



PROJECT
Rennolds
1050 N. Oxford Road
Grosse Pointe Woods Michigan

DATE:	01/30/26
PROJECT:	1050 N. OXFORD
DESCRIPTION	DATE
DESIGN DVLPMT 50%	12/12/25
DESIGN DVLPMT 75%	12/22/25
DESIGN DVLPMT 100%	01/09/26
ILLUSTRATIONS	01/13/26
STRUCTURAL PLAN	01/22/26
SECTION A REV.	01/23/26
SECTION B REV.	01/24/26
DETAILS REV.	01/27/26
ELEVATION REV.	01/28/26
SITE PLAN REV.	01/29/26
PERMIT SET	01/30/26

Proposed Design for the **RENNOLDS RESIDENCE**

*1050 N Oxford,
Grosse Pointe Woods, MI*

Permit Set
January 30th 2026

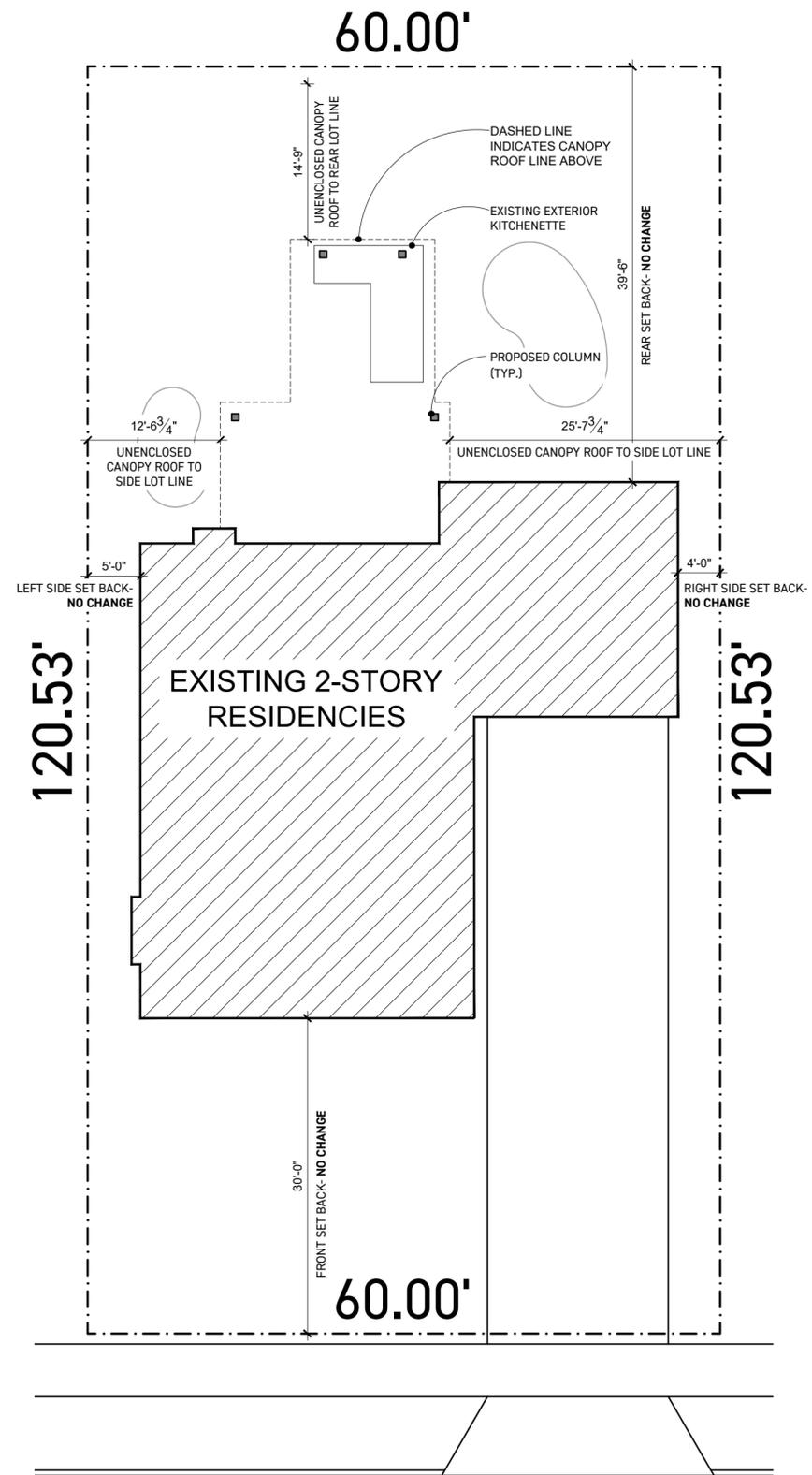
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PROJECT GENERAL NOTES

