

2315 E. Ivanhoe Place - Rear Sunroom Addition



I Proposed Sunroom Addition



EXISTING CONDITION PHOTOGRAPH



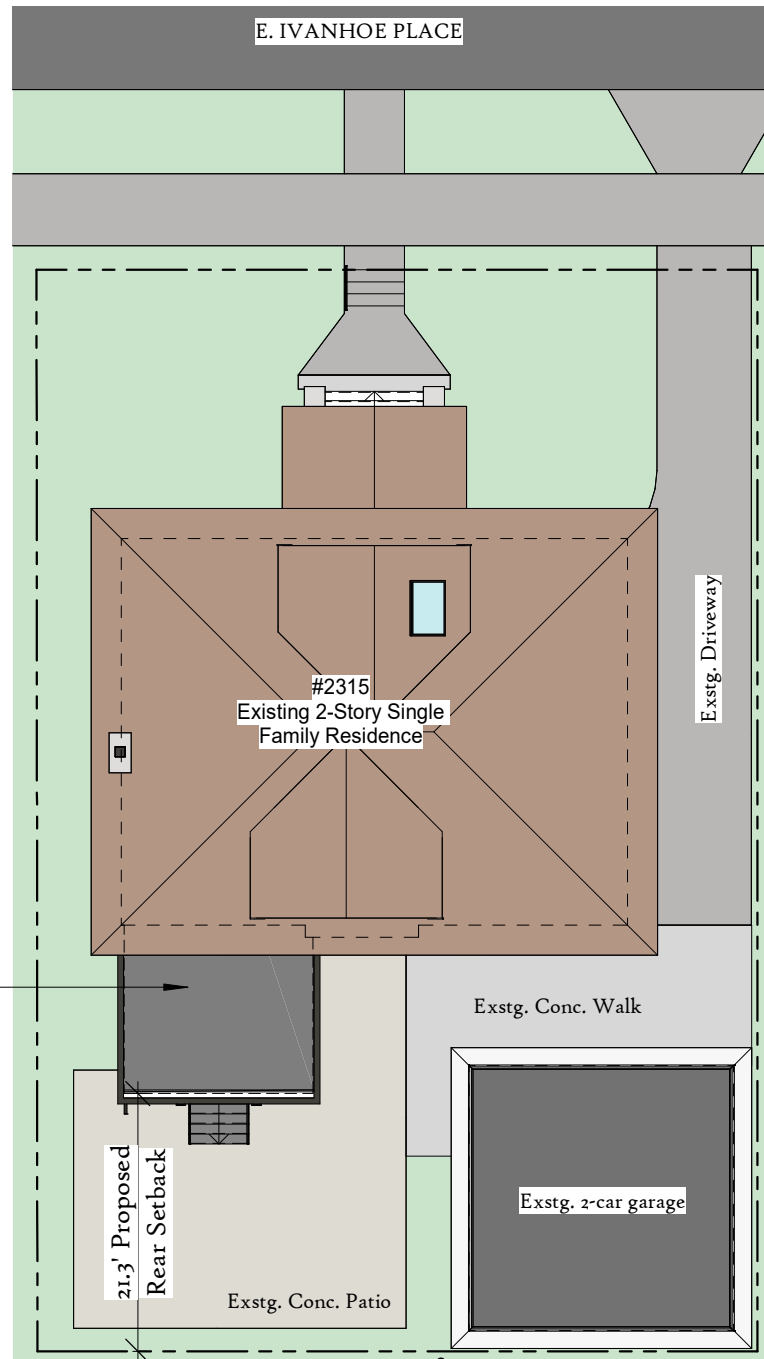
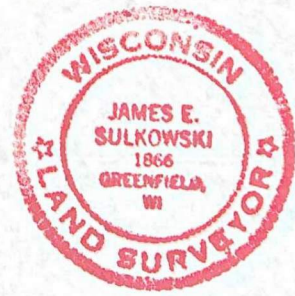
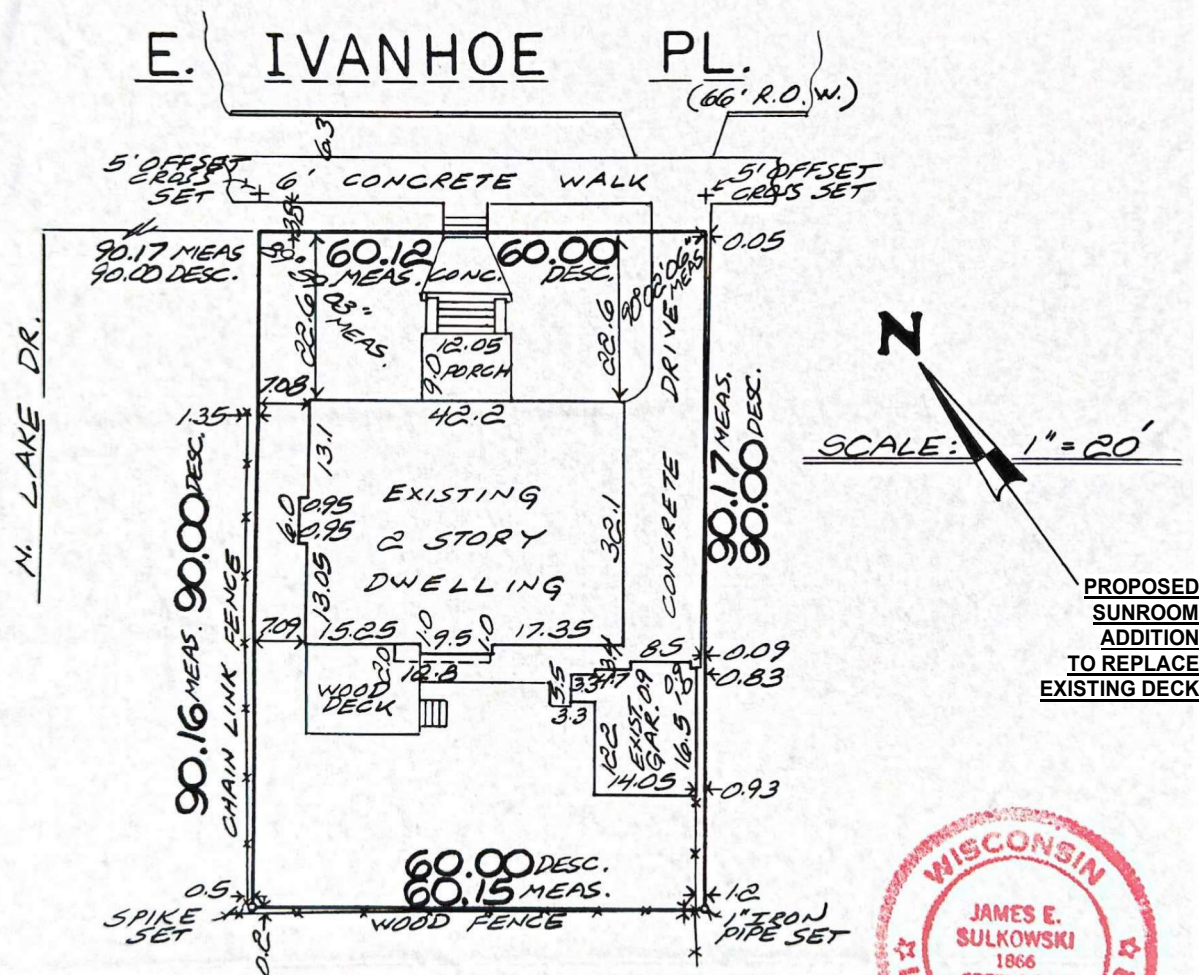
KCB Architects
400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
(414) 261-8956 admin@kcbuildings.com

