



215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
414.277.9700
spsarchitects.com

PROJECT

PROPOSED BUILDING FOR:

PLACE LOGO HERE

STOWELL AVE APARTMENTS

2560 N Stowell Ave,
Milwaukee, WI 53211

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
THESE DOCUMENTS REFLECT PROGRESS AND INTENT
AND MAY BE SUBJECT TO CHANGE, INCLUDING
ADDITIONAL DETAIL. THESE ARE NOT FINAL
CONSTRUCTION DOCUMENTS AND SHALL NOT BE
USED FOR FINAL BIDDING OR CONSTRUCTION
RELATED PURPOSES.

OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	240703
ISSUED FOR	PLANNED DEVELOPMENT
DATE	02/05/2025

SHEET

VICINITY MAP



PROJECT

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SHEET

PLAT OF SURVEY

X001

LEGEND OF SYMBOLS & ABBREVIATIONS

① SHOWER WARE	▲ HIGH POINT MARK	② CONCRETE
② SHOWER WARE	① 1/2" DIA. GROUND MARK	③ CONCRETE
③ SHOWER WARE	② 1/4" DIA. GROUND MARK	④ CONCRETE
④ SHOWER WARE	③ 1/8" DIA. GROUND MARK	⑤ CONCRETE
⑤ SHOWER WARE	④ 1/4" DIA. GROUND MARK	⑥ CONCRETE
⑥ SHOWER WARE	⑤ 1/8" DIA. GROUND MARK	⑦ CONCRETE
⑦ SHOWER WARE	⑥ 1/4" DIA. GROUND MARK	⑧ CONCRETE
⑧ SHOWER WARE	⑦ 1/8" DIA. GROUND MARK	⑨ CONCRETE
⑨ SHOWER WARE	⑧ 1/4" DIA. GROUND MARK	⑩ CONCRETE
⑩ SHOWER WARE	⑨ 1/8" DIA. GROUND MARK	⑪ CONCRETE
⑪ SHOWER WARE	⑩ 1/4" DIA. GROUND MARK	⑫ CONCRETE
⑫ SHOWER WARE	⑪ 1/8" DIA. GROUND MARK	⑬ CONCRETE
⑬ SHOWER WARE	⑫ 1/4" DIA. GROUND MARK	⑭ CONCRETE
⑭ SHOWER WARE	⑬ 1/8" DIA. GROUND MARK	⑮ CONCRETE
⑮ SHOWER WARE	⑭ 1/4" DIA. GROUND MARK	⑯ CONCRETE
⑯ SHOWER WARE	⑮ 1/8" DIA. GROUND MARK	⑰ CONCRETE
⑰ SHOWER WARE	⑯ 1/4" DIA. GROUND MARK	⑱ CONCRETE
⑱ SHOWER WARE	⑰ 1/8" DIA. GROUND MARK	⑲ CONCRETE
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98 SHOWER WARE	98 1/8" DIA. GROUND MARK	99 SHOWER WARE
99 SHOWER WARE	99 1/4" DIA. GROUND MARK	100 SHOWER WARE

TITLE COMMENT

This survey was prepared based on Knight Barry Title, Inc. File No. 238016, effective date of March 15, 2024 which lists the following easements and/or restrictions from Schedule B-1:

- 1, 6, 7, 8, 8/16, 8/17, 8/18, 8/19, 8/20, 8/21, 8/22, 8/23, 8/24, 8/25, 8/26, 8/27, 8/28, 8/29, 8/30, 8/31, 8/32, 8/33, 8/34, 8/35, 8/36, 8/37, 8/38, 8/39, 8/40, 8/41, 8/42, 8/43, 8/44, 8/45, 8/46, 8/47, 8/48, 8/49, 8/50, 8/51, 8/52, 8/53, 8/54, 8/55, 8/56, 8/57, 8/58, 8/59, 8/60, 8/61, 8/62, 8/63, 8/64, 8/65, 8/66, 8/67, 8/68, 8/69, 8/70, 8/71, 8/72, 8/73, 8/74, 8/75, 8/76, 8/77, 8/78, 8/79, 8/80, 8/81, 8/82, 8/83, 8/84, 8/85, 8/86, 8/87, 8/88, 8/89, 8/90, 8/91, 8/92, 8/93, 8/94, 8/95, 8/96, 8/97, 8/98, 8/99, 8/100, 8/101, 8/102, 8/103, 8/104, 8/105, 8/106, 8/107, 8/108, 8/109, 8/110, 8/111, 8/112, 8/113, 8/114, 8/115, 8/116, 8/117, 8/118, 8/119, 8/120, 8/121, 8/122, 8/123, 8/124, 8/125, 8/126, 8/127, 8/128, 8/129, 8/130, 8/131, 8/132, 8/133, 8/134, 8/135, 8/136, 8/137, 8/138, 8/139, 8/140, 8/141, 8/142, 8/143, 8/144, 8/145, 8/146, 8/147, 8/148, 8/149, 8/150, 8/151, 8/152, 8/153, 8/154, 8/155, 8/156, 8/157, 8/158, 8/159, 8/160, 8/161, 8/162, 8/163, 8/164, 8/165, 8/166, 8/167, 8/168, 8/169, 8/170, 8/171, 8/172, 8/173, 8/174, 8/175, 8/176, 8/177, 8/178, 8/179, 8/180, 8/181, 8/182, 8/183, 8/184, 8/185, 8/186, 8/187, 8/188, 8/189, 8/190, 8/191, 8/192, 8/193, 8/194, 8/195, 8/196, 8/197, 8/198, 8/199, 8/200, 8/201, 8/202, 8/203, 8/204, 8/205, 8/206, 8/207, 8/208, 8/209, 8/210, 8/211, 8/212, 8/213, 8/214, 8/215, 8/216, 8/217, 8/218, 8/219, 8/220, 8/221, 8/222, 8/223, 8/224, 8/225, 8/226, 8/227, 8/228, 8/229, 8/230, 8/231, 8/232, 8/233, 8/234, 8/235, 8/236, 8/237, 8/238, 8/239, 8/240, 8/241, 8/242, 8/243, 8/244, 8/245, 8/246, 8/247, 8/248, 8/249, 8/250, 8/251, 8/252, 8/253, 8/254, 8/255, 8/256, 8/257, 8/258, 8/259, 8/260, 8/261, 8/262, 8/263, 8/264, 8/265, 8/266, 8/267, 8/268, 8/269, 8/270, 8/271, 8/272, 8/273, 8/274, 8/275, 8/276, 8/277, 8/278, 8/279, 8/280, 8/281, 8/282, 8/283, 8/284, 8/285, 8/286, 8/287, 8/288, 8/289, 8/290, 8/291, 8/292, 8/293, 8/294, 8/295, 8/296, 8/297, 8/298, 8/299, 8/300, 8/301, 8/302, 8/303, 8/304, 8/305, 8/306, 8/307, 8/308, 8/309, 8/310, 8/311, 8/312, 8/313, 8/314, 8/315, 8/316, 8/317, 8/318, 8/319, 8/320, 8/321, 8/322, 8/323, 8/324, 8/325, 8/326, 8/327, 8/328, 8/329, 8/330, 8/331, 8/332, 8/333, 8/334, 8/335, 8/336, 8/337, 8/338, 8/339, 8/340, 8/341, 8/342, 8/343, 8/344, 8/345, 8/346, 8/347, 8/348, 8/349, 8/350, 8/351, 8/352, 8/353, 8/354, 8/355, 8/356, 8/357, 8/358, 8/359, 8/360, 8/361, 8/362, 8/363, 8/364, 8/365, 8/366, 8/367, 8/368, 8/369, 8/370, 8/371, 8/372, 8/373, 8/374, 8/375, 8/376, 8/377, 8/378, 8/379, 8/380, 8/381, 8/382, 8/383, 8/384, 8/385, 8/386, 8/387, 8/388, 8/389, 8/390, 8/391, 8/392, 8/393, 8/394, 8/395, 8/396, 8/397, 8/398, 8/399, 8/400, 8/401, 8/402, 8/403, 8/404, 8/405, 8/406, 8/407, 8/408, 8/409, 8/410, 8/411, 8/412, 8/413, 8/414, 8/415, 8/416, 8/417, 8/418, 8/419, 8/420, 8/421, 8/422, 8/423, 8/424, 8/425, 8/426, 8/427, 8/428, 8/429, 8/430, 8/431, 8/432, 8/433, 8/434, 8/435, 8/436, 8/437, 8/438, 8/439, 8/440, 8/441, 8/442, 8/443, 8/444, 8/445, 8/446, 8/447, 8/448, 8/449, 8/450, 8/451, 8/452, 8/453, 8/454, 8/455, 8/456, 8/457, 8/458, 8/459, 8/460, 8/461, 8/462, 8/463, 8/464, 8/465, 8/466, 8/467, 8/468, 8/469, 8/470, 8/471, 8/472, 8/473, 8/474, 8/475, 8/476, 8/477, 8/478, 8/479, 8/480, 8/481, 8/482, 8/483, 8/484, 8/485, 8/486, 8/487, 8/488, 8/489, 8/490, 8/491, 8/492, 8/493, 8/494, 8/495, 8/496, 8/497, 8/498, 8/499, 8/500, 8/501, 8/502, 8/503, 8/504, 8/505, 8/506, 8/507, 8/508, 8/509, 8/510, 8/511, 8/512, 8/513, 8/514, 8/515, 8/516, 8/517, 8/518, 8/519, 8/520, 8/521, 8/522, 8/523, 8/524, 8/525, 8/526, 8/527, 8/528, 8/529, 8/530, 8/531, 8/532, 8/533, 8/534, 8/535, 8/536, 8/537, 8/538, 8/539, 8/540, 8/541, 8/542, 8/543, 8/544, 8/545, 8/546, 8/547, 8/548, 8/549, 8/550, 8/551, 8/552, 8/553, 8/554, 8/555, 8/556, 8/557, 8/558, 8/559, 8/560, 8/561, 8/562, 8/563, 8/564, 8/565, 8/566, 8/567, 8/568, 8/569, 8/570, 8/571, 8/

