Nature of Project: Changes to previously approved
COA 146-16-CA: railing material; windows and doors; addition siding materials; increase height of 5th level addition; new wing walls; change windows in historic building.

APPLICANT: DAVID MAURER,
MAURER ARCHITECTURE
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ Minor Work (staff review) – 1 copy
☐ Major Work (COA Committee review) – 10 copies
  ☐ Additions Greater than 25% of Building Square Footage
  ☐ New Buildings
  ☐ Demo of Contributing Historic Resource
  ☐ All Other

☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 499818
File # CO8-17-CA
Fee $147
Amount Paid $147
Received Date 1/6/17
Received By ACG

Property Street Address 15 West Martin Street

Historic District Moore Square

Historic Property/Levelmark Name (if applicable)

Owner’s Name Jim and Lisa Southern

Lot Size (width in feet) 17 (depth in feet) 68

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>see attached</td>
<td></td>
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</tbody>
</table>
I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

**Applicant**  David Maurer, Maurer Architecture  

**Mailing Address**  115.5 E Hargett St Suite 300

**City**  Raleigh  
**State**  NC  
**Zip Code**  27603

**Date**  1/06/17  
**Daytime Phone**  919.829.4969

**Email Address**  david@maurerarchitecture.com

**Applicant Signature**  [Signature]

---

Will you be applying for rehabilitation tax credits for this project?  
- [ ] Yes  
- [ ] No  

Did you consult with staff prior to filing the application?  
- [ ] Yes  
- [ ] No

---

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.2; p 54-55</td>
<td>Additions</td>
<td>Modifications to previously approved CoA 146-16-CA, including an alternate siding material for the upper portions, different window type and arrangement, alternate railing design, etc.</td>
</tr>
<tr>
<td>4.1; p 52-53</td>
<td>Decks</td>
<td></td>
</tr>
</tbody>
</table>
Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until ______________. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) __________________________ Date __________________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>YES</th>
<th>N/A</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</td>
<td></td>
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<tr>
<td><strong>Minor Work</strong> (staff review) – 1 copy</td>
<td></td>
<td></td>
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<tr>
<td><strong>Major Work</strong> (COA Committee review) – 10 copies</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1. <strong>Written description.</strong> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)</td>
<td>X</td>
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</tr>
<tr>
<td>2. <strong>Description of materials.</strong> Provide samples, if appropriate</td>
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<tr>
<td>3. <strong>Photographs of existing conditions</strong> are required. Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page</td>
<td>X</td>
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<td></td>
</tr>
<tr>
<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>5. <strong>Plot plan</strong> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work</td>
<td></td>
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</tr>
<tr>
<td>6. <strong>Drawings</strong> showing existing and proposed work</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>□ Plan drawings</td>
<td></td>
<td></td>
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<tr>
<td>□ Elevation drawings showing the façade(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Dimensions shown on drawings and/or graphic scale (required)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; snap shots of individual drawings from the big sheet.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <strong>Label Creator</strong> to determine the addresses.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. <strong>Fee</strong> <em>(See Development Fee Schedule)</em></td>
<td>X</td>
<td></td>
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</tbody>
</table>
Maurer Architecture

15 East Martin Street Upper Level Addition Certificate of Appropriateness

Amendments to previously approved CoA 145-16-CA

Description of Scope:

1) Request change of railing from approved 2x2 metal posts with 4x4 wire grid to 2x2 metal posts with stainless steel horizontal cabling.

2) Request change of proposed fourth floor aluminum clad 1 over 1 double hung windows to aluminum clad casement windows with muntin pattern as shown. Proportions of overall window size and glass panes are similar to approved replacement windows in the existing building’s floors two and three. Also requesting a slightly different window locations from the previously approved application.

3) Request change of metal siding on fifth floor to smooth fiber cement panels, painted dark gray.

4) Request addition of 4’ high wing walls adjacent to both sides of elevator tower on Proposed West Elevation in lieu of previously approved railing in these locations.

5) Request 8’ tall aluminum clad double doors at Fourth Level facing south, in lieu of previously approved doors and transoms.

6) Request approval of alternate siding material on Fourth Level facing west and East. Because of the inability to construct a true brick veneer on the side property lines, Synergy Brick Finish panels shall be installed. Color to match brick veneer still planned for south and north walls (brick veneer to turn the corners onto the east and west walls for 1’ depth – see proposed elevations.) See attached literature.

7) Request an additional 2’ in height for Level 5 rooftop roof structure, from the previously approved 8’ ceiling height to a 10’ ceiling height.
MEMBRANE ROOF
W/ PREFINISHED
ALUM. FASCIA

DARK GRAY 4' X 6'
VERTICAL FIBER
CEMENT PANELS

SOLDIER

KOLBE ULTRA SERIES
ALUM CLAD WOOD
FRENCH DOORS

STAIR SHAFT

VISTALUXE OUTSWING
ENTRANCE/DOOR

2X2 METAL POSTS
W/ CABLE RAILING

NASH BRICK COMPANY
"ALBEMARLE 0/S" BRICK
VENNER SLIGHTLY DARKER
THAN EXISTING

PROPOSED SOUTH ELEVATION

LEVEL 5
46'-10"

LEVEL 4
34'-10"

LEVEL 3
22'-10"

LEVEL 2
12'-0"

LEVEL 1
0'-0"

JIM & LISA SOUTHERN RESIDENCE
15 E. MARTIN ST. RALEIGH, NC
JANUARY 6, 2017

MAURER architecture
PROPOSED EAST ELEVATION

MARTIN ST.

