

6

5

4

3

2

1

E



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



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



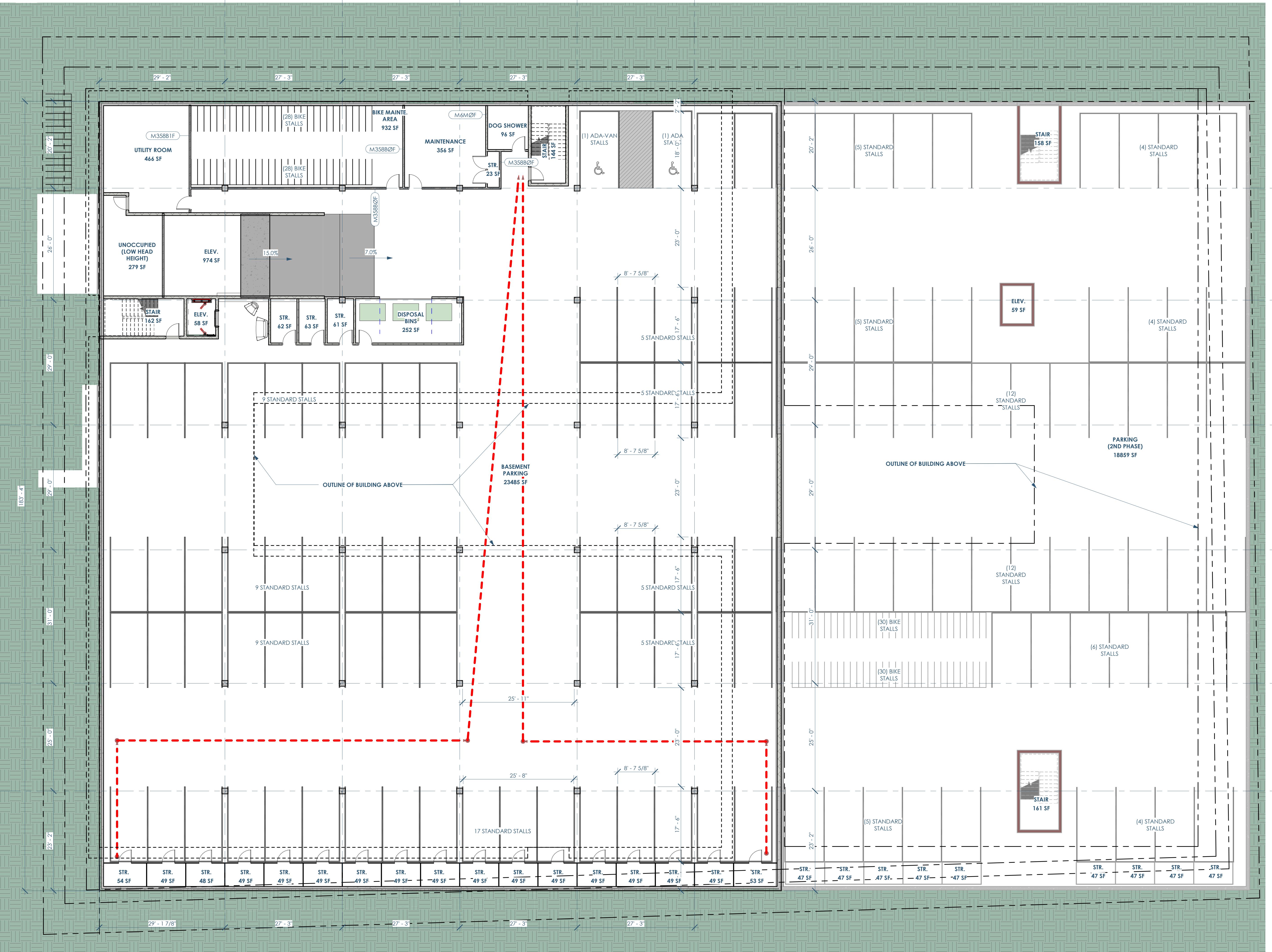
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

VICINITY MAP

A010

6/14/2019 11:39 AM

Date	Description
06.14.2019	Final Implementation Plan



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

AREA PER FLOOR		
Phase	Level	Area
1st Phase	1ST FLOOR	19459 SF
1st Phase	2ND FLOOR	21450 SF
1st Phase	3RD FLOOR	21454 SF
1st Phase	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

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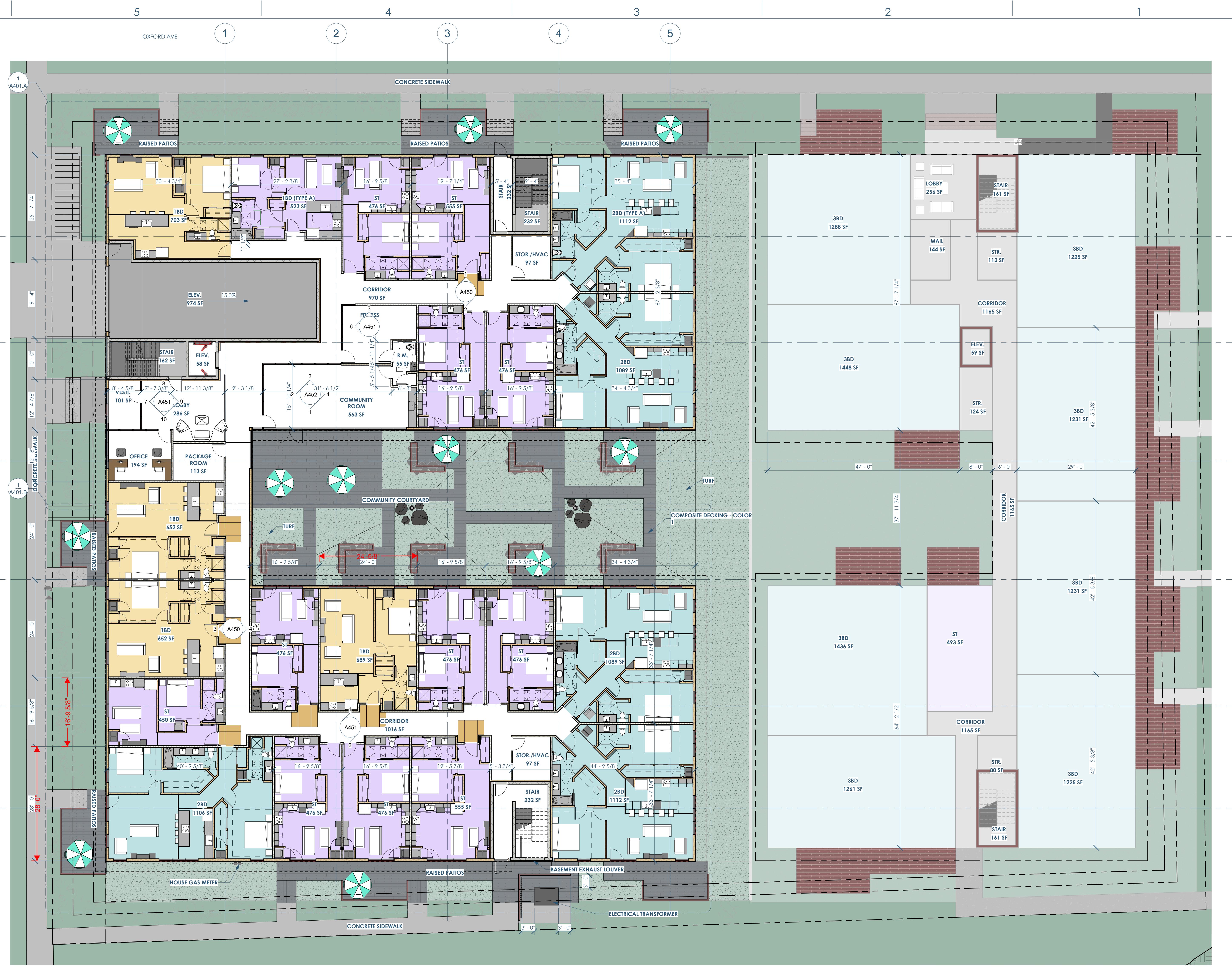
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Date 06.14.2019 Description Final Implementation Plan



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	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

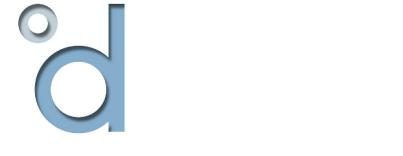
FLOOR PLANS - 1ST FLOOR

A101

6/14/2019 11:17:55 AM



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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 background.