PROJECT

PROPOSED BUILDING FOR:

PLACE LOGO HERE

STOWELL AVE APARTMENTS

2560 N Stowell Ave,
Milwaukee, WI 53211

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NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	240703
ISSUED FOR	PLANNED DEVELOPMENT
DATE	02/05/2025

SHEET

ARCHITECTURAL SITE PLAN

X002

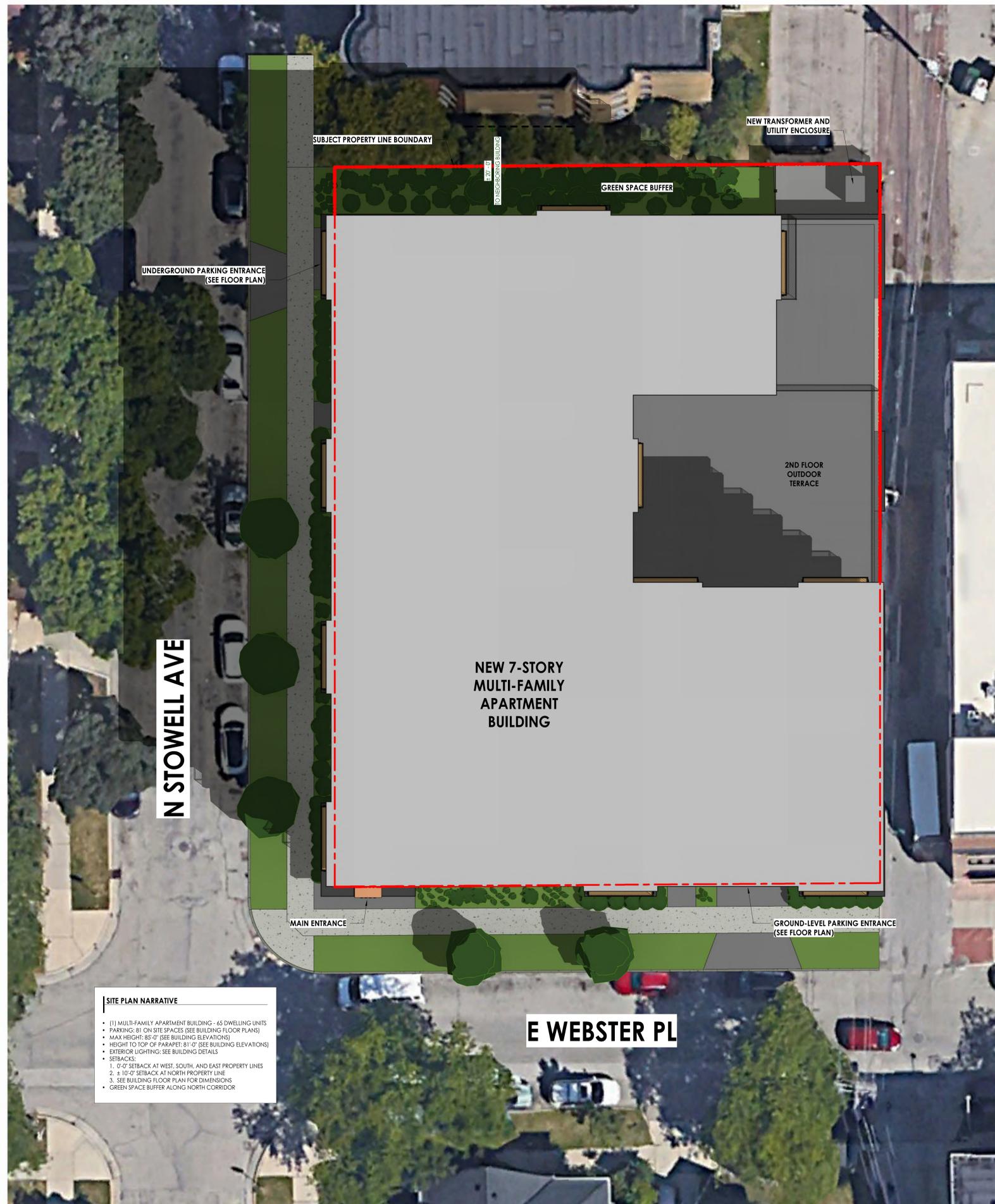
© STEPHEN PERRY SMITH ARCHITECTS, INC.



