

INTERIOR ALTERATIONS TO EXISTING BUILDING FOR HEBRON HOUSING SERVICES

330, 332, 334 WISCONSIN AVENUE
WAUKESHA, WISCONSIN

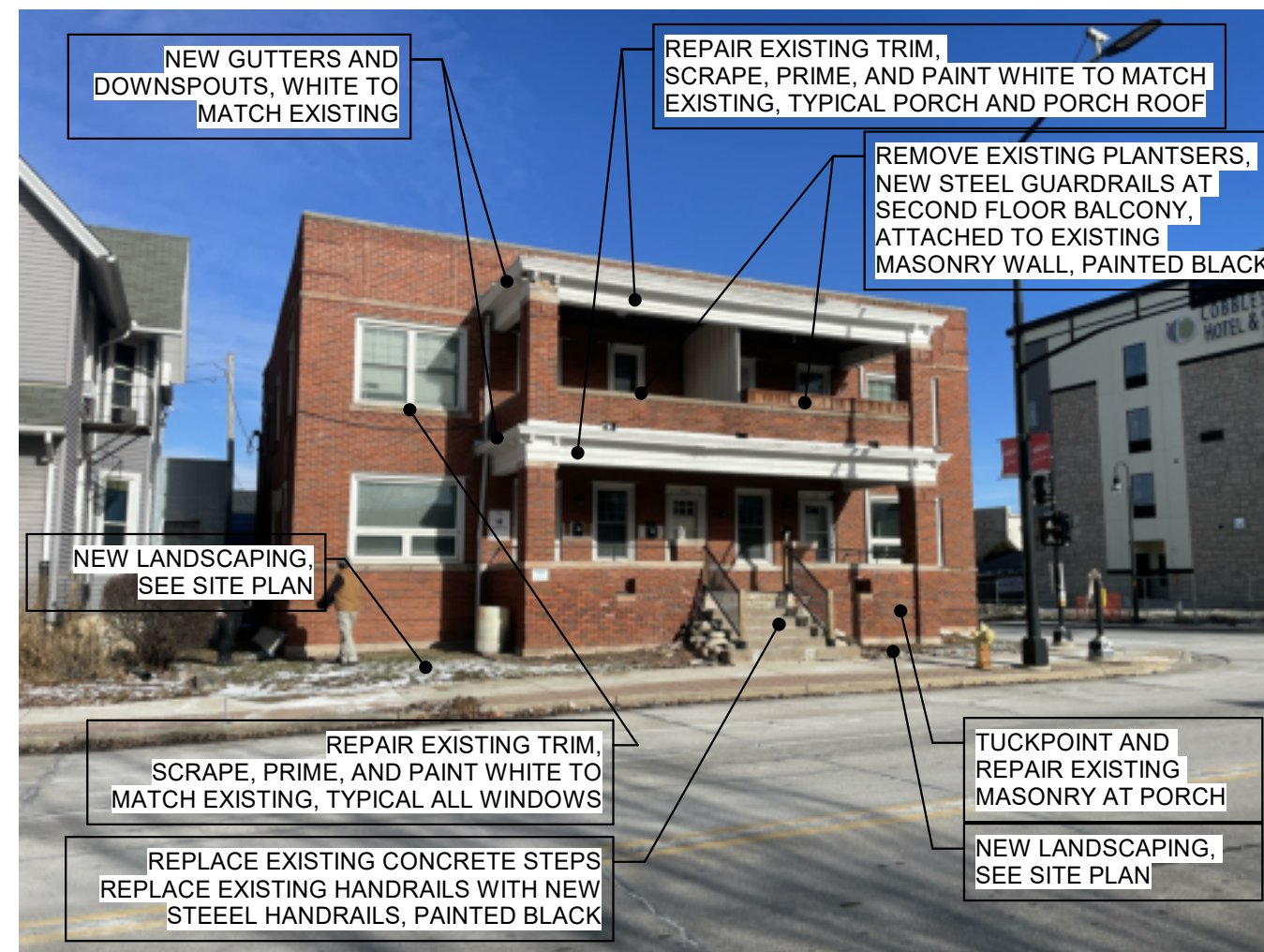


PHOTO 1
EXTERIOR SOUTH ELEVATION



PHOTO 2
EXTERIOR SOUTHEAST CORNER



PHOTO 3
EXTERIOR NORTHEAST CORNER



PHOTO 4
ROOF LOOKING NORTHEAST

PROJECT NARRATIVE

THE ORIGINAL BUILDING WAS CONSTRUCTED IN 1914 AS AN APARTMENT BUILDING. IT HAS VARIOUS OCCUPANTS AND USES THROUGHOUT ITS LIFE. THE BUILDING IS NOT ON ANY HISTORIC REGISTERS. IT IS CURRENTLY BEING USED BY THE HEBRON HOUSING SERVICES FOR STAFF OFFICES AND SINGLE ROOM OCCUPANCY (SRO) RESIDENTIAL UNITS.

