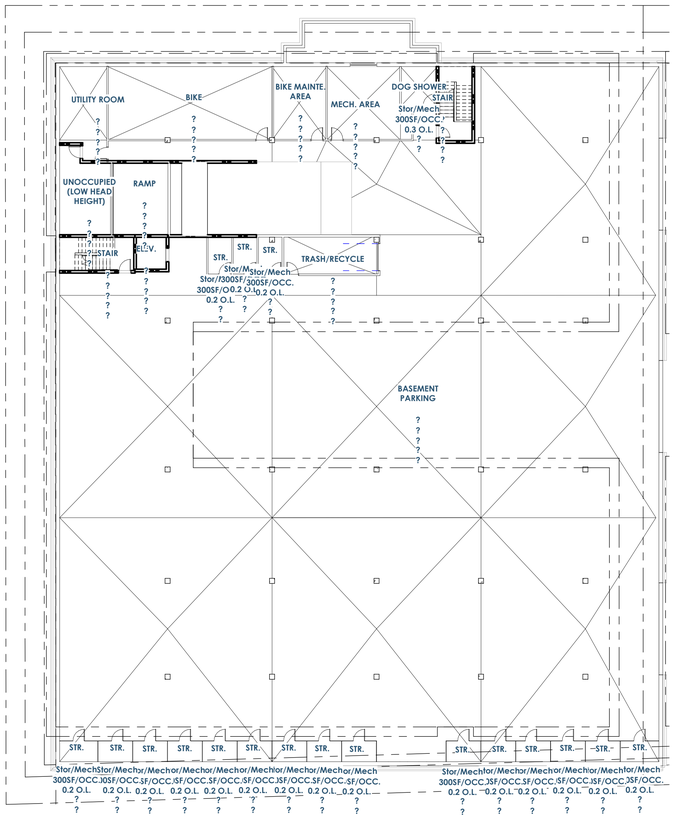
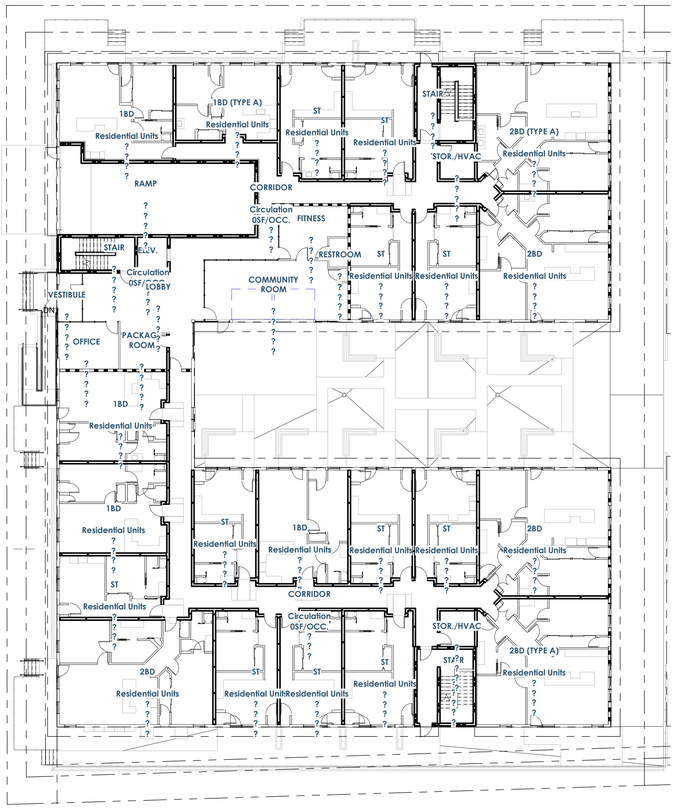
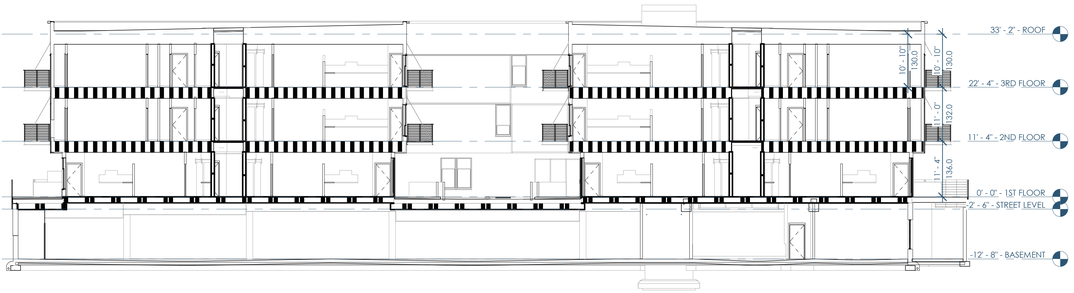


4 LIFE SAFETY PLAN - BASEMENT
1/16" = 1'-0"



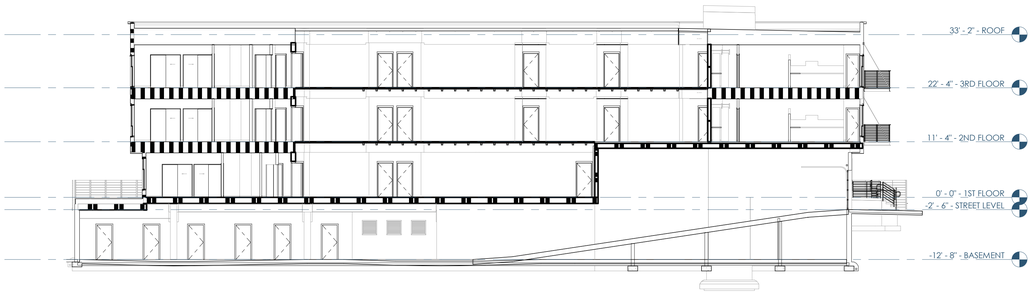
1 LIFE SAFETY PLAN - 1ST FLOOR
1/16" = 1'-0"

2 LIFE SAFETY PLAN - 2ND & 3RD FLOORS
1/16" = 1'-0"



3 LIFE SAFETY - SECTION
1 : 150

6 LIFE SAFETY - SECTION - NORTH/SOUTH1
1 : 150



5 LIFE SAFETY - SECTION - NORTH/SOUTH
1 : 150

- 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
1/8" = 1'-0"

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

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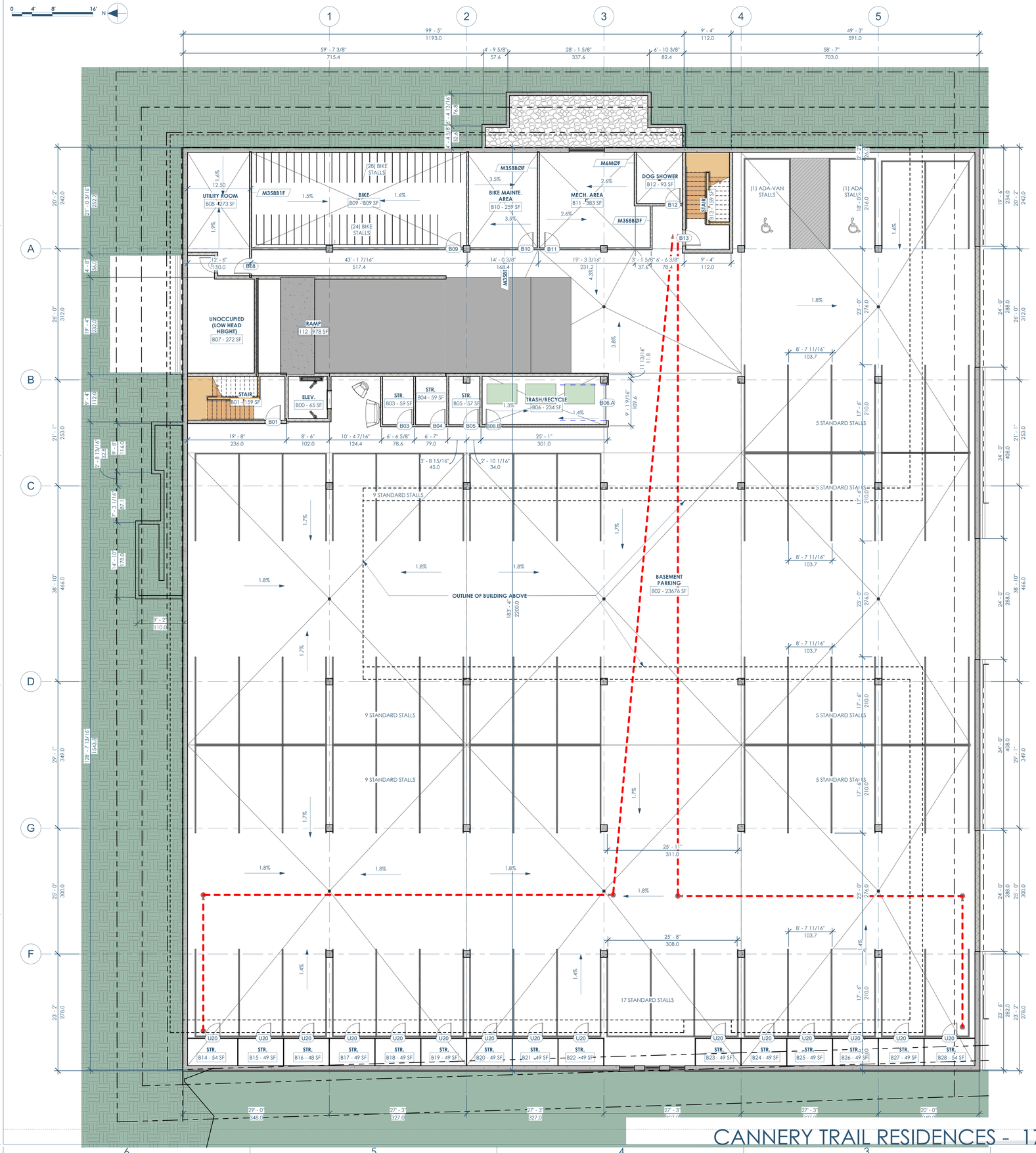
Date	Description
08/15/2109	75% CD Set

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

A020

8/16/2019 12:31:22 AM



AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19292 SF
	2ND FLOOR	21186 SF
	3RD FLOOR	21214 SF
	BASEMENT	27297 SF
		88989 SF
		88989 SF

PARKING - AUTO			
Phase	Level	Type	ParkingUnits
	BASEMENT	ADA	1
	BASEMENT	ADA-VAN	1
	BASEMENT	STANDARD	66
			68
			68

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
08/15/2109	75% CD Set

FLOOR PLANS - BASEMENT

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

A100

8/16/2019 12:31:26 AM

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19292 SF
	2ND FLOOR	21186 SF
	3RD FLOOR	21214 SF
	BASEMENT	27297 SF
		88989 SF
		88989 SF

PARKING - AUTO			
Phase	Level	Type	ParkingUnits
	BASEMENT	ADA	1
	BASEMENT	ADA-VAN	1
	BASEMENT	STANDARD	66
			68
			68

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

UNIT COUNT			
bb	Level	Name	Area
	1ST FLOOR	1BD	681
	1ST FLOOR	1BD	643
	1ST FLOOR	1BD	643
	1ST FLOOR	1BD	694
	2ND FLOOR	1BD	737
	2ND FLOOR	1BD	756
	2ND FLOOR	1BD	737
	2ND FLOOR	1BD	756
	2ND FLOOR	1BD	698
	2ND FLOOR	1BD	698
	2ND FLOOR	1BD	673
	3RD FLOOR	1BD	737
	3RD FLOOR	1BD	756
	3RD FLOOR	1BD	698
	3RD FLOOR	1BD	698
	3RD FLOOR	1BD	673
	3RD FLOOR	1BD	737
	3RD FLOOR	1BD	756
1BD: 18			12772
	1ST FLOOR	1BD (TYPE A)	509
1BD (TYPE A): 1			509
	1ST FLOOR	2BD	1087
	1ST FLOOR	2BD	1103
	1ST FLOOR	2BD	1087
	2ND FLOOR	2BD	1252
	2ND FLOOR	2BD	1271
	2ND FLOOR	2BD	1251
	2ND FLOOR	2BD	1270
	2ND FLOOR	2BD	1270
	2ND FLOOR	2BD	1270
	3RD FLOOR	2BD	1258
	3RD FLOOR	2BD	1251
	3RD FLOOR	2BD	1276
	3RD FLOOR	2BD	1275
	3RD FLOOR	2BD	1278
	3RD FLOOR	2BD	1277
2BD: 15			18477
	1ST FLOOR	2BD (TYPE A)	1105
	1ST FLOOR	2BD (TYPE A)	1105
2BD (TYPE A): 2			2211
	1ST FLOOR	ST	469
	1ST FLOOR	ST	469
	1ST FLOOR	ST	470
	1ST FLOOR	ST	469
	1ST FLOOR	ST	469
	1ST FLOOR	ST	521
	1ST FLOOR	ST	442
	1ST FLOOR	ST	469
	1ST FLOOR	ST	469
	1ST FLOOR	ST	469
	1ST FLOOR	ST	521
	2ND FLOOR	ST	507
	2ND FLOOR	ST	507
	2ND FLOOR	ST	507
	2ND FLOOR	ST	510
	2ND FLOOR	ST	507
	2ND FLOOR	ST	507
	2ND FLOOR	ST	507
	2ND FLOOR	ST	507
	2ND FLOOR	ST	510
	2ND FLOOR	ST	507
	2ND FLOOR	ST	481
	2ND FLOOR	ST	474
	3RD FLOOR	ST	507
	3RD FLOOR	ST	507
	3RD FLOOR	ST	507
	3RD FLOOR	ST	510
	3RD FLOOR	ST	507
	3RD FLOOR	ST	481
	3RD FLOOR	ST	507
	3RD FLOOR	ST	507
	3RD FLOOR	ST	507
	3RD FLOOR	ST	510
	3RD FLOOR	ST	507
	3RD FLOOR	ST	474
ST: 35			17295
: 71			51264
Grand total: 71			51264

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Developer: W Capital Group
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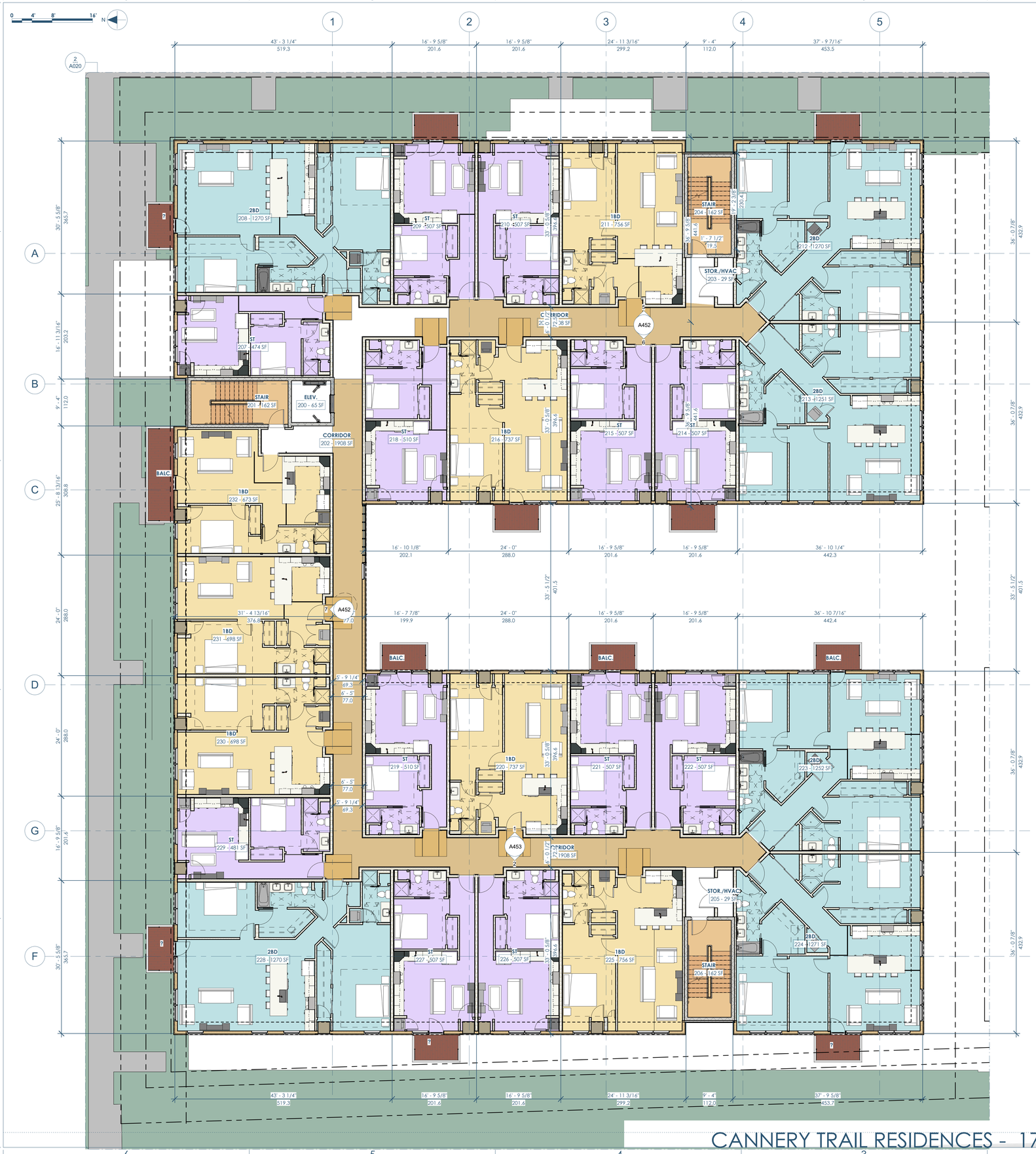
Date	Description
08/15/2109	75% CD Set

FLOOR PLANS - 1ST FLOOR

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

A101

8/16/2019 12:31:48 AM


0 4' 8' 16'
N
43' - 3 1/4" 519.3
16' - 9 5/8" 201.6
16' - 9 5/8" 201.6
24' - 11 3/16" 299.2
9' - 4" 112.0
37' - 9 7/16" 453.5
2 A020
2BD 208 - 1270 SF
ST 209 - 507 SF
ST 210 - 507 SF
1BD 211 - 756 SF
STAIR 204 - 162 SF
STOR./HVAC 203 - 29 SF
2BD 212 - 1270 SF
ST 207 - 474 SF
CORRIDOR 2C 72 - 38 SF
A452
STAIR 201 - 162 SF
ELEV. 200 - 65 SF
CORRIDOR 202 - 1908 SF
ST 218 - 510 SF
1BD 216 - 737 SF
ST 215 - 507 SF
ST 214 - 507 SF
2BD 213 - 1251 SF
BALC.
1BD 232 - 673 SF
1BD 231 - 698 SF
1BD 230 - 698 SF
A452
BALC.
BALC.
BALC.
ST 219 - 510 SF
1BD 220 - 737 SF
ST 221 - 507 SF
ST 222 - 507 SF
2BD 223 - 1252 SF
ST 229 - 481 SF
A453
CORRIDOR 1908 SF
STOR./HVAC 205 - 29 SF
2BD 228 - 1270 SF
ST 227 - 507 SF
ST 226 - 507 SF
1BD 225 - 756 SF
STAIR 206 - 162 SF
2BD 224 - 1271 SF
16' - 10 1/8" 202.1
24' - 0" 288.0
16' - 9 5/8" 201.6
16' - 9 5/8" 201.6
36' - 10 1/4" 442.3
31' - 4 13/16" 376.5
16' - 7 7/8" 199.9
24' - 0" 288.0
16' - 9 5/8" 201.6
16' - 9 5/8" 201.6
36' - 10 7/16" 442.4
5' - 9 1/4" 69.3
6' - 5" 77.0
6' - 5" 77.0
5' - 9 1/4" 69.3
30' - 5 5/8" 365.7
16' - 11 3/16" 203.2
9' - 4" 112.0
25' - 8 13/16" 308.8
24' - 0" 288.0
24' - 0" 288.0
16' - 9 5/8" 201.6
30' - 5 5/8" 365.7
36' - 0 7/8" 432.9
36' - 0 7/8" 432.9
33' - 5 1/2" 401.5
36' - 0 7/8" 432.9
36' - 0 7/8" 432.9
33' - 5 1/2" 401.5
33' - 0 5/8" 396.6
33' - 0 5/8" 396.6
33' - 0 5/8" 396.6

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19292 SF
	2ND FLOOR	21186 SF
	3RD FLOOR	21214 SF
	BASEMENT	27297 SF
		88989 SF
		88989 SF

PARKING - AUTO			
Phase	Level	Type	ParkingUnits
	BASEMENT	ADA	1
	BASEMENT	ADA-VAN	1
	BASEMENT	STANDARD	66
			68
			68

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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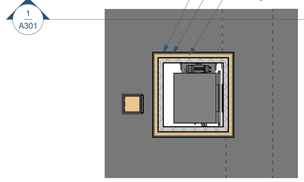
Date	Description
08/15/2109	75% CD Set

FLOOR PLAN - 3RD FLOOR

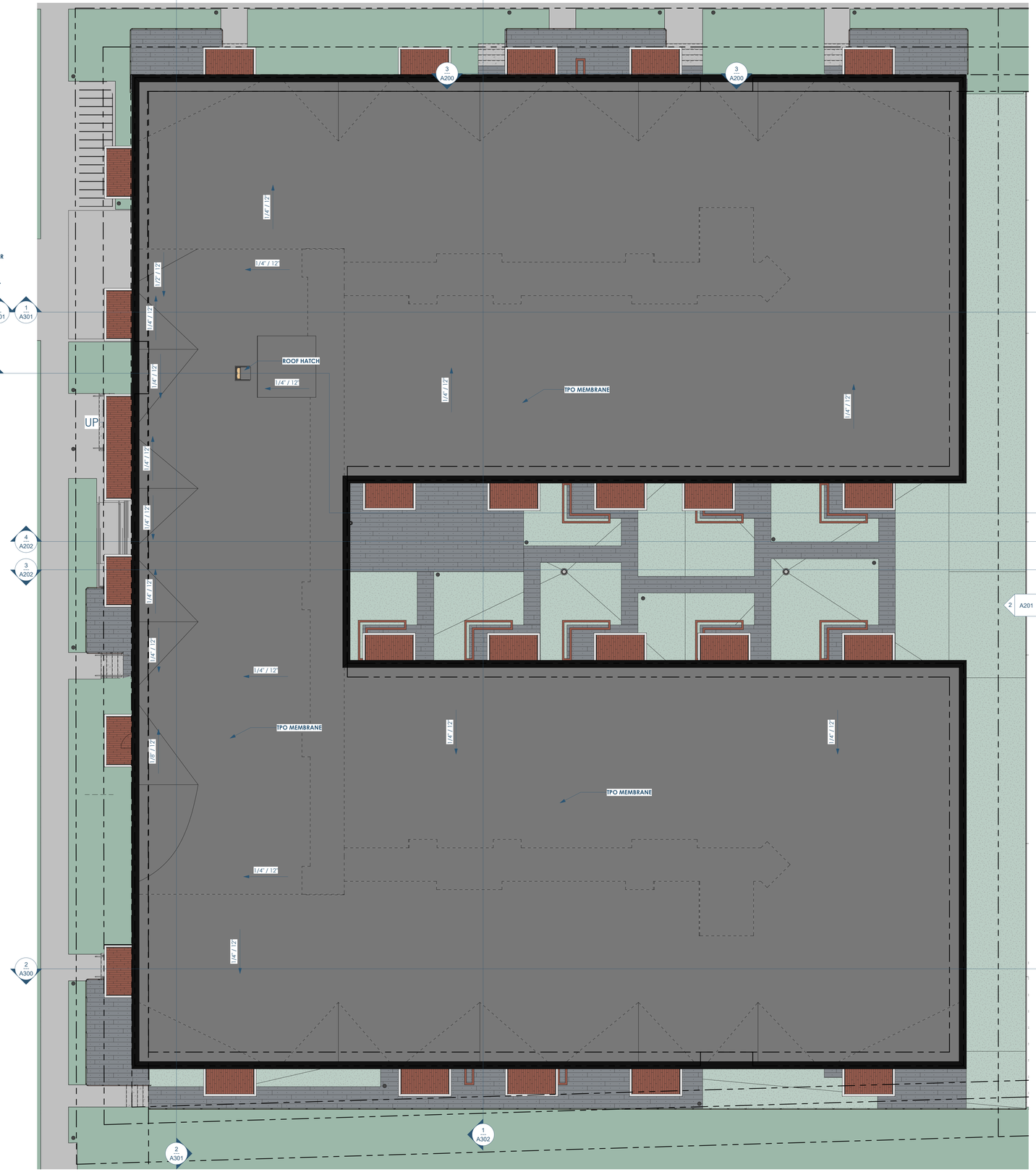
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A103

8/16/2019 12:32:30 AM



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



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Date	Description
08.15.2019	75% CD Set

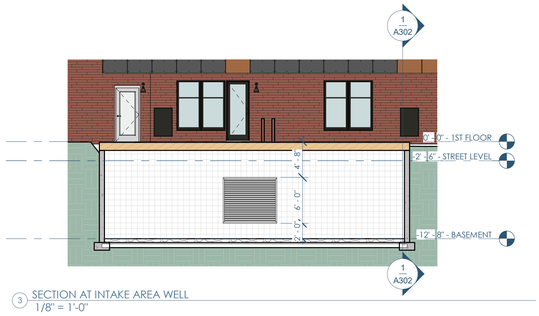
FLOOR PLANS - ROOF PLAN

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

A104

8/16/2019 12:39:51 AM

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



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

2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

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Date	Description
08.15.2019	75% CD Set

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

A200

8/16/2019 12:40:21 AM

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

2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

CAPITAL GROUP
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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

ELEVATIONS - BUILDING

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

A201

8/16/2019 12:40:45 AM

4 SECTION @ CENTER LOOKING EAST
1/8" = 1'-0"

3 SECTION @ CENTER LOOKING WEST
1/8" = 1'-0"

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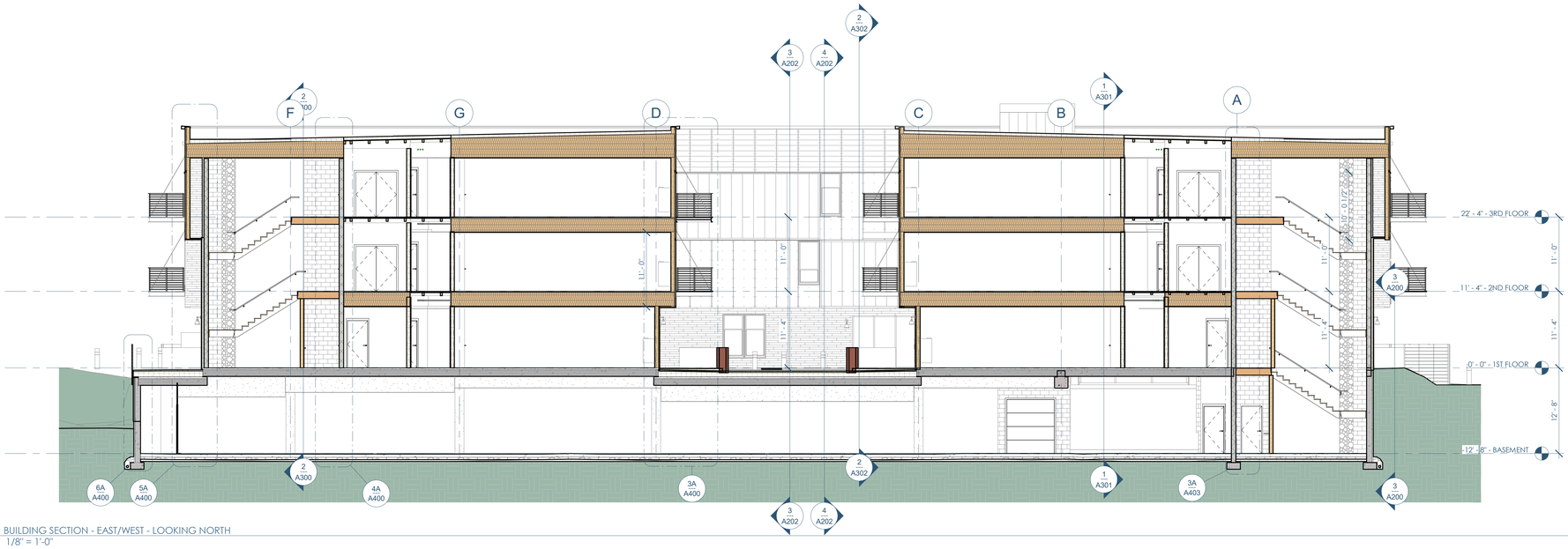
Date	Description
08.15.2019	75% CD Set

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

A202

8/16/2019 12:41:04 AM



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

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

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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
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

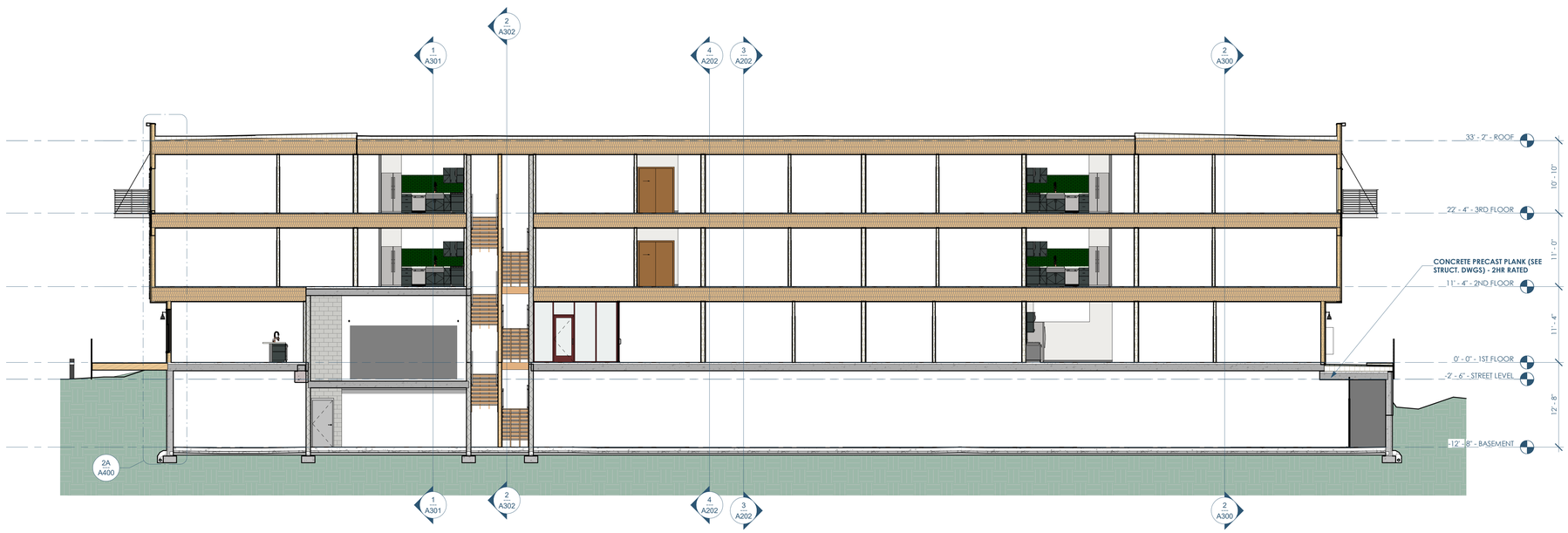
SECTIONS - BUILDING

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

A300

8/16/2019 12:41:21 AM

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



2 BUILDING SECTION - EAST/WEST AT RAMP - LOOKING SOUTH
1/8" = 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
ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
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jim@royalbuilt.com | 715-225-6377

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Plumbing Engineer: TAILORED ENGINEERING
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Date	Description
08.15.2019	75% CD Set

SECTIONS - BUILDING

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

A301

8/16/2019 12:41:35 AM

1 BUILDING SECTION - EAST/WEST - LOOKING SOUTH2
1/8" = 1'-0"

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

CAPITAL GROUP
Developer: W Capital Group
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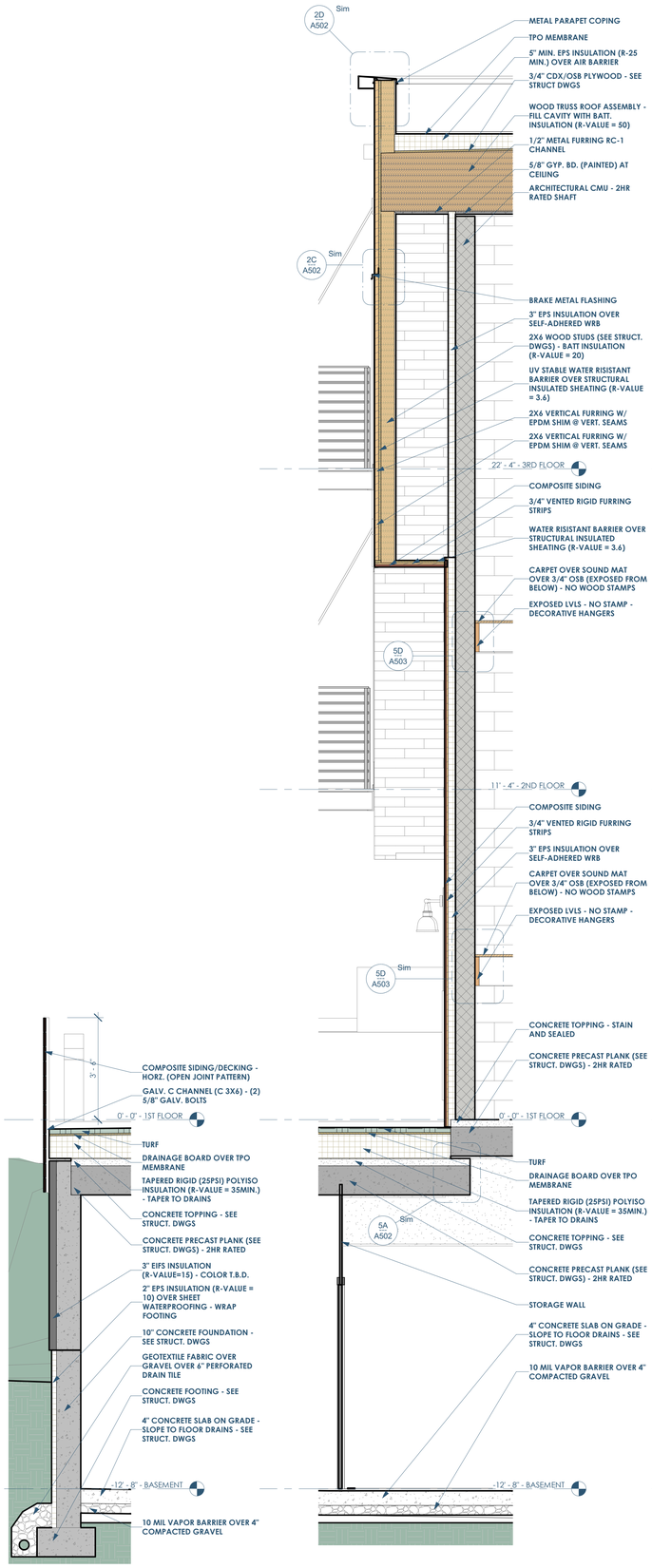
Date	Description
08.15.2019	75% CD Set

SECTIONS - BUILDING

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

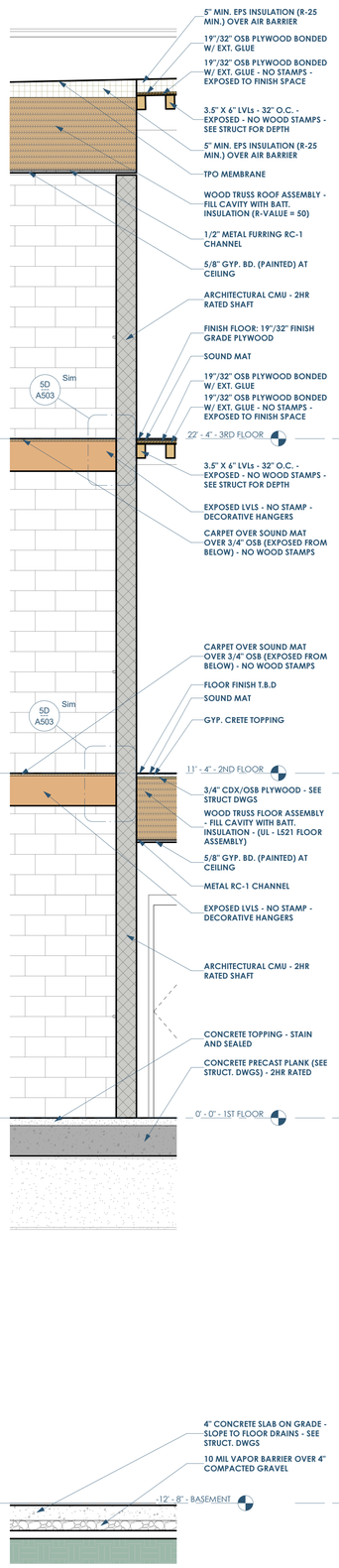
A302

8/16/2019 12:41:54 AM

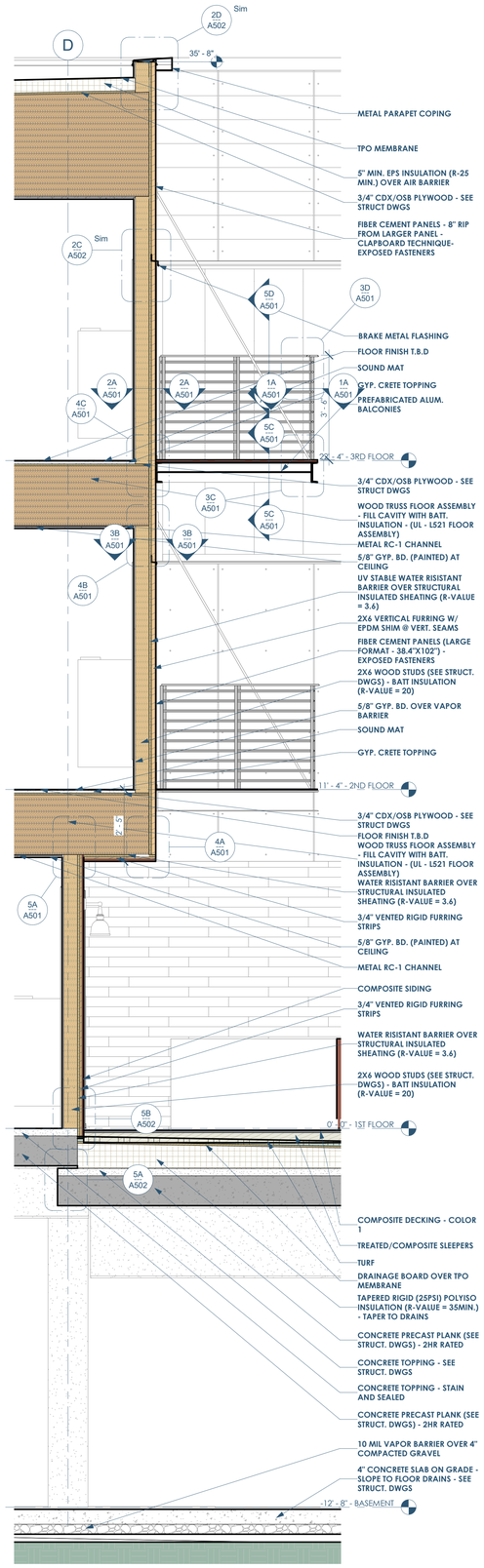


6A WALL SECTION - EAST/WEST - LOOKING NORTH - Callout 1
1/2" = 1'-0"

