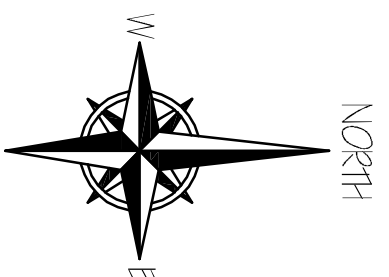
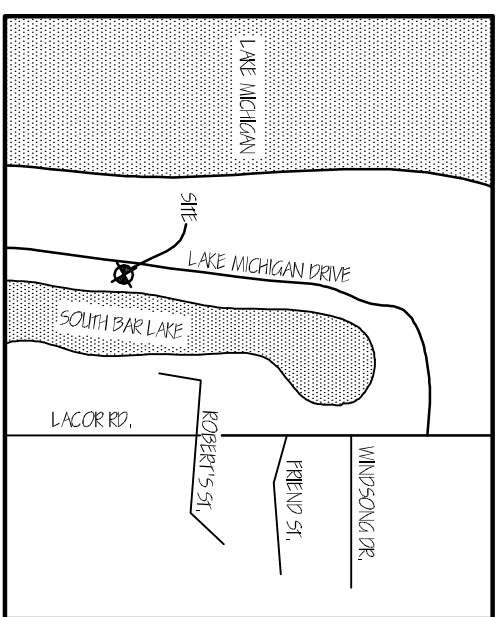


PROJECT

SMITH RESIDENCE  
10400 LAKE MICHIGAN DRIVE  
EMPIRE, MI 49630  
PHONE: 586.752.0245

SQUARE FOOTAGE SUMMARY

FIRST FLOOR: 824 SF. SECOND FLOOR: 0,000 SF. TOTAL LIVING AREA: 824 SQUARE FEET



SITE LOCATION

PROJECT DESCRIPTION

DESCRIBE AND EXPLAIN YOUR PROJECT IN THIS SPACE HERE. WRITE ABOUT THE DESIGN PROCESS, YOUR INSPIRATIONS, WHERE YOU MAY HAVE GOT YOUR IDEAS, WHY YOU SET-UP YOUR FLOOR PLAN AS YOU DID, ETC.

GENERAL CONDITIONS

01. PROJECT CODES: THE ARCHITECTURAL PLANS AND SPECIFICATIONS ARE INTENDED TO BE COLLECTIVELY THE "PROJECT CODES" FOR A SINGLE FAMILY DWELLING.

02. BUILDING OFFICIAL: THIS PLAN AND SPECIFICATIONS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS HEREBY REQUESTED TO CONFER WITH THE ARCHITECT PRIOR TO ANY PERMITS BEING OBTAINED.

GENERAL NOTES

01. FOUNDATION DRAINAGE: THE ENTIRE PERIMETER OF THE FOUNDATION SHALL BE PROVIDED WITH DRAINAGE TYPED PER THE PERMITS OF THE LOCAL JURISDICTION. THE DRAINAGE SHALL BE GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM PROVIDING GRAVEL OR CRUSHED STONE AROUND THE FOUNDATION. THE DRAINAGE SHALL BE INSTALLED AT LEAST 6 INCHES OF COVER, AND 2 INCHES BELOW ALL FOUNDATIONS FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS, SEE SOILS ANALYSIS BY OTHERS.

INTERIOR ENVIRONMENT

A NATURAL LIGHT AND VENTILATION, EACH HABITABLE ROOM SHALL BE PROVIDED WITH GLAZING NOT LESS THAN 8% OF THE FLOOR AREA AND A MINIMUM OF 4" ABLE TO OPEN TO THE OUTDOORS. THE SYSTEM IS PROVIDED.

04. FLOOR SPREAD AND SMOKE DENSITY: THE FLOOR SPREAD SHALL BE GREATER THAN 200 AND A SMOKE DEVELOPMENT INDEX OF NOT GREATER THAN 500. TESTING SHALL BE IN ACCORDANCE WITH ASTM E 84.

05. INSULATION: THE APPLICANT SHALL FOLLOW THE PRESERVATIVE REQUIREMENTS FOR INSULATION AND FINISHES SET FORTH IN THE INTERNATIONAL ENERGY CODE AS FOLLOWS:

06. ATTIC ACCESS: A RADIANT-ACCESSIBLE OPENING NOT LESS THAN 27" X 36" SHALL BE PROVIDED TO ANY ATTIC HAVING CLEAR HEIGHT OF OVER 30" AND AN AREA GREATER THAN 30 SQUARE FEET.

07. EMERGENCY EGRESS: THE EMERGENCY EGRESS WINDOW OR DOOR SHALL BE PROVIDED TO EACH BED ROOM OF 7-2" CLEAR WIDTH EXCEPT DOORS SHALL BE 44" ABOVE THE FINISH FLOOR.

08. DOOR AND EMERGENCY WINDOW EGRESS: A ONE ENTRY DOOR INTO EACH BED ROOM OF 7-2" CLEAR WIDTH EXCEPT DOORS SHALL BE 44" ABOVE THE FINISH FLOOR.

09. SAFETY GLAZING: ALL WINDOWS GREATER THAN 7' ABOVE GRADE AND WITHIN 24 INCHES OF THE FLOOR SHALL HAVE EITHER A FALL PREVENTION DEVICE OR SAFETY GLAZING. THE DEVICE SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

10. INSTALLATION OF EQUIPMENT: THE INSTALLATION OF EQUIPMENT, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING, SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

11. EXHAUST SYSTEMS: THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FOR EACH 4-3/8" BEND AND 6 FEET FOR EACH 90 DEGREE BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL NOT EXCEED THE LENGTH OF THE EXHAUST DUCT MANUFACTURER'S INSTRUCTIONS.

12. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS AND IN THE IMMEDIATE "HALL" AREA OUTSIDE OF THE SLEEPING ROOMS. ALL SMOKE DETECTORS SHALL BE PLACED ON EACH FLOOR. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS AND IN THE IMMEDIATE "HALL" AREA OUTSIDE OF THE SLEEPING ROOMS.

13. GROUND-FALL AND ARC-FALL PROTECTION: THE INSTALLATION OF GROUND-FALL AND ARC-FALL PROTECTION SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

14. GROUNDING ELECTRODE SYSTEM: THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017.

15. UTILITY LEADS AND METERS: COORDINATE THE LOCATION, PROTECTION, AND INSTALLATION OF ALL UTILITY LEADS AND METERS WITH THE PROJECT CODES.

STRUCTURAL NOTES

01. SOILS, FOOTINGS, & SLABS: THE DESIGN SOIL BEARING CAPACITY IS 2000 PSF MINIMUM FOR THIS PROJECT. THE FOUNDATION SHALL BE PROVIDED WITH REINFORCED CONCRETE FOOTINGS AND SLABS. THE FOUNDATION SHALL BE INSTALLED ON A MINIMUM OF 4" OF 1/2" RIBBED REINFORCING BARS. THE FOUNDATION SHALL BE INSTALLED ON A MINIMUM OF 4" OF 1/2" RIBBED REINFORCING BARS.

02. CONCRETE: ALL CONCRETE SHALL BE PLACED ON COMPACTED OR BEDDED SAND. THE CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL CONCRETE CODE (ICC) AND THE INTERNATIONAL BUILDING CODE (IBC).

03. MASONRY: ALL MASONRY SHALL BE CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL MASONRY CODE (IMC) AND THE INTERNATIONAL BUILDING CODE (IBC).

04. DESIGN CRITERIA: THE DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

05. FRAMING: ALL FRAMING SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

06. ENGINEERED LUMBER: ALL ENGINEERED LUMBER SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

07. WALL BRACING: THE BRACED WALL METHOD FOR THIS HOME SHALL BE CSWSP. THE BRACED WALL METHOD FOR THIS HOME SHALL BE CSWSP. THE BRACED WALL METHOD FOR THIS HOME SHALL BE CSWSP.

08. ENGINEERED ROOF TRUSSES: THE ENGINEERED ROOF TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

09. ENGINEERED WOOD FLOOR JOISTS (I-JOISTS): ALL FLOOR JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

10. FLOOR JOISTS: ALL FLOOR JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

11. ALLOWABLE SPANS FOR LUMBER SUPPORTING MASONRY VENEER: THE ALLOWABLE SPANS FOR LUMBER SUPPORTING MASONRY VENEER SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

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BIDDING SPECIFICATIONS

01. ARCHITECTURAL DRAWINGS: THE ARCHITECTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL SCOPE AND ARRANGEMENT OF SPACES, DESIGN FEATURES, AND NOTE THE EXISTING CONDITIONS. THE DRAWINGS SHALL BE INSTALLED ON A MINIMUM OF 4" OF 1/2" RIBBED REINFORCING BARS.

02. PERFORMANCE REQUIREMENTS: THE PERFORMANCE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

03. QUALITY ASSURANCE: THE QUALITY ASSURANCE SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

04. PRODUCT HANDLING: THE PRODUCT HANDLING SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

05. SUBMITTALS: THE SUBMITTALS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

06. ADDITIONAL REQUIREMENTS: THE ADDITIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CONCRETE CODE (ICC).

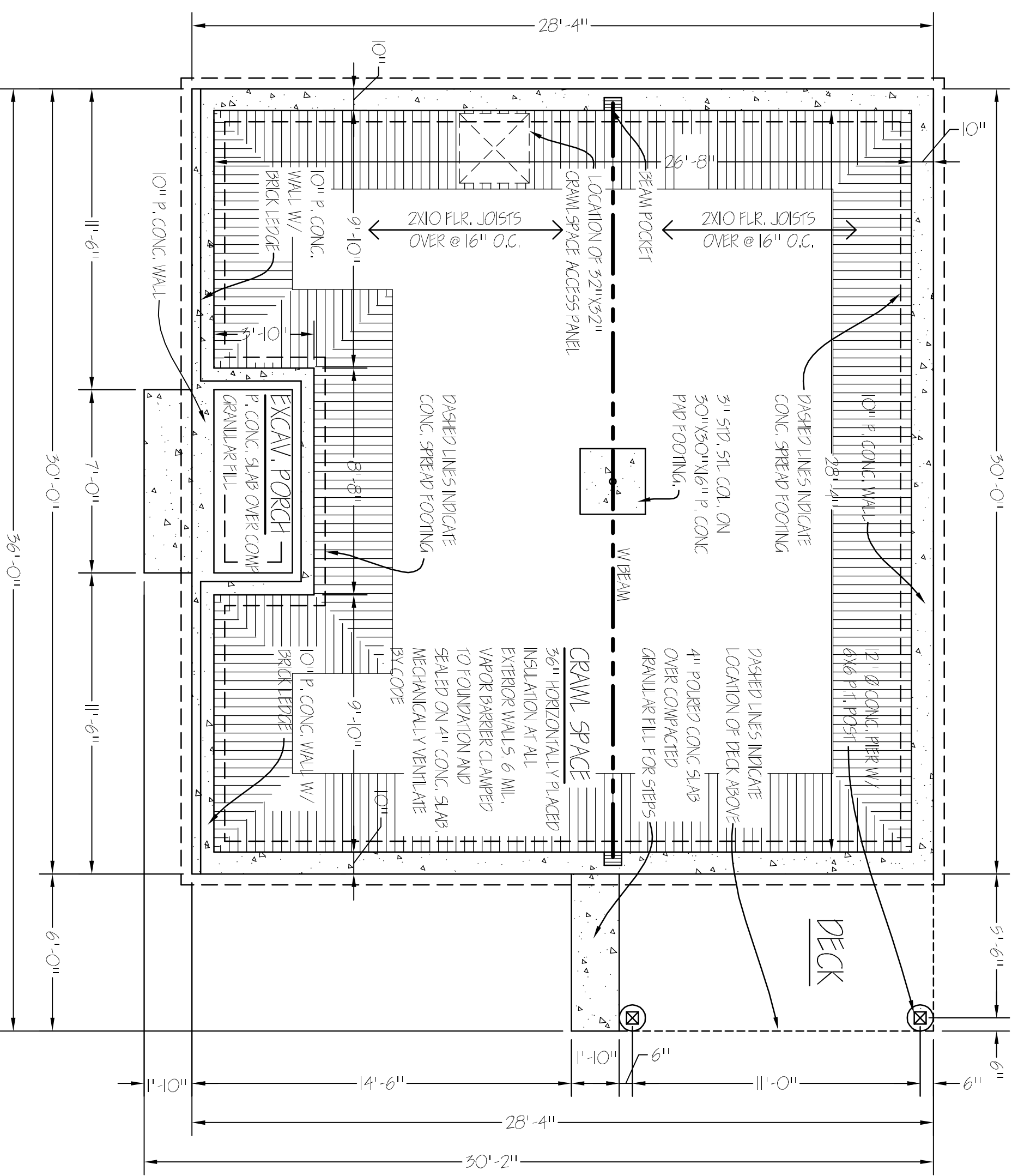
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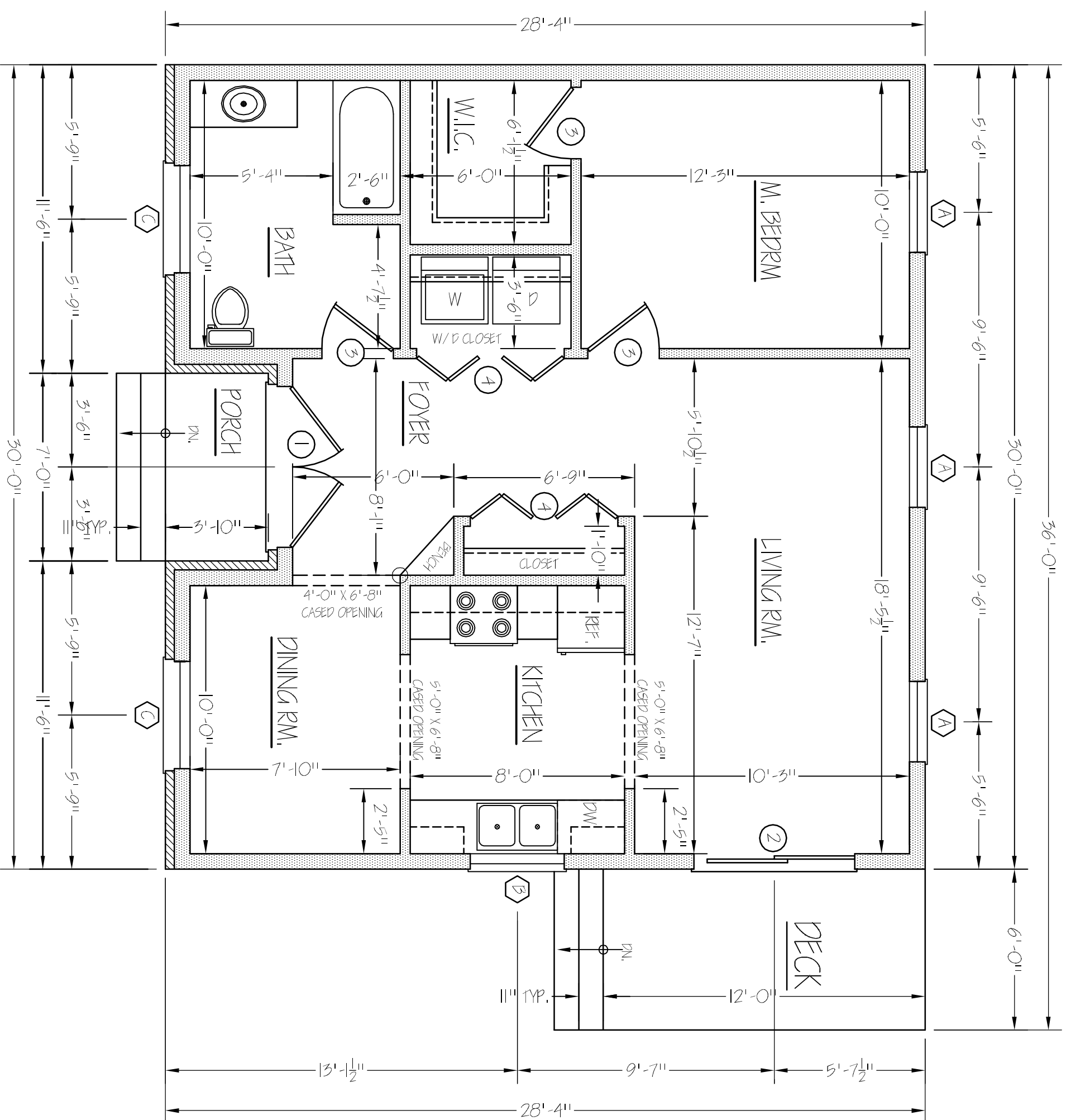
ROMEO ENGINEERING AND TECHNOLOGY CENTER logo and name.

