Station Plats JSP23-02 Pre-App Planning

The Station Flats

Wixom Rd between Grand River and 11 Mile Rd

RECEIVED
JAN 18 2023
CITY OF NOVI
COMMUNITY DEVELOPMENT

Owner

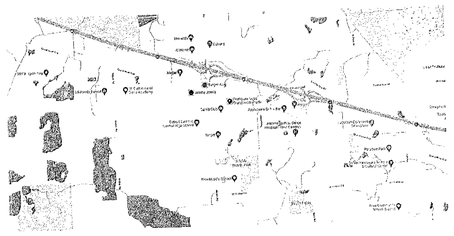
MF Novi, LLC.
280 W. Maple Rd, Suite 230
Birmingham, MI 48009
P.248.540.9300

Architect

Krieger | Klatt Architects Inc.
2120 E. 11 Mile Rd.
Royal Oak, MI 48067
P.248.414.9270
F.248.414.9275

Civil Engineer

PEA Group
2430 Rochester Court, Suite 100
Troy, MI 48083
P.844.813.2949



North
Location Map
NTS

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KRIEGER KLATT ARCHITECTS
2120 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

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Birmingham, MI 48009

Project:
Station Flats

Wixom Rd
Novi, MI

Issued	Description	By
01-13-2023	Prelim. SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Cover Sheet

Project Number:
Project Number

Scale:

Sheet Number:
G.001

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
DIMPLE IN ARROW ON A HYDRANT LOCATED NEAR THE NORTHEAST PROPERTY CORNER, APPROX. 63' EAST FROM THE EAST WALL OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 986.37

BM #301
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 180' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER OF SAM'S CLUB (27300 WIXOM RD.)
ELEV. – 984.93

BM #302
DIMPLE IN ARROW ON A HYDRANT LOCATED APPROX. 67' EAST FROM THE NORTHEAST BUILDING CORNER OF TARGET (27100 WIXOM RD.)
ELEV. – 982.19

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0606F, DATED SEPTEMBER 29, 2006.

CITY OF NOVI FIRE DEPARTMENT NOTES:
1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

LEGAL DESCRIPTION
(Per ATA National Title Group File No. 63–21794529–SCM, Commitment Date August 03, 2021)

The land referred to in this commitment is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, beginning at a point distant South 00 degrees 19 minutes 49 seconds East 1440.12 feet from the Northwest Section corner; thence South 90 degrees 00 minutes 00 seconds East 305.38 feet; thence North 00 degrees 00 minutes 00 seconds West 127.09 feet; thence South 90 degrees 00 minutes 00 seconds East 277.34 feet; thence along curve to the right, radius 15.05 feet, chord bears North 39 degrees 16 minutes 37 seconds East 23.25 feet, distance of 26.57 feet; thence South 90 degrees 00 minutes 00 seconds East 348.95 feet; thence North 00 degrees 00 minutes 00 seconds East 59.51 feet; thence South 89 degrees 23 minutes 02 seconds East 399.93 feet; thence South 00 degrees 36 minutes 58 seconds West 1409.63 feet; thence North 89 degrees 34 minutes 38 seconds West 554.26 feet; thence North 00 degrees 19 minutes 49 seconds West 156.00 feet; thence North 89 degrees 34 minutes 38 seconds West 180.07 feet; thence North 00 degrees 00 minutes 04 seconds West 515.53 feet; thence South 90 degrees 00 minutes 00 seconds West 27.76 feet; thence North 00 degrees 00 minutes 07 seconds West 481.77 feet; thence North 90 degrees 00 minutes 00 seconds West 567.85 feet; thence North 00 degrees 19 minutes 49 seconds West 50.54 feet to beginning.

