

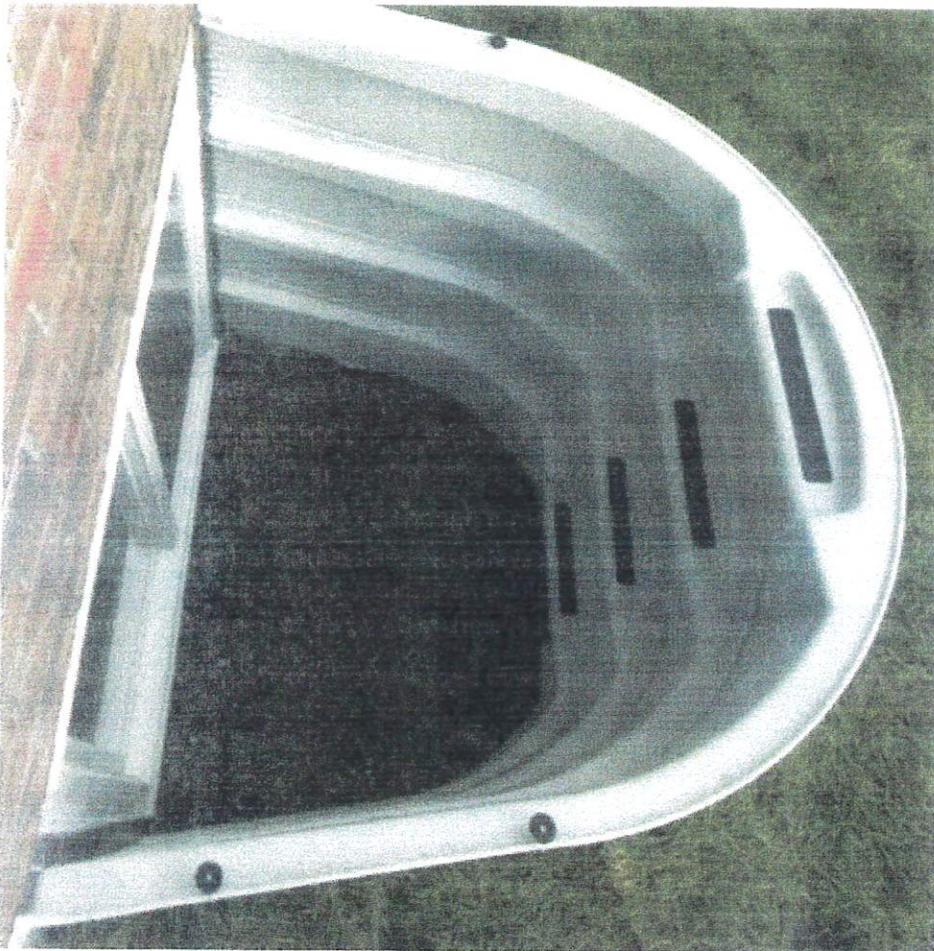
Project Description:

The proposed installation of 2 basement egress windows into the house - 15055 Wisconsin Avenue

This house is located at the intersection of Wisconsin Avenue and Watertown Plank Road and the west side of the house is visible from Watertown Plank even though the house is legally Wisconsin Ave.

Window 1: The Side Egress Window. This window is being installed to provide additional ventilation into a 29 foot by 14 foot finished basement area that is used as a workout area. The area contains a treadmill, elliptical, nautilus, and a few other pieces of workout equipment. The egress window will not be large enough to be certified as a bedroom egress window, but will be legally large enough for egress to allow the room to qualify as additional square footage for the house in any potential future sale. No sale is planned or pending at this time.

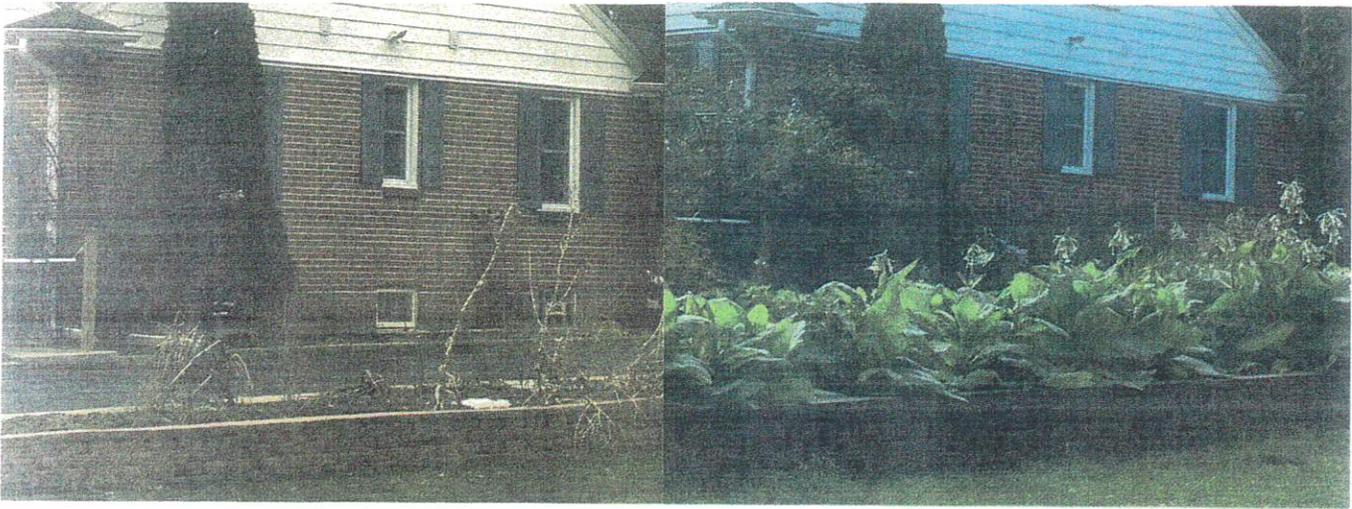
The window is planned at 28 by 40 inches. (1140 Square Inches – 840 Required) Standard Casement Window which will swing outward into the Window well.



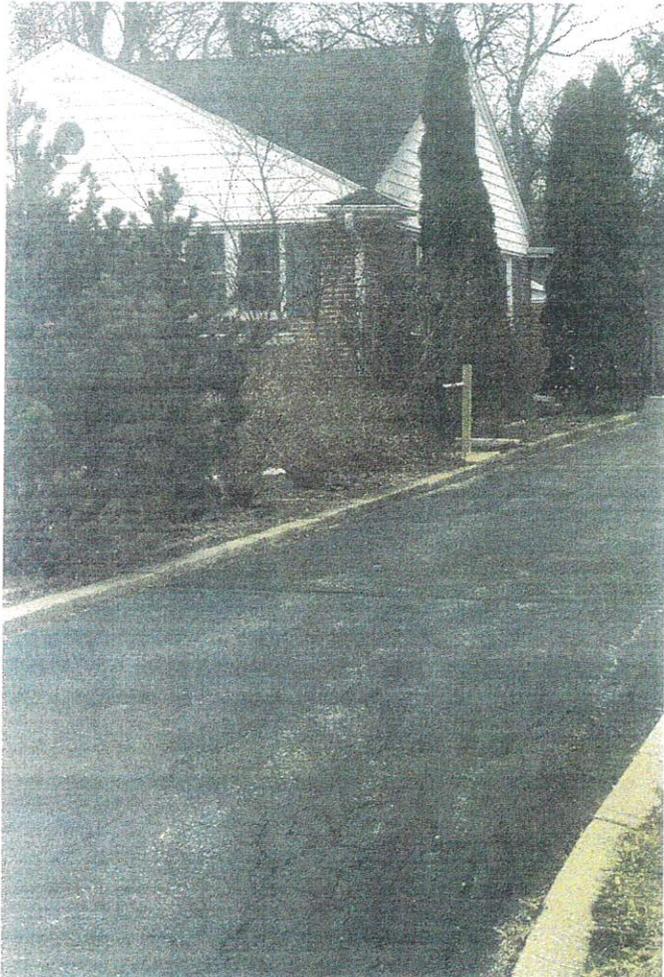
The design of window well is shown above – We have chosen a tan window well color – Note the window will be different (Casement type). The drain and clear stone on the bottom will be integrated into the house drain tiles as required. The well will have a reinforced cover capable of handling the weight of a grown man.

