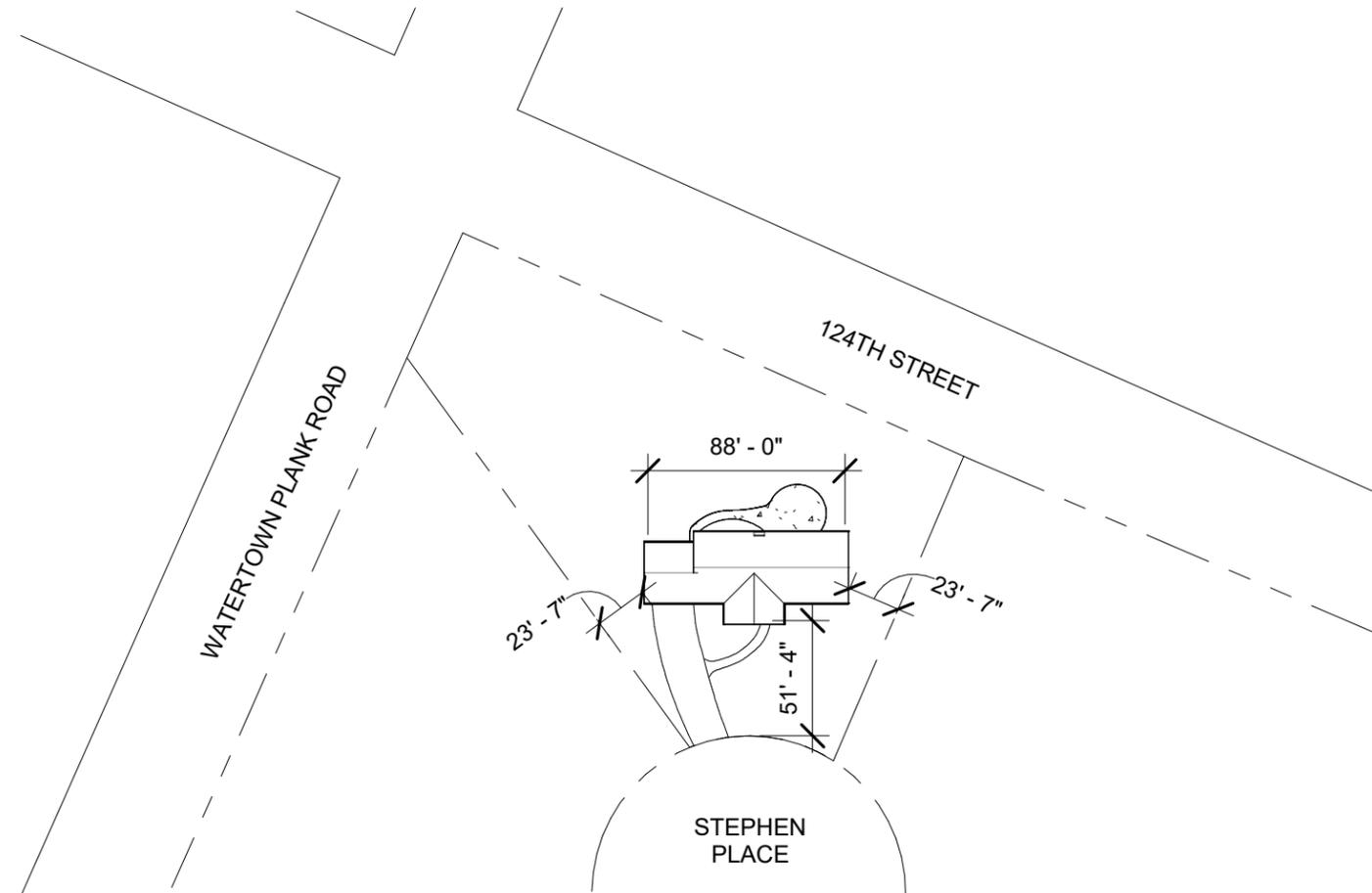


# NESSETH REMODEL

CLIENT: KATHLEEN NESSETH  
 12430 STEPHEN PL.  
 ELM GROVE, WI 53122  
 262-827-4115

PROJECT SCOPE: INTERIOR REMODEL  
 ADDITION & DEMO OF EXTERIOR WINDOWS & DOOR  
 EXTERIOR SIDING REPLACEMENT  
 GARAGE DOOR REPLACEMENT

