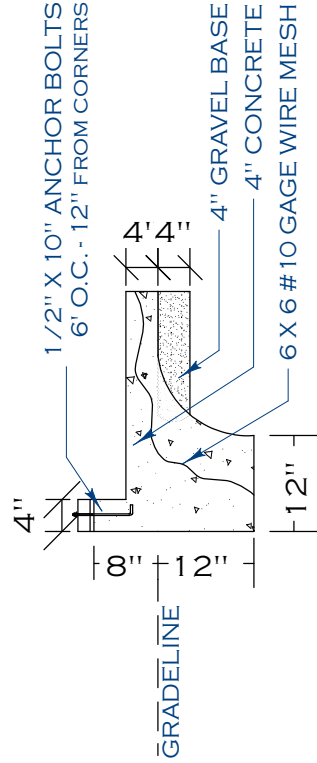


CHANGED ALL DUPLEX OUTLETS ON THE LOWER LEVEL TO QUADRUPLUX  
OUTLETS - SHEET 4.  
CENTERED THE OUTLET ON THE LEFT WALL - SHEET 4.  
RELOCATED THE DOWNSPOUTS FROM THE REAR WALL TO THE FRONT, LEFT  
& RIGHT WALLS - SHEET 2.

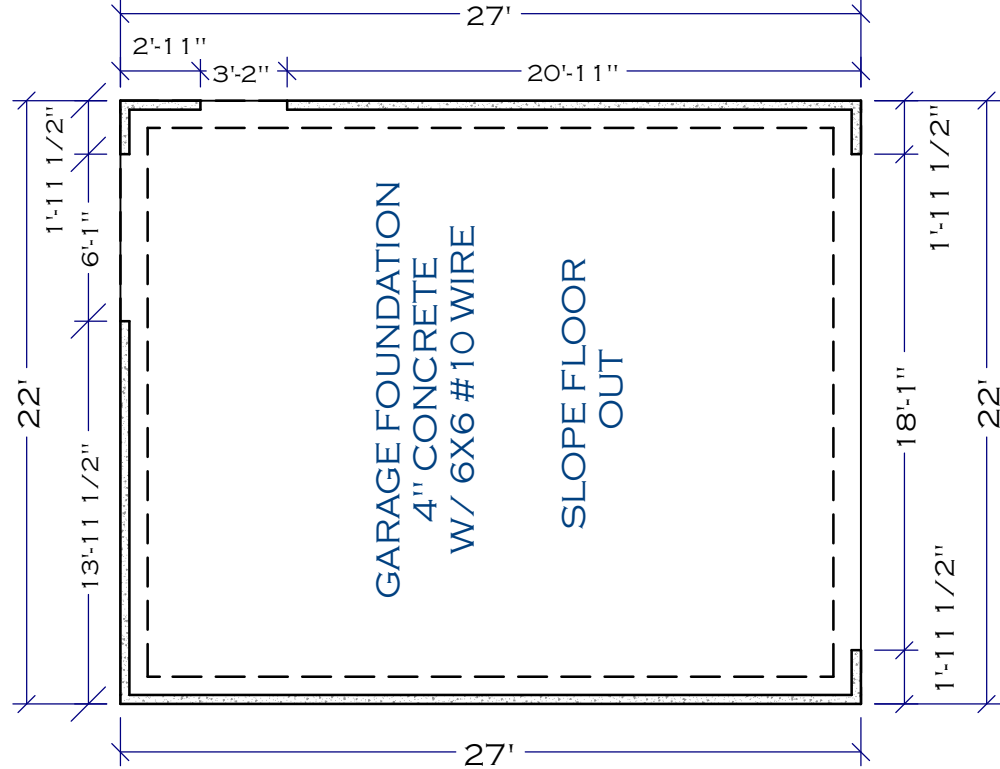
**FRONT ELEVATION:** ADDED A GABLE END VENT AND A BAND BOARD. ELIMINATED THE SHAKE SIDING BELOW THE BAND BOARD AND REPLACED IT WITH 5" LAP SIDING - SHEET 2

CONCRETE WALK AT THE REAR OF THE GARAGE HAS BEEN EXTENDED 2'  
PAST THE GARAGE DOOR - SHEET 1

ADDED TWO OUTLETS IN THE LOFT AREAS - ONE IN EACH LOFT - SHEET 4



## SECTION A



**IMPORTANT NOTICE TO HOMEOWNER:**

PLEASE ENSURE THAT POWER TO THE GARAGE IS SHUT OFF PRIOR TO DEMOLITION. ADDITIONALLY, ELECTRICAL POWER FROM THE HOUSE MUST BE ACCESSIBLE FOR THE USE OF POWER TOOLS THROUGHOUT THE PROJECT.

## HOMEOWNER ACKNOWLEDGMENT:

I (WE) HAVE REVIEWED ALL PAGES OF THESE DRAWINGS AND AGREE THAT THEY ACCURATELY REPRESENT THE SCOPE OF WORK TO BE PERFORMED ON MY (OUR) PROPERTY. I (WE) UNDERSTAND AND AGREE THAT I (WE) AM (ARE) RESPONSIBLE FOR:

- VERIFYING PROPERTY LINE LOCATIONS
- PAINTING
- BACKFILLING
- LANDSCAPING OF THE PROPERTY

I (WE) ALSO ACKNOWLEDGE THAT THE DESIGN SOFTWARE USED FOR THESE DRAWINGS MAY NOT INCLUDE EVERY MANUFACTURER USED BY THE GREAT GARAGE COMPANY; WHILE THE MATERIALS SHOWN REPRESENT THE CLOSEST VISUAL MATCH AVAILABLE, THE ACTUAL PRODUCTS INSTALLED WILL BE THOSE FINALIZED AND SELECTED DURING THE SELECTION MEETING.

