

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

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

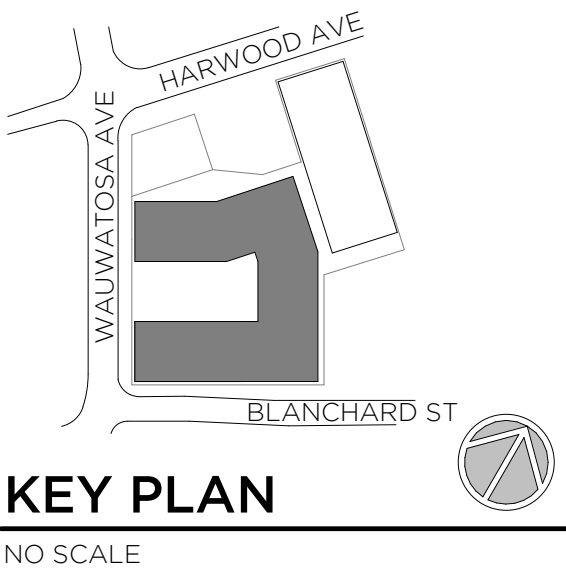
131 W. SEEBOTH STREET
MILWAUKEE, WI 53204
TEL. (414) 530-1080

SHEET INDEX:

CIVIL	
C000	COVER SHEET
C001	SITE SURVEY
C002	SITE PREPARATION & EROSION CONTROL PLAN
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	DETAILS
C401	DETAILS
C402	DETAILS
C403	DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS
C502	SPECIFICATIONS
ARCHITECTURAL	
A00-0	COVER SHEET
A01-2	ARCHITECTURAL SITE PLAN
A01-3	SITE SECTIONS
A01-4	SITE SECTIONS
A01-5	SITE SECTIONS
A02-1	PARKING PLAN - LEVEL P01
A02-2	PARKING PLAN - LEVEL P02
A03-1	OVERALL PLAN - LEVEL 01
A03-2	OVERALL PLAN - LEVEL 02
A03-3	OVERALL PLAN - LEVEL 03
A03-4	OVERALL PLAN - LEVEL 04
A03-5	OVERALL PLAN - LEVEL 05
A03-6	OVERALL PLAN - LEVEL 06
A04-1	OVERALL ELEVATIONS
A04-2	EXTERIOR ELEVATIONS
A04-3	EXTERIOR ELEVATIONS
A04-4	EXTERIOR ELEVATIONS - COURTYARD
A04-5	UNIT MATRIX
A04-9	FIRE ACCESS PLAN
LANDSCAPE	
L00-1	SITE LANDSCAPE PLAN
L00-2	PLANTING DETAILS
ELECTRICAL	
E000	SITE LIGHTING LAYOUT



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





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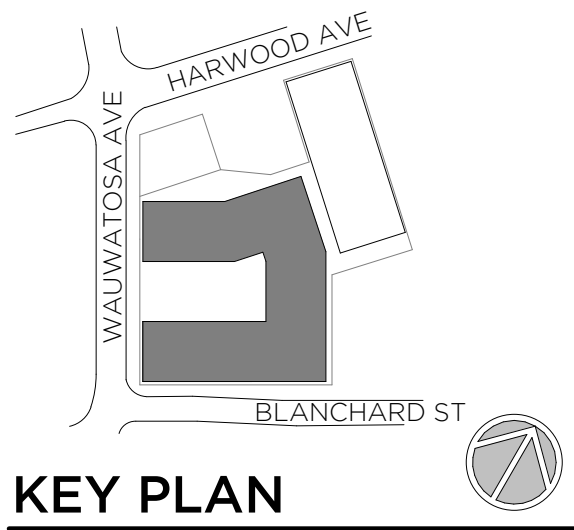
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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001

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)