RENDERING - MAIN ENTRY

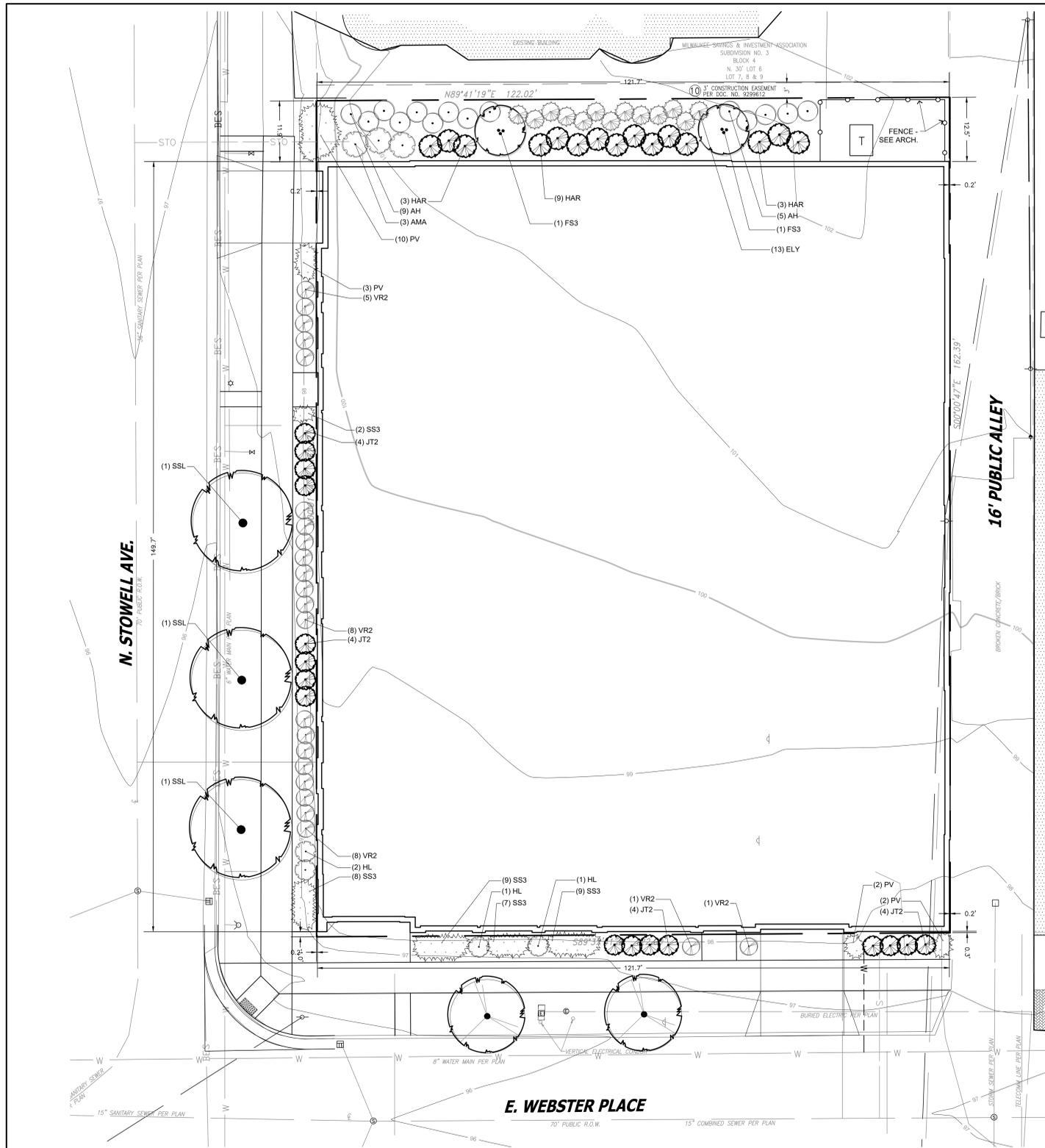


RENDERING - SOUTHWEST CORNER



SITE PLAN NARRATIVE

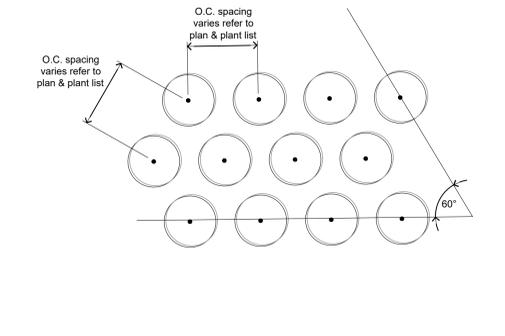
- (1) MULTI-FAMILY APARTMENT BUILDING - 65 DWELLING UNITS
- PARKING: 81 ON SITE SPACES (SEE BUILDING FLOOR PLANS)
- MAX HEIGHT: 85'-0" (SEE BUILDING ELEVATIONS)
- HEIGHT TO TOP OF PARAPET: 81'-0" (SEE BUILDING ELEVATIONS)
- EXTERIOR LIGHTING: SEE BUILDING DETAILS
- SETBACKS:
 1. 0'-0" SETBACK AT WEST, SOUTH, AND EAST PROPERTY LINES
 2. ± 10'-0" SETBACK AT NORTH PROPERTY LINE
 3. SEE BUILDING FLOOR PLAN FOR DIMENSIONS
- GREEN SPACE BUFFER ALONG NORTH CORRIDOR



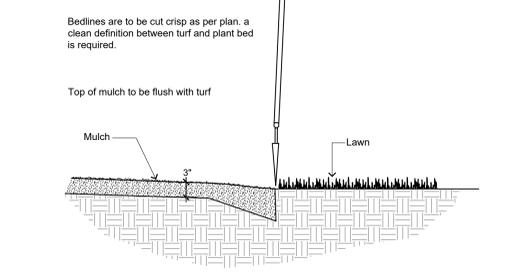
CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING	MP
EVERGREEN TREES							
JT2	16	Trautman Juniper	Juniperus chinensis 'Trautman'	5' - 6' HT	B&B	Spacing as shown	12'
HAR	15	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	5' HT	B&B	Spacing as shown	12'
SHADE TREES							
QL	2	Regal Prince® Oak	Quercus robur x bicolor 'Long'	2 1/2" CAL	B&B	Spacing as shown	45'
SSL	3	Sweet Street Linden	Tilia americana 'Kromm'	2 1/2" CAL	B&B	Spacing as shown	50'
ORNAMENTAL TREES							
FS3	2	Firebreath Mulberry	Carpinus caroliniana 'J.N. Upright'	7' HT	B&B	Spacing as shown	20'
DECIDUOUS SHRUBS							
AMA	3	Autumn Magic® Black Chokeberry	Aronia melanocarpa 'Autumn Magic'	24" HT	CONT	Spacing as shown	4' x
VR2	23	Kodak® Black Honeyuckle	Diervilla lutea 'SMDRSF'	15" HT	CONT	Spacing as shown	3' x
AH	14	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	18" HT	CONT	Spacing as shown	4' x
HL	4	Little Quick Fire® Hydrangea	Hydrangea paniculata 'SMHPLDF'	18" HT	CONT	Spacing as shown	4' x
EVERGREEN SHRUBS							
ELY	13	Everlow Yew	Taxus x media 'Everlow'	15" HT	B&B	Spacing as shown	1.5'
ORNAMENTAL GRASSES							
PV	17	Ruby Ribbons® Switch Grass	Panicum virgatum 'RR1'	1 GAL	CONT	30" Spacing	3' x
SS3	35	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing	2.5'

