

2nd Floor Alteration

351 Main St.
Waukesha, WI 53186

PLAN COMMISSION

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2nd Floor Alteration

351 Main St.
Waukesha, WI 53186

DESIGNER/ SUPERVISING PROFESSIONAL

StrucRite, Inc.
Boyd E. Coleman, P.E.
President, Engineer
707 N. Grand Ave. - Suite 102
Waukesha, WI 53186
262.549.3222

OWNER

Smart Asset Realty
Adam McCarthy
Owner
200 W. Main St.
Waukesha, WI 53186

ABBREVIATIONS

AC	AIR CONDITIONING	FGL	FIBERGLASS	PREFAB	PREFABRICATED
ACS	ACCESS PANEL	FHC	FIRE HOSE CABINET	PRELIM	PRELIMINARY
ACT	ACOUSTICAL CEILING TILE	FN	FINISH	PRKG	PARKING
ADDM	ADDENDUM	FXT	FIXTURE	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJUSTABLE	FL	FLOOR LINE	PT	PAINT
ADO	AUTOMATIC DOOR OPERATOR	FLR	FLOOR	PTD	PAPER TOWEL DISPENSER
AFD	ABOVE FINISH FLOOR	FLUR	FLUORESCENT	PTDR	PAPER TOWEL DISPENSER WITH RECEPTACLE
ATL	ALTERNATE	FO	FACE OF (ITEM)	PTM	PAINT TO MATCH
ALUM	ALUMINUM	FOF	FACE OF FINISH	QT	QUARRY TILE
ANOD	ANODIZED	FOM	FACE OF MASONRY	R	RADIUS
APPROX	APPROXIMATE	FP	FIRE PROOF, FIRE PROTECTION	R	RISER
ARCH	ARCHITECT	FR	FRAME	RA	RETURN AIR
AUX	AUXILIARY	FT	FOOT OR FEET	RD	ROOF DRAIN
AVG	AVERAGE	FTG	FOOTING	REF	REFRIGERATOR
		FLRG	FLOORING	REFL	REFLECTED
		FLRG V	FIELD VERIFY	REFN	REFINISHED
BD	BOARD	GA	GAGE	REQD	REQUIRED
BITUM	BITUMINOUS	GAL	GALVANIZED	REV	REVISION
BLDG	BUILDING	GB	GRAB BAR	RFI	REQUEST FOR INFORMATION
BLKGD	BLOCKING	GC	GENERAL CONTRACTOR	RM	ROOM
BLKHD	BULKHEAD	GL	GLASS	RO	ROUGH OPENING
BM	BEAM	GL BD	GYP BOARD	ROW	RIGHT OF WAY
BO	BOTTOM OF (ITEM)	HB	HOSE BIB	RTU	ROOF TOP UNIT
BO	BY OTHERS	HDW	HARDWARE	SAB	SOUND ATTENUATION BATTS
BS	BOTH SIDES	HM	HOLLOW METAL	SAG	SUPPLY AIR GRILL
BT JNT	BUTT JOINT	HORZ	HORIZONTAL	SC	SOLID CORE
BTWN	BETWEEN	HP	HORSE POWER	SCHED	SCHEDULE
		HR	HOUR	SD	SOAP DISPENSER
CAS	CARD ACCESS SYSTEM	HTR	HEATER	SECT	SECTION
CB	CATCH BASIN	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SHR	SHOWER
CFCI	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED	ID	INSIDE DIAMETER	SHT	SHEET
		IN	INCH	SHT MTL	SHEET METAL
CG	CORNER GUARD	INCL	INCLUDE, INCLUDING	SHV	SHELF, SHELVING
CH	COAT HOOK	INT	INTERIOR	SIM	SIMILAR
CJ	CONTROL JOINT	JAN	JANITOR	S&P	SHELF & POLE SPECIFICATION
CL	CENTER LINE	JNT	JOINT	SPKR	SPEAKER
CLG	CEILING	COL	COLUMN	SD	SQUARE
CLO	CLOSET	CONC	CONCRETE	SS	SOLID SURFACE
CLR	CLEAR	CONT	CONTINUE, CONTINUOUS	SSK	SERVICE SINK
CMU	CONCRETE MASONRY UNIT	CORR	CORRIDOR	STC	SOUND TRANSMISSION COEFFICIENT
CO	CASED OPENING	CPT	CARPET	STD	STANDARD
COL	COLUMN	CRS	COURSE, COURSES	STL	STEEL
CONC	CONCRETE	CT	CERAMIC TILE	STOR	STORAGE
CONT	CONTINUE, CONTINUOUS	CTH	CENTER	STRUC	STRUCTURAL
CORR	CORRIDOR	CUH	CABINET UNIT HEATER	SUSP	SUSPENDED
CPT	CARPET			T	TREAD
CRS	COURSE, COURSES	DBL	DOUBLE	TEMP	TEMPORARY
CT	CERAMIC TILE	DEFS	ERECT APPLIED EXTERIOR FINISH SYSTEM	T&G	TONGUE & GROOVE THICKNESS
CTR	CENTER	DEP	DEPRESSED	THK	THICKNESS
CUH	CABINET UNIT HEATER	DF	DRINKING FOUNTAIN	TLT	TOILET
