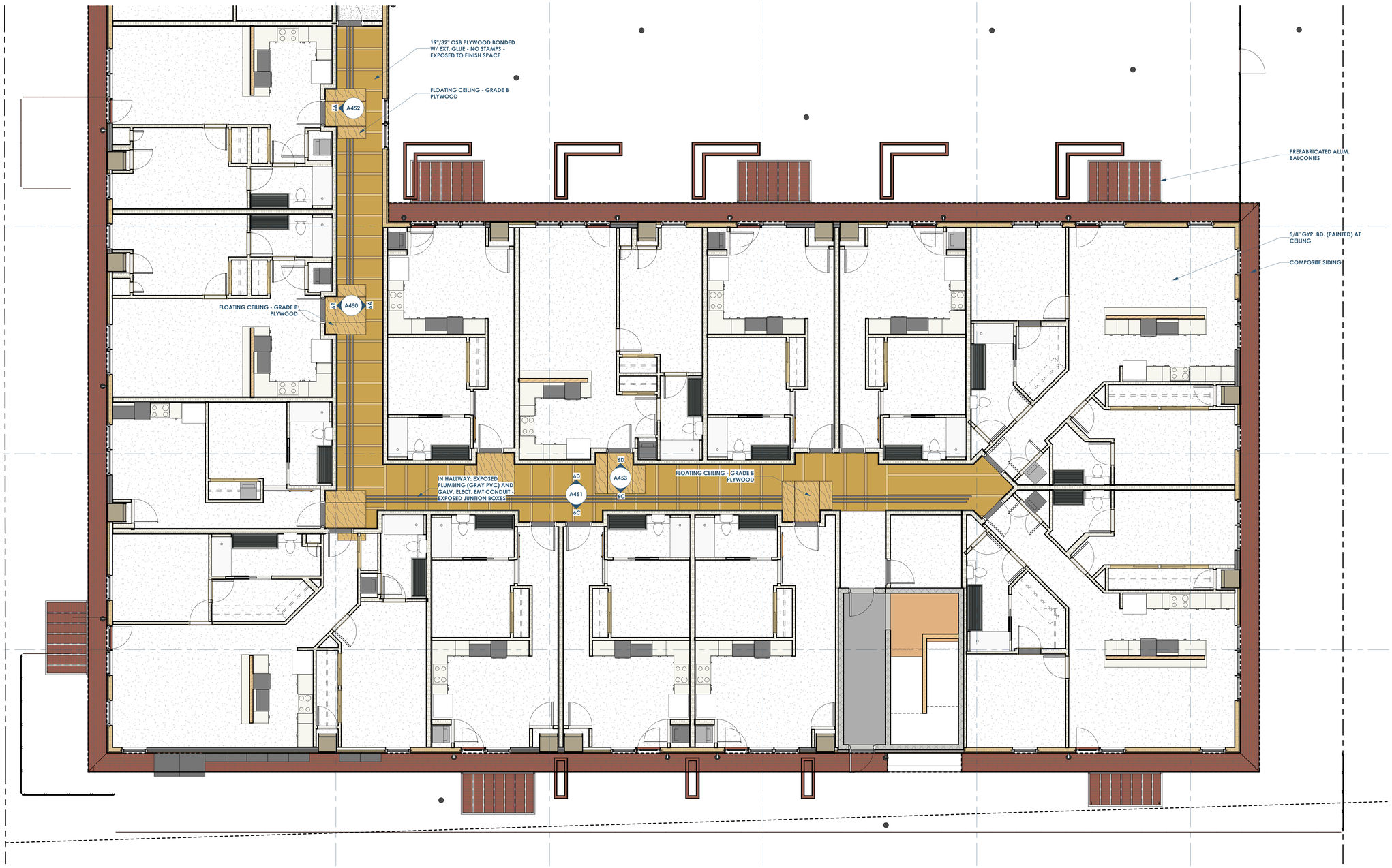
09/21/2019	Permit Revision

RCP PLANS - 1ST FLOOR EAST SIDE

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A421.A

9/20/2019 4:01:33 PM



1 ENLARGED RCP - 1ST FLOOR PLAN - WEST
3/16" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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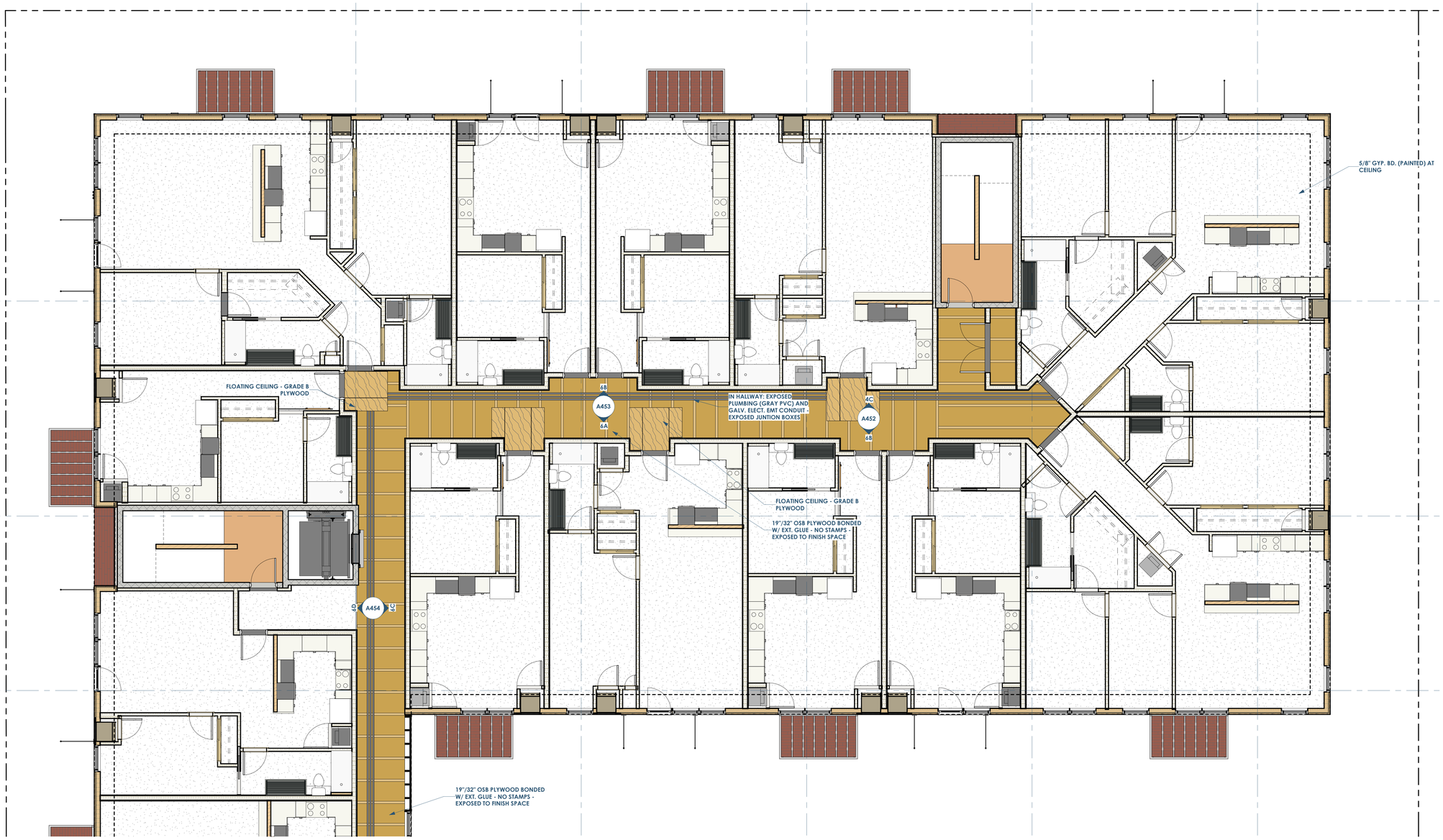
RCP PLANS - 1ST FLOOR WEST SIDE

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A421.B

9/20/2019 4:01:40 PM



1 ENLARGED RCP - 2ND FLOOR PLAN - EAST
3/16" = 1'-0"

Developer: W Capital Group
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Architect: OpeningDesign
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RCP PLANS - 2ND FLOOR EAST SIDE

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A422.A

9/20/2019 4:01:45 PM

1 ENLARGED RCP - 2ND FLOOR PLAN - WEST
3/16" = 1'-0"

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Civil Engineer: CEDAR CORPORATION
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kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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l.peraztato@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
4729 Dale-Curtain Dr, McFarland, WI 53558
kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street |Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

WISCONSIN
RYAN P. SCHULTZ
A-17134-6
STOUGHTON, WI
ARCHITECT

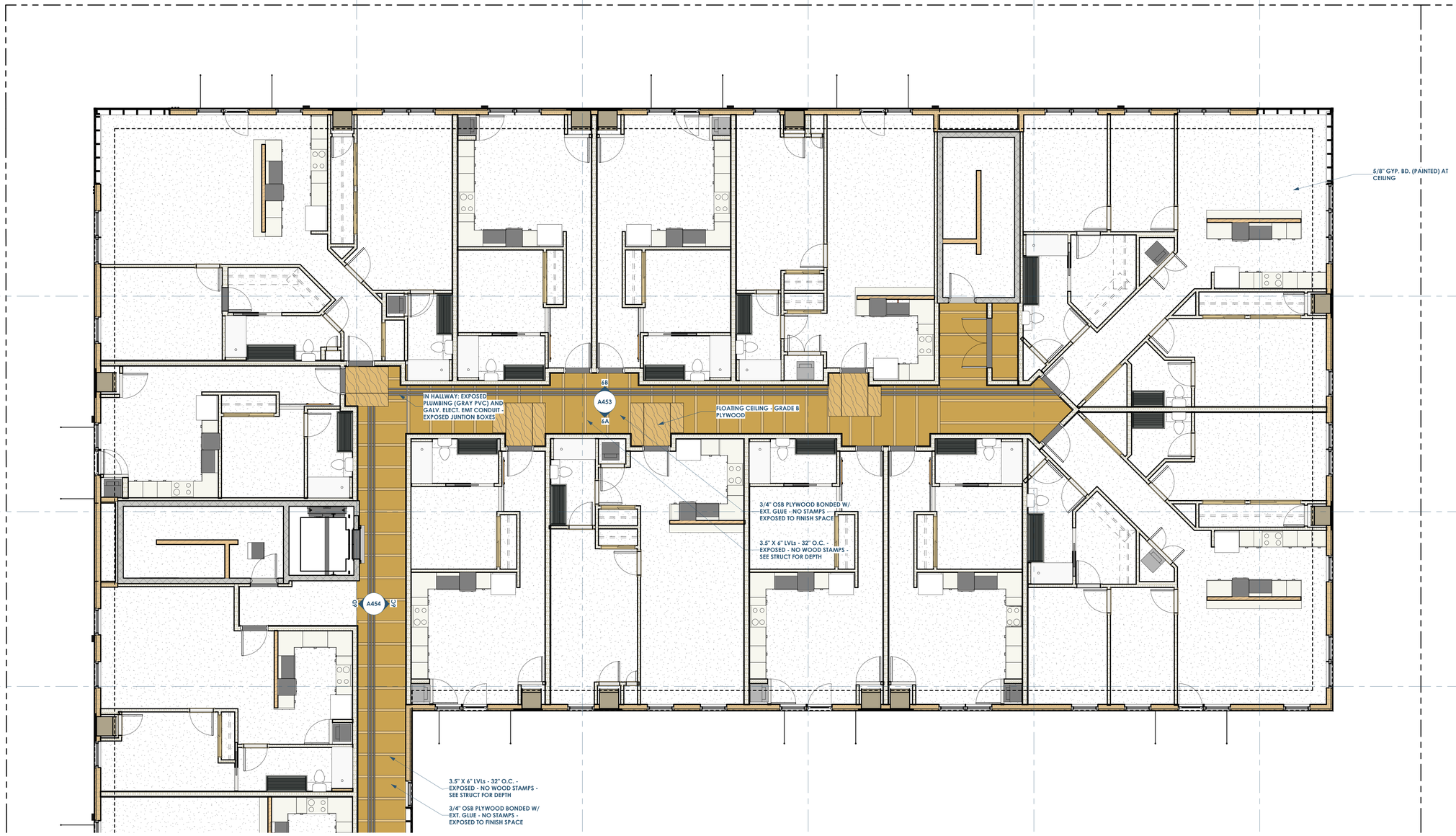
Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

RCP PLANS - 2ND FLOOR WEST SIDE

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A422.B

9/20/2019 4:01:51 PM



1 ENLARGED RCP - 3RD FLOOR PLAN - EAST
3/16" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

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bnovak@tailoredeng.com | 608.209.7500

Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

RCP PLAN - 3RD FLOOR EAST SIDE

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A423.A

9/20/2019 4:01:56 PM

1 ENLARGED RCP - 3RD FLOOR PLAN - WEST
3/16" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
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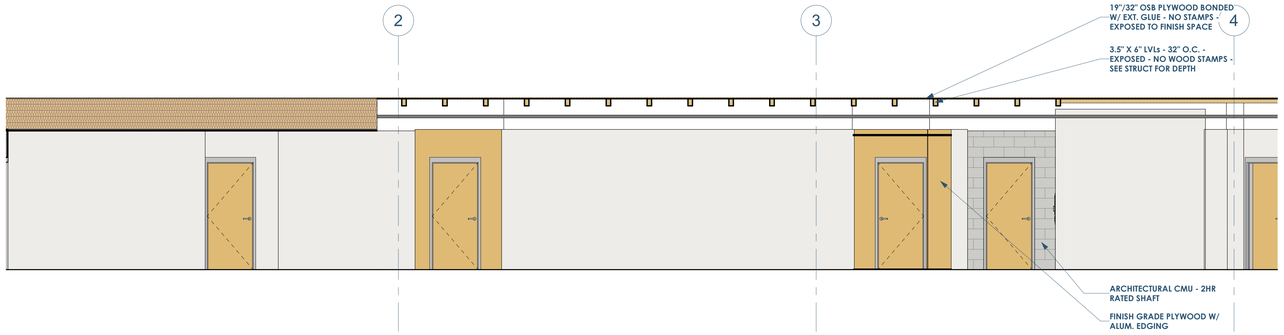
Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

RCP PLAN - 3RD FLOOR WEST SIDE

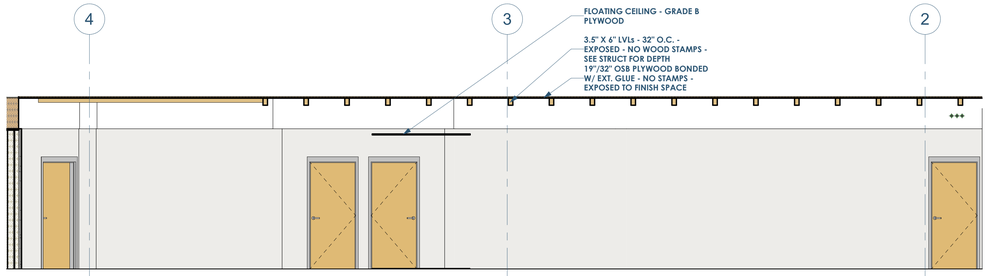
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A423.B

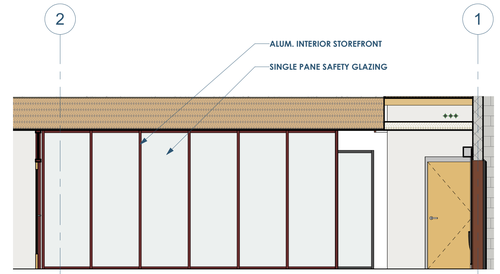
9/20/2019 4:02:01 PM



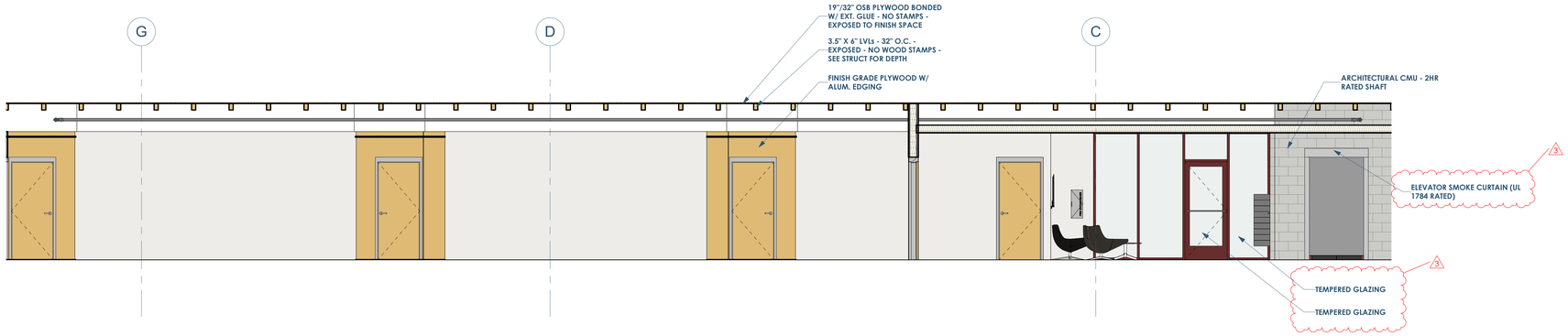
6E INTERIOR ELEVATION - CORRIDOR NORTH - EAST WALL
1/4" = 1'-0"



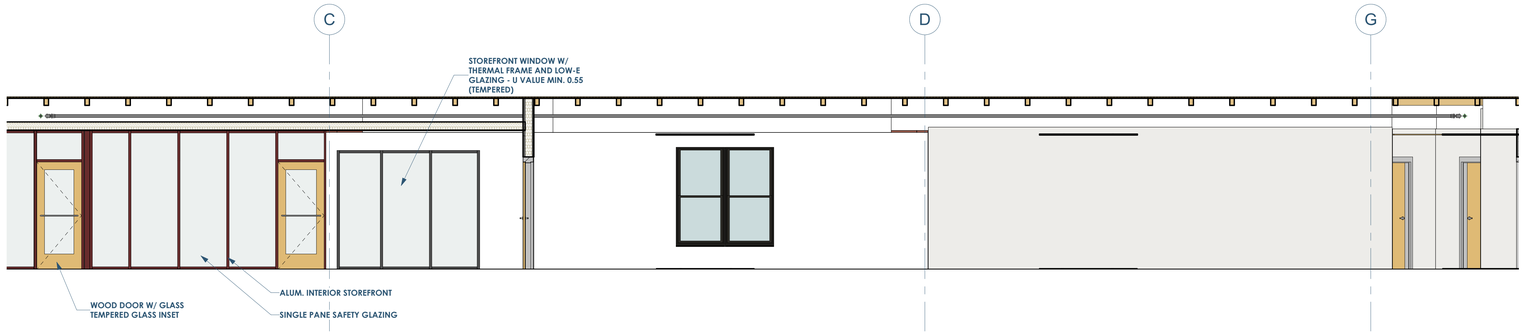
6C INTERIOR ELEVATION - CORRIDOR EAST - 1ST FLOOR - WEST WALL
1/4" = 1'-0"



2C INTERIOR ELEVATION - LOBBY - WALL AT COMMUNITY ROOM
1/4" = 1'-0"



6B INTERIOR ELEVATION - CORRIDOR AND LOBBY - NORTH WALL
1/4" = 1'-0"



6A INTERIOR ELEVATION - CORRIDOR & LOBBY - SOUTH WALL
1/4" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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Madison, WI 53703
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bnovak@tailoredeng.com | 608.209.7500

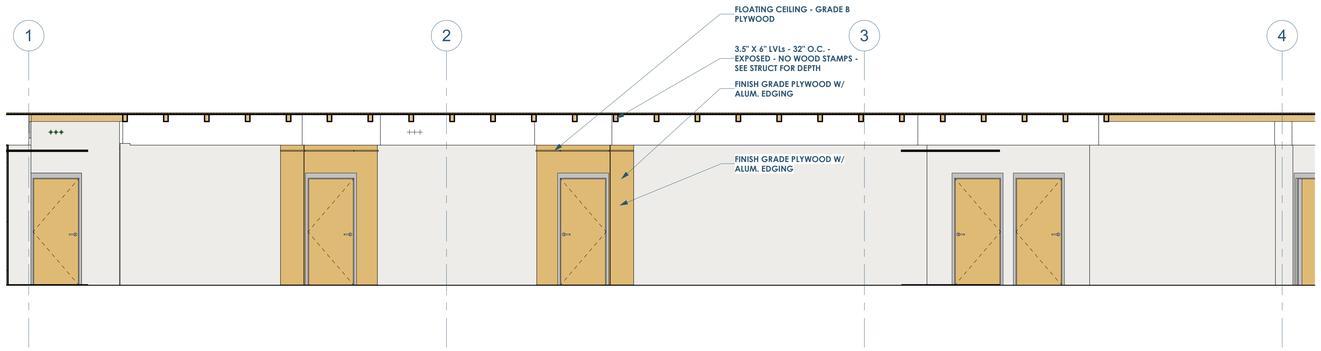
Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

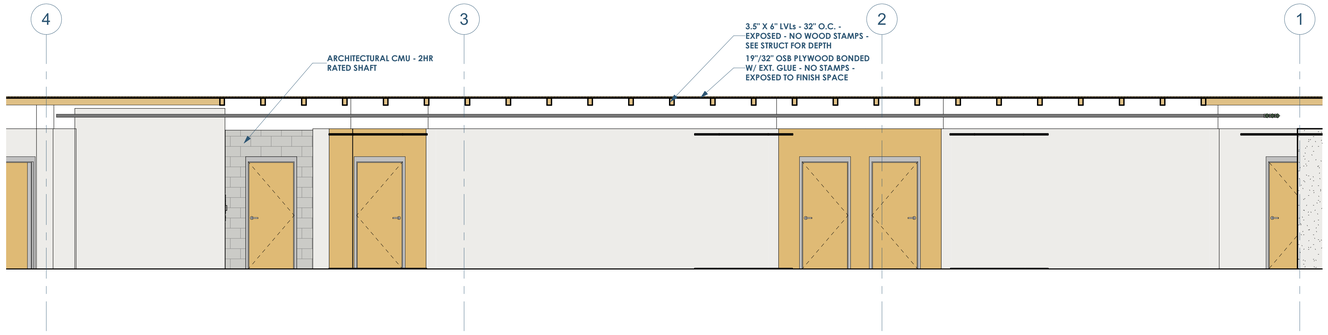
ELEVATIONS - INTERIOR

A450

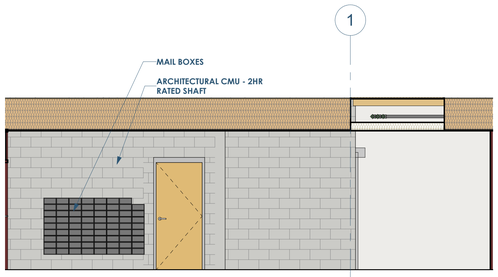
9/20/2019 4:02:13 PM



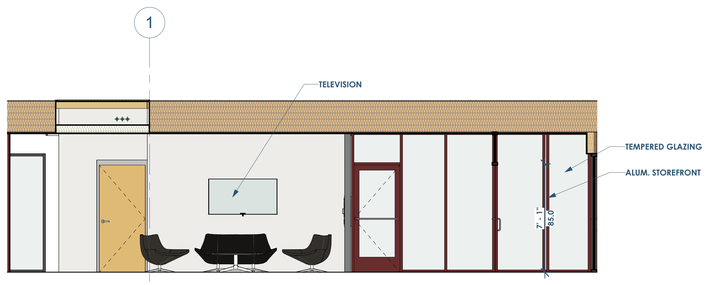
6D INTERIOR ELEVATION - CORRIDOR WEST - 1ST FLOOR - EAST WALL
1/4" = 1'-0"



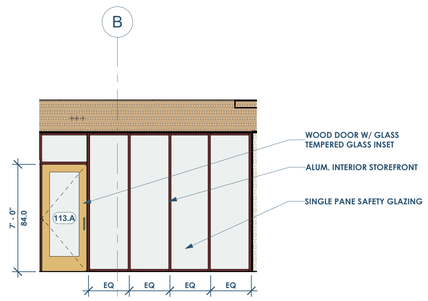
6C INTERIOR ELEVATION - CORRIDOR WEST - 1ST FLOOR - WEST WALL
1/4" = 1'-0"



5B INTERIOR ELEVATION - LOBBY - EAST WALL
1/4" = 1'-0"



5A INTERIOR ELEVATION - LOBBY - WEST WALL
1/4" = 1'-0"



3A INTERIOR ELEVATION - FITNESS ROOM - NORTH WALL
1/4" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
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General Contractor: ROYAL CONSTRUCTION
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Civil Engineer: CEDAR CORPORATION
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Structural Engineer: XC Structural Engineering
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Structural Engineer of Record: Ennovation
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kfrey@ennovationbuilt.com

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jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

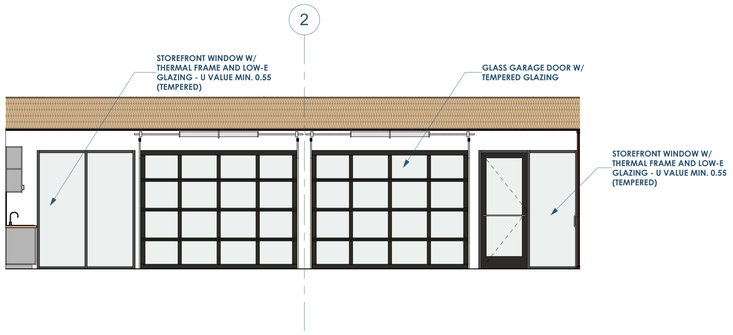
Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ELEVATIONS - INTERIOR

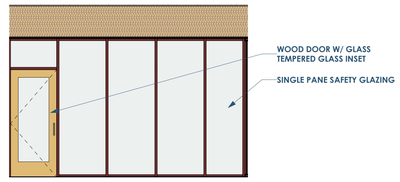
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A451

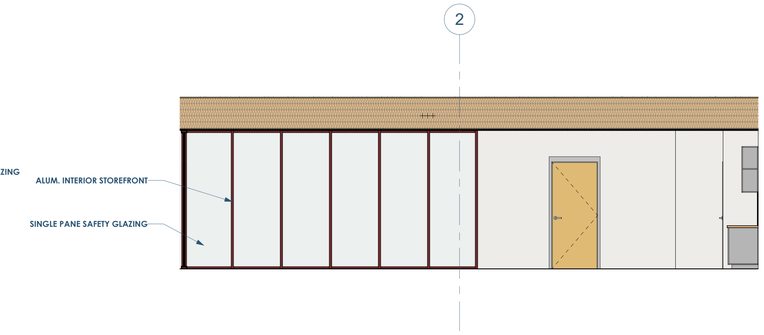
9/20/2019 4:02:23 PM



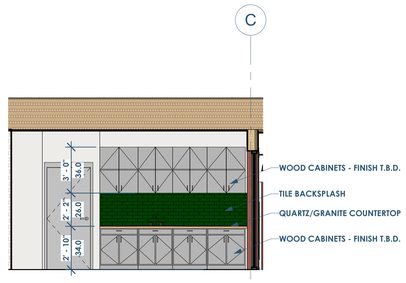
6D INTERIOR ELEVATION - COMMUNITY ROOM - WEST WALL
1/4" = 1'-0"



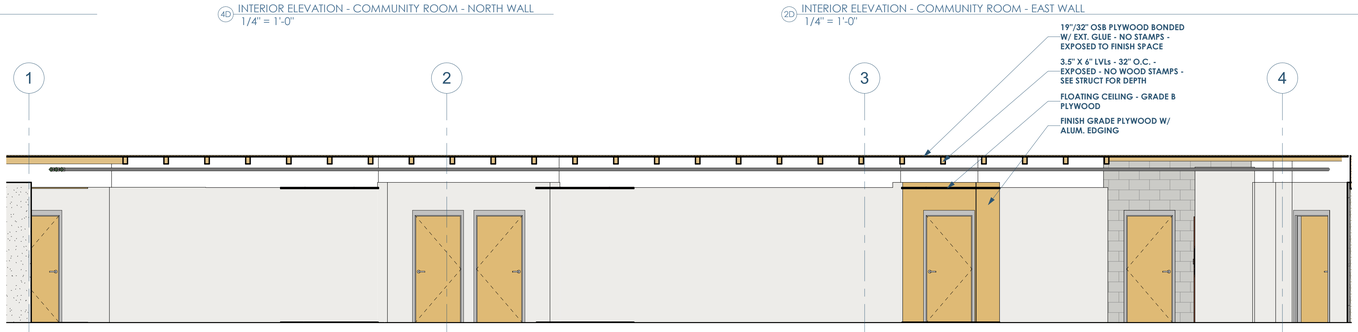
4D INTERIOR ELEVATION - COMMUNITY ROOM - NORTH WALL
1/4" = 1'-0"



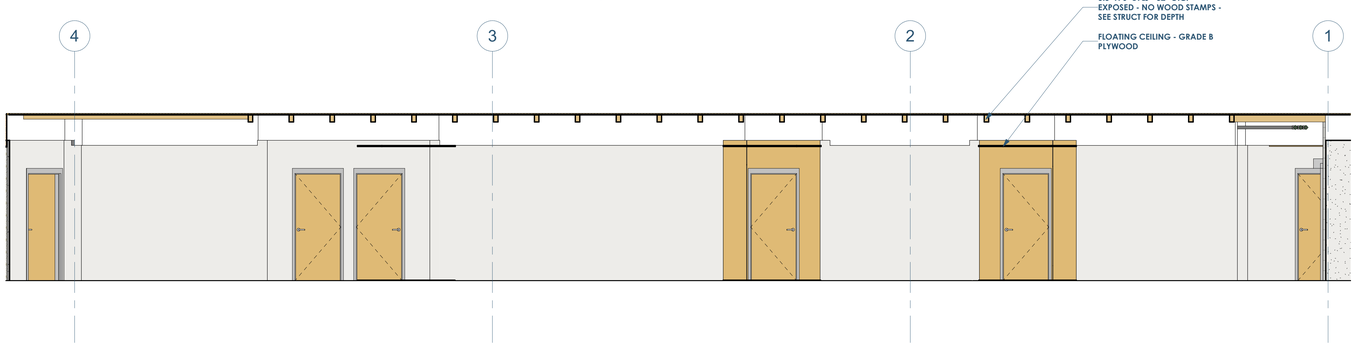
2D INTERIOR ELEVATION - COMMUNITY ROOM - EAST WALL
1/4" = 1'-0"



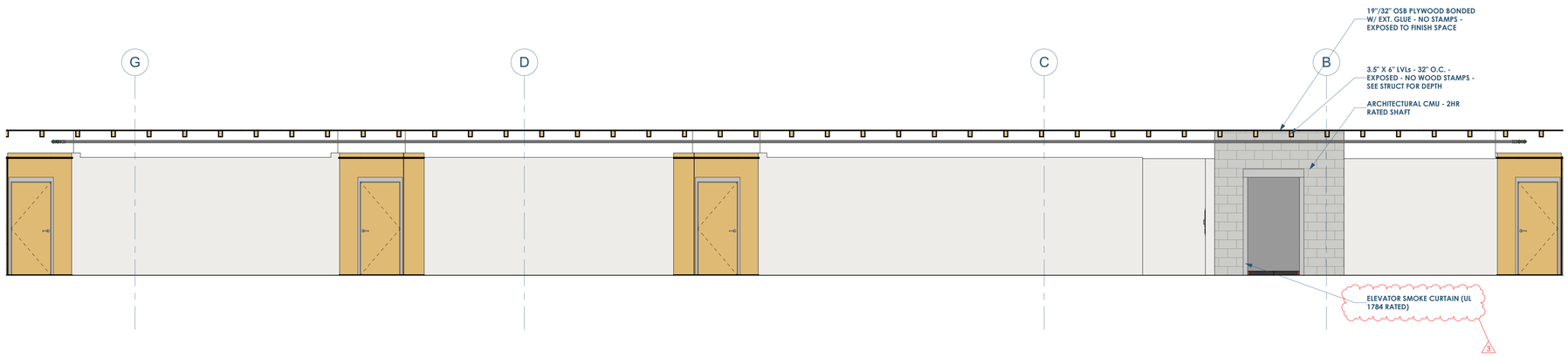
6C INTERIOR ELEVATION - COMMUNITY ROOM - SOUTH WALL
1/4" = 1'-0"



4C INTERIOR ELEVATION - CORRIDOR EAST - 2ND FLOOR - EAST WALL
1/4" = 1'-0"



6B INTERIOR ELEVATION - CORRIDOR EAST - 2ND FLOOR - WEST WALL
1/4" = 1'-0"



6A INTERIOR ELEVATION - CORRIDOR NORTH - 2ND FLOOR - NORTH WALL
1/4" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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Date	Description
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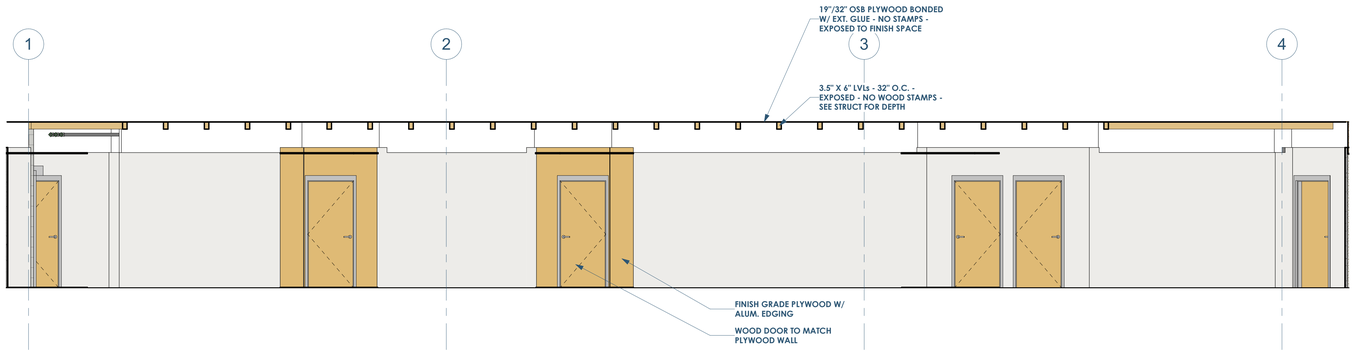
ELEVATIONS - INTERIOR

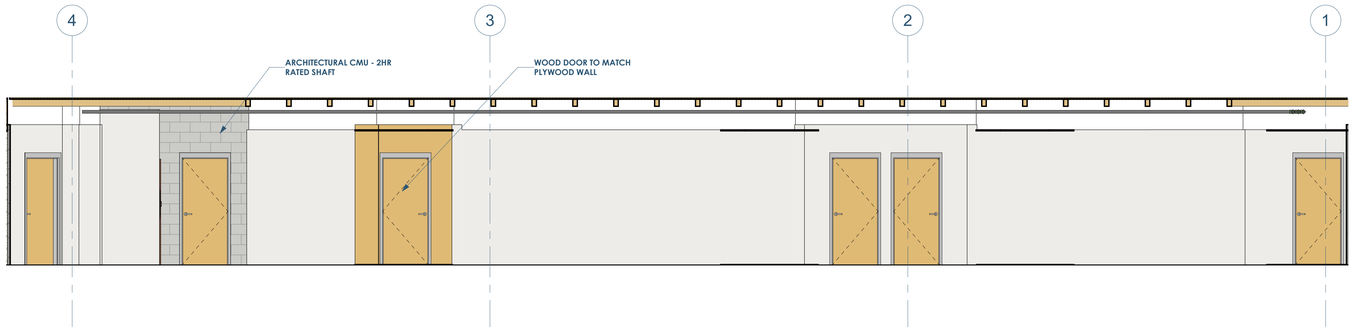
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A452

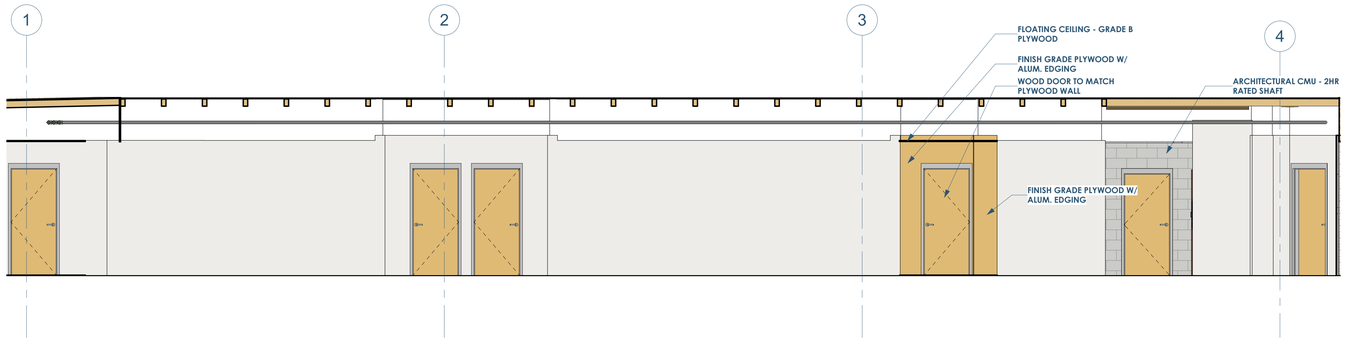
9/20/2019 4:02:32 PM



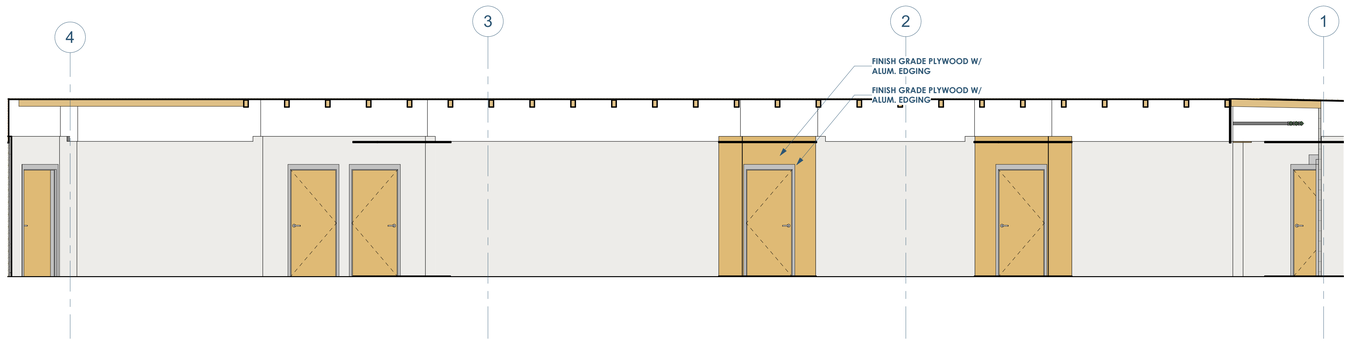
6D INTERIOR ELEVATION - CORRIDOR WEST - 2ND FLOOR - EAST WALL
1/4" = 1'-0"



6C INTERIOR ELEVATION - CORRIDOR WEST - 2ND FLOOR - WEST WALL2
1/4" = 1'-0"



6B INTERIOR ELEVATION - CORRIDOR EAST - 3RD FLOOR - EAST WALL
1/4" = 1'-0"



6A INTERIOR ELEVATION - CORRIDOR EAST - 3RD FLOOR - WEST WALL
1/4" = 1'-0"

CAPITAL GROUP
Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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ROYAL CONSTRUCTION
General Contractor: ROYAL CONSTRUCTION
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WISCONSIN
EVAN P. SCHULTZ
A-11197-6
STOUGHTON, WI
ARCHITECT

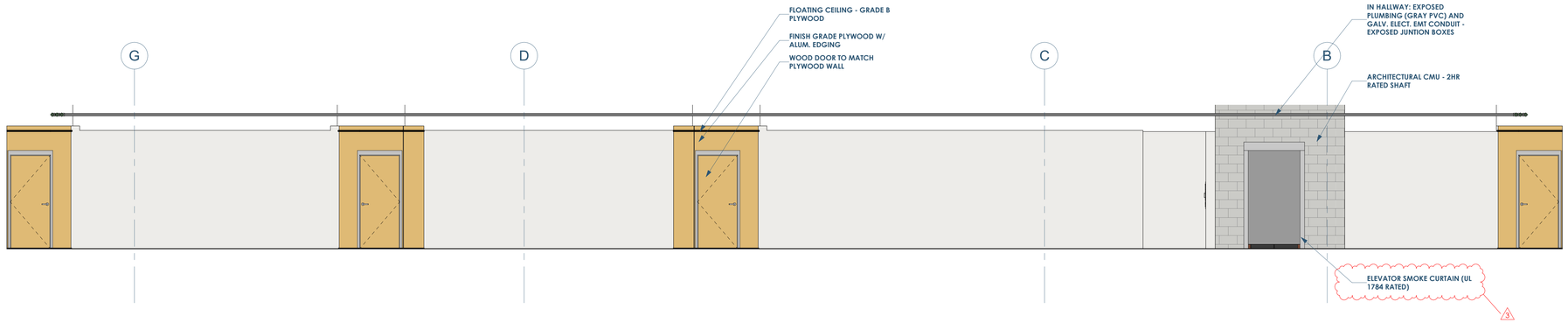
Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ELEVATIONS - INTERIOR

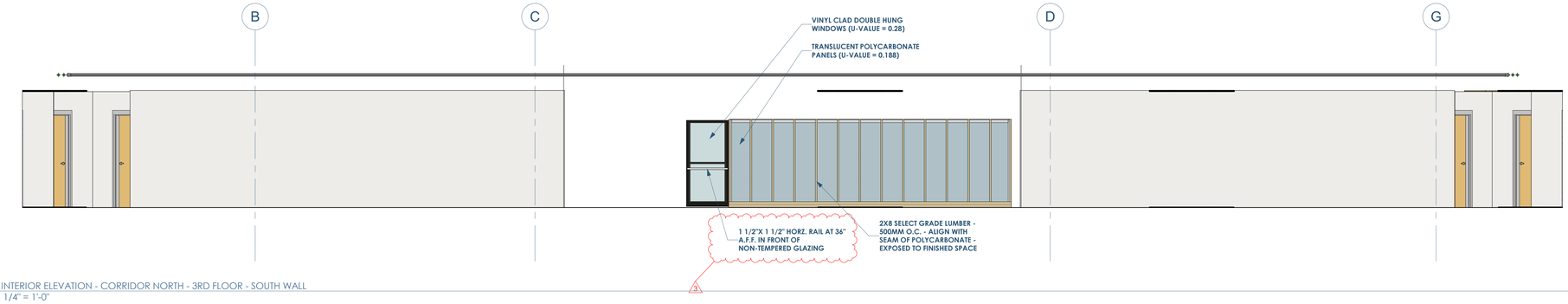
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A453

