

Foundation Repair / New Porch

601 Grand Avenue
Waukesha, WI 53186

PLAN COMMISSION

StrucRite

Architctural & Engineering Services

707 N. GRAND AVE. - SUITE 102
WAUKESHA, WI 53186
262.549.3222 • WWW.SRDINC.BIZ

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CONSENT OF STRUCRITE, INC.

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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

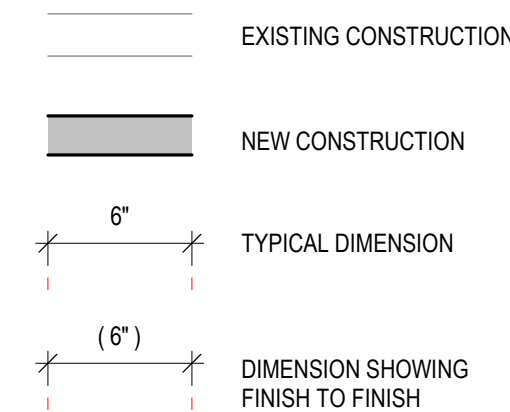
SHEET INDEX

1-GENERAL
G1.0 COVER PAGE
2-ARCHITECTURAL
A1.1 PROPOSED REPAIR
PLANS

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
AFF	ABOVE FINISH FLOOR	FLUOR	FLUORESCENT	PTDR	PAPER TOWEL DISPENSER WITH
ATL	ALTERNATE	FO	FACE OF (ITEM)	RECQ	REQUIRED
ALUM	ALUMINUM	FOF	FACE OF FINISH	PTM	POINT TO MATCH
ANOD	ANODIZED	FOM	FACE OF MASONRY	QT	QUARRY TILE
APPROX	APPROXIMATE	FP	FIRE PROOF, FIRE PROTECTION	R	RADIUS
ARCH	ARCHITECT	FR	FRAME	R	RISER
AUX	AUXILIARY	FT	FOOT OR FEET	RA	RETURN AIR
AVG	AVERAGE	FTG	FOOTING	RD	ROOF DRAIN
		FURG	FURRING	REF	REFRIGERATOR
		FV	FIELD VERIFY	REFL	REFLECTED
BD	BOARD	GA	GAGE	REIN	REINFORCED
BITUM	BITUMINOUS	GAL	GALVANIZED	REQD	REQUIRED
BLDG	BUILDING	GB	GRAB BAR	REV	REVISION
BLKG	BLOCKING	GC	GENERAL CONTRACTOR	RFI	REQUEST FOR INFORMATION
BLKHD	BULKHEAD	GL	GLASS	RM	ROOM
BM	BEAM	GYP BD	GYPSON BOARD	RO	ROUGH OPENING
BO	BOTTOM OF (ITEM)			ROW	RIGHT OF WAY
BO	BY OTHERS			RTU	ROOF TOP UNIT
BS	BOTH SIDES				
BT JNT	BUTT JOINT	HB	HOSE BIB		
BTWN	BETWEEN	HDW	HARDWARE		
		HDWD	HARDWOOD		
CAS	CARD ACCESS SYSTEM	HM	HOLLOW METAL	SAB	SOUND ATTENUATION BATTS
CB	CATCH BASIN	HORZ	HORIZONTAL	SAG	SUPPLY AIR GRILL
CF/CI	CONTRACTOR	HP	HORSE POWER	SC	SOLID CORE
	FURNISHED/CONTRACTOR	HR	HOUR	SCHED	SCHEDULE
	INSTALLED	HTR	HEATER	SD	SOAP DISPENSER
CG	CORNER GUARD	HVAC	HEATING, VENTILATION & AIR	SECT	SECTION
CH	COAT HOOK		CONDITIONING	SHR	SHOWER
CJ	CONTROL JOINT			SHT	SHEET
CL	CENTER LINE	ID	INSIDE DIAMETER	SHT MTL	SHEET METAL
CLG	CEILING	IN	INCH	SHV	SHELF, SHELVING
CLO	CLOSET	INCL	INCLUDE, INCLUDING	SIM	SIMILAR
CLR	CLEAR	INT	INTERIOR	S&P	SHELF & POLE
CMU	CONCRETE MASONRY UNIT			SPEC	SPECIFICATION
CO	CASED OPENING	JAN	JANITOR	SPKR	SPEAKER
COL	COLUMN	JNT	JOINT	SQ	SQUARE
CONC	CONCRETE			SS	SOLID SURFACE
CONT	CONTINUE, CONTINUOUS	KO	KNOCK OUT	SSK	SERVICE SINK
