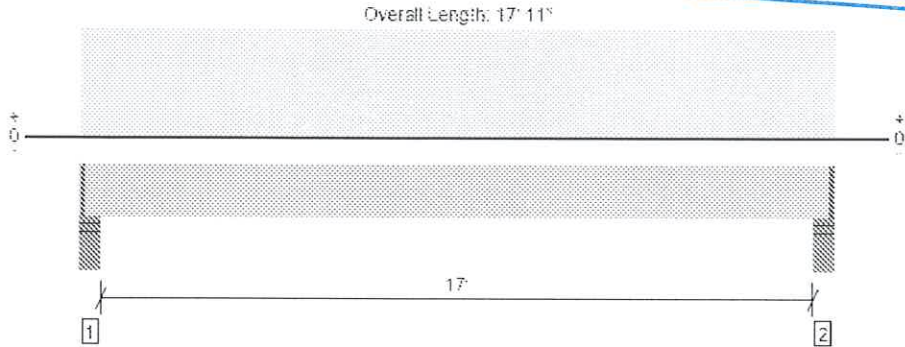


Level, Flush Beam for family room roof  
2 piece(s) 1 3/4" x 14" 2.0E Microllam® LVL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	4941 @ 4"	6322 (4.25")	Passed (78%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	4092 @ 1' 7 1/2"	10707	Passed (38%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	20757 @ 8' 11 1/2"	27897	Passed (74%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.412 @ 8' 11 1/2"	0.431	Passed (L/502)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.743 @ 8' 11 1/2"	0.863	Passed (L/278)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

Member Length : 17' 8 1/2"  
System : Floor  
Member Type : Flush Beam  
Building Use : Residential  
Building Code : IBC 2021  
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Bearing Length			Loads to Supports (lbs)					Accessories
	Total	Available	Required	Dead	Floor Live	Roof Live	Snow	Factored	
1 - Stud wall - SPF	5.50"	4.25"	3.32"	2226	1344	1344	2352	4998	1 1/4" Rim Board
2 - Stud wall - SPF	5.50"	4.25"	3.32"	2226	1344	1344	2352	4998	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 9" o/c	
Bottom Edge (Lu)	17' 9" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Roof Live (1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/4" to 17' 9 3/4"	N/A	14.3	--	--	--	
1 - Uniform (PSF)	0 to 17' 11" (Front)	7' 6"	16.2	-	20.0	35.0	roof load
2 - Uniform (PSF)	0 to 17' 11" (Front)	7' 6"	15.0	20.0	-	-	

- Side loads are assumed to not induce cross-grain tension.

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Kevin Ebner Kevin Ebner, Architect (440) 666-1257 <a href="mailto:portland.riverhouse@gmail.com">portland.riverhouse@gmail.com</a>	





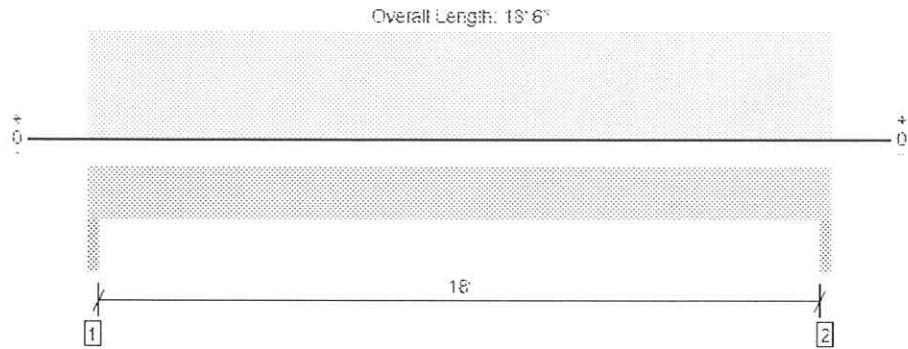


MEMBER REPORT

PASSED

Level, garage door Header

2 piece(s) 1 3/4" x 11 7/8" 1.55E TimberStrand® LSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1563 @ 1 1/2"	7613 (3.00")	Passed (21%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1354 @ 1' 2 7/8"	8590	Passed (16%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	7035 @ 9' 3"	15953	Passed (44%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.414 @ 9' 3"	0.456	Passed (L/530)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.582 @ 9' 3"	0.913	Passed (L/376)	--	1.0 D + 1.0 L (All Spans)

Member Length : 18' 6"  
System : Wall  
Member Type : Header  
Building Use : Residential  
Building Code : IBC 2021  
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Trimmer - SPF	3.00"	3.00"	1.50"	453	1110	1563	None
2 - Trimmer - SPF	3.00"	3.00"	1.50"	453	1110	1563	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	16' 5" o/c	
Bottom Edge (Lu)	18' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 18' 6"	N/A	13.0	--	
1 - Uniform (PSF)	0 to 18' 6"	3'	12.0	40.0	Default Load

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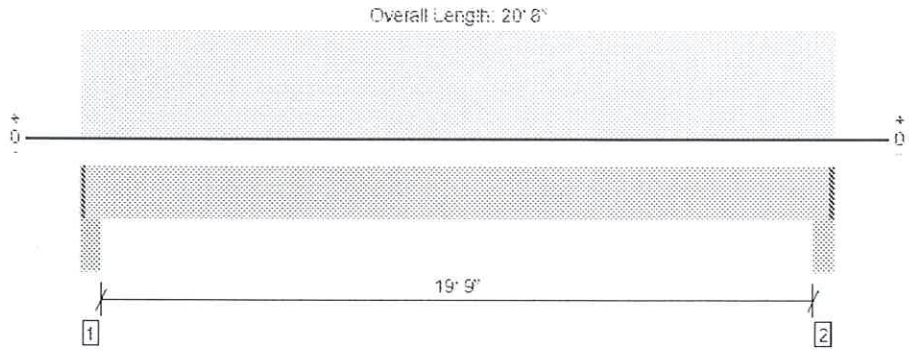
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ForteWEB v3.8, Engine: V8.4.1.24, Data: V8.1.6.3  
File Name: RR Valley View