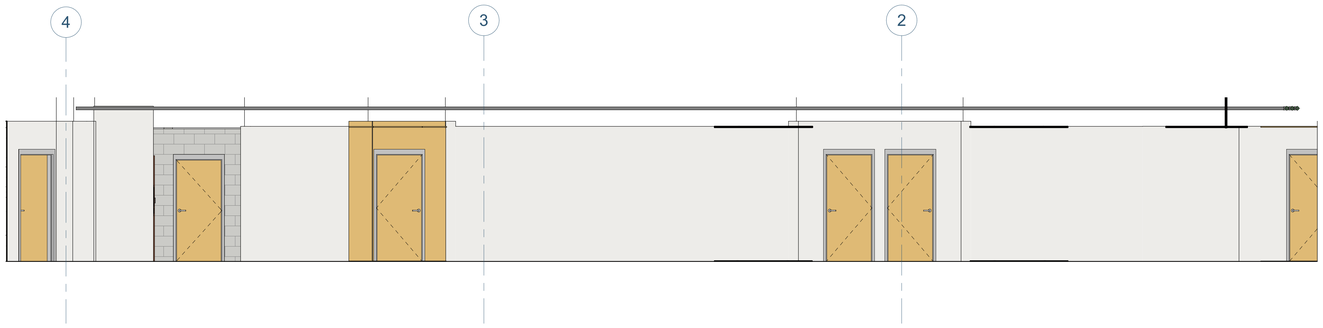
9/20/2019 4:02:38 PM



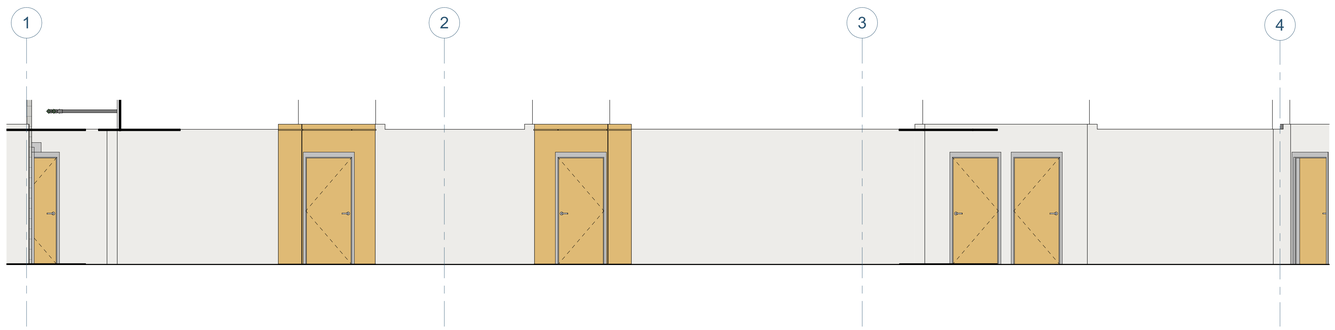
6D INTERIOR ELEVATION - CORRIDOR NORTH - 3RD FLOOR - NORTH WALL
1/4" = 1'-0"



6C INTERIOR ELEVATION - CORRIDOR NORTH - 3RD FLOOR - SOUTH WALL
1/4" = 1'-0"



6B INTERIOR ELEVATION - CORRIDOR WEST - 3RD FLOOR - WEST WALL
1/4" = 1'-0"



6A INTERIOR ELEVATION - CORRIDOR WEST - 3RD FLOOR - EAST WALL
1/4" = 1'-0"

Developer: W Capital Group
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General Contractor: ROYAL CONSTRUCTION
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jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
Calle Apolonio Morales, 628036 Madrid,
l.perezfafo@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
4729 Dale-Curtain Dr, McFarland, WI 53558
kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street |Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

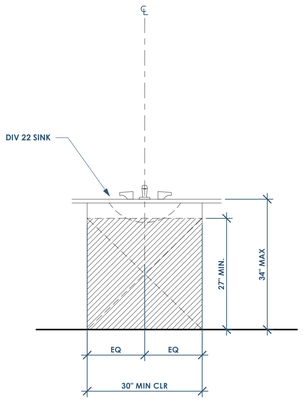
Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

ELEVATIONS - INTERIOR

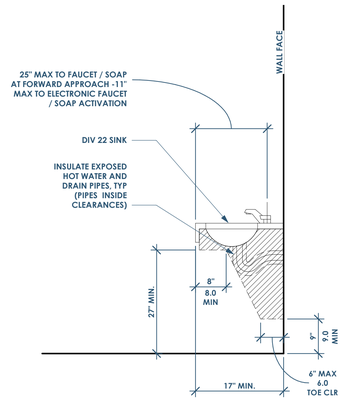
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A454

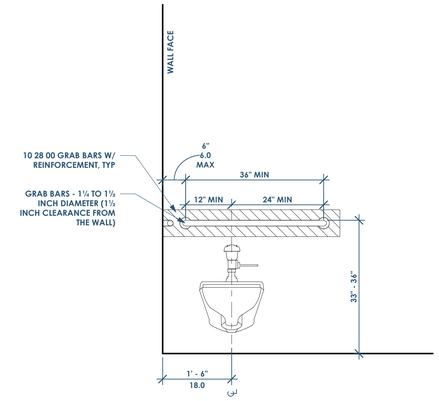
9/20/2019 4:02:44 PM



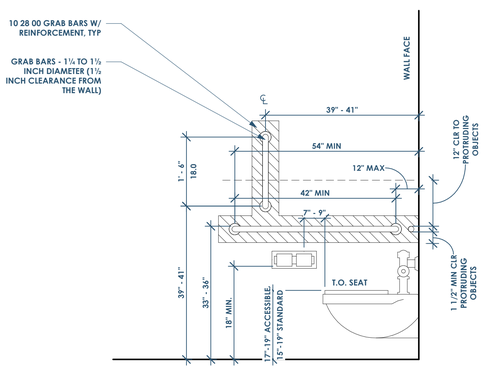
6D ADA - LAVATORY - ELEVATION - FRONT (MIN/MAX CLEARANCES)
3/4" = 1'-0"



4D ADA - LAVATORY - SECTION (MIN/MAX CLEARANCES)
3/4" = 1'-0"



2D ADA - WATER CLOSET - ELEVATION - FRONT
3/4" = 1'-0"



6B ADA - WATER CLOSET - ELEVATION - SIDE
3/4" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

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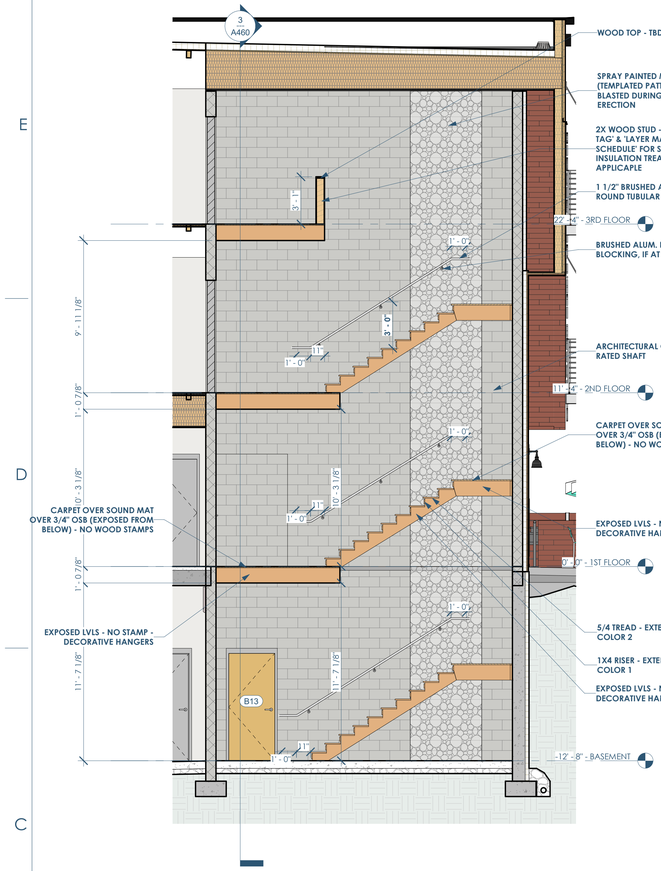
ELEVATIONS - INTERIOR

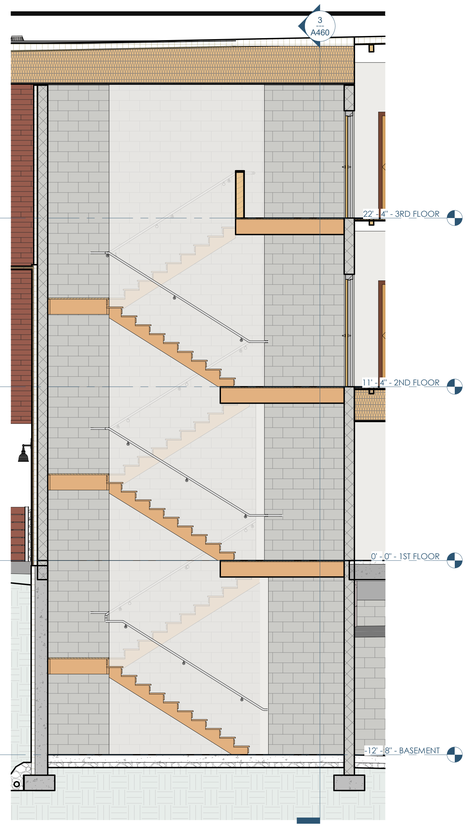
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A455

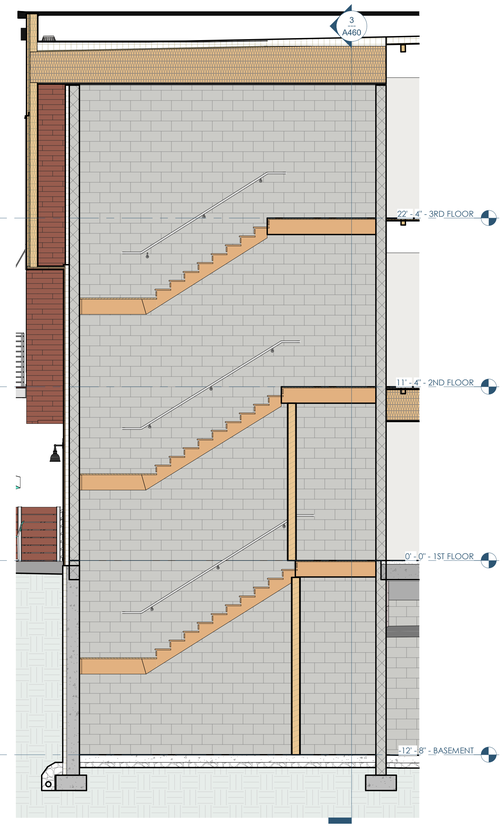
9/20/2019 4:02:45 PM



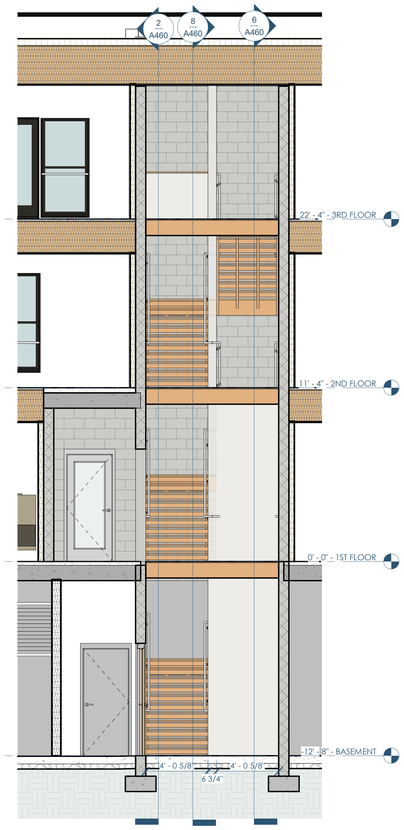
2 STAIRS EAST - LONGITUDINAL SECTION - LOOKING NORTH
1/4" = 1'-0"



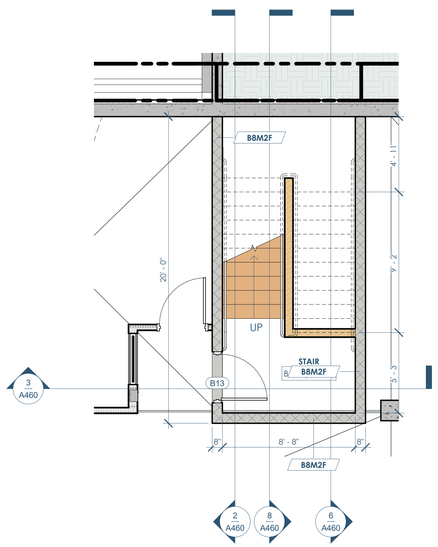
8 STAIRS EAST - LONGITUDINAL SECTION - MIDDLE WALL - LOOKING SOUTH
1/4" = 1'-0"



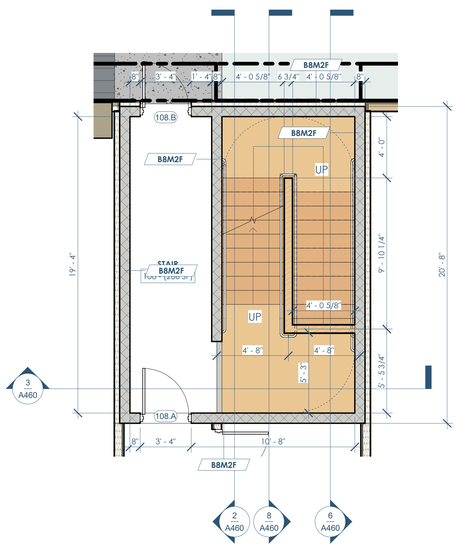
6 STAIRS EAST - LONGITUDINAL SECTION - LOOKING SOUTH
1/4" = 1'-0"



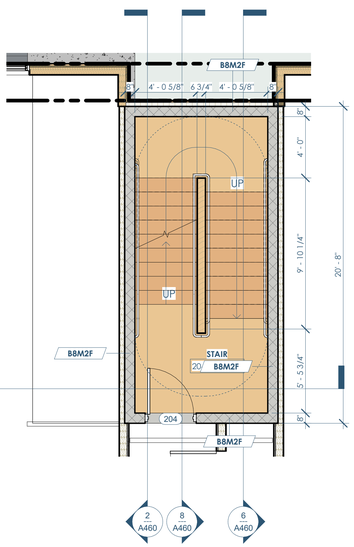
3 STAIRS EAST - TRANSVERSAL SECTION
1/4" = 1'-0"



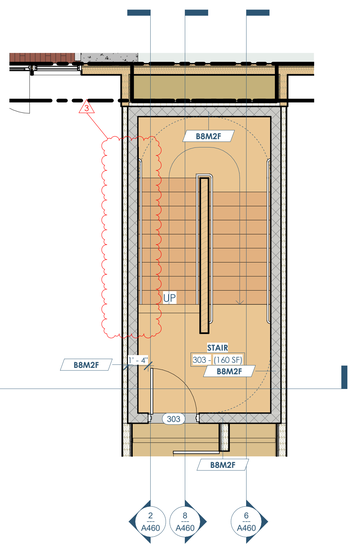
4 STAIRS EAST - BASEMENT
1/4" = 1'-0"



1 STAIRS EAST - 1ST FLOOR
1/4" = 1'-0"



5 STAIRS EAST - 2ND FLOOR
1/4" = 1'-0"



7 STAIRS EAST - 3RD FLOOR
1/4" = 1'-0"

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Architect: OpeningDesign
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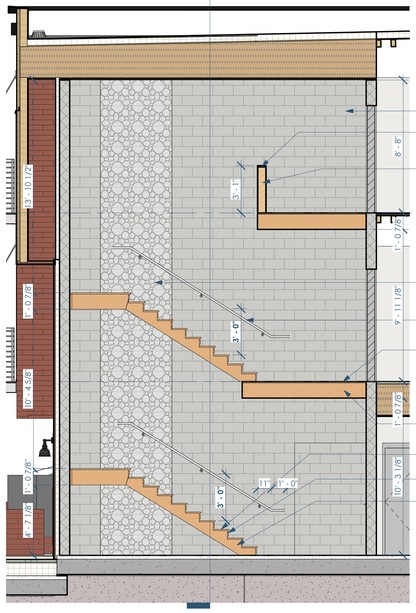
09.21.2019	Permit Revision

STAIRS - EAST

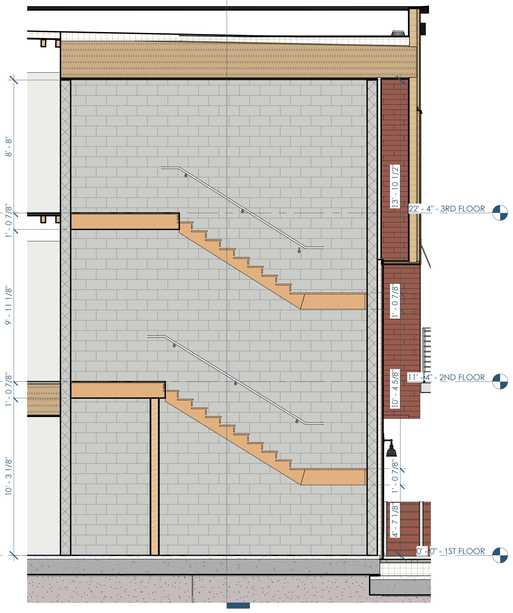
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A460

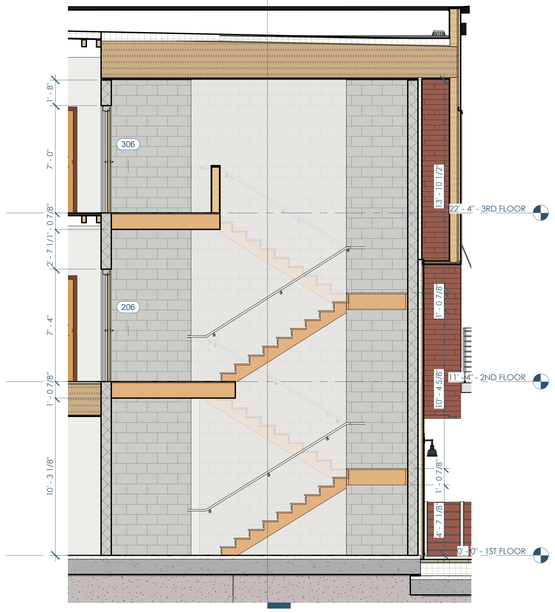
9/22/2019 2:24:03 PM



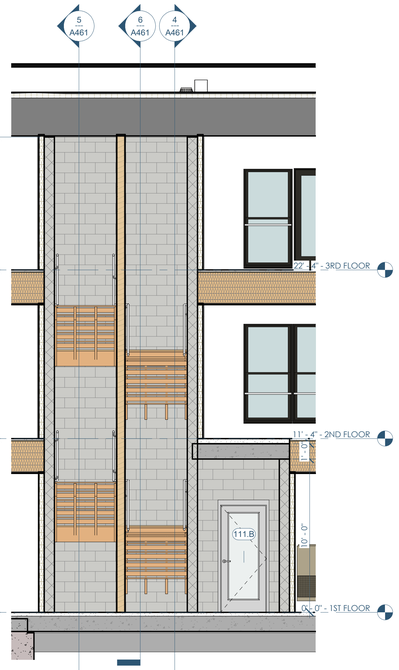
4 STAIRS WEST - LONGITUDINAL SECTION - LOOKING NORTH
1/4" = 1'-0"



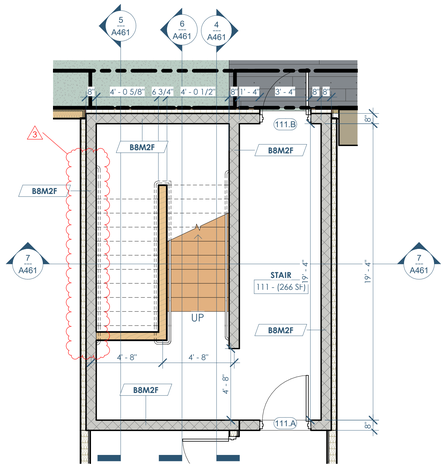
5 STAIRS WEST - LONGITUDINAL SECTION - LOOKING SOUTH
1/4" = 1'-0"



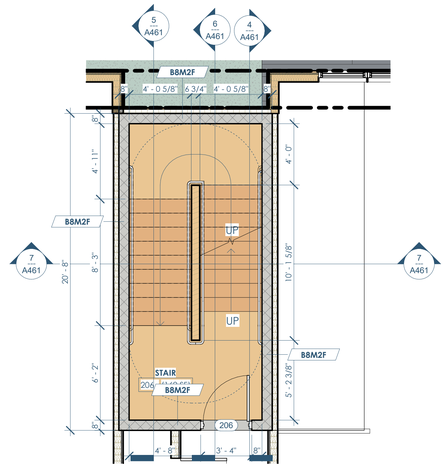
6 STAIRS WEST - LONGITUDINAL SECTION - MIDDLE WALL - LOOKING SOUTH
1/4" = 1'-0"



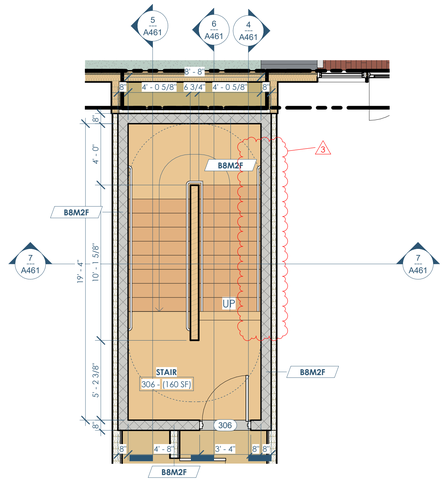
7 STAIRS WEST - TRANSVERSAL SECTION
1/4" = 1'-0"



1 STAIRS WEST - 1ST FLOOR
1/4" = 1'-0"



2 STAIRS WEST - 2ND FLOOR
1/4" = 1'-0"



3 STAIRS WEST - 3RD FLOOR
1/4" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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Madison, WI 53703
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Date	Description
08.15.2019	75% CD Set
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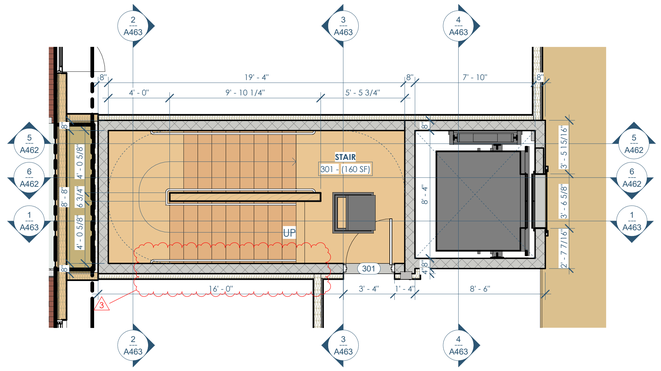
09.21.2019	Permit Revision

1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

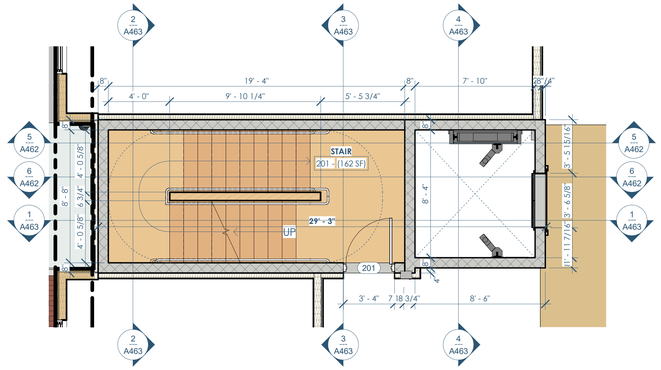
STAIRS - WEST

A461

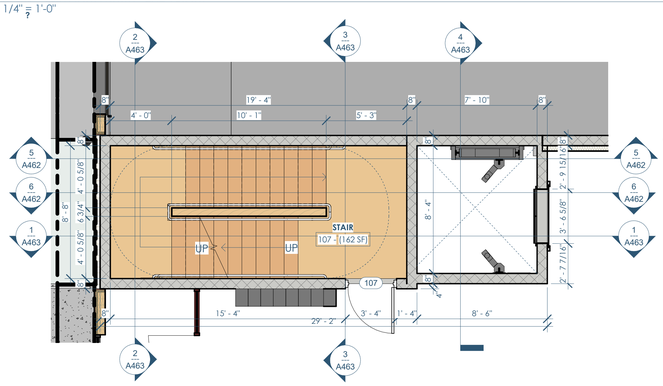
9/22/2019 2:24:13 PM



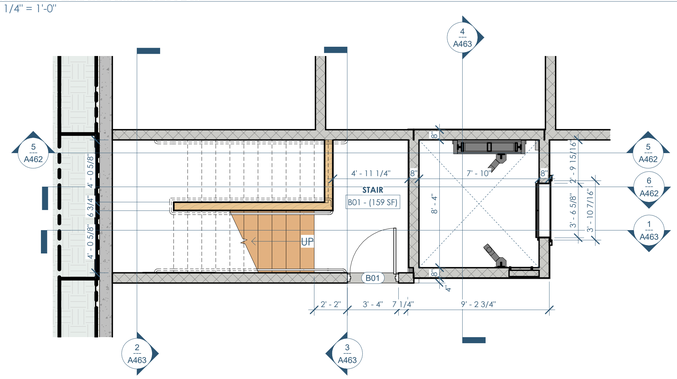
4 STAIRS + ELEVATOR NORTH - 3RD FLOOR
1/4" = 1'-0"



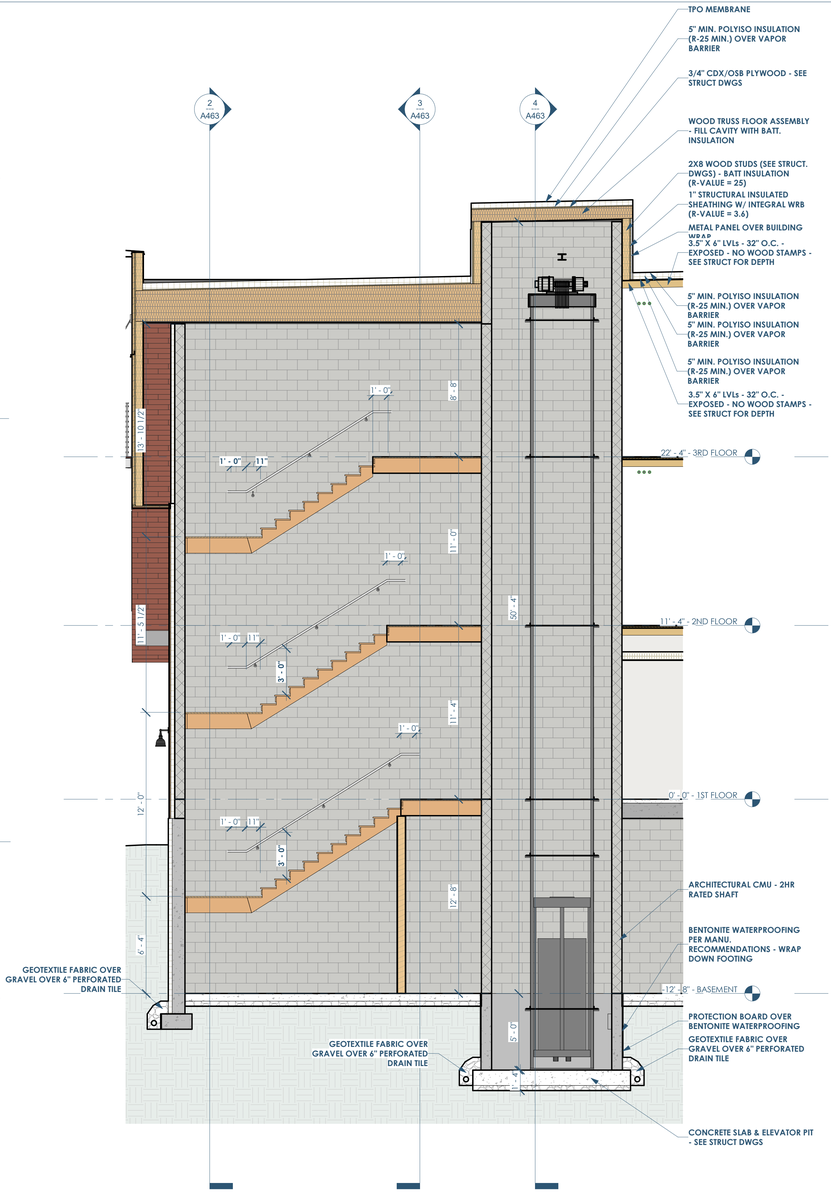
3 STAIRS + ELEVATOR NORTH - 2ND FLOOR
1/4" = 1'-0"



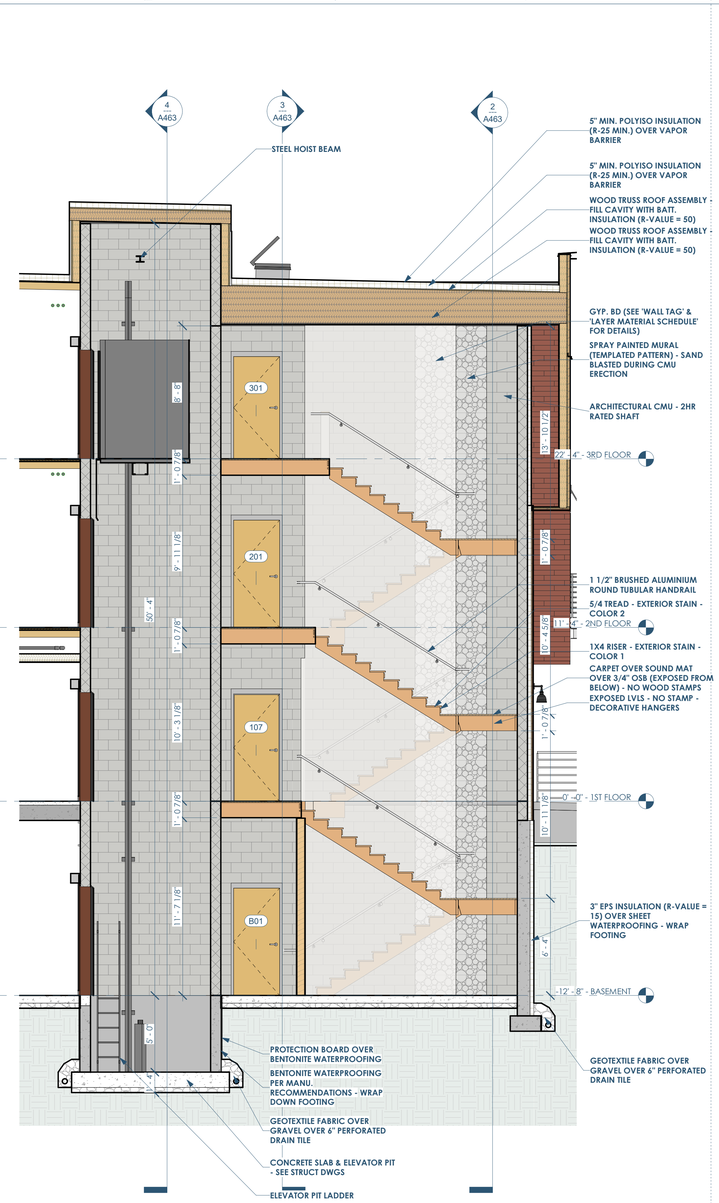
2 STAIRS + ELEVATOR NORTH - 1ST FLOOR
1/4" = 1'-0"



1 STAIRS + ELEVATOR NORTH - BASEMENT
1/4" = 1'-0"



5 STAIRS + ELEVATOR NORTH - LONGITUDINAL SECTION LOOKING EAST
1/4" = 1'-0"



6 STAIRS + ELEVATOR NORTH - LONGITUDINAL SECTION LOOKING WEST
1/4" = 1'-0"

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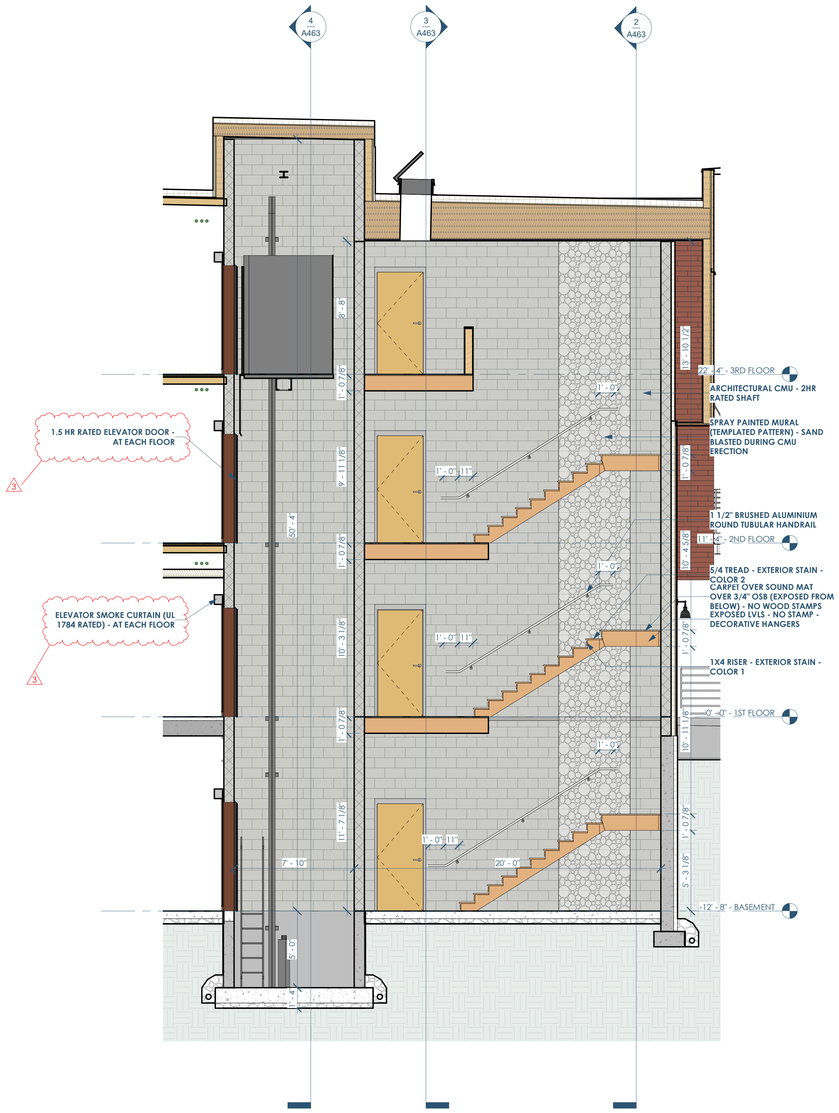
STAIRS - ELEVATOR NORTH

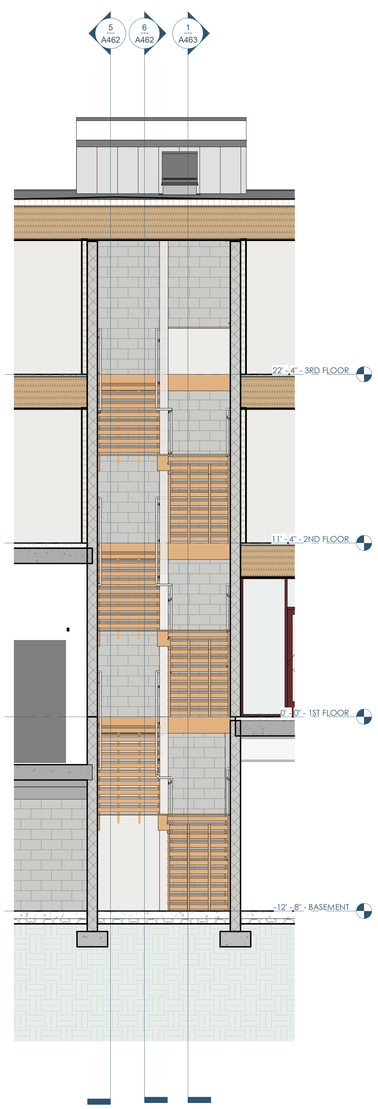
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A462

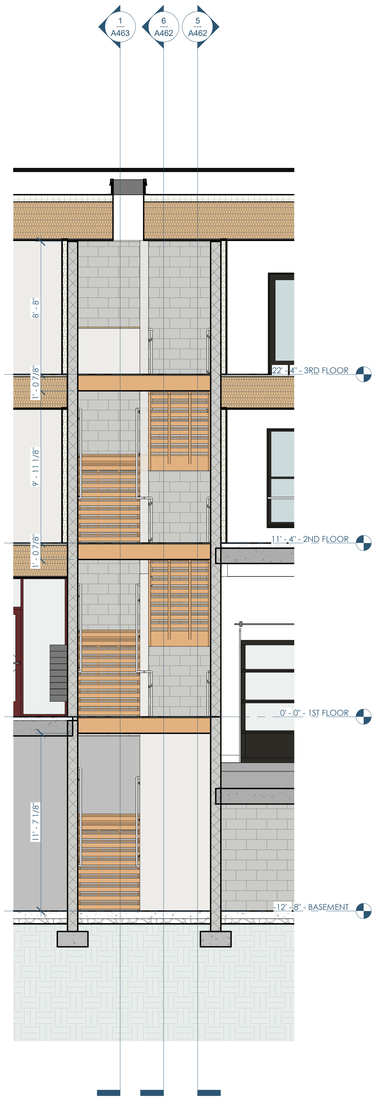
9/22/2019 2:24:18 PM



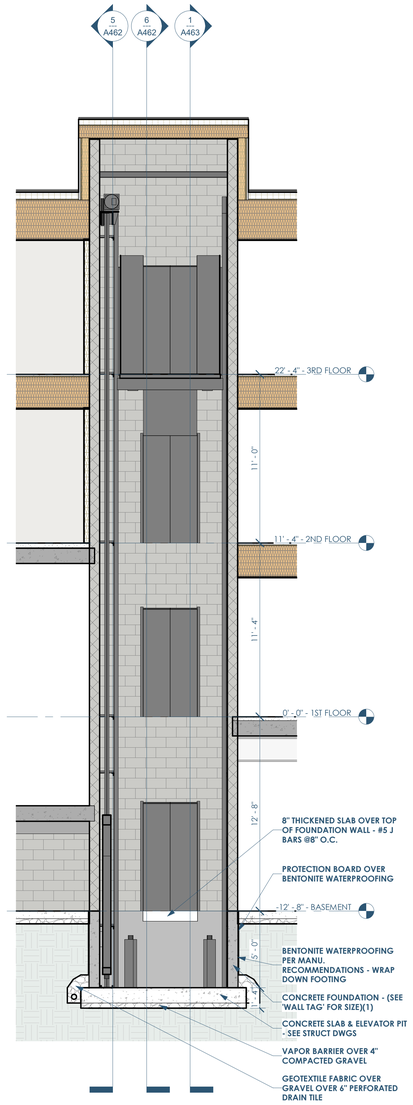
1 STAIRS + ELEVATOR NORTH - SECTION LOOKING WEST
1/4" = 1'-0"



2 STAIRS NORTH - TRANSVERSAL SECTION - LOOKING SOUTH
1/4" = 1'-0"



3 STAIRS NORTH - TRANSVERSAL SECTION - LOOKING NORTH
1/4" = 1'-0"



4 ELEVATOR - TRANSVERSAL SECTION LOOKING SOUTH
1/4" = 1'-0"

Developer: W Capital Group
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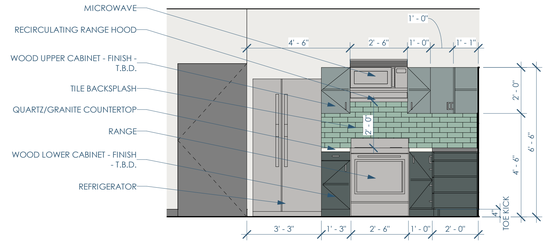
STAIRS - ELEVATOR NORTH & SECTIONS

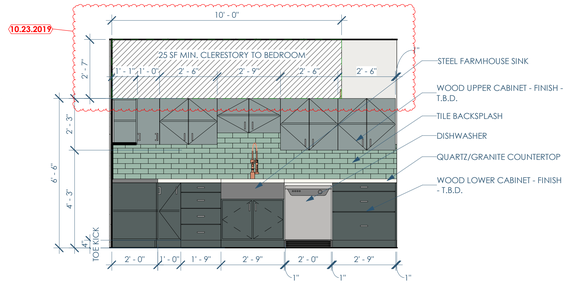
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A463

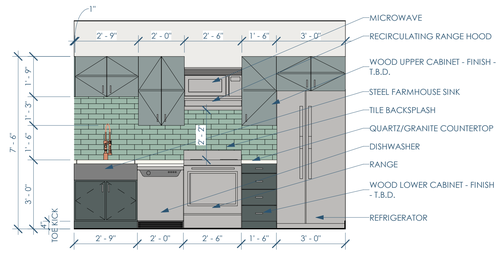
9/22/2019 2:24:23 PM



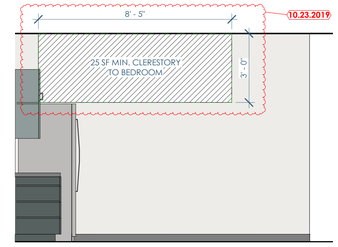
6E 1ST FLOOR - STUDIO A, B - ADA TYPE B - OPTION A - KITCHEN BACK WALL
3/8" = 1'-0"



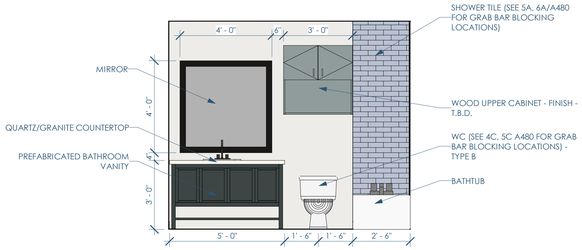
5E 1ST FLOOR - STUDIO A, B - ADA TYPE B - OPTION A - KITCHEN SIDE WALL
3/8" = 1'-0"



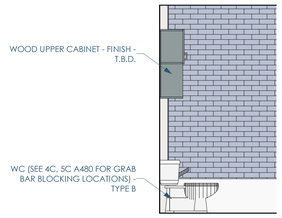
3E 1ST FLOOR - STUDIO C - ADA TYPE B - KITCHEN
3/8" = 1'-0"



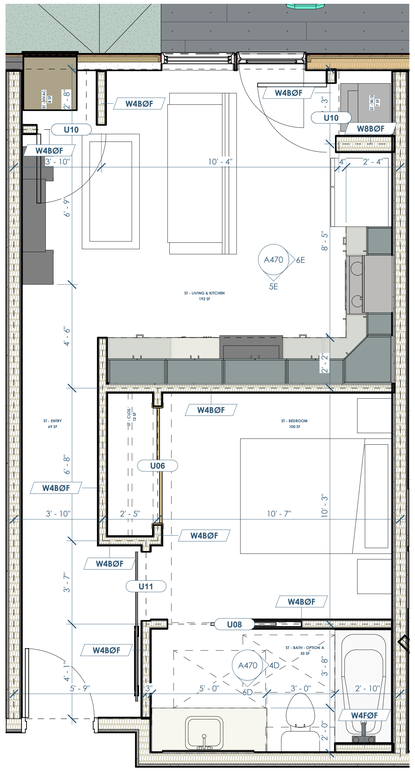
2E 1ST FLOOR - STUDIO CD - ADA TYPE B - CLERESTORY WALL TO BEDROOM
3/8" = 1'-0"



