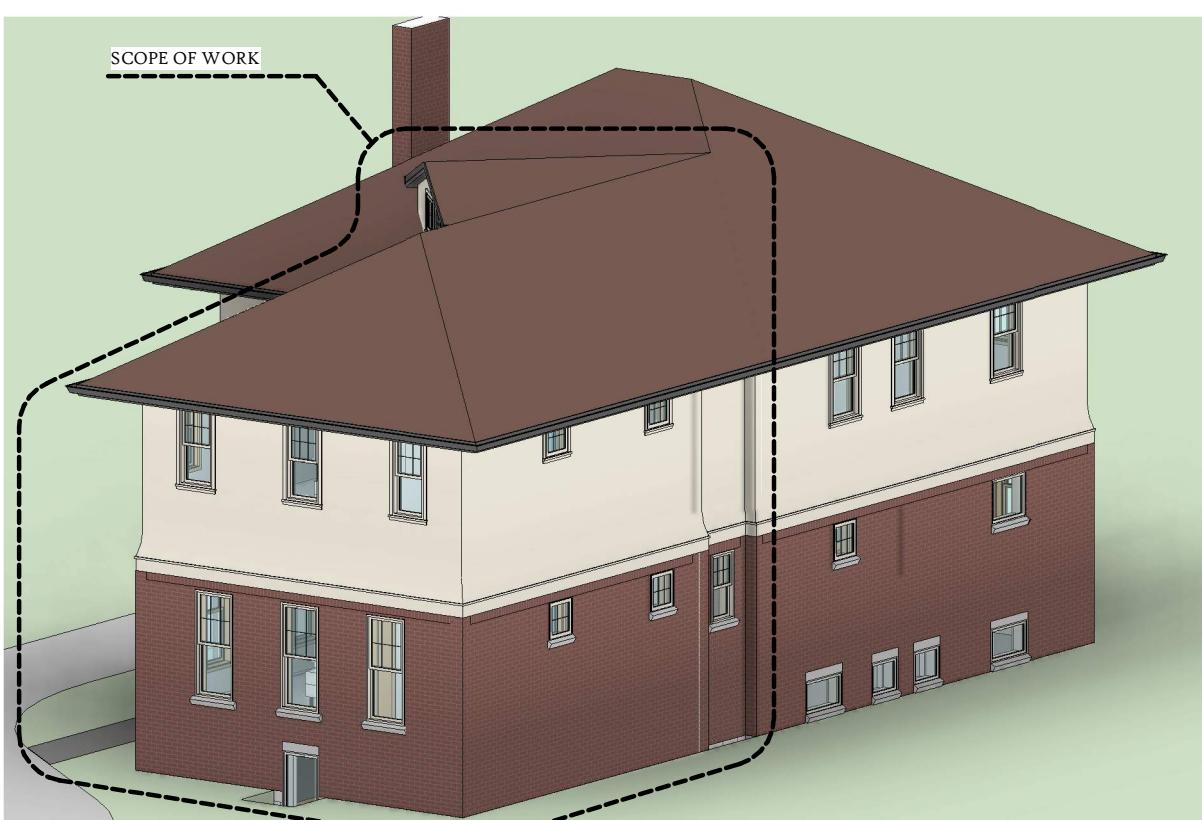


RESIDENTIAL REAR ADDITION

Hecht Residence - 2546 N Summit Ave.



