

# BRILLO HOME RENOVATORS

## REINHARDT RESIDENCE BASEMENT RENOVATION

7905 CLARKE STREET  
WAUWATOSA, WI 53213

PLANS FOR PERMIT

SHEET INDEX
A-1: COVER SHEET
A-2: EXISTING PLAN
A-3: PROPOSED PLAN

## GENERAL NOTES

**BRILLO HOME RENOVATORS DRAWINGS:**  
THIS DESIGN AND CONSTRUCTION DOCUMENT HAS BEEN PREPARED AS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE SOLE PROPERTY OF BRILLO HOME RENOVATORS. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT CONSENT OF BRILLO HOME RENOVATORS AND FULL PAYMENT OF ASSOCIATED DESIGN FEES BY THE OWNER. ANY ONSITE REVISIONS NOT INCLUDED IN THESE PLANS ARE THE RESPONSIBILITY OF THE OWNER AND/OR 3RD PARTY & WILL NEED TO BE ADDRESSED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.

**CONDITIONS:**  
BRILLO HOME RENOVATORS WILL NOT BE RESPONSIBLE FOR ANY UNFORESEEN CONDITIONS ARISING OUT OF OR DURING THE COURSE OF CONSTRUCTION. ALL INSTANCES WILL BE ADDRESSED AT THIS TIME WITH THE OWNER AND BRILLO HOME RENOVATORS (OR 3RD PARTY). PROJECT COSTS MAY VARY DUE TO ANY CHANGES OUTSIDE OF THESE DRAWINGS AND ARE THE RESPONSIBILITY OF THE OWNER.

**3RD PARTY CONDITIONS:**  
THESE PLANS ARE NOT TO BE USED AS CONSTRUCTION DOCUMENTS BY OTHERS/3RD PARTY, A LICENSED STRUCTURAL ENGINEER OR ARCHITECT MUST FINALIZE, APPROVE, AND STAMP (ACCORDING TO LOCAL CODE) THE DOCUMENT PRIOR TO CONSTRUCTION AT THE ADDRESS IN REFERENCE. BRILLO HOME RENOVATORS TO PROVIDE IN-HOUSE STRUCTURAL ENGINEER & STAMP WHEN CLIENT PURSUES AND USES BRILLO HOME RENOVATORS AS THE GENERAL CONTRACTOR.)

**ADDITIONAL NOTES:**  
ALL LOCAL CODES WILL BE IMPLEMENTED AND FOLLOWED.  
ALL MEASUREMENTS SHALL BE CHECKED AT THE JOB SITE.  
A COMPLETE SET OF DRAWINGS MUST BE KEPT AT THE JOB SITE AT ALL TIMES DURING AND UNTIL COMPLETION OF THE PROJECT ADDRESSED IN THESE DRAWINGS.

THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THOSE WORKING IN SUCH CAPABILITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN PRECAUTIONS TAKEN AT THE PROJECT SITE.

ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

DRAWINGS ARE NOT TO BE USED AS SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.

ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.

UNLESS OTHERWISE SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES, OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT.

ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.

THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN/BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.

©2024 BRILLO HOME RENOVATIONS  
IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS, ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSIONS OF BRILLO HOME RENOVATORS