REVIEW: VILLAGE APPROVAL



2 SITE PLAN  
 1" = 80'-0"



1 PROPOSED EXTERIOR ELEVATION



## NESSETH REMODEL

12430 STEPHEN PL.  
 ELM GROVE, WI 53122

PROJECT NO: 26-001

### DESIGNER

EJN DESIGN  
 1005 S. 56TH  
 WEST ALLIS, WI 53214  
 262-389-2588

### CLIENT

KATHY NESSETH  
 12430 STEPHEN PL.  
 ELM GROVE, WI 53122  
 262-827-4115

### VILLAGE APPROVAL

### REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 80'-0"

DATE: 01/05/26

DRAWN: EJN

### COVER SHEET

# A101

# EJN

DESIGN

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# NESSETH REMODEL

12430 STEPHEN PL.  
ELM GROVE, WI 53122

PROJECT NO: 26-001

## DESIGNER

EJN DESIGN  
1005 S. 56TH  
WEST ALLIS, WI 53214  
262-389-2588

## CLIENT

KATHY NESSETH  
12430 STEPHEN PL.  
ELM GROVE, WI 53122  
262-827-4115

## VILLAGE APPROVAL

## REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"

DATE: 01/05/26

DRAWN: Author

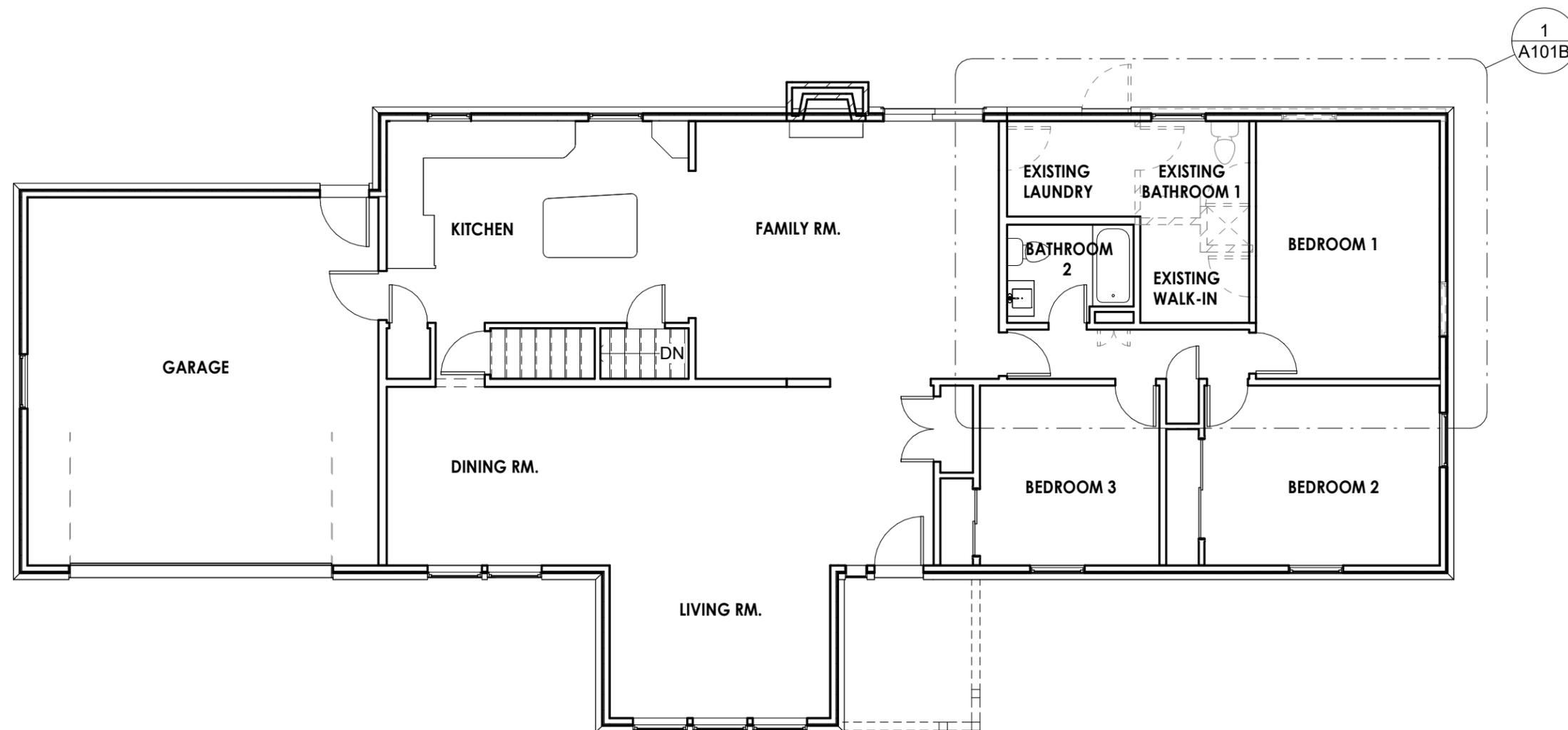
## PROJECT SCOPE PLAN

# A101A

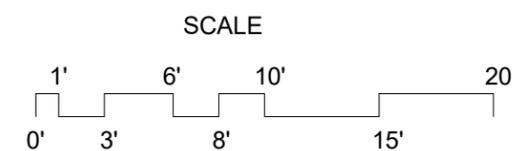


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1 DEMO PLAN  
1/8" = 1'-0"





