SISTER PIE

1811 Parker St. Detroit MI 48214

PROJECT DESCRIPTION

Expansion of an existing bakery with cafe to entirety of the one-story masonry building (gross area 2,445 sq ft). First phase of construction limited to restoration and treatment of exterior facade. Second phase including new stair to basement, two (2) ADA toilets, office space, basement build-out. Total site area is 4,368 sq ft

LEGAL DESCRIPTION Parcel ID 17000109

S KERCHEVAL E 24.84 FT OF W 336.84 FT OF N 91.72 FT OF 65 LYG S & ADJ KERCHEVAL AVE AND E & ADJ VAN DYKE AVE PLAT OF SUB OF VAN DYKE FARM L1 P156 PLATS, W C R 17/38 24.84 X91.72

DETROIT HISTORIC DISTRICT

West Village

APPLICABLE CODES

All construction to comply with all applicable codes including local building, plumbing, mechanical, and electrical codes, ordinances and requirements.

2015 MICHIGAN BUILDING CODE INCLUDES MICHIGAN BARRIER FREE DESIGN RULES

2015 MICHIGAN MECHANICAL CODE2015 MICHIGAN ELECTRICAL CODE

2018 MICHIGAN PLUMBING CODE 2015 UNIFORM ENERGY CODE

CITY OF DETROIT ZONING ORDINANCE 309-G

CITY PLANNING REQUIREMENTS/LIMITS

(PER ARTICLE IX 61-9-71 CITY OF DETROIT ZONING CODE)

B4 GENERAL BUSINESS DISTRICT

BUILDING CODE REQUIREMENTS: OCCUPANCY TYPE B Business

CONSTRUCTION TYPE: II-E

BUILDING AREA Firs

UILDING AREA First Floor 2,094 sq ft
Basement 780 sq ft

GROSS BUILDING AREA 2,874 sq ft

FIRE RESISTANCE

EXTERIOR BEARING WALLS 2 Masonry
INTERIOR BEARING WALLS 0 Wood Partition
FLOOR/ROOF 0 Wood Joists
INTERIOR PARTITIONS 0 -

OFF-STREET PARKING REQUIREMENTS

(PER ARTICLE XIV 61-14-7(3)(4) CITY OF DETROIT ZONING CODE)

Off-street Parking Required = 0 Off-street Parking Provided = 0

The following exemptions and allowances to the off-street parking requirements shall apply:

(3) No additional off-street parking, beyond that already provided, shall be required for structures erected prior to April 9, 1998, other than religious institutions, that do not exceed three thousand (3,000) square feet of gross floor area; and

(4) Where a use located in a structure erected prior to April 9, 1998 expands into an existing adjacent structure erected prior to April 9, 1998 and the total gross floor area of the combined structures does not exceed four thousand (4,000) square feet, no additional off-street parking shall be required

OFF-STREET LOADING REQUIREMENTS

(PER ARTICLE XIV. 61-14-84 CITY OF DETROIT ZONING CODE)

Off-Street Loading Required = 1 (12' x 35') Off-Street Loading Provided = 1 (open, adjacent alley)

ARTICLE XIV DEVELOPMENT STANDARDS DIVISION D. OFF-STREET LOADING SCHEDULE AND EXEMPTIONS. SUBDIVISION A.. An open, adjacent alley may be credited toward one off-street loading space for retail, service, or commercial uses if access for loading into the building is available in the rear and the alley is not less than eighteen (18) feet wide.

