

US REHAB

26079 SOUTHFIELD RD
LATHRUP VILLAGE, MI 48076

GENERAL NOTES:

GENERAL NOTES:

THESE GENERAL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL NOTES APPLY TO EACH SHEET OF DRAWINGS LISTED HEREIN BELOW AS WELL AS THOSE PREPARED BY OTHERS RESPONSIBLE FOR SEALED MECHANICAL AND ELECTRICAL PERMIT, BIDDING AND CONSTRUCTION.

THE SCOPE OF WORK INVOLVES THE RENOVATION AND/OR BUILD-OUT OF DEMISED OFFICE SPACE COMPLETE AND READY FOR OCCUPANCY BY THE TENANT. THE ARCHITECTURAL TRADES WORK IS REFLECTED IN THESE DRAWINGS AND SPECIFICATIONS WHICH ARE RELEASED FOR PERMITS, BIDDING AND CONSTRUCTION. CONTRACTOR'S BID PROPOSAL SHALL INCLUDE ALL COSTS TO PROVIDE ANY AND ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND PERMITS NECESSARY TO COMPLETE THE PROJECT, READY FOR OCCUPANCY.

THE SCOPE OF PLUMBING, HVAC, FIRE PROTECTION, ELECTRICAL, FIRE ALARM AND RELATED WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS REFLECT "DESIGN INTENT". CONTRACTOR(S) FOR TRADES OTHER THAN ARCHITECTURAL MUST PREPARE DRAWINGS AND/OR SPECIFICATIONS FOR PERMIT, BIDDING AND ON CONSTRUCTION WHICH FULLY DOCUMENT THE SCOPE OF WORK, ARE COMPLIANT WITH CODES AND ORDINANCES PROMULGATED BY BODIES HAVING JURISDICTION OVER THE PROJECT AND BEAR THE SEAL OF AN ARCHITECT OR ENGINEER LICENSED IN THE STATE OF MICHIGAN. CONTRACTOR BID PROPOSALS SHALL INCLUDE ALL COSTS TO PROVIDE ANY AND ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION AND PERMITS NECESSARY TO COMPLETE THE PROJECT READY FOR OCCUPANCY.

A COPY OF ALL SEALED DRAWINGS PREPARED FOR THIS PROJECT FOR WORK SCOPE AND TRADES OTHER THAN ARCHITECTURAL SHALL BE FORWARDED TO SCHEIBLE & ASSOCIATES AND NCS-TEAM FOR THEIR FILES.

EACH CONTRACTOR EMPLOYED ON THIS PROJECT SHALL FORWARD A CERTIFICATE OF INSURANCE REFLECTING CGL, AUTO, WORKERS COMP AND UMBRELLA COVERAGES TO SCHEIBLE ASSOCIATES AND NCS-TEAM FOR THEIR FILES.

EACH CONTRACTOR IS RESPONSIBLE FOR KEEPING THE CONSTRUCTION AREA AS WELL AS THE REMAINDER OF THE BUILDING BOTH THE DELIVERY OF MATERIALS AND THE REMOVAL OF DEBRIS SHALL BE COORDINATED WITH THE BUILDING MANAGEMENT INCLUDING, BUT NOT LIMITED TO, PERMITTED HOURS OF WORK, BUILDING AND CONSTRUCTION AREA ACCESS, LOCATION OF DUMPSTERS, TEMPORARY TOILET FACILITIES, USE OF ELEVATORS AND TEMPORARY PROTECTION OF EXISTING FINISHED MATERIALS.

EACH CONTRACTOR IS RESPONSIBLE FOR MINIMIZING NOISE AND DISRUPTION OF OTHER TENANTS AND THEIR VISITORS - BOTH ADJACENT TO AND THE OCCUPANTS OF THE FLOORS ABOVE AND BELOW THE DEMISED SPACE.

