

6

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1

E



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Architect: OpeningDesign  
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ryan@openingdesign.com | 773.425.6456



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Civil Engineer: CEDAR CORPORATION  
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Structural Engineer: Structural Engineering  
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Mechanical Engineer: HOVLAND'S HVAC  
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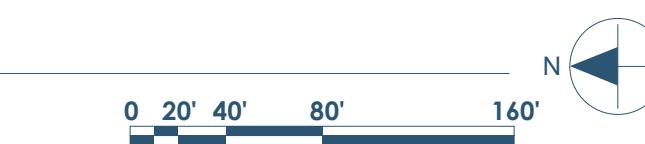
Electrical Engineer: PRISM DESIGN ELECTRICAL  
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E404 39th Rd 85 | Mondovi, WI 54755  
bholgren@prismdesign-electricalci.com | 715.797.0602



Plumbing Engineer: TAILORED ENGINEERING  
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53562  
bnovak@tailoredeng.com | 608.209.7500



① SITE PLAN - VICINITY MAP  
1" = 80'-0"



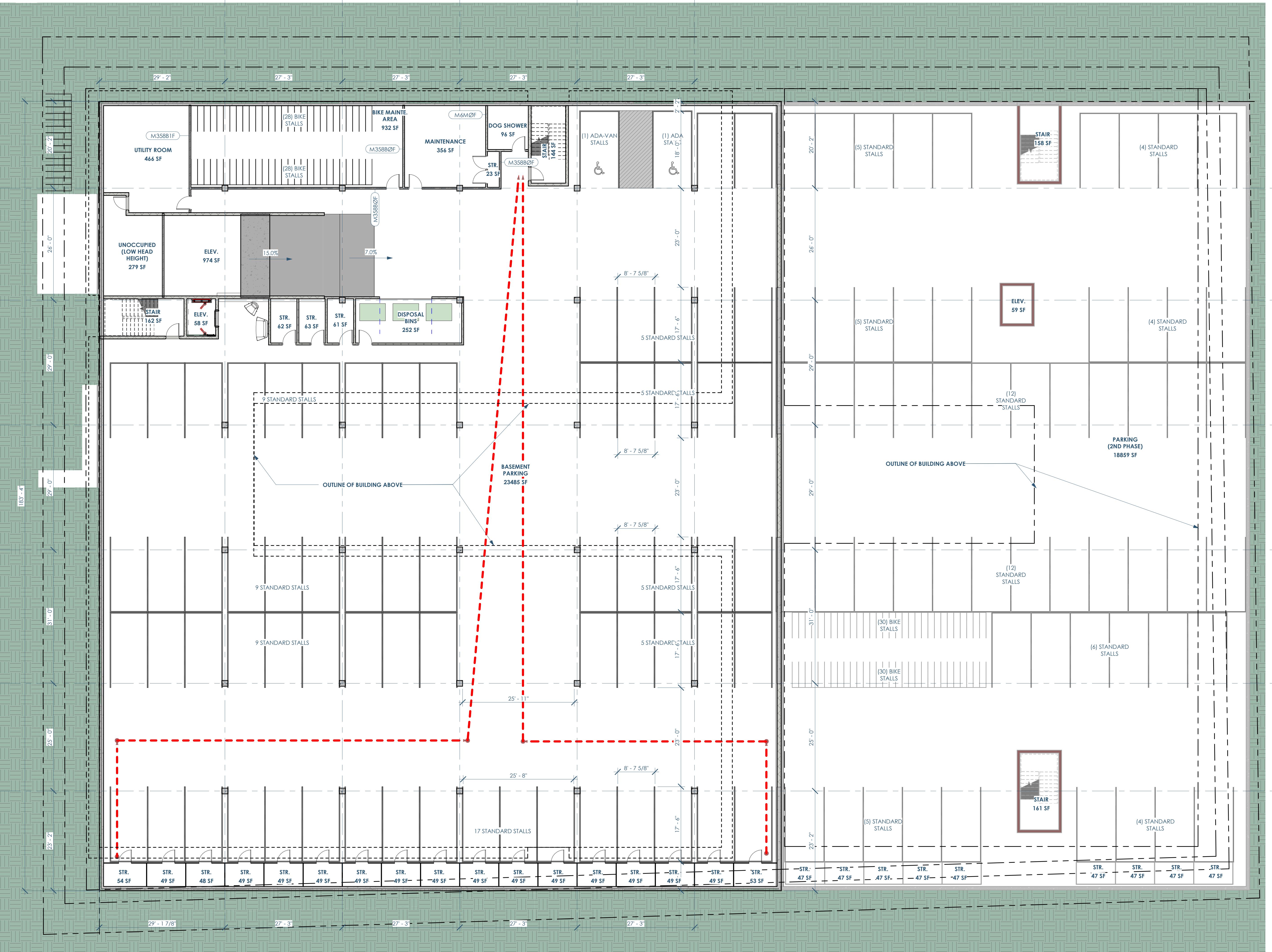
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

