

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

APPLICANT: Rafat Mahmood, 700 N. Washington St. LLC

LOCATION: Old and Historic Alexandria District
706 North Washington Street

ZONE: CRMU-X

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. The applicant modify the base of the northern bay to match the proposed revisions to the southern bay.

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 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 (BAR2021-00278) and Certificate of Appropriateness (BAR2021-00285) 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 modify the windows at the ground floor of the southern projecting bay on the east elevation and to replace the existing door with a new door with sidelights and a transom.

Permit to Demolish/Capsulate

The applicant proposes to demolish the existing exterior door and an area of stonework on either side of the existing door at the south end of the east elevation. In addition, the three windows and surrounding stonework will be demolished at the ground floor of the southernmost bay on the east elevation (Figure 1).

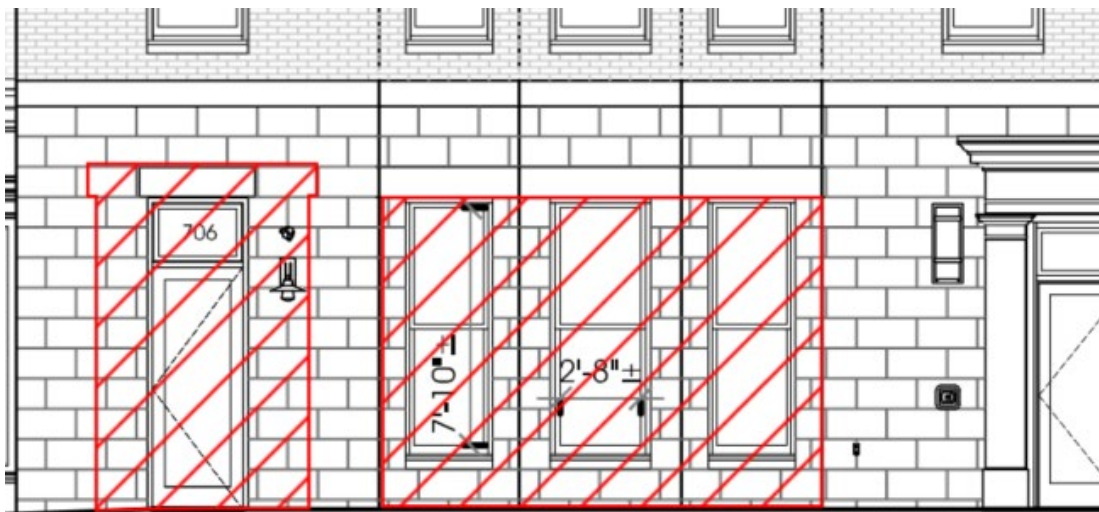


Figure 1: Area of exterior wall on east elevation to be demolished

Certificate of Appropriateness

Alterations

The applicant proposes to install a single storefront door with sidelights on either side and a full width transom at the location of the existing single door and transom. At the ground floor of the southernmost projecting bay, the applicant proposes to install three storefront windows, approximately 3'-8 1/2" wide by 8'-4" tall with new cast stone pieces at the sill and between the windows in order to allow for greater views into the ground floor retail space from the sidewalk (Figure 2).

