

## 68 Wolcott St. Exterior Egress Stairs

Planning and Development,

I met with Adam Rosenbaum of CSI Builders to discuss the possibility of creating an interior staircase for the second floor apartment's second means of egress.

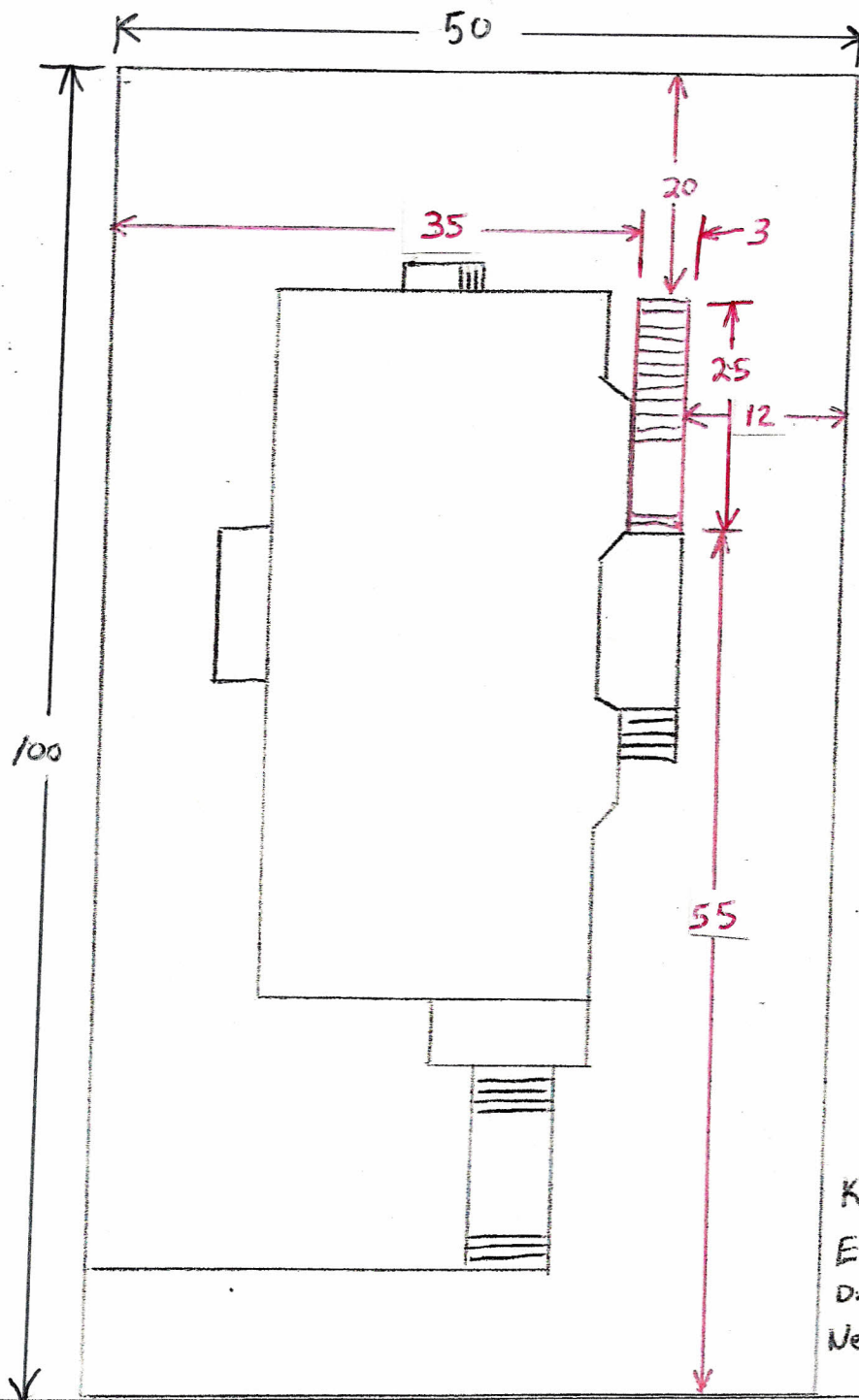
After assessing the layout and structure of the building he concluded that an interior staircase would be exorbitantly expensive, if even possible. All of the units would have to be extensively modified requiring the tenants to vacate their homes. The only possible location is the chase way for the plumbing and electric for the second floor, with the balloon framing and age of the building an educated guess of cost if possible would exceed \$50,000. The loss of rents alone would force me into a financial hardship. I have no means of funding such an expense.