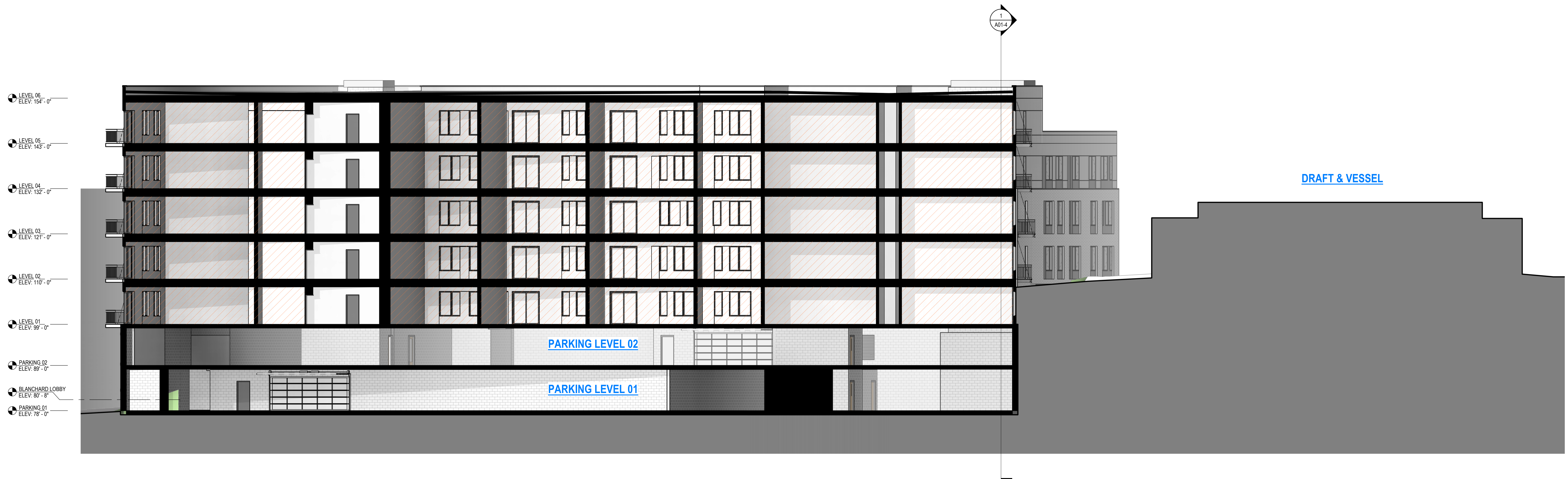
SHEET TITLE: **ARCHITECTURAL SITE PLAN**

REVISIONS:

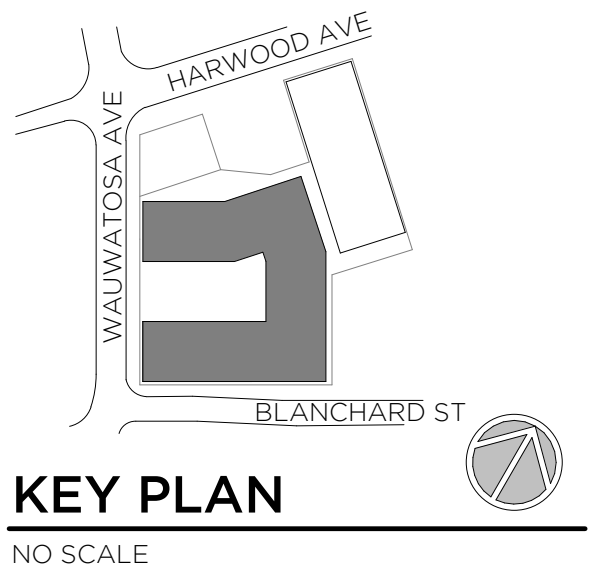
SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A01-2



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"

