

SECOND STORY ADDITION

75 VANNOY ST SE
ATLANTA, GA 30317

SCOPE OF WORK:

Second Story Addition to create a 4/3.5 SFR with rear carport and deck

SQUARE FOOTAGE:

Existing First Floor 1313 sf
Existing Porch 146 sf

Proposed First Floor 1344 sf
Proposed Second Floor 1277 sf
Proposed Porch 197 sf
Proposed Upper Deck 479 sf
Proposed Stoop 31 sf
Proposed Carport 471 sf

EXISTING TOTAL: 1459 sf

PROPOSED TOTAL: 3799 sf



24'

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APPLICABLE CODES:

International Building Code, 2018 Edition, with Georgia Amendments (2014)(2015)(2017)(2018)
 International Residential Code for One- and Two-Family Dwellings, 2018 Edition, with Georgia Amendments (2014)(2015)(2017)
 International Existing Building Code, 2018 Edition, with Georgia Amendments (2015)
 International Fire Code, 2018 Edition, with Georgia Amendments (2014)
 International Plumbing Code, 2018 Edition, with Georgia Amendments (2014)(2015)
 International Mechanical Code, 2018 Edition, with Georgia Amendments (2015)
 International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2014)(2015)
 National Electrical Code, 2017 Edition, with no Georgia Amendments
 International Energy Code, 2018 Edition, with Georgia Supplements and Amendments (2011)(2012)
 2018 NFPA 101 - Life Safety Code with State Amendments (2013)

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

RELEASED FOR CONSTRUCTION

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DATE:

8/14/2020

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CONSTRUCTION AND FRAMING NOTES

1. DESIGN LOADS ARE AS FOLLOWS PER SQ. FT.

LOCATION	LIVE	DEAD	DEFLECT LIMIT
1 ST FLOOR	40 LB	10 LB	L/360
2 ND FLOOR (SLEEPING AREA)	30 LB	10 LB	L/360
ATTIC (NON STORAGE)	10 LB	5LB	L/240
ATTIC (STORAGE)	20 LB	10 LB	L/240
ROOF (W/ FINISHED CEILING)	30 LB	15 LB	L/240
ROOF(NO FINISHED CEILING)	30 LB	7LB	L/180
DECKS	60 LB	10LB	L/360

SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLIDE OFF FACTOR AS A FUNCTION OF ROOF PITCH. RAFTER SIZES MAY HAVE TO BE INCREASED TO ACCOMMODATE HIGHER SNOW LOADS. VERIFY WITH LOCAL CODES.

- LUMBER SHALL BE DOUGLAS-FIR-LARCH, HEM-FIR, OR SOUTHERN YELLOW PINE WITH FB=1450 AND E=1.6 MINIMUM.
ALL PRESSURE TREATED LUMBER WILL BE A MINIMUM OF SYP#2 WITH A MOISTURE CONTENT OF 19%
- ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS, OR SHAKES.
- UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2X12 HEADERS WITH 1/2" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WALLS. DOUBLE 2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS.
- FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER.
- STAIR CONSTRUCTION SHALL CONSIST OF (3) 2X2 STRINGERS, 5/4" OR 2X THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.
- ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND SILICONE SEALED.
- MICRO-LAM BEAMS SHALL HAVE BENDING STRESS: FB=2800 PSI. VERIFY WITH LOCAL CODES.
- SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE SIMPSON STRONG TIE ANCHORS OR EQUAL.
- MINIMUM HEADER SIZE SHALL BE (2) 2"X6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH 1/2" PLYWOOD.
- ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.
- UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.
- FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE.
- PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES. MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'0".
- THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. REGULATIONS AND FHAVA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALSPROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI

NOTE:

- HVAC TO BE IN ATTIC. VERIFY WITH BUILDER.
- UPPER FLOOR CEILING HEIGHTS TO BE 8'0" UNLESS NOTED.
- UPPER FLOOR JOISTS TO BE 16 1/2" OPEN WEB FLOOR.

TRUSSES AT 16"OC w/3/4 T&G ADVANTECH FLOOR GLUED AND SCREWED. SEE TRUSS MANUFACTURER FOR FLOOR TRUSS LAYOUTS. ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING.

TRUSS MANUFACTURER TO SUPPLY TRUSSES WITH CHAMFERED END ON SELECTED UNITS TO ALLOW FOR EXTERIOR WALL SUPPORT AND RATER CLEARANCE.

- HVAC AND WATER HEATER TO BE IN ATTIC UNLESS OTHERWISE NOTED.

ELEVATION NOTES:

- GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
- PLUMBING AND HVAC VENTS SHALL BE GROPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

FRAMING NOTES:

- RAFTERS TO BE SUPPORTED BY CONTINUOUS BRACING FOR HORIZONTAL SPANS OF 15'0" OR GREATER.
- SUPPORT ALL HIP, VALLEY, AND RIDGES @ 8'0" OC MAX.
- ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.
- RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS.
- RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES:
2X6 RAFTER@16"OC MAX WITH 1/2" P W DECKING
2X6 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING
2X8 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING
2X8 RAFTERS @ 16"OC MAX WITH 1/2" P W DECKING
- FASCIA OVERHANG TO BE 12" (TYPICAL) UNLESS NOTED ON ELEVATIONS.
- ALL HIP/VALLEY RAFTERS TO BE 2X10 UNLESS NOTED.

NOTE:

PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLINS SHALL BE SUPPORTED BY 2 INCH X 4 INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DEGREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FT. PURLINS SHALL BE CONTINUOUS (REFER IRC R802.5.1)

FLOOR PLANS NOTES:

- ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS, AND RAFTERS.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE; REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASES AS CONSTRUCTED.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVEING REQUIREMENTS.
- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
- ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
- ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8 TYPE X GYPSUM BOARD WITH 1 HOUR FIRE RATING. ALL EXTERIOR DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS, INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
- ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6"(R-19) INSULATION BETWEEN 2X4 JOISTS.
- ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD WITH METAL CORNER REINFORCING, TAPE FLOAT, AND SAND (3 COATS). USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24"OC OR GREATER. USE 1/2" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS LESS THAN 24"OC.
- ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

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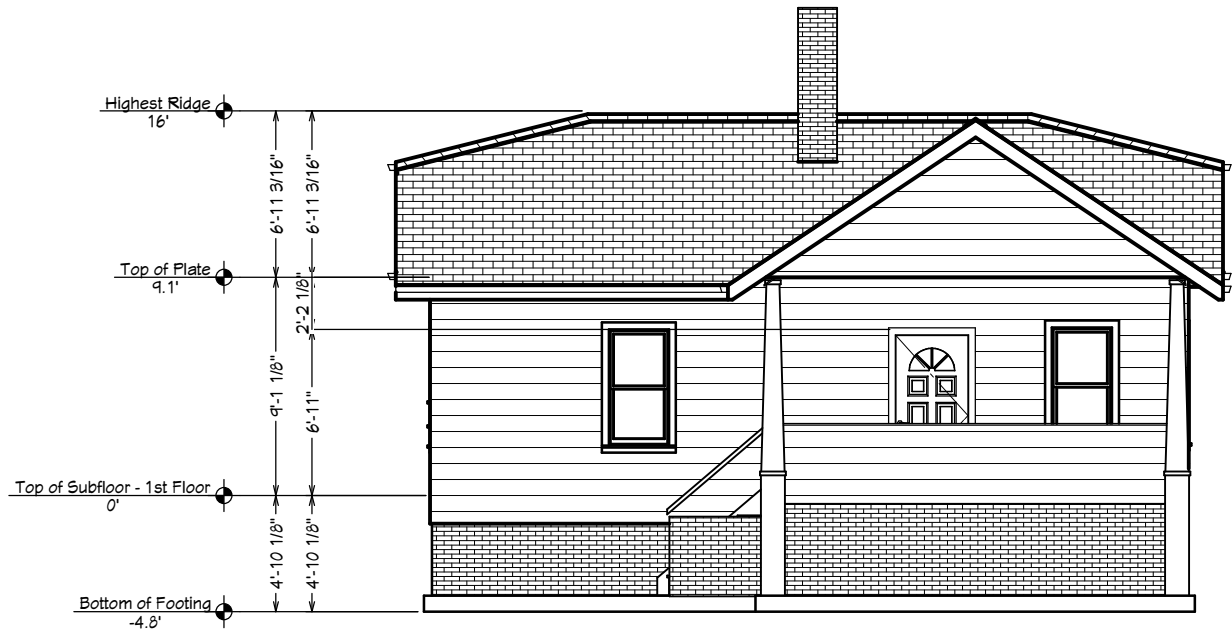
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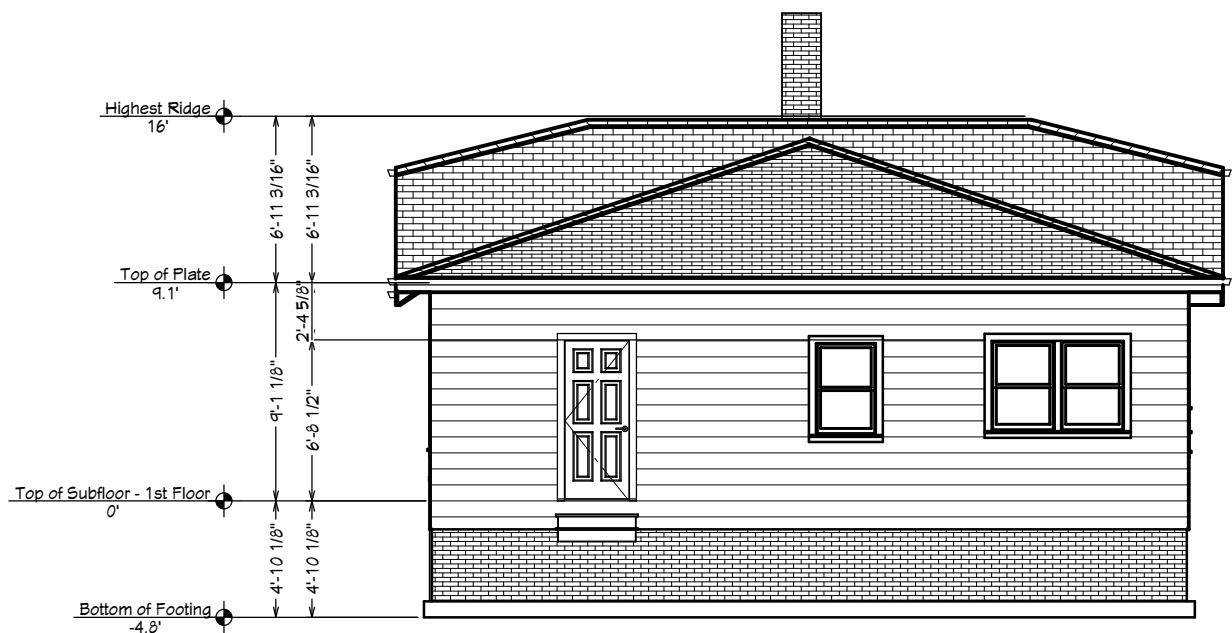
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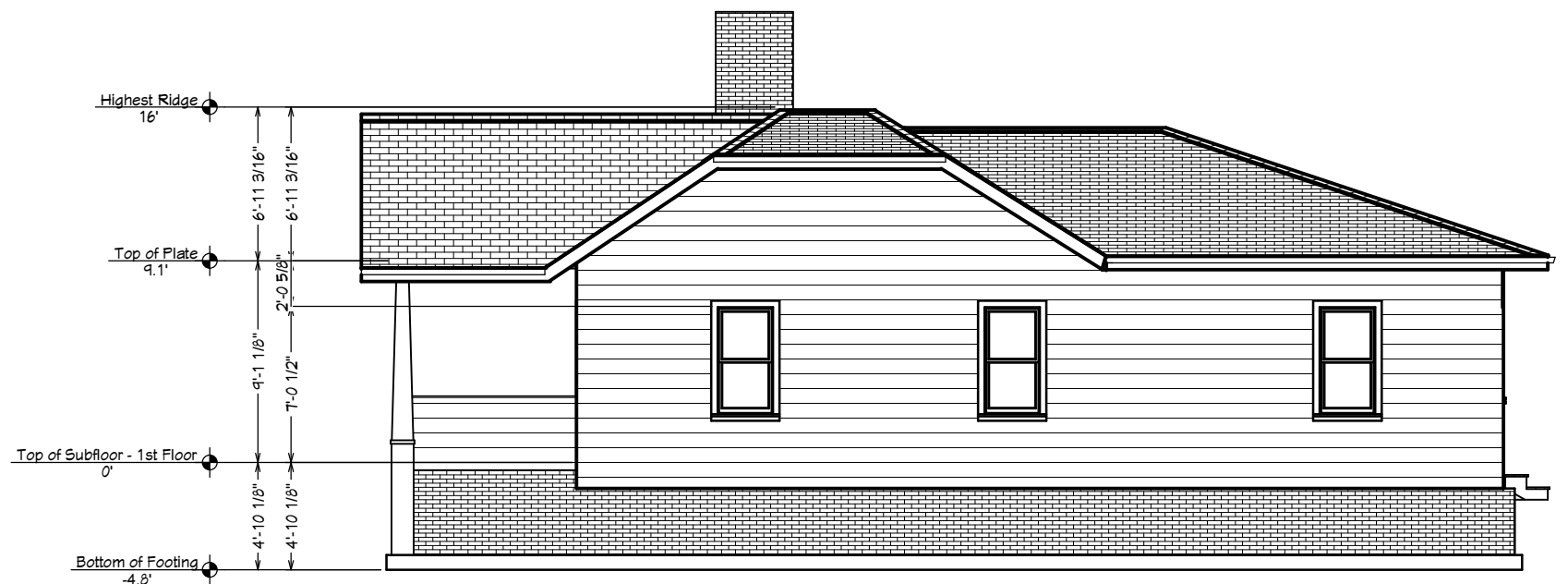
Existing Elevation Front
Scale: 1/8" = 1'