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Cedar
corporation

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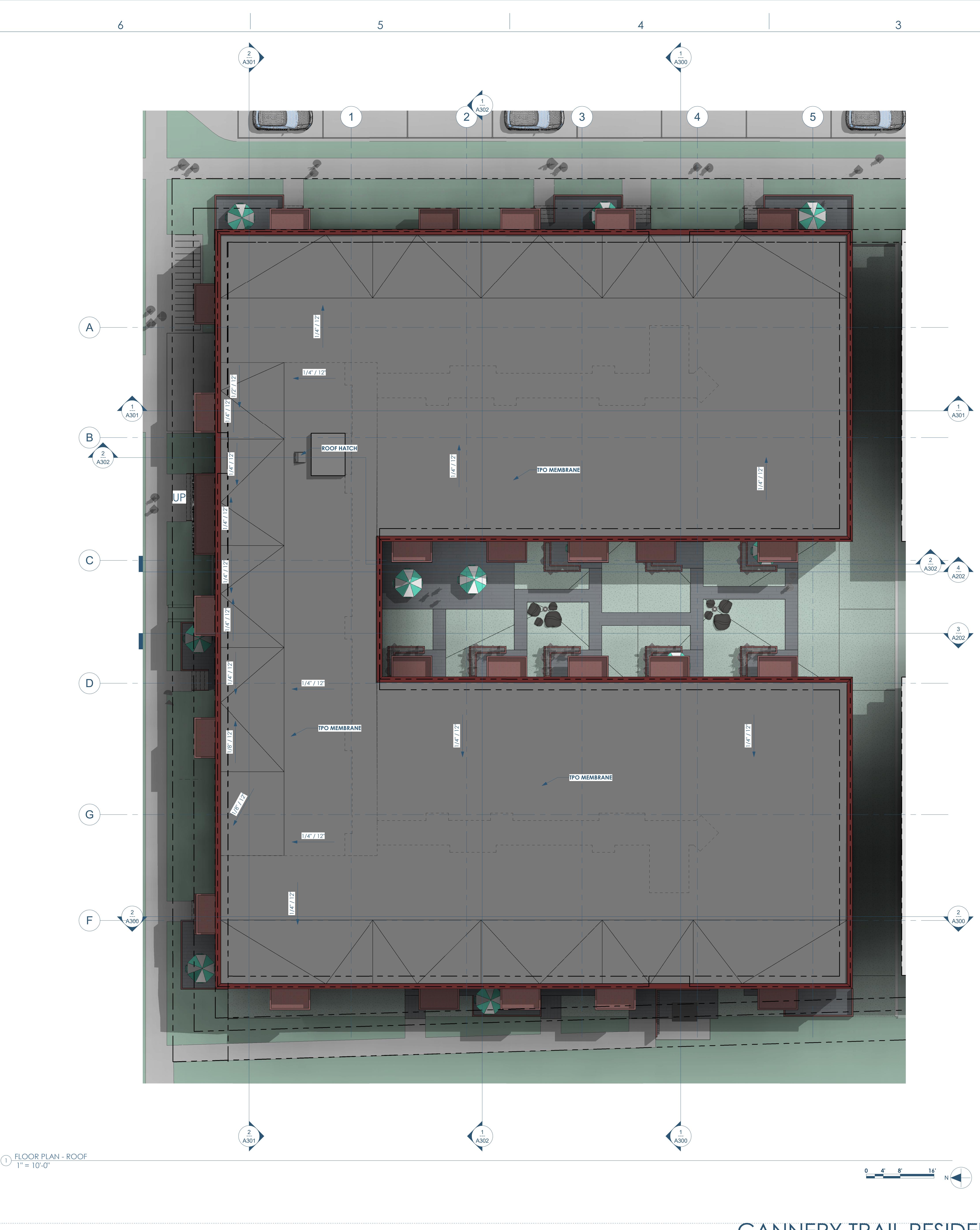
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AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19459 SF
	2ND FLOOR	21402 SF
	3RD FLOOR	21454 SF
	BASEMENT	27223 SF
		89404 SF
2nd Phase	1ST FLOOR	13097 SF
2nd Phase	2ND FLOOR	14839 SF
2nd Phase	3RD FLOOR	14839 SF
2nd Phase	BASEMENT	62432 SF
		152038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

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

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

6/14/2019 11:18:05 AM



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

Date	Description
06.14.2019	Final Implementation Plan



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ing Engineer: TAILORED ENGINEERING
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option

Description

Implementation Plan

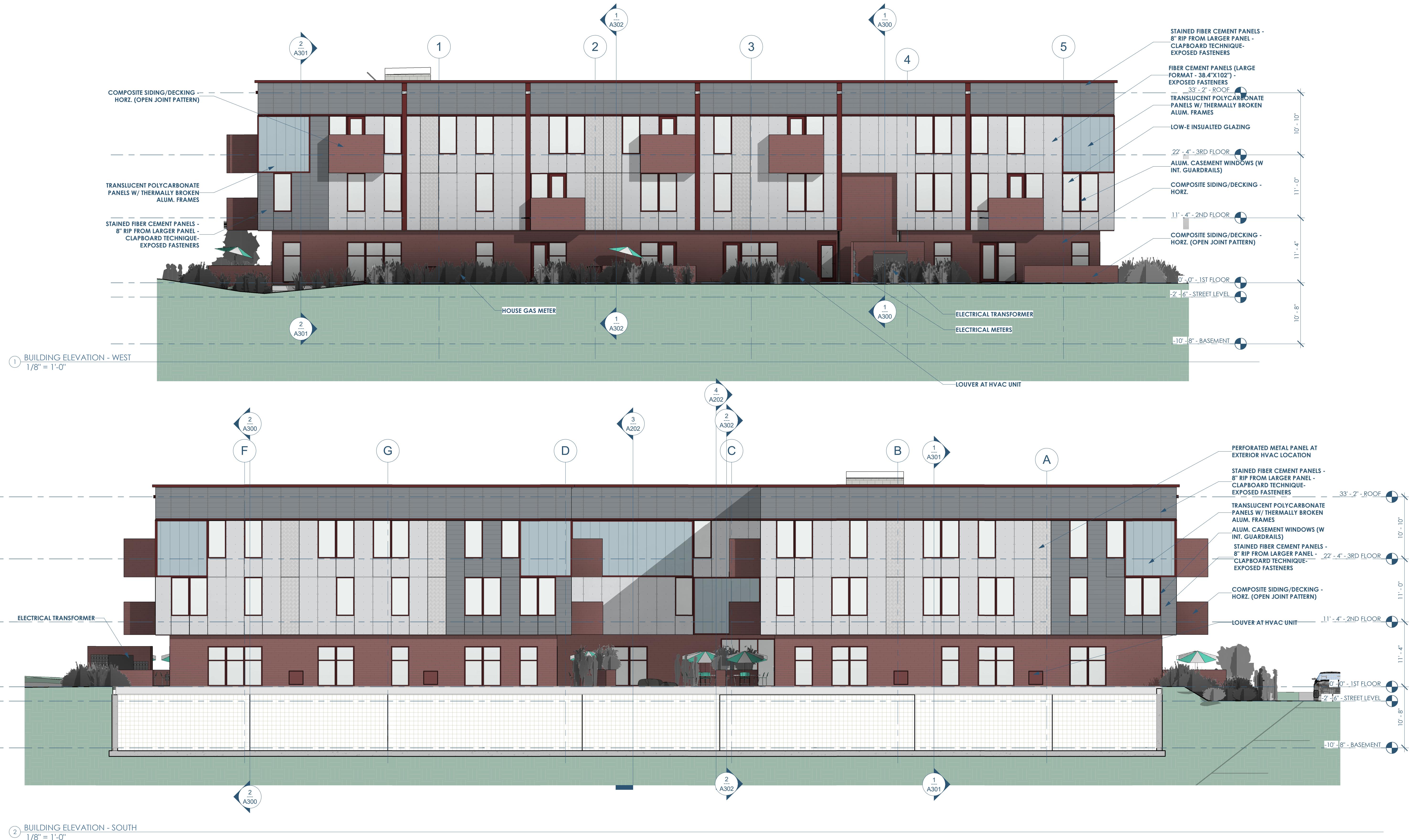
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Date	Description
06.14.2019	Final Implementation Plan

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



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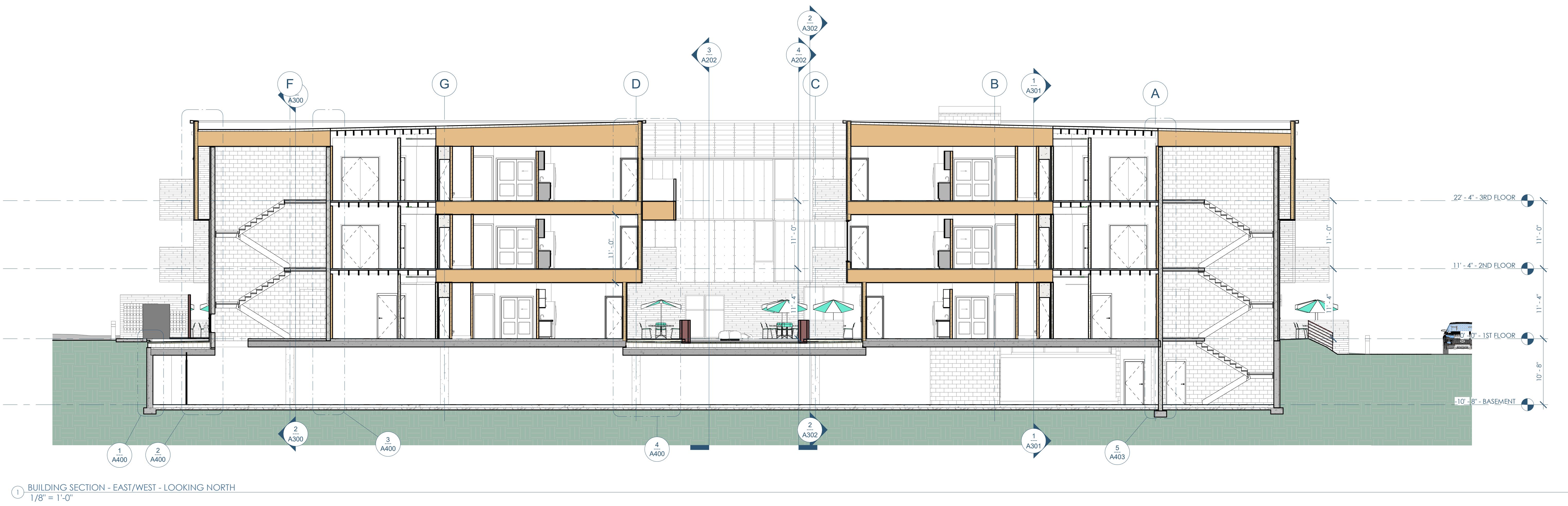
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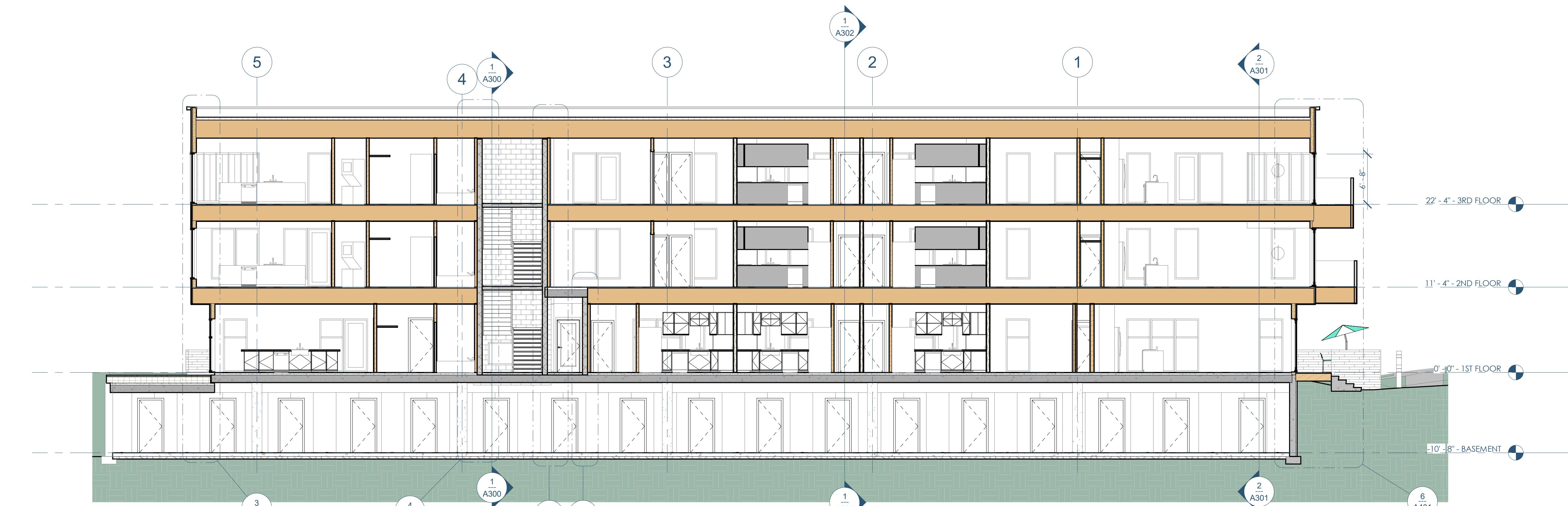