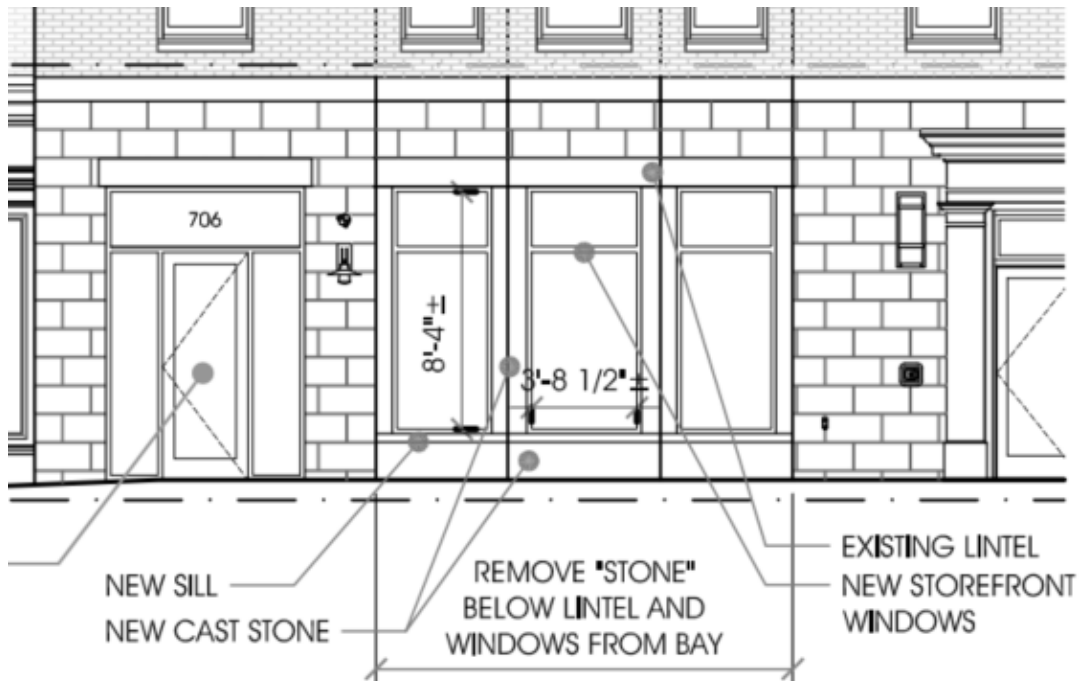


Figure 2: Proposed new entry door and ground floor storefront windows

Site context

The east elevation of the building faces North Washington Street. The proposed work will be fully visible from the public right of way (Figure 3).



Figure 3: View of area of work from North Washington Street

II. HISTORY

The previous structure on the project site was the Colonial Revival style Virginia Motel, which was originally approved by the BAR in 1955. The BAR approved the design for the current building on March 18, 2015, at which time the Virginia Motel was demolished and the current multi-use building was constructed.

There have been no BAR approvals since the completion of construction.

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, capsulating 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 shrine?	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?	No
(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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. As noted above, the existing building dates from 2015 and is not of historic significance. The applicant proposes a very limited amount of demolition that is not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

Alterations

The *Design Guidelines* say that “Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The type, size, location, and trim of windows are a defining element of a building’s style and changes to them can have a dramatic impact on the historic appearance of a structure.” The *Design Guidelines* further say that “Exterior doors and storm doors constitute prominent visual details of the main façade of a building.” In this case the applicant is proposing to enlarge the existing door opening by adding sidelights to either side of the door and extending the transom to cover those sidelights. The applicant is also proposing to replace the existing double hung windows with larger storefront type windows on the ground floor of one of the two projecting bays on the east elevation (Figure 4).



Figure 4: Proposed enlarged door opening and ground floor windows

In an effort to allow for more visibility into the ground floor retail space, the applicant is proposing to enlarge the glazing area on the Washington Street facing elevation. During the 2015 BAR review of the project, the Board found that the design is consistent with the Design Guidelines and Washington Street Standards. The proposed revisions do not dramatically affect the architectural character of the building. Section 10-105(A)(2)(d) of the Zoning Ordinance, states that one of the

standards to be considered in determining the appropriateness of a proposal is “The relation of the features in sections 10-105(A)(2) (a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings.” Immediately to the south of this portion of the building, storefront doors and windows wrap the southeast corner of the building. The commercial building on the southeast corner of the adjacent intersection also includes storefront windows and doors at the ground floor retail spaces. The inclusion of storefront elements on this portion of the building does not represent the introduction of a foreign feature to the building or buildings in the immediate surroundings.