JIM & LISA SOUTHERN RESIDENCE
15 E. MARTIN ST. RALEIGH, NC
JANUARY 6, 2017
NORTH - PREVIOUSLY APPROVED COA 145-16-CA
WEST - PREVIOUSLY APPROVED COA 145-16-CA
PROPOSED WEST ELEVATION

MARQUET PLAZA

MECCA

MARTIN ST.

LEVEL 1
0' - 0"

LEVEL 2
12' - 0"

LEVEL 3
22' - 10"

LEVEL 4
34' - 10"

LEVEL 5
46' - 10"

ELEVATOR STRUCTURE

MEMBRANE ROOF WITH PREFINISHED ALUM FASCIA

ROOF 57' - 0"

2X2 METAL POSTS W/ CABLE & RAILING

SENERGY BRICK FINISH TO MATCH FRONT AND REAR

TRUE BRICK VENEER ON NORTH AND SOUTH TO RETURN 1 AT EACH END OF WALL

4' WING WALLS IN LIEU OF RAILING

DARK GRAY 4' X 8' VERTICAL FIBER CEMENT PANELS

KOLBE ULTRA ALUM CLAD CASEMENT WINDOWS

PROPOSED

EXISTING

SOLDIER

JIM & LISA SOUTHERN RESIDENCE
15 E. MARTIN ST. RALEIGH, NC
JANUARY 6, 2017
SECTION VIEW - PREVIOUSLY APPROVED COA 145-16-CA
Senerbrick
Brick finish application technique

Product Bulletin

DESCRIPTION
The look of brick and benefits of EIFS can be achieved by using brick finish techniques that utilize special templates and Senergy 100% acrylic finishes. SENERBICK surfaces yield the appearance of a wide variety of brick veneers over any Senergy wall system or other approved substrates, including prepared interior gypsum wallboard, precast or CMU and insulating concrete forms (ICFs).

PACKAGING
Templates are 3 feet wide x 200 feet long rolls.

COVERAGE
Finish coverage varies depending upon the finish, template selected and application technique.

COLOR AND TEXTURE
Mortar color and brick colors are achieved by using any of 128 standard colors or custom colored finishes.

PREPARATION
Follow Senergy Wall Systems specifications for the installation of the components that are required prior to the finish coat. When the base coat has dried (approximately 24 hours), proceed as follows to achieve brick appearance. For application over other substrates, consult the BASF Wall Systems Technical Service Department.

MIXING
Thoroughly mix the factory-prepared finish with a mixer to a homogeneous consistency. A small amount of clean potable water may be added to adjust workability. Additives are not permitted. Close container when not in use. Clean tools with soap and water immediately after use.

LIMITATIONS
Do not use on flat horizontal surfaces exposed to weather. Sloped surfaces must have a minimum slope of 6:12. Senergy Finishes are not recommended for large sloping surfaces. Apply only when ambient and substrate temperatures will be at least 4°C (40°F) and higher for at least 24 hours. Do not apply in direct sunlight. Applying in sunlight may result in cold joints or color variations. Protect from rain for at least 24 hours.

*Do not apply directly to exterior sheathing.
*Always create a mock up to demonstrate the final appearance of the finished product.
SenerBrick - Brick Finish
Application Technique

1. Start by laying out the brick template design on the ground to mimic the project drawings. Then, cut the template to working lengths and lay it flat with the release tape facing upward on a clean surface. Lay a 2x2 that is 40 inches long along the width of one end of the template. Pull a portion of the release tape up so it can be wrapped around the 2x2 (as shown in this photo). Once you get the release tape started, rolling the 2x2 across the template will assist you in removing the release tape uniformly.

2. Once the release tape has been removed, with the assistance of a couple of helpers, place the template against the wall aligning the template to the predetermined layout line.

3. Immediately use a clean stainless steel trowel to push the template firmly against the prepared wall surface. Avoid snagging the template with the trowel.

   Work within limited areas until you get the feel for how much area you can control comfortably. Do not apply more template than you will be able to finish within a couple of hours.

4. Once the template is secured, trowel the finish diagonally across the template and wall surface. The diagonal method helps to minimize the amount of finish that is pushed under the template. Immediately double back and remove the finish down to the surface of the template. Immediately begin to float the finish with a plastic float in either random or vertical float actions. It is not critical to make the texture perfect. Irregularities actually make the finish look more realistic.

5. As soon as the texturing is complete, remove the template. Pull the template outward, perpendicular to the wall before the finish begins to dry. This technique helps to keep the edges clean and sharp looking.

6. The finished look.

   If you are looking for a distressed color appearance, lightly spray our ANTICOGLAZE (darker contrasting colors of ANTICOGLAZE work better) randomly onto the finish surface prior to the finish float (Step 4) before you remove the template. Float the ANTICOGLAZE lightly and briefly to avoid pushing the ANTICOGLAZE into the finish.
A simple running bond appearance with a sailer bond interval.

The block, accent medallion and running bond appearance (with darker stretcher bond accent rows), are all done in EIFS.

A raking stretcher bond appearance with finished foam shapes to accentuate the wall.

Variations in the brick’s color and positioning create endless design options.