OCCUPANT LOAD FACTOR

(TABLE NO. 1004.1.2- MBC 2015)

| TYPE | AREA/OCCUPANCY | TOTAL |
|---------------|--------------------|----------|
| Vocation Room | 540 sf / 50 net | 11 |
| Office | 140 sf / 100 gross | 2 |
| Kitchen | 800 sf / 200 gross | 4 |
| Business | 340 sf / 100 gross | 4 |
| Storage | 460 sf / 300 gross | 2 |
| - | - | 23 TOTAL |

FIRE SUPPRESSION REQUIREMENTS

Group B use not required for sprinklers as per 2015 MBC 903.2

MEANS OF EGRESS AND EXIT ACCESS EGRESS CAPACITY WIDTH

0.2" (door) x 23 persons 4.6"

FXITS REQUIRED PRO

EXITS REQUIRED PROVIDED
First Floor 2 for occ< 49 persons 3

MAX EGRESS TRAVEL DISTANCE 75' for B use, NO SPRINKLER - OK

REQUIRED PLUMBING FACILITIES

(TABLE NO. 403.1 - MPC 2018)

Total Occupant Load =23 occupants

Lavatory 1 per 40 for up to 80 Req'd: 1 Provided: 2 1 per 80 for remaining

1 per 25 up to 50 Req'd: 1 Provided: 2 unisex 1 per 50 for remaining

Service 1 per 100 Req'd: 1 Provided: 1

SILIK

Drinking Fountain shall not be required for an occupant load of 15 or fewer as per 2018 MPC 410.4

HISTORIC COMMISSION REVIEW

06/30/2023

DRAWING INDEX

A310

G000 COVER SHEET

DEMO PLAN & ELEVATION
EXISTING CONDITIONS

A100 FLOOR PLAN, ELEVATIONS, SECTIONS

ENLARGED WALL SECTIONS

A managery chall be used for its bistorie.

SECRETARY OF THE INTERIOR STANDARDS

1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a

distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of a missing feature shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning

of structures, if appropriate, shall be undertaken using gentlest means possible.

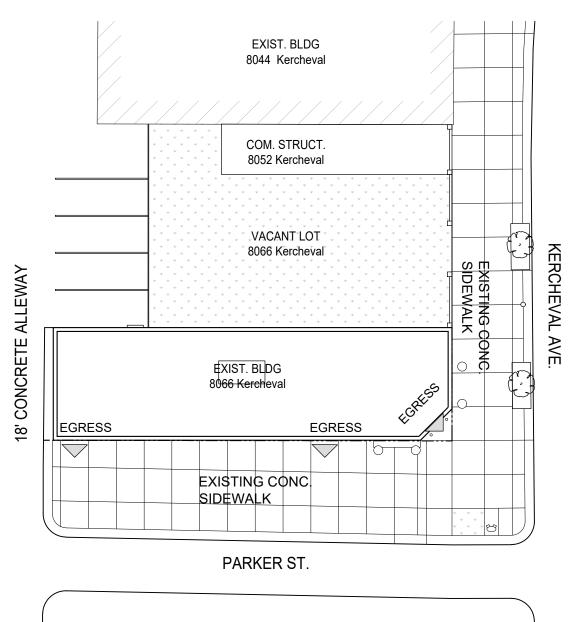
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed mitigation measures shall be undertaken.

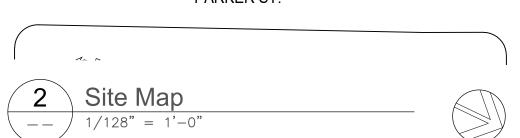
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

