

Applicable Codes:	<ul style="list-style-type: none"> <li>General</li> <li>Building/Dwelling Code IBC 2015</li> <li>(W) Commercial Building Code SPS 362</li> <li>Tables</li> <li>International Existing Building Code 2015</li> <li>(W) Commercial Building Code SPS 364</li> <li>Tables</li> <li>International Energy Conservation Code 2015</li> <li>(W) Commercial Building Code v365</li> <li>Tables</li> <li>Wisconsin Building Code SPS 381-387</li> <li>Mechanical</li> <li>Model Building Code 2015</li> <li>(W) Commercial Building Code SPS 364</li> <li>Tables</li> <li>Electrical</li> <li>Building Official Code NEC 2008</li> <li>(W) Commercial Building Code SPS 316</li> <li>Tables</li> <li>Fire/Life Safety Code 2009 NFPA-1</li> <li>(W) Commercial Building Code SPS 314 &amp; 330</li> <li>Tables</li> <li>ANSI Standard A117.1-2009 - for Accessibility</li> <li>(W) Commercial Building Code SPS 362</li> <li>Fuel</li> <li>International Fuel Gas Code 2009</li> <li>(W) Commercial Building Code Chapter 365</li> </ul>
Sprinklers (Section 903)	Yes. NFPA 13 Sprinkler throughout project (R-2)
Automatic Sprinkler System(s) - Chapter Use and Occupancy Classification:	New
Chapter 1 Use and Occupancy Classification:	1st-3rd Floor: 310.4 Residential Group R-2 Basement/Parking: Moderate-Hazard Storage, Group S-1 1F+ Floor Common Areas: A-2
Chapter 4 Special Detailed Requirements Based on Use and Occupancy:	Section 400 Group R-2 <ul style="list-style-type: none"> <li>* Fire partitions in accordance with Section 708</li> <li>* Horizontal assemblies in accordance with Section 711.</li> </ul>
Section 602 Construction Classification:	Type-VB
Table 504.4a Allowable Number Of Stories Above Grade Plane	R-2 (sprinklered): <ul style="list-style-type: none"> <li>• Actual: 3</li> <li>• Allowed: 3</li> </ul> S-1 (sprinklered): <ul style="list-style-type: none"> <li>• Actual: 1</li> <li>• Allowed: 2</li> </ul>
504.2 Allowable Area Determination & 504.3 Frontage Increase:	Facing North: <ul style="list-style-type: none"> <li>• 145' (60' to R.O.W.) Facing North</li> <li>• 145' (60' to R.O.W.) Facing South</li> <li>• 73' (31' to P.L.) 33' (17' to P.L.)</li> <li>• 73' (17' to P.L.) Facing West</li> <li>• 145' (31' to P.L.)</li> </ul> For R-2: <ul style="list-style-type: none"> <li>Allowable area per floor: 23,082sf (w/ Frontage Increase) <ul style="list-style-type: none"> <li>• Actual: 20,889sf</li> <li>• 1st Floor: 22,879sf</li> <li>• 2nd Floor: 22,879sf</li> <li>• Total allowable area: 69,246sf</li> <li>• Actual: 66,725sf</li> </ul> </li> </ul> For S-1: <ul style="list-style-type: none"> <li>Type 1B (144,000 w/o Frontage Increase)</li> <li>Actual: 27,041sf</li> </ul>
508.3 Nonseparated Occupancies:	
508.4 Separated Occupancies:	Yes
R-2 Separation/Boundary Group:	2hr floor separation between R-2 and S-1
Table 602 Fire-Resistance Rating Requirements For Exterior Walls Based On Fire Separation Distance:	For Type VB <ul style="list-style-type: none"> <li>Bearing walls-exterior: 0 hr</li> <li>Bearing walls-interior: 0 hr</li> <li>Bearing Walls-exterior: 0 hr</li> <li>Non-bearing walls-exterior: 0 hr</li> <li>Non-bearing walls-interior: 0 hr</li> <li>X = Sc = 0 hr</li> <li>S = Xc = 10 = 0 hr</li> <li>X = 10 = 0 hr</li> <li>X = 30 = 0 hr</li> <li>Non-bearing walls-exterior: 0 hr</li> <li>Roof Construction: 0 hr</li> <li>Roof Construction: 0 hr</li> </ul> For Type 1B <ul style="list-style-type: none"> <li>Structural Frame: 2 hr</li> <li>Bearing walls-exterior: 2 hr</li> <li>Bearing Walls-interior: 2 hr</li> <li>Non-bearing walls-exterior: 0 hr</li> <li>Non-bearing walls-interior: 0 hr</li> <li>X = Sc = 1 hr</li> <li>S = Xc = 10 = 0 hr</li> <li>X = 10 = 0 hr</li> <li>X = 30 = 0 hr</li> <li>Non-bearing walls-exterior: 0 hr</li> <li>Roof Construction: 2 hr</li> <li>Roof Construction: 1.5 hr</li> </ul>
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	Corridor: 1/2hr rated
1800' 2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance:	For R-2 <ul style="list-style-type: none"> <li>Maximum Common Path with Sprinkler System: 125ft</li> <li>Maximum Occupant Load Of Space With One Exit: 49</li> <li>For S-1 <ul style="list-style-type: none"> <li>Maximum Common Path with Sprinkler System: 100ft</li> <li>Maximum Occupant Load Of Space With One Exit: 29</li> </ul> </li> </ul>
Section 1017 Exit Access Travel Distance:	For R-2: 250' (w/sprinkler) For S-1: 250' (w/sprinkler)
1020.4 Dead Ends:	50ft
Table 904.3(1) Fire Extinguishers For Class A Fire Hazards	Type 2-A: <ul style="list-style-type: none"> <li>• Required where exceed 100sf/1'</li> <li>• Maximum Room Area Per Unit: A- 3,000sf</li> <li>• Maximum fire area for extinguisher: 11,250sf</li> <li>• Maximum distance to extinguisher: 75ft</li> <li>• Hazard Classification: Ordinary (Low)</li> </ul>
2902.1 Minimum Number of Fixtures	Classification & Occupancy: <ul style="list-style-type: none"> <li>R-2 <ul style="list-style-type: none"> <li>• Water Closets: 1 per dwelling</li> <li>• Required/Provided: 71/88</li> <li>• Urinals: 1 per dwelling</li> <li>• Required/Provided: 71/88</li> </ul> </li> <li>A-2 (44 occupants) <ul style="list-style-type: none"> <li>• Women: 29</li> <li>• Men: 29</li> <li>• Urinals: 1 per 75</li> <li>• Women: 29</li> <li>• Men: 29</li> </ul> </li> <li>S-1 (128 occupants) <ul style="list-style-type: none"> <li>• Water Closets: 1 per 100</li> <li>• Women: 64</li> <li>• Men: 64</li> <li>• Urinals: 1 per 100</li> <li>• Women: 64</li> <li>• Men: 64</li> </ul> </li> <li>A-2 &amp; S-1 Combined <ul style="list-style-type: none"> <li>• Water Closets: 1 per 100</li> <li>• Women: 1</li> <li>• Men: 1</li> <li>• Urinals: 1 per 100</li> <li>• Women: 1</li> <li>• Men: 1</li> </ul> </li> </ul>

# CANNERY TRAIL RESIDENCES

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



From Oxford Avenue - Looking Northwest



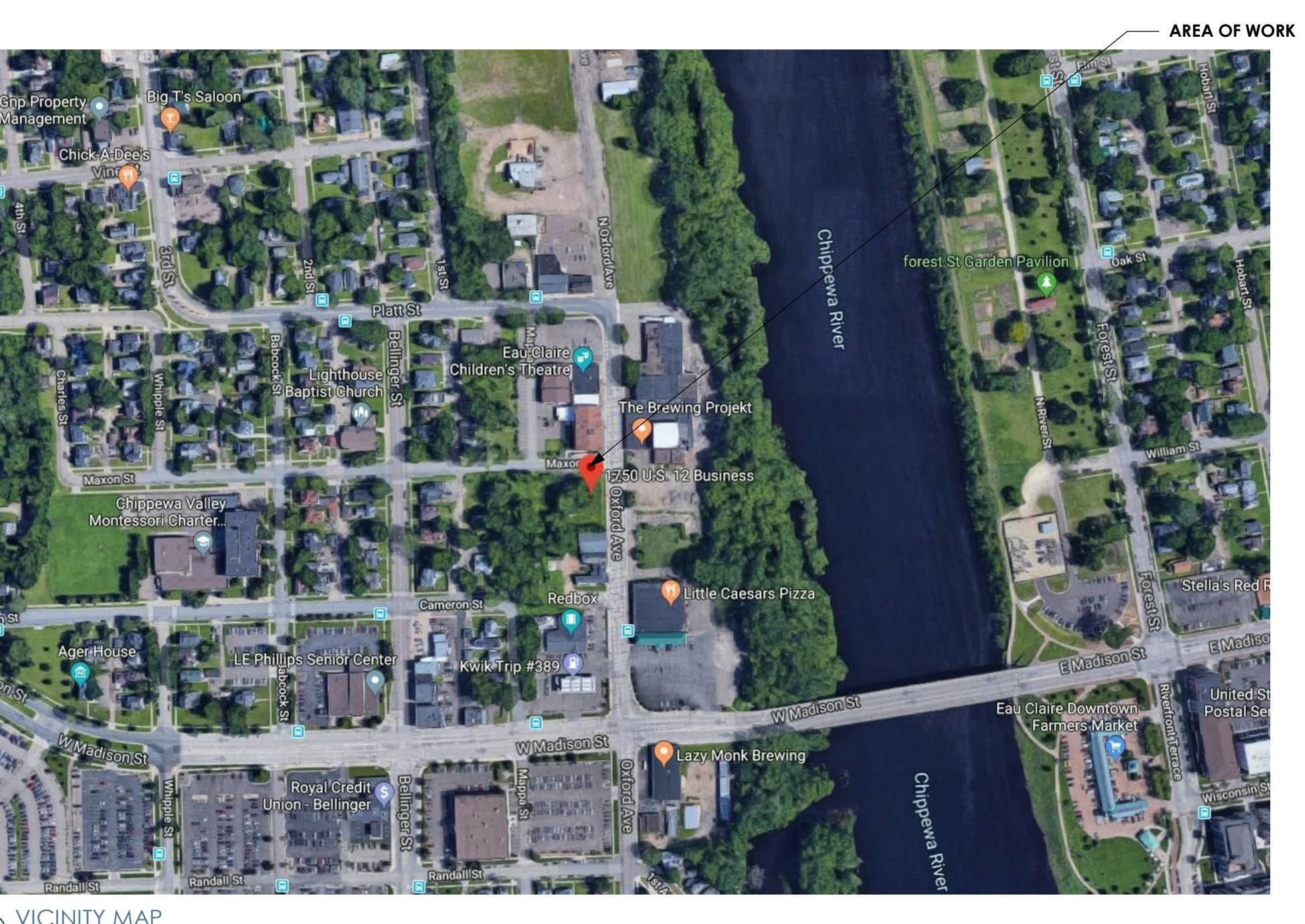
From Maxon Street - Looking Southwest



Inside Courtyard - Looking North



Corner of Oxford Avenue & Mason St - Looking Southwest



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

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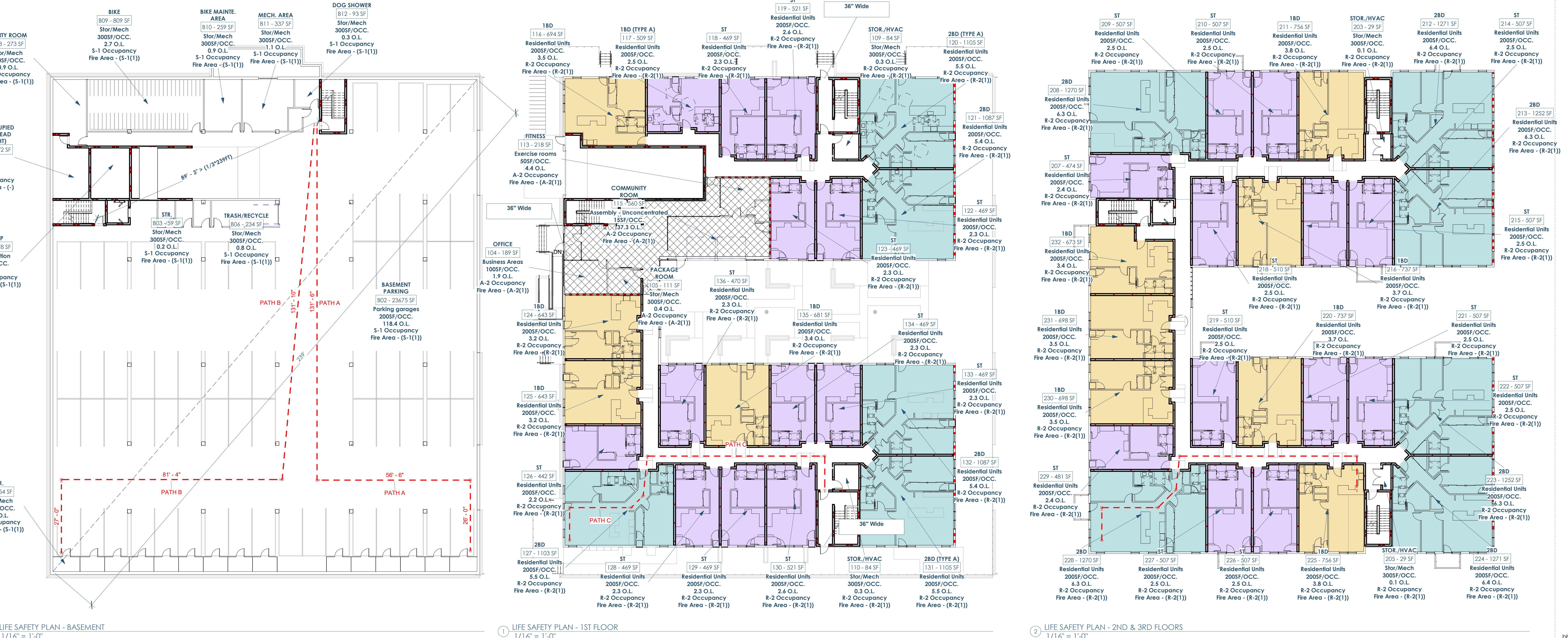
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④ LIFE SAFETY PLAN - BASEMENT  
1/16" = 1'-0"

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

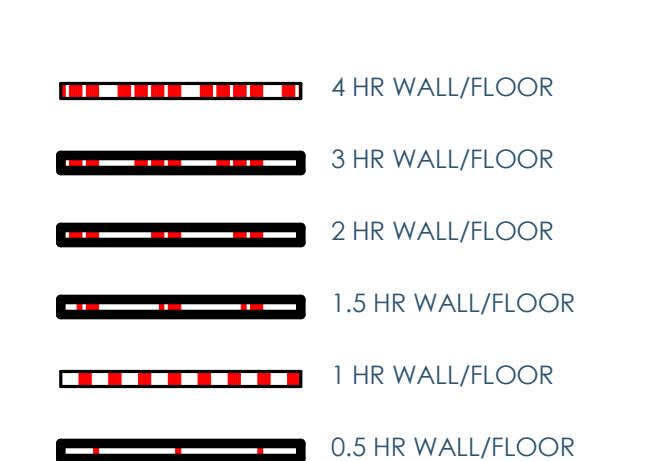
② LIFE SAFETY PLAN - 2ND & 3RD FLOORS  
1/16" = 1'-0"

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

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

⑤ LIFE SAFETY - SECTION - NORTH/SOUTH  
1/16" = 1'-0"

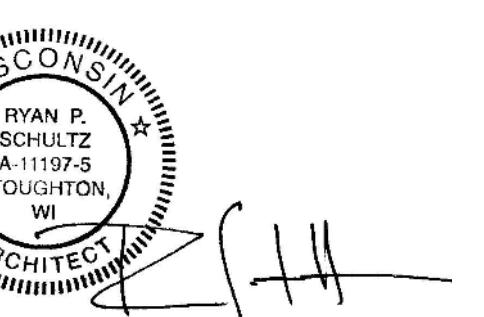
EGRESS DATA	
EXIT ROUTE	DISTANCE
PATH A	214' - 0"
PATH B	240' - 2"
PATH C	134' - 4"
PATH D	133' - 3"

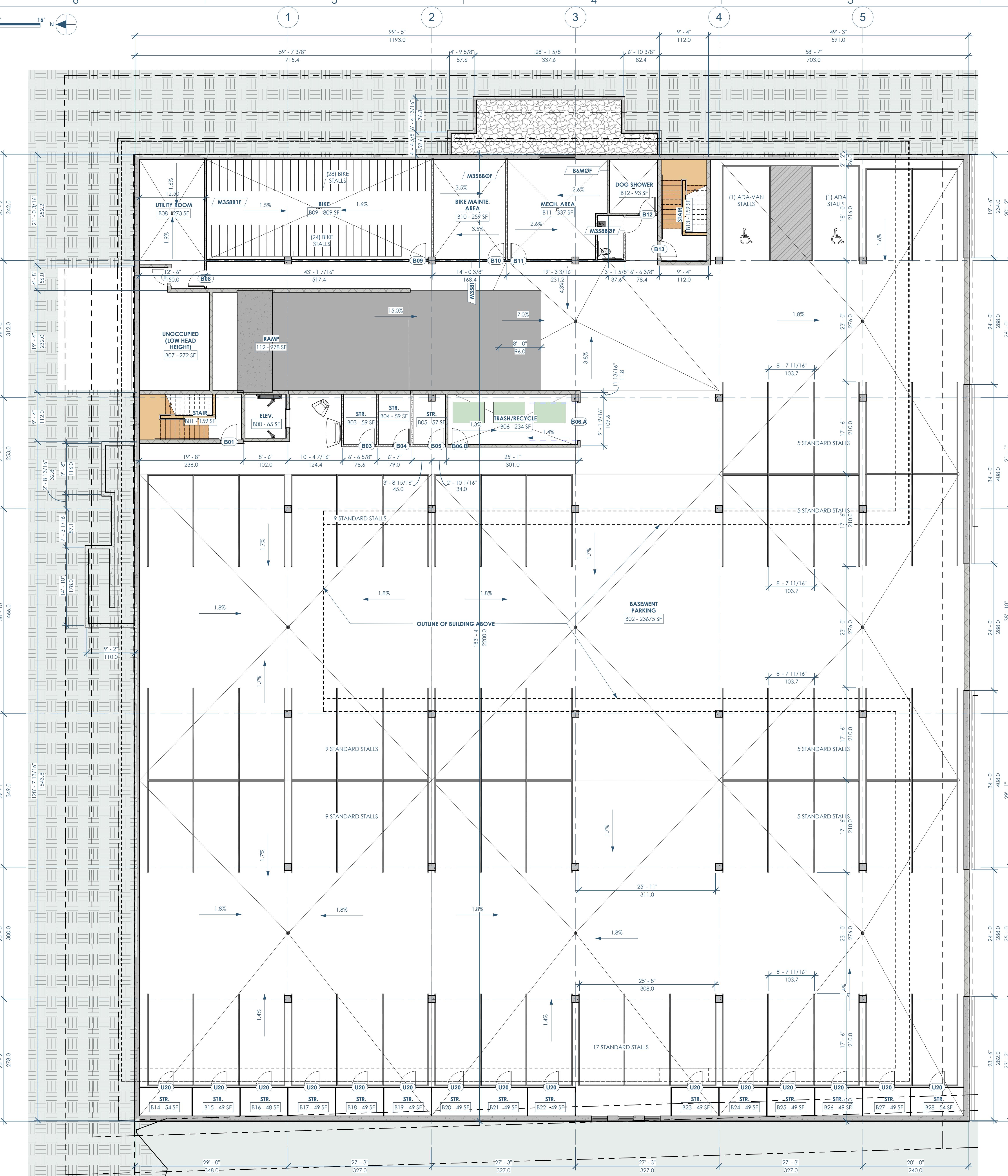


⑦ LIFE SAFETY LEGEND  
1/8" = 1'-0"

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08/15/2019  
08/20/2019

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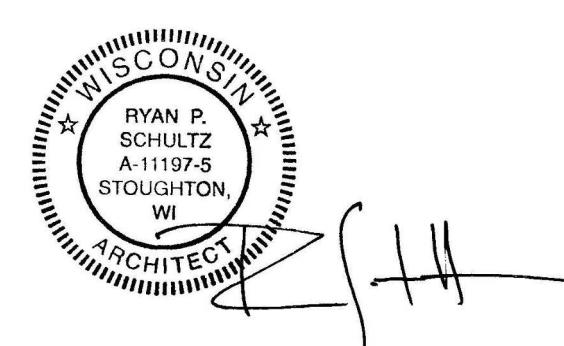




FLOOR PLANS - 2ND FLOOR  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

Date  
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08/20/2019

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WI  
ARCHITECT

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AREA FLOOR		
Phase	Level	Area
	1ST FLOOR	19292 SF
	2ND FLOOR	21187 SF
	3RD FLOOR	21215 SF
	BASMENT	27292 SF
		88986 SF
		88986 SF

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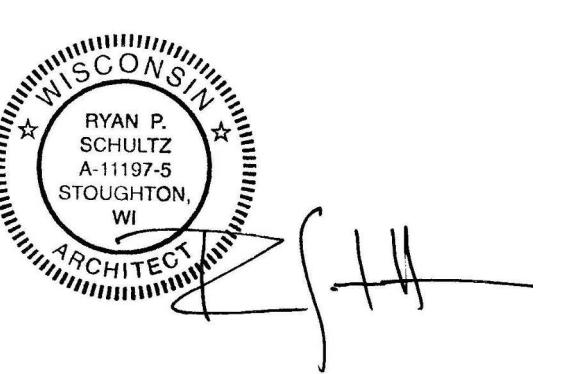
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# CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

## FLOOR PLAN - 3RD FLOOR

Date	Description
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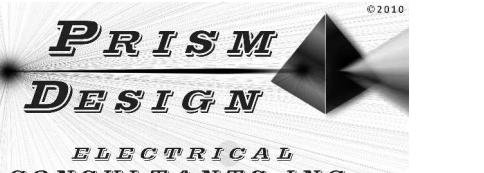
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ARCHITECT

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

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

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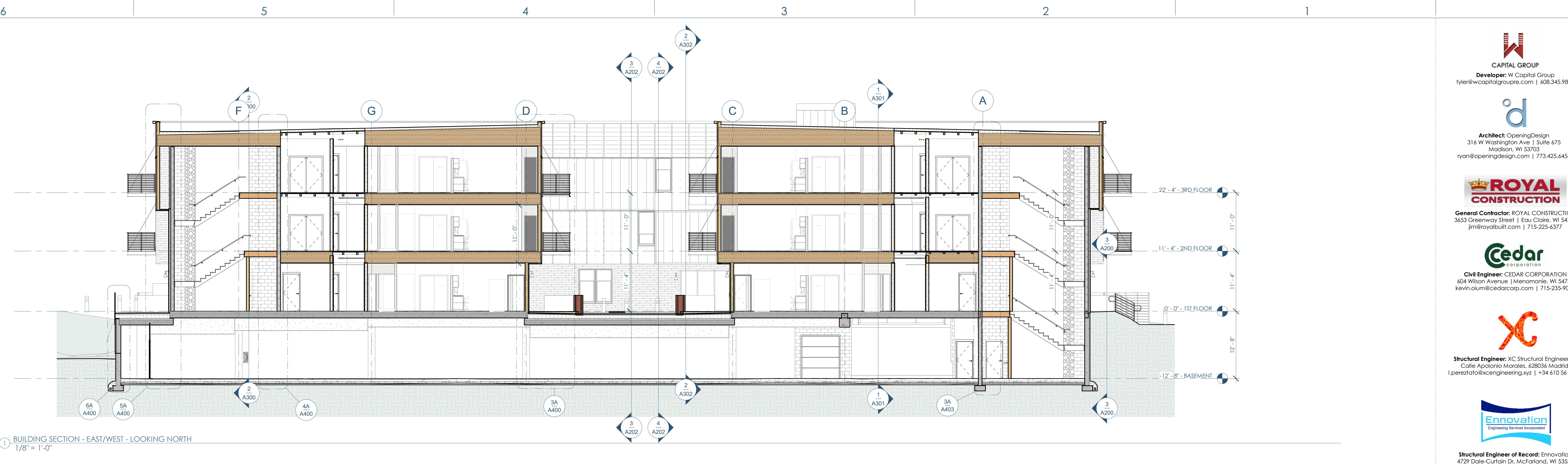
④ BUILDING ELEVATION - COURTYARD - LOOKING EAST

1/8" = 1'-0"



③ BUILDING ELEVATION - COURTYARD - LOOKING WEST

1/8" = 1'-0"



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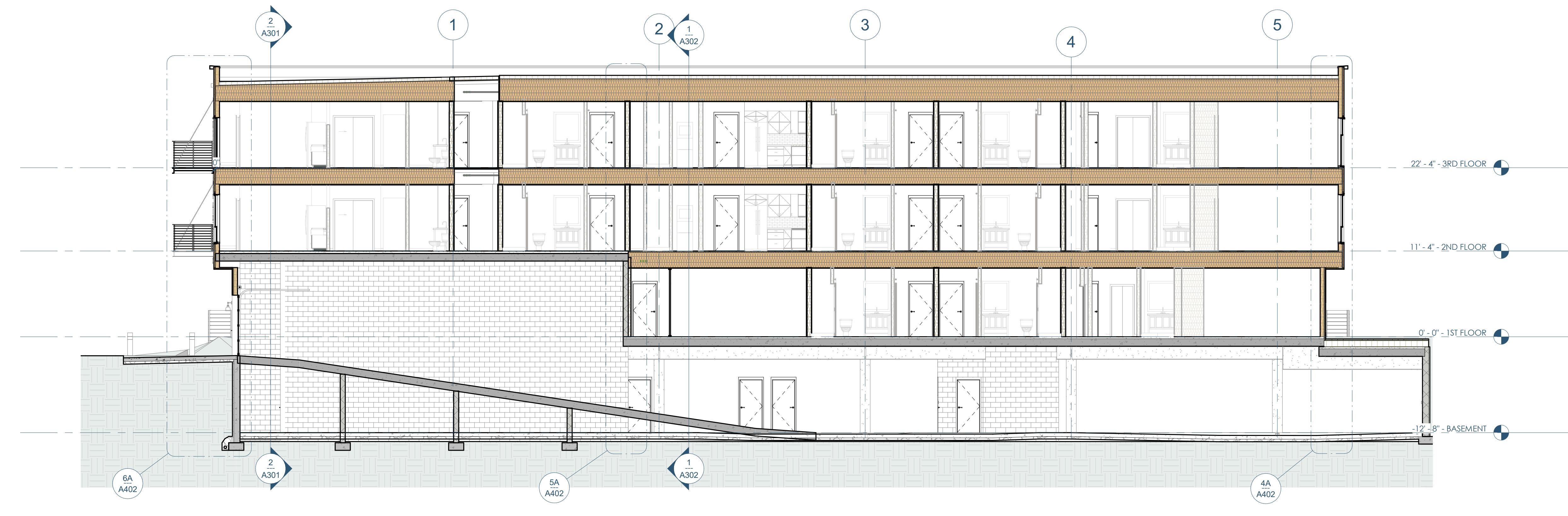
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SECTIONS - BUILDING  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

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**WISCONSIN ARCHITECTURE**  
RYAN P. STOUGHTON  
AIA, LEED AP  
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STOUGHTON  
ARCHITECTURE  
LLC  
Signature

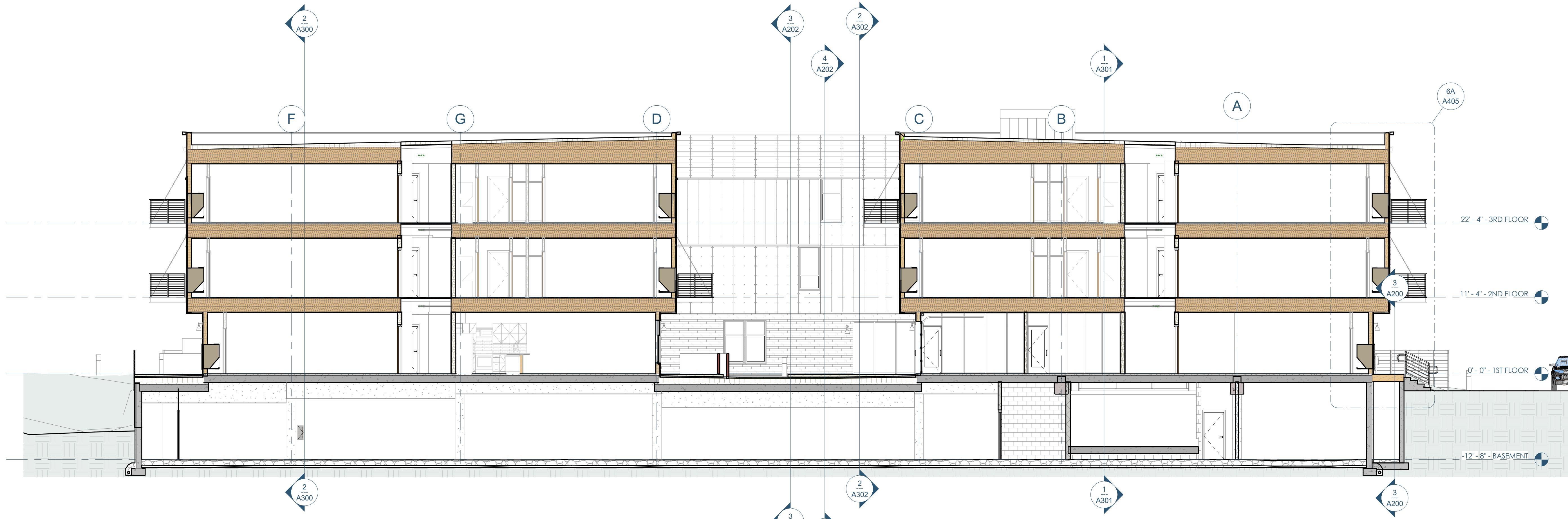
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SECTIONS - BUILDING  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A301

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6 | 5 | 4 | 3 | 2 | 1



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



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

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

**C**  
**H**  
CAPITAL GROUP  
Developer: W Capital Group  
tyler@wcapitalgrouper.com | 608.345.9848

**d**  
Architect: OpeningDesign  
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bhalgren@prismdesign-electrical.com | 715.797.0602


**TAILORED ENGINEERING**  
Plumbing Engineer: TAILORED ENGINEERING  
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ARCHITECTURE  
SCHMIDT & STOUGHTON

Date  
08/15/2019  
08/21/2019  
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RYAN P. LINDNER, AIA #111975  
STOUTON, WI

Date  
08/15/2019  
08/21/2019

Description  
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Permit





**Developer:** W Capital Group  
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1



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## **Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC**



**Plumbing Engineer:** TAILORED ENGINEERING  
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53562

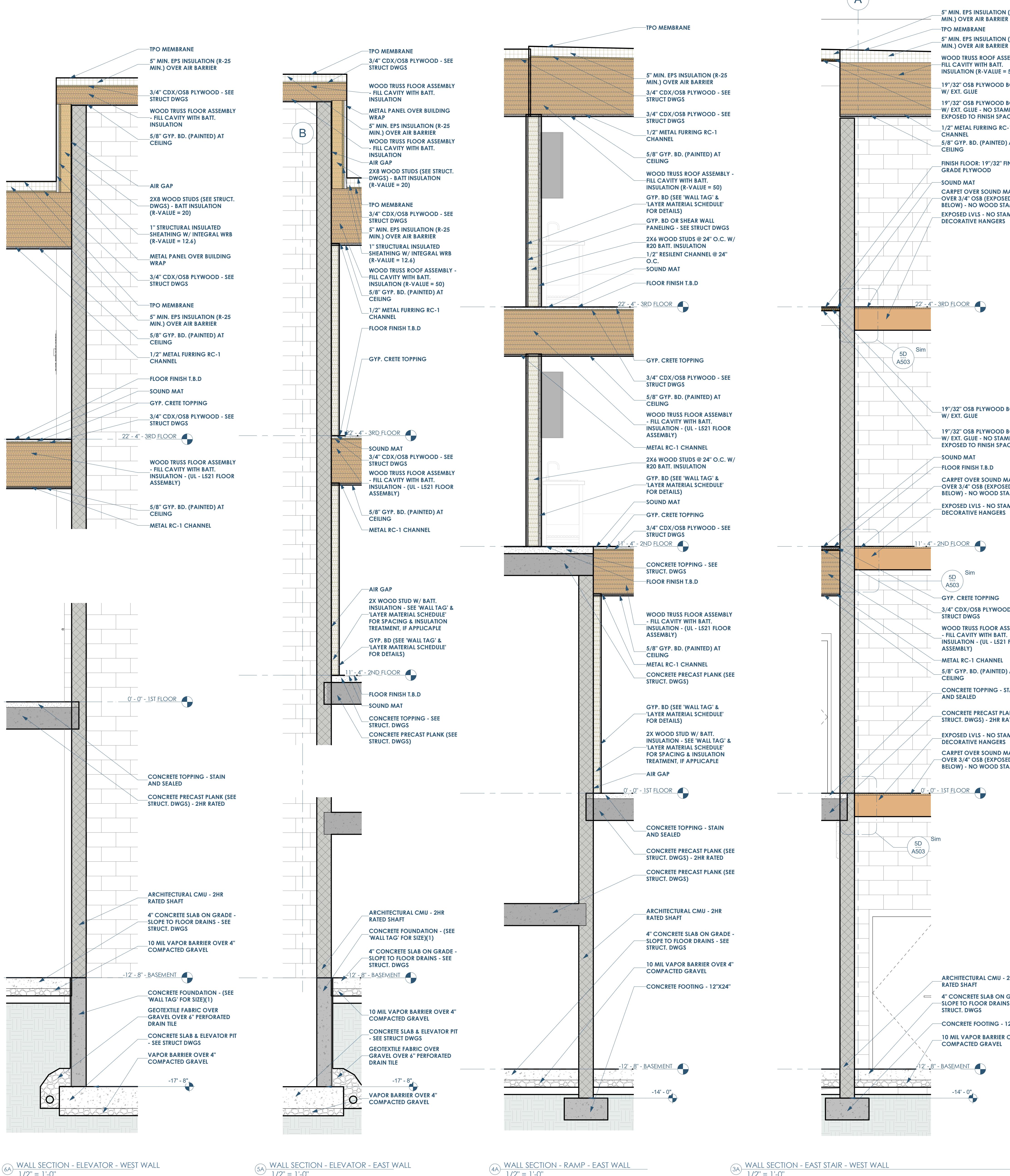
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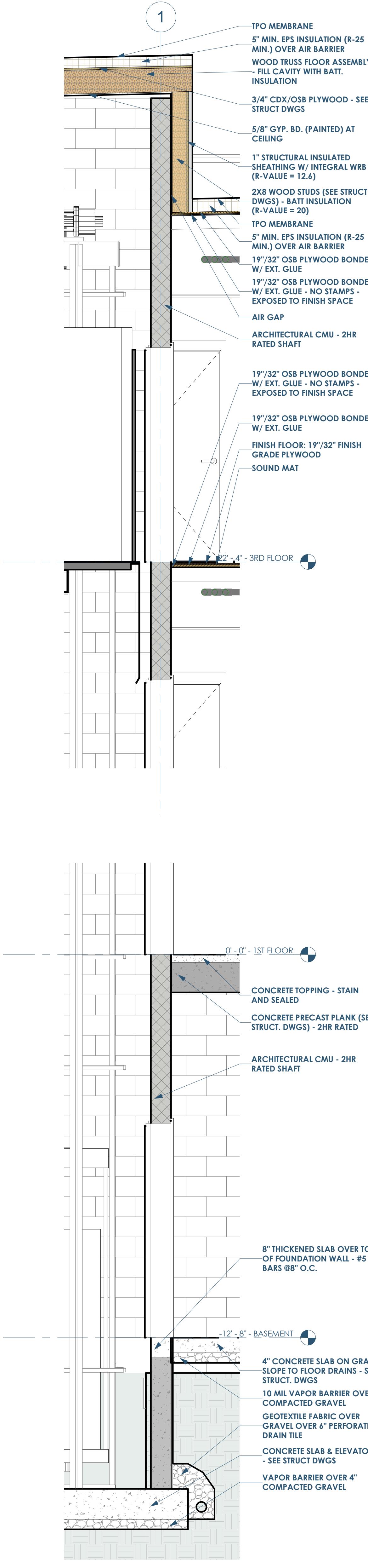
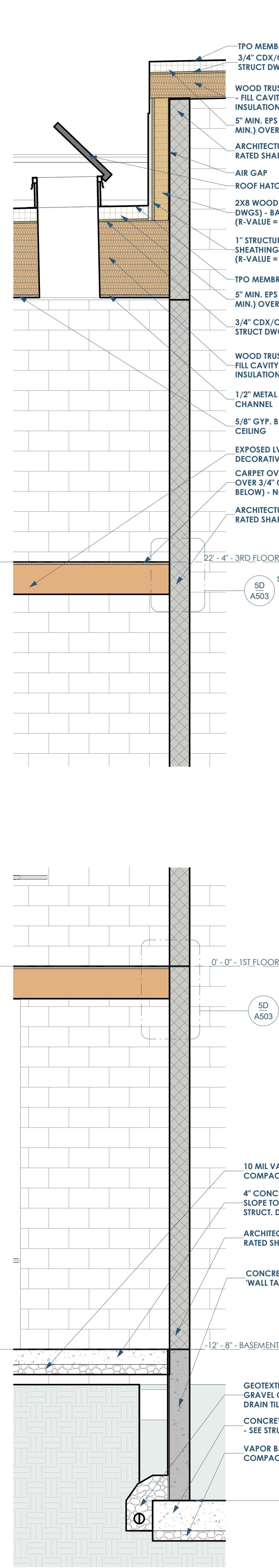
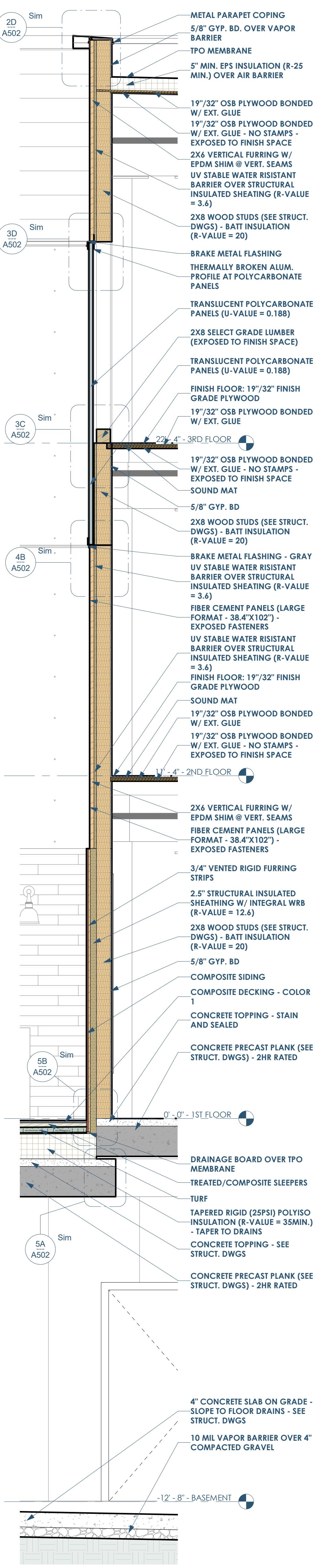
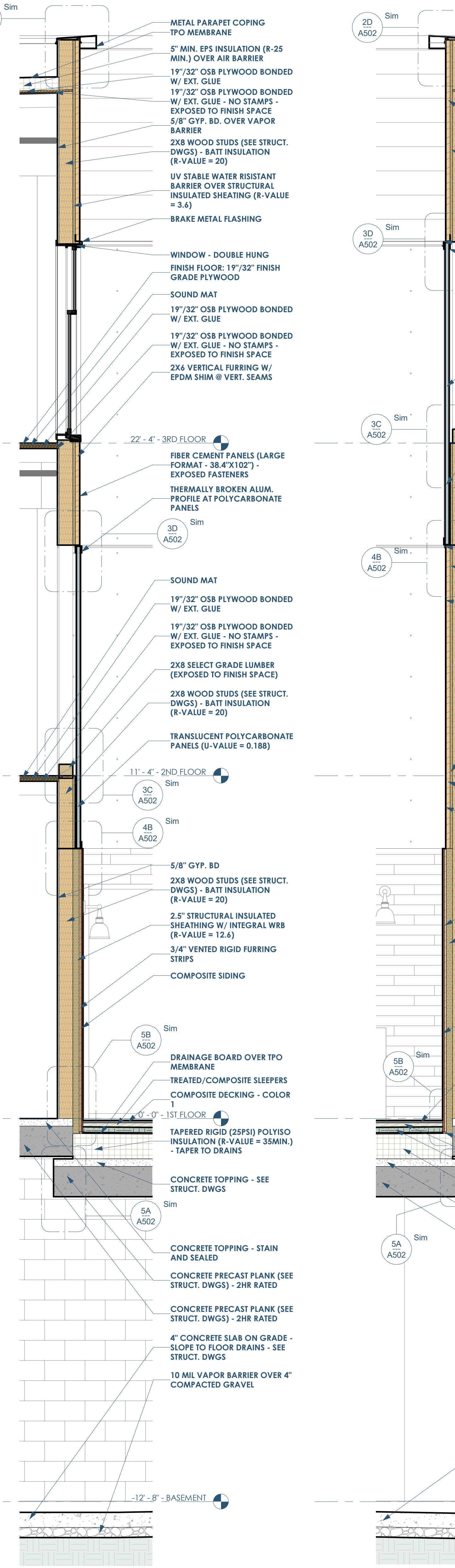
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A402

Date  
08/15/2019  
08/21/2019  
Description  
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SECTIONS - WALL  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI  
A403





Date  
08/15/2019  
08/21/2019

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

SECTIONS - WALL

Date	Description
08/15/2019	75% CD Set
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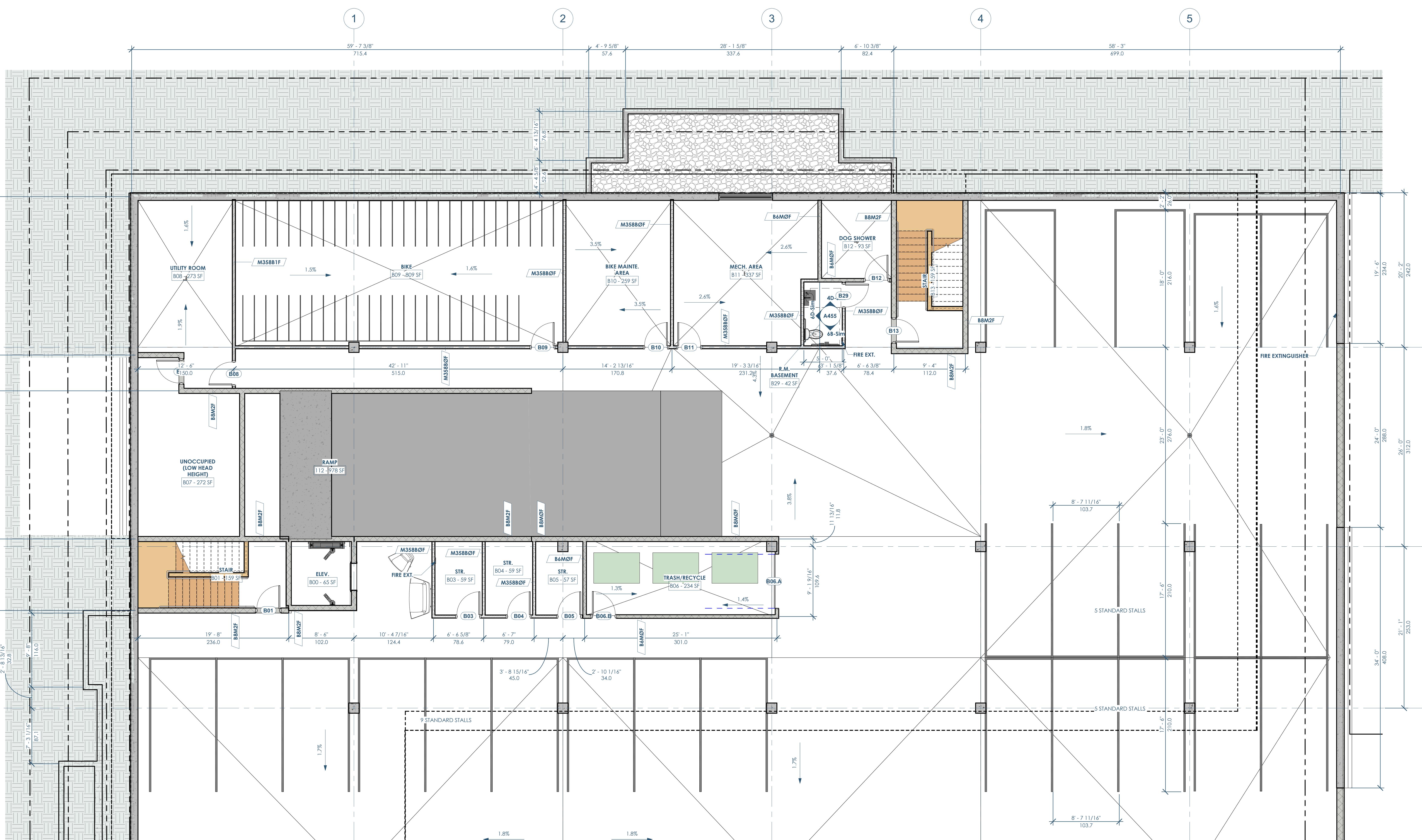
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ARCHITECTURE



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

Date  
08/20/2019

Description  
Permit

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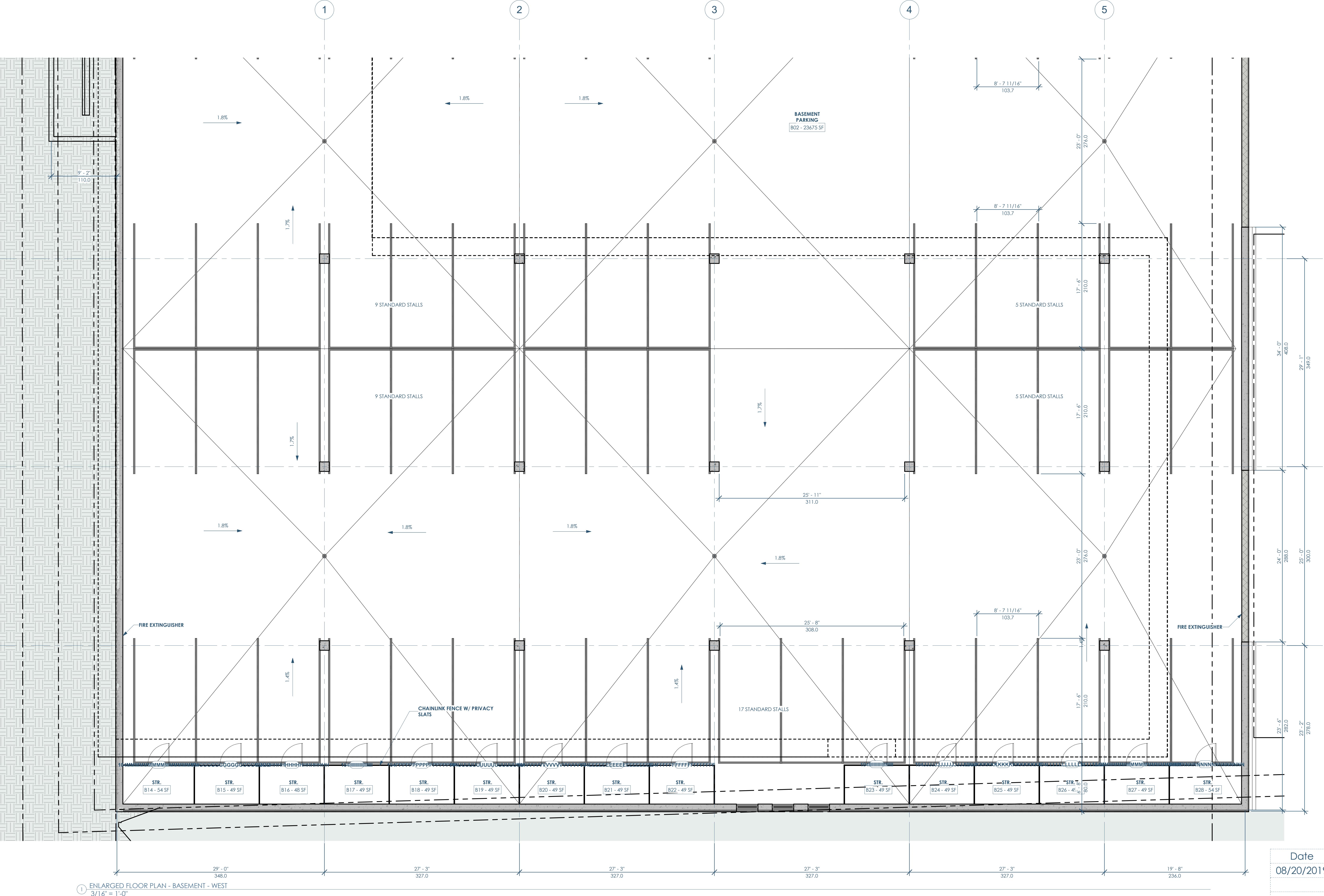
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ARCHITECT

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

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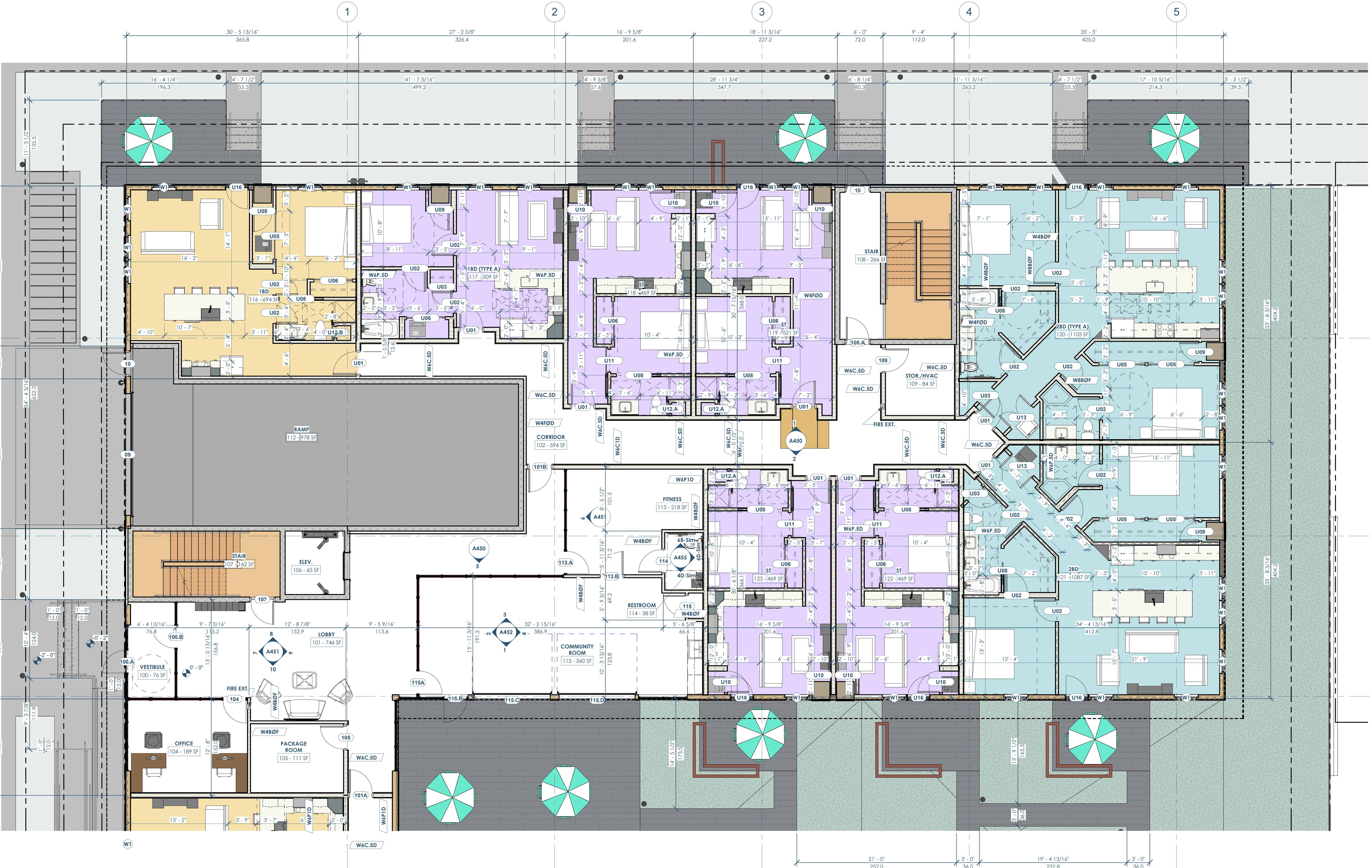
**Innovation**  
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STOUTON, WI  
Date 08/20/2019  
Description Permit



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

Date  
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08/20/2019

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

## ENLARGED FLOOR PLAN - 1ST FLOOR WEST SIDE

# A411.B

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**Engineer:** CEDAR CORPORATION  
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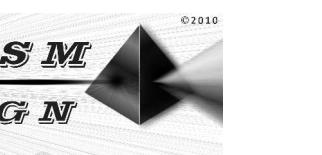
**al Engineer:** XC Structural Engineering  
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(608) 544-2200 • [www.ennovation.com](http://www.ennovation.com)



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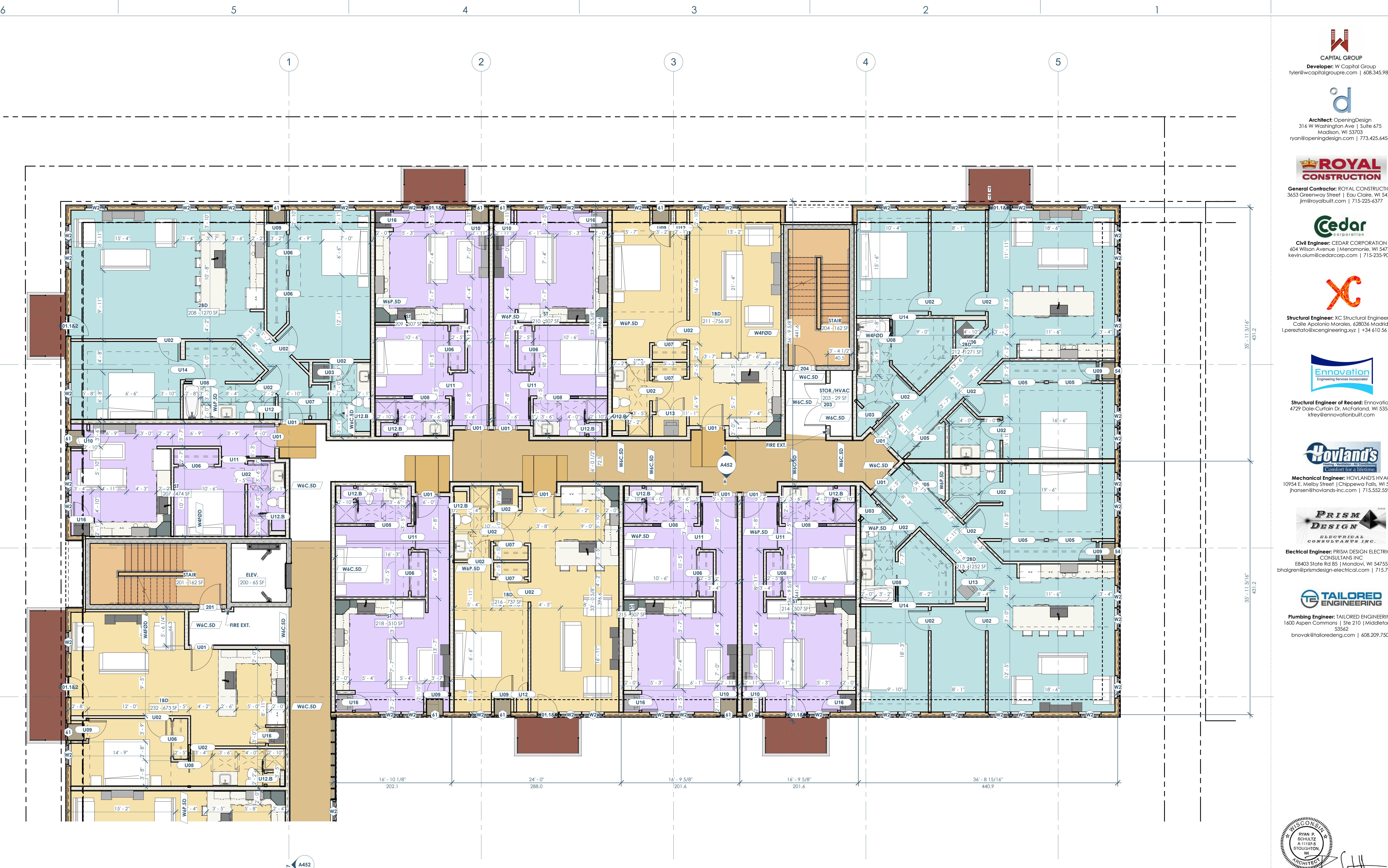


**ELECTRICAL  
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Date	Description
08/15/2019	75% CD Set
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Date  
08/15/2019  
08/20/2019

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

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

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

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

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8/21/2019 10:18:23 PM

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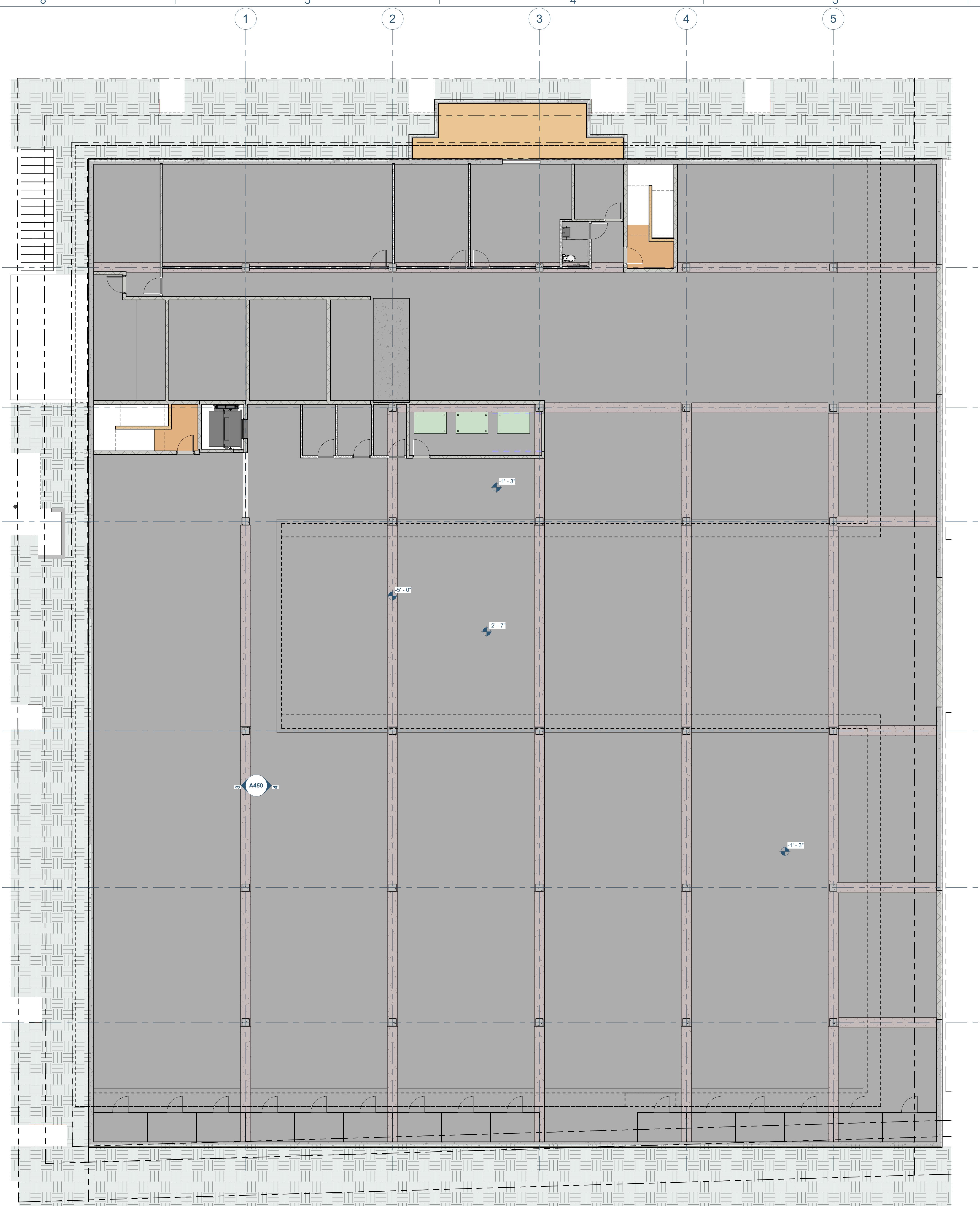
**Innovation**  
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**TAILORED ENGINEERING**  
Plumbing Engineer: TAILORED ENGINEERING  
1600 Aspen Commons | Ste 210 | Middleton, WI 53562  
bnovak@tailoredeng.com | 608.209.7500

WISCONSIN  
RYAN P. SCHROEDER  
A-11197-S  
STOUGHTON, WI  
ARCHITECTURE



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

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Date

08/15/2019  
08/20/2019

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

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

**ROYAL CONSTRUCTION**  
General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377

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

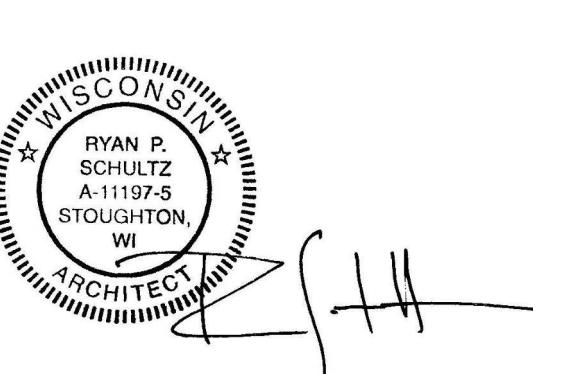
**XC**  
Structural Engineer: XC Structural Engineering  
Calle Apolonia Morales, 628036 Madrid,  
l.perezato@xcengineering.xyz | +34 610 56 26 37


**Innovation**  
Structural Engineer of Record: Innovation  
4727 Dale-Curtin Dr. McFarland, WI 53558  
kfrey@innovation-built.com

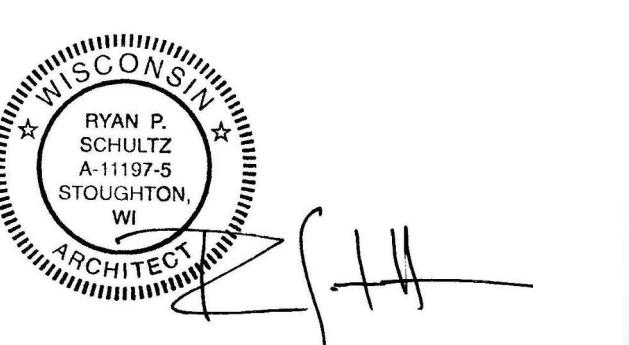
**Hovland's**  
Mechanical Engineer: HOVLAND'S HVAC  
10954 E. Melby Street | Chippewa Falls, WI 54729  
jansen@hovlands-inc.com | 715.552.5595

**PRISM DESIGN ELECTRICAL CONSULTANTS INC.**  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
EB403 State Rd 85 | Mondovi, WI 54755  
bhalgren@prismdesign-electrical.com | 715.797.0602

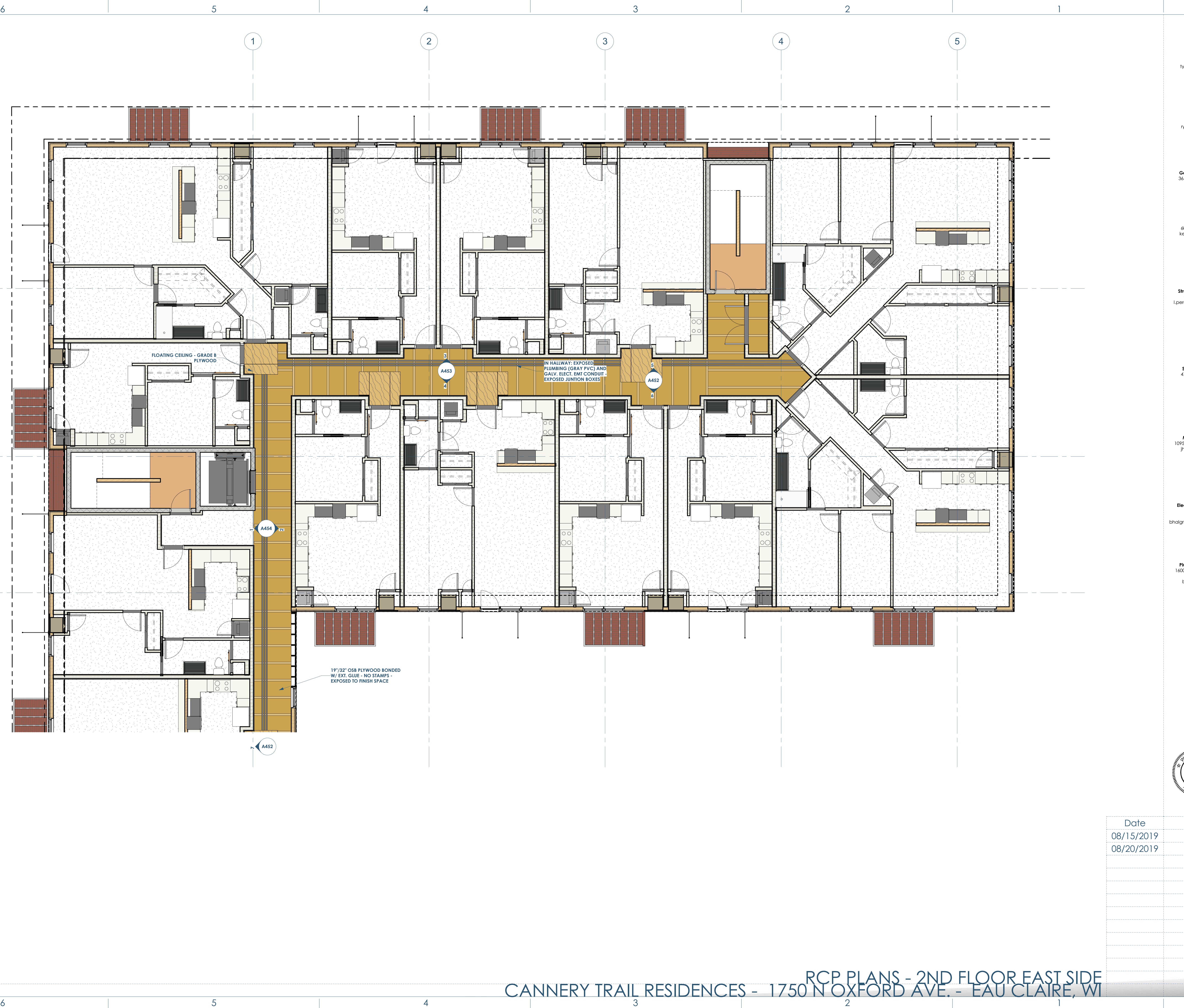
**TAILORED ENGINEERING**  
Plumbing Engineer: TAILORED ENGINEERING  
1600 Aspen Commons | Ste 210 | Middleton, WI 53562  
bnovak@tailoredeng.com | 608.209.7500

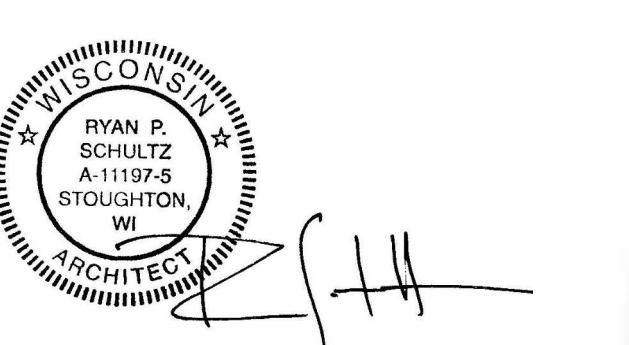




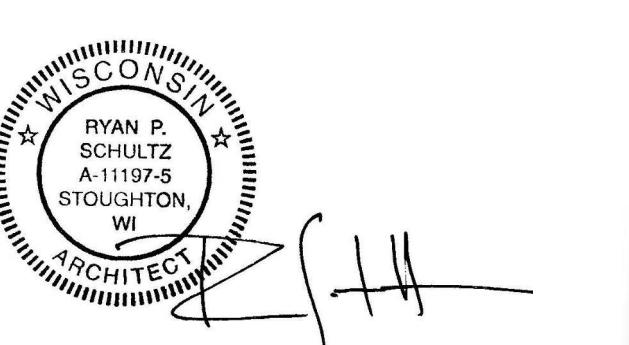


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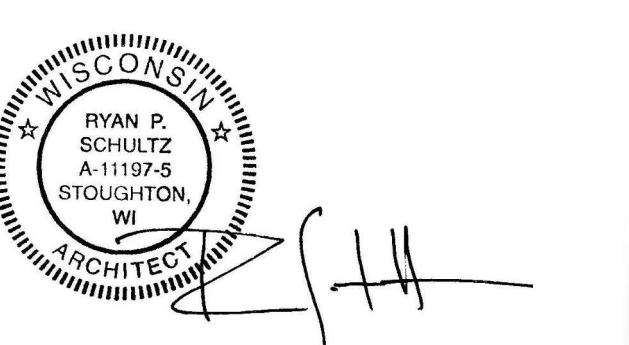


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Date	Description
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RCP PLAN - 3RD FLOOR EAST SIDE  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

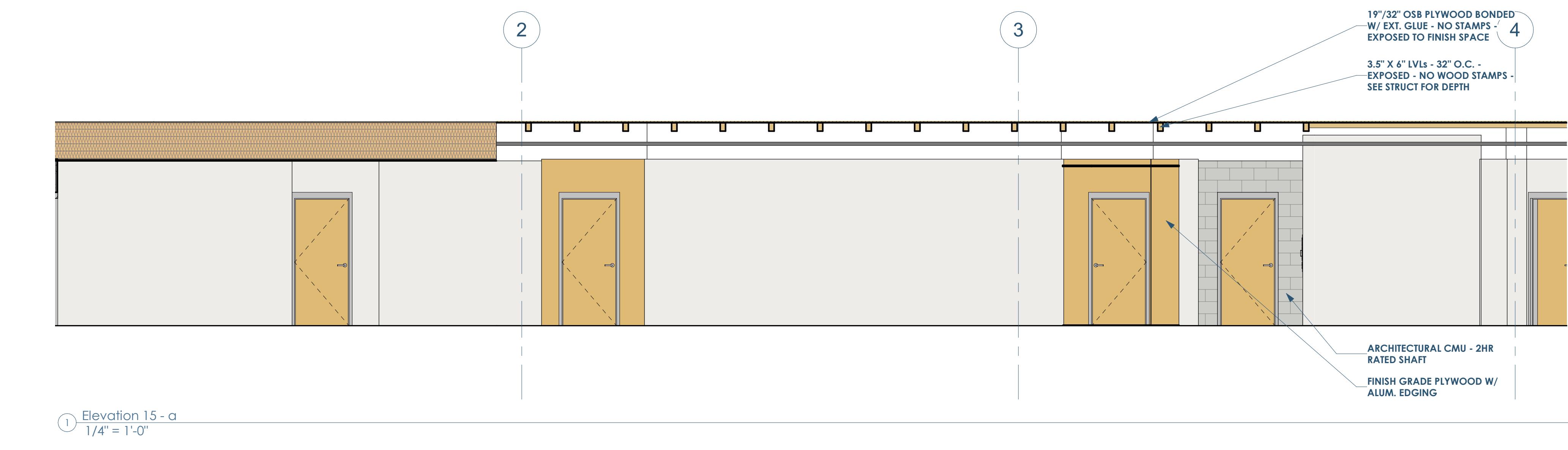


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RCP PLAN - 3RD FLOOR WEST SIDE  
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

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**CAPITAL GROUP**  
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tyler@wcapitalgroupre.com | 608.345.9848

**OpeningDesign**  
Architect: OpeningDesign  
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**ROYAL CONSTRUCTION**  
General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377

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

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

**Innovation**  
Structural Engineer of Record: Innovation  
4729 Dale-Curtain Dr, McFarland, WI 53558  
kfrey@innovation-built.com

**Hovland's**  
Heating • Ventilation • Air Conditioning  
Mechanical Engineer: HOVLAND'S HVAC  
10954 E Melby Street | Chippewa Falls, WI 54729  
jansen@hovlands-inc.com | 715.552.5595

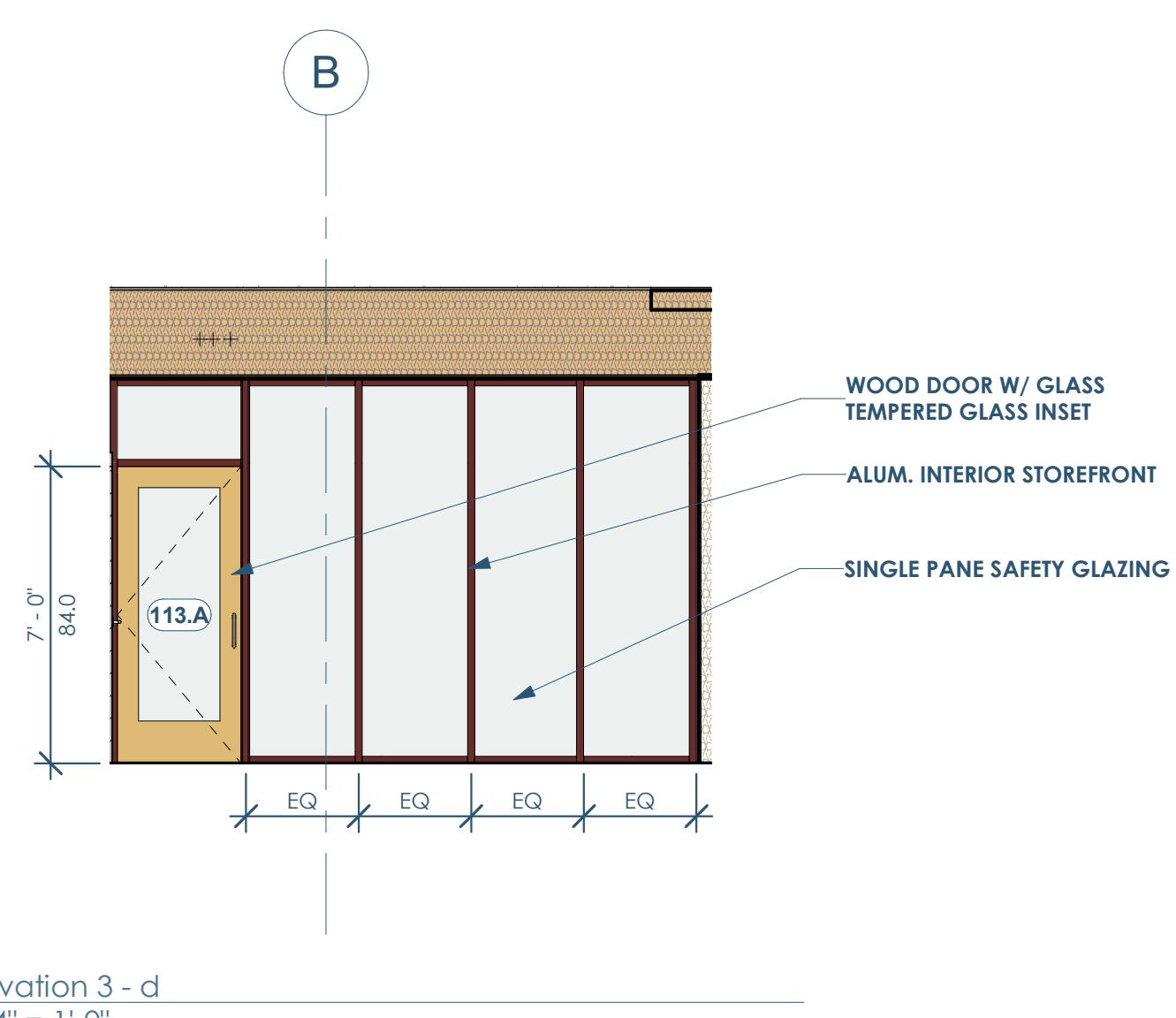
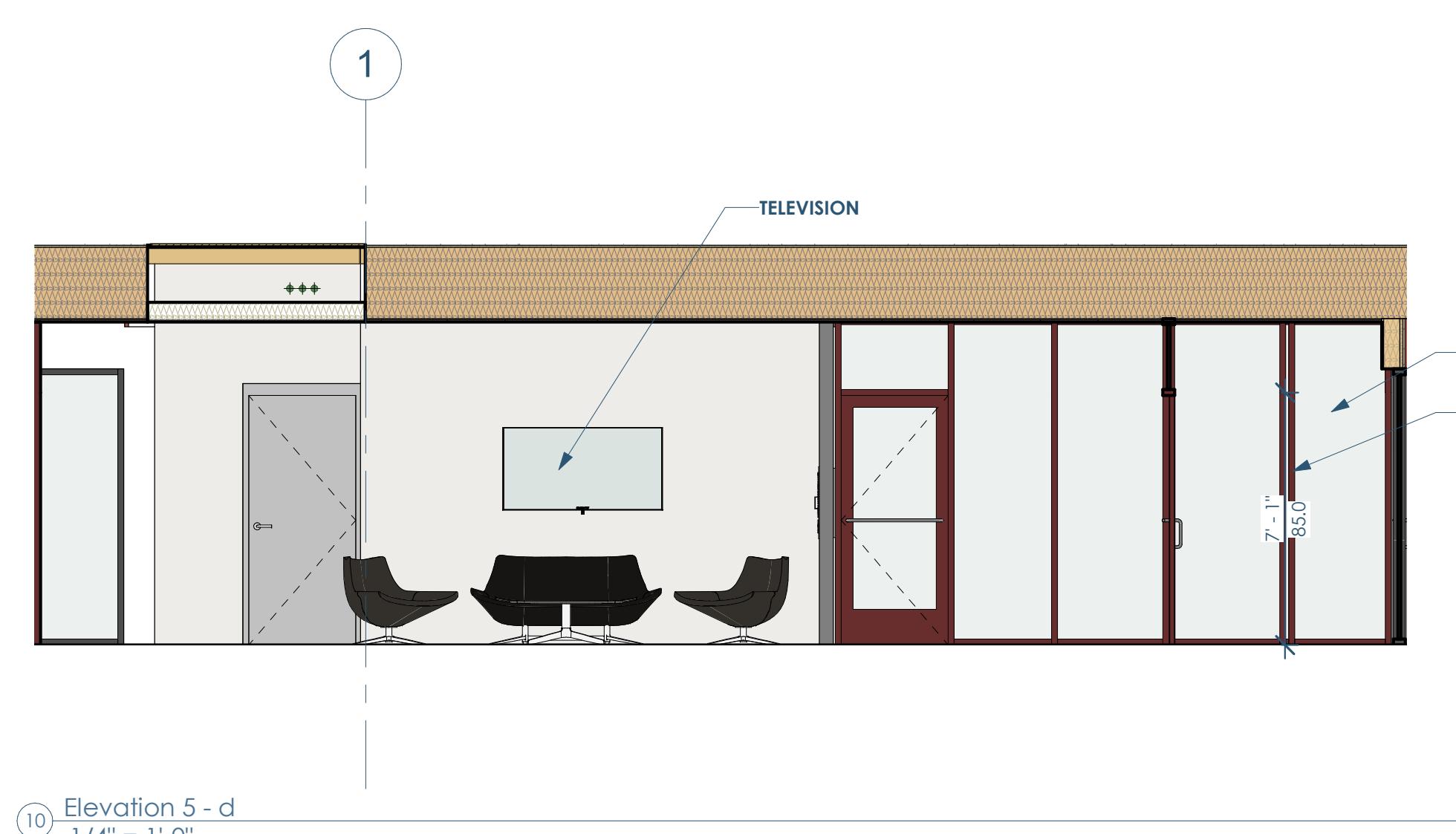
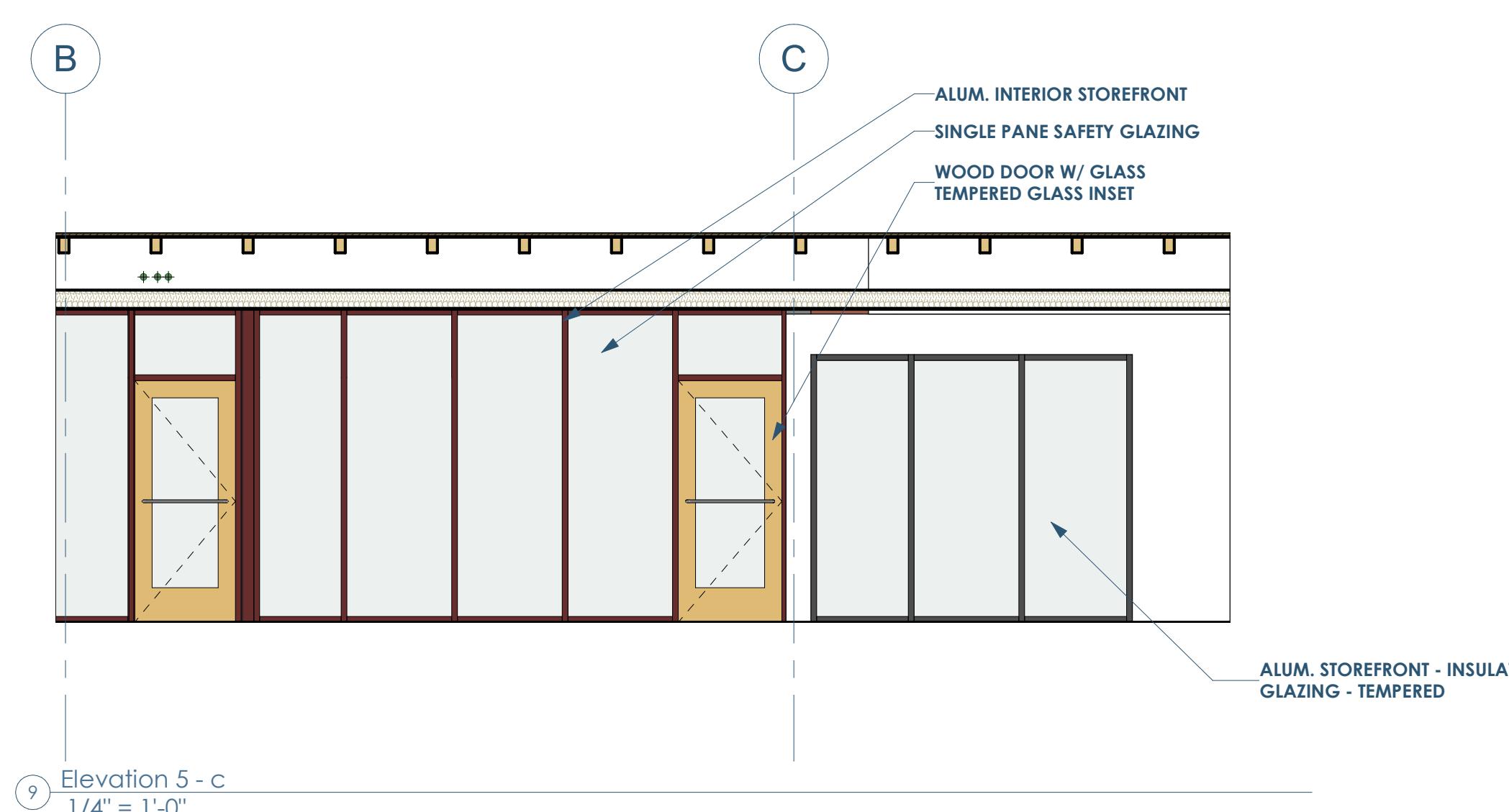
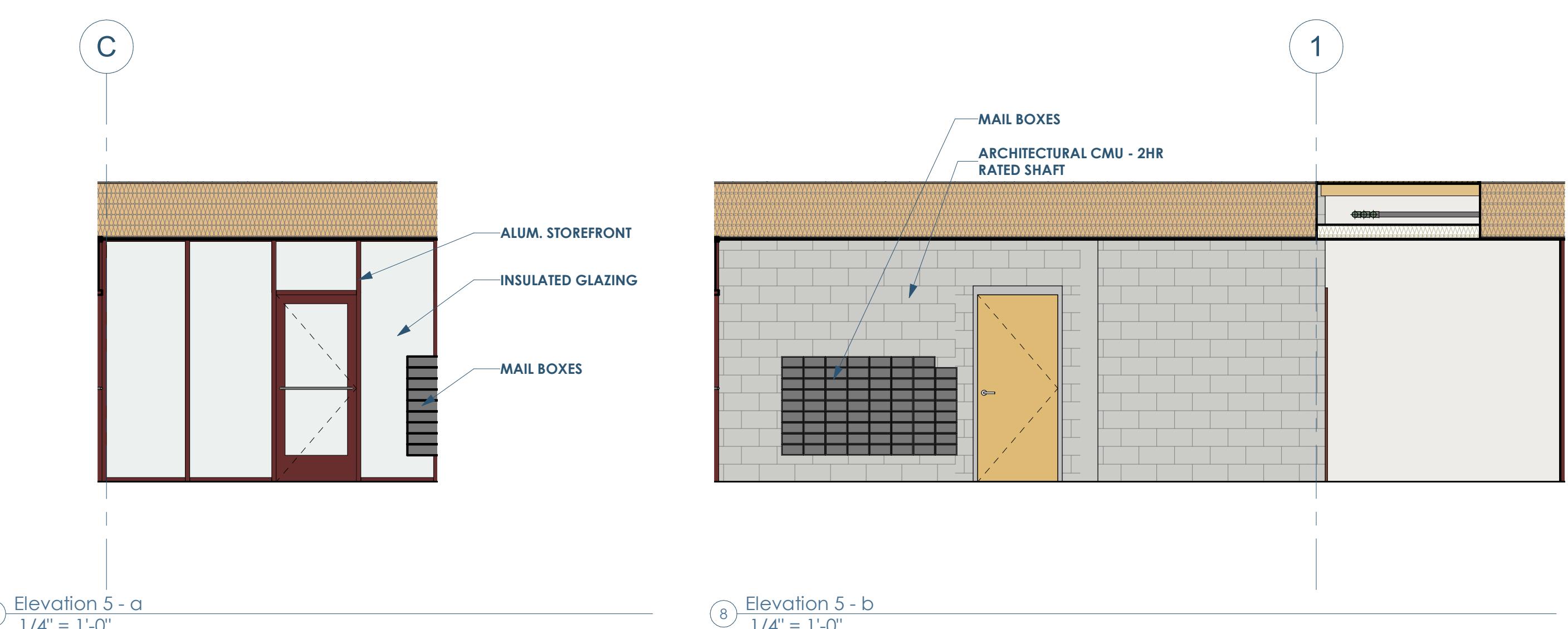
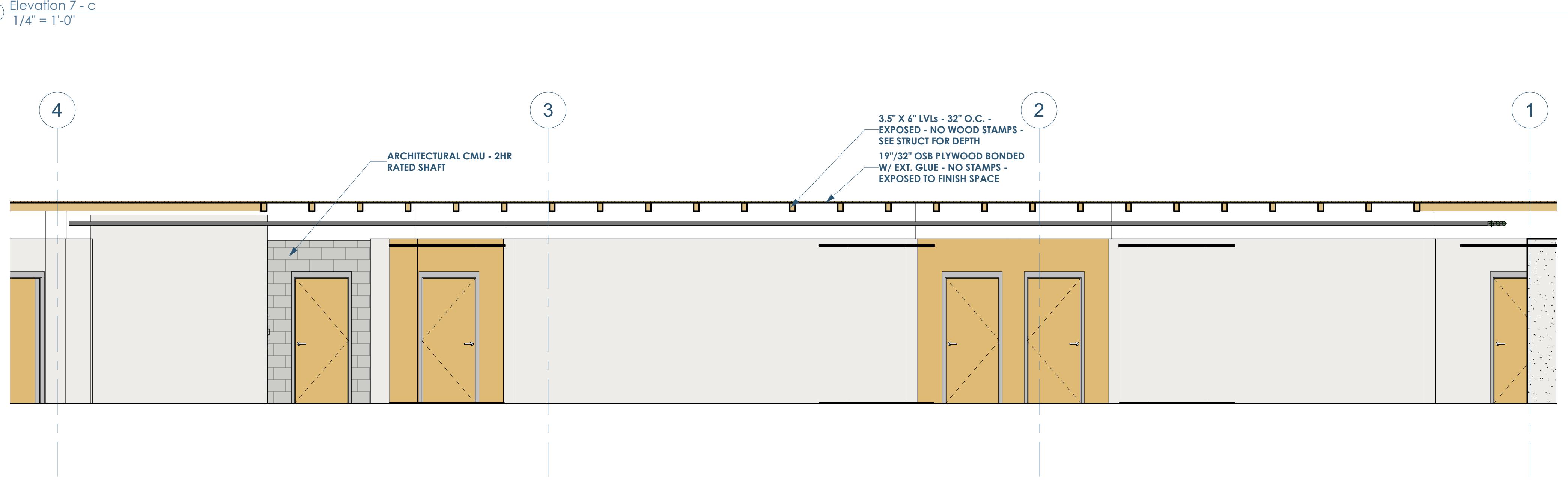
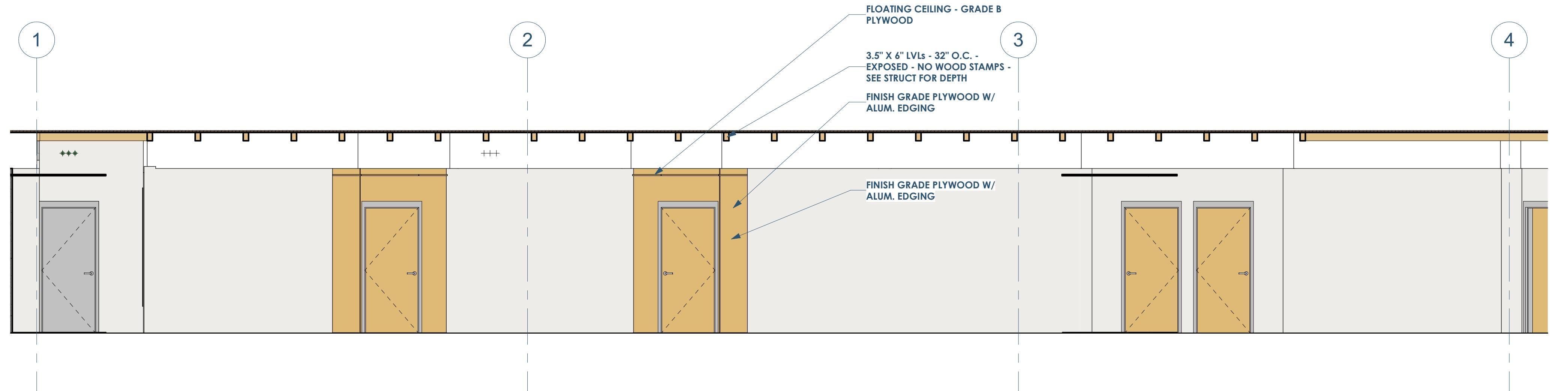
**PRISM DESIGN**  
ELECTRICAL CONSULTANTS INC.  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
EB403 State Rd 85 | Mondovi, WI 54755  
bhalgren@prismdesign-electrical.com | 715.797.0602

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

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SCHROEDER  
AIA  
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Date	08/15/2019
Description	75% CD Set Permit
A450	

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



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

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

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

**ROYAL CONSTRUCTION**  
General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377

**Cedar Corporation**  
Civil Engineer: CEDAR CORPORATION  
404 Wilson Avenue | Menomonie, WI 54751  
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**XC**  
Structural Engineer: XC Structural Engineering  
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**Innovation**  
Engineering Services Incorporated  
4729 Dale-Curtain Dr. McFarland, WI 53558  
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**Hovland's**  
Heating - Ventilation - Air Conditioning  
Mechanical Engineer: HOVLAND'S HVAC  
10954 E Melby Street | Chippewa Falls, WI 54729  
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**PRISM DESIGN ELECTRICAL CONSULTANTS INC.**  
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**TAILORED ENGINEERING**  
Plumbing Engineer: TAILORED ENGINEERING  
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Ryan P.  
S. Architect  
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Stoughton  
WI  
Architect  
Signature

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

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

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



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



Architect: OpeningDesign  
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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: XC Structural Engineering  
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Structural Engineer of Record: Ennovation  
4727 Dale-Curtain Dr, McFarland, WI 53558  
kfrese@innovation-built.com



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



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

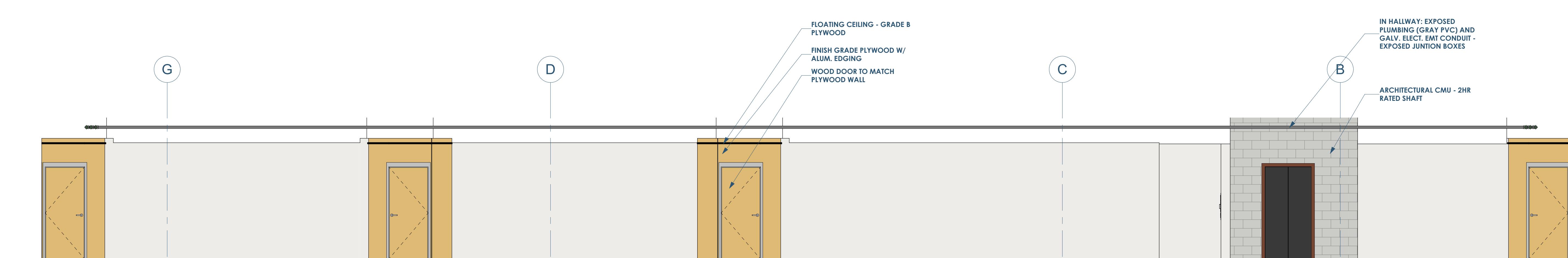
RYAN P.  
SCHROEDER  
A-11197-5  
STOUTON,  
WI  
ARCHITECT

Date  
08/15/2019  
08/20/2019  
Description  
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## ELEVATIONS - INTERIOR CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

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

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

**ROYAL CONSTRUCTION**  
General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377

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

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

**Innovation**  
Engineering Services Incorporated  
4727 Dale-Curtain Dr. McFarland, WI 53558  
kfrey@innovation-built.com

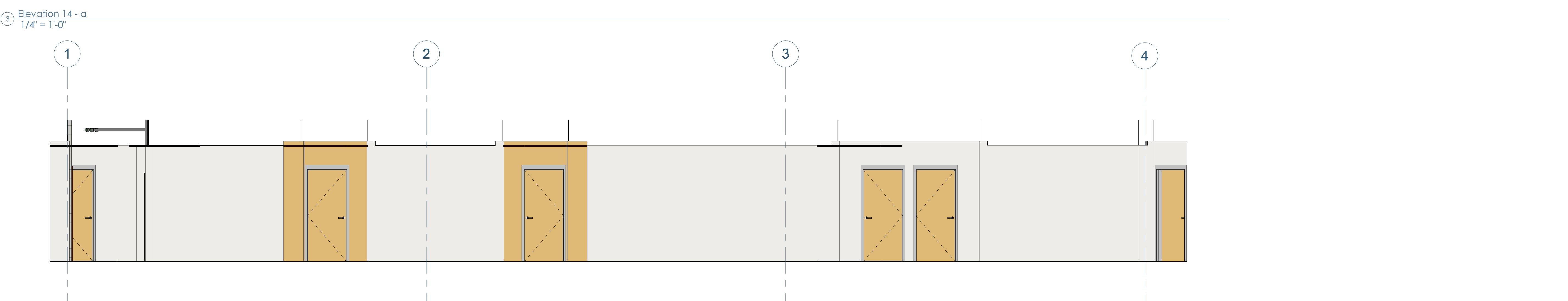
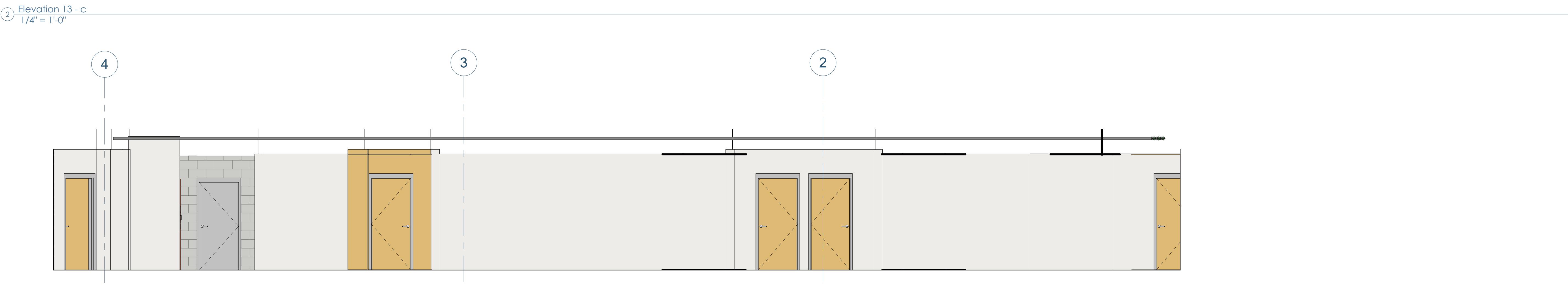
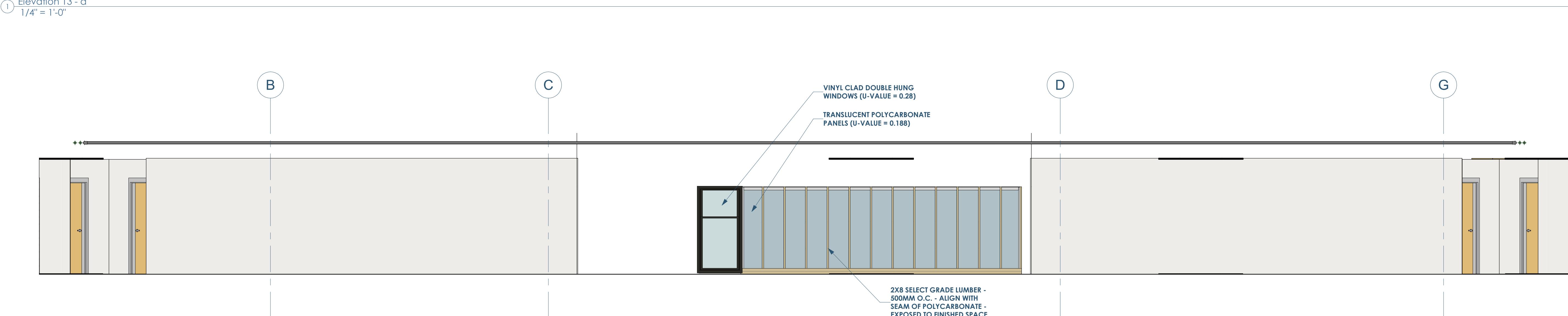
**Hovland's**  
Heating - Ventilation - Air Conditioning  
Mechanical Engineer: HOVLAND'S HVAC  
10954 E Melby Street | Chippewa Falls, WI 54729  
jansen@hovlands-inc.com | 715.552.5595

**PRISM DESIGN**  
ELECTRICAL CONSULTANTS INC.  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
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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

**WISCONSIN ARCHITECTURE**  
RYAN P. SCHNEIDER, AIA, LEED AP  
A-11197-S  
STOUTON, WI  
Date  
08/15/2019  
08/20/2019

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

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CAPITAL GROUP  
Developer: W Capital Group  
tyler@wcapitalgroup.com | 608.345.6484



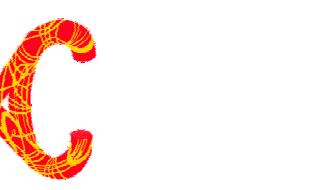
Architect: OpeningDesign  
316 W Washington Ave | Suite 675  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456



General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377



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



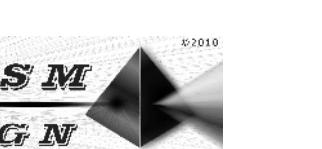
Structural Engineer: XC Structural Engineering  
Colle Apolonia Morales, 628036 Madrid,  
l.perezato@xcengineering.xyz | +34 610 56 26 37



Structural Engineer of Record: Ennovation  
4727 Dale-Curtin Dr. McFarland, WI 53558  
khsley@innovation-built.com



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



Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC.  
EB403 State Rd 85 | Mondovi, WI 54755  
bhalgren@prismdesign-electrical.com | 715.797.0602

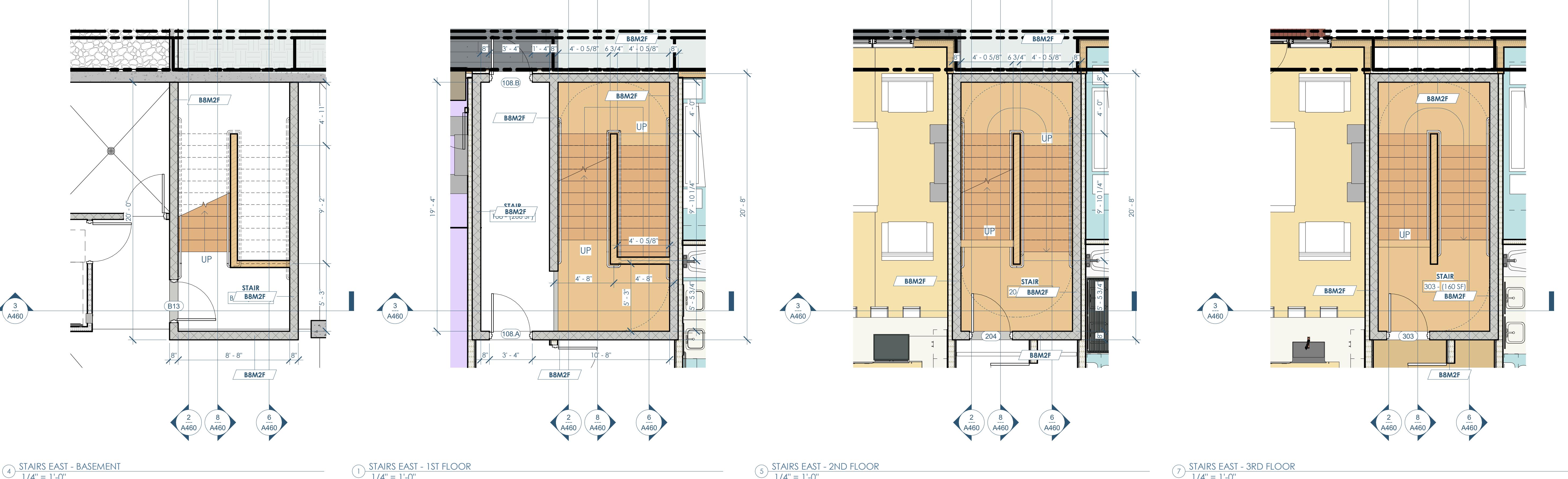
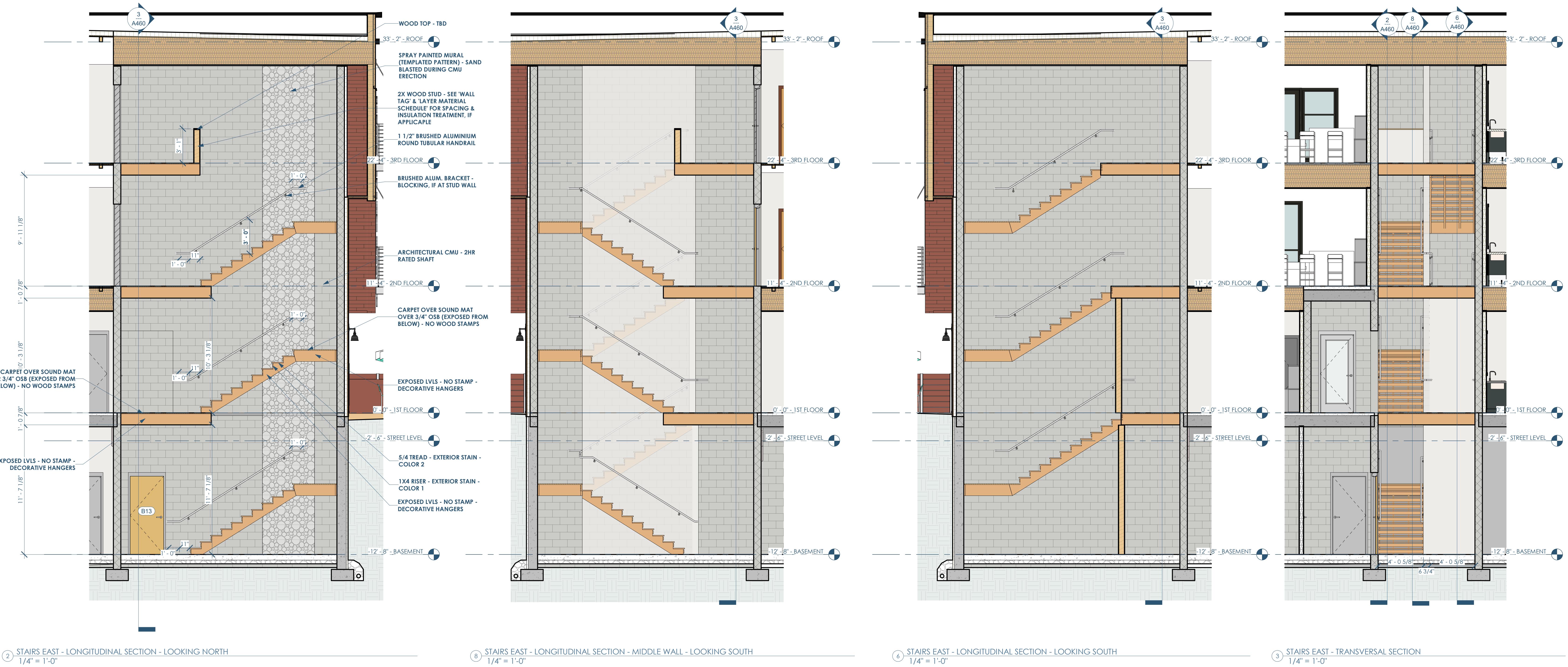


Plumbing Engineer: TAILORED ENGINEERING  
1600 Aspen Commons | Ste 210 | Middleton, WI 53562  
bnovak@tailoredeng.com | 608.209.7500

RYAN P.  
SCHNEIDER  
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STOUGHTON,  
WI  
ARCHITECT

Date  
08/15/2019  
08/21/2019

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

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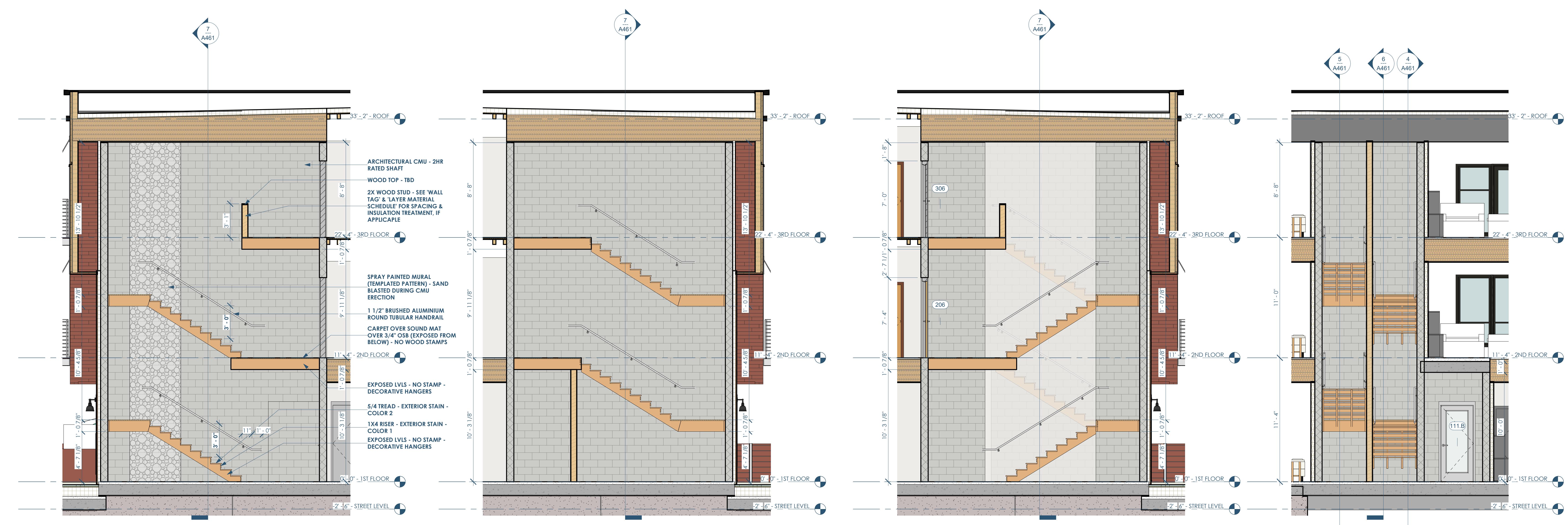
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Date  
08/15/2019  
08/21/2019  
Description  
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# 1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

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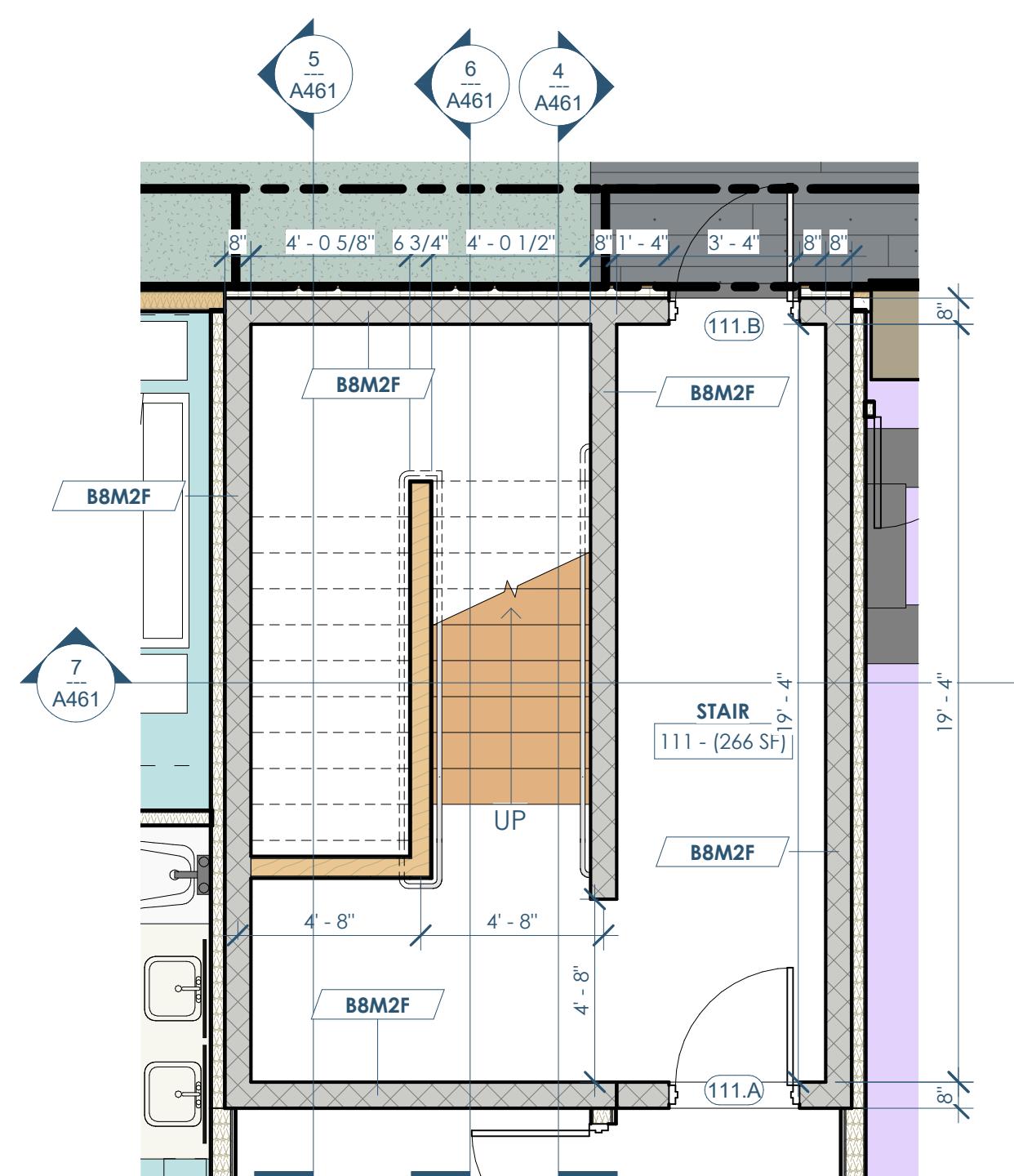


④ STAIRS WEST - LONGITUDINAL SECTION - LOOKING NORTH  
1/4" = 1'-0"

