

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

04/10/2024

PRELIMINARY PUD SUBMITTAL

CAP PROJECT #: 230702

SHEET INDEX:

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

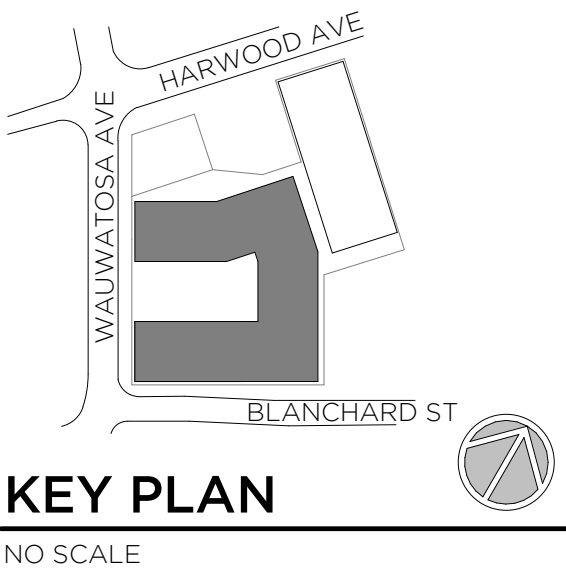
CONSULTING LANDSCAPE ARCHITECT:
NEW EDEN LANDSCAPE ARCHITECTURE, LLC

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

CIVIL	
C000	COVER SHEET
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C002	SITE PREPARATION & EROSION CONTROL PLAN
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	DETAILS
C401	DETAILS
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ELECTRICAL	
E000	SITE LIGHTING LAYOUT



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





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CONSULTANTS:

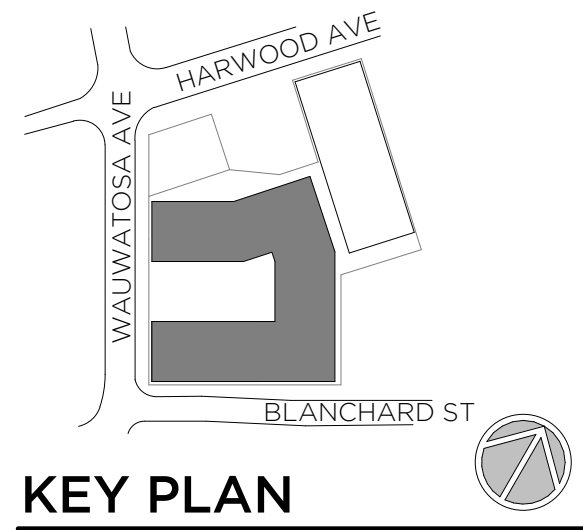
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7463 HARWOOD AVE, WAUWATOSA, WI 53213; Tax Key ID 370-0359-000
BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE:
COVER SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A00-0



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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key (Ds. 3700362000, 3700323000, 3700337001)

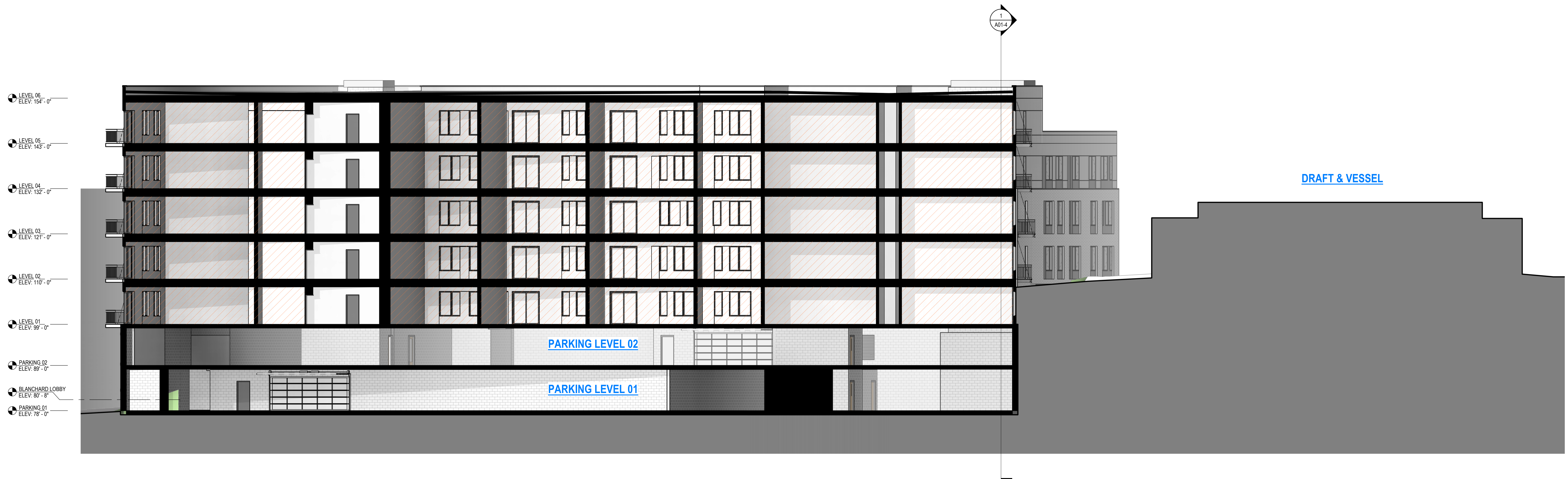
SHEET TITLE: **ARCHITECTURAL SITE PLAN**