- PROPOSED WORK CONSISTS OF AN UNENCLOSED, NON-HABITABLE COVERED PORCH. NO CHANGE TO BUILDING USE OR OCCUPANCY
- ALL WORK SHALL COMPLY WITH THE MICHIGAN RESIDENTIAL CODE (MRC), AS ADOPTED AND AMENDED BY THE CITY OF GROSSE POINTE WOODS.
- NO CONDITIONED SPACE IS ADDED AS PART OF THIS SCOPE. ENERGY CODE COMPLIANCE IS NOT APPLICABLE.
- ALL STRUCTURAL MEMBERS, CONNECTIONS, AND FOUNDATIONS ARE SHOWN DIAGRAMMATICALLY. FINAL SIZING, CONNECTION DESIGN, AND LOAD VERIFICATION SHALL BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.
- EXISTING CONDITIONS SHOWN ARE BASED ON FIELD OBSERVATION AND AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY MAPLE AND MILL OF ANY DISCREPANCIES.
- ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- ESTABLISH AND MAINTAIN PROJECT SAFETY DURING CONSTRUCTION TO PROTECT PERSONNEL, TENANTS, AND BUILDING OCCUPANTS. REQUIREMENTS INCLUDE, BUT SHALL NOT BE LIMITED TO OSHA PART 1926 LATEST EDITION.
- THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
- ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE COMMENCEMENT OF THE WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE ARCHITECT. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE ARCHITECT OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
- CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT (WHETHER SUPPLIED BY THE OWNER OR OTHERS) WITH THE SUPPLIER OR MANUFACTURER PRIOR TO THE START OF RELATED WORK.
- THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
- THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL AND MILLWORK MOUNTED EQUIPMENT, IN NEW AND EXISTING WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALLS AND THE SECURITY OF THE EQUIPMENT.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. PROVIDE WOOD BLOCKING IN ALL STUD WALLS AT MILLWORK AND SPECIAL ITEM ANCHORING POINTS. WOOD BLOCKING SHALL BE MOISTURE TREATED IF LOCATED IN DAMP LOCATIONS OR ADJACENT TO CONCRETE OR MASONRY CONSTRUCTION. IF WOOD BLOCKING IS NOT PERMITTED BY CODE, THEN METAL STRIPS SHALL BE USED.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, AND OTHER STRUCTURES PRIOR TO COMMENCEMENT OF FABRICATION.
- ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS, UNLESS OTHERWISE NOTED.
- THE MATERIALS USED FOR CONSTRUCTION OF SPACE SHALL NOT CONTAIN ASBESTOS, P.C.B, OR ANY OTHER HAZARDOUS MATERIALS OF ANY TYPE. MANUFACTURERS' NAMES AND TRADEMARKS SHALL NOT BE PROMINENTLY VISIBLE TO THE PUBLIC.
- ALL WALLS TO BE LAID OUT AT 90-DEGREE ANGLES UNLESS OTHERWISE NOTED.
- THE SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR REQUIRED TO TOTALLY COMPLETE THE PROJECT AND BE FUNCTIONALLY CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THE CONSTRUCTION DOCUMENTS.
- ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
- MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
- WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
- ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL.
- CONTRACTOR SHALL COORDINATE ALL TRADES AND FIELD CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF STRUCTURAL AND FINISH MATERIALS.
- IN THE EVENT OF A CONFLICT, SECTIONS AND DETAILS SHALL GOVERN OVER PLANS. DIMENSIONS SHALL GOVERN OVER SCALE.



N. OXFORD ROAD

LOT AREA: 7,232 SF
 EXISTING BUILDING COVERAGE: 1,941 SF (26.8%)
 PROPOSED ADDITION: 474 SF
 TOTAL BUILDING COVERAGE: 2,415 SF (33.4%)

SITE PLAN

SCALE: 3/32" = 1'-0"



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DISCLAIMER

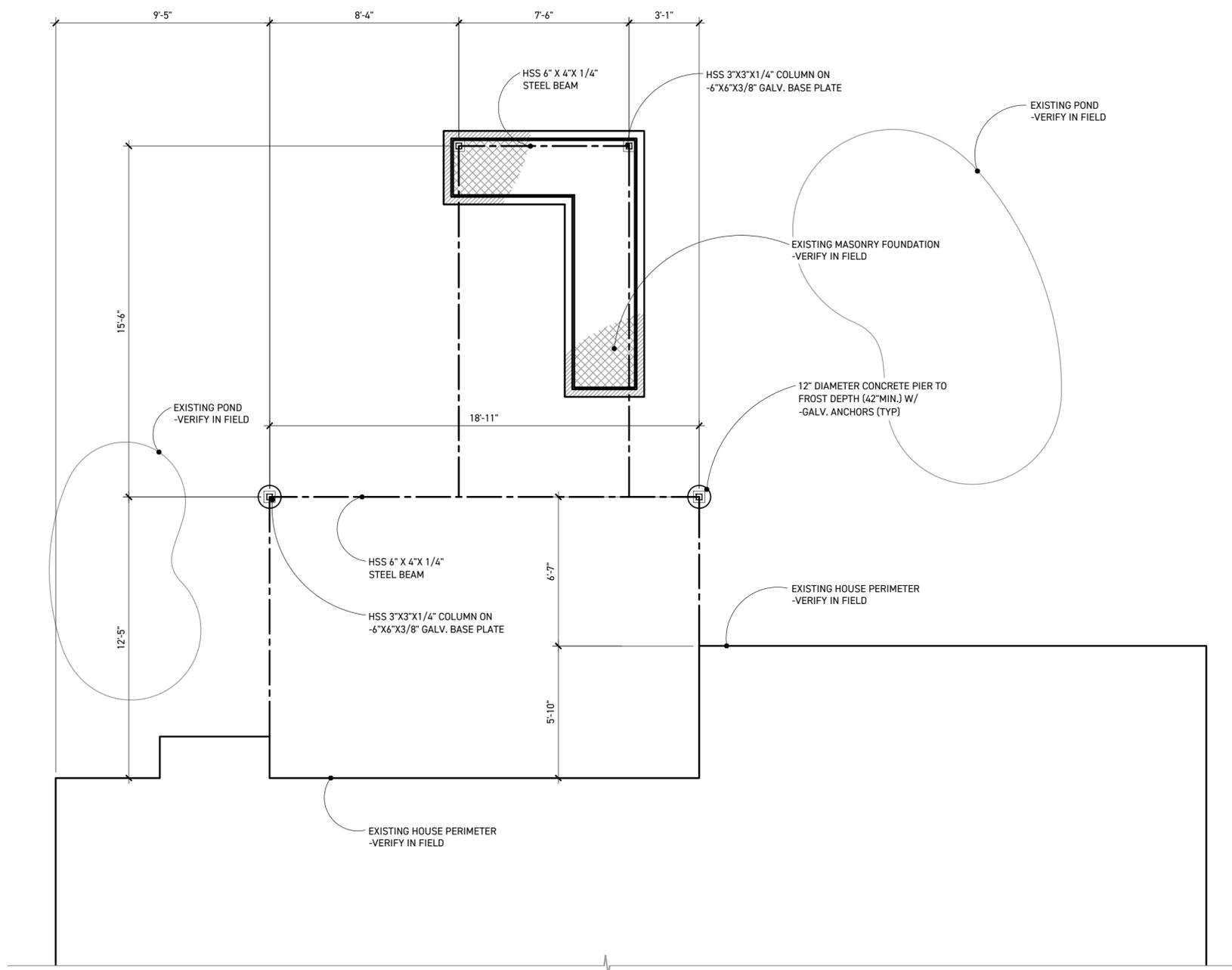
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SHEET NO.
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ALL FINAL STEEL MEMBER SIZES AND CONNECTIONS BY STEEL FABRICATOR / ENGINEER (TYP.)

