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WSU - Divine 9 Plaza Renovation

DETROIT, MI, US

NORR

150 W. Jefferson Avenue, Suite 1300
Detroit, MI, US 48226
norrr.com

NORR PROJECT NUMBER: ED2024-0276



WAYNE STATE
UNIVERSITY

ARCHITECTURE	STRUCTURAL	LANDSCAPE	
NORR 150 W. Jefferson Avenue, Suite 1300 Detroit, MI, US 48226 T 313 324 3100	NORR 150 W. Jefferson Avenue, Suite 1300 Detroit, MI, US 48226 T 313 324 3100	RON KOUDYS 368 Oxford Street East London, ON, CA N6A 1V7 T 519 667 3322	

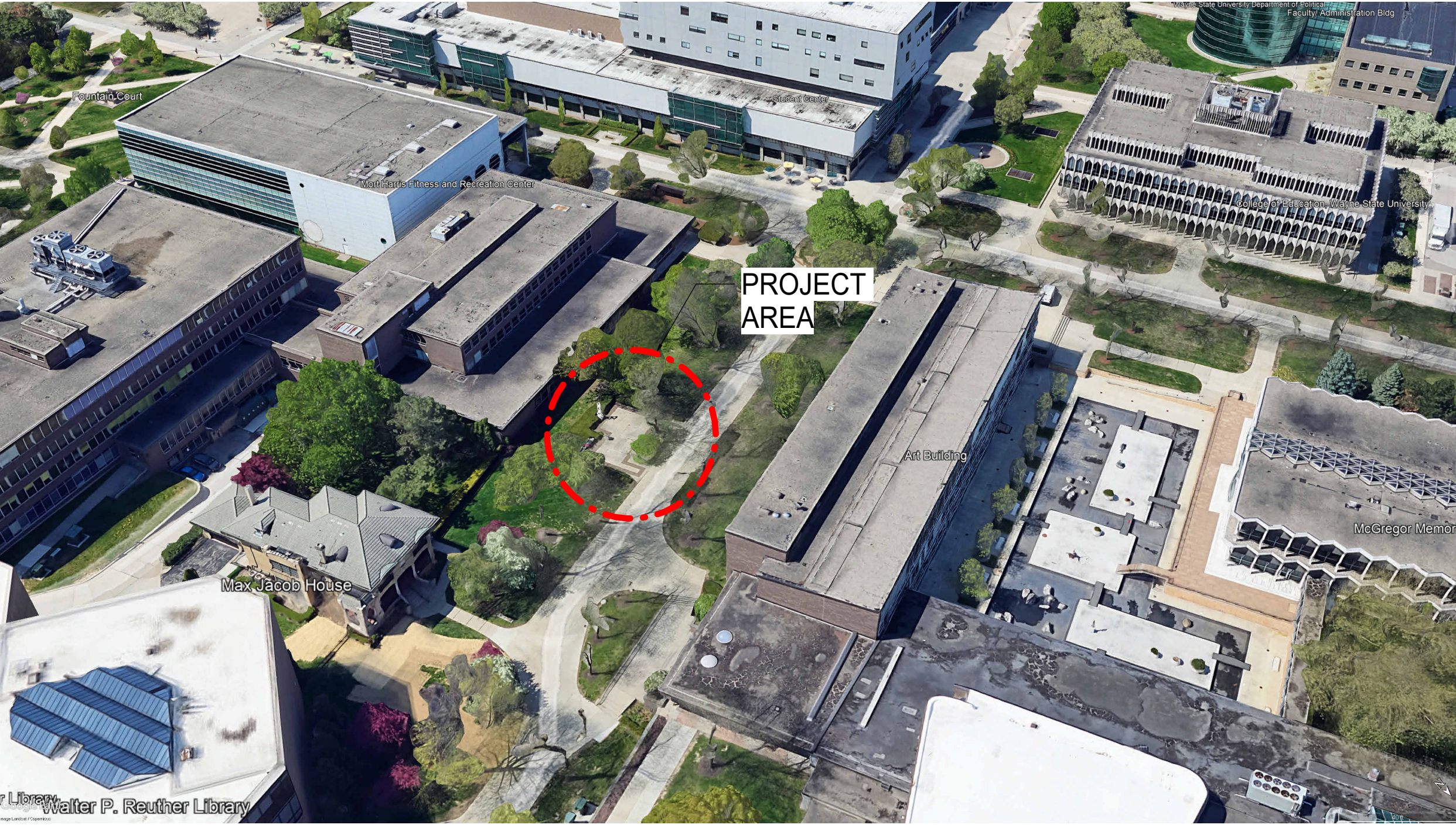
[illegible]

6/20/2025 14:03	1. Fastener Type and Finish: Hot-dipped galvanized steel for high humidity and preservative-treated wood locations, unfinished steel elsewhere. 2. Fastener Type and Finish for Composite Decking: Stainless steel, trim head.	SECTION 067300 COMPOSITE DECKING	1. AZEK Building Products, Inc. TimberTech AZEK Harvest Collection: www.azek.com/#sie. 2. Deckorators, Inc. Voyage Composite Decking: www.deckorators.com/#sie. 3. Trex Company, Inc. Sanctuary Decking: www.trex.com/#sie. 4. Fibreon Sanctuary Decking www.fiberondecking.com	1. STANDARDS: CONCRETE WORK SHALL COMPLY WITH THE LATEST EDITIONS OF: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS"; ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"; AND ACI 315 "ACI DETAIL MANUAL"; AND CRSI "MANUAL OF STANDARD PRACTICE". 2. STEEL: ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 AND DETAILED ACCORDING TO THE ACI MANUAL OF STANDARD PRACTICE (ACE 315 LATEST EDITION) • EPOXY COATED BARS SHALL BE COATED CONFORMING TO ASTM A775. • ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A1064. 3. GROUT: NON-SHRINK GROUT (NON-METALLIC) CRD-C-621, FACTORY PRE-MIXED GROUT SHALL BE "MASTERFLOW 713" BY MASTER BUILDERS OR APPROVED EQUAL. INSTALLATION AND CURING SHALL CONFORM TO SUPPLIER'S REQUIREMENTS. ALL GROUT SHALL EXPERIENCE NO SHRINKAGE AND HAVE A MAXIMUM OF 4.0% EXPANSION WHEN TESTED UNDER ASTM C-827 WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI WHEN TESTED PER ASTM C-109. GROUT SHALL HAVE A MINIMUM INITIAL SET TIME OF 60 MINUTES WHEN TESTED PER ASTM C-191. 4. CURING: CURE CONCRETE IMMEDIATELY AFTER FINISHING PER ACI 301, ACI 305R, ACI 306R, AND ACI 308.	F. PLACEMENT 1. OPENINGS AND PENETRATION LOCATION AND DIMENSIONS SHALL BE VERIFIED AND COORDINATED BEFORE THE CONCRETE IS POURED. MINIMUM DISTANCE BETWEEN SLEEVES IS THE GREATER OF SLEEVE DIAMETER OR 6 INCHES. OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS REQUIRE APPROVAL FROM STRUCTURAL ENGINEER IN WRITING PRIOR TO FIELD CUTTING/CORING SINCE ADDITIONAL REINFORCEMENT MAY BE REQUIRED. 2. CHAMFER: EXPOSED EDGES SHALL BE CHAMFERED 1/2", UNLESS NOTED OTHERWISE. 3. EMBEDDED ITEMS SHALL BE COORDINATED WITH OTHER TRADE DOCUMENTATION BY THE CONTRACTOR. NO CONDUITS MAY BE EMBEDDED IN CONCRETE. SET AND BUILD ANCHOR DEVICES AND EMBEDDED ITEMS REQUIRED FOR OTHER WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE. USE SETTING DIAGRAMS, TEMPLATES, AND INSTRUCTIONS PROVIDED BY OTHERS FOR LOCATION AND SETTING. 4. FLOOR SLABS: a. COORDINATION: CONTRACTOR SHALL COORDINATE DEPRESSIONS FOR FLOOR FINISHES, FLOOR DRAINS, CURBS, CONCRETE PADS, INSERTS, AND WELDED PLATES WITH ALL OTHER TRADE DOCUMENTATION. b. 28-DAY STRENGTH SHALL BE ATTAINED BEFORE POURING ANY TOPPING SLAB, OR BEFORE ANY MASONRY OR CONCRETE WALL IS ERECTED ON TOP. c. FLATNESS & LEVELNESS OF CONCRETE FLOOR SHALL BE AS FOLLOWS U.N.O. • SLAB ON GRADE: F(F) 35, F(L) 25, MINIMUM LOCAL F(F)=24, F(L) 18 • ELEVATED FLOOR: F(F) 30 d. THE CONTRACTOR SHALL PROVIDE CORRECTIVE MEASURES TO MEET REQUIREMENTS FOR ASTM E1155 AND PROJECT SPECIFIC PARTITIONS.	2025-03-12 2025-06-25	ISSUED FOR Issued for Bid	1 2	
	PART 3 EXECUTION 301 EXAMINATION A. Verify that support framing is ready to receive decking. 302 PREPARATION 303 TOLERANCES A. Surface Flatness of Decking Without Load: 1/4 inch in 10 feet (2 mm/m) maximum, and 1/2 inch in 30 feet (12 mm / 9 m) maximum. END OF SECTION	PART 1 GENERAL 101 SECTION INCLUDES A. Composite decking. 102 DEFINITIONS A. Composite Materials: Materials made from two or more constituent materials with significantly different physical or chemical properties that, when combined, produce materials with characteristics different from the individual components. B. Plastic Composites, or Wood-Plastic Composites: Composite materials made primarily from wood- or cellulose-based materials and plastics. 103 REFERENCE STANDARDS A. ANSI A328.3 - American National Standard Test Method for Measuring Dynamic Coefficient of Friction of Hard Surface Flooring Materials; 2021. B. ANSI/ACMA/IPC (CSP) - Code of Standard Practice, Industry Guidelines for Fabrication and Installation of Pultruded FRP Structures; 2011 (Reapproved 2012). C. ASTM D7032 - Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails; 2021. D. ICC (IBC) - International Building Code, Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements. E. ICC-ES AC174 - Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guard and Handrails); 2012, with Editorial Revision (2021). 104 ADMINISTRATIVE REQUIREMENTS A. See Section 017000 - Execution and Closeout Requirements for additional requirements relating to preinstallation meetings. 105 SUBMITTALS A. See Section 013000 - Administrative Requirements for submittal procedures. B. Product Data: Manufacturer's published product literature: 1. Include sizes and profiles, structural design data. C. Shop Drawings - Plastic Composite Decking: For each system, indicate: 1. Plans and Sections: Include column centers, elevations, and dimensions, indicating locations of members and connections. a. Drawing Scale: 1/4 inch to 1 foot (1:50), minimum. D. Delegated Design Documents: Drawings and calculations sealed by Designer. E. Evaluation Service Reports: Test report in accordance with ICC-ES AC174 indicating compliance with ICC (IBC) for plastic composite decking and guardrail systems. F. Manufacturer's Instructions: Manufacturer's published installation instructions. G. Designer's qualification statement. 106 QUALITY ASSURANCE A. Designer Qualifications: Perform design under direct supervision of Professional Structural Engineer experienced in design of this type of work and licensed in the State in which the Project is located.	061500 - 2	Wood Decking	067300 - 1	Composite Decking	P. 46	P. 47	P. 48
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	Project Component								
	Key Plan								
	Consultants Survey: Civil: Architecture: NORR Structural: NORR Mechanical: Electrical: Interiors: Landscape: RON KOUDYS								
	Seal(s)								
	2								
	150 W. Jefferson Avenue., Suite 1300 Detroit, MI, US 48226 norr.com								
Project Manager Valentino Mancini Project Leader Valentino Mancini Client WAYNE STATE UNIVERSITY								Drawn Author Checked Checker	
42 W Warren Ave, Detroit, MI 48202, United States									
Project WSU - Divine 9 Plaza Renovation									
DETROIT, MI, US									
Drawing Title ARCHITECTURAL SPECIFICATIONS 4 & STRUCTURAL SPECIFICATIONS									
Scale 1 1/2" = 1'-0"									
Project No. ED2024-0276									
Drawing No. A00-04									
ARCH E Title Block - v 2023 - Rev (July/23) - Copyright ©									