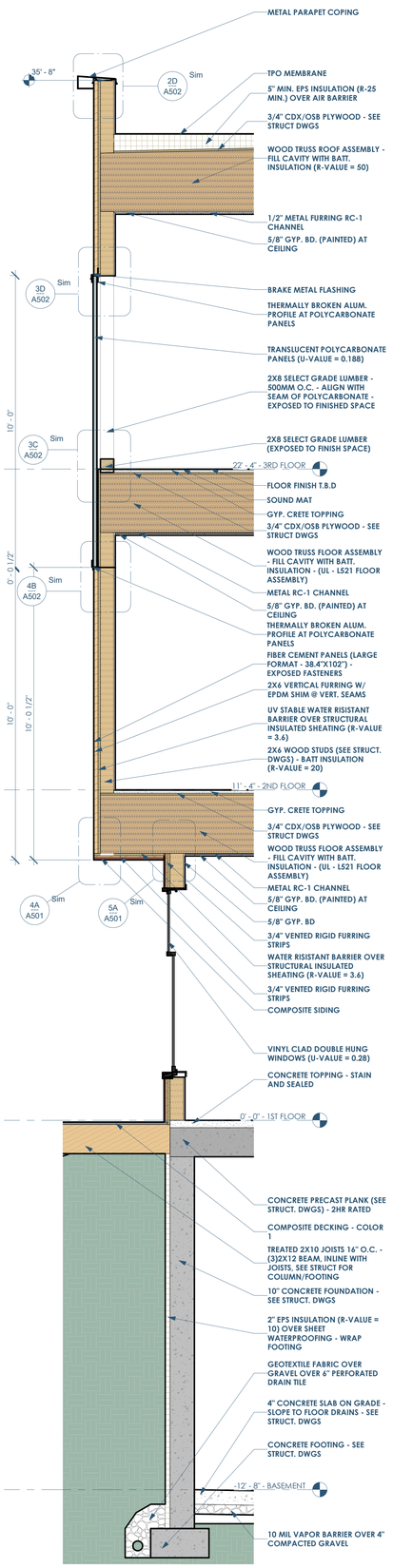
5A WALL SECTION - EAST/WEST - LOOKING NORTH - Callout 2
1/2" = 1'-0"



4A WALL SECTION - EAST/WEST - LOOKING NORTH - Callout 3
1/2" = 1'-0"



3A WALL SECTION - EAST/WEST - LOOKING NORTH - Callout 4
1/2" = 1'-0"



2A WALL SECTION - EAST/WEST - LOOKING SOUTH - Callout 1
1/2" = 1'-0"

CAPITAL GROUP
Developer: W Capital Group
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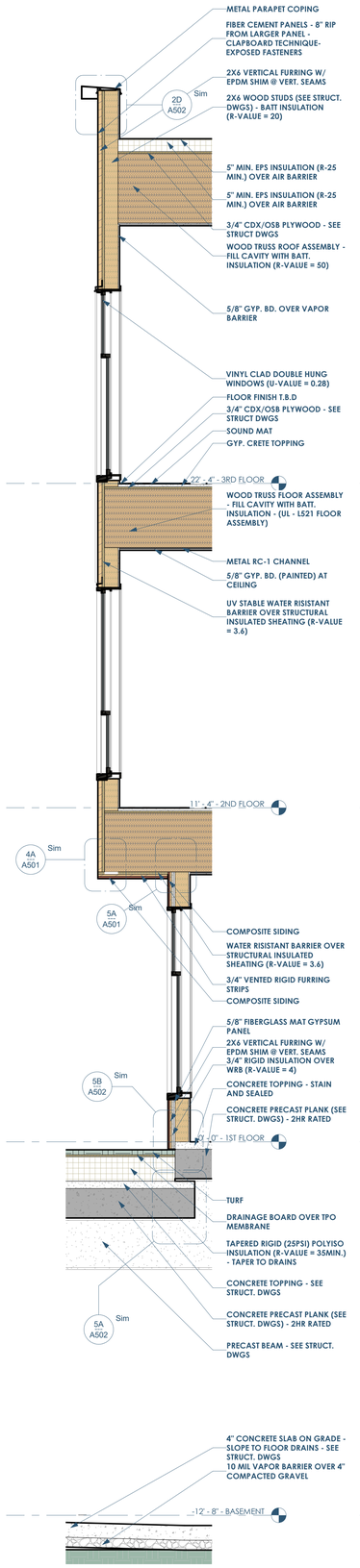
Date	Description
08.15.2019	75% CD Set

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

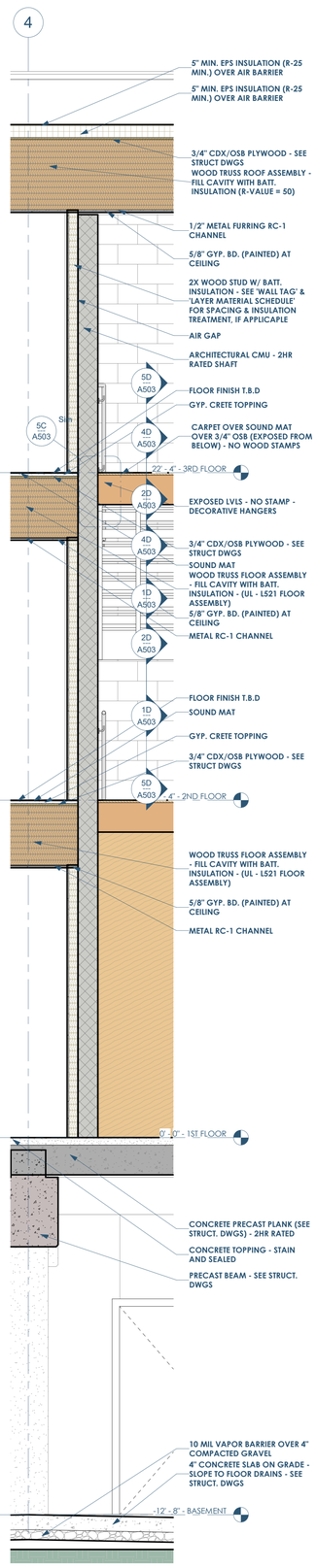
SECTIONS - WALL

A400

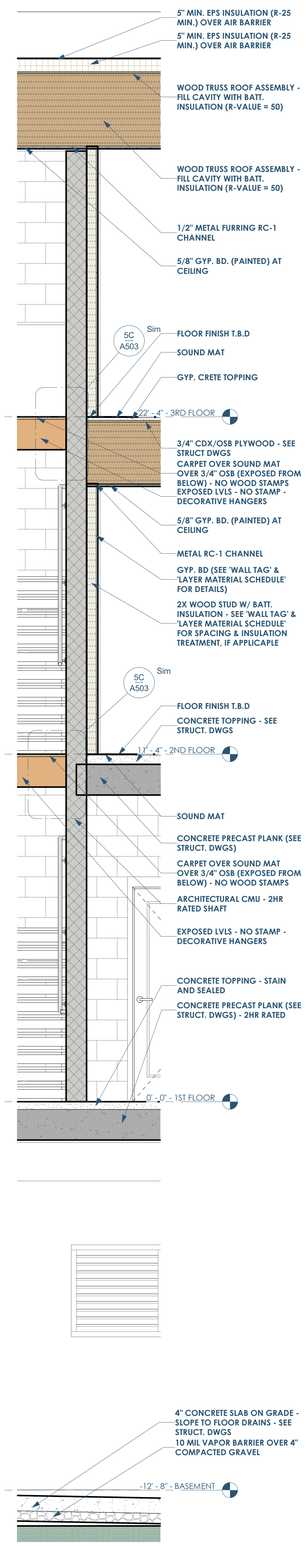
8/16/2019 12:42:03 AM



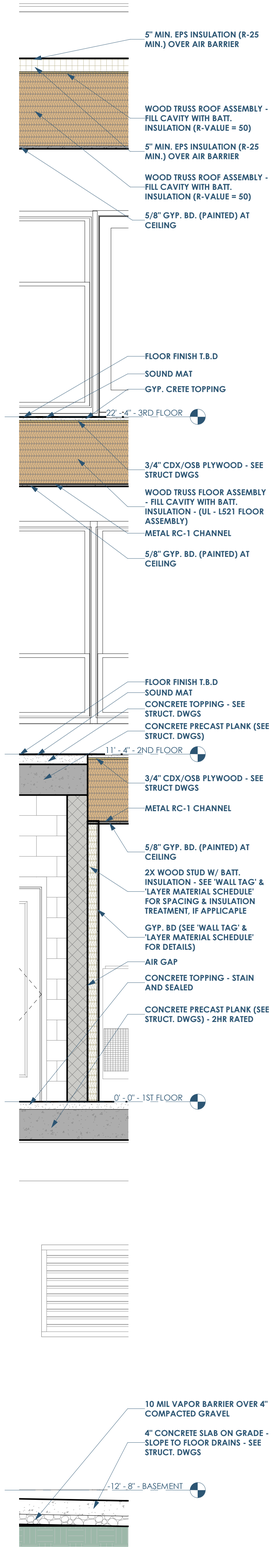
6A WALL SECTION - NORTH/SOUTH - LOOKING WEST - Callout 2
1/2" = 1'-0"



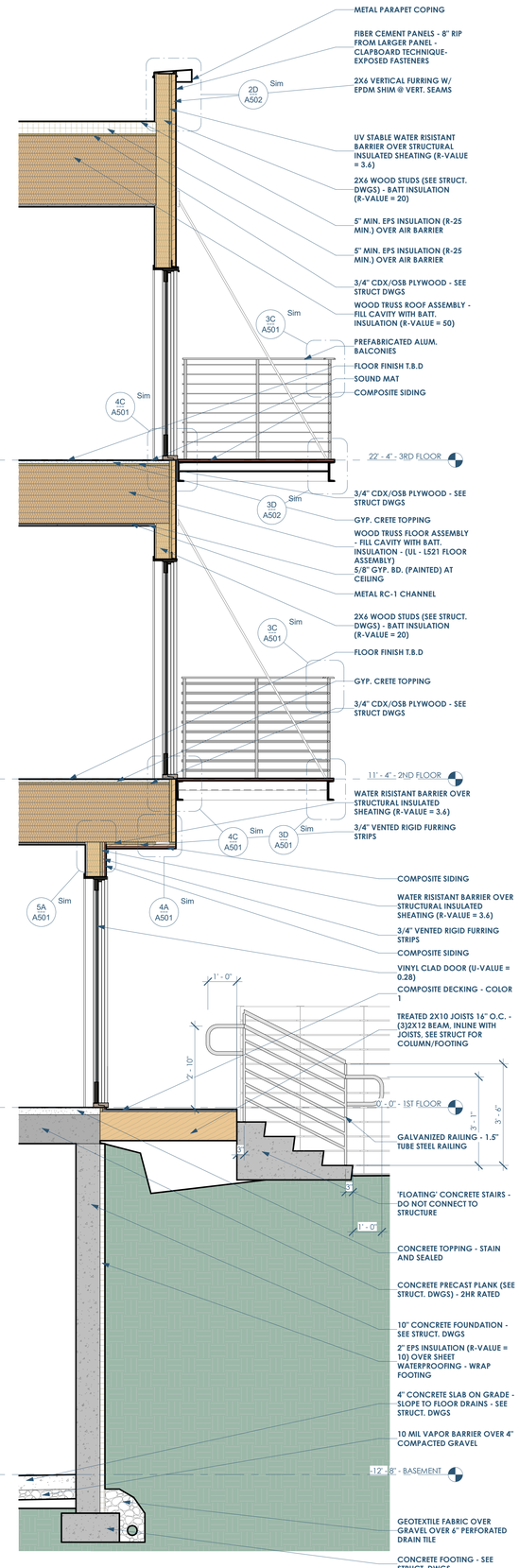
5A WALL SECTION - NORTH/SOUTH - LOOKING WEST - Callout 3
1/2" = 1'-0"



4A WALL SECTION - NORTH/SOUTH - LOOKING WEST - Callout 4
1/2" = 1'-0"



3A WALL SECTION - NORTH/SOUTH - LOOKING WEST - Callout 6
1/2" = 1'-0"



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

CAPITAL GROUP
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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Structural Engineer: XC Structural Engineering
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Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC
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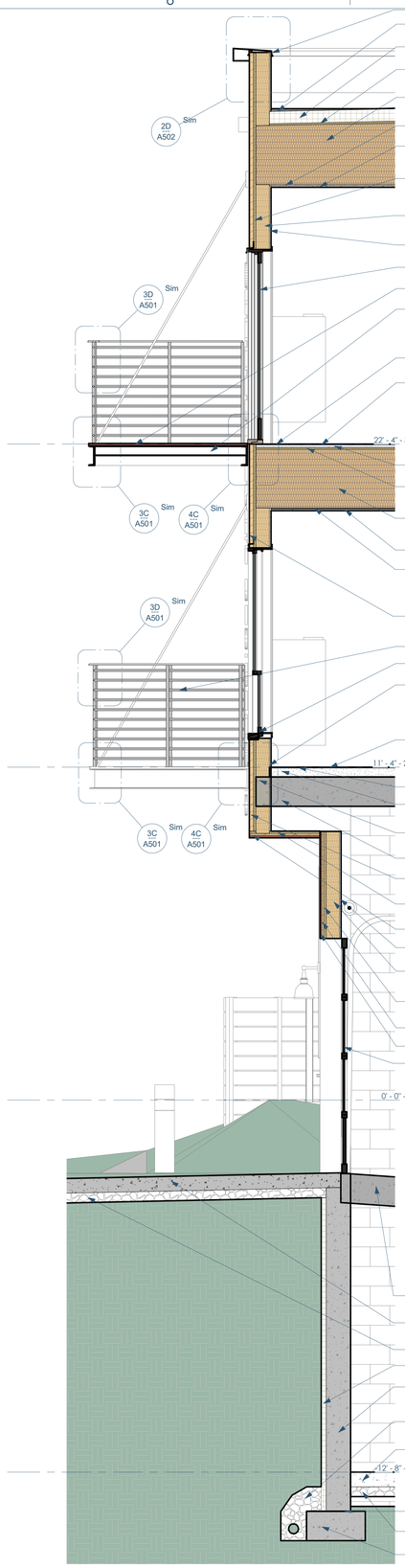
Date	Description
08.15.2019	75% CD Set

SECTIONS - WALL

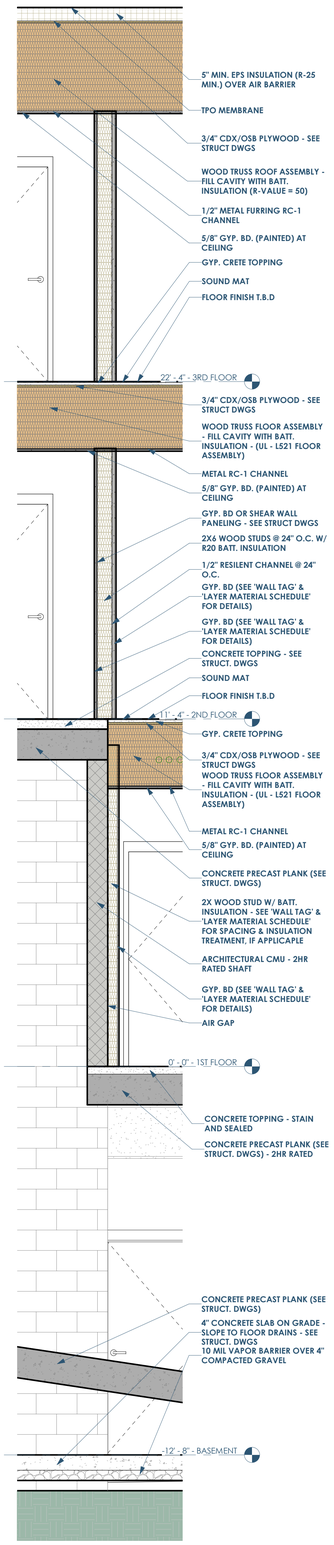
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A401

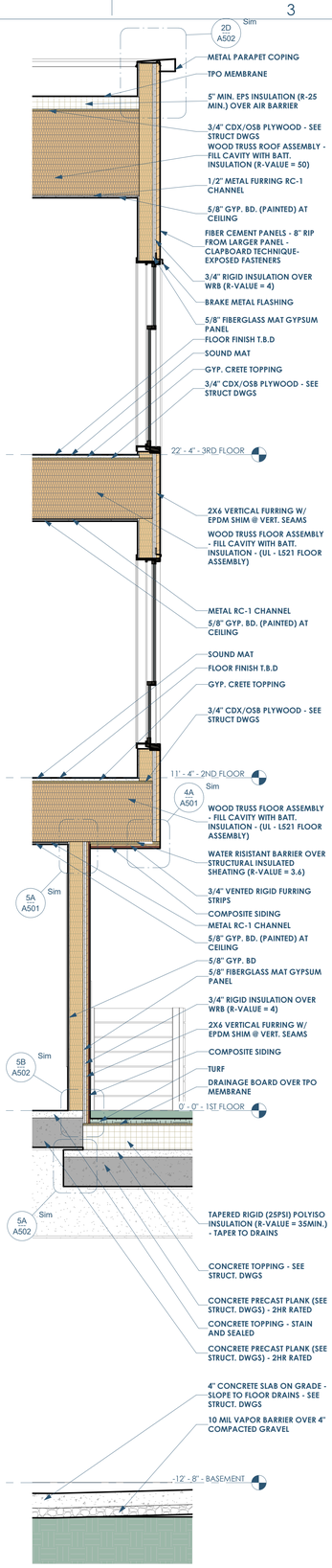
8/16/2019 12:42:14 AM



1 WALL SECTION - NORTH/SOUTH @ PARKING RAMP - LOOKING WEST - Callout 1
1/2" = 1'-0"



2 WALL SECTION - NORTH/SOUTH @ PARKING RAMP - LOOKING WEST - Callout 2
1/2" = 1'-0"



3 WALL SECTION - NORTH/SOUTH @ PARKING RAMP - LOOKING WEST - Callout 3
1/2" = 1'-0"

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

Architect: OpeningDesign
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ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
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Calle Apolonio Morales, 628036 Madrid,
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Structural Engineer of Record: Ennovation
4729 Dale-Curtain Dr, McFarland, WI 53558
kfrey@ennovationbuilt.com

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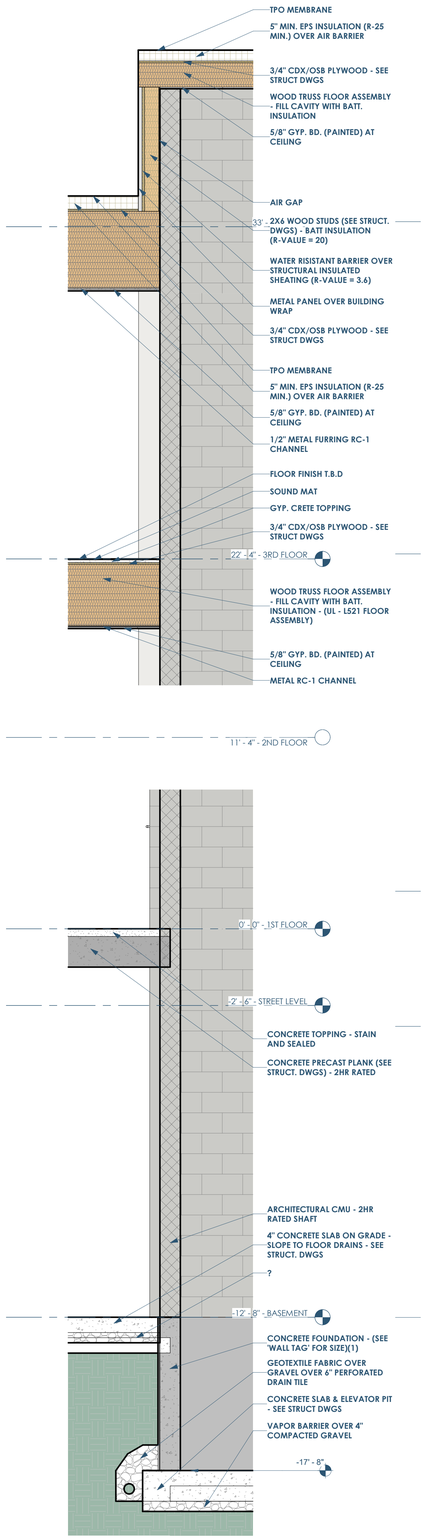
Date	Description
08.15.2019	75% CD Set

SECTIONS - WALL

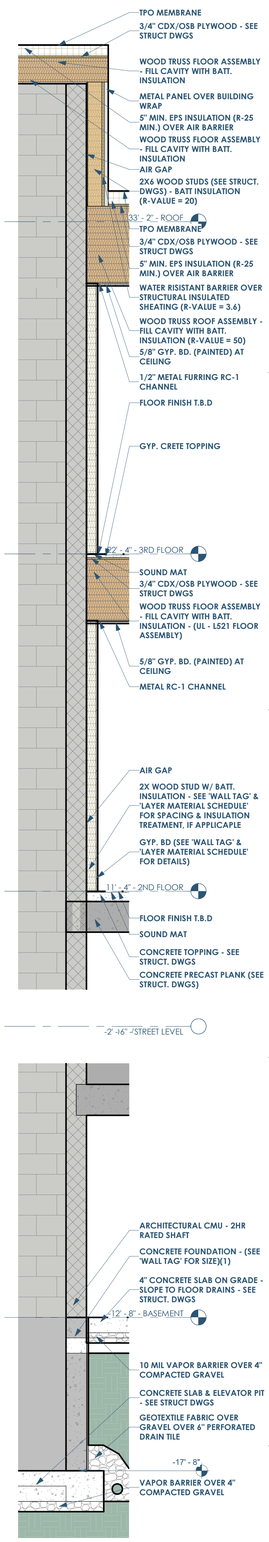
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A402

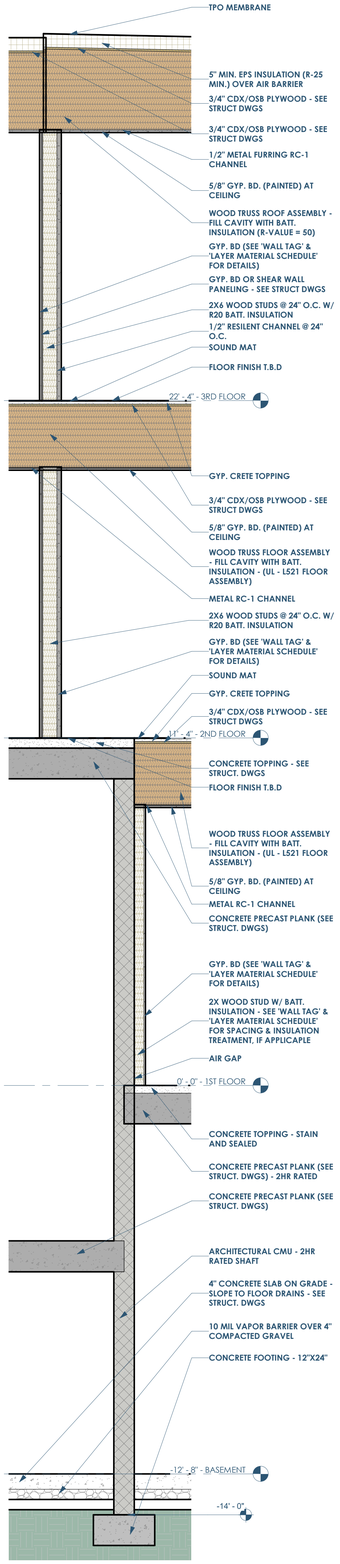
8/16/2019 12:42:21 AM



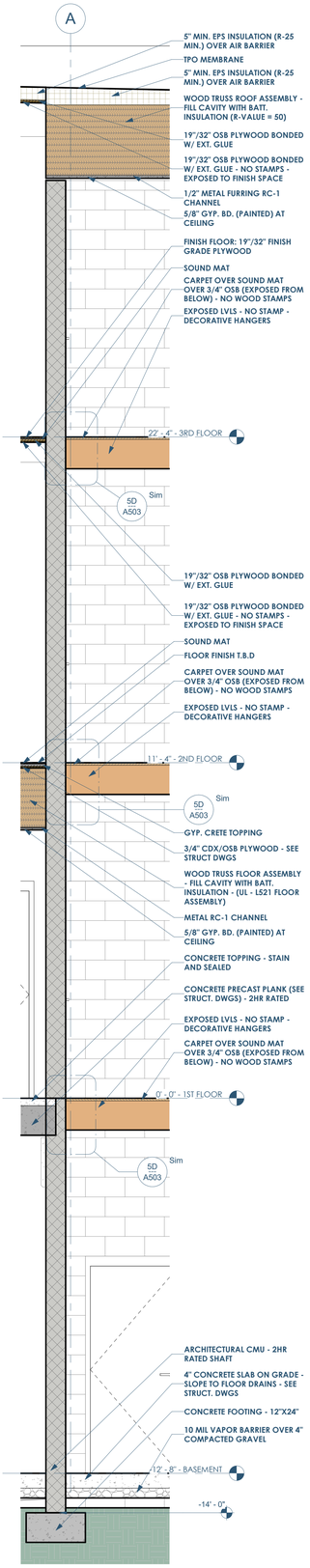
6A Section 25 - Dependent 1
1/2" = 1'-0"



5A Section 25 - Dependent 3
1/2" = 1'-0"



4A Section 25 - Callout 1
1/2" = 1'-0"



3A WALL SECTION - EAST/WEST - LOOKING NORTH - Callout 5
1/2" = 1'-0"

CAPITAL GROUP
Developer: W Capital Group
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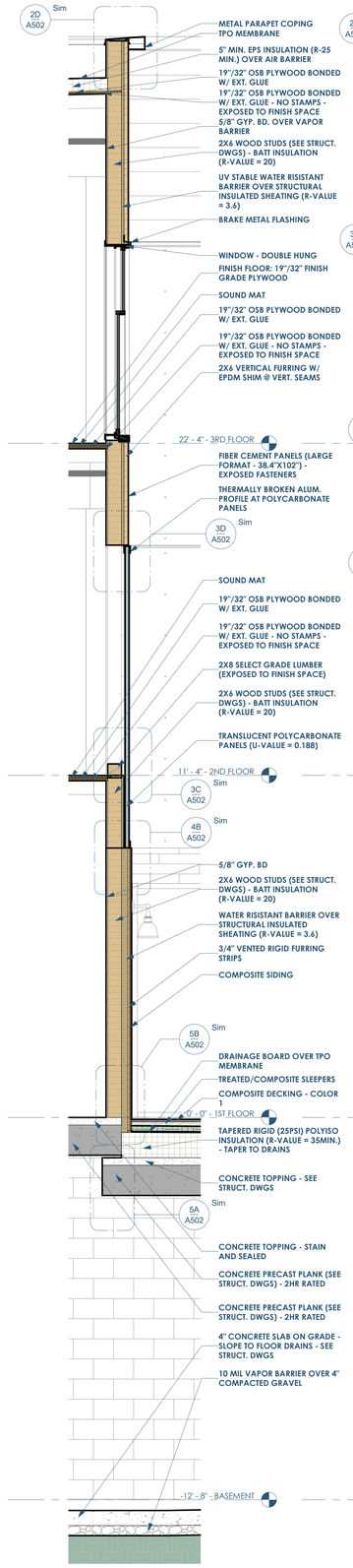
Date	Description
08.15.2019	75% CD Set

SECTIONS - WALL

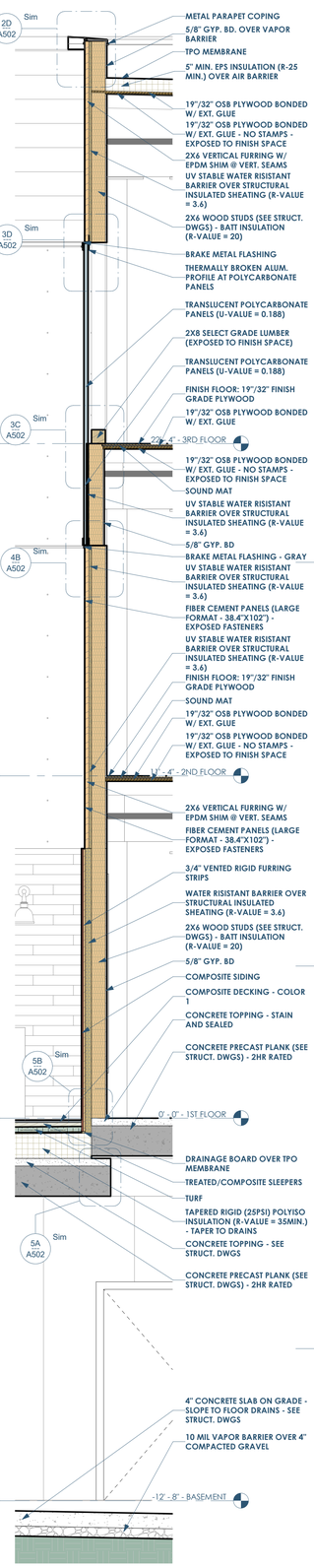
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A403

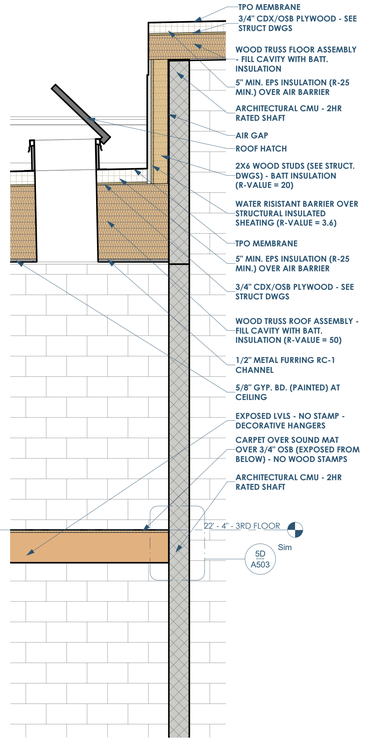
8/16/2019 12:42:28 AM



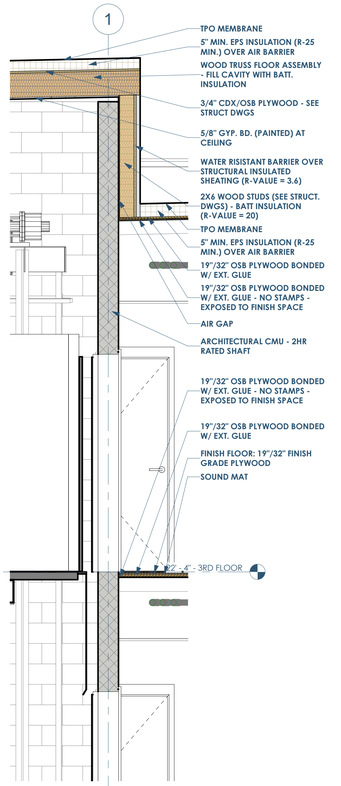
1 SECTION @ CENTER LOOKING EAST - Callout 1
1/2" = 1'-0"



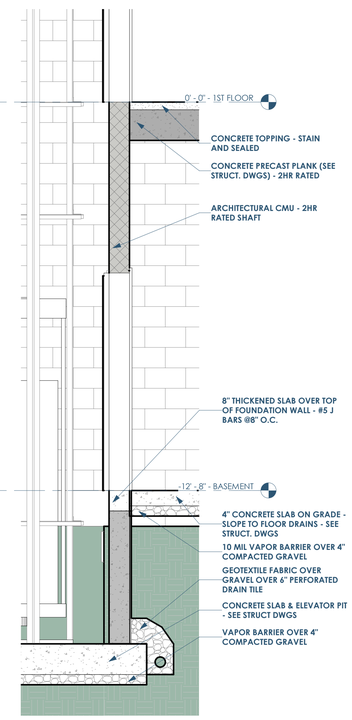
2 Section 15 - Callout 2
1/2" = 1'-0"



6 Section 62 - Callout 2 - Dependent 1
1/2" = 1'-0"



5 Section 62 - Callout 1 - Dependent 1
1/2" = 1'-0"



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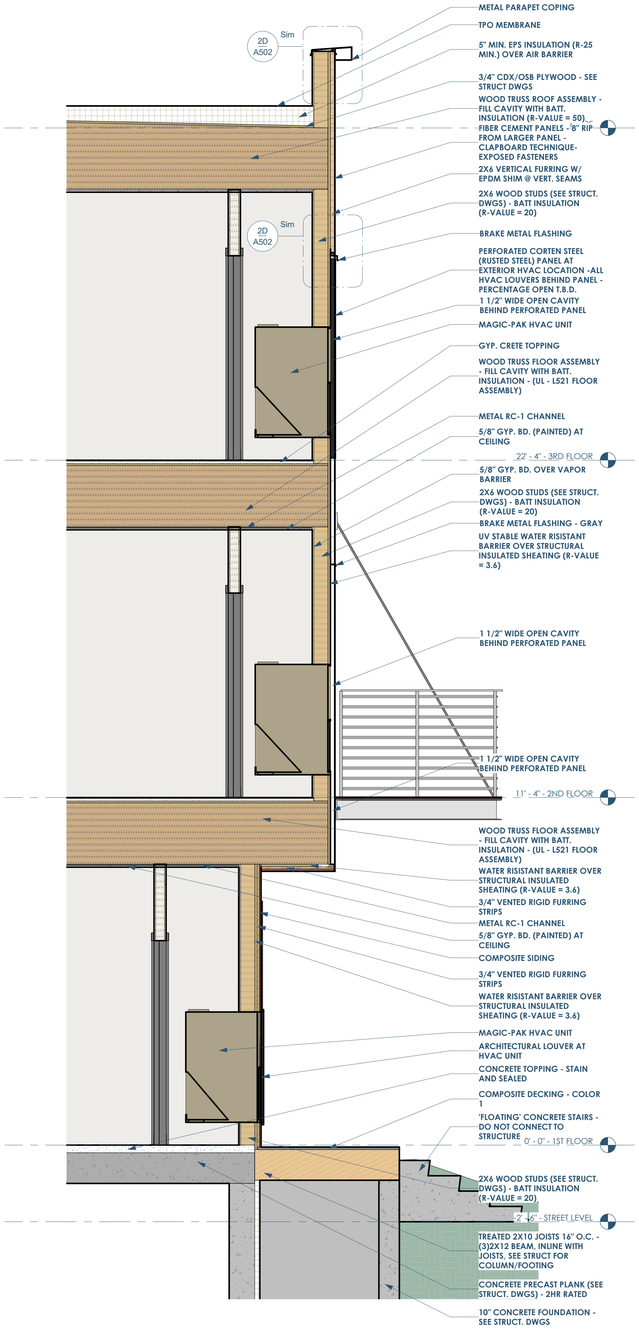
Date	Description
08.15.2019	75% CD Set

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

SECTIONS - WALL

A404

8/16/2019 12:42:36 AM



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

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

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

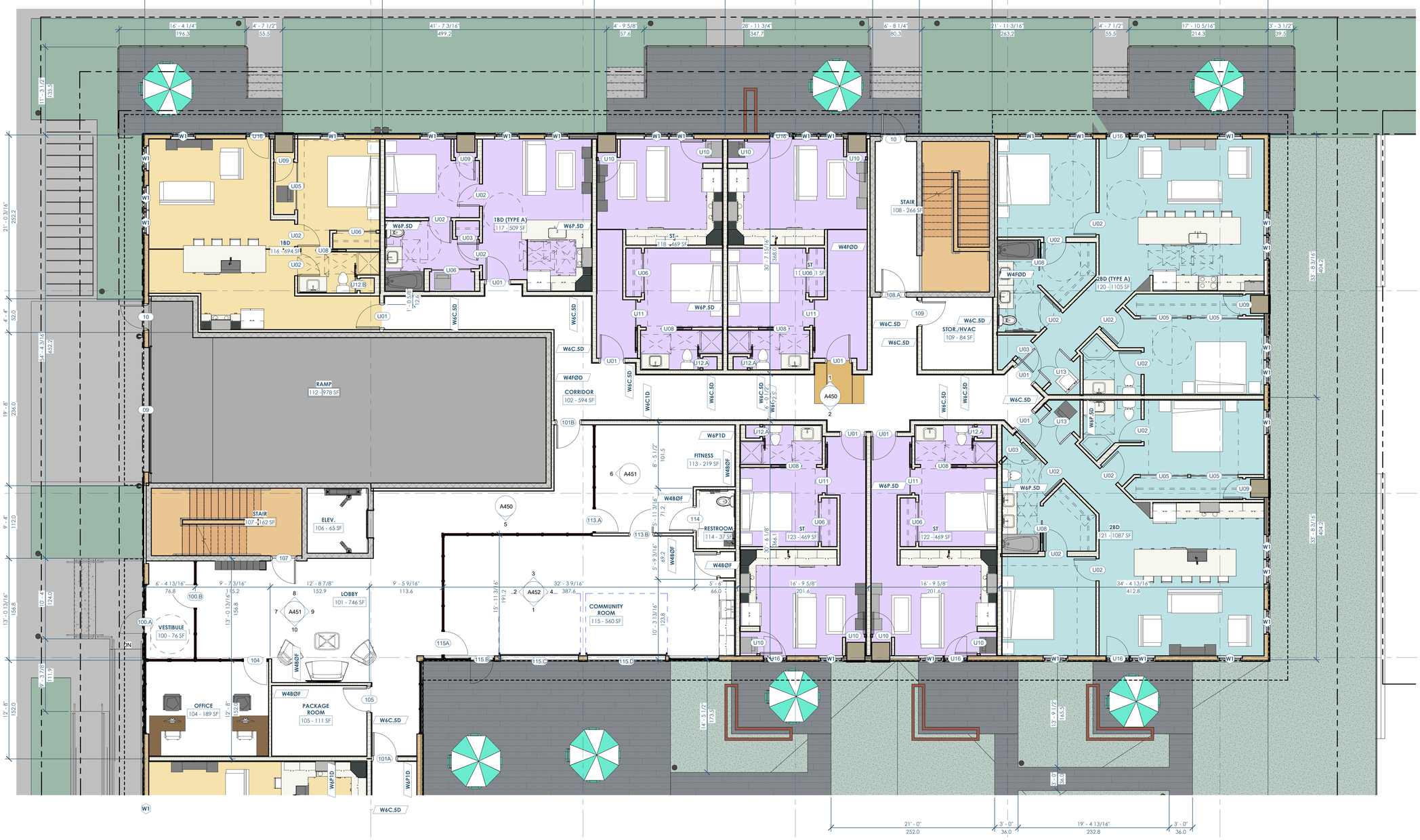
Date	Description
08.15.2019	75% CD Set

SECTIONS - WALL

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

A405

8/16/2019 12:42:40 AM



CAPITAL GROUP
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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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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Mechanical Engineer: HOVLAND'S HVAC
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Plumbing Engineer: TAILORED ENGINEERING
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Date	Description
08/15/2109	75% CD Set

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

A411.A

8/16/2019 12:32:43 AM

CAPITAL GROUP

Developer: W Capital Group
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316 W Washington Ave | Suite 675
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Date	Description
08/15/2109	75% CD Set

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

A411.B

8/16/2019 12:32:58 AM

CAPITAL GROUP
Developer: W Capital Group
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Date	Description
08/15/2109	75% CD Set

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

A412.A

8/16/2019 12:33:14 AM

CAPITAL GROUP
Developer: W Capital Group
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Date	Description
08/15/2109	75% CD Set

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

A412.B

8/16/2019 12:33:32 AM

CAPITAL GROUP
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Date	Description
08/15/2109	75% CD Set

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

A413.A

8/16/2019 12:33:47 AM

CAPITAL GROUP

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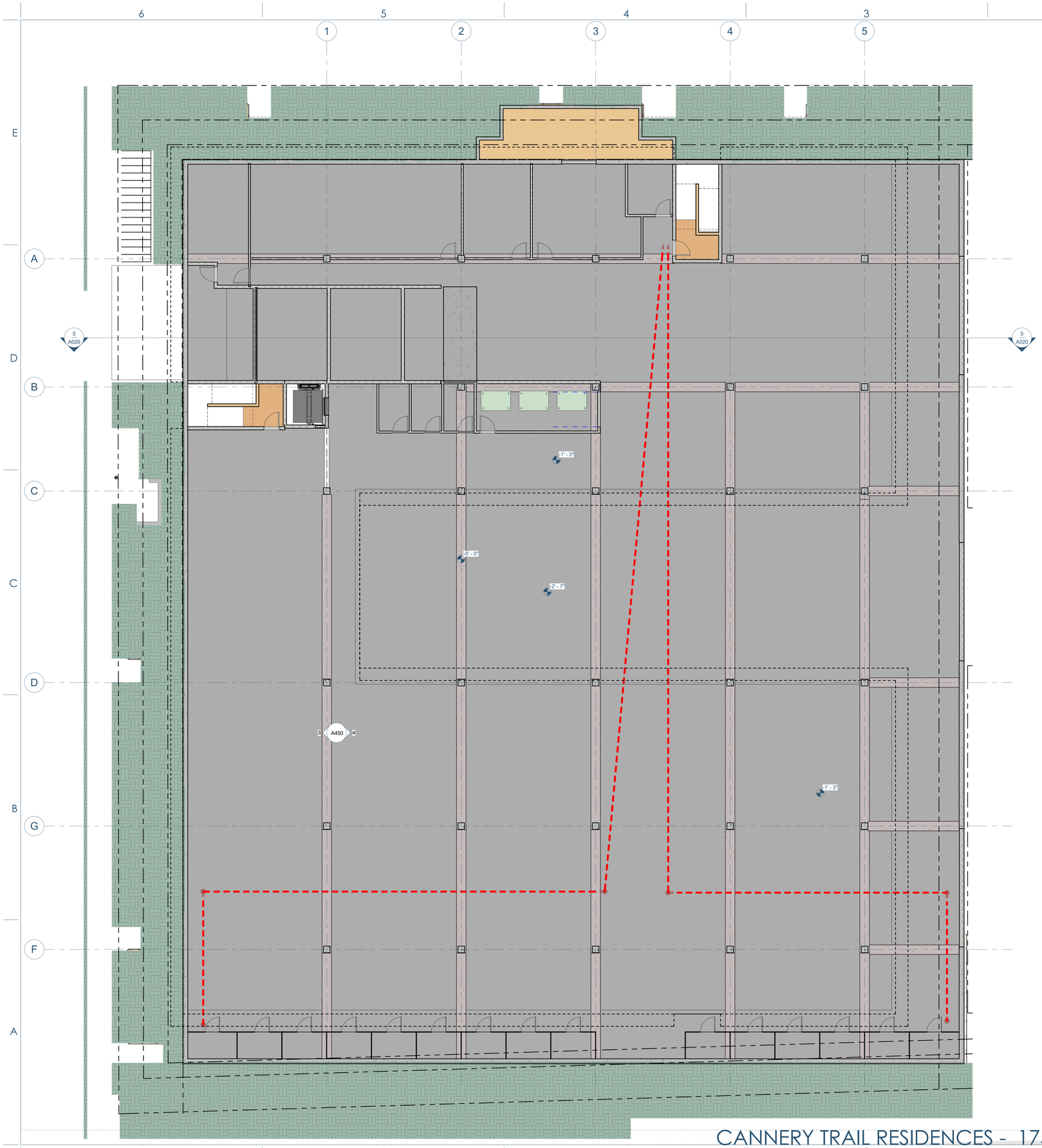
Date	Description
08/15/2109	75% CD Set

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

A413.B

8/16/2019 12:33:59 AM



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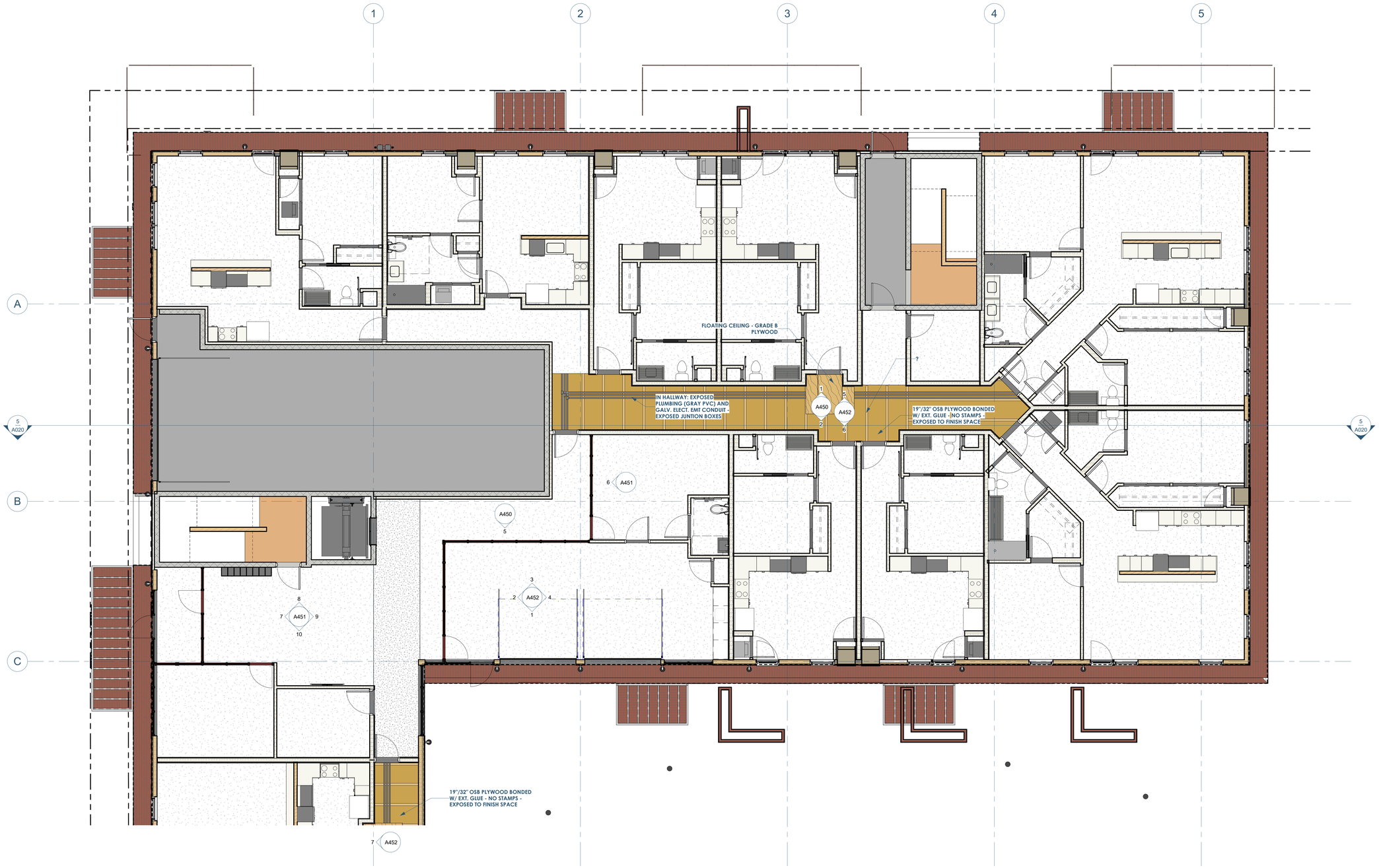
Date	Description
08/15/2109	75% CD Set

RCP PLANS - BASEMENT

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

A420

8/16/2019 12:34:05 AM



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Plumbing Engineer: TAILORED ENGINEERING
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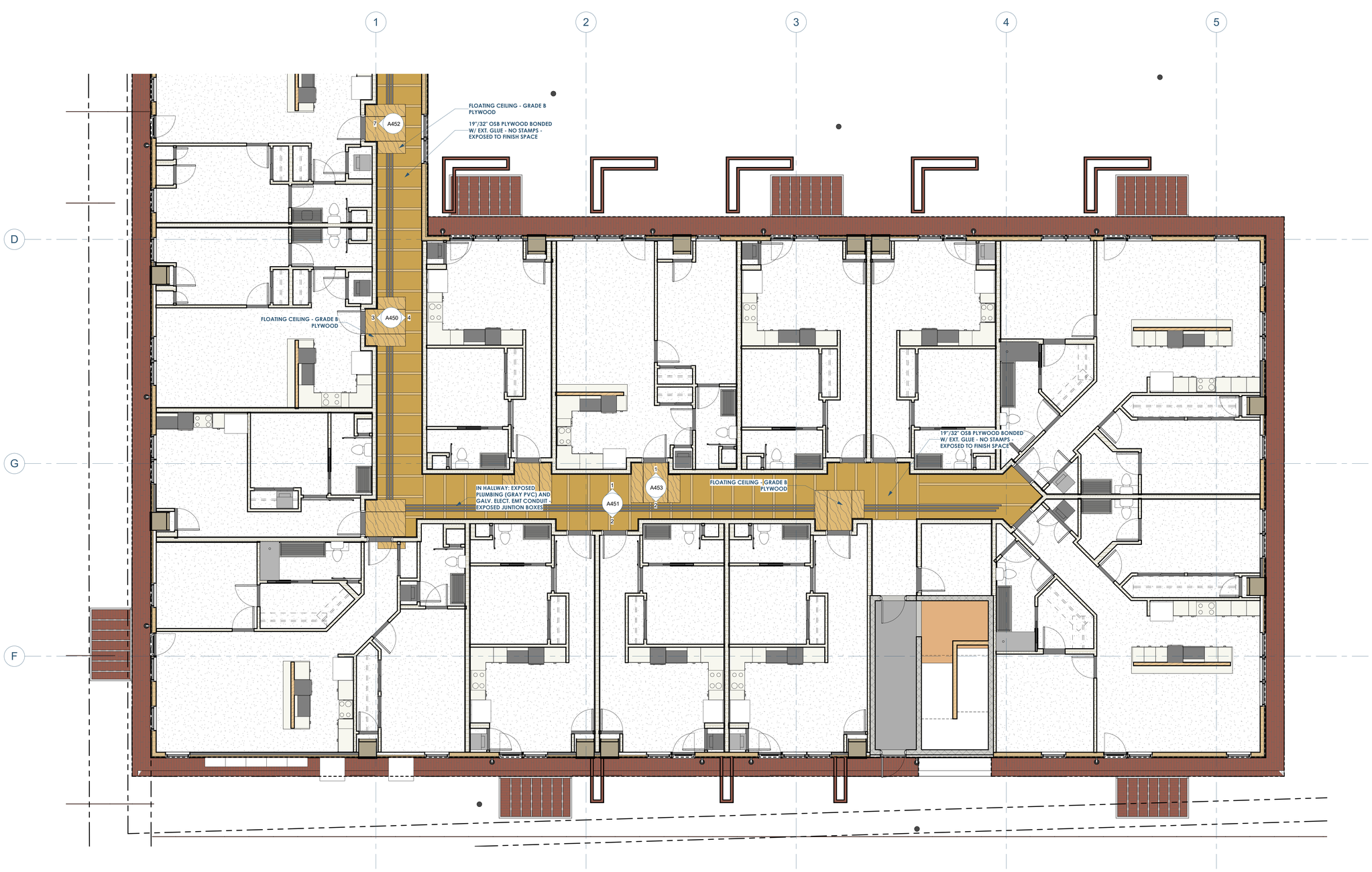
Date	Description
08/15/2109	75% CD Set

RCP PLANS - 1ST FLOOR EAST SIDE

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

A421.A

8/16/2019 12:34:14 AM



CAPITAL GROUP
Developer: W Capital Group
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Date	Description
08/15/2109	75% CD Set

RCP PLANS - 1ST FLOOR WEST SIDE

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

A421.B

8/16/2019 12:34:22 AM

CAPITAL GROUP
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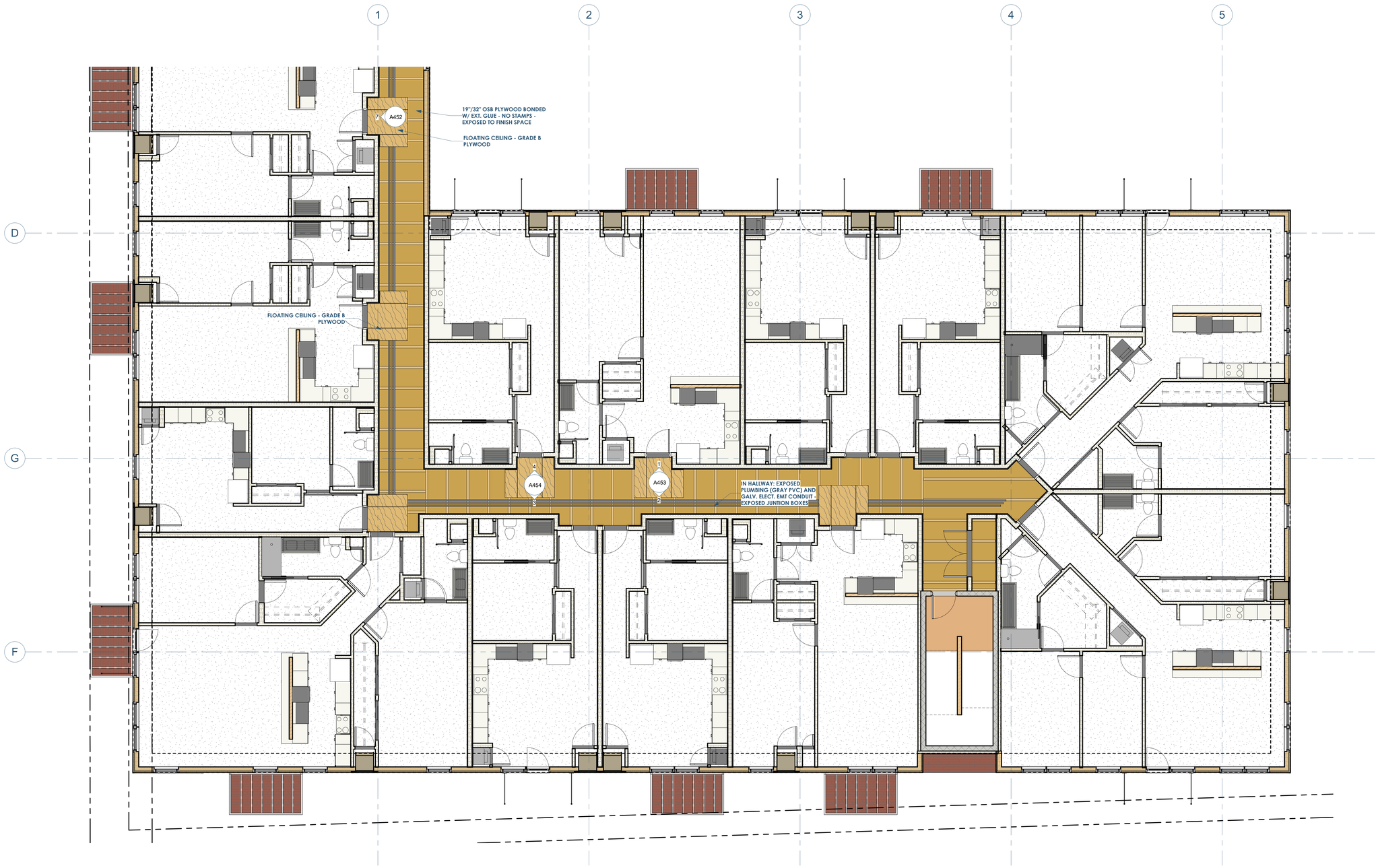
Date	Description
08/15/2109	75% CD Set

RCP PLANS - 2ND FLOOR EAST SIDE

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

A422.A

8/16/2019 12:34:28 AM



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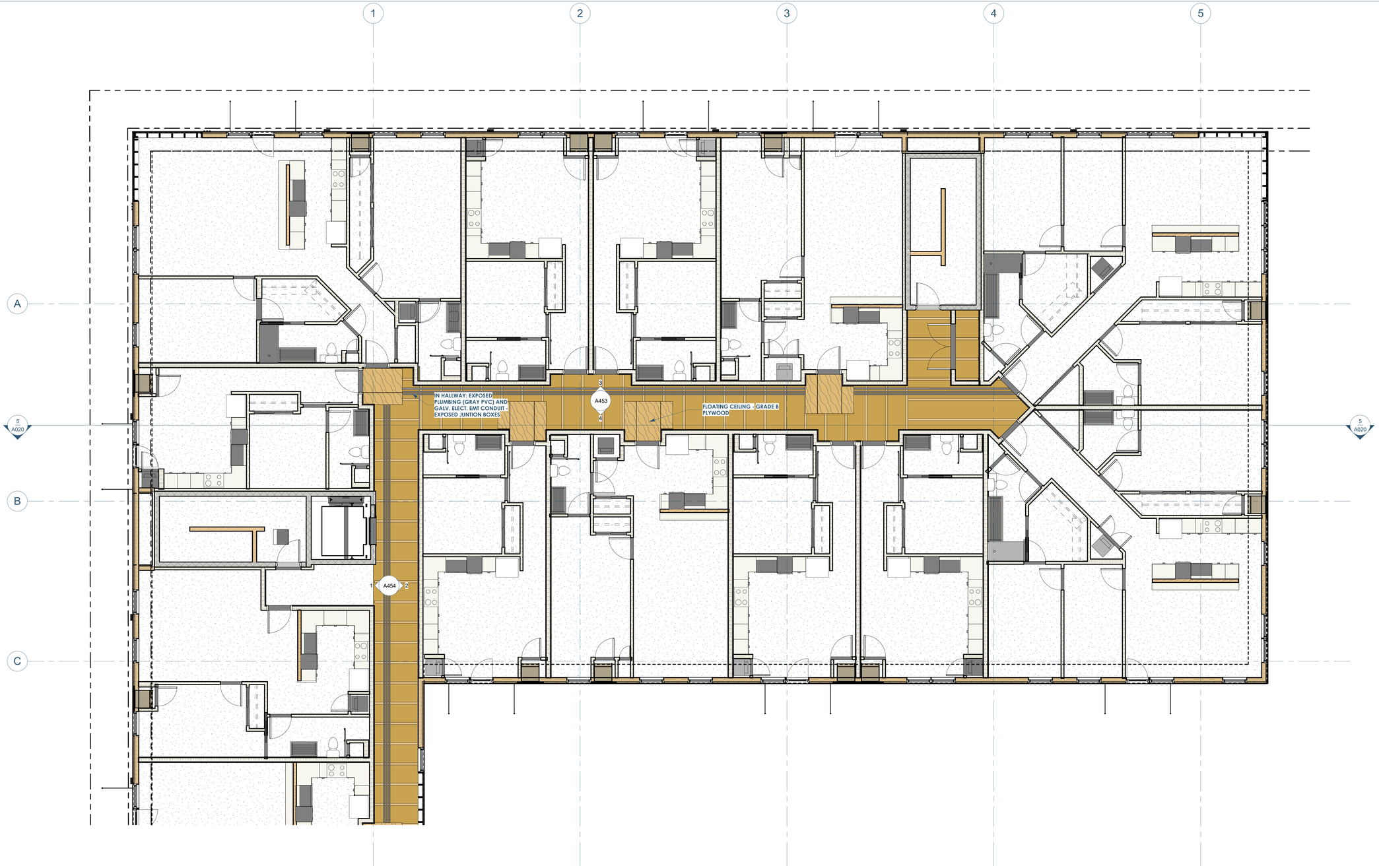
Date	Description
08/15/2109	75% CD Set

RCP PLANS - 2ND FLOOR WEST SIDE

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

A422.B

8/16/2019 12:34:36 AM



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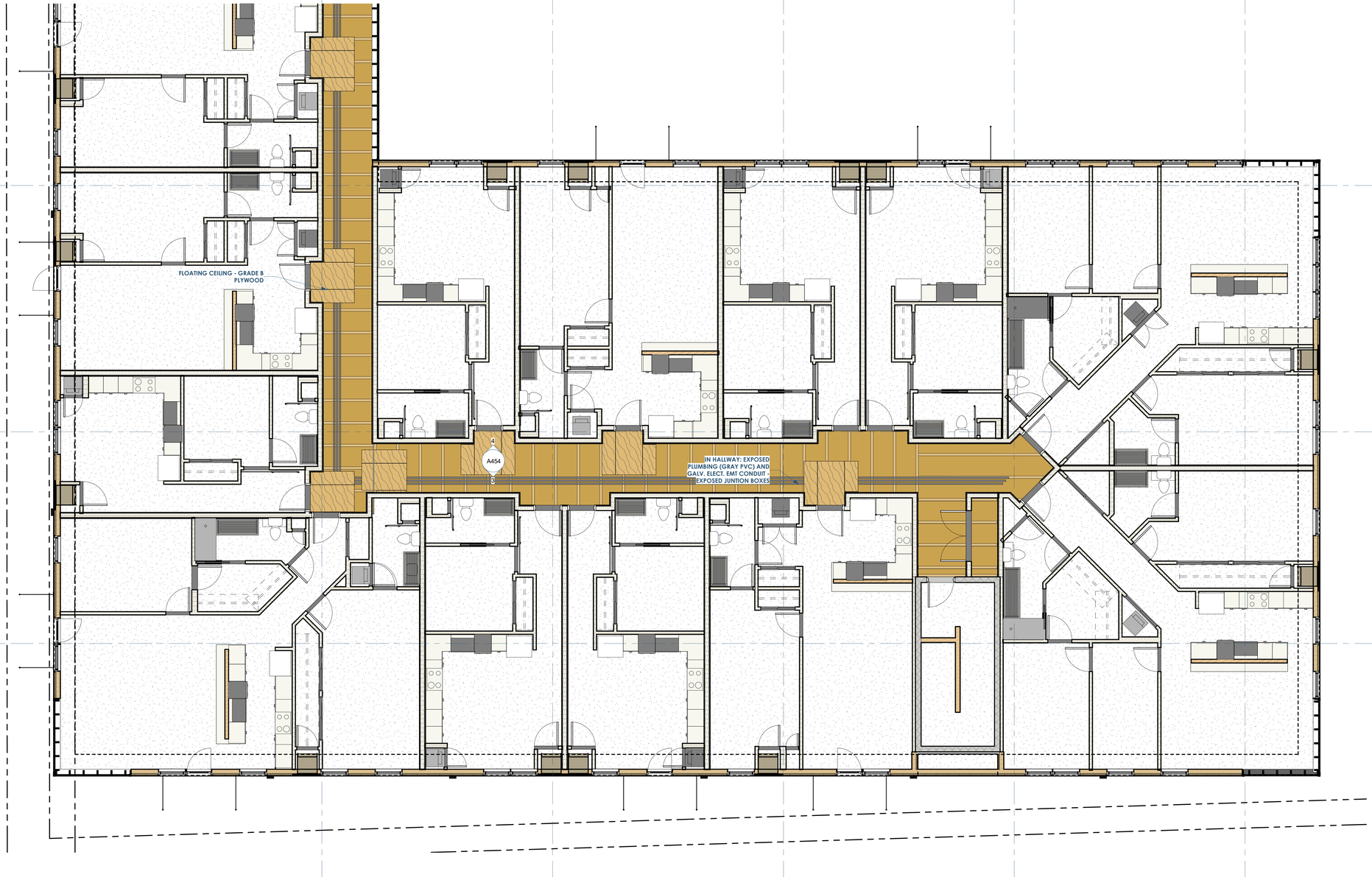
Date	Description
08/15/2109	75% CD Set

RCP PLAN - 3RD FLOOR EAST SIDE

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

A423.A

8/16/2019 12:34:43 AM



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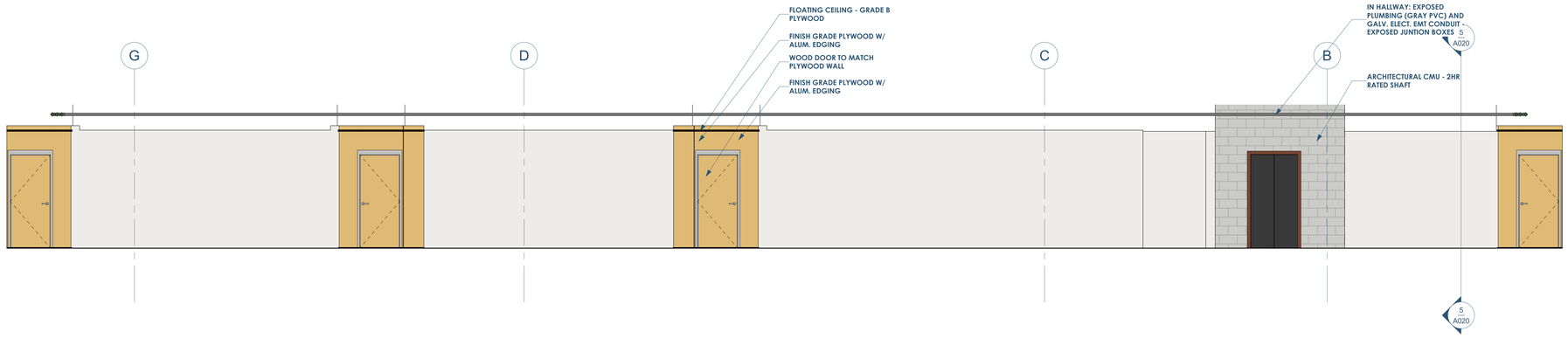
Date	Description
08/15/2109	75% CD Set

RCP PLAN - 3RD FLOOR WEST SIDE

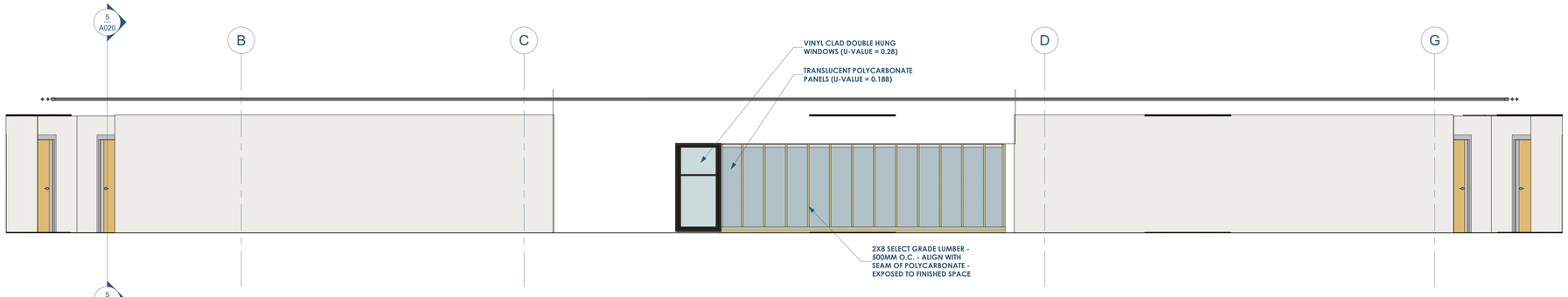
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A423.B

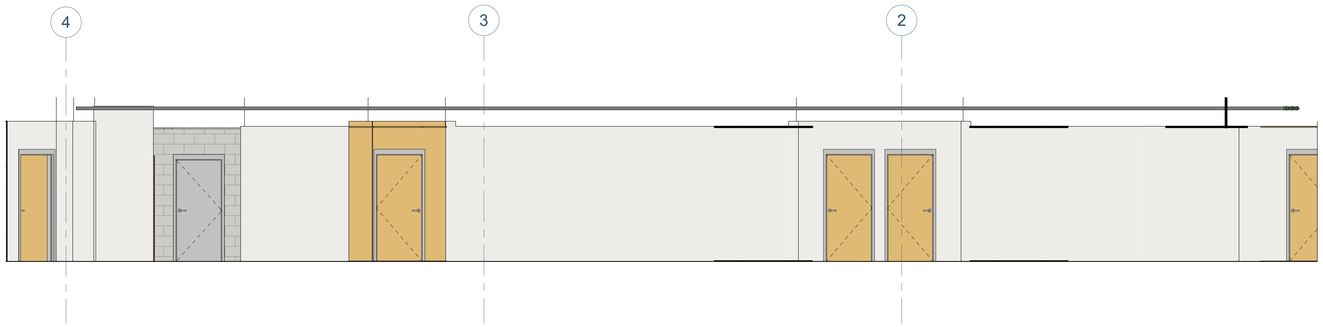
8/16/2019 12:34:53 AM



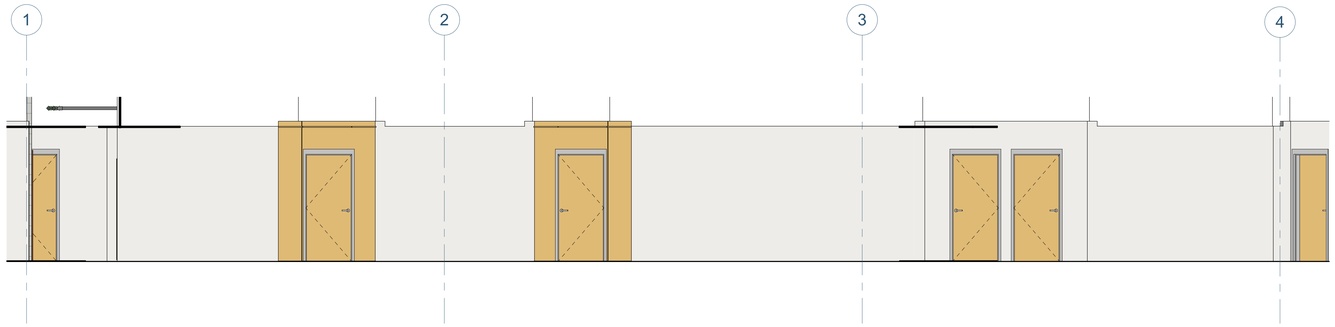
1 Elevation 13 - a
1/4" = 1'-0"



2 Elevation 13 - c
1/4" = 1'-0"



3 Elevation 14 - a
1/4" = 1'-0"



4 Elevation 14 - c
1/4" = 1'-0"

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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
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l.perezfrato@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
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

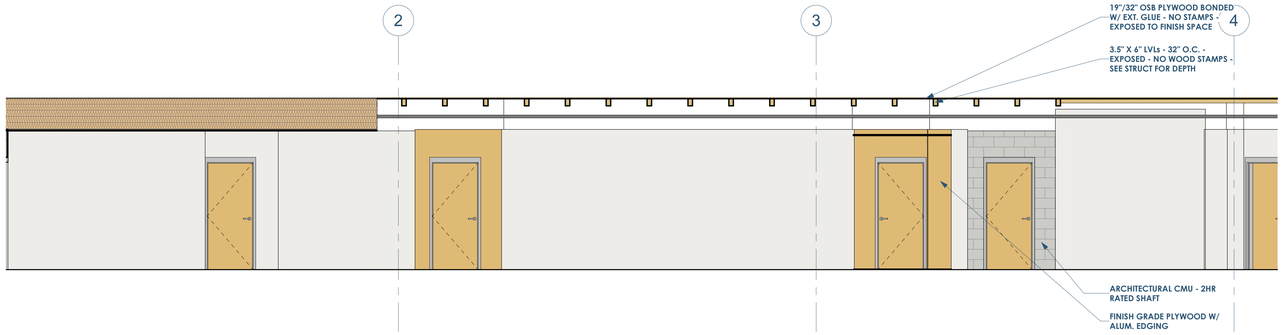
Date	Description
08/15/2109	75% CD Set

ELEVATIONS - INTERIOR

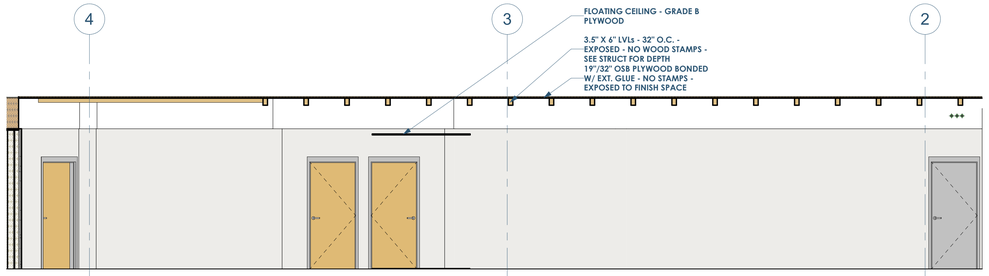
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A454

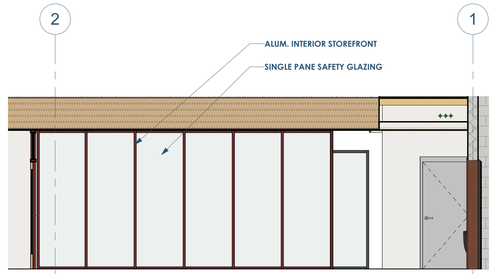
8/16/2019 12:36:08 AM



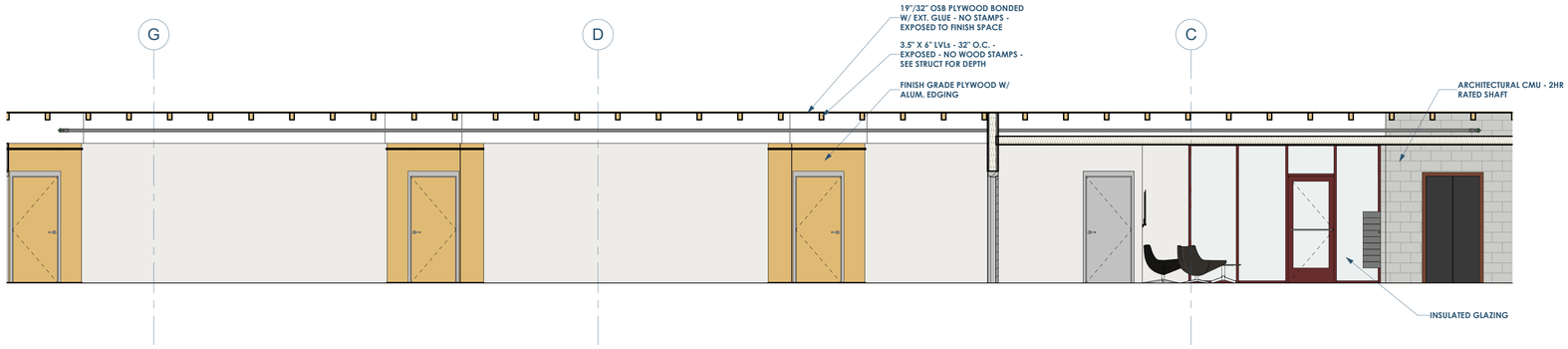
1 Elevation 15 - a
1/4" = 1'-0"



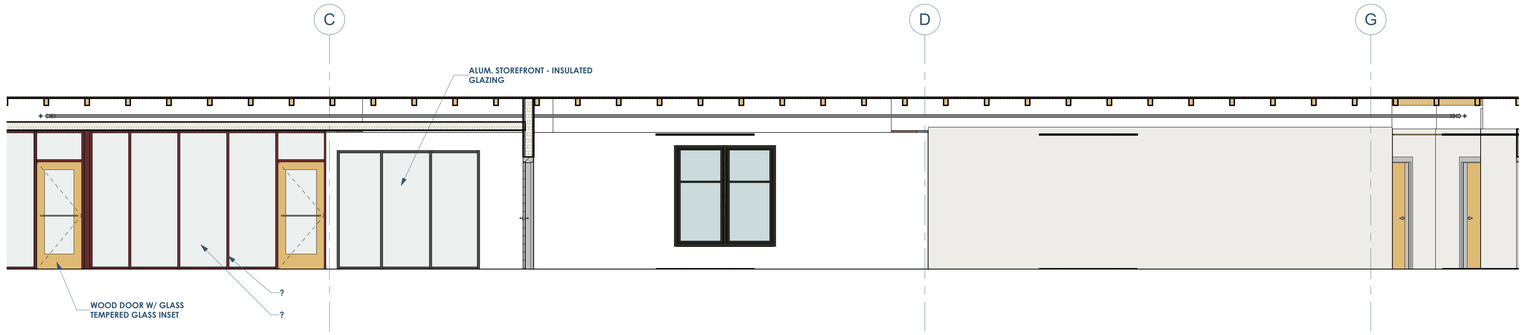
2 Elevation 15 - c
1/4" = 1'-0"



5 Elevation 15 - c Copy 1
1/4" = 1'-0"



3 Elevation 8 - a
1/4" = 1'-0"



4 Elevation 8 - c
1/4" = 1'-0"

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

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316 W Washington Ave | Suite 675
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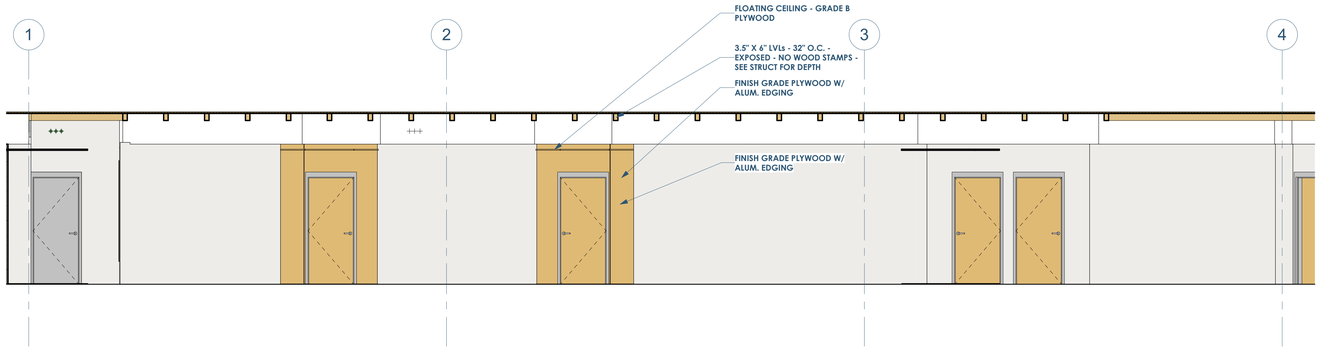
Date	Description
08/15/2109	75% CD Set

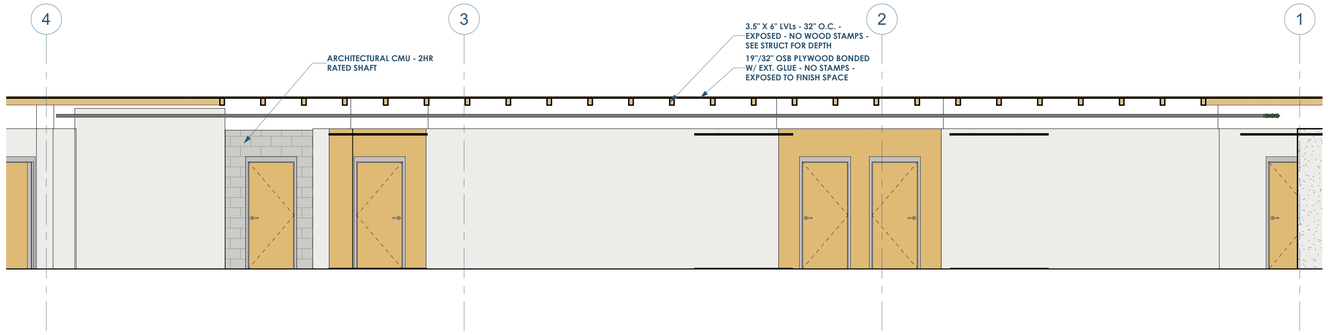
ELEVATIONS - INTERIOR
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A450

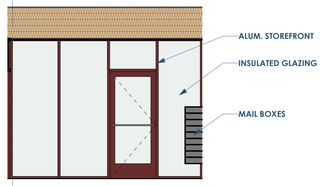
8/16/2019 12:35:19 AM



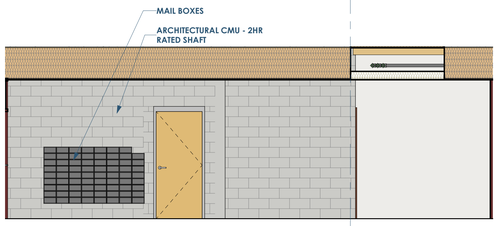
1 Elevation 7 - c
1/4" = 1'-0"



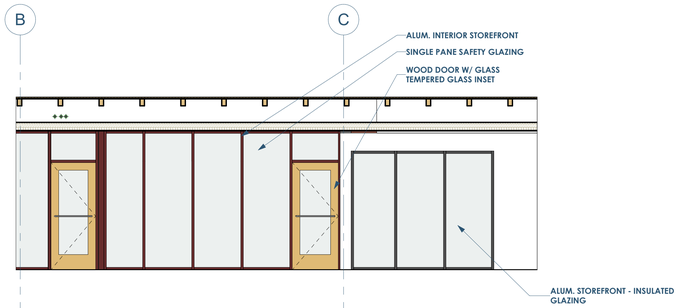
2 Elevation 7 - a
1/4" = 1'-0"