MEMBER REPORT

PASSED

Level, porch roof: Flush Beam  
3 piece(s) 1 3/4" x 11 1/4" 2.0E Microllam® LVL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2324 @ 4"	16177 (4.25")	Passed (14%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2031 @ 1' 4 3/4"	12905	Passed (16%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	11362 @ 10' 4"	27837	Passed (41%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.448 @ 10' 4"	0.500	Passed (L/536)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.679 @ 10' 4"	1.000	Passed (L/354)	--	1.0 D + 1.0 S (All Spans)

Member Length : 20' 5 1/2"  
System : Floor  
Member Type : Flush Beam  
Building Use : Residential  
Building Code : IBC 2021  
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Column - SPF	5.50"	4.25"	1.50"	796	1033	1550	2346	1 1/4" Rim Board
2 - Column - SPF	5.50"	4.25"	1.50"	796	1033	1550	2346	1 1/4" Rim Board

Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	20' 6" o/c	
Bottom Edge (Lu)	20' 6" o/c	

Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/4" to 20' 6 3/4"	N/A	17.2	--	--	
1 - Uniform (PSF)	0 to 20' 8" (Front)	5'	12.0	20.0	30.0	Default Load

Side loads are assumed to not induce cross-grain tension.

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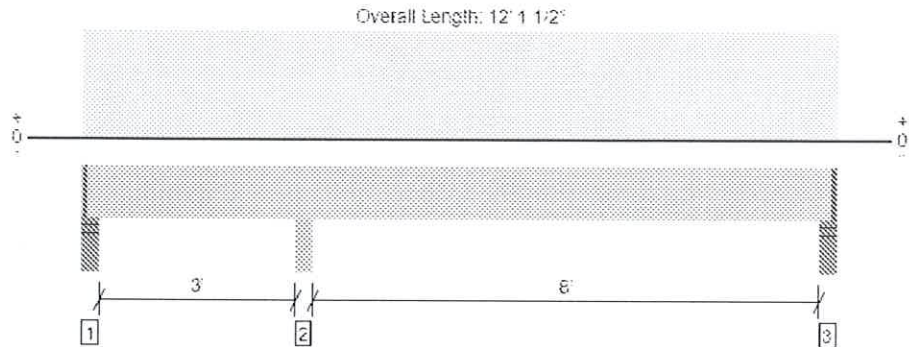
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ForteWEB v3.8, Engine: V8.4.1.24, Data: V8.1.6.3  
File Name: RR Valley View



Level, Copy of Floor: Flush Beam over entry hall  
2 piece(s) 1 3/4" x 9 1/2" 2.0E Microllam® LVL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7625 @ 3' 6 3/4"	11419 (4.50")	Passed (67%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	3524 @ 4' 6 1/2"	7265	Passed (49%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Moment (Ft-lbs)	-5833 @ 3' 6 3/4"	13541	Passed (43%)	1.15	1.0 D + 0.75 L + 0.75 S (All Spans)
Live Load Defl. (in)	0.089 @ 8' 7/8"	0.208	Passed (L/999+)	--	1.0 D + 0.75 L + 0.75 S (Alt Spans)
Total Load Defl. (in)	0.134 @ 8' 1"	0.416	Passed (L/745)	--	1.0 D + 0.75 L + 0.75 S (Alt Spans)

Member Length : 11' 11"  
System : Floor  
Member Type : Flush Beam  
Building Use : Residential  
Building Code : IBC 2021  
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- -789 lbs uplift at support located at 3". Strapping or other restraint may be required.

Supports	Bearing Length			Loads to Supports (lbs)					Accessories
	Total	Available	Required	Dead	Floor Live	Roof Live	Snow	Factored	
1 - Stud wall - SPF	4.50"	3.25"	1.50"	-24	644/-634	205/-220	360/-386	728/-789	1 1/4" Rim Board
2 - Column - SPF	4.50"	4.50"	3.01"	2603	3091	2060	3606	7625	None
3 - Stud wall - SPF	4.50"	3.25"	2.11"	1096	1319	874	1529	3231	1 1/4" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	11' 11" o/c	
Bottom Edge (Lu)	11' 11" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Roof Live (1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	1 1/4" to 12' 1/4"	N/A	9.7	--	--	--	
1 - Uniform (PSF)	0 to 12' 1 1/2" (Front)	9'	12.0	40.0	-	-	Default Load
2 - Uniform (PSF)	0 to 12' 1 1/2" (Top)	12'	15.5	-	20.0	35.0	roof

• Side loads are assumed to not induce cross-grain tension.