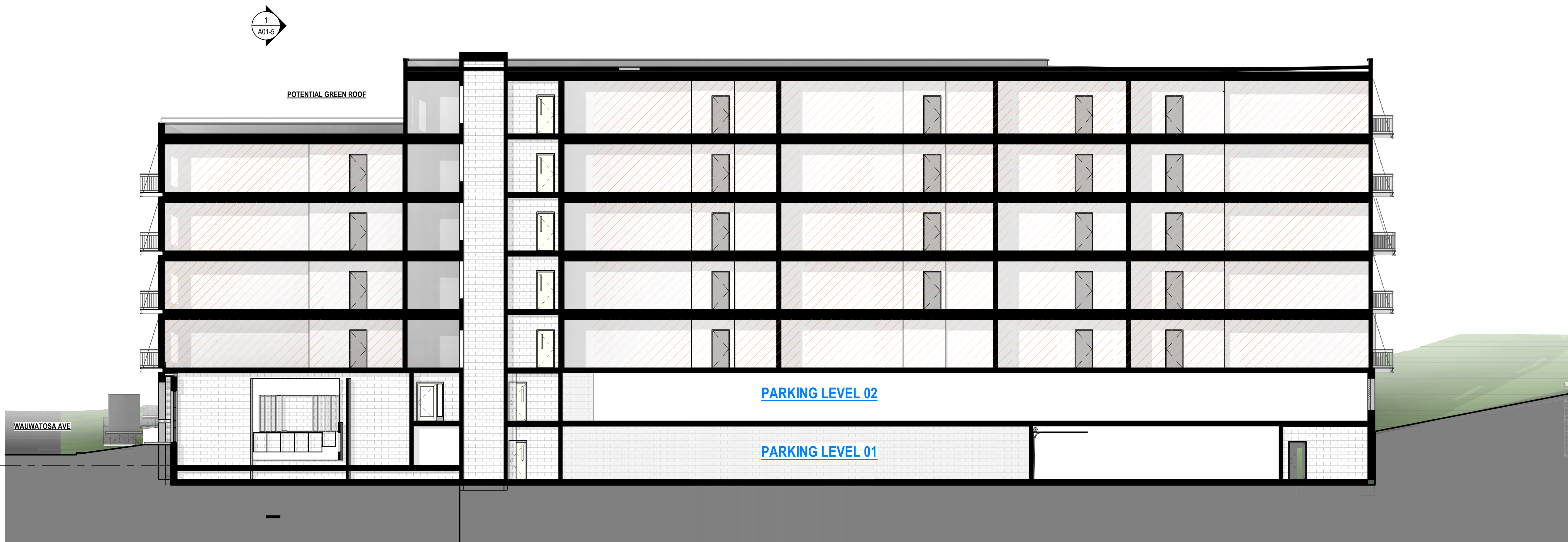


1 EAST-WEST SITE SECTION THROUGH LOBBY

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

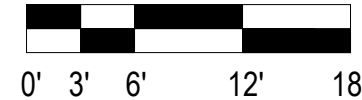


- LEVEL 06
ELEV. 154'-0"
- LEVEL 05
ELEV. 143'-0"
- LEVEL 04
ELEV. 132'-0"
- LEVEL 03
ELEV. 121'-0"
- LEVEL 02
ELEV. 110'-0"
- LEVEL 01
ELEV. 99'-0"
- PARKING 02
ELEV. 89'-0"
- BLANCHARD LOBBY
ELEV. 89'-0"
- PARKING 01
ELEV. 78'-0"



3 EAST-WEST SITE SECTION

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



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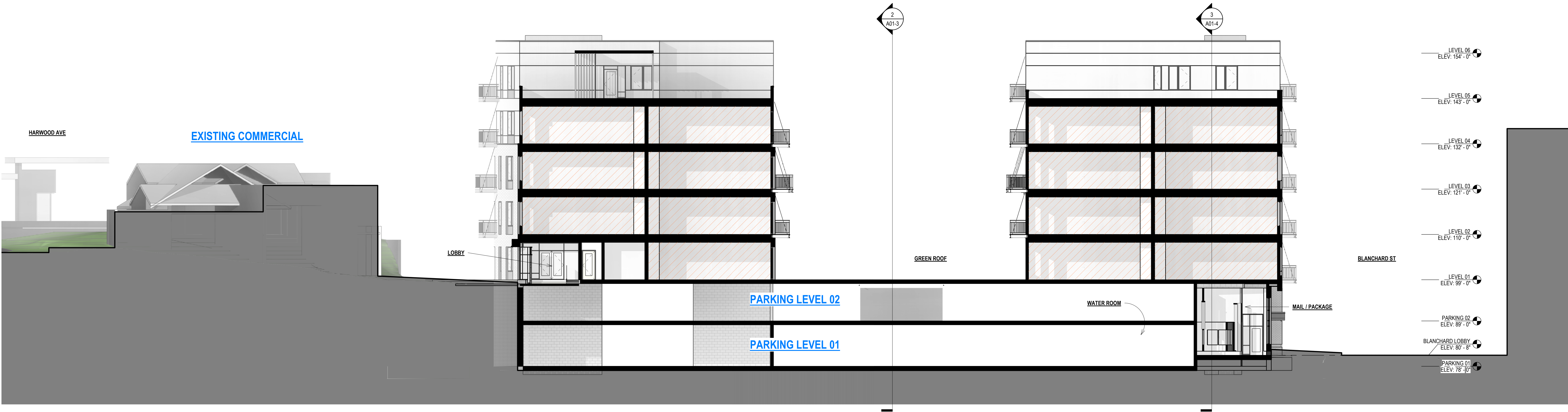
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7463 HARWOOD AVE, WAUWATOSA, WI 53213; Tax Key ID 370-0359-000
BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001

