



Crystal Window & Door Systems completes fenestration for Univ. of Michigan student housing

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Queens, NY Crystal Window & Door Systems has added another new university property to its portfolio of higher education window projects. The newly constructed Vic Village North high-rise building in Ann Arbor, MI, offers apartments for students close to University of Michigan's Central Campus.

Crystal supplied 536 energy efficient Series 5100 Aluminum Fixed Picture Windows for Vic Village North. This heavy-commercial window features a 3-¼" jamb depth and narrow sightlines. The frames were specially extruded and bronze color powder coat finished to the superior durability AAMA 2605 performance standard by Crystal subsidiary Gateway Extrusions. Most of the Series 5100 windows utilized an option which combined two tall insulated glass panels side by side within one master frame. Some of the combined windows were as large as 68" wide by 89" tall, providing occupants nearly floor-to-ceiling views and maximum natural light for indoor spaces. The Crystal Series 5100 heavy-commercial fixed window is AAMA rated AW-PG100. All windows were glazed with 1" insulating glass units (IGUs), with Vitro Solarban 60 low-E glass and Argon gas. The majority of all the interior glass panes were tinted gray, and where code required, the IGUs were also tempered.

In keeping with Ann Arbor design guidelines and the character of the university district, Crystal provided a custom horizontal grid system consisting of a 2" exterior applied grid, a 1" between-the-glass colonial grid, and a special order 2" interior flat tape-on grid. To facilitate window installation, Crystal supplied complementary accessories, including subsills and receptors with L-anchor clips. On one façade, outside corner 90-degree mullions were used to create elegant corner windows.

Crystal partnered with DeYonkers Window & Door of Rochester, MI to meet the design and construction requirements. The project developer was Hughes Properties of Auburn Hills, MI. The architect for the project was Hobbs+Black Architects of Ann Arbor, MI and the general contractor and fenestration installer was Wolverine Building Group of Grand Rapids, MI.

Located at 1107 South University Ave., Vic Village North consists of a 12-story central tower flanked

by two 9- and 10-story towers. The 132,000 s/f student-focused residential property has student apartments and common spaces on the upper floors with retail shopping and dining space on the ground floor. Vic Village North includes 57 fully furnished apartments with two- to six-bedroom configurations, study areas, a fitness center, a rooftop outdoor terrace with grills and a fire pit, bicycle storage, and electronic controlled access.

“In recent years, Crystal has supplied many new and renovated properties in Michigan with our highly energy efficient windows and doors,” said Crystal regional manager Frank Ganninger. “We are very proud that our products are part of the redevelopment of beautiful Ann Arbor’s South University District.”

Continuing the district’s revitalization, several new projects are planned in the coming years to increase student housing for the university and for area residents.

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