

BYROM RESIDENCE

ADDITION & ALTERATIONS

ALLEGHENY C
MO

ABBREVIATIONS

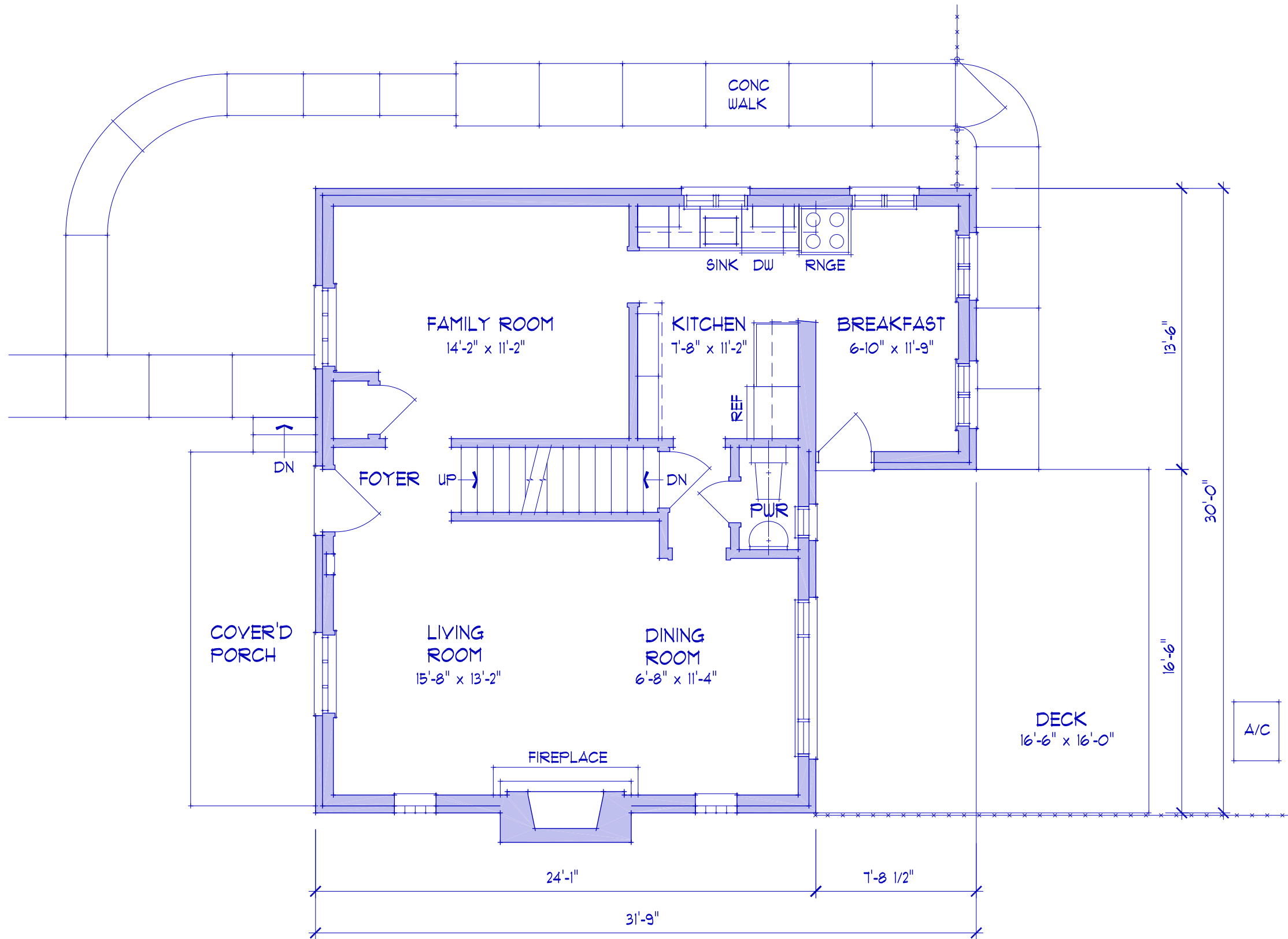
ABV	ABOVE	INSUL	INSULATION
ATC	ACOUSTIC TILE CEILING	INT	INTERIOR
ADDL	ADDITIONAL	JT	JOINT
ADJ	ADJUSTABLE	LMF	LIGHT METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LAUNDRY TUB
ALUM	ALUMINUM	LGT	LIGHT
&	AND	LTG	LIGHTING
< or L	ANGLE	MACH	MACHINE
@	AT	MAT'L	MATERIAL
BDRM	BEDROOM	MAX	MAXIMUM
BLKD	BULKHEAD	MECH	MECHANICAL
BLDG	BUILDING	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BLW	BELOW	MO	MASONRY OPENING
BM	BEAM	MSTR	MASTER
CAB	CABINET	MTL	METAL
CFCI	CONTRACTOR FURNISH, CONTRACTOR INSTALL	MTD	MOUNTED
CH	CEILING HEIGHT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CL	CENTER LINE	NOM	NOMINAL
CL	CLOSER	OC	ON CENTER
CLST	CLOSET	OH	OVERHANG
CMU	CONCRETE MASONRY UNITS	OFG	OPENING
COL	COLUMN	PC	PRECAST
CONC	CONCRETE	PL	PLATE
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
CONTR	CONTRACTOR	PLYWD	PLYWOOD
CPT	CARPET	PNL	PANEL
CT	CERAMIC TILE	PTD	PAINTED
CTOP	COUNTER TOP	PT	PRESSURE TREATED
DET	DETAIL	FWDR	POWDER
DIA	DIAMETER	R	RADIUS
DIAG	DIAGONAL	RELO	RELOCATE
DIM	DIMENSION	REQ'D	REQUIRED
DIS	DISPENSER	REV	REVERSED
DN	DOWN	RO	ROUGH OPENING
DS	DOWNSPOUT	RM	ROOM
DWG	DRAWING	SF	SQUARE FOOT
EA	EACH	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATION	SLVG	SHELVING
EQ	EQUAL	SPEC	SPECIFICATIONS
EXH	EXHAUST	SS	STAINLESS STEEL
EXIST	EXISTING	STD	STANDARD
EJ	EXPANSION JOINT	STL	STEEL
EXP	EXPOSED	STRUCT	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
FD	FLOOR DRAIN	SHWR	SHOWER
FF	FINISH FLOOR	TB	TOWEL BAR
FL	FLOOR	TBS	TO BE SELECTED
FRM	FRAME / FRAMING	TELE	TELEPHONE
FUR	FURRING	THK	THICK
GA	GAUGE	TPH	TOILET PAPER HOLDER
GALV	GALVANIZED	TRG	TOWEL RING
GC	GENERAL CONTRACTOR	TRT	TREATED
GL	GLASS	TYP	TYPICAL
GWB	GYPNUM WALL BOARD	UC	UNDER COUNTER
HC	HOLLOW CORE	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VCB	VINYL COVE BASE
HDWD	HARDWOOD	VT	VINYL TILE
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HFCI	HOMEOWNER FURNISH, CONTRACTOR INSTALL	W/	WITH
HFHI	HOMEOWNER FURNISH, HOMEOWNER INSTALL	WC	WALL COVERING
HR	HOUR	WD	WOOD
		WIC	WALK IN CLOSET
		WP	WATER-PROOF/ WEATHER-PROOF
		WIS	WALK IN SHOWER