REVISIONS:

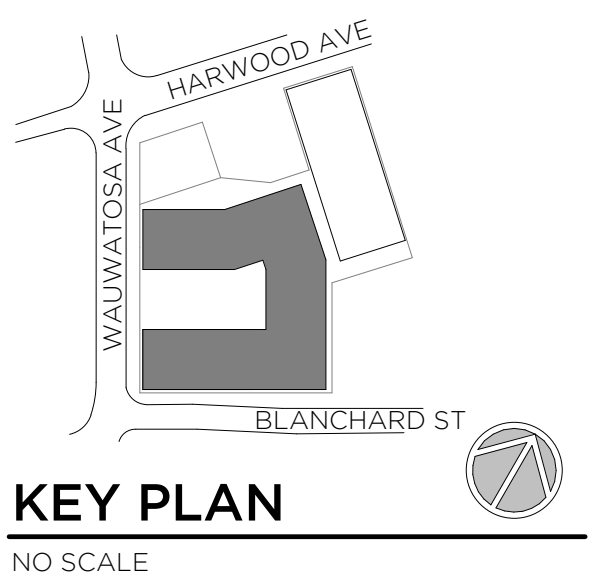
SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A01-2



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'



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

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A01-3

- 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. 89'-0"
- PARKING 01
ELEV. 78'-0"

