

VERCIGLIO RESIDENCE
ADDITION & RENOVATIONS
20712 BEACONSFIELD BLVD.
ROCKY RIVER, OH 44116



SECOND FLOOR
DEMOLITION
PLAN

D102

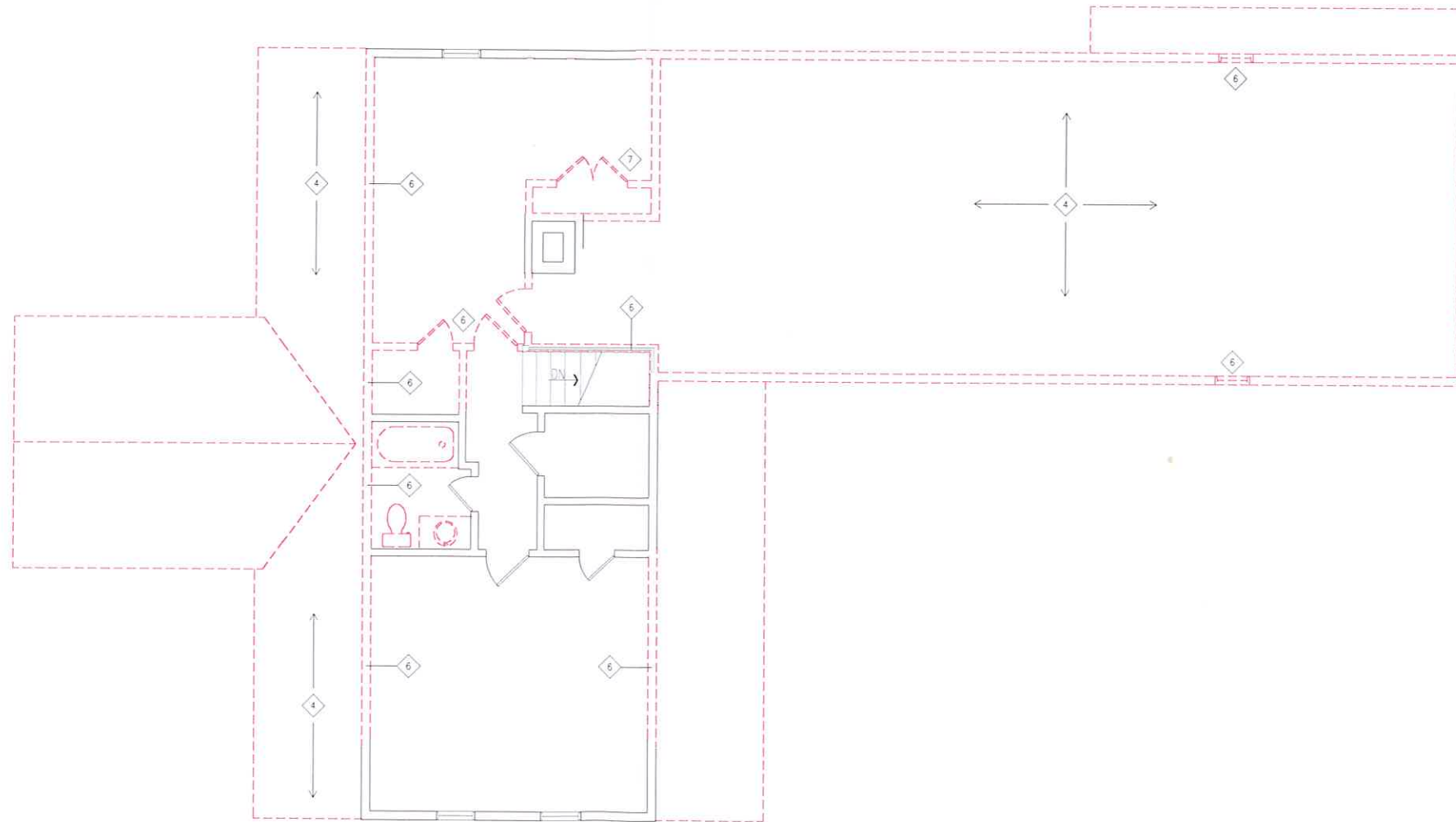
DEMOLITION KEY NOTES

- 1 REMOVE EXISTING DOOR & PREP FOR INFILL
- 2 REMOVE EXIST. WINDOW & CASING PREP FOR INFILL & NEW WINDOW.
- 3 REMOVE EXIST. WINDOW & CASING PREP FOR NEW WINDOW.
- 4 REMOVE EXIST. ROOF & PREP FOR NEW WALL LAYOUT AND ROOF STRUCTURE.
- 5 REMOVE PORTION OF WALL. PREPARE FOR NEW WINDOW.
- 6 REMOVE WALLS AND OPENINGS AS SHOWN & PREP FOR NEW LAYOUT. PROVIDE SHORING AS REQUIRED.
- 7 REMOVE EXISTING CLOSET & WALL. PREP FOR NEW WALL LAYOUT. PROVIDE SHORING AS REQUIRED.
- 8 NEW OPENING IN EXISTING WALL FOR NEW WINDOW.
- 9 REMOVE EXISTING LANDSCAPE.

◆ KEYNOTE REFERENCE

GENERAL DEMOLITION NOTES

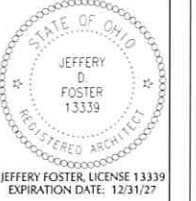
- A. REFER TO THE DRAWING KEYNOTES FOR SPECIFIC DEMOLITION SHEET SPECIFIC INFORMATION.
- B. WHERE PIPING OR OTHER ITEMS TO BE REMOVED RUN THROUGH A WALL WHICH IS TO REMAIN, THESE ITEMS SHALL BE REMOVED CLEAR TO THE FACE OF THE WALL AND THE EXISTING WALL SHALL BE PATCHED AND REPAIRED TO MATCH THE ADJACENT WALL OR PROPOSED WALL SURFACE.
- C. IF, AT ANY TIME, THE CONTRACTOR BECOMES AWARE OF AN ALTERATION THAT WILL OR HAS CREATED AN UNSAFE OR UNANTICIPATED STRUCTURAL CONDITION, THEY ARE TO IMMEDIATELY NOTIFY THE ARCHITECT.
