

HARLOW AND HEM

7460 BLANCHARD ST, WAUWATOSA, WI 53213; Tax Key ID 370-0324-001
7463 HARWOOD AVE, WAUWATOSA, WI 53213; Tax Key ID 370-0359-000

BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000; 3700323000; 3700337001

06/11/2024

DESIGN REVIEW BOARD SUBMITTAL

CAP PROJECT #: 230702

OWNER:
MANDEL GROUP

330 E KILBOURN AVE.
MILWAUKEE, WI 53202
TEL. (414) 347-3600

CONSULTING ARCHITECT:
CONTINUUM ARCHITECTS + PLANNERS

751 N JEFFERSON ST - SUITE 200
MILWAUKEE, WI 53202
TEL. (414) 220-9640

CONSULTING CIVIL ENGINEER:
THE SIGMA GROUP, INC

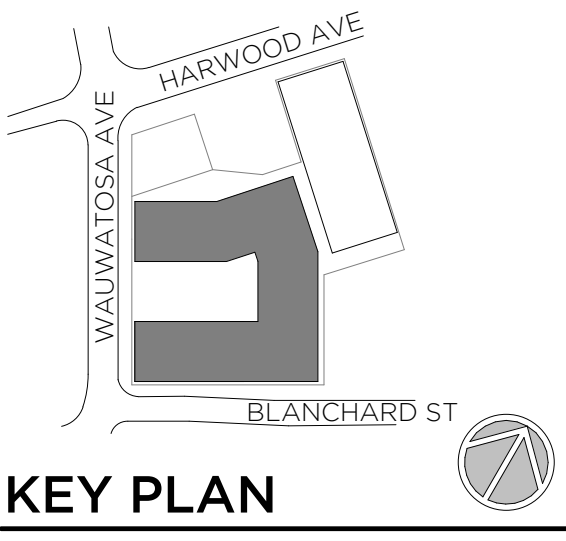
1300 W. CANAL STREET
MILWAUKEE, WI 53233
TEL. (414) 643-4169

CONSULTING LANDSCAPE ARCHITECT:
NEW EDEN LANDSCAPE ARCHITECTURE, LLC

131 W. SEEBOTH STREET
MILWAUKEE, WI 53204
TEL. (414) 530-1080

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Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management



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CONSULTANTS:

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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE:
COVER SHEET

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A00-0



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.07(2)(197A)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



SECTION 1/4 SECTION LINE	
	PROPERTY LINE
	EASEMENT
	CHAIN LINK FENCE
	GUARD RAIL
	METAL FENCE
	WOOD FENCE
	TREE LINE
	OVERHEAD UTILITY LINE
	ELECTRIC
	TELEPHONE
	FIBER OPTIC
	CABLE TV
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	WATER MAIN
	GAS
	EXISTING CONTOUR
	WETLAND
	FLOODPLAIN
	UNKNOWN MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	MMSD MANHOLE
	TELEPHONE MANHOLE
	CLEANOUT
	CATCH BASIN
	CATCH BASIN (ROUND)
	ROOF DRAIN
	CULVERT END
	HYDRANT
	WATER VALVE
	GAS VALVE
	GAS METER
	ELECTRIC METER
	UTILITY PEDESTAL
	HANDHOLE
	VENT
	MONITORING WELL
	IRON PIPE FOUND/SET
	REBAR FOUND/SET
	CHISELED CROSS FOUND/SET
	PK NAIL FOUND/SET
	SPIKE/NAIL
	MONUMENT
	BENCHMARK
	SIGN
	PARKING METER
	FLAG POLE

GENERAL NOTES:

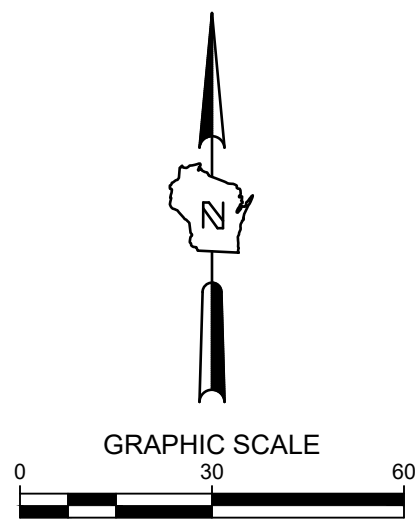
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP, INC. ON JUNE 16, 2021.

4. DATUM FOR THE PROJECT SURVEY IS CITY OF WAUWATOSA DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE WEST 1/4 CORNER OF SECTION 22-7-1 CONCRETE MONUMENT ELEV 127.85.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES.

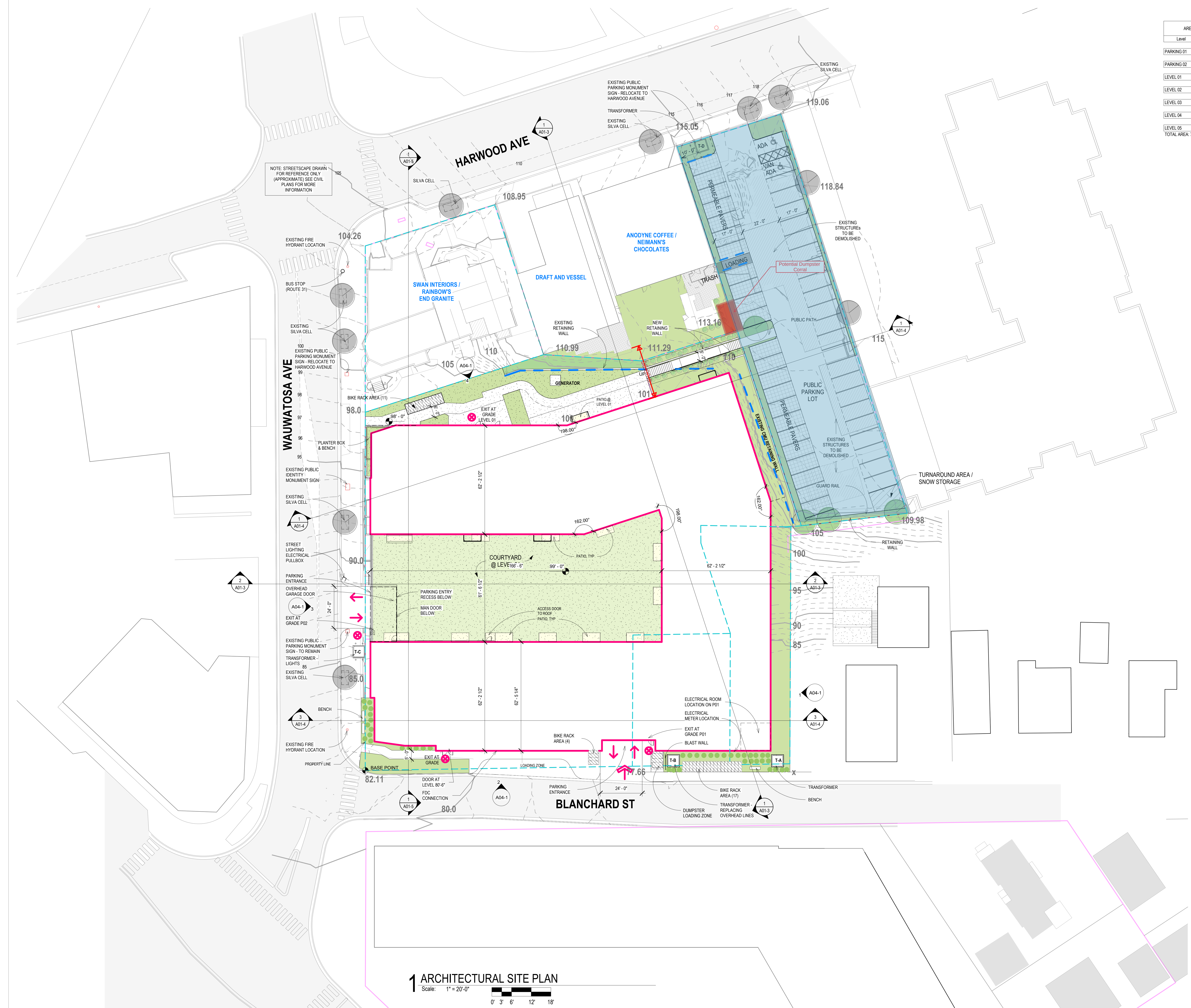


HARLOW AND HEM
7487 HARWOOD AVENUE
WAUWATOSA, WI

SITE SURVEY

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE	DATE
----	----
NO. REVISION	DATE
----	----
PROJECT NO:	20176
DESIGN DATE:	----
PLOT DATE:	2024.04.09
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	C001



NOTE: STREETSCAPE DRAWN FOR REFERENCE ONLY (APPROXIMATE) SEE CIVIL PLANS FOR MORE INFORMATION

AREA SCHEDULE	
Level	Area
PARKING 01	43152 SF
PARKING 02	42990 SF
LEVEL 01	32442 SF
LEVEL 02	32631 SF
LEVEL 03	32631 SF
LEVEL 04	32631 SF
LEVEL 05	27489 SF
TOTAL AREA 7	243966 SF

1 ARCHITECTURAL SITE PLAN
Scale: 1" = 20'-0"
0' 3' 6' 12' 18'





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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE:
ARCHITECTURAL SITE PLAN

REVISIONS:

SCALE	VARIABLES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A01-2

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Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE:
SITE SECTIONS

REVISIONS:

SCALE	VARIABLES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A01-3



2 EAST-WEST SITE SECTION THROUGH COURTYARD

Scale: 3/32" = 1'-0"
0' 3' 6' 12' 18'



1 NORTH-SOUTH SITE SECTION

Scale: 3/32" = 1'-0"
0' 3' 6' 12' 18'



KEY PLAN
NO SCALE



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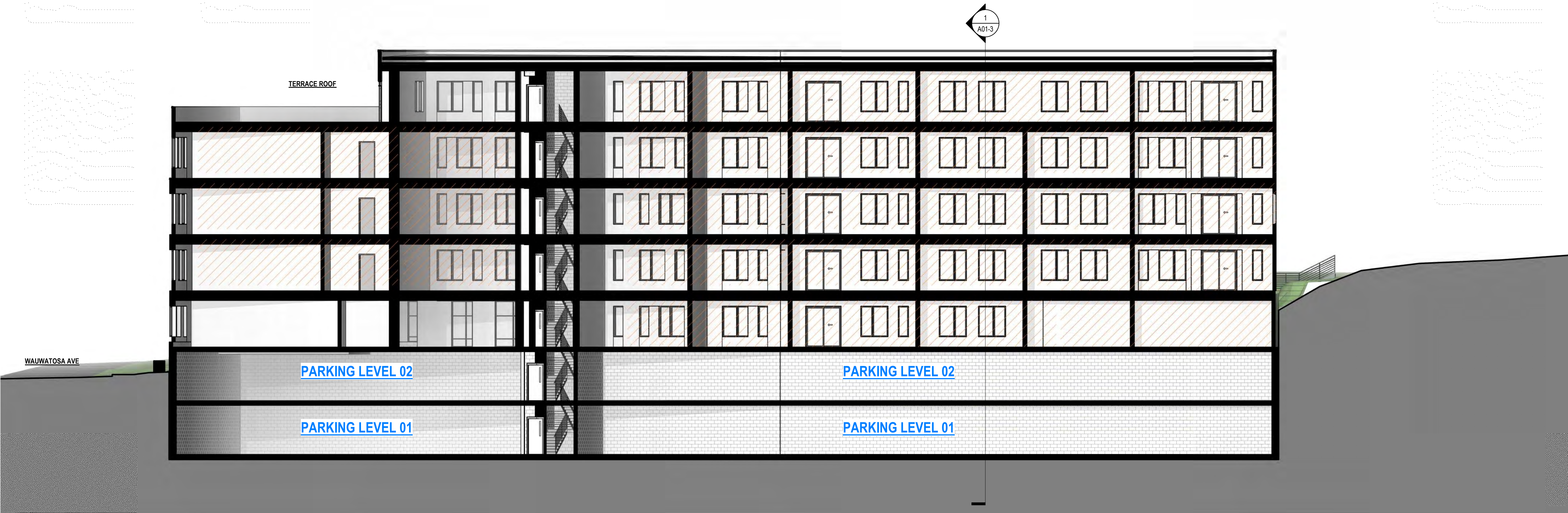
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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key/Id# 3700362000, 3700323000, 3700337001
SHEET TITLE: **SITE SECTIONS**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A01-4

