

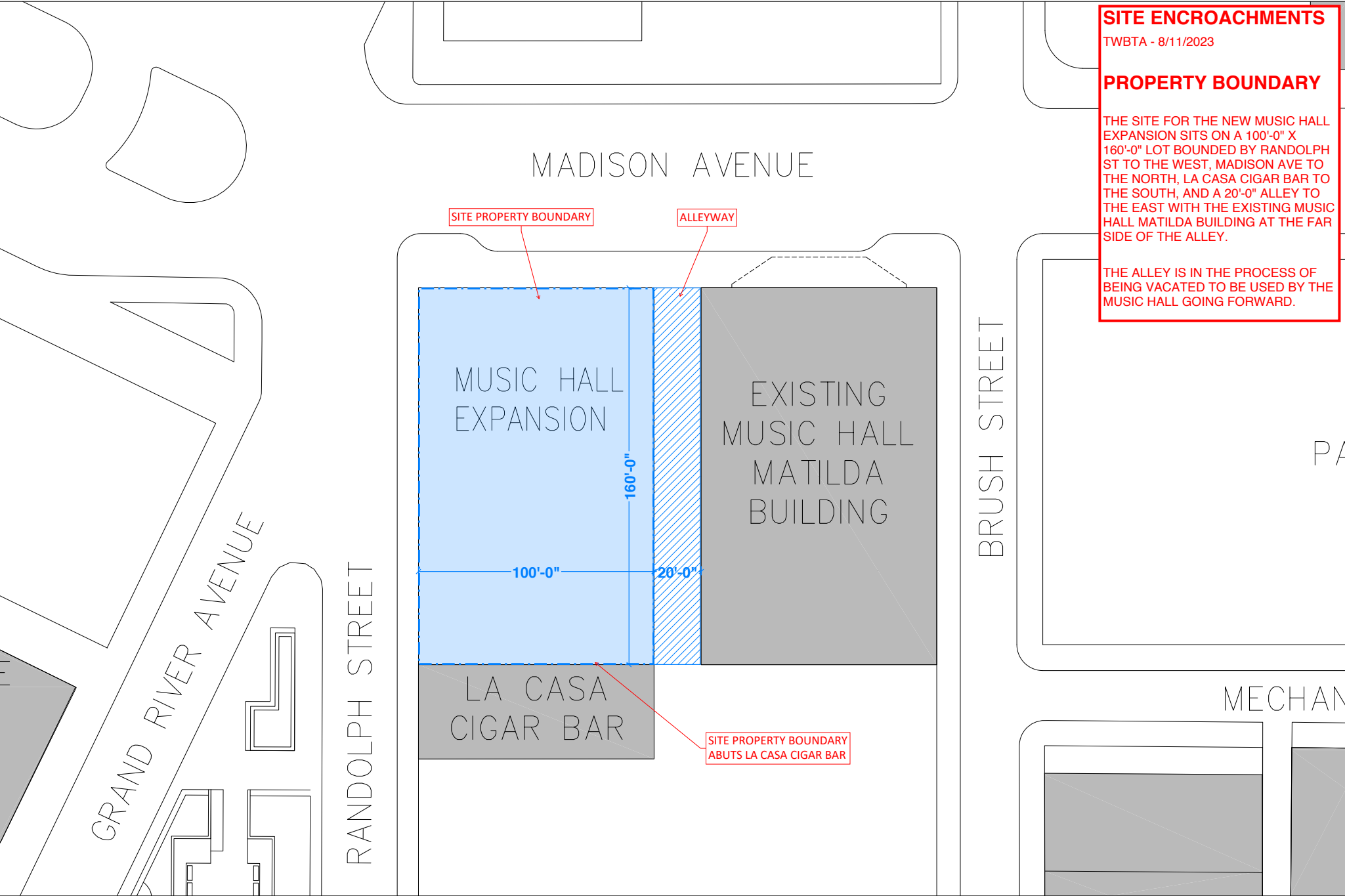
SITE ENCROACHMENTS

TWBTA - 8/11/2023

PROPERTY BOUNDARY

THE SITE FOR THE NEW MUSIC HALL EXPANSION SITS ON A 100'-0" X 160'-0" LOT BOUNDED BY RANDOLPH ST TO THE WEST, MADISON AVE TO THE NORTH, LA CASA CIGAR BAR TO THE SOUTH, AND A 20'-0" ALLEY TO THE EAST WITH THE EXISTING MUSIC HALL MATILDA BUILDING AT THE FAR SIDE OF THE ALLEY.

THE ALLEY IS IN THE PROCESS OF BEING VACATED TO BE USED BY THE MUSIC HALL GOING FORWARD.



