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

0 20' 40' 80' 160'

N

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

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

General Contractor: ROYAL CONSTRUCTION
3653 Greenway Street | Eau Claire, WI 54701
jim@royalbuilt.com | 715-225-6377

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

Structural Engineer: XC Structural Engineering
Calle Apolonio Morales, 628036 Madrid,
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Structural Engineer of Record: Ennovation
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Mechanical Engineer: HOVLAND'S HVAC
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jhansen@hovlands-inc.com | 715.552.5595

Electrical Engineer: PRISM DESIGN ELECTRICAL CONSULTANS INC
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bhalgren@prismdesign-electrical.com | 715.797.0602

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

Date	Description
06.28.2019	Final Implemenation Plan

VICINITY MAP

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

A010

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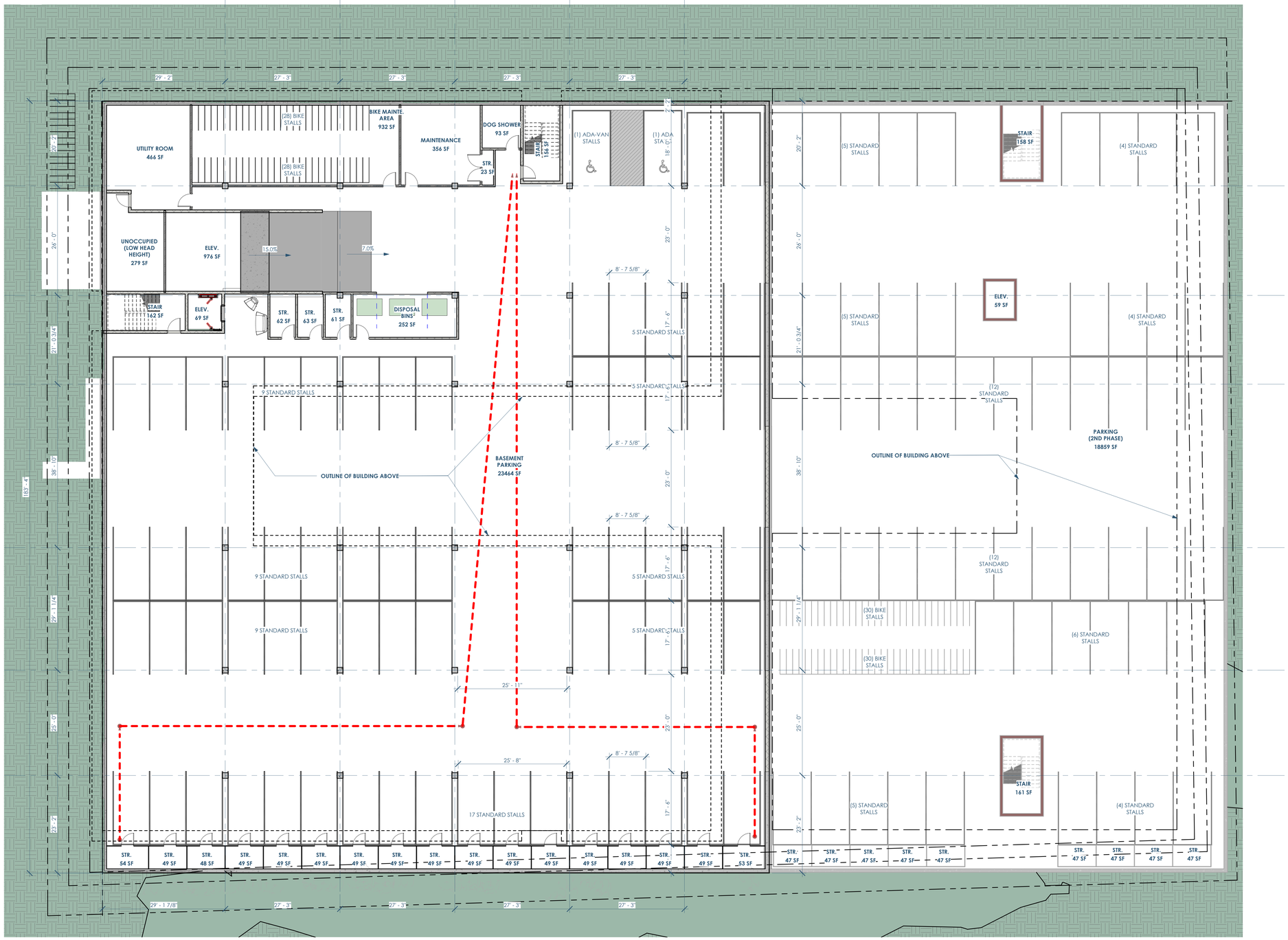

1 FLOOR PLAN - BASEMENT
1" = 10'-0"

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19330 SF
	2ND FLOOR	21417 SF
	3RD FLOOR	21451 SF
	BASEMENT	27272 SF
		89470 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
		151902 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 - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	56
			71
2nd Phase	BASEMENT	BIKE	60
			60
			131

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Hovland's Heating · Ventilation · Air Conditioning
Comfort for a lifetime.
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Date	Description
06.28.2019	Final Implemenation Plan