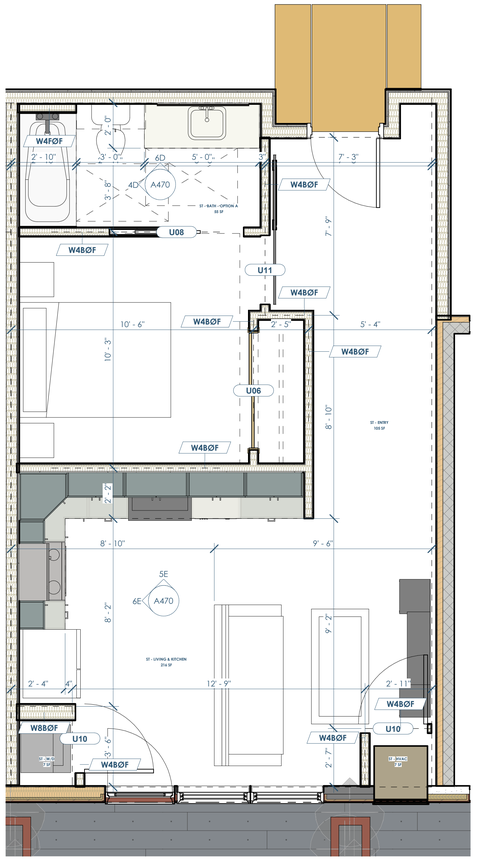
6D 1ST FLOOR - STUDIO A, B - ADA TYPE B - OPTION A - BATH LAV WALL
3/8" = 1'-0"



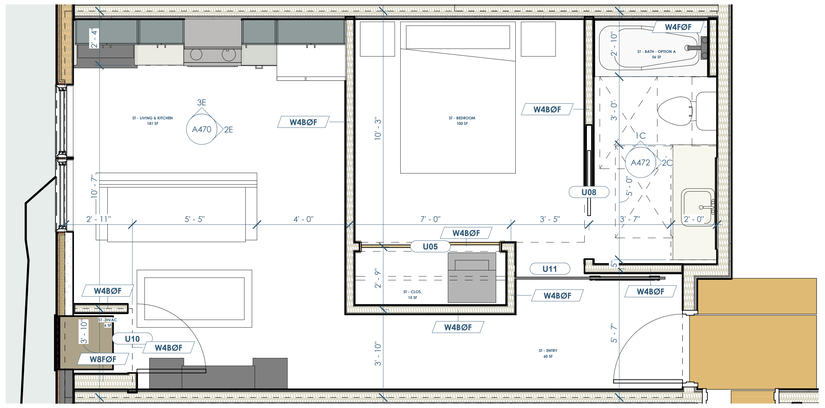
4D 1ST FLOOR - STUDIO A, B - ADA TYPE B - OPTION A - BATH SHOWER
3/8" = 1'-0"



6A 1ST FLOOR - STUDIO A - ADA TYPE B
3/8" = 1'-0"



5A 1ST FLOOR - STUDIO B - ADA TYPE B
3/8" = 1'-0"



3A 1ST FLOOR - STUDIO C - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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Structural Engineer of Record: Ennovation
4729 Dale-Curtain Dr, McFarland, WI 53558
kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street |Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

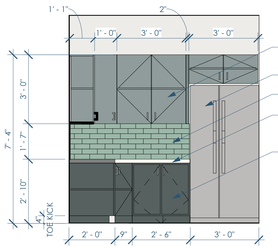
Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

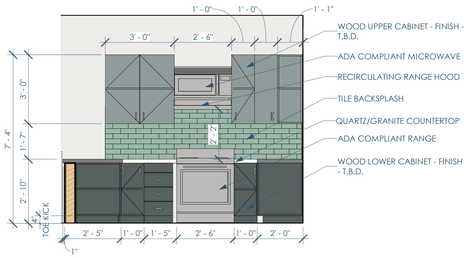
1ST FLOOR STUDIO UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A470

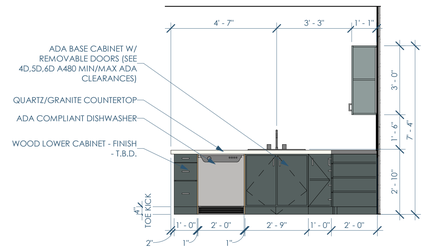
10/23/2019 3:56:15 PM



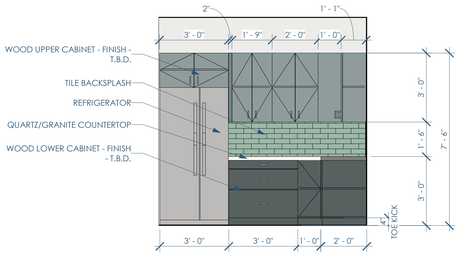
6E 1ST FLOOR - 1BD ADA TYPE A - KITCHEN - SIDE WALL
3/8" = 1'-0"



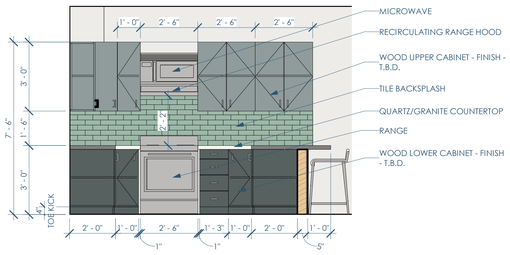
5E 1ST FLOOR - 1BD ADA TYPE A - KITCHEN - BACK WALL
3/8" = 1'-0"



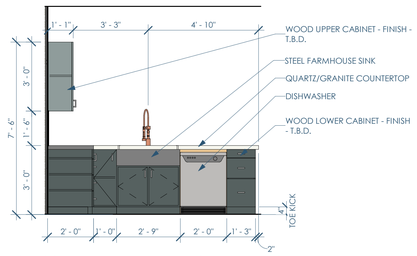
4E 1ST FLOOR - 1BD ADA TYPE A - KITCHEN - SIDE WING
3/8" = 1'-0"



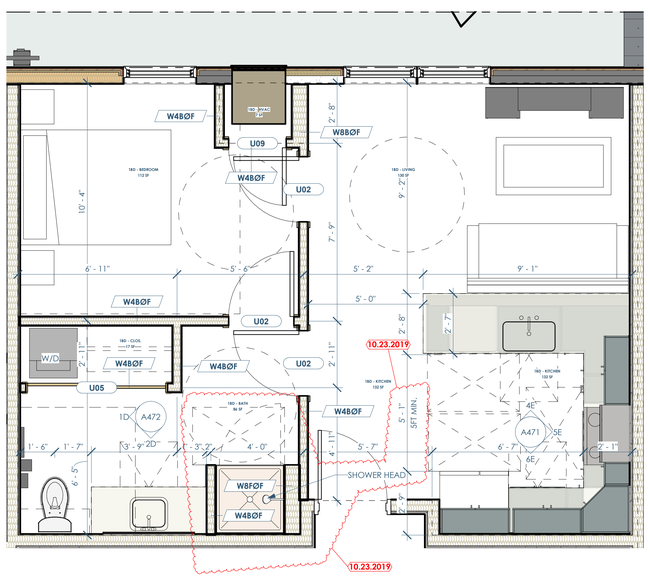
6D 1ST FLOOR - 1BD B - ADA TYPE B - KITCHEN SIDE WALL
3/8" = 1'-0"



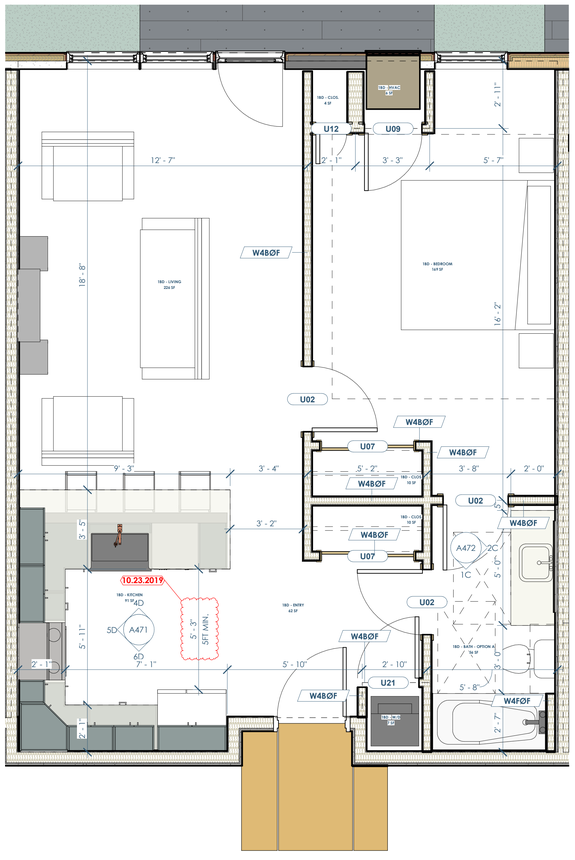
5D 1ST FLOOR - 1BD B - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



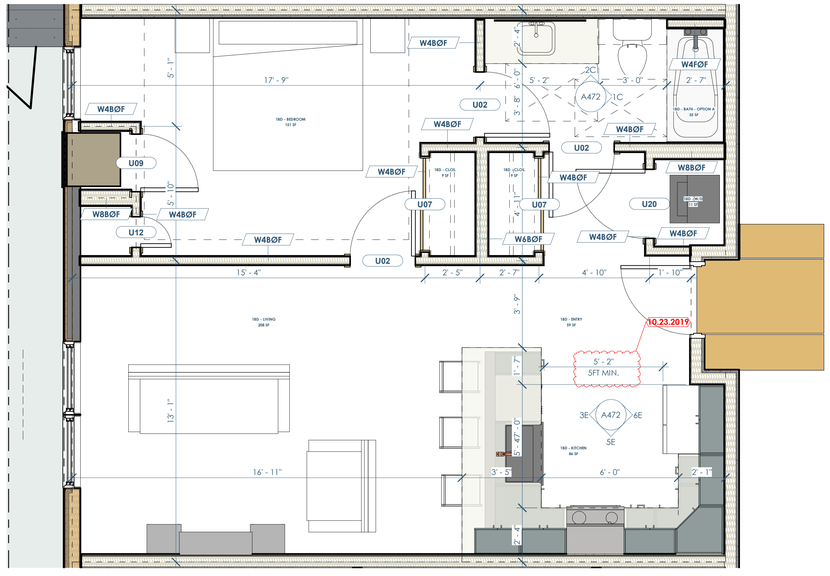
4D 1ST FLOOR - 1BD B - ADA TYPE B - KITCHEN SIDE WING
3/8" = 1'-0"



6A 1ST FLOOR - 1BD - ADA TYPE A
3/8" = 1'-0"



4A 1ST FLOOR - 1BD B - ADA TYPE B
3/8" = 1'-0"



3A 1ST FLOOR - 1BD C - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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Date	Description
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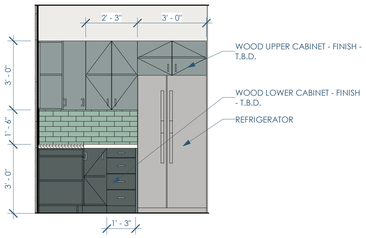
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

1ST FLOOR 1BD UNITS

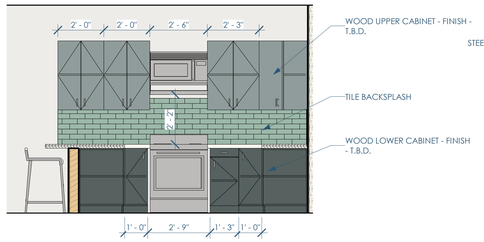
1750 OX RESIDENCES – 1750 N OXFORD AVE. - EAU CLAIRE, WI

A471

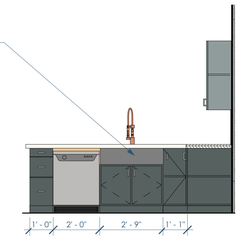
10/23/2019 3:56:18 PM



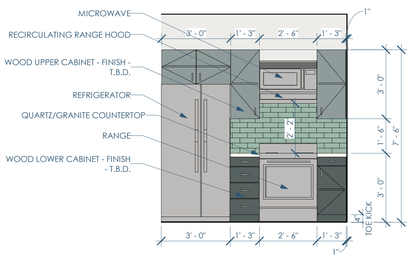
6E 1ST FLOOR - 1BD C - ADA TYPE B - KITCHEN SIDE WALL
3/8" = 1'-0"



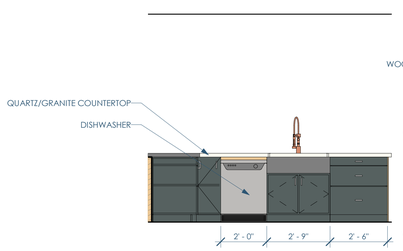
5E 1ST FLOOR - 1BD C - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



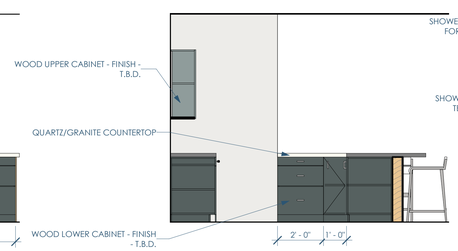
3E 1ST FLOOR - 1BD C - ADA TYPE B - KITCHEN SIDE WING
3/8" = 1'-0"



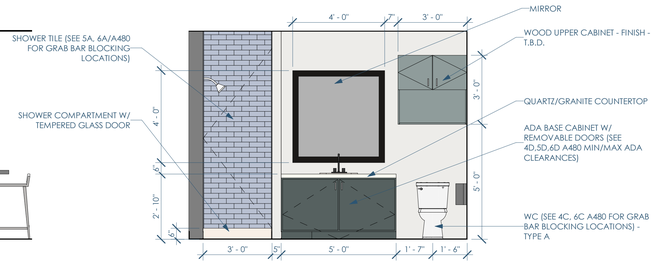
6D 1ST FLOOR - 1BD D - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



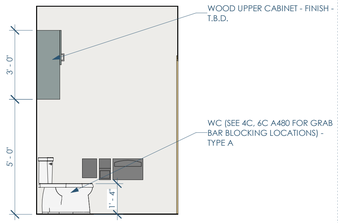
5D 1ST FLOOR - 1BD D - ADA TYPE B - KITCHEN ISLAND
3/8" = 1'-0"



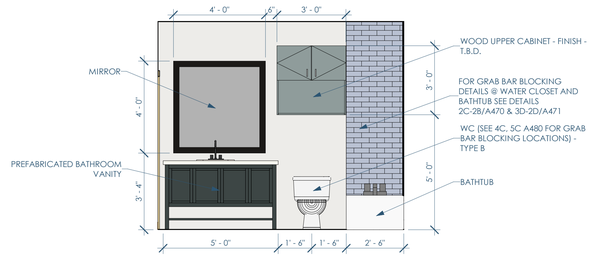
1 1ST FLOOR - 1BD D - ADA TYPE B - SIDE WALL
3/8" = 1'-0"



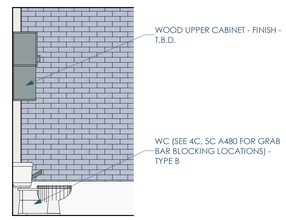
2D 1ST FLOOR - 1BD ADA TYPE A BATH LAV WALL
3/8" = 1'-0"



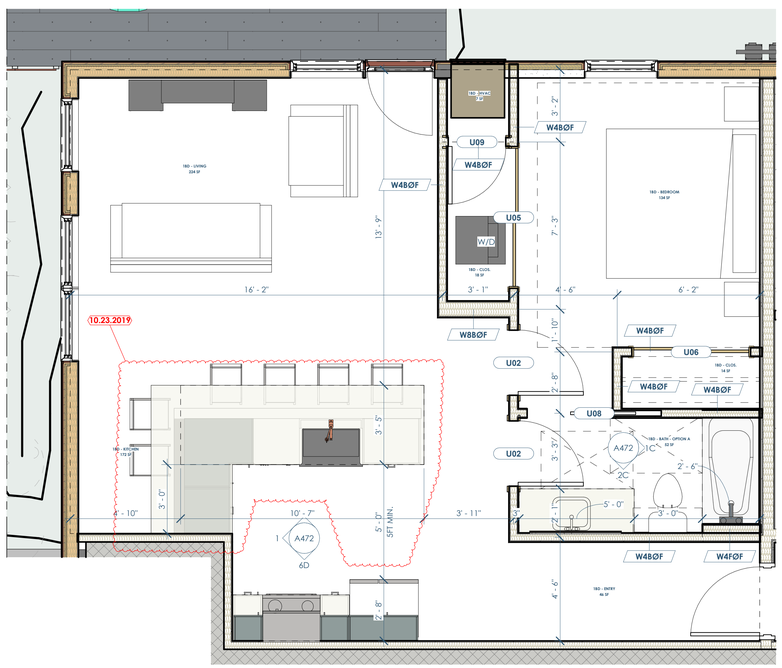
1D 1ST FLOOR - 1BD ADA TYPE A BATH
3/8" = 1'-0"



2C 1ST FLOOR - 1BD B, C - ADA TYPE B - OPTION A - BATH LAV WALL
3/8" = 1'-0"



1C 1ST FLOOR - 1BD B, C - ADA TYPE B - OPTION A - BATH SHOWER WALL
3/8" = 1'-0"



6A 1ST FLOOR - 1BD D - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
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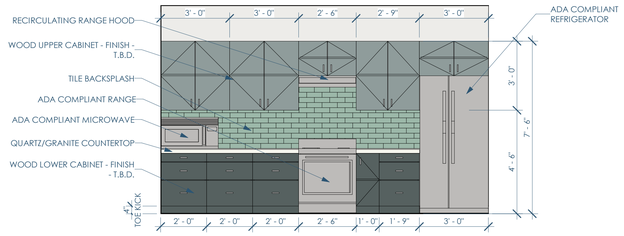
WISCONSIN
EVAN P. SCHULTZ
A-4104-2
STOUGHTON, WI
ARCHITECT

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

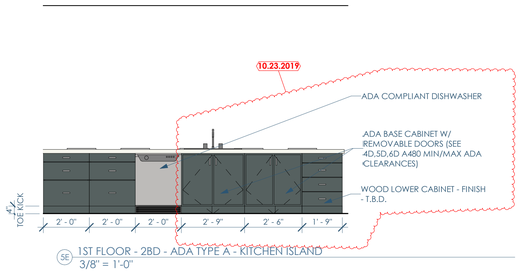
1ST FLOOR 1BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A472

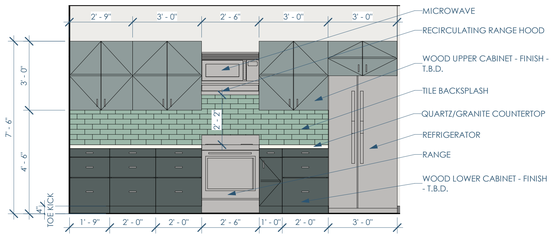
10/23/2019 3:56:21 PM



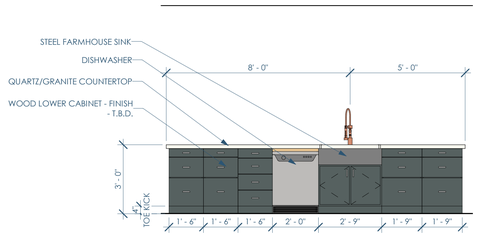
6E 1ST FLOOR - 2BD - ADA TYPE A - KITCHEN
3/8" = 1'-0"



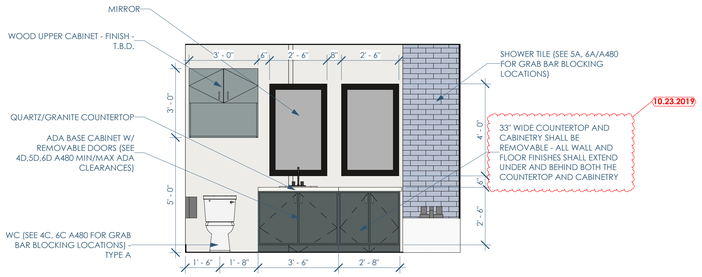
5E 1ST FLOOR - 2BD - ADA TYPE A - KITCHEN ISLAND
3/8" = 1'-0"



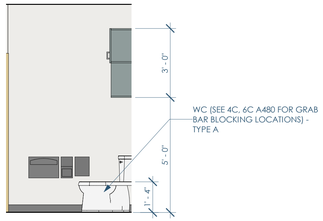
3E 1ST FLOOR - 2BD B & C - ADA TYPE B - KITCHEN
3/8" = 1'-0"



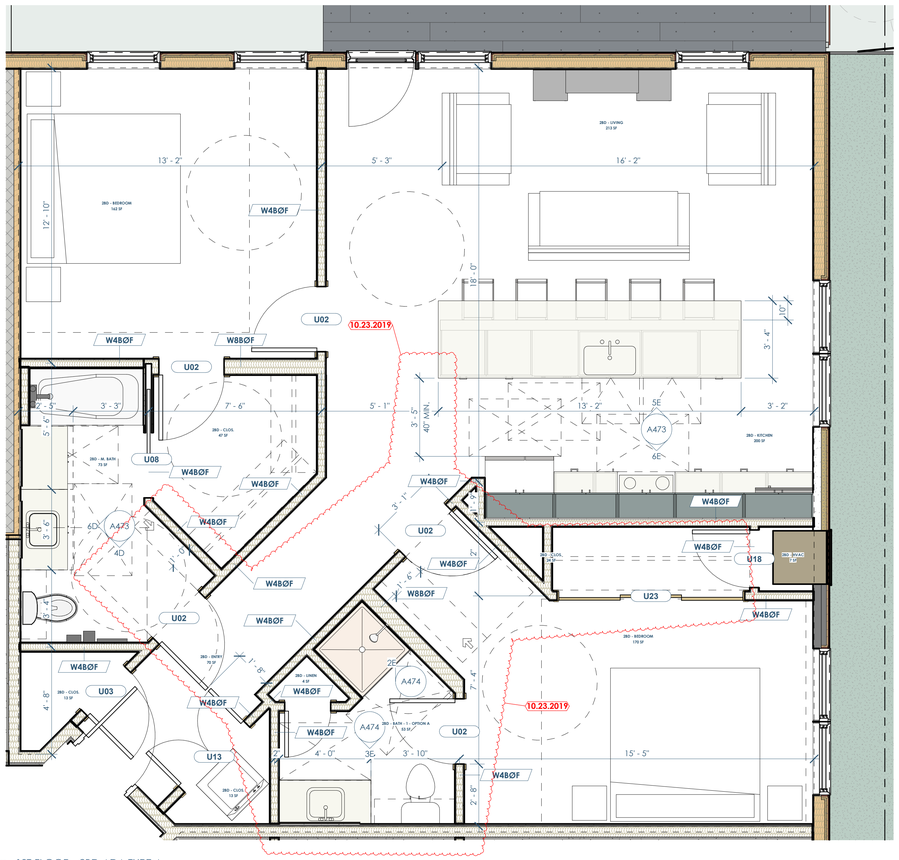
1E 1ST FLOOR - 2BD B & C - ADA TYPE B - KITCHEN ISLAND
3/8" = 1'-0"



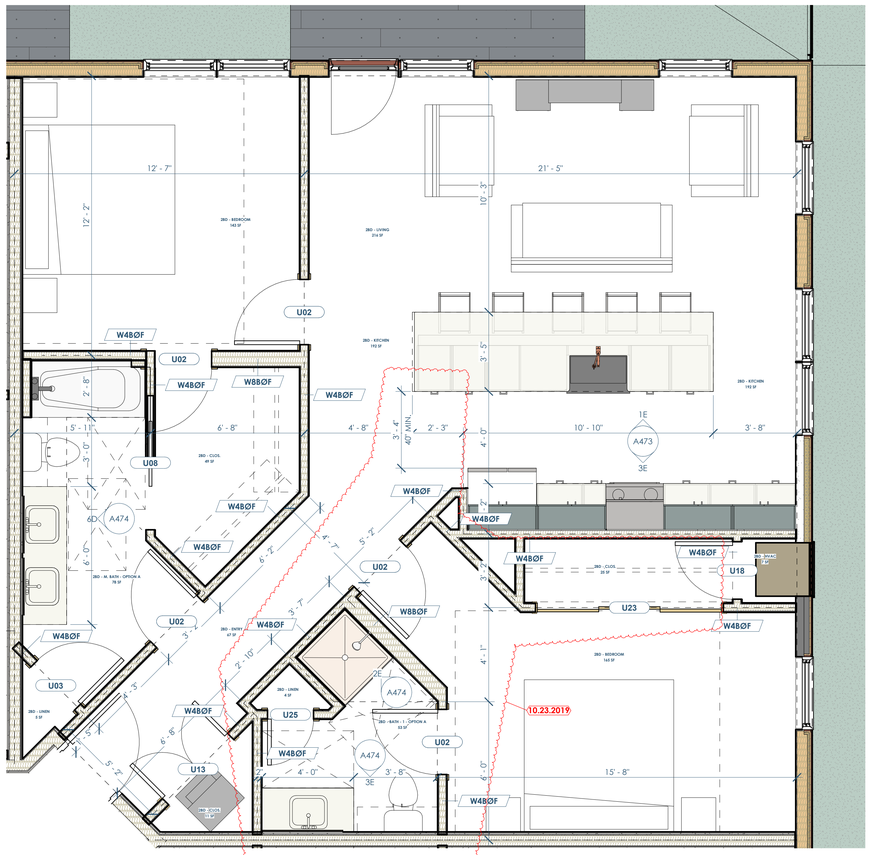
6D 1ST FLOOR - 2BD - ADA TYPE A - BATH LAV WALL
3/8" = 1'-0"



4D 1ST FLOOR - 2BD - ADA TYPE A - BATH THROUGH LAV
3/8" = 1'-0"



6A 1ST FLOOR - 2BD ADA TYPE A
3/8" = 1'-0"



3A 1ST FLOOR - 2BD B - ADA TYPE B
3/8" = 1'-0"

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E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

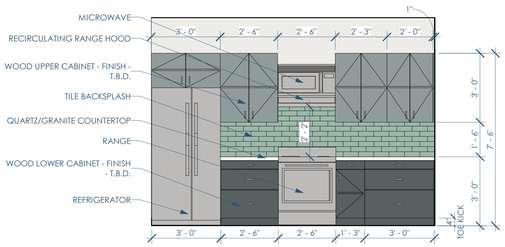
Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

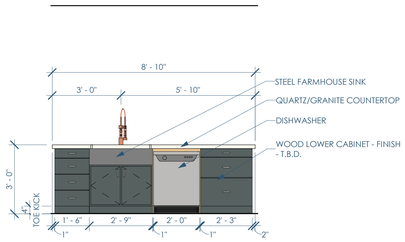
1ST FLOOR 2BD UNITS
1750 OX RESIDENCES – 1750 N OXFORD AVE. - EAU CLAIRE, WI

A473

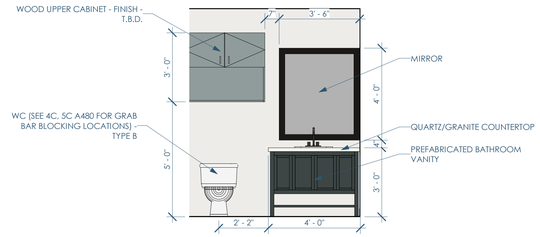
10/23/2019 3:56:25 PM



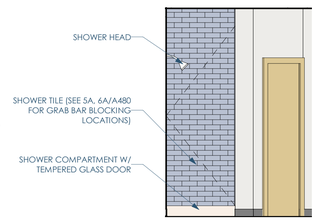
6E 1ST FLOOR - 2BD D - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



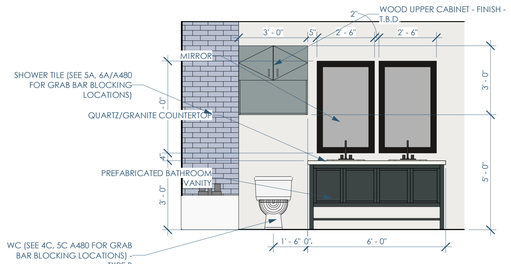
5E 1ST FLOOR - 2BD D - ADA TYPE B - KITCHEN ISLAND
3/8" = 1'-0"



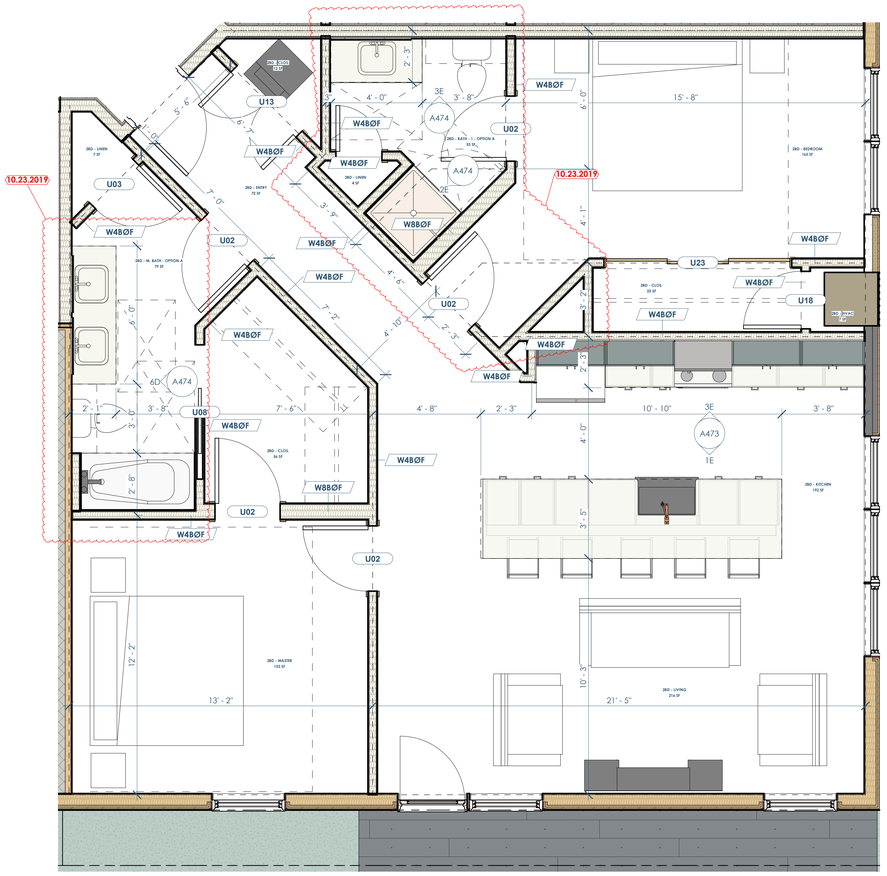
3E 1ST FLOOR - 2BD - ADA TYPE B - OPTION A - SINGLE BATH LAV WALL
3/8" = 1'-0"



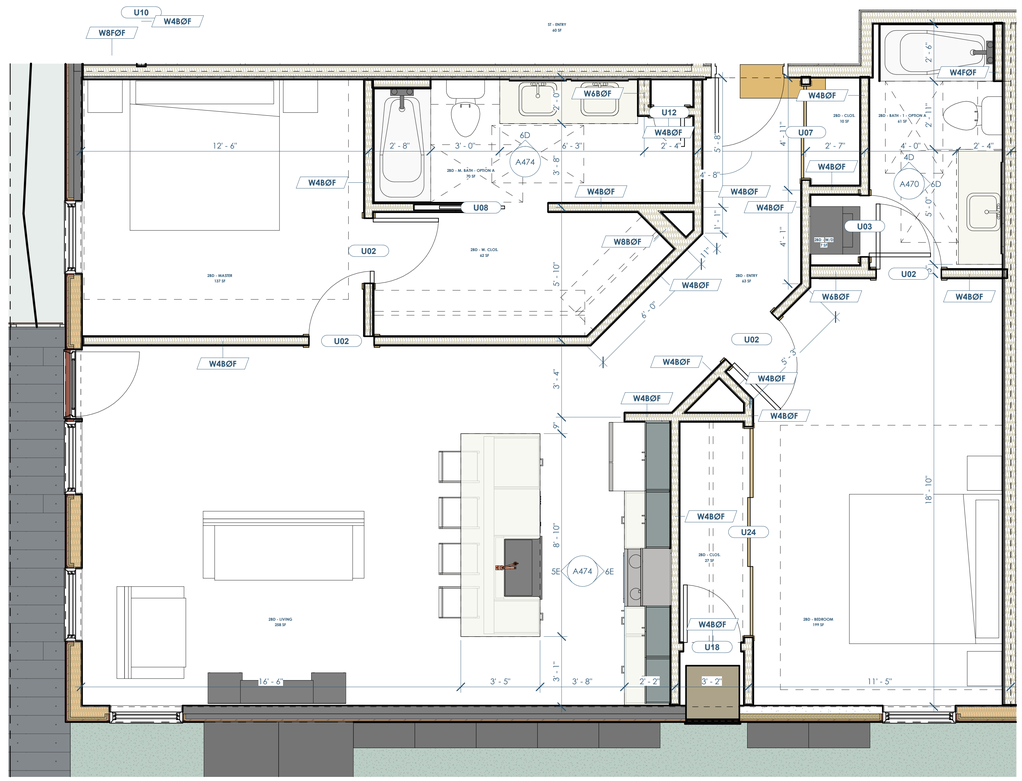
2E OPTION A - SINGLE BATH LAV WALL - SHOWER
3/8" = 1'-0"



6D 2BD - ADA TYPE B - OPTION A - BATH LAV WALL
3/8" = 1'-0"



6A 1ST FLOOR - 2BD C - ADA TYPE B
3/8" = 1'-0"



3A 1ST FLOOR - 2BD D - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
Calle Apolonio Morales, 628036 Madrid,
l.perezfatol@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
4729 Dale-Curtain Dr, McFarland, WI 53558
kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
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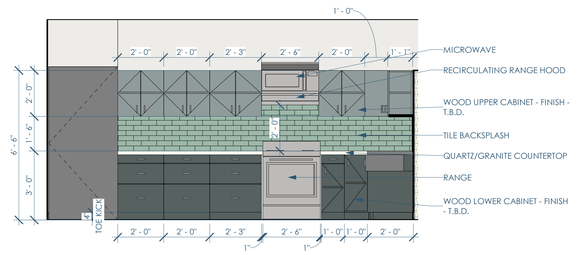
WISCONSIN
EVAN P. SCHULTZ
A-11197-5
STOUGHTON, WI
ARCHITECT

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

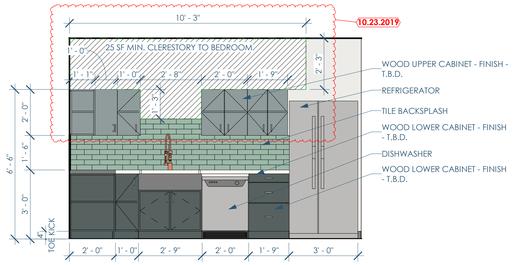
1ST FLOOR 2BD UNITS
1750 OX RESIDENCES – 1750 N OXFORD AVE. - EAU CLAIRE, WI

A474

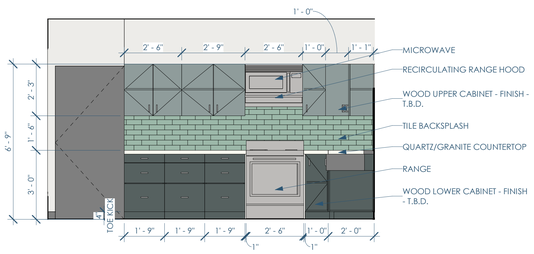
10/23/2019 3:56:29 PM



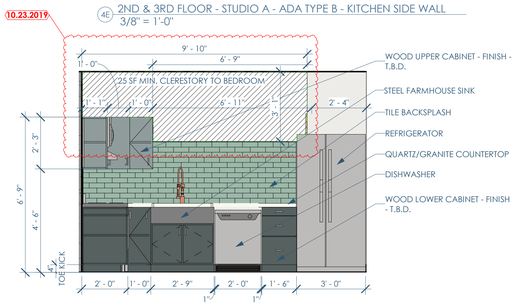
6E 2ND & 3RD FLOOR - STUDIO A - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



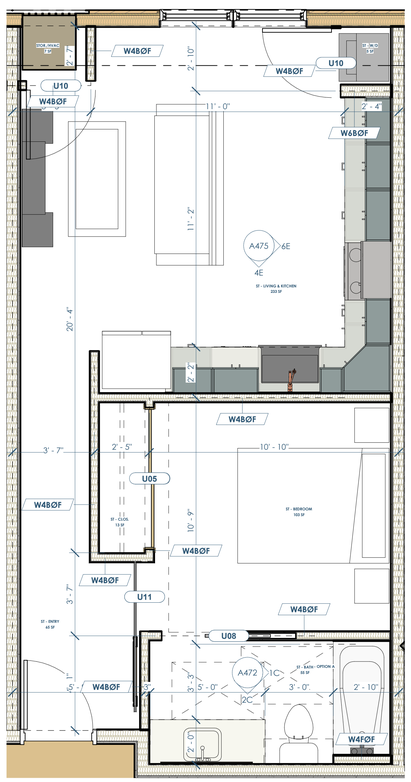
4E 2ND & 3RD FLOOR - STUDIO A - ADA TYPE B - KITCHEN SIDE WALL
3/8" = 1'-0"



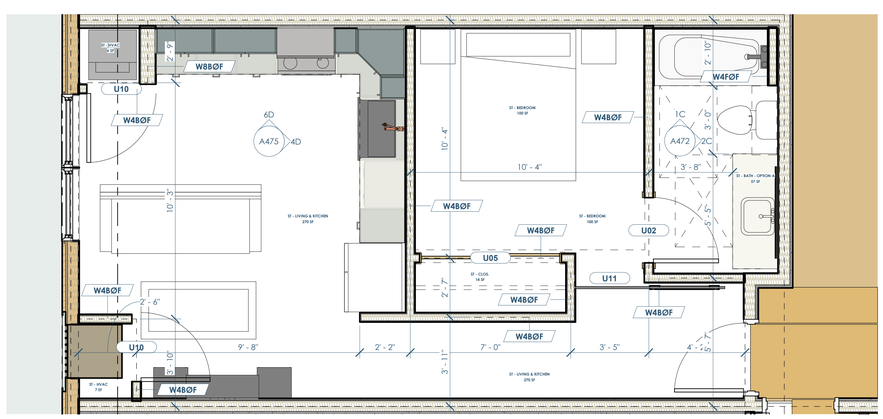
6D 2ND & 3RD FLOOR - STUDIO B - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



4D 2ND & 3RD FLOOR - STUDIO B - ADA TYPE B - KITCHEN SIDE WALL
3/8" = 1'-0"



6A 2ND & 3RD FLOOR - STUDIO A - ADA TYPE B
3/8" = 1'-0"



5A 2ND & 3RD FLOOR - STUDIO B - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
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General Contractor: ROYAL CONSTRUCTION
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Structural Engineer: XC Structural Engineering
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Plumbing Engineer: TAILORED ENGINEERING
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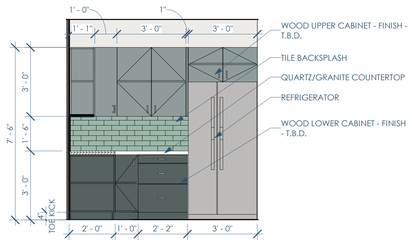
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

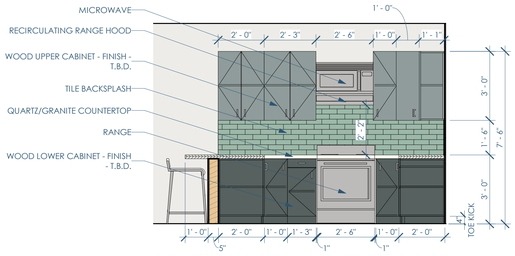
2ND FLOOR STUDIO UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A475

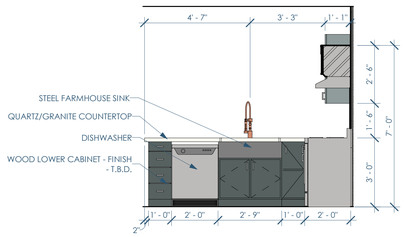
10/23/2019 3:56:37 PM



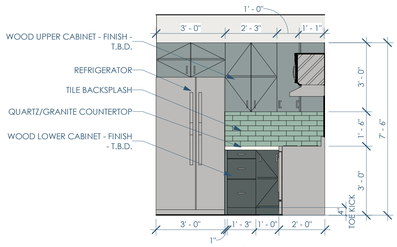
6E 2ND & 3RD FLOOR - 1BD A - ADA TYPE B - KITCHEN SIDEWALL
3/8" = 1'-0"



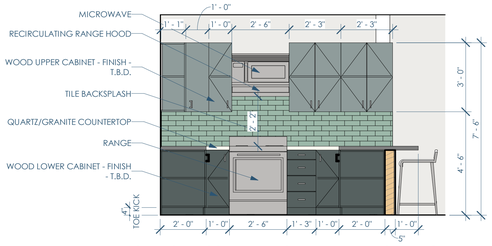
5E 2ND & 3RD FLOOR - 1BD A - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



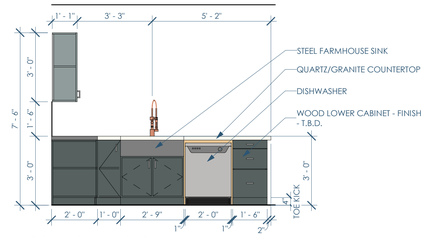
4E 2ND & 3RD FLOOR - 1BD A - ADA TYPE B - KITCHEN SIDE WING
3/8" = 1'-0"



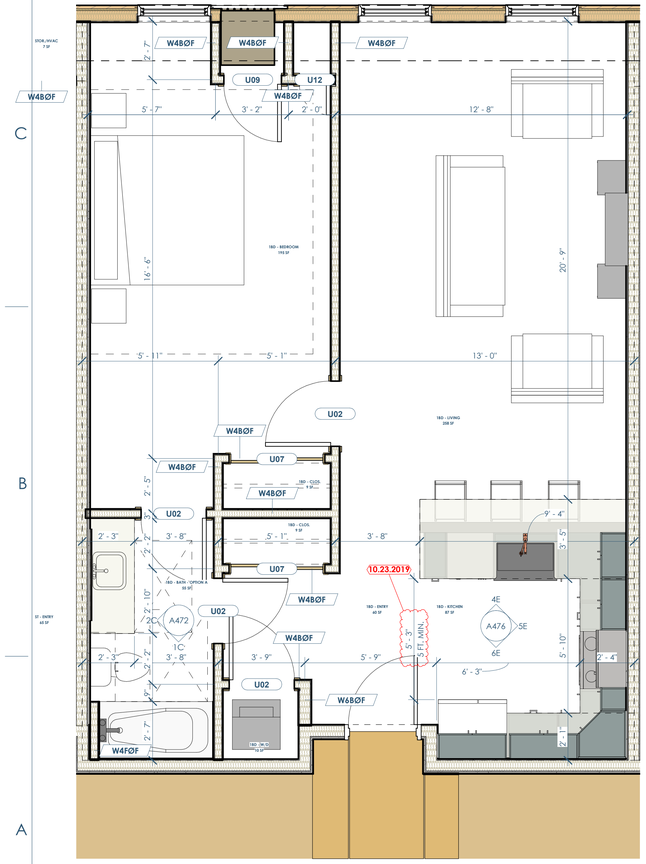
6D 2ND & 3RD FLOOR - 1BD B & C - ADA TYPE B - KITCHEN SIDE WALL
3/8" = 1'-0"



