

Tammy Munson - 54 Kenwood Street

80-H-5

From: "David A. Cimino" <david@stroudwaterconstruction.com>
To: "'Tammy Munson'" <TMM@portlandmaine.gov>
Date: 6/30/2010 4:13 PM
Subject: 54 Kenwood Street

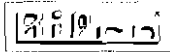
Tammy, for 54 Kenwood street we would like to install an Horizontal slider window and window well for means of emergency egress. The details are as follows:

- Egress Clear Openings for Hancock Classic Horizontal slider window
 - Unit Size Width divided by 2 minus 3-3/4" equals clear opening width
 - Unit Size Height less 5" equals clear opening height
 - Example using HS6042 Horizontal slider
 - Unit size = 59-1/2" x 41-1/2"
 - Width 59-1/2" divided by 2 minus 3-3/4" = 26" clear opening width
 - Height 41-1/2" minus 5" = 36-1/2" clear opening height
 - 26" x 36-1/2" = 949 square inches
 - 949" divided by 144 = 6.59 square feet
 - Meets egress requirement of 20" minimum clear opening width, 24" minimum clear opening height, and 5.7 square feet of total clear opening.
- The window header will be 3- 2x10 – The header will not have any load bearing from the floor above because the floor framing runs in the opposite direction.
- The window will sit on a saw cut concrete foundation
- The window well will be a pre molded Bilco ScapeWEL model 4862-66. It meet IRC 2009.
<http://www.bilco.com/foundations/store/shopdetail.asp?product=1WW%2D1>

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keyword(s) or Item #

Roof Hatches
Automatic Fire Vents
Floor/Vault/Sidewalk Doors
Safety Products

Bilco Basement Doors
Egress Window Wells
stakWEL Window Wells
ScapeWEL Window Wells
Cover Options
PermEntry Entrance

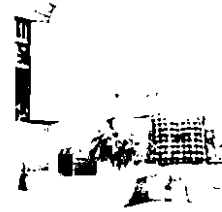
SCAPEWEL EGRESS WINDOW WELLS

ScapeWEL Window Wells add light, ventilation, and building code-compliant emergency egress to basement areas, making them as warm, comfortable, and safe as any room in the home.

Standard window wells block the flow of incoming light and can leave basements dark and uninviting. With ScapeWEL, window wells become code-compliant safety escape routes and basement areas are opened up for additional living space.

Not only will you increase the value of your home, but you'll get added selling features. frequent referrals, higher profits and more saleable square footage. Best of all, the ScapeWEL window well system is a cost-efficient alternative to other window well methods.

The easy to install component system simply snaps together on-site. With ScapeWEL, you'll complete the job efficiently and effectively with a modern design for any home.



Did you see
ScapeWEL on
NBC's The Today
Show?

*"Makes lower-level living areas
as warm and comfortable as
any room in the home"*



Advantages and Standard Features

- Allows more natural light into basement
- Attractive earth tone color complements basement interior and blends with any architecture
- Satisfies Section R310.2 of the IRC 2009 Building Code for basement egress.
- Easily added to existing home plans
- Mounting flanges attach directly to the foundation or window buck
- Provides planting space for visual enhancement
- Terraced step design aids emergency escape
- Ideal for new construction and remodeling
- Component System - simply snaps together on-site
- The perfect companion to escape windows
- Maintenance free and UV stabilized for many years of trouble-free service
- Cover options available to reduce the accumulation of snow, leaves and debris inside the well