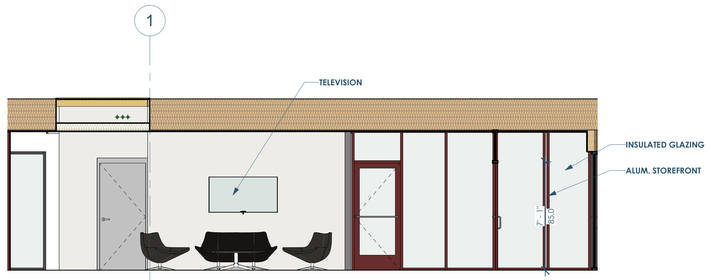
7 Elevation 5 - a
1/4" = 1'-0"



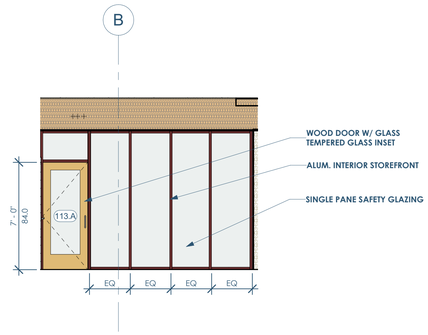
8 Elevation 5 - b
1/4" = 1'-0"



9 Elevation 5 - c
1/4" = 1'-0"



10 Elevation 5 - d
1/4" = 1'-0"



6 Elevation 3 - d
1/4" = 1'-0"

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Date	Description
08/15/2109	75% CD Set

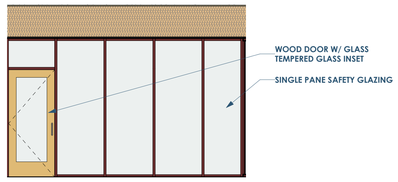
ELEVATIONS - INTERIOR

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

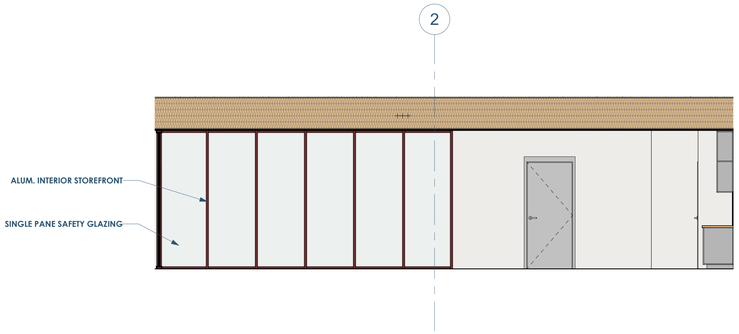
A451

8/16/2019 12:35:42 AM

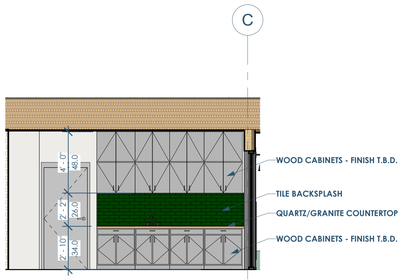
1 Elevation 4 - a
1/4" = 1'-0"



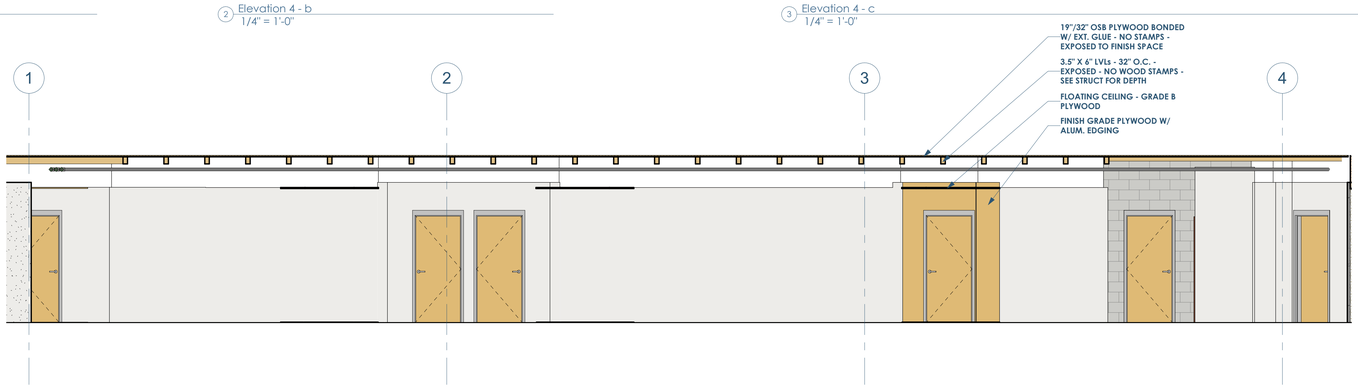
2 Elevation 4 - b
1/4" = 1'-0"



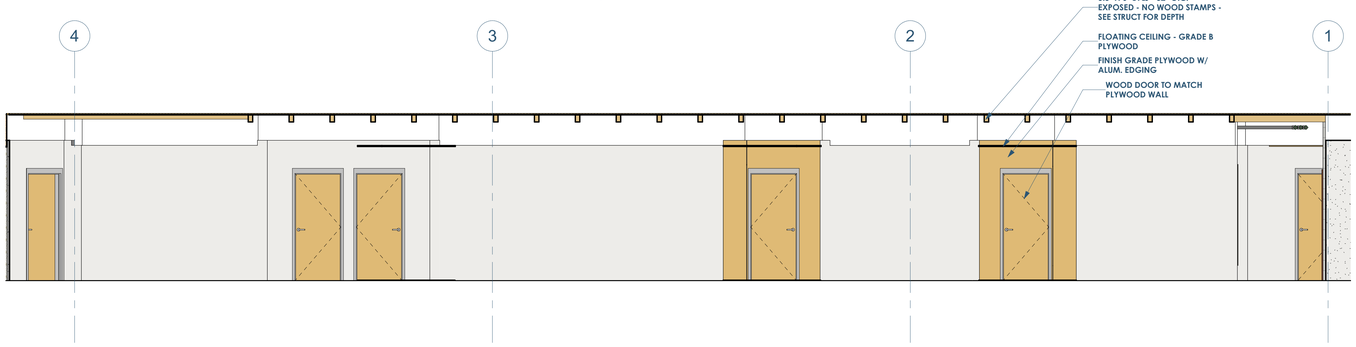
3 Elevation 4 - c
1/4" = 1'-0"



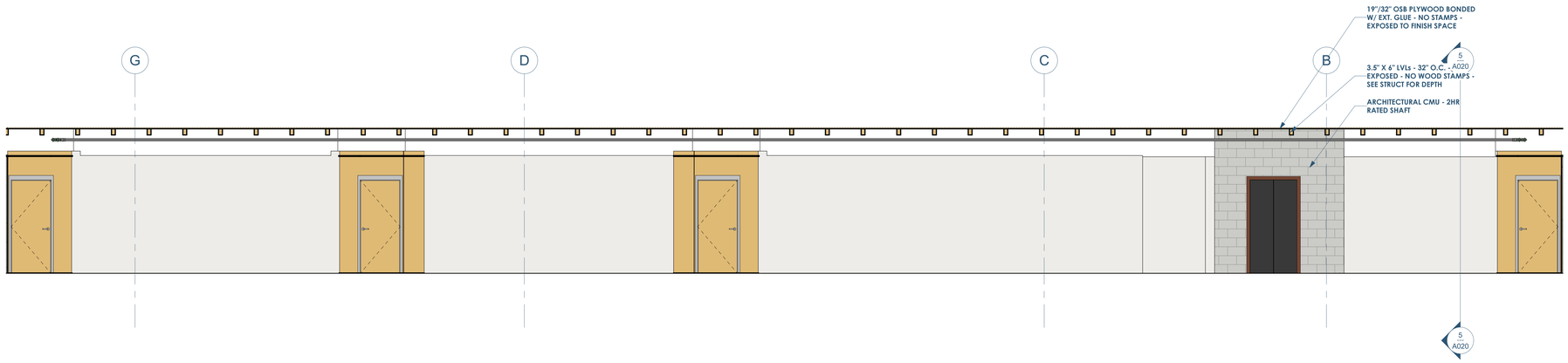
4 Elevation 4 - d
1/4" = 1'-0"



5 Elevation 11 - a
1/4" = 1'-0"



6 Elevation 11 - c
1/4" = 1'-0"



7 Elevation 9 - a
1/4" = 1'-0"

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

Architect: OpeningDesign
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Plumbing Engineer: TAILORED ENGINEERING
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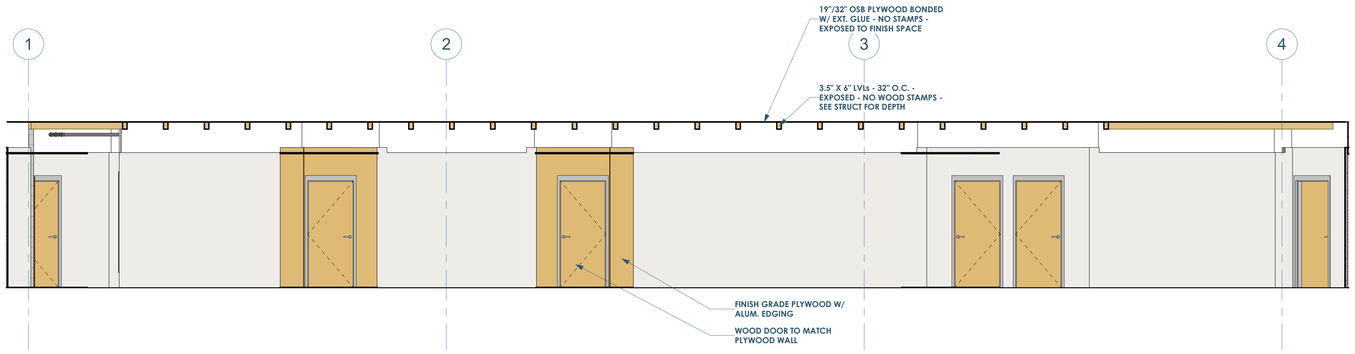
Date	Description
08/15/2109	75% CD Set

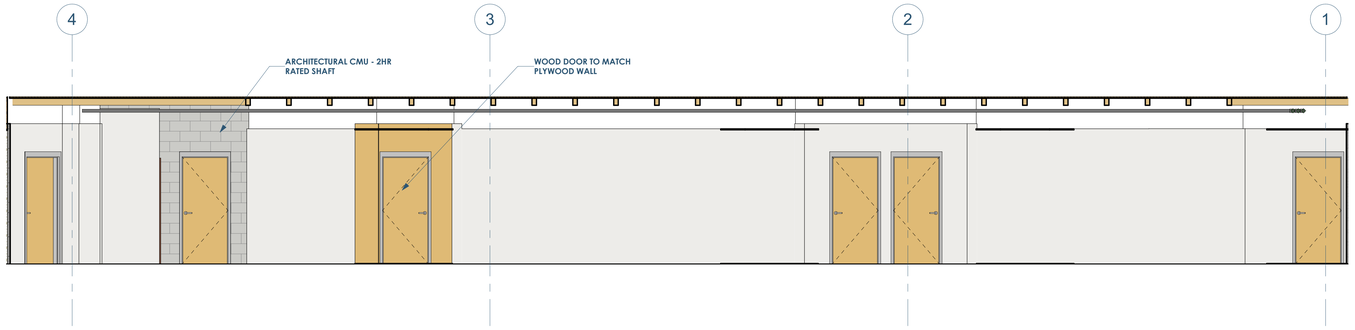
ELEVATIONS - INTERIOR
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A452

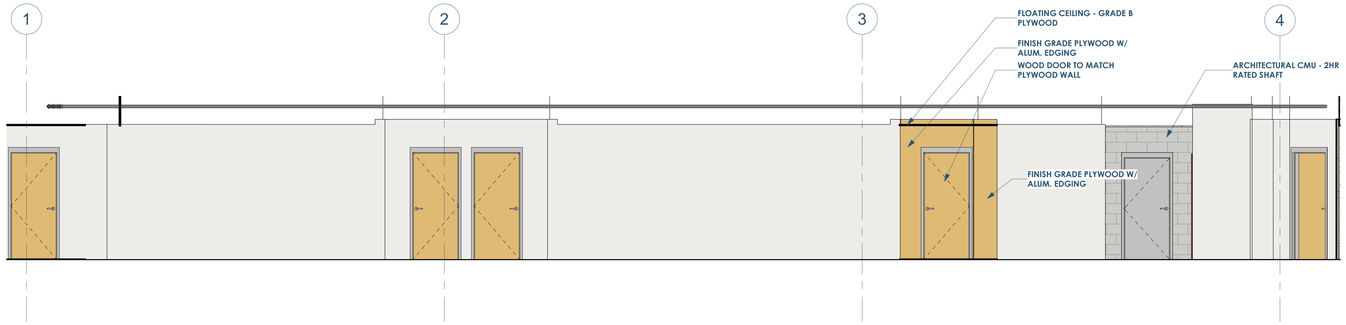
8/16/2019 12:35:53 AM



1 Elevation 10 - a
1/4" = 1'-0"



2 Elevation 10 - c
1/4" = 1'-0"



3 Elevation 12 - a
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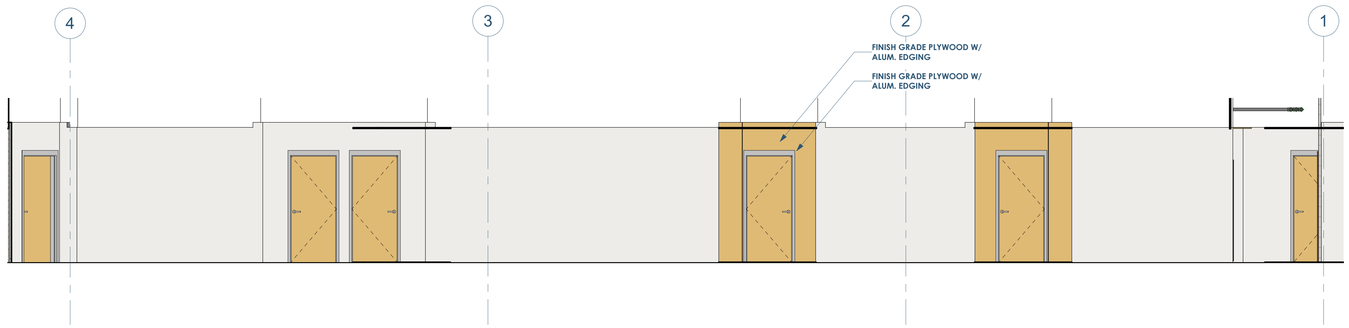

4 Elevation 12 - c
1/4" = 1'-0"

CAPITAL GROUP
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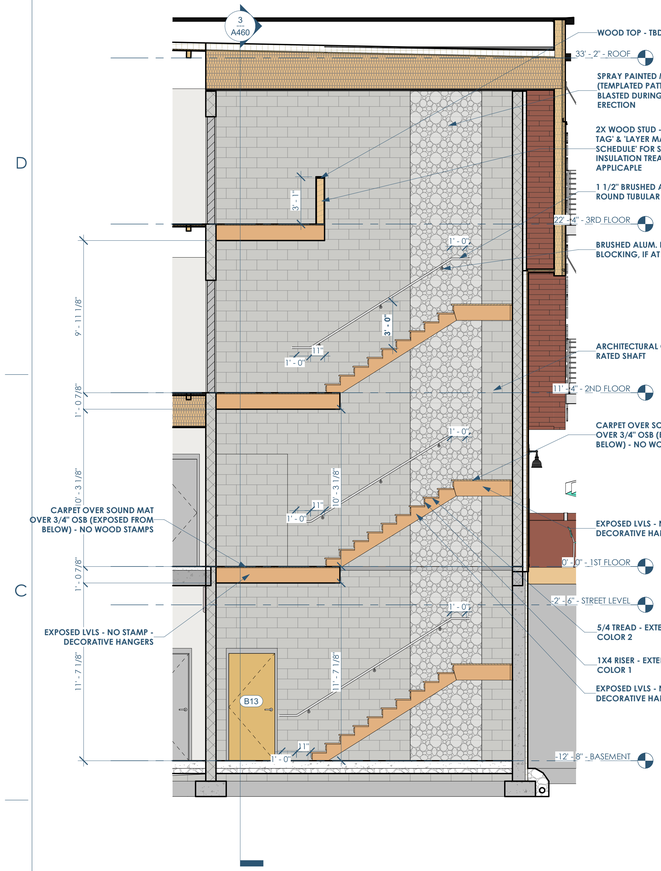
Date	Description
08/15/2109	75% CD Set

ELEVATIONS - INTERIOR

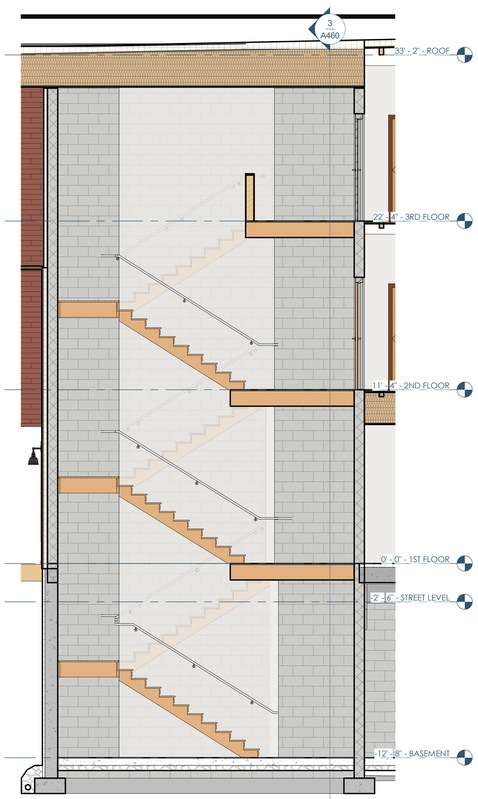
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A453

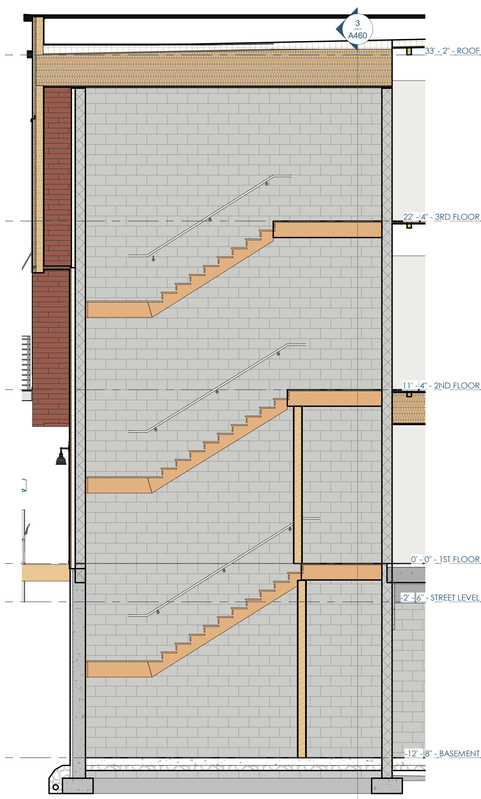
8/16/2019 12:36:01 AM



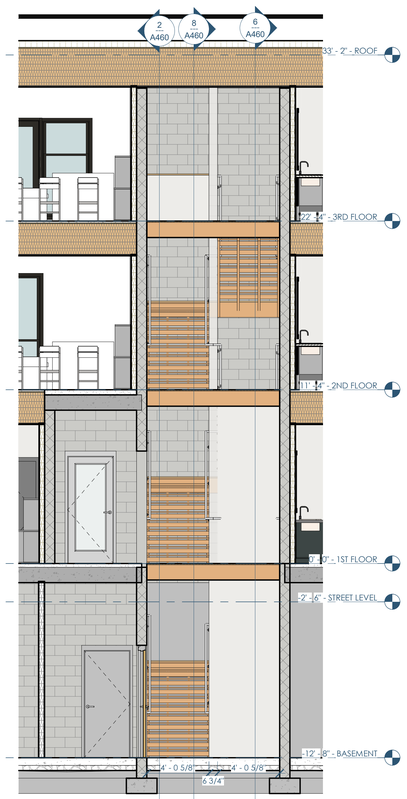
2 STAIRS EAST - LONGITUDINAL SECTION - LOOKING NORTH
1/4" = 1'-0"



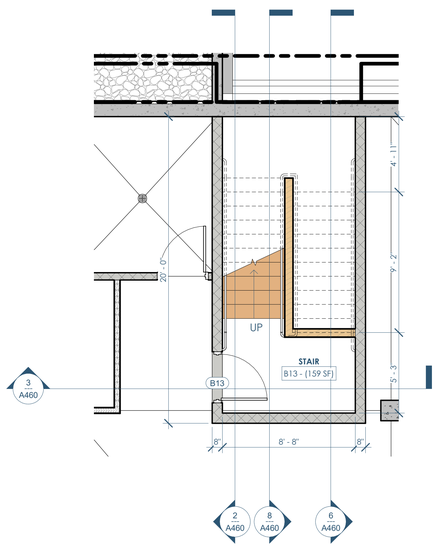
8 STAIRS EAST - LONGITUDINAL SECTION - MIDDLE WALL - LOOKING SOUTH
1/4" = 1'-0"



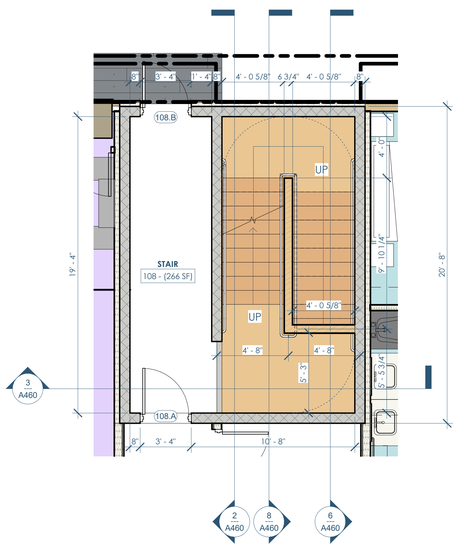
6 STAIRS EAST - LONGITUDINAL SECTION - LOOKING SOUTH
1/4" = 1'-0"



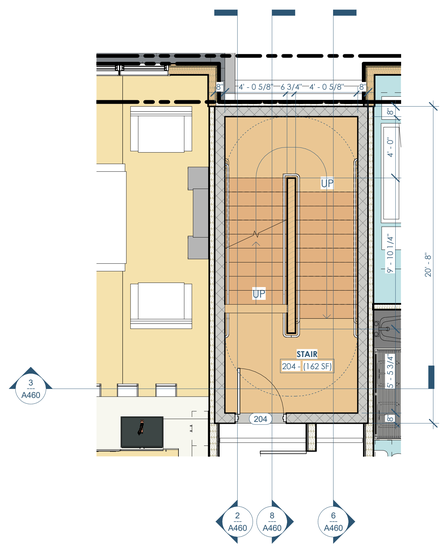
3 STAIRS EAST - TRANSVERSAL SECTION
1/4" = 1'-0"



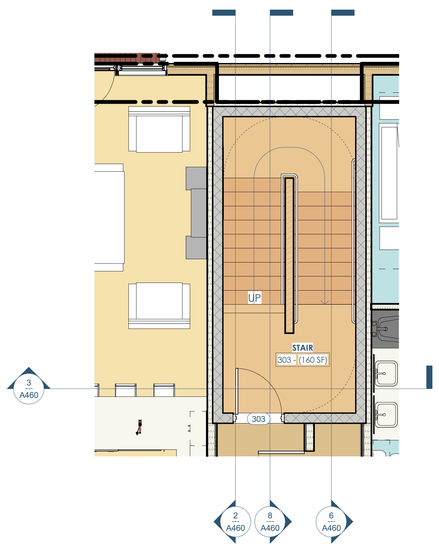
4 STAIRS EAST - BASEMENT
1/4" = 1'-0"



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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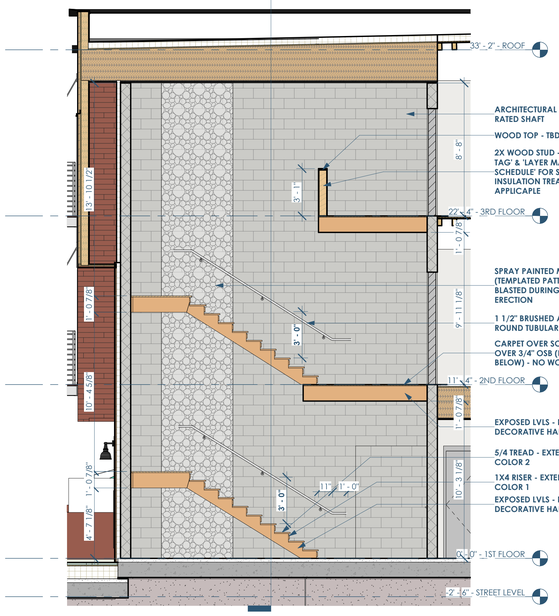
Date	Description
08.15.2019	75% CD Set

STAIRS - EAST

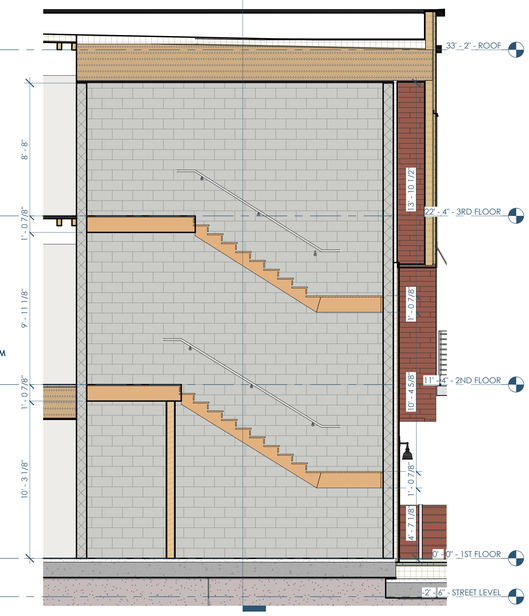
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A460

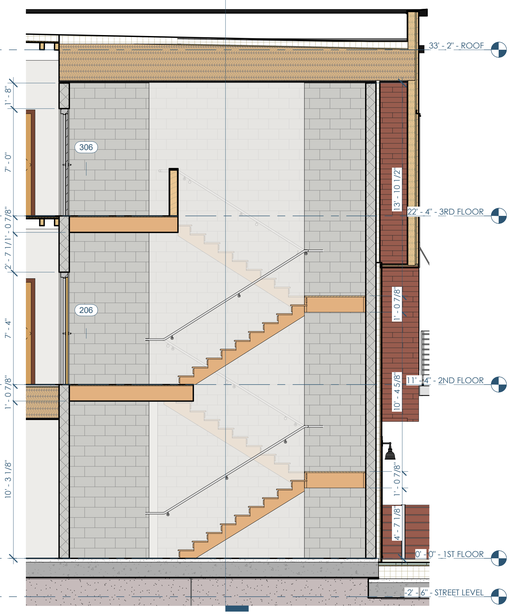
8/16/2019 12:45:01 AM



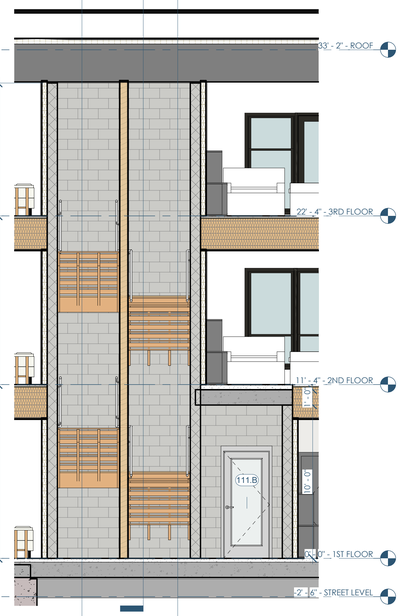
4 STAIRS WEST - LONGITUDINAL SECTION - LOOKING NORTH
1/4" = 1'-0"



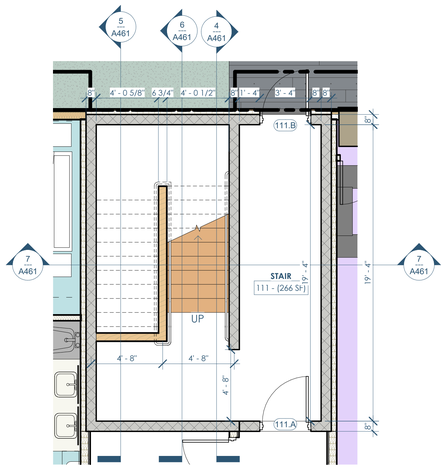
5 STAIRS WEST - LONGITUDINAL SECTION - LOOKING SOUTH
1/4" = 1'-0"



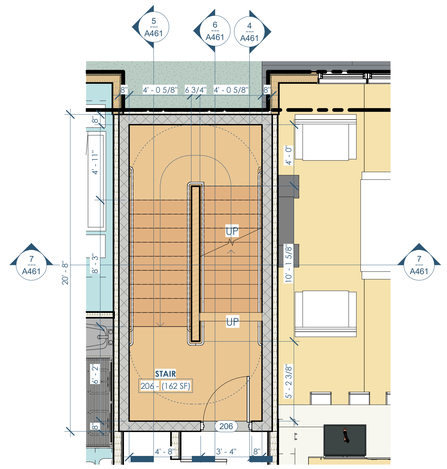
6 STAIRS WEST - LONGITUDINAL SECTION - MIDDLE WALL - LOOKING SOUTH
1/4" = 1'-0"



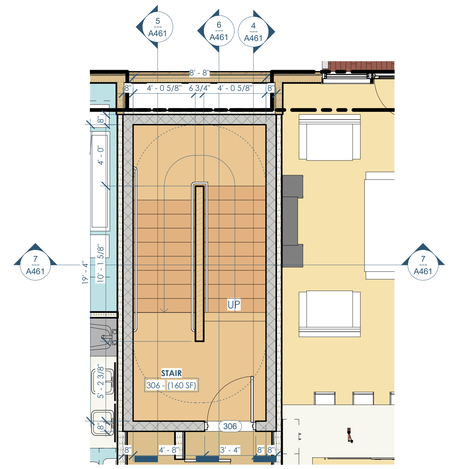
7 STAIRS WEST - TRANSVERSAL SECTION
1/4" = 1'-0"



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"

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Architect: OpeningDesign
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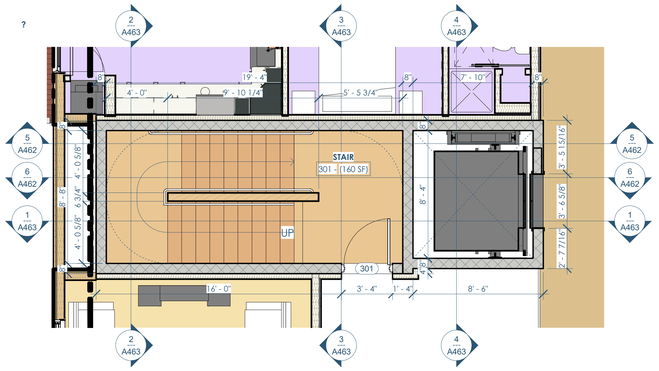
Date	Description
08.15.2019	75% CD Set

STAIRS - WEST

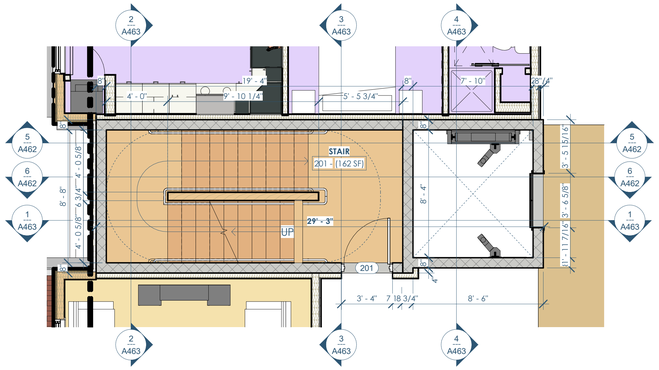
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A461

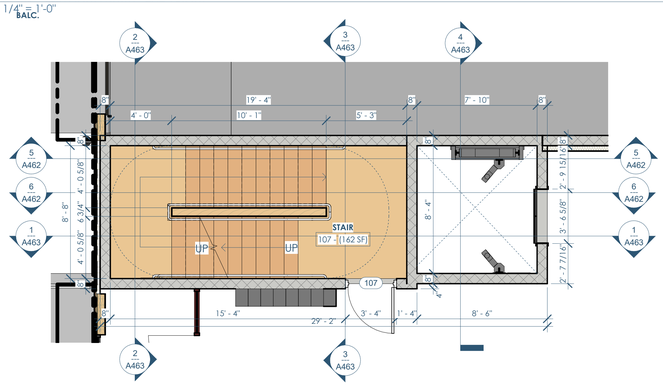
8/16/2019 12:45:15 AM



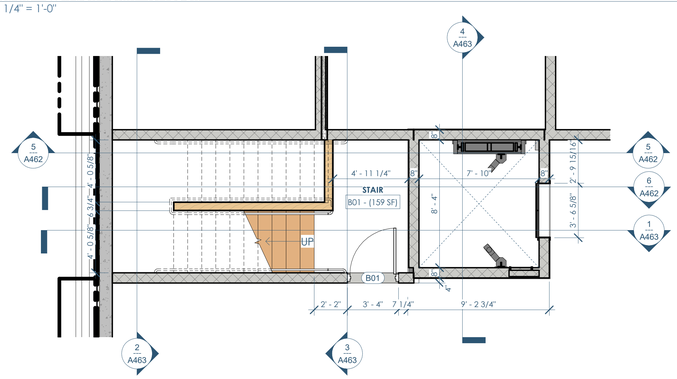
4 STAIRS + ELEVATOR NORTH - 3RD FLOOR
1/4" = 1'-0"



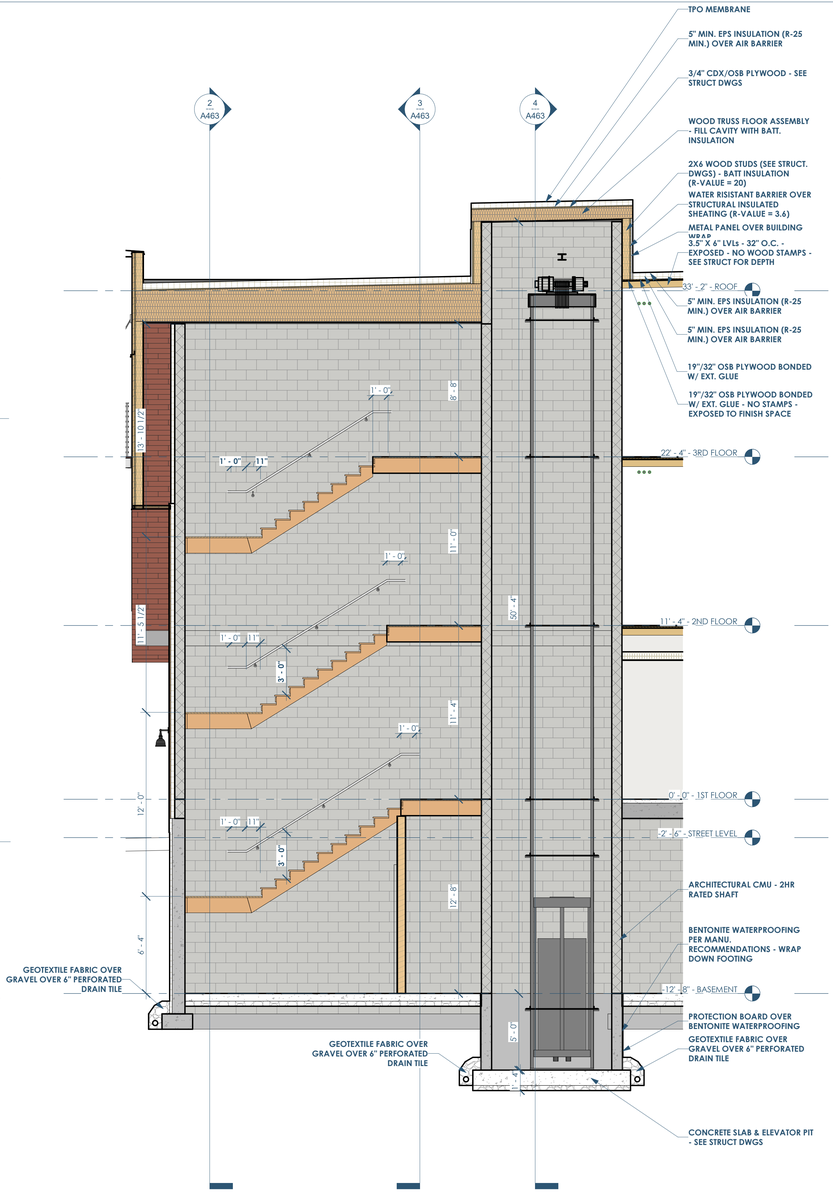
3 STAIRS + ELEVATOR NORTH - 2ND FLOOR
1/4" = 1'-0"



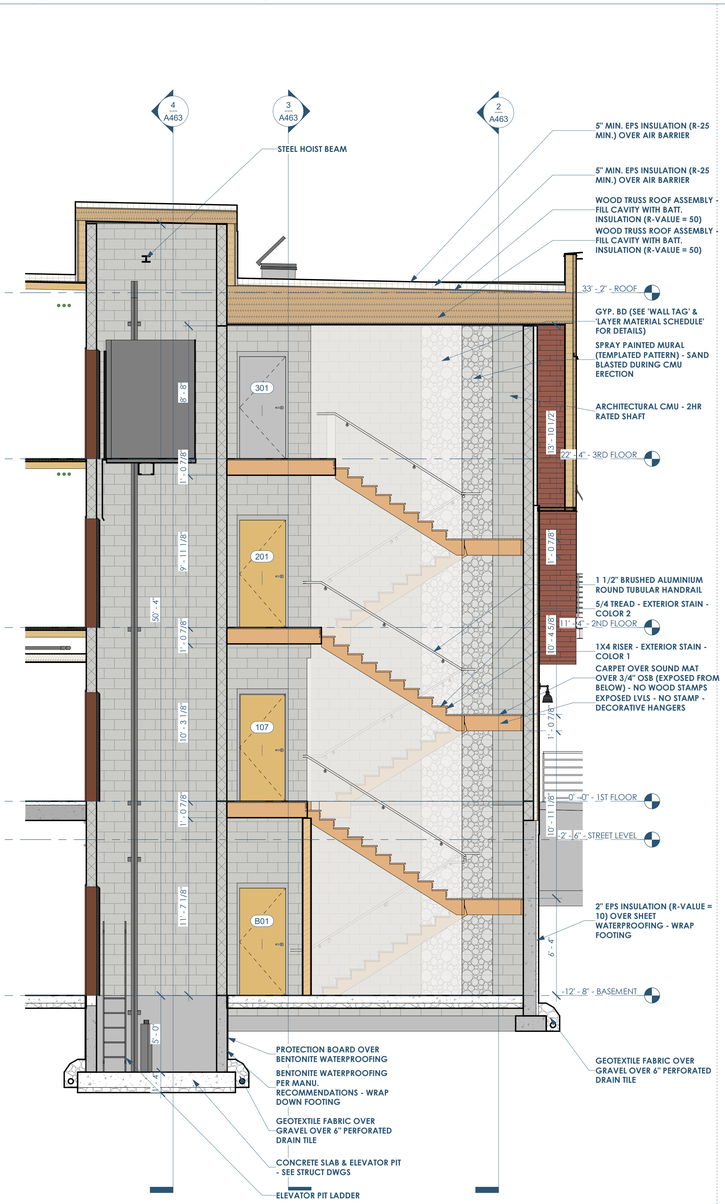
2 STAIRS + ELEVATOR NORTH - 1ST FLOOR
1/4" = 1'-0"



