



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission

APPLICATION

34623

1. LOCATION

Project Address: 2121 VAN HISE AVE Aldermanic District: 5

2. PROJECT

Date Submitted: 6-23-2014

Project Title / Description: ADD DETACHED GARAGE WITH DRIVEWAY

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
Alteration / Addition to a building adjacent to a Designated Madison Landmark
[X] Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill, University Heights, Third Lake Ridge, Marquette Bungalows, First Settlement
New Construction in a Local Historic District (specify):
Mansion Hill, University Heights, Third Lake Ridge, Marquette Bungalows, First Settlement

[X] Demolition

[] Variance from the Landmarks Ordinance

[] Referral from Common Council, Plan Commission, or other referral

[X] Other (specify): change of use permit

CITY OF MADISON

JUN 20 2014

Planning & Community & Economic Development

3. APPLICANT

Applicant's Name: LAURA BURNS Company:
Address: 2121 VAN HISE AVE City/State: MADISON, WI Zip: 53726
Telephone: 608-338-3116 E-mail: LABURNS2SAIL@GMAIL.COM
Property Owner (if not applicant):
Address: City/State: Zip:

Property Owner's Signature: [Signature] Date: 6-19-2014

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
Brief narrative description of the project
Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
- Site plan showing all property lines and structures
- Building elevations, plans and other drawings as needed to illustrate the project
- Photos of existing house/building
- Contextual information (such as photos) of surrounding properties
Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the Historic Preservation Planner: Amy Scanlon Phone: 608.266.6552 Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Historic Preservation Certification Application:

Description of Work to be Performed

Project Narrative – 2121 Van Hise Ave – Jerome H. Coe House

The house, built in 1922, has a one car garage located under the house with another one car standalone garage in the rear of the property.

Problem:

- 1.) Garage under the house can only fit very small cars (built with a Model T in mind) and floods with every hard rain. There is no drain near or in the garage to move the water away.
- 2.) Stand alone “garage” is more like a shed, is made out of metal and has low clearance height. There is a manual garage door which frequently breaks and the shed is in bad condition, rusting and collapsing in several areas. Visually, the shed is an eyesore and may actually be a danger if the door falls off the hinge as it has many times. It could result with me or my children getting hurt.
- 3.) The current cement driveway and the retaining walls that run alongside the driveway, are in bad condition and need removal and replacement.
- 4.) Current front walkway and front steps are cracking and buckling. Front steps are separating from the house.

Solution:

- 1.) Close up the existing garage putting in a new sealed foundation wall, an entryway (door and stairway) and a window, filling in with dirt partway up the new foundation wall (see plans) to ensure no water gets into that area. A Bilco door (see documents for description) will ensure no water gets into the stairwell.
- 2.) Demolish the existing shed and replace it with a 2 car garage, adding electrical. The new garage would look like a carriage house with beveled wood painted white with two windows, on the west and east side of the building and an entry door on the west side of the garage. The dimensions would be 22’ wide by 26’ long. Garage door would be 16’ centered with 3’ on either side with a lantern style light centered on each 3’ section. That is would could be seen from the street. The side door would also have a small light next to it that looks like an old lantern.
- 3.) Remove current cement. Raise the level of the driveway by 6” and re-grade the driveway so to allow any rainwater to continue its path downhill as opposed to directly into the garage. Replace the current cement driveway with new cement and add some area to turn around (which would not be seen from the street).
- 4.) Remove existing front walkway and front steps and replace with new concrete.

Current Structure Dimensions:

Under House Garage: 11.2' wide x 18.5' = 207.2 Square feet

Shed: 12.2' x 22.3' = 272.06 square feet

Distance from side lot line = 3 feet

Distance from Back lot line = 8.5 feet

Proposed Garage: 22' x 26' = 572 square feet

Distance from side lot line = 3 feet

Distance from Back lot line = 8.5 feet

Impact on Existing structure

The closing in of the existing garage will improve the home by strengthening its foundation which is slowly being eroded due to frequent flooding. This change is not visible from the street. It will also remove a source of dampness from within the house which tends to attract insects.

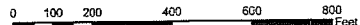
The removal of the old dilapidated shed will remove an eyesore. The new garage fits into the original space for a garage and also matches the era when the house was built. There are currently other "original" garages in the neighborhood which were built with beveled wood siding. (see pictures) We intend to have the new garage resemble a carriage house. There is an actual home less than a block away that originally *was* a carriage house.

As far as the front walk and stairs, we intend to replace them and have them look very close to what they are currently.

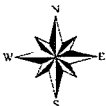
University Heights Local Historic District

City of Madison

County of Dane, Wisconsin
Department of Planning and Development
Planning Unit - September 2004

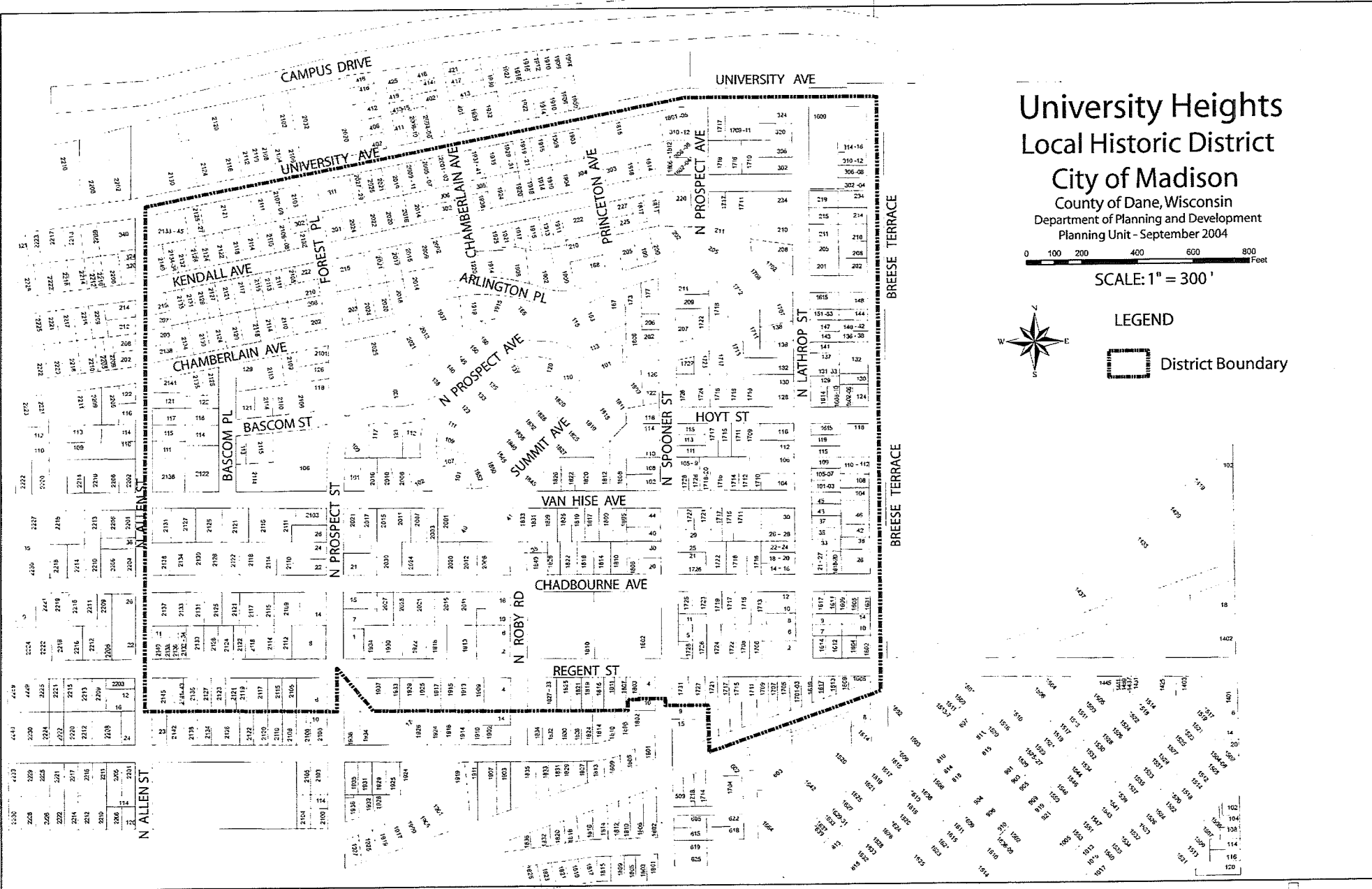


SCALE: 1" = 300'



