

SCAPEWEL[®] Window Well Systems



***M**ake basement living space as useful, comfortable and safe as any room in the house.*



Building on Our Tradition[™]



Get More Out Of Your Basement

With today's rising housing costs, more and more homeowners are discovering that basement areas are the best and most economical way to increase the amount of living space in a home.

Whether it's a remodeling project or new home plans, ScapeWEL® Window Wells will add light and ventilation to your lower level living areas, making them as warm and comfortable as any other room in the home.

With ScapeWEL, you'll also add safe emergency egress to finished rooms. The terraced step design of the window well meets building code requirements for emergency egress. These same steps can be landscaped with your favorite flowers or plants for further visual enhancement.

Turn your Basement Into . . .

- *A Home Office*
- *Added Living Space*
- *An Extra Bedroom*
- *A Game Room*



SCAPEWEL® Benefits & Features

- Component System simply snaps together on site
- Terraced step design for emergency escape
- Attractive sandstone color complements basement interior and blends with any architecture
- Allows more natural light into basement
- Provides planting space for visual enhancement
- Ideal for new construction and remodeling projects
- The perfect companion to escape windows
- Satisfies basement egress codes:
 - Section 310.4 of UBC
 - Section 310.1 of CABO one and two family dwelling code
 - Section 310 of the International Residential Code 2000 (IRC 2000)
- Mounting flanges attach direct to foundation and are compatible with most window bucks
- Maintenance free and UV stabilized for long life



High-density polyethylene panels with Structural Foam Core

SCAPEWEL[®] Assembly & Installation



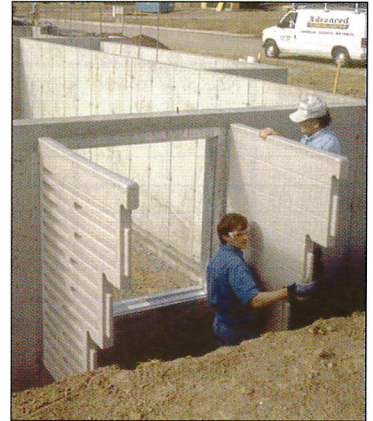
Easy to install component system includes side panels and step panels that simply snap together.



Window Buck Mounting * : Simply attach side panels using window buck back-out screws.



Foundation Wall Mounting * : Side panels are easily attached with a few simple measurements, a power drill and appropriate concrete anchors. Requires a minimum of (6) 1/4" wedge type masonry anchors per side (*see installation instruction sheet*).



Slot and tab feature allows panels to snap into place from outside, or inside the well, for a firm, secure fit. Cross pinning steps to side panels completes the assembly.



2 x 4 cross bracing placed diagonally and vertical support (*not shown*) ensure that the well will not shift during back-fill operations.

* Note: Side panels must extend 4 inches above grade level and 3-1/2 inches below the window sill

SCAPEWEL® Models & Specifications

Window Well Models

Model	No. of Tiers	Inside Width	Projection from Foundation	Height * of Side Panels		Extension Model Number	Maximum Width of Opening		Optional Cover Models	
				Standard	With Extension		Wall Mount	Buck Mount	Dome	Metal Grate
4048-42	2	42"	41"	48"	X	X	42"	38"	4042C	CG1
4048-54	2	54"	41"	48"	X	X	54"	50"	4054C	CG2
4048-66	2	66"	41"	48"	X	X	66"	62"	4066C	CG3
4862-42	3	42"	49"	62"	81"	3019-42	42"	38"	4842C	CG4
4862-54	3	54"	49"	62"	81"	3019-54	54"	50"	4854C	CG5
4862-66	3	66"	49"	62"	81"	3019-66	66"	62"	4866C	CG6

* Side panels must extend 4 inches above grade level and 3-1/2 inches below the window sill

Optional Window Well Covers



Dome Cover

Keeps well area clean of snow, leaves and debris. Constructed of polycarbonate, this high impact cover is UV-resistant and designed for durability and long-life.



Metal Grate Cover

Keeps well area clean of leaves and debris while providing maximum ventilation. Cover grate is constructed of steel and protected with a baked on primer finish.

Window Well Specifications

Window well shall be model(s) _____ as manufactured by The Bilco Company. Window well shall satisfy basement egress codes, IRC 2000, section 310.4 of UBC and Section 310.1 of CABO one and two family dwelling. Window well panels shall be blow molded from high density polyethylene resin and filled with rigid setting, closed cell polyurethane foam for added strength and rigidity. Panels shall be UV stabilized for low maintenance and taupe in color. Mounting flanges shall be mill finish aluminum and include pre-punched keyhole slots for mounting direct to foundation wall (keyholes to earth side) or window bucks (keyholes to window side) with screw anchoring systems. Side panels and step sections shall be packaged separately and snap together on site for easy installation*. Assembly, installation and backfilling shall be in accordance with manufacturers printed instructions. Manufacturer shall guarantee against defects in material or workmanship for a period of five (5) years, provided that the window well has been installed in accordance with these instructions.

* Optional covers are available for all window well models.



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Complete Product Information Available at www.bilco.com

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