HOMEOWNER SIGNATURE:

**HOMEOWNER SIGNATURE:**

DATE: \_\_\_\_\_

SHEET:

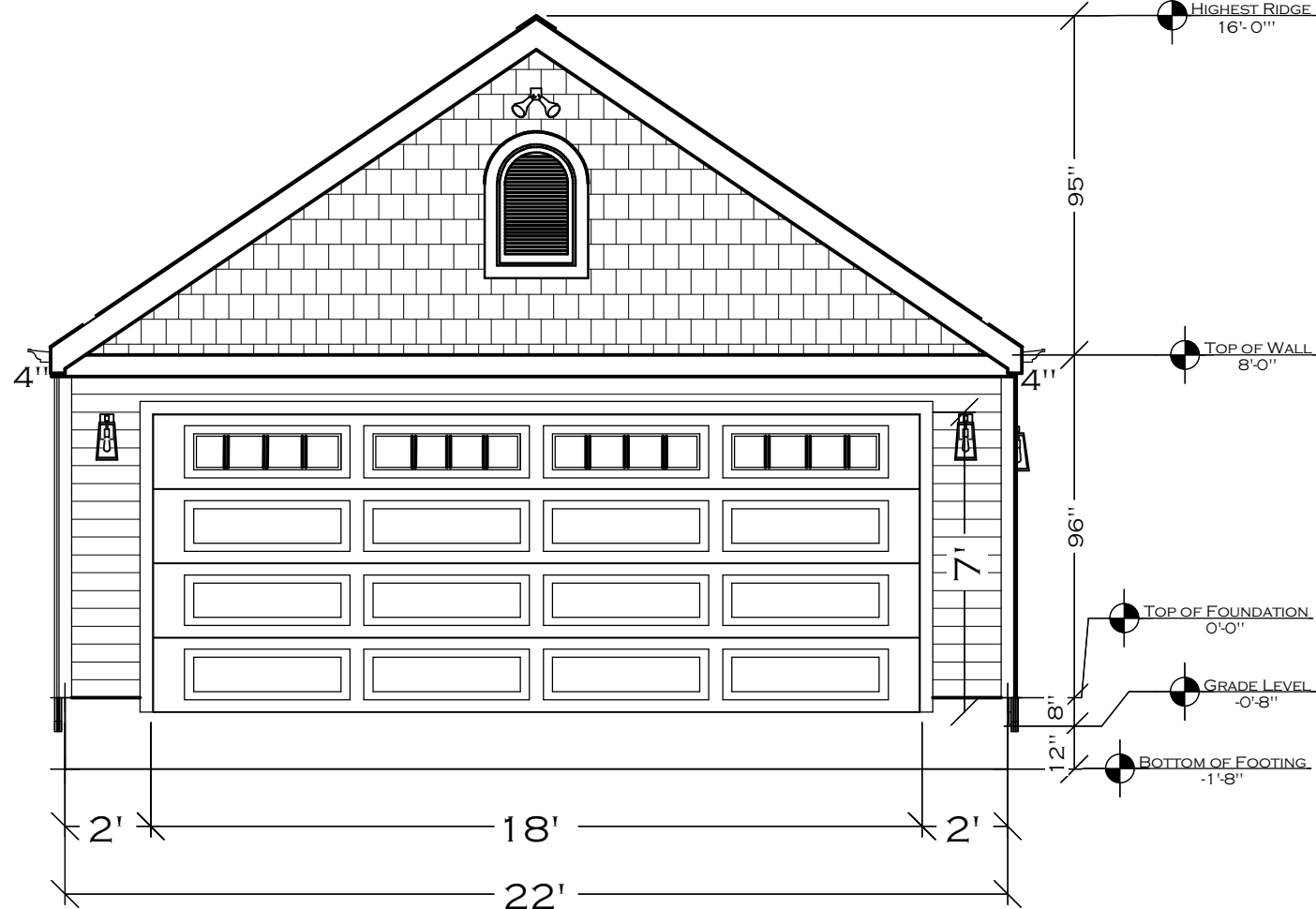
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DATE:

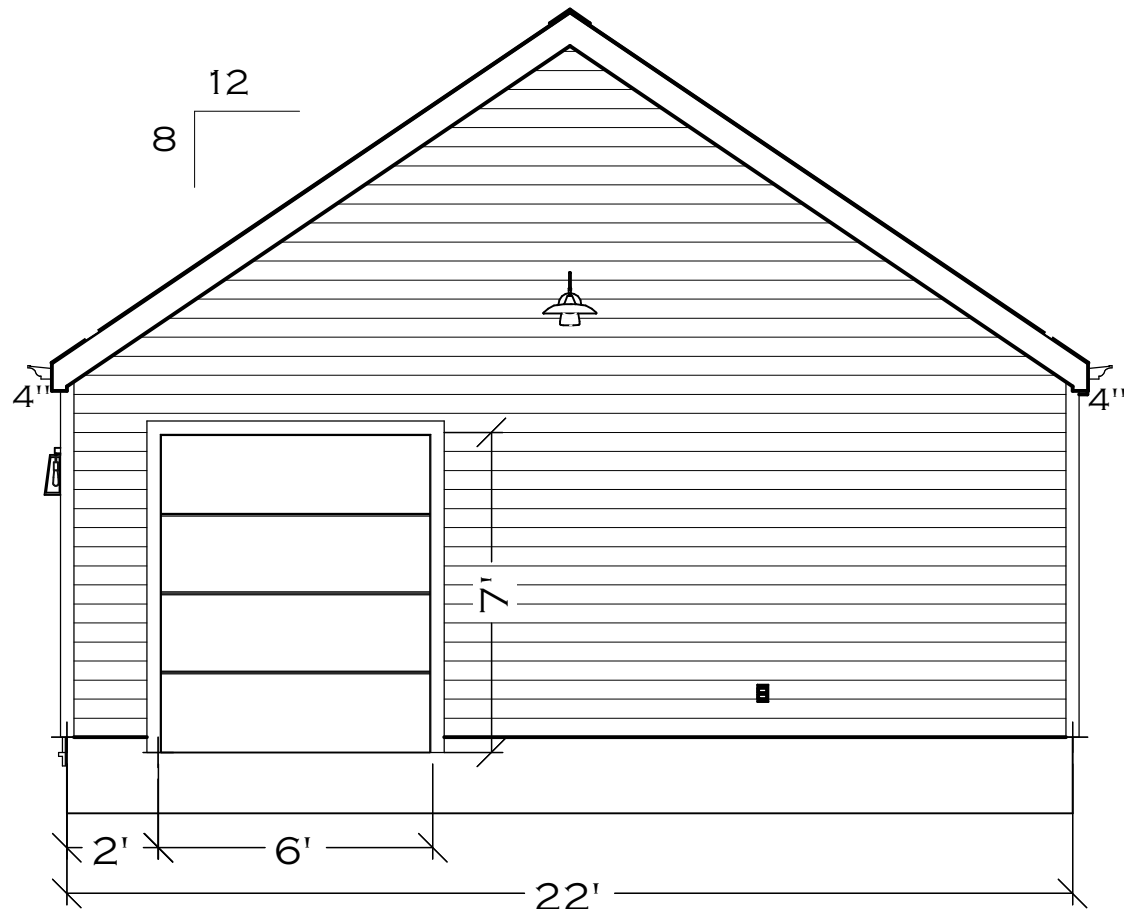
DRAWINGS PROVIDED BY:  
AMY D'AMICO  
THE GREAT GARAGE COMPANY  
1309 RIDGE ROAD SUITE 4  
HINCKLEY, OH 44233  
440.230.9900