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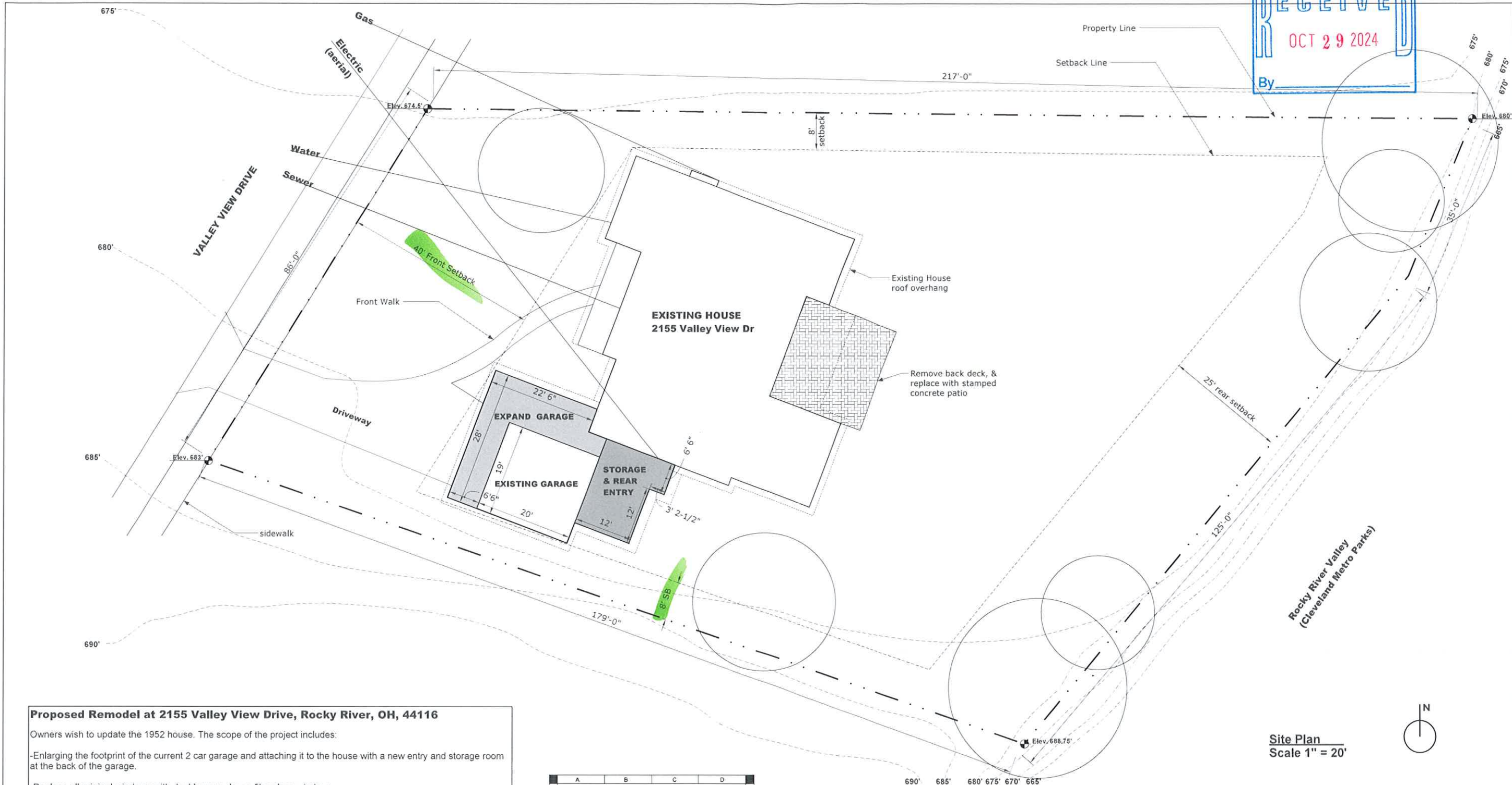
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ForteWEB Software Operator	Job Notes
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RECEIVED  
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By



#### Proposed Remodel at 2155 Valley View Drive, Rocky River, OH, 44116

Owners wish to update the 1952 house. The scope of the project includes:

- Enlarging the footprint of the current 2 car garage and attaching it to the house with a new entry and storage room at the back of the garage.
- Replace all original windows with double pane, low-e fiberglass windows.
- Update the electrical wiring & plumbing throughout the house.
- Remodel the kitchen, and all bathrooms with updated fixtures and cabinetry
- Finish a 195sf room in the currently unfinished attic with new wiring, insulation & sheetrock in the walls and ceiling, and new finish flooring.
- Update the interior of the basement, with insulated interior walls and electrical updates. The refinished basement will have a new recreation room with wet bar, a new bathroom, and a bedroom (with egress). Part of the scope of the basement remodel is to repair the back foundation wall located in the center of the back of the house. This repair is underneath the existing back deck, which will be removed and replaced with a stamped concrete patio on grade.
- All plumbing to follow 2024 Ohio Plumbing Code specifications.
- All electrical work to follow 2023 NEC guidelines in NFPA70, as modified by Chapter 34 of the RCO-Residential Code of Ohio.



Property location  
in Rocky River

#### Lot & Parcel Information

2155 Valley View Drive  
Rocky River, OH 44116

Cuyahoga County Parcel #:301-38-031  
Lot Size: 19,425sf (.45 acres)

Lot coverage: 15% current; 16% proposed.  
Building footprint: 2856 existing; 585sf proposed  
for total of 3441sf coverage.

Building Area:  
current: 2456sf & 2152 basement.  
proposed: 243sf on main level & 195sf in attic for 438sf additional.