SENERBRICK FINISH allows you to achieve the appearance you want, using one trade and in less time.
SenerBrick - Brick Finish
Application Technique

APPLICATION
Mortar color application:
The SENERBRICK “mortar” color is achieved by trowel applying Senergy Texture Finish over the base coat and floating with a hard trowel or plastic float to a smooth, uniform consistency. Allow approximately 24 hours to dry.

Application of the brick template:
The brick template is a waxed paper with peel-and-stick backing. The template is applied in a running bond pattern over the dried finish that supplies the mortar color. Templates can be matched up easily at the vertical and horizontal ends to continue the selected pattern on large walls. Templates should be applied only to areas that will be completed that day.

Application of the brick finish:
The “brick” color is achieved by trowel applying Senergy SENERFLEX CLASSIC FINISH over the template and then sponging or using a plastic float to float the finish to a uniform consistency. While the finish coat is still wet, the template is carefully peeled away, revealing the underlying mortar color and creating the veneer brick pattern. Other SENERFLEX finishes such as SAHARA, FINE and TEXTURE may be used depending on the type of brick texture desired.

ORDERING

TECHNICAL SUPPORT
Consult our Technical Services Department for specific recommendations concerning all other applications. Consult the web site, www.senergy.basf.com for additional information and for updated literature.

HEALTH, SAFETY AND ENVIRONMENTAL
Read, understand and follow all Safety Data Sheets and product label information for this product prior to use. The SDS can be obtained by visiting www.senergy.basf.com. Use only as directed.

WARRANTY
BASF warrants this product to be free from manufacturing defects and to meet the technical properties on the current Product Bulletin, if used as directed within shelf life. Satisfactory results depend not only on quality products but also upon many factors beyond our control. BASF MAKES NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ITS PRODUCTS. The sole and exclusive remedy of Purchaser for any claim concerning this product, including but not limited to, claims alleging breach of warranty, negligence, strict liability or otherwise, is shipment to purchaser of product equal to the amount of product that fails to meet this warranty or refund of the original purchase price of product that fails to meet this warranty, at the sole option of BASF. In the absence of an extended warranty issued by BASF, any claims concerning this product must be received in writing within one (1) year from the date of shipment and any claims not presented within that period are waived by Purchaser. BASF WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR PUNITIVE DAMAGES OF ANY KIND.

Purchaser must determine the suitability of the products for the intended use and assumes all risks and liabilities in connection therewith. This information and all further technical advice are based on BASF’s present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights, nor shall any legal relationship be created by or arise from the provision of such information and advice. BASF reserves the right to make any changes according to technological progress or further developments. The Purchaser of the Product(s) must test the product(s) for suitability for the intended application and purpose before proceeding with a full application of the product(s). Performance of the product described herein should be verified by testing and carried out by qualified experts.
Artcast®
EIFS/Stucco Adhesive
Stencil Templates
Available in many patterns, sizes, thickness, rolls or sheets
CUSTOM DESIGNS AVAILABLE

- **Regular Face Brick (S,R)**
  - 2 1/4" x 7 3/4" Brick with 1/2" Mortar

- **Utility Brick (S)**
  - 3 5/8" x 11 5/8" Brick with 1/2" Mortar

- **California Face Brick (S)**
  - 2 1/4" x 7 5/8" Brick with 3/8" Mortar

- **Regular Face Soldier Course (S)**

- **California Face Soldier Course (S)**

- **Running Bond (S,R)**
  - 4" x 7 3/4" Brick with 1/2" Mortar

- **Mid-Town Stucco (S,R)**
  - 3" x 10 1/2" Brick with 1/2" Mortar

- **Cinder Block (S,R)**
  - 8 1/2" x 15 3/4" Brick with 3/4" Mortar

- **Soldier Course (S,R)**

- **Metric Face Brick (S,R)**
  - 2" x 7 7/8" Brick with 3/8" Mortar

- **Metric Soldier Course (S,R)**

- **Queens Brick (S)**
  - 2 3/4" x 7 7/8" Brick with 3/8" Mortar

- **Queens Soldier Course (S)**

- **Hudson Brick (S)**
  - 3 5/8" x 11 1/2" Brick with 1/2" Mortar

**S** - Available in sheets (width and length vary by pattern)
**R** - Available in rolls (.022 thickness only)
All stencils sold in 500 sq. ft. increments.
ULTRA SERIES
INSWING PATIO DOORS
ELEVATION DRAWINGS

* NOTE: Grilles configuration shown are typical for width and height combinations shown.

<table>
<thead>
<tr>
<th>Unit Dim.</th>
<th>Rgh. Opt.</th>
<th>Glass Size</th>
<th>2' 6-1/4&quot;</th>
<th>3' 0-1/4&quot;</th>
<th>4' 11-7/16&quot;</th>
<th>5' 11-7/16&quot;</th>
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<tr>
<td>2' 6-3/4&quot;</td>
<td>3' 0-3/4&quot;</td>
<td>4' 11-15/16&quot;</td>
<td>26-5/16&quot;</td>
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* SPU2666
* SPU3066
* SPU4166
* SPU5166

WITH DIVIDED LITES

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<th>7' 11-17/32&quot;</th>
<th>8' 0&quot;</th>
<th>81-11/16&quot;</th>
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<td>81-11/16&quot;</td>
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<td>SPU3080</td>
<td>SPU41180</td>
<td></td>
<td>SPU51180</td>
</tr>
</tbody>
</table>