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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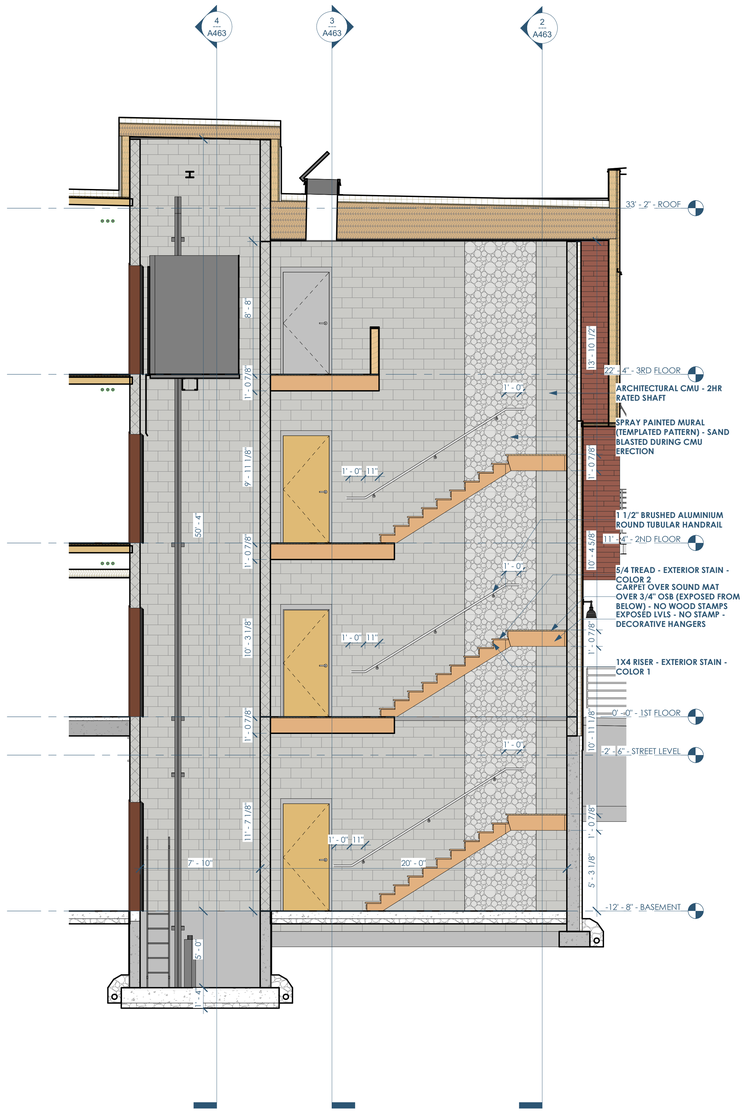
Date	Description
08.15.2019	75% CD Set

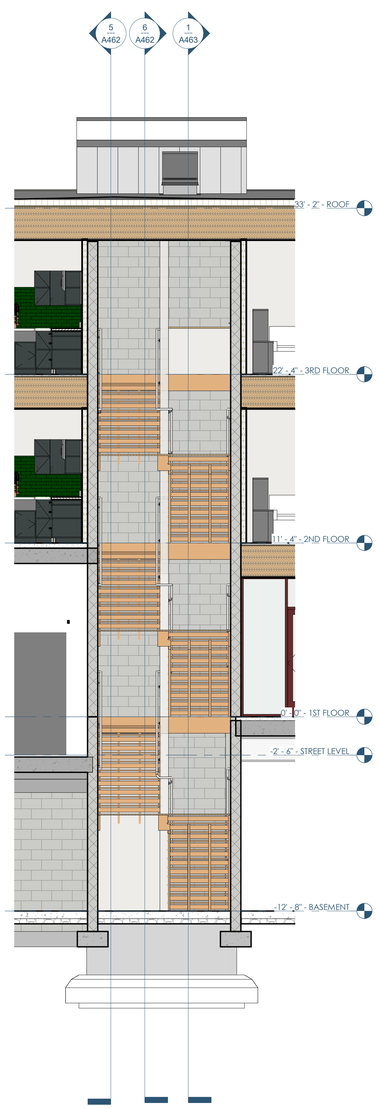
STAIRS - ELEVATOR NORTH
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A462

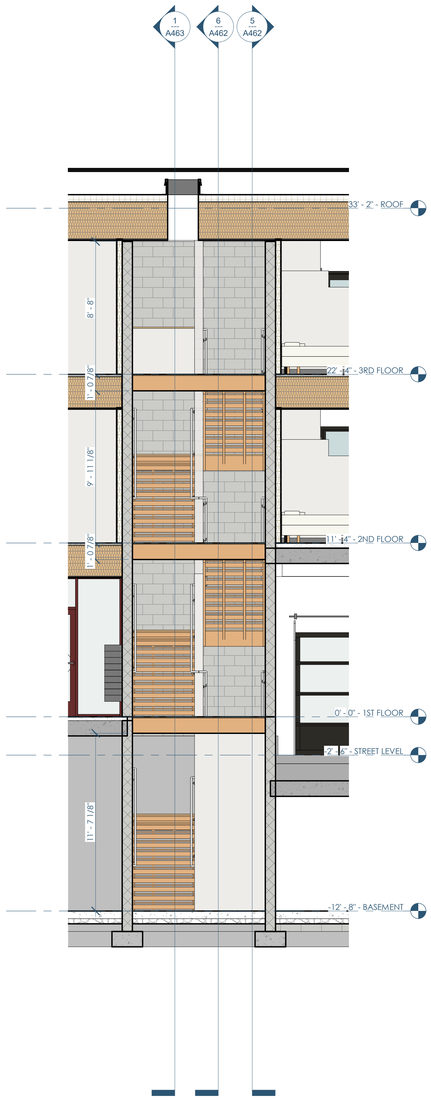
8/16/2019 12:45:28 AM



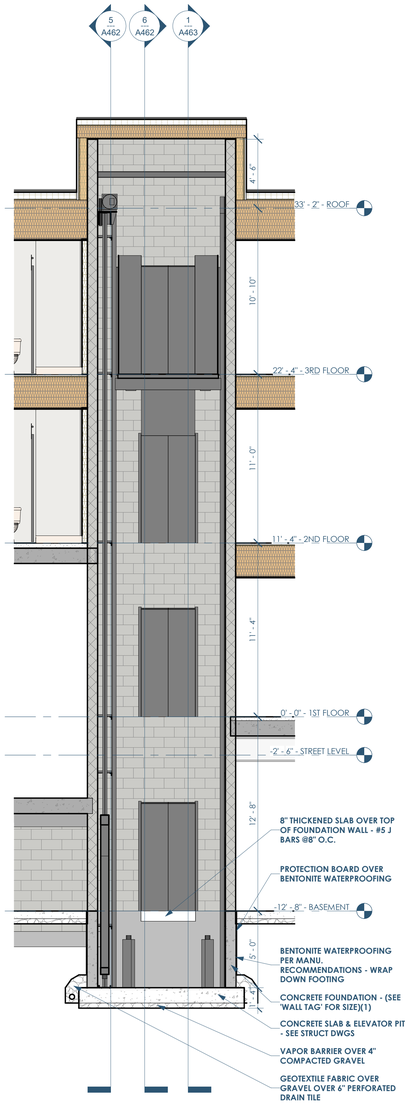
1 STAIRS + ELEVATOR NORTH - SECTION LOOKING WEST
1/4" = 1'-0"



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"

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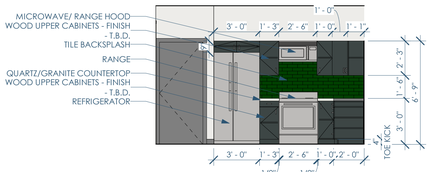
Date	Description
08.15.2019	75% CD Set

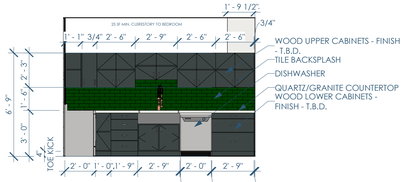
STAIRS - ELEVATOR NORTH & SECTIONS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A463

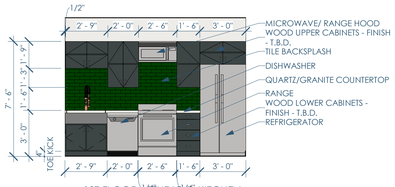
8/16/2019 12:45:38 AM



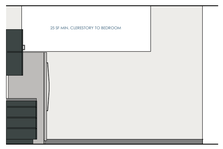
1 1ST FLOOR - STUDIO A, B, & C KITCHEN BACK WALL
1/4" = 1'-0"



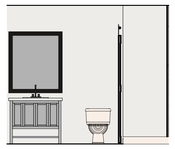
2 1ST FLOOR - STUDIO A, B, & C KITCHEN SIDE WALL
1/4" = 1'-0"



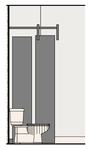
3 1ST FLOOR - STUDIO D KITCHEN
1/4" = 1'-0"



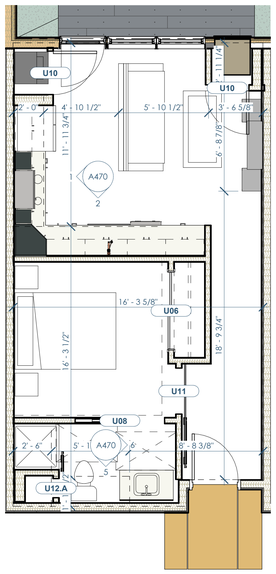
4 1ST FLOOR - STUDIO D CLERESTORY WALL TO BEDROOM
1/4" = 1'-0"



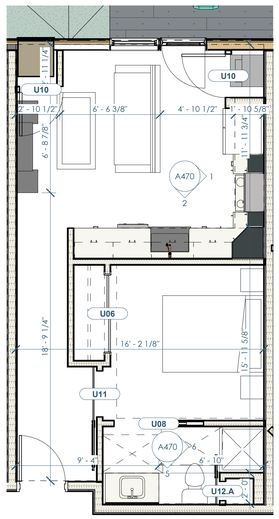
5 1ST FLOOR - STUDIO A, B, & C BATH LAV WALL
1/4" = 1'-0"



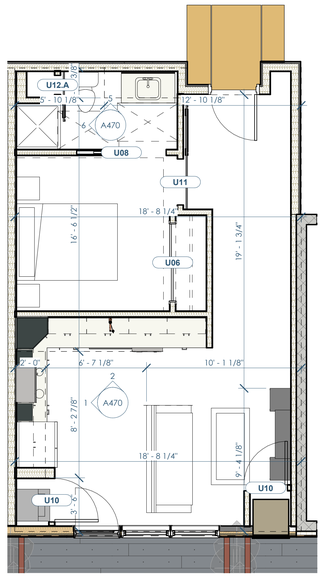
6 1ST FLOOR - STUDIO A, B, & C BATH SHOWER
1/4" = 1'-0"



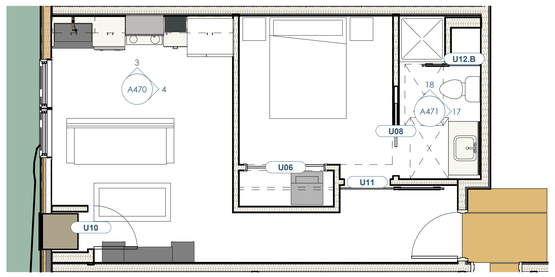
15 1ST FLOOR - STUDIO A
1/4" = 1'-0"



16 1ST FLOOR - STUDIO B
1/4" = 1'-0"



17 1ST FLOOR - STUDIO C
1/4" = 1'-0"



18 1ST FLOOR - STUDIO D
1/4" = 1'-0"

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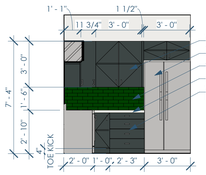
Date	Description
08.15.2019	75% CD SET

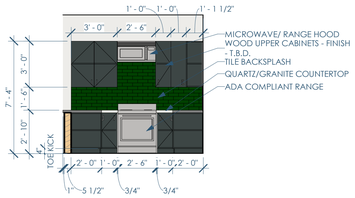
1ST FLOOR STUDIO UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A470

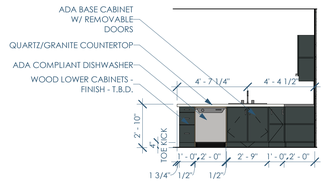
8/16/2019 1:38:45 AM



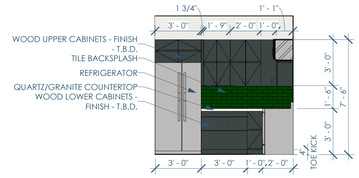
1 1ST FLOOR - 1BD ADA TYPE A - KITCHEN - SIDE WALL
1/4" = 1'-0"



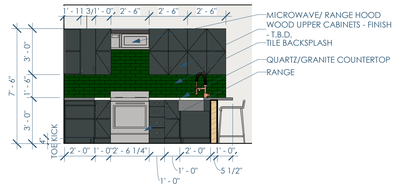
2 1ST FLOOR - 1BD ADA TYPE A - KITCHEN - BACK WALL
1/4" = 1'-0"



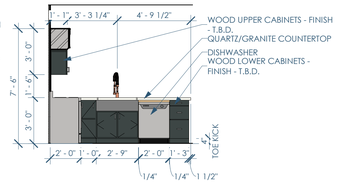
3 1ST FLOOR - 1BD ADA TYPE A - KITCHEN - SIDE WING
1/4" = 1'-0"



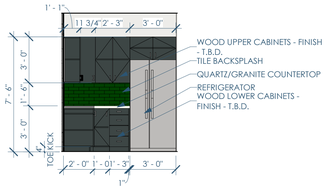
4 1ST FLOOR - 1BD B KITCHEN SIDE WALL
1/4" = 1'-0"



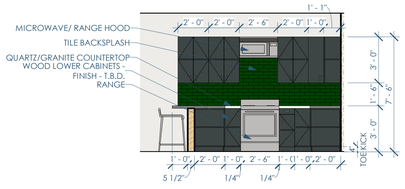
5 1ST FLOOR - 1BD B KITCHEN BACK WALL
1/4" = 1'-0"



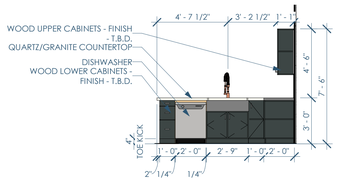
6 1ST FLOOR - 1BD B KITCHEN SIDE WING
1/4" = 1'-0"



7 1ST FLOOR - 1BD C KITCHEN SIDE WALL
1/4" = 1'-0"

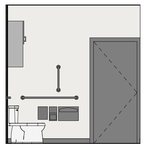


8 1ST FLOOR - 1BD C KITCHEN BACK WALL
1/4" = 1'-0"

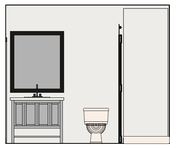


9 1ST FLOOR - 1BD C KITCHEN SIDE WING
1/4" = 1'-0"

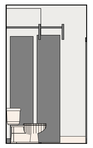
10 1ST FLOOR - 1BD ADA TYPE A BATH LAV WALL
1/4" = 1'-0"



11 1ST FLOOR - 1BD ADA TYPE A BATH
1/4" = 1'-0"

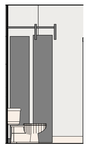


17 1ST FLOOR - 1BD B BATH LAV WALL
1/4" = 1'-0"

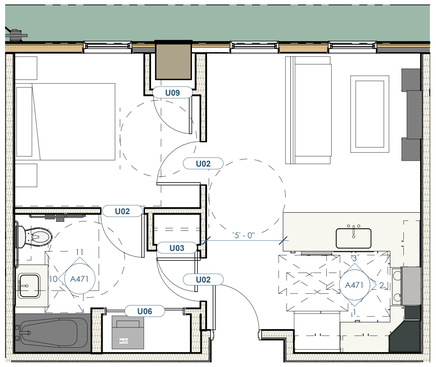


18 1ST FLOOR - 1BD B BATH SHOWER WALL
1/4" = 1'-0"

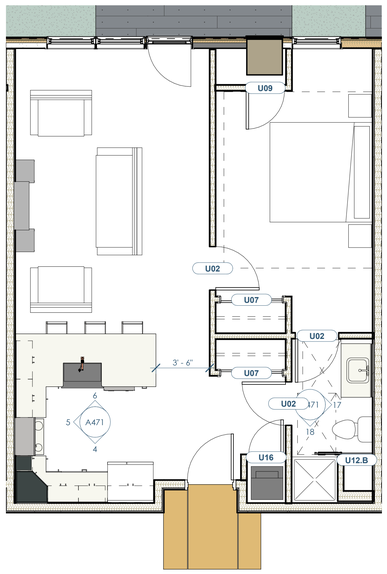
12 1ST FLOOR - 1BD BATH C LAV WALL
1/4" = 1'-0"



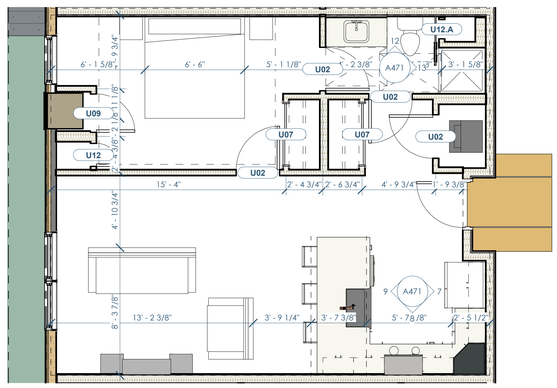
13 1ST FLOOR - 1BD BATH C SHOWER
1/4" = 1'-0"



14 1ST FLOOR - 1BD ADA TYPE A
1/4" = 1'-0"



15 1ST FLOOR - 1BD B
1/4" = 1'-0"



16 1ST FLOOR - 1BD C
1/4" = 1'-0"

CAPITAL GROUP
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
jim@royalbuilt.com | 715-225-6377

Civil Engineer: CEDAR CORPORATION
604 Wilson Avenue |Menomonie, WI 54751
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Structural Engineer: XC Structural Engineering
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Structural Engineer of Record: Ennovation
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Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
E8403 State Rd 85 |Mondovi, WI 54755
bhalgren@prismdesign-electrical.com | 715.797.0602

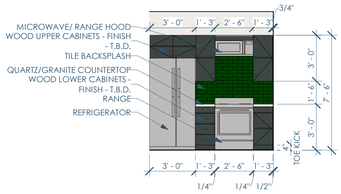
Plumbing Engineer: TAILORED ENGINEERING
1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08.15.2019	75% CD SET

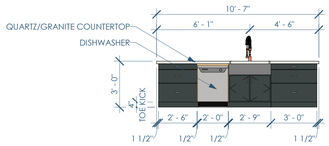
1ST FLOOR 1BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A471

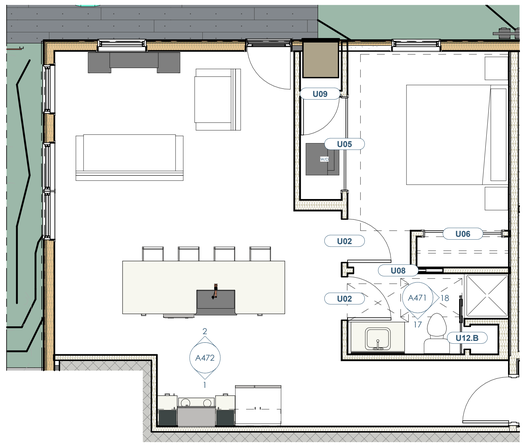
8/16/2019 1:39:02 AM



1 1ST FLOOR - 1BD D KITCHEN BACK WALL
1/4" = 1'-0"



2 1ST FLOOR - 1BD D KITCHEN ISLAND
1/4" = 1'-0"



15 1ST FLOOR - 1BD D
1/4" = 1'-0"

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

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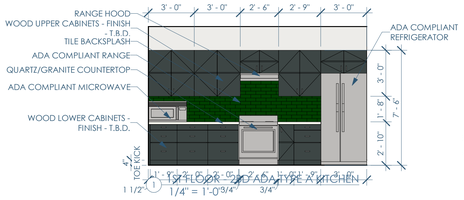
bnovak@tailoredeng.com | 608.209.7500

Date	Description

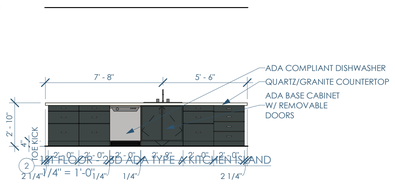
1ST FLOOR 1BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A472

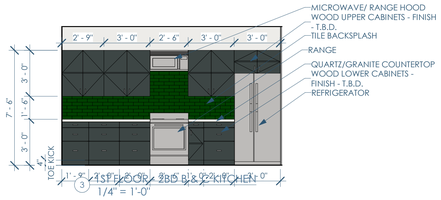
8/16/2019 1:39:06 AM



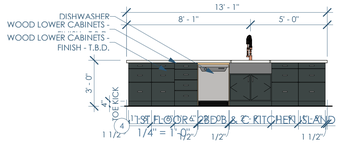
1 1ST FLOOR - 2BD ADA TYPE A KITCHEN
1/4" = 1'-0"



2 1ST FLOOR - 2BD ADA TYPE A KITCHEN ISLAND
1/4" = 1'-0"

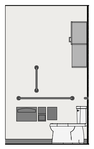


3 1ST FLOOR - 2BD B & C KITCHEN
1/4" = 1'-0"

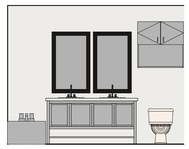


4 1ST FLOOR - 2BD B & C KITCHEN ISLAND
1/4" = 1'-0"

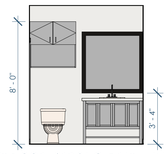
5 1ST FLOOR - 2BD ADA TYPE A BATH LAV WALL
1/4" = 1'-0"



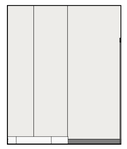
6 1ST FLOOR - 2BD ADA TYPE A BATH THROUGH LAV
1/4" = 1'-0"



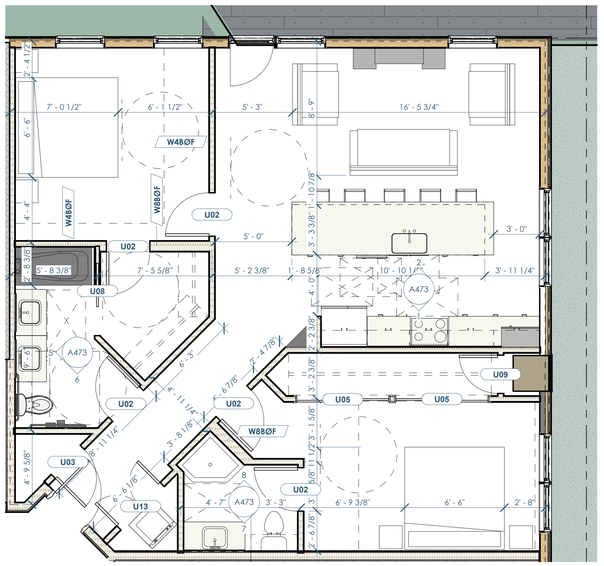
9 2BD BATH LAV WALL
1/4" = 1'-0"



7 1ST FLOOR - 2BD SINGLE BATH LAV WALL
1/4" = 1'-0"

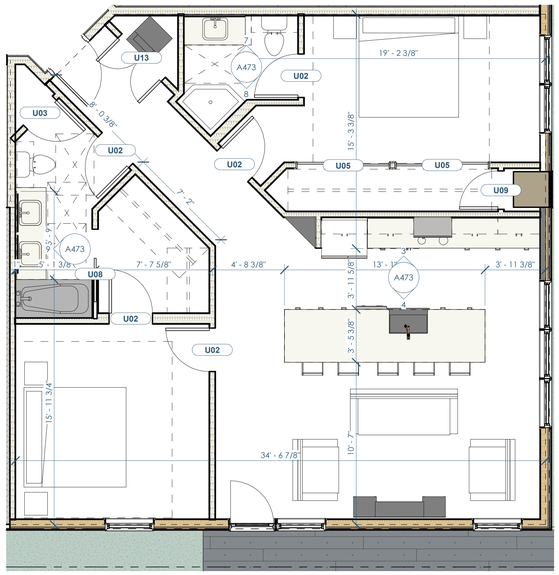


8 1ST FLOOR - 2BD SINGLE BATH SHOWER
1/4" = 1'-0"



15 1ST FLOOR - 2BD ADA TYPE A
1/4" = 1'-0"

16 1ST FLOOR - 2BD B
1/4" = 1'-0"



17 1ST FLOOR - 2BD C
1/4" = 1'-0"

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Plumbing Engineer: TAILORED ENGINEERING
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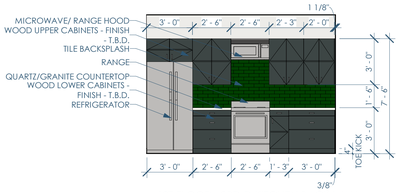
Date	Description
08.15.2019	75% CD SET

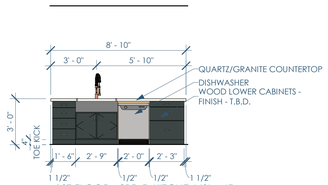
1ST FLOOR 2BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A473

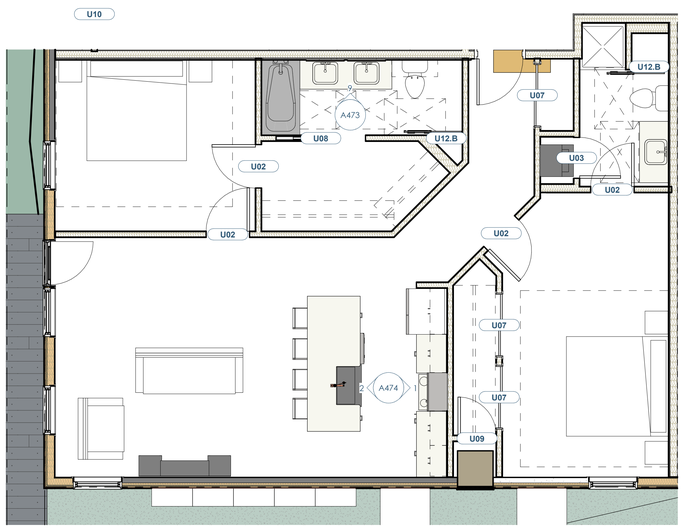
8/16/2019 1:39:21 AM



1 1ST FLOOR - 2BD D KITCHEN BACK WALL
1/4" = 1'-0"



2 1ST FLOOR - 2BD D KITCHEN ISLAND
1/4" = 1'-0"



15 1ST FLOOR - 2BD D
1/4" = 1'-0"

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

Architect: OpeningDesign
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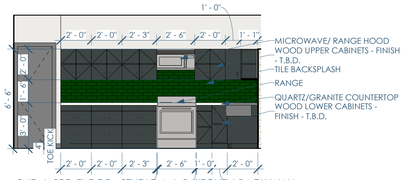
Date	Description

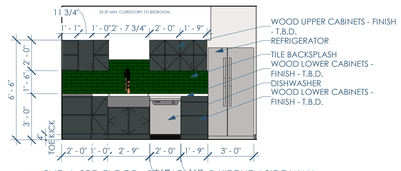
1ST FLOOR 2BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A474

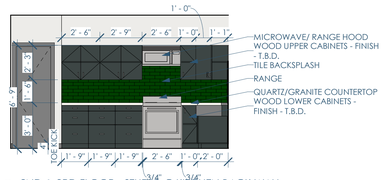
8/16/2019 1:39:25 AM



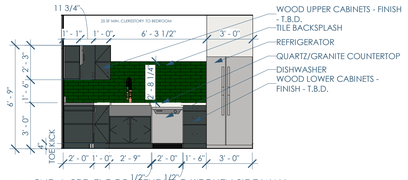
1 2ND & 3RD FLOOR - STUDIO A & B KITCHEN BACK WALL
1/4" = 1'-0"



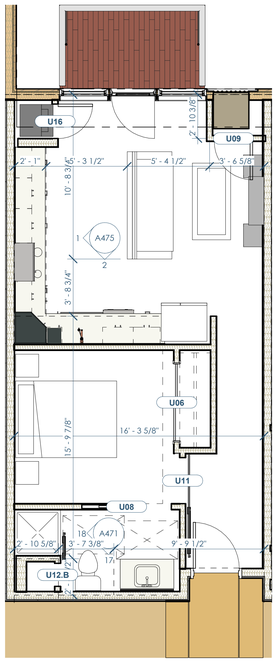
2 2ND & 3RD FLOOR - STUDIO A & B KITCHEN SIDE WALL
1/4" = 1'-0"



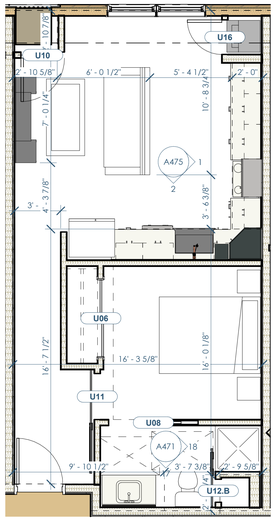
3 2ND & 3RD FLOOR - STUDIO C KITCHEN BACK WALL
1/4" = 1'-0"



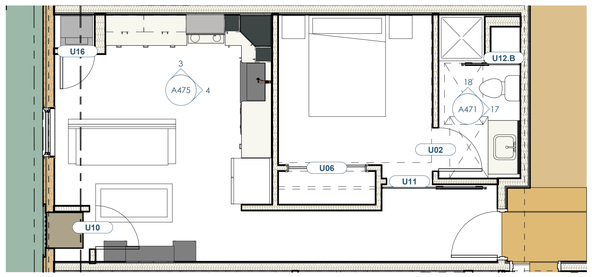
4 2ND & 3RD FLOOR - STUDIO C KITCHEN SIDE WALL
1/4" = 1'-0"



13 2ND & 3RD FLOOR - STUDIO A
1/4" = 1'-0"



14 2ND & 3RD FLOOR - STUDIO B
1/4" = 1'-0"



15 2ND & 3RD FLOOR - STUDIO C
1/4" = 1'-0"

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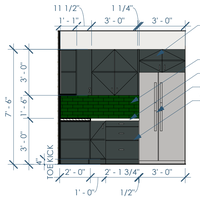
Date	Description

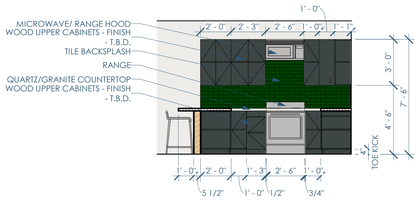
2ND FLOOR STUDIO UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A475

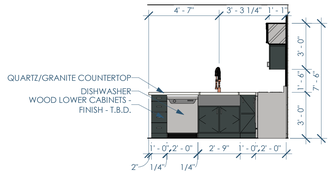
8/16/2019 1:39:35 AM



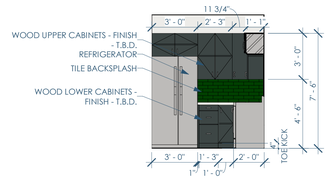
1 2ND & 3RD FLOOR - 1BD A KITCHEN SIDEWALL
1/4" = 1'-0"



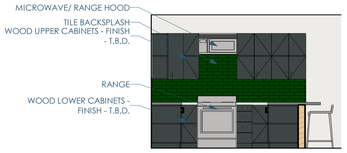
2 2ND & 3RD FLOOR - 1BD A KITCHEN BACK WALL
1/4" = 1'-0"



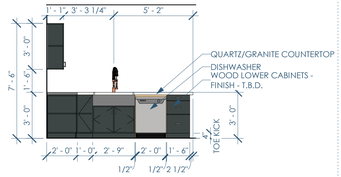
3 2ND & 3RD FLOOR - 1BD A KITCHEN SIDE WING
1/4" = 1'-0"



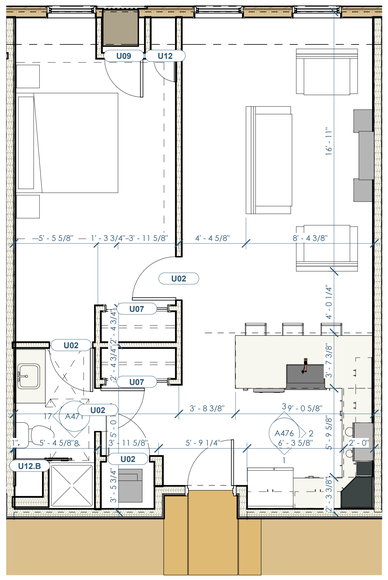
4 2ND & 3RD FLOOR - 1BD B & C SIDE WALL
1/4" = 1'-0"



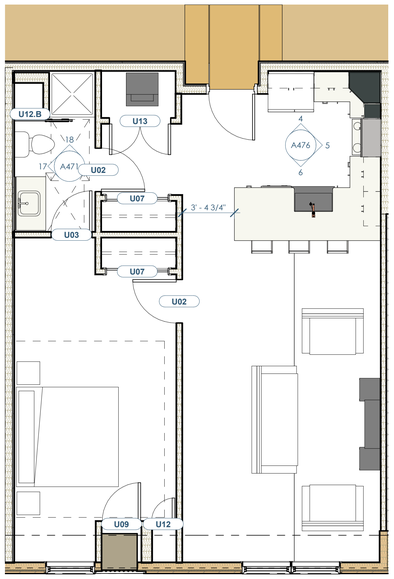
5 2ND & 3RD FLOOR - 1BD B & C BACK WALL
1/4" = 1'-0"



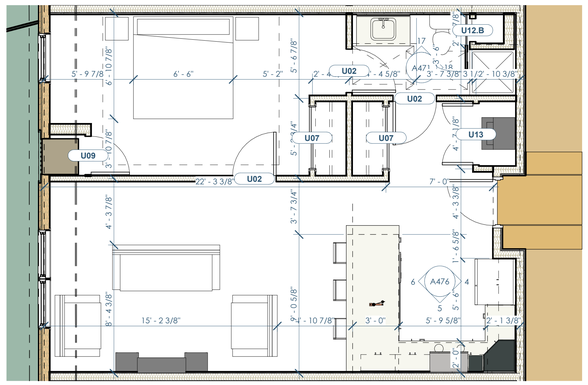
6 2ND & 3RD FLOOR - 1BD B & C SIDE WING
1/4" = 1'-0"



15 2ND & 3RD FLOOR - 1BD A
1/4" = 1'-0"



16 2ND & 3RD FLOOR - 1BD B
1/4" = 1'-0"



17 2ND & 3RD FLOOR - 1BD C
1/4" = 1'-0"

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Civil Engineer: CEDAR CORPORATION
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Structural Engineer of Record: Ennovation
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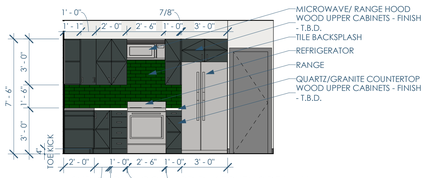
Date	Description

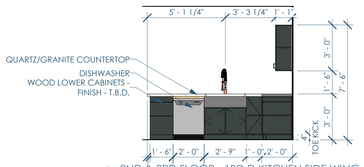
2ND FLOOR 1BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A476

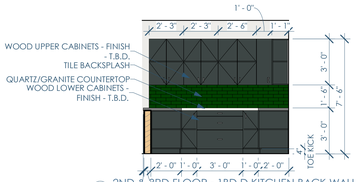
8/16/2019 1:39:44 AM



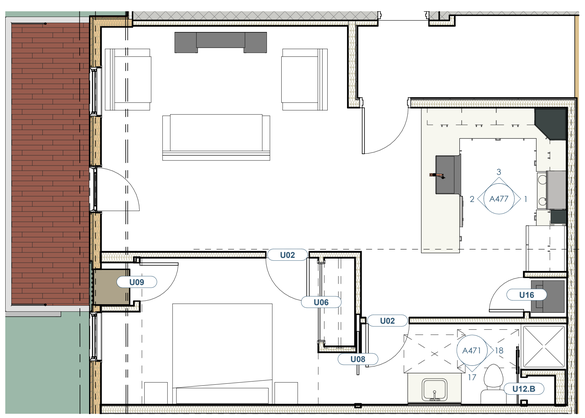
1 2ND & 3RD FLOOR - 1BD D KITCHEN SIDE WALL
1/4" = 1'-0"



2 2ND & 3RD FLOOR - 1BD D KITCHEN SIDE WING
1/4" = 1'-0"



3 2ND & 3RD FLOOR - 1BD D KITCHEN BACK WALL
1/4" = 1'-0"



15 2ND & 3RD FLOOR - 1BD D
1/4" = 1'-0"

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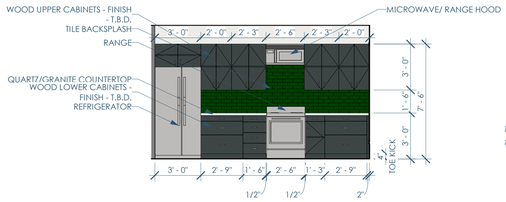
Date	Description

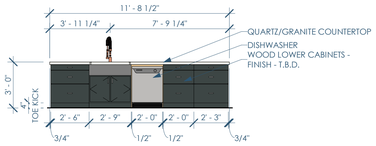
2ND FLOOR 1BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A477

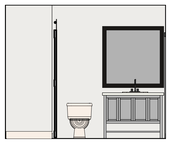
8/16/2019 1:39:48 AM



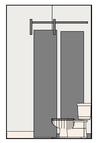
1 2ND & 3RD FLOOR - 2BD A & B KITCHEN
1/4" = 1'-0"



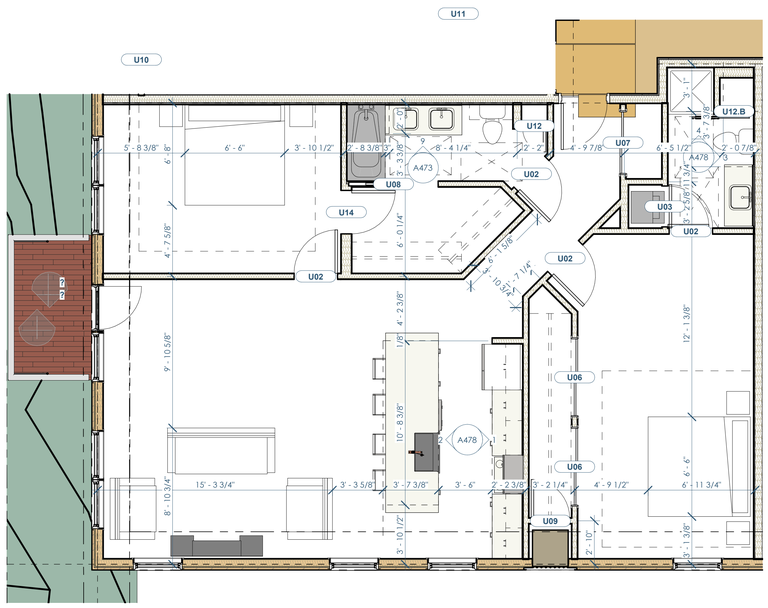
2 2ND & 3RD FLOOR - 2BD A & B KITCHEN ISLAND
1/4" = 1'-0"



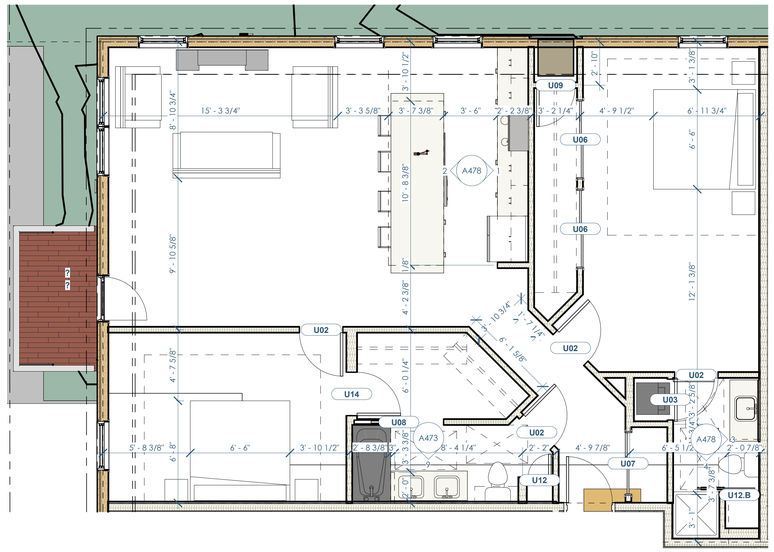
3 2ND & 3RD FLOOR - 2BD A & B BATH LAV WALL
1/4" = 1'-0"



4 2ND & 3RD FLOOR - 2BD A & B BATH SHOWER WALL
1/4" = 1'-0"



15 2ND & 3RD FLOOR - 2BD A
1/4" = 1'-0"



