CITY OF PONTIAC

Pontiac Michigan 48342
Department of Building Safety & Planning
248-758-2800/FAX 248-758-2827

Historic District Commission

TUESDAY – January 11, 2022 - 6:00 P.M.

47450 Woodward, Pontiac. City Hall | Lion's Den

AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: October 12, 2021; November 09, 2021
5. HISTORIC DISTRICT REVIEW:
6. UNFINISHED BUSINESS:
   - 6.1 HDC 21-21 148 Ottawa Dr. – New Single Family Construction
7. NEW BUSINESS:
   - 7.1 Commissioner Term Confirmation
8. PUBLIC COMMENTS:

WINDOW SCHEDULE

OPENING NO.	OPENING SIZE	REMARKS	
BASEMENT WINDOWS			
1	3'-0" x 5'-0"	SINGLE CASEMENT	(E)
FIRST FLOOR WINDOWS			
2	(2) 1'-2" x 6'-8"	FIXED MAIN ENTRANCE SIDE WINDOWS	✳ R308
/	5'-4" x 1'-4"	TRANSOM WINDOW ABOVE MAIN ENTRANCE	
3	2'-0" x 6'-0"	SINGLE CASEMENT	
4	3'-0" x 6'-0"	SINGLE CASEMENT	
5	2'-0" x 6'-0"	SINGLE CASEMENT	
6	2'-6" x 3'-2"	SINGLE CASEMENT	
7	5'-0" x 3'-2"	DOUBLE CASEMENT	
8	(2) 3'-0" x 5'-0"	SINGLE CASEMENT EACH SIDE OF FIXED PANEL	
/	3'-8" x 5'-0"	CENTER FIXED PANEL	
9	3'-0" x 5'-0"	SINGLE CASEMENT	
10	3'-0" x 5'-0"	SINGLE CASEMENT	
11	2'-6" x 5'-0"	FIXED	✳ R308

OPENING NO.	OPENING SIZE	REMARKS	
SECOND FLOOR WINDOWS			
13	2'-0" x 4'-6"	SINGLE CASEMENT	
14	3'-0" x 4'-6"	SINGLE CASEMENT	(E)
15	2'-0" x 4'-6"	SINGLE CASEMENT	
16	3'-0" x 4'-6"	SINGLE CASEMENT	
17	3'-0" x 4'-6"	SINGLE CASEMENT	(E)
18	5'-0" x 4'-6"	DOUBLE CASEMENT	
19	(2) 3'-0" x 5'-0"	SINGLE CASEMENT EACH SIDE OF FIXED PANEL	
/	3'-8" x 5'-0"	CENTER FIXED PANEL	(E)
20	2'-0" x 4'-0"	SINGLE CASEMENT	
21	2'-6" x 5'-4"	FIXED	✳ R308
22	2'-6" x 5'-4"	FIXED	✳ R308

NOTE:

WINDOW SIZES ARE APPROX. FRAME SIZE. VERIFY R.O. SIZE WITH MFG. SPECS., OWNER TO SELECT.

✳ R308 INDICATES TEMPERED GLASS

(E) INDICATES EGRESS

VIP RESTORATION LLC
PONTIAC, MICHIGAN

ISSUED FOR	DATE
BUILDING PERMIT	04.01.2021
REVISION	11.01.202

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

SHEET SCHEDULE

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS - USE GIVEN DIMENSIONS - ONLY.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. IF DISCREPANCIES OCCUR, CONTRACTOR SHALL NOTIFY ARCHITECT IF NECESSARY.
3. CONTRACTOR SHALL CONSTRUCT THIS PROJECT IN ACCORDANCE W/ THE LATEST MICHIGAN BUILDING CODE 2015, MECHANICAL CODE AND LATEST EDITION OF THE N.E.C. CODE.
4. APPROVED FIRE STOP MATERIAL SHALL BE PROVIDED IN ALL DROPS & CHASES FOR ELECTRICAL, PLUMBING, & HEATING.
5. VERIFY LOCATION OF FURNACE & WATER HEATER W/ MECHANICAL CONTRACTOR.
6. SMOKE DETECTORS SHALL BE AC/DC & INTERCONNECTING W/ ONE ANOTHER.
7. HEADERS, JOISTS & RAFTERS SHALL BE No 2 SPF OR BETTER.
8. MIN LUMBER Fb = 1,050 PSI BENDING STRESS.
   LVL Fb= 3100 PSI BENDING
9. DOUBLE OR LADDER JOISTS UNDER ALL PARALLEL PARTITIONS.
10. ALL WINDOW SIZES SHOWN ARE APPROX. UNIT SIZES ONLY (i.e. 3050=3'-0"WX 5'-0"T), BEDROOM WINDOWS MUST MEET EMERGENCY EGRESS REQUIREMENTS, MANUFACTURERS TO VERIFY SIZES.
11. ALL FIRST LEVEL INTERIOR DOORS ARE TO BE 3'-0" x 8'-0" (U.N.O.) IST. FLR. WINDOW HEIGHT IS 8'-0" A.F.F. (U.N.O.).
12. PRE-ENGINEERED WOOD BEAMS ARE BASED ON BOISE VERSA LAM 2.1 3100 SP.
13. ALL GLASS IN HAZARDOUS LOCATIONS MUST COMPLY WITH SECTION R308 OF MBC 2015.
14. ALL INTERIOR STUD WALLS ARE TO BE 2x4 CONSTRUCTION UNLESS OTHER WISE NOTED. ALL EXTERIOR STUD WALLS TO BE 2x6 CONSTRUCTION UNLESS OTHER WISE NOTED.
15. TRUSS MANUFACTURER TO VERIFY ROOF FRAMING & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
16. FINISHED FLOOR MATERIALS BY OWNER.
17. POINT LOADS SHALL NOT BE ALTERED W/ OUT NOTIFYING ARCHITECT.
18. 36" HIGH WOOD RAILING BALUSTER. CLEAR OPENING MUST BE LESS THAN 4" DIA., TYPICAL.
19. ALL STAIRS TO HAVE HEAD HEIGHT OF 6'-8" CLEAR MINIMUM.
20. ALL LINEN CLOSETS TO HAVE BOTTOM SHELF ON 3"+/-, FURRING.
21. PROVIDE SOFFIT (STEAM TRAP) OVER SHOWER & TUB (FINISH PER BUILDER/OWNER SPEC.).
22. PROVIDE OUTSIDE COMBUSTION AIR FOR ALL FIREPLACES.
23. LOCATE ATTIC ACCESS TO SUIT & MEET LOCAL CODE.
24. VERIFY LOCATION OF FURNACE WATER HEATER AND OTHER MECHANICAL EQUIPMENT W/ MECHANICAL CONTRACTOR.
25. FIRST FLOOR LIVE LOAD: 40 PSF LIVE
    FIRST FLOOR DEAD LOAD: 10 PSF DEAD
    ROOF LOAD: 41 PSF TOTAL
26. FLOORS WITH TILE OR STONE TO BE DESIGNED W/ DEFLECTION LIMITS OF L/480 ALL OTHERS @ L/360.
27. INSULATION R-VALUES:

BOND	R-21
WALLS	R-21
CEILING LOCATIONS	R-48
FLOORS OVER UNCONDITIONED SPACES	R-30
UNDER SLABS (WHERE REQUIRED)	R-10

28. 1/2" THIN BRICK ADHERED TO WOOD FRAMED CHIMNEY AT ALL INTERIOR FIREPLACES WITHOUT FOOTINGS.

MASONRY NOTES:

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MASONRY SHALL BE TESTED FOR NO EFFLORESCENCE.
3. TYPE "S" MORTAR.
4. SW BRICK. COLOR SELECTION BY OWNER. BRICK TECHNICAL DATA SHALL BE SUBMITTED TO ARCHITECT FROM SUPPLIER. MORTAR JOINTS SHALL BE CONCAVE.
5. ARCHITECT APPROVAL IS REQUIRED FOR ALL LIMESTONE DETAILS. SHOP DRAWINGS TO BE SUBMITTED BY MANUFACTURER / SUPPLIER PRIOR TO BEGINNING JOB.
6. PROVIDE WEEP HOLES @ 32" O.C. AND 8" ABOVE GRADE

FOUNDATION GENERAL NOTES:

1. DO NOT SCALE DRAWINGS, USE GIVEN DIMENSIONS.
2. ALL FOOTINGS SHALL BE PLACED ON FIRM UNDISTURBED SOIL. FOOTING DESIGN BASED ON MIN. 2,500 PSF SOIL PRESSURE
3. FOOTING & WALL COMPRESSIVE STRENGTH SHALL BE 3,000 PSI MIN. AT 28 DAYS. BASEMENT SLABS 2,500 PSI. GARAGE SLABS & OTHER EXTERIOR FLATWORK 3,500 PSI.
4. CONCRETE REINFORCING BARS SHALL BE A.S.T.M. A-615 GRADE 60. MIN.
5. STEEL FABRICATION & ERECTION SHALL MEET ALL A.I.S.C. CODES.
6. ALL BASEMENT WALLS SHALL BE BRACED PRIOR TO PLACING BACKFILL.

DESIGN DATA:

GENERAL CONTR. TO COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- ✳ MICHIGAN RESIDENTIAL BUILDING CODE 2015
- ✳ MICHIGAN MECHANICAL CODE 2015 (M.M.C.)
- ✳ MICHIGAN PLUMBING CODE 2015 (M.P.C.)
- ✳ MICHIGAN ELECTRICAL CODE BASED ON 2015 N.E.C. W/ PART 8 AMENDMENTS
- ✳ MICHIGAN UNIFORM ENERGY CODE 2015 (M.U.E.C.) & ASHRAE 90.1 2013

USE GROUP: R
CONSTRUCTION CLASS: 5B

AREA:		
FIRST FLOOR	1,262	SQ. FT.
SECOND FLOOR	1,109	SQ. FT.
BASEMENT	1,262	SQ. FT.
TOTAL GROSS	3,633	SQ. FT.
FRONT PORCH	76	SQ. FT.
REAR PORCH	81	SQ. FT.

ABBREVIAITIONS:

A.F.F. - ABOVE FINISH FLOOR
ALUM. - ALUMINUM
A.C.T. - ACOUSTICAL CEILING TILE
A.O. - ARCHED OPENING
ANOD. - ANODIZED
B.C. - BOTTOM CHORD
BRD. - BOARD
B.F.F. - BELOW FINISH FLOOR
BLK. - BLOCK
BM. - BEAM
B.O. - BY OWNER
B.U. - BUILT UP
CAB - CABINET
C.B. - CATCH BASINS
C - COLD
CER - CERAMIC
C.J. - CONTROL JOINT
C.L. - CENTER LINE
CLG - CEILING
CLOS. - CLOSET
CO. - CLEAN-OUT
COL. - COLUMN
CONC. - CONCRETE
CONT. - CONTINUOUS
CONN - CONNECT
CONST.- CONSTRUCTION
CONTR. - CONTRACTOR
C.M.U. - CONCRETE MASONRY UNIT
DET. - DETAIL
DIM. - DIMENSION
D.L. - DEAD LOAD
DN. - DOWN
D.S. - DOWNSPOUT
DWG - DRAWING
ELEV. - ELEVATION
EQUIP. - EQUIPMENT
E.W. - EACH WAY
EXH. - EXHAUST
EXIST. - EXISTING
EXT. - EXTERIOR
EA. - EACH
E.C. - ELEC. CONTRACTOR
E. CONST - EXPOSED CONSTRUCTION
E.J. - EXPANSION JOINT
EF - EACH FACE
ELEC. - ELECTRICAL
F.B. - FIRE BRICK
F&I - FURNISH AND INSTALL
F.D. - FLOOR DRAIN
F - FLANGE
F.F. - FINISHED FLOOR
FIN. - FINISH
FLR. - FLOOR
FND. - FOUNDATION
FTG. - FOOTING
GALV. - GALVANIZED
G.C. - GENERAL CONTRACTOR
GLS. - GLASS
G.B. - GRAB BAR
GYP. - GYPSUM
H.M. - HOLLOW METAL
HVAC - HEATING, VENTILATION & AIR CONDITIONING
INT. - INTERIOR
INSUL. - INSULATION, INSULATE, INSULATED
JST. - JOIST
JT. - JOINT
L.L. - LIVE LOAD
MAS. - MASONRY
MECH. - MECHANICAL
MIN. - MINIMUM
M.T. - MARBLE THRESHOLD
MTL. - METAL
N.I.C. - NOT IN CONTRACT
N.T.S. - NOT TO SCALE
PTD. - PAINTED
P.T. - PRESSURE TREATED
R.A. - RETURN AIR
R.S. - ROOF SUMP
REINF. - REINFORCING
REQ'RD. - REQUIRED
RE-STL - REINFORCING STEEL
S.A. - SUPPLY AIR
S & V - SEAL & VARNISH
SCHED. - SCHEDULE
SD - SASH DIMENSIONS
SIM. - SIMILAR
SHT. - SHEET
STOR. - STORAGE
STD. - STANDARD
STL. - STEEL
STRUCT. - STRUCTURAL
T & B - TOP & BOTTOM
T.B. - TOWEL BAR
T.C. - TOP CHORD
T.O.F. - TOP OF FOOTING
O.C. - ON CENTER
PERIM. - PERIMETER
PERM. - PERMANENT
PL - PLATE
PRE-MLD - PRE-MOLDED
P.S.F. - POUNDS PER SQUARE FOOT
P.S.I. - POUNDS PER SQUARE INCH
T.O.P. - TOP OF PIER
T.O.M. - TOP OF MASONRY
T.O.W. - TOP OF WALL
TYP - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
V.I.F. - VERIFY IN FIELD
W/ - WITH
WD. - WOOD
W.T. - WOOD THRESHOLD
WWF - WELDED WIRE FABRIC

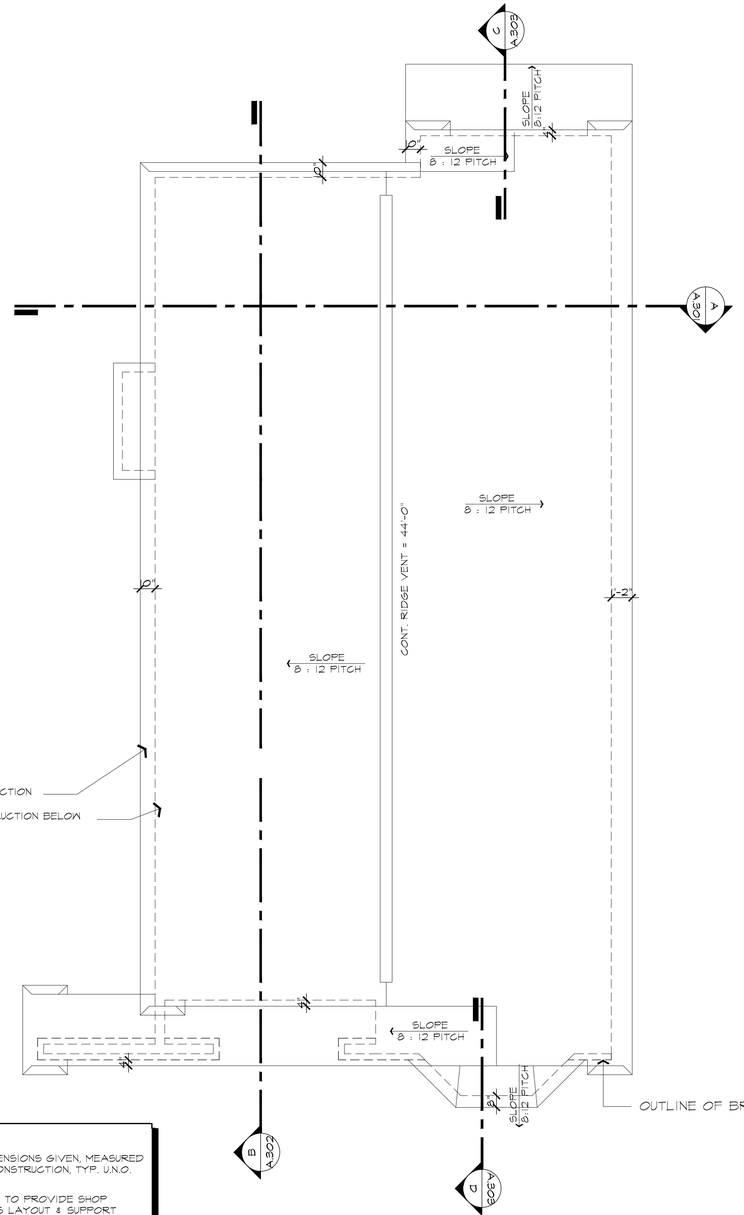
AASHO - AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS
A.I.A - AMERICAN INSTITUTE FOR ARCHITECTS
ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
CRSI - CONCRETE REINFORCING SOCIETY INSTITUTE.

STATE OF MICHIGAN
SAMIR M KARIM
ARCHITECT
No. 1301038452
LICENSED ARCHITECT

PROPOSED RESIDENCE FOR:
VIP RESTORATION LLC
148 OTTAWA DRIVE
PONTIAC, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

SCALE : NOT TO SCALE
FILE NAME : 21048_T.101
JOB #: 21048
SHEET TITLE: TITLE SHEET
SHEET #: T.101



NOTE:

ALL OVERHANG DIMENSIONS GIVEN, MEASURED FROM WD. FRAME CONSTRUCTION, TYP. U.N.O.

ROOF TRUSS MANUF. TO PROVIDE SHOP DRAWINGS OF TRUSS LAYOUT & SUPPORT FOR ARCHITECTS REVIEW TO CONFIRM LOCATION OF CONCENTRATED & UNIFORM LOADS PRIOR TO ANY FABRICATION.

MAIN ROOF VENTING CALCULATION

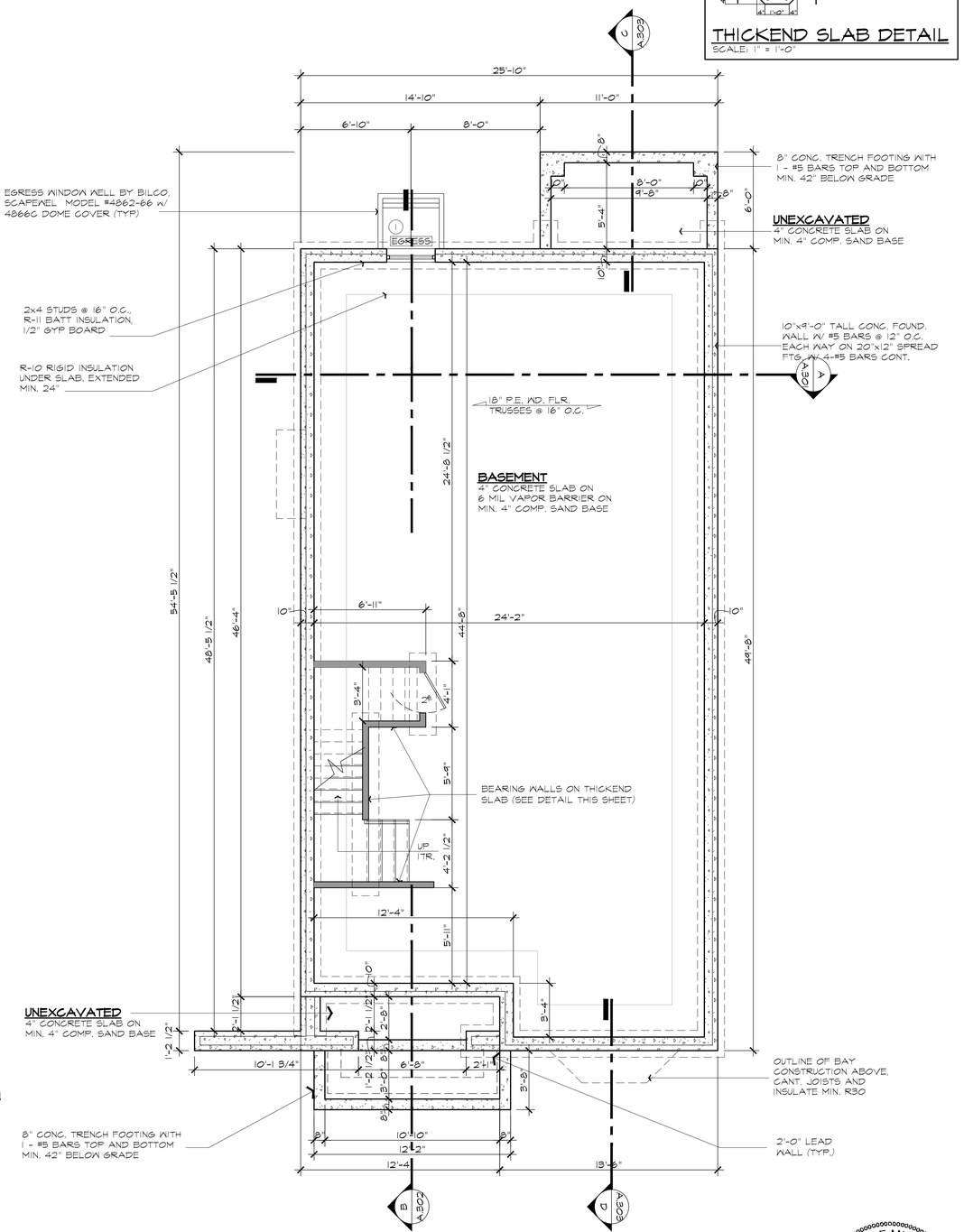
AREA 1,361 SQ. FT./300 SQ. FT.= 4.54 SQ. FT. MIN. NET FREE AREA VENTING REQUIRED

4.54 SQ.FT. / 2 = 2.27 SQ.FT. x 144 SQ.IN./SQ.FT. = 326.64 SQ. IN.
326.64 SQ. IN. /18 SQ. IN. =18.15 LIN. FT. VENTS REQUIRED

44 LIN. FT. VENT PROVIDED 19 VENT REQUIRED

NORTH

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



NORTH

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

ISSUED FOR	DATE
BUILDING PERMIT	05.25.2021
REVISION	11.01.2021

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

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148 OTTAWA DRIVE
PONTIAC, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

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

FILE NAME : 21048_A.101

JOB # 21048

SHEET TITLE
ROOF AND BASEMENT/ FOUNDATION PLAN

SHEET #
A.101

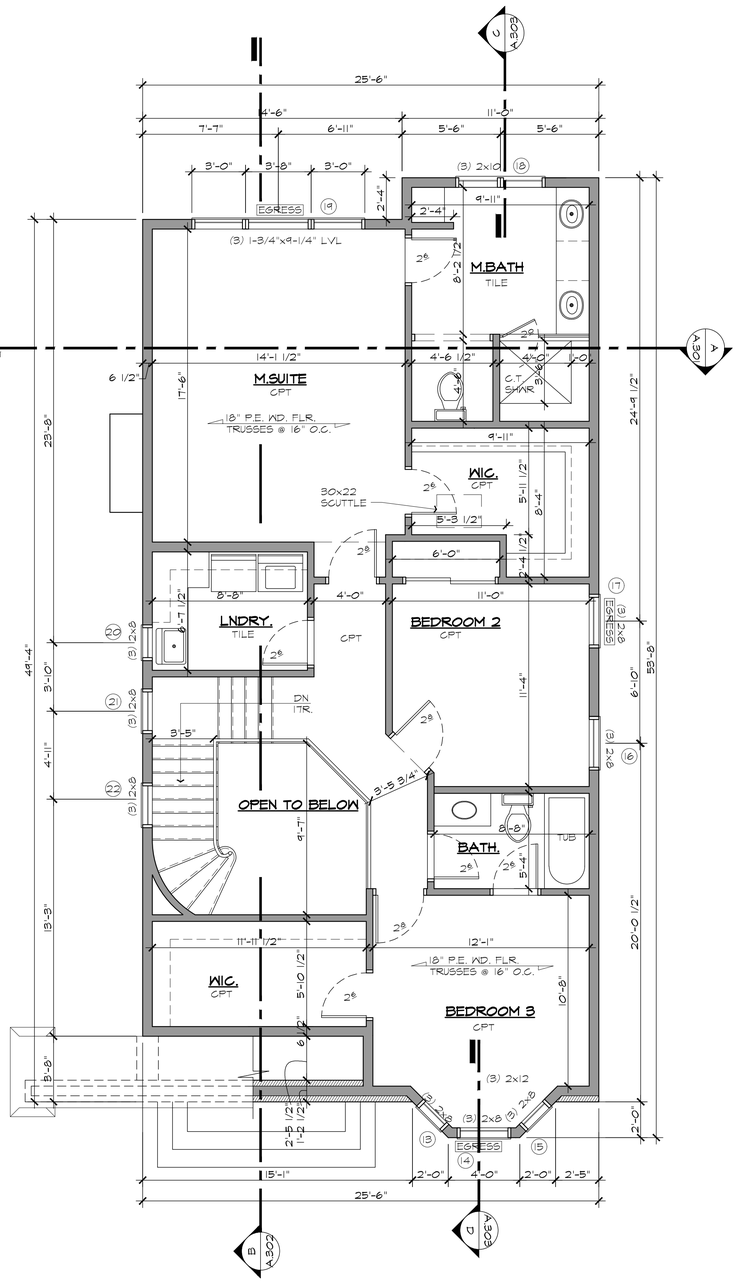
STATE OF MICHIGAN
SAMIR M KARIM
ARCHITECT
No. 1301038452
LICENSED ARCHITECT

FIREPLACE NOTES:

1. ALL FIREPLACES ARE PREFAB UNITS. VERIFY UNIT SIZE AND REQUIRED FRAMING WITH MANUF. CUT SHEET OWNER TO SELECT UNIT
2. HEARTH EXTENSIONS SHALL EXTEND 16" IN FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING. IF THE FIREPLACE OPENING IS 6 S.F. OR LARGER, THE HEARTH EXTENSION SHALL EXTEND 20" IN FRONT OF AND AT LEAST 12" BEYOND EACH SIDE OF THE FIREPLACE OPENING.

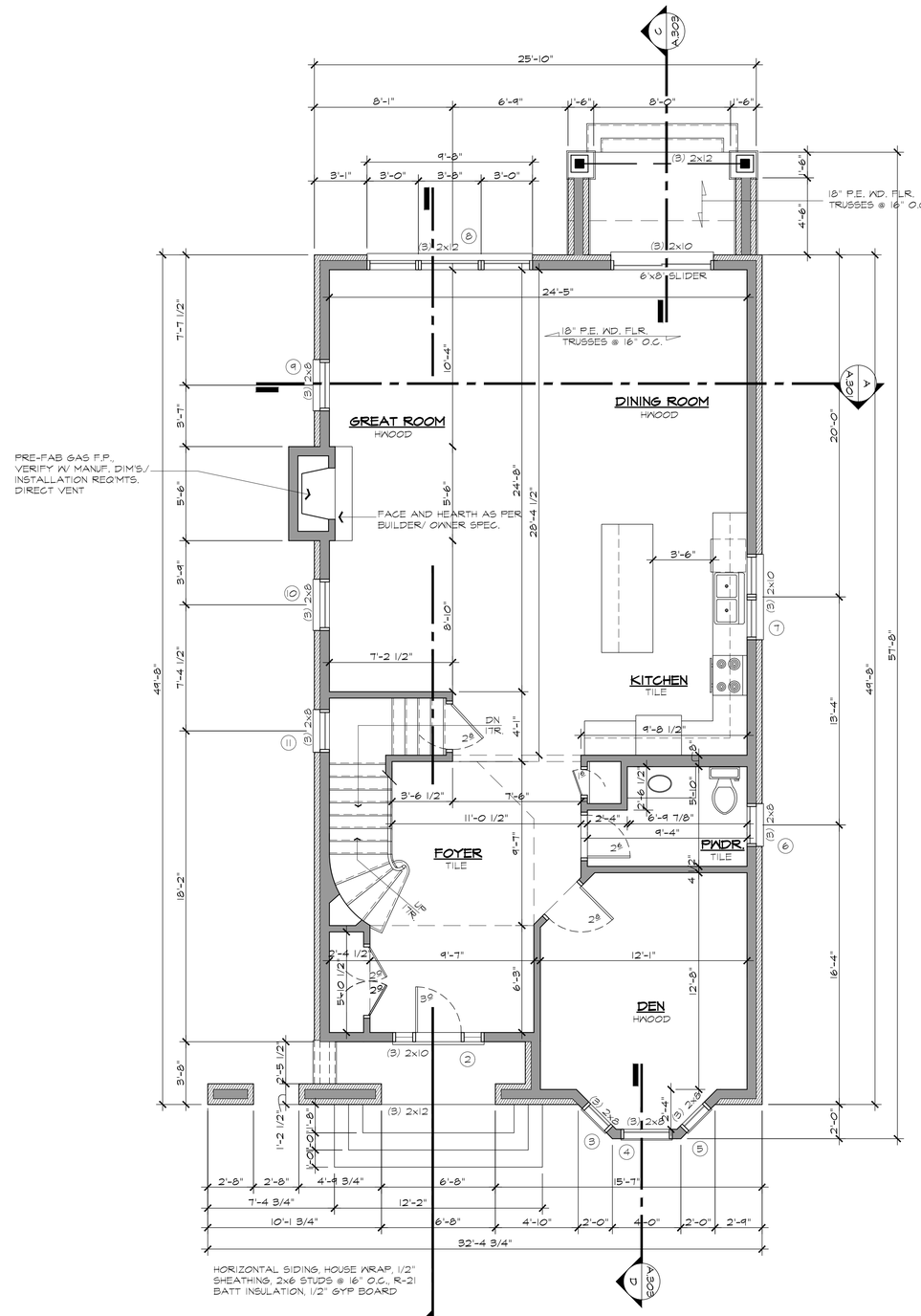
GUARDRAIL NOTE:

THE SPACE BETWEEN INTERMEDIATE RAILS IS TO BE LESS THAN 4". GUARDRAILS ARE REQUIRED ON OPEN SIDED STAIRS, RAISED FLOORS, BALCONIES, AND PORCHES WHERE DIFFERENCE IN HEIGHT IS >30".



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

NORTH

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DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

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

FILE NAME : 21048_A.102

JOB #: 21048

SHEET TITLE
FIRST AND SECOND FLOOR PLAN

SHEET #
A.102

STATE OF MICHIGAN
SAMIR M KARIM
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No. 1301038452
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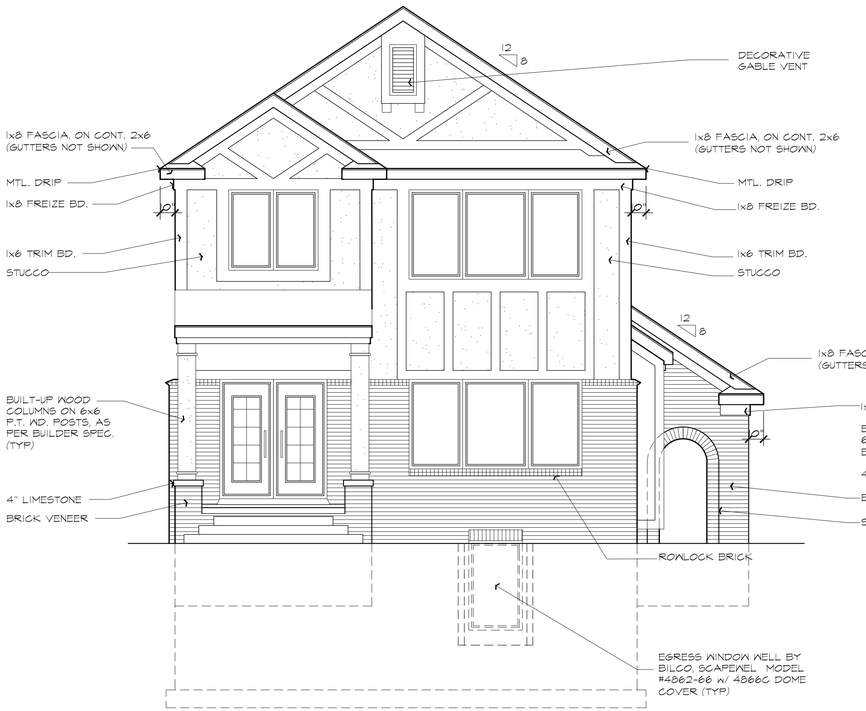
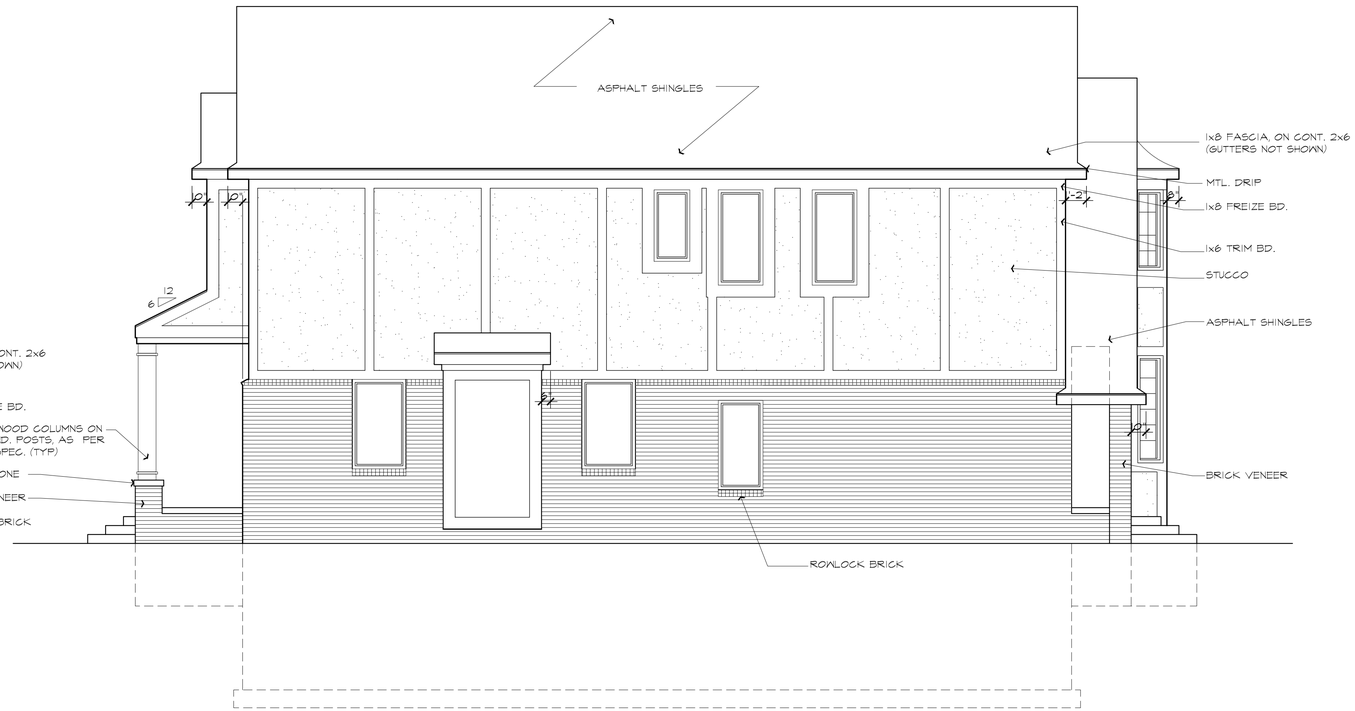


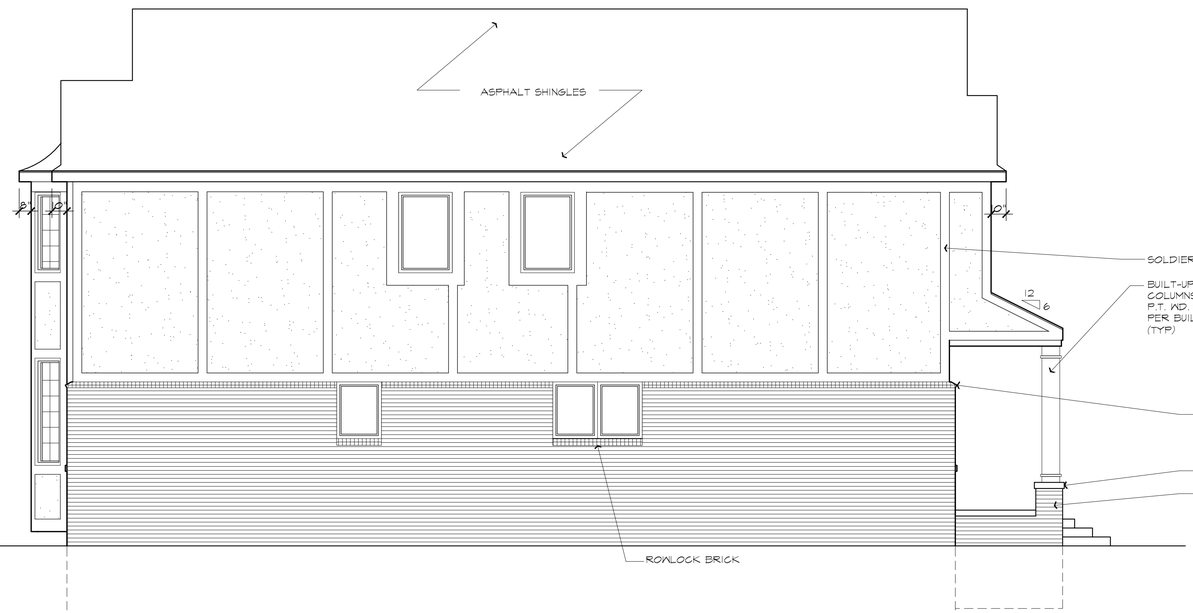
WEST ELEVATION

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



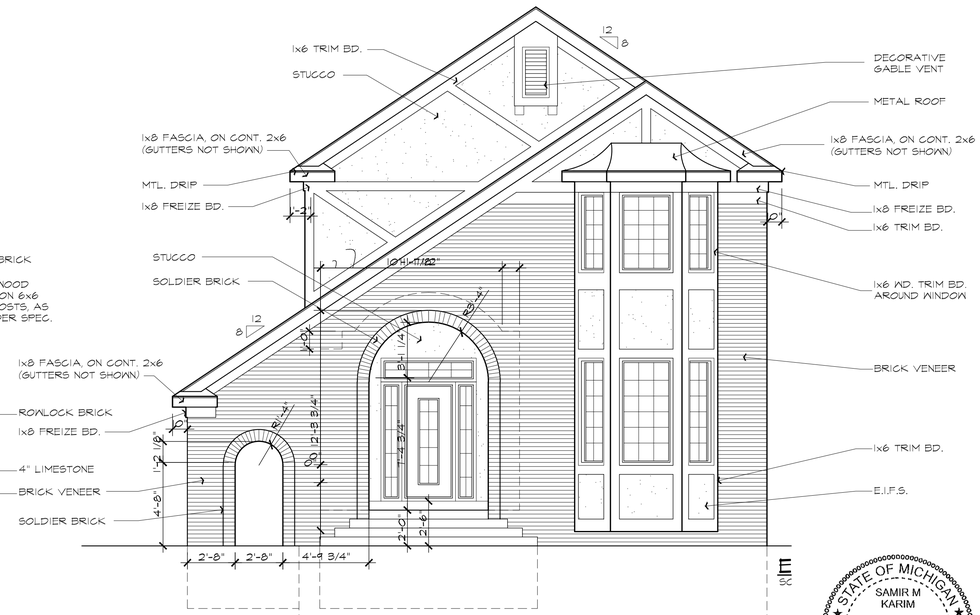
SOUTH ELEVATION

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



NORTH ELEVATION

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



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

FILE NAME : 21048_A.201

JOB #: 21048

SHEET TITLE
ELEVATIONS

SHEET #
A.201

STATE OF MICHIGAN
SAMIR M KARIM
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LICENSED ARCHITECT

GENERAL NOTES:

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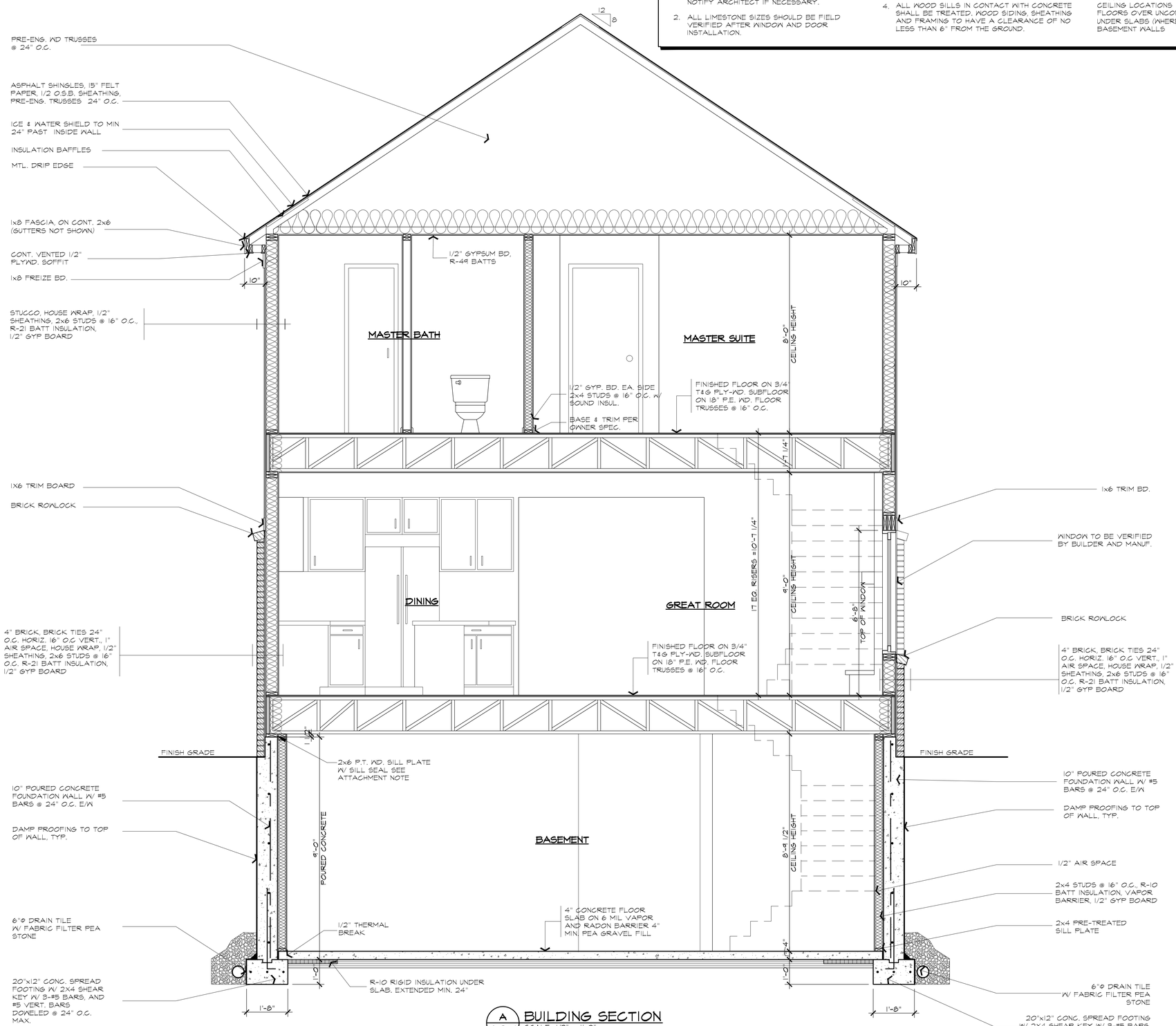
2. ALL LIMESTONE SIZES SHOULD BE FIELD VERIFIED AFTER WINDOW AND DOOR INSTALLATION.
3. TRUSS MANUFACTURER TO VERIFY ROOF FRAMING & NOTIFY ARCHITECT OF ANY DISCREPANCIES
4. ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE TREATED. WOOD SIDING, SHEATHING AND FRAMING TO HAVE A CLEARANCE OF NO LESS THAN 6" FROM THE GROUND.

INSULATION R-VALUES:

ROOF	R-21
WALLS	R-21
CEILING LOCATIONS	R-49
FLOORS OVER UNCONDITIONED SPACES	R-30
UNDER SLABS (WHERE REQUIRED)	R-10
BASEMENT WALLS	R-10 CONT. OR R-13 IN CAVITY



A / A.301 BUILDING SECTION
SCALE: 1/2" = 1'-0"

SILL ATTACHMENT NOTE:

SILL PLATE TO HAVE 1/2" ANCHOR BOLTS, MIN. 6" EMBEDMENT INTO BLOCK, MAX 6'-0" O.C. MIN. 6" FROM SILL ENDS. MIN. TWO PER SILL PLATE. #5 DOWEL TO BE AT BOLT LOCATION. STRAPS CAN BE SUBSTITUTED WITH EQUIVALENT ANCHORAGE PER MANUF. SPECIFICATIONS.

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PONTIAC, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

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

FILE NAME : 21048_A301

JOB # 21048

SHEET TITLE
BUILDING SECTION

SHEET #
A.301

STATE OF MICHIGAN
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UNDER SLABS (WHERE REQUIRED)	R-10
BASEMENT WALLS	R-10 CONT. OR R-13 IN CAVITY

ASPHALT SHINGLES, 15" FELT PAPER, 1/2 O.S.B. SHEATHING, PRE-ENG. TRUSSES 24" O.C.

MTL. DRIP EDGE

1x8 FASCIA, ON CONT. 2x6 (GUTTERS NOT SHOWN)

CONT. VENTED 1/2" PLYWD. SOFFIT

1x8 FREIZE BD.

WINDOW TO BE VERIFIED BY BUILDER AND MANUF.

6'-8" TOP OF WINDOW

1/2" GYPSUM BD, R-49 BATTS

MASTER SUITE

WIC

8'-0" CEILING HEIGHT

36" HIGH WD. RAILING, BALUSTER CLEAR OPENING MUST BE LESS THAN 4" DIA. TYP.

FINISHED FLOOR ON 3/4" T&G PLY-WD. SUBFLOOR ON 18" P.E. WD. FLOOR TRUSSES @ 16" O.C.

1/2" GYP. BD. EA. SIDE 2x4 STUDS @ 16" O.C.

STUCCO, HOUSE WRAP, 1/2" SHEATHING, 2x6 STUDS @ 16" O.C., R-21 BATT INSULATION, 1/2" GYP BOARD

1x8 WOOD TRIM AROUND WINDOW

WINDOW TO BE VERIFIED BY BUILDER AND MANUF.

6'-8" TOP OF WINDOW

GREAT ROOM

9'-0" CEILING HEIGHT

17 EQ. RISERS @ 10'-7 1/4"

FOYER

8'-0" TOP OF WINDOW

BRICK ROWLOCK

4" BRICK, BRICK TIES 24" O.C. HORIZ. 16" O.C VERT., 1" AIR SPACE, HOUSE WRAP, 1/2" SHEATHING, 2x6 STUDS @ 16" O.C. R-21 BATT INSULATION, 1/2" GYP BOARD

FINISHED FLOOR ON 3/4" T&G PLY-WD. SUBFLOOR ON 18" P.E. WD. FLOOR TRUSSES @ 16" O.C.

EGRESS WINDOW WELL BY BILCO, SCAPEWEL MODEL #4862-66 W/ 4866C DOME COVER (TYP), INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

FINISH GRADE

2x6 P.T. WD. SILL PLATE W/ SILL SEAL SEE ATTACHMENT NOTE

WINDOW TO BE VERIFIED BY BUILDER AND MANUF.

5'-0"

8'-0" TOP OF WINDOW

BASEMENT

8'-9 1/2" CEILING HEIGHT

17 EQ. RISERS @ 10'-4 1/4"

9'-0" POURED CONCRETE

3'-0"

2x4 STUDS @ 16" O.C., R-10 BATT INSULATION, VAPOR BARRIER, 1/2" GYP BOARD

4" CONCRETE FLOOR SLAB ON 6 MIL VAPOR AND RADON BARRIER 4" MIN. PEA GRAVEL FILL

1/2" THERMAL BREAK

0"

R-10 RIGID INSULATION UNDER SLAB, EXTENDED MIN. 24"

6"ø DRAIN TILE W/ FABRIC FILTER PEA STONE

20"x12" CONC. SPREAD FOOTING W/ 2X4 SHEAR KEY W/ 3-#5 BARS, AND #5 VERT. BARS DOWELED @ 24" O.C. MAX.

1'-8"

SILL ATTACHMENT NOTE:

SILL PLATE TO HAVE 1/2" ANCHOR BOLTS, MIN. 6" EMBEDMENT INTO BLOCK, MAX 6'-0" O.C. MIN. 6" FROM SILL ENDS. MIN. TWO PER SILL PLATE. #5 DOWEL TO BE AT BOLT LOCATION. STRAPS CAN BE SUBSTITUTED WITH EQUIVALENT ANCHORAGE PER MANUF. SPECIFICATIONS

B / A.302 BUILDING SECTION
SCALE: 1/2" = 1'-0"

ASPHALT SHINGLES, 15" FELT PAPER, 1/2 O.S.B. SHEATHING, PRE-ENG. TRUSSES 24" O.C.

1x8 FASCIA, ON CONT. 2x6 (GUTTERS NOT SHOWN)

1x8 FREIZE BD.

ASPHALT SHINGLES, 15" FELT PAPER, 1/2 O.S.B. SHEATHING, 2x6 RAFTERS @ 16" O.C.

1x8 FASCIA, ON CONT. 2x6

1x8 FREIZE BD.

9'-0"

SOLDIER BRICK

1'-2 1/2"

STUCCO

WINDOW TO BE VERIFIED BY BUILDER AND MANUF.

4" LIMESTONE SILL W/ FLASHING, TYP.

4" CONCRETE SLAB ON W/ 6"x6" W1.4 x W1.4 W.W.F. E/W, ON ENG. FILL (SLOPE CONC. 1/8":12" MIN., TO EXT.)

#4 NOSING BAR

#5-12" O.C.

FINISH GRADE

3'-6"

8"

8"

8" POURED CONCRETE TRENCH FTG. W/ (2)#5 BARS T/B TYP., (MAINTAIN 42" BELOW GRADE MIN.)

6"ø DRAIN TILE W/ FABRIC FILTER PEA STONE

1'-0"

1'-8"

ISSUED FOR	DATE
BUILDING PERMIT	05.25.2021
REVISION	11.01.2021

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM

GA ASSOCIATES

PROPOSED RESIDENCE FOR:
V/P RESTORATION LLC
148 OTTAWA DRIVE
PONTIAC, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

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

FILE NAME : 21048_A.302

JOB # 21048

SHEET TITLE
BUILDING SECTION

SHEET #
A.302

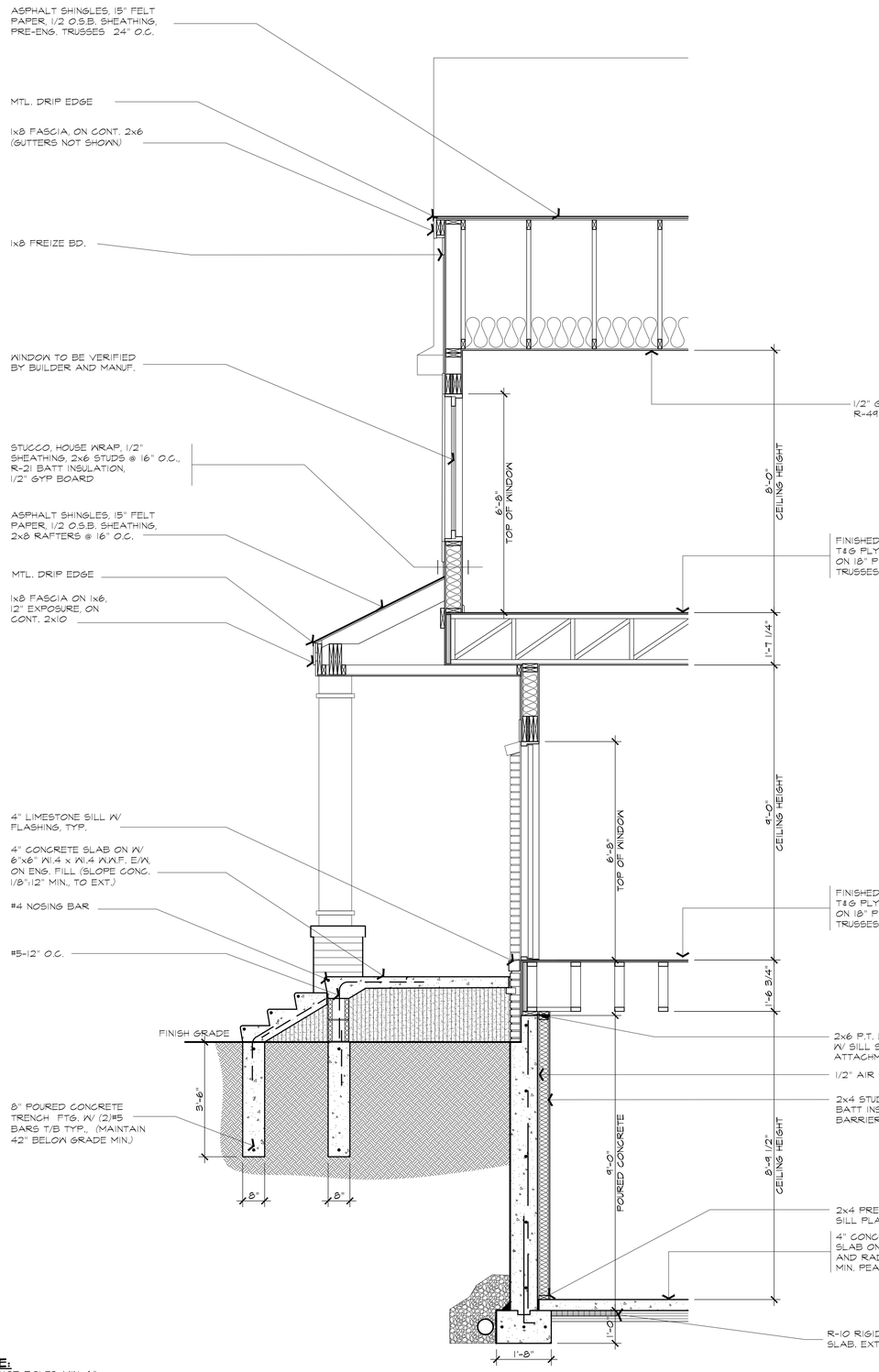
STATE OF MICHIGAN
SAMIR M KARIM
ARCHITECT
No. 1301038452
LICENSED ARCHITECT

GENERAL NOTES:

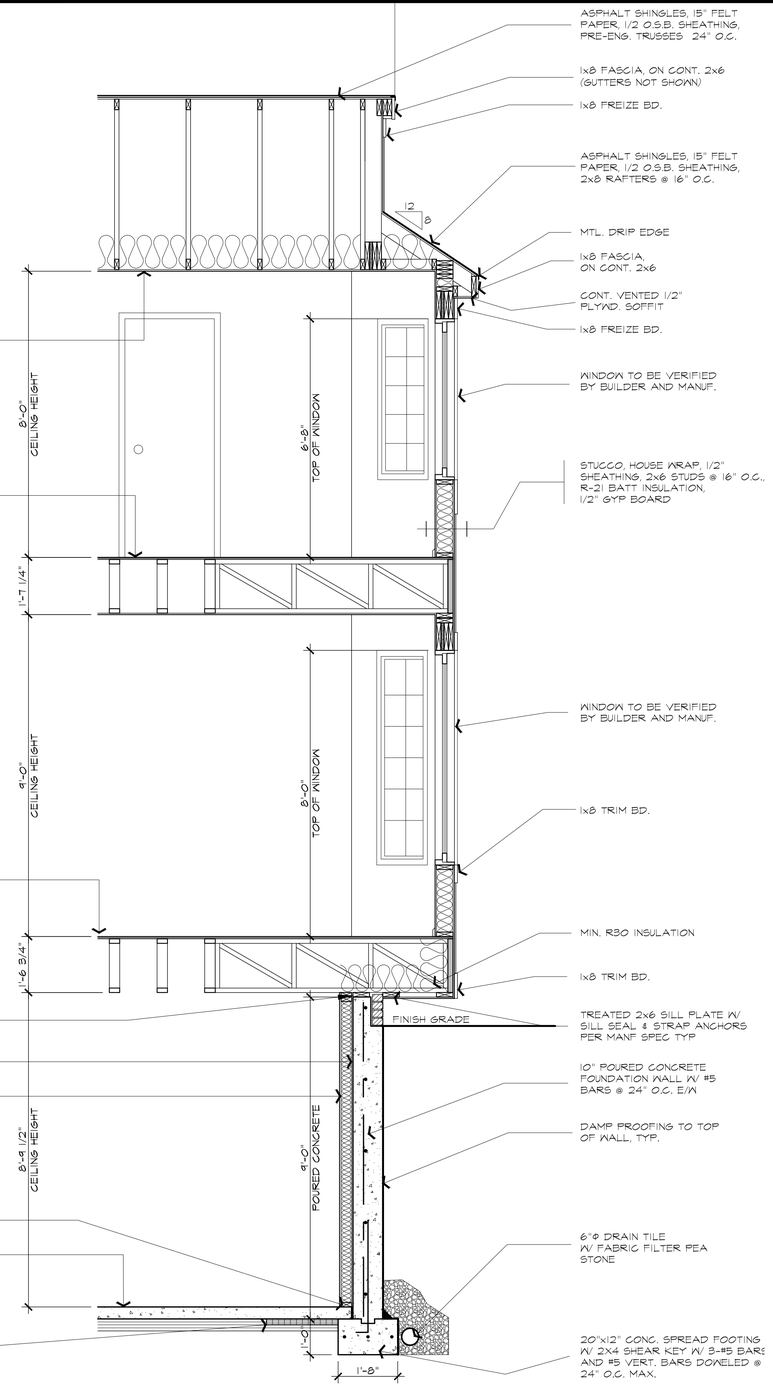
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. IF DISCREPANCIES OCCUR, CONTRACTOR SHALL NOTIFY ARCHITECT IF NECESSARY.
2. ALL LIMESTONE SIZES SHOULD BE FIELD VERIFIED AFTER WINDOW AND DOOR INSTALLATION.
3. TRUSS MANUFACTURER TO VERIFY ROOF FRAMING & NOTIFY ARCHITECT OF ANY DISCREPANCIES
4. ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE TREATED. WOOD SIDING, SHEATHING AND FRAMING TO HAVE A CLEARANCE OF NO LESS THAN 6" FROM THE GROUND.

INSULATION R-VALUES:

ROOF	R-21
WALLS	R-21
CEILING LOCATIONS	R-49
FLOORS OVER UNCONDITIONED SPACES	R-30
UNDER SLABS (WHERE REQUIRED)	R-10
BASEMENT WALLS	R-10 CONT. OR R-13 IN CAVITY



C A.303 WALL SECTION
SCALE: 1/2" = 1'-0"



D A.303 WALL SECTION
SCALE: 1/2" = 1'-0"

SILL ATTACHMENT NOTE:

SILL PLATE TO HAVE 1/2" ANCHOR BOLTS, MIN. 6" EMBEDMENT INTO BLOCK, MAX 6'-0" O.C. MIN. 6" FROM SILL ENDS. MIN. TWO PER SILL PLATE. #5 DOWEL TO BE AT BOLT LOCATION. STRAPS CAN BE SUBSTITUTED WITH EQUIVALENT ANCHORAGE PER MANUF. SPECIFICATIONS

ISSUED FOR	DATE
BUILDING PERMIT	05.25.2021
REVISION	11.01.2021

ARCHITECTURAL DESIGN

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24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM

GA ASSOCIATES

PROPOSED RESIDENCE:
V/P RESTORATION LLC
148 OTTAWA DRIVE
PONTIAC, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

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

FILE NAME : 21048_A.303

JOB #: 21048

SHEET TITLE
BUILDING SECTION

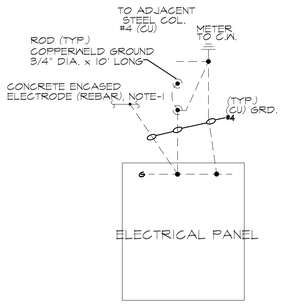
SHEET #
A.303

STATE OF MICHIGAN
SAMIR M KARIM
ARCHITECT
No. 1301038452
LICENSED ARCHITECT

BOND ALL CONCRETE ENCASED ELECTRODES TO THE GROUNDING ELECTRODE SYSTEM. ONLY ONE IS SHOWN IN DETAIL. COORDINATE WITH CONCRETE INSTALLER TO PROVIDE ELECTRODES WHICH REMAIN ACCESIBLE AFTER POUR FOR BONDING.

