

457 East Kirby - Doc's Ice Cream Shop

HDC Review 07/29/21 REV

Detroit, Michigan 48202

ARCHITECT
SILVERI ARCHITECTS LLC
650 Livernois
Ferndale, MI 48220
(248) 259-8187

OWNER
KIRBY HOLDINGS LLC
10909 Hannan Rd
Romulus, MI 48174
(734) 893-1000

Index

COVER	TITLE SHEET	DATE	BY	CHKD
A-1	SITE PLAN, FLOOR PLAN, ELEVATION	08/06/21	MS	MS
A-2	EXTERIOR PHOTOS AND RENDERING	07/16/21	MS	MS
C-1	SITE SURVEY	07/29/21	MS	MS

Building Data

GROSS BLDG SQ FOOTAGE:	LOWER LEVEL	6,257 SF
	FIRST FLOOR	6,151 SF
	SECOND FLOOR	242 SF
	THIRD FLOOR	6,242 SF
	FOURTH FLOOR	242 SF
TOTAL		31,134 SF
NUMBER OF RESIDENTIAL UNITS:	LOWER LEVEL	2
	FIRST FLOOR	7
	SECOND FLOOR	7
	THIRD FLOOR	7
	FOURTH FLOOR	7
TOTAL		28 UNITS

Site Data

SITE SQ FOOTAGE:	9,692 SF
SITE ACREAGE:	.22 ACRE
EXISTING SF STRUCTURE:	31,134 SF
EXISTING SETBACKS:	FRONT: 10'-8" SIDE: EAST 0'-0", WEST 8'-0" REAR: 0'-0"
EXISTING LOT COVERAGE:	6,257 SF
EXISTING BUILDING HEIGHT:	50' PARAPET
EXISTING NO. OF STORIES:	4 ABOVE GRADE, 1 LOWER LEVEL
EXISTING FAR:	EXISTING FAR: 65%
PARKING:	ON STREET ONLY

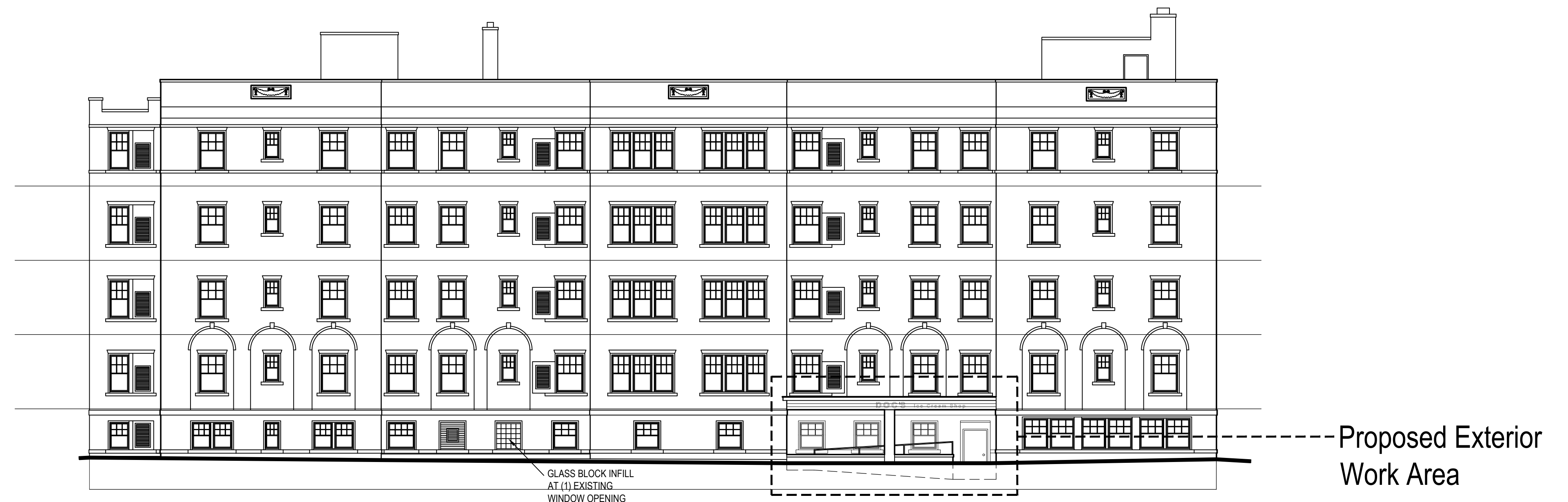
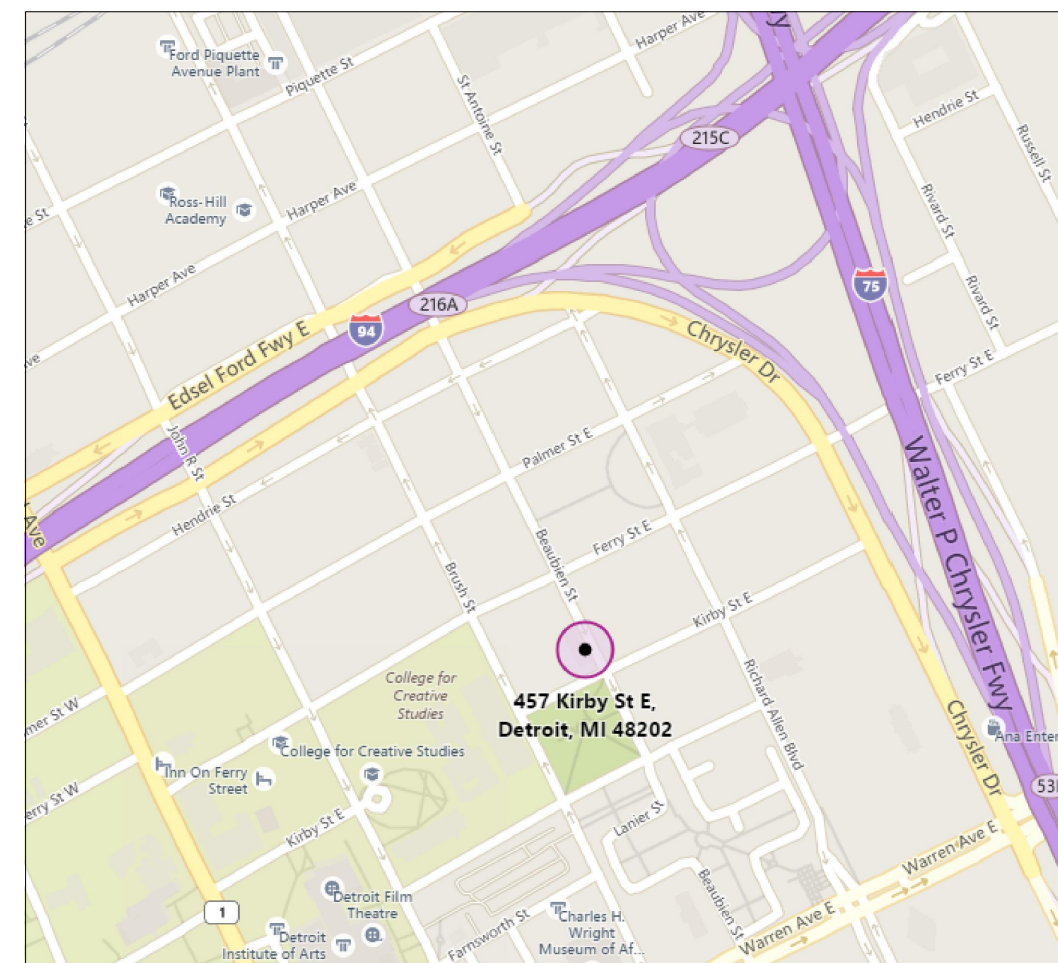
Parcel ID