REINHARDT RESIDENCE  
7905 CLARKE STREET  
WAUWATOSA, WI 53213  
BASEMENT RENOVATION

HOME  
**BRILLO**  
RENOVATORS

DATE:  
1/27/2025

SCALE:  
AS NOTED

SHEET:  
**A-1**  
1 OF 3

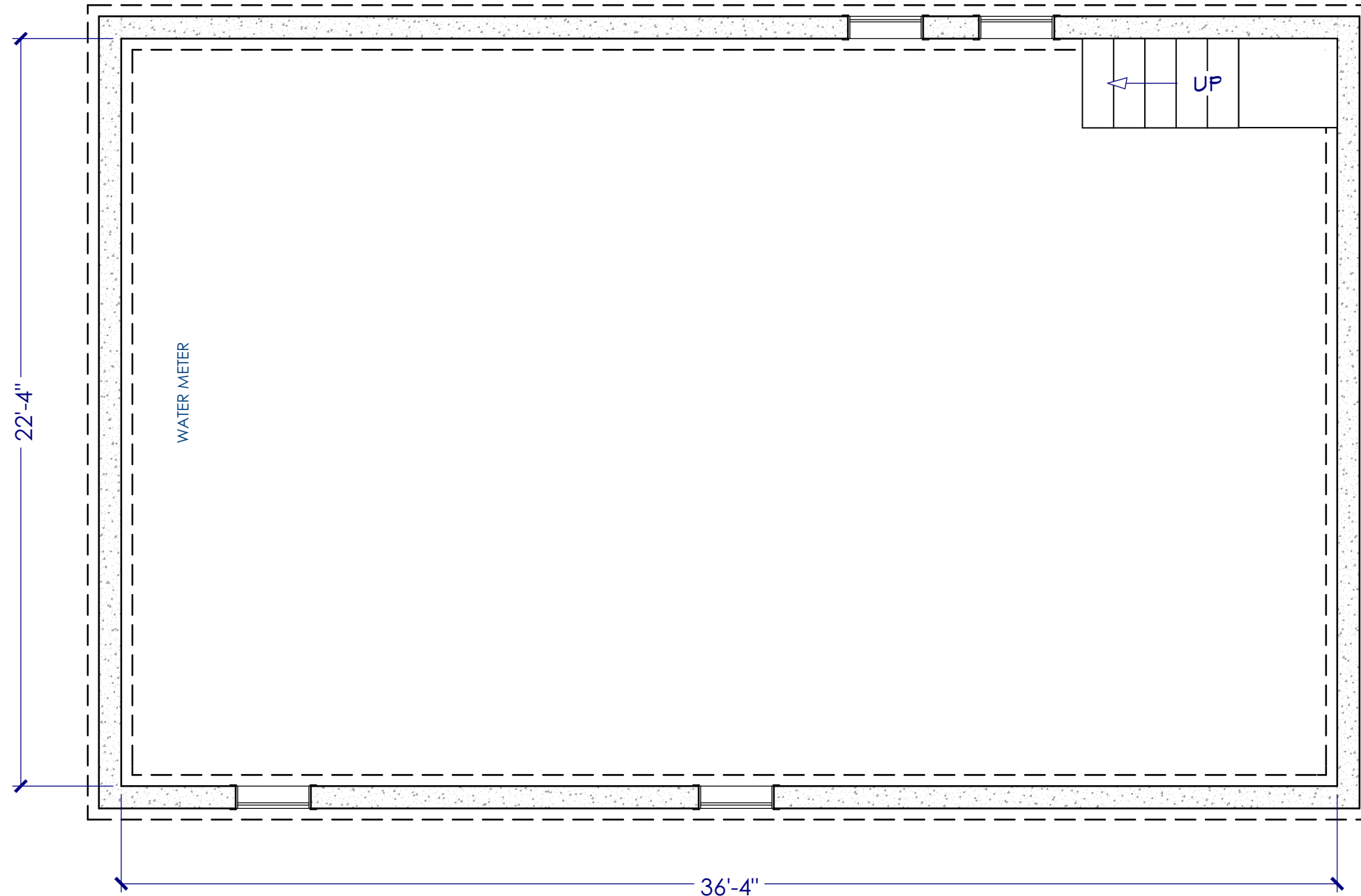
N:/Drawings/REINHARDT - BASEMENT/11x17 - PLANS.cyoout

EXISTING PLAN

SCALE: 1/4" = 1'0"

PROPERTY OF

BRILLO HOME RENOVATORS



REINHARDT RESIDENCE

7905 CLARKE STREET  
WAUWATOSA, WI 53213

BASEMENT RENOVATION

HOME

BRILLO

RENOVATORS

DATE:

1/27/2025

SCALE:

AS NOTED

SHEET:

A-2

2 OF 3

©2024 BRILLO HOME RENOVATIONS

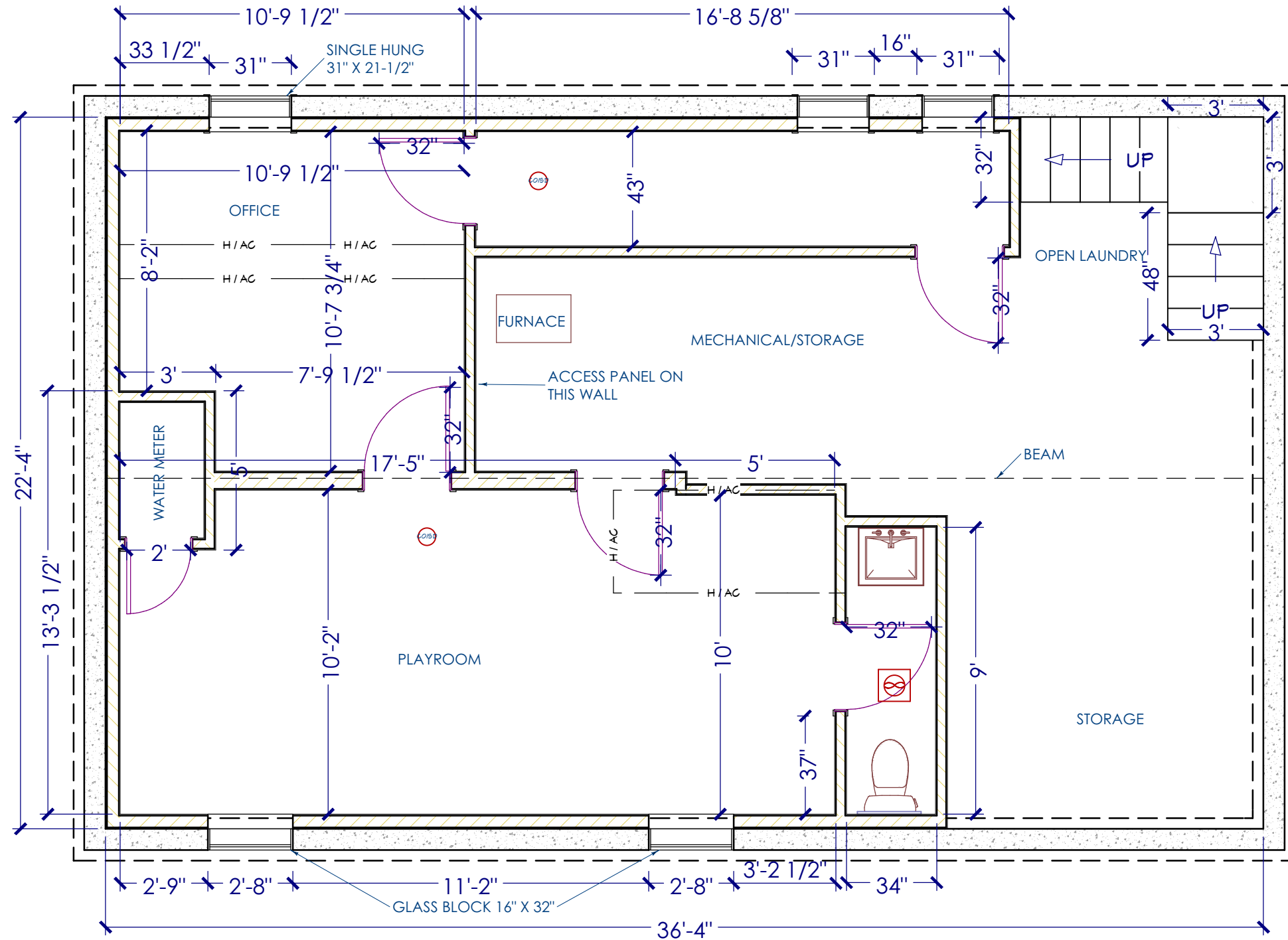
IT IS UNLAWFUL FOR ANYONE TO USE  
OR REPRODUCE BY ANY MEANS, ALL  
OR ANY PORTION OF THESE  
CONSTRUCTION DOCUMENTS WITHOUT  
THE EXPRESSED WRITTEN PERMISSIONS  
OF BRILLO HOME RENOVATORS