VICINITY MAP

A010

6/14/2019 11:39 AM

Date	Description
06.14.2019	Final Implementation Plan



Date: 06.14.2019 | Description: Final Implementation Plan



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

A100  
6/14/2019 11:17:41 AM

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

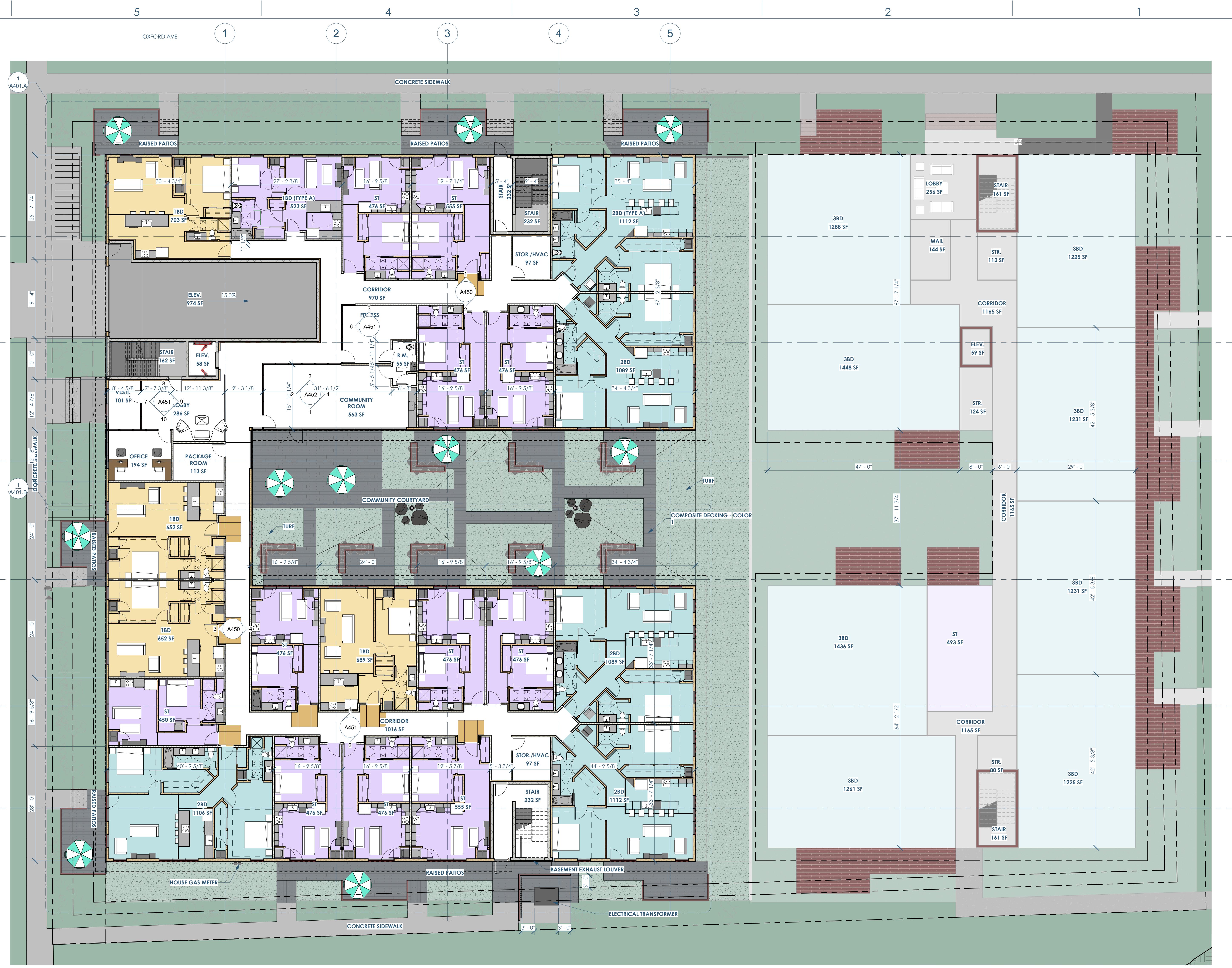
1ST FLOOR 19459 SF  
2ND FLOOR 21450 SF  
3RD FLOOR 21454 SF  
BASEMENT 27273 SF  
89404 SF