The design of the existing building is a combination of different forms with distinct architectural characteristics meant to break down the overall building massing. The portion of the building where the proposed modification is to be completed is a symmetrical, Neo-Victorian composition with two faceted projecting bays separated by two window bays with a single window bay to either side. The bays are topped by gabled dormers that project from a tiled mansard roof. While the overall building is asymmetrical in its composition, this portion of the massing relies on its symmetry as the organizing concept (Figure 5). The proposed modification will change the windows on the southernmost bay only, leaving the northern bay in its current configuration. Modifying only one of the bays and the adjacent entry door would shift the organization of the elevation with the southern portion of the building more glazed than the northern portion. This could help to transition the building from one section to the other but creates an awkward tension between the two bays. Staff recommends that in order to keep the symmetrical organization of the building, the proposed modifications to the southern bay be repeated on the northern bay.



Figure 5: Existing symmetrical east elevation

Staff finds that the proposed alterations are consistent with the *Design Guidelines* and the City of Alexandria Zoning Ordinance referencing standards for Washington Street because the modifications do not significantly alter the overall character of the building. Staff recommends approval of the project with the following conditions:

1. The applicant modify the base of the northern bay to match the proposed revisions to the southern bay.

STAFF

William Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 The existing building was developed with Development Site Plan DSP2013-00002. The proposed alterations do not increase floor area, therefore a minor amendment is not required.

F-1 The proposed alterations comply with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

F-1 Comply with all requirements of DSP2013-00002.

F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition.

Alexandria Archaeology

F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 706 N. Washington Street

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

TAX MAP AND PARCEL: 054.04-08-15 ZONING: CRMU-X

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: Rafat Mahmood, 700 N. Washington St. LLC

Address: 718 N. Washington Street

City: Alexandria State: VA Zip: 22314

Phone: 703.683.8000 E-mail: raym4290@aol.com

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: Mike Ernst, AIA, Rust Orling Architecture

Phone: 703.836.3205

E-mail: mernst@rustorling.com

Legal Property Owner:

Name: 700 N. Washington St. LLC

Address: 718 N. Washington St

City: Alexandria State: VA Zip: 22314

Phone: 703.683.8000 E-mail: raym4290@aol.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 _____
Building Bay Modification

☐ 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).*

_____ Modifications to a bay on an existing building (built in 2018) are proposed to increase the _____
 _____ window area facing Washington Street to better serve a prospective and future tenants by _____
 _____ increasing visibility to and from the interior. Alternate solutions to demolition include replacing _____
 _____ existing windows or increasing window opening area, but neither will significantly increase _____
 _____ window area or visibility into or from the tenant space and therefore they are not feasible. _____
 _____ Specifically, work includes the removal of the first floor portion of an existing 3-story bay and _____
 _____ its associated windows and finish materials, the installation of new first floor exterior wall and _____
 _____ storefront windows, and the installation of a new soffit under the remaining 2-story portion of _____
 _____ the existing bay. _____

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

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.*

- ☒ ☐ N/A
- ☒ ☐ 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.*

- ☐ ☐ N/A
- ☐ ☒ 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.*

- ☒ ☐ N/A
- ☒ ☐ 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.

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: Mike Ernst, AIADate: May 21, 2021

Digitally signed by
Frederick Ernst
Date: 2021.05.20
18:09:24-04'00'

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. Rafat Mahmood	718 N. WASHINGTON ST	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 700-700 N WASHINGTON ST (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. 700 N. WASHINGTON ST LLC	718 N WASHINGTON ST	
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. none		
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.