GENERAL LANDSCAPE NOTES

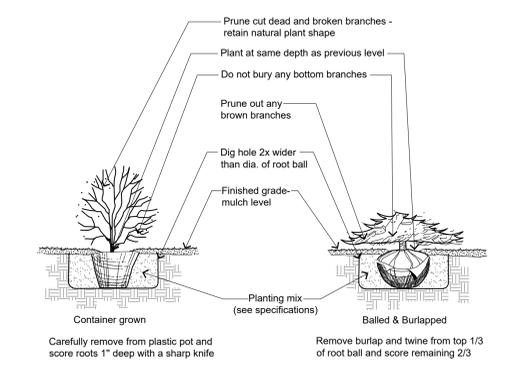
- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by the owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.
- The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
- Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
- Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with clean topsoil free of debris (per note below) to a minimum depth of 12" by general contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 6" of clean topsoil (per note below).
- Topsoil shall be screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
- Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for much depth. Cover all planting islands and parking beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
- Seeded areas: to receive a settled minimum depth of 6" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.
- Tree planting (see planting detail): plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. An auger is not an acceptable method of digging tree planting holes. Scarify side walls of tree pit prior to installation. Once tree has been placed into the hole, is at the correct depth and vertical alignment and will no longer be moved, brace root ball by tamping soil around the lower portion of the root ball. Remove and discard twine, burlap and support wire from the sides of root ball. Backfill pit with 75% existing soil removed from excavation and 25% compost blended prior to backfilling holes, in six-inch lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay or stones. When hole has been backfilled to three-quarters of its depth, pour water around the root ball and allow to soak into soil to settle the soil. Continue backfilling until soil is brought to grade level. Keep mulch 3"-5" away from trunk of tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Trees too large for two people to lift in and out of holes, shall be placed with sling. Do not rock the trees in holes to raise them.
- Shrub planting (see planting detail): all shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Planting: all tree and shrub planting beds to receive a 3" deep layer of high-quality shredded hardwood bark mulch (not environment or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass planting areas to receive a 2" layer of groundcover areas a 1/2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: the soil in all perennial, annual and groundcover areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".
- Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed, ensure good seed to soil contact, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in waters and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing seed canary grass is not acceptable as a mulch covering.
- An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all turf areas.
- Seed mix for lawn areas - use only a premium quality seed mix. Premium blend seed mix (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial ryegrass applied at 5 lbs per 1,000 sq ft or as recommended rate from supplier. Provide seed specifications to general contractor prior to installation.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, perennials, and turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deshedding, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), and any other needs that are required to keep the landscape healthy and well maintained.
- Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
- Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.



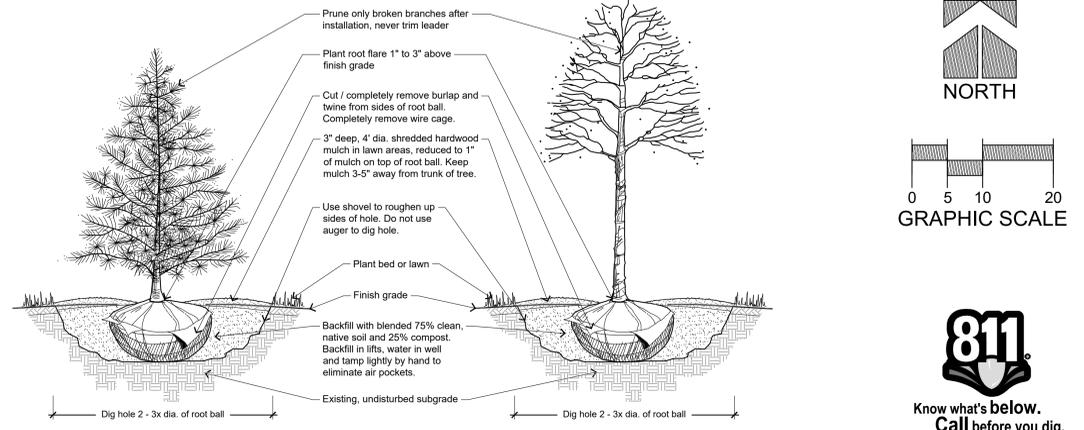
1 PLANTING LAYOUT
NOT TO SCALE
P-PL-PL0-01



2 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE
P-PL-BDEG-01



3 SHRUB PLANTING DETAIL
NOT TO SCALE



4 TREE PLANTING DETAIL
NOT TO SCALE
P-PL-TREE-07

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rosmith.com

roSmith
CREATIVITY BEYOND ENGINEERING

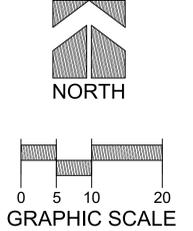
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

**STOWELL APARTMENTS
MILWAUKEE, WI**

LANDSCAPE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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R.A. Smith, Inc.
DATE: 02/04/2025
SCALE: 1" = 10'
JOB NO. 3240167
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.
DESIGNED BY: REW
CHECKED BY: REW
SHEET NUMBER
L100

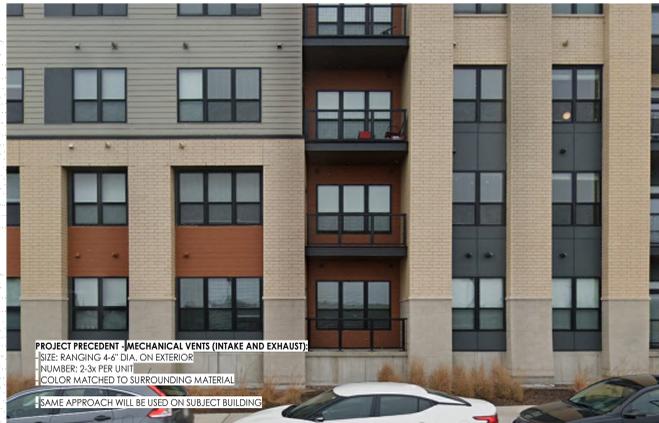


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UTILITY ENCLOSURE FENCING



PROJECT PRECEDENT - MECHANICAL VENTS (INTAKE AND EXHAUST)
 - SIZE: RANGING 4'-6" DIA. ON EXTERIOR
 - NUMBER: 2-3x PER UNIT
 - COLOR: MATCHED TO SURROUNDING MATERIAL
 - SAME APPROACH WILL BE USED ON SUBJECT BUILDING