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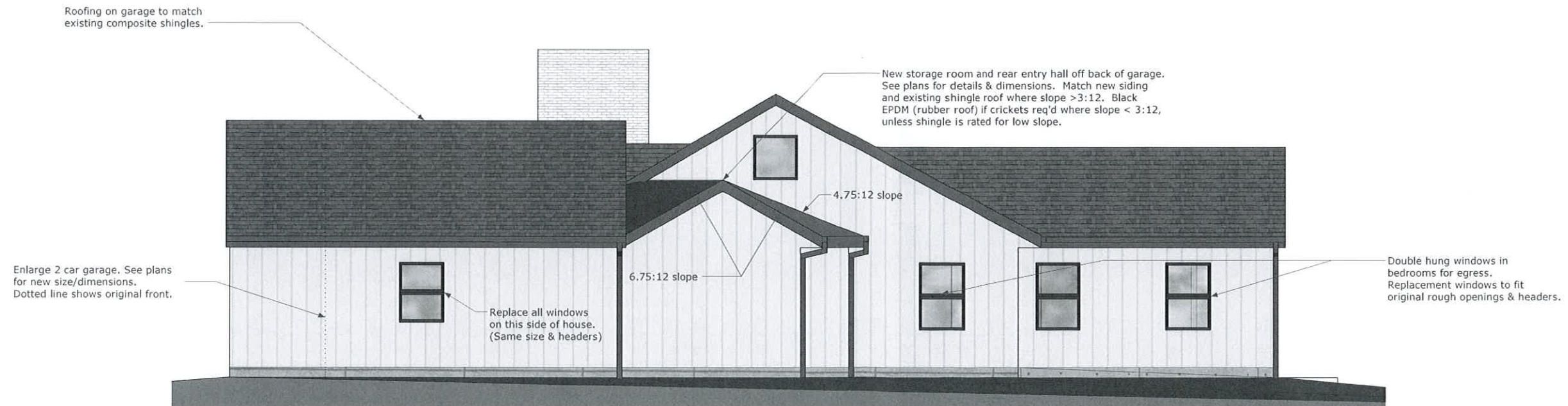
GARAGE EXPANSION & INTERIOR REMODEL  
@ 2155 VALLEY VIEW, ROCKY RIVER, OH 44116

OWNER: MARK EBNER; 440-666-2496; email: mde783@gmail.com  
MARK EBNER; 440-666-2496; email: mde783@gmail.com  
ARCHITECT: KEVIN EBNER; email: portland.riverhouse@gmail.com





**FRONT ELEVATION**  
**1/8"=1' SCALE**



**SOUTH ELEVATION (RIGHT SIDE)**  
**1/8"=1' SCALE**

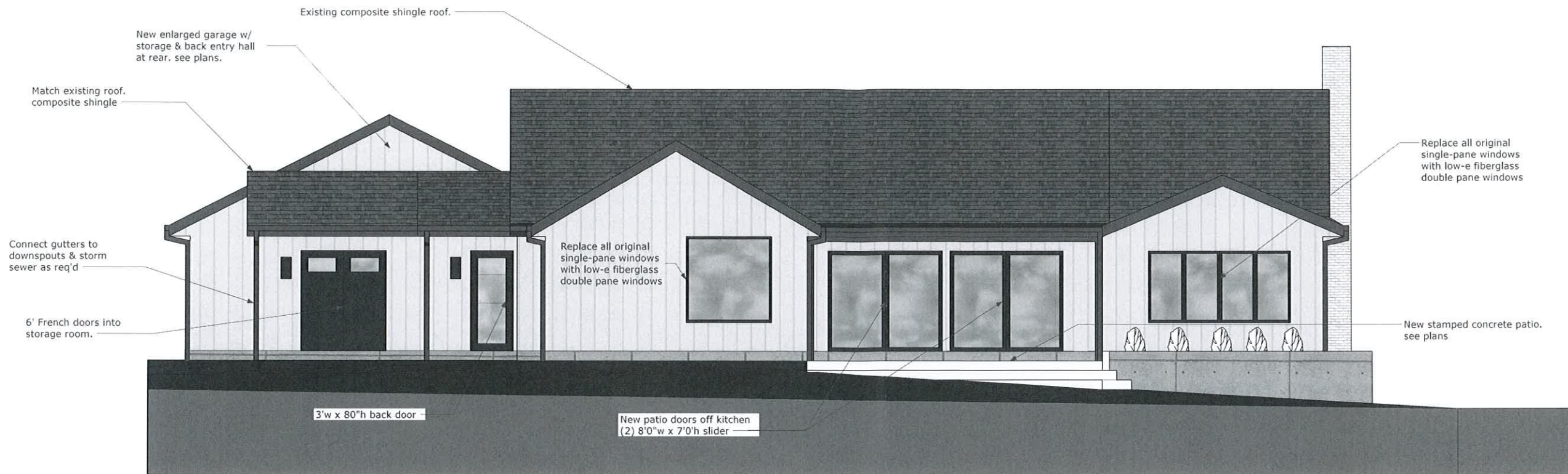
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**GARAGE EXPANSION & INTERIOR REMODEL**  
**@ 2155 VALLEY VIEW, ROCKY RIVER, OH 44116**



License #: 1416069  
Expires: 12/31/2025





**REAR ELEVATION**  
1/8"=1' SCALE



**NORTH ELEVATION (LEFT SIDE)**  
1/8"=1' SCALE

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 MARK EBNER; 440-666-2496; email: mde783@gmail.com  
 ARCHITECT: KEVIN EBNER; email: portland.riverhouse@gmail.com