RET ARCHITECTURE FIRM logo and address: 62300 JEWELL ROAD WASHINGTON, MI 48094. Phone: 586.752.0245. Fax: 586.752.0452.

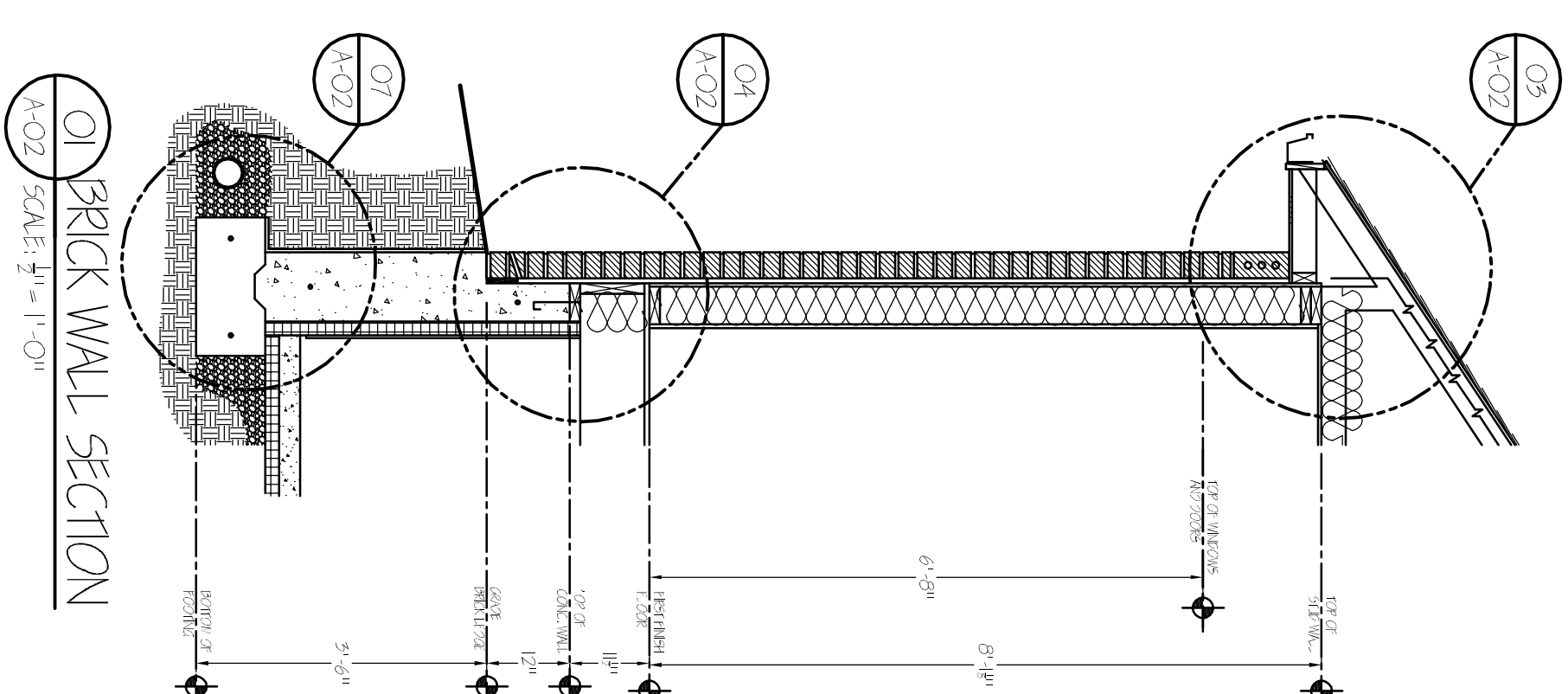
SMITH RESIDENCE project information. Issued for: 05/20/25. Title Sheet A-01 of 03. Designer: JULIET SMITH.



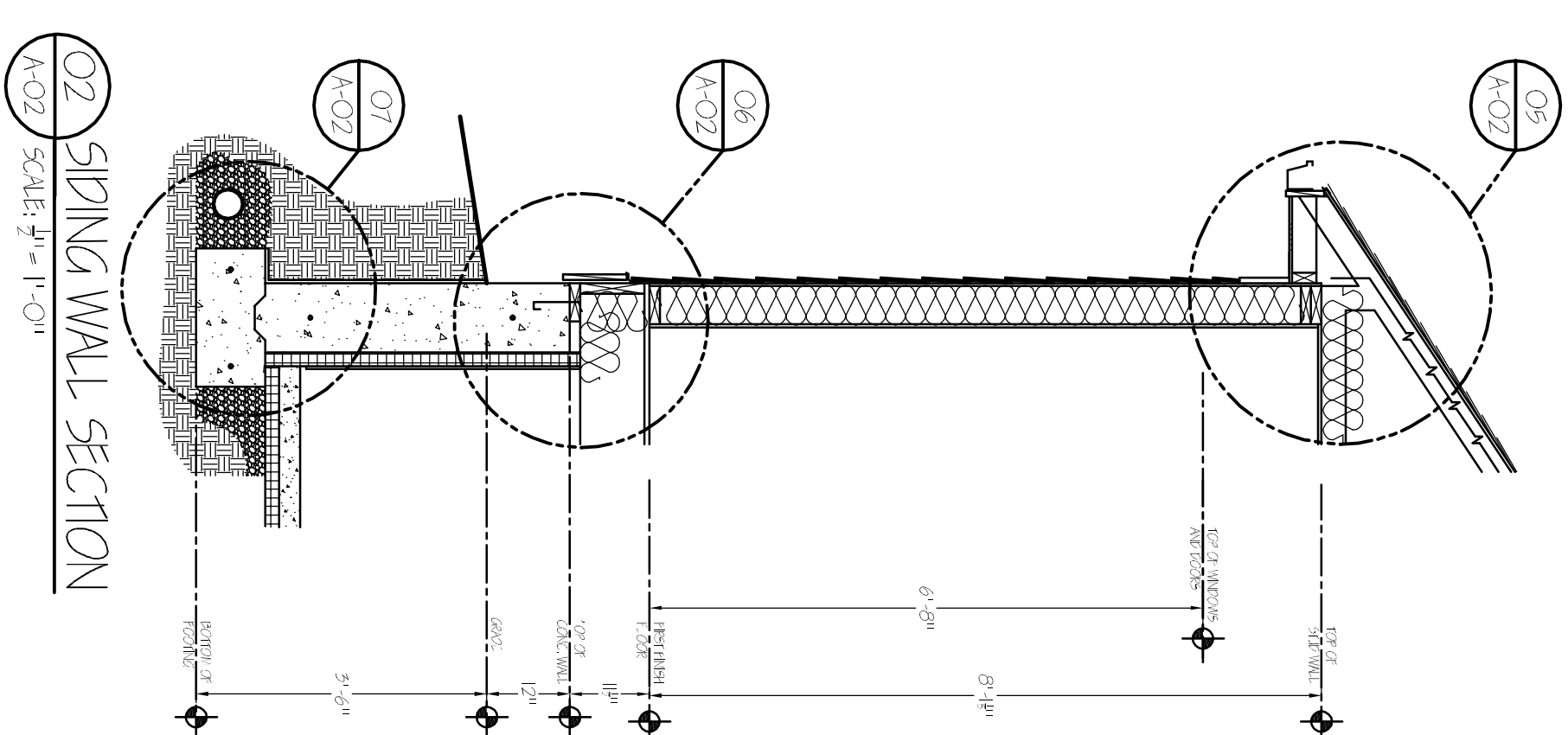
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