01001474
LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. A07206202 REV#2)
THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF WAYNE, CITY OF DETROIT BEING MORE PARTICULARLY DESCRIBED AS: THE EAST 22 FEET OF LOT 17 AND THE WEST 38 FEET OF LOT 16, D.M. FERRY'S SUBDIVISION OF O.L. 194 AND LOT A OF J.W. PALMER'S SUBDIVISION OF O.L. 196, ALSO THE NORTH 20 FEET OF LOT 8 OF O.L. 192, BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF PLATS, PAGE 35, WAYNE COUNTY RECORDS. ADDRESS: 457 EAST KIRBY, DETROIT, MI

Project Description

457 East Kirby Docs Ice Cream shop is a proposed 1540 SF retail ice cream and coffee shop located in the lower level of a 1920s era masonry apartment building in Midtown Detroit. In addition to the interior fit-out of the ice cream shop, work includes handrail replacement at the existing ramp and stair entrance off of Beaubien Street and a new canopy over the ramp and stair protecting the entrance from snow and ice. No other site work is proposed other than the ramp and stair improvements and the addition of the canopy.

Location



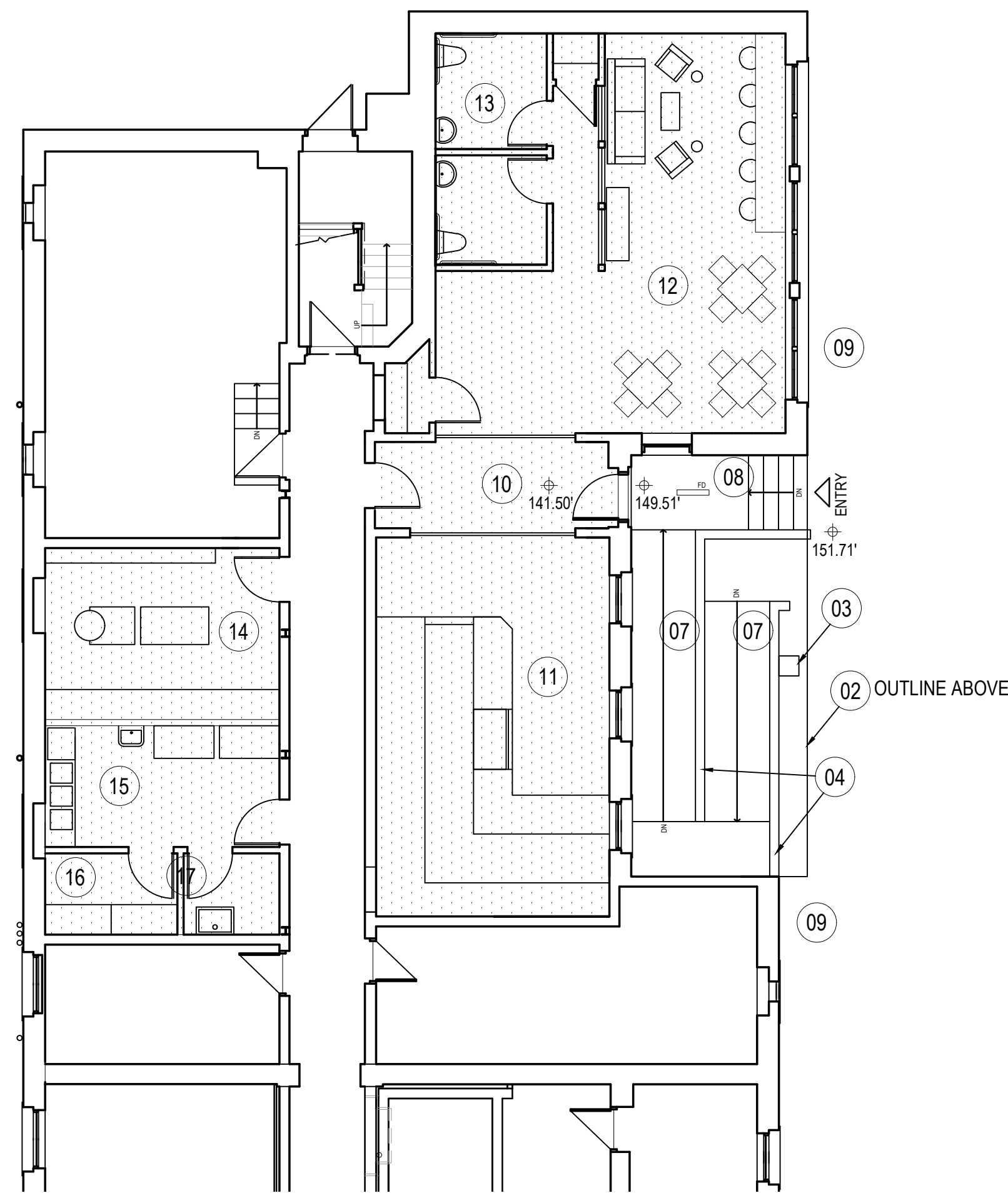
EAST ELEVATION FACING BEAUBIEN STREET



3 PARTIAL EAST ELEVATION AT NEW CANOPY
A-1 1/4"=1'-0"

Keynotes

- 01 ICE CREAM SHOP AT LOWER LEVEL (SHADED AREA)
- 02 NEW ENTRY CANOPY OVER EXISTING RAMP AND STAIR
- 03 NEW MASONRY COLUMN
- 04 EXISTING PARTIAL HEIGHT CMU RAMP WALL LOWERED TO 11" ABOVE GRADE AT SIDEWALK
- 05 NEW RAILINGS
- 06 NEW SIGNAGE AT CANOPY FASCIA
- 07 EXISTING RAMP REPAIRED AS NEEDED
- 08 EXISTING STAIR REPAIRED AS NEEDED
- 09 EXISTING SIDEWALK
- 10 ENTRY VESTIBULE
- 11 SERVICE COUNTER
- 12 SEATING AREA
- 13 TOILET ROOM
- 14 COFFEE PREP AREA
- 15 FREEZERS AND SINKS
- 16 STORAGE
- 17 JANITORS CLOSET

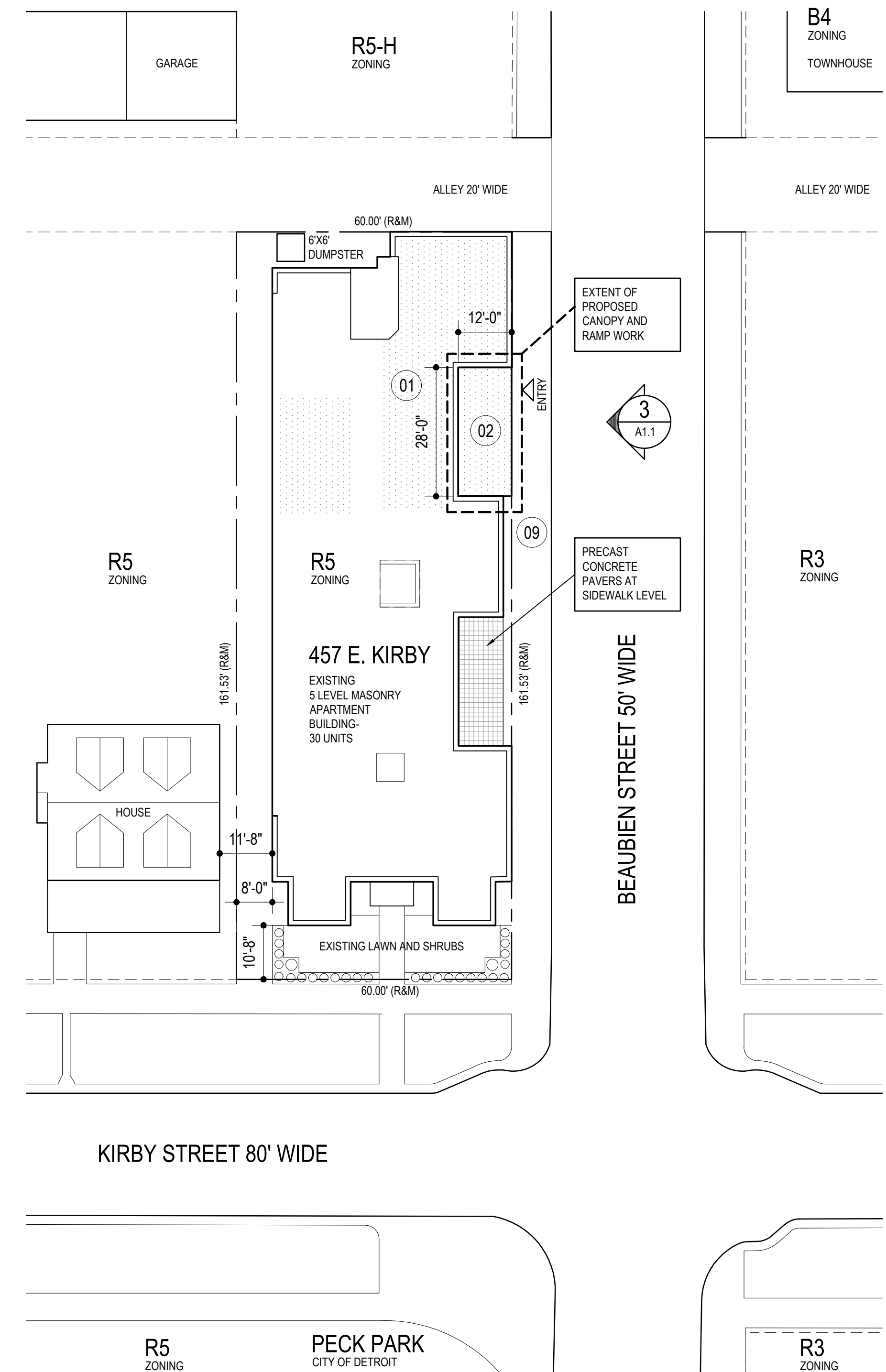


2 ICE CREAM SHOP CONCEPT PLAN
A-1 1/8"=1'-0"

FLOOR AREA: 1540 SF
SEATING COUNT: APPROXIMATELY 22

General Notes

1. Exterior work limited to new east entry canopy to cover existing ramp and stair, related signage and lighting, ramp and stair railing replacement and concrete pavement repair as needed.
2. Entry canopy roof drain connected to existing building roof conductor system.