		DIA	DIAMETER	TO	TO OF (ITEM)
		DIAG	DIAGONAL	TOC	TOP OF CONCRETE
		DIM	DIMENSION	TOF	TOP OF FOOTING
		DISP	DISPENSER	TOP	TOP OF PAVEMENT
		DIV	DIVISION	TOS	TOP OF STEEL
		DN	DOWN	TOW	TOP OF WALL
		DR OPNDOR	DOWN DOOR OPENING	TPD	TOILET PAPER DISPENSER
		DS	DOWNSPOUT	TYP	TYPICAL
		DT	DRAIN TILE	UCR	UNDERCOUNTER REFRIGERATOR
		DW	DISHWASHER	UL	UNDERWRITERS LABORATORY
		DWG	DRAWING	UNO	UNLESS NOTED OTHERWISE
		DWR	DRAWER	UR	URINAL
		EA	EXTERIOR INSULATION FINISH SYSTEM	VAV	VARIABLE AIR VOLUME
		EIFS	EXTERIOR INSULATION FINISH SYSTEM	VB	VAPOR BARRIER
		EJ	EXPANSION JOINT	VC	VINYL COMPOSITE TILE
		EL	ELEVATION	VERT	VERTICAL
		ELEC	ELECTRICAL/ELECTRICAL	VEST	VESTIBULE
		ELEV	ELEVATOR	VIF	VERIFY IN FIELD
		EMER	EMERGENCY	VR	VAPOR RETARDER
		EP	ELECTRICAL PANEL	VWC	VINYL WALL COVERING
		EQ	EQUAL	w	WITH
		EQUIP	EQUIPMENT	wc	WATERCLOSET
		ES	ELECTRIC STRIKE	wd	WOOD
		ETR	EXISTING TO REMAIN	wf	WIDE FLANGE
		EWC	ELECTRIC WATER COOLER	WH	WATER HEATER
		EXH FN	EXHAUST FAN	wid	WITHOUT
		EXIST	EXISTING	ws	WORKSTATION
		EXP	EXPANSION	WWF	WELDED WIRE FABRIC
		EXPO	EXPOSED	WWM	WEEDED WIRE MESH
		EXT	EXTERIOR	YD	YARD(S)
		FA	FIRE ALARM		
		FD	FLOOR DRAIN		
		FE	FIRE EXTINGUISHER		
		FEC	FIRE EXTINGUISHER CABINET		
		FF	FINISH FACE		
		FGL	FIBERGLASS		
		FHC	FIRE HOSE CABINET		
		FN	FINISH		
		FXT	FIXTURE		
		FL	FLOOR LINE		
		FLR	FLOOR		
		FLUR	FLUORESCENT		
		FO	FACE OF (ITEM)		
		FOF	FACE OF FINISH		
		FOM	FACE OF MASONRY		
		FP	FIRE PROOF, FIRE PROTECTION		
		FR	FRAME		
		FT	FOOT OR FEET		
		FTG	FOOTING		
		FLRG	FLOORING		
		FLRG V	FIELD VERIFY		
		GA	GAGE		
		GAL	GALVANIZED		
		GB	GRAB BAR		
		GC	GENERAL CONTRACTOR		
		GL	GLASS		
		GL BD	GYP BOARD		
		HB	HOSE BIB		
		HDW	HARDWARE		
		HM	HOLLOW METAL		
		HORZ	HORIZONTAL		
		HP	HORSE POWER		
		HR	HOUR		
		HTR	HEATER		
		HVAC	HEATING, VENTILATION & AIR CONDITIONING		
		ID	INSIDE DIAMETER		
		IN	INCH		
		INCL	INCLUDE, INCLUDING		
		INT	INTERIOR		
		JAN	JANITOR		
		JNT	JOINT		
		COL	COLUMN		
		CONC	CONCRETE		
		CONT	CONTINUE, CONTINUOUS		
		CORR	CORRIDOR		
		CPT	CARPET		
		CRS	COURSE, COURSES		
		CT	CERAMIC TILE		
		CTR	CENTER		
		CUH	CABINET UNIT HEATER		
		DBL	DOUBLE		
		DEFS	ERECT APPLIED EXTERIOR FINISH SYSTEM		
		DEP	DEPRESSED		
		DF	DRINKING FOUNTAIN		
		DIA	DIAMETER		
		DIAG	DIAGONAL		
		DIM	DIMENSION		
		DISP	DISPENSER		
		DIV	DIVISION		
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		EWC	ELECTRIC WATER COOLER		
		EXH FN	EXHAUST FAN		
		EXIST	EXISTING		
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		FD	FLOOR DRAIN		
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		HORZ	HORIZONTAL		
		HP	HORSE POWER		
		HR	HOUR		
		HTR	HEATER		
		HVAC	HEATING, VENTILATION & AIR CONDITIONING		
		ID	INSIDE DIAMETER		
		IN	INCH		
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		IN	INCH		
		INCL	INCLUDE, INCLUDING		
		INT	INTERIOR		
		JAN	JANITOR		
		JNT	JOINT		
		COL	COLUMN		

