

**PLANNING COMMISSION  
AGENDA  
Tuesday, May 26, 2020  
Virtual Meeting  
7:00 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: **April 27, 2020**
5. Matter of Public Hearing to amend chapter 40, zoning, article 4, district regulations, section 40-4.03, r-1a through r-1e: one-family districts, to delete in its entirety former subsection 40-4.03(4) and to renumber remaining subsections
6. Matter of Site Plan Approval for a new house at 10135 Kingston by Hillan Homes / Daniel Parrino .
7. Matter of receiving and filing CIP ( Capital Improvement Program ) report.
8. Public Participation

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed under "Public Participation.

***Remote Planning Commission Meeting Set***

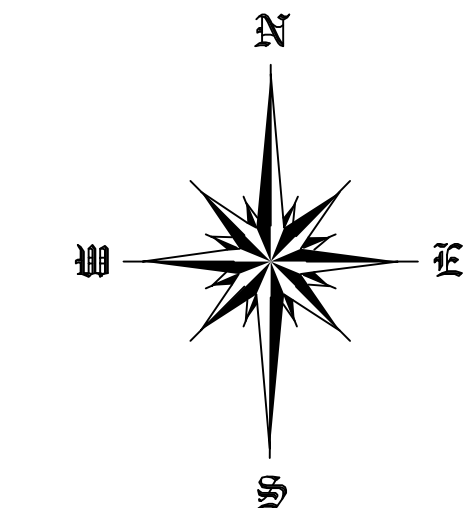
The May 26th Planning Commission meeting will be held remotely. The meeting begins at 7 p.m. This is how to participate:

1. Sign up for a free account at [www.zoom.us](http://www.zoom.us) .
2. At the designated meeting time, click on this link and dial in to join the meeting as it begins.

3. Join Zoom Meeting  
<https://us02web.zoom.us/j/86413974628>

Meeting ID: 864 1397 4628  
One tap mobile  
+16465588656,,86413974628# US (New York)

4. You can participate online or participate by phone.



### CALCULATIONS

LOT SIZE	6250 SQ. FT.
COVERAGE:	
FIRST FLOOR HOUSE	1229 SQ. FT.
FRONT PORCH	63 SQ. FT.
FIREPLACE	10 SQ. FT.
GARAGE	576 SQ. FT.
OH DECK(CANTILEVER)	50 SQ. FT.
TOTAL COVERAGE	1928 SQ. FT.
LOT SIZE BONUS(1%)	- 62.50 SQ. FT.
TOTAL NET COVERAGE	1865.50 SQ. FT.

LOT COVERAGE ALLOWED 6250 SQ. FT.(LOT SIZE)  
X .30(30%) = 1,875 SQ. FT.

### PERCENTAGE OF LOT COVERAGE

1865.50/6250 = 29.85%

### LEGAL DESCRIPTION:

THE WEST 10 FEET OF LOT 185, ALSO ALL OF LOT 186, ALSO 1/2 OF VACATED ALLEY ADJACENT TO SAME, BRONX SUBDIVISION, CITY OF HUNTINGTON WOODS, MICHIGAN

### SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.

THOMAS M. SMITH

R.L.S. No. 31606

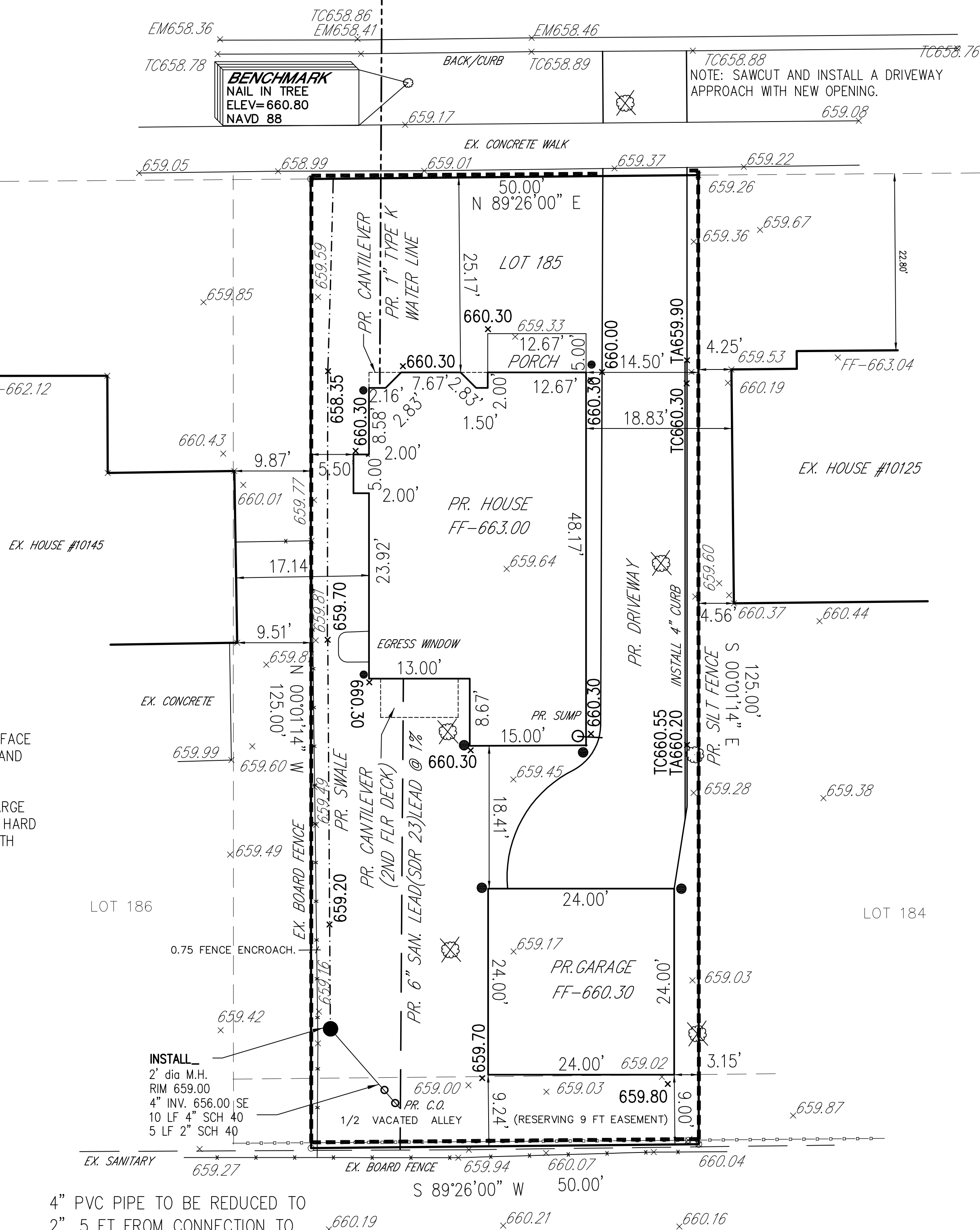


## KINGSTON

( 60 FT WD )

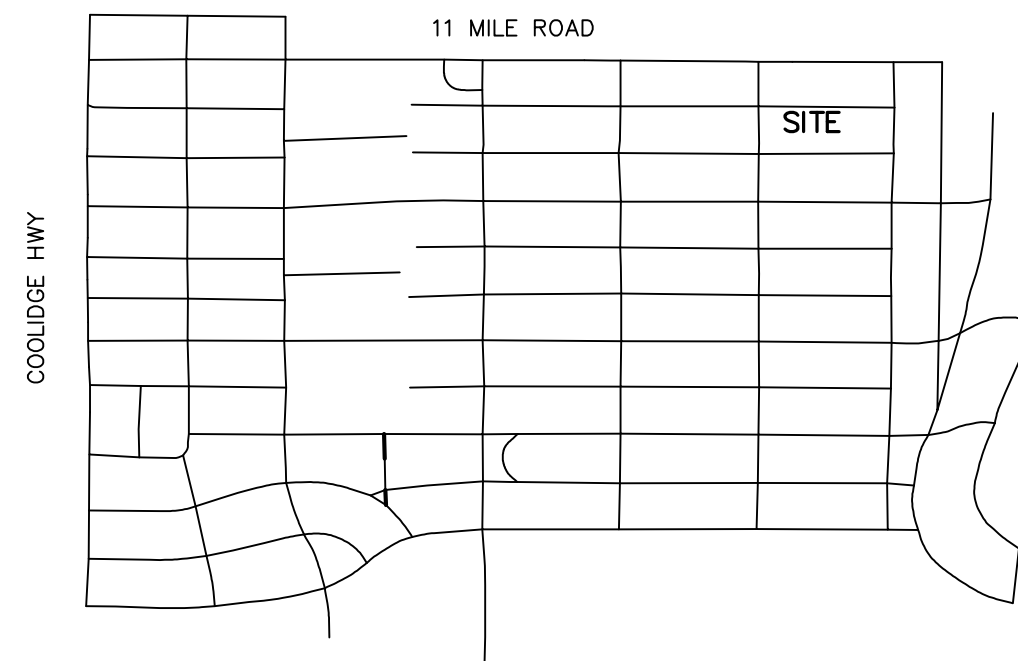
NOTE: EXISTING WALK/CURBS/PAVEMENT TO BE REPAIRED AND/OR REPLACED AS NEEDED FOR THE INSTALLATION OF UTILITIES TO THE PROPOSED HOUSE. REPLACE CURB TO THE NEAREST JOINT IF DAMAGE OCCURS. COMPACTED SAND BACK FILL IS REQUIRED WITHIN CITY RIGHT-OF-WAY.

EX. WATERMAIN



4" PVC PIPE TO BE REDUCED TO 2", 5 FT FROM CONNECTION TO SAN. LEAD. THE PIPE TRENCH WILL BE WRAPPED IN FABRIC TO PREVENT PORE BLOCKAGE

EX. GARAGE



### LOCATION MAP

NO SCALE



SCALE: 1" = 10'

### LEGEND

- EX. GRADE
- EX. INDEX CONTOUR
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. GAS
- EX. UNDERGROUND
- EX. FENCE
- EX. RAILROAD
- EX. WALL
- EX. Q. OF DITCH
- EX. WETLAND
- HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE
- METAL LIGHT POLE
- TOP OF BERM
- TOE OF BERM
- TREE TAG
- TOP OF CURB
- GUTTER
- TOP OF ASPHALT
- TOP OF WALK
- TOP OF WALL
- FOUND IRON ROD
- SET IRON ROD
- FOUND IRON PIPE
- ASPHALT
- CONCRETE
- TREE TO BE REMOVED
- DRAINAGE DIRECTION
- PROPOSED GRADE
- PROPOSED DOWNSPOUT