- LEVEL 06
ELEV. 154'-0"
- LEVEL 05
ELEV. 143'-0"
- LEVEL 04
ELEV. 132'-0"
- LEVEL 03
ELEV. 121'-0"
- LEVEL 02
ELEV. 110'-0"
- LEVEL 01
ELEV. 99'-0"
- PARKING 02
ELEV. 88'-6"
- PARKING 01
ELEV. 78'-0"

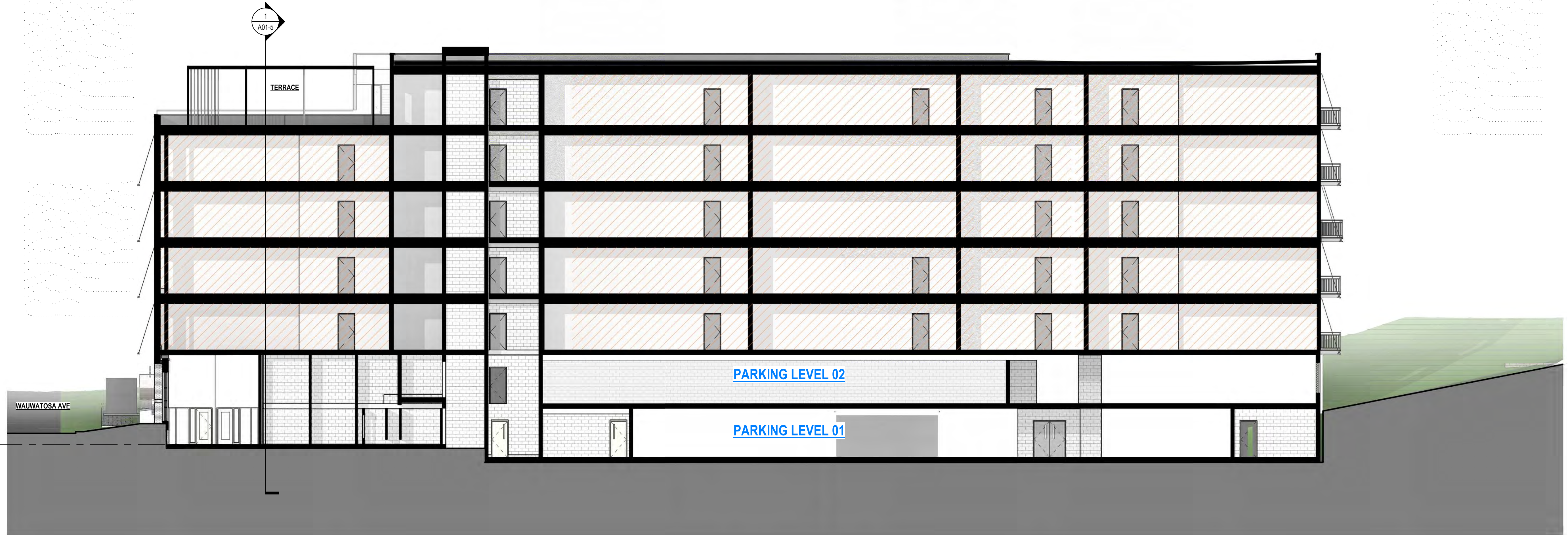


1 EAST-WEST SITE SECTION THROUGH LOBBY

Scale: 3/32" = 1'-0"

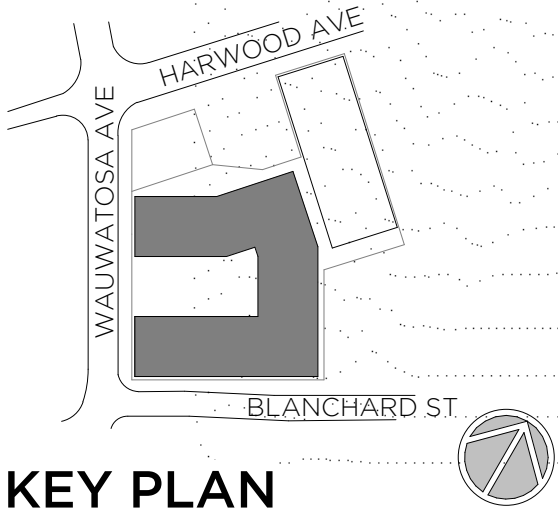
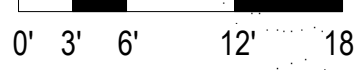


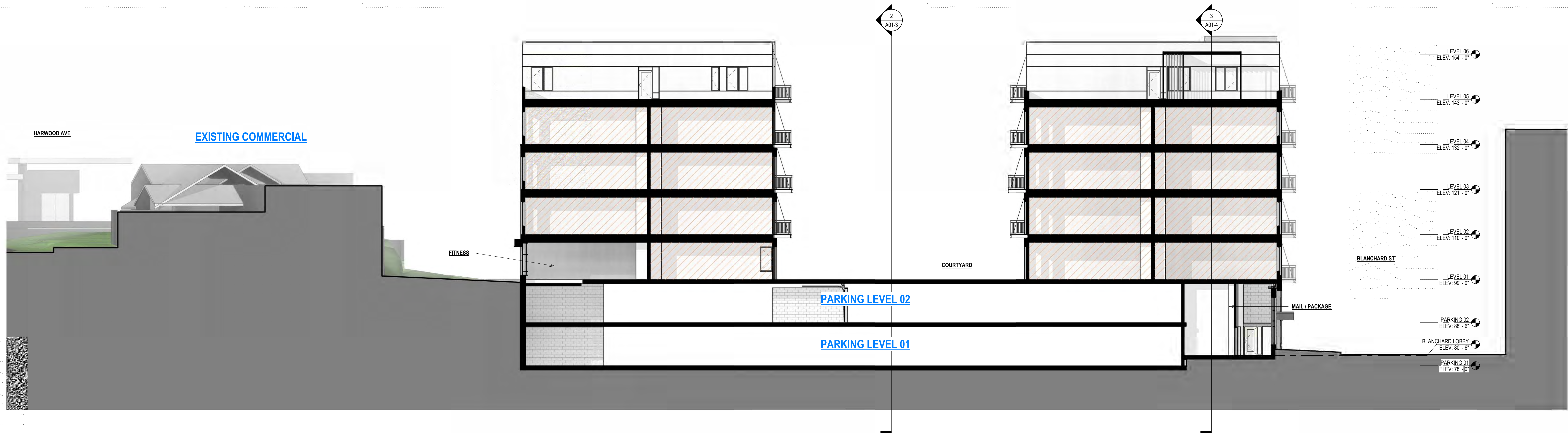
- LEVEL 06
ELEV. 154'-0"
- LEVEL 05
ELEV. 143'-0"
- LEVEL 04
ELEV. 132'-0"
- LEVEL 03
ELEV. 121'-0"
- LEVEL 02
ELEV. 110'-0"
- LEVEL 01
ELEV. 99'-0"
- PARKING 02
ELEV. 88'-6"
- BLANCHARD LOBBY
ELEV. 88'-6"
- PARKING 01
ELEV. 78'-0"



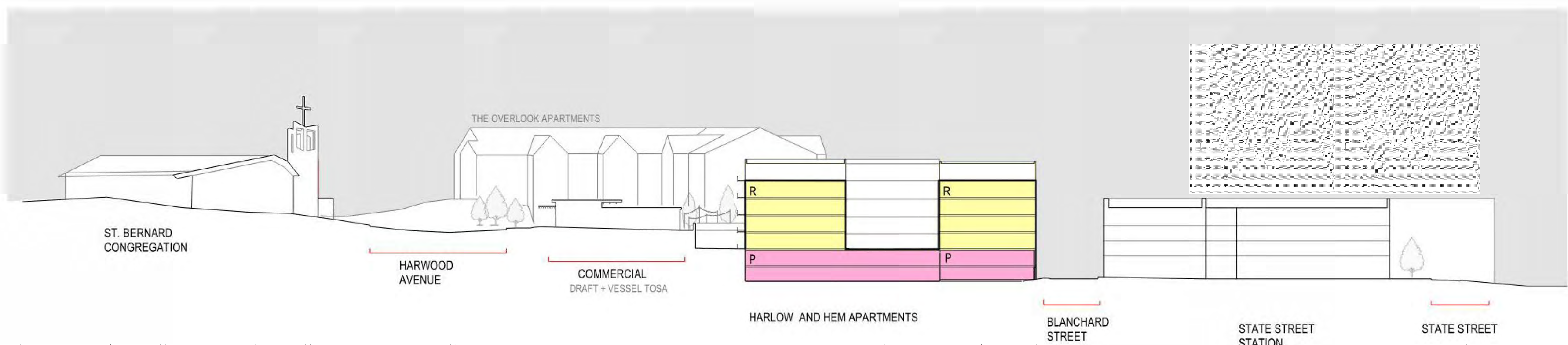
3 EAST-WEST SITE SECTION

Scale: 3/32" = 1'-0"

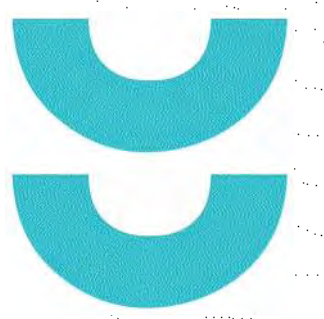
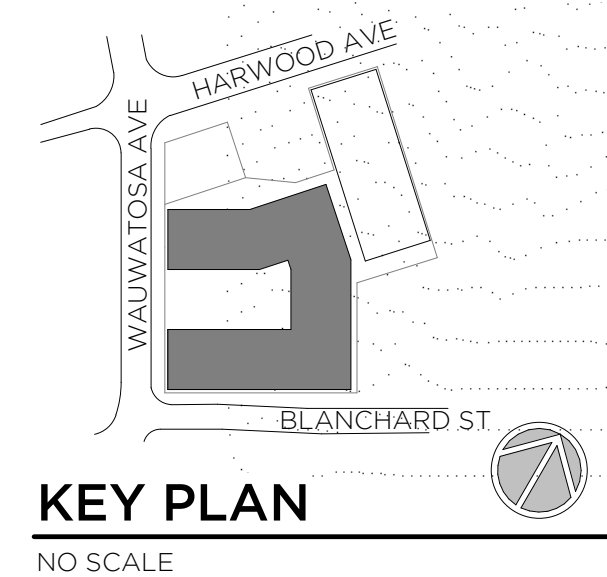




1 NORTH-SOUTH SITE SECTION THROUGH LOBBY
Scale: 3/32" = 1'-0"
0' 3' 6' 12' 18'



SITE CONTEXT SECTION NORTH-SOUTH



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BLANCHARD ST PUBLIC PARKING LOT'S, WAUWATOSA, WI
Tax Key/Id's: 3700362000, 3700323000, 3700337001
SHEET TITLE: SITE SECTIONS

REVISIONS:

SCALE VARIES

PROJECT NUMBER 230702

SET TYPE DESIGN REVIEW BOARD SUBMITTAL

DATE ISSUED 06/11/2024

SHEET NUMBER A01-5

NEW WORK PLAN KEY NOTES			
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.			
NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.			
1	WALL MTD BIKE HOOK AT EACH STALL, TYP.		
2	BOLLARD, TYP.		