THE BUILDING HAS A BASEMENT, A FIRST FLOOR, AND SECOND FLOOR.

THE BASEMENT IS CURRENTLY BEING USED FOR STORAGE ONLY.

THE FIRST FLOOR LEVEL IS ABOVE THE GRADE OF THE ADJACENT CITY SIDEWALK. THE BUILDING IS ENTERED BY STAIRCASES AT THE FRONT OR BACK PORCHES. THE SECOND FLOOR IS ACCESSED BY STAIRCASES ONLY. THE FIRST FLOOR IS CURRENTLY BEING USED AS HEBRON HOUSING SERVICES STAFF OFFICES AND MEETING ROOMS. THERE IS AN EXISTING ONE-BEDROOM APARTMENT ON THE FIRST FLOOR, IN THE NORTHEAST CORNER.

THE SECOND FLOOR CONTAINS TWO LIVING UNITS, EACH WITH FOUR (4) SINGLE ROOM OCCUPANCY SLEEPING ROOMS. THE UNITS EACH HAVE A KITCHEN AND BATHROOM.

THE PURPOSE OF THIS PROJECT IS TO PROVIDE UPGRADES TO SYSTEMS, FINISHES, AND FIXTURES.

PROPOSED WORK INCLUDES:

- SYSTEMS:**
- REMOVE AND REPLACE THE ROOF SYSTEM (CURRENTLY A LOW-SLOPE MEMBRANE ROOF) WITH NEW INSULATION AND A NEW MEMBRANE ROOF
 - NEW ROOF FRAMING AND MEMBRANE ROOF OVER LIGHTWELL
 - REMOVE EXISTING BOILER, RADIATOR, AIR CONDITIONING SYSTEMS AND REPLACE WITH FURNACE SYSTEMS, DUCTWORK, AND CONDENSERS ON ROOF
 - NEW WATER HEATERS
 - REMOVE AND REPLACE EXTERIOR STAIRWAYS AT FRONT PORCH AND BACK BASEMENT ENTRY
 - REMOVING AND REPLACING ASPHALT PAVING NORTH OF BUILDING

- FINISHES**
- REMOVE EXISTING FLOORING THROUGHOUT FIRST FLOOR AND SECOND FLOOR, REPLACE WITH LVT, NEW WALL BASE
 - NEW DRYWALL IN HALLWAYS AND KITCHENS
 - PREP AND PAINT WALLS AND CEILINGS
 - PREP AND PAINT DOORS AND TRIM

- FIXTURES**
- NEW INTERIOR DOORS
 - NEW EXTERIOR DOORS
 - NEW LIGHT FIXTURES
 - NEW ELECTRICAL OUTLETS, SWITCHES COVER PLATES
 - NEW EMERGENCY EGRESS EXIT LIGHTING

- PROPOSED WORK MAY INCLUDE:**
- CONVERTING NORTHWEST CORNER OF FIRST FLOOR TO ANOTHER ONE-BEDROOM APARTMENT
 - LEVELING FLOORS, REPLACING SUBFLOOR
 - DEMOLISHING UNUSED PARTITIONS, FIXTURES, FINISHES IN BASEMENT

PROJECT INFORMATION

APPLICABLE CODES:

WISCONSIN COMMERCIAL BUILDING CODE SPS 361-366

2021 INTERNATIONAL EXISTING BUILDING CODE (2021 IIBC) WITH WISCONSIN AMMENDMENTS

2015 INTERNATIONAL BUILDING CODE (2021 IBC) WITH WISCONSIN AMMENDMENTS

ICC A117.1-2021 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

BUILDING SIZE:
BASEMENT: 2,900 GSF
FIRST FLOOR: 2,900 GSF
SECOND FLOOR: 2,900 GSF
TOTAL: 8,700 GSF

CONSTRUCTION CLASSIFICATION:
CONSTRUCTION CLASSIFICATION: TYPE IIIB

FIRE AND SMOKE PROTECTION FEATURES:
BUILDING DOES NOT HAVE EXISTING AUTOMATIC SPRINKLER SYSTEM
BUILDING DOES HAVE EXISTING FIRE ALARM SYSTEM (DETAILS UNKNOWN)

USE AND OCCUPANCY CLASSIFICATION:
BASEMENT: STORAGE
FIRST FLOOR: BUSINESS GROUP B, RESIDENTIAL GROUP R-27
SECOND FLOOR: RESIDENTIAL GROUP R-27

CODE VERIFICATION:

UNSEPARATED MIXED USE

OCCUPANCY AND USE CLASSIFICATIONS

ALTERATION LEVEL 2

EGRESS

SPRINKLER SYSTEM

FIRE ALARM SYSTEM

ACCESSIBILITY REQUIREMENTS (FEASIBILITY AND DISPROPORTIONALITY)