# NESSETH REMODEL

12430 STEPHEN PL.  
ELM GROVE, WI 53122

PROJECT NO: 26-001

## DESIGNER

EJN DESIGN  
1005 S. 56TH  
WEST ALLIS, WI 53214  
262-389-2588

## CLIENT

KATHY NESSETH  
12430 STEPHEN PL.  
ELM GROVE, WI 53122  
262-827-4115

## VILLAGE APPROVAL

## REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 3/8" = 1'-0"

DATE: 01/05/26

DRAWN: EJN

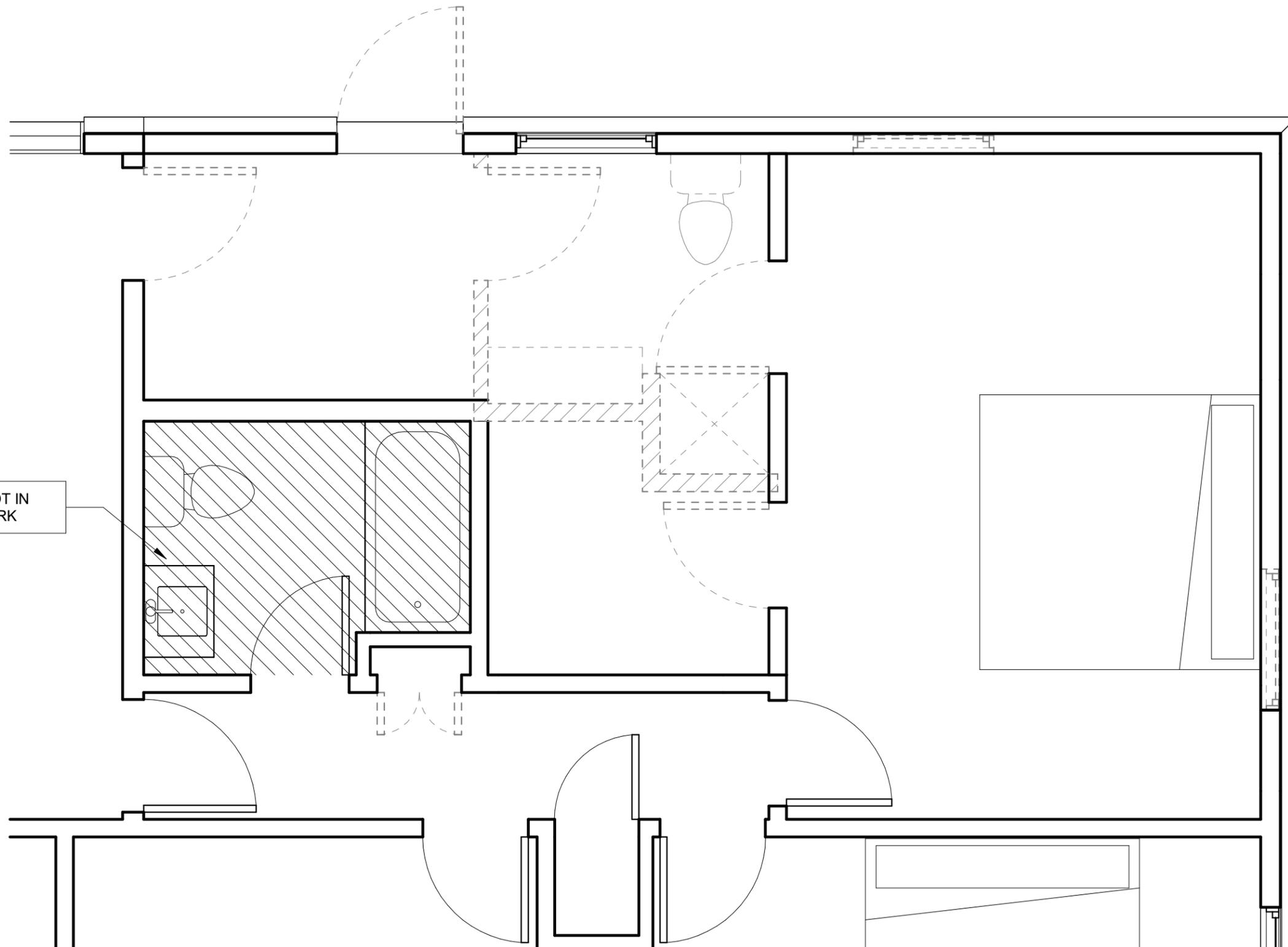
## ENLARGED DEMO PLANS

# A101B



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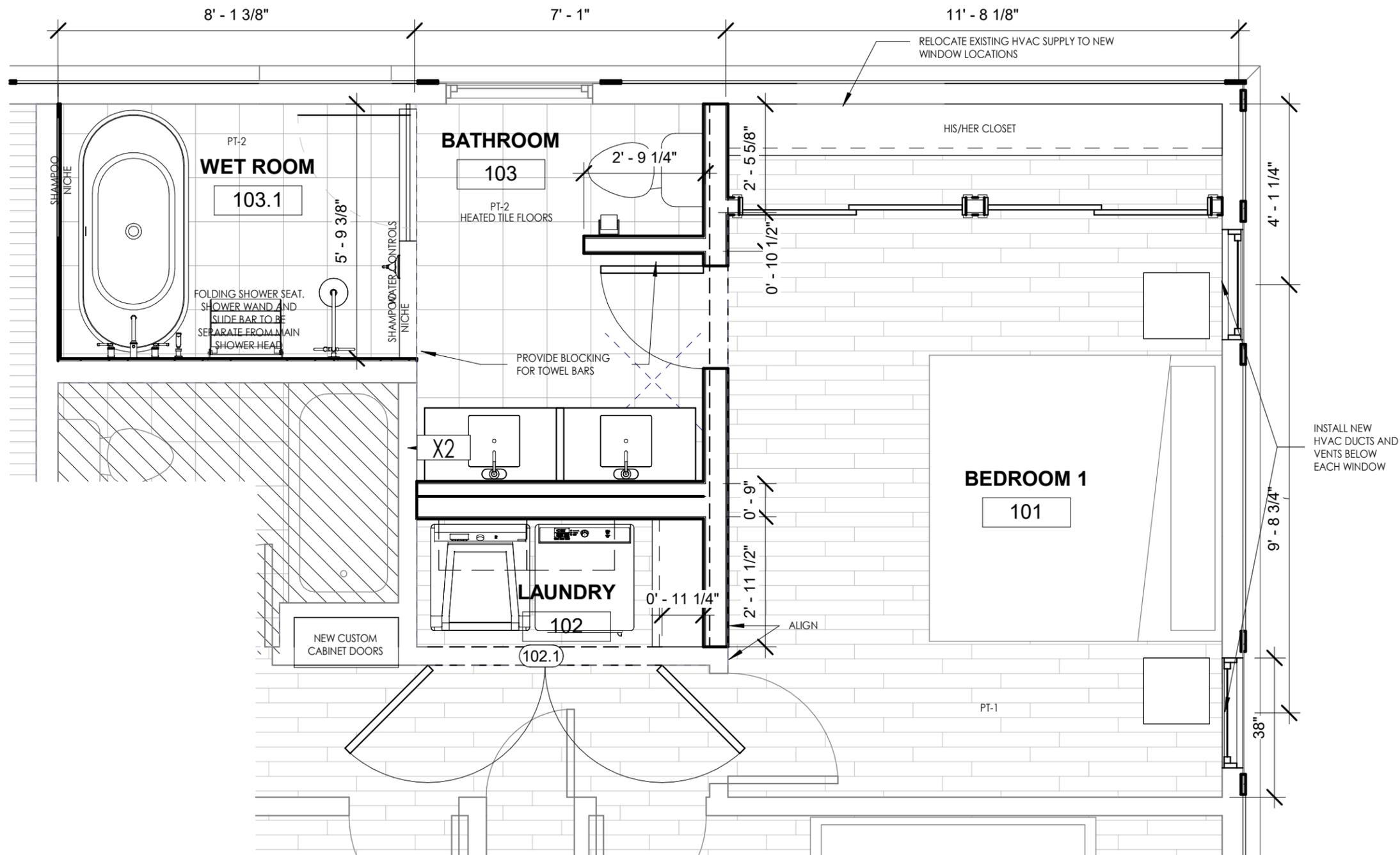
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BATHROOM NOT IN SCOPE OF WORK

1 ENLARGED DEMO PLAN  
3/8" = 1'-0"





## NESSETH REMODEL

12430 STEPHEN PL.  
ELM GROVE, WI 53122

PROJECT NO: 26-001

### DESIGNER

EJN DESIGN  
1005 S. 56TH  
WEST ALLIS, WI 53214  
262-389-2588

### CLIENT

KATHY NESSETH  
12430 STEPHEN PL.  
ELM GROVE, WI 53122  
262-827-4115

### VILLAGE APPROVAL

### REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 3/8" = 1'-0"

DATE: 01/05/26

DRAWN: Author

### ENLARGED PLANS

# A101C

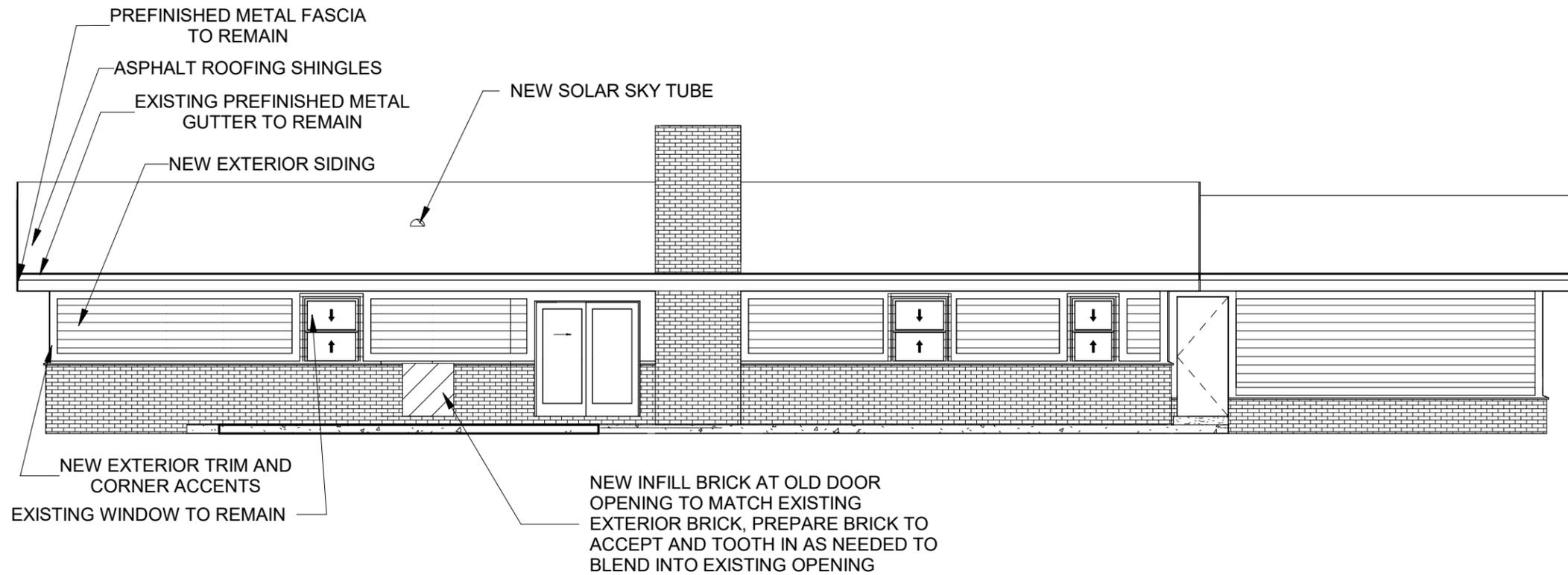
## EJN DESIGN

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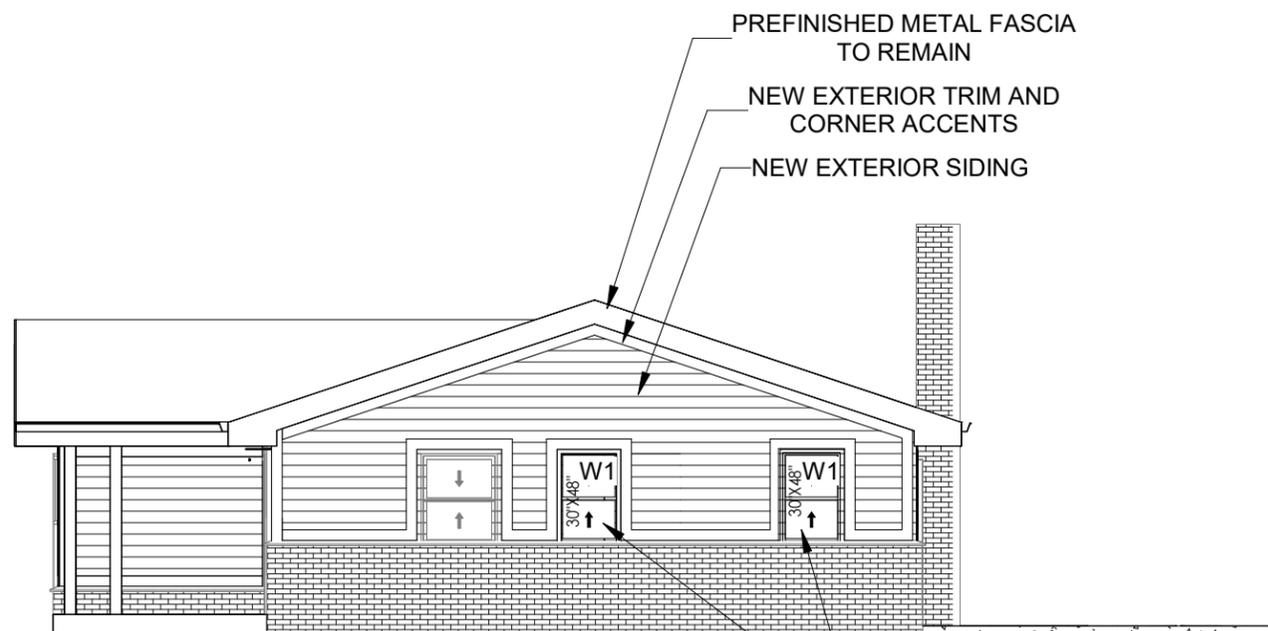
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① ENLARGED REMODEL PLAN  
3/8" = 1'-0"





