







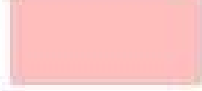






ESSENCE - PINCKNEY

1268 E M-36
PINCKNEY, MI 48169



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R100	TEMP - EXTERIOR RENDERING 1
R101	TEMP - EXTERIOR RENDERING 2

-  Buffer from Sensitive Land Uses
-  DDA Boundary
-  R1, Low Density Residential District
-  R2, Medium Density Residential District
-  R3, High Density Residential District
-  R4, Multiple-Family Residential District
-  ROB, Residential-Office Business District
-  CBD, Central Business District
-  SBD, Secondary Business District
-  RTO, Research-Technology-Office District
-  O, Office District
-  PL, Public Lands District
-  Subject to Conditional Rezoning

ARCHITECT OF RECORD
TBD

DRAWN BY
PETER ARTON

PROPERTY OWNER
MARCO LYTWYN
17228 SUMMIT DR,
NORTHVILLE, MI 48168
(734)-675-3958

REFERENCED CODES
2021 IBC, CHAPTER 3, SECTION
309 : MERCANTILE GROUP M
2021 IBC, CHAPTER 10, TABLE
1004.1.2
152.388, 152.389, 152.243, 152.391
(C)(c) Zoning Ordinance

GROSS LAND AREA
+/- 87,400 SF COMBINED TOTAL
2 ACRES COMBINED TOTAL
2 PROPOSED STRUCTURES:
(1) 3,000 SF BUILDING & (1) 800 SF
TEMPORARY BUILDING