1
T1
3/4" = 1'-0"

SHEET INDEX

| | | 02 / 17 / 2026 | 03 / 23 / 2026 | | | | | |
|----|----------------------------------|----------------|----------------|--|--|--|--|--|
| T1 | TITLE SHEET | ● | ● | | | | | |
| C1 | EXISTING SITE AND LANDSCAPE PLAN | | ● | | | | | |
| A1 | BASEMENT FLOOR PLAN | ● | ● | | | | | |
| A2 | ALTERATION LEVEL 1 FLOOR PLAN | ● | ● | | | | | |
| A3 | ALTERATION LEVEL 2 FLOOR PLAN | ● | ● | | | | | |
| A4 | ROOF PLAN | ● | ● | | | | | |

INTERIOR ALTERATIONS TO EXISTING BUILDING
FOR HEBRON HOUSING SERVICES

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ffarchitects.com
S22 W22660 BROADWAY
WAUKESHA, WI 53186

330, 332, 334 WISCONSIN AVENUE
WAUKESHA, WISCONSIN

| DEVELOPMENT REV. | DATE | DESCRIPTION | C/J/F |
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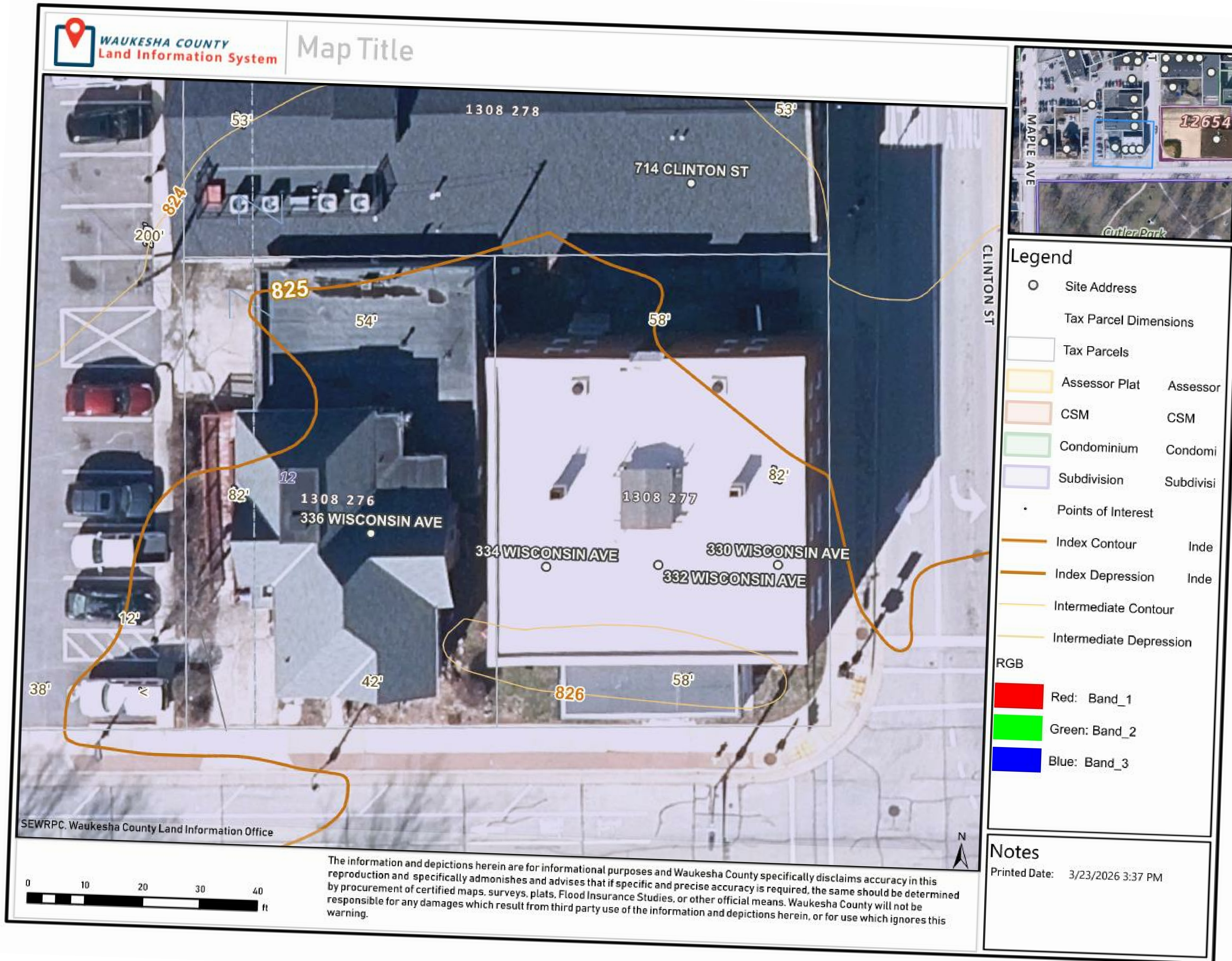
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SHEET TITLE:

TITLE SHEET,
PROJECT
INFORMATION

SHEET NO:

T1



1 EXISTING SITE AND LANDSCAPE PLAN
C1 1" = 10'-0"

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SHEET TITLE:
EXISTING SITE AND LANDSCAPE PLAN

SHEET NO:
C1

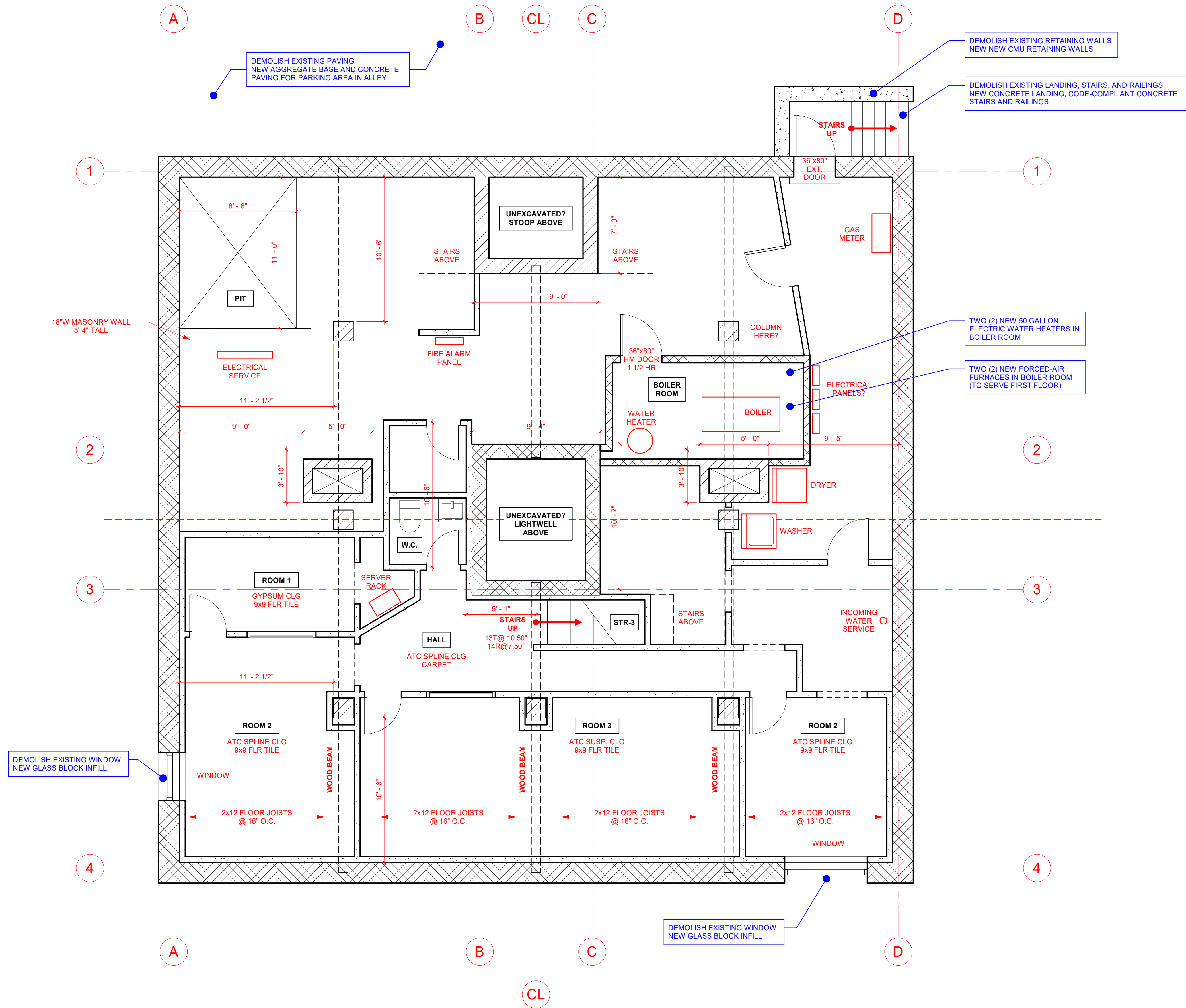
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BASEMENT DEMOLITION:
 • REMOVE BOILER AND WATER HEATERS IN BASEMENT

