



Photography: © Touhey Photography

ARCHITECT

Stephen B. Jacobs Group
New York, New York

OWNER

Alfa Development
New York, New York

**GLAZING FABRICATOR /
INSTALLER**

Kilroy Architectural Windows
Brooklyn, New York

CERTIFICATION

LEED Gold®

FEATURED PRODUCTS

350 Medium Stile Entrances
Trifab™ VersaGlaze™ 451T Framing System
Versoleil™ SunShade –
Outrigger System – for Curtain Wall
TR-700 Window Wall
NX-3000 Series Windows
TR-8300 Sliding Glass Doors

PRODUCT FINISHES

See back of sheet

GLASS TYPE

PPG Solarban® 60 Soft Coat
Low-E 1" insulating glass

Chelsea Green Condominiums

NEW YORK, NEW YORK

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PROJECT PROFILE

MULTIFAMILY

"New Yorkers are the highest-performing people in the world. When they come home, they want to relax, escape, reenergize. That's what we're creating at Chelsea Green and each of our buildings."

– Mike Namer, CEO & founder, Alfa Development

Chelsea Green Condominiums, a recently constructed 14-story building, sets the bar high for a new generation of mixed-use multifamily developments.

Project architect Stephen B. Jacobs Group noted Chelsea Green Condominiums is LEED Gold® certification. The design team integrated the most advanced systems to maximize energy efficiency, resource conservation and indoor air quality, such as solar-thermal panels on the roof, a heat recovery system that tempers cold air and delivers filtered fresh air year round, a state-of-the-art central heating and cooling system that allows for convenient zone control and a green roof with a rainwater irrigation system.

DESIGN HIGHLIGHTS

The high-performance building envelope features a gray Wisconsin limestone veneer, large openings with energy-efficient glazing and aluminum brise-soleils. Chelsea Green is the first residential building in New York City to have thermally broken balconies, eliminating thermal bridging or heat loss through the balcony slab. The ground floor is accented with a decorative aluminum screen inspired by vintage wrought iron organic patterns, also visible on the building's entrance canopy.

CHALLENGES

- Allow as much daylight into the condominiums as possible without compromising the thermal efficiencies of the façade
- Seamlessly integrate exterior sunshades and provide a sleek and vibrant solution that would make a lasting aesthetic impression
- Provide natural ventilation options for a connection with the outside
- Align and coordinate activities to a tight time frame and budgetary needs

SOLUTIONS

- Sleek and streamlined products outfitted with insulating glass was key. TR-700 Window Wall integrated seamlessly with TR-8300 Sliding Glass Doors and other façade components.
- To reduce solar heat gain on the glass and add an eye-catching element to the building envelope, Kawneer Versoleil™ SunShade was specified in bright blue to emphasize the building design and bring a fresh, modern look to the area.
- With distinct advantages in air, water and structural performance, NX-3000 Series Windows are a reliable, durable building solution that offers residents a cleaner, healthier lifestyle.
- Support services from Kawneer and Kilroy Architectural Windows were critical to accelerate the design and construction phases, all while creating an elegant building façade that would be both unique and high performing.

PRODUCT FINISHES

Window Exterior – PPG Paint: Candlelight Beige

Window Interior – Valspar Paint: Platinum Ice

Exterior Sunshades and Brackets – Valspar Paint: Award Blue

Spandrel Brake Metals & Drip – PPG Paint: Eclipse Gray

Fixed Frame – Anodized: #14 Clear

Doors and Immediate Frame – Valspar Paint: Platinum Ice



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ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS