

Applicable Codes:	
General:	<ul style="list-style-type: none"> <li>• Building/Dwelling Code IBC 2015</li> <li>• (WI) Commercial Building Code SPS 342</li> <li>• Building Code SPS 342</li> <li>• International Existing Building Code 2015</li> <li>• (WI) Commercial Building Code SPS 346</li> <li>• Energy Conservation Code 2015</li> <li>• (WI) Commercial Building Code SPS 363</li> <li>• Fire Protection Code 2015</li> <li>• (WI) Commercial Building Code SPS 381-387</li> <li>• Technical Rules</li> <li>• (WI) Commercial Building Code SPS 344</li> <li>• Fire Sprinkler Code 2015</li> <li>• (WI) Commercial Building Code SPS 316</li> <li>• Fire Life Safety Code 2009 NFPA 1</li> <li>• (WI) Commercial Building Code SPS 314 &amp; 330</li> <li>• (WI) Commercial Building Code SPS 340</li> <li>• (WI) Commercial Building Code SPS 360</li> <li>• (WI) Commercial Building Code Chapter 365</li> </ul>
Sprinklers (Section 903)	Yes, NFPA 13 Sprinkler throughout project (R-2)
Automatic Sprinkler System:	New
Chapter 4 Use and Occupancy Classification:	1B-3d Floor: 310 Residential Group R-2 Business Parking: Low-Hazard Storage, Group S-2 1st Floor Common Area: A-2
Chapter 4 Special Detailed Requirements Based on Use and Occupancy:	Section 420 Groups R-2 • fire partitions in accordance with Section 708 • horizontal assemblies in accordance with Section 711.
Section 602 Construction Classification:	Type V-B
Table 504.4a, Allowable Number of Stories Above Grade Plane	R-2 (Actual): 3 A-2 (Allowed): 3 S-2 (Permitted): 1 B-2 (Not Allowed): 1 C-2 (Allowed): 2
504.2 Allowable Area Determination & 504.3 Frontage Increase:	Facing North: • 174 ft (60ft to R.O.W) Facing East: • 145 (60ft to R.O.W) Facing South: • 73ft (60ft to P.L.) • 33ft (117ft to P.L.) • 73ft (60ft to P.L.) Facing West: • 145ft (13ft to P.L.)  For R-2: • Actualizable area per floor: 23,082sf (w/ Frontage Increase) • Actual: • 1st floor: 20,89sf • 2nd floor: 22,87sf • 3rd floor: 22,95sf • Total allowable area: 69,746sf • Actual SF: 66,758sf • Actual SF: 66,041sf
508.3 Non-separated Occupancies:	
508.4 Separated Occupancies:	Yes
508.4.1 Non-Kitchen/Bath Group:	2hr floor separation between R-2 and A-2
Table 602 Fire-Resistance Rating Requirements For Extinguishing Based On Fire Separation Distance:	For Type V-B Structural Frame: 0 hr Bearing Walls - exterior: 0 hr Bearing Walls - interior: 0 hr Non-bearing walls - exterior: 0 hr Fire resistance distance: • X = Sc = 0 hr • X = 10 = 0 hr • 10 = X = 30 = 0 hr • X = 30 = 0 hr Non-bearing walls - interior: 0 hr Floor Construction: 0 hr Roof Construction: 0 hr For Type I-B Structural Frame: 2 hr Bearing Walls - exterior: 2 hr Bearing Walls - interior: 2 hr Non-bearing walls - exterior: • Fire resistance distance: • X = Sc = 1 hr • X = 10 = 1 hr • 10 = X = 30 = 1 hr • X = 30 = 0 hr Non-bearing walls - interior: 0 hr Floor Construction: 2 hr Roof Construction: 1.5 hr Corridors: 1/2hr rated Between Dwelling Units: 1/2hr rated
708.3 Fire-Resistance Rating	
711.2.4.3 Dwelling Units and Sleeping Units	Between Dwelling Units: 1/2hr rated
Section 100 Corridors	Conditions: 1/2hr rated
100-2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance:	For R-2 Maximum Common Path with Sprinkler System: 125ft For S-2 Maximum Common Path with Sprinkler System: 100ft Maximum Occupant Load Of Space With One Exit: 49 For C-2 Maximum Common Path with Sprinkler System: 100ft Maximum Occupant Load Of Space With One Exit: 29
Section 1017 Exit Access Travel Distance:	For R-2: 250 (w/sprinkler) For S-2: 400 (w/sprinkler)
1020.4 Dead Ends	50ft
Table 904.3(1) Fire Egress Passages For Class A Fire Hazards	Type 2-A: • Maximum Room Area Per Unit of A-: 3,000sf • Maximum Room Area Per Unit of B-: 1,250sf • Maximum Room Area Per Unit of C-: 750sf • Hazard Classification: Ordinary (Low)
2902.1 Minimum Number of Fixtures	Classification & Occupancy: -- R-2: • Water Closets: 1 per dwelling • Required/Provided: 71/88 • Lavatories: 1 per dwelling • Required/Provided: 71/88  A-2 (44 occupants): • Water Closets: 1 per 75 • Women: 29 • Men: 29 • Lavatories: 1 per 75 • Women: 29 • Men: 29  S-2 (8 occupants): • Water Closets: 1 per 100 • Women: 44 • Men: 44 • Lavatories: 1 per 100 • Women: 44 • Men: 44  A-2, S-2 Combined: • Water Closets: 1 per 100 • Women: 1 • Men: 1 • Lavatories: 1 per 100 • Women: 1 • Men: 1