NOTES:

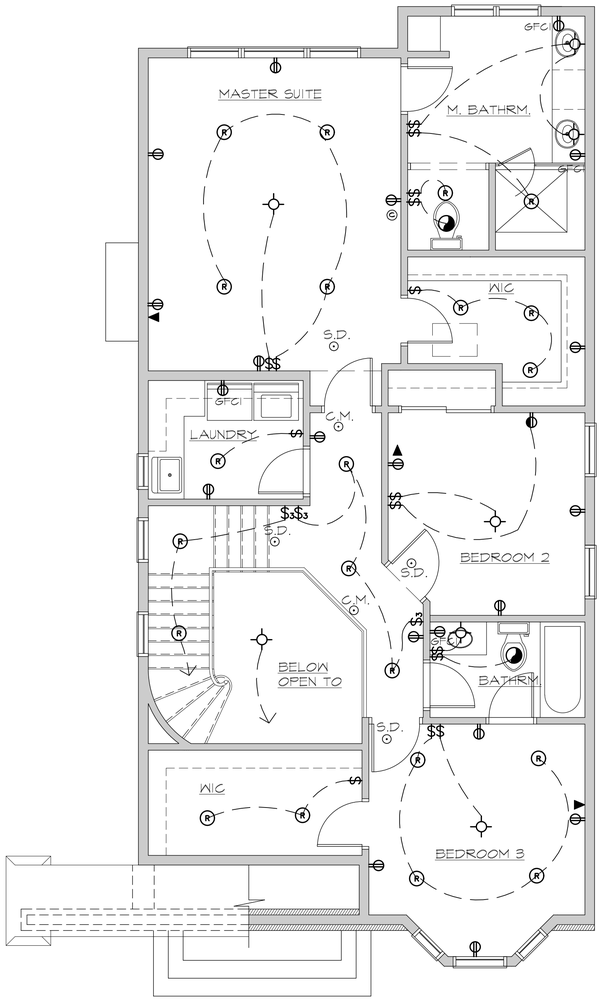
1.



LEGEND

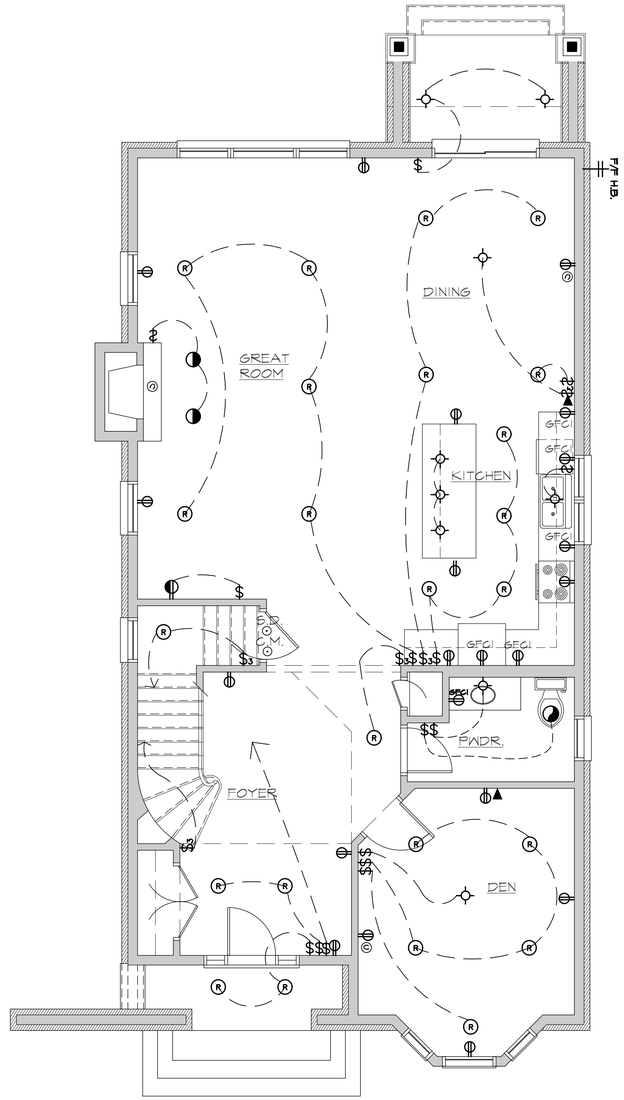
- $ — SINGLE POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- RECESSED LIGHT FIXTURE W/ DIRECTIONAL LENS
- R — RECESSED LIGHT FIXTURE
- 110V DUPLEX RECEPTACLE
- GFCI — GROUND FAULT CIRCUIT INTERRUPT
- GFCI W.P. — WATER PROOF / GROUND FAULT CIRCUIT INTERRUPT
- 110V DUPLEX RECEPTACLE SWITCHED TOP HALF ONLY
- LIGHT FIXTURE
- P.C. — KEYLESS W/ PULL
- LED STRIP LIGHT
- W.P. — WATERPROOF LIGHT FIXTURE
- EXHAUST (HRV) EXHAUST TERMINAL
- H.L. — HEAT AND LIGHT FIXTURE
- S.D. — INTERCONNECTED SMOKE DETECTOR R314 CODE REQUIREMENTS
- F/F H.B. — FROST FREE HOSE BIB
- T — THERMOSTAT
- CH — CHIME
- C.M. — CARBON MONOXIDE ALARM R315 CODE REQUIREMENTS
- TELEPHONE
- © — CABLE

NOTE:
1. ALL ELECTRICAL TO COMPLY WITH THE LATEST N.E.C.
2. THERMOSTAT TO BE INSTALLED 5'-0" A.F.F.



NORTH

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



NORTH

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

ISSUED FOR	DATE
BUILDING PERMIT	05.25.202
REVISION	11.01.202
	-
	-
	-
	-
	-
	-
	-

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FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED RESIDENCE FOR:
DR. AND MRS. CHEDID
3325 BARON DRIVE
BLOOMFIELD TOWNSHIP, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

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

FILE NAME : 21048_E.101

JOB # 21048

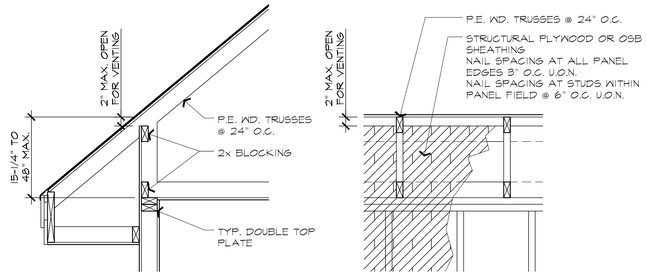
SHEET TITLE
FIRST
ELECTRICAL
FLOOR PLAN

SHEET #
E.101

STATE OF MICHIGAN
SAMIR M KARIM
ARCHITECT
No. 1301038452
LICENSED ARCHITECT

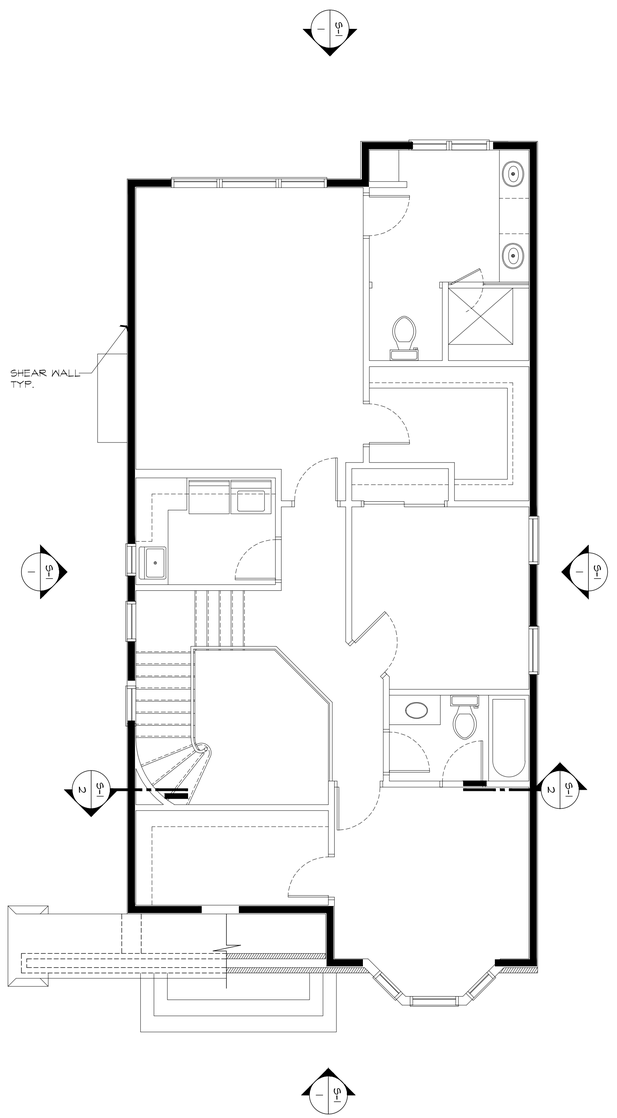
GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL DETERMINE FOUNDATION ANCHOR SYSTEM.
2. FOUNDATION CONTRACTOR SHALL INSTALL SILL PLATE ANCHORS OF TYPE CHOSEN WITH CORRECT SPACING AND EMBEDMENT DEPTH AS REQUIRED BY CODE OR MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE FURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A COMMON WALL PLANE AT ALL WOOD STUD WALL SURFACES WHICH ARE ONLY PARTIALLY SHEATHED WITH WOOD STRUCTURAL PANEL COORDINATE AND ADJUST HEAD, JAMB AND SILL DETAILS AS REQUIRED FOR PROPER OVERALL WALL THICKNESS.