PARKING SCHEDULE			
Level	Space Size	Comments	#
PARKING 01			
PARKING 01	Parking Space	PRIVATE	118
PARKING 01	Parking Space - ADA	PRIVATE	1
PARKING 01	Parking Space - ADA VAN	PRIVATE	1
			120
PARKING 02			
PARKING 02	Parking Space	PRIVATE	66
PARKING 02	Parking Space - ADA	PRIVATE	3
PARKING 02	Parking Space - ADA VAN	PRIVATE	1
			70
PARKING 02	Parking Space	PUBLIC	49
PARKING 02	Parking Space - ADA	PUBLIC	1
PARKING 02	Parking Space - ADA VAN	PUBLIC	1
			51
			121
LEVEL 02			
LEVEL 02	Parking Space 17' Deep	PUBLIC	45
LEVEL 02	Parking Space - ADA	PUBLIC	2
			47
			47
Grand total			288

Req. Residential Parking - Multi Unit Building			TOTAL
STUDIO	1.0 SPACE PER DWELLING UNIT	54	54
1 BED	1.0 SPACE PER DWELLING UNIT	59	59
2 BED	1.5 SPACES PER DWELLING UNIT	27	40.5
3 BED	2.0 SPACES PER DWELLING UNIT	17	34
PARKING TOTAL		157	187.5

Min. ADA Parking Spaces			TOTAL
PRIVATE LEVEL 01	121		
PRIVATE LEVEL 02	79		
	191	151-200	6 Stalls
PUBLIC LEVEL 02	51		
PUBLIC LEVEL 02 - SURFACE	47		
	98	76-100	4 Stalls
			10 Stalls

REQ BICYCLE PARKING		
SHORT-TERM BICYCLE PARKING		
• 1 SPACE PER 5 DWELLING UNIT		
• 157 TOTAL UNITS	31.4	32
• 50% WITHIN 50'-0" OF ENTRANCE		2'WxLxTH
• 50% WITHIN 100'-0" OF ANY ENTRANCE		
• LONG TERM BICYCLE STORAGE - 1 SPACE PER 4 DWELLING UNITS		
• WALL MTD HOOKS @ PARKING STALLS		

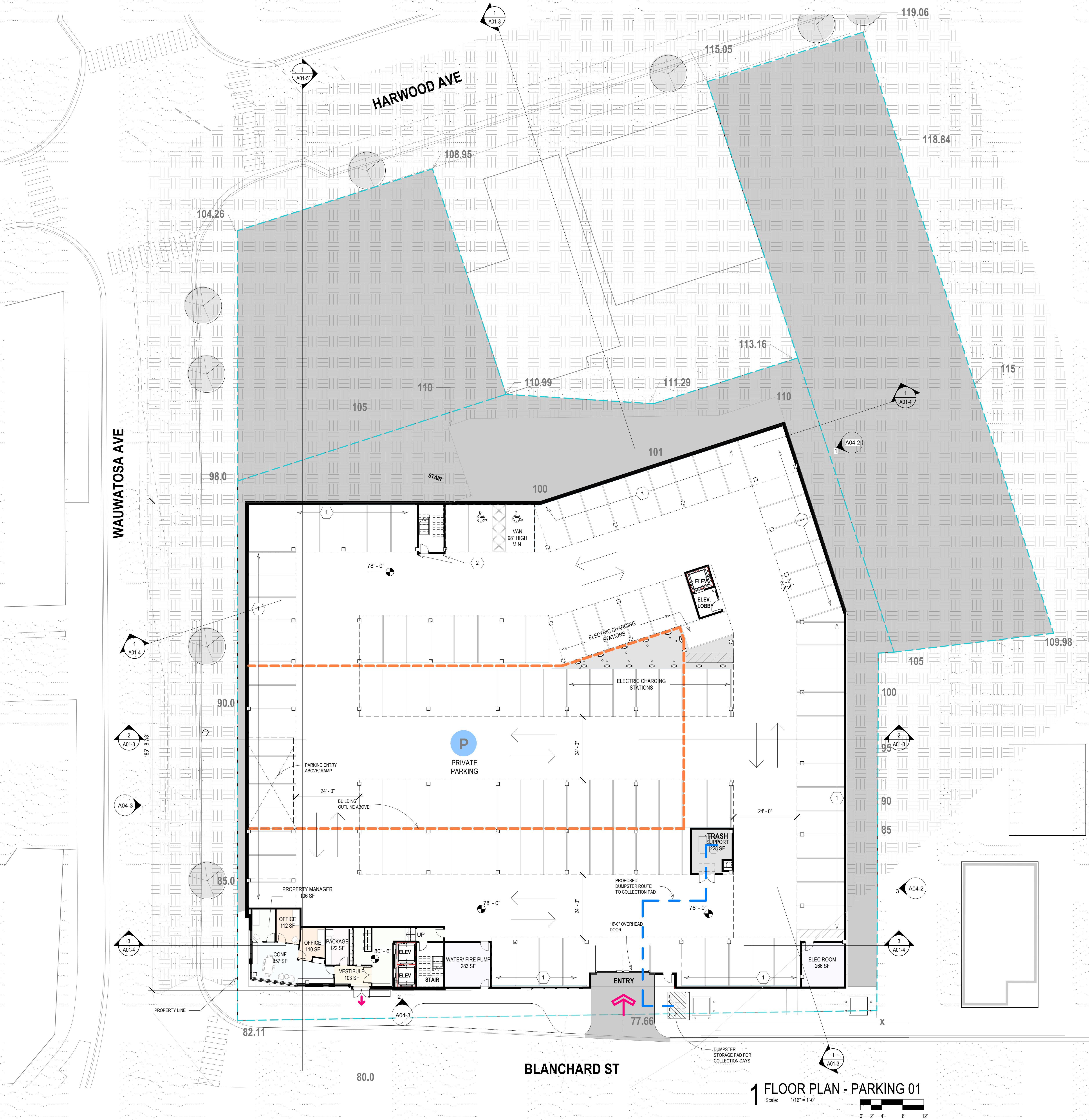
Parking Schedule Total		
Comments	Count	
PRIVATE	190	
PUBLIC	98	
Grand total	288	

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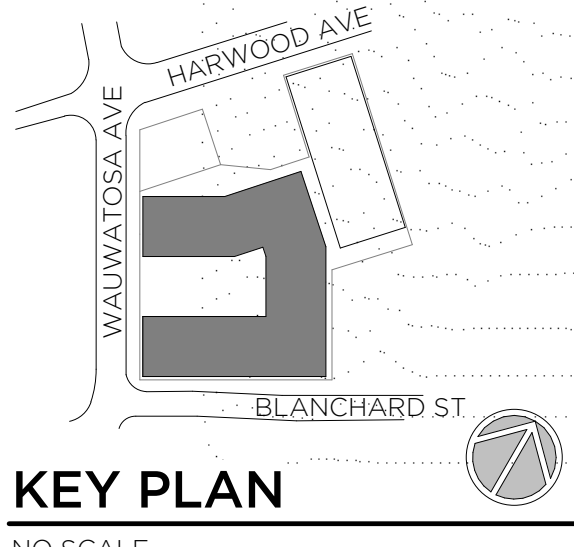
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7463 HARWOOD AVE. WAUWATOSA, WI 53213 Tax Key ID 370-0359-000
BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: PARKING PLAN - LEVEL P01

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A02-1



1 FLOOR PLAN - PARKING 01
Scale: 1/16" = 1'-0"
0' 2' 4' 8' 12'



NEW WORK PLAN KEY NOTES			
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.			
NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.			
1	WALL MTD BIKE HOOK AT EACH STALL, TYP.		
2	BOLLARD, TYP.		

PARKING SCHEDULE			
Level	Space Size	Comments	#
PARKING 01			
PARKING 01	Parking Space	PRIVATE	118
PARKING 01	Parking Space - ADA	PRIVATE	1
PARKING 01	Parking Space - ADA VAN	PRIVATE	1
			120
PARKING 02			
PARKING 02	Parking Space	PRIVATE	66
PARKING 02	Parking Space - ADA	PRIVATE	3
PARKING 02	Parking Space - ADA VAN	PRIVATE	1
			70
PARKING 02	Parking Space	PUBLIC	49
PARKING 02	Parking Space - ADA	PUBLIC	1
PARKING 02	Parking Space - ADA VAN	PUBLIC	1
			51
			121
LEVEL 02			
LEVEL 02	Parking Space 17' Deep	PUBLIC	45
LEVEL 02	Parking Space - ADA	PUBLIC	2
			47
			47
Grand total			288

Req. Residential Parking - Multi Unit Building			TOTAL
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1 BED	1.0 SPACE PER DWELLING UNIT	59	59
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3 BED	2.0 SPACES PER DWELLING UNIT	17	34
PARKING TOTAL		157	187.5

Min. ADA Parking Spaces			TOTAL
PRIVATE LEVEL 01	121		
PRIVATE LEVEL 02	70		
	191	151-200	6 Stalls
PUBLIC LEVEL 02	51		
PUBLIC LEVEL 02 - SURFACE	47		
	98	76-100	4 Stalls
			10 Stalls

REQ BICYCLE PARKING		
SHORT-TERM BICYCLE PARKING		
• 1 SPACE PER 5 DWELLING UNIT		
• 157 TOTAL UNITS	31.4	32
• 50% WITHIN 50'-0" OF ENTRANCE		2'Wx6'Lx7'H
• 50% WITHIN 100'-0" OF ANY ENTRANCE		
• LONG TERM BICYCLE STORAGE - 1 SPACE PER 4 DWELLING UNITS		
• WALL MTD HOOKS @ PARKING STALLS		

