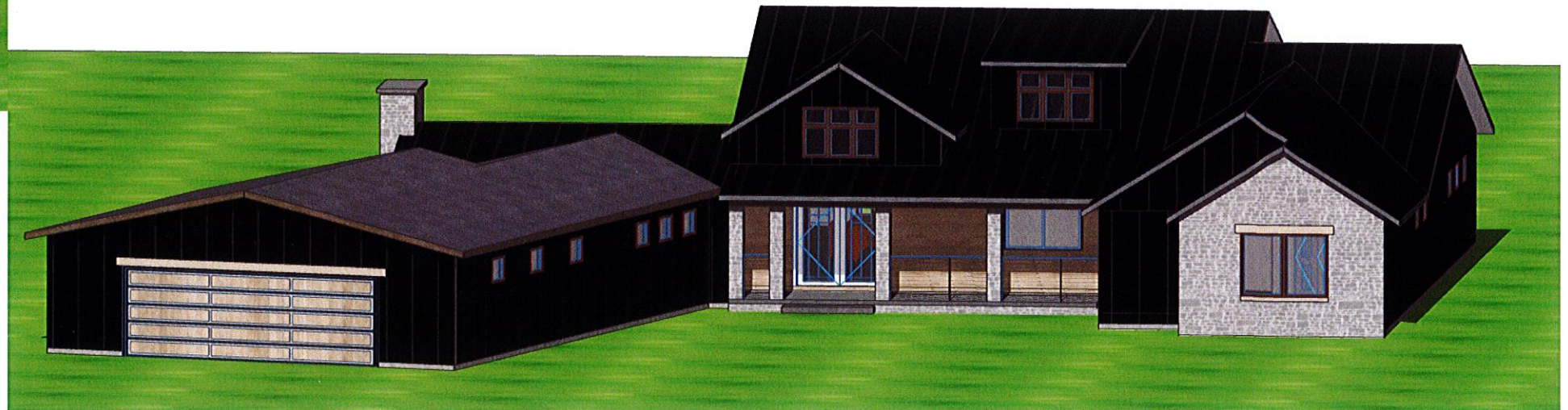
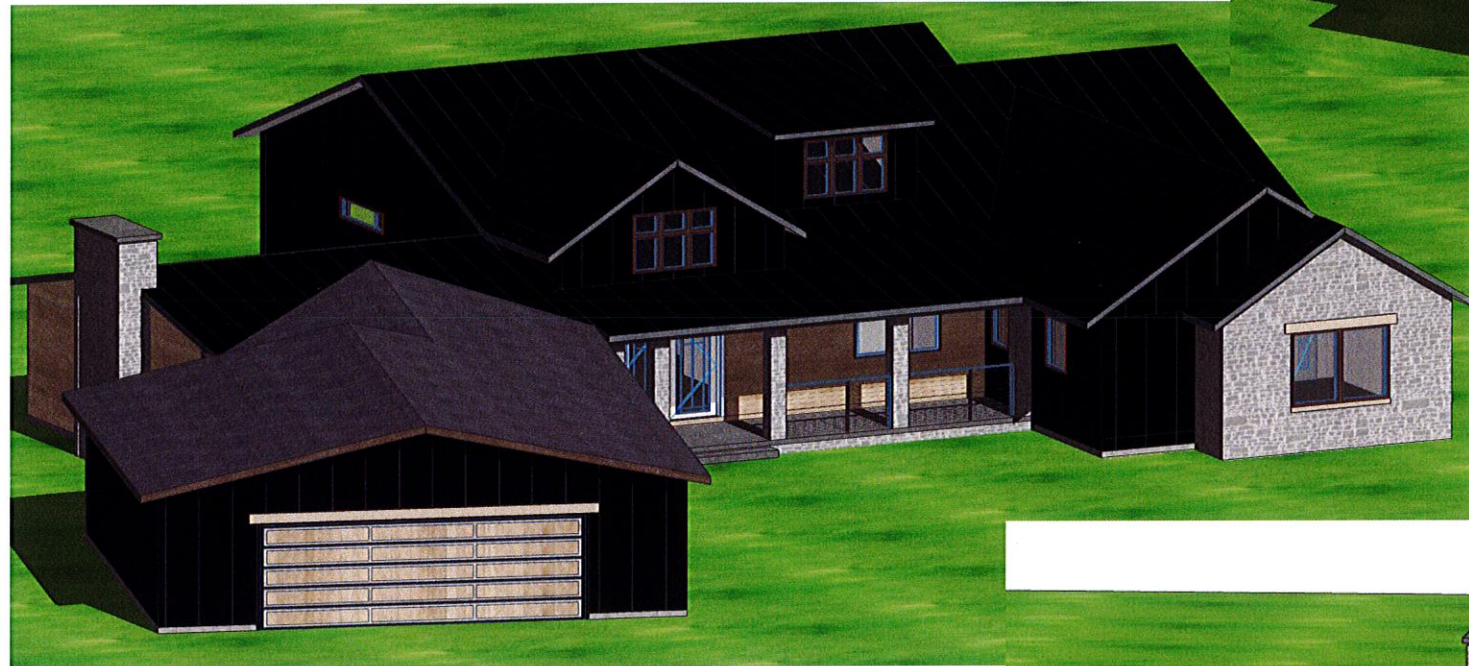
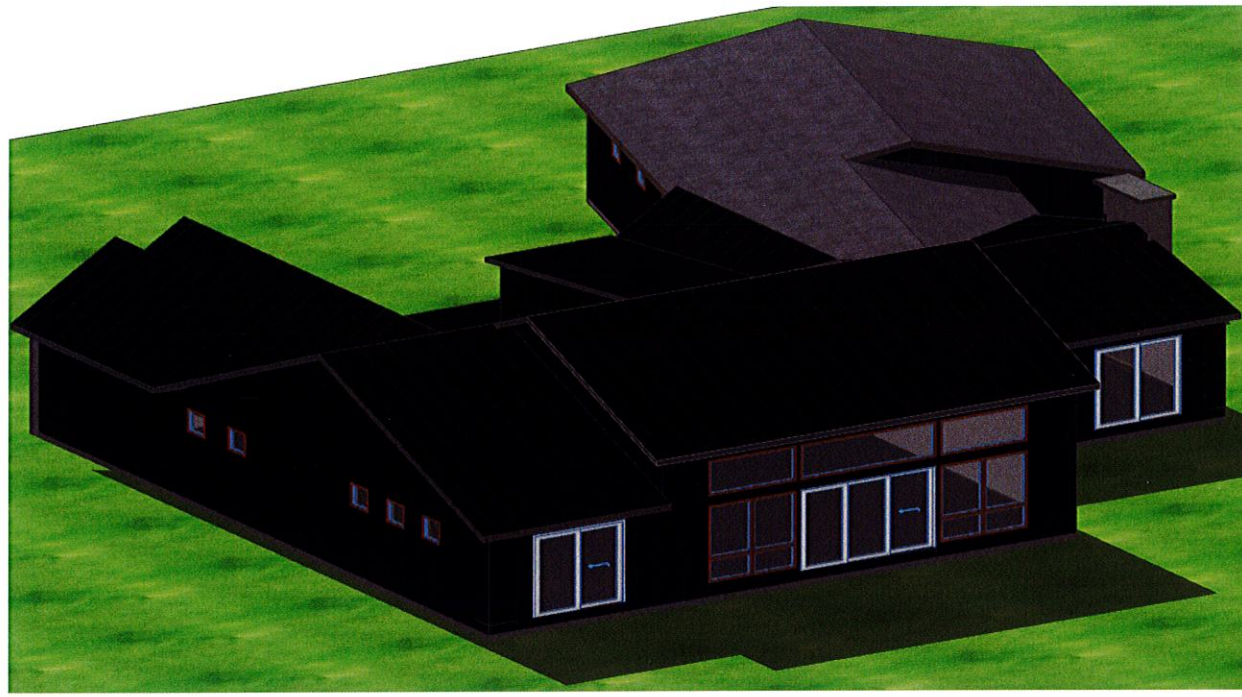