# CANNERY TRAIL RESIDENCES

## 1750 N OXFORD AVE. - EAU CLAIRE, WI



From Oxford Avenue - Looking NorthWest



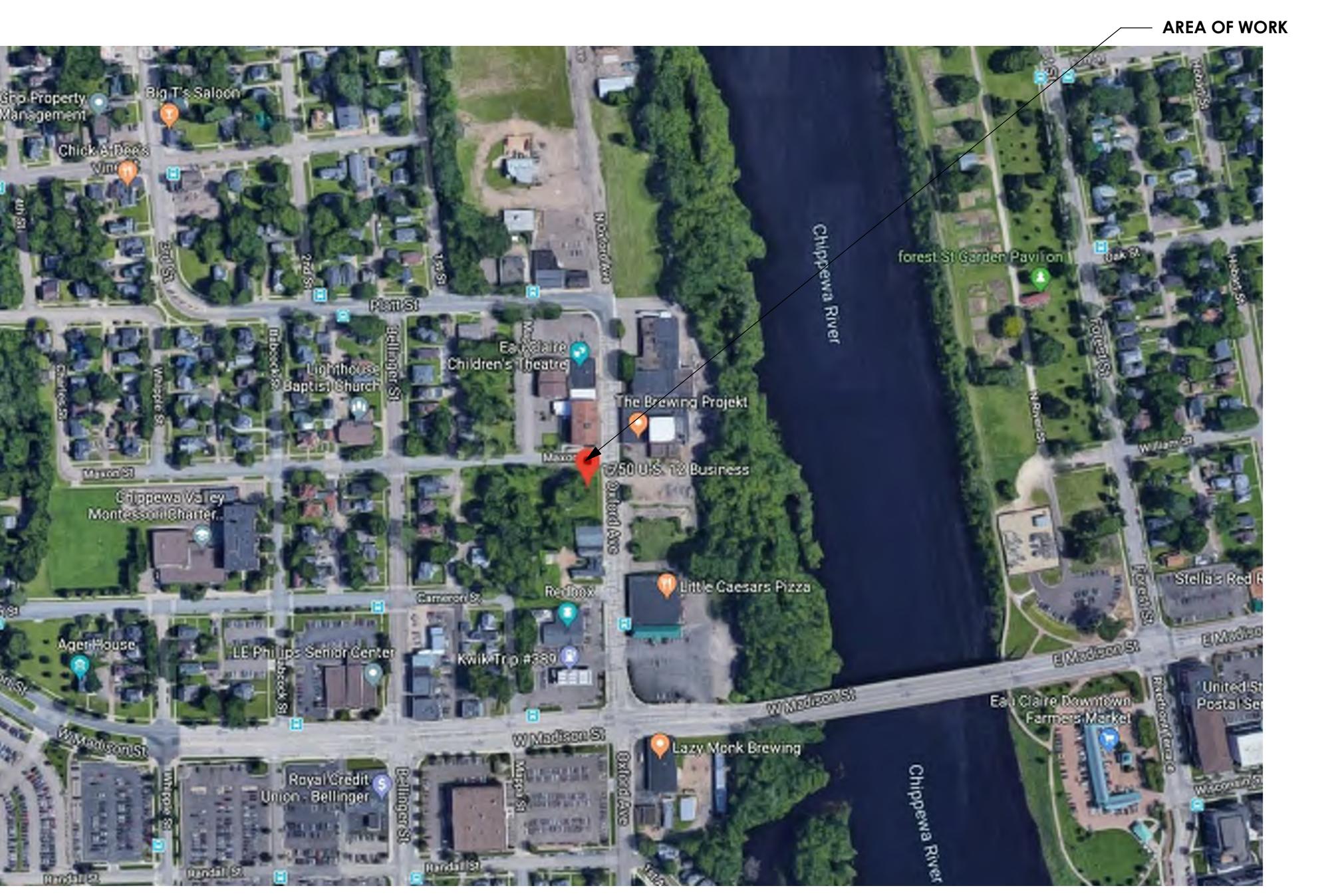
From Maxon Street - Looking Southwest



Inside Courtyard - Looking North



Corner of Oxford Avenue & Mason St - Looking Southwest



VICINITY MAP

1" = 300'-0"

### SHEET INDEX

NUMBER	SHEET NAME
A000	COVER SHEET
A020	LIFE SAFETY
A021	LIFE SAFETY
A100	FLOOR PLANS - BASEMENT
A101	FLOOR PLANS - 1ST FLOOR
A102	FLOOR PLANS - 2ND FLOOR
A103	FLOOR PLANS - 3RD FLOOR
A104	FLOOR PLANS - ROOF PLAN
A200	ELEVATIONS - BUILDING
A201	ELEVATIONS - BUILDING
A202	ELEVATIONS - BUILDING
A300	SECTIONS - BUILDING
A301	SECTIONS - BUILDING
A302	SECTIONS - BUILDING
A400	SECTIONS - WALL
A401	SECTIONS - WALL
A402	SECTIONS - WALL
A403	SECTIONS - WALL
A404	SECTIONS - WALL
A405	SECTIONS - WALL
A410.A	ENLARGED FLOOR PLAN - BASEMENT EAST SIDE
A410.b	ENLARGED FLOOR PLAN - BASEMENT WEST SIDE
A411.A	ENLARGED FLOOR PLAN - 1ST FLOOR EAST SIDE
A411.B	ENLARGED FLOOR PLAN - 1ST FLOOR WEST SIDE
A412.A	ENLARGED FLOOR PLAN - 2ND FLOOR EAST SIDE
A412.B	ENLARGED FLOOR PLAN - 2ND FLOOR WEST SIDE
A413.A	ENLARGED FLOOR PLAN - 3RD FLOOR EAST SIDE
A413.B	ENLARGED FLOOR PLAN - 3RD FLOOR WEST SIDE