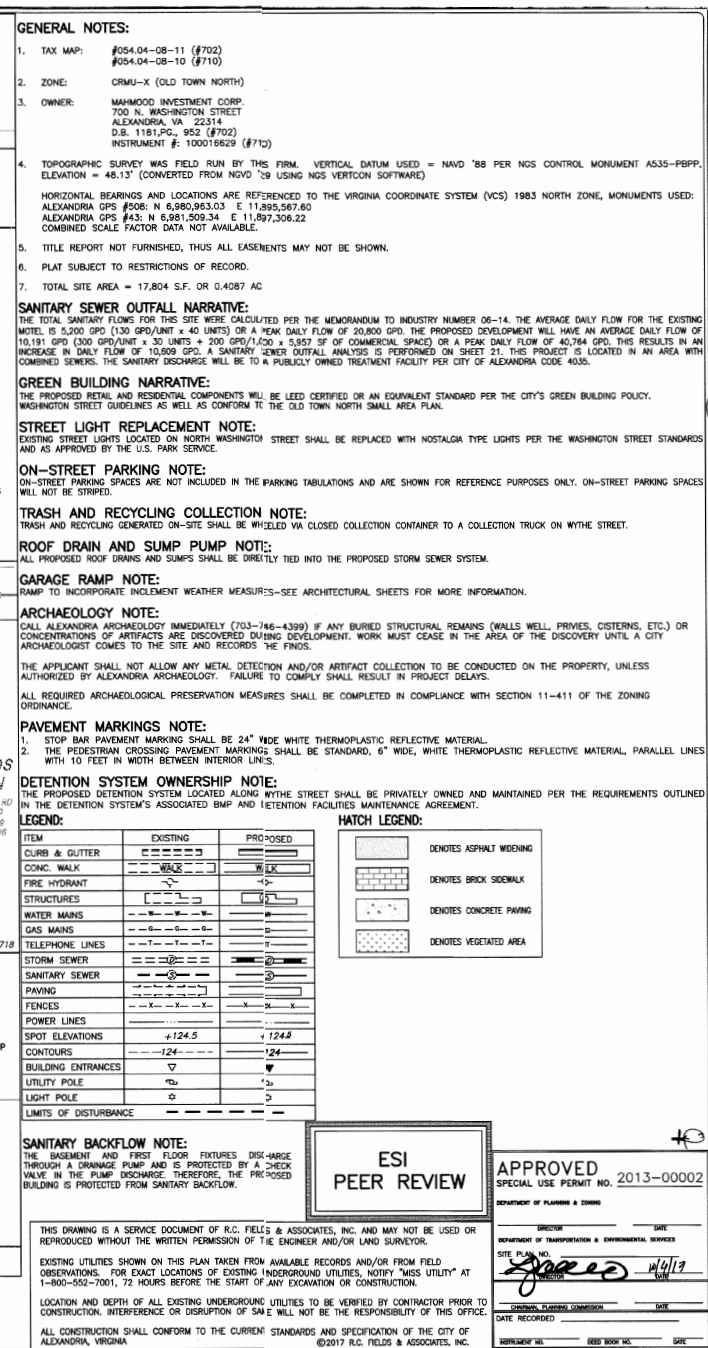
5/24/21

Mike Ernst for Rafat Mahmood (Owner)

Date

Printed Name

Signature

[illegible]

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MIS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXAMINATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DAMAGE TO EXISTING UTILITIES IS THE RESPONSIBILITY OF THE OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA.

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DRAWING NO. DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 44619
CONPLAN PLANNING COMMISSION DATE
DATE RECORDED
DRAWING NO. DATE

PCFIELDS

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422



FINAL SITE PLAN

ON THE PROPERTY LOCATED AT

#700-710 NORTH WASHINGTON STREET

CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
06/29/17	MURDER AMENDMENT #1
06/29/17	MURDER AMENDMENT #2
06/29/17	MURDER AMENDMENT #3
06/29/17	TPCH CITY COMMENTS
10/4/17	WEARS

DESIGN: ASH

CHECK: ACS

SCALE: 1" = 20'