2 EAST ELEVATION  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"



## NESSETH REMODEL

12430 STEPHEN PL.  
ELM GROVE, WI 53122

PROJECT NO: 26-001

### DESIGNER

EJM DESIGN  
1005 S. 56TH  
WEST ALLIS, WI 53214  
262-389-2588

### CLIENT

KATHY NESSETH  
12430 STEPHEN PL.  
ELM GROVE, WI 53122  
262-827-4115

### VILLAGE APPROVAL

### REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"

DATE: 01/05/26

DRAWN: EJM

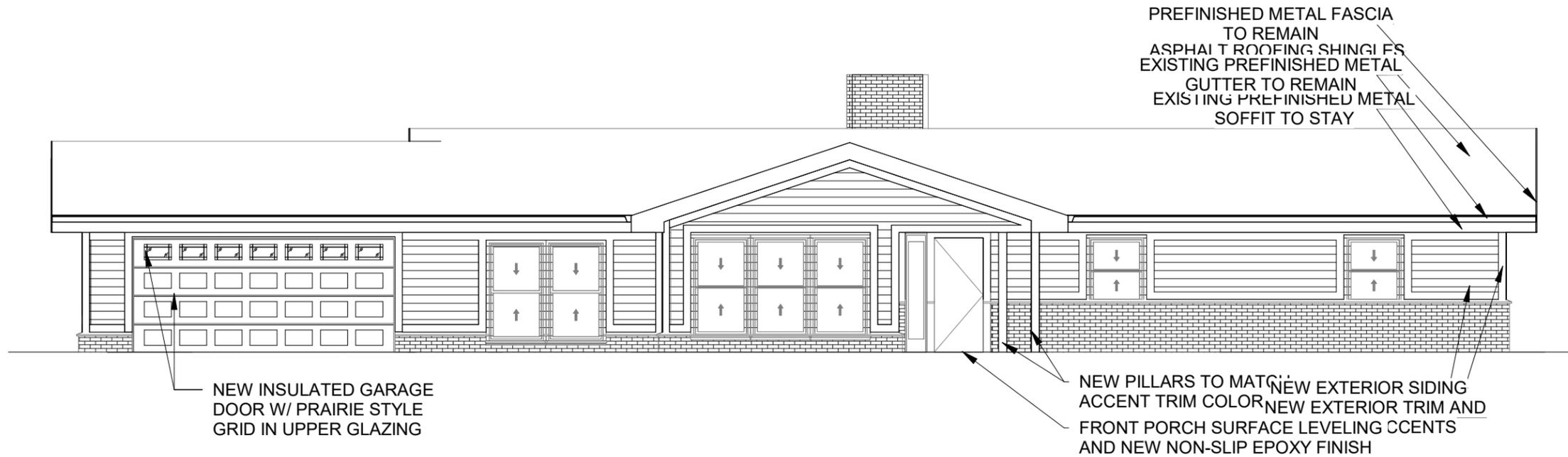
### ELEVATIONS

# A101E

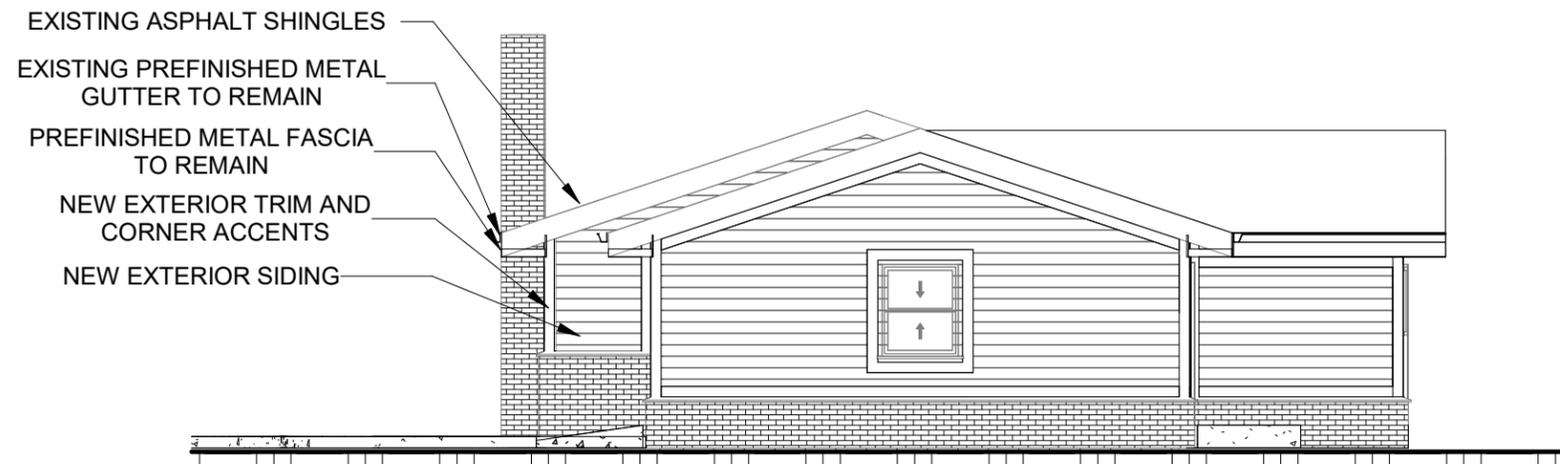
**EJM**  
DESIGN

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② WEST ELEVATION  
1/8" = 1'-0"



① NORTH ELEVATION  
1/8" = 1'-0"

## NESSETH REMODEL

12430 STEPHEN PL.  
ELM GROVE, WI 53122

PROJECT NO: 26-001

### DESIGNER

EJN DESIGN  
1005 S. 56TH  
WEST ALLIS, WI 53214  
262-389-2588

### CLIENT

KATHY NESSETH  
12430 STEPHEN PL.  
ELM GROVE, WI 53122  
262-827-4115

### VILLAGE APPROVAL

### REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"

DATE: 01/05/26

DRAWN: EJN

### ELEVATIONS

# A101F

## EJN DESIGN

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EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

## Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.<sup>1</sup>

## Revolutionary hardware

The patented Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

### • 73x more impact resistant<sup>2</sup>

Pella's fiberglass is 73x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

### • Proven performance

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.<sup>3</sup>

### • Installation solutions and expertise

With 100 years in business, we've got you covered with products and installation solutions for your exact situation.

### • Exceptional mulling capabilities

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

### • Up-to-date color palette

Achieve your design style with up-to-date frame color options, including Black.

### • Tested beyond requirements

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.<sup>4</sup> Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

### • Durable three-way corner joints

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

### • The confidence of a strong warranty<sup>5</sup>

We know your reputation matters, so we have one of the strongest warranties in the business.

# Pella® Impervia®

Fiberglass windows and patio doors

## Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.



Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2,3,4,5</sup> See back cover for disclosures.



## Pella® Impervia® Double-Hung Window

### Detailed Product Description

#### Frame

- Frame is Duracast® fiberglass composite — five-layer pultruded fiberglass material [with optional foam insulation,<sup>1</sup>] reinforced with a Pella patented interlocking mat.
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .080" thick.
- [Overall frame depth is 3" for [Block Frame] [Integral Nailing Fin] [Overall frame depth is 3-1/4" for Precision Fit].
- Frame corners are mitered, joined and bonded with corner locks and mechanically fastened with injected polyurethane adhesive.
- Block frame jambs contain factory drilled (counter-bored) installation screw holes.
- Frame has 10° slope sill.
- Optional factory-applied jamb extensions available in 4-9/16" and 6-9/16".

#### Sash

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material [with optional foam insulation,<sup>1</sup>] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner locks and sealed with injected polyurethane adhesive.