**GARAGE EXPANSION & INTERIOR REMODEL**  
 @ 2155 VALLEY VIEW, ROCKY RIVER, OH 44116

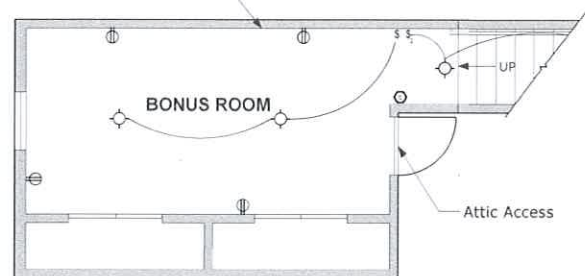


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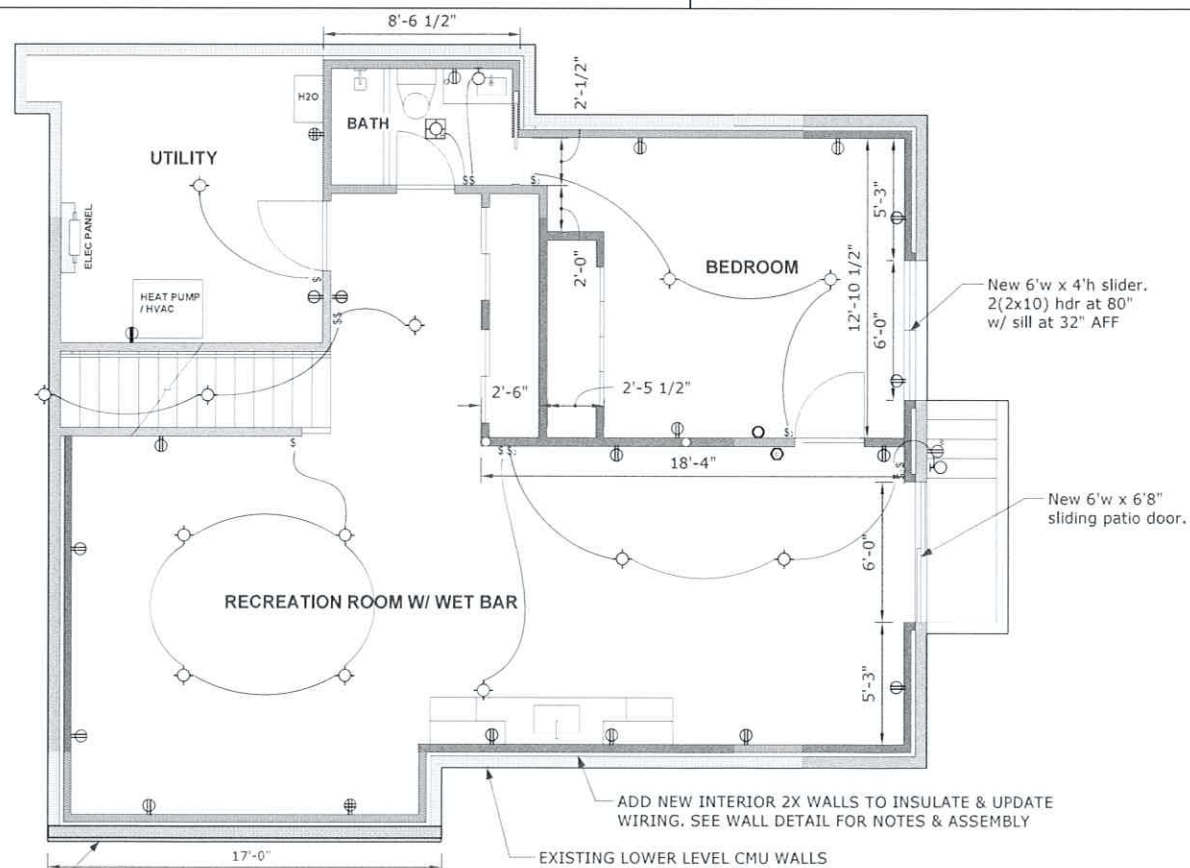


- Duplex outlet
- Quadplex outlet
- 240v outlet
- Ceiling fixture
- Wall fixture
- Fan/light
- Heat/fan/light
- Wall Switch
- Waterproof receptacle
- GFI receptacle
- Smoke detector
- CO & smoke detector
- Ceiling fixture w/ pull