SITE DATA TABLE:
SITE AREA: 24.78 ACRES (1,079,271 SF.) NET AND GROSS

TAX ID: 22–17–101–032

ZONING: CONSENT JUDGEMENT

PROPOSED ZONING: RM–2 LOW DENSITY MULTIPLE–FAMILY

EXISTING USE: VACANT LAND

PROPOSED USE: RESIDENTIAL MULTI–FAMILY

UNIT MIX

LIVE/WORK (VARIES) – (8 TOTAL) RATIO = 5.1%
STUDIO (500 S.F.) – (24 TOTAL) RATIO = 15.2%
1 BEDROOM (720 S.F.) – (67 TOTAL) RATIO = 42.4%
2 BEDROOM (860 S.F.) – (57 TOTAL) RATIO = 36.1%
3 BEDROOM (1,600 S.F.) – (2 TOTAL) RATIO = 1.2%

BUILDING HEIGHT ALLOWED = 35'
BUILDING HEIGHT PROPOSED = TBD

MAXIMUM BUILDING PERCENTAGE OF LOT COVERAGE = 25%
PROPOSED BUILDING LOT COVERAGE = 4.24%

MAXIMUM BUILDING LENGTH = 180.00'
PROPOSED BUILDING LENGTH = 368' (**)

SETBACK REQUIREMENTS:

RM–1 ZONING DISTRICT:	REQUIRED	PROVIDED
FRONT SETBACK (WEST)	50'	103.21'
SIDE SETBACK (NORTH)	75'	150.17'
SIDE SETBACK (SOUTH)	75'	660.79'
REAR SETBACK (EAST)	75'	484.48'
WETLAND SETBACK	25'	9.98'

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED: 1.5139 SPACES PER DWELLING UNIT (PER ITE STANDARDS)

TOTAL PARKING REQUIRED: 160 UNITS x 1.5139 SPACES = 242.224 or 243 SPACES REQUIRED

TOTAL PROPOSED PARKING SPACES = 248 OPEN SPACES (INCLUDES 7 H/C SPACES)

OFF–STREET PARKING

REQUIRED – NO CLOSER THAN 20' FROM ROW AND PROPERTY LINE
PROPOSED – 10' FROM PROPERTY LINE. (**)

REQUIRED – NO CLOSER THAN 25' TO ANY WALL OF A DWELLING STRUCTURE THAT CONTAINS OPENINGS INVOLVING LIVING AREAS.
PROPOSED – 12.37' FROM DWELLING STRUCTURE. (**)

REQUIRED – 25' SETBACK FROM WETLAND/WATERCOURSE
PROPOSED – 13.52' SETBACK FROM HIGH WATERMARK (**)

PEDESTRIAN CONNECTIVITY

REQUIRED – 5' SIDEWALKS ON BOTH SIDES OF PRIVATE DRIVE
PROVIDED – 7' SIDEWALK ON ONE SIDE ONLY (**)

BICYCLE PARKING

REQUIRED – 1 SPACE FOR EACH 5 UNITS = 158 UNITS / 5 = 32
PLUS 25% OF BIKE SPACES SHOULD BE COVERED
PROVIDED – 35 SPACES

(**) WAIVERS REQUIRED

OPEN SPACE CALCULATION

TOTAL SITE AREA = 1,079,271 SF.
TOTAL GREENSPACE = 862,824 SF.
PERCENT OPEN SPACE = 80%

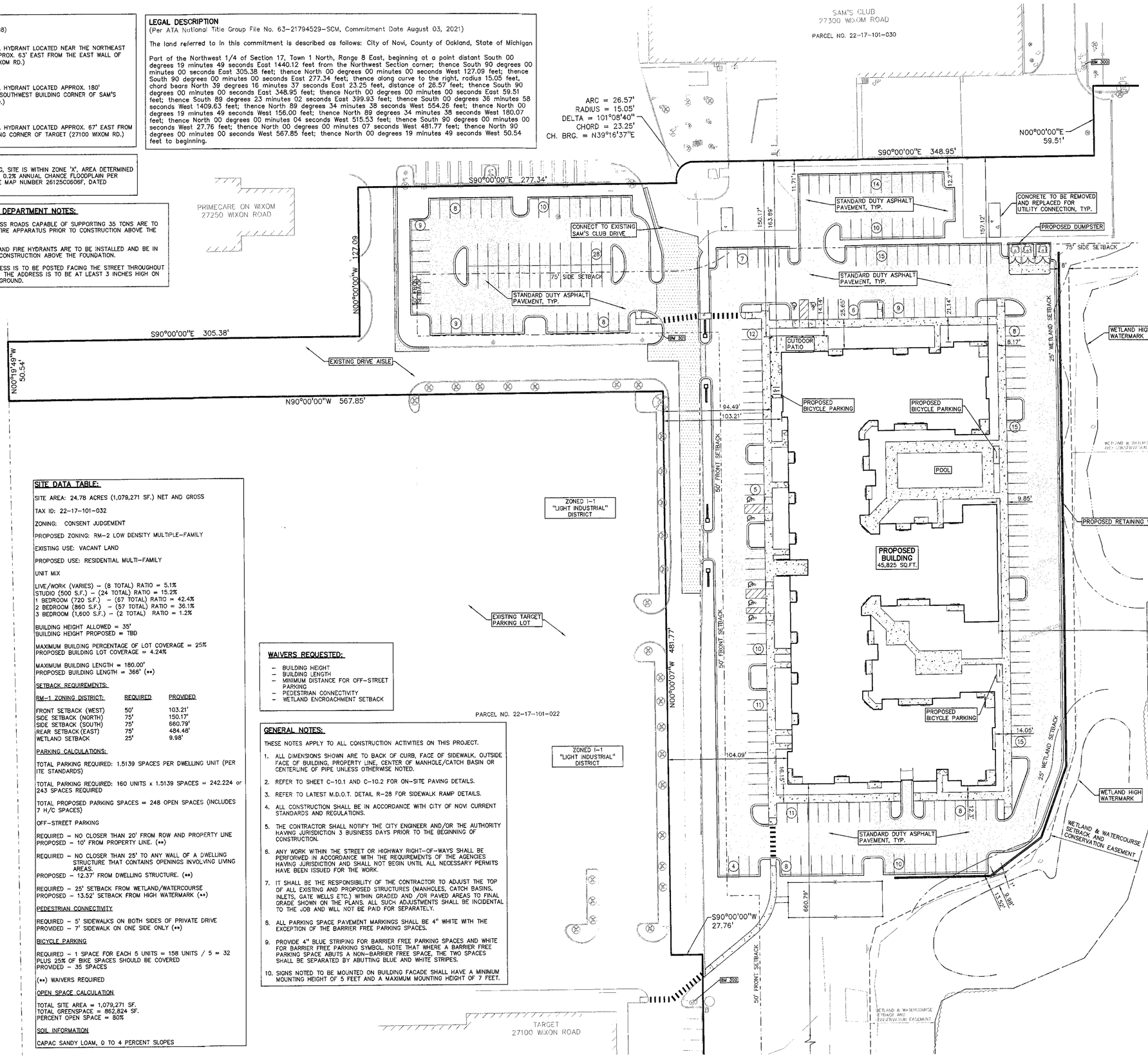
SOIL INFORMATION

CAPAC SANDY LOAM, 0 TO 4 PERCENT SLOPES

WAIVERS REQUESTED:
- BUILDING HEIGHT
- BUILDING LENGTH
- MINIMUM DISTANCE FOR OFF–STREET PARKING
- PEDESTRIAN CONNECTIVITY
- WETLAND ENCROACHMENT SETBACK

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C–10.1 AND C–10.2 FOR ON–SITE PAVING DETAILS.
3. REFER TO LATEST M.D.O.T. DETAIL R–28 FOR SIDEWALK RAMP DETAILS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT–OF–WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
8. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
9. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ABUTS A NON–BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
10. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.



LEGEND
IRON FOUND · IRON SET · NAIL FOUND · NAIL & CAP SET · BRASS PLUG SET · MONUMENT FOUND · MONUMENT · SEC. CORNER FOUND · R RECORDED · M MEASURED · C CALCULATED

EXISTING	PROPOSED	
OH–ELEC		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG–CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG–PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG–ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS		GAS MAIN, VALVE & GAS LINE MARKER
W		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
S		SANITARY SEWER, CLEANOUT & MANHOLE
ST		STORM SEWER, CLEANOUT & MANHOLE
C		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
648.37		SPOT ELEVATION
648		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
	671.21	
CONC		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY · HEAVY DUTY · R.O.W. ONLY

REFERENCE DRAWINGS

WATER MAIN	CITY OF NOVI GIS MAP, DATED 09/02/2021
SANITARY SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021
STORM SEWER	CITY OF NOVI GIS MAP, DATED 09/02/2021

NORTH

0 20 40 80
SCALE: 1" = 40'

Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · JAMES J. BUTLER · License No. 6201039605 · PROFESSIONAL ENGINEER