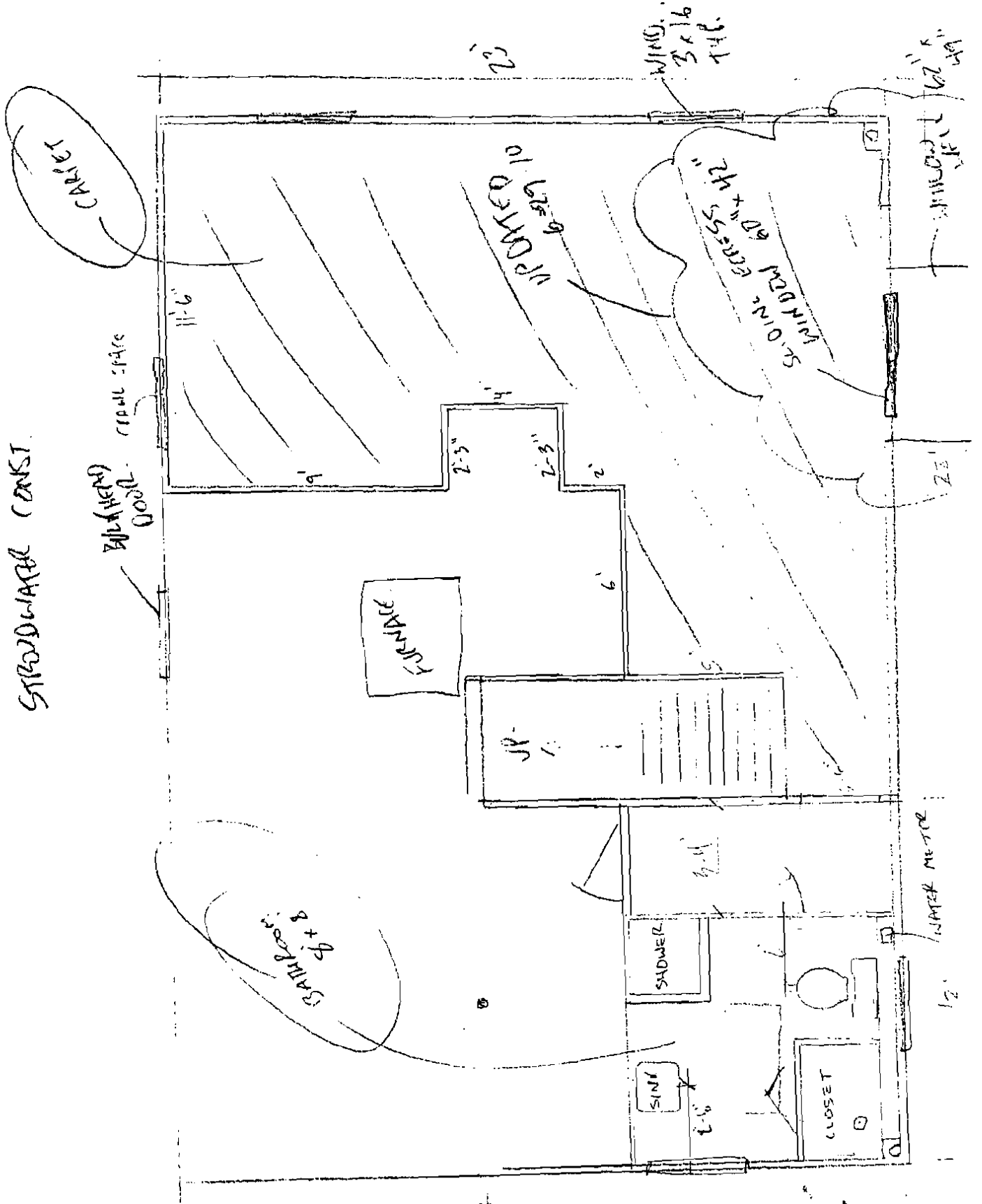
Specifications

Window well shall be model(s) _____ as manufactured by The Bilco Company. Window well shall satisfy basement egress codes, section Section R310.2 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 fade in color. Wells to be _____ (Specify either foundation wall mount or window buck mount). 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.

* Polycarbonate cover and metal cover grates are available for all window well models.

U.S. Patents 4,876,833 5,107,640 5,657,587

THRESH BASEMENT
STROUDWATER CONST.



54 KENWOOD ST.

Egress Clear Openings for Hancock Classic Horizontal slider window

Unit Size Width divided by 2 minus 3-3/4" equals clear opening width
Unit Size Height less 5" equals clear opening height

Example using HS6042 Horizontal slider

Unit size = 59-1/2" x 41-1/2"

Width 59-1/2" divided by 2 minus 3-3/4" = 26" clear opening width
Height 41-1/2" minus 5" = 36-1/2" clear opening height

