

CASE STUDY

THE GRAYSTONE SEATTLE, WASHINGTON





Situated in the heart of downtown Seattle, The Graystone is widely recognized as Seattle's newest premier condominium development and is an iconic addition to the city's skyline. Kawneer's premium, bespoke project division, Kawneer Collaborative, was brought onto this project to establish a custom, streamlined experience from ideation to realization.

Within walking distance of the city's business hubs and Capitol Hill's cultural and nightlife attractions, The Graystone features 271 residential units, a cutting-edge fitness center and rooftop amenities. Kawneer Collaborative worked closely with glazing contractor Mission Glass to help fully capture the 295,000-square-foot development's vision by providing design assistance, customized solutions, installation assistance and technical support.

Architect: LMN Architects, Seattle, WA
General Contractor: Andersen Construction, Seattle, WA
Glazing Contractor: Mission Glass, Tumwater, WA

All images courtesy of Mission Glass



A UNIQUE EXPERIENCE FROM IDEATION TO REALIZATION

Kicking off the project by providing design proposal drawings, the Kawneer Collaborative team partnered with the glazing contractor to bring the architect's vision to life. Once the project was underway, Kawneer provided a technical support package to ensure project success, including the creation of highly detailed shop drawings and the facilitation of Professional Engineering (PE) stamps.

With extensive product knowledge, industry insights and real-world understanding of cost-related issues, technical support is a common request for the Kawneer Collaborative team. Through collaboration and technology, the team was able to produce top-of-the-line shop drawings for the project and reduce potential headwinds during fabrication and installation.

NAVIGATING UNPRECEDENTED TIMES: OVERCOMING CONSTRUCTION CHALLENGES

The Graystone began the initial stages of construction in 2018; however, the development's progress halted when the pandemic hit in 2020. Committed to the project and our partnership, Kawneer worked safely and efficiently to produce and supply products for the development.

Following the delays in 2020, the team wanted to accelerate the construction schedule to complete the project as quickly and efficiently as possible. Kawneer Collaborative coordinated with project partners on a new plan for Kawneer's team to fabricate, glaze and assemble 10 floors of the building while the other floors were assembled and installed by Mission Glass simultaneously. This partnership helped expedite the project timeline after the delays and provide relief to the glazing contractor as they fabricated, glazed and installed the surrounding floors.



COMBINING CUSTOMIZED DESIGN AESTHETICS WITH ENERGY EFFICIENCY

Helping to meet the project's design aesthetics, sustainability and energy-efficiency needs, The Graystone features a captured modification of Kawneer's 2500 UT Unitwall® System. Kawneer's 2500 UT Unitwall® System is an ideal solution for high-rise projects that combines the elegant aesthetics of a unitized curtain wall with ultra-thermal performance.

The project required GLASSvent® UT (Ultra Thermal) Project-Out Windows that were larger in size (34" x 61") and featured additional locking points. To create this custom system, our product design engineers, production team and the vent hardware manufacturer collaborated to engineer a solution that satisfied the project requirements. Our team then tested the oversized unit at our Cranberry facility to ensure the custom size vent functioned properly with the additional locking points that were required.

Further, Kawneer's AA®425 Thermal Entrances, designed with a double air cavity to provide an additional layer of insulation, were specified to help provide improved occupant comfort and energy savings in heating and cooling costs.

Our 1600UT System™1 and System™2 Curtain Wall were also specified to help maintain energy efficiency and savings, as well as to provide ultra-thermal performance, versatility, a seamless appearance and reliability. These systems utilize thermal barrier technology to address extreme climactic conditions such as those often experienced in Seattle, Washington.

The Graystone's innovative and groundbreaking design approach combined with the careful selection of high-performing architectural aluminum solutions proves how Kawneer's market-leading product portfolio and the support of Kawneer Collaborative's premium service help projects meet the ever-changing demands of multifamily design and construction.

A KAWNEER COLLABORATIVE TRIUMPH

The Graystone represents Kawneer Collaborative's approach to a unique, tailored partnership experience. Our dedicated team of experts helped monitor all deliverables throughout the design and construction process, from ideation to realization. Through our customized 12-step process, the Kawneer Collaborative team supported the project with a shared mission of building lasting legacies together.

Through managing design, extrusion, fabrication and assembly, Kawneer Collaborative helped the glazing contractor maintain control and delivery of The Graystone, delivering an iconic, new landmark to Seattle with visual impact, sustainable solutions and high thermal performance.



CHALLENGES

- A compressed timeline due to the pandemic created a potential bottleneck for the glazing contractor.
- The architect wanted to combine elegant, sleek design aesthetics with sustainability benefits and energy efficiency to address the extreme climatic conditions and building codes in the Seattle area.
- The building designers wanted fewer exterior sightlines at the vents around the facade that could be combined with other curtain wall systems for single-source solutions.
- The project required GLASSvent® UT (Ultra Thermal) Project-Out Windows that were larger in size (34" x 61") and featured additional locking points.



SOLUTIONS

- Kawneer responded willingly and flexibly to an accelerated construction schedule after the pandemic, coordinating on a new plan with project partners to fabricate 10 floors of the building.
- Through utilizing thermal barrier technology to address Seattle's extreme climactic conditions, Kawneer's 1600UT System™1 and System™2 Curtain Wall were specified for The Graystone to maintain energy efficiency while providing ultra-thermal performance, versatility, value and reliability.
- Kawneer's product design engineers, production team and the vent hardware manufacturer collaborated to engineer a custom solution of the GLASSvent® UT (Ultra Thermal) Project-Out Windows that satisfied the project requirements and functioned properly with the required additional locking points.
- The Kawneer Collaborative team customized a captured modification of Kawneer's 2500 UT Unitwall® System and adapted for 1 1/8" infill and a slightly deeper vertical cover. An ideal solution for multifamily projects, the system helped achieve the primary design goal, provide a modern design aesthetic and maintain ultra-thermal performance.

PRODUCTS USED

- 2500 UT Unitwall® System (customized)
- 1600UT System™1 Curtain Wall
- 1600UT System™2 Curtain Wall
- GLASSvent® UT (Ultra Thermal) Windows
- AA®425 Thermal Entrances