If an exterior staircase is constructed no families will have to vacate their homes and I will avoid a financial hardship.

Respectfully,

Josh Wagner





WOLCOTT ST

Worcester St.

EXISTING  
NOSES

EXISTING  
NOSES

EXISTING NOSES

EXISTING DECK

Overall new structure 25' long

STAIRS 3' WIDE

HANDRAIL @ 36"

Balusters 4" spacing

Rise 9"  
Run 11"

PROPOSED  
NEW EGRESS  
STAIR  
SYSTEM

3/2x12  
STRINGERS

Rise 7"  
Run 11"

2x10  
16" O.C.

METAL  
HANDRAILS

3/8" x 6" LAG BOLTS  
INTO FRAMING

6x6  
post

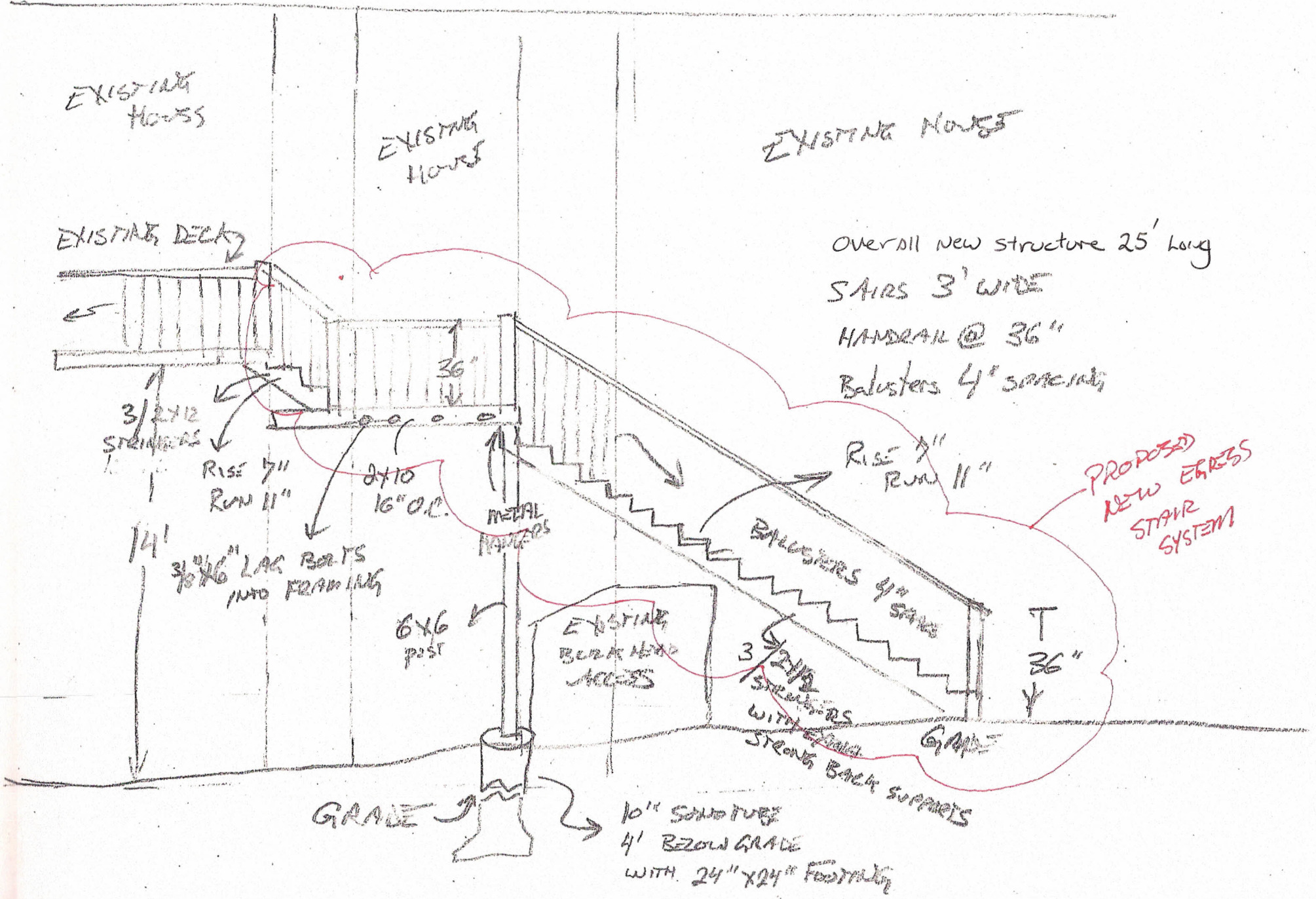
EXISTING  
BURIED  
ACCESS

3/2x12  
STRINGERS  
WITH  
STEEL BACK SUPPORTS

T  
36"  
↓

GRADE

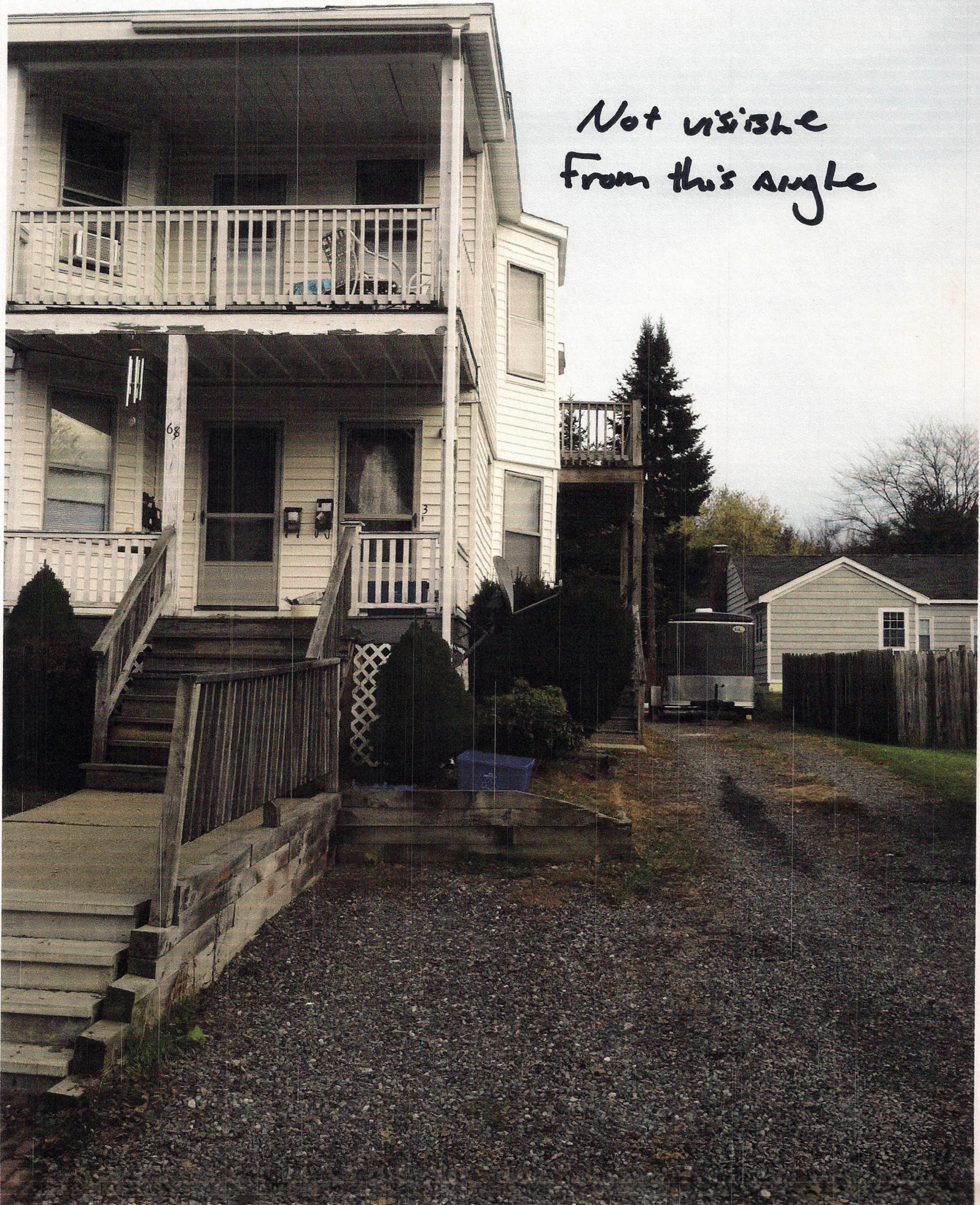
10" SANDFILL  
4' BELOW GRADE  
WITH 24" x 24" FOOTING