MADISON AVENUE

SITE PROPERTY BOUNDARY

ALLEYWAY

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

BRUSH STREET

GRAND RIVER AVENUE

RANDOLPH STREET

LA CASA CIGAR BAR

SITE PROPERTY BOUNDARY ABUTS LA CASA CIGAR BAR

MECHANIC STREET

160'-0"

100'-0"

20'-0"

SITE ENCROACHMENTS

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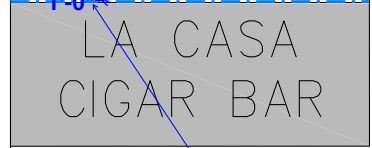
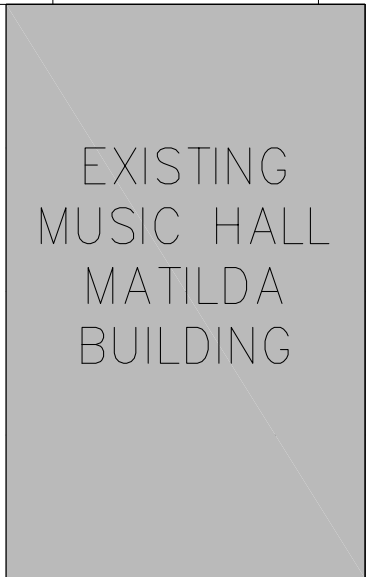
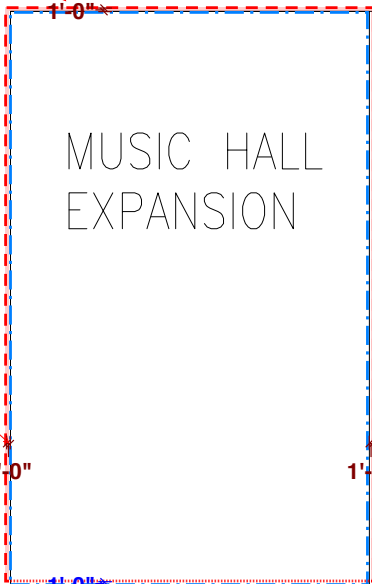
BUILDING FACADE

15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS PAST THE PROPERTY BOUNDARY BY 1'-0". THIS PART OF THE FACADE EXTENDS UP TO 64'-0" ABOVE GRADE AND THEN RETURNS TO THE PROPERTY LINE.

MADISON AVENUE

15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS 1'-0" PAST THE PROPERTY BOUNDARY ON THE NORTH SIDE OVER THE SIDEWALK

15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS 1'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OVER THE SIDEWALK



BRUSH STREET

RANDOLPH STREET

GRAND RIVER AVENUE

ABOVE GRADE, THE BUILDING IS HELD AWAY FROM THE PROPERTY LINE

15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS 1'-0" PAST THE PROPERTY BOUNDARY ON THE EAST SIDE OVER THE ALLEYWAY

MECHANICAL

SITE ENCROACHMENTS

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SCREEN FACADE

15'-0" ABOVE GRADE, A SUSPENDED SUN SCREEN SITS 3'-0" CLEAR OF THE BUILDING FACADE AND PROJECTS A TOTAL OF 5'-0" PROUD OF THE PROPERTY BOUNDARY.

MADISON AVENUE

15'-0" ABOVE GRADE, THE BUILDING SCREEN FACADE EXTENDS 5'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OVER THE SIDEWALK

5'-0"

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

BRUSH STREET

15'-0" ABOVE GRADE, THE BUILDING SCREEN FACADE EXTENDS 5'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OVER THE SIDEWALK

5'-0"

LA CASA CIGAR BAR

GRAND RIVER AVENUE

RANDOLPH STREET

MECHANICAL

SITE ENCROACHMENTS

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ROOF

79'-0" ABOVE GRADE, THE ROOF OF THE BUILDING CANTILEVERS OUT PAST THE PROPERTY LINE PROVIDING SHADE AND RAIN PROTECTION TO THE TERRACES ON THE FLOOR BELOW.

MADISON AVENUE

THE ROOF PROJECTS UP TO 20'-0" PAST THE PROPERTY BOUNDARY ON THE NORTH SIDE OF THE BUILDING

20'-0"

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

THE ROOF PROJECTS UP TO 9'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OF THE BUILDING

9'-0"

9'-0"

LA CASA CIGAR BAR

THE ROOF PROJECTS UP TO 9'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OF THE BUILDING

BRUSH STREET

GRAND RIVER AVENUE

RANDOLPH STREET

MECHAN

PA

SITE ENCROACHMENTS

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DANCE STUDIO

AT LEVEL 2 (21'-0" ABOVE GRADE)
A DANCE STUDIO PROJECTS PAST
THE PROPERTY BOUNDARY OVER
THE ALLEYWAY.

MADISON AVENUE

BRUSH STREET

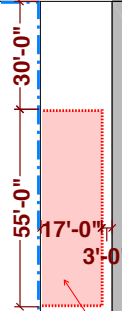
RANDOLPH STREET

GRAND RIVER AVENUE

MUSIC HALL
EXPANSION

EXISTING
MUSIC HALL
MATILDA
BUILDING

LA CASA
CIGAR BAR



THE DANCE STUDIO SPACE PROJECTS UP TO 17'-0"
PAST THE PROPERTY BOUNDARY INTO THE ALLEY,
WHILE KEEPING A MINIMUM 3'-0" DISTANCE
FROM THE EXISTING MUSIC HALL BUILDING

MECHANICAL