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Client:

PINCKNEY - M36, LLC

Project

PROPOSED:
75 DEXTER
PINCKNEY MI
PRELIMINARY

M-36 &
DEXTER-PINCKNEY RDS,
PINCKNEY, MI

Issued/Date

ADDENDUM #1
11-25-2025
SITE PLAN REVIEW
12-18-2025
SHELL PERMIT
02-03-2026
SHELL PERMIT-REVISED
BULLETIN NO. 1
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07-20-2026
BULLETIN NO. 10
08-14-2026
BULLETIN NO. 11 SIGNS
08-24-2026

SEAL:



Checked By: FMR
Drawn By: FMR

Project No.

2504

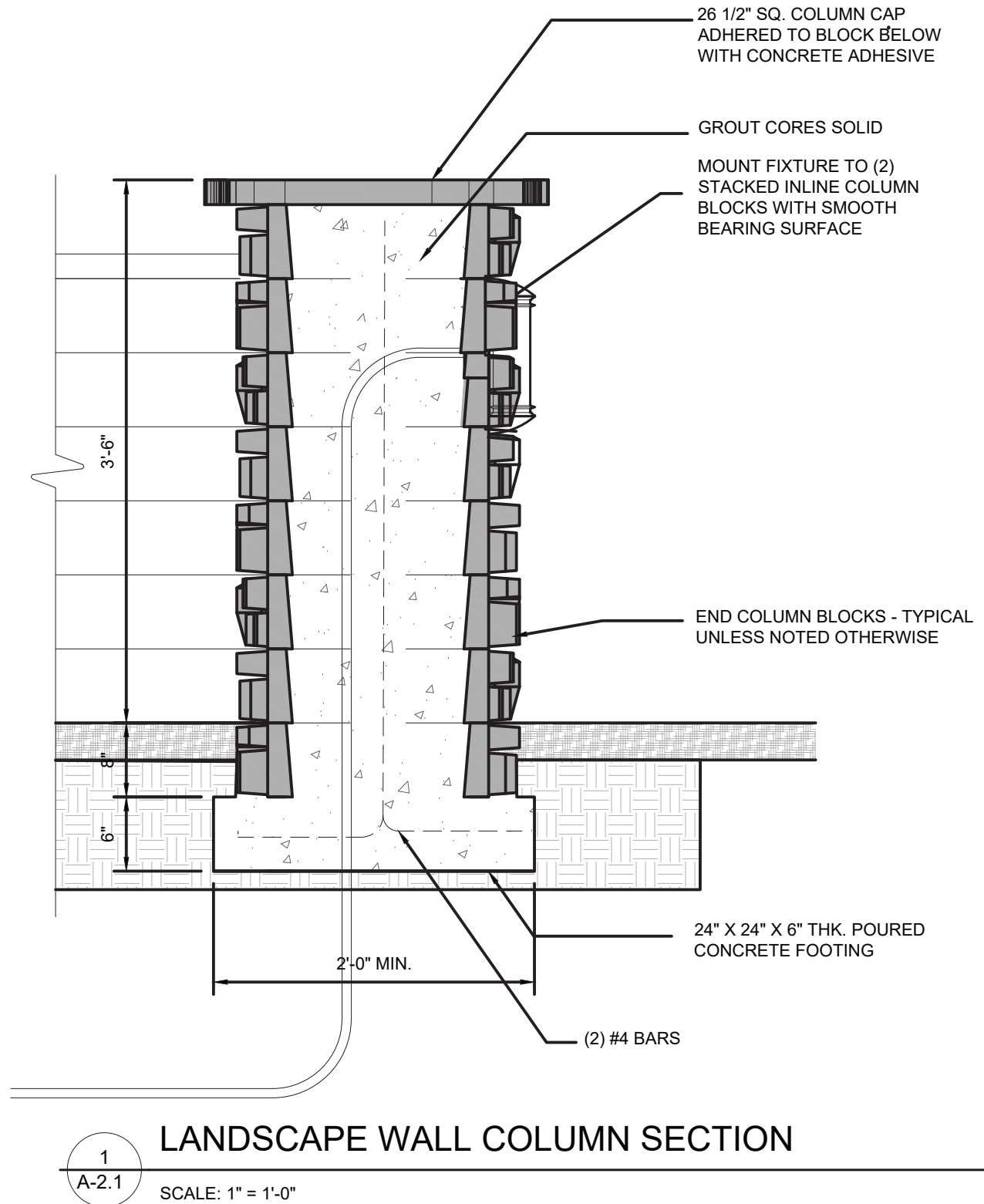
Title:
SITE PLAN AND SITE
DETAILS

Sheet No.

A-2.1



TYPICAL PERSPECTIVE VIEW
REDI-SCAPES ROCK WALL

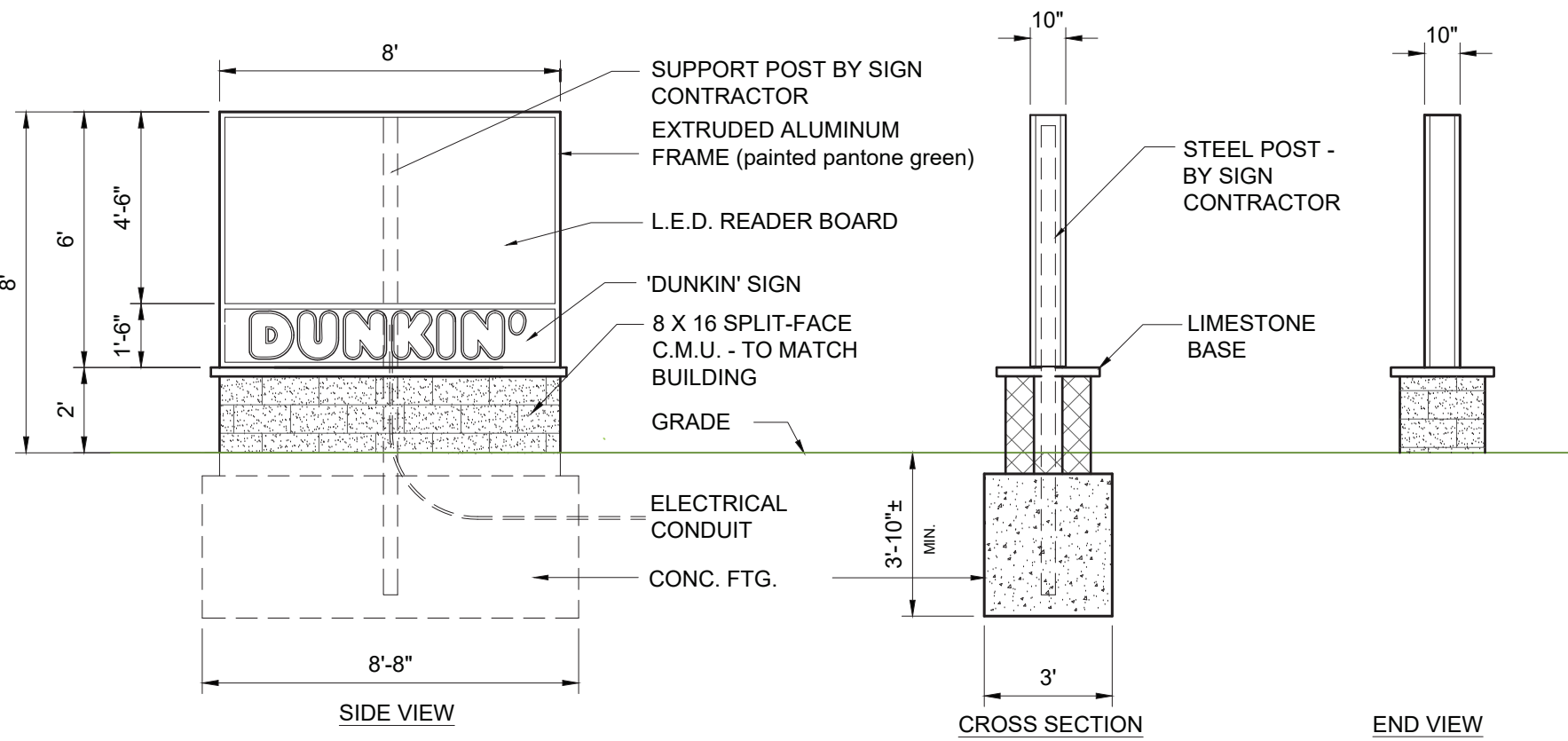


LANDSCAPE WALL COLUMN SECTION

SCALE: 1" = 1'-0"

WEST ELEVATION	
MUGG & BOPPS	
B1. MUGG & BOPPS ARCH SIGN	21.0 SQ. FT.
C. FOOD SIGN	20.66 SQ. FT.
D. DUNKIN' WALL SIGN:	22.31 SQ. FT.
SUBTOTAL	64.0 SQ. FT.
NORTH ELEVATION	
B2. MUGG & BOPPS ARCH SIGN:	21.0 SQ. FT.
G. FOOD WALL SIGN:	25.0 SQ. FT.
F. DUNKIN' WALL SIGN:	22.31
SUBTOTAL	68.31 SQ. FT.
SITE SIGNAGE	
A.1. MONUMENT SIGN (FIXED SIGN PANELS):	40.0 SQ. FT.
A.2. MONUMENT SIGN (ELECTRONIC)	48.0 SQ. FT.
H1. ENTER SIGN:	2.75 SQ. FT.
H2. ENTER SIGN:	2.75 SQ. FT.
H3. EXIT SIGN:	2.75 SQ. FT.
SUBTOTAL	96.25 SQ. FT.
TOTAL SIGN AREA	228.56 SQ. FT.

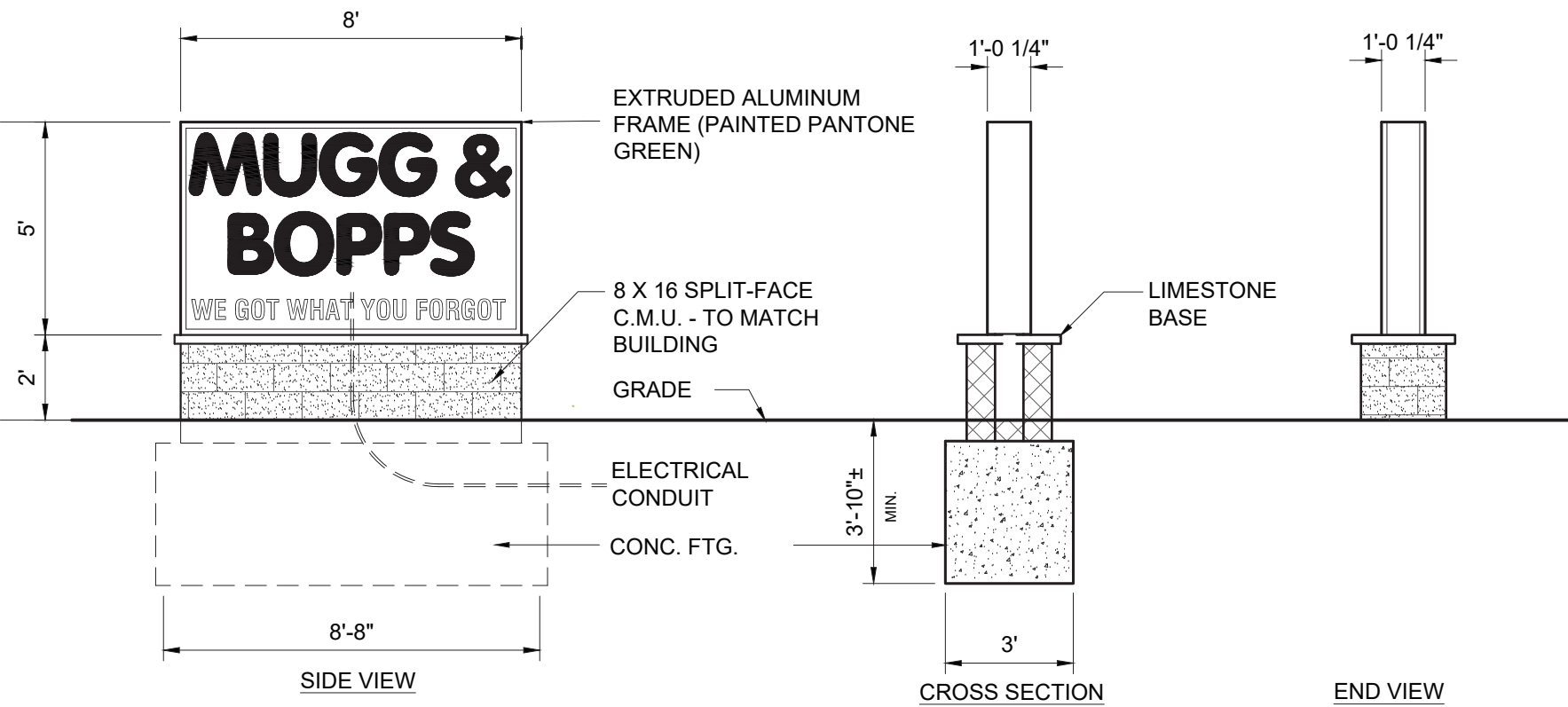
SIGN AREA CALCS



MONUMENT SIGN DETAIL

A2 48.0 SQUARE FEET

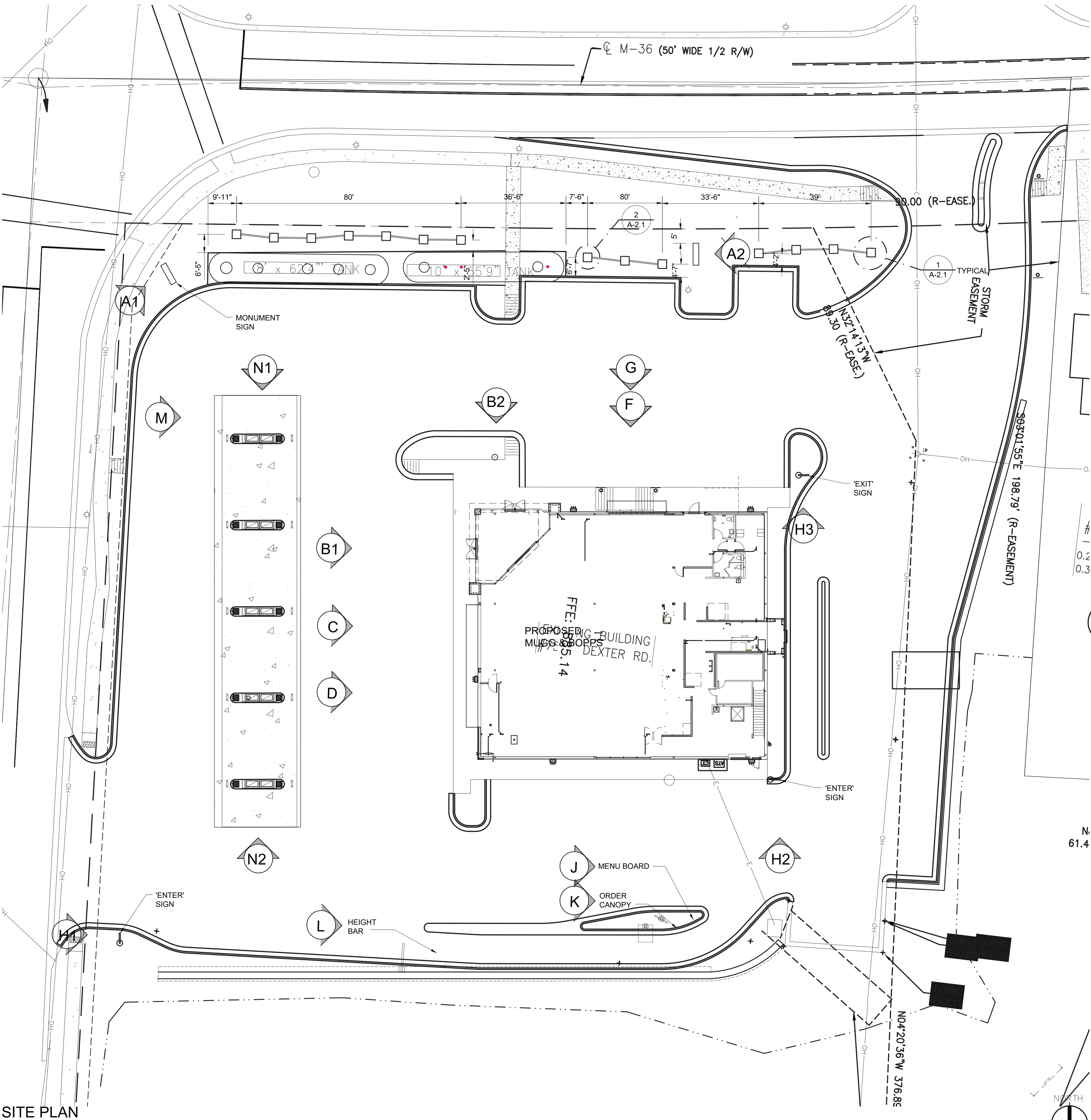
SCALE: 1/4" = 1'-0"



MONUMENT SIGN DETAIL

A1 40.0 SQUARE FEET

SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 20'

F.
Matthew
Ray
Architect



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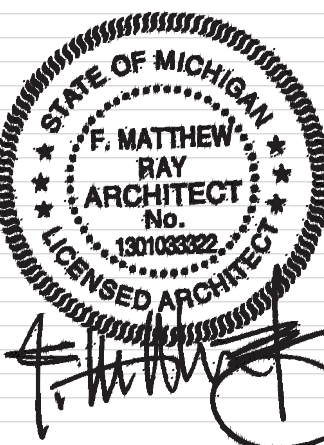
BULLETIN NO. 10

08-14-2026

BULLETIN NO. 11 SIGNS

08-24-2026

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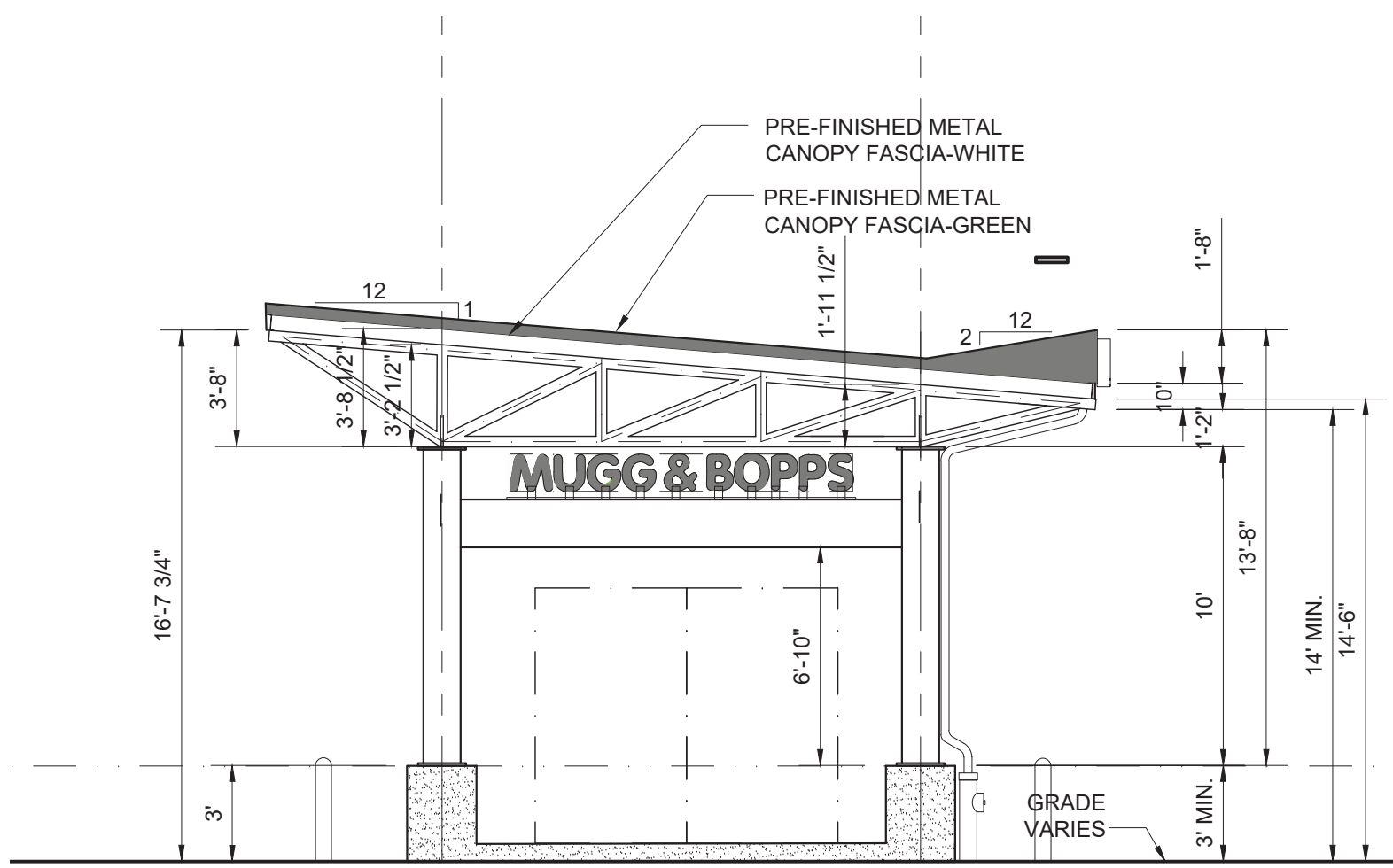
Project No.

2504

Title:
GAS CANOPY PLAN &
ELEVATIONS

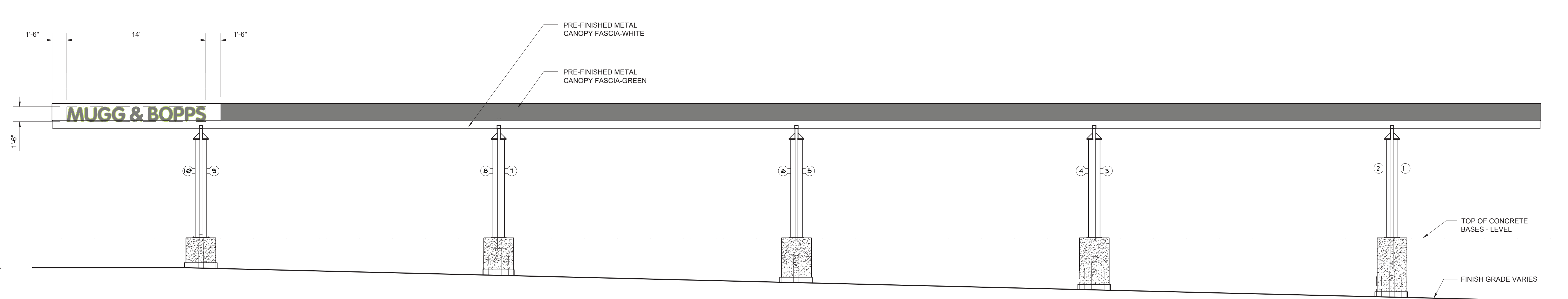
Sheet No.

A-2.2



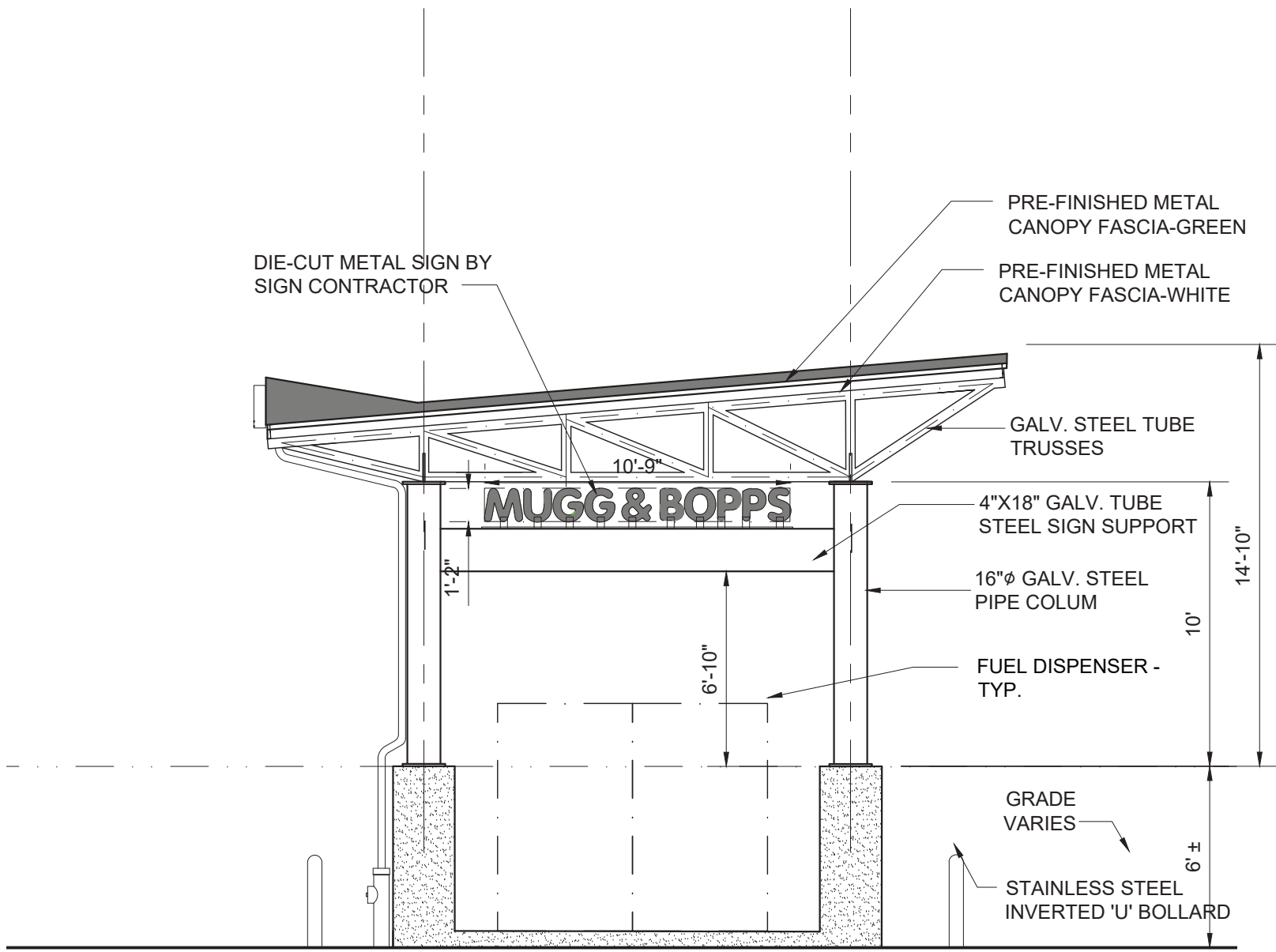
GAS CANOPY NORTH ELEVATION

SCALE: 3/16" = 1'-0"



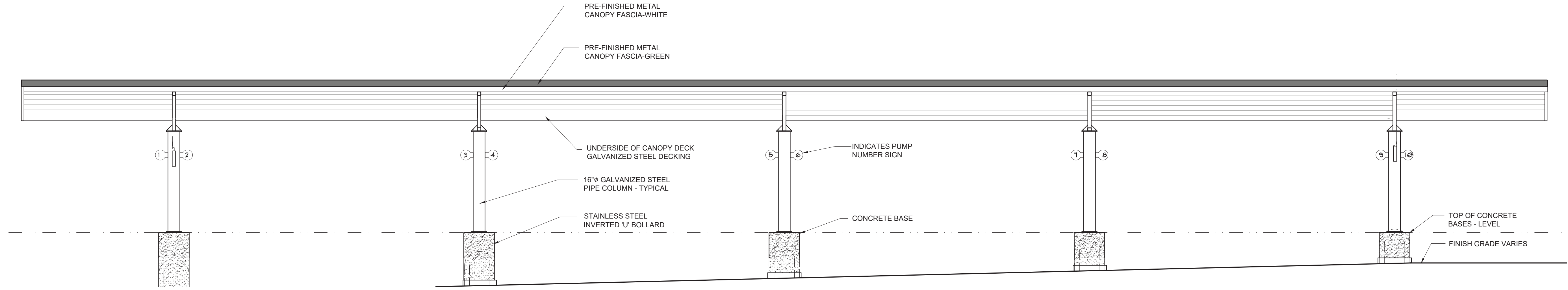
GAS CANOPY WEST ELEVATION

SCALE: 3/16" = 1'-0"



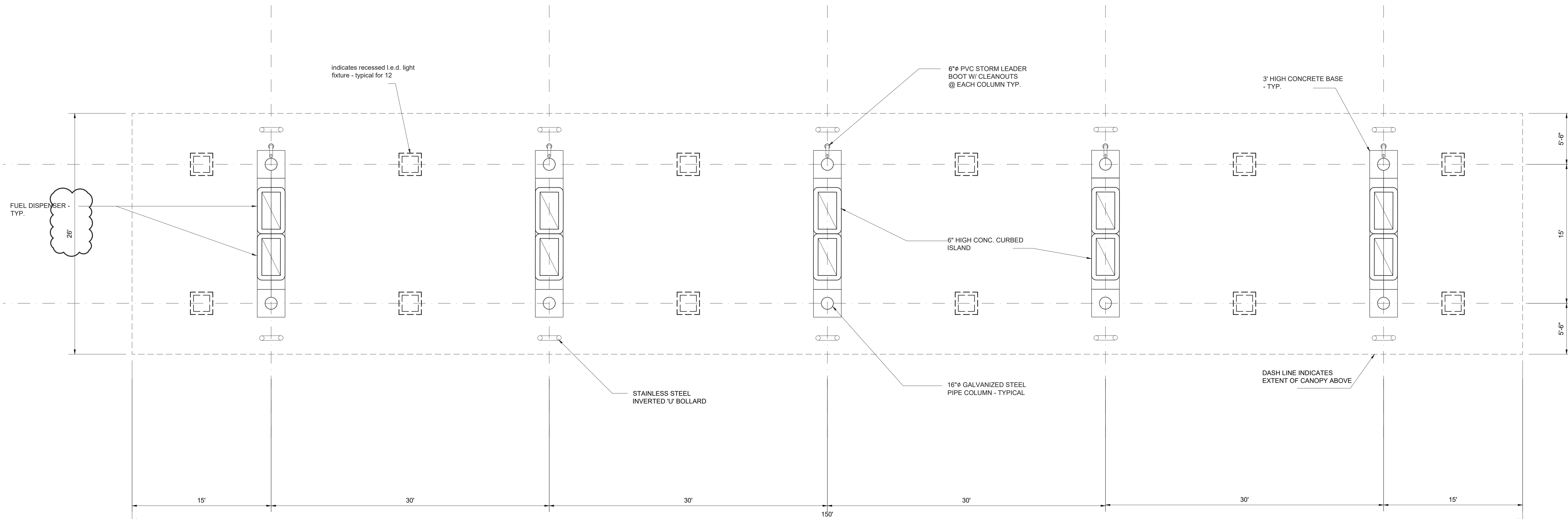
GAS CANOPY SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



GAS CANOPY EAST ELEVATION

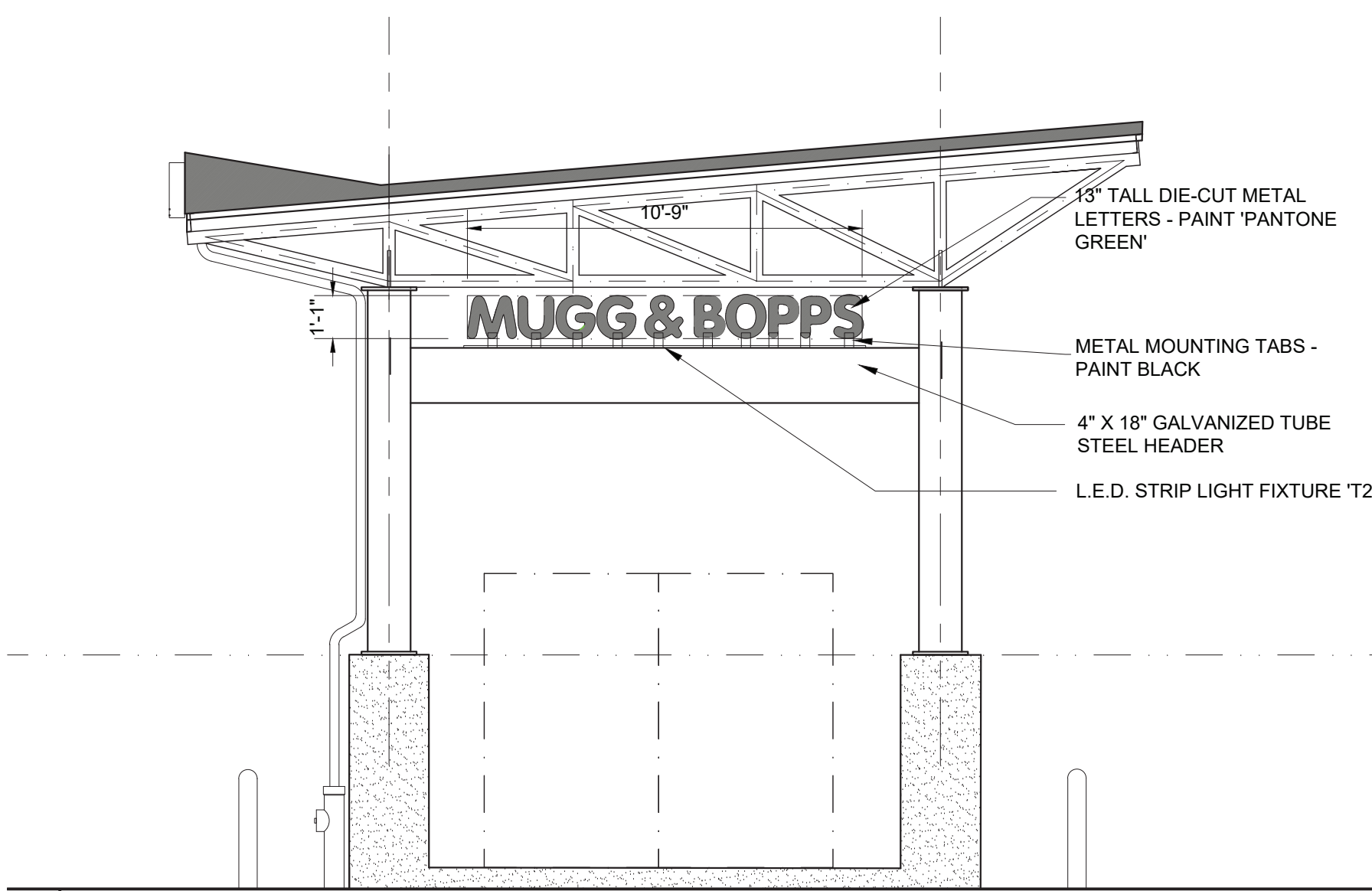
SCALE: 3/16" = 1'-0"



GAS CANOPY PLAN

SCALE: 3/16" = 1'-0"

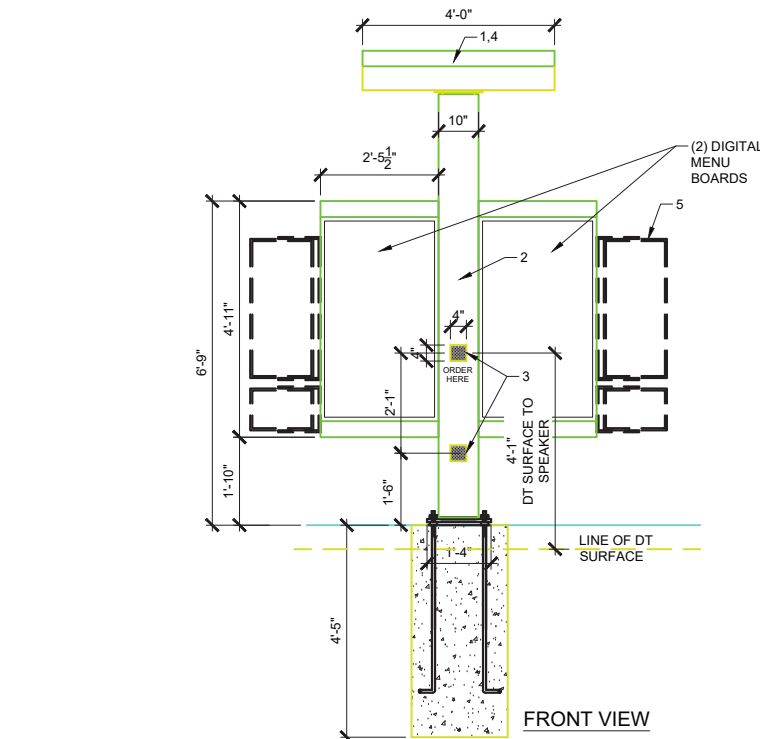




N1 GAS CANOPY SIGN - NORTH ELEVATION - OPP HAND
11.6 SQUARE FEET

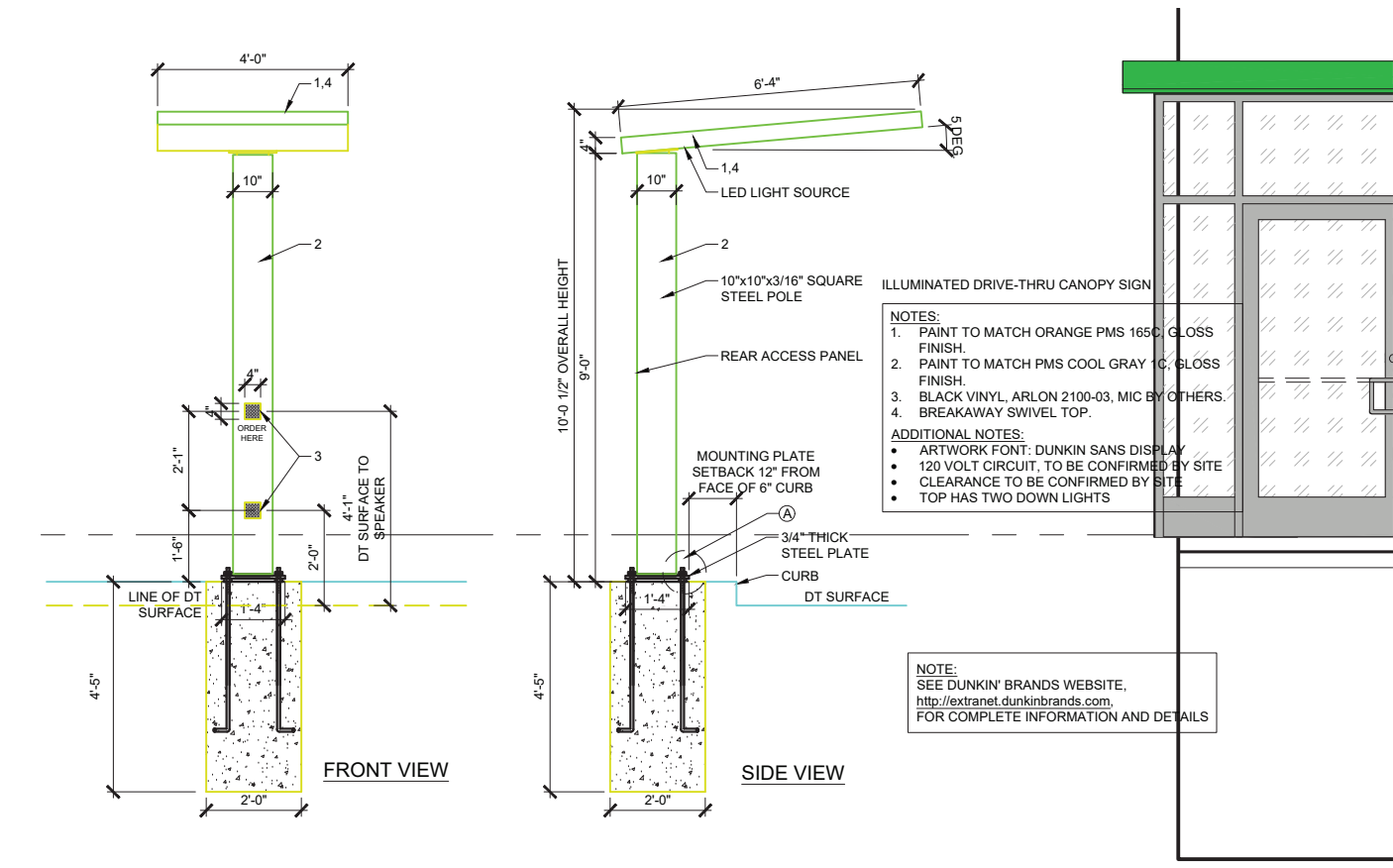
N2 GAS CANOPY SIGN - SOUTH ELEVATION
11.6 SQUARE FEET

SCALE: 1/4" = 1'-0"



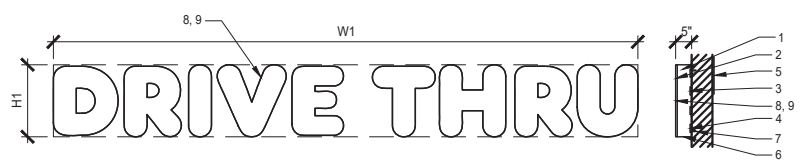
L DUNKIN' MENU BOARD

SCALE: 1/4" = 1'-0"



K DUNKIN' ORDER CANOPY

SCALE: 1/4" = 1'-0"

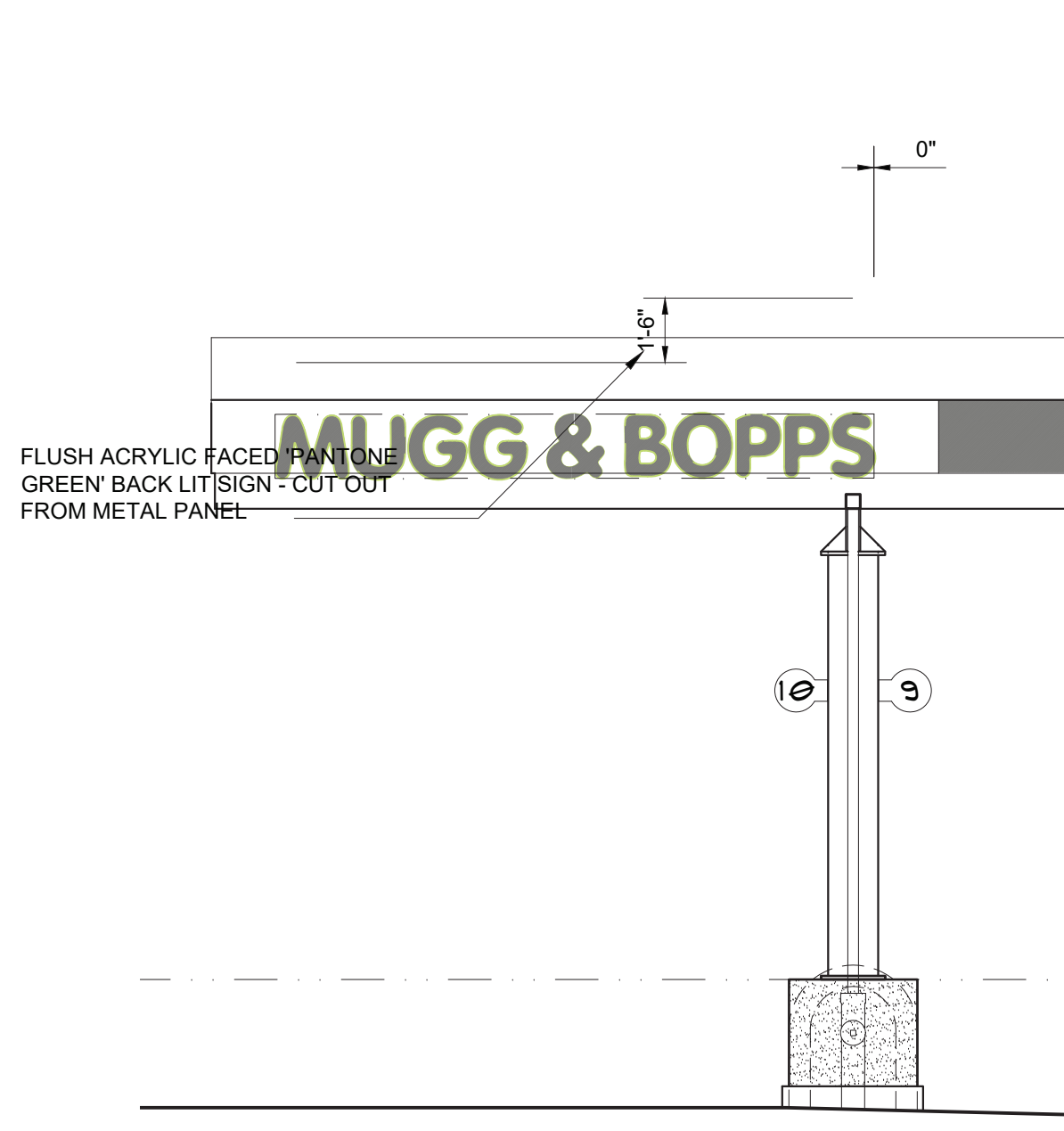


DRIVE THRU LED ILLUMINATED BUILDING SIGN

GENERAL NOTES			
1.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
2.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
3.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
4.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
5.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
6.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
7.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
8.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
9.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
10.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
11.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
12.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
13.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
14.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
15.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
16.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
17.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
18.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
19.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		
20.	OFF 4" 8" ALUMINUM RETAINS PAINTED TO MATCH PMS 190C.		

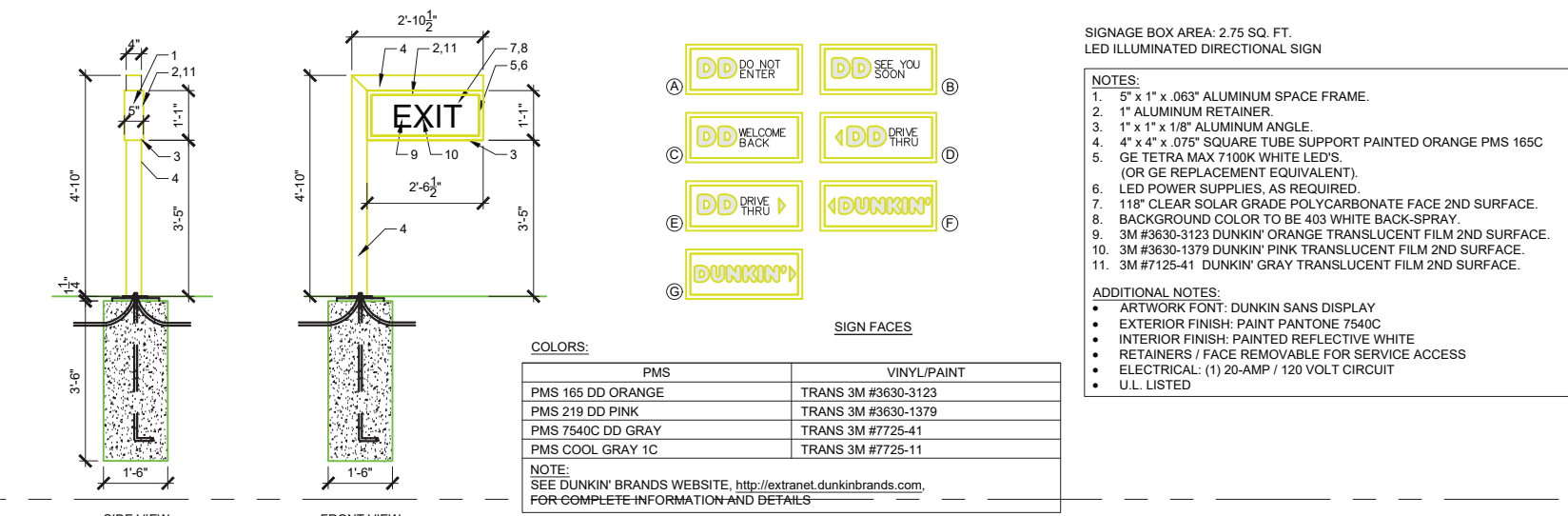
SIZE	W1	W2	W3
SMALL	12"	12"	12"
MEDIUM	12"	12"	12"
LARGE	24"	24"	24"
CUSTOM			

E 'DUNKIN' DRIVE-THRU SIGN DETAIL SMALL 8.12 SQUARE FEET
SCALE: 1/4" = 1'-0"

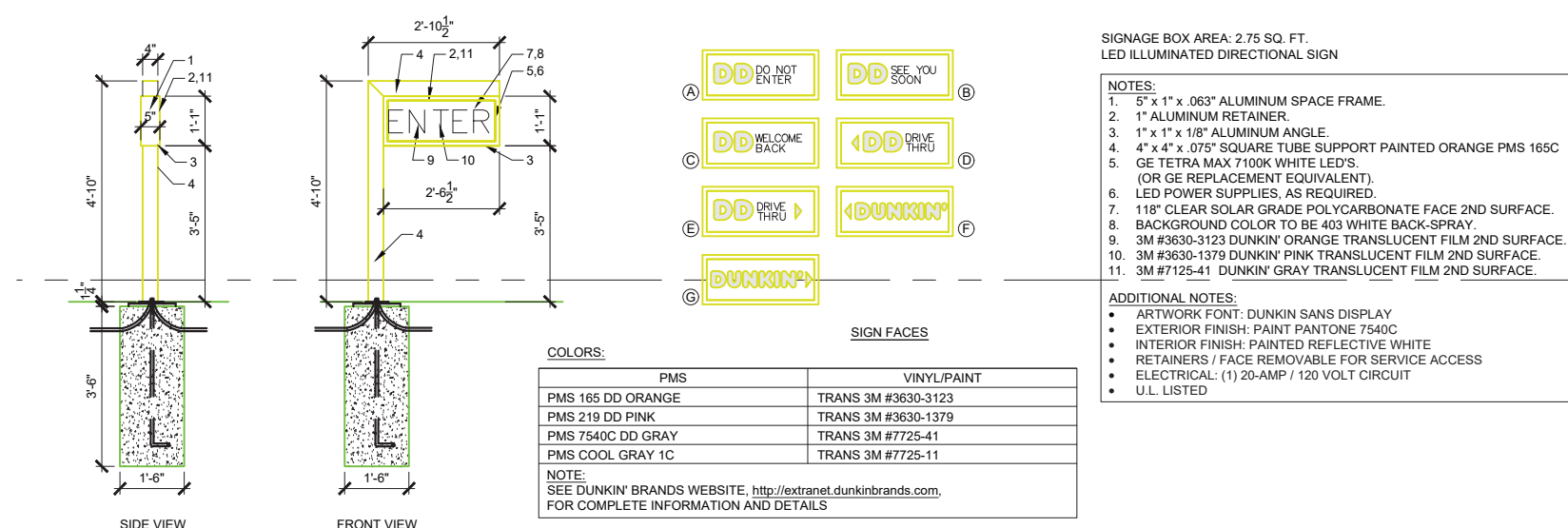


M GAS CANOPY SIGN - WEST ELEVATION
21.0 SQUARE FEET

SCALE: 1/4" = 1'-0"

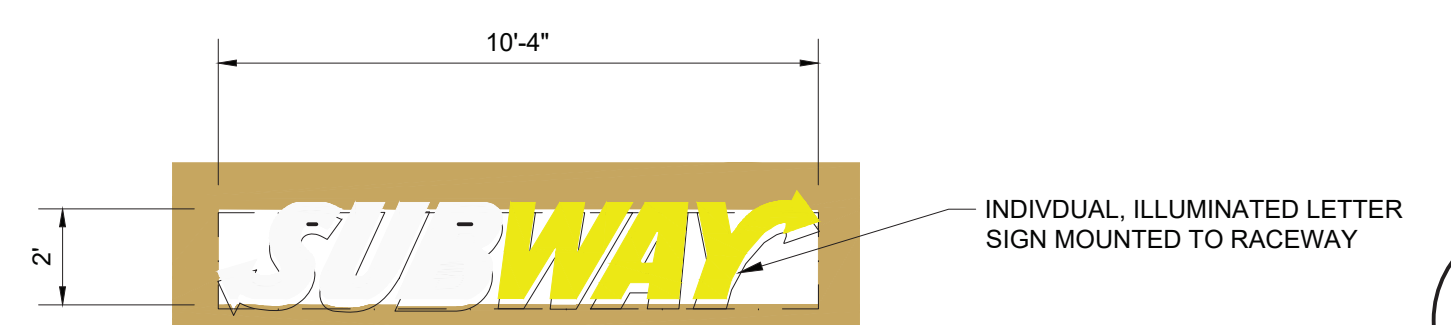


H3 EXIT SIGN
32.0 SQUARE FEET EACH
SCALE: 1/4" = 1'-0"

