STAFF REPORT 5-12-2021 REGULAR MEETING **PREPARED BY:** A. PHILLIPS
APPLICATION NUMBER: 21-7213
ADDRESS: 5716 MICHIGAN AVENUE
HISTORIC DISTRICT: SAN TELMO CIGAR COMPANY
APPLICANT: 5716 PARTNERS, LLC / SOUTHWEST HOUSING SOLUTIONS
PROPERTY OWNER: 5716 PARTNERS, LLC / SOUTHWEST HOUSING SOLUTIONS
DATE OF PROVISIONALLY COMPLETE APPLICATION: 4-19-2021
DATE OF STAFF SITE VISIT: 4-23-2021

SCOPE: ERECT A NEW ENTRY VESTIBULE AND PORTE-COCHERE STRUCTURE; INSTALL NEW LANDSCAPE ISLAND AND ENLARGE DROP-OFF LANE

EXISTING CONDITIONS

The building located at 5716 Michigan Avenue was designed by Albert Kahn & Associates and erected in 1910-1911 as a second facility for the San Telmo Cigar Company. According to the HDAB San Telmo Cigar Company Historic District designation report, "The San Telmo Cigar Manufacturing Company No. 2 building, facing south at 5716 Michigan Avenue, is a nearly cube-shaped, four-story, five-bay, flat-roofed industrial building, with a stretcher-bond red brick veneer. A cutaway corner at the northeast interrups the cubelike shape and allows the building to conform to its irregularly shaped lot. The building was built in accordance with 'mill construction' practices, which used load bearing masonry walls to support the heavy timber floors and roof." The building was rehabilitated in the last ten years and currently houses multiple commercial tenants. The parcel boundary in which the building is situated is larger than the boundaries of the historic district. To the north (rear) and west of the building exists a large surface parking lot. A rear building entrance exists at the northwest (rear) corner of the building and is covered with a large steel awning and includes a drop-off lane and concrete curb and pedestrian walkway.

5716 Michigan. View from intersection of Michigan & 35th Street/Greusel Street looking northwest. Photo taken by HDC staff, April 23, 2021.

5716 Michigan. View from N Campbell Street looking southeast. Photo taken by HDC staff, April 23, 2021.

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval **to erect a new entry vestibule and porte-cochere structure; install new landscape island and enlarge drop-off lane per the attached drawings and application**. Included in the proposal are the following scope items:

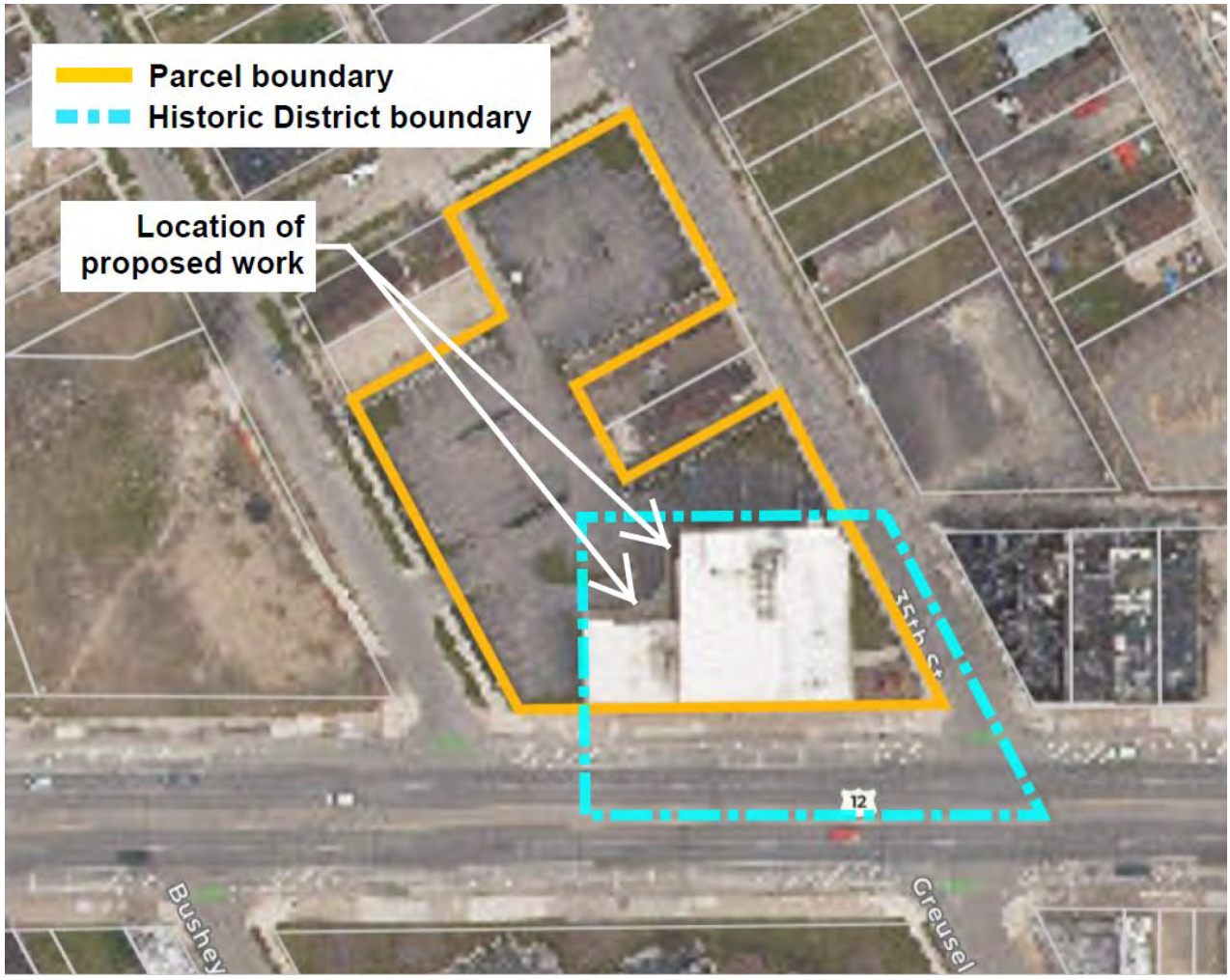
- **Entry Vestibule**
  - Erect new, enclosed and conditioned vestibule located at the building entrance at the northernmost end of the west elevation.
  - Footprint of the vestibule to be approximately 19' W x 9' D x 10' H and will not interfere with the existing open steel canopy which is to remain.
  - Vestibule to include red brick veneer (color and size to match brick at existing building) atop a cast stone sill (Color/Finish: Pearl White, Smooth Finish) at the base with an aluminum storefront system (Color: Dark Bronze) on all sides which includes a sliding door at the north end.
- **Porte-Cochere**
  - Erect new, permanent porte-cochere structure located adjacent to the new entry vestibule proposed at the northernmost end of the west elevation.

- Porte-cochere to be constructed of four (4) 24” x 24” brick columns finished in a brick veneer (color and size of brick to match existing) with cast stone (Color/Finish: Pearl White, Smooth Finish) details at the top of the columns and topped with a canopy structure including painted composite fascia and membrane roofing. The canopy footprint of the porte-cochere is to be approximately 47’ W x 27’ D with a height of 12’-6” to the top of the columns/underside of the fascia.
- Porte-cochere will cover the proposed widened dive aisle/drop-off lane, providing shelter from the elements between the drive aisle/drop-off lane and the entry vestibule proposed.

- **Sitework (Landscape Island & Drive Aisle/Drop-off Lane)**
  - Demolish existing landscape island with parking and existing concrete curb and pedestrian walkway adjacent to the building at the northwest corner of the building in their entirety (see drawings for locations)
  - Install new, reconfigured, landscape island in approximately the same location as the existing landscape island.
  - Install new, widened asphalt drive aisle/drop-off lane – to be 22’-0’ wide.
  - Install new, reconfigured concrete curb and pedestrian walkway in the same location as the existing curb and pedestrian walkway.

STAFF OBSERVATIONS & RESEARCH

- San Telmo Cigar Company Historic District was designated in 2009.
- The San Telmo Cigar Company Historic District is a single-resource district. See boundary of historic district in the dashed blue line. As shown in the diagram below, the parcel boundary is much larger than the boundary of the historic district. The application proposes the expansion of the parking lot at the northwest corner of the parcel, however, since that area of the parcel is not included in the boundary of the historic district, it is not in the purview of the Commission. The work proposed that falls within the historic district boundary includes the erection of a new entry vestibule and porte-cochere as well as the widening of the drive aisle and installation/reconfiguration of a new landscape island.



ISSUES

- Staff is concerned that the proposal to match the existing red brick and stone detailing (in material and design) at both the vestibule and the porte-cochere does not differentiate the new construction from the existing as Standard #9 requires. Staff suggests the applicant simplify the design and use materials and details which differ from the existing. Staff recommends removing the cast stone cross detail (replication of historic detail at the historic building) at the top of the columns in addition to using a brick color that is compatible with the existing building rather than matching it.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission

It is staff's opinion that the proposal should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the San Telmo Cigar Company Historic District's Elements of Design, with the conditions that:

- The cast stone cross detail proposed at the top of the brick columns at the porte-cochere is to be removed from the proposal.
- Brick color at both the entrance vestibule and the porte-cochere is to complement the building but not match it.
- Applicant to submit revised cut sheets for the items listed above to HDC staff for review and approval prior to pulling the permit.


35th
Michigan
5716
STAFF SITE VISIT 4/23/2021

STAFF SITE VISIT 4/23/2021

STAFF SITE VISIT 4/23/2021


Michigan
STAFF SITE VISIT 4/23/2021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STAFF SITE VISIT 4/23/2021


Campbell
STAFF SITE VISIT 4/23/2021


Jackson
Campbell
STOP
STAFF SITE VISIT 4/23/2021


STOP
STAFF SITE VISIT 4/23/2021

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STAFF SITE VISIT 4/23/2021

THIS IS A **3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW**

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: April 19,2021

PROPERTY INFORMATION

ADDRESS: 5716 Michigan Avenue **AKA:** Family Wellness Center

HISTORIC DISTRICT: San Telmo Cigar Company-Section: 21-2-207

SCOPE OF WORK: (Check ALL that apply)

- [x] Windows/ Doors
- [ ] Roof/Gutters/ Chimney
- [ ] Porch/ Deck
- [x] Landscape/Fence/ Tree/Park
- [ ] General Rehab
- [ ] New Construction
- [ ] Demolition
- [ ] Addition
- [ ] Other: Parking Lot Upgrades

APPLICANT IDENTIFICATION

- [x] Property Owner/ Homeowner
- [ ] Contractor
- [ ] Tenant or Business Occupant
- [ ] Architect/Engineer/ Consultant

NAME: 5716 PARTNERS LLC **COMPANY NAME:** Southwest Housing Solutions

ADDRESS: 5716 Michigan Avenue **CITY:** Detroit **STATE:** MI **ZIP:** 48210

PHONE: 313-297-1347 **MOBILE:** 313-475-7415 **EMAIL:** dloacano@swsol.org

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- [ ] **Completed Building Permit Application** (highlighted portions only)
- [x] **ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- [ ] **Photographs** of ALL sides of existing building or site
- [x] **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- [x] **Description of existing conditions** (including materials and design)
- [x] **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- [x] **Detailed scope of work** (formatted as bulleted list)
- [x] **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:
Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: April 19,2021

PROPERTY INFORMATION

Address: 5716 Michigan Avenue Floor: ____ Suite#: ____ Stories: 4

AKA: Family Wellness Center Lot(s): 3-15; 18-21 Subdivision: Brushes Sub

Parcel ID#(s): 16001709-13 Total Acres: 1.29933 Lot Width: 541' Lot Depth: 321.51'

Current Legal Use of Property: Commercial Proposed Use: Health/Office-Tenants

Are there any existing buildings or structures on this parcel? ■ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☐ New ■ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations

☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other: Parking Lot Upgrades

☐ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

See Attached

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☐ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building

☐ Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☐ No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction $ _____ (By Contractor) $ _____ (By Department)

Structure Use

☐ Residential-Number of Units: _____ ☐ Office-Gross Floor Area _____ ☐ Industrial-Gross Floor Area _____

☐ Commercial-Gross Floor Area: _____ ☐ Institutional-Gross Floor Area _____ ☐ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? ☐ No

Permit Description:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: $ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old $ _____ New $ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____

Permit #:

SHELTER
DESIGN STUDIO LLC

March 17, 2021

5716 Michigan Avenue, ie; 5716 Wellness:
To Whom it may concern:

5716 Wellness is a 4 ½ story building originally designed by Albert Kahn and constructed in 1910. The building was originally designed as a cigar factory and was known as the San Telmo Cigar Company building. Constructed of heavy timber with a decorative brick veneer and large windows, the building is a staple to the Michigan Avenue streetscape.