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Hamburg Township  
Planning and Zoning Department



PROJECT: 173AD75-15124  
DRAWN FOR: RANDAL J. CIZEK, ARCHITECT  
ARCHITECTURE + PLANNING + DESIGN  
3848 LINDEN DR., HIGHLAND, MICHIGAN 48357

PROJECT: 11347 PLEASANT VIEW DR.  
DRAWN FOR: BOB S. BRANDI STRAKER  
11347 PLEASANT VIEW DR.  
CHARLESTON, MI 48813-1444

PROJECT: 11347 PLEASANT VIEW DR.  
DRAWN FOR: STRAKER RES. ADDN.  
11347 PLEASANT VIEW DR.  
CHARLESTON, MI 48813-1444

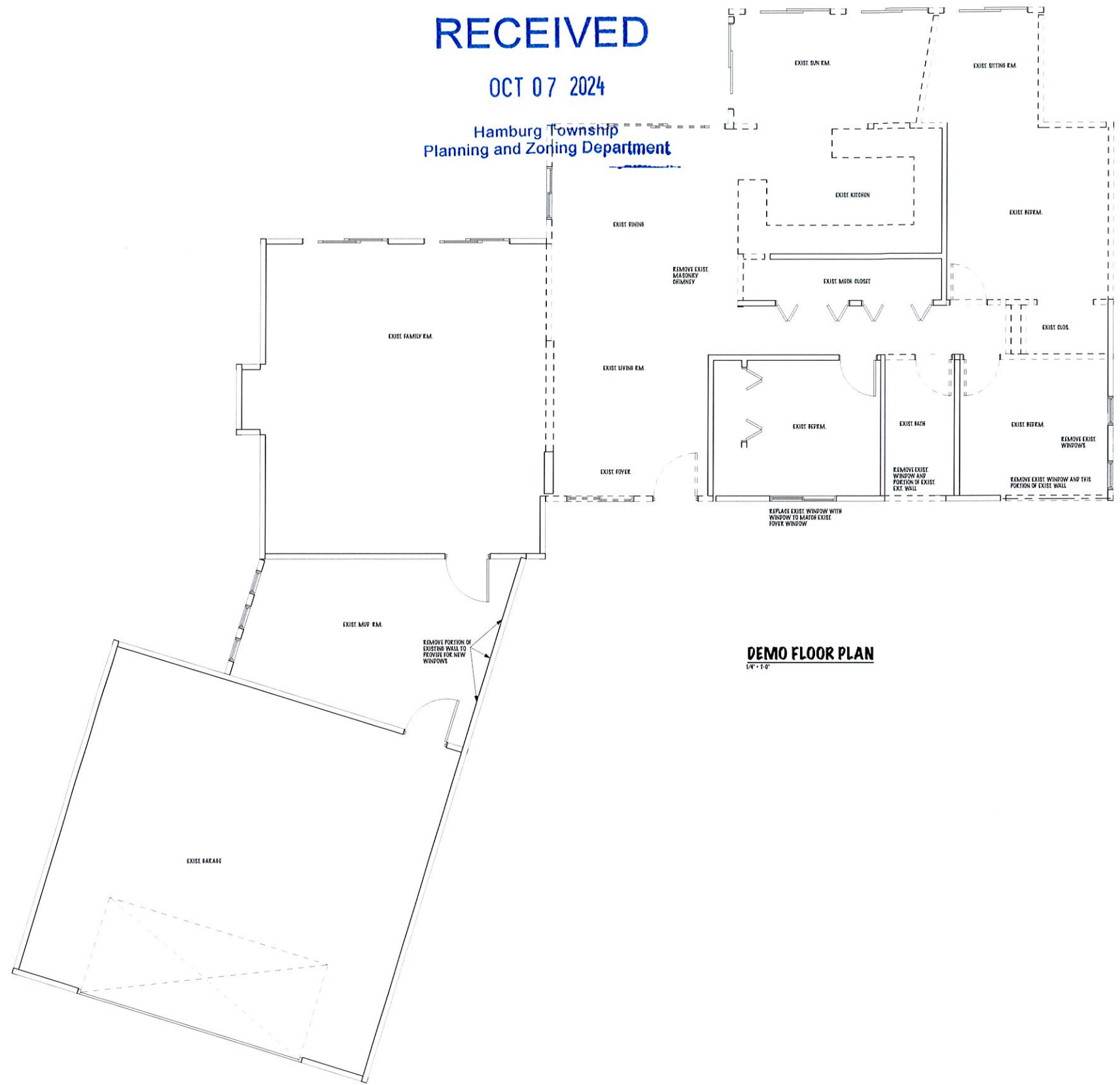
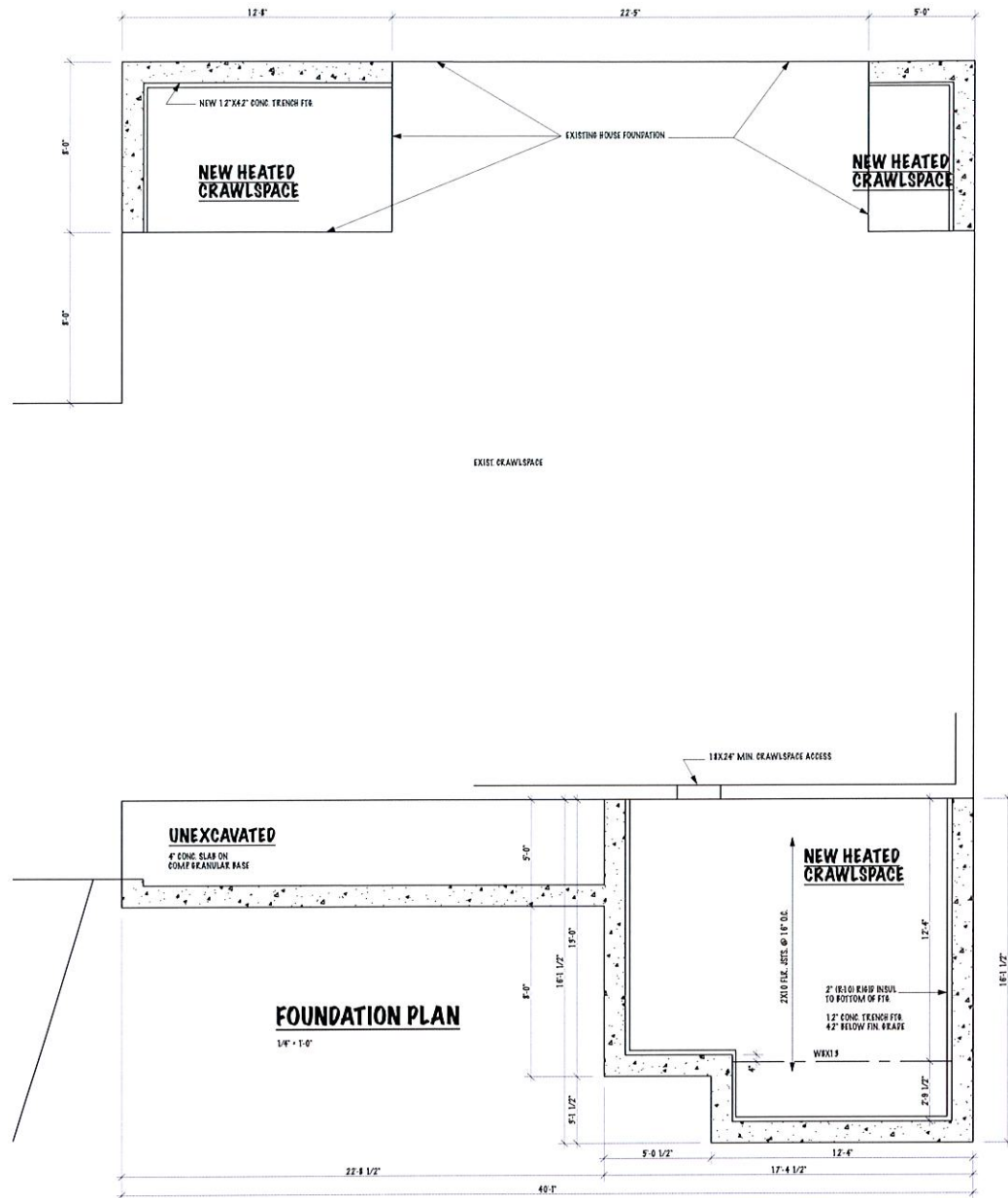
REVISIONS:  
10/4/2024 VARIANCE

