

SKYLINE WINDOWS

325 Kent Avenue
Brooklyn, New York



325 Kent Avenue is a one-of-a-kind building and the first within the renowned Domino Sugar Redevelopment. Located in South Williamsburg, Brooklyn, the new construction is being developed into rental units and is composed of two primary towers – North and South – that rise from a shared six-story podium, forming an elevated courtyard. A unique facet of the building is the towers that step down in a series of terraces to the East with window wall areas that span floor to ceiling. This unique structure offers access to private outdoor spaces, from small inner courtyard balconies to larger East-facing terraces to the expansive shared roof deck between the two towers.

The poured concrete superstructure has light gauge framing in-fill, punched window openings, and Skyline's 500-C window wall systems throughout. The North and South towers are joined to the West by a bridge that allows for top-floor public amenity spaces, which offer breathtaking views of lower Manhattan.

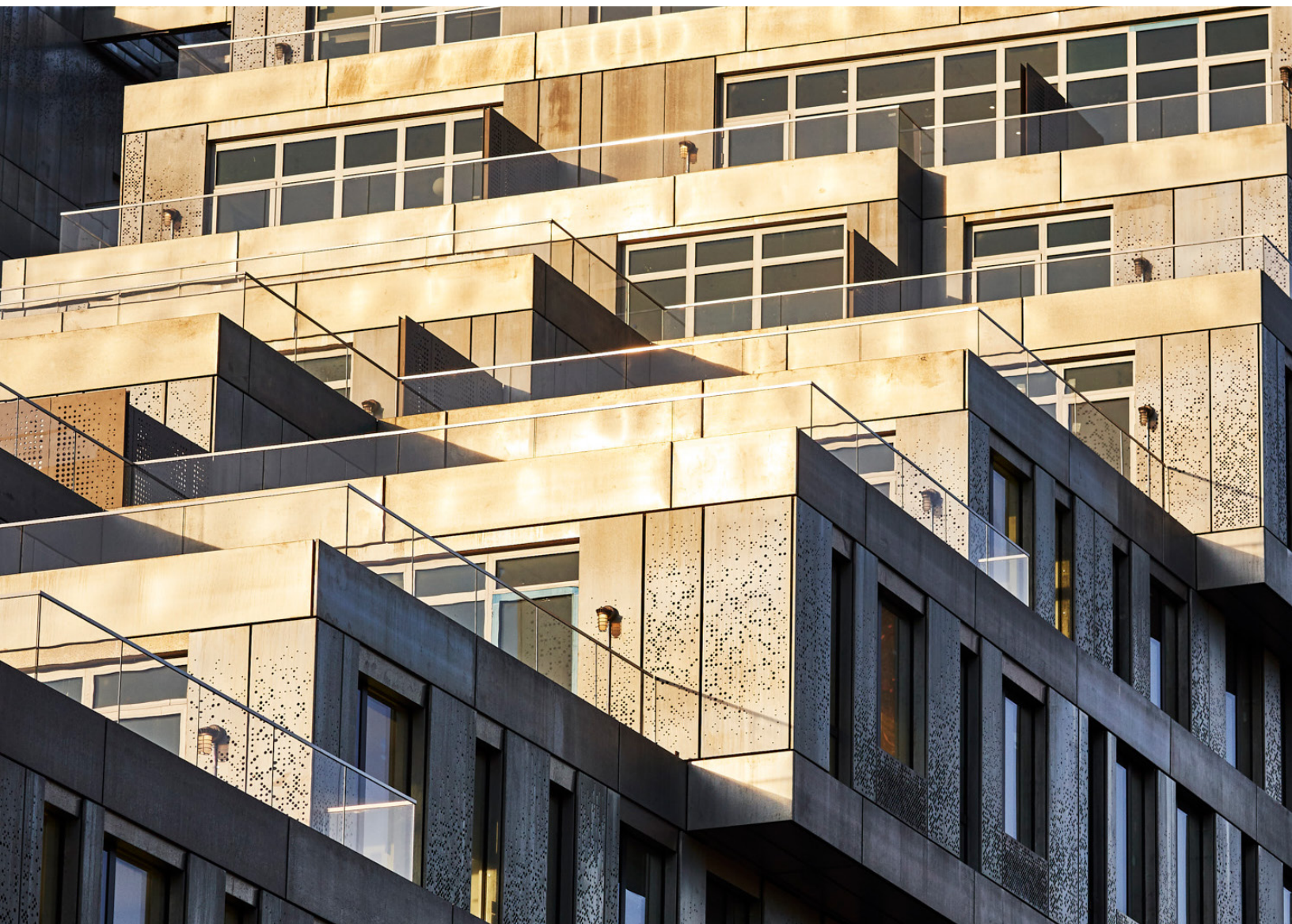
The design goal was to match the daylight openings of the windows to the openings of the metal panel rainscreens. Working closely with the owner, design teams, metal panel fabricator and installer, Skyline created a custom extruded aluminum clip system that attached to the window frame holding the metal panels within the openings four-sided reveals.



Skyline provided 500-4 Inswing Casements, Fixed Units, 500-C Window Wall System, and 1700-4 Outswing Terrace Doors. All operable sashes are structurally glazed and equipped with multi-lock casement window hardware. The structural glazing of the sash IGUs to the sash frames offers optimal structural integrity, preventing the sashes from sagging over the life of the system.

One of the challenges that was overcome was installation sequencing and coordination over the course of this project, given the complex building design, sequencing, and access that was required for all trades. Additionally, 35 OITC punched windows were required within the areas of the lower podium to comply with OER. Skyline achieved this superior acoustic performance using acoustic laminated IGUs.

The Skyline windows and doors installed are an integral part of this project and its facade, offering a clean, modern look to compliment the stunning views of Brooklyn, downtown Manhattan, and beyond.



Owner/Developer: Two Trees Management · www.twotreesny.com

Architect: SHoP Architects · www.shoparc.com

Executive Architect: Ismael Levya Architects · ilarch.com

All Interior Images: Daniel Levin · All Exterior Images: Adrian Gaut



