

Bayside Shores Unit 4C

Bayside Shores, Unit 4C
10556 E. Bayshore Rd.
Marblehead, Ohio
43440

PREPARED BY:

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drawing index

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code summary & design criteria

2019 residential code of ohio ROC)
2018 international energy conservation code (IECC)
2017 national electric code (NED)

Design Snow Load:
section 301 design criteria
figure 301.2(5) ground snow loads
roof snow load = 20 psf

Design Wind Load:
table 301.2(2) component and cladding loads for a building
with a mean roof height of 30 feet located in exposure b
90 mph (3 second gust)

building information

Square Foot (Finished/Living)	
Basement	655
Main Floor	883
Upper Floor	1053
Total	2591
Concrete	
Basement	810
Garage	289
Entry Covered Porch	0
Rear Covered Porch	0

general notes

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do not scale drawings, written dimensions govern.

if a discrepancy or conflict between code requirements, drawings details, specifications, engineering data, manufactures' recommendations, or owner provided information becomes know to the contractor, he or she shall promptly report to the conflict or discrepancy in writing to the architect or owner's representative for clarification and corrected action, in addition, any work installed in conflict with requirements identified herein, without proper notification shall be corrected by the contractor at this or her expense, and at no cost to the architect, engineer, occupant, or building owner.

all exterior dimensions are from face of masonry to face of masonry, or face of sheathing unless otherwise noted. verify all dimensions prior to beginning work.

all interior dimensions are from the face of rough framing to face of rough framing unless otherwise noted. verify all dimensions prior to beginning work.

sub-contractor shall determine erection procedure and sequencing and provide whatever bracing that may be required to complete the work.

verify all rough openings with manufacturer prior to framing.

each sub-contractor shall obtain and pay for required permits and schedule at inspections and coordinate all trades.

the contractor and sub-contractors shall be solely responsible for complying with all federal, state and local safety requirements together with exercising precautions at all times for the protection of all persons including employees and property. it is the sole responsibility of the contractor and subcontractors to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work.

draftstopping shall be provided in all attic areas exceeding 3,000 sq. ft. in area

firestopping shall be installed in all concealed spaces of stud walls and partitions including furred or studded off spaces of masonry or concrete walls, and at the ceiling and floor or roof levels. firestopping shall be installed at the interconnections between vertical and horizontal spaced such as occurring at soffits over cabinets, drop ceilings, cove ceiling and etc.

symbols and abbreviations used on these drawings are considered to be construction standards. if the contractor has questions regarding abbreviations or symbols as to their exact meaning, the designer shall be notified at once for clarification.

symbol legend

- point load above, continues load
- point load above, transferred load to there bearing
- section
- sheet
- cross section
- sloped ceiling direction
- stair direction
- elevation heights
- inches
- feet
- door size (3'-0")

- existing floor joist/ceiling joist/rafter direction
- floor joist direction
- ceiling joist direction
- rafter direction
- roof truss direction
- roof truss girder
- multiple joist or lvl
- steel beam
- footer
- closet rod and shelf
- kitchen cabinet and cased openings

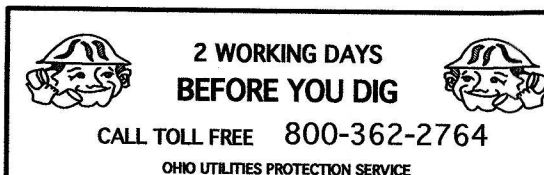
- cantilever floors
- other floor building lines
- roof line
- elevation lines
- hidden line & post footing
- regular object line
- center line
- main floor walls
- upper floor walls
- basement floor walls

- half wall
- face brick
- walls above
- plumbing fixtures above
- c.m.u. foundation wall
- contrasting foundation wall
- poured foundation wall
- living room
- room name

abbreviation legend

a.f.f. above finish floor	elev. elevation	max. maximum	sched. schedule
a.c.t. acoustical ceiling tile	eq. equal	mech. mechanical	sht. no. sheet number
alum. aluminum	ex. existing	mtl. metal	sect. section
approx. approximate	exp. jt. expansion joint	min. minimum	stl. fr. steel frame
bd. board	fin. finish	midg. moulding	struct. structural
b.o. bottom of	fir. floor	mtd. mounted	s.g. supply grille
blk'g blocking	g.b. glass block	mtgr. manufacturer	susp. clg. suspended ceiling
bm. beam	gl. glass	n.i.c. not in contract	sim. similar
c.t. ceramic tile	gyp. bd. gypsum board	n.t.s. not to scale	t. tread
clg. ceiling	h.m. hollow metal	o.c. on center	t.o. top of
cl. center line	h.p. high point	o.d. outside dimension	typ. typical
c.j. control joint	ht. height	opn'g opening	u.n.o. unless noted otherwise
cfr. clear dimension	hr. hour	plas. plaster	v.i.f. verify in field
cmu. concrete masonry unit	i.d. inside dimension	plam. plastic laminate	vin. vinyl
col. column	insul. insulation	ptd. painted	vnr. veneer
conc. concrete	jst. brg. joist bearing	plumb. plumbing	v.b. vapor barrier
contr. contractor	l.p. low point	r. riser	w.w.f. welded wire fabric
cpt. carpet	m.o. masonry opening	r.d. roof drain	w/ with
d.s. down spout	mas. masonry	r.o. rough opening	wd. wood
dbl. double	mat'l. material	ref. refer	w.p. work point
dfl. detail		rein. reinforced	win. window
dwn. down		r.g. return grille	
dwg (s) drawings		rig. roofing	
ea. each			
elec. electrical			