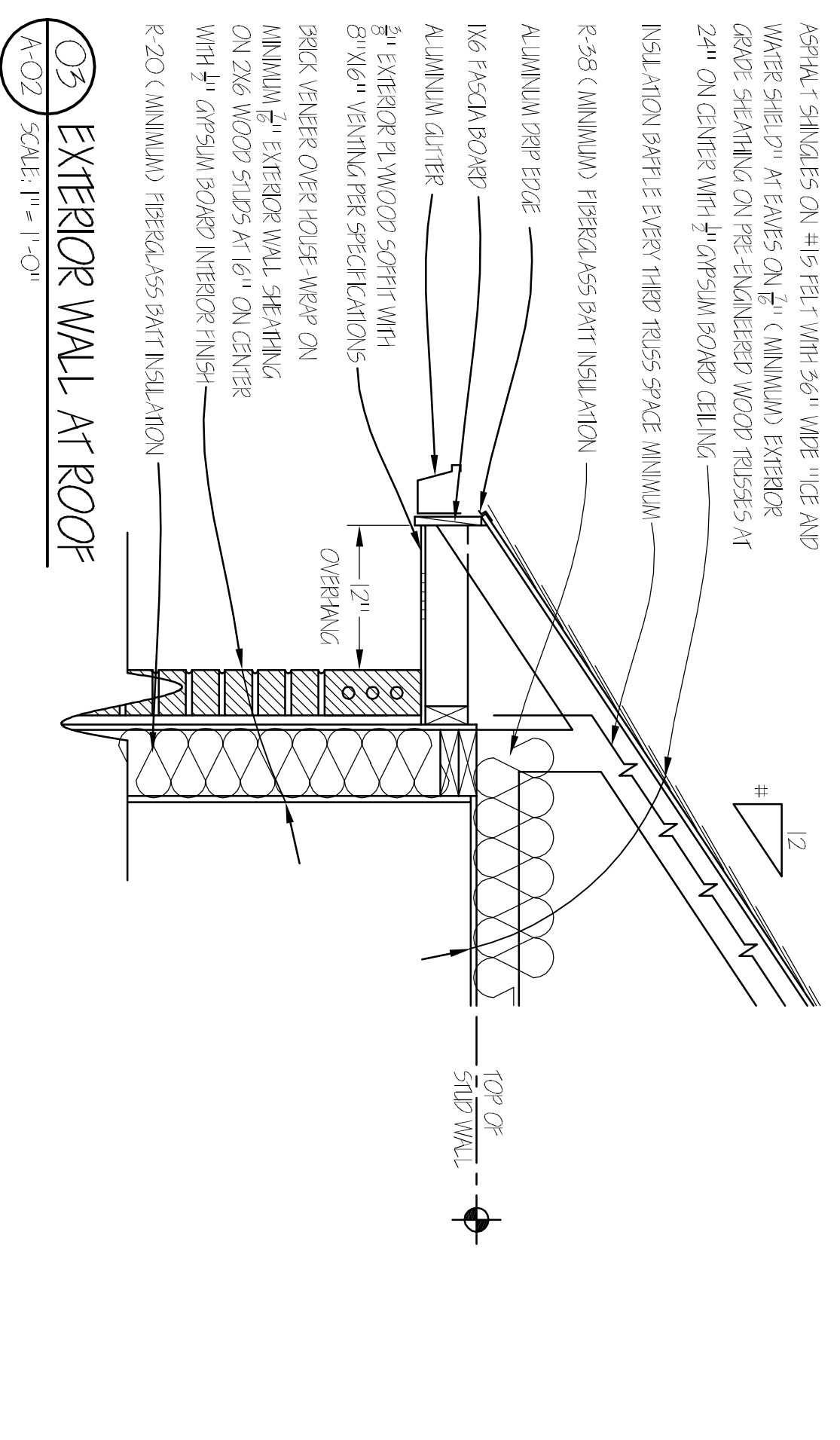
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



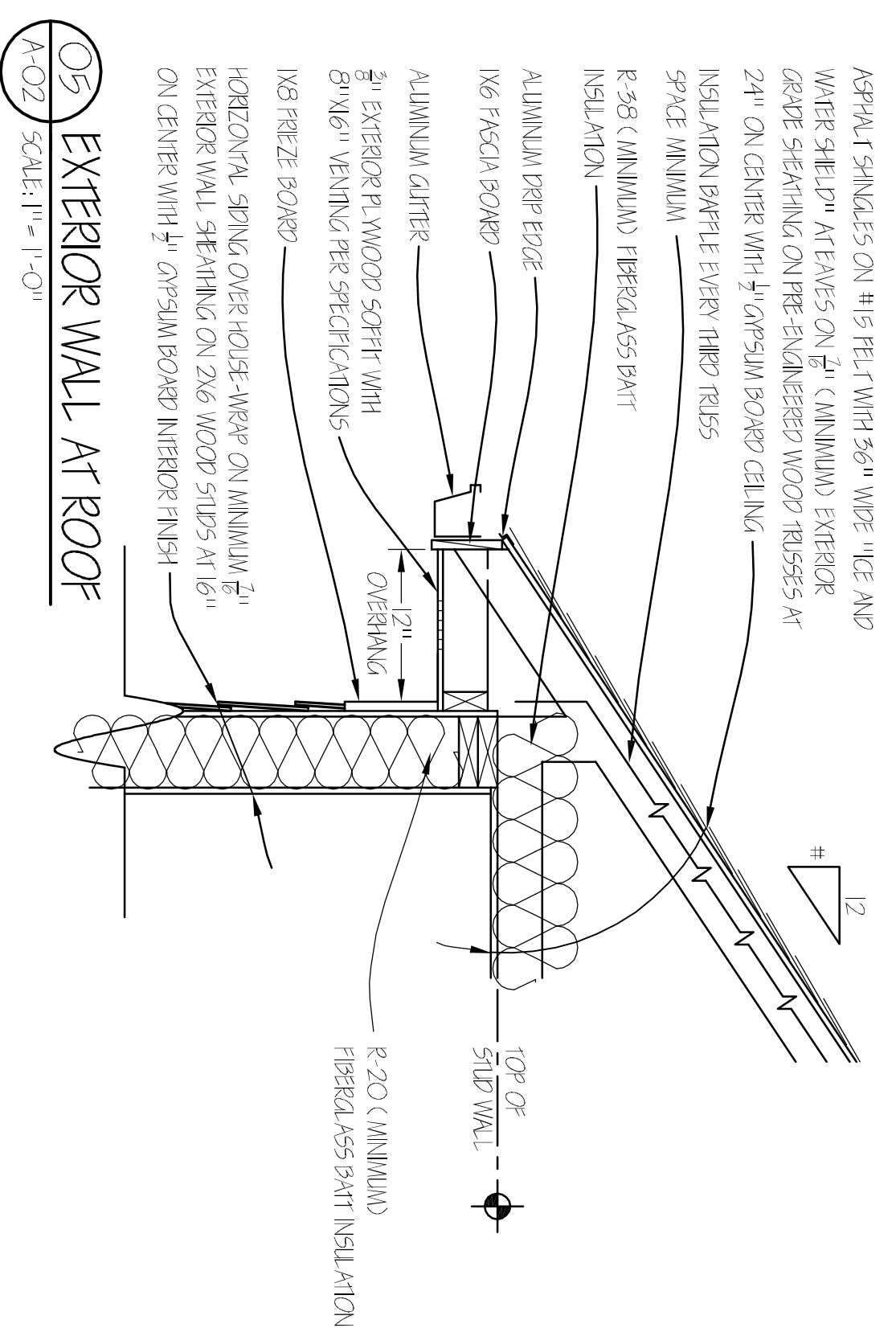
**01 BRICK WALL SECTION**  
SCALE: 1/4" = 1'-0"