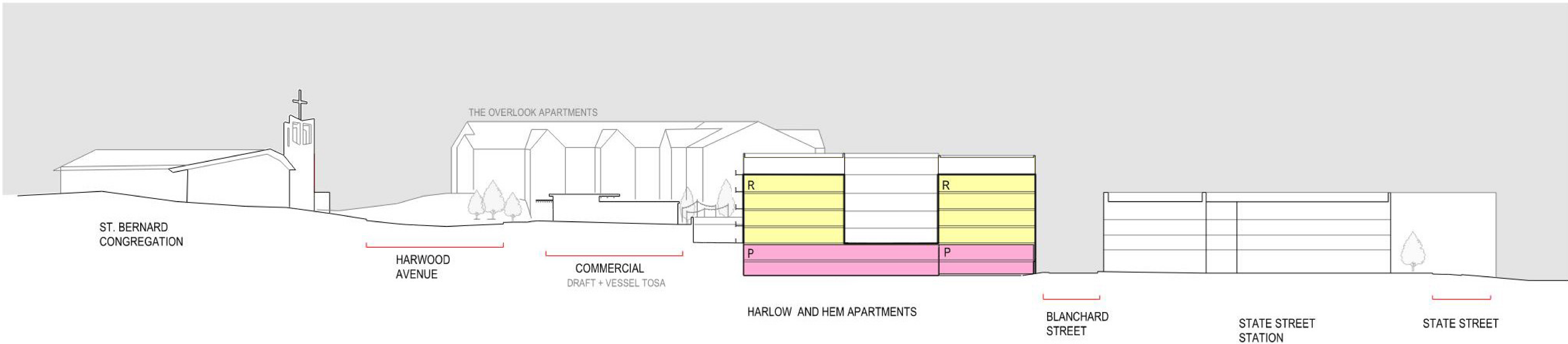
SHEET TITLE
SITE SECTIONS

REVISIONS:

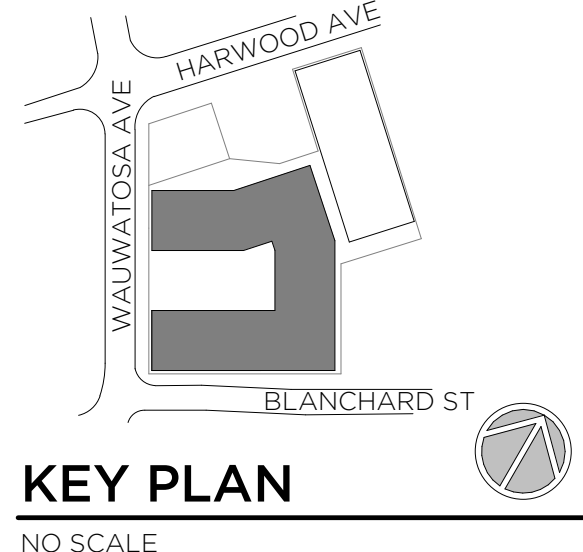
SCALE	VARIABLES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A01-4