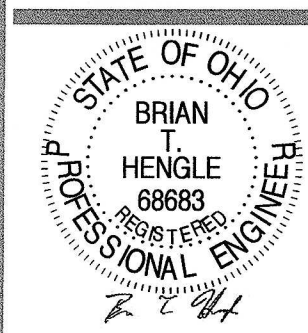
consultants



baseline structural criteria & design information

Framing Lumber (Minimum): E = 1,600,000 psi Fb = 1400 psi Fv = 105 psi	Microlam (LVL): E = 1,900,000 psi Fb = 2600 psi Fv = 285 psi	Parallam (PSL): E = 2,000,000 psi Fb = 2900 psi Fv = 290 psi	Steel: ASTM A-36 E = 29,000,000 psi Fb = 22 ksi Fv = 14.5 ksi	Wind Speed (design) 90 MPH ASD / 115 MPH ULT exposer B	Concrete: Interior = 3000 psi Exterior = 4000 psi (air)	Soil Bearing Capacity (Min.): 2000 psf assumed geotechnical engineering to verify for existing foundation	Live Loads: Roof = 30 psf Floor = 40 psf Ceilings = 20 psf Attic = 10 psf (no storage) Attic = 20 psf (limited storage) Decks = 40 psf Balconies (Exterior) = 40 psf	Dead Loads: Roof = 15 psf Ceilings = 10 psf Floor = 12 psf	Allowable Deflection: Rafters = L/180 Ceilings = L/240 Floors = L/360 Beams & Headers = L/360 Lintels for Masonry= L/600 (L = Span Length)	Truss Data (Min.): Top Chord: LL= 25 psf DL= 10 psf Bottom Chord: LL= 10 psf (no storage) DL= 5 psf	Seismic Category B	Engineered Products LVL's, PSL's, TJ's by Truss Joist Weyerhaeuser
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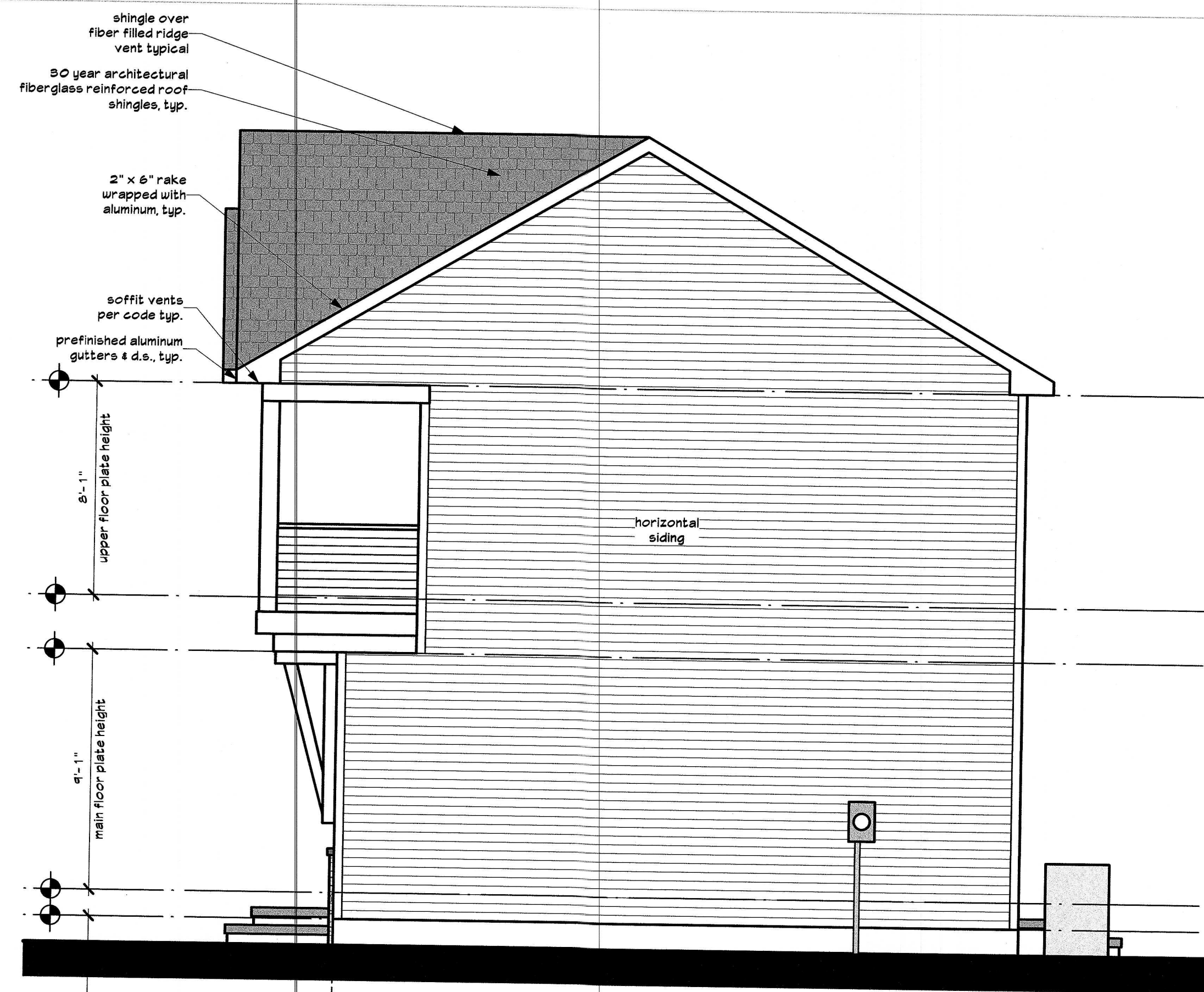
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SHEET TITLE