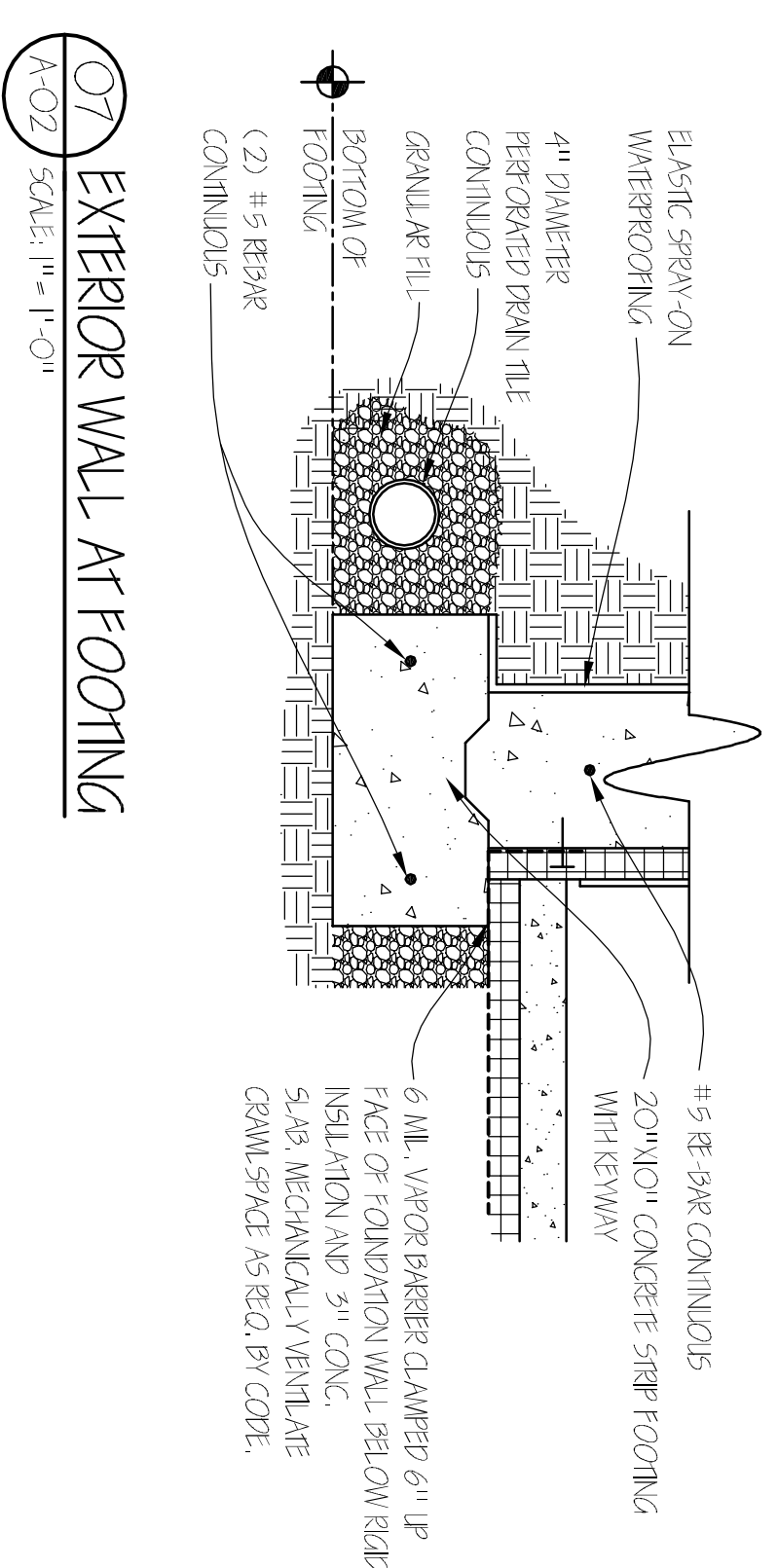
**02 SIDING WALL SECTION**  
SCALE: 1/4" = 1'-0"



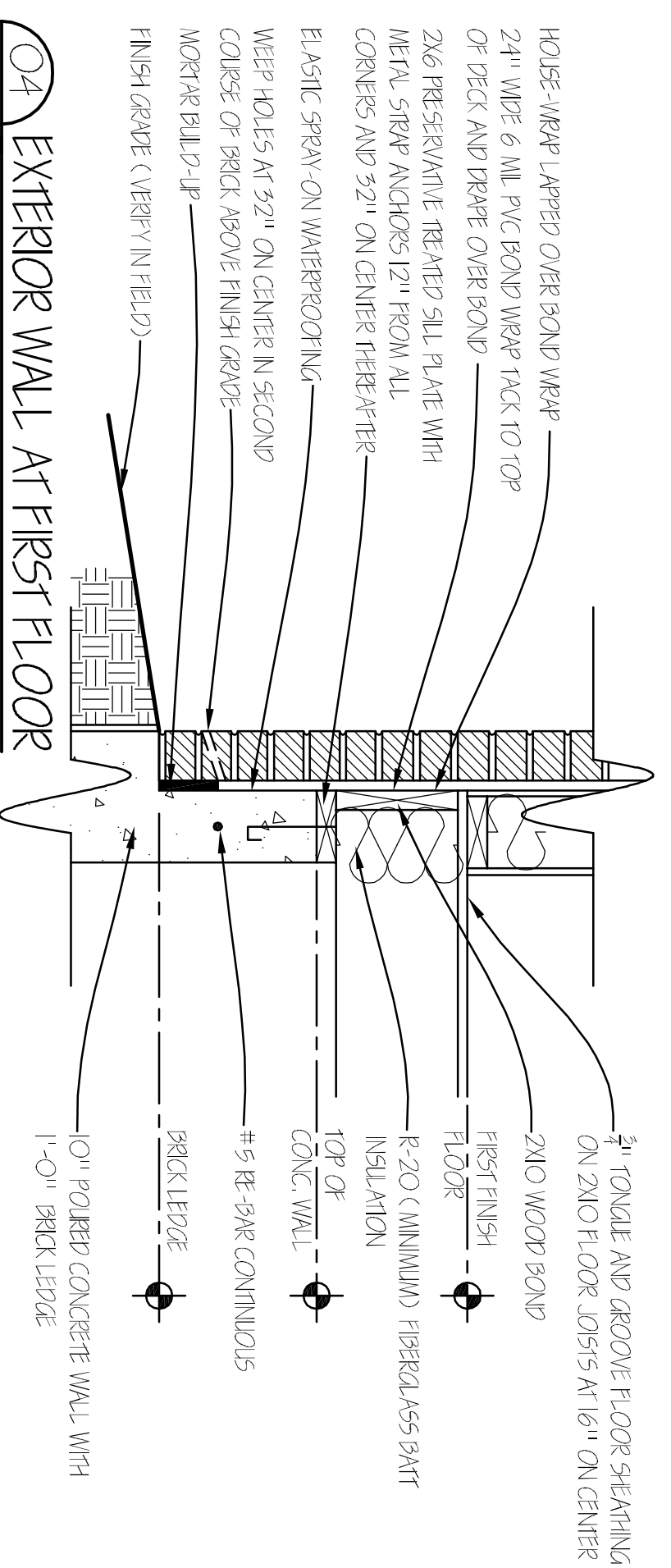
**03 EXTERIOR WALL AT ROOF**  
SCALE: 1/4" = 1'-0"