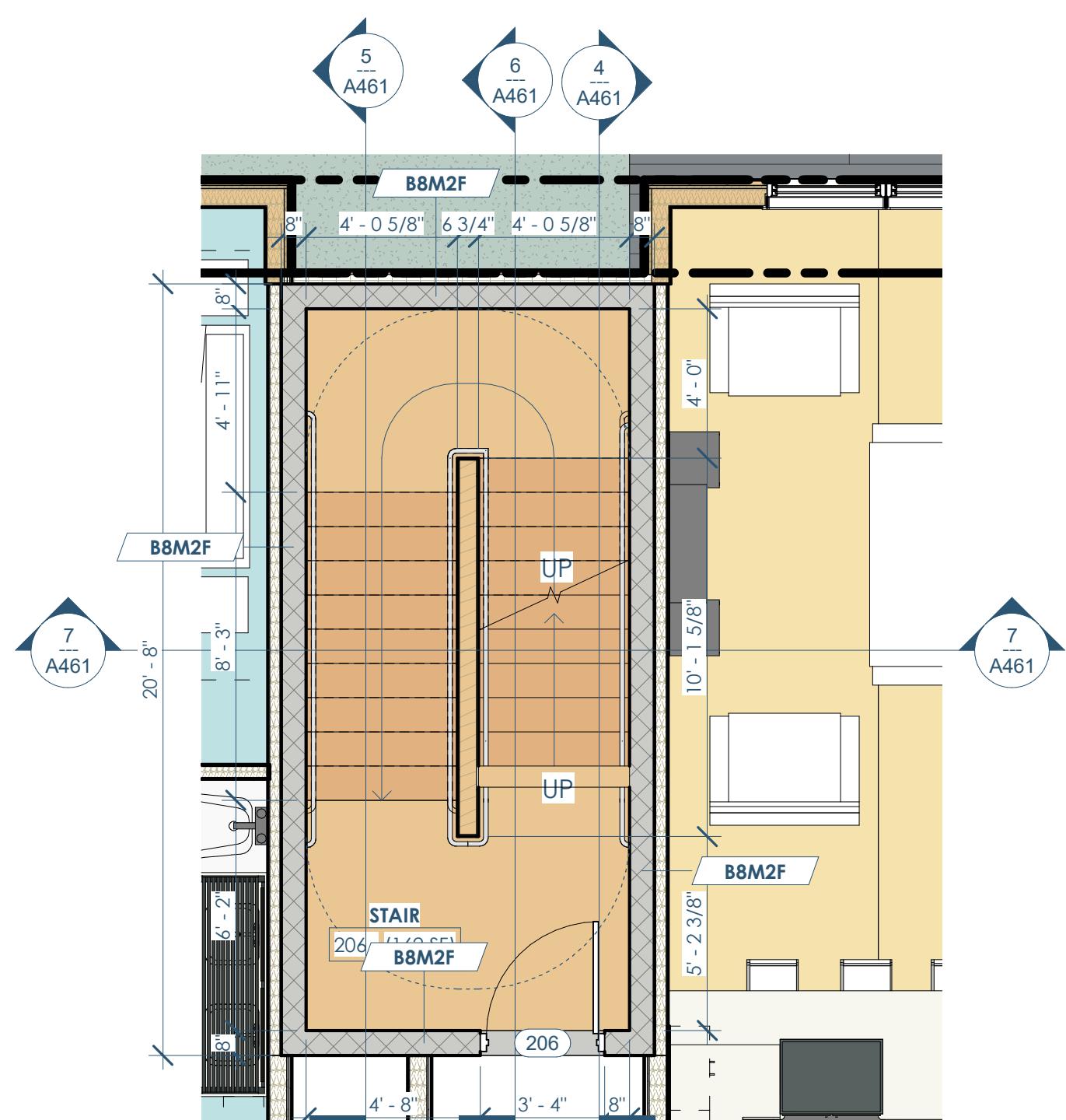
⑤ STAIRS WEST - LONGITUDINAL SECTION - LOOKING SOUTH  
1/4" = 1'-0"

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

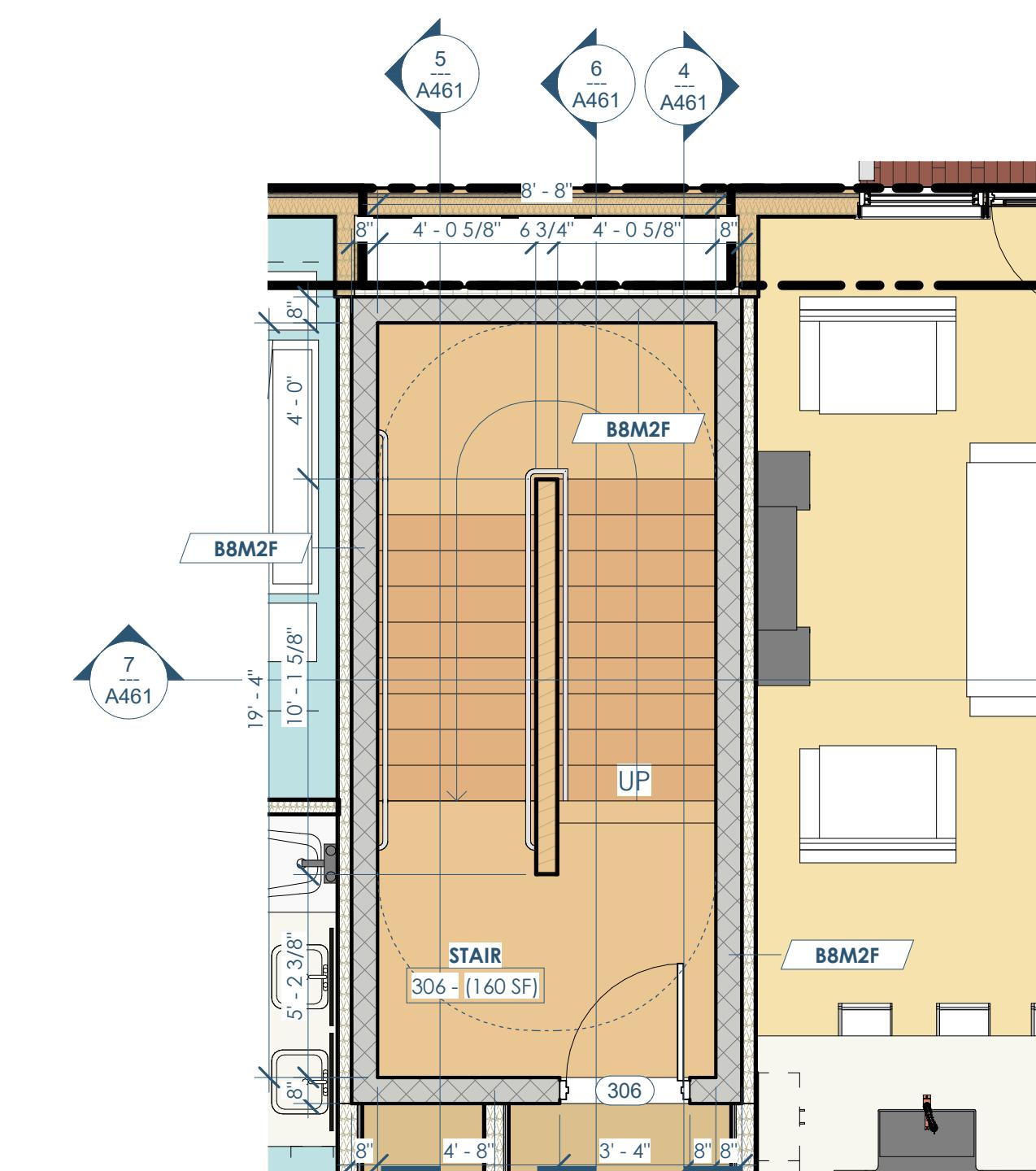
⑦ STAIRS WEST - TRANSVERSAL SECTION  
1/4" = 1'-0"



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



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



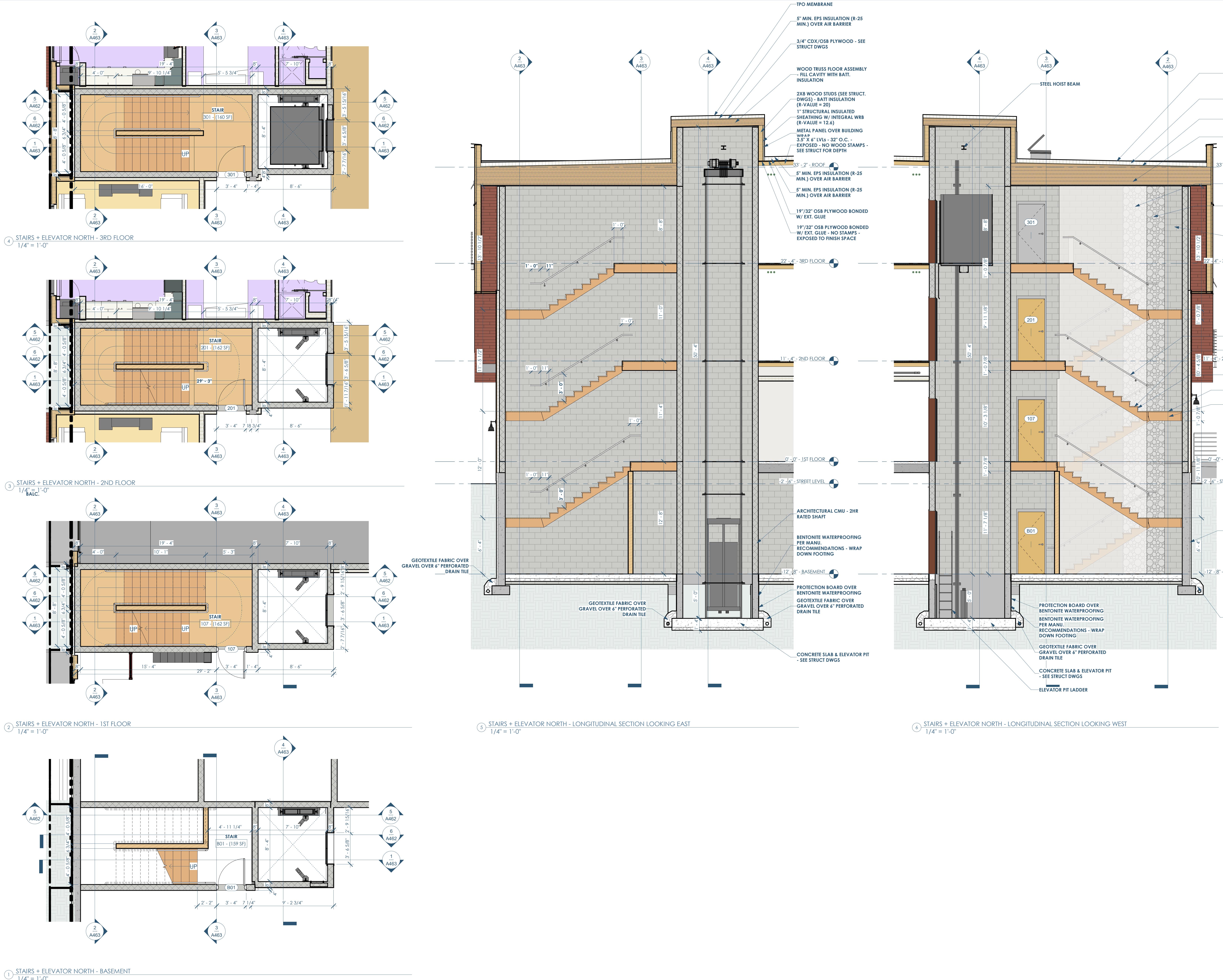
③ STAIRS WEST - 3RD FLOOR  
1/4" = 1'-0"

Date  
08/15/2019  
08/21/2019  
Description  
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# 1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A462

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Date	Description
08/15/2019	75% CD Set
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CAPITAL GROUP  
Developer: W Capital Group  
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General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377



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



Structural Engineer: XC Structural Engineering  
Colle Apolonia Morales, 628036 Madrid,  
l.perezato@xcengineering.xyz | +34 610 56 26 37



Structural Engineer of Record: Ennovation  
4727 Dale-Curtain Dr, McFarland, WI 53558  
kfrey@innovation-built.com



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



Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
88403 State Rd 85 | Mondovi, WI 54755  
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Plumbing Engineer: TAILORED ENGINEERING  
1600 Aspen Commons | Ste 210 | Middleton, WI 53562  
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RYAN P. STOUGHTON  
AIA#11975  
STOUGHTON,  
WI  
ARCHITECT

Date  
08.15.2019  
08.21.2019  
Description  
75% CD SET  
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# 1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

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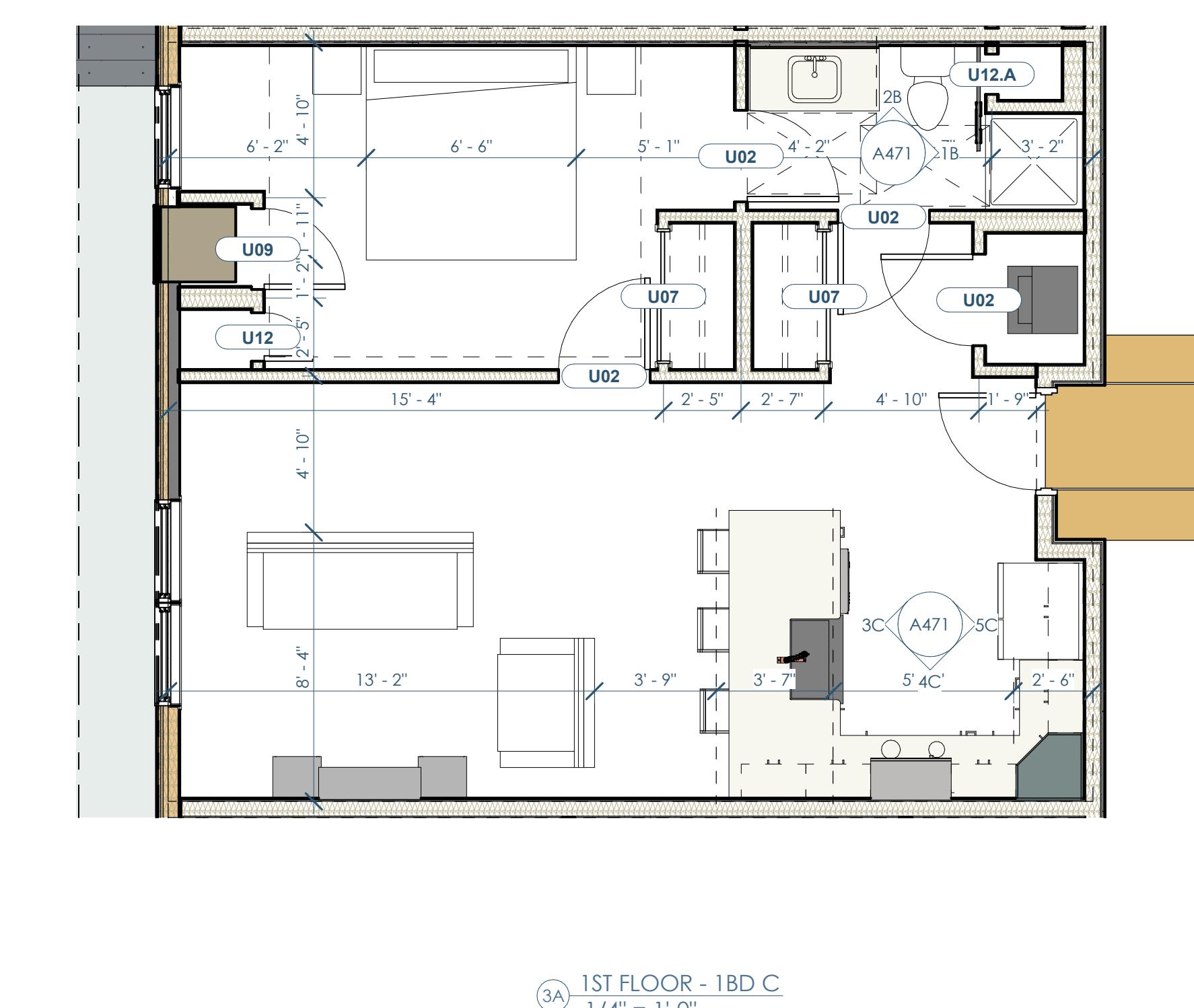
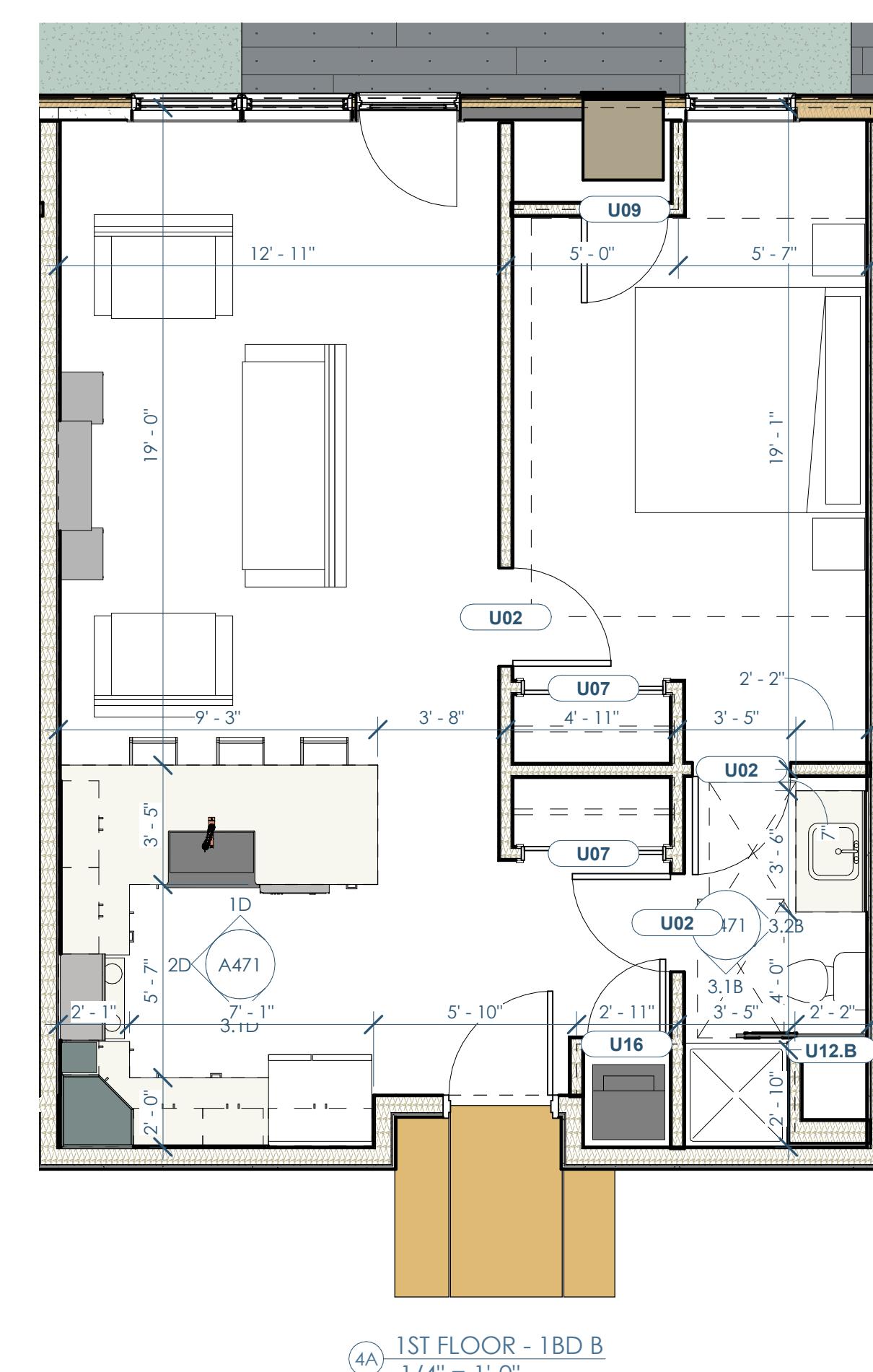
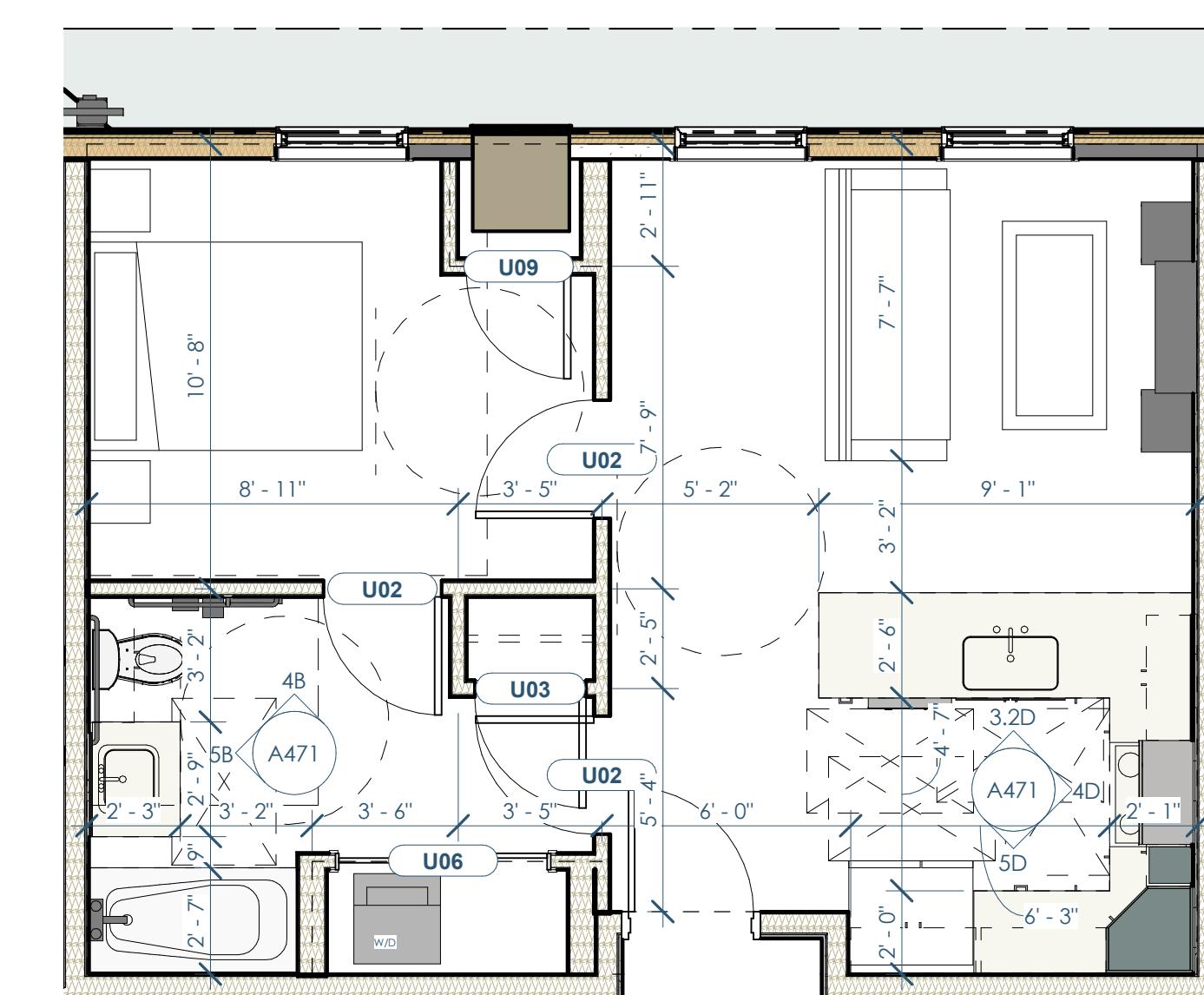
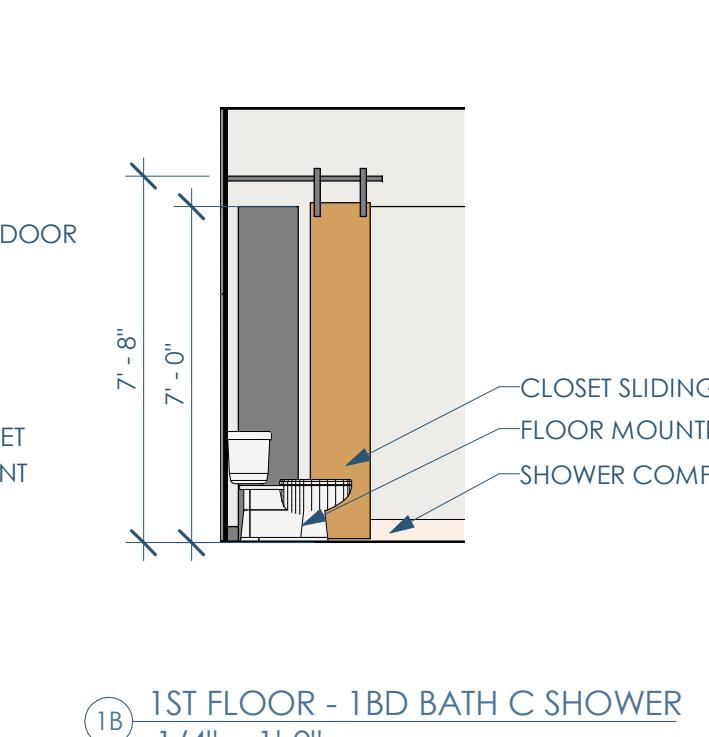
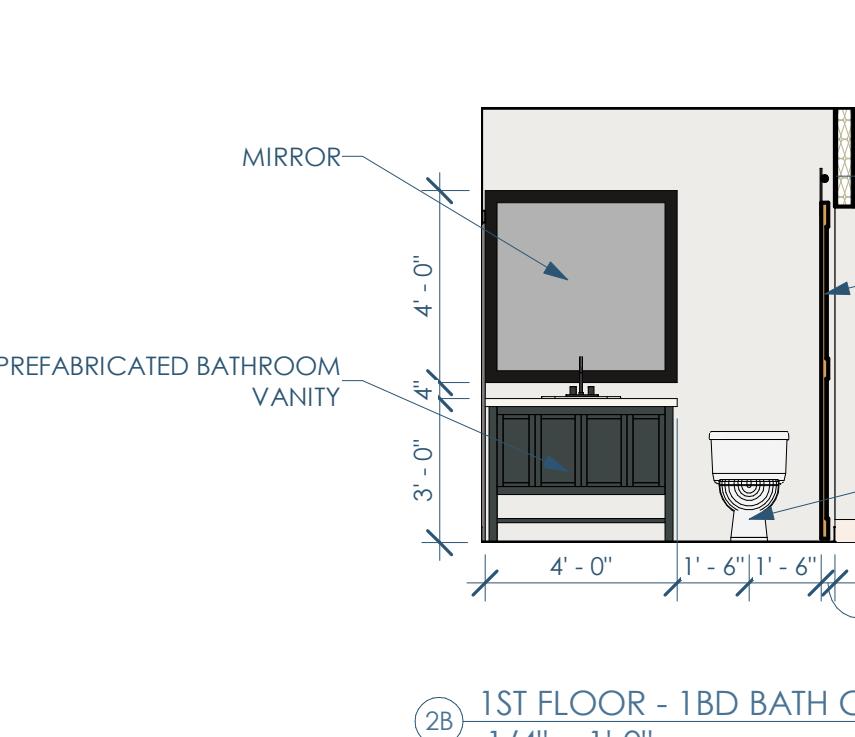
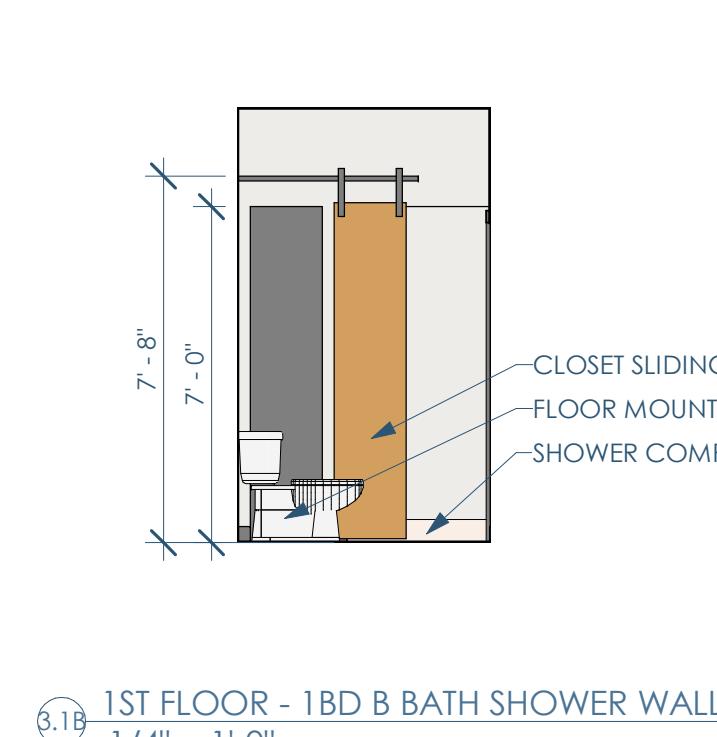
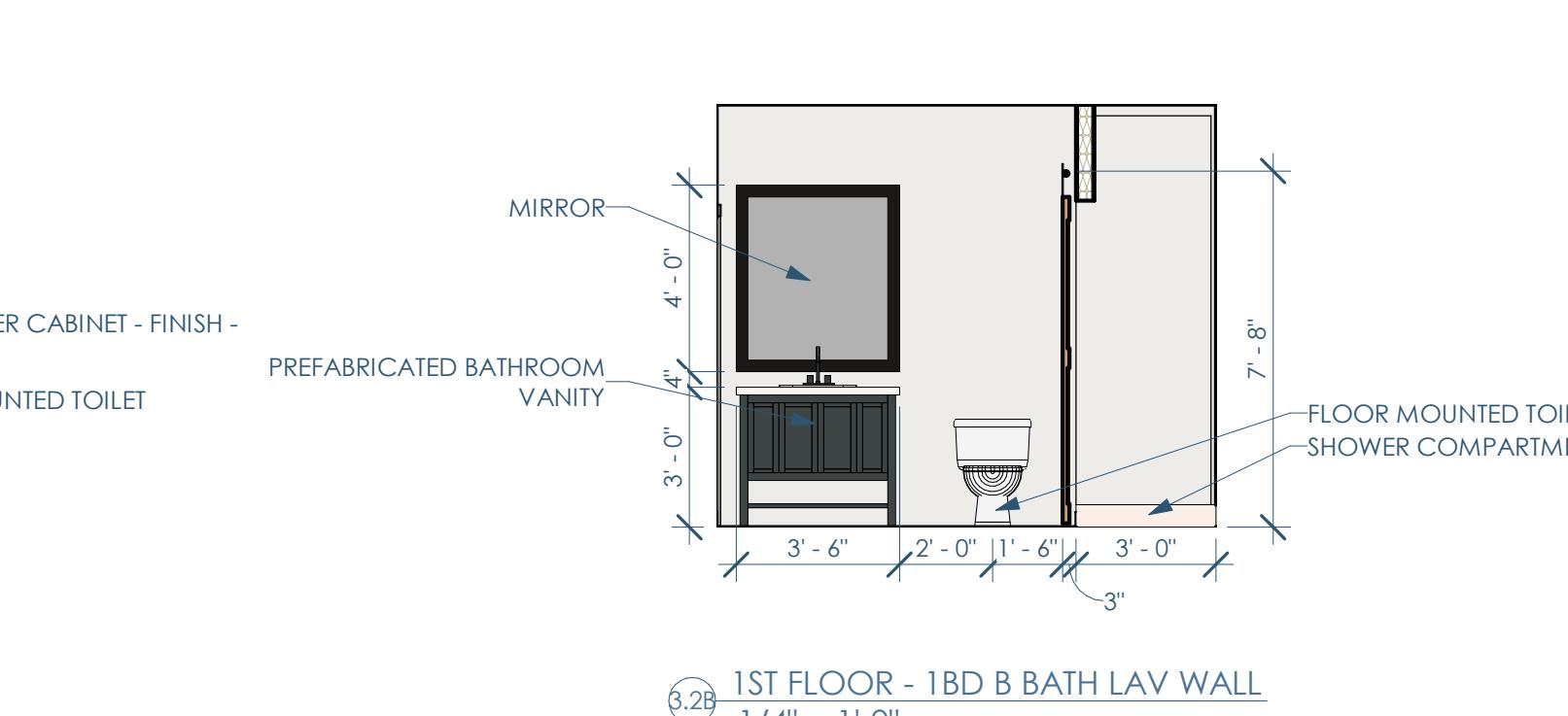
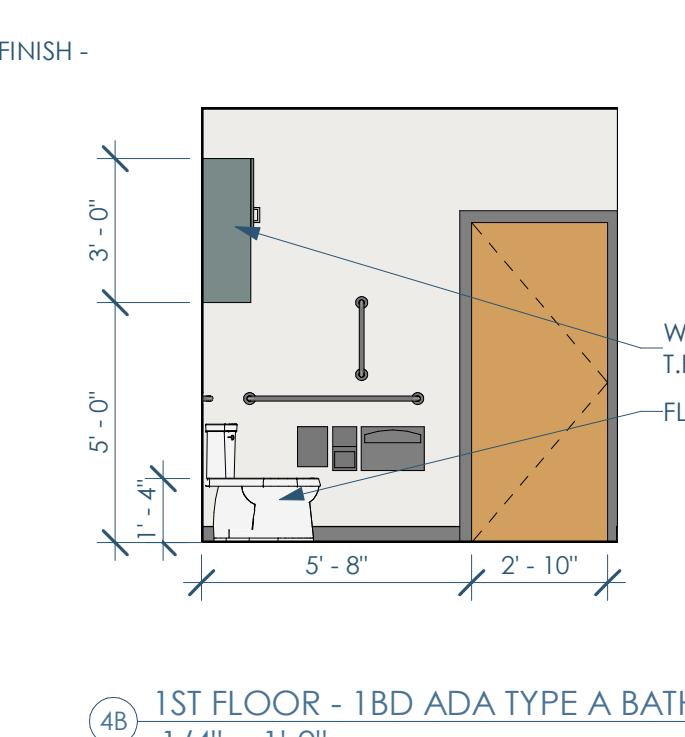
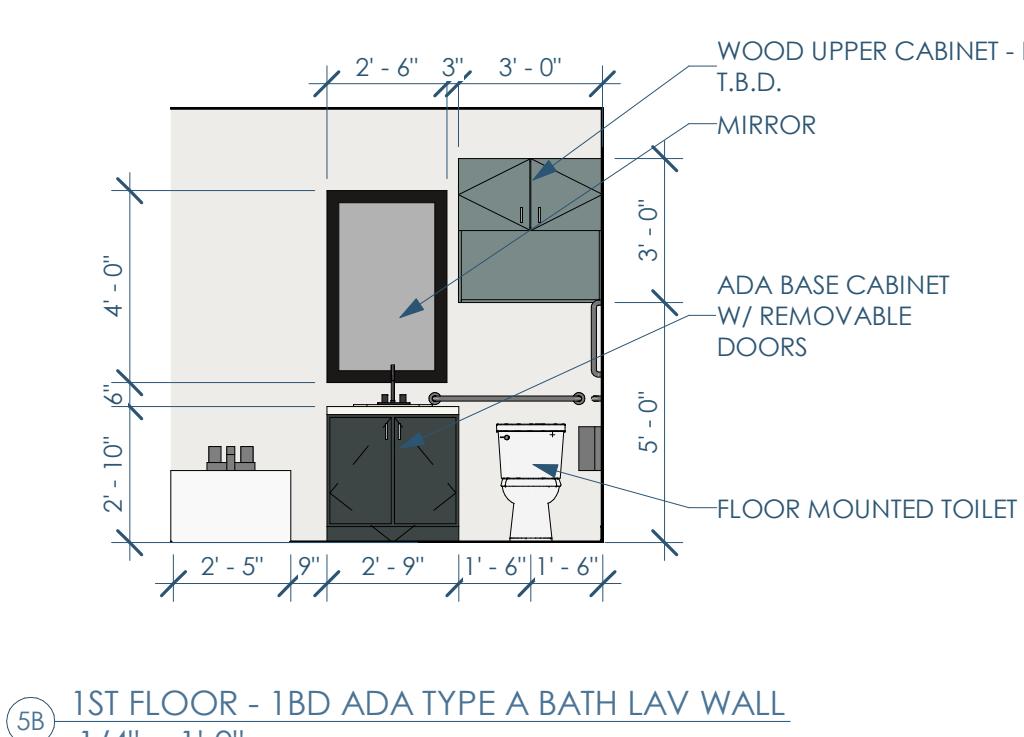
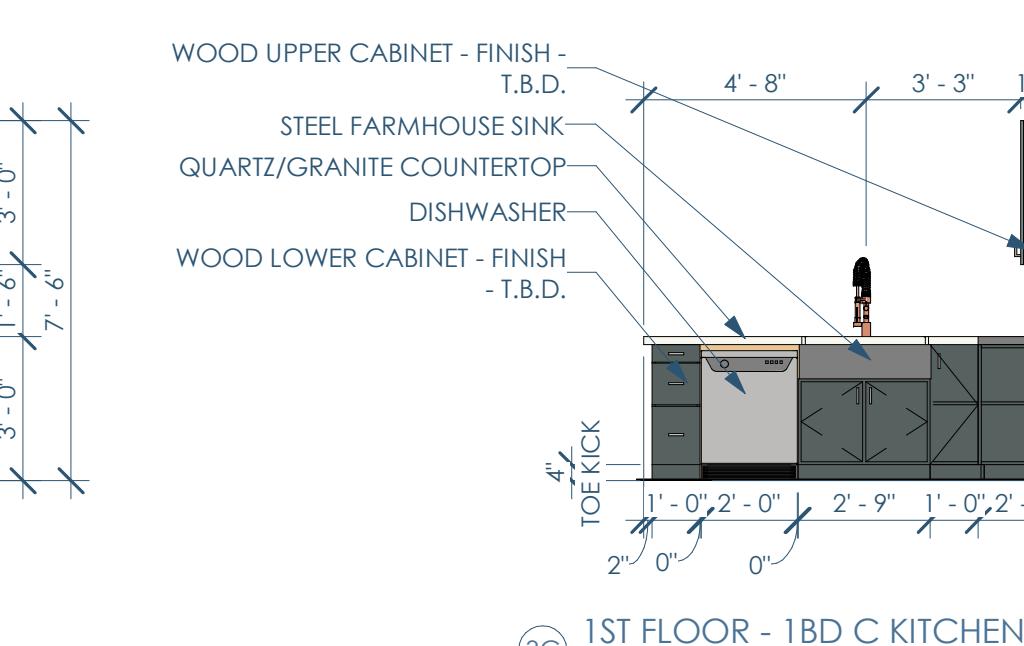
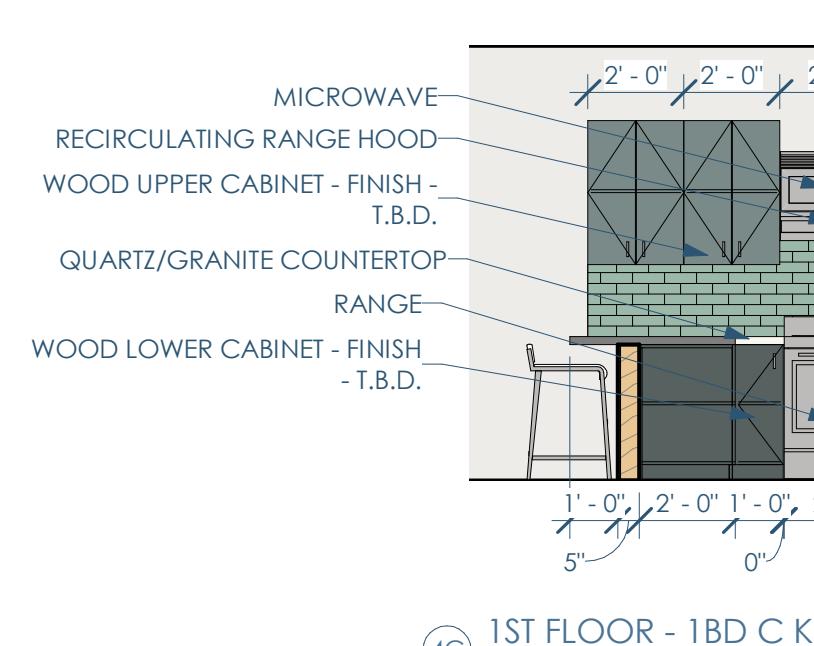
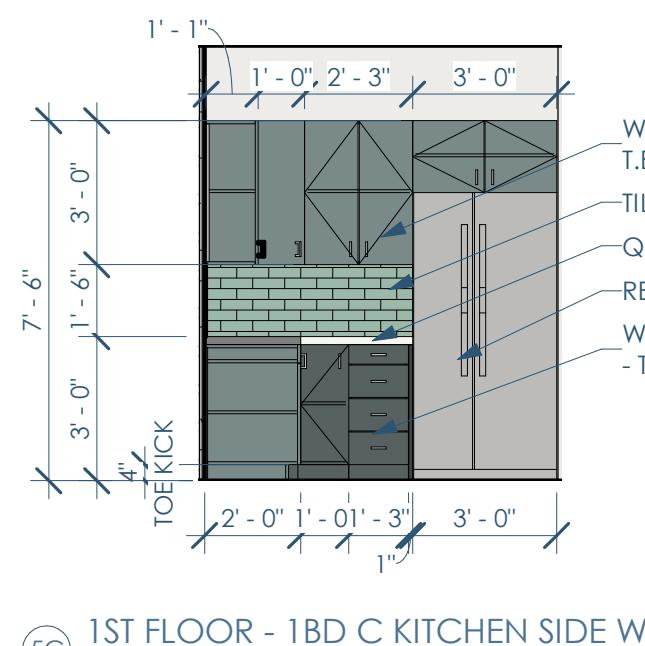
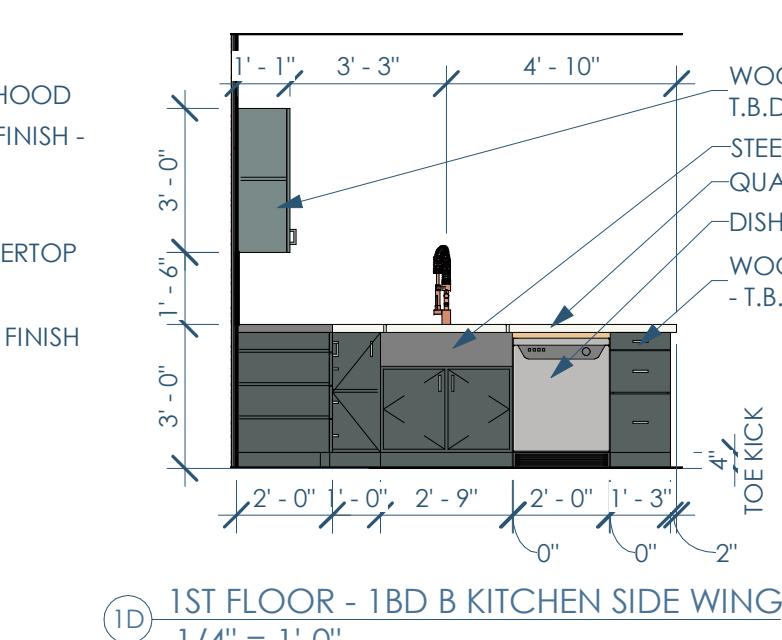
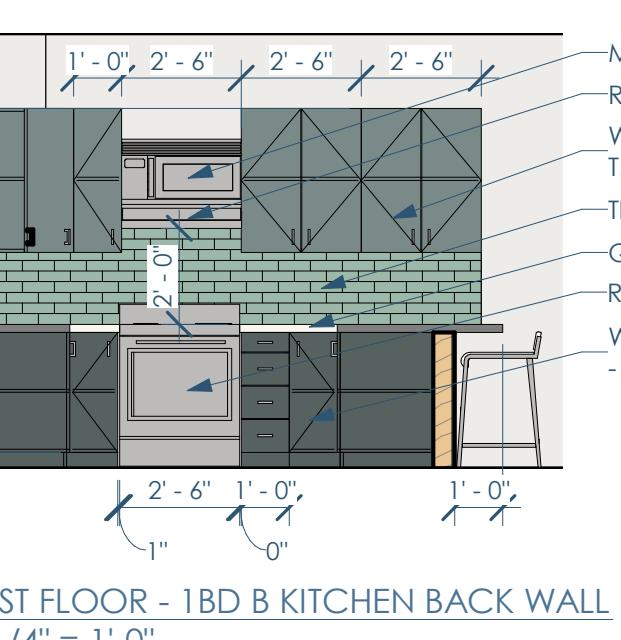
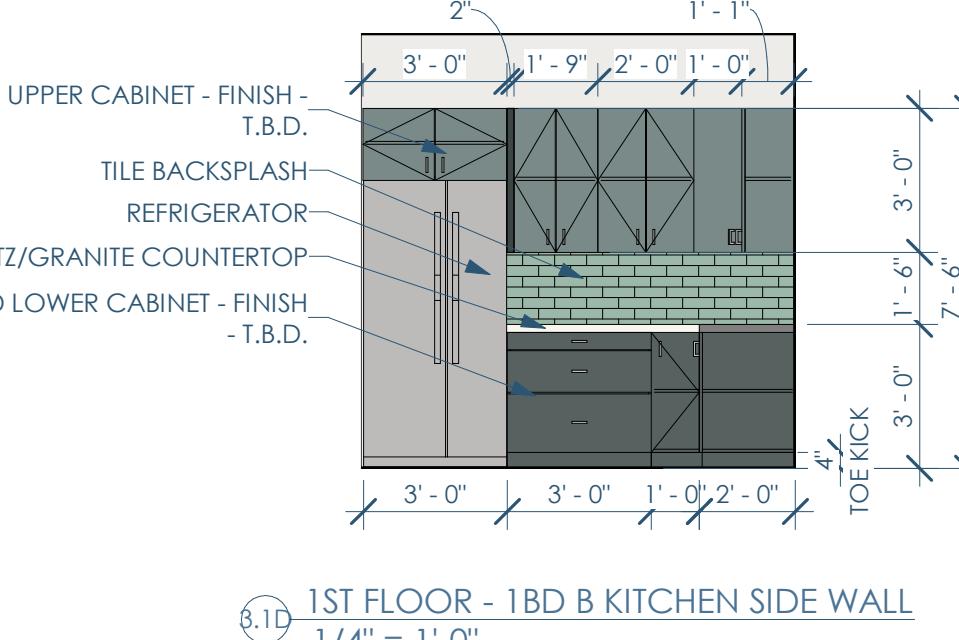
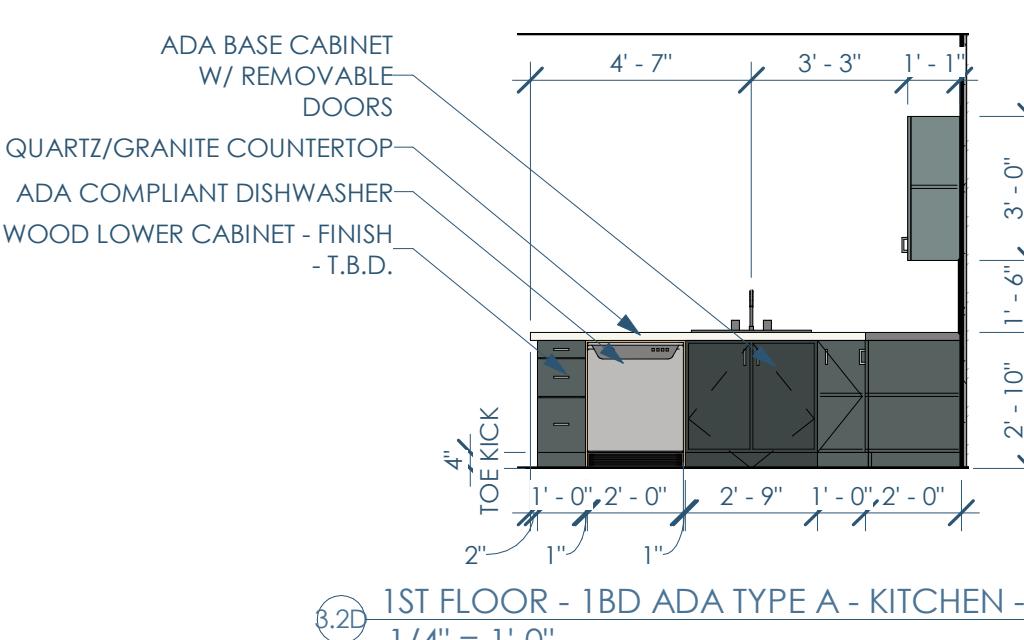
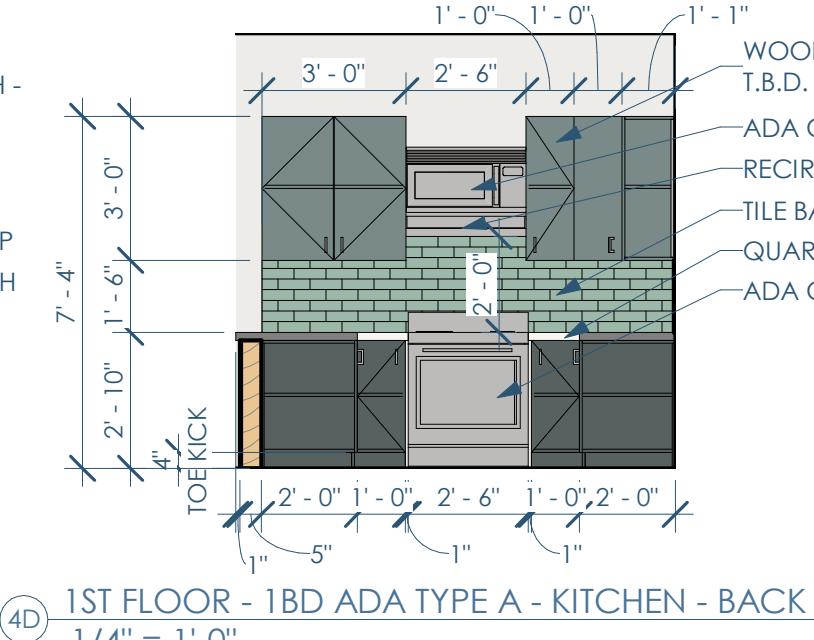
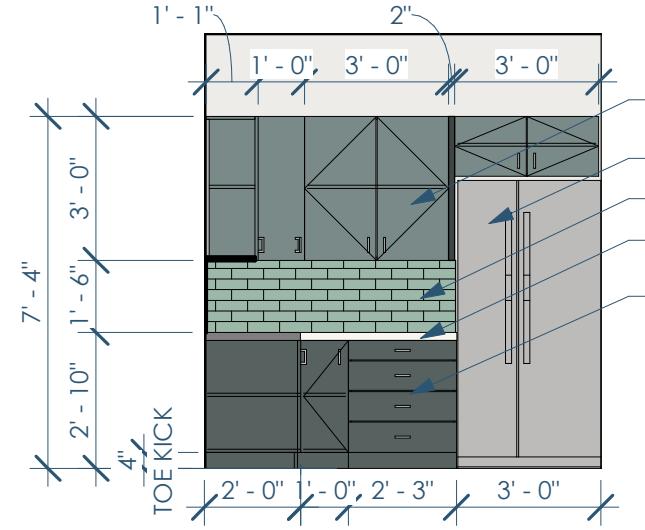
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2

1



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

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

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

**ROYAL CONSTRUCTION**  
General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377

**Cedar Corporation**  
Civil Engineer: CEDAR CORPORATION  
404 Wilson Avenue | Menomonie, WI 54751  
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**XC Structural Engineering**  
Calle Apolonia Morales, 628036 Madrid,  
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**Ennovation**  
Engineering Services Incorporated  
4727 Dale-Curtin Dr. McFarland, WI 53558  
khsay@ennovation-built.com

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

**PRISM DESIGN**  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS 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  
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Ryan P. Schmitz  
A111975  
Stoughton, WI  
Architect

Date  
08.15.2019  
08.21.2019  
Description  
75% CD SET  
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4

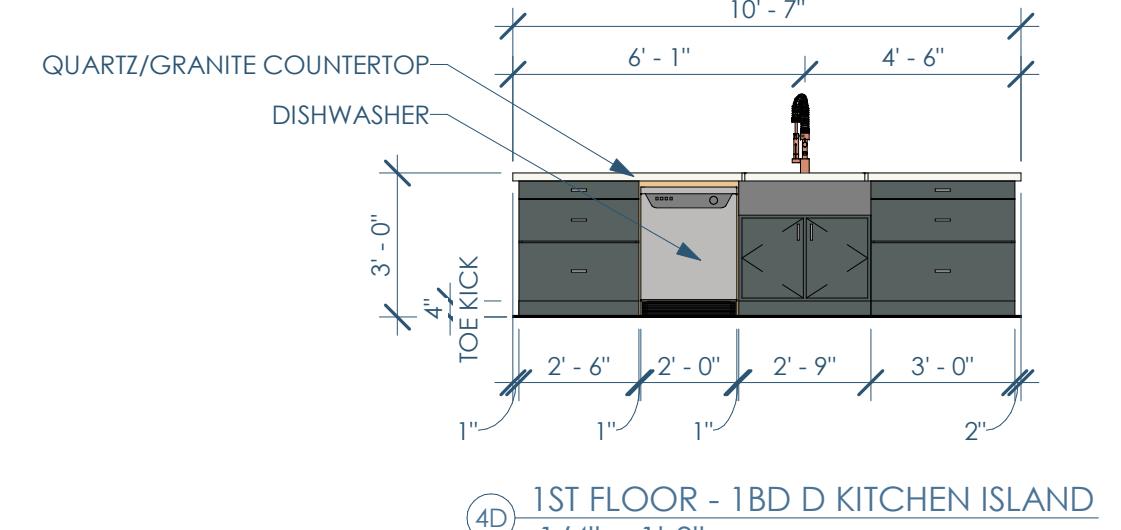
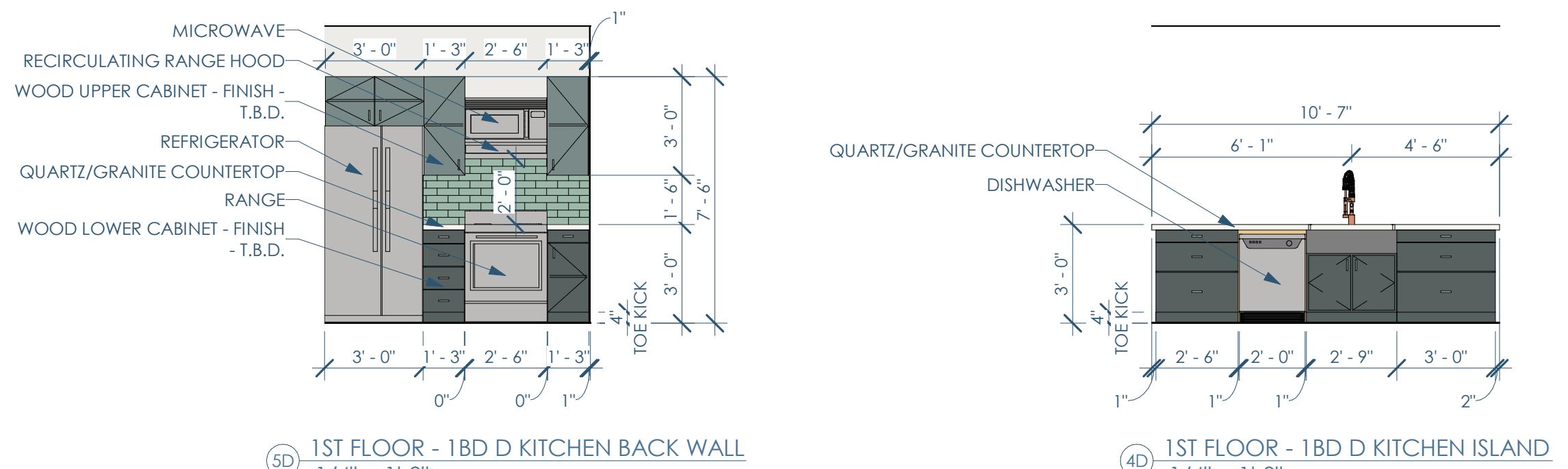
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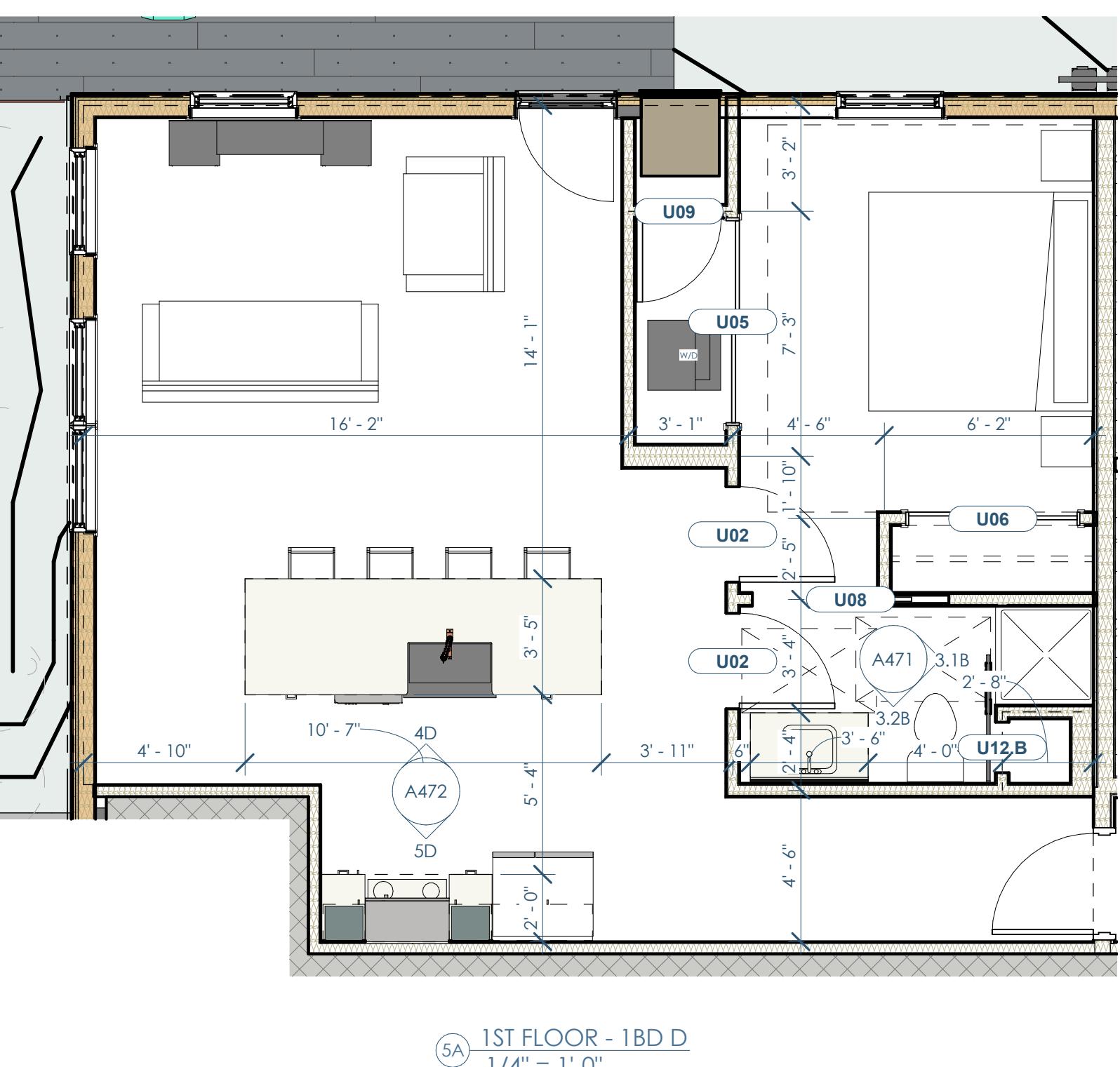
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E



