

KEYED NOTES CONTINUED

DETERMINE THE MAXIMUM AREA ALLOWED. SIGNS TO BE ILLUMINATED. SEE ELECTRICAL PLANS.  
COORDINATE FENCE FOUNDATION LOCATIONS WITH UNDERGROUND UTILITIES IN VICINITY

ORDINANCE 27-101 (SIGNAGE)

27-101 (2) ILLUMINATION: INTERNAL AND EXTERNALLY LIGHTED REFLECTORIZED, GLOWING, AND OTHER FORMS OF ILLUMINATION SHALL BE PERMITTED ON ALL SIGNS. ALL ILLUMINATION SHALL BE CONCENTRATED ON THE AREA OF THE SIGN OR LANDSCAPE FEATURES AS TO PREVENT GLARE UPON THE STREET OR ADJACENT PROPERTY. NO SIGN SHALL BE ILLUMINATED BY OTHER THAN ELECTRICAL MEANS OR DEVICES, AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. THE ILLUMINATION OF ANY SIGN OR ANY PART OF SUCH ILLUMINATION CANNOT BE OTHER THAN A STEADY, CONTINUOUSLY BURNING BULB OR LIGHT. THE FLASHING PART THEREOF IS PROHIBITED, WITH THE EXCEPTION OF THAT PART OR ANY SIGN WHICH INDICATED TIME OR TEMPERATURE.

27-101 (2-6) THE TOTAL SURFACE AREA OF WALL SIGNS PLACED ON THE FRONT, SIDE OR REAR OF THE BUILDING SHALL NOT EXCEED ONE (1) SQUARE FOOT OF TOTAL SIGNAGE FOR EACH ONE (1) LINEAL FOOT OF BUILDING FRONTAGE.

PROHIBITED SIGNS:  
ELECTRICAL MOVEMENT, ANY SIGN WHICH HAS ANY VISIBLE MOVING PART, VISIBLE REVOLVING PART, OR VISIBLE MECHANICAL MOVEMENT OF ANY DESCRIPTION, OR OTHER APPARENT VISIBLE MOVEMENT ACHIEVED BY ELECTRICAL OR MECHANICAL MEANS.

SHEET NOTES

- PRIOR TO START OF PROJECT WORK, VERIFY ALL SITE CONDITIONS AND SUBMIT A PROJECT WORK PLAN TO THE ARCHITECT FOR REVIEW AND COMMENT. PRESENT THE WORK PLAN AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN PRIOR TO THE PRE-CONSTRUCTION MEETING AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
- NOTIFY THE ENGINEER IN WRITING OF ANY IDENTIFIED DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS PRIOR TO THE START OF WORK. DURING PERFORMANCE OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE ENGINEER SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
- TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC.
- SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- ESTABLISH AND MAINTAIN SITE SECURITY UNTIL PROJECT ACCEPTANCE.
- USE DIMENSIONS SHOWN ON DRAWINGS FOR LAYOUT OF THE WORK. DO NOT USE SCALE DIMENSIONS FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
- TAKE NOTE OF ALL GRADING AND DRAINAGE WAYS AND MAINTAIN THESE DRAIN WAYS FREE OF OBSTRUCTIONS.
- COORDINATE CONSTRUCTION OF PENETRATIONS, SLEEVES, VARIATIONS IN THE SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
- ALL ABBREVIATIONS, SYMBOLS, AND LEGENDS SHOWN ON THIS DRAWING ARE NOT NECESSARILY USED.
- ALL ADA RAMP AND TRUNCATED CURBS TO ABIDE BY CURRENT R-28 MDOT STANDARDS.
- FOR CONCRETE CONTROL AND EXPANSION JOINTS, PROVIDE EQUIVALENT SPACING BETWEEN JOINTS THROUGHOUT.