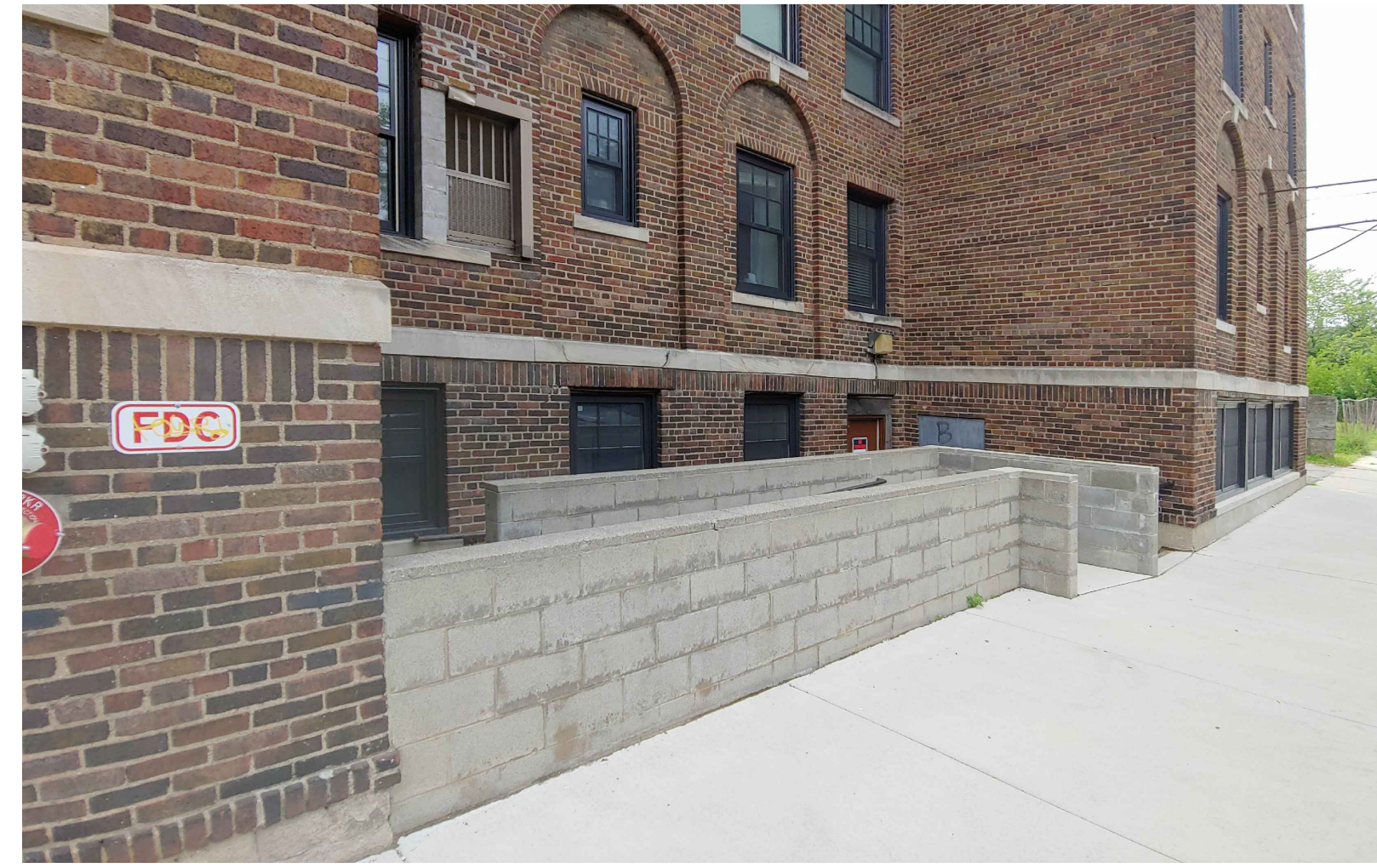
1 SITE PLAN
A-1 1"=20'-0"