BASEMENT NEW WORK:
 • PREP AND PAINT STAIRWELL ENCLOSURE AT BASEMENT STAIR STR-3

BASEMENT HVAC WORK:
 • TWO (2) NEW FORCED-AIR FURNACE SYSTEMS IN BOILER ROOM
 • NEW DUCTWORK TO SERVE ALL SPACES

BASEMENT ELECTRICAL WORK:
 • REPLACE BREAKER PANELS AS NEEDED TO BRING UNITS UP TO CODE COMPLIANCE
 • REPLACE EXISTING BREAKERS AS REQUIRED
 • REPAIR MAIN NEUTRAL LUG
 • ADD SUBPANELS AS NEEDED FOR ADDITIONAL BREAKERS (NEW WATER HEATERS AND HVAC EQUIPMENT)
 • PROPER LABELING OF ALL BREAKERS
 • NEW EMERGENCY EXIT LIGHTING IN BASEMENT



1 BASEMENT PLAN
 A1 1/4" = 1'-0"

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SHEET TITLE:
BASEMENT FLOOR PLAN

SHEET NO:
A1

- GENERAL DEMOLITION:**
- REMOVE ALL CARPET AT STAIRWELLS
 - REMOVE ALL FIXTURES AND MEP RELATED ITEMS AS REQUIRED
 - REMOVE BALCONY PLANTERS
 - REMOVE LIGHTWELL ROOF AND FRAMING

- FIRST FLOOR DEMOLITION:**
- REMOVE BASEBOARD TRIM
 - REMOVE ALL RADIATORS

- FIRST FLOOR NEW WORK:**
- NEW EXTERIOR DOORS WITH STORM DOORS
 - NEW VINYL WALL BASE IN KITCHENS
 - NEW CARPET AT 3 STAIRS
 - PREP AND PAINT WALLS AND CEILINGS
 - PREP AND PAINT DOORS AND TRIM

- FIRST FLOOR HVAC WORK:**
- NEW DUCTWORK TO SERVE ALL SPACES
 - NEW BATHROOM EXHAUST FANS

- FIRST FLOOR ELECTRICAL WORK:**
- ABANDON KNOB AND TUBE WIRING AND MAKE SAFE
 - INSTALL NEW LIGHT FIXTURES IN STAIRWELLS
 - RE-USE EXISTING FIXTURES ON FIRST FLOOR
 - NEW EMERGENCY EXIT LIGHTING ON FIRST FLOOR

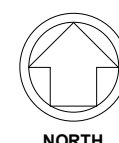
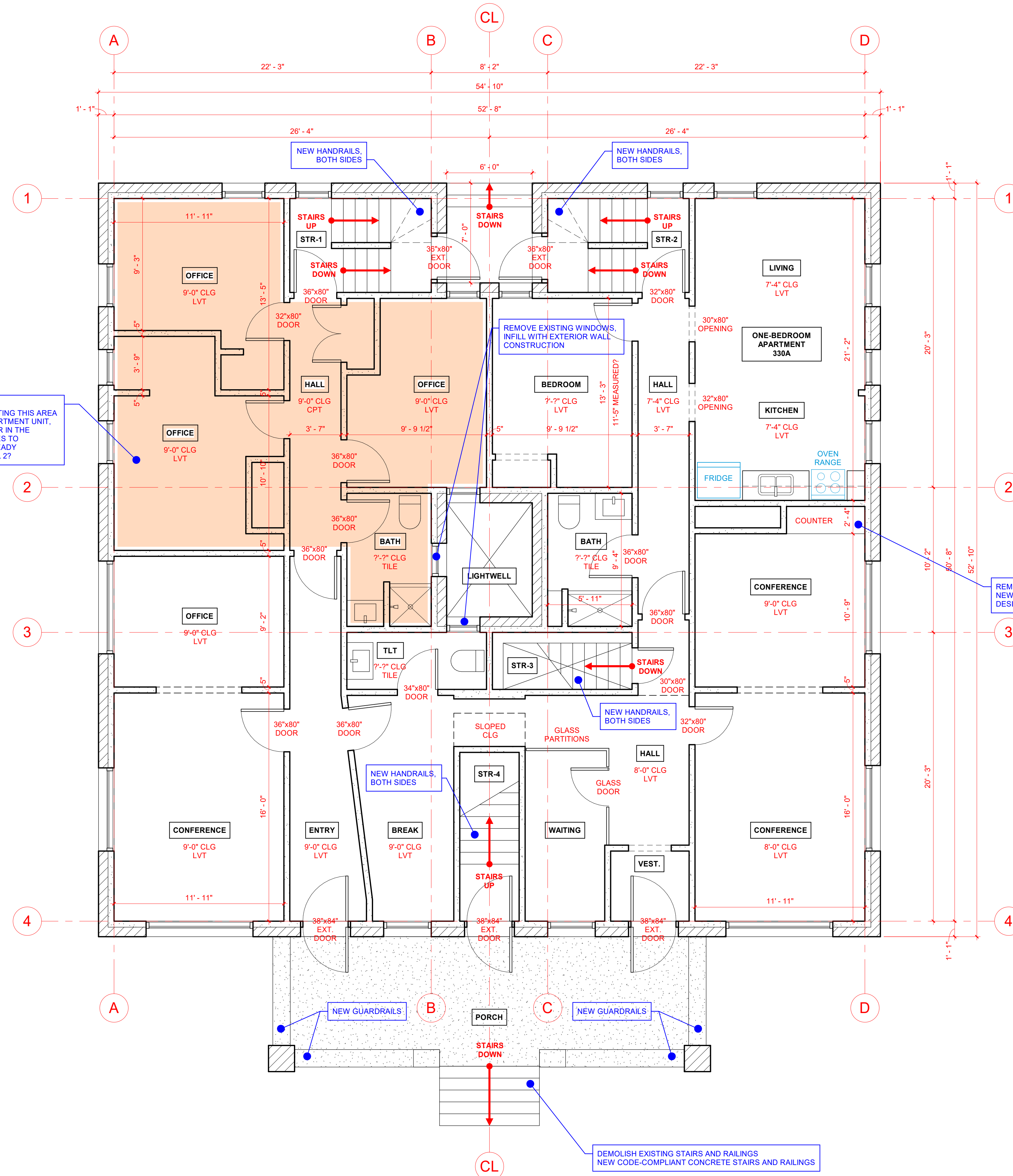
- EXTERIOR NEW WORK:**
- TUCKPOINT BRICK AND STONE AT FRONT PORCH AND BALCONY
 - REPLACE DAMAGED WOOD FASCIA AND TRIM AT FRONT PORCH AND BALCONY
 - REPLACE DAMAGED WOOD AROUND EIGHT (8) WINDOWS
 - PREP AND PAINT PORCH AND BALCONY CEILINGS
 - PREP AND PAINT SOFFIT AND FASCIA AROUND PORCH AND BALCONY
 - PREP AND PAINT TRIM AROUND TWENTY (20) WINDOWS