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**A. PAUL AND CAROL C. SCHAAFF CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGY ART GALLERY**

GROSSE POINTE PARK, MI 48230

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ISSUED FOR REV DATE

BULLETIN 4	14SEP23
IFC - BIDS	09JUN22
PERMITS AND BIDS	08APR22
ADDENDUM 03 BIDS	01MAR22
ADDENDUM 02 BIDS	14JUN21
PERMITS AND BIDS	14MAY21

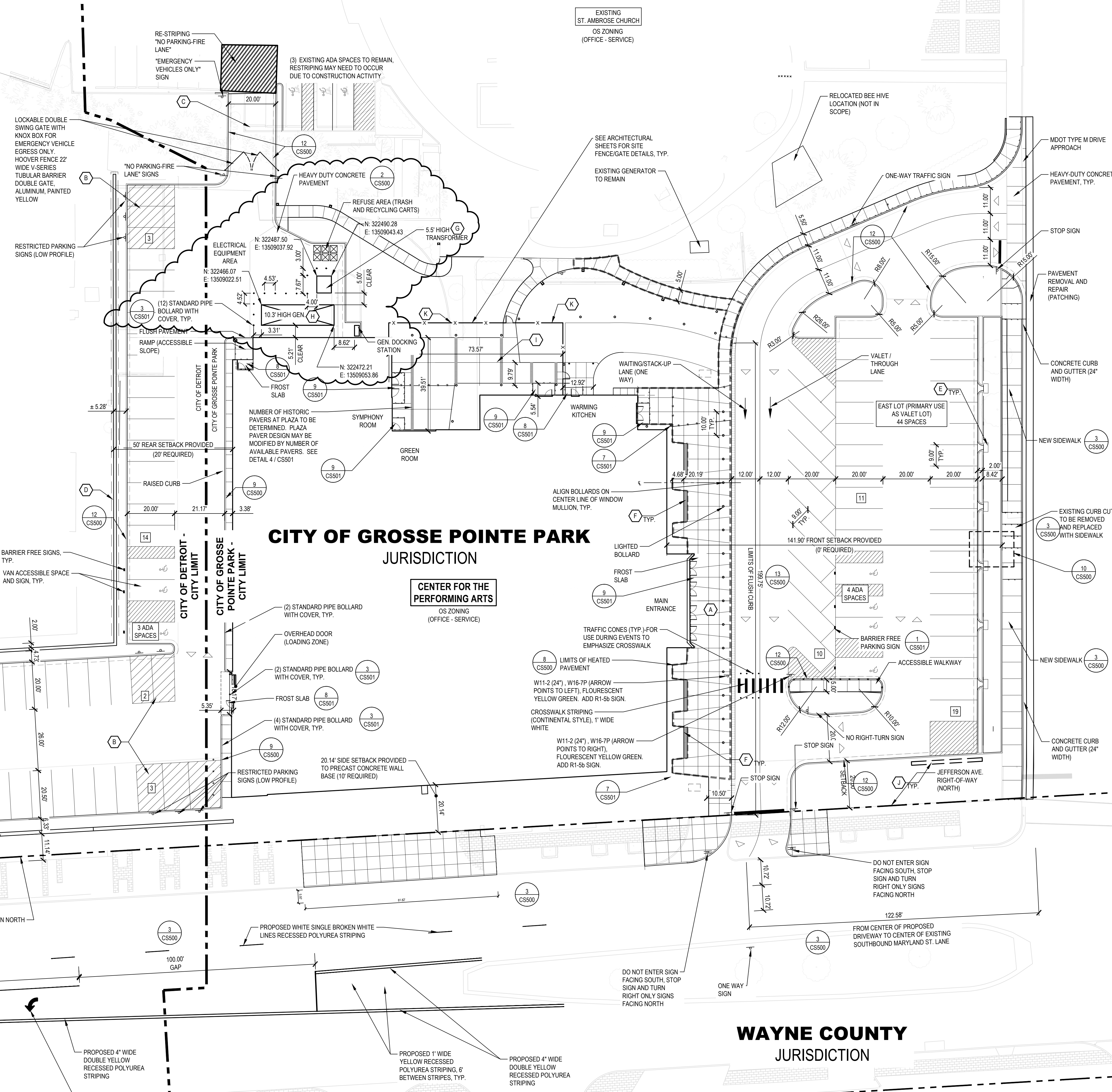


SHEET TITLE  
**SITE LAYOUT AND MATERIALS PLAN**

SCALE: 1" = 20'