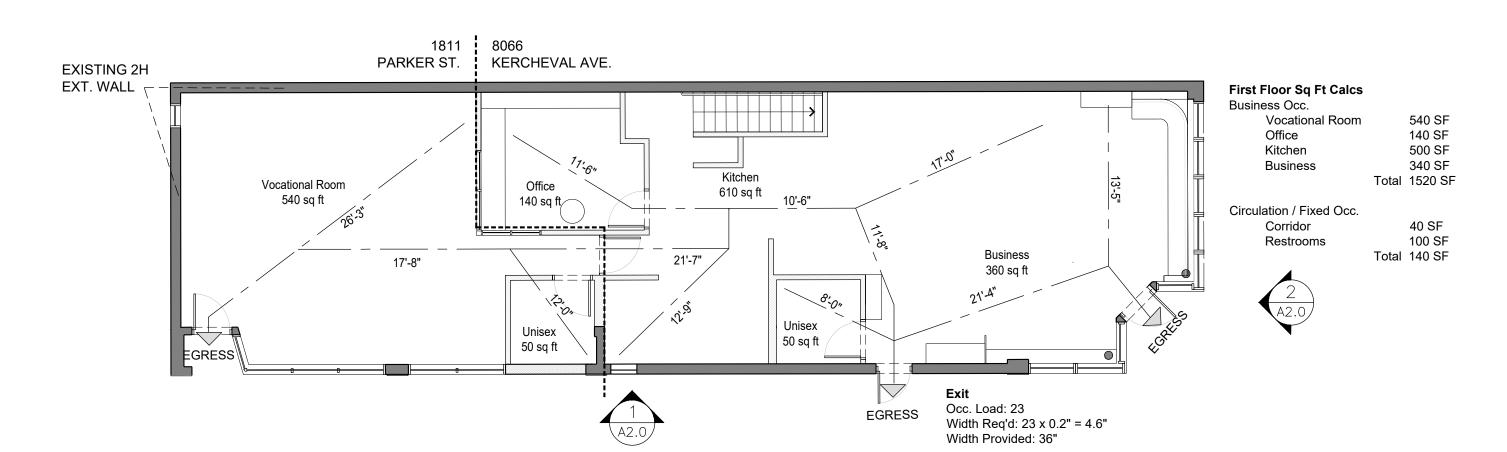
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

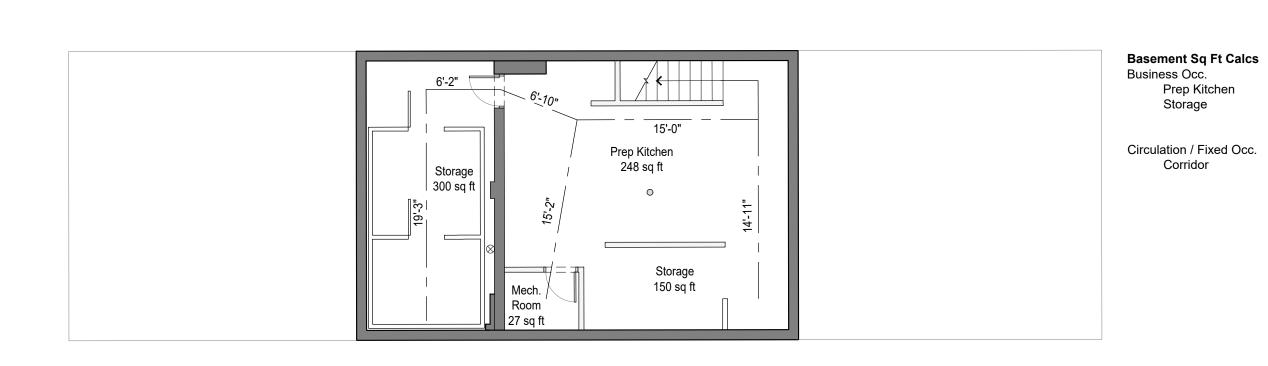


8066 Kercheval Ave



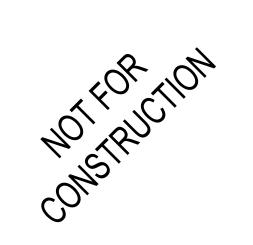












SISTER PIE RENOVATION

1811 Parker St. Detroit MI 48214

OWNER:

SISTER PIE
LISA LUDWINSKI
lisa@sisterpie.com

ARCHITECT:

ET AL. COLLABORATIVE OF DETROIT LLC
TADD HEIDGERKEN
th@etal-collaborative.com
313-804-1354

CONSTRUCTION MANAGER:

KITCHEN CONSULTANT:

MILIIS AND ASSOCIATES

JACQUELYN KEISER jackiek@danmillis 734-458-4775

STRUCTURAL ENGINEER:

MECHANICAL / ELECTRICAL ENGINEER:

SURVEYOR:

ISSUED D

460 SF

Total 760 SF

Total 46 SF

Historic Commission Review 09/21/2023

APPROVAL REFERENCE NUMBERS:

COVER SHEET

G000

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GENERAL

REHAB NOTES

EXIST. CONC. SILL.

