

# SISTER PIE

1811 Parker St. Detroit MI 48214

HISTORIC COMMISSION REVIEW

06/30/2023

et al.

et al. Collaborative of Detroit, LLC  
2020 14th St., Unit 105 Detroit MI, 48216  
313.744.6239

NOT FOR CONSTRUCTION

## 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 CODE
- 2015 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-B

BUILDING 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 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"

# 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 1 per 80 for remaining	Req'd: 1	Provided: 2
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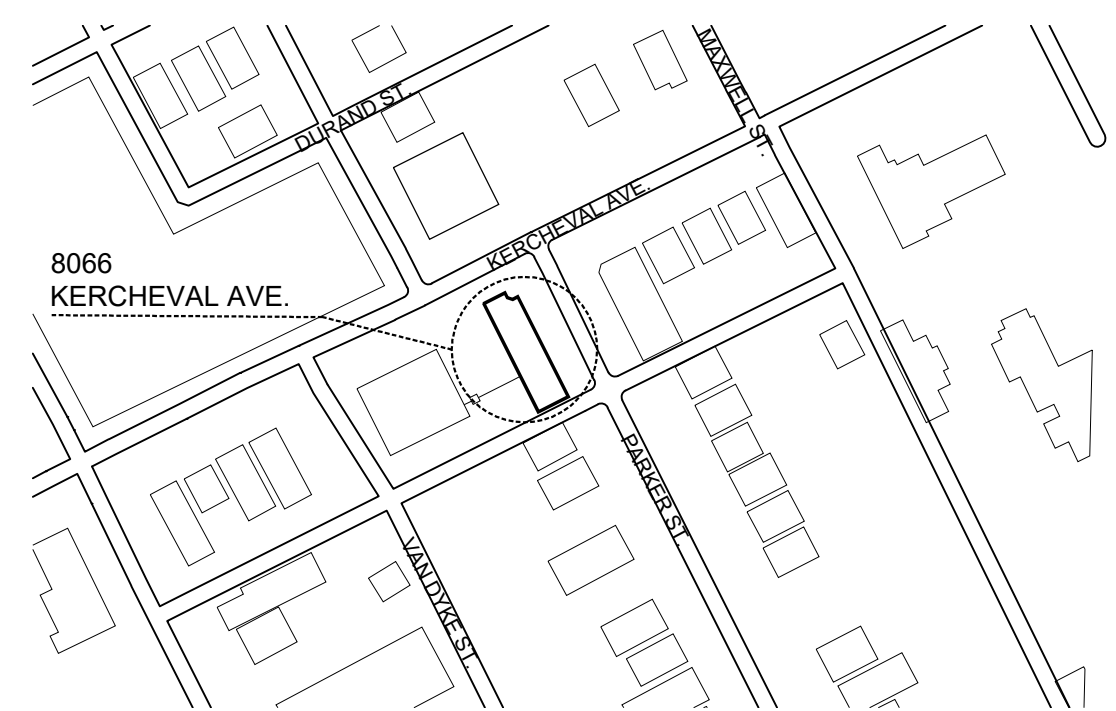
W.C	1 per 25 up to 50 1 per 50 for remaining	Req'd: 1	Provided: 2 unisex
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Service Sink	1 per 100	Req'd: 1	Provided: 1
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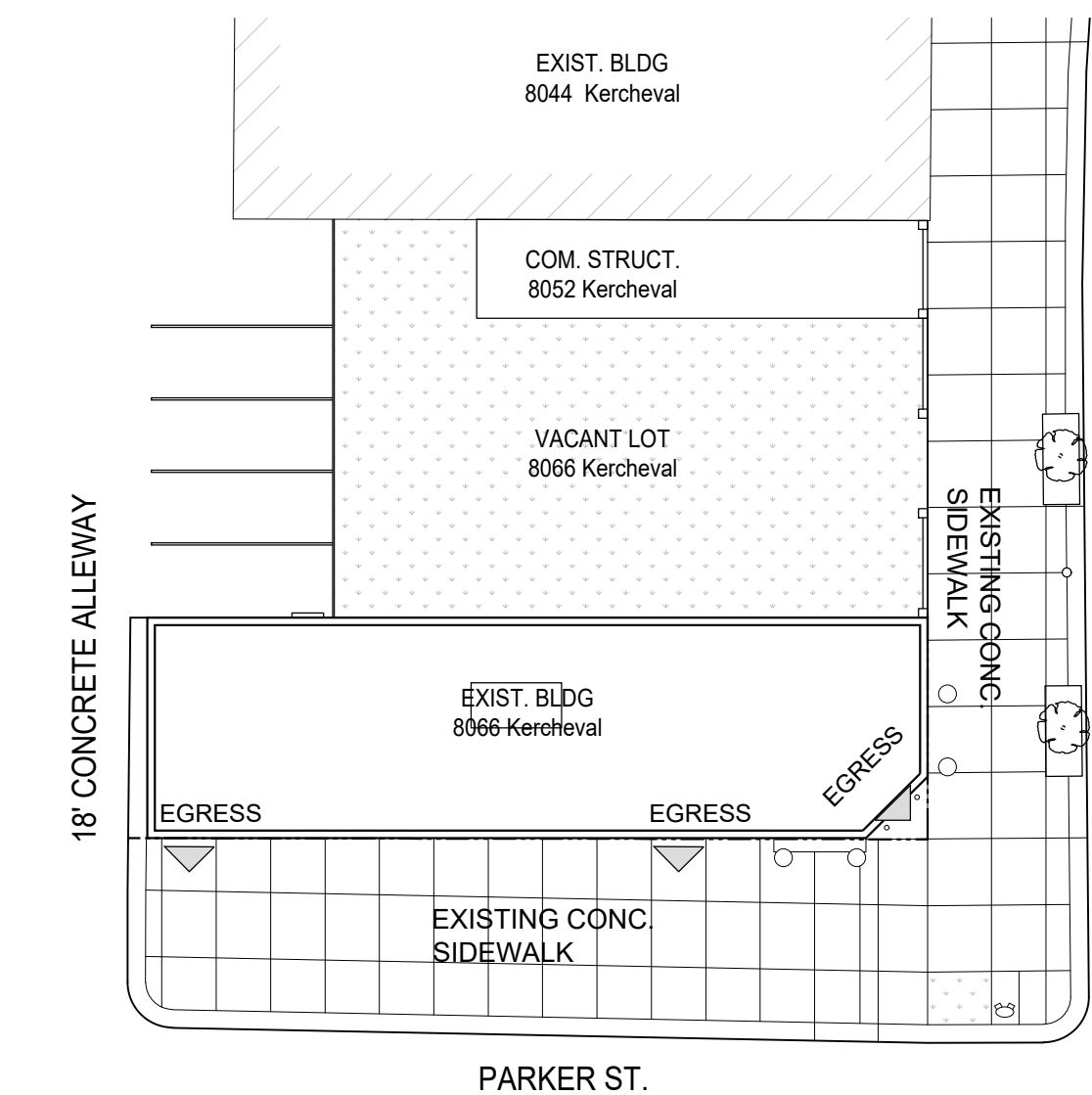
Drinking Fountain shall not be required for an occupant load of 15 or fewer as per 2018 MPC 410.4