Existing Elevation Left
Scale: 1/8" = 1'



Existing Elevation Back
Scale: 1/8" = 1'



Existing Elevation Right
Scale: 1/8" = 1'

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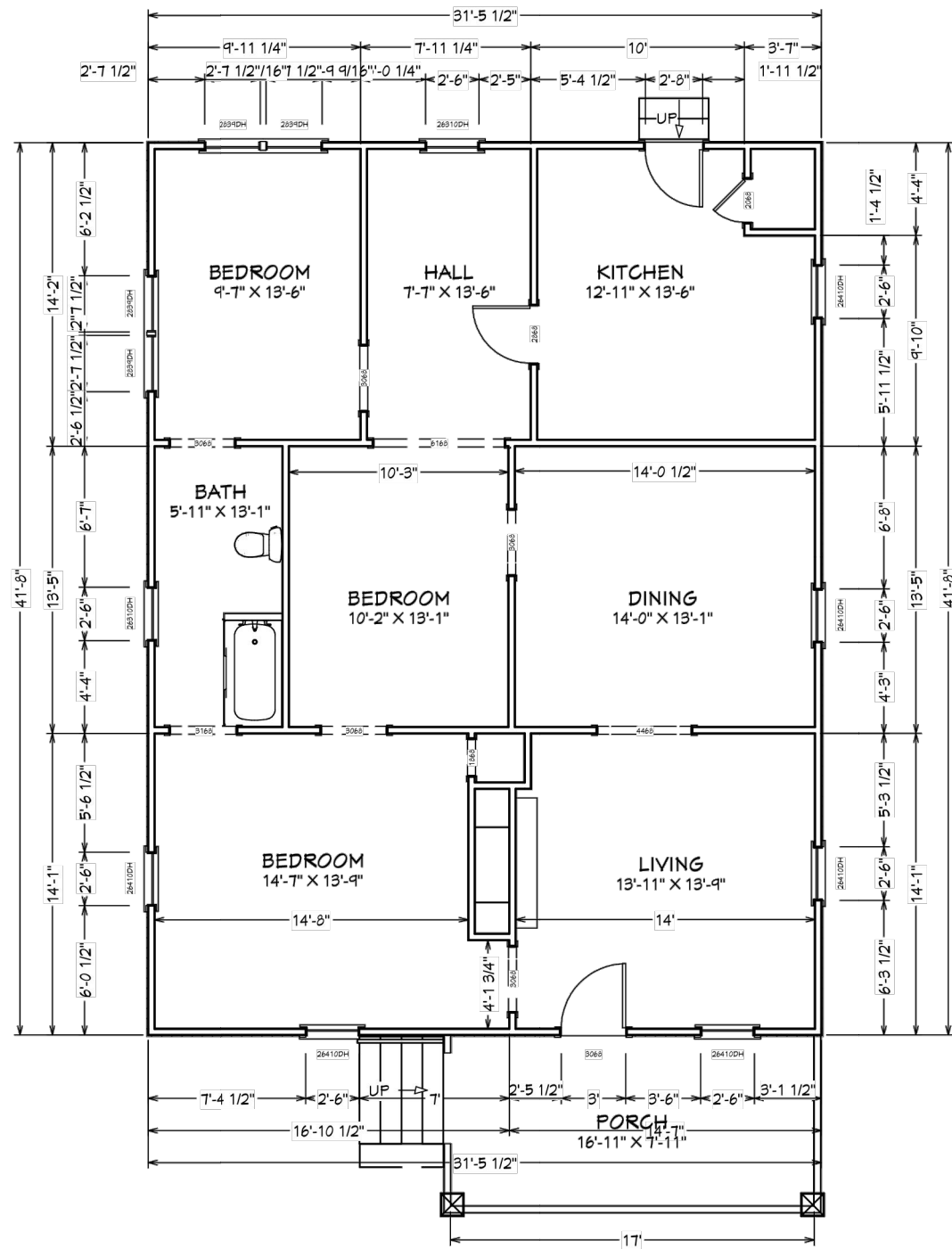
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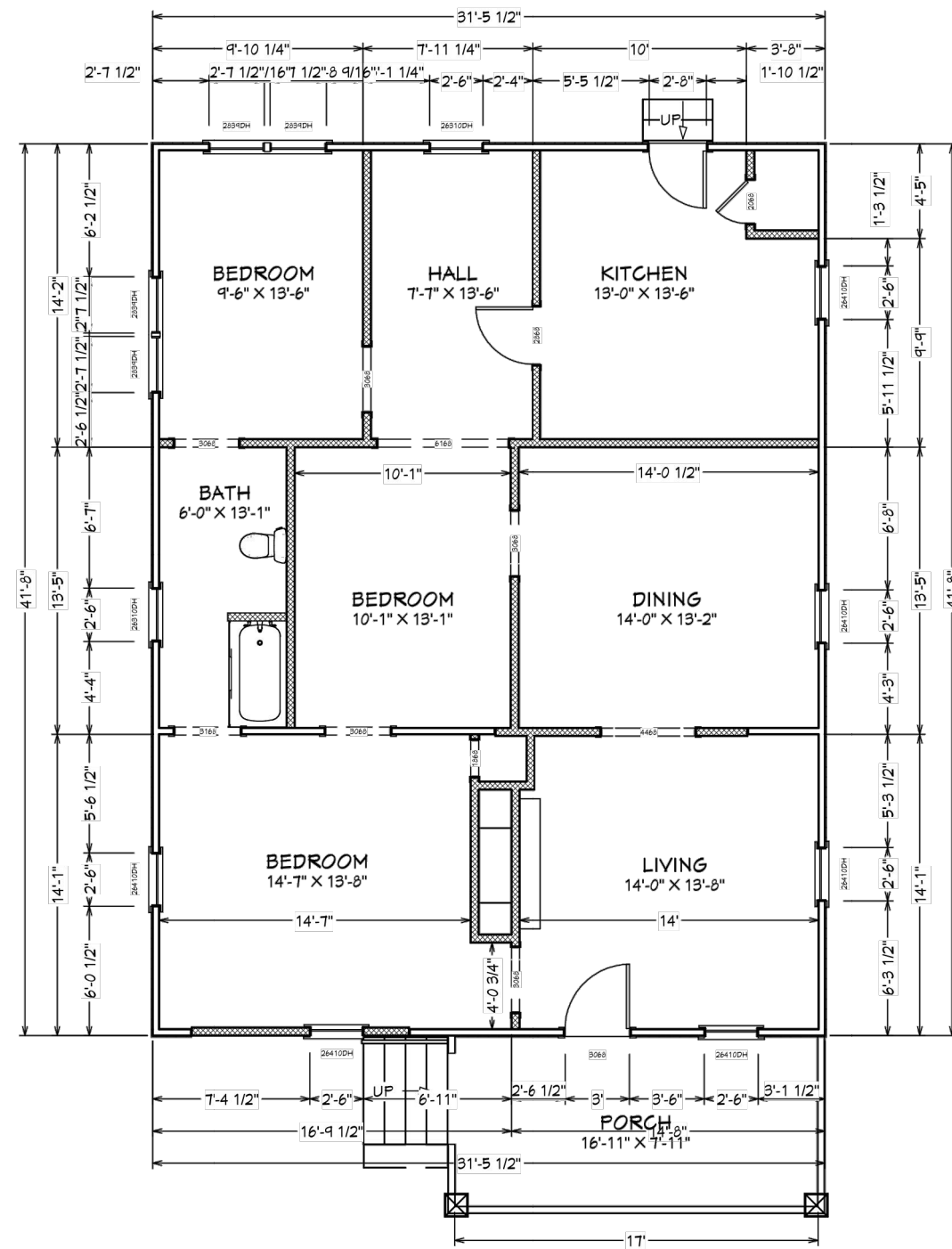
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Existing Floor Plan
Scale: 1/8" = 1'



Demo Plan
Scale: 1/8" = 1'

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	DEMOLITION-4
	INTERIOR-4
	SIDING-4



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PRK Services, LLC
1245 Rainey Rd
Macon, Georgia 31220
ph (478) 474-8794

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A1.2



Proposed Elevation Front
Scale: 1/8" = 1'



Proposed Elevation Left
Scale: 1/8" = 1'



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A3.1



Proposed Elevation Back
Scale: 1/8" = 1'



Proposed Elevation Right
Scale: 1/8" = 1'



