

architectural glazing

project profile: *hurricane protection*



Laminated glass provides solutions for Luxury Oceanfront Residences



KEEPSAFE MAXIMUM GLASS PRESERVES AESTHETIC CHARM OF THE CONDOS AND VILLAS WHILE PROVIDING PROTECTION FROM TROPICAL STORMS

Located along the unspoiled beachfront just north of Vero Beach in the charming community of Indian River Shores, the new luxury Carlton oceanfront condominiums and villas offer residents the sought-after, first-class lifestyle they desire. With only 36 condominiums and five villas sharing 1,000 feet of private beach, these secluded homes, with floor-to-ceiling glass in all of the oceanfront rooms, needed to offer protection from high winds and extreme weather while maintaining the desirable look and charm of the distinctive community.

PROJECT FACTS

BUILDING ARCHITECTURAL FIRMS
Robert M. Swedroe and The Benedict Group

WINDOW MANUFACTURER
Construction Glass Industries (CGI)

LAMINATOR
HGP

GLASS INSTALLER
Gunn's Quality Glass and Mirror Inc.

BUILDING COMPLETION DATE
January 2001

Mason Simpson, the developer of the property, recently built a new home for himself which used windows and doors from Construction Glass Industries (CGI) made with *Keepsafe Maximum* glass. Simpson was so impressed with the glass' benefits that he insisted that the Carlton development also use windows and doors made with *Keepsafe Maximum* glass.

Gunn's Quality Glass and Mirror Inc. agreed with Simpson's recommendation and chose to use *Keepsafe Maximum* glass in the windows and French doors throughout the project to help protect the oceanfront residences from strong coastal winds and hurricanes, which have been known to strike the area. The project was designed by Florida architectural firms Robert M. Swedroe and The Benedict Group. Laminated glass was used extensively throughout the private villas, the clubhouse and the lobby.

For many of the residents, Carlton Vero Beach is just one of several homes or a home away from home. As a result, many of the condos go unoccupied for months at a time, making hurricane protective devices such as storm shutters and plywood an ineffective solution for extreme weather conditions.

KEEPSAFE MAXIMUM

Keepsafe Maximum® glass is part of Solutia's branded family of architectural glazing products. Residential windows and doors made with *Keepsafe Maximum* glass are certified systems designed to resist wind-borne debris in a hurricane. These systems must meet the impact-resistance standards of many coastal areas of the United States.



project profile (cont.)

Keepsafe Maximum glass provides the same aesthetic appeal as ordinary glass while providing around-the-clock protection from violent storms and hurricanes.

“*Keepsafe Maximum* glass offers strong, built-in protection for the residents of Carlton Vero Beach,” said Kevin Gunn, owner of Gunn’s Quality Glass and Mirror Inc. “When extreme weather approaches, the residents don’t have to worry about finding someone to board their multi-story homes, which can be a burden, especially for seasonal residents who may be thousands of miles away when a storm strikes.”

Impact-resistant laminated glass is produced by permanently bonding a polyvinyl butyral (PVB) protective interlayer between two pieces of glass under heat and pressure. The result is a durable product, similar to glass in automobile windshields. Upon impact, windows and doors made with *Keepsafe Maximum* glass may crack, but the glass tends to adhere to the protective interlayer, keeping the frame intact and preventing damage to the building’s interior and contents.

The windows and doors at Carlton Vero Beach meet the area’s strict building code requirements and have been tested to provide protection from wind-borne debris and turbulent winds up to 178 mph. Upon impact, the glass will shatter, but will remain in the frame. This greatly reduces the possibility of injuries from flying or falling glass.

“By using *Keepsafe Maximum* glass, we were able to meet the area’s strict, impact-resistant building codes while maintaining the condo’s attractive Colonial West Indian architecture style,” said John Saud, product marketing representative for CGI.

Residents of these multi-million-dollar homes value their privacy and serenity. In addition to a manned, gated community entrance and sophisticated security systems,

the protective interlayer in *Keepsafe Maximum* glass provides homeowners with an additional line of defense against potential intruders. Burglaries commonly involve the breaking of glass to gain entry or unlock a door. Impact-resistant windows and doors made with *Keepsafe Maximum* glass provide Carlton residents with added assurance that they are in a highly secure community.

In addition to providing protection from extreme weather and superior security, *Keepsafe Maximum* laminated glass is highly effective in reducing unwanted noise. The thick protective interlayer dampens the transmission of sound, keeping out external noise and providing Carlton residents with the serenity and tranquillity that attracted them to the community.

Keepsafe Maximum glass also blocks out 99 percent of the sun’s ultraviolet (UV) rays¹, which tend to fade valuable fabrics and furnishings over time. The condos and villas of the Carlton are decorated in a distinctive British Island Colonial style by K.C. Barkley of Barkley International and include high-quality, fine furnishings. Using laminated glass helps to ensure the collections are not damaged.

Windows and doors made with *Keepsafe Maximum* glass help make the properties at Carlton Vero Beach some of the most prestigious and well-protected homes in Florida. *Keepsafe Maximum* glass provides protection from extreme weather, potential intruders, unwanted noise and damaging UV rays.



¹ Up to 380 nanometers.

Trademarks are designated in italics. *Keepsafe Maximum* is a registered trademark of Solutia Inc.

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