

# North Side Piers

Brooklyn, NY

## Building Information

Type - Condominiums  
Stories - 29 (above grade)  
Size - Approximately 300,000 sq ft  
Construction - May 2006 - Early 2008  
Delivery Method - Construction Management

## Project Team

Owner - Toll Brothers, City Living  
Architect - FXFowle Architects  
Construction - Kreisler Borg Florman  
Structural - McLaren Engineering Group  
Mechanical - Consentini Associates

## Architecture

Building features a tower of condominium units with a glass curtain system which allows for floor to ceiling views of the New York City skyline. The building also contains several townhouses which blends it into the surrounding community.



## Structural System

- 8" two-way reinforced concrete floor slabs
- Column Grid along perimeter of building with few interior columns
- Concrete shear walls to resist lateral loads located around the central stair core
- Pile Foundation of Tubes and HPs

## Mechanical System

- Condo units serviced by heat pumps
- Two rooftop HVAC units supply air to the corridors
- Self-contained air conditioners service the storage areas, lobby, and gym
- Two 500 ton cooling towers reject heat

## Lighting/Electrical

- 500 kVA transformer
- Power distributed on 480, 208, 120/208 volt circuits
- Lighting is primarily compact fluorescents