4 8066 Kercheval Ave  
n.t.s.



3 Location Map  
n.t.s.



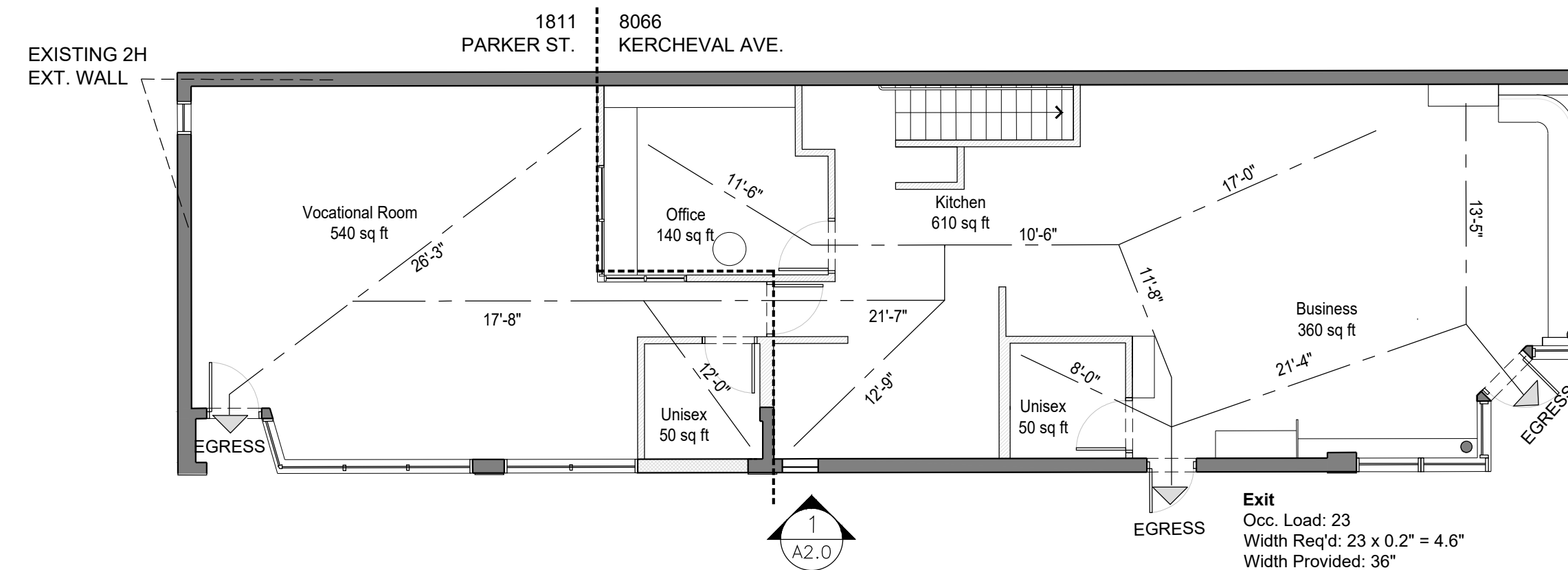
2 Site Map  
1/128" = 1'-0"

## DRAWING INDEX

G000	COVER SHEET
D100	DEMO PLAN & ELEVATION
D101	EXISTING CONDITIONS
A100	FLOOR PLAN, ELEVATIONS, SECTIONS
A310	ENLARGED WALL SECTIONS