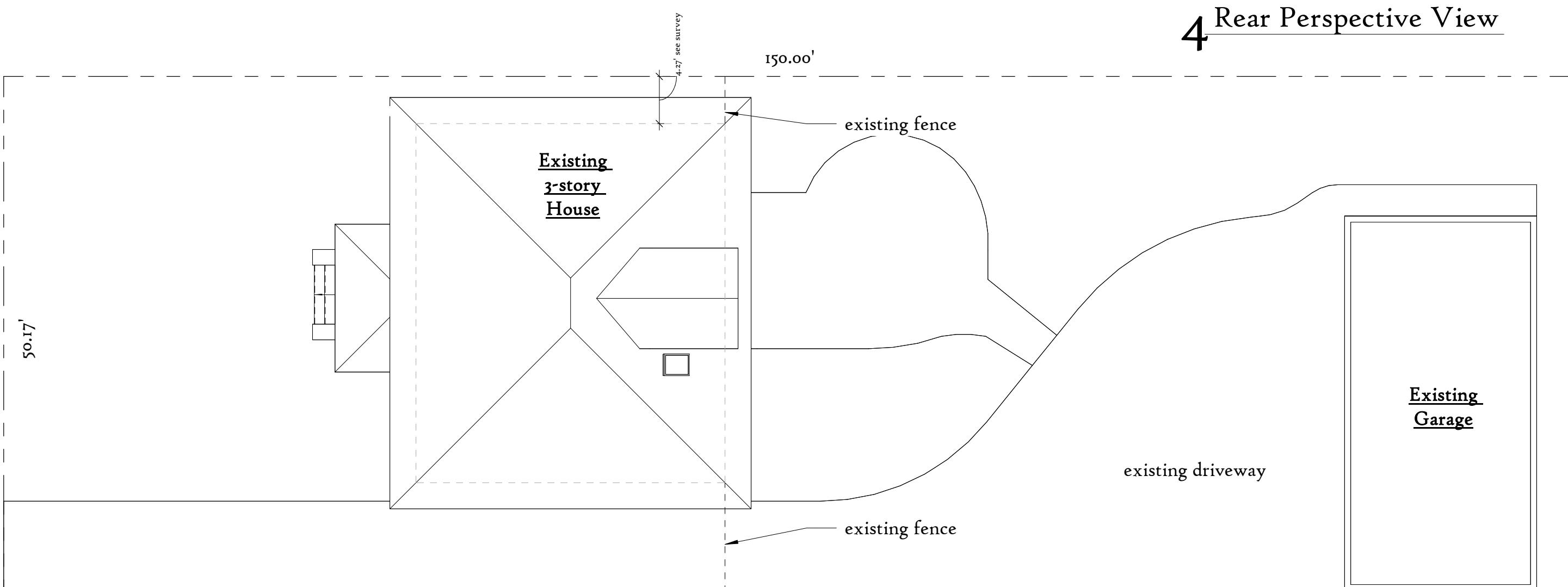
3 Southwest Axon



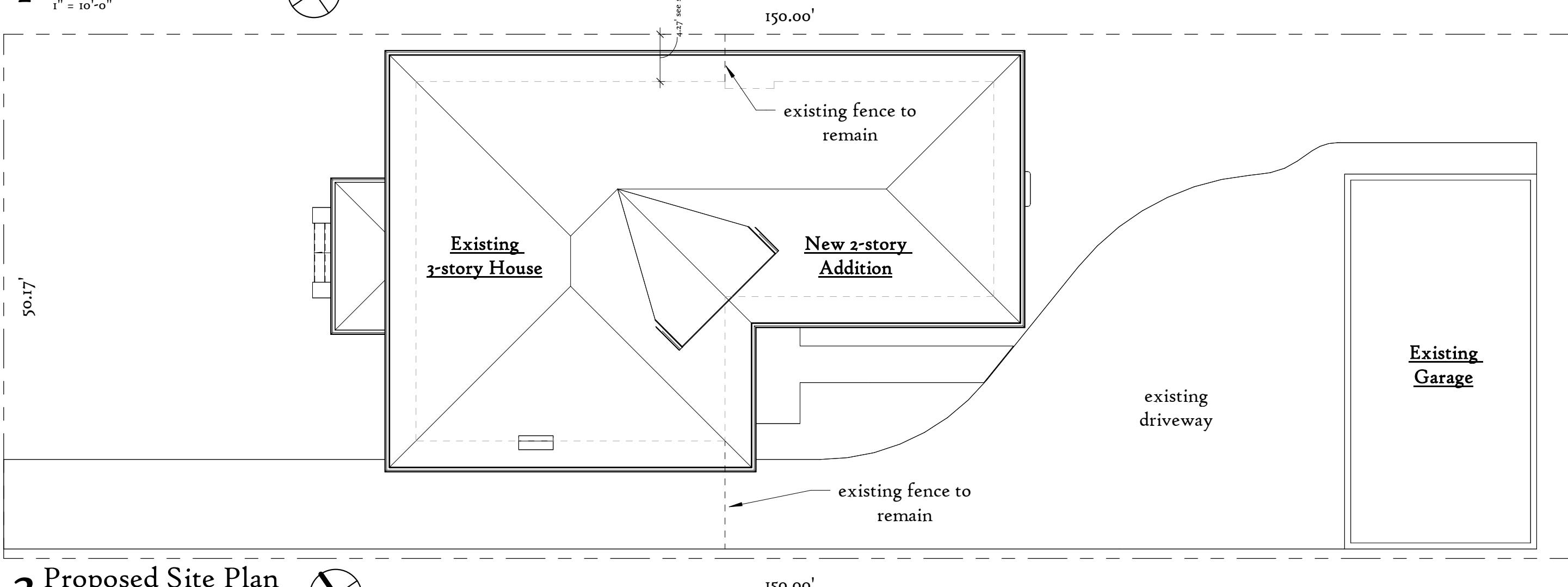
4 Rear Perspective View



5 Northeast Axon



1 Existing Site Plan



2 Proposed Site Plan

SITE DRAINAGE & EROSION GENERAL NOTES

1. THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/2" PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHEREVER LESS.

2. WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, AND MAINTAINED TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO ADJACENT PROPERTIES, INCLUDING:

- ONTO STREETS BY VEHICLES
- INTO AREAS DRAINAGE AREAS INTO ON SITE STORM WATER INLETS
- INTO ABUTTING WATERWAYS
- DISCHARGE FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS
- DISCHARGE FROM CONSTRUCTION ACTIVITY

3. LAND DISTURBING CONSTRUCTION ACTIVITIES, EXCEPT THOSE ACTIVITIES NECESSARY TO IMPLEMENT EROSION OR SEDIMENT CONTROL PRACTICES, MAY NOT BEGIN UNTIL THE SEVEN (7) DAY PERIOD HAS EXPIRED.

