

5.DCP-ZDR-2024-02140

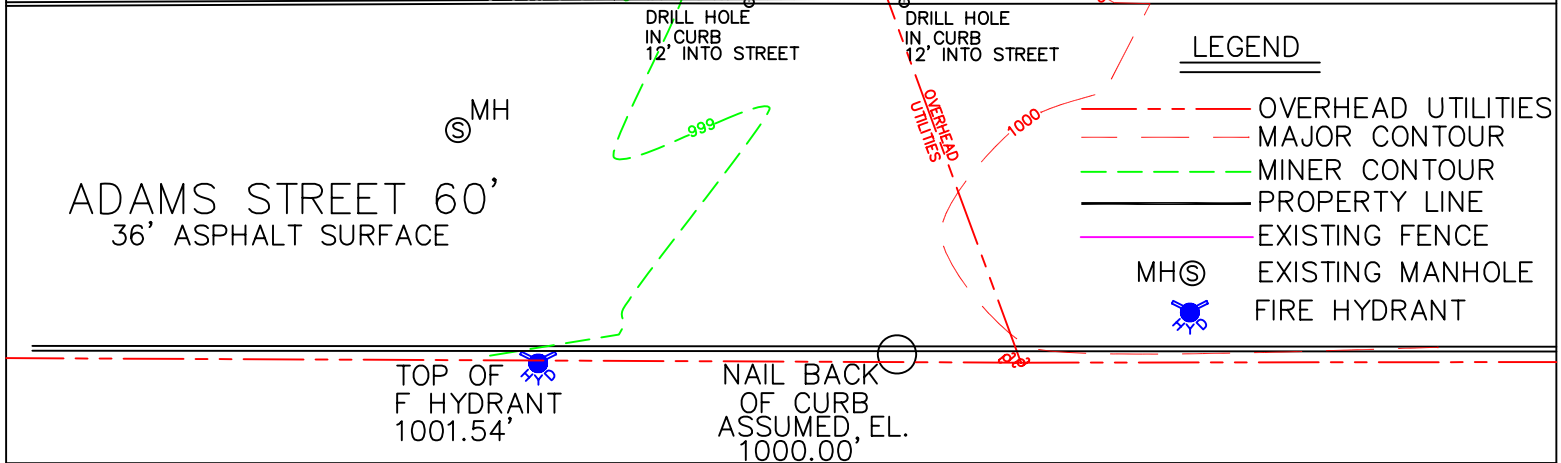
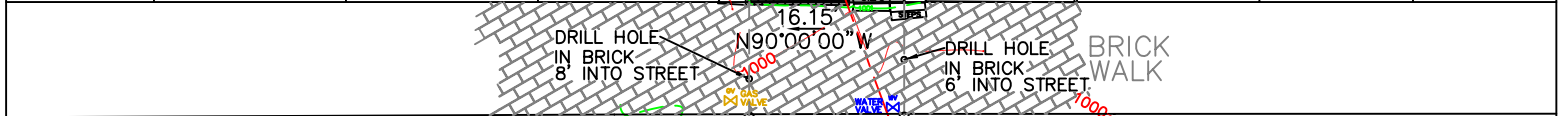
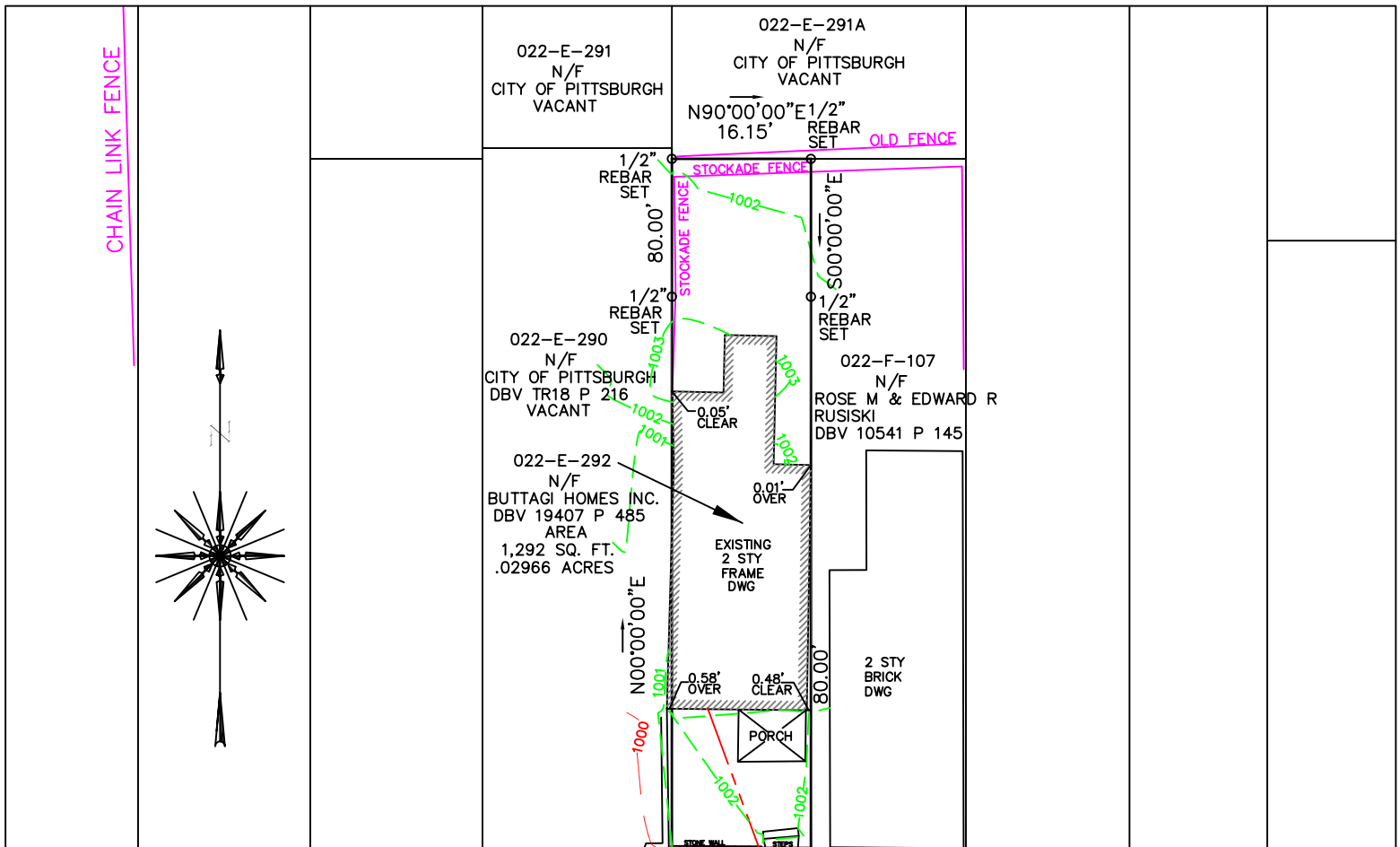
1420 Adams Street