## SECRETARY OF THE INTERIOR STANDARDS

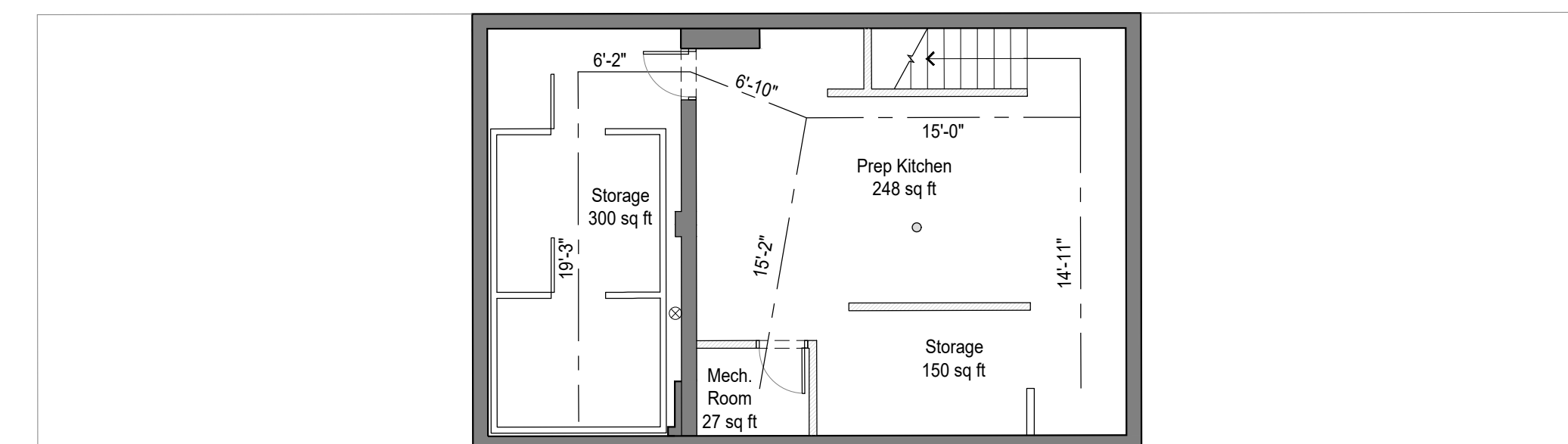
1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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.



**First Floor Sq Ft Calcs**

Business Occ.	
Vocational Room	540 SF
Office	140 SF
Kitchen	500 SF
Business	340 SF
<b>Total</b>	<b>1520 SF</b>
Circulation / Fixed Occ.	
Corridor	40 SF
Restrooms	100 SF
<b>Total</b>	<b>140 SF</b>

2 A2.0



**Basement Sq Ft Calcs**

Business Occ.	
Prep Kitchen	300 SF
Storage	460 SF
<b>Total</b>	<b>760 SF</b>
Circulation / Fixed Occ.	
Corridor	46 SF
<b>Total</b>	<b>46 SF</b>

1 Floor Plan Diagram  
n.t.s.

## SISTER PIE RENOVATION

1811 Parker St.  
Detroit MI 48214

1908

## OWNER:

SISTER PIE  
LISA LUDWIGSKI  
lisa@sisterpie.com

## ARCHITECT:

ET AL. COLLABORATIVE OF DETROIT LLC  
TADD HEIDGERKEN  
tadd@etal-collaborative.com  
313-604-1354

## CONSTRUCTION MANAGER:

TBD

## KITCHEN CONSULTANT:

MILIS AND ASSOCIATES  
JACQUELYN KEISER  
jkeiser@milis.com  
734-458-4775

## STRUCTURAL ENGINEER:

TBD

## MECHANICAL / ELECTRICAL ENGINEER:

TBD

## SURVEYOR:

ISSUED DATE

Historic Commission Review 09/21/2023

APPROVAL REFERENCE NUMBERS:

COVER SHEET

G000







**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 WINDOWS. 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.



- EXIST. WD ENTRY DOOR W/ GLASS, TRANSOM, AND MTL. SECURITY GATE TO BE REMOVED
- EXIST. ALUM. STOREFRONT TO BE REMOVED
- STOREFRONT KNEEWALL TO BE REMOVED
- CONC. BASE TO REMAIN, CLEAN AS REQ'D

EXISTING ENTRY DOOR



- SINGLE PANE WOOD WINDOWS TO BE REMOVED
- STONE SILL TO REMAIN, CLEAN AS REQ'D
- CONC. BASE TO REMAIN, CLEAN AS REQ'D

EXISTING STOREFRONT SILL



- SINGLE PANE WOOD STOREFRONT TO BE REMOVED
- STONE SILL TO BE RESTORED TO MATCH EXIST.
- PRIOR BRICK REPAIR TO BE RESTORED TO MATCHING BRICK AS SPECIFIED

EXISTING STOREFRONT SILL



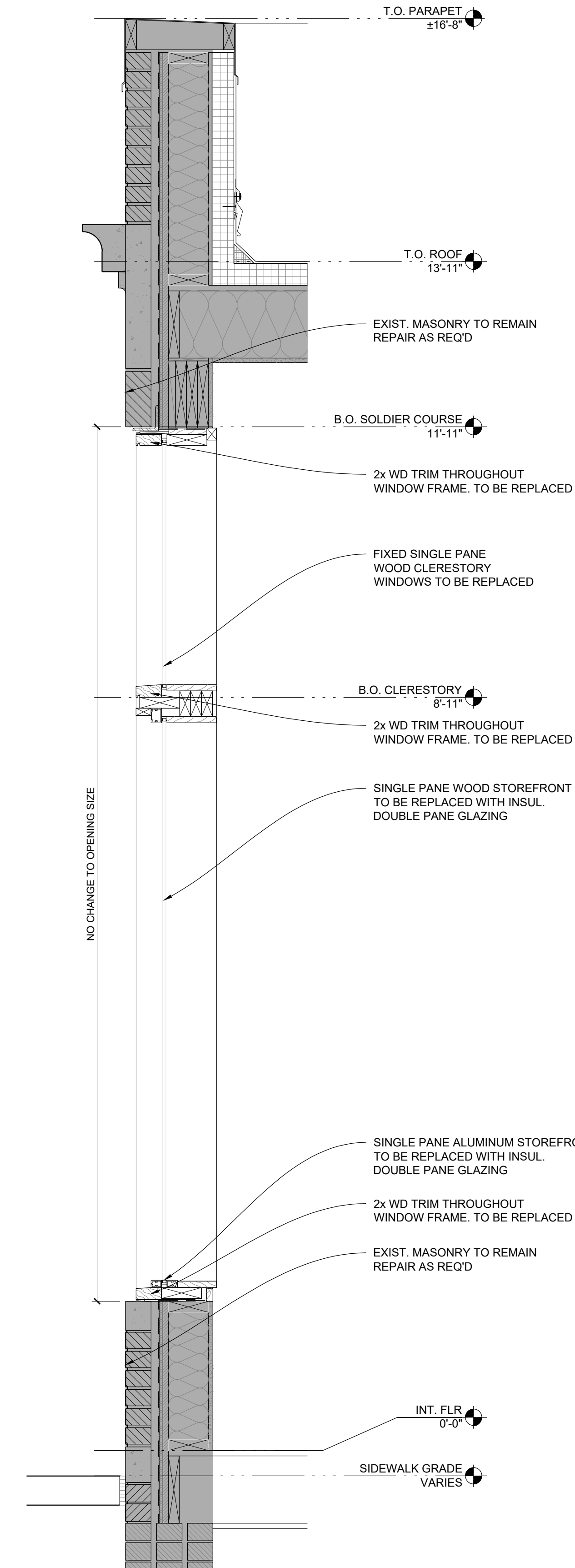
- EXIST. WD ENTRY DOOR W/ GLASS, TRANSOM, AND MTL. SECURITY GATE TO BE REMOVED
- EXIST. ALUM. STOREFRONT TO BE REMOVED
- STOREFRONT KNEEWALL TO BE REMOVED