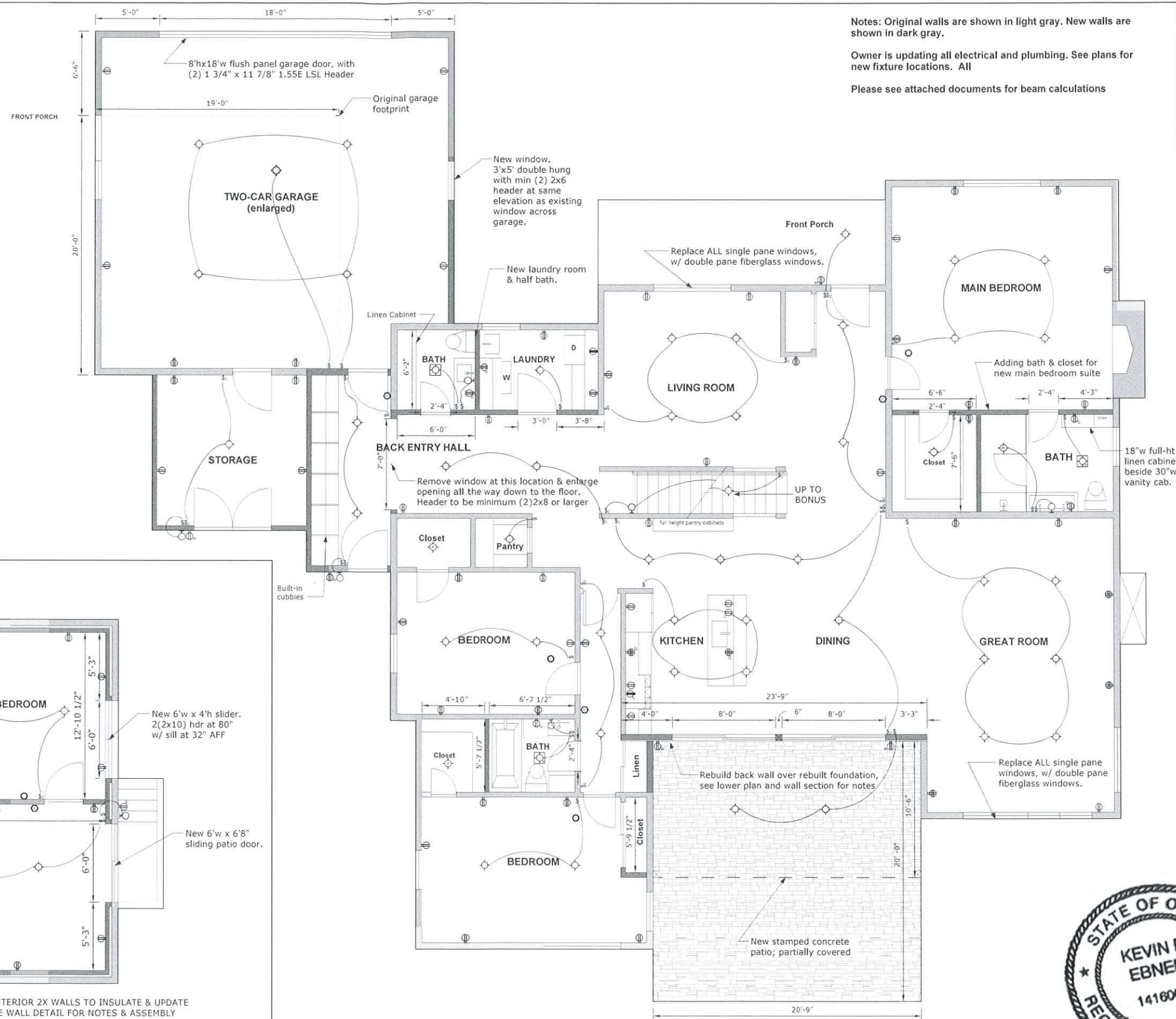
Finish bonus room in south end of attic w/ sheet rock, insulation, electrical & carpet.



UPPER FLOOR PLAN  
1/8" = 1' Scale



LOWER FLOOR PLAN  
1/8" = 1' Scale



MAIN FLOOR PLAN  
1/8" = 1' Scale

Notes: Original walls are shown in light gray. New walls are shown in dark gray.

Owner is updating all electrical and plumbing. See plans for new fixture locations. All

Please see attached documents for beam calculations

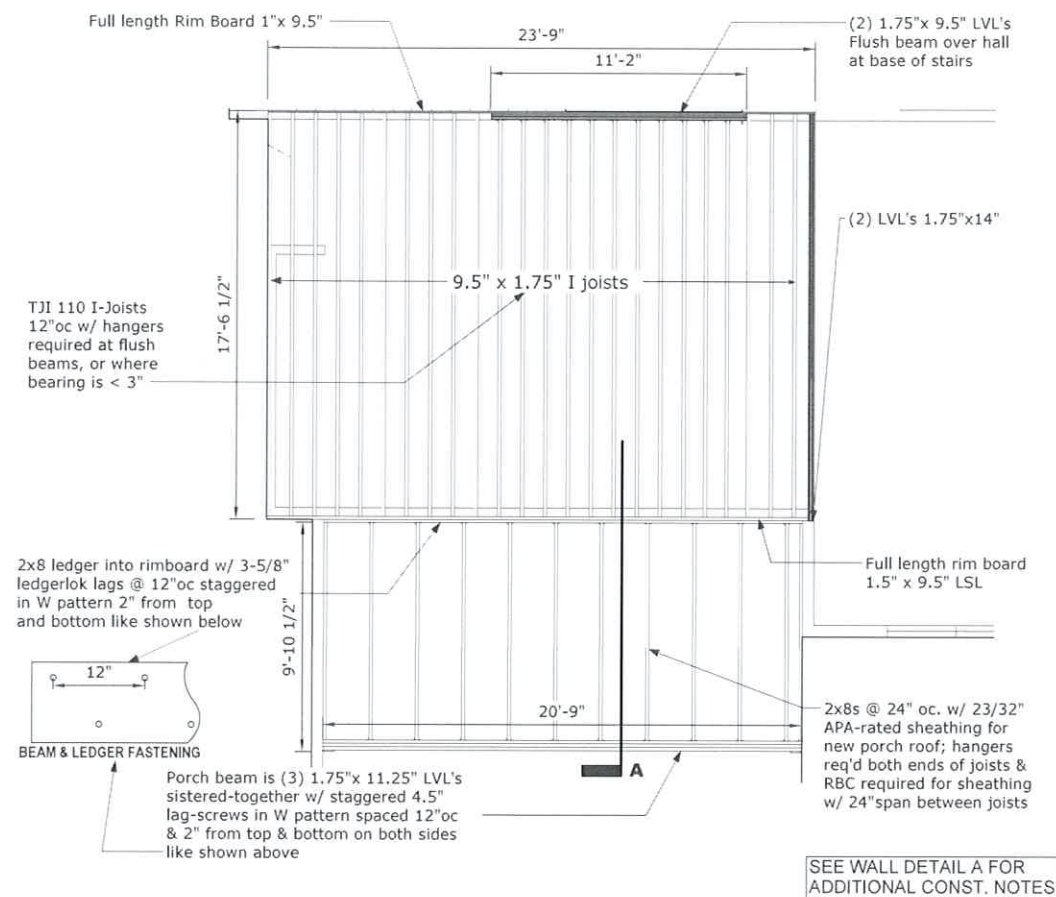
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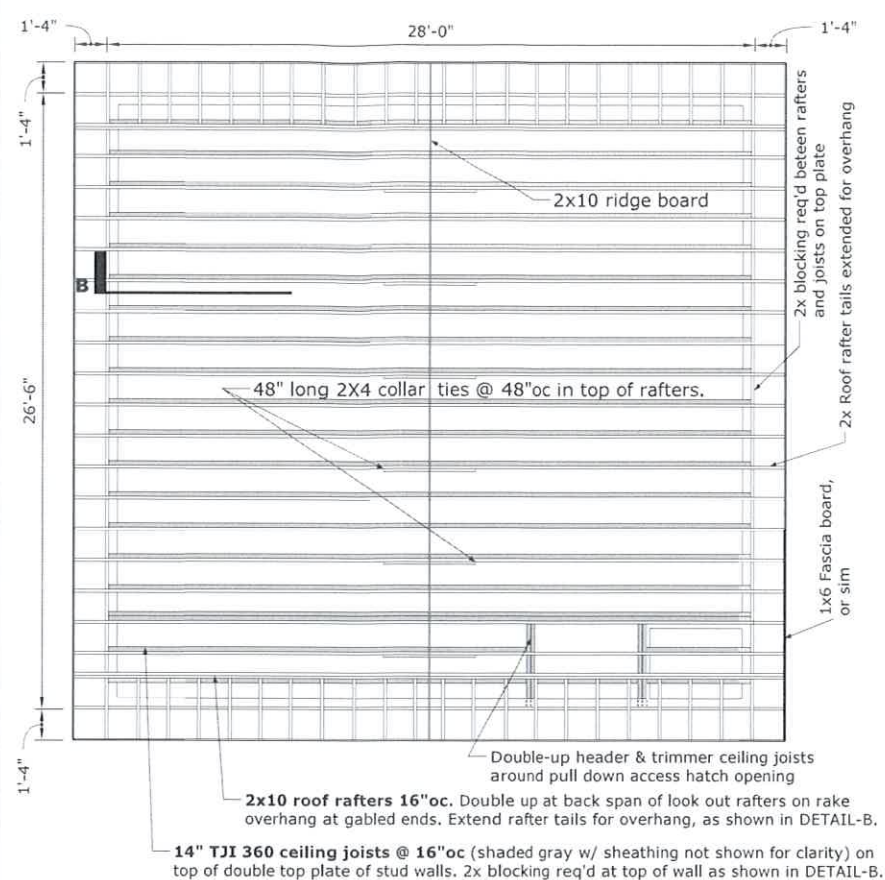


