

Applicable Codes:	General: • Residential Dwelling Code BC 2015 • WI Commercial Building Code SPS 362 Existing: • WI Residential Existing Building Code 2015 • WI Commercial Building Code SPS 364 Energy Conservation: • WI Residential Energy Conservation Code 2015 • WI Commercial Building Code SPS 365 Plumbing: • WI Commercial Building Code SPS 381-387 Mechanical: • WI Commercial HVAC Code 2015 • WI Commercial Building Code SPS 364 Electrical: • Electrical Code NFCC 2017 Fire: • Fire/Life Safety Code 2009 NFPA-1 • WI Commercial Building Code SPS 314 & 330 Accessories: • ANSI Standard A117.1-2009-for Accessibility Fuel Gas: • International Fuel Gas Code 2015 • WI Commercial Building Code Chapter 365
Sprinklers (Section 903): Automatic Sprinkler Systems: Chapter 5 Classification of Work:	Yes, NFPA 13 Sprinkler throughout project (R-2)
Chapter 3 Use and Occupancy Classification:	New
Chapter 4 Special Detailed Requirements Based on Use and Occupancy:	Section 420 Groups R-2 • fire partitions in accordance with Section 708 • horizontal assemblies in accordance with Section 711.
Section 602 Construction Classes:	Type-VB
Total Sx4-A Allowable Number Of Stories Above Grade Plane:	R-2 (sprinklered): • Actual: 3 • Allowable: 3 S-2 (sprinklered): • Actual: 1 Allowable: 2
604.2 Allowable Area Determination & S-2.3 Frontage Increase:	Facing North: • 174sf (60ft to R.O.W) Facing East: • 174sf (60ft to R.O.W) Facing South: • 174sf (60ft to P.L.) • 331sf (117ft to P.L.) Facing West: • 371sf (61ft to P.L.) Total: • 145sf (131ft to P.L.) For R-2: • Allowable area per floor: 23.082sf (w/ Frontage Increase) • 1st Floor:20.889sf • 2nd Floor:22.875sf • Total:43.764sf • Total allowable area:69.244sf For S-2: • Type IB (314.000 w/o Frontage Increase) • Actual: 29.041sf
508.3 Nonseparated Occupancies:	
508.4 Separated Occupancies:	Yes
508.4.9999@ Beneath Group R	2hr floor separation between R-2 and S-2
Table 402 Fire-resistance Requirements for Exterior Walls Based On Fire Separation Distance:	For Type VB: Structural Frame: 0 hr Bearing Walls-exterior: 0 hr Non-Bearing Walls-exterior: Fire Separation Distance: Front X = Sc = 1 hr 5 x Sc = 5 hr X = 30 = 0 hr Non-Bearing Walls-interior: 0 hr Floor Construction: 0 hr Roof Construction: 0 hr For Type IB: Structural Frame: 2 hr Bearing Walls-exterior: 2 hr Non-Bearing Walls-exterior: Fire Separation Distance: Front X = Sc = 1 hr 5 x Sc = 5 hr 10 x Sc = 10 hr Non-Bearing Walls-interior: 0 hr Floor Construction: 2 hr Roof Construction: 1.5 hr
708.3 Fire-Resistance Rating:	Corridors: 1/2hr rated Between Dwelling Units: 1/2hr rated
711.2.4.3 Dwelling Units and Sleeping Units:	Between Dwelling Units: 1/2hr rated
Section 1020 Corridors:	Corridors: 1/2hr rated
1020.2.1 Egress Distance:	For R-2: 250 (w/sprinkler) For S-2: 400 (w/sprinkler)
1020.4 Dead Ends:	Type 2A: • Maximum floor area per unit of A: 3,000sf • Maximum floor area for extinguisher: 11,250sf • Maximum distance to extinguisher: 75ft • Hazard classification: Ordinary (Low)
2902.1 Minimum Number of Fixtures:	Classification & Occupancy: — R-2: • Water Closets: 1 per dwelling • (Required/Provided) 7/8 • Lavatories: 1 per dwelling • (Required/Provided) 7/8/88 — A-2 (144 occupants): • Water Closets: 1 per 75 • Women: 29 • Men: 29 • Lavatories: 1 per 75 • Women: 29 • Men: 29 — S-2 (128 occupants): • Water Closets: 1 per 100 • Women: 1 • Men: 1 • Lavatories: 1 per 100 • Women: 64 • Men: 64 — A-2 & S-2 Combined: • Water Closets: 1 per 100 • Women: 1 • Men: 1 • Lavatories: 1 per 100 • Women: 64 • Men: 1