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	THOMAS M. SMITH P.S. PROFESSIONAL LAND SURVEYOR	
	7559 OLDE STURBRIDGE TRAIL CLARKSTON, MICHIGAN 48348 tsmith7559@yahoo.com PHONE: (248) 625-3276	
ISSUED FOR: 5-11-2020: CITY REV.	TITLE	DRAWN BY: TMS
ISSUED FOR: 5-18-2020: CITY REV.	10135 KINGSTON HUNTINGTON WOODS, MI	CHECKED BY: TMS
ISSUED FOR: 5-19-2020: CALCS.		APPROVED BY: TMS
ISSUED FOR:	CLIENT	SCALE HORIZ. 1"=10'
ISSUED FOR:	HILLAN	SCALE VERT. N/A
ISSUED FOR:		DATE 04-11-20
PROJECT		PROJECT No.
20-133		SHEET No.
1 of 1		

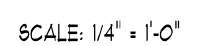
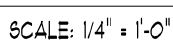
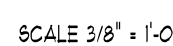


1. WATER SUPPLY LINES IN OUTSIDE WALLS MUST BE WRAPPED WITH FOAM INSULATION
2. PLUMBER TO INSULATE WATER SUPPLY LINES WHEN FIXTURE IS NEAR AN UN-HEATED AREA