REFER TO SURVEY FOR ADDITIONAL SITE INFORMATION

Photographs - Existing Conditions



Building from corner of Kirby and Beaubien Streets

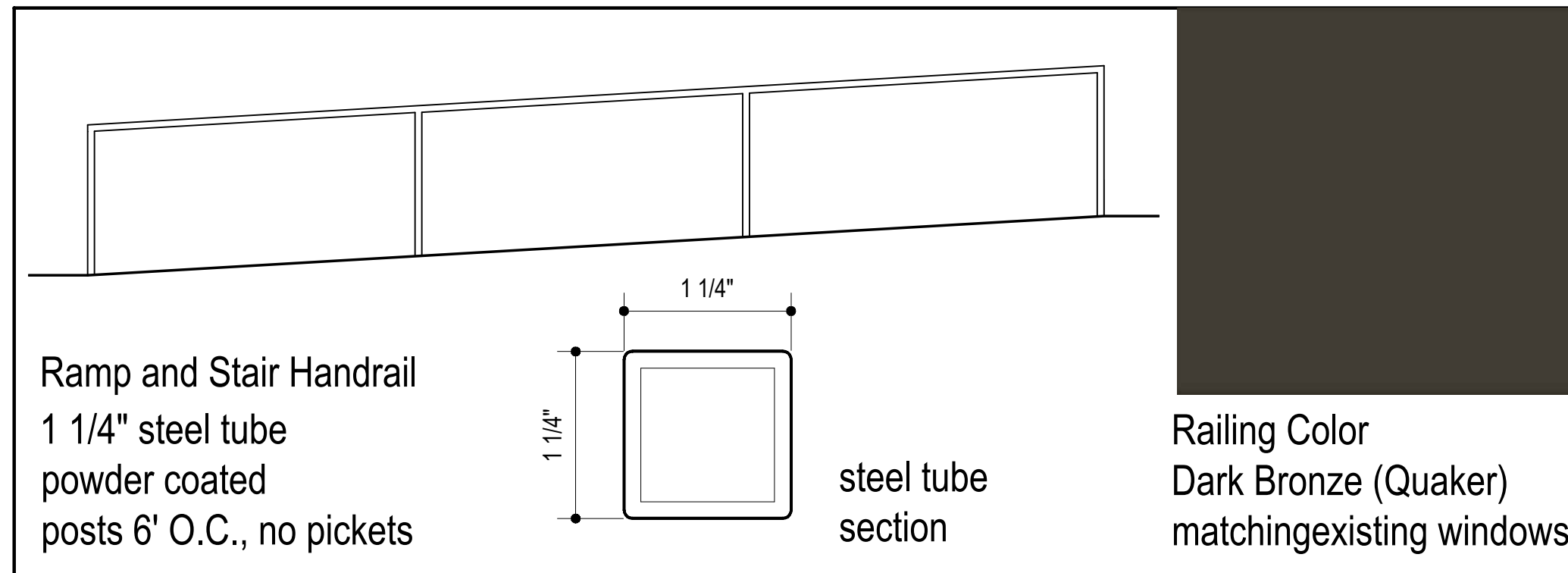


Proposed canopy location over existing ramp and stair off of Beaubien Street

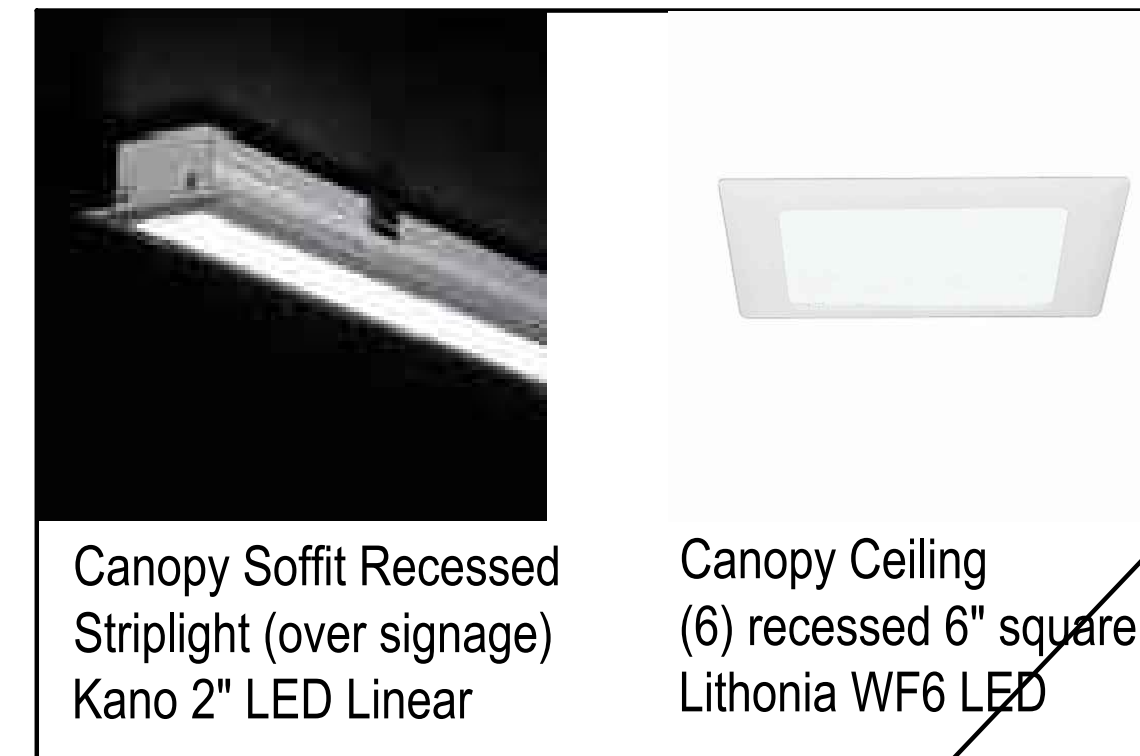


Proposed canopy location over existing ramp and stair off of Beaubien Street

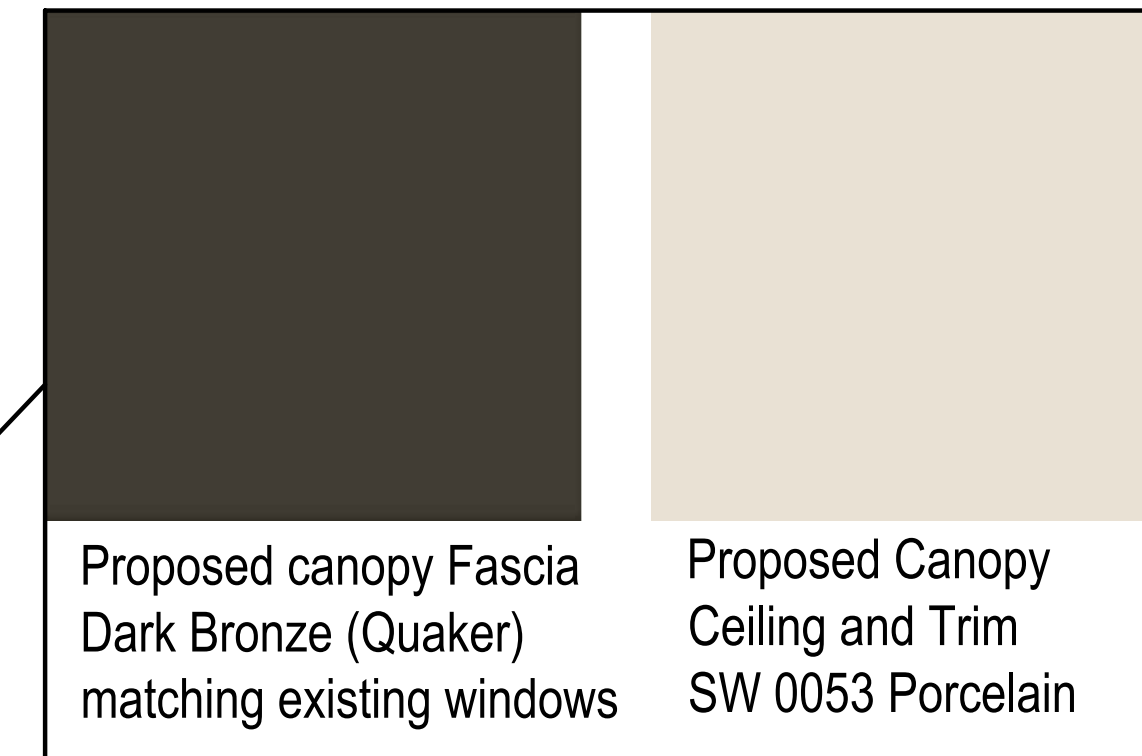