A420	RCP PLANS - BASEMENT
A421.A	RCP PLANS - 1ST FLOOR EAST SIDE
A421.B	RCP PLANS - 1ST FLOOR WEST SIDE
A422.A	RCP PLANS - 2ND FLOOR EAST SIDE
A422.B	RCP PLANS - 2ND FLOOR WEST SIDE
A423.A	RCP PLAN - 3RD FLOOR EAST SIDE
A423.B	RCP PLAN - 3RD FLOOR WEST SIDE
A450	ELEVATIONS - INTERIOR
A451	ELEVATIONS - INTERIOR
A452	ELEVATIONS - INTERIOR
A453	ELEVATIONS - INTERIOR
A454	ELEVATIONS - INTERIOR
A455	ELEVATIONS - INTERIOR
A460	STAIRS - EAST
A461	STAIRS - WEST
A462	STAIRS - ELEVATOR NORTH
A463	STAIRS - ELEVATOR NORTH & SECTIONS
A470	1ST FLOOR STUDIO UNITS
A471	1ST FLOOR 1BD UNITS
A472	1ST FLOOR 1BD UNITS
A473	1ST FLOOR 2BD UNITS
A474	1ST FLOOR 2BD UNITS
A475	2ND FLOOR STUDIO UNITS
A476	2ND FLOOR 1BD UNITS
A477	2ND FLOOR 1BD UNITS
A478	2ND FLOOR 2BD UNITS
A479	2ND FLOOR 2BD UNITS
A480	ADA ELEVATIONS
A501	DETAILS - BALCONY
A502	DETAILS - EXT CLADDING
A503	DETAILS - STAIRS
A700	DOOR & FINISH SCHEDULE
A800	WALL PARTITION DETAILS
A801	WALL PARTITION DETAILS
S000	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S200	STRUCTURAL DETAILS
S201	STRUCTURAL DETAILS rev01
S211	FRAMING PLAN - 2ND FLOOR
S212	FRAMING PLAN - 3RD FLOOR
S213	FRAMING PLAN - ROOF
S214	STRUCTURAL DETAILS
S215	STRUCTURAL DETAILS
S216	STRUCTURAL NOTES