D

D



(SA) 1/4" = 1'-0"

Date	Description
08.15.2019	75% CD SET
08.21.2019	Permit

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

A472

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

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Architect: OpeningDesign  
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ryan@openingdesign.com | 773.425.6456

**ROYAL CONSTRUCTION**  
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3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377

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

**XC**  
Structural Engineer: XC Structural Engineering  
Calle Apolonia Morales, 628036 Madrid,  
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**Ennovation**  
Engineering Services Incorporated  
4727 Dale-Curtain Dr. McFarland, WI 53558  
kfrey@innovation-built.com

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

**PRISM DESIGN**  
ELECTRICAL CONSULTANTS INC.  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
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Ryan P. Stoughton  
AIA, LEED AP  
A-11197-5  
STOUGHTON, WI  
ARCHITECTURE

Date  
08.15.2019  
Description  
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08.21.2019  
Permit



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



Architect: OpeningDesign  
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Madison, WI 53703  
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Structural Engineer of Record: Ennovation  
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kfrey@innovation-built.com



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



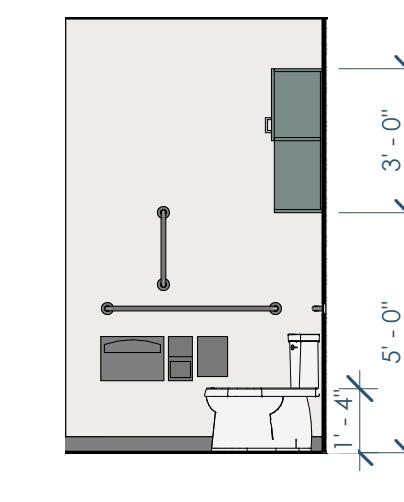
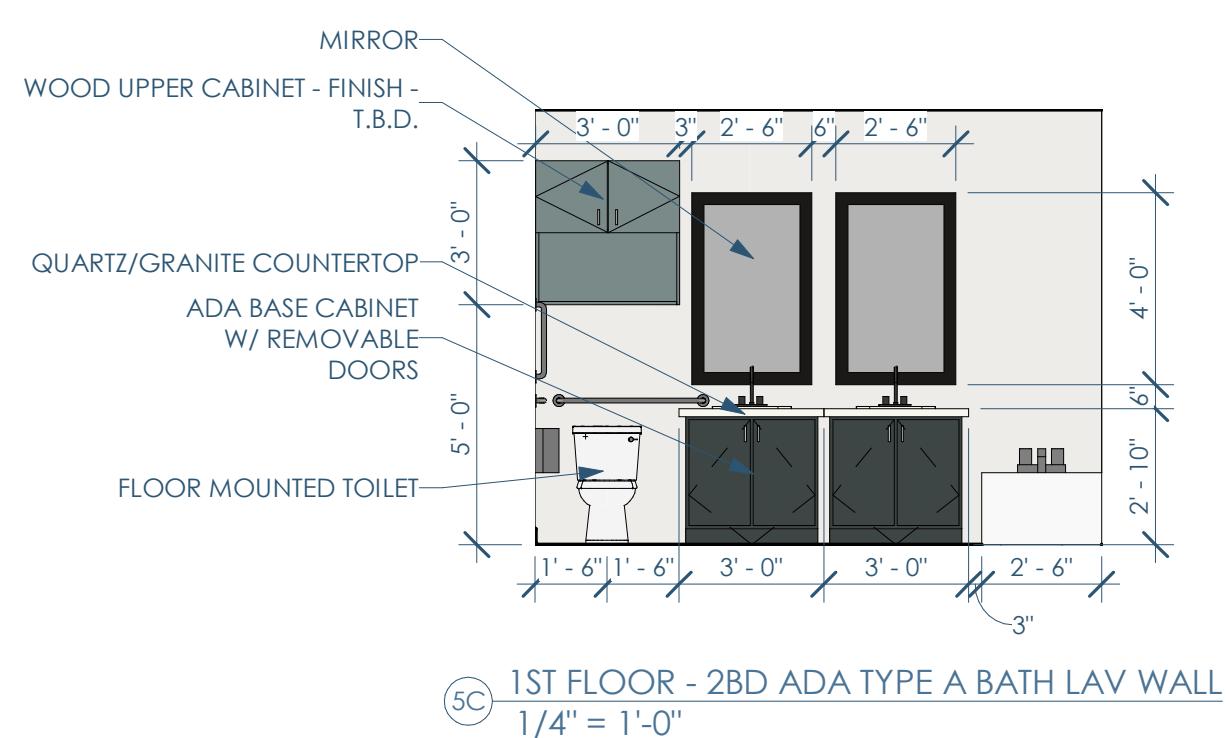
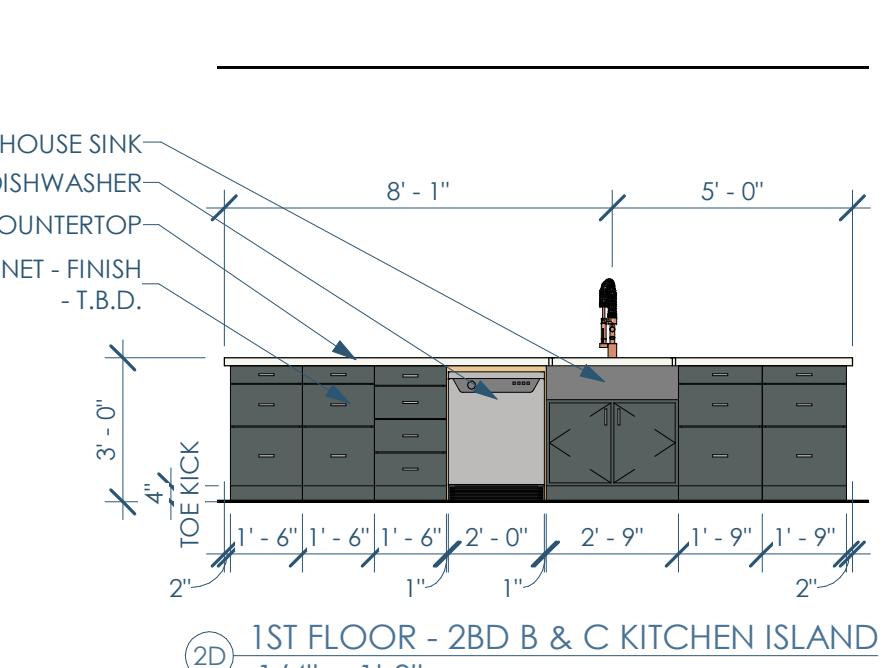
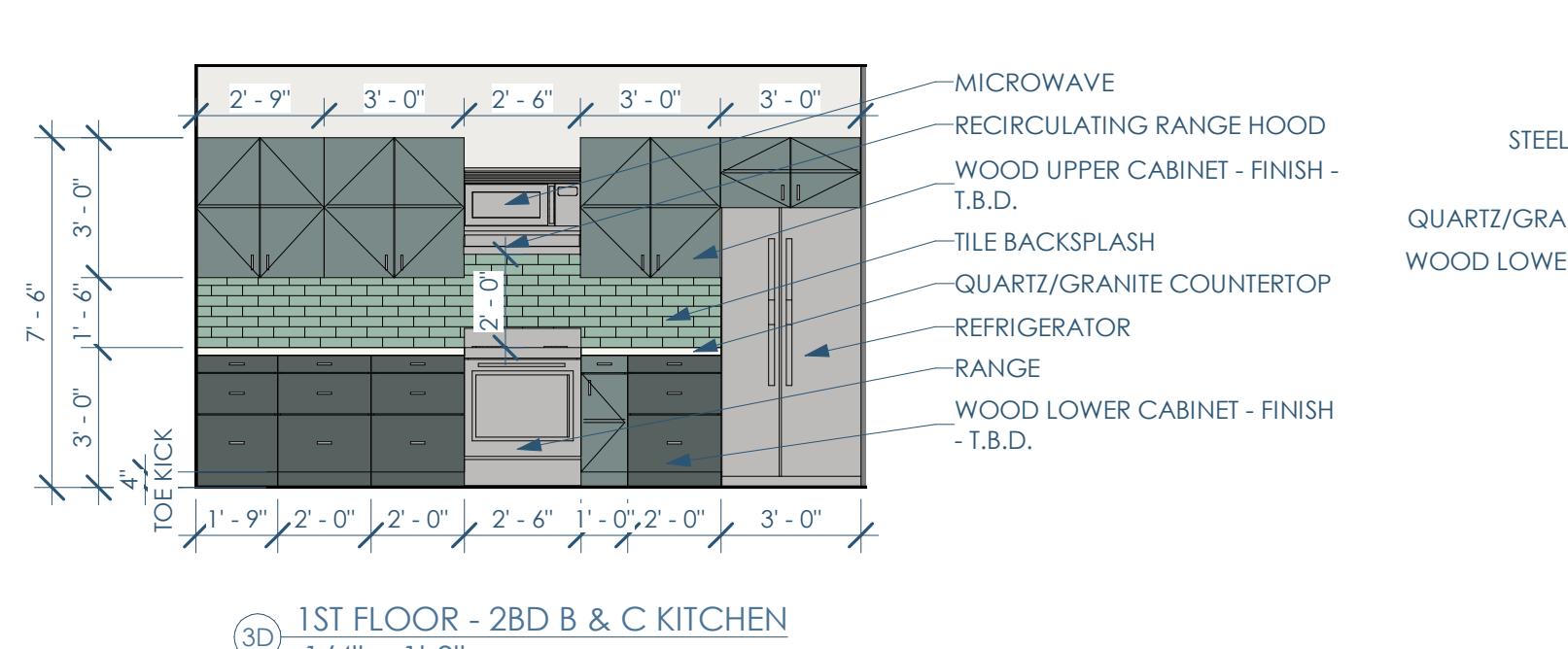
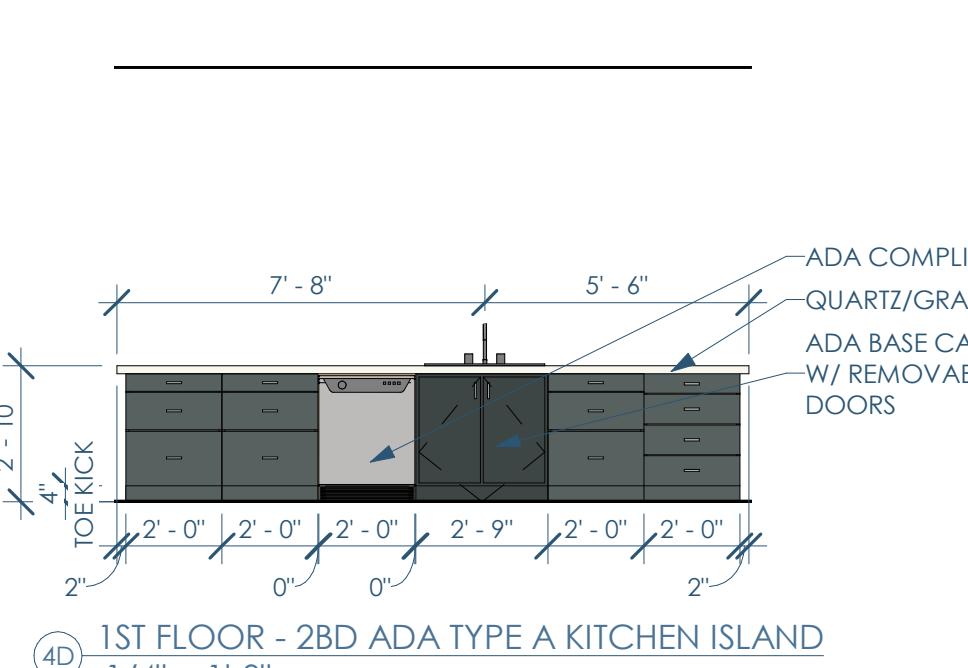
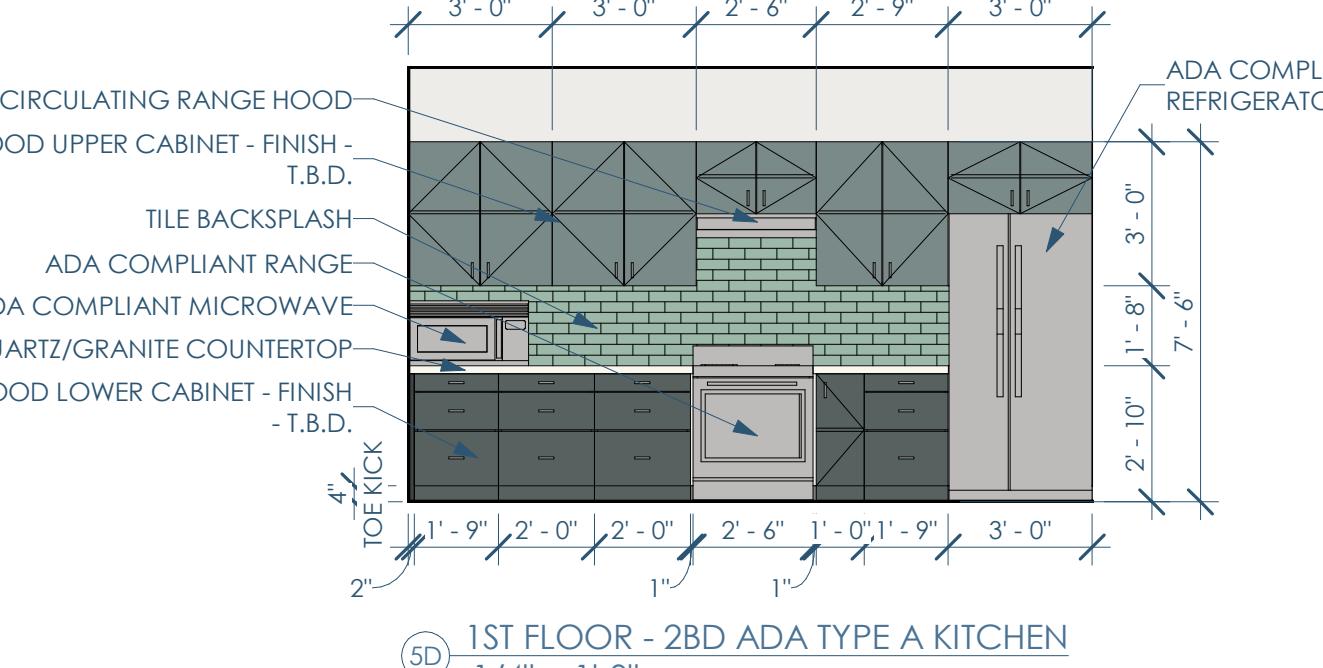
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
E8403 State Rd 85 | Mondovi, WI 54755  
bhalgren@prismdesign-electrical.com | 715.797.0602



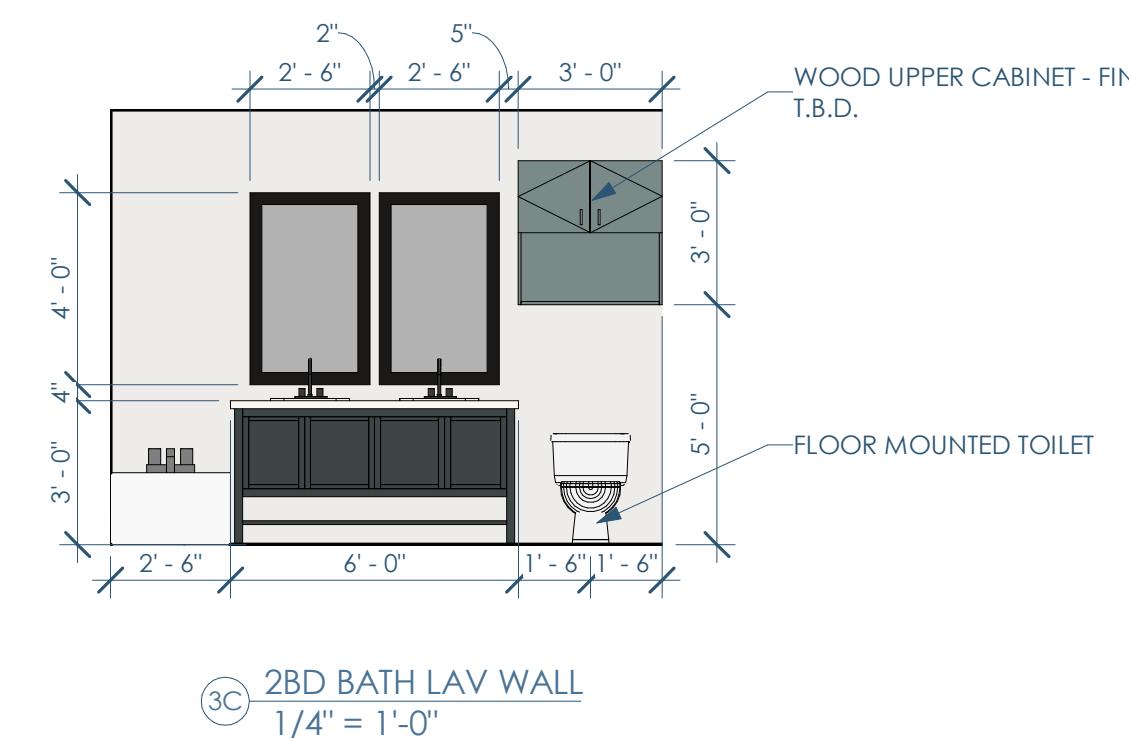
Plumbing Engineer: TAILORED ENGINEERING  
1600 Aspen Commons | Ste 210 | Middleton, WI 53562  
bnovak@tailoredeng.com | 608.209.7500

Ryan P. Schmitz  
AIA #11975  
Stoughton, WI  
Architect

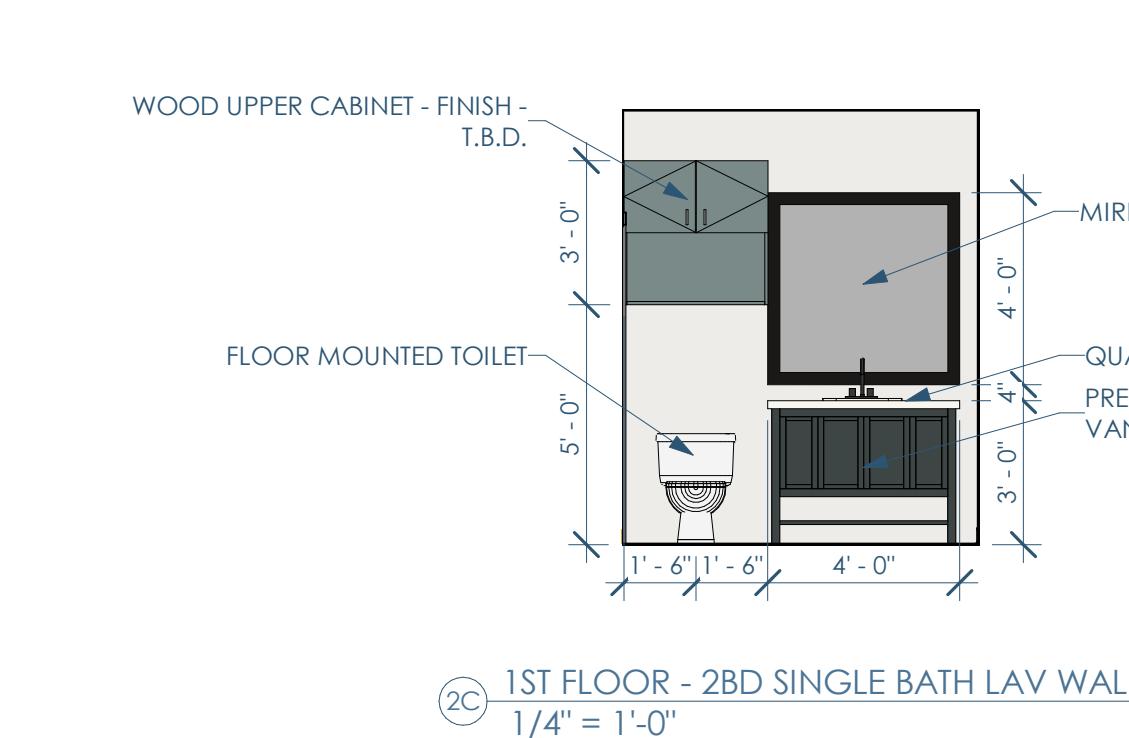
Date  
08.15.2019  
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Description  
75% CD SET  
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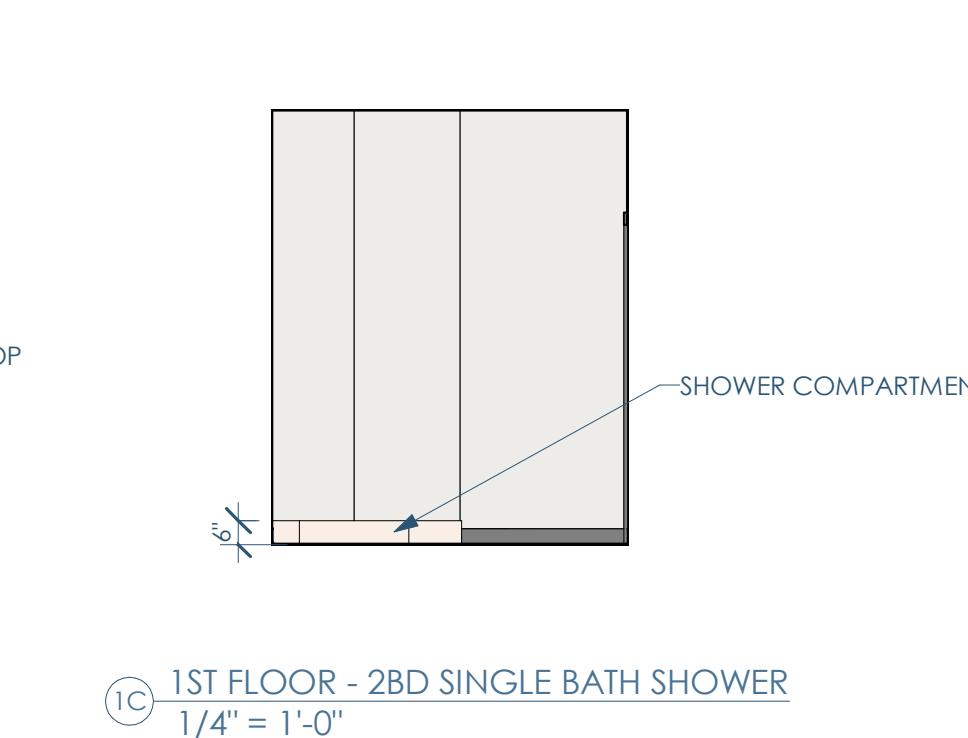
④C 1ST FLOOR - 2BD ADA TYPE A BATH THROUGH LAV  
1/4" = 1'-0"



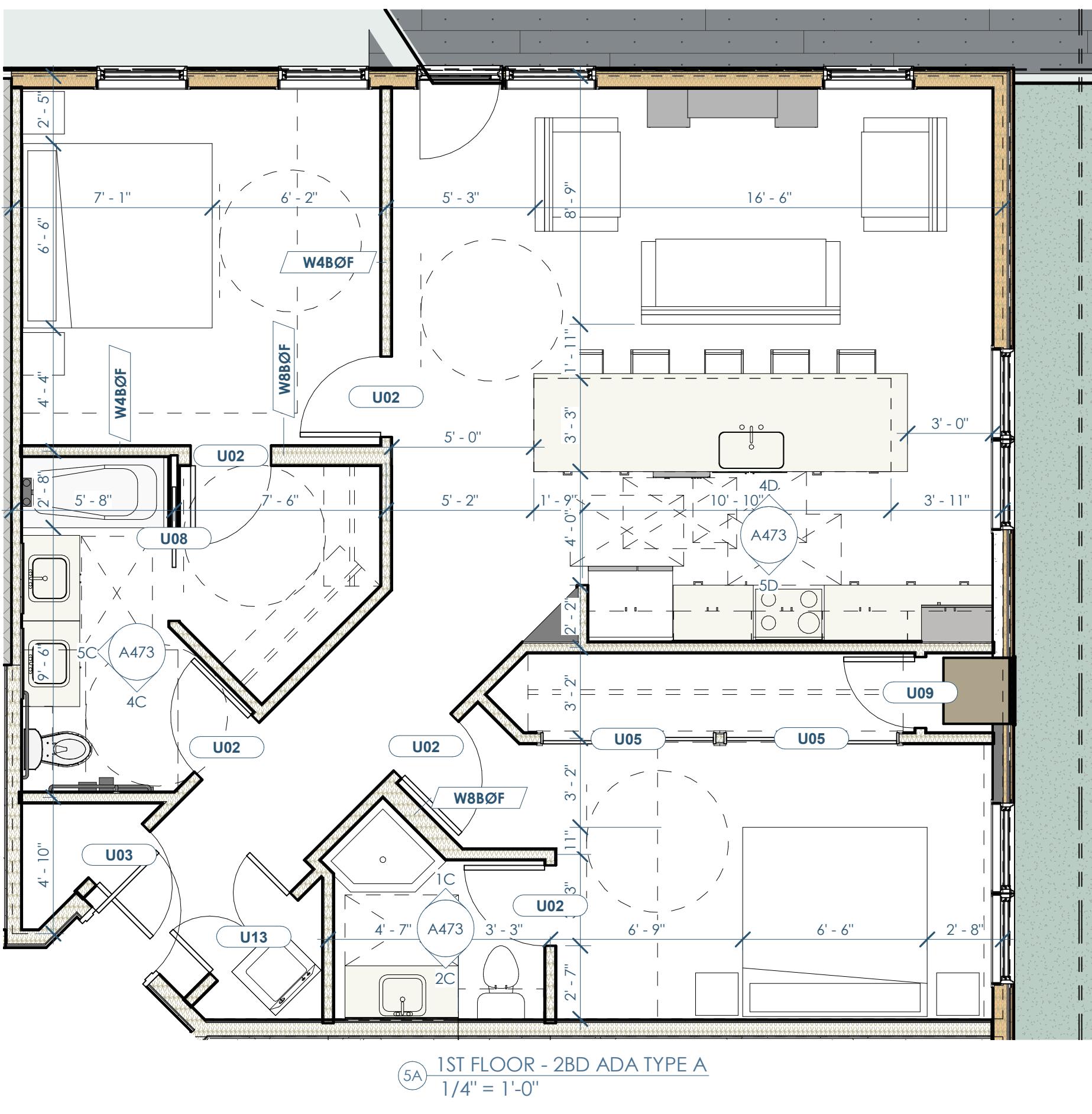
③C 2BD BATH LAV WALL  
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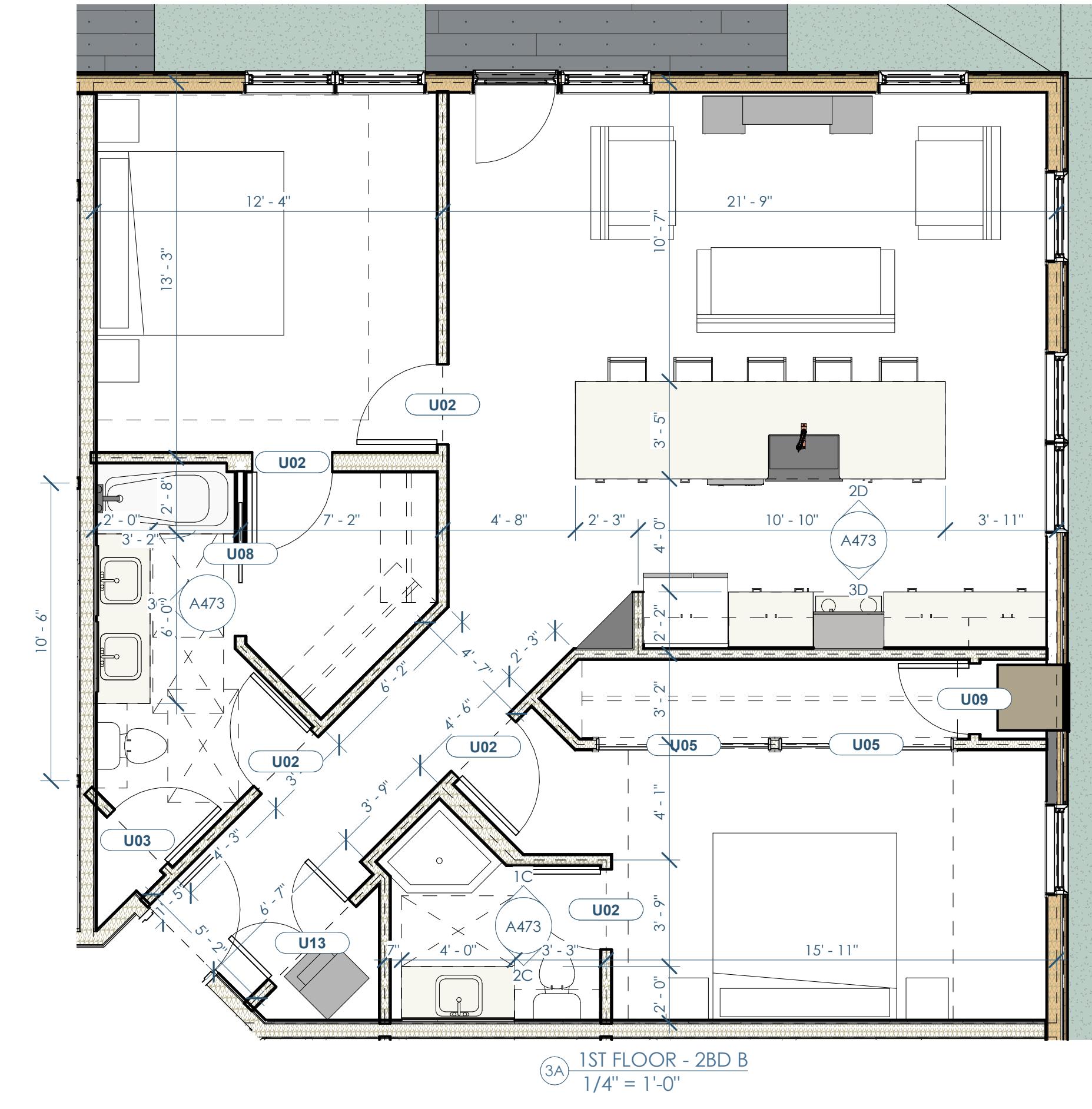
②C 1ST FLOOR - 2BD SINGLE BATH LAV WALL  
1/4" = 1'-0"



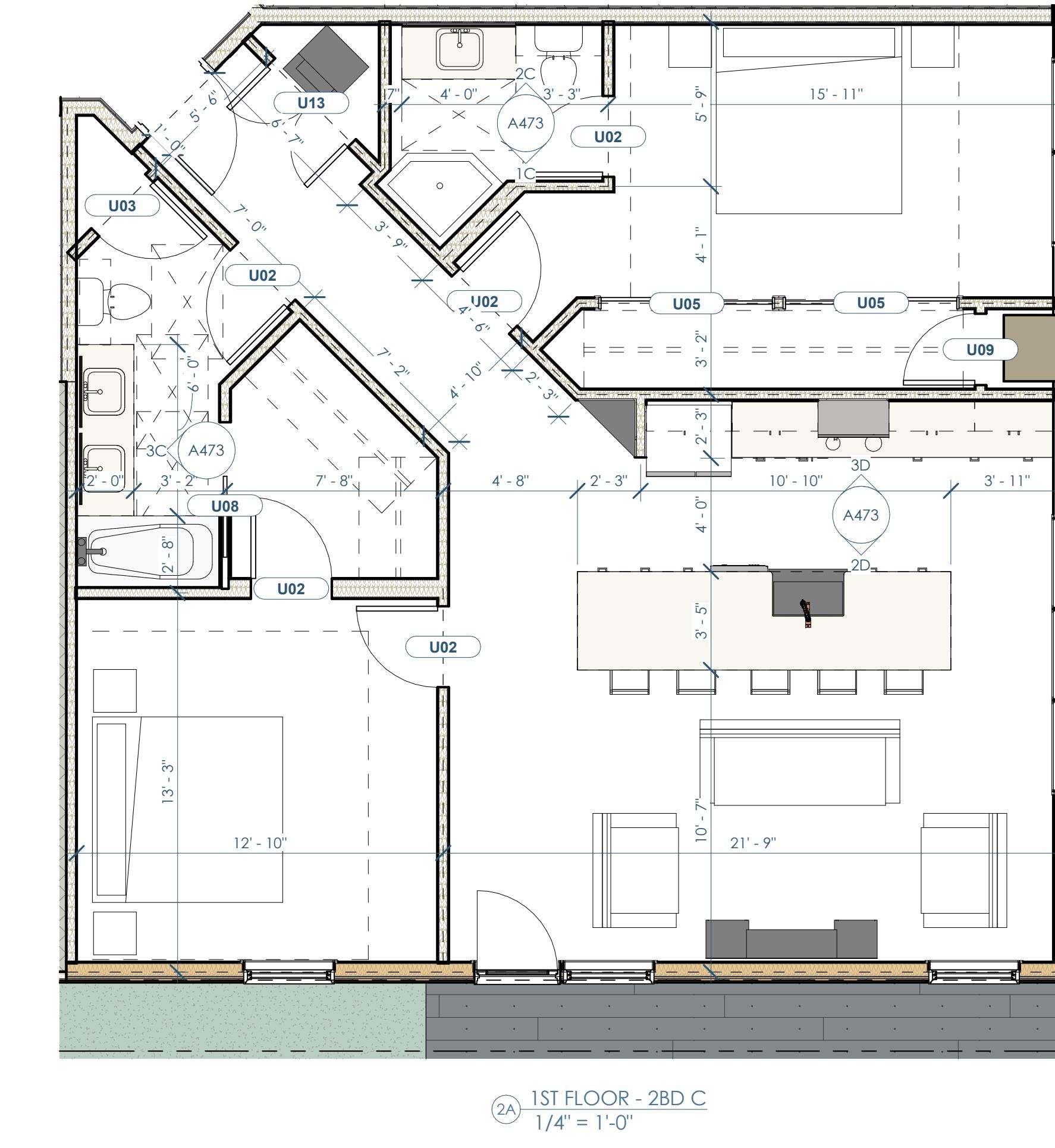
①C 1ST FLOOR - 2BD SINGLE BATH SHOWER  
1/4" = 1'-0"



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



③A 1ST FLOOR - 2BD B  
1/4" = 1'-0"

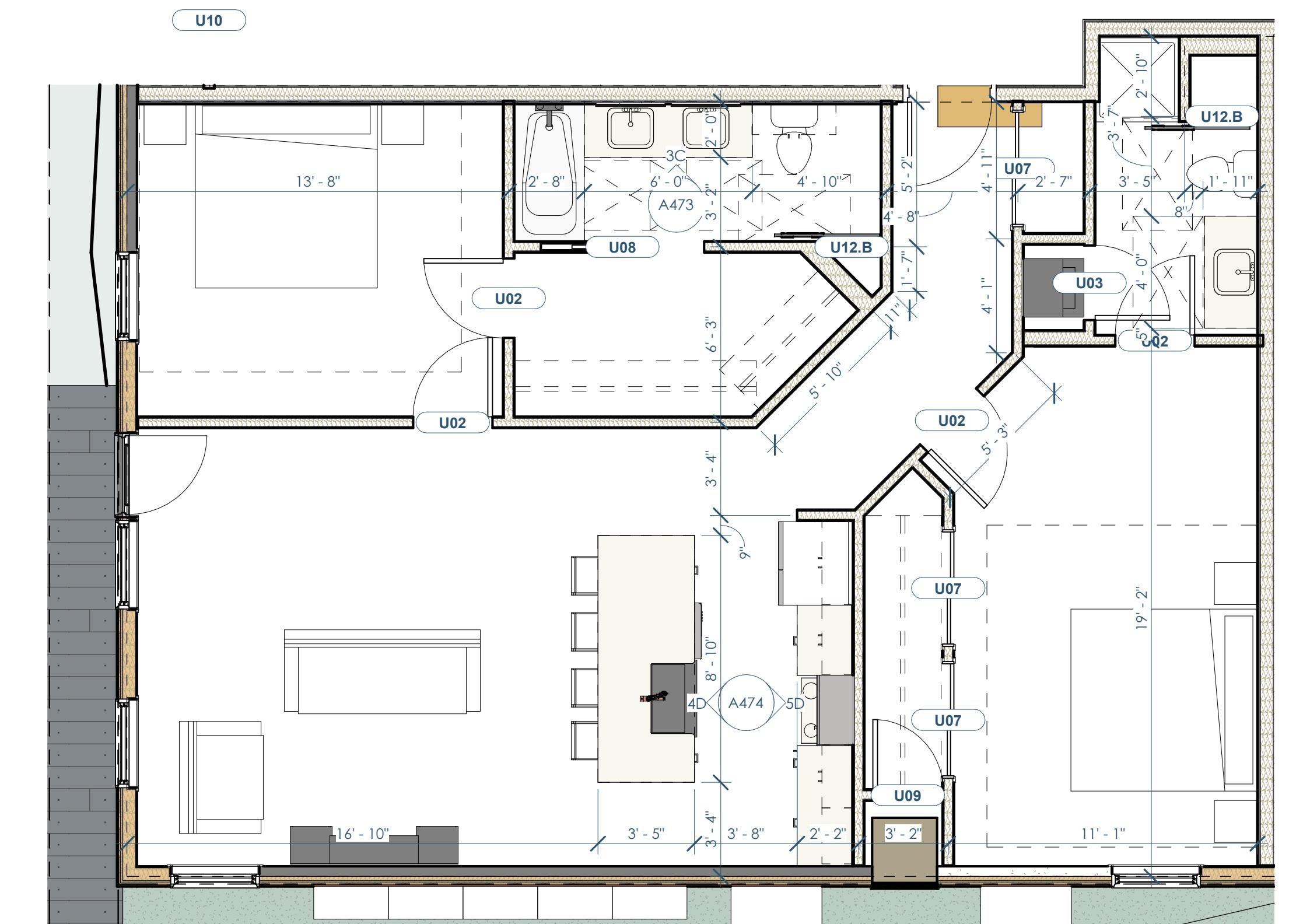


②A 1ST FLOOR - 2BD C  
1/4" = 1'-0"

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

A473

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(5A) 1ST FLOOR - 2BD D  
1/4" = 1'-0"

1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI  
1ST FLOOR 2BD UNITS  
A474

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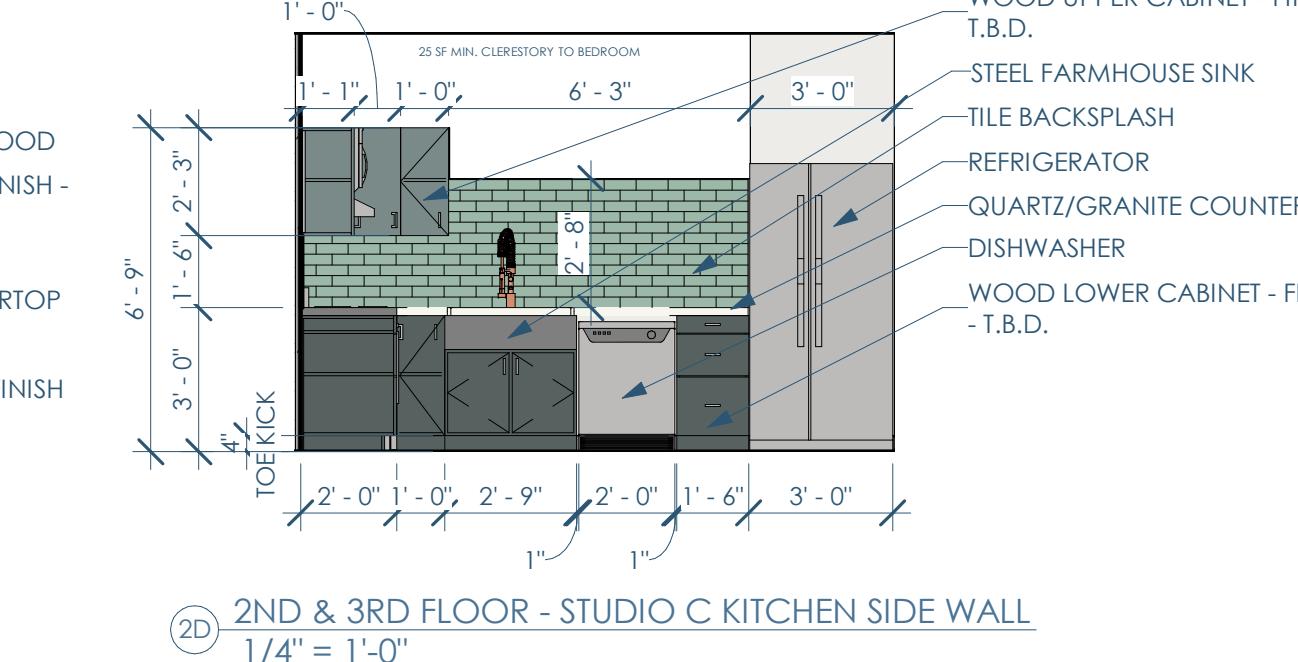
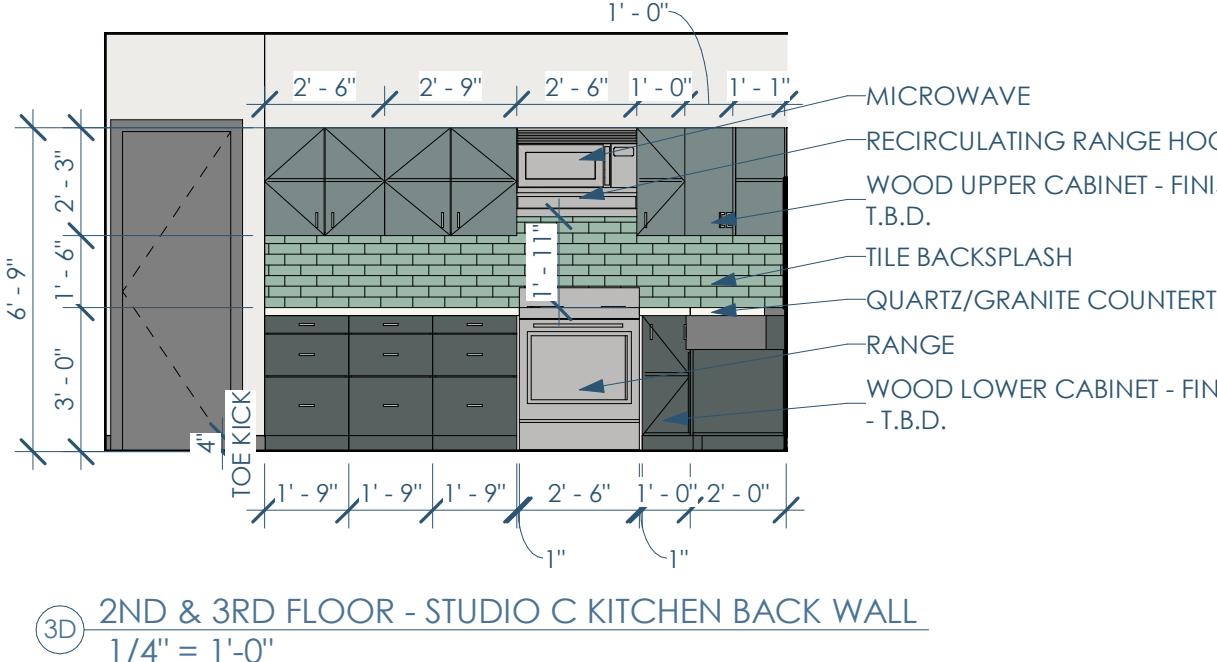
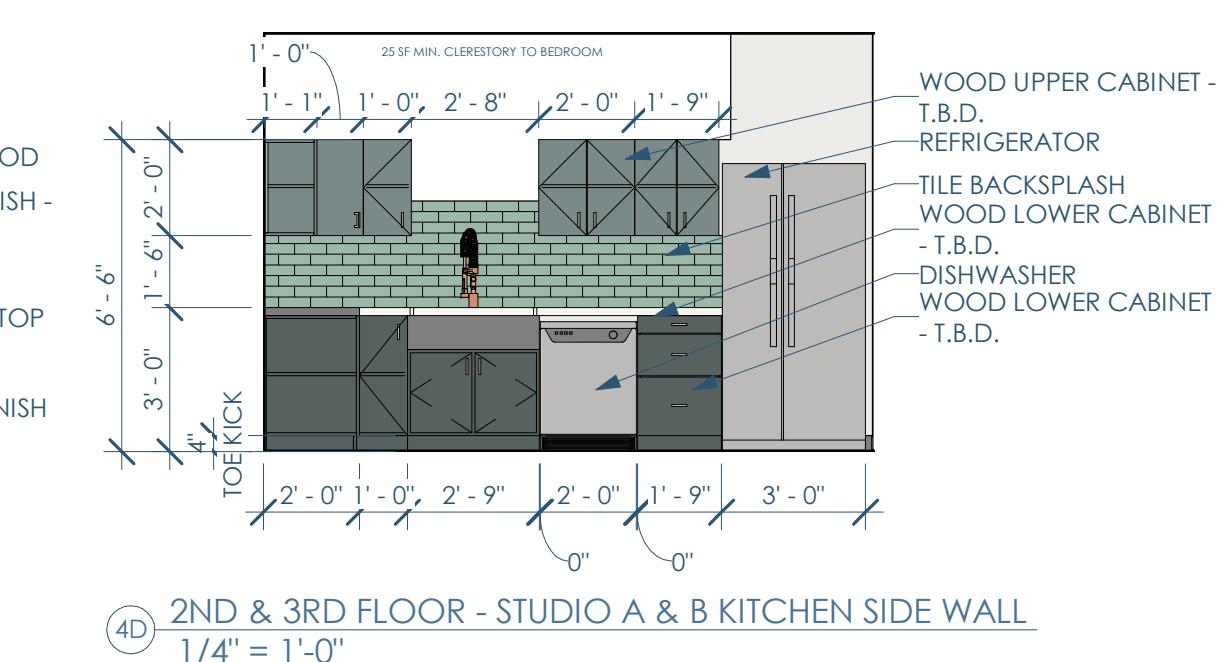
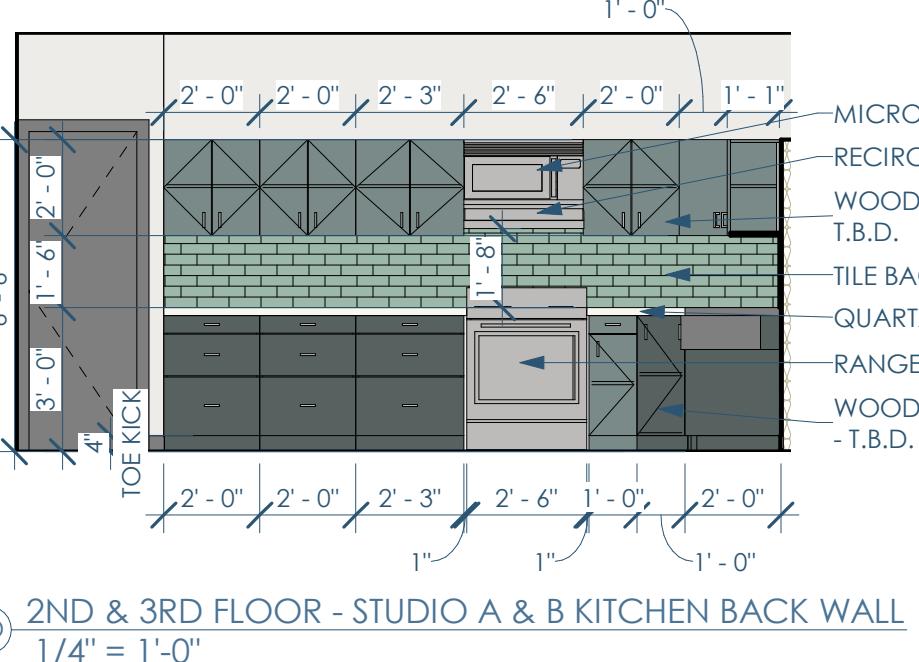
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2

1



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

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

**ROYAL CONSTRUCTION**  
General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377

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

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

**Ennovation**  
Engineering Services Incorporated  
4727 Dale-Curtain Dr. McFarland, WI 53558  
kfrey@innovation-built.com

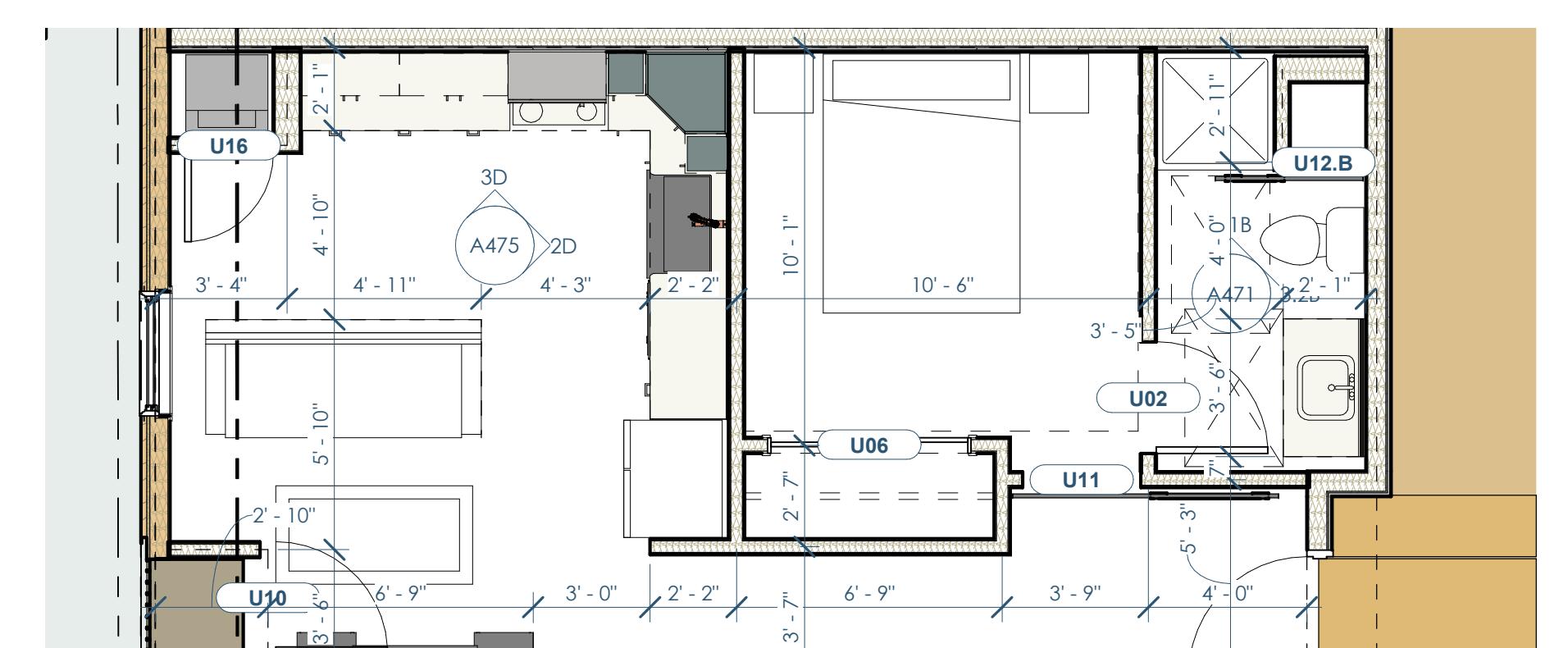
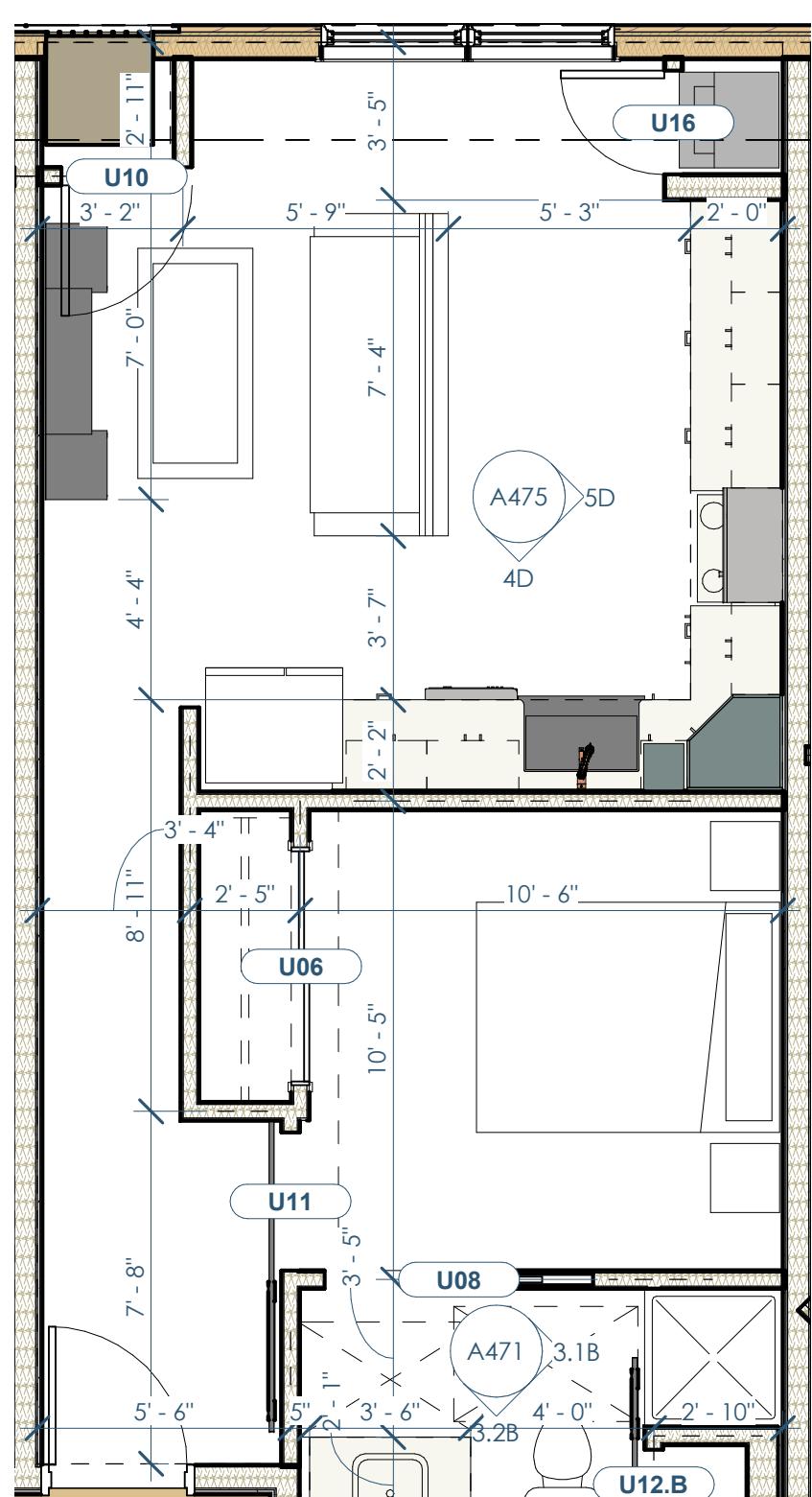
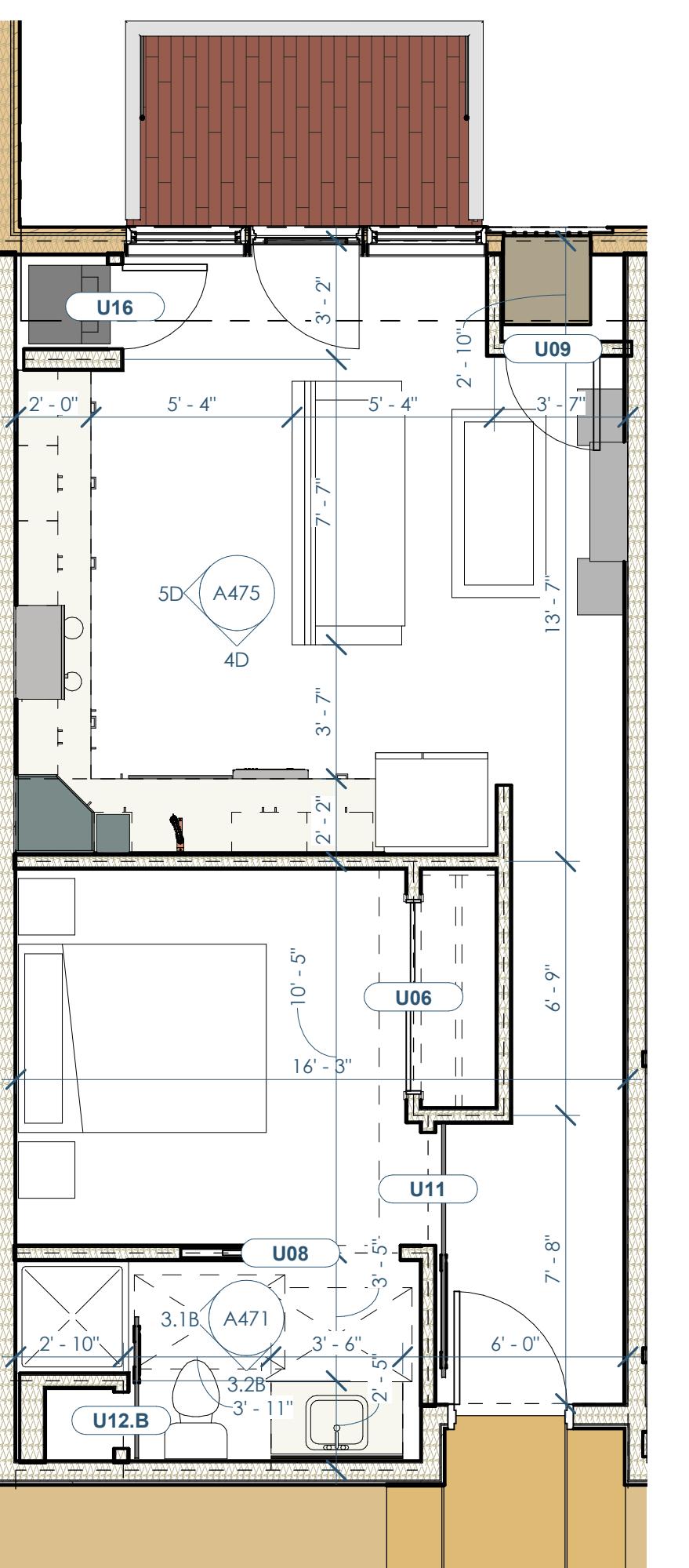
**Hovland's**  
Heating - Ventilation - Air Conditioning  
Mechanical Engineer: HOVLAND'S HVAC  
10954 E Melby Street | Chippewa Falls, WI 54729  
jansen@hovlands-inc.com | 715.552.5595