2nd Phase 1ST FLOOR 13097 SF  
2nd Phase 2ND FLOOR 14839 SF  
2nd Phase 3RD FLOOR 14839 SF  
2nd Phase BASEMENT 19657 SF  
62432 SF  
152038 SF

PARKING - AUTO  
Phase Level Type ParkingUnits  
BASEMENT ADA 1  
BASEMENT ADA-VAN 1  
BASEMENT STANDARD 66  
2nd Phase BASEMENT STANDARD 57  
57 125

PARKING - BIKE  
Phase Created Level Type ParkingUnits  
1st Phase 1ST FLOOR BIKE PARKING 15  
1st Phase BASEMENT BIKE 56  
2nd Phase BASEMENT BIKE 60  
60 131

UNIT COUNT			
bb	Level	Name	Area
	1ST FLOOR	1BD	689
	1ST FLOOR	1BD	652
	1ST FLOOR	1BD	652
	1ST FLOOR	1BD	703
	2ND FLOOR	1BD	747
	2ND FLOOR	1BD	772
	2ND FLOOR	1BD	747
	2ND FLOOR	1BD	772
	2ND FLOOR	1BD	710
	2ND FLOOR	1BD	710
	2ND FLOOR	1BD	674
	3RD FLOOR	1BD	747
	3RD FLOOR	1BD	772
	3RD FLOOR	1BD	710
	3RD FLOOR	1BD	710
	3RD FLOOR	1BD	674
	3RD FLOOR	1BD	747
	3RD FLOOR	1BD	772
1BD: 18			12962
	1ST FLOOR	1BD (TYPE A)	523
1BD (TYPE A): 1			523
	1ST FLOOR	2BD	1112
	1ST FLOOR	2BD	1089
	1ST FLOOR	2BD	1106
	1ST FLOOR	2BD	1089
	2ND FLOOR	2BD	1259
	2ND FLOOR	2BD	1283
	2ND FLOOR	2BD	1259
	2ND FLOOR	2BD	1283
	2ND FLOOR	2BD	1278
	2ND FLOOR	2BD	1278
	3RD FLOOR	2BD	1266
	3RD FLOOR	2BD	1259
	3RD FLOOR	2BD	1285
	3RD FLOOR	2BD	1284
	3RD FLOOR	2BD	1290
	3RD FLOOR	2BD	1290
2BD: 16			19712
	1ST FLOOR	2BD (TYPE A)	1112
2BD (TYPE A): 1			1112
	1ST FLOOR	ST	476
	1ST FLOOR	ST	476
	1ST FLOOR	ST	476
	1ST FLOOR	ST	476
	1ST FLOOR	ST	476
	1ST FLOOR	ST	555
	1ST FLOOR	ST	450
	1ST FLOOR	ST	476
	1ST FLOOR	ST	476
	1ST FLOOR	ST	476
	1ST FLOOR	ST	555
	2ND FLOOR	ST	516
	2ND FLOOR	ST	516
	2ND FLOOR	ST	516
	2ND FLOOR	ST	516
	2ND FLOOR	ST	516
	2ND FLOOR	ST	516
	2ND FLOOR	ST	516
	2ND FLOOR	ST	516
	2ND FLOOR	ST	490
	2ND FLOOR	ST	489
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	490
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	516
	3RD FLOOR	ST	489
ST: 35			17646
: 71			51955
2nd Phase	2ND FLOOR	1BD	690
2nd Phase	2ND FLOOR	1BD	718
2nd Phase	2ND FLOOR	1BD	718
2nd Phase	2ND FLOOR	1BD	718
2nd Phase	2ND FLOOR	1BD	718
2nd Phase	2ND FLOOR	1BD	684
2nd Phase	2ND FLOOR	1BD	749
2nd Phase	3RD FLOOR	1BD	690
2nd Phase	3RD FLOOR	1BD	718
2nd Phase	3RD FLOOR	1BD	718
2nd Phase	3RD FLOOR	1BD	718
2nd Phase	3RD FLOOR	1BD	718
2nd Phase	3RD FLOOR	1BD	684
2nd Phase	3RD FLOOR	1BD	749
1BD: 14			9992
2nd Phase	2ND FLOOR	2BD	1002
2nd Phase	2ND FLOOR	2BD	1018
2nd Phase	2ND FLOOR	2BD	918
2nd Phase	2ND FLOOR	2BD	1035
2nd Phase	2ND FLOOR	2BD	1149
2nd Phase	2ND FLOOR	2BD	1179
2nd Phase	3RD FLOOR	2BD	1002
2nd Phase	3RD FLOOR	2BD	1018
2nd Phase	3RD FLOOR	2BD	918
2nd Phase	3RD FLOOR	2BD	1035
2nd Phase	3RD FLOOR	2BD	1149
2nd Phase	3RD FLOOR	2BD	1179
2BD: 12			12601
2nd Phase	1ST FLOOR	3BD	1225
2nd Phase	1ST FLOOR	3BD	1231
2nd Phase	1ST FLOOR	3BD	1231
2nd Phase	1ST FLOOR	3BD	1225
2nd Phase	1ST FLOOR	3BD	1288
2nd Phase	1ST FLOOR	3BD	1261
2nd Phase	1ST FLOOR	3BD	1448
2nd Phase	1ST FLOOR	3BD	1436
3BD: 8			10344
2nd Phase	1ST FLOOR	ST	493
2nd Phase	2ND FLOOR	ST	541
2nd Phase	2ND FLOOR	ST	541
2nd Phase	2ND FLOOR	ST	512
2nd Phase	3RD FLOOR	ST	541
2nd Phase	3RD FLOOR	ST	541
2nd Phase	3RD FLOOR	ST	512
ST: 7			3680
2nd Phase: 41			36617