CANNERY TRAIL RESIDENCES

1750 N OXFORD AVE. - EAU CLAIRE, WI



From Oxford Avenue - Looking Northwest



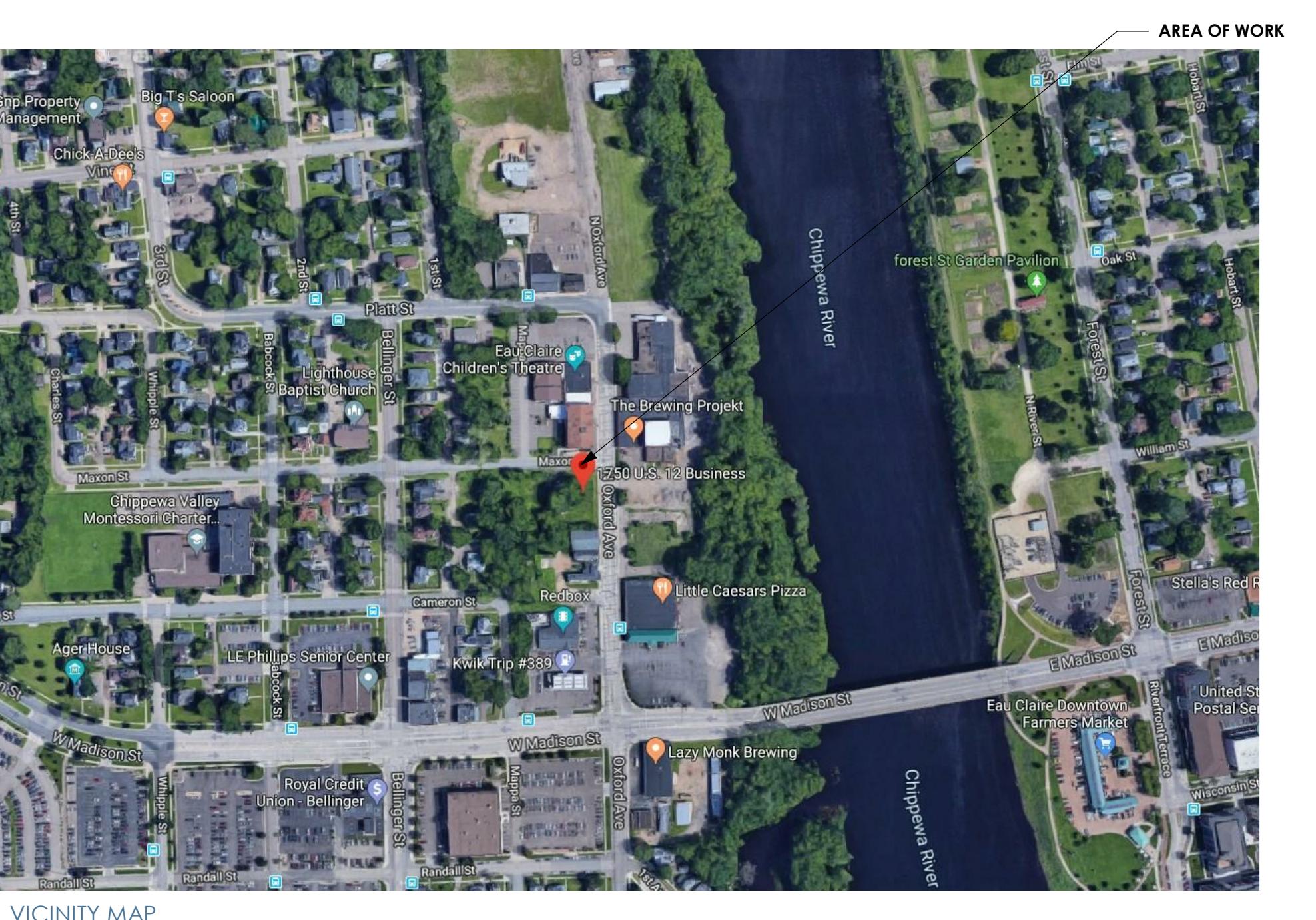
From Maxon Street - At Entry



Inside Courtyard - Looking North



Corner of Oxford Avenue & Mason St - Looking Southwest



VICINITY MAP

1" = 300'-0"

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Date	Description
08.21.2019	Permit
09.21.2019	Permit Revision #1
10.23.2019	Permit Revision #2
03.27.2020	Updates
07.02.2020	Permit Revision #5
07.15.2020	Permit Revision #6