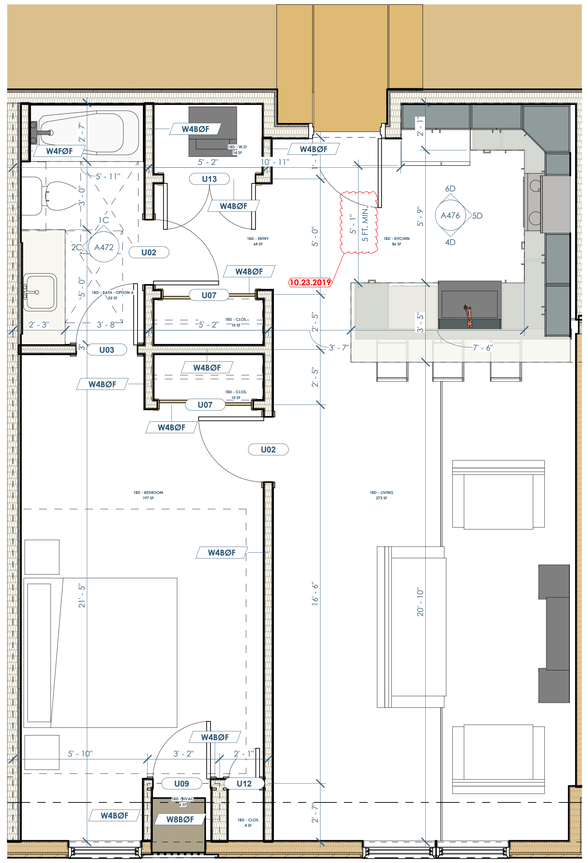
5D 2ND & 3RD FLOOR - 1BD B & C - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



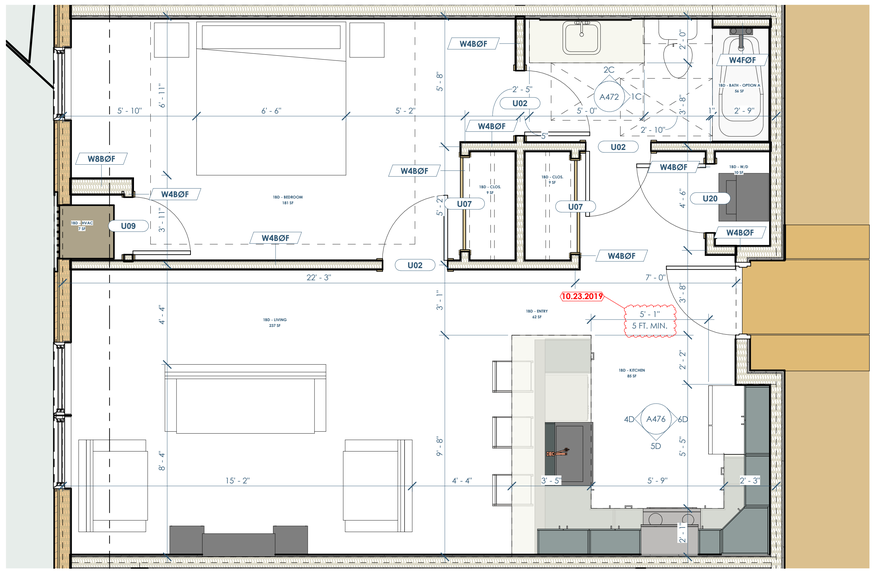
4D 2ND & 3RD FLOOR - 1BD B & C - ADA TYPE B - KITCHEN SIDE WING
3/8" = 1'-0"



6A 2ND & 3RD FLOOR - 1BD A - ADA TYPE B
3/8" = 1'-0"



4A 2ND & 3RD FLOOR - 1BD B - ADA TYPE B
3/8" = 1'-0"



3A 2ND & 3RD FLOOR - 1BD C - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
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Civil Engineer: CEDAR CORPORATION
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kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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Structural Engineer of Record: Ennovation
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Plumbing Engineer: TAILORED ENGINEERING
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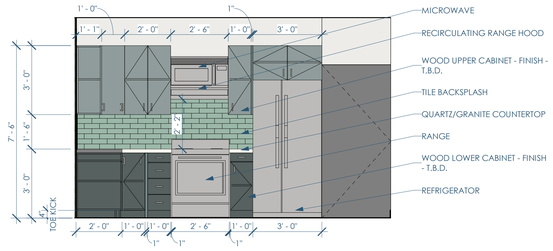
Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

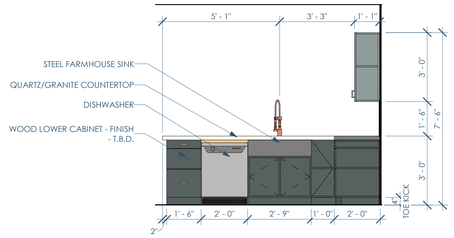
2ND FLOOR 1BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A476

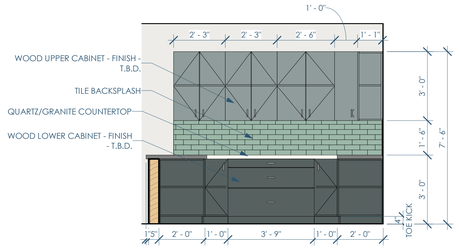
10/23/2019 3:56:40 PM



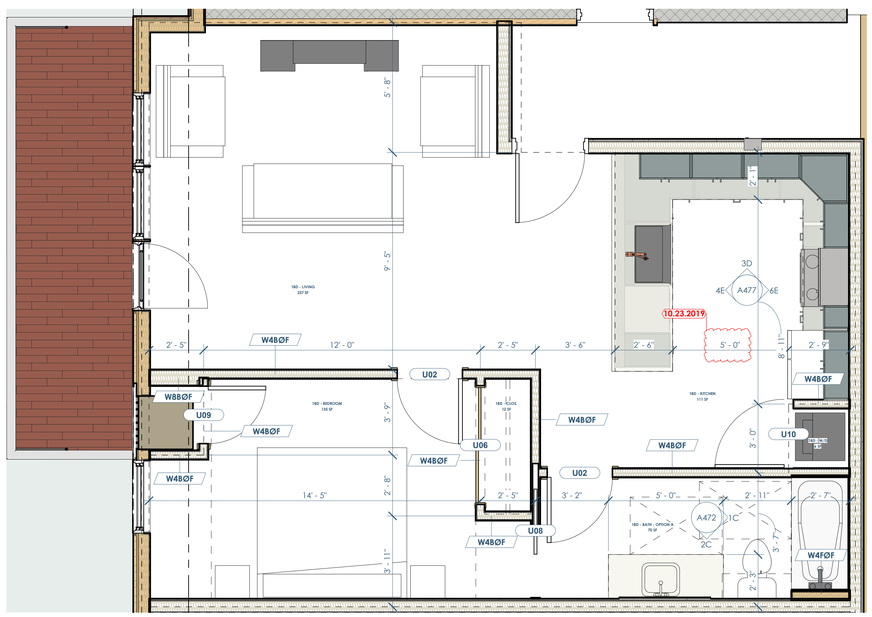
4E 2ND & 3RD FLOOR - 1BD D - ADA TYPE B - KITCHEN SIDE WALL
3/8" = 1'-0"



4E 2ND & 3RD FLOOR - 1BD D - ADA TYPE B - KITCHEN SIDE WING
3/8" = 1'-0"



3D 2ND & 3RD FLOOR - 1BD D - ADA TYPE B - KITCHEN BACK WALL
3/8" = 1'-0"



6A 2ND & 3RD FLOOR - 1BD D - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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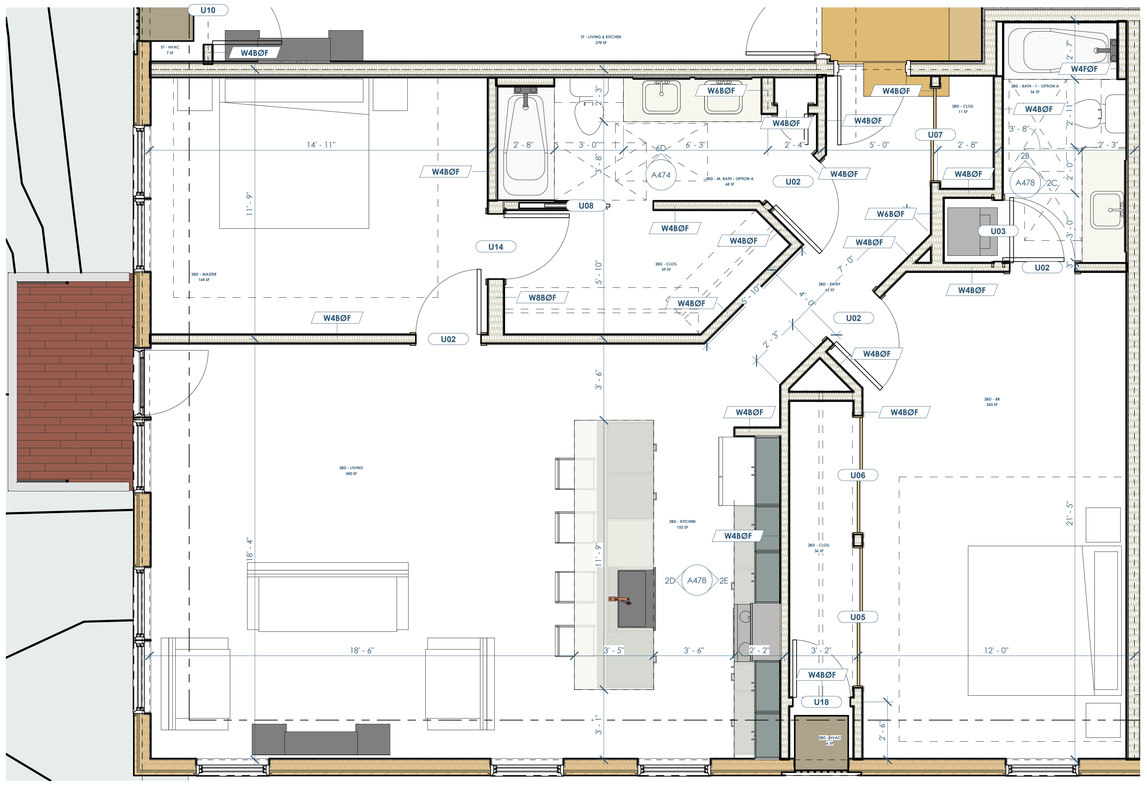
WISCONSIN
EVAN P. SCHULTZ
A-11107-5
STOUGHTON, WI
ARCHITECT

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

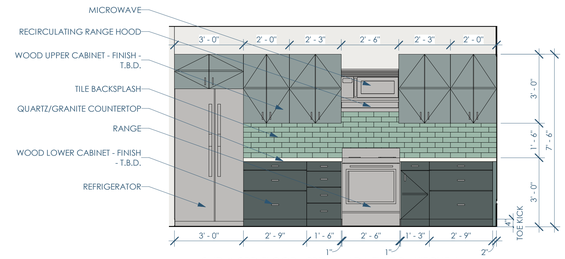
2ND FLOOR 1BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A477

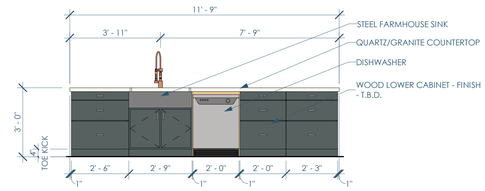
10/23/2019 3:56:45 PM



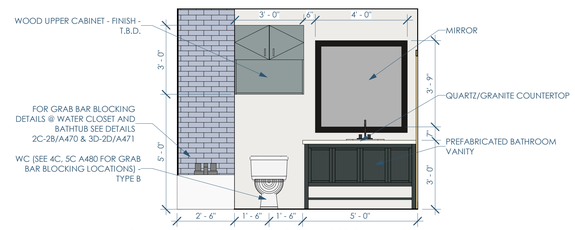
6C 2ND & 3RD FLOOR - 2BD A - ADA TYPE B
3/8" = 1'-0"



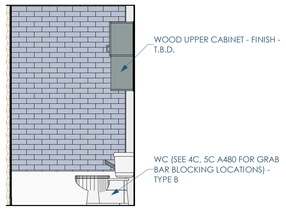
2E 2ND & 3RD FLOOR - 2BD A - ADA TYPE B - KITCHEN
3/8" = 1'-0"



2D 2ND & 3RD FLOOR - 2BD A - ADA TYPE B - KITCHEN ISLAND
3/8" = 1'-0"



2C 2ND & 3RD FLOOR - 2BD A - ADA TYPE B - OPTION A - BATH LAV WALL
3/8" = 1'-0"



2B 2ND & 3RD FLOOR - 2BD A - ADA TYPE B - OPTION A - BATH SHOWER WALL
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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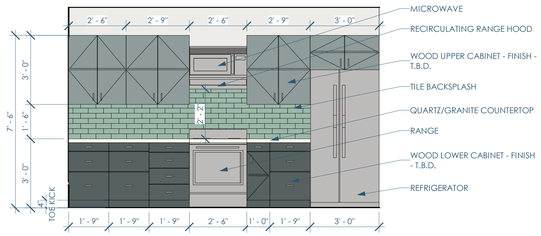
Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 | Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit
09.21.2019	Permit Revision #1

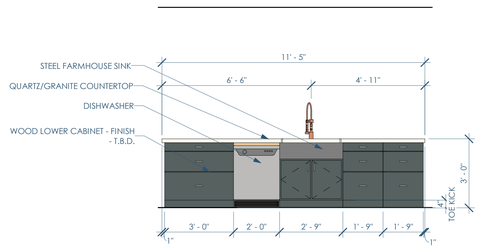
2ND FLOOR 2BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A478

10/23/2019 3:56:47 PM

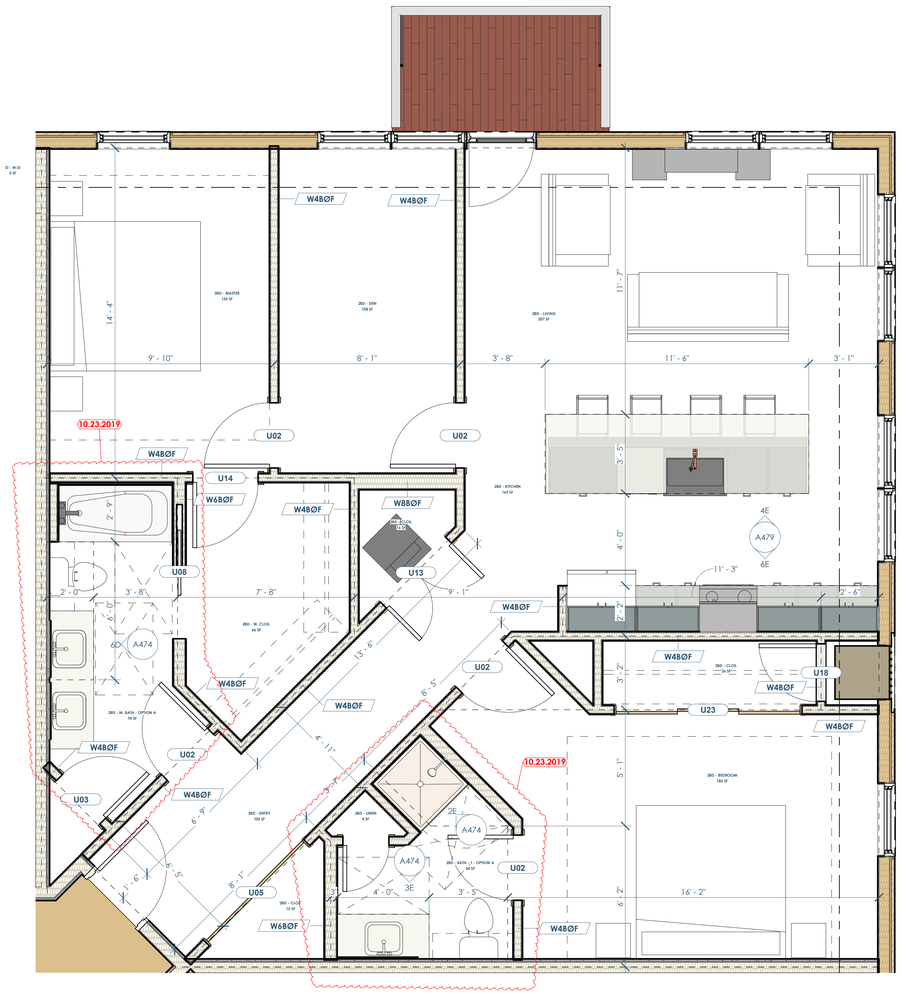


6E 2ND & 3RD FLOOR - 2BD C & D - ADA TYPE B - KITCHEN
3/8" = 1'-0"



4E 2ND & 3RD FLOOR - 2BD C & D - ADA TYPE B - KITCHEN ISLAND
3/8" = 1'-0"

6A 2ND & 3RD FLOOR - 2BD B - ADA TYPE B
3/8" = 1'-0"



3A 2ND & 3RD FLOOR - 2BD C - ADA TYPE B
3/8" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
Calle Apolonio Morales, 628036 Madrid,
l.peraztato@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
4729 Dale-Curtain Dr, McFarland, WI 53558
kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street |Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
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Date	Description
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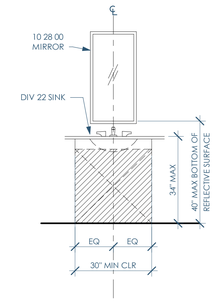
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision#2

1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

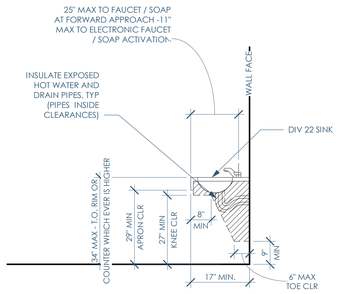
2ND FLOOR 2BD UNITS

A479

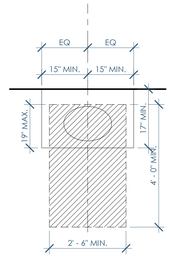
10/23/2019 3:56:50 PM



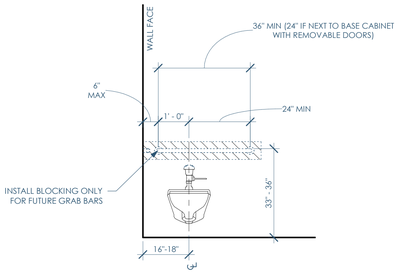
6D ADA TYPE A - LAVATORY - ELEVATION - FRONT
1/2" = 1'-0"



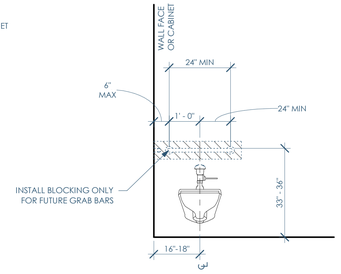
5D ADA TYPE A - LAVATORY - SECTION
1/2" = 1'-0"



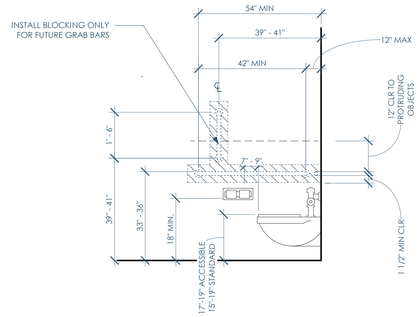
4D ADA TYPE A - LAVATORY - PLAN
1/2" = 1'-0"



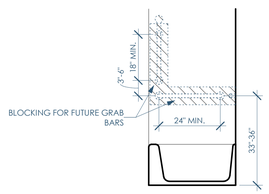
6C ADA - TYPE A - WATER CLOSET - ELEVATION - FRONT
1/2" = 1'-0"



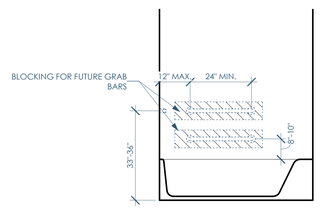
5C ADA - TYPE B - WATER CLOSET - ELEVATION - FRONT
1/2" = 1'-0"



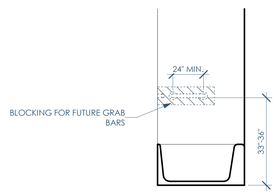
4C ADA - TYPE A - WATER CLOSET - ELEVATION - SIDE
1/2" = 1'-0"



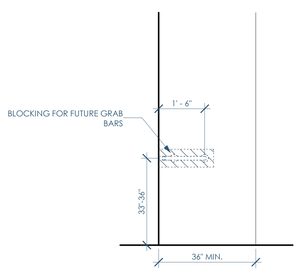
6B ADA - TYPE A & B - TUB - CONTROLS SIDE
1/2" = 1'-0"



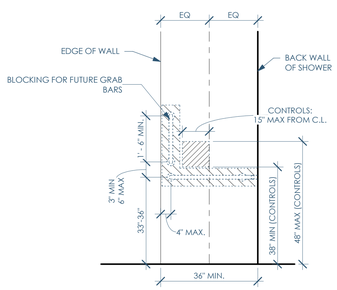
5B ADA - TYPE A & B - TUB - FRONT
1/2" = 1'-0"



4B ADA - TYPE A & B - TUB - NON-CONTROL SIDE
1/2" = 1'-0"



6A ADA - TYPE A & B - SHOWER - ELEVATION - BACK
1/2" = 1'-0"



5A ADA - TYPE A & B - SHOWER - ELEVATION - SIDE
1/2" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

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l.perezfatto@xcengineering.xyz | +34 610 56 26 37

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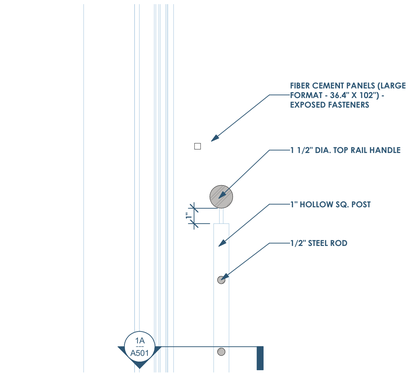
Date	Description
09.21.2019	Permit Revision

ADA ELEVATIONS

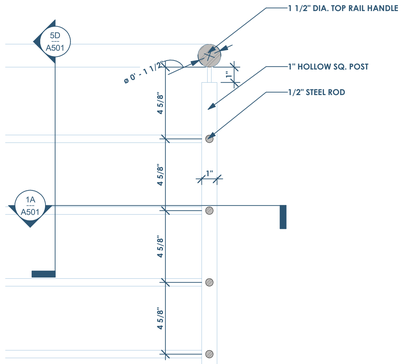
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A480

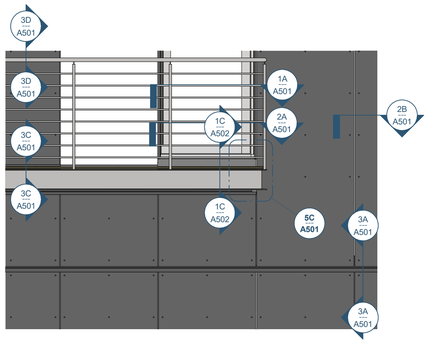
9/20/2019 4:53:57 PM

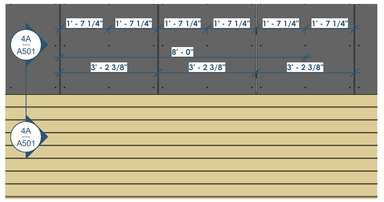


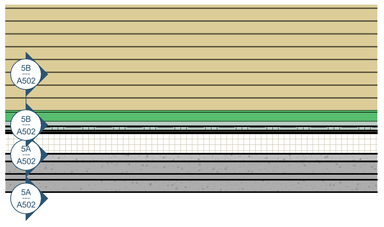
5D SECTION DETAIL - DECK - RAILING HEAD
3" = 1'-0"



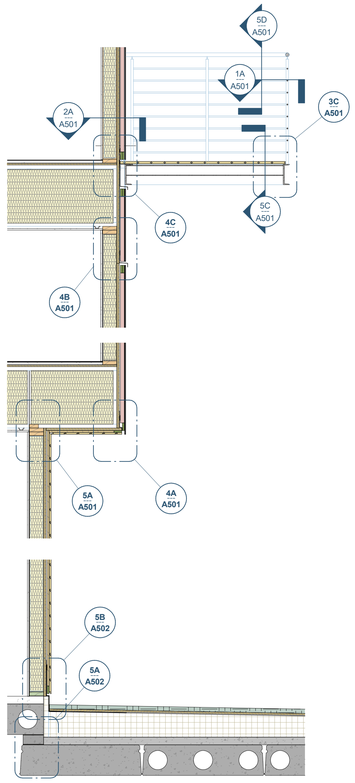
3D SECTION DETAIL - BALCONY - RAILING
3" = 1'-0"



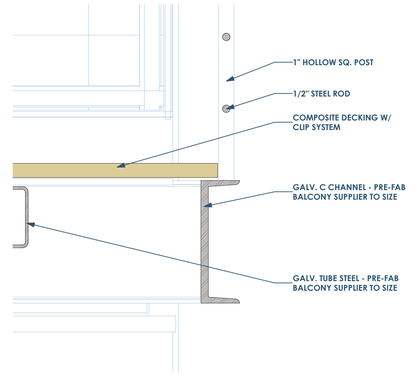




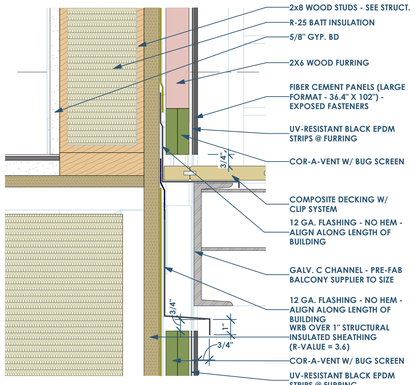
2C DETAIL ELEVATION - @ BALCONY - Dependent 1
1/2" = 1'-0"



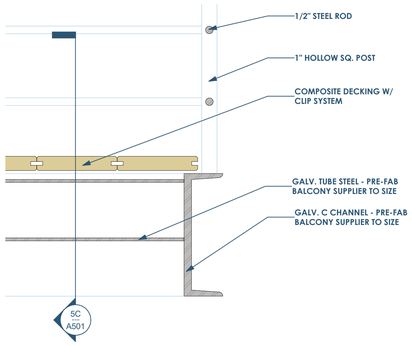
1C WALL SECTION DETAIL - EXT WALL - @ BALCONY
1/2" = 1'-0"



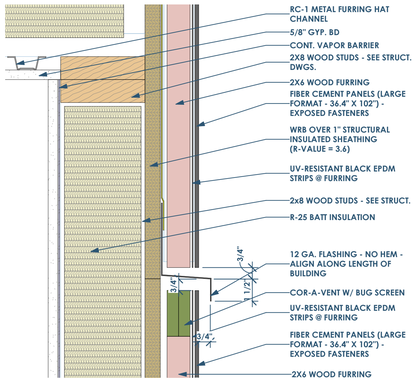
5C SECTION DETAIL - DECK - FLASHING @ FLOOR
3" = 1'-0"



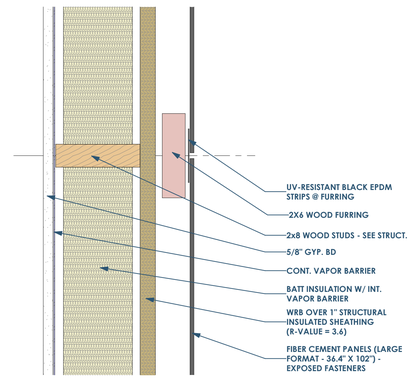
4C SECTION DETAIL - EXT WALL - @ BALCONY TOP
3" = 1'-0"



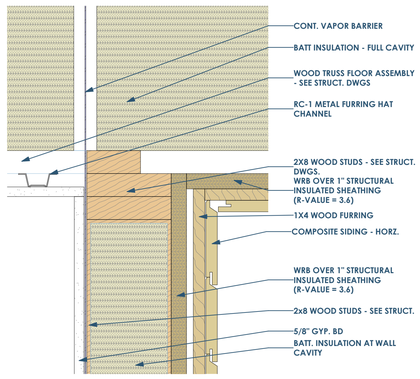
3C SECTION DETAIL - BALCONY - FLOOR & RAILING
3" = 1'-0"



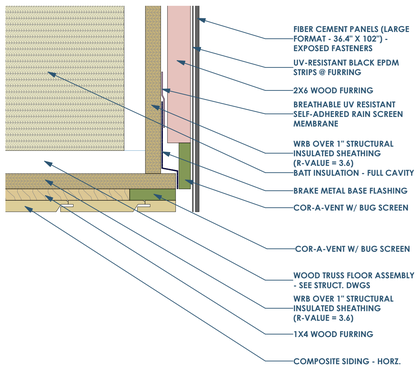
4B SECTION DETAIL - EXT WALL - @ BALCONY BASE
3" = 1'-0"



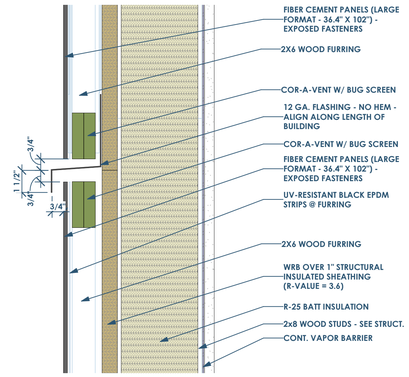
2B PLAN DETAIL - DECK - RAILING @ WALL JOIN2
3" = 1'-0"



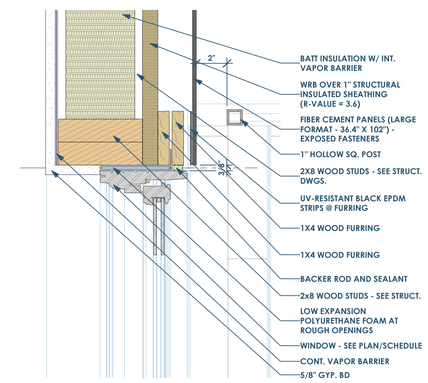
5A SECTION DETAIL - EXT WALL - WALL HEAD @ CEILING
3" = 1'-0"



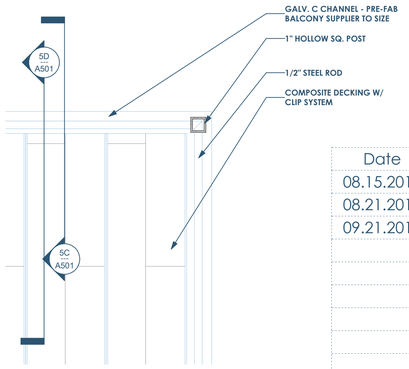
4A SECTION DETAIL - EAST/WEST - LOOKING NORTH - Dependent 16
3" = 1'-0"



3A SECTION DETAIL - EXT WALL - @ FLASHING SPLIT
3" = 1'-0"



2A PLAN DETAIL - DECK - RAILING @ WALL JOIN
3" = 1'-0"



1A PLAN DETAIL - DECK - CORNER EDGE
3" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

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Date	Description
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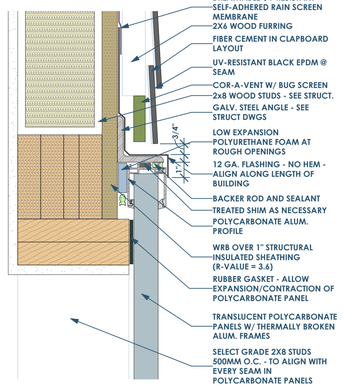
08.21.2019	Permit
09.21.2019	Permit Revision

DETAILS - BALCONY

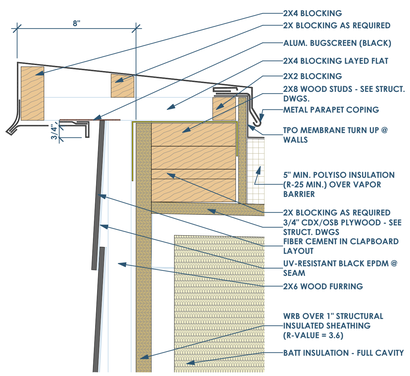
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A501

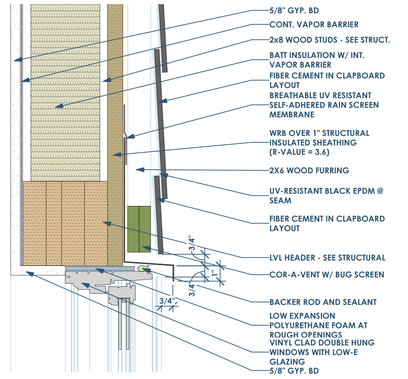
9/22/2019 2:35:04 PM



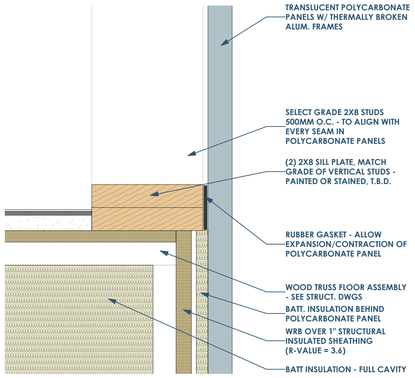
3D SECTION DETAIL - POLYCARBONATE HEAD DETAIL AND FIBER CEMENT
3" = 1'-0"



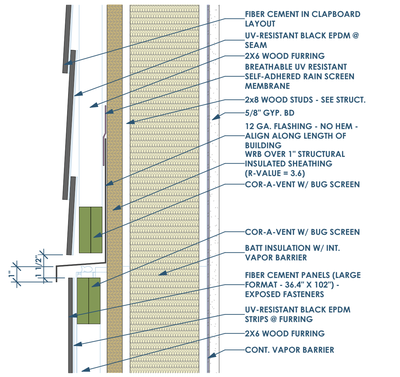
2D SECTION DETAIL AT PARAPET
3" = 1'-0"



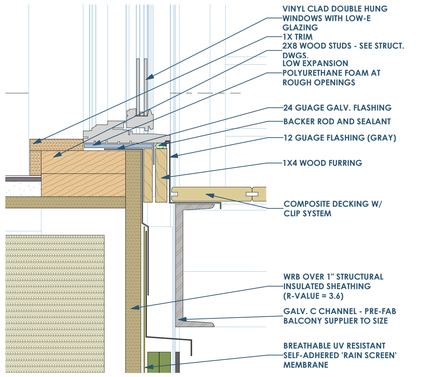
1D SECTION DETAIL - WINDOW HEAD AND FIBER CEMENT
3" = 1'-0"



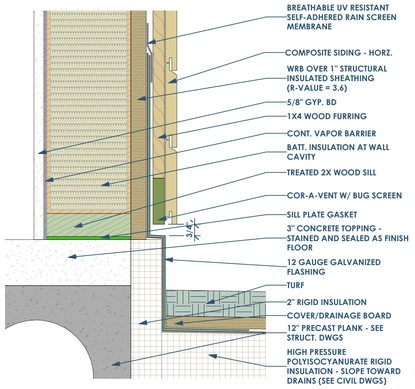
3C SECTION DETAIL - POLYCARBONATE HEAD DETAIL AT FLOOR
3" = 1'-0"



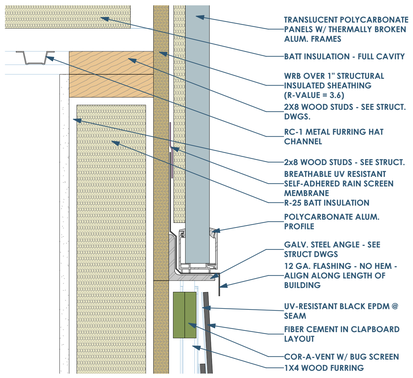
2C SECTION DETAIL - TRANSITION BETWEEN FIBER CEMENT PANELS
3" = 1'-0"



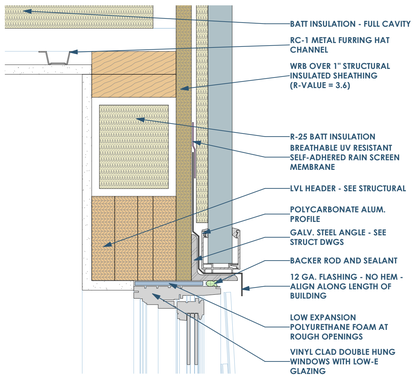
1C SECTION DETAIL - WINDOW AND BALCONY DECKING
3" = 1'-0"



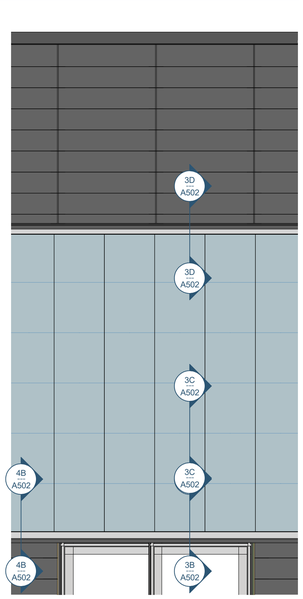
5B SECTION DETAIL - CURB DETAIL AT COURTYARD AND PRECAST SLAB 1
3" = 1'-0"



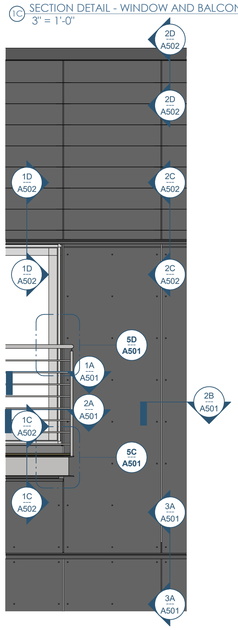
4B SECTION DETAIL - POLYCARBONATE BASE DETAIL AND FIBER CEMENT
3" = 1'-0"



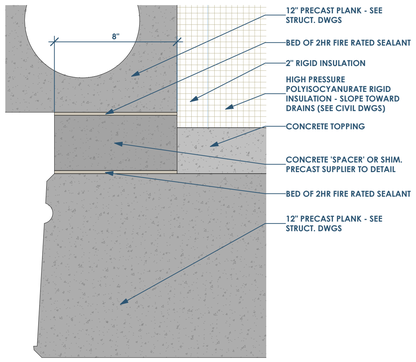
3B SECTION DETAIL - POLYCARBONATE BASE DETAIL AND WINDOW
3" = 1'-0"



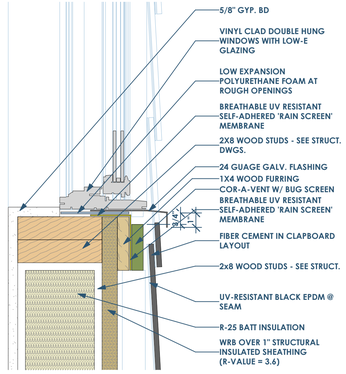
2D SECTION DETAIL AT PARAPET
3" = 1'-0"



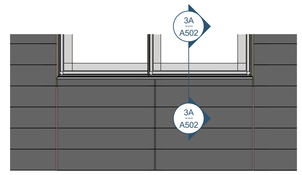
1C SECTION DETAIL - WINDOW AND BALCONY DECKING
3" = 1'-0"



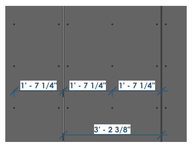
5A SECTION DETAIL - CURB DETAIL AT COURTYARD AND PRECAST SLAB 2
3" = 1'-0"



3A SECTION DETAIL - WINDOWS SILL AND FIBER CEMENT
3" = 1'-0"



2A DETAIL ELEVATION - @ BALCONY - Dependent 3
1/2" = 1'-0"



1A DETAIL ELEVATION - @ BALCONY - Dependent 2
1/2" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
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General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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Structural Engineer of Record: Ennovation
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kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
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jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
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bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

WISCONSIN RYAN P. SCHULTZ A-17147-2 STOUGHTON, WI ARCHITECT

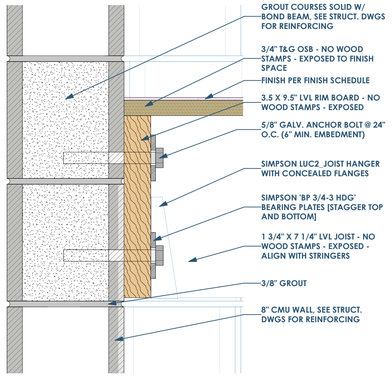
Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit
09.21.2019	Permit Revision

DETAILS - EXT CLADDING

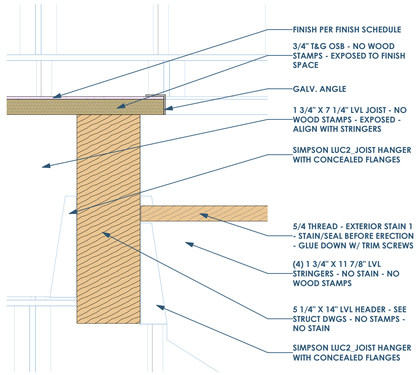
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE - EAU CLAIRE, WI

A502

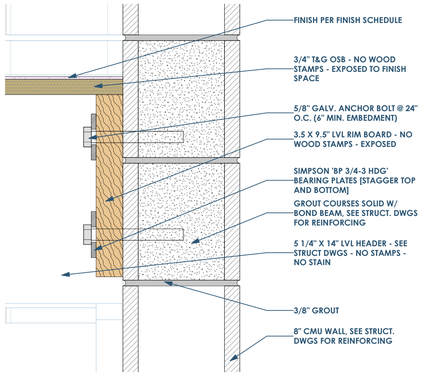
9/22/2019 2:35:09 PM



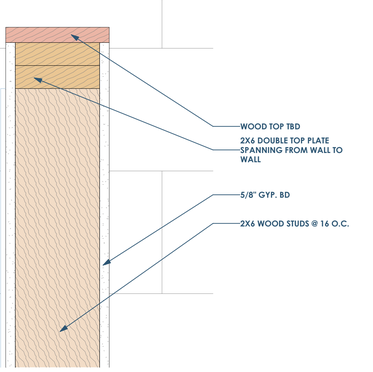
5D SECTION DETAIL - STAIR LANDING LEDGER 1
3" = 1'-0"



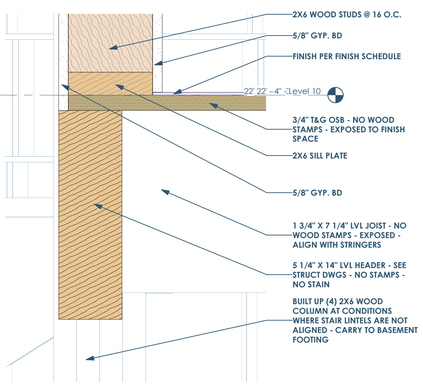
4D SECTION DETAIL - STAIR STRINGER HEADER
3" = 1'-0"