- EXTERIOR ELECTRICAL WORK:**
- REMOVE ABANDONED LOW VOLTAGE CABLING FROM EXTERIOR
 - REPLACE CORRODED CONDUIT
 - INSTALL TEN (10) NEW EXTERIOR LIGHT FIXTURES WITH CONTROLS

NOTE:
PROJECT IS CONSIDERING CONVERTING THIS AREA INTO ANOTHER ONE-BEDROOM APARTMENT UNIT, SIMILAR TO THE UNIT ON THIS FLOOR IN THE NORTHEAST CORNER. ANY CHANGES TO REQUIREMENTS IF PROJECT IS ALREADY CONSIDERED AN ALTERATION LEVEL 2?

REMOVE EXISTING CABINETRY AND WALL
NEW KITCHENETTE: CABINETS, COUNTERTOP SINK
DESIGN AND LAYOUT TBD

DEMOLISH EXISTING STAIRS AND RAILINGS
NEW CODE-COMPLIANT CONCRETE STAIRS AND RAILINGS



1
A2
1/4" = 1'-0"

ALTERATION LEVEL 1 FLOOR PLAN

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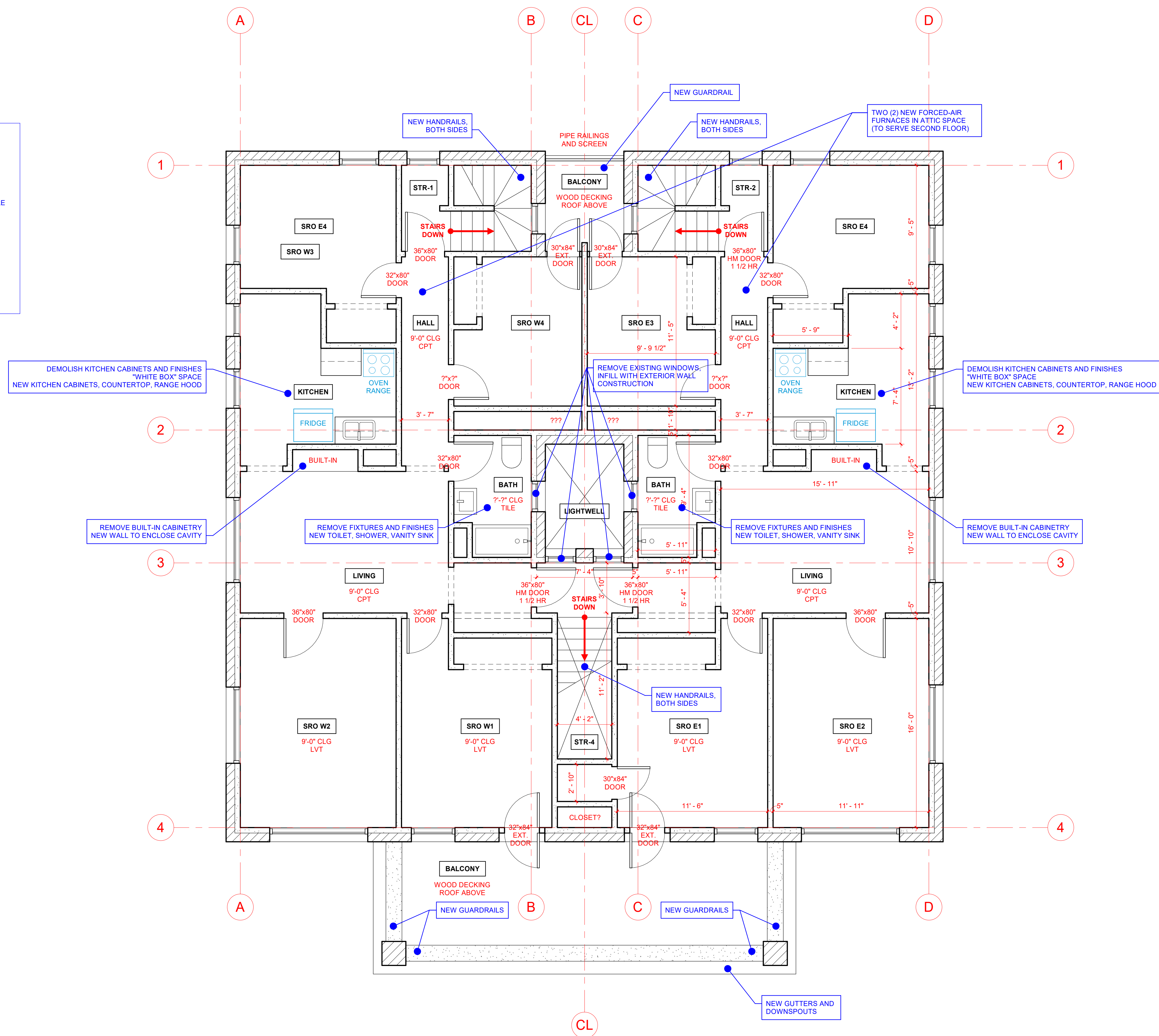
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ALTERATION LEVEL 1 FLOOR PLAN

SHEET NO:
A2

- SECOND FLOOR DEMOLITION:**
- REMOVE ALL FLOORING IN COMMON AREAS
 - SELECTIVE DEMO OF CEILINGS (HALLWAYS) AND FIXTURES
 - REMOVE ALL RADIATORS
 - REMOVE ALL HVAC UNITS ATTIC SPACE
 - REMOVE AIR-CONDITIONING CONDENSERS FROM BACK BALCONY