INTERRUPTION OF EXISTING BUILDING SYSTEMS INCLUDING, BUT NOT LIMITED TO, POWER, LIGHTING, FIRE PROTECTION, FIRE ALARM, MEANS OF EGRESS, ACCESS TO EXITS, ELEVATORS AND OTHER IMPACTS TO LIFE SAFETY MUST HAVE THE PRIOR APPROVAL OF AND BE COORDINATED WITH THE BUILDING OWNER(S) AND/OR THEIR AUTHORIZED AGENTS.

EACH CONTRACTOR EMPLOYED ON THE PROJECT IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATION OF THE WORK OF OTHER CONTRACTORS EMPLOYED BY THE BUILDING OWNER(S) AND/OR ITS AUTHORIZED AGENTS.

PATCHING AND REPAIR OF EXISTING CONSTRUCTION OR SYSTEMS SHALL BE COMPLETED AND REFINISHED, AS NECESSARY AND APPROPRIATE, TO ASSURE AN EVEN FINISH TO MATCH EXISTING ADJACENT CONSTRUCTION. FOR CONTINUOUS SURFACES, REFINISH TO THE NEAREST INTERSECTION. FOR AN ASSEMBLY, REFINISH THE ENTIRE UNIT.

EACH CONTRACTOR IS RESPONSIBLE FOR SECURING INSPECTIONS AND OBTAINING THE WRITTEN APPROVAL OF REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT, INCLUDING FINAL INSPECTIONS AND OCCUPANCY.

CONFIRM WITH THE BUILDING OWNER(S) AND/OR THEIR AUTHORIZED AGENTS THE REQUIREMENTS FOR "PROJECT CLOSEOUT" INCLUDING WARRANTIES, MANUFACTURER'S PRODUCT DATA, SHOP DRAWINGS, SAMPLES AND "AS-BUILT" DRAWINGS. PROVIDE COPIES OF CLOSEOUT DOCUMENTS TO SCHEIBLE & ASSOCIATES AND NCS-TEAM FOR THEIR FILES.

ARCHITECTURAL NOTES:

UNLESS OTHERWISE NOTED, THE SCOPE OF WORK REFLECTED IN THESE DRAWINGS AND SPECIFICATIONS IS INTENDED TO MATCH "EXISTING" AND/OR "BUILDING STANDARD" PROMULGATED BY THE BUILDING OWNER(S) AND/OR THEIR AUTHORIZED AGENTS.

EACH CONTRACTOR EMPLOYED ON THIS PROJECT IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING EXISTING CONDITIONS AFFECTING ITS WORK OR WORK WHICH MUST BE COORDINATED WITH OTHER TRADES. SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT IDENTIFYING CONFLICTS OR SEEKING CLARIFICATION, PRIOR TO PROCEEDING WITH THE WORK. THE ARCHITECT WILL PROMPTLY RESPOND, IN WRITING. DO NOT SCALE DRAWINGS

SELECTIVE DEMOLITION SHOWN ON THE DRAWINGS, UNLESS OTHERWISE NOTED, SHALL INCLUDE THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED TO BE SALVAGED. COORDINATE SELECTIVE DEMOLITION OPERATIONS WITH PLUMBING, HVAC AND ELECTRICAL TRADES, WHERE SHOWN OR NECESSARY.

IN CONSULTATION WITH THE BUILDING OWNER(S) AND/OR THEIR AUTHORIZED AGENTS, KEY THE DEMISED SPACE AS REQUIRED BY THE TENANT.