LEGEND

 District Boundary

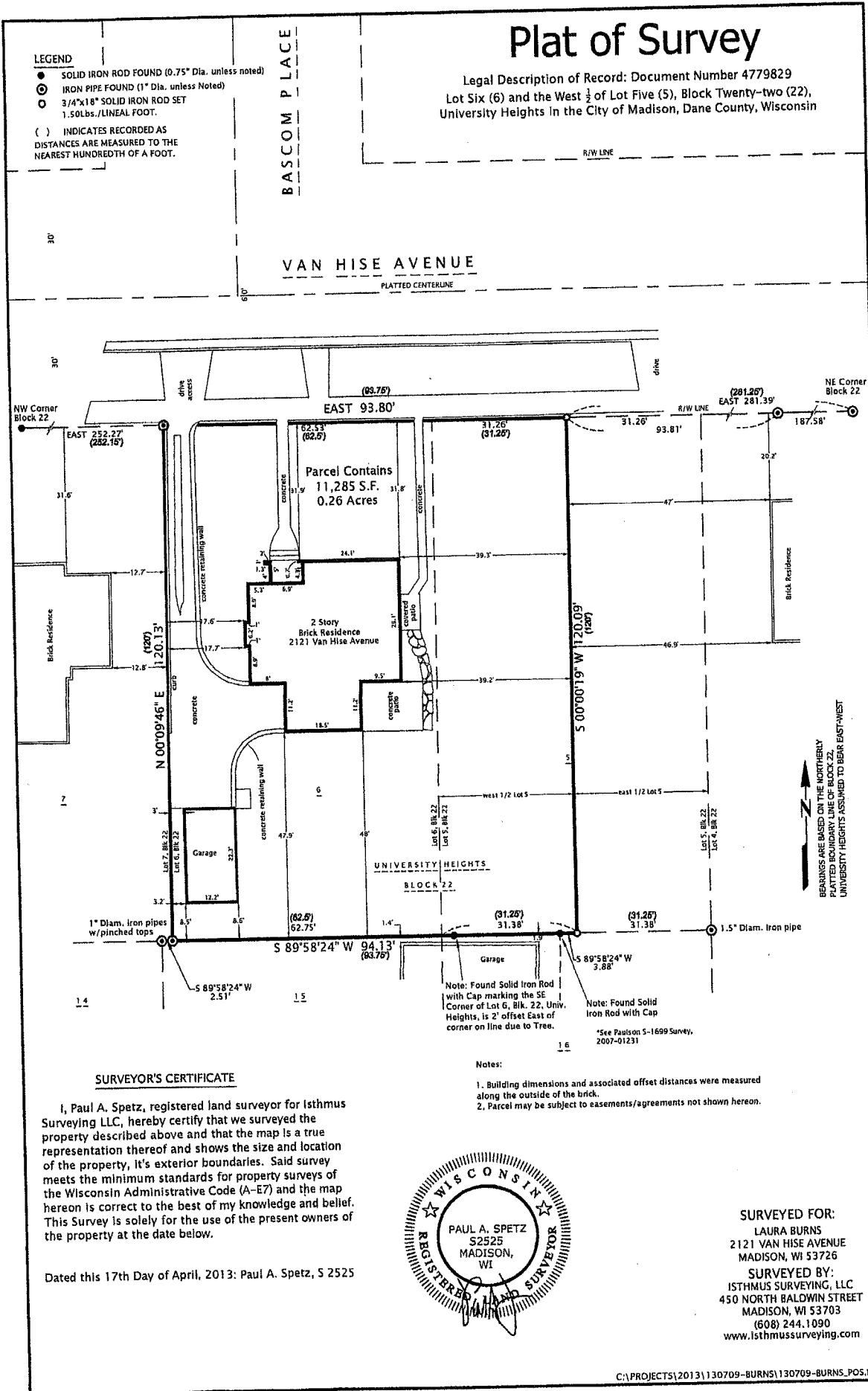


Plat of Survey

Legal Description of Record: Document Number 4779829
 Lot Six (6) and the West 1/2 of Lot Five (5), Block Twenty-two (22),
 University Heights in the City of Madison, Dane County, Wisconsin

LEGEND

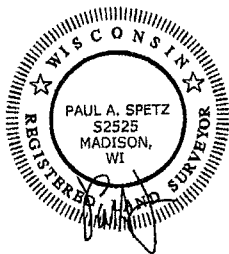
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50LBS./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

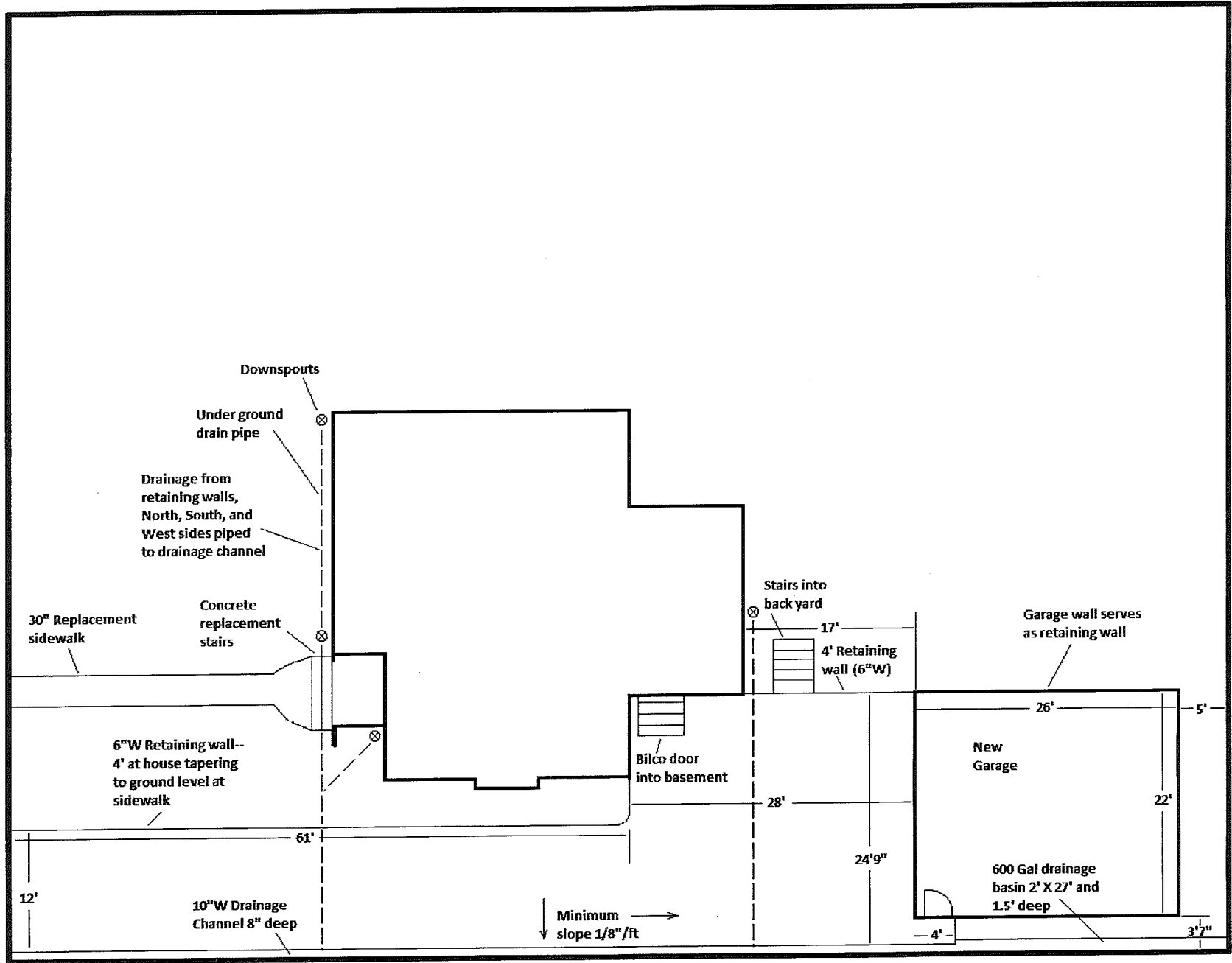
Dated this 17th Day of April, 2013: Paul A. Spetz, S 2525



