

September 12, 2024

The Great Garage Company
1309 Ridge Road, Suite 4
Hinckley, OH 44233

The City of Rocky River
Board of Zoning Appeals
Re: Property located at 19543 Argyle Oval

Dear Board,

My client is requesting to build a 22'x24' detached garage placed 4' off the right side property line, replacing their existing 20'x20' detached garage. They are asking for a 1' variance off the right side property line.

The reason for this variance is two fold. First, their property has an irregular shape that narrows from 70.41' wide in the front to 25.71' wide in the rear. The existing garage sits 20.9' off the rear line creating a space that becomes a little unusable. This space backs up to power lines, a telephone pole, and a variety of neighboring fences, making the yard in front of the garage more usable. They also have an additional parking space that divides the yard as it projects out 21' at its longest. Part of this project includes replacing the concrete from the garage to the back of the house. So by moving the garage back, that gives us the opportunity to move that car park back and accommodate their future landscaping and patio plans. So, what we'd be able to do with this variance is take the space backed up to fences, utilities and the back of a garage, and repurposed it to help create a backyard oasis.

Second, Due to this irregularity, the right side is only 4' off the property line but it quickly becomes within code as the property line angles away from the garage. With this shape, only part of the right rear corner of the garage is within 5'.

We do not believe the variance is substantial due to the minimal amount of garage that is within 5' of the property line. We do believe the homeowner will lose the potential beneficial use of this property without this variance. The ability of governmental services will also not be impacted. Finally, we believe the spirit and intent of the zoning requirement would be maintained under these special circumstances by granting this variance.

We ask that the board would strongly consider our recommendation.

Thank You,

Sam D'Amico
The Great Garage Company

ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

INSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River City Hall.

DUE DATE FOR SUBMITTALS: 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

WHO MUST ATTEND: A representative, including the property owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: Residential Variance - \$100.00 first variance + \$35.00 each additional variance
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

SUBMISSION REQUIREMENTS: Please provide 11 stapled sets of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee.**
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) **Detailed site drawing** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor’s house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc. Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information as may be requested** by the Building Department or Board Members.

All documentation or other information shall be delivered to:

Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department, 21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.
(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)

I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.

Property Owner

Date

Applicant/Representative

Date

Amg D Smith

9/24/24

BZA Application Fee: _____

Date Paid: _____

CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, Ohio 44116
Telephone (440) 331-0600 — Fax (440) 895-2628

APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS
(Please Print or Type)

Application Filing Date: _____ Hearing Date: Oct. 10 2024
Zoning of Property _____ Permanent Parcel No. _____

**NOTICE OF REQUEST OF A HEARING BEFORE THE
BOARD OF ZONING & BUILDING APPEALS**

Address of property seeking variance: 19543 ARGYLE Oval

STEVE + KWIKA ANDERSON Sam D'Amico / Amy D'Amico
Name of Property Owner Name of Applicant / Representative

19543 ARGYLE Oval 1309 Ridge Rd. Suite 4 Hinckley 44233
Address Address

720-940-5431 216-571-1114 216-571-1114
Telephone No. Cell Phone No. Telephone No. Cell Phone No.

E-MAIL: ando1010@yahoo.com E-MAIL: Amy.greatgarage@gmail.com

Description of what is intended to be done:

PLEASE SEE THE ATTACHED LETTER

Sections of the Code from which variance is being requested:

List variances requested:

Property Owner's Signature

Amy D'Amico
Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting.
Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes ☐

No ☒

TYPICAL VARIANCE SHEET
Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none">Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code	<input type="checkbox"/>	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none">Rear, side & front setbacks	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Coverage (>28%)	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none">Width	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Distance from property line	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Circular if lot width is <90'	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none">Area allowed (maximum sq. ft.)	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Height	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Front setback	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Lot width <100'	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Number of items of information	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">On side of building	<input type="checkbox"/>	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none">Height or Openness	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Front Yard (in setback)	<input type="checkbox"/>	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i> <u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none">Height	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Setback from property line	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Square footage	<input type="checkbox"/>	(Area) Practical Difficulties
Air Conditioners and Generators: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none">In side or rear yard <10' from property line or in front yard	<input type="checkbox"/>	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none">< the number of spaces required	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none">Setback from property line	<input type="checkbox"/>	(Area) Practical Difficulties

September 20, 2024

The Great Garage Company
1309 Ridge Road / Suite 4
440-230-9900
Sam D'Amico

The City of Rocky River
Board of Zoning Appeals
Re: Property located at 19543 Argyle Oval

Dear Board,

As a neighboring resident of Steve and Kwitka Anderson, we are aware of the new garage being built in their back yard. We approve of their proposed 2 car detached garage being set back 4' off the side property line in the back right corner of the garage.

Thank You

Name Laura Noble

Address 19555 Argyle Oval

x Saura S Noble Date 9/23/24

City Of Rocky River
21012 Hilliard Boulevard Rocky River, Ohio 44116
APPLICATION FOR **RESIDENTIAL** PLAN APPROVAL
Submit one application per building or structure; **ALL** sections must be completed.

APPROVALS DATES:

Planning Comm: _____

Board of Appeals: _____

Design & Review: _____



Application Date: 8/15/2024

Intent Sign Date: _____

1 PLAN SUBMISSION: Plan review will commence once all below plan copies are submitted. Have 2 paper and 1 digital plan been submitted for plan review? Yes _____ No _____ If No, date to be submitted by: _____	2 TYPE OF PROJECT: <input checked="" type="checkbox"/> New Building Construction <input type="checkbox"/> Building Addition <input type="checkbox"/> Alteration (no additional sq. ft.) <input type="checkbox"/> Repair/Maintain/ <input type="checkbox"/> Accessory Building(> 200 sqft) <input type="checkbox"/> Other (driveway, retaining wall,)	3 PHASED PLAN REVIEW: <input type="checkbox"/> Foundation <input type="checkbox"/> Framing: <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other:				
4a. DESCRIPTION OF THE EXTENT OF WORK INCLUDED FOR APPROVAL: (RCO 107.2.1) <u>Build new 22x24 gable garage on new concrete foundation.</u> <u>Pave partial driveway according to plans.</u>						
4b. Total Estimated Cost: \$ <u>58325.00</u>						
4c. List total square footage of All levels of construction. (Foundation = <u>528</u> sf.) (Main Floor = _____ sf.) (Second Floor = _____ sf.) (Attic/Roof = _____ sf.) (Other = _____ sf.)						
5 PROJECT LOCATION: (RCO 107.2.2) Legal description _____ Street Address <u>19543 Argyle Oval</u> City/Township <u>Rocky River</u> Zip Code <u>44116</u> County <u>Cuyahoga</u> Directions _____ <table border="0"><tr><td>Is this project/building located in a flood plain?</td><td><input type="checkbox"/> Yes <input type="checkbox"/> No</td></tr><tr><td>Has flood plain administrator been contacted for requirements?</td><td><input type="checkbox"/> Yes <input type="checkbox"/> No</td></tr></table>			Is this project/building located in a flood plain?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Has flood plain administrator been contacted for requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this project/building located in a flood plain?	<input type="checkbox"/> Yes <input type="checkbox"/> No					
Has flood plain administrator been contacted for requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No					
6 Method Of Demonstrating Energy Code Compliance Demonstrating Compliance to the 2019 RCO Section 1101.14-1104 _____ or Demonstrating Compliance to the 2019 RCO Section 1105 (Simulated Performance) _____ or Demonstrating Compliance to the 2019 RCO Section 1106 (ERI) _____ or Demonstrating Compliance to the 2019 RCO Section 1112 (OHBA option) _____ or Demonstrating Compliance to the 2018 IECC _____						
7 BUILDING OWNER INFORMATION: (RCO 107.2.4) Name of owner <u>Kwitha Anderson</u> Attention: _____ Street Address <u>19543 Argyle Oval</u> City <u>Rocky River</u> State <u>OH.</u> Zip <u>44116</u> Phone No. <u>(720) 940-5431</u> Fax _____ E-mail <u>Kwithaa@gmail.com</u>						
8 APPLICANT INFORMATION: (Owner or Owner's authorized agent) (RCO 107.2.4) Applicant <u>The Great Garage Company</u> Attention: <u>Amy D'Amico</u> Street Address <u>1309 Ridgic Rd Ste 4</u> City <u>Hinckley</u> State <u>OH.</u> Zip <u>44223</u> Phone No. <u>440-230-9900</u> Fax _____ E-mail <u>greatgaragecompany@gmail.com</u>						

9	REGISTERED DESIGN PROFESSIONAL -IF APPLICABLE: (RCO 106.1.1-3, 106.2)
____ Architect ____ Engineer ____ Certified Fire protection system installer	
Designer _____ Registration /Certificate No.: _____	
Street Address _____ City _____ State _____ Zip _____	
Phone No. _____ Fax _____ E-mail _____	


10	EVIDENCE OF RESPONSIBILITY: (RCO 106.2)
(Required residential construction documents, when submitted for review as required under RCO section 107, shall bear the identification of the person primarily responsible for their preparation. Ohio Revised Code Section 3791.04 (A)(2)(b) permits construction documents for any residential building to be prepared by persons other than a registered architect or engineer; unless per Ohio Revised Code Section 3791.04 (A)(2)(c), the proposed work involves technical design analysis. The building official may rely on the placement of a 'seal' on the documents as evidence that the registered architect or engineer performed the technical analysis.	

Document Preparer Name: _____ Title/Company: _____	
Address: _____ City: _____ State: _____ Zip: _____	

11	INDUSTRIALIZED UNITS INFORMATION: (The following information applies to the INDUSTRIALIZED UNITS and alternative materials, designs, methods of construction or equipment approved by the State of Ohio, Board of Building Standards Industrialized units (IU) program.) (RCO 106.1.4, Section 114)
▪ Authorized Manufacturer and project Information:	
Approval number: _____ Approval Date: _____	
Board approved documents submitted to local Building Official? _____ YES _____ NO	
Details of on-site interconnection of modules or assemblies submitted to BO? _____ YES _____ NO	

12a	CONSTRUCTION DOCUMENTS REQUIREMENTS: (Refer to RCO 106.1-3 (1-9) for specific construction document requirements)
12b	LOT LINE MARKERS REQUIRED: Before any work is started in the construction of a residential building or addition all boundary lines shall be marked at their intersections with permanent markers. (Refer to RCO 108.2 & 108.2.1)

Time limitation of Application: (RCO 107.2.1) The approval of construction documents under this section is a "license" and the failure to approve such construction documents as submitted within thirty days after filing or the disapproval of such construction documents is an "adjudication order denying the issuance of a license" requiring the opportunity for an "adjudication hearing" as provided by sections 119.07 to 119.13 of the Revised Code and as modified by sections 3781.031 and 3781.19 of the Revised Code. In accordance with section 109, an adjudication order denying the issuance of a license shall specify the reasons for such denial.

13	CERTIFICATION: (RCO 107.2.5)
I certify that I am the ____ Owner ____ Owner Authorized Agent	
All information contained in this application is true, accurate, and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above and copied to the Owner.	
Signature 	
Print Name: <u>Amy D'Amico</u> Date: <u>9/24/24</u>	


Notes:

14	THE AREA BELOW IS FOR OFFICIAL USE ONLY:																																		
<table><tr><th>Fee Description</th><th>Amount</th><th>Deposits</th></tr><tr><td>PLAN REVIEW</td><td></td><td></td></tr><tr><td>Permit Fee</td><td></td><td></td></tr><tr><td>Other Fees</td><td></td><td></td></tr><tr><td>Sub-Total</td><td>\$</td><td>\$</td></tr><tr><td>B.B.S. +1%</td><td></td><td></td></tr><tr><td>Curb Crossing</td><td></td><td></td></tr><tr><td>Street Cleaning</td><td></td><td></td></tr><tr><td>Curb Cut</td><td></td><td></td></tr><tr><td>Sewer Tie In Fee</td><td></td><td></td></tr><tr><td>Total Fees</td><td>\$</td><td></td></tr></table>			Fee Description	Amount	Deposits	PLAN REVIEW			Permit Fee			Other Fees			Sub-Total	\$	\$	B.B.S. +1%			Curb Crossing			Street Cleaning			Curb Cut			Sewer Tie In Fee			Total Fees	\$	
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Date Received _____ Estimated Cost _____																																			
Check Number _____ Permit Number _____																																			
Processed By _____																																			