Date

08.21.2019

09.21.2019

Description

Permit

Permit Revision

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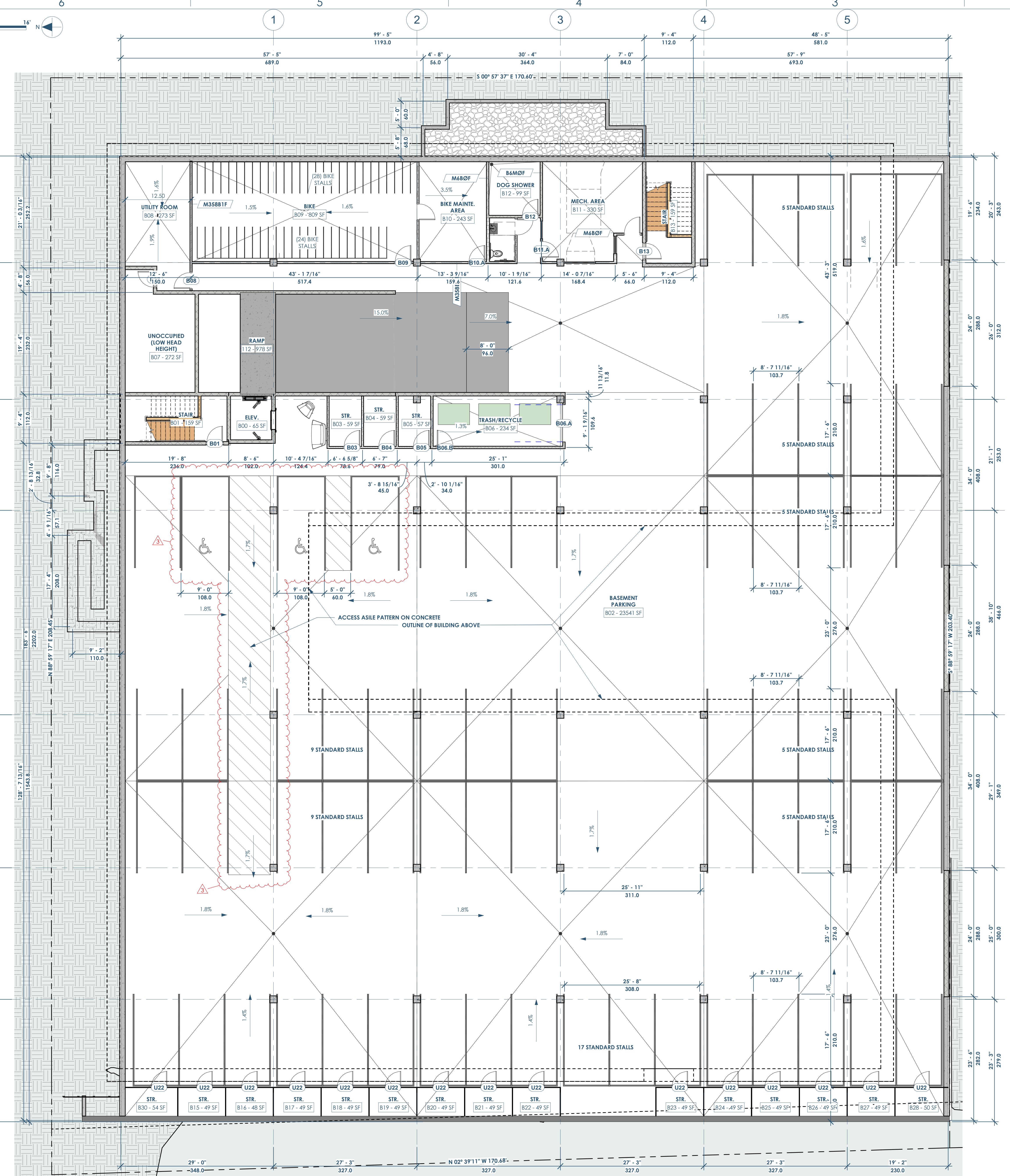
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RYAN P. SCHNEIDER  
AIA#11975  
STOUTON, WI  
SCHNEIDER