**PRISM DESIGN**  
ELECTRICAL CONSULTANTS INC.  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
88403 State Rd 85 | Mondovi, WI 54755  
bhalgren@prismdesign-electrical.com | 715.797.0602

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

Ryan P. Schmitz  
AIA, LEED AP  
Architect  
A-11197-5  
STOUGHTON, WI  
54601-1197

Date  
08.15.2019  
08.21.2019  
Description  
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(5A) 2ND & 3RD FLOOR - STUDIO A  
1/4" = 1'-0"

(5B) 2ND & 3RD FLOOR - STUDIO B  
1/4" = 1'-0"

(5C) 2ND & 3RD FLOOR - STUDIO C  
1/4" = 1'-0"

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

A475

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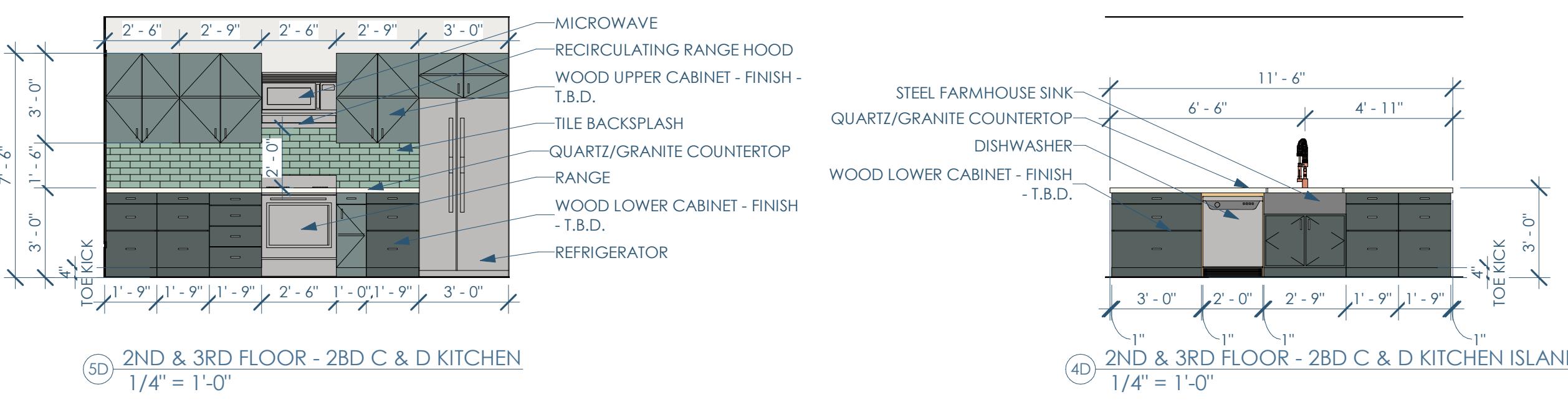
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2

1



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

**OpeningDesign**  
Architect: OpeningDesign  
316 W Washington Ave | Suite 675  
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**Innovation**  
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4727 Dale-Curtain Dr. McFarland, WI 53558  
kfrey@innovation-built.com

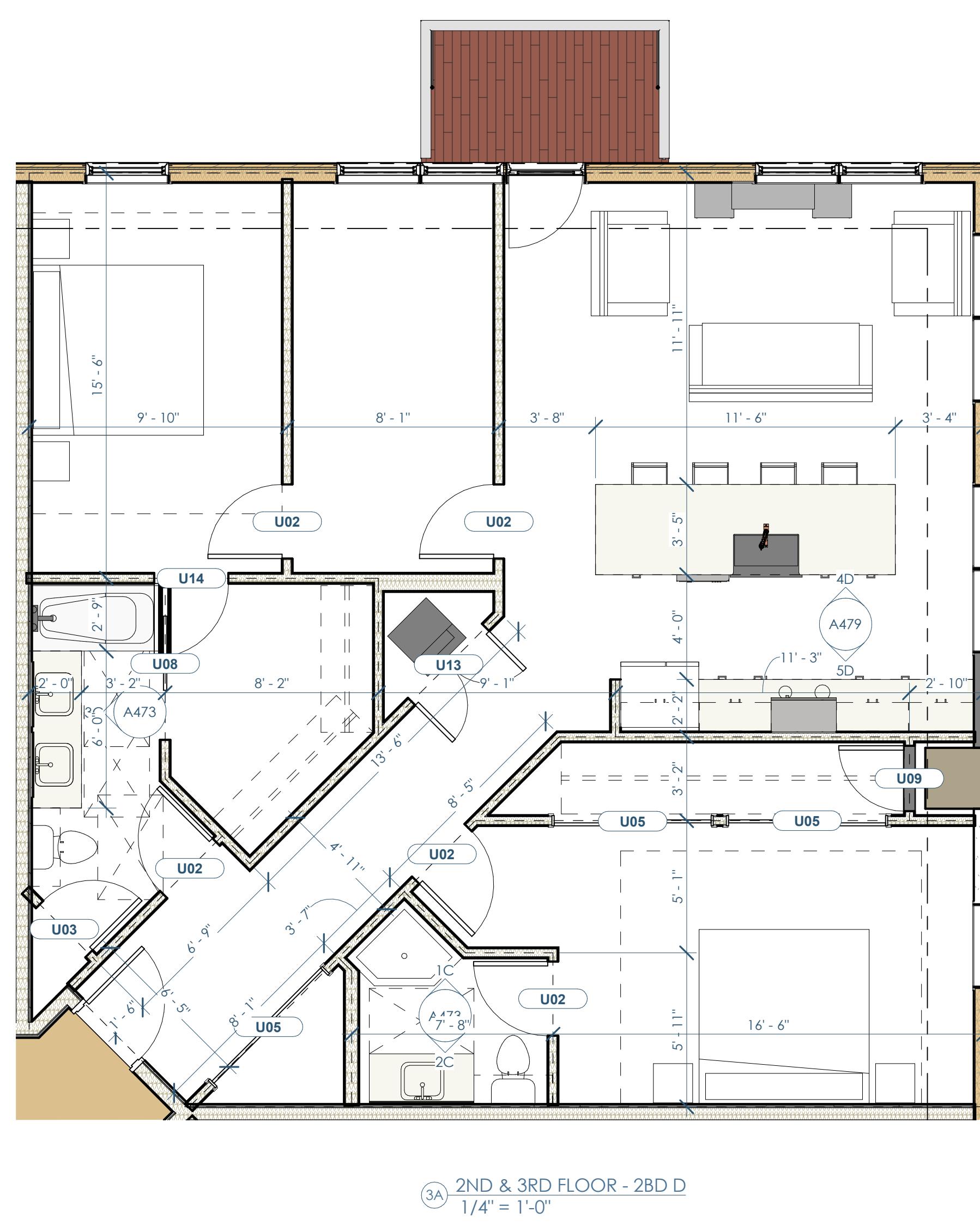
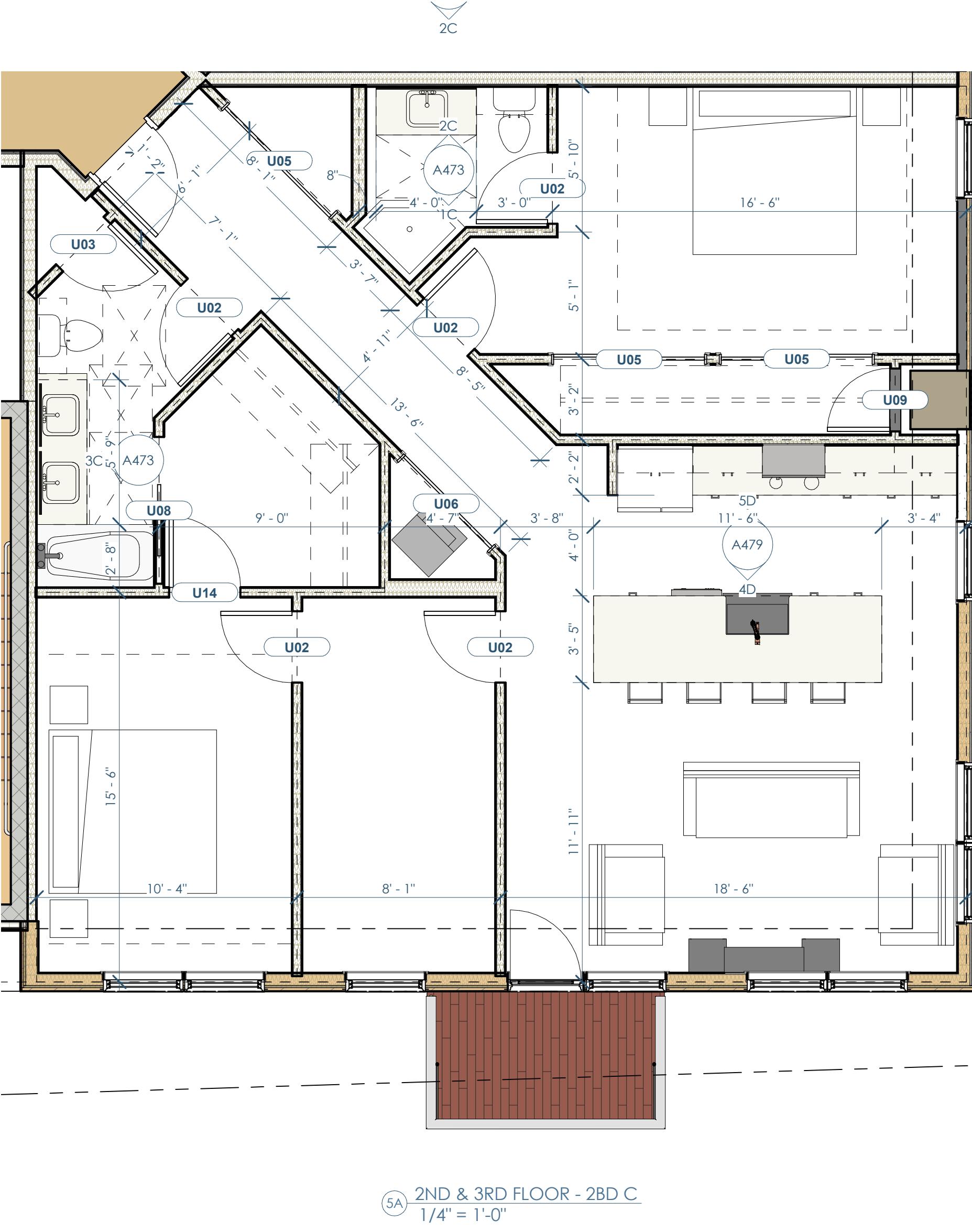
**Hovland's**  
Heating - Ventilation - Air Conditioning  
Mechanical Engineers  
10954 E Melby Street | Chippewa Falls, WI 54729  
jansen@hovlands-inc.com | 715.552.5595

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ELECTRICAL CONSULTANTS INC.  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
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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

**WISCONSIN ARCHITECTURE**  
RYAN P. STOUGHTON, AIA #111975  
STOUGHTON, WI  
AIA MEMBER

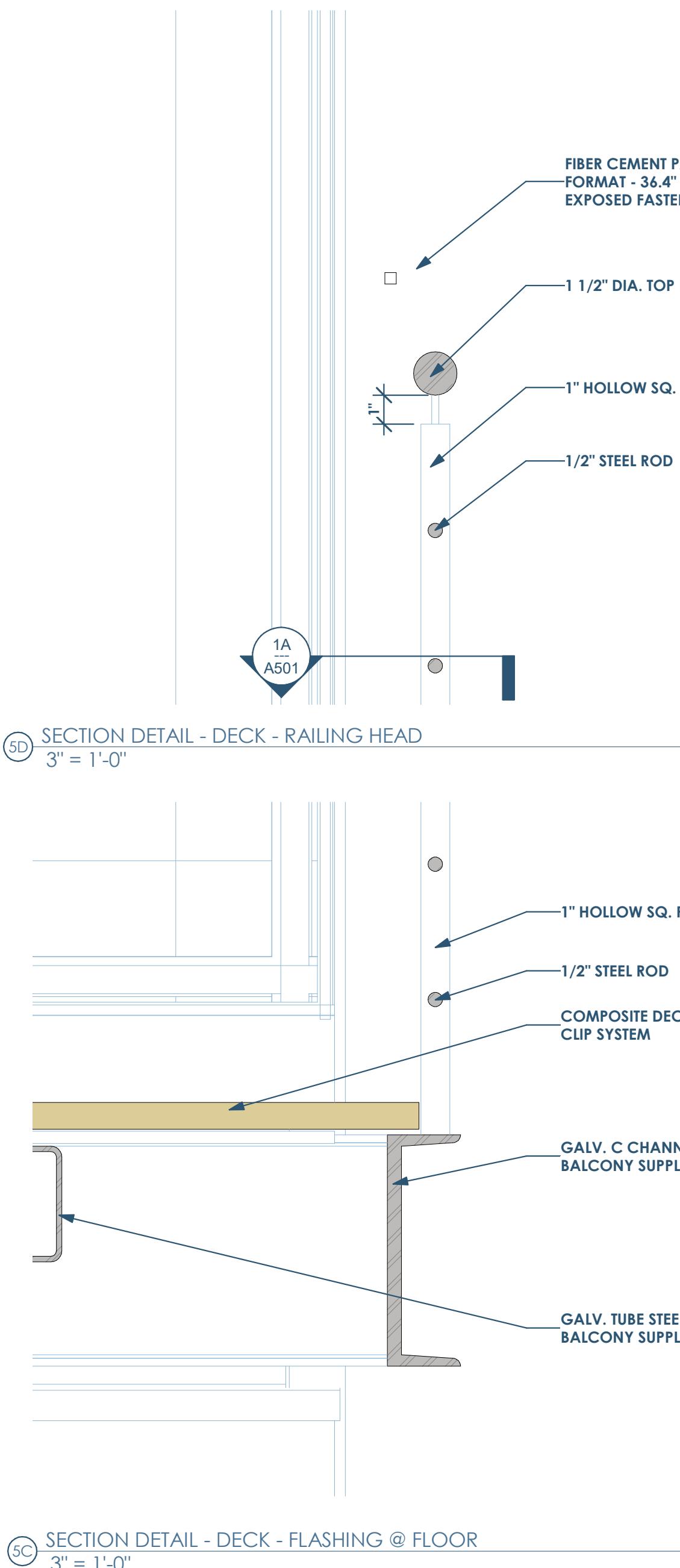
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Description	75% CD SET Permit
A479	



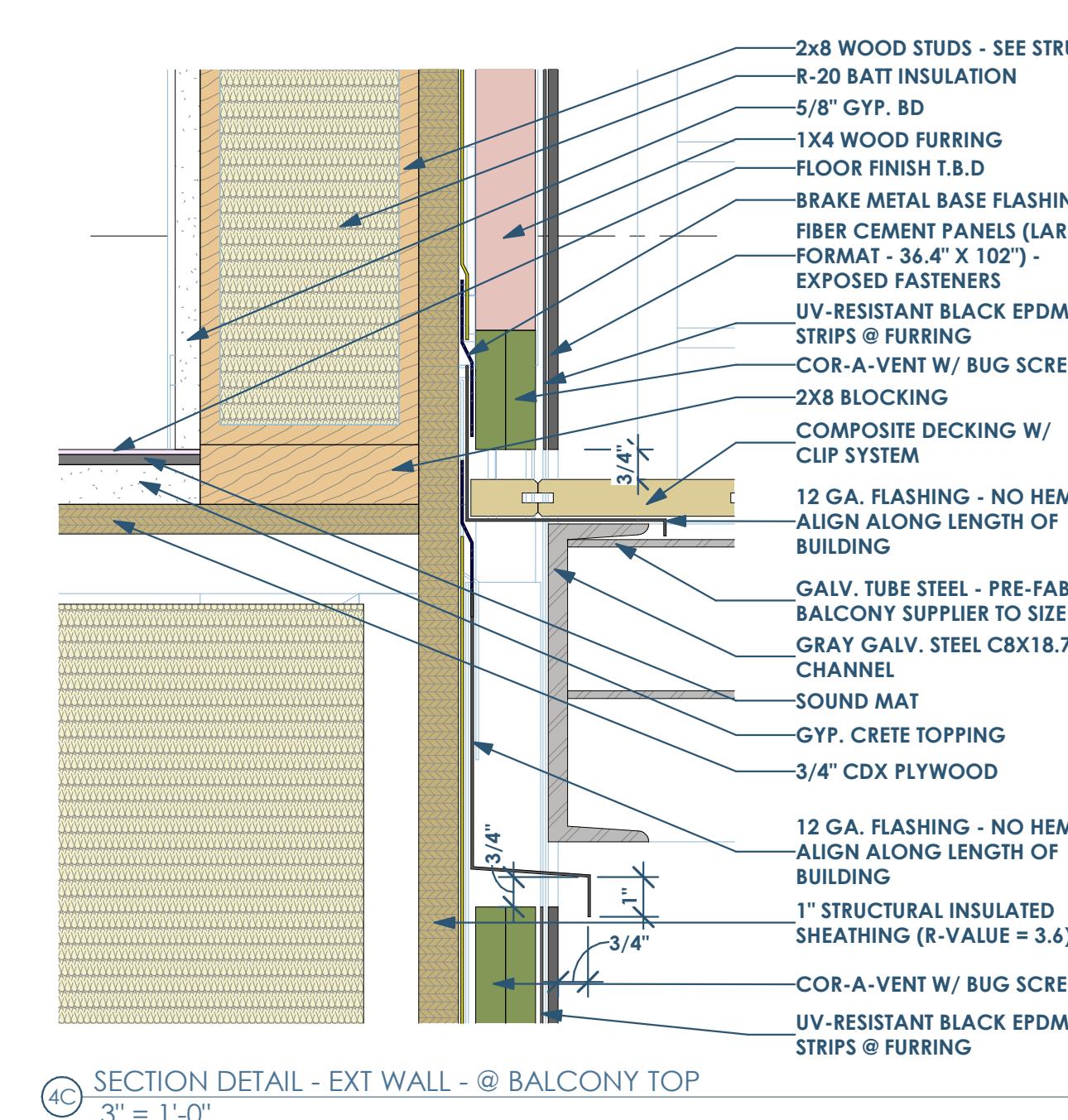
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A479

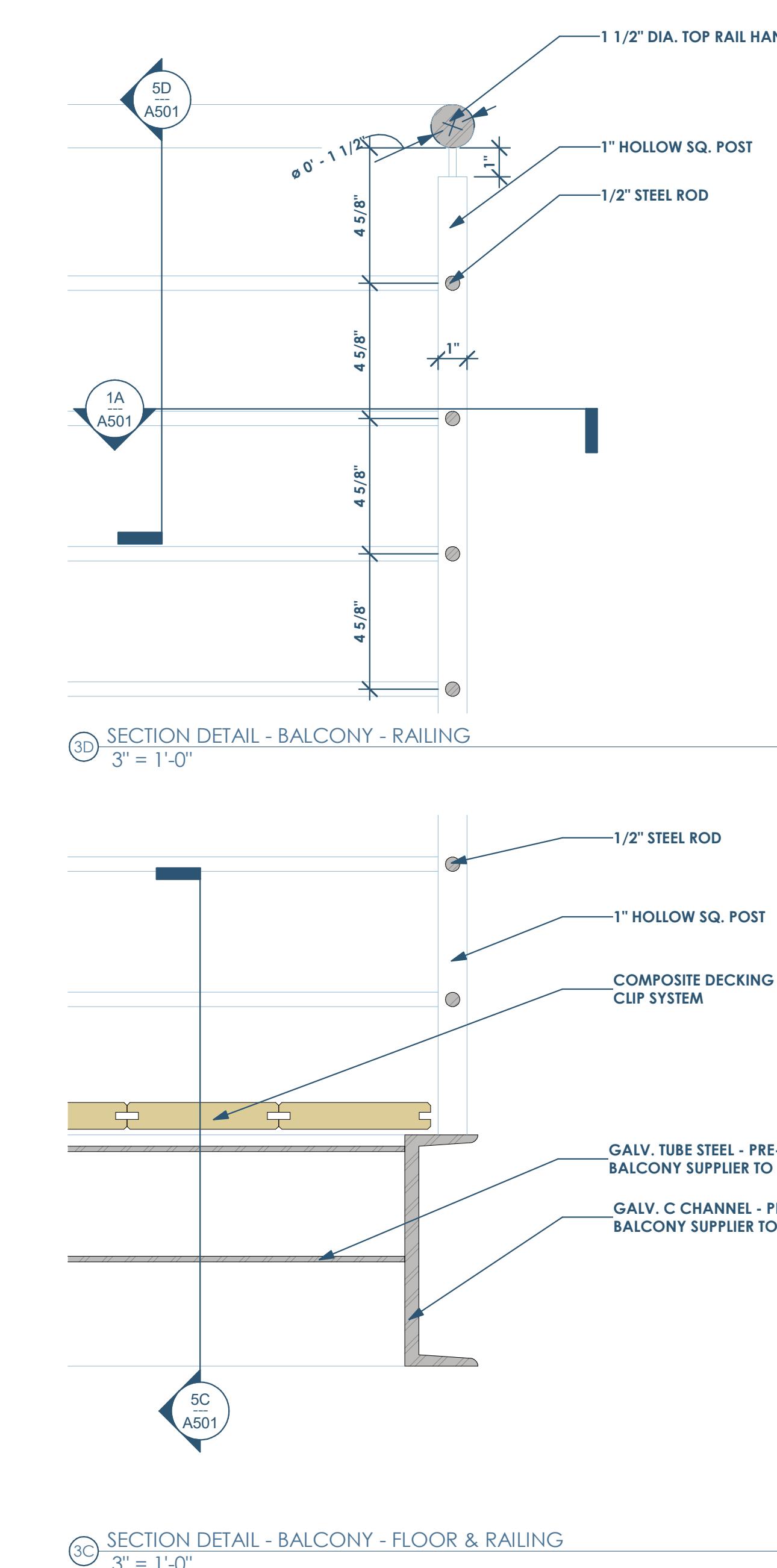
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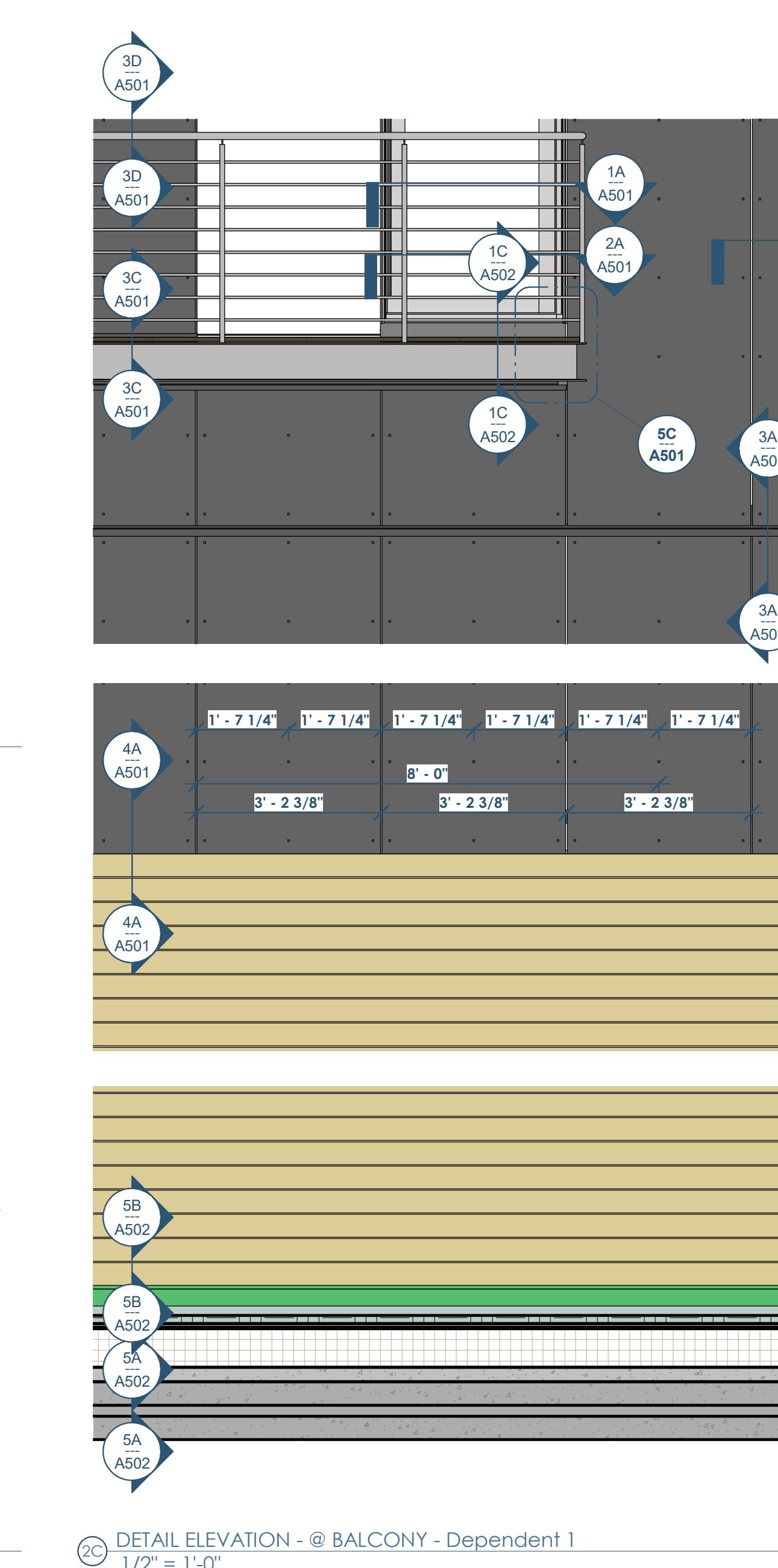
5D SECTION DETAIL - DECK - RAILING HEAD  
3' = 1'-0"



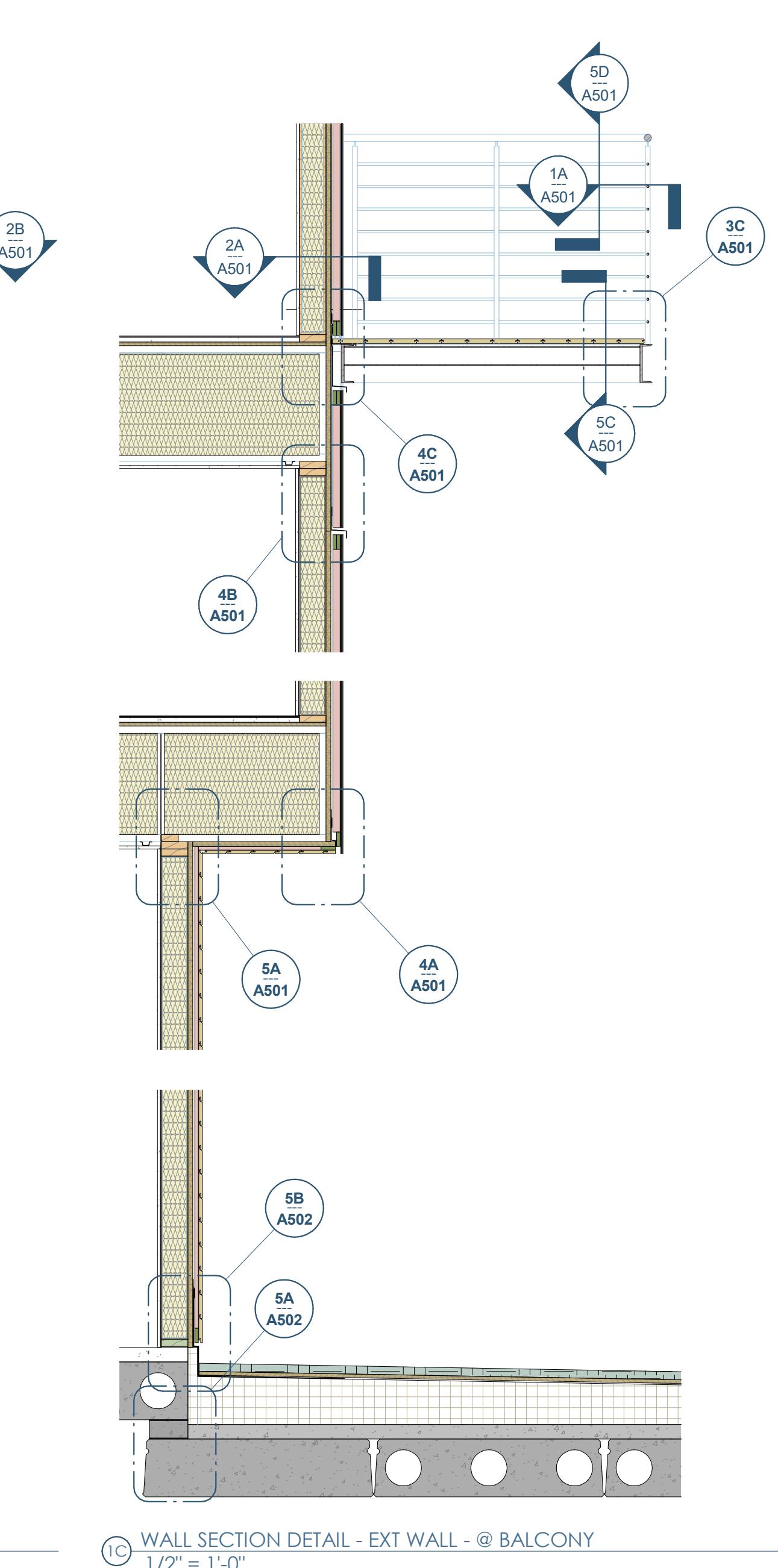
5C SECTION DETAIL - DECK - FLASHING @ FLOOR  
3' = 1'-0"



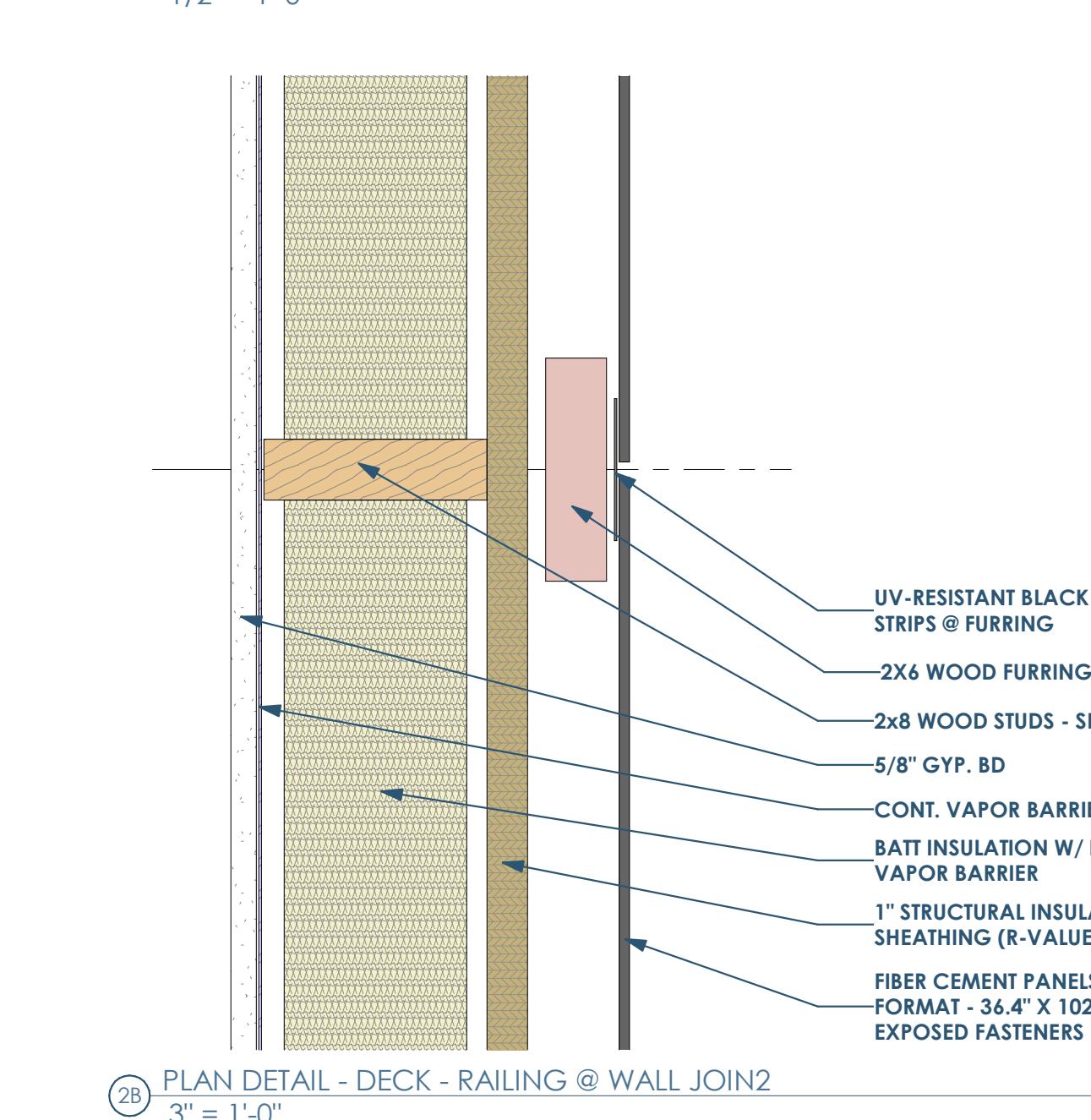
3D SECTION DETAIL - BALCONY - RAILING  
3' = 1'-0"



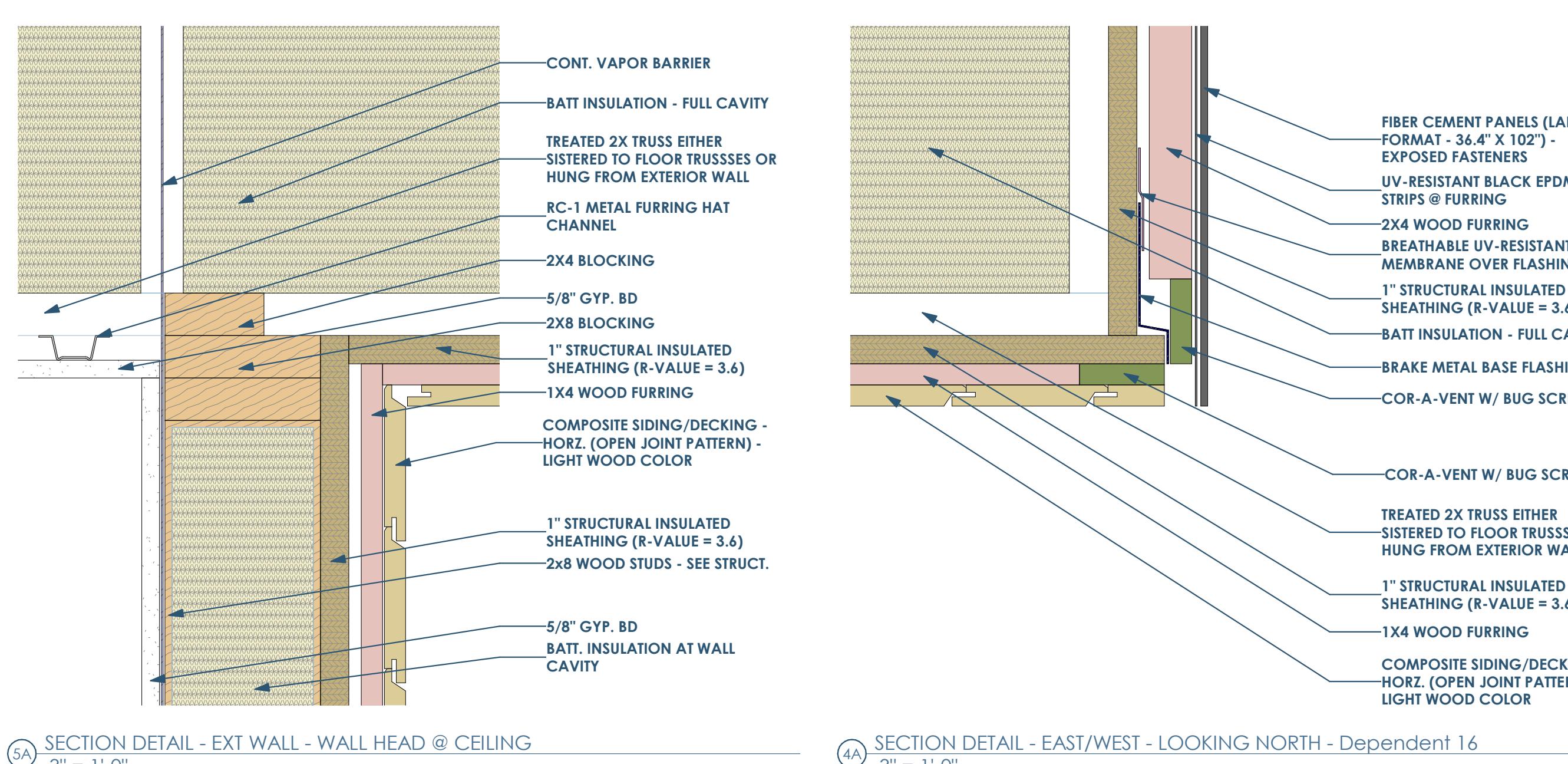
4C SECTION DETAIL - EXT WALL - @ BALCONY TOP  
3' = 1'-0"



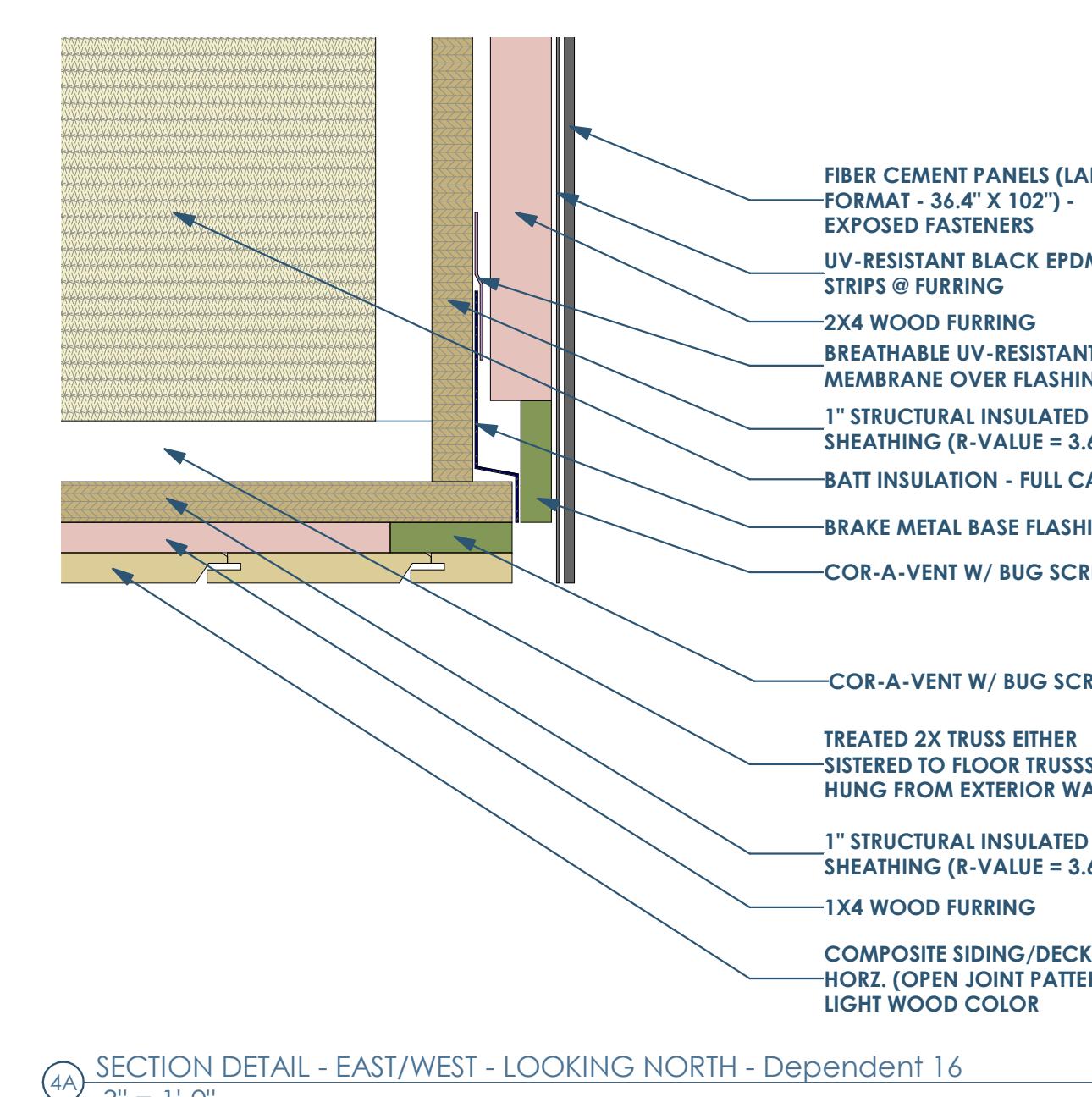
4B SECTION DETAIL - EXT WALL - @ BALCONY BASE  
3' = 1'-0"



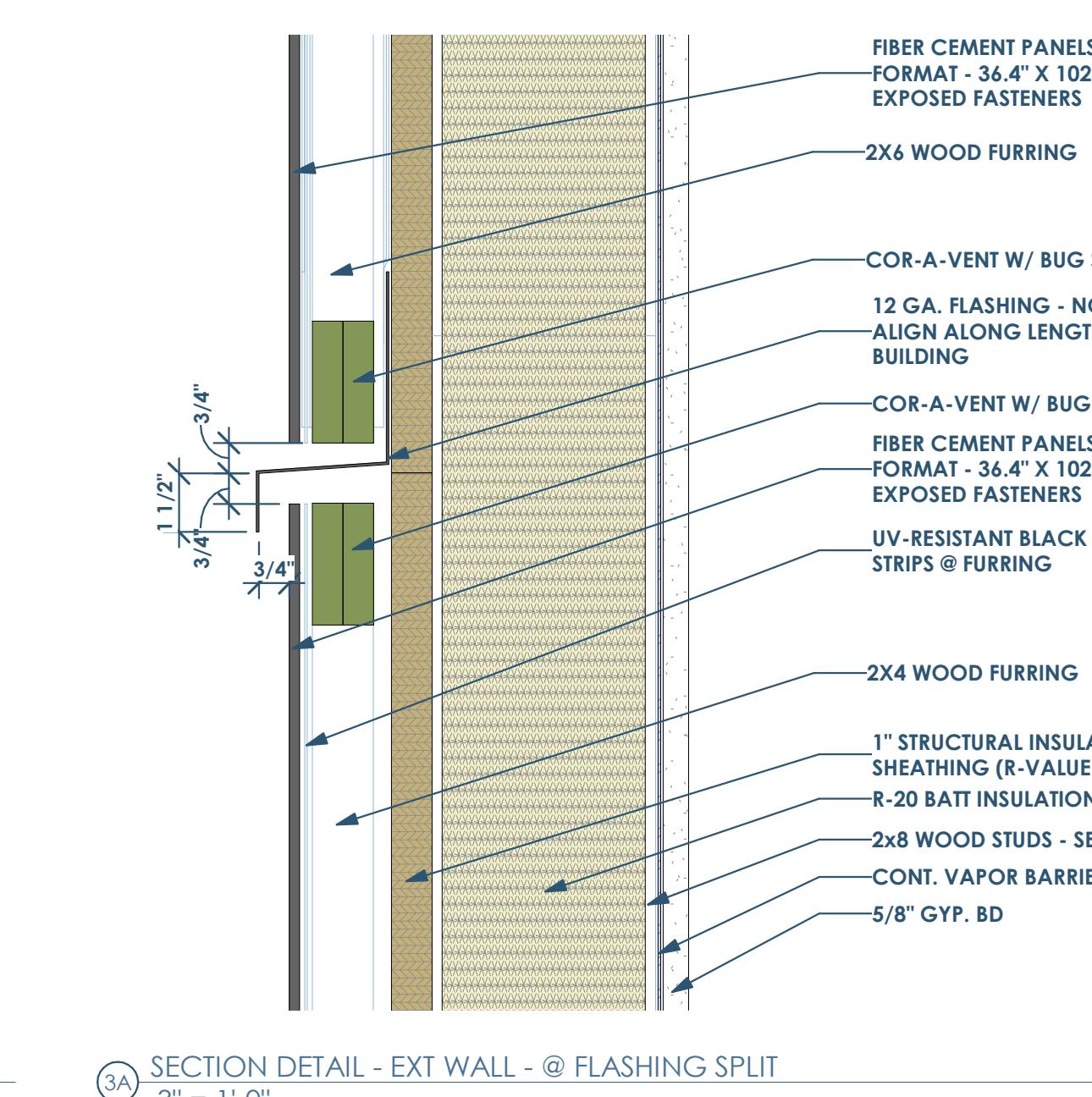
3A SECTION DETAIL - EXT WALL - @ FLASHING SPLIT  
3' = 1'-0"



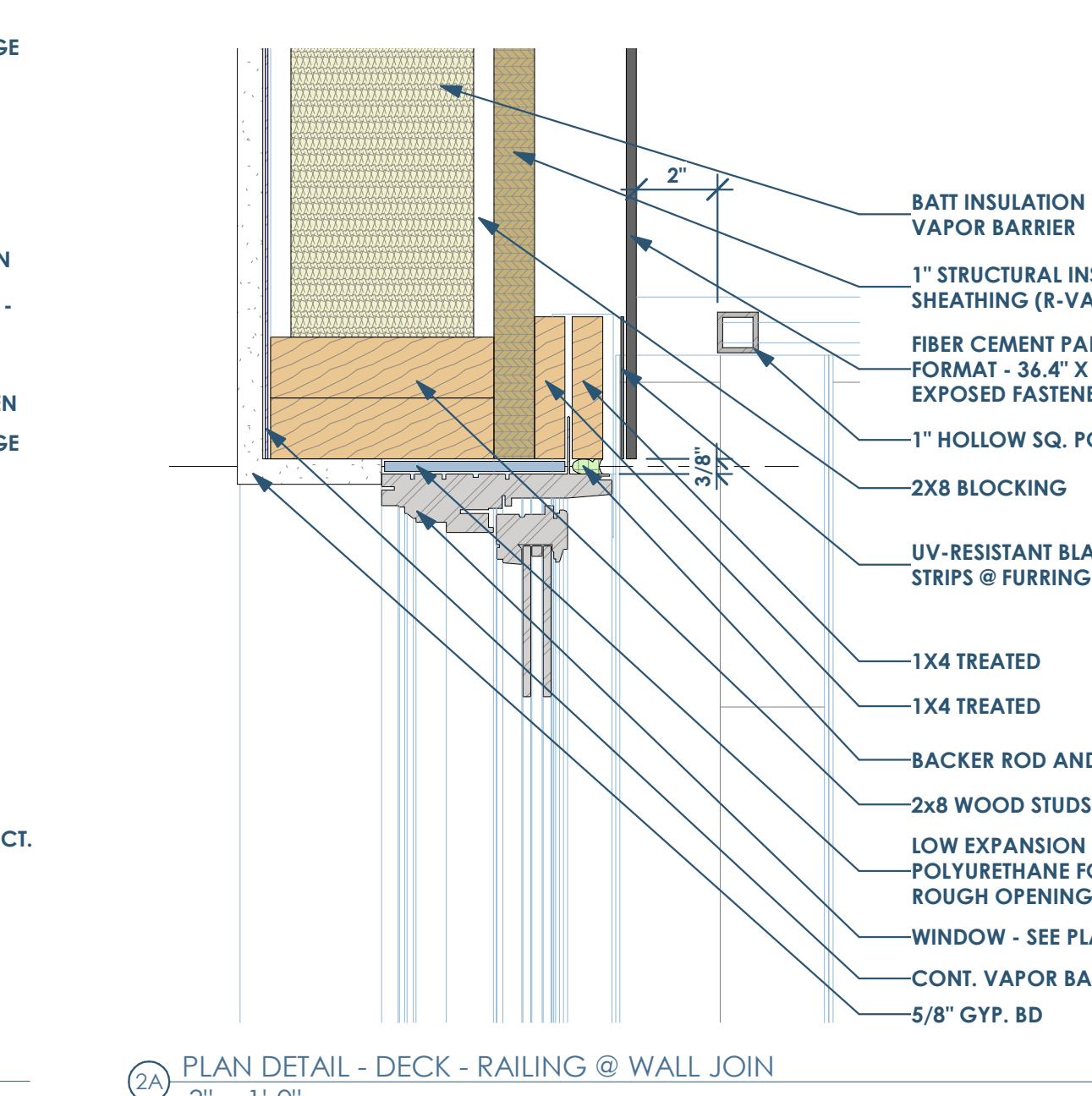
5A SECTION DETAIL - EXT WALL - WALL HEAD @ CEILING  
3' = 1'-0"



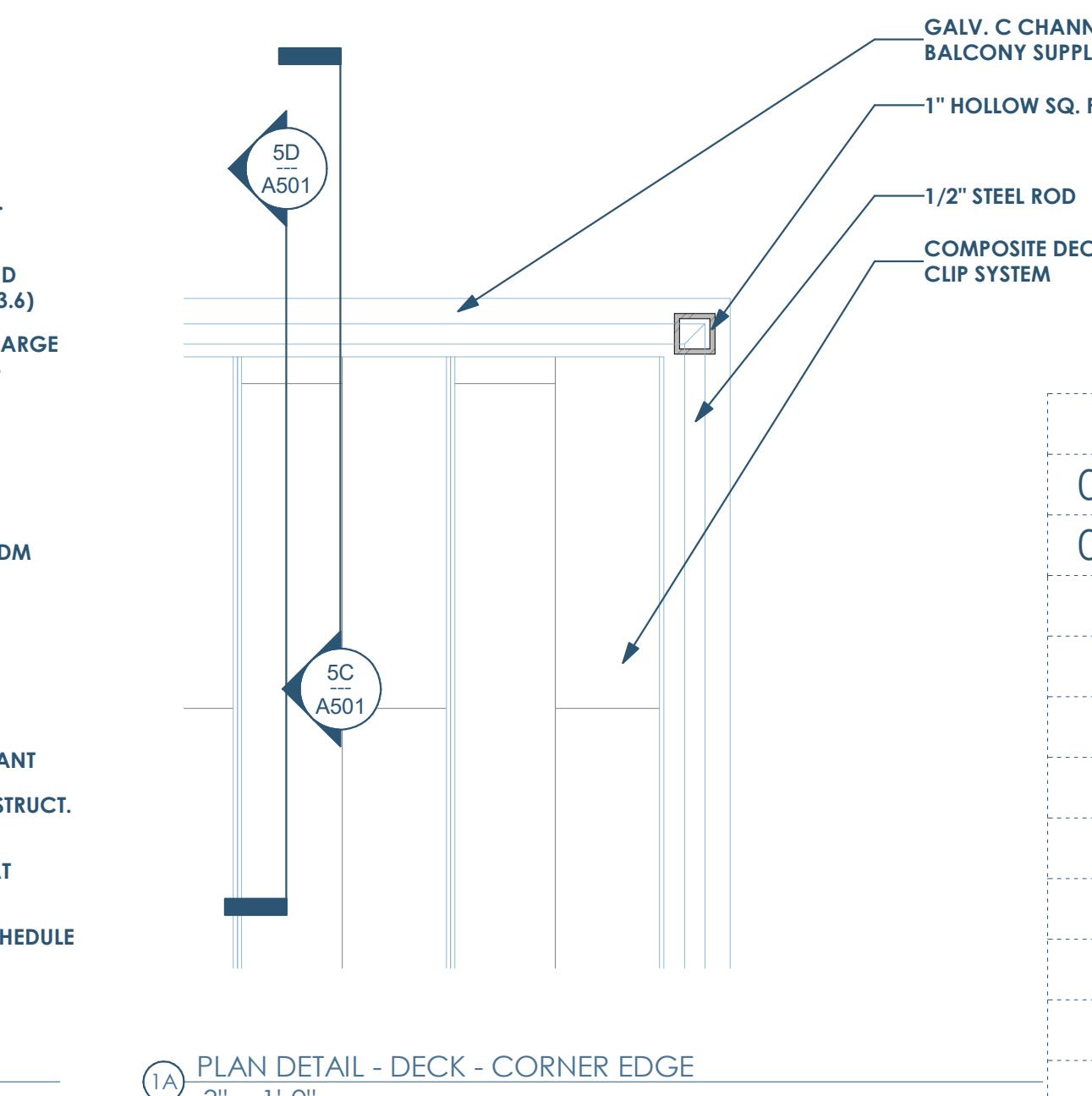
4A SECTION DETAIL - EAST/WEST - LOOKING NORTH - Dependent 16  
3' = 1'-0"



