

**PLANNING COMMISSION
AGENDA
Monday, August 24, 2020
Virtual Meeting
7:00 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: **May 26, 2020**
5. Matter of Site Plan Approval for an addition to the Siporin Residence 25524 Wareham.
6. Matter of receiving and discussion of Solar Energy report with Environmental Committee .
7. 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:

Join Zoom Meeting

<https://us02web.zoom.us/j/88490249641?pwd=S3lzRGxGbDVodHZMR3YzTXI1NFV2QTog>

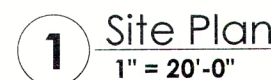
Meeting ID: 884 9024 9641

Passcode: 224521

One tap mobile

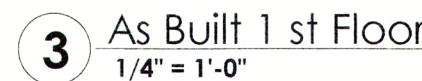
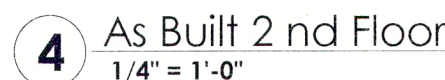
+16465588656,,88490249641#,,,,,0#,,224521# US (New York)

4. You can participate online or participate by phone.
5. The Chair will ask for public comments at the appropriate time.
6. If you are participating online, you can click on the link to "raise your hand" that you wish to address the Planning Commission and the Chair will call on you.
7. If you are listening on the phone, the Chair will ask if anyone would like to make a comment.
8. The video of the teleconference will be available for viewing on our [YouTube](#) channel after the meeting.




○ General notes
1/4" = 1'-0"

- LOT SIZE 7740 SQ. FT.
- LOT COVERAGE
- 7740 X 30 % = 2322 SQ. FT. ALLOWED
- EXISTING HOUSE = 1194 SQ. FT.
- PROPOSED ADDITION TO HOUSE 490 SQ.FT.
- GARAGE 461 SQ.FT.
- ACTUAL LOT COVERAGE = 2145 SQ.FT.
- ZONE R 1C MAX. SIZE 7000 SQ.FT. MAX.
- EXISTING LOT SIZE 7740 SQ.FT.
- MAX EXISTING HOUSE 1194 X 2 = 2388 SQ. FT.
- AFTER SUN PORCH DEMO. 2388 SQ.F - 150 SQ.FTG. = 2238 SQ.FT.
- ADD SQ. FT. TO LOT 490 SQ. FT.
- 2238 SQ. FT. = 490 SQ. FT. = 2728 SQ.FT.
- PLUS GARAGE OF 461 SQ. FT. = 3189 SQ. FT. TOTAL LOT COVERAGE LESS THAN 50%
- MAX. SQ.FT. ALLOWED
- 3100 SQ.FT. + 1 SQ. FT. FOR EVERY 7 SQ. FT. OF LOT AREA OVER 7000 SQ. FT. 740 SQ.FT. / 7 = 106 SQ. FT. = 3206 SQ.FT. []
- 3206 SQ.FT. - 3189 SQ.FT. = 2728 MAX. LOT COVERAGE UNDER BY 17 SQ. FT.
- TOTAL SQ.FT. OF HOUSE, BOTH FLOORS MINUS STAIRS AND ELEVATOR WITH NEW ADDITION EQUALS 3189 SQ. FT.
- TOTAL SQ.FT. OF HOUSE, BOTH FLOORS MINUS STAIRS AND ELEVATOR WITH NEW ADDITIONS 3262 SQ.FT.



Sheet List	
Sheet Name	SHEET NO.
Cover Sheet	A1.0
1 st and 2 nd Floor	A1.1
Foundation Plan	A1.2
Roof and Floor Framing	A1.3
Elevations	A2.0