# 22 X 27 GABLE GARAGE PLOT PLAN

JIM & MARY HUNT  
20725 ERIE RD.  
ROCKY RIVER, OH 44116  
216-407-9034  
216-548-8047



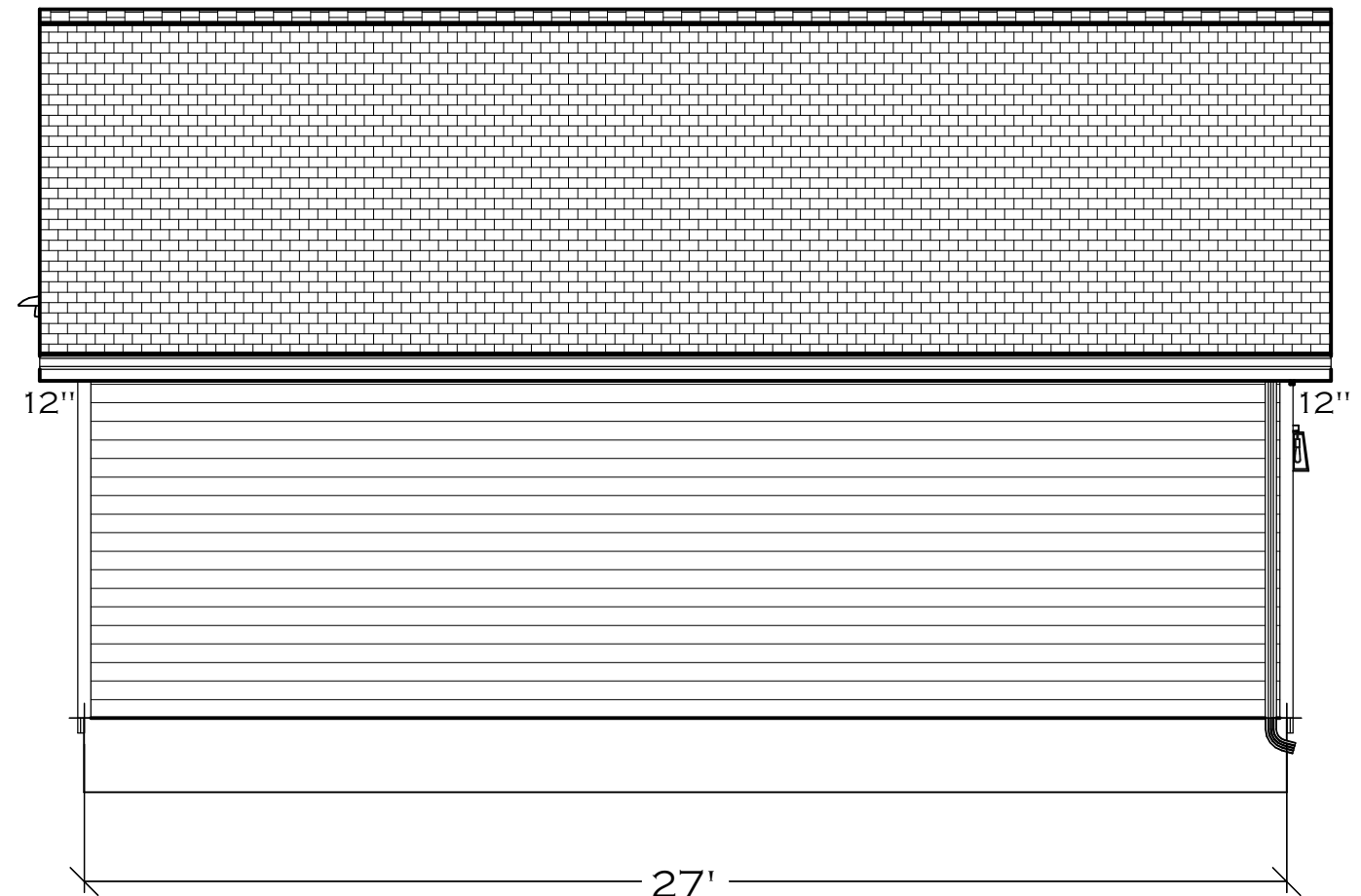
FRONT ELEVATION



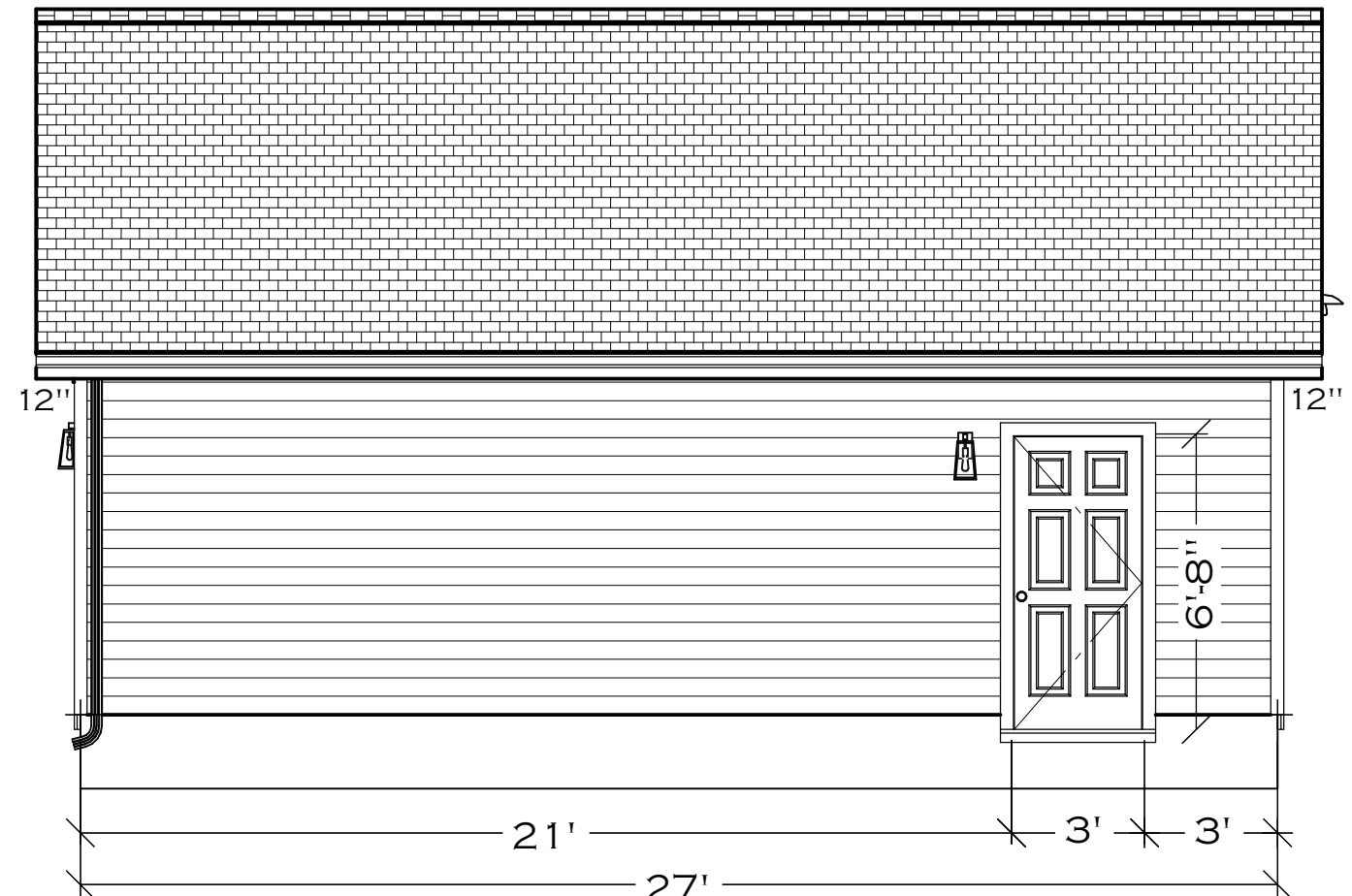
REAR ELEVATION

DOWNSPOUTS  
SPLASH TO  
DRIVE.  
TO BE  
INSTALLED ON  
THE FRONT OF  
THE LEFT &  
RIGHT WALLS.

COLOR:  
WHITE



LEFT ELEVATION



RIGHT ELEVATION

JIM & MARY HUNT  
20725 ERIE RD.  
ROCKY RIVER, OH 44116  
216-407-9034  
216-548-8047

22 X 27 GABLE GARAGE  
ELEVATIONS

DRAWINGS PROVIDED BY:  
AMY D'AMICO  
THE GREAT GARAGE COMPANY  
1309 RIDGE ROAD SUITE 4  
HINCKLEY, OH 44233  
440.230.9900

DATE:

8/16/2026

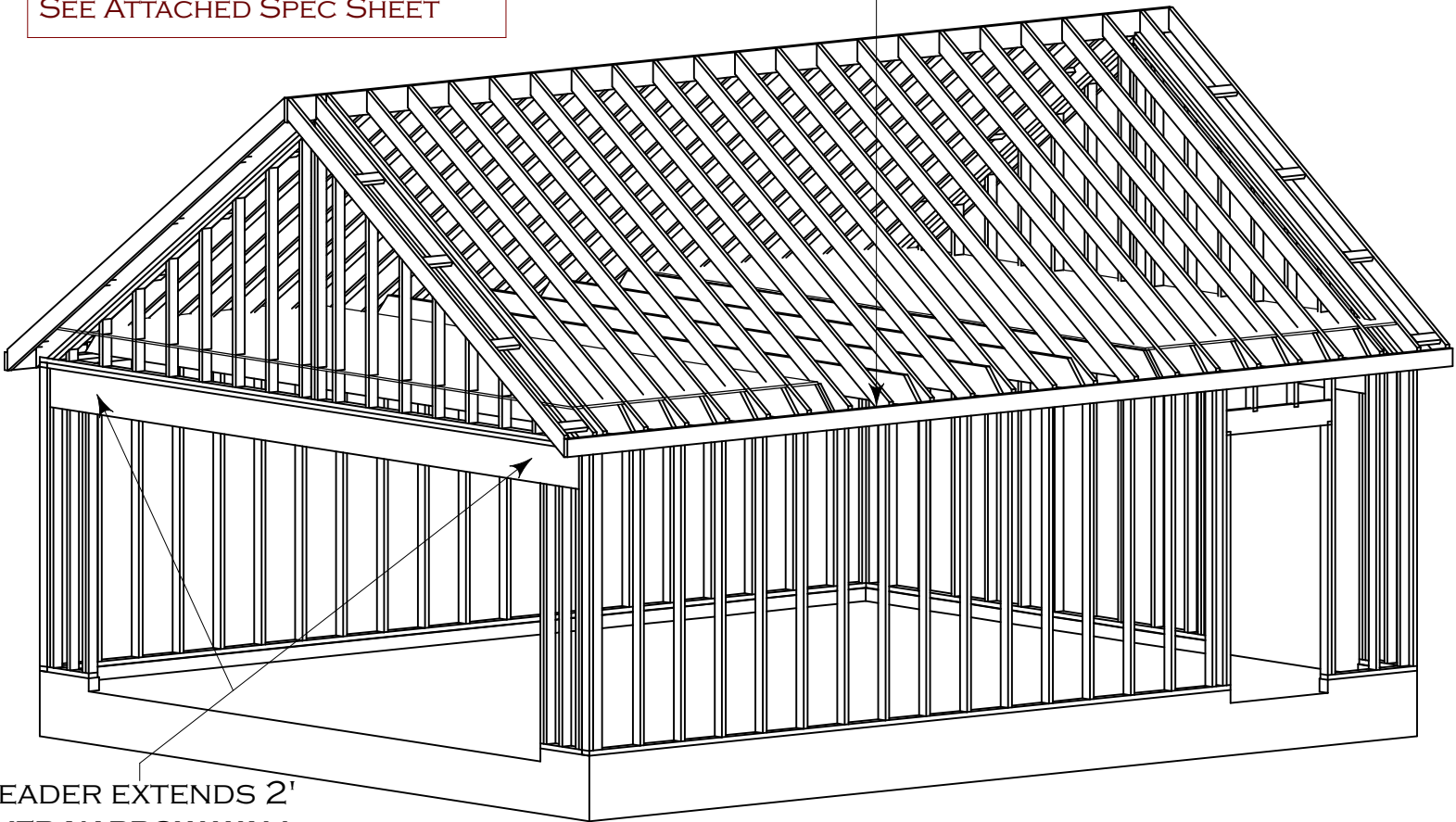
SCALE:

1/4

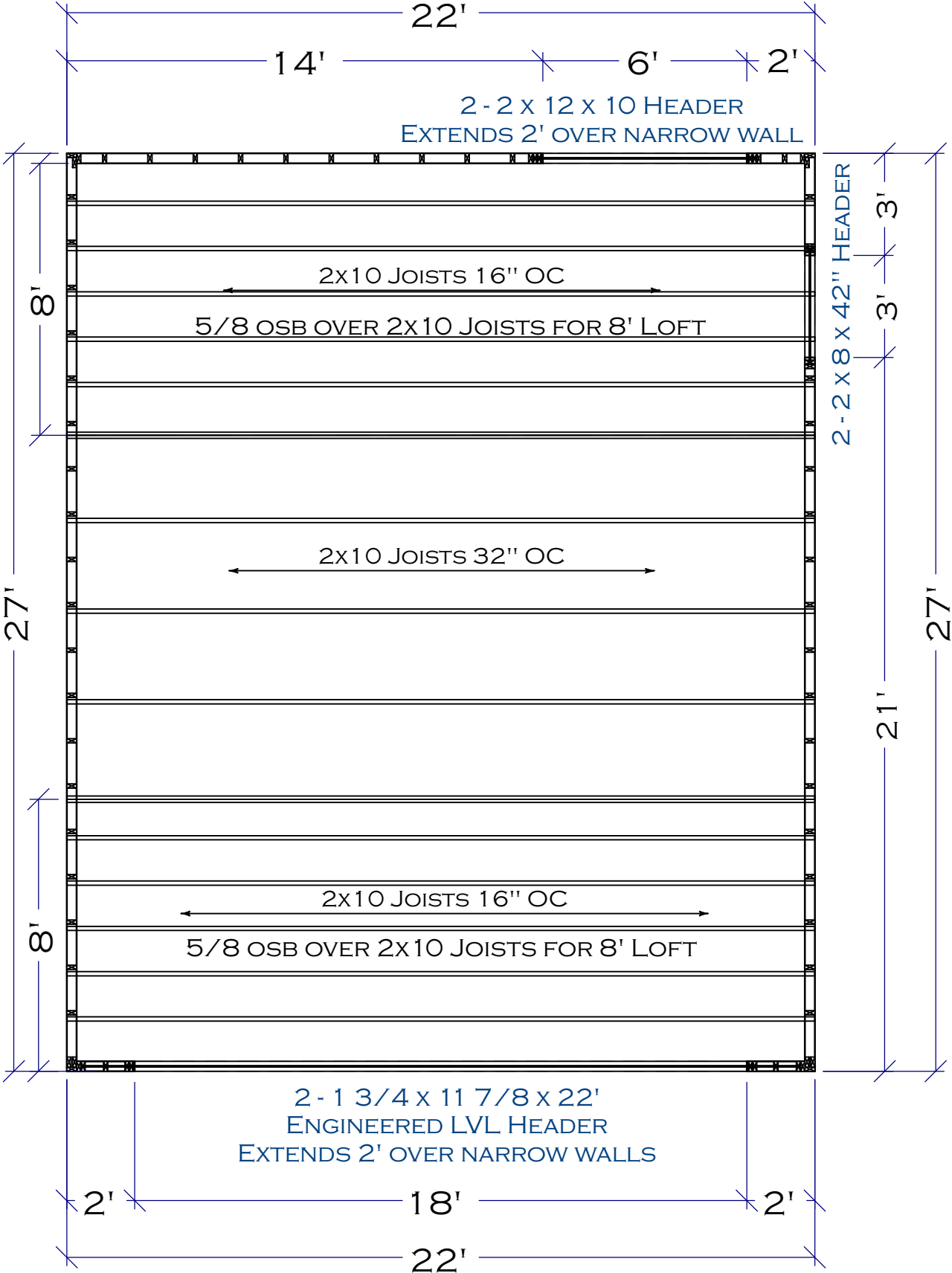
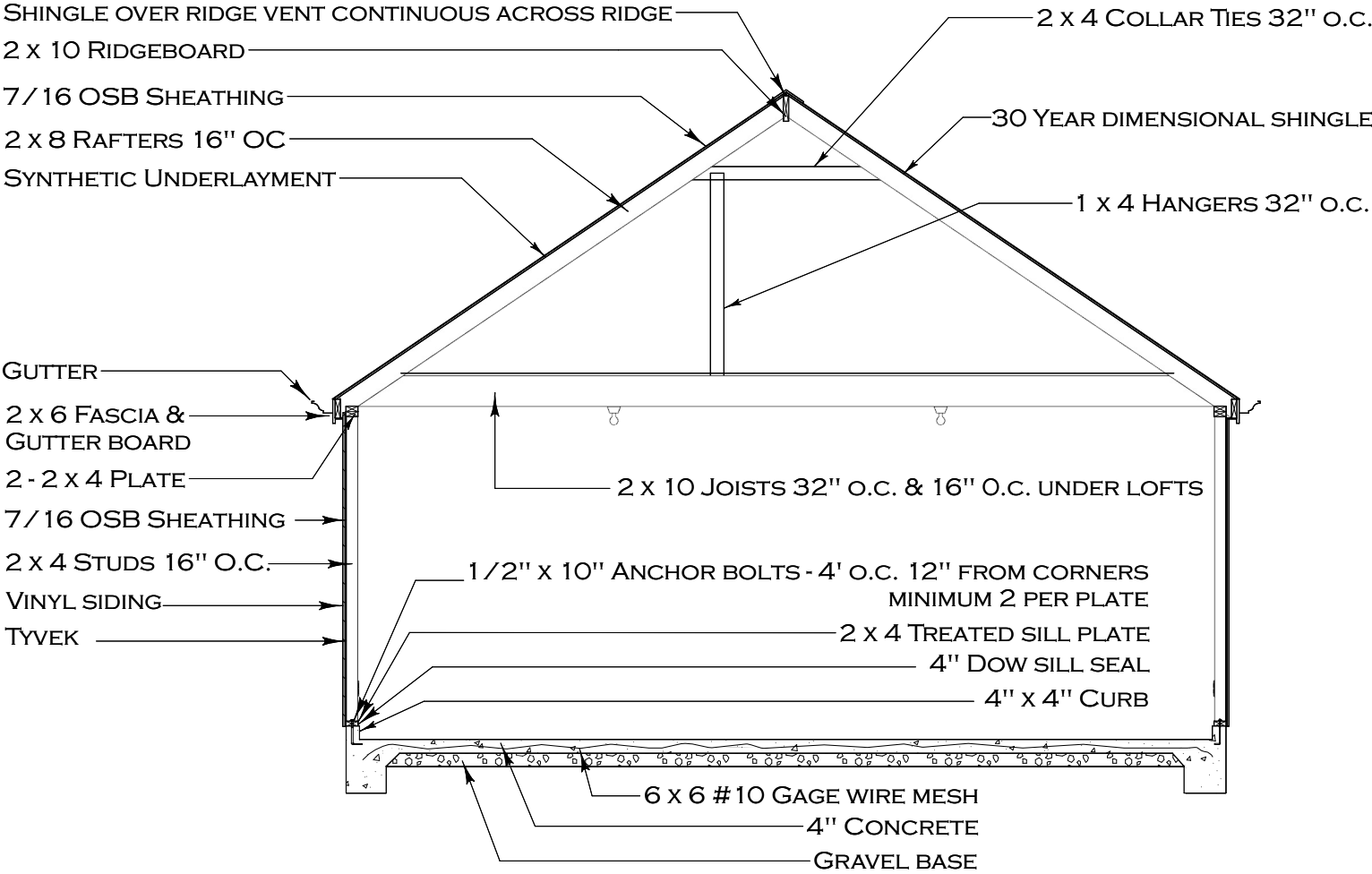
SHEET:

P-2

STRONG-DRIVE TRUSS SCREW  
SECURED TO EACH RAFTER  
SEE ATTACHED SPEC SHEET



HEADER EXTENDS 2'  
OVER NARROW WALL.

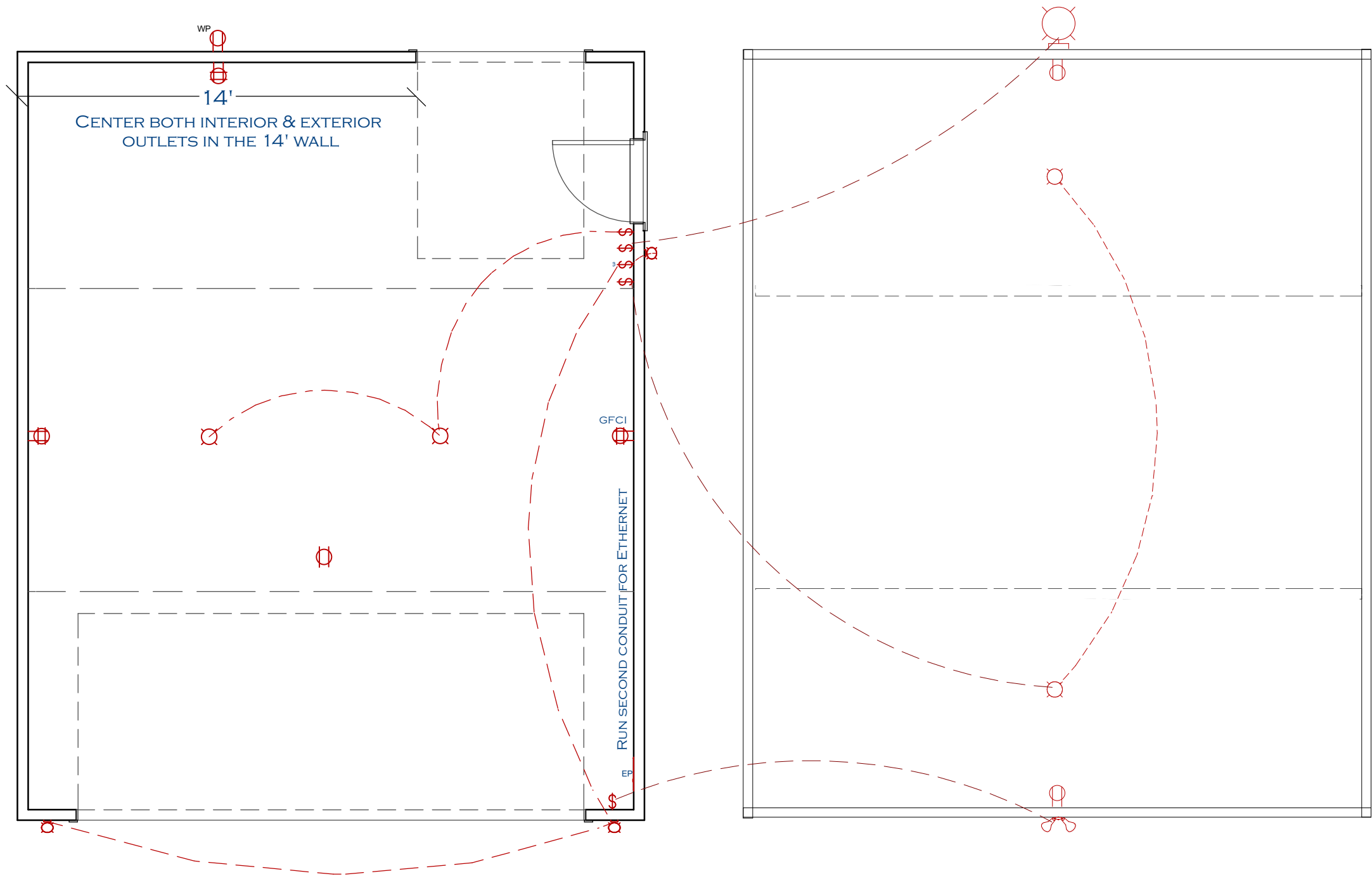


JIM & MARY HUNT  
20725 ERIE RD.  
ROCKY RIVER, OH 44116  
216-407-9034  
216-548-8047

22 x 27 GABLE GARAGE  
STRUCTURAL

DRAWINGS PROVIDED BY:  
AMY D'AMICO  
THE GREAT GARAGE COMPANY  
1309 RIDGE ROAD SUITE 4  
HINCKLEY, OH 44233  
440.230.9900

DATE:  
8/16/2026  
SCALE:  
1/4  
SHEET:  
P-3



| ELECTRICAL SCHEDULE |             |                                                                |           |
|---------------------|-------------|----------------------------------------------------------------|-----------|
| QTY                 | ATTACHED TO | DESCRIPTION                                                    | 2D SYMBOL |
| 2                   | WALL        | DUPLEX                                                         |           |
| 1                   | CEILING     | SINGLE, CEILING MOUNTED                                        |           |
| 4                   | CEILING     | BARE BULB                                                      |           |
| 3                   | WALL        | SCONCE PROVIDED BY HOMEOWNER                                   |           |
| 4                   | WALL        | SINGLE POLE                                                    |           |
| 1                   | WALL        | QUADRUPLEX GFCI                                                |           |
| 1                   | WALL        | 3-WAY SWITCH                                                   |           |
| 1                   | WALL        | ELECTRICAL GOOSE NECK PROVIDED BY HOMEOWNER                    |           |
| 2                   | WALL        | ELECTRICAL QUADRUPLEX                                          |           |
| 1                   | WALL        | ELECTRICAL DOUBLE SPOT LIGHT NO MOTION SUPPLIED BY ELECTRICIAN |           |
| 1                   | WALL        | DUPLEX (WEATHERPROOF)                                          |           |
| 1                   | WALL        | 60 AMP PANEL                                                   |           |

**IMPORTANT NOTE TO ELECTRICIAN:**

75' UNDERGROUND FEEDER  
ALL WALL RECEPTACLES IN GARAGE TO BE GFCI PROTECTED  
GARAGE DOOR OPENER TO BE SINGLE RECEPTACLE

ACCESS REQUIRED TO THE LOFT SPACE ABOVE. DO NOT INSTALL INTERIOR LIGHTS OR ANY OTHER MATERIALS IN THE 32" CAVITY.

