

SKYLINE WINDOWS

One South First
Brooklyn, New York



One South First is the second structure to rise within Domino Park's new development. Skyline Windows designed and manufactured custom products for the 435-foot-tall mixed-use building.

SKYLINE WINDOWS SYSTEM

Series 1200 Tilt & Turn w/ Crank Handle

Series 1200 Fixed & Fixed 90° Corners



One South First
Brooklyn, NY

42 stories

332 units

360° panoramic views of Manhattan & Brooklyn



Developer: Two Trees Management

Design/Architect: COOKFOX

Executive Architect: dencityworks architecture

Photography:

Dan Levin Photography

Jakob Dhalin



Located in Brooklyn's Domino Park, One South First is the second tower to be completed in a multiple building waterfront development by Two Trees Management. Dating back to 1856, this lot was once home to the Domino Sugar Refinery and was considered the largest and most productive sugar refinery in the world. In recent years, the property has been redeveloped into an award-winning destination, consisting of Domino Park, 325 Kent, One South First, and the future 280 Kent and 346 Kent. As stated by representatives of One South First, Domino Park is "a five-acre multi-purpose green space that connects the neighborhood's industrial past with the present and opens the Brooklyn waterfront to the public for the first time in over a century."

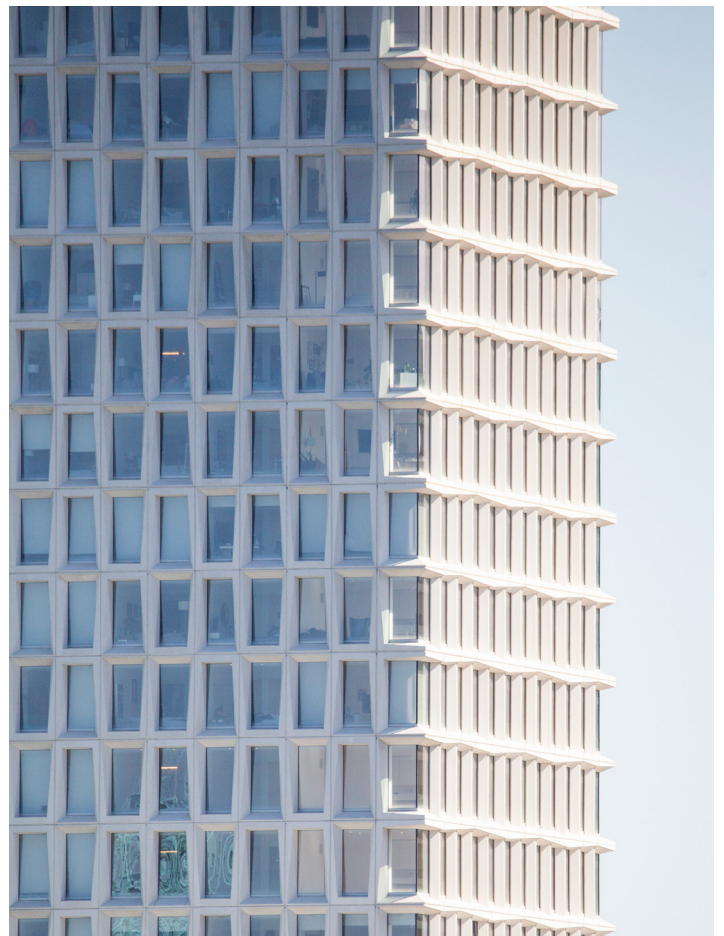
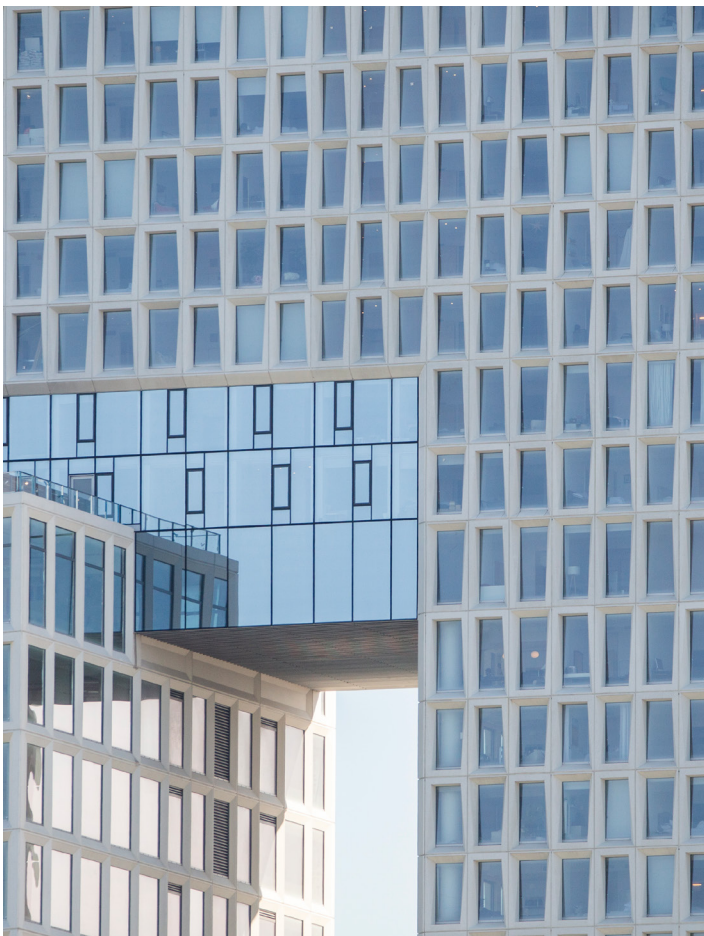
Skyline played an integral role providing windows for 325 Kent, the first structure to rise, so we were pleased to be selected by the owner to supply our products for One South First as well. The new construction residential and commercial rental development is composed of two interlocking towers that rise from a shared three-story podium base. As per the architect at COOKFOX, "The contemporary façade design is inspired by sugar's crystalline structure, connecting the new building with the industrial history of the site."