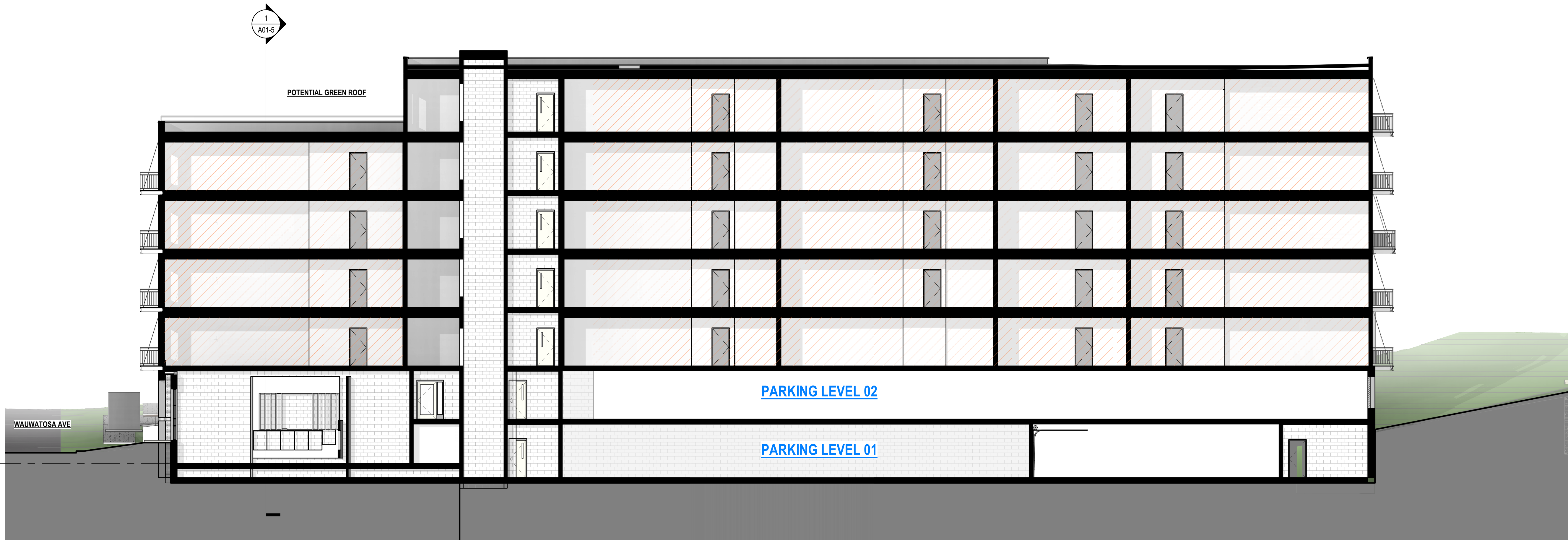


1 EAST-WEST SITE SECTION THROUGH LOBBY

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

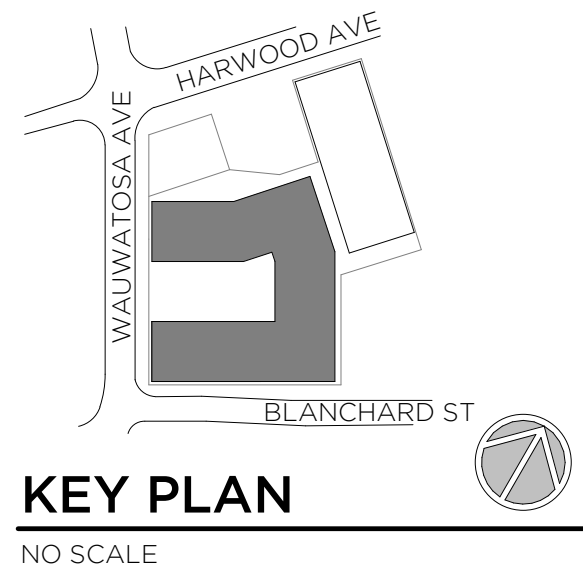
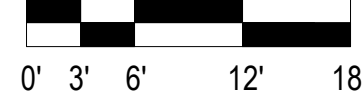


- LEVEL 06
ELEV. 154'-0"
- LEVEL 05
ELEV. 143'-0"
- LEVEL 04
ELEV. 132'-0"
- LEVEL 03
ELEV. 121'-0"
- LEVEL 02
ELEV. 110'-0"
- LEVEL 01
ELEV. 99'-0"
- PARKING 02
ELEV. 89'-0"
- BLANCHARD LOBBY
ELEV. 89'-0"
- PARKING 01
ELEV. 78'-0"



3 EAST-WEST SITE SECTION

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





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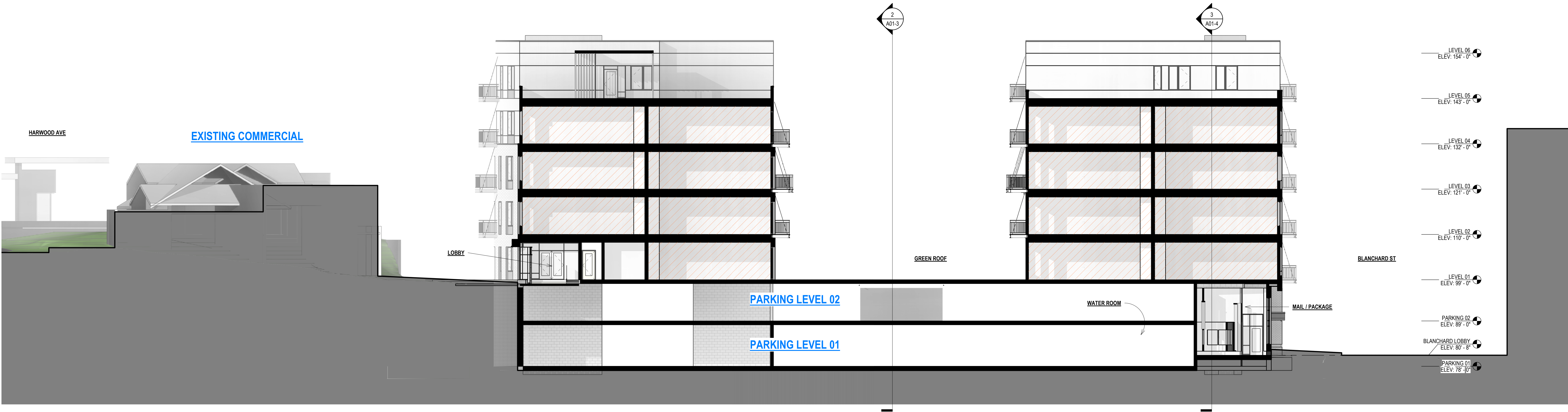
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BLANCHARD ST PUBLIC PARKING LOTS, WAIWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001