PROJECT NUMBER  
**CS100**

SHEET NUMBER



**CITY OF DETROIT JURISDICTION**

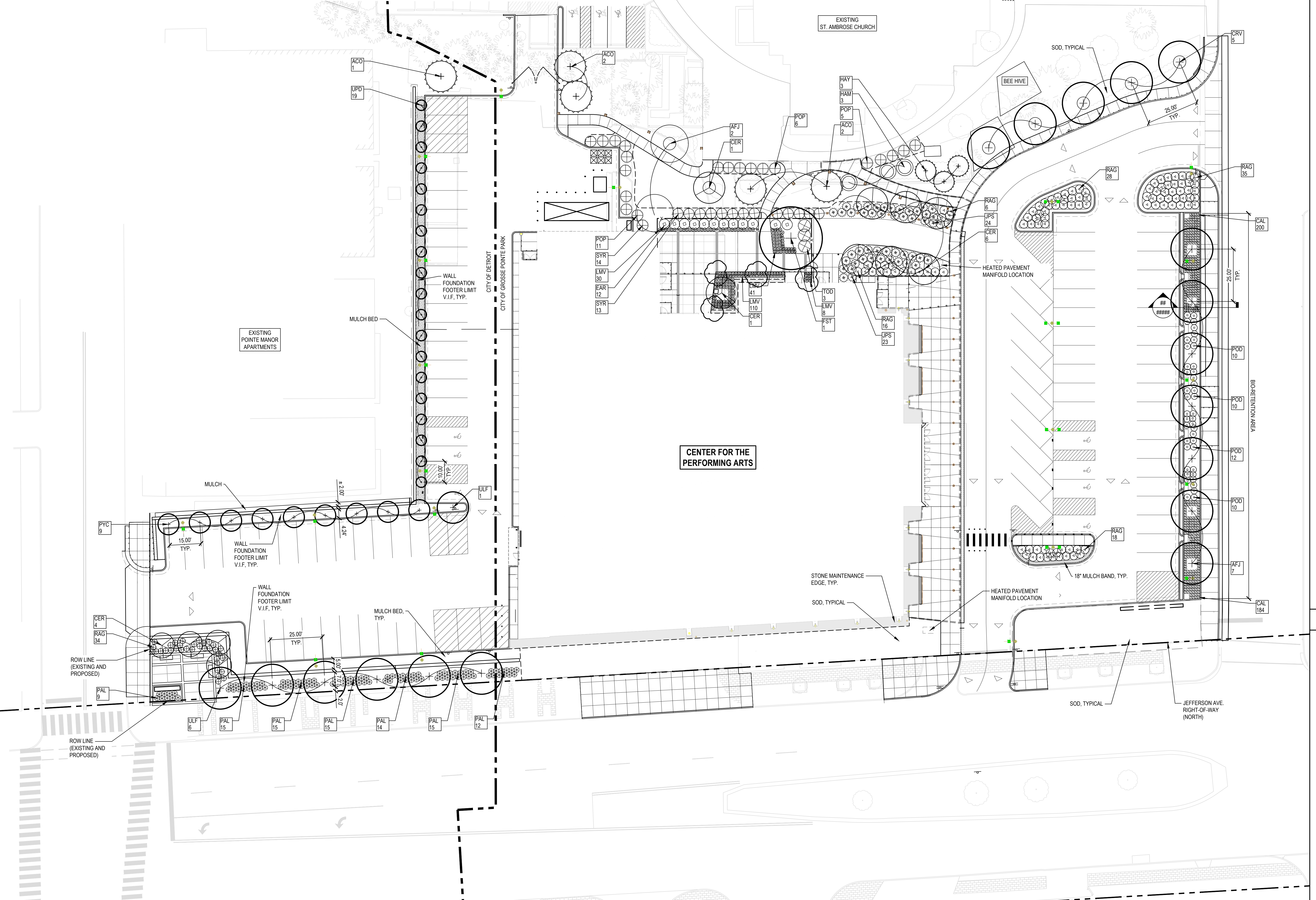
**CITY OF GROSSE POINTE PARK JURISDICTION**

**WAYNE COUNTY JURISDICTION**

**CENTER FOR THE PERFORMING ARTS**  
OS ZONING (OFFICE - SERVICE)

Plot Date:

CODE	BOTANICAL NAME	COMMON NAME	SPACING	HT	SIZE	NOTES
<b>SHADE TREES</b>						
AFJ	ACER X FREEMANII	AUTUMN BLAZE FREEMAN'S MAPLE			3" CAL / 8' &B	
FST	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH			6" CAL / 8' &B	
PYC	PIRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR			3" CAL / 8' &B	
LUF	LILJUS FRONTIERELY	FRONTIER ELM			3" CAL / 8' &B	
UPD	LILJUS PARIFLORA 'DAVESSTRAIGHTUP'	DANNASPIRE COLUMNAR ELM			3" CAL / 8' &B	
<b>ORNAMENTAL TREES</b>						
CER	CERCIS CANADENSIS	EASTERN REDBUD			10'	
CRV	CRATAEGUS VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN			10'	
HAM	HAMAMELIS INTERMEDIA	WITCH HAZEL			8'	MULTI-STEM
<b>EVERGREEN TREES</b>						
ACO	ABIES CONCOLOR	WHITE FIR			10'	
TOD	THUJA OCCIDENTALIS 'DEGROOTS SPIRE'	DEGROOT'S SPIRE ARBORVITAE	48"		10'	
<b>DECIDUOUS SHRUBS</b>						
EAR	EUONYMUS ALATUS 'RUDY HAAG'	WINGED SPINDLE TREE	5'		3'-5'	#1 CONT
POD	PHYSCARPUS OPILOFOLIUS 'DONNA MAY'	LITTLE DEVIL NINE BARK	3'		2'-4'	#1 CONT
POP	PHYSCARPUS OPILOFOLIUS	GINGER WINE NINE BARK	5'-5.7'		5'-6'	#1 CONT
RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24"		30"	#1 CONT
SYR	SYRINGA VULGARIS	COMMON LILAC	6'		5'-6'	#1 CONT
<b>EVERGREEN SHRUBS</b>						
JPS	JUNIPERUS X PFIZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	5'		5'	
HAY	HAYWIREM FALSE CYPRESS	HAYWIRE FALSE CYPRESS	12'		8'	
<b>GROUNDCOVERS / ORNAMENTAL GRASSES</b>						
CAL	CALAMAGROSTIS ACUTIFLORA	KARL FOERESTER REED GRASS	24"		48"	#1 CONT
LMV	LIROPE MUSCARI 'VARIRGATA'	LIROPE	12"		8"-18"	#1 CONT
PAL	PENNISETUM ALOPECUROIDES 'HUSH PUPPY'	FOUNTAIN GRASS	30"		30-36"	#1 CONT