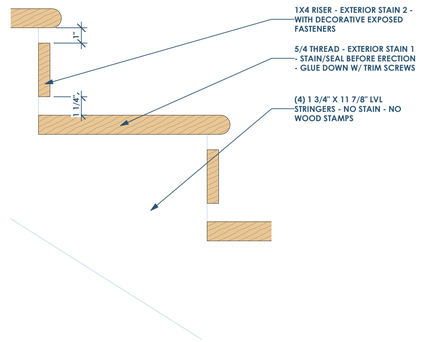
5C SECTION DETAIL - STAIR LANDING LEDGER 2
3" = 1'-0"



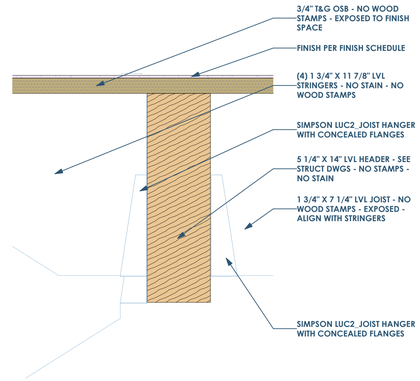
5B SECTION DETAIL - GUARDRAILING TOP
3" = 1'-0"



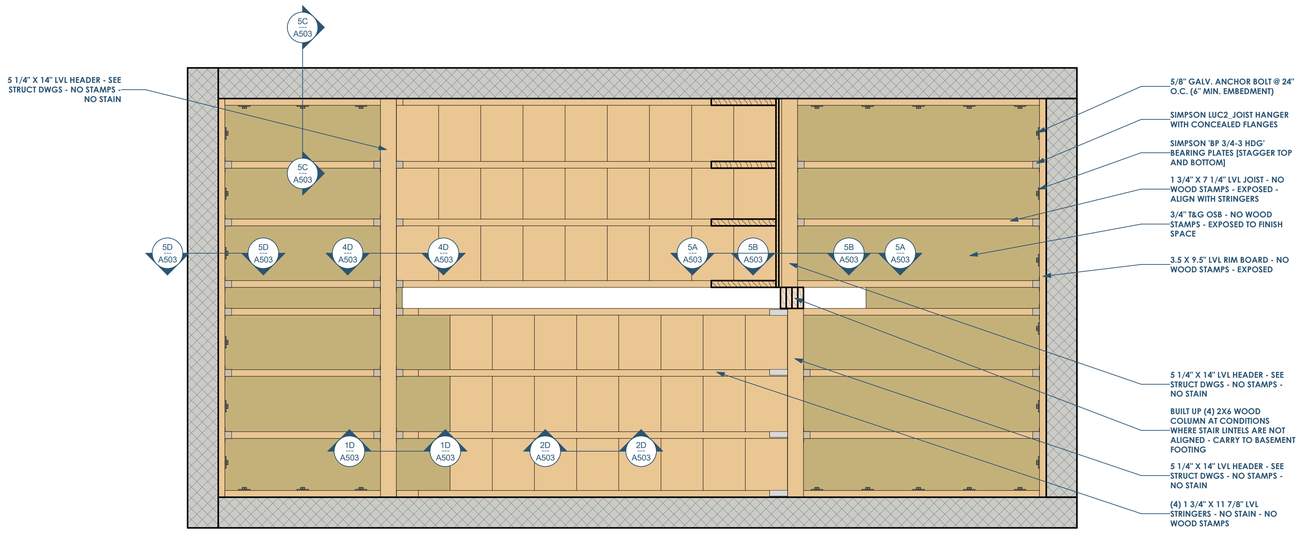
5A SECTION DETAIL - BEAM AT GUARDRAILING
3" = 1'-0"



2D SECTION DETAIL - TYPICAL TREAD/RISER
3" = 1'-0"



1D SECTION DETAIL - STAIR STRINGER HEADER 2
3" = 1'-0"



4A FRAMING
3/4" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
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General Contractor: ROYAL CONSTRUCTION
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Civil Engineer: CEDAR CORPORATION
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kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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l.perezfatol@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
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kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street |Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
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bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit
09.21.2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

DETAILS - STAIRS

A503

9/22/2019 9:01:14 AM

DOOR SCHEDULE - NUMBER

Mark	Family	Type	Width	Height	Fire Rating	Egress Width Factor	Door Type	Door Material	Frame Type	Frame Material	Type Comments	Comments	DS_Hardware_Set_(SPI)
105	HOLLOW METAL	COMMON_3-0 x 7-0 - WD DOOR	3' - 0"	7' - 0"			A1	WD	A	HM			8
114	HOLLOW METAL	COMMON_3-0 x 7-0 - WD DOOR	3' - 0"	7' - 0"			A1	WD	A	HM			19
113.B	HOLLOW METAL	COMMON_3-0 x 7-0 - WD DOOR	3' - 0"	7' - 0"			A1	WD	A	HM			12
B29	HOLLOW METAL	COMMON_3-0 x 7-0 - WD DOOR	3' - 0"	7' - 0"			A1	WD	A	HM			19
B11.A	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			23
B08	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			22
B03	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			24
B04	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			24
B05	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			24
B06.B	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			11
B10.A	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			25
B12	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			25
B09	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			9
B11.B	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			23
B10.B	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			25
101A	HOLLOW METAL	1HR RATED	3' - 0"	7' - 0"	1HR		A1	WD	A	HM			16
101B	HOLLOW METAL	1HR RATED	3' - 0"	7' - 0"	1HR		A1	WD	A	HM			16
115A	STOREFRONT DOOR	WOOD STILE W/ GLASS INSET	3' - 0"	7' - 0"			B1	WD/GL INSET	A	AL	TEMPERED GLAZING		8
113.A	STOREFRONT DOOR	WOOD STILE W/ GLASS INSET	2' - 11"	7' - 0"			B1	WD/GL INSET	A	AL	TEMPERED GLAZING		8
110	HOLLOW METAL	COMMON_3-0 x 7-0 - 20min	3' - 0"	7' - 0"	20 MIN.		A1	WD	A	HM			26
109	HOLLOW METAL	COMMON_3-0 x 7-0 - 20min	3' - 0"	7' - 0"	20 MIN.		A1	WD	A	HM			26
203	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.		A2	WD	A	HM			27
205	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.		A2	WD	A	HM			27
305	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.		A2	WD	A	HM			27
304	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.		A2	WD	A	HM			27
115	HOLLOW METAL	COMMON_2-10 x 6-8	2' - 10"	6' - 8"			A1	WD	A	HM			22
104	STOREFRONT DOOR	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"			B1	WD/GL INSET	A	AL	TEMPERED GLAZING		21
100.B	STOREFRONT DOOR	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"			B1	AL/GL INSET	A	AL	TEMPERED GLAZING		7
B06.A	OVERHEAD GARAGE DOOR	one	7' - 0"	8' - 0"									1
150	COURTYARD GATE	COURTYARD GATE	3' - 1 13/16"	0' - 6"		0.2	-	-	-	-	GATE LATCH		
100.A	STOREFRONT DOOR A	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 7"		0.2	B1	AL/GL INSET	A	AL	TEMPERED INSULATED GLAZING		10
115.B	STOREFRONT DOOR A	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 7"		0.2	B1	AL/GL INSET	A	AL	TEMPERED INSULATED GLAZING		6
112.A	GLASS GARAGE DOOR	RAMP GARAGE DOOR	16' - 0"	8' - 0"			-	AL/GL INSET	-	AL	TEMPERED INSULATED GLAZING		1
112.B	STOREFRONT DOOR B	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"			B1	AL/GL INSET	A	AL	TEMPERED INSULATED GLAZING		6
115.C	GLASS GARAGE DOOR B	DOOR AT COMMUNITY ROOM	10' - 0"	7' - 9"			-	AL/GL INSET	-	AL	TEMPERED INSULATED GLAZING		1
115.D	GLASS GARAGE DOOR B	DOOR AT COMMUNITY ROOM	10' - 0"	7' - 9"			-	AL/GL INSET	-	AL	TEMPERED INSULATED GLAZING		1
B07	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"			A1	HM	A	HM			
108.B	STOREFRONT DOOR B	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"		0.3	B1	AL/GL INSET	A	AL	TEMPERED INSULATED GLAZING		6
111.B	STOREFRONT DOOR B	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"		0.3	B1	AL/GL INSET	A	AL	TEMPERED INSULATED GLAZING		6
204	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR		A1	WD	A	HM			13
108.A	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	0.3	A1	WD	A	HM			14
111.A	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	0.3	A1	WD	A	HM			14
B13	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR		A1	WD	A	HM			13
B01	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR		A1	WD	A	HM			13
201	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR		A1	WD	A	HM			13
107	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	0.3	A1	WD	A	HM			15
206	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR		A1	WD	A	HM			13
303	HOLLOW METAL	STAIR DOOR 3-0 x 6-8	3' - 0"	6' - 8"	1.5HR		A1	WD	A	HM			13
301	HOLLOW METAL	STAIR DOOR 3-0 x 6-8	3' - 0"	6' - 8"	1.5HR		A1	WD	A	HM			13
306	HOLLOW METAL	STAIR DOOR 3-0 x 6-8	3' - 0"	6' - 8"	1.5HR		A1	WD	A	HM			13

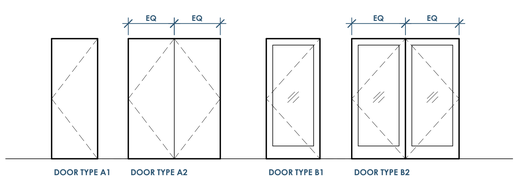
WINDOW SCHEDULE - SIMPLIFIED

Type Mark	Count	Phase Created	Width	Height	Level	Comments
W1	70	1st Phase	38 1/32"	77 3/4"	1ST FLOOR	
W2	99	1st Phase	38 1/32"	77 3/4"	2ND FLOOR	
W3	84	1st Phase	38 1/32"	77 3/4"	3RD FLOOR	

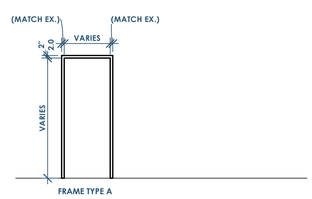
8.55F OPEN AREA PER WINDOW - ONLY UPPER SASH WILL BE OPERABLE - BOTTOM SASH WILL BE FIXED IN PLACE
- **IF (1) WINDOWS = 8.55F/.04 = FLOOR AREA TO BE VENTILATED SHOULD BE LESS THAN 212.55F**
- **IF (2) WINDOWS = 175F/.04 = FLOOR AREA TO BE VENTILATED SHOULD BE LESS THAN 4255F**
- **IF (3) WINDOWS = 25.545F/.04 = FLOOR AREA TO BE VENTILATED SHOULD BE LESS THAN 637.55F**
- **IF (4) WINDOWS =34SF/.04 = FLOOR AREA TO BE VENTILATED SHOULD BE LESS THAN 850SF**
- **IF (1) DOOR ADD (20SF/.04 = 500SF) TO MIN. FLOOR AREA TO BE VENTILATED**

DOOR SCHEDULE - TYPE

Count	Type Mark	Family	Type	Width	Height	Fire Rating	Door Type	Door Material	Frame Type	Frame Material	Comments	Type Comments	Hardware Set
71	U01	HOLLOW METAL	UNIT DOOR	3' - 0"	7' - 0"	20 MIN.	A1	WD	A	WD			29
18	U01.1	Door-Inswing-Andersen-400_Series-Single	3' 0-1/8" x 7' 11 1/2" - 1ST FLOOR	3' - 0 1/8"	7' - 11 1/2"		B1	VINYL CLAD	A	VINYL CLAD		WITH INSULATED TEMPERED GLAZING	
12	U01.2	Door-Inswing-Andersen-400_Series-Single	3' 0-1/8" x custom height - 2ND FLOOR	3' - 0 1/8"	7' - 7"		B1	VINYL CLAD	A	VINYL CLAD		WITH INSULATED TEMPERED GLAZING	
15	U01.3	Door-Inswing-Andersen-400_Series-Single	3' 0-1/8" x 6' 7-1/2" - 3rd floor	3' - 0 1/8"	6' - 7 1/2"		B1	VINYL CLAD	A	VINYL CLAD		WITH INSULATED TEMPERED GLAZING	
138	U02	SWING - SINGLE - FLUSH	2-10 x 6-8 - PRIVACY	2' - 10"	6' - 8"		A1	WD	A	WD			20
21	U03	SWING - SINGLE - FLUSH	2-8 x 6-8 - PASSAGE	2' - 8"	6' - 8"		A1	WD	A	WD			18
49	U05	SLIDING - FLUSH	6-0 x 6-8	6' - 0"	6' - 8"		B1	WD	A	WD			4
31	U06	SLIDING - FLUSH	5-0 x 6-8	5' - 0"	6' - 8"		B1	WD	A	WD			4
37	U07	SLIDING - FLUSH	4-0 x 6-8	4' - 0"	6' - 8"		B1	WD	A	WD			4
51	U08	POCKET - FLUSH	2-10 x 6-8	2' - 10"	6' - 8"		A1	WD	A	WD			2
19	U09	SWING - SINGLE - FLUSH	30" x 80" - MAGIC PAK DOOR - ACOUSTICAL SEAL	2' - 6"	6' - 8"		A1	WD	A	WD			3
71	U10	SWING - SINGLE - FLUSH	36" x 80" - OFFSET PIVOT DOOR AT MAGIC PAK AND WASHER/DRYER	3' - 0"	6' - 8"		A1	WD	-	GYP.			3
35	U11	BARN - FLUSH	3-0 x 7-0 BARN DOOR	3' - 0"	7' - 0"		A1	WD	-	WD			5
16	U12	SWING - SINGLE - FLUSH	1-4 X 6-8 PASSAGE	1' - 4"	6' - 8"		A1	WD	A	WD			17
16	U13	SWING - DOUBLE - FLUSH	4-0 x 6-8 - DUMMY	4' - 0"	6' - 8"		B1	WD	A	WD			30
12	U14	SWING - SINGLE - FLUSH	2-10 x 6-8 - PASSAGE	2' - 10"	6' - 8"		A1	WD	A	WD			18
17	U18	SWING - SINGLE - FLUSH	30" x 70" - MAGIC PAK DOOR - ACOUSTICAL SEAL - IN CLOSET	2' - 6"	5' - 10"		A1	WD	A	WD			3
6	U20	SWING - SINGLE - FLUSH	3-0 x 6-8 - PASSAGE	3' - 0"	6' - 8"		A1	WD	A	WD			18
1	U21	SWING - SINGLE - FLUSH	32" x 80" - OFFSET PIVOT DOOR AT WASHER/DRYER	2' - 8"	6' - 8"		A1	WD	-	GYP.			3
15	U22	CHAINLINK GATE	CHAINLINK GATE	3' - 0"	7' - 0"		-	CHAINLINK	-	CHAINLINK		CHAINLINK GATE	1



6A DOOR TYPES
1/4" = 1'-0"



5A FRAME TYPES
1/4" = 1'-0"

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Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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l.perezfarfa@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
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kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street |Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC.
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08/15/2019	75% CD Set
08/20/2019	Permit
09/21/2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

SCHEDULES

A700

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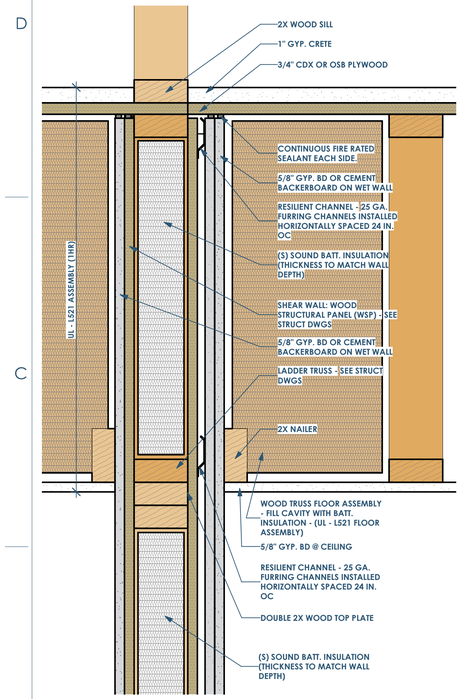
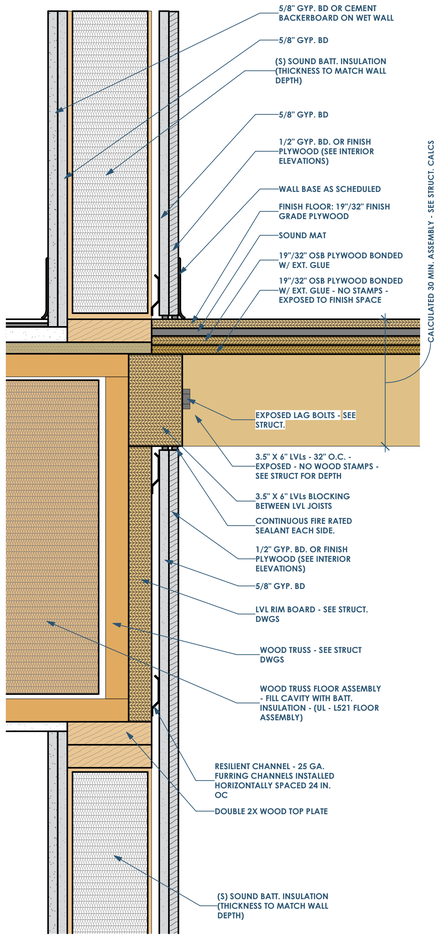
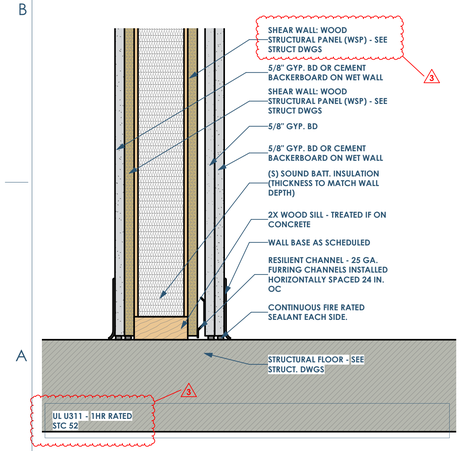
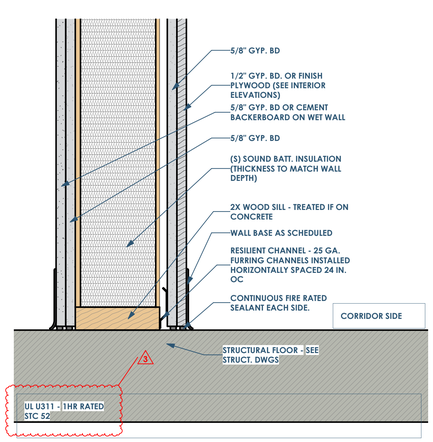


7 (W6P - D) FULL HEIGHT TO DECK (1HR - ONLY 1/2HR REQUIRED AT PARTY WALLS)
3" = 1'-0"





8 (W6C - D) FULL HEIGHT TO DECK (1HR - ONLY 1/2HR REQUIRED AT CORRIDORS)
3" = 1'-0"



PARTITION TAG NOMENCLATURE

- 1ST LETTER = CORE MATERIAL
  - W= WOOD
  - M=METAL
  - C=CONCRETE
  - B=MASONRY BLOCK
- 2ND LETTER = SIZE OF CORE
  - WOOD: NOMINAL STUD SIZES (EX: 4 = 3 1/2")
  - METAL STUD: (EX 358 = 3 5/8")
  - CONCRETE: ACTUAL WALL THICKNESS (EX: 8 = 8")
  - MASONRY: NOMINAL BRICK MODULES (EX: 8 = 7 5/8")
- 3RD LETTER = LAYER MATERIAL

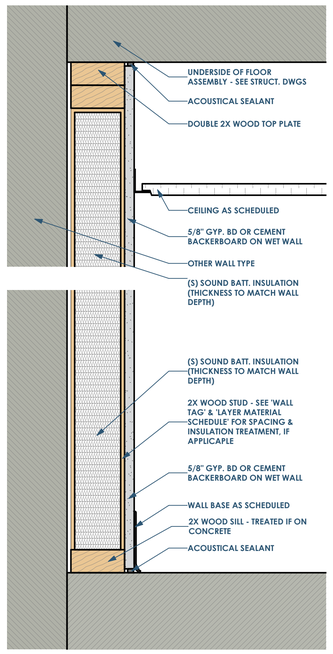
LAYER MATERIAL (3RD LETTER)

	LAYER 3	LAYER 2	LAYER 1	CORE	LAYER 1	LAYER 2	LAYER 3
A=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD.	-	-
B=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	5/8" GYP. BD.	-	-
C=	1/2" GYP. BD. OR FINISH PLYWOOD (SEE INT. ELEVS)	5/8" GYP. BD.	1/2" RESILENT CHANNEL	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD.	5/8" GYP. BD.	-
D=			5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	-		
F=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	-	-	-
M=				EXPOSED ARCHITECTURAL CMU			
P=	5/8" GYP. BD.	5/8" GYP. BD.	1/2" RESILENT CHANNEL OVER SHEAR WALL PANELING(SEE STRCT. DWGS)	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	5/8" GYP. BD. OR SHEAR WALL PANELING - SEE STRUCT DWGS	5/8" GYP. BD.	

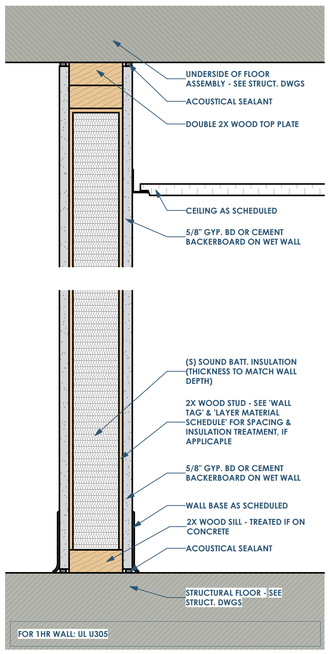
3

- 4TH NUMBER: FIRE RATING
  - Ø=0 HOUR
  - 1=1 HOUR
  - 2=1 HOUR
  - 3=1 HOUR
  - 5=½ HOUR
- 5TH (AND BEYOND) LETTERS = MODIFIERS
  - D=FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECKING/SHEATING
  - F=FULL HEIGHT PARTITION
  - K=KNEE WALL PARTITION
  - P=PARTIAL HEIGHT PARTITION
  - R=FURRED OUT WALL

- EXAMPLE: M358BØPR - A NON-FIRE RATED, BATT INSULATED 3 5/8" PARTIAL HEIGHT WALL WITH 5/8" GYP ON ONE SIDE
  - M=METAL
  - 358=3 5/8" METAL STUD
  - B=5/8" GYP. BD W/ BATT INSULATION IN CAVITY
  - Ø=0 HOUR
  - P=PARTIAL HEIGHT PARTITION
  - R=FURRED OUT WALL



3 (W - DØFR) FULL HEIGHT PARTITION (NOT RATED)
3" = 1'-0"



1 (W - - - F) FULL HEIGHT PARTITION
3" = 1'-0"

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

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Date	Description
08.21.2019	Permit
09.21.2019	Permit Revision

PARTITION DETAILS

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A800

9/20/2019 5:01:25 PM

PARTITION TAG NOMENCLATURE

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B=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	5/8" GYP. BD.	-	-
C=	1/2" GYP. BD. OR FINISH PLYWOOD (SEE INT. ELEVS)	5/8" GYP. BD.	1/2" RESILENT CHANNEL	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD.	5/8" GYP. BD.	-
D=			5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	-		
F=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	-	-	-
M=				EXPOSED ARCHITECTURAL CMU			
P=	5/8" GYP. BD.	5/8" GYP. BD.	1/2" RESILENT CHANNEL OVER SHEAR WALL PANELING(SEE STRCT. DWGS)	STUDS 16" O.C. (20 GA. IF METAL) BATT INSULATION	5/8" GYP. BD. OR SHEAR WALL PANELING - SEE STRUCT DWGS	5/8" GYP. BD.	

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  - F=FULL HEIGHT PARTITION
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  - P=PARTIAL HEIGHT PARTITION
  - R=FURRED OUT WALL

- EXAMPLE: M35BBØPR - A NON-FIRE RATED, BATT INSULATED 3 5/8" PARTIAL HEIGHT WALL WITH 5/8" GYP ON ONE SIDE
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  - 35B=3 5/8" METAL STUD
  - B=5/8" GYP. BD W/ BATT INSULATION IN CAVITY
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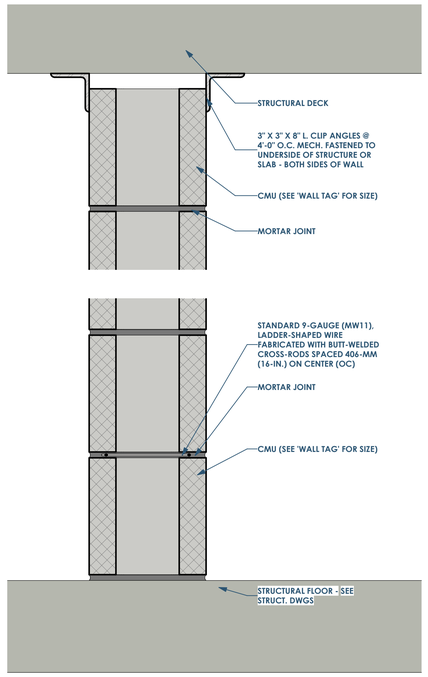
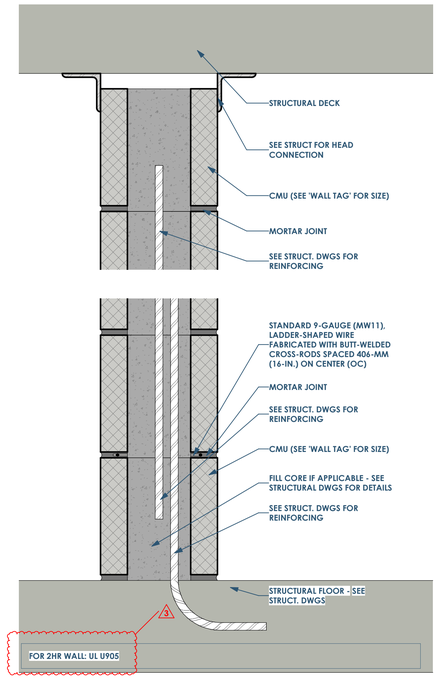
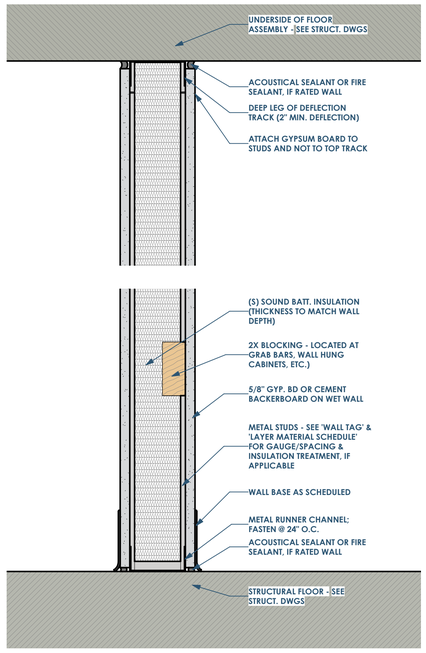


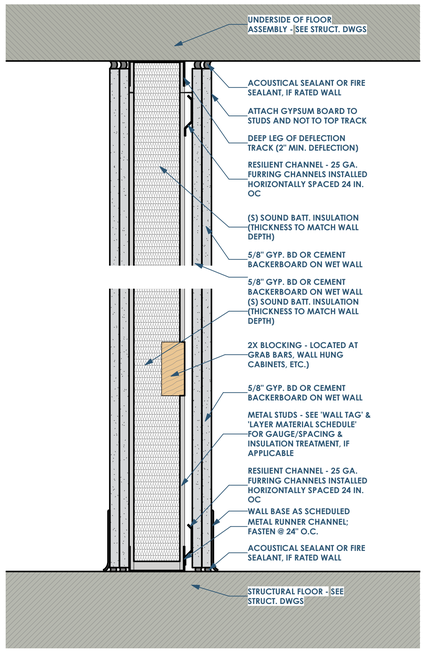
3 (B - MØF) FULL HEIGHT PARTITION (NOT RATED)
3" = 1'-0"



1 (B - M2F) FULL HEIGHT PARTITION
3" = 1'-0"



2 (M - B - F) FULL HEIGHT PARTITION (NOT RATED)
3" = 1'-0"



4 (M - P - F) FULL HEIGHT PARTITION
3" = 1'-0"

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WISCONSIN
RYAN P. SCHULTZ
A-4159-3
STOUGHTON, WI
ARCHITECT

Date	Description
08.21.2019	Permit
09.21.2019	Permit Revision

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

PARTITION DETAILS

A801

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DESIGN DATA

APPLICABLE CODES/STANDARDS:
.....INTERNATIONAL BUILDING CODE - 2018
.....ASCE 7-16 MIN DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI

STRUCTURAL DESIGN STANDARDS (DESIGN SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE)
.....ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
.....ACI 530/530.1 BLDG CODE REQUIREMENTS AND SPECS FOR MASONRY STRUCTURES (AND RELATED COMMENTARIES)
.....ANSI/AISC 360-16 SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS
.....AWS D1.1/D1.1M STRUCTURAL WELDING CODE-STEEL

BUILDING DESIGN LOADS/CRITERIA

DESIGN LIVE LOADS:

.....FLOOR FRAMING (RETAIL, OFFICE, RESTAURANT, RECREATIONAL)	100 psf
.....FLOOR FRAMING (RESIDENTIAL AREAS)	40 psf
.....STAIRWAYS, EXITS	100 psf
.....BALCONIES	75 psf
.....PRIVATE GARAGES (PASSENGER VEHICLES ONLY)	40 psf
.....INTERIOR PARTITION WALLS (UNIFORMLY DISTRIBUTED WEIGHT)	15 psf
.....CORRIDORS FIRST FLOOR	100 psf
.....CORRIDORS 2nd 3rdFLOORS	40 psf
.....CORNICES	60 psf

SNOW LOADS & DESIGN DATA:

.....DESIGN SNOW LOAD	42 psf (BALANCED SNOW LOAD)
.....FLAT ROOF SNOW LOAD (Pf) = (0.7*Ce*Ct*Is*Pg)	42 psf
.....SNOW EXPOSURE FACTOR (Ce)	1.0
.....SNOW LOAD IMPORTANCE FACTOR (Is)	1.0
.....ROOF THERMAL FACTOR (Ct)	1.0
.....GROUND SNOW (Pg)	60 psf
.....SLOPED ROOF FACTOR (Cs)	1.0

WIND DESIGN DATA:

.....WIND IMPORTANCE FACTOR (Iw)	1.0
.....RISK CATEGORY II	
.....BASIC WIND SPEED (3-SECOND GUST, ULTIMATE)	115 MPH
.....BASIC WIND SPEED (3-SECOND GUST, NOMINAL)	90 MPH
.....MEAN ROOF HEIGHT	33 FT
.....WIND EXPOSURE CATEGORY	B
.....WIND EXPOSURE CLASSIFICATION	ENCLOSED
.....VELOCITY EXPOSURE COEFFICIENT Kz	0.720
.....TOPOGRAPHIC FACTOR (Kzt)	1.0
.....DESIGN PROCEDURE	METHOD 1 (SIMPLIFIED PROCEDURE)

NET PRESSURE COEFFICIENTS C_{net}		
AREA	C_{net} + INTERNAL PRESSURE	C_{net} - INTERNAL PRESSURE
WINDWARD WALL	0.43	0.73
LEEWARD WALL	-0.51	-0.21
SIDEWALL	-0.66	-0.35
PARAPET WINDWARD WALL	1.28	
PARAPET LEEWARD WALL	-0.85	
FLAT ROOF	-1.09	-0.79

NET PRESSURE COEFFICIENTS P_{net}		
AREA	P_{net} + INTERNAL PRESSURE	P_{net} - INTERNAL PRESSURE
WINDWARD WALL	10.5 psf	17.8 psf
LEEWARD WALL	-12.4 psf	-5.1 psf
SIDEWALL	-16.1 psf	-8.5 psf
PARAPET WINDWARD WALL	31.2 psf	
PARAPET LEEWARD WALL	-20.7 psf	
FLAT ROOF	-26.6 psf	-19.3 psf

EARTHQUAKE DESIGN DATA:

.....OCCUPANCY CATEGORY	II
.....SEISMIC IMPORTANCE FACTOR (Ie)	1
.....MAPPED SPECTRAL ACCELERATIONS AT SHORT PERIODS (Ss)	0.045 g
.....MAPPED SPECTRAL ACCELERATIONS AT (1) SECOND PERIODS (S1)	0.038 g
.....SITE CLASSIFICATIONS	B
.....SITE COEFFICIENT (Fa)	1.0
.....SITE COEFFICIENT (Fv)	1.0
.....DESIGN SPECTRAL RESPONSE COEFFICIENT AT SHORT PERIODS (Sds)	0.030 g
.....DESIGN SPECTRAL RESPONSE COEFFICIENT AT (1) SECOND PERIODS (Sd1)	0.025 g
.....SEISMIC DESIGN CATEGORY	A
.....BASIC SEISMIC-FORCE-RESISTING SYSTEM	LIGHT FRAME WOOD WALLS WITH STRUCTURAL WOOD SHEAR PANELS
.....ANALYSIS PROCEDURE FOR SEISMIC DESIGN	EQUIVALENT LATERAL FORCE ANALYSIS

SOIL DESIGN VALUES:

.....SOIL UNIT WEIGHT	125 PCF (ASSUMED)
.....LATERAL EARTH PRESSURE	
.....AT-REST (BASEMENT WALLS)	62.5 PSF/FT OF DEPTH (ASSUMED)
.....PASSIVE	340 PSF (ASSUMED)
.....COEFFICIENT OF SLIDING FRICTION	0.30 (ASSUMED)
.....SUBGRADE MODULUS	260 PCI (ASSUMED)
.....ALLOWABLE SOIL BEARING PRESSURE	3000 PSF

REFER TO SOILS REPORT NO. 17002 DATED 2/10/2017 PREPARED BY ITCO ALLIED ENGINEERING CO. FOR DESCRIPTION OF SOIL CONDITIONS, GEOTECHNICAL RECOMMENDATIONS, AND DESIGN VALUES

DEFLECTION LIMITS			
MEMBERS	LIVE	SNOW or WIND	DEAD + LIVE or SNOW
ROOF MEMBERS			
SUPPORTING GYPSUM BOARD CEILINGS	L/360	L/360	L/240
SUPPORTING FLEXIBLE CEILINGS	L/360	L/360	L/240
NOT SUPPORTING CEILING	L/240	L/240	L/180
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
FLOOR MEMBERS			
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
SUPPORTING GYPSUM BOARD CEILINGS	L/540	N/A	L/360
SUPPORTING FLEXIBLE MATERIALS	L/540	N/A	L/360
WOOD TRUSSES	L/480	L/360	L/240
LINTEL/HEADER/BEAM MEMBERS			
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
SUPPORTING FLEXIBLE MATERIALS (EIFS, SIDING, ETC.)	L/360	L/360	L/240
EXTERIOR WALLS			
WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	N/A	L/600	N/A
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	N/A	L/360	N/A

MATERIAL STRENGTHS

CAST-IN-PLACE CONCRETE:

FOOTINGS
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 3,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO 0.59
.....MAXIMUM AGGREGATE SIZE 1 1/2"
.....SLUMP LIMIT 5" +/-1"
.....AIR CONTENT NO

EXTERIOR PIERS, WALLS, AND COLUMNS
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO 0.48
.....MAXIMUM AGGREGATE SIZE 3/4"
.....SLUMP LIMIT 4" +/-1"
.....AIR CONTENT YES 4% to 6%

INTERIOR SLABS ON GRADE
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO 0.48
.....MAXIMUM AGGREGATE SIZE 3/4"
.....SLUMP LIMIT 4" +/-1"
.....AIR CONTENT NO

CONCRETE TOPPING
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO 0.48
.....MAXIMUM AGGREGATE SIZE 3/4"
.....SLUMP LIMIT 4" +/-1"
.....AIR CONTENT NO

STAIR LANDINGS AND TREADS
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO 0.48
.....MAXIMUM AGGREGATE SIZE 3/4"
.....SLUMP LIMIT 4" +/-1"
.....AIR CONTENT NO

EXTERIOR SLABS ON GRADE
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 4,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO 0.48
.....MAXIMUM AGGREGATE SIZE 3/4"
.....SLUMP LIMIT 4" +/-1"
.....AIR CONTENT YES 4% to 6%

SLURRY
.....MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS f'c = 1,000 PSI
.....MAXIMUM WATER-CEMENTITIOUS RATIO 0.55
.....MAXIMUM AGGREGATE SIZE 1 1/2"
.....SLUMP LIMIT 6" +/-1"
.....AIR CONTENT NO

STEEL/METAL:

REINFORCING STEEL:
.....ALL ASTM A615, GRADE 60, DEFORMED Fy = 60,000 PSI
.....STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS Fy = 60,000 PSI

STRUCTURAL STEEL:
.....ROLLED WIDE FLANGE SHAPES, ASTM A992 GRADE 50 Fy = 50,000 PSI
.....CHANNELS, ANGLES, AND S SHAPES, ASTM A36 Fy = 36,000 PSI
.....PLATE AND BAR, ASTM A36 Fy = 36,000 PSI
.....TUBE SHAPES, ASTM A500 GRADE B Fy = 46,000 PSI
.....PIPE ASTM A53, TYPE E or S, GRADE B Fy = 46,000 PSI
.....ALL OTHER ROLLED SHAPES, ASTM A36 Fy = 36,000 PSI

STRUCTURAL BOLTS:
.....HIGH STRENGTH BOLTS, NUTS, & WASHERS ASTM A325
.....ZINC-COATED HIGH STRENGTH BOLTS, NUTS, & WASHERS ASTM A325
.....STAINLESS STEEL BOLTS, NUTS, & WASHERS ASTM F593
.....SHEAR CONNECTORS (GRADES 1015 THRU 1020) ASTM A108
.....THREADED RODS ASTM A36
.....CLEVIS & TURNBUCKLES (GRADE 1035) ASTM A108
.....EYE BOLTS & NUTS (GRADE 1030) ASTM A108
.....ANCHOR BOLTS (GRADE 36) ASTM F1554

WELDED CONNECTIONS:
.....WELDING ELECTRODES E70XX
E80XX FOR
WELDING REINF

MASONRY: f'm = 2,000 PSI

MASONRY MORTAR:
.....TYPE "M" MORTAR BELOW GRADE
.....TYPE "M" or "S" ABOVE GRADE

GROUT BELOW BASE PLATES & BEARING PLATES:
.....NONMETALLIC, SHRINKAGE-RESISTANT ASTM C1107

FOUNDATION AND EARTHWORK:

1. ALL EXTERIOR FOOTINGS MUST BEAR BELOW LOCAL FROST LINE RELATIVE TO ADJACENT FINISH EXTERIOR GRADE.
2. DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
3. BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
4. DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE TOP AND BOTTOM OF THE WALL ARE ADEQUATELY BRACED BY THE SLAB ON GRADE AND THE FLOOR FRAMING AT THE TOP OF THE WALL.
5. REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE, UNLESS NOTED OTHERWISE.
6. SHORING/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
7. CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ALL BACK FILL WITHIN 3'-0" OF RETAINING WALLS AND BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL APPROVED BY A SOILS ENGINEER AND COMPACTED TO 90% STANDARD PROCTOR.
9. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
10. FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS. ALL FIELD CONDITIONS THAT WILL AFFECT DESIGN AS PRESENTED MUST BE COORDINATED WITH STRUCTURAL ENGINEER.
11. REFER TO DESIGN DATA FOR DESCRIPTION OF SOIL CONDITIONS, GEOTECHNICAL RECOMMENDATIONS, AND DESIGN VALUES.

CONTINUITY:

ALL REINFORCING SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. CONTINUITY AT CORNERS AND INTERSECTIONS SHALL BE ACHIEVED USING CORNER BARS AND CONTACT LAP SPLICES. SEE TYPICAL DETAIL. CONTINUITY AT OTHER LOCATIONS MAY BE ACHIEVED USING CONTACT LAP SPLICES SHOWN ON APPROVED SHOP DRAWINGS. LOCATION OF LAP SPLICES SHALL BE SHOWN ON THE SHOP DRAWINGS. UNLESS NOTED OTHERWISE, THE FOLLOWING LAP SPLICES SHALL BE USED: (ALL LAP SPLICES ARE CLASS B SPLICES)

LOCATION:	#3	#4	#5	#6	#7	#8	#9	#10	#11
3,000 & 3,500 PSI CONCRETE:									
- TOP BARS (*):	21"	19"	35"	46"	71"	93"	118"	149"	184"
- OTHER BARS:	16"	22"(**)	27"	35"	55"	71"	91"	115"	142"
4,000 & 4,500 PSI CONCRETE:									
- TOP BARS (*):	16"	19"	25"	36"	61"	80"	102"	129"	159"
- OTHER BARS:	16"	16"(**)	19"	28"	47"	62"	78"	99"	123"

(*) TOP BARS ARE HORIZONTAL REINFORCING WHERE MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCING.

(**) FOR #4 EPOXY COATED REBAR, USE 27" SPLICE LENGTH AT 3,000 AND 3,500 PSI CONC. AND 19" AT 4,000 AND 4,500 PSI.

MECHANICAL CONNECTIONS MAY BE USED IN LIEU OF LAP SPLICES PROVIDED APPROVAL IS OBTAINED FROM THE ARCHITECT/ENGINEER. CONNECTIONS SHALL DEVELOP IN TENSION 125 PERCENT OF THE SPECIFIED YIELD STRENGTH OF THE BAR. ALL MECHANICAL CONNECTIONS SHALL BE SHOWN ON THE SHOP DRAWINGS AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE PRODUCT'S ICC-ES REPORT. SUBMIT THE PRODUCT'S ICC-ES REPORT FOR MECHANICAL SPLICE PRODUCTS WITH SHOP DRAWINGS.