Manchester Historic District

Manchester Neighborhood

**Demolition and conceptual review of new
construction**



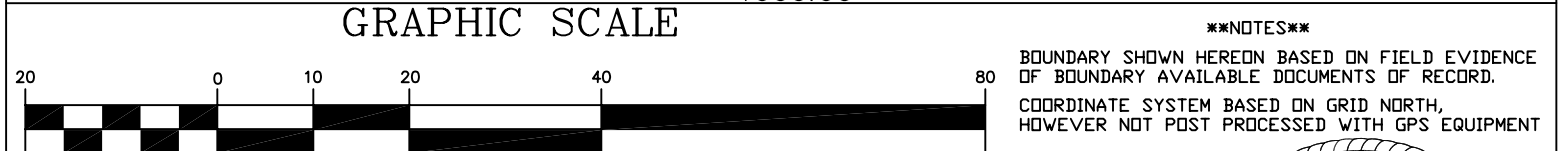
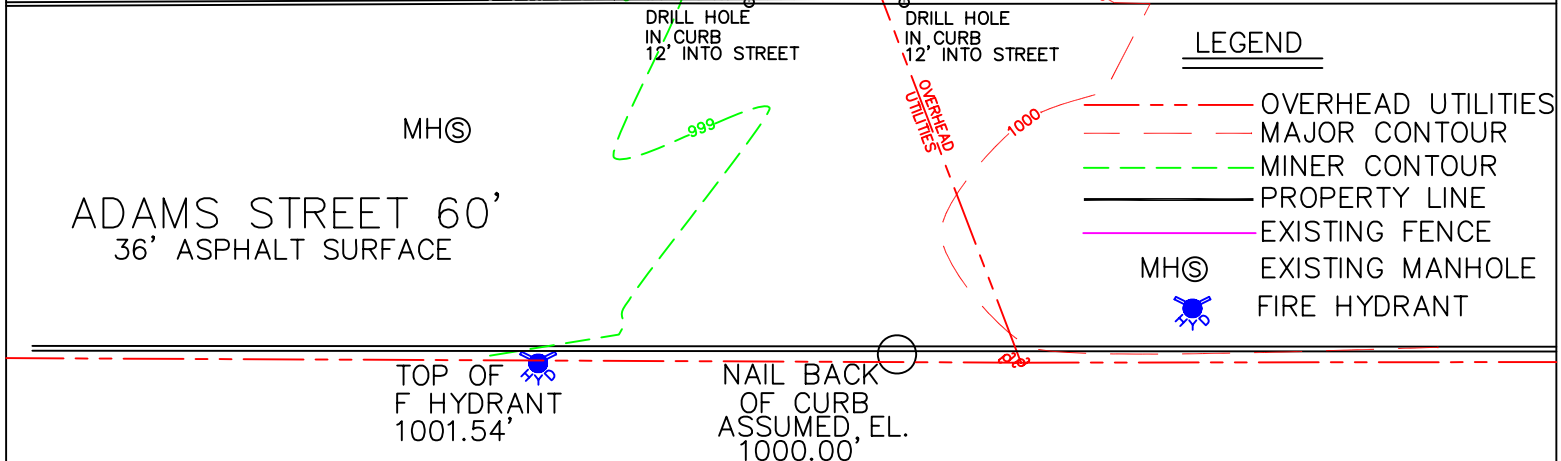
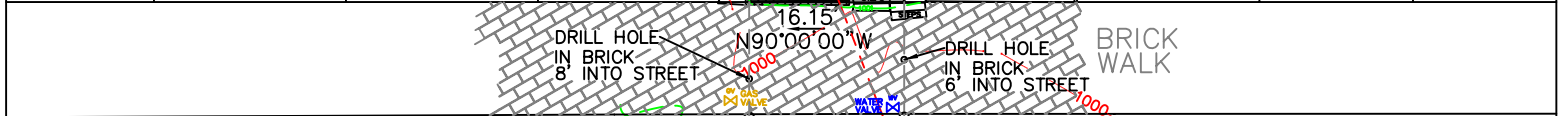
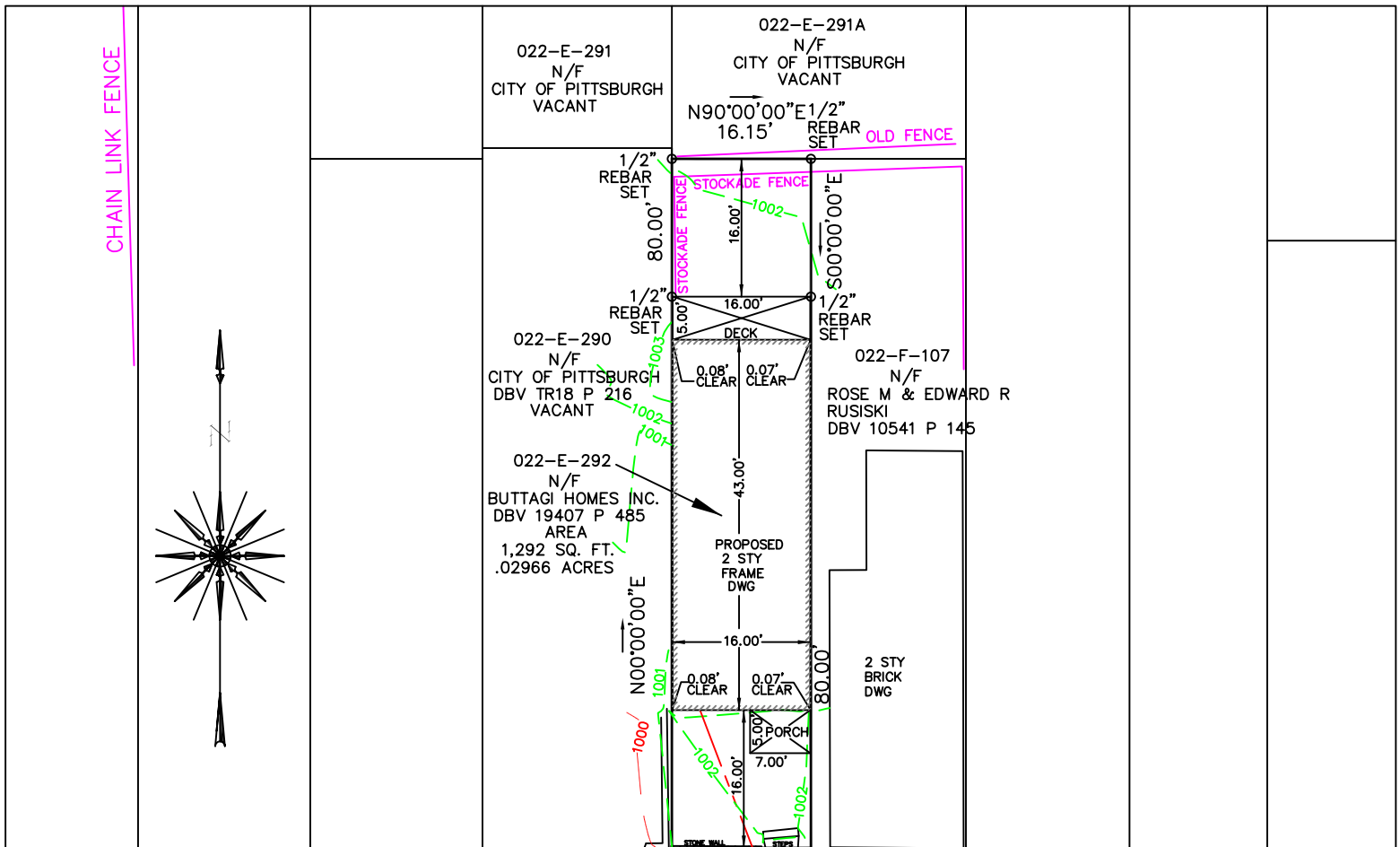


(IN FEET)
1 inch = 20 ft.

PLAN OF PROPERTY
SITUATE IN
TWENTY-FIRST WARD OF THE CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA
SURVEYED FOR
OLA BUTTAGI
SCALE 1" = 20' * DATE SEPT. 12, 2025 * DR BAM * 2541BUTTAGI
Laurel Highlands Surveying Co.
192 FORSYTHE ROAD, RUFFS DALE, PA. 15679
PHONE 724-696-5296

NOTES
BOUNDARY SHOWN HEREON BASED ON FIELD EVIDENCE
OF BOUNDARY AVAILABLE DOCUMENTS OF RECORD.
COORDINATE SYSTEM BASED ON GRID NORTH,
HOWEVER NOT POST PROCESSED WITH GPS EQUIPMENT

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS A. HEWITT
No. SU075692



(IN FEET)
1 inch = 20 ft.

PROPOSED HOUSE LOCATION
SITUATE IN
TWENTY-FIRST WARD OF THE CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA
SURVEYED FOR
OLA BUTTAGI
SCALE 1" = 20' * DATE SEPT. 12, 2025 * DR BAM * 2541BUTTAGI
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS A. HEWITT
No. SU075692

HOUSE ALTERATION AND RENOVATION PLAN



CONSULTANT



PROJECT TEAM

DESIGN:
GRC DESIGNS, LLC
M. OMER FAROOQ

LOT INFO

PROPERTY INFO:

SCOPE OF WORK

CONSTRUCTION OF 517.5 SQF ADU

SHEET INDEX

CS	COVER SHEET
A1.1	FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	ROOF PLAN
A4.1	WALL SECTION
E1.1	ELECTRICAL PLANS
P1.1	PLUMBING PLANS
SP	SITE PLAN

PROJECT

House Alteration and Renovation Plan

PROJECT # 20250

1420 Adams StPittsburgh,
PA 15233, USA

REVISIONS

No.	Description	Date
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PROJECT STATUS

ADDITION

ISSUE DATE

05.0.2025

SHEET NAME

COVER SHEET

SHEET NUMBER

CS

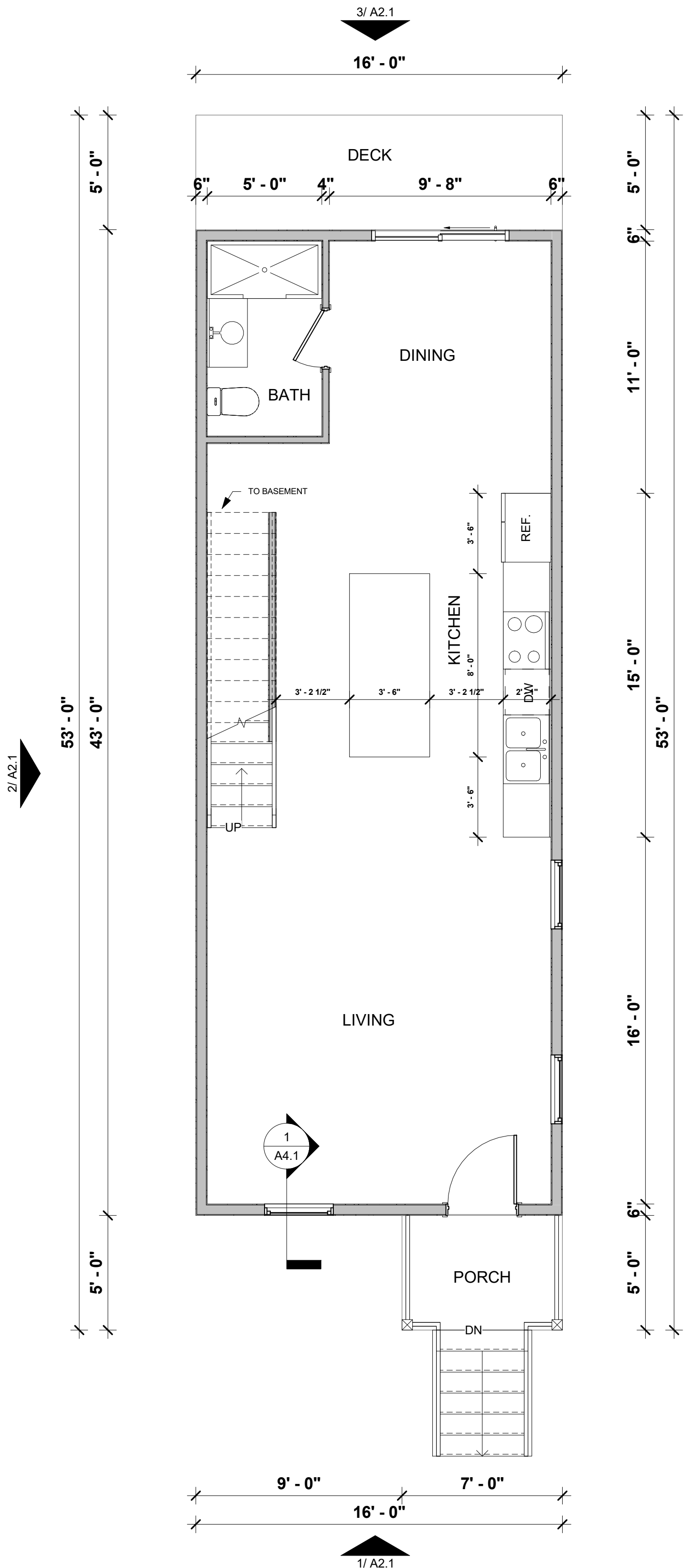
FLOOR PLAN NOTES

1. EXTERIOR WALLS ARE 2X6 WOOD STUD @ 16" O.C..
2. INTERIOR WALLS ARE 2X4 WOOD STUD @ 16" O.C.
3. ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.
4. ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
5. GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
6. NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
7. ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/ BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.
8. THE OLD BASEMENT WILL BE RENOVATED AND EXPANDED AS APPROPRIATE WITH CONCRETE WALLS AND REBAR FOR SUPPORT.

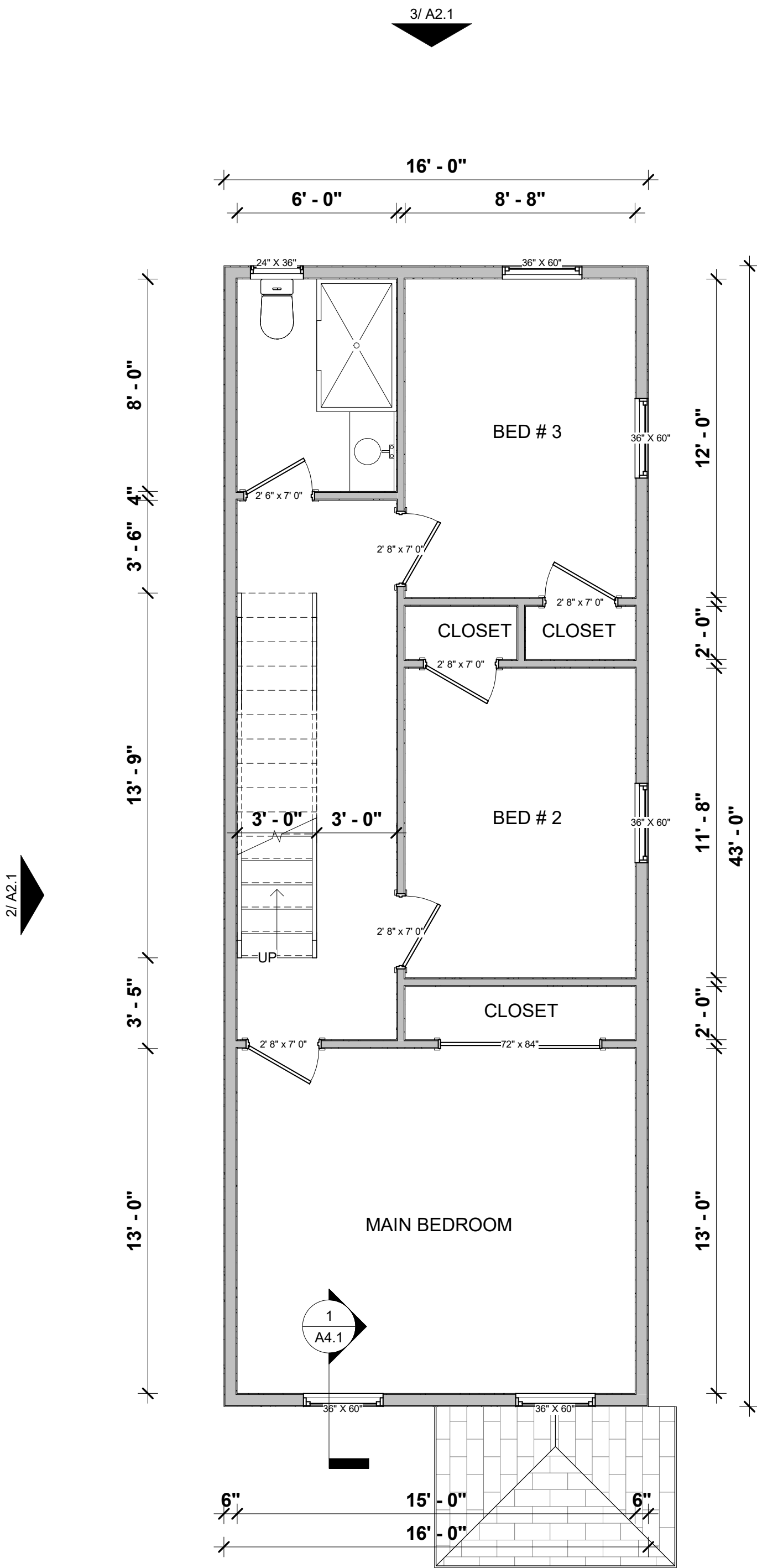
FLOOR PLAN

WALL ASSEMBLIES

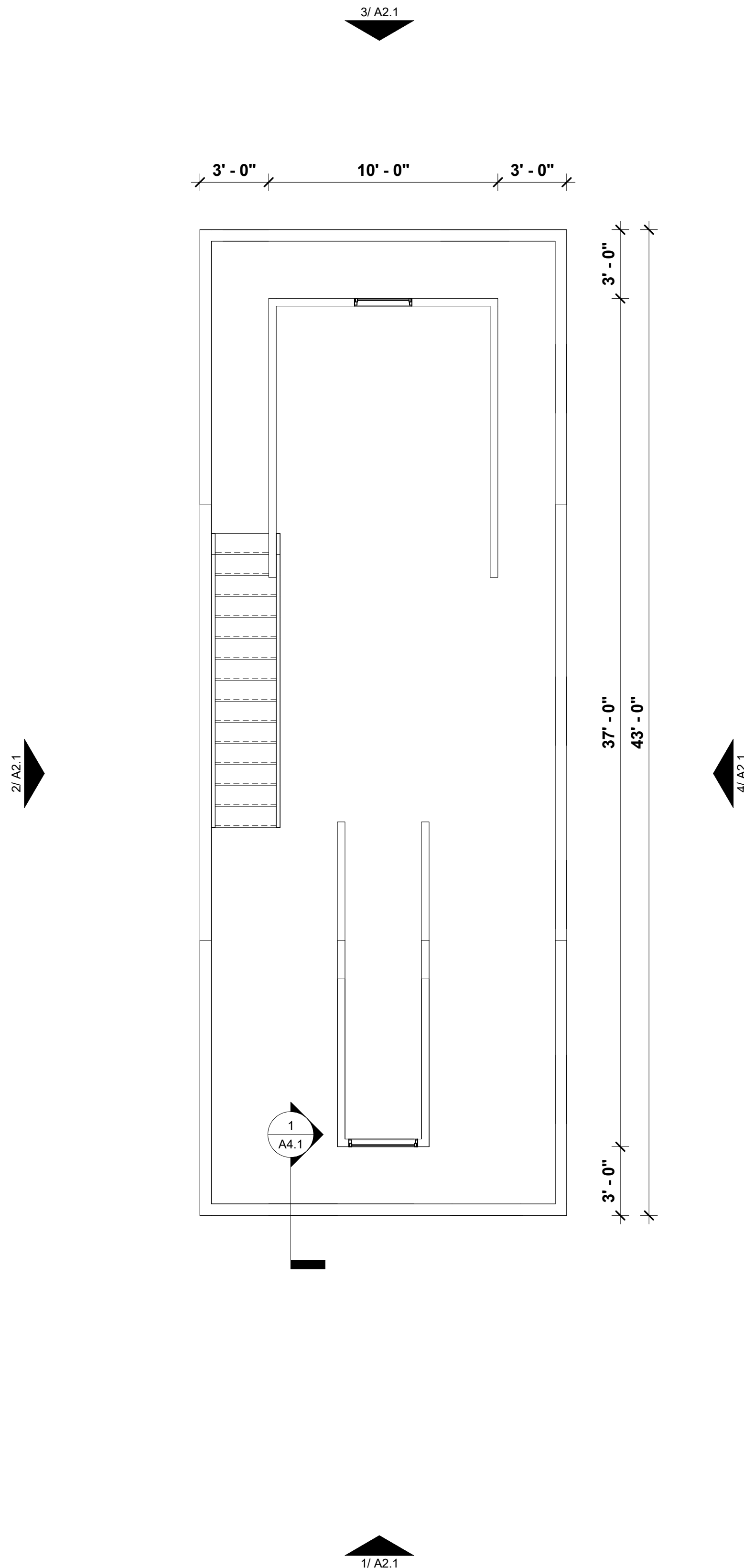
ITEM	DESCRIPTION
<div></div>	EXTERIOR WALLS 2X6 @ 16" O.C.
<div></div>	INTERIOR WALLS 2X4 @ 16" O.C.



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"



3 TOP PLATE
1/4" = 1'-0"



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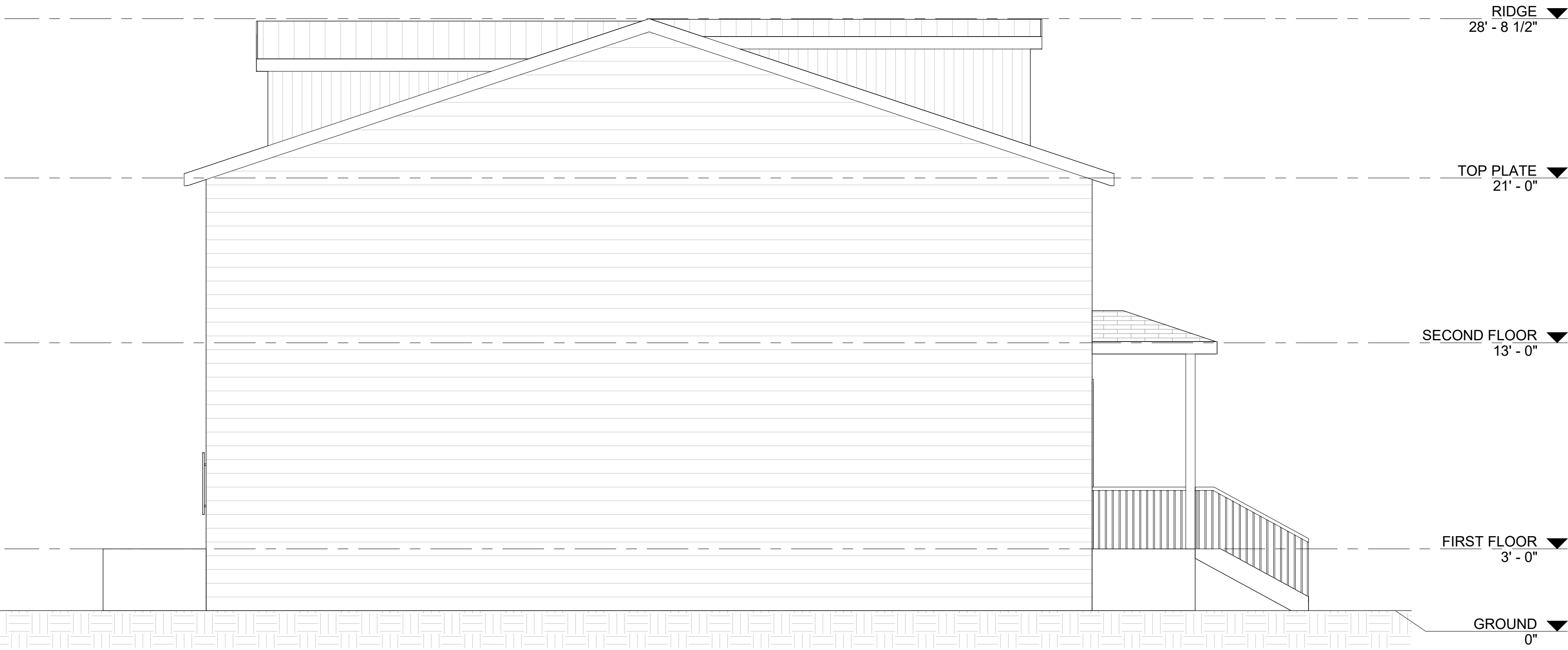
FLOOR PLANS