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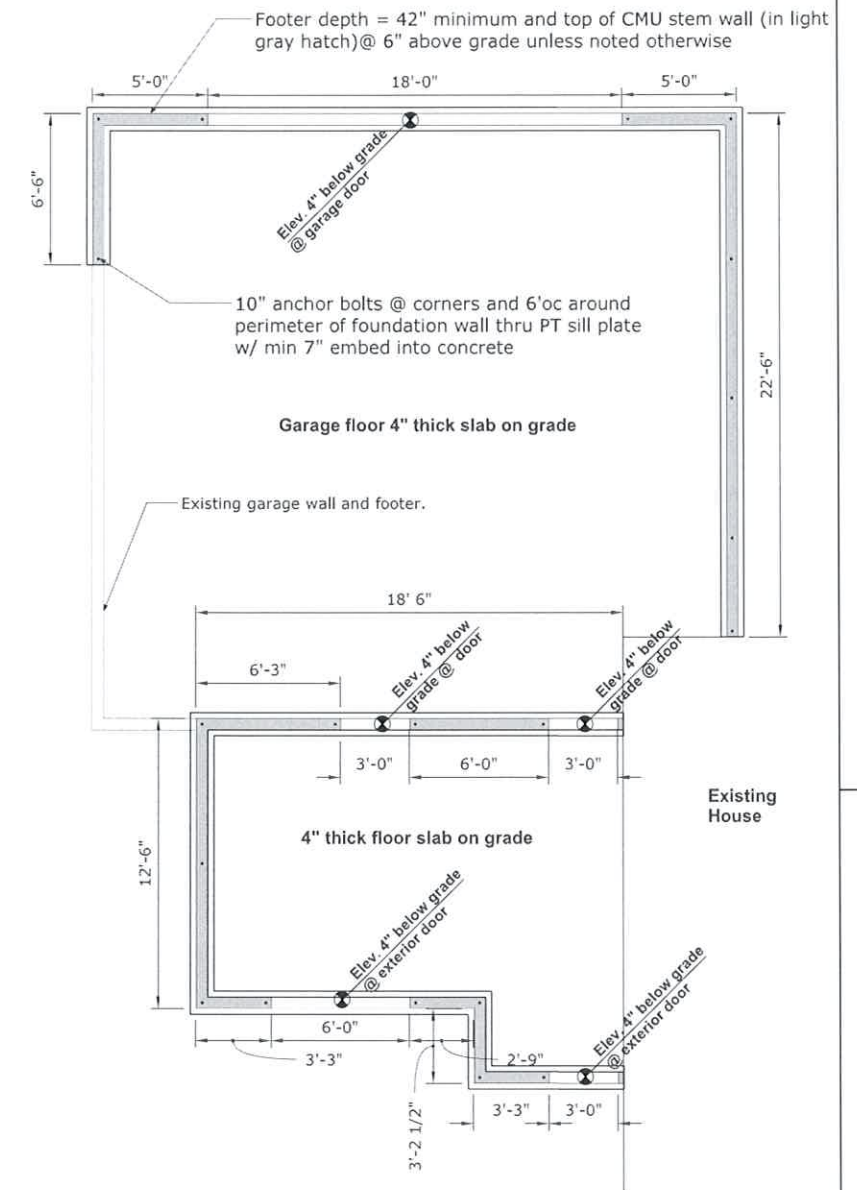