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

A100

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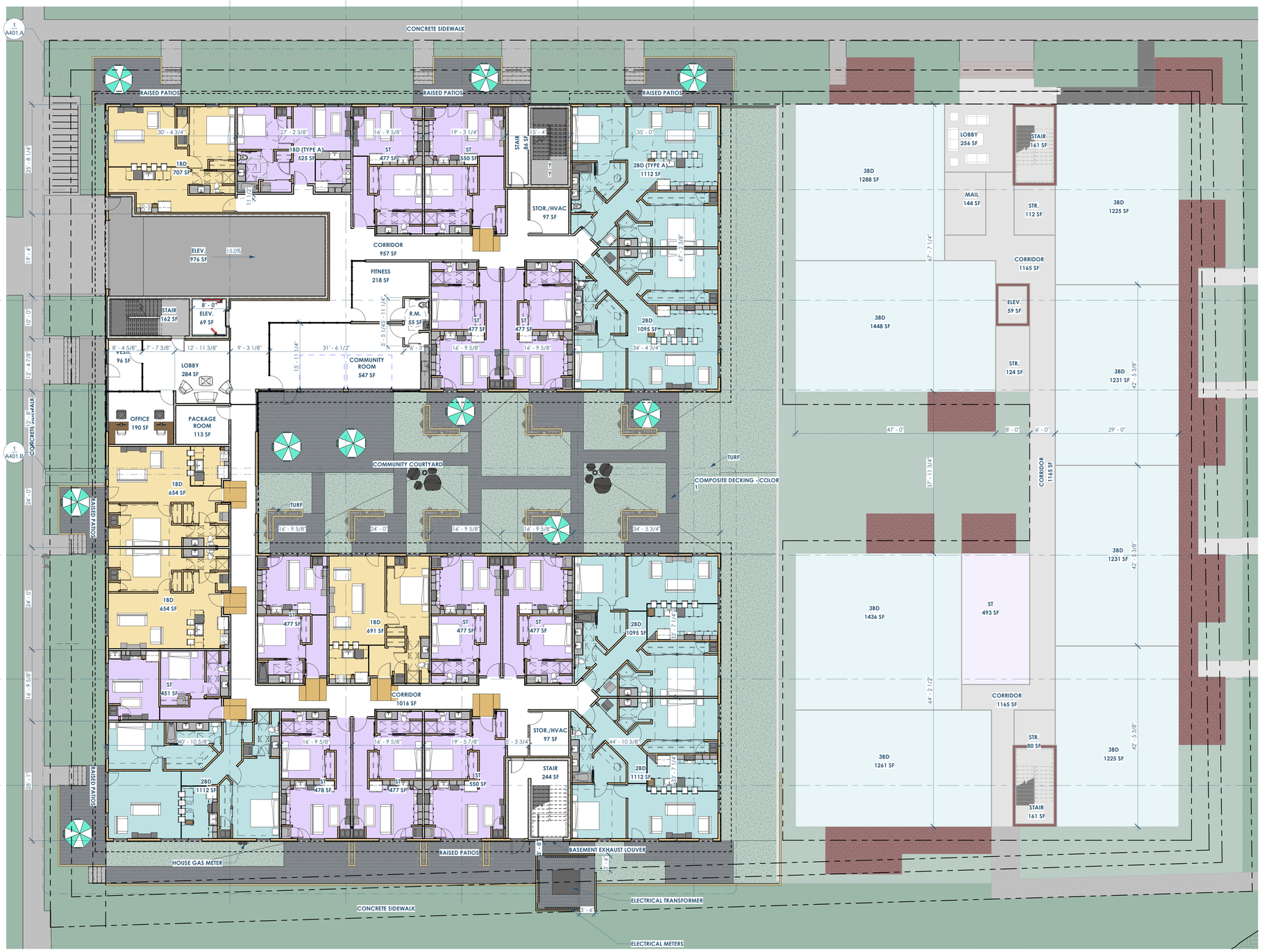
UNIT COUNT			
bb	Level	Name	Area
	1ST FLOOR	1BD	691
	1ST FLOOR	1BD	654
	1ST FLOOR	1BD	654
	1ST FLOOR	1BD	707
	2ND FLOOR	1BD	747
	2ND FLOOR	1BD	766
	2ND FLOOR	1BD	747
	2ND FLOOR	1BD	766
	2ND FLOOR	1BD	710
	2ND FLOOR	1BD	710
	2ND FLOOR	1BD	674
	3RD FLOOR	1BD	747
	3RD FLOOR	1BD	766
	3RD FLOOR	1BD	710
	3RD FLOOR	1BD	710
	3RD FLOOR	1BD	674
	3RD FLOOR	1BD	747
	3RD FLOOR	1BD	766
1BD: 18			12947
	1ST FLOOR	1BD (TYPE A)	525
1BD (TYPE A): 1			525
	1ST FLOOR	2BD	1112
	1ST FLOOR	2BD	1095
	1ST FLOOR	2BD	1112
	1ST FLOOR	2BD	1095
	2ND FLOOR	2BD	1259
	2ND FLOOR	2BD	1277
	2ND FLOOR	2BD	1259
	2ND FLOOR	2BD	1277
	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	1284
	3RD FLOOR	2BD	1284
2BD: 16			19704
	1ST FLOOR	2BD (TYPE A)	1112
2BD (TYPE A): 1			1112
	1ST FLOOR	ST	477
	1ST FLOOR	ST	477
	1ST FLOOR	ST	477
	1ST FLOOR	ST	478
	1ST FLOOR	ST	477
	1ST FLOOR	ST	550
	1ST FLOOR	ST	451
	1ST FLOOR	ST	477
	1ST FLOOR	ST	477
	1ST FLOOR	ST	477
	1ST FLOOR	ST	550
	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	516
	2ND FLOOR	ST	490
	2ND FLOOR	ST	490
	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	490
ST: 35			17649
: 71			51937
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
Grand total: 112			88554



FLOOR PLAN - 1ST FLOOR
1" = 10'-0"

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19330 SF
	2ND FLOOR	21417 SF
	3RD FLOOR	21451 SF
	BASEMENT	27272 SF
		89470 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
		151902 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 - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	56
			71
2nd Phase	BASEMENT	BIKE	60
			60
			131

0 4' 8' 16'
N

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

Architect: OpeningDesign
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General Contractor: ROYAL CONSTRUCTION
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Structural Engineer of Record: Ennovation
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Date	Description
06.28.2019	Final Implemenation Plan

FLOOR PLANS - 1ST FLOOR
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A101

6/28/2019 11:38:18 AM

1 FLOOR PLAN - 2ND FLOOR
1" = 10'-0"

AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19330 SF
	2ND FLOOR	21417 SF
	3RD FLOOR	21451 SF
	BASEMENT	27272 SF
		89470 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
		151902 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 - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	56
			71
2nd Phase	BASEMENT	BIKE	60
			60
			131