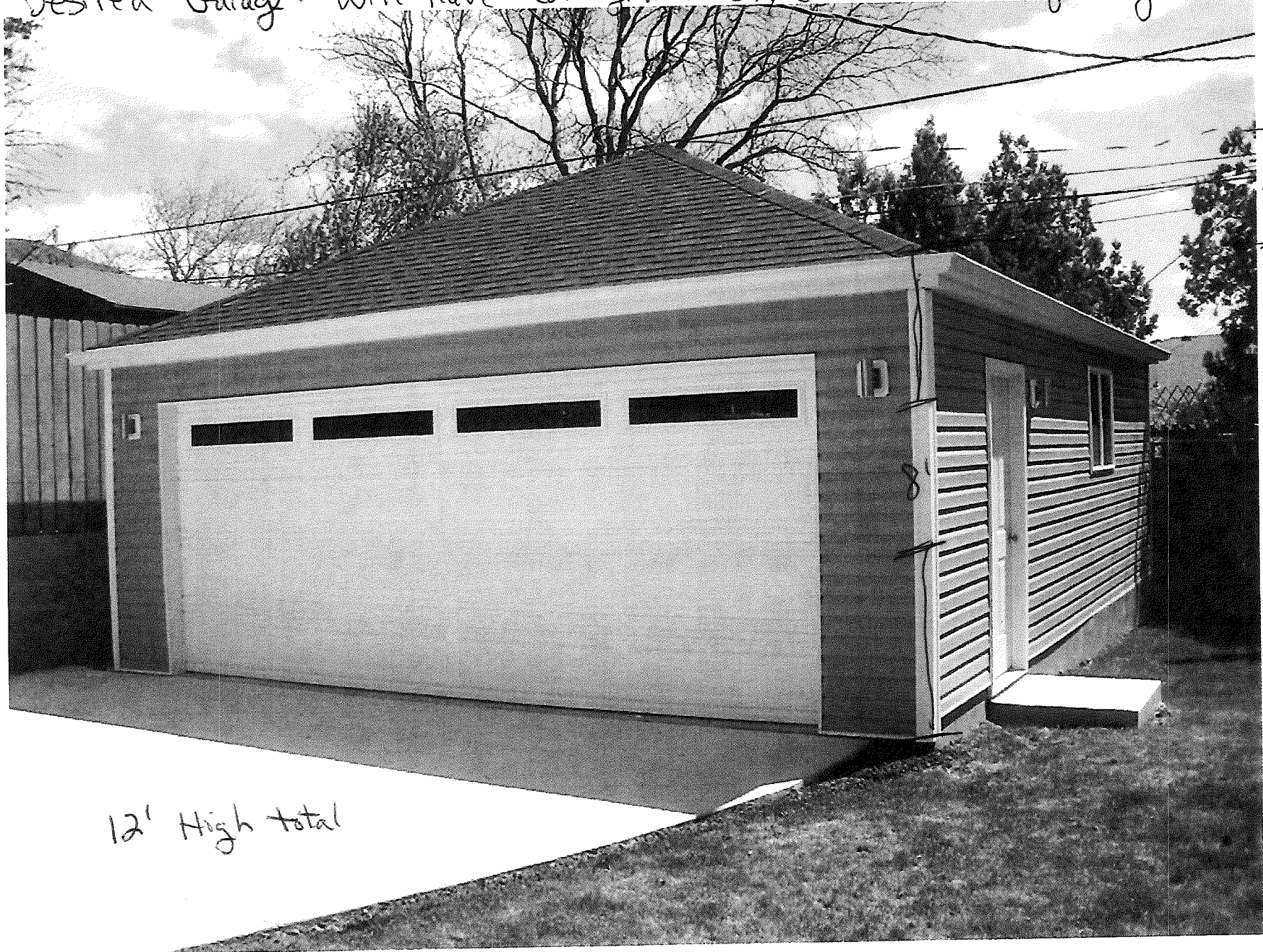
- Notes:
1. Building dimensions and associated offset distances were measured along the outside of the brick.
 2. Parcel may be subject to easements/agreements not shown hereon.

SURVEYED FOR:
 LAURA BURNS
 2121 VAN HISE AVENUE
 MADISON, WI 53726

SURVEYED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com



Desired Garage - will have Carriage House Style Door & Antique Lights



↓
4'
↑

8'

12' High total

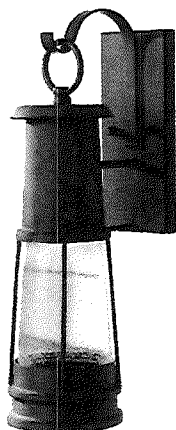
Madison Lighting

6701 Watts Rd.
 Madison, WI 53719
 Website: www.madisonlighting.com

Phone: 608-271-6911
 Fax:
 Email: sales.msnlig@madisonlighting.com



One Light Outdoor Lantern



Item ID: **071152**
 Manufacturer: **Murray Feiss**
 MFG #: **OL8201STC**
 Finish: **Storm Cloud**
 Collection: **Chelsea Harbor**
 Height: **20.13"**
 Width/Dia.: **5.75"**

List Price: ~~\$348.00~~
Our Price: \$233.16
 You Save: \$114.84

Bulbs

Qty.	Type	Base	Source	Watt	CCT	CRI	Lm	Avg. Life	Dim	Incl.
1			LED	6						No

Features

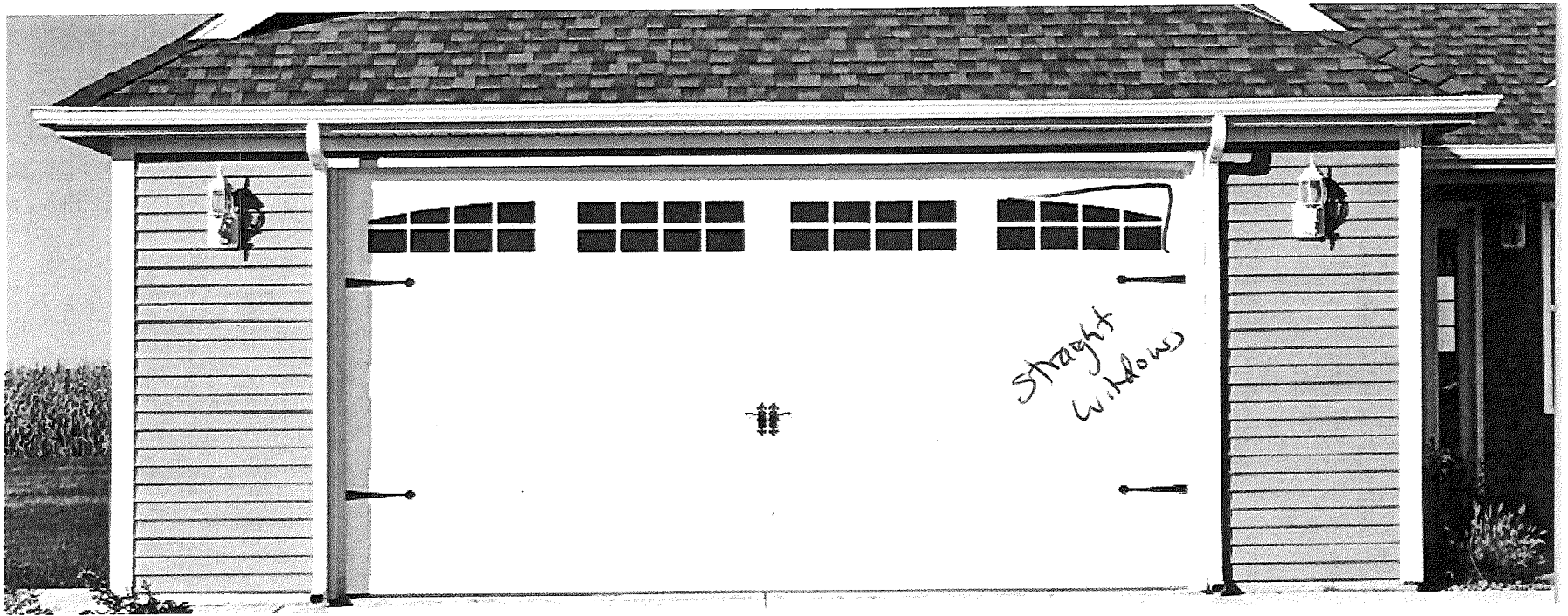
Safety Rating: **cUL**
 Safety Listing: **Wet**