ZH

PERMIT

PERMIT REVISION

A



AREA PER FLOOR		
Phase	Level	Area
1ST FLOOR		1992 SF
2ND FLOOR		2185 SF
3RD FLOOR		2123 SF
BASEMENT		2713 SF
		8824 SF
		88824 SF

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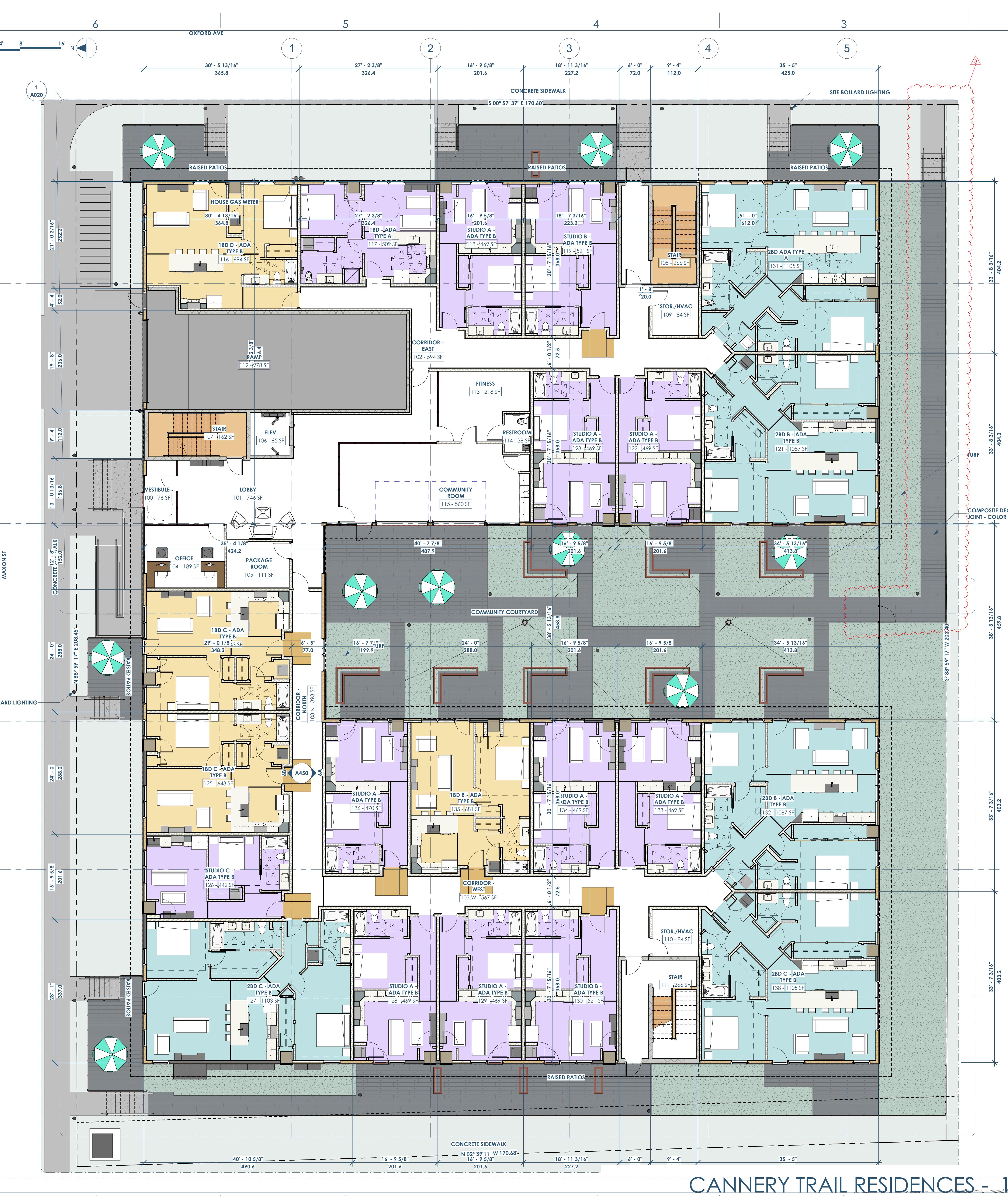
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**Wiscons**  
Architect  
RYAN P. JOHNSON, AIA #11975  
Stoughton, WI

**A100**

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

UNIT COUNT			
bb	Level	Name	Area
	1ST FLOOR	1BD - ADA TYPE A	509
1BD - ADA TYPE A: 1			509
	2ND FLOOR	1BD A - ADA TYPE B	737
	2ND FLOOR	1BD A - ADA TYPE B	737
	3RD FLOOR	1BD A - ADA TYPE B	737
	3RD FLOOR	1BD A - ADA TYPE B	737

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The logo for Cedar Corporation features the word "cedar" in a bold, lowercase, sans-serif font. The letter "c" is stylized with a large circular cutout on its left side, and the "o" has a smaller circular cutout on its left side. Below "cedar" is the word "corporation" in a smaller, lowercase, sans-serif font.

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The logo consists of a large, stylized red 'X' and a red 'C' intertwined. The 'X' has a yellow and red textured pattern, while the 'C' is a solid red color.

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**Structural Engineer of Record:** Ennovation

PARKING - AUTO			
Phase	Level	Type	Parking Units
	BASEMENT	ADA	1
	BASEMENT	ADA-VAN	2
	BASEMENT	STANDARD	62

PARKING - BICYCLE				
Phase	Created	Level	Type	Parking Units
1st Phase		1ST FLOOR	BIKE PARKING	15
1st Phase		BASEMENT	BIKE	52