TAIL ORDER




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

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



BUILDING SECTION - NORTH/SOUTH - LOOKING W

(2) BUILDING SEC
 $1/8'' = 1'-0''$



6

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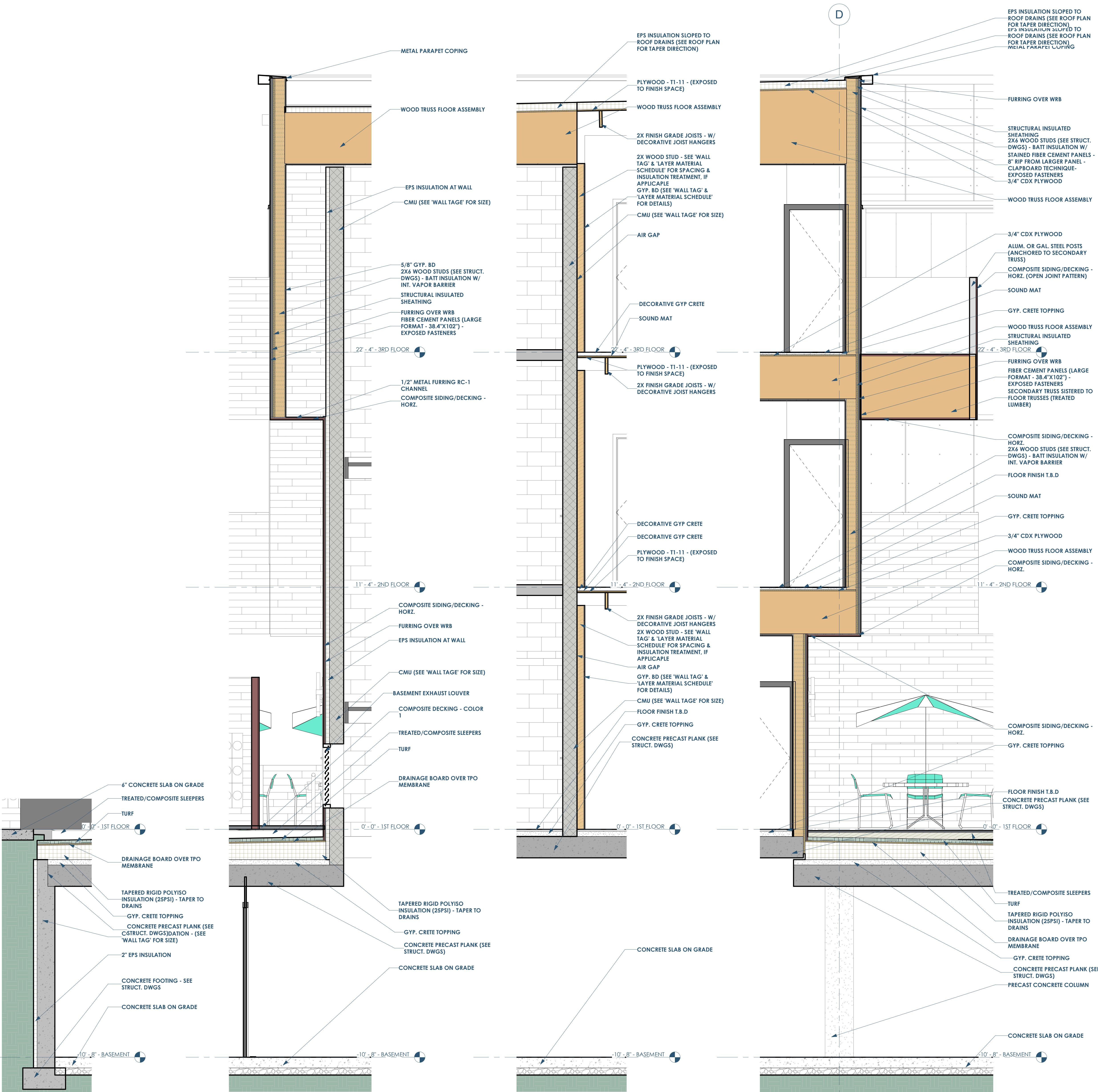
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Date	Description
06.11.2019	25% CD Set - Progress Set



① BUILDING SECTION - EAST/WEST - LOOKING NORTH - Callout 1
1/2' = 1'-0"

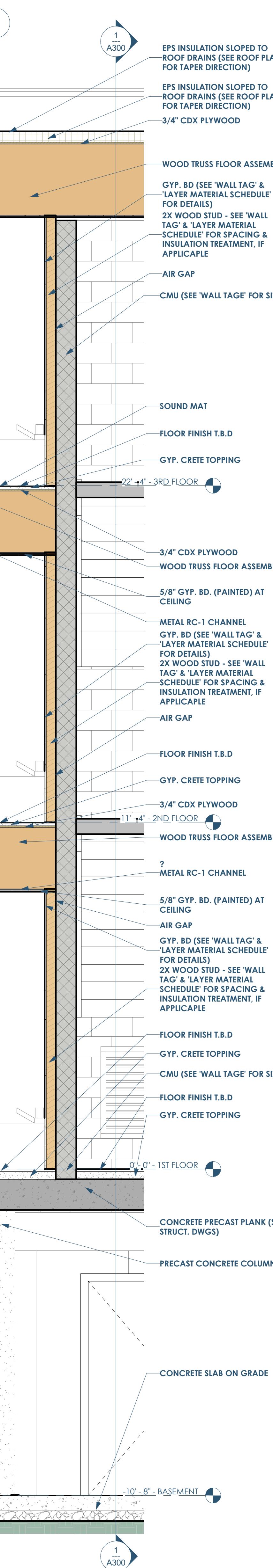
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1/2' = 1'-0"

③ BUILDING SECTION - EAST/WEST - LOOKING NORTH - Callout 3
1/2' = 1'-0"

④ BUILDING SECTION - EAST/WEST - LOOKING NORTH - Callout 4
1/2' = 1'-0"

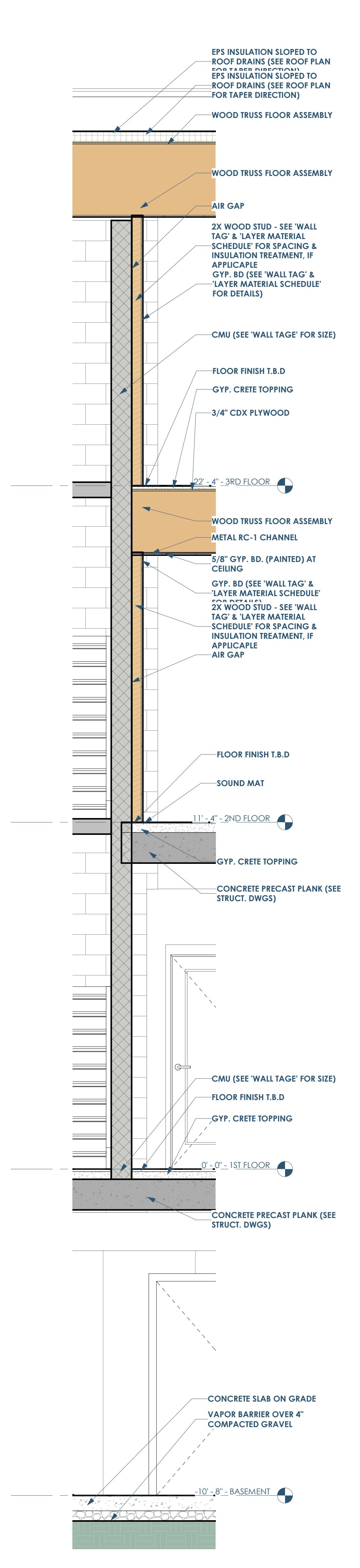
WALL SECTION
A400
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