In 2011, Southwest Housing Solutions obtained a historic district designation for the building(s), which is known as the San Telmo Historic District. The historic designation aligned with a major renovation of the building which included housing many of Southwest Solutions executive offices, community outreach uses, and a dental clinic.

As the building tenant base has evolved, and as additional amenities have been considered to ensure the safety of the guests and of the tenants of the building, it has been proposed to provide a secure drop off area and entry vestibule to the building. This modified entry area is proposed to be located behind the attached 5728 Michigan Avenue building, concealing the entry from view from Michigan Avenue.

Currently a small drop off area is provided on the west side of the building adjacent to a steel entry "awning". It is the intent of this proposal to expand the drive lane for the drop off area and provide a covered, conditioned, entry vestibule area for tenants and guests, so they can remove themselves from the elements sooner. This also provides the users of the building a secure building access point.

The following is a list of improvements that would be included in the scope of work for the project:

Leaving existing building construction and "awning" in place,

- Enlarge client drop off drive lane.
- Provide accessible curb ramp access to entry vestibule.
- Construct expanded entry canopy of permanent materials for client drop-off.
- Install dark-sky compliant recessed fixtures in ceiling of entry canopy.
- Create landscape island transition between vehicles and pedeatrians.
- Construct conditioned glass enclosure type vestibule for client access to building.
- Provide access control, lighting, heating, and cooling within new entry vestibule.
- Construct entry canopy columns and structure in brick masonry to emulate existing exterior brick finish.

Please do not hesitate to contact our offices if there happen to be any questions.

