

# ESSENCE - PINCKNEY

1268 E M-36  
PINCKNEY, MI 48169



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	SHEET NO.	SHEET TITLE
	T-1	COVER SHEET
CIVIL PLANS		SITE PLAN
		LANDSCAPE PLAN
ARCHITECTURAL PLANS	A-1	FLOOR PLAN
	A-2	ELEVATIONS

**LEGAL DESCRIPTION**  
14-23-400-008 SEC 23 T1N R4E  
COMM E 1/4 COR TH S00\*20'19"E  
587.39 FT TH S70\*34'10"W 595.63  
FT TH S71\*05'37"W 316 FT TO POB,  
TH S00\*35'00"E 392.83 FT TH S87\*  
16'07"W 116.4 FT TH N00\*21'06"E  
359.15 FT TH N71\*05'37"E 121 FT  
TO POB. .997 AC M/L  
REDESCRIBED BY SURVEY 5-06

- 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

SITE

**ARCHITECT OF RECORD**  
THE RON JONA COLLABORATIVE

**DRAWN BY**  
PETER ARTON

**PROPERTY OWNER**  
PINCKNEY DEVELOPMENTS LLC.  
17228 SUMMIT DR, NORTHVILLE,  
MI 48168  
(734)-674-3958

**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  
1 PROPOSED STRUCTURES:  
(1) 3,320 SF BUILDING

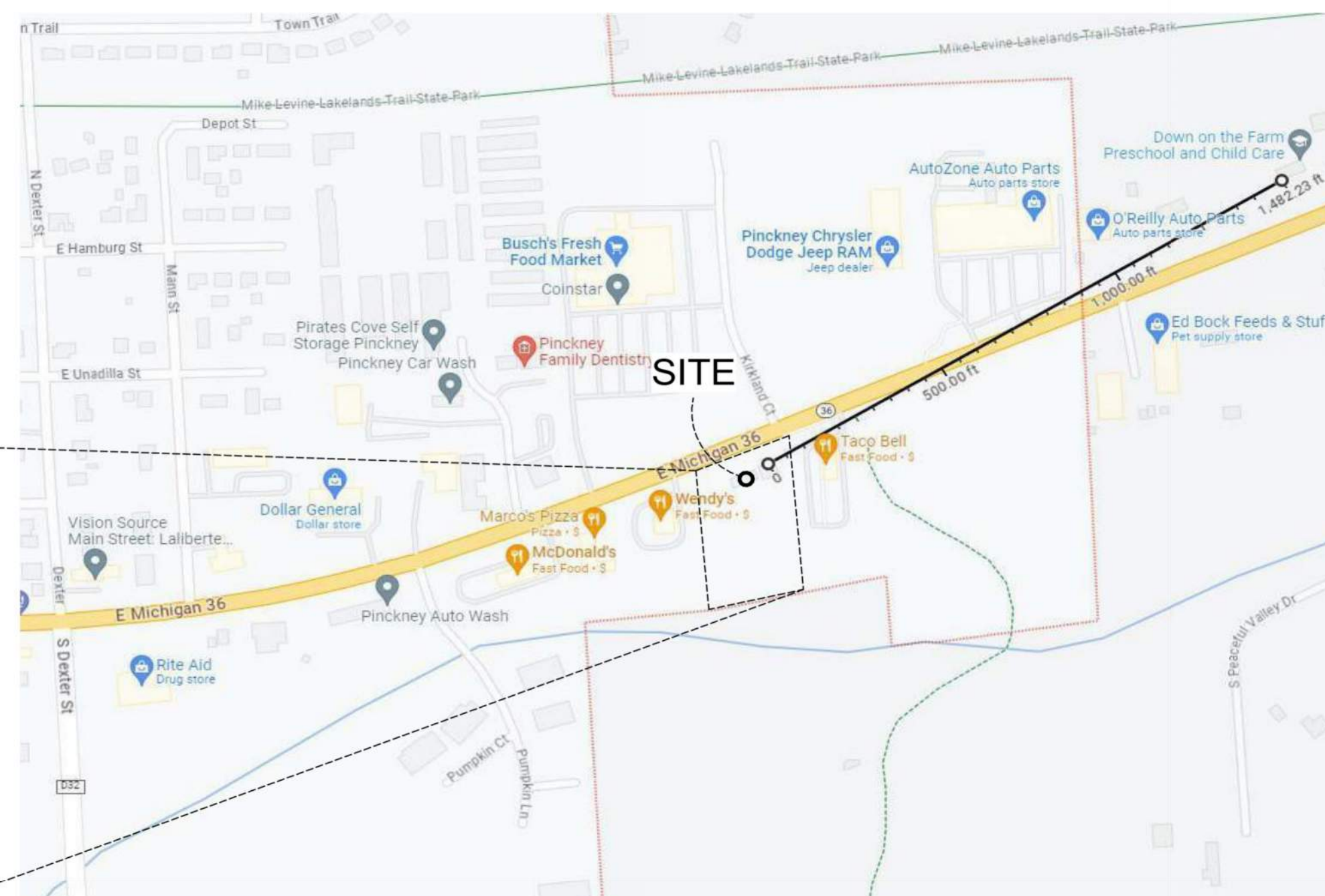
**FLOOR AREA:**  
NET SQUARE FOOTAGE - 2,950 SF  
GROSS SQUARE FOOTAGE- 3,320 SF