6



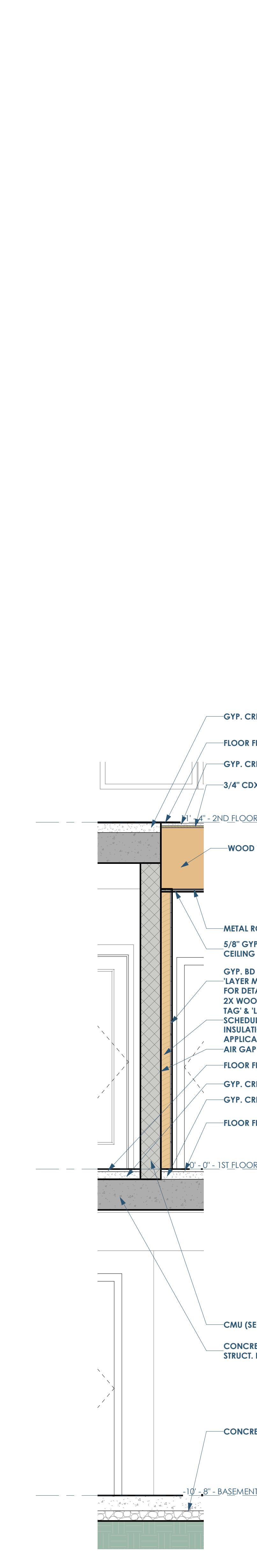
④ WALL SECTION - NORTH/SOUTH - LOOKING WEST - Callout 3
1/2" = 1'-0"

5



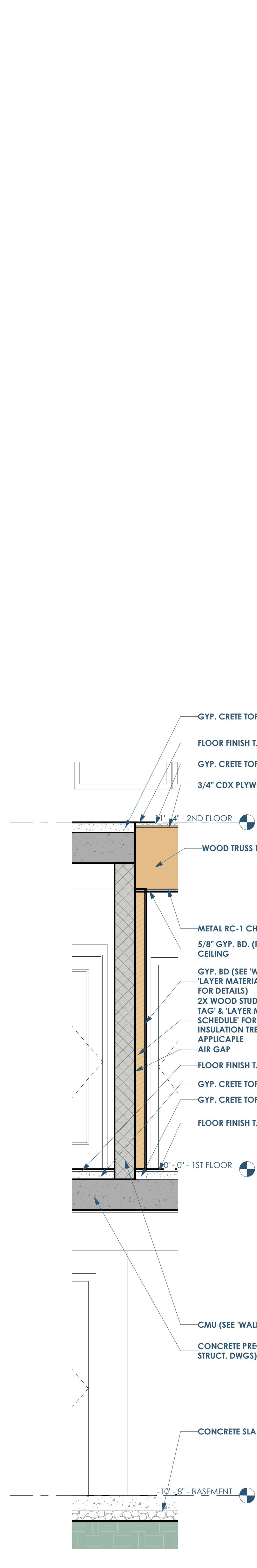
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4



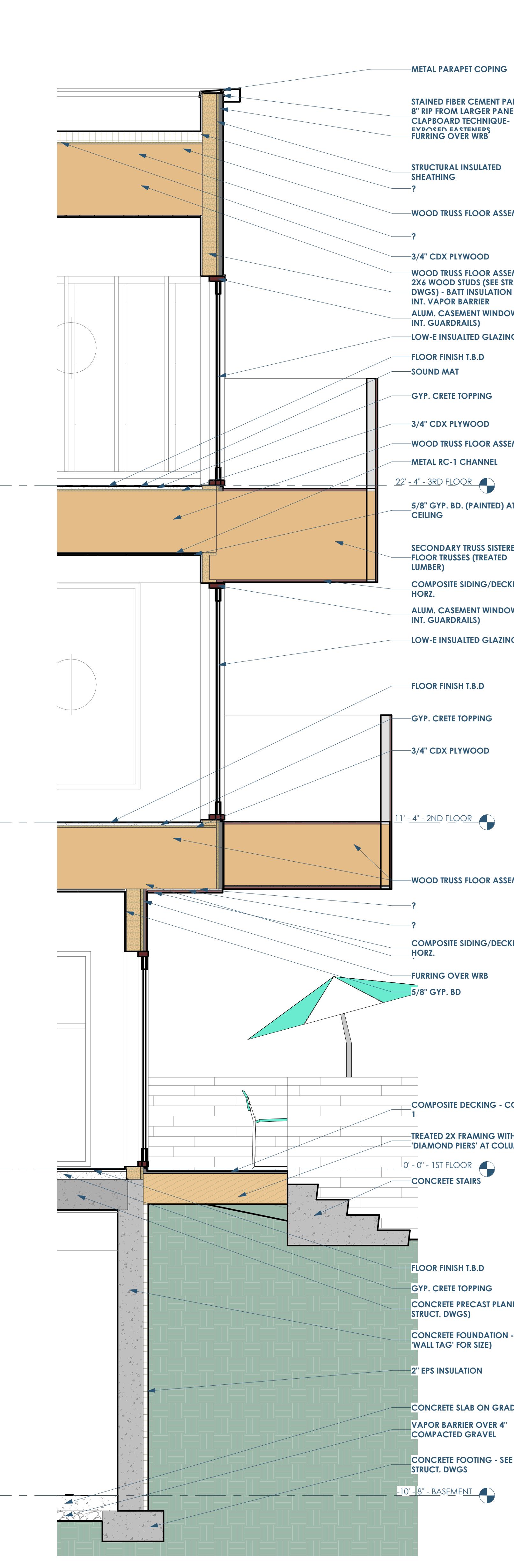
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1/2" = 1'-0"

3



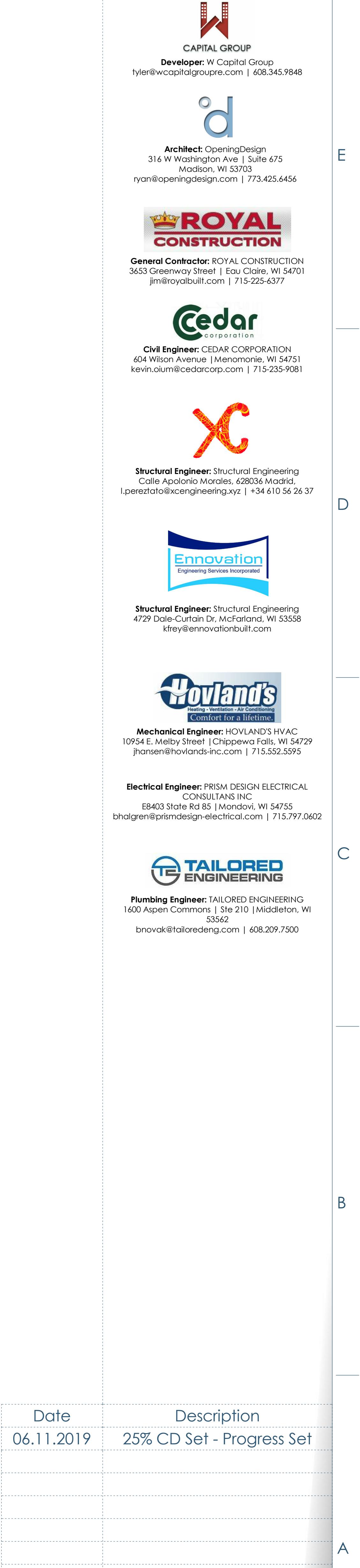
① WALL SECTION - NORTH/SOUTH - LOOKING WEST - Callout 6
1/2" = 1'-0"