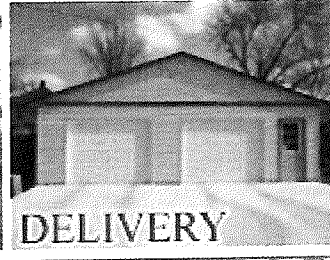
Additional Information

Glass: **Clear Seeded**
 Extension: **7.88"**
 Voltage: **120V**
 Shipped Via: **UPS**
 Weight: **3.39lb**

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.



Carriage style doors but nicer lights



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The AMERICAN Advantage, Features That Every Garage Should Have!

AMERICAN'S GARAGE FEATURES

- ☆ All Lumber is Kiln Dried
- ☆ 2 x 4 Premium Grade studs 16" O.C.
- ☆ 2 x 4 Treated Bottom Plates
- ☆ 2 x 4 Double Top Plates
- ☆ OSB Structural Wall Sheathing



Click for
Review

Features of our Professionally Built Garages | American Garage Builders

- ☆ 4/4 ~~Mastic Ovation .042 Gauge Vinyl Siding~~ *Bevelled wood Siding*
- ☆ Engineered HOUSE TRUSSES (Storage & Attic Trusses are Optional)
- ☆ Steel Hurricane "Clip" Truss Tie-Downs
- ☆ OSB Structural Roof Sheathing with Steel Expansion H-Clips
- ☆ Owens Corning 25 Year 3-Tab Asphalt Shingles
- ☆ 15-lb. Asphalt Saturated Organic Felt Underlayment
- ☆ Raised Panel Insulated Overhead Garage Door with Baked on Enamel Finish
- ☆ Engineered Overhead Garage Door Truss Header Guaranteed not to Sag
- ☆ Headers above Service Doors and Windows Guaranteed not to Sag
- ☆ 3' x 6' 8" Steel Raised Panel Insulated Service Door with Knob Lock
- ☆ 2' x 2' Sliding Window with security lock and screen (other size and styles available)
- ☆ ~~Maintenance Free Vinyl Building~~
- ☆ AMERICAN'S Limited Warranty for *"As Long as You Own the Garage"*

AMERICAN'S CONCRETE FEATURES

- ☆ All concrete is reinforced
- ☆ Redi-Mix Engineered Concrete for Mid-West Weather Conditions
- ☆ 4" Monolithic Concrete Slab
- ☆ 6 Bag Mix Rated Over 4,000 PSI
- ☆ Thickened Edge Perimeters
- ☆ Compacted Fill Base
- 3 1/2" Raised Concrete Curb to keep Bottom Plate *"High -n- Dry"*



☆ Sloped Floor toward Overhead Door

☆ 1/2" Concrete Anchor Bolts

AMERICAN, The Most Trusted Name In Garages!

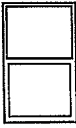
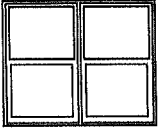
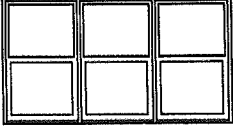
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SPECIAL SIZE FRAME DIMENSIONS



SINGLE-HUNG

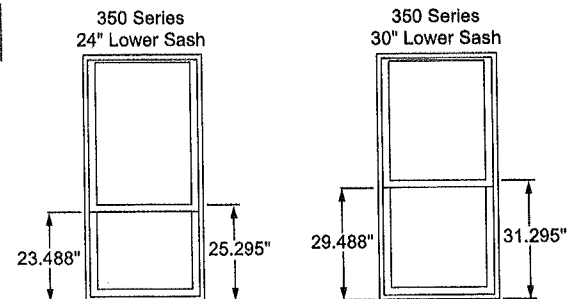


	1-WIDE VENT UNIT		2-WIDE VENT UNIT COMPOSITE		3-WIDE VENT UNIT COMPOSITE	
						
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
EQUAL SASH	14-1/2" W x 23-1/2" H (368 x 597)	48 Ft ² (4.46m ²) 54" W x 78" H (1 372 x 1 981)	29-1/2" W x 23-1/2" H (749 x 597)	72 Ft ² (4.46m ²) 108" W x 78" H (2 743 x 1 981)	44-1/2" W x 23-1/2" H (1 130 x 597)	72 Ft ² (4.46m ²) 112" W x 78" H (2 845 x 1 981)
COTTAGE SASH	14-1/2" W x 28-1/2" H (368 x 724)	54" W x 65-1/2" H (1 372 x 1 664)	29-1/2" W x 28-1/2" H (749 x 724)	108" W x 65-1/2" H (2 743 x 1 664)	44-1/2" W x 28-1/2" H (1 130 x 724)	112" W x 65-1/2" H (2 845 x 1 664)
CONTEMPORARY SASH	14-1/2" W x 28-1/2" H (368 x 724)	Standard Performance 54" W x 96" H (1 372 x 2 438) Performance Upgrade 84" H (2 134)	29-1/2" W x 28-1/2" H (749 x 724)	108" W x 78" H (2 743 x 1 981)	44-1/2" W x 28-1/2" H (1 130 x 724)	112" W x 78" H (2 845 x 1 981)
24" LOWER SASH	14-1/2" W x 47-5/8" H (368 x 1 210)	Standard Performance 54" W x 84" H (1 372 x 2 134) Performance Upgrade 73-1/2" H (1 867)	29-1/2" W x 47-5/8" H (749 x 1 210)	108" W x 62-3/4" H (2 743 x 1 594)	44-1/2" W x 47-5/8" H (1 130 x 1 210)	112" W x 62-3/4" H (2 845 x 1 594)
30" LOWER SASH	14-1/2" W x 59-5/8" H (368 x 1 514)	Standard Performance 54" W x 90" H (1 372 x 2 286) Performance Upgrade 79-1/2" H (2 019)	29-1/2" W x 59-5/8" H (749 x 1 514)	108" W x 68-3/4" H (2 743 x 1 746)	44-1/2" W x 59-5/8" H (1 130 x 1 514)	112" W x 68-3/4" H (2 845 x 1 746)

General Notes:

- Rough Opening—Frame Dimension + 1/2"
- Keep frame dimensions to the nearest 1/8" increment
- Maximum frame area = 48 ft²
- 2-Wide and 3-Wide units are composites with multiple windows in one frame with integral mullions

Equal Sash Glass Ratio	Cottage Glass Ratio	Contemporary Glass Ratio	24" Lower Sash	30" Lower Sash
50 : 50	40 : 60	60 : 40	Matches 48" Equal Sash Rough Opening (47.5" Frame Height)	Matches 60" Equal Sash Rough Opening (59.5" Frame Height)



