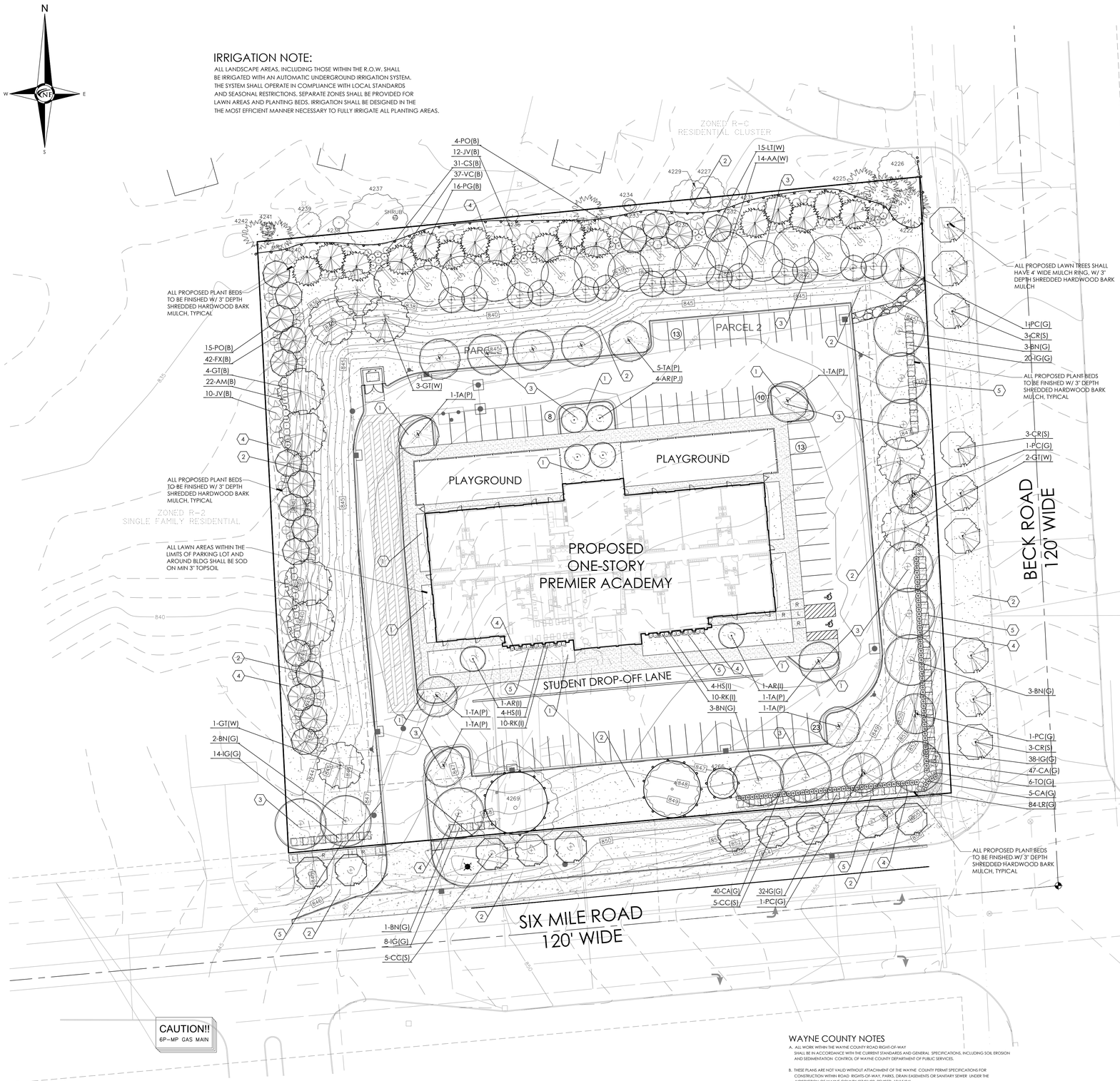
IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.