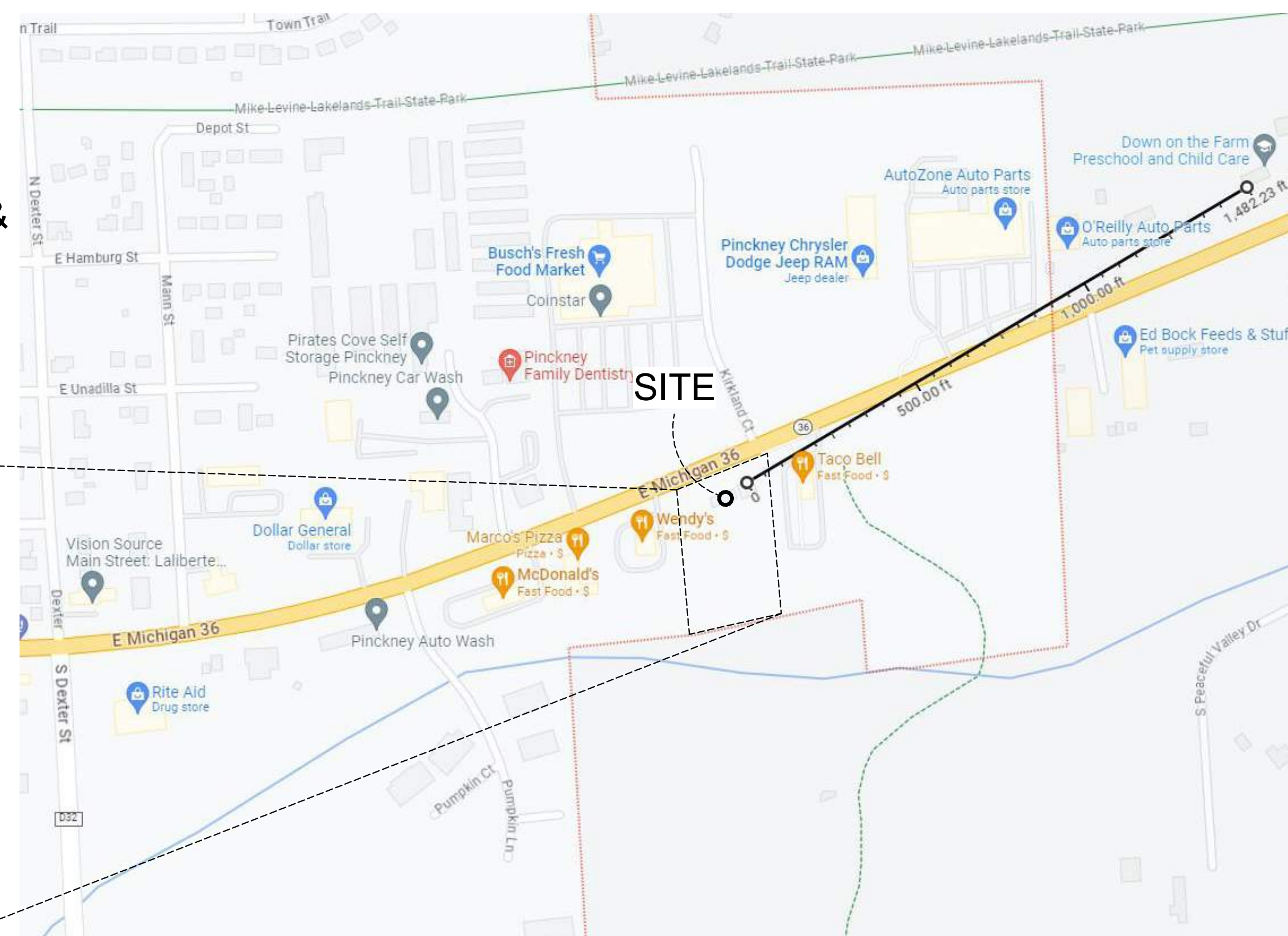
FLOOR AREA:
NET SQUARE FOOTAGE - 2,900 SF
GROSS SQUARE FOOTAGE- 3,020 SF

LEGAL DESCRIPTION
PARCEL IDENTIFICATION #: 14-23-400-007 &
14-23-400-008

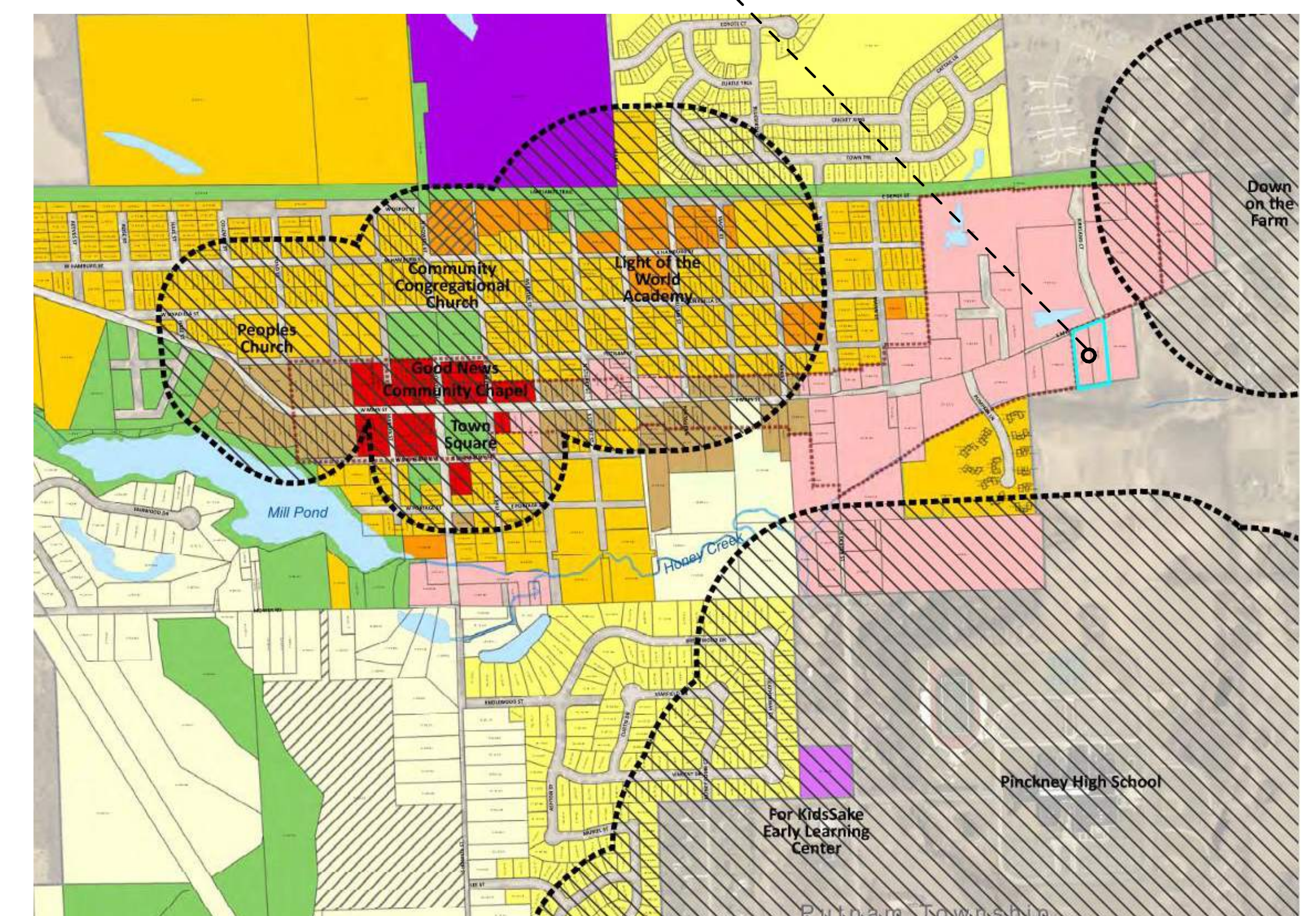
ZONE: SECONDARY BUSINESS DISTRICT
HOURS OF OPERATION: 9:00 AM - 9:00 PM



LOCATION MAP



VICINITY MAP: NTS



ZONING MAP: NTS

Owner: Pinckney Developments
Phone: (313)-779-4492
Email: k_lytwyn@hotmail.com

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No.	Description	Date
1	Revision 1	10/23/2023
2	Revision 2	10/25/2023

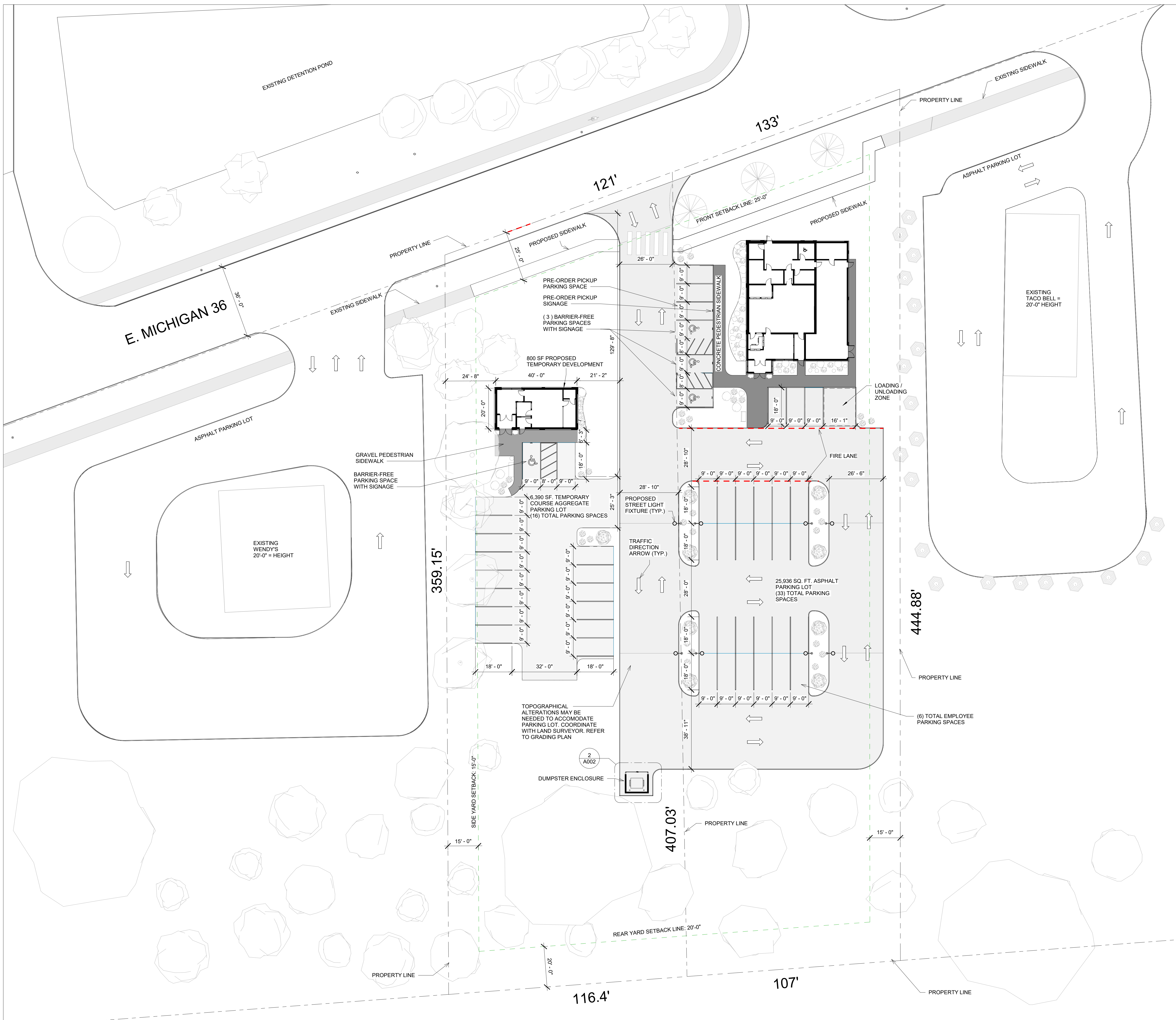
Marco Lytwyn

PINCKNEY SITE PLAN - PROPOSED

Project Number	0002
Date	10/23/2023
Drawn By	Arton, Peter
Checked By	None.

A001.1

Scale: 1" = 20'-0"



SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"



(16) NEW JERSEY TEA FLOWERS: 2.5"x2.5" LENGTH/WIDTH x 3'-0" HEIGHT = 100 +/- SF.

(4) ROSE BUSHES: 3' X 3' LENGTH/WIDTH x 3'-0" HEIGHT = 36 +/- SF.



(24) BOXWOOD HEDGES: 3'-0" X 3'-0" LENGTH/WIDTH x 4'-0" HEIGHT = 216 +/- SF.



(8) KOREAN LILAC TREES: 10'-0" WIDTH x 10'-0" HEIGHT = 800 +/- SF.



(7) TOTAL LANDSCAPE AREAS = 2,248 SF +/-

**GENERAL SITE REQUIREMENT CALCULATIONS:
SECTION 10-282.2**

GROSS SITE AREA = +/- 87,400 SF
PROPOSED LANDSCAPED AREAS = 2,248 SF +/-.

PERCENTAGE OF TOTAL PROPOSED LANDSCAPED OPEN AREAS: 2,579 SF / 87,400 SF = 0.029 X 100% = 3%

**GENERAL SITE REQUIREMENT CALCULATIONS:
SECTION 10-282.1 (A)(2)**

GROSS LANDSCAPED AREAS = 2,248 SF +/-

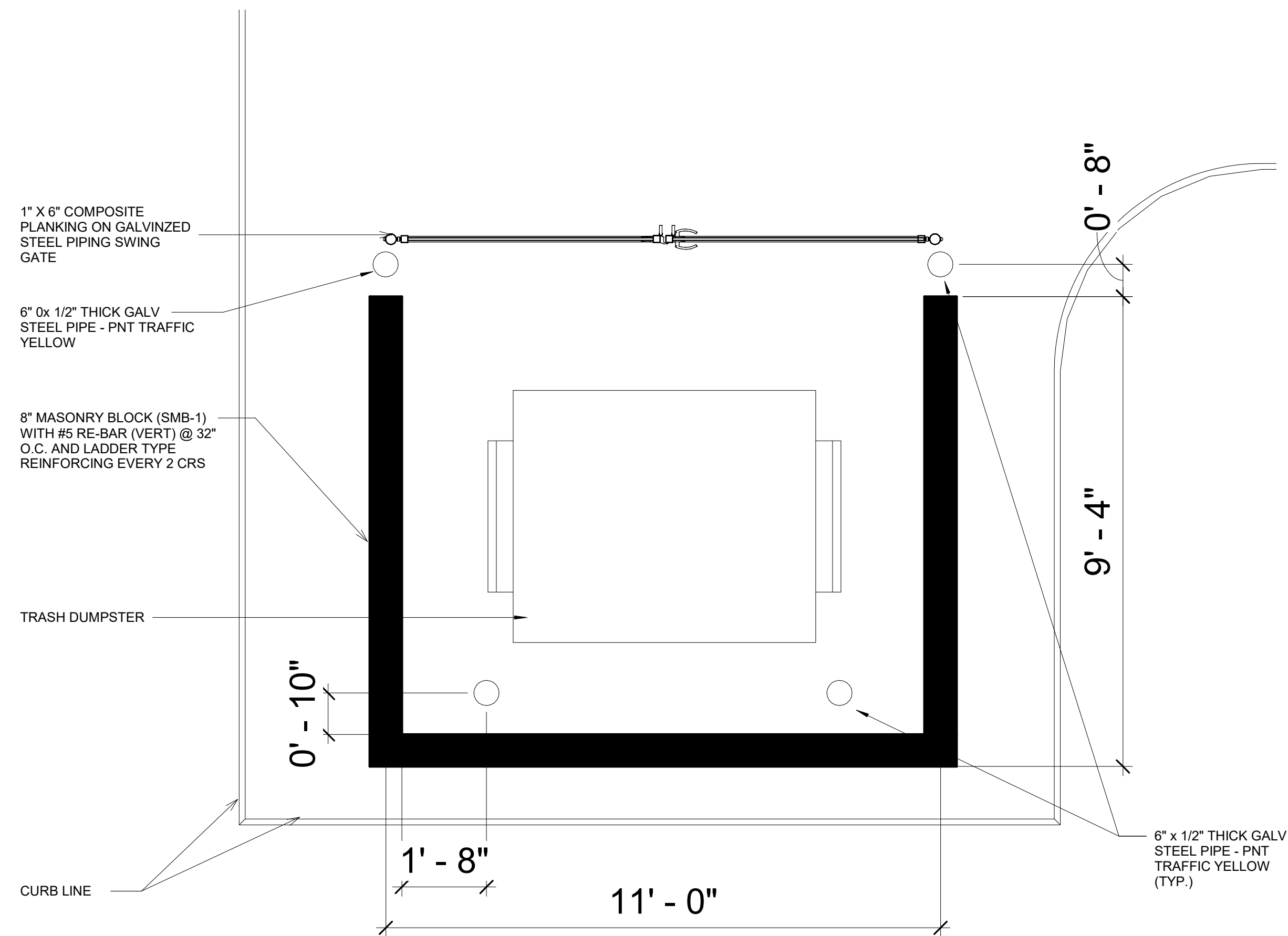
(8) DECIDUOUS TREES @ 800 SF. + (24) SHRUBS @ 216 SF + (16) FLOWERS @ 100 SF + (4) ROSE BUSHES @ 36 SF = 1,152 SF +/- OF PROPOSED LANDSCAPE MATERIAL

1,152 SF / 2,248 SF = 0.512 x 100% = +/- 51.25 %

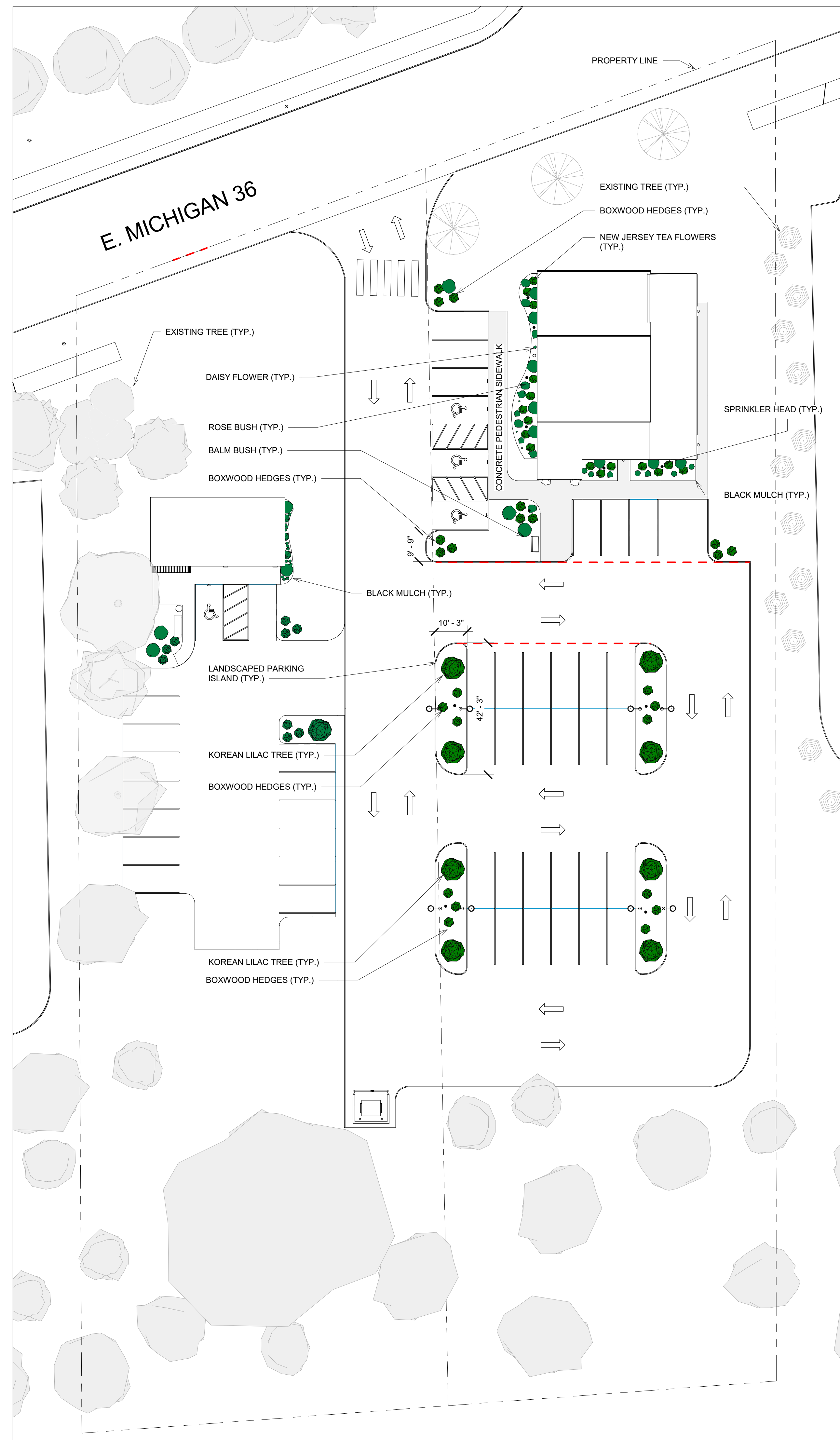
LOT COVERAGE CALCULATIONS: SECTION 152.243