SHEET NUMBER

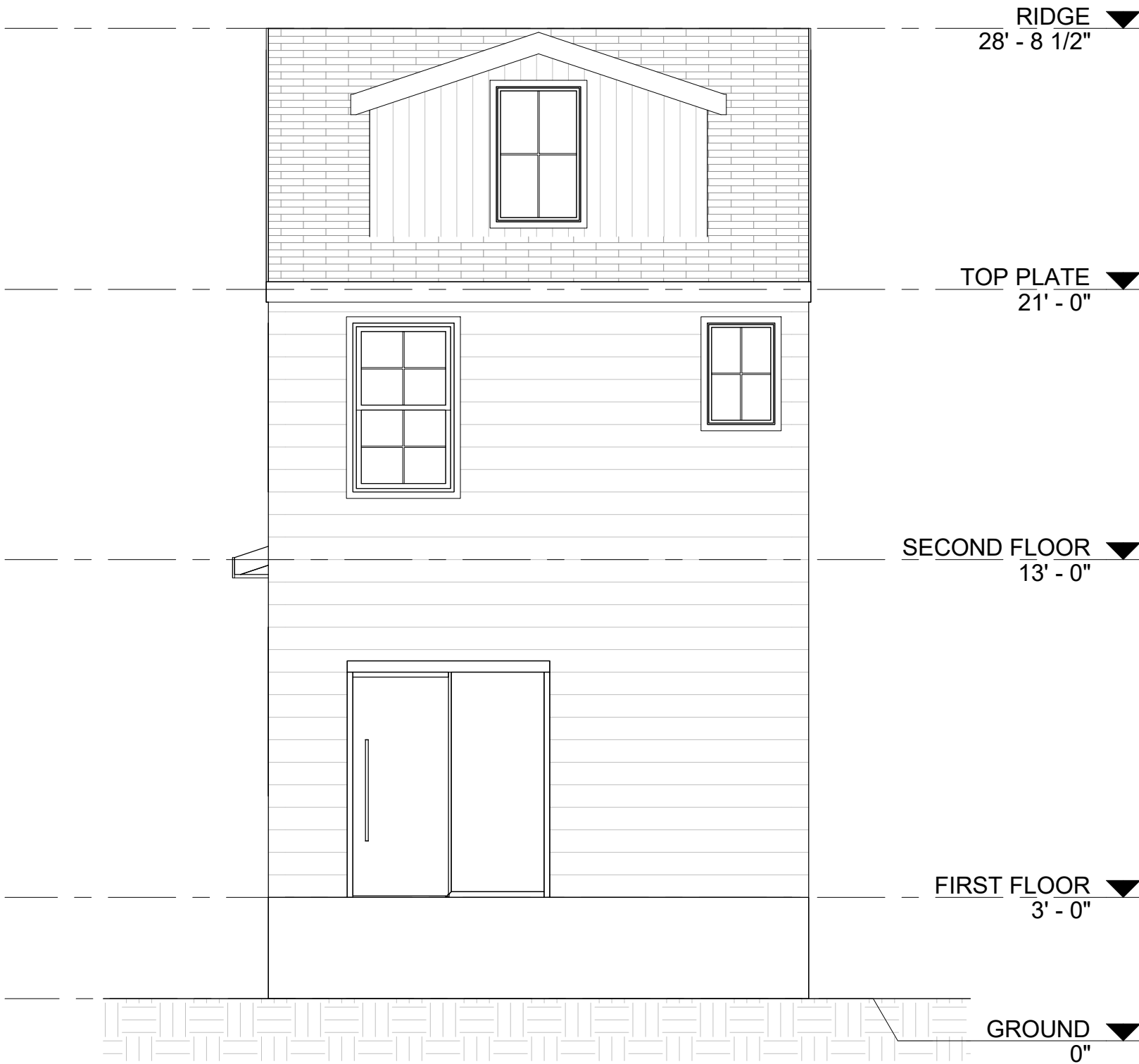
A1.1



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"



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SHEET NAME

EXTERIOR
ELEVATIONS

SHEET NUMBER

A2.1

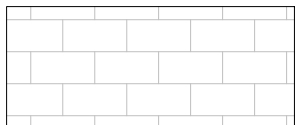
GENERAL NOTES

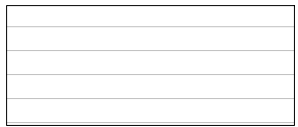
ROOF PLAN

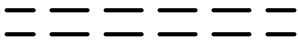
1.
- CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R806, IRC 2021.