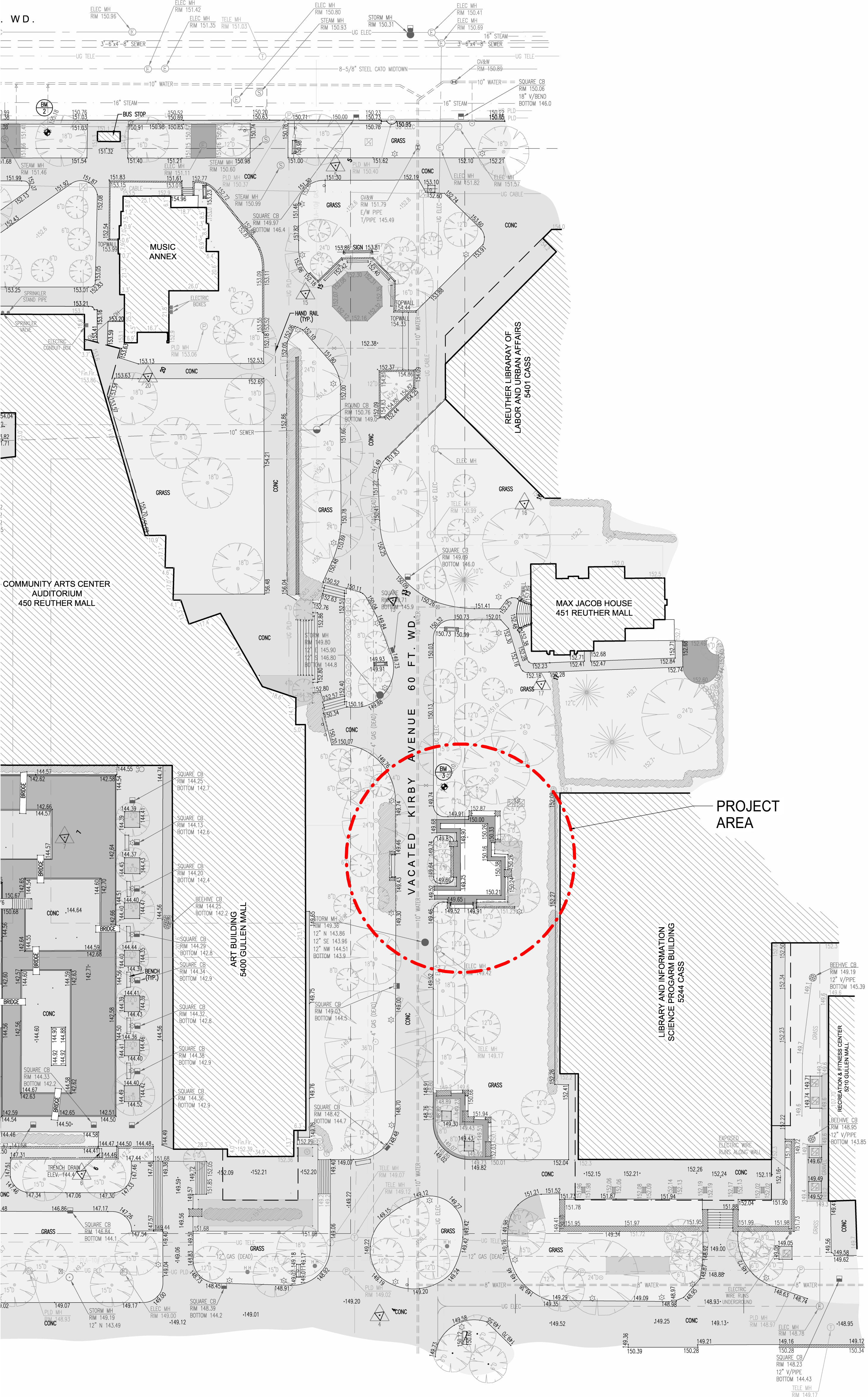
SYMBOL LEGEND

TITLE MARK	
	VIEW NAME
	SCALE: View Scale
	VIEW NUMBER
	VIEW NAME
	SCALE: View Scale
	VIEW NUMBER
PLAN DETAIL REFERENCE	
	DETAIL NUMBER
	REFERENCE
	DRAWING NUMBER WHERE DETAIL IS LOCATED
BUILDING SECTION REFERENCE	
	SECTION NUMBER
	REFERENCE
	DRAWING NUMBER WHERE SECTION IS LOCATED
WALL / DETAIL SECTION REFERENCE	
	SECTION NUMBER
	REFERENCE
	DRAWING NUMBER WHERE SECTION IS LOCATED
EXTERIOR ELEVATION REFERENCE	
	REFERENCE
	ELEVATION NUMBER
	DRAWING NUMBER WHERE ELEVATION IS LOCATED
INTERIOR ROOM ELEVATION REFERENCE	
	REFERENCE
	ELEVATION NUMBER
	DRAWING NUMBER WHERE ELEVATION IS LOCATED
GRID TAG	
	GRID TAG EXISTING
LEVEL TAG	
	LEVEL NAME
	LEVEL ELEVATION
HEIGHT ELEVATION TAG	
	HEIGHT ELEVATION TAG
SPOT ELEVATION TAG	
	SPOT ELEVATION TAG
LINEAR DIMENSION	
	LINEAR DIMENSION
ANGULAR DIMENSION	
	ANGULAR DIMENSION
RADIAL DIMENSION	
	RADIAL DIMENSION
ROOM TAG	
	ROOM NAME
	ROOM NUMBER
DOOR NUMBER TAG	
	DOOR NUMBER TAG
WINDOW TAG	
	WINDOW TAG
REVISION TAG	
	REVISION TAG
PROJECT NORTH ARROW	
	PROJECT NORTH ARROW
CEILING ASSEMBLY TAG	
	CEILING ASSEMBLY
	CEILING HEIGHT A.F.F.
FLOOR ASSEMBLY TAG	
	FLOOR ASSEMBLY TAG
ROOF ASSEMBLY TAG	
	ROOF ASSEMBLY TAG
EXTERIOR WALL / CURTAIN WALL / PARTITION ASSEMBLY TAG	
	EXTERIOR WALL / CURTAIN WALL / PARTITION ASSEMBLY TAG
ACCESSORY TYPE TAG	
	ACCESSORY TYPE TAG
EQUIPMENT TYPE TAG	
	EQUIPMENT TYPE TAG
FURNITURE TYPE TAG	
	FURNITURE TYPE TAG
MILLWORK TYPE TAG	
	MILLWORK TYPE TAG
ROOM FINISH TYPE TAG	
	ROOM FINISH TYPE TAG
FINISH SET OUT / START POINT	
	FINISH SET OUT / START POINT

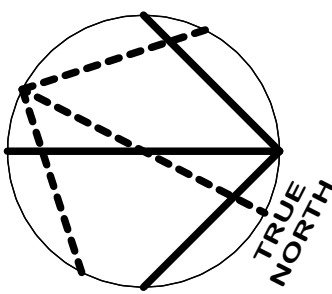
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Sheet Number	Sheet Name
A00-00	COVER SHEET
A00-01	ARCHITECTURAL SPECIFICATIONS 1
A00-02	ARCHITECTURAL SPECIFICATIONS 2
A00-03	ARCHITECTURAL SPECIFICATIONS 3
A00-04	ARCHITECTURAL SPECIFICATIONS 4 & STRUCTURAL SPECIFICATIONS
A10-01	SITE SURVEY & CONTEXT IMAGES
A10-02	SITE PLAN
A11-01	SITE DETAILS
A11-02	3D MONUMENT INSTALLATION DETAILS & ARMOR STONE SEATING LAYOUT
A11-03	MONUMENT GRAPHICS
L-1	LANDSCAPE PLAN
T-1	REMOVALS AND TREE PRESERVATION PLAN