**PARCEL IDENTIFICATION**  
#: 14-23-400-007 & 14-23-400-008

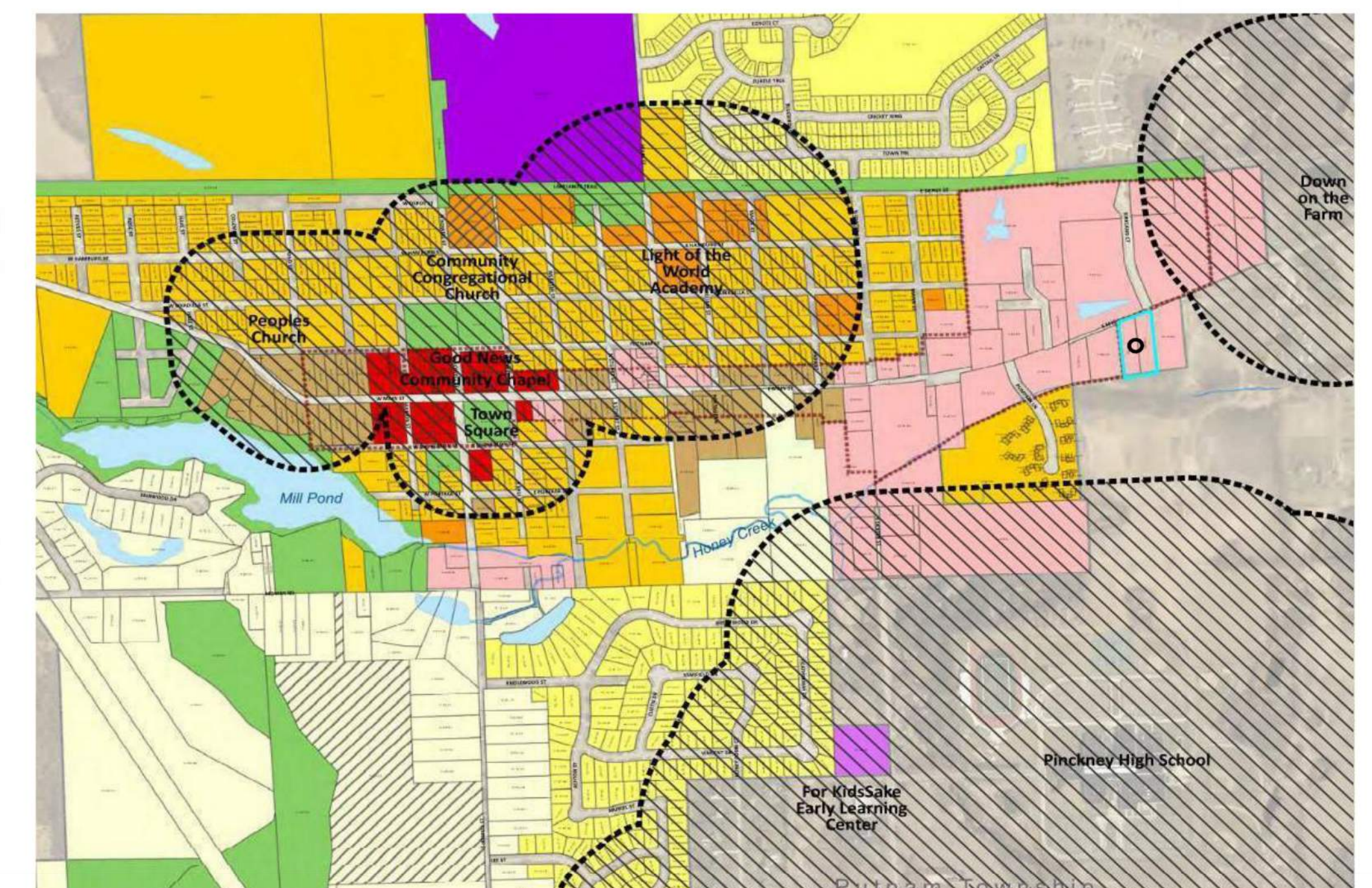
**ZONE: SECONDARY BUSINESS DISTRICT**  
HOURS OF OPERATION: 9:00 AM - 9:00 PM



LOCATION MAP



VICINITY MAP: NTS



ZONING MAP: NTS





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

RON JONA  
COLLABORATIVE

1066 COMMERCE STREET  
BIRMINGHAM MI, 48009  
248.789.2001

VIVID DESIGN  
STUDIO

ESSENCE PINCKNEY  
1268 E M-36 PINCKNEY, MI 48169

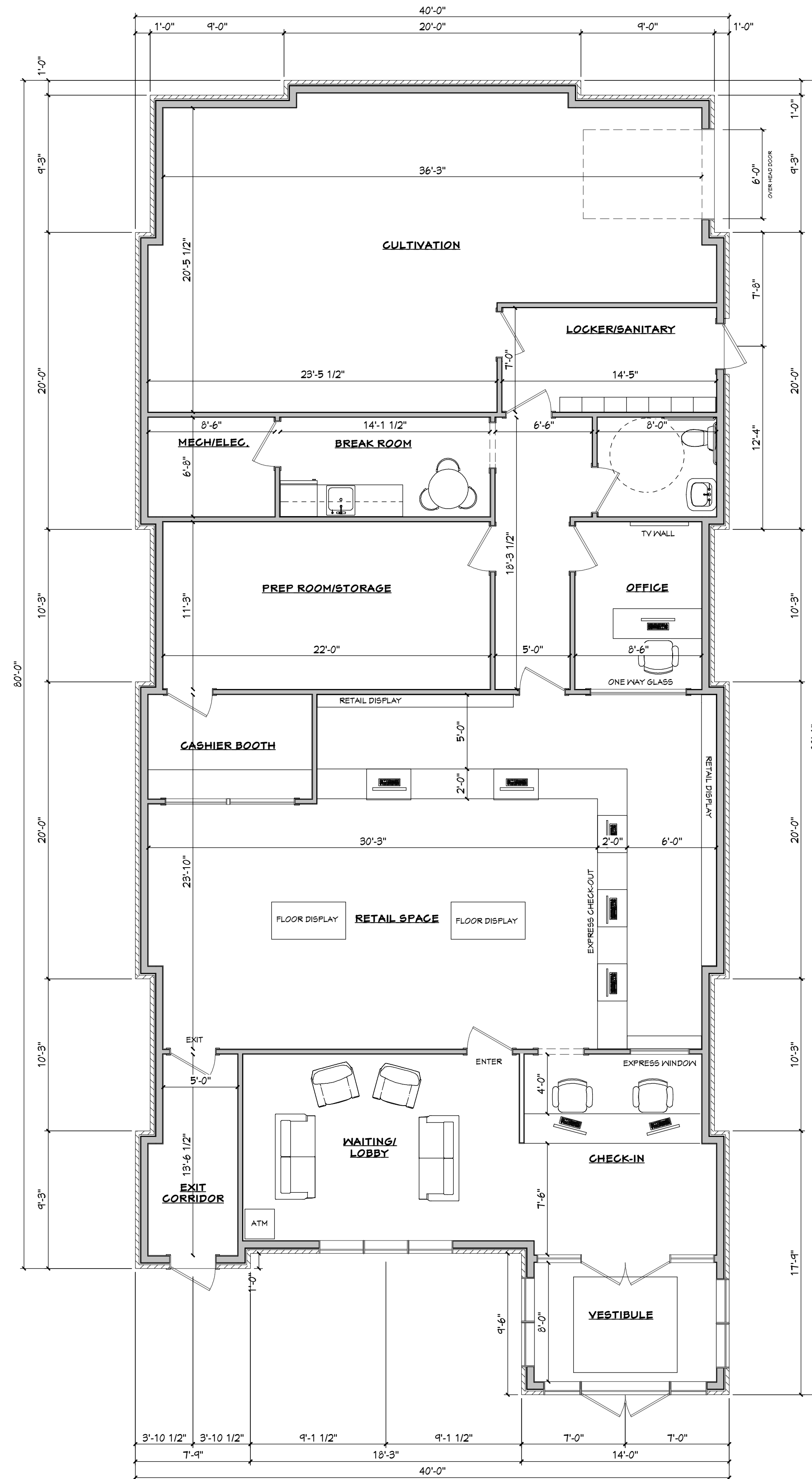
PROPOSED  
FLOOR PLAN

DATE ISSUED  
4.6.2024

REVISIONS

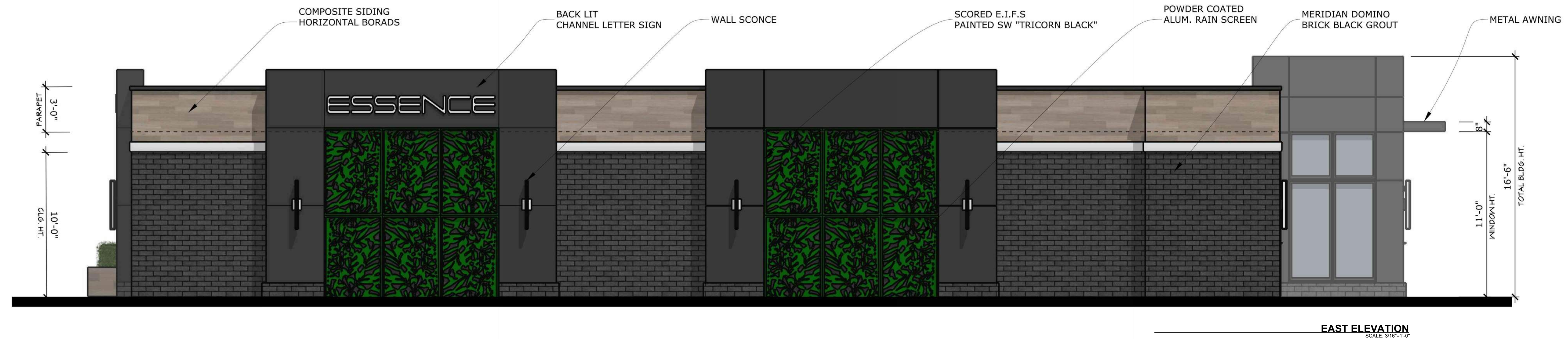
SHEET NUMBER

A-1



PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'-0"





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



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



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



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









(23) NEW JERSEY TEA FLOWERS: 2.5"X2.5" LENGTH/WIDTH x 3'-0" HEIGHT = 143 +/- SF.



(10) ROSE BUSHES: 3' X 3' LENGTH/WIDTH x 3'-0" HEIGHT = 90 +/- SF.



(34) BOXWOOD HEDGES: 3'-0" X 3'-0" LENGTH/WIDTH x 4'-0" HEIGHT = 306 +/- SF.



(11) KOREAN LILAC TREES: 10'-0" WIDTH x 10'-0" HEIGHT = 1,100 +/- SF.



(3) TOTAL LANDSCAPED MULCH AREAS = 1,697 SF +/-

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

GROSS SITE AREA = +/- 87,400 SF  
 PROPOSED LANDSCAPED AREAS = 4,621 SF +/-

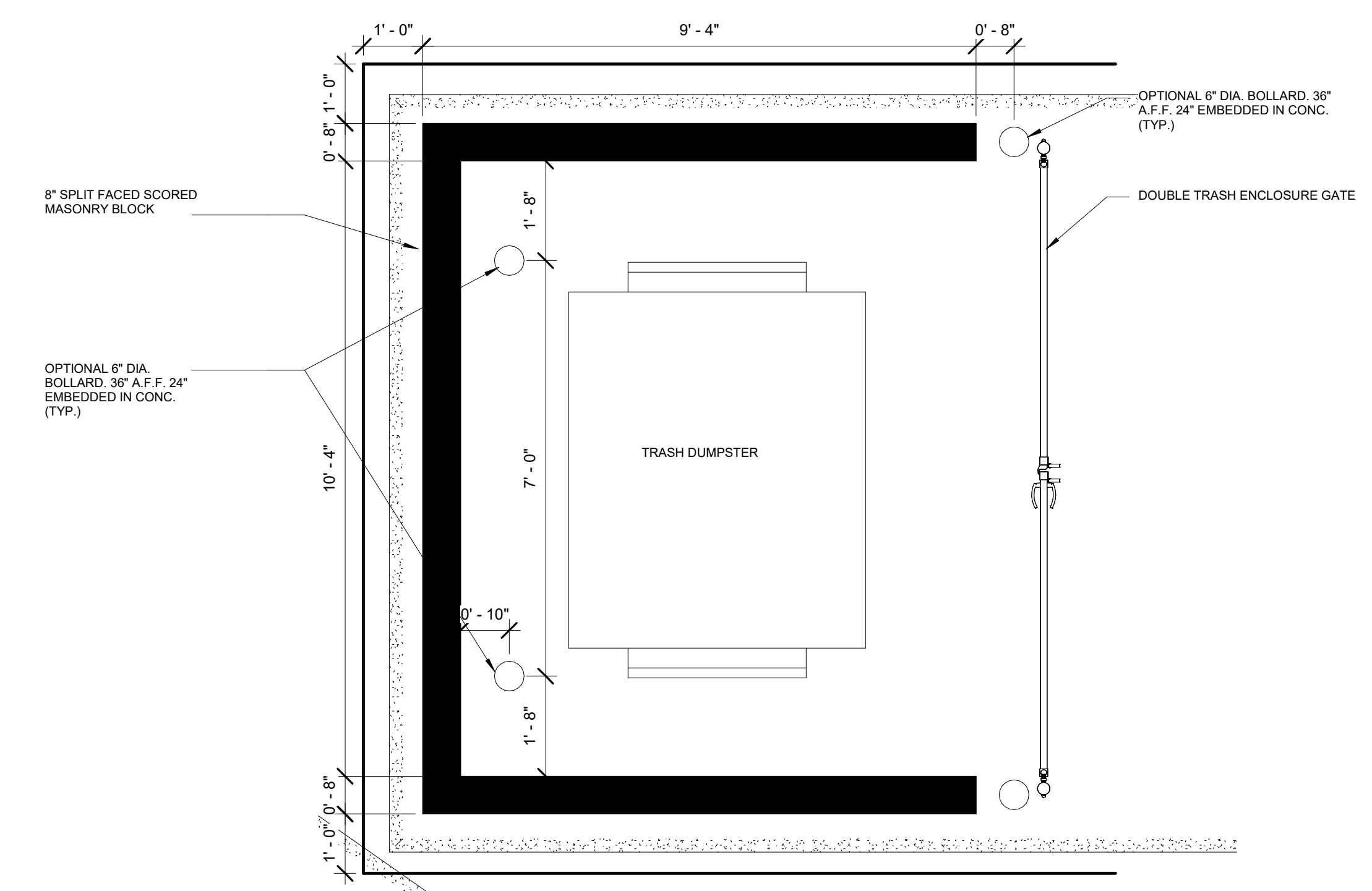
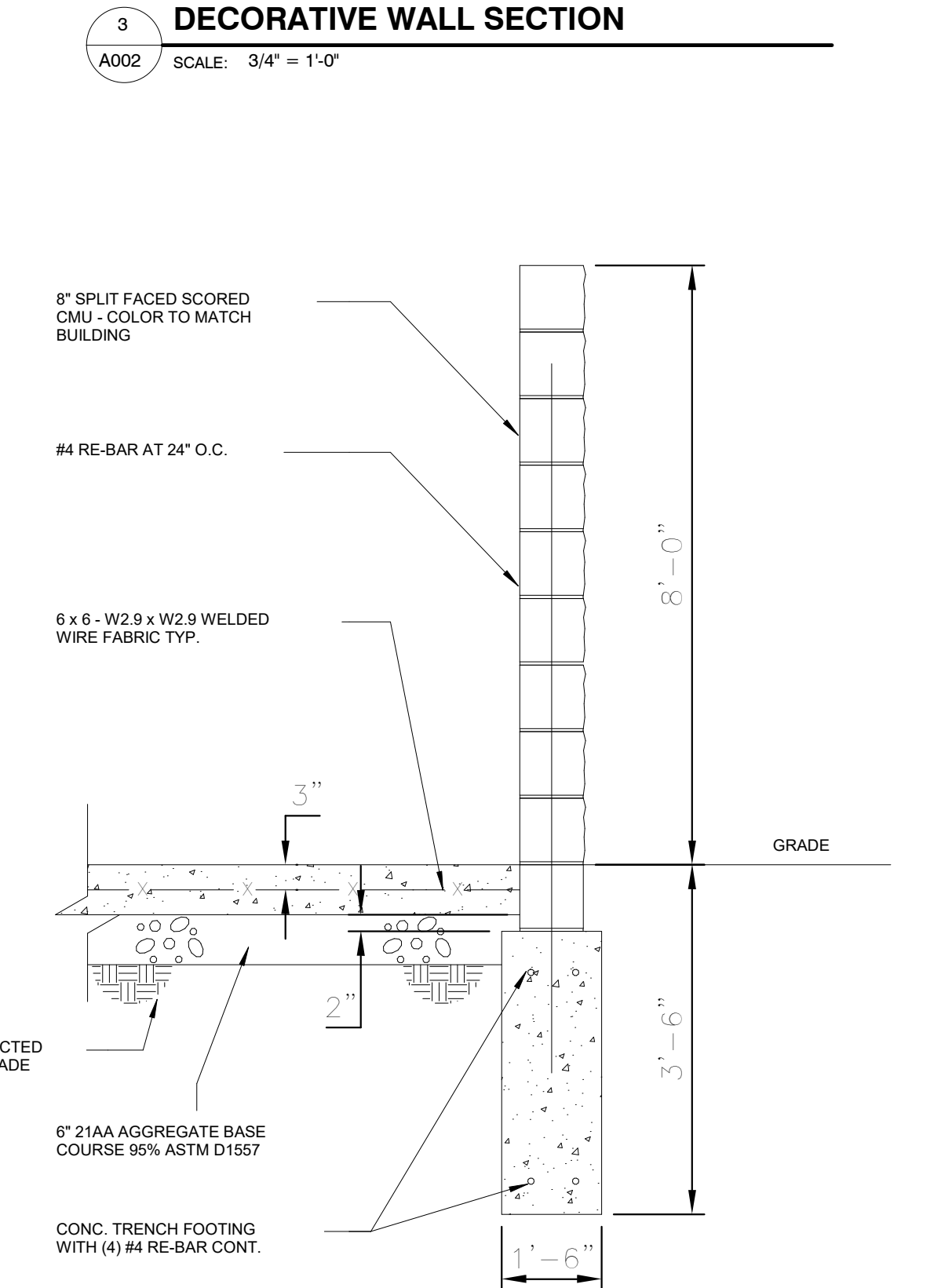
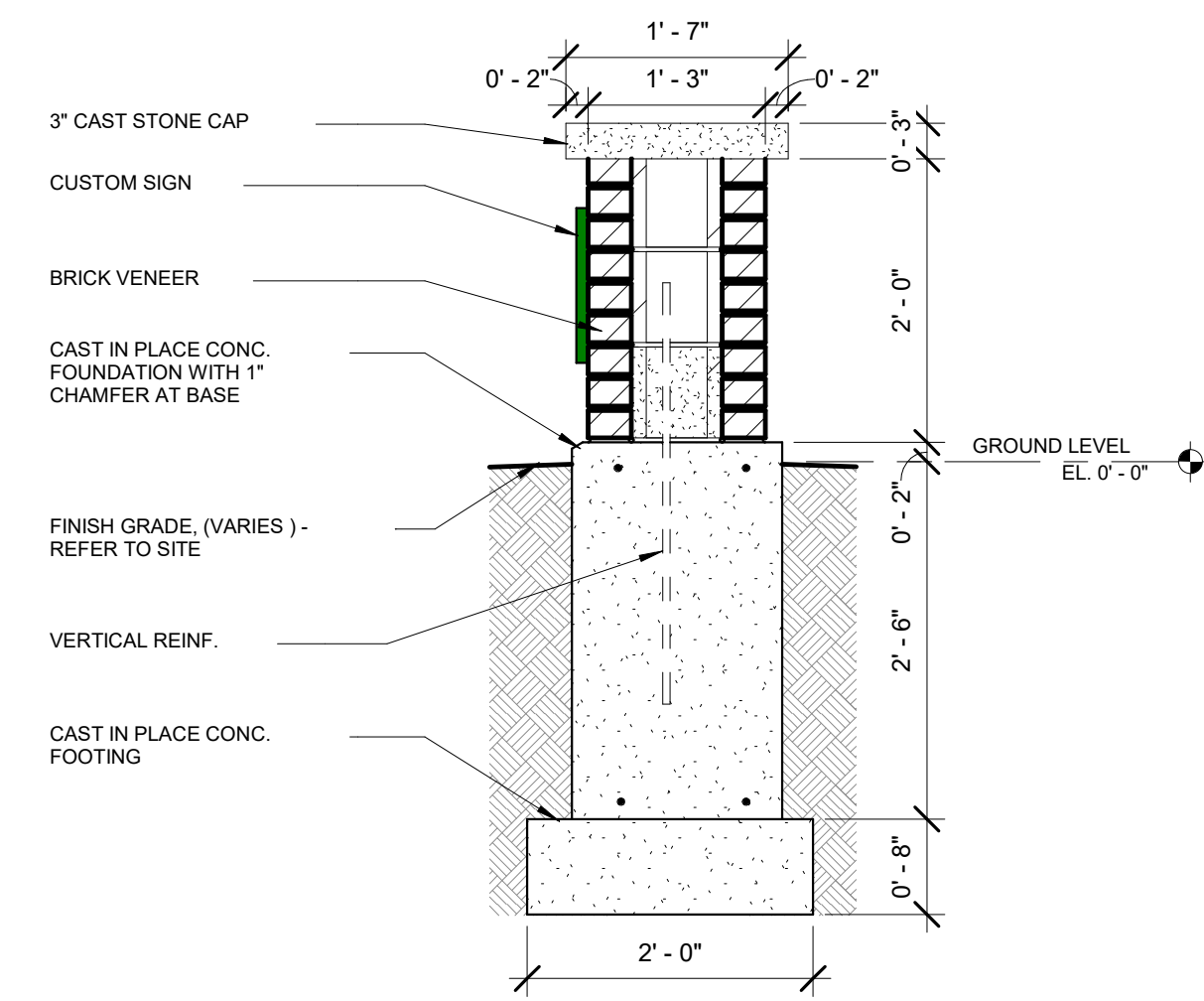
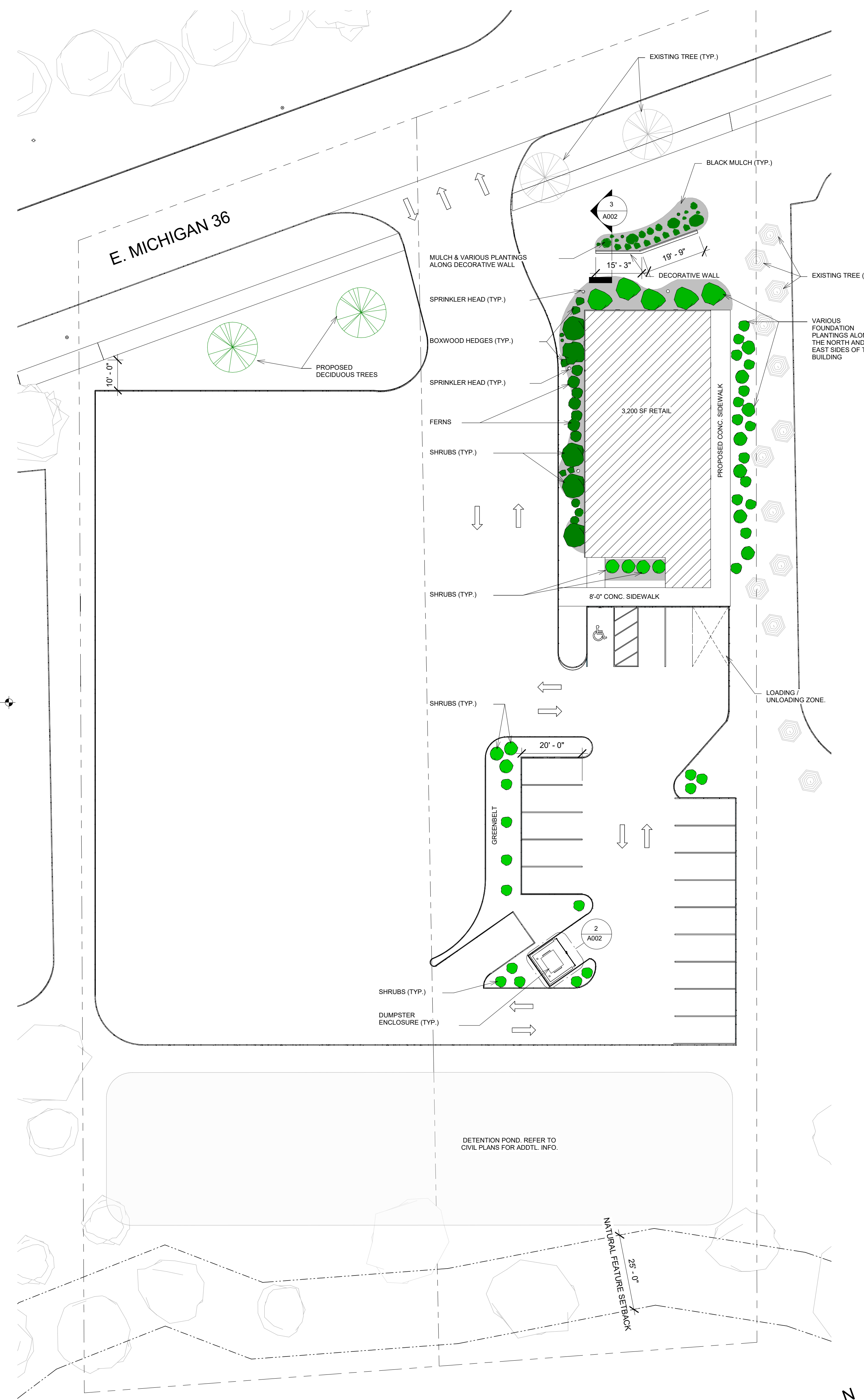
PERCENTAGE OF TOTAL PROPOSED LANDSCAPED OPEN AREAS: 4,621 SF / 87,400 SF = 0.052 X 100% = 5.2%

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

GROSS LANDSCAPED AREAS = 4,621 SF +/-

(11) DECIDUOUS TREES @ 1,100 SF. + (34) SHRUBS @ 306 SF + (23) FLOWERS @ 143 SF + (10) ROSE BUSHES @ 90 SF = 1,488 SF +/- OF PROPOSED LANDSCAPE MATERIAL

1,639 SF / 4,621 SF = 0.354 x 100% = +/- 35%



www.autodesk.com/revit

Owner: Pinckney Developments  
 Phone: (313) 778-4402  
 Email: k\_lytwyn@hotmail.com

Consultant Address Address Address Phone  
 Address Address Address Phone  
 Address Address Address Phone  
 Address Address Address Phone

No.	Description	Date
3	SITE PLAN REVISIONS - LANDSCAPING	04/07/2024
4	SITE PLAN REVISIONS - LANDSCAPING	04/10/2024

**Marco Lytwyn**

**PINCKNEY**

LANDSCAPE PLAN

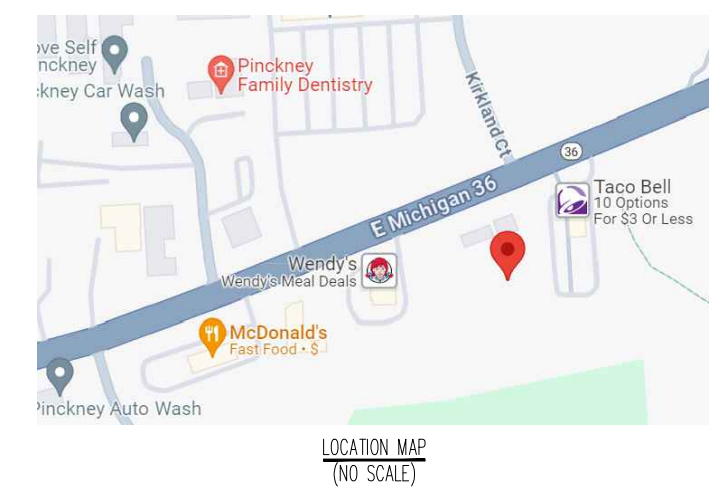
Project Number: 0002  
 Date: 01/05/2024  
 Drawn By: Arton, Peter  
 Checked By: None.

**A002**

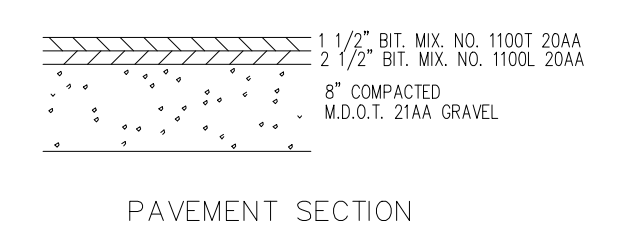
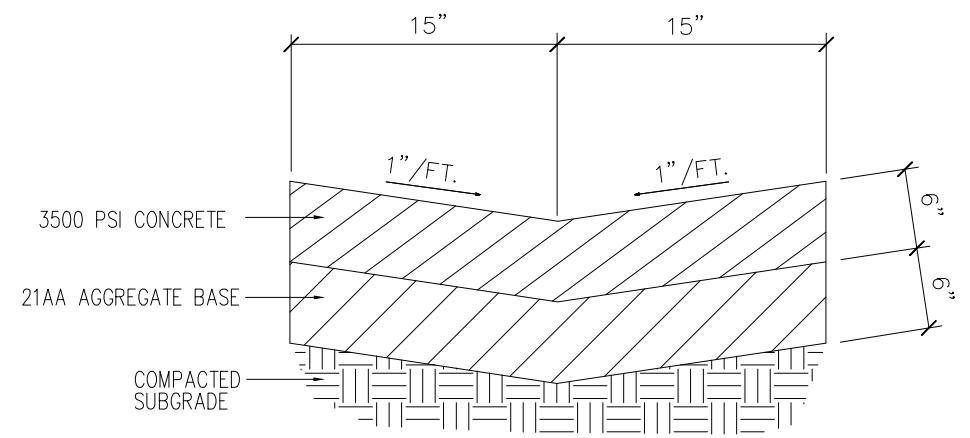
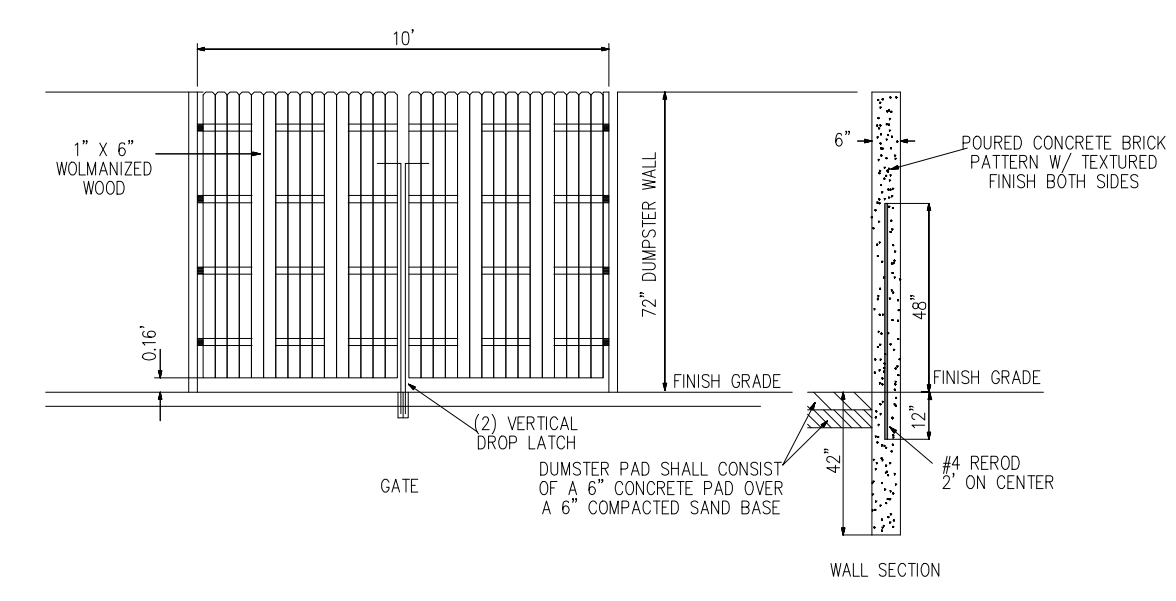
Scale: As indicated