2



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

1



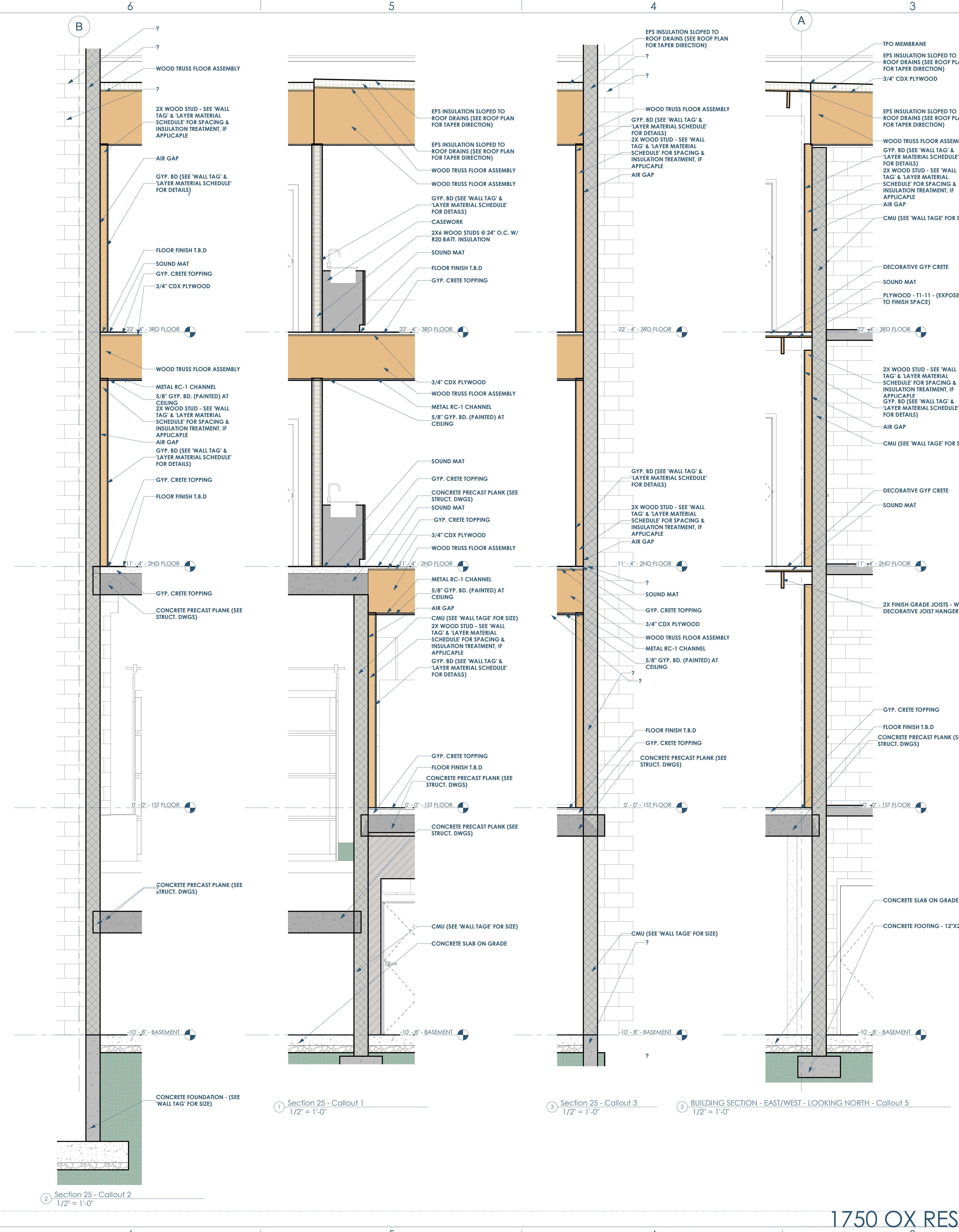
Date	Description
06.11.2019	25% CD Set - Progress Set

WALL SECTION A401

Date	Description
06.11.2019	25% CD Set - Progress Set

WALL SECTION A403

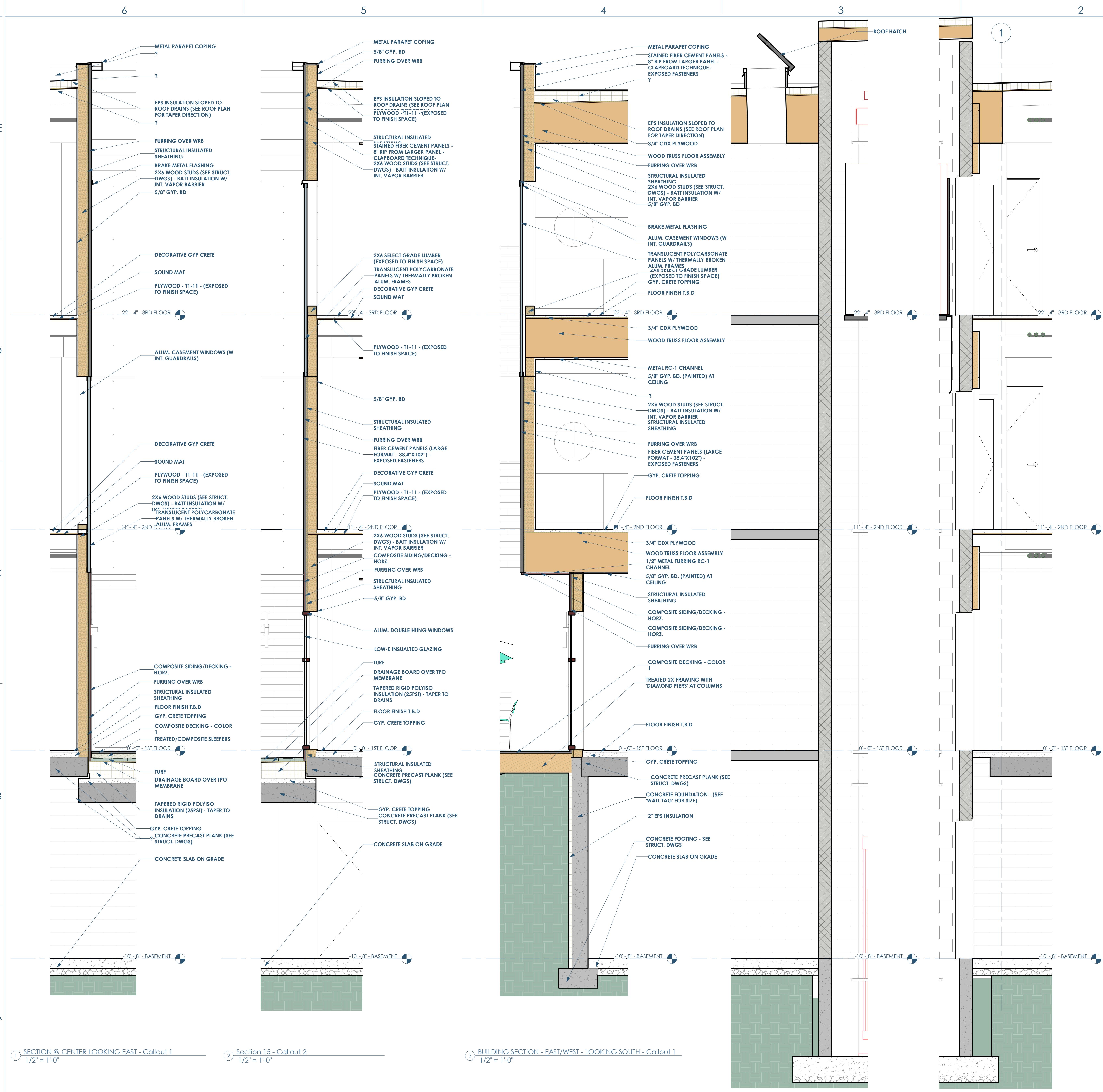
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Date	Description
06.11.2019	25% CD Set - Progress Set

WALL SECTION A404
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

6/10/2019 10:55:38 PM



6 | 5 | 4 | 3 | 2 | 1



① ENLARGED FLOOR PLAN - 1ST FLOOR PLAN - EAST
3/16" = 1'-0"

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

Date	Description
06.10.2019	25% CD Progress Set

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A401.A
6/10/2019 11:36:12 PM



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

Date	Description
06.10.2019	25% CD Progress Set

A401.B
6/10/2019 11:36:26 PM

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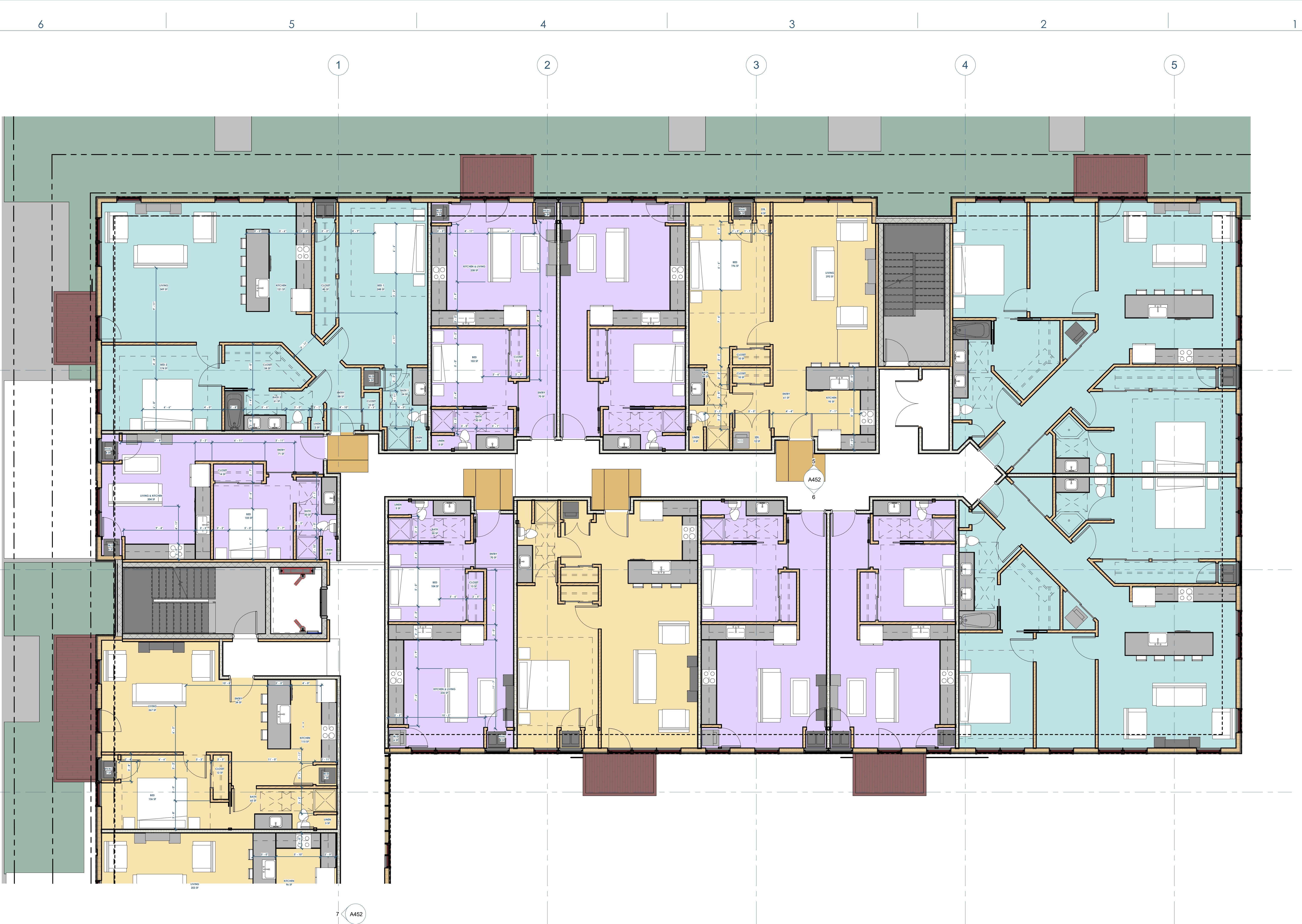
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① ENLARGED FLOOR PLAN - 2ND FLOOR PLAN - EAST