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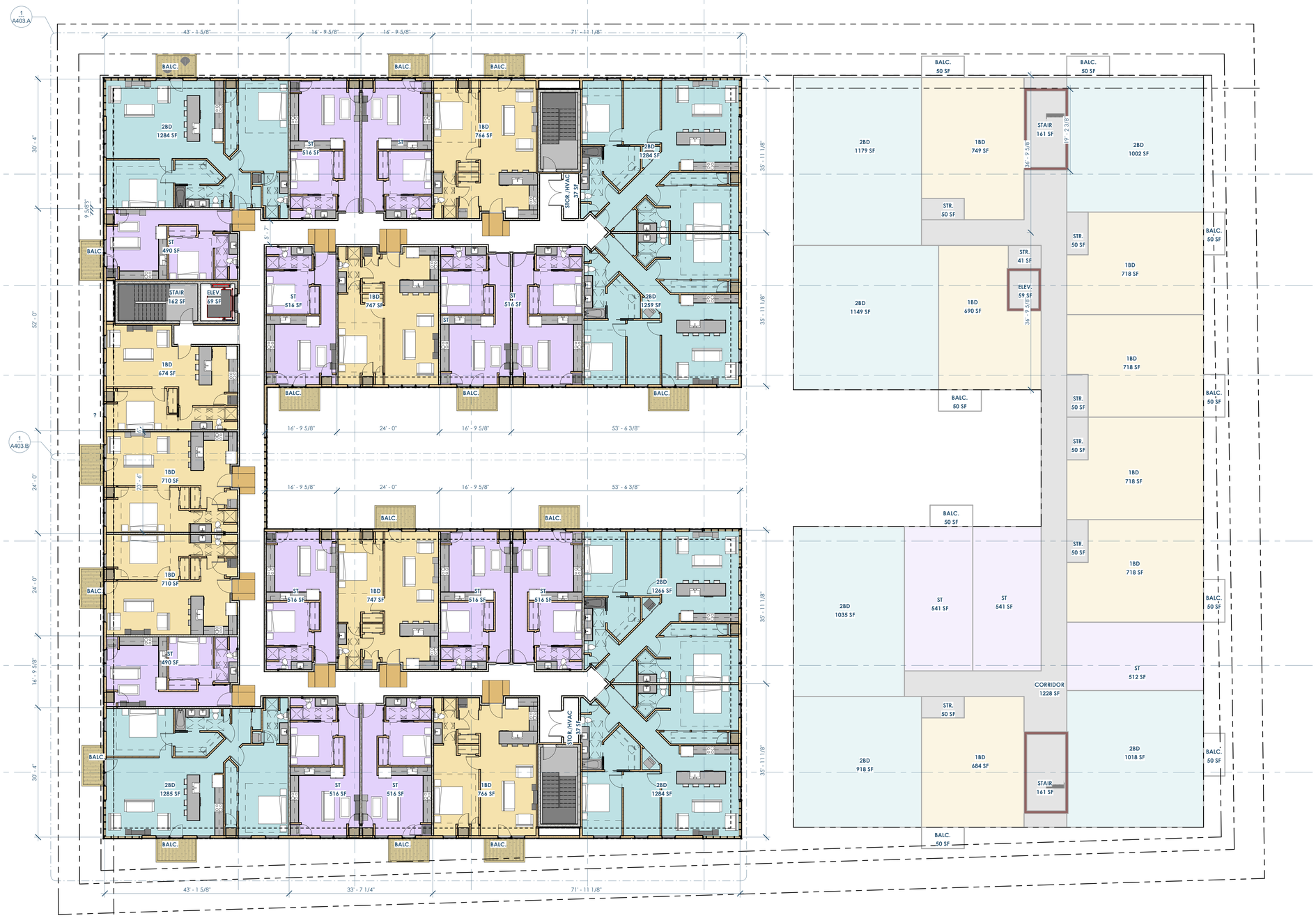
Date	Description
06.28.2019	Final Implemenation Plan

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

A102

6/28/2019 11:38:29 AM



AREA PER FLOOR		
Phase	Level	Area
	1ST FLOOR	19330 SF
	2ND FLOOR	21417 SF
	3RD FLOOR	21451 SF
	BASEMENT	27272 SF
		89470 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
		151902 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 - BICYCLE			
Phase Created	Level	Type	ParkingUnits
1st Phase	1ST FLOOR	BIKE PARKING	15
1st Phase	BASEMENT	BIKE	56
			71
2nd Phase	BASEMENT	BIKE	60
			60
			131

CAPITAL GROUP
Developer: W Capital Group
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Date	Description
06.28.2019	Final Implemenation Plan