1 NORTH-SOUTH SITE SECTION THROUGH LOBBY
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0' 3' 6' 12' 18'



SITE CONTEXT SECTION NORTH-SOUTH





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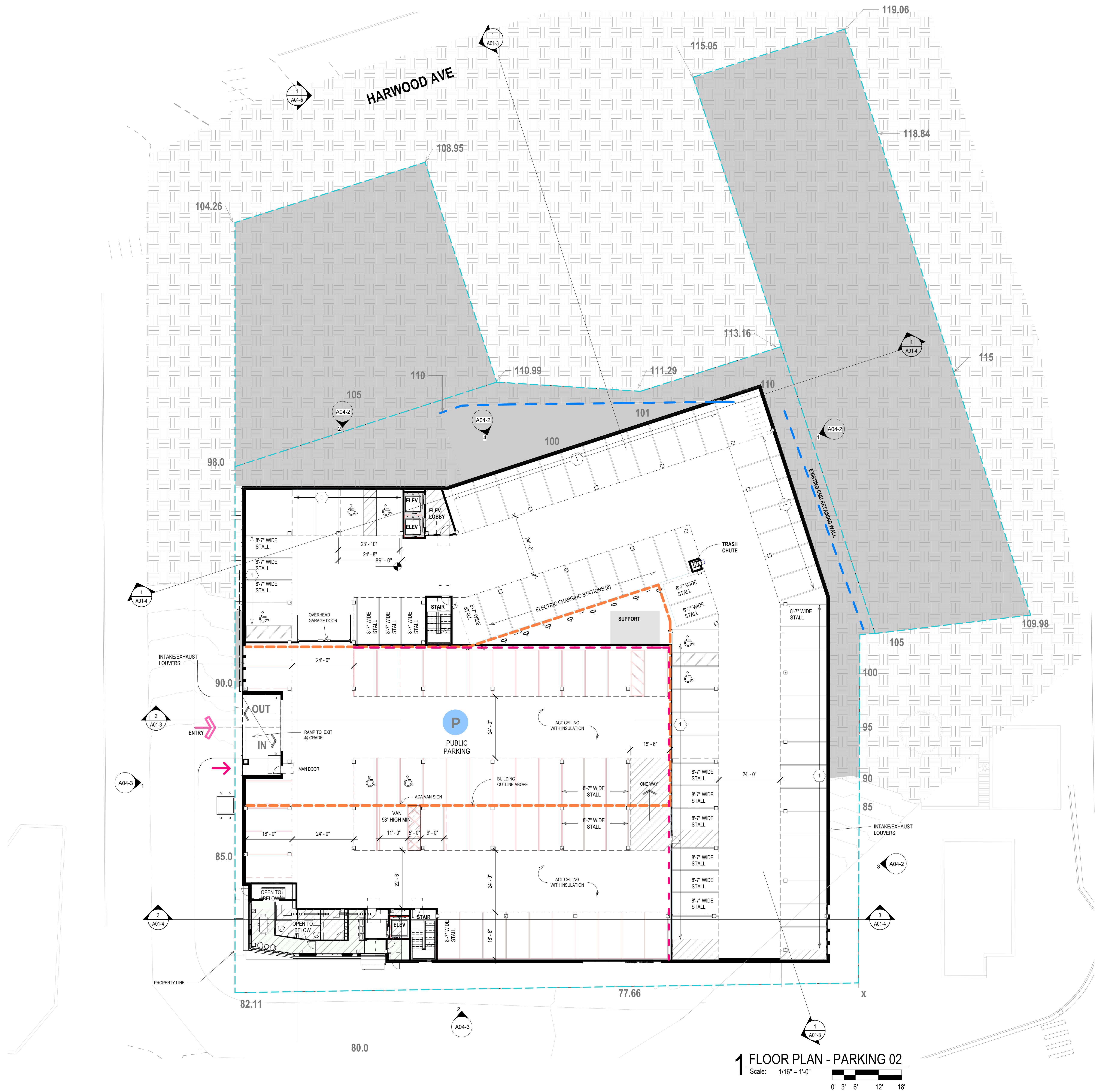
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BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700333000, 3700337001

SHEET TITLE: **SITE SECTIONS**

REVISIONS:	
SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A01-5

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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 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
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	

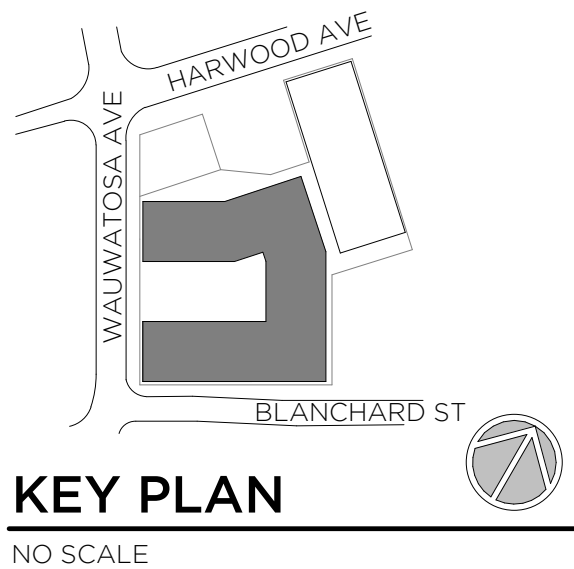
Parking Schedule Total		
Comments	Count	
PRIVATE	190	
PUBLIC	99	
Grand total	289	