Date	Description
06.10.2019	25% CD Progress Set

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

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

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jim@royalbuilt.com | 715-225-6377

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Xc Engineering
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Structural Engineer: Structural Engineering
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6 | 5 | 4 | 3 | 2 | 1



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① ENLARGED FLOOR PLAN - 2ND FLOOR PLAN - WEST
3/16" = 1'-0"

Date 06.10.2019 Description 25% CD Progress Set

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

A402.B

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

Date	Description
06.10.2019	25% CD Progress Set

A403.A

6/10/2019 11:36:42 PM

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4

3



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Contractor: ROYAL CONSTRUCTION
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Engineer: CEDAR CORPORATION
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al Engineer: Structural Engineering
Alfonso Morales, 628036 Madrid,



 Structural Engineer: Structural Engineering



Technical Engineer: HOVLAND'S HVAC
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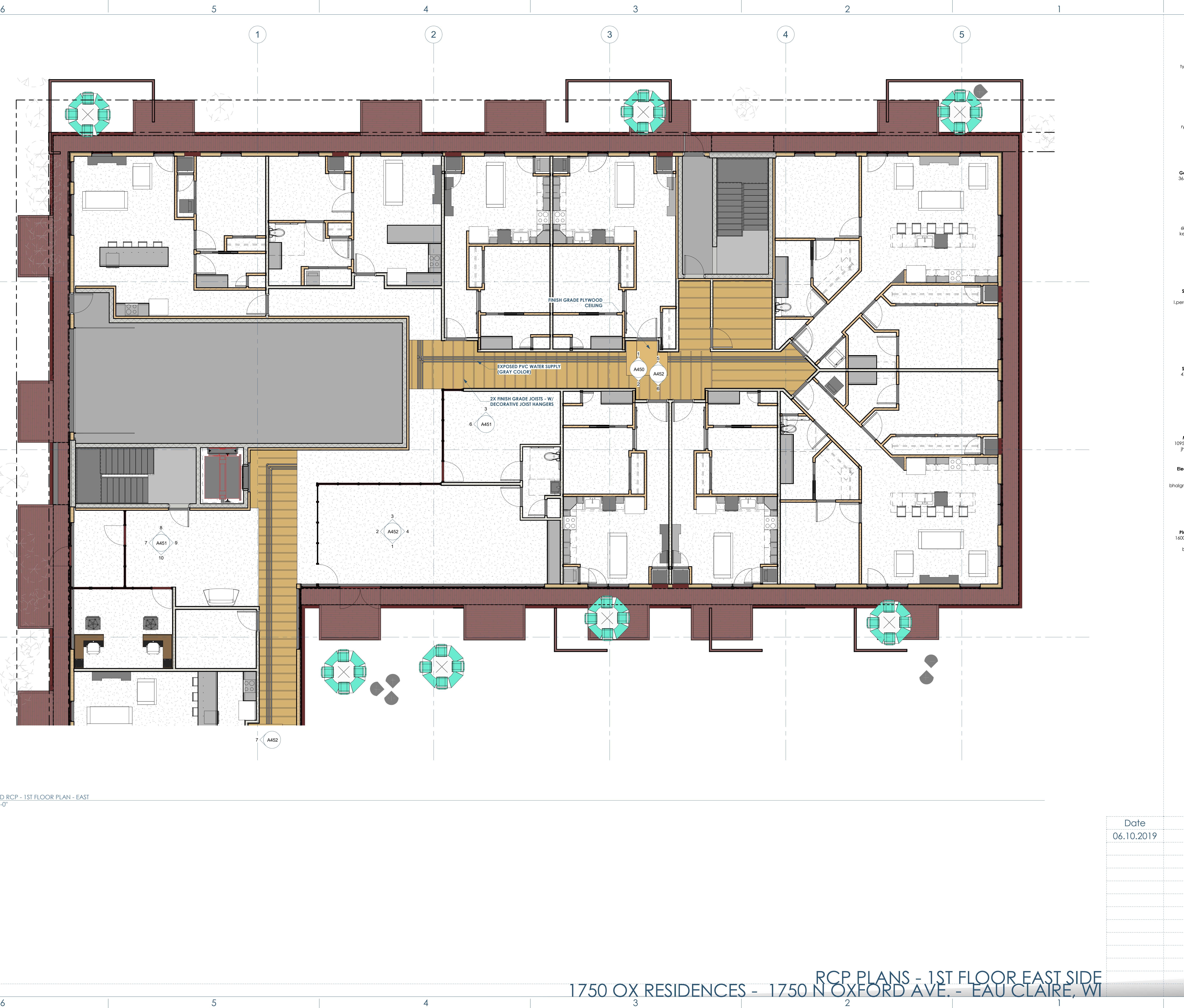
The image shows a detailed architectural floor plan of a building, likely a hotel or apartment complex, across four floors. The plan is color-coded into three main sections: A452 (yellow), A454 (purple), and 3 (blue). The vertical axis on the left is labeled with letters D, E, F, G, and H from top to bottom. The plan includes numerous rooms such as bedrooms, bathrooms, and common areas, each with specific furniture like beds, desks, and chairs. A network of pipes and ductwork is shown throughout the plan, particularly in the lower levels. There are also several vertical columns and support structures. Specific room numbers like A452, A454, and 3 are labeled within their respective colored areas.

1 ENLARGED FLOOR PLAN - 3RD FLOOR PLAN - WEST
3/16" = 1'-0"

Date	Description
06.10.2019	25% CD Progress Set

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

A403.B



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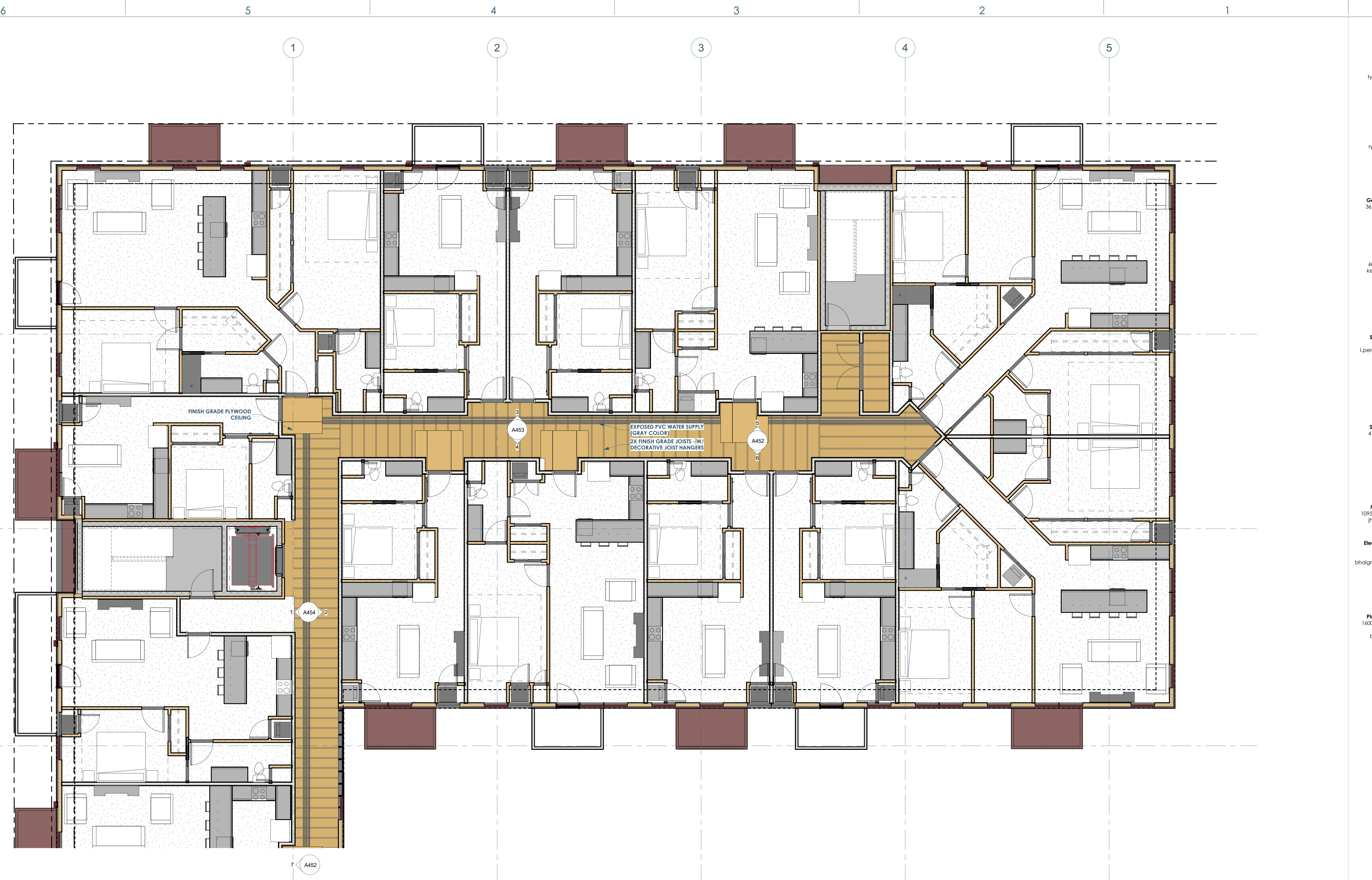