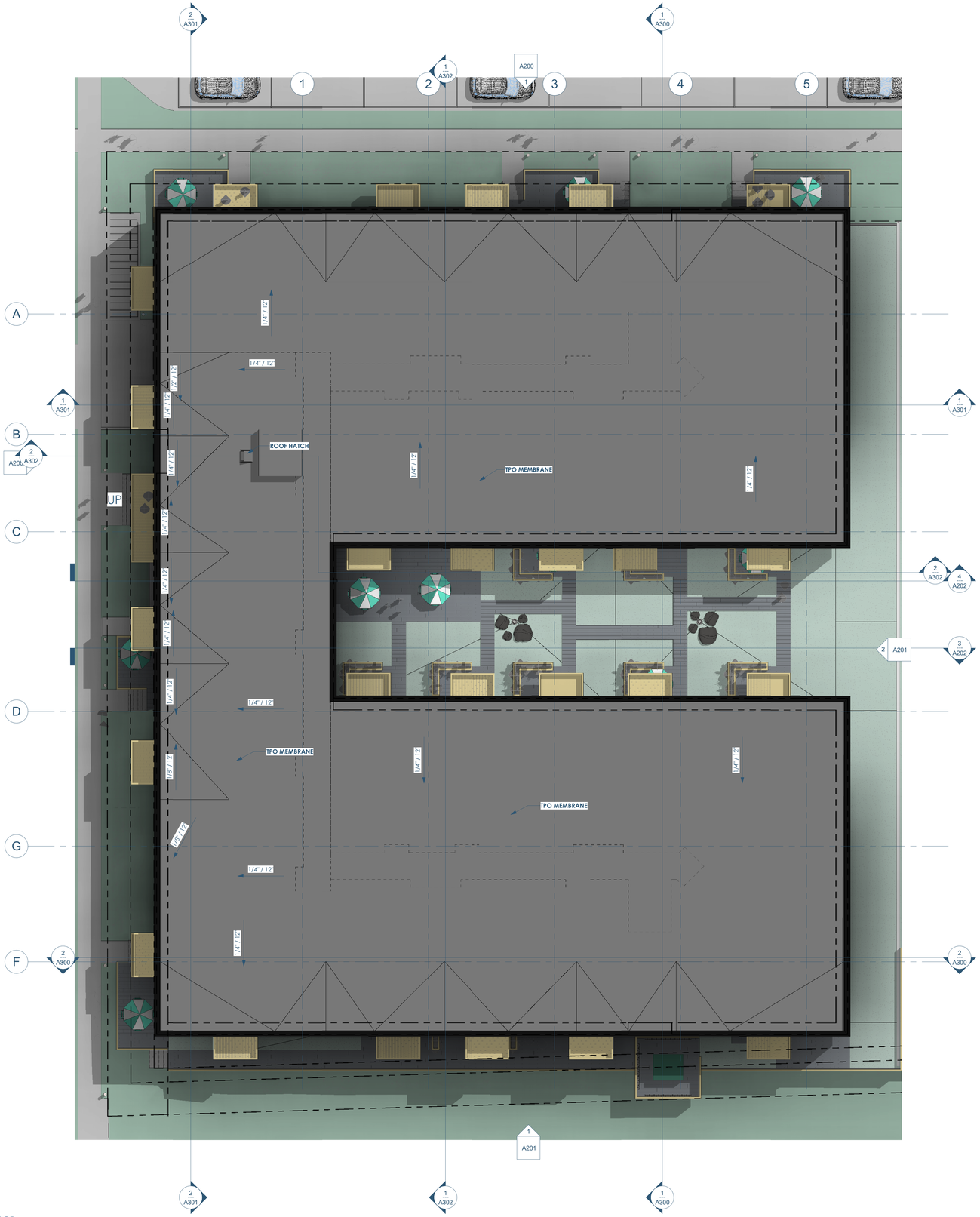
1 FLOOR PLAN - 3RD FLOOR
1" = 10'-0"

0 4' 8' 16'

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

A103

6/28/2019 11:38:35 AM



1 FLOOR PLAN - ROOF
1" = 10'-0"

0 4' 8' 16'

N

CAPITAL GROUP
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Date	Description
06.28.2019	Final Implemenation Plan