Window Location and Visibility:

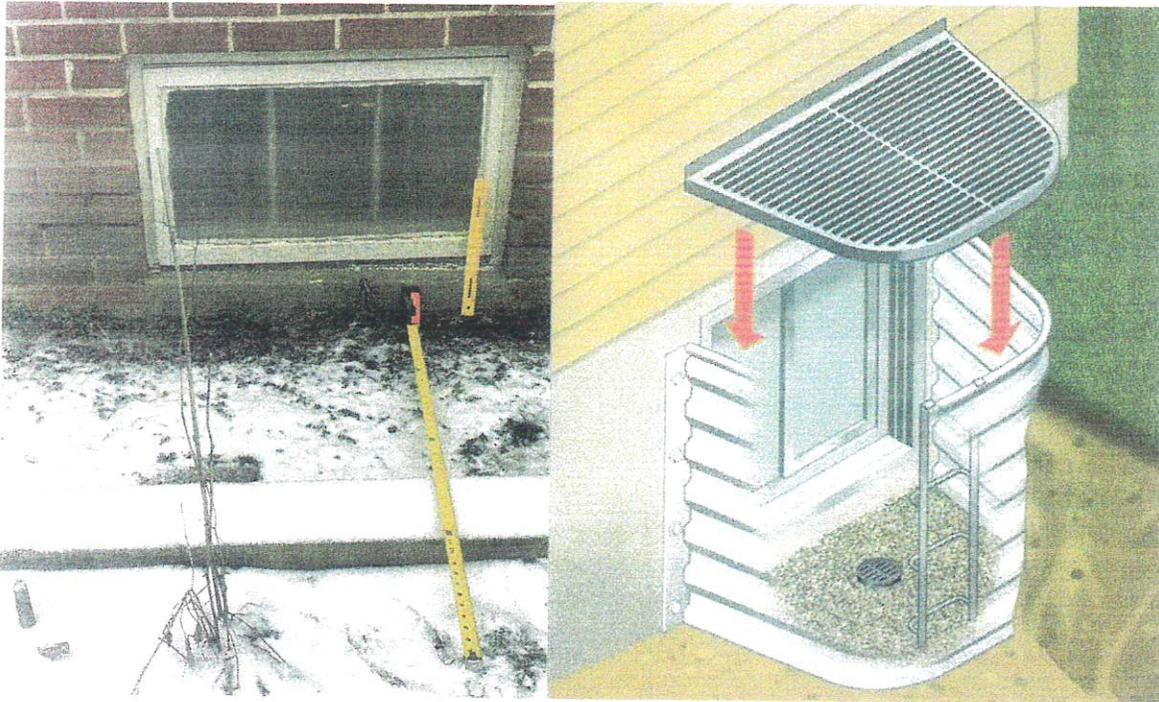
The window will be generally the same visible shape and width as an existing basement window which will be removed. The window framing may have a slight 1 -2" variance from the existing window, the window will go deeper into the ground but will not be higher in elevation on the building from the other existing windows.



The middle basement window above is to be removed and the egress window and window well installed in that center location. A full garden will block visibility during the summer. (This view is from Watertown Plank Road)



This view is from Wisconsin Avenue



This window to be replaced with the egress window and Window well.

Egress Window Number 2

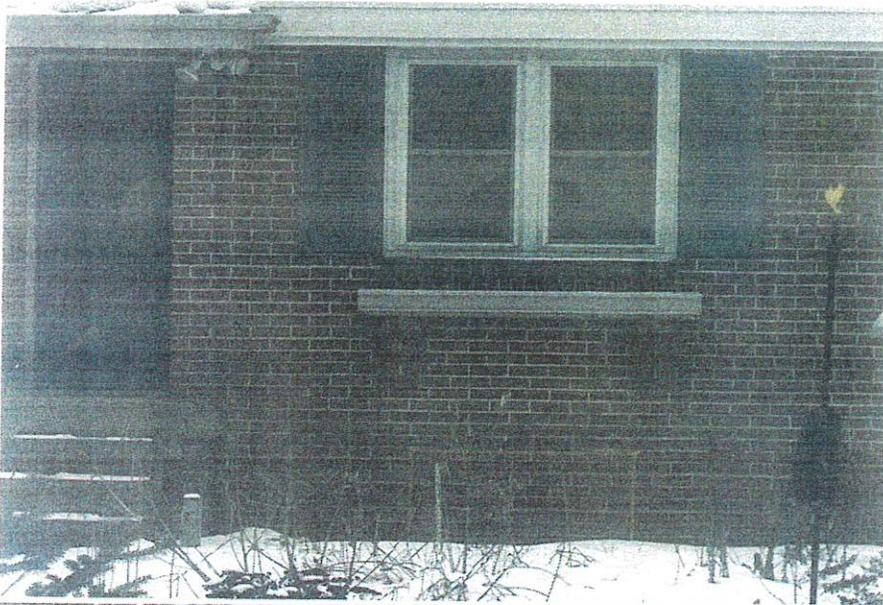
This window will be mostly visible from Wisconsin Ave. Existing Shrubbery mostly hides the proposed window location from Watertown Plank Road.