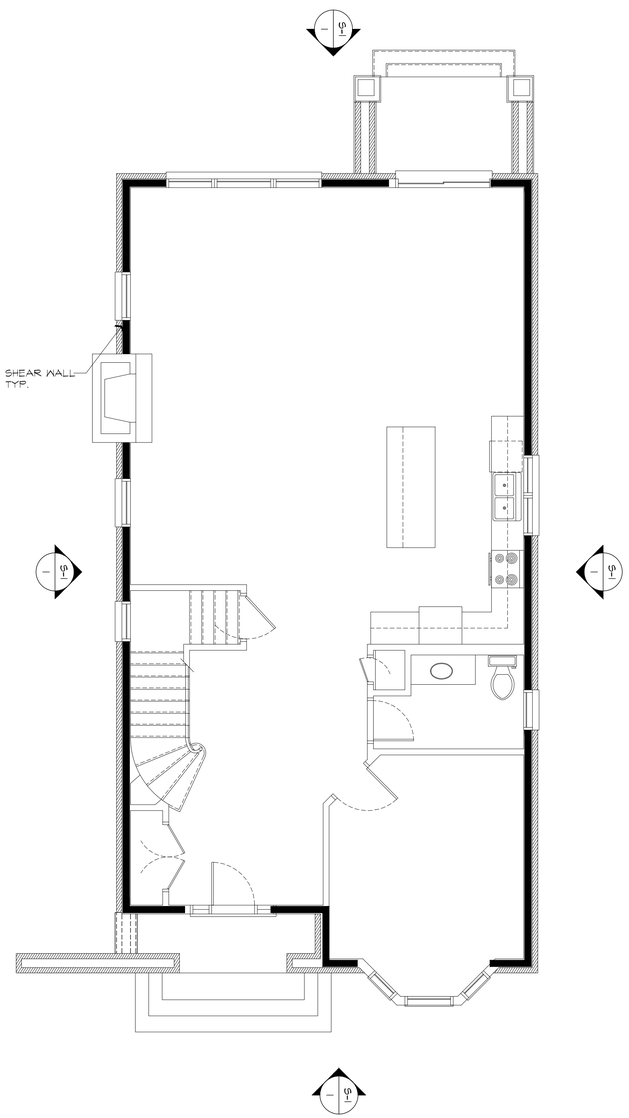


2 / S-1 **SHEAR WALL DETAIL AT ROOF TRUSSES**
SCALE: 3/4" = 1'-0"

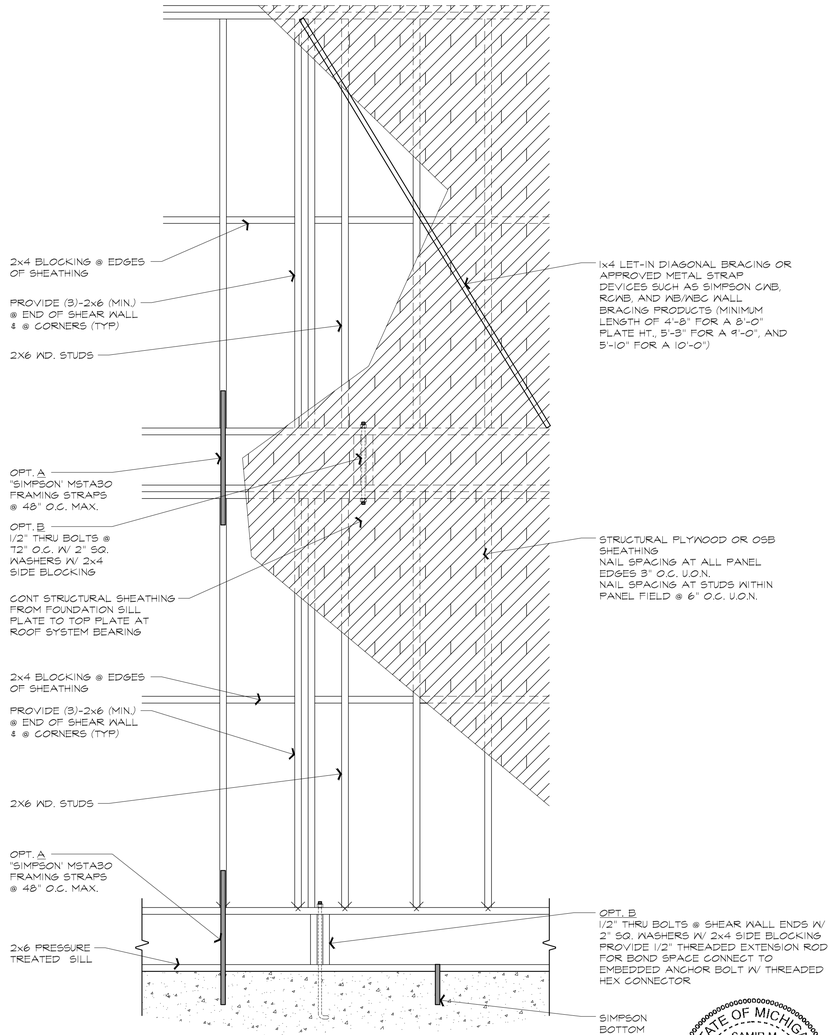
USE THIS DETAIL WHERE HEEL HEIGHT EXCEEDS 15-1/4" (PER 2009 MICHIGAN RESIDENTIAL CODE FIGURE R602.10.6.2(3))



SECOND FLOOR SHEAR WALL LOCATIONS
SCALE: NONE



FIRST FLOOR SHEAR WALL LOCATIONS
SCALE: NONE



1 / S-1 **SHEAR WALL DETAIL**
SCALE: 3/4" = 1'-0"

STATE OF MICHIGAN
SAMIR M KARIM
ARCHITECT
No. 1301038452
LICENSED ARCHITECT

ISSUED FOR	DATE
BUILDING PERMIT	04.01.2021
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GA ASSOCIATES

PROPOSED RESIDENCE FOR:
MR. PIERRE NONA
BIRMINGHAM, MI

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	SA

SCALE : AS SHOWN
FILE NAME : 21048_S.101
JOB #: 21048
SHEET TITLE: SHEAR WALL DETAILS AND LOCATIONS
SHEET # S.101

Mayor Tim Greimel

CITY OF PONTIAC

Planning & Zoning Division
City Hall - 47450 Woodward Avenue
Pontiac, Michigan 48342-5009
248-758-2800 | FAX 248-758-2827

Vern Gustafsson
Planning Manager

Donovan Smith
City Planner

January 4, 2022

To: Pontiac Historic District Commission

From: Donovan Smith, City Planner

Date: January 4, 2022

Subject – New Construction – 148 Ottawa Dr. – HDC 21-21

The subject property, 148 Ottawa, formerly a 4,650 sq.ft. Tudor-Style single family home located at the intersection of Ottawa Dr. and Iroquois St. Located in the Seminole Hills Historic District, the structure was demolished following a house fire in November 2020. The remaining structures on the property include rod-iron fencing, concrete steps, and the existing historic garage.

The applicant/contractor VIP Restoration, LLC has made petition to the Historic District Commission to construct a 2,222 sq.ft., 2-story home on the subject property. The Planning Division has conducted a review of the criteria for Historic District Appropriateness, and the Secretary Standards for Rehabilitation from Department of Interior. The proposed new construction should also be consistent with the standards approved in the City of Pontiac Ordinance for Historic Preservation.

Contributing Characteristics

1. Tudor Architectural Style
2. Original Wood Framed Windows
3. 1st Floor Brick and Detail-Work
4. 2nd Floor Exterior Exposed Wood & plaster
5. Gable Pitch Roof
6. Bay Windows
7. Arch Tudor Style Front Door
8. Cornerstone Quoins
9. Vertical Exposed Wood Elements

Standard 9 - Secretary's Standards for Rehabilitation

> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New Construction Review Criteria

- *Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.*

    - ❖ The proposed new construction would continue the historic residential use to the site, and the proposed new improvements do not negatively affect the historic character of the property.

- *The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.*

    - ❖ The proposed structure would be required to be constructed within the approvable setbacks outlined in the zoning ordinance. The new construction would not obscure, damaging, or destroying character-defining features of these buildings or the site.

- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.

    - ❖ No change to the historic setting of the property in relationship to open space, density, and considerations for the neighborhood.

- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

    - ❖ The proposed architectural features of the new construction are compatible with those of the former historic structure and the historic district. However the propose new construction does not aim to replicate or duplicate the former residential home.

Massing, Size, Scale, and Architectural Features

- Height – The Proposed structure is similar height of the former structure of 2-stories. **[MEETS]**
- Width – The Proposed structure is similar in width **[MEETS]**
- Proportion of Principal Facades – The structure does not maintain a proportionate front facade similar to the former building. **[DOES NOT MEET]**
- Roof Shape – The proposed structure does match the historic roof pitch and gable**. [MEETS]**

- Composition of Principal Façade – The front façade of the proposed structure does reflect the identified historical contributing characters. **[MEETS]**
- Rhythm and Proportion of Openings – Pattern and opening design elements are not reflected in the proposed home design. **[DOES NOT MEET]**
- Rhythm of Entrance Porches and other Projections – Proposed Porch and Windows to do not reflect the characteristics of the former building. **[MEETS]**
- Relationship of Materials, Texture, and Color – The architectural style, and use of materials do not reflect the contributing characters of the former structure. **[MEETS]**

Recommendation

The Planning Division recommends to the Historic District Commission to **Approve** HDC 21-21, for the new construction of a single family home, proposed at 148 Ottawa Dr. The Planning Division recommends to the applicant to resubmit housing construction plans that reflect the comments and review criteria mentioned in the Planner's Report.