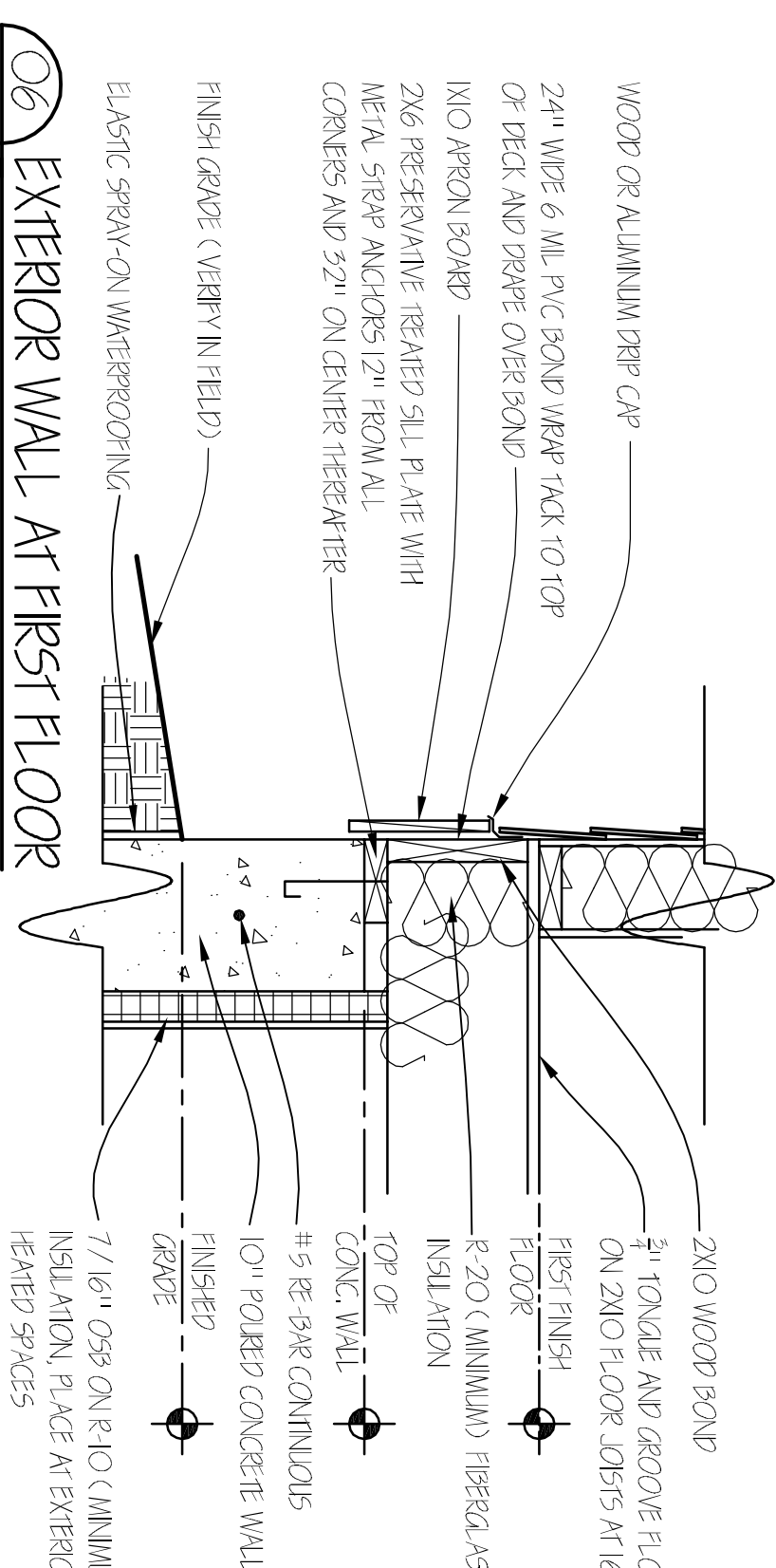
**05 EXTERIOR WALL AT ROOF**  
SCALE: 1/4" = 1'-0"