* SPU2680
* SPU3080
* SPU41180
* SPU51180
ULTRA ENTRANCE DOOR SERIES
ULTRA DOOR PANEL
Vertical
FLAT PANEL
7/8" INSULATED GLASS
12 5/8" BOTTOM RAIL

PANEL DETAIL

Kolbe® windows & doors
5/06/11

Drawings Not To Scale
Specifications Subject to Change Without Notice

ULTRA ENTRANCE 47.30
ALL SERIES
All Wood Products (except TerraSpan doors)
Interior Removable Grille with Surrounds

9/16" Insulated Glass

Beveled 7/8" [22 mm]

1/8" [3 mm] 1/8" [3 mm]

GLASS SIZE

GLASS OPENING

Ovolo 7/8" [22 mm]

1/32" [1 mm] 1/32" [1 mm]

GRILL OPENING

Beveled 1 1/8" [29 mm]

27/32" [21 mm] 27/32" [21 mm]

Ovolo 1 1/8" [29 mm]

17/32" [13 mm] 17/32" [13 mm]

7/8" Insulated Glass

Beveled 7/8" [22 mm]

Ovolo 7/8" [22 mm]

Beveled 1 1/8" [29 mm]

Ovolo 1 1/8" [29 mm]
# ULTRA SERIES
French Casement Windows
(outswing, roto operation; double-wide opg)

<table>
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<tr>
<th>F.S.</th>
<th>R.O.</th>
<th>G.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3'-4&quot;</td>
<td>3'-4 1/2&quot;</td>
<td>15 15/32&quot;</td>
</tr>
<tr>
<td>4'-0&quot;</td>
<td>4'-0 1/2&quot;</td>
<td>19 15/32&quot;</td>
</tr>
<tr>
<td>5'-0&quot;</td>
<td>5'-0 1/2&quot;</td>
<td>25 15/32&quot;</td>
</tr>
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## Diagram:
- UFN23
- UFW23
- UFX23
- UFN236
- UFW236
- UFX236*
- UFN24
- UFW24
- UFX24*
- UFN246
- UFW246
- UFX246*
- UFN25
- UFW25
- UFX25*
- UFN256
- UFN26

**NOTES:**
- All measurements are nominal. For Rough Opening statement, please go to http://www.kolbe-koelbe.com/RO
- Venting is viewed from the exterior.
- Grilles are optional. Follow chart down from top row and across from left column to determine grille configurations.
*Units meet most national Emergency Escape & Rescue Opening (egress) requirements.

**F.S.** = Frame Size (Frame Size = Unit Dimension)
**R.O.** = Rough Opening
**G.S.** = Glass Size (Glass sizes are shown per sash.)
ULTRA SERIES
Push-Out French Casement
With Swinging Screen option
Double Pane Glass
Horizontal Cross Section

4 9/16"
5 7/8" [116 mm]
[149 mm]

D.L.O.
2 5/8"
[67 mm]

2 5/8"
[67 mm]

2 5/8"
[4 mm]

3/16"
[4 mm]

D.L.
2 5/8"
[67 mm]

SECONDARY SASH WIDTH

PRIMARY SASH WIDTH

FRAME WIDTH

ROUGH OPENING

1/4"
[6 mm]
ULTRA SERIES
Push-Out French Casement
With Swinging Screen option
Double Pane Glass
Vertical Cross Section
ULTRA SERIES
Push-Out Casement
Standard Mullion - Operating to Operating
No Screen

2 1/4"
[57 mm]

2 5/8"
[67 mm]

2 5/8"
[67 mm]

7 1/8"
[181 mm]

Kolbe ® windows & doors
10/27/1
LTRARI SERIES
Push-Out Casements with Single & Multi-Point Locks - E Series

Kolbe® windows & doors

| R.O.  | G.S.  | 3'-0" | 6'-0" | 9'-0"
|-------|-------|-------|-------|-------
|       |       | 29 7/8" | 29 7/8" | 29 7/8"

KUE13
KUE23
KUE33

KUE136
KUE236
KUE336

KUE14
KUE24
KUE34

KUE146
KUE246
KUE346

KUE15
KUE25
KUE35

KUE156
KUE256
KUE356

KUE16
KUE26
KUE36

*ITES: All measurements are nominal. For Rough Opening statement, please go to http://www.kolbe-kolbe.com/RO
specify push-out casement when ordering. Specify left or right venting for single units. Venting is viewed from the exterior.
iles are optional. The grille configurations shown for a single sash are typical for each sash of mulled units.
S. = Frame Size    R.O. = Rough Opening    G.S. = Glass Size (Glass sizes are shown per panel.)
ULTRA SERIES
Push-out Casement
Impact Insulating IPD3
Horizontal Cross Section
ULTRA SERIES
Push-out Casement
Impact Insulating IPD3
Vertical Cross Section

5 7/8"
[149 mm]

4 9/16"
[116 mm]

1 7/16"
[37 mm]

3 9/16"
[90 mm]

2 5/8"
[67 mm]

D.L.O.