Handrails



Canopy Lighting color temperature: 3000K

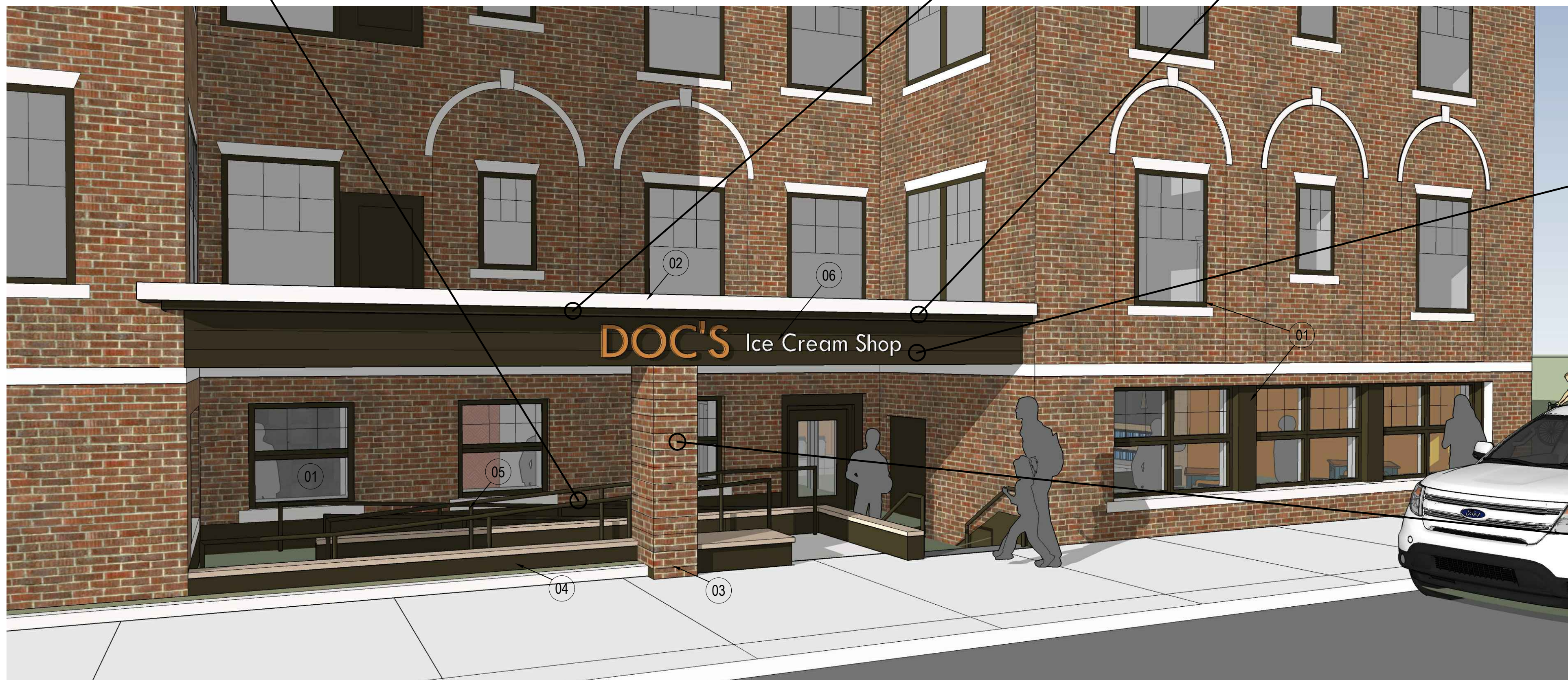


Canopy Colors



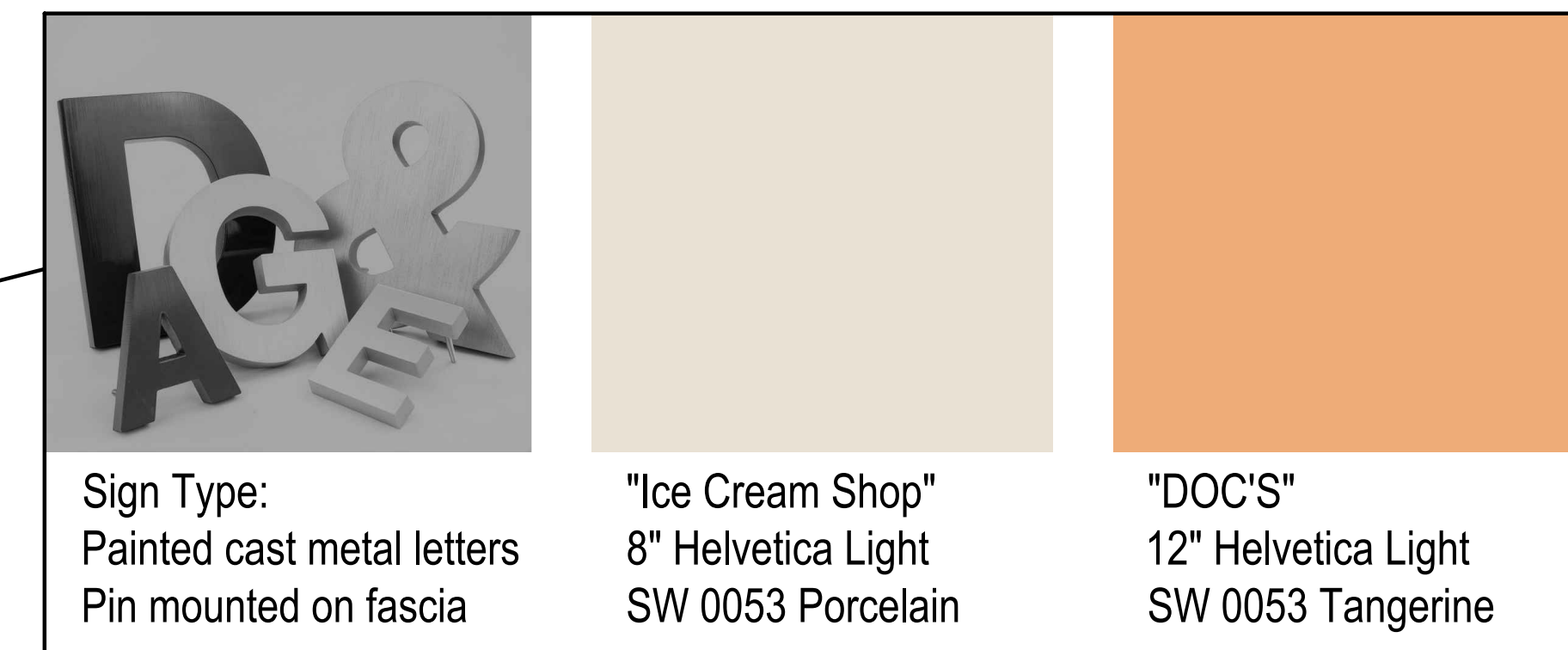
Keynotes

- 01 EXISTING 2017 REPLACEMENT WINDOWS
- 02 NEW ENTRY CANOPY OVER EXISTING RAMP AND STAIR
- 03 NEW MASONRY COLUMN
- 04 EXISTING PARTIAL HEIGHT CMU RAMP WALL LOWERED 24"
- 05 NEW RAILINGS
- 06 NEW SIGNAGE AT CANOPY FASCIA