1	CONTEXT IMAGES
A10-01	SCALE: NOT TO SCALE



2	SITE SURVEY
A10-01	SCALE: 1/4" = 1'-0"



LEGEND

	BENCHMARK
	TRAVERSE POINT
	SEWER MH (STORM/SAN)
	SQUARE CATCH BASIN
	ROUND CATCH BASIN
	BEEHIVE CATCH BASIN
	CLEAN OUT
	STEAM MANHOLE
	UNKNOWN MANHOLE
	HYDRANT
	GATE VALVE AND WELL
	WATER VALVE
	WATER SHUT OFF
	VALVE BOX
	IRRIGATION VALVE
	DETROIT EDISON MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC HANDHOLE
	PUB. LIGHTING DEPT.
	TRAFFIC CONTROL BOX
	CABLE PEDESTAL
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	BOLLARD
	CURB CUT
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	CHAINLINK FENCE
	WALL (STONE OR BLOCK)
	OVERHEAD UTILITIES
	EX. STORM LINES
	EX. SANITARY LINES
	EX. COMBINATION LINES
	EX. STEAM LINES
	EX. WATERMAIN
	EX. GAS
	EX. ELEC. LINES
	EX. PUB. LIGHTING DEPT.
	EX. TELEPHONE
	EX. CABLE LINES

DATE	ISSUED FOR	REV
2024-09-23	Issued for 90% CD Client Review	1
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Project Component

Key Plan

Consultants
Survey:
Civil:
Architecture: NORR
Structural: NORR
Mechanical:
Electrical:
Interiors:
Landscape: RON KOUDYS

Seal(s)

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Project Manager
Valentino Mancini
Project Leader
Valentino Mancini
Client
WAYNE STATE UNIVERSITY

42 W Warren Ave, Detroit, MI 48202, United States
Project
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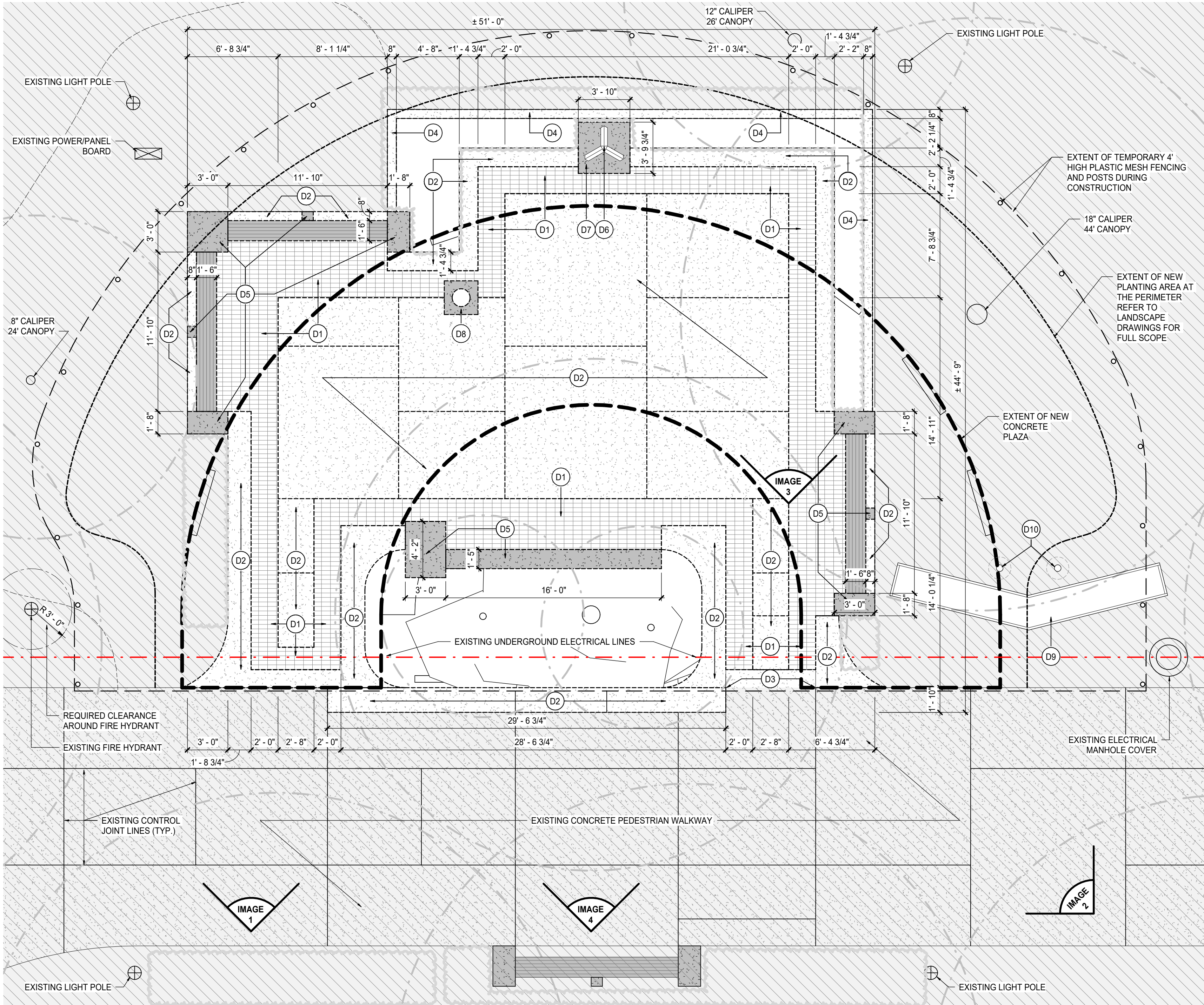
DETROIT, MI, US
Drawing Title
**SITE SURVEY & CONTEXT
IMAGES**

Scale
As indicated

Project No.
ED2024-0276

Drawing No.
A10-01

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Autodesk Docs Wayne State University Divine 9 Plaza NORR E20204-0276_ARCH1_WayneStateUniv_Divine9Plaza_R24.rvt