- D. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS MUST VISIT AND BECOME FAMILIAR WITH THE PROJECT SITE.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, STANDARDS AND REGULATIONS. THE CONTRACTORS MUST COMPLY WITH ALL EPA AND OSHA REGULATIONS.
- F. ALL WORK TO BE CONTAINED IN SCOPE OF WORK AREA UNLESS PERMITTED BY THE OWNER. DEMOLITION AND OTHER MATERIALS SHALL BE KEPT WITHIN THE SCOPE OF WORK AREAS.
- G. IN DEMOLITION NOTES, "AS REQUIRED" IS TO INCLUDE MATCHING EITHER EXISTING EXPOSED FINISHES OR NEW FINISHES WITH SIMILAR AND COMPATIBLE MATERIALS, WHICHEVER APPLIES.
- H. PROTECT REMAINING SURFACES, EQUIPMENT AND PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE OCCURRING DURING CONSTRUCTION. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL & THE GENERAL PUBLIC FROM INJURY DUE TO THE DEMOLITION.
- J. THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED OR MODIFIED.
- K. COORDINATE THIS DEMOLITION SHEET AND NOTES WITH MECHANICAL/ELECTRICAL DEMOLITION SHEETS & NOTES.
- L. ALL ASBESTOS CONTAINING MATERIALS ARE TO BE REMOVED AND ABATED BY A LICENSED ASBESTOS ABATEMENT CONTRACTOR AND PROPERLY DISPOSED OF PER EPA REGULATIONS AND REQUIREMENTS. ANY SUSPECT MATERIALS SHALL BE TESTED TO CONFIRM.
- M. BASED ON THE AGE OF THE EXIST. BUILDING, THE OWNER MAKES KNOWN TO ALL CONTRACTORS THAT LEAD PAINT IS SUSPECTED TO BE PRESENT IN THE RESIDENCE. RENOVATION AND DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH 29CFR1926.62 AND ALL OTHER APPLICABLE OSHA REGULATIONS.



