

City Of Waukesha
Department of Community Development
BOARD OF BUILDING APPEALS

201 Delafield Street, Room 200, Waukesha, WI 53188
Phone (262) 524-3530 Fax (262) 524-3751

RECEIVED

JUN - 7 2018

CITY PLAN COMMISSION

Filed _____

Hearing _____

NOTICE: The Board of Building Appeals meets on call in Room 200 of City Hall. Attendance of the appellant or a representative is required. The required fee is \$100.00.

The appeal or application must be filed with the Community Development/Building Division at least fourteen (14) days before the Board's meeting. Because additional information may be required by the Board, the applicant shall consult with the Building Division at the time of application for further direction. Such information as may be requested should be submitted seven (7) days before the Board's meeting.

Appellant	Owner
Name <u>Robert F Ford</u>	<u>Megan Day</u>
Address <u>FORD CONSTRUCTION</u>	<u>518 BASTED PLACE</u>
<u>1419 Poplar Dr.</u>	<u>WAUKESHA, WI 53186</u>
Phone No <u>262-896-9370</u>	<u>WAUKESHA, WI 53186</u>

TO THE BOARD OF BUILDING APPEALS:

(Make application for INTERIOR HEIGHT ELEVATION.)

I hereby appeal from the decision of the Chief Building Inspector.

The premises affected is located at the following address:

518 BASTED PLACE

Present use of premises HOUSING

Briefly describe proposed construction or alteration: THE CURRENT BASEMENT HAS A HEIGHT OF 6'-8". WE WANT TO REMODEL INTO A RECREATION ROOM. CODE REQUIRES 7'-0."

If this is an appeal, attach the statement of principal points on which appeal is based.

I hereby depose that the above statement(s) and the statement(s) contained in the paper(s) submitted herewith are true and correct.

Date 6/5/18

Robert F Ford
Applicant Signature



Ford Construction Co. Inc.

*Projects change, Values don't.
Your priorities will always be ours.*

June 5, 2018

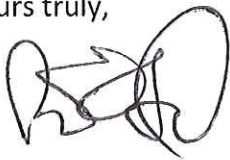
City of Waukesha
Board of Building Appeals
201 Delafield Street, Room 200
Waukesha, WI 53188

Re: 518 Brasted Place

Dear Board:

The current basement was never completely finished off. The foundation walls have been painted and there are a few wood panel walls and a suspended ceiling. The Owner wishes to have a finished recreation room and a new bathroom. The bottom of the 1st floor wood joists are 6'-8" off the basement floor. Code requires 7'-0". The only way we could meet code is to lower the basement concrete floor which is not practical. We would propose to remove the existing suspended ceiling and spray paint the wood joists after new lighting is installed.

Yours truly,



Robert R. Ford
President

RF:sh
Attachment

*1419 Poplar Drive ~ Waukesha, Wisconsin 53188
(262) 896-9370 ~ (262) 896-9371 FAX
www.fordconstructioninc.com*

PRELIMINARY

LIGHTING LEGEND

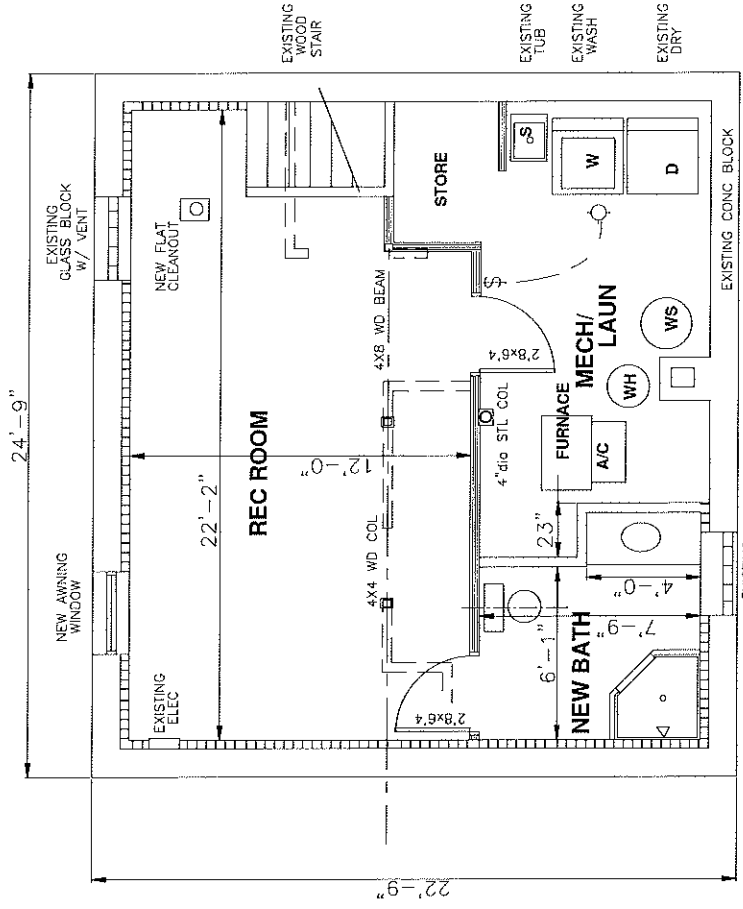
- NOTE: ALL PROPOSED ELECTRICAL WORK TO BE REVIEWED BY LICENSED ELECTRICIAN
- ◇ NEW CEILING MOUNTED INCANDESCENT LIGHT
 - NEW CEILING MOUNTED INCANDESCENT LIGHT
 - ⊕ NEW SINGLE POLE SWITCH (MTD. @ 48" AFF)
 - ⊕ NEW SURFACE MOUNTED DUPLEX RECEPTICAL (MTD. @ 12" AFF) (UNLESS OTHERWISE NOTED)
 - ⊕ NEW GROUND FAULT OUTLET (MTD. @ 48" AFF)
 - ⊕ NEW DUPLEX RECEPTICAL (MTD. @ 12" AFF) (UNLESS OTHERWISE NOTED)
 - ⊕ EXHAUST FAN
 - ⊕ NEW SMOKE DETECTOR

NOTE: EXISTING CEILING IS TO BE EXPOSED & PAINTED

Paine Design, LLC
8023 Currie Avenue
Waukesha, WI 53186
PH: (414) 476-5877
FX: (414) 250-4003
village@paine.com

FORD CONSTRUCTION COMPANY, INC.
1400 S. KENYON AVE.
WAUKESHA, WI 53186
PH: (262) 886-6370
FAX: (262) 886-6371
fordcon@fcd.net

Megan Day
1400 S. KENYON AVE.
WAUKESHA, WI 53186
PH: (262) 227-7610

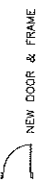


NEW BASEMENT PLAN

1/2"=1'-0"

KEY

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW 2x4 WOOD STUDS @ 16"oc W/ 1/2" DRYWALL
- WALL BOTTOM PLATE TO BE PRESSURED TREATED
- NEW 2x4 WOOD STUDS @ 16"oc W/ 1/2" DRYWALL
- WALL BOTTOM PLATE TO BE PRESSURED TREATED
- 1" BATT INSUL W/ 6mil POLY VAPOR BARRIER



NEW DOOR & FRAME

Day Basement Remodeling
518 Braisted Place
Waukesha, WI 53186

18331

6/4/18

A-2

Day Basement Remodeling

518 Brasted Place

Waukesha, WI 53186

REVISIONS

INDEX

- A-1 INDEX, NOTES & EXISTING BASEMENT PLAN
- A-2 NEW BASEMENT PLAN

Peine Design, LLC
8023 Currie Avenue
Wauwatosa, WI 53213
PH: (262) 896-8378
FAX: (262) 896-8379
peine@peinepc.com

FORD CONSTRUCTION COMPANY, INC.
1000 W. WISCONSIN AVE.
WAUKESHA, WI 53186
PH: (262) 896-8378
FAX: (262) 896-8379
fordcon@fcd.net

Megan Day
518 Brasted Place
Waukesha, WI 53186
PH: (262) 274750

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF REMODELING THE EXISTING BASEMENT TO CREATE A NEW ENTERTAINMENT, TOILET AND MECHANICAL ENCLOSURES.

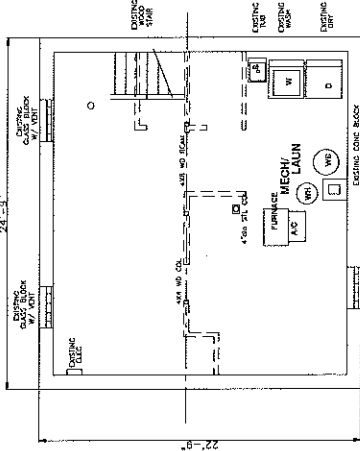
SCOPE: 8,000 SQ. FT. WOOD FRAMED
AREA TO BE REMODELED: 483 SQ. FT.
NUMBER OF FLOORS: 2 + BASMENT

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, SPECIFICATIONS AND STANDARDS, AND THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
2. THE EXISTING FOUNDATION SHALL BE REINFORCED FOR THE NEW FLOOR SLAB. THE REINFORCEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, SPECIFICATIONS AND STANDARDS.
3. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, SPECIFICATIONS AND STANDARDS.
4. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
5. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
6. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
7. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
8. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
9. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
10. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
11. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.
12. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES, SPECIFICATIONS AND STANDARDS.

KEY

- == == EXISTING WALLS TO BE REMOVED
- ==== EXISTING WALLS TO REMAIN



EXISTING BASEMENT PLAN

1/4"=1'-0"

NOTE: DIMENSIONS TO BE VERIFIED IN FIELD

Day Basement Remodeling
518 Brasted Place
Waukesha, WI 53186
Index, Notes & Existing Basement Plan

18331

6/4/18

A-1

ARCHITECT SEAL #A-8195
VALID SIGNATURE IN RED INK
PRELIMINARY