2315 E Ivanhoe Pl. - Rear Sunroom Addition

Cover Page
A-00
Scale:
1/28/2026

Location of Property 2315 East Ivanhoe Place Milwaukee, WI

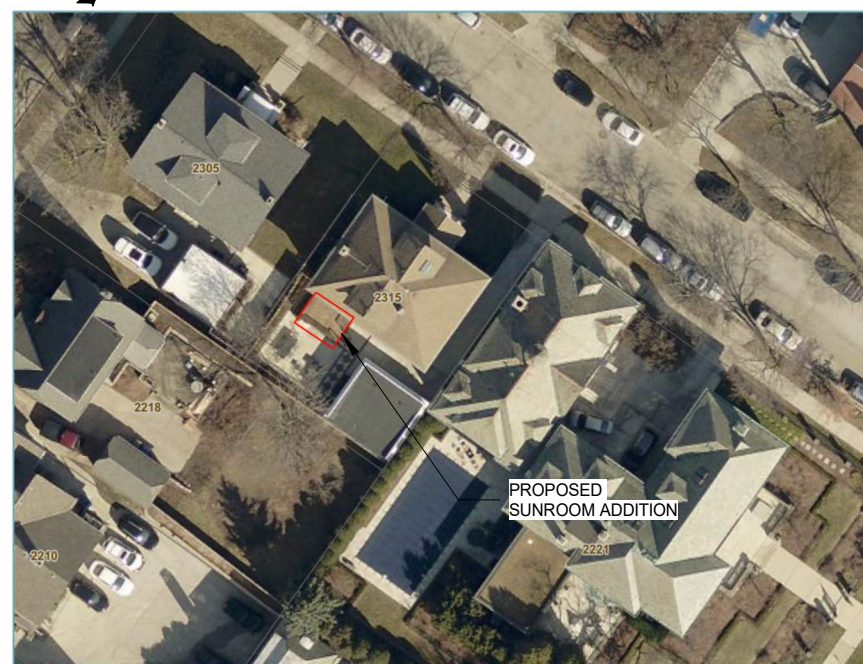
Description of Property
The Southeasterly 60 feet of the Northeasterly 30 feet of Lot 4 and the Southeasterly 60 feet of Lot 5, all in Block 6, in GLIDDEN AND LOCKWOOD'S ADDITION OF LTOS 1 AND 2 in Fractional Section 22, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.



I Proposed Site Plan
1/16" = 1'-0"
True North Project North



2 Rear Perspective View - Proposed Sunroom Addition



SITE AERIAL GIS IMAGE

State of Wisconsin

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage, or guarantee the title thereto within (1) year from date hereof.

