

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** Curtis Property Management Corp, represented by Jeremy Morrison

**LOCATION:** Old and Historic Alexandria District  
115 South Union Street

**ZONE:** CD/Commercial Downtown Zone

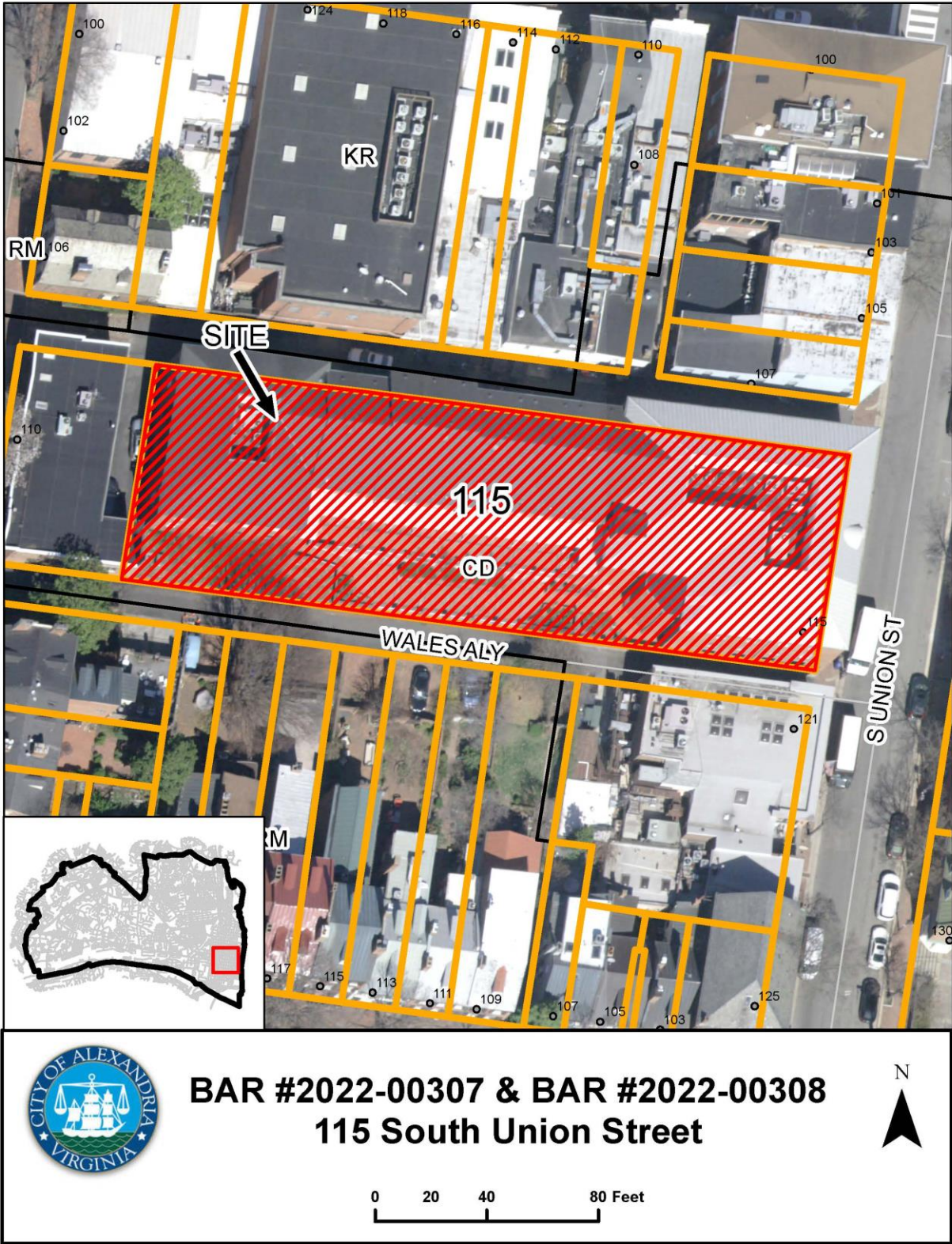
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2022-00308) and Certificate of Appropriateness (BAR #2022-00307) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add two windows to the second level of the north, alley-facing, elevation of 115 South Union Street. This will require the demolition of 184 square feet of masonry, 92 square feet per window.

### Site context

The alley to the north of the subject property, adjacent to the elevation where the proposed windows will be added, is public. The entire elevation is visible from the alley and South Union Street. The alley to the south of the building is also public, but the proposed changes will not be visible from this alley.

## **II. HISTORY**

With a vote of 5 – 0, the Board of Architectural Review approved working drawings for this three-story brick commercial building on September 2, 1987 (BAR87-154). Documents associated with the site plan, ST86-038, indicate that the building was completed and ready for inspection by January of 1990.