REVIEW FOR:  
 PRELIMINARY  
 10/4/2024  
 CONSTRUCTION

JOB NO.  
202418

SHEET NO.  
5 OF 5





**RANDAL J. CIZEK, ARCHITECT**  
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**BOB & BRANDI STRAKER**  
111347 PLEASANT VIEW DR.  
PINCKNEY, MI 48119  
12481345-9444

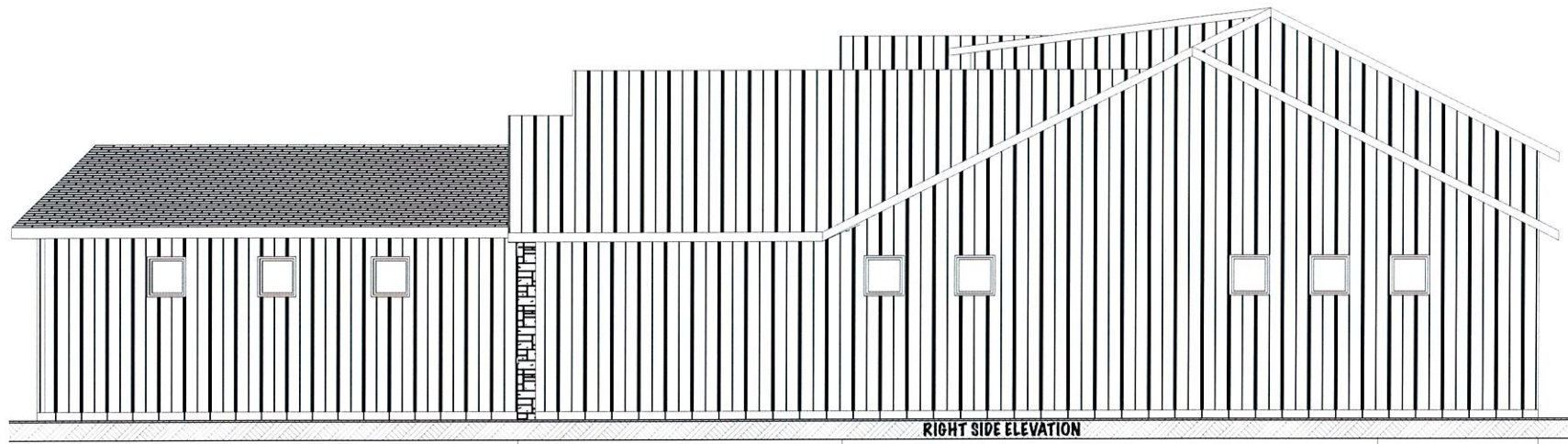
**PROJECT:**  
STRAKER RES. ADDN.  
111347 PLEASANT VIEW DR.  
PINCKNEY, MI 48119  
12481345-9444