16 2ND & 3RD FLOOR - 2BD B
1/4" = 1'-0"

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Developer: W Capital Group
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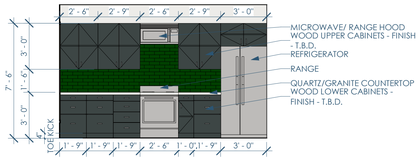
Date	Description

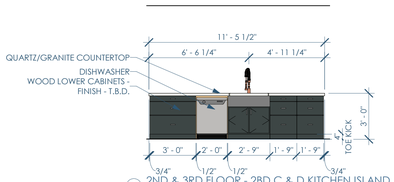
2ND FLOOR 2BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A478

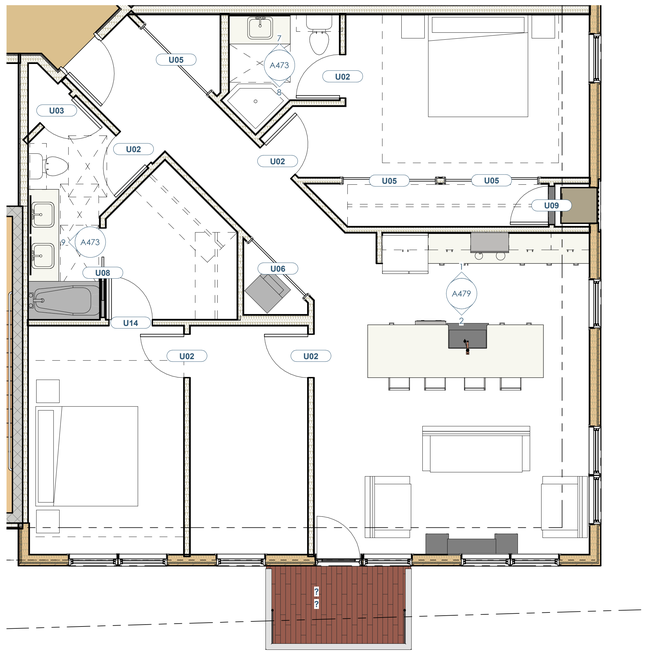
8/16/2019 1:39:57 AM



1 2ND & 3RD FLOOR - 2BD C & D KITCHEN
1/4" = 1'-0"



2 2ND & 3RD FLOOR - 2BD C & D KITCHEN ISLAND
1/4" = 1'-0"



15 2ND & 3RD FLOOR - 2BD C
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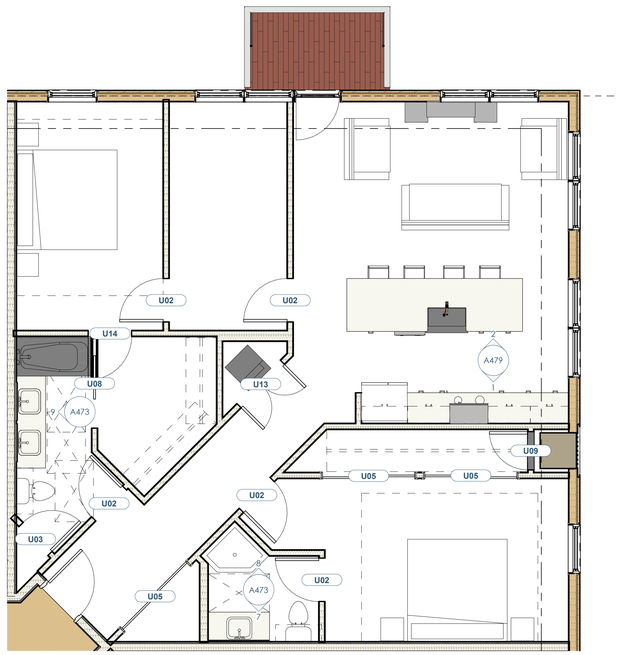

16 2ND & 3RD FLOOR - 2BD D
1/4" = 1'-0"

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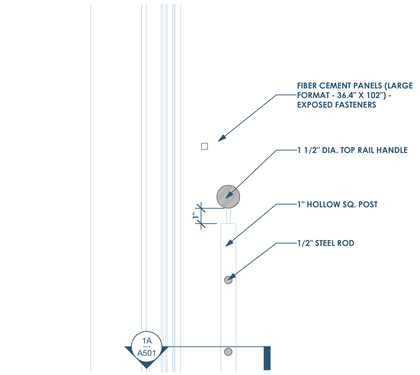
Date	Description

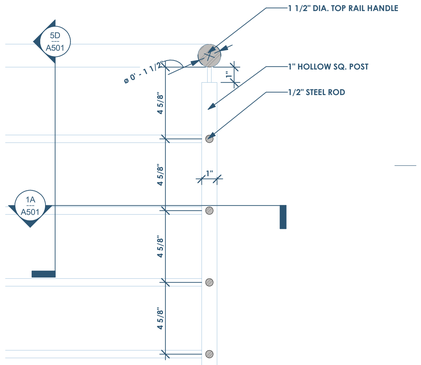
2ND FLOOR 2BD UNITS
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A479

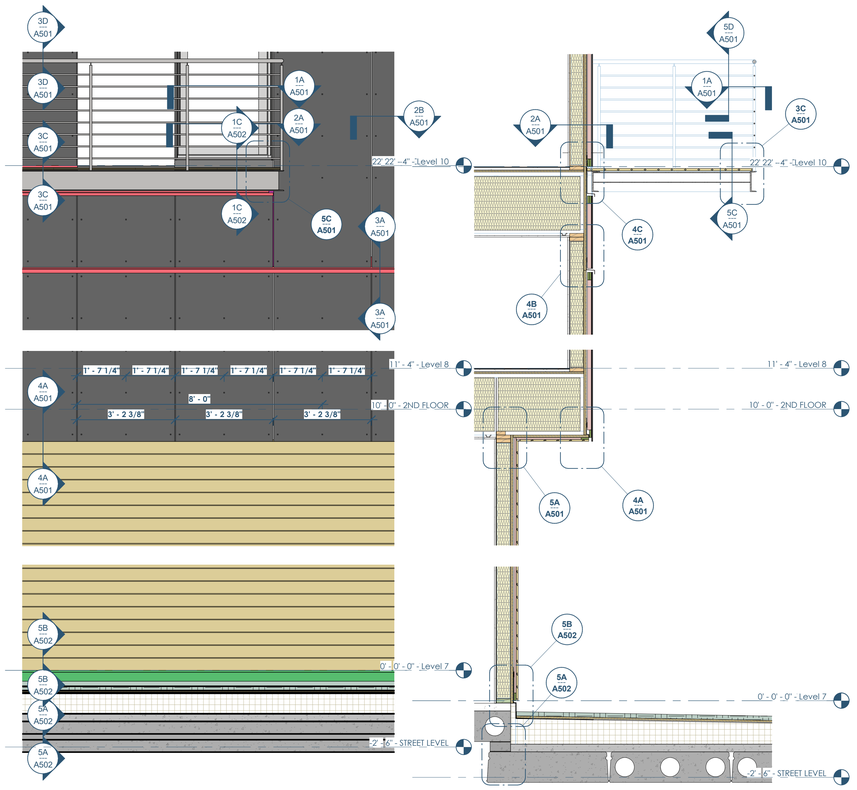
8/16/2019 1:40:05 AM



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

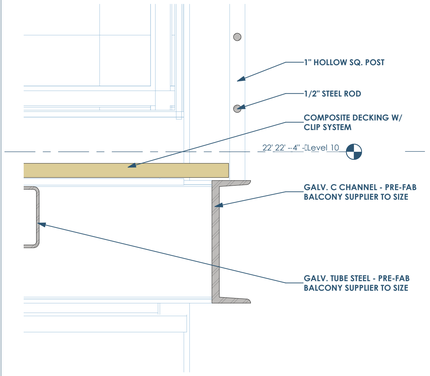


3D SECTION DETAIL - BALCONY - RAILING
3" = 1'-0"

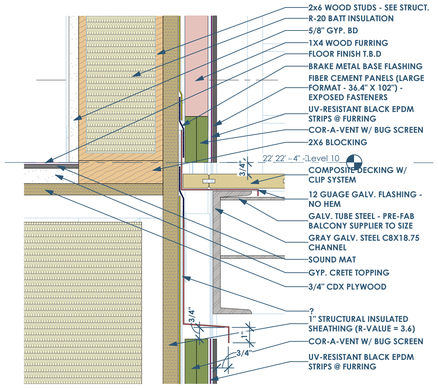


2C DETAIL ELEVATION - @ BALCONY - Dependent 1
1/2" = 1'-0"

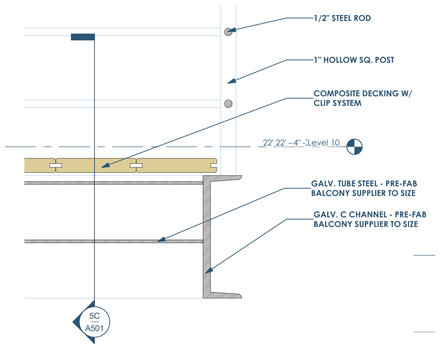
1C WALL SECTION DETAIL - EXT WALL - @ BALCONY
1/2" = 1'-0"



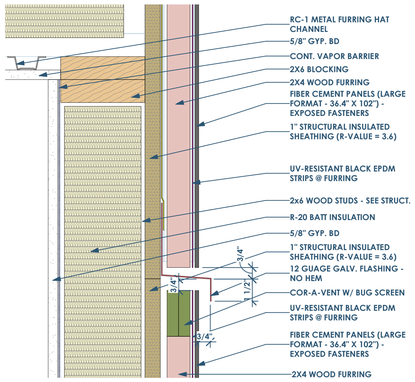
5C SECTION DETAIL - DECK - FLASHING @ FLOOR
3" = 1'-0"



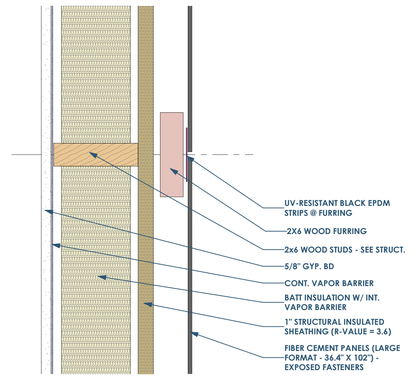
4C SECTION DETAIL - EXT WALL - @ BALCONY TOP
3" = 1'-0"



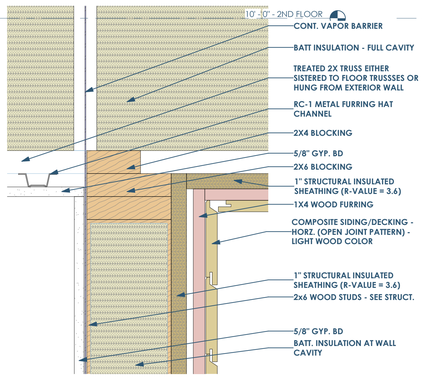
3C SECTION DETAIL - BALCONY - FLOOR & RAILING
3" = 1'-0"



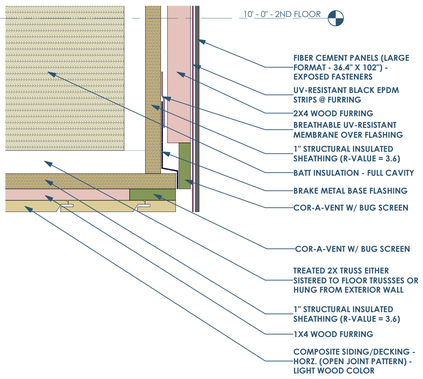
4B SECTION DETAIL - EXT WALL - @ BALCONY BASE
3" = 1'-0"



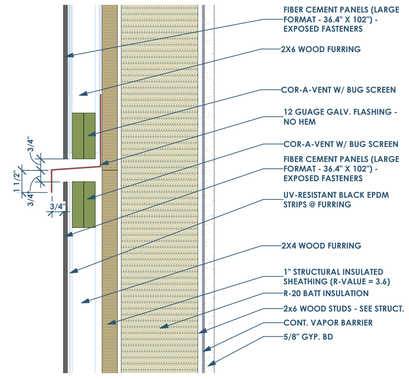
2B PLAN DETAIL - DECK - RAILING @ WALL JOIN2
3" = 1'-0"



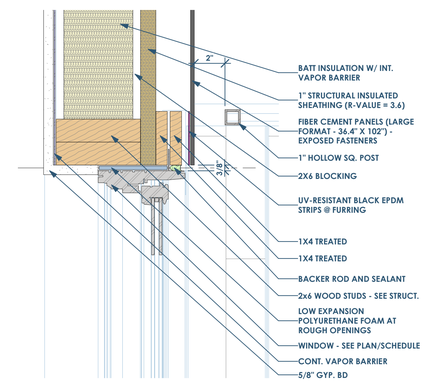
5A SECTION DETAIL - EXT WALL - WALL HEAD @ CEILING
3" = 1'-0"



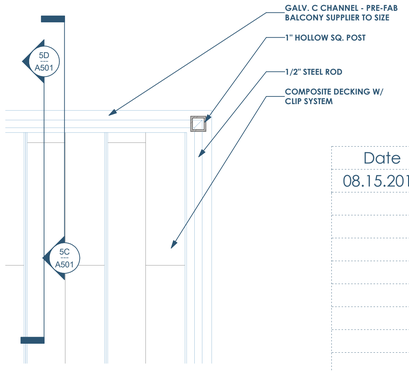
4A SECTION DETAIL - EAST/WEST - LOOKING NORTH - Dependent 16
3" = 1'-0"



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"

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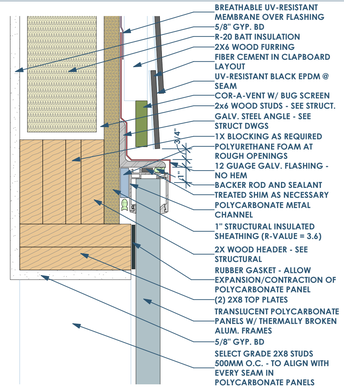
Date	Description
08.15.2019	75% CD Set

DETAILS - BALCONY

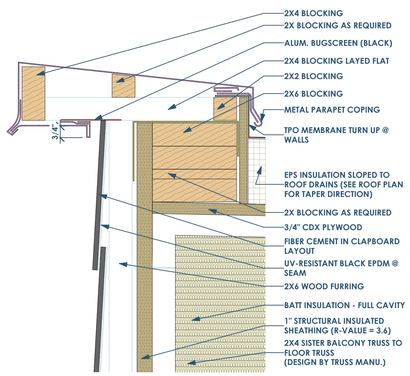
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A501

8/15/2019 11:21:25 PM



3D Section 16 - Dependent 1
3" = 1'-0"



2D BUILDING SECTION - Dependent 3
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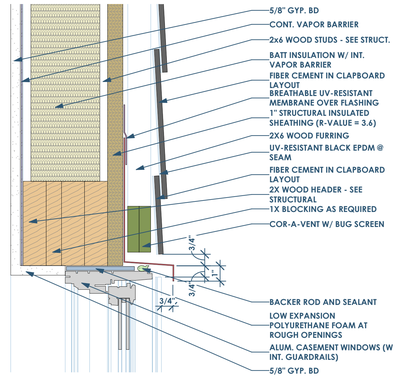
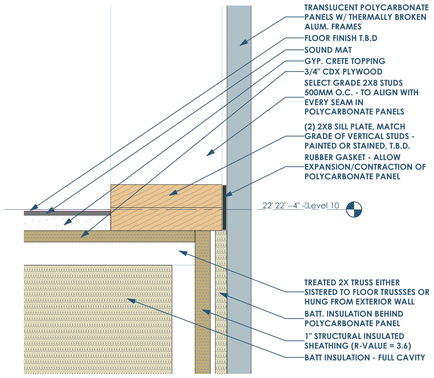
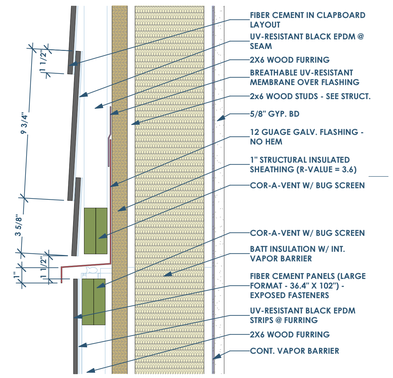


1D WALL SECTION - Dependent 1
3" = 1'-0"



3C Section 16 - Dependent 4
3" = 1'-0"



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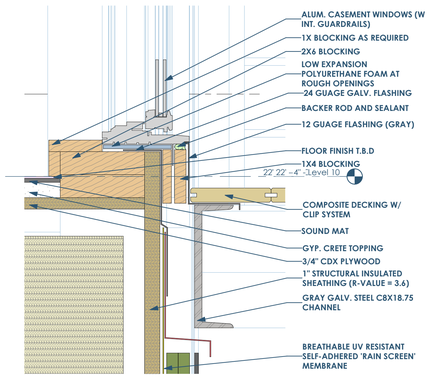
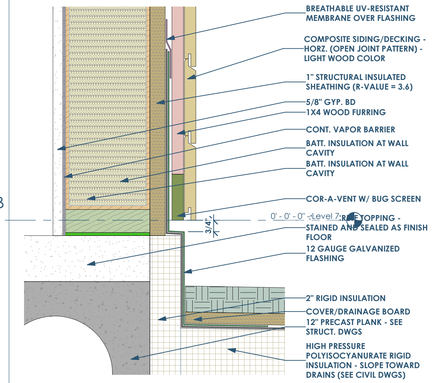
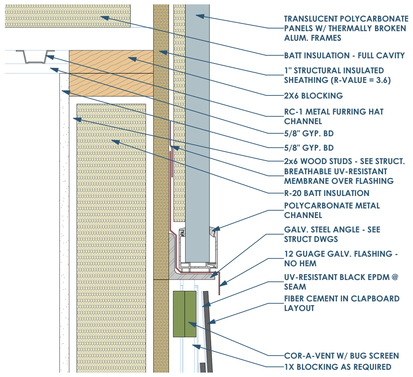


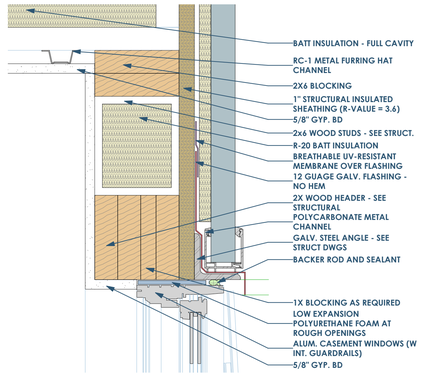
1C WALL SECTION - Dependent 2
3" = 1'-0"



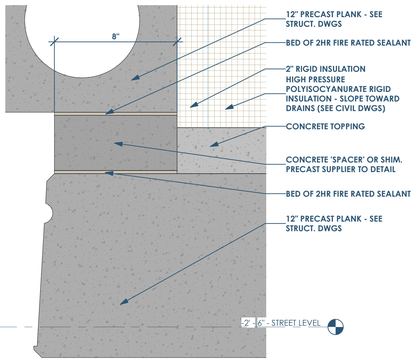
5B BUILDING SECTION - EAST/WEST - LOOKING NORTH - Dependent 1
3" = 1'-0"



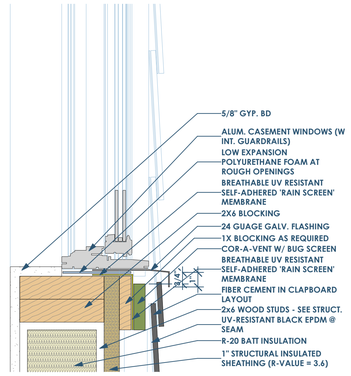
4B Section 18 - Dependent 1
3" = 1'-0"



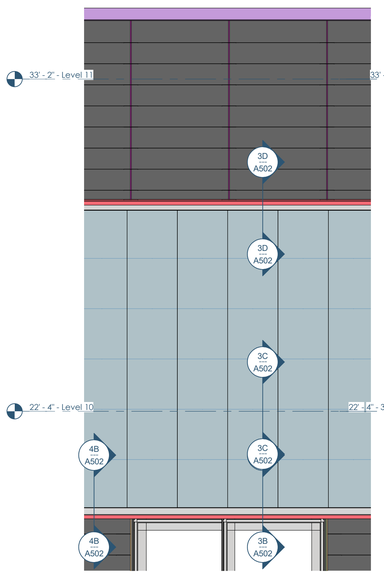
3B Section 16 - Dependent 2
3" = 1'-0"



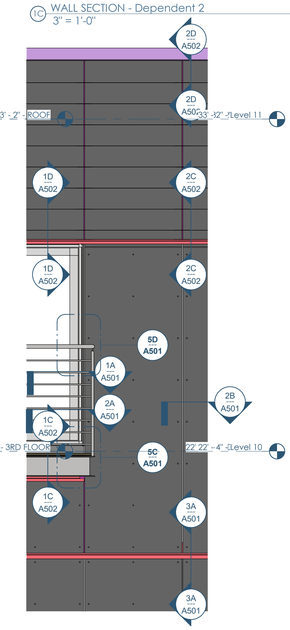
5A SECTION DETAIL - COURT YARD - FLOOR AND WALL
3" = 1'-0"



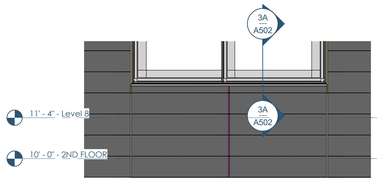
3A Section 16 - Dependent 3
3" = 1'-0"

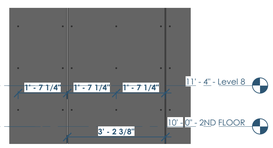


2A DETAIL ELEVATION - @ BALCONY - Dependent 3
1/2" = 1'-0"



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





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1600 Aspen Commons | Ste 210 |Middleton, WI 53562
bnovak@tailoredeng.com | 608.209.7500

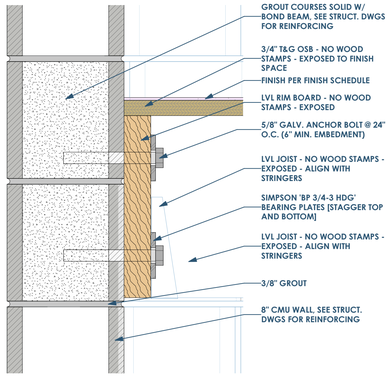
Date	Description
08.15.2019	75% CD Set

DETAILS - EXT CLADDING

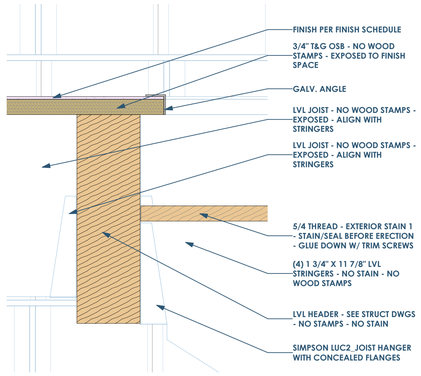
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A502

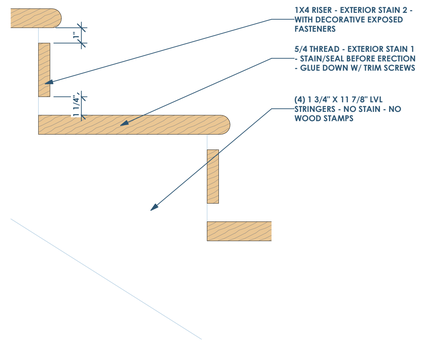
8/15/2019 11:21:31 PM



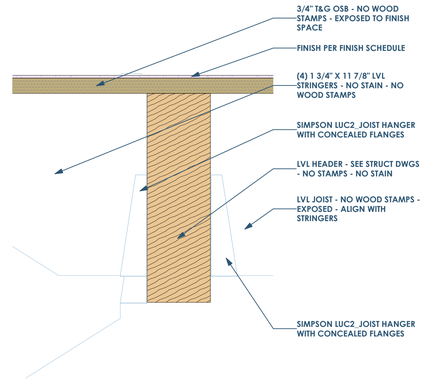
5D Section 22 - Dependent 1
3" = 1'-0"



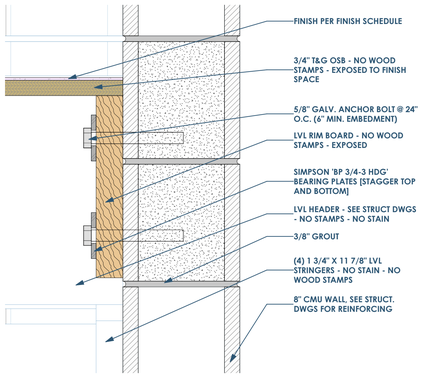
4D Section 22 - Dependent 2
3" = 1'-0"



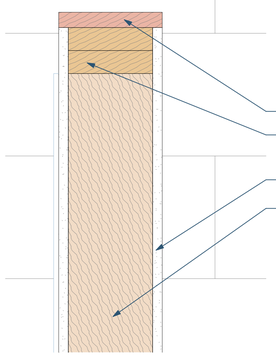
2D BUILDING SECTION - EAST/WEST - Dependent 4
3" = 1'-0"



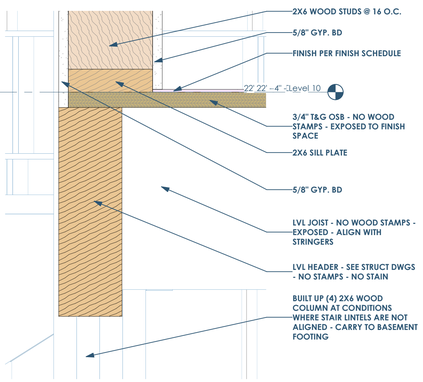
1D BUILDING SECTION - EAST/WEST - Dependent 3
3" = 1'-0"



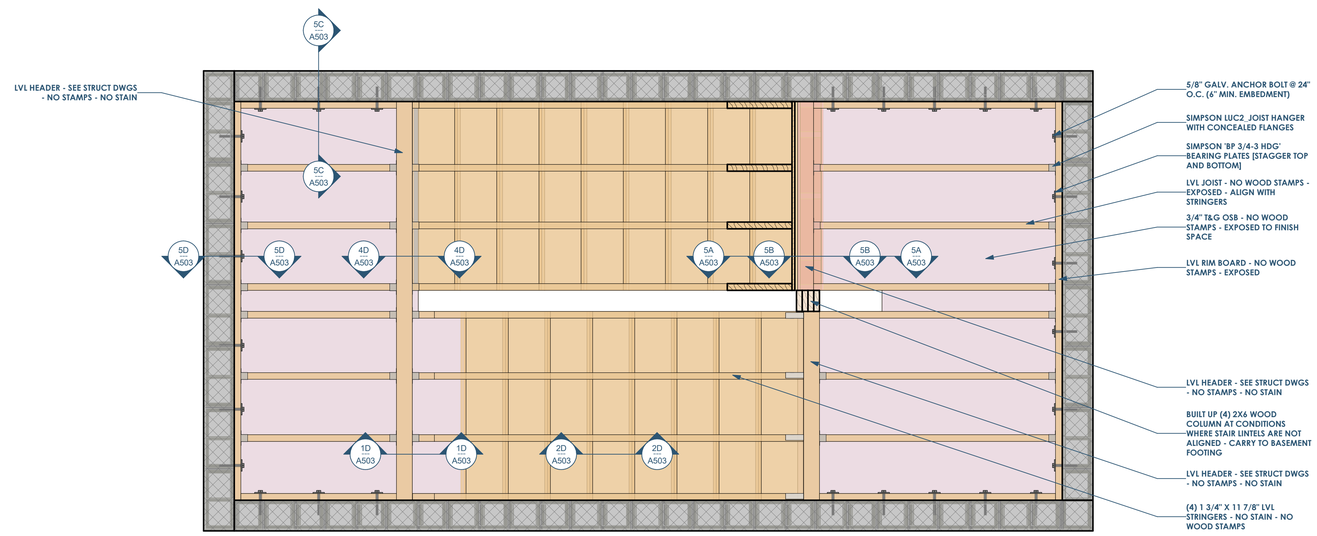
5C Section 21 - Dependent 1
3" = 1'-0"



5B Section 22 - Dependent 3
3" = 1'-0"



5A Section 22 - Dependent 4
3" = 1'-0"



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

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Date	Description
08.15.2019	75% CD Set

DETAILS - STAIRS

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

A503

8/15/2019 11:24:21 PM

DOOR SCHEDULE - NUMBER

Mark	Family	Type	Width	Height	Fire Rating	Door Type	Door Material	Frame Type	Frame Material
100.A	STOREFRONT DOOR A	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 7"		B1	AL/GL INSET	A	AL
100.B	STOREFRONT DOOR	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"		B1	AL/GL INSET	A	AL
101A	HOLLOW METAL	1HR RATED	3' - 0"	7' - 0"	1HR	A1	WD	A	HM
101B	HOLLOW METAL	1HR RATED	3' - 0"	7' - 0"	1HR	A1	WD	A	HM
104	STOREFRONT DOOR	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"		B1	WD/GL INSET	A	AL
105	HOLLOW METAL	COMMON_3-0 x 7-0 - WD DOOR	3' - 0"	7' - 0"		A1	WD	A	HM
107	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM
108.A	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM
108.B	STOREFRONT DOOR B	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"		B1	AL/GL INSET	A	AL
109	HOLLOW METAL	COMMON_3-0 x 7-0 - 20min	3' - 0"	7' - 0"	20 MIN.	A1	WD	A	HM
110	HOLLOW METAL	COMMON_3-0 x 7-0 - 20min	3' - 0"	7' - 0"	20 MIN.	A1	WD	A	HM
111.A	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM
111.B	STOREFRONT DOOR B	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"		B1	AL/GL INSET	A	AL
112.A	GLASS GARAGE DOOR	RAMP GARAGE DOOR	16' - 0"	8' - 0"		-	AL/GL INSET	-	AL
112.B	STOREFRONT DOOR B	ALUM. STILE W/ GLASS INSET	3' - 0"	7' - 0"		B1	AL/GL INSET	A	AL
112.D	STOREFRONT DOOR A	ALUM. STILE W/ GLASS INSET	0' - 0"	0' - 0"					
113.A	STOREFRONT DOOR	WOOD STILE W/ GLASS INSET	2' - 11"	7' - 0"		B1	WD/GL INSET	A	AL
113.B	HOLLOW METAL	COMMON_3-0 x 7-0 - WD DOOR	3' - 0"	7' - 0"		A1	WD	A	HM
114	HOLLOW METAL	COMMON_3-0 x 7-0 - WD DOOR	3' - 0"	7' - 0"		A1	WD	A	HM
115	HOLLOW METAL	COMMON_2-10 x 6-8	2' - 10"	6' - 8"		A1	WD	A	HM
115.B	STOREFRONT DOOR A	ALUM. STILE W/ GLASS INSET	2' - 11"	7' - 7"		B1	AL/GL INSET	A	AL
115.C	GLASS GARAGE DOOR B	DOOR AT COMMUNITY ROOM	10' - 0"	7' - 9"		-	AL/GL INSET	-	AL
115.D	GLASS GARAGE DOOR B	DOOR AT COMMUNITY ROOM	10' - 0"	7' - 9"		-	AL/GL INSET	-	AL
115A	STOREFRONT DOOR	WOOD STILE W/ GLASS INSET	3' - 0"	7' - 0"		B1	WD/GL INSET	A	AL
201	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM
203	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.	A2	WD	A	HM
204	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM
205	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.	A2	WD	A	HM
206	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM
301	HOLLOW METAL	STAIR DOOR 3-0 x 6-8	3' - 0"	6' - 8"	1.5HR	A1	WD	A	HM
303	HOLLOW METAL	STAIR DOOR 3-0 x 6-8	3' - 0"	6' - 8"	1.5HR	A1	WD	A	HM
304	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.	A2	WD	A	HM
305	HOLLOW METAL - DOUBLE	6-0 x 6-8 - 20MIN.	6' - 0"	6' - 8"	20 MIN.	A2	WD	A	HM
306	HOLLOW METAL	STAIR DOOR 3-0 x 6-8	3' - 0"	6' - 8"	1.5HR	A1	WD	A	HM
B01	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM
B03	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B04	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B05	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B06.A	OVERHEAD GARAGE DOOR	one	7' - 0"	8' - 0"					
B06.B	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B07	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B08	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B09	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B10	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B11	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B12	HOLLOW METAL	COMMON_3-0 x 7-0 - HM DOOR	3' - 0"	7' - 0"		A1	HM	A	HM
B13	HOLLOW METAL	STAIR DOOR 3-0 x 7-0	3' - 0"	7' - 0"	1.5HR	A1	WD	A	HM

DOOR SCHEDULE - TYPE

Count	Type Mark	Family	Type	Width	Height	Fire Rating	Door Type	Door Material	Frame Type	Frame Material
71	U01	HOLLOW METAL	UNIT DOOR	3' - 0"	7' - 0"	20 MIN.	A1	WD	A	WD
12	U01.1&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
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
140	U02	SWING - SINGLE - FLUSH	2-10 x 6-8 - PRIVACY	2' - 10"	6' - 8"		A1	WD	A	WD
22	U03	SWING - SINGLE - FLUSH	2-8 x 6-8 - PASSAGE	2' - 8"	6' - 8"		A1	WD	A	WD
33	U05	SLIDING - FLUSH	6-0 x 6-8	6' - 0"	6' - 8"		B1	WD	A	WD
51	U06	SLIDING - FLUSH	5-0 x 6-8	5' - 0"	6' - 8"		B1	WD	A	WD
37	U07	SLIDING - FLUSH	4-0 x 6-8	4' - 0"	6' - 8"		B1	WD	A	WD
51	U08	POCKET - FLUSH	2-10 x 6-8	2' - 10"	6' - 8"		A1	WD	A	WD
40	U09	SWING - SINGLE - FLUSH	30" x 80" - MAGIC PAK DOOR - ACOUSTICAL SEAL	2' - 6"	6' - 8"		A1	WD	A	WD
41	U10	SWING - SINGLE - FLUSH	30" x 80" - OFFSET PIVOT DOOR AT MAGIC PAK AND WASHER/DRYER	2' - 10"	6' - 8"		A1	WD	-	GYP.
35	U11	BARN - FLUSH	3-0 x 7-0 BARN DOOR	3' - 0"	7' - 0"		A1	WD	-	WD
14	U12	SWING - SINGLE - FLUSH	1-6 X 6-8 PASSAGE	1' - 6"	6' - 8"		A1	WD	A	WD
12	U12.A	BARN - FLUSH	WIDTH 1	1' - 3"	7' - 0"		A1	WD	-	GYP.
47	U12.B	BARN - FLUSH	WIDTH 2	1' - 6"	7' - 0"		A1	WD	-	GYP.
16	U13	SWING - DOUBLE - FLUSH	4-0 x 6-8 - DUMMY	4' - 0"	6' - 8"		B1	WD	A	WD
12	U14	SWING - SINGLE - FLUSH	2-10 x 6-8 - PASSAGE	2' - 10"	6' - 8"		A1	WD	A	WD
44	U16									
15	U20	CHAINLINK GATE	ONE	3' - 0"	7' - 0"		-	CHAINLINK	-	CHAINLINK

Door Numbers	HwSet#
201	13
U12.A	5
306	13
105	8
U09	3
115	22
U02	20
U05	4
B01	13
110	26
113.A	8
108.A	14
112.A	1
108.B	6
B06.A	1
U01.3	28
U03	18
U01.1&2	28
109	26
205	27
B07	22
U20	1
B12	25
U08	2
301	13
304	27
U11	5
115.C	1
111.B	6
111.A	14
203	27
113.B	12
B03	24
115A	8
B11	23
U12.B	5
B09	9
U06	4
U12	17
115.B	6
B08	22
101B	16
303	13
114	19
107	15
U10	3
100.A	10
U07	4
100.B	7
B05	24
U13	30
104	21
115.D	1
204	13
B13	13
101A	16
B04	24
206	13
B06.B	11
B10	25
U01	29
305	27
112.B	6

WINDOW SCHEDULE - SIMPLIFIED

RVT Link: File Name	Type Mark	Count	Phase Created	Width	Height	Level	Comments
CTR - 1st Phase - Shell	W1	70	1st Phase	38 1/32"	77 3/4"	1ST FLOOR	
CTR - 1st Phase - Shell	W2	96	1st Phase	38 1/32"	77 3/4"	2ND FLOOR	
CTR - 1st Phase - Shell	W3	84	1st Phase	38 1/32"	77 3/4"	3RD FLOOR	

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Structural Engineer of Record: Ennovation
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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
08/15/2109	75% CD Set

DOOR & FINISH SCHEDULE

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

A700

8/16/2019 12:36:10 AM

From Oxford Avenue - Looking NorthWest

From Maxon Street - Looking Southwest

Inside Courtyard - Looking North

Corner of Oxford Avenue & Mason St - Looking Southwest

CAPITAL GROUP
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.perezfarto@xcengineering.xyz | +34 610 56 26 37

Structural Engineer of Record: Ennovation
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kfrey@ennovationbuilt.com

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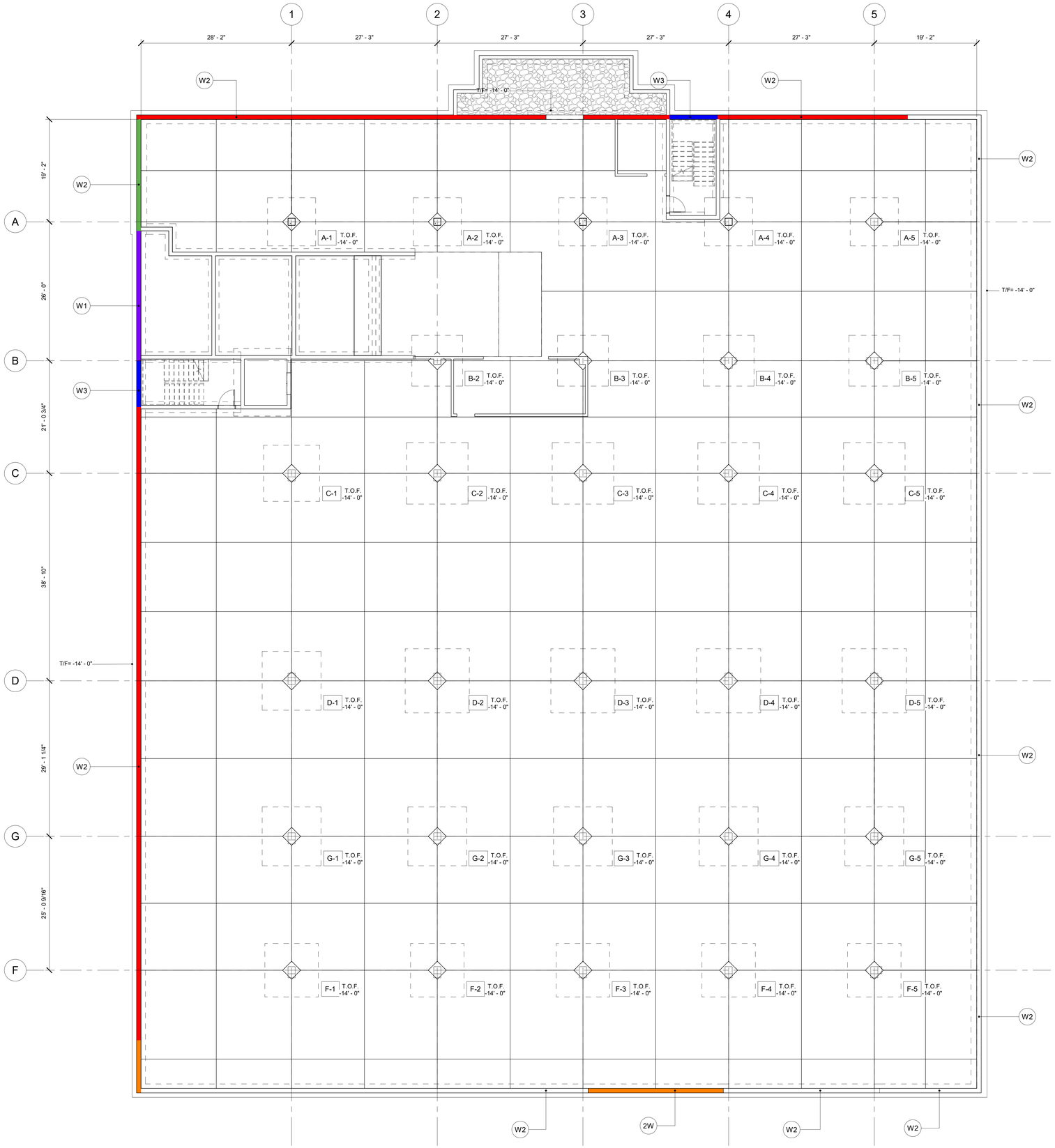
Date	Description
08.15.2019	75% CD Set