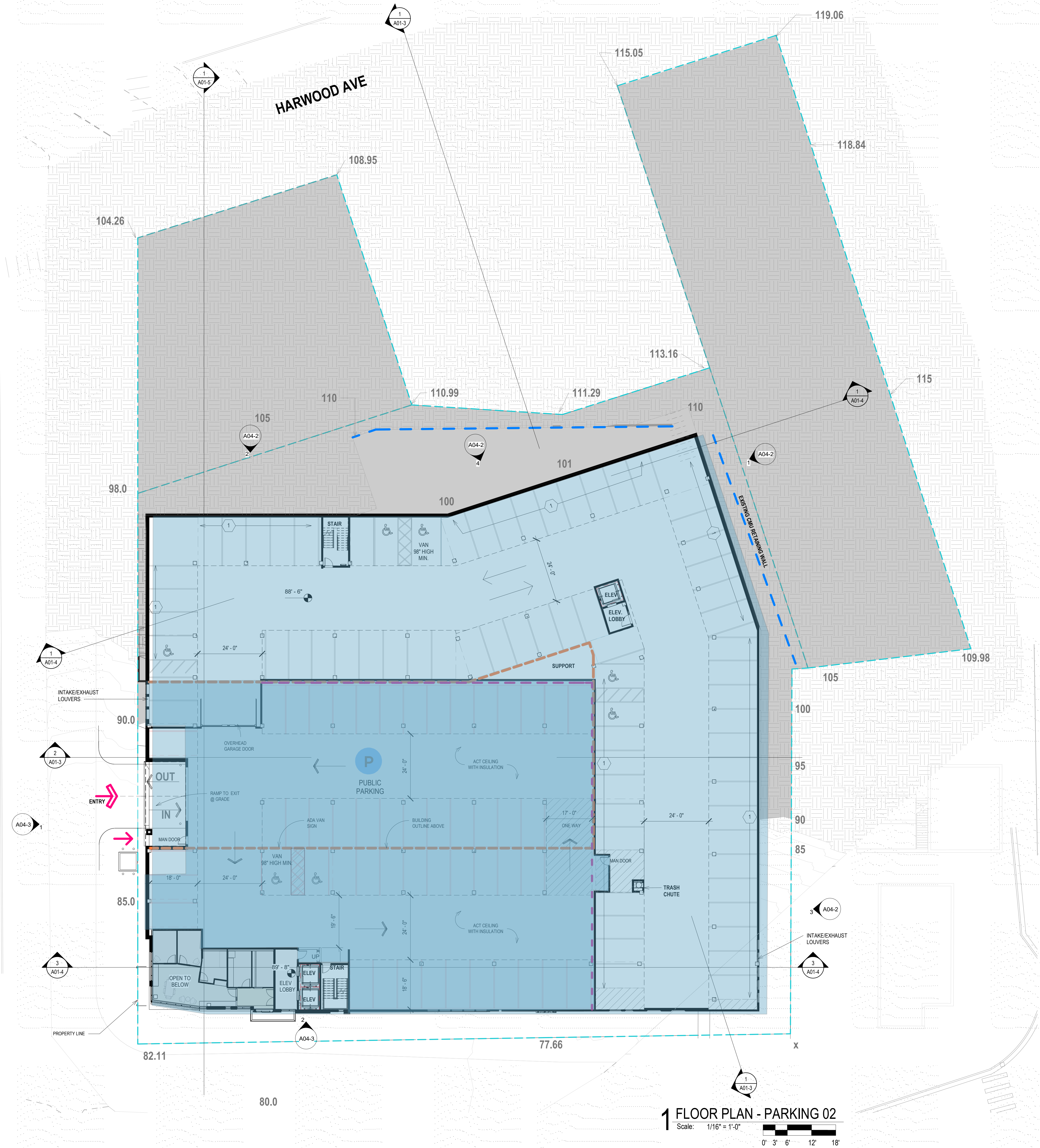
Parking Schedule Total		
Comments		Count
PRIVATE		190
PUBLIC		98
Grand total		288

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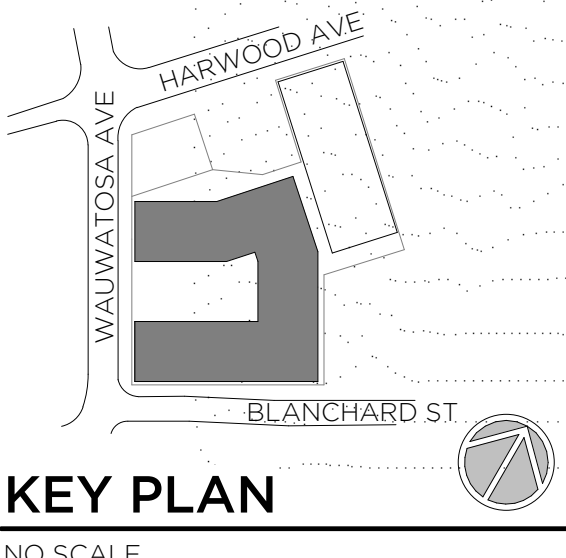
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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **PARKING PLAN - LEVEL P02**

REVISIONS:

SCALE	VARIABLES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A02-2



1 FLOOR PLAN - PARKING 02
Scale: 1/16" = 1'-0"
0' 3' 6' 12' 18'



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NEW WORK PLAN KEY NOTES	
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.	
1	WALL, MTD TO BKE HOOK AT EACH STALL, TYP.
2	BOLLARD, TYP.



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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 01**

REVISIONS:

SCALE VARIES

PROJECT NUMBER 230702

SET TYPE DESIGN REVIEW BOARD SUBMITTAL

DATE ISSUED 06/11/2024

SHEET NUMBER **A03-1**



KEY PLAN
NO SCALE

1 FLOOR PLAN - LEVEL 01
Scale: 1/16" = 1'-0"
0' 3' 6' 12' 18'



NEW WORK PLAN KEY NOTES	
SEE PROJECT GENERAL CONDITIONS. GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
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1	WALL MTD TO BIKE HOOK AT EACH STALL, TYP.
2	BOLLARD, TYP.

PARKING SCHEDULE			
Level	Space Size	Comments	#
PARKING 01	Parking Space	PRIVATE	118
PARKING 01	Parking Space - ADA	PRIVATE	1
PARKING 01	Parking Space - ADA VAN	PRIVATE	1
			120
PARKING 02	Parking Space	PRIVATE	66
PARKING 02	Parking Space - ADA	PRIVATE	3
PARKING 02	Parking Space - ADA VAN	PRIVATE	1
			70
PARKING 02	Parking Space	PUBLIC	49
PARKING 02	Parking Space - ADA	PUBLIC	1
PARKING 02	Parking Space - ADA VAN	PUBLIC	1
			51
			121
LEVEL 02	Parking Space 17' Deep	PUBLIC	45
LEVEL 02	Parking Space - ADA	PUBLIC	2
			47
			47
Grand total			288



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7463 HARWOOD AVE, WAUWATOSA, WI 53213; Tax Key ID 370-0359-000
BLANCHARD ST PUBLIC PARKING LOT'S, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 02**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A03-2



KEY PLAN
NO SCALE

1 FLOOR PLAN - LEVEL 02
Scale: 1/16" = 1'-0"
0' 3' 6' 12' 18'

NEW WORK PLAN KEY NOTES	
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.	
1	WALL MTD BKE HOOK AT EACH STALL, TYP.
2	BOLLARD, TYP.



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CONSULTANTS:

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SHEET TITLE: **OVERALL PLAN - LEVEL 03**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A03-3



1 FLOOR PLAN - LEVEL 03
Scale: 1/16" = 1'-0"
0' 3' 6' 12' 18'



KEY PLAN
NO SCALE

NEW WORK PLAN KEY NOTES	
SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
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2	BOLLARD, TYP.



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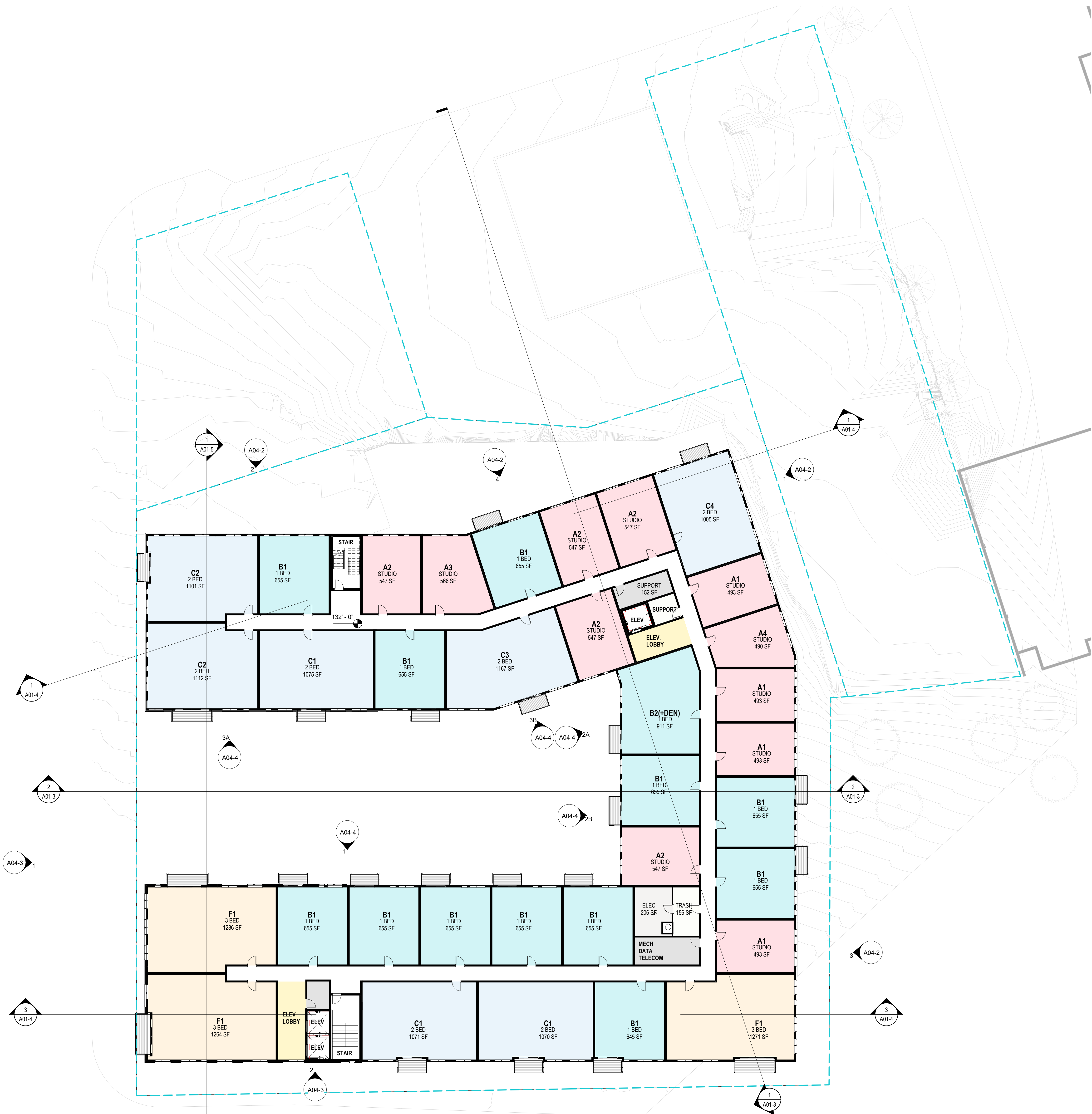
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Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 04**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A03-4



1 FLOOR PLAN - LEVEL 04
Scale: 1/16" = 1'-0"
0' 3' 6' 12' 18'



KEY PLAN
NO SCALE

NEW WORK PLAN KEY NOTES	
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NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.	
1	WALL, MTD BKE HOOK AT EACH STALL, TYP.
2	BOLLARD, TYP.