PROJECT PRECEDENT - MECHANICAL VENTS

LIGHTING FIXTURES - EXTERIOR			
TAG	Model	MANUFACTURER	DESCRIPTION
LF-01	AXCENT	COOPER LIGHTING	LED WALL PACK
LF-02	7178-34-H21-40K	BROWNLEE LIGHTING	BEAM V2 WALL SCONCE

KEYNOTES	
KEY	DESCRIPTION
B1	INTEGRATED BALCONY WITH RAILING TO MATCH B2
B2	PREFABRICATED METAL BALCONY, RAILING, AND TIEBACKS - COLOR TO MATCH STOREFRONT
D1	ENTRY DOOR IN STOREFRONT SYSTEM
D2	FULL GLASS OVERHEAD DOOR FOR PARKING ACCESS
D3	RESIDENTIAL SLOPING PATIO DOOR UNIT - PELLA IMPERVIA
E1	ELECTRICAL TRANSFORMER - PROPOSED LOCATION
F1	PRIVACY FENCE AROUND UTILITY ENCLOSURE
G1	ALL MATERIALS, OPENINGS, AND BALCONIES THE SAME AS ILLUSTRATED ON PRIMARY ELEVATION U.N.O.
L1	MECHANICAL LOUVER - INTAKE
L2	MECHANICAL LOUVER - EXHAUST
R1	RAILING SYSTEM TO MATCH BALCONIES
S1	BUILDING NAME SIGNAGE (FINAL NAME TBD) - LIT FROM CANOPY ABOVE
S2	BUILDING ADDRESS SIGNAGE (FINAL ADDRESS TBD) - BACKLIN NUMBERS
W1	STOREFRONT GLAZING SYSTEM - DARK BRONZE
W2	STOREFRONT GLAZING SYSTEM - DARK BRONZE - PRIVACY FILM BELOW TRANSOM
W3	RESIDENTIAL WINDOW UNIT - PELLA IMPERVIA - FIXED OVER VENT AWNING

MATERIALS - EXTERIOR							
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR	STYLE / FINISH	SIZE	COMMENTS
AF-01	ARCHITECTURAL FENCING	BASTEEL Perimeter	Kyncor 500	PATRICIAN BRONZE	BENNINGTON	4'-0" TALL	https://www.basteel.com/architectural-fencing/bennington/
AM-01	ARCHITECTURAL METAL	TBD	TBD	DARK BRONZE	-	-	-
AM-02	ARCHITECTURAL METAL	TBD	TBD	TERRACOTTA ORANGE	-	-	-
AP-01	ARCHITECTURAL PANEL	ZAHNER	MODA	STAR BLUE	PREWEATHERED PATINA ON COPPER	16" WIDE - VERTICAL	https://www.zahner.com/products/surfaces/star-blue
BR-01	BRICK MASONRY	ENDICOTT	FACE BRICK	DARK IRONSPOT	VELOUR	MODULAR, RUNNING BOND	https://atlusprecast.com/resources/precast-concrete-finishes/
PC-01	PRECAST CONCRETE	TBD	-	BUFF	ACID ETCH	-	-
PC-02	PRECAST CONCRETE	TBD	-	BUFF	SAND BLAST	-	-
WF-01	WINDOW FILM	DECORATIVE FILM	SXJ-0547 FEATHER GRADIENT	WHITE	GRADIENT	-	https://www.decorativefilm.com/solix-sj-0547-feather-gradient-71-high



215 N. WATER STREET, SUITE 250
 MILWAUKEE, WI 53202
 414.277.9700
 spsarchitects.com

PROJECT

PROPOSED BUILDING FOR:

PLACE LOGO HERE

STOWELL AVE APARTMENTS

2560 N Stowell Ave.,
 Milwaukee, WI 53211

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OWNER

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	
PROJECT NUMBER	240703
ISSUED FOR	PLANNED DEVELOPMENT
DATE	02/05/2025

SHEET

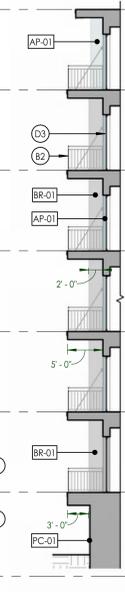
BUILDING ELEVATIONS

X005

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5 | EAST BUILDING ELEVATION - EXHIBIT
 1" = 10'-0"



4 | WALL SECTION
 1" = 10'-0"



3 | NORTH BUILDING ELEVATION - EXHIBIT
 1" = 10'-0"



2 | WEST BUILDING ELEVATION - EXHIBIT
 1" = 10'-0"



1 | SOUTH BUILDING ELEVATION - EXHIBIT
 1" = 10'-0"

PROJECT

PROPOSED BUILDING FOR:

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REVISIONS

NO.	DESCRIPTION	DATE
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ISSUED FOR	PLANNED DEVELOPMENT
DATE	02/05/2025

SHEET

BUILDING ELEVATIONS - NORTH

X005a



1 | NORTH BUILDING ELEVATION - EXHIBIT enlarged

KEYNOTES	
KEY	DESCRIPTION
B1	INTEGRATED BALCONY WITH RAILING TO MATCH B2
B2	PREFABRICATED METAL BALCONY, RAILING, AND TIEBACKS - COLOR TO MATCH STOREFRONT
D1	ENTRY DOOR IN STOREFRONT SYSTEM
D2	FULL GLASS OVERHEAD DOOR FOR PARKING ACCESS
D3	RESIDENTIAL SLIDING PATIO DOOR UNIT - PELLA IMPERVIA
S2	BUILDING ADDRESS SIGNAGE (FINAL ADDRESS TBD) - BACKLIN NUMBERS
W1	STOREFRONT GLAZING SYSTEM - DARK BRONZE
W2	STOREFRONT GLAZING SYSTEM - DARK BRONZE - PRIVACY FILM BELOW TRANSOM
W3	RESIDENTIAL WINDOW UNIT - PELLA IMPERVIA - FIXED over VENT AWNING

MATERIALS - EXTERIOR							
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR	STYLE / FINISH	SIZE	COMMENTS
AF-01	ARCHITECTURAL FENCING	BASTEEL Perimeter	Kynar 500	PATRICIAN BRONZE	BENNINGTON	6'-0" TALL	https://www.basteel.com/architectural-fencing/bennington/
AM-01	ARCHITECTURAL METAL	TBD	TBD	DARK BRONZE	-	-	-
AM-02	ARCHITECTURAL METAL	TBD	TBD	TERRACOTTA ORANGE	-	-	-
AP-01	ARCHITECTURAL PANEL	ZAHNER	MOCA	STAR BLUE	PREWEATHERED PATINA ON COPPER	16" WIDE - VERTICAL	https://www.zahner.com/products/surfaces/star-blue
BR-01	BRICK MASONRY	ENDICOTT	FACE BRICK	DARK IRONSPOT	VELOUR	MODULAR, RUNNING BOND	https://alluprecast.com/resources/precast-concrete-finishes/
PC-01	PRECAST CONCRETE	TBD	-	BUFF	ACID ETCH	-	-
PC-02	PRECAST CONCRETE	TBD	-	BUFF	SAND BLAST	-	-
WF-01	WINDOW FILM	DECORATIVE FILMS	SXJ-0547 FEATHER GRADIENT	WHITE	GRADIENT	-	https://www.decorativefilm.com/solys-sj-0547-feather-gradient-71-high