AND PAINT

EXIST. BIKE RACK TO REMAIN. SAND, PRIME, AND PAINT

THE FOLLOWING SCOPE OF WORK APPLIES TO ALL AREAS.

FOR FURTHER INFORMATION.

- CONTRACTOR(S) SHALL FIELD VERIFY ALL VISIBLE CONDITIONS AS ADDRESSED IN THE CONTRACT DOCUMENTS PRIOR TO BIDDING. NOTIFY ARCH. OF VARIATIONS AND/OR CONDITIONS WHICH MAY IMPACT DESIGN AND COST.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY PROTECTION REQUIRED BY LOCAL. STATE AND FEDERAL LAW TO INSURE PUBLIC AND WORKER SAFETY. COMPLY W/ OSHA AND EPA REQUIREMENTS FOR LEAD PAINT REMOVAL AND DISPOSAL.
- CONTRACTOR SHALL SUPPLY ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO ACHIEVE SCOPE OF WORK SHOWN IN DRAWINGS.
- 4. ALL WORK DEMOLISHED SHALL BE REMOVED FROM SITE, EXCEPT ITEMS TO BE REUSED OR RETURNED TO ARCH. OR AS DIRECTED OTHERWISE. REMOVE AND DISPOSE OF ALL MATERIALS IN A LEGAL MANNER USING LABOR, MATERIALS AND EQUIPMENT AS NECESSARY.
- TEMPORARILY SHORE AND SUPPORT ANY AREA OF DEMO IN WALLS, FLOORS, CEILING ASSEMBLIES, ETC. THAT ARE STRUCTURAL. PROTECT ALL WORK IN PLACE.
- 6. CONTRACTOR IS RESPONSIBLE FOR THE PATCH AND REPAIR OF ALL DAMAGE ARISING FROM DEMO OPERATIONS AS REQUIRED TO MATCH EXISTING
- 7. DEMO SHOULD COMPLY W/ THE INTENT OF THE SECRETARY OF INTERIOR STANDARDS FOR HISTORIC RESTORATION AND REHABILITATION.
- 8. ALL ITEMS TO BE REMOVED SHALL BE REMOVED COMPLETELY INCLUDING: FOUNDATION AND ATTACHMENTS, TREE STUMPS AND ROOT STRUCTURES, PAVEMENT BASE MATERIAL, ABANDONED FENCES, PIPES, ECT. AND SHALL BE PROPERLY DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER.
- ALL DEMO AND REMOVAL ACTIVITY ADJACENT TO EXISTING UTILITIES SUCH AS GAS VALVES, WATER SHUTOFFS, ELECTRICAL BOX, TRANSFORMER PAD, STORM SEWER, WATER MANHOLES AND GTE MANHOLES SHALL BE IN A MANNER SO AS TO PROTECT EXISTING UTILITIES THAT ARE TO REMAIN OR TO BE RELOCATED IN LATER CONSTRUCTION ACTIVITIES.

REPOINT EXISTING BUILDING FACADE WITH SPECIFIC ATTNETION TO AREAS

HIGHLIGHTS IN DRAWINGS, REPAIR OR REPLACE DAMAGED OR SPAWLING BRICK.