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

REVISIONS:

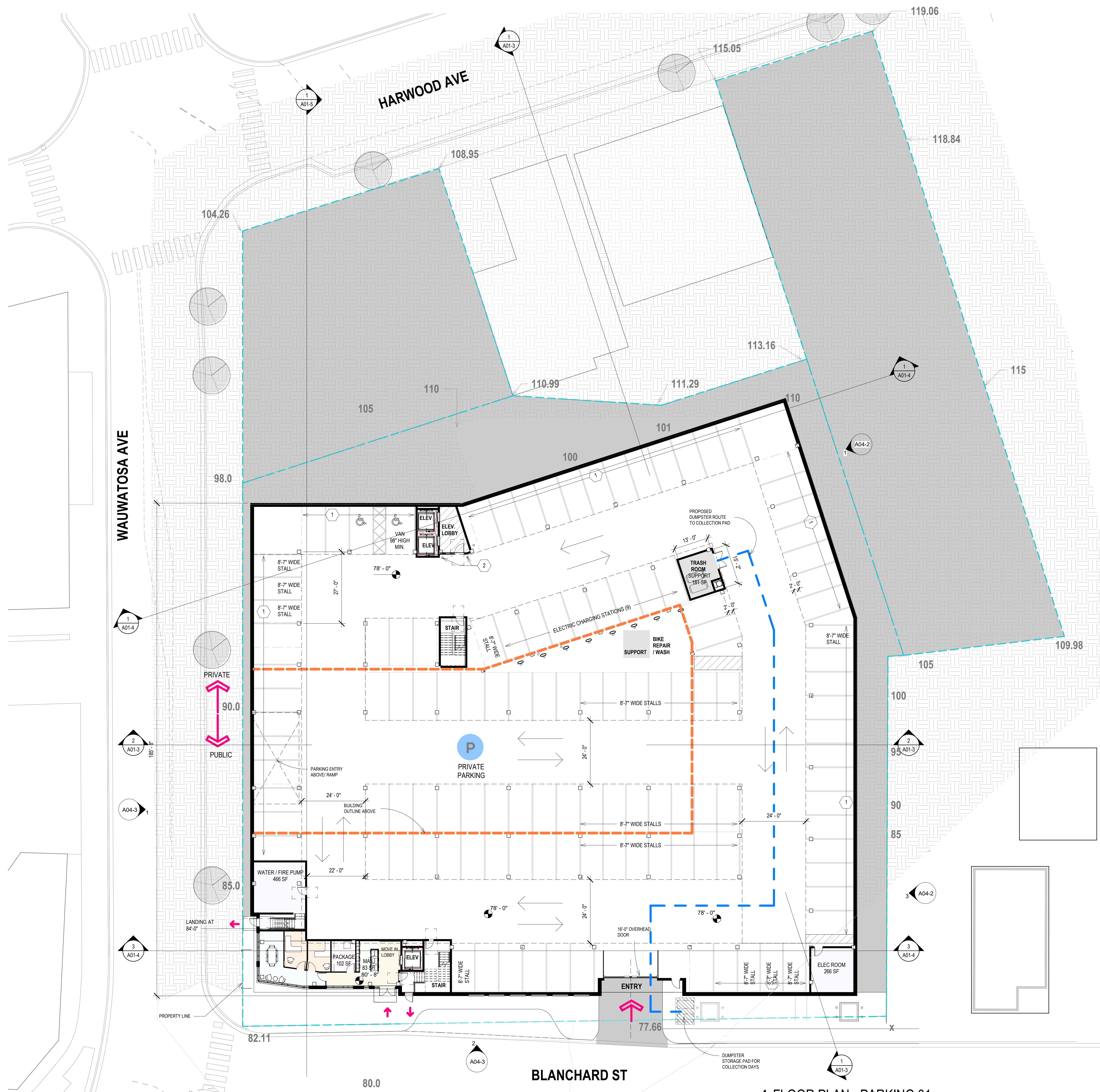
SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	COORDINATION
DATE ISSUED	04/19/2024
SHEET NUMBER	A02-2



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NEW WORK PLAN KEY NOTES			
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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		
• 50% WITHIN 100'-0" OF ANY ENTRANCE		
• 2'WxLx7'H		
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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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	COORDINATION
DATE ISSUED	04/19/2024
SHEET NUMBER	A02-1