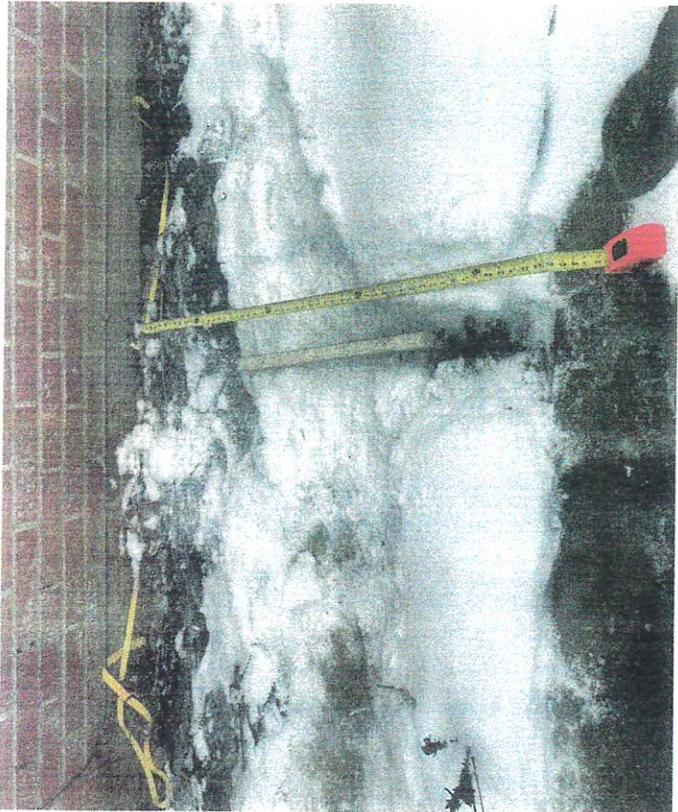
This window will be placed in a room that is currently used for storage and as a library. However, the proposed egress window will be sized for light, ventilation, and egress so that when installed in the existing basement room, the room could become a legal basement bedroom. There are no current plans to make that as a bedroom at this time. A future owner might plan to do so, and the house can legally be listed for sale as a 4 bedroom home. The window that is planned is a 48 x 48 inch slide-by window. The window well is 82" wide and projects 42" from the house. The well will be tied to the drain tiles of the house and filled to the proper height with a clear stone. The difference is that there is no basement window located on this side of the house and it will be visible from the road. However, there are extensive gardens present, and both scrubs and trees have already been planted with the spruces already 6 foot tall and partially blocking the visibility.

In the picture below the yellow rectangle would represent the visible window. The proposed window is centered between the supports for the window well and flowers that are above the window, and will be centered but smaller to the bedroom windows above the flower window well. A window of this size is required to provide the ventilation requirements of 4% of the floor size of the bedroom and 8% of the light required for the bedroom. Therefore, because this is a raised ranch, and if we did not move the window into an above ground level, the egress window would project too far down and close to the bottom of the foundation possibly interfering with the drain tiles. Therefore, the window is required to be visible. We have matched the visible portion of the window to the same brick layer height that is present on the side of the house.

Summer pictures from previous years and closer pictures are provided:



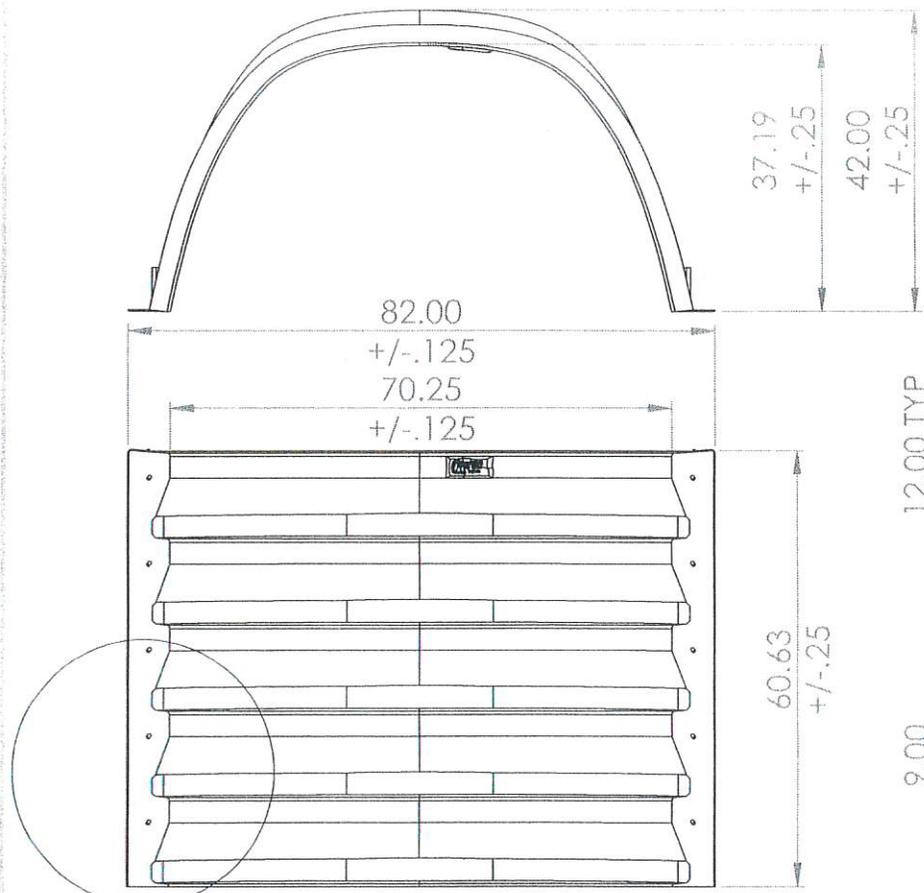




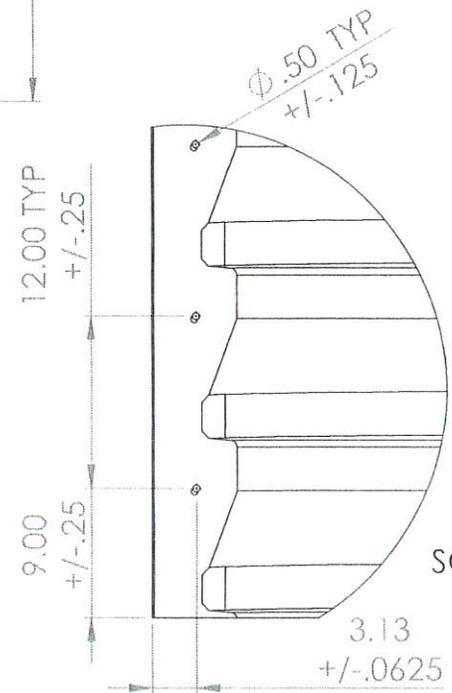
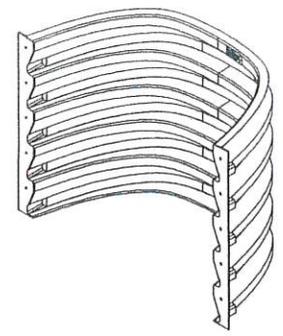
Window Well projection to the end of the white level.

Attached are specifications and certifications of license and insurance for the contractor.