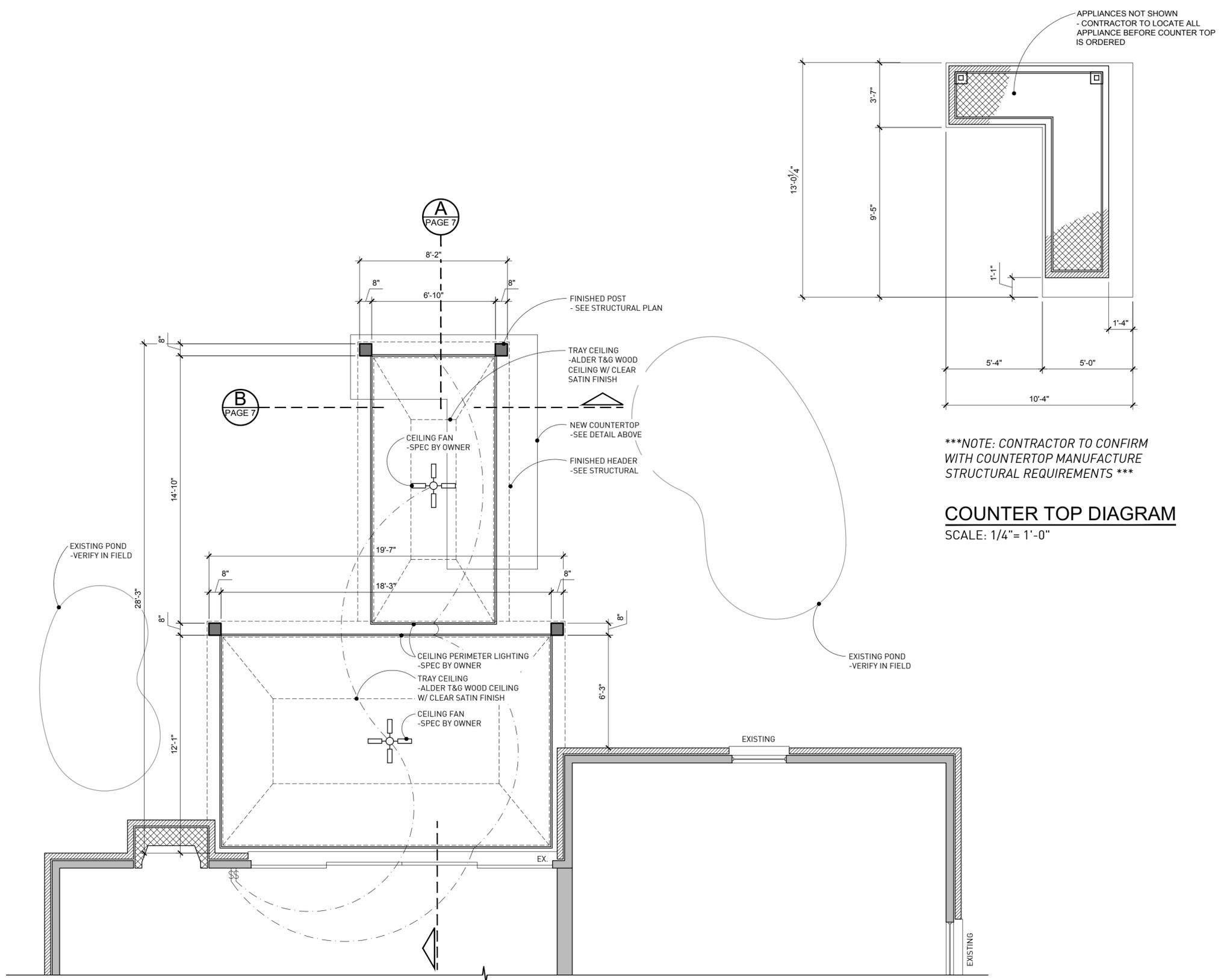
STRUCTURAL PLAN

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

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FINAL STEEL MEMBER SIZES AND CONNECTIONS BY STEEL FABRICATOR / ENGINEER (TYP.)