**REVISIONS:**  
10/4/2024 VARIANCE

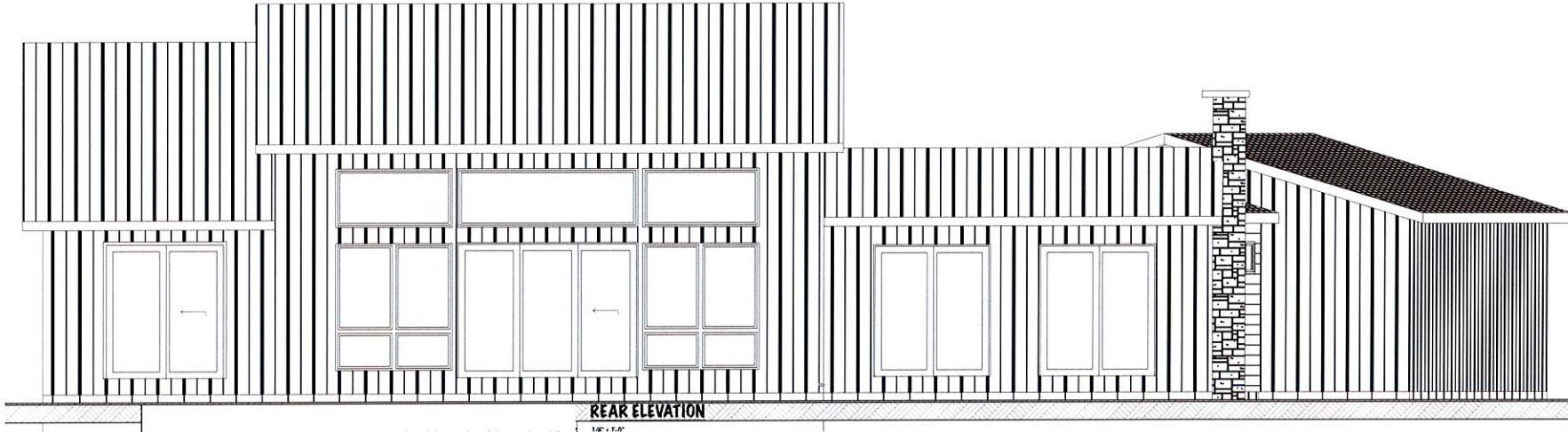
**ISSUED FOR:**  
○ PRELIMINARY  
10/4/2024  
○ CONSTRUCTION

**JOB NO.:**  
202418

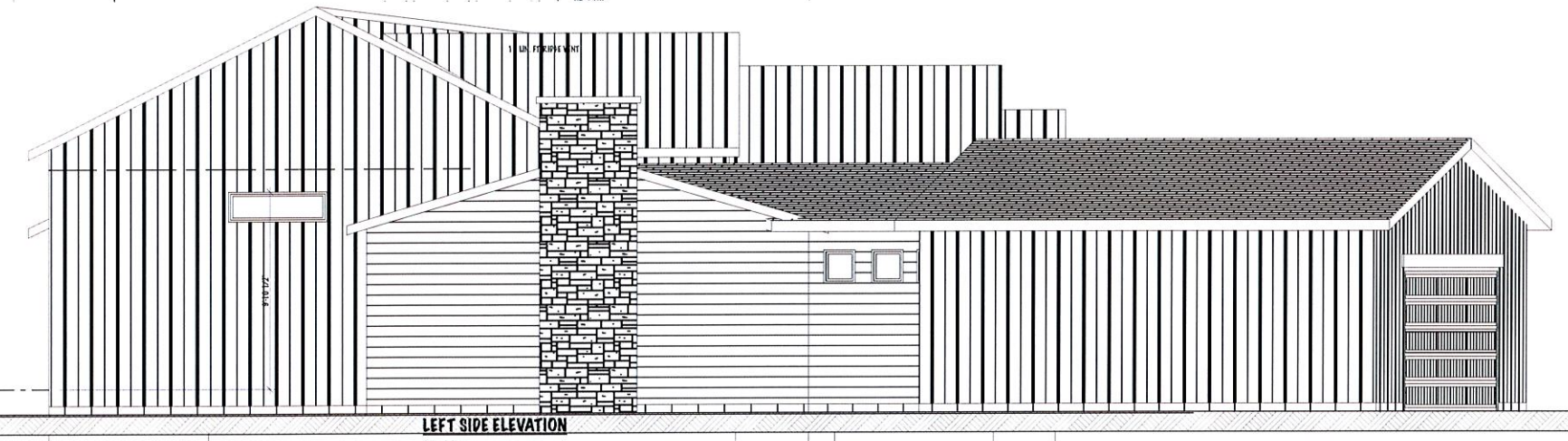
**SHEET NO.:**  
2 OF 5



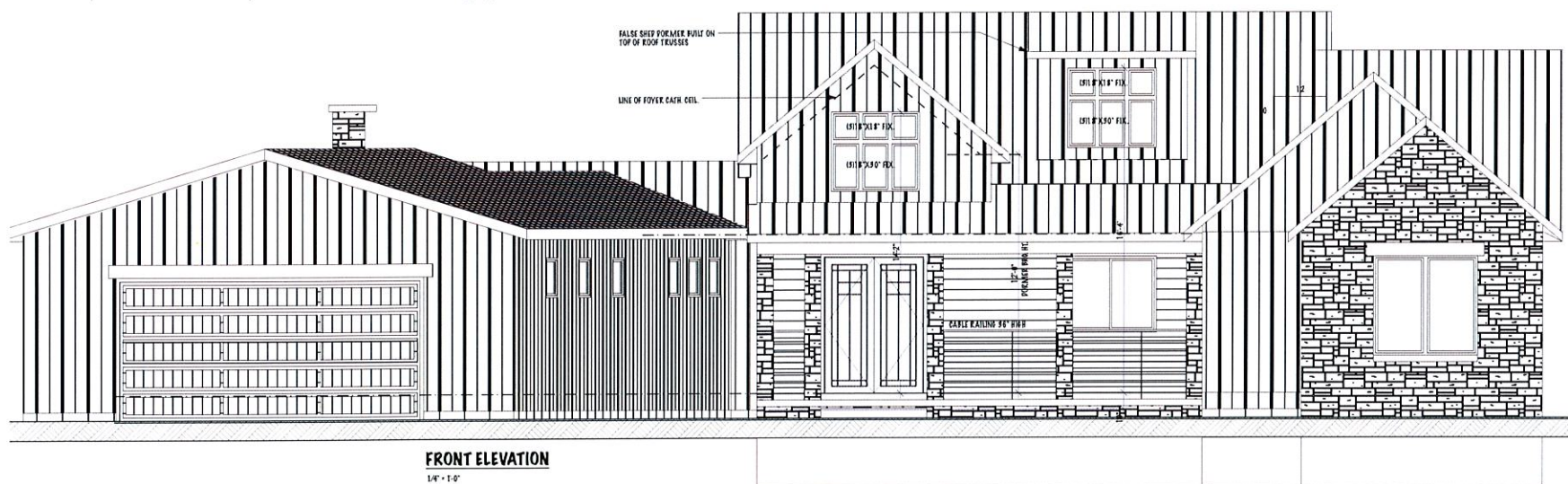
**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