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Structural Engineer: XC Structural Engineering
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Date	Description
07.08.2019	Footing/Foundation Permit
08.21.2019	Permit

STRUCTURAL NOTES
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

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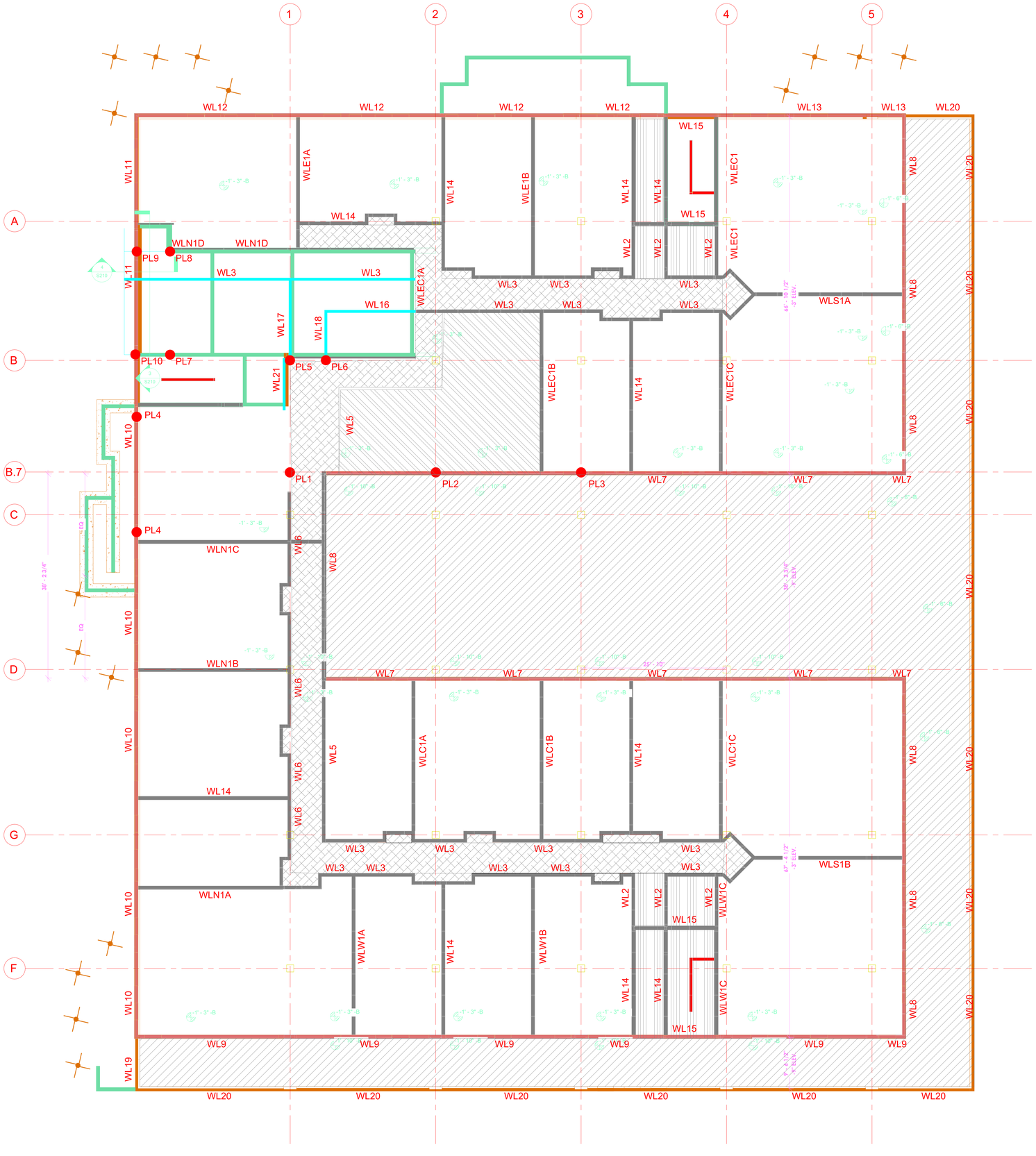

WALL LOAD SCHEDULE												
Mark	Dead Load	Live Load	Snow Load	Earth Press.	W-E Wind Load				N-S Wind Load			
				In plane	Uplift	Down lift	In plane	At end	Uplift	Down lift	In plane	At end
	Klb/ft	Klb/ft	Klb/ft	Klb/ft	Klb/ft	Klb/ft	Klb/ft	Klb	Klb/ft	Klb/ft	Klb/ft	Klb
WL1	2.06	3.51	1.51	N/A	N/A	N/A	N/A	N/A	-0.96	N/A	1.16	13.14
WL2	0.28	1.11	0.21	N/A	-0.30	N/A	0.99	N/A	N/A	N/A	N/A	N/A
WL2a	0.04	0.12	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL3	1.47	2.15	0.89	N/A	-0.56	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL4(N1A)	1.02	1.57	0.69	N/A	N/A	N/A	N/A	N/A	-0.44	N/A	0.84	9.55
WL5	0.04	0.12	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL6	1.40	2.05	0.83	N/A	-0.52	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL7	1.00	1.53	0.63	N/A	-0.40	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL7a	1.01	1.72	0.74	N/A	-0.47	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL8	0.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL9	1.02	1.57	0.69	N/A	-0.44	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL9a	1.04	1.79	0.77	N/A	-0.49	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL10	0.98	1.49	0.65	2.30	N/A	N/A	N/A	N/A	-0.41	N/A	N/A	N/A
WL11	0.50	0.16	0.12	2.30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL12	1.02	1.57	0.69	2.30	-0.44	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL13	1.04	1.79	0.77	2.30	-0.49	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL14	0.27	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WLN1B	0.45	0.36	0.12	N/A	N/A	N/A	N/A	N/A	0.00	N/A	1.16	2.35
WLN1C	0.45	0.36	0.12	N/A	N/A	N/A	N/A	N/A	0.00	N/A	1.16	5.02
WLN1D	0.45	?	?	N/A	N/A	N/A	N/A	N/A	0.48	N/A	1.16	9.71
WLE1A	0.15	0.36	0.12	N/A	0.00	N/A	1.31	14.89	N/A	N/A	N/A	N/A
WLE1B	0.45	0.36	0.12	N/A	0.00	N/A	0.06	0.00	N/A	N/A	N/A	N/A
WLS(E1C)	0.64	1.33	0.44	N/A	-0.30	N/A	0.99	11.24	N/A	N/A	N/A	N/A
WLEC1A	0.71	0.36	0.12	N/A	0.43	N/A	1.11	12.60	N/A	N/A	N/A	N/A
WLEC1B	0.45	0.36	0.12	N/A	0.00	N/A	0.09	1.05	N/A	N/A	N/A	N/A
WLEC1C	0.45	0.36	0.12	N/A	0.21	N/A	1.15	13.02	N/A	N/A	N/A	N/A
WLW1A	0.45	0.36	0.12	N/A	0.11	N/A	0.10	10.03	N/A	N/A	N/A	N/A
WLW1B	0.45	0.36	0.12	N/A	0.00	N/A	0.01	0.68	N/A	N/A	N/A	N/A
WLW1C	0.35	0.36	0.12	N/A	0.20	N/A	0.11	11.24	N/A	N/A	N/A	N/A
WLWC1A	0.45	0.36	0.12	N/A	0.00	N/A	0.59	6.67	N/A	N/A	N/A	N/A
WLWC1B	0.45	0.36	0.12	N/A	0.00	N/A	0.09	1.05	N/A	N/A	N/A	N/A
WLWC1C	0.45	0.36	0.12	N/A	-0.21	N/A	1.15	13.02	N/A	N/A	N/A	N/A
WL15	0.64	1.33	0.44	N/A	-0.30	N/A	0.00	0.00	N/A	N/A	N/A	N/A
WL15a	0.04	0.12	0.00	N/A	N/A	N/A	N/A	0.00	N/A	N/A	N/A	N/A
WL16	0.89	1.24	0.89	N/A	-0.56	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL17	1.40	2.05	0.83	N/A	-0.52	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL18	0.50	0.14	0.00	N/A	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL19	N/A	N/A	N/A	2.30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL20	N/A	N/A	N/A	2.30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WL21	1.44	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

POINT LOAD SCHEDULE				
Mark	Dead Load Klb	Live Load Klb	Snow Load Klb	Wind Load Klb
PL1	31.14	42.86	22.35	-1.82
PL2	34.73	53.36	23.46	-14.82
PL3	10.42	16.01	7.04	-4.45
PL4	11.63	17.74	7.77	-4.91
PL5	11.44	14.00	9.19	3.91
PL6	0.96	2.57	0.00	0.00
PL7	4.07	3.38	1.54	0.00
PL8	5.69	5.62	2.27	0.00
PL9	28.12	22.19	8.67	0.00
PL10	18.83	13.67	5.71	0.00

SUPERIMPOSED UNIFORM LOAD SCHEDULE				
MARK	DEAD LOAD PSF	LIVE LOAD PSF	SNOW LOAD PSF	COMMENTS
	110.00	100.00	42.00	YARDS AND TERRACES PEDESTRIAN
	20.00	100.00	N/A	CORRIDORS FIRST FLOOR
	20.00	100.00	N/A	STAIRS AND EXITS
	20.00	100.00	N/A	STORE FIRST FLOOR
	20.00	40.00	N/A	PRIVATE ROOMS MULTIFAMILY DWELLING

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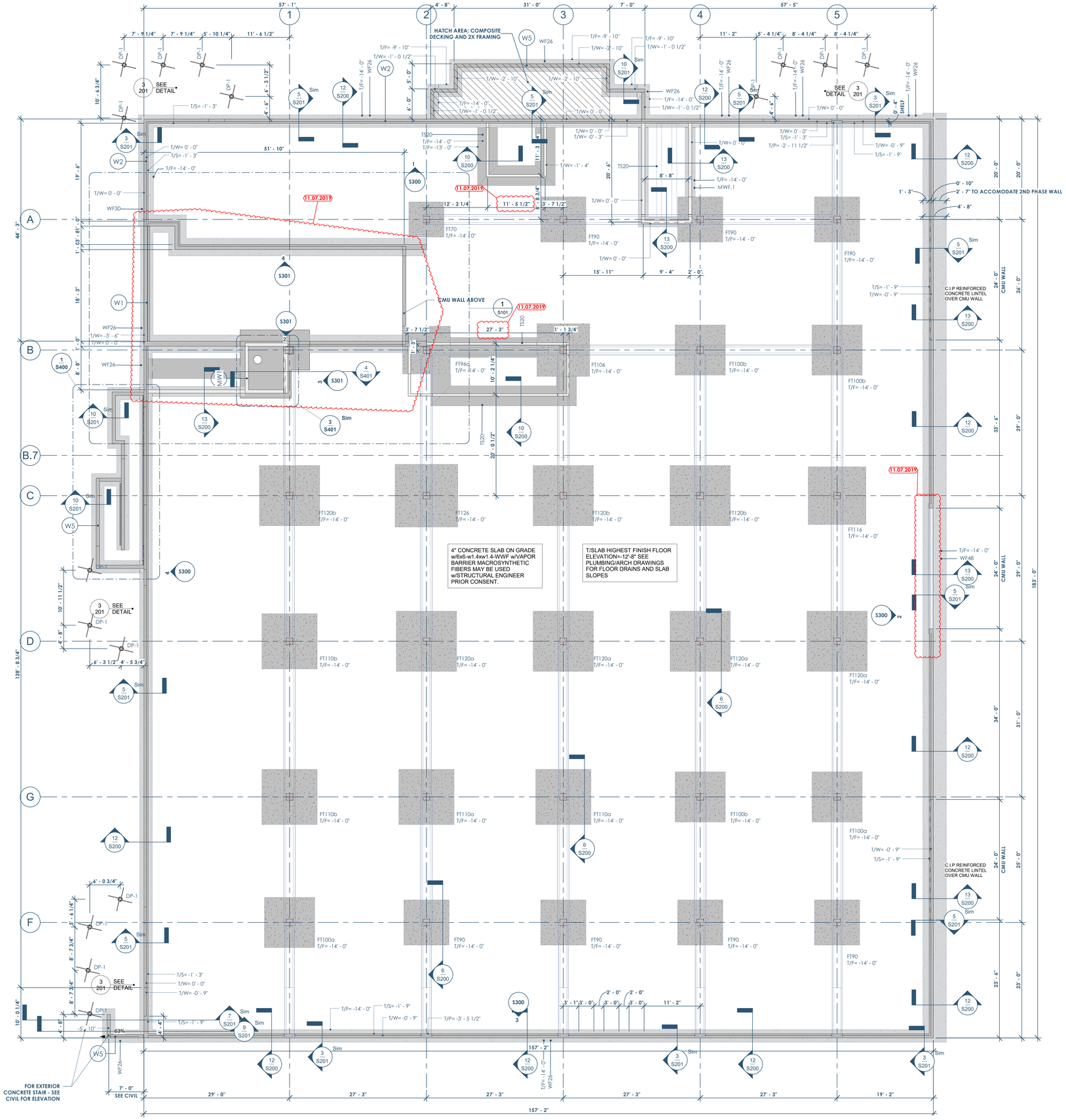
Date	Description
06.21.2019	Loading
06.29.2019	in plane lateral load
07.04.2019	increase in courtyar load values
10.10.2019	update load values
14.10.2019	update load values

LOADING PLAN - 1ST FLOOR

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI



MASONRY WALL REINFORCING SCHEDULE

MARK	WALL THICKNESS	VERTICAL REINFORCEMENT & SPACING	REINFORCEMENT LOCATION IN CELL
MW.1	8"	#5 AT 48" o/c MAX	CENTER
MW.2	8"	#6 AT 16" o/c MAX	INSIDE FACE
MW.3	6"	#5 AT 48" o/c MAX	CENTER
MW.4	10"	#5 AT 48" o/c MAX	CENTER

MASONRY WALL REINFORCEMENT SCHEDULE NOTES:
1. GROUT CONCRETE MANSORY UNITS SOLID FULL HEIGHT OF BUILDING AT REINFORCEMENT LOCATIONS.
2. UNLESS NOTED OTHERWISE, PROVIDE DOWELS INTO FOOTING TO MATCH VERTICAL REINFORCEMENT.
3. PROVIDE CONCRETE MANSORY UNIT WALL REINFORCING ABOVE AND BELOW ALL MANSORY OPENINGS. EXTEND THE LENGTH OF THE REBARS BY 23" OR 40 BAR DIAMETERS PAST THE EDGE OF THE OPENING.
4. REFER TO STRUCTURAL NOTES SHEET FOR LAPS IN STEEL REINFORCEMENT.
5. PROVIDE STANDARD (W1.7) HORIZONTAL JOINT REINFORCING AT 16" ON CENTER VERTICALLY (8" ON CENTER IN PARAPET WALLS) UNO. REINFORCING TO BE HOT-DIPPED GALVANIZED IN EXTERIOR WALLS AND MILL-GALVANIZED FOR INTERIOR WALLS.
6. MANSORY FIREWALL CONSTRUCTION ASSUMES MASONRY BLOCKS COMPRISED OF LIMESTONE.

MASONRY WALL FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	LONGITUDINAL
MWF.1	2' - 0"	1' - 0"	(2)#5
MWF.2	3' - 0"	1' - 2"	(3)#5

MASONRY WALL FOOTING SCHEDULE:
1. REFER TO STRUCTURAL NOTES SHEET FOR LAPS IN STEEL REINFORCEMENT.
2. REFER TO FUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
3. ALL FOOTIN' EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE

THICKENED SLAB SCHEDULE

MARK	DIMENSIONS		REINFORCEMENT	REMARKS
	WIDTH (xCONT)	THICKNESS	LONGITUDINAL	
TS20	2' - 0"	1' - 0"	(2) #5	THICKENED SLAB, REFER TO 11/

THICKENED SLAB SCHEDULE NOTES:
1. REFER TO STRUCTURAL NOTES SHEET FOR LAPS IN STEEL REINFORCEMENT.
2. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE

WALL FOOTING SCHEDULE

MARK	DIMENSIONS		REINFORCEMENT	
	WIDTH	THICKNESS	LONGITUDINAL	TRANSVERSE
WF26	2' - 6"	1' - 2"	(3)-#5	
WF30	3' - 0"	1' - 2"	(3)-#5	
WF42	3' - 6"	1' - 2"	SEE DETAIL 2/S202	SEE DETAIL 2/S202
WF48	4' - 6"	1' - 2"	(5)-#5	

COLUMN FOOTING SCHEDULE NOTES:
1. REFER TO STRUCTURAL NOTES SHEET FOR MINIMUN COVER REQUERIMENTS.
2. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
3. ALL FOOTIN' EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE
4. ALL LAPS IN STELL REINFORCING SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE.

COLUMN FOOTING SCHEDULE

Type Mark	Type	No.	El. @ Top	Dimensions				Bottom Reinforcing		Type Comments
				Width	Length	Depth	Volume	Long	Short	
FT70	FT70 - 7-0x7-0x1-8	1	-14' - 0"	7' - 0"	7' - 0"	1' - 8"	81.67 CF	(10)-#7	(10)-#7	
FT90	FT90 - 9-0x9-0x2-1	7	-14' - 0"	9' - 0"	9' - 0"	2' - 1"	168.75 CF	(10)-#8	(10)-#8	
FT96a	FT96a - 9-6x9-6x2-6	1	-14' - 0"	9' - 6"	9' - 6"	2' - 6"	225.63 CF	(10)-#7	(10)-#7	
FT100a	FT100a - 10-0x10-0x2-1	2	-14' - 0"	10' - 0"	10' - 0"	2' - 1"	208.33 CF	(11)-#8	(11)-#8	
FT100b	FT100b - 10-0x10-0x2-3	3	-14' - 0"	10' - 0"	10' - 0"	2' - 3"	225.00 CF	(11)-#8	(11)-#8	
FT106	FT106 - 10-6x10-6x2-6	1	-14' - 0"	10' - 6"	10' - 6"	2' - 6"	275.63 CF	(11)-#8	(11)-#8	
FT110a	FT110a - 11-0x11-0x2-3	2	-14' - 0"	11' - 0"	11' - 0"	2' - 3"	272.25 CF	(12)-#8	(12)-#8	
FT110b	FT110b - 11-0x11-0x2-6	2	-14' - 0"	11' - 0"	11' - 0"	2' - 6"	302.50 CF	(12)-#8	(12)-#8	
FT116	FT116 - 11-6x11-6x2-6	1	-14' - 0"	11' - 6"	11' - 6"	2' - 6"	330.63 CF	(12)-#8	(12)-#8	
FT120a	FT120a - 12-0x12-0x3-0	4	-14' - 0"	12' - 0"	12' - 0"	3' - 0"	432.00 CF	(13)-#8	(13)-#8	
FT120b	FT120b - 12-0x12-0x3-6	3	-14' - 0"	12' - 0"	12' - 0"	3' - 6"	504.00 CF	(13)-#8	(13)-#8	
FT126	FT126 - 12-6x12-6x3-6	1	-14' - 0"	12' - 6"	12' - 6"	3' - 6"	546.88 CF	(13)-#8	(13)-#8	

COLUMN FOOTING SCHEDULE:
1. REFER TO STRUCTURAL NOTES SHEET FOR LAPS IN STEEL REINFORCEMENT.
2. REFER TO FUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE

CONCRETE WALL REINFORCING SCHEDULE

MARK	TYPE	THICKNESS	REINFORCEMENT		REMARKS
			VERTICAL	HORIZONTAL	
W1	CONCRETE	14"	5#'s AT 18"o.c.	5#'s AT 12"o.c.	inside face
W2	CONCRETE	10"	5#'s AT 12"o.c.	5#'s AT 12"o.c.	inside face
W3	CONCRETE	12"	4#'s AT 8"o.c.	4#'s AT 8"o.c.	both sides
W4	CONCRETE	8"	4#'s AT 12"o.c.	3#'s AT 12"o.c.	centered in wall thickness
W5	CONCRETE	8"	4#'s AT 12"o.c.	3#'s AT 12"o.c.	inside face
W6	CONCRETE	8"	4#'s AT 8"o.c.	4#'s AT 8"o.c.	both sides

CONCRETE WALL REINFORCING SCHEDULE NOTES:
1. REFER TO STRUCTURAL NOTES SHEET FOR LAPS IN STEEL REINFORCEMENT.
2. COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND EXIST. CONDITIONS

11.07.2019

REVISIONS (IN ADDITION TO THE ONES BUBBLED ON THIS SHEET)
- 11.07.2019 - PRECAST ELEVATIONS UPDATED
- 11.07.2019 - LOCATION OF RECESSED SLABS AT DOORS

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bnovak@tailoredeng.com | 608.209.7500

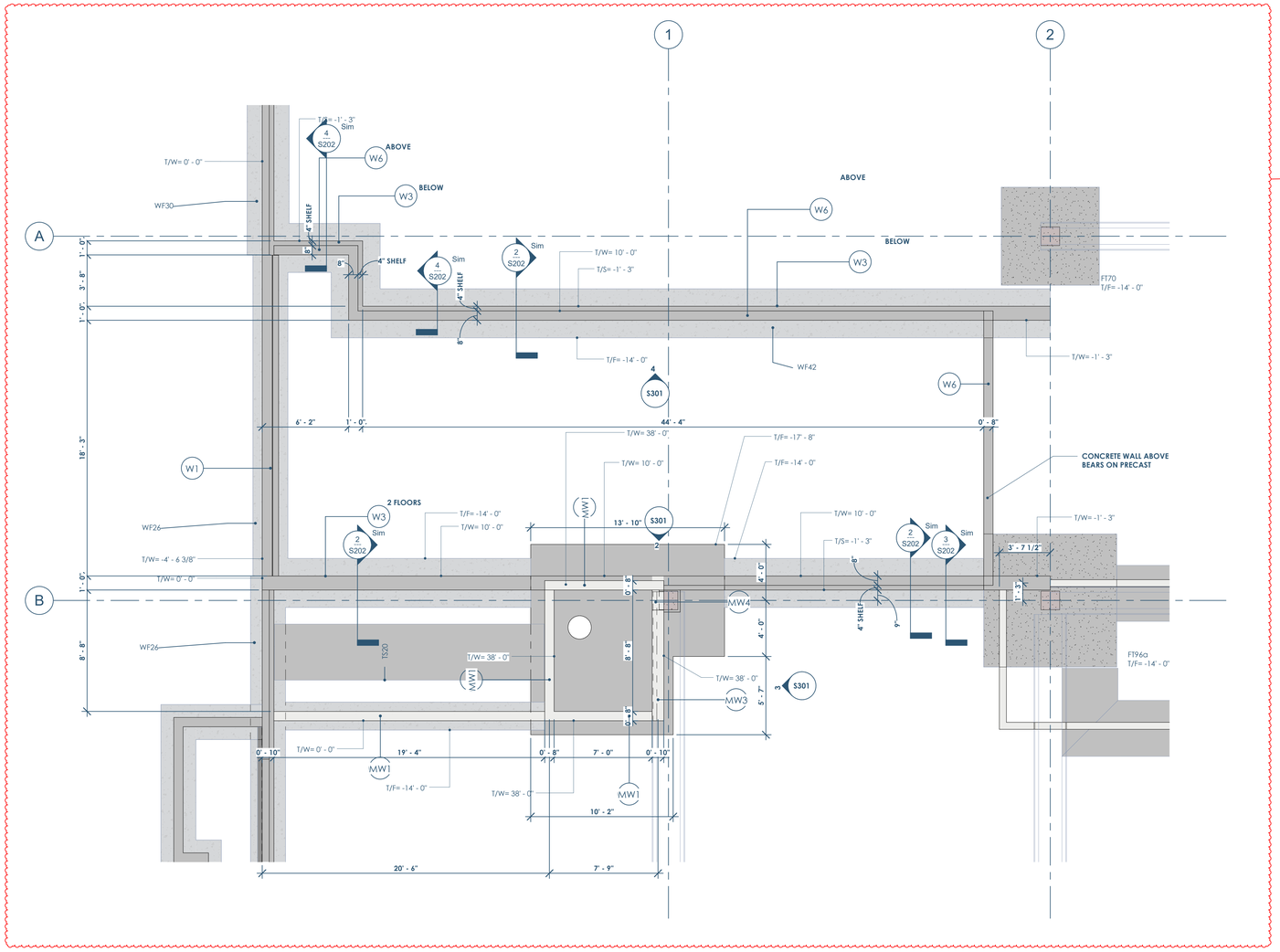
Date	Description
07.08.2019	Footing/Foundation Permit
08.15.2019	75% CD Set
08.21.2019	Permit
10.09.2019	IFC - Foundation
10.15.2019	Updated Foundation Details
11.07.2019	Updated Foundation

FOUNDATION PLAN

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S100

11/7/2019 2:44:59 AM



Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
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Civil Engineer: CEDAR CORPORATION
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Structural Engineer: XC Structural Engineering
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l.perezfatol@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
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kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
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jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
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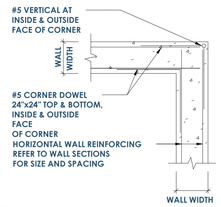
Date	Description
11.07.2019	Updated Foundation

S101 - FOUNDATION PLANS

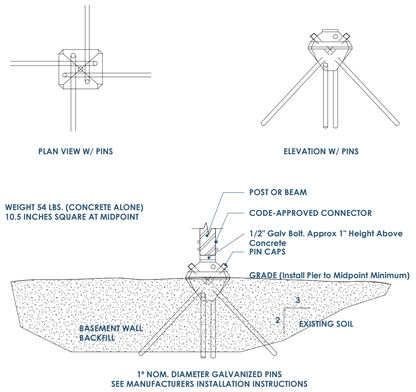
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S101

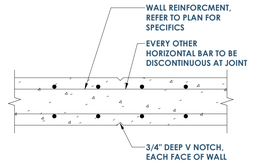
11/7/2019 2:45:00 AM



6E S200 CORNER REINF.

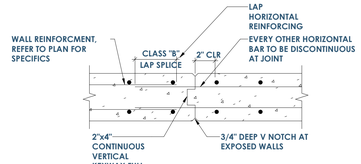


2 S200 DIAMOND PIER DP-50



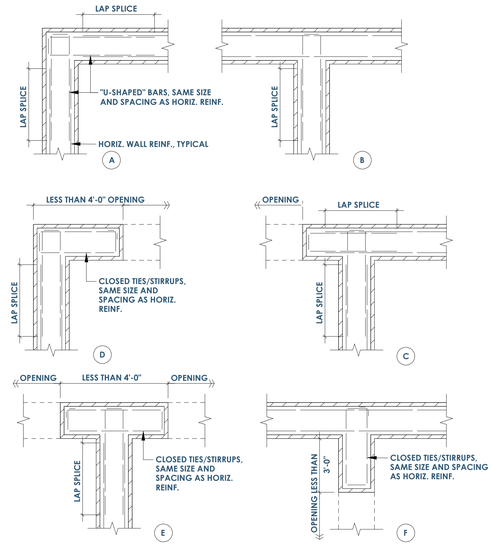
NOTES:
1. TOP AND BOTTOM WALL BARS ARE TO EXTEND THROUGH JOINT.
2. CONTROL JOINT SPACING SHALL BE 25'-0" MAXIMUM.

3 S200 WALL CONTROL JOINT

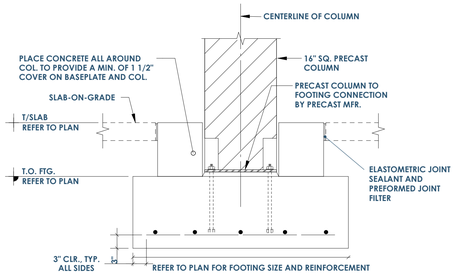


NOTES:
1. TOP AND BOTTOM BARS ARE TO EXTEND THROUGH JOINT.
2. PROVIDE AT END OF EACH WALL POUR.

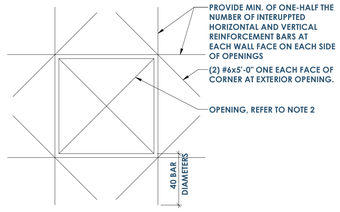
4 S200 WALL CONSTRUCTION JOINT



5 S200 MASONRY WALL - REINF.DETAILS

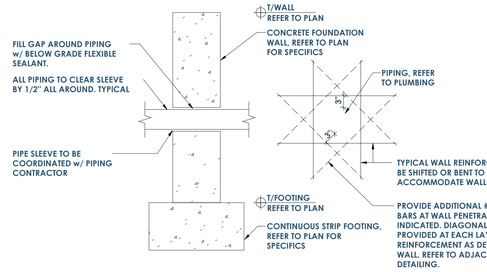


6 S200 PRECAST COLUMN ON CONCRETE FOOTING

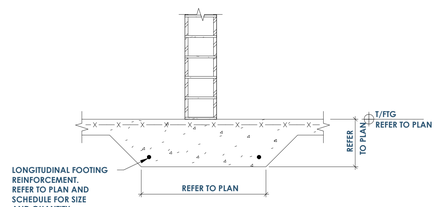


NOTES:
1. ADDED REINFORCEMENT AS SHOWN SHALL BE PROVIDED FOR ALL OPENINGS 12" DIAMETER OR 12" SQUARE AND LARGER IN SIZE, UNLESS DETAILED ELSEWHERE.
2. SPACE ADDED BARS AS CLOSE AS PERMISSIBLE BY CODE FOR THE REQUIRED BAR SIZE.
3. VERIFY SIZE AND LOCATION OF OPENINGS WITH TRADE OR SUBCONTRACTOR WHICH REQUIRES OPENINGS.

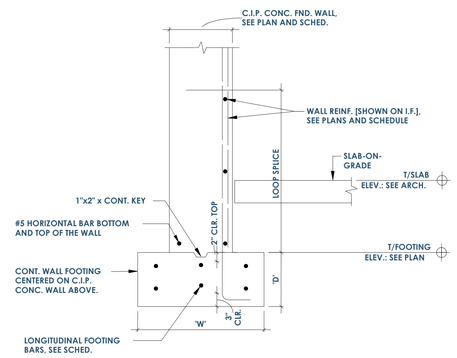
9 S200 REINFORCEMENT AROUND CONCRETE WALL OPENING



11 S200 PIPE PENETRATION AT FOUNDATION WALL



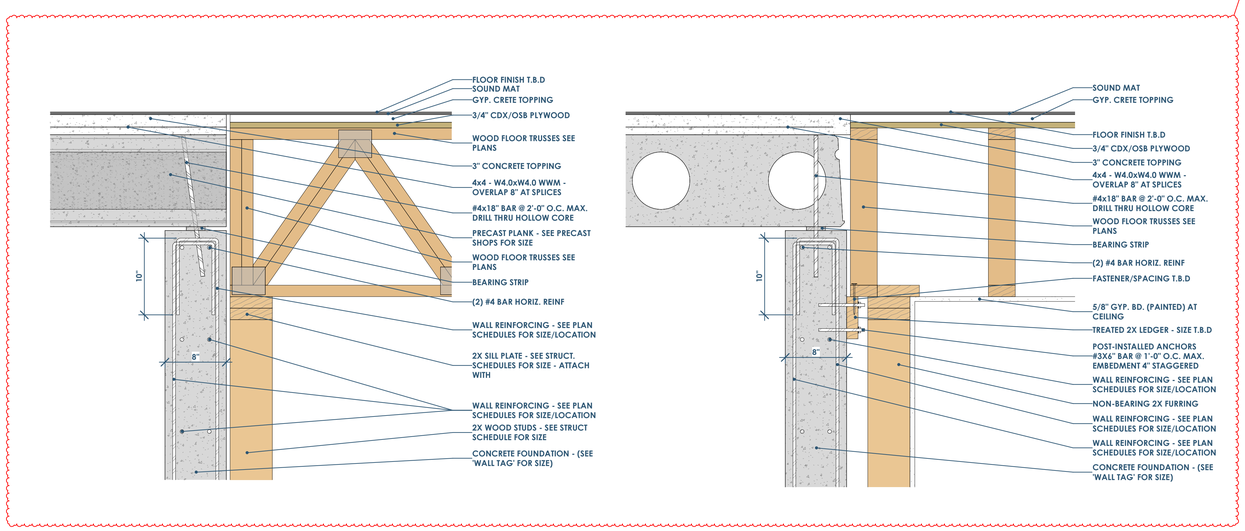
10 S200 INTERIOR STUD WALL ON THICKENED SLAB



NOTES:
1. WATERPROOFING, INSULATION, and DRAINAGE SYSTEM EXTERIOR SIDE OF WALL IS NOT SHOWN, SEE ARCH. FOR REQUIREMENTS.

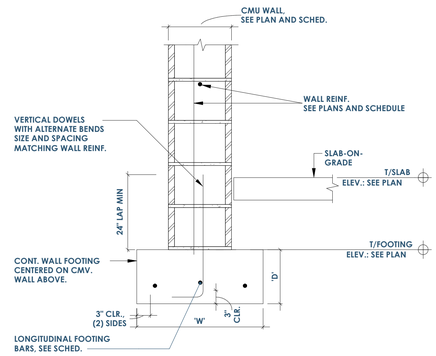
12 S200 CONCRETE WALL ON FOOTING

11.07.2019



7 S200 DETAIL - FLOOR FRAMING - HOLLOWCORE SLAB FRONT

8 S200 DETAIL - FLOOR FRAMING - HOLLOWCORE SLAB SIDE
1 1/2" = 1'-0"



NOTES:
1. WATERPROOFING, INSULATION, and DRAINAGE SYSTEM EXTERIOR SIDE OF WALL IS NOT SHOWN, SEE ARCH. FOR REQUIREMENTS.

13 S200 CMU WALL ON FOOTING

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Date	Description
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08.15.2019	75% CD Set
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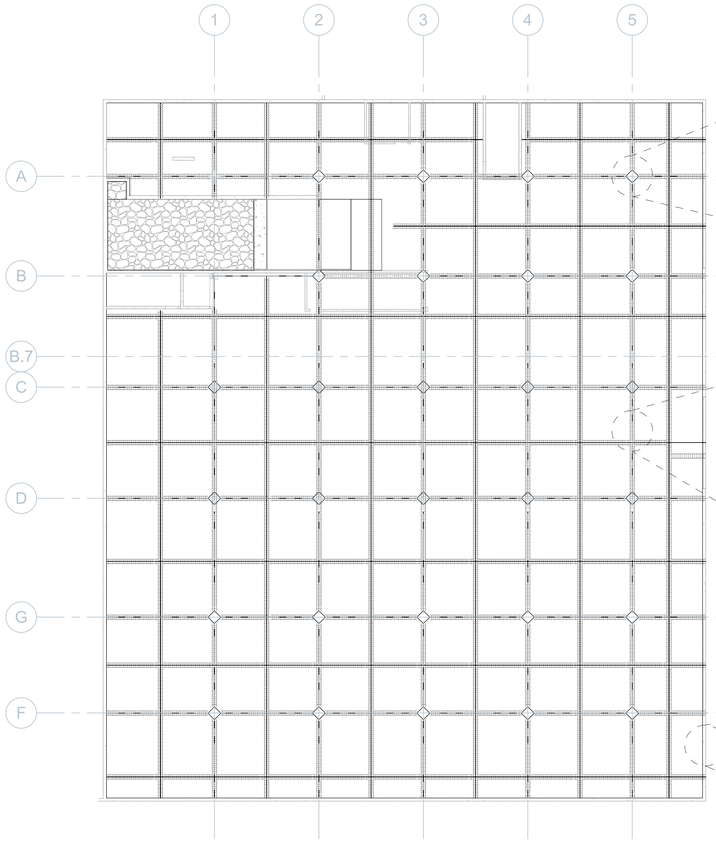
11.07.2019	Updated Foundation

STRUCTURAL DETAILS

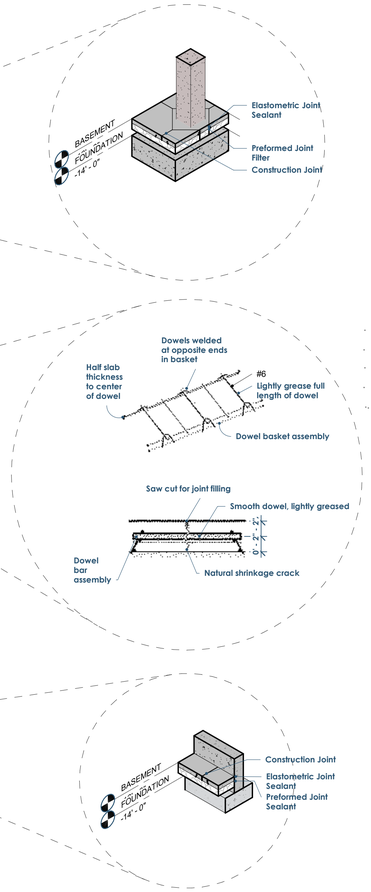
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

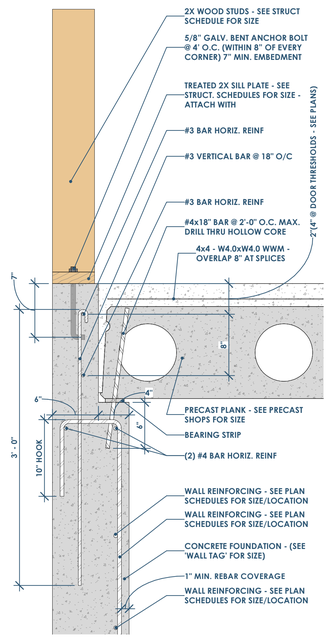
S200

11/7/2019 2:45:01 AM

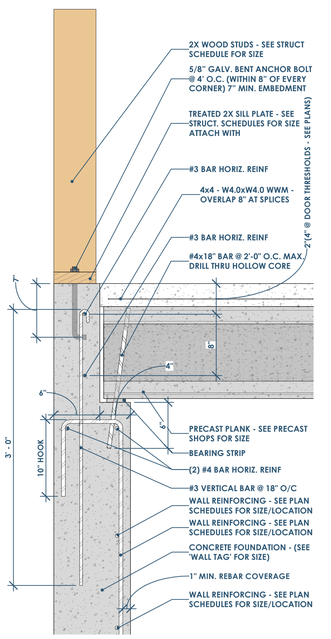


1 S201 SLAB ON GROUND JOINTS



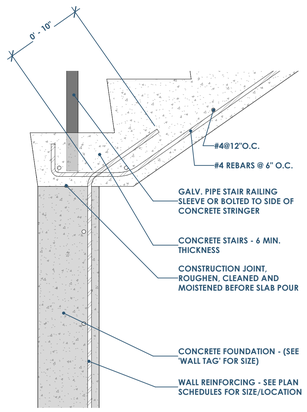


3 S201 DETAIL - PRECAST & CONC. - PLANK PARALLEL TO WALL
1 1/2" = 1'-0"

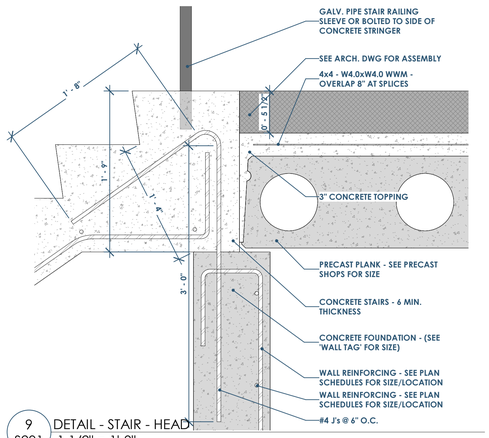


5 S201 DETAIL - PRECAST & CONC. - PLANK PERPENDICULAR TO WALL
1 1/2" = 1'-0"

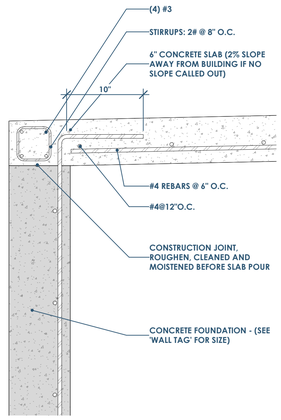
11.07.2019



7 S201 DETAIL - STAIR - BASE
1 1/2" = 1'-0"



9 S201 DETAIL - STAIR - HEAD
1 1/2" = 1'-0"



10 S201 DETAIL - EXTERIOR SLABS
1 1/2" = 1'-0"

Developer: W Capital Group
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Architect: OpeningDesign
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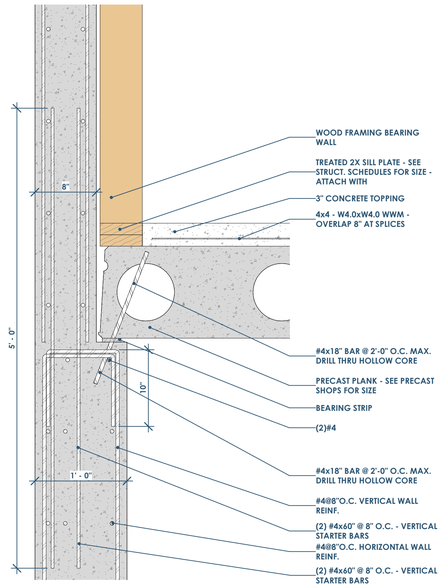
Date	Description
07.08.2019	Footing/Foundation Permit
08.21.2019	Permit
10.09.2019	IFC - Foundation
10.15.2019	Updated Foundation Details
11.07.2019	Updated Foundation

STRUCTURAL DETAILS

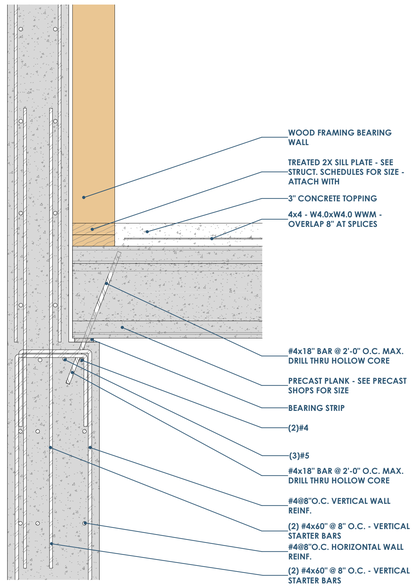
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S201

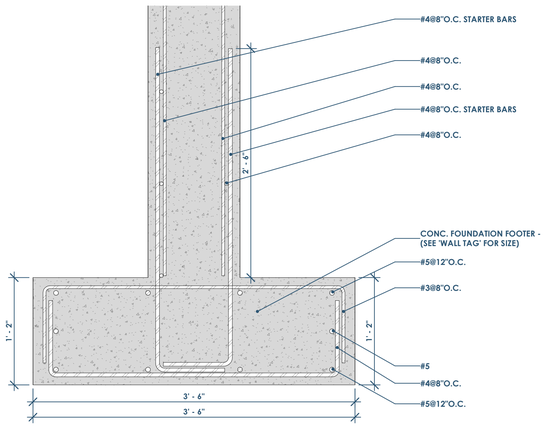
11/7/2019 2:45:06 AM



3 S202 DETAIL - HOLLOWCORE SLAB - RC WAL CONNECTION FRONT
1 1/2" = 1'-0"



4 S202 DETAIL - HOLLOWCORE SLAB - RC WAL CONNECTION SIDE
1 1/2" = 1'-0"



2 S202 FOOTING AT EAST/WEST RAMP WALLS
1 1/2" = 1'-0"

11.07.2019

Developer: W Capital Group
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10.09.2019	IFC - Foundation
10.15.2019	Updated Foundation Details
11.07.2019	Updated Foundation