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

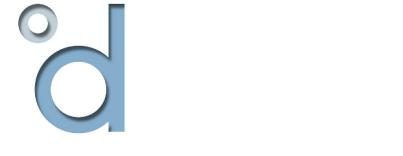
## FLOOR PLANS - 1ST FLOOR

A101

6/14/2019 11:17:55 AM

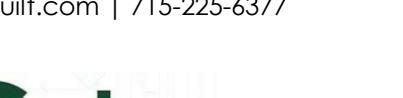


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**Architect:** OpeningDesign  
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[openingdesign.com](http://openingdesign.com) | 773.425.6456

The logo for Royal Construction. It features a gold crown icon on the left, followed by the word "ROYAL" in large, bold, red capital letters. Below "ROYAL" is the word "CONSTRUCTION" in a slightly smaller, bold, red capital letters. The entire logo is set against a light gray rectangular background.



The logo for Cedar Corporation features the word "Cedar" in a large, stylized, lowercase green font. Below it, the word "corporation" is written in a smaller, lowercase, sans-serif font.

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**Lead Engineer:** Structural Engineering  
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**Technical Engineer:** HOVLAND'S HVAC  
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**Engineer:** TAILORED ENGINEERING  
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53562  
[@tailoredeng.com](mailto:@tailoredeng.com) | 608.209.7500





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

Date 06.14.2019 Description Final Implementation Plan

A103  
6/14/2019 11:18:05 AM

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Plumbing Engineer: TAILORED ENGINEERING  
1400 Aspen Commons | Ste 210 | Middleton, WI 53562  
bnovak@tailoredeng.com | 608.209.7500

AREA PER FLOOR		
Phase	Level	Area
1st Phase	1ST FLOOR	19459 SF
1st Phase	2ND FLOOR	21402 SF
1st Phase	3RD FLOOR	21454 SF
1st Phase	BASEMENT	27223 SF
1st Phase		89404 SF
2nd Phase	1ST FLOOR	13097 SF
2nd Phase	2ND FLOOR	14839 SF
2nd Phase	3RD FLOOR	14839 SF
2nd Phase	BASEMENT	62432 SF
		152038 SF