1 | SOUTH BUILDING ELEVATION - EXHIBIT enlarged

PROJECT

PROPOSED BUILDING FOR:

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OWNER

REVISIONS

NO. DESCRIPTION DATE

INFORMATION

PROJECT ARCHITECT SPS
PROJECT MANAGER
PROJECT NUMBER 240703
ISSUED FOR PLANNED DEVELOPMENT
DATE 02/05/2025

SHEET

BUILDING ELEVATIONS - SOUTH

X005b

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REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

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PROJECT MANAGER	
PROJECT NUMBER	240703
ISSUED FOR	PLANNED DEVELOPMENT
DATE	02/05/2025

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BUILDING ELEVATIONS - EAST

X005c

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1 EAST BUILDING ELEVATION - EXHIBIT enlarged

KEYNOTES	
KEY	DESCRIPTION
D1	ENTRY DOOR IN STOREFRONT SYSTEM
D2	FULL GLASS OVERHEAD DOOR FOR PARKING ACCESS
G1	ALL MATERIALS, OPENINGS, AND BALCONIES THE SAME AS ILLUSTRATED ON PRIMARY ELEVATION U.N.O.
S1	BUILDING NAME SIGNAGE (FINAL NAME TBD) - LIT FROM CANOPY ABOVE
W1	STOREFRONT GLAZING SYSTEM - DARK BRONZE
W2	STOREFRONT GLAZING SYSTEM - DARK BRONZE - PRIVACY FILM BELOW TRANSOM

MATERIALS - EXTERIOR							
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR	STYLE / FINISH	SIZE	COMMENTS
AF-01	ARCHITECTURAL FENCING	BASTEEL Perimeter	Kynar 500	PATRICIAN BRONZE	BENNINGTON	6'-0" TALL	https://www.basteel.com/architectural-fencing/bennington/
AM-01	ARCHITECTURAL METAL	TBD	TBD	DARK BRONZE	-	-	-
AM-02	ARCHITECTURAL METAL	TBD	TBD	TERRACOTTA ORANGE	-	-	-
AP-01	ARCHITECTURAL PANEL	ZAHNER	MOCA	STAR BLUE	PREWEATHERED PATINA ON COPPER	16" WIDE - VERTICAL	https://www.zahner.com/products/surfaces/star-blue
BR-01	BRICK MASONRY	ENDECOTT	FACE BRICK	DARK IRONSPOT	VELOUR	MODULAR, RUNNING BOND	https://allusprecast.com/resources/precast-concrete-finishes/
PC-01	PRECAST CONCRETE	TBD	-	BUFF	ACID ETCH	-	-
PC-02	PRECAST CONCRETE	TBD	-	BUFF	SAND BLAST	-	-
WF-01	WINDOW FILM	DECORATIVE FILMS	SXJ-0547 FEATHER GRADIENT	WHITE	GRADIENT	-	https://www.decorativefilm.com/solys-sj-0547-feather-gradient-71-high

PROJECT

PROPOSED BUILDING FOR:

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STOWELL AVE APARTMENTS

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OWNER

REVISIONS

NO. DESCRIPTION DATE

INFORMATION

PROJECT ARCHITECT SPS
PROJECT MANAGER
PROJECT NUMBER 240703
ISSUED FOR PLANNED DEVELOPMENT
DATE 02/05/2025

SHEET

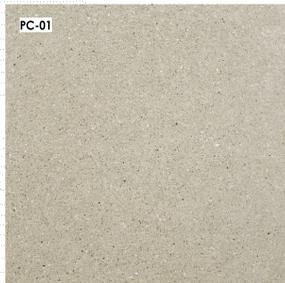
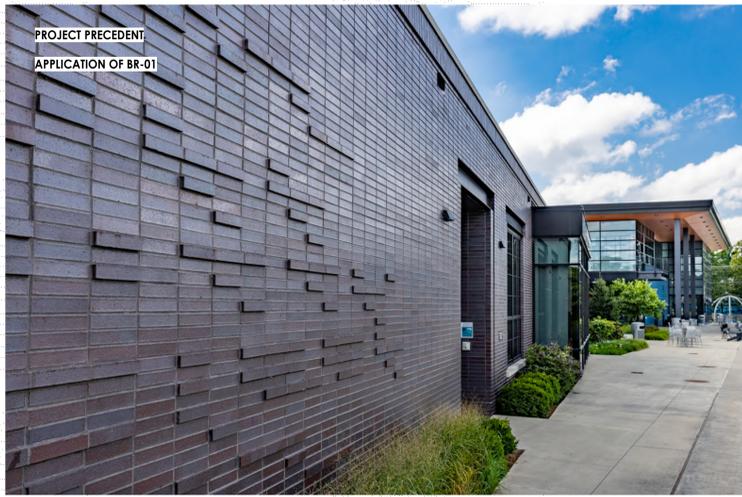
BUILDING ELEVATIONS - WEST

X005d

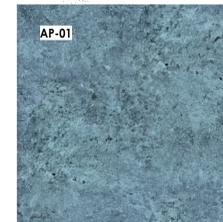
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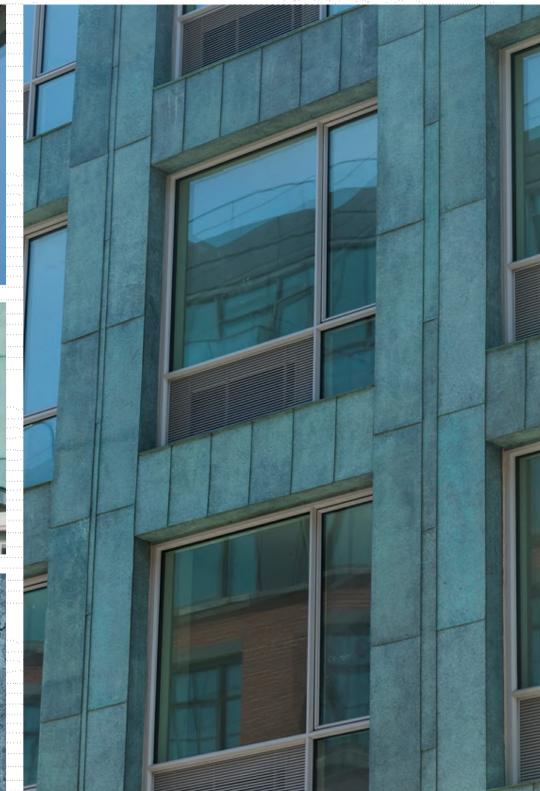
1 | WEST BUILDING ELEVATION - EXHIBIT - enlarged



MASONRY & PRECAST



ARCHITECTURAL PANEL



PROJECT

PROPOSED BUILDING FOR:

PLACE LOGO HERE

STOWELL AVE APARTMENTS

2560 N Stowell Ave,
Milwaukee, WI 53211

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OWNER

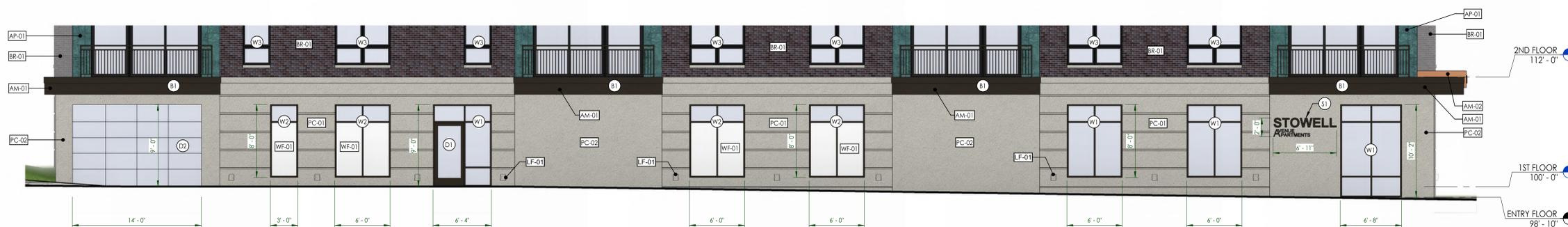


WINDOW FILM

LIGHTING FIXTURES - EXTERIOR			
TAG	Model	MANUFACTURER	DESCRIPTION
LF-01	ARCENT	COOPER LIGHTING	LED WALL PACK
LF-02	7178-34-H21-40X	BROWNLEE LIGHTING	BEAM V2 WALL SCONCE

KEYNOTES	
KEY	DESCRIPTION
B1	INTEGRATED BALCONY WITH RAILING TO MATCH B2
D1	ENTRY DOOR IN STOREFRONT SYSTEM
D2	FULL GLASS OVERHEAD DOOR FOR PARKING ACCESS
S1	BUILDING NAME SIGNAGE (FINAL NAME TBD) - LIT FROM CANOPY ABOVE
S2	BUILDING ADDRESS SIGNAGE (FINAL ADDRESS TBD) - BACKLIT NUMBERS
W1	STOREFRONT GLAZING SYSTEM - DARK BRONZE
W2	STOREFRONT GLAZING SYSTEM - DARK BRONZE - PRIVACY FILM BELOW TRANSOM
W3	RESIDENTIAL WINDOW UNIT - PELLA IMPERVIA - FIXED OVER VENT AWNING

MATERIALS - EXTERIOR							
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR	STYLE / FINISH	SIZE	COMMENTS
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AM-02	ARCHITECTURAL METAL	TBD	TBD	TERRACOTTA ORANGE	-	-	-
AP-01	ARCHITECTURAL PANEL	ZAHNER	MODA	STAR BLUE	PREWEATHERED PATINA ON COPPER	16" WIDE - VERTICAL	https://www.zahner.com/products/surfaces/star-blue
BR-01	BRICK MASONRY	ENDICOTT	FACE BRICK	DARK IRONSPOT	VELOUR	MODULAR; RUNNING BOND	https://www.endicott.com/resources/brick
PC-01	PRECAST CONCRETE	TBD	-	BLUFF	ACID ETCH	-	https://atuprecast.com/resources/precast-concrete-finishes/
PC-02	PRECAST CONCRETE	TBD	-	BLUFF	SAND BLAST	-	-
WF-01	WINDOW FILM	DECORATIVE FILMS	SXJ-0547 FEATHER GRADIENT	WHITE	GRADIENT	-	https://www.decorativefilm.com/solysx-sxj-0547-feather-gradient-71-high



INFORMATION

PROJECT ARCHITECT SPS
PROJECT MANAGER
PROJECT NUMBER 240703
ISSUED FOR PLANNED DEVELOPMENT
DATE 02/05/2025

SHEET

BUILDING DETAILS & MATERIALS

X006



3 | BIKE STORAGE - DERO RACKS

PARKING - BICYCLE		
QUANTITY	CAPACITY	DESCRIPTION
1ST FLOOR		
1	14 Bikes	Dero Roll Mounted Bike Rack - Downtown
1	12 Bikes	Dero Roll Mounted Bike Rack - Downtown

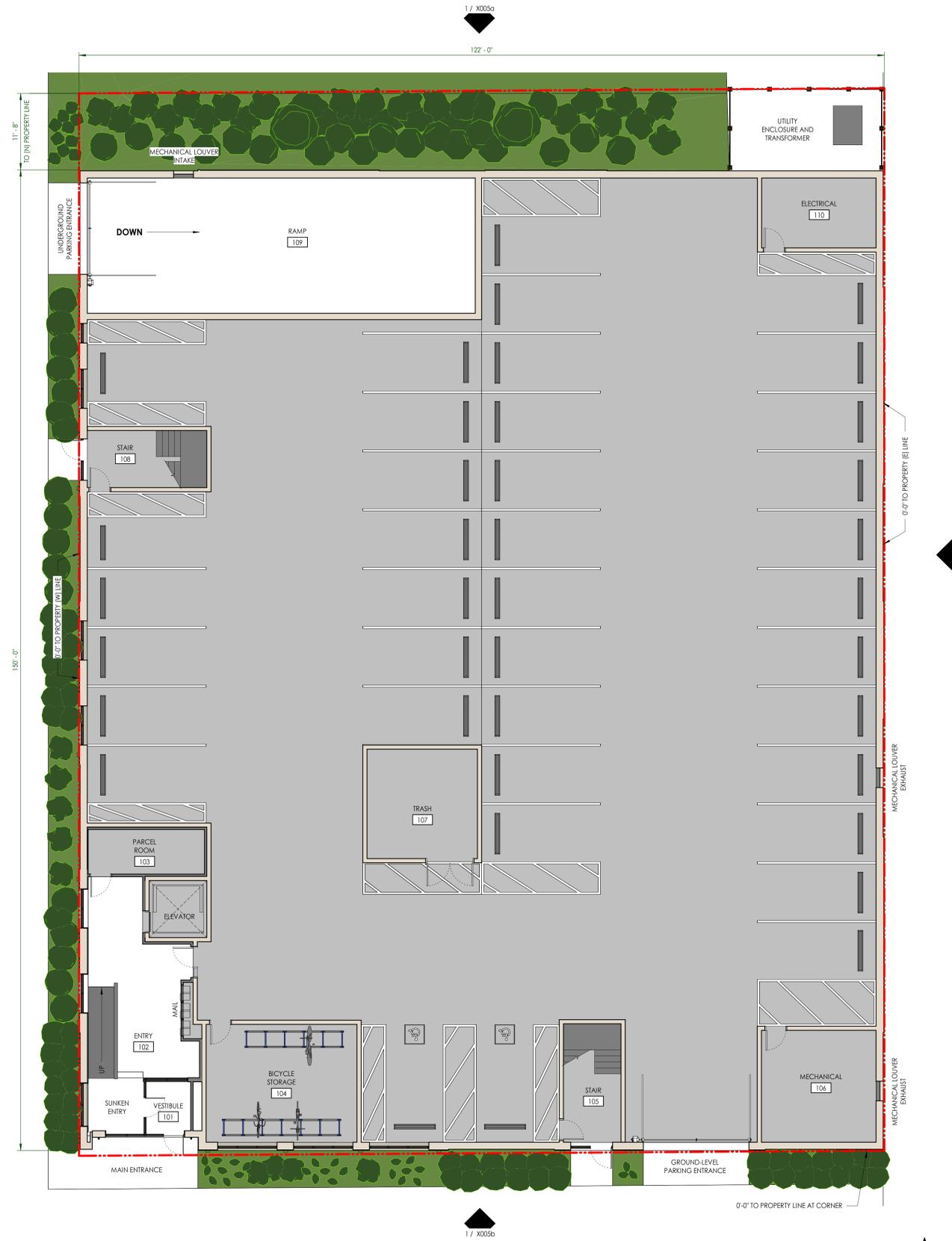
RATIO: BICYCLE SPACES PER UNIT
 REQUIRED: 0.25 (1 per 4 UNITS)
 PROVIDED: 0.30 (1.25 per 4 UNITS)