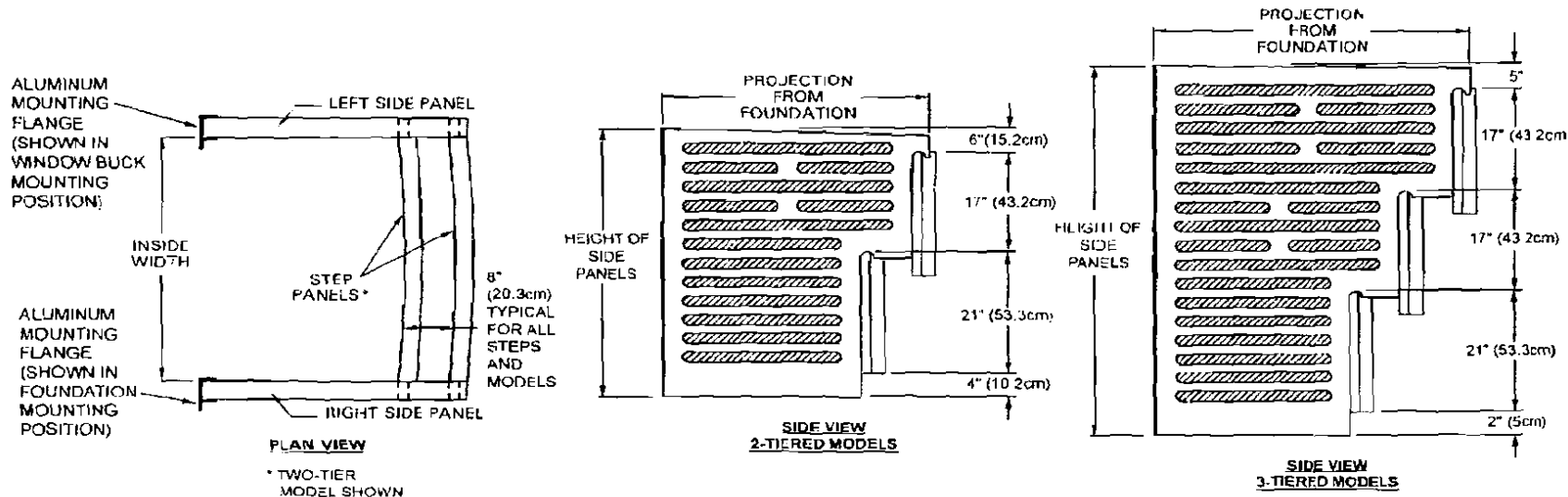
26" x 36-1/2" = 949 square inches
949" divided by 144 = 6.59 square feet

Meets egress requirement of 20" minimum clear opening width, 24" minimum clear opening height, and 5.7 square feet of total clear opening.



SCAPEWEL[®] Window Well Standard Sizes and Dimensions

ScapeWEL is supplied for wall mount installation and can be modified in the field for buck mount installation.



Model	Number of Tiers	Inside Width		Projection from Foundation		Height* of Side Panels				Extension Model Number	Maxium Width of Opening			
		inches	cm	inches	cm	Standard		with Extension			Wall Mount		Buck Mount	
						inches	cm	inches	cm		inches	cm	inches	cm
4048-42	2	42	106.7	41	104.1	48	121.9	X	X	X	42	106.7	38	96.5
4048-54	2	54	137.2	41	104.1	48	121.9	X	X	X	54	137.2	50	127
4048-66	2	66	167.6	41	104.1	48	121.9	X	X	X	66	167.6	62	157.5
4862-42	3	42	106.7	49	124.5	62	157.5	81	205.7	3019-42	42	106.7	38	96.5
4862-54	3	54	137.2	49	124.5	62	157.5	81	205.7	3019-54	54	137.2	50	127
4862-66	3	66	167.6	49	124.5	62	157.5	81	205.7	3019-66	66	167.6	62	157.5

*Side panels must extend 4" (10.2cm) above grade level and 3-1/2" (8.9cm) below the window sill.

Note: The distance from the outside of the foundation wall to the inside face of the first step is 30" (76.2cm) as shown in the detail above



Selecting the Proper Size Egress Window Well

STEP 1:

Measure and calculate dimension A as shown in the detail on the right based on the site's grade conditions and foundation height.