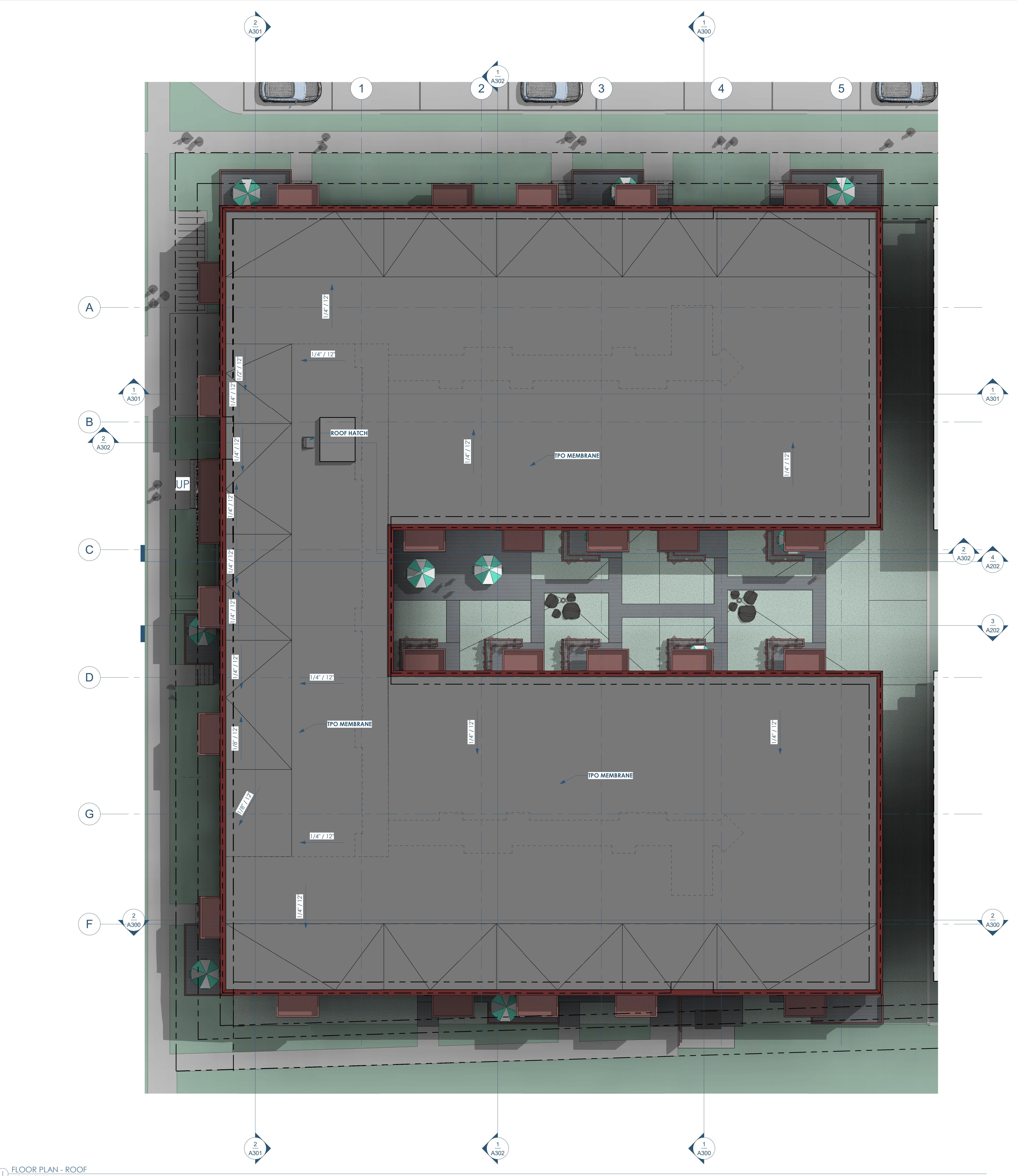
PARKING - AUTO			
Phase	Level	Type	ParkingUnits
1st Phase	BASEMENT	ADA	1
1st Phase	BASEMENT	ADA-VAN	1
1st Phase	BASEMENT	STANDARD	66
1st Phase			68
2nd Phase	BASEMENT	STANDARD	57
2nd Phase			57
			125

PARKING - BIKE			
Phase	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	56
1st Phase			71
2nd Phase	BASEMENT	BIKE	60
2nd Phase			60
			131