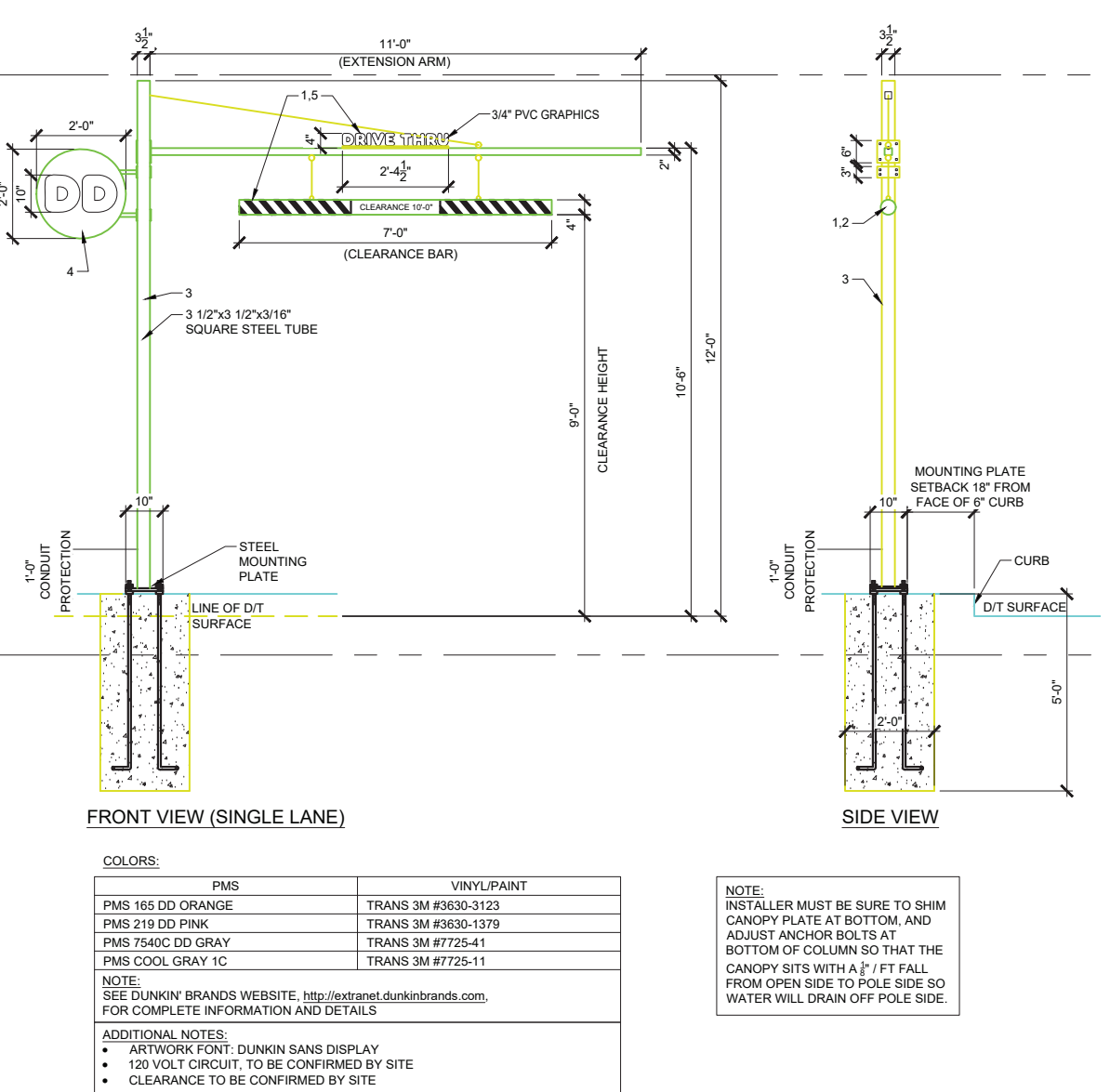


H1 H2 ENTER SIGNS
2.75 SQUARE FEET EACH
SCALE: 1/4" = 1'-0"

D F 'DUNKIN' SIGN DETAIL 22.32 SQUARE FEET
SCALE: 1/4" = 1'-0"



C G FUTURE FOOD SIGN DETAIL 20.66 SQUARE FEET
SCALE: 1/4" = 1'-0"

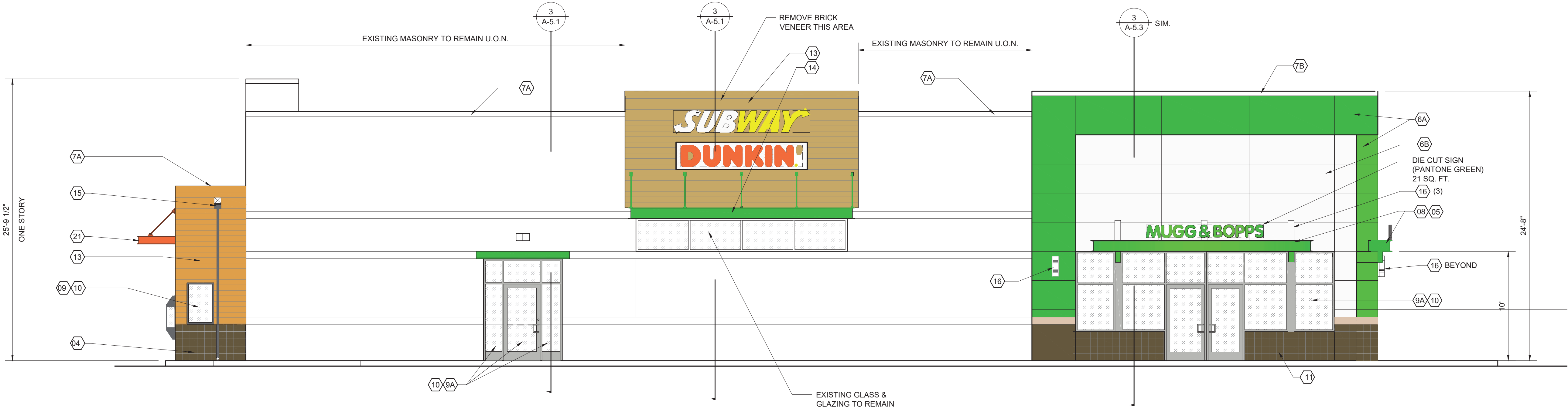


M DUNKIN' HEIGHT BAR
SCALE: 1/4" = 1'-0"

F1 F2 NOT USED
SCALE: 1/4" = 1'-0"

B1 B2 SIGN DETAIL 21.0 SQUARE FEET
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS					DO NOT SCALE DRAWINGS
MARK	ITEM	MANUFACTURER	DESCRIPTION	SIZE	COMMENTS
01	BRICK	GLEN-GERY	CLASSIC C SERIES; CRODOVAN BRONZE; WIRE CUT TEXTURE.	3-3/4 X 3-3/4 X 11-5/8	HIGH WALL FIELD
	MORTAR	FLAMINGO	C435		BRICK 1 AND CMU 5
02	BRICK	GLEN-GERY	32 TUSCAN SERIES; TAWNY BEIGE; SMOOTH TEXTURE.	3-5/8 X 3-5/8 X 7-5/8	SOLDIER COURSE
	BRICK	GLEN-GERY	WOODBURY; SAND TEXTURE	3-3/4 X 3-3/4 X 11-5/8	FIELD BRICK
04	MORTAR	FLAMINGO	C-84		BRICK 2 AND BRICK 3
	CONCRETE MASONRY UNIT	EP HENRY	HOLLOW STRETCHER; 1-SCORE SMOOTH FACE; COLOR EARTH TONE 21	3-5/8 X 7-5/8 X 15-5/8	
05	PAINT	PANTONE #355 (GREEN)			
6A	PRE-FINISHED METAL PANEL	AL-13 / ALFREX	ALUMINUM SKIN WITH POLYETHYLENE CORE. CUSTOM COLOR TO MATCH PANTONE GREEN	PER PRINT	WALL & SOFFIT
6B	PRE-FINISHED METAL PANEL	AL-13 / ALFREX	ALUMINUM SKIN WITH POLYETHYLENE CORE. CUSTOM COLOR: POLARBEAR WHITE	PER PRINT	WALL
7A	METAL COPING	ATAS	RAPID LOCK		COLOR: SIERRA TAN (09)
7B	METAL COPING	ATAS	RAPID LOCK	4-1/2" FACE	CUSTOM COLOR: PANTONE GREEN
08	EXPOSED STRUCTURAL STEEL (GALVANIZED)	ANY STEEL MANUFACTURER	PAINT: PANTONE #355 (GREEN)	C12 AND HSS TUBE 6X12	GALVANIZED AND PAINTED
9A	ALUMINUM STOREFRONT FRAMING	KAWNEER	TRI FAB VERSA GLAZE 451	2" X 4-1/2"	CLEAR ANODIZED
9B	ALUMINUM STOREFRONT FRAMING	KAWNEER	TRI FAB VERSA GLAZE 451	2" X 4-1/2"	DARK BRONZE ANODIZED
10	GLASS	PPG SOLARBAN 60	CLEAR, INSULATED, LOW E	1" THICKNESS	GREY TINT WHERE INDICATED
11	ALUMINUM METAL CLOSURE	SAME AS STOREFRONT MANUFACTURER	CUSTOM COVER PANEL	PER PRINT	MATCH STOREFRONT METAL
12	DRIVE-THRU WINDOW	READY ACCESS	BUMP OUT 10. COLOR: DARK BRONZE.		
13	WOOD PRINTED METAL SIDING	AL-13 / FASTPLANK	6" PLANK SIDING. FINISH: DOUGLAS FIR V-150102	6" X 12"	
14	SHADE CANOPY	PER OWNER	CHANNEL FASCIA. FRONT OPEN DRAIN. FASCIA COLOR: PANTONE GREEN	CUSTOM	
15	GALVANIZED METAL DOWNSPOUT & SCUPPER	ATAS	GALVANIZED STEEL WITH FACTORY PAINT	3"DIA. DOWNSPOUT W/ 16" X 8" THRU WALL SCUPPER & BOX	DARK BRONZE
16	WALL SCONCE LIGHT FIXTURE	SEE LIGHT FIXTURE SCHEDULE			
17	EXPOSED CONCRETE	CLEAR SEALER	PER PRINT	ANY CONCRETE SUPPLIER	
18	GAS CANOPY METAL FASCIA	PANTONE #355 (GREEN)			
19	GAS CANOPY METAL FASCIA	PANTONE (WHITE)			
20	VINYL FENCE & GATE	SAND	6 FT. TALL W/ 48" GATE	BARRETTE OUTDOOR LIVING - BRYCE & WASHINGTON	
21	DUNKIN' DRIVE THRU CANOPY	UNI-STRUCTURES		PER PRINT	COLOR: 13DD ORANGE