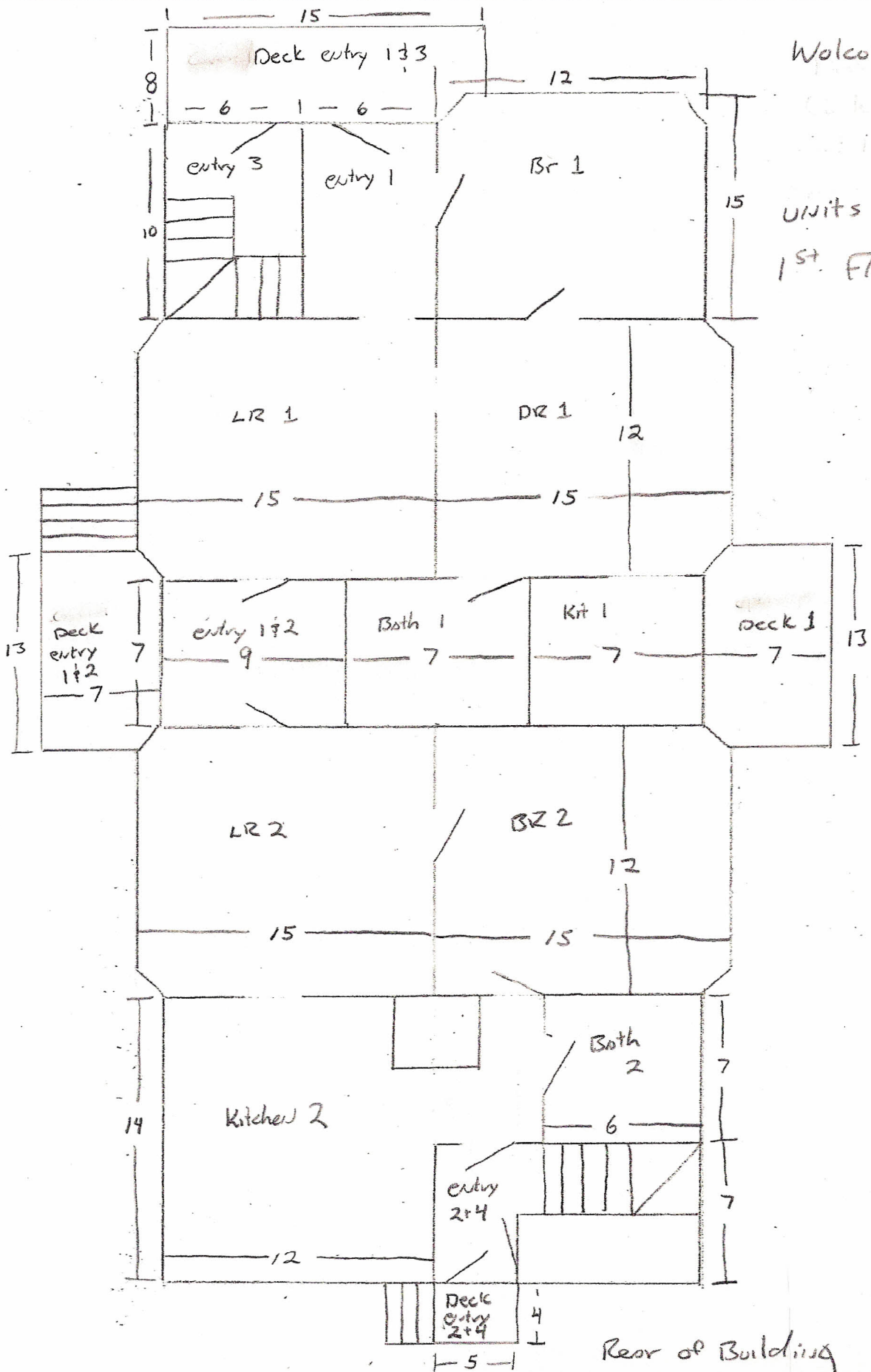




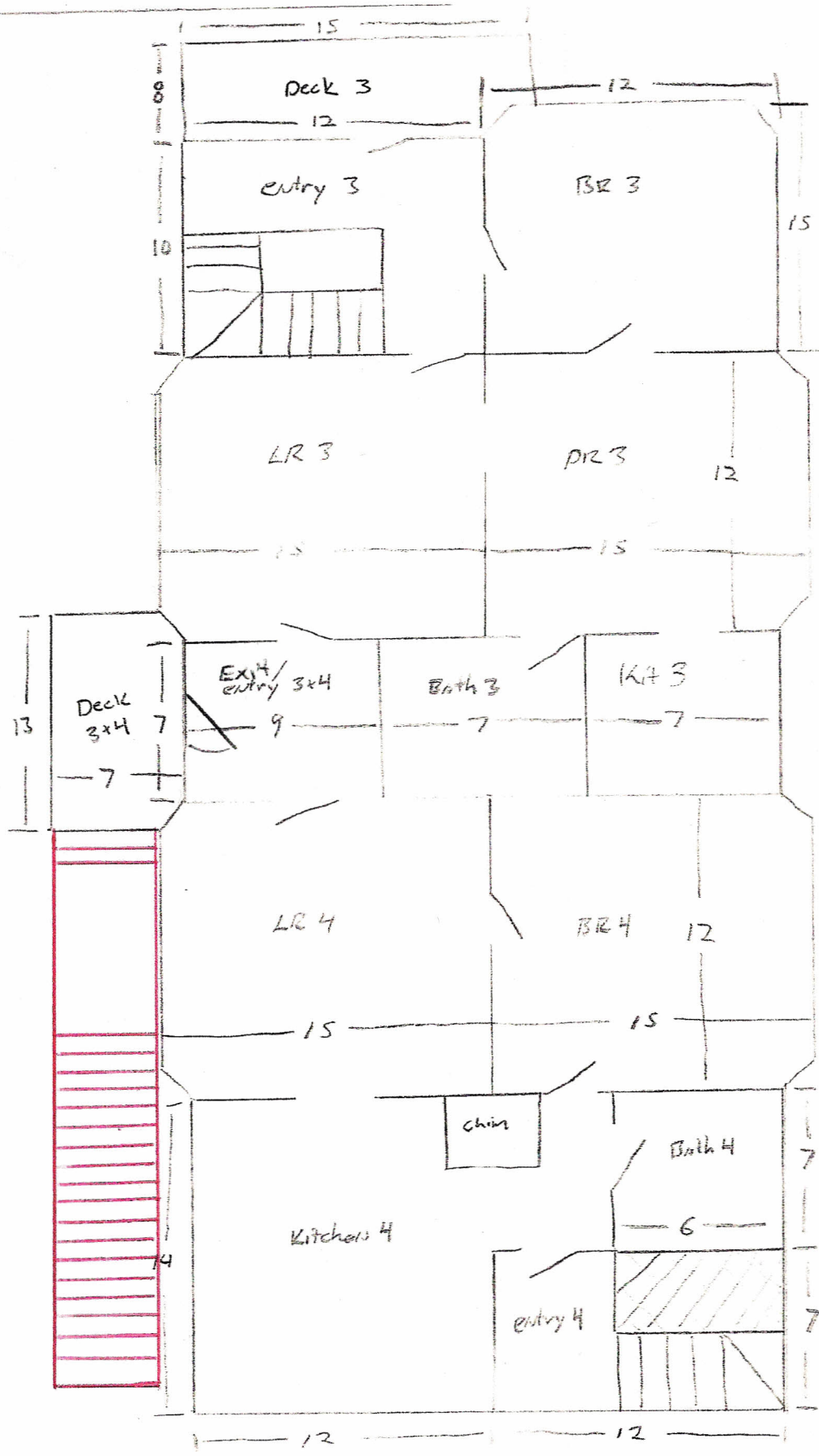


*Not visible  
from this angle*





Wolcott ST  
 ↑  
 UNITS 1+2  
 1st Floor PLAN



WOLCOTT ST ↑

Units 3+4  
 2<sup>ND</sup> Floor Plan  
 Black - existing  
 Red - New

Rear of Building