GENERAL NOTES

1. THESE DRAWINGS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS AND DIMENSIONS WHICH MAY EFFECT THE CONSTRUCTION AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. NOTIFY DESIGNER OF MISSING DIMENSIONS OR DESIGN CONFLICTS PRIOR TO WORK CONTINUING IN THAT AREA.
3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS PROVIDED BY OTHERS.
4. ALL WORK PERFORMED BY CONTRACTOR(S) SHALL COMPLY WITH LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS AS REQUIRED.
5. CONTRACTOR(S) SHALL PAY FOR AND OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR THEIR WORK, FROM THE APPROPRIATE JURISDICTIONS, PRIOR TO THE START OF CONSTRUCTION, AND DURING THE COURSE OF CONSTRUCTION.
6. CONTRACTOR(S) SHALL COORDINATE THEIR WORK WITH THE HOME OWNER PRIOR TO THE START OF CONSTRUCTION AND DURING THE COURSE OF CONSTRUCTION.
7. CONTRACTOR(S) ARE RESPONSIBLE FOR PROTECTING EXISTING CONSTRUCTION TO REMAIN.
8. ALL DIMENSIONS SHOWN ARE FROM FINISHED WALL FACE, TO FINISHED WALL FACE, UNLESS OTHERWISE NOTED.
9. CONTRACTOR(S) SHALL AT ALL TIMES PERFORM THEIR WORK IN ACCORDANCE WITH THE HIGHEST INDUSTRY STANDARDS. WORK IN INTERIOR AREAS SHALL BE SEALED OFF TO PREVENT THE SPREAD OF DIRT AND DUST. JOB SITE SHALL AT ALL TIMES BE KEPT BROOM CLEAN, AND FREE FROM DEBRIS.
10. THESE DRAWINGS ARE COMPLIMENTARY IN NATURE. THE SCOPE OF WORK AND SPECIFICATIONS CONTAINED IN THE WRITTEN CONTRACT BETWEEN OWNER AND GENERAL CONTRACTOR SHALL SUPERSEDE THESE DRAWINGS IN THE EVENT OF ANY CONFLICT.

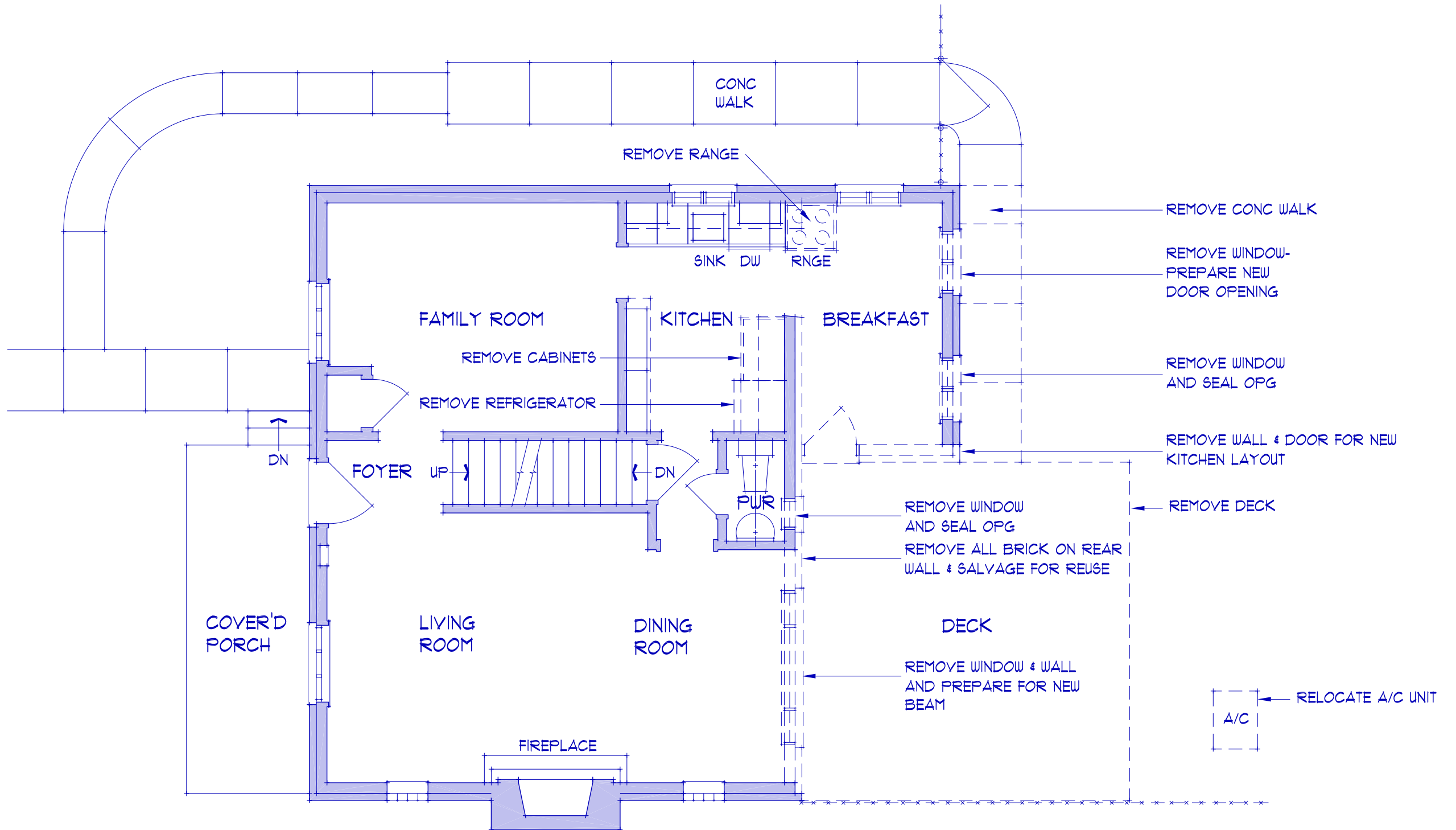
DRAWING INDEX

A-1.1	EXISTING FIRST FLOOR PLAN	A-5.1	ENLARGED PLANS
A-1.2	FIRST FLOOR DEMOLITION PLAN		
A-1.3	NEW FIRST FLOOR PLAN		
A-1.4	EXISTING SECOND FLOOR PLAN		
A-1.5	SECOND FLOOR DEMOLITION PLAN		
A-1.6	NEW SECOND FLOOR PLAN		
A-1.7	NEW BASEMENT PLAN		
A-2.1	REAR ELEVATION		
A-2.2	RIGHT SIDE ELEVATION		
A-2.3	LEFT SIDE ELEVATION		
A-3.1	CROSS SECTION		
A-3.2	SECTION		
A-4.1	SECTION DETAILS		