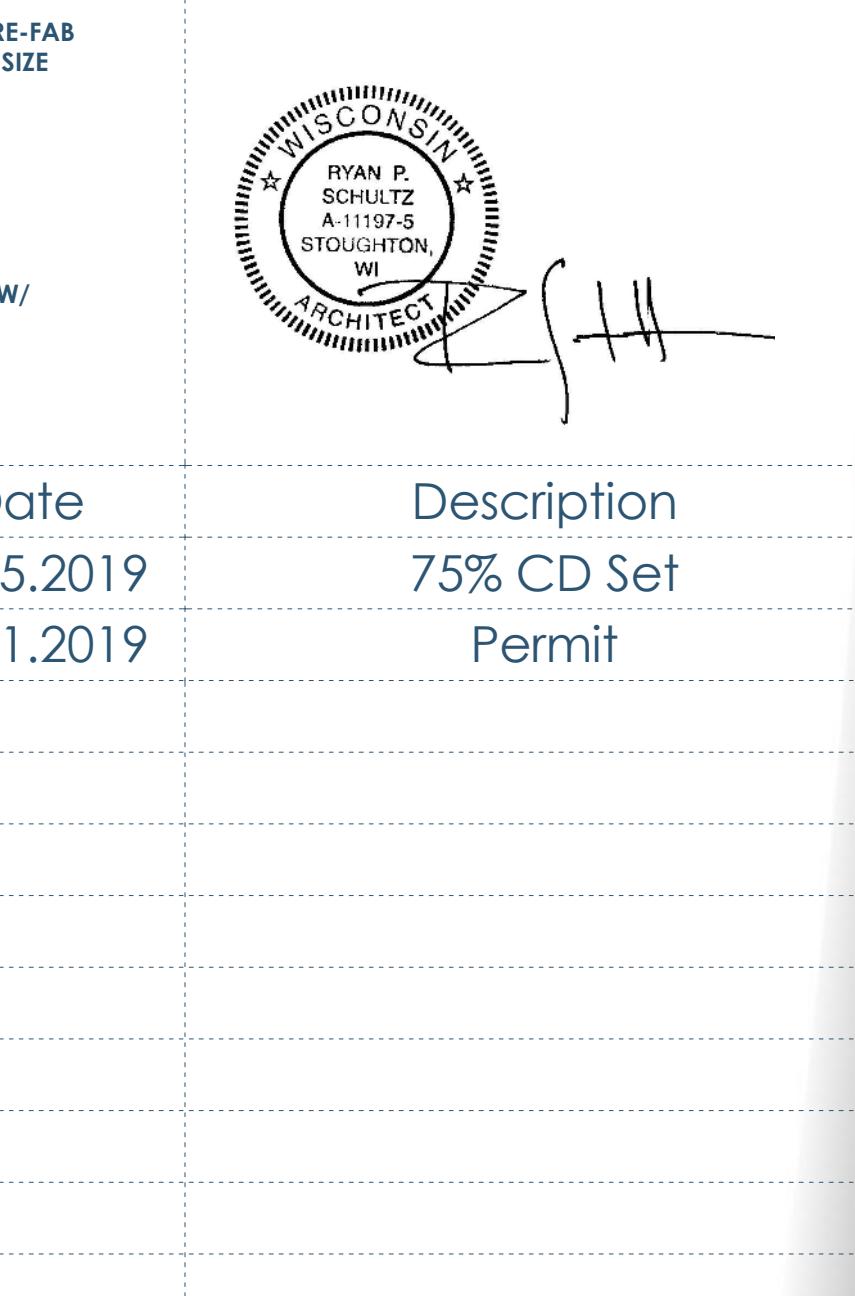
2A SECTION DETAIL - EXT WALL - @ RAILING @ WALL JOIN  
3' = 1'-0"



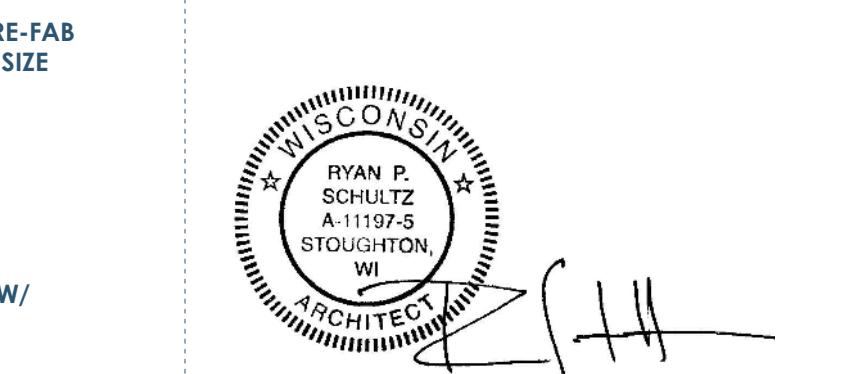
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3' = 1'-0"



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



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



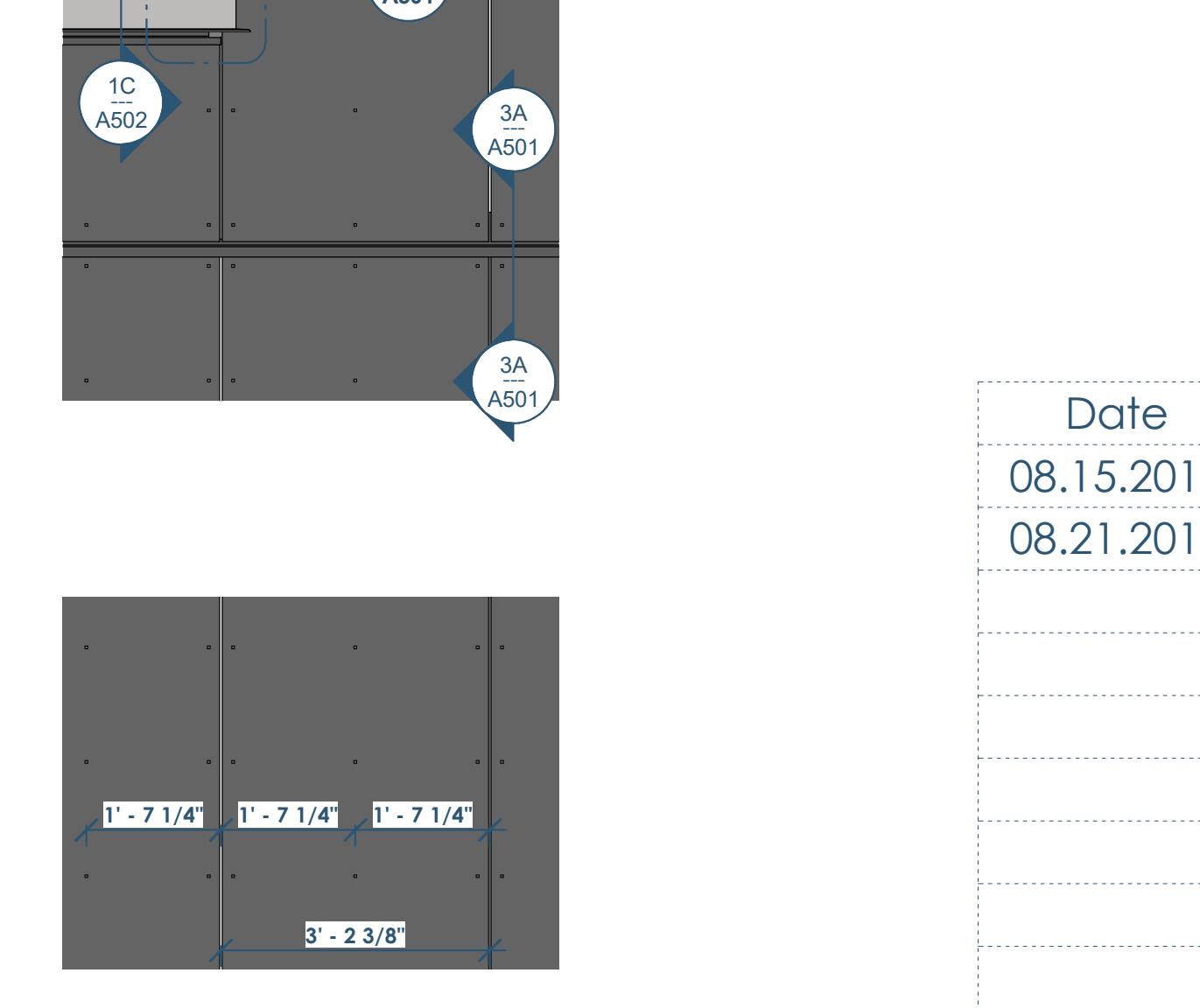
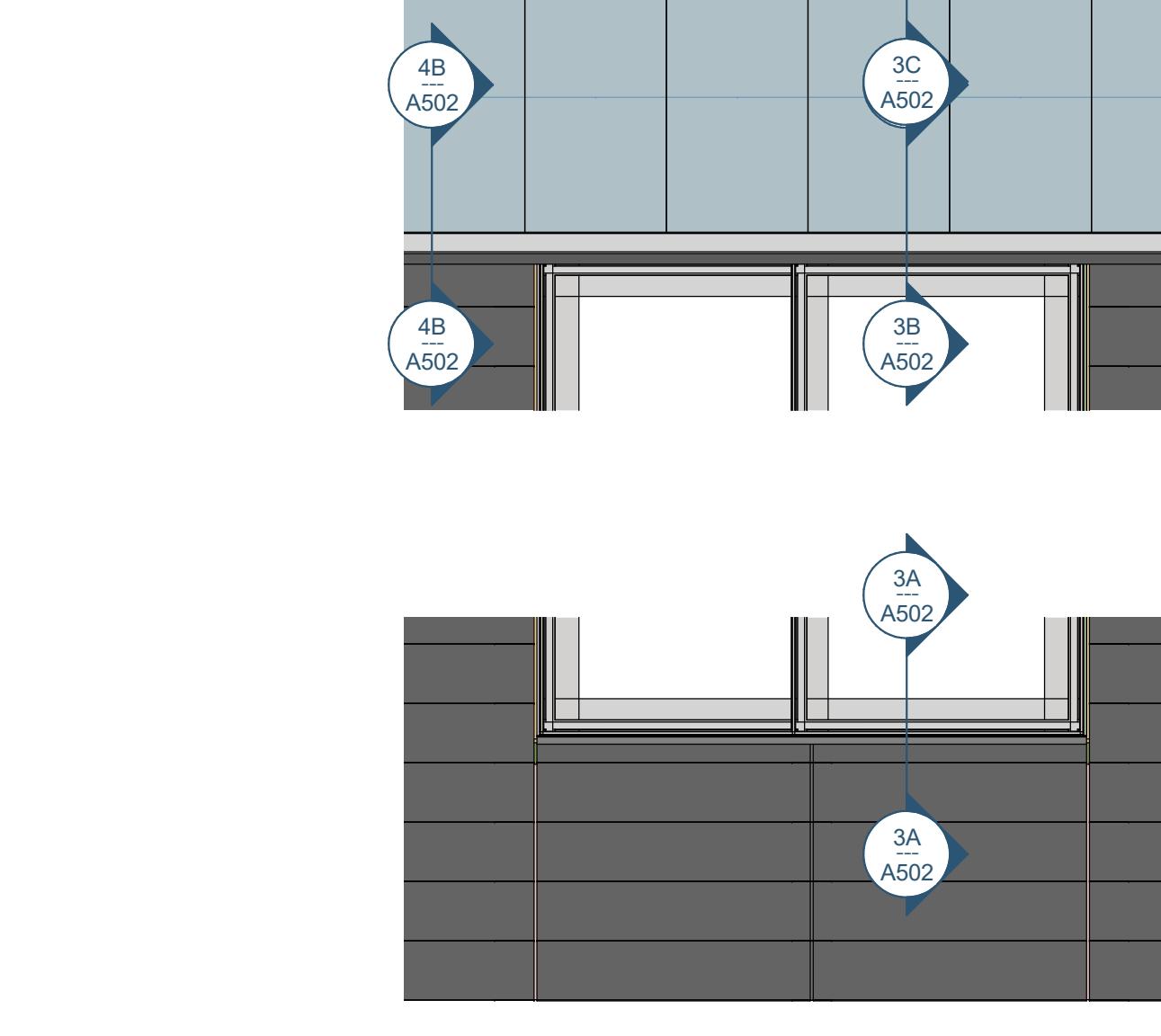
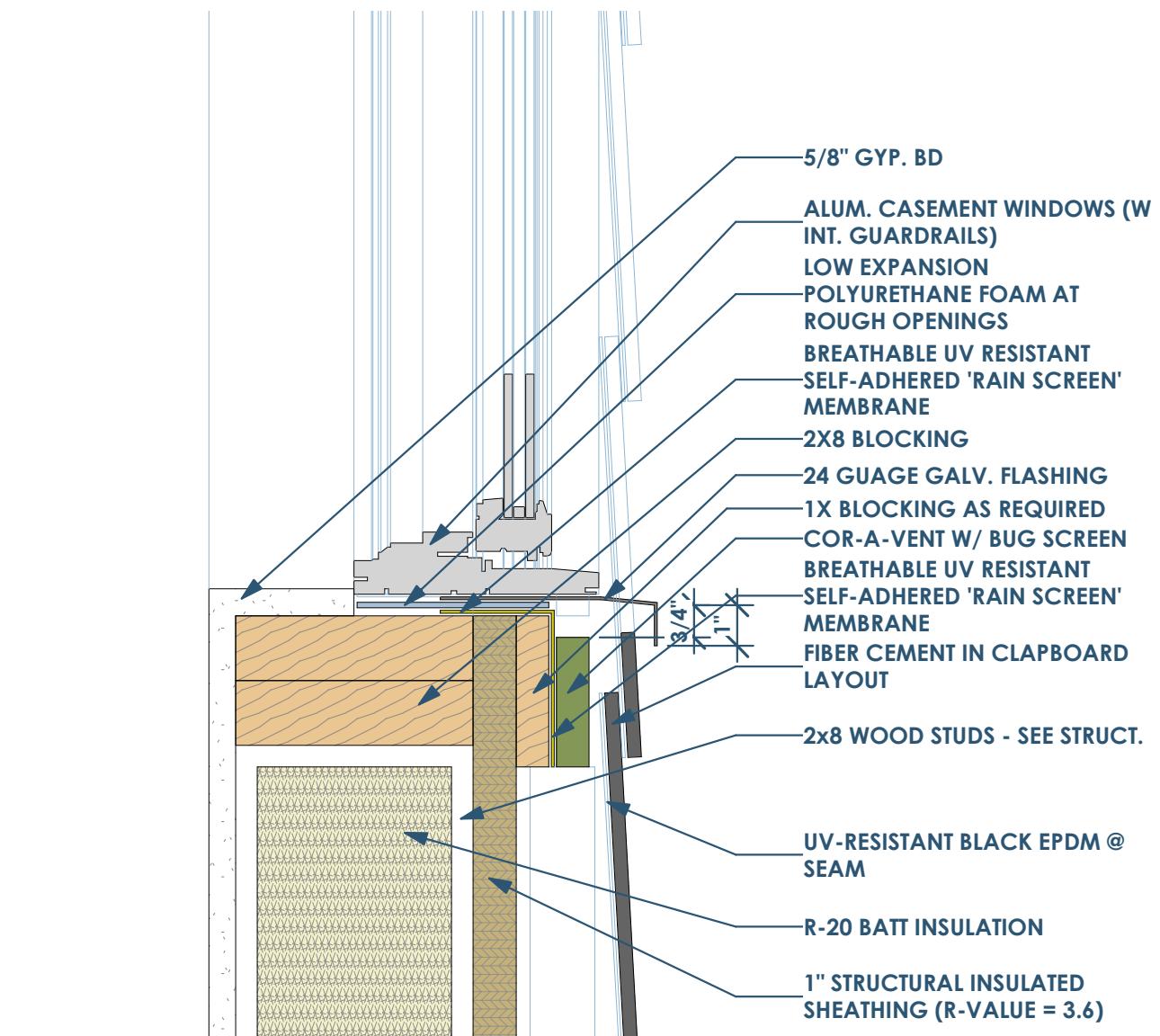
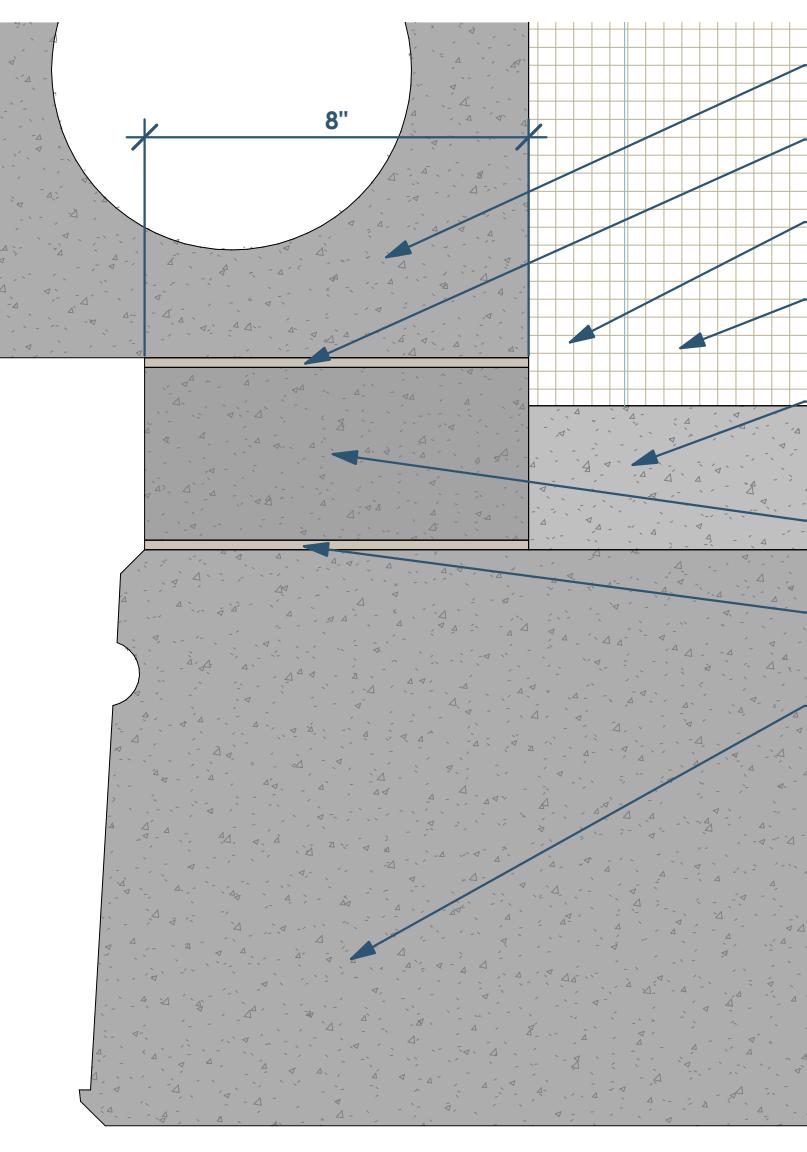
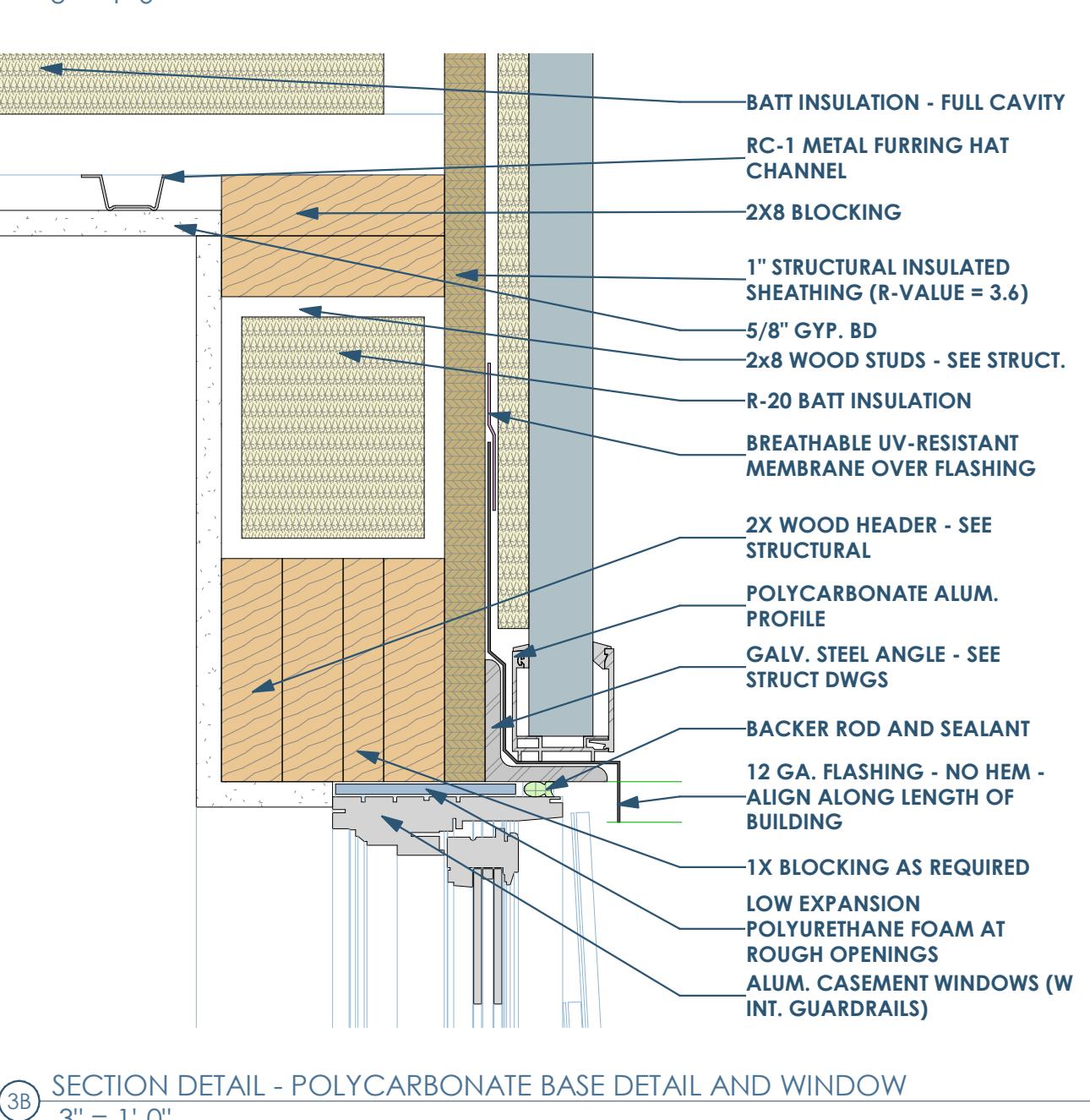
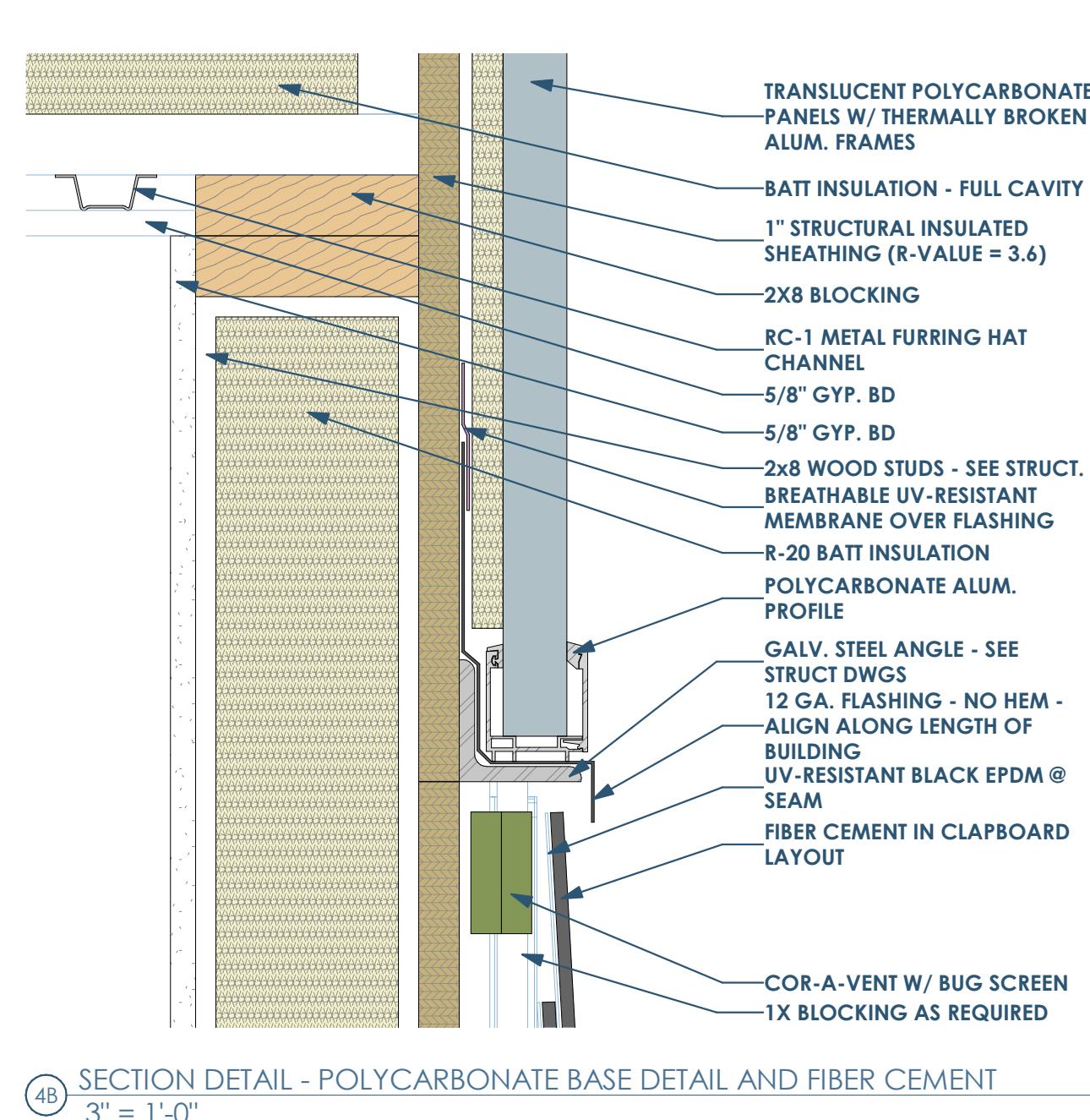
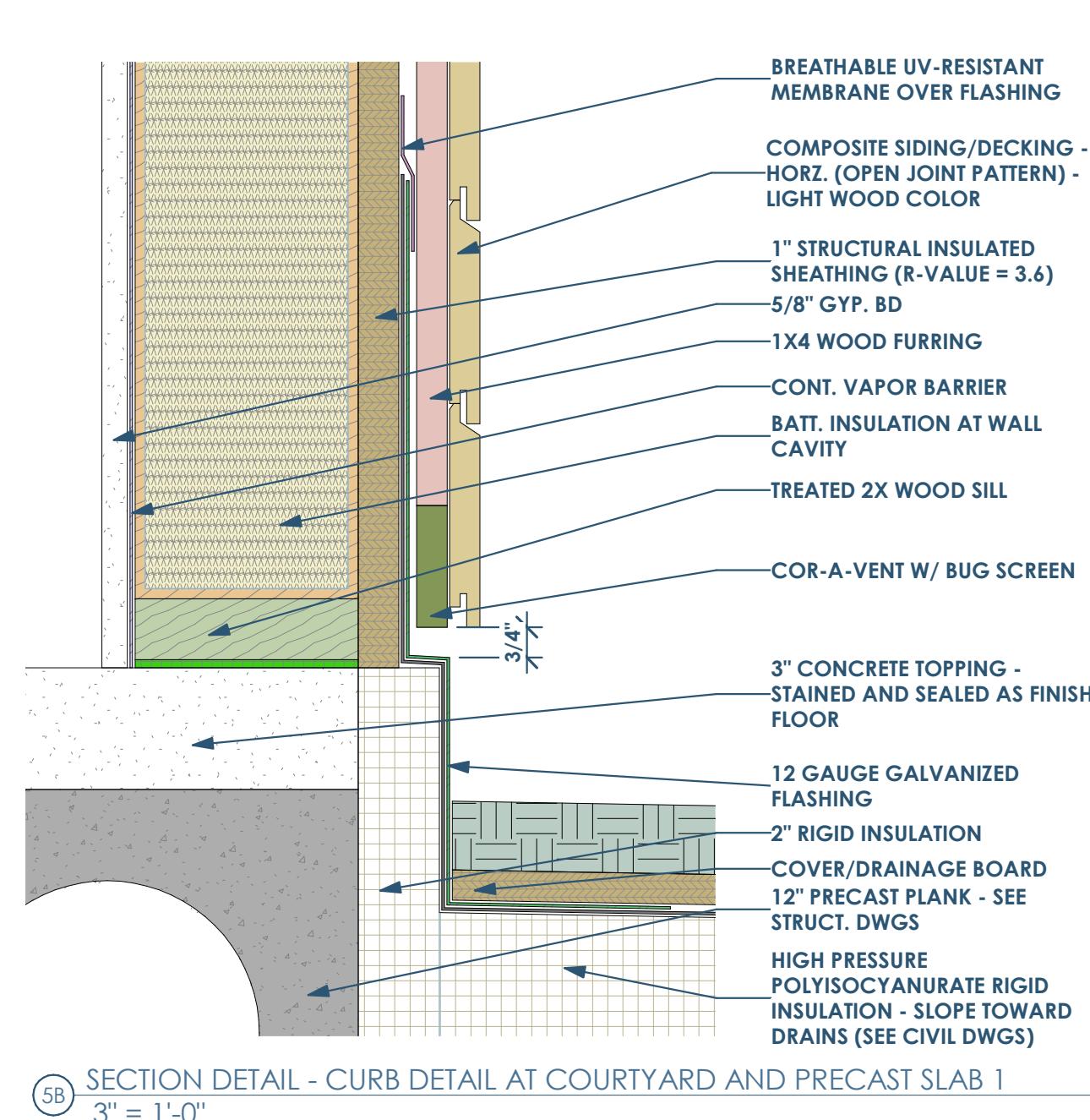
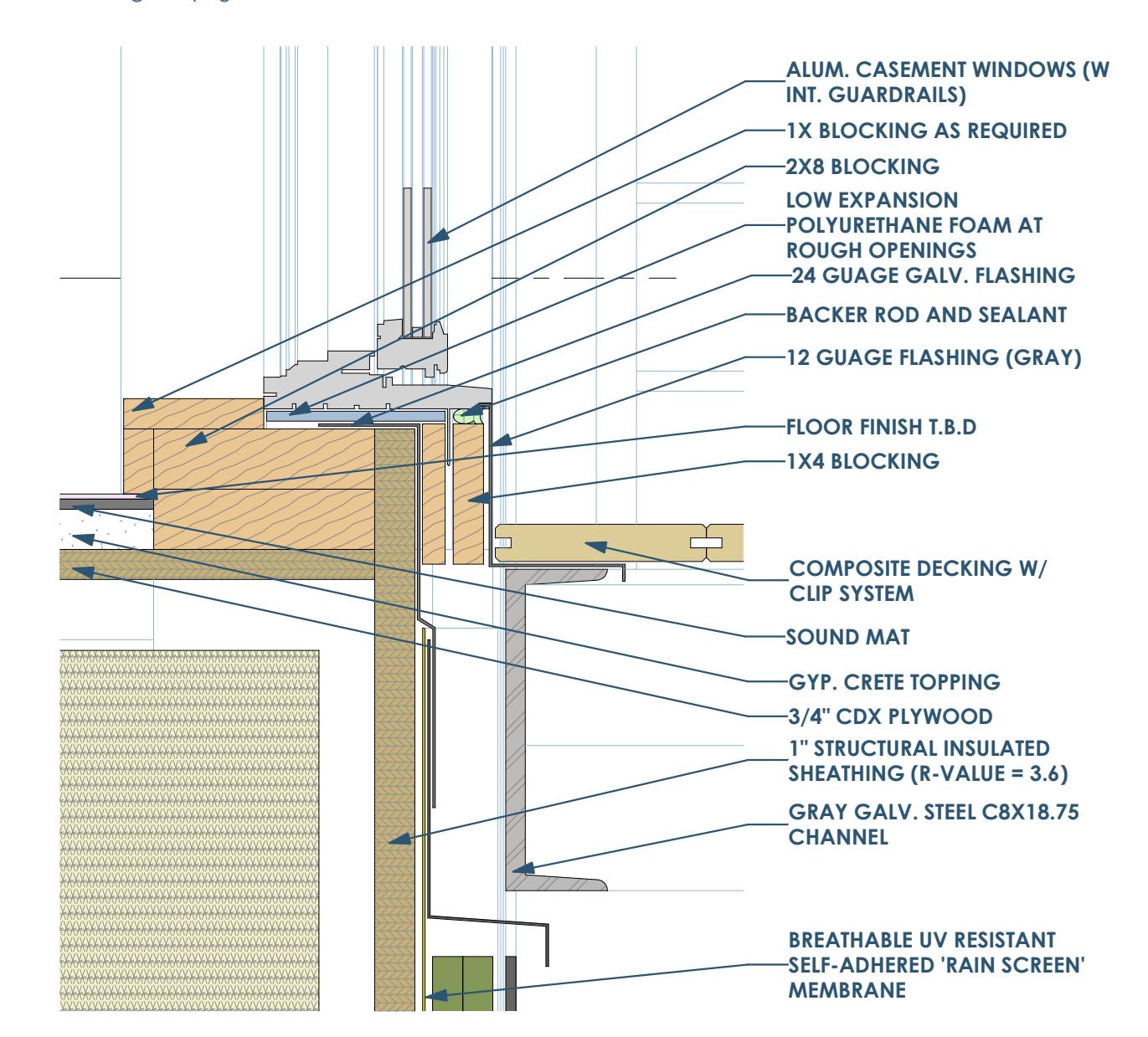
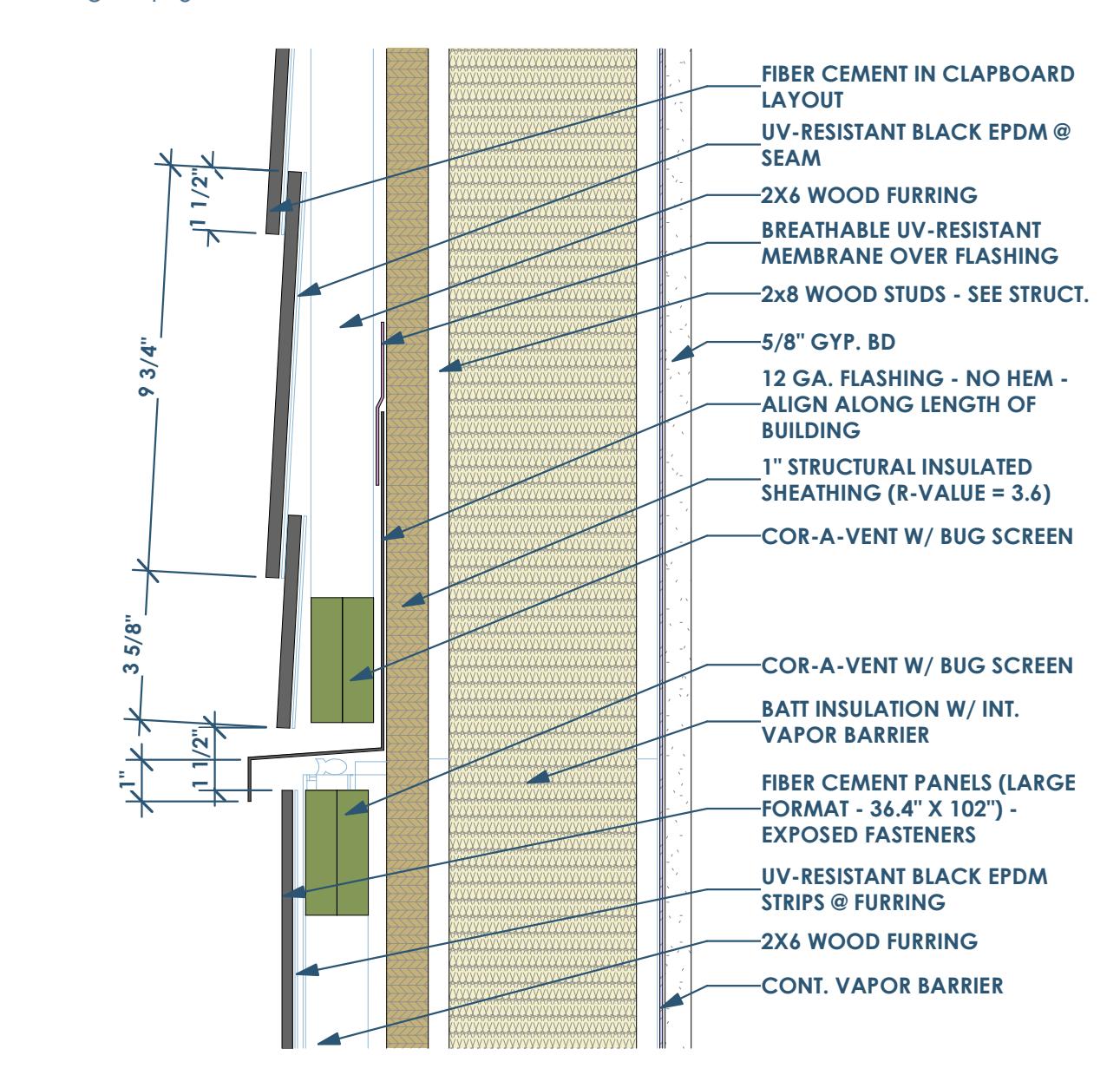
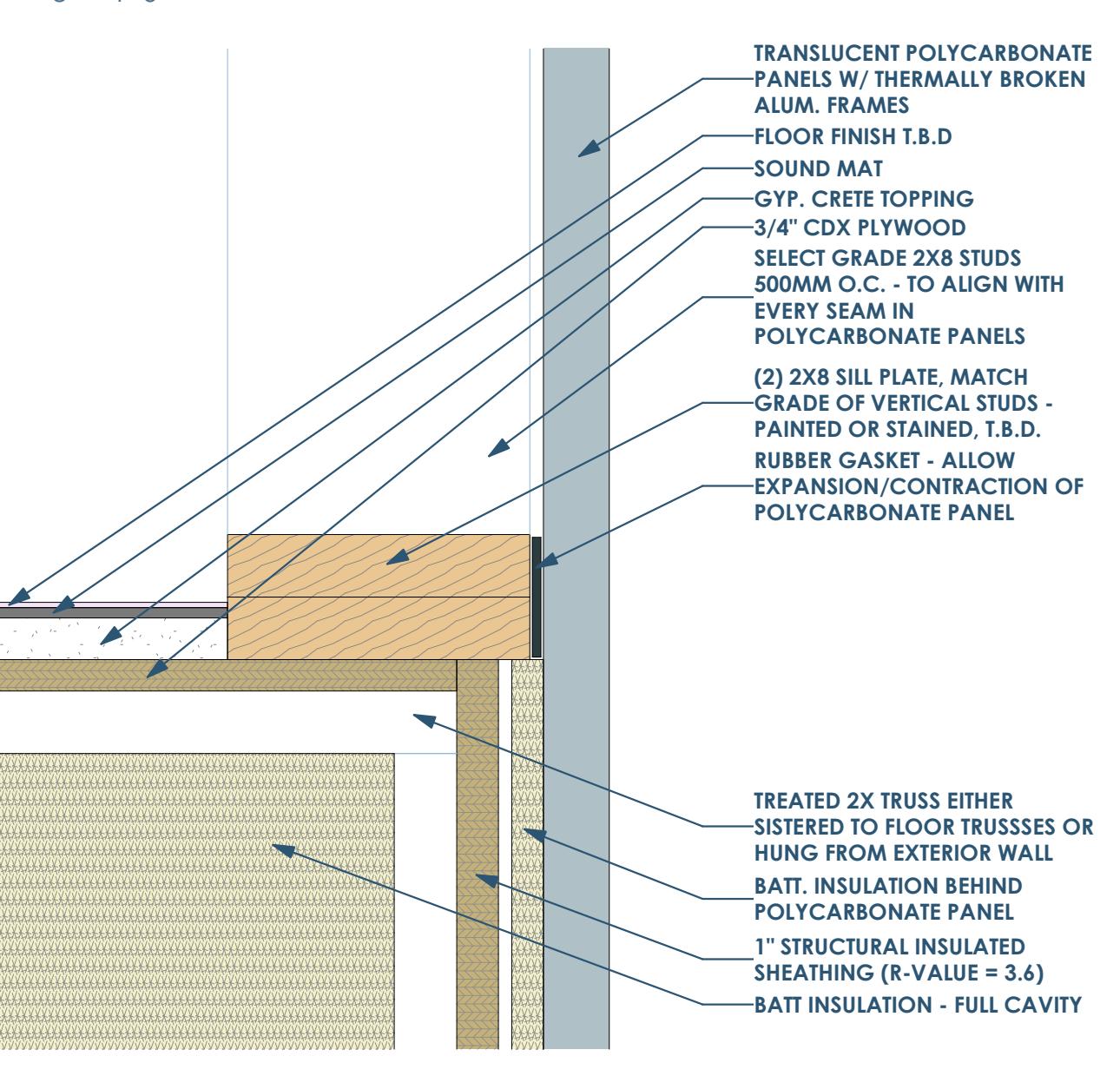
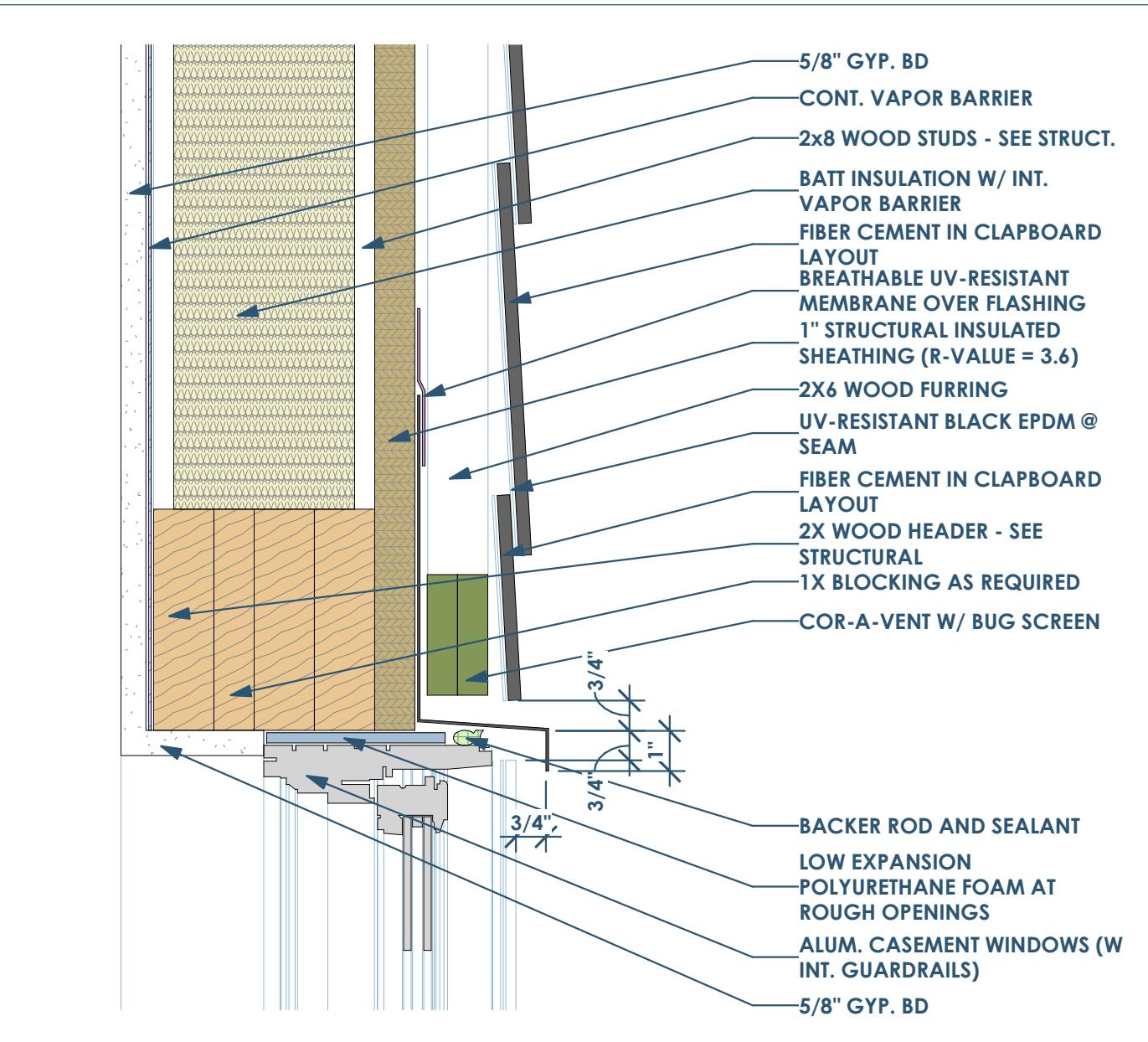
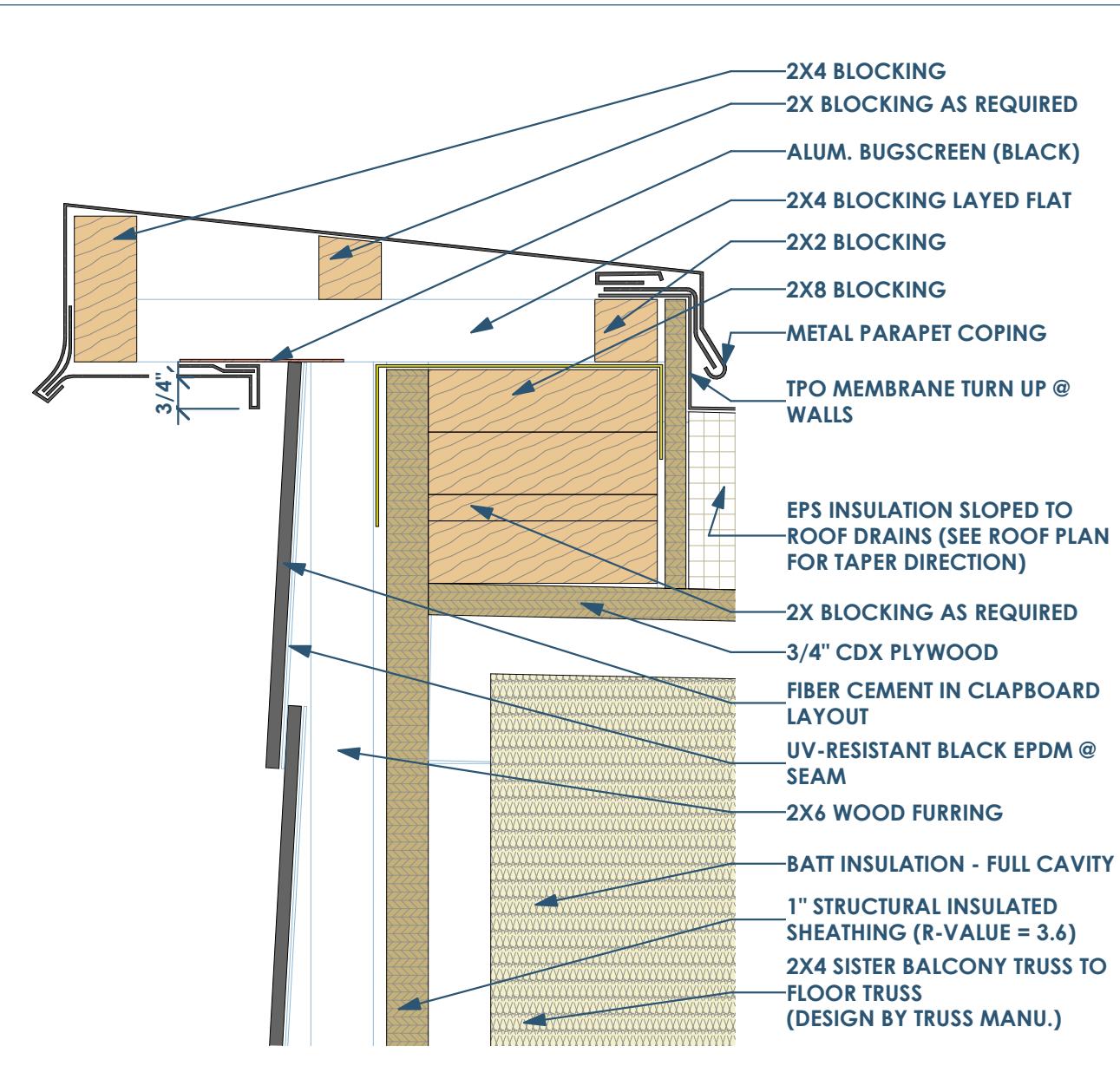
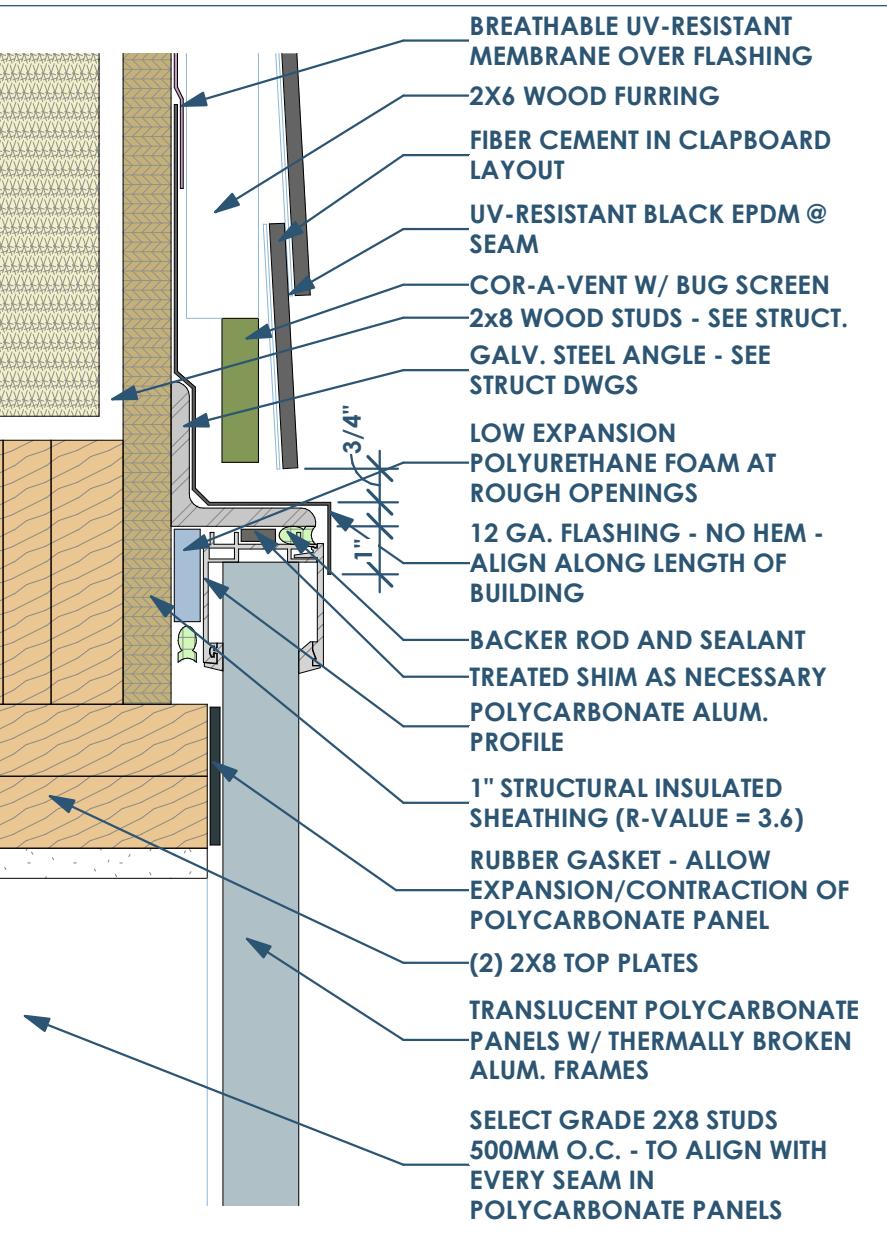
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08.21.2019


Description  
75% CD Set  
Permit

E

Date  
08.15.2019  
08.21.2019

Description  
75% CD Set  
Permit





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

WINDOW SCHEDULE - SIMPLIFIED							
RVT Link: File Name	Type	Mark	Count	Phase	Created	Width	Height
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	

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

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

**ROYAL CONSTRUCTION**  
General Contractor  
3453 Greenway Street | Eau Claire, WI  
jim@royalbuilt.com | 715-225-6377

**Cedar Corporation**  
Civil Engineer: CEDAR CORPORATION  
404 Wilson Avenue | Menomonie, WI 54751  
kevin.colum@cedarcorp.com | 715-235-9081

**XC Structural Engineering**  
Calle Apoloña Morales, 628036 Madrid,  
l.perezato@xcengineering.xyz | +34 610.56.26.37

**Ennovation**  
Engineering Services Incorporated  
4727 Dale-Curtain Dr. McFarland, WI 53558  
khsay@ennovation-built.com