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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

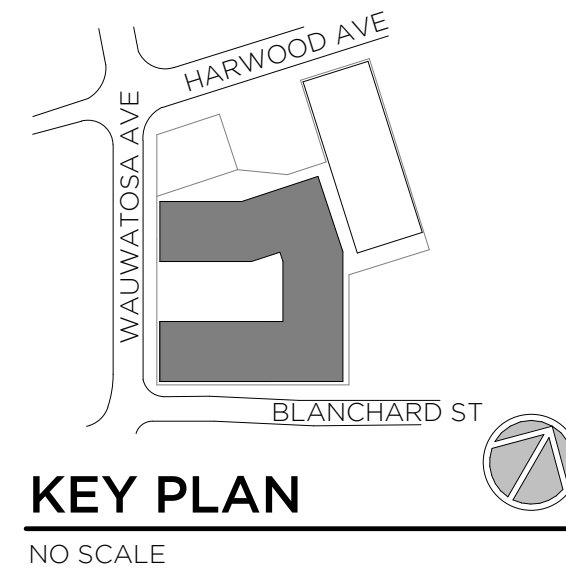
PROJECT NUMBER 230702

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			
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1	WALL MTD BIKE HOOK AT EACH STALL, TYP.		
2	BOLLARD, TYP.		

PARKING SCHEDULE			
Level	Space Size	Comments	#
PARKING 01	Parking Space		63
	Parking Space 17' Deep	PRIVATE	2
	Parking Space - ADA	PRIVATE	2
	Parking Space - ADA VAN	PRIVATE	1
			68
			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:

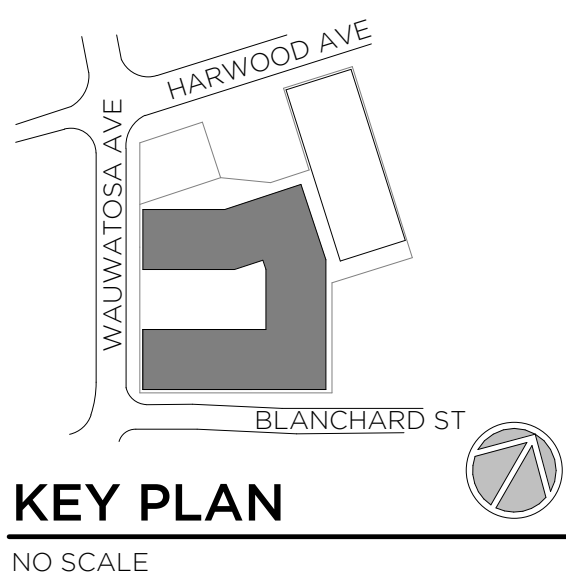
SCALE VARIES

PROJECT NUMBER 230702

SET TYPE PRELIMINARY PUD SUBMITTAL

DATE ISSUED 04/10/2024

SHEET NUMBER **A03-2**





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1	WALL MTD BKE HOOK AT EACH STALL, TYP.
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	
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1	WALL, MTD BKE HOOK AT EACH STALL, TYP.
2	BOLLARD, TYP.



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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	
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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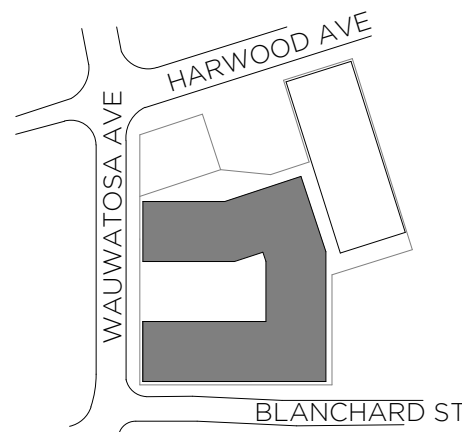
HARLOW AND HEM
7460 BLANCHARD ST., WAUWATOSA, WI 53213; Tax Key ID 370-0324-001
7463 HARWOOD AVE., WAUWATOSA, WI 53213; Tax Key ID 370-0359-000
BLANCHARD ST PUBLIC PARKING LOTS, WAUWATOSA, WI
Tax Key IDs: 3700362000, 3700323000, 3700337001
SHEET TITLE: **OVERALL PLAN - LEVEL 05**