CONFORM TO SECRETARY OF INTERIORS PRESERVATION BRIEF #2 'REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS'. ALL MASONRY REPLACMENT MATERIALS TO MATCH THE ORIGINAL IN DESIGN, TEXTURE AND OTHER VISUAL

QUALITIES. MATCH THE ORIGINAL MATERIAL WHERE POSSIBLE, SEE SPECIFICATIONS

CLEAN EXISTING MASONRY FACADES WITH GENTLEST MEANS POSSIBLE, CONFORM

TO SECRETARY OF INTERIORS BRIEF #1 'ASSESSING, CLEANING AND WATER

REPELLANT TREATMENTS FOR HISTORIC MASONRY BUILDINGS.'

10. VERIFY IF FOOTING IS NECESSARY BELOW POURED CONCRETE SLAB

- 11. TEMP. WALL 3/4" PLYWD ON 2X4 WD FRAMING ATTACHED TOP AND BOTTOM. LOCATE AT MIN. OF 5 FT FROM FRONT FACADE. COORD W/ DEMO OF FACADE AND SLAB
- 12. TEMP ENTRANCES AND DELIVERY DOORS AS REQ'D

MASONRY:

- CONTRACTOR TO REMOVE SALVAGEABLE MAS. USING THE GENTLEST MEANS POSSIBLE. TAKE CARE NOT TO DAMAGE ADJACENT SURFACES DURING REMOVAL.
- 2. CONTRACTOR TO REMOVE ALL NON-HISTORIC MECHANICALLY FASTENED AND EMBEDDED CONNECTIONS INCLUDING MAS. TIES, CONDUIT, ABANDONED ANCHORS, ABANDONED STRUCTURAL MEMBERS AND SUPPORT BRACKETS.
- 3. REPOINT EXISTING BUILDING FACADES. REPAIR OR REPLACE DAMAGED OR SPAWLING BRICK. CONFORM TO SECRETARY OF INTERIORS PRESERVATION BRIEF #2 REPOINTING MORTAR JOINTS IN HISTORIC MAS. BUILDINGS".
- CLEAN EXISTING MAS. FACADES W/ GENTLEST MEANS POSSIBLE. THE REAR FACADE IS TO MAINTAIN THE EXISTING PAINT INCLUDING ANY AREAS USED TO COVER GRAFFITI.

WINDOWS AND DOORS

1. ALL SECURITY GATES ON REAR FACADE TO REMAIN. REPAIR AS REQ'D

STEEL:

1. STEEL COLUMNS TO REMAIN. PREPARE FOR NEW WALLS AS REQUIRED. IDENTIFY EXTENT OF REMOVAL W/ ARCH. PRIOR TO PROCEEDING. TYP.

PLUMBING

- REMOVE ABANDONED GAS LINES
- 2. REMOVE TOILET FLANGE AND ABANDONED SEWER LINE
- 3. COORD WATER SERVICE W/ CITY OF DETROIT, COORD GAS SERVICE W/ DTE ENERGY