SHEET TITLE: **SITE SECTIONS**

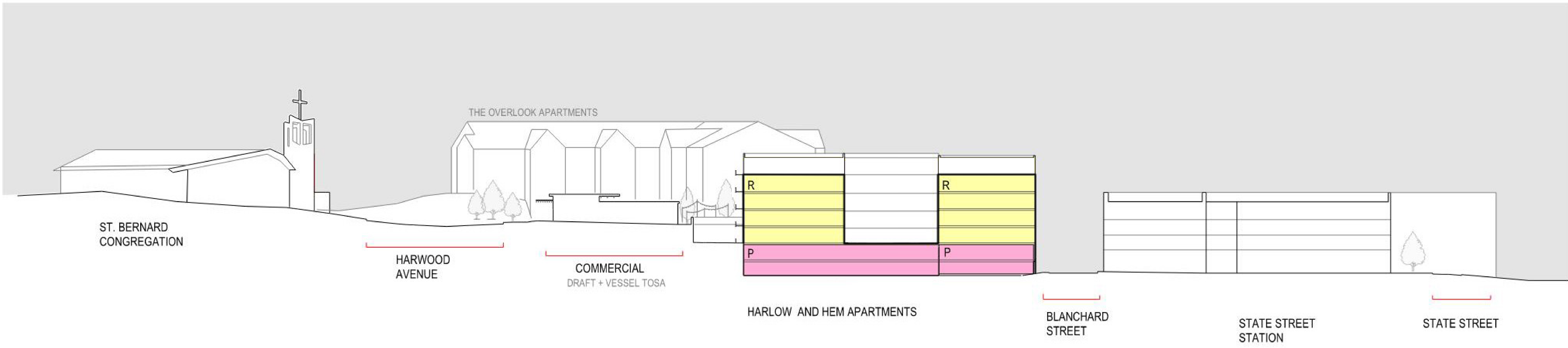
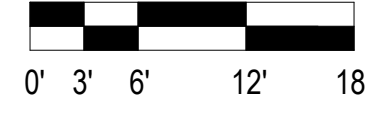
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A01-4