CORR	CORRIDOR	KS	KNEE SPACE	STC	SOUND TRANSMISSION
CPT	CARPET				COEFFICIENT
CRS	COURSE, COURSES	L	LENGTH, LONG	STD	STANDARD
CT	CERAMIC TILE	LAV	LAVATORY	STL	STEEL
CTR	CENTER	LBS	POUND(S)	STOR	STORAGE
CUH	CABINET UNIT HEATER	LKR	LOCKER	STRUCT	STRUCTURAL
		LT WT	LIGHT WEIGHT	SUSP	SUSPENDED
DBL	DOUBLE				
DEFS	ERECT APPLIED EXTERIOR	MAS	MASONRY	T	TREAD
	FINISH SYSTEM	MATL	MATERIAL	TEMP	TEMPORARY
DEMO	DEMOLITION	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DEP	DEPRESSED	MECH	MECHANICAL	THK	THICKNESS
DF	DRINKING FOUNTAIN	MED	MEDIUM	TLT	TOILET
DIA	DIAMETER	MFR	MANUFACTURER	TO	TOP OF (ITEM)
DIA	DIAGONAL	MH	MANHOLE	TOC	TOP OF CONCRETE
DIM	DIMENSION	HD	MIDDLE	TOF	TOP OF FOOTING
DISP	DISPENSER	MIN	MINIMUM	TOP	TOP OF PAVEMENT
DIV	DIVISION	MIRR	MIRROR	TOS	TOP OF STEEL
DN	DOWN	MISC	MISCELLANEOUS	TOW	TOP OF WALL
DR OPNDOR	OPENING	MO	MASONRY OPENING	TPD	TOILET PAPER DISPENSER
DS	DOWNSPOUT	MSB	MOP SERVICE BASIN	TYP	TYPICAL
DT	DRAIN TILE	MTD	MOUNTED		
DW	DISHWASHER	MTL	METAL	UCR	UNDERCOUNTER REFRIG
DWG	DRAWING			UL	UNDERWRITERS LABORATORY
DWR	DRAWER	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EA	EACH	NO	NUMBER	UR	URINAL
EFS	EXTERIOR INSULATION FINISH	NOM	NOMINAL		
	SYSTEM	NTS	NOT TO SCALE	VAV	VARIABLE AIR VOLUME
EJ	EXPANSION JOINT			VB	VAPOR BARRIER
EJ	ELEVATION	OV	OVER	VCT	VINYL COMPOSITE TILE
ELEC	ELECTRICAL/ELECTRICAL	CA	OVERALL	VERT	VERTICAL
ELEV	ELEVATOR	OC	ON CENTER	VEST	VESTIBULE
EMER	EMERGENCY	OD	OUTSIDE DIAMETER	VIF	VERIFY IN FIELD
EP	ELECTRICAL PANEL	OFICI	OWNER FURNISHED/	VR	VAPOR RETARDER
			CONTRACTOR INSTALLED	VWC	VINYL WALL COVERING
EQU	EQUAL				
EQUIP	EQUIPMENT	OFD	OVERFLOW DRAIN		
ES	ELECTRIC STRIKE	OH	OVERHEAD	w/	WITH
ETR	EXISTING TO REMAIN	OPNG	OPENING	WC	WATERCLOSET
EW	ELECTRIC WATER COOLER	OPP	OPPOSITE	WD	WOOD
EXH FN	EXHAUST FAN			WF	WIDE FLANGE
EXIST	EXISTING	PED	PEDESTAL	WH	WATER HEATER
EXP	EXPANSION	PERIM	PERIMETER	w/o	WITHOUT
EXPO	EXPOSED	PL	PLATE	WS	WORKSTATION
EXT	EXTERIOR	PL	PROPERTY LINE	WWF	WELDED WIRE FABRIC
		PLAM	PLASTIC LAMINATE	WWM	WEDED WIRE MESH
FA	FIRE ALARM	PLBG	PLUMBING		
FD	FLOOR DRAIN	PLYWD	PLYWOOD	YD	YARD(S)
FE	FIRE EXTINGUISHER	PNL JNT	PANEL JOINT		
FE	FIRE EXTINGUISHER CABINET	POC	POINT OF CONNECTION		
FF	FINISH FACE	PR	PAIR		