MISCELLANEOUS FORMULAS



SINGLE-HUNG



Miscellaneous Formulas

	Actual Glass Width	Actual Glass Height	Visible Glass Width	Visible Glass Height		
SINGLE UNIT	Equal Sash	(FH - 4-7/8) / 2				
	Cottage Sash	Lower Actual Glass Height = (FH - 4.875) X .6 Upper Actual Glass Height = (FH - 4.875) X .4				
	Contemporary ≤ 88-1/8" FH	Lower Actual Glass Height = (FH - 4.875) X .4 Upper Actual Glass Height = (FH - 4.875) X .6	AGW - 1-1/8"	AGH - 1-1/8"		
	Contemporary > 88-1/8" FH (36" vent)	Lower Actual Glass Height = 33.313 Upper Actual Glass Height = (FH - 4.875) - 33.313				
	24" Lower Sash	Lower Actual Glass Height = 21.313 Upper Actual Glass Height = (FH - 4.875) - 21.313				
	30" Lower Sash	Lower AGH = 27.313 Upper Actual Glass Height = (FH - 4.875) - 27.313				
2-WIDE	Equal Sash	(FH - 4-7/8) / 2				
	Cottage Sash	Lower Actual Glass Height = (FH - 4.875) X .6 Upper Actual Glass Height = (FH - 4.875) X .4				
	Contemporary ≤ 88-1/8" FH	Lower Actual Glass Height = (FH - 4.875) X .4 Upper Actual Glass Height = (FH - 4.875) X .6	AGW - 1-1/8"	AGW - 1-1/8"		
	Contemporary > 88-1/8" FH (36" vent)	Lower Actual Glass Height = 33.313 Upper Actual Glass Height = (FH - 4.875) - 33.313				
	24" Lower Sash	Lower Actual Glass Height = 21.313 Upper Actual Glass Height = (FH - 4.875) - 21.313				
	30" Lower Sash	Lower Actual Glass Height = 27.313 Upper Actual Glass Height = (FH - 4.875) - 27.313				
3-WIDE EQUAL	Equal Sash	(FH - 4-7/8) / 2				
	Cottage Sash	Lower Actual Glass Height = (FH - 4.875) X .6 Upper Actual Glass Height = (FH - 4.875) X .4				
	Contemporary ≤ 88-1/8" FH	Lower Actual Glass Height = (FH - 4.875) X .4 Upper Actual Glass Height = (FH - 4.875) X .6	AGW - 1-1/8"	AGW - 1-1/8"		
	Contemporary > 88-1/8" FH (36" vent)	Lower Actual Glass Height = 33.313 Upper Actual Glass Height = (FH - 4.875) - 33.313				
	24" Lower Sash	Lower Actual Glass Height = 21.313 Upper Actual Glass Height = (FH - 4.875) - 21.313				
	30" Lower Sash	Lower Actual Glass Height = 27.313 Upper Actual Glass Height = (FH - 4.875) - 27.313				

Clear Opening Formulas

	COW	COH Equal Sash	COH Cottage Sash	COH Contemporary Sash	COH 24" Lower Sash	COH 30" Lower Sash
CLEAR OPENING WITH CAM LOCK	Frame Width - 4.06	(FH / 2) - 4.204	FH - ALGH - 6.642	FH - AUGH - 4.73	FH - AUGH - 4.73	FH - AUGH - 4.73
CLEAR OPENING WITH AUTO LOCK		(FH / 2) - 4.829	FH - AUGH - 7.267	FH - AUGH - 4.73	FH - AUGH - 4.73	FH - AUGH - 4.73
CLEAR OPENING WITH OPTIONAL MAXIMUM OPENING HARDWARE		(FH / 2) - 3.53	NA	NA	NA	NA

Max Opening Hardware Requirements:

- Unit must be standard performance
- Must not have limited opening hardware
- Unit must have equal sash split
- Frame width must be ≥ 29.5
- Frame height must be ≥ 55.5
- Frame height must be ≤ 72

Clear Opening Area (ft²) = (COW x COH) / 144
 Frame Area (ft²) = (Frame Width x Frame Height) / 144

KEY:
 AGW = Actual Glass Width
 AGH = Actual Glass Height
 ALGH = Actual Lower Glass Height
 AUGH = Actual Upper Glass Height
 FW = Frame Width
 FH = Frame Height
 VGW = Visible Glass Width
 VGH = Visible Glass Height
 COW = Clear opening width
 COH = Clear opening height



SIZE TABLES
Equal Sash
Single Units



1-Wide Vent

	(457) (445)	(610) (597)	(711) (699)	(813) (800)	(914) (902)	(1 016) (1 003)	(1 067) (1 054)	(1 219) (1 207)
Opening	1' 6"	2' 0"	2' 4"	2' 8"	3' 0"	3' 4"	3' 6"	4' 0"
Frame	17 1/2"	23 1/2"	27 1/2"	31 1/2"	35 1/2"	39 1/2"	41 1/2"	47 1/2"
(610) (597) 2' 0"								
(762) (749) 2' 6"								
(914) (902) 3' 0"								
(965) (953) 3' 2"								
(1 067) (1 054) 3' 6"								
(1 168) (1 156) 3' 10"								
(1 219) (1 207) 4' 0"								
(1 321) (1 308) 4' 4"								
(1 372) (1 359) 4' 6"								
(1 524) (1 511) 5' 0"								
	1-6/5-0	2-0/5-0	2-4/5-0	2-8/5-0	3-0/5-0	3-4/5-0	3-6/5-0	4-0/5-0

yes
3" x 2'6"

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

E2 = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft² using maximum opening hardware option and standard cam locks.

Autolock hardware is not compatible with Maximum opening hardware.

See Design Data pages in this section for clear opening dimensions.

Not to scale.



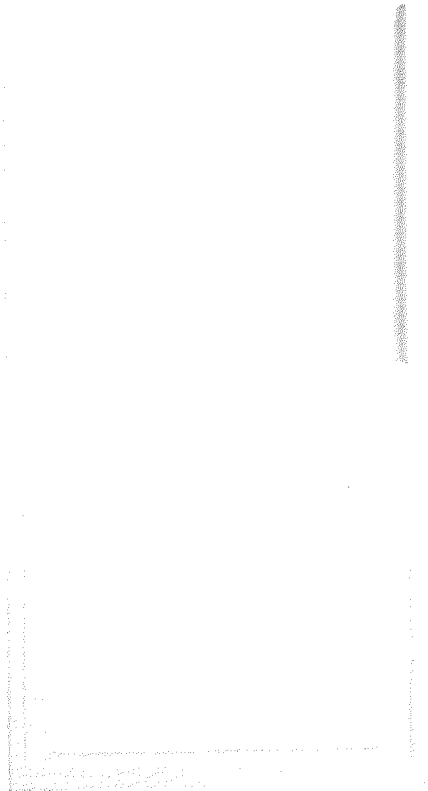
MENU

Pella® 350 Series Single-Hung Window ▾

Pella® 350 Series Single-Hung Window

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Pella® 350 Series Single-Hung Window



http://www.pella.com/windows/compare-window-styles/window.aspx?type=pella-350-series-single-hung-window

Custom (equally divided)

http://www.pella.com/windows/compare-window-styles/window.aspx?type=pella-350-series-single-hung-window

Traditional



Top Row



6-Lite Prairie

.....

None

.....