GARAGE WITH A 60-AMP SUB-PANEL: UNDERGROUND TO GARAGE TO BE IN A MINIMUM OF 3/4" RIGID METAL CONDUIT A MINIMUM OF 6" DEEP (OR 3/4" PVC CONDUIT A MINIMUM OF 18" DEEP) WITH 3) #6 THHN AND A #10 GROUND ON A 60-AMP DOUBLE POLE BREAKER IN THE HOUSE PANEL AND A 60-AMP DOUBLE POLE MAIN IN THE GARAGE SUB-PANEL. INSTALL A GROUNDING ROD AT THE GARAGE SUB-PANEL. REAR OUTLET/OUTLETS FOR EACH BAY ARE ON A DEDICATED CIRCUIT.

**IMPORTANT NOTE TO HOMEOWNER:**

PLEASE MAKE ARRANGEMENTS TO BE HOME WHEN THE ELECTRICIANS ARE SCHEDULED TO ARRIVE. THEY WILL NEED ACCESS TO THE ELECTRICAL PANEL INSIDE YOUR HOME.

AS A REMINDER, PLEASE HAVE YOUR FOUR SCONCE LIGHTS & SMART SWITCHES & SINGLE POLES ON SITE AND AVAILABLE AT THE TIME OF INSTALLATION.

WE WILL EMAIL YOU A DETAILED BUILD SCHEDULE ONCE IT HAS BEEN FINALIZED.  
THANK YOU.

JIM & MARY HUNT  
20725 ERIE RD.  
ROCKY RIVER, OH 44116  
216-407-9034  
216-548-8047

**22 X 27 GABLE GARAGE  
ELECTRICAL**

DRAWINGS PROVIDED BY:  
AMY D'AMICO  
THE GREAT GARAGE COMPANY  
1309 RIDGE ROAD SUITE 4  
HINCKLEY, OH 44233  
440.230.9900

|           |
|-----------|
| DATE:     |
| 8/16/2026 |
| SCALE:    |
| 1 / 4     |
| SHEET:    |
| P-4       |

Rafter / Truss / Plate Fastening

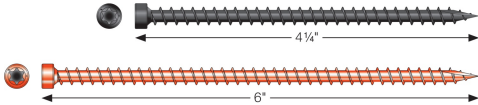
Strong-Drive®  
SDWC TRUSS Screw

Rafter/Truss-to-Plate and Stud-to-Plate Connections

The SDWC screw is tested in accordance with ICC-ES AC233 (screw) and AC13 (wall assembly and roof-to-wall assembly) for uplift and lateral loads between wall plates and vertical wall framing and between the top plate and the roof rafters or trusses. SDWC15450 is recognized for use in chemically treated wood as described in the evaluation report.

**Codes/Standards:** IAPMO-UES ER-262, State of Florida FL13975

For more information, see pp. 84-85, C-F-2019 Fastening Systems Catalog



SDWC — Allowable Shear Loads — DFL, SP, SPF

| Size (in.)   | Model No. | Thread Length (in.) | Nominal Member Thickness (in.) |                | Reference Allowable Shear Loads (lb.) |     |     |                                |     |     |
|--------------|-----------|---------------------|--------------------------------|----------------|---------------------------------------|-----|-----|--------------------------------|-----|-----|
|              |           |                     | Side Member                    | Main Member    | Z <sub>para</sub> <sup>a</sup>        |     |     | Z <sub>perp</sub> <sup>a</sup> |     |     |
|              |           |                     |                                |                | SP                                    | DFL | SPF | SP                             | DFL | SPF |
| 0.15 x 4 1/2 | SDWC15450 | 4 1/4               | 2x (Face)                      | 2x (End grain) | —                                     | —   | —   | 225                            | 205 | 190 |
| 0.15 x 6     | SDWC15600 | 5 3/4               | (2)2x (Face)                   | 2x (Edge)      | 245                                   | 240 | 180 | 240                            | 240 | 240 |
|              |           |                     | 2x (Face)                      | 2x (End grain) | —                                     | —   | —   | 225                            | 205 | 190 |
|              |           |                     | (2)2x (Face)                   | 2x (End grain) | —                                     | —   | —   | 225                            | 225 | 190 |

1. Allowable loads are shown at the wood load duration factor of C<sub>D</sub> = 1.0. Loads may be increased for load duration up to a C<sub>D</sub> = 1.6.
2. Tabulated values must be multiplied by all applicable adjustment factors per the NDS.
3. The main and side members shall be sawn lumber or structural composite lumber with a specific gravity or equivalent specific gravity 0.42 to 0.55.
4. Z<sub>para</sub> — Parallel-to-grain loading in the side member and perpendicular-to-grain loading in the main member.
5. Z<sub>perp</sub> — Perpendicular-to-grain loading in the side member and perpendicular-to-grain loading in the main member, except for 2x (edge) where main member is loaded parallel to grain.
6. The connection conditions of this table are for specific intended applications. Reference lateral design values for all other shear connections are calculated following the NDS.