GENERAL DEMOLITION NOTES:

ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS, AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO STRUCRITE, INC FOR CLARIFICATION PRIOR TO THE START OF WORK.

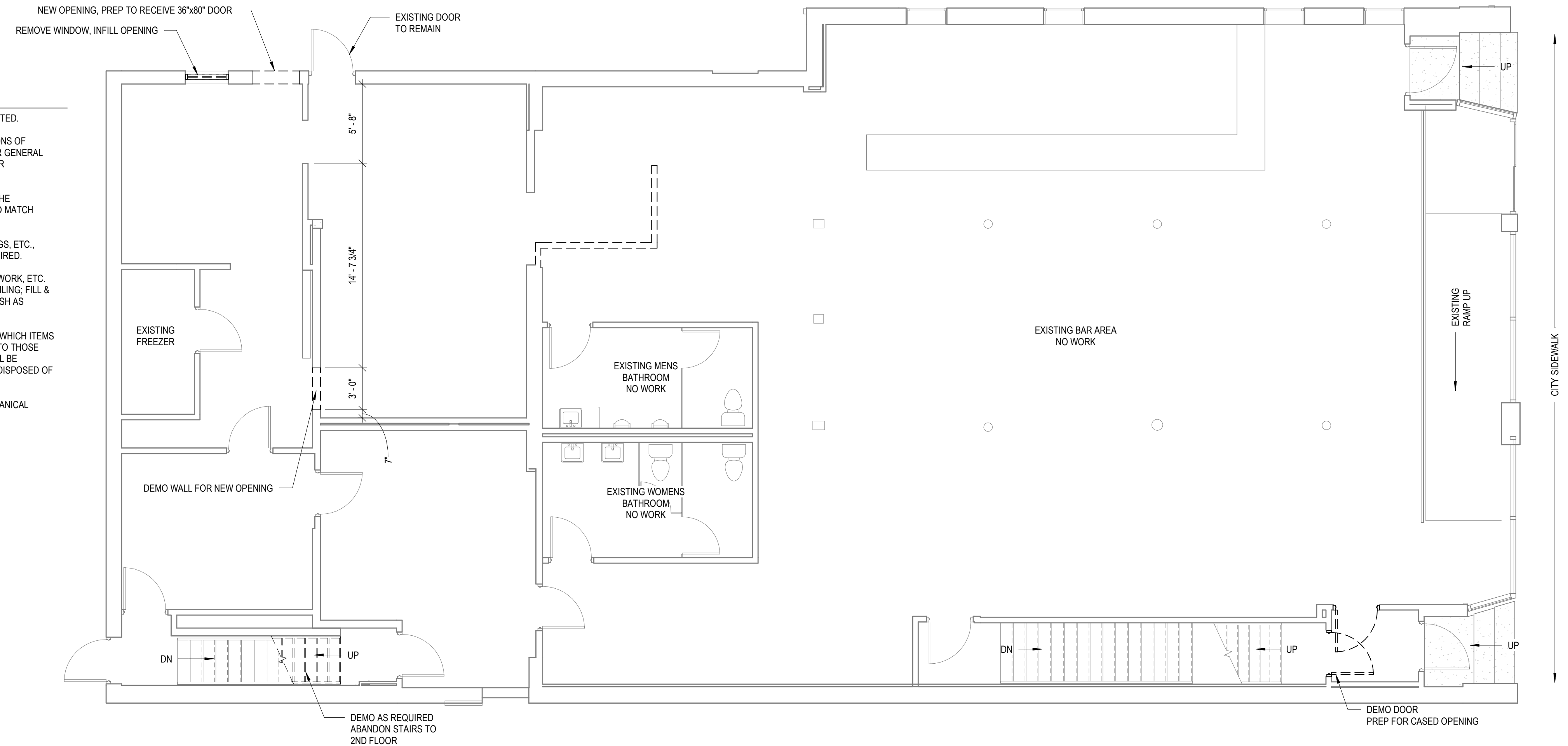
IF FLOORS, WALLS, OR CEILINGS ARE DAMAGED DURING REMOVAL, THE CONTRACTOR RESPONSIBLE SHALL PATCH / REPAIR AS REQUIRED TO MATCH EXISTING OR NEW MATERIAL SURFACES.

AT ALL REMOVAL WORK, INCLUDING FLOORS, WALLS, DOORS, CEILINGS, ETC., PATCH ALL WORK AT REMOVAL & NEW CONNECTION; PAINT AS REQUIRED.

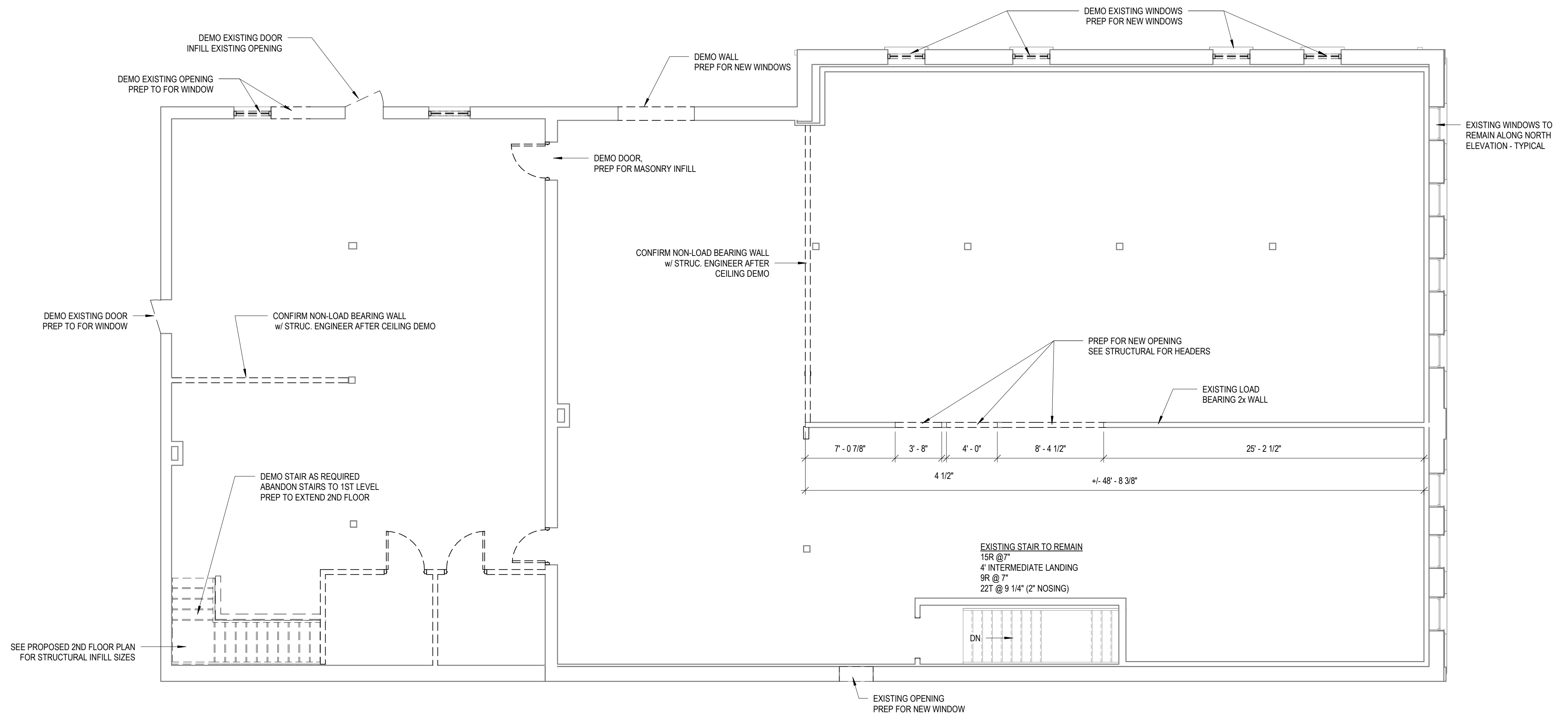
AT MECHANICAL WORK, WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING OR HOLD THROUGH THE WALL, FLOOR, OR CEILING, FILL & PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.

BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW W/ OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLANS. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.

SEE MECHANICAL DRAWINGS FOR DESCRIPTION OF REQUIRED MECHANICAL DEMOLITIONS.



1 1st LEVEL - EXISTING / DEMO PLAN
3/16" = 1'-0"



2 2nd LEVEL - EXISTING / DEMO PLAN
3/16" = 1'-0"

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REVISIONS

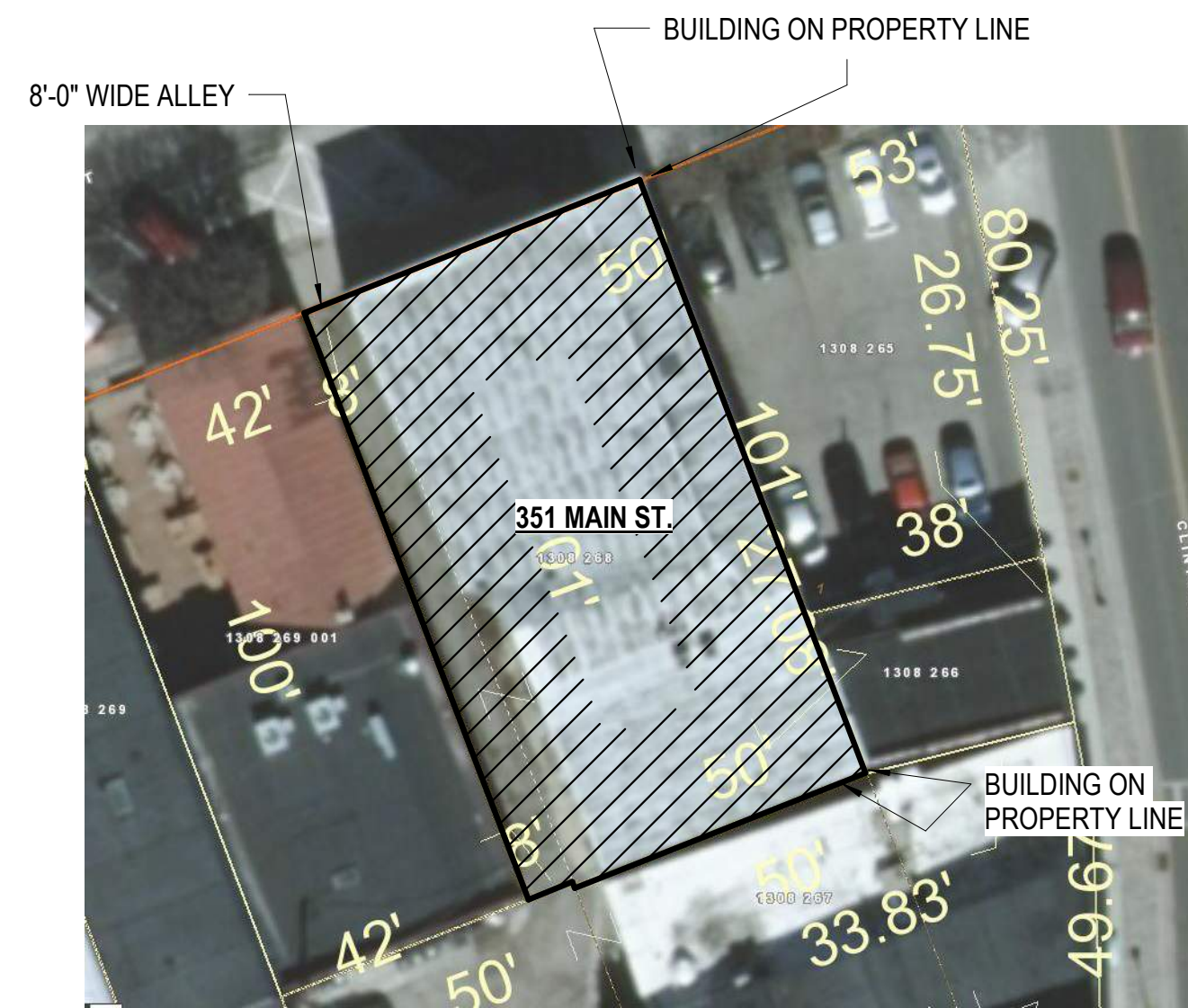
No.	DATE	DESCRIPTION

PLAN COMMISSION

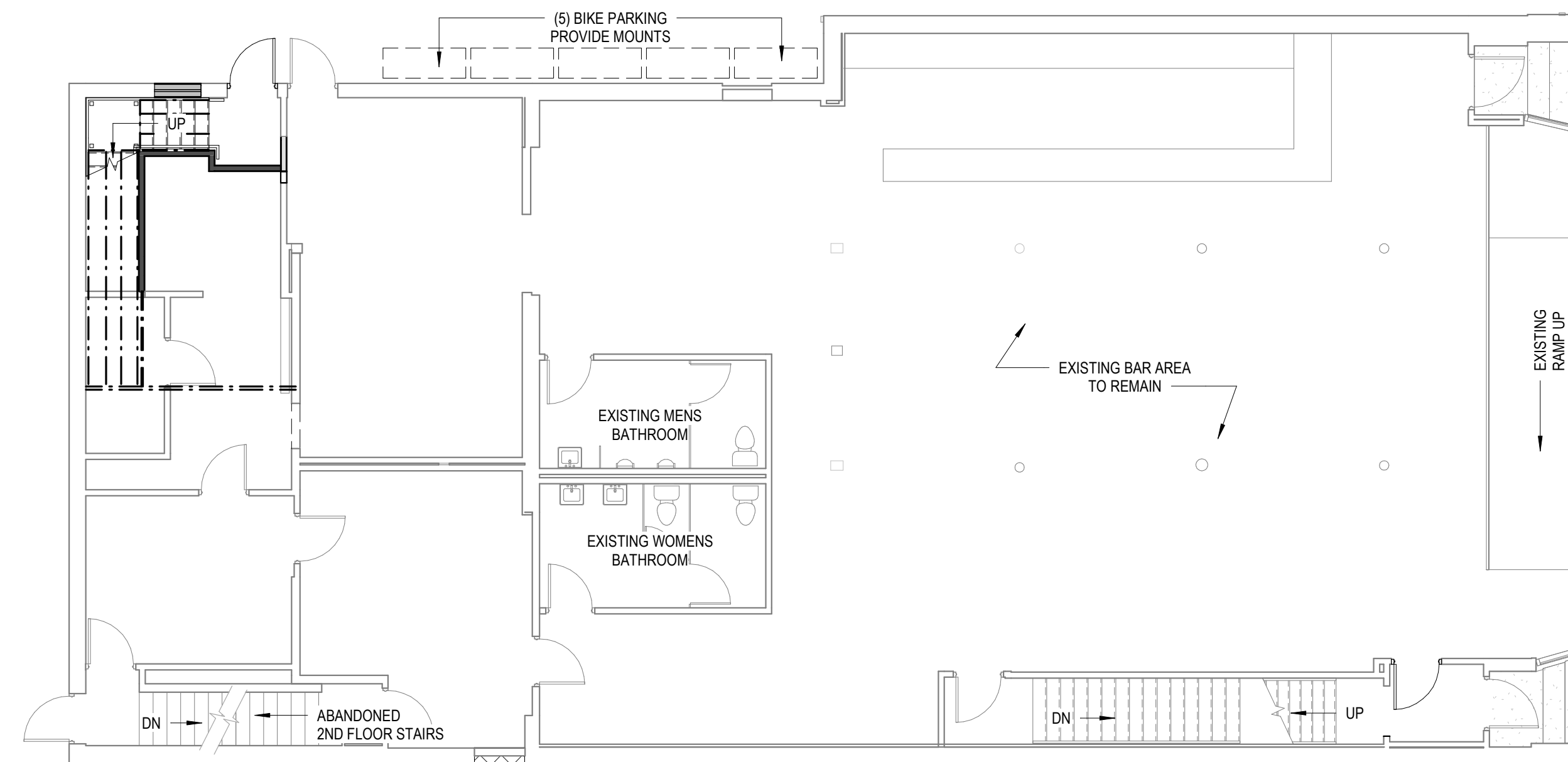
SHEET TITLE: **EXISTING / DEMO PLANS**
JOB NUMBER: 20134
ISSUED DATE: 08.16.2024
DRAWN BY: JJR
SHEET NUMBER:

AD1.0

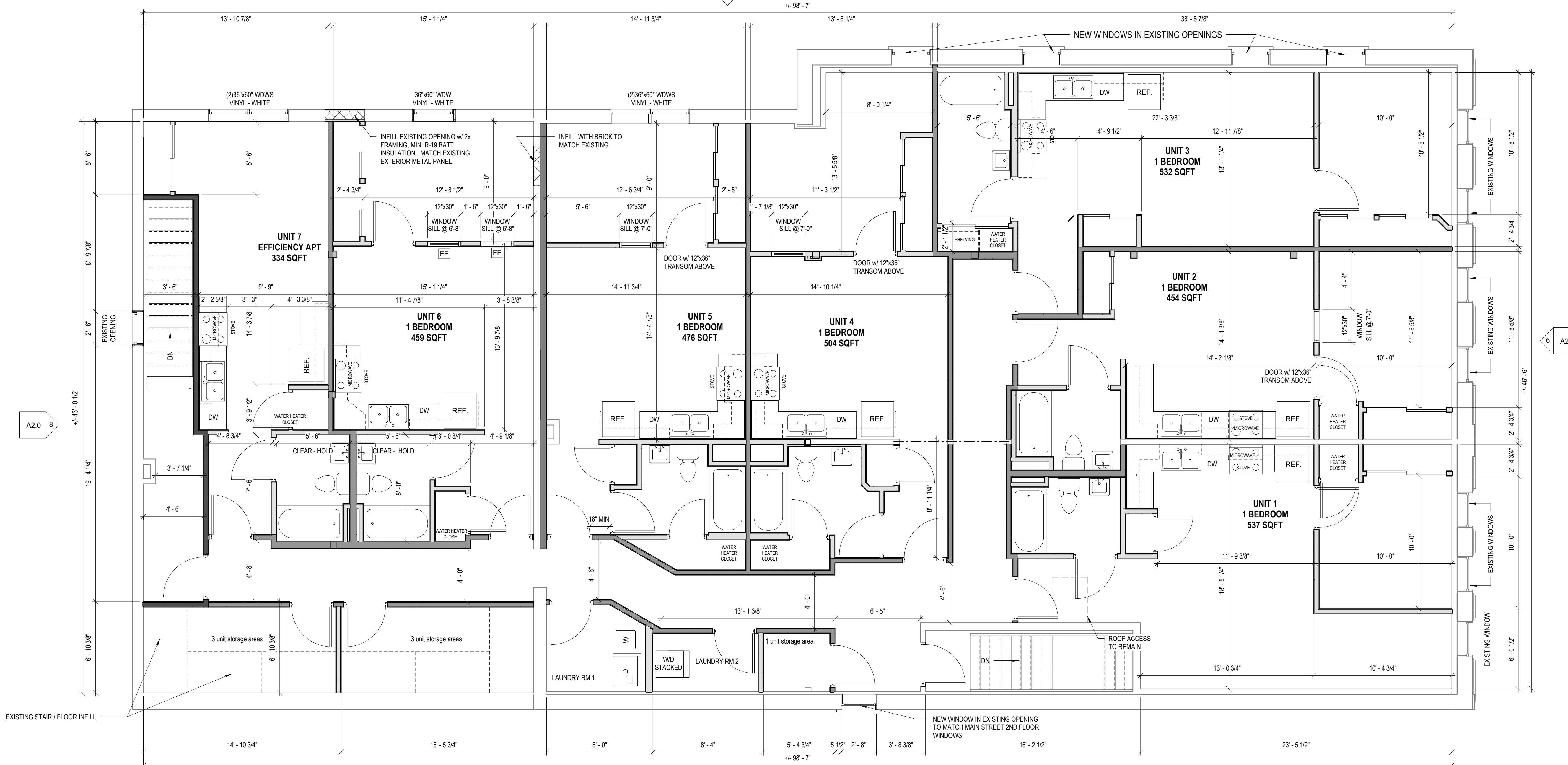




3 SITE MAP
NOT TO SCALE



2 1ST LEVEL PLAN
1/8" = 1'-0"



1 PROPOSED 2ND LEVEL PLAN
1/4" = 1'-0"

INTERIOR WINDOW NOTE: TRANSOM WINDOWS FROM BEDROOM TO LIVING SPACE IN UNITS 2, 4, 5 & 6 ARE PER PLAN COMMISSION APPROVAL 2020, NOT AS REQ'D BY THE BUILDING CODE.

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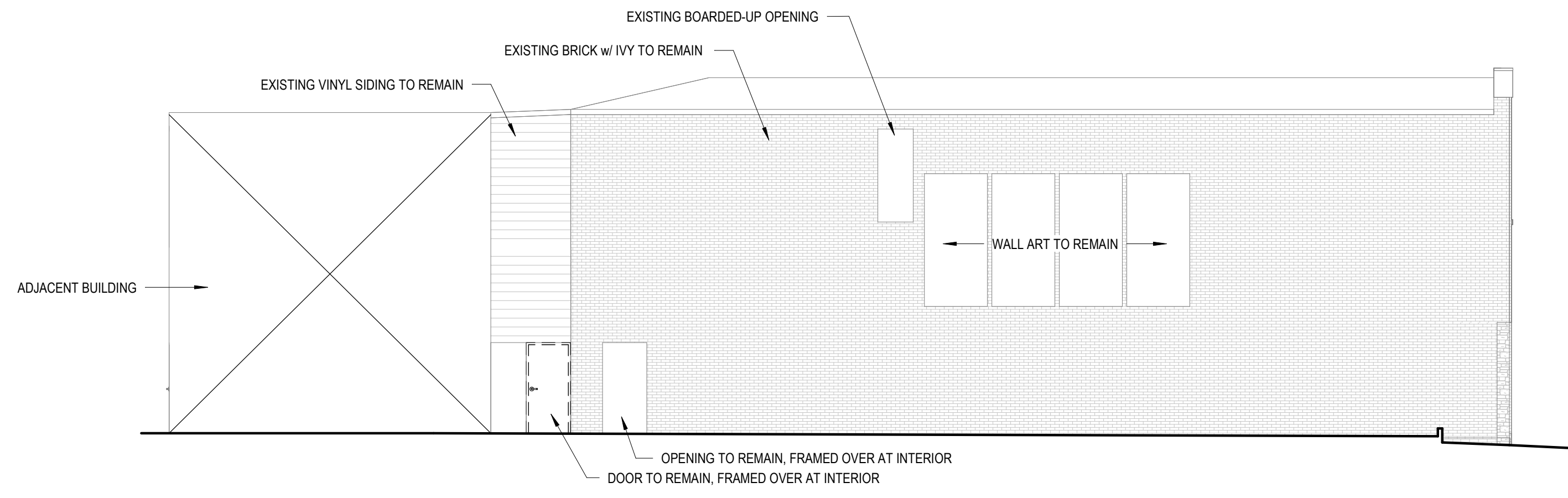
PLAN COMMISSION

SHEET TITLE: **2ND FLOOR PLAN**
JOB NUMBER: **20134**
ISSUED DATE: **08.16.2024**
DRAWN BY: **JJR**
SHEET NUMBER: **A1.2**