PROPOSED PLAN

SCALE: 1/4" = 1'0"

PROPERTY OF

BRILLO HOME RENOVATORS



- NOTES:  
 DUCTS ARE 9" DOWN  
 HEADER ROOM UNDER APPROX 75"  
 RISE 8"  
 RUN 9-1/2"  
 ALL CEILING HEIGHT 84"  
 ALL FLOORING LVP IN FINISHED AREAS

©2024 BRILLO HOME RENOVATIONS  
 IT IS UNLAWFUL FOR ANYONE TO USE  
 OR REPRODUCE BY ANY MEANS, ALL  
 OR ANY PORTION OF THESE  
 CONSTRUCTION DOCUMENTS WITHOUT  
 THE EXPRESSED WRITTEN PERMISSIONS  
 OF BRILLO HOME RENOVATORS

REINHARDT RESIDENCE

7905 CLARKE STREET  
 WAUWATOSA, WI 53213

BASEMENT RENOVATION

HOME  
**BRILLO**  
 RENOVATORS

DATE:  
 1/27/2025

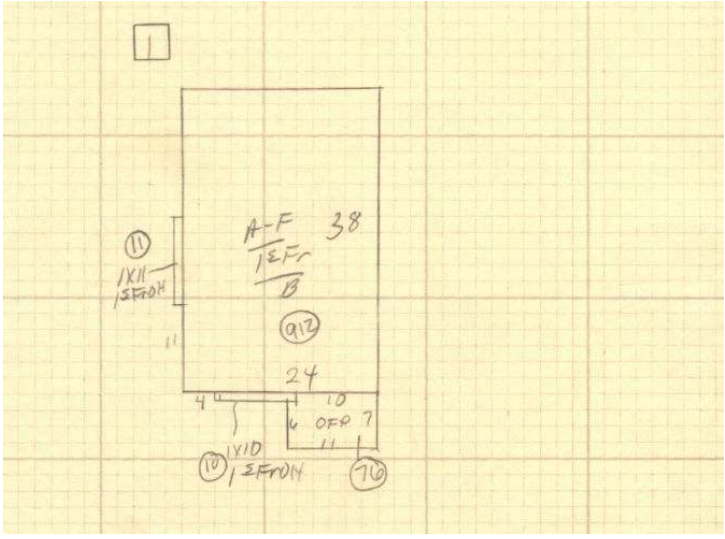
SCALE:  
 AS NOTED

SHEET:  
**A-3**  
 3 OF 3


Property Information		
<b>Parcel Number</b> 332-0092-000	<b>Site Address</b> 7905 W CLARKE ST WAUWATOSA, WI 53213	<b>Owner Name &amp; Address</b> ZUSEVICS KAIJA, REINHARDT JOSHUA ROBERT 7905 W CLARKE ST WAUWATOSA, WI, 53213
<b>Tax Year</b> 2025 <input type="button" value="v"/>		
<b>Aldermanic District</b> 5	<b>Property Class</b> Residential	<b>Tax Status</b> T - Taxable
<b>Appraisal Neighborhood</b> 303-5 East Town Bungalow	<b>Voting Ward</b> 15	<b>Acreage</b> 0.1100
<b>Legal Description</b> DIAMOND PARK LOT 11 & E 10 FT OF LOT 12 BLK 6 & E 45.12 FT OF W 173.70 FT OF LOT 12 BLK 2 LIVINGSTON PARK SE 1/4 SEC 16		

**Property Sketches & Photos**

CONV Sketch Drawings



CONV Images



Assessments			
Assessment Period	Land	Building	Total
Prior Year Value	59,200	157,500	216,700

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2020	10943851	Land and Improvement	1/10/2020	YOUNGCHI CHANG CHRISTOPHER L GUMS	REINHARDT JOSHUA ROBERT ZUSEVICS KAIJA	\$233,000.00
2014	201407159977154	Land and Improvement	8/8/2014			\$142,000.00

Zoning		
Code	Classification	Special Use?
R2	Two-unit Residential	No

Land Details		
Width	Depth	Acres
40	115	0.11

Story Height	Property Use	Total Living Area	Base Area	Year Built
One and One-Half Story	RES - Residential	1,389	933	1928

Porches	
OFP Lower Floor	76.00 Square Ft.