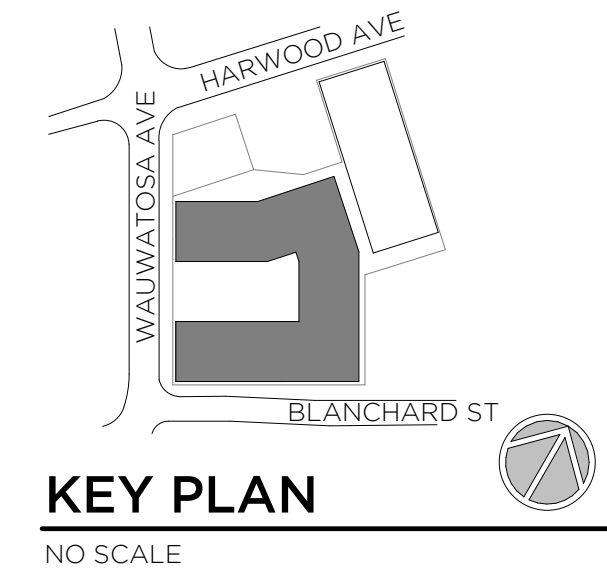


1 NORTH-SOUTH SITE SECTION THROUGH LOBBY

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



SITE CONTEXT SECTION NORTH-SOUTH




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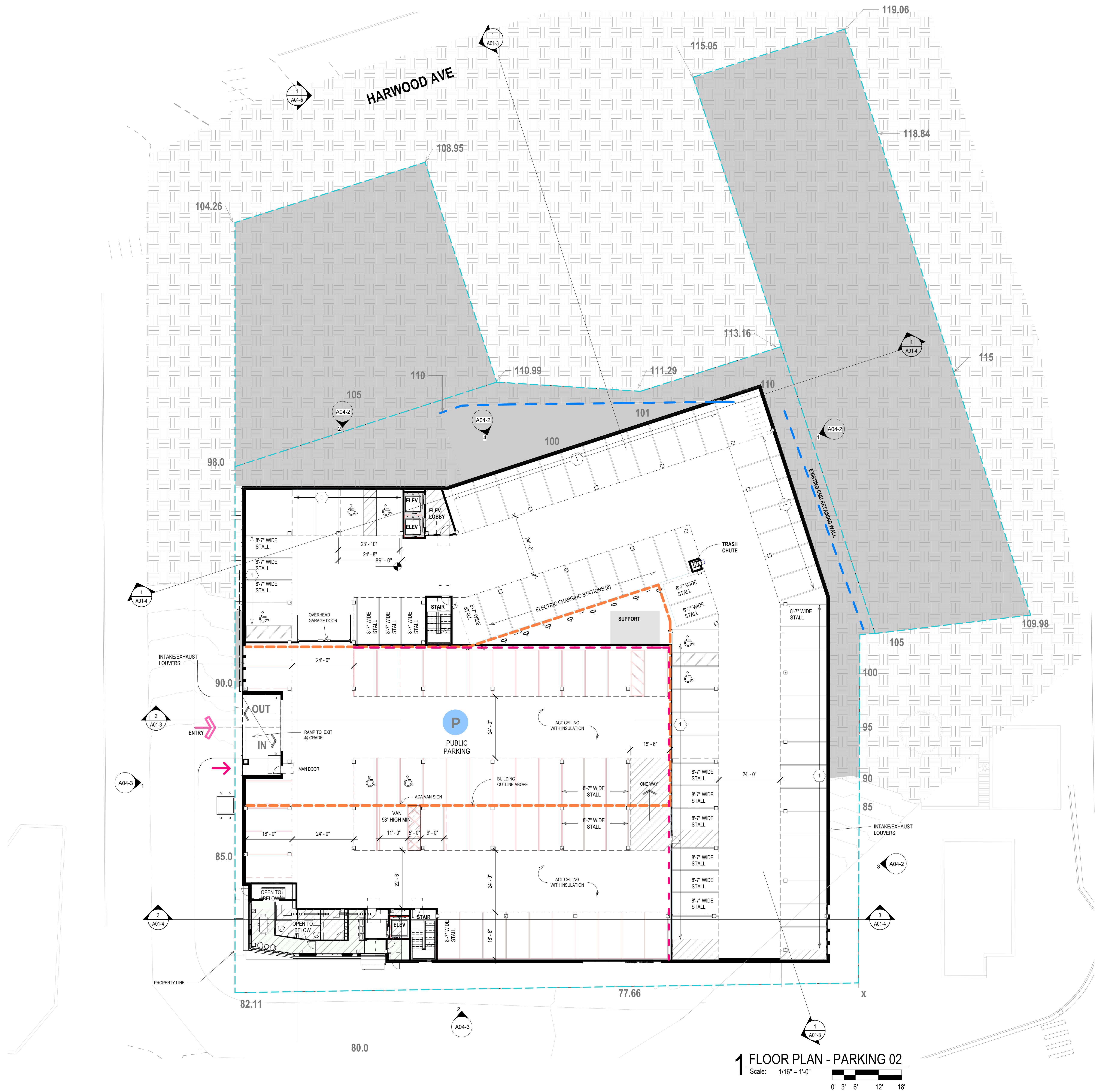
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7463 HARWOOD AVE. WAUWATOSA, WI 53213; Tax Key ID 370-0359-000
BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700333000, 3700337001
SHEET TITLE: SITE SECTIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
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 BKE HOOK AT EACH STALL, TYP.		
2	BOLLARD, TYP.		