FLOOR PLAN

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

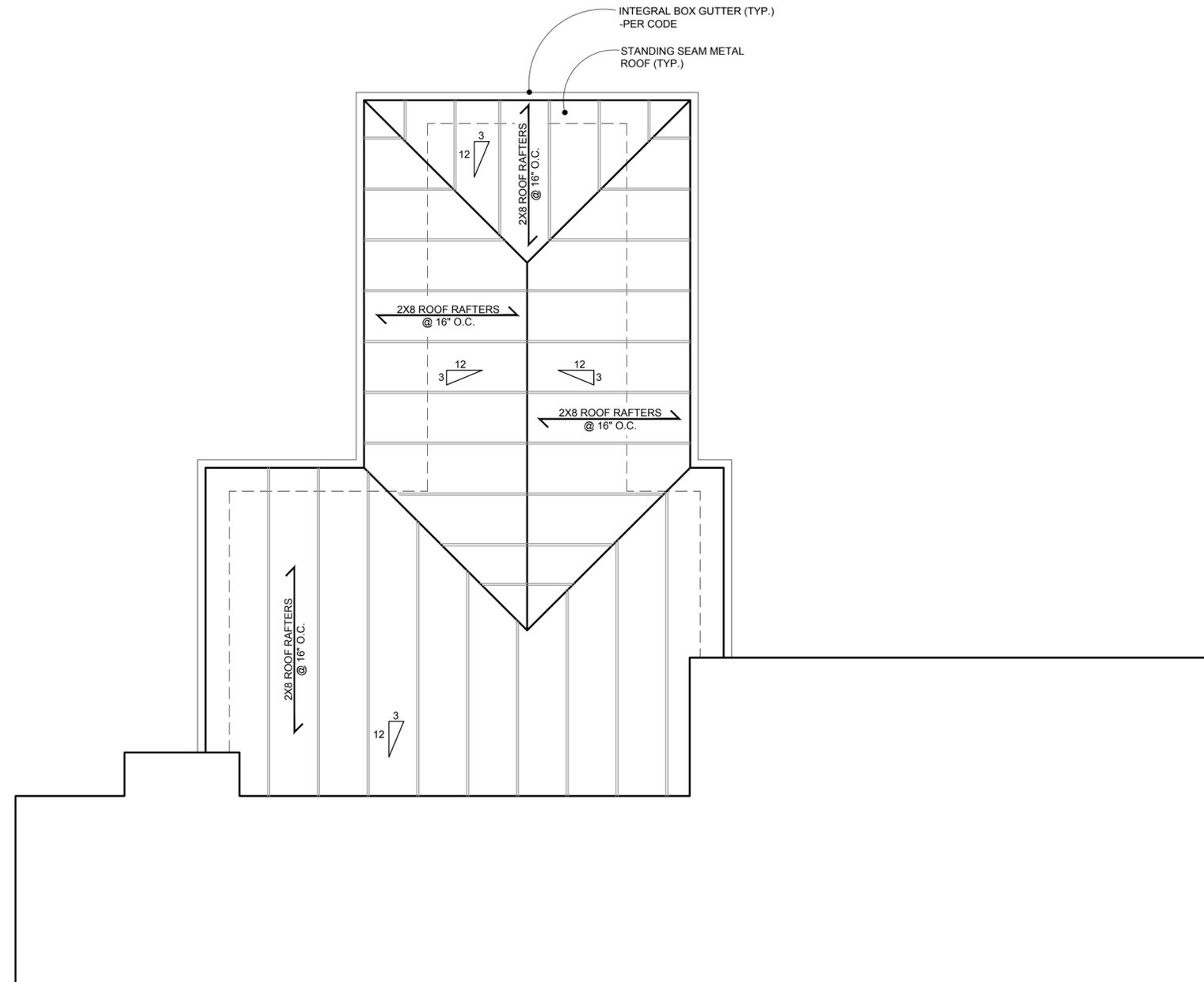
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ROOF GENERAL NOTES

1. ROOFING, UNDERLAYMENT, FLASHING, AND ICE BARRIER INSTALLATION SHALL COMPLY WITH MANUFACTURER REQUIREMENTS AND LOCAL CODE, INCLUDING SNOW AND ICE PROTECTION REQUIREMENTS.
2. ROOF DRAINAGE SHALL BE DIRECTED AWAY FROM THE STRUCTURE AND SHALL NOT DISCHARGE ONTO ADJACENT PROPERTIES.
3. INTEGRAL BOX GUTTER AND RAIN CHAIN LOCATIONS SHOWN FOR DESIGN INTENT. INSTALLATION PER CODE AND MANUFACTURER.