### *Previous BAR Approvals*

Due to the commercial nature of the building, the BAR approved numerous sign permits since its construction.

In addition to sign permits, the BAR approved BAR2018-00503 and BAR2018-00504 on December 19, 2018 to partially demolish and capsulate much of the front/east elevation and small areas on the other elevations, and to construct a small addition on the south elevation. The Board also approved a Waiver and Rooftop HVAC Screening at this hearing. In January of 2020, staff approved a minor amendment to make changes to garage doors and some storefront windows.

## **III. ANALYSIS**

### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulizing or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Because the building dates to the late 20<sup>th</sup> century, the proposed demolition/capsulation does not impact any historic material. This commercial building is without individual historical interest or uncommon architectural elements and none of the criteria for demolition and capsulation in the zoning ordinance are met and the Permit to Demolish/Capsulate should be granted.

#### Certificate of Appropriateness

The *Design Guidelines* note that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” As noted above, this is not an historic building so the primary concern of the Board should be whether these proposed windows are appropriate to the building and its surroundings. Figure 1, photographs taken from South Union Street, depicts the existing wall without windows and the proposed wall with windows. Staff finds that the addition of these windows greatly improve the appearance of this elevation, giving the blank wall a more welcoming and less austere look. The windows activate the elevation. The replication of the existing windows will provide a unified look to the overall building. The submitted specifications for the proposed windows indicate that the aluminum storefront system and the



Pilkington glazing comply with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.



Figure 1: Existing and proposed with target area circled

Staff therefore recommends approval of the project.

#### **STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

### **III. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

#### **Zoning**

F-1 Proposed new windows comply with zoning.

#### **Code Administration**

C-1 Apply to add window, building permit is required.

#### **Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this

time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the side of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 No archaeology oversight is necessary for this undertaking.

**V. ATTACHMENTS**

*1 – Application Materials*

*2 – Supplemental Materials, including “Rev 2\_Proposed Window Changes 2022 Elevations\_070522”*

ADDRESS OF PROJECT: 115 S. Union Street. Alexandria VA

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☒ Business *(Please provide business name & contact person)*Name: Jeremy MorrisonAddress: 5620 Linda LaneCity: Camp Springs State: MD Zip: 20748Phone: 202 770 7065 E-mail: jeremy@curtisinvestments.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Laura Escobar Phone: 703 548 4405E-mail: lescobar@ritternorton.com**Legal Property Owner:**Name: Curtis property management corp.Address: 5620 Linda LaneCity: Temple Hills State: MD Zip: 20748Phone: (301) 702-3200 E-mail: jeremy@curtisinvestments.com

- ☐ Yes ☐ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  

☐ awning  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☒ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Addition of two alley-facing windows to an existing building. Second level.

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**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.

☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ ☐ Description of the reason for demolition/encapsulation.

☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☒ FAR & Open Space calculation form.
- ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☒ Existing elevations must be scaled and include dimensions.
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_.
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet or bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.



**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**Signature:  \_\_\_\_\_Printed Name: Laura EscobarDate: 06/21/2022



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

### A. Property Information

A1.  Street Address RB  Zone

A2.  x  =  0.00

Total Lot Area      Floor Area Ratio Allowed by Zone      Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> 0.00 Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text"/> 0.00 Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text"/> 0.00 Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract B2 from B1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Other** <input type="text"/>	Other** <input type="text"/>	
<b>B1. Total Gross</b> <input type="text"/> 0.00	<b>B2. Total Exclusions</b> <input type="text"/> 0.00	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> 0.00 Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Proposed Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C2. <input type="text"/> 0.00 Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	C3. <input type="text"/> 0.00 Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract C2 from C1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
<b>C1. Total Gross</b> <input type="text"/> 0.00	<b>C2. Total Exclusions</b> <input type="text"/> 0.00	

### D. Total Floor Area

D1.  0.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  0.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_ Date: 06/21/2022

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 115 S Union Street, LLC	5620 Linda Lane Camp Springs, MD 20748	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 115 S Union Street, LLC Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 115 S Union Street, LLC	5620 Linda Lane Camp Springs, MD 20748	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/21/2022