GROSS SITE AREA = +/- 87,400 SF
PROPOSED LOT COVERAGE = 25,936 SF
25,936 SF / 87,400 SF = 0.296 x 100% = +/- 30%

(PROPOSED TEMPORARY AGGREGATE PARKING LOT COVERAGE : 6,930 SF
25,936 + 6,930 = 32,866 SF
32,866 SF / 87,400 SF = 0.376 X 100% = +/- 37.60%)



ENLARGED DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



Landscape Plan
SCALE: 1" = 20'-0"

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No.	Description	Date
1	Revision 1	10/23/2023
2	Revision 2	10/25/2023

Marco Lytwyn
PINCKNEY
LANDSCAPE PLAN

Project Number 0002
Date 10/22/2023
Drawn By Arton, Peter
Checked By None.

A002

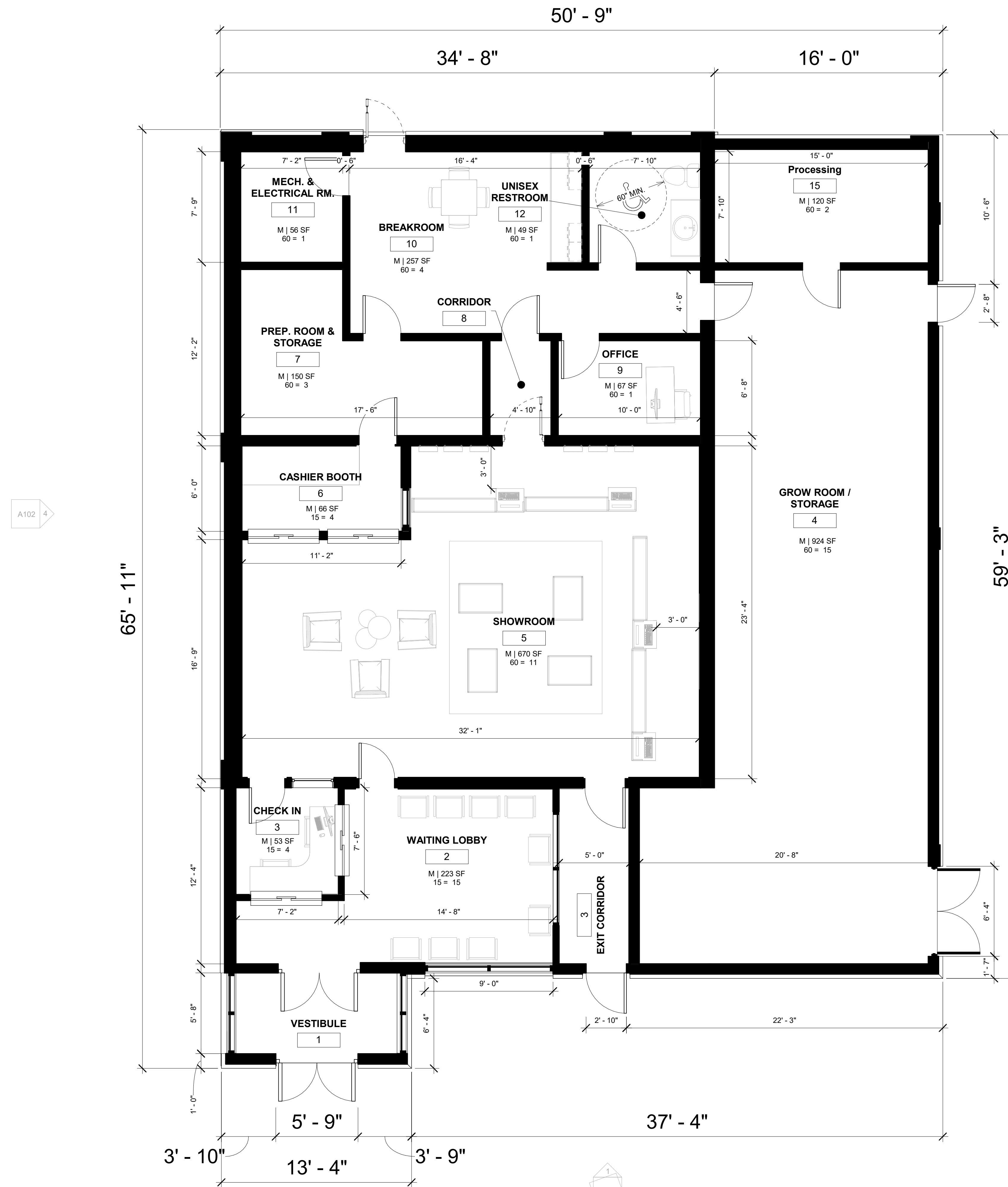
Scale As indicated

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NUMBER OF EMPLOYEES: 12

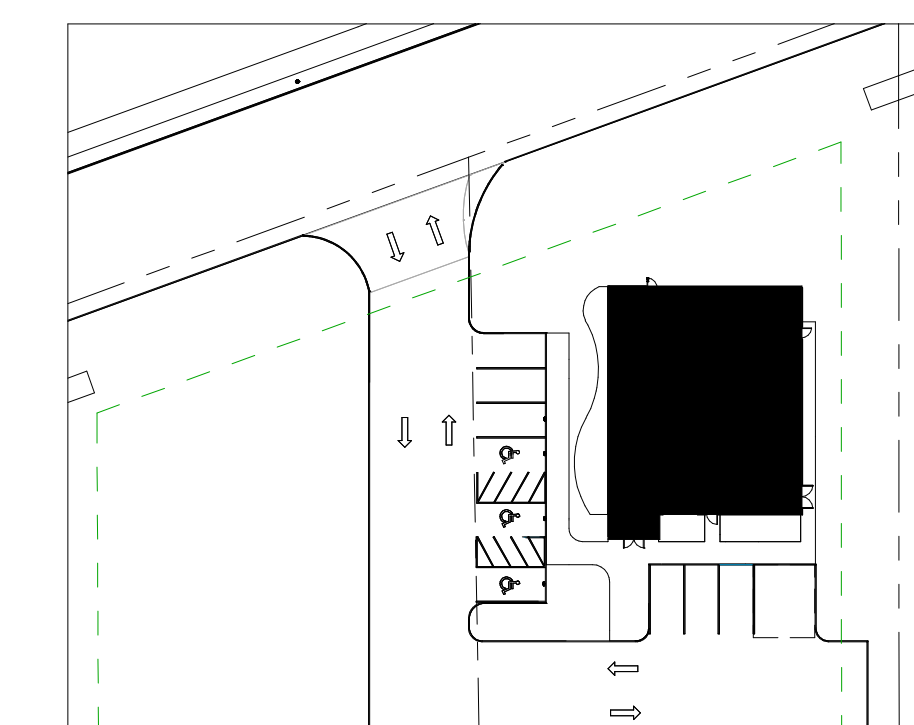
MAX NUMBER OF CUSTOMERS IN
SHOWROOM AT ONE TIME: 11

MAX NUMBER OF CUSTOMERS IN
WAITING LOBBY AT ONE TIME: 15



FLOOR PLAN

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



LOCATION MAP

SCALE: 1" = 50'-0"

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No.	Description	Date
1	Revision 1	10/23/2023

Marco Lytwyn

PINCKNEY
FLOOR PLAN

Project Number	0002
Date	10/22/2023
Drawn By	Arton, Peter
Checked By	None.