**07 EXTERIOR WALL AT FOOTING**  
SCALE: 1/4" = 1'-0"



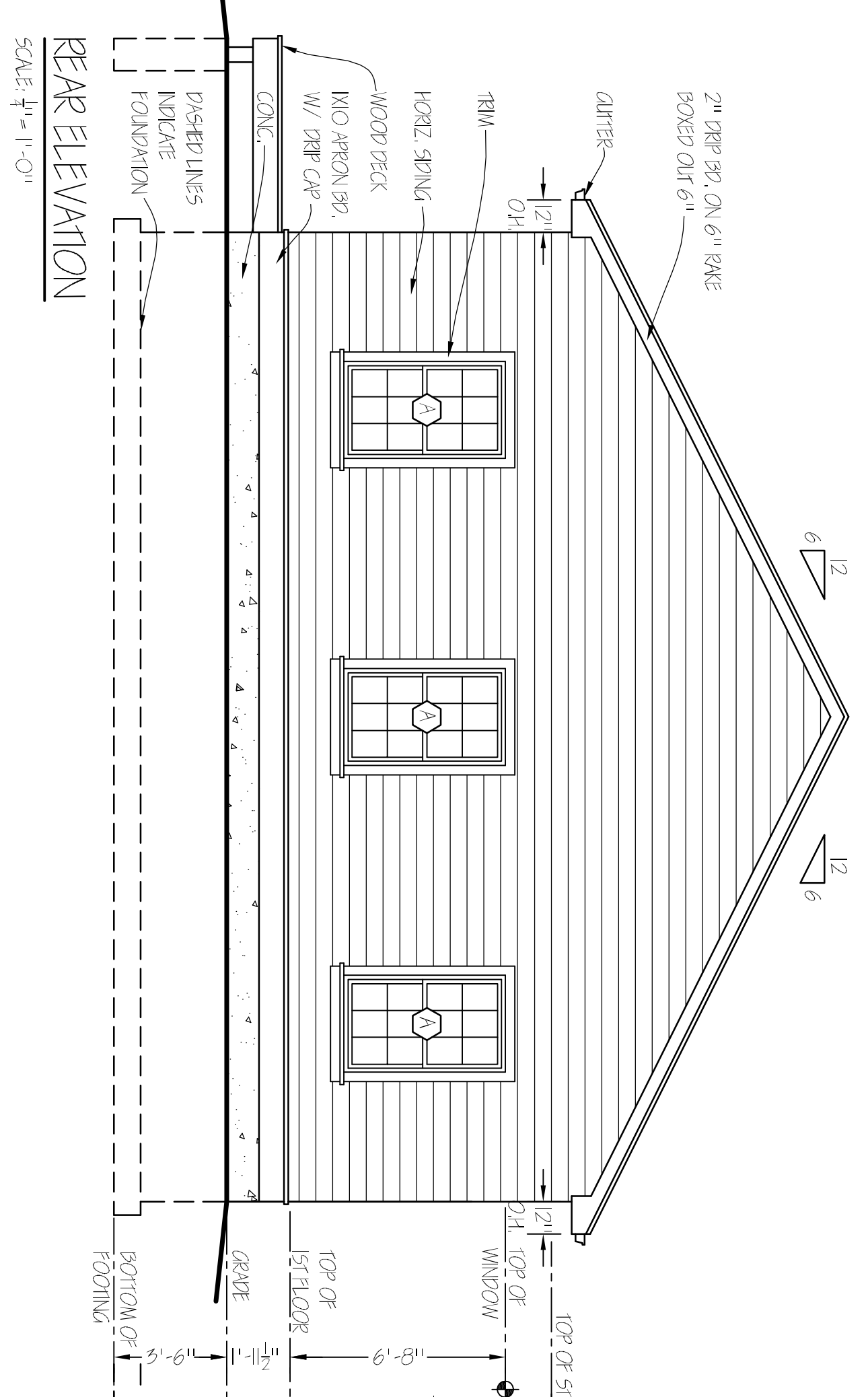
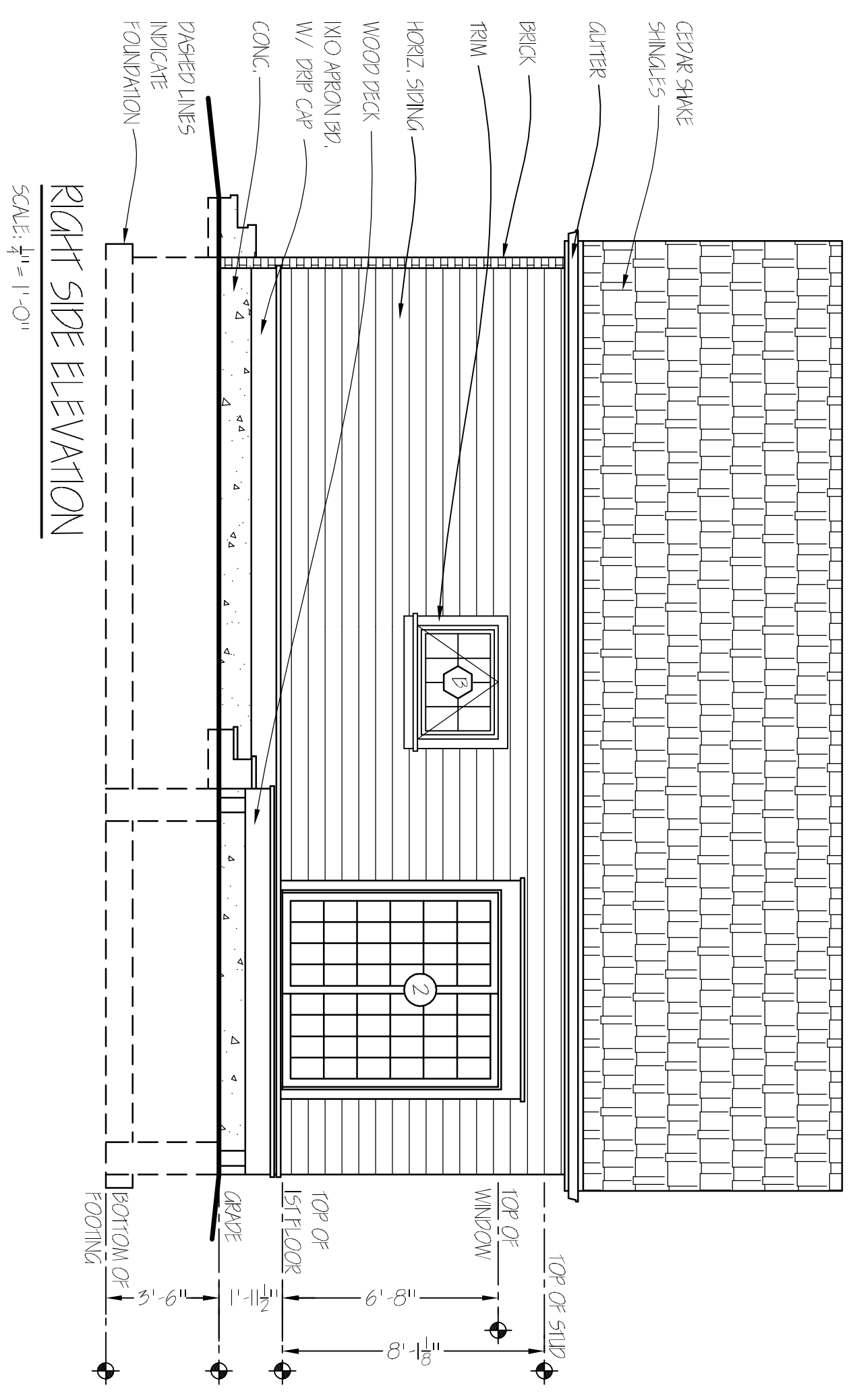
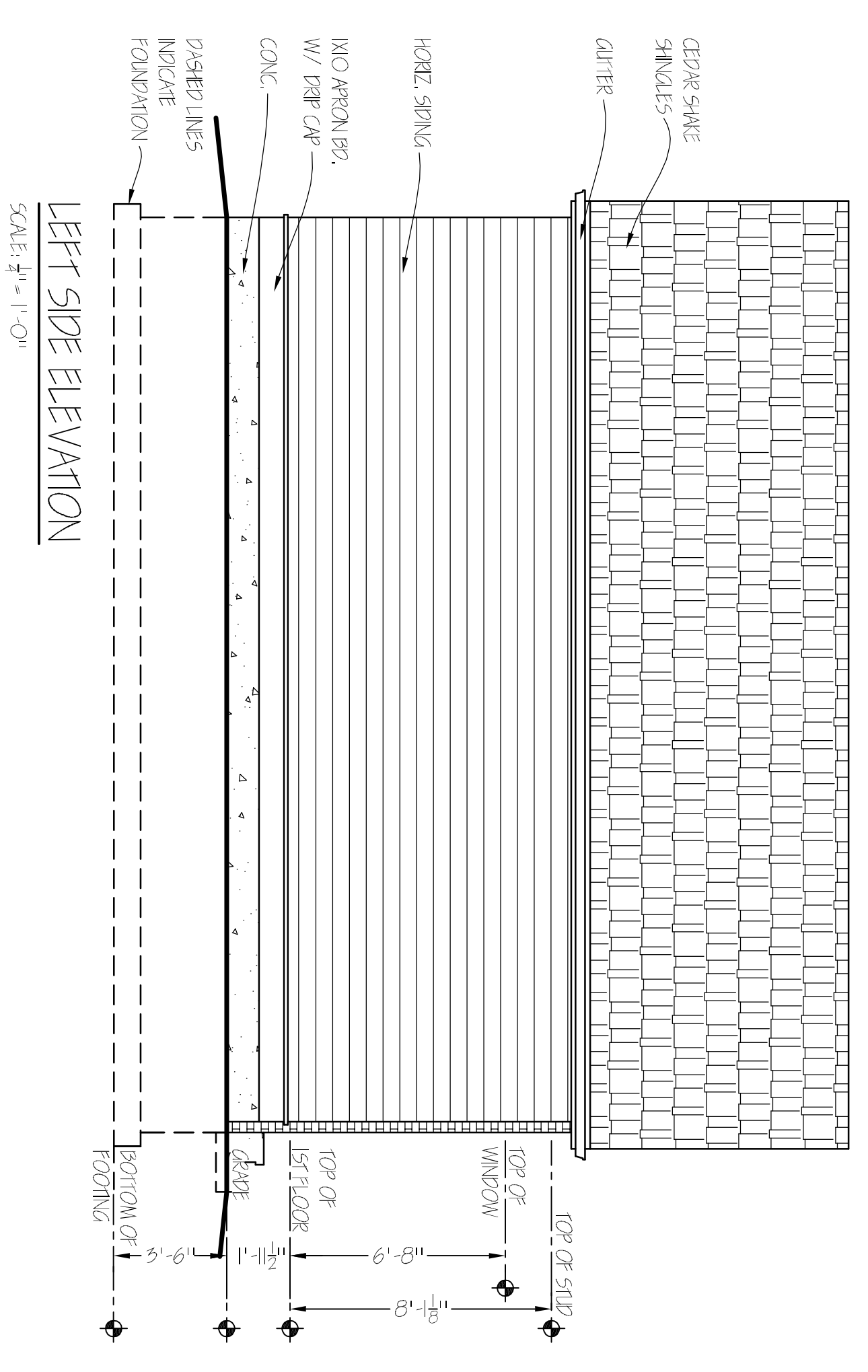
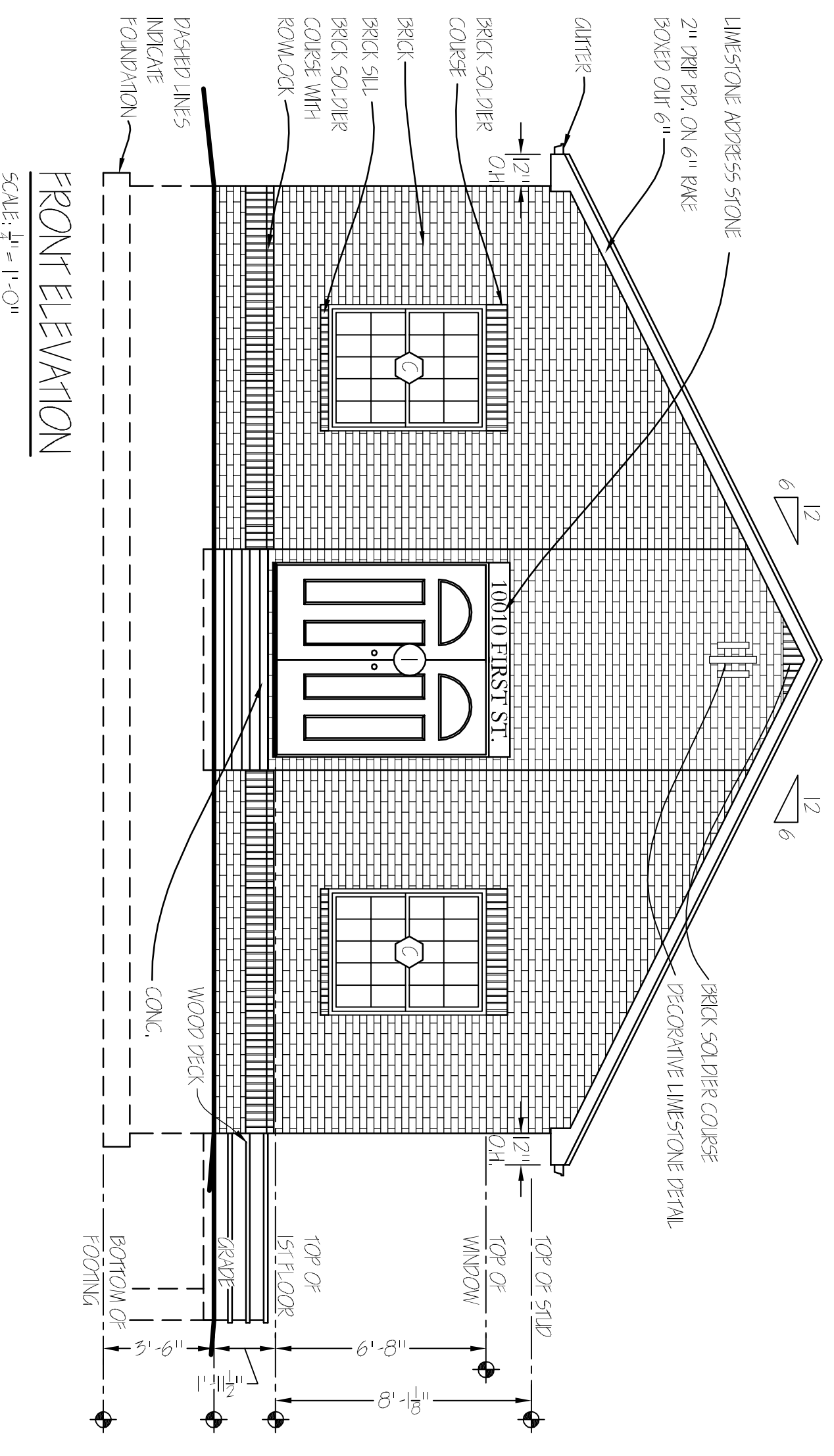
**04 EXTERIOR WALL AT FIRST FLOOR**  
SCALE: 1/4" = 1'-0"