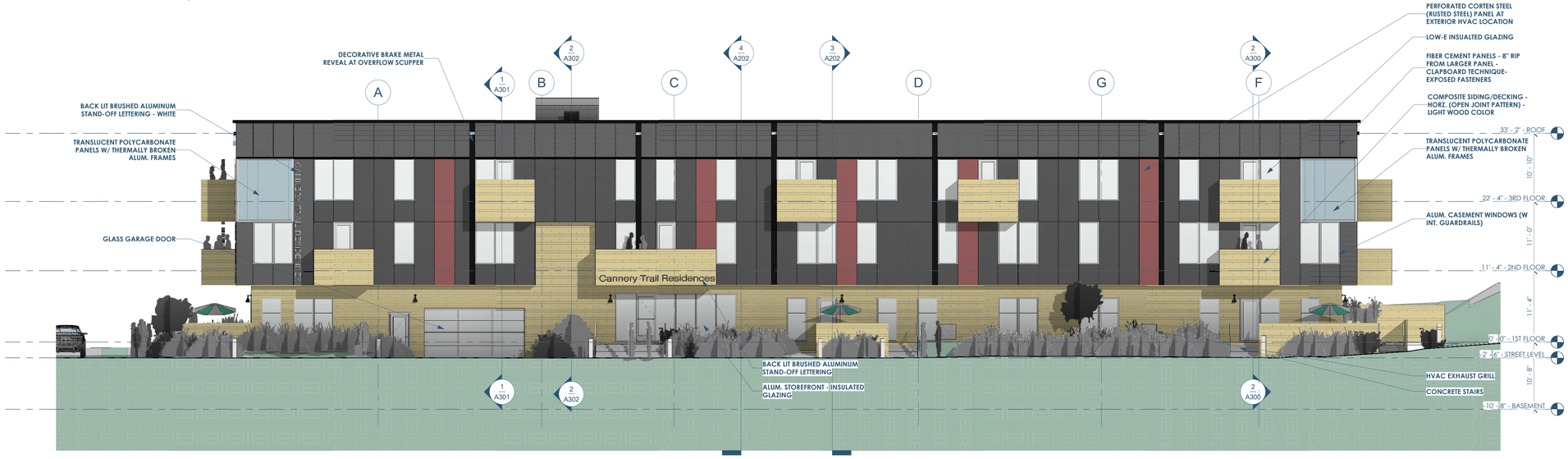
ROOF PLAN

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

A104

6/28/2019 11:11:01 AM

1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

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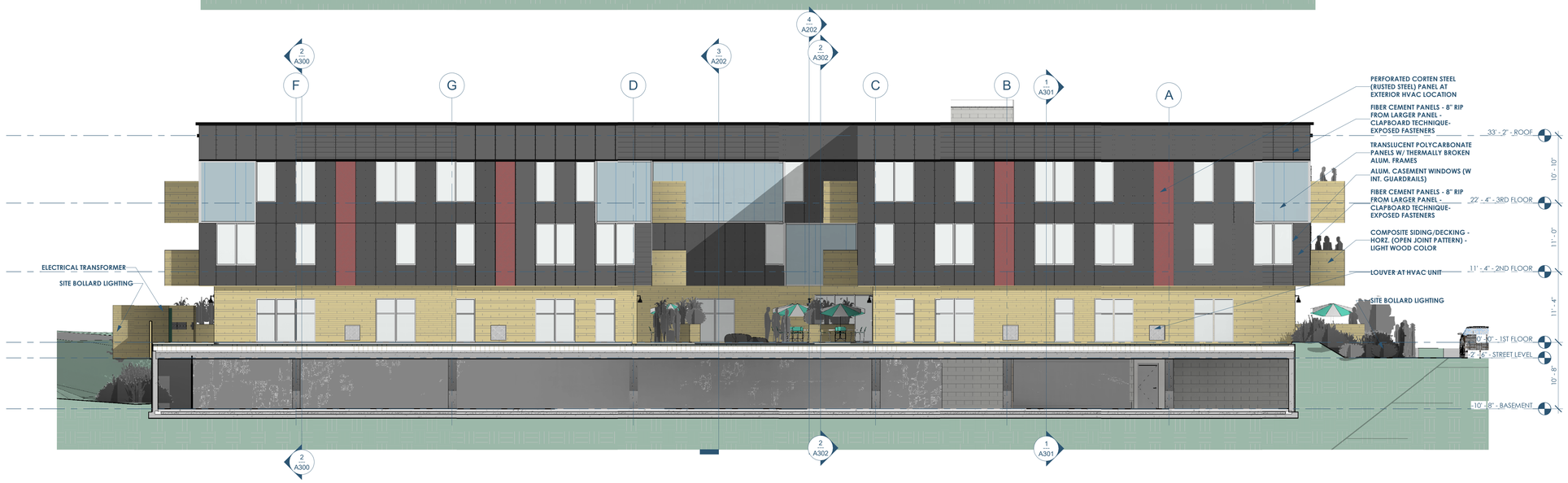
Date	Description
06.28.2019	Final Implemenation Plan

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

A200

6/28/2019 11:13:09 AM

1 BUILDING ELEVATION - WEST
1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

CAPITAL GROUP
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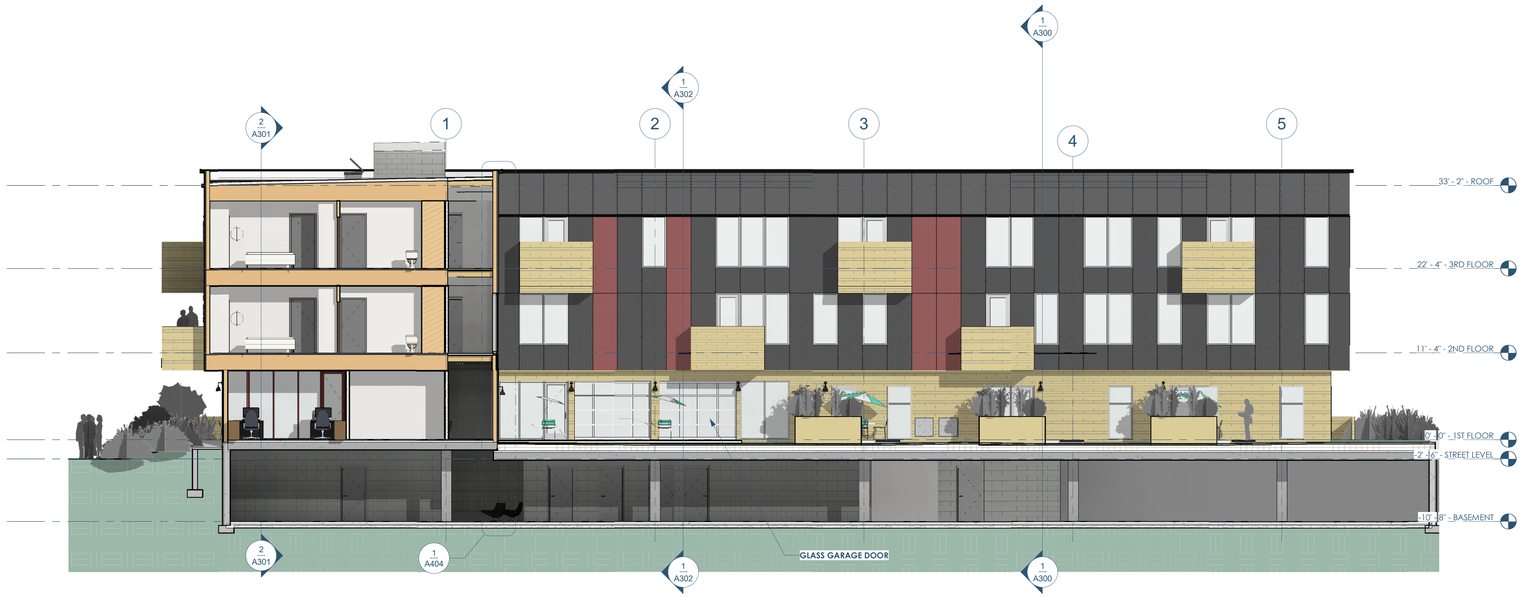
Date	Description
06.28.2019	Final Implemenation Plan