A103  
6/14/2019 11:18:05 AM

Date	Description
06.14.2019	Final Implementation Plan

**A104**  
6/14/2019 9:34:15 AM



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



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

## BUILDING ELEVATIONS

A200

Date	Description
06.14.2019	Final Implementation Plan



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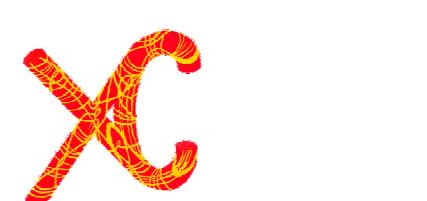
**Architect:** OpeningDesign  
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**Structural Engineer:** Structural Engineering  
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**Heating - Ventilation - Air Conditioning**  
**Comfort for a lifetime.**



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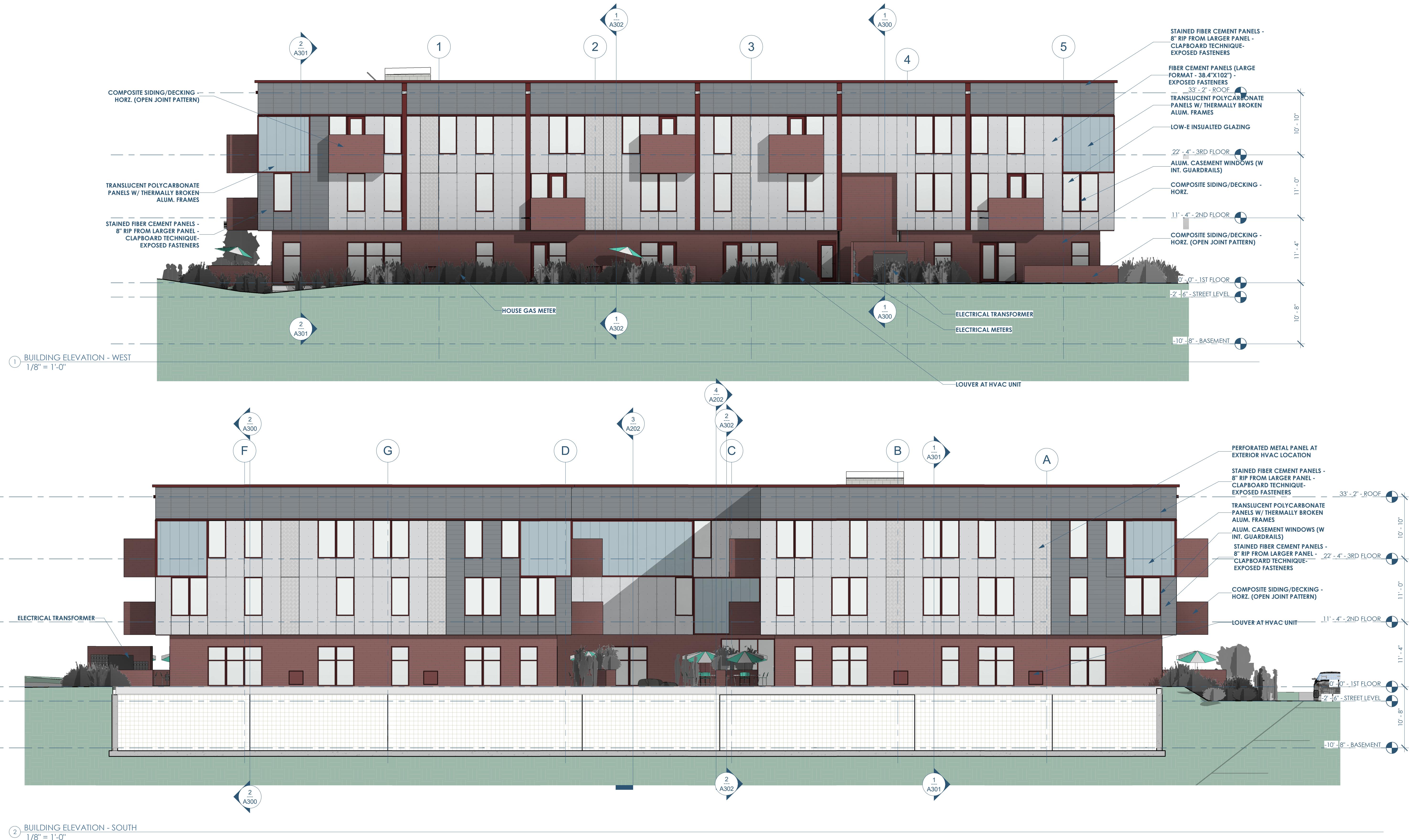