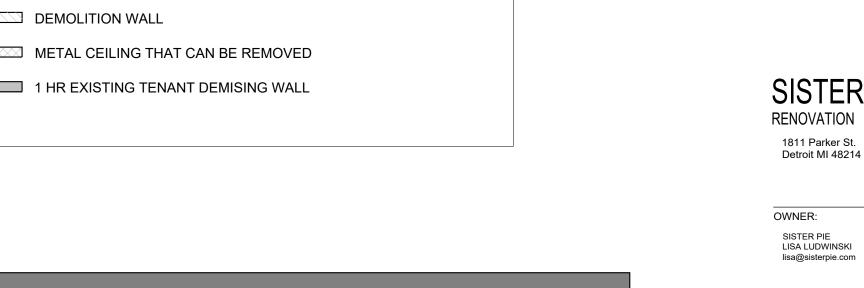
LIGHTING AND POWER

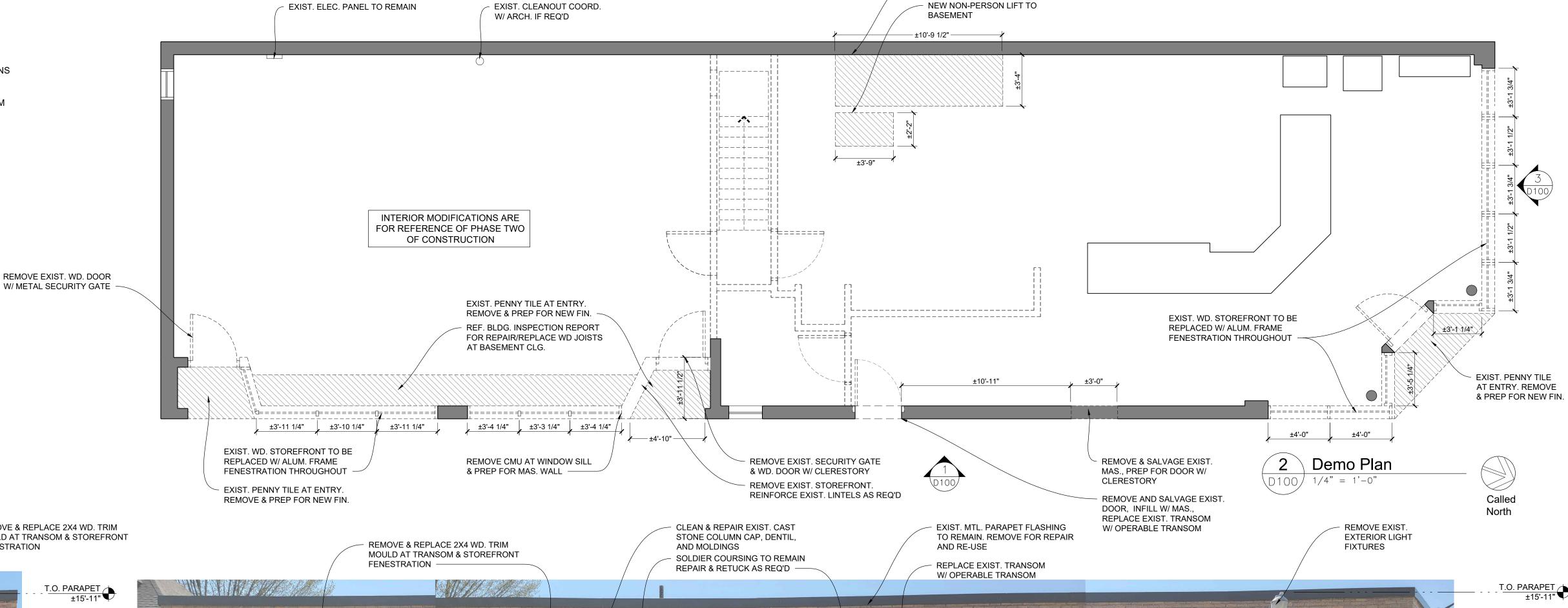
- 1. CAP, TERMINATE OR REMOVE ALL MISCELLANEOUS POWER WIRES, OUTLETS AND SWITCHES AS REQUIRED DURING WALL CONSTRUCTION DEMO.
- 2. CONFIRM ANY ELECTRICAL SET-ASIDES INCLUDING LIGHTING FIXTURES W/ ARCH. PRIOR TO DISCARDING.
- 3. EXISTING LIGHT FIXTURES TO BE SAVED.

EXTERIOR ENVELOP

- 1. STRIP EXISTING ROOF DOWN TO DECK IN AREA OF RECONSTRUCTED PARAPET, INSPECT AND REPLACE AS REQUIRED. SLOPE TOWARD EXISTING GUTTERS. PROVIDE OVERFLOW SCUPPERS AS REQUIRED BY CODE. REPLACE ORIGINAL PARAPET CAPS AND FLASHING AS
- 2. RELOCATE SECURITY CAMERAS PRIOR TO REMOVAL OF FACADE. COORD. W/ ARCH.

EXISTING WALL TO REMAIN





& PREP FOR MAS. WALL

NEW STAIR LOCATION TO

REMOVE MASONRY AND PREP

FOR DOOR. ALIGN HEADER W/

REMOVE AND SALVAGE EXIST.