Cordially,

104 W. Fourth St., Suite 303
Royal Oak, Michigan 48067
(p) 248.629.7153 (f) 248.629.7154

5716 MI AVE, East Elevation

5716 MI AVE, West Elevation

West Elevation view from Michigan Avenue

Proposed Parking Modification Area Adjacent to West Elevation Entry

Proposed Expansion of 5716 Parking on Southeast Corner Campbell/Jackson

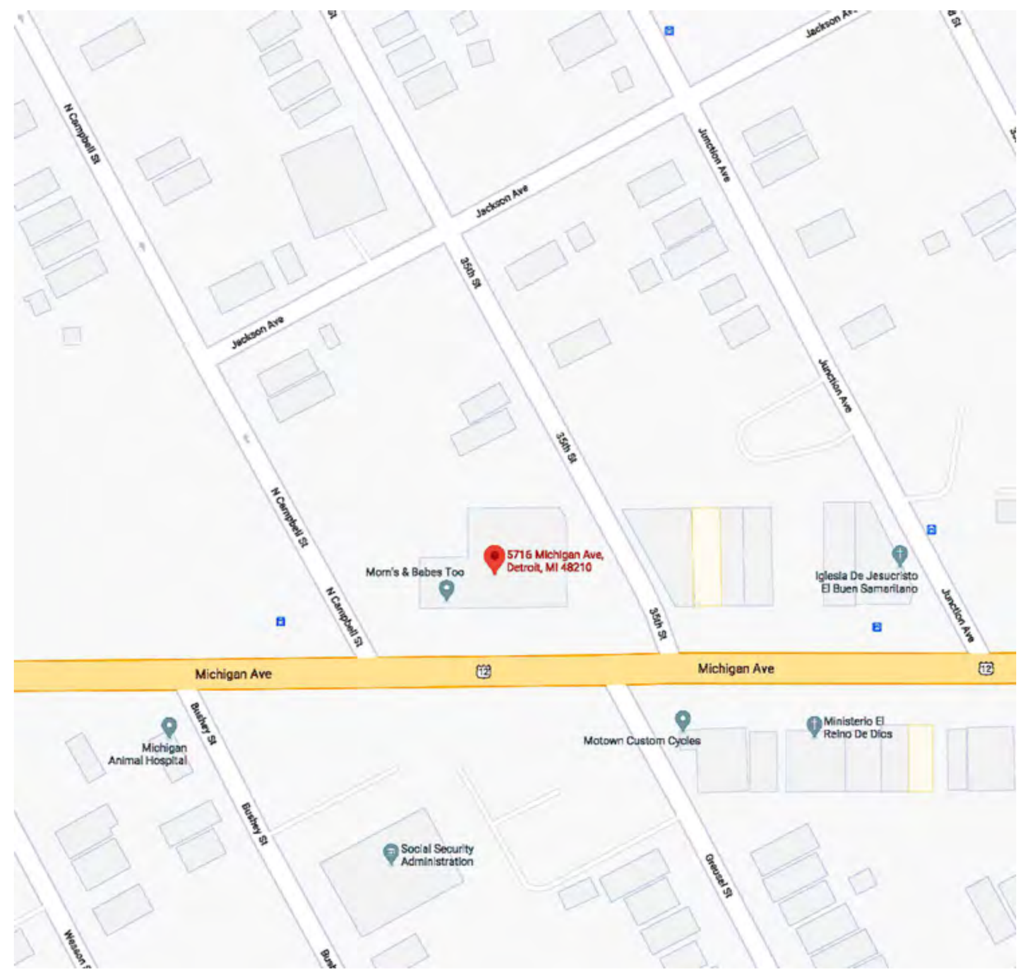
5716 MI AVE, South Elevation

5716 MI AVE, North Elevation

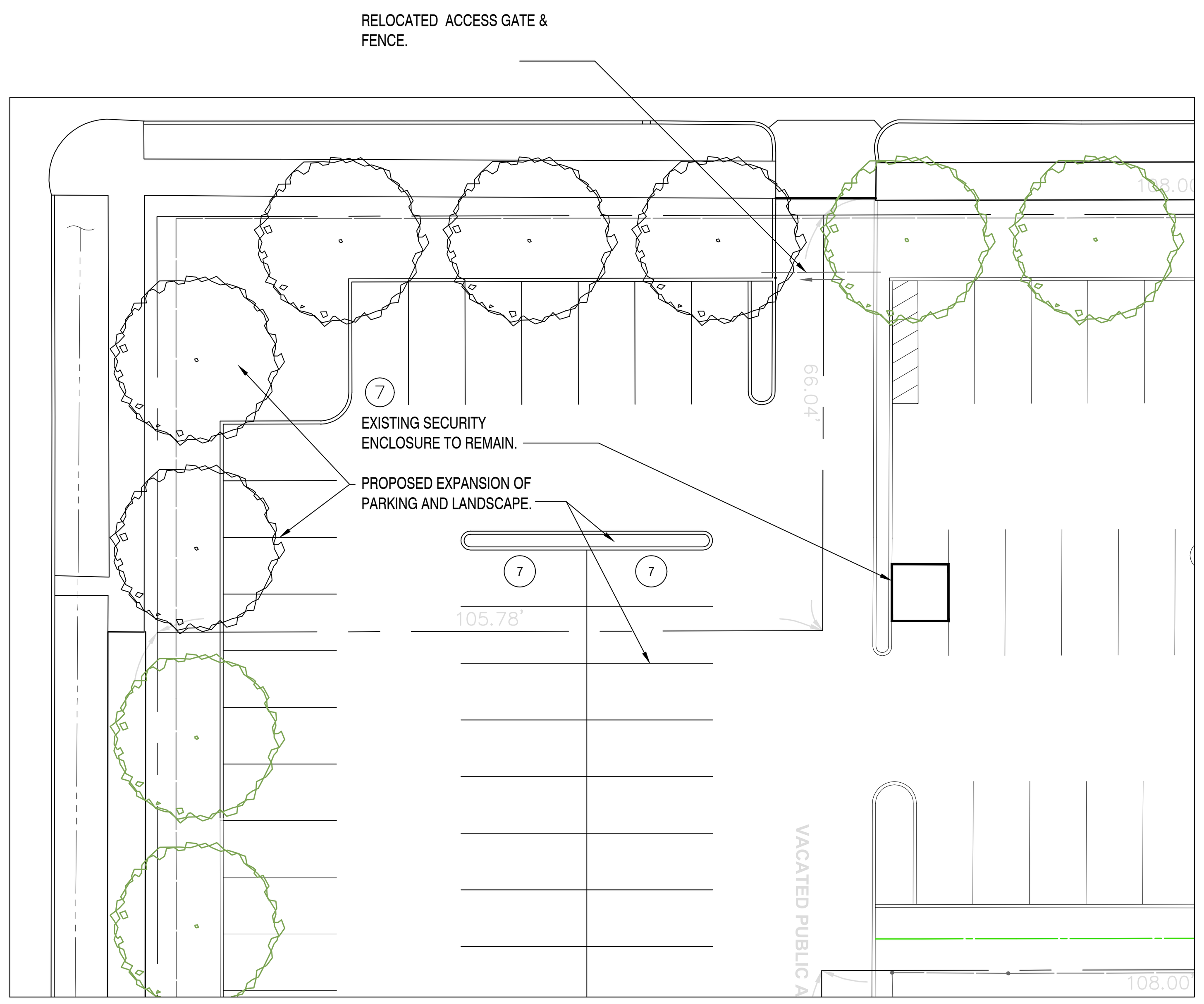
5716 MI AVE, North Elevation Close Up

5716 MI AVE, West Elevation Entrance

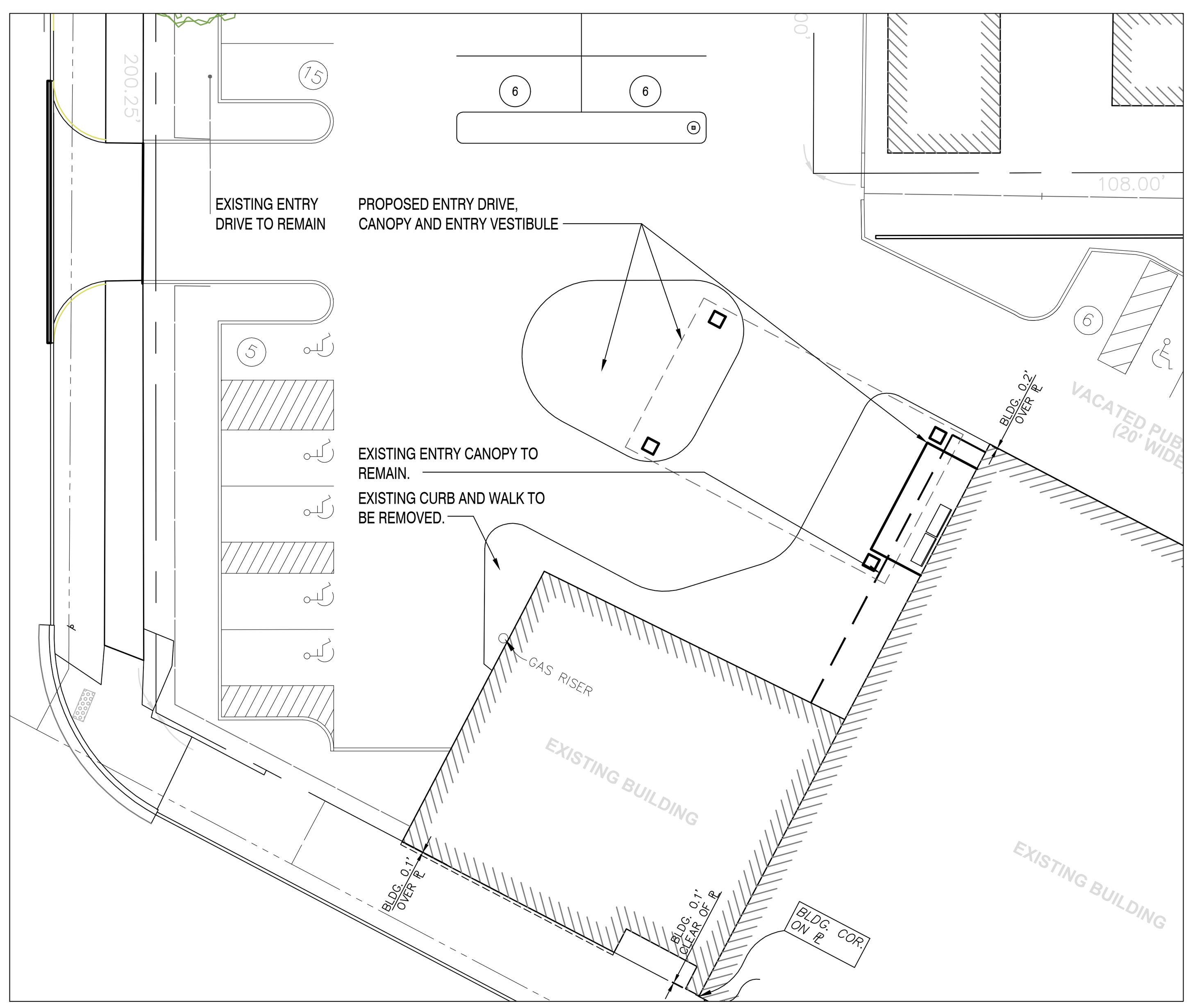
5716 MI AVE, West Elevation Entrance-Close UP



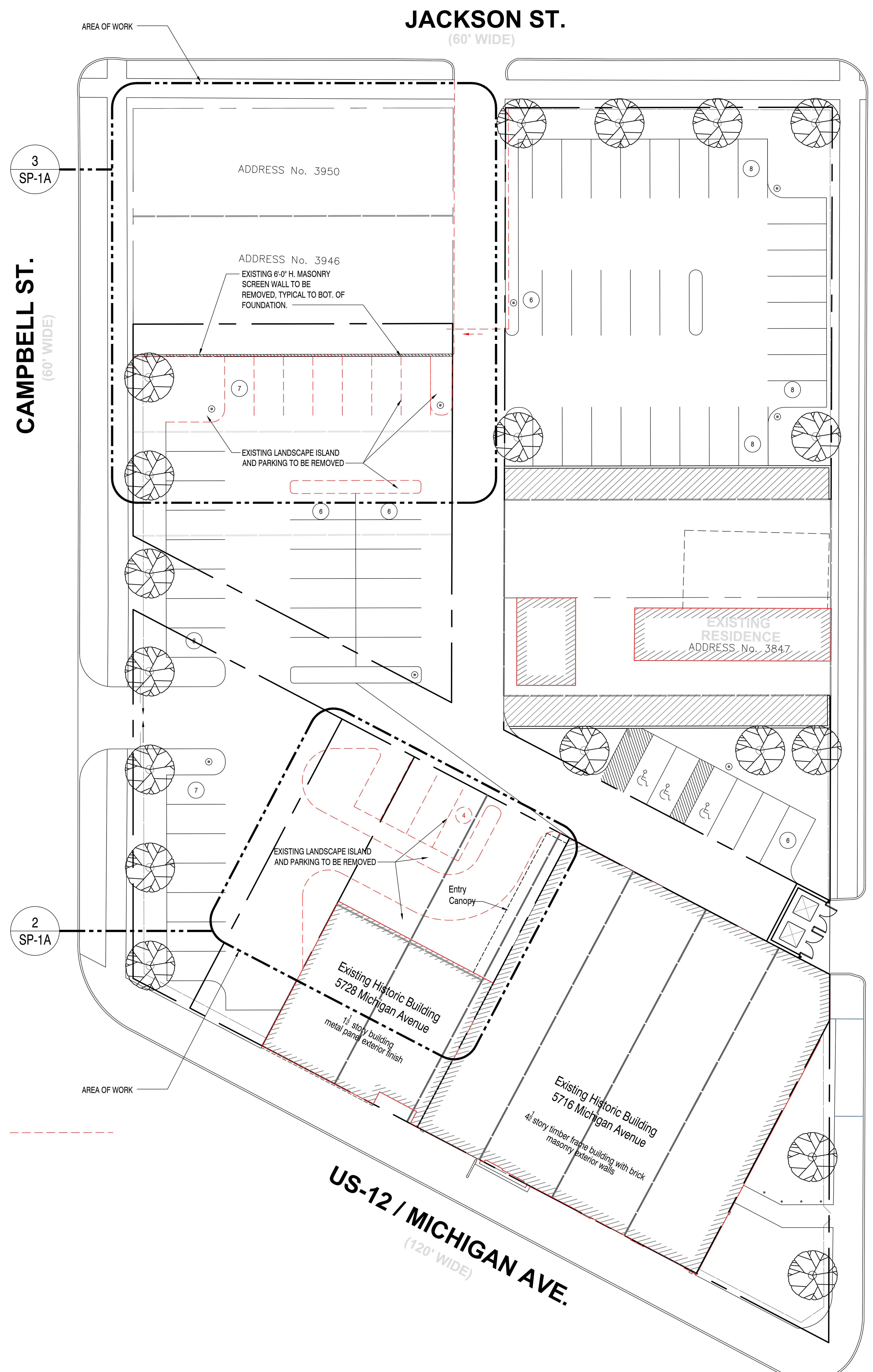
4 SP-1 Location Map
Scale: n.t.s.



3 SP-1 PROPOSED Parking / Landscape Expansion
Scale: 1" = 20'-0"



2 SP-1 PROPOSED Entry Drive & Vestibule Plan
Scale: 1" = 20'-0"



1 SP-1 Existing Site / Demo Plan
Scale: 1" = 20'-0"

SHELTER
DESIGN STUDIO LLC
104 W. Fourth Street
Suite 303
Royal Oak, Michigan 48067
248.629.7153 ph.
248.629.7154 fax
www.SHELTERSTUDIOLLC.com

Architect of Record

STATE OF MICHIGAN · STEPHEN G. PARISEAU · ARCHITECT · No. 60682 · LICENSED ARCHITECT
Stephen G. Pariseau, AIA
104 W. Fourth St.,
Suite 303
Royal Oak, MI 48067
248.629.7153 ph.

Owner

5716 Partners, LLC
1920 25th Street, Suite A
Detroit, Michigan 48216

Project

New Entry & Porte Cochere
5716 WELLNESS
5716 Michigan Avenue
Detroit, MI 48210

1"=1'-0" 1/2"=1'-0" 1/8"=1'-0" 3" 3/8"=1'-0" 0" 1 1/2"=1'-0" 3/4"=1'-0" 1/4"=1'-0"

Issued For	Date
Preliminary	02.24.2021
HDC Review	04.19.2021

Drawing Title

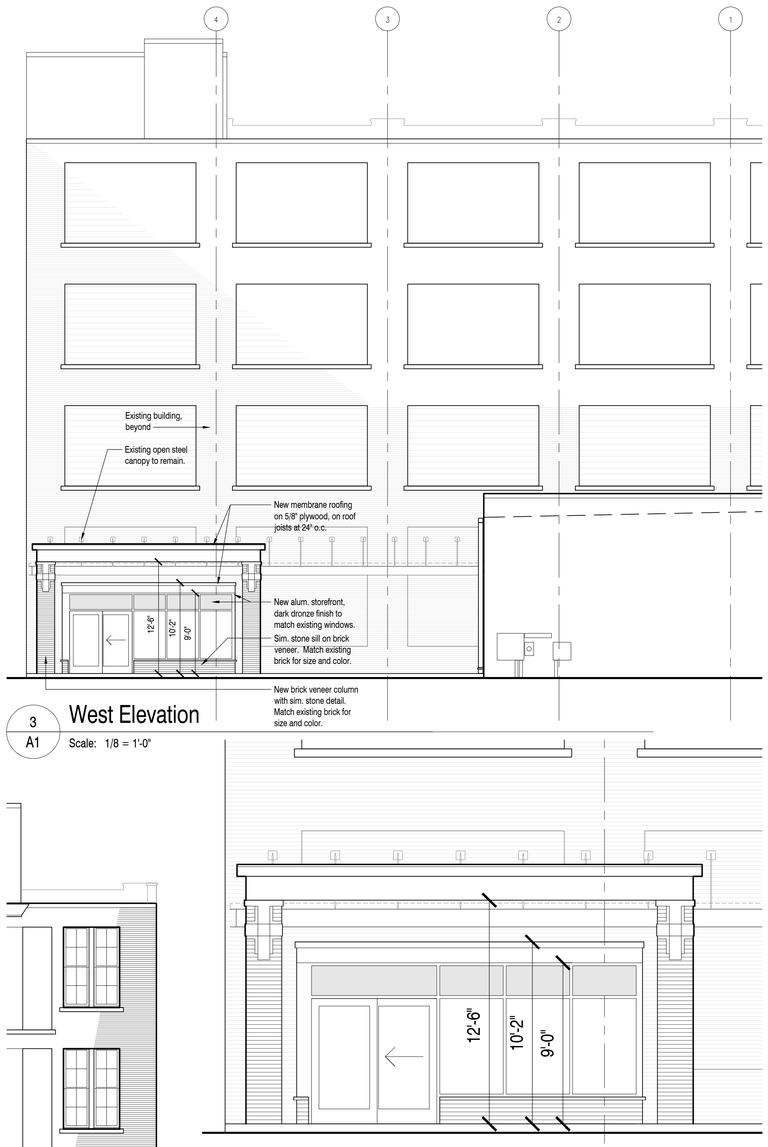
EXISTING Site Plan
Demolition Plans

2020-243
Project No.