A100

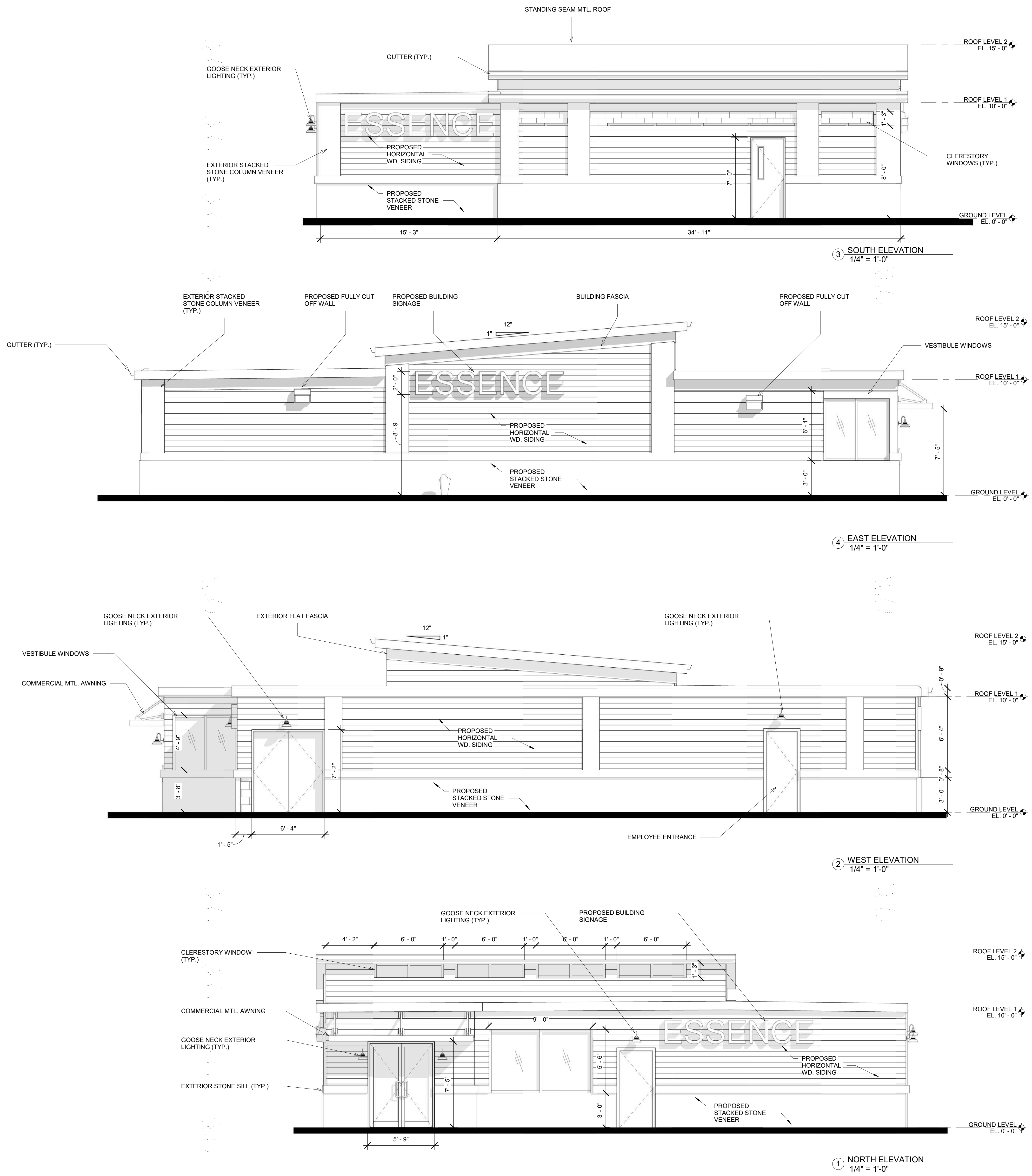
Scale	As indicated
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WINDOW CALCULATIONS:

West Facade gross wall area: 712 SF
 Total Window Area: 34 SF
 Total Window Percentage: $34/712 = 0.047$
 $0.047 \times 100\% = 4.77 \%$

North Facade gross wall area: 675 SF
 Total Window Area: 132 SF
 Total Window Percentage: $132 / 675 \text{ SF} = 0.195$
 $\times 100\% = +/- 20 \%$



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No.	Description	Date
1	Revision 1	10/23/2023

Marco Lytwyn
 PINCKNEY
 ELEVATIONS

Project Number	0002
Date	10/22/2023
Drawn By	Arton, Peter
Checked By	None.

A102

Scale	1/4" = 1'-0"
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No.	Description	Date
1	Revision 1	10/22/2023

Marco Lytwyn

PINCKNEY
EXTERIOR
RENDERING 1

Project Number 0002
Date 10/22/2023
Drawn By Arton, Peter
Checked By None.

R002

Scale

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No.	Description	Date
1	Revision 1	10/22/2023

Marco Lytwyn

PINCKNEY
EXTERIOR
RENDERING 2

Project Number 0002

Date 10/22/2023

Drawn By Arton, Peter

Checked By None.

R001

Scale