Date  
08/15/2019  
08/20/2019  
09/21/2019

37,247,201.4 100% REVIEWED

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

**FLOOR PLANS - 1ST FLOOR**

**A101**



FLOOR PLANS - 2ND FLOOR  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

Date  
08/15/2019  
08/20/2019  
09/21/2019

Description  
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A102

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AREA PER FLOOR		
Phase	Level	Area
1ST FLOOR		19223 SF
2ND FLOOR		21185 SF
3RD FLOOR		21213 SF
BASMENT		27135 SF
		88826 SF
		88826 SF

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

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



AREA PER FLOOR		
Phase	Level	Area
1ST FLOOR		19292 SF
2ND FLOOR		21185 SF
3RD FLOOR		21213 SF
BASEMENT		27135 SF
		88824 SF
		88826 SF

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A-11075 STOUGHTON, WI

Date  
08/15/2019  
08/20/2019  
09/21/2019

Description  
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5

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3

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1

E



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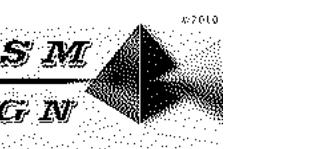
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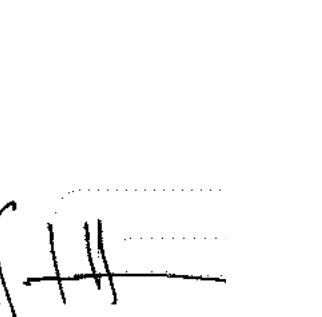
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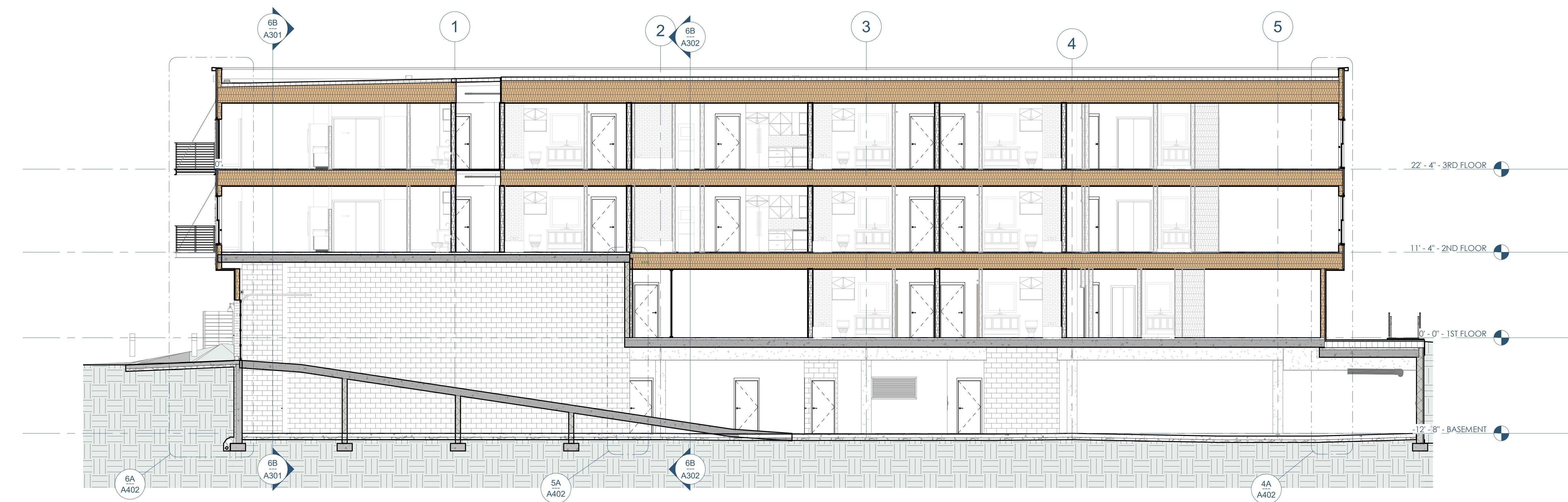
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08/21/2019  
09/21/2019

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

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ARCHITECT

Date	Description
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SECTIONS - BUILDING  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A301

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