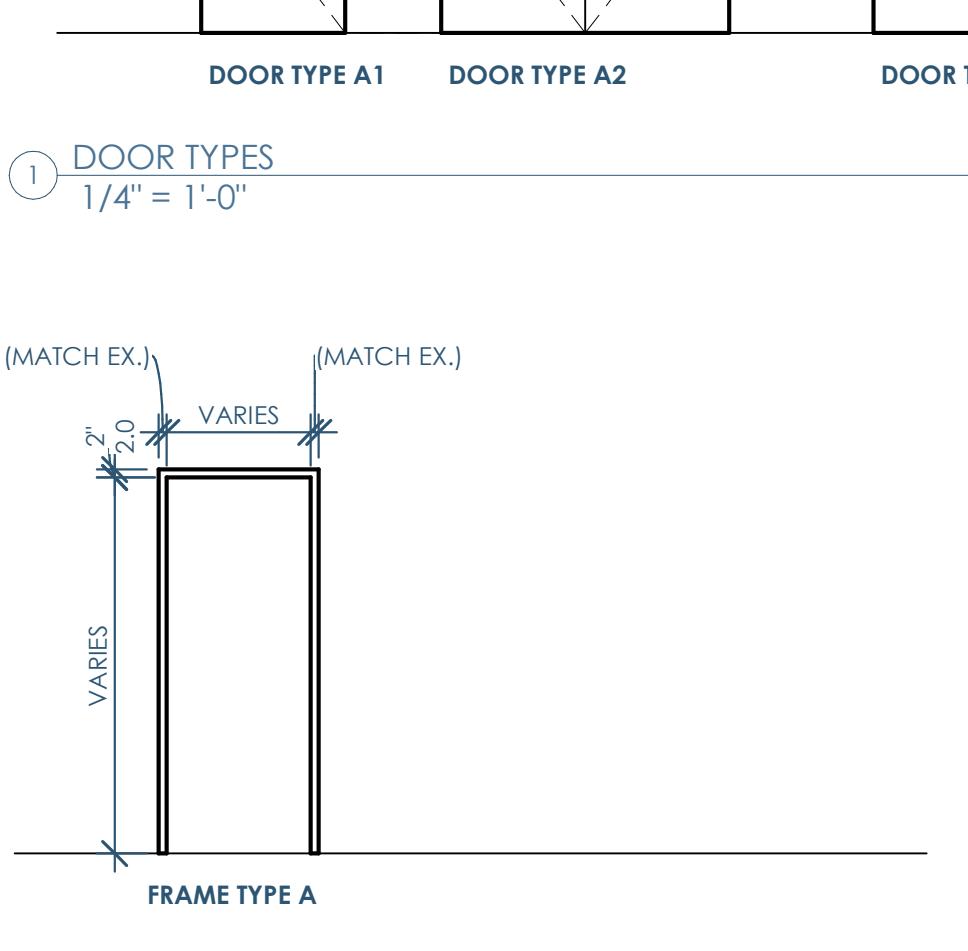
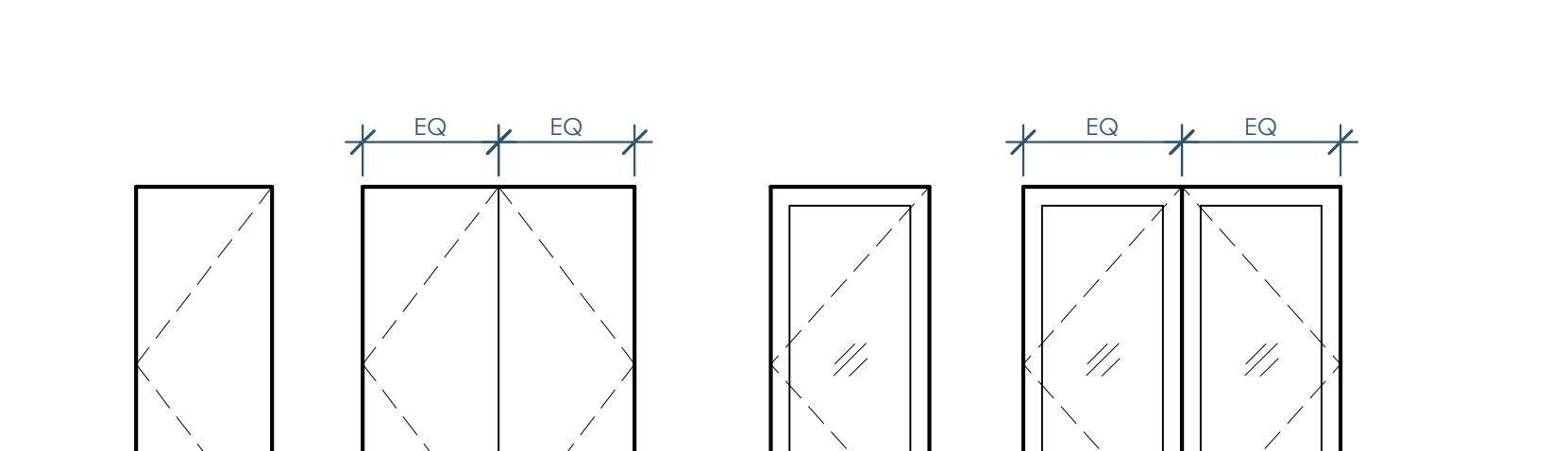
**Hovland's**  
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Mechanical Engineers  
10954 E Melby Street | Chippewa Falls, WI 54729  
jansen@hovlands-inc.com | 715.552.5595

**PRISM DESIGN**  
ELECTRICAL CONSULTANTS INC.  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
EB403 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

**WISCONSIN ARCHITECTURE**  
RYAN P. STOUGHTON, AIA #11975  
A-111975  
STOUGHTON, WI  
ARCHITECT

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



## DOOR & FINISH SCHEDULE

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

E

### PARTITION TAG NOMENCLATURE

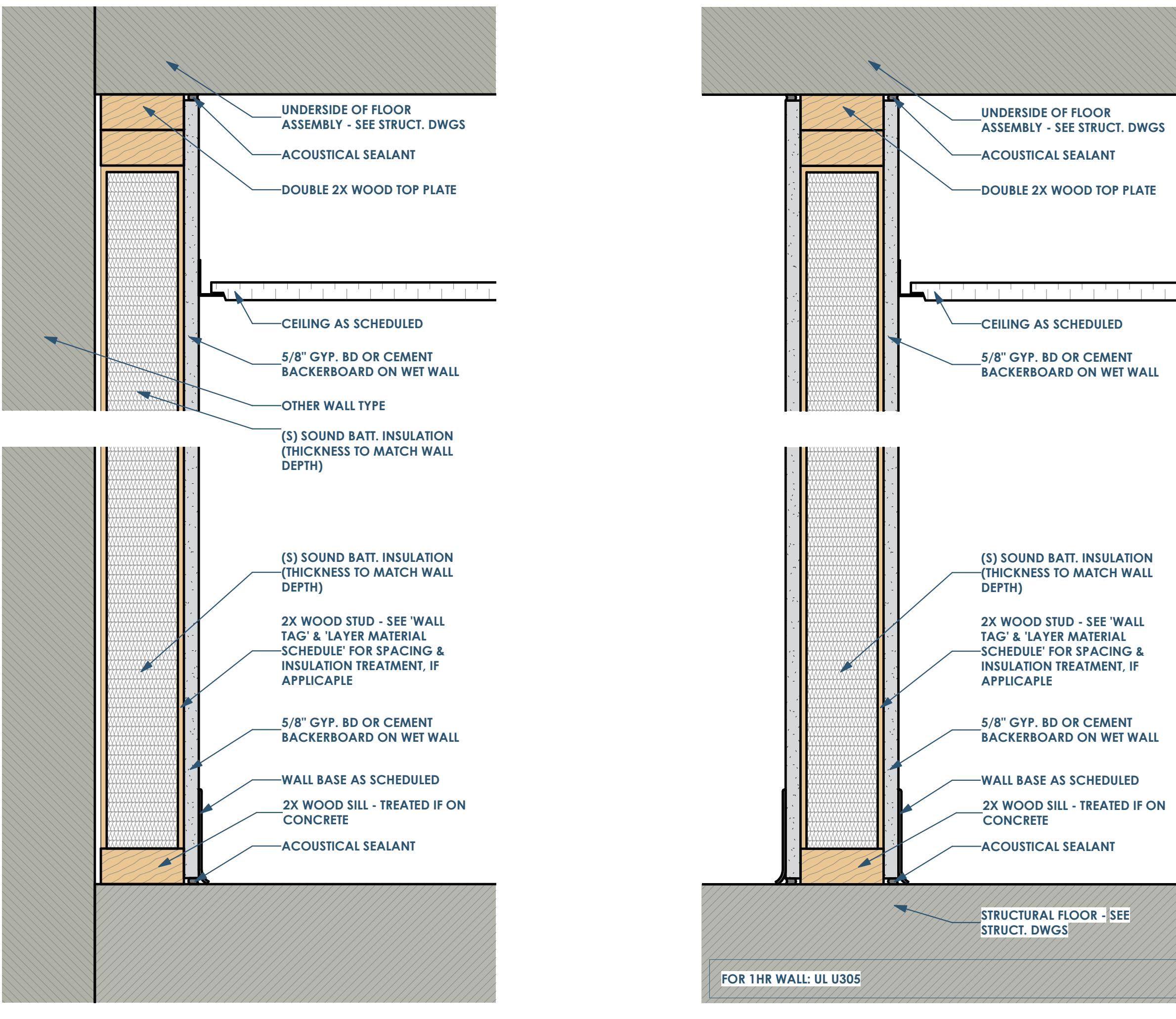
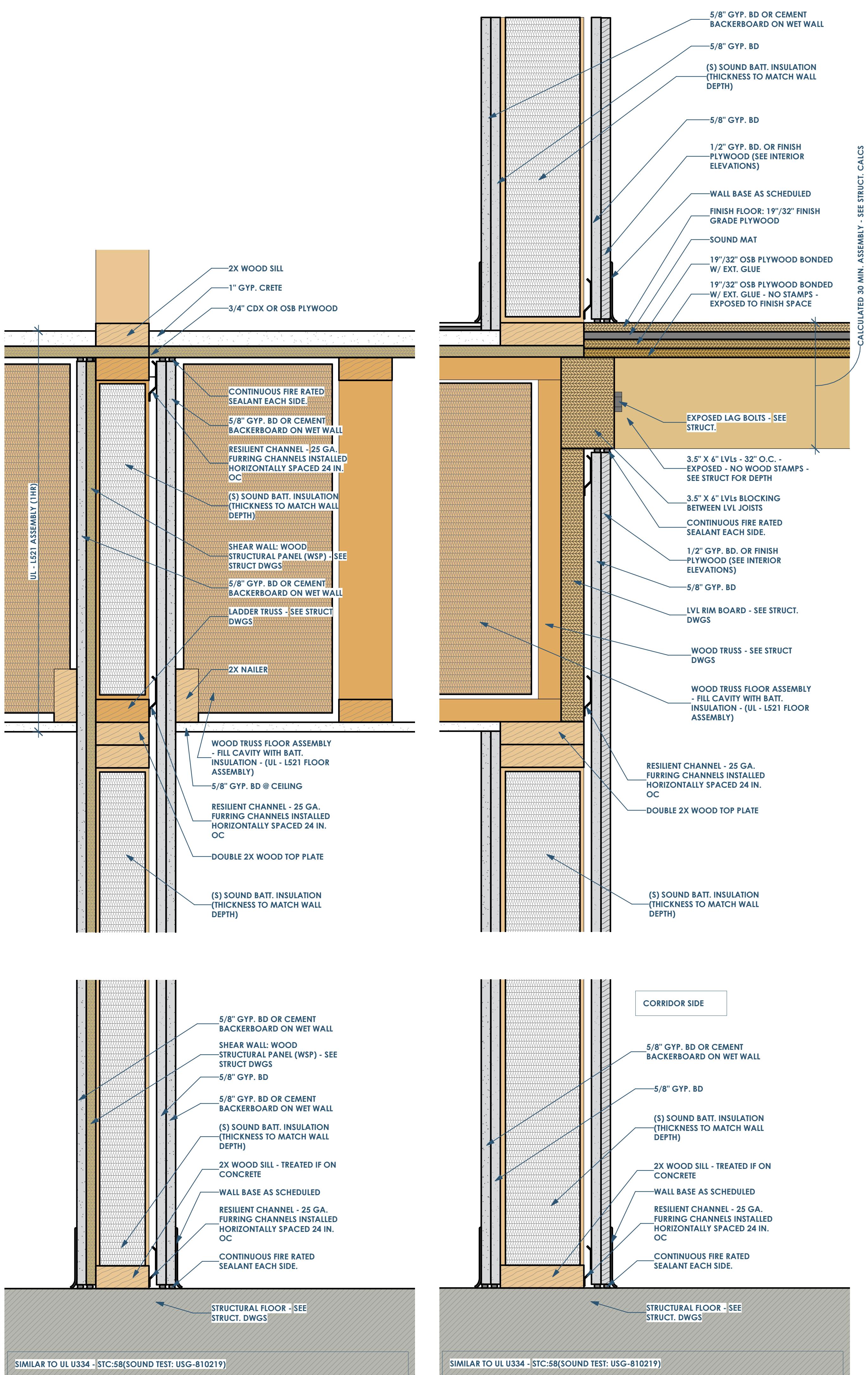
- 1ST LETTER = CORE MATERIAL
  - W=WOOD
  - M=METAL
  - C=CONCRETE
  - B=MASONRY BLOCK
- 2ND LETTER = SIZE OF CORE
  - WOOD: NOMINAL STUD SIZES (EX: 4 = 3 1/2")
  - METAL STUD: (EX: 35B = 3 5/8")
  - CONCRETE: ACTUAL WALL THICKNESS (EX: 8 = 8")
  - MASONRY: NOMINAL BRICK MODULES (EX: 8 = 7 5/8")
- 3RD LETTER = LAYER MATERIAL

### LAYER MATERIAL (3RD LETTER)

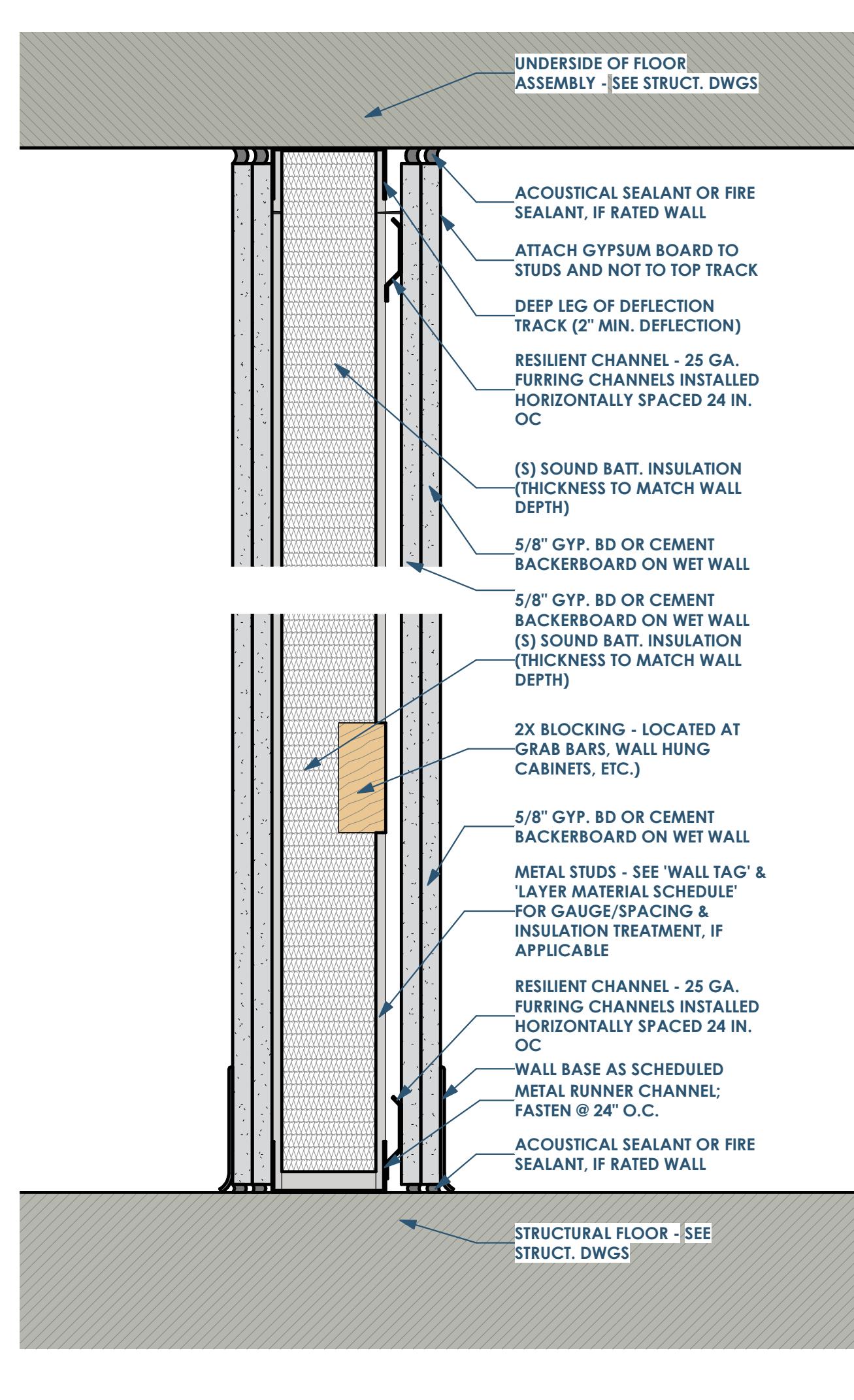
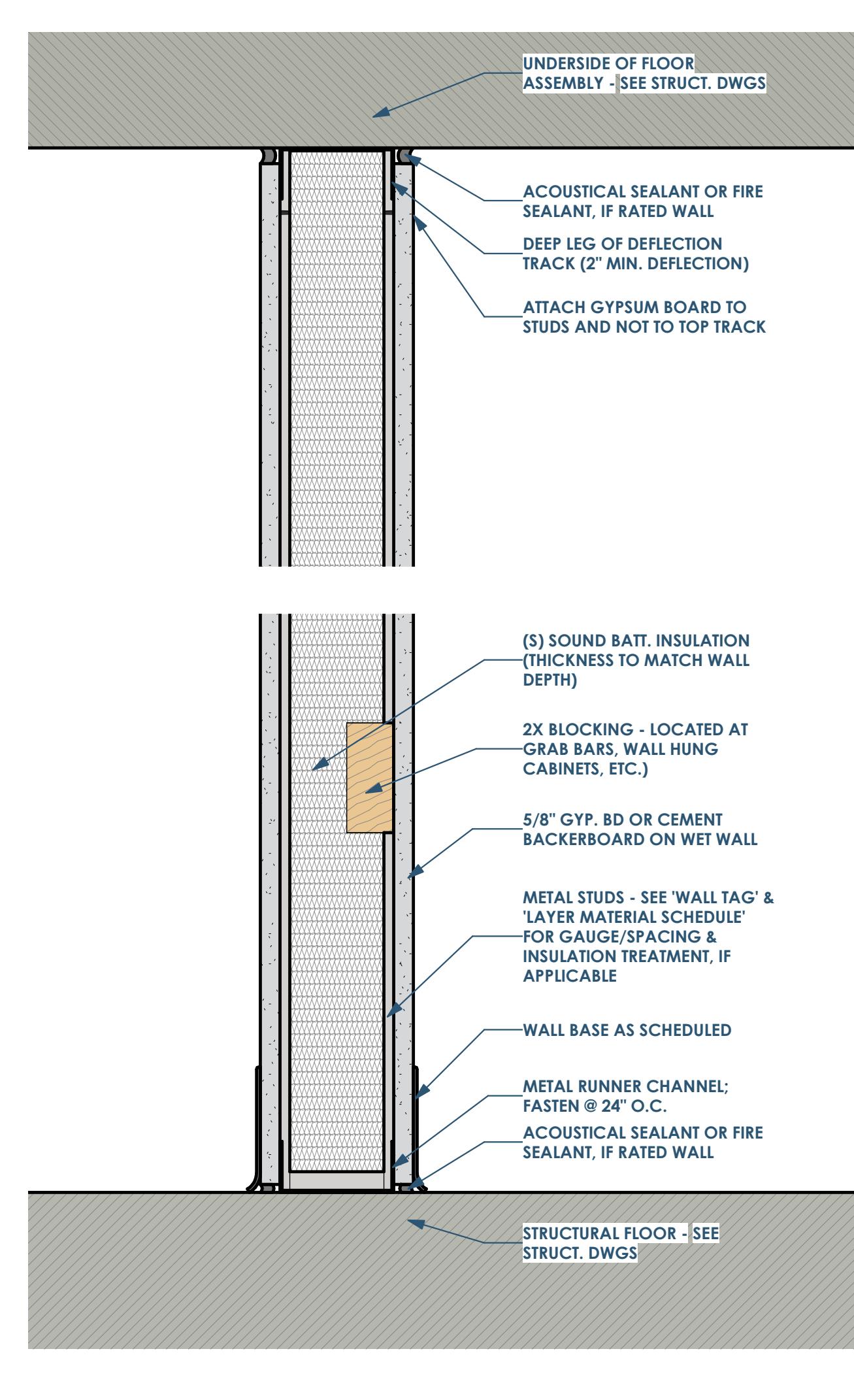
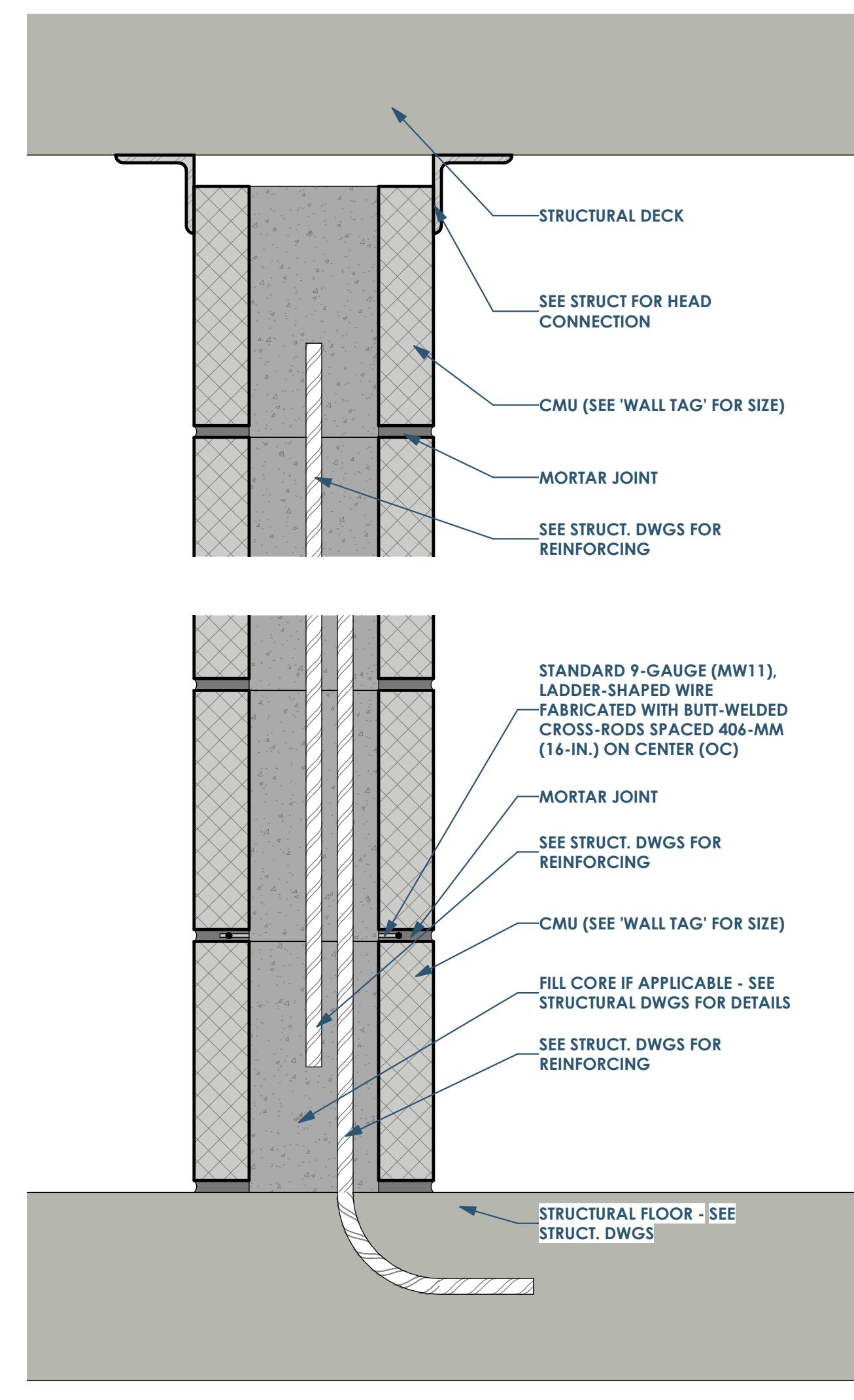
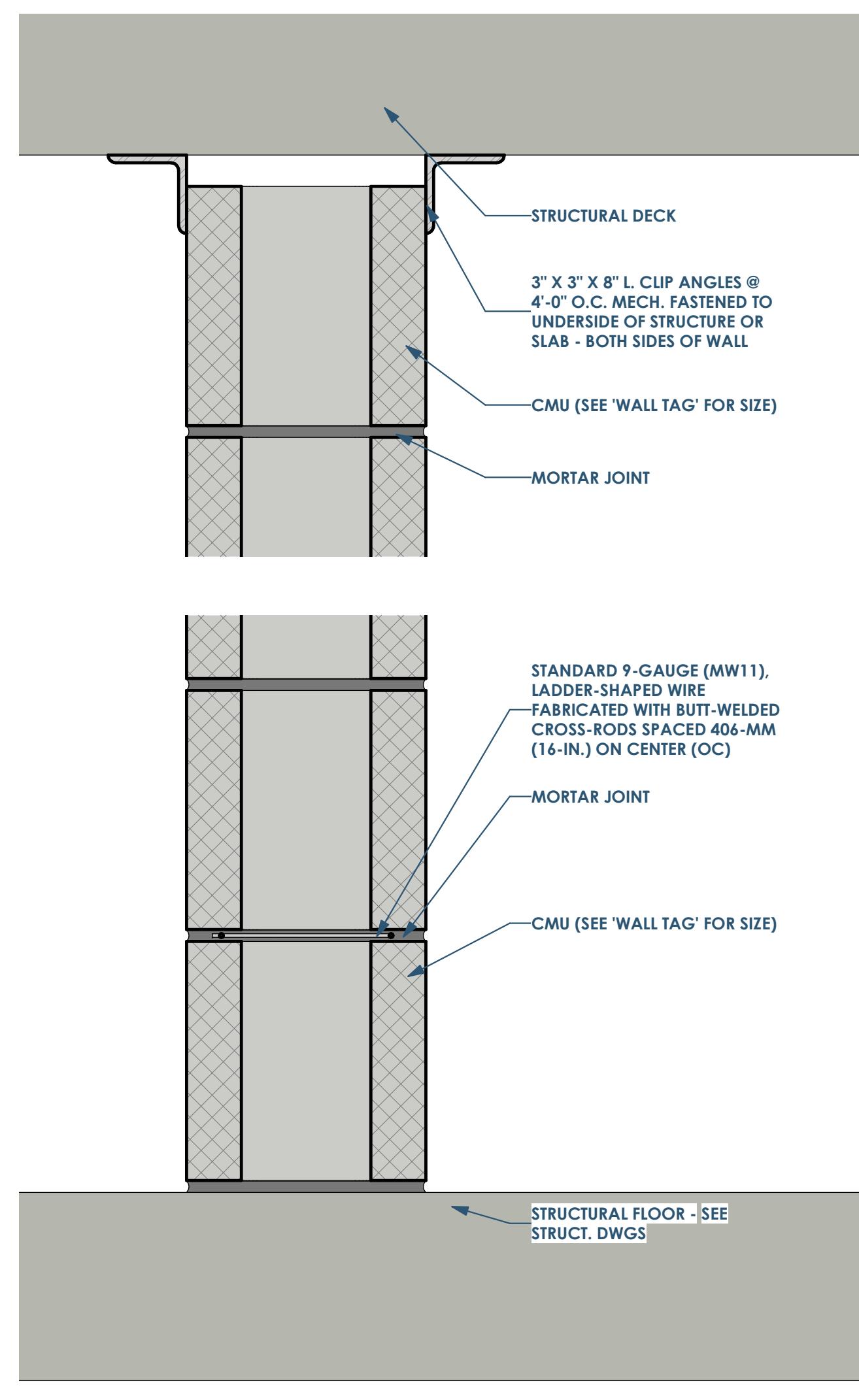
	LAYER 3	LAYER 2	LAYER 1	CORE	LAYER 1	LAYER 2	LAYER 3
A=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD.	-	-
B=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD.	-	-
C=	1/2" GYP. BD. OR FIBER PLYWOOD (SEE INT. ELEV.)	5/8" GYP. BD.	1/2" RESILIENT CHANNEL	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD.	5/8" GYP. BD.	-
D=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL)	BATT INSULATION	-	-
F=	-	-	5/8" GYP. BD.	STUDS 16" O.C. (20 GA. IF METAL)	BATT INSULATION	-	-
M=	P=	5/8" GYP. BD.	5/8" GYP. BD.	1/2" RESILIENT CHANNEL	STUDS 16" O.C. (20 GA. IF METAL)	5/8" GYP. BD. OR SHEAR WALL PANELING - SEE STRUCT DWGS	5/8" GYP. BD.

- 4TH NUMBER: FIRE RATING
  - Ø=0 HOUR
  - 1=1 HOUR
  - 2=2 HOUR
  - 3=3 HOUR
  - 5½=5½ HOUR
- 5TH (AND BEYOND) LETTERS = MODIFIERS
  - D=FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECKING/SHEATHING
  - F=PARTIAL HEIGHT PARTITION
  - K=KNEE WALL PARTITION
  - P=PARTIAL HEIGHT PARTITION
  - R=FURRED OUT WALL

- EXAMPLE: M35BØPR - A NON-FIRE RATED, BATT INSULATED 3 5/8" PARTIAL HEIGHT WALL WITH 5/8" GYP ON ONE SIDE
  - M=METAL
  - 35B=3 5/8" METAL STUD
  - Ø=0 HOUR
  - P=PARTIAL HEIGHT PARTITION
  - R=FURRED OUT WALL



Date  
08.21.2019  
Description  
Permit



③ (B - M2F) FULL HEIGHT PARTITION (NOT RATED)  
3" = 1'-0"

① (B - M2F) FULL HEIGHT PARTITION (NOT RATED)  
3" = 1'-0"

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

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

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

## PARTITION DETAILS

Date	Description
07.08.2019	Footing/Foundation Permit
08.21.2019	Permit

# STRUCTURAL NOTES

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

S000

8/21/2019 1:25:18 PM

### 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 530/531 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

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/260
WOOD TRUSSES	L/480	L/360	L/240
LINTEL/HEADER/BEAM MEMBERS			
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
SUPPORTING FLEXIBLE MATERIALS (EIFS, SIDING, ETC.)	L/360	L/360	L/240
EXTERIOR WALLS			
WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	N/A	L/600	N/A
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	N/A	L/360	N/A

### BUILDING DESIGN LOADS/CRITERIA

DESIGN LIVE LOADS:  
....FLOOR FRAMING (RETAIL, OFFICE, RESTAURANT, RECREATIONAL) 100 psf

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

SNOW LOADS & DESIGN DATA:  
....DESIGN SNOW LOAD 42 psf (BALANCED SNOW LOAD)  
....FLAT ROOF SNOW LOAD (P) =  $(0.7 \cdot C_e \cdot C_l \cdot s \cdot P_g)$  42 psf  
....SNOW EXPOSURE FACTOR (Ce) 1.0  
....SNOW LOAD IMPORTANCE FACTOR (Is) 1.0  
....ROOF THERMAL FACTOR (Ci) 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 (5-SECOND GUST, ULTIMATE) 115 MPH  
....BASIC WIND SPEED (5-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 (Kt) 1.0  
....DESIGN PROCEDURE METHOD 1 (SIMPLIFIED PROCEDURE)

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

DESIGN WIND PRESSURES $P_{net}$		
AREA	$P_{net}$ INTERNAL PRESSURE	$P_{net}$ INTERNAL PRESSURE
WINDWARD WALL	10.5 psf	17.8 psf
LEEWARD WALL	-12.4 psf	-5.1 psf
SIDEWALL	-16.1 psf	-8.5 psf
PARAPET WINDWARD WALL	31.2 psf	
PARAPET LEEWARD WALL	-20.7 psf	
FLAT ROOF	-26.6 psf	-19.3 psf

EARTHQUAKE DESIGN DATA:  
....OCCUPANCY CATEGORY II  
....SEISMIC IMPORTANCE FACTOR (Ie) 1  
....MAPPED SPECTRAL ACCELERATIONS AT SHORT PERIODS (Ss) 0.045 g  
....MAPPED SPECTRAL ACCELERATIONS AT (1) SECOND PERIODS (S1) 0.038 g  
....SITE CLASSIFICATION B  
....SITE COEFFICIENT (Ps) 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 EQUIVALENT LATERAL FORCE ANALYSIS  
....ANALYSIS PROCEDURE FOR SEISMIC DESIGN

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

### 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 COMPAKTED 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. THE SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATION STATED ON CONSTRUCTION DOCUMENTS. EXCAVATION SHOULD BE EXTENDED UNTIL SOIL WITH APPROPRIATE BEARING CAPACITY IS REACHED. PLACE GRANULAR MATERIAL IN FIELDS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPAKTED 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.

### 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)

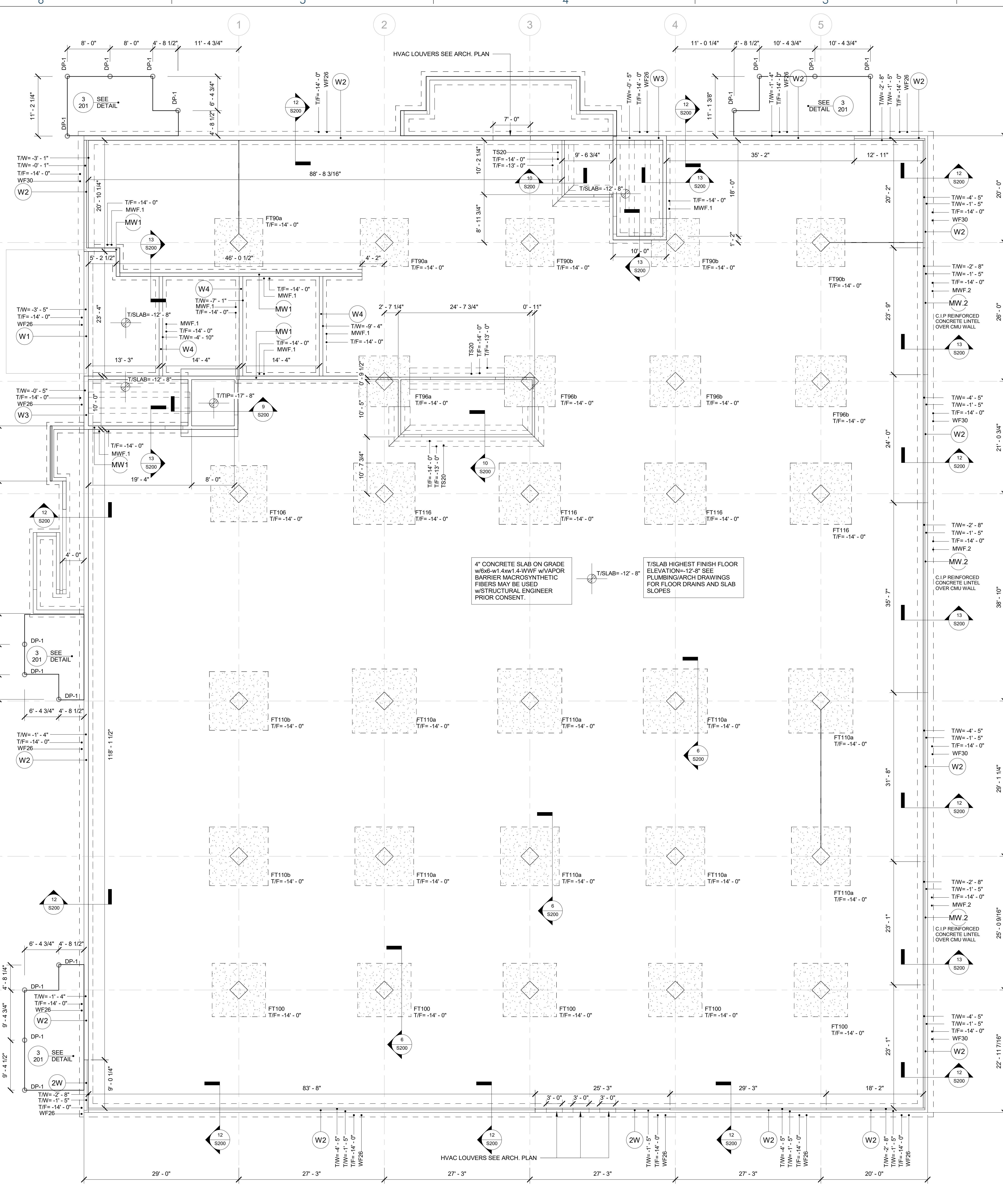
LOCATION:	#3	#4	#5	#6	#7	#8	#9	#10	#11
3,000 & 3,500 PSI CONCRETE:									
- TOP BARS (*)	21"	19"	35"	46"	71"	93"	118"	149"	184"
- OTHER BARS:	16"	22"	27"	35"	55"	71"	91"	115"	142"
4,000 & 4,500 PSI CONCRETE:									
- TOP BARS (*)	16"	19"	25"	36"	61"	80"	102"	129"	159"
- OTHER BARS:	16"	16"	19"	28"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

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



MASONRY WALL REINFORCING SCHEDULE			
MARK	WALL THICKNESS	VERTICAL REINFORCEMENT & SPACING	REINFORCEMENT LOCATION IN CELL
W1	8"	#5 AT 48" o/c MAX	CENTER
W2	8"	#6 AT 16" o/c MAX	INSIDE FACE

MASONRY WALL REINFORCEMENT SCHEDULE NOTES:  
1. GROUT CONCRETE MASONRY UNITS SOLID FULL HEIGHT OF BUILDING AT REINFORCEMENT LOCATIONS.  
2. UNLESS NOTED, USE 14" O.C. VERT. REINFORCEMENT.  
3. PROVIDE STANDARD MASONRY UNIT WALL REINFORCING ABOVE AND BELOW ALL MASONRY OPENINGS: EXTEND THE LENGTH OF THE REBARS BY 23" OR 40 BAR DIAMETERS PAST THE EDGE OF THE OPENING.  
4. REINFORCING TO BE HOT-DIPPED GALVANIZED IN EXTERIOR WALLS AND MILL-GALVANIZED FOR INTERIOR WALLS.  
5. PROVIDE STANDARD (W17) HORIZONTAL JOINT REINFORCING AT 10' ON CENTER VERTICALLY (8' ON CENTER IN PARAPET WALLS) UNO.  
6. MASONRY 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 NOTES:  
1. REFER TO STRUCTURAL NOTES SHEET FOR LAPS IN STEEL REINFORCEMENT.  
2. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.  
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

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

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

WALL FOOTING SCHEDULE			
MARK	DIMENSIONS	REINFORCEMENT	
WF26	2'-6" (W)	1'-2" (L)	#5's AT 12' BOTTOM FACE
WF30	3'-0" (W)	1'-2" (L)	#5's AT 12' BOTTOM FACE

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

COLUMN FOOTING SCHEDULE					
MARK	W	L	D	BOTTOM REINFORCING	COLUMNS
FT90a	9'-0"	9'-0"	1'-8"	(10)-#7	A1 A2
FT90b	9'-0"	9'-0"	1'-8"	(10)-#8	A3 A4 A5
FT96a	9'-6"	9'-6"	1'-8"	(10)-#7	B2
FT96b	9'-6"	9'-6"	1'-8"	(10)-#8	B3 B4 B5
FT100	10'-0"	10'-0"	2'-1"	(11)-#8	F1 F2 F3 F4 F5
FT106	10'-6"	10'-6"	2'-3"	(11)-#8	C1
FT110a	11"-0"	11"-0"	2'-1"	(12)-#8	G2 G3 G4 G5
FT110b	11"-0"	11"-0"	2'-3"	(12)-#8	D1 G1
FT110c	11"-6"	11"-6"	2'-1"	(12)-#8	C2 C3 C4 C5
FT110d	12'-0"	12'-0"	2'-3"	(13)-#8	D2 D3 D4 D5

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

CONCRETE WALL REINFORCING SCHEDULE					
MARK	TYPE	THICKNESS	REINFORCEMENT		REMARKS
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.	6#'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

Date	Description
07.08.2019	Footing/Foundation Permit
08.15.2019	75% CD Set
08.21.2019	Permit

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

**CAPITAL GROUP**  
Developer: W Capital Group  
tyler@wcapitalgroup.com | 608.345.6454

**OpeningDesign**  
Architect: OpeningDesign  
316 Washington Ave | Suite 675  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6454

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

**Cedar Corporation**  
Civil Engineer: CEDAR CORPORATION  
404 Wilson Avenue | Menomonie, WI 54751  
kevin.colm@cedarcorp.com | 715-235-9081

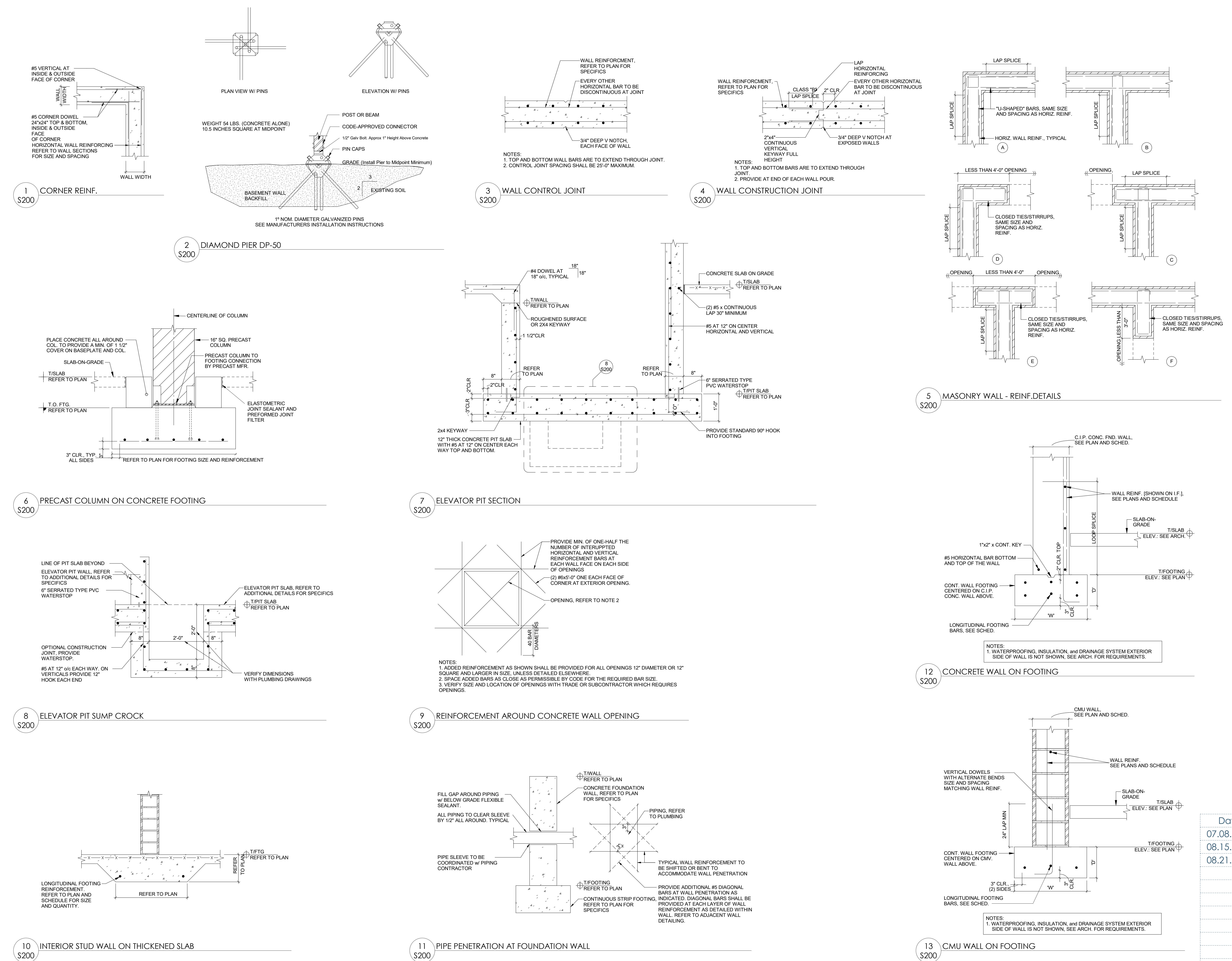
**XC Structural Engineering**  
Colle Apolonia Morales, 628036 Madrid,  
l.perezato@xcengineering.xyz | +34 610 56 26 37

**Hovland's Heating, Ventilation & Air Conditioning Engineers**  
Mechanical Engineer: HOVLAND'S HVAC  
10954 E Melby Street | Chippewa Falls, WI 54729  
jhansen@hovlands-inc.com | 715.552.5595

**PRISM DESIGN ELECTRICAL CONSULTANTS INC.**  
Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
68403 State Rd 85 | Mondovi, WI 54755  
bholgren@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

KURT D. FREY  
E-24431  
PROFESSIONAL ENGINEER  
07/21/2019



## STRUCTURAL DETAILS

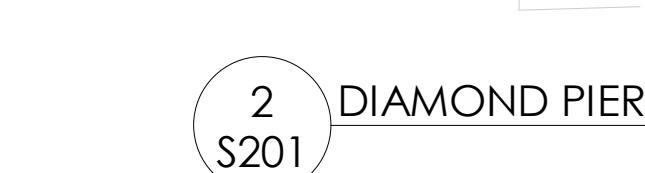
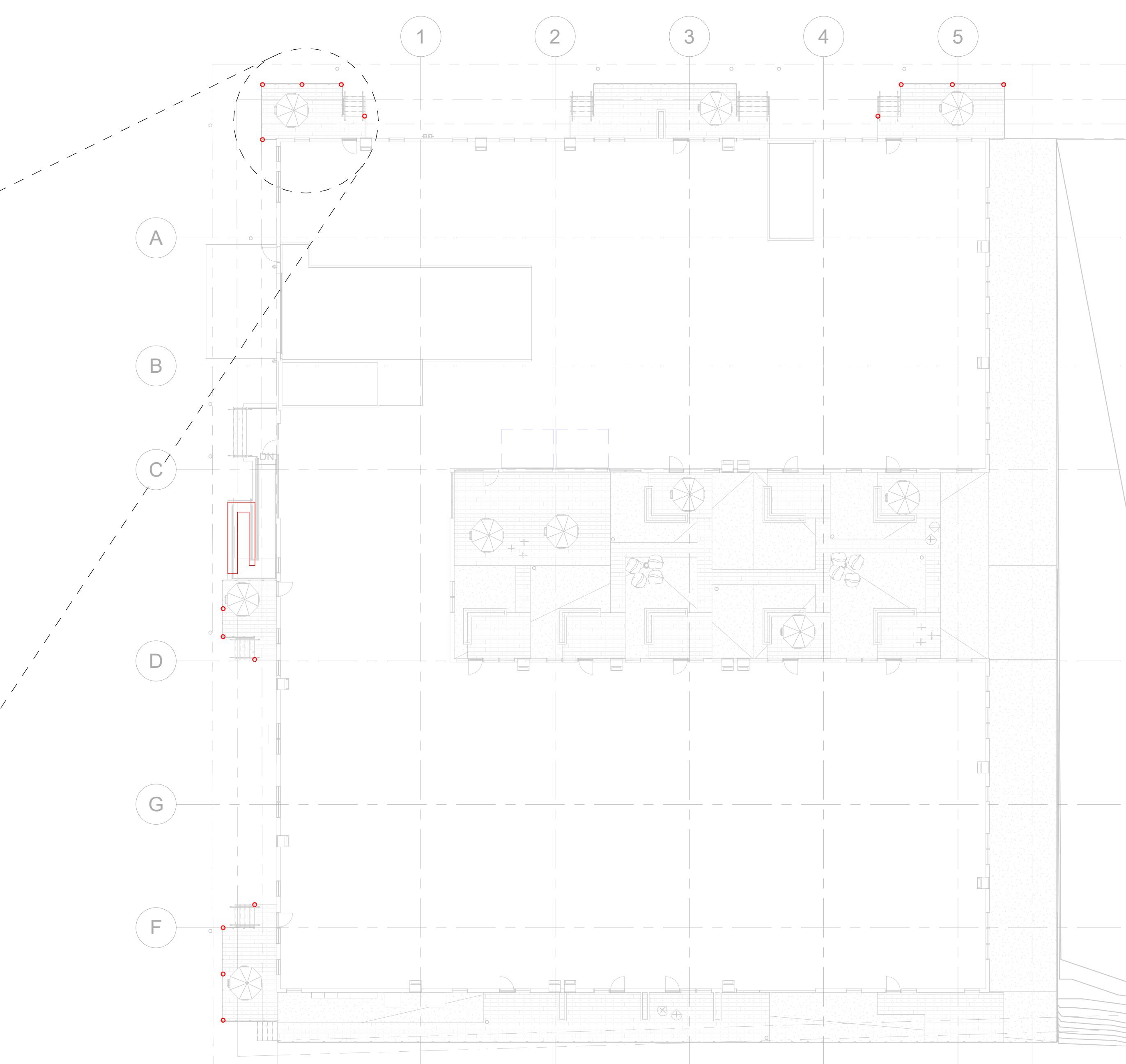
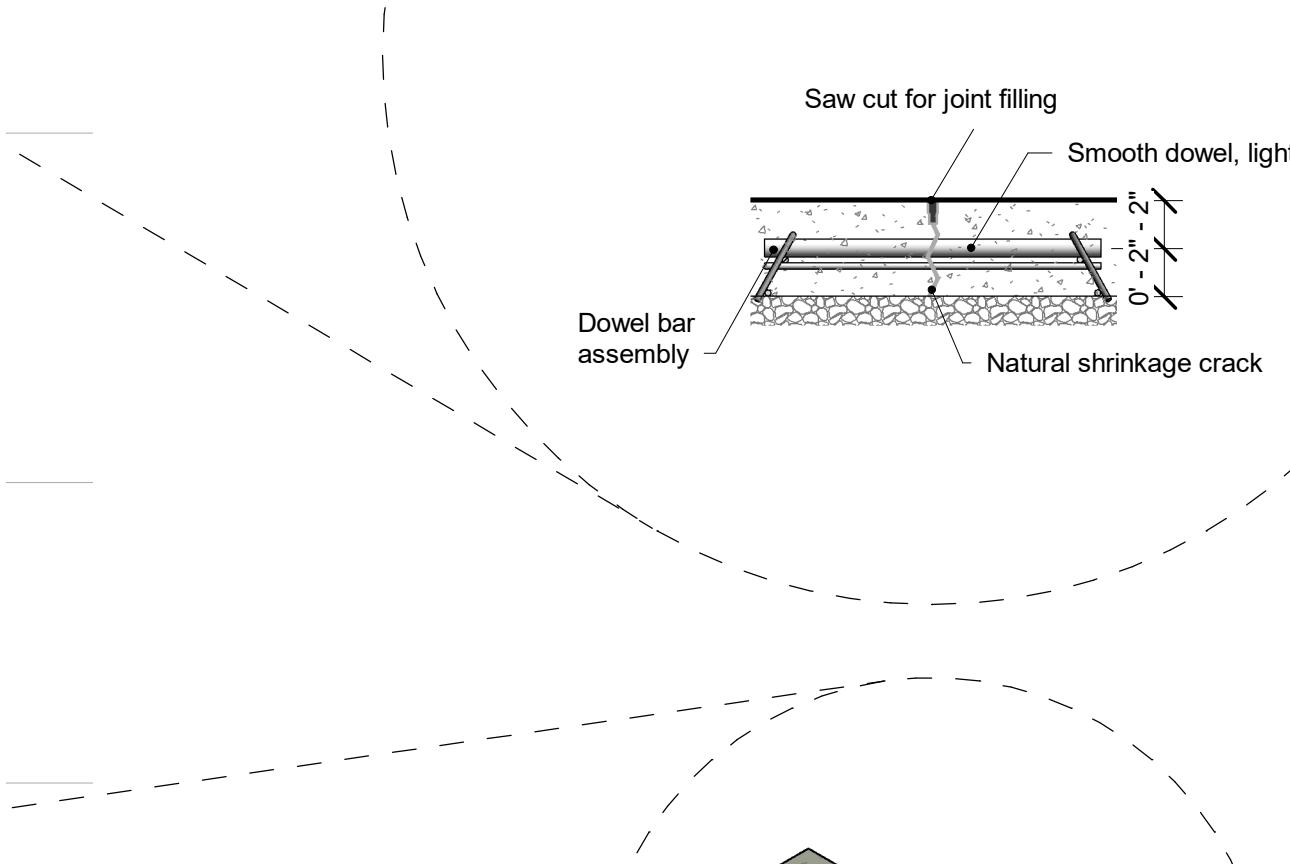
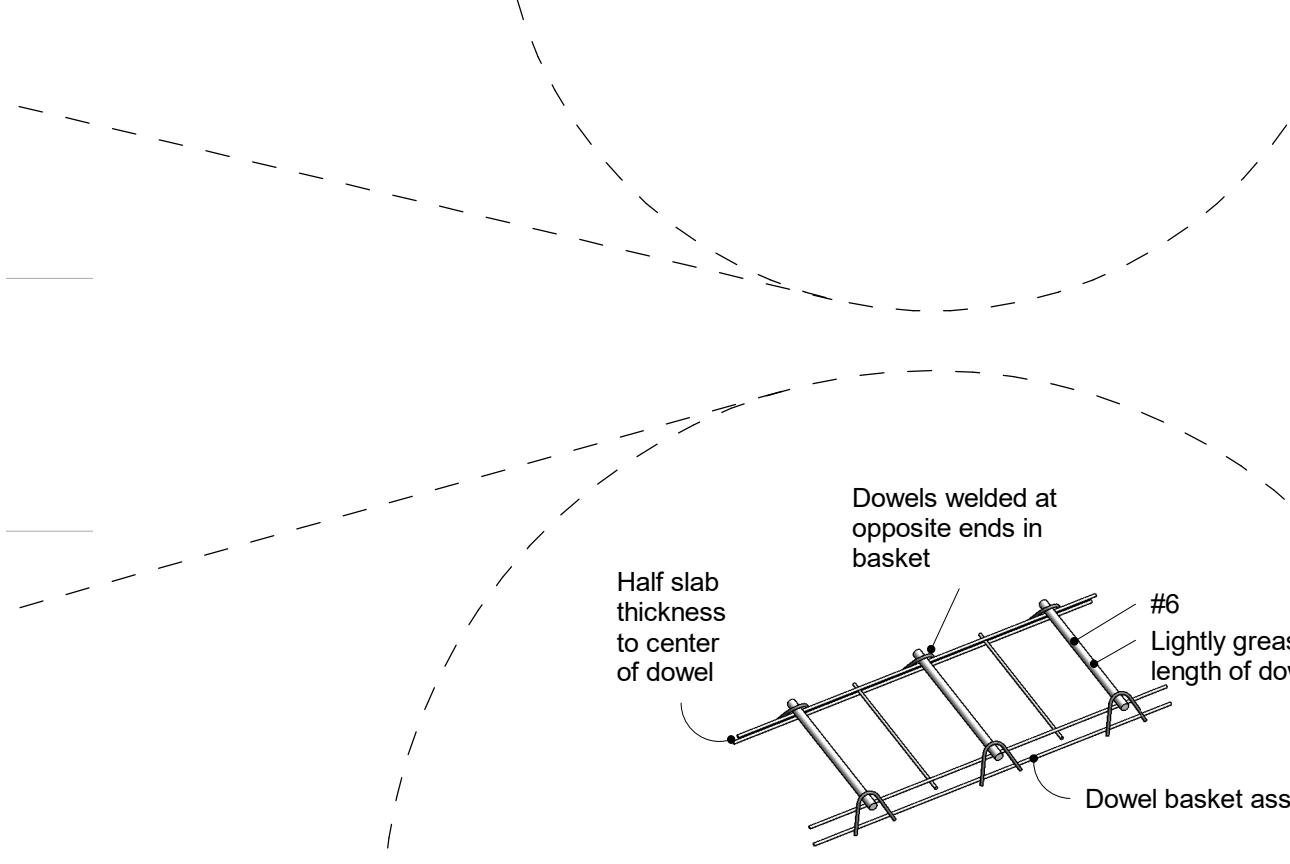
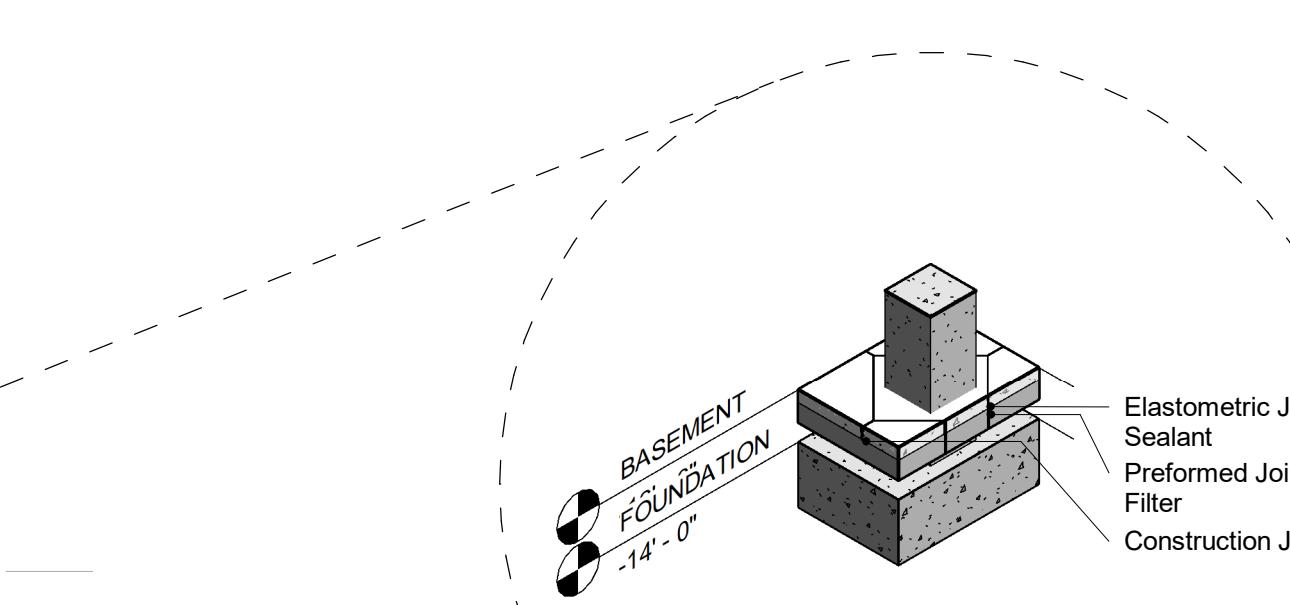
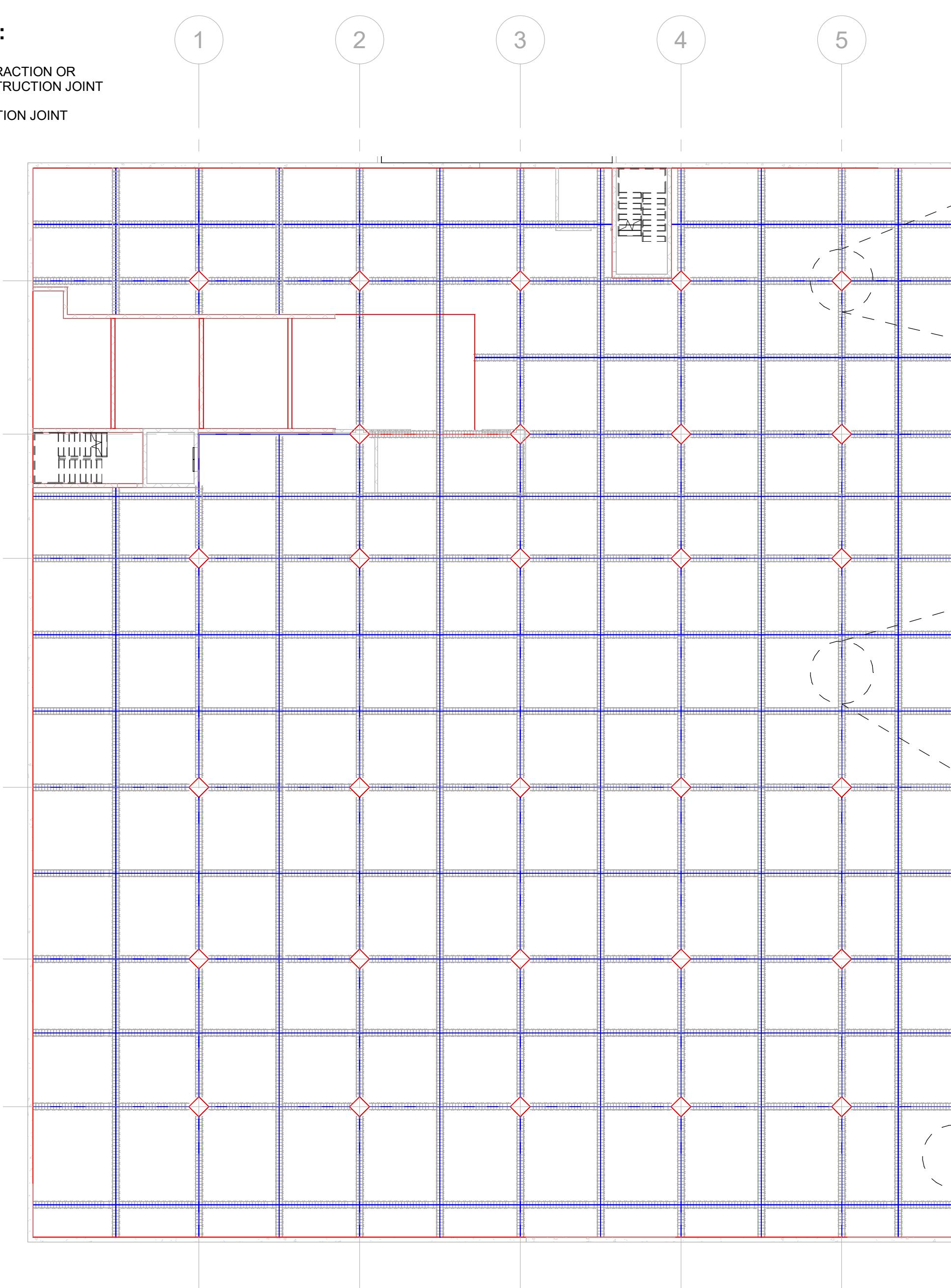
### CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