6 5 4 3 2 1



AVERAGE THICKNESS: .25



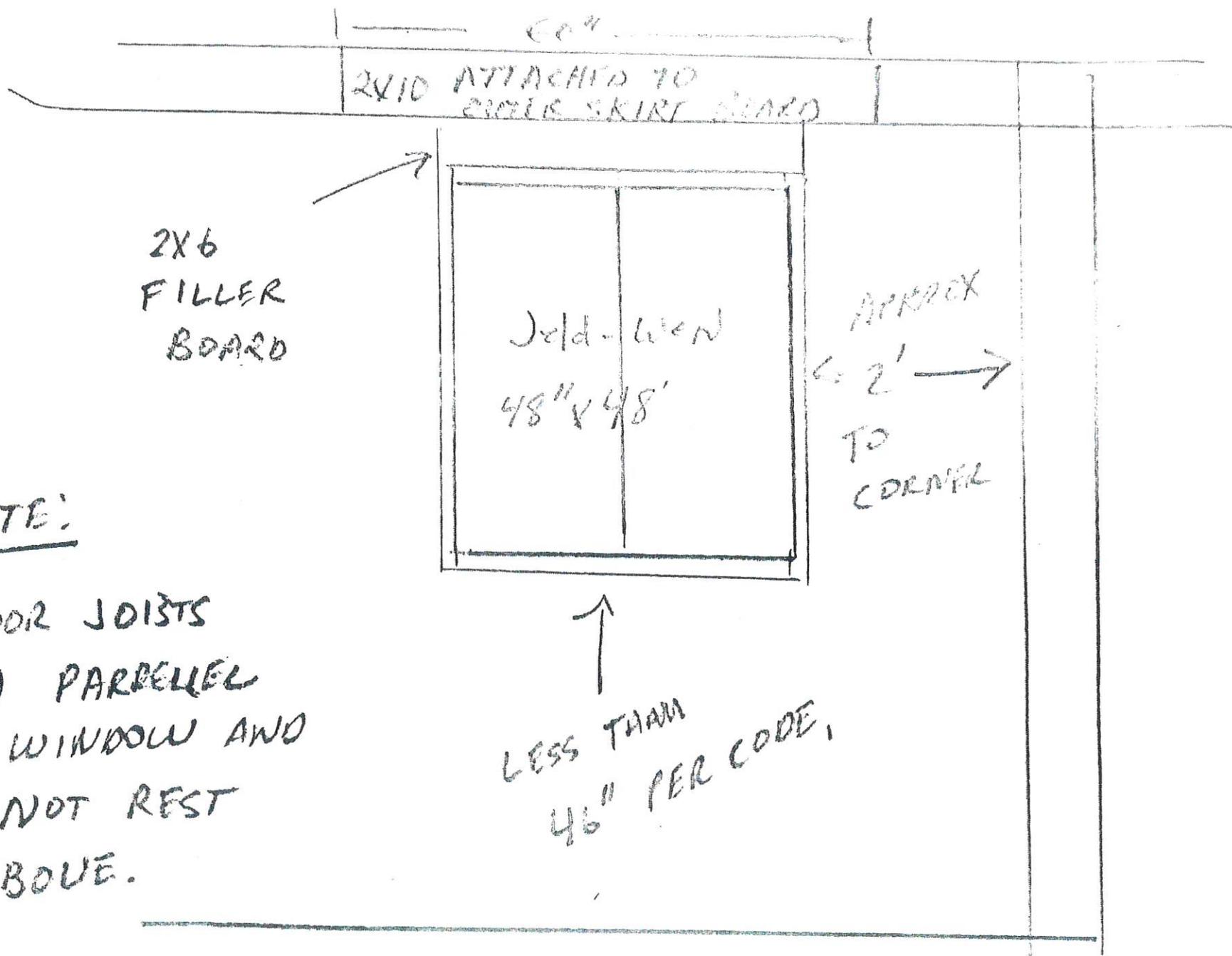
DETAIL A
SCALE 2 : 25

A

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:		FINISH:		DEBURR AND BREAK SHARP EDGES		DO NOT SCALE DRAWING		REVISION	
DRAWN		SIGNATURE		DATE		TITLE:			
CHIEF									
APPV'D									
MFG									
Q/A				MATERIAL:		DWG NO.		A4	
				WEIGHT:		SCALE:1:50		SHEET 1 OF 1	

DURAWELL 60

6 5 4 3 2 1



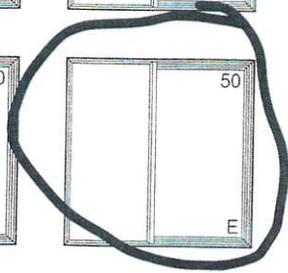
NOTE:

FLOOR JOISTS
RUN PARALLEL
TO WINDOW AND
DO NOT REST
ABOVE.



2 PANEL UNITS

	24"	30"	36"	42"	48"	
	23 1/2"	29 1/2"	35 1/2"	41 1/2"	47 1/2"	Rough Opening
	9 9/16" / 8 3/8"	12 9/16" / 11 3/8"	15 9/16" / 14 3/8"	18 9/16" / 17 3/8"	21 9/16" / 20 3/8"	Frame Size
						Daylight Opening (Left / Right Sash)
12"						
11 1/2"						
18"						
17 1/2"						
24"						
23 1/2"						
30"						
29 1/2"						
36"						
35 1/2"						
42"						
41 1/2"						
48"						
47 1/2"						
54"						
53 1/2"						
50 3/4" / 48 7/8"						



Elevation Legend:
 ## = Maximum Performance Grade (PG) Rating With Standard Glazing
 E = Unit Meets Egress - Clear Opening Exceeds 20" Width, 24" Height And 5.7ft²