- SECOND FLOOR NEW WORK:**
- NEW EXTERIOR DOORS WITH STORM DOORS
 - TEN (10) NEW SOLID CORE PRIMED PRE-HUNG INTERIOR DOORS AND HARDWARE
 - FOUR (4) NEW RATED HOLLOW METAL FRAMES, HOLLOW METAL DOORS, AND HARDWARE AT STAIRWELLS
 - NEW CASING ON NEW DOORS
 - NEW BASE TRIM IN COMMON AREAS
 - NEW DRYWALL IN HALLWAYS AND KITCHENS
 - NEW DRYWALL AT COVERED WINDOWS
 - GENERAL DRYWALL/PLASTER PATCHING THROUGHOUT
 - NEW VINYL PLANK FLOORING THROUGHOUT
 - NEW VINYL WALL BASE AT KITCHENS
 - NEW CARPET AT 3 STAIRS
 - PREP AND PAINT WALLS AND CEILINGS
 - PREP AND PAINT DOORS AND TRIM

- SECOND FLOOR HVAC WORK:**
- TWO (2) NEW FORCED-AIR FURNACE SYSTEMS IN ATTIC SPACE
 - NEW DUCTWORK TO SERVE ALL SPACES
 - NEW BATHROOM EXHAUST FANS

- SECOND FLOOR ELECTRICAL WORK:**
- ABANDON KNOB AND TUBE WIRING AND MAKE SAFE
 - INSTALL NEW LIGHT FIXTURES IN STAIRWELLS
 - INSTALL NEW LIGHT FIXTURES IN: 2 BATHROOMS, 2 KITCHENS, 2 LIVING ROOMS, 8 RESIDENT ROOMS, 2 HALLWAYS
 - INSTALL NEW COVER PLATES, SWITCHES, AND OUTLETS AT SECOND FLOOR (INCLUDING GFCIS)
 - NEW EMERGENCY EXIT LIGHTING ON SECOND FLOOR