**mbing Engineer:** TAILORED ENGINEERING  
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Date	Description
06.14.2019	Final Implementation Plan

A201  
6/14/2019 9:38:52 AM

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



Date	Description
06.14.2019	Final Implementation Plan

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

A202  
6/14/2019 9:51:52 AM



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

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

6 5 4 3 2 1

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C

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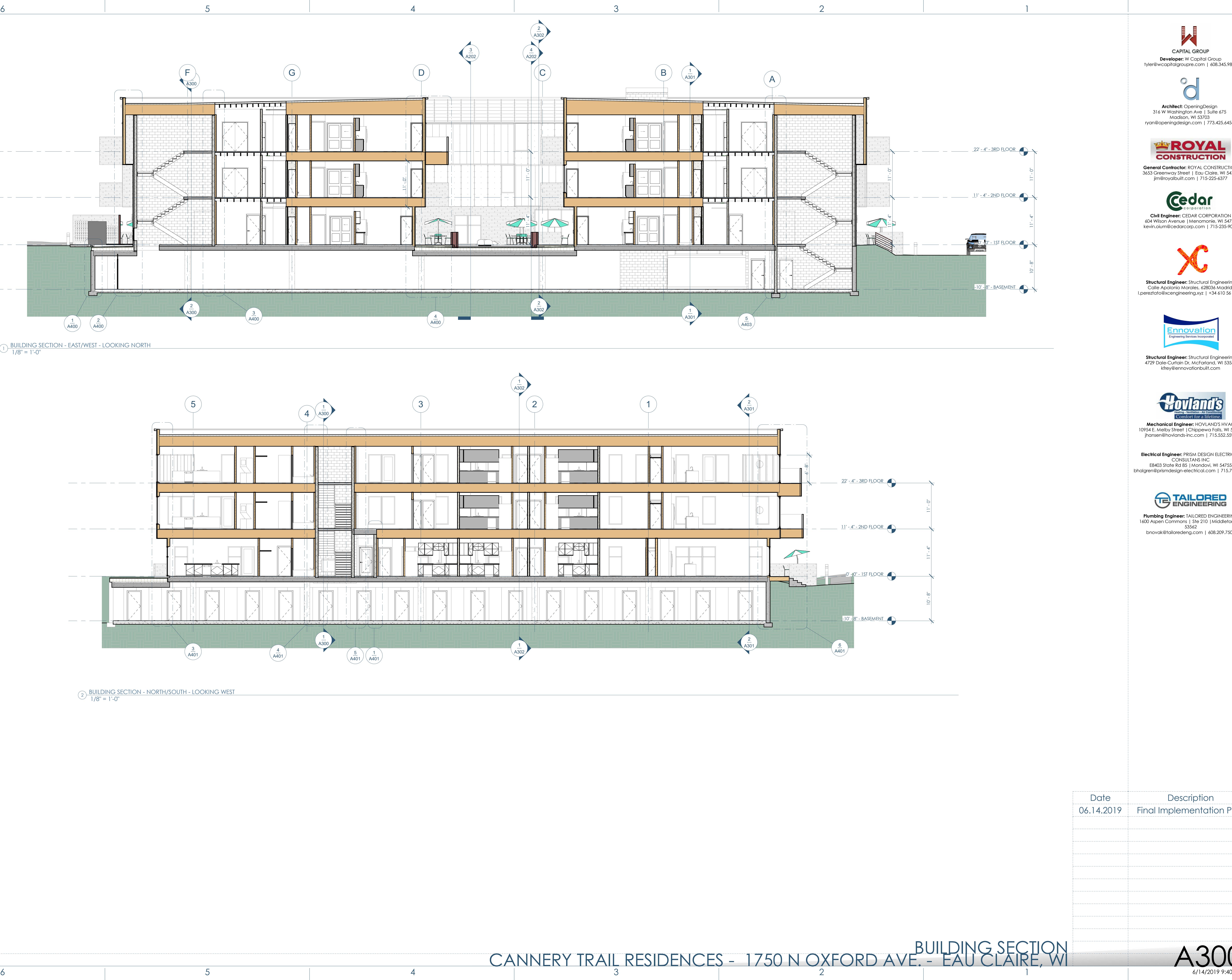
B

B

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A

6 5 4 3 2 1



6



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1 / 1



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**Civil Engineer:** CEDAR CORPORATION  
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**Structural Engineer:** Structural Engineering  
29 Dale-Curtain Dr, McFarland, WI 53558  
[kfrey@enovationbuilt.com](mailto:kfrey@enovationbuilt.com)