JMH — Drawn By
SGP — Checked By

As Noted
Scale

SP-1
Drawing No.

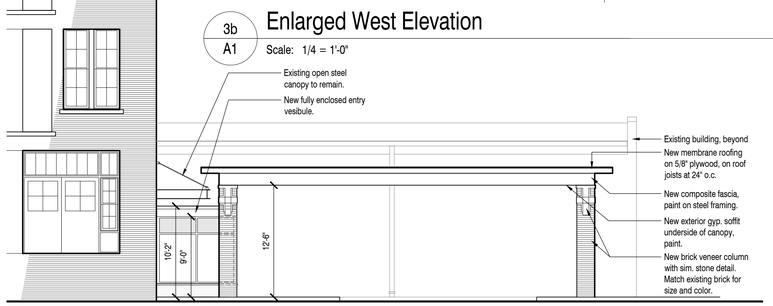


3 / A1 **West Elevation**

Scale: 1/8 = 1'-0"

3b / A1 **Enlarged West Elevation**

Scale: 1/4 = 1'-0"



2 / A1 **North Elevation**

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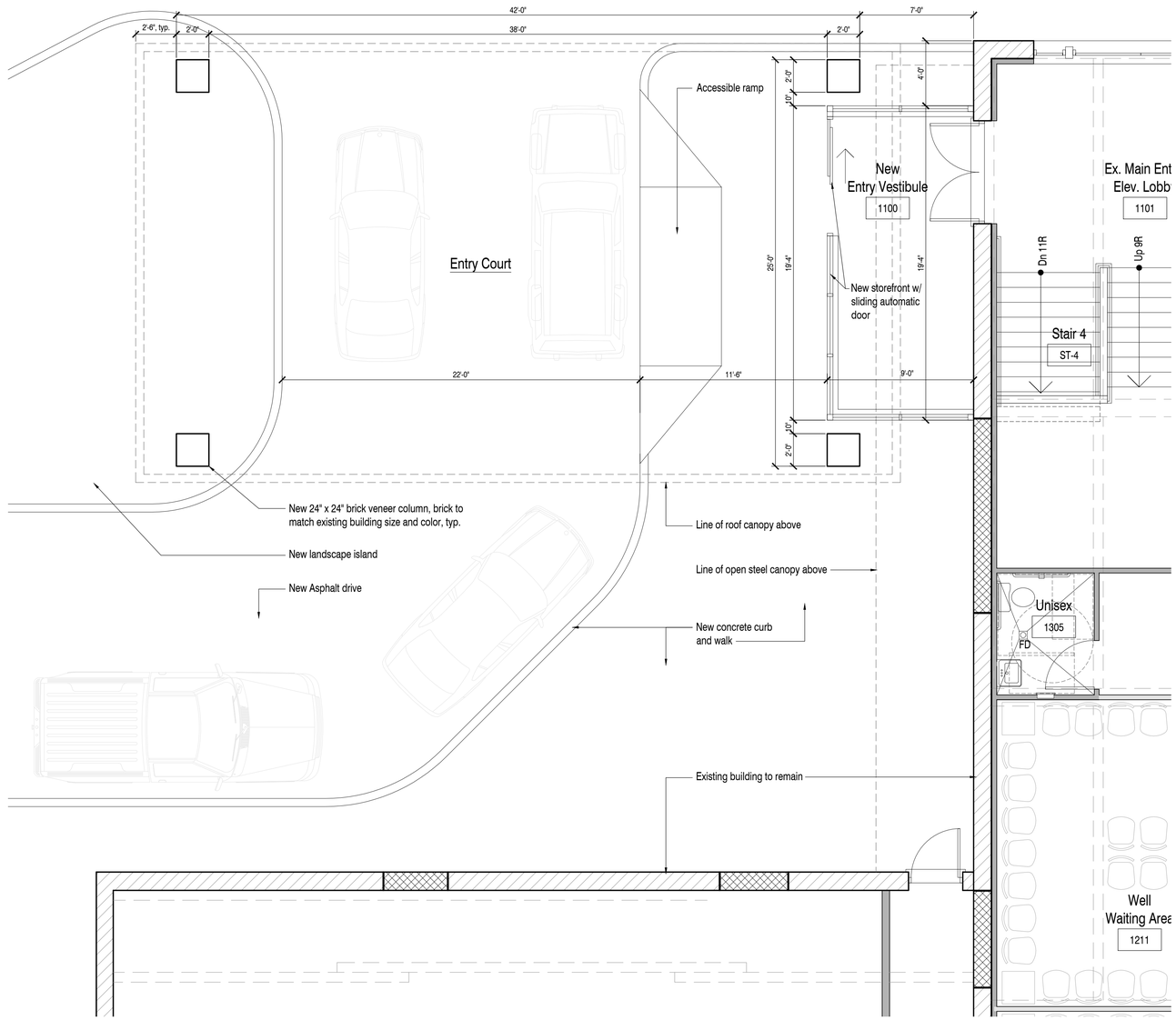

1 / A1 **PROPOSED Entry Drive & Vestibule Plan**

Scale: 1/4 = 1'-0"

N

SHELTER
DESIGN STUDIO LLC

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No. 60682
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Owner

5716 Partners, LLC
1920 25th Street, Suite A
Detroit, Michigan 48216

Project

New Entry & Porte Cochere
5716 WELLNESS
5716 Michigan Avenue
Detroit, MI 48210

1"=1'-0" 1/2"=1'-0" 1/8"=1'-0"
3" 3/8"=1'-0" 0"
1 1/2"=1'-0" 3/4"=1'-0" 1/4"=1'-0"

Issued For	Date
Preliminary	02.24.2021
HDC Review	04.19.2021

Drawing Title

Floor Plan
Exterior Elevations

2020-243
Project No.

JMH	SGP
Drawn By	Checked By

As Noted
Scale

A1
Drawing No.

5716 Michigan Avenue, Brick Veneer Selection-to match existing 04.19.2021

Belcrest 760

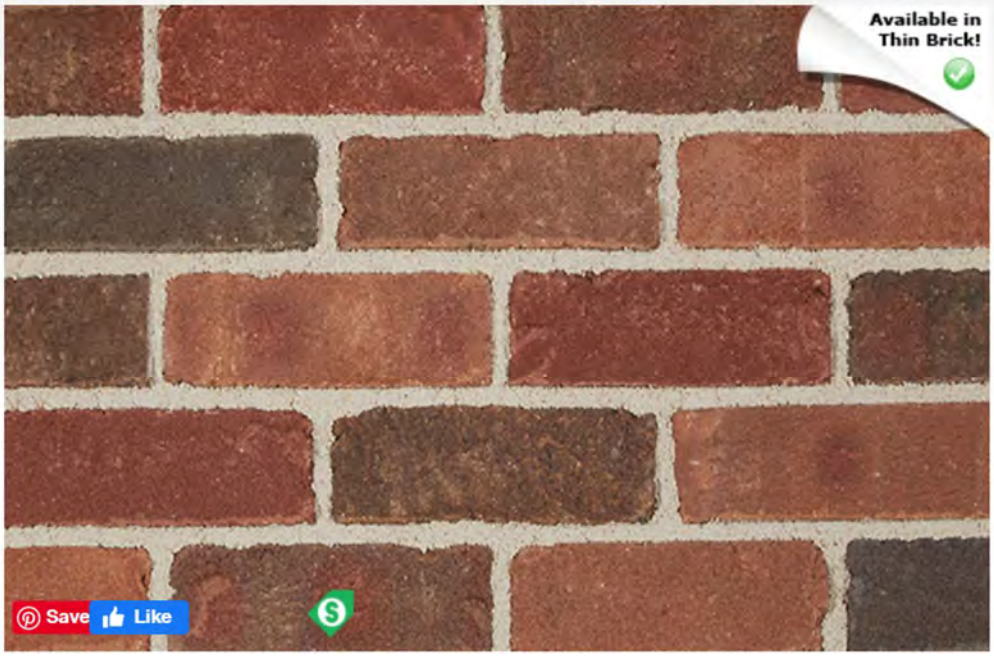
Red Bricks: Belcrest 760

SPL ID: 00002270

SM SAND MOLD

TB THIN BRICK

	STANDARDS	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
PLANT 3 MOLDED	FACE BRICK C216, SW THIN BRICK C1088, Exterior THIN BRICK PCI	FBA TBA Length and Height	Sand Mold (12)	7,866 psi	6.7800	19.6000	
	Cleaning Recommendation	Belden Brick recommends using 600 Detergent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.					



SIZES	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN WITH BACK GEOMETRY	UNITS / SQ. FT.
Modular	3 5/8 " / 92mm	2 1/4 " / 57mm	7 5/8 " / 194mm	3/4" / 19mm	X	6.86

Any size not listed is unavailable

Modular size, as indicated

IAS ACCREDITED
Testing Laboratory

CLEMSON
UNIVERSITY
THE BISHOP MATERIALS LABORATORY

TEST REPORT

100 Clemson Research Blvd.
Anderson, SC 29625
(864) 656-1094
Fax: (864) 656-1095
www.brickandtile.org

Results of Tests on brick Conducted in accordance with ASTM C 67-18 Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile

08/16/2019

Name:	The Belden Brick Company 700 West Tuscarawas Street Canton , OH 44702	Plant:	Canton	*Temperature: 60 - 90F
		Report Number:	8992-21199	*Humidity: 30% - 70%
Phone:	330-456-0031	Received Date:	07/26/2019	
Fax:	330-456-2694	Sampled Date:	07/26/2019	
		Lot:		
		Product Code:		

Sample Description: **Plt 3, Sandmold**

							Test Date
Absorption	1	2	3	4	5	Average	
24 Hour Submersion in Cold Water (%)	6.86	6.46	6.80	6.80	6.97	6.78	07/30/2019
5 Hour Submersion in Boiling Water (%)	10.97	10.38	10.75	10.90	10.93	10.79	
Saturation Coefficient (Ratio of 24H to 5H)	0.63	0.62	0.63	0.62	0.64	0.63	

Compressive Strength	1	2	3	4	5	Average	
psi	7,513	8,759	8,435	7,602	7,021	7,866	07/31/2019
MPa	51.8	60.4	58.2	52.4	48.4	54.2	

Efflorescence	11	12	13	14	15	
	Not Efflorescd	Not Efflorescd	Not Efflorescd	Not Efflorescd	Not Efflorescd	08/08/2019

IRA (Oven Dried Method)	6	7	8	9	10	Average	
g/min/30 in.²	24.2	20.6	11.1	18.6	23.6	19.6	07/31/2019

Abrasion Resistance	1	2	3	4	5	Average	
	0.09	0.07	0.08	0.09	0.10	0.09	07/31/2019

The brick represented by the test results shown here comply with the physical property requirements of the standards listed below:

ASTM C 216 - 17a Standard Specification for Facing Brick (Solid Masonry Units Made From Clay or Shale)
Grade: SW, MW

ASTM C 902 - 15 Standard Specification for Pedestrian and Light Traffic Paving Brick
Class: SX, MX, NX

Type: I, II, III

Michael Walker, Quality Manager

**The temperature and humidity of the Bishop Materials Laboratory is constantly kept between 60 -90F, and 30-70% RH*

The results shown above apply only to the samples tested, which are provided by the customer.