4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED. THE DISTURBED AREA SHALL BE CONSIDERED STABILIZED WHEN A PERMANENT COVER HAS BEEN PROVIDED WITH A DENSITY OF AT LEAST 100% OF THE SOIL, AND THE EROSION CONTROL PRACTICE SHALL BE CLEARED UP BY THE END OF THE NEXT DAY.

5. OFF-SITE SOIL DEPOSITION RESULTING FROM THE EROSION AND SEDIMENT CONTROL PRACTICE THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY.

6. STORM WATER MANAGEMENT PRACTICES SHALL BE EMPLOYED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STATUTES FOUND IN NR151.12

SITE DRAINAGE & EROSION CONTROL LEGEND

EROSION CONTROL BARRIER - SEDIMENT/SILT FENCE

ALL ELEVS. DERIVED FROM SURVEY - SEE SURVEY

SITE DRAINAGE DIRECTION

DOWNSPOUT LOCATION

NOTE: DOWNSPOUTS SHALL DISCHARGE 6' FROM THE PROPERTY LINE AND STRUCTURES, INCLUDING EXISTING ADJACENT STRUCTURES.

0 50 100 ft

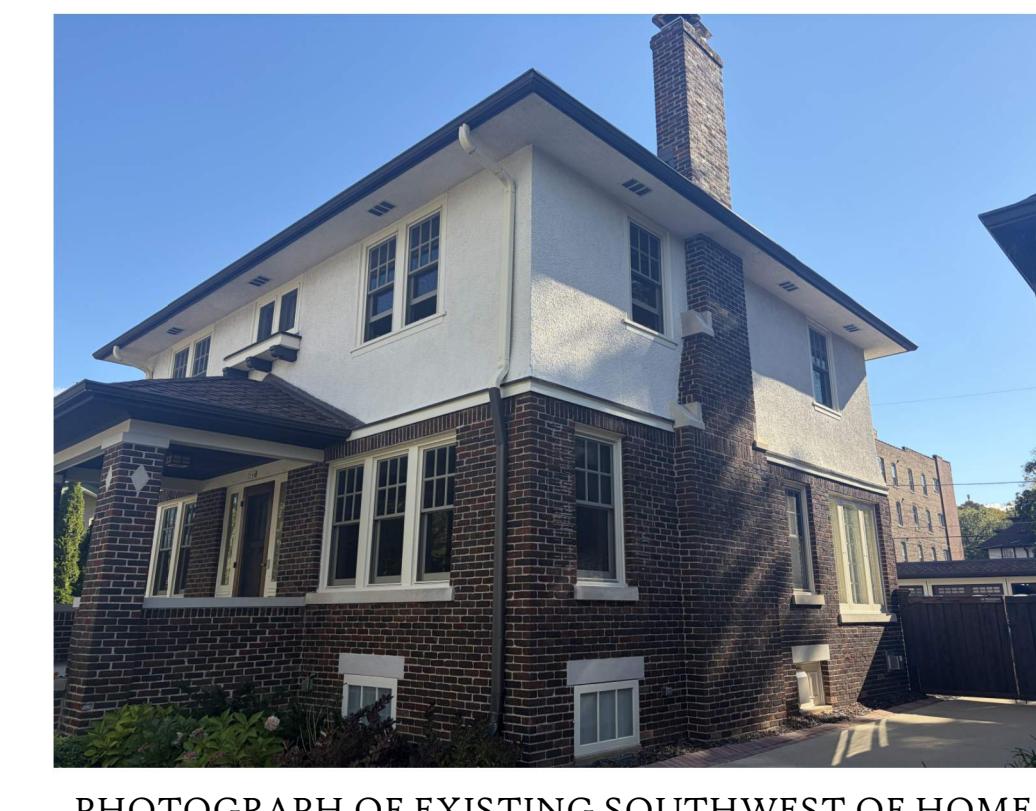
MILWAUKEE COUNTY GIS AND LAND INFORMATION