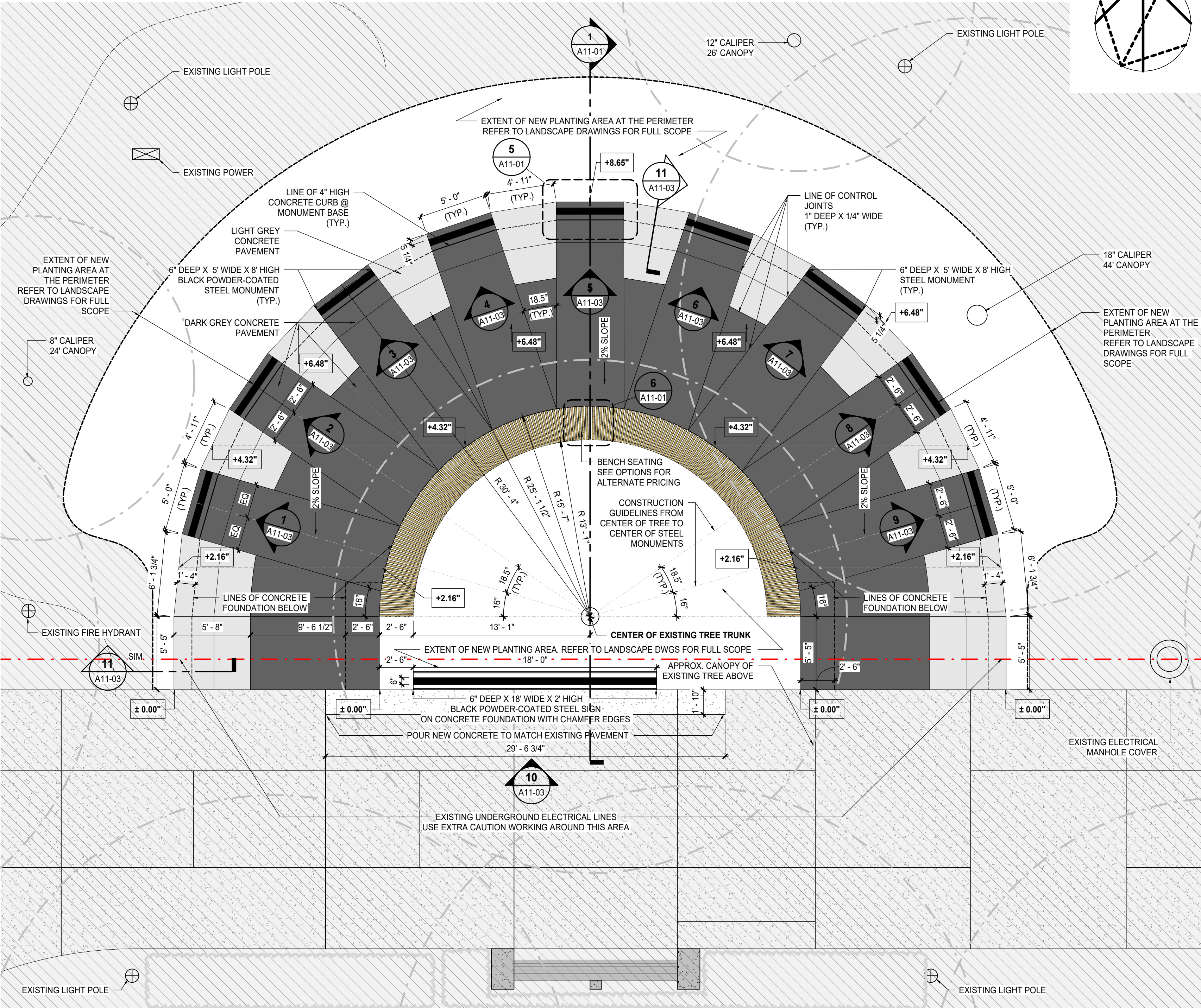


1 SITE PLAN - DEMOLITION
SCALE: 1" = 5'-0"

DEMOLITION KEYNOTES	
Key Value	Keynote Text
D1	REMOVE AND DISPOSE OF EXISTING STONE PAVERS AND REQUIRED SUB-LAYERS TO PREPARE SOIL SURFACE FOR NEW WORK.
D2	DEMOLISH AND DISPOSE OF EXISTING CAST-IN-PLACE CONCRETE SLAB, CONTROL JOINT FILLERS, AND REQUIRED SUB-LAYERS TO PREPARE SOIL SURFACE FOR NEW WORK.
D3	SAWCUT EXISTING CAST-IN-PLACE CONCRETE SLAB TO ALIGN WITH ADJACENT LINE OF REMOVAL. DEMOLISH AND DISPOSE OF PORTION OF CONCRETE SLAB, CONTROL JOINT FILLERS, AND REQUIRED SUB-LAYERS TO PREPARE SOIL SURFACE FOR NEW WORK.
D4	DEMOLISH AND DISPOSE OF EXISTING CAST-IN-PLACE CONCRETE CURB AND REQUIRED SUB-LAYERS TO PREPARE SOIL SURFACE FOR NEW WORK.
D5	DEMOLISH AND DISPOSE OF EXISTING PRECAST CONCRETE BENCH WITH WOOD SLAT SEATS AND FOUNDATION SUPPORTS. PREPARE SOIL SURFACE FOR NEW WORK.
D6	REMOVAL OF EXISTING SCULPTURE WILL BE COORDINATED WITH WSU AND UNDERTAKEN BY SPECIALIZED 3RD PARTY.
D7	DEMOLISH AND DISPOSE OF EXISTING CAST-IN-PLACE CONCRETE SCULPTURE STAND, FOUNDATION SUPPORTS AND REQUIRED SUB-LAYERS TO PREPARE SOIL SURFACE FOR NEW WORK. COORDINATE WORK WITH WSU BEFORE COMMENCEMENT.
D8	REMOVE EXISTING PRECAST CONCRETE GARBAGE BIN AND COORDINATE WITH OWNER FOR NEW LOCATION.
D9	REMOVE AND DISPOSE OF EXISTING WOOD PLANTER. PREPARE SOIL FOR NEW WORK AND PLANTING.
D10	REMOVE AND DISPOSE OF EXISTING METAL POST WITH FOUNDATION SUPPORT. PREPARE SOIL FOR NEW WORK AND PLANTING.

DEMOLITION SYMBOL LEGEND	
	EXISTING TO REMAIN
	EXISTING STONE PAVERS TO BE REMOVED
	EXISTING CAST-IN-PLACE CONCRETE PAVEMENT TO BE DEMOLISHED
	EXISTING EXISTING PRECAST CONCRETE TO BE DEMOLISHED
	EXISTING WOOD SLAT SEATING TO BE REMOVED
	EXISTING TREE CANOPY ABOVE
	EXISTING UNDERGROUND ELECTRICAL LINES
	NEW 4' HIGH PLASTIC MESH CONSTRUCTION FENCE WITH POSTS

DEMOLITION GENERAL NOTES:	
1.	ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN THE FIELD. ARCHITECT TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
2.	ALL WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL OTHER LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION.
3.	PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/CONSTRUCTION AREA. KEEP AREA CLEAN.
4.	IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE TENANT BEFORE PROCEEDING.
5.	AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED AND JOB SITE KEPT CLEAN ON A DAILY BASIS.
6.	ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
7.	EXISTING CONSTRUCTION ADJACENT TO ITEMS BEING REMOVED TO BE ADEQUATELY PROTECTED AND PATCHED AND REPAIRED AS REQUIRED. ANY DAMAGE TO EXISTING FINISHES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGED SURFACES TO BE REPAIRED AND REFINISHED TO NEAREST INSIDE CORNER. ALL REPAIR WORK SUBJECT TO APPROVAL BY ARCHITECT/BUILDING MANAGEMENT.
8.	COORDINATE ALL WORK CONCERNING EXISTING EQUIPMENT AND SERVICES TO REMAIN. DE-ENERGIZE CIRCUITS AND MAKE THEM SAFE AS REQUIRED BY APPLICABLE CODES. RECONNECT CIRCUITS THAT ARE TO REMAIN AND ARE DISRUPTED DURING DEMOLITION.
9.	RECONNECT EXISTING CIRCUITS WHICH ORIGINATES OR PASSES THROUGH THE RENOVATED AREAS BUT SERVES OTHER AREAS NOT BEING RENOVATED. EXTEND THESE CIRCUITS AS MAY BE NECESSARY TO THE EXISTING PANELBOARDS.
10.	COORDINATE WORK CONCERNING EXISTING EQUIPMENT AND SERVICES IN THE BUILDING WITH OWNER. CONTRACTOR TO CONTACT OWNER TO SCHEDULE A SHUTDOWN AT A TIME CONVENIENT TO OWNER WHEN IT BECOMES NECESSARY TO TEMPORARILY DISTURB OR INTERRUPT SYSTEMS OR SERVICES TO PERMIT DEMOLITION. CONTRACTOR REQUEST MUST BE IN WRITING.
11.	CONTRACTOR TO GIVE A MINIMUM 7-DAYS PRIOR OR REASONABLE NOTICE TO THE OWNER FOR ANY SCHEDULED DEMOLITION OF CONSTRUCTION ACTIVITY THAT IS EXCESSIVELY LOUD BEYOND NORMAL CONSTRUCTION NOISE. THE INTENT IS TO AVOID DISRUPTION TO ADMINISTRATION AREAS OR EVENTS ADJACENT TO CONSTRUCTION AREA.
12.	THIS FACILITY WILL BE OCCUPIED DURING CONSTRUCTION. WSU REQUIRES THAT ALL FOREMAN AND CONTRACTOR SIGN A COPY OF THEIR CONTRACTOR GUIDELINES. PROPER CONDUCT IS EXPECTED OF WORKERS AT ALL TIMES. CONTRACTOR SHALL KEEP ALL NOISE TO A REASONABLE LEVEL. WORKERS WILL BE REMOVED FROM CAMPUS FOR IMPROPER OR UNSAFE CONDUCT THAT INCLUDES LOUD MUSIC, FOUL LANGUAGE OR OTHER UNPROFESSIONAL DISRUPTING BEHAVIOR. FAILURE OF COMPLIANCE WITH ALL SAFETY REGULATIONS AND REQUIREMENTS WILL NOT BE ALLOWED.
13.	CONTRACTOR MUST HAVE FOREMAN ATTEND WEEKLY JOB PROGRESS MEETINGS WHILE ON SITE.
14.	MAINTAIN ALL EXISTING UTILITIES AND FIRE-PROTECTION FACILITIES AND PROTECT THEM AGAINST DAMAGE DURING ALL CONSTRUCTION OPERATIONS.



3 SITE PLAN - NEW WORK
SCALE: 1" = 5'-0"



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Seal(s)

2

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Project Manager Valentino Mancini	Drawn Cem Muyan
Project Leader Valentino Mancini	Checked Valentino Mancini

Client
WAYNE STATE UNIVERSITY

42 W Warren Ave, Detroit, MI 48202, United States

Project
**WSU - Divine 9 Plaza
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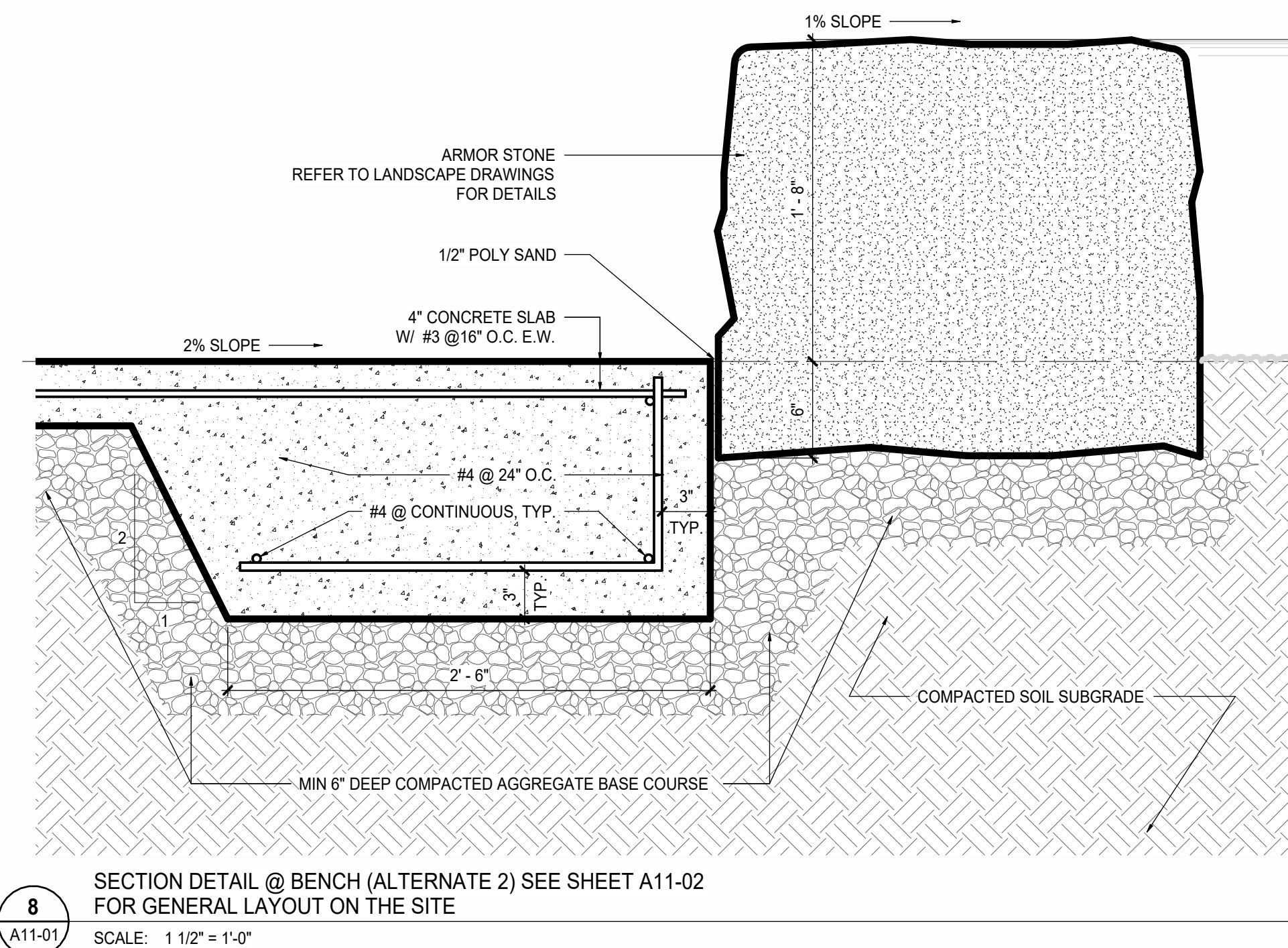
DETROIT, MI, US
Drawing Title
**SITE PLAN
DEMOLITION & NEW WORK**