MECHANICAL (PLUMBING, HVAC & FIRE PROTECTION) NOTES:

MECHANICAL WORK, BOTH SELECTIVE DEMOLITION AND NEW CONSTRUCTION, SHOWN ON THESE DRAWINGS REFLECT "DESIGN INTENT". MECHANICAL TRADES CONTRACTOR(S) ARE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, BOTH INTERNAL AND EXTERNAL TO THE DEMISED PREMISES AND THE PREPARATION OF DETAILED DRAWINGS, RISERS, SPECIFICATIONS AND CALCULATIONS NECESSARY. PERMIT, BIDDING AND CONSTRUCTION DRAWINGS SHALL BE COORDINATED WITH THESE DRAWINGS AND THOSE OF OTHER CONTRACTORS AND MUST BEAR THE SEAL OF AN ARCHITECT OR ENGINEER LICENSED IN THE STATE OF MICHIGAN.

UNLESS OTHERWISE NOTED, CONSTRUCTION AND MATERIALS SHALL MATCH "EXISTING" AND CONFORM TO "BUILDING STANDARD". REVIEW LOCATION OF THERMOSTATIC CONTROLS WITH THE BUILDING OWNER(S) AND/OR THEIR AUTHORIZED AGENTS, PRIOR TO INSTALLATION.

FORWARD A COPY OF THE APPROVED, SEALED DRAWINGS TO SCHEIBLE & ASSOCIATES AND NCS-TEAM FOR THEIR FILES.

BRING ANY COORDINATION ISSUES AND CONFLICTS BETWEEN THE MECHANICAL, ELECTRICAL AND THE ARCHITECTURAL DRAWINGS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO ENTERING INTO CONTRACT. THE ARCHITECT SHALL BE PROMPTLY ADVISED OF ANY CONFLICTS OR COORDINATION ISSUES ARISING DURING CONSTRUCTION. SUBMIT AN RFI TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. THE ARCHITECT WILL PROMPTLY RESPOND, IN WRITING.

TO THE EXTENT POSSIBLE, CONTINUE TO USE EXISTING OR PROVIDE TEMPORARY PLUMBING, FIRE PROTECTION AND HVAC SYSTEMS INCLUDING, BUT NOT LIMITED TO, DUCTWORK, DIFFUSERS, GRILLES OR CONTROLS TO SERVE AS "TEMPORARY HEATING AND/OR COOLING" DURING CONSTRUCTION OPERATIONS. ASSURE THAT DUST AND DIRT, FROM CONSTRUCTION OPERATIONS BY ANY TRADE, DOES NOT CONTAMINATE EXISTING DUCTWORK TO REMAIN OR EXISTING HVAC EQUIPMENT SERVING THE DEMISED SPACE OR ADJACENT PORTIONS OF THE BUILDING. CHANGE FILTERS UPON COMPLETION AND PRIOR TO OCCUPANCY.

PRIOR TO PROJECT COMPLETION, BALANCE ALL WATER & AIR SYSTEMS AND ISSUE A REPORT TO THE BUILDING OWNER AND/OR ITS AUTHORIZED AGENTS WITH COPIES TO SCHEIBLE & ASSOCIATES AND NCS-TEAM FOR THEIR FILES.

ELECTRICAL, PHONE/DATA & FIRE ALARM NOTES:

ELECTRICAL WORK, BOTH SELECTIVE DEMOLITION AND NEW CONSTRUCTION, SHOWN ON THESE DRAWINGS REFLECT "DESIGN INTENT". ELECTRICAL TRADE CONTRACTOR(S) ARE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, BOTH INTERNAL AND EXTERNAL TO THE DEMISED PREMISES AND PREPARING DETAILED DRAWINGS, RISERS, SPECIFICATIONS AND CALCULATIONS NECESSARY. PERMIT, BIDDING AND CONSTRUCTION DRAWINGS SHALL BE COORDINATED WITH THESE DRAWINGS AND THOSE OF OTHER CONTRACTORS AND MUST BEAR THE SEAL OF AN ARCHITECT OR ENGINEER LICENSED IN THE STATE OF MICHIGAN.