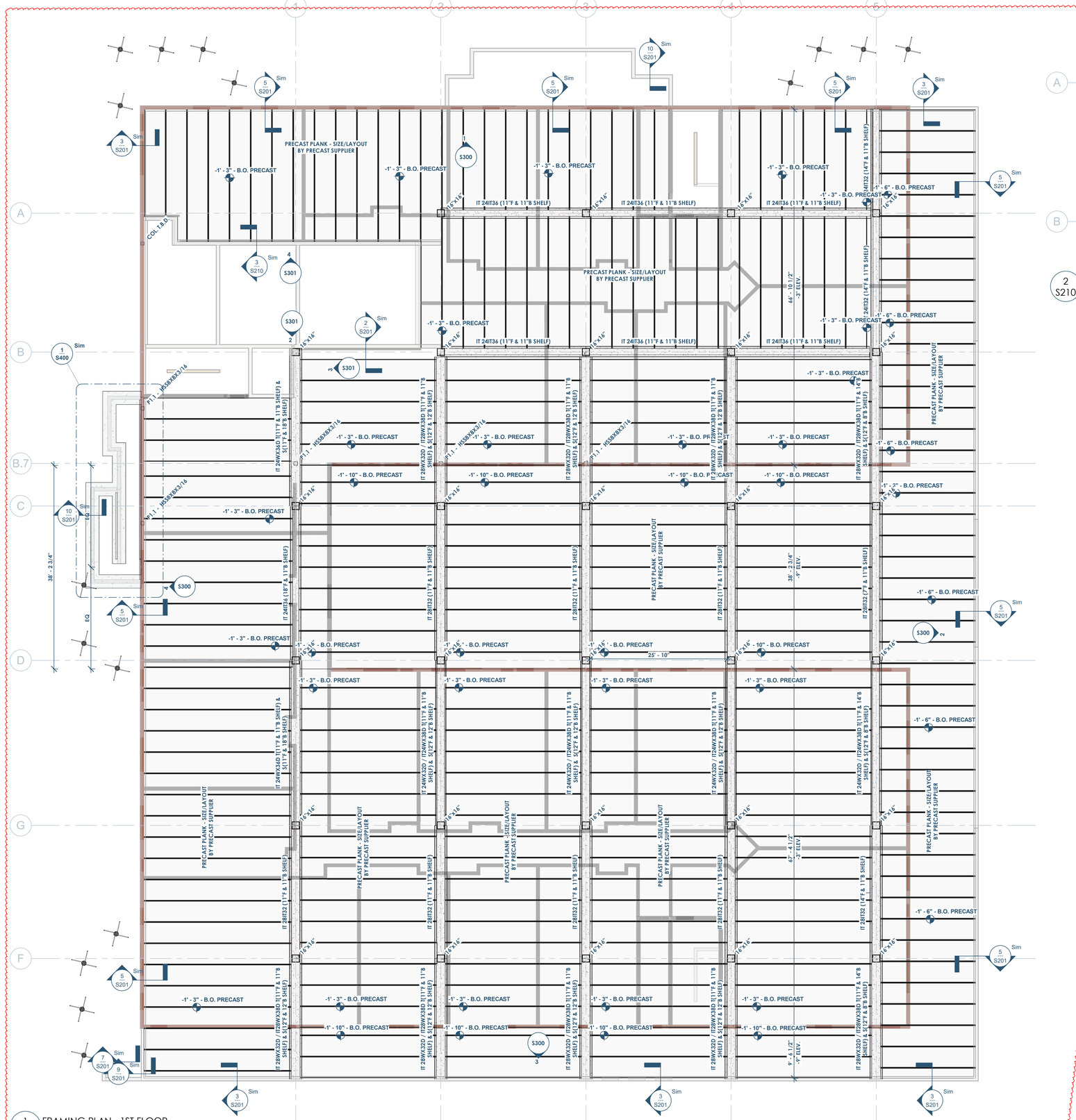
STRUCTURAL DETAILS

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

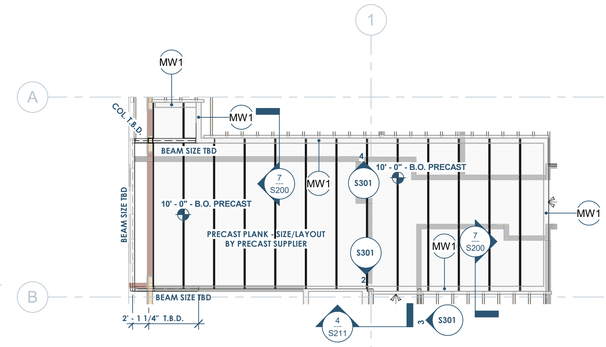
S202

11/7/2019 2:45:07 AM

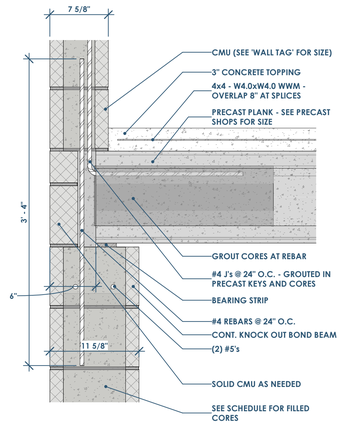
10.15.2019



1 S210 FRAMING PLAN - 1ST FLOOR
1/8" = 1'-0"



2 S210 FRAMING PLAN - 2ND FLOOR AT RAMP
1/8" = 1'-0"



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Date	Description
10.14.2019	for Precast Supplier
10.15.2019	Updated Foundation Details

10.15.2019

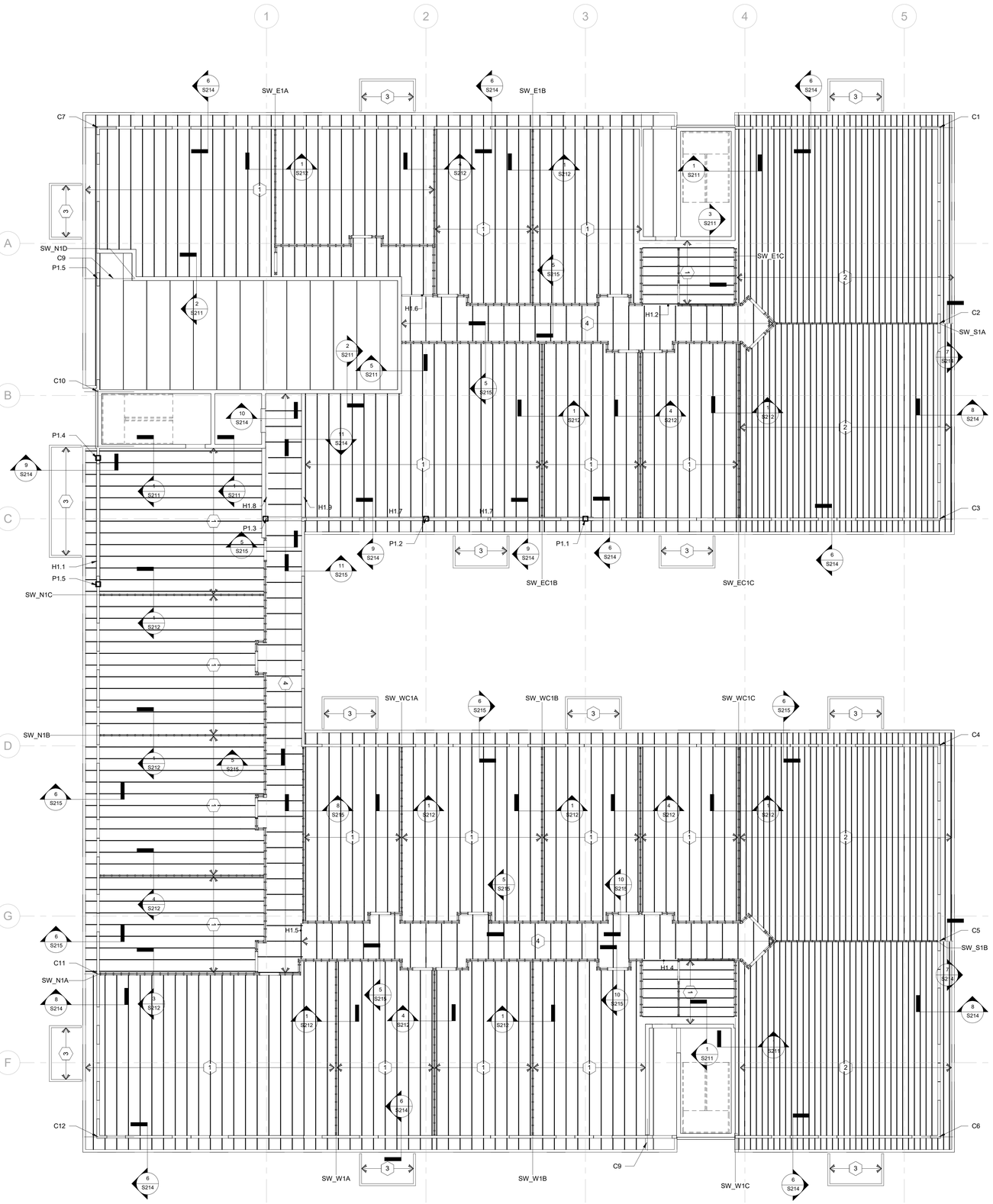
REVISIONS (IN ADDITION TO THE ONES BUBBLED ON THIS SHEET)
- 10.15.2019 - ADDED WALL SECTION CALLOUTS FOR TOP OF WALL DETAILS

FRAMING - 1ST FLOOR

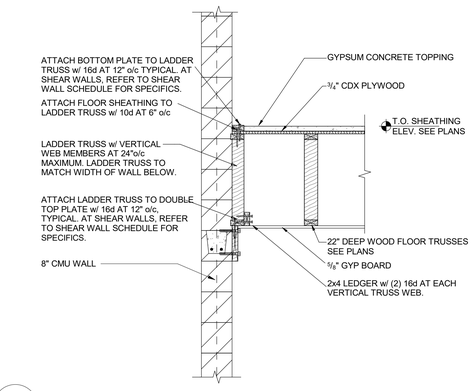
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S210

10/15/2019 10:12:09 PM



0 S211 FRAMING PLAN - 2ND FLOOR
1/8" = 1'-0"

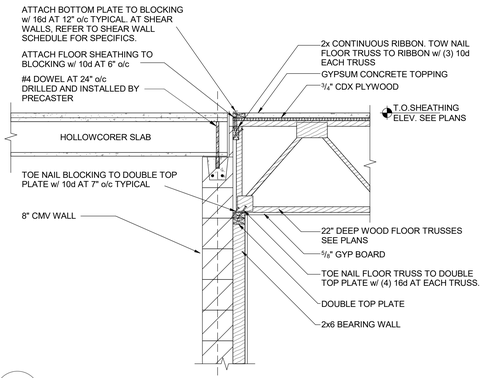


1 S211 FLOOR FRAMING PARALLEL TO CMU WALL

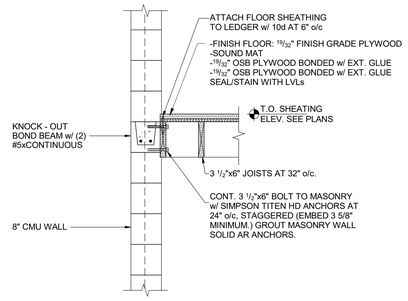
WOOD FLOOR PLAN KEYED NOTES:

1. 22" DEEP PARALLEL CHORD FLOOR TRUSSES AT 24" o/c.
2. 22" DEEP PARALLEL CHORD FLOOR TRUSSES AT 12" o/c.
3. PREFABRICATED SIDE HUNG METAL BALCONY, BY OTHERS
4. 3 1/2"x6" JOISTS AT 32" o/c.

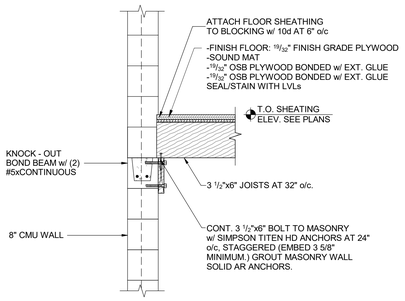
"SEE HEADER/POST SCHEDULE IN S216 SHEET"
"SEE SHEAR WALL SCHEDULE IN S216 SHEET"



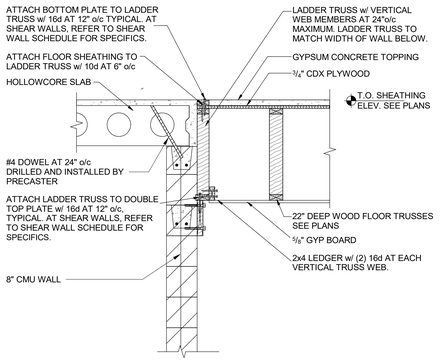
2 S211 FLOOR FRAMING/HOLLOWCORE SLAB



3 S211 CORRIDOR JOISTS PARALLEL TO CMU WALL



4 S211 CORRIDOR JOISTS BEARING ON CMU WALL



5 S211 FLOOR FRAMING/HOLLOWCORE. SLAB

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
316 W Washington Ave | Suite 675
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
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Structural Engineer of Record: Ennovation
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WISCONSIN KURT D. FREY E-24431 MADISON, WI PROFESSIONAL ENGINEER
8-21-2019

Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit

FRAMING PLAN - 2ND FLOOR

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S211

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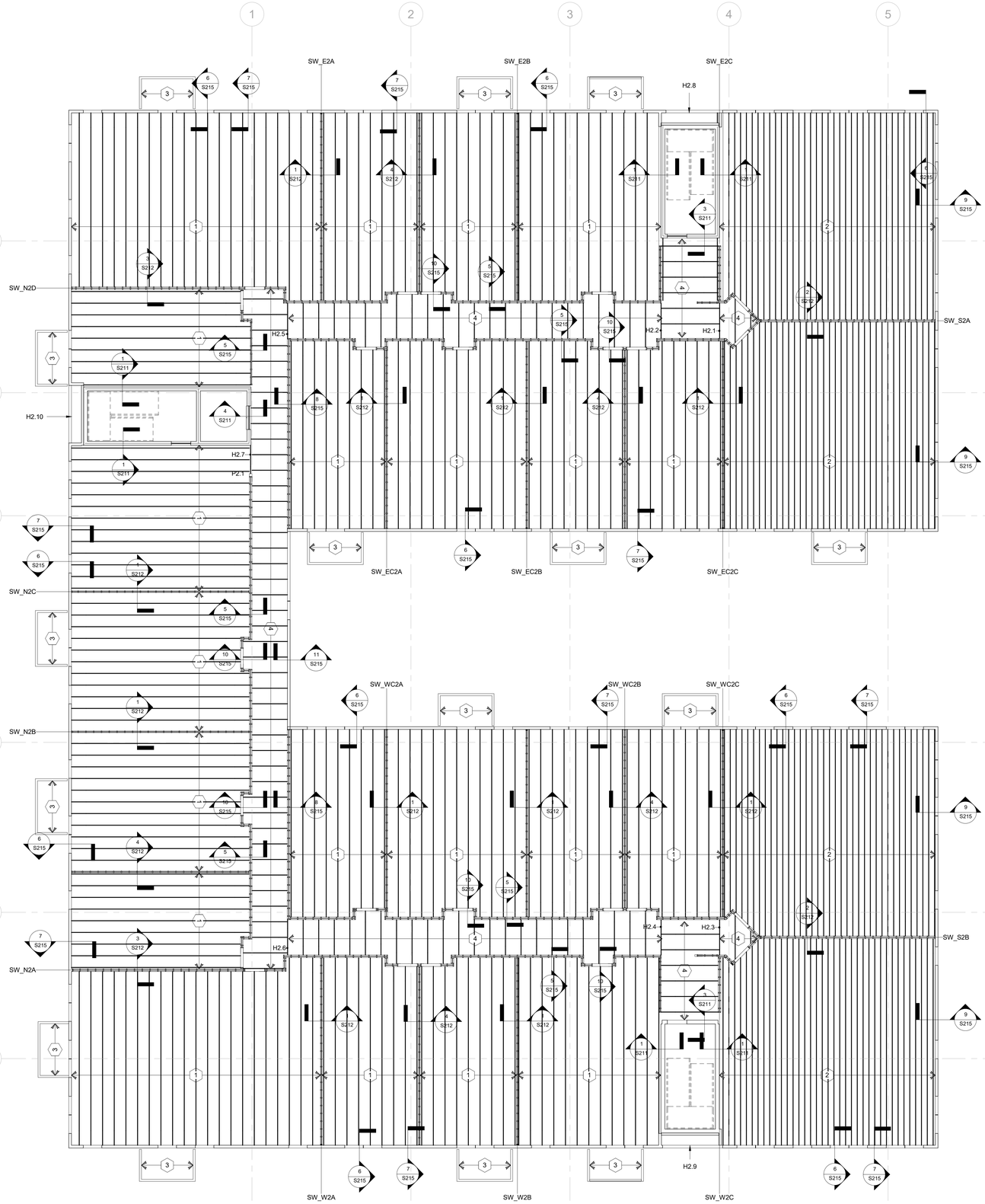
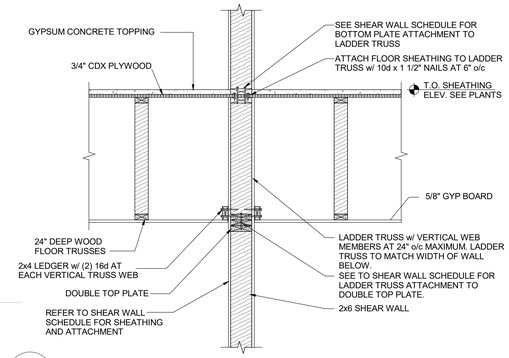


0 S212 FRAMING PLAN - 3RD FLOOR
1/8" = 1'-0"

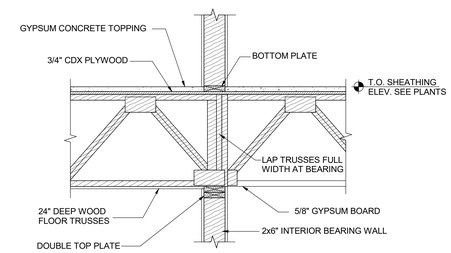


1 S212 FLOOR FRAMING. INTERIOR SHEAR WALL

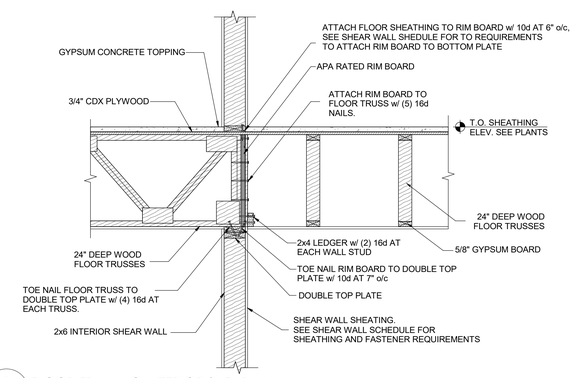
WOOD FLOOR PLAN KEYED NOTES:

1. 24" DEEP PARALLEL CHORD FLOOR TRUSSES AT 24" o/c.
2. 24" DEEP PARALLEL CHORD FLOOR TRUSSES AT 12" o/c.
3. PREFABRICATED SIDE HUNG METAL BALCONY, BY OTHERS
4. 3 1/2"x6" JOISTS AT 32" o/c.

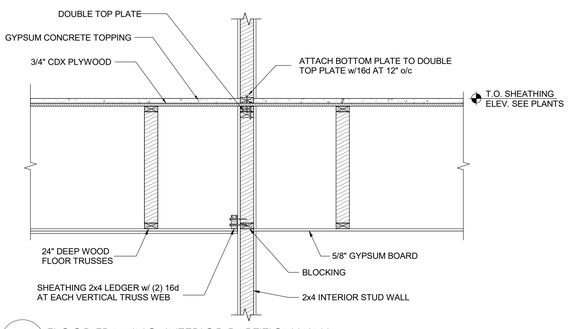
"SEE HEADER/POST SCHEDULE IN S216 SHEET"
"SEE SHEAR WALL SCHEDULE IN S216 SHEET"



2 S212 FLOOR FRAMING. INTERIOR BEARING WALL



3 S212 FLOOR FRAMING INTERIOR SHEAR WALL



4 S212 FLOOR FRAMING. INTERIOR PARTITION WALL

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6-21-2019

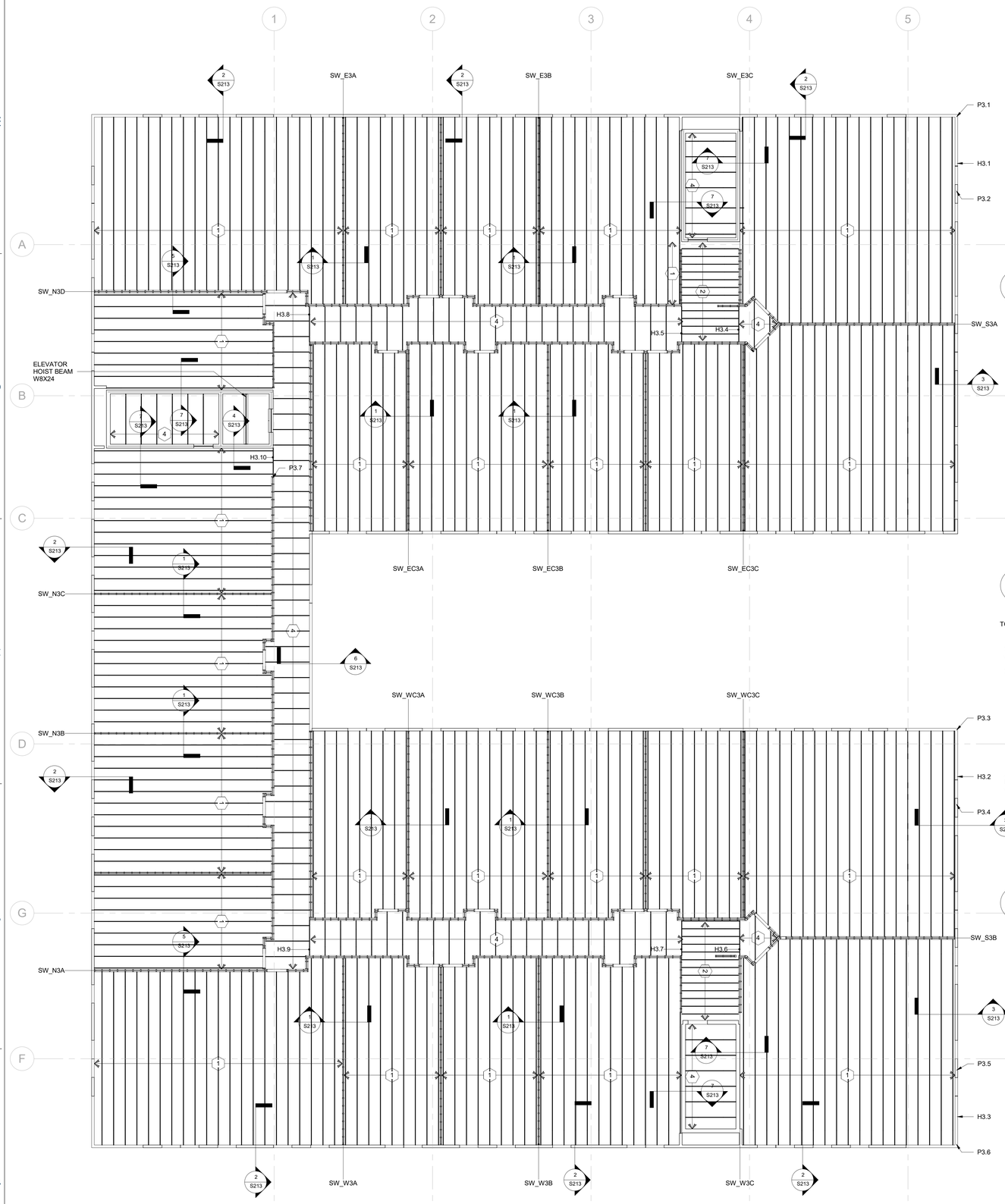
Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit

FRAMING PLAN - 3RD FLOOR

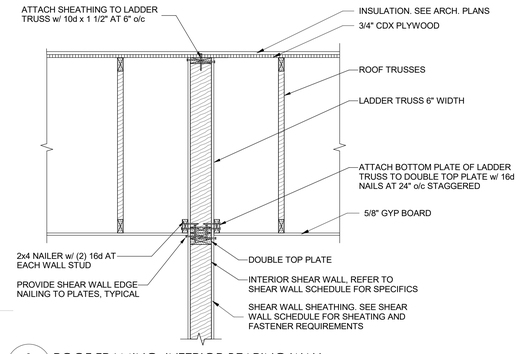
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S212

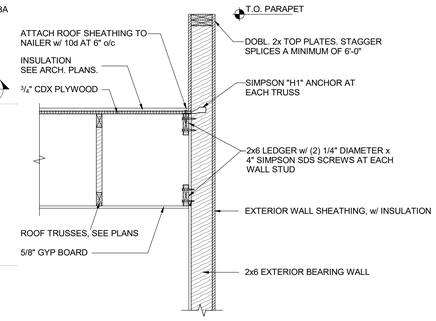
8/21/2019 1:25:42 PM



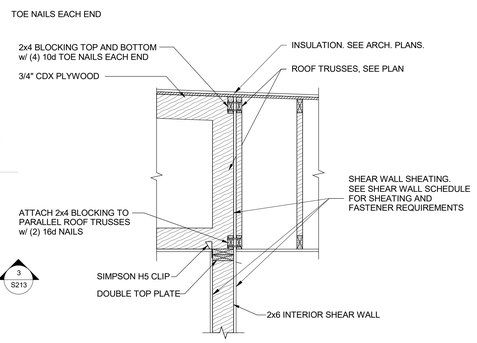
0 S213 FRAMING PLAN - ROOF
1/8" = 1'-0"



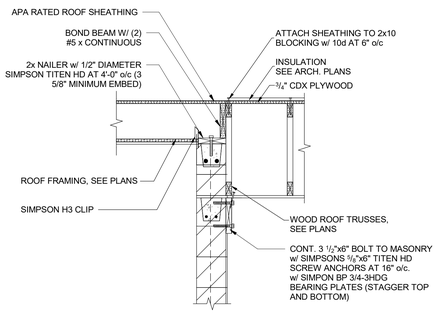
1 S213 ROOF FRAMING. INTERIOR BEARING WALL



3 S213 ROOF FRAMING. EXTERIOR BEARING WALL



5 S213 ROOF FRAMING. INTERIOR SHEAR WALL

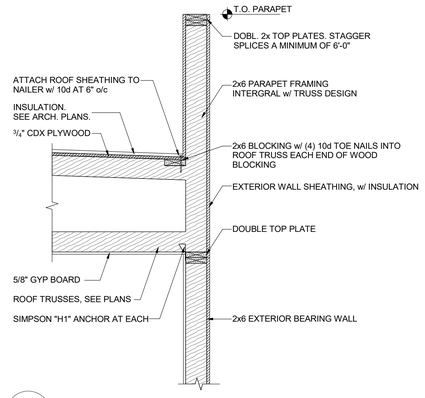


7 S213 ROOF FRAMING. CMU STAIR WALL

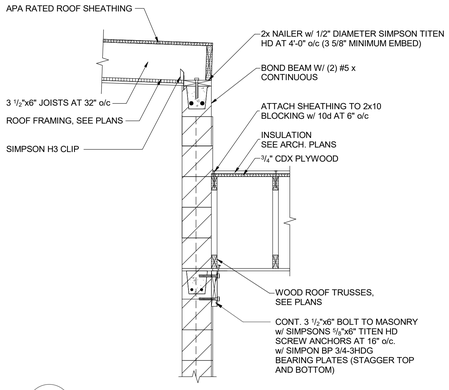
WOOD FLOOR PLAN KEYED NOTES:

1. VARIABLE DEPTH PARALLEL CHORD ROOF TRUSSES AT 24" o/c.
2. 3 1 / 2 "x6" JOISTS AT 16" o/c
3. PREFABRICATED SIDE HUNG METAL BALCONY, BY OTHERS
4. 3 1/2"x6" JOISTS AT 32" o/c.

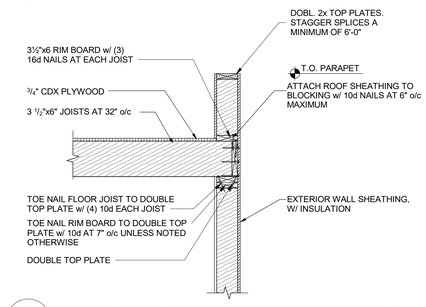
"SEE HEADER/POST SCHEDULE IN S216 SHEET"
"SEE SHEAR WALL SCHEDULE IN S216 SHEET"



2 S213 ROOF FRAMING. EXTERIOR BEARING WALL



4 S213 ROOF FRAMING. CMU WALL



6 S213 ROOF FRAMING. JOISTS ON EXTERIOR BEARING WALL

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6.21.2019

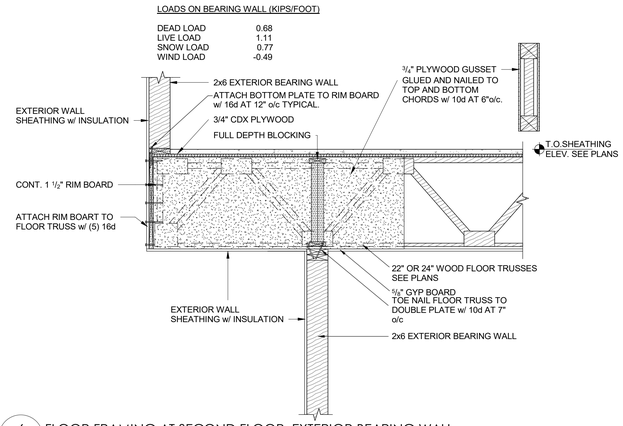
Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit

FRAMING PLAN - ROOF

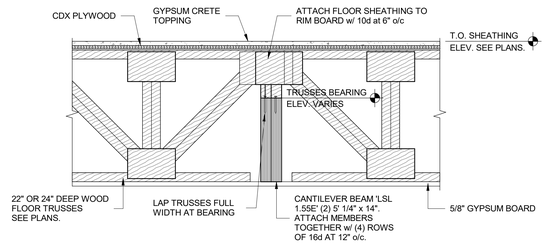
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S213

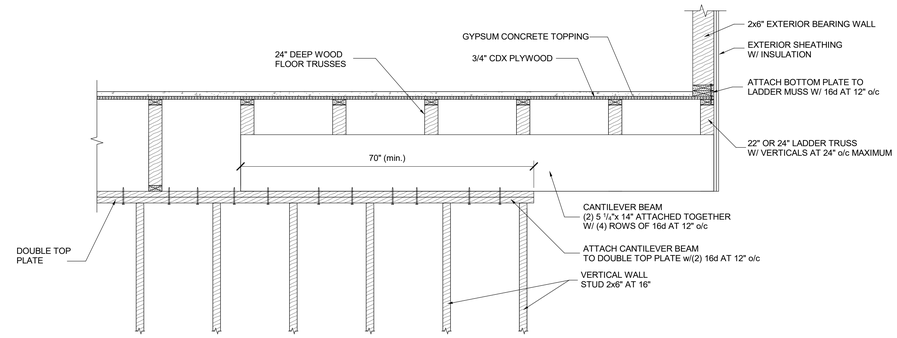
8/21/2019 1:25:46 PM



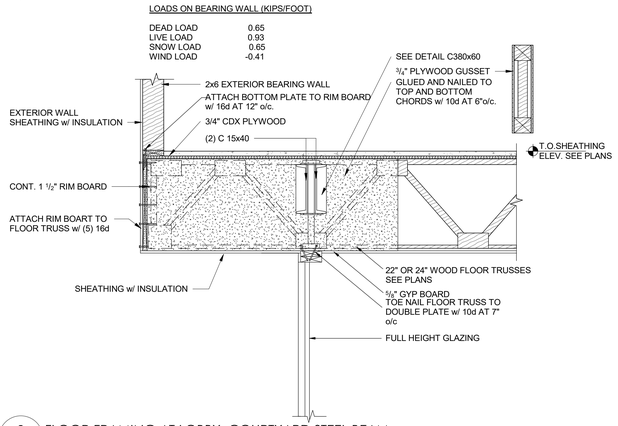
6 S214 FLOOR FRAMING AT SECOND FLOOR. EXTERIOR BEARING WALL



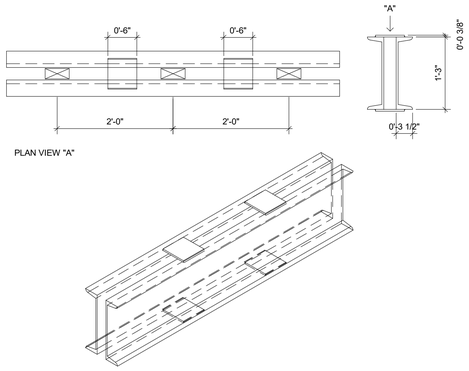
7 S214 CANTILEVER. SECTION



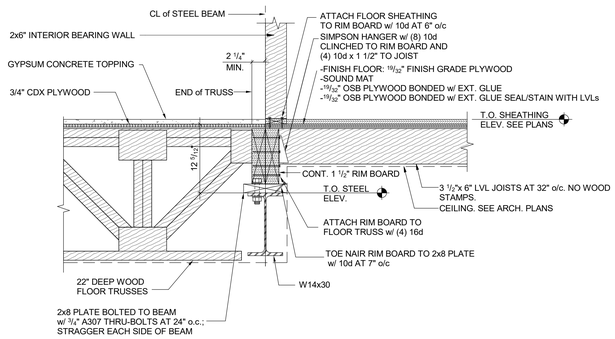
8 S214 CANTILEVER. LATERAL VIEW



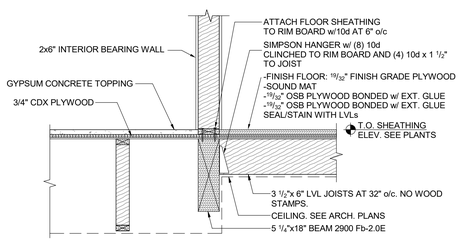
9 S214 FLOOR FRAMING AT LOBBY. COURTYARD STEEL BEAM



C15x40 DETAIL



10 S214 FLOOR FRAMING AT LOBBY. CORRIDOR STEEL BEAM



11 S214 FLOOR FRAMING AT LOBBY. INTERIOR BEARING WALL

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WISCONSIN KURT D. FREY E-24431 MADISON, WI
6-21-2019

Date	Description
08.15.2019	75% CD Set
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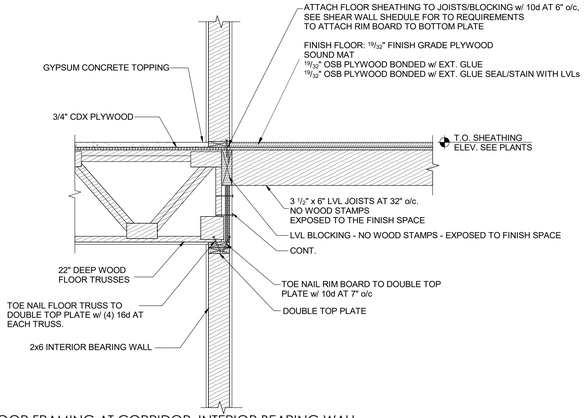
STRUCTURAL DETAILS

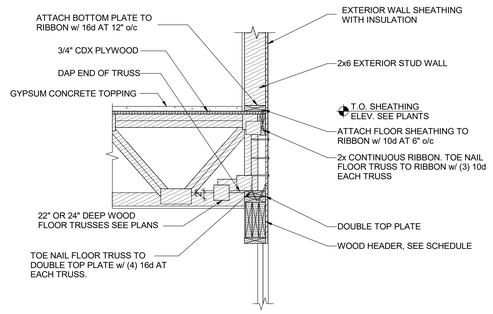
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S214

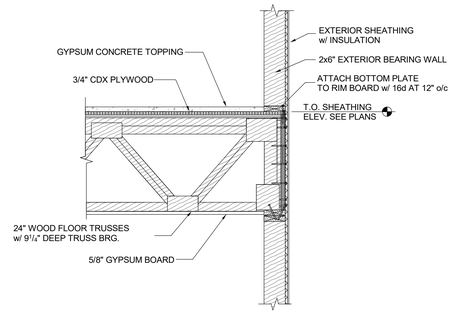
8/21/2019 1:25:48 PM



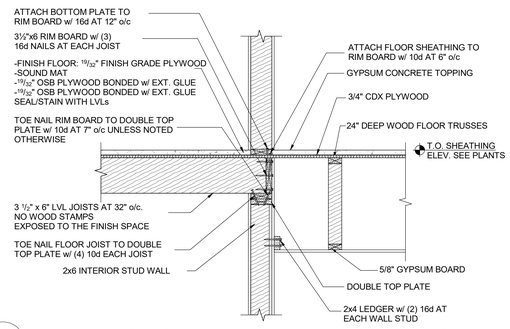
5 S215 FLOOR FRAMING AT CORRIDOR. INTERIOR BEARING WALL



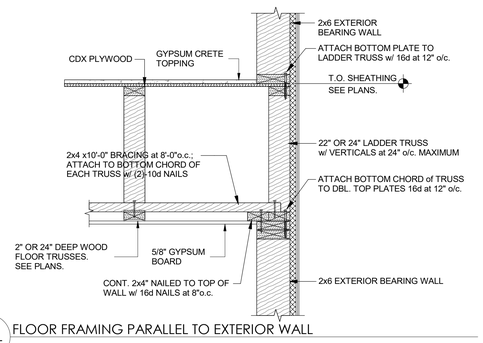
6 S215 FLOOR FRAMING AT EXTERIOR WALL BEARING ON HEADER



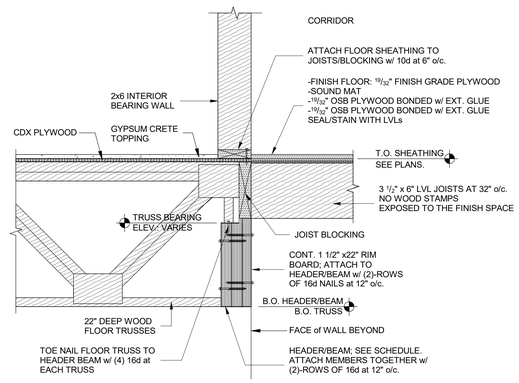
7 S215 FLOOR FRAMING AT EXTERIOR BEARING WALL



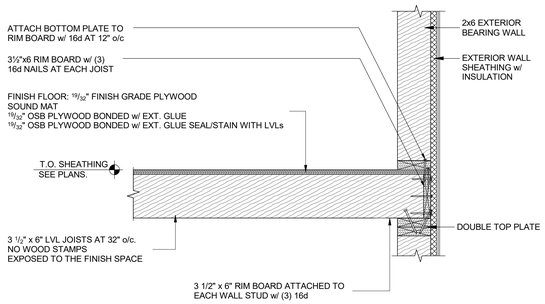
8 S215 FLOOR FRAMING AT CORRIDOR. PLATFORM FRAMING AT INTERIOR BEARING WALL



9 S215 FLOOR FRAMING PARALLEL TO EXTERIOR WALL



10 S215 FLOOR FRAMING AT CORRIDOR. INTERIOR HEADER



11 S215 FLOOR FRAMING AT CORRIDOR. PLATFORM FRAMING AT EXTERIOR BEARING WALL

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8-21-2019

Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit

STRUCTURAL DETAILS

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE - EAU CLAIRE, WI

S215

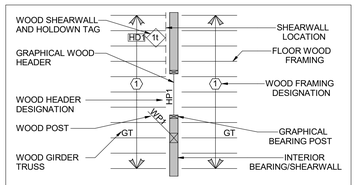
8/21/2019 1:25:50 PM

WOOD SHEAR WALL SCHEDULE

Shear wall	Sheathing material	Panel thickness	Blocking	Minimum fastener penetration in framing member or blocking	Fastener type and size	Panel edge fastener spacing	Nominal unit shear capacity v/w	Hold-down anchor capacity	Hold down studs	Hold down anchor type	Bottom plate attachment (foundation): Number of bolts (1 in clearance; 4 inch embedment depth)	Bottom plate attachment (foundation): Bolt spacing	Bottom plate attachment (floor to floor)
ID		(in)		(in)		(in)	(plf)	(kip)					
SW_N3A	Wood structural panels – sheathing	3/8	YES	1-3/8	8d	4	840	2	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 25 in. o/c; 30 fasteners in 2 rows.
SW_N3B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	-	-	16d (d= 0.268 in) nails at 24 in. o/c; 16 fasteners in 1 row.
SW_N3C	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	-	-	16d (d= 0.268 in) nails at 21 in. o/c; 35 fasteners in 2 rows.
SW_N3D	Wood structural panels – sheathing	3/8	YES	1-3/8	8d	4	840	2	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 25 in. o/c; 30 fasteners in 2 rows.
SW_N2A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	4	1430	4	(2)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 14 in. o/c; 52 fasteners in 2 rows.
SW_N2B	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	-	-	-	-	-	16d (d= 0.268 in) nails at 13 in. o/c; 28 fasteners in 1 row.
SW_N2C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	1	(1)	Simpson HDU4-SDS2.5	-	-	16d (d= 0.268 in) nails at 12 in. o/c; 59 fasteners in 2 rows.
SW_N2D	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	4	1430	4	(2)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 14 in. o/c; 52 fasteners in 2 rows.
SW_N1A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	7	(3)	Simpson HDU11-SDS2.5	10	36	SDWS log screw (d= 0.197 in) at 12 in. o/c; 58 fasteners in 2 rows.
SW_N1B	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	-	-	-	11	36	16d (d= 0.268 in) nails at 19 in. o/c; 39 fasteners in 2 rows.
SW_N1C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	3	(1)	Simpson HDU4-SDS2.5	11	36	wood screws 20 (d= 0.32 in) at 19 in. o/c; 40 fasteners in 2 rows.
SW_N1D	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	7	(3)	Simpson HDU11-SDS2.5	10	36	SDWS log screw (d= 0.197 in) at 12 in. o/c; 60 fasteners in 2 rows.
SW_S3A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	2	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 21 in. o/c; 36 fasteners in 2 rows.
SW_S3B	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	2	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 21 in. o/c; 36 fasteners in 2 rows.
SW_S2A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	6	(2)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 13 in. o/c; 54 fasteners in 2 rows.
SW_S2B	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	6	(2)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 13 in. o/c; 54 fasteners in 2 rows.
SW_S1A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	10	36	SDWS log screw (d= 0.197 in) at 8 in. o/c; 76 fasteners in 2 rows.
SW_S1B	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	10	36	SDWS log screw (d= 0.197 in) at 8 in. o/c; 76 fasteners in 2 rows.
SW_E3A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	4	1430	3	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 16 in. o/c; 46 fasteners in 2 rows.
SW_E3B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	-	-	16d (d= 0.268 in) nails at 12 in. o/c; 30 fasteners in 1 row.
SW_E3C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	4	1430	6	(2)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 15 in. o/c; 32 fasteners in 2 rows.
SW_E2A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	7	(3)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 11 in. o/c; 64 fasteners in 2 rows.
SW_E2B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	1	(1)	Simpson HDU4-SDS2.5	-	-	16d (d= 0.268 in) nails at 14 in. o/c; 51 fasteners in 2 rows.
SW_E2C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	-	-	SDWS log screw (d= 0.197 in) at 9 in. o/c; 54 fasteners in 2 rows.
SW_E1A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	13	(4)	Simpson HD19	7	36	SDWS log screw (d= 0.197 in) at 7 in. o/c; 64 fasteners in 2 rows.
SW_E1B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	11	36	16d (d= 0.268 in) nails at 32 in. o/c; 12 fasteners in 1 row.
SW_E1C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	9	(3)	Simpson HD19	11	36	SDWS log screw (d= 0.197 in) at 10 in. o/c; 72 fasteners in 2 rows.
SW_W3A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	4	1430	3	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 16 in. o/c; 46 fasteners in 2 rows.
SW_W3B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	-	-	16d (d= 0.268 in) nails at 12 in. o/c; 30 fasteners in 1 row.
SW_W3C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	4	1430	6	(2)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 15 in. o/c; 32 fasteners in 2 rows.
SW_W2A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	7	(3)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 11 in. o/c; 64 fasteners in 2 rows.
SW_W2B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	1	(1)	Simpson HDU4-SDS2.5	-	-	16d (d= 0.268 in) nails at 14 in. o/c; 51 fasteners in 2 rows.
SW_W2C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	-	-	SDWS log screw (d= 0.197 in) at 9 in. o/c; 54 fasteners in 2 rows.
SW_W1A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	13	(4)	Simpson HD19	9	30	SDWS log screw (d= 0.197 in) at 7 in. o/c; 64 fasteners in 2 rows.
SW_W1B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	11	36	16d (d= 0.268 in) nails at 32 in. o/c; 12 fasteners in 1 row.
SW_W1C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	9	(3)	Simpson HD19	11	36	SDWS log screw (d= 0.197 in) at 10 in. o/c; 72 fasteners in 2 rows.
SW_EC3A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	0	-	-	-	-	16d (d= 0.268 in) nails at 18 in. o/c; 42 fasteners in 2 rows.
SW_EC3B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	-	-	16d (d= 0.268 in) nails at 60 in. o/c; 7 fasteners in 1 row.
SW_EC3C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	3	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 19 in. o/c; 40 fasteners in 2 rows.
SW_EC2A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	2	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 21 in. o/c; 36 fasteners in 2 rows.
SW_EC2B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	-	-	16d (d= 0.268 in) nails at 32 in. o/c; 12 fasteners in 1 row.
SW_EC2C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	6	(2)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 12 in. o/c; 58 fasteners in 2 rows.
SW_EC1A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	6	36	SDWS log screw (d= 0.197 in) at 9 in. o/c; 42 fasteners in 2 rows.
SW_EC1B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	11	36	16d (d= 0.268 in) nails at 22 in. o/c; 17 fasteners in 1 row.
SW_EC1C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	11	36	SDWS log screw (d= 0.197 in) at 9 in. o/c; 82 fasteners in 2 rows.
SW_WC3A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	0	-	-	-	-	16d (d= 0.268 in) nails at 18 in. o/c; 42 fasteners in 2 rows.
SW_WC3B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	0	560	-	-	-	-	-	16d (d= 0.268 in) nails at 60 in. o/c; 7 fasteners in 1 row.
SW_WC3C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	6	950	3	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 19 in. o/c; 40 fasteners in 2 rows.
SW_WC2A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	2	(1)	Simpson HDU4-SDS2.5	-	-	wood screws 20 (d= 0.32 in) at 21 in. o/c; 36 fasteners in 2 rows.
SW_WC2B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	-	-	16d (d= 0.268 in) nails at 32 in. o/c; 12 fasteners in 1 row.
SW_WC2C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	3	1860	6	(2)	Simpson HDU11-SDS2.5	-	-	SDWS log screw (d= 0.197 in) at 12 in. o/c; 58 fasteners in 2 rows.
SW_WC1A	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	6	36	SDWS log screw (d= 0.197 in) at 9 in. o/c; 42 fasteners in 2 rows.
SW_WC1B	Wood structural panels – sheathing	3/8	NO	1-3/8	8d	6	560	-	-	-	11	36	16d (d= 0.268 in) nails at 22 in. o/c; 17 fasteners in 1 row.
SW_WC1C	Wood structural panels – sheathing	19/32	YES	1-1/2	10d	2	2435	11	(4)	Simpson HD19	11	36	SDWS log screw (d= 0.197 in) at 9 in. o/c; 82 fasteners in 2 rows.