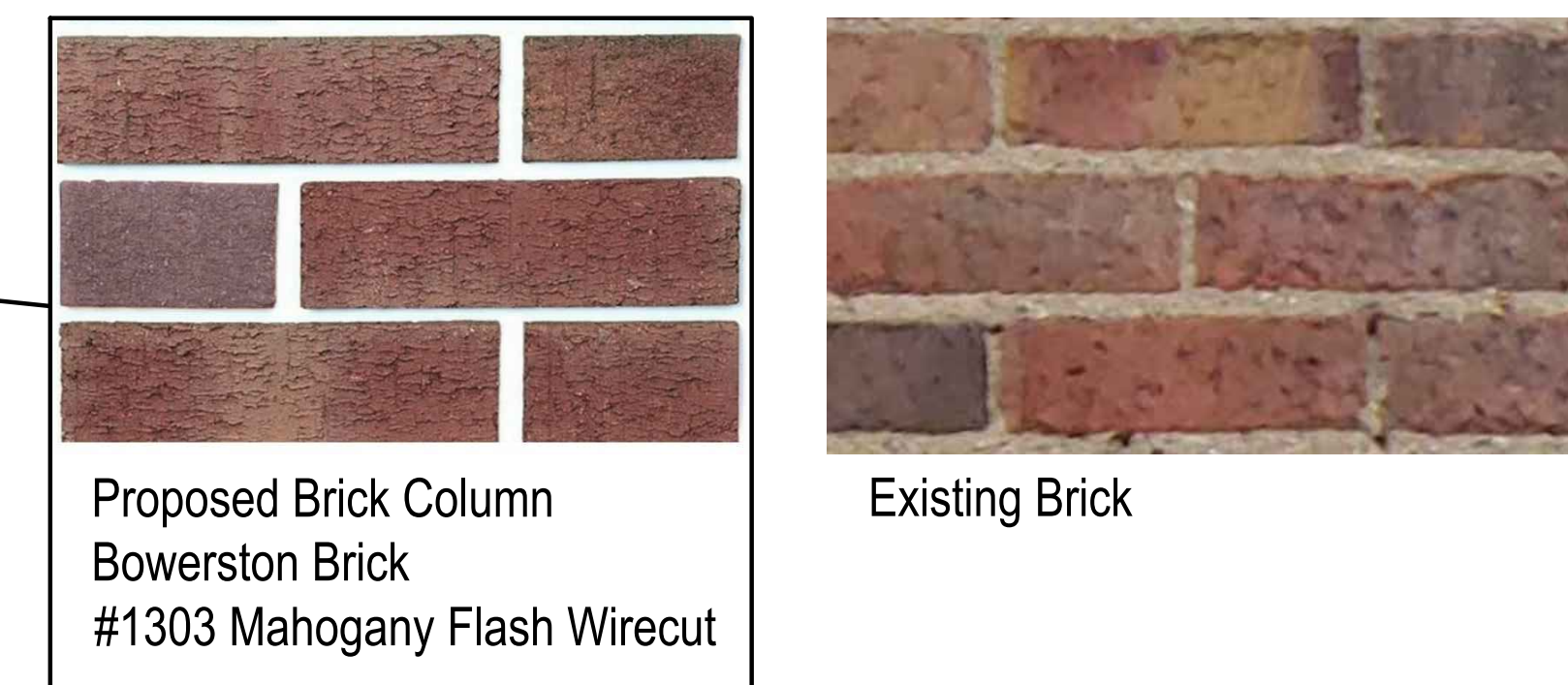


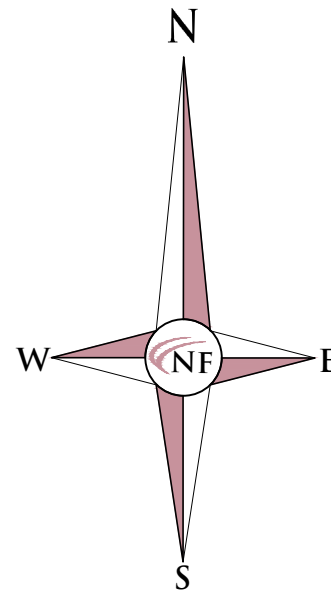
Beaubien Street Entrance

Canopy Signage



Canopy Brick Column





SEAL



PROJECT
East Kirby Office Site
457 East Kirby Street
Detroit, Michigan

CLIENT
Kirby Holdings, LLC
39000 Chase Road
Romulus, MI 48174

Contact:
James Richert
Phone: (734) 941-1260
Fax: (734) 944-5650

PROJECT LOCATION
D.M. Ferry's Subdivision/
J.W. Palmer Subdivision at
East Kirby Street and
Beaubien Street, Detroit, MI

SHEET
Boundary and
Topographic Survey



REVISIONS

DRAWN BY:
J. Nelson

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
1-5-16

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
1926 1

LEGAL DESCRIPTION

(PER TITLE COMMITMENT NO. A07206202 REV#2)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF WAYNE, CITY OF DETROIT BEING MORE PARTICULARLY DESCRIBED AS:

THE EAST 22 FEET OF LOT 17 AND THE WEST 38 FEET OF LOT 16, D.M. FERRY'S SUBDIVISION OF O.L. 194 AND LOT A OF J.W. PALMER'S SUBDIVISION OF O.L. 196, ALSO THE NORTH 20 FEET OF LOT 8 OF O.L. 192, BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 17 OF PLATS, PAGE 35, WAYNE COUNTY RECORDS.