LEGEND

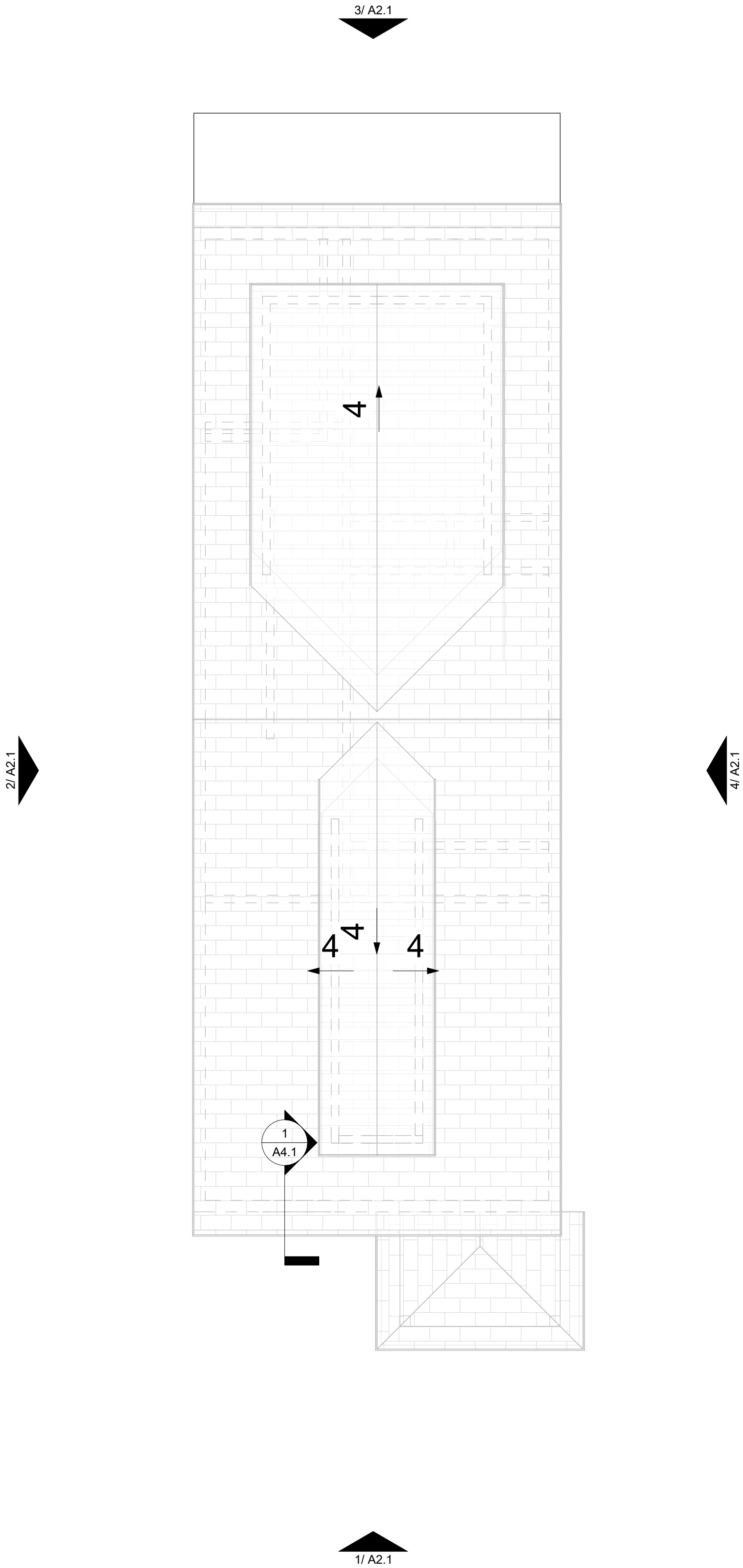
ROOF PLAN

- 

30 YEAR SHINGLE ROOF
- 

STANDING SEAM METAL ROOF
- 

EXTERIOR WALL STUD BELOW ROOF



1

ROOF PLAN

1/4" = 1'-0"



Buttagi Homes

CONSULTANT

PROJECT

House Alteration
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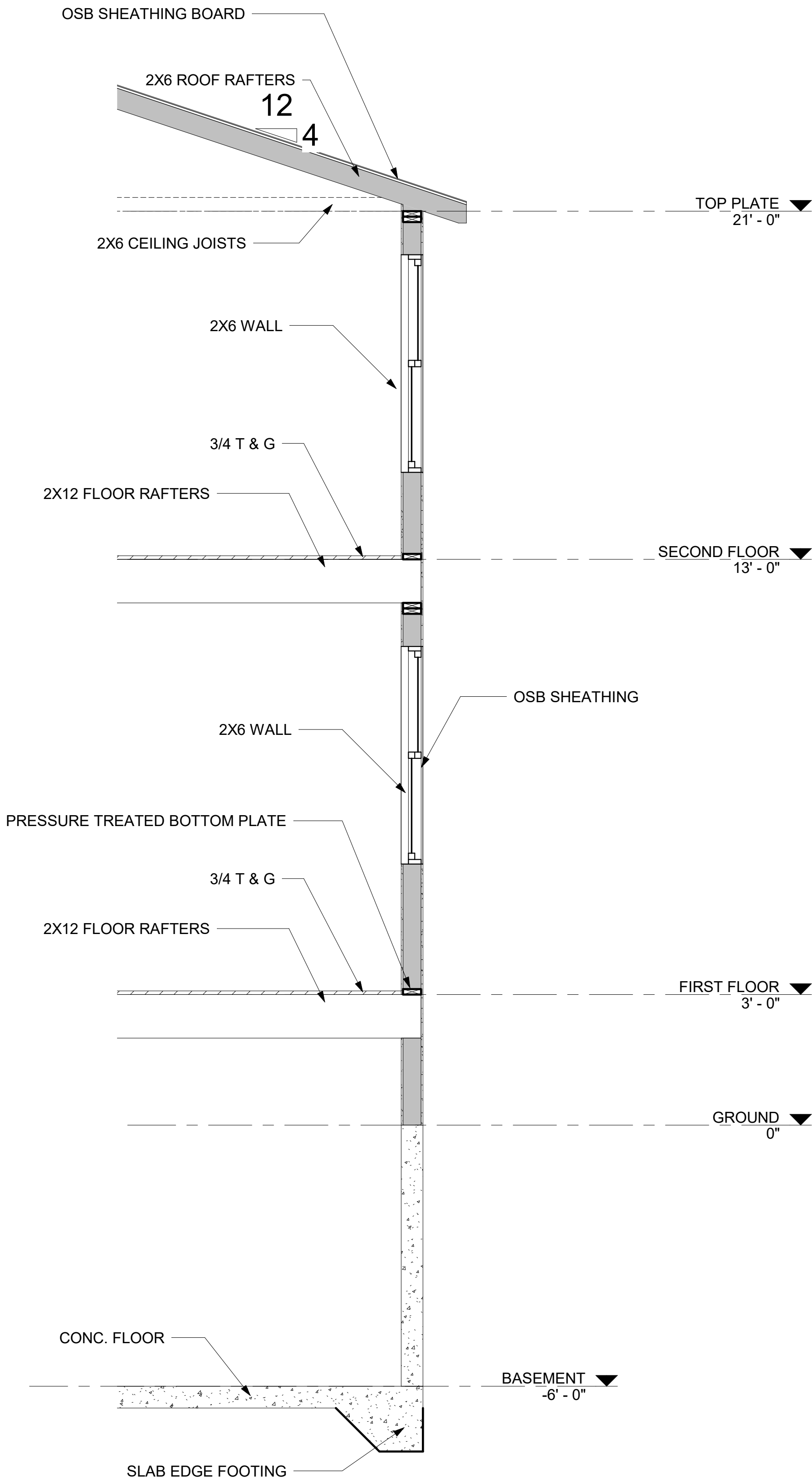
05.0.2025

SHEET NAME

ROOF PLAN

SHEET NUMBER

A3.1



1 WALL SECTION
1/2" = 1'-0"



PROJECT

**House Alteration
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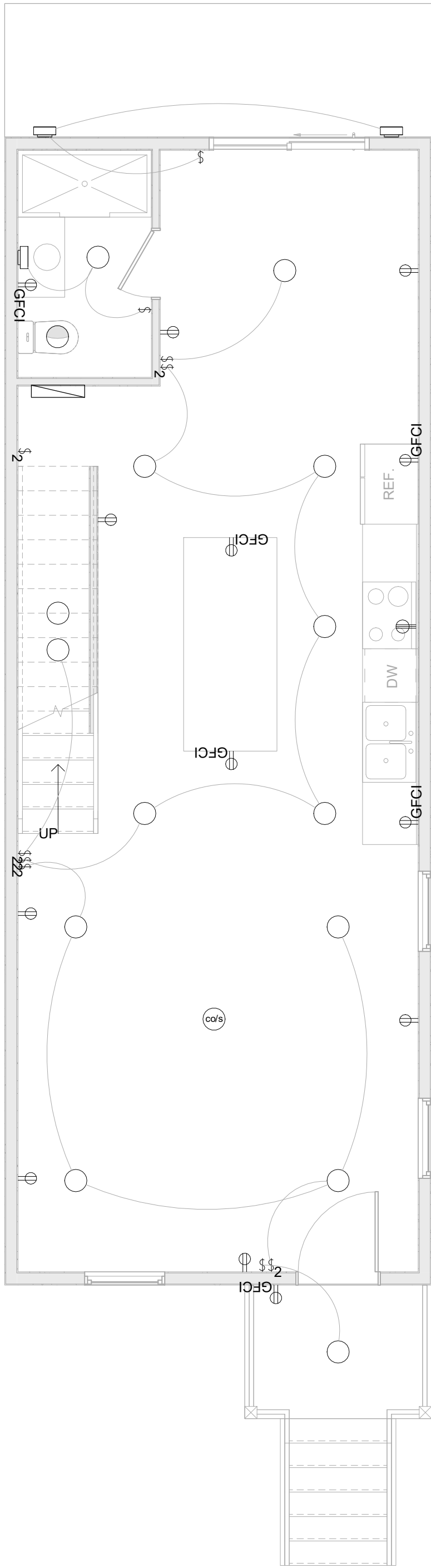
SHEET NAME