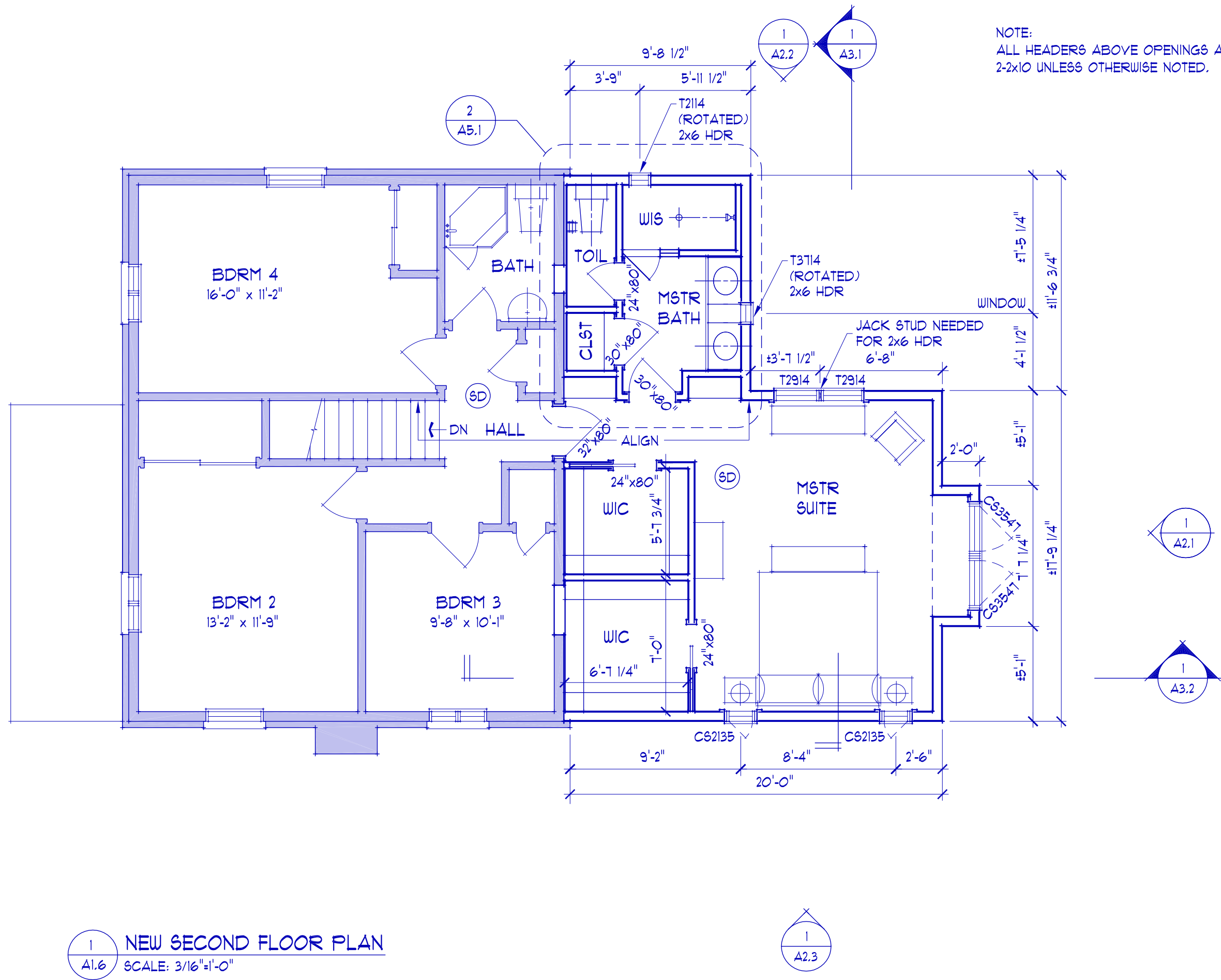


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A1.1

EXISTING FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



1 FIRST FLOOR DEMOLITION PLAN
A1.2 SCALE: 3/16"=1'-0"

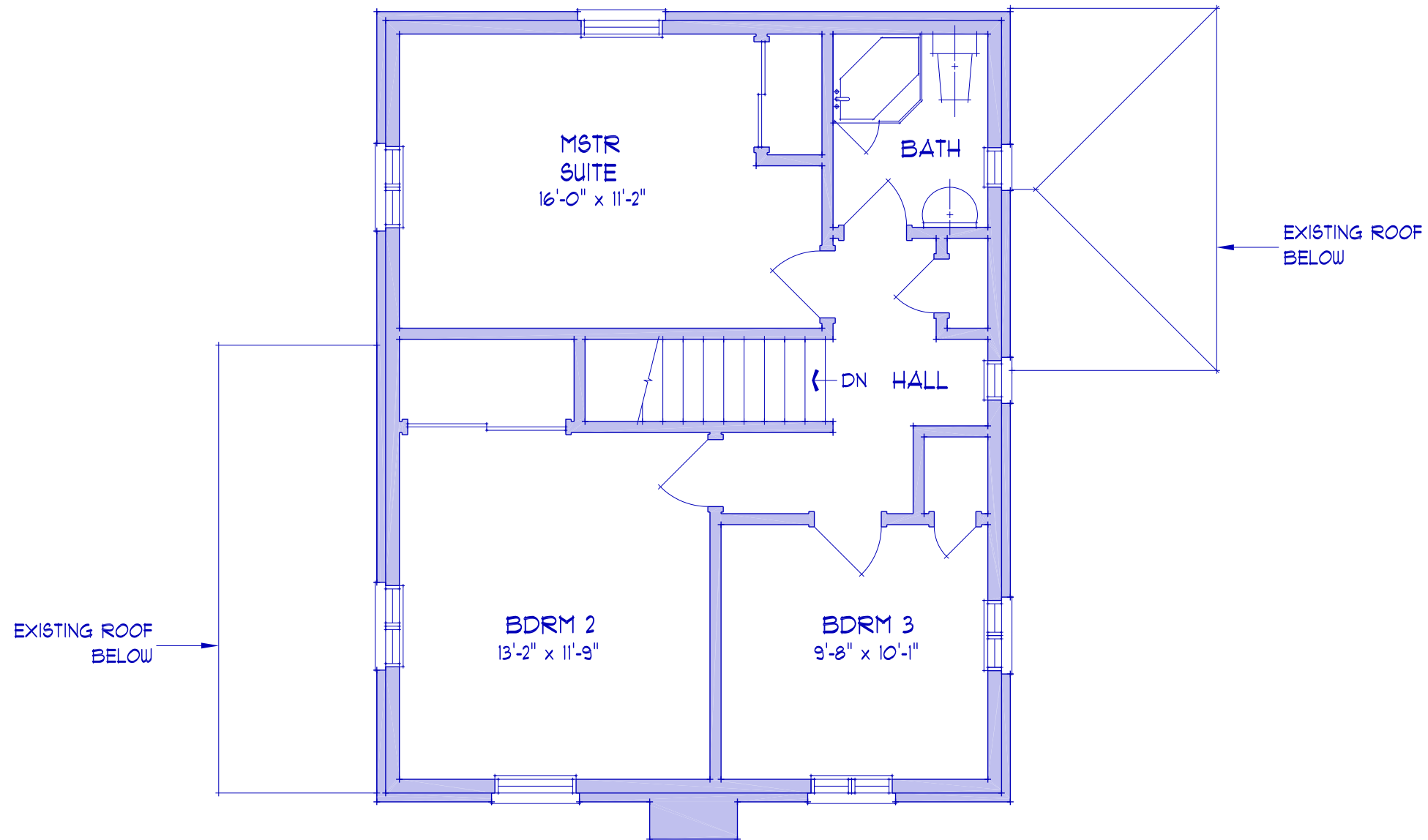


PERMIT	3-15-10
REVISED	1-22-10
OWNER REVIEW	11-9-09