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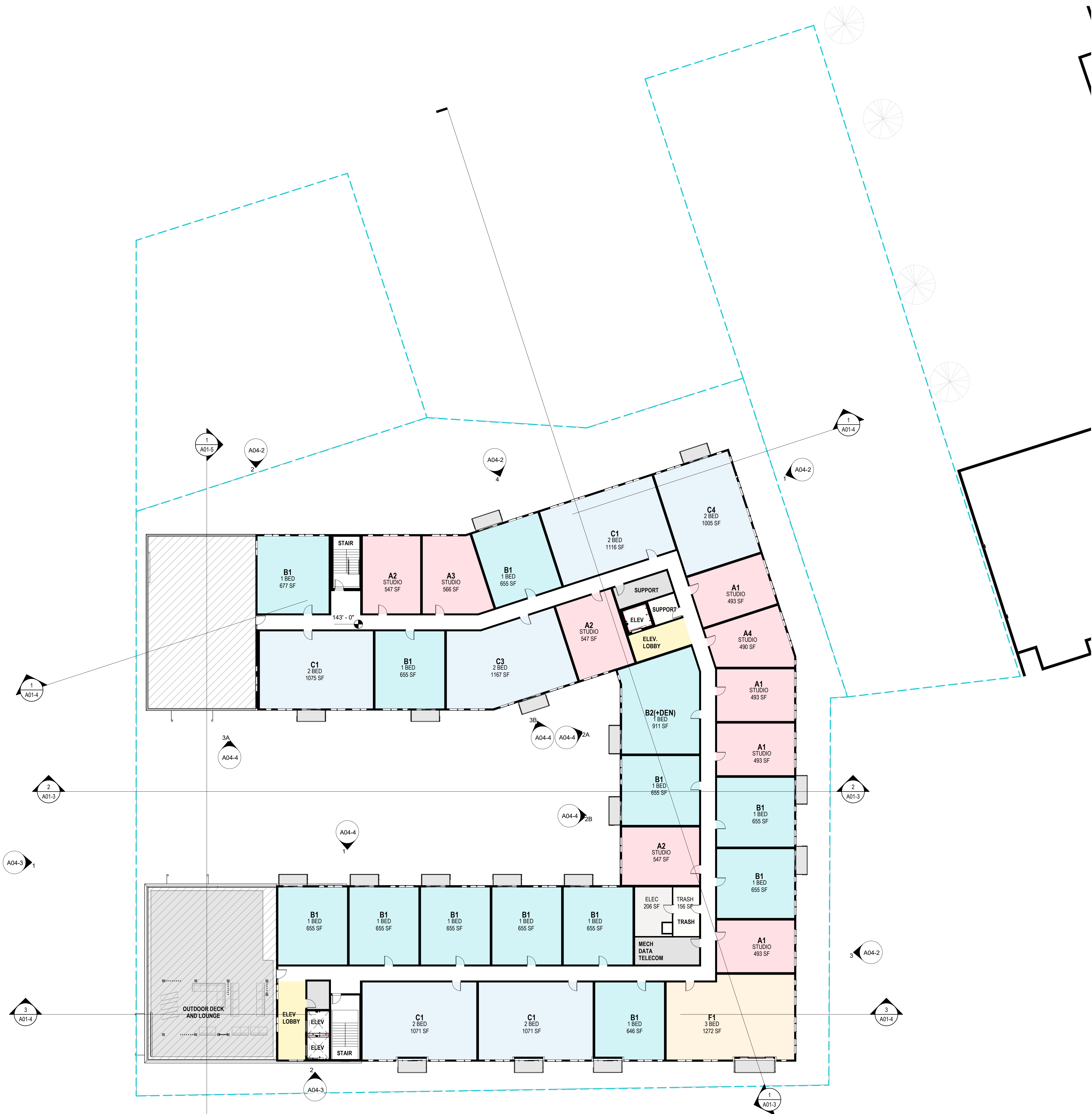
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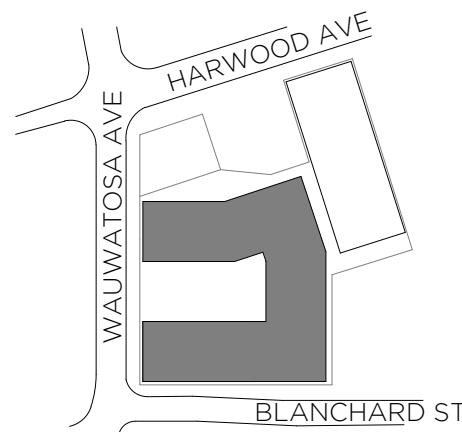
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Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 05**

REVISIONS:

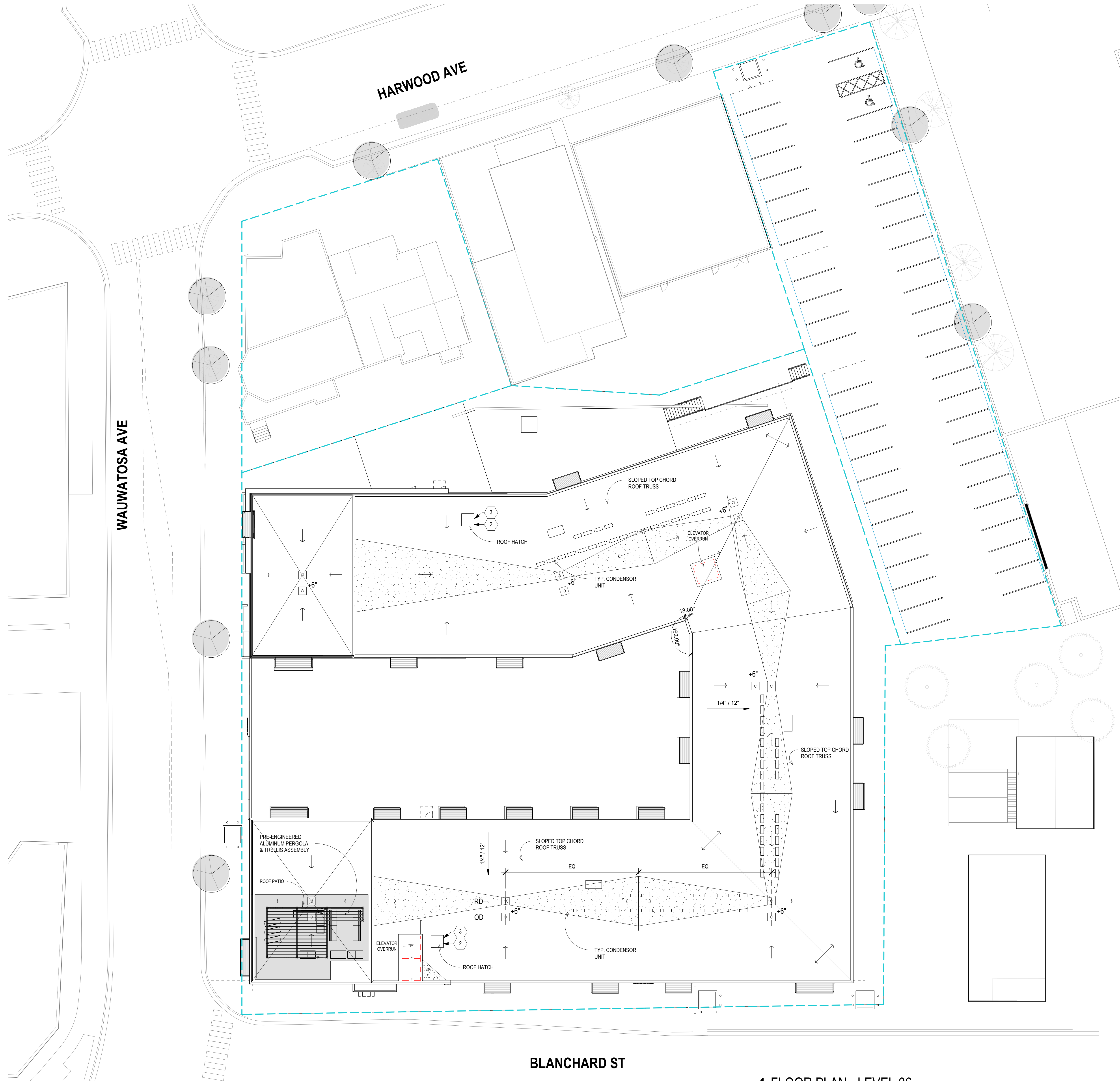
SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A03-5



1 FLOOR PLAN - LEVEL 05
Scale: 1/16" = 1'-0"
0' 3' 6' 12' 18'



KEY PLAN
NO SCALE



NEW WORK ROOF PLAN KEY NOTES

SEE PROJECT GENERAL CONDITIONS, GENERAL INFORMATION ON SHEET A001 AND SELECTIVE DEMOLITION, CUTTING AND PATCHING SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES.

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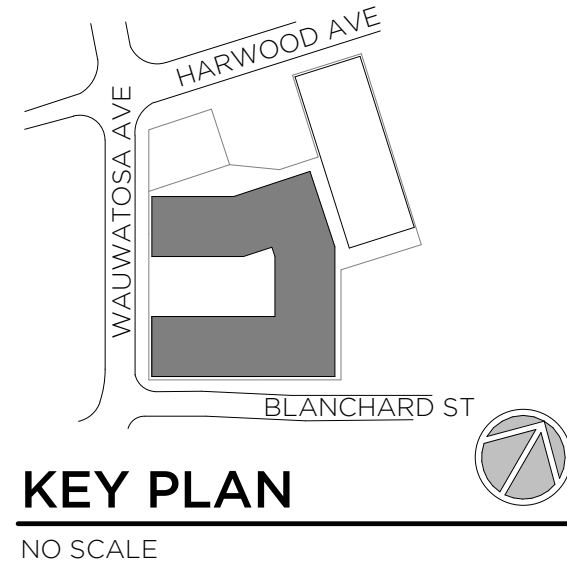
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Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE:
OVERALL PLAN - LEVEL 06

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A03-6



1 FLOOR PLAN - LEVEL 06

Scale: 1/16" = 1'-0"

0' 3' 6' 12' 18'



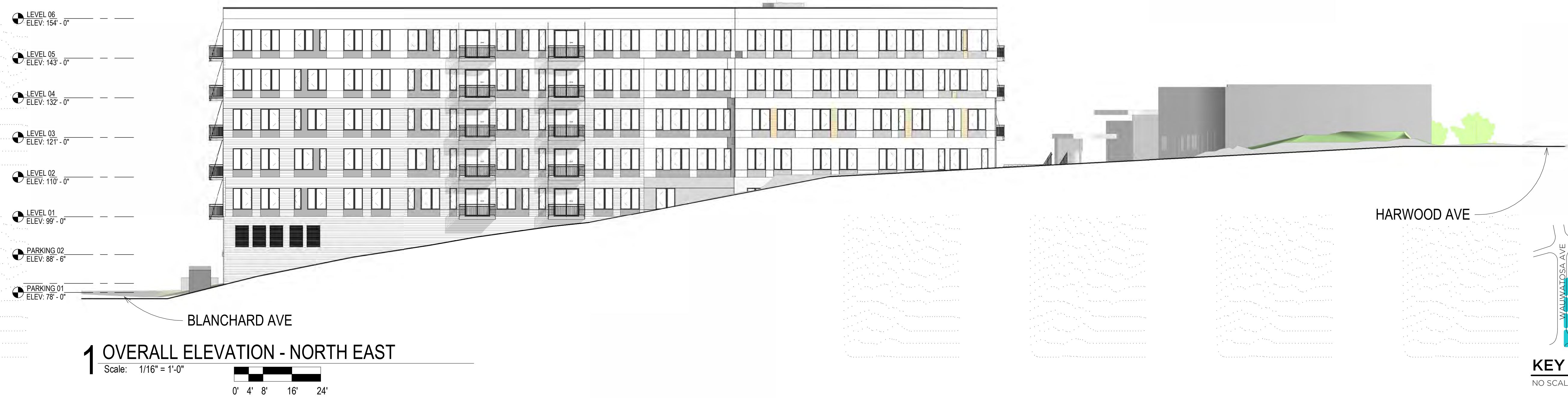
4 OVERALL ELEVATION - NORTH SITE
Scale: 1/16" = 1'-0"
0' 4' 8' 16' 24'