1 SECOND FLOOR DEMO PLAN
D102 SCALE: 1/4"=1'-0"



PRINTS FULL SCALE ON 24"x36" SHEET



VERCIGLIO RESIDENCE
 ADDITION & RENOVATIONS
 20712 BEACONSFIELD BLVD.
 ROCKY RIVER, OH 44116



SECOND FLOOR PLAN
 PA PROJECT NO. 2022-72
 CURRENT DATE 01.23.26

A102
 PERMIT & CONSTRUCTION DOCUMENTS

KEYNOTE LEGEND

- NO WORK TO OCCUR IN THIS ROOM UNLESS NOTED OTHERWISE.
- NEW HEADER AND POSTS AT EXISTING OPENING. IF EXISTING MATCH WITH NEWLY SHOWN THEN EXISTING TO REMAIN.
- EXISTING CHIMNEY TO REMAIN. BRICK TO REMAIN EXPOSED.
- PATCH AND REPAIR DRYWALL AS REQUIRED FOR NEW STRUCTURAL WORK. IF NEW JOISTS ARE REQUIRED, INSTALL THESE FROM ABOVE.
- RE-INSTALLED PAVERS ON GRAVEL BASE.
- 4" THICK CONCRETE SLAB WITH #10 WWF. DOWEL NEW SLAB INTO EXISTING AT ALL EDGES.
- CLOSET ORGANIZING AND STORAGE SYSTEM. COORDINATE SPEC. & LAYOUT WITH OWNER. PROVIDE ALL NECESSARY IN WALL BLOCKING.
- NEW WHITE PVC PICKET FENCE, 4'-0" HIGH TO REPLACE EXISTING.
- 36" HIGH PAINTED WOOD RAILING WITH STAINED TOP RAIL. PICKETS AT 4" O/C SPACING MAX. STYLE TO MATCH EXISTING.
- ATTIC ACCESS HATCH ABOVE.
- HVAC UNIT FOR NEW SECOND FLOOR SPACES. PROVIDE CONDENSATE DRAIN.

BRACED WALL SCHEDULE

(CS-PP) CONTINUOUSLY SHEATHED PORTAL FRAME (APA)

- 1/2" OSB OR PLYWOOD
- REFERENCE FIGURE 602.10.6.4 IN RESIDENTIAL CODE OF OHIO (RCO)

(CS-WSP) CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL

- 1/2" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE
- 8" O.C. EDGE NAILING
- 12" O.C. FIELD NAILING
- LENGTH AS NOTED
- AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED

FOOTING SCHEDULE:

F1 16"W X 8"D CONT. FOOTING W/ (2)-#5 BARS CONT.

F2 2'-0" X 2'-0" X 1'-0" FOOTING WITH (3)-#4 BARS EACH WAY

PIER SCHEDULE:

P1 8"x8" CMU PIER W/ #5 VERT. GROUTED SOLID FULL HT.