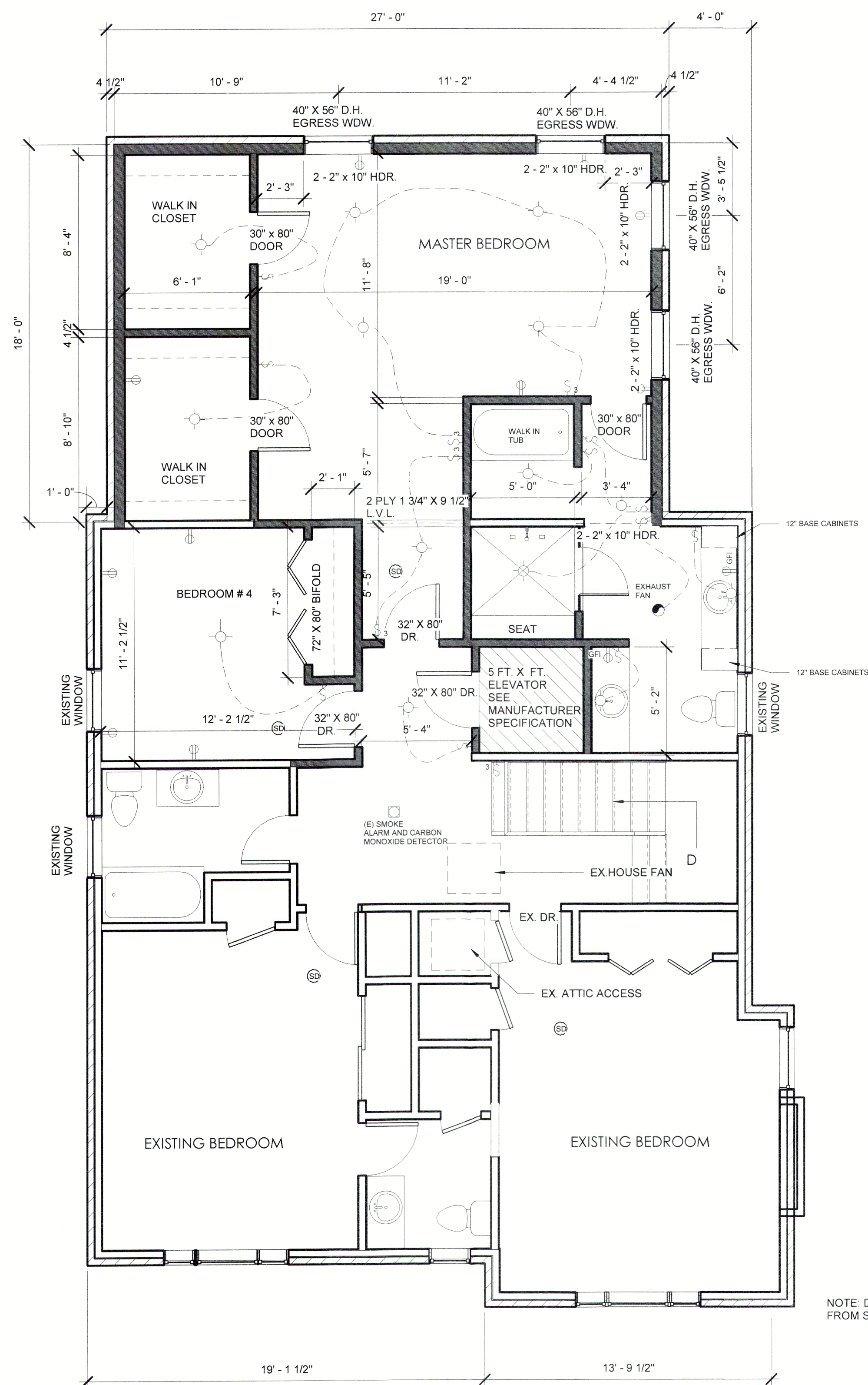
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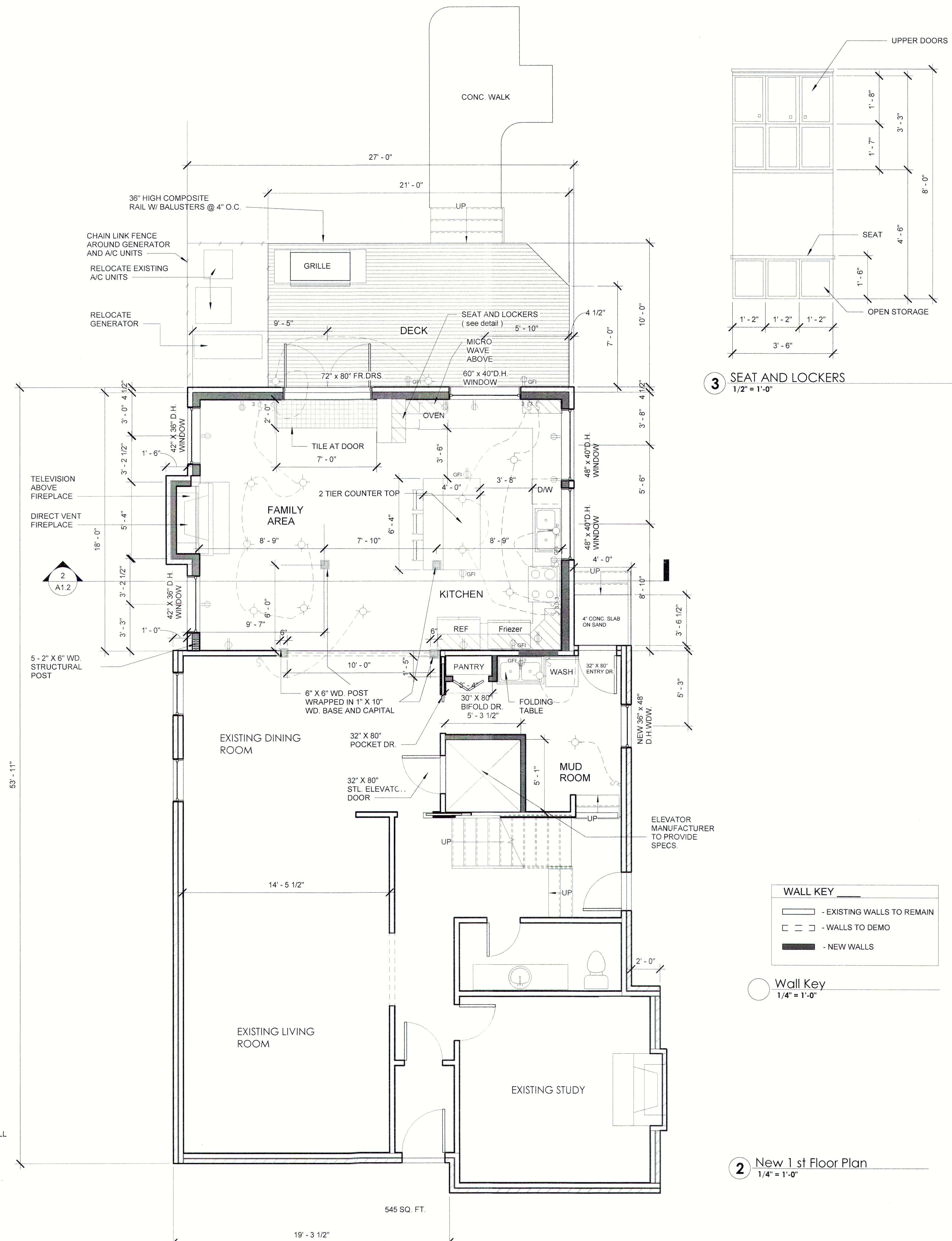
CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF
BUILDING DESIGNERS
DENNIS W. HARRY
25-112