OWNER REVIEW	10-26-09
FIELD SURVEY	10-22-09
CONTRACT	10-15-09

ISSUE DATES

NEW SECOND FLOOR PLAN	BRAD & STEPHANIE BYROM ADDITION & ALTERATIONS 245 PARK ENTRANCE DRIVE PITTSBURGH, PA. 15228
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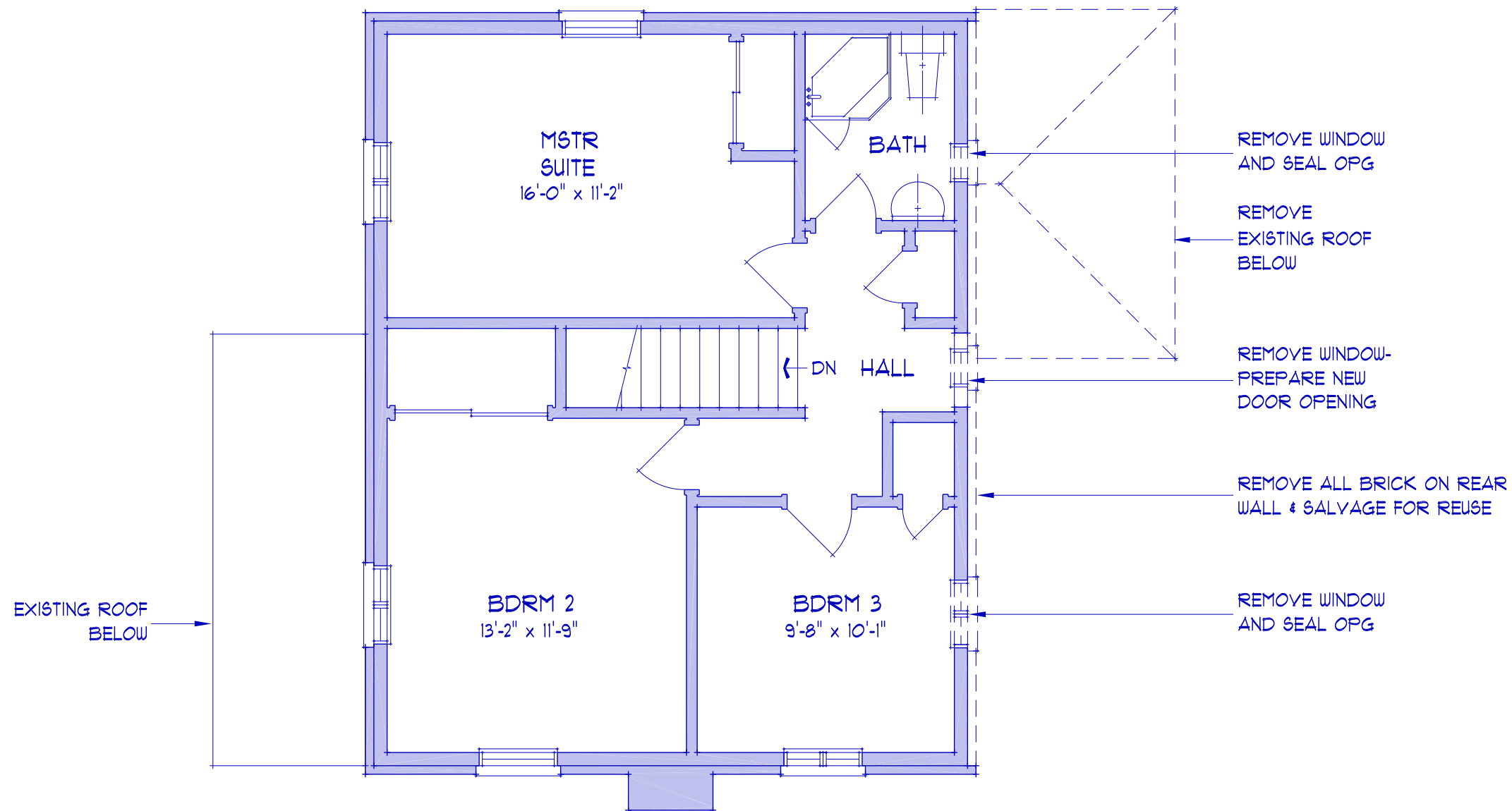
SCALE:	NOTED
DATE:	11-9-09
DRAWN BY:	BPN
SHEET:	