N  
SCALE 1"=30'



ZONING:  
SED - SECONDARY ZONING DISTRICT  
LOT AREA:  
GROSS= 86798.61 SQ. FT. OR 1.99 AC.  
NET= 79137.95 SQ. FT. OR 1.82 AC.



BENCH MARKS  
B.M. #1: RIM OF STORM MANHOLE  
ELEVATION= 891.82 (NAVD88)  
B.M. #2: RIM OF SANITARY MANHOLE  
ELEVATION= 893.39 (NAVD88)

THE LAND IS DESCRIBED AS FOLLOWS:  
SITUATED IN THE TOWNSHIP OF PUTNAM, COUNTY OF LIVINGSTON AND STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
PARCEL 1:  
PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 322.6 FEET NORTH 84 DEGREES 45 MINUTES EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 84 DEGREES 45 MINUTES EAST 116.4 FEET; THENCE NORTH 2 DEGREES 30 MINUTES WEST 390 FEET TO THE CENTERLINE OF HIGHWAY M-36; THENCE SOUTH 88 DEGREES 30 MINUTES WEST 121 FEET ALONG THE CENTERLINE OF SAID HIGHWAY M-36; THENCE SOUTH 2 DEGREES 30 MINUTES EAST 359 FEET TO THE POINT OF BEGINNING.  
PARCEL 2:  
PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 439 FEET NORTH 84 DEGREES 45 MINUTES EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 84 DEGREES 45 MINUTES EAST 107 FEET; THENCE NORTH 2 DEGREES 30 MINUTES WEST 424 FEET TO THE CENTERLINE OF HIGHWAY M-36; THENCE SOUTH 68 DEGREES 30 MINUTES WEST 111 FEET ALONG THE CENTERLINE OF SAID HIGHWAY M-36; THENCE SOUTH 2 DEGREES 30 MINUTES EAST 390 FEET TO THE POINT OF BEGINNING.

EXISTING	PROPOSED	AMERITECH	WELL	TELEPHONE RISER	D.E. TRANSFORMER	SEWER CLEAN OUT	GAS METER	GAS VALVE /GAS MARKER	STORM MANHOLE (ST MH)	CATCH BASIN (CB)	GATE VALVE IN WELL	FIRE HYDRANT	X-ING SIGNAL POLE	TRAFFIC SIGNAL POLE	UTILITY POLE	UTILITY POLE W/ LAMP EXTENSION

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE WE CAN NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN.



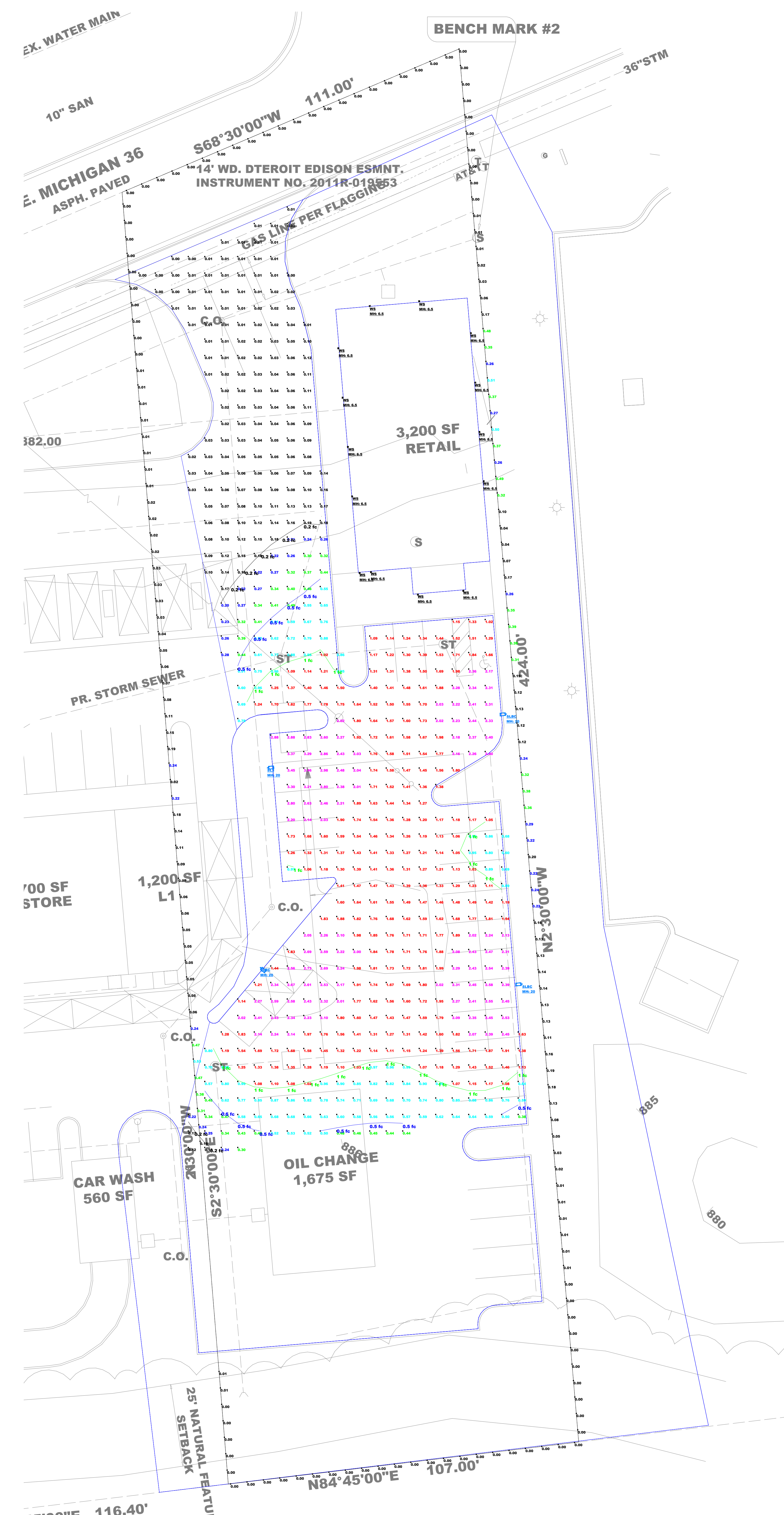
**SURVEY TECH.**  
LAND SURVEYING CIVIL ENGINEERING  
3253 LYNHURST CT. OAKLAND, MI 48306  
TEL (248) 670-6556