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

F. Matthew Ray Architect



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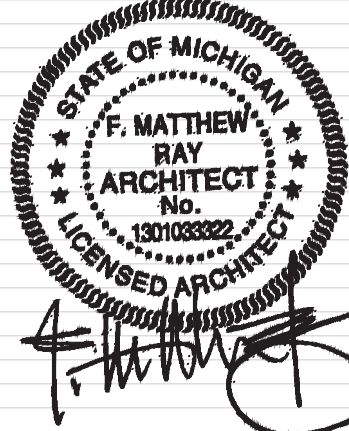
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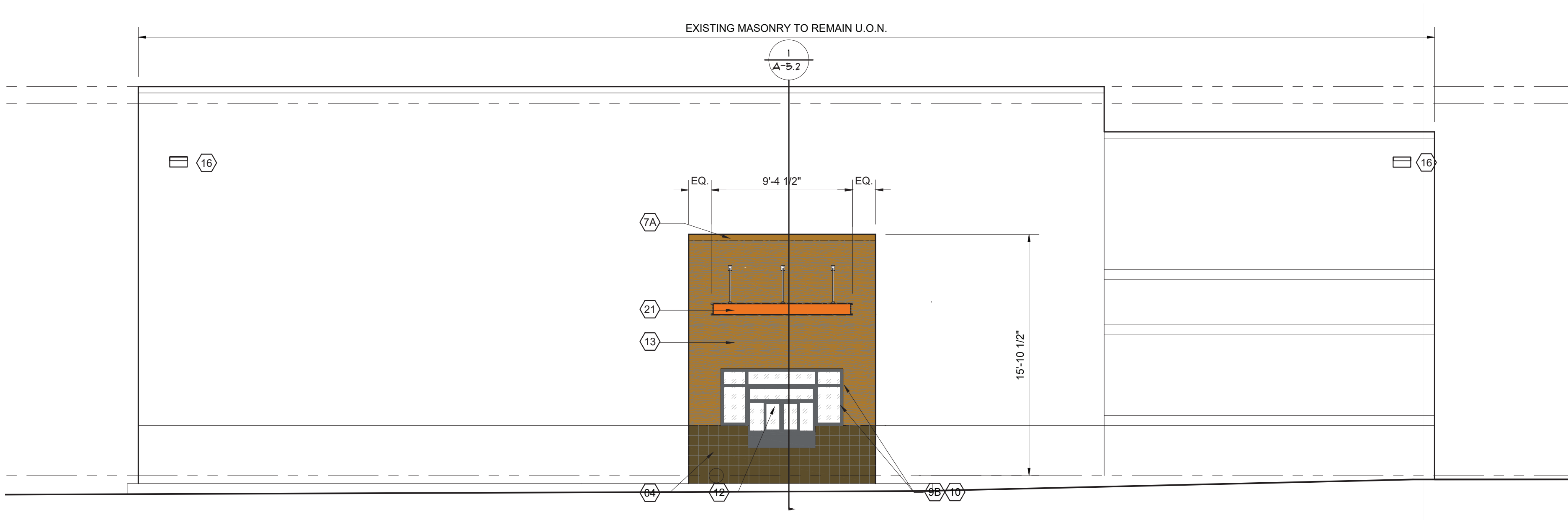
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Title:
EXTERIOR ELEVATIONS

Sheet No.

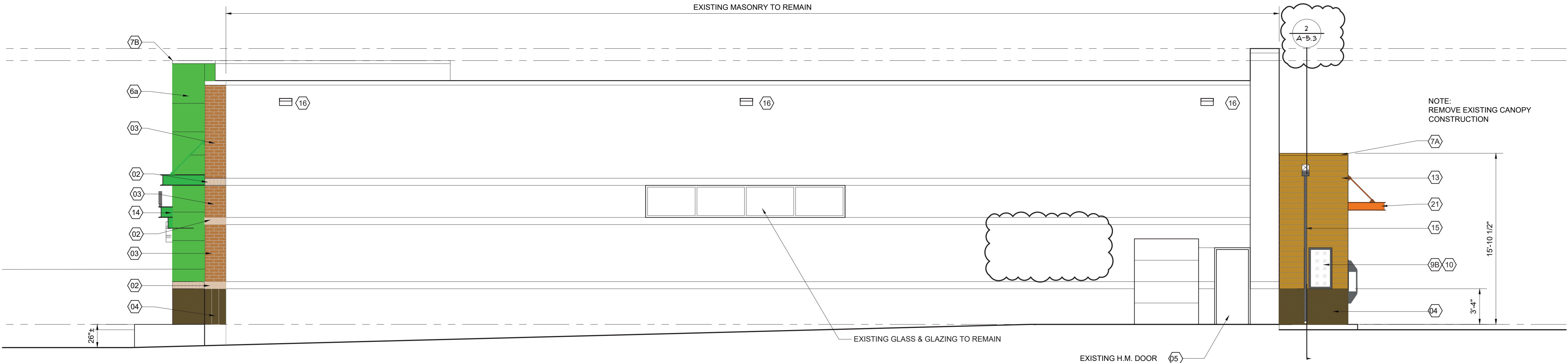
A-4.1

EXTERIOR MATERIALS					
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	MORTAR	FLAMINGO	C435		BRICK 1 AND CMU 5
02	BRICK	GLEN-GERY	32 TUSCAN SERIES; TAWNY BEIGE; SMOOTH TEXTURE.	3-5/8 X 3-5/8 X 7-5/8	SOLDIER COURSE
03	BRICK	GLEN-GERY	WOODBURY; SAND TEXTURE	3-3/4 X 3-3/4 X 11-5/8	FIELD BRICK
	MORTAR	FLAMINGO	C-84		BRICK 2 AND BRICK 3
04	CONCRETE MASONRY UNIT	EP HENRY	HOLLOW STRECHTER; 1-SCORE SMOOTH FACE; COLOR EARTH TONE 21	3-5/8 X 7-5/8 X 15-5/8	
05	PAINT	PANTONE #355 (GREEN)			
06A	PRE-FINISHED METAL PANEL	AL-13 / ALFREX	ALUMINUM SKIN WITH POLYETHYLENE CORE. CUSTOM COLOR TO MATCH PANTONE GREEN	PER PRINT	WALL & SOFFIT
06B	PRE-FINISHED METAL PANEL	AL-13 / ALFREX	ALUMINUM SKIN WITH POLYETHYLENE CORE. CUSTOM COLOR: POLARBEAR WHITE	PER PRINT	WALL
07A	METAL COPING	ATAS	RAPID LOCK		COLOR: SIERRA TAN (09)
07B	METAL COPING	ATAS	RAPID LOCK	4-1/2" FACE	CUSTOM COLOR: PANTONE GREEN
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09A	ALUMINUM STOREFRONT FRAMING	KAWNEER	TRI FAB VERSA GLAZE 451	2" X 4-1/2"	CLEAR ANODIZED
09B	ALUMINUM STOREFRONT FRAMING	KAWNEER	TRI FAB VERSA GLAZE 451	2" X 4-1/2"	DARK BRONZE ANONIDIZED
10	GLASS	PPG SOLARBAN 60	CLEAR, INSULATED, LOW E	1" THICKNESS	GREY TINT WHERE INDICATED
11	ALUMINUM METAL CLOSURE	SAME AS STOREFRONT MANUFACTURER	CUSTOM COVER PANEL	PER PRINT	MATCH STOREFRONT METAL
12	DRIVE-THRU WINDOW	READY ACCESS	BUMP OUT 10, COLOR: DARK BRONZE.		
13	WOOD PRINTED METAL SIDING	AL-13 / FASTPLANK	6" PLANK SIDING. FINISH: DOUGLAS FIR V-1501/02	6" X 12"	
14	SHADE CANOPY	PER OWNER	CHANNEL FASCIA, FRONT OPEN DRAIN. FASCIA COLOR: PANTONE GREEN	CUSTOM	
15	GALVANIZED METAL DOWNSPOUT & SCUPPER	ATAS	GALVANIZED STEEL WITH FACTORY PAINT	3"DIA. DOWNSPOUT W/ 16" X 8" THRU WALL SCUPPER & BOX	DARK BRONZE
16	WALL SCONCE LIGHT FIXTURE	SEE LIGHT FIXTURE SCHEDULE			
17	EXPOSED CONCRETE	CLEAR SEALER	PER PRINT	ANY CONCRETE SUPPLIER	
18	GAS CANOPY METAL FASCIA	PANTONE #355 (GREEN)			
19	GAS CANOPY METAL FASCIA	PANTONE (WHITE)			
20	VINYL FENCE & GATE	SAND	6 FT. TALL W/ 48" GATE	BARRETTE OUTDOOR LIVING - BRYCE & WASHINGTON	
21	DUNKIN' DRIVE THRU CANOPY	UNI-STRUCTURES		PER PRINT	COLOR: 13DD ORANGE



EAST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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