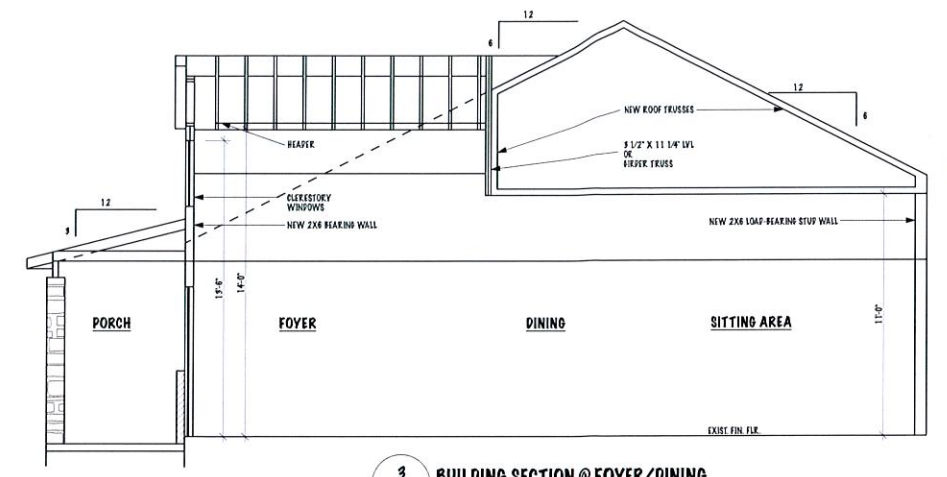
**REAR ELEVATION**  
1/4" = 1'-0"



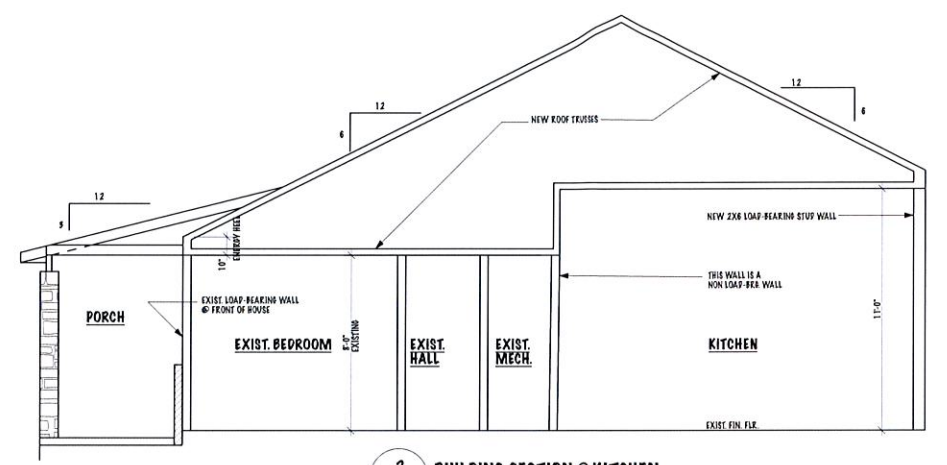
**LEFT SIDE ELEVATION**  
1/4" = 1'-0"



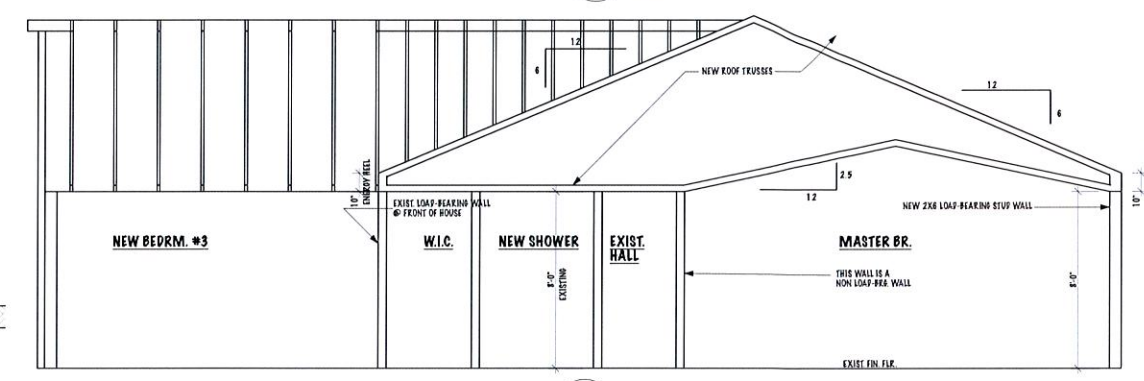
**FRONT ELEVATION**  
1/4" = 1'-0"