ROOF FRAMING PLAN

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

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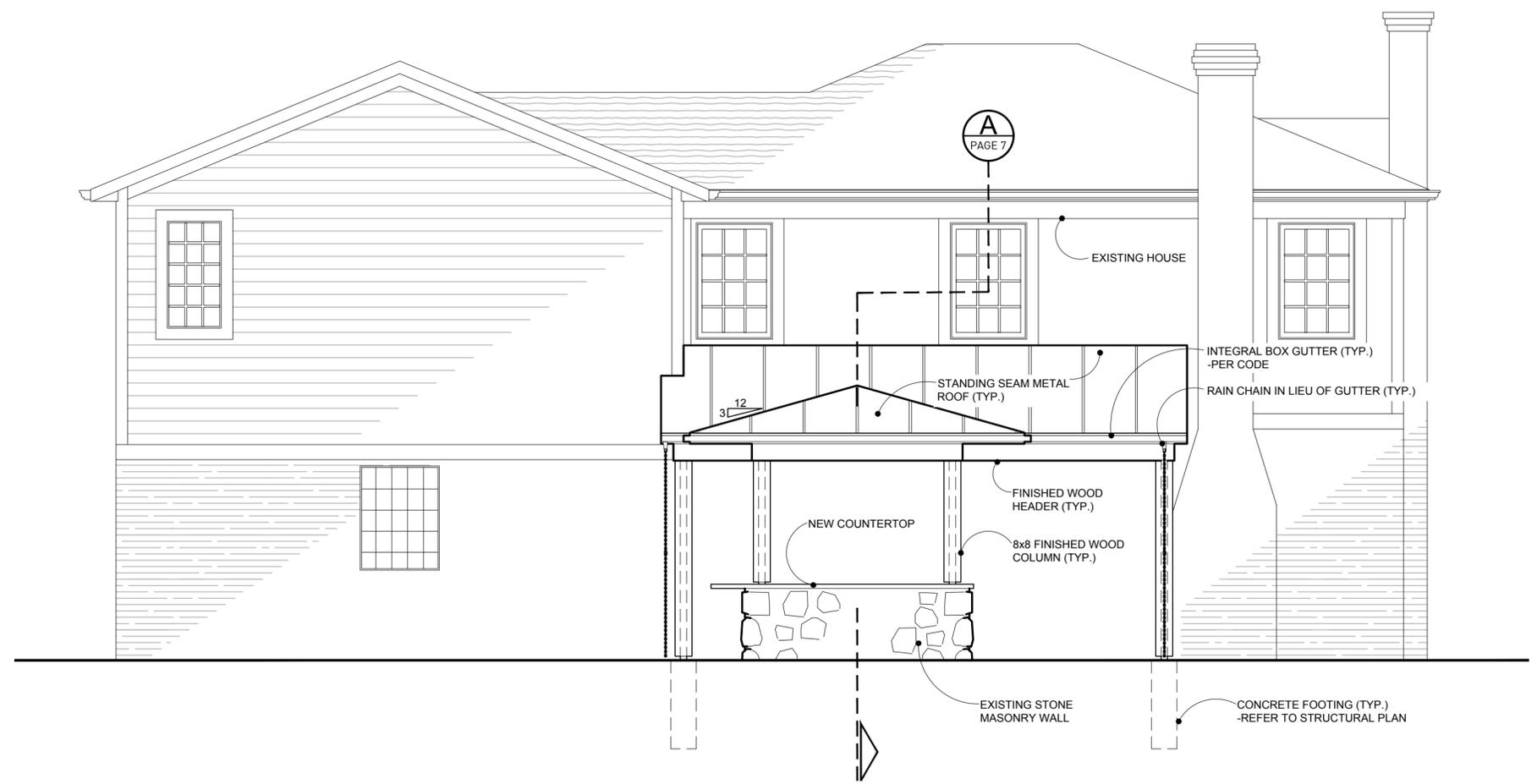
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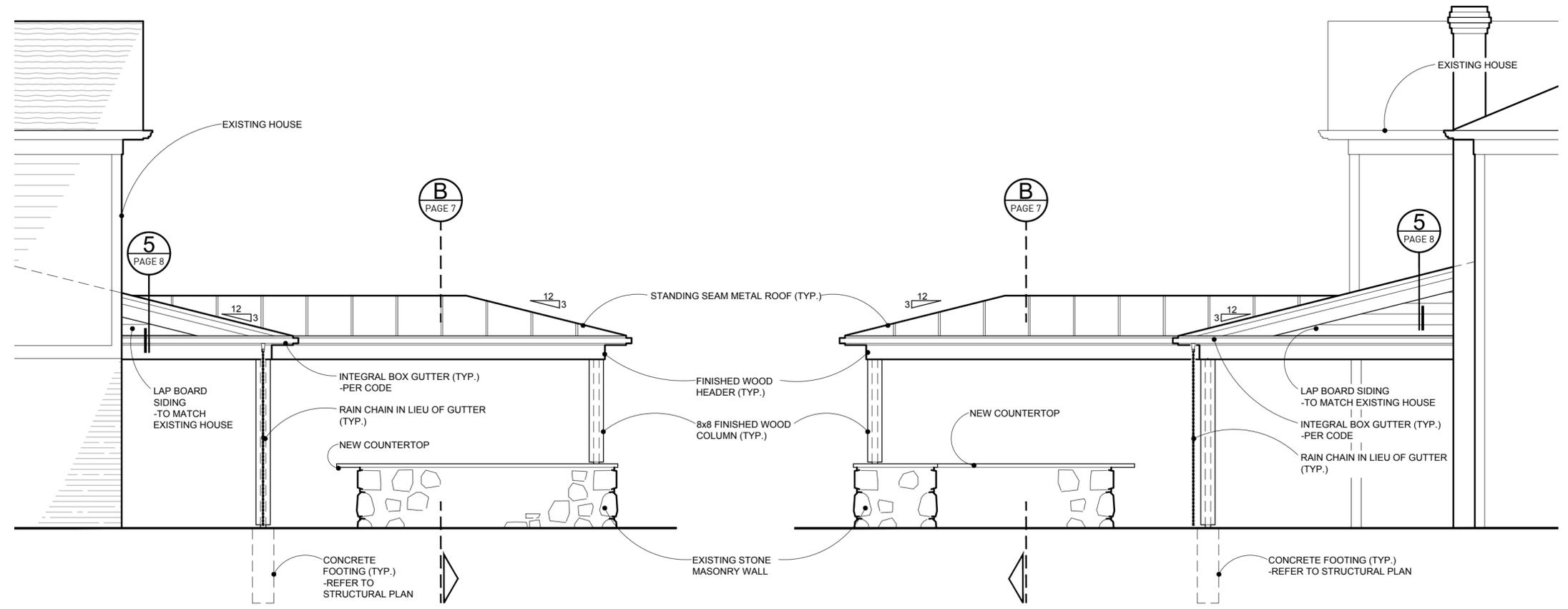
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A REAR ELEVATION
SCALE: 1/4" = 1'-0"