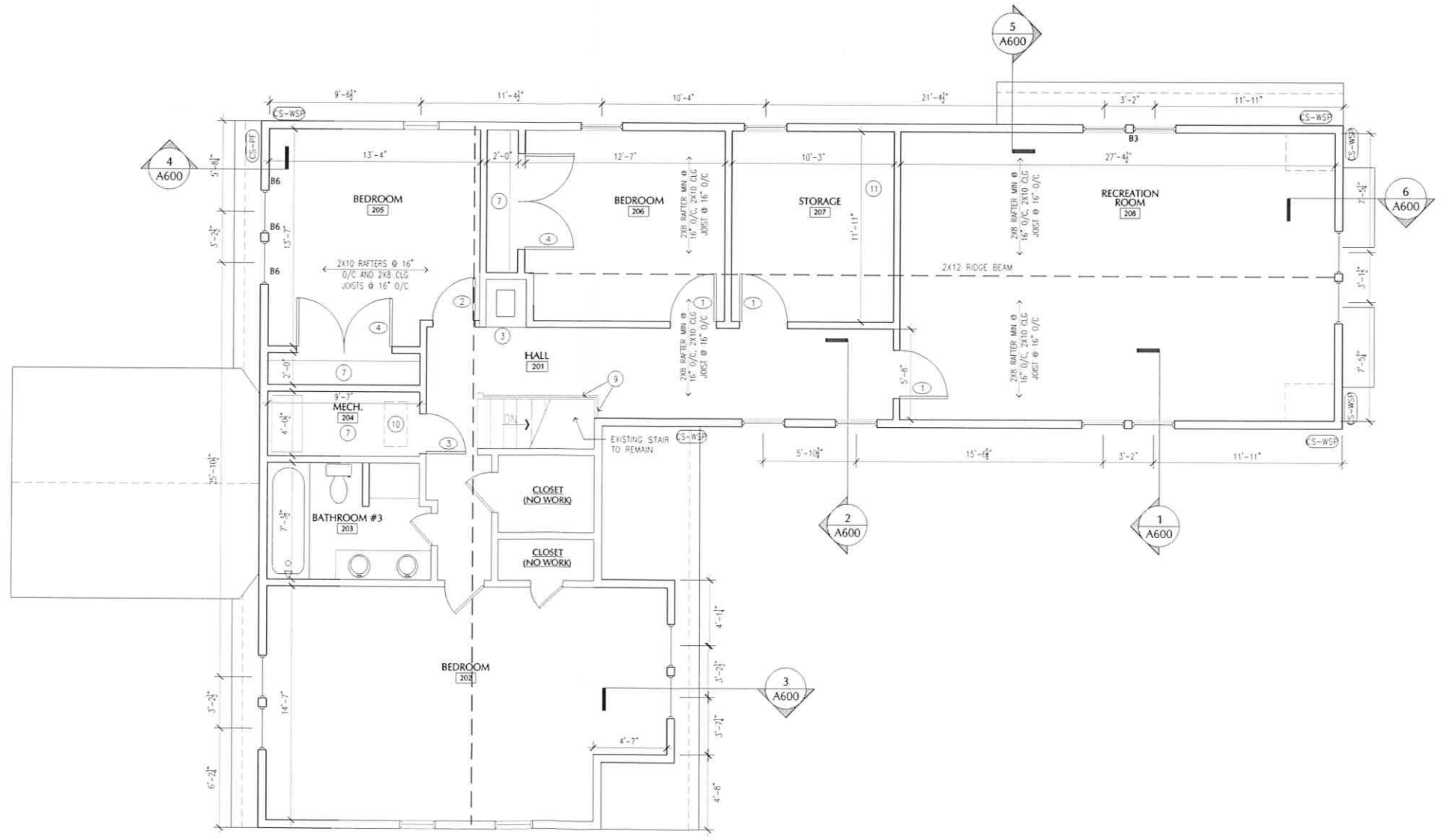
BEAM SCHEDULE:

B1 (3) 2X6
 B2 (2) 2X8
 B3 (2) 2X8 MN.
 B4 (3) 2X8
 B5 (3) 2X8 OR (2) 2X10
 B6 (2) 2X10
 B7 (2) 2X12 OR (3) 2X10
 B8 (2) 9-1/4" LVL
 B9 (2) 11-1/4" LVL
 B10 (2) 11-7/8" LVL
 B11 (2) 18" LVL
 B12 (3) 2X12 OR (2) 9-1/4" LVL

NOTE: AT ALL HEADERS ON EXTERIOR WALLS, INSTALL RIGID INSULATION BETWEEN HEADER MEMBERS

COLUMN SCHEDULE:

C1 (4)-2X6
 C2 (3)-2X4
 C3 5-1/4" X 5-1/4" PSL
 C4 4X4 PT POST WITH SIMPSON POST CAP AND POST BASE
 C5 6X6 POSTS WITH SIMPSON POST CAPS AND POST BASE
 C6 (3)-2X6
 C7 3-1/2" X 5-1/4" PSL