RCP PLANS - 1ST FLOOR WEST SIDE
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

Date	Description
06.10.2019	25% CD Progress Set

A421.B

6/10/2019 11:36:57 PM



RCP PLANS - 2ND FLOOR EAST SIDE
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

Date	Description
06.10.2019	25% CD Progress Set

A422.A
6/10/2019 11:37:01 PM

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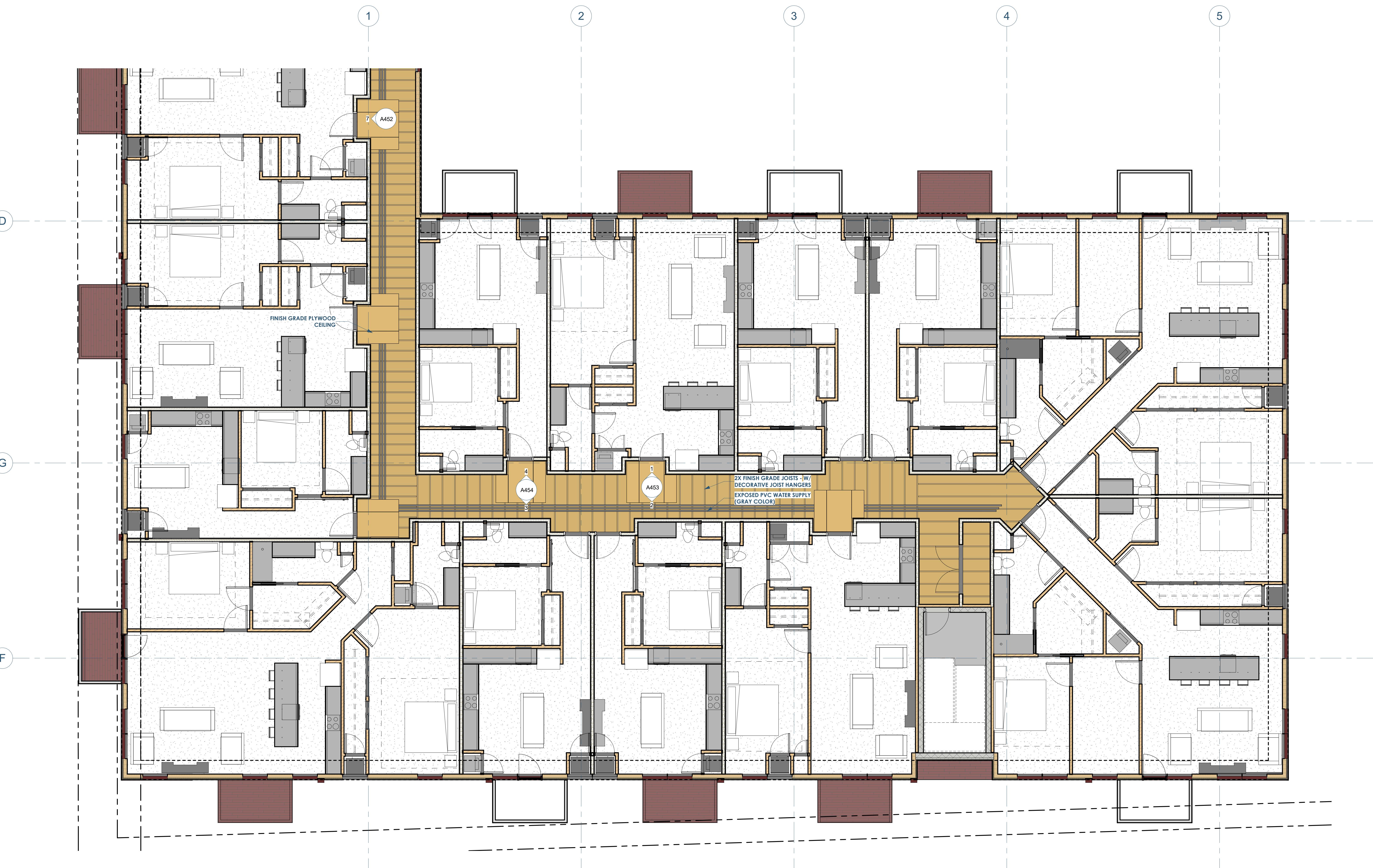
Xc Engineering
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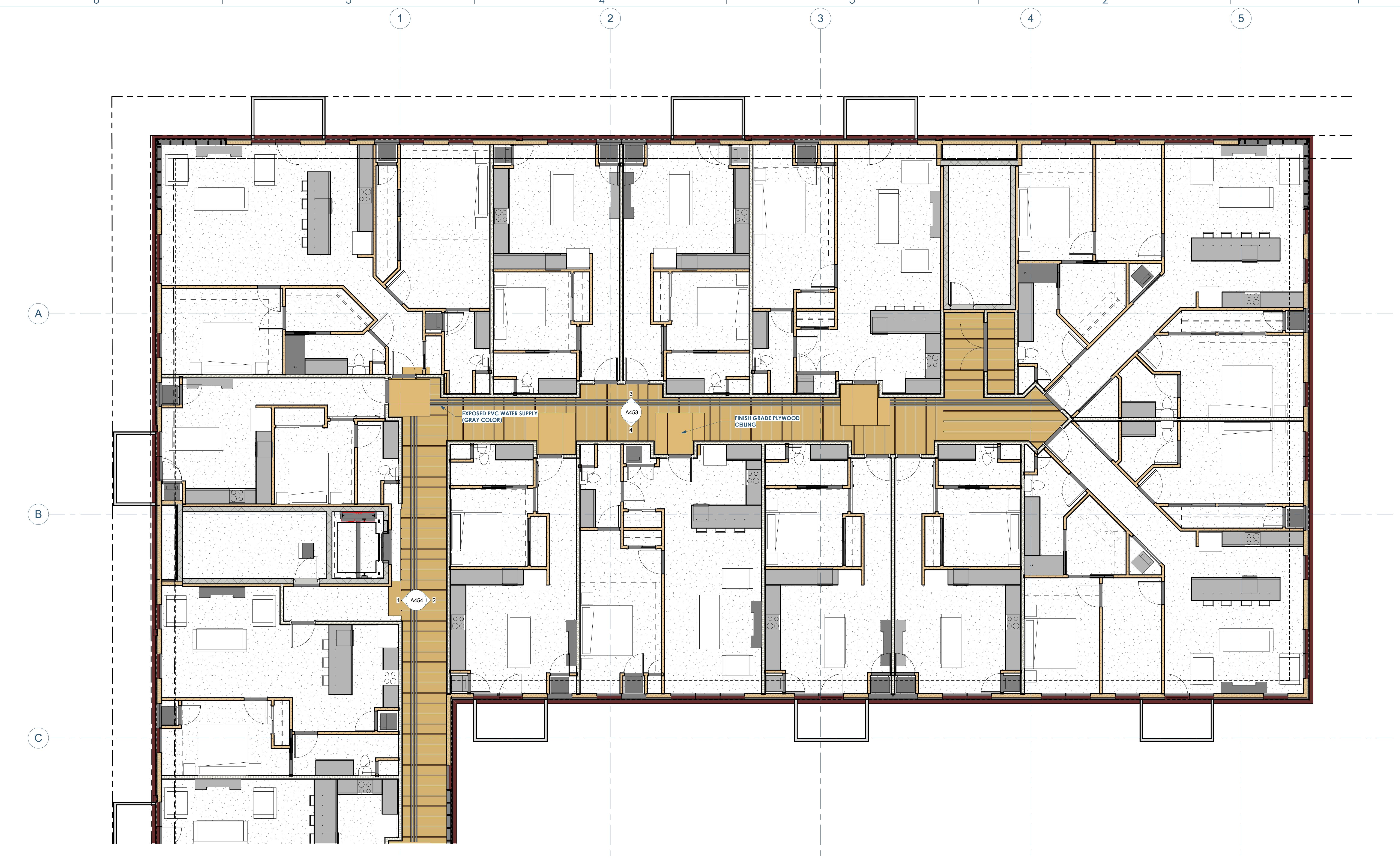
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RCP PLANS - 2ND FLOOR WEST SIDE
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