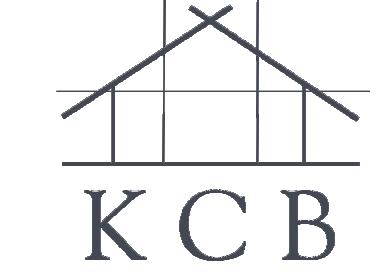
PHOTOGRAPH OF EXISTING REAR OF HOME



PHOTOGRAPH OF EXISTING FRONT OF HOME



PHOTOGRAPH OF EXISTING NORTHEAST OF HOME

ARCHITECT:

KCB
 ARCHITECTURE
 & DESIGN
 400 E. Wisconsin Ave. #205
 Milwaukee, WI 53202
 (414) 261-8956
 admin@kcbbuildings.com

PROJECT:
Hecht Residence - New Addition

OWNER:
 David & Karen Hecht
 PROJECT ADDRESS:
 2546 N Summit Ave.
 Milwaukee, WI 53211

Drawing Issuance Schedule:

No.	Description	Date
1	HPC Drawing Set	12/15/2025
2	Revised Elevation Notes	1/7/2026

DRAWING INDEX	
Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First & Second Floor Plans
A-102	Basement & Roof Plans & Wall Section
A-201	Exterior Elevations
A-202	Interior Elevations

ZONING INFO

1. Lot Area: 7,526 SF
 2. Zoning District: RS5, Single Family Residential District
 3. Required Minimum Setbacks:
 a. Front: average per neighboring homes
 b. Sides: 3'
 c. Rear: 15'

FLOOR AREA SUMMARY

1st Floor Gross Floor Area:	
Existing: 1,051 sf	
Addition: 546 sf	
Total: 1,597 sf	
2nd Floor Gross Floor Area:	
Existing: 1,019 sf	
Addition: 533 sf	
Total: 1,552 sf	
3rd Floor Gross Floor Area:	
Existing: 441 sf	
Addition: N/A	
Total: 441 sf	
Total Gross Floor Area:	
Existing: 2,511 sf	
Proposed: 3,580 sf	

Lot Area:	0.173 acres = 7,526 sf
Total Above Grade Floor Area:	Existing: 2,511 sf => 33.3% FAR
	Proposed: 3,580 sf => 47.7% FAR
Lot Coverage:	
	Principal Building Maximum 30% Accessory Building Maximum 15% 30% of 7,526 sf = 2,258 sf
	Principal Building = 1,597 sf / 7,526 sf = 21.2% COMPLIES Accessory Building = 715 sf / 7,526 sf = 9.5% COMPLIES

General Notes:
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NOT FOR CONSTRUCTION