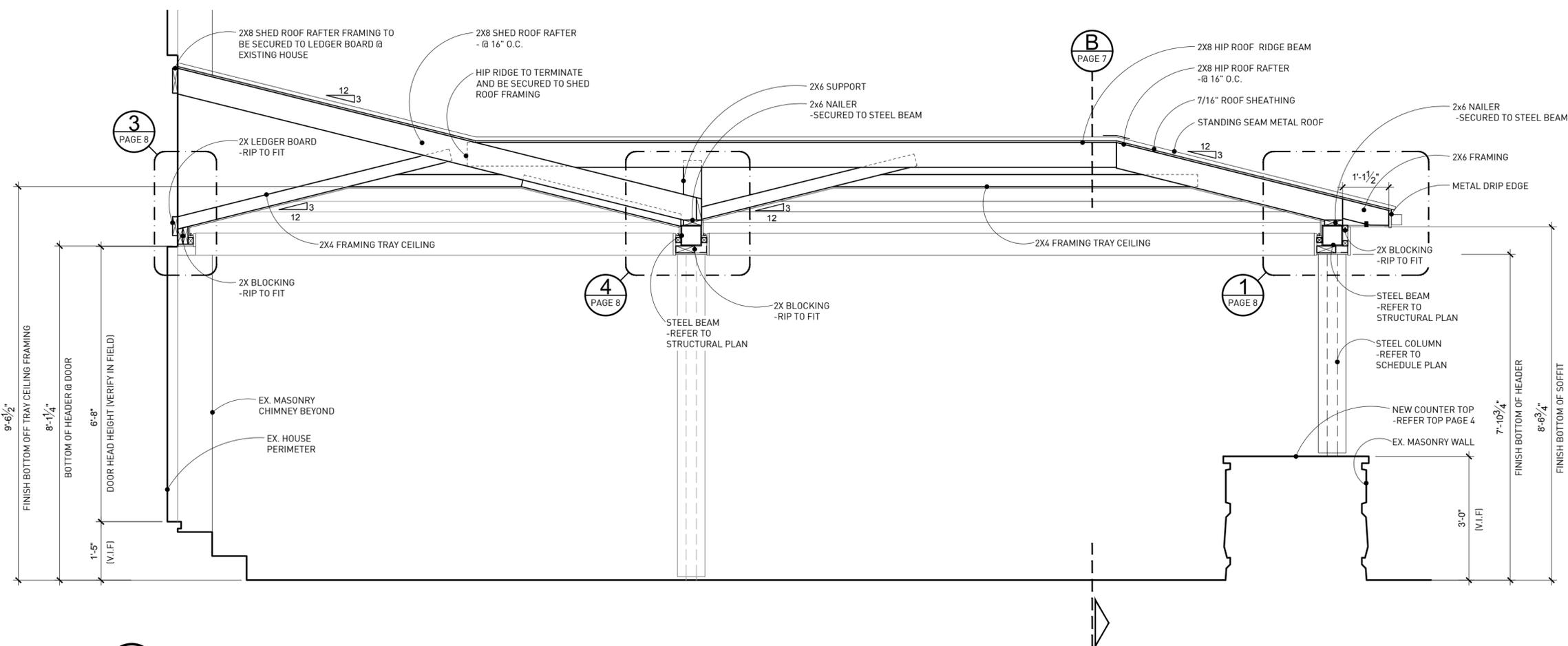
B RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

C LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

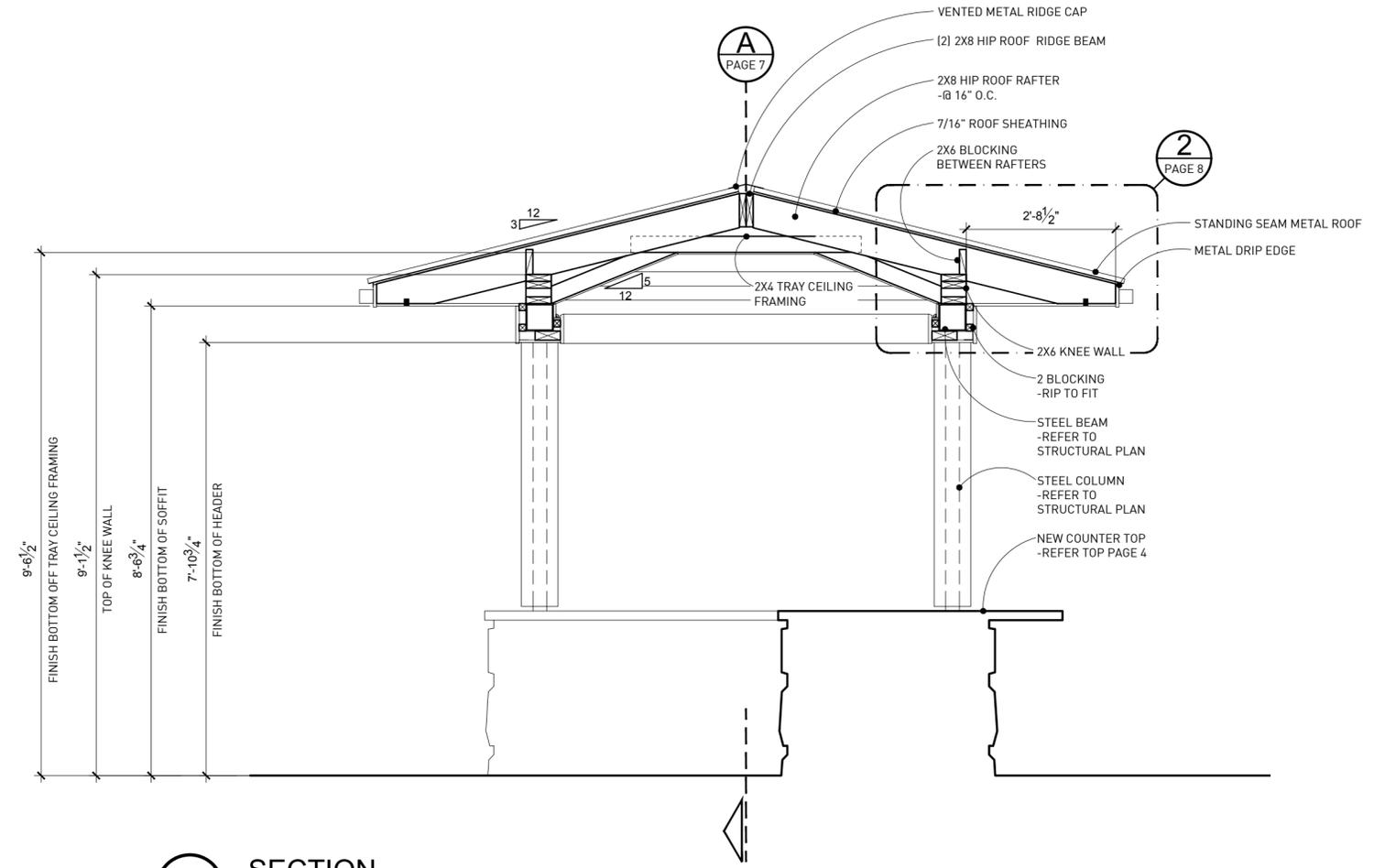
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A SECTION
SCALE: 1/2" = 1'-0"



B SECTION
SCALE: 1/2" = 1'-0"