Features

- System depth of 4-1/2" (114.3)
- A
-
- Heavy duty steel ball-bearing, tandem roller assembly
- Stainless steel track insert for sliding panels
- Corrosion-resistant stainless steel locks and fasteners
- Permanodic™
-

Optional Features

- Expansion mullion allows for multiple units to be stacked
- Horizontal cross rails available
- Optional interior insect screens available

Product Applications

- The 990 Sliding Door is designed for low to high rise applications for use in condominiums, hotel and apartments

Metric (SI) conversion are included throughout these details for reference. Numbers in parentheses ( ) are millimeters unless otherwise noted.

The following metric (SI) units are found in these details:

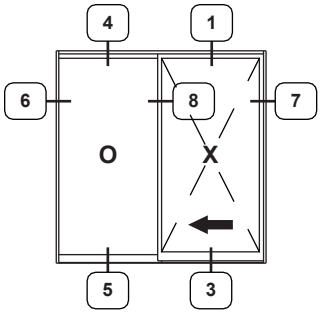
m – meter
cm – centimeter
mm – millimeter
s – second
Pa – pascal
MPa – megapascal

Additional information and CAD details are available at www.kawneer.com

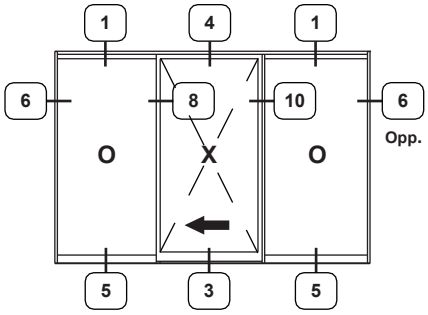
TYPICAL ELEVATIONS

ELEVATIONS ARE NUMBER KEYED TO DETAILS ON THE FOLLOWING PAGES

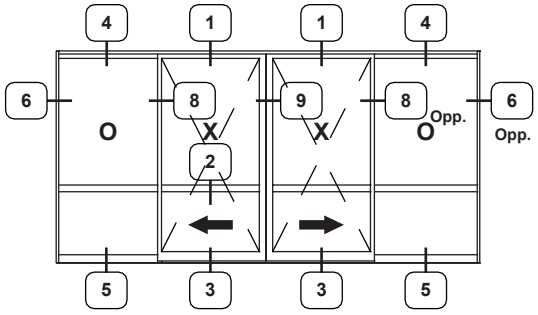
Note:



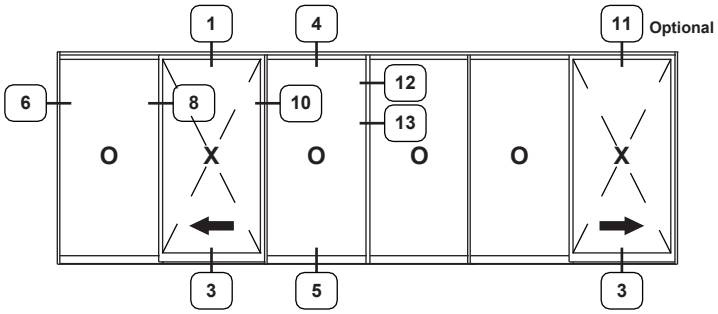
OX UNIT



OXO UNIT

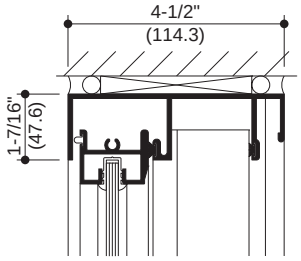


OXXO UNIT

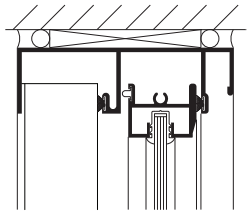


OXO BESIDE OOX UNIT

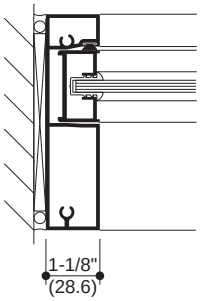
Note:



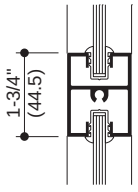
1
HEAD
AT SLIDING PANEL



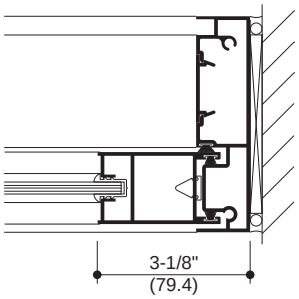
4
HEAD
AT FIXED PANEL



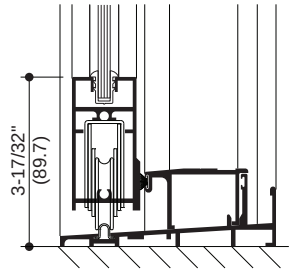
6
JAMB
AT FIXED PANEL



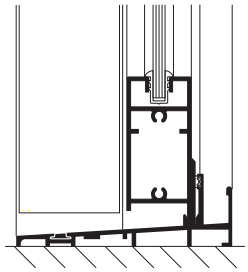
2
OPTIONAL HORIZONTAL
AT SLIDING PANEL



7
JAMB
AT SLIDING PANEL

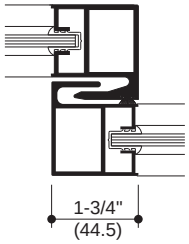
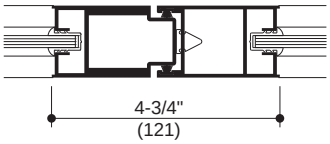
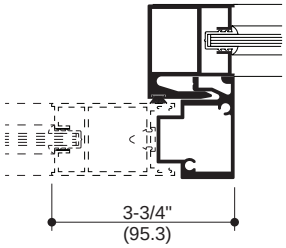
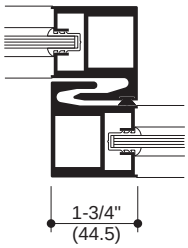
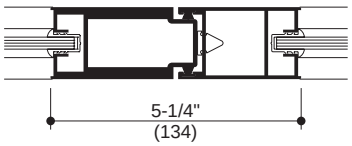
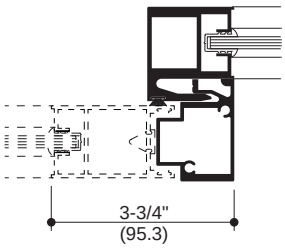
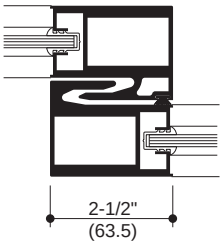
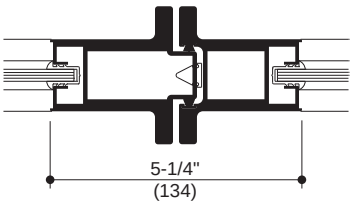
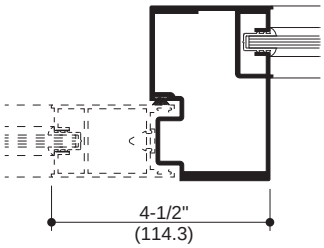


3
SILL
AT SLIDING PANEL

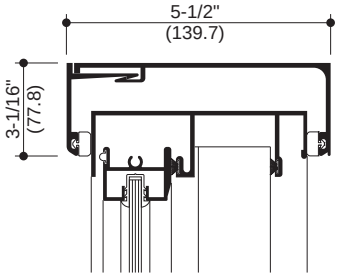


5
SILL
AT FIXED PANEL

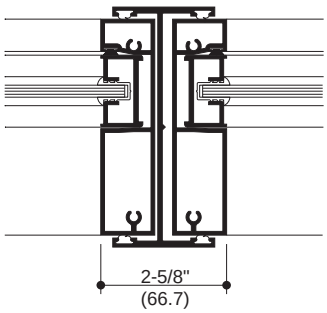
Additional information and CAD details are available at www.kawneer.com

	8 INTERLOCK STILE	9 OXXO MEETING STILES	10 LOCK STILE MULLION WITH 1848 LOCK
STANDARD RANGE			
MID-RANGE			
MAXIMUM RANGE			

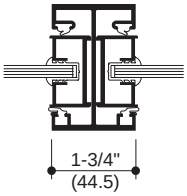
OPTIONAL MEMBERS



11
HEAD RECEPTOR
(EXTERIOR INSTALLED)



12
EXPANSION MULLION

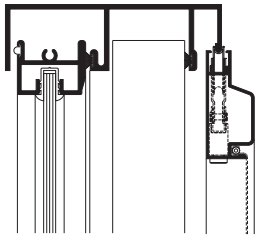


13
FIXED STILE MULLION

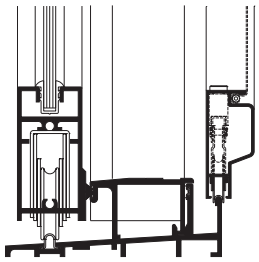
Additional information and CAD details are available at www.kawneer.com

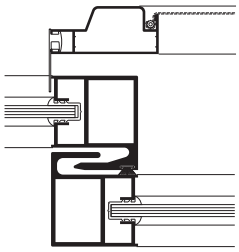
TYPICAL SCREEN DETAILS

HEAD

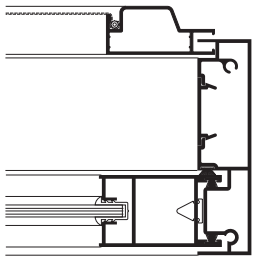


SILL





INTERLOCK



LOCK JAMB

NOTE:
Standard Screen includes plated steel hardware.
Optional Screen available with stainless steel hardware.