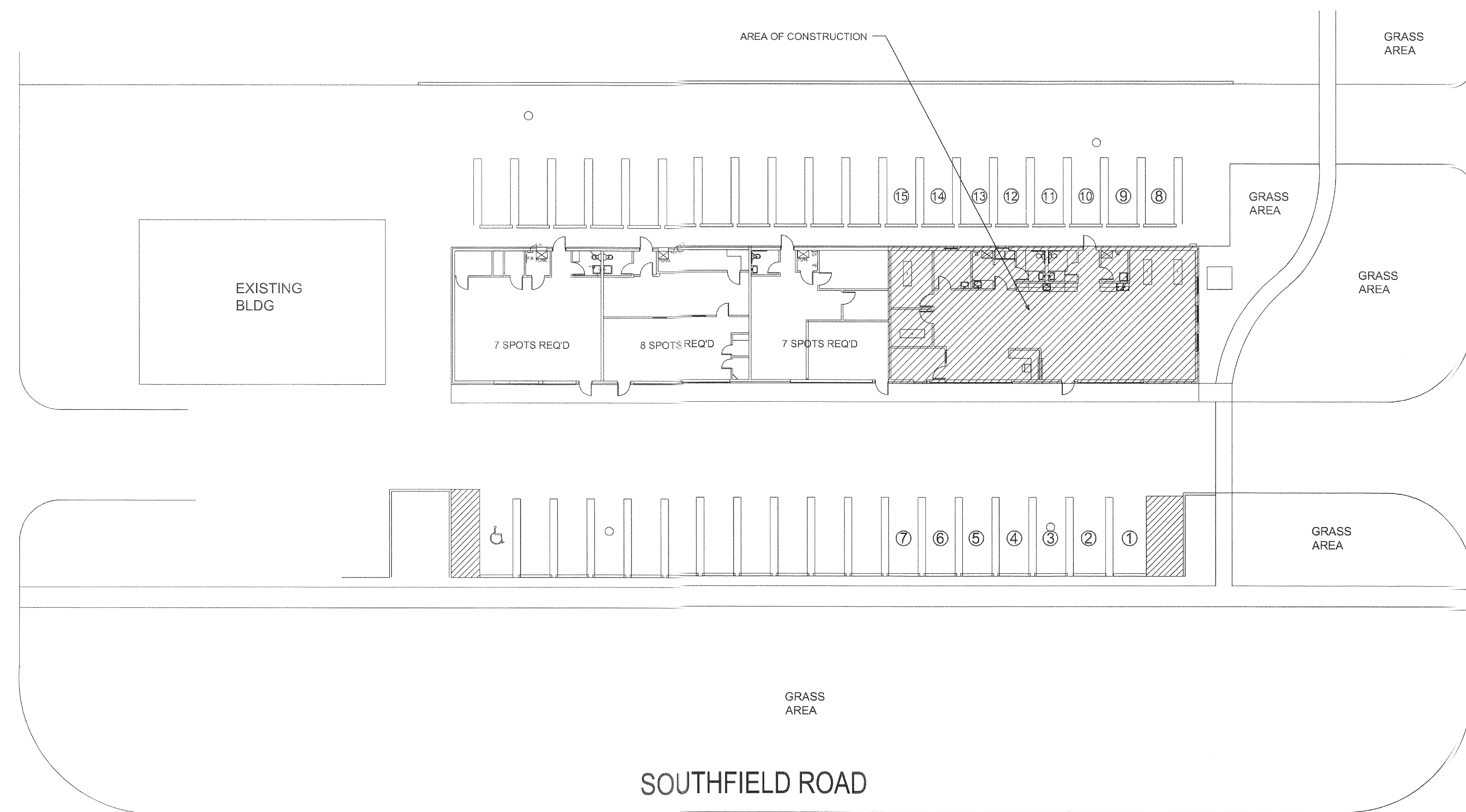
UNLESS OTHERWISE NOTED, CONSTRUCTION AND MATERIALS SHALL MATCH EXISTING AND CONFORM TO "BUILDING STANDARD". REVIEW LOCATION OF THERMOSTATIC CONTROLS WITH THE BUILDING OWNER(S) OR THEIR AUTHORIZED AGENTS, PRIOR TO INSTALLATION.