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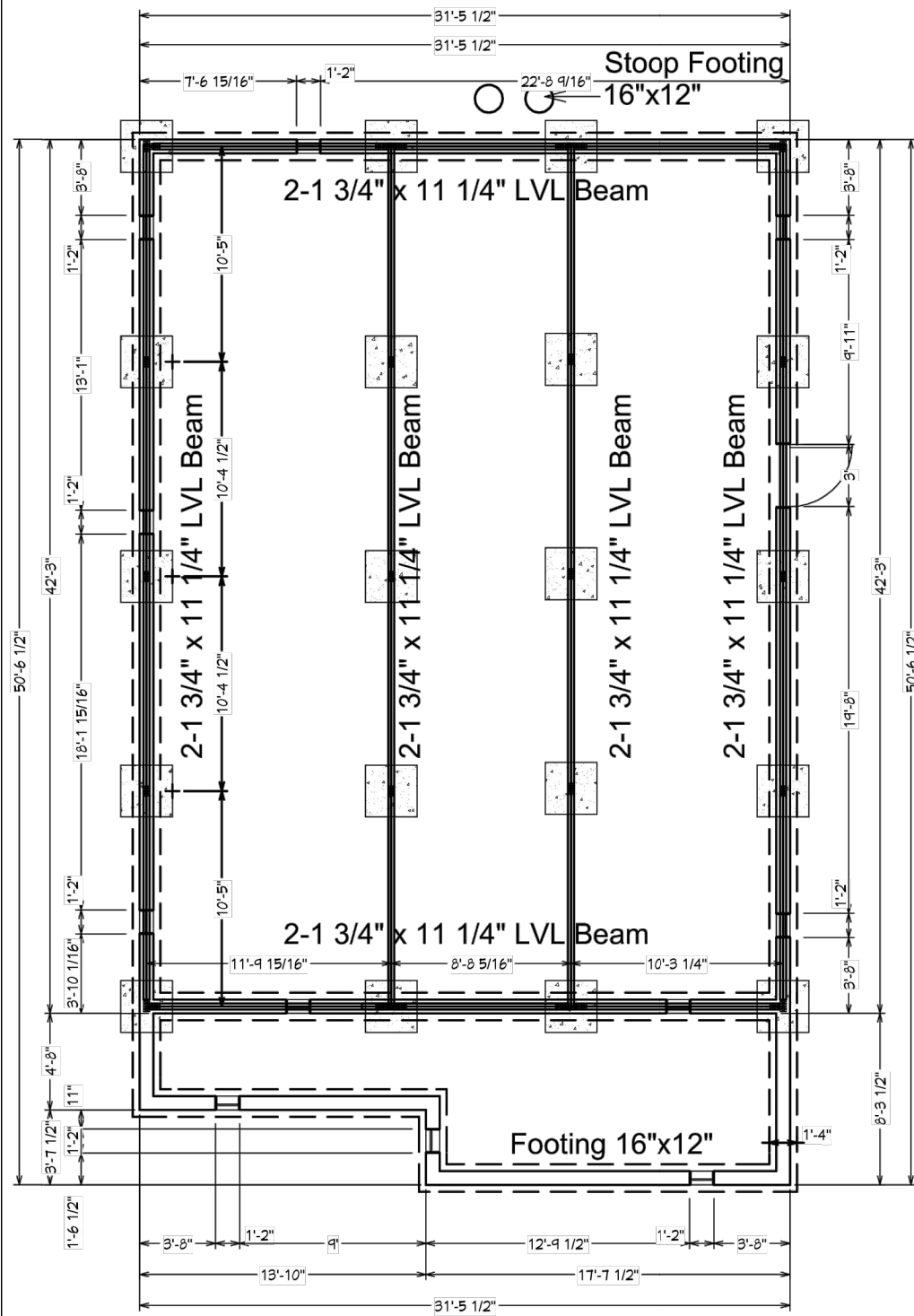
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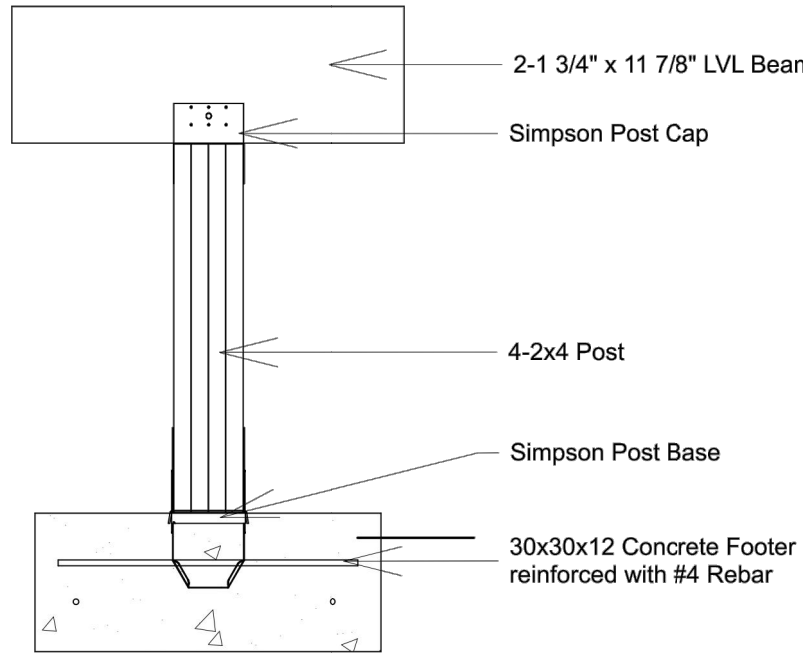
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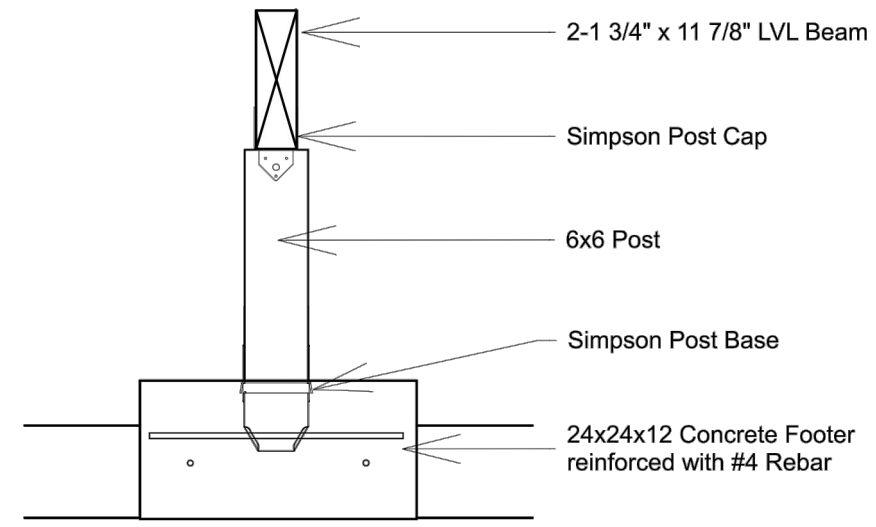
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Proposed Foundation Plan
Scale: 1/8" = 1'



Foundation Pier



Interior Pier Support

If old piers conflict with new piers receive additional stress, they will be removed and replaced with this design.

FLOOR LOAD TABLE (PLF)

2.0 E LVL 100%

Span	Condition	One 1 1/4" on CENTER LVL						Two 1 1/4" on CENTER LVL										
		7/4"	9/4"	9/2"	11/4"	11/2"	14"	7/4"	9/4"	9/2"	11/4"	11/2"	14"	16"	18"	20"	22"	24"
6'	Live Load L/360	762	1028	1063	1325	1425	1795	1525	2056	2126	2649	2849	3591	4185	4183	4181	4179	4177
	Total Load	763	1028	1063	1325	1425	1795	1526	2056	2126	2649	2849	3591	4185	4183	4181	4179	4177
	End / Int. Bearing	1.8 / 4.4	2.4 / 5.9	2.4 / 6.1	3.0 / 7.6	3.3 / 8.2	4.1 / 10.3	1.8 / 4.4	2.4 / 5.9	2.4 / 6.1	3.0 / 7.6	3.3 / 8.2	4.1 / 10.3	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0
8'	Live Load L/360	322	668	724	915	979	1208	643	1336	1447	1831	1958	2415	2887	3133	3131	3129	3127
	Total Load	479	723	746	915	979	1208	958	1446	1492	1831	1958	2415	2887	3133	3131	3129	3127
	End / Int. Bearing	1.5 / 3.7	2.2 / 5.5	2.3 / 5.7	2.8 / 7.0	3.0 / 7.5	3.7 / 9.3	1.5 / 3.7	2.2 / 5.5	2.3 / 5.7	2.8 / 7.0	3.0 / 7.5	3.7 / 9.3	4.4 / 11.1	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0
10'	Live Load L/360	164	342	370	615	724	909	329	684	741	1230	1447	1818	2149	2503	2501	2499	2497
	Total Load	244	509	551	699	745	909	487	1017	1102	1398	1490	1818	2149	2503	2501	2499	2497
	End / Int. Bearing	1.5 / 3.0	2.0 / 4.9	2.1 / 5.3	2.7 / 6.7	2.9 / 7.1	3.5 / 8.7	1.5 / 3.0	2.0 / 4.9	2.1 / 5.3	2.7 / 6.7	2.9 / 7.1	3.5 / 8.7	4.1 / 10.3	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0
11'	Live Load L/360	123	257	278	462	544	809	247	514	557	924	1087	1618	1905	2210	2272	2270	2268
	Total Load	182	381	413	625	665	809	364	762	826	1249	1331	1618	1905	2210	2272	2270	2268
	End / Int. Bearing	1.5 / 3.0	1.6 / 4.0	1.7 / 4.4	2.6 / 6.6	2.8 / 7.0	3.4 / 8.5	1.5 / 3.0	1.6 / 4.0	1.7 / 4.4	2.6 / 6.6	2.8 / 7.0	3.4 / 8.5	4.0 / 10.1	4.7 / 11.7	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0
12'	Live Load L/360	95	198	214	356	419	686	190	396	429	712	837	1372	1618	1905	2210	2272	2270
	Total Load	139	292	317	529	586	728	279	585	634	1057	1171	1457	1710	1978	2081	2079	2077
	End / Int. Bearing	1.5 / 3.0	1.5 / 3.4	1.5 / 3.7	2.4 / 6.1	2.7 / 6.8	3.4 / 8.4	1.5 / 3.0	1.5 / 3.4	1.5 / 3.7	2.4 / 6.1	2.7 / 6.8	3.4 / 8.4	3.9 / 9.9	4.6 / 11.4	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0
13'	Live Load L/360	75	155	168	280	329	540	150	311	337	560	659	1079	1325	1551	1790	1920	1918
	Total Load	109	229	248	415	488	662	218	458	497	829	977	1325	1551	1790	1920	1918	1916
	End / Int. Bearing	1.5 / 3.0	1.5 / 3.0	1.5 / 3.1	2.1 / 5.2	2.4 / 6.1	3.3 / 8.3	1.5 / 3.0	1.5 / 3.0	1.5 / 3.1	2.1 / 5.2	2.4 / 6.1	3.3 / 8.3	3.9 / 9.7	4.5 / 11.2	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0
14'	Live Load L/360	60	124	135	224	264	432	120	249	270	448	527	864	1290	1551	1790	1920	1918
	Total Load	86	182	198	331	390	578	173	365	396	662	780	1156	1419	1634	1781	1779	1777
	End / Int. Bearing	1.5 / 3.0	1.5 / 3.0	1.5 / 3.0	1.8 / 4.5	2.1 / 5.3	3.1 / 7.8	1.5 / 3.0	1.5 / 3.0	1.5 / 3.0	1.8 / 4.5	2.1 / 5.3	3.1 / 7.8	3.8 / 9.6	4.4 / 11.0	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0
15'	Live Load L/360	48	101	109	182	214	351	97	202	219	365	429	703	1049	1493	1661	1659	1657
	Total Load	69	147	160	268	316	503	139	295	320	536	632	1005	1280	1503	1661	1659	1657
	End / Int. Bearing	1.5 / 3.0	1.5 / 3.0	1.5 / 3.0	1.6 / 3.9	1.8 / 4.6	2.9 / 7.3	1.5 / 3.0	1.5 / 3.0	1.5 / 3.0	1.6 / 3.9	1.8 / 4.6	2.9 / 7.3	3.7 / 9.2	4.3 / 10.9	4.8 / 12.0	4.8 / 12.0	4.8 / 12.0



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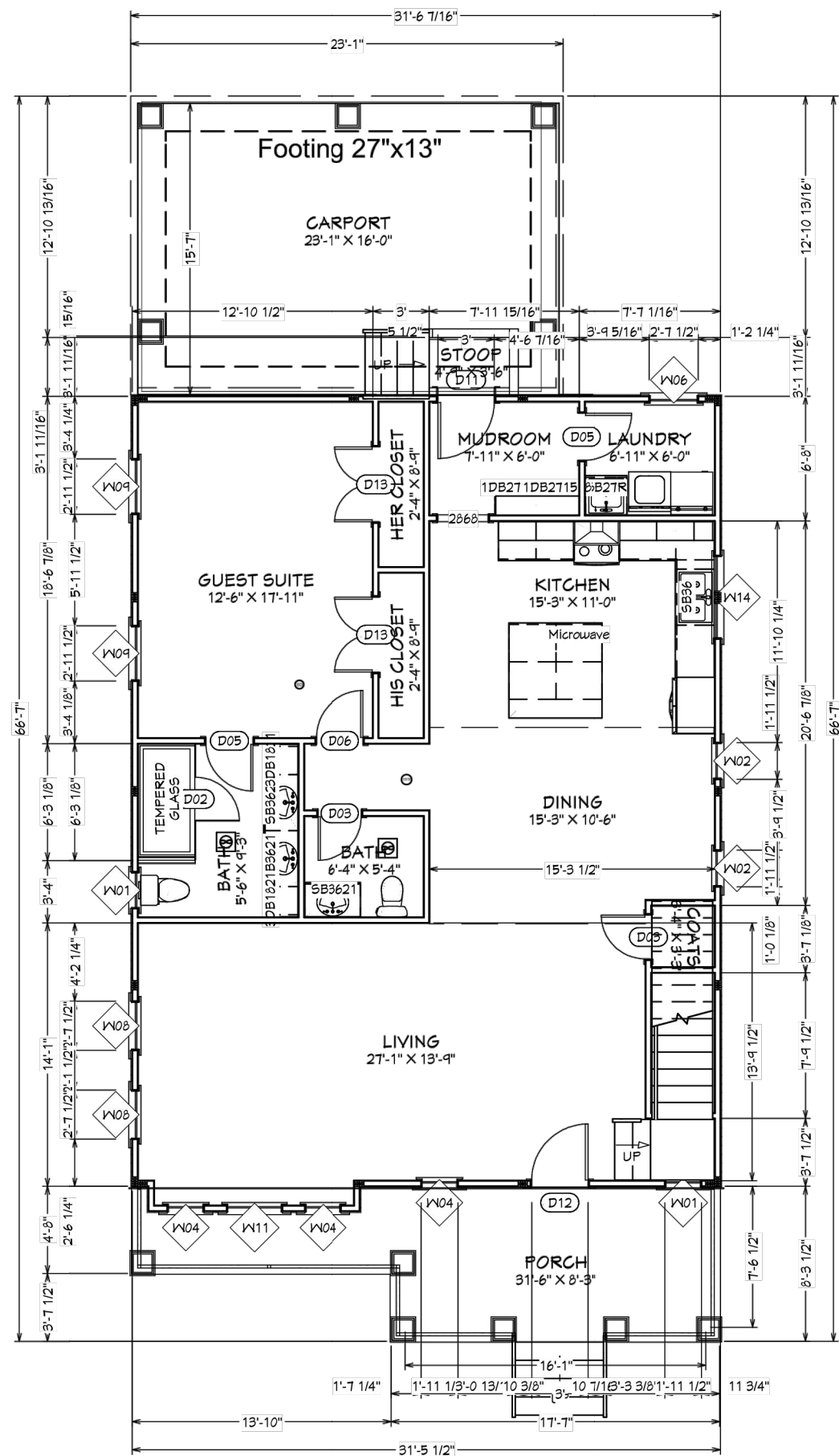
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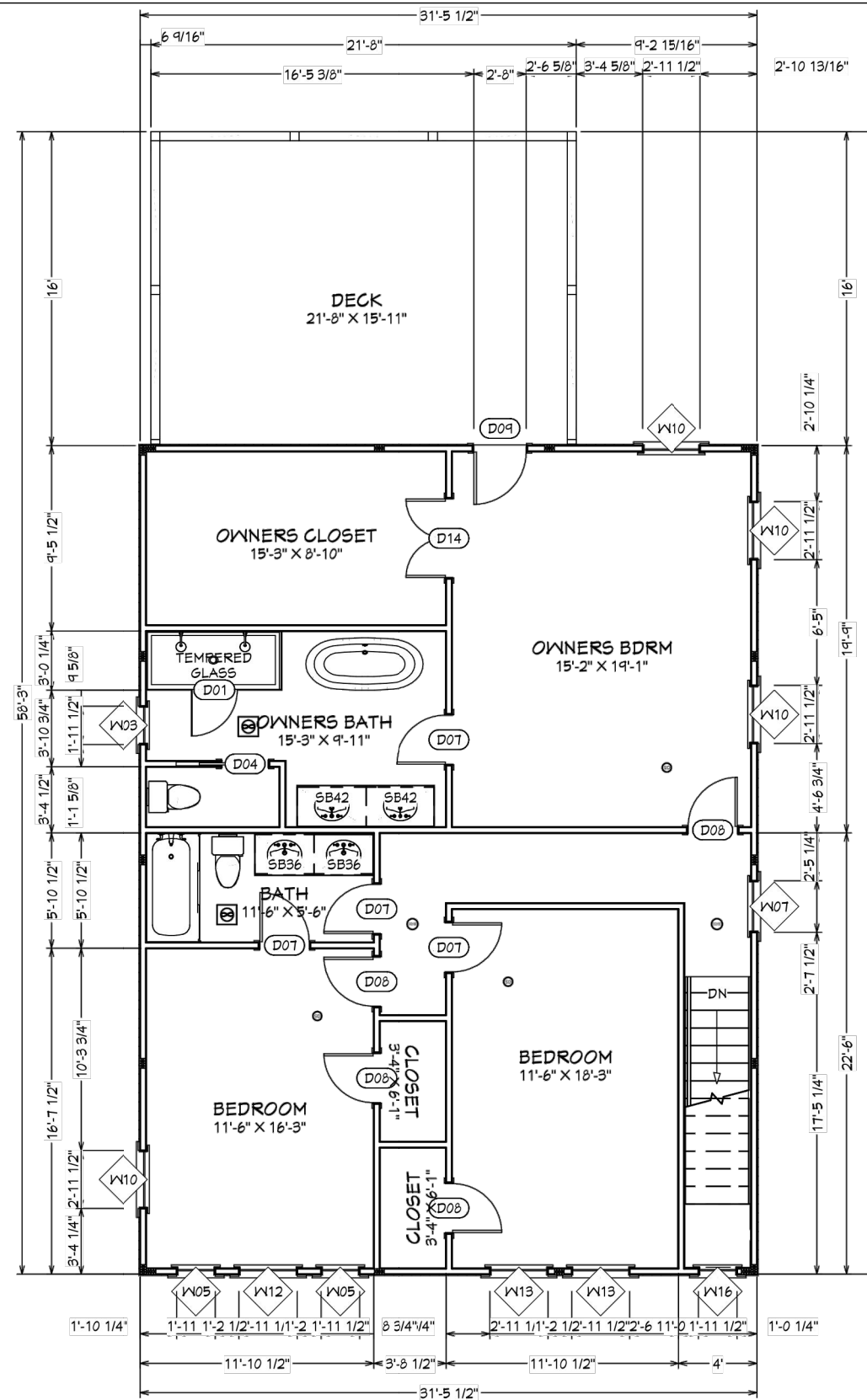
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Proposed First Floor
Scale: 1/8" = 1'



Proposed Second Floor
Scale: 1/8" = 1'

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CONCRETE STEM WALL
	DECK RAILING/FENCE
	DECK RAILING/FENCE-6
	GLASS SHOWER
	INTERIOR-4
	SIDING-4



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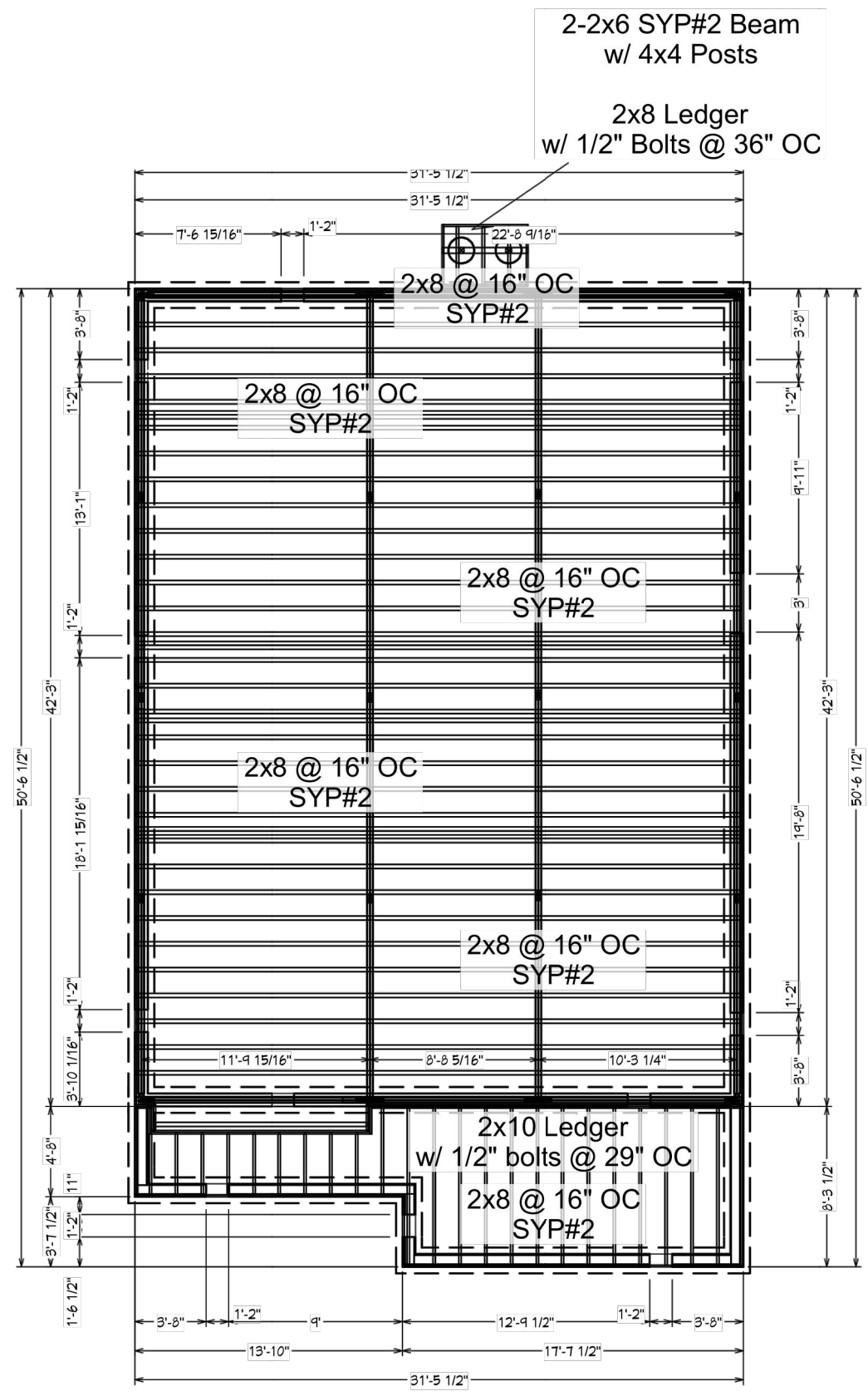
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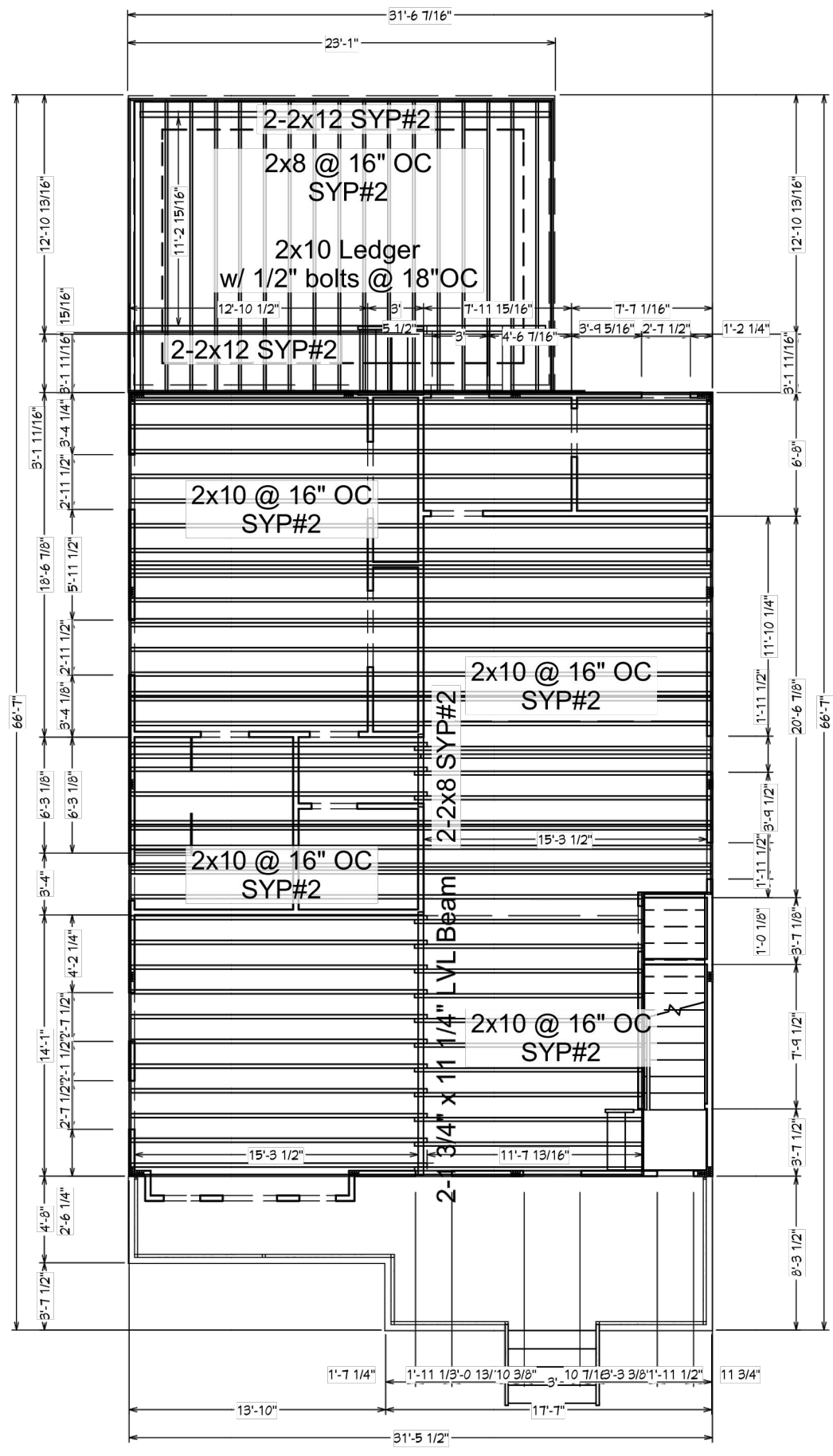
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A3.5



First Floor Floor Framing
 Scale: 1/8" = 1'