Cover Sheet
Date 7 - 23 - 2020
Sheet

A1.0



NOTE: DIMENSION ARE TAKEN
FROM STUD TO STUD NOT DRYWALL



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CONTRACTOR

METRO HOME IMPROVEMENT LLC
50410 MILANO DR.
MC COMR MI 48042
PH: 1-586-929-0224

PROPOSED FOR:
Steve Siporin
25524 Wareham
Huntington Woods, N

A	I
B	D

**DENNIS BERRY AND
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RESIDENTIAL DESIGNING / PLANNING
CERTIFIED BUILDING DESIGNER
MEMBER AMERICAN INSTITUTE
OF BUILDING DESIGNERS
WATERFORD, MI.



CERTIFIED PROFESSIONAL BUILDING DESIGNER

NATIONAL COUNCIL OF BUILDING DESIGNERS

CERTIFICATION

DENNIS W. BERRY

15-112

1 st and 2 nd Floor

Date
7 - 23 - 2020

Sheet

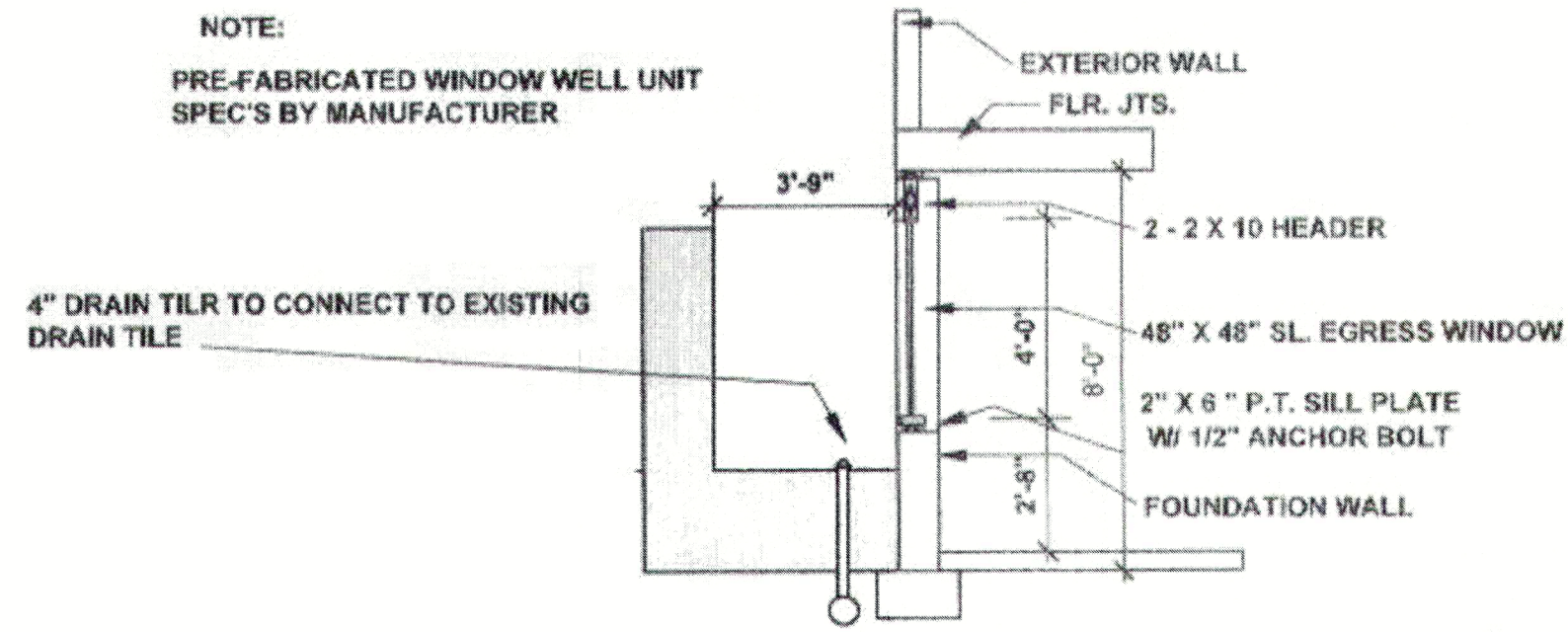
A1.1

EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44"
5.7" SQ. FT. MINIMUM OPENING AREA
22" MIN. OPENING HGT.
20" MIN. OPENING WIDTH

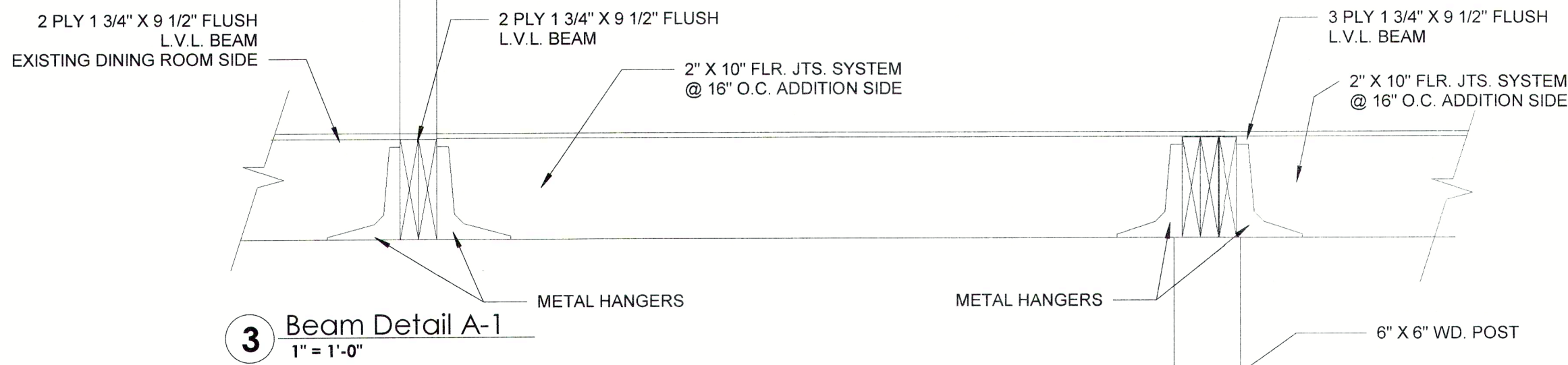
REQUIRED WHERE WINDOW OPENING SILL HEIGHT IS BELOW
GROUND LEVEL
1. HORIZONTAL DIMENSIONS EQUAL TO OR GREATER THEN 9 SQ. FT. (WIDTH X PROJECTION)
2. HORIZONTAL PROJECTION EQUAL TO OR GREATER THAN 36"
GRATES SHALL BE REMOVABLE WITHOUT SPECIAL TOOLS

NOTE:

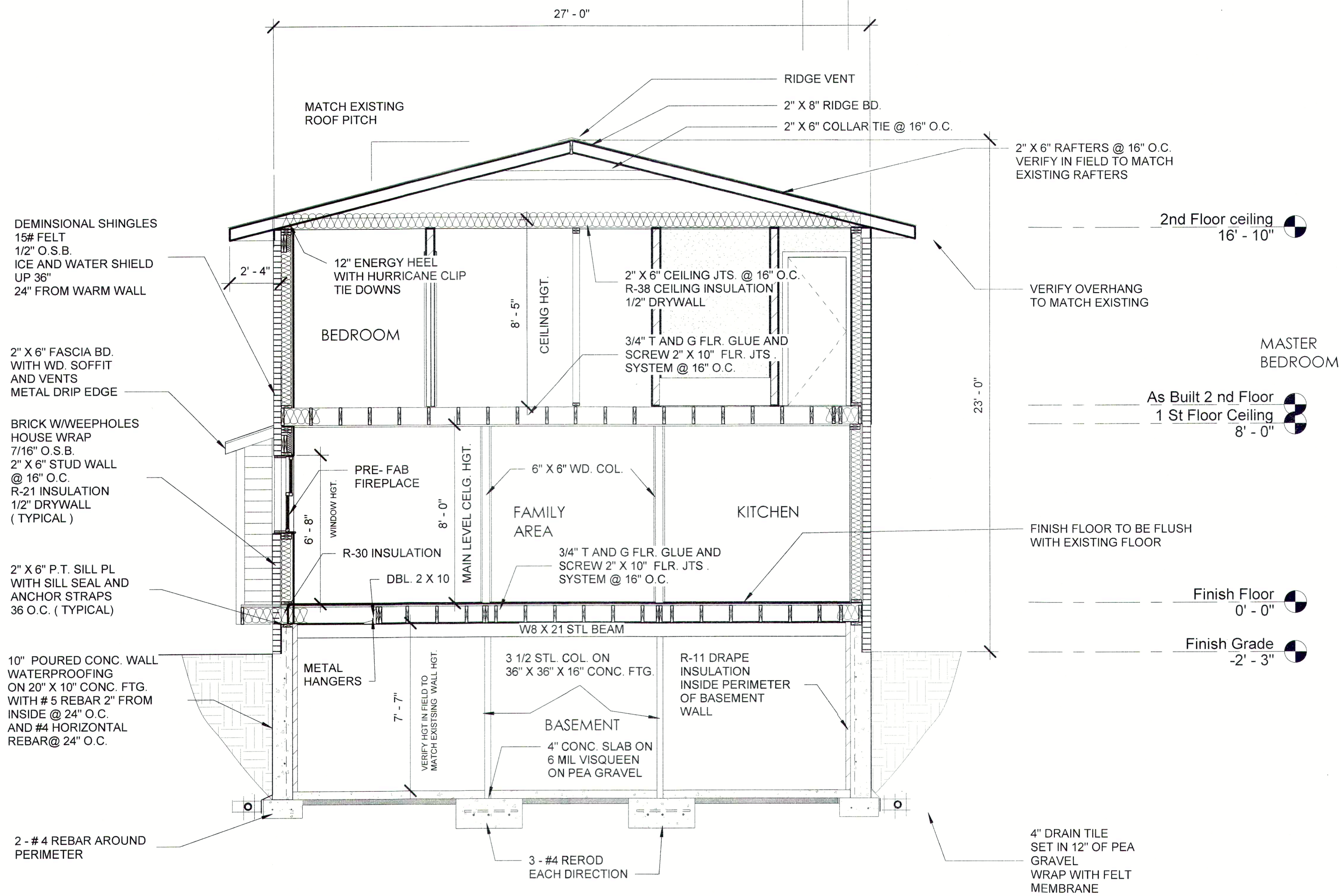
PRE-FABRICATED WINDOW WELL UNIT
SPEC'S BY MANUFACTURER



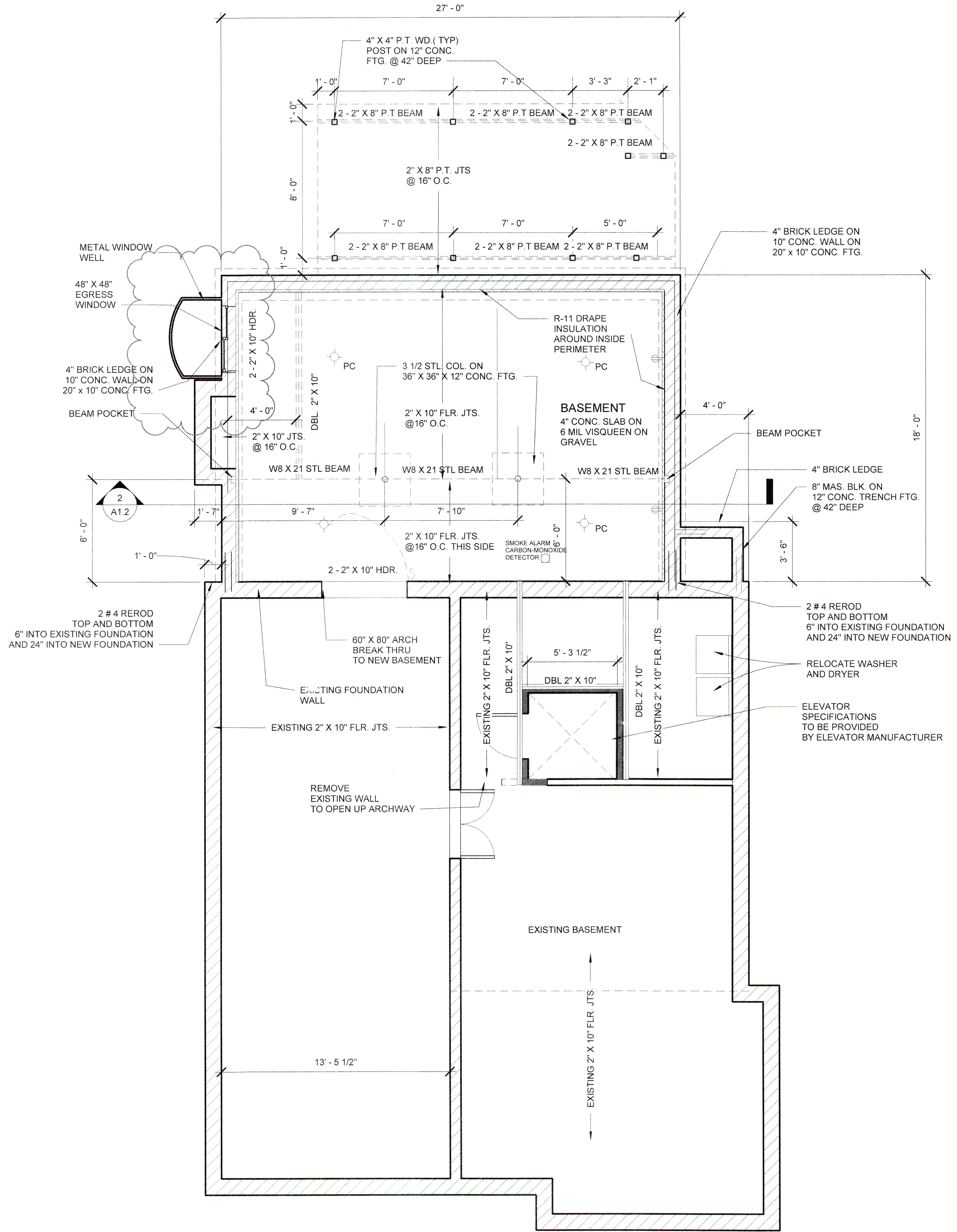
3 BASEMENT WINDOW DETAIL
Scale: 1/4" = 1'-0"



3 Beam Detail A-1
1" = 1'-0"



2 Section 1
1/4" = 1'-0"



1 Foundation
1/4" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
AT THE SITE BEFORE PROCEEDING WITH
EACH PHASE OF THEIR WORK
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A
I
B
D

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MEMBER AMERICAN INSTITUTE
OF BUILDING DESIGNERS
WATERFORD, MI



Foundation Plan

Date
7 - 23 - 2020

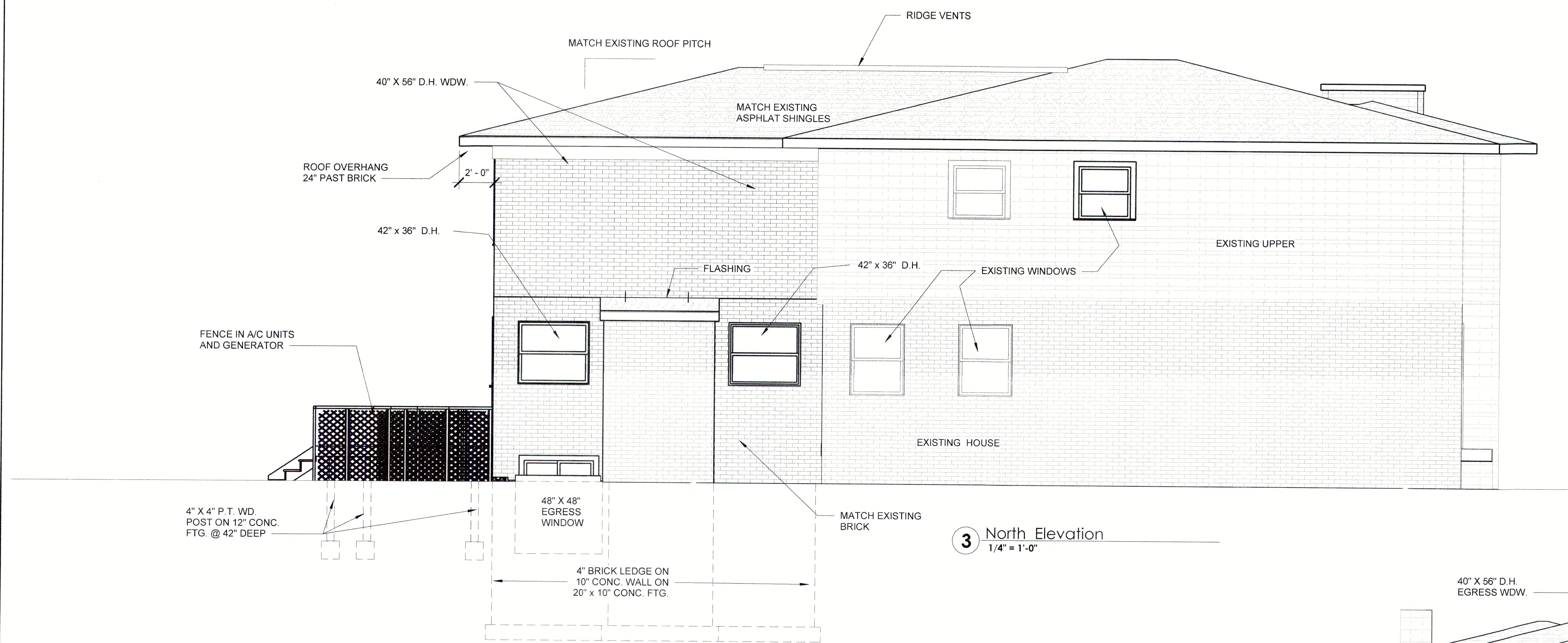
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A1.2