DATE: JULY 2015

SHEET 10 of 27

FILE: 12-157

FINAL SITE PLAN



AREA FOR WORK

REV. JUNE 21, 2021
May 18, 2021

EXISTING PHOTO

NO SCALE

706 N Washington Retail
19008

RUST | ORLING
ARCHITECTURE



AREA FOR WORK

REV. JUNE 21, 2021
May 18, 2021

EXISTING PHOTO

NO SCALE

706 N Washington Retail
19008

RUST | ORLING
ARCHITECTURE



REMOVE WINDOWS AND
ENTRY DOOR AND ADJACENT
STONework AS REQUIRED
FOR NEW WINDOWS/ENTRY

REV. JUNE 21, 2021
May 18, 2021

EXISTING ELEVATION

NO SCALE

706 N Washington Retail
19008

RUST | ORLING
ARCHITECTURE



RETAIN EXISTING BAY FORM
AT FIRST FLOOR AND
EXISTING LINTEL AND STONE
ABOVE

NEW CAST STONE PIERS,
SILL AND BASE WITH
STOREFRONT WINDOWS TO
MATCH NEW ENTRY

NEW STOREFRONT ENTRY DOOR
WITH SIDELITES AND LARGER
TRANSOM

REV. JUNE 21, 2021
May 18, 2021

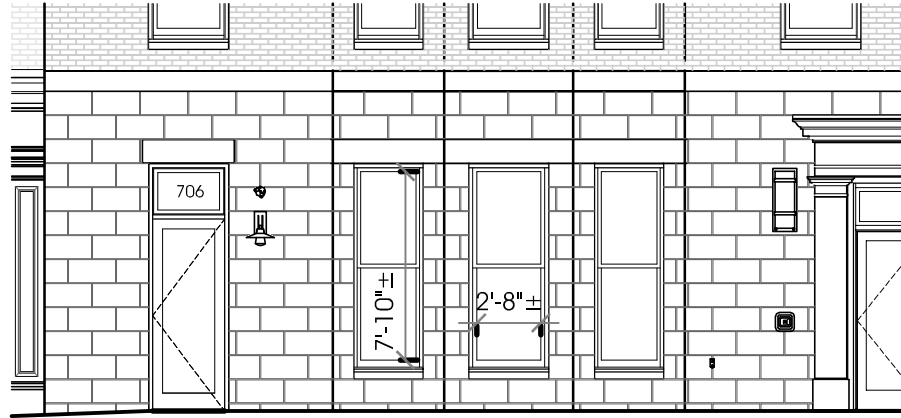
PROPOSED ELEVATION

NO SCALE

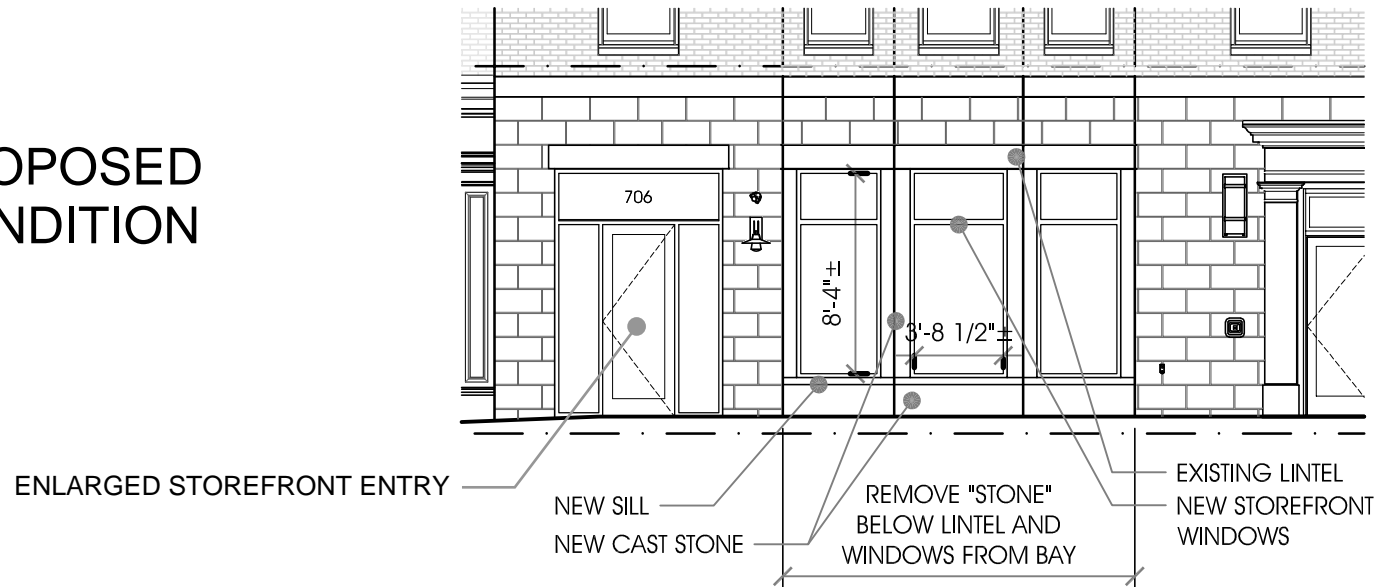
706 N Washington Retail
19008

RUST | ORLING
ARCHITECTURE