CLIENT
MF NOVI, LLC.
280 WEST MAPLE RD., SUITE 230
BIRMINGHAM, MI 48009

PROJECT TITLE
THE STATION FLATS
WIXOM RD. BETWEEN GRAND RIVER AVE. AND 11 MILE RD.
NOVI, MICHIGAN

REVISIONS
PRE-APPLICATION SUBMITTAL 1/13/2023

ORIGINAL ISSUE DATE:
DECEMBER 1, 2022

DRAWING TITLE
PRELIMINARY SITE PLAN- OVERALL

PEA JOB NO.	2021-0449
P.M.	JPB
DN.	AJM
DES.	SWS

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0449 CYPRESS NOVI\DRAWS\SITE PLANS\LAYOUT\2021-0449.dwg

LANDSCAPE CALCULATION–ENTIRE SITE:

PER CITY OF NOVI ZONING ORDINANCE (AMENDED 6.22.17) – ENTIRE SITE
BEZTAK, NOVI: 2015–298

INTERIOR PARKING LOT LANDSCAPE

REQUIRED LOT 1:
SF OF PAVED AREA UNDER 50,000 SF = 21,676 SF x 7.5% = 1,626 SF
1,626/200 = 8 CANOPY TREES REQUIRED

REQUIRED LOT 2:
SF OF PAVED AREA UNDER 50,000 SF = 7,462 SF x 7.5% = 560 SF
560/200 = 3 CANOPY TREES REQUIRED

PROVIDED LOT 1:
2,633 SF OF INTERIOR LANDSCAPE ISLAND AREA
8, 3" CAL. DEC. TREES ALSO COUNTING AS MULTIFAMILY TREES

PROVIDED LOT 2:
804 SF OF INTERIOR LANDSCAPE ISLAND AREA
3, 3" CAL. DEC TREES ALSO COUNTING AS MULTIFAMILY TREES

PERIMETER PARKING LOT TREES

REQUIRED LOT 1:
1 DECIDUOUS TREE PER 35 LF
606 LF/35 = 17 TREES

REQUIRED LOT 2:
1 DECIDUOUS TREE PER 35 LF
364 LF/35 = 10 TREES

PROVIDED LOT 1:
17 TREES ALSO COUNTING AS MULTI–FAMILY TREES
101 ADDITIONAL SHRUBS ADDED PER NOVI REVIEW LETTER DATED 12.28.2022

PROVIDED LOT 2:
10 TREES ALSO COUNTING AS MULTI–FAMILY TREES

INTERIOR ROADWAY TREES
REQUIRED: 1 DECIDUOUS TREE PER 35 LF ON OUTER ROAD EDGE, DEDUCTING CLEAR VISION ZONE

1,547 LF / 35 = 45 TREES

PROVIDED: 45 TREES

MULTI–FAMILY FOUNDATION PLANTINGS
REQUIRED: A MIX OF SHRUBS, SUB–CANOPY TREES, GROUNDCOVERS, PERENNIALS, ANNUALS AND/OR ORNAMENTAL GRASSES PROVIDED AT THE FRONT OF EACH GROUND FLOOR UNIT COVERING 35% OF BUILDING FACADE.

1,394 LF X .35 = 487.9 LF REQUIRED

PROVIDED:
754 LF

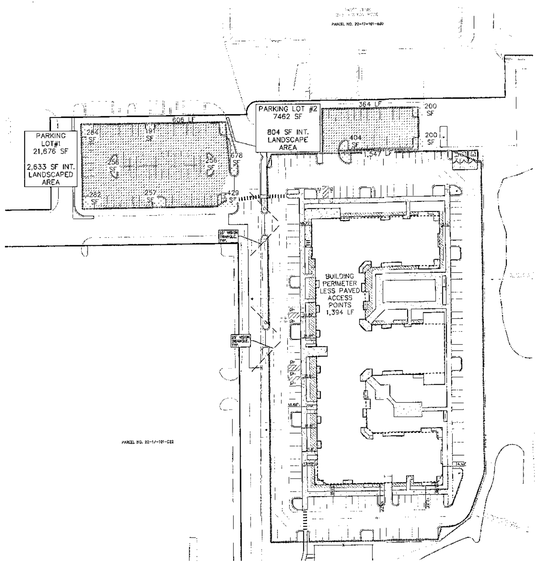
UNIT TREE PLANTINGS
REQUIRED: 3 DECIDUOUS TREES OR LARGE EVERGREENS PER EACH DWELLING UNIT ON THE FIRST FLOOR. 35 FIRST FLOOR UNITS X 3 = 105 TREES, WITH UP TO 25% SUB CANOPY TREES FOR DIVERSITY

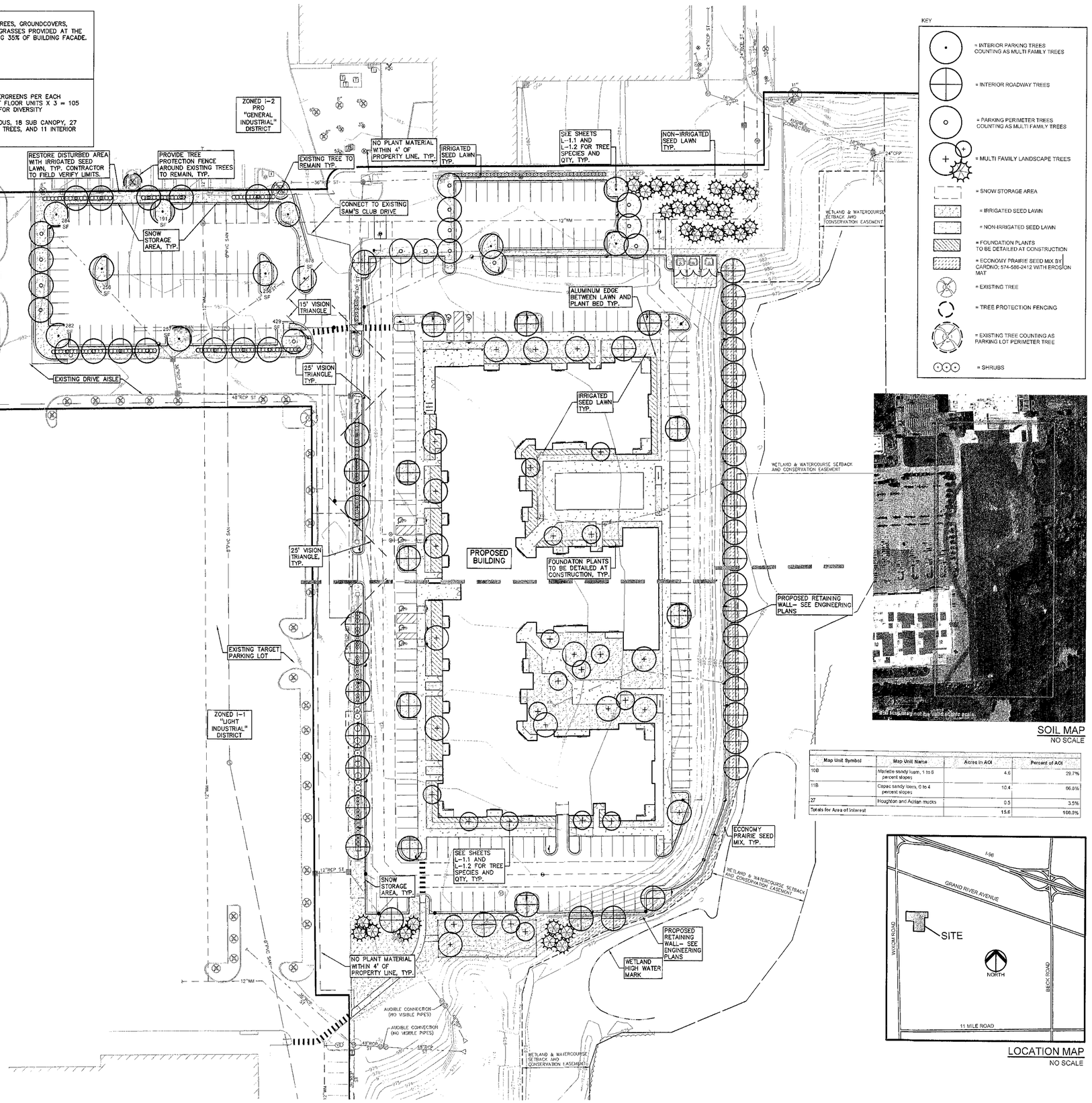
PROVIDED: 32 LARGE EVERGREENS, 17 DECIDUOUS, 18 SUB CANOPY, 27 PERIMETER PARKING TREES COUNTING AS UNIT TREES, AND 11 INTERIOR PARKING TREES COUNTING AS UNIT TREES