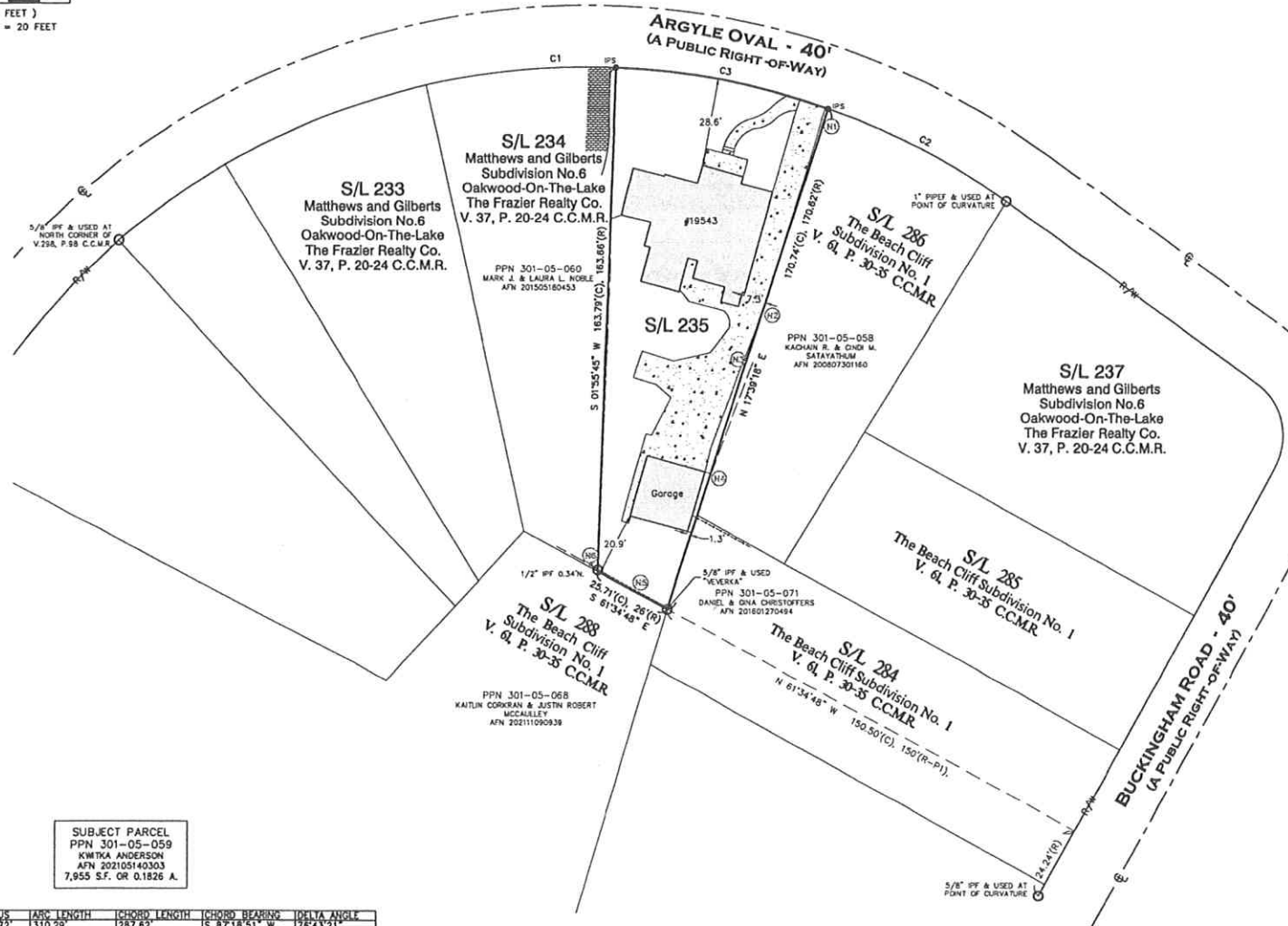
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NUMBER 235 IN MATHEWS AND GILBERTS SUBDIVISION NO. 6 OAKWOOD-ON-THE-LAKE OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NUMBER 24, AS SHOWN BY THE RECORDED PLAT IN VOLUME 37, PAGE 20 OF CUYAHOGA COUNTY MAP RECORDS.

SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NUMBER 235 IN MATHEWS AND GILBERTS SUBDIVISION NO. 6 OAKWOOD-ON-THE-LAKE OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NUMBER 24, AS SHOWN BY THE RECORDED PLAT IN VOLUME 37, PAGE 20 OF CUYAHOGA COUNTY MAP RECORDS.