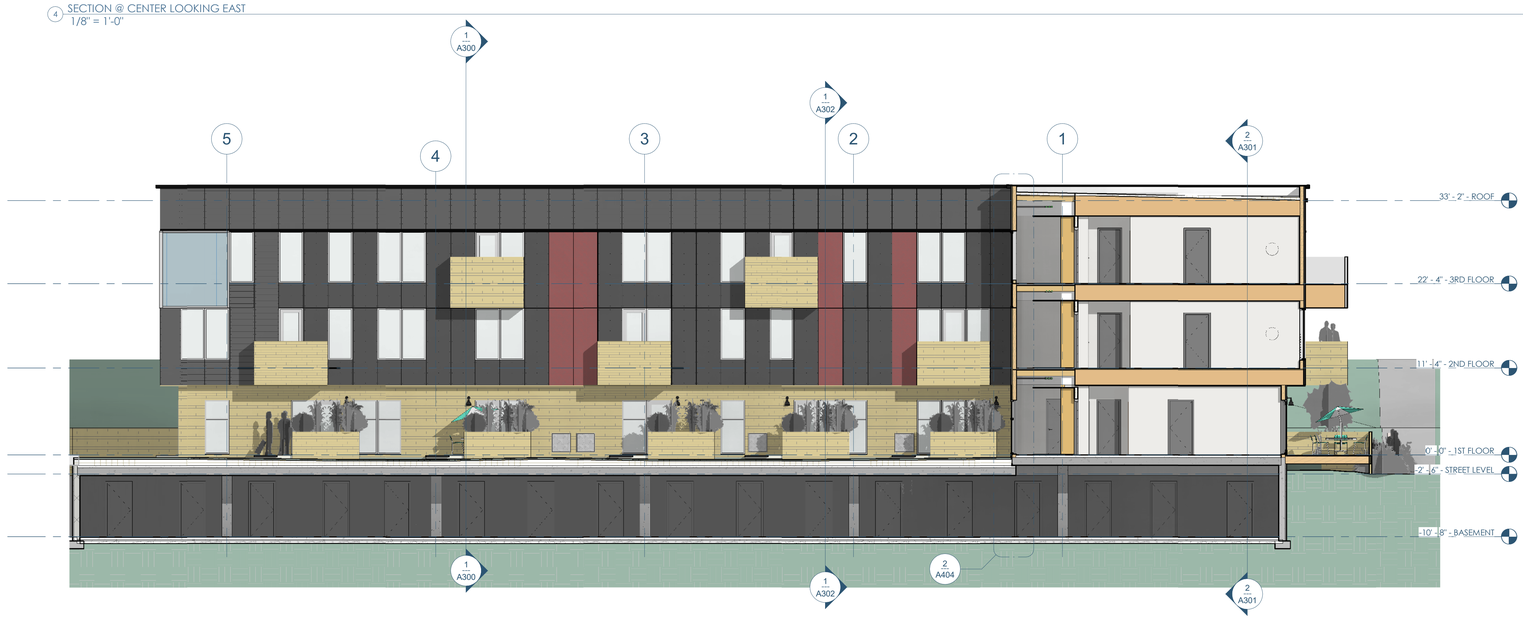
BUILDING ELEVATIONS
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A201

6/28/2019 11:15:50 AM



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



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

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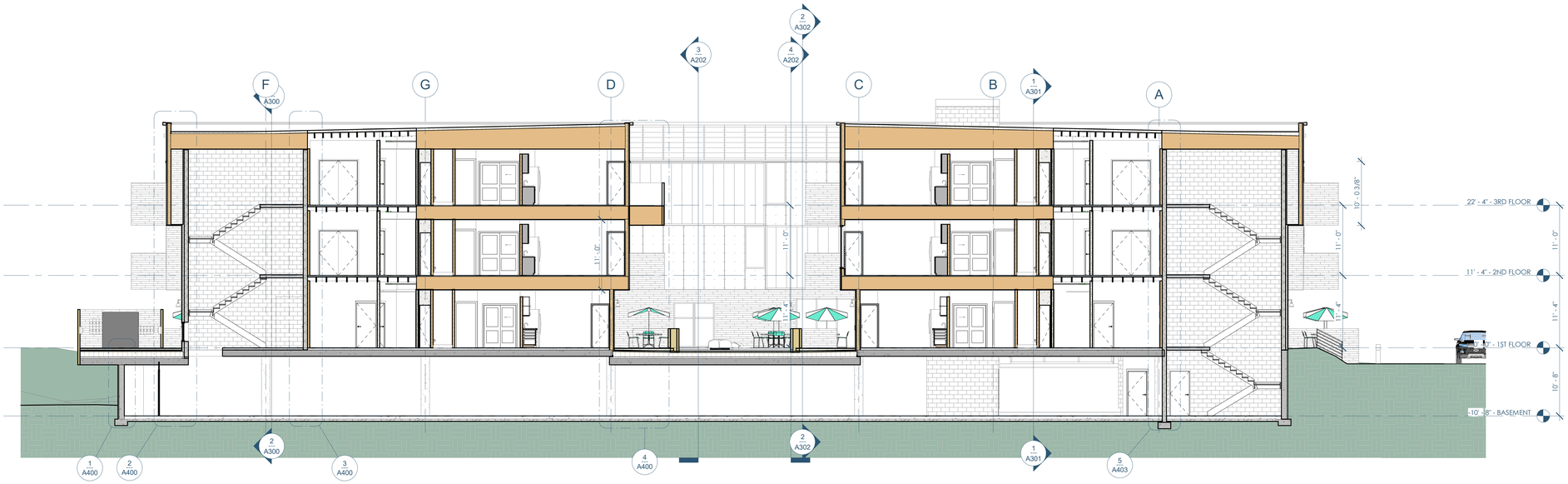
Date	Description
06.28.2019	Final Implemenation Plan