Second Floor Floor Framing
 Scale: 1/8" = 1'

TABLE R602.3.1(2)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load = 40 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
		2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12
		Maximum floor joist spans							
16	Southern pine SS	10-2	13-4	17-0	20-8	10-2	13-4	17-0	20-8
	Southern pine #1	9-9	12-10	16-3	19-5	9-9	12-7	16-8	19-5
	Southern pine #2	9-4	11-10	14-9	18-5	9-4	12-10	16-1	19-1
	Southern pine #3	8-11	10-9	13-10	17-0	8-11	11-8	15-8	18-8

TABLE R602.3.1(1)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential sleeping areas, live load = 30 psf, L/Δ = 360)

JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
		2x6	2x8	2x10	2x12	2x6	2x8	2x10	2x12
		Maximum floor joist spans							
16	Southern pine SS	11-8	14-8	18-9	22-10	11-8	14-8	18-9	22-10
	Southern pine #1	10-9	14-2	18-0	21-4	10-9	13-9	18-1	21-4
	Southern pine #2	10-3	13-3	15-8	18-6	9-4	11-10	14-8	18-1
	Southern pine #3	9-11	10-0	11-9	14-4	7-1	8-11	10-10	12-10

TABLE R602.7(2)
GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING Width (feet)					
		12		24		36	
		Span ^a	NJ ^b	Span ^a	NJ ^b	Span ^a	NJ ^b
One floor only	2-2 x 4	4-1	1	2-10	1	2-4	1
	2-2 x 6	6-1	1	4-4	1	3-6	1
	2-2 x 8	7-9	1	5-5	1	4-5	2
	2-2 x 10	9-2	1	6-6	2	5-3	2
	2-2 x 12	10-9	1	7-7	2	6-3	2
	3-2 x 8	9-8	1	6-10	1	5-7	1
	3-2 x 10	11-5	1	8-1	1	6-7	2
	3-2 x 12	13-6	1	9-6	2	7-9	2
	4-2 x 8	11-2	1	7-11	1	6-5	1
	4-2 x 10	13-3	1	9-4	1	7-8	1
	4-2 x 12	15-7	1	11-0	1	9-0	2

TABLE R802.5.1(2)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics with limited storage, live load = 20 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf			
		2x4	2x6	2x8	2x10
		Maximum ceiling joist spans			
16	Southern pine SS	9-4	14-7	19-3	24-7
	Southern pine #1	8-11	14-0	17-9	20-9
	Southern pine #2	8-0	12-0	15-3	18-1
	Southern pine #3	6-2	9-2	11-5	14-0

TABLE R602.7(3)
GIRDER AND HEADER SPANS FOR OPEN PORCHES (Maximum span for Douglas fir-larch, hem-fir, Southern pine and spruce-pine-fir)

SIZE	SUPPORTING ROOF						SUPPORTING FLOOR	
	GROUND SNOW LOAD (psf)							
	30						8	14
	50							
8	DEPTH OF PORCH (feet)							
	14	8	14	8	14	8	14	
2-2 x 6	7-6	5-8	6-2	4-8	5-4	4-0	6-4	4-9
2-2 x 8	10-1	7-7	8-3	6-2	7-1	5-4	8-5	6-4
2-2 x 10	12-4	9-4	10-1	7-7	8-9	6-7	10-4	7-9
2-2 x 12	14-4	10-10	11-8	8-10	10-1	7-8	11-11	9-0

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	EGRESS	TEMPERED	HEADER
W01	2030DH	2	1	2030DH	24 1/2"x36 1/2"	DOUBLE HUNG			2X6X2 1/2" (2)
W02	20310DH	2	1	20310DH	24 1/2"x46 1/2"	DOUBLE HUNG			2X6X2 1/2" (2)
W03	2032DH	1	2	2032DH	24 1/2"x38 1/2"	DOUBLE HUNG			2X6X2 1/2" (2)
W04	2056DH	3	1	2056DH	24 1/2"x66 1/2"	DOUBLE HUNG			2X6X2 1/2" (2)
W05	2056DH	2	2	2056DH	24 1/2"x66 1/2"	DOUBLE HUNG			2X6X2 1/2" (2)
W06	2840DH	1	1	2840DH	32 1/2"x48 1/2"	DOUBLE HUNG			2X6X3 1/2" (2)
W07	2840DH	1	2	2840DH	32 1/2"x48 1/2"	DOUBLE HUNG			2X6X3 1/2" (2)
W08	2852DH	2	1	2852DH	32 1/2"x62 1/2"	DOUBLE HUNG			2X6X3 1/2" (2)
W09	3050DH	2	1	3050DH	36 1/2"x60 1/2"	DOUBLE HUNG	YES		2X6X3 1/2" (2)
W10	3050DH	4	2	3050DH	36 1/2"x60 1/2"	DOUBLE HUNG	YES		2X6X3 1/2" (2)
W11	3056DH	1	1	3056DH	36 1/2"x66 1/2"	DOUBLE HUNG			2X6X3 1/2" (2)
W12	3056DH	1	2	3056DH	36 1/2"x66 1/2"	DOUBLE HUNG			2X6X3 1/2" (2)
W13	3056DH	2	2	3056DH	36 1/2"x66 1/2"	DOUBLE HUNG	YES		2X6X3 1/2" (2)
W14	4530MU	1	1	4530	54 1/2"x36 1/2"	MULLED UNIT			2X6X5 1/2" (2)
W16	2056DH	1	2	2056DH	24 1/2"x66 1/2"	DOUBLE HUNG	YES		2X6X2 1/2" (2)

DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	TEMPERED	HEADER
D01	2468	1	2	2468 R	28"x80"	SHOWER-GLASS SLAB	YES	
D02	2468	1	1	2468 R	28"x80"	SHOWER-GLASS SLAB	YES	
D03	2468	2	1	2468 R IN	30"x82 1/2"	HINGED-DOOR F04		2X6X3 1/2" (2)
D04	2468	1	2	2468 R	58"x82 1/2"	POCKET-DOOR F04		2X6X6 1/2" (2)
D05	2668	2	1	2668 L IN	32"x82 1/2"	HINGED-DOOR F04		2X6X3 1/2" (2)
D06	2668	1	1	2668 R IN	32"x82 1/2"	HINGED-DOOR F04		2X6X3 1/2" (2)
D07	2668	4	2	2668 L IN	32"x82 1/2"	HINGED-DOOR F04		2X6X3 1/2" (2)
D08	2668	4	2	2668 R IN	32"x82 1/2"	HINGED-DOOR F04		2X6X3 1/2" (2)
D09	2868	1	2	2868 R EX	34"x83"	EXT. HINGED-DOOR F01		2X6X3 1/2" (2)
D11	3068	1	1	3068 R EX	38"x83"	EXT. HINGED-DOOR E01		2X6X4 1/2" (2)
D12	3080	1	1	3080 R EX	38"x94"	EXT. HINGED-DOOR E15		2X6X4 1/2" (2)
D13	4068	2	1	4068 L/R IN	50"x82 1/2"	DOUBLE HINGED-DOOR F04		2X6X5 1/2" (2)
D14	4068	1	2	4068 L/R IN	50"x82 1/2"	DOUBLE HINGED-DOOR F04		2X6X5 1/2" (2)



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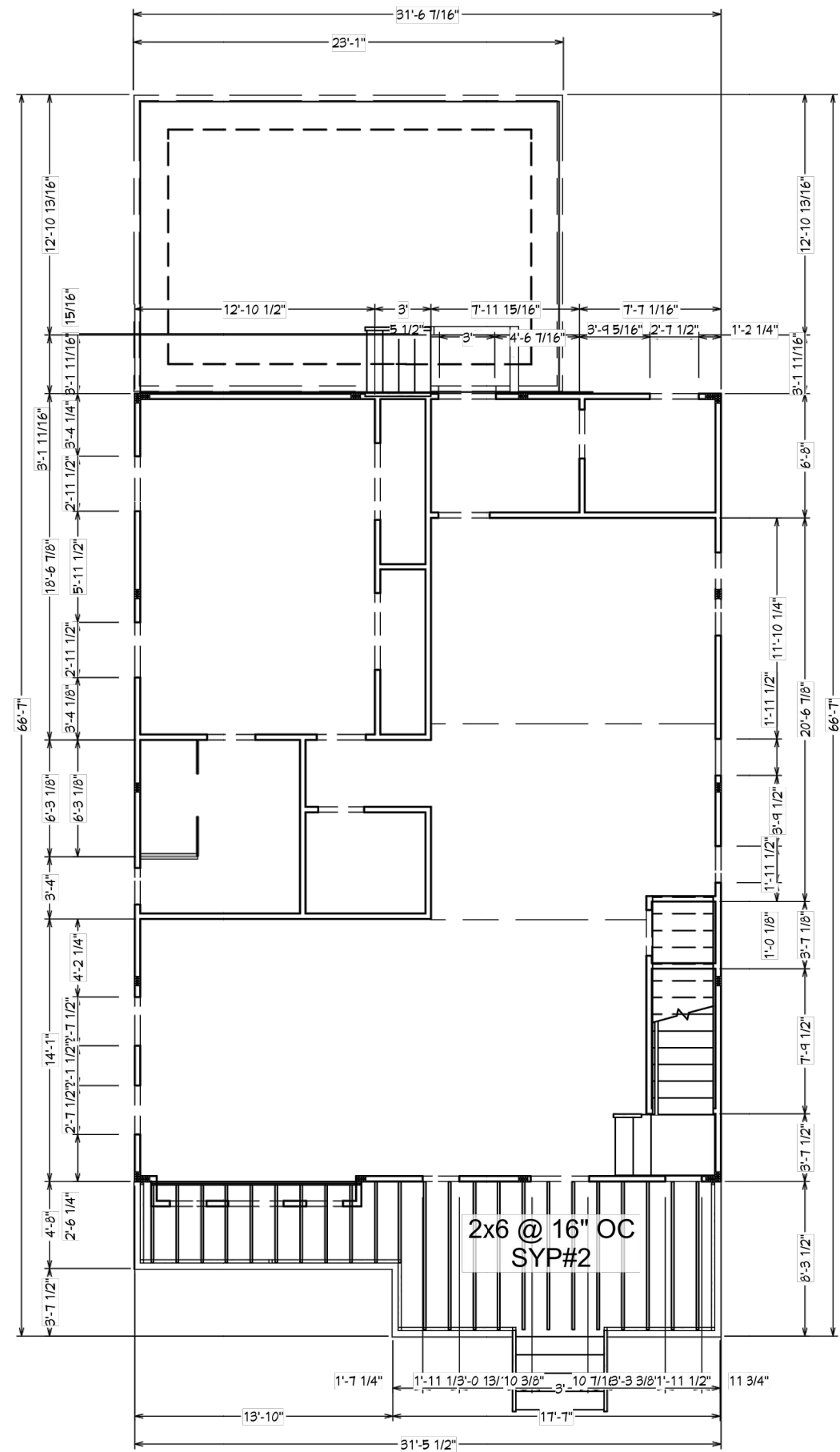
Second Story Addition
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 ATLANTA, GA 30317