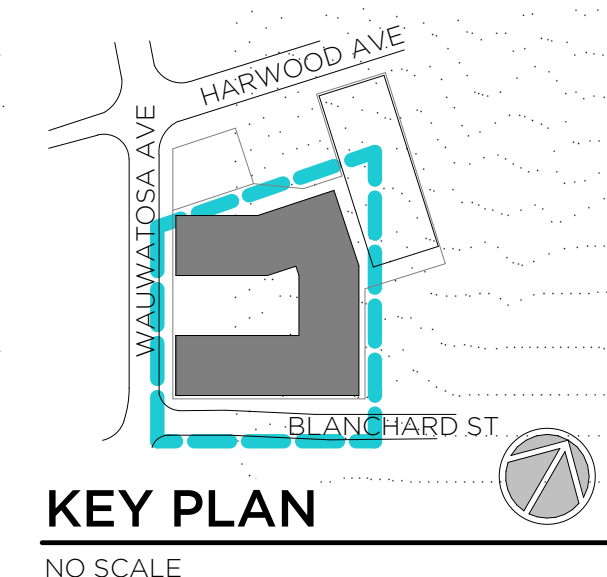
3 OVERALL ELEVATION - WAUWATOSA AVENUE
Scale: 1/16" = 1'-0"
0' 4' 8' 16' 24'



2 OVERALL ELEVATION - SOUTH
Scale: 1/16" = 1'-0"
0' 4' 8' 16' 24'



1 OVERALL ELEVATION - NORTH EAST
Scale: 1/16" = 1'-0"
0' 4' 8' 16' 24'





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Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE: OVERALL ELEVATIONS

REVISIONS:

SCALE	VARIABLES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A04-1

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4 NORTH WING - NORTHWEST



2 NORTH WING - NORTH ELEVATION



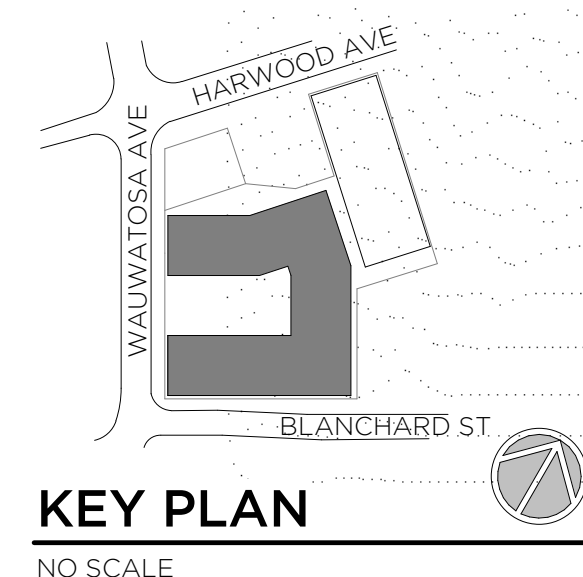
3 EAST WING - EAST ELEVATION



1 EAST WING - NORTHEAST ELEVATION

EXTERIOR MATERIAL LEGEND	
	FIBER CEMENT HORIZONTAL SIDING SMOOTH LAP SIDING ALTERNATING SIZES (8.25" / 6.25" / 5.25") SEE ENLARGED ELEVATION FOR TYP. PATTERN METAL TRIM SYSTEM W/ EXPOSED FASTENERS COLOR: NIGHT GRAY/LIGHT MIST BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
	FIBER CEMENT PANEL SIDING SMOOTH TEXTURED PANELS METAL TRIM SYSTEM W/ EXPOSED FASTENERS BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
	COMPOSITE/ALUMINUM SIDING COLOR: WOOD BASIS OF DESIGN - LONGBOARD ALUMINUM SIDING
	MASONRY FACE BRICK 01, MODULAR SIZE 3-5/8"H x 7-5/8"L x 3-5/8"D COLOR: MANGANESE IRON/SPOT, SMOOTH BASIS OF DESIGN - ENDICOTT BRICK - OR EQUAL BASE BRICK 01, MODULAR SIZE 3-5/8"H x 7-5/8"L x 3-5/8"D COLOR - MIDNIGHT GROUND BASIS OF DESIGN - CORDOVA STONE BY ECHELON MASONRY - OR EQUAL
	MASONRY FACE BRICK 02, MODULAR SIZE 3-5/8"H x 7-5/8"L x 3-5/8"D COLOR: LIGHT GREY, VELOUR TEXTURE BASIS OF DESIGN - ENDICOTT BRICK - OR EQUAL
	CONCRETE CAST-IN PLACE CONCRETE

GENERAL EXTERIOR ELEVATION NOTES TO CONTRACTOR



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SHEET TITLE: EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A04-2



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Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **EXTERIOR ELEVATIONS**

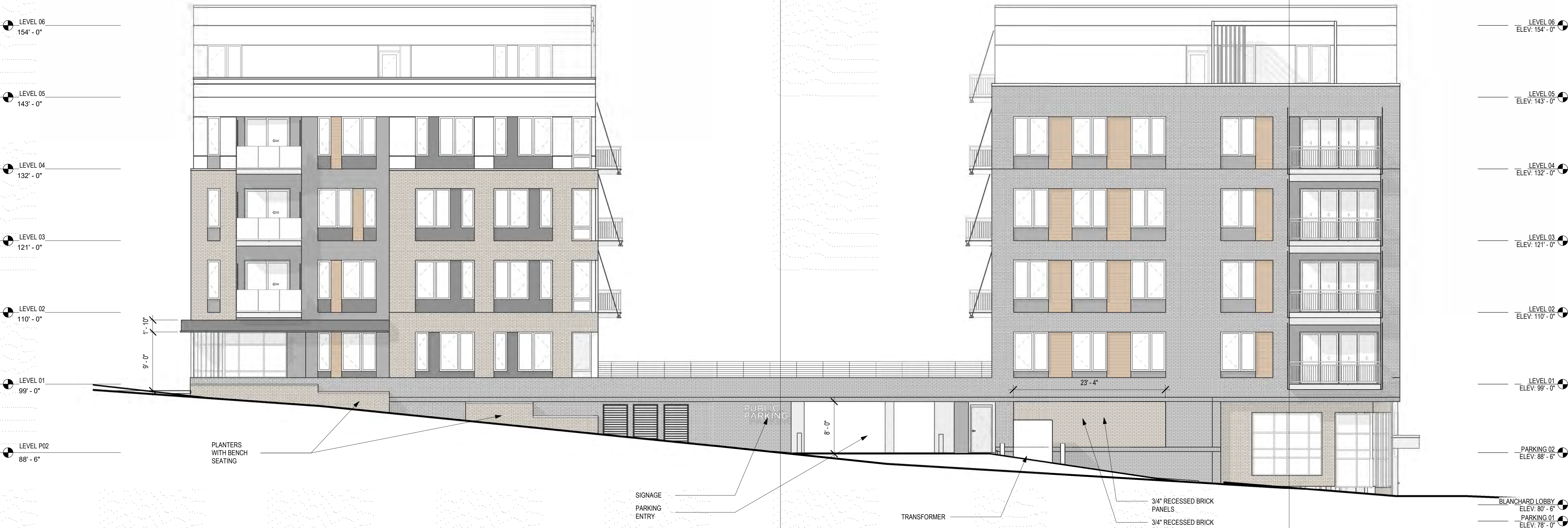
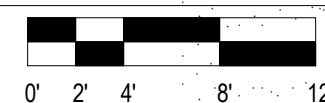
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	DESIGN REVIEW BOARD SUBMITTAL
DATE ISSUED	06/11/2024
SHEET NUMBER	A04-3



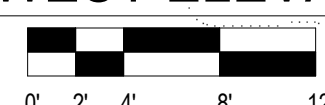
2 SOUTH WING - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



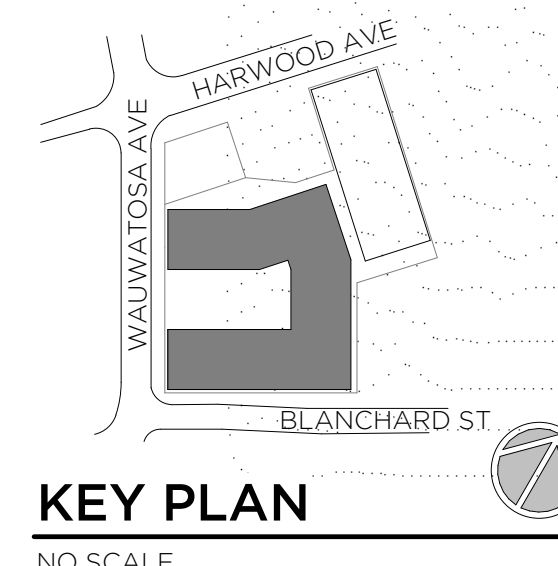
1 SOUTH WING - WEST ELEVATION

Scale: 1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND		
	FIBER CEMENT HORIZONTAL SIDING SMOOTH LAP SIDING ALTERNATING SIZES (6.25" / 6.25" / 5.25") SEE ENLARGED ELEVATION FOR TYP. PATTERN METAL TRIM SYSTEM W/ EXPOSED FASTENERS COLOR: NIGHT GRAY/LIGHT MIST BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL	
	FIBER CEMENT PANEL SIDING SMOOTH TEXTURED PANELS METAL TRIM SYSTEM W/ EXPOSED FASTENERS BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL	
	COMPOSITE/ALUMINUM SIDING COLOR: WOOD BASIS OF DESIGN - LONGBOARD ALUMINUM SIDING	
	MASONRY FACE BRICK 01, MODULAR SIZE 3-5/8"H x 7-5/8"L x 3-5/8"D COLOR: MANGANESE IRONSPOT, SMOOTH BASIS OF DESIGN - ENDICOTT BRICK - OR EQUAL	
	MASONRY BASE BRICK 01, MODULAR SIZE 3-5/8"H x 7-5/8"L x 3-5/8"D COLOR: MIDNIGHT GROUND BASIS OF DESIGN - CORDOVA STONE BY ECHELON MASONRY - OR EQUAL	
	MASONRY FACE BRICK 02, MODULAR SIZE 3-5/8"H x 7-5/8"L x 3-5/8"D COLOR: LIGHT GREY, VELOUR TEXTURE BASIS OF DESIGN - ENDICOTT BRICK - OR EQUAL	
	CONCRETE CAST-IN PLACE CONCRETE	

GENERAL EXTERIOR ELEVATION NOTES TO CONTRACTOR



KEY PLAN
NO SCALE



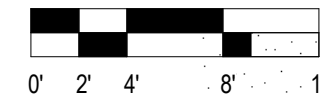
3A NORTH WING - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