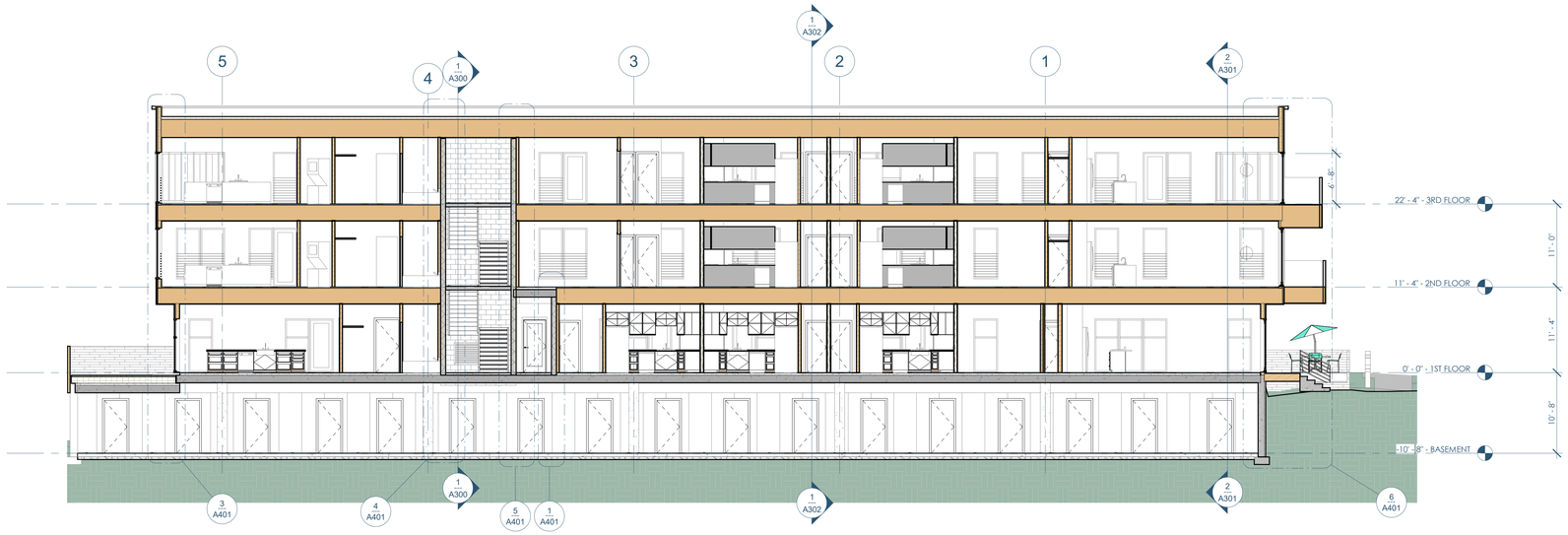
BUILDING ELEVATIONS
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A202

6/28/2019 11:16:59 AM



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



2 BUILDING SECTION - NORTH/SOUTH - LOOKING WEST
1/8" = 1'-0"

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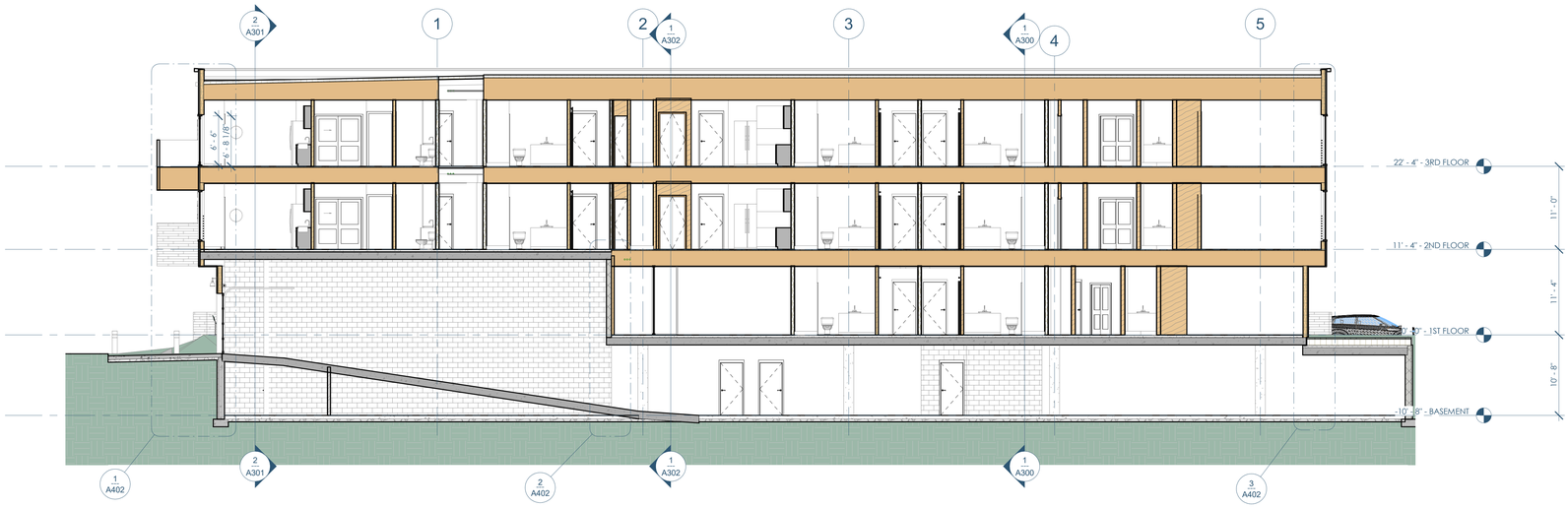
Date	Description
06.28.2019	Final Implemenation Plan