SYMBOLS LEGEND



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODES HAVING JURISDICTION OVER THIS PROJECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND IN A QUALITY WORKMANSHIP MANNER
3. DO NOT SCALE DRAWINGS
4. SEE GENERAL CONDITIONS OF THE CONTRACT FOR FULL SCOPE OF PROJECT
5. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTION AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
6. THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF STRUCRITE, INC.
7. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. IN WRITING.
8. THE TERMS "NOT IN CONTRACT" OR "BY OWNER" OR "BY OTHERS" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
9. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC PRIOR TO BIDDING.
10. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY STRUCRITE, INC. PRIOR TO PROCEEDING WITH WORK.
11. ALL CHANGE ORDERS MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP.
13. GENERAL AND SUB CONTRACTS SHALL EXERCISE ALL REASONABLE PRECAUTIONS FOR THE PROTECTION OF PERSONS AND PROPERTY ON THE SITE. ALL SAFETY PROVISIONS AND APPLICABLE LAWS FOR BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED.
14. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO STRUCRITE INC. FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
15. MANUFACTURES DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED ARE HEREWITH MADE PART OF THE CONSTRUCTION DOCUMENTS.
16. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED

TO GAIN ACCESS TO BUMP-OUT FOUNDATION, PORCH TO BE DEMO'D.
NEW WOOD PORCH TO BE INSTALLED



EXISTING SOUTH PORCH VIEW - WORK AREA

FOUNDATION ON (3) SIDES OF BUILDING BUMP-OUT TO
BE DEMO'D. NEW FOUNDATION TO BE INSTALLED.