Scale
1" = 5'-0"

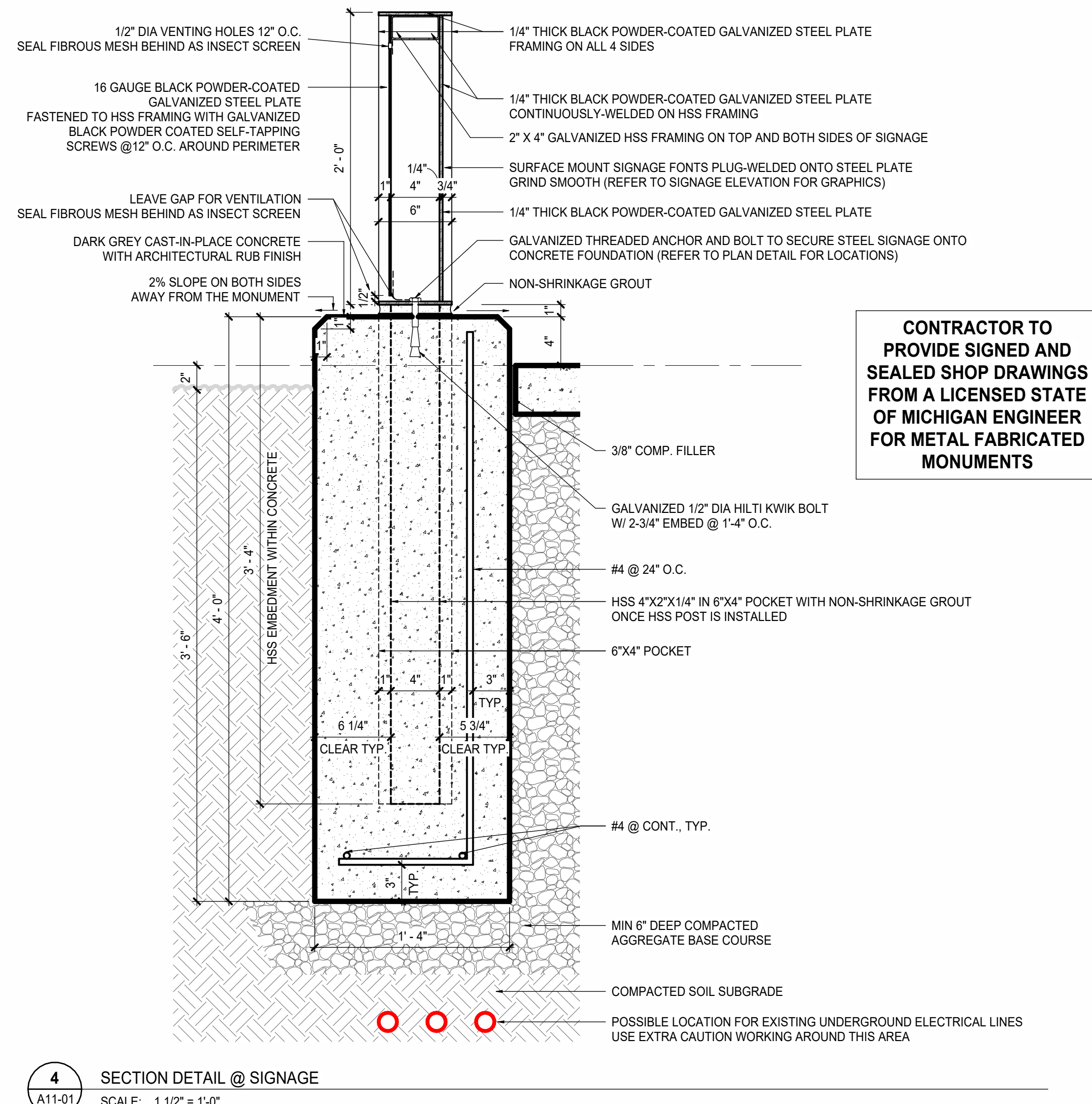
Project No.
ED2024-0276

Drawing No.
A10-02

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**CONTRACTOR TO
PROVIDE SIGNED AND
SEALED SHOP DRAWINGS
FROM A LICENSED STATE
OF MICHIGAN ENGINEER
FOR METAL FABRICATED
MONUMENTS**



**CONTRACTOR TO
PROVIDE SIGNED AND
SEALED SHOP DRAWINGS
FROM A LICENSED STATE
OF MICHIGAN ENGINEER
FOR METAL FABRICATED
MONUMENTS**

Project Manager Valentino Mancini	Drawn Cem Muyan
Project Leader Valentino Mancini	Checked Valentino Mancini

42 W Warren Ave, Detroit, MI 48202, United States

Project

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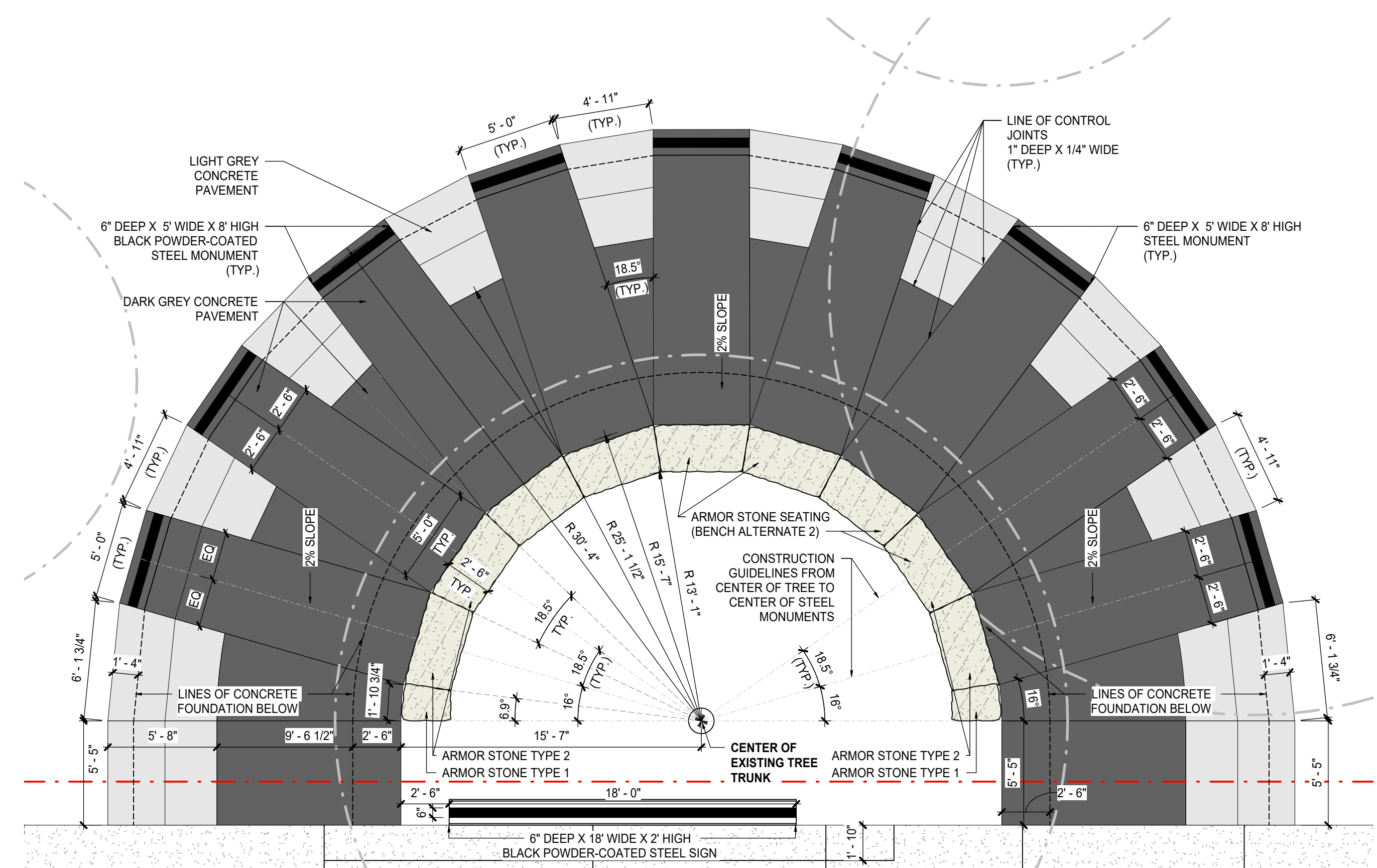
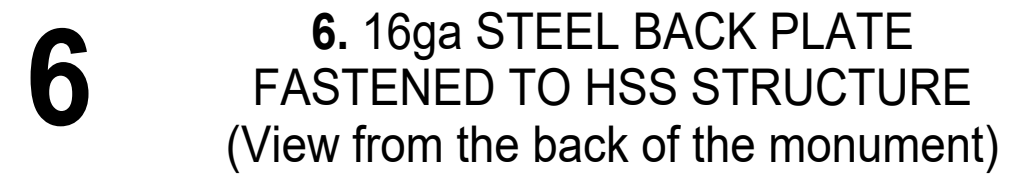
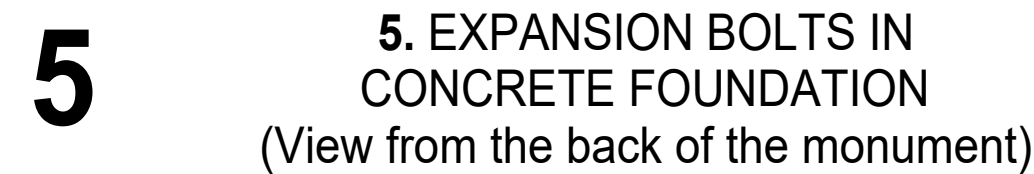
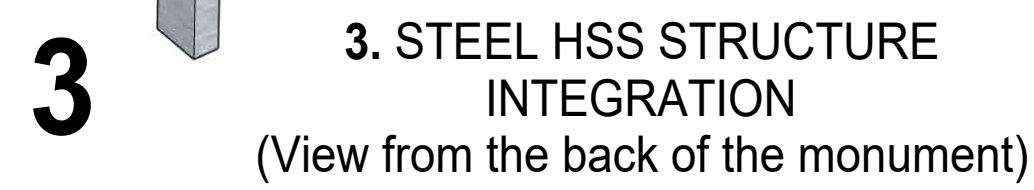
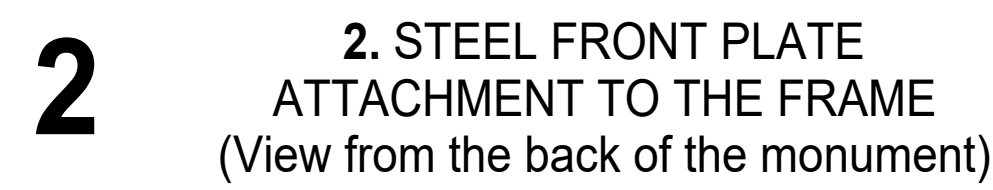
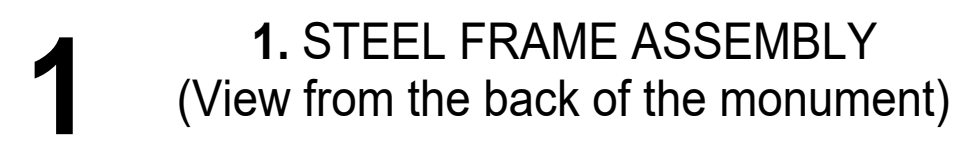
DETROIT, MI, US

Drawing Title

SITE DETAILS

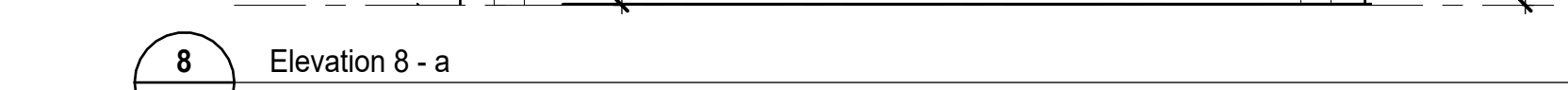
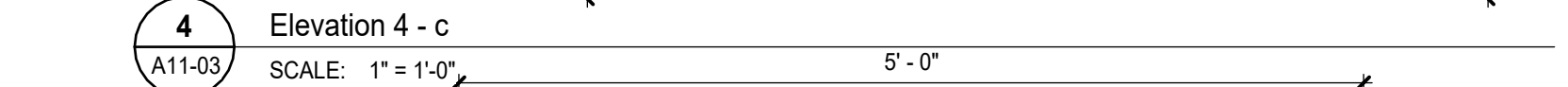
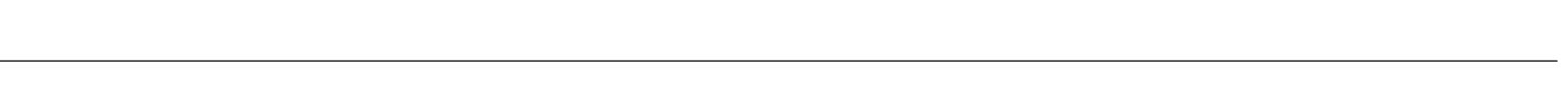
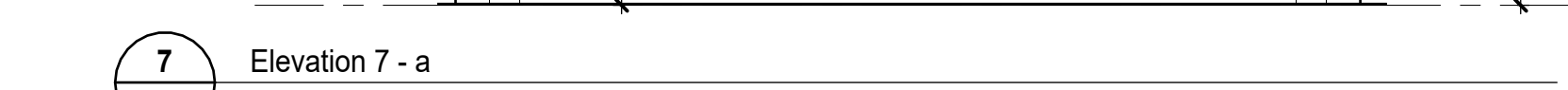
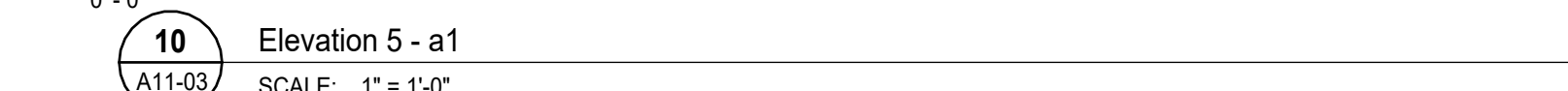
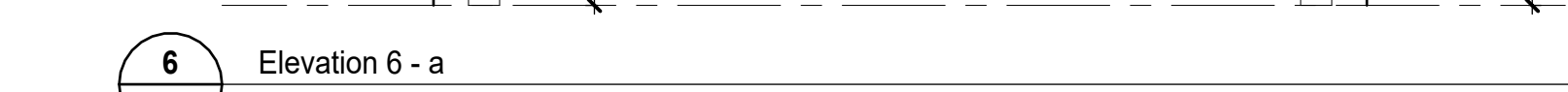
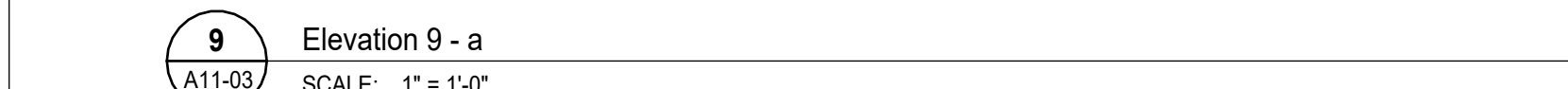
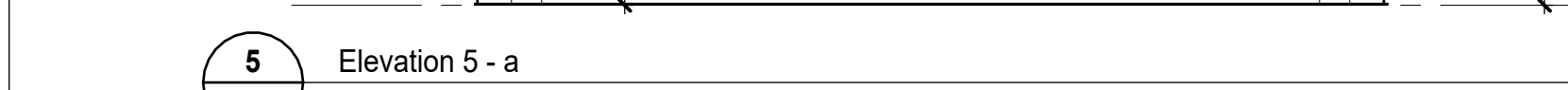
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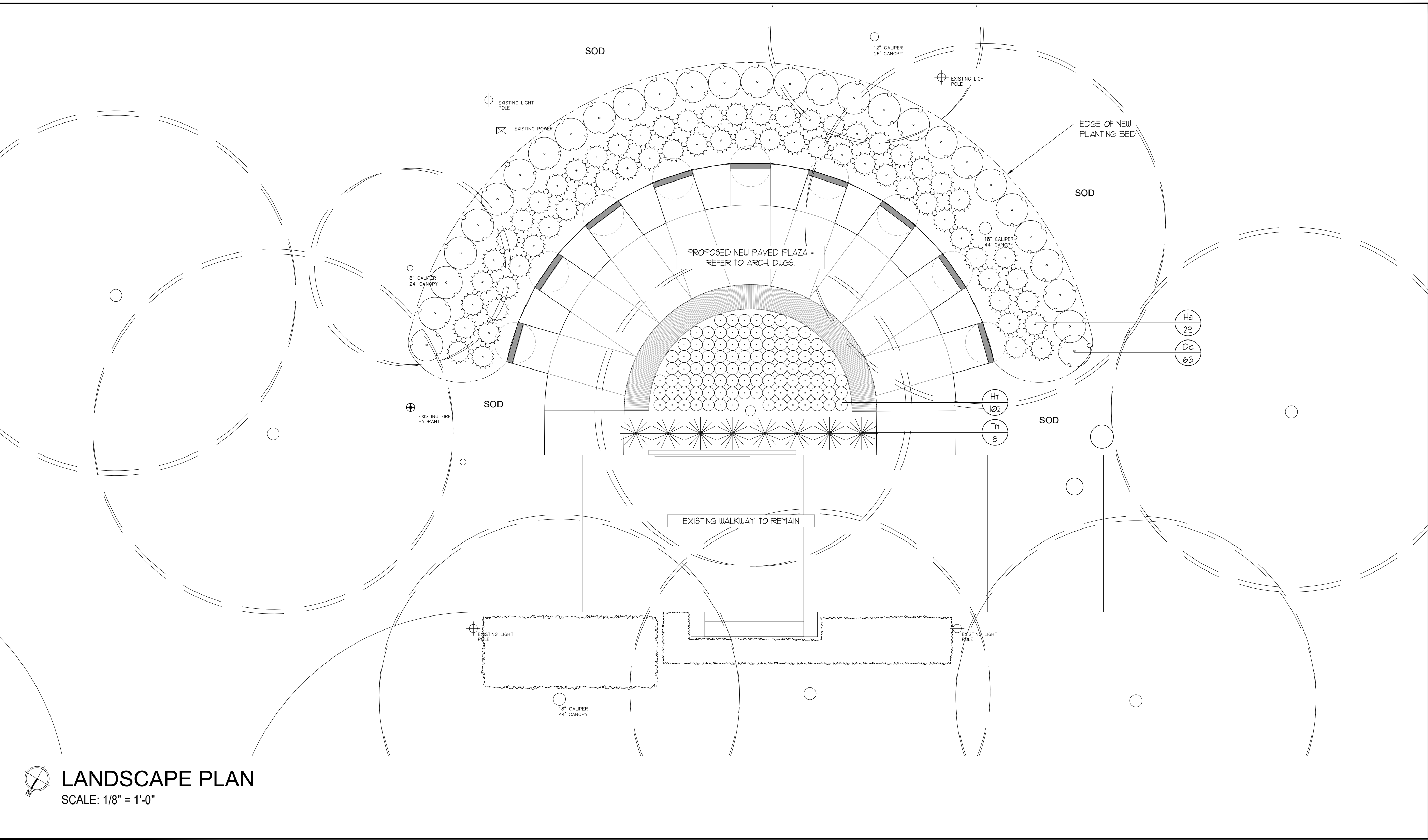