SDWC — Allowable Withdrawal and Pull-Through Loads — DFL, SP, SPF

| Size (in.)   | Model No. | Thread Length (in.) | Nominal Main Member Thickness (in.) | Reference Allowable Withdrawal Loads (lb./in.) |     |     | Reference Allowable Pull-Through Loads (lb./in.) |     |     |
|--------------|-----------|---------------------|-------------------------------------|------------------------------------------------|-----|-----|--------------------------------------------------|-----|-----|
|              |           |                     |                                     | SP                                             | DFL | SPF | SP                                               | DFL | SPF |
| 0.15 x 4 1/2 | SDWC15450 | 4 1/4               | 2x (Edge)                           | 250                                            | 230 | 150 | —                                                | —   | —   |
|              |           |                     | 2x (End Grain)                      | 200                                            | 140 | 100 | 210                                              | 180 | 175 |
| 0.15 x 6     | SDWC15600 | 5 3/4               | 2x (Face)                           | 210                                            | 180 | 120 | 255                                              | 195 | 160 |
|              |           |                     | (2) 2x (Face)                       | 220                                            | 200 | 160 | 240                                              | 225 | 190 |

1. Allowable loads are shown at the wood load duration factor of C<sub>D</sub> = 1.0. Loads may be increased for load duration up to a C<sub>D</sub> = 1.6.
2. Tabulated values must be multiplied by all applicable adjustment factors per the NDS.
3. The reference withdrawal and pull-through values are in pounds per inch of the thread penetration into the main member and a minimum 1 1/2" thick side member, respectively.

STRONG-DRIVE TRUSS SCREW



602.10.6.3 Method PFG: Portal frame at garage door openings in Seismic Design Categories A, B and C.  
Where supporting a roof or one story and a roof, a Method PFG braced wall panel constructed in accordance with Figure 602.10.6.3 shall be permitted either side of garage door openings.

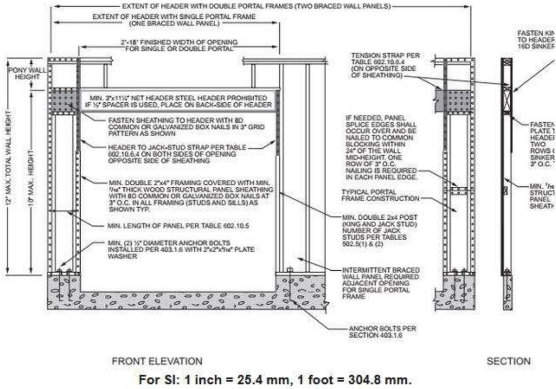
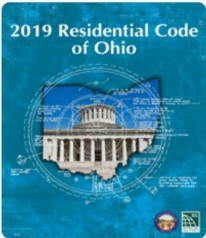


FIGURE 602.10.6.3 METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C



2019 Residential Code of Ohio

Categories: Ohio

About this Title

This is a integrated code based on the 2018 International Residential Code®.

NARROW WALL BRACING METHOD



Double 1-3/4" x 11-7/8" VERSA-LAM® LVL 2.1E 3100 SP

PASSED

BC CALC® Member Report

Build 8931

Job name:

Address:

City, State, Zip:

Customer:

File name:

Description:

City, State, Zip:

Customer:

Code reports:

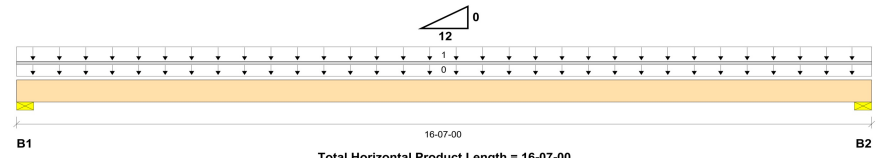
ESR-1040

RB01 (Roof Flush Beam)

Dry | 1 span | No cant.

Rick Hutman

Carter Lumber



| Reaction Summary (Down / Uplift) (lbs) |  | Live |  | Dead |  | Snow |  | Wind |  | Roof Live |  |
|----------------------------------------|--|------|--|------|--|------|--|------|--|-----------|--|
| Bearing                                |  |      |  |      |  |      |  |      |  |           |  |
| B1, 3-1/2"                             |  |      |  |      |  |      |  |      |  |           |  |
| B2, 3-1/2"                             |  |      |  |      |  |      |  |      |  |           |  |

| Load Summary |             | Live               |      | Dead     |          | Snow |      | Wind |      | Roof Live |      | Tributary |          |
|--------------|-------------|--------------------|------|----------|----------|------|------|------|------|-----------|------|-----------|----------|
| Tag          | Description | Load Type          | Ref. | Start    | End      | Loc. | 100% | 90%  | 115% | 160%      | 125% |           |          |
| 0            | Self-Weight | Unf. Lin. (lb/ft)  | L    | 00-00-00 | 16-07-00 | Top  |      | 12   |      |           |      |           | 00-00-00 |
| 1            |             | Unf. Area (lb/ft²) | L    | 00-00-00 | 16-07-00 | Back |      | 10   | 30   |           |      |           | 03-00-00 |

| Controls Summary      |  | Value           | % Allowable | Duration | Case | Location |
|-----------------------|--|-----------------|-------------|----------|------|----------|
| Pos. Moment           |  | 4291 ft-lbs     | 17.5%       | 115%     | 4    | 08-03-08 |
| End Shear             |  | 926 lbs         | 10.2%       | 115%     | 4    | 01-03-06 |
| Total Load Deflection |  | L/934 (0.207")  | 19.3%       | n/a      | 4    | 08-03-08 |
| Live Load Deflection  |  | L/1370 (0.141") | 17.5%       | n/a      | 5    | 08-03-08 |
| Max Defl.             |  | 0.207"          | 41.4%       | n/a      | 4    | 08-03-08 |
| Span / Depth          |  | 16.3            |             |          |      |          |

| Bearing Supports |            | Dim. (LxW)      | Value    | % Allow Support | % Allow Member | Material        |
|------------------|------------|-----------------|----------|-----------------|----------------|-----------------|
| B1               | Wall/Plate | 3-1/2" x 3-1/2" | 1095 lbs | 21.0%           | 11.9%          | Spruce-Pine-Fir |
| B2               | Wall/Plate | 3-1/2" x 3-1/2" | 1095 lbs | 21.0%           | 11.9%          | Spruce-Pine-Fir |

Cautions

For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.  
For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

Notes

Design meets Code minimum (L/180) Total load deflection criteria.  
Design meets Code minimum (L/240) Live load deflection criteria.  
Design meets arbitrary (0.5") Maximum Total load deflection criteria.  
Design based on Dry Service Condition.  
BC CALC® analysis is based on IBC 2009.  
Calculations assume member is fully braced.

DOUBLE 1 3\_4 x 1 1 7\_8 LVL HEADER REPORT

JIM & MARY HUNT  
20725 ERIE RD.  
ROCKY RIVER, OH 44116  
216-407-9034  
216-548-8047

22 x 27 GABLE GARAGE  
SPEC SHEETS

DRAWINGS PROVIDED BY:  
AMY D'AMICO  
THE GREAT GARAGE COMPANY  
1309 RIDGE ROAD SUITE 4  
HINCKLEY, OH 44233  
440.230.9900

DATE:

8/16/2026

SCALE:

SHEET:

P-5