EXISTING CONDITION



PROPOSED CONDITION



REV. JUNE 21, 2021

700 NW Window Options

1/8"=1'-0"

700 NW Retail

00.000

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ARCHITECTURE

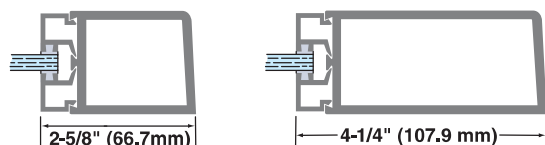


Oldcastle BuildingEnvelope™ — a market leader in Standard Entrances

Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

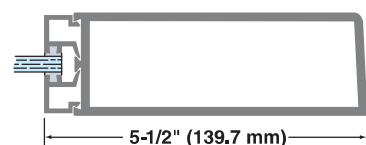
Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.

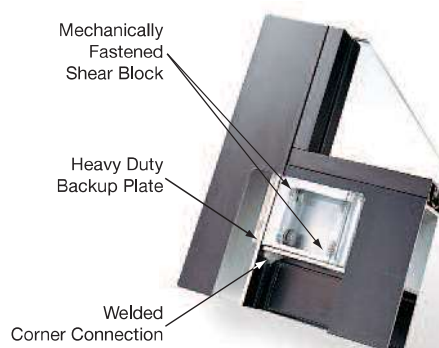


Series 212 - Narrow Stile

Series 375 - Medium Stile



Series 500 - Wide Stile



Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty



AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

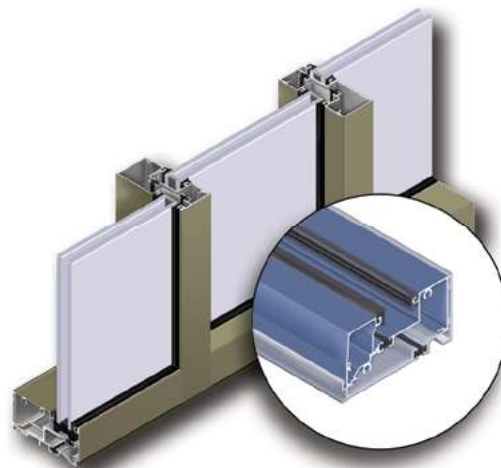


Oldcastle BuildingEnvelope™

Engineering your creativity™

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 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, Series 3000 Thermal MultiPlane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