DEMO. CONC. CURB AS REQ'D.

ADJACENT DOOR

GAS METERS TO REMAIN

DOOR, INFILL W/ MAS.

BASEMENT



Demo North Elevation



Demo East Elevation

APPROVAL REFERENCE NUMBERS: SIDEWALK GRADE VARIES

Historic Commission Review 09/21/2023

2020 14th St., Unit 105 Detroit MI, 48216

313.744.6239

ARCHITECT:

TADD HEIDGERKEN th@etal-collaborative.com

CONSTRUCTION MANAGER:

KITCHEN CONSULTANT:

MILIIS AND ASSOCIATES

STRUCTURAL ENGINEER:

MECHANICAL / ELECTRICAL ENGINEER:

JACQUELYN KEISER

734-458-4775

SURVEYOR:

B.O. LINTEL

B.O. CLERESTORY

FENESTRATION. INSPECT

SILL & LINTEL. PREP FOR

STOREFRONT INSTALL

REMOVE EXIST.

STOREFRONT

313-804-1354

ET AL. COLLABORATIVE OF DETROIT LLC

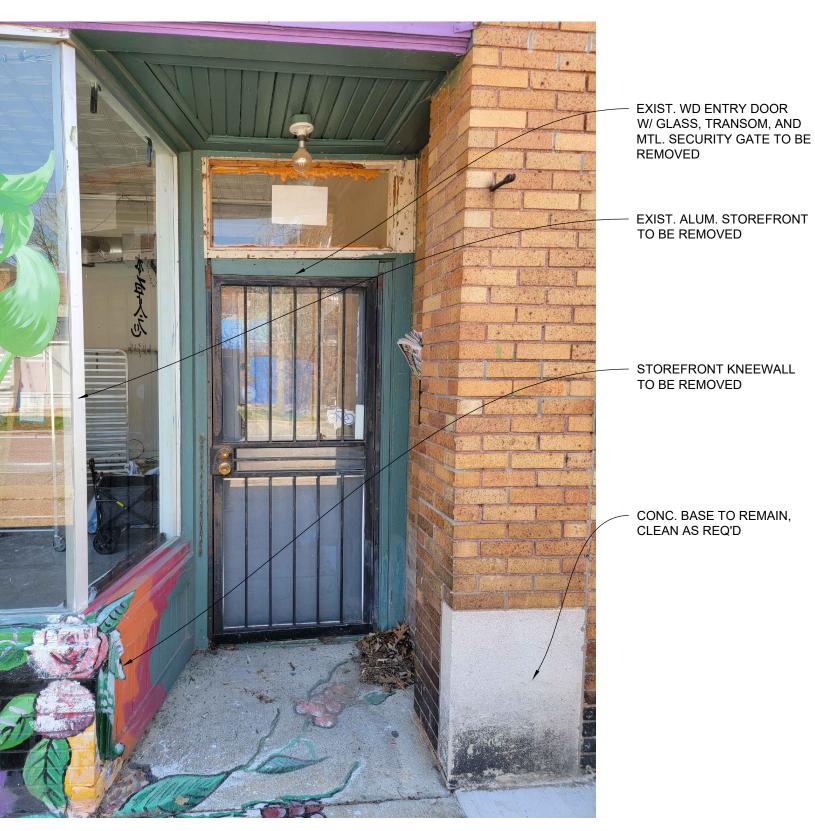
ELEVATION

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STRUCTURAL REPORT NOTES

REFERENCE SUPPLEMENTARY DOCUMENT - GENERAL BUILDING INSPECTION BY ROBERT WALZ ENGINEERING ON JANUARY 3, 2023