STEP 2:

Determine the required window well side panel height by performing this simple calculation:

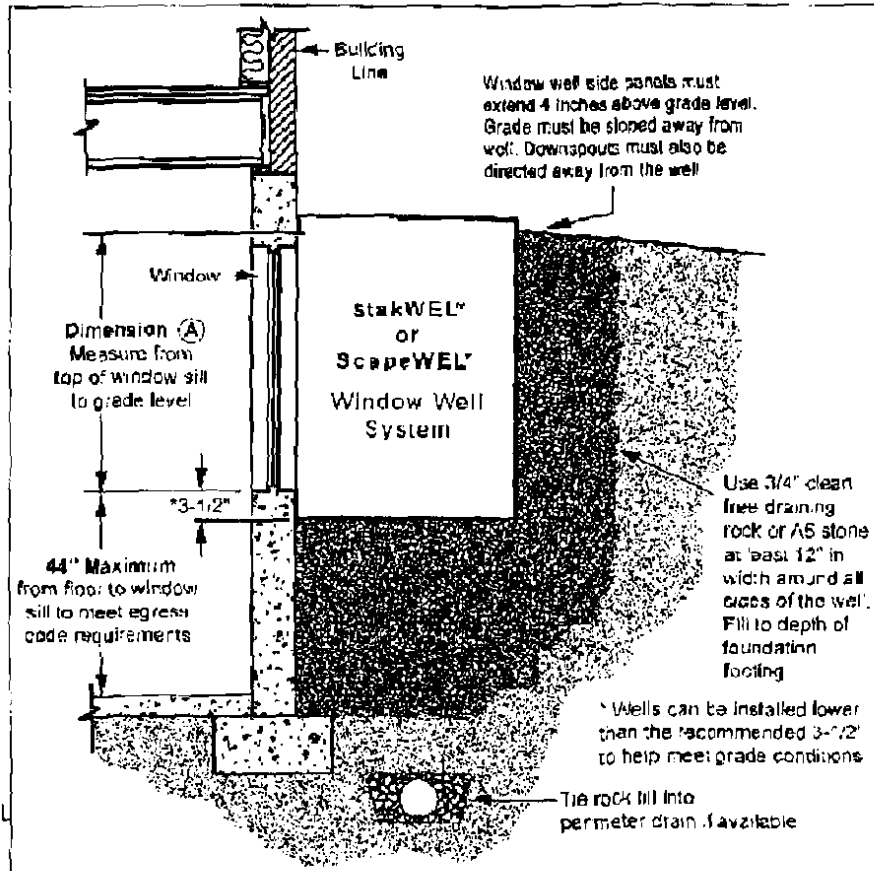
$$\text{Required Side Panel Height} = \text{Dimension A} + 7\text{-}1/2''$$

From the first column in the table below, select the closest side panel height that will meet the site conditions

STEP 3:

Once the side panel height has been determined, read across and select desired window width. With the window size selected, read across to select the proper window well and cover.

Note: Both ScapeWEL and StakWEL models satisfy building code requirements for emergency egress.



STANDARD SIZES AND MODEL NUMBERS

Side Panel Height	Window Width	ScapeWEL® Window Wells						StakWEL® Window Wells					
		Model #		No. of Tiers	Dimensions		Optional Cover		Model #		Dimensions		Optional Dome Cover
		Well	Ext. Panel		Inside Width	Project from Foundation	Dome	Grate	Well	Number of Modules	Inside Width	Project from Foundation	
48"	35"	4048-42	X	2	42"	41"	4042C	CG1	stkwl-48	3	49 1/2"	40 1/4"	stkwl-48D
	48"	4048-54	X	2	54"	41"	4054C	CG2	stkwl-48	3	49 1/2"	40 1/4"	stkwl-48D
	60"	4048-66	X	2	66"	41"	4066C	CG3	X	X	X	X	X
62"	36"	4952-42	X	3	42"	49"	4842C	CG4	stkwl-48	4	49 1/2"	40 1/4"	stkwl-48D
	43"	4862-54	X	3	54"	49"	4854C	CG5	stkwl-48	4	49 1/2"	40 1/4"	stkwl-48D
	66"	4862-66	X	3	66"	49"	4866C	CG6	X	X	X	X	X
81"	35"	4862-42	3015-42	3	42"	49"	4842C	CG4	stkwl-48	5	49 1/2"	40 1/4"	stkwl-48D
	48"	4862-54	3019-54	3	54"	49"	4854C	CG5	stkwl-48	5	49 1/2"	40 1/4"	stkwl-48D

X: Not available