EXISTING ENTRY DOOR



- SINGLE PANE ALUMINUM STOREFRONT WINDOWS TO BE REMOVED
- WOOD TRIM TO BE REPLACED
- STONE SILL TO BE RESTORED AS EXIST.
- MASONRY TO BE RESTORED MATCHING EXIST.

EXISTING STOREFRONT SILL



1 Typ. Storefront Section  
D101 1" = 1'-0"

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**SISTER PIE RENOVATION**

1611 Parker St.  
Detroit MI 48214

1908

OWNER:

SISTER PIE  
ISA LUDWIGSKI  
isa@sisterpie.com

ARCHITECT:

ET AL. COLLABORATIVE OF DETROIT LLC  
TADO HEDGERKEN  
th@etal-collaborative.com  
313-904-1354

CONSTRUCTION MANAGER:

TBD

KITCHEN CONSULTANT:

MILIS AND ASSOCIATES  
JACQUELYN KEISER  
jkeiser@milis.com  
734-458-4775

STRUCTURAL ENGINEER:

TBD

MECHANICAL / ELECTRICAL ENGINEER:

TBD

SURVEYOR:

ISSUED

Historic Commission Review

DATE

09/21/2023

APPROVAL REFERENCE NUMBERS:

EXISTING CONDITIONS

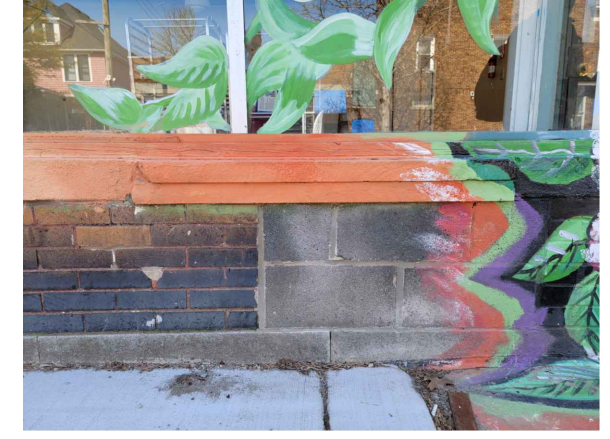
D101



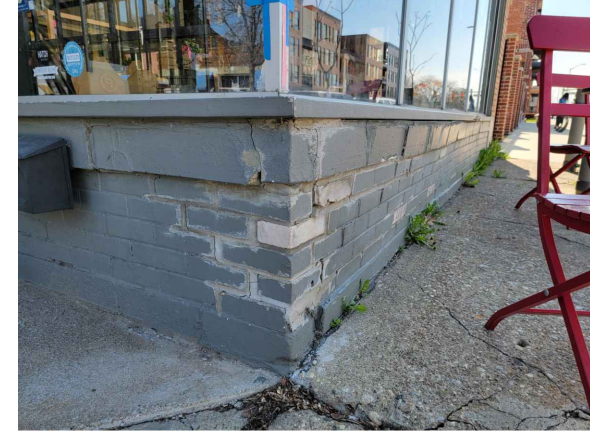
LIGHTING FIXTURE SCHEDULE		PLAN NOTES 'A'		
ITEM #	LAMP TYPE	MANUFACTURER	MAKE	DESCRIPTION
A1	EXTERIOR LIGHT SCENCE	WAC LIGHTING	WS-W36610-10"	BLACK, LED UP/DOWN CYLINDER
A2	EXTERIOR LIGHT SCENCE	ASTRO	SKU352724L	BLACK, LED WALL LIGHT



A1 - WS-W36610-10 A2 - SKU352724L



STOREFRONT FRAME PARKER ST.

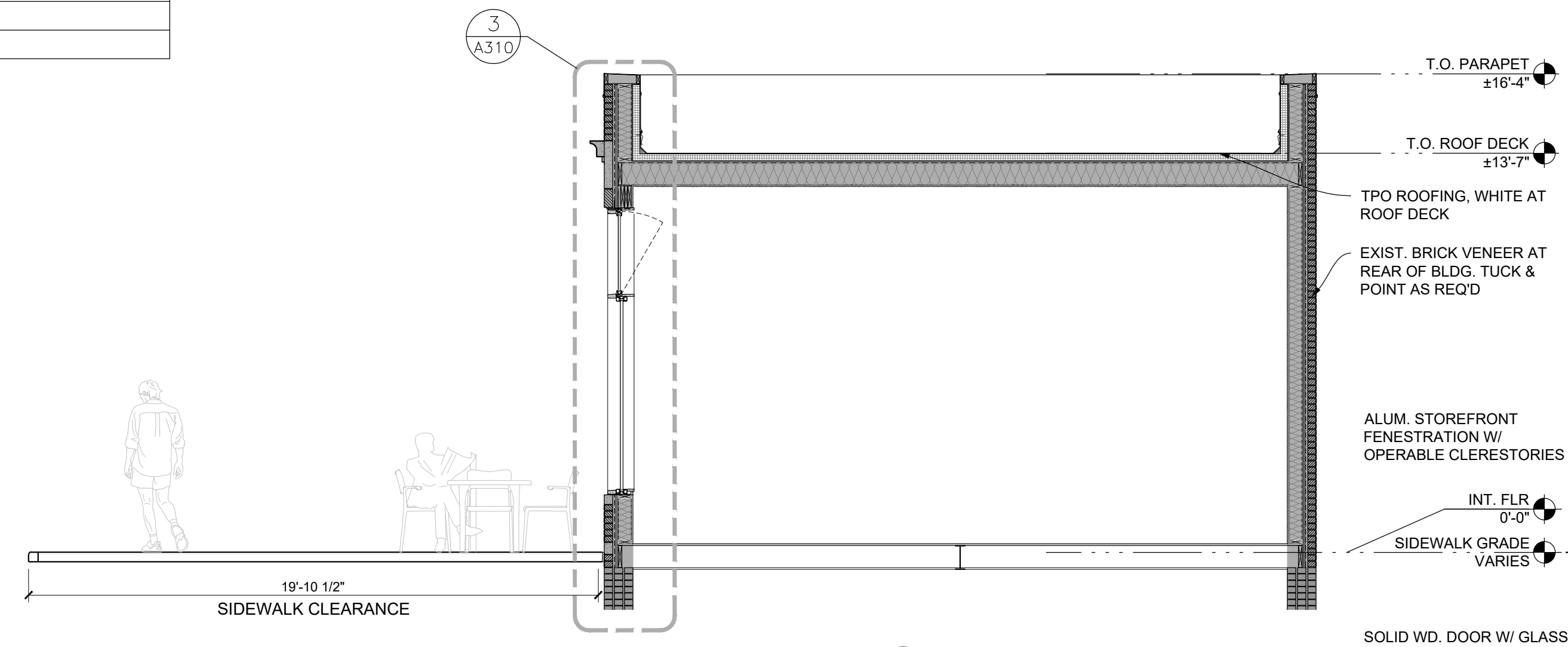


STOREFRONT FRAME KERCHEVAL ST.