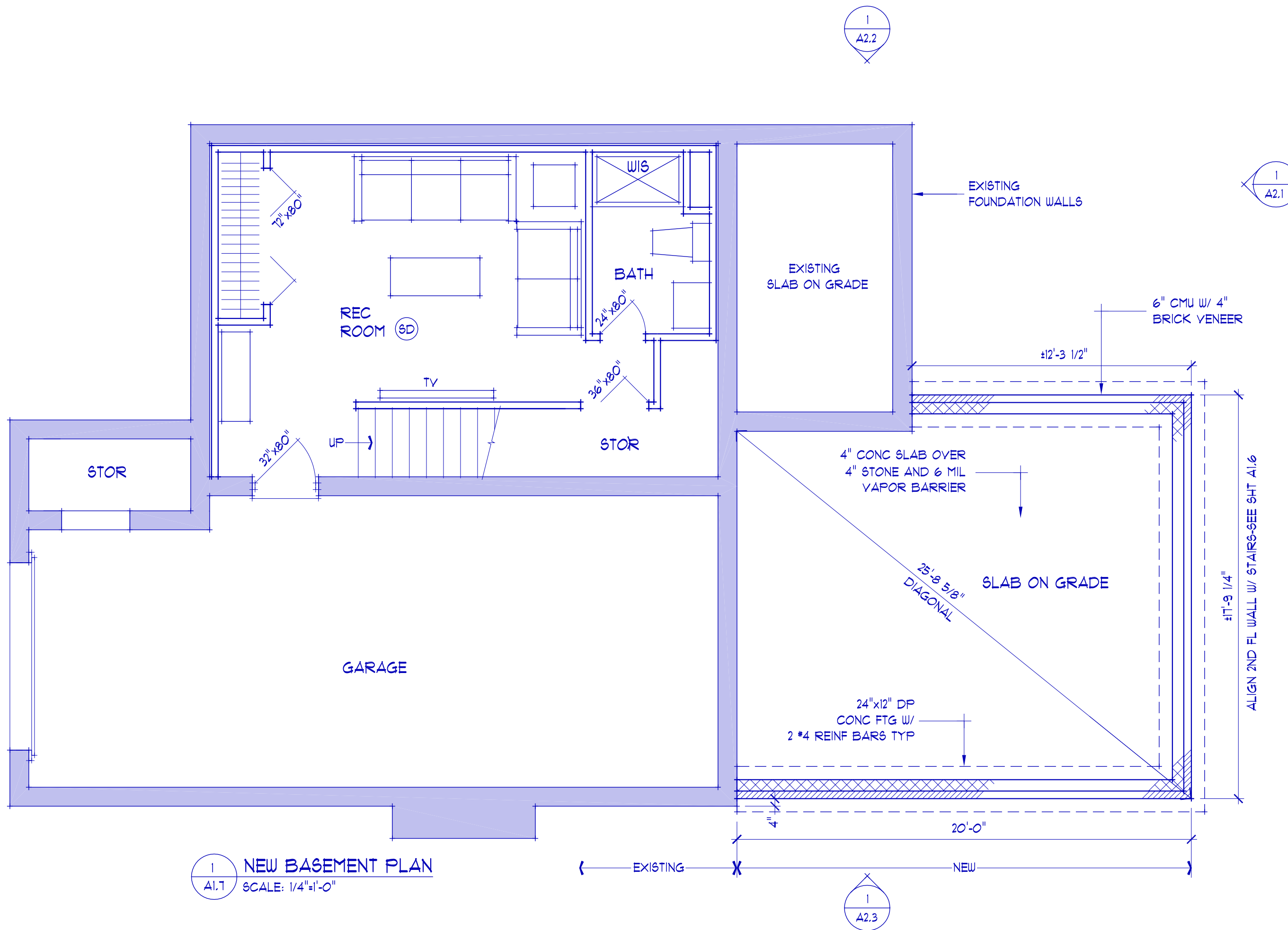


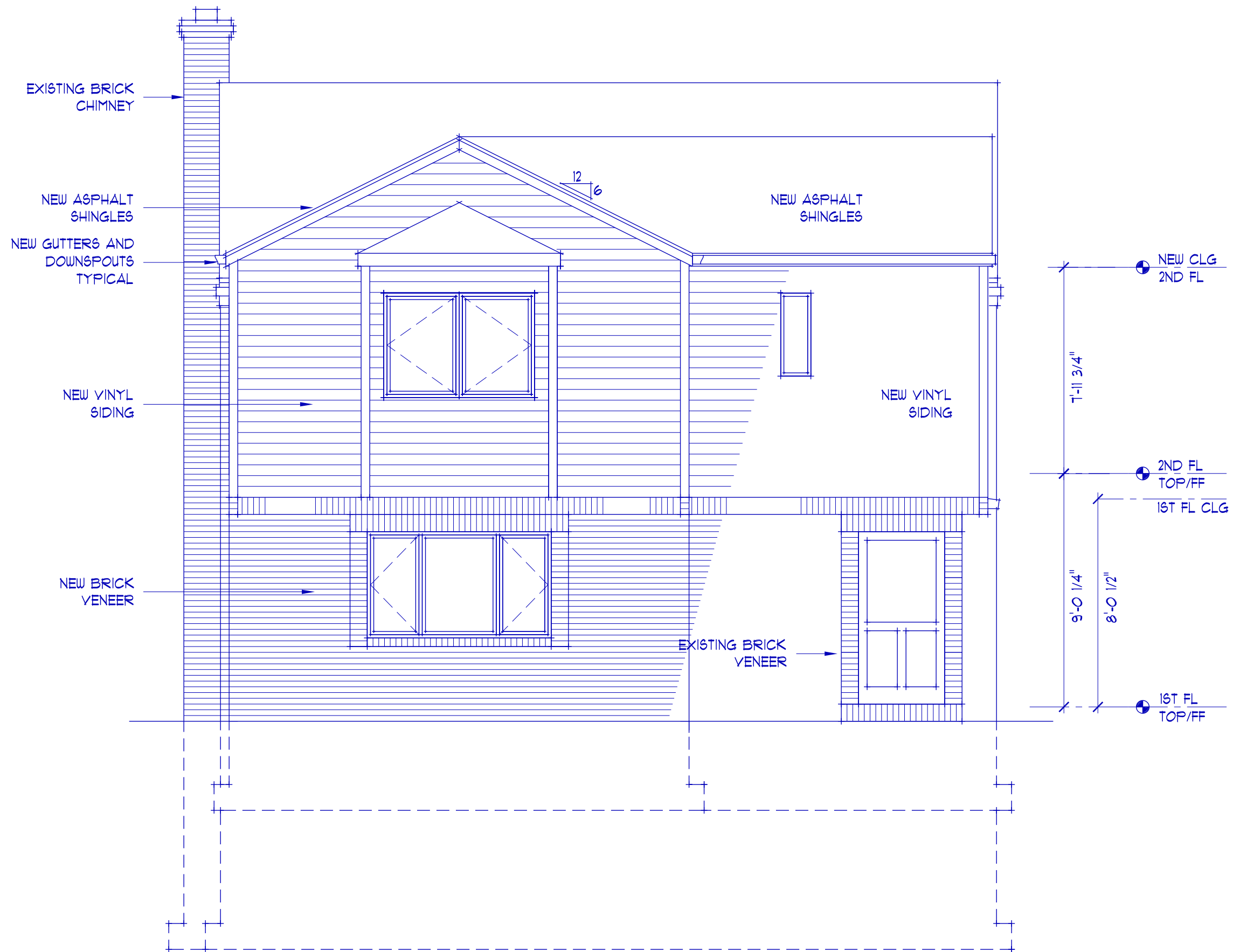
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A1.4

EXISTING SECOND FLOOR PLAN

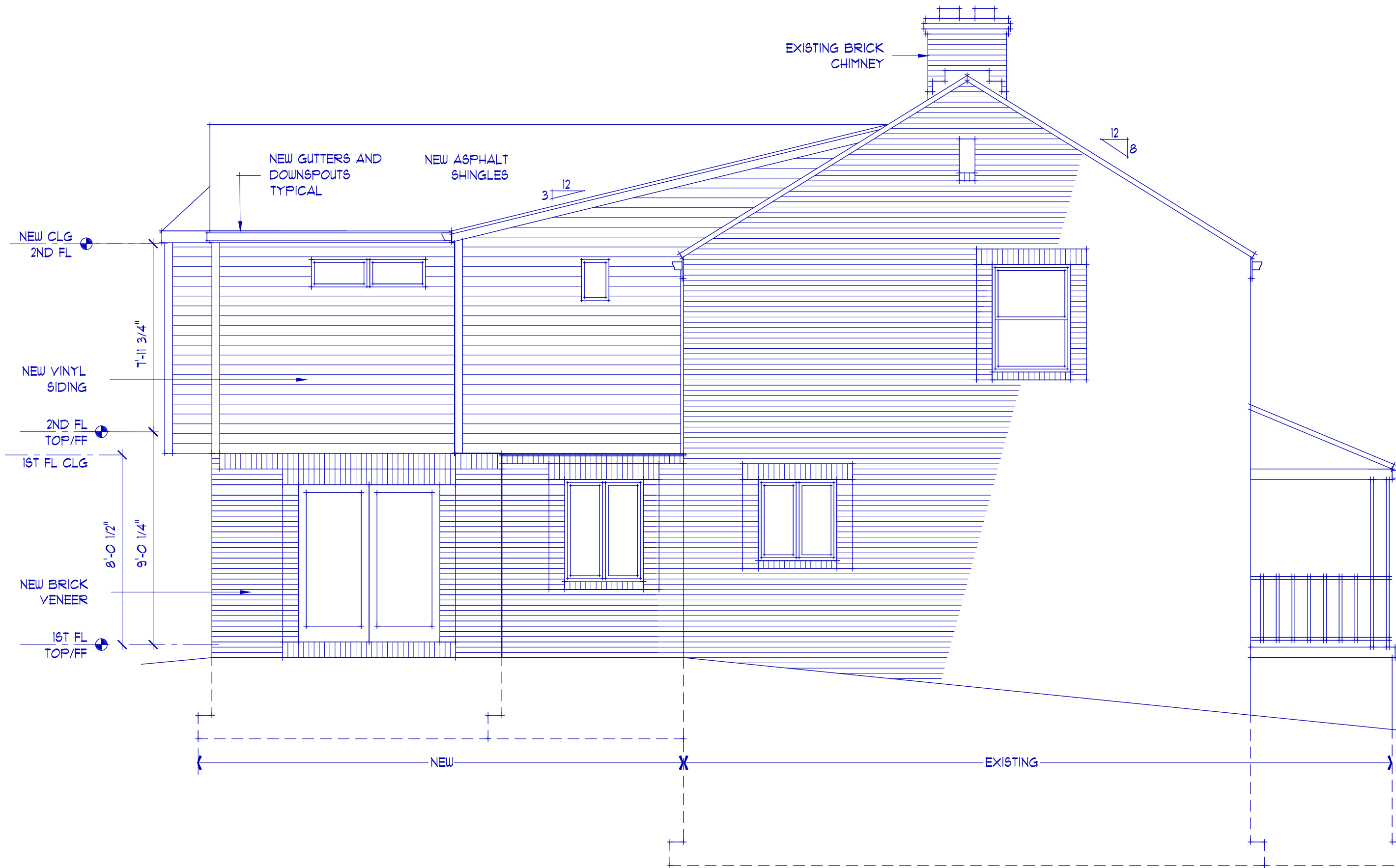
SCALE: 3/16"=1'-0"