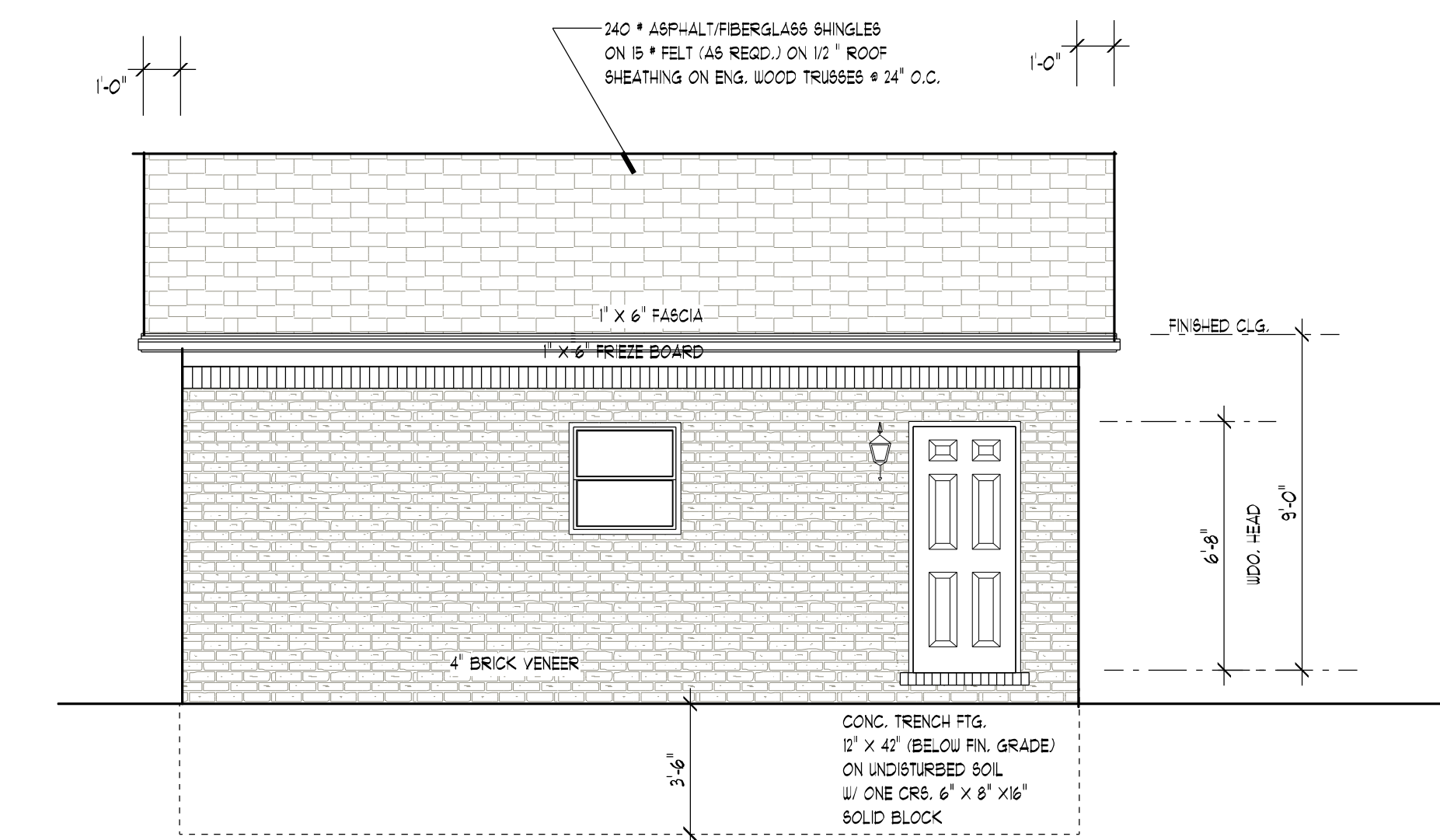
IN MICHIGAN  
(3 WORKING DAYS)  
MORE YOU DIG CALL "MISS DIG"  
800-482-7171

2 of 4

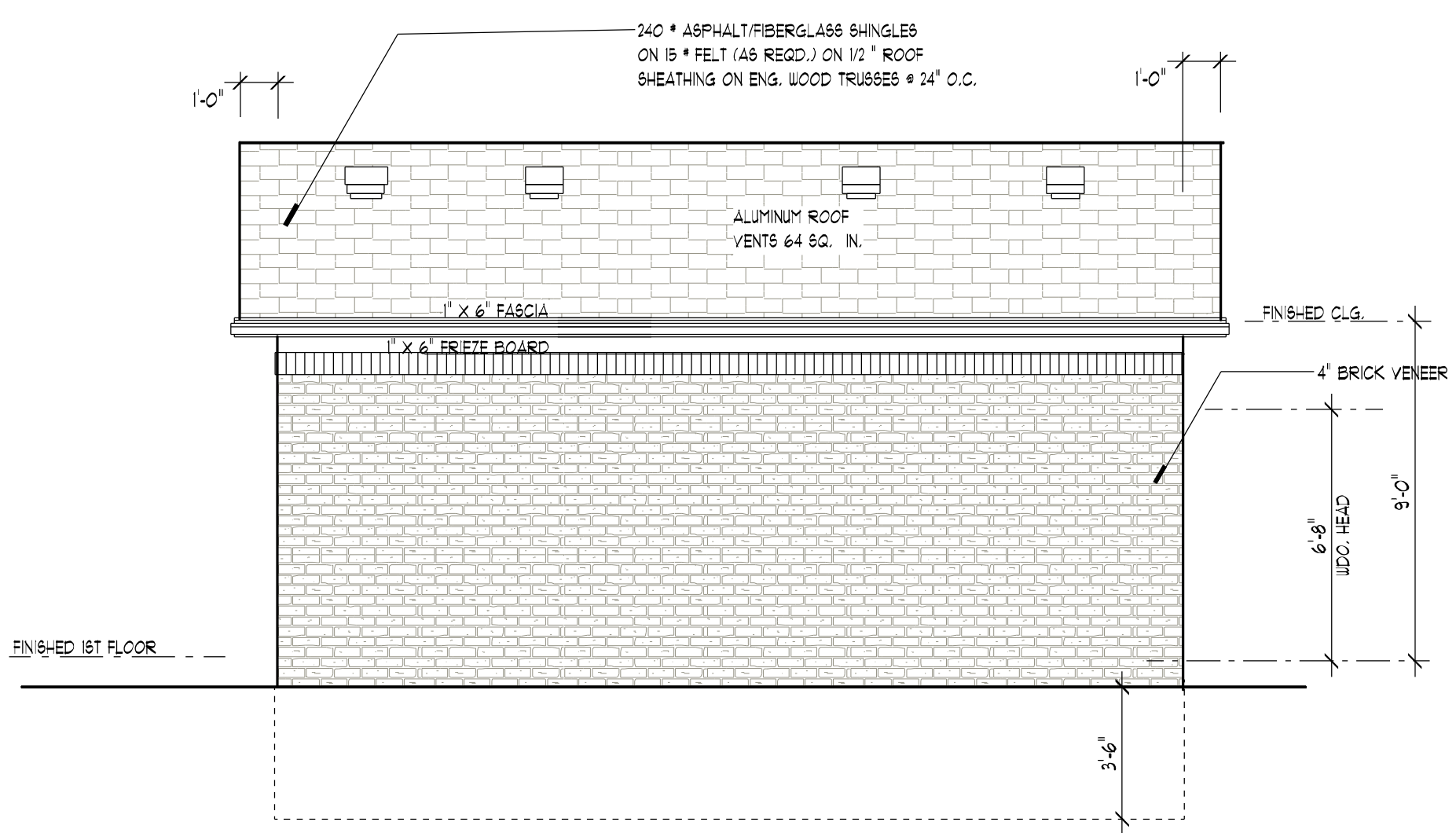


ALL EXTERIOR WALLS ARE TO  
BE FRAMED WITH 2" X 6" STUDS  
@ 16" O.C. (UNLESS NOTED OTHERWISE)

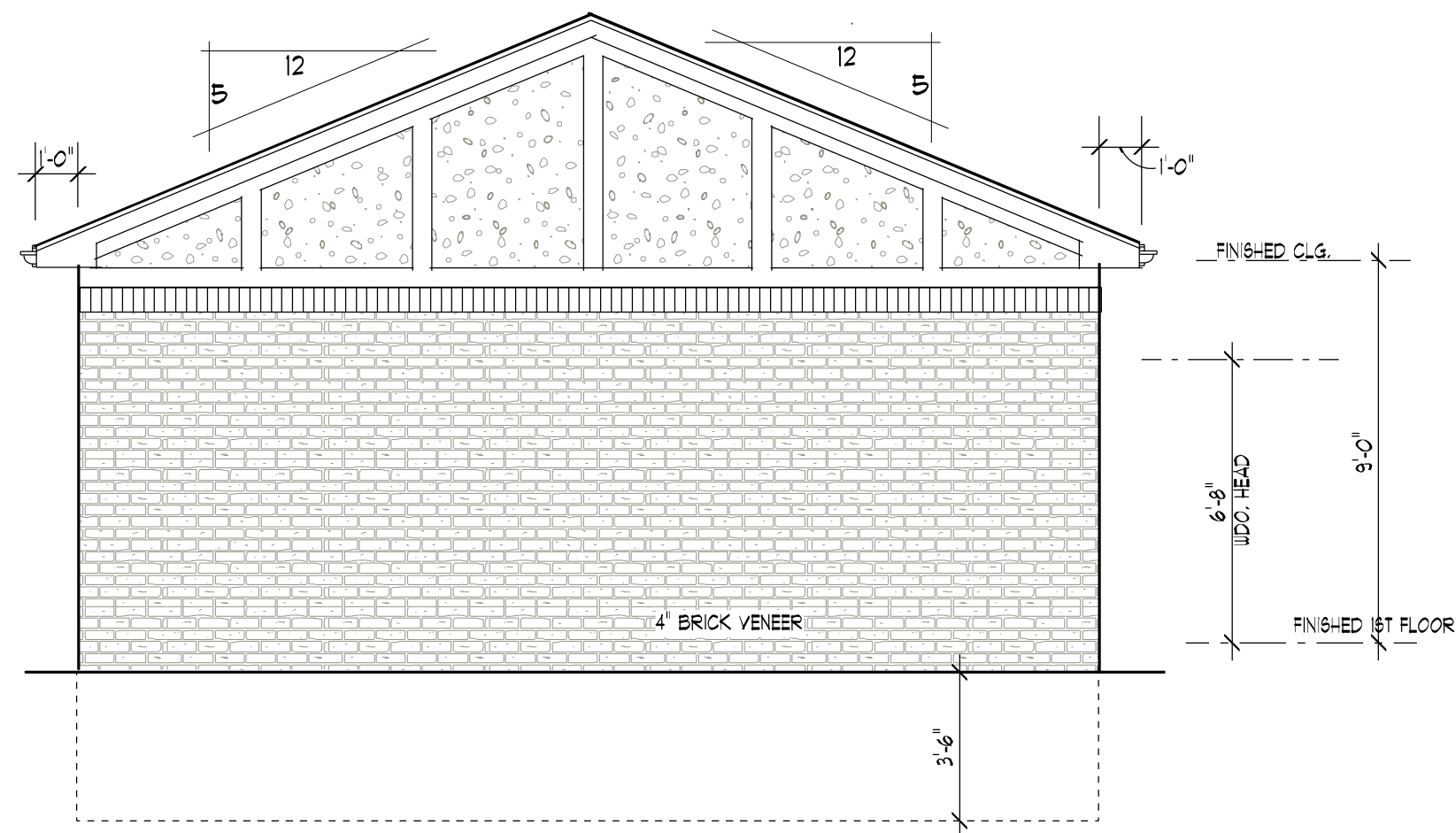




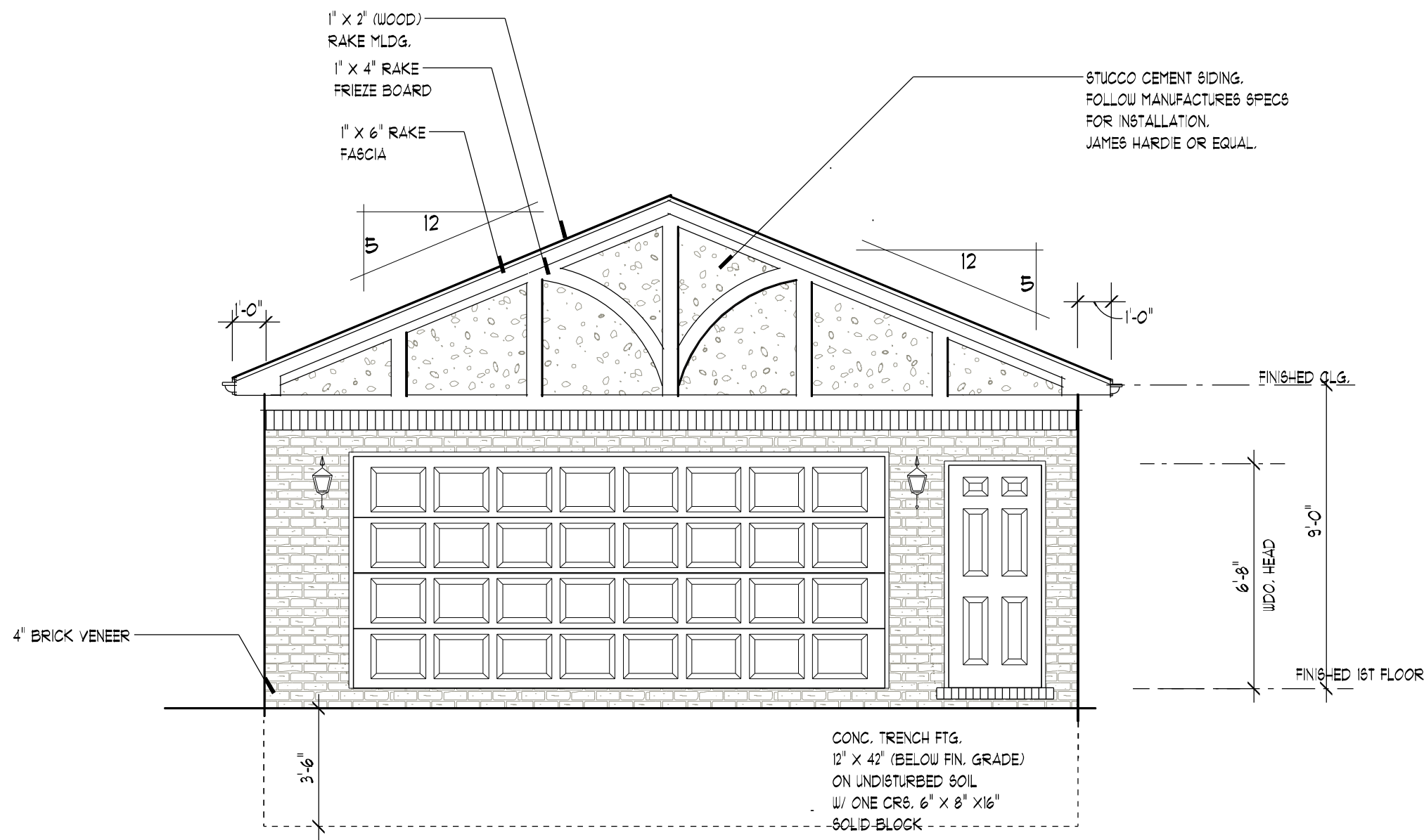
RIGHT SIDE ELEVATION



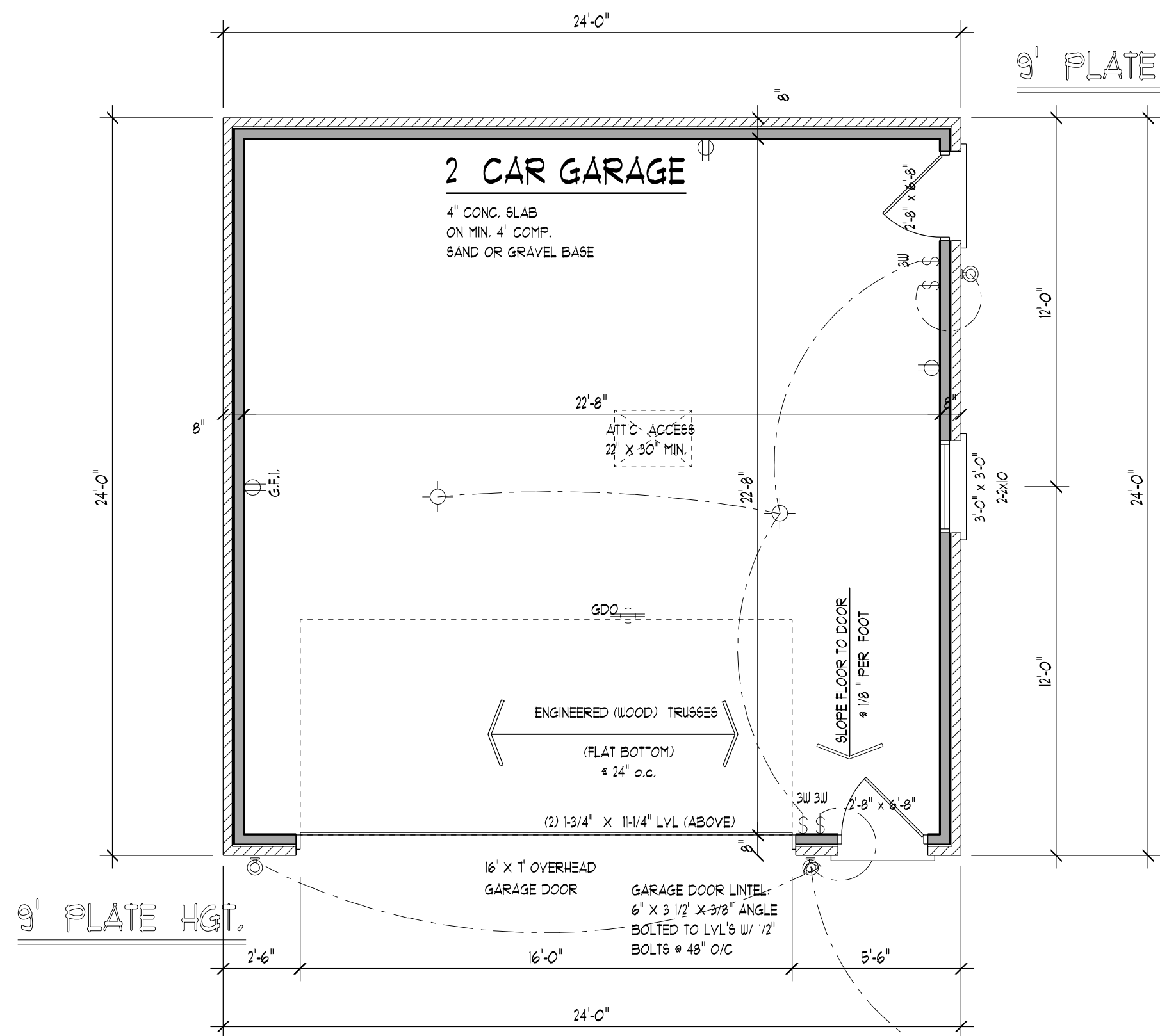
LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