**06 EXTERIOR WALL AT FIRST FLOOR**  
SCALE: 1/4" = 1'-0"

SQ. QTY	TYPE	EGDGT OPENING SIZE	MANUFACTURER NAME	PRODUCT NUMBER	REMARKS
5	SLATE HANG	36" X 60"	E.L.D. MAN	MPH49660	SCREENS INSTALLED AS PER ELEV FOR DOUBLE PATTERNS SOLAR WINDOW FILM
1	MINIMUM	42" X 30"	E.L.D. MAN	MPH41230	SCREENS INSTALLED AS PER ELEV FOR DOUBLE PATTERNS SOLAR WINDOW FILM
2	DOUBLE HANG	48" X 60"	E.L.D. MAN	MPH49660	SCREENS INSTALLED AS PER ELEV FOR DOUBLE PATTERNS

SQ. QTY	DESCRIPTION / MODEL	SIZE	MANUFACTURER NAME	REMARKS
1	METAL EXTERIOR / CAMBRIDGE	(2) 3'-0" X 6'-8"	E.L.D. MAN	PTD. DARK BLUE
1	SLIPING PAINT DOOR / AERIALINE	6'-0" X 6'-8"	E.L.D. MAN	PTD. DARK BLUE SOLAR WINDOW FILM
5	WOOD PVS/VANCE / ROCCOFORT	2'-8" X 6'-8"	E.L.D. MAN	STAINED DARK CHERRY
2	WOOD DOUBLE B/HOLD / ROCCOFORT	5'-6" X 6'-8"	E.L.D. MAN	STAINED DARK CHERRY



ROMEO ENGINEERING  
  
 AND TECHNOLOGY CENTER

**RETC ARCHITECTURE FIRM**  
 62300 JEWELL ROAD  
 WASHINGTON, MI 48094  
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PROJECT:  
**SMITH RESIDENCE**  
 10400 LAKE MICHIGAN DRIVE  
 EMPIRE, MI 49650  
 (P) 586.752.0245

DESIGNED BY:

ISSUED FOR	DATE
DESCRIPTION	DATE
BUILDING	03/20/25
DATE	
DESCRIPTION	DATE
DATE	
DESCRIPTION	DATE
DATE	
DESCRIPTION	DATE
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SHEET TITLE  
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 SCHEDULE  
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**A-03 of**  
**03**