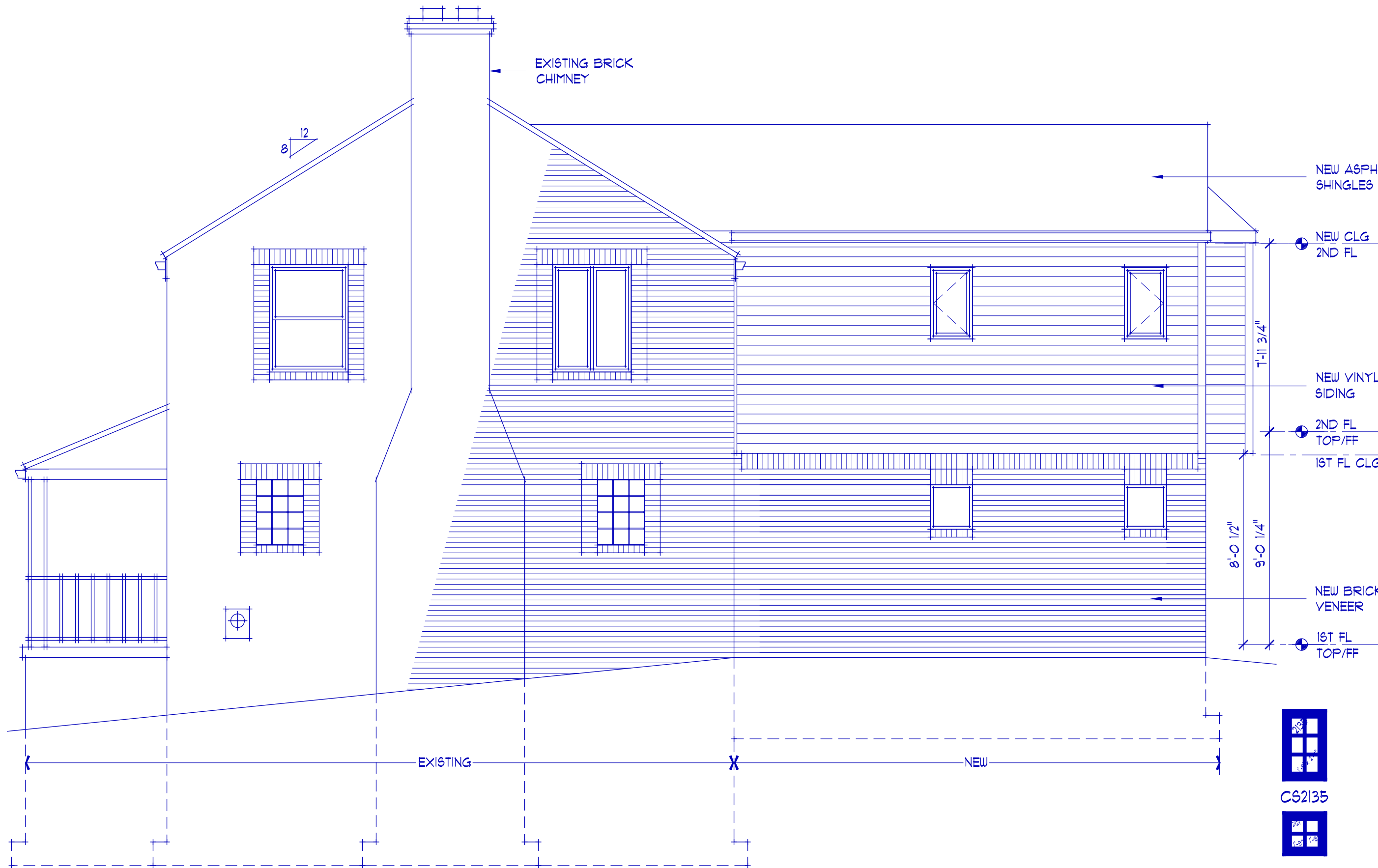




1 REAR ELEVATION
A2.1 SCALE: 1/4"=1'-0"



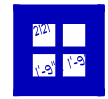
1 RIGHT ELEVATION
A2.2 SCALE: 1/4"=1'-0"



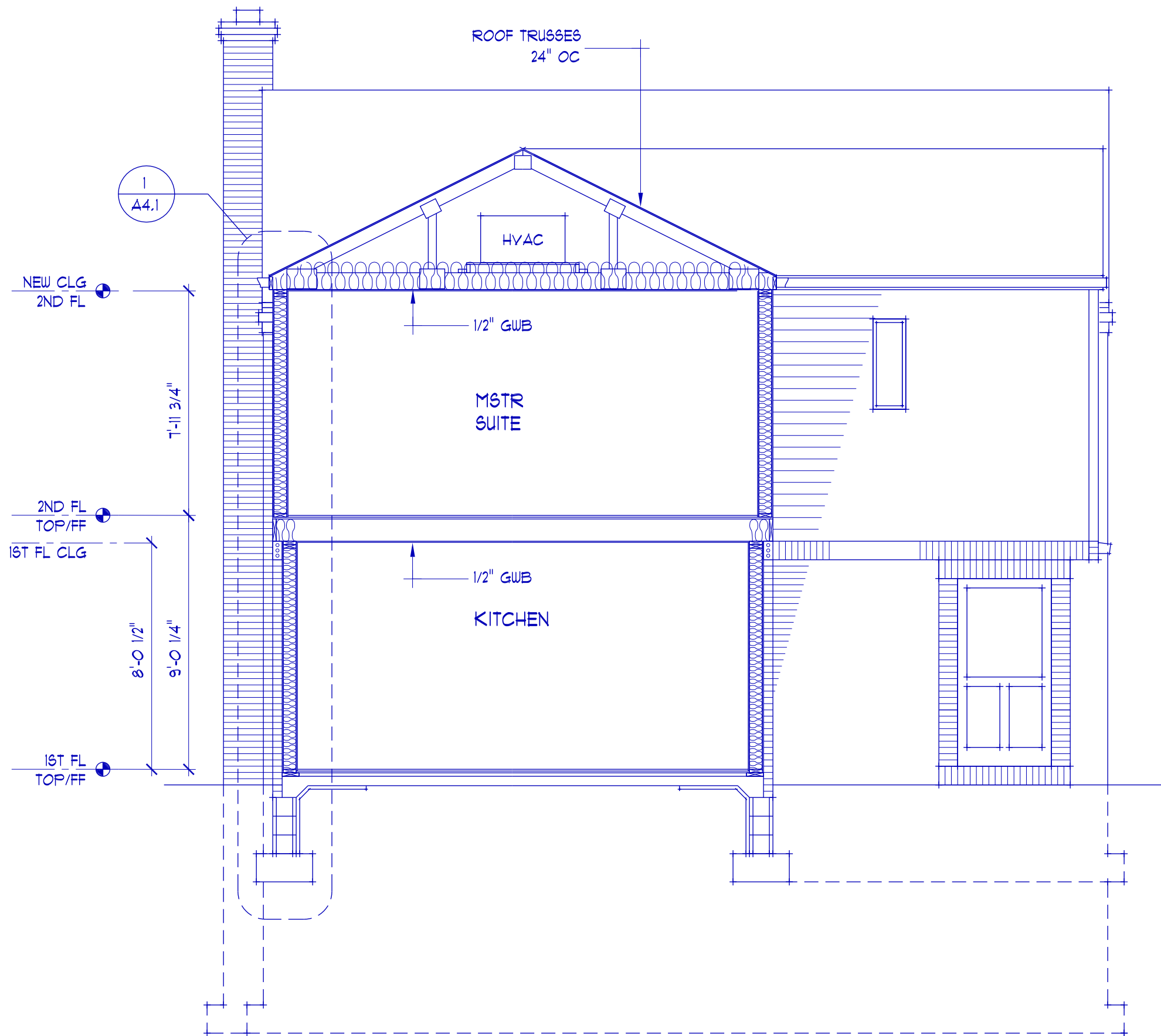
1 LEFT ELEVATION
A2.3 SCALE: 1/4"=1'-0"