Date	Description
07.08.2019	Footing/Foundation Permit
08.15.2019	75% CD Set
08.21.2019	Permit

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## JOINT TYPES:

- █ CONTRACTION OR CONSTRUCTION JOINT
- █ ISOLATION JOINT



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

Date	Description
07.08.2019	Footing/Foundation Permit
08.21.2019	Permit

S201

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Developer: W Capital Group  
tyler@wcapitalgroup.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  
3453 Greenway Street | Eau Claire, WI 54701  
jim@royalbuilt.com | 715-225-6377



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



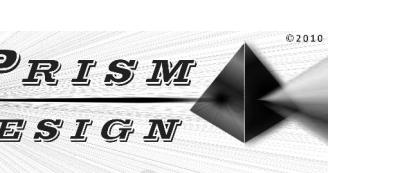
Structural Engineer: XC Structural Engineering  
Calle Apoloña Morales, 628036 Madrid,  
l.perezato@xcengineering.xyz | +34 610 56 26 37



Structural Engineer of Record: Ennovation  
4729 Dale-Curtin Dr. McFarland, WI 53558  
kfrey@innovation-built.com



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

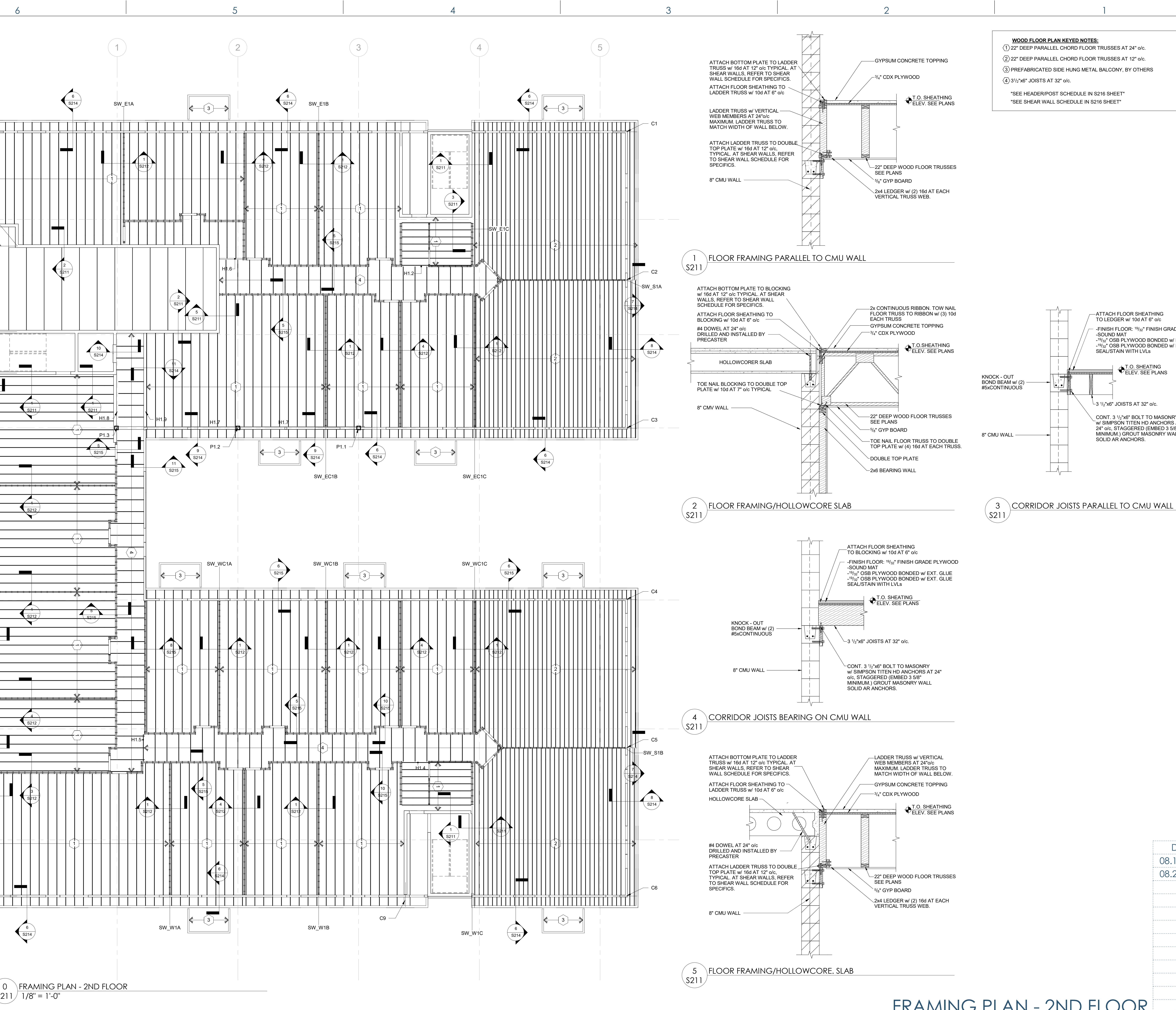



Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANTS INC  
68403 State Rd 85 | Mondovi, WI 54755  
bhalgren@prismdesign-electrical.com | 715.797.0602

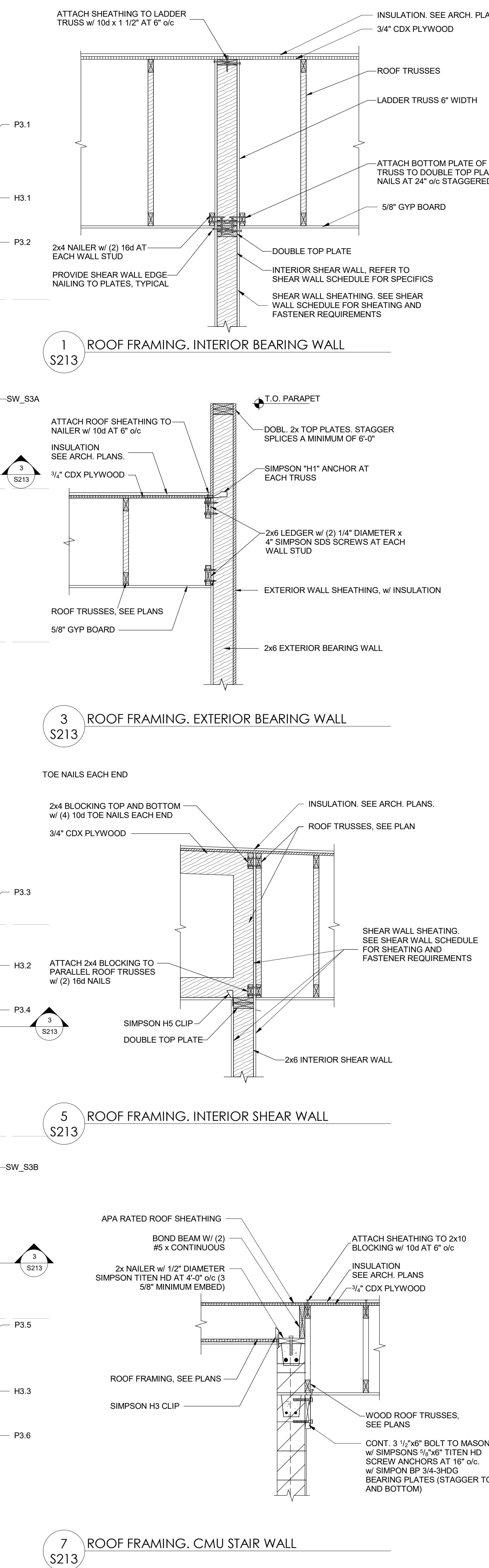
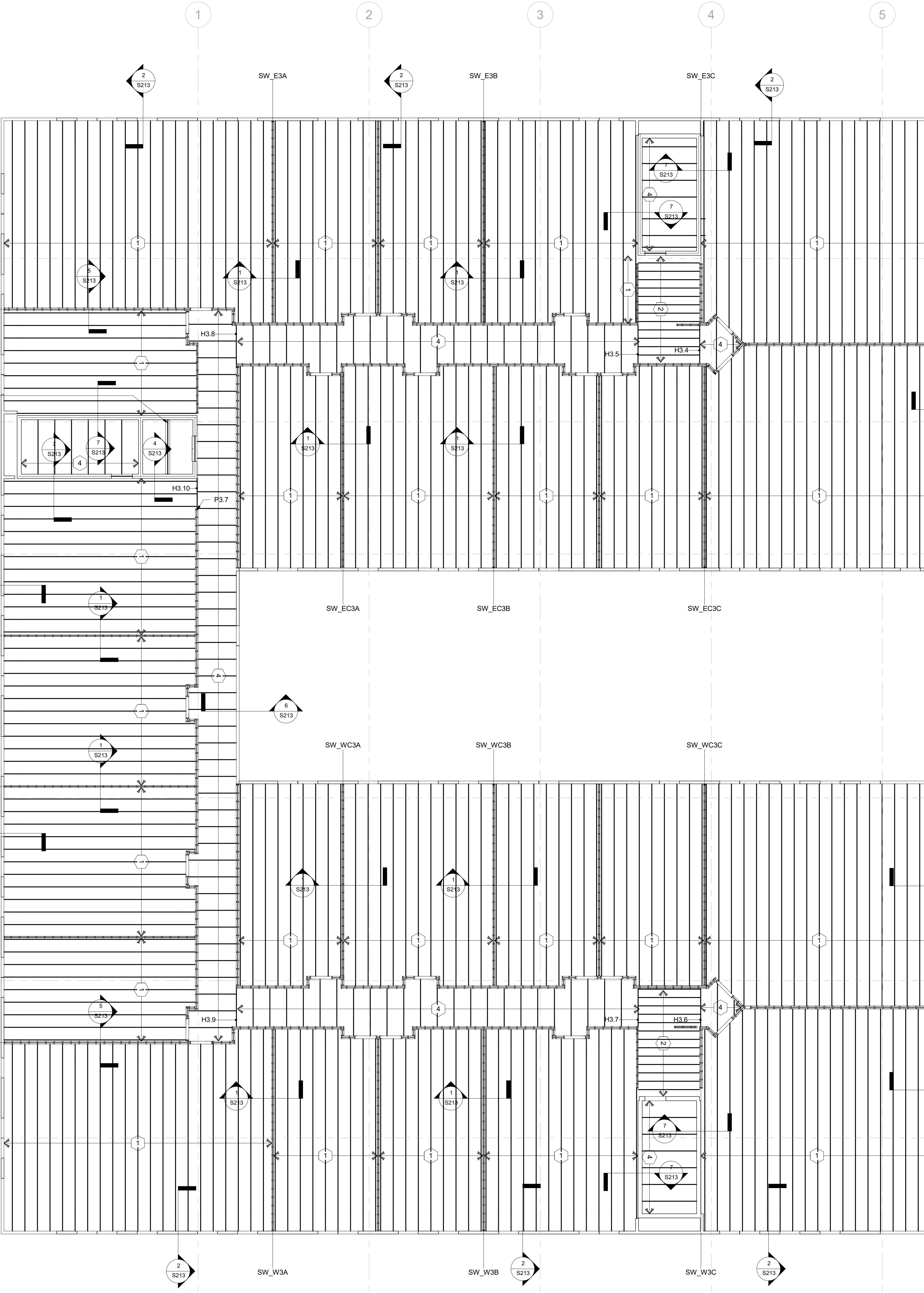


Plumbing Engineer: TAILORED ENGINEERING  
1600 Aspen Commons | Ste 210 | Middleton, WI  
53562  
bnovak@tailoredeng.com | 608.209.7500









**WOOD FLOOR PLAN KEYED NOTES:**

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

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

**CAPITAL GROUP**  
Developer: W Capital Group  
tyler@wcapitalgroup.com | 608.345.6458

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

**ROYAL CONSTRUCTION**  
General Contractor: ROYAL CONSTRUCTION  
3453 Greenway Street | Eau Claire, WI 54701  
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**Cedar Corporation**  
Civil Engineer: CEDAR CORPORATION  
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**XC**  
Structural Engineer: XC Structural Engineering  
Calle Apolonia Morales, 628036 Madrid,  
l.perezato@xcengineering.xyz | +34 610 56 26 37

**Ennovation**  
Engineering Services Incorporated  
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khsley@innovation-built.com

**Hovland's**  
Heating - Ventilation - Air Conditioning  
Mechanical Engineer: HOVLAND'S HVAC  
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**PRISM DESIGN**  
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**TAILORED ENGINEERING**  
Plumbing Engineer: TAILORED ENGINEERING  
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bnovak@tailoredeng.com | 608.209.7500

**KURT D. GREY, PE #53353, MADISON, WI**  
WISCONSIN PROFESSIONAL ENGINEER  
0.2.2019

Date  
08.15.2019  
08.21.2019

Description  
75% CD Set  
Permit

6

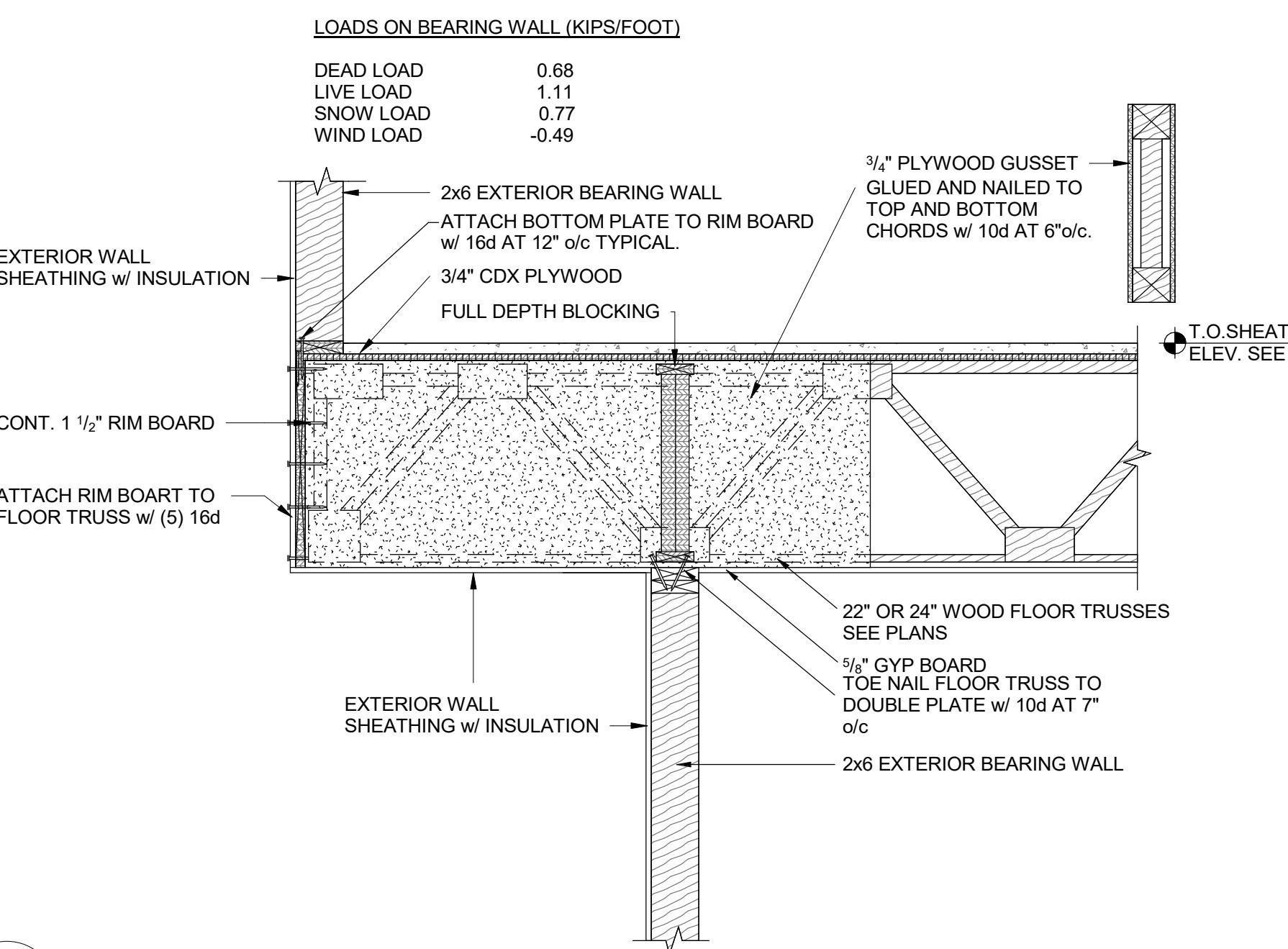
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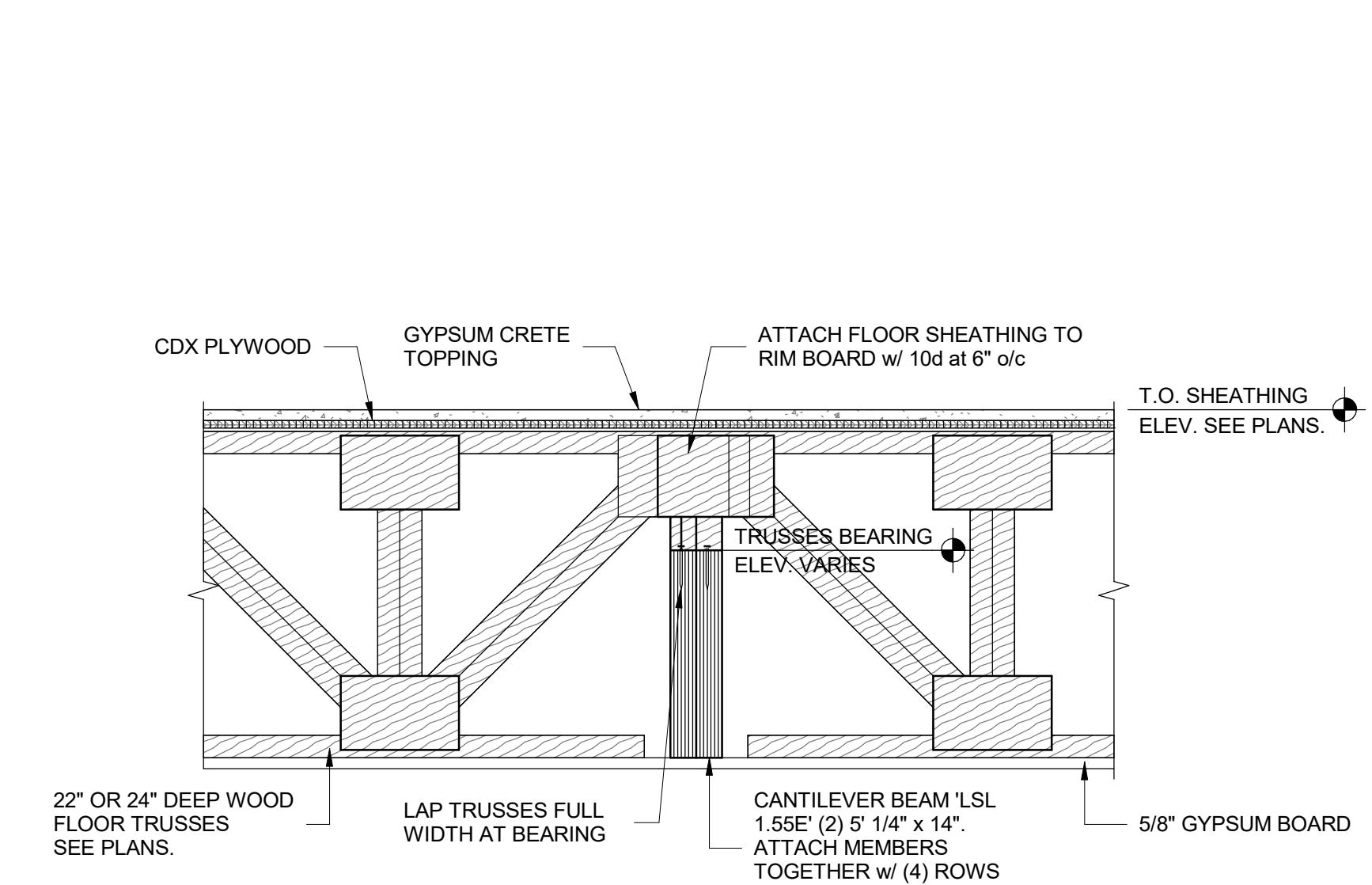
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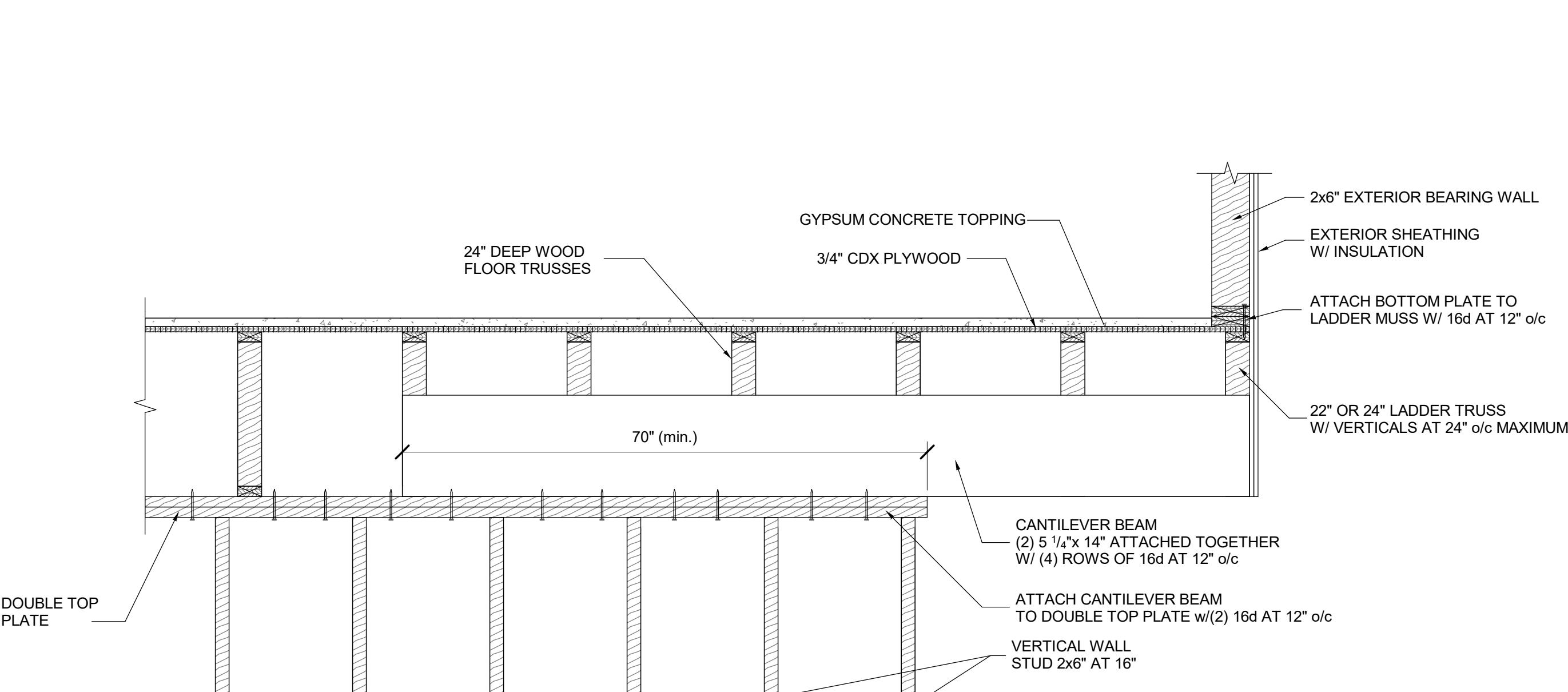
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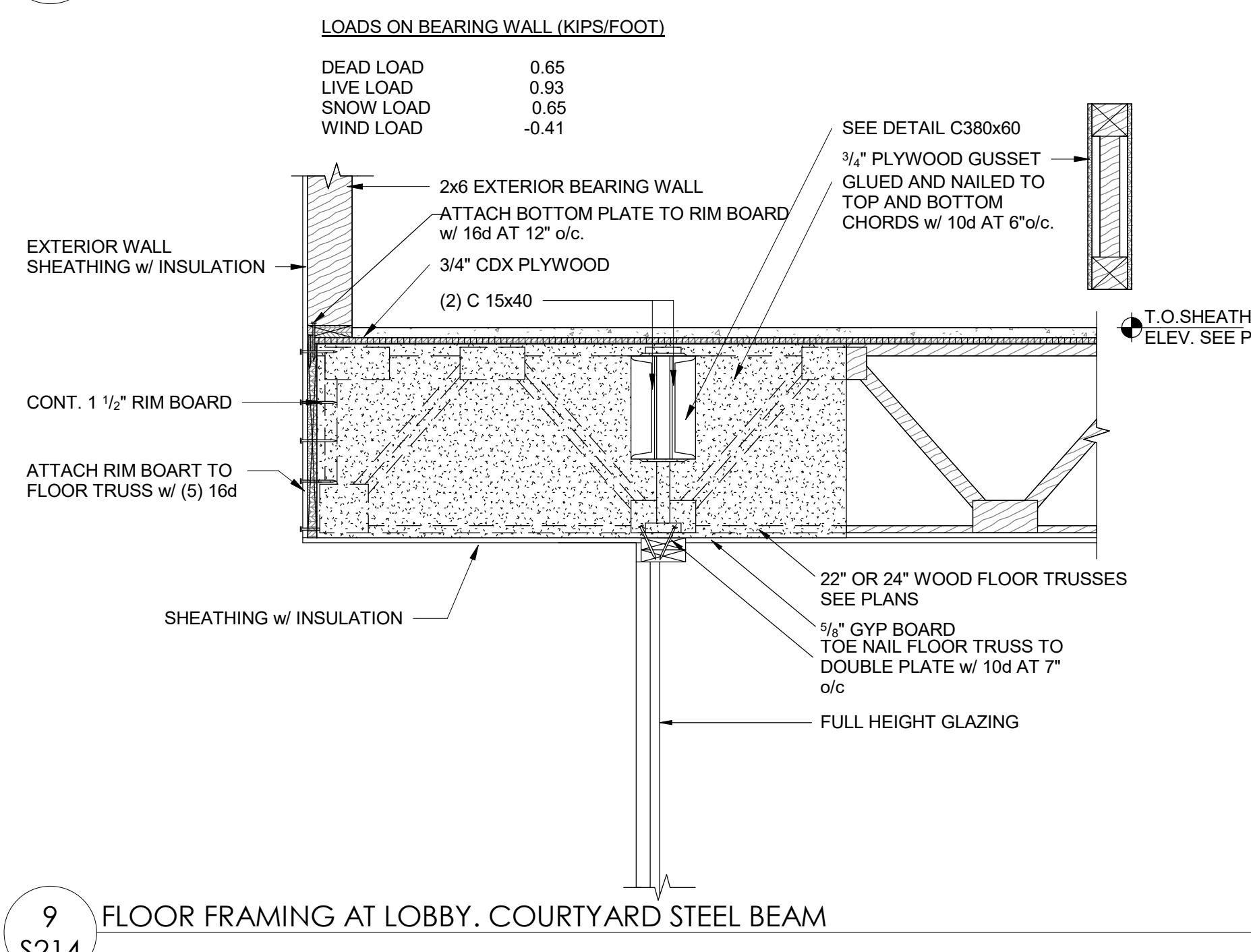
6 FLOOR FRAMING AT SECOND FLOOR, EXTERIOR BEARING WALL  
S214



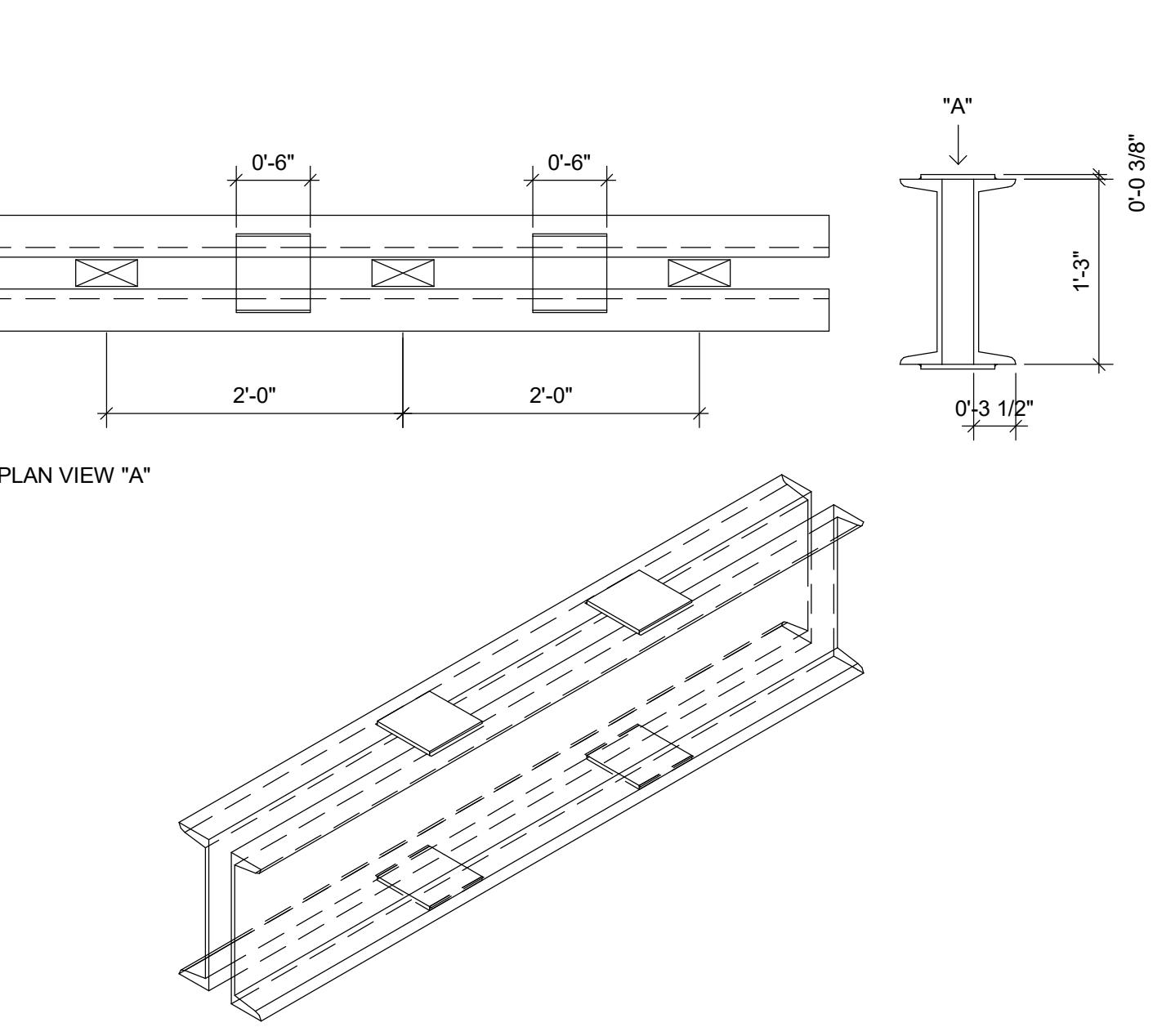
7 CANTILEVER SECTION  
S214



8 CANTILEVER, LATERAL VIEW  
S214

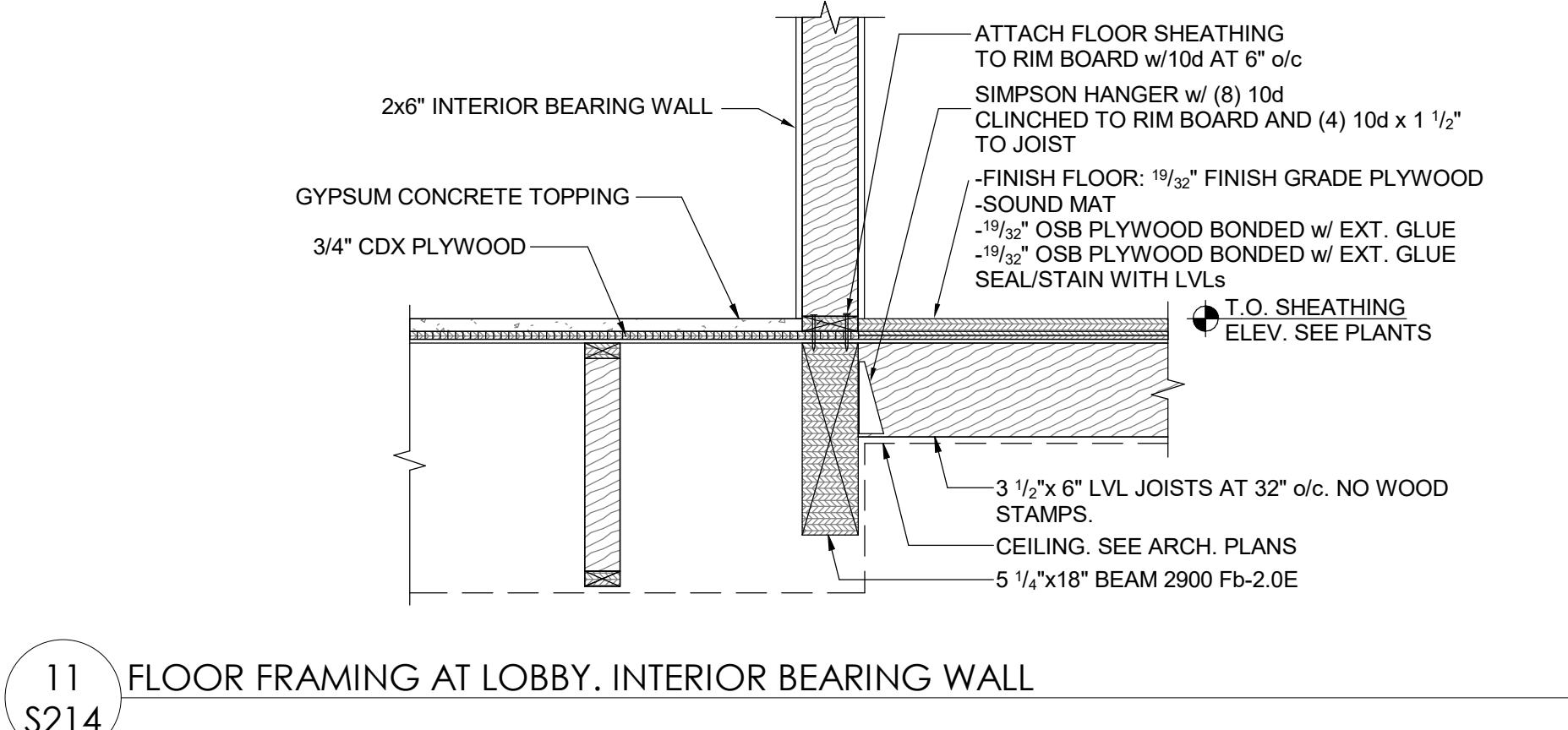


9 FLOOR FRAMING AT LOBBY, COURTYARD STEEL BEAM  
S214



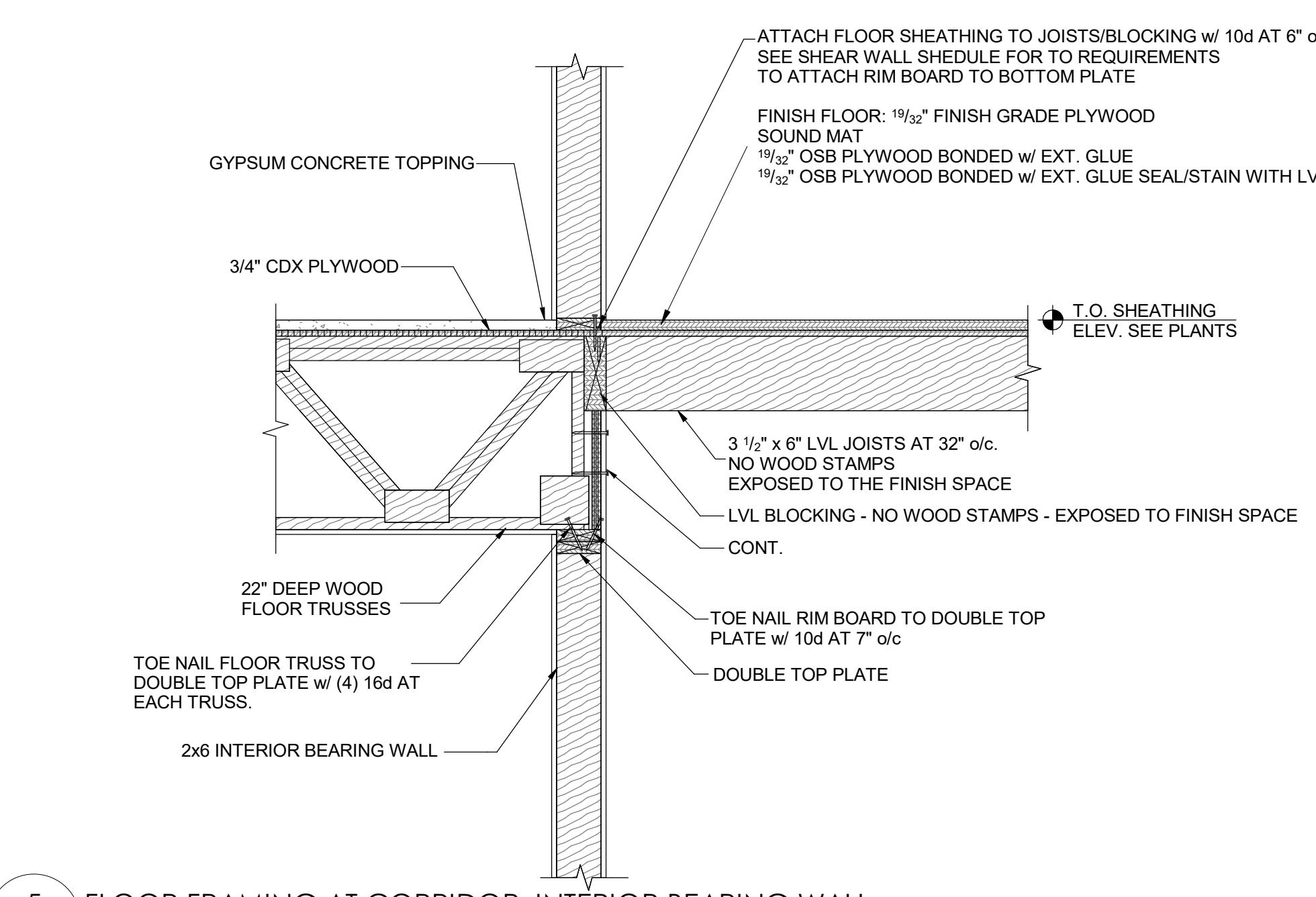
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10 FLOOR FRAMING AT LOBBY, CORRIDOR STEEL BEAM  
S214

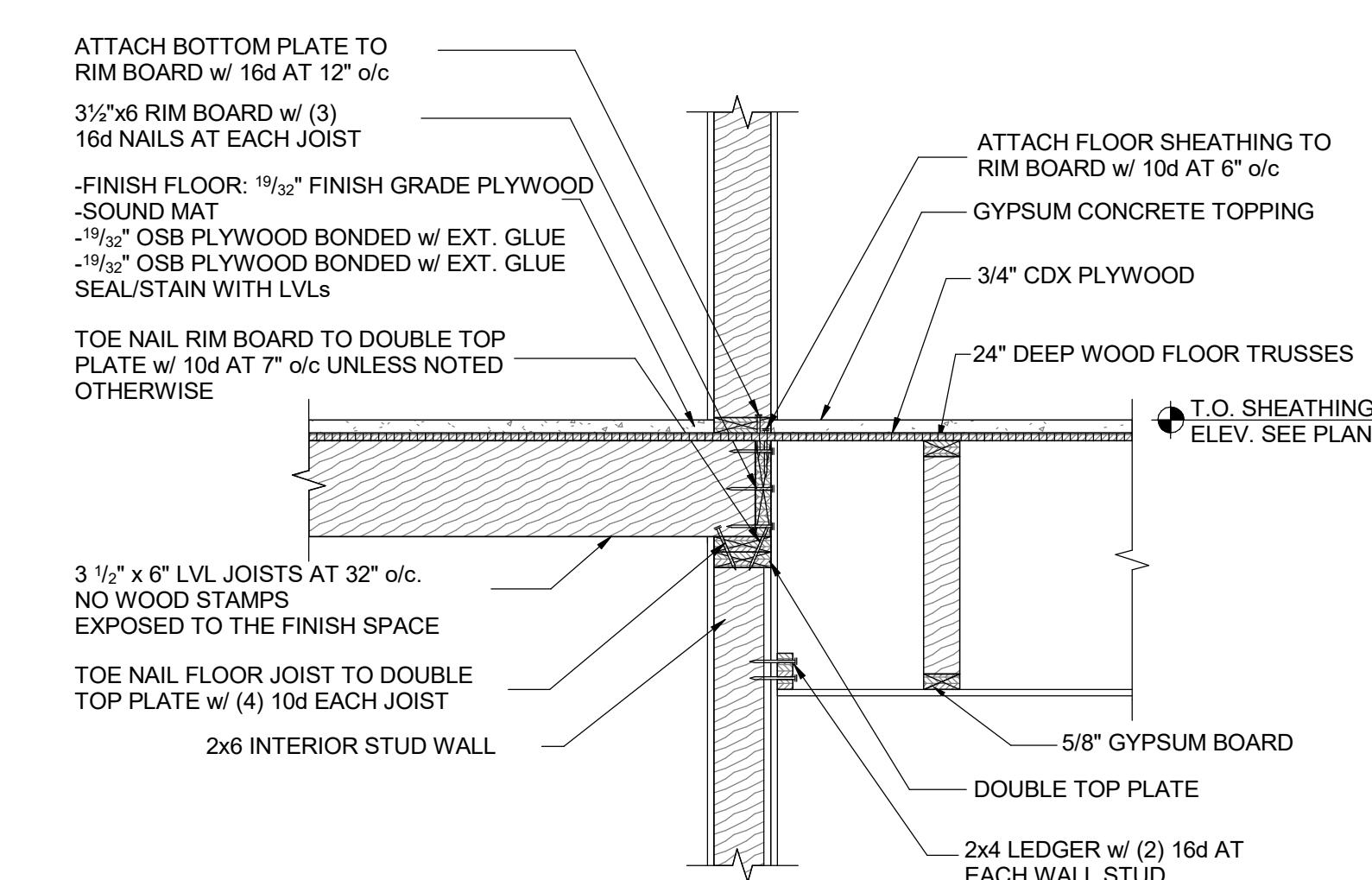


11 FLOOR FRAMING AT LOBBY, INTERIOR BEARING WALL  
S214

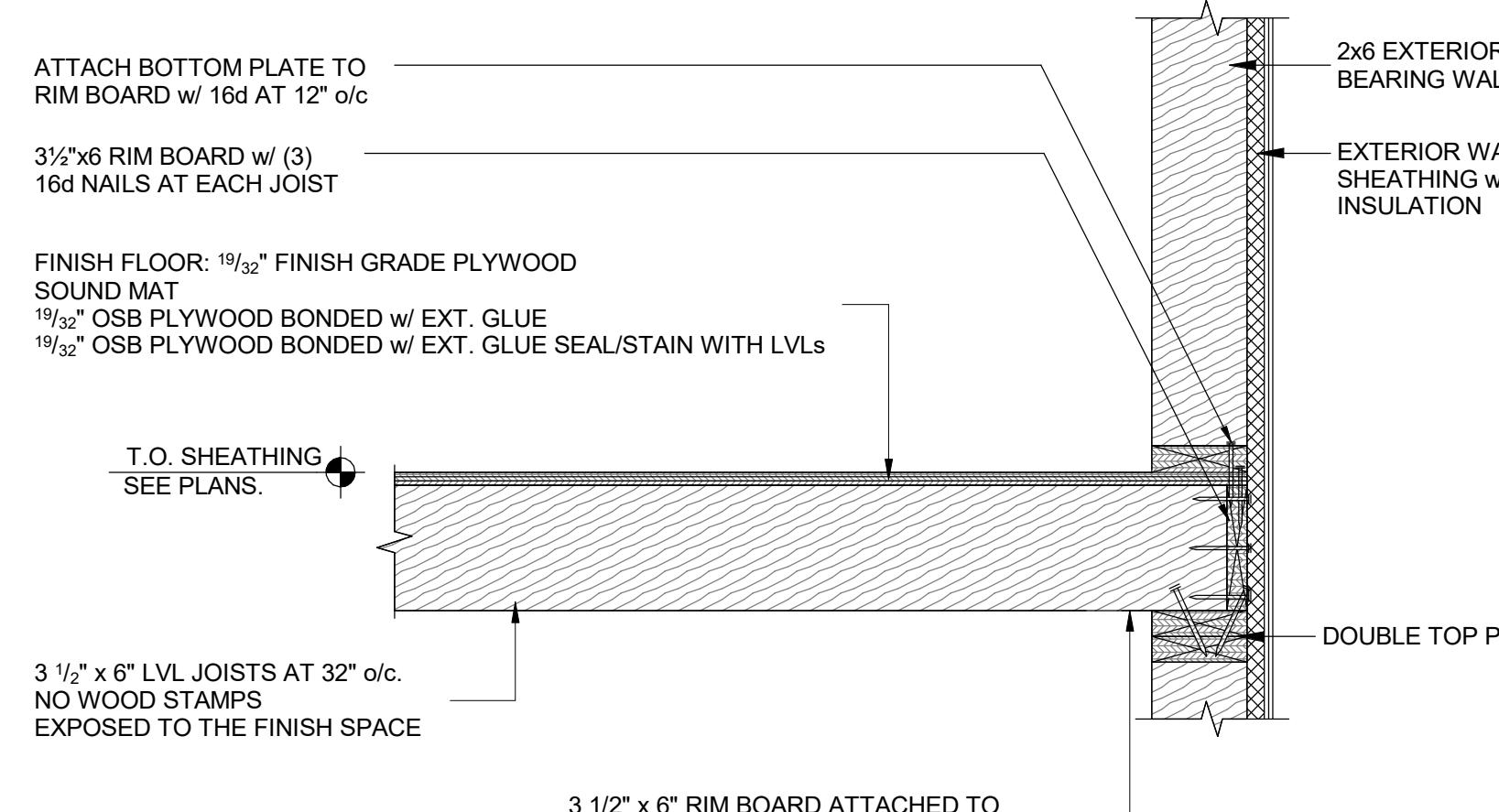
Date	Description
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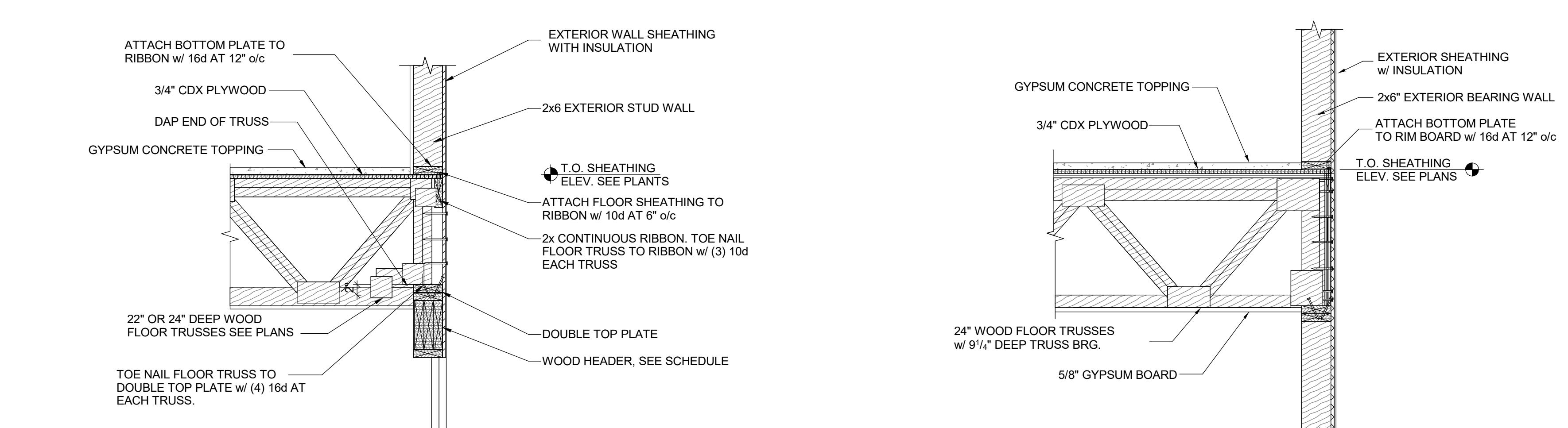
5 FLOOR FRAMING AT CORRIDOR. INTERIOR BEARING WALL



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

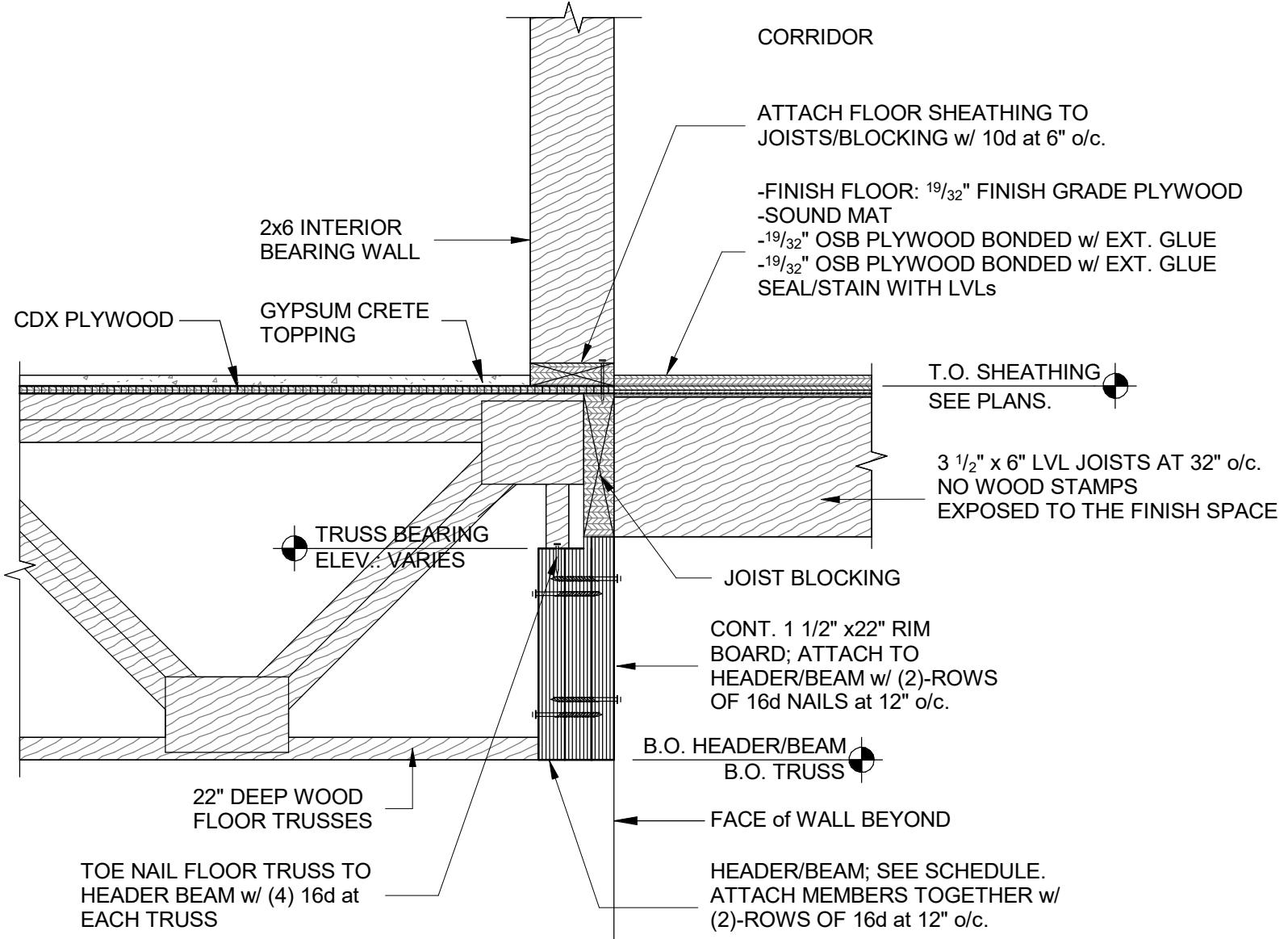


11 FLOOR FRAMING AT CORRIDOR. PLATFORM FRAMING AT EXTERIOR BEARING WALL



6 S215 FLOOR FRAMING AT EXTERIOR WALL BEARING ON HEADER

7 S215 FLOOR FRAMING AT EXTERIOR BEARING WALL



9 S215 FLOOR FRAMING PARALLEL TO EXTERIOR WALL

10 S215 FLOOR FRAMING AT CORRIDOR. INTERIOR HEADER

Date	Description
08.15.2019	75% CD Set
08.21.2019	Permit

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