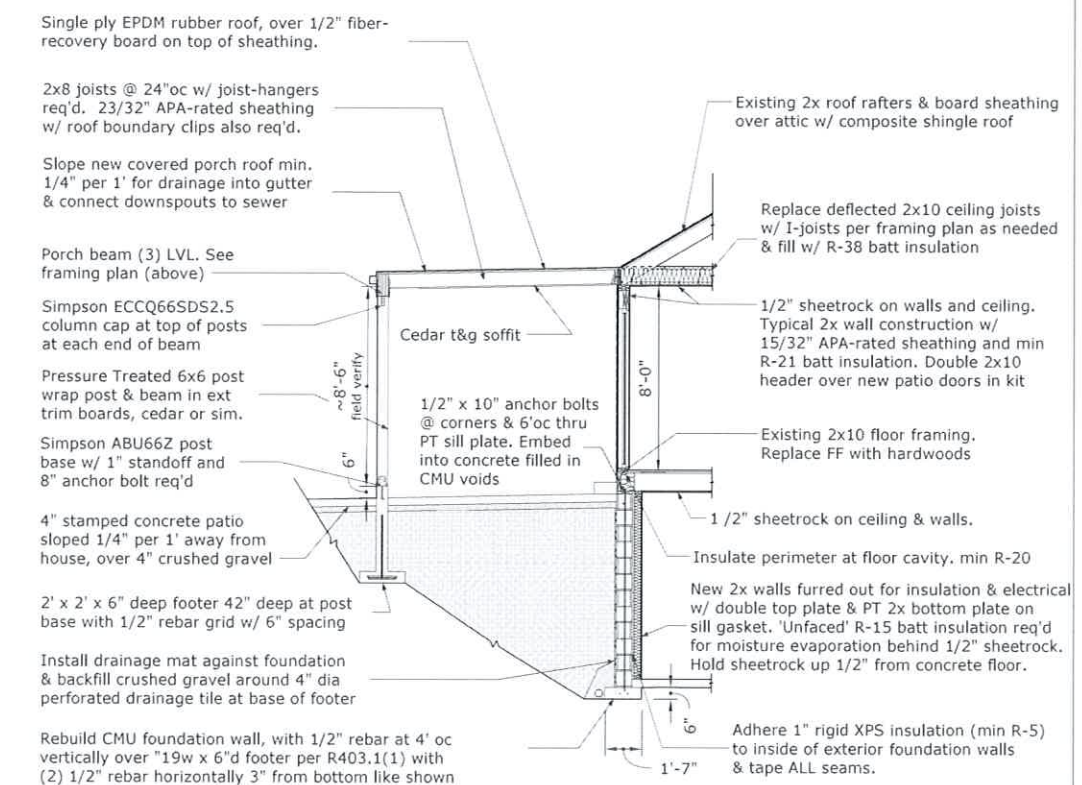
**FRAMING PLAN (ATTIC FLOOR/KITCHEN CEILING & COVERED PATIO ROOF)**  
1/8"=1' SCALE



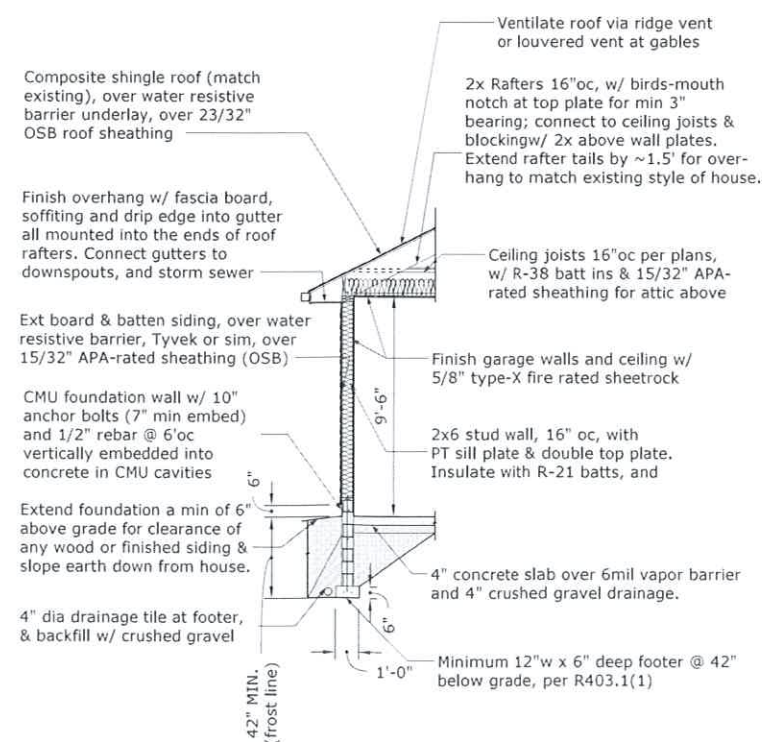
**FRAMING PLAN (GARAGE CEILING & ROOF)**  
1/8"=1' SCALE



**FOUNDATION PLAN**  
1/8"=1' SCALE



**WALL DETAIL -A NEW COVERED PATIO @ Repaired back wall of house**  
1/8"=1' SCALE



**GARAGE WALL DETAIL -B**  
1/8"=1' SCALE

**GARAGE EXPANSION & INTERIOR REMODEL**  
@ 2155 VALLEY VIEW, ROCKY RIVER, OH 44116

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