Sheet Title:
Cover Sheet & Site Information

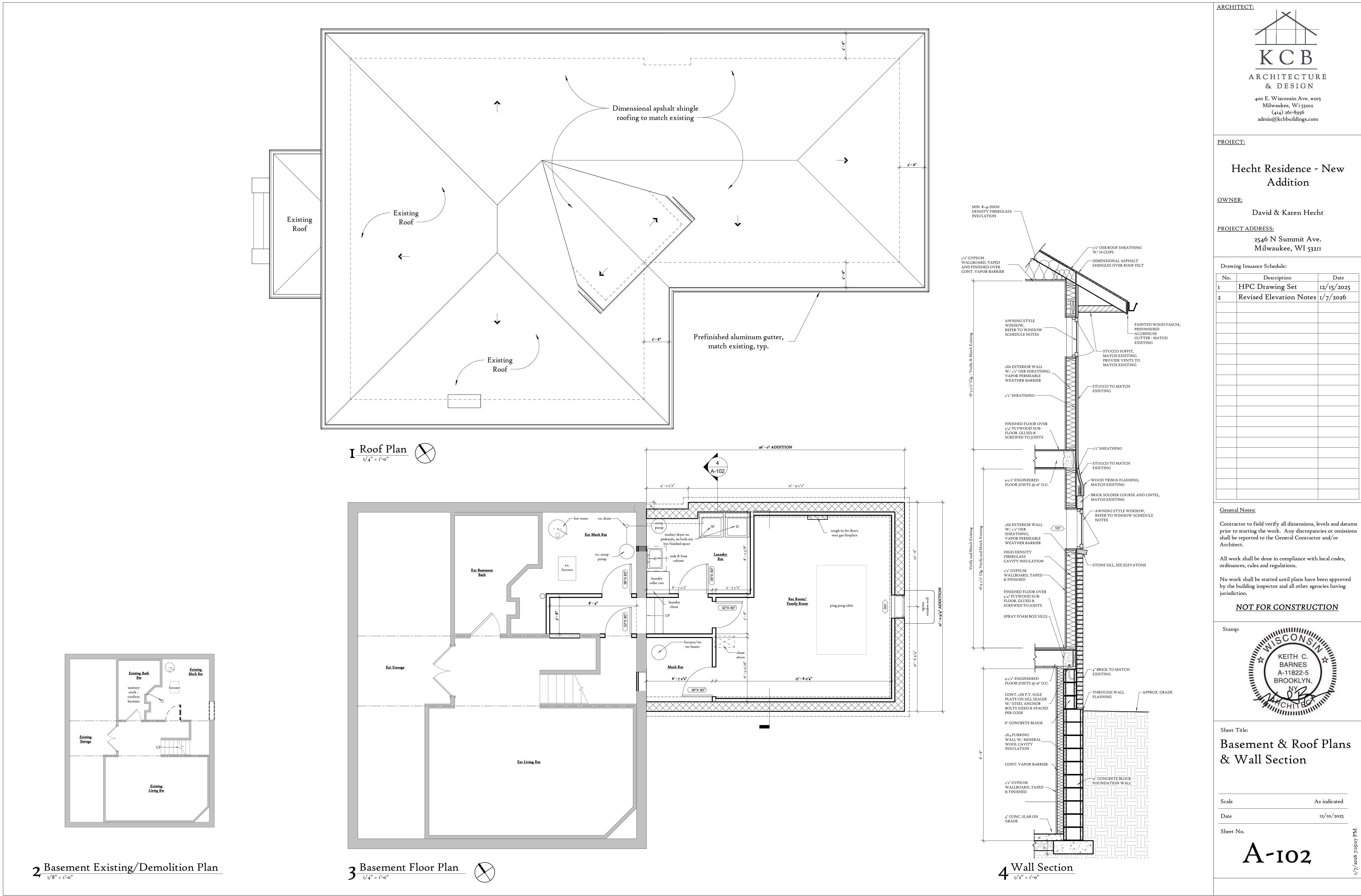
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 Date 12/10/2025
 Sheet No.