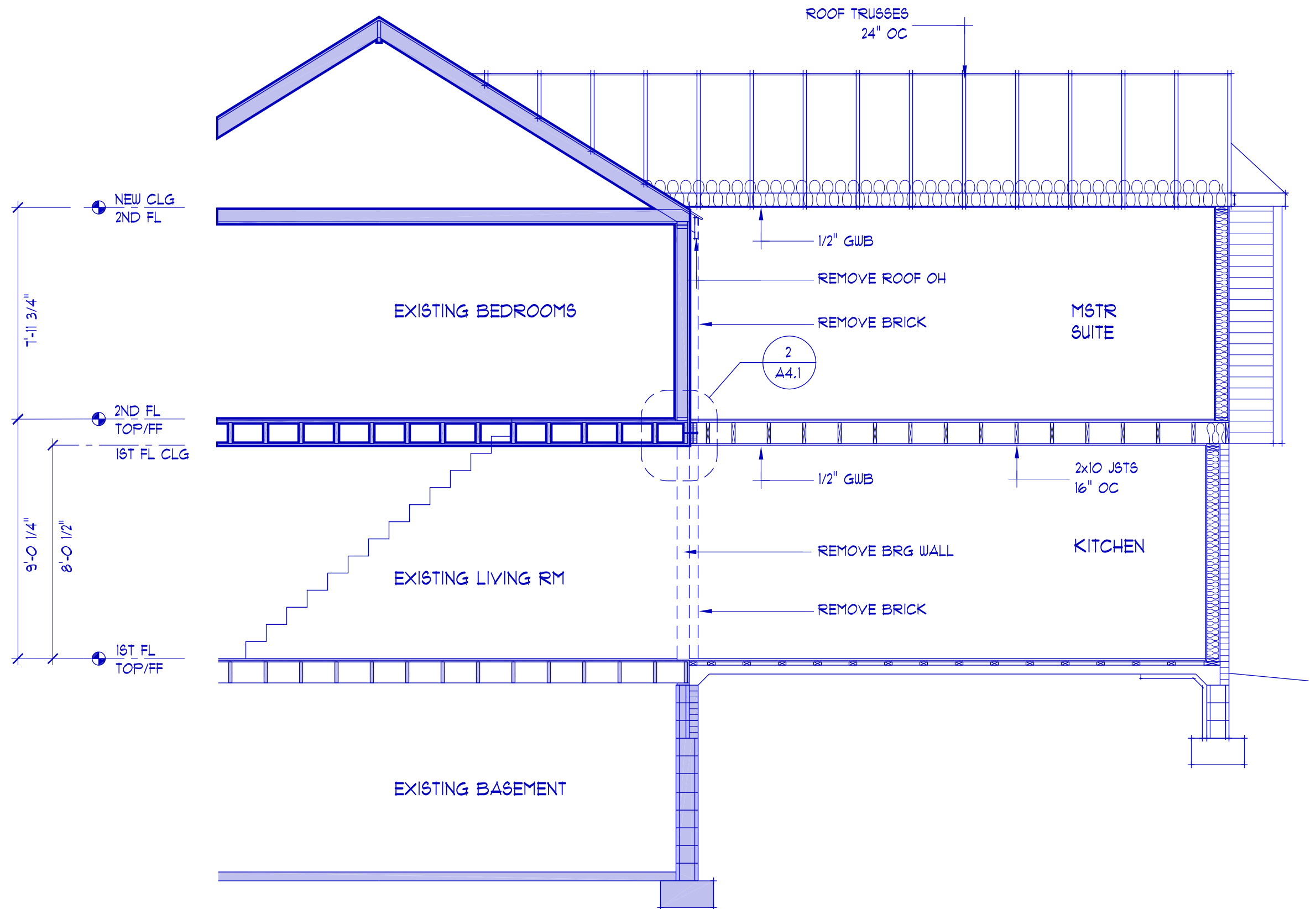
C62135



T2121



1 CROSS SECTION
A3.1 SCALE: 1/4"=1'-0"



1 SECTION
A3.2 SCALE: 1/4"=1'-0"

2x6 FASCIA
ALUMINUM
GUTTER APRON
ALUM FASCIA
ALUM GUTTER

TYPICAL FRAME WALL ASSY:

VINYL SIDING
1/16" O.S.B. SHEATHING

SOLDIER COURSE

TYPICAL BRICK WALL ASSY:

4" BRICK VENEER
1/16" O.S.B. SHEATHING
w/TYVEK AND
2x6 STUDS @ 16" o.c.
R19 BATT INSULATION
1/2" GYPSUM BOARD

TREATED 2x8 SILL PLATE

1ST FL (TOP OF PLWD)

SIMPSON ANCHOR STRAPS
4'-0" OC MAX AND
12" FROM ENDS

4" BRICK VENEER
w/ WEEP TUBES

10" BLOCK

ROOF ASSEMBLY

NEW ASPHALT ROOFING
ROOFING FELT
5/8" OSB PLWD
TRUSSES 24" OC
ICE & WATER
R38 INSULATION

TYPICAL 2x10 FLOOR SYSTEM:

3/4" T&G O.S.B. SHTHG
CONSTRUCTION ADHESIVE
2x10 JOISTS 16" OC
1x3 CROSS BRIDGING
OR SOLID BLKG

1/2" GWB CLG TYP

TYPICAL 1ST FLOOR SYSTEM

3/4" T&G O.S.B. SHTHG
CONSTRUCTION ADHESIVE
2x4 TREATED SLEEPERS 16" OC

1 1/2" XPS RIDGID FOAM INSUL

4" 3000 PSI CONC SLAB

3" STONE
AND 6 MIL VAPOR
BARRIER

1 1/2" EPS RIDGID FOAM INSUL
AROUND PERIMETER

24"x12" DP
CONC FTG w/
2 #4 REINF BARS TYP

EXISTING WALL

2ND FL

EXISTING
FRAMING

1ST FL CLG

2-9.25x1.75 LVL BE

1/2 DIA BOLT 16" C
STAGGERED UP &

WALL TO
REMOVE

2

A4.1

SECTION DETAIL

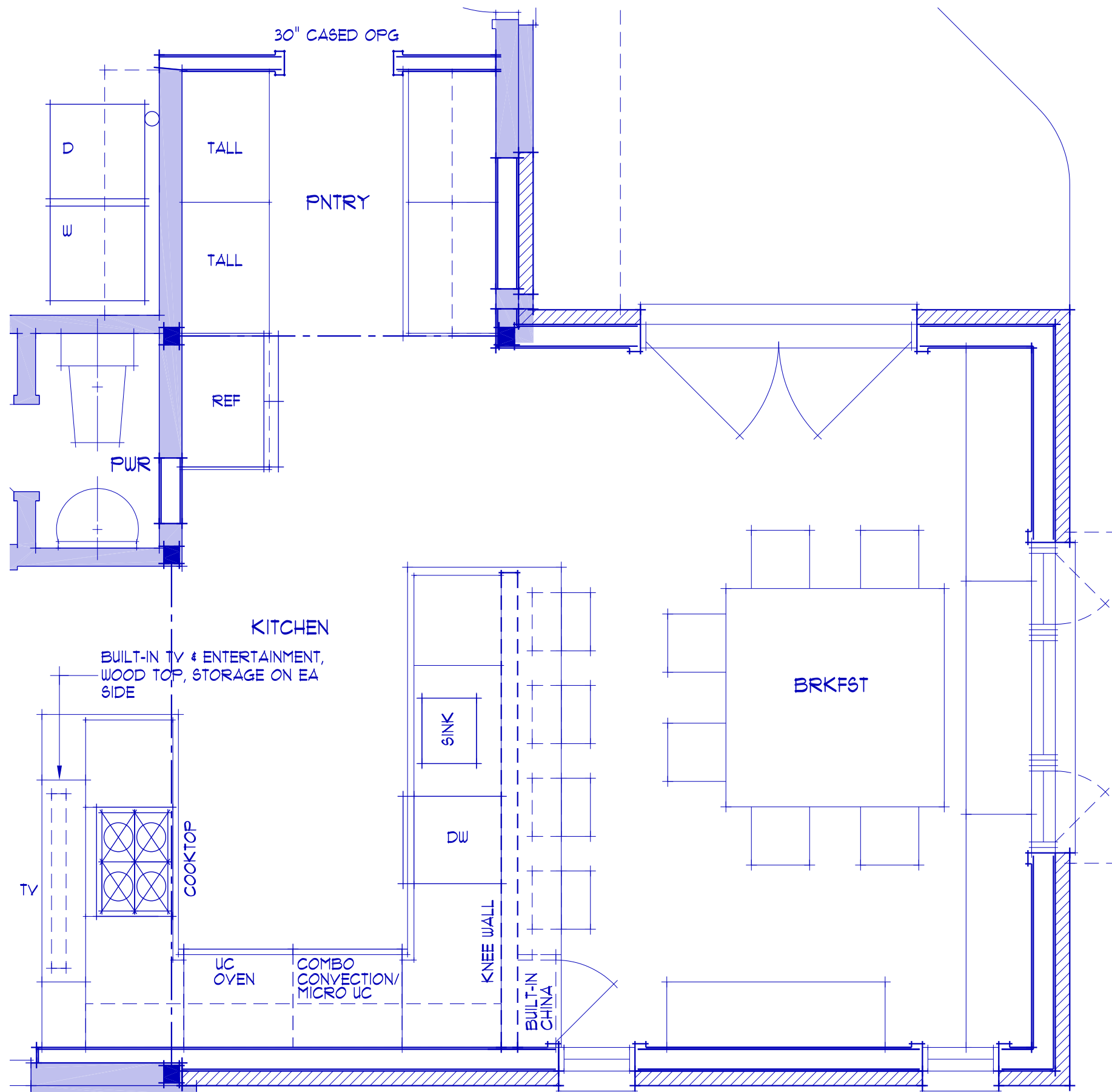
SCALE: 1 1/2"=1'-0"

1

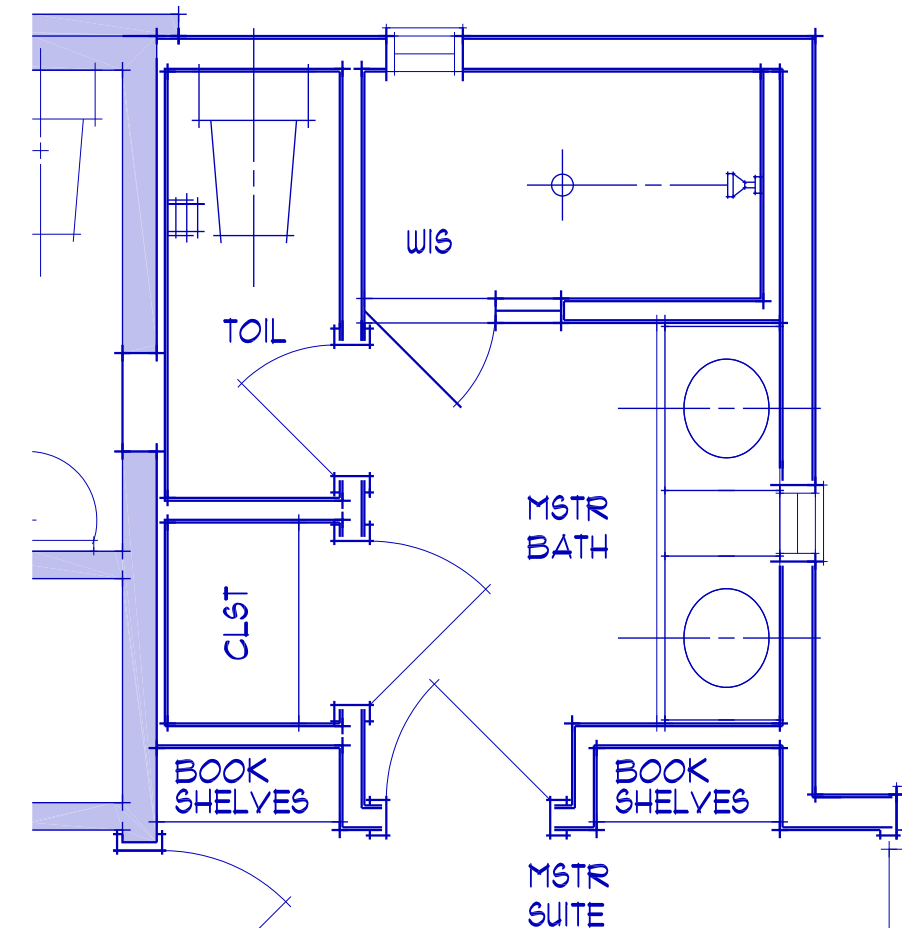
A4.1

SECTION DETAIL

SCALE: 3/4"=1'-0"



1 ENLARGED KITCHEN PLAN
A5.1 SCALE: 3/8"=1'-0"



2 ENLARGED MASTER BATH PLAN
A5.1 SCALE: 3/8"=1'-0"