**SHEET NOTES**

1. ENGINEER WILL REVIEW PLANT MATERIAL AND RESERVES THE RIGHT TO REJECT ANY MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OR DESIGN REQUIREMENTS OF THE PROJECT. PLANTS INSTALLED THAT DO NOT COMPLY WITH THE SPECIFICATIONS TO BE IMMEDIATELY REMOVED.
2. ALL MATERIAL SUPPLIED FOR AN INDIVIDUAL ITEM OF THE PLANT LIST SHALL MATCH SIZE SHAPE FORM AND NOTED COMMENTS. IN ADDITION THE PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS.
3. ENGINEER TO REVIEW PLACEMENT OF PLANT MATERIAL PRIOR TO INSTALLATION. IN RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS IN DESIGN INTENT AT NO ADDITIONAL COST. ALL PLANTING SHALL BE INSTALLED IN A LOGICAL SEQUENCE WITHIN THE SAME PLANTING TIME FRAME. IF THE PLANT MATERIAL IS INSTALLED WITHOUT PRIOR APPROVAL THE ENGINEER RESERVES THE RIGHT TO REQUEST LAYOUT ADJUSTMENTS AT NO ADDITIONAL COST.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PLANTS AND ENSURE HEALTH AND PLANT QUALITY DURING SHIPMENT, HANDLING, INSTALLATION AND ESTABLISHMENT.
5. ALL LANDSCAPE ADD SHALL RECEIVE 12 INCHES OF PLANTING MIX AND LANT OTHERWISE NOTED.
6. ALL PLANTING SHALL RECEIVE A MINIMUM OF THREE INCHES OF COMPOSED DOUBLE PROCESSED SHREDDED HARDWOOD BARK MULCH. WHERE LANDSCAPE BEDS MEET PAVEMENTS OR LAWNS, CUT THE GRADE TO ALLOW FOR MULCH AN ONE INCH DROP FROM THE ADJOINING FINISH GRADE. KEEP MULCH 4 INCHES FROM TREE TRUNKS AND SHRUB CROWNS.
7. ALL DISTURBED LAWN AREAS SHALL RECEIVE A MINIMUM OF FOUR INCH DEEP TOPSOIL. TOPSOIL THAT WAS SALVAGE DURING DEMOLITION PREPARATION CAN BE REUSED. HOWEVER IT MUST MEET OR EXCEED THE TOPSOIL REQUIREMENTS IN THE SPECIFICATIONS. ADDITIONAL TOPSOIL REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR FROM OFF-SITE SOURCES.
8. RESTORATION LIMITS ARE APPROXIMATE AND SHALL APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. EVEN IF THESE ACTIVITIES EXTEND BEYOND THE SEATING LIMITS APPROXIMATED. CONTRACTOR SHALL FIELD VERIFY ALL SEEDING LIMITS WITH ENGINEER.
9. MINIMIZE CULTIVATION WITHIN THE GEOMETRY PAIR SOIL FOR SEATING AREAS BY MINIMIZING DISTURBANCE TO 4 INCH DEPTH HAND CULTIVATE WHEN ENCOUNTERING ROOTS. NO HEAVY EQUIPMENT ALLOWED WITHIN DRIP LINES OF EXISTING TREES.
10. ALL SHRUB/PERENNIAL BEDS SHALL HAVE LANDSCAPE EDGING. CONTRACTOR SHALL MARK BED EDGES WITH MARKER PAINT PRIOR TO INSTALLATION FOR APPROVAL BY ENGINEER. ALL LANDSCAPE EDGING SHALL BE INSTALLED AS SHOWN ON DRAWINGS AND SHALL BE STRAIGHT, CONSISTENT WITH EVEN RADIUS SLASH CURVES AND FREE OF IRREGULARITIES IN ALIGNMENT.
11. INDEPENDENT OF NUMERIC QUANTITIES ON DRAWINGS OR IN THE PLANT SCHEDULE, DETERMINE THE PLANT MATERIAL QUANTITIES REQUIRED BY THE PLANS. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. INSTALLATION OF LARGER PLANTS AT NO ADDITIONAL COST TO OWNER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANLA 'STANDARDS FOR NURSERY STOCK'.
12. PRIOR TO INSTALLATION, DEMARCATÉ LAYOUT OF ALL PLANTING BEDS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INCLUDE PERENNIAL GROUPINGS BY SPECIES FOR INTERNAL BED LAYOUTS, FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE FIELD APPROVER WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.
13. ALL NEW LAWN SHALL BE SOD. ALL EXISTING LAWN AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SOD BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
14. REPAIR ANY DISTURBED AREAS TO THE SAME CONDITION AS ORIGINALLY FOUND AND TO THE OWNER'S SATISFACTION. IN AREAS WHERE LAWN IS DISTURBED BEYOND THE LIMITS OF CONSTRUCTION, REPLACE LAWN WITH NEW LAWN (INCLUDING TOPSOIL, SEED AND MULCH) AT NO ADDITIONAL COST TO THE OWNER. REFER TO SPECIFICATIONS FOR SEED MIXES.
15. SHOVEL-CUT PLANTING BED EDGES UNLESS LABELED OTHERWISE.
16. A STONE MAINTENANCE EDGE WILL BE FURNISHED BETWEEN ANY PLANTED AREA, LAWN AREA OR ADJACENT HARDSCAPE AND BUILDING FACADE AND INCLUDE A METAL EDGE RESTRAINT.
17. A TWO-YEAR MAINTENANCE AND WARRANTY PERIOD SHALL BE INCLUDED IN THE LANDSCAPE AND IRRIGATION CONTRACT.
18. SEE IRRIGATION ZONE SHEET TO COORDINATE IRRIGATION CONDUIT PLACEMENT TO NOT INTERFERE WITH PLANTING. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONDUIT LOCATION ADJUSTMENTS PRIOR TO INSTALLATION.

**LEGEND**



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