2 SITE PLAN - NEW WORK - ARMOR STONE SEATING LAYOUT
(BENCH ALTERNATE 2)
A11-02 SCALE: 1" = 5'-0"

Drawing No. **A11-02**



24-199 Lf



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
D6	DWARF CRATZIA	Crataegus crenata 'Nival'	63	3gall	POT
H8	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	75	2y/3gall	POT
H1	VAREGATED LAKONE GRASS	Hakonechloa macra 'Aureola'	102	2y/3gall	POT
Tm	DENSE YEW	Taxus x media 'Densiformis'	8	46cm	POT

GENERAL PLANTING SPECIFICATIONS:

- BASE INFORMATION SUPPLIED BY NORR
 - CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS
 - CONTRACTOR ARE RESPONSIBLE FOR REVIEWING ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS
 - REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
 - CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMMENCEMENT OF THE ACCEPTANCE OF PROJECT
 - ALL WORKSHIPS TO BE MAINTAINED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT
 - ALL WORKSHIPS TO BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARDS
 - ALL NURSERY STOCK TO BE IN NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S 'CANADIAN NURSERY STOCK STANDARD' LATEST EDITION
 - ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE DEVELOPMENT UNLESS OTHERWISE STATED
 - CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK
- GRASSING
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS
 - ALL GRASSING TO BE IN ACCORDANCE WITH THE BUSINESS DRAWINGS
 - SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 85% S.P.D.
 - ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150 MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE
 - DIRECT ALL RAINLEADERS AND SWMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED DRAINAGE SUELES
 - NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL LET CONDITIONS

- TOPSOIL
- AT THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING
 - TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE FRUITFUL NATURAL LOAM TO A MINIMUM DEPTH OF 8" (160MM) AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 1% ORGANIC MATTER FOR SANDY LOAM TO A MINIMUM OF 8% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH FREE OF SUBSOIL CONTAMINATION, ROOTS AND STONES OVER 50MM DIAMETER REASONABLY FREE OF WEEDS AS DETERMINED BY THE LANDSCAPE ARCHITECT - AND HAVING A PH RANGING FROM 6.0 TO 7.0
 - TOPSOIL IS TO BE STOCKPILED FOR USE ON SITE DEVELOPMENT, AVOID STOCKING TOPSOIL WITH SUBSOIL, LIMIT HEIGHT OF STOCKPILE TO 30" TO RETAIN SOIL MICROORGANISMS AND SOIL VIABILITY AND FERTILITY
 - IF APPLICABLE ALL WORK IN ANY ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY. ENSURE A MINIMUM OF 50MM TOPSOIL IS INSTALLED IN BOULEVARDS
 - PROTECT THE MUNICIPALITY OWNED ROAD ALLOWANCE(S)/BOULEVARD(S) FROM COMPACTION OR SOIL CONTAMINATION

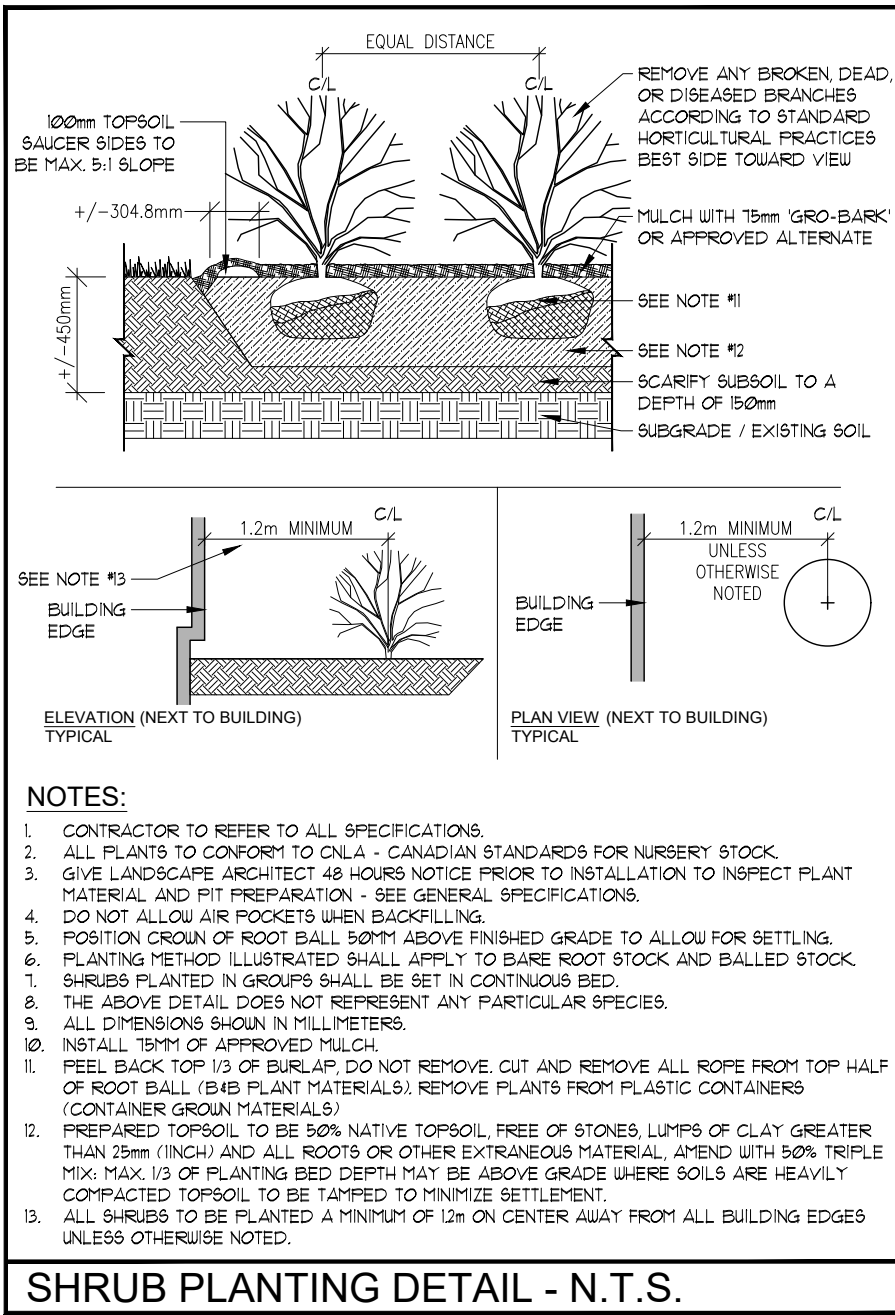
- MULCH
- ALL TREES/ITS SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED
 - CONTRACTOR TO INSTALL 3" (75MM) OF GROUND BARK MEDIUM MULCH IN ALL AREAS
 - ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT

- PLANT MATERIALS
- CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS
 - SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT
 - PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS. ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND OR PROJECT MANAGER MAY NOT MEET NEEDS OF DESIGN AND OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR
 - LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 HRS NOTICE FOR INSPECTION
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING, IE. TEMPERATURE, PRECIPITATION
 - ALL TREE PITS SHALL BE AT LEAST 1 FT. (300MM) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT
 - SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" (160MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT
 - ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL EARTH SAUCER TO HAVE APPROVED) MULCH INSTALLED TO A MINIMUM DEPTH OF 2" (51MM)
 - ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING
 - ALL EVERGREENS ARE TO UNWRAP THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR
 - ALL SHRUBS PLANTED WITHIN 10' OF SITED ROADS/WAYS PARKING AND SIDEWALKS TO BE PROTECTED WITH BALT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL)
 - DIRECT ALL RAINLEADERS AND SWMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SUELES
 - DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SUELES
 - CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 1 FULL GROWING SEASONS