PARKING SCHEDULE			
Level	Space Size	Comments	#
PARKING 01			
PARKING 01	Parking Space	PRIVATE	119
PARKING 01	Parking Space - ADA	PRIVATE	1
PARKING 01	Parking Space - ADA VAN	PRIVATE	1
			121
PARKING 02			
PARKING 02	Parking Space	PRIVATE	65
PARKING 02	Parking Space 17' Deep	PRIVATE	2
PARKING 02	Parking Space - ADA	PRIVATE	2
			69
PARKING 02	Parking Space	PUBLIC	49
PARKING 02	Parking Space - ADA	PUBLIC	2
PARKING 02	Parking Space - ADA VAN	PUBLIC	1
			52
			121
LEVEL 02			
LEVEL 02	Parking Space 17' Deep	PUBLIC	45
LEVEL 02	Parking Space - ADA	PUBLIC	2
			47
			47
Grand total			289

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
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	

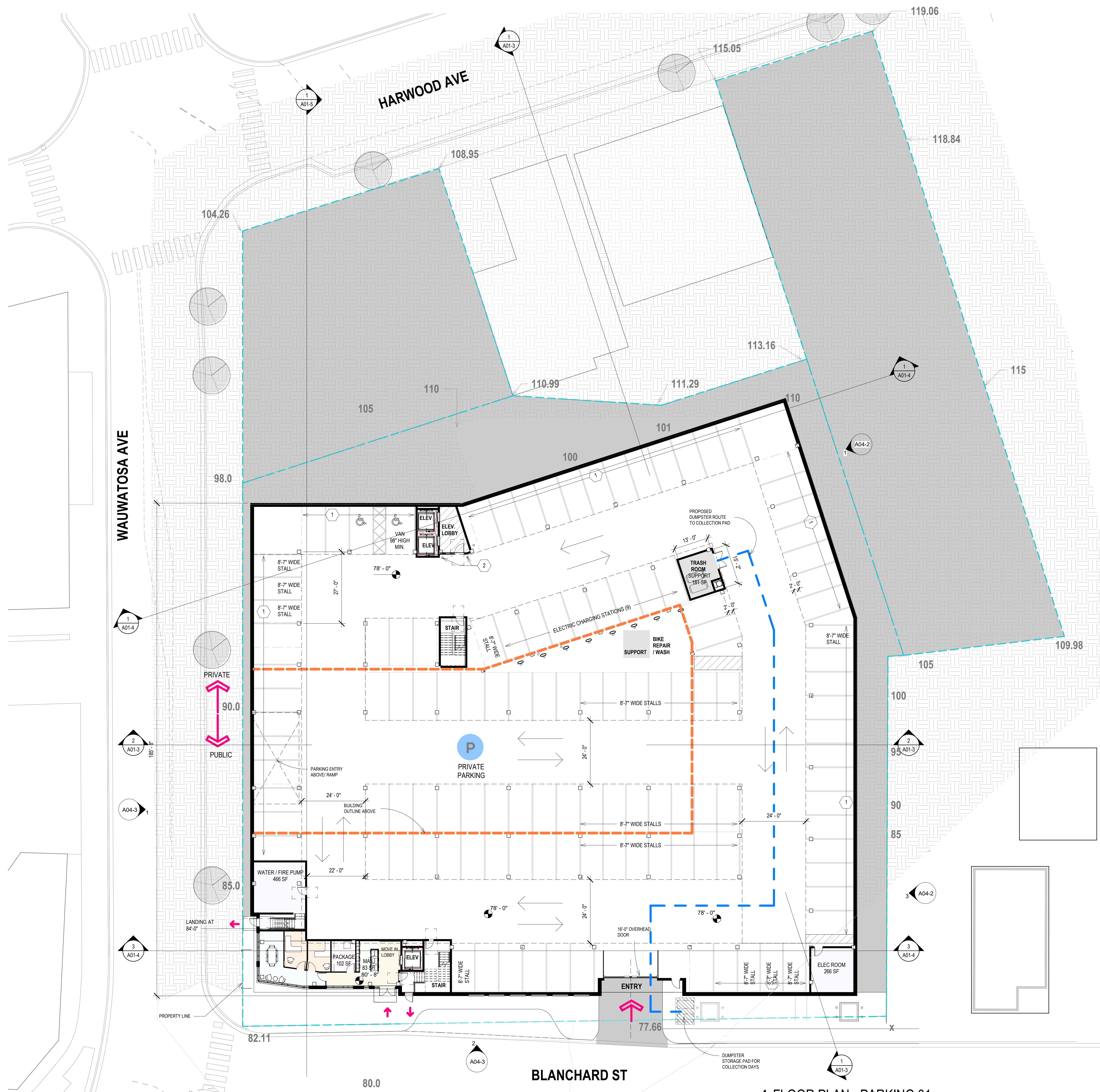
Parking Schedule Total		
Comments	Count	
PRIVATE	190	
PUBLIC	99	
Grand total	289	

