

LOCATION MAP  
(NOT TO SCALE)

## DRAWING INDEX

- SP-1 EXISTING SITE PLAN
- A1.0 EXISTING FLOOR PLAN
- A1.1 FLOOR AND SECURITY PLAN
- A2.0 EXTERIOR ELEVATIONS
- EXISTING CONDITIONS SURVEY (CORE LAND CONSULTING)

FLOODPLAIN INFORMATION
CITY OF DETROIT WAYNE COUNTY, MICHIGAN MAP NUMBER: 26163C0067E EFFECTIVE DATE: FEBRUARY 2, 2012 FLOOD ZONE: X PER FEMA MAP AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
WETLANDS
NO WETLANDS HAVE BEEN IDENTIFIED ON THE EGLE WETLAND INVENTORY MAPPING SYSTEM.
PARCEL DESCRIPTION
LOT 8, RIVERDALE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 33 OF PLATS, PAGE 77, WAYNE COUNTY RECORDS.

**THE JAZZ CLUB**  
**EXISTING BUILDING DOCUMENTATION**  
**AND USE LEGALIZATION**  
 16890 TELEGRAPH RD, DETROIT, MI 48219

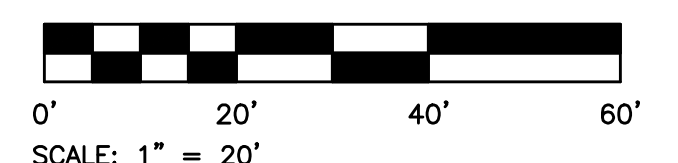
WE HAVE PREPARED THESE PLANS UNDER THE ASSUMPTION THAT THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE STATE OF MICHIGAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

ISSUED FOR	DATE
SLU/SPA	03/15/21
SLU/SPA	04/22/21

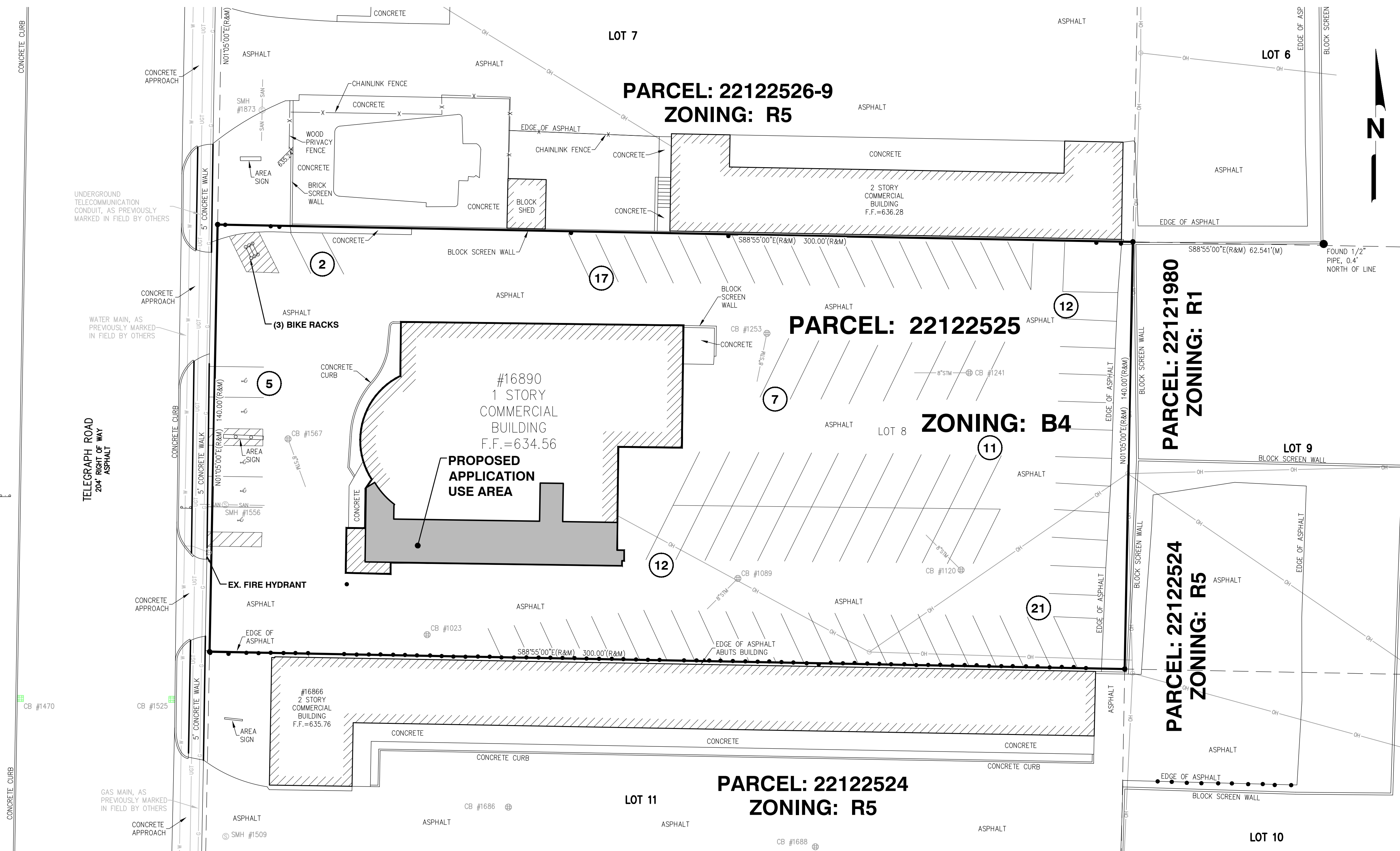
DATE:	
DRAWN:	ACA
CHECKED:	ACA
SCALE:	AS NOTED
JOB NO:	2021-113
SHEET TITLE:	EXISTING SITE PLAN
SHEET	



Know what's below.  
Call before you dig.



**\*\*NOTE\*\***  
**NO CHANGES/IMPROVEMENTS PROPOSED TO PROPERTY AND EXISTING CONDITIONS REPRESENT PROPOSED PLAN**



## LEGALIZED USE (EXISTING)

**25' x 82' (IRREGULAR SHAPE)**

**ONE STORY - MASONRY BUILDING**  
**CONSTRUCTION TYPE: IIIB**

**UNIT AREA: 2,519 S.F.**

**CURRENT USE: RETAIL - USE GROUP "M"**

**ACCESSIBLE ENTRY / ACCESSIBLE TOILET ROOM**

**SUITE "A" - MIXED USE BUILDING (USE GROUP "M" & "A2")**

**MICHIGAN REHABILITATION CODE: 2015 (LEVEL #2)**

**MICHIGAN ELECTRICAL CODE: 2017 NEC**

**MICHIGAN PLUMBING CODE: 2015**

**MICHIGAN MECHANICAL CODE: 2015**

## PROPOSED PROJECT NARRATIVE

THE PROPOSED SITE PLANS FOR 16890 TELEGRAPH ARE FOR THE CITY'S CONSIDERATION TO ALLOW FOR THE OPERATION OF A STATE LICENSED MEDICAL MARIJUANA PROVISIONING CENTER OFFERING MARIJUANA AND MARIJUANA ACCESSORIES TO PERSONS 18 YEARS OF AGE OR OLDER WITH A VALID MEDICAL MARIJUANA PATIENT CARD OR TO A MEDICAL MARIJUANA CAREGIVER. DETROIT ZONING ORDINANCE, SEC. 61-3-353, DEFINES MEDICAL MARIJUANA PROVISIONING CENTER AS A LOCATION WHERE A PROVISIONING CENTER LICENSEE THAT IS A COMMERCIAL ENTITY LOCATED IN THE STATE OF MICHIGAN PURCHASES MARIJUANA FROM A GROWER OR PROCESSOR AND SELLS, SUPPLIES, OR PROVIDES MARIJUANA TO REGISTERED QUALIFYING PATIENTS, DIRECTLY OR THROUGH THE PATIENTS' REGISTERED PRIMARY CAREGIVERS. PROVISIONING CENTER OPERATIONS TYPICALLY OFFER A WIDE-VARIETY MARIJUANA PRODUCTS, INCLUDING FLOWER, VAPES, CONCENTRATES, EDIBLES, DRINKABLES, AND TOPICALS. PRODUCT AVAILABILITY AND RETAIL SELECTION LARGELY DEPEND ON WHOLESALE INVENTORIES AND PATIENT DEMAND. ALL MEDICAL MARIJUANA PRODUCTS OFFERED AT PROVISIONING CENTERS CONTAINING TETRAHYDROCANNABINOL (THC) ARE PURCHASED FROM LICENSED MARIJUANA GROWERS AND PROCESSORS WITHIN A CLOSED-LOOP SUPPLY CHAIN ESTABLISHED BY MICHIGAN LAW AND THE MARIJUANA REGULATORY AGENCY EXCLUSIVELY FOR THE MEDICAL MARIJUANA INDUSTRY.

## PROJECT DESCRIPTION

PROPERTY  
 ADDRESS: 16890 TELEGRAPH ROAD, DETROIT, MI 48219  
 PARCEL IDENTIFICATION: 22122525  
 ZONING: B4  
 AREA = 42,000 S.F. = 0.964 ACRES

## SITE INFORMATION

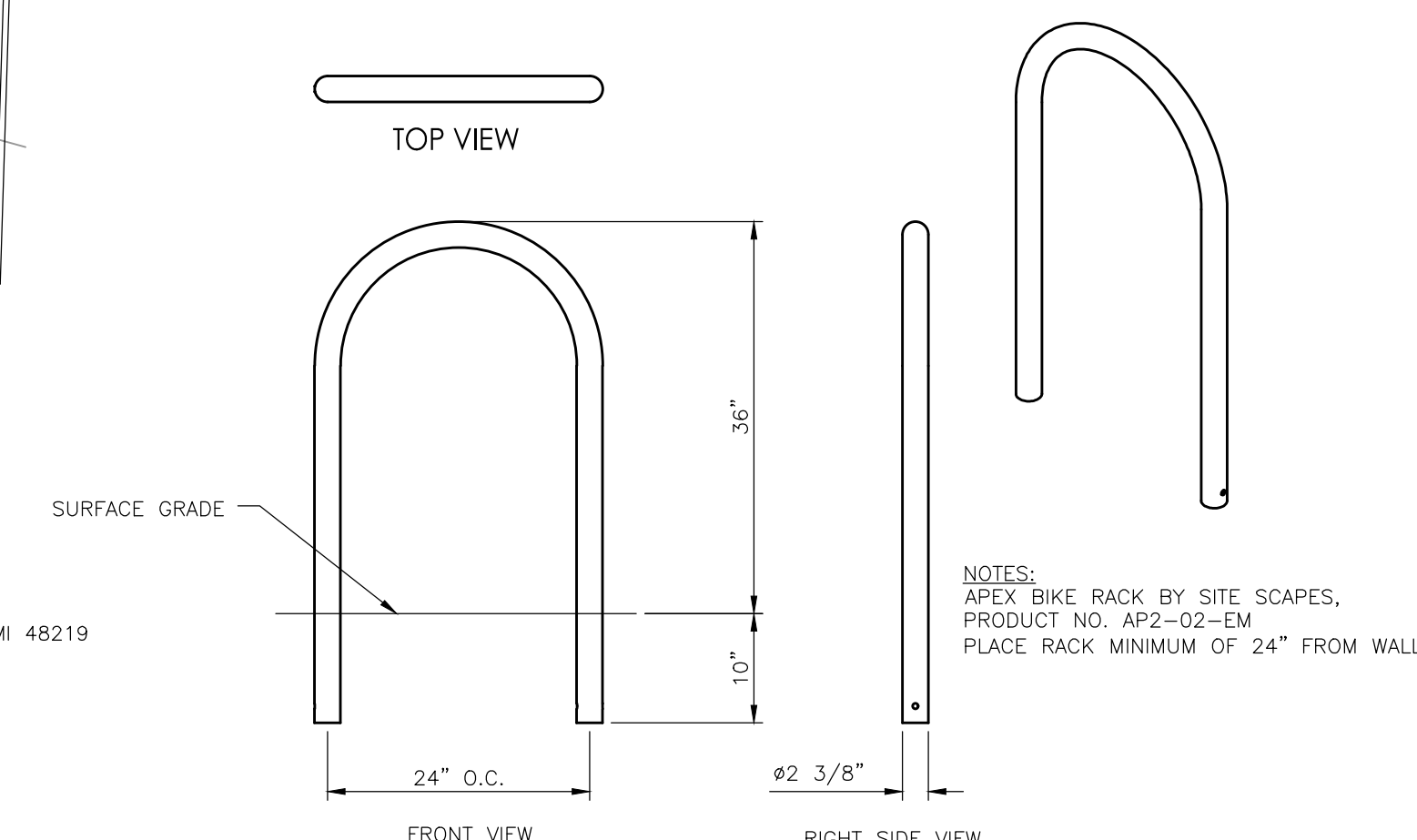
PROPERTY  
 ADDRESS: 16890 TELEGRAPH ROAD, DETROIT, MI 48219  
 PARCEL IDENTIFICATION: 22122525  
 ZONING: B4  
 AREA = 42,000 S.F. = 0.964 ACRES

BUILDING  
 EXISTING BUILDING AREA = 7,242 S.F.  
 EXISTING BUILDING HEIGHT = 12'-4" ± / 1-STORY  
 EXISTING BUILDING LOT COVERAGE = 17.2%

## PARKING INFORMATION

REQUIRED  
 1 SPACE / 200 S.F.  
 EXISTING BUILDING = 7,242 S.F.  
 7,242 / 200 = 37 SPACES REQUIRED

PROVIDED  
 HANDICAP = 5  
 STANDARD = 77  
 TOTAL = 82 SPACES PROVIDED



**BIKE RACK**  
 NO SCALE

NOTES:  
 APEX BIKE RACK BY SITE SCAPES, PRODUCT NO. AP2-02-EM  
 PLACE RACK MINIMUM OF 24" FROM WALL

MATERIAL LIST:  
 1. TUBING - #2 3/8" x 1.54" WALL STEEL TUBING

# ADG

Avanti Development Group, LLC

330 Enterprise Ct.  
Bloomfield Hills, MI 48302  
(PH) 810.444.7815

PREPARED UNDER THE DIRECTION OF:  
ANDREW ANDRE, P.E.  
No. #47380



**THE JAZZ CLUB**  
**EXISTING BUILDING DOCUMENTATION**  
**AND USE LEGALIZATION**  
16890 TELEGRAPH RD, DETROIT, MI 48219

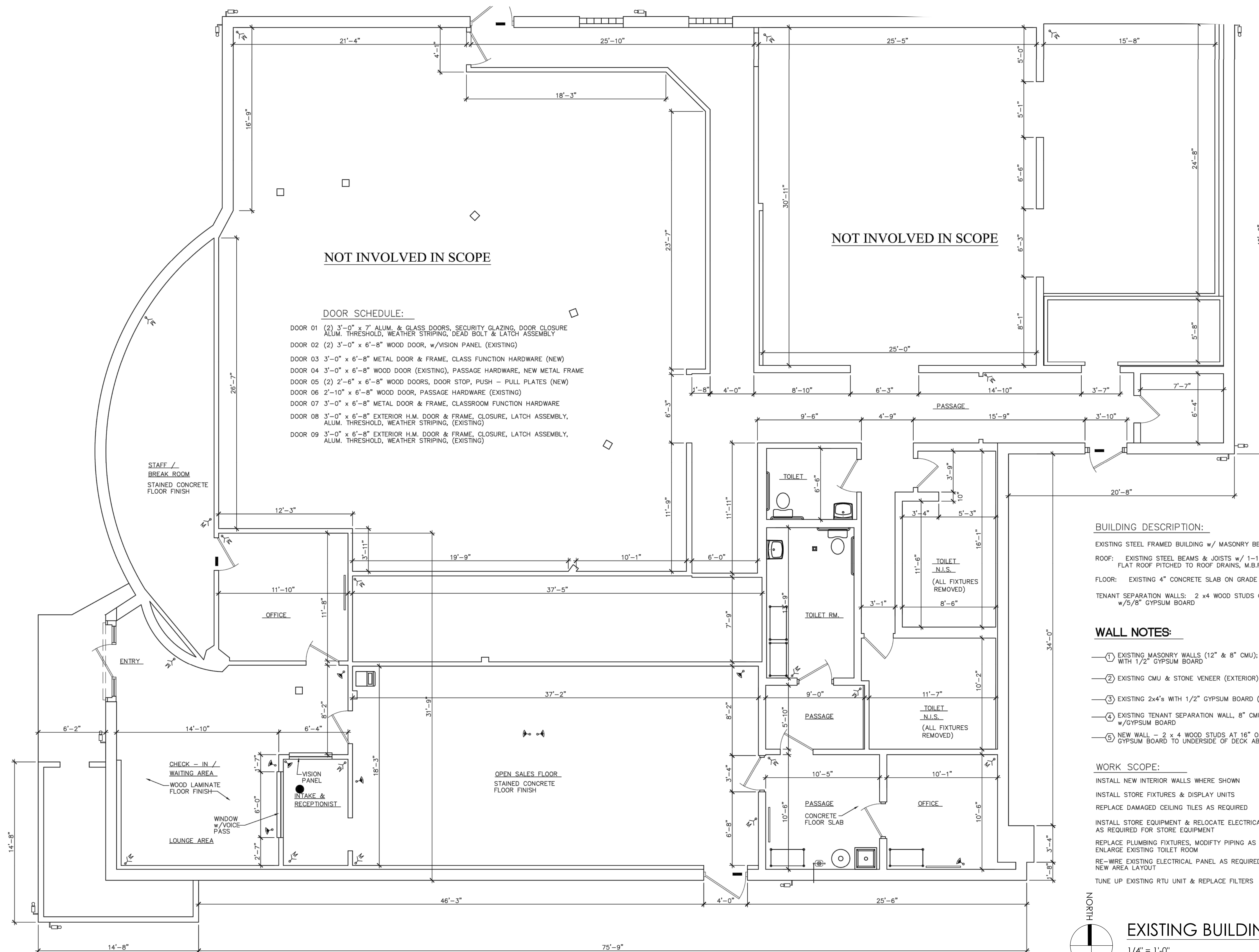
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SLU/SPA	03/15/21
SLU/SPA	04/22/21

DATE: \_\_\_\_\_  
DRAWN: ACA  
CHECKED: ACA  
SCALE: AS NOTED  
JOB NO: 2021-113  
SHEET TITLE: EXISTING FLOOR PLAN  
SHEET

## A1.0

"SITE PLAN APPROVAL ONLY"



**NOT INVOLVED IN SCOPE**

**NOT INVOLVED IN SCOPE**

**DOOR SCHEDULE:**

DOOR 01 (2) 3'-0" x 7' ALUM. & GLASS DOORS, SECURITY GLAZING, DOOR CLOSURE ALUM. THRESHOLD, WEATHER STRIPING, DEAD BOLT & LATCH ASSEMBLY

DOOR 02 (2) 3'-0" x 6'-8" WOOD DOOR, w/VISION PANEL (EXISTING)

DOOR 03 3'-0" x 6'-8" METAL DOOR & FRAME, CLASS FUNCTION HARDWARE (NEW)

DOOR 04 3'-0" x 6'-8" WOOD DOOR (EXISTING), PASSAGE HARDWARE, NEW METAL FRAME

DOOR 05 (2) 2'-6" x 6'-8" WOOD DOORS, DOOR STOP, PUSH - PULL PLATES (NEW)

DOOR 06 2'-10" x 6'-8" WOOD DOOR, PASSAGE HARDWARE (EXISTING)

DOOR 07 3'-0" x 6'-8" METAL DOOR & FRAME, CLASSROOM FUNCTION HARDWARE

DOOR 08 3'-0" x 6'-8" EXTERIOR H.M. DOOR & FRAME, CLOSURE, LATCH ASSEMBLY, ALUM. THRESHOLD, WEATHER STRIPING, (EXISTING)

DOOR 09 3'-0" x 6'-8" EXTERIOR H.M. DOOR & FRAME, CLOSURE, LATCH ASSEMBLY, ALUM. THRESHOLD, WEATHER STRIPING, (EXISTING)

**BUILDING DESCRIPTION:**

EXISTING STEEL FRAMED BUILDING w/ MASONRY BEARING WALLS

ROOF: EXISTING STEEL BEAMS & JOISTS w/ 1-1/2" METAL DECK FLAT ROOF PITCHED TO ROOF DRAINS, M.B.R. MEMBRANE

FLOOR: EXISTING 4" CONCRETE SLAB ON GRADE

TENANT SEPARATION WALLS: 2 x 4 WOOD STUDS @ 16" O.C. w/5/8" GYPSUM BOARD

**WALL NOTES:**

- 1 EXISTING MASONRY WALLS (12" & 8" CMU); FURRED WITH 1/2" GYPSUM BOARD
- 2 EXISTING CMU & STONE VENEER (EXTERIOR)
- 3 EXISTING 2x4's WITH 1/2" GYPSUM BOARD (EACH SIDE)
- 4 EXISTING TENANT SEPARATION WALL, 8" CMU, FURRED w/GYPSUM BOARD
- 5 NEW WALL - 2 x 4 WOOD STUDS AT 16" O.C., WITH 1/2" GYPSUM BOARD TO UNDERSIDE OF DECK ABOVE

**WORK SCOPE:**

INSTALL NEW INTERIOR WALLS WHERE SHOWN

INSTALL STORE FIXTURES & DISPLAY UNITS

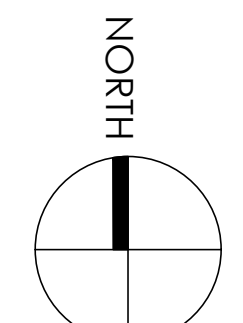
REPLACE DAMAGED CEILING TILES AS REQUIRED

INSTALL STORE EQUIPMENT & RELOCATE ELECTRICAL AS REQUIRED FOR STORE EQUIPMENT

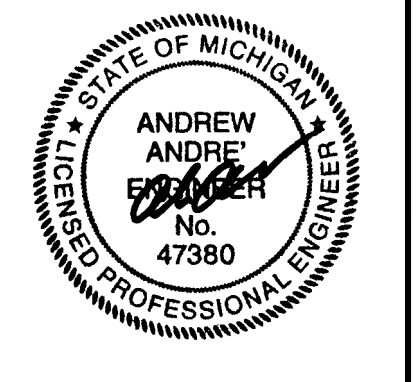
REPLACE PLUMBING FIXTURES, MODIFY PIPING AS REQ.; ENLARGE EXISTING TOILET ROOM

RE-WIRE EXISTING ELECTRICAL PANEL AS REQUIRED FOR NEW AREA LAYOUT

TUNE UP EXISTING RTU UNIT & REPLACE FILTERS



**EXISTING BUILDING PLAN**  
1/4" = 1'-0"

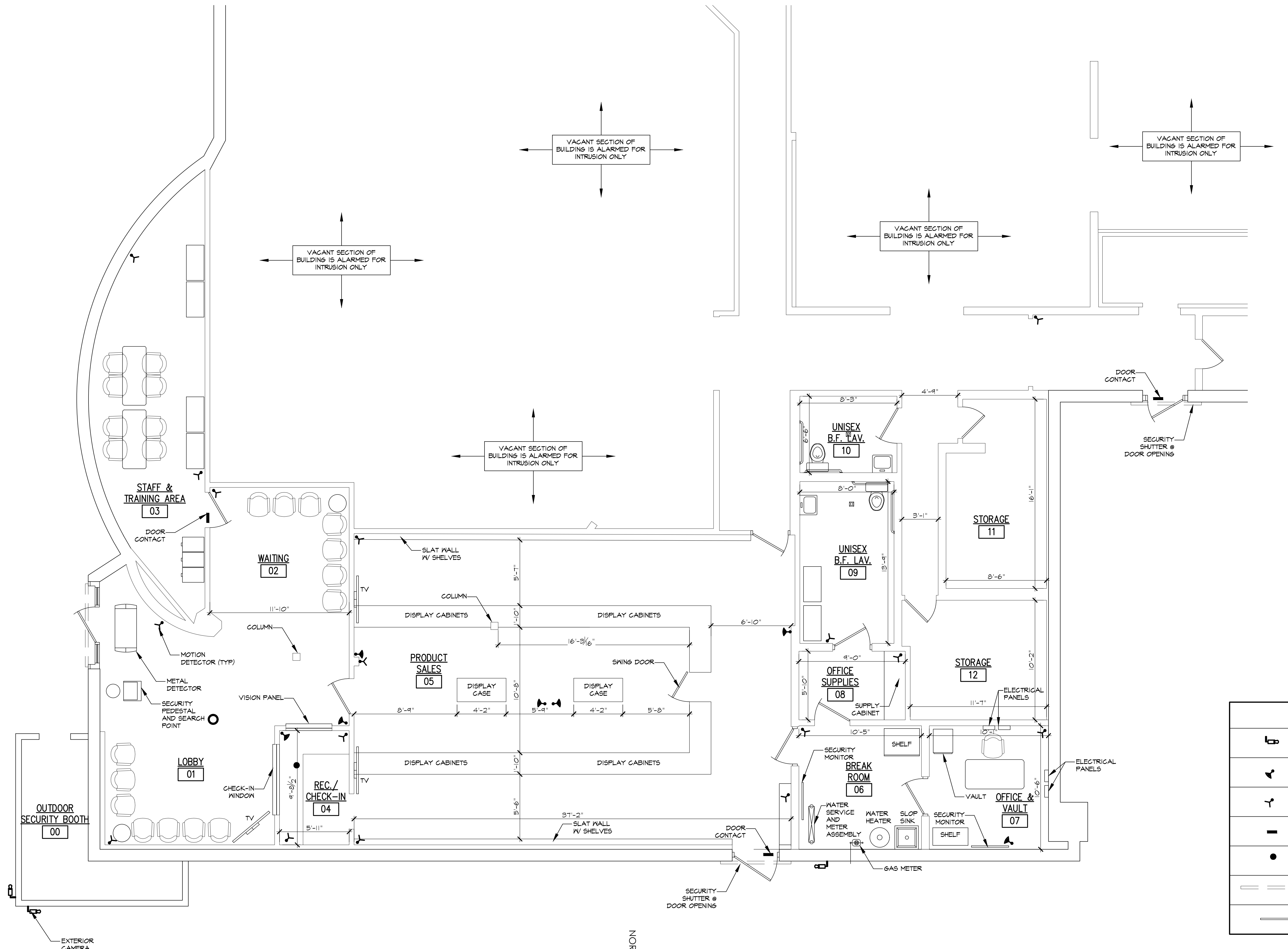


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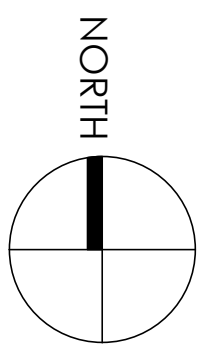
DATE:   
 DRAWN: ACA  
 CHECKED: ACA  
 SCALE: AS NOTED  
 JOB NO: 2021-113  
 SHEET TITLE:  
 FLOOR AND SECURITY PLAN  
 SHEET

LEGEND	
	ELECTRIC DOOR LATCH RELEASE BUZZER
	SECURITY CAMERA - WIDE ANGLE
	MOTION DETECTOR
	DOOR CONTACT
	ELECTRIC DOOR LATCH RELEASE BUZZER
	STEEL SECURITY SHUTTER WITH OVERHEAD HOUSING
	SECURITY MONITOR (36" OR 42" SCREEN)

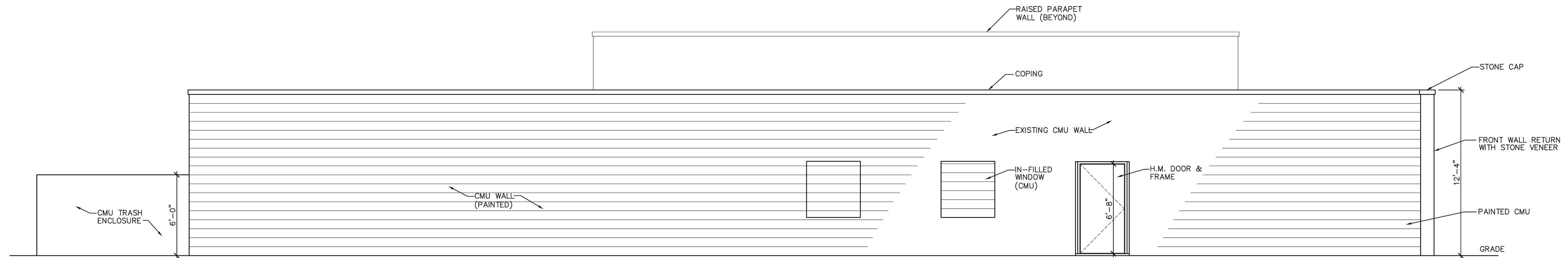


**FLOOR AND SECURITY PLAN**

1/4" = 1'-0"



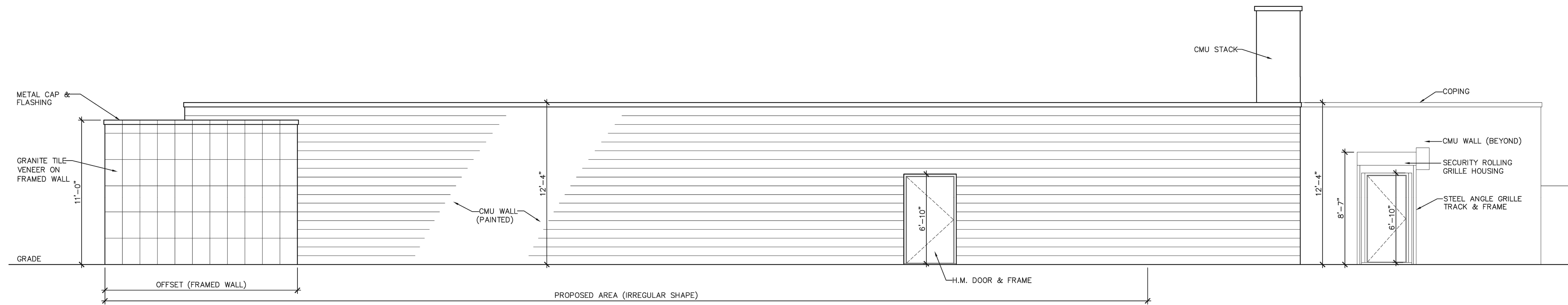
"SITE PLAN APPROVAL ONLY"



### NORTH ELEVATION

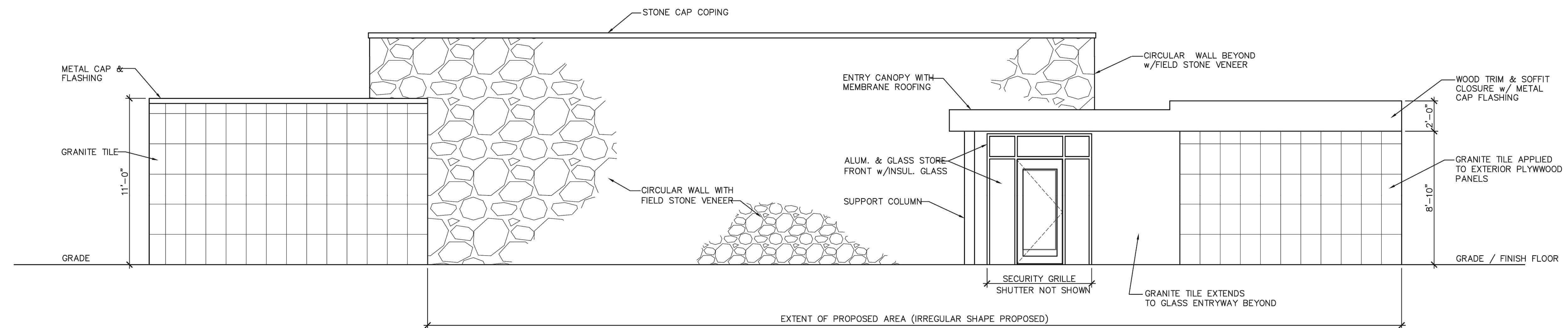
1/4" = 1'-0"

NOTE: PROPOSED AREA DOES NOT EXTEND TO THIS SIDE OF BUILDING



### SOUTH ELEVATION

1/4" = 1'-0"



### WEST ELEVATION

1/4" = 1'-0"

**THE JAZZ CLUB**  
EXISTING BUILDING DOCUMENTATION  
AND USE LEGALIZATION  
16890 TELEGRAPH RD., DETROIT, MI 48219

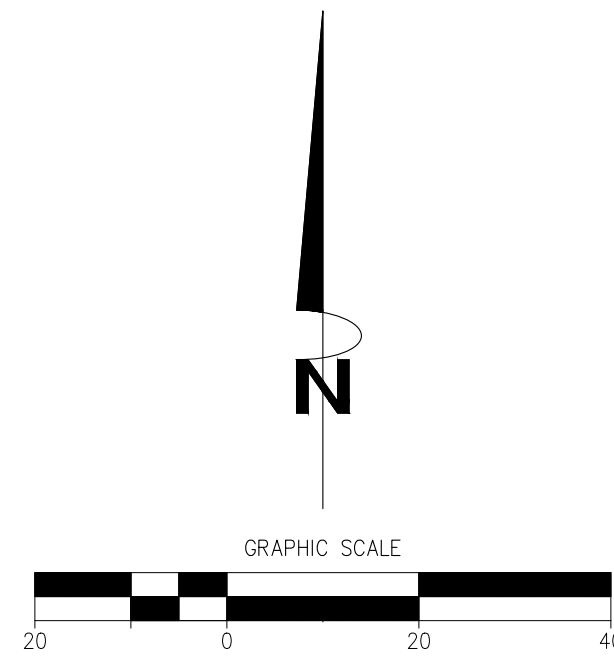
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DATE:   
DRAWN: ACA   
CHECKED: ACA   
SCALE: AS NOTED   
JOB NO: 2021-113

SHEET TITLE:   
EXTERIOR ELEVATIONS

SHEET   
**A2.0**

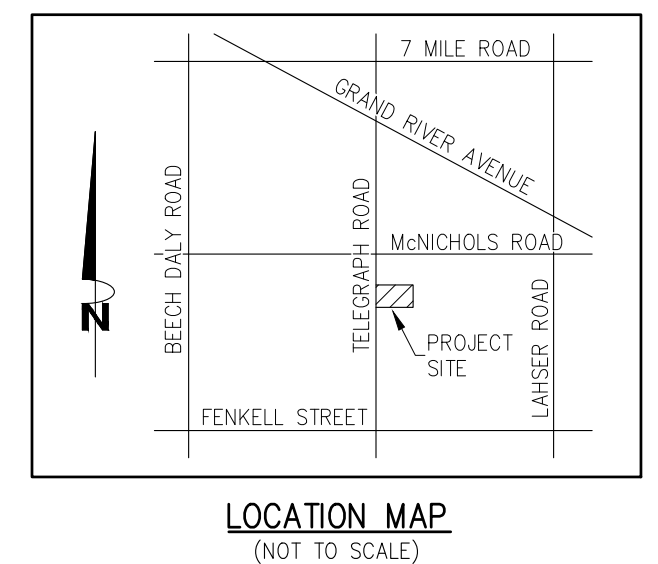
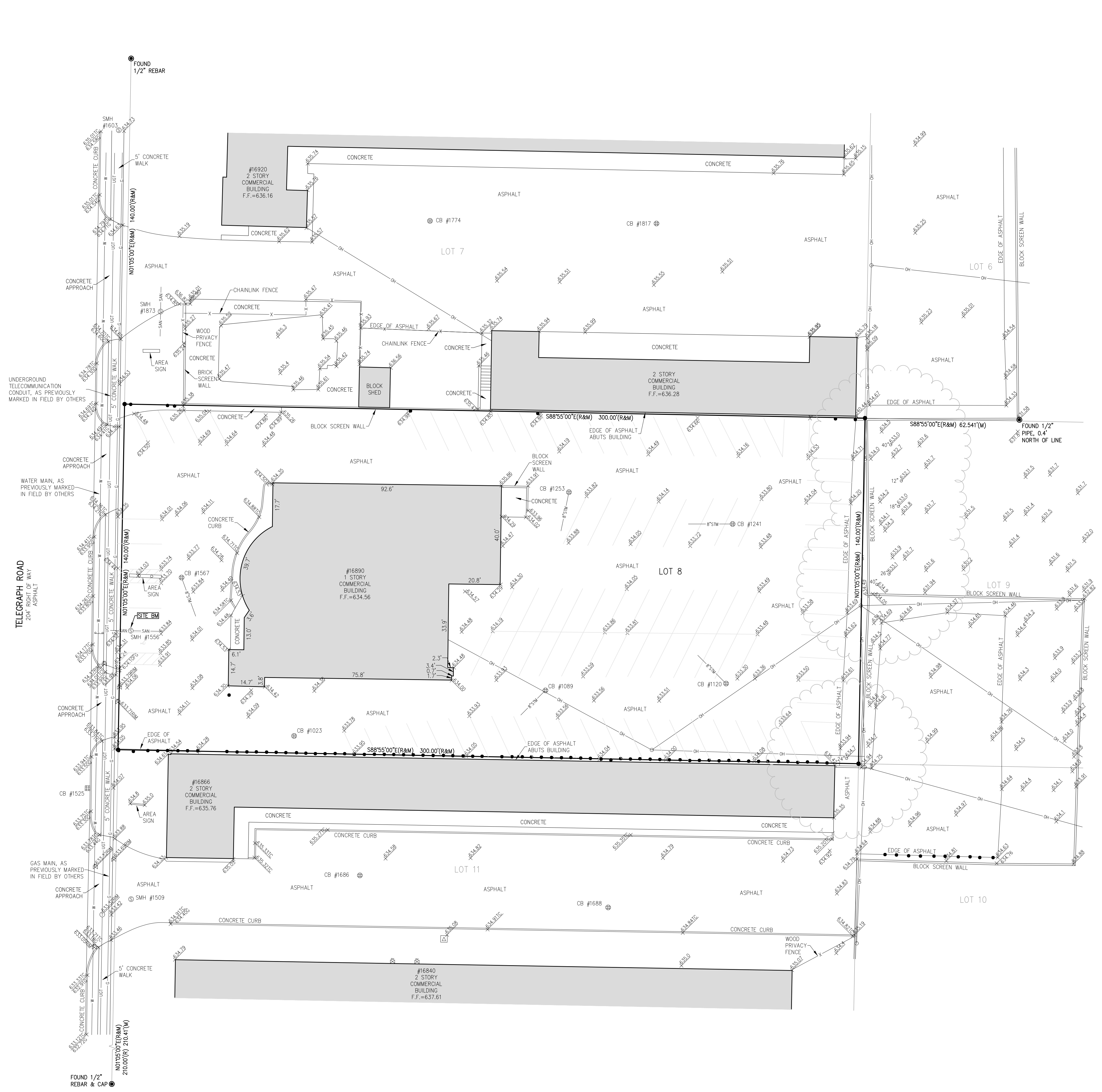


**MANHOLE SCHEDULE:**

- ROUND CATCH BASIN (CB #1023)  
RIM=633.66  
FILLED WITH DEBRIS
- ROUND CATCH BASIN (CB #1089)  
RIM=633.39  
8" PIPE, SOUTHWEST, 630.69'E.
- ROUND CATCH BASIN (CB #1120)  
RIM=633.24  
8" PIPE, NORTHWEST, 630.59'E.
- ROUND CATCH BASIN (CB #1241)  
RIM=633.25  
8" PIPE, WEST, 630.75'E.
- ROUND CATCH BASIN (CB #1253)  
RIM=633.28  
8" PIPE, SOUTH, 630.83'E.
- SANITARY SEWER MANHOLE (SMH #1469)  
RIM=635.42  
NO PIPES SEEN, FILLED WITH DEBRIS
- SQUARE CATCH BASIN (CB #1470)  
RIM=633.36  
NO PIPES OBSERVED,  
T/WATER, ELEV. = 620.06  
BOTTOM STRUCTURE, 609.36'E.
- SANITARY SEWER MANHOLE (SMH #1509)  
RIM=633.89  
UNABLE TO OBSERVE PIPES, DEEPER THAN 25'
- SQUARE CATCH BASIN (CB #1525)  
RIM=633.29  
UNABLE TO OBTAIN INVERTS
- ROUND CATCH BASIN (CB #1556)  
RIM=634.00  
PIPE, EAST, OVER 25' DEEP  
PIPE, WEST, OVER 25' DEEP
- ROUND CATCH BASIN (CB #1567)  
RIM=633.38  
8" PIPE, SOUTHEAST, 630.68'E.
- SANITARY SEWER MANHOLE (SMH #1603)  
RIM=634.75
- ROUND CATCH BASIN (CB #1686)  
RIM=634.26  
NO PIPES OBSERVED, FILLED WITH DEBRIS
- ROUND CATCH BASIN (CB #1688)  
RIM=634.20
- ROUND CATCH BASIN (CB #1774)  
RIM=635.12  
UNABLE TO OBSERVE PIPES, FILLED WITH WATER
- ROUND CATCH BASIN (CB #1817)  
RIM=634.90  
UNABLE TO OBSERVE PIPES, FILLED WITH WATER
- SANITARY SEWER MANHOLE (SMH #1873)  
RIM=634.57  
PIPE, NORTH, 629.37'E.  
PIPE, SOUTH, 629.37'E.

**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- PROPERTY CORNER
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SEWER MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- EXISTING ELEVATION
- TREE W/DIAMETER IN INCHES
- UTILITY POLE
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- HANDICAP PARKING
- BOLLARD
- DOUBLE POST SIGN
- EDGE OF ASPHALT
- BOUNDARY LINE
- BUILDING
- BUILDING OVERHANG
- UNDERGROUND TELEPHONE
- EDGE OF CONCRETE
- CONCRETE CURB
- OVERHEAD UTILITY LINE
- FENCE (AS NOTED)
- GAS LINE
- PARKING STRIPE
- PLATTED SUBDIVISION
- SAN SEWER LINE
- EDGE OF SIDEWALK
- STW STORM DRAIN LINE
- TREE CANOPY
- WALL (AS NOTED)
- WATER MAIN



**LEGAL DESCRIPTION** (PARCEL ID: 22122525)  
LOT 8, RIVERDALE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 33 OF PLATS, PAGE 77, WAYNE COUNTY RECORDS.

**BENCHMARK DATA:**  
SITE BENCHMARK:  
NORTH RIM OF SEWER MANHOLE #1556 LOCATED IN FRONT OF #16890 TELEGRAPH ROAD.  
ELEVATION = 634.00 NAVD88

**UTILITY NOTES:**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
2. PRIOR TO ANY BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THE UTILITIES.

**NOTES:**

1. TELEPHONE, GAS, ELECTRIC, AND CABLE TV, UTILITY MAPS WERE NOT AVAILABLE AT THE TIME OF SURVEY.
2. TREE SIZES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
3. THE BASIS OF BEARING IS THE EAST LINE OF TELEGRAPH ROAD, AS SHOWN ON THE PLAT OF RIVERDALE PARK SUBDIVISION.
4. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
5. SUBJECT PARCEL AS DESCRIBED CONTAINS ±42,000 SQUARE FEET OF LAND BEING ±0.964 ACRES OF LAND.



REVISION      DATE      BY

<b>CLIENT:</b>	TELEGRAPH MUSICAL GROUP
<b>PROJECT LOCATION:</b>	16890 TELEGRAPH ROAD DETROIT, MI 48219
<b>DRAWN BY:</b>	NEM
<b>CHECKED BY:</b>	NEM
<b>FIELD WORK BY:</b>	RG/BB

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Call before you dig.**

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**SHEET:**  
EXISTING CONDITIONS SURVEY

DATE: 04/21/2021  
SCALE: 1" = 20'  
PROJECT NO: 2773-95

1

SHEET 1 OF 1

"SITE PLAN APPROVAL ONLY"