LANDSCAPE REQUIREMENTS

GREENBELT ABUTTING A R.O.W. (G)
1 DECIDUOUS TREE AND 6 SHRUBS PER 40 L.F. OF ROAD FRONTAGE
REQUIRED:
SIX MILE ROAD
390.79 L.F. / 40 L.F. = 9.78 OR 10 TREES REQUIRED
390.79 L.F. / 40 X 6 = 58.62 OR 59 SHRUBS REQUIRED
PROVIDED: 3 EXISTING TREES, 7 PROPOSED TREES, 60 SHRUBS

BECK ROAD
362.51 L.F. / 40 L.F. = 9.06 OR 9 TREES REQUIRED
362.51 L.F. / 40 X 6 = 54.38 OR 55 SHRUBS REQUIRED
PROVIDED: 9 PROPOSED TREES, 59 SHRUBS

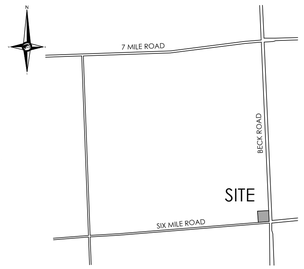
PARKING LOT LANDSCAPE REQUIREMENTS (P)
1 TREE PER 3,000 S.F. OF PAVED AREA
38,190.26 S.F. / 3,000 S.F. = 12.73 OR 13 TREES
PROVIDED: 13 TREES

INTERIOR BUILDING/SITE LANDSCAPE (I)
15% OF SITE, EXCLUSIVE OF OTHER REQUIREMENTS
1 TREE PER 400 S.F
1 SHURB PER 250 S.F.
8,746.53 S.F. X 15% = 1,314.98 S.F.
REQUIRED:
1,314.98 S.F. / 400 S.F. = 3.28 OR 4 TREES
1,314.98 S.F. / 250 S.F. = 5.28 OR 6 SHRUBS
PROVIDED:
4 TREES AND 20 SHRUBS

STREET TREES (S)
1 TREE PER 40 L.F.
REQUIRED
SIX MILE ROAD
390.79 L.F. / 40 L.F. = 9.76 OR 10 TREES
BECK ROAD
362.51 L.F. / 40 L.F. = 9.06 OR 9 TREES
PROVIDED
SIX MILE ROAD: 10 TREES
BECK ROAD: 9 TREES

RESIDENTIAL BUFFER ZONE (B)
TYPE 'D', 1 TREE AND 4 SHRUBS PER 20 L.F. W/
4.5' HT WALL OR BERM
REQUIRED
N. PROPERTY LINE: 390.79 L.F.
390.79 L.F. / 20 L.F. = 19.5 OR 20 TREES
390.79 L.F. / 20 X 4 = 78.18 OR 79 SHRUBS
PROVIDED: 20 TREES AND 80 SHRUBS, A WAIVER FOR WALL IS REQUESTED DUE TO GRADE DIFFERENTIAL
WEST PROPERTY LINE: 362.51 L.F.
362.51 L.F. / 20 L.F. = 18.13 OR 19 TREES
362.51 L.F. / 20 X 4 = 72.50 OR 73 SHRUBS
PROVIDED: 19 TREES AND 74 SHRUBS, AND WALL

WOODLAND REPLACEMENTS (W)
139 TREES REQUIRED
35 TREES PROVIDED (104 TREES TO BE PAID INTO THE TREE FUND)



LOCATION MAP
N.T.S.

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTACIBLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) FULL GROWING SEASON.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

GROUNDCOVER KEY

1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. HYDRO-SEED AND MULCH ON 3" TOPSOIL
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
5. 3/16" X 4" METAL EDGING ON BEDS, STAKED PER MANUFACTURER

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AA	14	Acer rubrum 'Armstrong' Armstrong Red Maple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AR	6	Acer rubrum 'Bowhall' Bowhall Red Maple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
BN	12	Betula nigra River Birch	12-14' HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
CC	10	Carpinus caroliniana American Hornbeam	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CR	9	Cercis canadensis Eastern Redbud	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT	10	Gleditsia triacanthos 'Northern Acclaim' Northern Acclaim Honey Locust	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
LT	15	Liriodendron tulipifera Tulip Tree	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	16	Picea glauca 'Densata' Black Hills Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
PO	19	Picea omorika Siberian Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
PC	4	Pyrus calleryana 'Redspire' Redspire Pear	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TA	11	Tilia americana 'McKSentry' American Sentry Linden	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
AM	22	Aronia melanocarpa Black Chokeberry	30" HT	4' OC	B&B	
CS	31	Cornus sericea 'Baileyii' Bailey Red Twig Dogwood	36" HT	5' OC	B&B	
FX	42	Forsythia x 'Lynwood Gold' Lynwood Gold Forsythia	36" HT	4' OC	B&B	
IG	112	Ilex glabra 'Strongbox' Strongbox Holly	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
JV	22	Juniperus virginiana Red Cedar	6' HT	8' OC	B&B	
RK	20	Rosa 'Double Knockout' Double Knockout Rose	30" HT	30" OC	B&B	
TO	6	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' HT	3' OC	B&B	SHEAR AT UNIFORM 5' HT
VC	37	Viburnum carlesii Koreanspice Viburnum	36" HT	6' OC	B&B	
GROUNDCOVERS/PERENNIALS						
CA	92	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	30" OC	CONT	
HS	8	Hemerocallis 'Purple D'Oro' Purple D'Oro Daylily	2 GAL	24" OC	CONT	
LR	84	Liriope spicata Creeping Lilyturf	1 GAL	15" OC	CONT	TRIANGULAR SPACING