A1.2

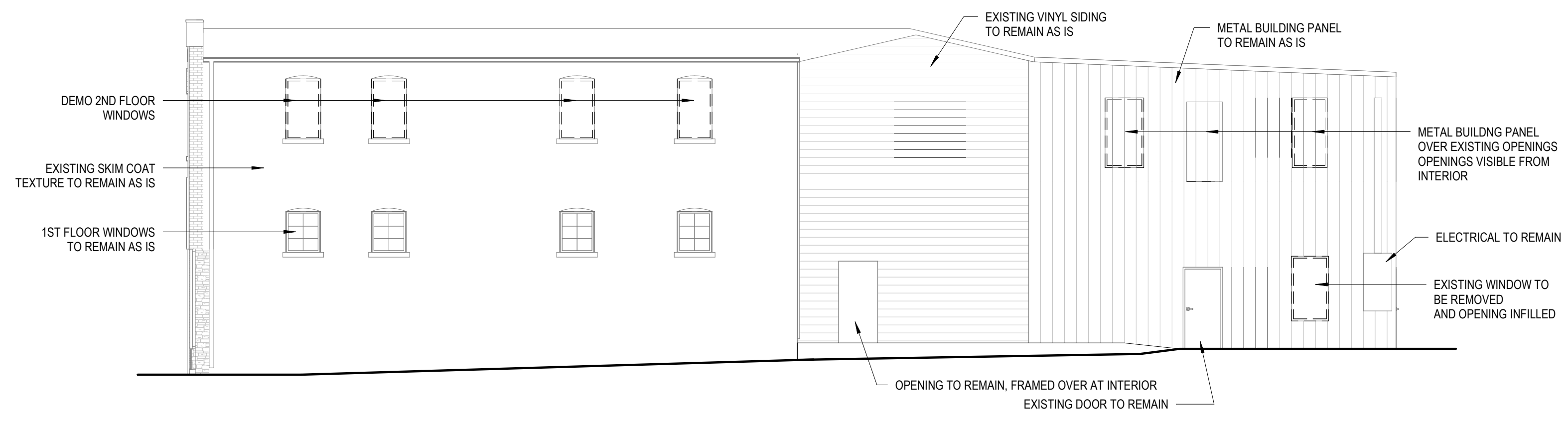
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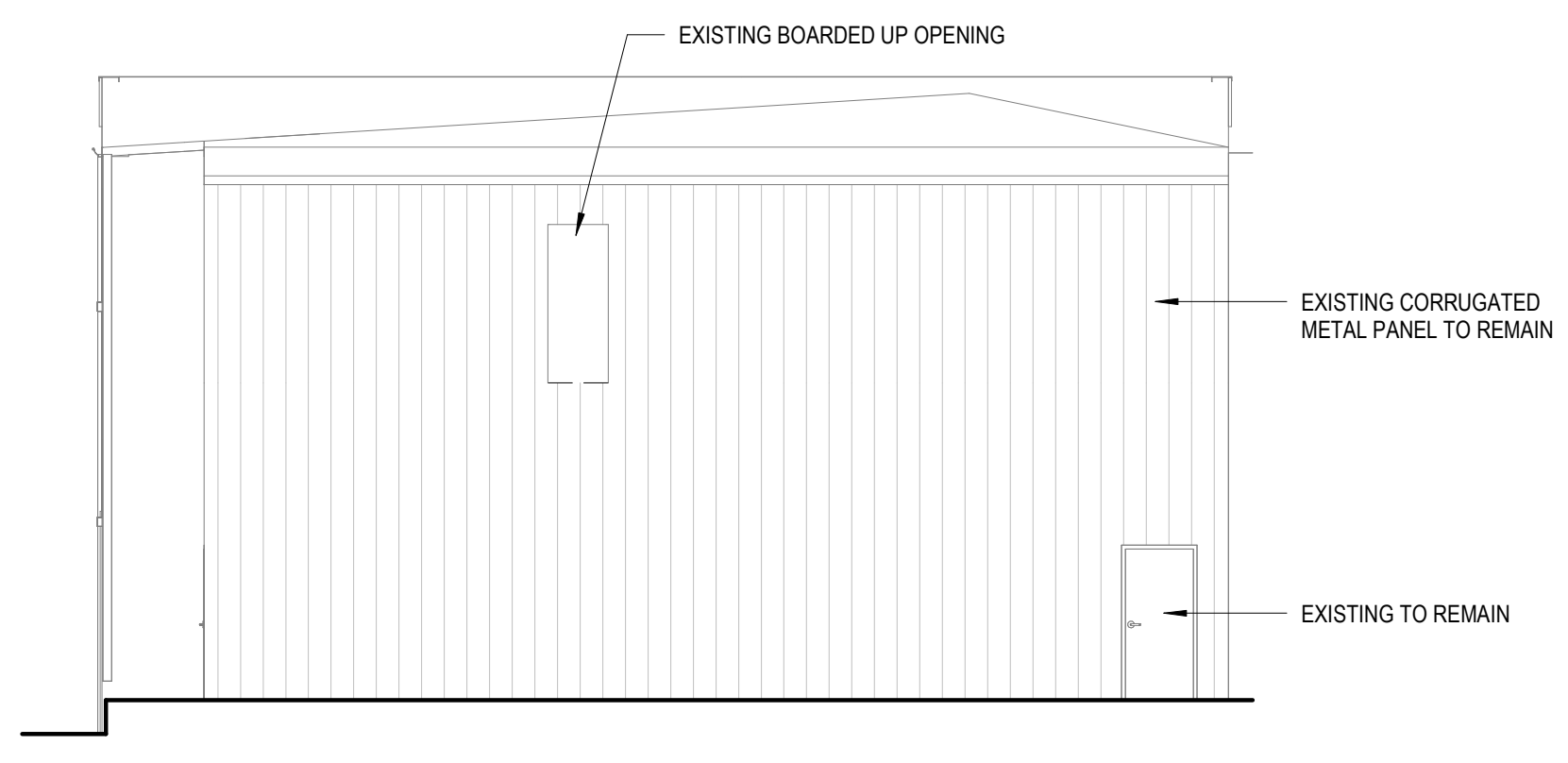
1 Existing East Elevation
1/8" = 1'-0"