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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	VARIES
PROJECT NUMBER	230702
SET TYPE	COORDINATION
DATE ISSUED	04/19/2024
SHEET NUMBER	A02-2





1 FLOOR PLAN - PARKING 01
Scale: 1/16" = 1'-0"

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	119
PARKING 01	Parking Space - ADA	PRIVATE	1
PARKING 01	Parking Space - ADA VAN	PRIVATE	1
			121
PARKING 02			
PARKING 02	Parking Space	PRIVATE	65
PARKING 02	Parking Space 17' Deep	PRIVATE	2
PARKING 02	Parking Space - ADA	PRIVATE	2
			69
PARKING 02	Parking Space	PUBLIC	49
PARKING 02	Parking Space - ADA	PUBLIC	2
PARKING 02	Parking Space - ADA VAN	PUBLIC	1
			52
			121
LEVEL 02			
LEVEL 02	Parking Space 17' Deep	PUBLIC	45
LEVEL 02	Parking Space - ADA	PUBLIC	2
			47
			47
Grand total			289

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'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	99	
Grand total	289	

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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	COORDINATION
DATE ISSUED	04/19/2024
SHEET NUMBER	A02-1



CONSULTANTS:

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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 BIKE HOOK AT EACH STALL, TYP.
2	BOLLARD, TYP.



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

REVISIONS:

SCALE VARIES

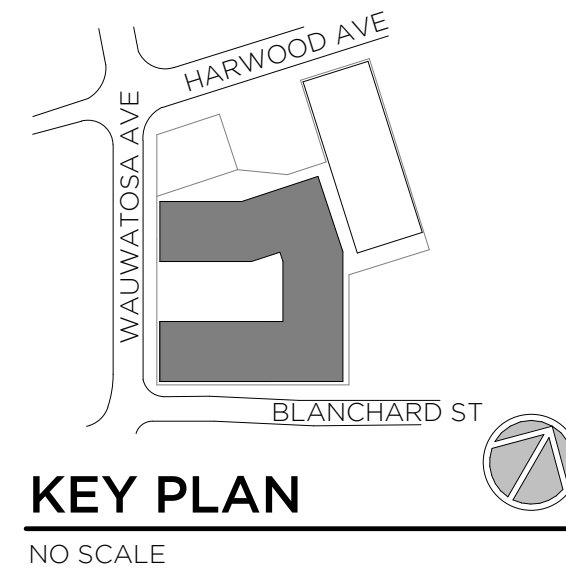
PROJECT NUMBER 230702

SET TYPE PRELIMINARY PUD SUBMITTAL

DATE ISSUED 04/10/2024

SHEET NUMBER

A03-1



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.			
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 Space		63
PARKING 01	Parking Space 17' Deep	PRIVATE	2
PARKING 01	Parking Space - ADA	PRIVATE	2
PARKING 01	Parking Space - ADA VAN	PRIVATE	1
			68
PARKING 01	Parking Space	PUBLIC	49
PARKING 01	Parking Space - ADA	PUBLIC	2
PARKING 01	Parking Space - ADA VAN	PUBLIC	1
			52
			120
PARKING 02	Parking Space	PRIVATE	119
PARKING 02	Parking Space 17' Deep	PRIVATE	2
PARKING 02	Parking Space - ADA	PRIVATE	1
			122
			122
LEVEL 02			
LEVEL 02	Parking Space 17' Deep	PUBLIC	45
LEVEL 02	Parking Space - ADA	PUBLIC	2
			47
			289
Grand total			

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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 02**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A03-2



NEW WORK PLAN KEY NOTES	
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2	BOLLARD, TYP.



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Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 03**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A03-3



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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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 04**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
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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2	BOLLARD, TYP.



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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
SHEET TITLE: **OVERALL PLAN - LEVEL 05**

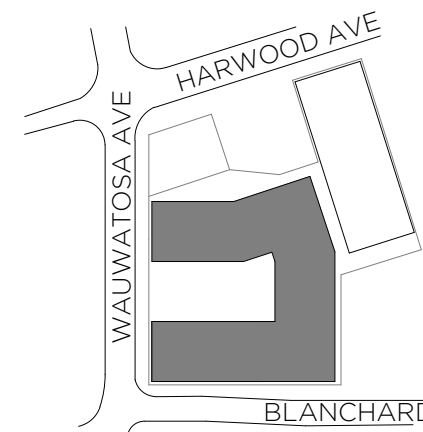
REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A03-5