INFILL OPTIONS

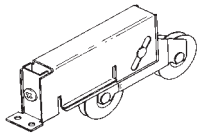
1/4" (6.4)

3/8" (9.5)

5/8" (15.9)

1" (25.4)

STANDARD CASTER

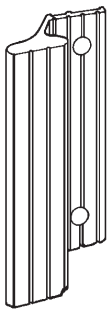


BUMPER

1-Point Lock	Handles	Exterior	Option	Interior	Option
	Extruded Pulls	Blank (Std)	1	Slide Operator (Std)	3
		Blank	1	Thumbturn	4
		Basic Cylinder (5/8")	2	Thumbturn	4
	Flush Pulls	Blank	5	Slide Operator	7
		Basic Cylinder (5/8")	6	Slide Operator	7

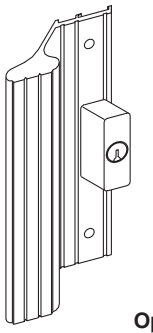
EXTERIOR HANDLES

Extruded Pulls



Option 1

Blank Pull
(Standard)



Option 2

Basic Cylinder (5/8") Pull

Flush Pulls

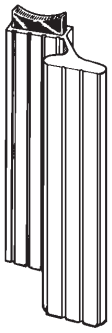
Option 5

Blank Pull

Option 6

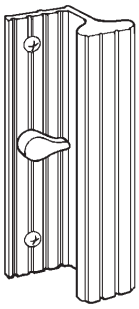
Basic Cylinder (5/8") Pull

INTERIOR HANDLES



Option 3

Slide Operator Pull
(Standard)

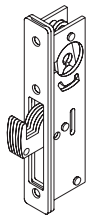


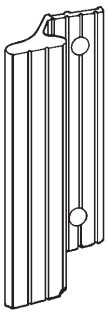
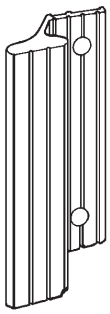
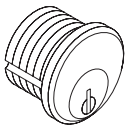
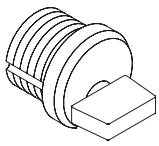
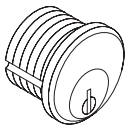
Option 4

Thumb Pull

Option 7

Slide Operator Pull

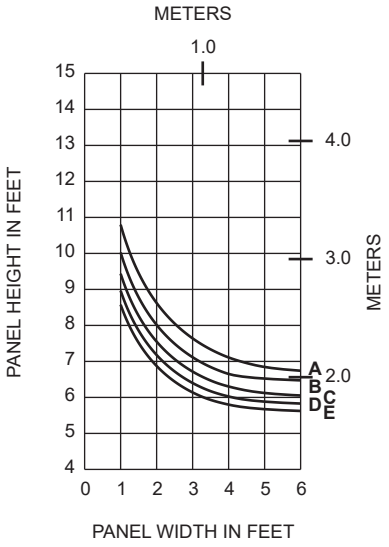
MS Hook Bolt Lock	Handles	Exterior	Option	Interior	Option
	Extruded Pulls	Blank	1	Blank	1
		Mortise Cylinder	9	Mortise Cylinder	9
		Blank	1	Blank	1
		Mortise Cylinder	9	Thumbturn	10
		Blank	1	Blank	1
		---	---	Thumbturn	10
		Blank	1	Blank	1
		---	---	Mortise Cylinder	9
	Flush Pulls	Blank	5	Blank	8
		Mortise Cylinder	9	Mortise Cylinder	9
		Blank	5	Blank	5
		Mortise Cylinder	9	Thumbturn	10
		Blank	5	Blank	5
		---	---	Thumbturn	10
		Blank	5	Blank	5
		---	---	Mortise Cylinder	9

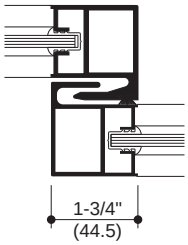
EXTERIOR HANDLES	INTERIOR HANDLES
Extruded Pulls	
 **Option 1**	 **Option 1**
Blank Pull	Blank Pull
Flush Pulls	
 **Option 5**	 **Option 8**
Blank Pull	Blank Pull
EXTERIOR	**INTERIOR**
 **Option 9**	 **Option 10**  **Option 9**
Mortise Cylinder	Thumbturn Mortise Cylinder

WIND LOAD CHARTS

AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6". These curves are for mullions WITH HORIZONTALS and are based on engineering calculations for stress Allowable wind load stress for ALUMINUM 15,152 psi (104MPa), STEEL 30,000 psi (207MPa). Charted curves, in all cases are for the limiting value. Wind load charts contained herein are based upon nominal wind load utilized in allowable stress design. A conversion from Load Resistance Factor Design (LRFD) is provided. To convert ultimate wind loads to nominal loads, multiply ultimate wind loads by a factor of 0.6 per ASCE/SEI 7. A 4/3 increase in allowable stress has not been used to develop these curves. For special situations not covered by these curves, contact your Kawneer representative for additional information.

	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	25 PSF (1200)	42 PSF (2000)
C =	30 PSF (1440)	50 PSF (2400)
D =	40 PSF (1920)	67 PSF (3200)
E =	50 PSF (2400)	83 PSF (4000)

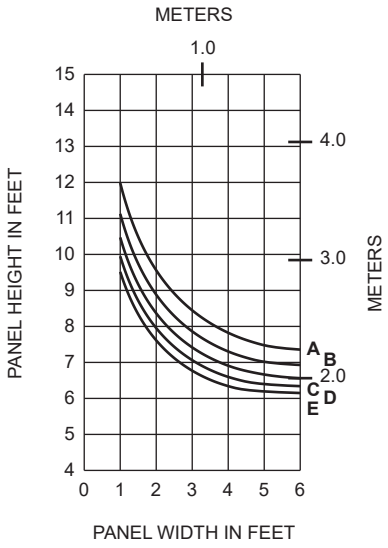


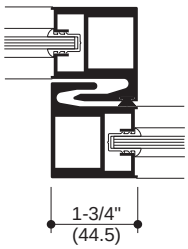


590088 / 590015
STANDARD RANGE INTERLOCKS

590088
I = 0.434 (18.06 x 10^4)
S = 0.430 (7.05 x 10^3)

590015
I = 0.387 (16.11 x 10^4)
S = 0.396 (6.49 x 10^3)

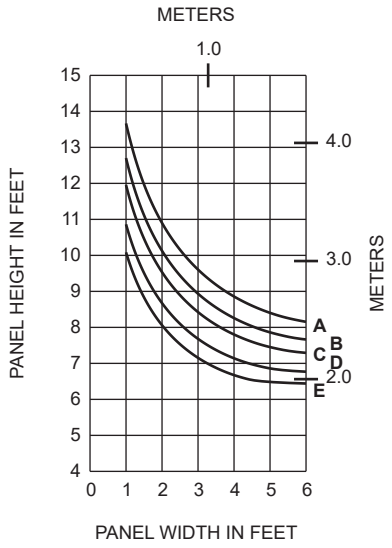


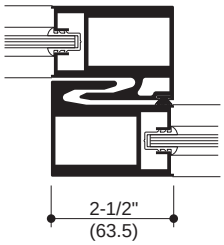


590090 / 590017
MID-RANGE INTERLOCKS

590090
I = 0.572 (23.81 x 10^4)
S = 0.565 (9.26 x 10^3)

590017
I = 0.552 (22.98 x 10^4)
S = 0.527 (8.64 x 10^3)



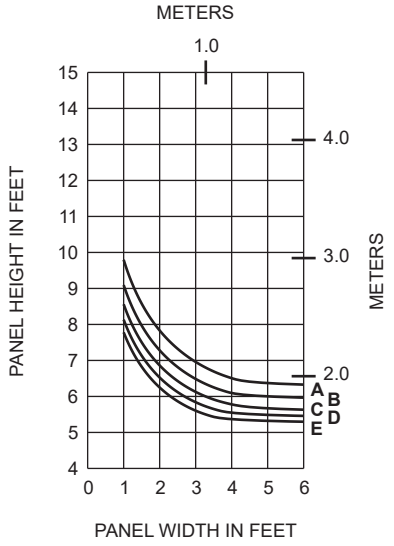


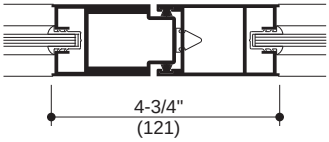
590092 / 590019
MAXIMUM RANGE INTERLOCKS

590092
I = 0.839 (34.92 x 10^4)
S = 0.821 (13.45 x 10^3)

590019
I = 0.835 (34.76 x 10^4)
S = 0.807 (13.22 x 10^3)

	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	25 PSF (1200)	42 PSF (2000)
C =	30 PSF (1440)	50 PSF (2400)
D =	40 PSF (1920)	67 PSF (3200)
E =	50 PSF (2400)	83 PSF (4000)

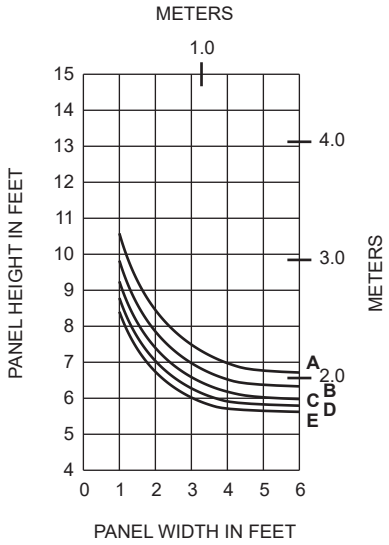


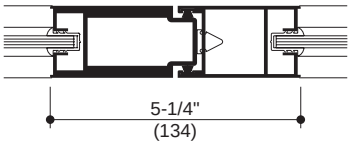


590021 / 590027
STANDARD RANGE
MEETING STILES

590021
I = 0.350 (14.57 x 10^4)
S = 0.467 (7.65 x 10^3)

590027
I = 0.263 (10.95 x 10^4)
S = 0.351 (5.75 x 10^3)

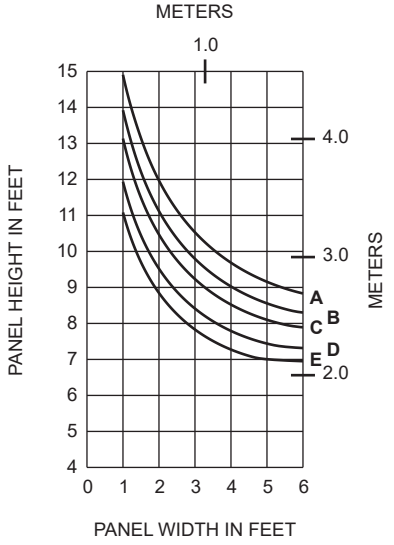


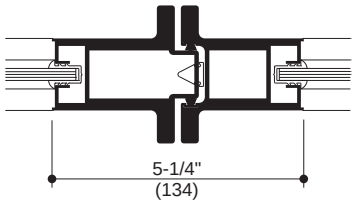


590023 / 590027
MID-RANGE
MEETING STILES

590023
I = 0.510 (21.23 x 10^4)
S = 0.680 (11.14 x 10^3)

590027
I = 0.263 (10.95 x 10^4)
S = 0.351 (5.75 x 10^3)



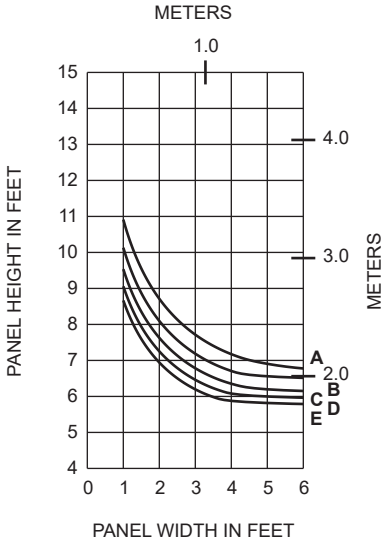


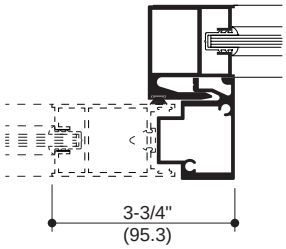
590025 / 590029
MAXIMUM RANGE
MEETING STILES

590025
I = 1.145 (47.66 x 10^4)
S = 0.796 (13.04 x 10^3)

590029
I = 1.077 (44.83 x 10^4)
S = 0.749 (12.27 x 10^3)

	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	25 PSF (1200)	42 PSF (2000)
C =	30 PSF (1440)	50 PSF (2400)
D =	40 PSF (1920)	67 PSF (3200)
E =	50 PSF (2400)	83 PSF (4000)