Dated at Greenfield, WI, this 24th day of March, 2010

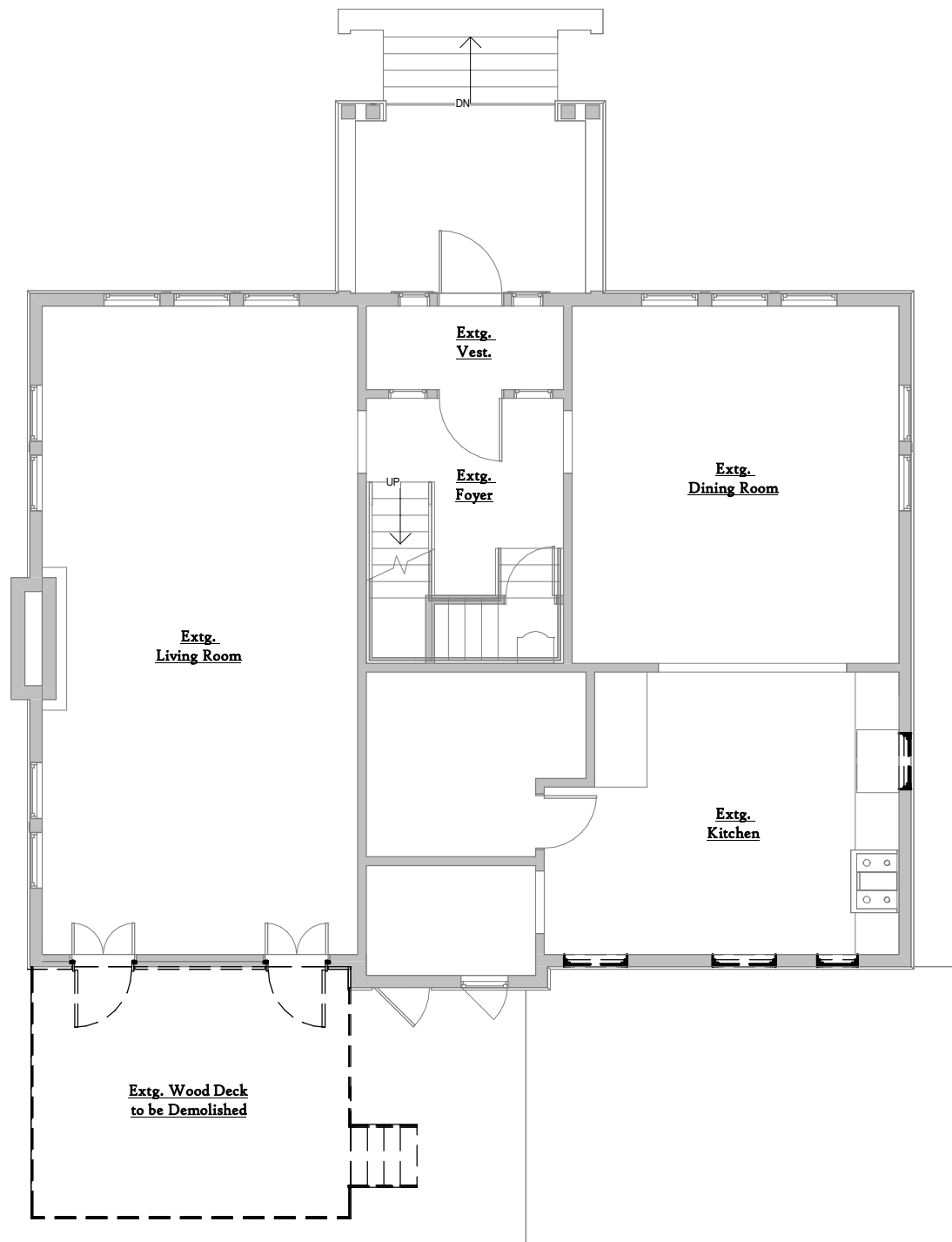
NOTE: All property corners will not be located, verified and/or reset (per Section A-E7.01 Wisconsin Administrative Code) unless specifically requested.