FORWARD A COPY OF THE APPROVED, SEALED DRAWINGS TO SCHEIBLE & ASSOCIATES AND NCS-TEAM FOR THEIR FILES.

BRING ANY COORDINATION AND CONFLICTS BETWEEN THE ELECTRICAL, MECHANICAL AND ARCHITECTURAL DRAWINGS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO ENTERING INTO CONTRACT. THE ARCHITECT SHALL BE PROMPTLY ADVISED OF ANY CONFLICTS OR COORDINATION ISSUES ARISING DURING CONSTRUCTION. SUBMIT AN RFI TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. THE ARCHITECT WILL PROMPTLY RESPOND, IN WRITING.

TO THE EXTENT POSSIBLE, CONTINUE TO USE EXISTING ELECTRICAL SYSTEMS, MODIFYING LIGHTING OR POWER PANELS, SWITCHING, EXIT AND EMERGENCY LIGHTING AND FIRE ALARM TO SERVE AS "TEMPORARY POWER & LIGHTING" DURING CONSTRUCTION OPERATIONS.

PRIOR TO PROJECT COMPLETION, CLEAN ALL LIGHT FIXTURES USED AS "TEMPORARY LIGHTING", TEST ALL CIRCUITS AND FIRE ALARM DEVICES AND PROVIDE NEW LABELS IN POWER & LIGHTING PANELS.



FIRST FLOOR KEY PLAN
NO SCALE

LIST OF DRAWINGS

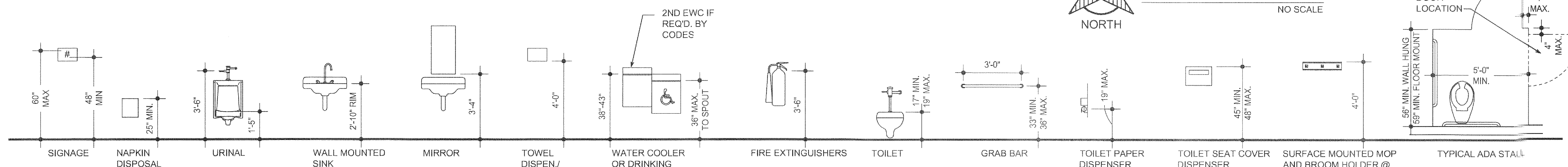
- T-1 TITLE SHEET, GENERAL NOTES, LOCATION MAP, KEY PLAN, CODE ANALYSIS
- S-1 ARCHITECTURAL SITE PLAN
- A-1 DEMOLITION FLOOR PLAN, PARTITION & OUTLET PLAN, DOOR SCHEDULE
- A-2 REFLECTED CEILING DEMO PLAN, REFLECTED CEILING PLAN
- A-3 FINISH MATERIAL PLAN, FINISH SCHEDULE, EXTERIOR ELEVATION, ELEVATIONS