**SECTION
DRAWINGS**

SHEET NUMBER

A4.1

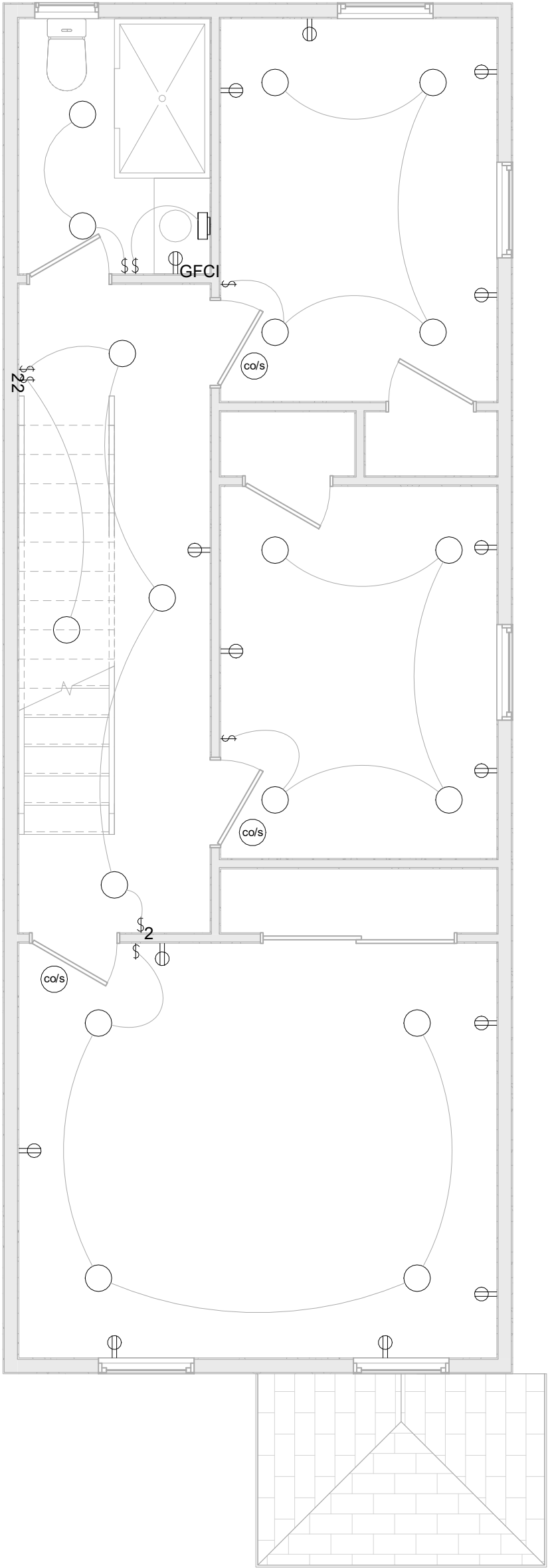
1. OWNER TO PICK OUT LIGHT FIXTURES.
2. LIGHT FIXTURE LAYOUT BY OWNER.
3. LIGHT FIXTURE LAYOUT FOR SCHEMATIC DESIGN PURPOSES ONLY.
4. ALL LIGHT FIXTURES TO BE CENTERED IN ROOM U.N.O.
5. ELECTRIC LINE CONNECTED WITH MAIN HOUSE.



1

ELECTRICAL PLAN

1/4" = 1'-0"



2

SECOND FLOOR Electrical

1/4" = 1'-0"

ELECTRICAL LEGEND

All may not be used

	Single Pole Switch		GFCI Outlet		Motion Sense Light		Floor Outlet		CAT 5 Data Outlet
	Two Way Switch		Weather Proof Outlet		Wall Light External		Ceiling Fan with Light		Exhaust Fan
	Fire Alarm		Carbon Mono-Oxide/Smoke Detector		Chandelier Light		Telephone Outlet		Weather Proof Switch
	Power Outlet		Recessed Light		Counter Outlet		220 V Plug		Minisplit System
	24" Flouricent Light		Electrical Box 200A		PENDANT LIGHT				



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SHEET NAME

ELECTRICAL PLAN

SHEET NUMBER

E1.1

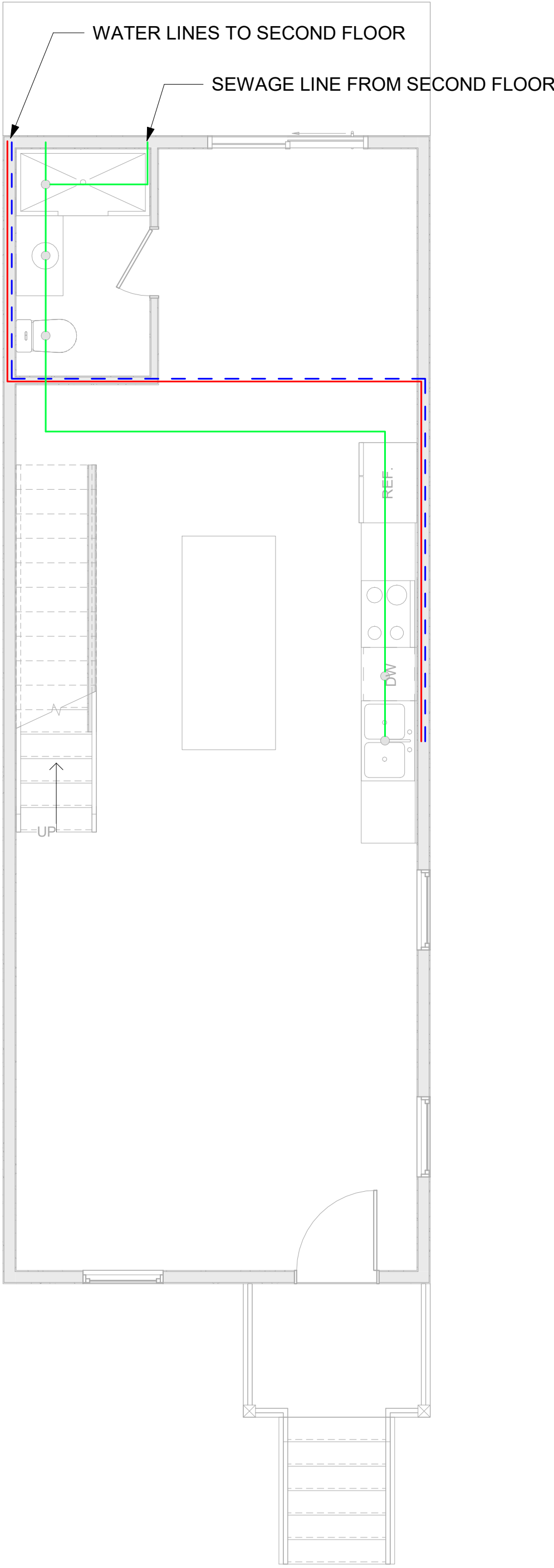
Plumbing Legend	
Hot Water	: ————
Cold Water	: - - - - -
Sewage	: ————
Water Drain	: •

NOTES:
Sewage Line: The sewage line should cross the water line at a minimum depth of 6 inches below the water line.