ADDRESS: 457 EAST KIRBY, DETROIT, MI

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

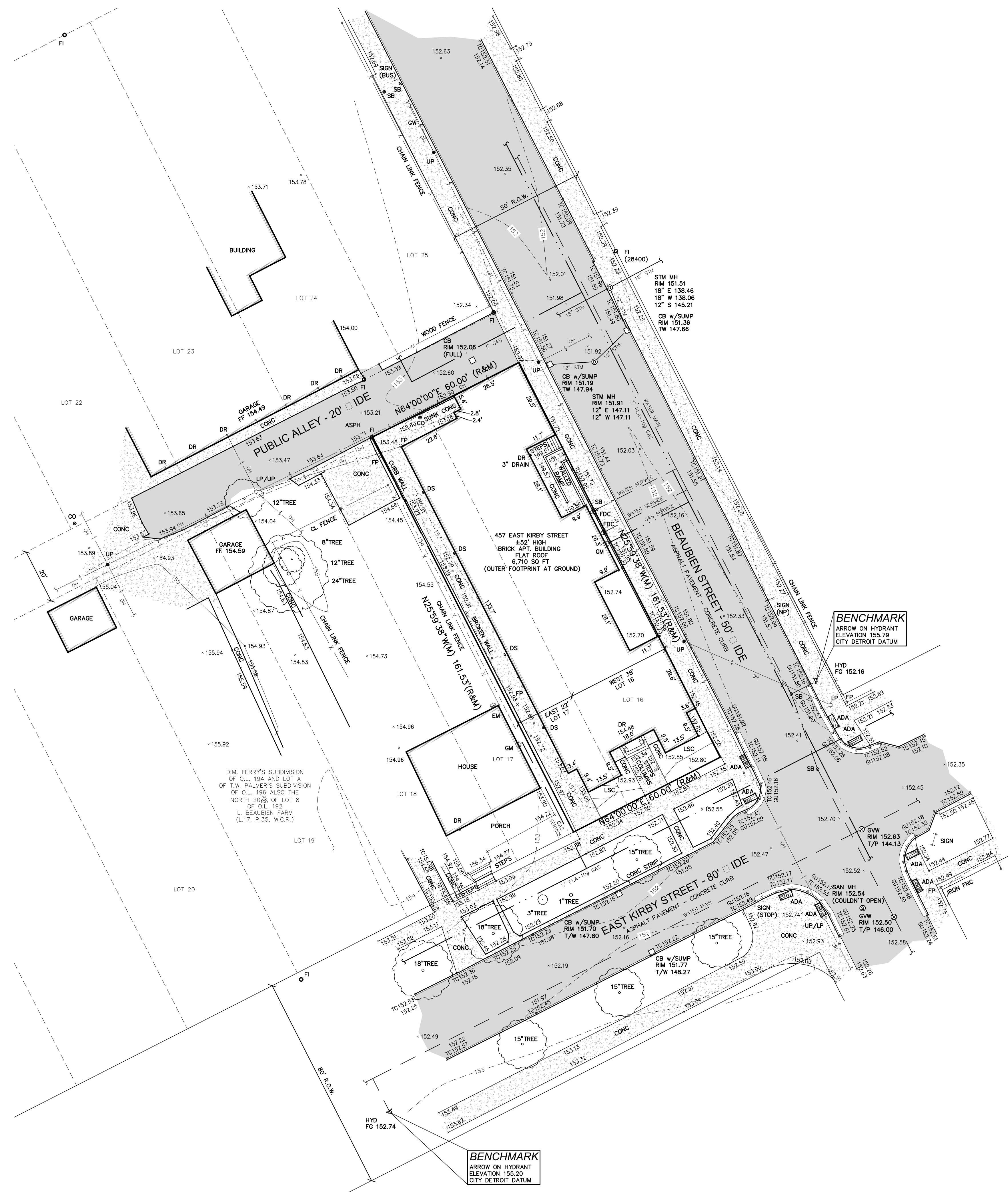
SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

[Signature]
KEVIN NAVAROLI, P.S. NO. 53503,
WITHIN THE STATE OF MICHIGAN
DATED: 1-5-16

LEGEND

	CATCH BASIN (CB)
	BEEHIVE CATCH BASIN (CB)
	STORM MANHOLE (MH)
	END SECTION (ES)
	SANITARY MANHOLE (MH)
	CLEAN OUT (CO)
	COMBINED MANHOLE (MH)
	GATE VALVE IN WELL (GVW)
	STOP BOX (SB)
	HYDRANT (HYD)
	WATER SHUT OFF (SO)
	WELL
	PUMP
	ELECTRIC MANHOLE (MH)
	TELEPHONE MANHOLE (MH)
	UTILITY POLE (UP)
	GUY POLE (GWP)
	GUY WIRE (GW)
	LIGHT POLE (LP)
	PUBLIC PHONE
	ELECTRIC METER (EM)
	GAS METER (GM)
	GAS VALVE (GV)
	GAS MARKER
	SIGN POST/BOLLARD (SP)
	PARKING METER
	MAIL BOX (MB)
	ROCK/BOLDER
	SPRINKLER VALVE (SV)
	SPRINKLER HEAD (SH)
	DOWNSPOUT (DS)
	FOUND IRON/PIPE/ANCHORAGE (FI, FIP, FMON)
	SET IRON/PK NAIL (SI, SPK)
	RECORD MEASUREMENT
	SURVEYED MEASUREMENT
	GROUND ELEVATION
	STORM SEWER (STM)
	SANITARY SEWER (SAN)
	WATER MAIN (WATER, WM)
	GAS MAIN (GAS)
	OVERHEAD LINES (OH)
	UNDERGROUND LINES



D.M. FERRY'S SUBDIVISION OF O.L. 194 AND LOT A OF J.W. PALMER'S SUBDIVISION OF O.L. 196 ALSO THE NORTH 20 FEET OF LOT 8 OF O.L. 192 L. BEAUBIEN FARM (L.17, P.35, W.C.R.)

BENCHMARK
ARROW ON HYDRANT
ELEVATION 155.79
CITY DETROIT DATUM

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ELEVATION 155.79
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