CODE ANALYSIS

ARCHITECT INFO	REVIEW CODE	NAME: DONALD J SCHEIBLE LICENSE NUMBER: 1301018960 EXPIRATION DATE: 10-31-22 EMAIL: DSCHEIBLE@SCHEIBLEASSOCIATES.COM
TOTAL FLOORS IN BLDG.	1	2015 MICHIGAN BUILDING CODE 2015 MICHIGAN MECHANICAL CODE 2015 MICHIGAN PLUMBING CODE 2017 NATIONAL ELECTRIC CODE WITH PART 8 MICHIGAN AMENDMENT 2009 ICC/ANCI A117.1
USE GROUP	"B" BUSINESS	
TYPE OF CONSTRUCTION	TYPE IIB	
OCCUPANCY LOAD	100 SF GROSS/ OCCUPANT 2,508 SF/ 100 SF PER OCCUP. =26 OCCUPANTS	
COMMON PATH OF TRAVEL (PER TABLE 1006.2.1 MBC 2015)	100'-0" ALLOWED IF SPRINKLED OR < 30 70'-6" PROVIDED	
EXIT ACCESS TRAVEL DISTANCE (PER TABLE 1017.2 MBC 2015)	300'-0" ALLOWED IF SPRINKLED 70'-6" PROVIDED	
PLUMBING CALCS.	26 TOTAL OCCUPANTS DIVIDED IN HALF 26/2=13 OF EACH GENDER 1 PER 25 FOR THE FIRST 50 1 REQUIRED PER 50 FOR THE REMAINDER EXCEEDING 50 1 MALE WATER CLOSETS REQUIRED 1 FEMALE WATER CLOSETS REQUIRED 1 SUPPLIED FOR EACH GENDER	
EXIT ACCESS	1 EXITS REQUIRED 2 EXITS PROVIDED	
EGRESS WIDTH PER OCCUPANT	26 OCCUP. x 0.2' =5.2' REQUIRED 72" PROVIDED	
SPRINKLER SYSTEM	SPRINKLER SYSTEM IS PROVIDED	



LOCATION MAP
NO SCALE



ICC A117.1 - 2009 TOILET ACCESSORIES & EQUIPMENT MOUNTING HEIGHTS

SCALE: 1/4" = 1'-0"

ARCHITECT:

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L.L.C.

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Josh@NCS-Team.com

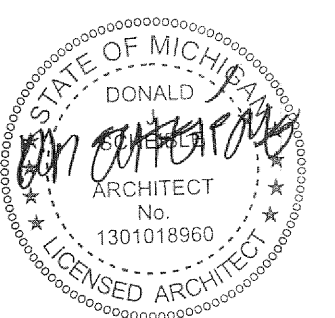
RAINBOW DR.

US REHAB

26079 SOUTHFIELD RD
LATHRUP VILLAGE, MI 48076

ISSUED FOR:
SITE PLAN REVIEW
04-15-21

SEAL:



SHEET# T-1

DATE:

JOB#

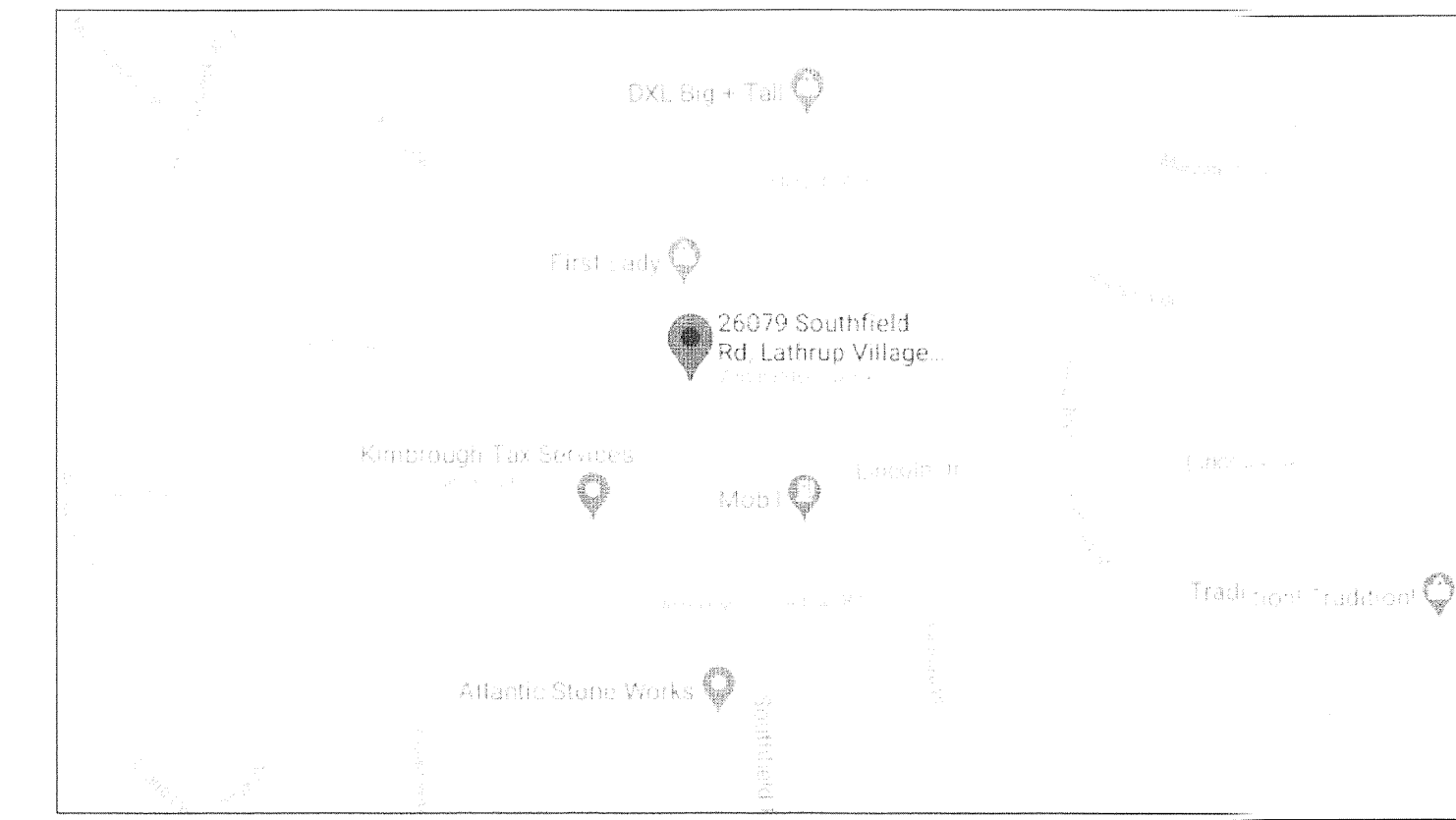
PARKING REQUIREMENTS

TENANT SPACE A - 1,218 SF/200= 6.09 = 7 SPOTS REQUIRED
 TENANT SPACE B - 1,229 SF/175= 7.02 = 8 SPOTS REQUIRED
 TENANT SPACE C - 1,124 SF/175= 6.42 = 7 SPOTS REQUIRED
 TENANT SPACE D - 2,508 SF/175= 14.3 = 15 SPOTS REQUIRED

37 TOTAL SPOTS REQUIRED
 37 TOTAL SPOTS EXISTING
 INCLUDING 2 HANDICAP SPOTS

SETBACKS FOR MX MIXED USE:

MINIMUM FRONT YARD SETBACK	0 FT
MAXIMUM FRONT SETBACK	10 FT
MINIMUM REAR YARD SETBACK	
ADJACENT TO ALLEY / SERVICE DRIVE	5 FT
NO ALLEY / SERVICE DRIVE	25 FT
MINIMUM SIDE YARD SETBACK	0 FT
BUILD TO LINE COVERAGE	60%
PARKING MINIMUM SETBACK	5 FT



LOCATION MAP
 NORTH NO SCALE

SITE INFO

ZONING: MIXED USE
 LOT SIZE: .46 ACRES
 IDENTIFICATION NUMBER: 2423280059
 PARCEL NUMBER: 40-24-23-280-059
 LOCATION ID: SOUT-026079-000-01