•

•

2121 VAN HISE AVE

FRONT VIEW



EAST SIDE



ZIZI VAN HISE AVE

EAST SIDE

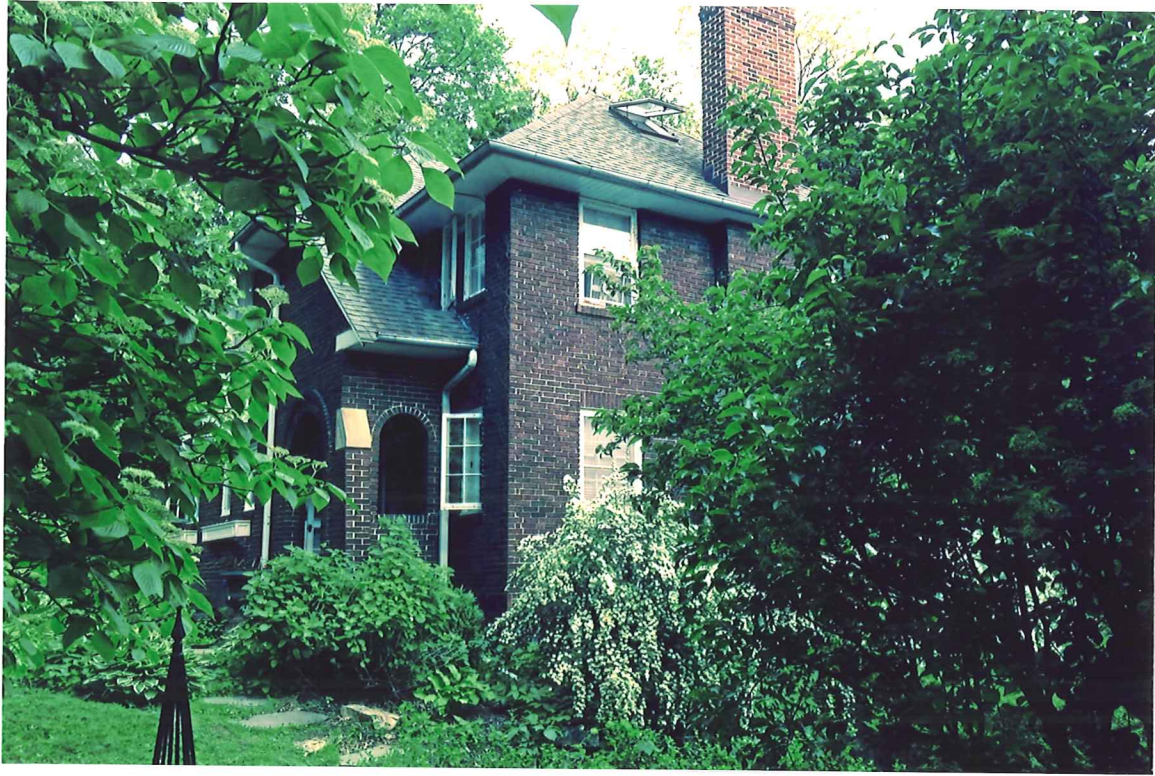


SOUTH SIDE (BACK)

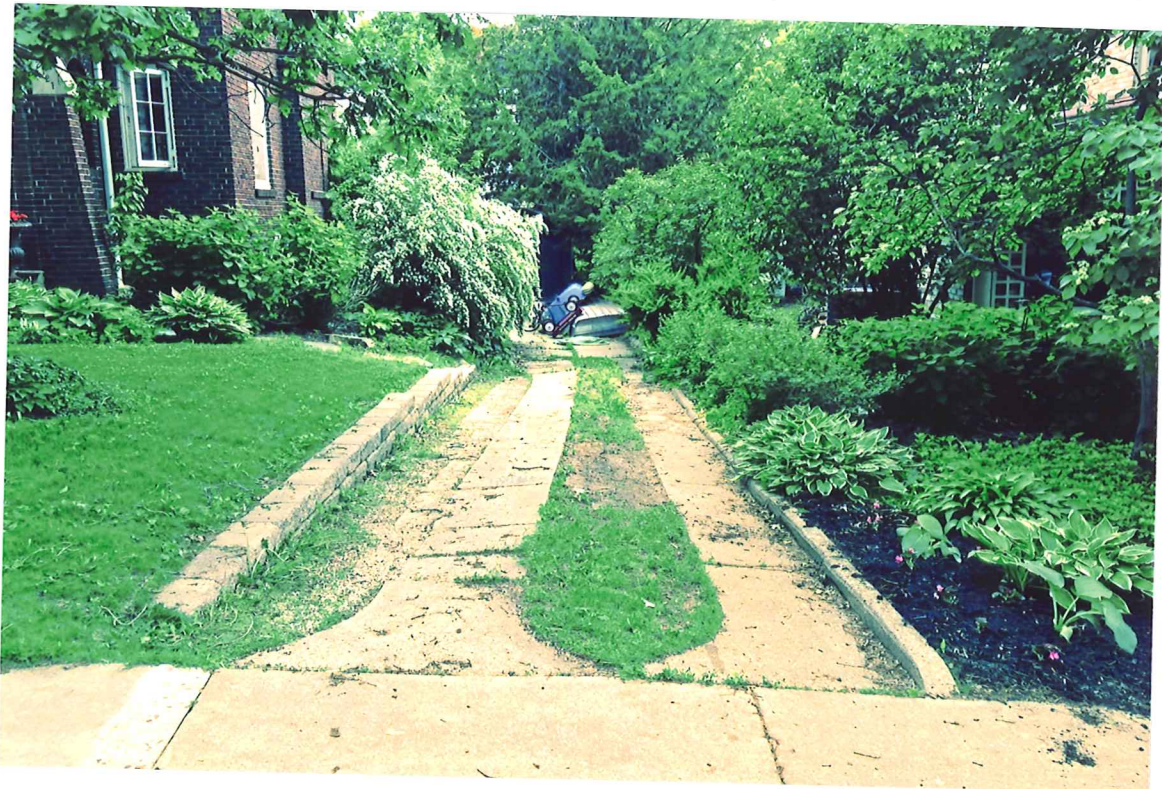


2121 VAN HISE AVE

WEST SIDE



EXISTING DRIVEWAY



ZIZI VAN HISE AVE

BASEMENT GARAGE - WEST SIDE



BASEMENT GARAGE - WEST SIDE



2121 VAN HISE AVE

EXISTING GARAGE (SHED)



EXISTING GARAGE (SHED)



ZIZI VAN HISE AVE

EXISTING GARAGE (SHED - WESTSIDE)



EXISTING GARAGE (SHED)