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	231.72'	310.29'	287.62'	S 87°18'51" W	76°43'21"
C2	231.72'	85.08'	84.84'	N 82°22'02" W	18°05'09"
C3	231.72'	70.41'	70.14'	S 79°08'54" E	17°24'35"

SURVEY NOTE:
 H1 = CONCRETE DRIVE CLEARS PROPERTY LINE 1.0' WEST
 H2 = CONCRETE DRIVE LIES OVER PROPERTY LINE 0.1' EAST
 H3 = WOOD FENCE CLEARS PROPERTY LINE 2.1' EAST, OWNERSHIP NOT KNOWN
 H4 = WOOD FENCE CLEARS PROPERTY LINE 0.2' EAST, OWNERSHIP NOT KNOWN
 H5 = WIRE FENCE CLEARS PROPERTY LINE 0.4' NORTH
 H6 = WIRE FENCE CLEARS PROPERTY LINE 0.3' EAST, WOOD FENCE LIES ON SUBJECT PARCEL 0.2' EAST


- 3/8" BY 30" BION PIN SET AND
CUTTED "CASEY P5824" - IPS
- BION PIN (IPS)/TIPS (TYPF) FOUND
- DRILL HOLE SET - DHS
- ✕ MAG NAIL SET - MNS
- (1) RECORD
- (C) CALCULATED
- (M) MEASURED
- (U) USED

A.	ACRES
AFN	AUDITOR'S FILE NUMBER
C.C.M.L.	CUYAHOGA COUNTY MAP RECORDS
CL	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CLS	CLEAR
DOC#	DOCUMENT NUMBER
E	EAST
ENCLOS.	ENCLOSURES
N	NORTH

PG.	PAGE
P.F.N.	PERMANENT PARCEL NUMBER
R/W	RIGHT-OF-WAY
S	SOUTH
S.F.	SQUARE FEET
VOL.	VOLUME
W.	WEST



I HEREBY CERTIFY
HEREON ARE THE
MYSELF ON JULY
RETRACEMENT SU
THE OHIO ADMIN
4733-37.


SCOTT J. CASEY

THAT THE BOUNDARIES SHOWN
RESULT OF A SURVEY DONE BY
12TH OF 2024. THIS BOUNDARY
RVEY IS IN ACCORDANCE WITH
STRATIVE CODE CHAPTER

7/17/2024

Casey Professional Services, LLC
10000 N. 10th Ave., Suite 100
Phoenix, AZ 85020
Tel: 602.998.1111
Fax: 602.998.1112
www.caseypro.com

24104
FOR:
Wilka Anderson
SCALE: 1"=20'
DRAWN BY: SJC
FIELD WORK DATE: 7/22/28

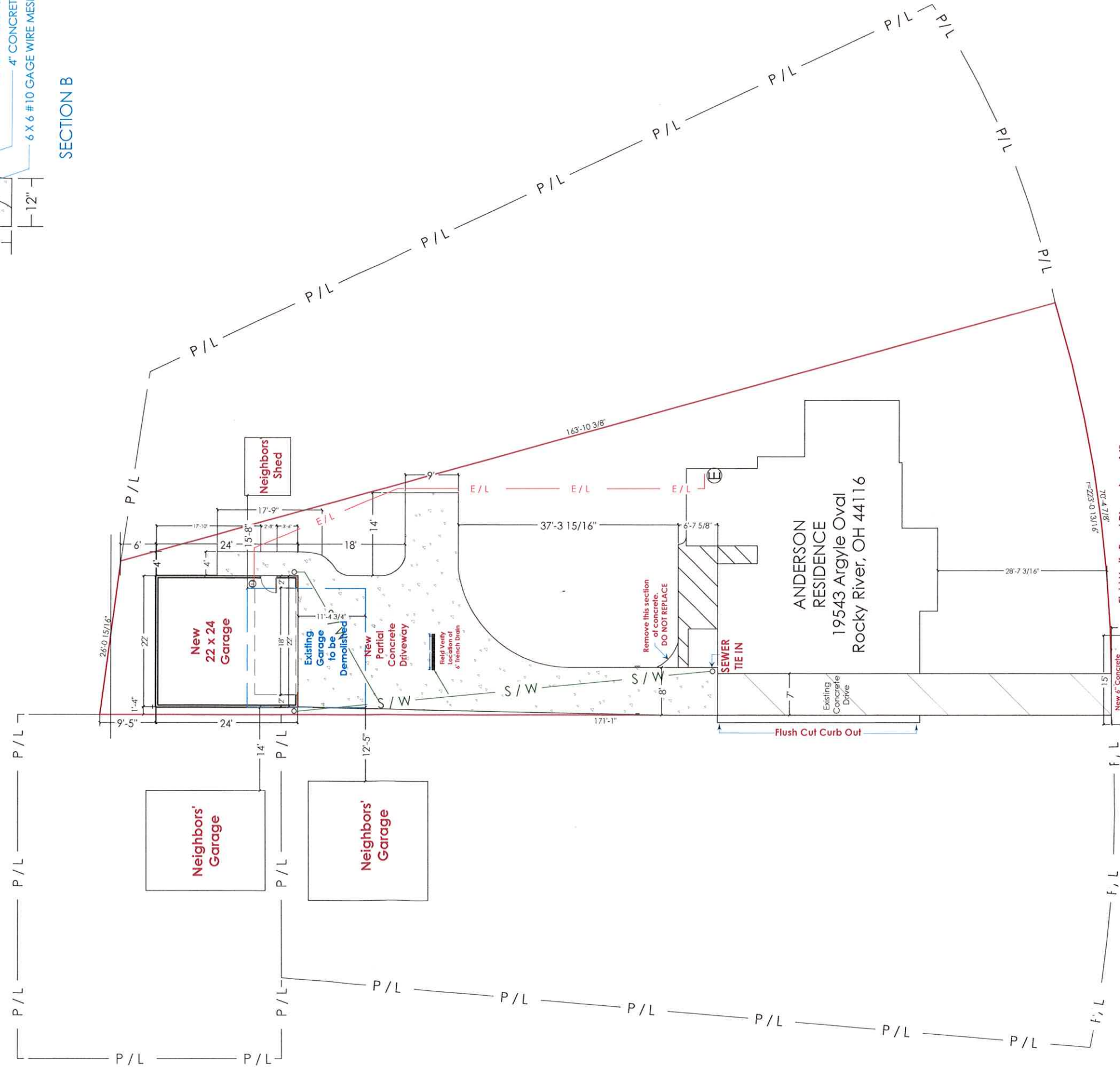
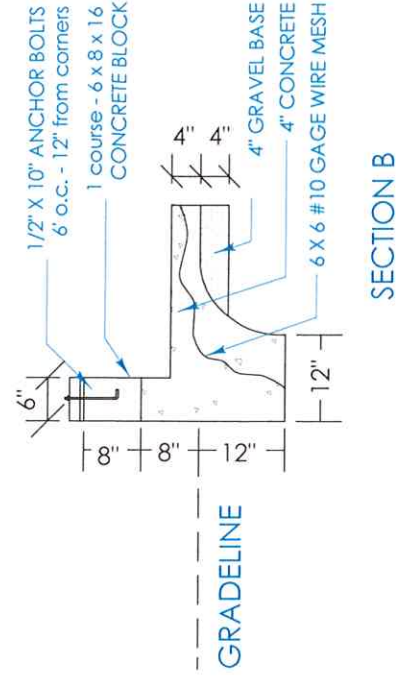
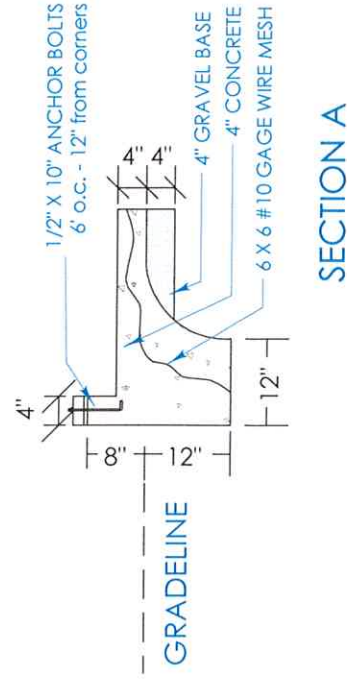
Diagram illustrating the layout of a rectangular structure, likely a garage foundation, with dimensions and labels:

- Overall Dimensions:**
 - Top: 24'
 - Bottom: 24'
 - Left: 22'
 - Right: 18'-1"
 - Right (Total): 22'
- Internal Dimensions and Spacing:**
 - Top Left: 17'-9"
 - Top Right: 2'-10"
 - Top Right (Total): 3'-5"
 - Bottom Left: 1'-11 1/2"
 - Bottom Right: 1'-11 1/2"
- Labels and Features:**
 - Garage Foundation 4" Concrete w/ 6x6 #10 Wire:** Indicated by a dashed line.
 - Slope Floor Out:** Indicated by an arrow pointing right.
 - Points A and B:** Marked at the corners of the foundation.

Homeowner: _____

Homeowner: _____

Date: _____



DATE:

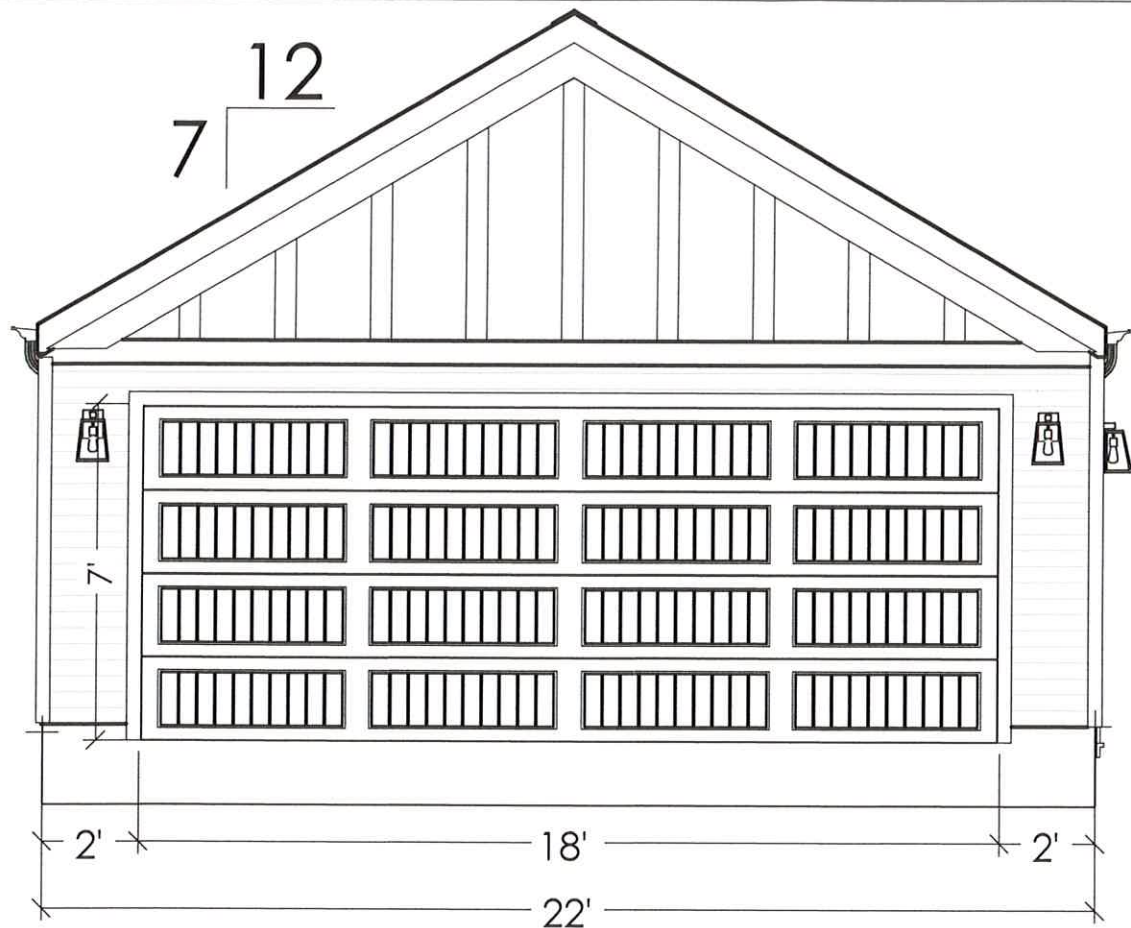
SCALE:

SHEET:

P-1

22 x 24 Gable Garage Plot Plan

Steve & Kwitka Anderson
19543 Argyle Oval
Rocky River, OH 44116
720-940-5431



FRONT ELEVATION

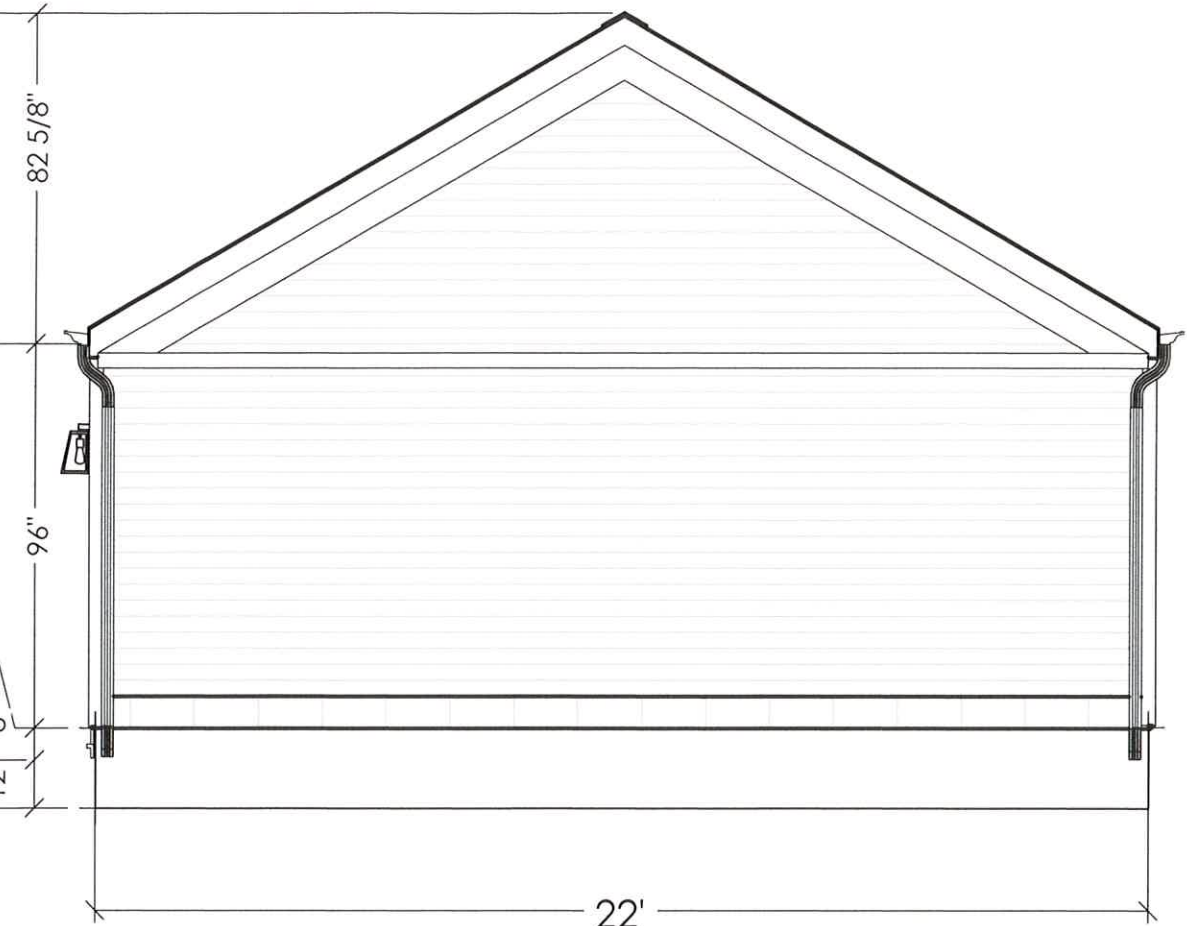
Highest Ridge
14'-10 5/8"

Top of Wall
8'-0"

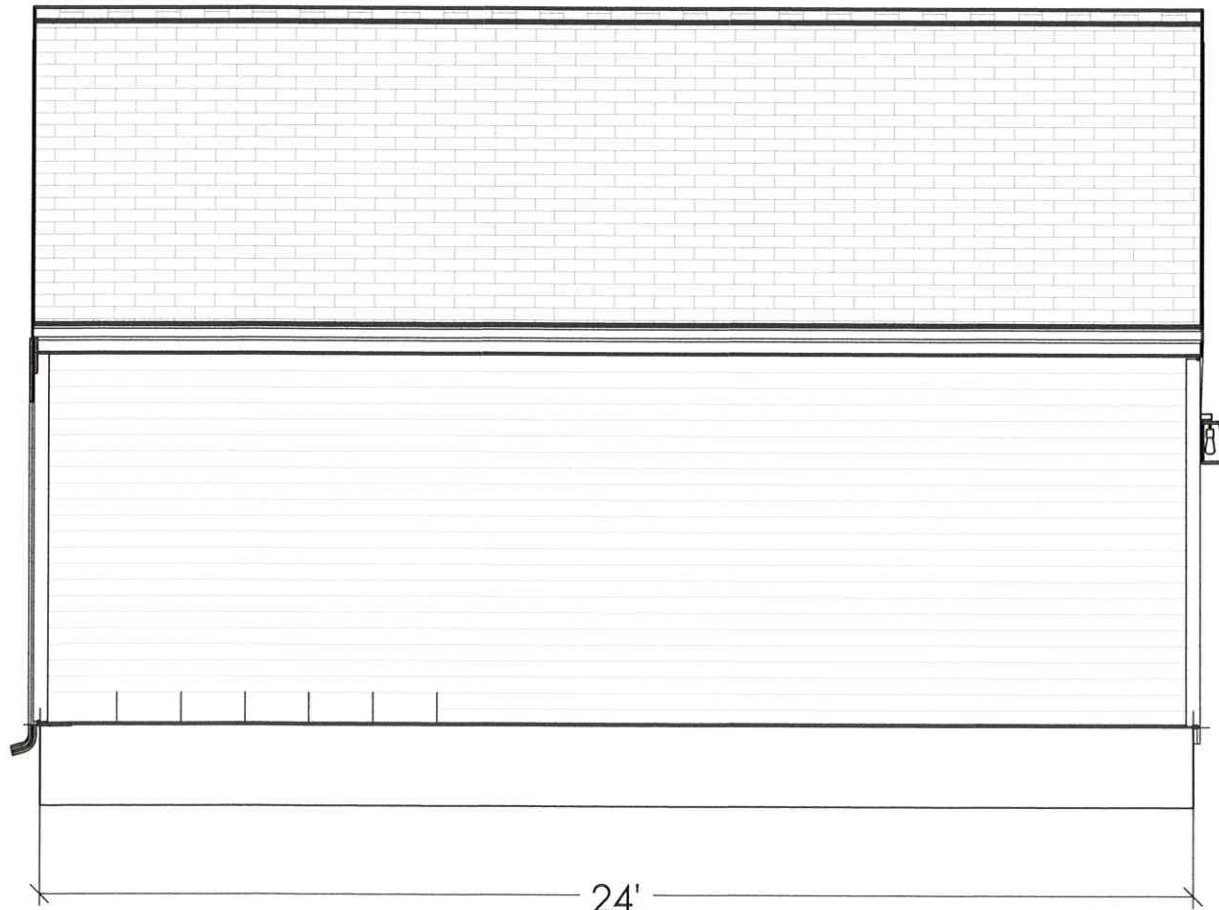
Top of Foundation
0'-0"