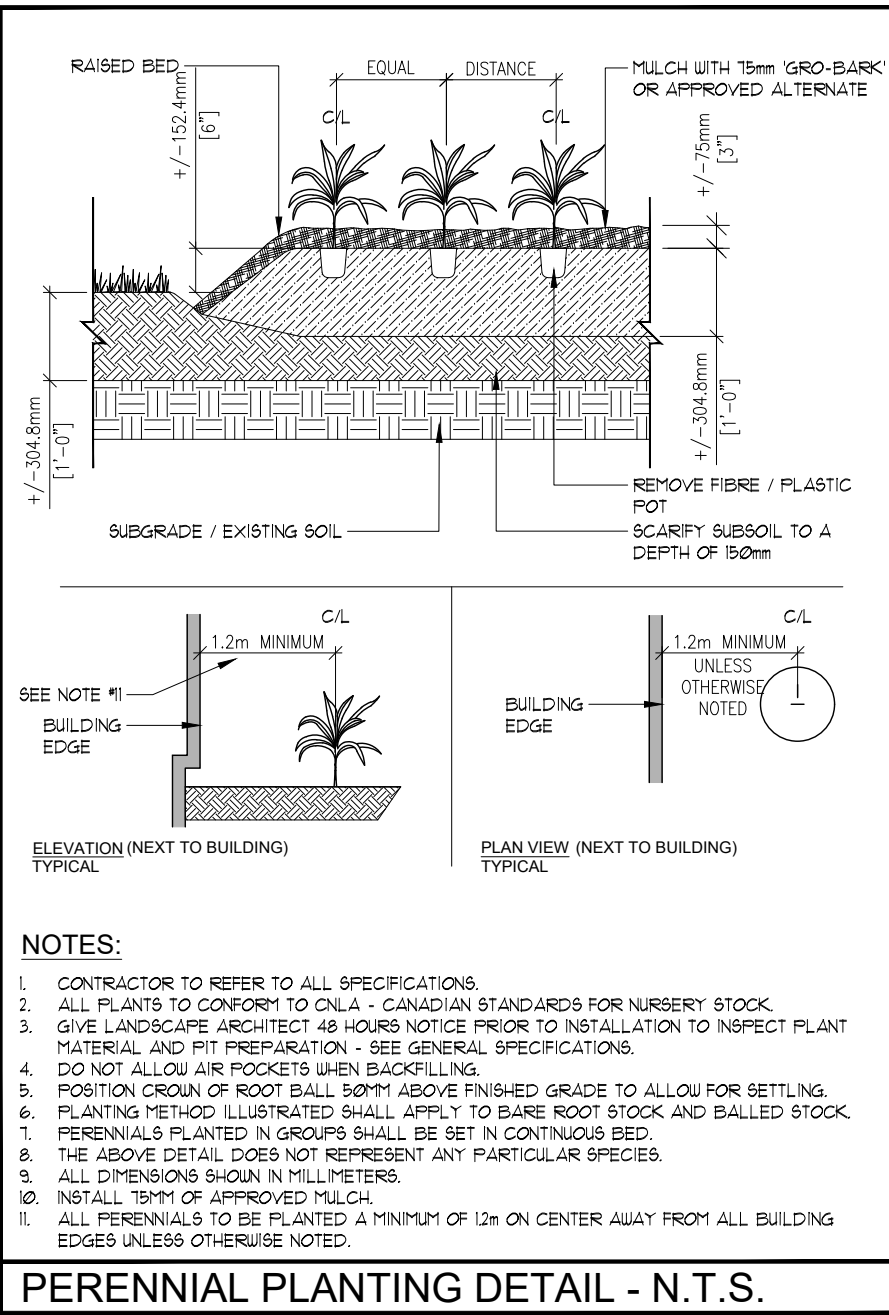
- SOD
- ALL LANDSCAPED AREAS TO BE SOODED TO THE STREET CURB (S) UNLESS OTHERWISE STATED
 - CONTRACTOR TO ENSURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRADING ISLANDS, INTERIOR SITE CURBING AND SIDEWALKS HAVE A 3.0" (75MM) SOD MAINTENANCE STRIP INSTALLED
 - ANY SOODING OR WORKS ON LANDS ADJUTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT CITY AND OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED
 - SOD SHALL BE CERTIFIED 1" CULTIVATED TURF GRASS GROWN AND SOOD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. AT THE OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE 500 TO 1000 MM IN AREA WITH THE SOIL PORTION BEING 3/4" (19MM)
 - SOD TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY
 - UPON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOD AND THE UPPER 4" (100MM) OF BACKFILL TOPSOIL, AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING 1500 LBS (680KG) PRESSURE PER SOFT
 - CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OR CLIENT

- WATERING
- DURING THE WARRANTY PERIOD BETWEEN MAY 15 AND SEPTEMBER 15 OF EACH YEAR WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LESS THAN 6 TIMES PER YEAR IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE STATED ON THE DRAWINGS. CRITICAL WATERING MONTHS ARE JUNE, JULY & AUGUST
 - IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE IF HOSE BIBS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE
 - MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSSED AREAS. WATERING OF GRASSSED AREAS TO COMPECE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF RAINFALL. NEW SOD THAT HAS BEEN Laid SHOULD BE KEPT MOIST FOR 10 TO 14 WEEKS OR UNTIL IT HAS FULLY ROOTED INTO THE EXISTING SOIL
 - ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE UP
 - WATER SHALL BE APPLIED SO AS NOT TO WASH AWAY THE SOIL OR DRAINAGE OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST

- NATURAL STONE
- CONTRACTOR TO SUPPLY AND INSTALL LARGE LIMESTONE ARMOR STONE OR APPROVED ALTERNATE LANDSCAPE BOLDERS AS INDICATED ON PLANS ARE SCHEMATIC ONLY - EXACT PLACEMENT TO BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT. BOLDERS ARE TO BE OF THE FOLLOWING SIZING:
80% - 1200 x 600 x 600
20% - 600 x 600 x 600
 - ROCKS ARE TO BE BURIED 1/3 BELOW GRADE AND BACKFILLED IN 150 MM LIFTS. CONTRACTOR TO INSTALL LANDSCAPE FABRIC BEHIND BOLDERS TYPICAL

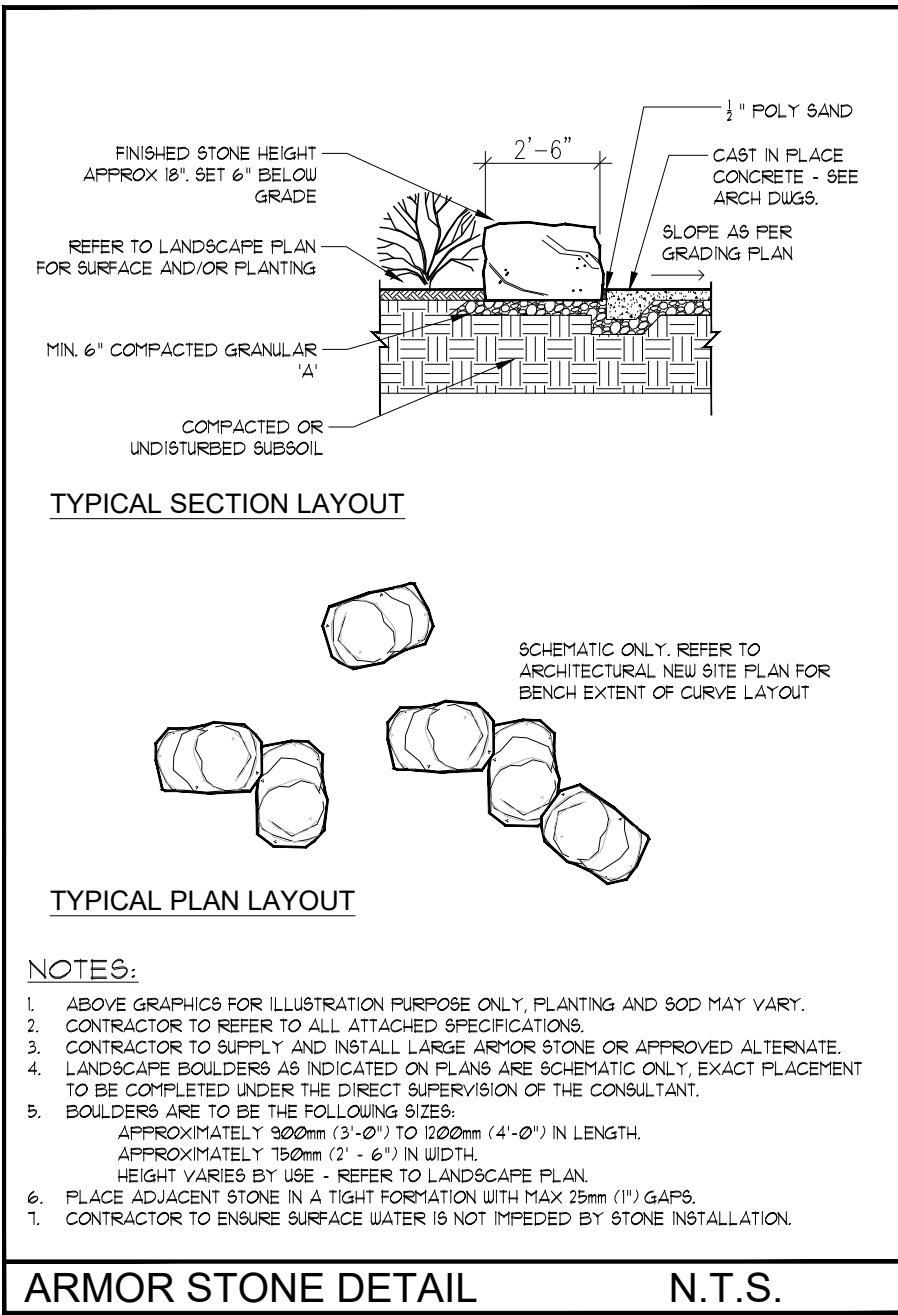


SHRUB PLANTING DETAIL - N.T.S.



PERENNIAL PLANTING DETAIL - N.T.S.

ALTERNATE #2: Natural Stone in lieu of concrete seating



ARMOR STONE DETAIL N.T.S.

LEGEND

- EXISTING DECIDUOUS TREES TO REMAIN
- PROPOSED PLANTINGS
- PLANT KEYS - SEE PLANT MATERIALS LIST

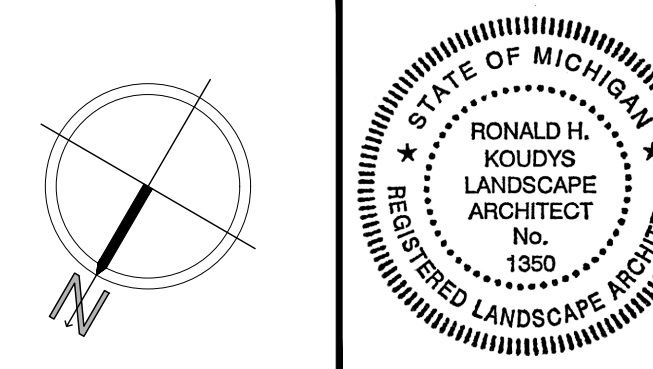


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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KLOUDYS, OALA, C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 867-9322

DATE	DESCRIPTION	No.
JUNE 25, 2015	ISSUED FOR BID	4.
NOV. 20, 2014	OWNER'S FINAL REVIEW	3.
SEPT. 20, 2014	ISSUED FOR REVIEW	2.
SEPT. 12, 2014	ISSUED FOR REVIEW	1.

PLOTTING INFORMATION:
PLOTTED DATE: JUNE 30, 2015
PLOTTED SCALE: 1/1



PROJECT TITLE:
DIVINE NINE PLAZA
WAYNE STATE UNIVERSITY
DETROIT, MICHIGAN

DATE:	SCALE:	DRAWING No.
SEPT. 2014	AS NOTED	
DRAWN:	CHECKED BY:	
RKLA Inc.	RKLC	
PROJECT No.		

24-199 LF