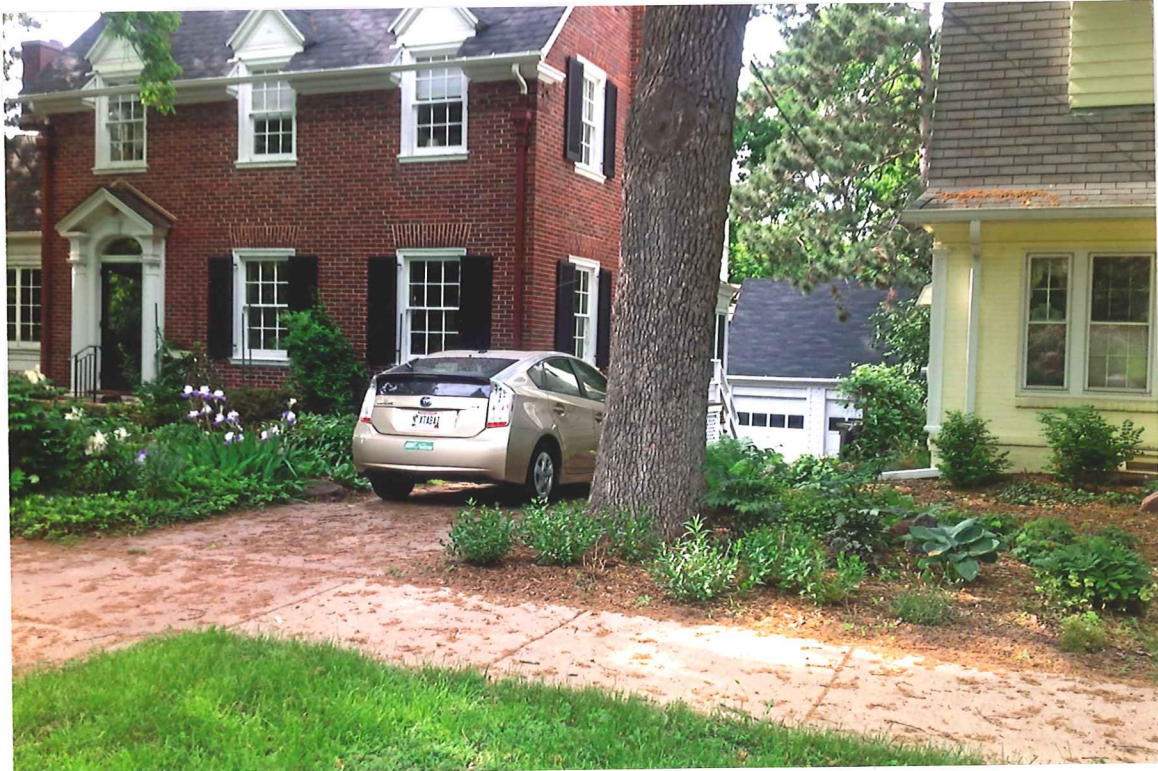


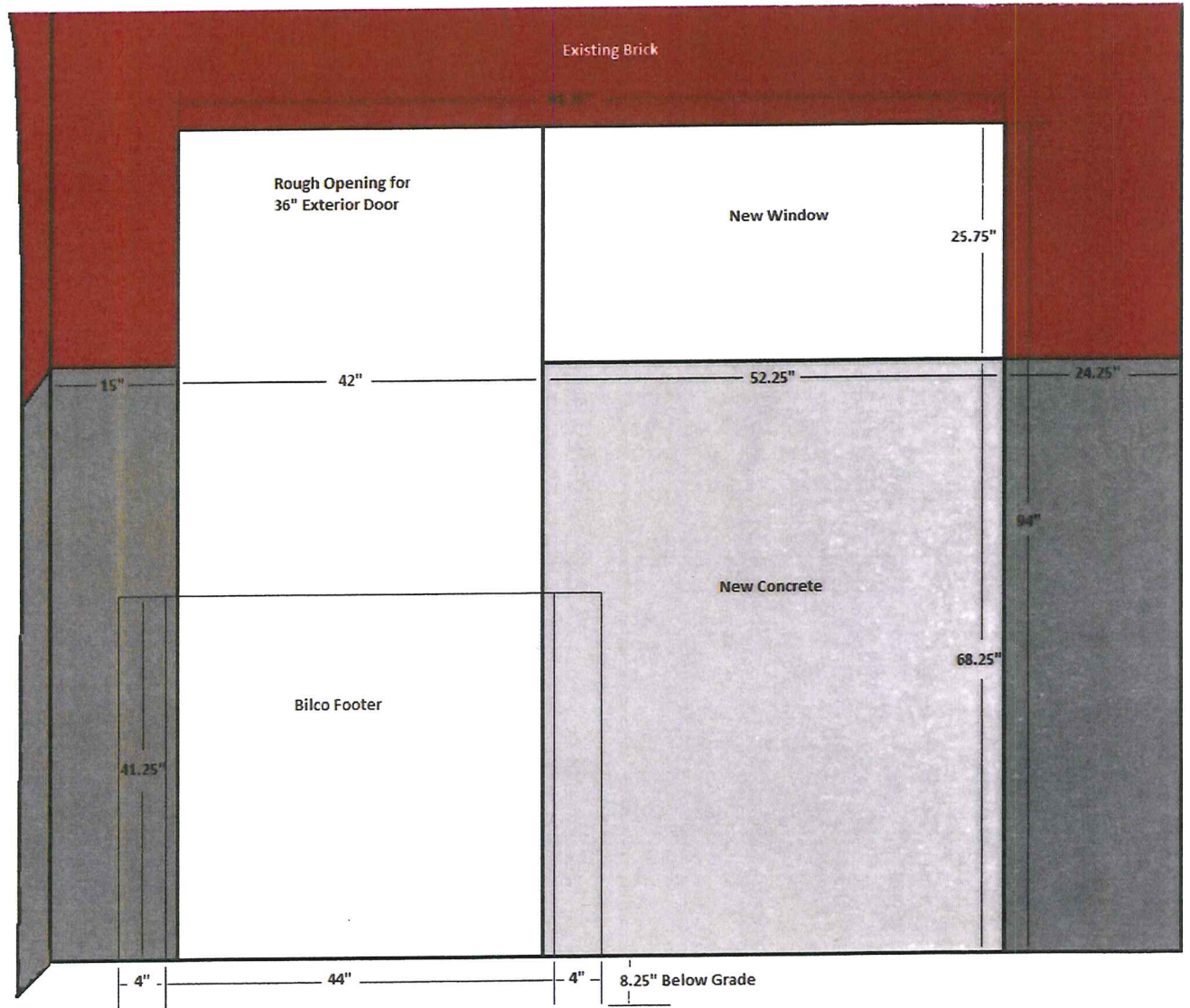
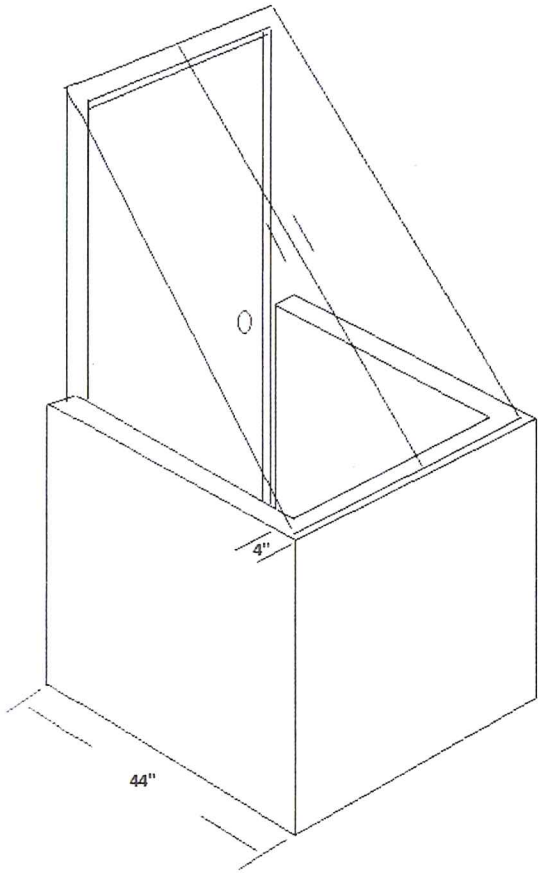
Z121 VAN HISE AVE

NEIGHBOR'S BILCO DOOR



NEIGHBOR'S BRICK HOUSE W/ BEVEL SIDED GARAGE



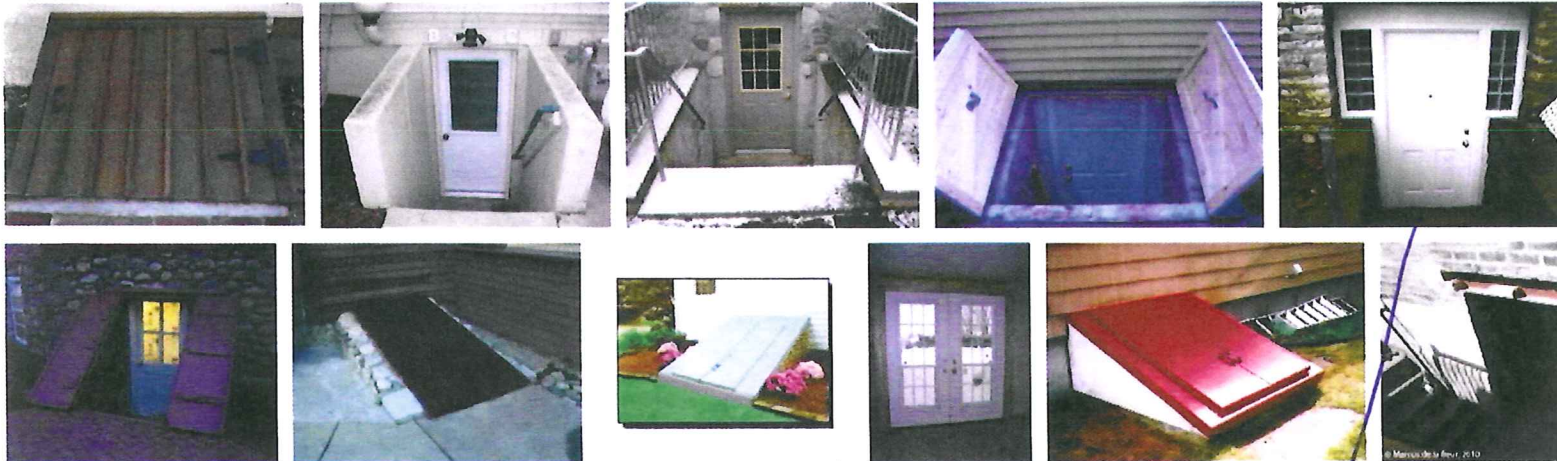


Elevation Drawing of Enclosed Garage Door



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OUR PRODUCTS

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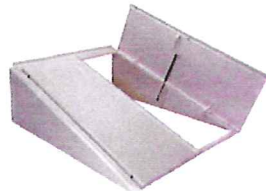
Bilco Basement Doors

Egress Window Wells

PermEntry Entrance

Contractor Programs

Testimonials



Classic Series - Steel - Powder Coat Finish

Bilco Classic Series steel basement doors are now available with a factory-applied polyester powder coat finish. The polyester resin provides a durable, weather-resistant coating. Cured at higher temperatures than most wet coatings, the result is a tougher and chip-resistant coating, providing both a decorative and protective finish.