Attic Types	
Fully Finished	

Exterior Walls	
Aluminum/Vinyl	

First Floor	
Frame Construction	933.00 Square Ft.

Finished Attic	
Frame Construction	456.00 Square Ft.

Fuel Types	
Oil	

Detached Garages	
Frame/Concrete Block	400.00 Square Ft.

Heating Adjustments	
	Y

Heat Types	
Forced Air	

Other Information	
Living Units	1.00
Bedrooms	3.00
Full Baths	2.00
Family Rooms	0.00
Half Baths	1.00
Total Rooms	7.00
Basement Bath Half	

Styles	
Bungalow	

---

## Basement Explanation

---

Josh Reinhardt <aguynamedjr@gmail.com>  
To: Kaija Zusevics <kaijalina@gmail.com>

Fri, Jan 31, 2025 at 10:24 AM

The reason that we are applying for a variance is because the stairwell to the basement is not wide enough or tall enough to be up to code. For houses built before 1980 the width is supposed to be 34" and the height 72". Our basement stairs are 32" wide and at the very lowest height 67" high. We would like to be able to widen the stairwell and make it taller but there are extremely costly barriers to doing so. On one side of the stairs is the foundation wall and the wall on the other side is supporting crossbeams. Furthermore the stairs to the second floor are directly above the stairs to the basement and so to raise the ceiling of the basement stairs we would need to raise the stairs going to the second floor. The cost of widening the stairwell and raising the stairwell ceiling would likely be in the \$80,000-\$100,000 range, which would more than double the project cost and not be worth the investment.

Currently, we get a lot of use out of the basement, using it as a playroom and workout room. We plan on continuing to use the basement a lot going forward but we would like to make it more safe than it currently is. We already put in a new 200 Amp breaker box at the end of January. The current wiring down there is old and so we would like to replace most of that as part of this project. Furthermore, we would be installing rockwool fiberboard insulation in the basement ceiling and rockwool bat insulation in the walls while drywalling both. This would increase the fire resistance of the house because Rockwool is made from non-combustible stone wool which does not ignite when exposed to flames and thus helps to limit the spread of fire within a building. We would also like to encapsulate the gas meter in its own closet space. Also, we would be adding hardwired smoke and carbon monoxide alarms.

The original plan that we had was to add an egress window to the basement, however the contractor determined that we wouldn't be able to do that. The east side of the building is too close to the driveway to put one in without tearing up and using part of the driveway. On the west side the lot line is too close to the house such that in order to add an egress we would need to work out a deal to acquire some of our neighbor's land, if that is even a possibility in Wauwatosa. The front of the house has a cement walking path from the driveway to the stairs up to the porch. That path would need to be moved away from the house with stairs built from the driveway to the path. In the back of the house are the stairs, the electrical box and then a separate small storage and sump pump room that are not part of the renovation plan. Unfortunately, the way the drain pipes are currently positioned would make it difficult to use this space without moving some of the drainage. The accompanying pictures depict the issues with installing an egress which, if possible, we would prefer to install.

As we use the space a lot currently, please allow us to add these updates that will make the space safer for our family.