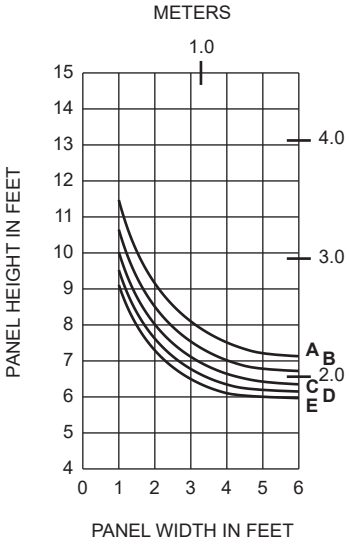


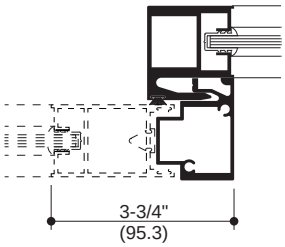


590088 / 590043
STANDARD RANGE
LOCK STILE MULLION

590088
I = 0.434 (18.06 x 10^4)
S = 0.430 (7.05 x 10^3)

590043
I = 0.414 (17.23 x 10^4)
S = 0.368 (6.03 x 10^3)

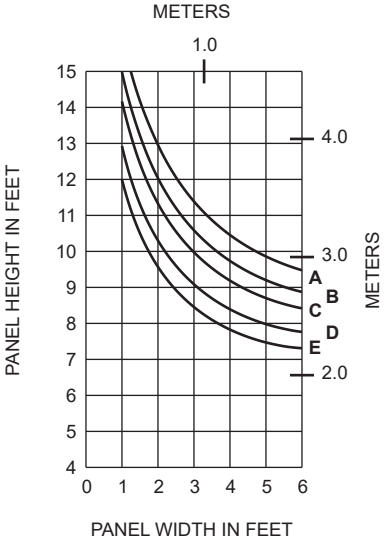


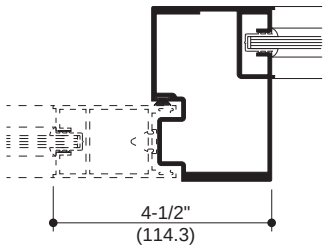


590090 / 590043
MID-RANGE
LOCK STILE MULLION

590090
I = 0.572 (23.81 x 10^4)
S = 0.565 (9.26 x 10^3)

590043
I = 0.414 (17.23 x 10^4)
S = 0.368 (6.03 x 10^3)

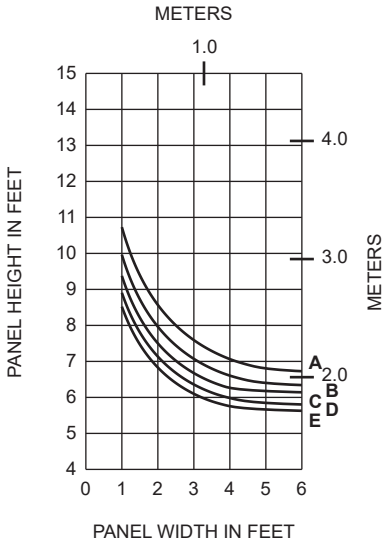


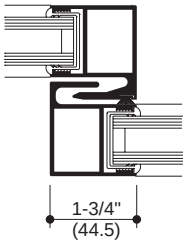


590094
MAXIMUM RANGE
LOCK STILE MULLION

590094
I = 2.823 (117.50 x 10^4)
S = 1.506 (24.68 x 10^3)

	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	25 PSF (1200)	42 PSF (2000)
C =	30 PSF (1440)	50 PSF (2400)
D =	40 PSF (1920)	67 PSF (3200)
E =	50 PSF (2400)	83 PSF (4000)

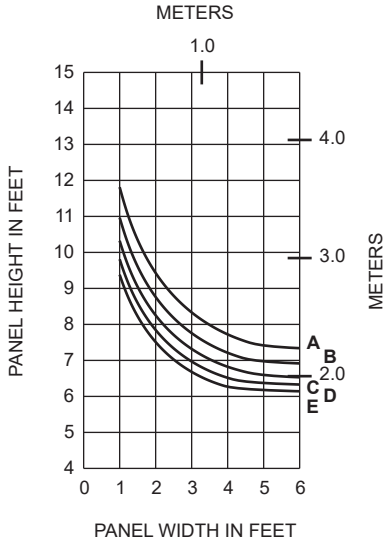


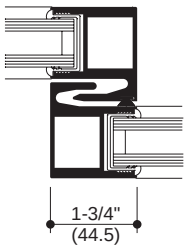


590089 / 590016
STANDARD RANGE INTERLOCKS

590089
I = 0.429 (17.86 x 10^4)
S = 0.398 (6.52 x 10^3)

590016
I = 0.377 (15.69 x 10^4)
S = 0.379 (6.21 x 10^3)

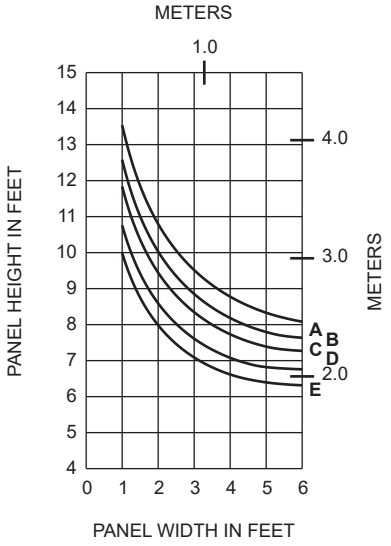


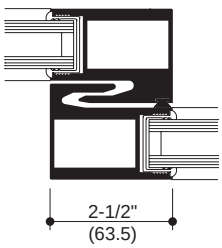


590091 / 590018
MID-RANGE INTERLOCKS

590091
I = 0.550 (22.89 x 10^4)
S = 0.558 (9.14 x 10^3)

590018
I = 0.528 (21.98 x 10^4)
S = 0.514 (8.42 x 10^3)



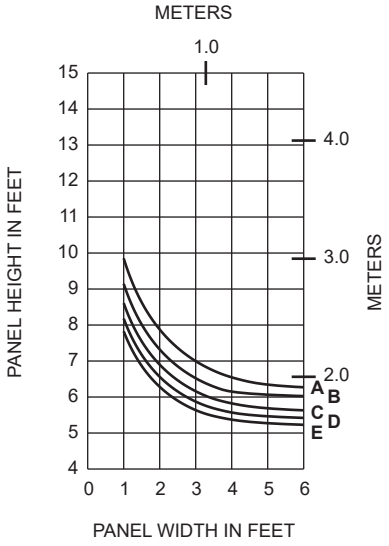


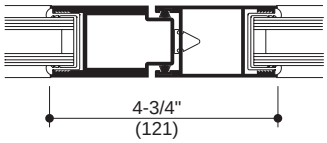
590093 / 590020
MAXIMUM RANGE INTERLOCKS

590093
I = 0.818 (34.05 x 10^4)
S = 0.794 (13.01 x 10^3)

590020
I = 0.808 (33.63 x 10^4)
S = 0.792 (12.98 x 10^3)

	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	25 PSF (1200)	42 PSF (2000)
C =	30 PSF (1440)	50 PSF (2400)
D =	40 PSF (1920)	67 PSF (3200)
E =	50 PSF (2400)	83 PSF (4000)

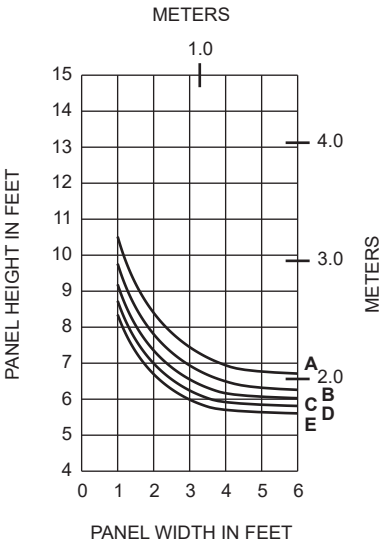


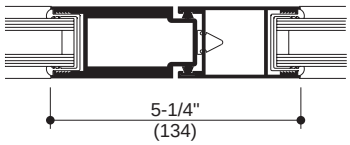


590022 / 590028
STANDARD RANGE
MEETING STILES

590022
I = 0.359 (14.94 x 10^4)
S = 0.479 (7.85 x 10^3)

590028
I = 0.264 (10.99 x 10^4)
S = 0.353 (5.78 x 10^3)

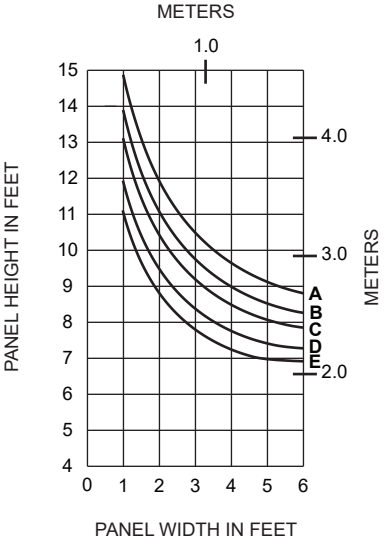


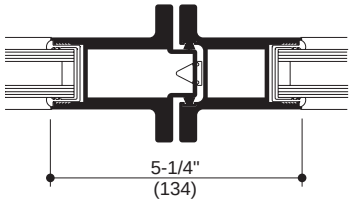


590024 / 590028
MID-RANGE
MEETING STILES

590024
I = 0.494 (20.56 x 10^4)
S = 0.658 (10.78 x 10^3)

590028
I = 0.264 (10.99 x 10^4)
S = 0.353 (5.78 x 10^3)



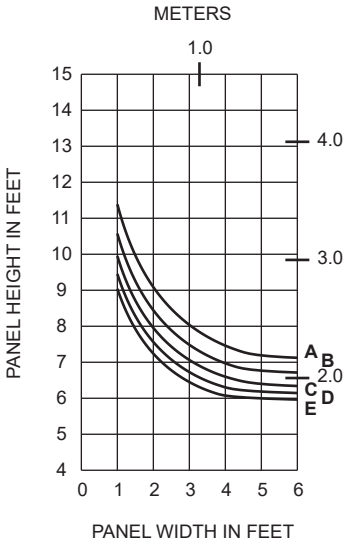


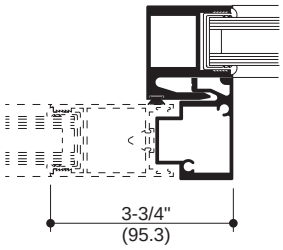
590026 / 590030
MAXIMUM RANGE
MEETING STILES

590026
I = 1.129 (46.99 x 10^4)
S = 0.785 (12.86 x 10^3)

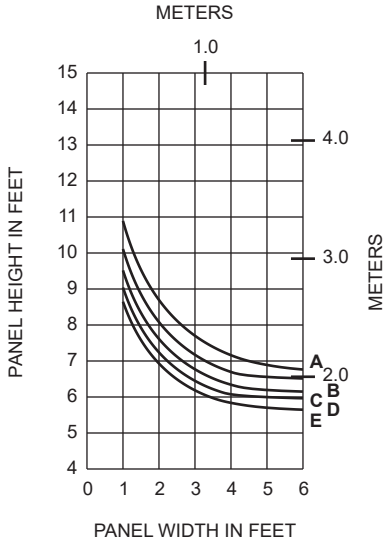
590030
I = 0.264 (10.99 x 10^4)
S = 0.739 (12.11 x 10^3)