1 SECOND FLOOR PLAN
 A3 1/4" = 1'-0"
 NORTH

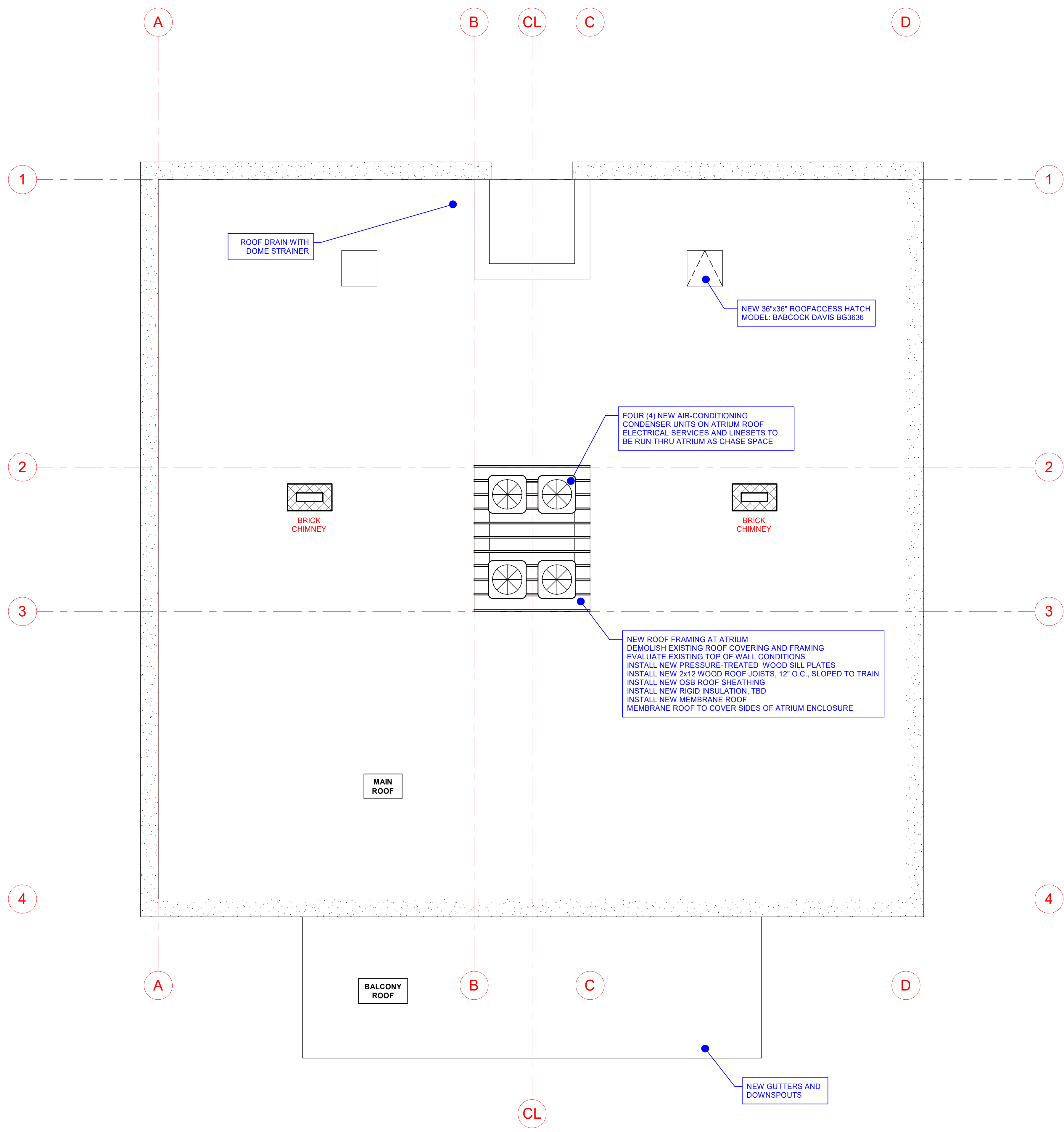
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SHEET TITLE:
SECOND FLOOR PLAN

SHEET NO:
A3

- ROOF DEMOLITION:**
- REMOVE EXISTING ROOF MEMBRANE, INSULATION, FLASHINGS, ETC.
 - REMOVE EXISTING ROOF VENTS AT TWO (2) ACCESS HATCHES
- ROOF NEW WORK (MAIN ROOF AND BALCONY ROOF):**
- NEW RIGID INSULATION AT ROOF (THICKNESS AND PRODUCT TBD)
 - NEW SINGLE-PLY ROOF MEMBRANE AND FLASHINGS
 - NEW MEMBRANE TERMINATION AND/OR METAL COPING AT PARAPET WALL
 - NEW GUTTER AND DOWNSPOUT AT BACK PORCH



1
A4
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ROOF PLAN

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ROOF PLAN

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A4

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