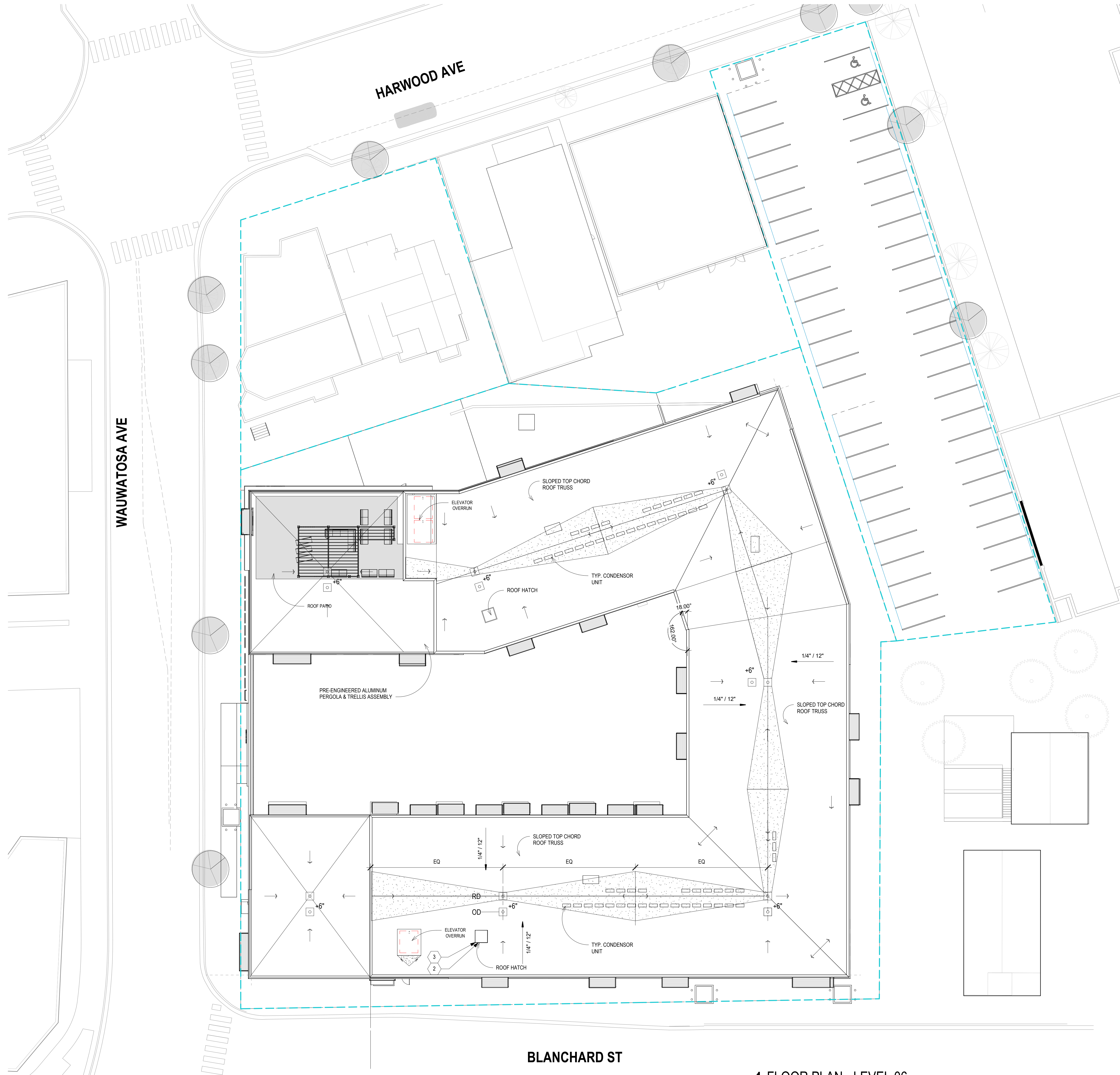


1 FLOOR PLAN - LEVEL 05

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



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.

NEW WORK ROOF PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.



T 414.220.9640

751 N Jefferson St.
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CONSULTANTS:

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

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

SHEET TITLE: **OVERALL PLAN - LEVEL 06**

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A03-6



1 FLOOR PLAN - LEVEL 06

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

0' 3' 6' 12' 18'