- 1. THE NORTH WALL FACES KERCHEVAL STREET. THE WINDOW SILL IS WOOD THAT HAS DETERIORATED FROM MOISTURE AND NO LONGER PROPERLY SUPPORTS THE SINGLE-PANE WINDWS. THE BRICK BELOW THE WOOD SILL IS BOWING OUT TOWARD KERCHEVAL STREET. THE BRICK CONDITION HAS BEEN REPAIRED ONCE SINCE 2014 AND IS REPEATING THE SEPARATION FROM SUPPORTING THE WINDOWS.
- 2. THE WINDOWS ARE ALL SINGLE PANE GLASS AND ARE THE ORIGINAL WINDOWS INSTALLED WHEN THE BUILDING WAS CONSTRUCTED IN 1925. ALL DOORS ARE THE ORIGINAL WOOD DOOR WITH SINGLE PANE GLASS.



EXISTING ENTRY DOOR



EXISTING STOREFRONT SILL



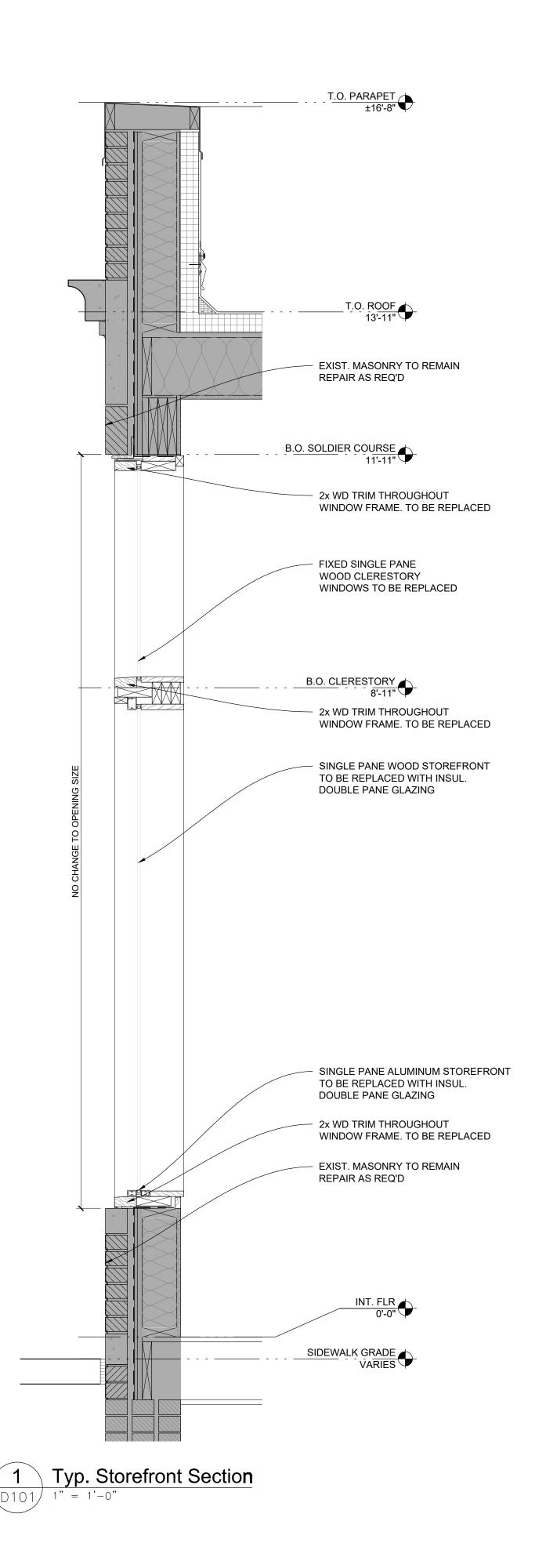
EXISTING STOREFRONT SILL



EXISTING ENTRY DOOR



EXISTING STOREFRONT SILL





WIFORTION

SISTER PIE RENOVATION

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SURVEYOR:

ISSUED DATE

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APPROVAL REFERENCE NUMBERS:

EXISTING CONDITIONS

D101

