

KeepSafe Maximum® Glass Windows and Doors Maximize Views and Minimize Risk of Hurricane Damage for Luxury Condo Building

As a developer of luxury waterfront condominiums and homes in Florida's beautiful St. Petersburg area, Craig Wadsworth, general contractor for Central Coast Investments knows he's selling more than just condos. "We're selling the views," he says. To frame the fabulous scenery off Florida's western coast, his properties feature as many windows as possible. However, with the benefits of windows comes the need to protect the openings when hurricanes strike. In Boca Sands, Central Coast Investments' latest development, Wadsworth found a way to maximize views and minimize risk of hurricane damage: impact-resistant windows and doors manufactured with KeepSafe Maximum® 'laminated' glass.

To protect the glazed openings of the 64 units in the seven-story Boca Sands luxury condo building, Wadsworth turned to impact-resistant windows and sliding glass patio doors from NuAir Manufacturing, a Florida-based KeepSafe Maximum - certified window and door manufacturer. KeepSafe Maximum Glass is made by permanently bonding a tough polyvinyl butyral (PVB) plastic interlayer between two pieces of glass under heat and pressure. If windows or doors made with this tough glass are impacted with flying debris, the glass may crack. However, the strong interlayer prevents debris from penetrating the opening and entering the home.

After receiving glancing blows from hurricanes during the 2005 storm season, Wadsworth felt the time was right to switch to impact-resistant glass for his waterfront developments. Prior to using impact-resistant glass, Wadsworth used shutter systems in development projects, but always worried about residents getting shutters in place when storms approached. "All it would take is a single window loss to damage multiple, if not all units in a condo building," he says. "With impact-resistant glass we don't have to worry about window protection. It's always there, and that's a tremendous relief." He also appreciates the uniform look of KeepSafe Maximum Glass on a building, rather



Photos: Carlyle Ellis

PROJECT FACTS

PROJECT

Boca Sands Condominium

LOCATION

Boca Ciega Bay - St. Petersburg Beach, Florida

ARCHITECTURAL FIRM

William F. Mills II

WINDOW & DOOR MANUFACTURER

NuAir Manufacturing

LAMINATED GLASS INTERLAYER

KeepSafe Maximum®, by Solutia Inc.,
St. Louis, Missouri



KeepSafe Maximum Glass certified window and door systems are fully tested and are certified to meet ASTM standards and have complete Dade NOA product approvals. In addition to resisting hurricane-force winds and wind-borne debris, KeepSafe Maximum Glass provides additional safety, solar, security and sound control advantages. In hurricane applications the ability of glazing products to resist wind-borne debris can mean the difference between surviving a storm essentially intact and the need to rebuild after immense destruction.



project profile (cont.)

than using a patchwork of hurricane-protection methods such as panels or shutters.

“We were pleased we could help Craig find the right hurricane protection for his project,” says Scott Henderson, president of NuAir. “Having partnered with Craig and Central Coast Investments on previous

ing that he just replaced the windows in his own beach condo with NuAir products.

Although hurricane protection was the primary motivation behind selecting KeepSafe Maximum Glass impact-resistant windows and doors, Henderson says that Boca Sands homeowners will also appreciate the other benefits, including:

- **Security.** Laminated glass provides passive protection 24 hours a day, seven days a week. It is difficult to penetrate – even with baseball bats or hammers – so homes remain secure.
- **Solar.** The interlayer in laminated glass blocks 99 percent of UV light. This helps reduce fading in interior fabrics, furniture and artwork.
- **Sound.** The plastic interlayer also offers a significant acoustic benefit, allowing homeowners to have a quiet interior environment, regardless of exterior noise.

Wadsworth is no stranger to being a leader in building with hurricane-resistant building methods; it runs in his family. His father, also a developer in St. Petersburg, pioneered hurricane-resistant construction in the 1960s, well before the Florida Building Code came into existence. He hired an engineer to design homes with features such as roof tie downs that would withstand hurricane wind speeds of up to 140 miles per hour. That engineer, Ollie Olson, later went on to become the chief consultant for structural hurricane proofing for the Federal Emergency Management Agency (FEMA) and helped set the standards for the Miami-Dade protocol.

Today, Wadsworth retains his father’s enthusiasm for developing buildings designed to weather hurricanes intact. And although Boca Sands was his first experience using impact-resistant glass, it definitely won’t be his last. “For our future projects in wind zones, we will definitely use impact-resistant glass,” he says. “Our customers appreciate the benefits, and so do we. It’s a relief to know that our homeowners and their homes will be protected against hurricanes without complicated preparations.”



projects, we knew that hurricane protection is one of his priorities. With impact-resistant windows and doors, he won’t have to worry about residents installing anything before a storm. All they have to do is lock their windows and doors and leave.”

Customers appreciate the hurricane safety that impact-resistant windows and doors provide. “It has definitely been a selling point,” notes Wadsworth. “Customers are very pleased with this impact-resistant feature of their homes.” And it’s not just homeowners that are pleased with the project. Wadsworth was so impressed with NuAir’s impact-resistant product offer-

KEEPSAFE MAXIMUM®, SAFLEX are trademarks of Solutia Inc., registered in the U.S. and other countries.

CONTACT THE SAFLEX ARCHITECTURAL GLAZING SUPPORT TEAM AT ONE OF THE WORLDWIDE LOCATIONS LISTED BELOW FOR ADDITIONAL PUBLICATIONS OR PROJECT ASSISTANCE.

NORTH AMERICA
Corporate Headquarters
tel: 1.877.674.1233
tel: 314.674.1000
fax: 1.877.674.1236
e-mail: glazin@solutia.com

EUROPE/AFRICA
Solutia Europe N.V./S.A.
tel: 32.10.48.1227
e-mail: Films-archi@solutia.com

SOUTH AMERICA
Solutia Brasil Ltda
tel: 55.11.3146.1800
fax: 55.11.3146.1816
e-mail: arquitetura@solutia.com

ASIA PACIFIC
Solutia Singapore Pte Ltd
tel: 65.6357.6190
fax: 65.6357.6194
e-mail: asia-agsc@solutia.com