James E. Sulkowski
Registered Land Surveyor

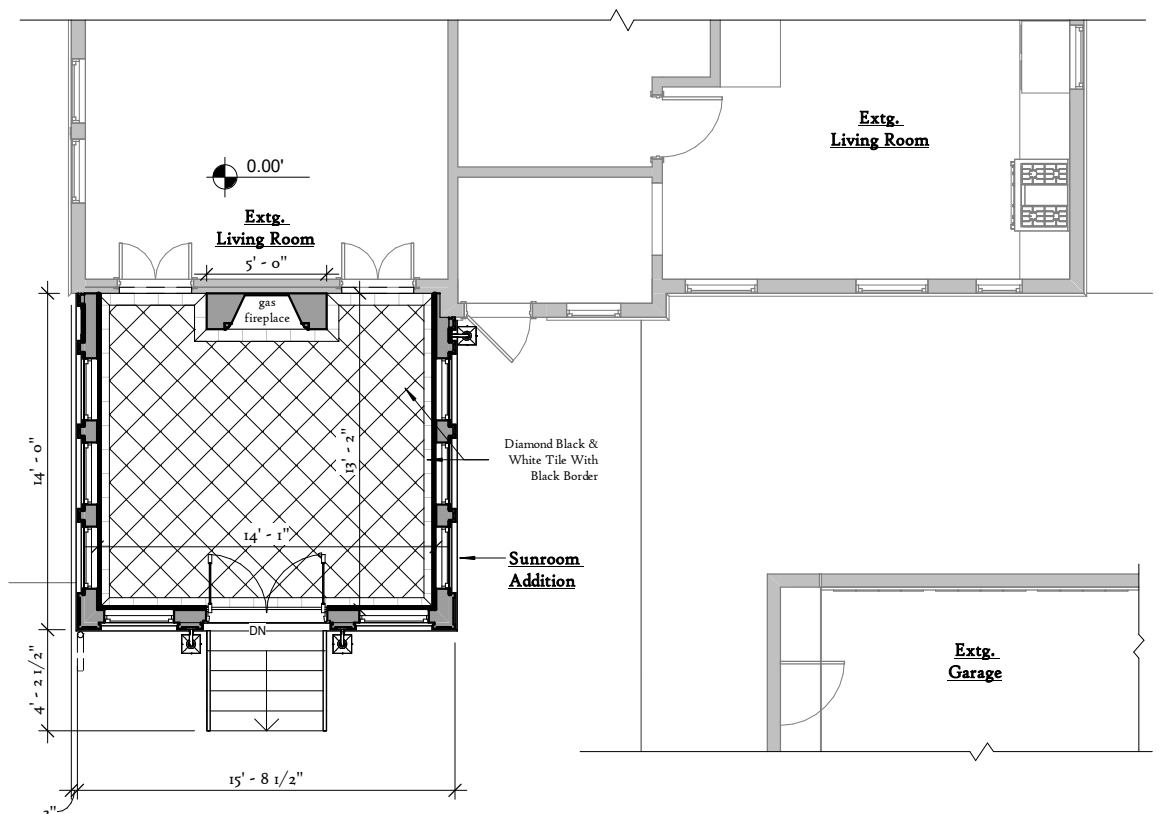
SITE SURVEY

PROJECT & ZONING INFO:

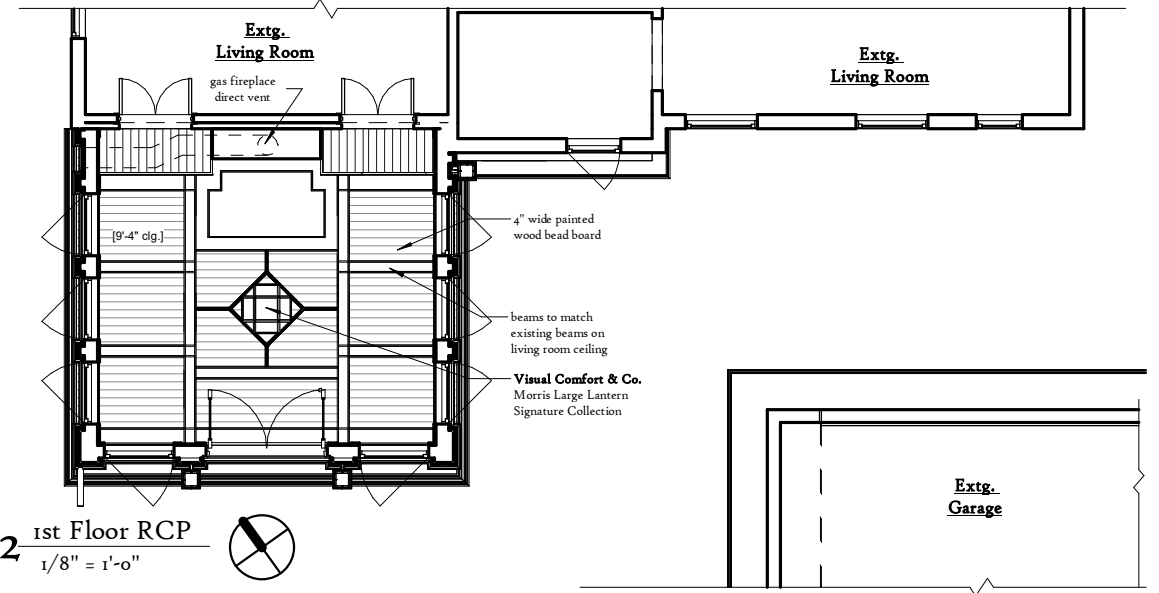
- Property Info:
Address: 2315 E Ivanhoe Place
Tax Key: 3560123000
Existing Lot Area: 5,400 sf
- Zoning District: RT2, Single/Two Family Residential District.
Local North Point Historic District
- Setbacks:
Front (North): average No Change Proposed
Side (West): = No Change Proposed
Side (East): = No Change Proposed
Rear: (South): Existing: 35.5', Proposed: 21.5'
- Lot Coverage - Interior Lot:
Principal Building Maximum 30%
Existing Residence: 1,370 sf (Residence, not including porch)
Proposed Addition: 220 sf addition
1,370 sf + 220 sf = 1,590 sf / 5,400 sf = 29.4% Complies