NOTE:
NO OVERHEAD UTILITY LINES

SITE DATA TABLE:

SITE AREA: 24.78 ACRES (1,079,271 SF.) NET AND GROSS
TAX ID: 22–17–101–032
ZONING: I–1 LIGHT INDUSTRIAL
PROPOSED RE–ZONE: RM–1 LOW DENSITY MULTIPLE–FAMILY
EXISTING USE: VACANT LAND
PROPOSED USE: RESIDENTIAL MULTI–FAMILY





KEY

- = INTERIOR PARKING TREES COUNTING AS MULTI FAMILY TREES
- = INTERIOR ROADWAY TREES
- = PARKING PERIMETER TREES COUNTING AS MULTI FAMILY TREES
- = MULTI FAMILY LANDSCAPE TREES
- = SNOW STORAGE AREA
- = IRRIGATED SEED LAWN
- = NON–IRRIGATED SEED LAWN
- = FOUNDATION PLANTS TO BE DETAILED AT CONSTRUCTION
- = ECONOMY PRAIRIE SEED MIX BY CARDNO; 574–586–2412 WITH EROSION MAT
- = EXISTING TREE
- = TREE PROTECTION FENCING
- = EXISTING TREE COUNTING AS PARKING LOT PERIMETER TREE
- = SHRUBS

NORTH

0 20 40 80
SCALE: 1" = 40'

SOIL MAP
NO SCALE

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	4.6	29.7%
11B	Capac sandy loam, 0 to 4 percent slopes	10.4	66.8%
27	Houghton and Adrian mucks	0.5	3.5%
Totals for Area of Interest		15.6	100.0%

LOCATION MAP
NO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 47990
REGISTERED LANDSCAPE ARCHITECT

811 Know what's below. Call before you dig.

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DES.	LAW

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2021\2021-0449 CYPRESS NOVI\DWG\SITE PLANS\L-1.0 LANDSCAPE-210449.dwg

Exterior Material Percentages: Front Facade

DESCRIPTION	AREA SQFT	PERCENTAGE	MAX ALLOWED %
BRICK	4,409 SQFT	37%	MIN. 30% MAX 100%
STONE	1,370 SQFT	11%	MAX. 50%
FAUX WOOD	1,521 SQFT	13%	MAX. 50%
LAP SIDING	2,881 SQFT	24%	MAX. 25%
METAL PANEL	1,530 SQFT	13%	MAX. 50%

Exterior Material Percentages: Left Facade

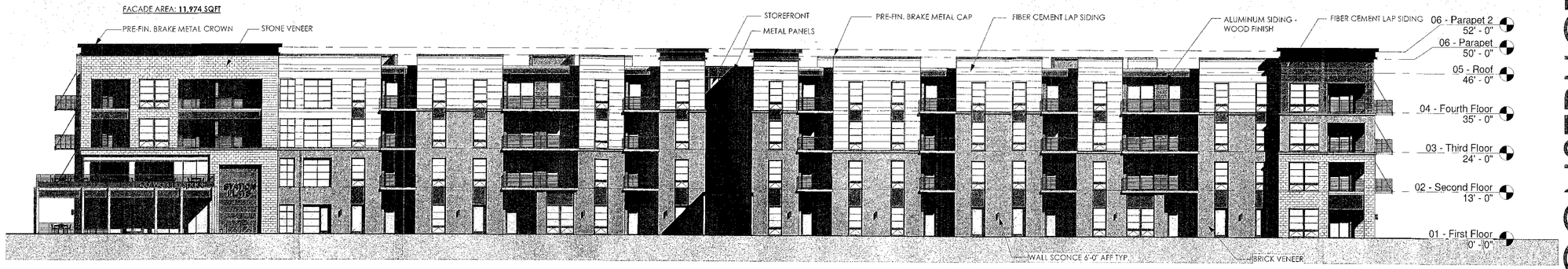
DESCRIPTION	AREA SQFT	PERCENTAGE	MAX ALLOWED %
BRICK	2,183 SQFT	33%	MIN. 30% MAX 100%
STONE	1,586 SQFT	24%	MAX. 50%
FAUX WOOD	705 SQFT	11%	MAX. 50%
LAP SIDING	1,250 SQFT	19%	MAX. 25%
METAL PANEL	757 SQFT	12%	MAX. 50%

Exterior Material Percentages: Right Facade

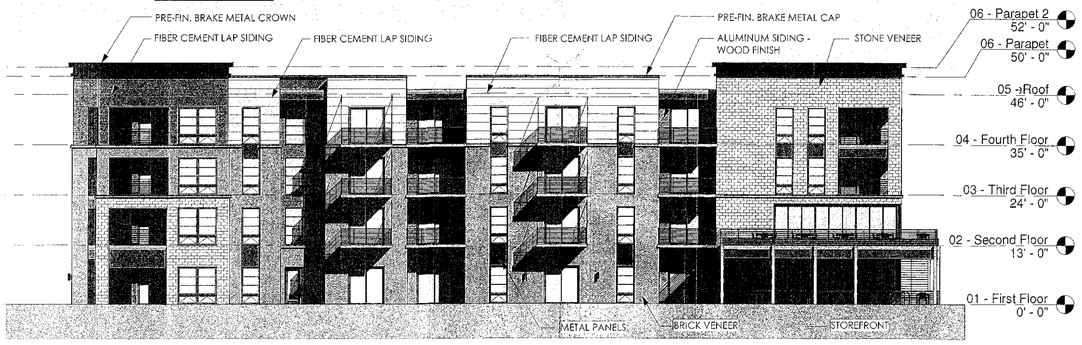
DESCRIPTION	AREA SQFT	PERCENTAGE	MAX ALLOWED %
BRICK	2,602 SQFT	37%	MIN. 30% MAX 100%
STONE	1,144 SQFT	17%	MAX. 50%
FAUX WOOD	656 SQFT	9%	MAX. 50%
LAP SIDING	1,776 SQFT	25%	MAX. 25%
METAL PANEL	630 SQFT	9%	MAX. 50%

Exterior Material Percentages: Rear Facade

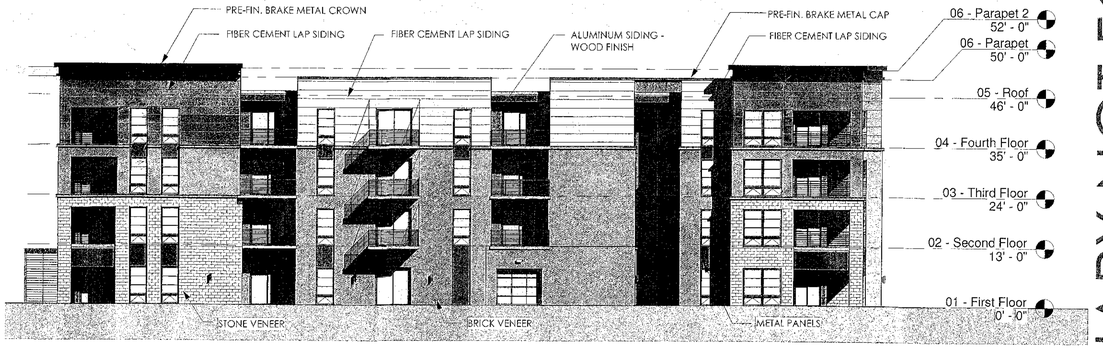
DESCRIPTION	AREA SQFT	PERCENTAGE	MAX ALLOWED %
BRICK	4,511 SQFT	32%	MIN. 30% MAX 100%
STONE	1,367 SQFT	10%	MAX. 50%
FAUX WOOD	2,784 SQFT	19%	MAX. 50%
LAP SIDING	3,327 SQFT	23%	MAX. 25%
METAL PANEL	1,951 SQFT	14%	MAX. 50%



1 A.100 Front (West) Elevation
1/16" = 1'-0"



2 A.100 Left (North) Elevation
1/16" = 1'-0"



4 A.100 Right (South) Elevation
1/16" = 1'-0"

3 A.100 Rear (East) Elevation
1/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

KRIEGER KLATT ARCHITECTS
2120 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
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Note:
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North Arrow:

Sheet Title:
Elevations

Project Number:
Project Number

Scale:
As indicated

Sheet Number:
A.200