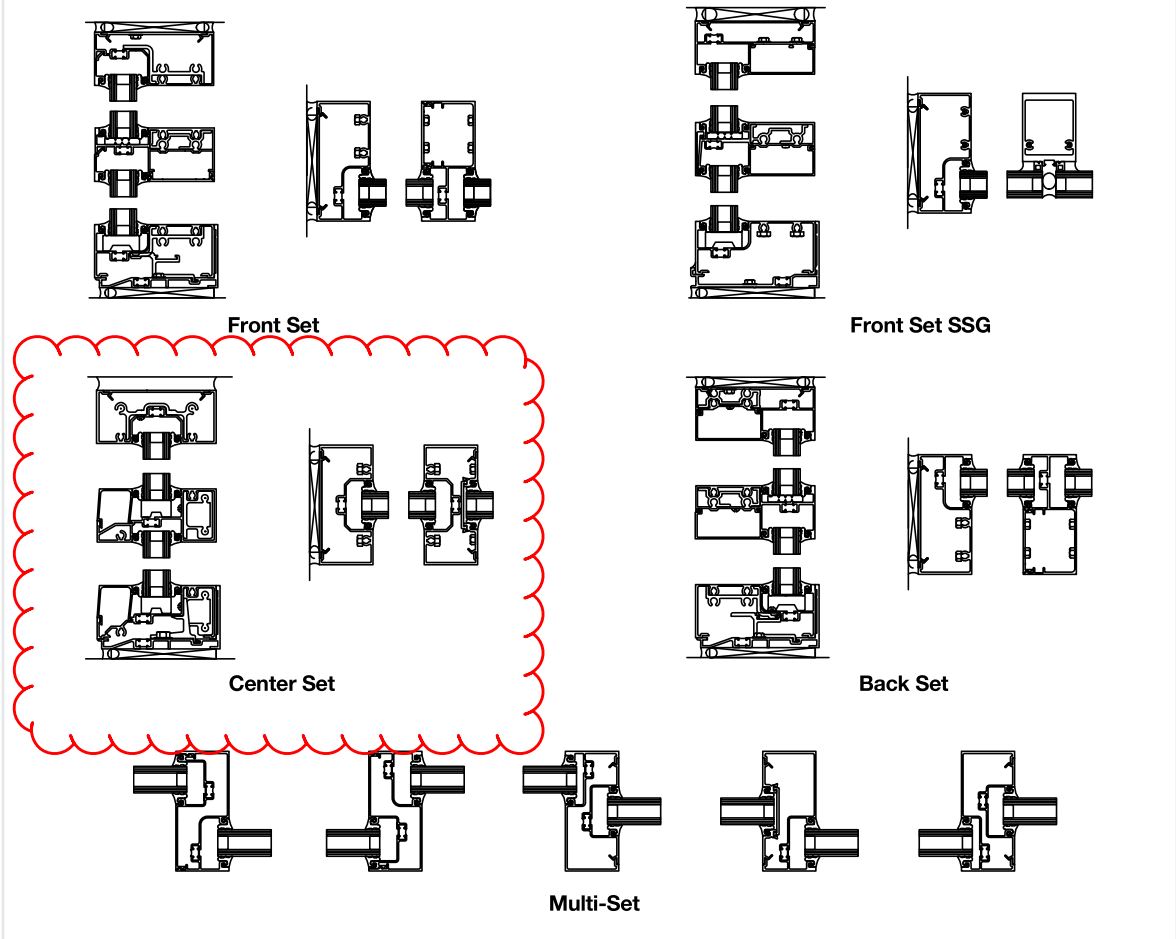
First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

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
- 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 ZS-2750 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 ATSM E331

Deflection Load 40 PSF per ASTM E330

Structural Load 60 PSF per ASTM E330

STC

32 (1/4" - 1/2" - 1/4" glazing) - Center and Front Set

37 (1/4" laminated - 1/2" - 1/4" laminated glazing) - Center Set

38 (1/4" laminated - 1/2" - 1/4" laminated glazing) - Front Set

High-performance per AAMA 1503 for Clear 1" Insulating Glass:

U-Factor = 0.54, CRF frame = 69 Front Set

U-Factor = 0.56, CRF frame = 58 Center Set

U-Factor = 0.51, CRF frame = 57 Back Set

NFRC Tested and Certified

Kynar 500® is a registered trademark of Atofina
Hylar 5000® is a registered trademark of Ausimont USA, Inc.



Oldcastle BuildingEnvelope®

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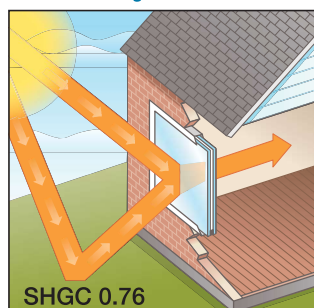
Features/Benefits Comparison

Cooler in Summer

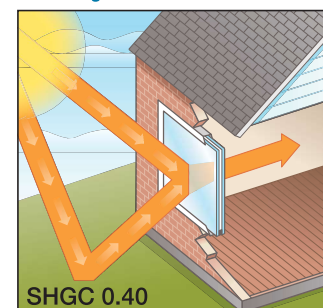
The total solar energy transmitted through **Solarban 60 (2)** glass is almost **50%** less than that transmitted by standard clear insulating glass.