BUILDING SECTION

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

A300

6/28/2019 11:17:24 AM



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

2 BUILDING SECTION - EAST/WEST AT RAMP - LOOKING SOUTH
1/8" = 1'-0"

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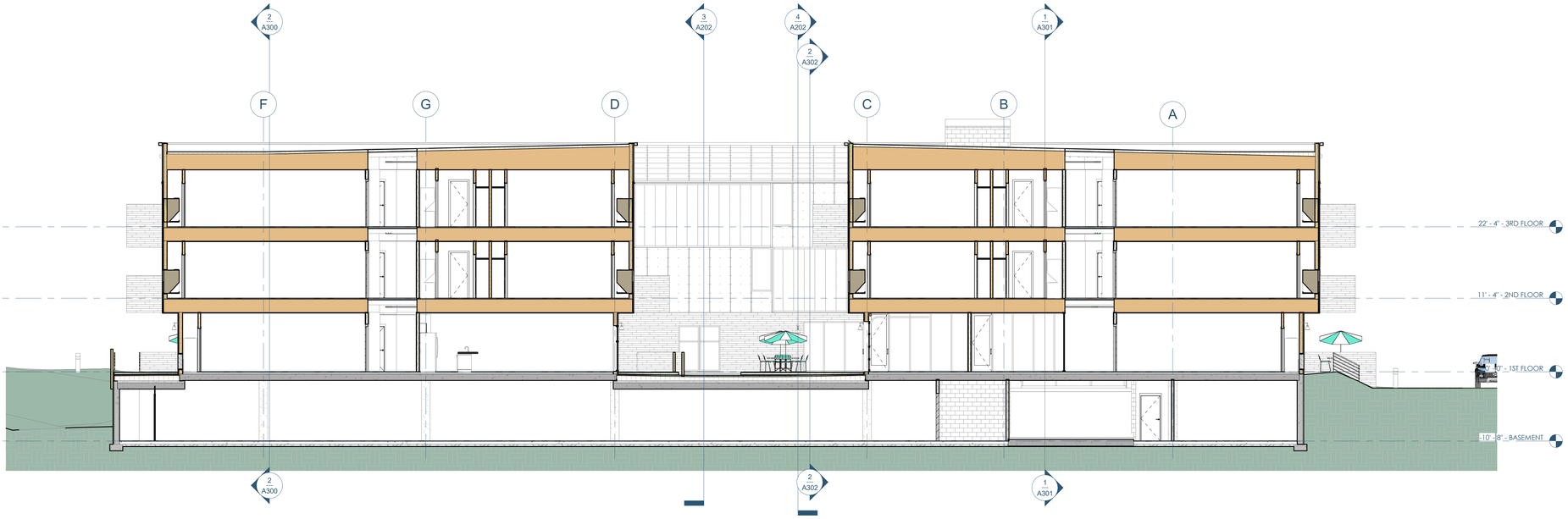
Date	Description
06.28.2019	Final Implemenation Plan

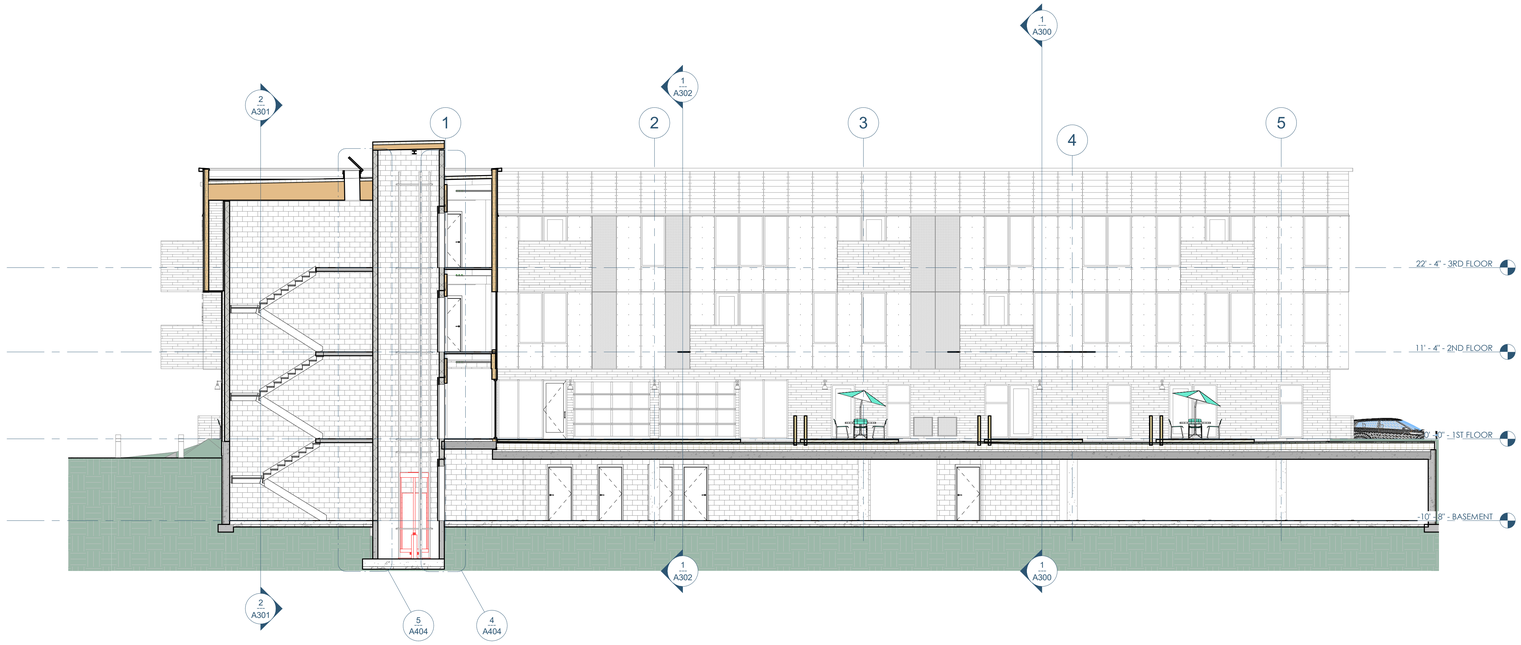
BUILDING SECTION
CANNERY TRAIL RESIDENCES - 1750 N OXFORD AVE. - EAU CLAIRE, WI

A301

6/28/2019 11:17:37 AM



1 BUILDING SECTION - EAST/WEST - LOOKING SOUTH2
1/8" = 1'-0"



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

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

A302

6/28/2019 11:46:35 AM

1 1 2019-06-28-10-36-48 (Enscape)
12" = 1'-0"

2 2 2019-06-28-10-37-49 (Enscape)
12" = 1'-0"

3 3 2019-06-28-10-38-43 (Enscape)
12" = 1'-0"

4 4 2019-06-28-10-42-06 (Enscape)
12" = 1'-0"

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Date	Description
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3D VIEWS

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

A900

6/28/2019 11:18:41 AM