1 SECOND FLOOR PLAN
 A102 SCALE: 1/4"=1'-0"

4105 BRADLEY BUILDING, 1220 WEST SIXTH STREET CLEVELAND, OH 44113
 PHONE: 1-216-241-6000
 WEB: WWW.PAYTOARCHITECTS.COM

SPECIFICATIONS:

3.01 CONCRETE
A. Exposed Concrete - shall be 3,500 PSI, 6-sack mix with an average of 7% air entrainment provided. (Note: Garage areas shall receive a seal coat, after 28 days of "Thoroclear Special," or equal).
B. Unexposed Concrete - shall be 3,000 PSI, 5 1/2-sack mix unless otherwise noted.
C. General - ACI 305 & 306, Hot & Cold weather requirements apply.
 1. All concrete must be cured according to ASTM C 309 in accordance with manufacturer's recommendations.
 2. All concrete shall have a 3 to 3-1/2 slump unless otherwise noted.
 3. Any additional admixtures must be approved by the Architect.
 4. All finishes to be as directed by the Architect.
 5. Forms: The Contractor shall furnish and install all necessary forms.
 6. Joints: Where concrete slabs on grade abut vertical surfaces, or at any other locations shown on drawings, install asphalt saturated fiber type filler strips 1/2" thick, by full thickness of the slab. Slabs to receive control and construction joints, sawed or tooled, as shown on the drawings. Joints shall be sawcut within 4 hours of finishing.
 7. Materials:
 Cement: Standard Portland ASTM C-150, Type 1.
 Aggregate: Conform to ASTM C-33. Use fine, clean, hard sand; maximum size coarse crushed stone or gravel aggregate to be 1/3 slab thickness. Fine and coarse aggregates to be uniformly graded.
 Mixing Water: Clean and free from oil, acid or vegetable matter, alkalis, other salts or deleterious substances.
 8. Preparation: Contractor shall inspect all surfaces to receive concrete to insure that subgrades are uniformly compacted and gravel bases are a minimum of 4" thick. Subgrades shall be moistened prior to placement of concrete. Commencement of concrete placing shall imply that Contractor accepts all gravel bases and subgrades as suitable for stables and durable concrete.
 9. Depositing: Do not place on frozen or frosty subgrade. Deposit as nearly as possible in final position, avoiding long chute runs, and carry work to completion once the pour is started.
 10. Footings: All footings shall be of concrete placed on a firm and solid bed; all footing pits and trenches shall be free from water while placing, and during the setting of concrete. Where pipes pass under or through footings, the piping shall have no contact with the concrete, and the footing shall be reinforced to span the pipe opening or trench. Install a sheet rubberoid ground pipes for lateral movement.
 11. Concrete Floors: Except as otherwise shown, all basement and garage floors, and all subfloors so marked shall be of concrete not less than 4" thick. A bed of slag or gravel thoroughly compacted to a finished thickness of 4" shall be installed under all floors on grade. Over such subgrade, install 0.006 inch polyethylene film, similar to "Visqueen". Lay film 8 to 10 inches at all edges and install in accordance with manufacturer's instructions. Turn film up at all vertical surfaces. Install 6" x 6" x 10/10 welded wire mesh, meeting ASTM A 185 specifications, in all concrete floor slabs.
 Garage slabs shall be pitched to floor drains. Concrete curb area in Garage to be edged and top surface slightly roughened to produce a non-slip finish. Provide a 3/4" lip at the rear edge of Garage overhead doors.
 Provide concrete pads under all mechanical equipment as required, or as shown on the drawings.
 13. Finish: Exposed exterior concrete slabs shall receive Troweled Finish (see Alternates). Unless noted otherwise all interior surfaces of exposed slabs shall be metal-floated and steel troweled twice to a glossy finish. Delay troweling sufficiently long to prevent excessive water from being worked to the surface. Interior slabs to receive tile of other material on mortar bed to receive fine broom finish or as recommended by flooring manufacturer.

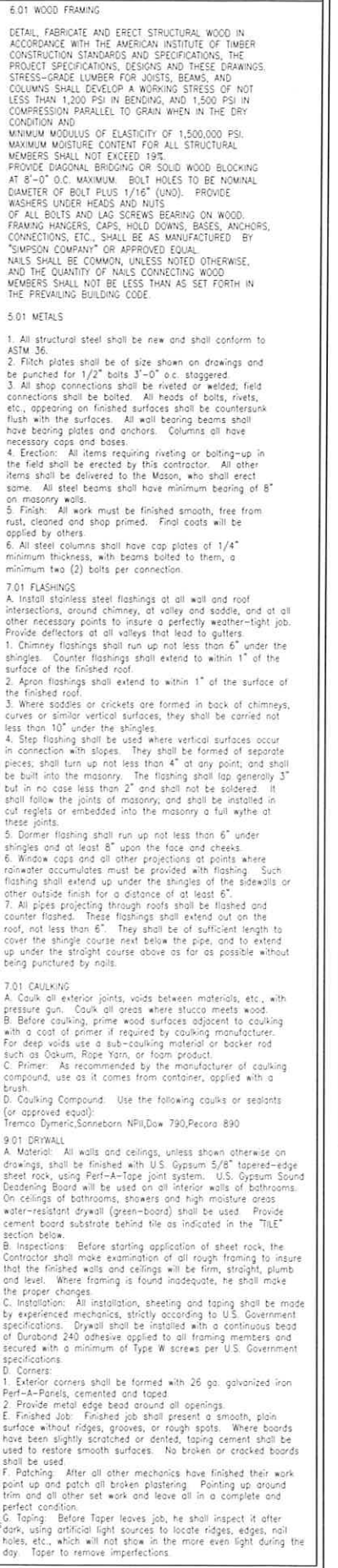
3.02 FOUNDATIONS
 FOUNDATION DESIGN IS BASED ON ASSUMED 3000 PSF BEARING PRESSURE ON FIRM UNDISTURBED SOIL, TO BE FIELD VERIFIED. STEP FOOTINGS, WHERE REQUIRED, AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT SLAB AND FIRST FLOOR FRAMING IS IN PLACE.
 ALL FILL MATERIALS SHALL BE FREE OF ORGANIC CONTAMINATIONS AND OTHER DELETERIOUS MATTER. FOR BACKFILL AGAINST BASEMENT WALLS, FOOTINGS, ETC., PLACE IN 8" THICK LAYERS, WITH EACH LIFT COMPACTED AT NEAR OPTIMUM MOISTURE CONTENT, UNTIL A MINIMUM IN PLACE DENSITY OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM TEST PROCEDURE D-698 IS ACHIEVED. NOTIFY STRUCTURAL ENGINEER OF ANY UNUSUAL SOIL CONDITIONS.

3.04 REINFORCING
A. Comply with CRS's recommended practice for "Placing Reinforcing Bars"
B. Reinforcing Steel: Deformed bars shall be #4 and shall meet ASTM A 615, grade 60, location as indicated on drawings.
C. Welded Wire Fabric: conform to ASTM A 185.

4.01 MASONRY
A. Foundation walls under grade shall be of Grade-A slab or Haydie Masonry block 8" x 12" x 16", or 8" x 8" x 16" as shown. Provide 4" solid masonry under joints and an additional 12" to 20" solid thickness under steel beams and lintels. Hollow load-bearing units shall conform to ASTM C90, Grade N, Type 1 with a minimum compressive strength of 1900 psi.
B. All walls shall be built level and true. Brick shall be laid with joints as directed, and completely filled with mortar. Keep bonds plumb throughout. Space courses so that backing masonry will level off flush with face work at bonding courses or at joints where metal ties are used in lieu of masonry bond. The Contractor shall check with and leave all openings and chases required for mechanical installation.
C. Provide weep blocks at every third block of the bottom course of the basement wall. Keep cores and weep holes clear from mortar.

4.02 MORTAR
A. Masonry mortar below grade shall be one (1) part Portland cement, three (3) parts sand and not more than 15% lime by volume.
B. Mortar for masonry work above grade shall be one (1) part Portland cement, one (1) part fine puffy and six (6) parts sand by volume (Type N) or prepared mortar mixed and used according to manufacturer's directions. Parging shall be done of same mortar as that used for wall to be parged.
4.03 JOINTS
A. Minimum thickness shall be 1/4 inch.
B. Solid masonry units: Fill joints solid.
C. Hollow masonry units: Standard Mortar beds with standard mortar color.
4.04 DRAIN TILE
A. Provide 4" PVC perforated horizontal and solid vertical drain tile. This system shall be properly sloped for positive drainage. Owner shall indicate location of storm outlet. After installation of downspouts the Contractor shall mortar in holes at top of clay receptors.
4.05 MISCELLANEOUS METALS
A. Furnish and install 1/2" x 18" anchor bolts (Cleveland Steel Specialty Co./216-475-7660) spaced not more than 6'-0" o.c. and not less than 2' per wall for all wood plates on masonry walls. Provide nuts and washers.
B. Lintel Schedule
 Up to 4'-0" 3 1/2" x 3 1/2" x 5/16" LLV;
 4'-0" to 5'-0" 4" x 3 1/2" x 5/16" LLV;
 5'-0" to 6'-0" 5" x 3 1/2" x 5/16" LLV;
 6'-0" to 7'-0" 6" x 3 1/2" x 5/16" LLV;
 7'-0" to 8'-0" 6" x 3 1/2" x 3/8" LLV;
 (All lintel bearing to be 4" minimum on wall).
C. Dampers: Cast iron dome damper, rotory operated, with brass handles.
D. Ash Dumps: 5" x 8" cast iron, center pivot.
E. Clean Outs: 8" x 8" for flues, 6" x 12" for ash pits, cast iron.