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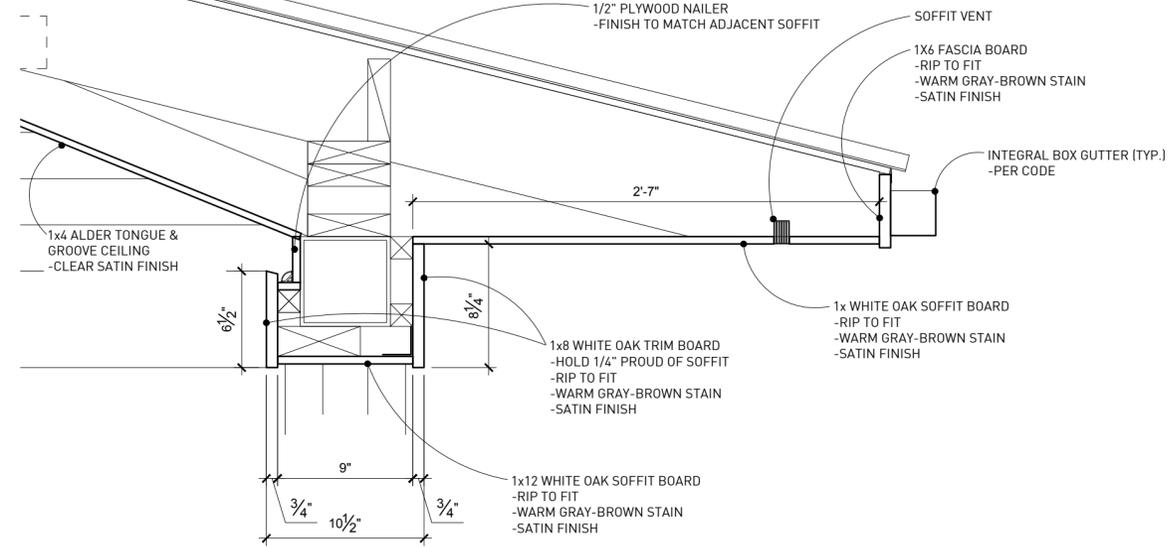
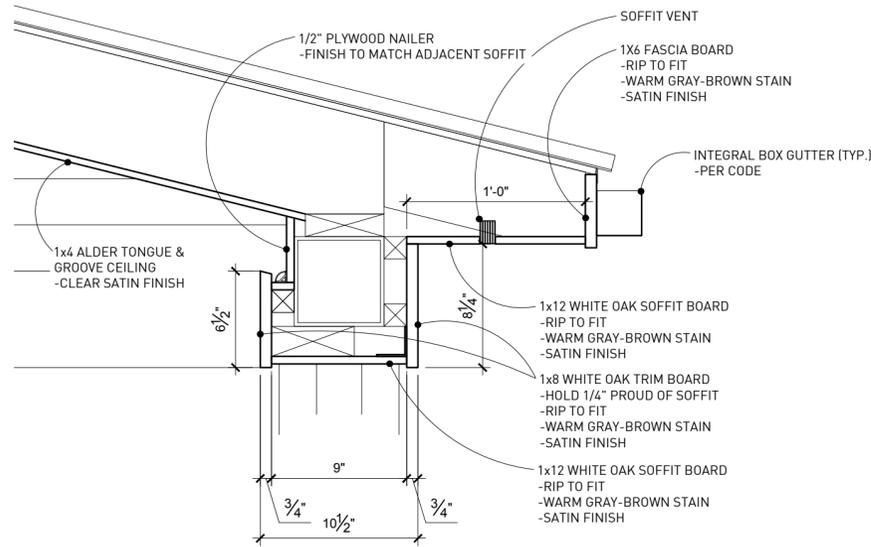
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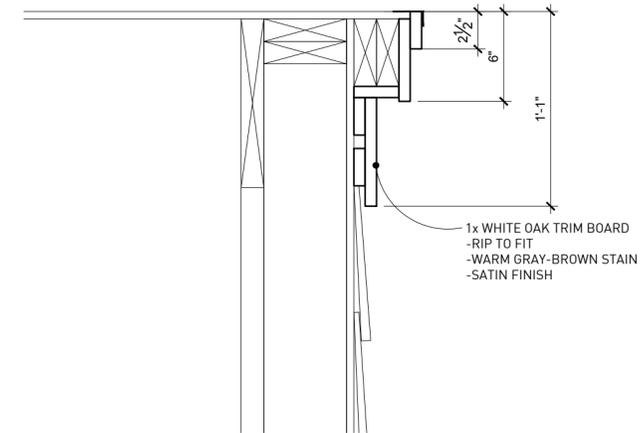
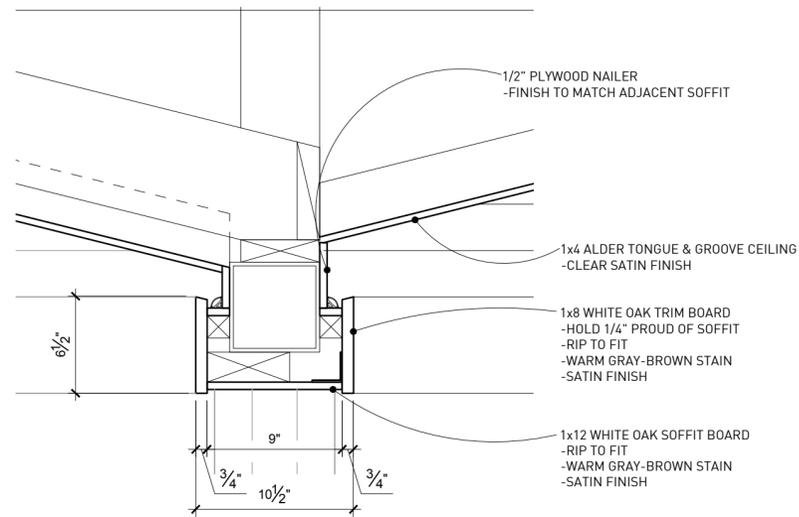
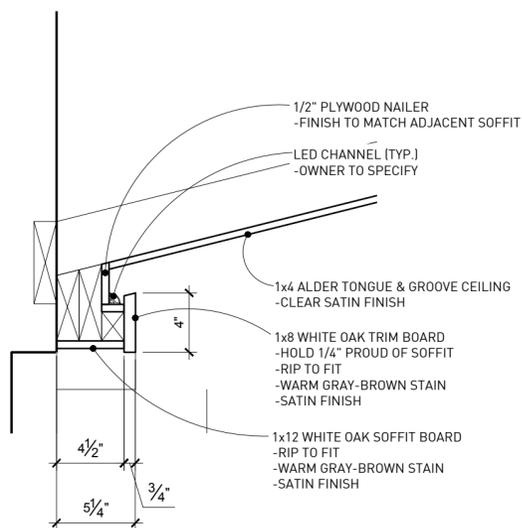
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1 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"

2 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"



3 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"

4 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"

5 SHED ROOF RAKE DETAIL
SCALE: 1 1/2" = 1'-0"