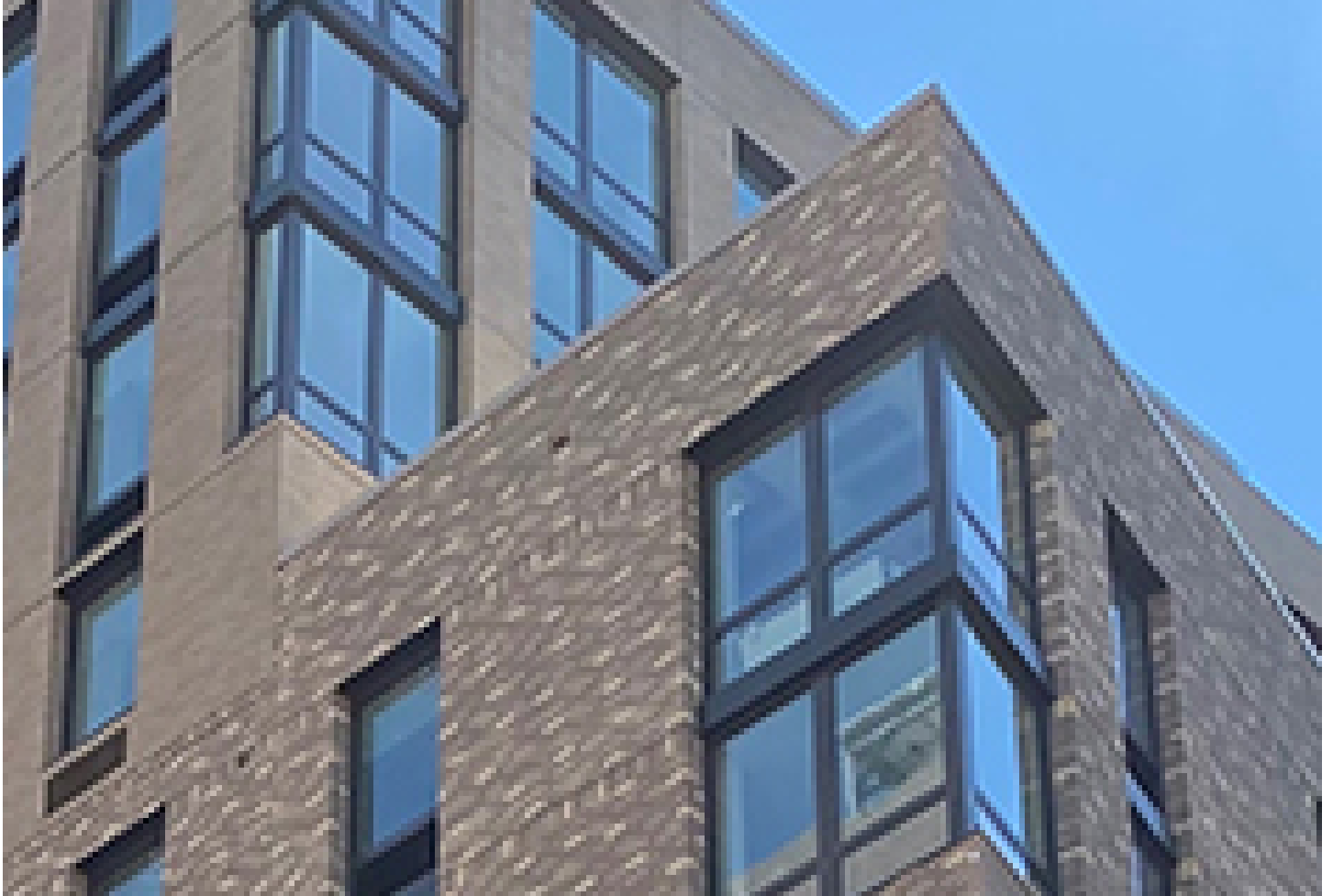




Crystal Windows provides 8,843 windows for Queens dev.