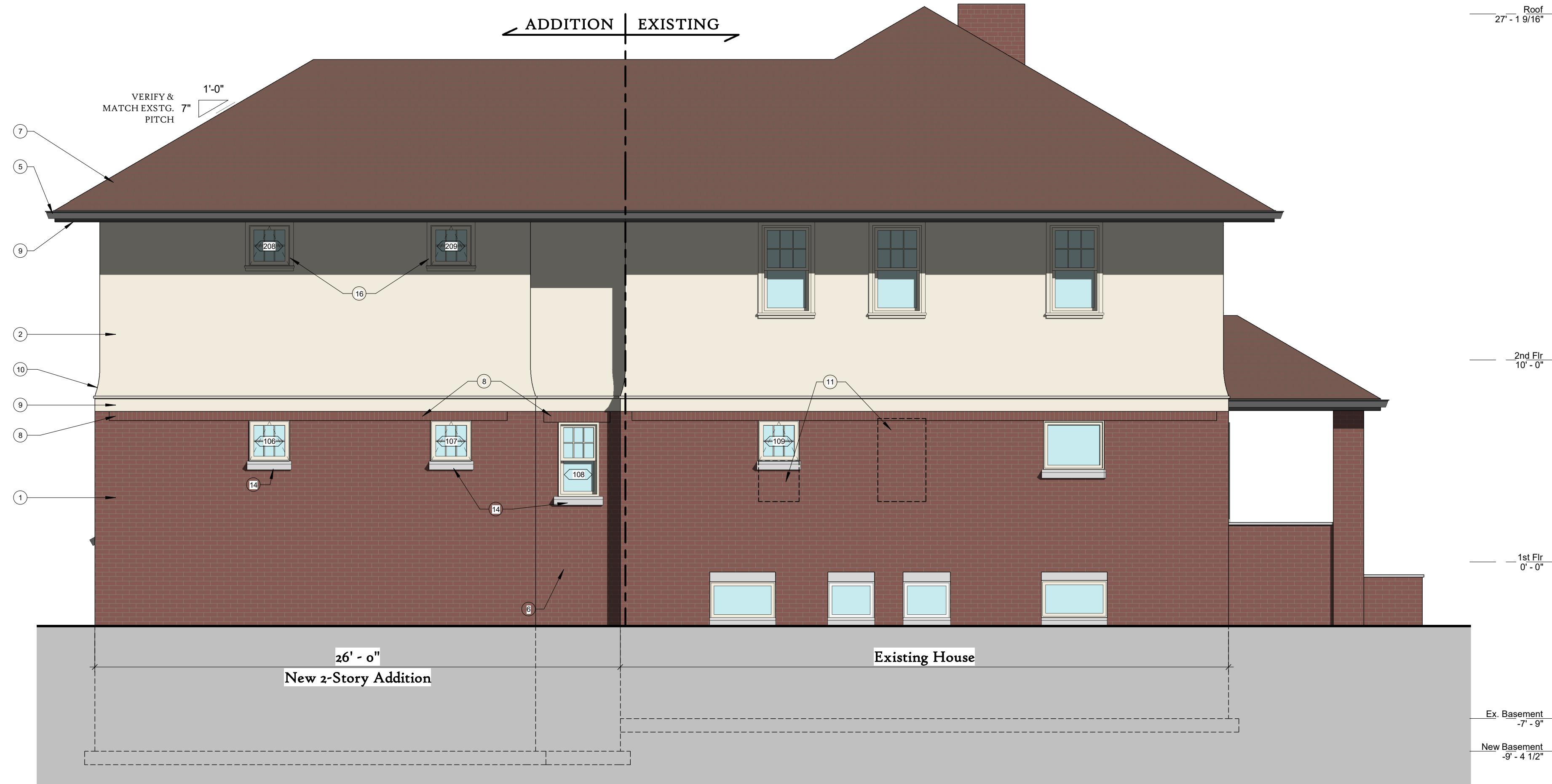
A-001

1/7/2026 7:29:04 PM



1/7/2026 7:25:06 PM





1 North Elevation



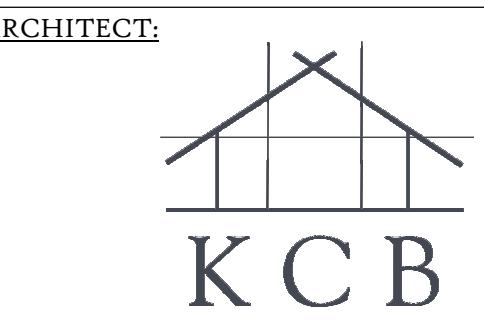
2 South Elevation

EXTERIOR GENERAL NOTES

- FINAL DOWNSPOUT LOCATIONS TRD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