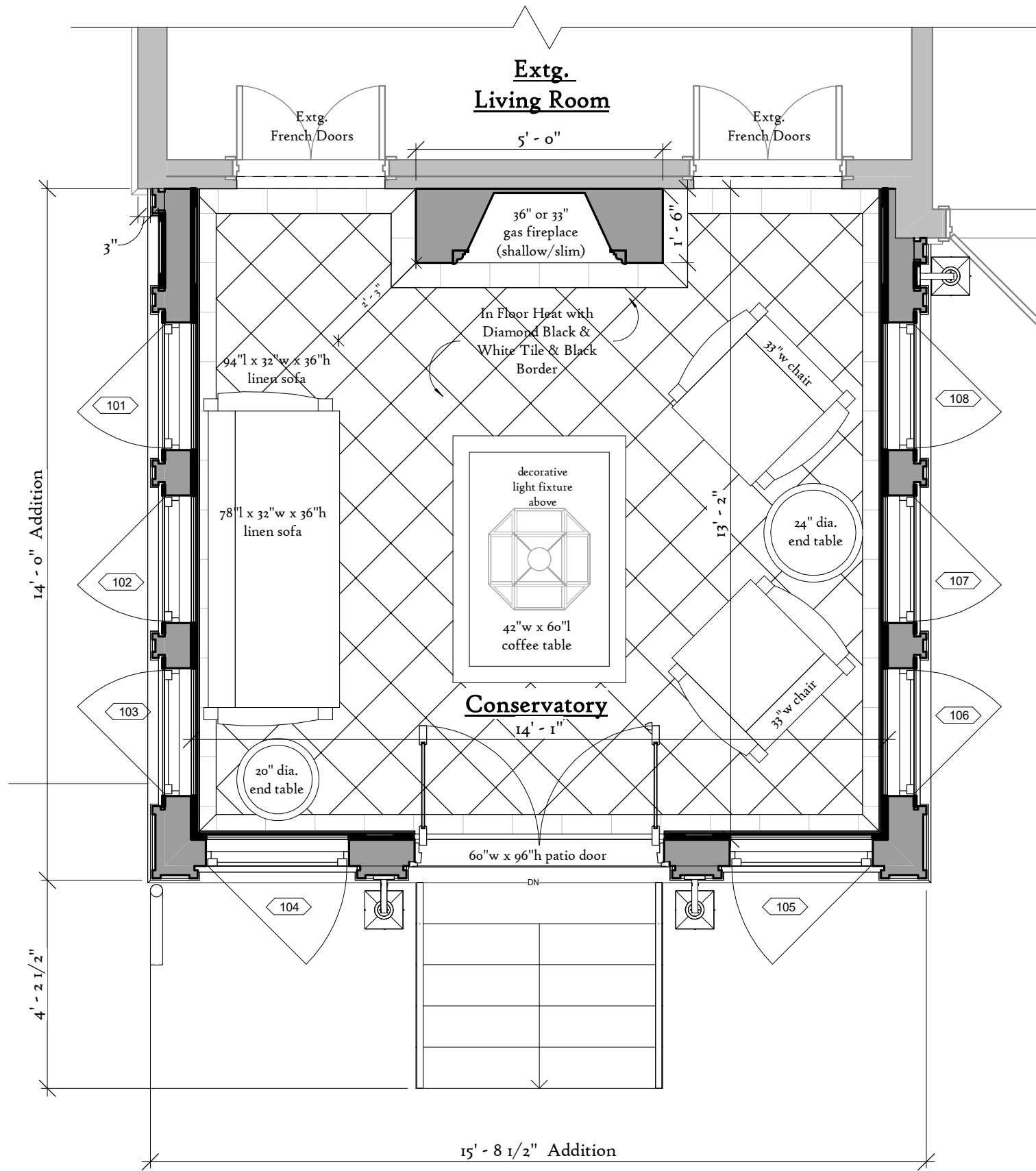
3 Level 1 Existing/Demolition Plan
1/8" = 1'-0"



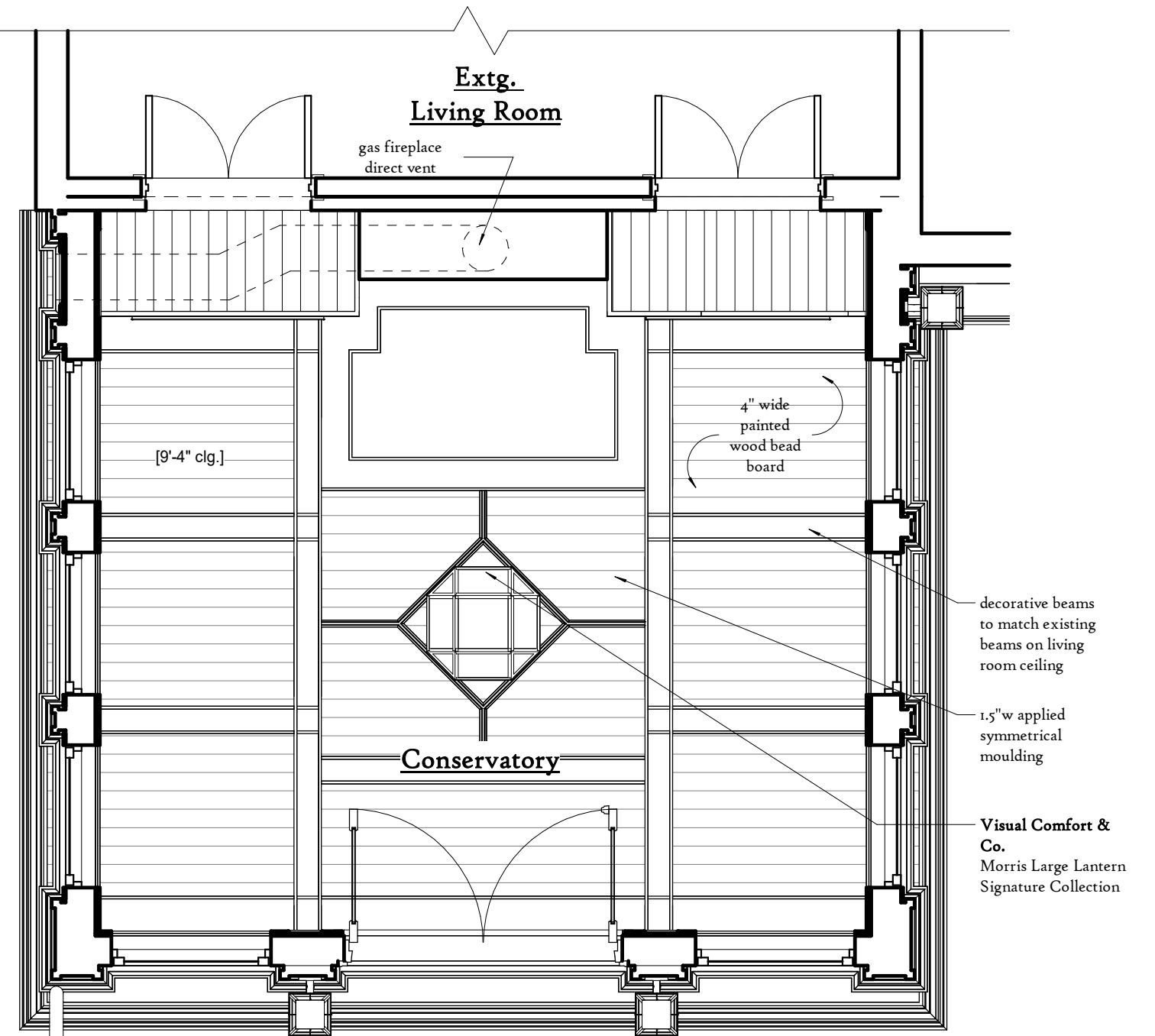
1 Proposed 1st Floor Plan
1/8" = 1'-0"