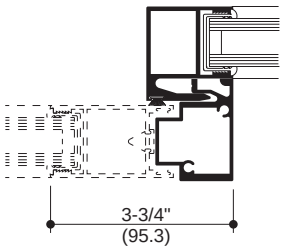
	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	25 PSF (1200)	42 PSF (2000)
C =	30 PSF (1440)	50 PSF (2400)
D =	40 PSF (1920)	67 PSF (3200)
E =	50 PSF (2400)	83 PSF (4000)



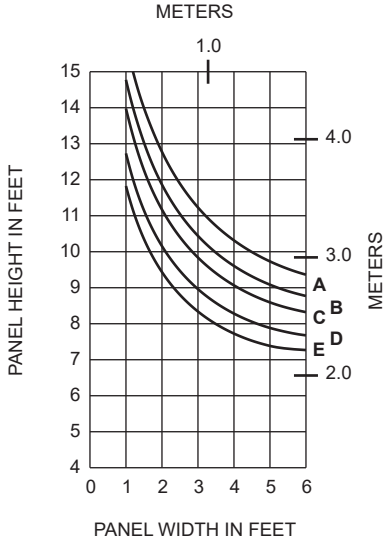


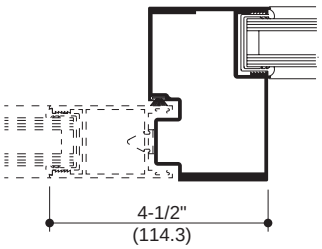
590091 / 590043
MID-RANGE
LOCK STILE MULLION
590091
I = 0.550 (22.89 x 10^4)
S = 0.558 (9.14 x 10^3)
590043
I = 0.414 (17.23 x 10^4)
S = 0.368 (6.03 x 10^3)





590089 / 590043
STANDARD RANGE
LOCK STILE MULLION
590089
I = 0.429 (17.86 x 10^4)
S = 0.398 (6.52 x 10^3)
590043
I = 0.414 (17.23 x 10^4)
S = 0.368 (6.03 x 10^3)





590095
MAXIMUM RANGE
LOCK STILE MULLION
590095
I = 2.703 (112.51 x 10^4)
S = 1.479 (24.24 x 10^3)

A Smooth Performer Wins Ovations

Kawneer's 990 Sliding Door withstands battering by wind, rain or hail whether the application is high rise or low rise, remodel or new construction. The manual sliding door is a complete package of door, door frame and hardware, thus providing single-source responsibility. Assuring long-term, dependable operation and durability, 990 Sliding Doors have been engineered to meet various levels of performance for residential, commercial and heavy commercial applications.

PERFORMANCE

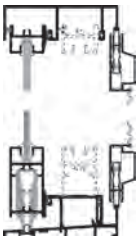
The 990 Sliding Door meets or exceeds all criteria established by AAMA for ratings of C30, HC40 and HC60. In addition, independently certified test results demonstrate the 990's ability to withstand water infiltration at 10 PSF.

The options offered for the 990 emphasize structural integrity – from standard, mid-range or maximum-range interlocks to lock stile mullions and meeting stiles. The result is a sliding door with exceptional and reliable performance:

- Adjustable tandem roller assemblies with steel ball bearings ensure smooth and trouble-free operation. A stainless steel assembly is optional.
- Positive weather seals on all panel sides limit air infiltration to a minimum.
- The stainless steel track insert resists corrosion and pitting, providing a smooth and durable operating surface.
- The pressure-equalized sill construction provides resistance to water infiltration at 10 PSF.
- Three performance ranges of interlocks, meeting stiles and lock stile mullions provide the flexibility to meet various structural designs.
- The Adams Rite 1848 deadlock (stainless steel optional) or Adams Rite MS 1850-505 hook-bolt lock provide dependable security hardware.

AESTHETICS

The 990 Sliding Door provides a classic design that blends with remodel projects or new construction in a wide range of applications. Screens are optional, and configurations include OX, XO, OXO and OXXO. The minimal stile face width allows virtually uninterrupted vision. There are nine glazing options – from 3/16" to 1" (4.76 mm to 25.4 mm).

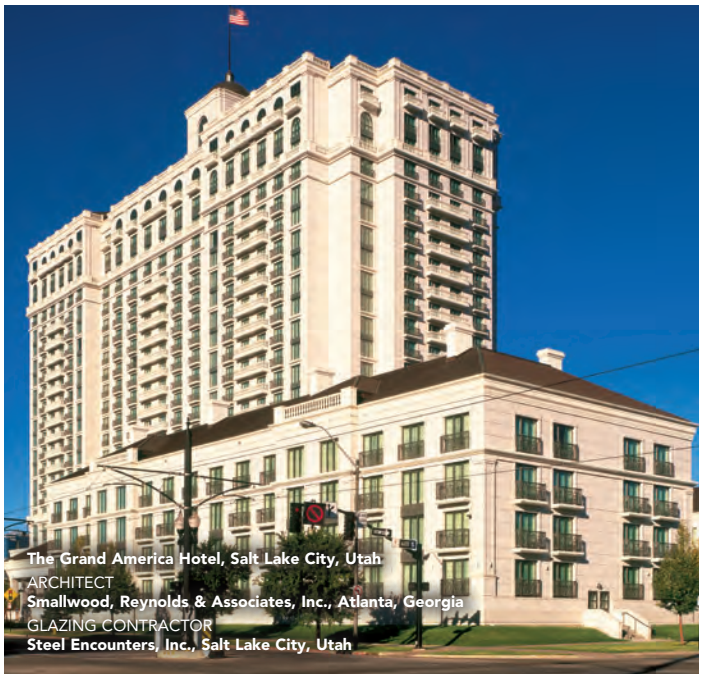


FOR THE FINISHING TOUCH

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



The Grand America Hotel, Salt Lake City, Utah
ARCHITECT
Smallwood, Reynolds & Associates, Inc., Atlanta, Georgia
GLAZING CONTRACTOR
Steel Encounters, Inc., Salt Lake City, Utah

Waikiki Parc Hotel
Honolulu, Hawaii
ARCHITECT
Robert M. Matsushita & Associates
Honolulu, Hawaii
GLAZING CONTRACTOR
HD&C Glass, Honolulu, Hawaii

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

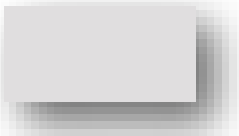
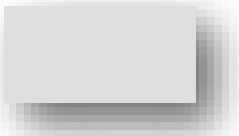
ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

KAWNEER
AN ARCONIC COMPANY

Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

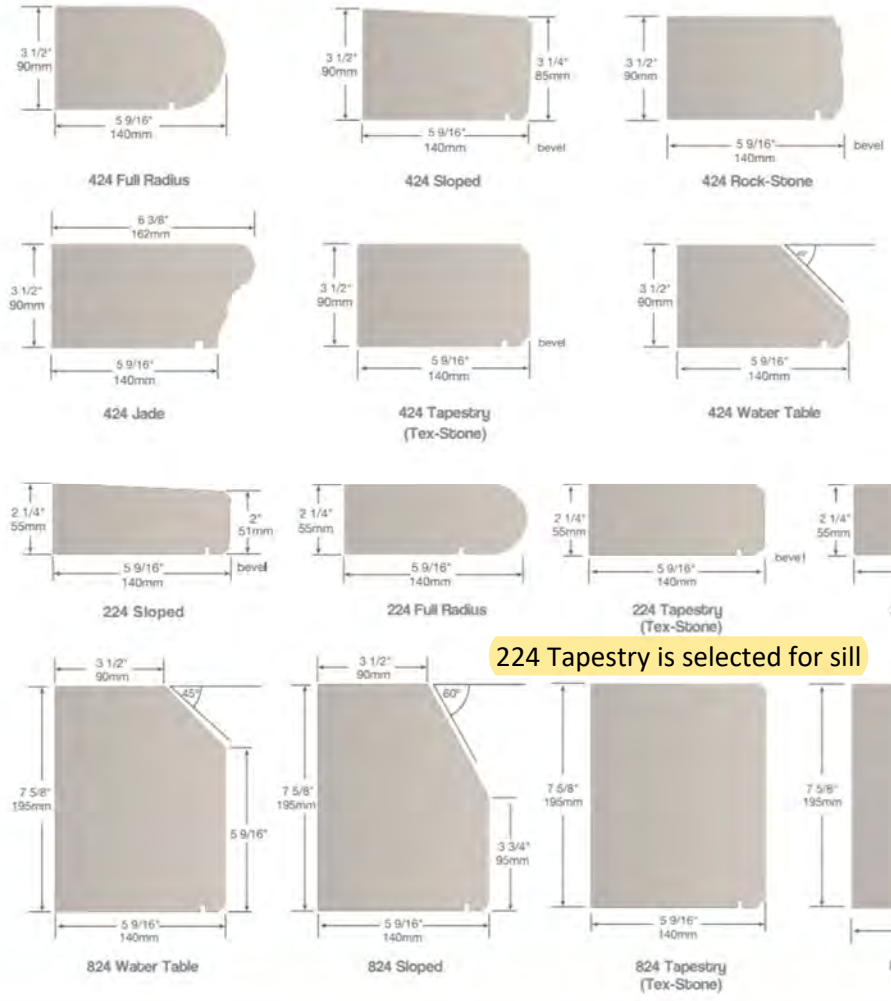
	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	Selection for 5716 Michigan Entry Vestibule Storefront			
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

5716 Michigan Avenue, Cast Stone finish and profile selection

Cast Stone Sill / Water table – PEARL WHITE COLOR, SMOOTH FINISH

Pearl White - SS

Profile Specifications



224 Tapestry is selected for sill

HardieTrim®

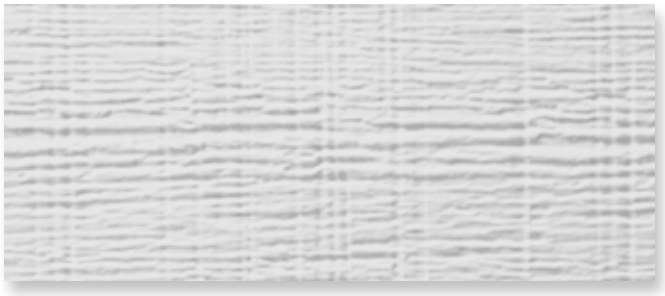
Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®

Length 12 ft boards

ROUGHSAWN



SMOOTH

4/4 ROUGHSAWN

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	AW	AW	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	AW	✓	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

5/4 ROUGHSAWN

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓		✓	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓		✓	✓	AW	✓
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

AW - Arctic White only. Not available in the standard trim product Statement Collection™ color offering.

BATTEN BOARDS

SMOOTH

RUSTIC GRAIN©

SMOOTH & RUSTIC GRAIN©

Thickness	.75 in
Width	2.5 in
Prime Pcs/Pallet	190
ColorPlus Pcs/Pallet	437

STATEMENT COLLECTION™	✓
DREAM COLLECTION™	✓
PRIME	✓