**3 BUILDING SECTION @ FOYER/DINING**  
1/4" = 1'-0"



**2 BUILDING SECTION @ KITCHEN**  
1/4" = 1'-0"



**1 BUILDING SECTION @ MASTER BEDROOM**  
1/4" = 1'-0"

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**RANDAL J. CIZEK, ARCHITECT**  
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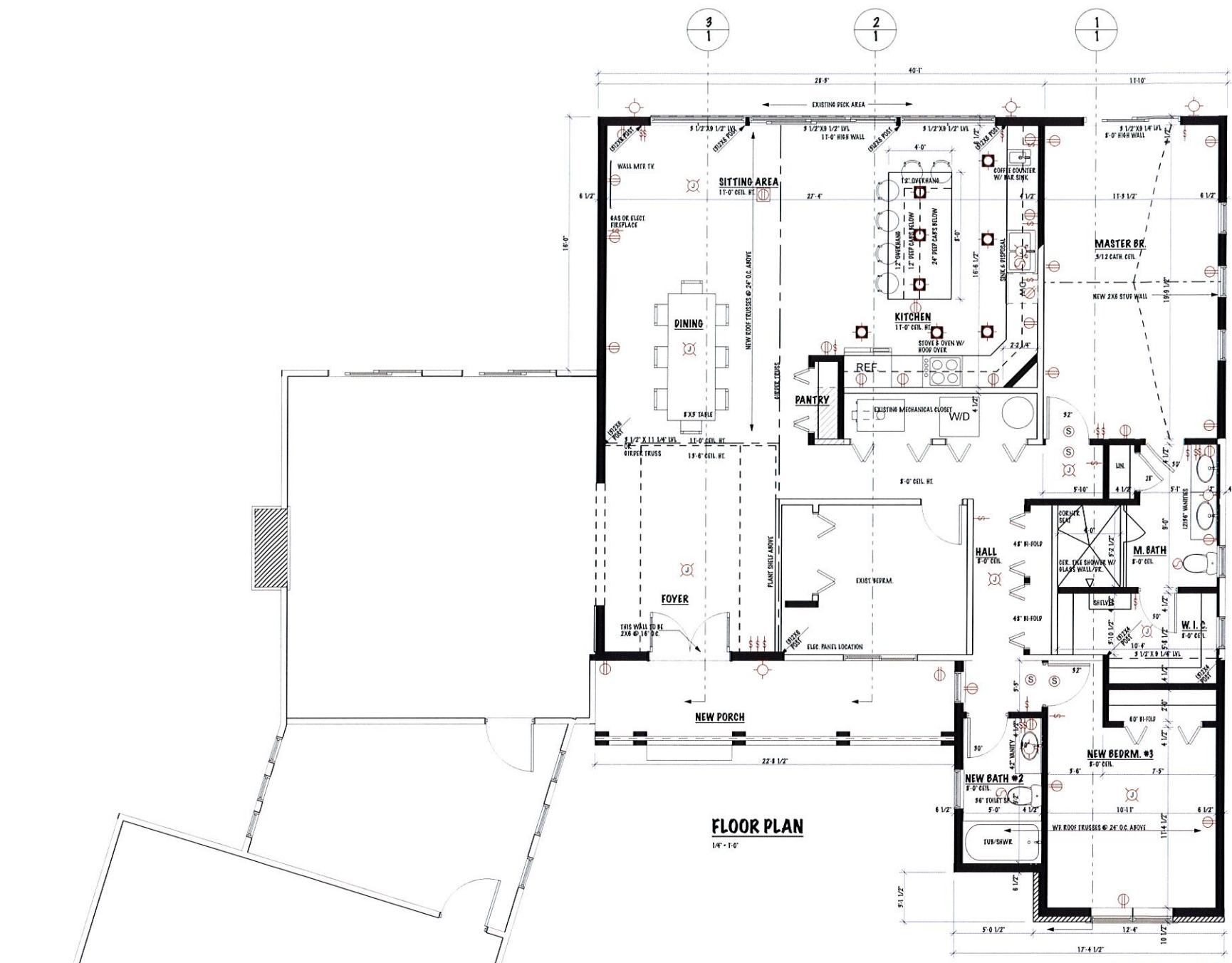
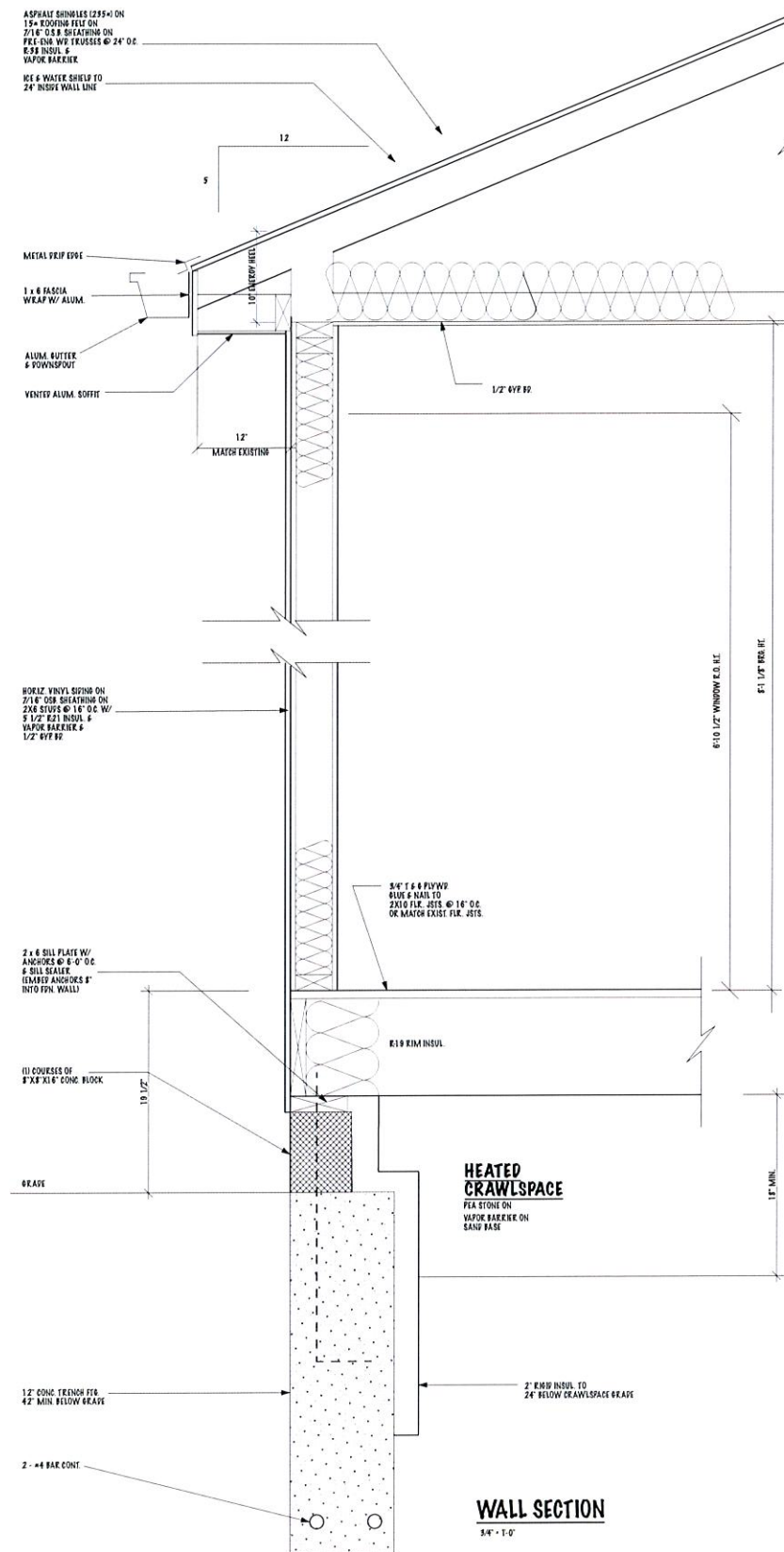
**STRAKER RES. ADDN.**  
11347 PLEASANT VIEW DR.  
PINECREST, IL 60188  
C248345-8444