- NEW BRICK TO MATCH EXISTING.
- NEW STUCCO TO MATCH EXISTING.
- PREFINISHED METAL AWNING ROOF.
- PAINTED SUPPORT BRACKET.
- PREFINISHED ALUMINUM GUTTER TO MATCH EXISTING.
- FLEMISH BRICK PATTERN AT INSET ONLY. REST OF NEW BRICK PATTERN IS TO MATCH EXISTING.
- NEW DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING.
- SOLDIER COURSE BRICK WORK TO MATCH EXISTING HOUSE.
- NEW PAINTED WOOD FRIEZE BOARD TO MATCH EXISTING.
- STUCCO FLARE OUT DETAIL TO MATCH EXISTING.
- INFILL EXISTING OPENING WITH BRICK TO MATCH EXISTING.
- NEW/RECONSTRUCTED CORNER DORMER.
- 6" CONCRETE DOOR STOOP.
- LIMESTONE SILLS TO MATCH EXISTING.
- LIMESTONE HEADER TO MATCH EXISTING.
- PAINTED WOOD CASING, SILL AND APRON TO MATCH EXISTING.



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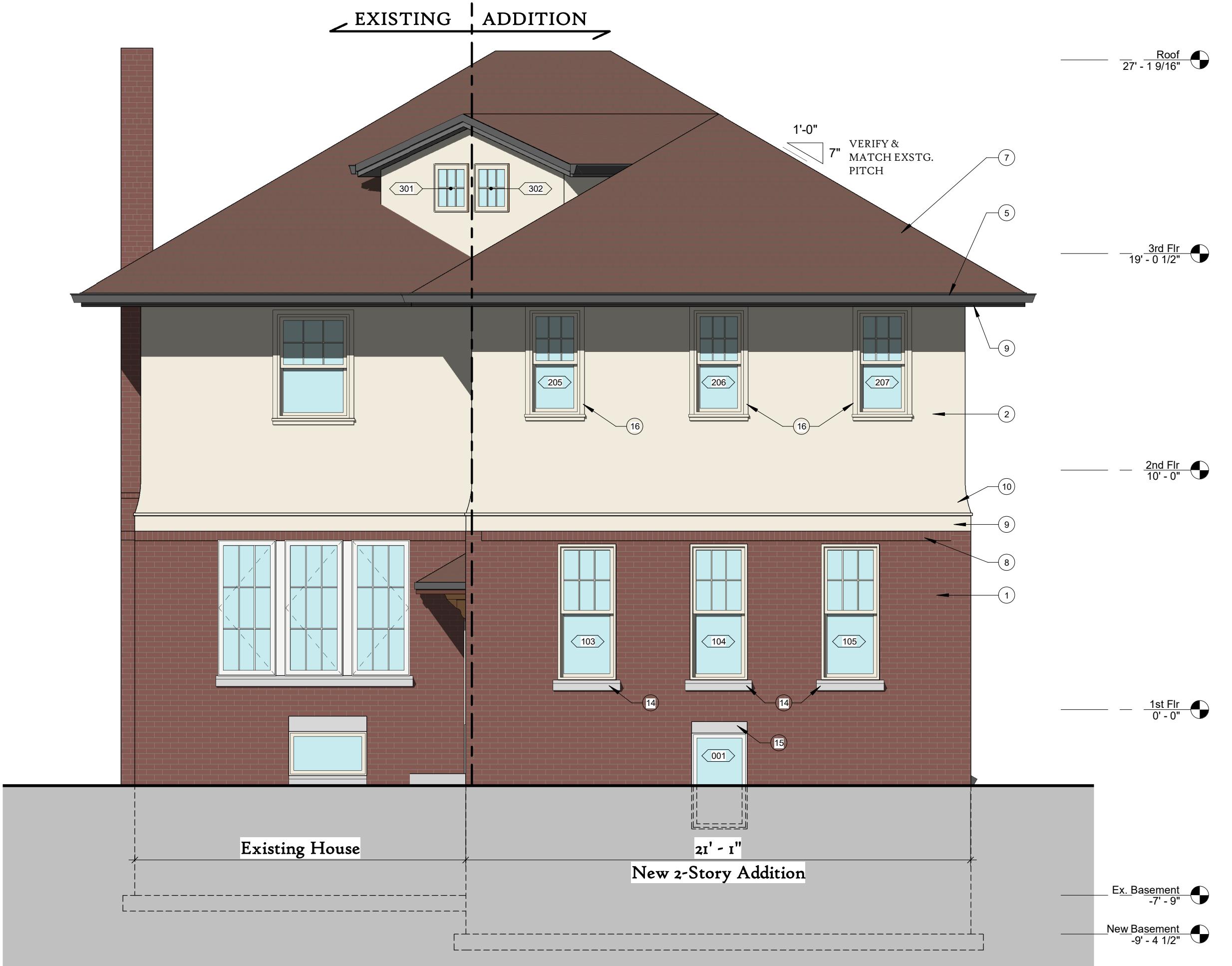
NOT FOR CONSTRUCTION