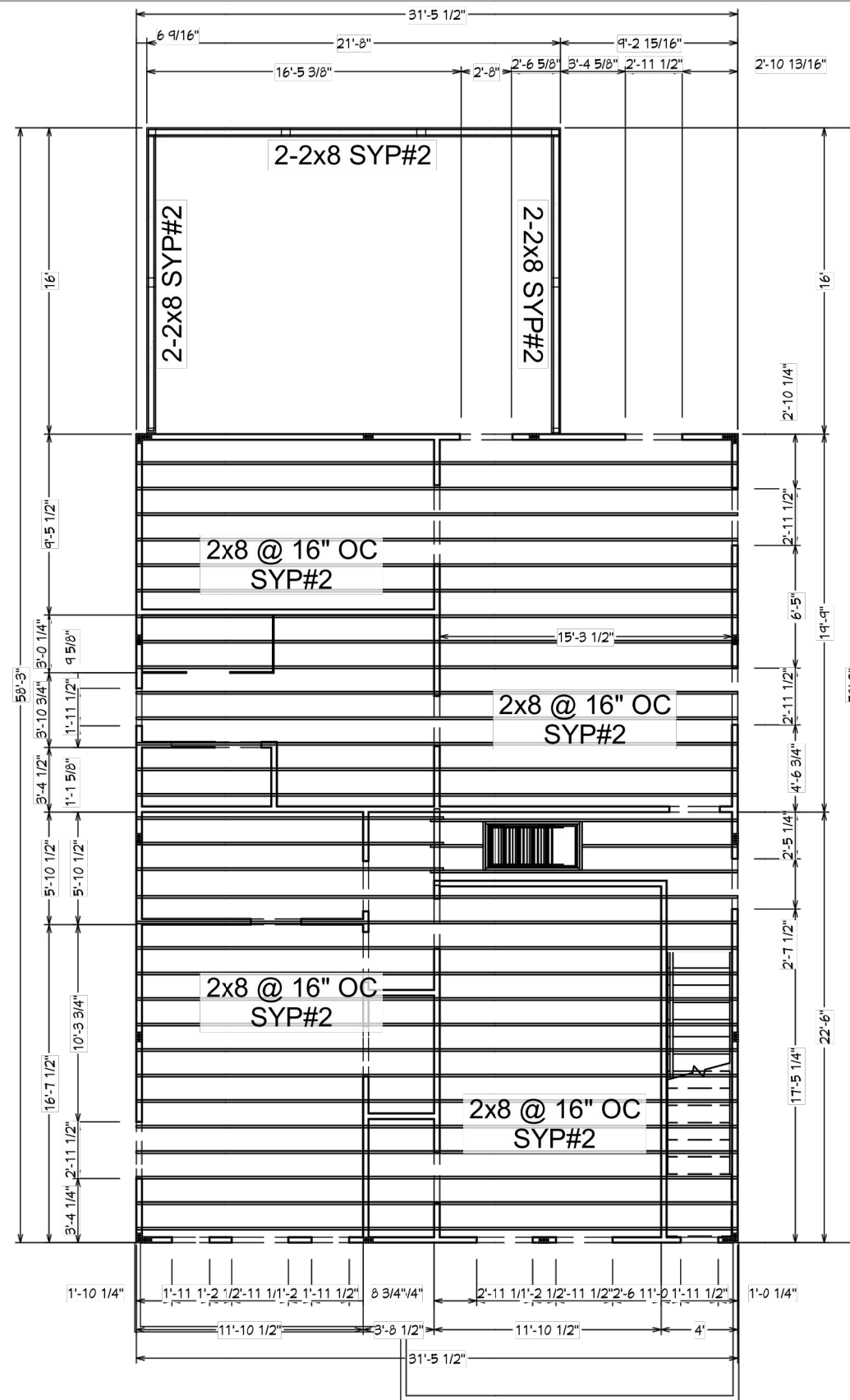
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First Floor Ceiling Framing
Scale: 1/8" = 1'



Second Floor Ceiling Framing
Scale: 1/8" = 1'



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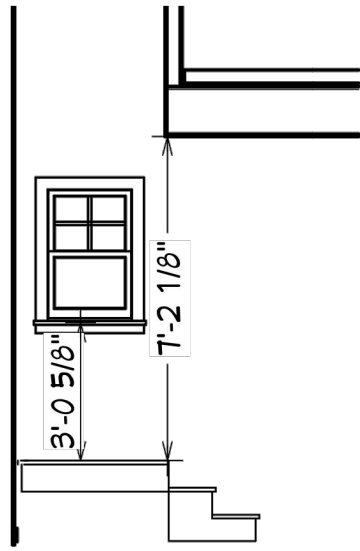
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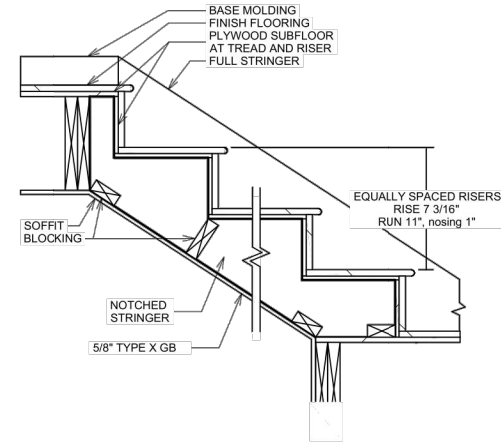
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A3.7

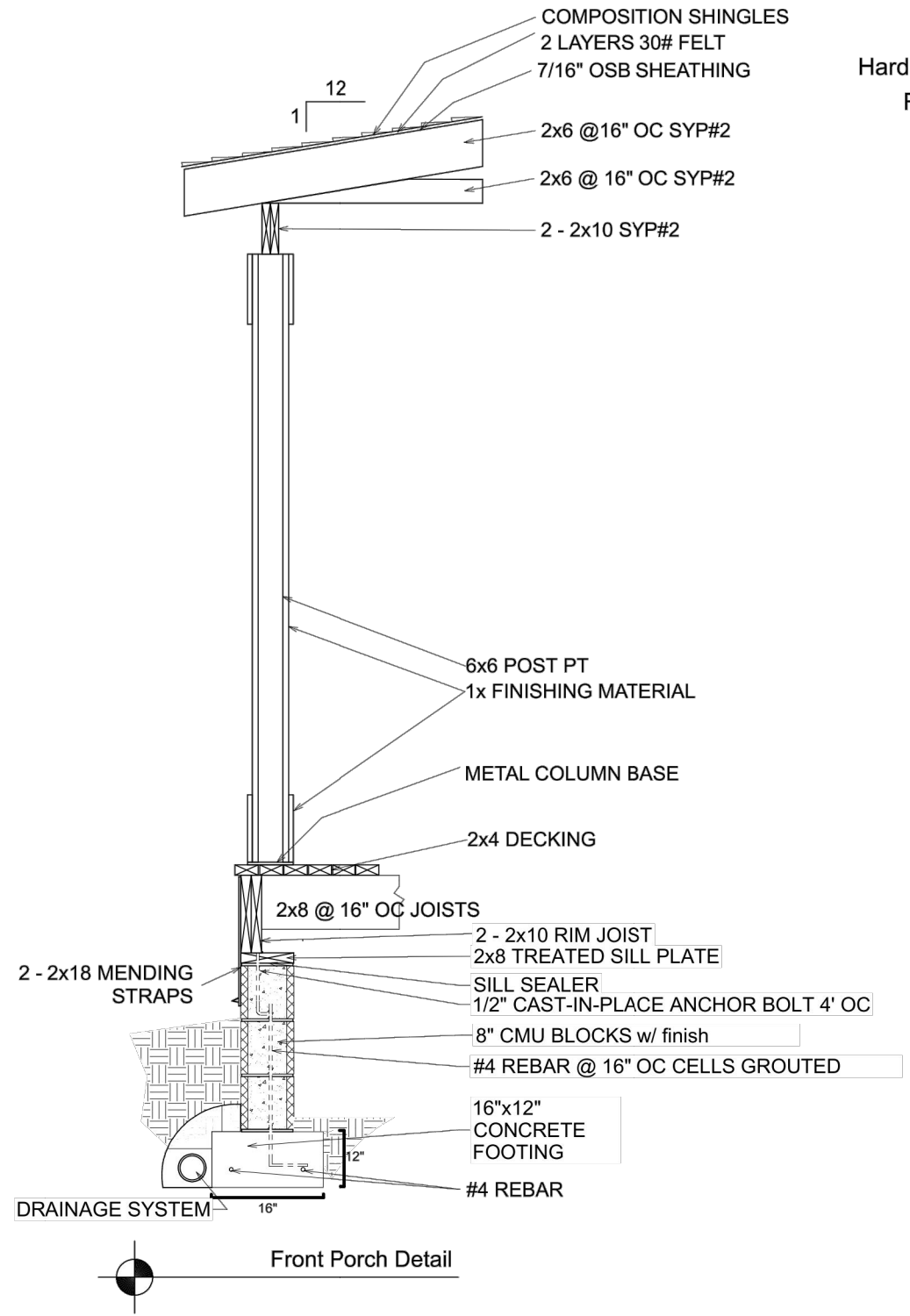


Headroom Detail
Scale: 1/4" = 1'

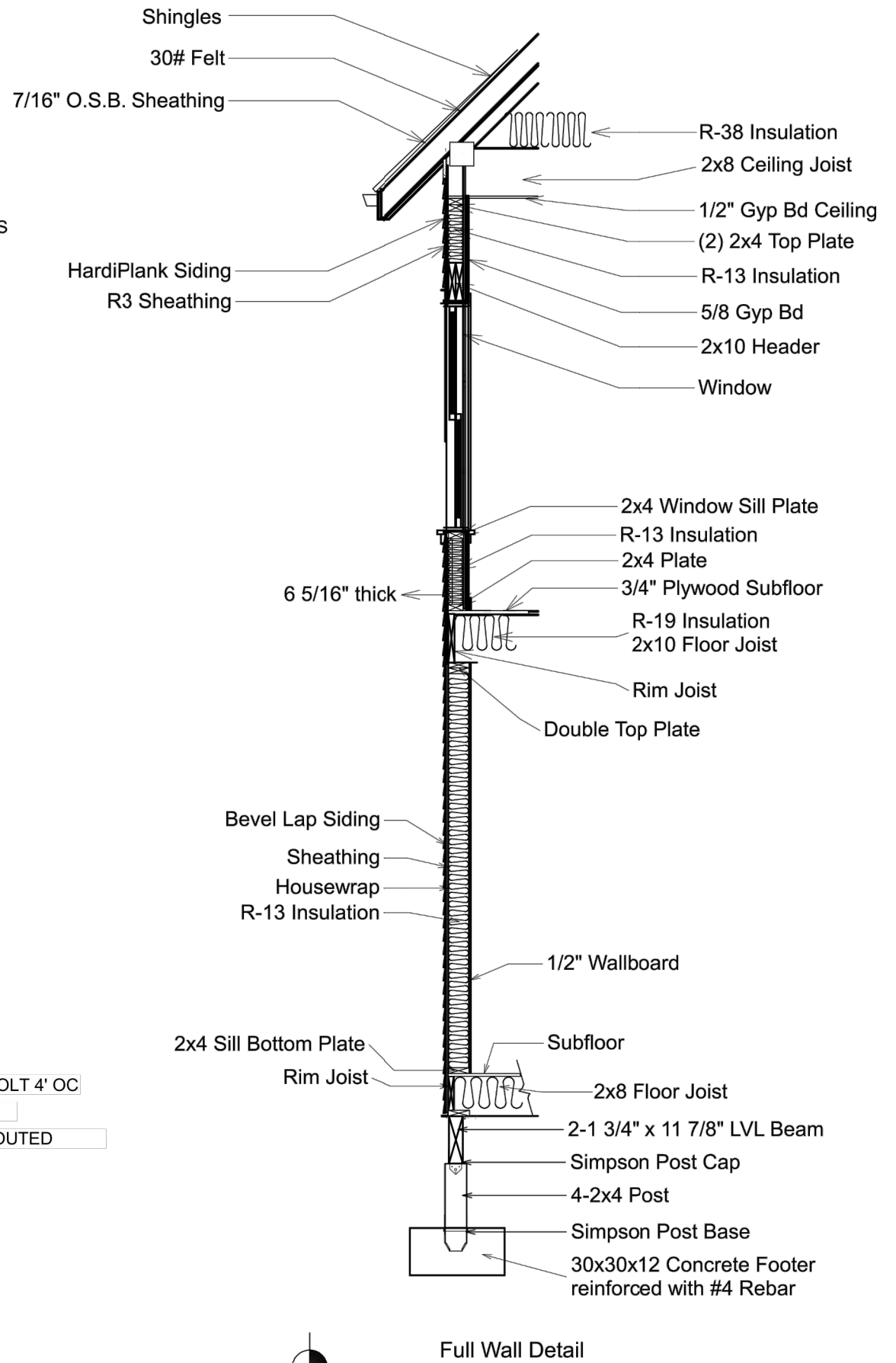


Interior Stair Detail
Scale: 1/4" = 1'

RAILING NOTES:
 STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
 TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
 STAIRWAYS SHALL HAVE MIN. 6"-8" OF HEADROOM AT THE NOSE OF THE STAIR.
 ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
 STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
 HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
 STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
 RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
 THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
 EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.