2 5/8"

3 9/16" [67 mm]
[90 mm]

1 7/16"
[37 mm]

FRAME HEIGHT
All Wood Products (except TerraSpan doors)
Performance Divided Lites (PDL)
# Sizes & Size Limitations

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<tr>
<th>1' 8&quot;</th>
<th>2' 0&quot;</th>
<th>2' 4&quot;</th>
<th>2' 6&quot;</th>
<th>2' 8&quot;</th>
<th>3' 0&quot;</th>
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<tr>
<td>1' 8-1/2&quot;</td>
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<td>2' 6-1/2&quot;</td>
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<td>2' 4-1/2&quot;</td>
<td>2' 6-1/2&quot;</td>
<td>2' 8-1/2&quot;</td>
<td>3' 0-1/2&quot;</td>
</tr>
</tbody>
</table>

### Casements (venting)
- Crank-Out (venting), Width: 1' 4" - 3' 0"
- Crank-Out (venting), Height: 1' 6" - 6' 0"

### Awnings (venting)
- Crank-Out (venting), Width: 1' 4" - 3' 0"
- Crank-Out (venting), Height: 1' 4" - 3' 0"

### Picture Units (sash set stationary)
- **Width**: 1' 4" - 9' 0"
- **Height**: 1' 4" - 7' 0"

### Mulled Assemblies**
- **Width**: 1' 4" - 9' 0"
- **Height**: 1' 4" - 7' 0"

*Not available with locks.

**Accessories are available for mulls.

Custom sizes may be available within the size limitations shown. Other limitations may apply as well. Custom products may incur additional costs and/or longer lead times.

---

### In set stationary)

<table>
<thead>
<tr>
<th>1' 8&quot;</th>
<th>2' 0&quot;</th>
<th>2' 4&quot;</th>
<th>2' 6&quot;</th>
<th>2' 8&quot;</th>
<th>3' 0&quot;</th>
<th>3' 6&quot;</th>
<th>4' 0&quot;</th>
<th>4' 6&quot;</th>
<th>5' 0&quot;</th>
<th>5' 6&quot;</th>
<th>6' 0&quot;</th>
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<tbody>
<tr>
<td>1' 8-1/2&quot;</td>
<td>2' 0-1/2&quot;</td>
<td>2' 4-1/2&quot;</td>
<td>2' 6-1/2&quot;</td>
<td>2' 8-1/2&quot;</td>
<td>3' 0-1/2&quot;</td>
<td>3' 6-1/2&quot;</td>
<td>4' 0-1/2&quot;</td>
<td>4' 6-1/2&quot;</td>
<td>5' 0-1/2&quot;</td>
<td>5' 6-1/2&quot;</td>
<td>6' 0-1/2&quot;</td>
</tr>
<tr>
<td>1' 8-1/2&quot;</td>
<td>2' 0-1/2&quot;</td>
<td>2' 4-1/2&quot;</td>
<td>2' 6-1/2&quot;</td>
<td>2' 8-1/2&quot;</td>
<td>3' 0-1/2&quot;</td>
<td>3' 6-1/2&quot;</td>
<td>4' 0-1/2&quot;</td>
<td>4' 6-1/2&quot;</td>
<td>5' 0-1/2&quot;</td>
<td>5' 6-1/2&quot;</td>
<td>6' 0-1/2&quot;</td>
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</tbody>
</table>

### Rough Opening Statement:
http://www.kobe-kolbe.com/ro

### More about Emergency Escape:
http://www.kobe-kolbe.com/egress

### More about Multiple Assemblies:
http://www.kobe-kolbe.com/mull
## Sizes & Size Limitations

<table>
<thead>
<tr>
<th>1' 8&quot;</th>
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<th>2' 4&quot;</th>
<th>2' 6&quot;</th>
<th>2' 8&quot;</th>
<th>3' 0&quot;</th>
<th>3' 4&quot;</th>
<th>3' 6&quot;</th>
<th>4' 0&quot;</th>
<th>4' 6&quot;</th>
<th>5' 0&quot;</th>
<th>5' 6&quot;</th>
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<tbody>
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<td>2' 0&quot;</td>
<td>2' 4&quot;</td>
<td>2' 6&quot;</td>
<td>2' 8&quot;</td>
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<td>4' 0&quot;</td>
<td>4' 6&quot;</td>
<td>5' 0&quot;</td>
<td>5' 6&quot;</td>
<td>6' 0&quot;</td>
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<tr>
<td>1' 8&quot;</td>
<td>2' 0&quot;</td>
<td>2' 4&quot;</td>
<td>2' 6&quot;</td>
<td>2' 8&quot;</td>
<td>3' 0&quot;</td>
<td>3' 4&quot;</td>
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<td>4' 0&quot;</td>
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<td>5' 0&quot;</td>
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<tr>
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<td>2' 0&quot;</td>
<td>2' 4&quot;</td>
<td>2' 6&quot;</td>
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<td>2' 0&quot;</td>
<td>2' 4&quot;</td>
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### & Outswing Doors

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<th>Double Doors</th>
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<td>3' 2&quot;</td>
<td>3' 4&quot;</td>
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<td>5-0</td>
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<td>5-4</td>
<td>6-0</td>
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<tr>
<td>6' 25/32&quot;</td>
<td>5&quot; 22/32&quot;</td>
</tr>
<tr>
<td>6' 6-25/32&quot;</td>
<td>6&quot; 2-25/32&quot;</td>
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<tr>
<td>2-10/12&quot;</td>
<td>2' 10/12&quot;</td>
</tr>
<tr>
<td>3' 2-1/2&quot;</td>
<td>3' 4-1/2&quot;</td>
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<tr>
<td>4-0-25/32&quot;</td>
<td>5' 25/32&quot;</td>
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<td>60-7/8&quot;</td>
<td>64-7/8&quot;</td>
</tr>
<tr>
<td>72-7/8&quot;</td>
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<td>3-0 x 1-0</td>
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<td>5-0 x 1-0</td>
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<tr>
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<td>6-0 x 1-4</td>
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<td>3-0 x 1-6</td>
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<td>4-0 x 1-6</td>
<td>5-0 x 1-6</td>
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<td>5-4 x 1-6</td>
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<td>5-0 x 2-6</td>
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<td>5-4 x 2-6</td>
<td>6-0 x 2-6</td>
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### Size Limitations