PARKING - VEHICLE		
QUANTITY	ADA HANDICAP	COMMENTS
LOWER LEVEL		
43	No	FULL SIZE PARKING STALL @ 9'-0" x 18'-0" TYP.
1ST FLOOR		
36	No	FULL SIZE PARKING STALL @ 9'-0" x 18'-0" TYP.
2	Yes	

RATIO: PARKING SPACES PER UNIT
 REQUIRED: 1.00 (1 per 1 UNITS)
 PROVIDED: 1.25



2 | TYPICAL RESIDENTIAL FLOOR



1 | 1ST FLOOR - EXHIBIT



215 N. WATER STREET, SUITE 250
 MILWAUKEE, WI 53202
 414.277.9700
 spsarchitects.com

PROJECT

PROPOSED BUILDING FOR:

PLACE LOGO HERE

STOWELL AVE APARTMENTS

2560 N Stowell Ave,
 Milwaukee, WI 53211

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 USED FOR FINAL BIDDING OR CONSTRUCTION
 RELATED PURPOSES.

OWNER

REVISIONS

NO. DESCRIPTION DATE

INFORMATION

PROJECT ARCHITECT SPS
 PROJECT MANAGER
 PROJECT NUMBER 240703
 ISSUED FOR PLANNED DEVELOPMENT
 DATE 02/05/2025

SHEET

BUILDING FLOOR PLANS

X007

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INFORMATION

PROJECT ARCHITECT SPS
PROJECT MANAGER _____
PROJECT NUMBER 240703
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DATE 02/05/2025

SHEET

SITE PHOTOS

X008

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SHEET

DEVELOPMENT COMPARISON

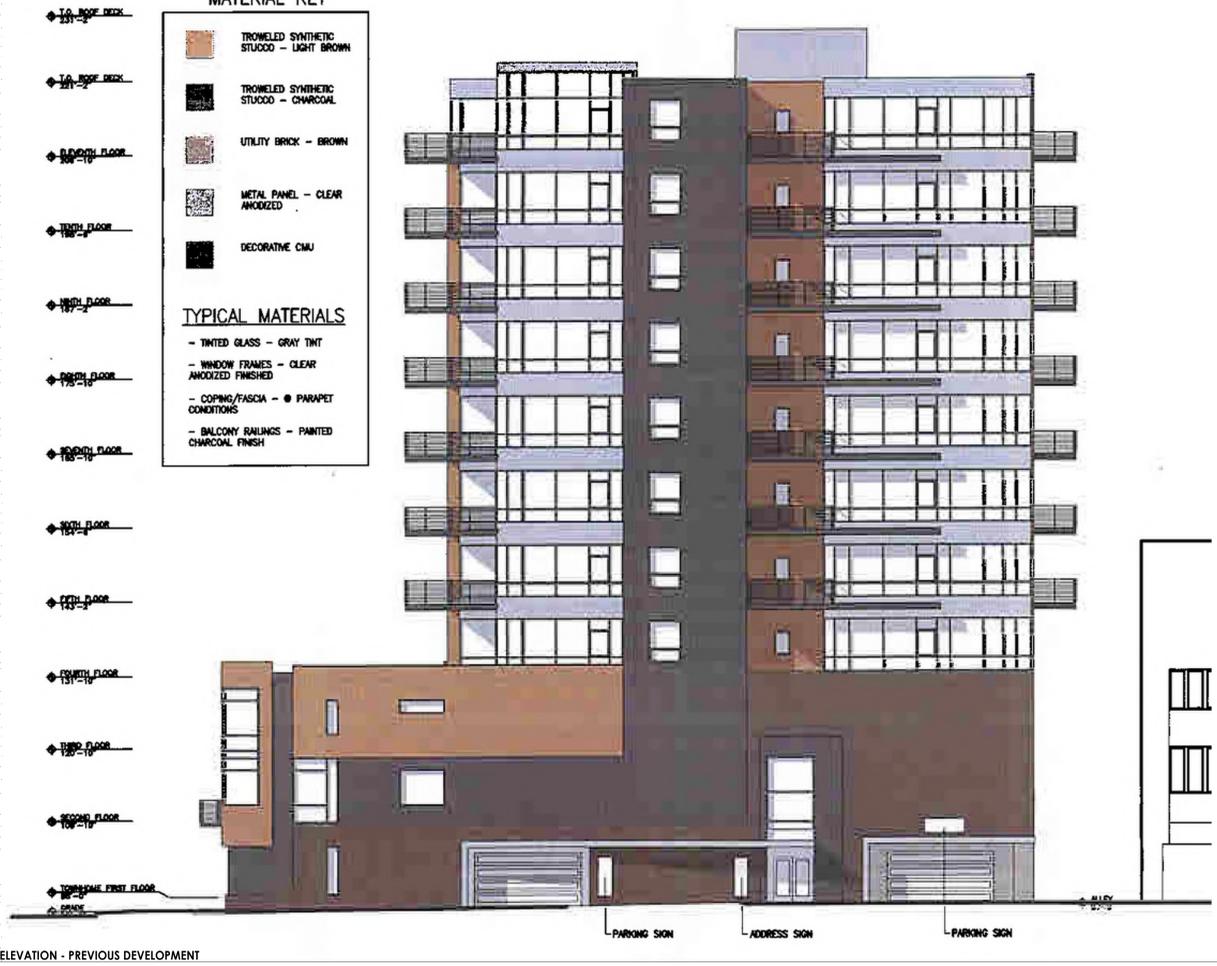
X012

MATERIAL KEY

- TROWELED SYNTHETIC STUCCO - LIGHT BROWN
- TROWELED SYNTHETIC STUCCO - CHARCOAL
- UTILITY BRICK - BROWN
- METAL PANEL - CLEAR ANODIZED
- DECORATIVE CMU

TYPICAL MATERIALS

- TINTED GLASS - GRAY TINT
- WINDOW FRAMES - CLEAR ANODIZED FINISH
- COPING/FASCIA - ● PARAPET CONDITIONS
- BALCONY RAILINGS - PAINTED CHARCOAL FINISH



SOUTH ELEVATION - PREVIOUS DEVELOPMENT



SOUTH ELEVATION - NEW DEVELOPMENT



WEST ELEVATION - PREVIOUS DEVELOPMENT



WEST ELEVATION - NEW DEVELOPMENT