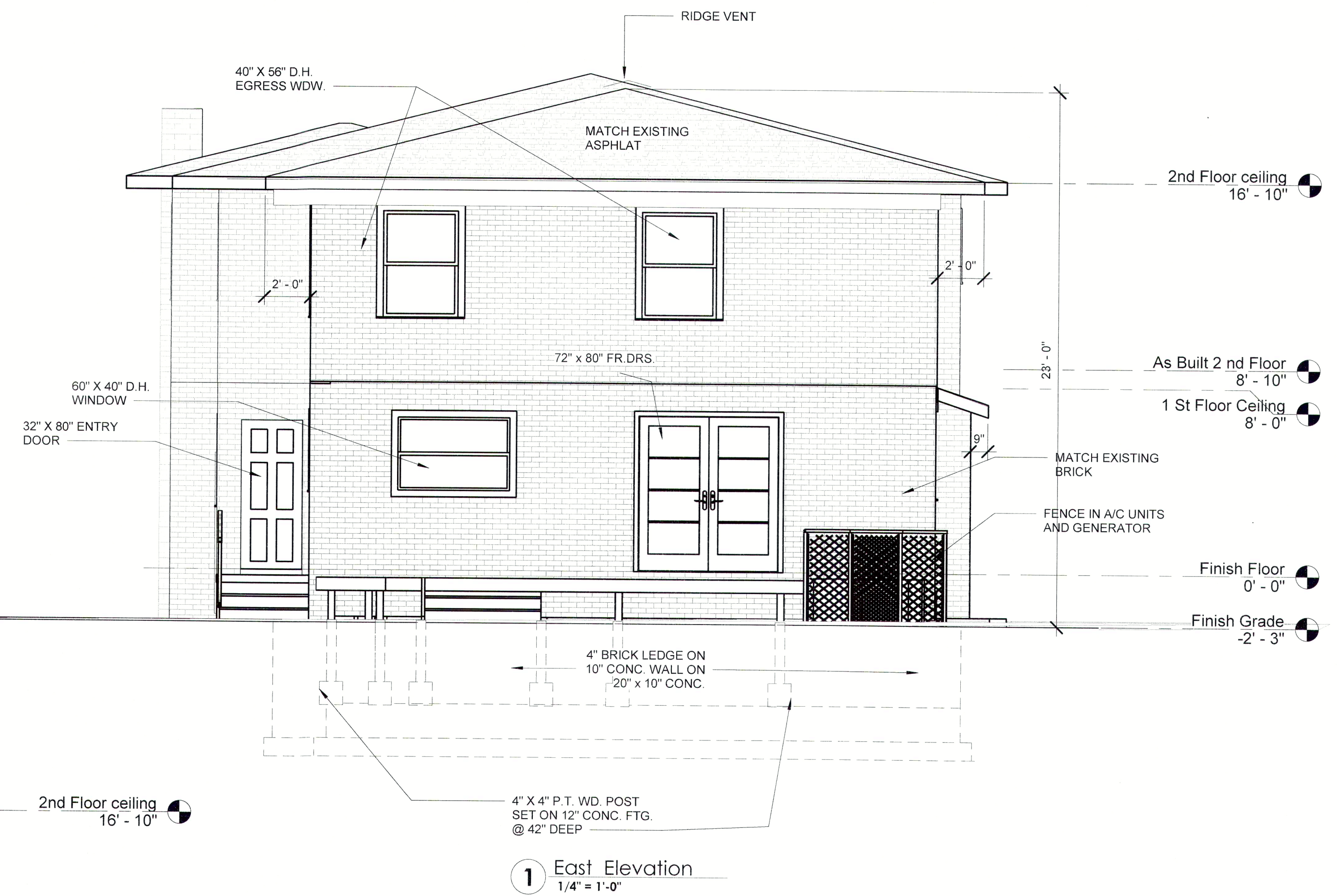


1 Floor Framing Plan
1/4" = 1'-0"

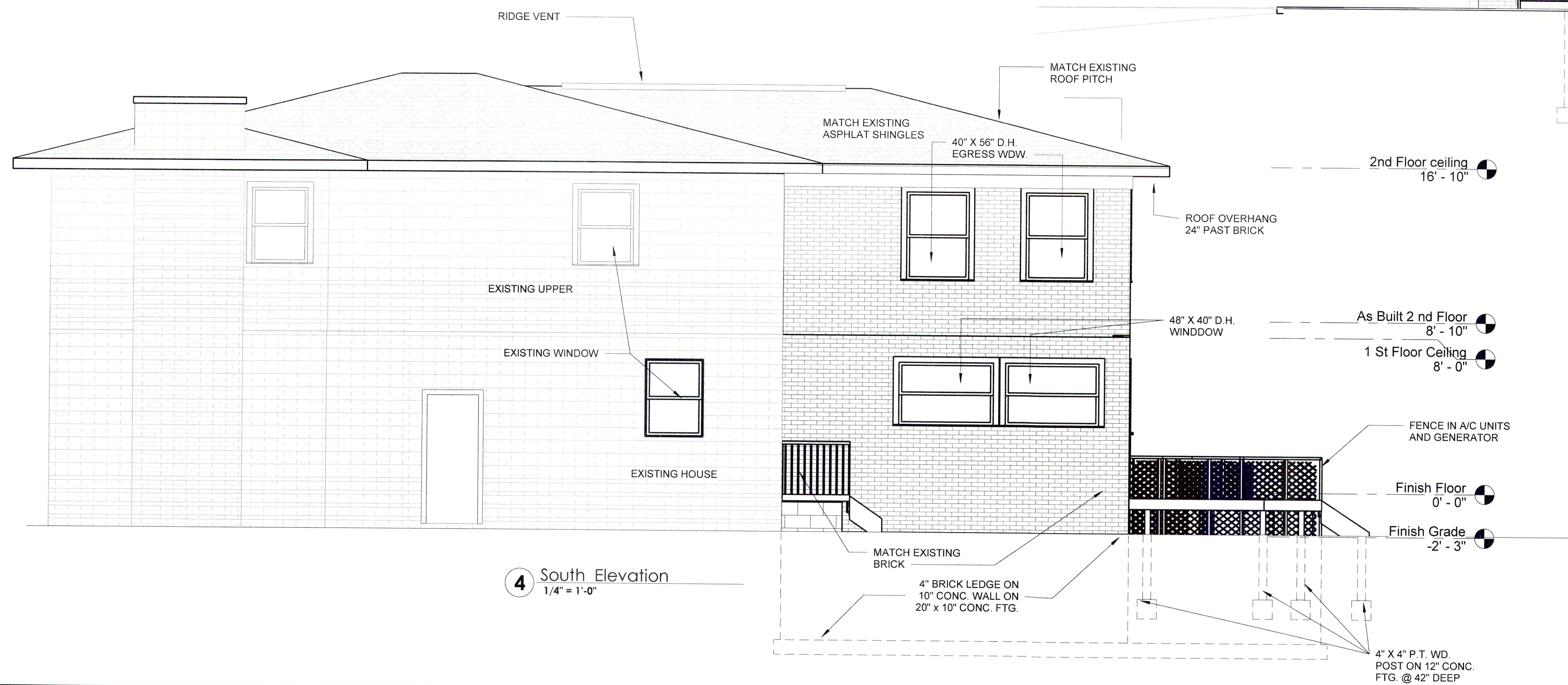
A1.3



3 North Elevation
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"

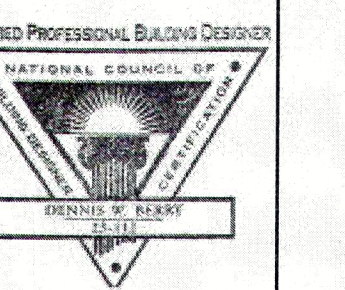
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A
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Elevations

Date
7 - 23 - 2020

Sheet

A2.0