3B NORTH WING - SOUTHEAST ELEVATION

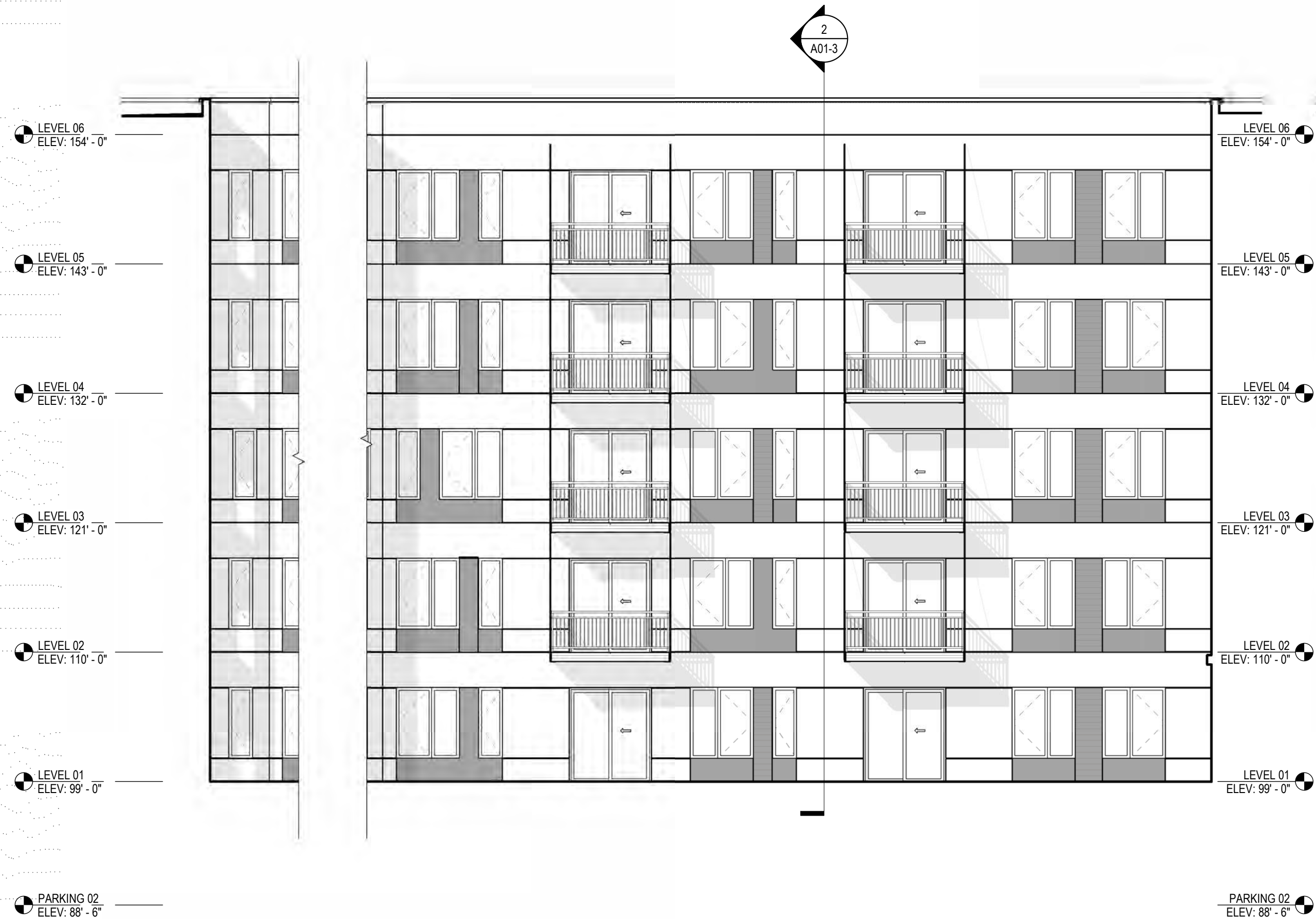
Scale: 1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND	
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	FIBER CEMENT PANEL SIDING SMOOTH TEXTURED PANELS METAL TRIM SYSTEM W/ EXPOSED FASTENERS BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
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	CONCRETE CAST-IN PLACE CONCRETE

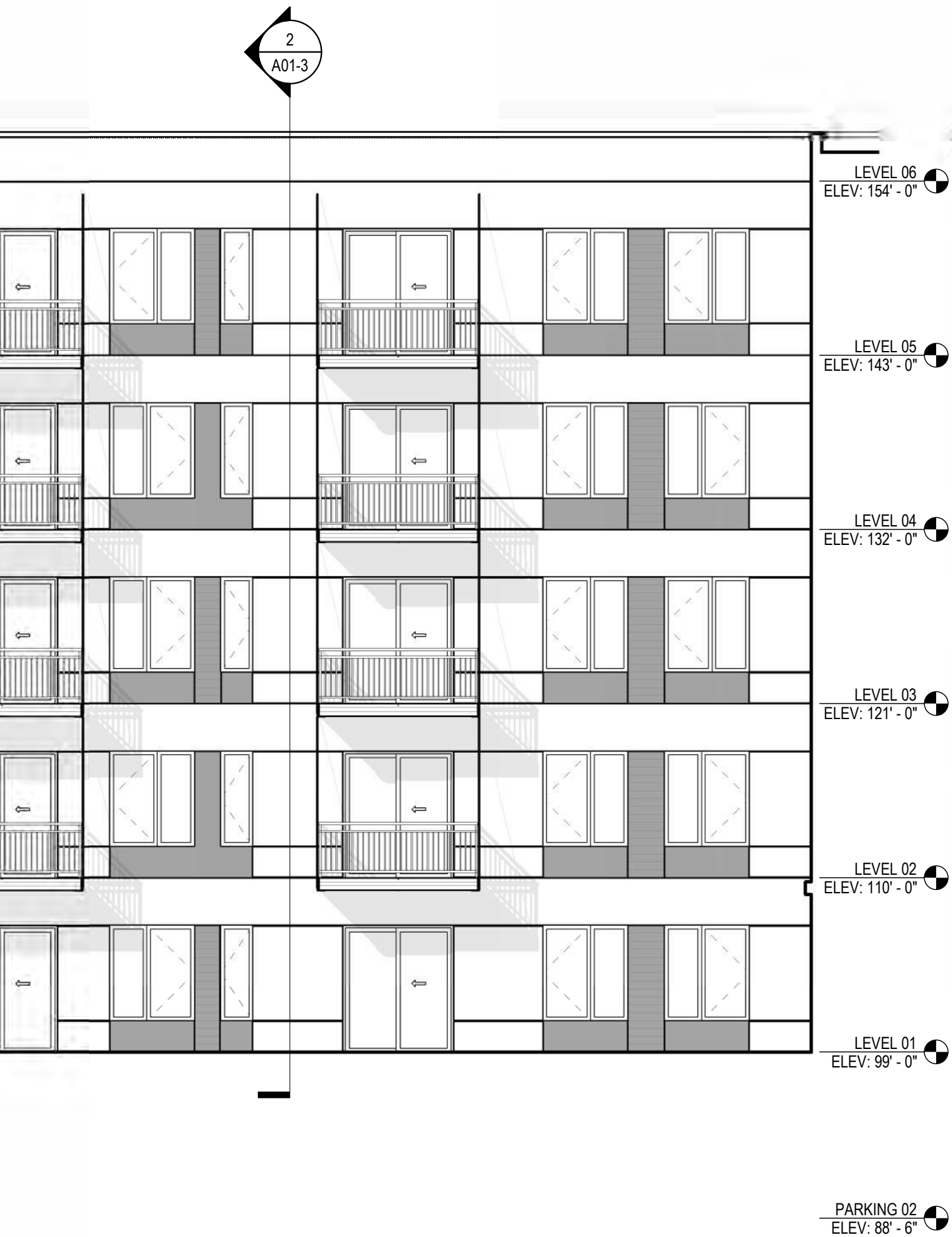
GENERAL EXTERIOR ELEVATION NOTES TO CONTRACTOR

1.



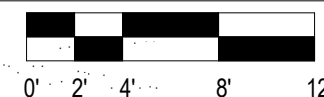
2A EAST WING - SOUTHWEST ELEVATION

Scale: 1/8" = 1'-0"



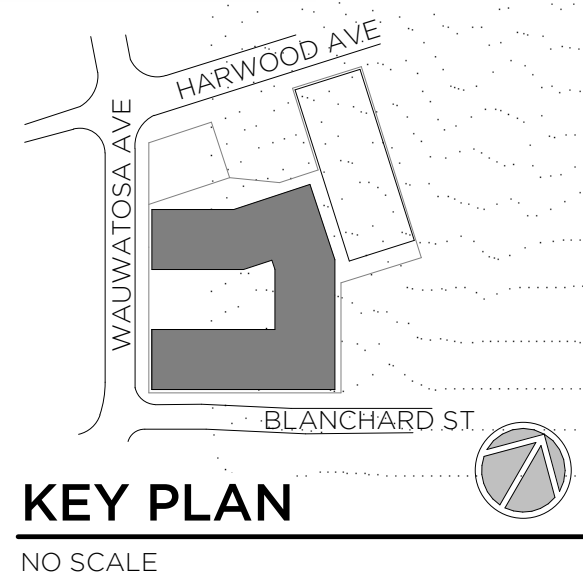
2B EAST WING - WEST ELEVATION

Scale: 1/8" = 1'-0"

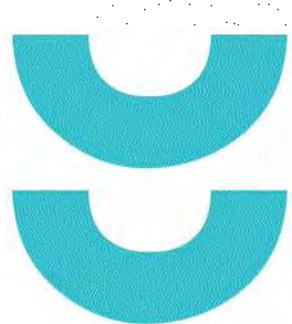


1 SOUTH WING - NORTH ELEVATION

Scale: 1/8" = 1'-0"



KEY PLAN
NO SCALE



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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE

EXTERIOR ELEVATIONS - COURTYARD

REVISIONS:

SCALE VARIES

PROJECT NUMBER 230702

SET TYPE DESIGN REVIEW BOARD SUBMITTAL

DATE ISSUED 06/11/2024

SHEET NUMBER

A04-4

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Deciduous Trees					
Car / Fir	4	Carpinus caroliniana 'JN Upright'	Firespire Musclegwood	1 1/2"-2"	BB
Gle / Str	2	Gleditsia triacanthos 'Draves' PPAF	Street Keeper Honeylocust	2 1/2"-3"	BB
Ost / vir	4	Ostrya virginiana	Ironwood	2 1/2"-3"	BB
Que / Reg	2	Quercus robur x bicolor 'Long'	Regal Prince English Oak	2 1/2"-3"	BB
Evergreen Trees					
Jun / low	42	Juniperus chinensis 'Iowa'	Iowa Juniper	5' - 6' ht.	BB
Thu / Tec	15	Thuja occidentalis 'Bail John' PP15,850	Technito Arborvitae	5' - 6' ht.	BB
Evergreen Shrubs					
Jun / Kal	16	Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	18" - 24"	Cont.
Tax / Den	12	Taxus x media 'Densiformus'	Densi Yew	24" - 30"	Cont.
Thu / Eme	29	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	4' - 5' ht.	Cont.
Evergreen Shrubs (broadleaf)					
Bux / Gre	42	Buxus x 'Green Mound'	Green Mound Boxwood	3 gallon	Cont.
Deciduous Shrubs					
Aro / mel	5	Aronia melanocarpa	Black Chokeberry	24" - 30"	Cont.
Cor / Art	5	Cornus stolonifera 'Farrow' PP18,523	Artic Fire Dogwood	18" - 24"	Cont.
Hyd / Ann	10	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	Cont.
Hyd / Rub	12	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	3 gallon	Cont.
Rhu / Gro	5	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.
Sam / Lem	6	Sambucus racemosa 'SMNSRD4'	Lemony Lace Elderberry	2 gallon	Cont.
Ste / inc	15	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	18"	Cont.
Perennials					
Hos / Pat	10	Hosta 'Patriot'	Patriot Hosta	1 gallon	Cont.
Hos / Sum	9	Hosta 'Sum and Substance'	Sum and Substance Hosta	1 gallon	Cont.
Nep / Wal	21	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gallon	Cont.
Ornamental Grasses					
Cal / Kar	43	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.
Pan / Nor	29	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gallon	Cont.