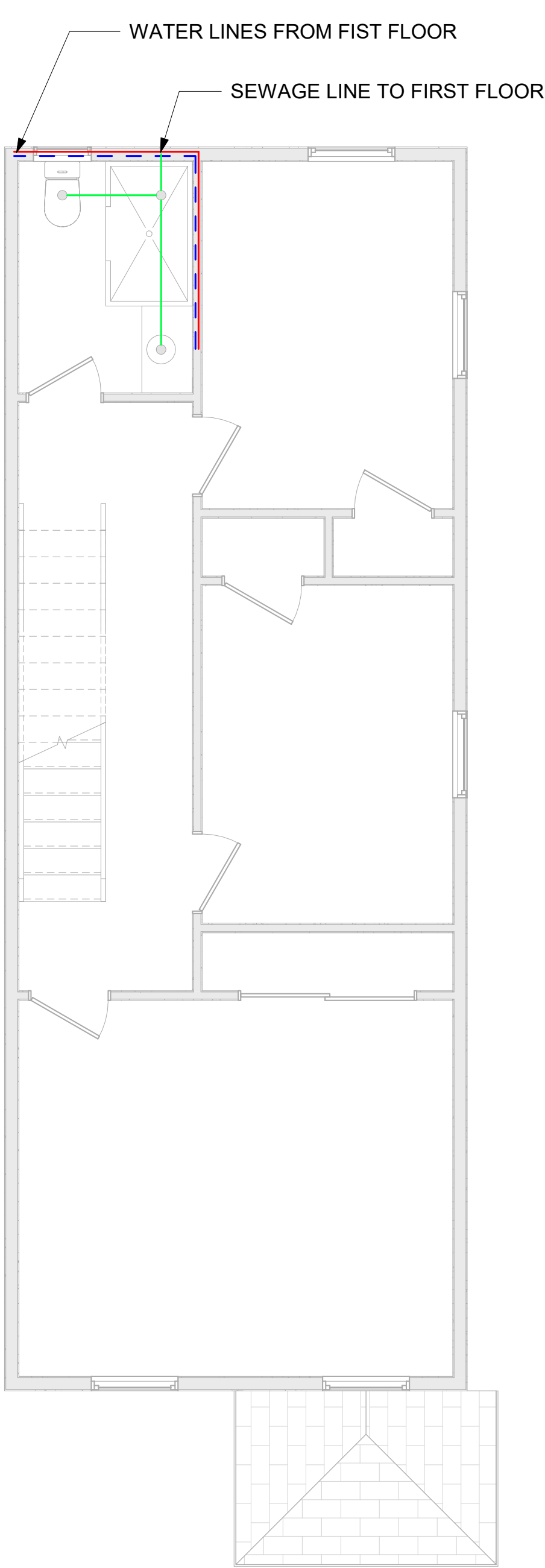
Water Inlet Location: The location of the water inlet depends on the position of the well or city main line.

Sewage Line Exit Point and Slope: The location of the sewage line exit point and its slope depend on the placement of the septic system or city septic point.

The Water and sewage lines will be connected to existing house water and sewage lines already available.



1 FIRST FLOOR PLUMBING PLAN
1/4" = 1'-0"



2 SECOND FLOOR Plumbing
1/4" = 1'-0"



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PLUMBING PLAN

SHEET NUMBER

P1.1

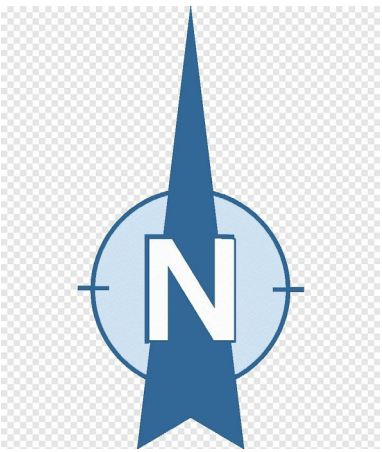
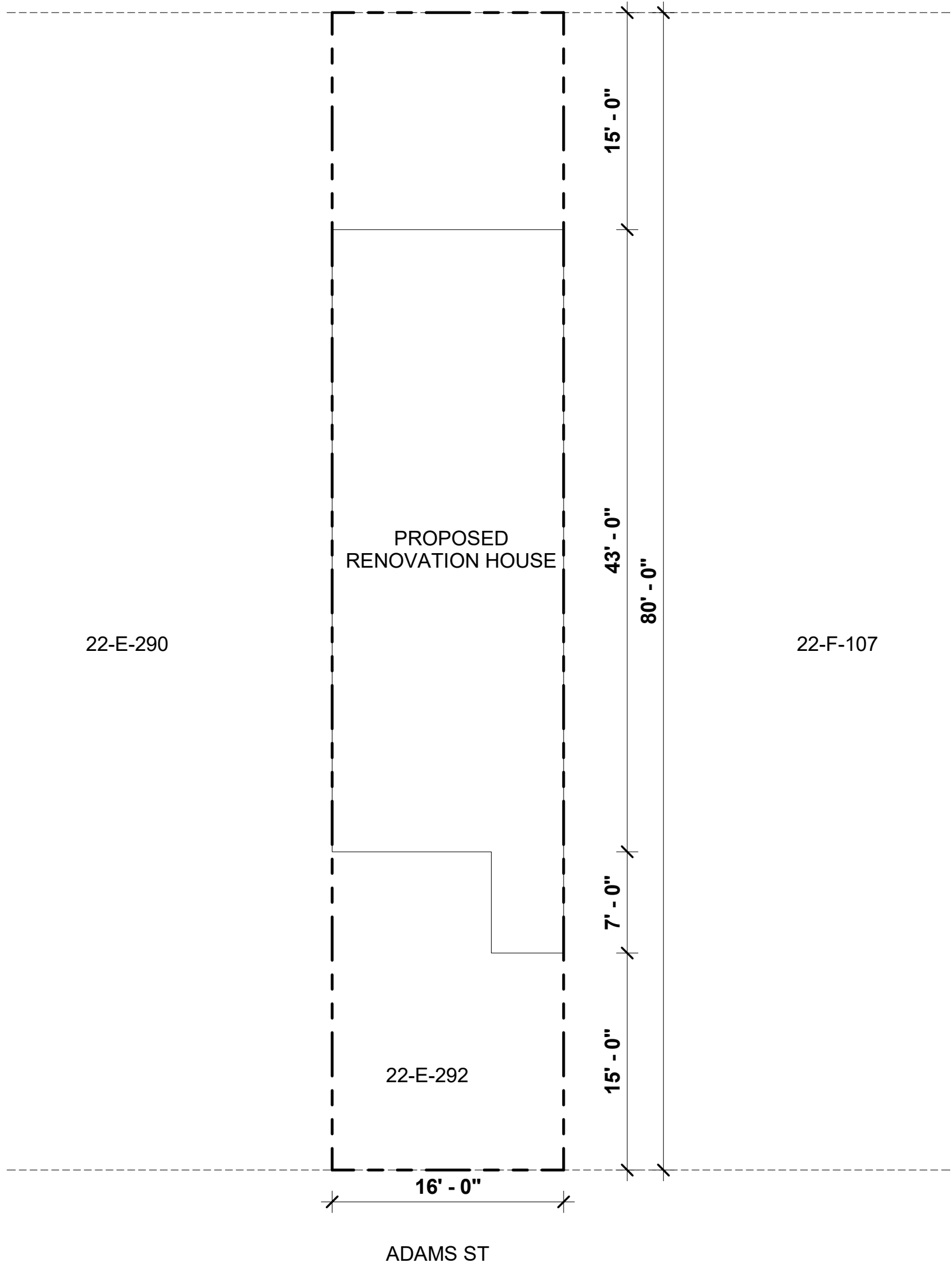
SURVEY DISCLAIMER

SITE PLAN

- THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND FOR ILLUSTRATIVE PURPOSES ONLY.



CONSULTANT



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SHEET NAME

SITE PLAN

SHEET NUMBER

SP

1 SITE PLAN
1/8" = 1'-0"







