TOWEL

ASTM A36  
ASTM A500  
ASTM A575  
ASTM A578  
ASTM A579  
ASTM A580  
ASTM A588  
ASTM A589  
ASTM A590  
ASTM A591  
ASTM A592  
ASTM A593  
ASTM A594  
ASTM A595  
ASTM A596  
ASTM A597  
ASTM A598  
ASTM A599  
ASTM A600  
ASTM A601  
ASTM A602  
ASTM A603  
ASTM A604  
ASTM A605  
ASTM A606  
ASTM A607  
ASTM A608  
ASTM A609  
ASTM A610  
ASTM A611  
ASTM A612  
ASTM A613  
ASTM A614  
ASTM A615  
ASTM A616  
ASTM A617  
ASTM A618  
ASTM A619  
ASTM A620  
ASTM A621  
ASTM A622  
ASTM A623  
ASTM A624  
ASTM A625  
ASTM A626  
ASTM A627  
ASTM A628  
ASTM A629  
ASTM A630  
ASTM A631  
ASTM A632  
ASTM A633  
ASTM A634  
ASTM A635  
ASTM A636  
ASTM A637  
ASTM A638  
ASTM A639  
ASTM A640  
ASTM A641  
ASTM A642  
ASTM A643  
ASTM A644  
ASTM A645  
ASTM A646  
ASTM A647  
ASTM A648  
ASTM A649  
ASTM A650  
ASTM A651  
ASTM A652  
ASTM A653  
ASTM A654  
ASTM A655  
ASTM A656  
ASTM A657  
ASTM A658  
ASTM A659  
ASTM A660  
ASTM A661  
ASTM A662  
ASTM A663  
ASTM A664  
ASTM A665  
ASTM A666  
ASTM A667  
ASTM A668  
ASTM A669  
ASTM A670  
ASTM A671  
ASTM A672  
ASTM A673  
ASTM A674  
ASTM A675  
ASTM A676  
ASTM A677  
ASTM A678  
ASTM A679  
ASTM A680  
ASTM A681  
ASTM A682  
ASTM A683  
ASTM A684  
ASTM A685  
ASTM A686  
ASTM A687  
ASTM A688  
ASTM A689  
ASTM A690  
ASTM A691  
ASTM A692  
ASTM A693  
ASTM A694  
ASTM A695  
ASTM A696  
ASTM A697  
ASTM A698  
ASTM A699  
ASTM A700  
ASTM A701  
ASTM A702  
ASTM A703  
ASTM A704  
ASTM A705  
ASTM A706  
ASTM A707  
ASTM A708  
ASTM A709  
ASTM A710  
ASTM A711  
ASTM A712  
ASTM A713  
ASTM A714  
ASTM A715  
ASTM A716  
ASTM A717  
ASTM A718  
ASTM A719  
ASTM A720  
ASTM A721  
ASTM A722  
ASTM A723  
ASTM A724  
ASTM A725  
ASTM A726  
ASTM A727  
ASTM A728  
ASTM A729  
ASTM A730  
ASTM A731  
ASTM A732  
ASTM A733  
ASTM A734  
ASTM A735  
ASTM A736  
ASTM A737  
ASTM A738  
ASTM A739  
ASTM A740  
ASTM A741  
ASTM A742  
ASTM A743  
ASTM A744  
ASTM A745  
ASTM A746  
ASTM A747  
ASTM A748  
ASTM A749  
ASTM A750  
ASTM A751  
ASTM A752  
ASTM A753  
ASTM A754  
ASTM A755  
ASTM A756  
ASTM A757  
ASTM A758  
ASTM A759  
ASTM A760  
ASTM A761  
ASTM A762  
ASTM A763  
ASTM A764  
ASTM A765  
ASTM A766  
ASTM A767  
ASTM A768  
ASTM A769  
ASTM A770  
ASTM A771  
ASTM A772  
ASTM A773  
ASTM A774  
ASTM A775  
ASTM A776  
ASTM A777  
ASTM A778  
ASTM A779  
ASTM A780  
ASTM A781  
ASTM A782  
ASTM A783  
ASTM A784  
ASTM A785  
ASTM A786  
ASTM A787  
ASTM A788  
ASTM A789  
ASTM A790  
ASTM A791  