- Both sashes tilt to interior for cleaning.

#### Exterior/Interior

- Duracast fiberglass composite surfaces with powder-coat paint finish.
  - Color is [White] [Brown] [Black] [Tan] [Morning Sky Gray].
  - or —
  - Dual-color option [Brown] [Black] [Tan] [Morning Sky Gray] exterior with White interior.<sup>2</sup>

#### Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure<sup>3</sup>] [[clear] [Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E coated, with argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

#### Weatherstripping

- Fin-type pile on jambs, top rail and stile of upper sash.
- Vinyl-wrapped foam at sill on frame and bottom rail of lower sash.

#### Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Upper and lower sash are fully operable for ventilation.
- All fasteners are corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Brown] [Matte Black] [Tan] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

#### Optional Products

##### Screens

- InView™ Screens
  - [Half-size] [Full-size] with black vinyl coated 18/18 mesh fiberglass screen cloth complying with SMA 1201.
  - Set in aluminum frame and fitted to outside of window.
  - Supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match exterior.

##### Grilles

- Grilles-Between-the-Glass
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Grilles are factory prefinished [White] [Brown] [Black] [Tan] [Morning Sky Gray] to match interior and exterior finish.

##### Hardware

- Optional limited opening device available for field installation on vent units in [White] [Brown] [Black] [Tan] [Morning Sky Gray] foamed PVC to match interior of unit; nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional field applied Duracast sash lift available for vent units in [White] [Brown] [Black] [Tan] [Morning Sky Gray].

(1) Foam insulation inserts are not available with clear glazing.

(2) Dual-color finish is not available on products with integral nailing fin.

(3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.

# Delivering unmatched strength, engineered for lasting durability.<sup>1</sup>

Pella's proprietary fiberglass vs. Andersen Fibrex<sup>2, 6, 7</sup>  
Pella Impervia products won't dent, bend or break as much as the competition.

**Won't dent.**  
**73x**  
more impact-resistant

**Won't bend.**  
**7.8x**  
stronger

**Won't break.**  
**19x**  
the tensile strength

## Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Design Pressure	Performance Values			FL #
						U-Factor	SHGC	HVHZ	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	+50/-50	0.21-0.49	0.16-0.55	No	35281
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.18-0.63	No	35284
Vent Casement	17-1/2"	20"	37-1/2" <sup>8</sup>	79-1/2"	+50/-50	0.20-0.48	0.18-0.55	No	35278
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.20-0.62	No	35284
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.23-0.52	0.19-0.58	No	12600
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.23-0.51	0.19-0.59	No	12602
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-11/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	+50/-55	0.15-0.47	0.18-0.69	No	26584
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352

Window sizes available in 1/8" increments  
Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.  
Two and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.  
Knock-down will be optional for two and three-panel configurations until 95.5" in height.