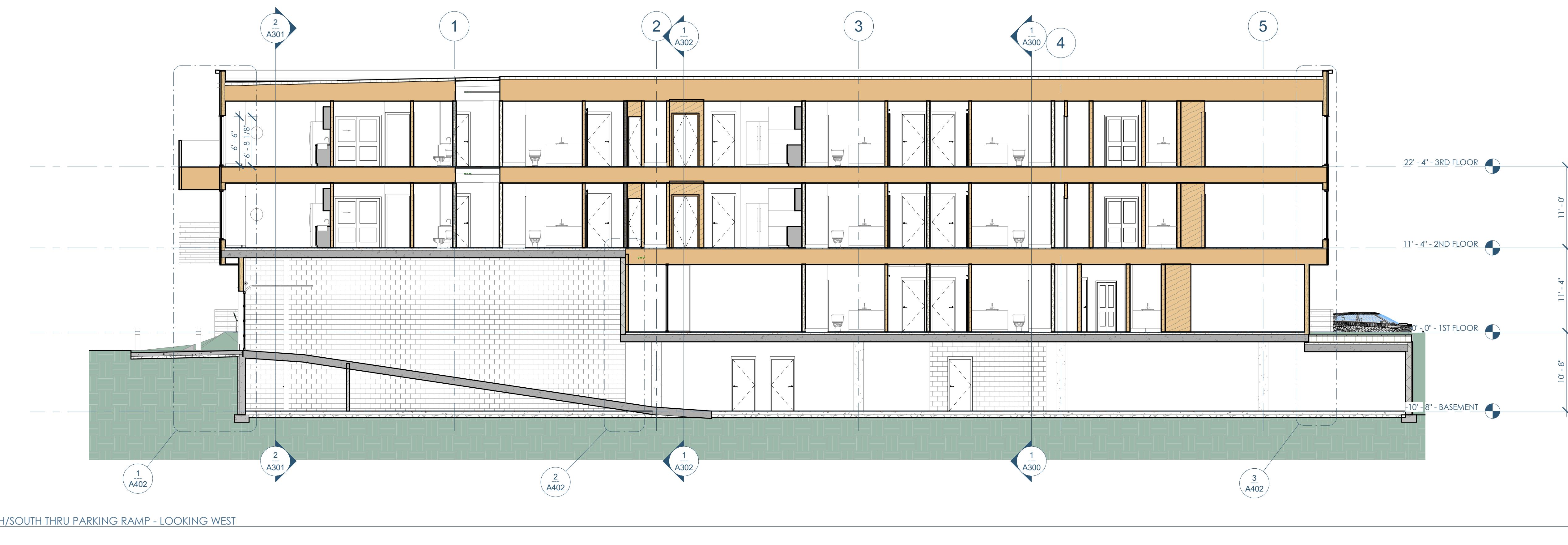
**Mechanical Engineer:** HOVLAND'S HVAC  
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**mbing Engineer:** TAILORED ENGINEERING  
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novak@tailoredeng.com | 608.209.7500



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



2 BUILDING SECTION - EAST/WEST AT RAMP - LOOKING SOUTH

$$\odot \quad 1/8" = 1'-0"$$

**Developer:** W Capital Group  
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**Structural Engineer:** Ennovation  
Engineering Services Incorporated  
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kfrey@ennovationbuilt.com

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

**Electrical Engineer:** PRISM DESIGN ELECTRICAL  
CONSULTANTS INC  
P.O. BOX 3140, P.O. BOX 1140, LINDEN, NJ 07036-1140

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

LDING SECTION - NORTH/SOUTH AT ELEVATOR AND COURTYARD - LOOKING EAST  
3" = 1'-0"

2 / 8

Date	Description
06.14.2019	Final Implementation Plan

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

## BUILDING SECTION

# A302

6

5

4

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2

1



② 1 2019-06-14-08-47-43 (Enscape)

12' = 1'-0"



③ 3 2019-06-14-08-51-11 (Enscape)

12' = 1'-0"



① 1 2019-06-14-08-49-21 (Enscape)

12' = 1'-0"



④ 4 2019-06-14-08-53-07 (Enscape)

12' = 1'-0"

Date	Description
06.14.2019	Final Implementation Plan