

283 GREENE AVENUE, BROOKLYN, NY, USA

Achieving Acoustic Excellence
in Mass Timber Buildings

PREFACE

The 283 Greene Avenue project in Brooklyn, NY, is a mid-rise residential building designed to meet stringent acoustic and sustainability standards. This is the **first mass timber project in New York after over 10 years of R&D** to find acoustic solutions that eliminate concrete while preserving exposed timber. The project team turned to AcoustiTECH for a tailored solution to preserve the exposed timber aesthetic without sacrificing acoustic performance. After consulting Woodworks' list of tested assemblies, [AcoustiTECH Lead 6](#) and [AcoustiTECH SOFIX](#) system was selected to meet those standards.

CHALLENGE

The primary challenge of the 283 Greene Avenue project was to:

- *Achieve high acoustic performance while maintaining the exposed timber design.*

The developers were committed to sustainability, which meant avoiding the use of a traditional wet topping. AcoustiTECH was tasked with providing a dry-topping solution that would meet stringent building code requirements while upholding the design and environmental integrity of the project.

ACTION

AcoustiTECH collaborated with the project's team from the early stages, recommending the [AcoustiTECH Lead 6](#) and [AcoustiTECH SOFIX](#) system to address both acoustic and sustainability concerns. This system provided high acoustic insulation without the need for a wet topping, perfectly complementing the eco-friendly construction approach. AcoustiTECH's involvement extended from consultancy to hands-on support during the installation process, ensuring optimal performance of the acoustic assembly.



PROJECT SPECIFICATIONS

- **Total Area Supplied by AcoustiTECH** : 16 000 sq. ft.
- **Storeys** : 4
- **Construction Type** : 175 mm Mass Timber (CLT) with exposed ceiling
- **Completion** : 2021

KEY STAKEHOLDERS

- **Architects** : Loading Dock 5
- **Developer** : CV Partners
- **General Contractor** : CMA
- **Mass Timber Supplier** : NORDIC
- **Flooring contractor** : City Interior NYC

ACOUSTIC SOLUTION

- **Acoustic System** : [AcoustiTECH Lead 6](#) + [AcoustiTECH SOFIX](#)



RESULTS

The 283 Greene Avenue project not only met but exceeded expectations in terms of acoustic performance. The use of the **AcoustiTECH Lead 6** and **AcoustiTECH SOFIX** system system resulted in:

- AIIC (Apparent Impact Insulation Class) of 54 and ASTC (Apparent Sound Transmission Class) of 57.
- Enhanced Comfort: Significantly reduced noise levels, creating a more comfortable living space.
- Positive Feedback: Residents have reported their condo to be quiet, contributing to a better quality of life.

AIIC **ASTC**

54

57



"When it comes to mass timber construction, it's essential to install the right acoustic system to prevent noise transfer. On this project, the installation of AcoustiTECH system not only reduced sound transfer but also simplified subfloor preparation while reducing weight. The result: a three-in-one solution that impressed the entire team. This project truly showcases the potential of mass timber construction, combining speed, sustainability, and outstanding acoustic quality."

Russ Brag

Flooring Contractor
City Interior NYC

CONCLUSION

The success of the 283 Greene Avenue project underscores AcoustiTECH's commitment to delivering cutting-edge acoustic solutions tailored to the specific needs of residential buildings. The project serves as a model for future mass timber constructions aiming to achieve high standards of both design and functionality. Indeed, AcoustiTECH's proven solutions in mass timber construction can elevate the design and comfort of your next project. Contact us today to explore how we can meet your building's unique acoustic needs.

TO LEARN MORE ABOUT THIS PROJECT

<https://www.woodworksinnovationnetwork.org/fr-ca/projects/283-greene-ave-frame-283>

<https://www.youtube.com/watch?v=Y9egkdVKrPg>

<https://architizer.com/projects/283-greene-ave/>