ASTM A792  
ASTM A793  
ASTM A794  
ASTM A795  
ASTM A796  
ASTM A797  
ASTM A798  
ASTM A799  
ASTM A800  
ASTM A801  
ASTM A802  
ASTM A803  
ASTM A804  
ASTM A805  
ASTM A806  
ASTM A807  
ASTM A808  
ASTM A809  
ASTM A810  
ASTM A811  
ASTM A812  
ASTM A813  
ASTM A814  
ASTM A815  
ASTM A816  
ASTM A817  
ASTM A818  
ASTM A819  
ASTM A820  
ASTM A821  
ASTM A822  
ASTM A823  
ASTM A824  
ASTM A825  
ASTM A826  
ASTM A827  
ASTM A828  
ASTM A829  
ASTM A830  
ASTM A831  
ASTM A832  
ASTM A833  
ASTM A834  
ASTM A835  
ASTM A836  
ASTM A837  
ASTM A838  
ASTM A839  
ASTM A840  
ASTM A841  
ASTM A842  
ASTM A843  
ASTM A844  
ASTM A845  
ASTM A846  
ASTM A847  
ASTM A848  
ASTM A849  
ASTM A850  
ASTM A851  
ASTM A852  
ASTM A853  
ASTM A854  
ASTM A855  
ASTM A856  
ASTM A857  
ASTM A858  
ASTM A859  
ASTM A860  
ASTM A861  
ASTM A862  
ASTM A863  
ASTM A864  
ASTM A865  
ASTM A866  
ASTM A867  
ASTM A868  
ASTM A869  
ASTM A870  
ASTM A871  
ASTM A872  
ASTM A873  
ASTM A874  
ASTM A875  
ASTM A876  
ASTM A877  
ASTM A878  
ASTM A879  
ASTM A880  
ASTM A881  
ASTM A882  
ASTM A883  
ASTM A884  
ASTM A885  
ASTM A886  
ASTM A887  
ASTM A888  
ASTM A889  
ASTM A890  
ASTM A891  
ASTM A892  
ASTM A893  
ASTM A894  
ASTM A895  
ASTM A896  
ASTM A897  
ASTM A898  
ASTM A899  
ASTM A900  
ASTM A901  
ASTM A902  
ASTM A903  
ASTM A904  
ASTM A905  
ASTM A906  
ASTM A907  
ASTM A908  
ASTM A909  
ASTM A910  
ASTM A911  
ASTM A912  
ASTM A913  
ASTM A914  
ASTM A915  
ASTM A916  
ASTM A917  
ASTM A918  
ASTM A919  
ASTM A920  
ASTM A921  
ASTM A922  
ASTM A923  
ASTM A924  
ASTM A925  
ASTM A926  
ASTM A927  
ASTM A928  
ASTM A929  
ASTM A930  
ASTM A931  
ASTM A932  
ASTM A933  
ASTM A934  
ASTM A935  
ASTM A936  
ASTM A937  
ASTM A938  
ASTM A939  
ASTM A940  
ASTM A941  
ASTM A942  
ASTM A943  
ASTM A944  
ASTM A945  
ASTM A946  
ASTM A947  
ASTM A948  
ASTM A949  
ASTM A950  
ASTM A951  
ASTM A952  
ASTM A953  
ASTM A954  
ASTM A955  
ASTM A956  
ASTM A957  
ASTM A958  
ASTM A959  
ASTM A960  
ASTM A961  
ASTM A962  
ASTM A963  
ASTM A964  
ASTM A965  
ASTM A966  
ASTM A967  
ASTM A968  
ASTM A969  
ASTM A970  
ASTM A971  
ASTM A972  
ASTM A973  
ASTM A974  
ASTM A975  
ASTM A976  
ASTM A977  
ASTM A978  
ASTM A979  
ASTM A980  
ASTM A981  
ASTM A982  
ASTM A983  
ASTM A984  
ASTM A985  
ASTM A986  
ASTM A987  
ASTM A988  
ASTM A989  
ASTM A990  
ASTM A991  
ASTM A992  
ASTM A993  
ASTM A994  
ASTM A995  
ASTM A996  
ASTM A997  
ASTM A998  
ASTM A999  
ASTM A1000









11