REVISIONS  
104/2024 VARIANCE

ISSUED FOR:  
○ PRELIMINARY 104/2024  
○ CONSTRUCTION

JOB NO.  
202418

SHEET NO.  
4 OF 5



**GENERAL NOTES**

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE DOCUMENTS BEING CONSTRUCTION. THE ARCHITECT SHALL DETERMINE WHETHER INFORMATION IS A CONFLICT SHOULD OCCUR BETWEEN VARIOUS CONSTRUCTION DOCUMENTS. ALTHOUGH EVERY PRECAUTION HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, THE ARCHITECT CANNOT GUARANTEE AGAINST HUMAN ERROR AND OMISSION. THE CONTRACTOR SHOULD VERIFY ANY USE DIMENSIONS ONLY - DO NOT SCALE DRAWINGS FOR CONSTRUCTION. ANY CONFLICTS OR QUESTIONS THAT ARISE DUE TO THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.

SOIL BEARING CAPACITY SHALL BE ASSUMED TO BE 2000 PSF. IF POORER SOIL CONDITIONS ARE FOUND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO FOOTING CONSTRUCTION. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL. CONCRETE SHALL BE 3000 PSI AT 28 DAY TEST. ALL CONCRETE FLOOR SHALL BE TYPE "1" AND MORTAR SHALL BE TYPE "3". UNLESS NOTED OTHERWISE, UNITS 1) DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY. INTERIOR FRAME PARTITION THICKNESS IS 1/2" (2 x 4 WOOD STUDS). BRICK VENEER SHALL BE HEADS "2W", ASTM C-216 TYPE "3RS" AND MORTAR SHALL BE TYPE "N" METAL TIES SHALL BE CORROSION RESISTANT METAL OR GALVANIZED AND SHALL BE PLACED 18" ON CENTER EACH WAY. BRICK VENEER SHALL HAVE WEEP HOLES AT THE BASE AT 32" OC. BRICK LINTELS ARE AS CALLED OUT ON THE DRAWINGS. IN THE EVENT THAT THE INFORMATION IS MISSING OR AN ADDITIONAL LINTEL MAY BE REQUIRED THE FOLLOWING SCHEDULE SHALL DETERMINE THE LINTEL SIZE:

OPENING SIZE	STILL ANGLE LINTEL SIZE
UP TO 3'-0"	IL - 5" x 5" x 14"
UP TO 3'-6"	IL - 5 1/2" x 5 1/2" x 14"
UP TO 4'-0"	IL - 6" x 6" x 14"
UP TO 4'-6"	IL - 6 1/2" x 6 1/2" x 14"
UP TO 5'-0"	IL - 7" x 7" x 14"
UP TO 5'-6"	IL - 7 1/2" x 7 1/2" x 14"
UP TO 6'-0"	IL - 8" x 8" x 14"
UP TO 6'-6"	IL - 8 1/2" x 8 1/2" x 14"
UP TO 7'-0"	IL - 9" x 9" x 14"

LUMBER FOR FLOOR JOISTS SHALL BE ANY OF THE FOLLOWING (BASED ON 16" OC & REPETITIVE MEMBER USE OF 9 MEMBERS MIN):

POULAS F16 LARCH NO. 2 (MAX. SPAN - 15'-5")  
FEM - F16 NO. 2 (MAX. SPAN - 15'-5")  
SPECIES - F16 NO. 2 (MAX. SPAN - 15'-5")  
SOUTHERN PINE NO. 2 (MAX. SPAN - 14'-7")  
AS APPROVED BY THE AMERICAN FOREST & PAPER ASSOCIATION (FORMERLY THE NATIONAL FOREST PRODUCTS ASSOCIATION)

ALL WALLS OF 16" OC AND GREATER UNDERCUT (EXTERIOR DIFFERENT) SHALL BE CONTINUOUS 2 x 4 STUDS WITH WALL/CEILING FRAME BRACING (MIN. 2 x 4 @ 4'-0" MAX SPAN)

ALL 2 x 4 STUD BRACING WALLS BETWEEN 8'-0" AND 10'-0" IN HEIGHT SHALL BE BRACED WITH CONTINUOUS 2 x 4 (MINIMUM) AT MIDSPAN

ALL FLOOR JOISTS UNDER EACH TUBS AND WHISPOOF TUBS SHALL BE DOUBLED ALL INTERIOR PARTITIONS PARALLEL TO THE JOISTS SHALL HAVE DOUBLED JOISTS BELOW OR LAP JOIST BELOW

THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND BRACING AS REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURES UNTIL THE PERMANENT BRACING AND STRUCTURAL MEMBERS ARE IN PLACE

ALL SILL PLATES SHALL BE OF TREATED LUMBER AND SECURED WITH 1/2" ANCHOR BOLTS @ 6'-0" MAX. SPACING OR METAL STEEL ANCHORS @ 4'-0" MAX. SPACING SET INTO CONCRETE WALL OR BLOCK AND SHALL BE PLACED A MAX. OF 1/2" IN FROM EACH CORNER. (EVENLY SPACING OF STEEL ANCHORS WITH MANUFACTURER'S)

PROVIDE CONTINUOUS ROWS OF BRACING AT FLOOR JOISTS AT 8'-0" ON CENTER MAXIMUM SPACING AND PROVIDE BRACING AT ALL AREAS WHERE FLOOR JOISTS REST ON SUPPORTS.