EXISTING SINKING FOUNDATION



EXISTING PORCH STAIR & LANDING



EXISTING PORCH RAIL / CORNER BRICK POST



SINKING FOUNDATION @ GAS METER

REVISIONS

No. DATE DESCRIPTION

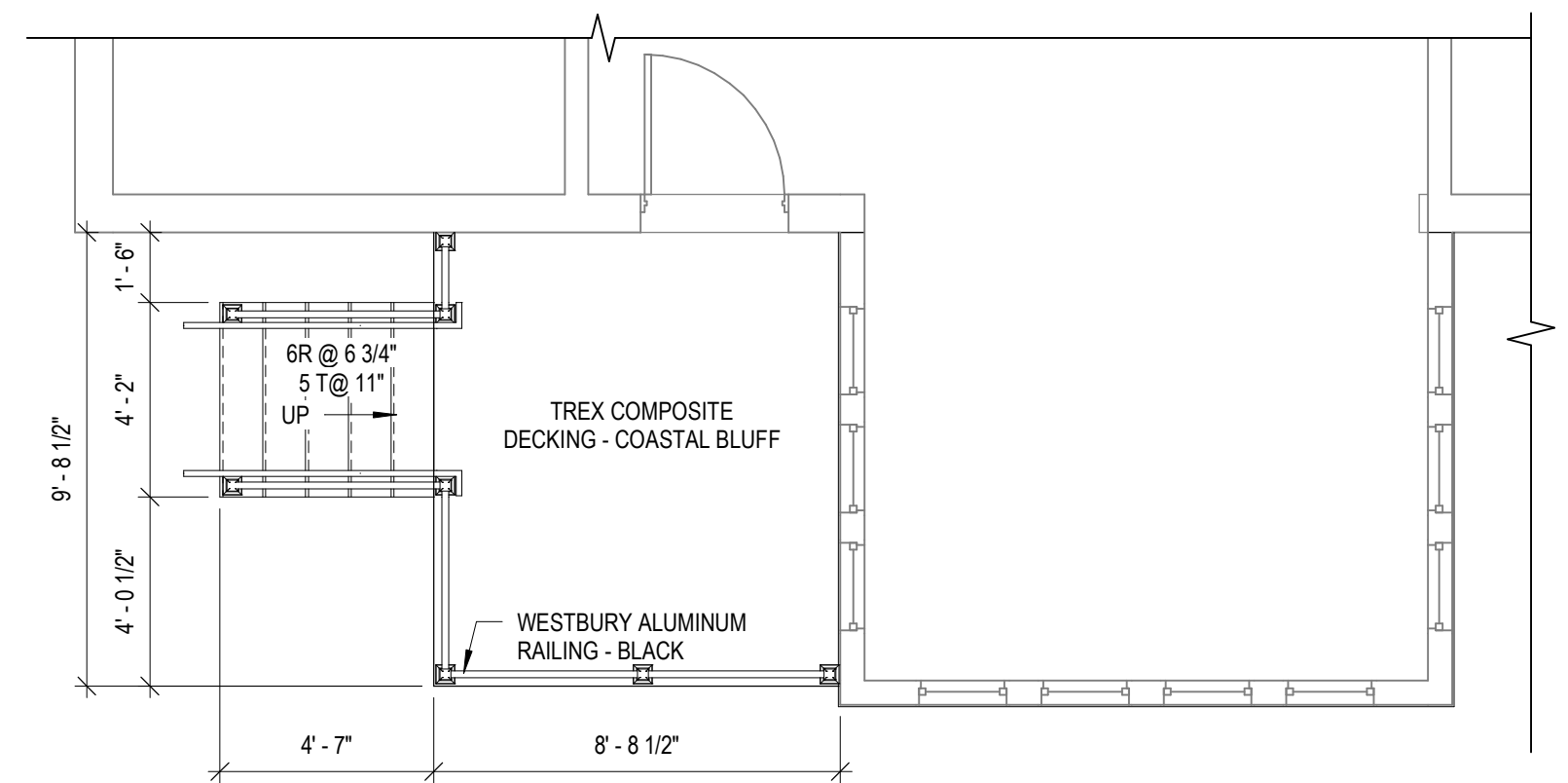
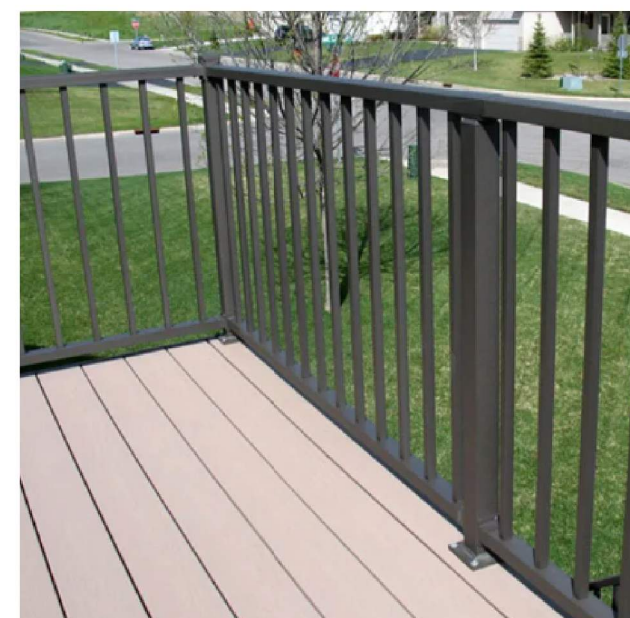
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PLAN COMMISSION

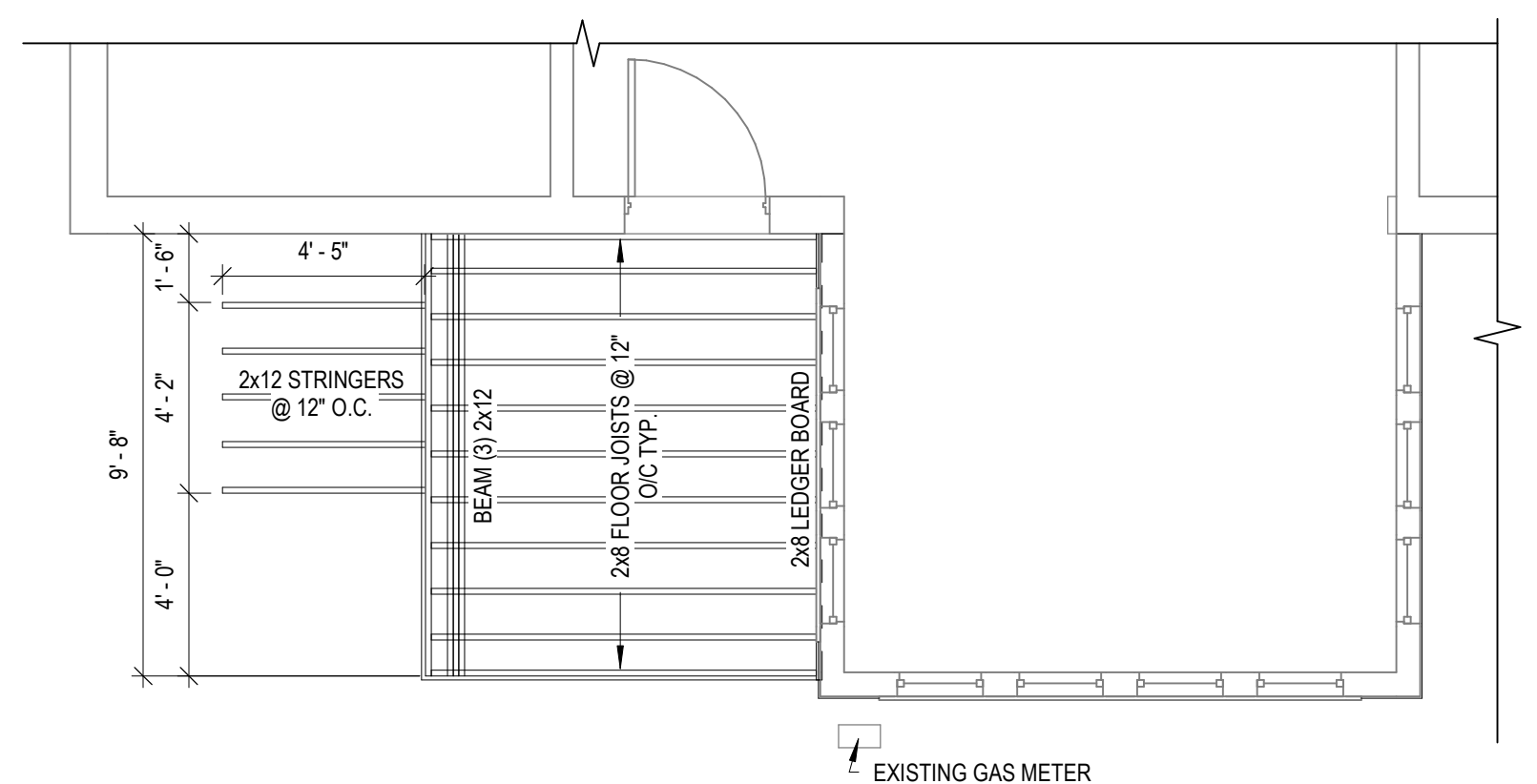
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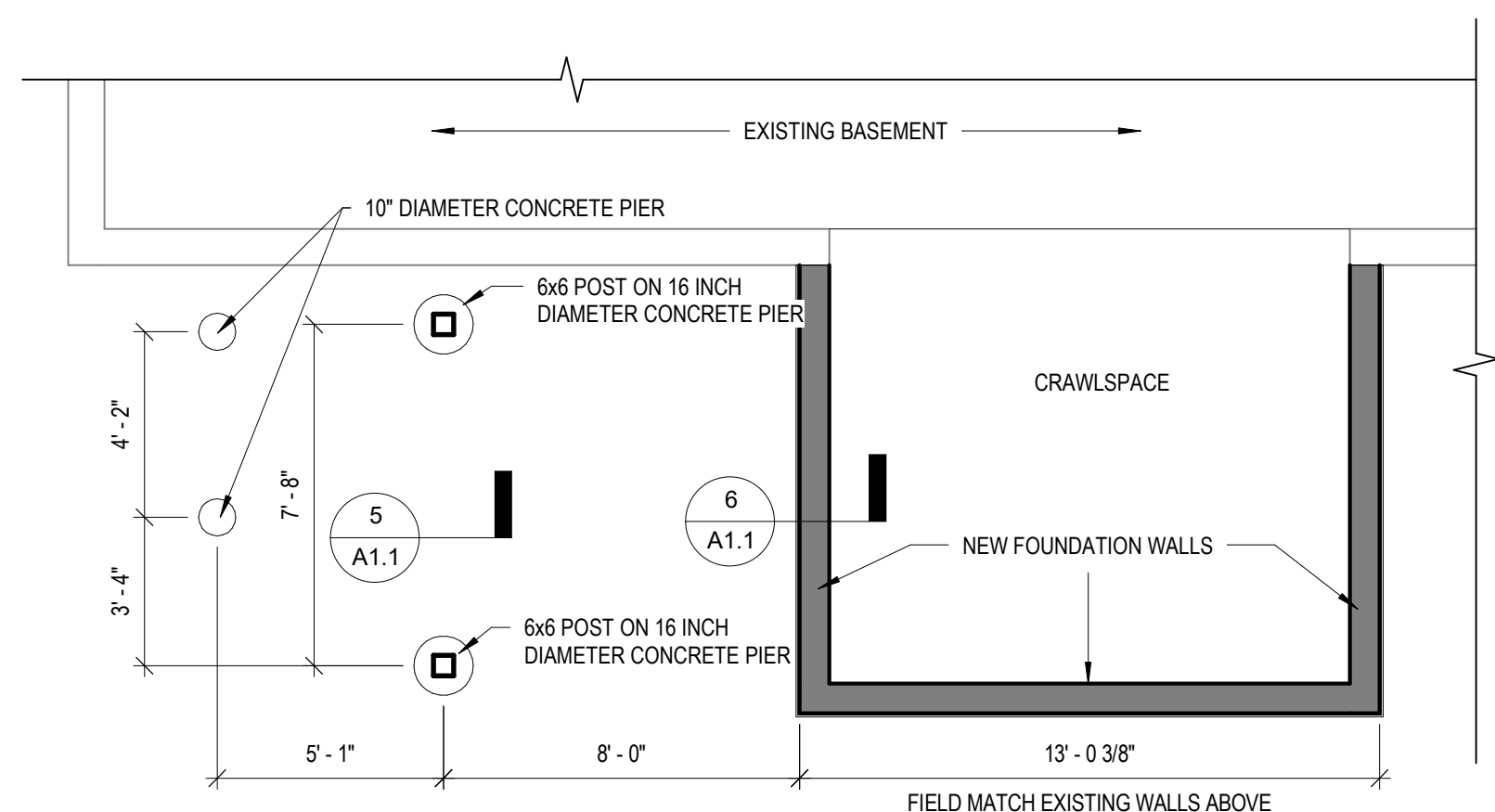
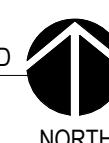
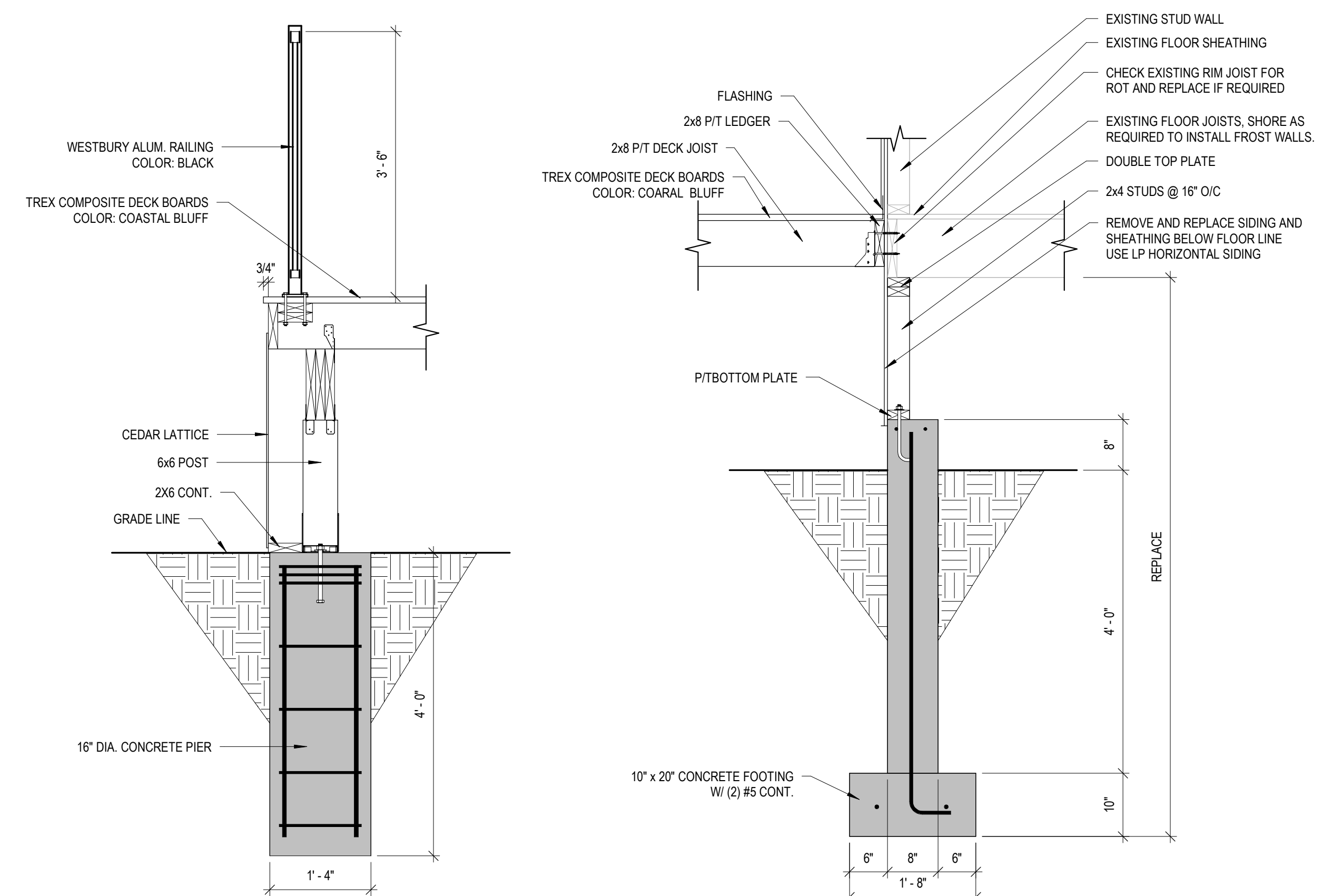
Foundation Repair / New Porch

601 Grand Avenue
Waukesha, WI 531861 ARCH PORCH PLAN
1/4" = 1'-0"

4 PROPOSED - PERSPECTIVE VIEW

2 PORCH FRAMING PLAN
1/4" = 1'-0"

ALL WOOD TO BE PRESSURE TREATED

3 PARTIAL FOUNDATION PLAN
1/4" = 1'-0"5 FOUNDATION WALL SECTION AT PORCH BEAM
3/4" = 1'-0"6 FOUNDATION WALL SECTION AT LEDGER
3/4" = 1'-0"

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PROPOSED REPAIR PLANS

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25155

ISSUED DATE:

10.20.2025

DRAWN BY:

JJR

SHEET NUMBER:

A1.1