Skyline provided Series 1200 Tilt & Turn windows for the 42-story residential tower. These windows were manufactured in Skyline's production facility and then shipped to Gate Precast Company in Kentucky, which is a national precast concrete producer with multiple fabrication facilities throughout the United States. There the windows were installed and sealed into the precast panels which were cast utilizing 3D-printed molds, and then shipped backed to the job-site in a pre-glazed fashion. The shipping and sequence logistics posed unique challenges however through close coordination with all project parties and constant attention to detail, these operations ran smoothly to meet the project schedule.



In addition, Skyline supplied 90 degree corner fixed windows. These custom windows proved to be the most unique and dramatic statement, making the corners visually light as well as offering superior interior East River views both day and night. In contrast to the 1200 Tilt & Turns, the corner windows were shipped directly to the jobsite and were installed into precast corner panel modules which were hoisted into place and hung onto the superstructure floor by floor.

The primary design goal was for the typical punched residential window openings to have minimal frame expressed on these dynamically shaped facades. The daylight opening of the windows had to match the openings of the pre-cast panels at the head and the jambs while weeping on top of the pre-cast at the deep sill. This required a steady harmonization amongst the design team, Skyline Windows Engineering team, precast panel fabricators, and installers. Skyline's Engineering team designed a custom extruded aluminum clip that was attached to the back of the precast panels. Additionally, a precast jamb and head rabbet was developed in the precast panels. This allowed the new windows to achieve minimal exterior expression while maintaining maximum interior operation for day to day use, building maintenance, ease of cleaning during apartment to apartment turn-over, and for the life of the system.





One South First is truly one-of-a-kind. Accurately stated by Two Trees Management – “An iconic modern tower with thoughtfully designed residences”. It’s no surprise that this exceptional tower has won multiple awards, including the 2018 Best of Design Award for Digital Fabrication presented by The Architect’s Newspaper. The Skyline Windows installed throughout this residential tower are an integral part of this project and its unique, faceted façade. Through close coordination and diligence of Skyline’s Sales, Operations, Design and Engineering teams, the windows achieved the design goals. These high-performance operable windows offer a clean, modern and functional aesthetic to compliment the stunning views of Brooklyn, downtown Manhattan and the greater NYC area. Skyline Windows is proud to be involved in this iconic addition to this Williamsburg waterfront development project.



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