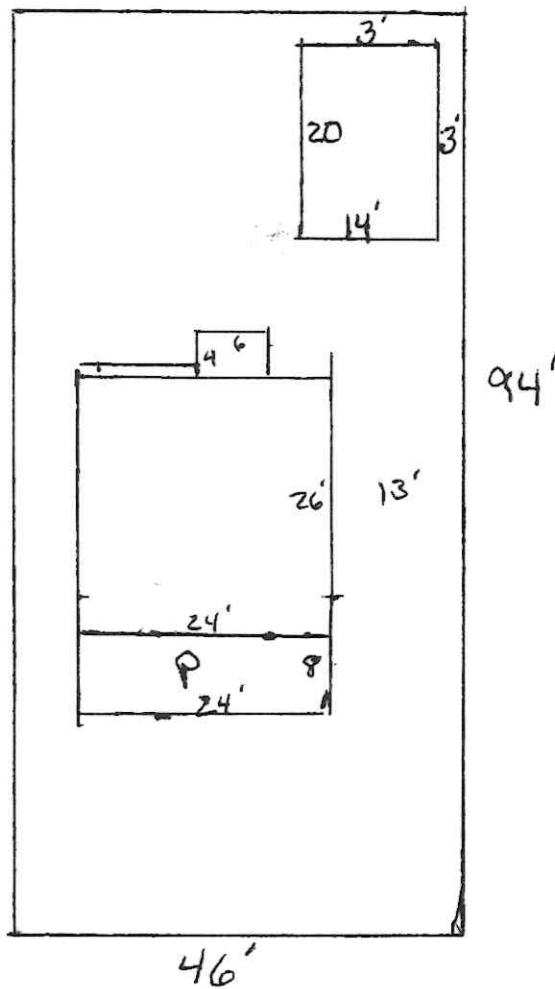


From: [Miriam Giardina](#)
To: [Brooke Siggers](#)
Cc: [Liz Thomson](#); [Duane Schreiner](#)
Subject: Re: Application for Garage Reno 1837 Cumberland Heights
Date: Wednesday, October 25, 2023 1:32:53 PM

The reason for demo/new construction is that the garage is rotting and falling apart. We are building upon the same footprint in existence. The parcel is a legal, non-conforming lot that does not have the requisite minimum lot area or lot width to accommodate a Code-conforming private parking garage. And the previously existing private parking garage on the lot was a single-car garage for single- family dwelling.

Mray Giardina



Elizabeth Thompson
1837 Cumberland Rd
Cleveland HTS 44118

CUYAHOGA COUNTY FISCAL OFFICER
 684-11-016 *Mark Chamberlain* 11/10/2021
 A-11122021-8
 GIARDINA, MARY K. & THOMPSON Tax Dist. 3110
 Surv. Part Int. LUC: \$100 EX:
 Sale Amt: \$ 0.00 LAND: 22,200
 Conv. Fee: \$ 120.00 BLDG: 87,700
 CoASTAL TITLE TOTAL: 89,900
 * 1 0 5 8 0 5 3 *

CUYAHOGA COUNTY
 OFFICE OF FISCAL OFFICERS - 2
 DEED 11/12/2021 2:24:58 PM
 202111120518

Deed
 Joint and Survivorship

State of Ohio
 County of Cuyahoga Coastal

Known All Men By These Presents, That Mary K. Giardina, Unmarried (hereinafter referred to as "Grantor"), who acquired title by Deed recorded as Instrument No. 201801030596 Recorder's Office Cuyahoga County, Ohio, for the consideration of \$0 to Grantor paid by Mary K. Giardina, Unmarried and Elizabeth Thompson, Unmarried (hereinafter referred to as "Grantee(s)"), whose tax mailing address will be 1837 Cumberland Road, Cleveland Heights, Ohio 44118 the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, eneoffed released and confirmed and by these presents doth grant, bargain, sell, alien, eneoff, release and confirm unto the Grantee(s), for their joint lives, remainder to the survivor of them, the following described property;

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio and known as being part of Original Euclid Township Lot No. 48 and bounded and described as follows:

Beginning on the Easterly line of Cumberland Road (40 feet wide) said Easterly line being also the Easterly line of land conveyed to Village of Cleveland Heights, Ohio by Deed dated December 14, 1916, and recorded in Volume 1812, Page 591 of Cuyahoga County records, at a point North 23 degrees 08' 50" West 96.46 feet (measured along said Easterly line) from the most Westerly corner of land conveyed to Herbert L. Flint by deed dated September 18, 1917 and recorded in Volume 1976, Page 384 of Cuyahoga County Records;

Thence North 23 degrees 08' 50" West along said Easterly line of Cumberland Road, 46.47 feet;

Thence North 69 degrees 36' 30" East 92.3 feet to a point 110 feet Westerly (measured at right angles) from the Westerly line of Lee Road (60 feet wide);

Thence South 19 degrees 03' 30" East parallel with said Westerly line of Lee Road, 44.21 feet to a point distant North 19 degrees 03' 30" West 94.33 feet from its point of intersection with the Northwestern line of land conveyed to Herbert L. Flint, as aforesaid;

Thence Westerly to the place of beginning and being further known as part of Sublots Nos. 3 and 4 in The Superior-Lee Road Land Company's proposed Subdivision of part of Original Euclid Township Lots Nos. 48 and 49, be the same more or less, but subject to all legal highways,

Permanent Parcel No. 684-11-016

Known as: 1837 Cumberland Rd., Cleveland Heights, OH 44118

Subject To All covenants, restrictions, easements, conditions and rights appearing of record; and Subject to any state of facts an accurate survey would show.

To Have And To Hold said premises, with the appurtenances thereunto belonging, to the said Grantee(s), and to the heirs and assigns of said Grantee(s), forever.

And The Said Grantor, and his successors, hereby covenants with the said Grantee(s), and the heirs and assigns of said Grantee(s), that said premises are free and clear from all encumbrances, whatsoever, by, from agreements, covenants and conditions of record; and Except any state of facts with which would be disclosed by an accurate survey of the premises herein conveyed.

Said Grantor, and his successors, hereby further covenants that said Grantor, and his successors, will Forever Warrant And Defend the same with the appurtenances thereunto belonging, unto said Grantee(s), and the heirs and assigns of said Grantee(s), against the lawful claims of all persons claiming by, from, through, or under the said Grantor herein.

Mary K Giardina
Mary K. Giardina

State of Ohio
County of Cuyahoga

On this 6th day of November, 2021, before me, a notary public, personally appeared Mary K. Giardina known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged that she executed the same as her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid on the day and year above written.



WILLIAM P. KREMER, III
Notary Public
in and for the State of Ohio
My Commission Expires
10-13-2024
ID #2019-RE-796750

William P. Kremer, III
Notary Public:

Print name: William P. Kremer, III







My commission expires: 10-13-2024

Document Prepared by:
O'Brien Legal Services, LLC
29550 Detroit Road, Suite 301
Westlake, Oh 44145
Dennis O'Brien

After recording, please send document
Coastal Title Agency, LLC
29550 Detroit Road, Suite 201
Westlake, Oh 44145

(continued)

TABLE R602.10.4—continued
BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
				Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs	$\frac{3}{8}$ "		See Section R602.10.6.2	See Section R602.10.6.2
	PEF Portal frame at garage	$\frac{7}{16}$ "		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	$\frac{3}{8}$ "		Exterior sheathing per Table R602.3(9) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
	CS-G ^{b,c} Continuously sheathed wood structural panel adjacent to garage openings	$\frac{3}{8}$ "		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	$\frac{7}{16}$ "		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB ^d Continuously sheathed structural fiberboard	$\frac{1}{2}$ " or $\frac{25}{32}$ " for maximum 16" stud spacing		$\frac{1}{2}$ " long x 0.12" dia (for $\frac{1}{2}$ " thick sheathing) $\frac{3}{4}$ " long x 0.12" dia (for $\frac{25}{32}$ " thick sheathing) galvanized roofing nails or 8d common $\frac{2}{3}$ " long x 0.131" dia (nails)	3" edges 5" field

Continuous Sheathing Methods:

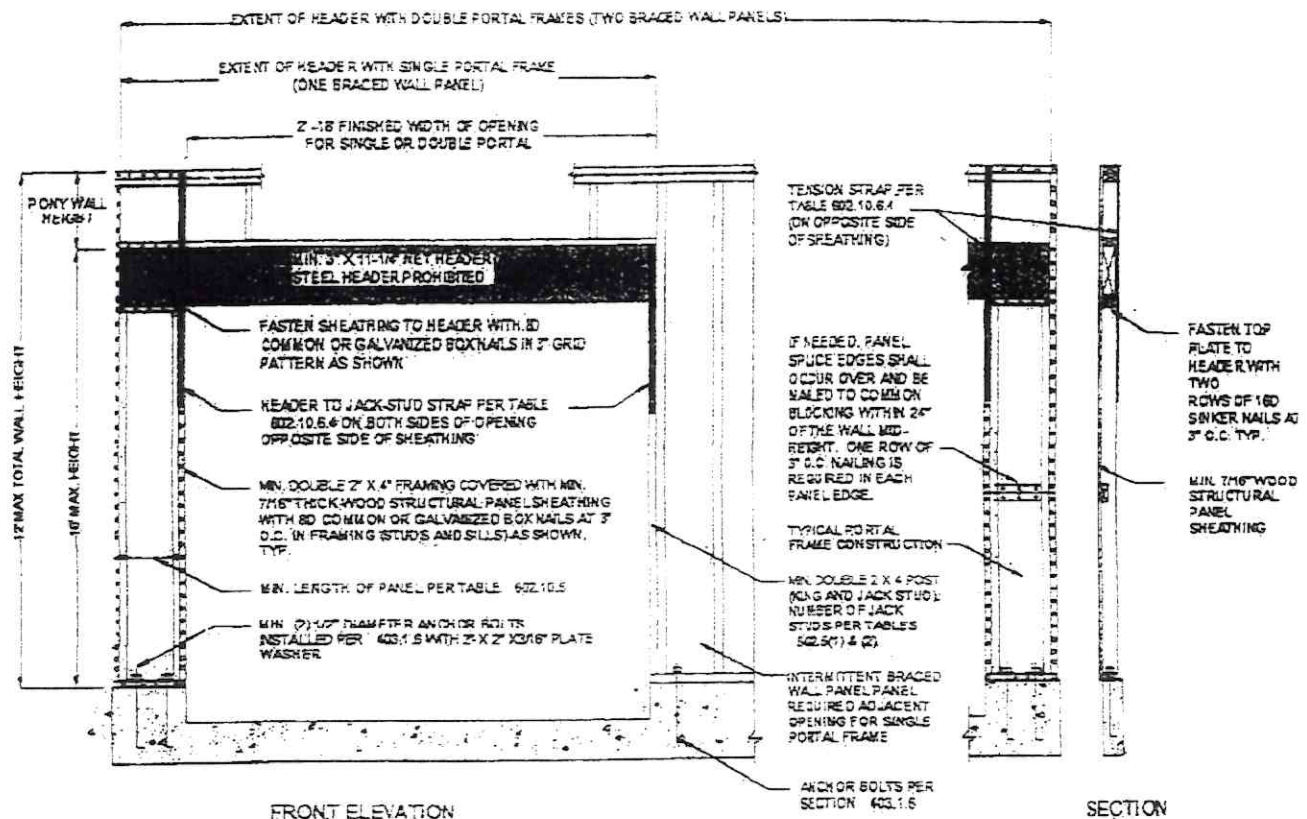


FIGURE 602.10.6.3

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

TABLE 602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHOD PFH, PFG AND CS-PF BRACED WALL PANELS

				TENSION STRAP CAPACITY REQUIRED (lb)					
				Basic Wind Speed					
				80	90	100	110	120	130
STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (ft)	MAXIMUM TOTAL WALL HEIGHT (ft)	MAXIMUM OPENING WIDTH (ft)	Exposure B			Exposure C		
2 x 4 No. 2 Grade	0	10	18	1000	1000	1000	1000	1000	1000
			9	1000	1000	1000	1000	1275	
	1	10	16	1000	1000	1750	1800	2325	3500
			18	1000	1200	2100	2175	2725	DR
	2	10	9	1000	1000	1025	1075	1550	2500
			16	1525	2025	3125	3200	3900	DR
			18	1875	2400	3575	3700	DR	DR
	2	12	9	1000	1200	2075	2125	2750	4000
			16	2600	3200	DR	DR	DR	DR
			18	3175	3850	DR	DR	DR	DR
	4	12	9	1775	2350	3500	3550	DR	DR
			16	4175	DR	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1000	1000	1325	1375	1750	2550
			16	1650	2050	2925	3000	3550	DR
			18	2025	2450	3425	3500	4100	DR
	4	12	9	1125	1500	2225	2275	2775	3800
			16	2650	3150	DR	DR	DR	DR
			18	3125	3675	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 lb = 4.45 N

a. DR = design required

b. Strap shall be installed in accordance with manufacturer's recommendations.

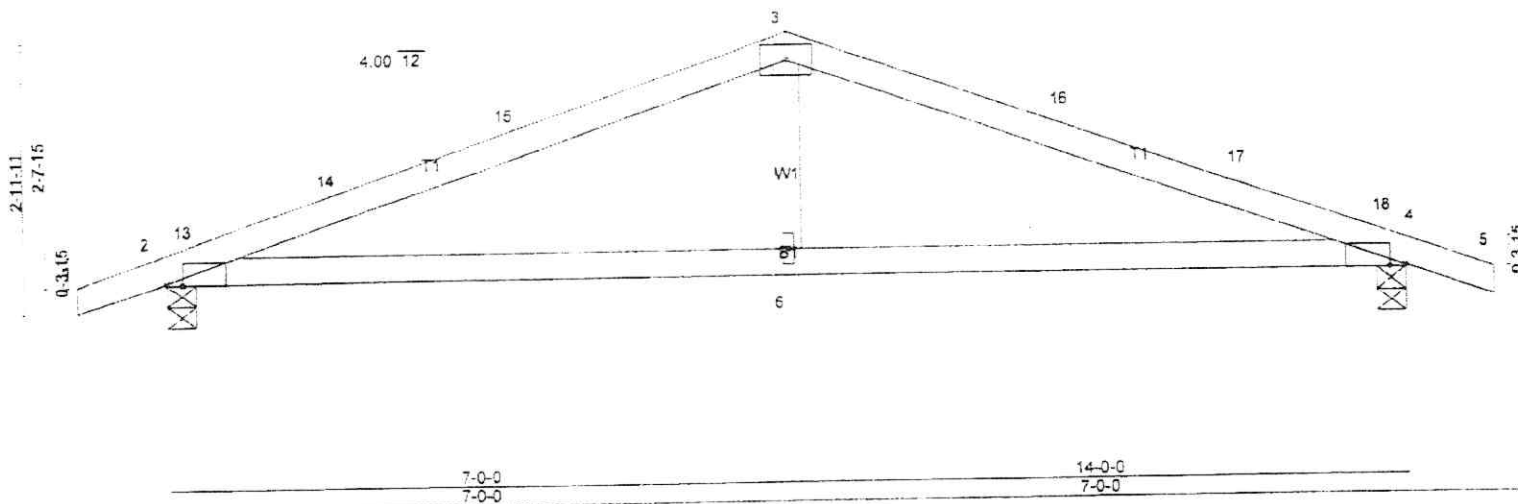


Plate Offsets (X,Y) = [2:0-2-2,Edge], [4:0-2-2,Edge]

LOADING (psf)	SPACING	2-0-0	CSI	DEFL.	in	(loc)	V/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.93	Vert(LL)	-0.16	6-12	>999	360
Snow (Pf/Pg)	23.1/30.0	Lumber DOL	1.15	BC	0.90	Vert(CT)	-0.25	6-12	>684	240
TCDL	10.0	Rep Stress incr	YES	WB	0.13	Horz(CT)	0.02	4	n/a	n/a
BCLL	0.0	Code IRC2018/TPI2014		Matrix-MSH						
BCDL	10.0									

Weight: 38 lb FT = 20%

LUMBER-
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
WEBS 2x4 SPF Stud

BRACING-
TOP CHORD
BOT CHORD

Sheathed or 2-2-0 oc purlins.
Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size) 2=670/0-4-0 (min. 0-1-8), 4=670/0-4-0 (min. 0-1-8)
Max Horz 2=-47(LC 21)
Max Uplift 2=-136(LC 12), 4=-136(LC 13)
Max Grav 2=759(LC 23), 4=759(LC 24)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-13=-474/98, 2-14=-1163/330, 14-15=-1085/337, 3-15=-1078/349, 3-16=-1078/349,
15-17=-1085/336, 4-17=-1163/330, 4-18=-474/99
BOT CHORD 2-6=-234/1030, 4-6=-234/1030
WEBS 3-6=0/326

NOTES-

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) -1-0-0 to 2-0-0, Interior(1) 2-0-0 to 7-0-0, Exterior(2R) 7-0-0 to 10-0-0, Interior(1) 10-0-0 to 15-0-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-16; Pr=20.0 psf (roof LL); Lum DOL=1.15 Plate DOL=1.15; Pg=30.0 psf; Pf=23.1 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 23.1 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 136 lb uplift at joint 2 and 136 lb uplift at joint 4.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

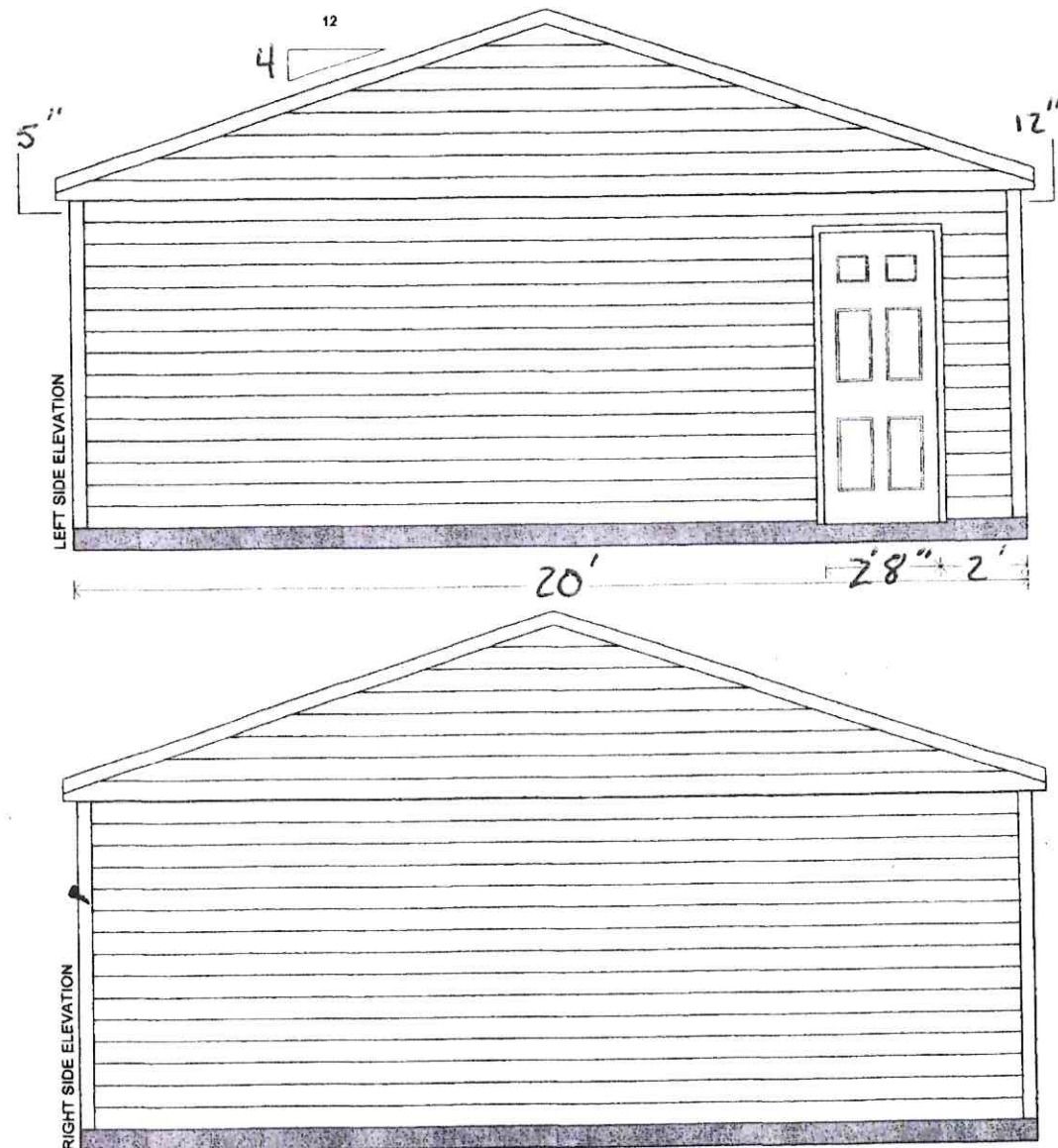
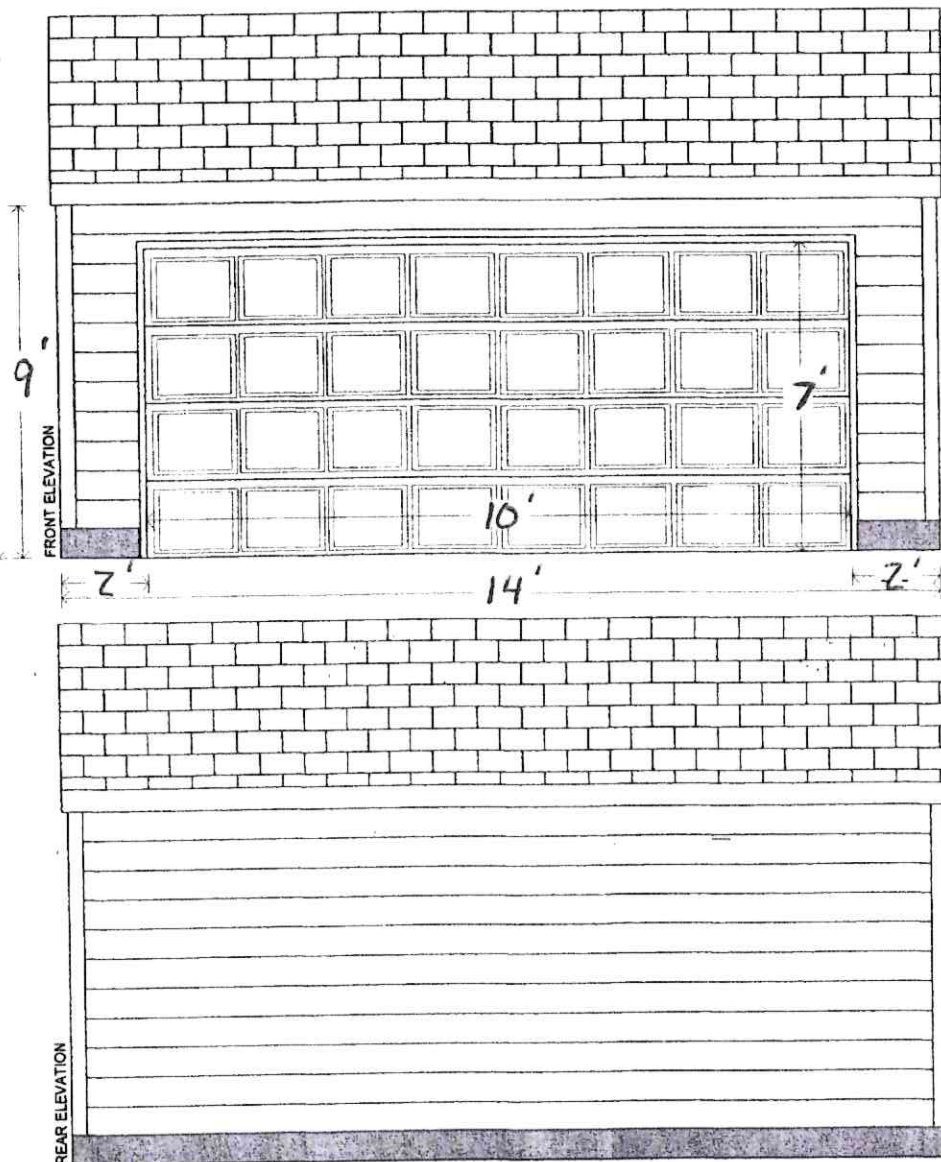
LOAD CASE(S) Standard



Dansco Engineering LLC
COA: 02356
Date: 01/11/2022

WARNING - VERIFY DESIGN PARAMETERS AND READ NOTES BEFORE FABRICATION AND INSTALLATION!!!

This truss design is adequate for the design parameters shown. Review and approval of design parameters is the responsibility of the building designer, not the truss designer or truss engineer. Permanent bracing requirements against out-of-plane buckling are noted/shown for individual truss members (and for the truss as a whole) subjected to gravity and wind loads. Additional permanent bracing design shall be the responsibility of the design professional of record. Temporary and erection bracing shall be the responsibility of the contractor. Reference ANSI/TPI-1, "National Design Standard for Metal Plate Connected Wood Truss Construction" and TPI/WTC A BCSI-06, "Building Component Safety Information Guide to Good Practice for Handling, Installing, Restraining and Bracing of Metal Plate Connected Wood Trusses" for additional information.



MICHAEL GERSON
DBA SHANNONWOOD HOMES LLC.
1635 WOOD RD.
CLEVELAND HEIGHTS, OHIO 44121
216-215-2319

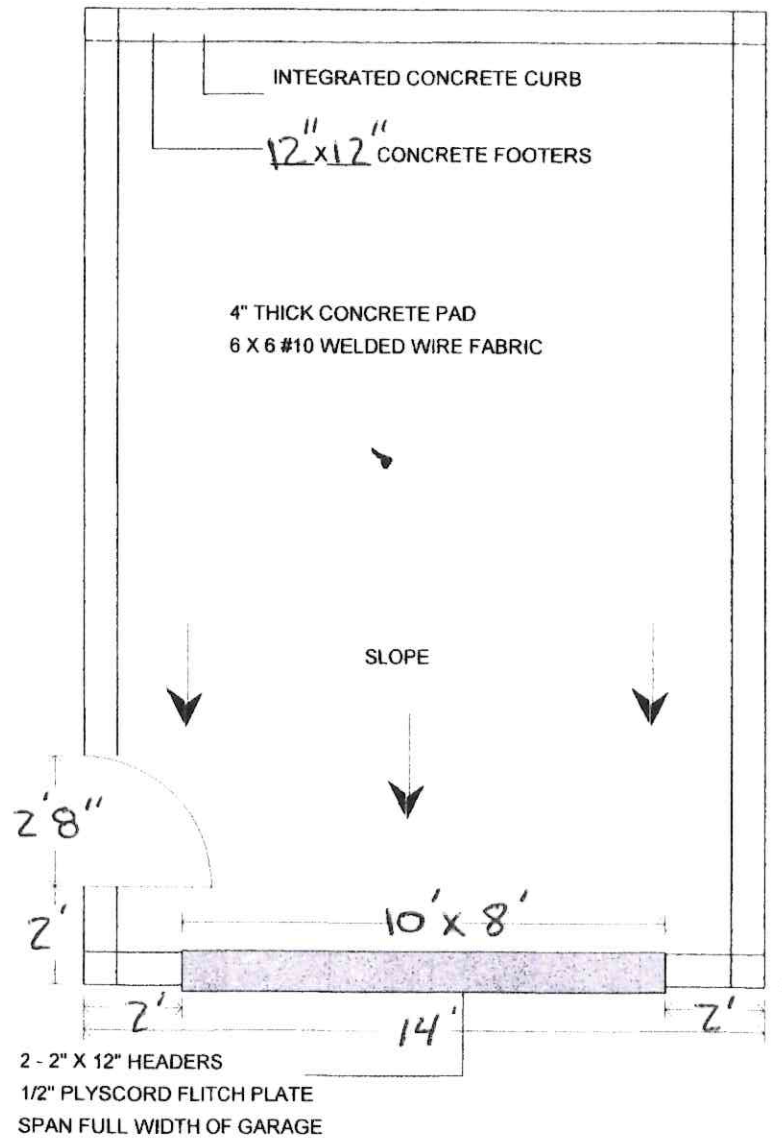
14' x 20' REVERSE GABLE GARAGE
4/12 ROOF PITCH
SCALE: 1/4" = 1'-0"

HOMEOWNER

Elizabeth Thompson
1837 Comberland Rd
Cleveland Hts 44121B
317-457-0007

SPECIFICATIONS

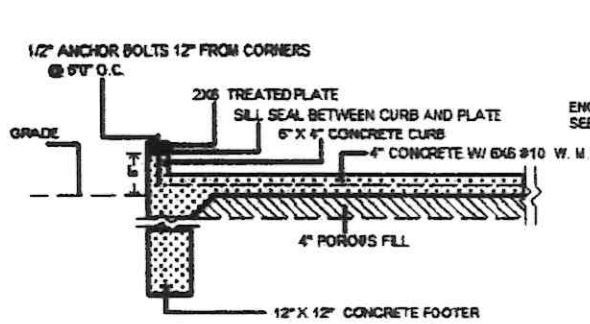
SIDING: Vinyle Thistle DBL 5"
TRIM: white Aluminum
OH DOOR: 10' x 8' white Stockton
GUTTERS & D/S: white
DISCHARGED TO: Drywell



MICHAEL GERSON
 DBA SHANNONWOOD HOMES LLC.
 1635 WOOD RD.
 CLEVELAND HEIGHTS, OHIO 44121
 216-215-2319

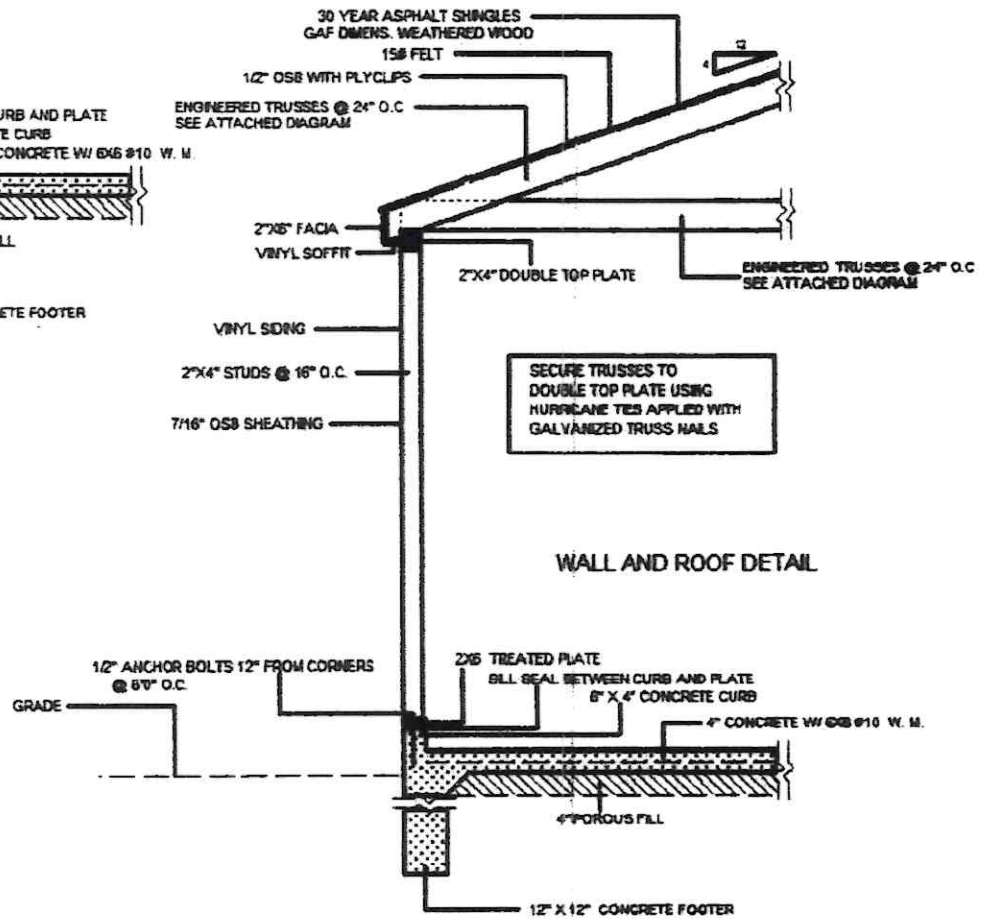
14' x 20' GABLE GARAGE
 4/12 ROOF PITCH

FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SLAB AND FOOTER SECTION

SCALE = 1:24



WALL AND ROOF DETAIL









BLUE



THISTLE⁺



BEIGE