WOOD FLOOR PLAN NOTES:

1. TYPICAL FLOOR CONSTRUCTION: 1" GYPSUM CONCRETE TOPPING (120 PCF MAXIMUM DENSITY) ON 3/4" TONGUE & GROOVE APA RATED WOOD FLOOR
2. SHEATHING (PLYWOOD OR OSB). GLUE & SCREW FLOOR SHEATHING TO WOOD FLOOR STRUCTURE. SHEATHING TO BE ATTACHED TO FLOOR MEMBERS w/ SIMPSON STRONG-TIE STRONG-DRIVE WSNTL FASTENERS ON A 6"/6" o/c PATTERN (EDGE/FIELD).
3. TYPICAL STAIR LANDING CONSTRUCTION: 3/4" TONGUE & GROOVE APA RATED WOOD FLOOR SHEATHING (PLYWOOD OR OSB). GLUE & SCREW FLOOR SHEATHING TO WOOD FLOOR STRUCTURE. SHEATHING TO BE ATTACHED TO FLOOR MEMBERS w/ SIMPSON STRONG-TIE STRONG-DRIVE WSNTL FASTENERS ON A 6"/6" o/c PATTERN (EDGE/FIELD).
4. REFER TO ARCHITECTURAL DRAWINGS FOR STAIR FRAMING AND CONFIGURATION.
5. "HPX" DENOTES A WOOD HEADER/POST CONSTRUCTION. REFER TO WOOD HEADER/POST SCHEDULE FOR HEADER & POST DESIGNATION.
6. "WPX" DENOTES A WOOD POST. REFER TO WOOD HEADER/POST SCHEDULE FOR WOOD POST DESIGNATION ONLY.
7. ALL EXTERIOR WOOD STUD WALLS SHALL HAVE (1) LAYER OF 1/2" APA RATED SHEATHING (PLYWOOD OR OSB) ON THE EXTERIOR WALL FACE. REFER TO STANDARD DETAILS FOR TYPICAL BEARING WALL CONSTRUCTION AND SHEATHING ATTACHMENT. IF WALL IS NOT SPECIFICALLY DESIGNATED AS A SHEAR WALL, ATTACH SHEATHING TO WALL STUDS w/ 10d COMMON NAILS ON 6"/12" PATTERN (EDGES/FIELD). NAILS TO HAVE A MINIMUM PENETRATION INTO FRAMING MEMBER OF 1-1/2".
8. REFER TO TYPICAL WOOD WALL DETAILS FOR FRAMING AROUND AN OPENING THROUGH A WOOD STUD BEARING WALL.
9. REFER TO EXTERIOR MISCELLANEOUS VENEER LINTEL SCHEDULE FOR ALL OPENINGS IN EXTERIOR VENEER.
10. ALL WOOD POSTS SHALL LINE UP FLOOR TO FLOOR DOWN TO THE TOP OF CONCRETE FOUNDATION WALL OR TOP OF PRECAST PLANK LEVEL. PROVIDE SOLID BLOCKING OF SAME SIZE AS POST IN TRUSS SPACES.
11. AT INTERIOR BEARING WALLS WHERE FLOOR TRUSSES BEAR ON WALL FROM EITHER SIDE, LAP TRUSSES AND BEAR EACH TRUSS FULL WIDTH OF WALL, TYPICAL.
12. PROVIDE 2x6 STRONGBACK BRIDGING FULL LENGTH OF BUILDING. NAIL TO VERTICAL TRUSS WEB w/ (3) 16d NAILS. PROVIDE BRIDGING EQUALLY SPACED ALONG TRUSS SPAN AS REQUIRED BY DESIGN.
13. AT EXTERIOR DECKS, PROVIDE COMPOSITE OR PRESSURE TREATED 5/4" WOOD DECKING.
14. ALL WOOD HEADERS SHOWN IN STUD WALLS ARE DROPPED HEADERS AND SHALL BE PLACED AT WALL OPENING HT UNLESS NOTED OTHERWISE. REFER TO ARCH DRAWINGS FOR OPENING HEIGHTS. ALL OTHER HEADERS SHALL BE FLUSH w/ BOTTOM OF FLOOR FRAMING, TYPICAL.
15. ALL VERTICAL MASONRY WALL REINFORCEMENT SHALL RUN CONTINUOUS THROUGH BOND BEAMS AND EXTEND FULL HEIGHT OF THE WALL. GROUT CORES SOLID AT ALL VERTICAL REINFORCING.
16. "MW-X" INDICATES MASONRY WALL REINFORCEMENT TYPE. REFER TO SCHEDULE FOR SIZE & SPACING.
17. GROUT MASONRY CORES SOLID AT ALL MECHANICAL ANCHOR LOCATIONS, TYPICAL.
18. (XXX'-XX") INDICATES THE TOP OF STEEL BEAM ELEVATION.



WOOD FLOOR FRAMING LEGEND

WOOD FRAMING

LAMINATED STRAND LUMBER (LSL)

$E = 1.55 \times 10^6$ psi

F_b= 2360 psi

F_v= 410 psi

$F_{c\perp}$= 875 psi (perpendicular to grain)

LAMINATED VENEER LUMBER (LVL)

$E = 2.0 \times 10^6$ psi

F_b= 2900 psi

F_v= 285 psi

$F_{c\perp}$= 750 psi (perpendicular to grain)

DIMENSIONAL LUMBER

WALL STUDS: Hem-Fir Stud or better

WALL PLATES: Hem-Fir No 1 or better

POSTS/COLUMNS: SPRUCE-PINE-FIR No. 2 or better

FLOOR SHEATHING

WOOD STRUCTURAL PANEL

F_bS= 444 lb-in/ft of width

F_s = 215 lb/ft of width

WOOD FRAMING HEADER/POST SCHEDULE

MARK	MATERIAL	WIDTH	DEPTH	BEARING	REMARKS
		(in)	(in)		
Headers					
H3.1, H3.2, H3.3	LVL	1.75	14	P3.1 to P3.6	Third floor enclosed balconies. South facade.
H3.4 to H3.9	LVL	3.50	7.25	2x6 stud	Bearing stud width will match wall studs width. Joists attached with heavy concealed joist ties
H3.10	LVL	3.50	14	P3.7/CMU wall	Notched in CMU wall
H2.1 to H2.6	LVL	3.50	7.25	2x6 stud	Bearing stud width will match wall studs width. Joists attached with heavy concealed joist ties
H2.7	LVL	3.50	14	P2.1/CMU wall	Notched in CMU wall
H2.8 to H2.10	LVL	3.50	18	Adjacent trusses	
H1.1	ASTM A992 steel	(2) C15x50	15	P1.4, P1.5	
H1.2 to H1.6	LVL	3.5000	7.25	2x6 stud	Bearing stud width will match wall studs width. Joists attached with heavy concealed joist ties
H1.7	ASTM A992 steel	(2) C15x50	15	P1.1, P1.2, P1.3	
H1.8	ASTM A992 steel	W14x30	14	P1.3, CMU wall	
H1.9	LVL	5.25	18	H17, bearing wall	
Facade headers (span < 3.5 feet)	LSL	3.50	7.25	"1 Jack stud(s) and 2 King studs on each side of the opening."	Applicable on any floor
First floor facade headers (3.5 < span < 7 feet)	LSL	3.50	14	"2 Jack stud(s) and 4 King studs on each side of the opening."	
Second floor facade headers (3.5 < span < 7 feet)	LSL	3.50	11.875	"2 Jack stud(s) and 4 King studs on each side of the opening."	
Third floor facade headers (3.5 < span < 7 feet)	LSL	1.75	11.875	"2 Jack stud(s) and 2 King studs on each side of the opening."	
First floor facade headers (3.5 < span < 10 feet)	LSL	5.25	16	"2 Jack stud(s) and 6 King studs on each side of the opening."	
Second floor facade headers (3.5 < span < 10 feet)	LSL	3.50	18	"2 Jack stud(s) and 6 King studs on each side of the opening."	
Third floor facade headers (3.5 < span < 10 feet)	LSL	1.75	18	"2 Jack stud(s) and 3 King studs on each side of the opening."	
Door headers (span < 4.0 feet)	LSL	5.25	14	"1 Jack stud(s) and 3 King studs on each side of the opening."	Applicable on any floor
Cantilevers					
C2,C5	LVL	2x5.25	14	SW_S1A and SW_S1B shear walls	
C1, C3, C4, C6	LVL	5.25	14	facade bearing walls	
C7, C8	LVL	5.25	14	facade bearing walls	
C9	LVL	5.25	18	SW_N2D shear wall	At shear wall bottom
C10	LVL	3.50	18	CMU wall	Bolted to masonry
C11	LVL	5.25	14	SW_N1A shear wall	
Posts					
P3.1 to p3.6	saw lumber	6	6		Third floor enclosed balconies. South facade.
P3.7	saw lumber	4	6		
P2.1	saw lumber	4	6		
P1.1, P1.2, P1.3	A500 Rect. HSS Grade B	HSS8x8x3/16			
P1.4	A500 Rect. HSS Grade B	HSS8x8x3/16			
P1.5	A500 Rect. HSS Grade B	HSS8x8x3/16			

BEARING WALL SCHEDULE

		Stud dimensions	Spacing (in)	Top plates	Bottom plate	Truss spacing	Remarks
		(in)	(in)			(in)	
Facade	1st floor	2x8	19.2	(2) 2x8	2x8	12/24	
	2nd floor	2x8	19.2	(2) 2x8	2x8	12/24	
	3rd floor	2x8	19.2	(2) 2x8	2x8	24	
Interior	1st floor	2x6	12	(2) 2x6	2x6	12/24	
	2nd floor	2x6	24	(3) 2x6	2x6	12/24	
	3rd floor	2x6	24	(3) 2x6	2x6	24	

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Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit

STRUCTURAL NOTES

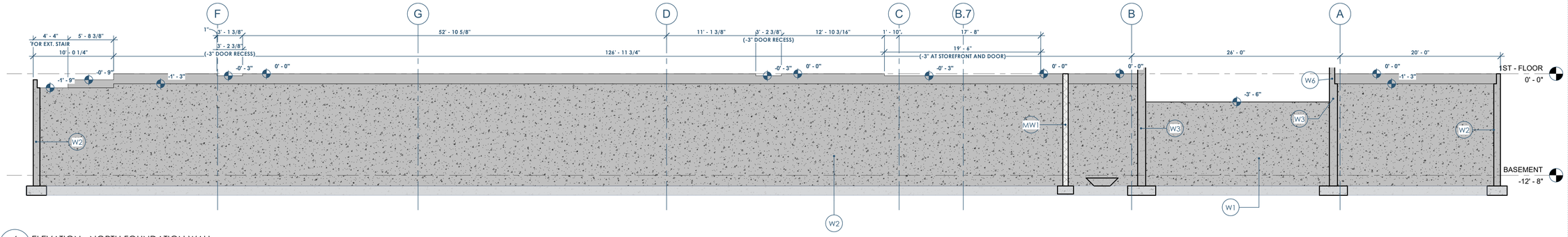
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S216

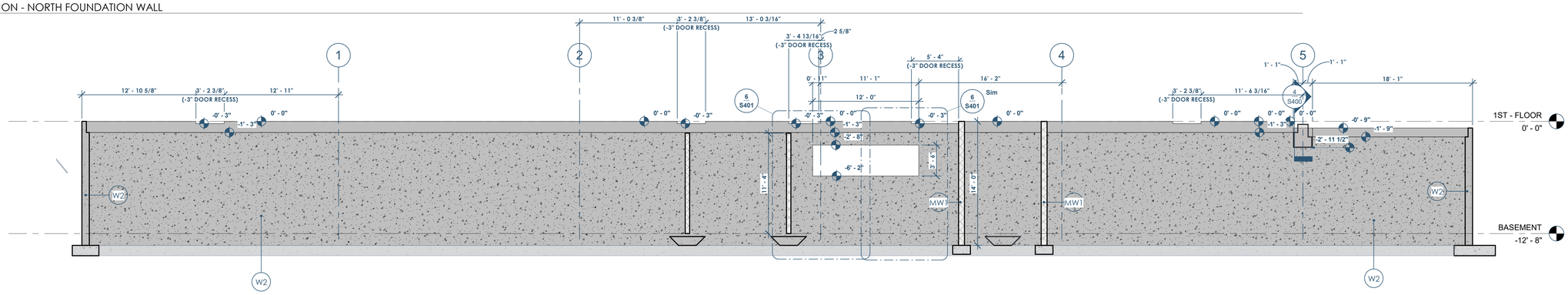
8/21/2019 1:25:51 PM

REVISIONS (IN ADDITION TO THE ONES BUBBLED ON THIS SHEET)
- 11.07.2019 - PRECAST ELEVATIONS UPDATED
- 11.07.2019 - LOCATION OF RECESSED SLABS AT DOORS

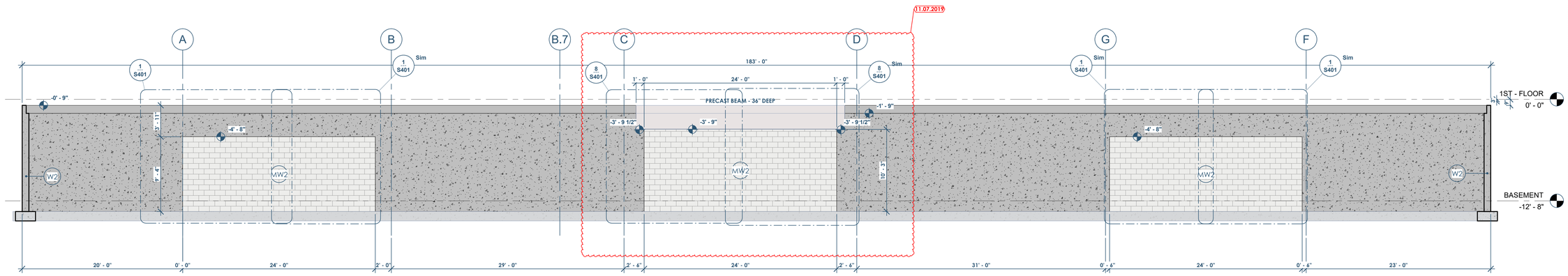
11.07.2019



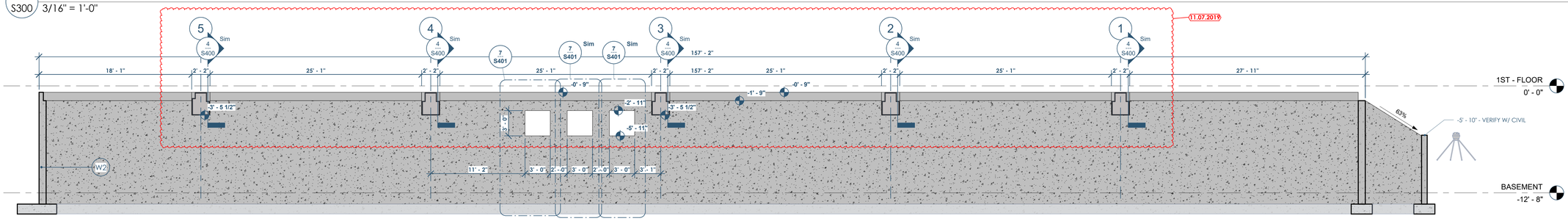
4 S300 ELEVATION - NORTH FOUNDATION WALL



1 S300 ELEVATION - EAST FOUNDATION WALL
3/16" = 1'-0"



2 S300 ELEVATION - SOUTH FOUNDATION WALL
3/16" = 1'-0"



3 S300 ELEVATION - WEST FOUNDATION WALL
3/16" = 1'-0"

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General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
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kevin.olum@cedarcorp.com | 715-235-9081

Structural Engineer: XC Structural Engineering
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l.perezfalo@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
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kfrey@ennovationbuilt.com

Mechanical Engineer: HOVLAND'S HVAC
10954 E. Melby Street | Chippewa Falls, WI 54729
jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
E8403 State Rd 85 | Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 | Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

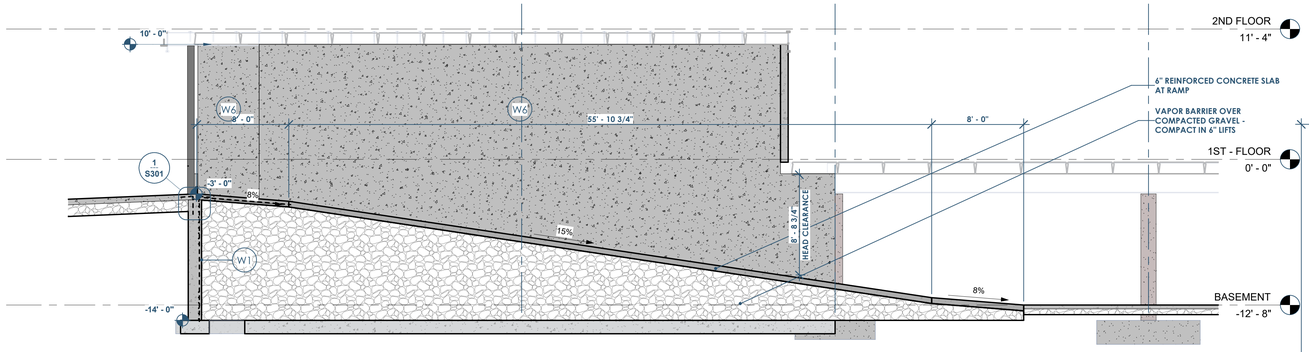
Date	Description
10.09.2019	IFC - Foundation
11.07.2019	Updated Foundation

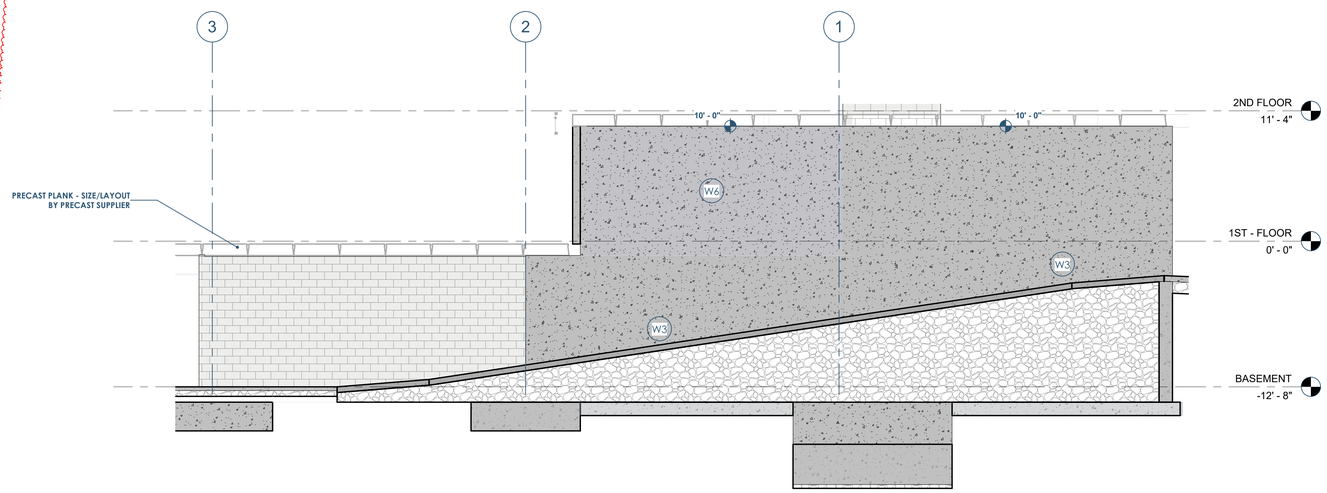
ELEVATIONS - FOUNDATION

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

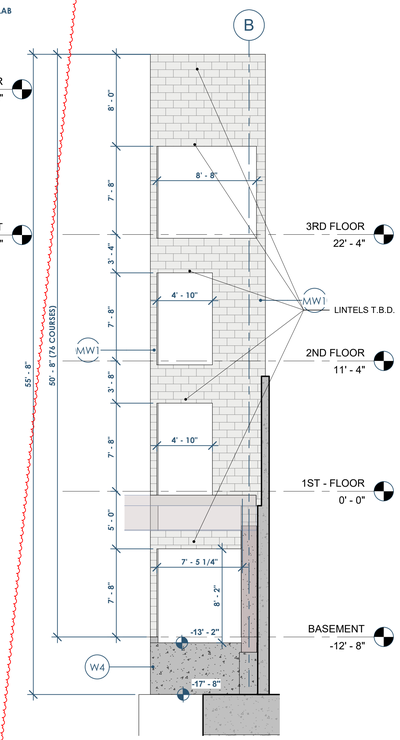
S300

11/7/2019 2:45:13 AM

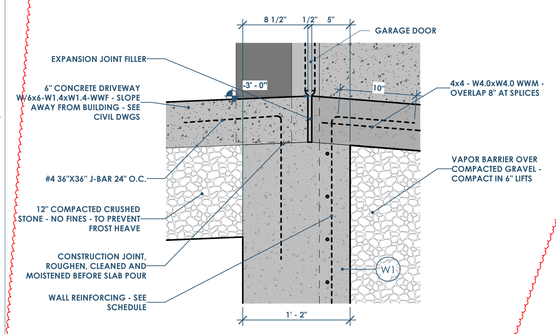




2 S301 ELEVATION - RAMP - WEST WALL
3/16" = 1'-0"



3 S301 ELEVATION - ELEVATOR - SOUTH WALL
3/16" = 1'-0"



1 S301 DETAIL - GARAGE - ENTRY
1 1/2" = 1'-0"

11.07.2019

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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Date	Description
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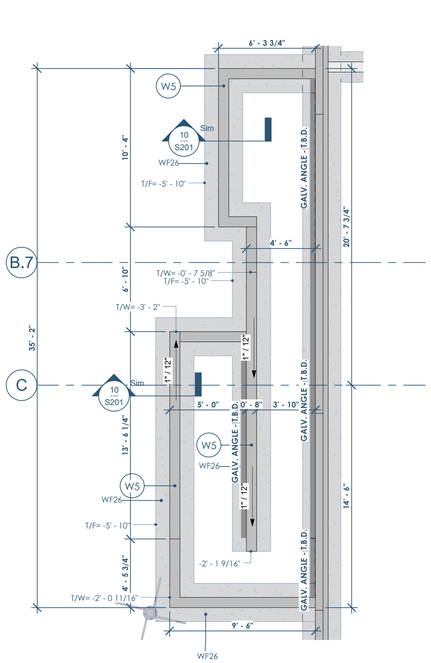
11.07.2019	Updated Foundation

ELEVATIONS - FOUNDATION

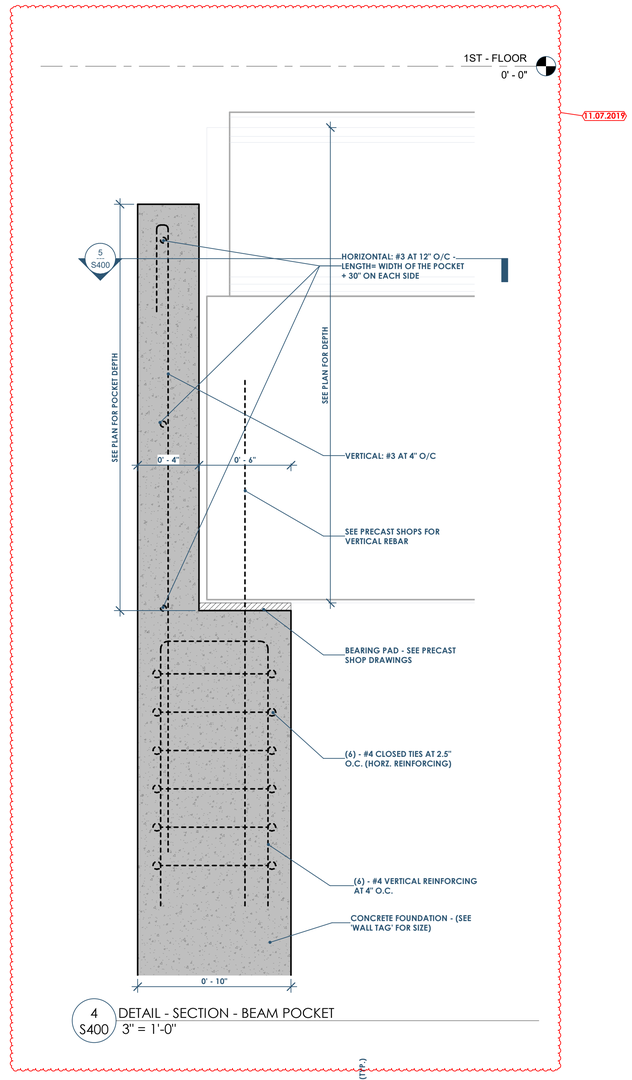
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S301

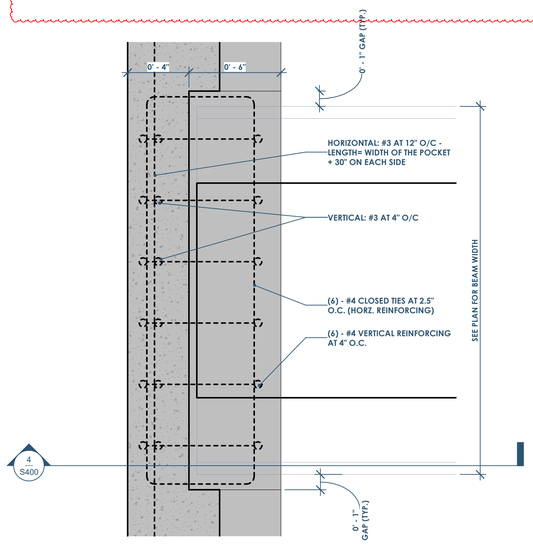
11/7/2019 2:45:15 AM



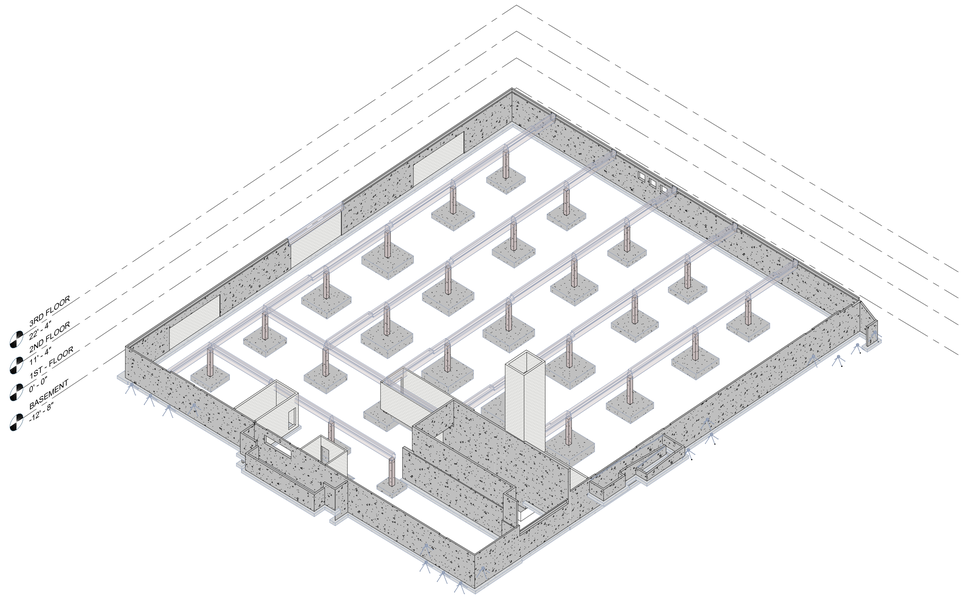
1 S400 ENLARGED PLAN - RAMP
1/4" = 1'-0"



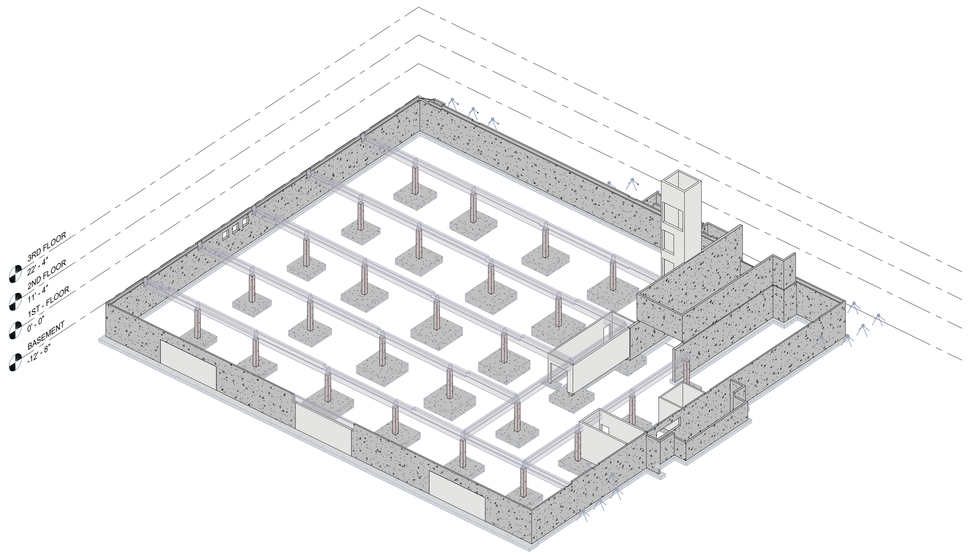
4 S400 DETAIL - SECTION - BEAM POCKET
3" = 1'-0"



5 S400 DETAIL - PLAN - BEAM POCKET
3" = 1'-0"



2 S400 FOUNDATION - 3D - VIEW 1



3 S400 FOUNDATION - 3D - VIEW 2

Developer: W Capital Group
tyler@wcapitalgroupre.com | 608.345.9848

Architect: OpeningDesign
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Madison, WI 53703
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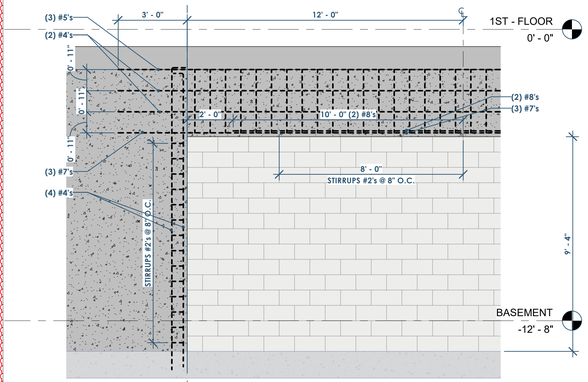
Date	Description
10.09.2019	IFC - Foundation
10.15.2019	Updated Foundation Details
11.07.2019	Updated Foundation

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

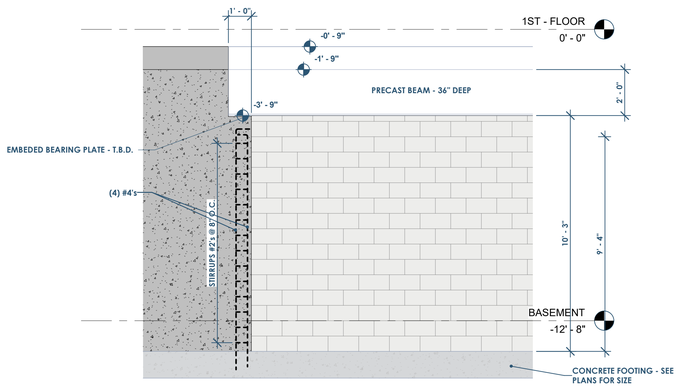
ENLARGED PLANS

S400

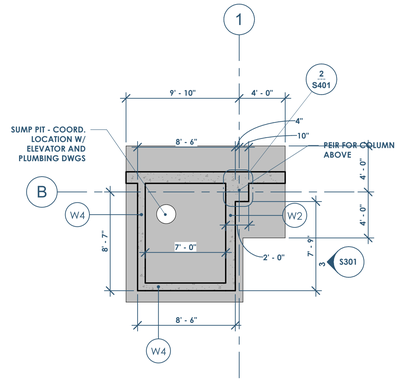
11/7/2019 2:45:23 AM



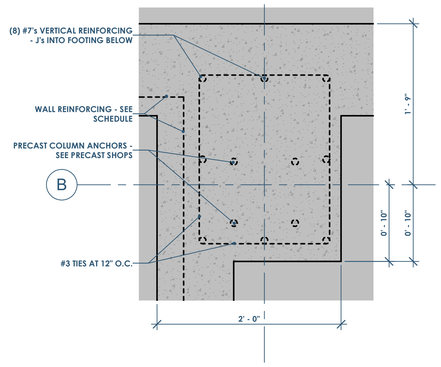
1 S401 DETAIL - REINFORCING AT SOUTH WALL LINTELS
3/8" = 1'-0"



8 S401 DETAIL - REINFORCING AT SOUTH WALL LINTELS Copy 1
3/8" = 1'-0"



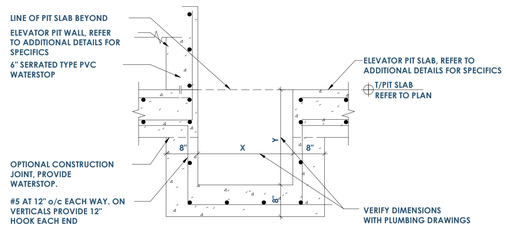
3 S401 FOUNDATION PLAN AT ELEVATOR PIT
3/16" = 1'-0"



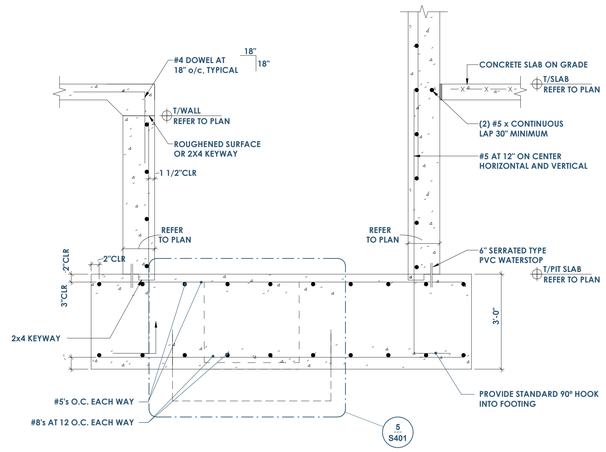
2 S401 DETAIL - PIER AT ELEVATOR
1 1/2" = 1'-0"

11.07.2019

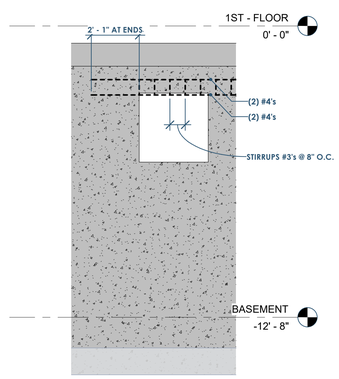
6 S401 DETAIL - REBAR AT AIR INTAKE
3/8" = 1'-0"



5 S401 ELEVATOR PIT SUMP CROCK
12" = 1'-0"



4 S401 ELEVATOR PIT SECTION
12" = 1'-0"



7 S401 DETAIL - REBAR AT EXHAUST LOUVERS
3/8" = 1'-0"

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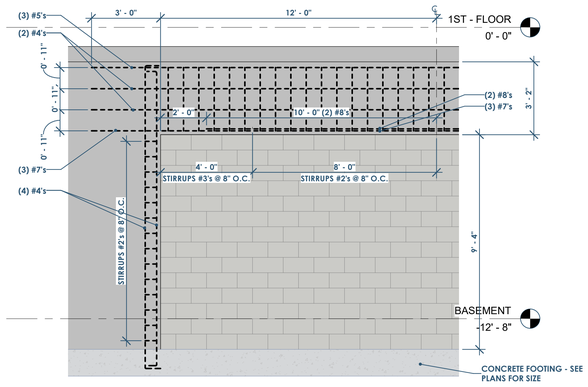
STRUCTURAL DETAILS

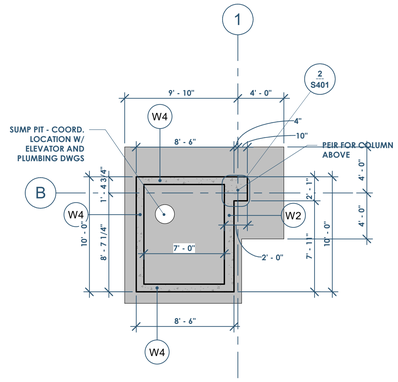
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S401

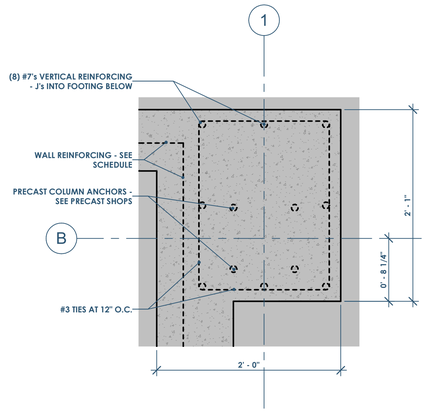
11/7/2019 2:45:23 AM



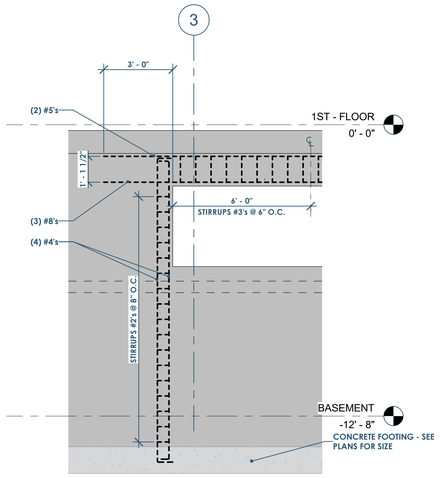
1 S401 DETAIL - REINFORCING AT SOUTH WALL LINTELS
3/8" = 1'-0"



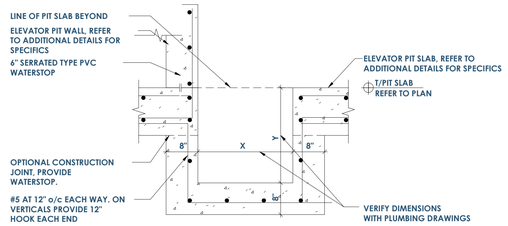
3 S401 FOUNDATION PLAN AT ELEVATOR PIT
3/16" = 1'-0"



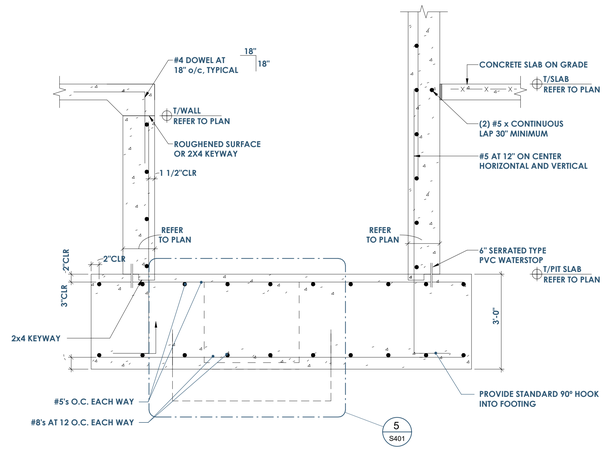
2 S401 DETAIL - PIER AT ELEVATOR
1 1/2" = 1'-0"



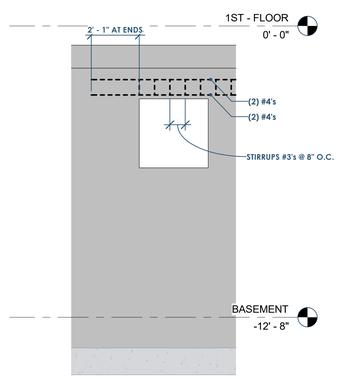
6 S401 DETAIL - REBAR AT AIR INTAKE
3/8" = 1'-0"



5 S401 ELEVATOR PIT SUMP CROCK
12" = 1'-0"



4 S401 ELEVATOR PIT SECTION
12" = 1'-0"



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Date	Description
10.09.2019	IFC - Foundation

STRUCTURAL DETAILS

CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S401

10/8/2019 8:29:23 PM