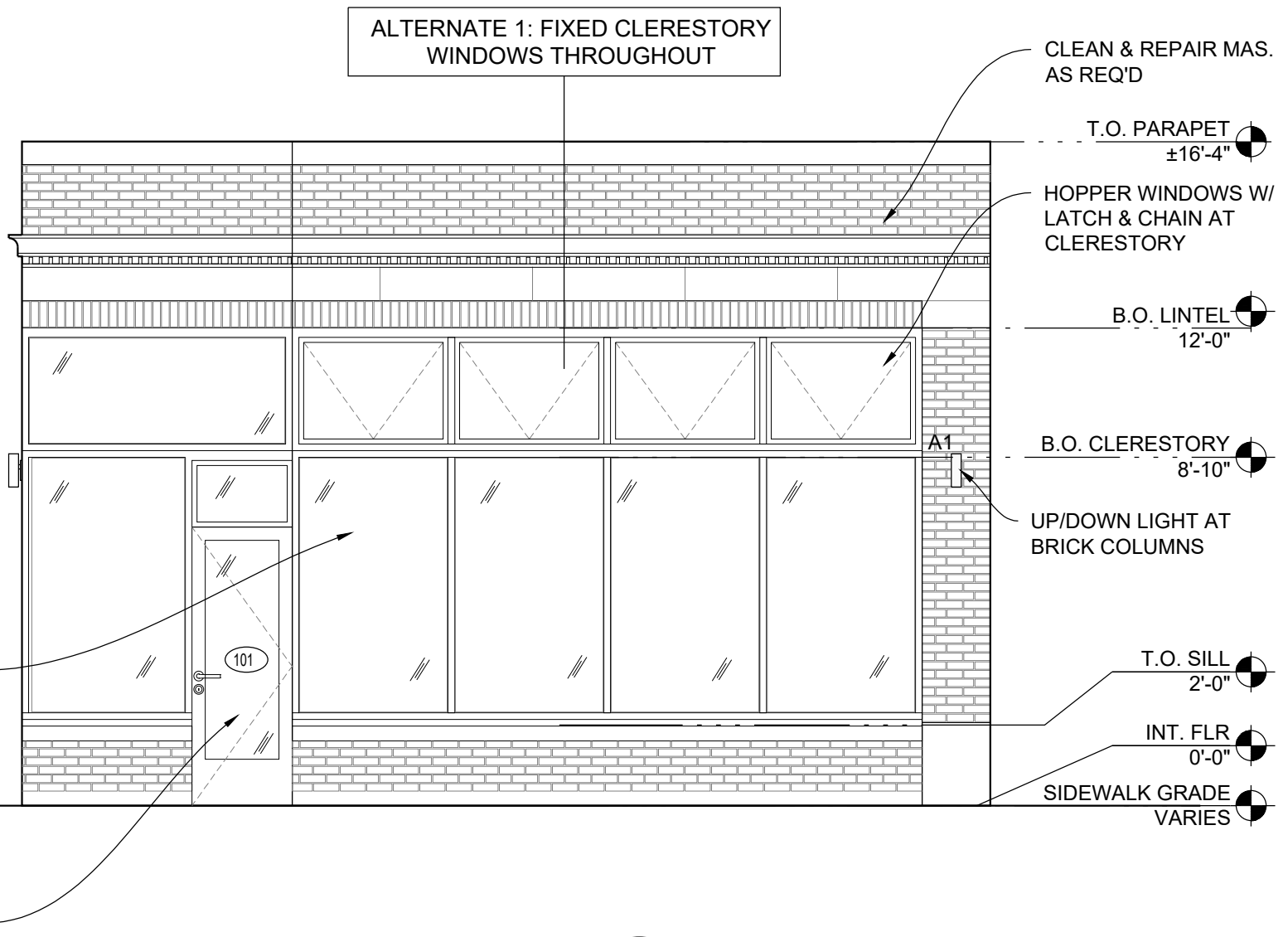


EXISTING BRICK & MORTAR COLOR

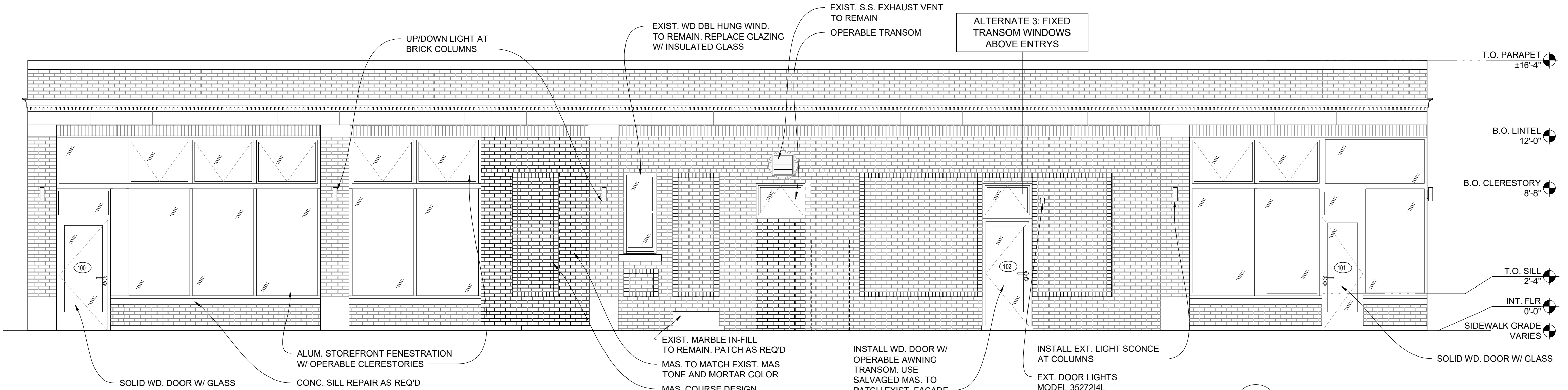
ALL REPLACED BRICK ON NORTH, EAST, AND SOUTH ELEVATIONS TO MATCH EXISTING MASONRY. PROV. SAMPLES FOR APPROVAL.



4 Typ. Building Section  
1/4" = 1'-0"



3 Proposed North Elevation  
1/4" = 1'-0"



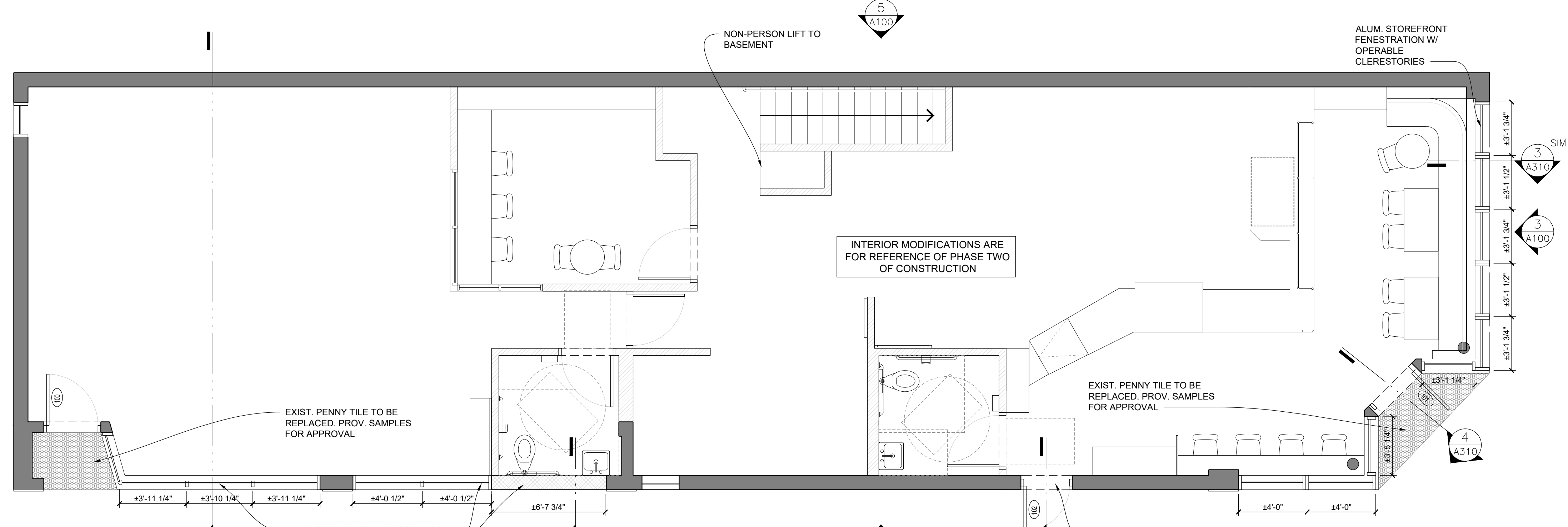
2 Proposed East Elevation  
1/4" = 1'-0"



6 South Elevation  
1/4" = 1'-0"



5 West Elevation  
1/4" = 1'-0"



1 Proposed Floor Plan  
1/4" = 1'-0"

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SURVEYOR:

ISSUED DATE  
Historic Commission Review 09/21/2023

APPROVAL REFERENCE NUMBERS:

PLANS, ELEVATION & SECTION



NOT FOR CONSTRUCTION

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Detroit MI 48214

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### SURVEYOR:

### ISSUED DATE

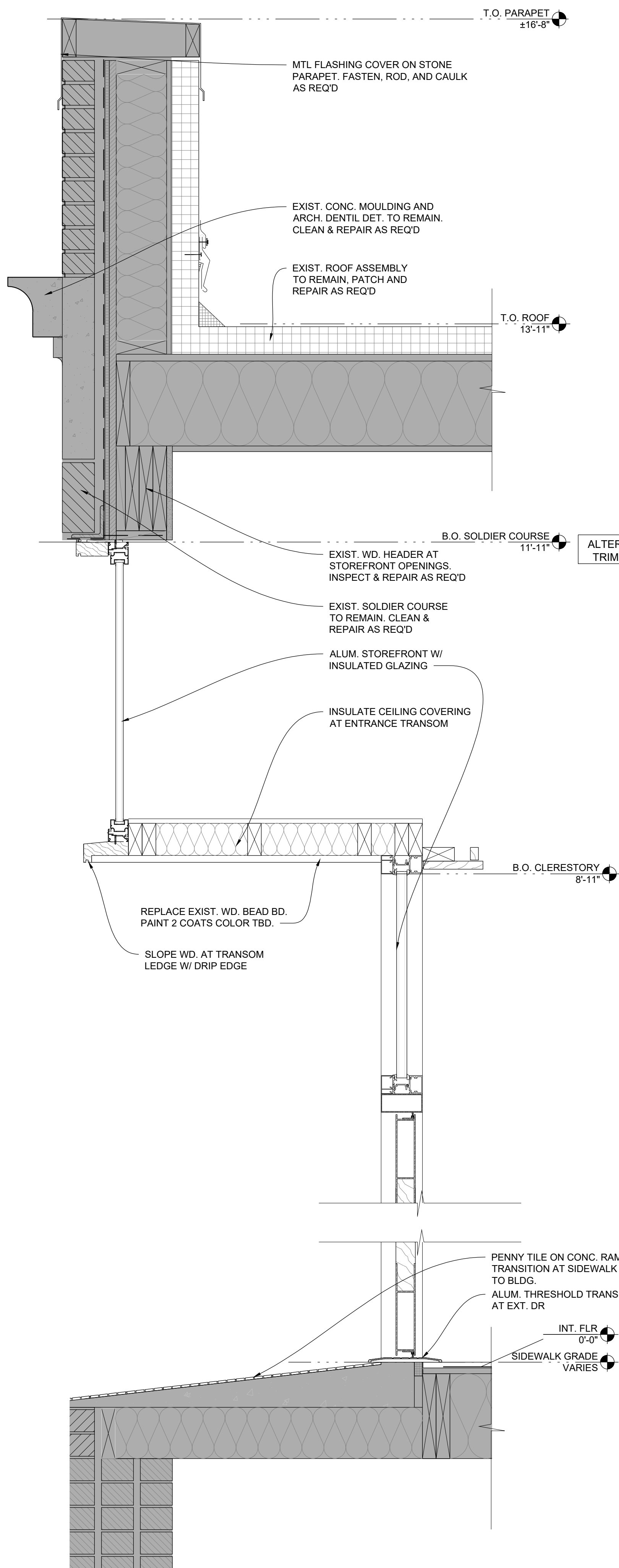
Historic Commission Review 06/30/2023

Permit Set 07/15/2023

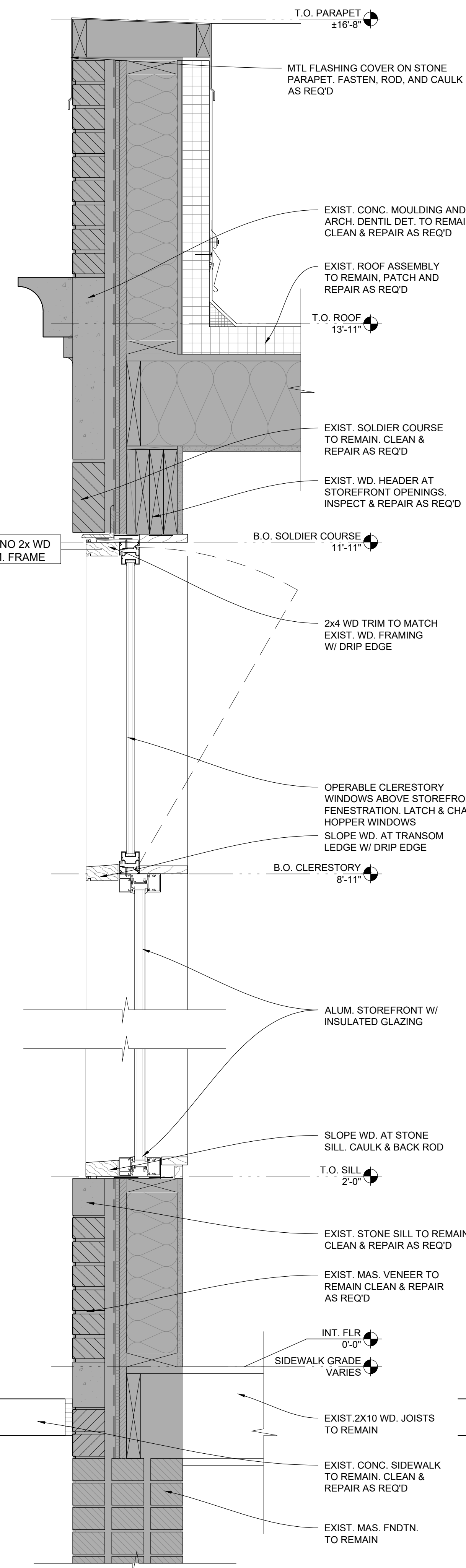
### APPROVAL REFERENCE NUMBERS:

## ENLARGED WALL SECTIONS

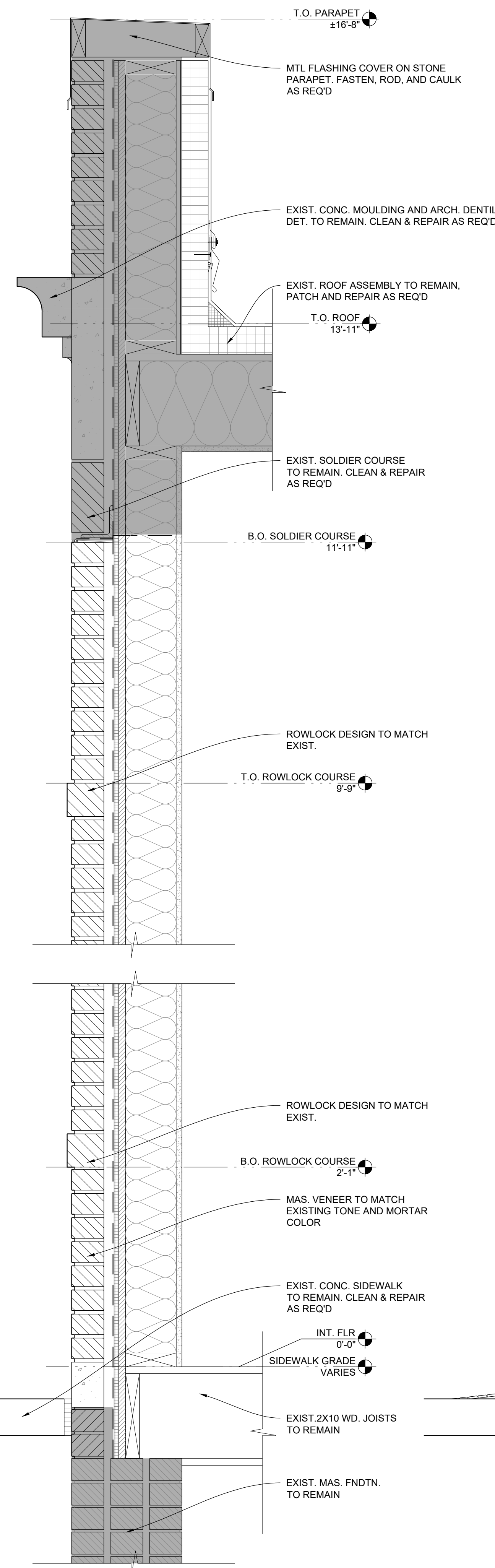
# A310



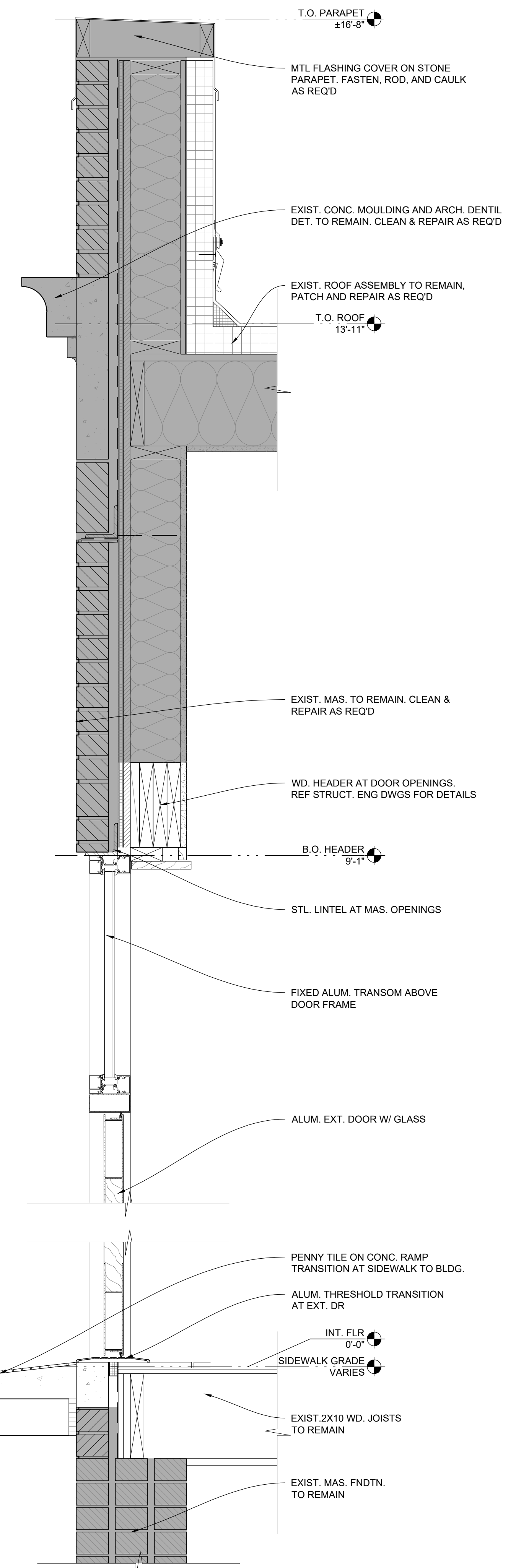
4 Wall Section @ Kercheval Entry  
A100 1-1/2" = 1'-0"



3 Wall Section @ Storefront  
A100 1-1/2" = 1'-0"



2 Wall Section @ Masonry In-Fill  
A100 1-1/2" = 1'-0"



1 Wall Section @ Parker Entry  
A100 1-1/2" = 1'-0"