## Glass & Additional Energy Efficiency Upgrades

**InsulShield® Low-E Glass<sup>9</sup>** Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.<sup>10</sup>



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E insulating dual-pane glass with argon



Natural Sun Low-E insulating dual- or triple-pane glass with argon



Natural Sun+ Low-E insulating dual-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon



SunDefense+™ Low-E insulating dual-pane glass with argon

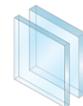
### Additional Glass Options



Tempered glass



Laminated (non-impact-resistant)<sup>11</sup> tinted<sup>12</sup> or obscure glass also available on select products



STC (Sound Transmission Class) dual-pane sound control glass<sup>13</sup>



Triple Pane<sup>14</sup>



Impact-resistant glass<sup>9,15</sup>

### Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.

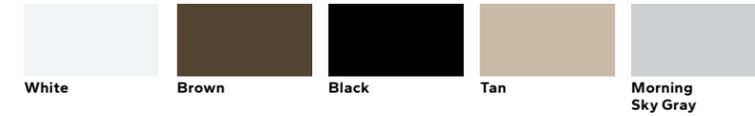


## Color & Finishes

### Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

#### Solid-Color:



#### Dual-Color:



## Window Hardware

### Casement & Awning

The patented Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator



Fold-Away Crank

#### Color-Matched Finishes:



#### Additional Finish:<sup>16</sup>



Satin Nickel

### Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

#### Color-Matched Finishes:



#### Additional Finishes:



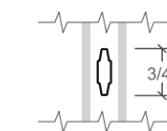
Satin Nickel

Bright Brass

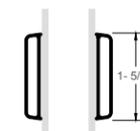
Oil-Rubbed Bronze

## Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



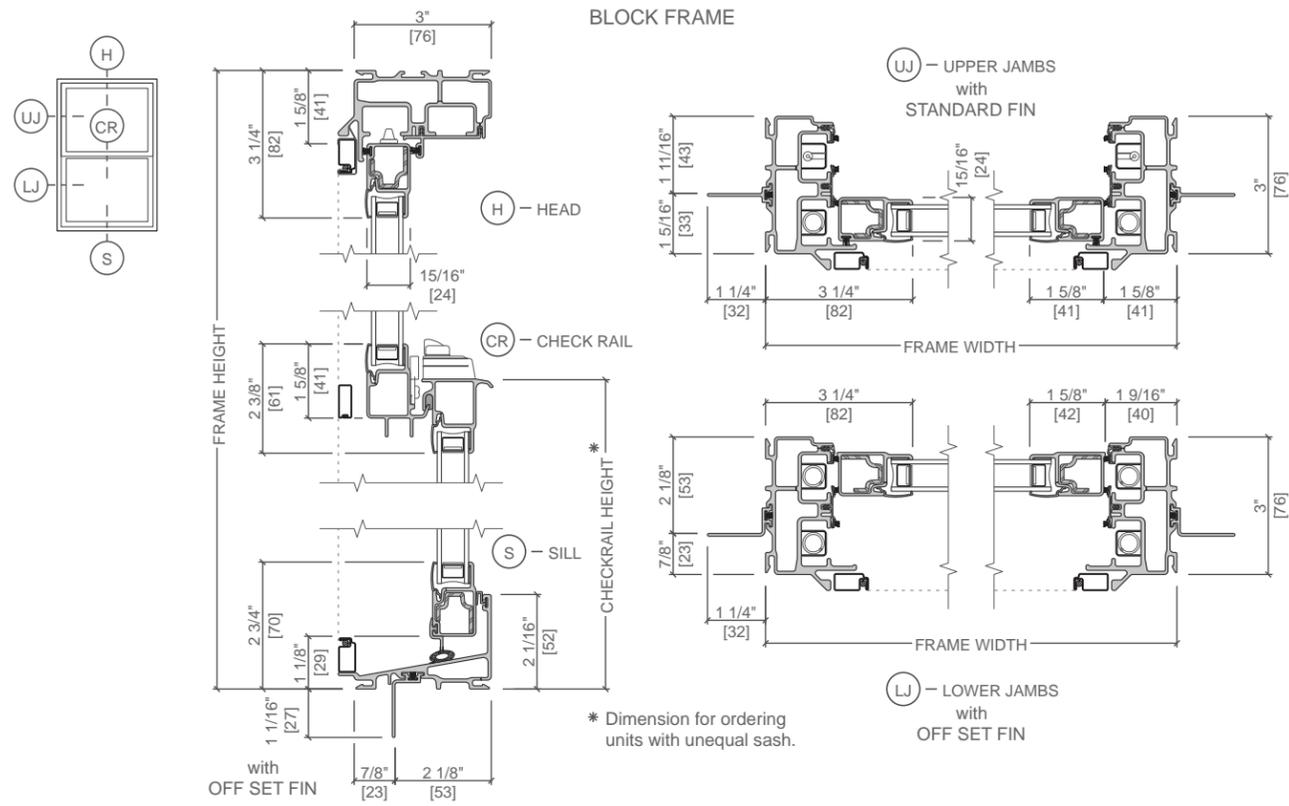
Aluminum Grilles-Between-the-Glass <sup>17</sup>/<sub>16</sub>"