2 1st Floor RCP
1/8" = 1'-0"



I Proposed 1st Floor Plan - Addition
 3/8" = 1'-0"



2 Proposed 1st Floor Ceiling Plan - Addition
 3/8" = 1'-0"

GENERAL WINDOW SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR.
2. ALL NEW WINDOWS TO BE ANDERSEN WOOD WINDOWS WITH SIMULATED DIVIDED LITES. NO LOW - E COATING.

Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height
101	Window-Casement-Single	6' - 5"	2' - 7"	1' - 7"	8' - 0"
102	Window-Casement-Single	6' - 5"	2' - 7"	1' - 7"	8' - 0"
103	Window-Casement-Single	6' - 5"	2' - 7"	1' - 7"	8' - 0"
104	Window-Casement-Single	6' - 5"	2' - 10 3/4"	1' - 7"	8' - 0"
105	Window-Casement-Single	6' - 5"	2' - 10 3/4"	1' - 7"	8' - 0"
106	Window-Casement-Single	6' - 5"	2' - 7"	1' - 7"	8' - 0"
107	Window-Casement-Single	6' - 5"	2' - 7"	1' - 7"	8' - 0"
108	Window-Casement-Single	6' - 5"	2' - 7"	1' - 7"	8' - 0"

Grand total: 8



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Enlarged Addition Plans
 A-04

Scale: As indicated
 1/28/2026



I South Elevation - Proposed
1/8" = 1'-0"



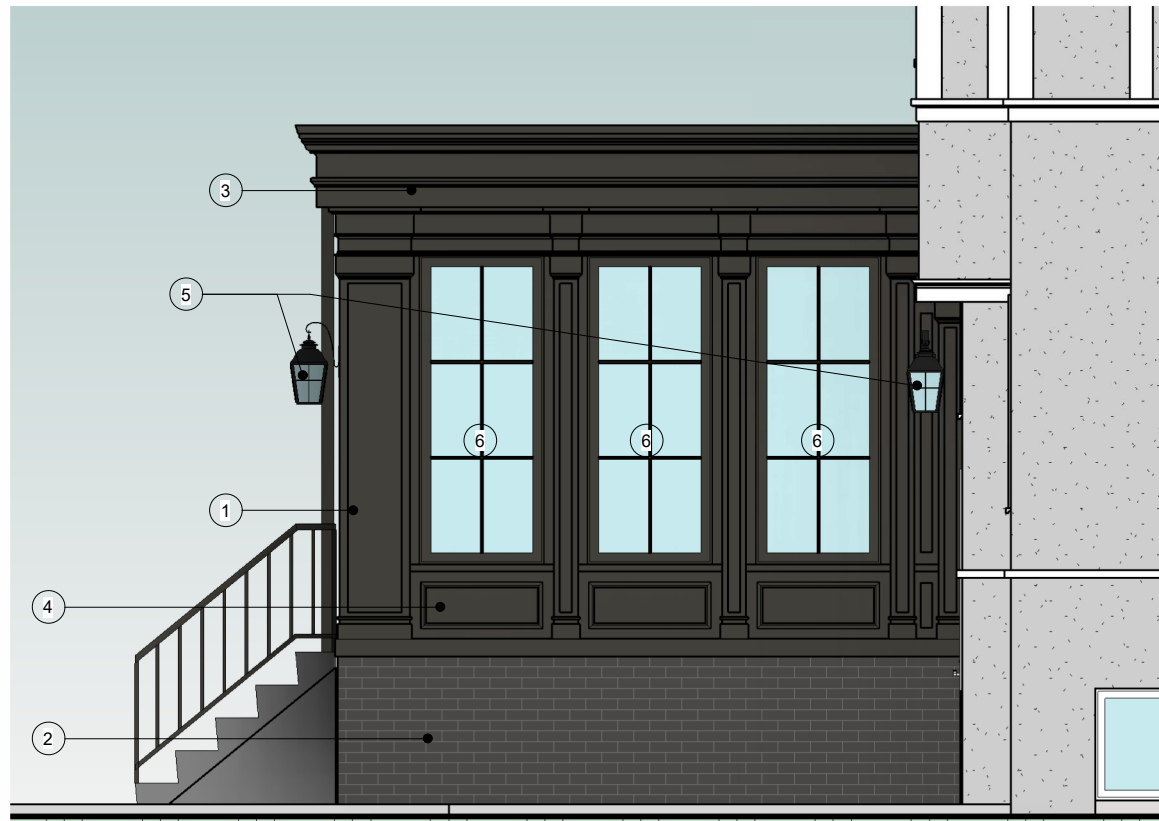
2 West Elevation - Proposed
1/8" = 1'-0"