<table>
<thead>
<tr>
<th>Direct Set Units</th>
<th>Min</th>
<th>Max</th>
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<tbody>
<tr>
<td>Width</td>
<td>1' 4&quot;</td>
<td>7' 0&quot;</td>
</tr>
<tr>
<td>Height</td>
<td>1' 4&quot;</td>
<td>10' 0&quot;</td>
</tr>
</tbody>
</table>

**Direct Set Corner Units**

- Factory-Assembled with/without corner post
- Box Size Width: 12" - 72"
- Box Size Height: 15" - 120"
- Factory-Glazed with corner post
- Combined left & right width: 84"
- Height: 110"

*Units beyond the factory-glazed limit will be shipped as a kit that requires field assembly and glazing.

### Complementary Products

<table>
<thead>
<tr>
<th>Folding Doors</th>
<th>Min</th>
<th>Max</th>
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</thead>
<tbody>
<tr>
<td>Basic Jamb</td>
<td>6-9/16&quot;</td>
<td></td>
</tr>
<tr>
<td># Panels per Side</td>
<td>8 panels</td>
<td></td>
</tr>
<tr>
<td>Unobstructed Views</td>
<td>45 feet</td>
<td></td>
</tr>
<tr>
<td>Panel Width:</td>
<td>23-3/4&quot;</td>
<td>39-3/8&quot;</td>
</tr>
<tr>
<td>Panel Height:</td>
<td>72&quot;</td>
<td>120&quot;</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Multi-Slide Doors</th>
<th>Min</th>
<th>Max</th>
</tr>
</thead>
<tbody>
<tr>
<td>Panel Width:</td>
<td>23-3/4&quot;</td>
<td>47-3/4&quot;</td>
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<tr>
<td>Panel Height:</td>
<td>33-9/16&quot;</td>
<td>120&quot;</td>
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<tr>
<td>Maximum Panels Per Unit:</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

*Limitations shown. Other limitations may apply as well. Custom products may incur additional costs and/or longer lead times.

Rough Opening Statement: http://www.kolbe-kolbe.com/ro
More about Multiple Assemblies: http://www.kolbe-kolbe.com/mull
## VistaLuxe® Collection Doors

<table>
<thead>
<tr>
<th>Single Doors</th>
<th>French Doors (Double-Wide Opening)</th>
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<tbody>
<tr>
<td></td>
<td>2-0</td>
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<tr>
<td>Width:</td>
<td>26-1/2&quot;</td>
</tr>
<tr>
<td>Glass Size†</td>
<td>18-7/8&quot;</td>
</tr>
<tr>
<td>lass Size‡</td>
<td>14-7/8&quot;</td>
</tr>
<tr>
<td>70-9/16&quot;</td>
<td>66-15/16&quot;</td>
</tr>
<tr>
<td></td>
<td>74-9/16&quot;</td>
</tr>
<tr>
<td>85-9/16&quot;</td>
<td>82-15/16&quot;</td>
</tr>
</tbody>
</table>

*Applies to units with standard sill, 3" stiles & top rail, and 5" bottom rail
†Applies to units with standard sill, 3" stiles & top rail, and 10" bottom rail

### Size Limitations

#### Swinging Doors

<table>
<thead>
<tr>
<th>Width</th>
<th>Min</th>
<th>Max</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>1&quot; 6&quot;</td>
<td>3' 6&quot;</td>
</tr>
</tbody>
</table>

Custom sizes may be available within the size limitations shown. Other limitations may apply as well. Custom products may incur additional costs and/or longer lead times. Please ask your dealer for more information.

---


More about Multiple Assemblies: [http://www.kolbe-kolbe.com/mull](http://www.kolbe-kolbe.com/mull)
### VistaLuxe Collection Crank-Out Casements
with Dyad or Dual-Arm Operators & Adjustable Bar Hinges

| Meets Most Codes | Kolbe Standard Size (box callout) | Area (ft²) | Width (in.) | Height (in.) | Daylight Area (ft²) | Vent Area (ft²) | Frame Area (ft²) |
|------------------|----------------------------------|------------|-------------|--------------|---------------------|----------------|-----------------|-----------------|----------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| no               | 1/4” x 2’0”                     | 1.15       | 8 7/32      | 20 3/32      | 1.57               | 1.77              | 2.67           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 2’5”                     | 1.49       | 8 7/32      | 26 3/32      | 2.05               | 2.30              | 3.33           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 3’0”                     | 1.83       | 8 7/32      | 32 3/32      | 2.53               | 2.83              | 4.00           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 3’5”                     | 2.17       | 8 7/32      | 38 3/32      | 3.02               | 3.36              | 4.67           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 4’0”                     | 2.52       | 8 7/32      | 44 3/32      | 3.50               | 3.88              | 5.53           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 4’5”                     | 2.86       | 8 7/32      | 50 3/32      | 3.98               | 4.41              | 6.34           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 5’0”                     | 3.20       | 8 7/32      | 56 3/32      | 4.46               | 4.94              | 6.67           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 5’5”                     | 3.54       | 8 7/32      | 62 3/32      | 4.94               | 5.47              | 7.33           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |
| no               | 1/4” x 6’0”                     | 3.89       | 8 7/32      | 68 3/32      | 5.42               | 6.00              | 8.00           | 12.5625        | 20.5625        | 16.00          | 24.00          | 16.00          | 24.00          | 16.00          | 24.00          |