PROVIDE LATERAL BRACING IN ALL ROOF TRUSS AREAS AS INDICATED BY TRUSS MANUFACTURER.

PROVIDE WIND BRACING IN THE FORM OF LET - IN METAL STRAPS LET - IN 1" x 4" OC 1/2" PLYWOOD OR 2" x 4" OC BRACING

LAMINATED VENEER LUMBER (LVL) OR MAIZED LAM VENEER SHALL HAVE AN "N" VALUE OF 1.9 AND SHALL BE MANUFACTURED BY "TRUSS JOIST CONSTRUCTION" OR EQUAL

WOOD CONSTRUCTION SHALL BE PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (A I T C) AND THE NATIONAL FOREST PRODUCTS ASSOCIATION ( N F P A ) STANDARDS AND SPECIFICATIONS

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ROOM/AREA	FLOOR AREA	DEAD LOAD	TOTAL LOAD
BEFOREM. AREAS:	90	10	100
ALL AREAS W/ CER. TILE:	40	20	60
ROOF AREA:	90	17	107

INTERIOR FINISHES SHALL BE SELECTED BY THE OWNER OR HIS/HER REPRESENTATIVE.  
SUB-FLOOR SHALL BE PROEPED 3/4" AT AREAS DESIGNATED BY BULLSEYE OR OWNER TO RECEIVE CERAMIC TILE.  
PROVIDE SCHEDULED ROOF VENTILATION AT 1/300 OF THE TOTAL ENCLOSED ROOF AREA WITH 50% OF THE REQUIRED VENT AREA IN THE UPPER 1/2 OF THE ROOF AND 50% IN THE EAVE/DROUNE SECTION OF THE ROOF.  
PROVIDE A 2" x 9" ATTIC ACCESS TO ALL AREAS HAVING A CLEAR HEIGHT OF OVER 30".  
PROVIDE REDUNDANT FAULT INTERRUPTERS AT ALL INTERIOR OUTLETS ADJACENT TO WATER SOURCES. EXTERIOR OUTLETS SHALL BE WATERPROOF TYPE.  
PROVIDE 1/4" WIDE x 6" PANEL BRIND PARTIORS FOR ACCESS TO SHUT - OFF VALVES. PANELS SHALL BE OF 48 PLYWOOD AND CASD WITH WOOD MOLDING TO MATCH FLOOR CASING.  
ALL SMOKE DETECTORS SHALL BE BARE WIRE AND SHALL BE LOCATED ON EACH LEVEL AND ONE IN EVERY BEDROOM.  
WINDOW MANUFACTURERS TO VERIFY WINDOW SIZES AND AREAS REQUIREMENTS.  
ALL WINDOWS SHALL MEET LOCAL REQUIREMENTS FOR GREEN, LIGHT AND VENTILATION.  
ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM 57 SQ. FT. CLEAR OPENING FOR GREEN.  
BEDROOM WINDOWS SHALL OPEN TO 20" x 24" CLEAR AND SHALL HAVE A SILL HEIGHT OF 44" OR LESS.  
ALL GLAZING WITHIN 18" OF THE FINISH FLOOR OR WALKING SURFACE SHALL BE TEMPERED.  
ALL GLAZING ADJACENT TO OR WITHIN A SHOWER OR TUB AREA SHALL BE TEMPERED.  
EVEN THOUGH THESE REQUIREMENTS HAVE BEEN DESIGNATED IN THE PRODUCT THEY SHALL BE VERIFIED BY THE WINDOW MANUFACTURER.  
THE GENERAL CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL NON - STANDARD WINDOW SIZES AND LOCATIONS.

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PHONE: 734.635.5124

DRAWN FOR:  
BOB & BRANDI STRAKER  
11547 PLYMOUTH VIEW DR.  
PLYMOUTH MI 48178  
734.455.5444

PROJECT:  
STRAKER RES. ADDN.

ISSUED FOR:  
 PRELIMINARY  
10/4/2024  
 CONSTRUCTION

JOB NO.  
202418

SHEET NO.  
2 OF 4

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Hamburg Township  
Planning and Zoning Department

PROJECT:  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

PLOT PLAN

Part of the East 1/2 of Section 31, and the West 1/2 of Section 32, T1N, R5E, Hamburg Township, Livingston County, Michigan

CLIENT:

**ROBERT & BRANDI STRAKER**

11347 PLEASANT VIEW DRIVE,  
PINCKNEY, MI  
48169



NOTES:

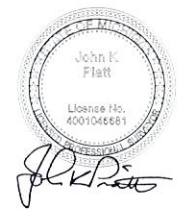
- HORIZONTAL DATUM IS ACCORDING TO NAD83, STATE PLANE COORDINATES, MICHIGAN SOUTH ZONE (2113), LINEAR FEET.
- VERTICAL DATUM IS ACCORDING TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NO UTILITIES WERE LOCATED OR RESEARCHED AS PART OF THIS SITE WORK, BEYOND THE LOCATION OF WELL AND GRINDER PUMPS.
- FEMA FLOODPLAIN REFERENCE IS ZONE AE, BASE FLOOD ELEVATION DETERMINED, 853.5 FEET (NAVD88), FEMA FIRM MAP 26093C0445D, EFFECTIVE DATE 9-17-2008.

LEGAL DESCRIPTION:

Lot 14, "TAMARINA PARK SUBDIVISION," being a part of the East 1/2 of Section 31, and part of the West 1/2 of Section 32, T1N, R5E, Hamburg Township, Livingston County, Michigan.

CERTIFICATE:

I hereby certify that I have surveyed and mapped the land above platted, and or described, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1:5000, and that all of the requirements of P.A. 132, as amended, have been complied with.



LEGEND

	SECTION CORNER
	FIRE HYDRANT
	UTILITY POLE
	FOUND IRON PIPE
	SET IRON PIPE
	RECORD DIMENSION
	MEASURE DIMENSION
	WELL (EXISTING)
	GRINDER PUMP (SEWAGE)
	EXISTING FENCELINE
	PROPOSED FENCELINE
	DEED LINE
	LOT LINE (ORIG. PLAT)
	ZONING SETBACK
	STRUCTURE DISTANCE

SCALE: 1" = 20'

DATE: 09/30/2024  
REV:  
REV:

JOB NO: 2024-3987

SHEET 1 OF 1