DESCRIPTION More Info ORDER PARTS Download

Eliminates the time and expense required by the homeowner to paint their door after it is installed

Advantages & Features

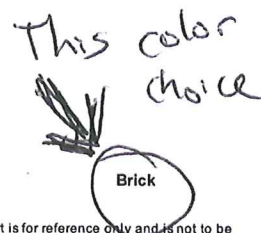
- Offered in four standard colors (white, sandstone, light gray and brick) with a textured finished
- Available on our most popular steel sided door sizes, Size B, Size C, and extension panels
- Offers a superior finish to conventional paint
- Makes the Bilco door durable, attractive and extremely scratch-resistant
- Powder coat finish is ideal for metal products used in exterior applications
- Retains finish color longer
- Process is environmentally friendly and virtually pollution-free

[Check out our online color chart to view basement doors in these standard colors](#)



Sandstone

Light Gray



Brick

Disclaimer: Bilco has selected neutral colors to complement the exterior of any home. This color chart is for reference only and is not to be used for final color matching. Shades may vary due to the color and resolution of your computer screen and/or your particular color printer output. Bilco is not responsible or liable for color matches made with this online chart.

Finish Warranty

Every BILCO product is designed to operate to the customer's satisfaction and to provide years of trouble-free service. The factory applied powder coat paint finish on BILCO Classic Series Basement Doors carries a **one-year warranty** against flaking, peeling, or blistering under normal conditions. This warranty excludes damage caused during the product installation process or resulting from falling objects, scratching, abrading, or misuse or abuse of the product in anyway.

*"It's only **Genuine Bilco**...if it says so on the handle"*



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Window below House



CASEMENT

SIZE TABLES



1-Wide Vent

	(457) (445)	(610) (597)	(711) (699)	(762) (749)	(813) (800)	(914) (902)
Opening	1' 6"	2' 0"	2' 4"	2' 6"	2' 8"	3' 0"
Frame	17 1/2"	23 1/2"	27 1/2"	29 1/2"	31 1/2"	35 1/2"
2' 6"						
3' 0"						
3' 6"						
4' 0"						
4' 6"						
5' 0"						
5' 6"						
6' 0"						

2 w/opposite
Directional Openings

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².
- E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

Not to scale.



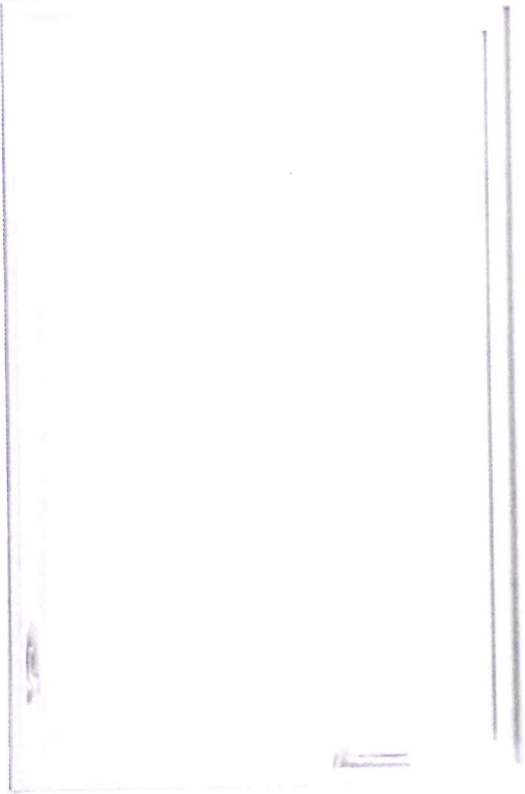
MENU

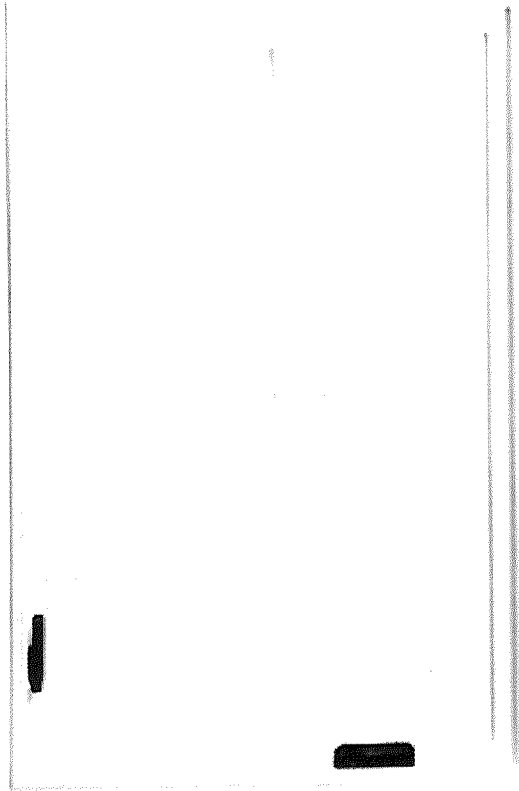
Pella® 350 Series Casement Window ▾

Pella® 350 Series Casement Window

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Pella® 350 Series Casement Window







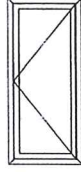
CASEMENT

SPECIAL SIZE FRAME DIMENSIONS

Miscellaneous Formulas



1-WIDE VENT UNIT



MINIMUM

13-1/2" W x 17-1/2" H
(343 x 445)

MAXIMUM

35-1/2" W x 71-1/2" H
(889 x 1 803)

General Notes:

- To convert areas to square meters (m²), multiply square feet by 0.0929.
- Rough Opening = Frame Dimension + 1/2".
- Unit Height must be > Unit Width
- Keep frame dimensions to the nearest 1/8" increment.
- Tempered glass must measure ≥ 18-1/2" diagonally.
- If glass width to height ratio is > 5 to 1, then unit must be tempered.

Miscellaneous Formulas

1-WIDE-VENT	
VISIBLE GLASS	$VGW = FW - 7"$ $VGH = FH - 7"$
ACTUAL GLASS	$AGW = FW - 5-7/8"$ $AGH = FH - 5-7/8"$
VENT AREA	$[(FH - 5.5) \times (COW - 2.5)] / 144$

Clear Opening Formulas

1-WIDE-VENT	
SIDE PIVOT HARDWARE	$((FH - 5.5) \times COW) / 144$
STANDARD HARDWARE	$((FH - 5.5) \times (COW + 4.25)) / 144$
HEAVY DUTY HARDWARE	$((FH - 5.5) \times (COW + 4.25)) / 144$

KEY:

- AGW = Actual Glass Width
- AGH = Actual Glass Height
- FW = Frame Width
- FH = Frame Height
- VGW = Visible Glass Width
- VGH = Visible Glass Height
- COW = Clear opening width
- COH = Clear opening height

Side pivot hardware only available on frame widths of 28" to 32"

The clear opening formulas do not apply to units with FW < 16.25"