Front Porch Detail



Full Wall Detail



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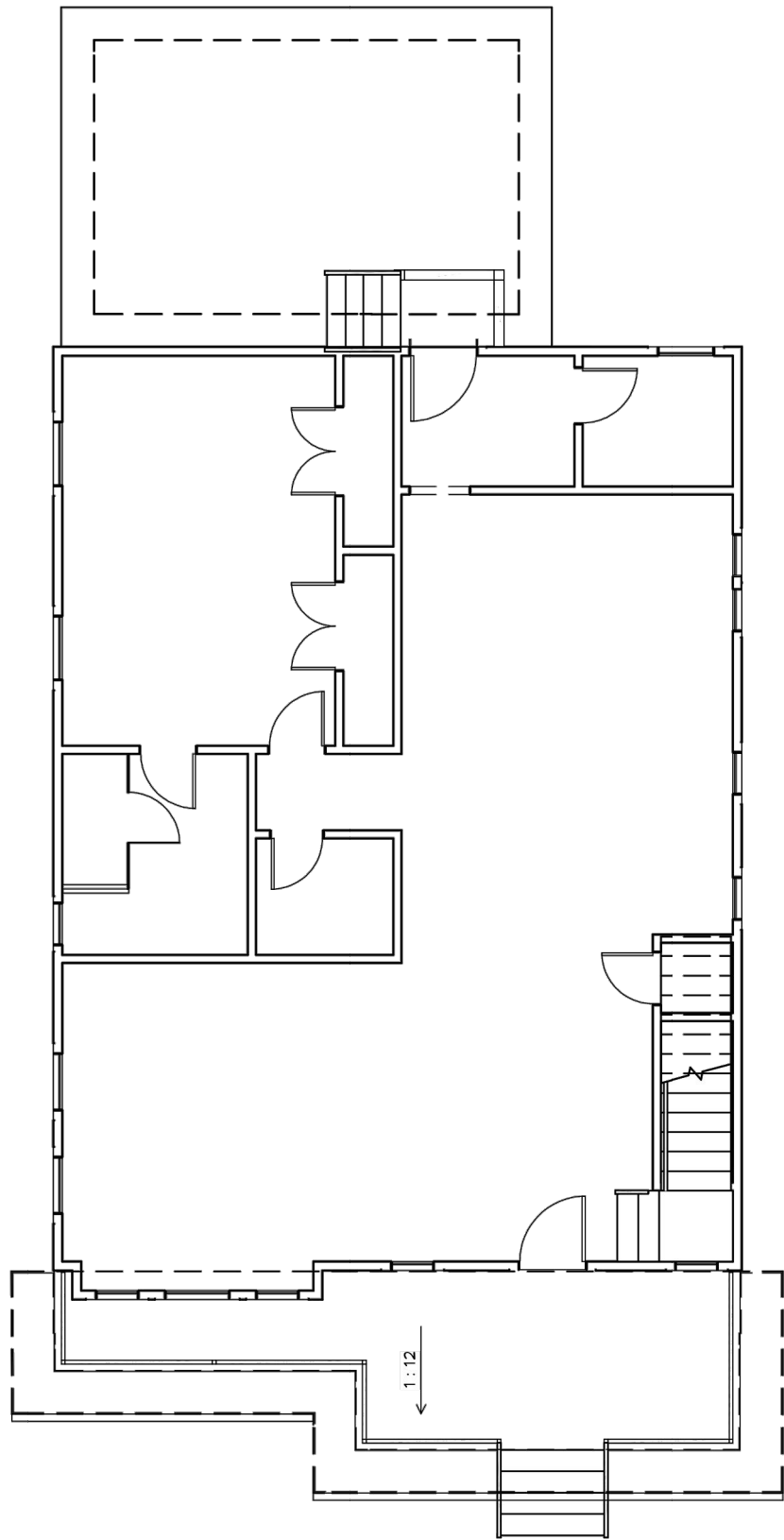
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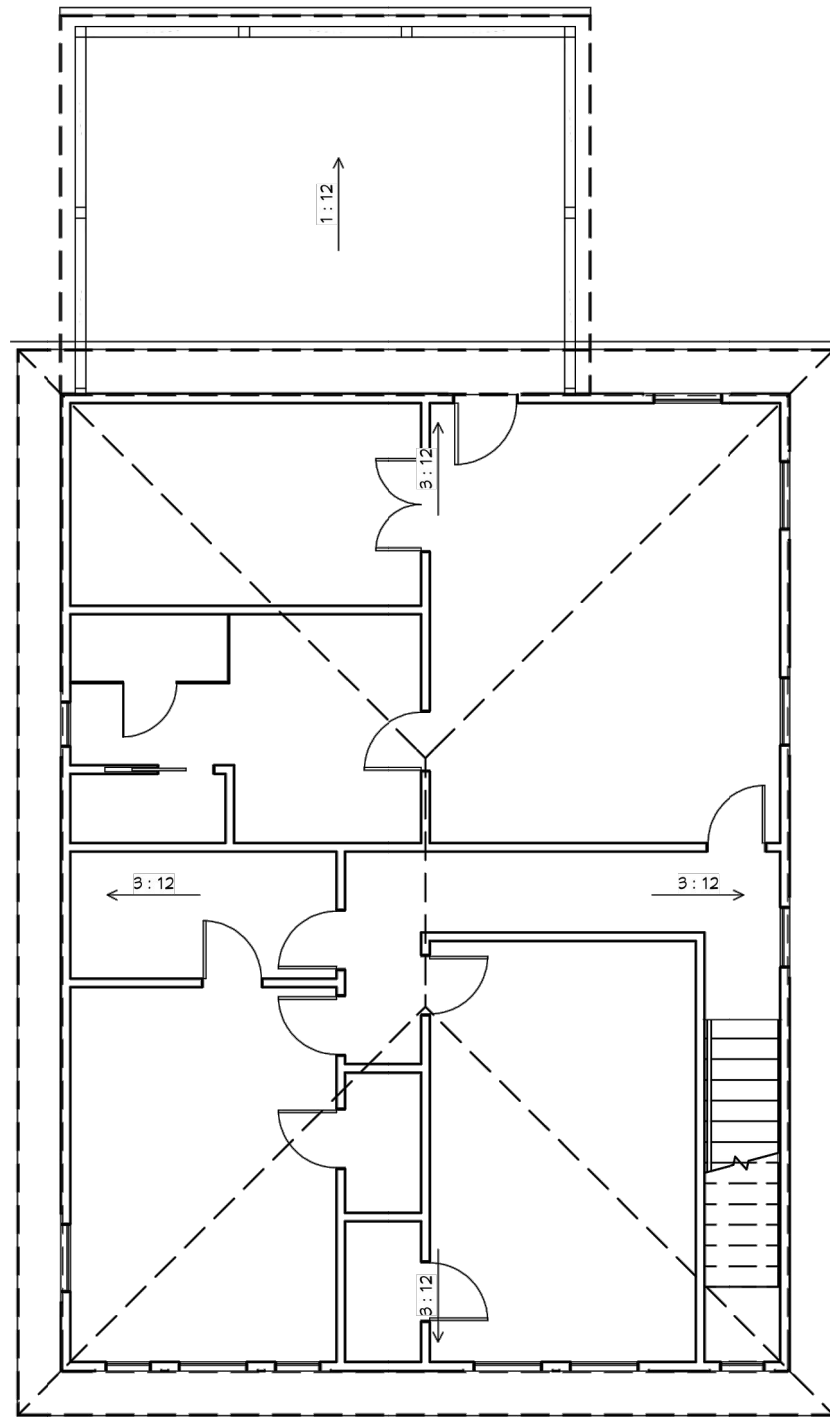
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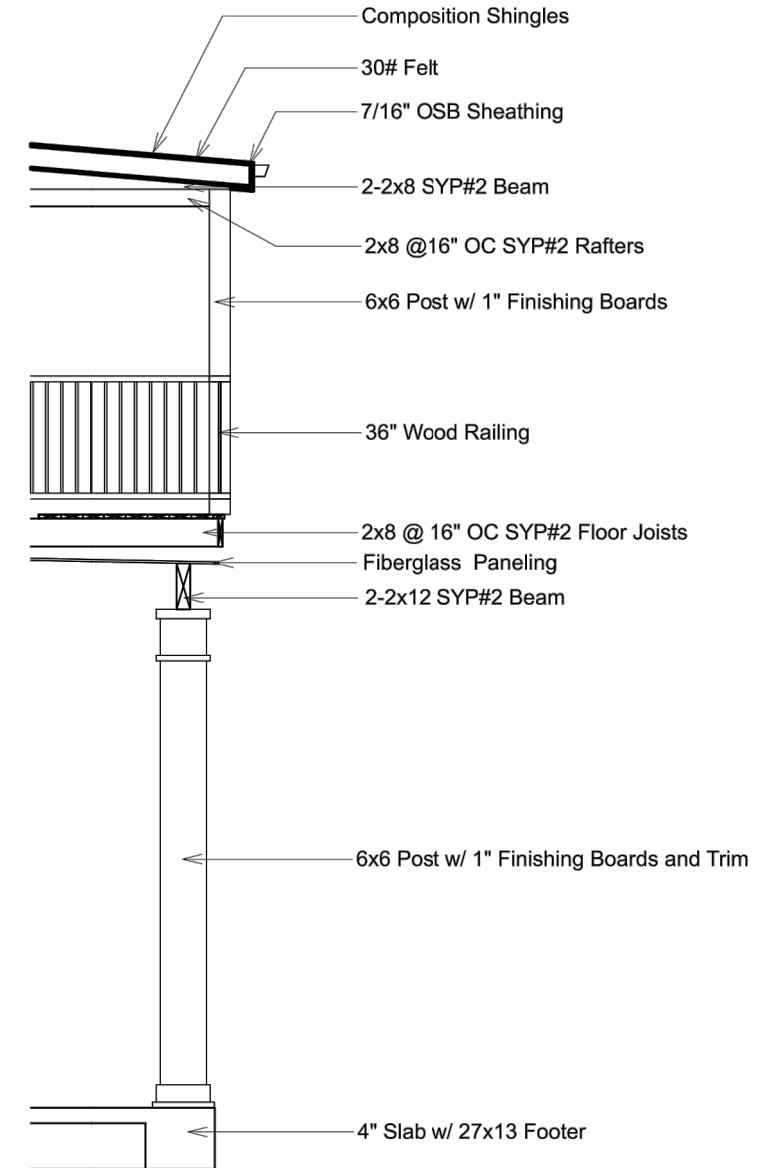
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A3.9



First Floor Roof Plan
Scale: 1/8" = 1'



Second Floor Roof Plan
Scale: 1/8" = 1'



Carport w/ Covered Deck Detail



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A3.10

Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or LVL Rim Joist.^{3,4,5,6,8}
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Connection Details	Rim Joist or Band Joist	Joist Span						
		6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
On-Center Spacing of Fasteners								
$\frac{1}{2}$ " diameter lag screw ¹ with $\frac{15}{32}$ " maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1- $\frac{1}{8}$ " LVL 1- $\frac{1}{2}$ " Lumber	28" 30"	21" 23"	16" 18"	14" 15"	12" 13"	10" 11"	9" 10"
$\frac{1}{2}$ " diameter bolt with $\frac{15}{32}$ " maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1- $\frac{1}{8}$ " LVL 1- $\frac{1}{2}$ " Lumber	28" 36"	21" 36"	16" 34"	14" 29"	12" 24"	10" 21"	9" 19"
$\frac{1}{2}$ " diameter bolt with $\frac{15}{32}$ " maximum sheathing and $\frac{1}{2}$ " stacked washers ⁷	1- $\frac{1}{2}$ " Lumber	36"	36"	29"	24"	21"	18"	16"

- The tip of the lag screw shall fully extend beyond the inside face of the band or rim joist.
- The maximum gap between the face of the ledger board and face of the wall sheathing shall be $\frac{1}{2}$ ".
- Ledgers shall be flashed or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
- Lag screws and bolts shall be staggered per Figure 19.
- Deck ledgers shall be minimum 2x8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.
- When solid-sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1- $\frac{1}{8}$ " LVL rim joist, respectively.
- Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
- Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

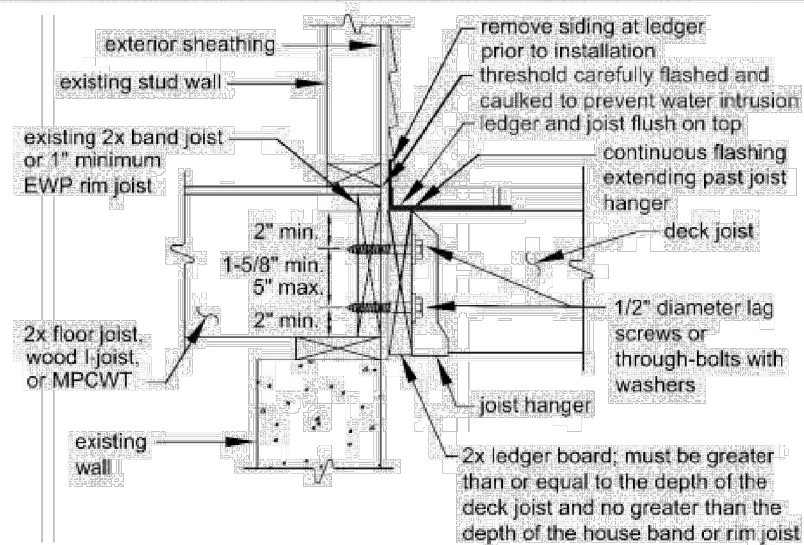


Figure 15. Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).