Grade Level
-0'-8"

Bottom of Footing
-1'-8"



REAR ELEVATION



LEFT ELEVATION

Front Gable Specs:
Stucco Board in Gable
1x8 Paulownia Band Board
1x6 Paulownia Batten
Boards
Crown Molding Trim in
Gable

Gutters and
Downspouts
splash to rear
Color: Match
Antique
Parchment
Siding



RIGHT ELEVATION

Steve & Kwika Anderson
19543 Argyle Oval
Rocky River, OH 44116
720-940-5431

22 x 24 Gable Garage Elevations

DRAWINGS PROVIDED BY:
Amy D'Amico
The Great Garage Company
1309 Ridge Rd. Suite 4
Hinckley, OH 44233
440.230.9900

DATE:

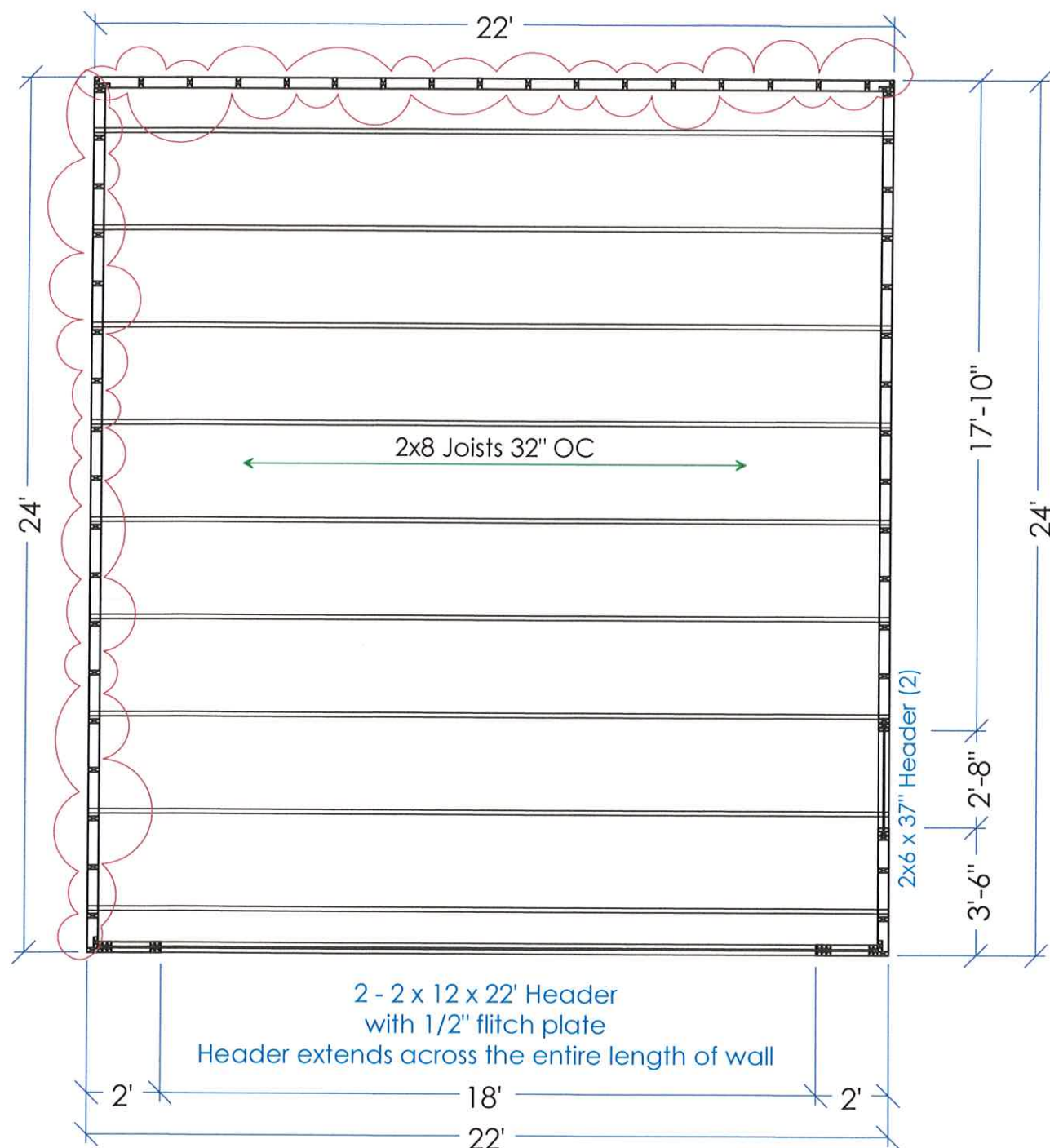
9/25/2024

SCALE:

1/4

SHEET:

P-2



LEFT & REAR WALL

Fire Wall Assembly - 1 hour rated

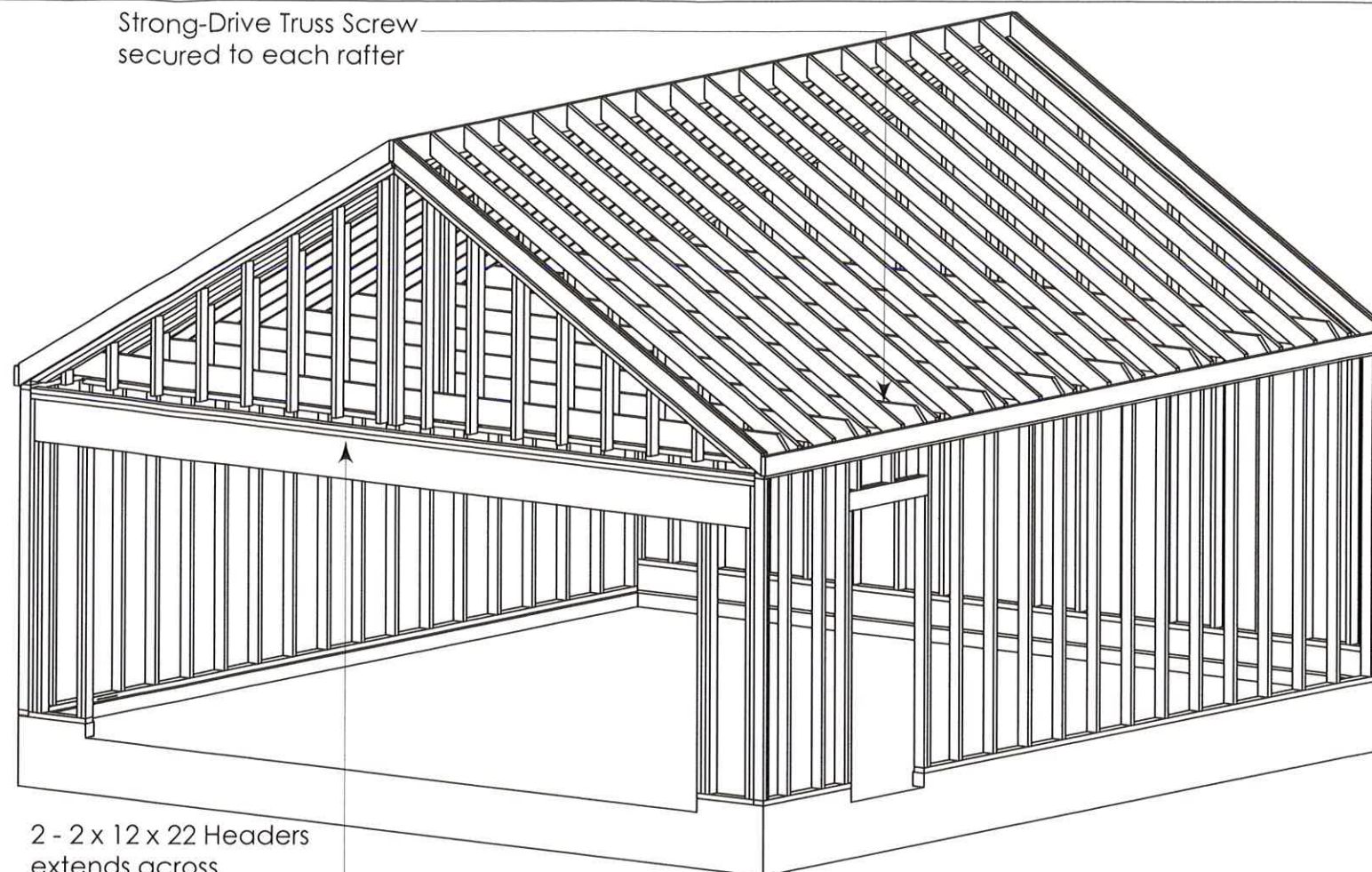
Test: UL U309 & GP WP 3510

Exterior side: 5/8" exterior grade fire-rated sheathing, joints left untreated w/ 1-7/8" galvanized roofing nails @ 7" o.c.

Framing: 2 x 4 wood studs 16" o.c.

Interior side: 5/8" Type X mold resistant, fire-rated gypsum board, joints finished, not painted w/ 1-7/8" 6d coated nails @ 7" o.c.

Strong-Drive Truss Screw
secured to each rafter



2 - 2 x 12 x 22 Headers
extends across
entire length of wall

Shingle over ridge vent continuous across ridge

2 x 8 Ridgeboard

7/16 OSB Sheathing

2 x 6 Rafters 16" OC

30# Felt

Gutter

2 x 6 Fascia
& Gutter Board

2 - 2 x 4 Plate

7/16 OSB Sheathing

2 x 4 Studs 16" O.C.

D/5 Vinyl siding

2 x 4 Collar Ties 32" o.c.

30 Yr. dimensional shingle

1 x 4 Hangers 32" o.c.

2 x 8 Joists 32" O.C.

1/2" x 10" Anchor bolts - 6' o.c. 12" from corners
minimum 2 per plate

2 x 4 and 2 x 6 Treated sill plate

4" and 6" Dow sill seal

4" x 4" and 6" x 4" Curb

6 x 6 #10 Gage wire mesh

4" Concrete

Gravel base

DRAWINGS PROVIDED BY:

Amy D'Amico

The Great Garage Company

1309 Ridge Rd. Suite 4

Hinckley, OH 44233

440.230.9900

Steve & Kwikia Anderson
19543 Argyle Oval
Rocky River, OH 44116
720-940-5431

22 x 24 Gable Garage Structural

DATE:

9/25/2024

SCALE:

1/4

SHEET:

P-3