4.06 STEEL REINFORCEMENT
A. Steel reinforcement for use in horizontal joints of masonry walls shall meet ASTM A 82. Reinforcing shall be 2" less in width than the nominal wall thickness shown, as manufactured by Durowall or equal. Placement in basement and foundation wall shall be in the first two courses and then every other joint thereafter up to grade.
6.01 WOOD FRAMING
 DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT SPECIFICATIONS, DESIGNS AND THESE DRAWINGS. STRESS-GRADE LUMBER FOR JOISTS, BEAMS, AND COLUMNS SHALL DEVELOP A WORKING STRESS OF NOT LESS THAN 1,200 PSI IN BENDING, AND 1,500 PSI IN COMPRESSION PARALLEL TO GRAIN WHEN IN THE DRY CONDITION AND MINIMUM MODULUS OF ELASTICITY OF 1,500,000 PSI. MAXIMUM MOISTURE CONTENT FOR ALL STRUCTURAL MEMBERS SHALL NOT EXCEED 19%. PROVIDE DIAGONAL BRIDGING OR SOLID WOOD BLOCKING AT 8'-0" O.C. MAXIMUM. BOLT HOLES TO BE NOMINAL DIAMETER OF BOLT PLUS 1/16" (UNO). PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. FRAMING HANGERS, CAPS, HOLD DOWNS, BASES, ANCHORS, CONNECTIONS, ETC., SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR APPROVED EQUAL. NAILS SHALL BE COMMON, UNLESS NOTED OTHERWISE, AND THE QUANTITY OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN AS SET FORTH IN THE PREVAILING BUILDING CODE.
5.01 METALS
 1. All structural steel shall be new and shall conform to ASTM 36.
 2. Fitch plates shall be of size shown on drawings and be punched for 1/2" bolts 3'-0" o.c. staggered.
 3. All shop connections shall be riveted or welded; field connections shall be bolted. All heads of bolts, rivets, etc., appearing on finished surfaces shall be counter-sunk flush with the surfaces. All wall bearing beams shall have bearing plates and anchors. Columns all have necessary caps and bases.
 4. Erection: All items requiring riveting or bolting-up in the field shall be erected by this contractor. All other items shall be delivered to the Mason, who shall erect same. All steel beams shall have minimum bearing of 8" on masonry walls.
 5. Finish: All work must be finished smooth, free from rust, cleaned and shop primed. Final coats will be applied by others.
 6. All steel columns shall have cap plates of 1/4" minimum thickness, with beams bolted to them, a minimum two (2) bolts per connection.
7.01 FLASHINGS
A. Install stainless steel flashings at all wall and roof intersections, around chimney, all valley and saddle, and at all other necessary points to insure a perfectly weather-tight job. Provide deflectors at all valleys that lead to gutters.
 1. Chimney flashings shall run up not less than 6" under the shingles. Counter flashings shall extend to within 1" of the surface of the finished roof.
 2. Apron flashings shall extend to within 1" of the surface of the finished roof.
 3. Where saddles or crickets are formed in back of chimneys, curves or similar vertical surfaces, they shall be carried not less than 10" under the shingles.
 4. Step flashing shall be used where vertical surfaces occur in connection with slopes. They shall be formed of separate pieces; shall turn up not less than 4" at any point, and shall be built into the masonry. The flashing shall lap generally 3" but in no case less than 2" and shall not be soldered. It shall follow the joints of masonry, and shall be installed in cut reglets or embedded into the masonry a full wythe at these joints.
 5. Dorrner flashing shall run up not less than 6" under shingles and at least 8" upon the face and cheeks.
 6. Window caps and all other projections at points where rainwater accumulates must be provided with flashing. Such flashing shall extend up under the shingles of the sidewalls or other outside finish for a distance of at least 6".
 7. All pipes projecting through roofs shall be flashed and counter flashed. These flashings shall extend out on the roof, not less than 6". They shall be of sufficient length to cover the shingle course next below the pipe, and to extend up under the straight course above as far as possible without being punctured by nails.
7.01 CAULKING
A. Caulk all exterior joints, voids between materials, etc., with pressure gun. Caulk all areas where stucco meets wood.
B. Before caulking, prime wood surfaces adjacent to caulking with a coat of primer if required by caulking manufacturer. For deep voids use a sub-caulking material or backer rod such as Oakum, Rope Yarn, or foam product.
C. Primer: As recommended by the manufacturer of caulking compound, use as it comes from container, applied with a brush.
D. Caulking Compound: Use the following caulks or sealants (or approved equal):
 Tremco Dymeric, Sonneborn NP11, Dow 790, Pecora 890
9.01 DRYWALL
A. Material: All walls and ceilings, unless shown otherwise on drawings, shall be finished with U.S. Gypsum 5/8" tapered-edge sheet rock using Perf-A-Tape joint system. U.S. Gypsum Sound Deadening Board will be used on all interior walls of bathrooms. On ceilings of bathrooms, showers and high moisture areas water-resistant drywall (green-board) shall be used. Provide cement board substrate behind tile as indicated in the "TILE" section below.
B. Inspections: Before starting application of sheet rock, the Contractor shall make examination of all rough framing to insure that the finished walls and ceilings will be firm, straight, plumb and level. Where framing is found inadequate, he shall make the proper changes.
C. Installation: All installation, sheeting and taping shall be made by experienced mechanics, strictly according to U.S. Government specifications. Drywall shall be installed with a continuous bead of Durabond 240 adhesive applied to all framing members and secured with a minimum of Type W screws per U.S. Government specifications.
D. Corners:
 1. Exterior corners shall be formed with 26 ga. galvanized iron Perf-A-Panels, cemented and taped.
 2. Provide metal edge beads around all openings.
E. Finished Job: Finished job shall present a smooth, plain surface without ridges, grooves, or rough spots. Where boards have been slightly scratched or dented, taping cement shall be used to restore smooth surfaces. No broken or cracked boards shall be used.
F. Patching: After all other mechanics have finished their work point up and patch all broken plastering. Pointing up around trim and all other set work and leave all in a complete and perfect condition.
G. Taping: Before Taper leaves job, he shall inspect it after dark, using artificial light sources to locate ridges, edges, nail holes, etc., which will not show in the more even light during the day. Taper to remove imperfections.



1 ROOF PLAN
 A103 SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 6 7 8 9 10

ISSUE DATE: 01.23.26

PRINTS FULL SCALE ON 24"x36" SHEET



JEFFERY FOSTER, LICENSE 13339 EXPIRATION DATE: 12/31/27

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ROOF PLAN & SPECIFICATIONS
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