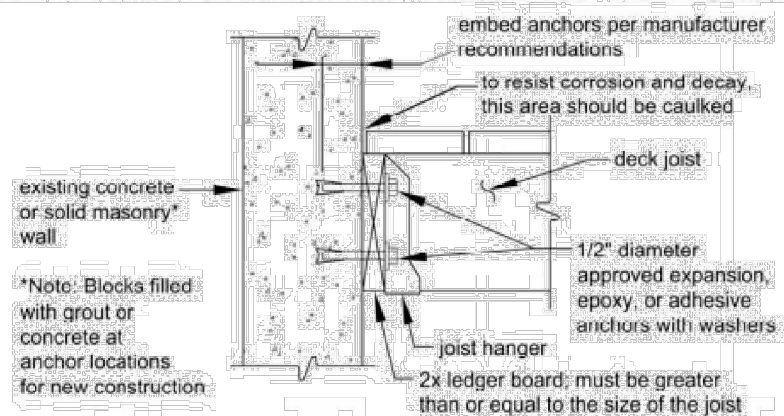


Figure 19. Ledger Board Fastener Spacing and Clearances.

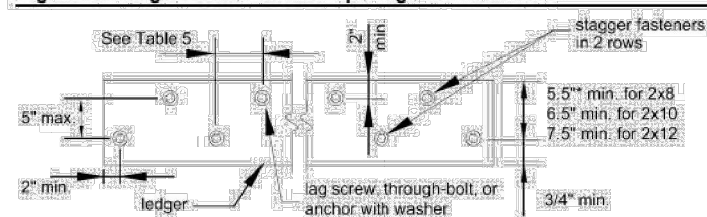
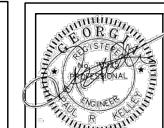
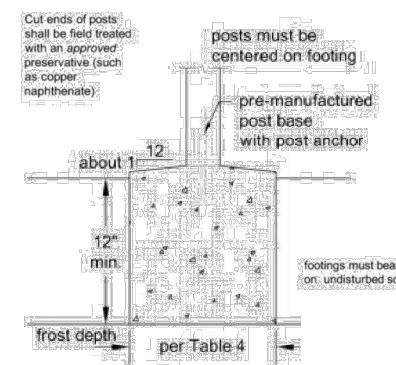


Table 4. Post Height for 6x6⁵ and Footing Sizes for all Posts.

Beam Span, L _b	Joist Span L _j	Post Heights ¹					Footing Sizes ²		
		Southern Pine	Douglas Fir-Larch ³	Hem-Fir, Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF ³	Round Footing Diameter	Square Footing	Footing Thickness ⁴
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	25"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	15"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	35"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	35"x35"	18"
18'	≤10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	16"
	≤18'	5'	2'	2'	6'	NP	42"	37"x37"	19"

- Assumes 40 psf live load, 10 psf dead load, L_b/4 and L_j/4 overhangs, No. 2 grade and wet service conditions.
- Assumes 1,500 psf soil bearing capacity and 150 pcf concrete. Value may be multiplied by 0.9 for corner posts.
- Incising assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
- Assumes 2,500 psi compressive strength of concrete. Coordinate footing thickness with post base and anchor requirements.
- 8x8 nominal posts may be substituted anywhere in Table 4 to a maximum height of 14'.

Figure 12. Typical Footing



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A4.1

Table 3A. Dimension Lumber Deck Beam Spans (L_a) Supporting a Single Span of Joists with or without Overhangs.

Species	Size*	Joist Spans (L) Less Than or Equal to:							
		6'	8'	10'	12'	14'	16'	18'	
Southern Pine	2-2x6	6'-8"	5'-8"	5'-1"	4'-7"	4'-3"	4'-0"	3'-9"	
	2-2x8	8'-6"	7'-4"	6'-6"	5'-11"	5'-6"	5'-1"	4'-9"	
	2-2x10	10'-1"	8'-9"	7'-9"	7'-1"	6'-6"	6'-1"	5'-9"	
	2-2x12	11'-11"	10'-4"	9'-2"	8'-4"	7'-9"	7'-3"	6'-9"	
	3-2x6	7'-11"	7'-2"	6'-5"	5'-10"	5'-5"	5'-0"	4'-9"	
	3-2x8	10'-7"	9'-3"	8'-3"	7'-6"	6'-11"	6'-5"	6'-1"	
3-2x10	12'-9"	11'-0"	9'-9"	8'-9"	8'-3"	7'-8"	7'-3"		
3-2x12	15'-0"	13'-0"	11'-7"	10'-6"	9'-9"	9'-1"	8'-7"		

Table 2. Maximum Joist Spans and Overhangs.¹

Species	Size	Joist Spacing (o.c.)			Allowable Overhang ² (L _o)		
		12"	16"	24"	12"	16"	24"
Southern Pine	2x6	9'-11"	9'-0"	7'-7"	1'-0"	1'-1"	1'-3"
	2x8	13'-1"	11'-10"	9'-8"	1'-10"	2'-0"	2'-4"
	2x10	16'-2"	14'-0"	11'-5"	3'-1"	3'-5"	2'-10"
	2x12	18'-0"	16'-6"	13'-6"	4'-6"	4'-2"	3'-4"

Figure 1A. Joist Span – Joists Attached at House and Bearing Over Beam.

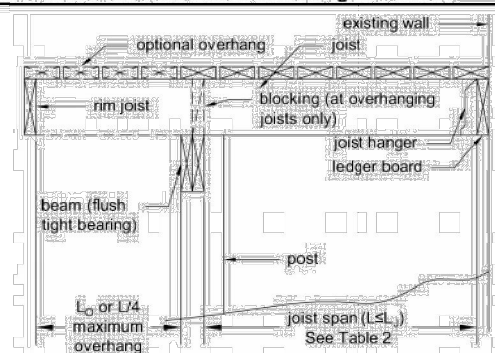


Figure 6. Joist-to-Beam Detail.

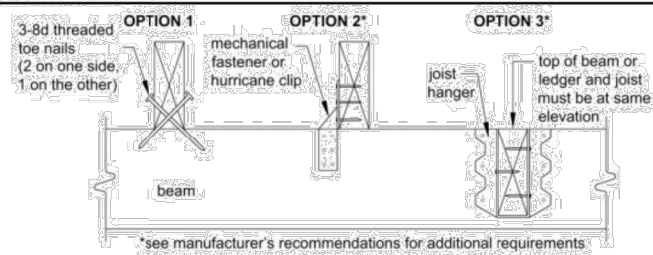


Table 3A. Joist Hanger Vertical Capacity.

Joist Size	Minimum Capacity, lbs
2x6	400
2x8	500
2x10	600
2x12	700

Figure 8A. Post-to-Beam Attachment Requirements.

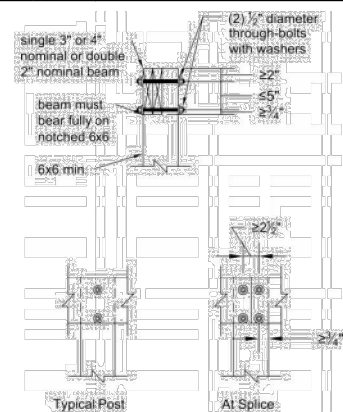


Figure 10. Diagonal Bracing.

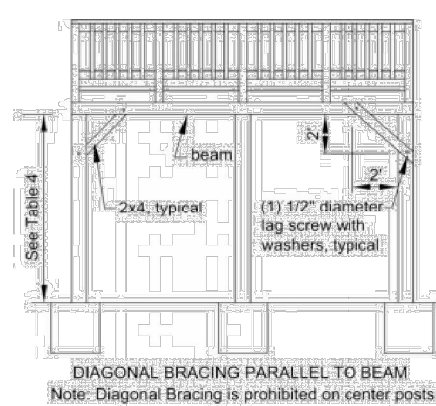


Figure 24. Example Guard Detail.

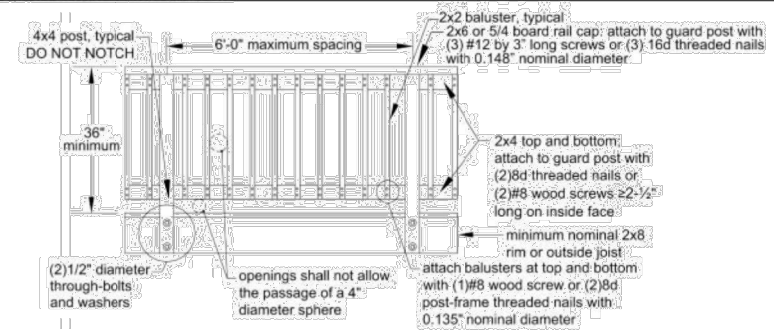


Figure 26. Guard Post to Rim Joist Example.

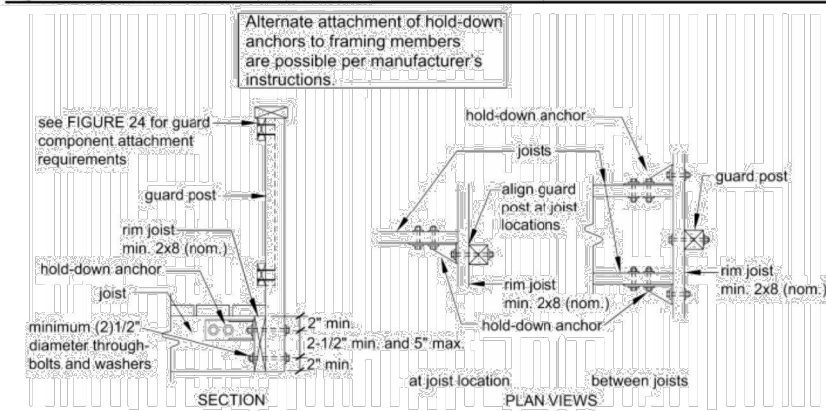


Figure 25. Guard Post to Outside-Joist Example.

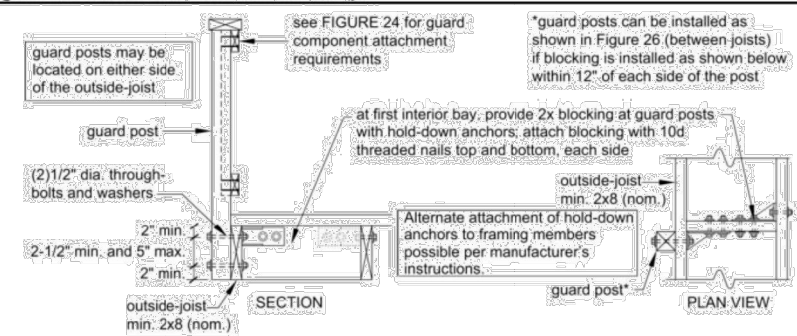


Figure 34. Stair Footing Detail.

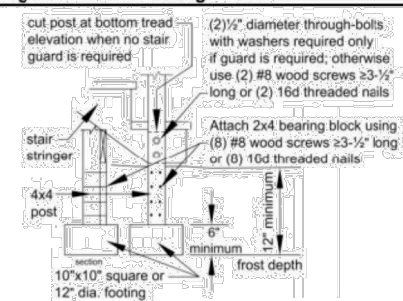


Figure 27. Tread and Riser Detail.

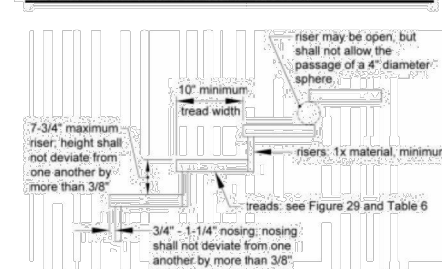
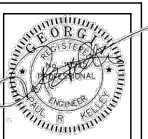
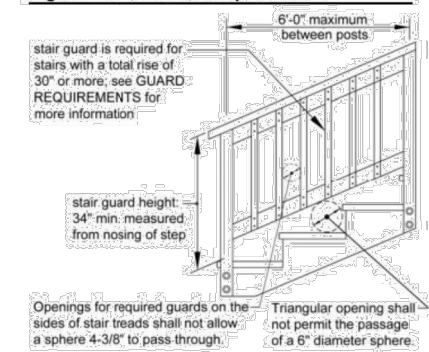


Figure 30. Stair Guard Requirements.



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PRK Services, LLC
 1245 Rahney Rd
 Macon, Georgia 31220
 ph (478) 474-8794

Second Story Addition
 75 VANNOY ST SE
 ATLANTA, GA 30317



DATE:
 8/13/2020
 SCALE:
 SHEET:
 A4.2