Stamp:



Window Schedule

Mark	Family	Height	Width	Sill Height	Head Height	Comments
200	Fixed	4'-0"	2'-0"	4'-0"	4'-1 1/2"	
201	Window-Double-Hung	5'-8"	2'-0"	5'-8"	7'-1 1/2"	
202	Window-Double-Hung	5'-8"	2'-0"	5'-8"	7'-1 1/2"	
203	Window-Double-Hung	5'-8"	2'-0"	5'-8"	6'-1 1/2"	
204	Window-Double-Hung	5'-8"	2'-0"	5'-8"	6'-1 1/2"	
205	Window-Double-Hung	5'-8"	2'-0"	5'-8"	6'-1 1/2"	
206	Window-Awning-Single	5'-0"	2'-0"	5'-0"	7'-0"	
207	Window-Awning-Single	5'-0"	2'-0"	5'-0"	7'-0"	
208	Window-Double-Hung	5'-8"	2'-0"	5'-8"	6'-1 1/2"	
209	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
210	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
211	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
212	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
213	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
214	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
215	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
216	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
217	Window-Double-Hung	4'-4"	2'-0"	4'-4"	6'-8"	
218	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
219	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
220	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
221	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
222	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
223	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
224	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
225	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
226	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
227	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
228	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
229	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
230	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
231	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
232	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
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235	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
236	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
237	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
238	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
239	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
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241	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
242	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
243	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
244	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
245	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
246	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
247	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
248	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
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250	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
251	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
252	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
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254	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
255	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
256	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
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261	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
262	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
263	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
264	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
265	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
266	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
267	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
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288	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
289	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
290	Window-Awning-Single	5'-0"	2'-0"	5'-0"	6'-8"	
291	Window-Awning-Single	5'-0"	2'-0"			



1 East Elevation



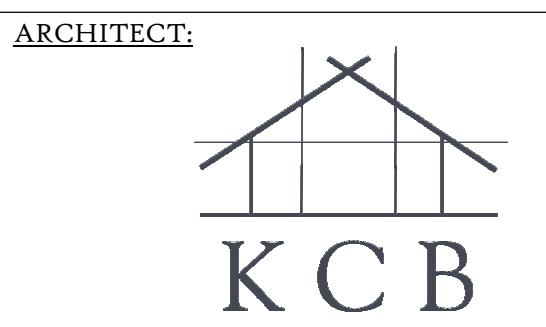
2 West Elevation

EXTERIOR GENERAL NOTES

- FINAL DOWNEPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

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No.	Description	Date
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NOT FOR CONSTRUCTION

Stamp:



Window Schedule

Mark	Family	Height	Width	Sill Height	Head Height	Comments
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210	Window-Awning-Single	2'-0"	2'-0"	2'-0"	6'-8"	
211	Window-Awning-Single	2'-0"	2'-0"	2'-0"	6'-8"	

Grand total: 21

GENERAL WINDOW SCHEDULE NOTES:

- VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR.
- ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES WOOD WINDOWS WITH SIMULATED DIVIDED LITE, PAINTED TO MATCH EXISTING. NO LOW-E COATING.

WINDOW SCHEDULE KEYED NOTES:

- EGRESS WINDOW - VERIFY W/MFGR THAT MINIMUM 20"X24" CLEAR OPENING IS PROVIDED.
- TEMPERED GLASS

Sheet Title:
Exterior Elevations

Scale $1/4" = 1'-0"$
Date 12/10/2025

Sheet No.

A-202