3D VIEWS

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

A900

8/16/2019 12:42:41 AM



WALL TYPES

WALL TYPE	TYPE	THICKNESS/SIZE
W0	CONCRETE	0' 10"
W1	CONCRETE	0' 10"
W2	CONCRETE	0' 10"
W3	CONCRETE	0' 10"
BLOCK WALL	CONCRETE	0' 10"

WALL ELEVATION:

- -0' 1"
- -0' 5"
- -1' 4"
- -1' 5"
- -1' 5" Block
- -2' 8"
- -3' 5"

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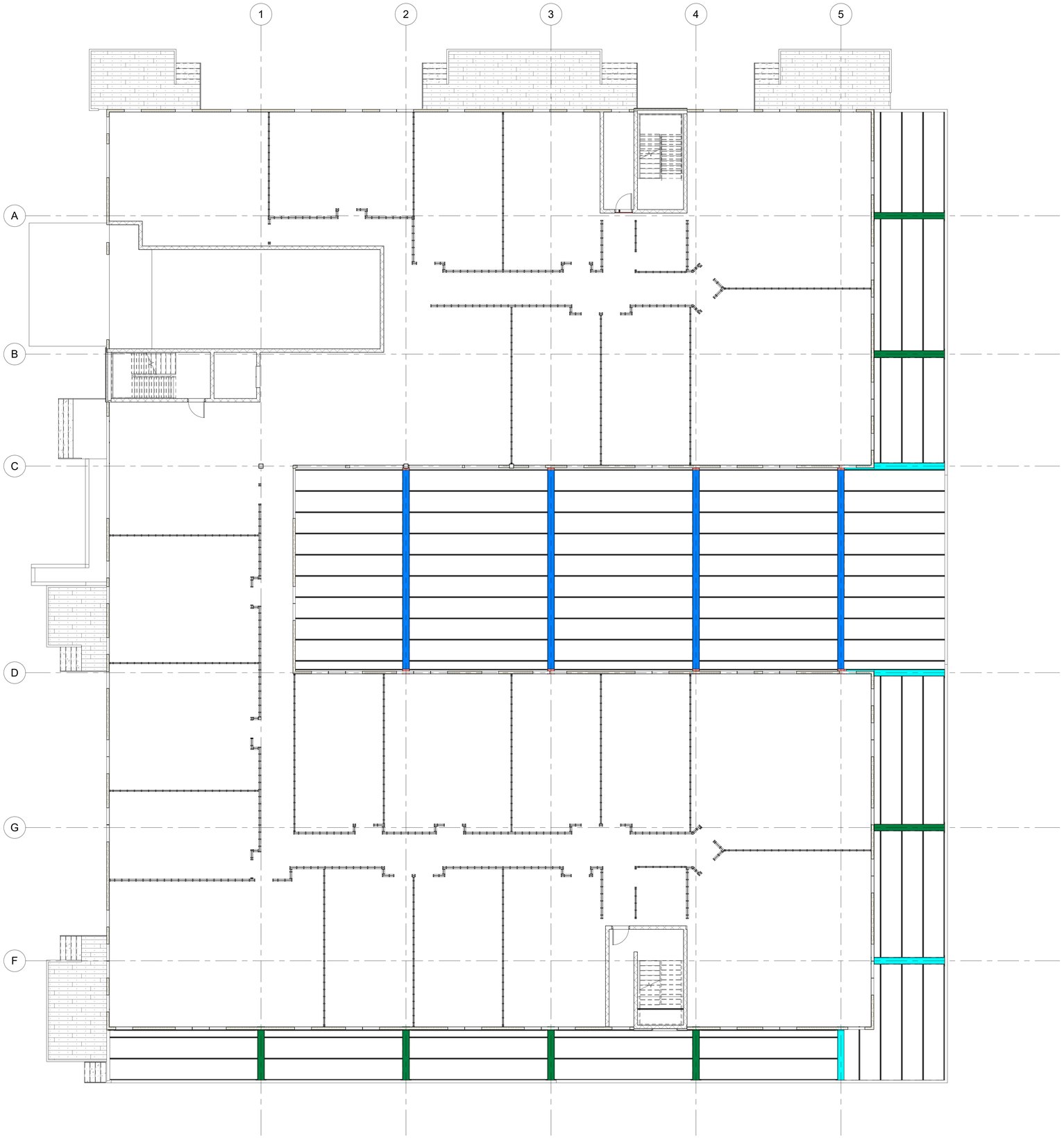
Date	Description

FOUNDATION PLAN

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

00

14/08/2019 16:48:19



BEAM TYPES:

- BEAM 2 LEVEL "A"
- BEAM 2 LEVEL "B"
- 24IT40 -1'9"
- 24IT40 -0'5"
- 24IT32 -0' 5"
- W18x119
- 24IT40_32

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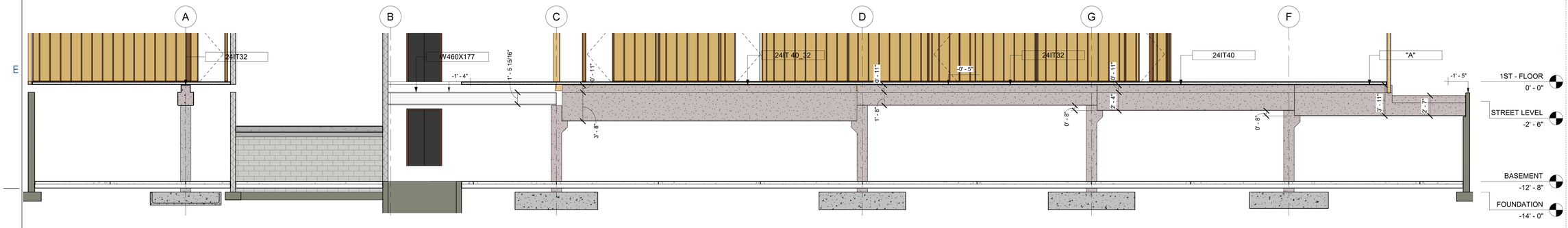
Date	Description

BEAM PLAN

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

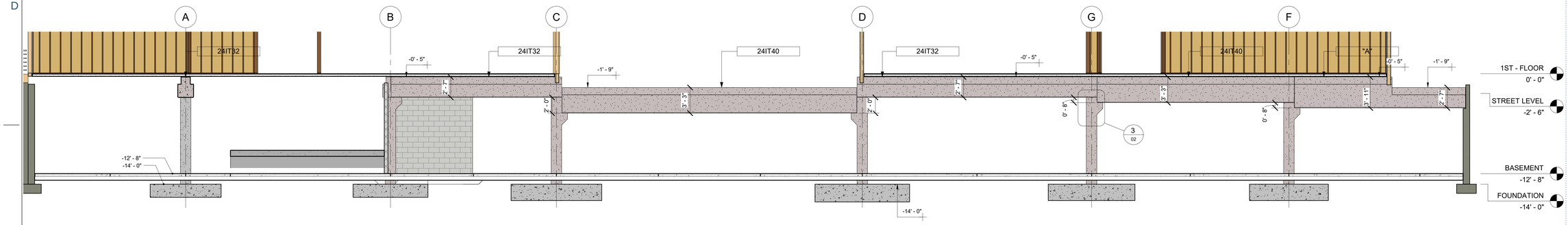
01

14/08/2019 16:48:24



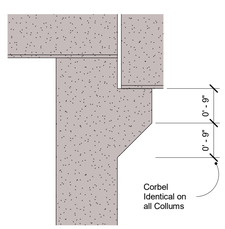
1 SECTION 01

3/16" = 1'-0"



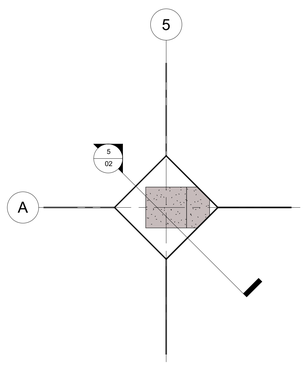
2 SECTION 02

3/16" = 1'-0"



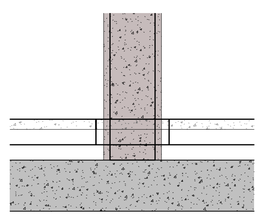
3 SECTION 02 - DET

3/4" = 1'-0"



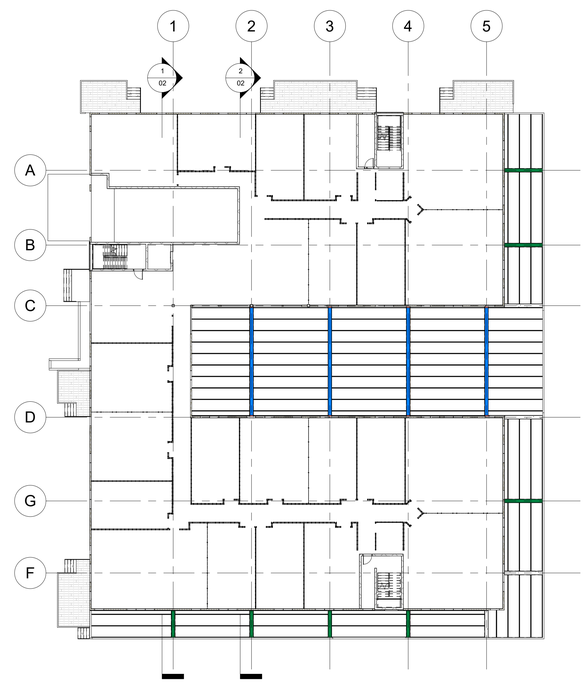
4 BASEMENT - DET. 01

1/2" = 1'-0"



5 SECTION 03 - DET

1/2" = 1'-0"



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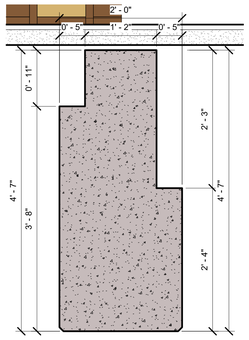
Date	Description

SECTION AND DETAILS

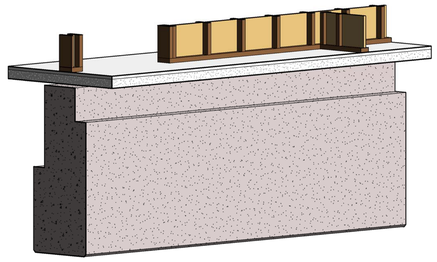
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

02

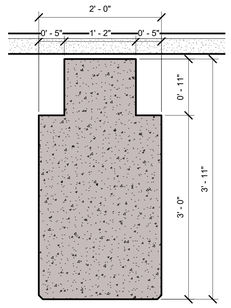
14/08/2019 16:48:34



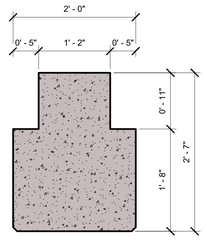
1 DET. BEAM 24IT40_32
1" = 1'-0"



6 TYPE 24IT40_32



3 "A" A-A
1" = 1'-0"



4 "A" B-B
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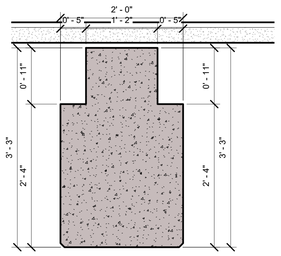
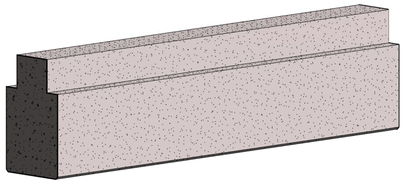
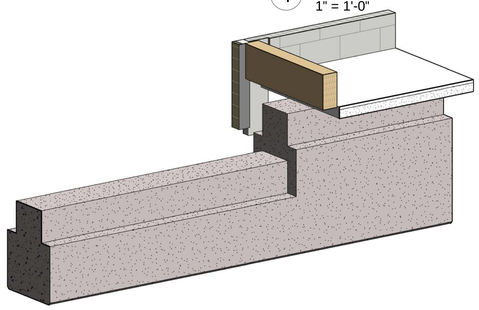


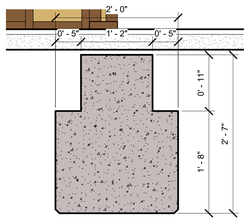
2 DET. BEAM 24IT40
1" = 1'-0"



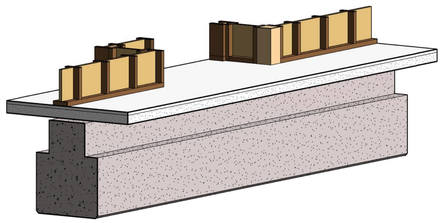
7 TYPE 24IT40



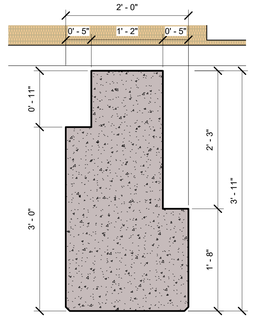
8 BEAM 2 LEVEL "A"



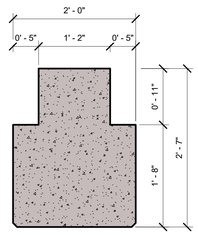
10 DET. BEAM 24IT32
1" = 1'-0"



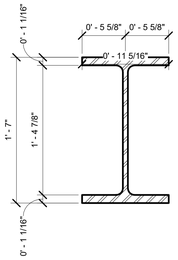
12 TYPE 24IT32



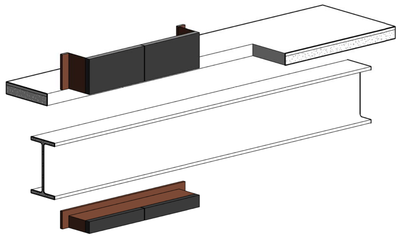
13 "B" A-A
1" = 1'-0"



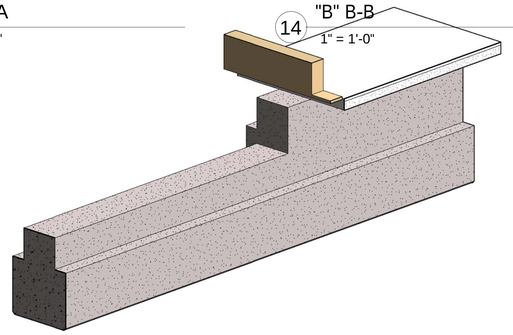
14 "B" B-B
1" = 1'-0"



5 DET. BEAM W460X177
1 1/2" = 1'-0"



9 TYPE W460X177



11 BEAM 2 LEVEL "B"

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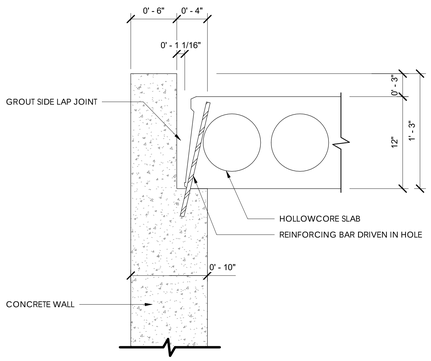
Date	Description

TYPES OF BEAM

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

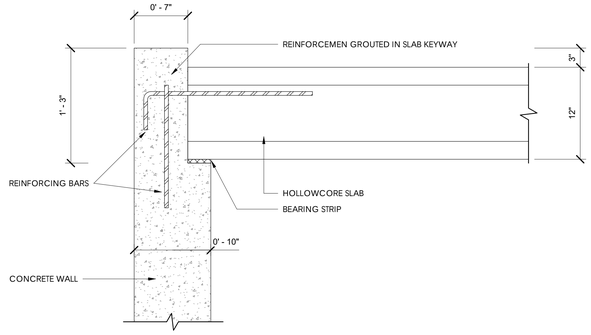
03

14/08/2019 16:48:44



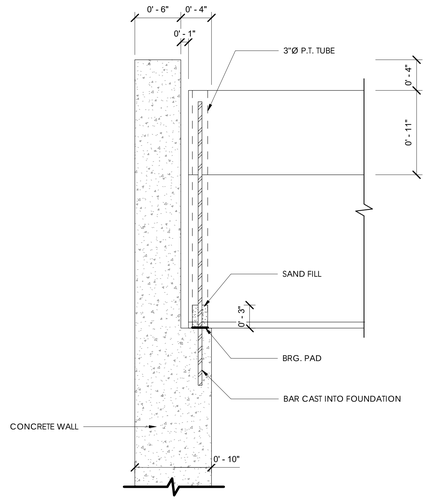
1 DETAIL 1W. SLAB TO BASEMENT WALL RC PARALLEL

1 1/2" = 1'-0"



2 DETAIL 2W. SLAB TO BASEMENT WALL RC

1 1/2" = 1'-0"



3 DETAIL 3W. INVERTED TEE BEAM TO BASEMENT WALL

1 1/2" = 1'-0"

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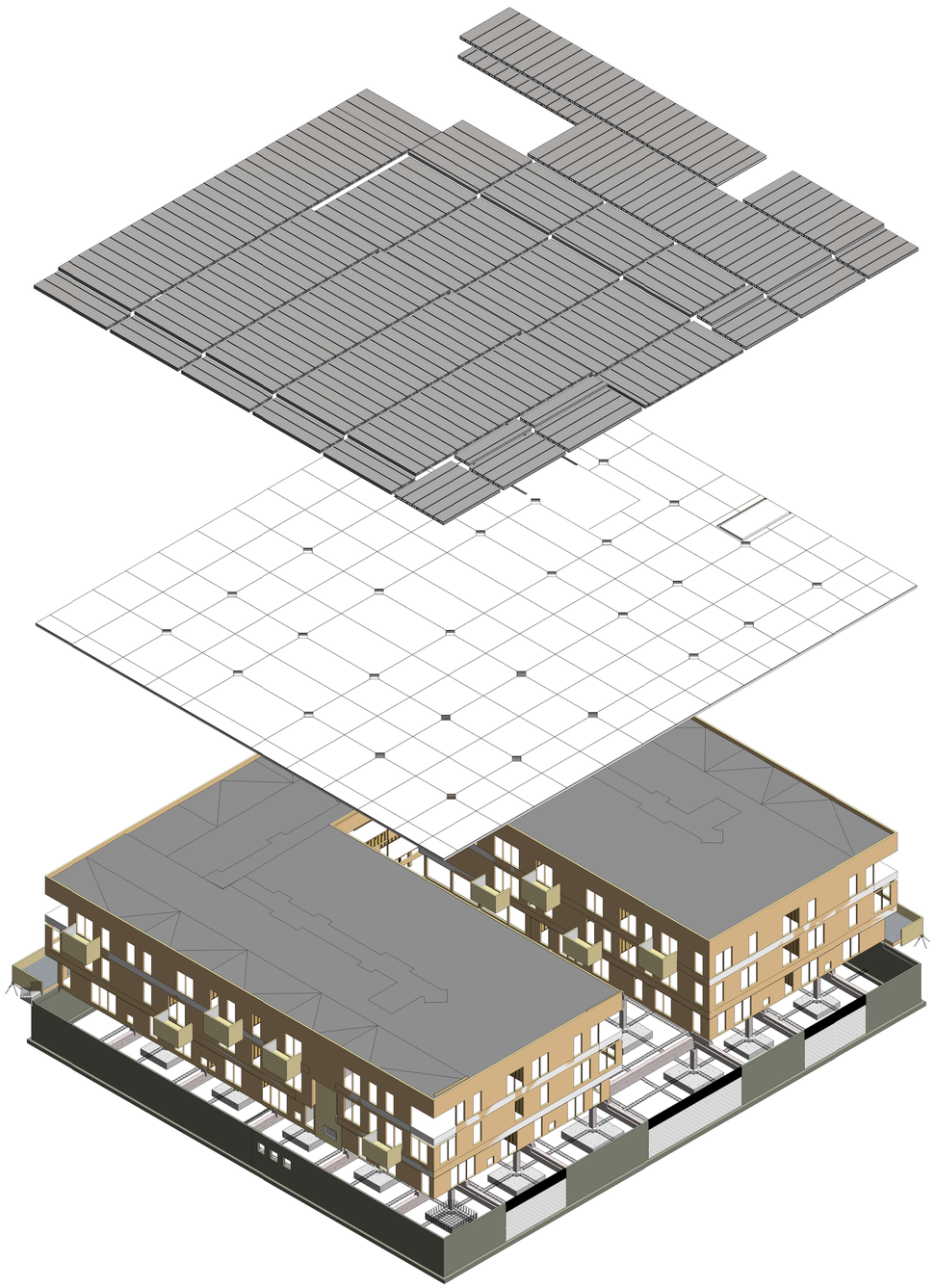
Date	Description

BASEMENT WALL DETAIL

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

04

14/08/2019 16:48:47



HOLLOWCORE SLAB				
COMPLETE OR DEPARTED	HOLLOWCORE TYPE	LENGTH	COUNT	MASS
AL	HEAVY	5' - 4 3/16"	12	4.598 m³
AL	HEAVY	18' - 11 7/16"	3	4.264 m³
AL	HEAVY	18' - 11 3/4"	33	46.345 m³
AL	HEAVY	19' - 0"	6	8.550 m³
AL	HEAVY	19' - 0 1/8"	1	1.426 m³
AL	HEAVY	19' - 0 3/8"	3	4.282 m³
AL	HEAVY	19' - 9"	4	5.925 m³
AL	HEAVY	21' - 9 5/8"	4	6.541 m³
AL	HEAVY	23' - 9"	4	7.125 m³
AL	HEAVY	24' - 8"	22	40.701 m³
AL	HEAVY	24' - 8 9/16"	4	7.415 m³
AL	HEAVY	25' - 11"	127	246.860 m³
AL	HEAVY	26' - 6"	5	9.938 m³
AL	HEAVY	27' - 8 7/16"	1	2.078 m³
AL	HEAVY	27' - 10"	4	8.350 m³
AL	HEAVY	28' - 0"	27	56.701 m³
AL	HEAVY	28' - 6 9/16"	3	6.423 m³
AL/2	HEAVY	18' - 11"	1	0.480 m³
AL/2	HEAVY	18' - 11 7/16"	1	0.384 m³
AL/2	HEAVY	19' - 9"	2	0.951 m³
AL/2	HEAVY	21' - 9 5/8"	1	1.211 m³
AL/2	HEAVY	23' - 9"	2	1.144 m³
AL/2	HEAVY	24' - 8 9/16"	1	0.501 m³
AL/2	HEAVY	25' - 11"	11	6.336 m³
AL/2	HEAVY	26' - 6"	1	0.511 m³
AL/2	HEAVY	27' - 10"	2	1.340 m³
AL/2	HEAVY	28' - 0"	2	2.120 m³
				482.498 m³

FOUNDATION					
TYPE	LONG	WIDTH	HEIGHT	COUNT	MASS
FT90a	9' - 0"	9' - 0"	1' - 8"	2	7.65 m³
FT90b	9' - 0"	9' - 0"	1' - 8"	3	11.47 m³
FT96a	9' - 6"	9' - 6"	1' - 8"	1	4.26 m³
FT96b	9' - 6"	9' - 6"	1' - 8"	3	12.78 m³
FT100	10' - 0"	10' - 0"	2' - 1"	5	29.50 m³
FT106	10' - 6"	10' - 6"	2' - 3"	1	7.02 m³
FT110a				8	65.25 m³
FT110b	11' - 0"	11' - 0"	2' - 3"	2	15.42 m³
FT116	11' - 6"	11' - 6"	2' - 1"	4	31.21 m³
					184.55 m³

STRUCTURAL COLUMN		
POSITION	HEIGHT	MASS
	8' - 4 7/8"	0.15 m³
	8' - 4 7/8"	0.15 m³
	8' - 4 7/8"	0.15 m³
A1	11' - 0"	0.55 m³
A2	11' - 0"	0.55 m³
A3	11' - 0"	0.55 m³
A4	11' - 0"	0.55 m³
A5	11' - 0"	0.59 m³
B2	11' - 0"	0.62 m³
B3	11' - 0"	0.65 m³
B4	11' - 0"	0.65 m³
B5	11' - 0"	0.65 m³
C1	11' - 0"	0.59 m³
C2	11' - 0"	0.59 m³
C3	11' - 0"	0.59 m³
C4	11' - 0"	0.59 m³
C5	11' - 0"	0.62 m³
D1	11' - 0"	0.59 m³
D2	11' - 0"	0.59 m³
D3	11' - 0"	0.59 m³
D4	11' - 0"	0.59 m³
D5	11' - 0"	0.62 m³
F1	10' - 4"	0.55 m³
F2	10' - 4"	0.55 m³
F3	10' - 4"	0.55 m³
F4	10' - 4"	0.55 m³
F5	10' - 4"	0.58 m³
G1	11' - 0"	0.59 m³
G2	11' - 0"	0.59 m³
G3	11' - 0"	0.59 m³
G4	11' - 0"	0.59 m³
G5	11' - 0"	0.62 m³
		17.49 m³

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Date	Description

ISOMETRIC DECOMPOSED

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

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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	40 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_{+} INTERNAL $_{net}$ PRESSURE	C_{-} INTERNAL $_{net}$ PRESURE
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

DESIGN WIND PRESSURES P_{net}

AREA	P_{+} INTERNAL $_{net}$ PRESSURE	P_{-} INTERNAL $_{net}$ PRESURE
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
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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Date	Description
07.08.2019	Footing and Foundation Plan Permit

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

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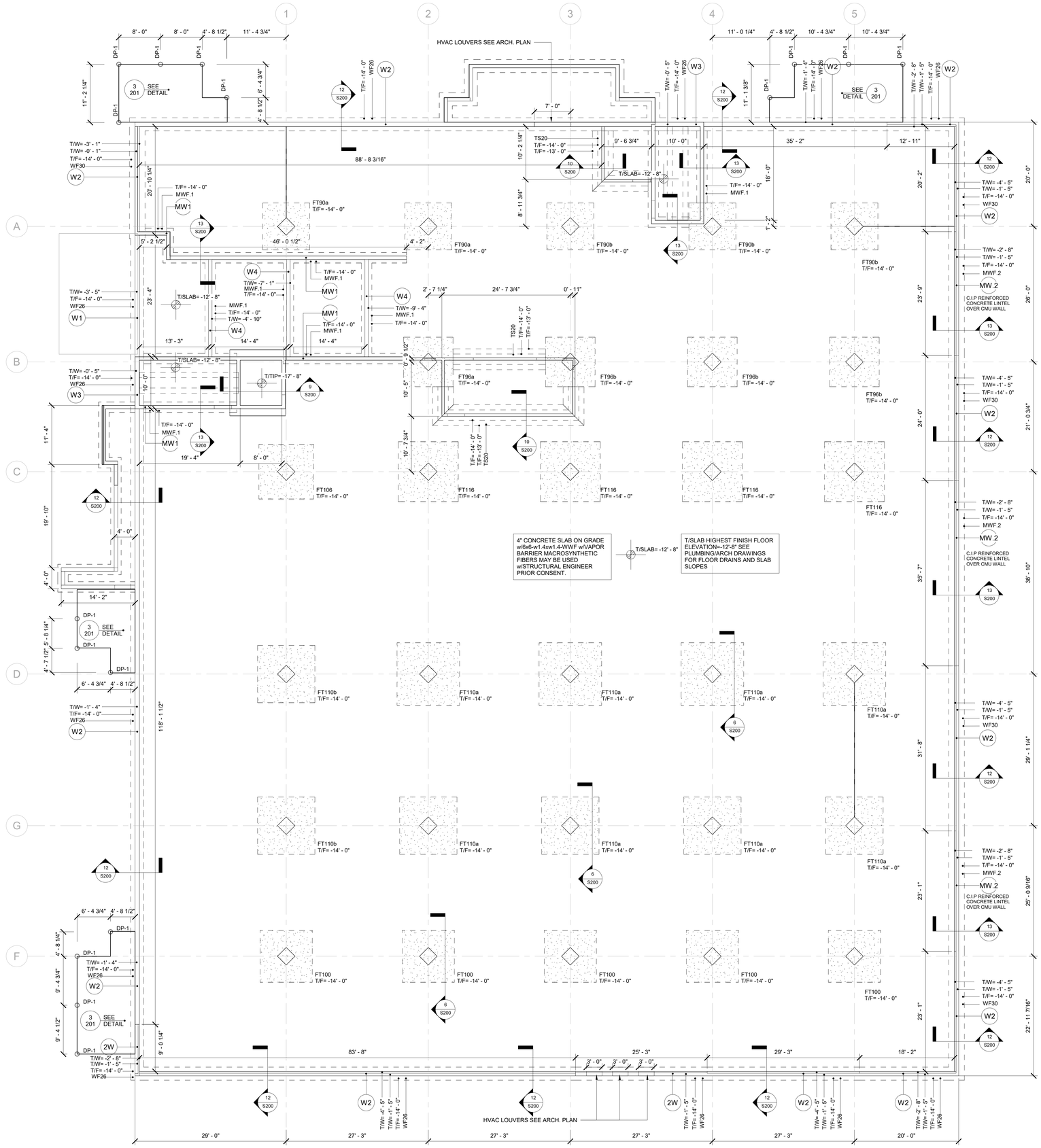

MASONRY WALL REINFORCING SCHEDULE

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

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 LARGE OF 24" OR 40 BAR DIA. PAST EDGE OF 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 FOOTINF 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 FOOTINF 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	#5's AT 12" BOTTOM FACE
WF30	3' - 0"	1' - 2"	(3)-#5	#5's AT 12" BOTTOM FACE

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 FOOTINF 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

MARK	DIMENSIONS			BOTTOM REINFORCING		COLUMNS
	W	L	D	LONG	SHORT	
FT90a	9'-0"	9'-0"	1'-8"	(10)-#7	(10)-#7	A1 A2
FT90b	9'-0"	9'-0"	1'-8"	(10)-#8	(10)-#8	A3 A4 A5
FT96a	9'-6"	9'-6"	1'-8"	(10)-#7	(10)-#7	B2
FT96b	9'-6"	9'-6"	1'-8"	(10)-#8	(10)-#8	B3 B4 B5
FT100	10'-0"	10'-0"	2'-1"	(11)-#8	(11)-#8	F1 F2 F3 F4 F5
FT106	10'-6"	10'-6"	2'-3"	(11)-#8	(11)-#8	C1
FT110a	11'-0"	11'-0"	2'-1"	(12)-#8	(12)-#8	G2 G3 G4 G5
FT110b	11'-0"	11'-0"	2'-3"	(12)-#8	(12)-#8	D1 G1
FT116	11'-6"	11'-6"	2'-1"	(12)-#8	(12)-#8	C2 C3 C4 C5
FT120	12'-0"	12'-0"	2'-3"	(13)-#8	(13)-#8	D2 D3 D4 D5

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 FOOTINF 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	10"	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	10"	6#'s AT 12"o.c.	5#'s AT 12"o.c.	inside face
W4	CONCRETE	8"	4#'s AT 12"o.c.	3#'s AT 12"o.c.	centered in wall thickness

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

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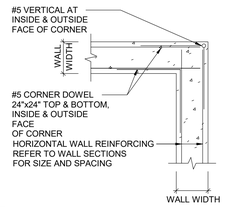
Date	Description
07.08.2019	Footing and Foundation Plan Permit
08.15.2019	75% CD Set

FOUNDATION PLAN

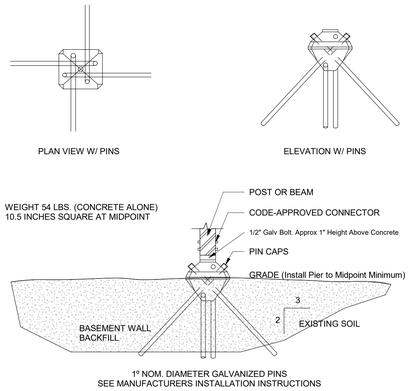
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S100

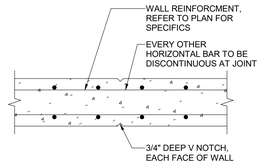
14/08/2019 16:49:15



1 S200 CORNER REINF.

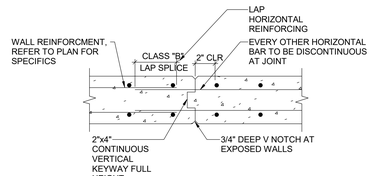


2 S200 DIAMOND PIER DP-50



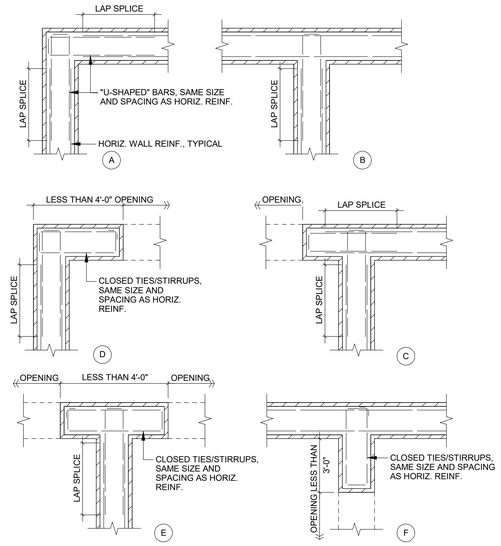
NOTES:
1. TOP AND BOTTOM WALL BARS ARE TO EXTEND THROUGH JOINT.
2. CONTROL JOINT SPACING SHALL BE 25'-0" MAXIMUM.

3 S200 WALL CONTROL JOINT

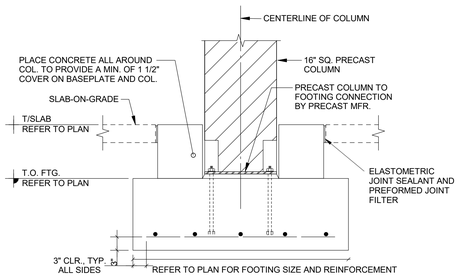


NOTES:
1. TOP AND BOTTOM BARS ARE TO EXTEND THROUGH JOINT.
2. PROVIDE AT END OF EACH WALL POUR.

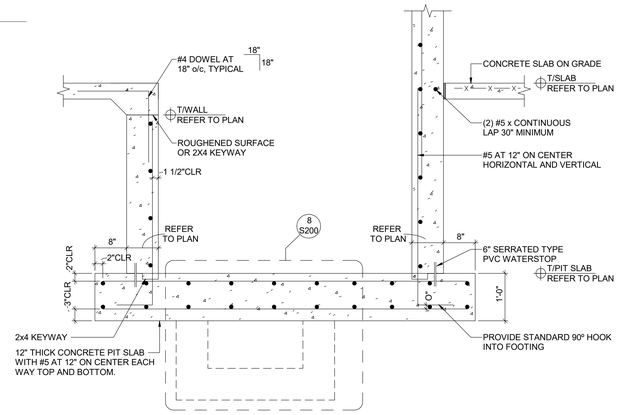
4 S200 WALL CONSTRUCTION JOINT



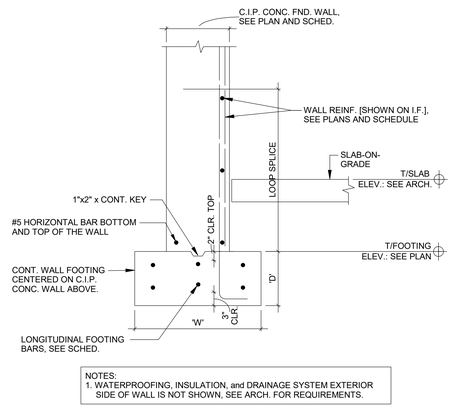
5 S200 MASONRY WALL - REINF.DETAILS



6 S200 PRECAST COLUMN ON CONCRETE FOOTING

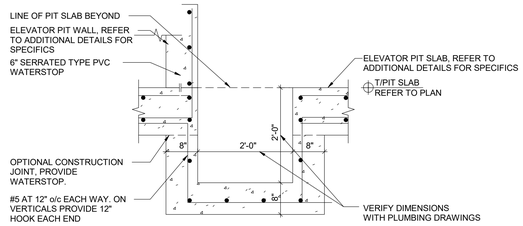


7 S200 ELEVATOR PIT SECTION



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

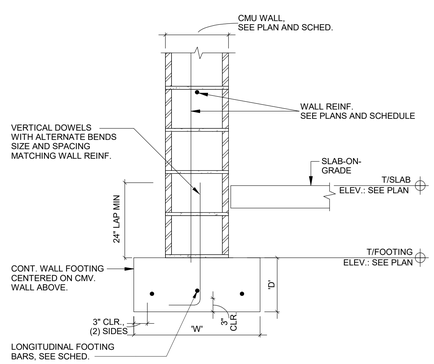
12 S200 CONCRETE WALL ON FOOTING



8 S200 ELEVATOR PIT SUMP CROCK

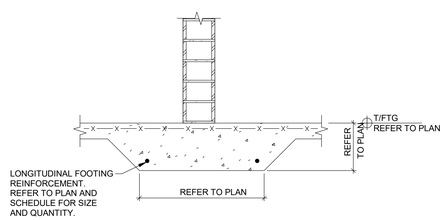
NOTES:
1. ADDED REINFORCEMENT AS SHOWN SHALL BE PROVIDED FOR ALL OPENINGS 12" DIAMETER OR 12" SQUARE AND LARGER IN SIZE, UNLESS DETAILED ELSEWHERE.
2. SPACE ADDED BARS AS CLOSE AS PERMISSIBLE BY CODE FOR THE REQUIRED BAR SIZE.
3. VERIFY SIZE AND LOCATION OF OPENINGS WITH TRADE OR SUBCONTRACTOR WHICH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

9 S200 REINFORCEMENT AROUND CONCRETE WALL OPENING

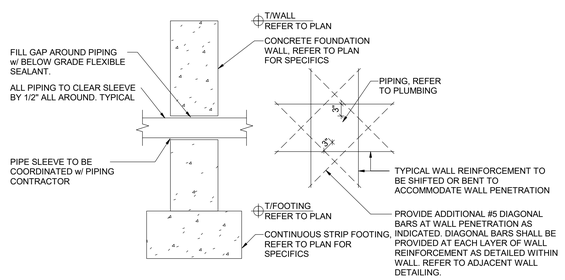


NOTES:
1. WATERPROOFING, INSULATION, and DRAINAGE SYSTEM EXTERIOR SIDE OF WALL IS NOT SHOWN, SEE ARCH. FOR REQUIREMENTS.

