



## Commercial Window Case Study

VEKA Inc. is the North American division of VEKA AG one of the world's largest extruder of vinyl lineals for the residential and commercial window and door industry. In addition we extrude fence, deck and handrail extrusions for fabricators and builders in the outdoor living products sector. VEKA employs more than 3,000 skilled personnel serving customers globally from 25 plants worldwide, with over 40 years of leadership in helping fabricators deploy technologically advanced materials for residential and commercial building applications.

### VEKA EUROVIEW 70 DS SYSTEM:

The system that was chosen for use at Brookhaven was the VEKA Euroview 70DS tilt and turn. The system has a 70mm (2-3/4") frame depth. Its thermal properties are achieved by a 5-chamber air-pocket system in all frame and sashes. Frame and sash profiles are all steel reinforced, to provide the structural strength, and decrease the thermal expansion factors, inherent in PVC systems.

**Slightly rounded edges** give the classical design to the Euroview System.

**High Thermal Insulation Values** up to  $U_w=1,0$  W/m<sup>2</sup>K (U-Value 0.176 BTU/H\*ft<sup>2</sup>\*F, R-Value 5.7) are achievable (depending on glazing) and reduce heating costs noticeably.

**High-quality gaskets** are standard in an attractive grey and comprise a system of dual compression seals that keeps the cold, draft and moisture outside.

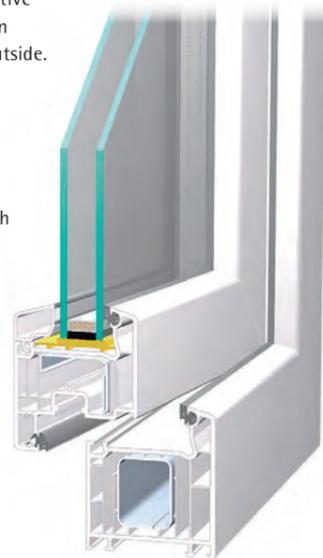
**Galvanized Steel Reinforcing** used according to VEKA fabrication requirements, supports the structural integrity and operational reliability.

**Five Chamber Profile** with a basic overall depth of 70 mm (2-3/4"): is an ideal use of dead air's natural insulating characteristics.

**Save Energy and Reduce Costs** Because of multi-chamber technology, VEKA profiles have an enormously low heat transmission value. This reduces your energy use as well as heating and cooling costs.

**Feel Comfortable** The excellent insulation performance of VEKA profiles and reliable weather seals guarantee a difference in overall room temperature providing comfort throughout the conditioned space.

**Optimal Noise Insulation** Noise exposure affects comfort and can impact your health. Even the basic window produced with VEKA Profiles protects against sound transmission. Windows with VEKA profiles can be fabricated to the highest possible level of sound transmission control.



## Village Place Brookhaven

City Place is a mixed-use development on a five acre site near the Brookhaven MARTA Station, outside metro Atlanta. This Dekalb County development will serve as the nucleus for the surrounding Brookhaven neighborhood, with pedestrian friendly sidewalks and a ground floor retail commercial focus. The project consists of four separate buildings and a parking deck accommodating 52 residential units, with 35,000 s.f. of retail space; including restaurants and a pub which will serve as gathering places for the neighborhood. A true mixed-use environment, the development also affords 21,000 sq.ft. of office space.

One of the design challenges of City Place is accommodating the desired program on a tight site. The project is scaled accordingly by employing a Southern turn-of-the-century downtown motif. One of the numerous projected sustainability features, Agrobord structural panels; a wheat derivative material, was selected for some interior walls.



## Case Study





VEKA's Euroview window and door systems are the smart choice, classic design and an economical solution.

### PROJECT DETAILS

Project Name:	Village Place Brookhaven
Location:	Atlanta, GA
Owner:	City Commercial Real Estate
Architect:	Smith Dalia Architects, LLC
Construction Type:	New Construction
Products:	T/T Windows, Swing Doors
Square Footage:	217,000 Sq. ft.

### TECHNICAL SPECIFICATIONS

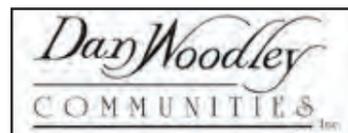
Window System:	VEKA Euroview 70 DS
Color:	Interior/Exterior laminates
Glazing:	Cardinal LowE, 1" IG overall
Hardware:	European style multi-point locking window and door hardware
Number of Units:	760 Windows, 75 Doors 53 storefronts

### Unique Requirements/Solutions

- In order to assist in satisfying the architects vision of employing a turn-of-the 20th century Southern downtown motif, VEKA tilt and turn windows were chosen. The value of the 70 DS vinyl tilt/turn system is its convenience, functionality and excellent energy efficiency. The advantage of vinyl over wood is its dimensional stability in a humid environment.
- The application of exterior golden oak laminate to the oversized sash and frame of the DS 70 window was to emulate the look of turn-of-the-century wooden hung windows.
- Complimentary golden oak laminated vinyl swing doors are used as access to the balcony features in some of the upper story residential units.

Dan Woodley, in addition to being one of the 1st Earth Craft Builders; was named Builder of the Year in 2002 and won the prestigious Gold Professionalism Award for Land Use Planning. Dan serves as the State Director of the Home Builders Association and is a Certified Professional Homebuilder. All homes in Village Place Brookhaven are built and warranted in accordance with the guidelines of the Greater Atlanta Homebuilders Warranty Handbook. His unique vision for community living, commitment to the environment and exacting building standards has earned Dan & his team an enviable reputation in mixed-use development.

**Dan Woodley Communities, Inc.**  
 1441 Dresden Drive NE, Suite 250, Atlanta, GA 30319  
 Phone: 404 504-9324  
 Website: www.danwoodleycommunities.com



Interior and exterior view of VEKA's Euroview PVC windows and doors which provide superior energy efficiency, temperature and sound transmission control.



Many SDA projects have helped transform decayed neighborhoods into vibrant communities. Aggressively confronting urban sprawl, SDA's reputation has broadened to design honoring the context of history and place that is also sustainable. Smith Dalia's long-term links with city government, urban planners and developers, affordable housing agencies and neighborhood groups serve to effectively navigate disparate agendas and to realize even the most complex urban renewal plans. One of the first firms to undertake

large-scale adaptive use of industrial buildings in metro Atlanta, SDA's principals have developed expertise in adaptive use programs with a consistent sustainable focus.

**Smith Dalia Architects, LLC**  
 621 North Avenue NE, Suite C 140  
 Atlanta, Georgia 30308  
 Office: 404 892 2443  
 Website: www.smithdalia.com

**Smith Dalia**  
 ARCHITECTS