### Glass Size

<table>
<thead>
<tr>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Dyad Operator w/13” Adjustable Bar Hinge</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.5625</td>
<td>20.5625</td>
<td>16.00</td>
<td>24.00</td>
<td>16.00</td>
<td>24.00</td>
<td>Dyad operators used on unit widths smaller than 24” and larger; 10” hinge used on unit widths equal to 30” and smaller</td>
</tr>
<tr>
<td>16.5625</td>
<td>20.5625</td>
<td>20.00</td>
<td>24.00</td>
<td>20.00</td>
<td>24.00</td>
<td>Dyad operators used on unit widths smaller than 24” and larger; 10” hinge used on unit widths equal to 30” and smaller</td>
</tr>
<tr>
<td>20.5625</td>
<td>20.5625</td>
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<td>24.00</td>
<td>24.00</td>
<td>24.00</td>
<td>Dyad operators used on unit widths smaller than 24” and larger; 10” hinge used on unit widths equal to 30” and smaller</td>
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### Frame Size

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<th>Height (in.)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Dyad Operator w/13” Adjustable Bar Hinge</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.5625</td>
<td>20.5625</td>
<td>16.00</td>
<td>24.00</td>
<td>16.00</td>
<td>24.00</td>
<td>Dyad operators used on unit widths smaller than 24” and larger; 10” hinge used on unit widths equal to 30” and smaller</td>
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<td>16.5625</td>
<td>20.5625</td>
<td>20.00</td>
<td>24.00</td>
<td>20.00</td>
<td>24.00</td>
<td>Dyad operators used on unit widths smaller than 24” and larger; 10” hinge used on unit widths equal to 30” and smaller</td>
</tr>
<tr>
<td>20.5625</td>
<td>20.5625</td>
<td>24.00</td>
<td>24.00</td>
<td>24.00</td>
<td>24.00</td>
<td>Dyad operators used on unit widths smaller than 24” and larger; 10” hinge used on unit widths equal to 30” and smaller</td>
</tr>
</tbody>
</table>

### Notes:
- Meets most national building codes for Emergency Escape & Rescue requirements.
- Clear opening charts apply only to rectangle-shaped units unless otherwise specified.
- Clear openings are based upon the window being open to 90 degrees.

GS = Glass Size; FS = Frame Size

Rough Opening Statement: http://www.kolbe-kolbe.com/ro

VistaLuxe-misc-ClearOpenings-Sizes.pdf
04/05/2015
### VistaLuxe Collection Crank-Out Awnings with Adjustable Bar Hinges

<table>
<thead>
<tr>
<th>Meets Most Codes (box callout)</th>
<th>Kolbe Standard Size (foot callout)</th>
<th>Area (sq ft)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Daylight Area (sq ft)</th>
<th>Vent Area (sq ft)</th>
<th>Frame Area (sq ft)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
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</tbody>
</table>

**NOTES:**

- **yes** = Meets most national building codes for Emergency Escape & Rescue requirements (based on adjustments as noted below).

Clear opening charts apply only to rectangle-shaped units unless otherwise specified.

Clear openings determined after unhooking and retracting operator arms, then pushing the sash open to 90 degrees.

Wide awning operators are used on standard performance units with frame sizes greater than 20-3/8".

Narrow awning operators are used on standard performance units with frame sizes less than or equal to 20-3/8".

### Glass Size

<table>
<thead>
<tr>
<th>Width (in.)</th>
<th>Height (in.)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
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### Frame Size

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<th>Width (in.)</th>
<th>Height (in.)</th>
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### EER CLEAR OPENING

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<th>Height (in.)</th>
<th>Width (in.)</th>
<th>Height (in.)</th>
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</table>

**Clear Opening Statement:** http://www.kobe-kolbe.com/ro

<table>
<thead>
<tr>
<th>EER CLEAR OPENING</th>
<th>GLASS SIZE</th>
<th>FRAME SIZE</th>
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</thead>
<tbody>
<tr>
<td>Size</td>
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<td>Area 2 Open (ft²)</td>
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<td>27 11/32</td>
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<tr>
<td>16.18</td>
<td>33.21</td>
<td>29 11/32</td>
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<tr>
<td>18.39</td>
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<td>29.30</td>
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<td>18.12</td>
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</tr>
<tr>
<td>22.09</td>
<td>45.20</td>
<td>33 11/32</td>
</tr>
</tbody>
</table>

codes for Emergency Escape & Rescue requirements

codes for Means of Egress

n to 90 degrees.

ris as standard.

s an acceptable emergency escape and rescue opening per the local building inspector.

ing heights shown here.

t opening widths shown here for each active panel.

to Clear Opg Width (in.)

1 active

2 active (French)

(varies)

to Clear Opg Ht (in.)