INTERIOR VUA LANDSCAPE REQUIREMENTS:
Vehicle Use Area (VUA) = On-site resident parking and additional public parking is located in underground parking garage. VUA in surface public parking lot is 12,448 S.F.

- Interior VUA Parking Lot Landscape Area Required (10% of area) = 1,245 S.F.
- Interior VUA Parking Lot Landscape Area Provided = **533 S.F.**
- Number of Shade Trees Required = 1,245 S.F. / 180 S.F. = 7 Shade Trees
- Number of Shade Trees Provided = **2 Shade Trees**
- Parking Lot Island Landscape Widths & Area Dimensions Shown on Plan

Perimeter Length of Vehicle Use Area (VUA) Adjacent to Street Public ROW = 40 L.F.
 Required Trees & Shrubs (2 deciduous trees and 8 shrubs per 50 L.F.)

- Required Trees (0.8 X 2) = 2 Trees
- Required Shrubs (0.8 X 8) = 7 Shrubs

- Number of Trees Provided Adjacent to Street Public ROW = **2 Trees**
- Number of Shrubs Provided Adjacent to Street Public ROW = **9 Shrubs**

PAVEMENT

LENGTH OF PARKING LOT PERIMETER ALONG R.O.W.

20'-0"

WIDTH OF PARKING LOT ISLAND

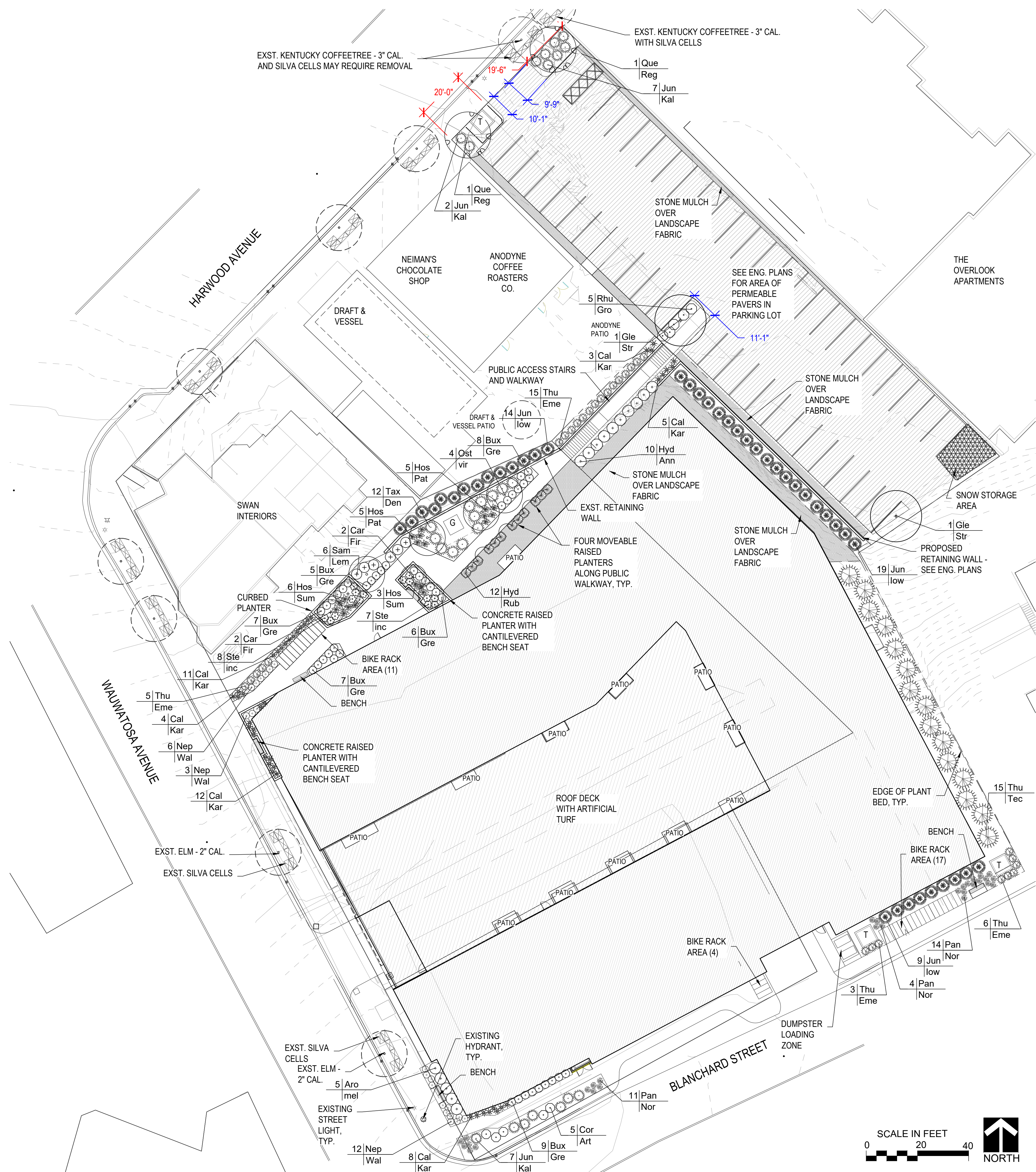
10'-1"

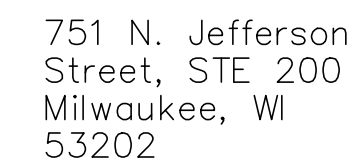
SNOW STORAGE AREA

STONE MULCH
OVER LANDSCAPE
FABRIC

A. LANDSCAPE IRRIGATION: AUTOMATED LANDSCAPE IRRIGATION SYSTEM TO BE INSTALLED. LANDSCAPE IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY LANDSCAPE CONTRACTOR OR IRRIGATION CONSULTANT.

B. SNOW REMOVAL ON SITE: PEDESTRIAN ROUTES SHALL BE KEPT CLEAR OF SNOW. SNOW TO BE PUSHED OR BLOWN TO THE SIDE OF THE ROUTE TO ALLOW PASSAGE. SEE PLAN FOR LOCATION OF SNOW STORAGE IN PARKING LOT.





new eden
LANDSCAPE ARCHITECTURE

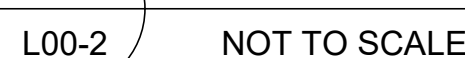
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Milwaukee, WI 53204

Tel: (414) 530-1080 www.newedenlandscape.com

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CONSTRUCTION PURPOSES.

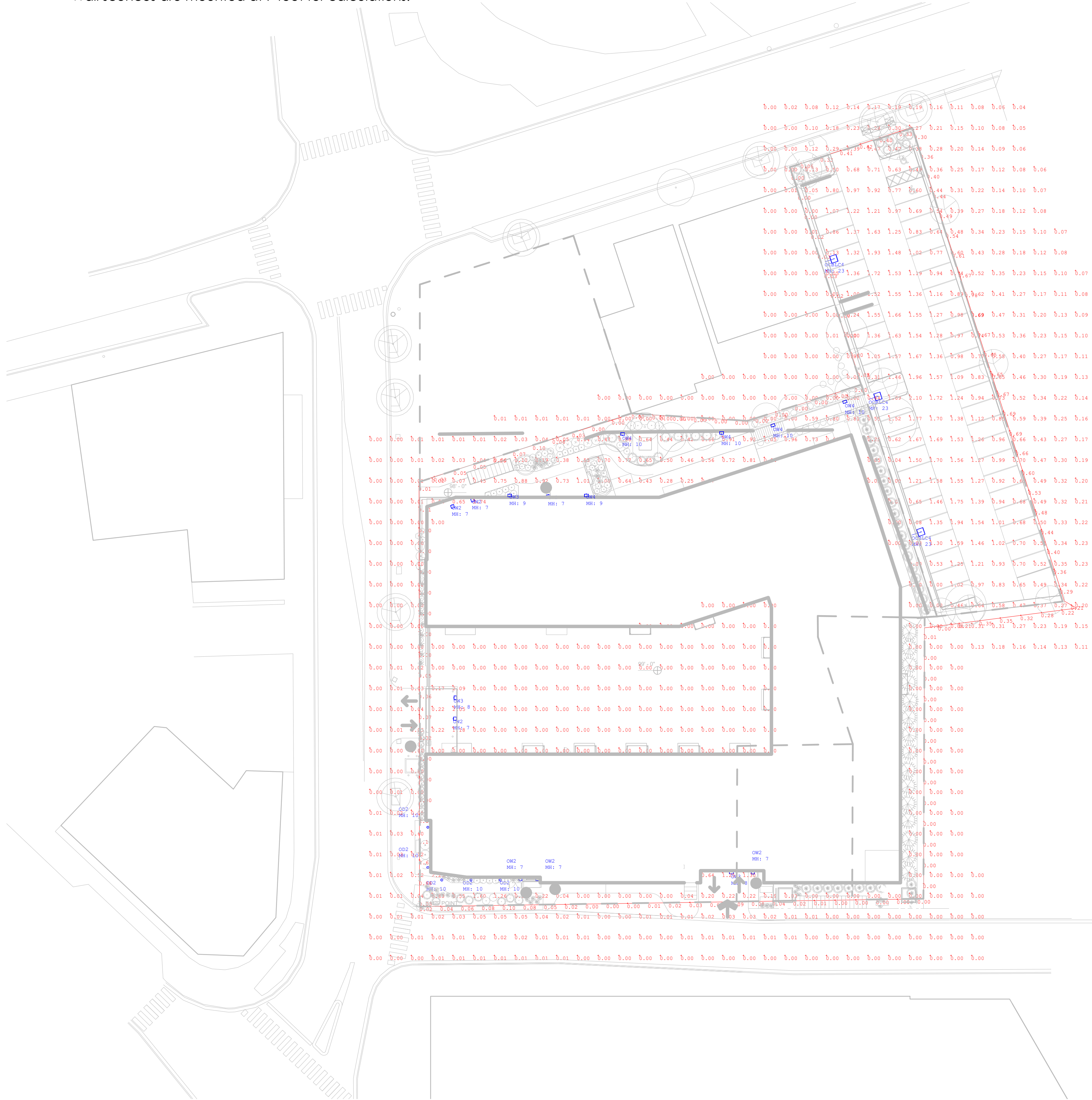
SHEET TITLE:
Planting Details

SHEET
NUMBER **L00-2**



NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Color Temperature is 4000K
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7 feet for calculations.



Luminaire Schedule							
Qty	Label	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
3	OCBLC4	0.850	LITHONIA	DSX1 LED P2 xxK 80CRI BLC4 + 20' POLE + 3' BASE	68	204	6728
5	OD2	0.850	LITHONIA	LDN4 AL01 BWW1 L04AR LSS (500LM)	6	30	575
7	OW2	0.850	KUZCO	EW80312-xx	11	77	172
3	OW3	0.850	LITHONIA	WDGE2 LED P0 xxK 80CRI T1S	7	21	666
5	OW4	0.850	LITHONIA	WDGE2 LED P0 xxK 80CRI T3M	7	35	728

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	1.12	2.1	0.1	11.20	21.00



COMMENTS				
DATE				
#				
REVISIONS				

DRAWN BY : JT	
DATE : JUNE 11 2024	
SCALE : 1" = 30'	

HARLOW AND HEM	
WAUWATOSA, WISCONSIN	
SITE LIGHTING LAYOUT	