3 Partial East Elevation - Proposed
1/8" = 1'-0"

NOTE: SEE ENLARGED ELEVATIONS FOR MATERIAL CALLOUTS

2315 E Ivanhoe Pl. - Rear Sunroom Addition



1 East Elevation - Addition
1/4" = 1'-0"



2 South Elevation - Addition
1/4" = 1'-0"

EXTERIOR MATERIALS

- ① PAINTED WOOD DECORATIVE PILASTERS
- ② BLACK BRICK AND GRAY MORTAR
- ③ DECORATIVE WOOD CORNICE WITH BUILT-IN GUTTER, PAINTED
- ④ WOOD TRIM AND PANELING, PAINTED
- ⑤ DECORATIVE COACH LIGHTS - AS SELECTED BY OWNER
- ⑥ WOOD CASEMENT WINDOWS WITH SDLS
- ⑦ DIRECT VENT FIREPLACE
- ⑧ DECORATIVE METAL HANDRAIL, 36"H
- ⑨ CONCRETE STAIR
- ⑩ ALUMINUM DOWNSPOUT



3 West Elevation - Addition
1/4" = 1'-0"

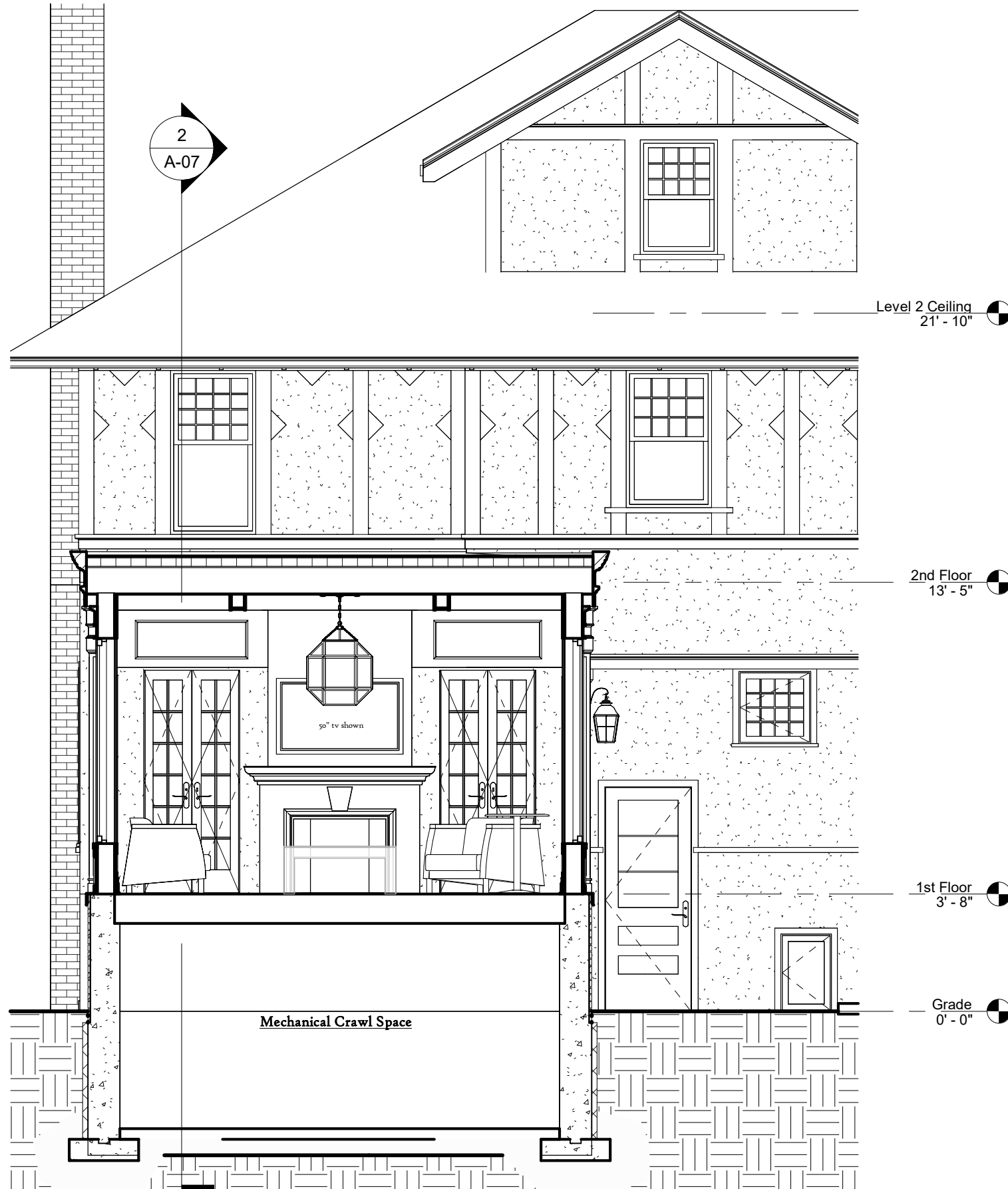


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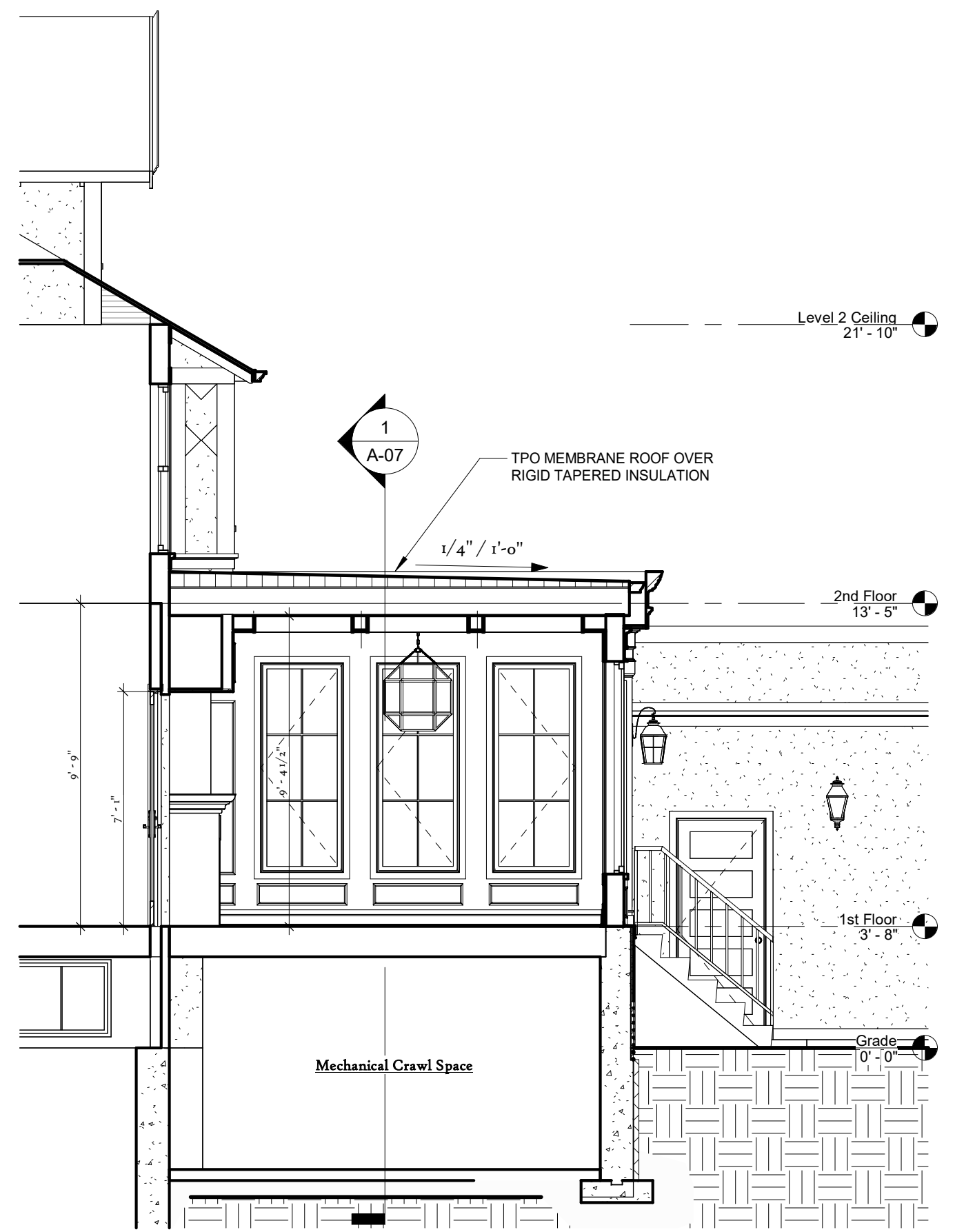
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Building Elevations - Addition
A-06

Scale: 1/4" = 1'-0"
1/28/2026



I North-South Building Section
1/4" = 1'-0"



2 East-West Building Section
1/4" = 1'-0"



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Building Sections

A-07

Scale: 1/4" = 1'-0"
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Interior



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Conceptual Interior Views
A-08

Scale:
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Interior 2



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2315 E Ivanhoe Pl. - Rear Sunroom Addition

Conceptual Interior Views
A-09
Scale:
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