GS + 2.4688

(GS*2) + 6.4688

FS + 6.5625

GS + 3.8438

FS + 2.5938

Rough Opening Statement: http://www.kolbe-kolbe.com/ro


More about Multiple Assemblies: http://www.kolbe-kolbe.com/mull
### 1-3/4" or 2-1/4" Thick Panels

<table>
<thead>
<tr>
<th>EER CLEAR OPENING</th>
<th>GLASS SIZE</th>
<th>FRAME SIZE</th>
</tr>
</thead>
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<td>arid size)</td>
<td>Area 1 Open (R²)</td>
<td>Area 2 Open (R²)</td>
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<tr>
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<tr>
<td>16.09</td>
<td>-</td>
<td>29 9/32</td>
</tr>
<tr>
<td>18.20</td>
<td>-</td>
<td>33 9/32</td>
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<tr>
<td>12.28</td>
<td>-</td>
<td>21 9/32</td>
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<td>29 9/32</td>
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<tr>
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<td>29 9/32</td>
</tr>
<tr>
<td>21.99</td>
<td>-</td>
<td>33 9/32</td>
</tr>
</tbody>
</table>

| 16.09 | 33.02 | 29 9/32 | 60 3/32 | 79 1/8 | 25.87 | 35.18 | 38.03 | 16.09 | 33.02 | 29 9/32 | 60 3/32 | 79 1/8 | 25.87 | 35.18 | 38.03 |
| 15.75 | 32.38 | 27 9/32 | 56 3/32 | 83 1/8 | 25.21 | 34.65 | 37.49 | 15.75 | 32.38 | 27 9/32 | 56 3/32 | 83 1/8 | 25.21 | 34.65 | 37.49 |
| 16.90 | 34.69 | 29 9/32 | 60 3/32 | 83 1/8 | 27.31 | 36.96 | 39.88 | 16.90 | 34.69 | 29 9/32 | 60 3/32 | 83 1/8 | 27.31 | 36.96 | 39.88 |
| 19.21 | 39.31 | 33 9/32 | 68 3/32 | 83 1/8 | 31.52 | 41.58 | 44.66 | 19.21 | 39.31 | 33 9/32 | 68 3/2 | 83 1/8 | 31.52 | 41.58 | 44.66 |
| 18.02 | 37.05 | 27 9/32 | 56 3/32 | 95 1/8 | 29.19 | 39.66 | 42.73 | 18.02 | 37.05 | 27 9/32 | 56 3/32 | 95 1/8 | 29.19 | 39.66 | 42.73 |
| 19.34 | 39.70 | 29 9/32 | 60 3/32 | 95 1/8 | 31.63 | 42.30 | 45.45 | 19.34 | 39.70 | 29 9/32 | 60 3/32 | 95 1/8 | 31.63 | 42.30 | 45.45 |
| 21.99 | 44.98 | 33 9/32 | 68 3/32 | 95 1/8 | 36.51 | 47.58 | 50.89 | 21.99 | 44.98 | 33 9/32 | 68 3/32 | 95 1/8 | 36.51 | 47.58 | 50.89 |

Codes for Emergency Escape & Rescue requirements.
Codes for Means of Egress.
To 90 degrees.
I as standard.
Acceptable emergency escape and rescue opening per the local building inspector.
* for non-thermal to the clear opening heights shown here.

<table>
<thead>
<tr>
<th>to Clear Opg Width</th>
<th>to Clear Opg Width</th>
<th>to Clear Opg Ht</th>
</tr>
</thead>
<tbody>
<tr>
<td>(in.)</td>
<td>(in.)</td>
<td>(ft.)</td>
</tr>
<tr>
<td>1 active</td>
<td>(GS*2) + 6.2188</td>
<td>GS + 6.3125</td>
</tr>
<tr>
<td>GS + 2.3438</td>
<td>GS + 6.6875</td>
<td>FS + 2.8750</td>
</tr>
</tbody>
</table>

VISTALUXE™ COLLECTION - Flush Style
One-Wide Active Outswing Door with Triple Pane Glass & 2-1/8" Thick Panel
Horizontal Cross Section

7/8" [22 mm]

4 9/16" JAMB
4 9/16" AND LARGER JAMB DEPTHS AVAILABLE)

1" [25 mm]

1/4" [6 mm]

4" [102 mm] D.L.O. 4 1/16" [103 mm]

FRAME WIDTH

ROUGH OPENING

1/4" [6 mm]
VISTALUXE™ COLLECTION - Flush Style
Active Outswing Door with Triple Pane Glass,
2-1/8" Thick Panel & Standard Sill
Vertical Cross Section

ROUGH OPENING
FRAME HEIGHT
D.L.O.

1/2" [13 mm]
4" [102 mm]
6 3/16" [157 mm]

1" [25 mm]

4 9/16" JAMB
(4 9/16" AND LARGER JAMB DEPTHS AVAILABLE)
VISTALUXE™ COLLECTION - Flush Style
Direct Set with Triple Pane Glass & 3-1/8" Jambs
Horizontal Cross Section

Kolbe® windows & doors
1/7/16
VISTALUXE™ COLLECTION - Flush Style
Direct Set with Triple Pane Glass & 3-1/8" Jambs
Vertical Cross Section

1/2" [13 mm]

1 9/16" [40 mm]

FRAME HEIGHT

7/8" [22 mm]

D.L.O.

ROUGH OPENING

PDL BAR STOF

1" [25 mm]

3 1/8" [79 mm]

Kolbe® windows & doors
5/19/16