REVISIONS:

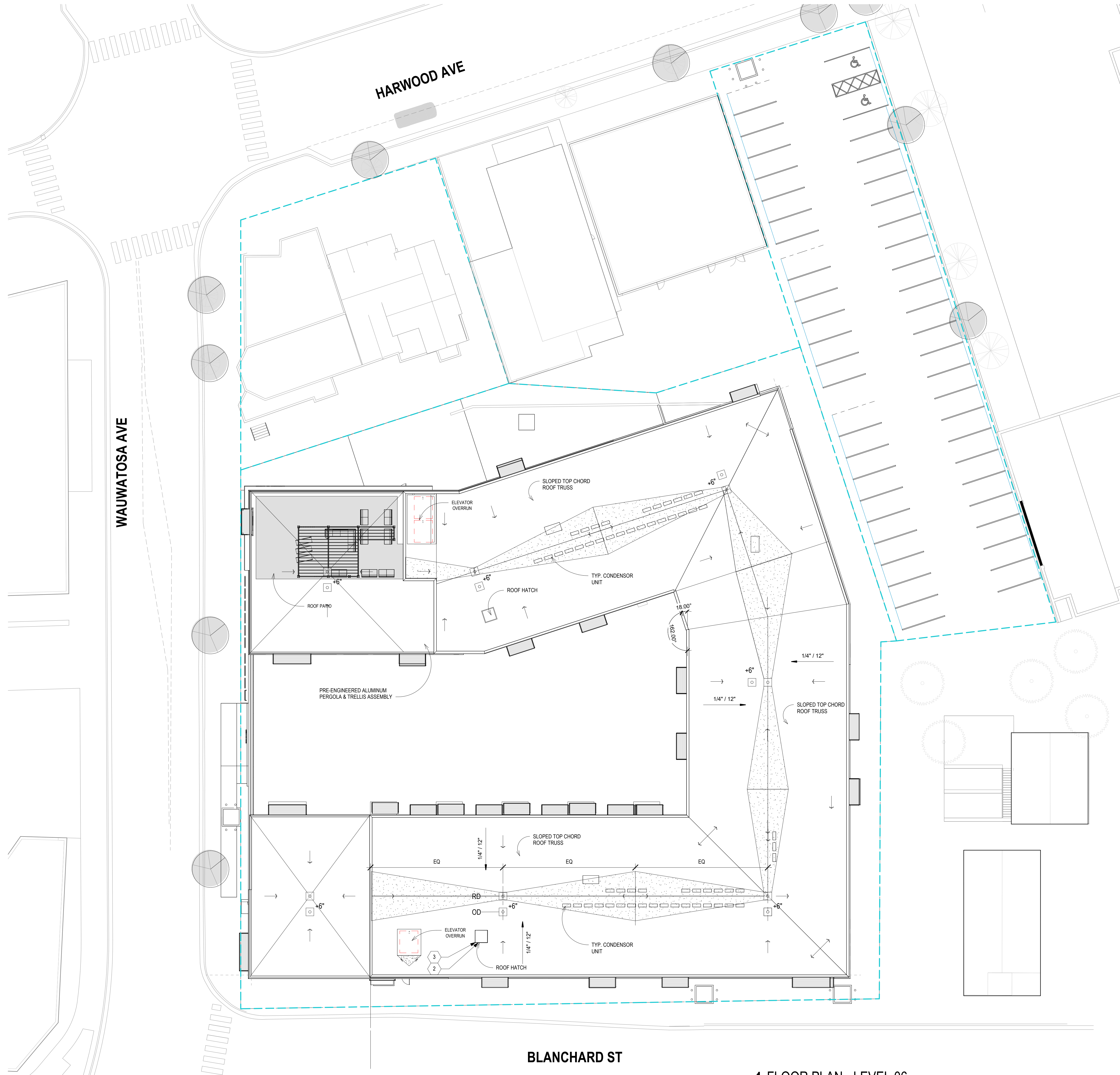
SCALE	VARIES
PROJECT NUMBER	230702
SET TYPE	PRELIMINARY PUD SUBMITTAL
DATE ISSUED	04/10/2024
SHEET NUMBER	A03-5



1 FLOOR PLAN - LEVEL 05
Scale: 1/16" = 1'-0"
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.

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



T 414.220.9640

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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'