cover sheet

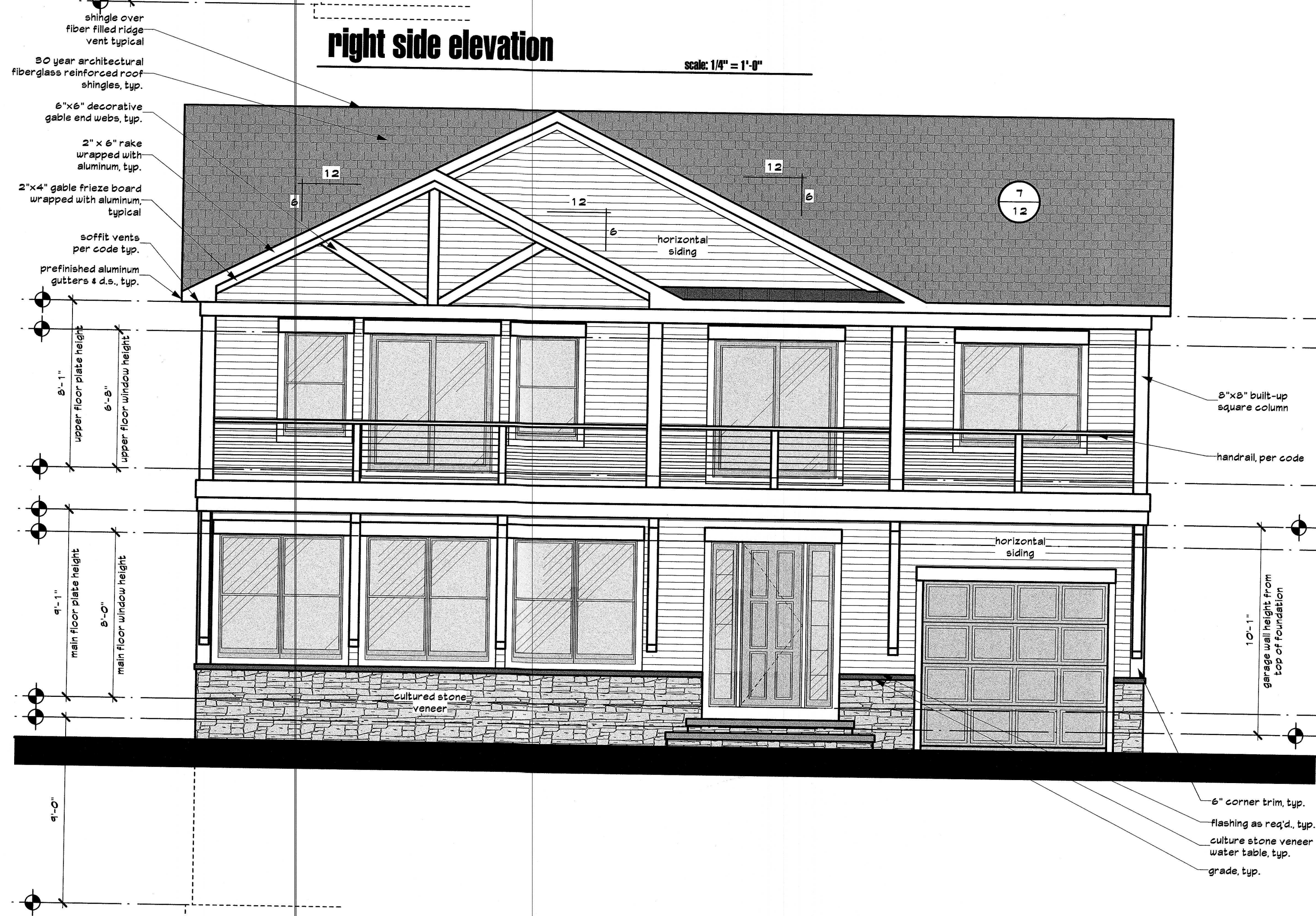
SHEET

A-1



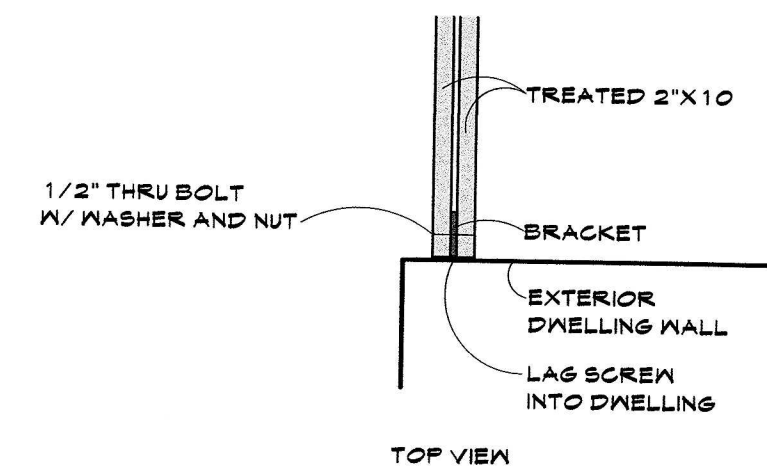
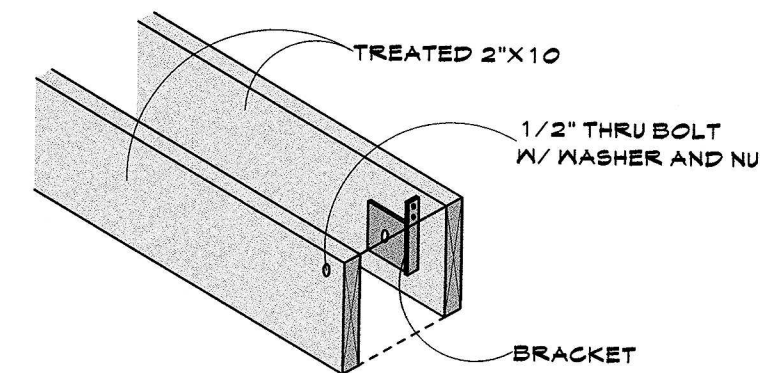
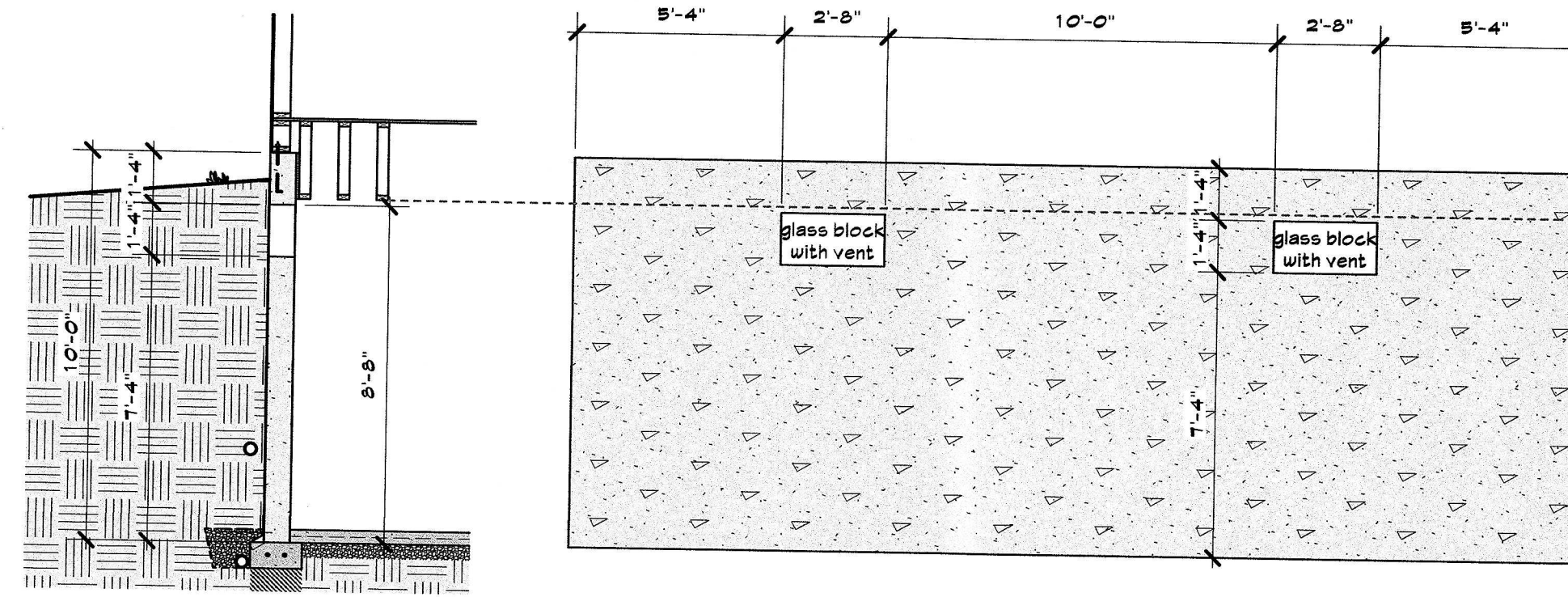
right side elevation