Date

George T. Curtis III

Printed Name

Signature

Proposed Window Changes  
115 S. Union St, Alexandria, VA 22314  
07/05/2022



EXISTING



PROPOSED WINDOW CHANGES



# Proposed Window Changes

115 S. Union St, Alexandria, VA 22314

07/05/2022



EXISTING

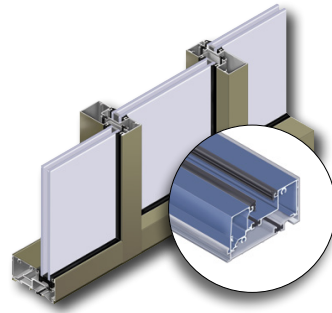


PROPOSED WINDOW CHANGES



## Series 3000 Thermal Multiplane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



SERIES 3000 THERMAL MULTIPLANE

SERIES 3000 THERMAL MULTIPLANE

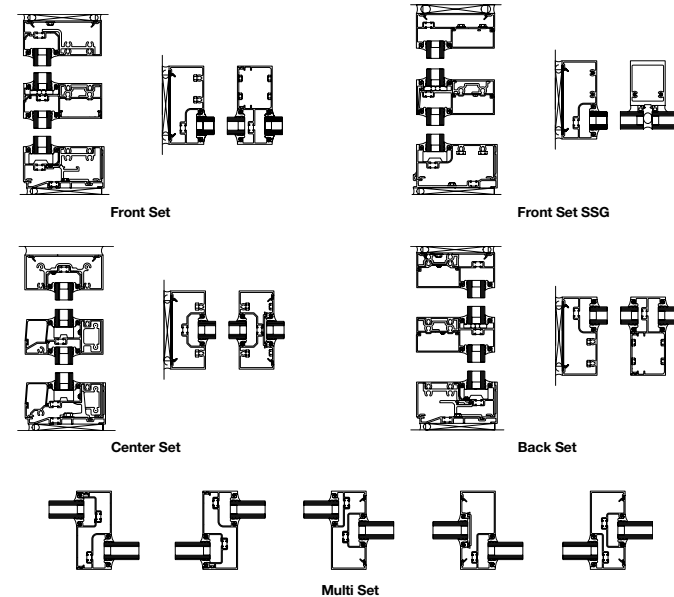


First Community Credit Union, St. Louis, MO  
Architect: TRJ Architects

### Features

- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

### Product Details



### Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
  - 32 with clear glass (Center and Front Set)
  - 37 with laminated glass (Center Set)
  - 38 with laminated glass (Front Set)
- OITC per ASTM E90:
  - 26 with clear glass (Center and Front Set)
  - 30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:
  - U-factor = 0.33, CRF = 68 Captured (Front Set)
  - U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
  - U-factor = 0.32, CRF = 63 Captured (Center Set)
- NFRC Certified and Thermal Performance Characteristics per AAMA 507

**SystemSelect™** **Glass Product Builder**  
Performance Datasheet

Designed by/for: Date: 6/2/2022

ARCHITECTURAL GUIDE SPECIFICATION  
SECTION 088000 GLAZING

Note to Specifiers:  
The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 088000), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

**APPROVED GLASS FABRICATOR** **Oldcastle BuildingEnvelope®**

**GLAZING PRODUCTS**

Glass Standards

- USA - Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3. Canada - Annealed float glass shall comply with CAN/CGSB-12.3-M, Quality-Glazing.
- USA - Heat-strengthened float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS. Canada - Heat-strengthened float glass shall comply with CAN/CGSB-12.9-M, Type 2-Heat-Strengthened Glass, Class A-Float Glass.
- USA - Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT. Canada - Tempered float glass shall comply with CAN/CGSB-12.1M, Type 2-Tempered Glass, Class B-Float Glass.
- USA - Laminated glass to comply with ASTM C1172. Canada - Laminated glass to comply with CAN/CGSB-12.1-M, Type 1-Laminated glass, Class B-Float Glass.
- USA & Canada - Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.

[www.cbe.com/systemselect](http://www.cbe.com/systemselect)



Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.

**SystemSelect™** **Glass Product Builder**  
Performance Datasheet

Sealed Insulating Glass (IG)  
Vision Glass (Vertical)

- IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) or Thermoplastic Spacer (TPS) and a secondary seal of silicone or an organic sealant depending on the application.
- USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.

IG VISION UNIT PERFORMANCE CHARACTERISTICS

- Exterior Lite: 6mm (1/4") Pilkington Clear
- Cavity: 1/2" (Air Fill)
- Interior Lite: 6mm (1/4") Pilkington Energy Advantage™ on Clear Low-E #3
- Performance Characteristics

Thermal		Optical	
Winter U-factor (Btu/h·ft²·F):	0.33	Visible Light Transmittance:	73%
Winter U-factor (W/m²·K):	1.88	Visible Light Reflectance (outside):	17%
Solar Heat Gain Coefficient:	0.67	Visible Light Reflectance (inside):	16%
Shading Coefficient:	0.77	Total Solar Transmittance:	52%
Light to Solar Gain:	1.09	Total Solar Reflectance (outside):	14%
		Ultraviolet Transmittance:	37%

[www.cbe.com/systemselect](http://www.cbe.com/systemselect)



Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.