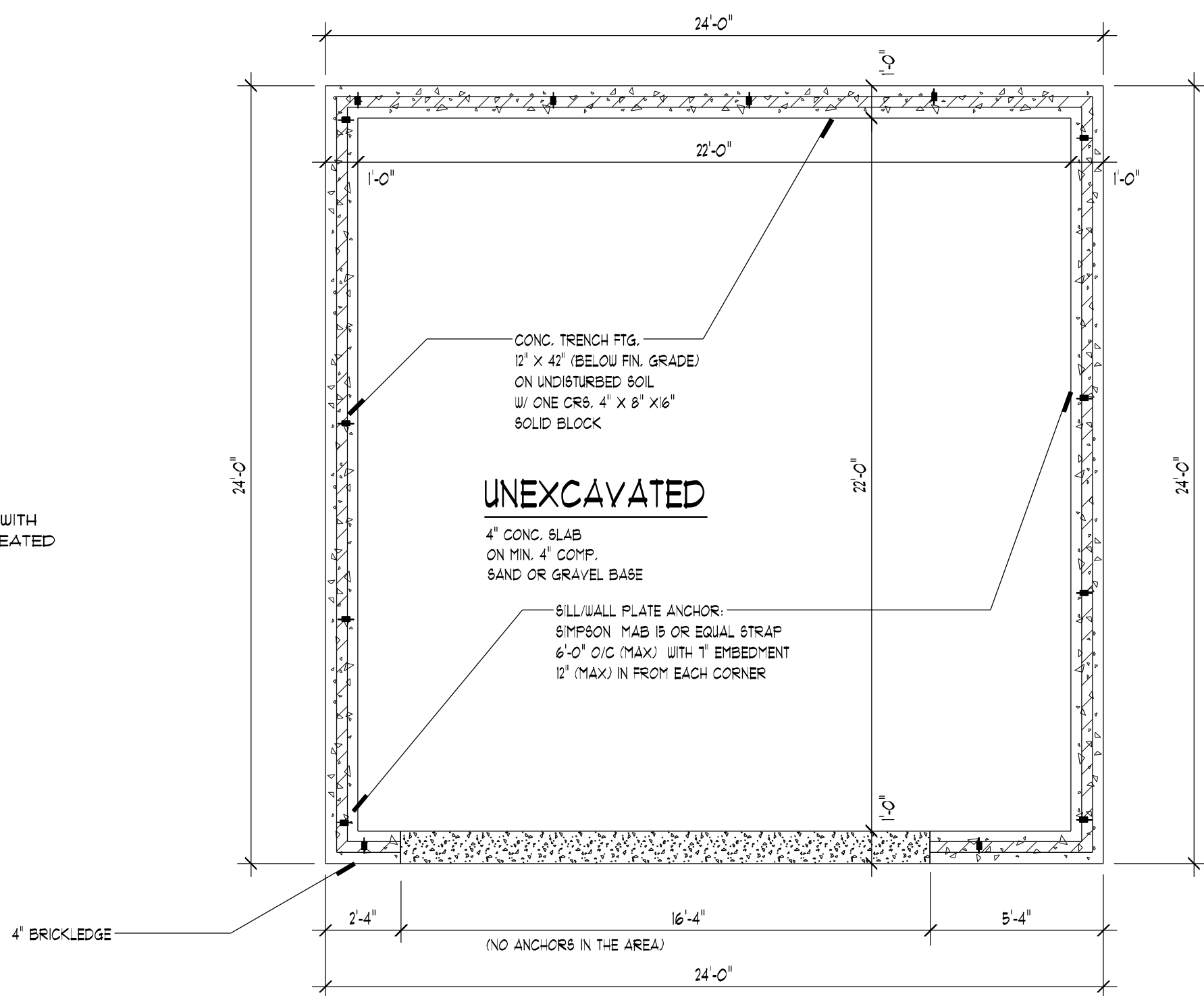
GARAGE FLOOR PLAN

NOTE:

ALL WOOD FRAMING IN CONTACT WITH CONCRETE MUST BE PRESURE TREATED AS PER CODE

NOTE:

INTERIOR WALLS FINISHED AS PER BUILDERS SPECS



GARAGE FOOTING PLAN

MICHIGAN RESIDENTIAL CODE 2015

WOOD FRAMING NOTES:

FLOORS:

VERIFY LIVE AND DEAD LOAD REQUIREMENTS WITH LOCAL BUILDING OFFICIALS. DIMENSION LUMBER SPECIES AND SIZES MUST COMPLY WITH 'MICHIGAN RESIDENTIAL CODE 2015' FLOOR JOIST SPAN TABLES.

CHAPTER 5/ TABLES R 802.3.1 (1) THRU R 802.3.3

ROOF AND CEILING:

VERIFY LIVE AND DEAD LOAD REQUIREMENTS WITH LOCAL BUILDING OFFICIALS. DIMENSION LUMBER SPECIES AND SIZES MUST COMPLY WITH 'MICHIGAN RESIDENTIAL CODE 2015' RAFTER AND CEILING JOIST SPAN TABLES.