scale: 1/4" = 1'-0"

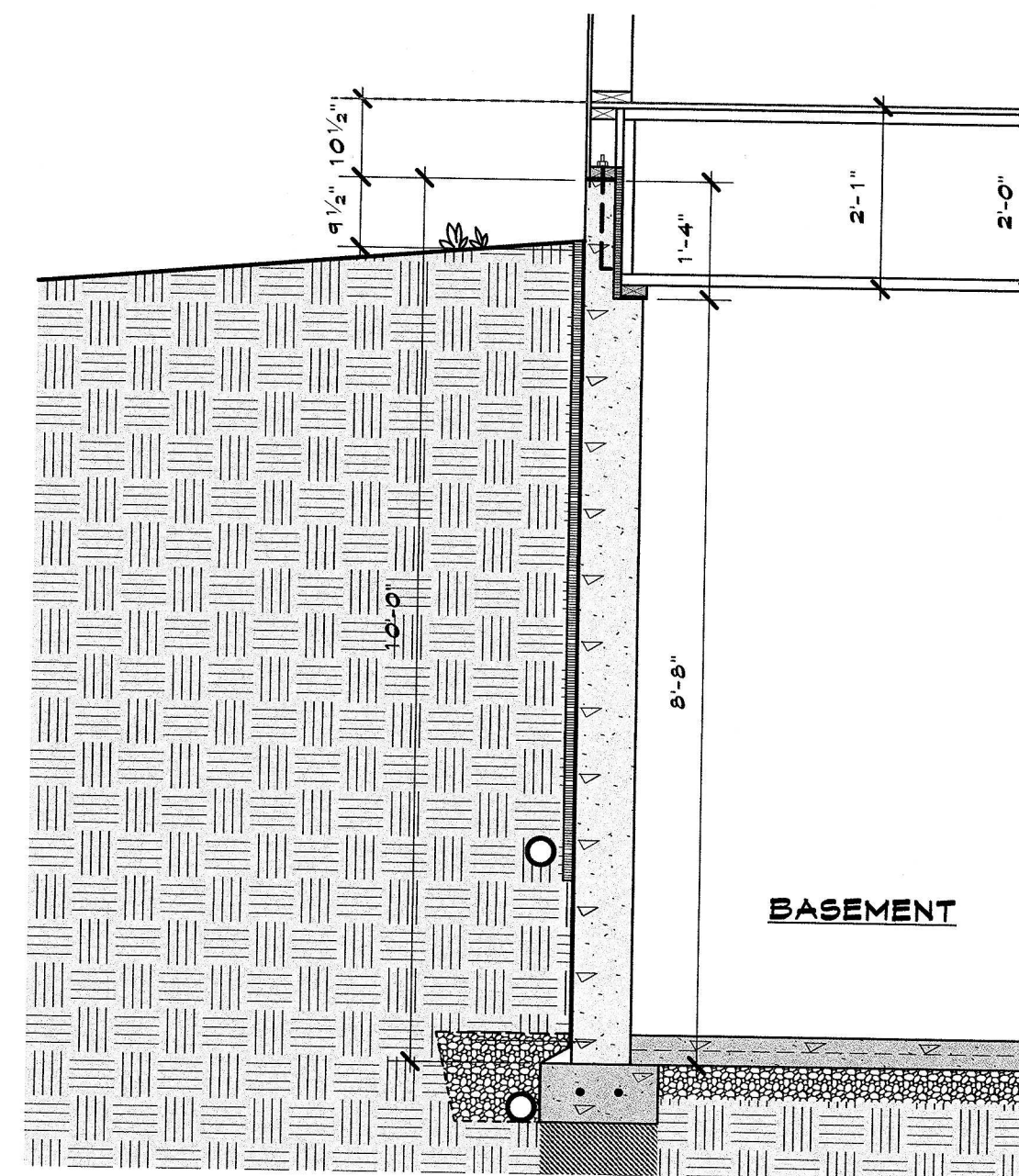


front elevation

scale: 1/4" = 1'-0"

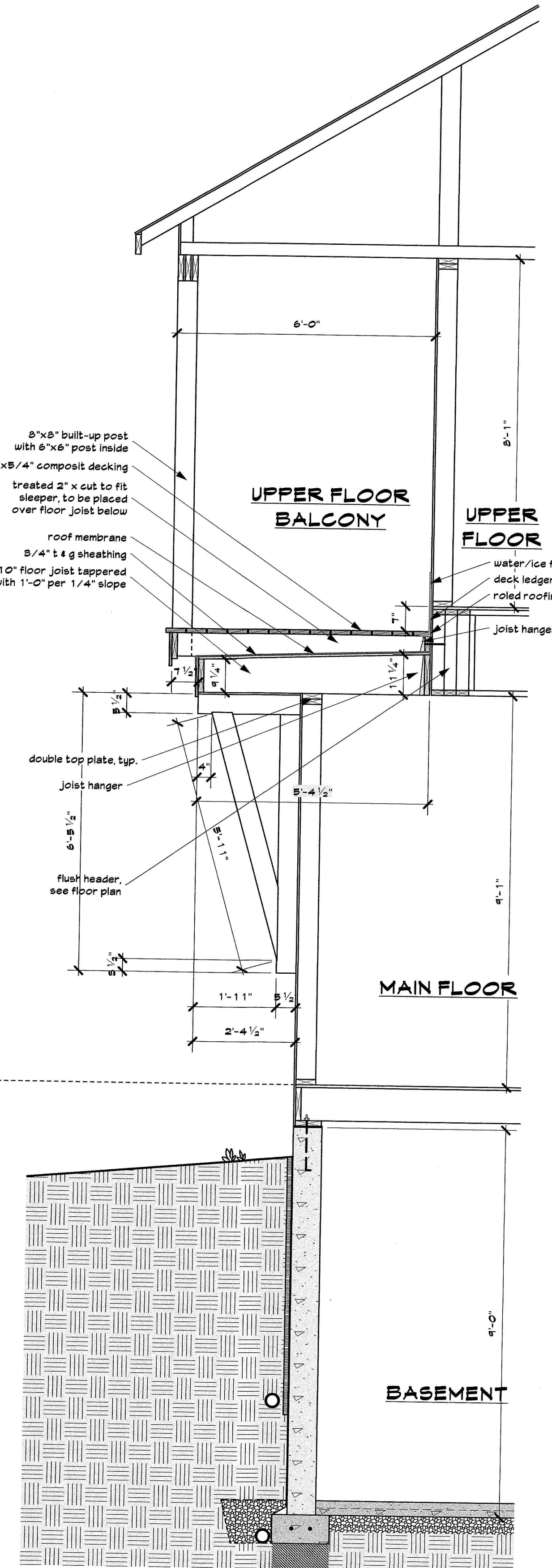


Connection Detail Between Units



section "option"

scale: 3/8" = 1'-0"



section "A"

scale: 3/8" = 1'-0"

note

- 1) building contractor to verify all materials, finishes and sizes prior to construction.
- 2) provide safety glass for window glazing < 18" a.f.f. or adjust window size typ.
- 3) field verify all window locations & rough openings as required with window manufacturers specifications.
- 4) treated wood notes: all anchors, connectors, fasteners etc. must be of suitable material to resist reaction or corrosion with the treated lumber. consult with manufacturer or material supplier for proper fasteners required.

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elevations

SHEET

A-2

of 8

note

1) building contractor to verify all materials, finishes and sizes prior to construction.

2) provide safety glass for window glazing < 18" a.f.f. or adjust window size typ.

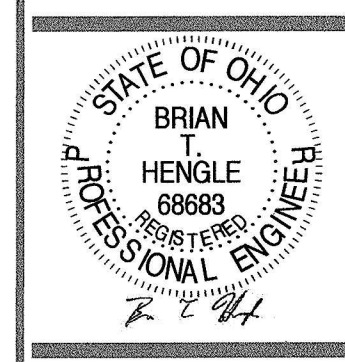
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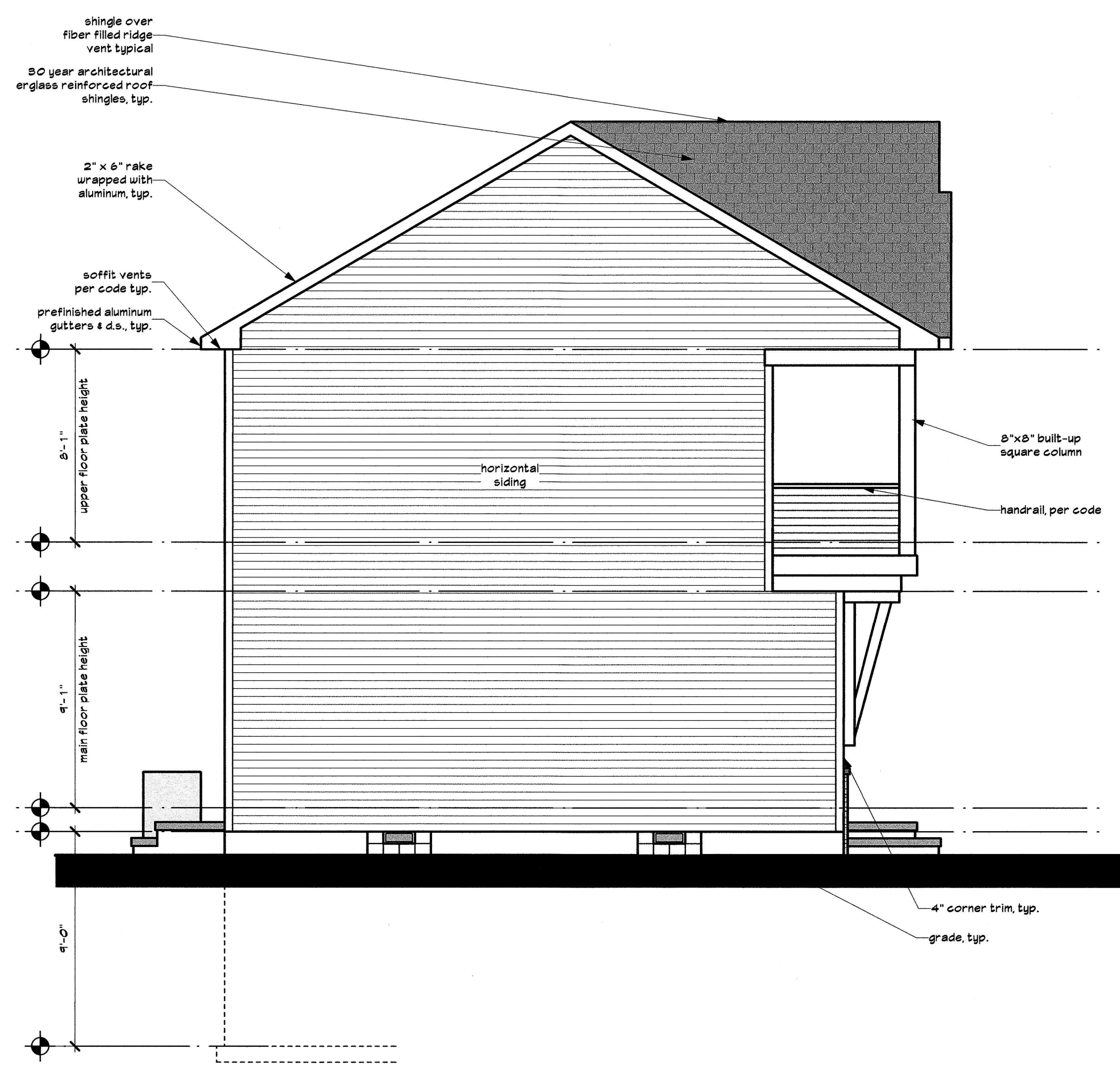
2/7/25 as-builts
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SHEET TITLE

elevations

SHEET

A-3
of
8



left side elevation

scale: 1/4" = 1'-0"



rear elevation

scale: 1/4" = 1'-0"

header schedule

typical header u.n.o.

- * (2) 2"x10" with 1/2" plywood spacer for 2"x4" walls.
- * (3) 2"x10" with 1/2" plywood spacer for 2"x6" walls.

lvl notes

- * lvs denote laminated veneer lumber sections with section depths indicated on plan.
- * all lv's are 1 3/4" wide typical.
- * all lv's are flush with floor framing u.n.o.

column schedule

- * unless noted otherwise, 4'-0" openings shall have 1 jamb & 1 king stud each side, openings over 4'-0" shall have 2 jamb & 2 king studs each side.
- * block all posts & multi stud posts to solid support below. multi stud posts shall be glued & nailed.
- * all columns to be laterally braced full length.

C1	(3)2x4	C6	(5)2x6
C2	(4)2x4	C9	(6)2x6
C3	(5)2x4	C10	6x6
C4	(6)2x4	C11	3 1/2" x 5 1/4" PSL
C5	4x4	C12	5 1/4" x 5 1/4" PSL
C6	(3)2x6	C13	has 4x4 square steel column with 1/2" bearing plate and cap plate bolted to sound bearing and beam above
C7	(4)2x6	C14	3" dia. adjust. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing

post & footing schedule

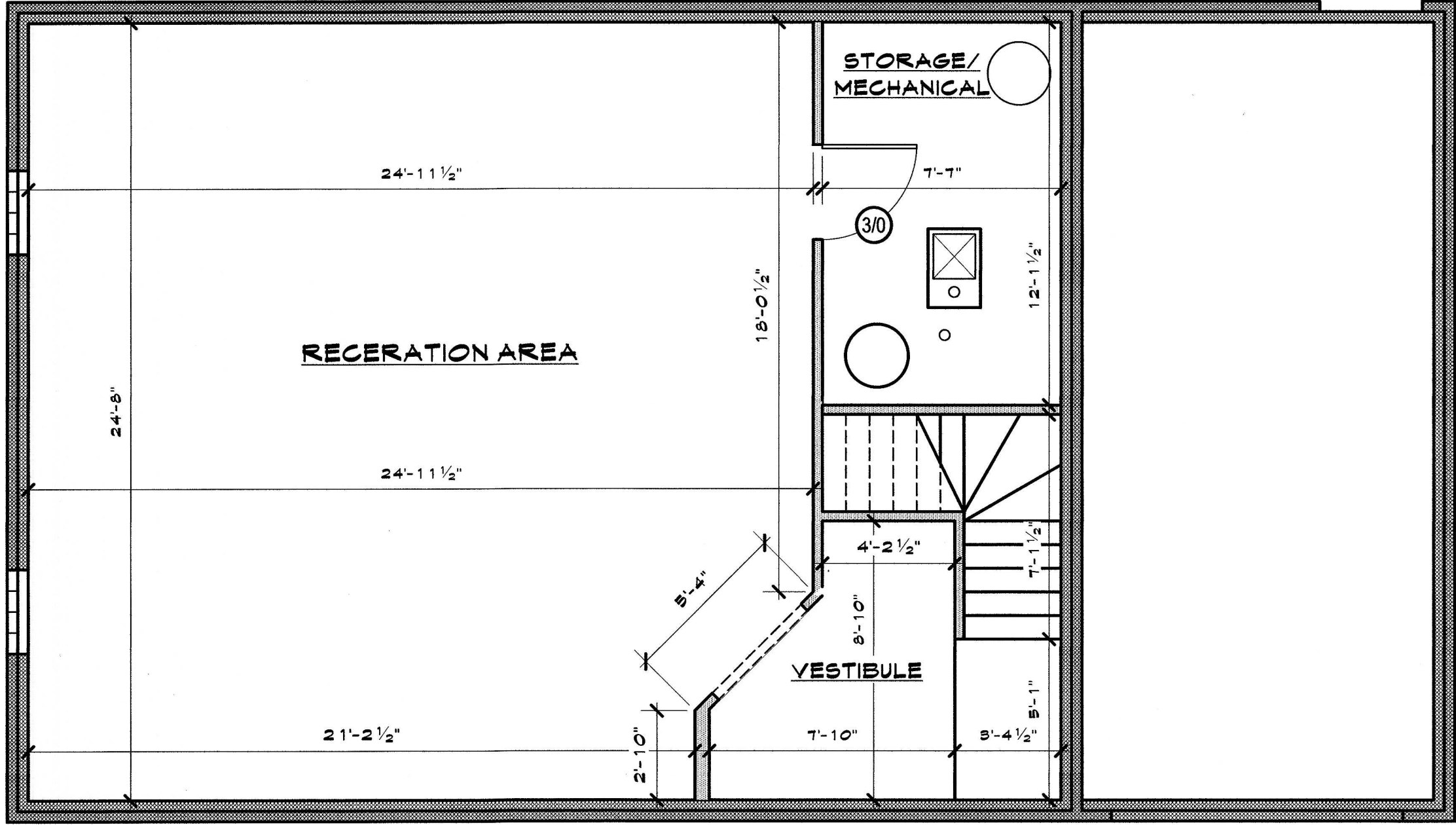
- P1 4x4 treated wood post with post base and post cap on 16" dia. x 48" deep conc. footing on undisturbed soil
- P2 6x6 treated wood post with post base and post cap on 20" dia. x 48" deep conc. footing on undisturbed soil
- P3 8x8 treated wood post with post base and post cap on 32" dia. x 48" deep conc. footing on undisturbed soil

steel column & footing schedule

- W 3" schedule 40 adjustable steel column standard weight (7.6 plf) over 36"x36"x12" deep conc. footing with (4)#5 bars each way at bottom
- X 3" schedule 40 adjustable steel column standard weight (7.6 plf) over 30x30"x12" deep conc. footing with (3)#5 bars each way at bottom
- Y 4" e 11ga. adjustable steel column over 24"x24"x12" deep footing with (3) #5 bars each way
- Z 30x30"x12" deep conc. footing with (4)#5 bars each way at bottom
- U 3" schedule 40 adjustable steel column standard weight (7.6 plf) over 36x36"x12" deep conc. footing with (3)#5 bars each way at bottom
- V 3" e (3 1/2" o.d.) schedule 40 fixed steel column over 60x60"x12" deep conc. footing with (5)#5 bars each way at bottom

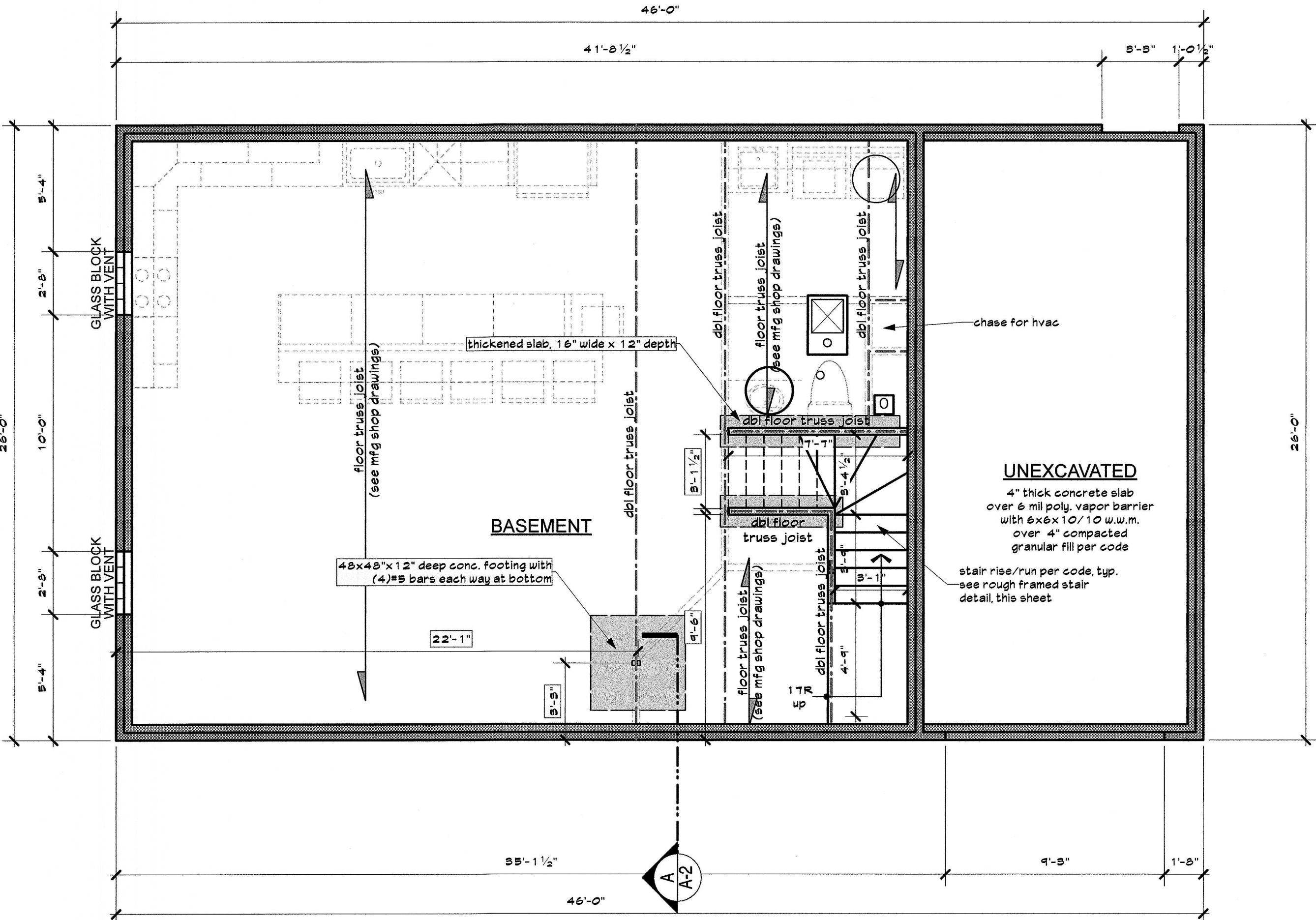
treated wood note

- 1) all anchors, connectors, fasteners etc. must be of suitable material to resist reaction or corrosion with the treated lumber. consult with manufacturer or material supplier for proper fasteners required.
- 2) provide preservative treated wood with quality mark at:
 - a.) framing members with in 6" of grade on concrete or masonry.
 - b.) exterior wood siding/heating/wall framing with in 6" of grade or 2" of concrete steps, porch slab, or patio slab or similar.



basement floor plan

scale: 1/4" = 1'-0"



foundation plan

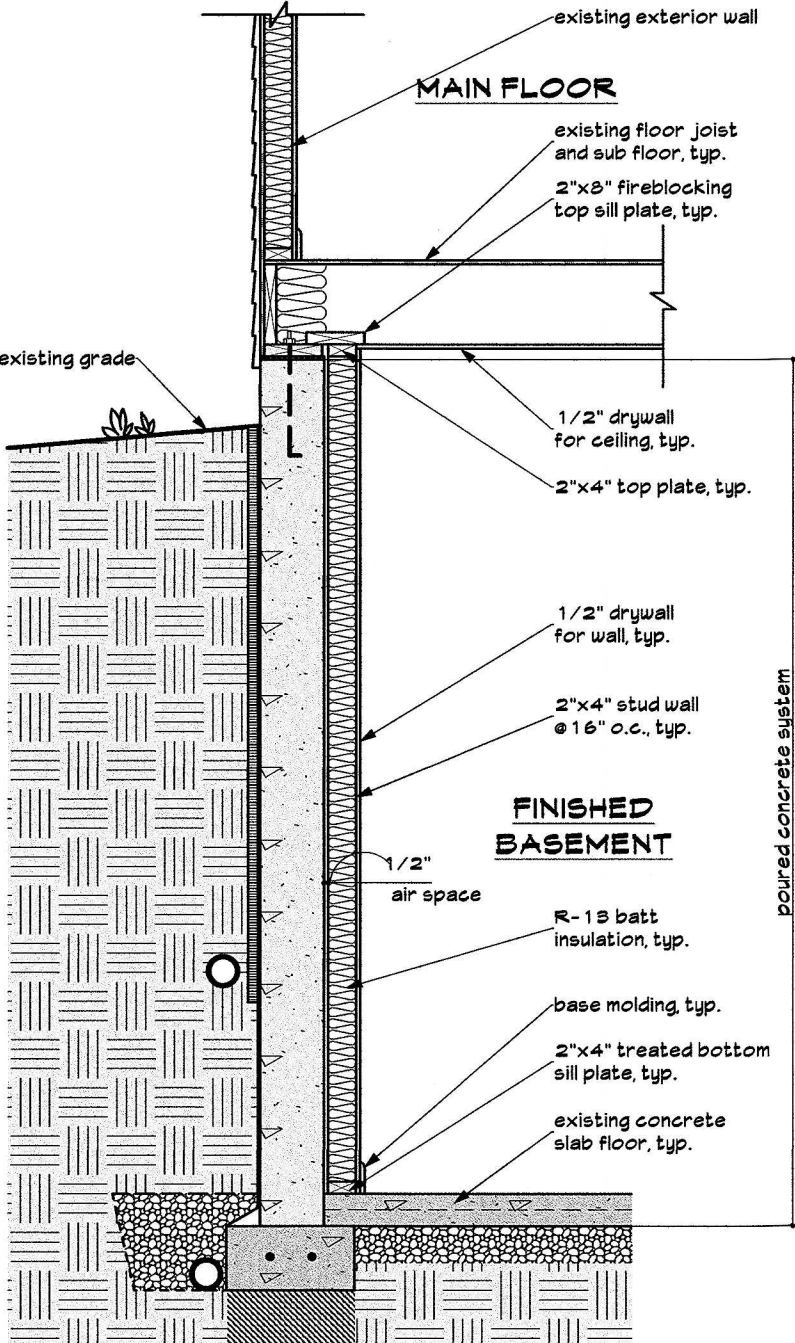
scale: 1/4" = 1'-0"

foundation notes (poured walls)

- 1) 9" h. x 9" w. reinforced solid concrete wall - provide (1) #6 vertical steel reinforcing bar (full height) @ 32" o.c. with 6" into footing - provide min. of (3) #4 rebar horizontally with (1) #4 rebar 12" from top, (1) #4 rebar 12" from bottom, (1) #4 rebar 12" from bottom (bars 2' min. from inside wall face - wire tie all bars)
- 2) typical footing - 8" x 16" w. reinf. concrete w/ (2) #4 rebar. - verify soil class and conditions, adjust as required
- 3) provide min. 5" for beam bearing & (2) #6 vert. steel reinf. bars (full h.) @ all beam bearing locations
- 4) all dimensions are to be taken from the face concrete foundation wall or rough framing
- 5) see topo for all grades and spot elevations
- 6) step footings as req'd to maintain 3'-6" min. frost depth
- 7) double joists under parallel walls above
- 8) provide solid blocking between joists to found. wall or beam under all point loads from above
- 9) provide simpson "tw" or equal beam hangers @ all upset wood beam hanger conditions

floor joist schedule

- 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 560)
- 20" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 560)
- 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 360)
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- 20" TJI floor joists @ 12" o.c. with bracing per mfg. shop drawings. (series 210)
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- 9 1/2" TJI floor joists @ 16" o.c. with bracing per mfg. shop drawings. (series 210)
- 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- 2X12 floor joists @ 16" o.c. double every other oist with 'x' bracing @ midspan or as required.
- (2) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- 2X10 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- 2X8 treated floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- pre-engineered floor truss system refer to mfg. shop drawings



typical finishsed basement wall section

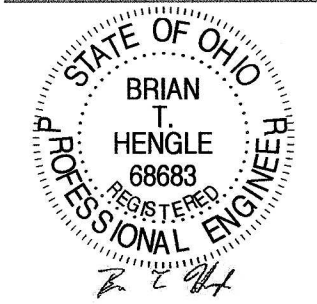
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2/7/25 as-builts

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SHEET TITLE

foundation
basement floor
plan

SHEET

A-4

of
8