13 S200 CMU WALL ON FOOTING



10 S200 INTERIOR STUD WALL ON THICKENED SLAB



11 S200 PIPE PENETRATION AT FOUNDATION WALL

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Date	Description
07.08.2019	Footing and Foundation Plan Permit
08.15.2019	75% CD Set

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

S200

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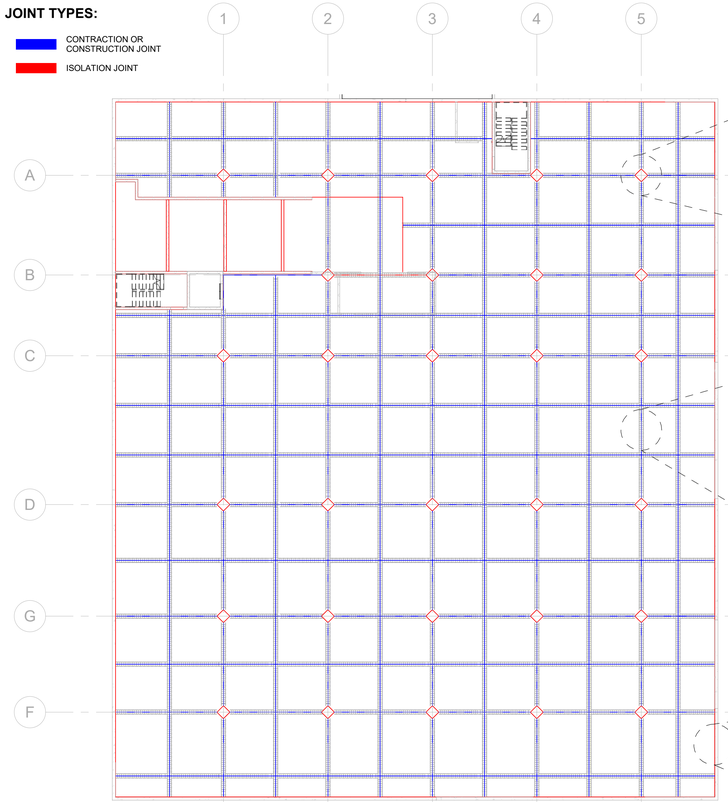
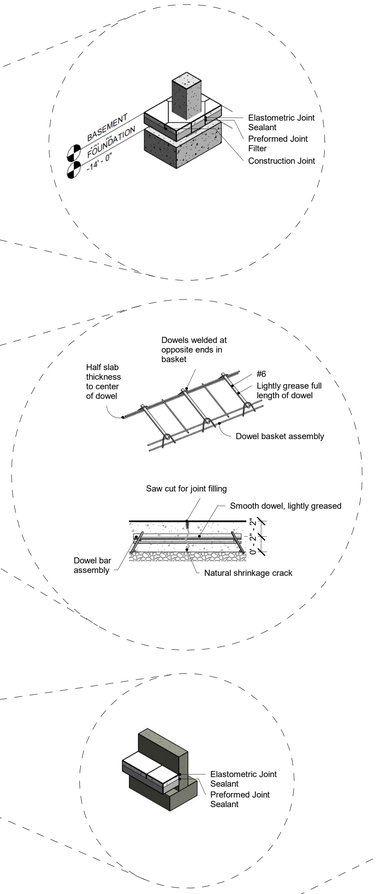
JOINT TYPES:

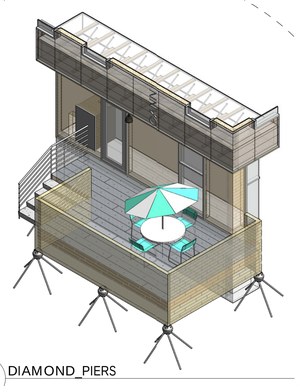
CONTRACTION OR CONSTRUCTION JOINT

ISOLATION JOINT

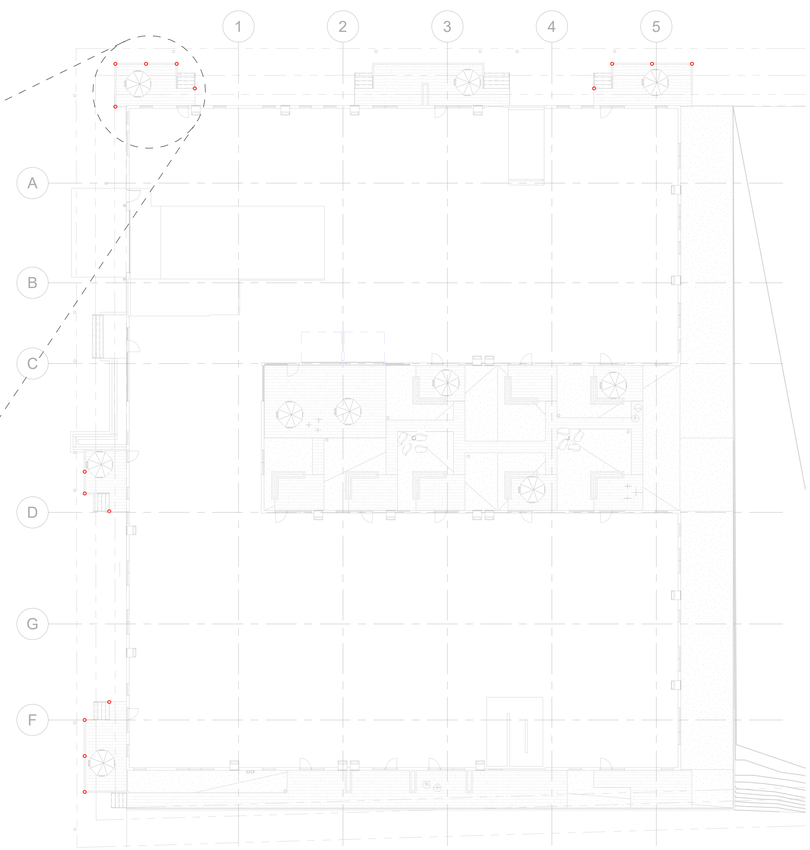




1 S201 SLAB ON GROUND JOINTS



3 S201 DIAMOND_PIERS



2 S201 DIAMOND PIERS

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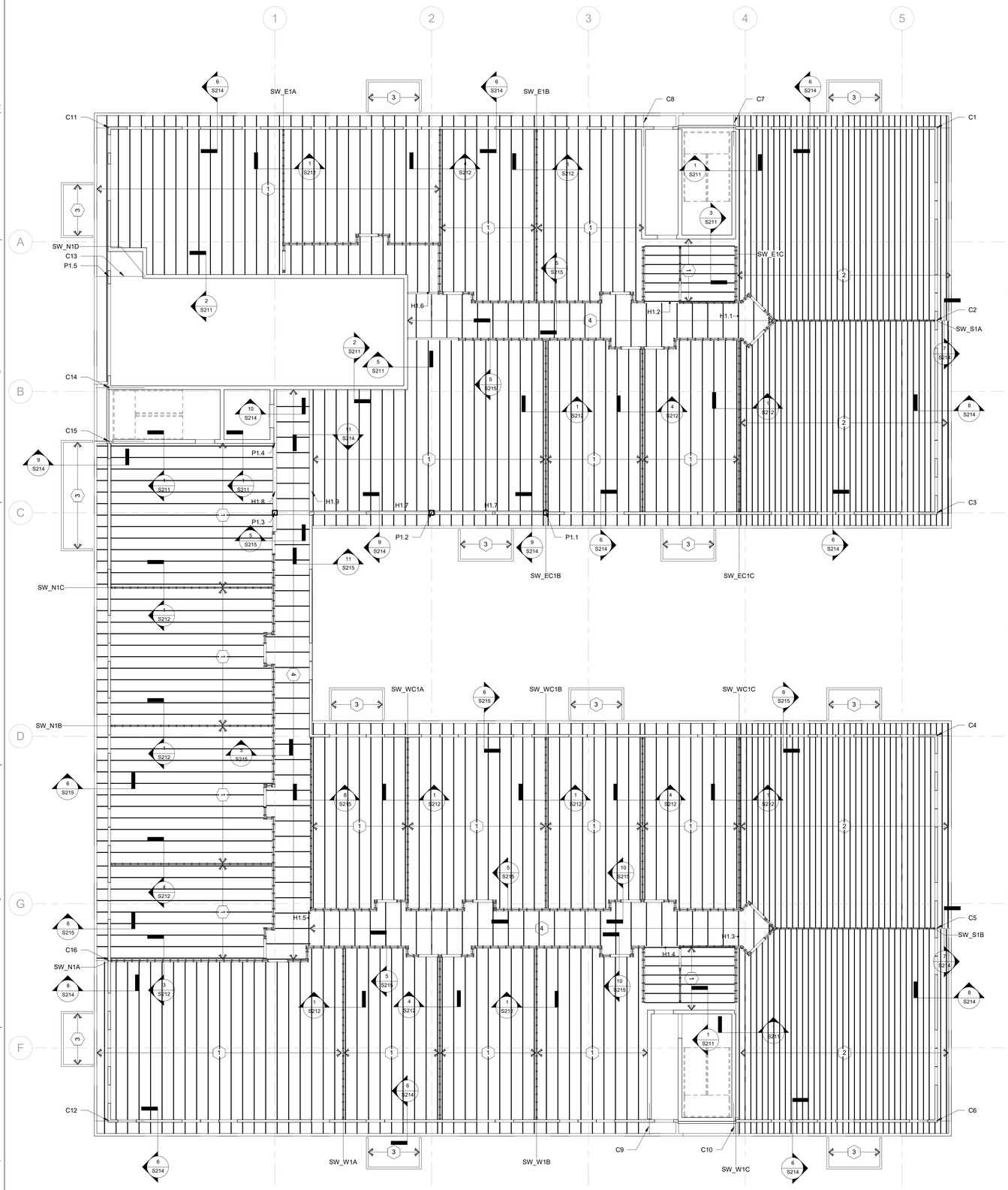
Date	Description
07.08.2019	Footing and Foundation Plan Permit

STRUCTURAL DETAILS rev01

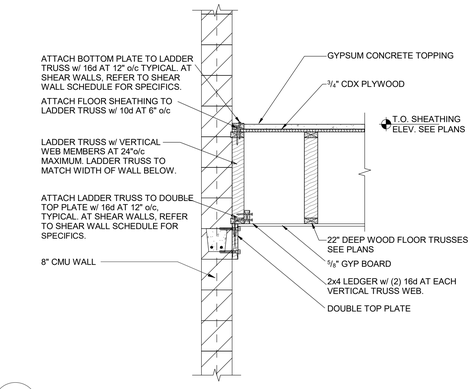
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S201

14/08/2019 16:49:47



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

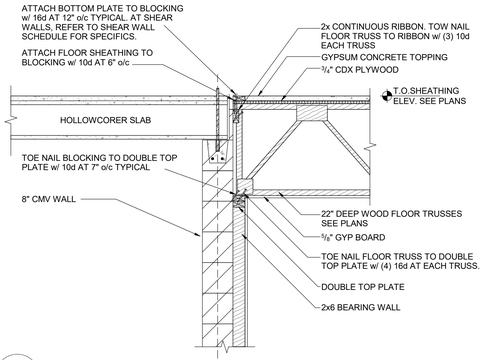


1 S211 FLOOR FRAMING PARALLEL TO CMU WALL

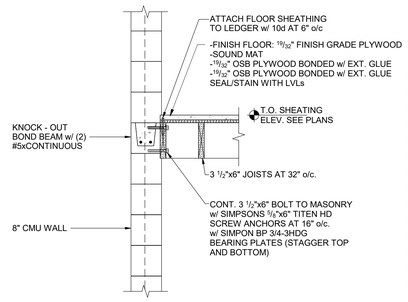
WOOD FLOOR PLAN KEYED NOTES:

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.

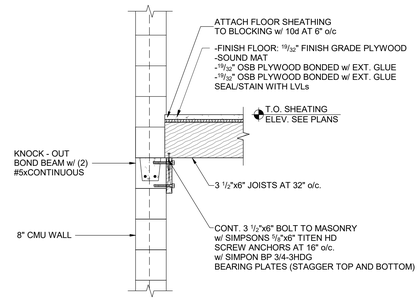
"SEE HEADER/POST SCHEDULE IN S216 SHEET"
"SEE SHEAR WALL SCHEDULE IN S216 SHEET"



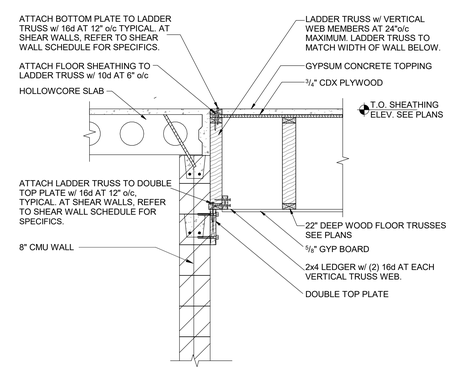
2 S211 FLOOR FRAMING/HOLLOWCORE SLAB



3 S211 CORRIDOR JOISTS PARALLEL TO CMU WALL



4 S211 CORRIDOR JOISTS BEARING ON CMU WALL



5 S211 FLOOR FRAMING/HOLLOWCORE. SLAB

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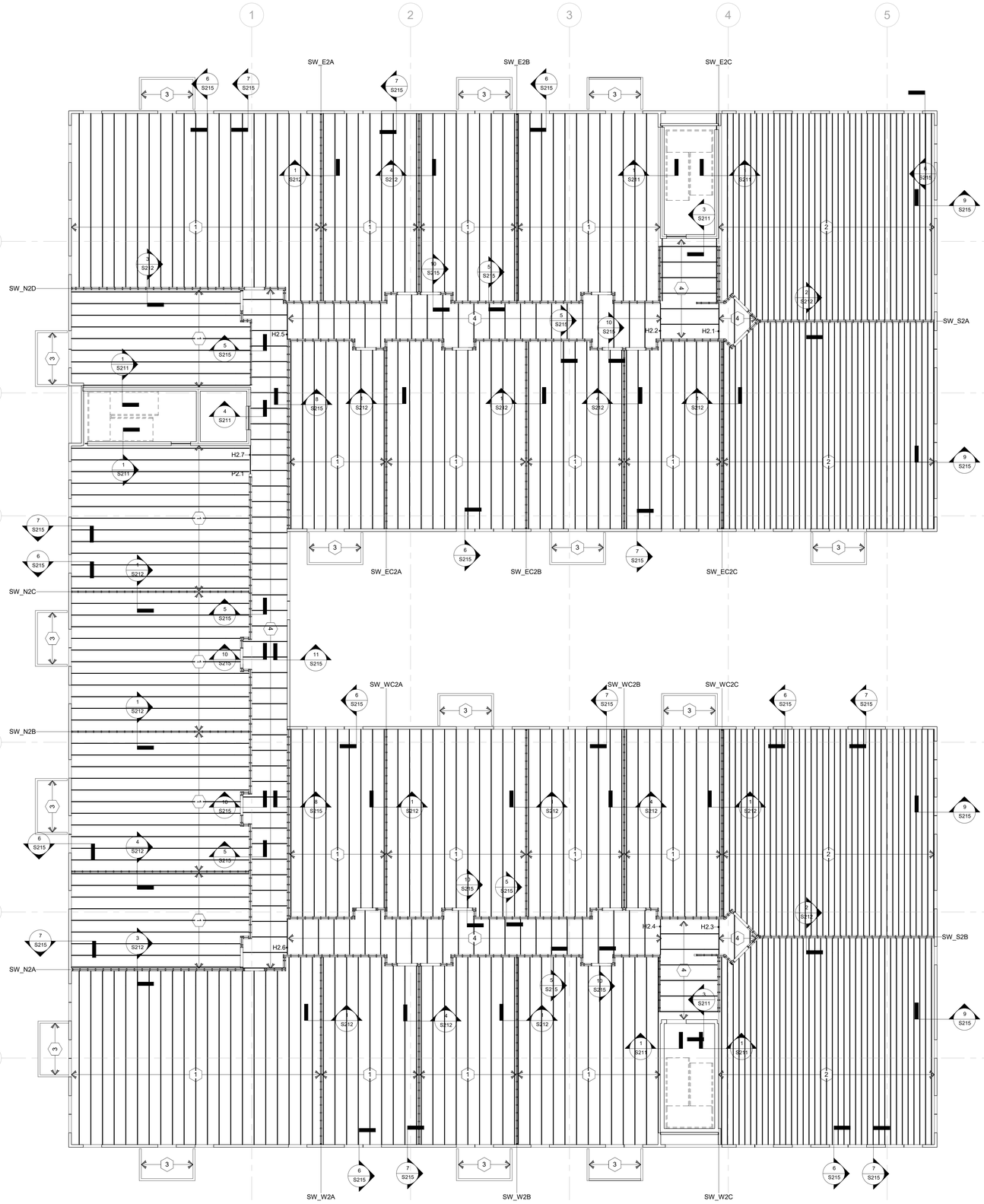
Date	Description
08.15.2019	75% CD Set

FRAMING PLAN - 2ND FLOOR

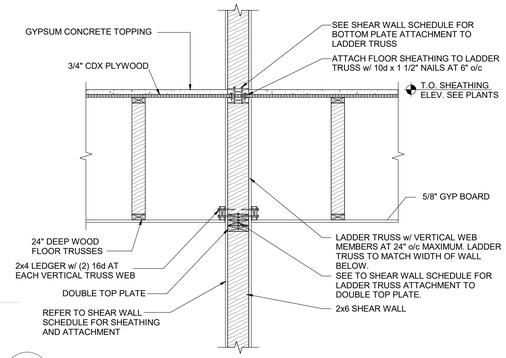
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S211

14/08/2019 16:50:18



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

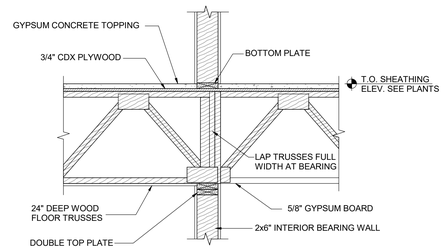


1 S212 FLOOR FRAMING. INTERIOR SHEAR WALL

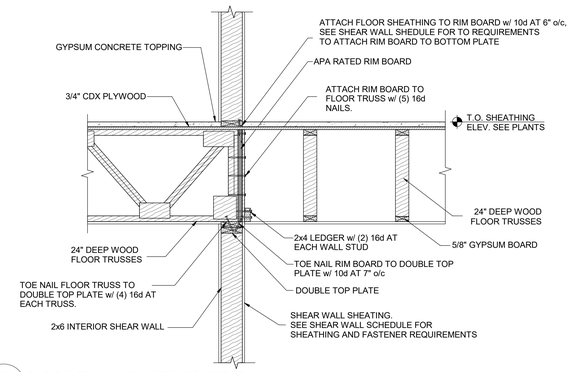
WOOD FLOOR PLAN KEYED NOTES:

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.

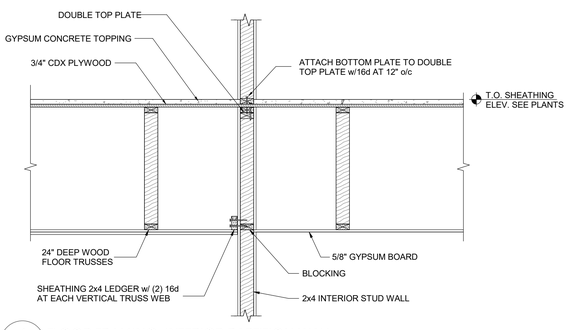
"SEE HEADER/POST SCHEDULE IN S216 SHEET"
"SEE SHEAR WALL SCHEDULE IN S216 SHEET"



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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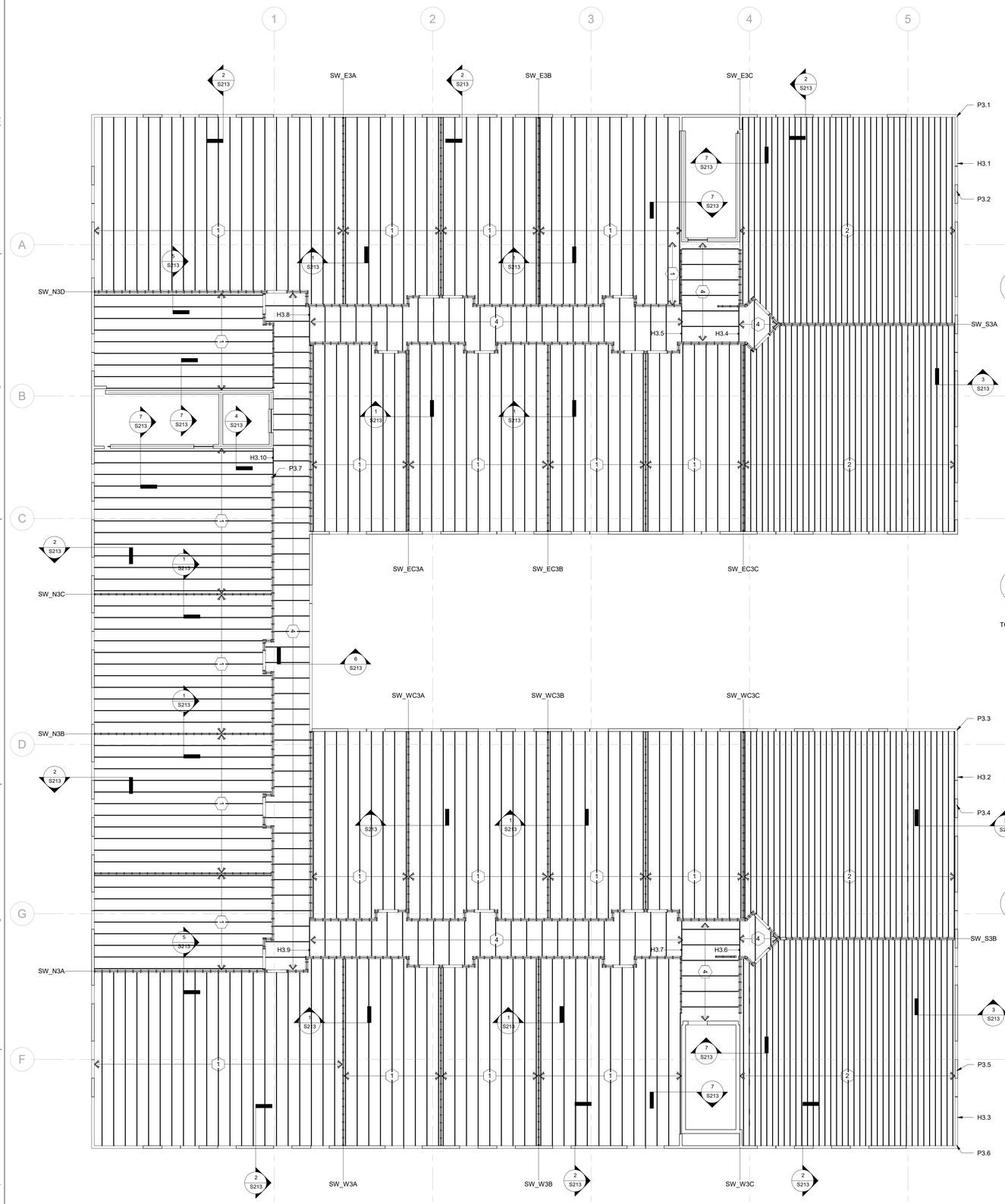
Date	Description
08.15.2019	75% CD Set

FRAMING PLAN - 3RD FLOOR

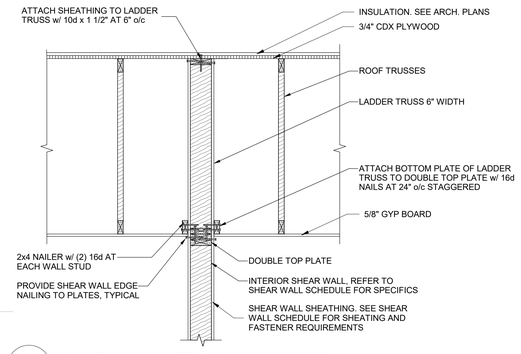
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S212

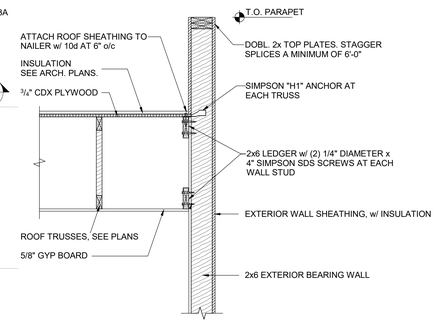
14/08/2019 16:50:45



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

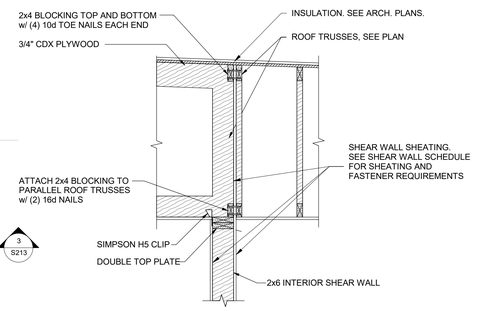


1 S213 ROOF FRAMING. INTERIOR BEARING WALL

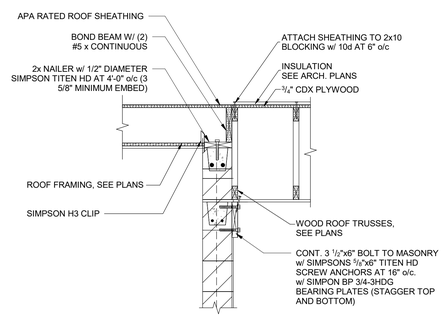


3 S213 ROOF FRAMING. EXTERIOR BEARING WALL

TOE NAILS EACH END



5 S213 ROOF FRAMING. INTERIOR SHEAR WALL

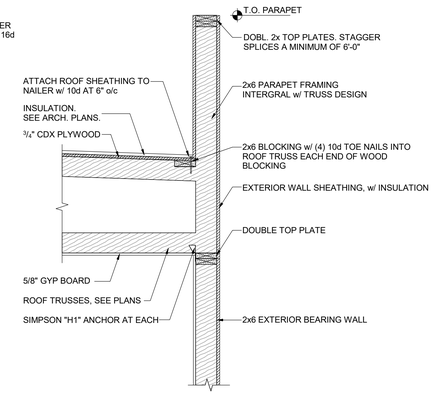


7 S213 ROOF FRAMING. CMU STAIR WALL

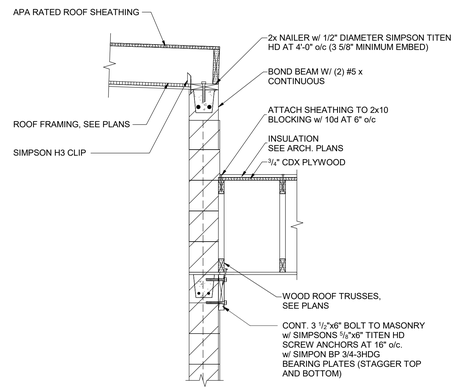
WOOD FLOOR PLAN KEYED NOTES:

1. VARIABLE DEPTH PARALLEL CHORD FLOOR TRUSSES AT 24" o/c.
2. VARIABLE DEPTH 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.

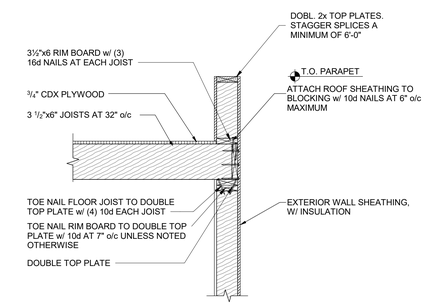
"SEE HEADER/POST SCHEDULE IN S216 SHEET"
"SEE SHEAR WALL SCHEDULE IN S216 SHEET"



2 S213 ROOF FRAMING. EXTERIOR BEARING WALL



4 S213 ROOF FRAMING. CMU WALL



6 S213 ROOF FRAMING. JOISTS ON EXTERIOR BEARING WALL

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

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

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Structural Engineer: Structural Engineering
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Ennovation Engineering Services Incorporated
Structural Engineer: Structural Engineering
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Hovland's Heating · Ventilation · Air Conditioning
Comfort for a lifetime.
Mechanical Engineer: HOVLAND'S HVAC
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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

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

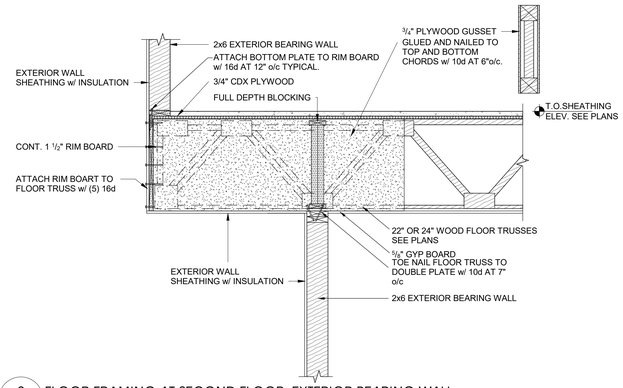
Date	Description
08.15.2019	75% CD Set

FRAMING PLAN - ROOF

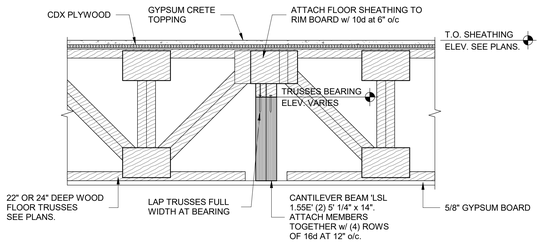
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S213

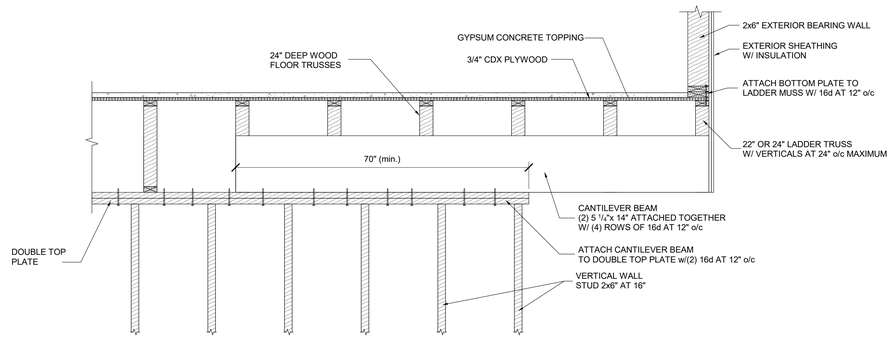
14/08/2019 16:50:53



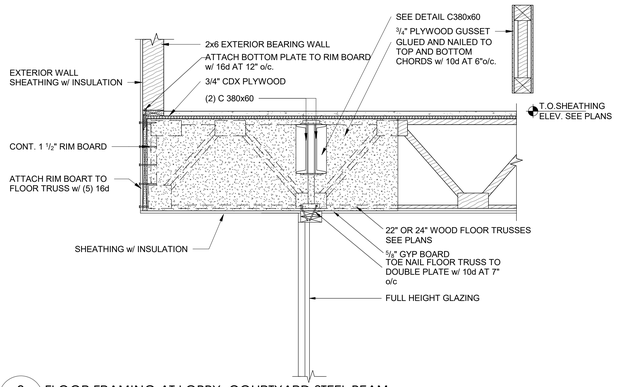
6 S214 FLOOR FRAMING AT SECOND FLOOR. EXTERIOR BEARING WALL



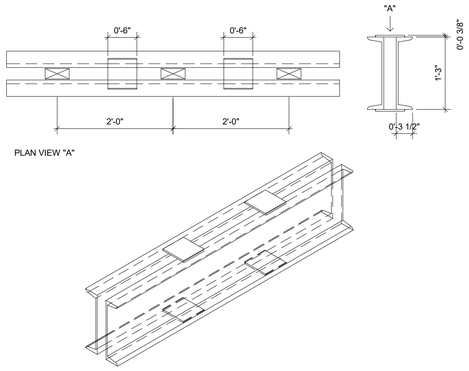
7 S214 CANTILEVER. SECTION



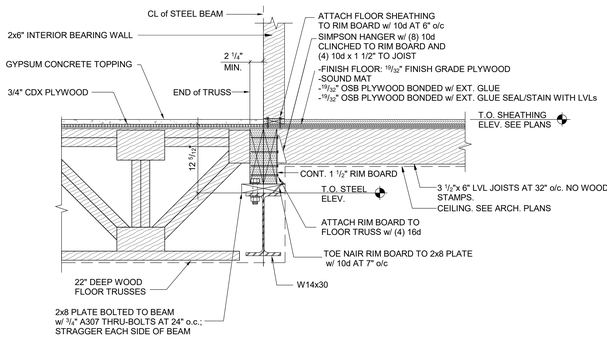
8 S214 CANTILEVER. LATERAL VIEW



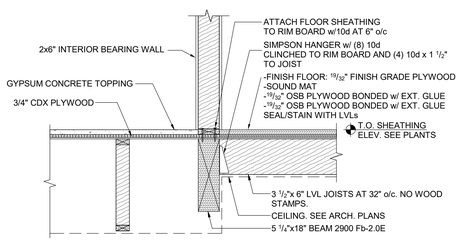
9 S214 FLOOR FRAMING AT LOBBY. COURTYARD STEEL BEAM



C380x60 DETAIL



10 S214 FLOOR FRAMING AT LOBBY. CORRIDOR STEEL BEAM



11 S214 FLOOR FRAMING AT LOBBY. INTERIOR BEARING WALL

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

Architect: OpeningDesign
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Ennovation Engineering Services Incorporated
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Hovland's Heating · Ventilation · Air Conditioning Comfort for a lifetime.
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Plumbing Engineer: TAILORED ENGINEERING
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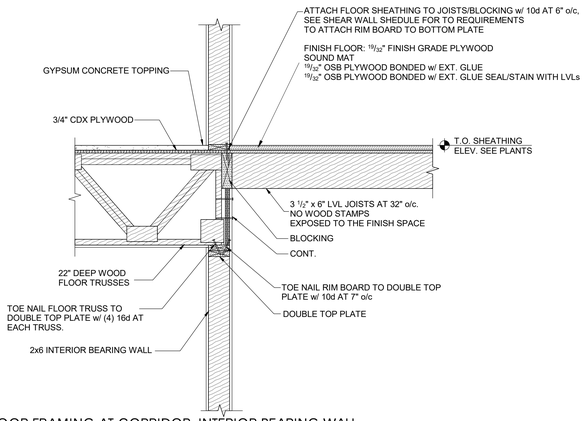
bnovak@tailoredeng.com | 608.209.7500

Date	Description
08.15.2019	75% CD Set

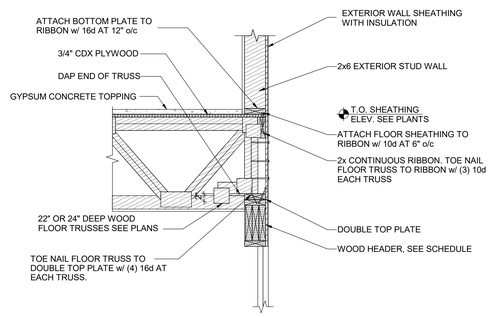
STRUCTURAL DETAILS
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

S214

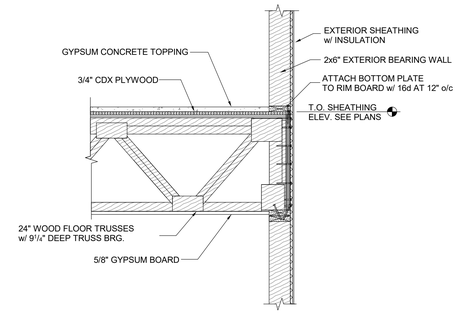
14/08/2019 16:50:59



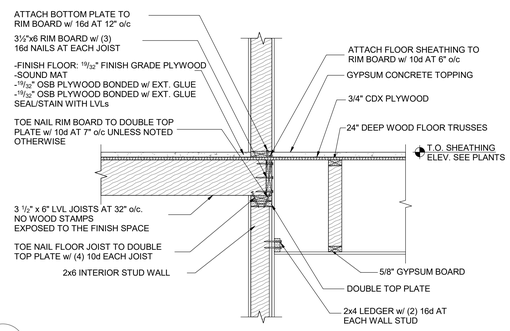
5 S215 FLOOR FRAMING AT CORRIDOR. INTERIOR BEARING WALL



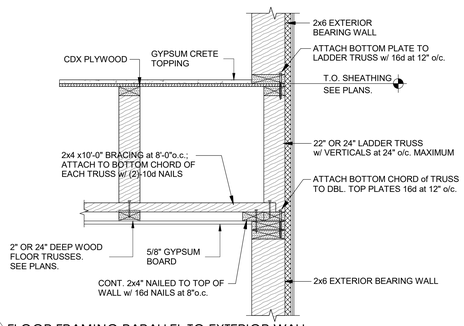
6 S215 FLOOR FRAMING AT EXTERIOR WALL BEARING ON HEADER



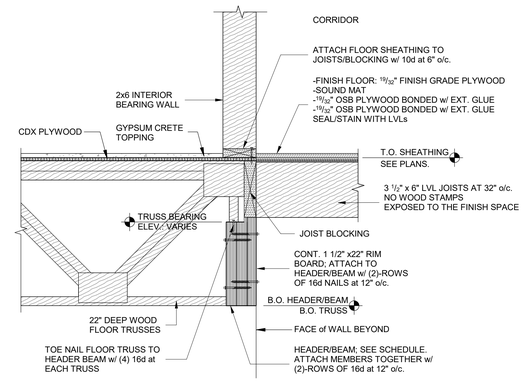
7 S215 FLOOR FRAMING AT EXTERIOR BEARING WALL



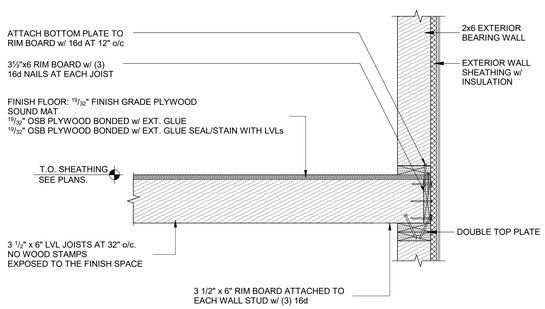
8 S215 FLOOR FRAMING AT CORRIDOR. PLATFORM FRAMING AT INTERIOR BEARING WALL



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

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

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316 W Washington Ave | Suite 675
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ryan@openingdesign.com | 773.425.6456

General Contractor: ROYAL CONSTRUCTION
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Civil Engineer: CEDAR CORPORATION
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Structural Engineer: Structural Engineering
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Structural Engineer: Structural Engineering
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Mechanical Engineer: HOVLAND'S HVAC
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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

Date	Description
08.15.2019	75% CD Set

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

S215

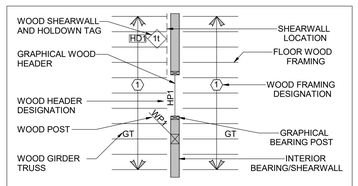
14/08/2019 17:02:00

WOOD SHEAR WALL SCHEDULE

Shear wall ID	Sheathing material	Panel thickness (in)	Blocking	Minimum fastener penetration in framing member or blocking (in)	Fastener type and size	Panel edge fastener spacing (in)	Nominal unit shear capacity v_n (plf)	Hold-down anchor capacity (kip)	Number of bolts (1 in diameter, 4 inch embedment depth)	Bolt spacing (in)	Bottom plate attachment (foundation): Bottom plate attachment (floor to floor)
SW_N3A	Wood structural panels – sheathing	3/8	YES	1-3/8	8d	4	840	2	-	-	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	-	-	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	-	-	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	-	-	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	-	-	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	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	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	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	-	-	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	-	-	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	-	-	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	-	-	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	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	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	-	-	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	-	-	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	-	-	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	-	-	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	-	-	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	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	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	-	-	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	-	-	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	-	-	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	-	-	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	-	-	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	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	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	-	-	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	-	-	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	-	-	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	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	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	-	-	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	-	-	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	-	-	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	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	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 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. TYPICAL.
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 HEADER/POST SCHEDULE

MARK	MATERIAL	WIDTH (in)	DEPTH (in)	BEARING	REMARKS
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	3.5	7.25	2x6 stud	Bearing stud width will match wall studs width.
H3.10	LVL	3.5	14	P3.7/CMU wall	Notched in CMU wall
H2.1 to H2.6	LVL	3.5	7.25	2x6 stud	Bearing stud width will match wall studs width.
H2.7	LVL	3.5	14	P3.7/CMU wall	Notched in CMU wall
H1.1 to H1.6	LVL	3.5	7.25	2x6 stud	Bearing stud width will match wall studs width.
H1.7	ASTM A992 steel	(2) C15x50	15	P1.1, P1.2, P1.3	
H1.8	ASTM A992 steel	W14x30	13.8	P1.3, P1.4	
H1.9	LVL	5.25	18	H17, bearing wall	
Facade headers (span < 3.5 feet)	LSL	<3.5	11.875	PFH	
Interior headers (span < 4.0 feet)	LSL	4	16	PIH	
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, C9, C10, C15	LVL	3.5	14	CMU wall	Bolted to masonry
C11, C12	LVL	5.25	14	facade bearing walls	
C13	LVL	5.25	18	SW_N2D shear wall	At shear wall bottom
C14	LVL	3.5	18	CMU wall	Bolted to masonry
C16	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	HSS7x7x3/16			
P1.5	A500 Rect. HSS Grade B	HSS8x8x3/16			
PFH	A500 Rect. HSS Grade B	4	6		Facade header supports (span<3.5 feet)
PIH	A500 Rect. HSS Grade B	4	6		Interior header supports (span<4 feet)

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Date	Description
08.15.2019	75% CD Set

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

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