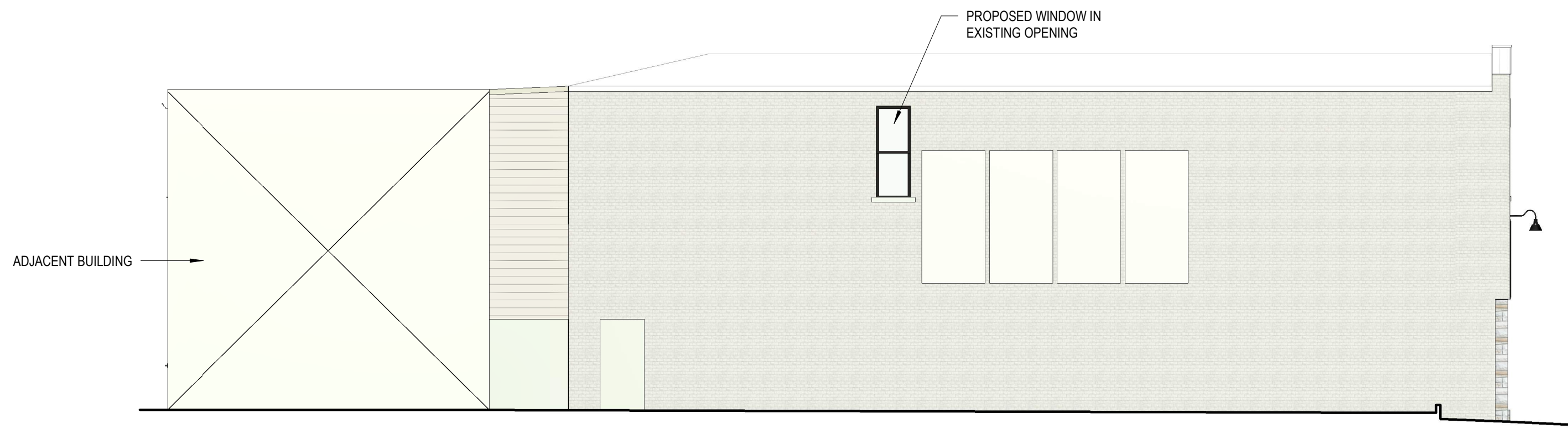
2 Existing North Elevation
1/8" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



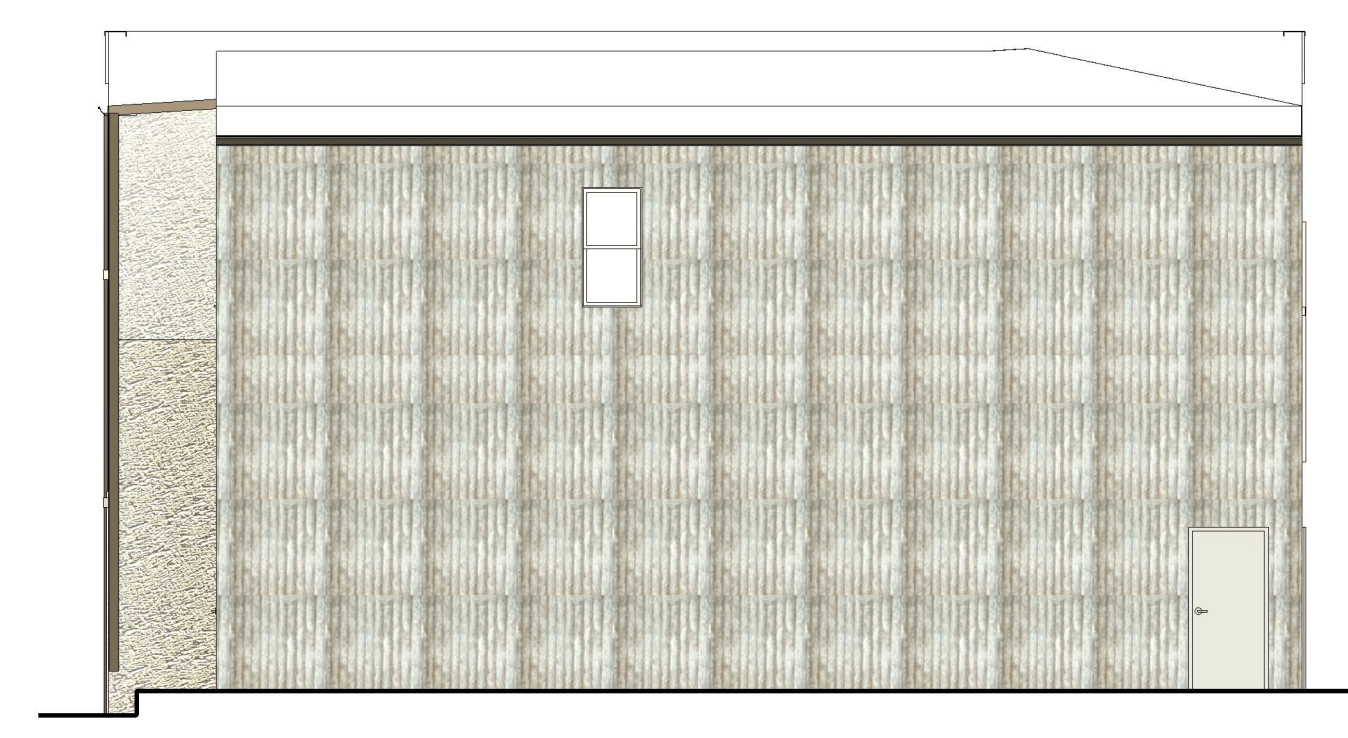
5 Proposed East Elevation
1/8" = 1'-0"



6 Proposed North Elevation
1/8" = 1'-0"



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



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

REVISIONS

No.	DATE	DESCRIPTION

PLAN COMMISSION

SHEET TITLE:
EXTERIOR ELEVATIONS

JOB NUMBER: 20134

ISSUED DATE: 08.16.2024

DRAWN BY: JJR

SHEET NUMBER:

A2.0