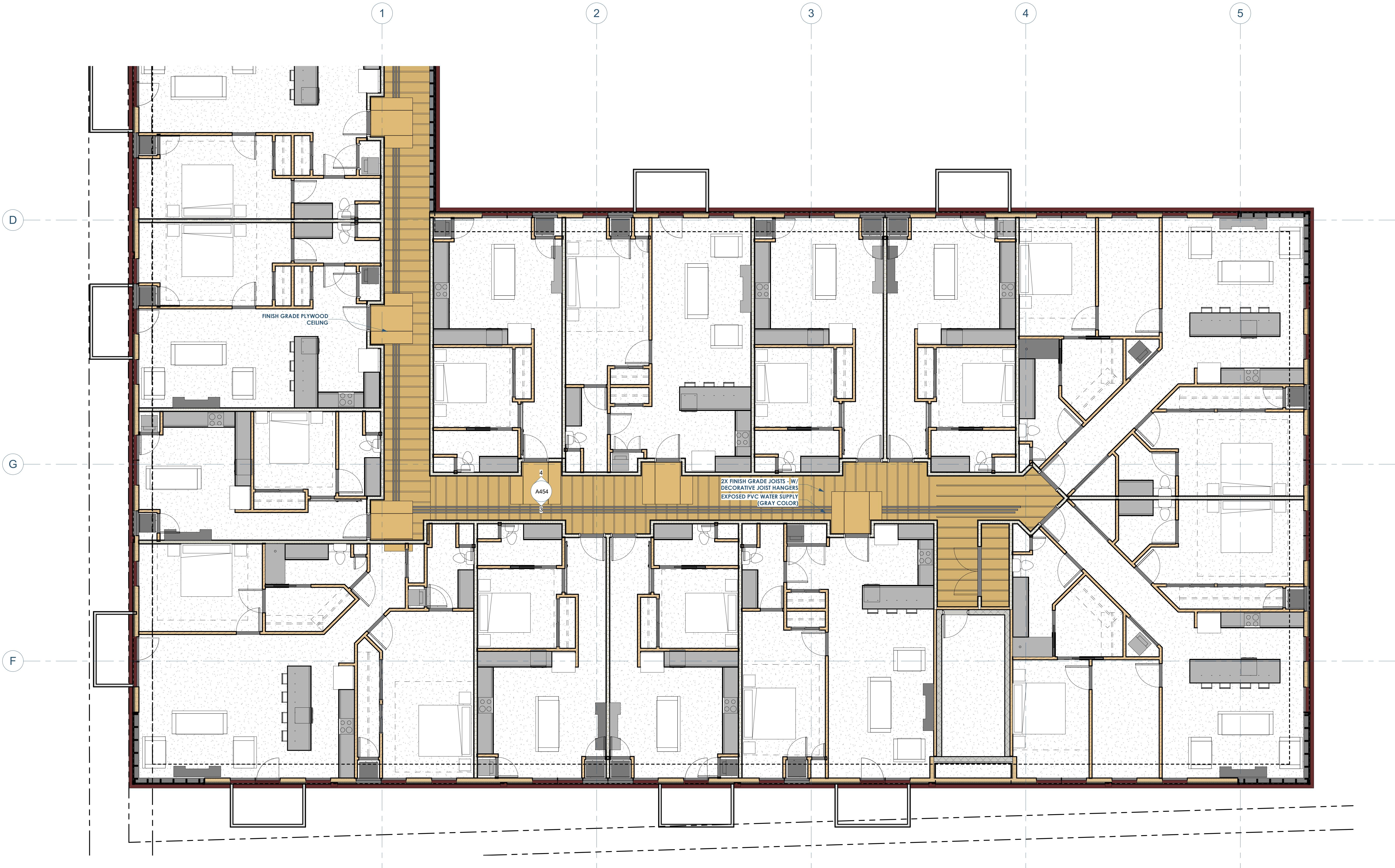
A422.B

Date	Description
06.10.2019	25% CD Progress Set



RCP PLAN - 3RD FLOOR EAST SIDE
1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

Date	Description
06.10.2019	25% CD Progress Set



① ENLARGED RCP - 3RD FLOOR PLAN - WEST
3/16" = 1'-0"

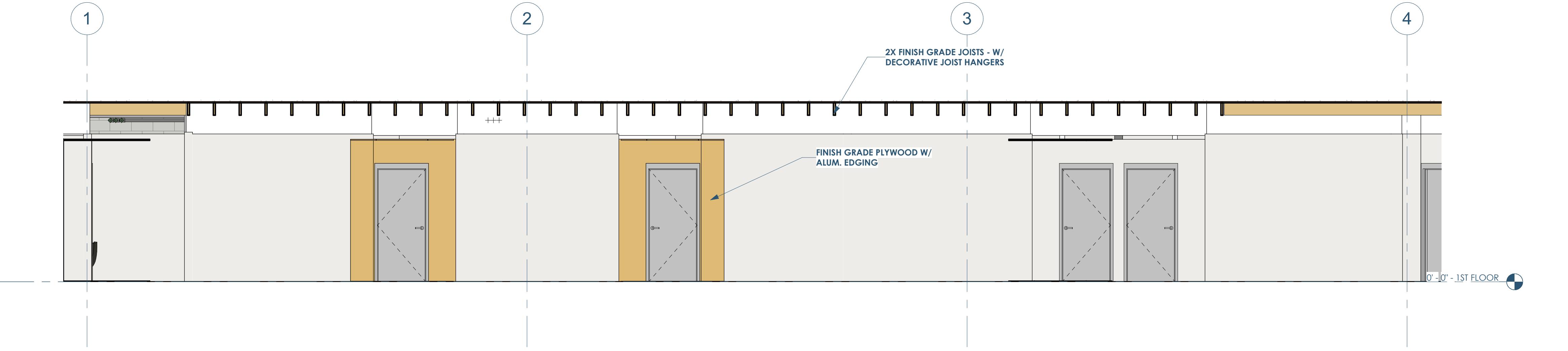
Date	Description
06.10.2019	25% CD Progress Set

Date	Description
06.10.2019	25% CD Progress Set

A450
6/10/2019 11:37:21 PM

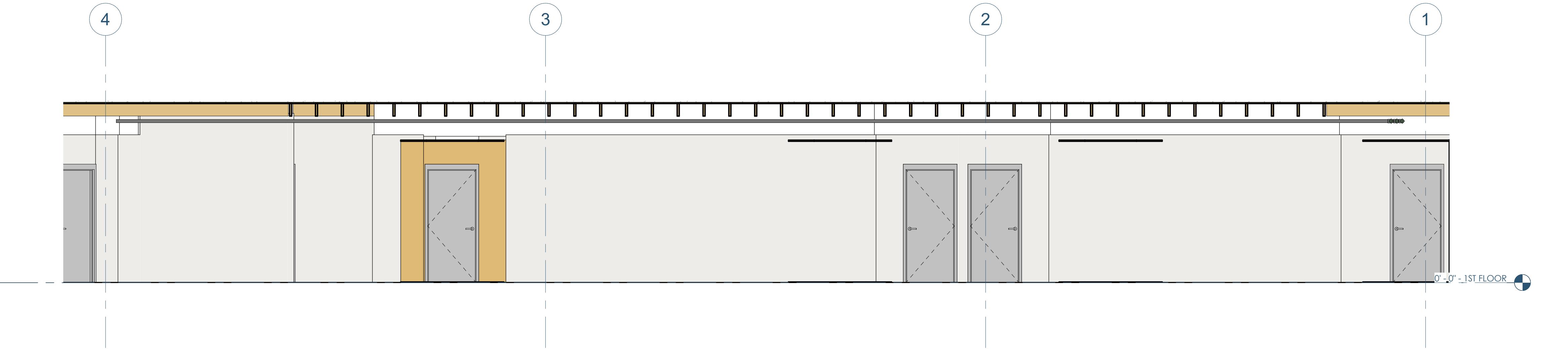
INTERIOR ELEVATION 1750 OX RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI





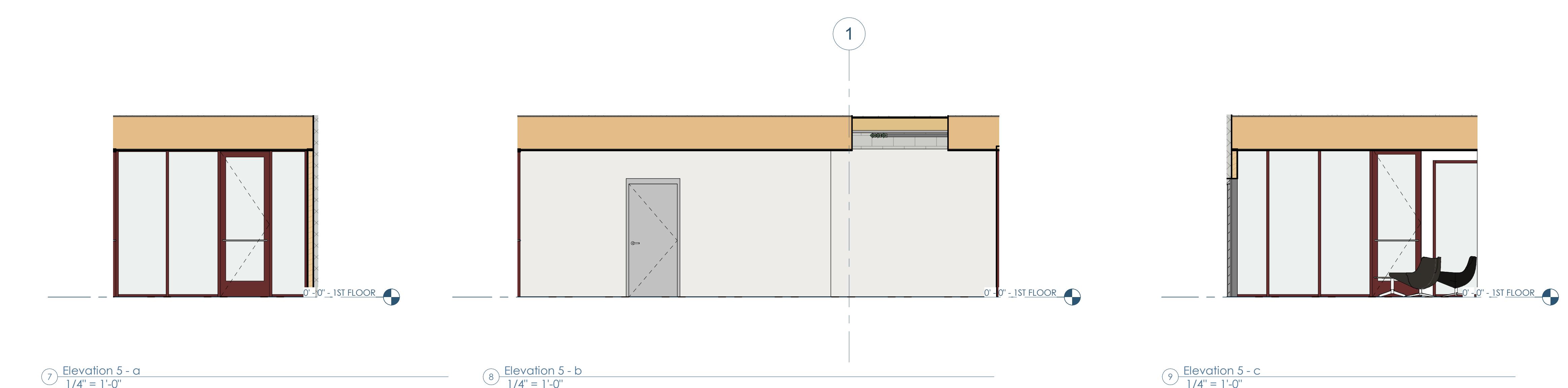
1 Elevation 7 - c
1/4" = 1'-0"

$$= -1/4 = 1/0$$



Elevation 7 - a

$$\textcircled{z} \quad 1/4'' = 1'-0''$$



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

$$\odot \quad 1/4^\circ = 1^\circ 0^\circ$$



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

$$\therefore 1/4'' = 1'-0''$$

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

The logo consists of a stylized red 'W' shape composed of several vertical bars of varying heights, followed by the text "CAPITAL GROUP" in a bold, black, sans-serif font.

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

The logo features the word "Ennovation" in a bold, blue, sans-serif font, with a horizontal line underneath it. Below "Ennovation" is the company name "Engineering Services Incorporated" in a smaller, black, sans-serif font. The logo is set against a background of three curved bands: a dark blue band at the top, a white band in the middle containing the text, and a light blue band at the bottom.

Electrical Engineer: PRISM DESIGN ELECTRICAL
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A451

Date	Description
06.10.2019	25% CD Progress Set



Date	Description
06.10.2019	25% CD Progress Set

Date	Description
06.10.2019	25% CD Progress Set

6

5

4

3

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