MASTER SITE/UTILITY PLAN

PROPRIETOR: MARCO LYTWYN

SCALE: 1"=30'	DATE: 01-18-2024	JOB #: 24103	SHEET: C-1
DRAWN BY: M.M.F	CHECKED BY: M.M.F	APPROVED BY:	





**GENERAL LIGHTING NOTES:**  
 - WORK PLANE CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT: 2'-6" AFF  
 - CORRIDOR CALCULATIONS ARE SHOWN IN FOOTCANDLES (fc) AT: 2'-6" AFF  
 - EXTERIOR CALCULATIONS ARE SHOWN IN FOOTCANDLES (fc) AT FINISHED GRADE

**EMERGENCY EGRESS NOTES:**  
 - INTERIOR CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT FINISHED FLOOR  
 - EXTERIOR CALCULATIONS ARE SHOWN IN FOOTCANDLES (fc) AT FINISHED GRADE  
 - WIZARD LIGHTING COMPANY LLC IS NOT A REGISTERED ELECTRICAL ENGINEER, THEREFORE THE EMERGENCY EGRESS CALCS ARE MERELY A REPRESENTATION OF ILLUMINATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED ELECTRICAL ENGINEER TO VALIDATE THE CALCS SHOWN MEET CODE REQUIREMENTS.

THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE ON ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

**FIRST FLOOR LIGHTING PLANS**  
 Scale: 1 inch= 15 Ft.



#	DATE	ISSUED FOR
0	02.14.24	SITE PLAN APPROVAL
1	04.10.24	DESIGN REVISIONS

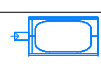
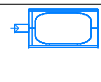
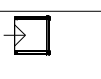
Revisions

ESSENCE PROVISIONS

Drawn By: B.LASSEN  
 Checked By:  
 Date: 4/10/2024

ESSENCE PROVISIONS -  
 STORE FRONT  
 PLAN NAME



LUMINAIRE SCHEDULE										
SYMBOL	QTY	TYPE	DESCRIPTION	MANUFACTURER	CATALOG #	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	COMMENTS
	1	SL3	POLE MOUNTED LED LUMINAIRE. RUGGED DIE-CAST ALUMINUM HOUSING AND TYPE III DISTRIBUTION. LUMINAIRE COMPLETE WITH INTEGRAL BUTTON TYPE PHOTO CONTROL AND 0-10V DIMMING DRIVER. ARCHITECT TO SELECT FINISH.	GARDGO - OPTIFORM SERIES	OPF-S-A02-840-T3M-AR1-208-XX	0.910	8362	54.129	54.129	ELECTRICAL ENGINEER SHALL VERIFY AVAILABLE VOLTAGE PRIOR TO ORDERING. ARCHITECT TO SELECT FINISH. LUMINAIRE HEAD SHALL BE MOUNTED AT A MAX HEIGHT OF 20 FEET, ATOP A 30in CONCRETE BASE.
	3	SLBC	POLE MOUNTED LED LUMINAIRE. RUGGED DIE-CAST ALUMINUM HOUSING AND TYPE III DISTRIBUTION. LUMINAIRE COMPLETE WITH INTEGRAL BUTTON TYPE PHOTO CONTROL AND 0-10V DIMMING DRIVER. ARCHITECT TO SELECT FINISH.	GARDGO - OPTIFORM SERIES	OPF-S-A02-840-BLC-AR1-208-XX	0.910	5877	54.129	162.387	ELECTRICAL ENGINEER SHALL VERIFY AVAILABLE VOLTAGE PRIOR TO ORDERING. ARCHITECT TO SELECT FINISH. LUMINAIRE HEAD SHALL BE MOUNTED AT A MAX HEIGHT OF 20 FEET, ATOP A 30in CONCRETE BASE.
	14	WS	TBD	TBD	TBD	0.910	2043	24.41	341.74	LUMINAIRE TO BE SELECTED BY THE OWNER

CALCULATION SUMMARY									
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	WORK PLANE	
PARKING & DRIVES GRADE	Illuminance	Fc	1.11	3.46	0.00	N.A.	N.A.	0	
PROPERTY LINE	Illuminance	Fc	0.09	0.53	0.00	N.A.	N.A.	N.A.	

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248-714-5076



#	DATE	ISSUED FOR
0	02.14.24	SITE PLAN APPROVAL
1	04.10.24	DESIGN REVISIONS

Revisions

ESSENCE PROVISIONS

Drawn By: B.LASSEN  
Checked By:  
Date: 4/10/2024  
Scale: NONE

ESSENCE PROVISIONS -  
STORE FRONT  
LUMINAIRE SCHEDULES