WAYNE COUNTY NOTES

A. ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES.

B. THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN ROAD RIGHTS-OF-WAY, PARKS, DRAIN EASEMENTS OR SANITARY SEWER UNDER THE JURISDICTION OF WAYNE COUNTY (07/01/93, REVISED 12/15/04).

C. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY OUTSIDE OF THE PAVEMENT AREA SHALL BE RESTORED WITH 3" TOPSOIL, SEED MIX AND MULCH OR WITH EXCELSIOR CONTROL BLANKETS. SLOPES STEEPER THAN 1:3 SHALL BE RESTORED BY PLACING SOD.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
47500 6 Mile Road
6 Mile Rd. and Beck Rd.
Nothville Township

CLIENT
JS Capitol Group
155 Romeo Road
Rochester, Michigan 48307

Contact: Jeff Schmitz
Phone: (248) 650-9850

PROJECT LOCATION
Part of the SE ¼
of Section 8
T.1S. , R.8E.
Northville Township,
Wayne County, Michigan

SHEET
Landscape Plan

811
Know what's below
Call before you dig.

REVISIONS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
12-08-21

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. M637
SHEET NO. L2

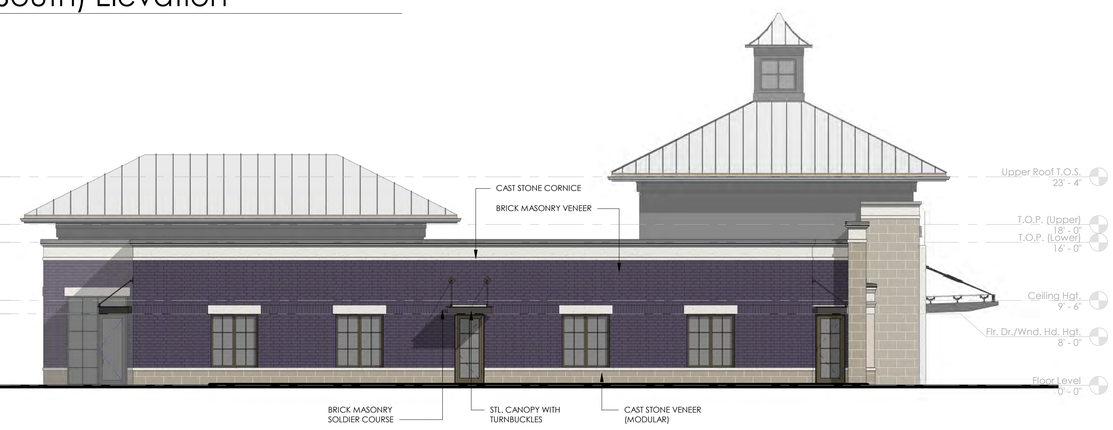
KRIEGER KLATT
ARCHITECTS
2120 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Front (South) Elevation

1/8" = 1'-0"

Side (East) Elevation

1/8" = 1'-0"



Side (West) Elevation

1/8" = 1'-0"

Rear (North) Elevation

1/8" = 1'-0"

Client:

J.S. Capitol Group
155 Romeo, Suite 300
Rochester, MI 48307

Project:

Premier Academy
47500 Six Mile Road
Northville, MI 48168

Issued	Description	By
11.16.2021	Conceptual Design	
12.02.2021	Schematic Design	
01.18.2022	SLU-SPA	

Seal:

Note:

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

North Arrow:

Sheet Title:

Overall Exterior Elevations

Project Number:

21-088

Sheet Number:

A.200

View of front approach from Six Mile Rd.

View of front approach

View to rear of building

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Issued	Description	By
01.18.2022	SLU-SPA	

Seal:

Note:

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North Arrow:

Sheet Title:

Exterior Renderings

Project Number:

21-088

Sheet Number:

A.300

Bird's eye view from above

View to building from West

View to building from North

View to building from Six Mile Rd. & Beck Rd. intersection

Site section cut from Six Mile Rd. to adjacent Hickory Creek condominiums

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North Arrow:

Sheet Title:

Exterior Renderings

Project Number:

21-088

Sheet Number:

A.301