EXISTING BUILDING INFORMATION

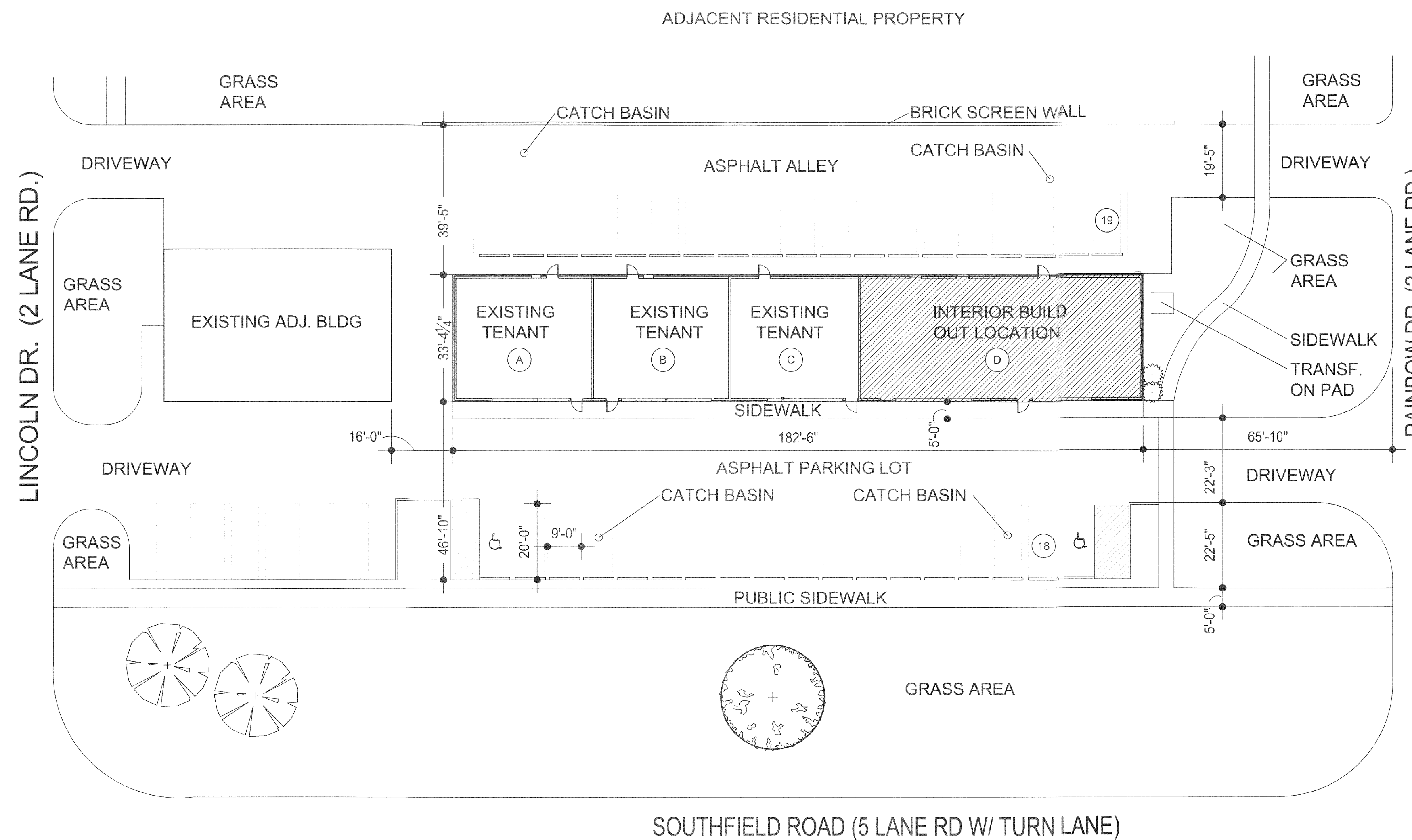
1 STORY BUILDING WITH 3 EXISTING TENANTS AND 1 PROPOSED TENANT.

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SITE PLAN
 SCALE: 1" = 20'-0"
 NORTH

US REHAB

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