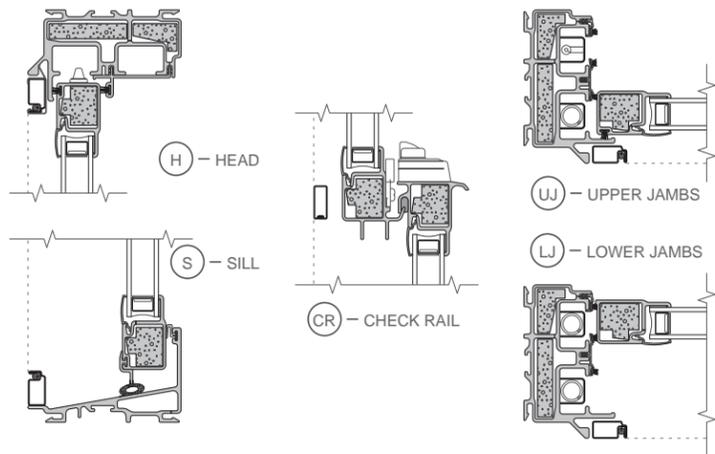
Applied Grilles<sup>18</sup>



Unit Sections

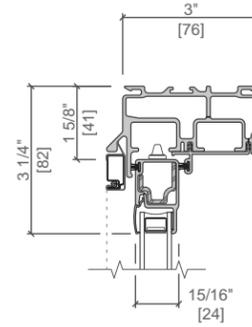


FOAM INSULATION INSERTS, 1

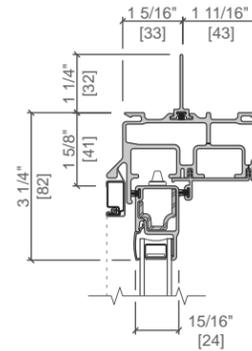


(1) Foam insulation inserts are not available with clear glazing.  
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 (3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.

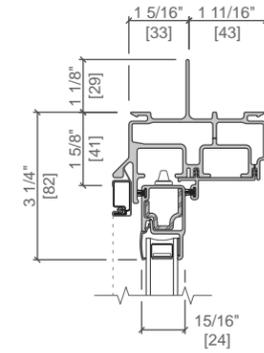
STANDARD BLOCK FRAME



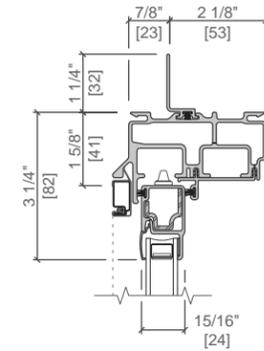
STANDARD BLOCK FRAME with STANDARD FIN



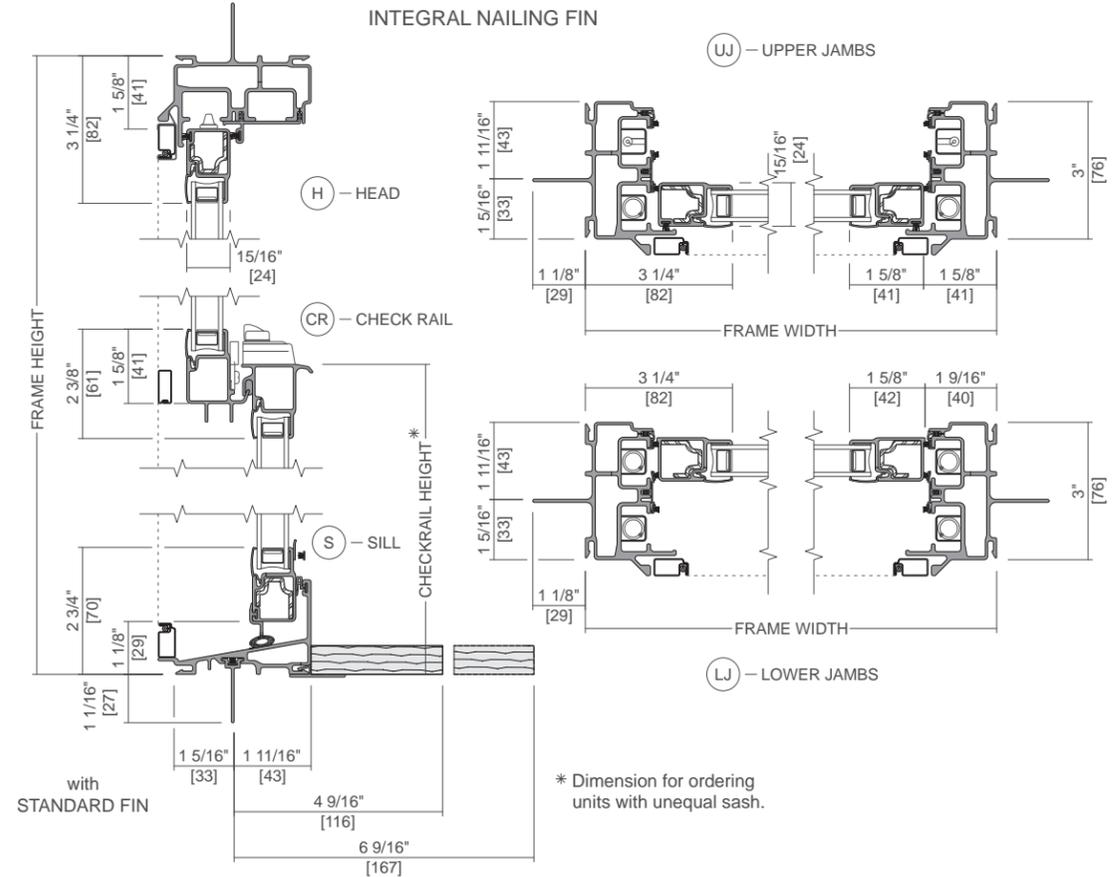
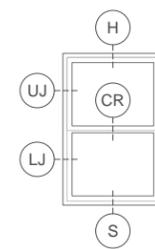
INTEGRAL NAILING FIN



STANDARD BLOCK FRAME with OFF SET FIN



INTEGRAL NAILING FIN



4 9/16" Wall      6 9/16" Wall  
 Optional Factory Applied Wood Jamb Extensions