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Queens, NY Crystal Window & Door Systems is wrapping up its deliveries of thousands of new windows for a new development Rockaway Village in Far Rockaway. The multi-year new construction project is rejuvenating this neighborhood, taking advantage of the convenient passenger and elevated subway rail lines, and replacing abandoned properties and empty lots with new apartment buildings and retail spaces.

“We are very proud to be part of this exciting construction project at Rockaway Village,” said Sabrina Leung, Crystal architectural sales manager. “Crystal’s design, engineering, and production capabilities and our on-site consulting expertise made us the perfect partner to supply our high-end architectural windows to these new properties.”

Crystal has supplied five of the development’s large mid- and high-rise residential buildings with 8,843 energy efficient architectural window products. Most of the Crystal windows used at the Rockaway Village project were configured in large combinations of in-swing casement, picture, and HVAC louvers. In many cases, the windows span large floor-to-ceiling openings, up to 91” wide by 107-½” tall. Each building also used 90° mullions to join windows at building corners. The combination arrangements were facilitated using the Series 8800/8810 master frame option as well as several types of mullion systems.

The five buildings Crystal supplied at the Rockaway Village project exclusively used the company’s high-end architectural aluminum Series 8800 In-Swing Casement and Series 8810 Fixed windows. The windows feature heavy-duty 2-?” deep frames with corner key reinforcement. Both the casement and fixed windows use advanced polyamide strut thermal break systems for enhanced thermal performance. The window sashes offer 1-¼” IGU pockets and provide a zero-sightline look. A continuous master frame option allows the combination of multiple styles in one opening.

The Crystal Series 8800 In-Swing Casement is rated AW-PG100/PG80. The Series 8810 Fixed/Picture window is rated AW-PG75. Specified with clear, tempered, or laminated glass panes, the insulated glass units (IGUs) for the windows were also specified with Guardian SN68 low-E glass coatings and Argon gas filling to deliver outstanding energy efficiency.

To accommodate individual apartment HVAC units, several thousand of the Series 8810 Fixed window frames were fitted with AEL-42 model louvers by Reliable of Geneva, AL. Crystal supplied the PTAC louvers and factory installed them into the window frames prior to jobsite delivery.

The Crystal Series 8800 In-Swing Casement uses 4-bar concealed hinges and a triple compression gasket seal. For safety, all the Series 8800 Casement windows were fitted with NY City code certified opening limit devices. In apartments designated for seniors, Crystal equipped the operating

casements with ADA compliant hardware. Installation accessories for all the Series 8800 and 8810 windows included subsills and receptor systems, as well as H-, 3-piece, and 90° corner mullions.

As the windows' thermal strut construction allows for window frame interiors and exteriors to be different colors, all the windows received an extremely durable two-tone AAMA 2605 powder coat paint finish, with bronze exterior and white interior frames. Electrostatically applied powder coat paint, which virtually eliminates VOC compounds, is noted for its environmental sustainability, uniform coating, color properties, and weather resistance.

Rockaway Village is developed and owned by Phipps Houses of New York, NY, one of the largest non-profit developer and owner of affordable housing in the Metro Area. When fully completed, Rockaway Village will offer 1,700 new apartments in 8 buildings, which range from 8 stories to 15 stories, along with over 120,000 sq. ft. of commercial and community space, landscaped courtyards and outdoor gathering spaces, and tree-lined streets and walkways. The terminus of the Long Island Railroad Far Rockaway branch is at the east end of the development, and the west end is across the street from New York City's A-Train Mott Avenue elevated subway station.

Marvel Architects of New York, NY, is the design firm for the entire Rockaway Village development, and Lettire Construction, also of New York, NY, is the general contractor. Longtime Crystal customer Marvel Contracting Service (not related to Marvel Architects) of Queens, NY, served as the fenestration installer.

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