CHAPTER 6/ TABLES R 802.4 (1) THRU R 802.5 (1) (3)

THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED TO MEET THE MINIMUM LIVE LOAD CRITERIA BELOW. REFER TO SECT. R301.4 / R301.5 OF M.R.C. 2015 RESIDENTIAL BUILDING CODE

APPLICATION	LIVE LOAD	DEAD LOAD
DECKS / PORCHES	40 PSF	10 PSF
GAIRDRAILS & HANDRAILS	200 LBS. IN ANY DIRECTION	
STAIRS	40 PSF	10 PSF
ALL ROOMS (EXCEPT SLEEPING ROOMS)	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
ATTIC (NO STORAGE)	10 PSF	10 PSF
ROOF	30 PSF SNOW LOAD	10 PSF

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

WIND SPEED	90 MPH
GROUND SNOW LOAD	30 LBS./SF

GENERAL WOOD FRAMING NOTES :

- INTERIOR WALL THICKNESS SHOWN ON PLANS. DOES NOT INCLUDE DRYWALL. DIMENSIONS ARE TO ROUGH FRAMING MATERIAL.
- EXTERIOR WALL THICKNESS INCLUDES BRICK VENEER, ROUGH FRAMING LUMBER, AND FOAM OR FIBER BOARD SHEATHING. APPLIED WOOD, VINYL, OR ANY OTHER SIDING MATERIALS, NOT CONSIDERED IN CALCULATING OUTSIDE DIMENSIONS.
- ANGLED WALLS ARE 45 DEG. UNLESS OTHERWISE SPECIFIED.
- FLOOR JOIST ARE TO BE 1" CONSTR. OR BETTER, HEM-FIR, UNLESS OTHERWISE SPECIFIED.
- MICROLAM BEAMS & HEADERS SHOWN ARE APPROXIMATE. SPECIFIC SIZING IS THE SOLE RESPONSIBILITY OF THE MICROLAM SUPPLIER.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE MUST BE PRESURE TREATED AS PER CODE
- WINDOW SIZES SHOWN ON PLANS ARE APPROX. FINAL SIZES WILL BE SPECIFIED BY THE WINDOW SUPPLIER.
- TRUSS MANUFACTURER TO FIELD MEASURE FOUNDATION DIMENSIONS PRIOR TO TRUSS FABRICATION
- ALL OPENING SIZES ARE EXPRESSED IN "FEET & INCHES" WIDTH & HEIGHT. E.G. : 2'-6" X 3'-6" X 2'-6" WIDE X 3'-6" HIGH
- IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO SEE THAT ALL BUILDING CODE REQUIREMENTS ARE ADHERED TO DURING CONSTRUCTION.
- INTERIOR & EXTERIOR DIMENSIONS MAY VARY DURING CONSTRUCTION DUE TO CONDITIONS IN THE FIELD

GENERAL PLUMBING NOTES :

- WATER SUPPLY LINES IN OUTSIDE WALLS MUST BE UNWRAPPED WITH FOAM INSULATION
- PLUMBER TO INSULATE WATER SUPPLY LINES WHEN FIXTURE IS NEAR AN UNHEATED AREA

NOTE: SQUARE FOOTAGE SHOWN FOR 2ND FLOOR IS THE WALKABLE FLOOR SPACE. OPEN 1/2 STORY / CEILINGS & STAIRWAYS ARE NOT INCLUDED

LIVING AREA SQUARE FOOTAGE: MEASURED TO OUTSIDE OF WALLS (GROSS)

FIRST FLOOR	S.F.
SECOND FLOOR	S.F.
BONUS ROOM	S.F.
TOTAL AREA	S.F.
GARAGE FLOOR SPACE	S.F.



**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE  
2018.4.8

THE ASSOCIATES DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THESE PLANS. BEFORE CONSTRUCTION THE BUILDING CONTRACTOR, A.C. OR ARCHITECT SHALL VERIFY ALL DIMENSIONS AND VERIFY BEST AND HIGHEST SIZES.

**ASSOC.**  
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cell/office phone : 586.921.631.00  
e-mail : t.m\_f@comcast.net  
web : TMhomedesign.com

**ALL BID**  
AMERICAN INSTITUTE OF BUILDING DESIGN

builder: **HILLAN HOMES**  
project: **PARRINO RESIDENCE**

street: **10135 KINGSTON AVE**  
subdivision:  
municipality / county / state: **CITY OF HUNTINGTON WOODS, OAKLAND COUNTY, MICHIGAN**

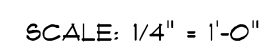
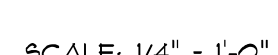
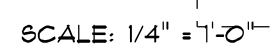
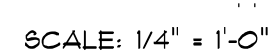
lot no:

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Thursday, April 9, 2020  
plan number: **19\_001**  
sheet no. **4 of 4**









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"MINIMUM" ATTIC VENTILATION MATERIAL NEEDED

ROOF VENTS: 50% OF VENTED AREA

RIDGE VENT: GAF "SNOW COUNTRY" OR EQUAL  
(16 SQ. IN. LINEAL FT.) 14 FEET  
(OR A COMBO OF THESE)

STATIC ROOF VENTS (65 SQ. IN. EACH) 4 REQ.

BOFFIT VENTS: 50% OF VENTED AREA

SCREENED ALUMINUM 16" X 8" (65 SQ. IN. EACH) 4 REQ.