- Lower SHGC numbers mean less summer heat
- Keeps interiors cooler
- Helps reduce cooling energy costs

Standard
Clear Insulating Glass



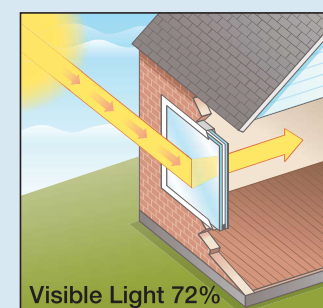
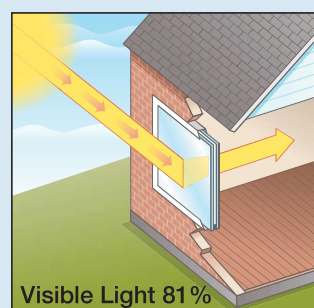
Solarban 60 (2)
Insulating Glass



Transmits Visible Light/Appearance

The **Solarban 60 (2)** window transmits almost **90%** as much desirable visible light as standard clear insulating glass.

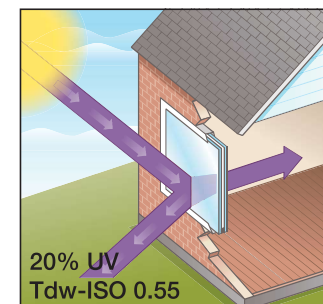
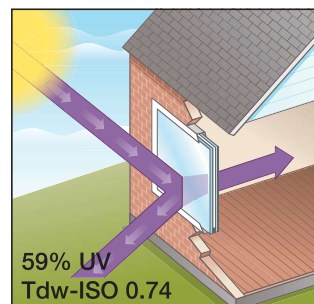
- Provides exterior appearance similar to clear glass
- Provides glare control in bright, sunny climates



Fading Factors

While **Solarban 60 (2)** glass blocks **80%** of damaging UV energy, it also blocks other contributors to fading — in all, **26%** better than standard clear insulating glass.

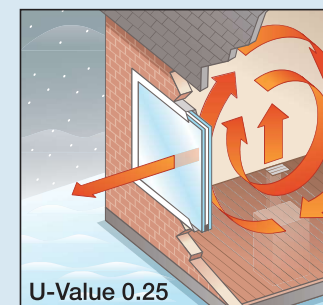
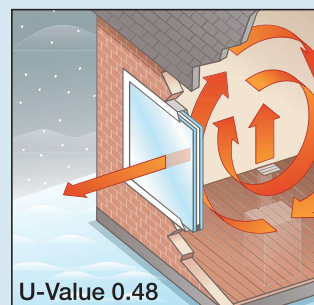
- Helps protect interior furnishings, fabrics and carpets from fading



Warmer in Winter

The winter nighttime U-value (insulating value) of **Solarban 60 (2)** glass is almost **50%** better than standard clear insulating glass.

- Lower U-values mean higher performance
- Reduces heat furnace loss
- Helps reduce heating energy costs



Note: Tdw-ISO represents potential fading damage caused by both UV and visible light. It is considered by the U.S. Department of Energy and the International Standards Organization (ISO) to be a more accurate barometer of fade resistance than UV transmittance alone. All comparisons are center of glass based on an insulating unit containing 3/4" insulating units; two 1/8" (3mm) glass lights and a 1/2" (12mm) air-filled space for the standard clear insulating glass and argon gas-filled space for the Solarban® 60 insulating glass. Actual glass performance may differ due to glass thickness, gas fill and glass to frame ratio. Solar Heat Gain Coefficient (SHGC) represents the solar heat gain through the glass relative to the incident solar radiation. It is equal to 86% of the shading coefficient. Figures may vary due to manufacturing tolerances. All tabulated data are based on the National Fenestration Rating Council (NFRC) methodology, using the Lawrence Berkeley National Laboratory's Window 6.3 software.



PPG customers use our products to manufacture Energy Star compliant windows, doors and skylights.



Glass Technology
Since 1883

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