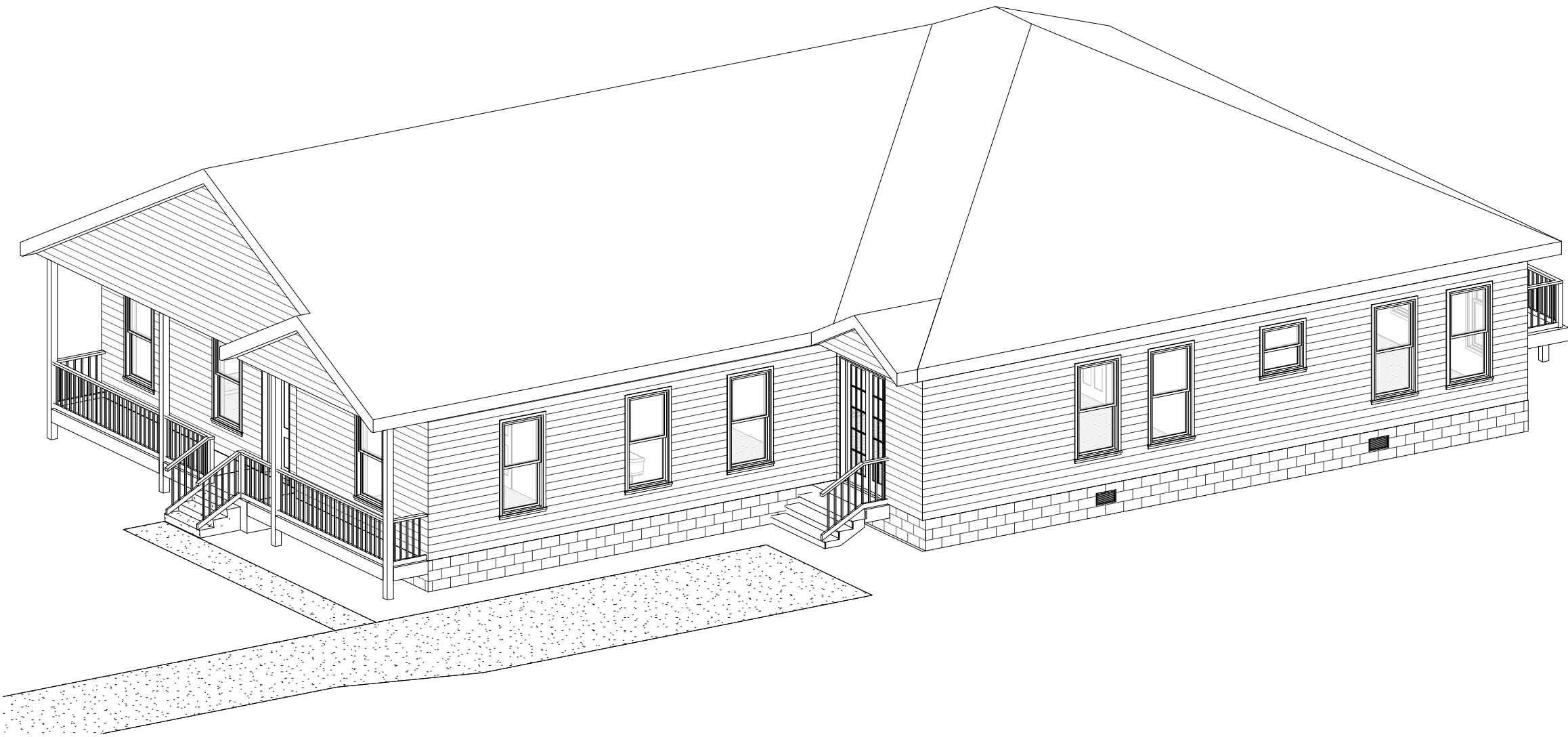


HOME RENOVATION/ ADDITION FOR PLR PROPERTIES, INC.

1068 McLINDEN AVE SE, SMYRNA, GA 30080

***SHORE
DESIGNS***

RELEASED FOR CONSTRUCTION



PROJECT INFO:

- PROJECT NAME:
- HOME RENOVATION/ ADDITION FOR PLR PROPERTIES

- PROJECT ADDRESS:
- 1068 McLINDEN AVE SE, SMYRNA, GA 30080

- PRIMARY USE:
- PRIVATE SINGLE-FAMILY RESIDENCE

- PERMIT TYPE:
- LARGE ADDITION ON REAR OF RESIDENTIAL STRUCTURE & INTERIOR REMODELING

- OCCUPANCY TYPE:
- R-15 SINGLE-FAMILY RESIDENTIAL

- NEW & EXISTING SQ. FT. CALCULATIONS:
- EXISTING RESIDENCE: 1,184 SF
 - EXISTING PATIOS & WALKWAYS: 71 SF
 - EXISTING DRIVEWAY: 590 SF
 - NEW ADDITION: 1,995 SF
 - TOTAL: 3,840 SF (32.2% OF TOTAL LOT = 11,914 SF)

- SCOPE OF WORK:
- LARGE REAR ADDITION
 - NEW EXTERIOR WOOD DECK
 - INTERIOR ALTERATIONS

INDEX OF DRAWINGS

- | | |
|------|-----------------------------------|
| G0.1 | COVER & INDEX |
| A0.1 | SITE PLAN |
| A0.2 | EXISTING & DEMOLITION PLAN |
| A1.1 | PROPOSED NEW WORK |
| A1.2 | EXISTING & PROPOSED NEW ROOF PLAN |
| A2.1 | EXISTING EXTERIOR ELEVATIONS |
| A2.2 | PROPOSED EXTERIOR ELEVATIONS |
| A2.3 | PROPOSED EXTERIOR ELEVATIONS |
| A2.4 | FOUNDATION PLAN |
| A2.5 | FLOOR FRAMING PLAN |
| A2.6 | ROOF FRAMING & DETAILS |
| A2.7 | DECK & FRAMING DETAILS |

APPLICABLE CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- GA AMENDMENTS, PERSCRIPTIVE DECK DETAILS
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2017 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

PROJECT TEAM INFO

PROJECT DESIGNER:
RICHARD SHORE
3700 CARTER RD, BUFORD
GA, 30518
shorerichard10@gmail.com
PH: (706) 231-6699

OWNER:
PLR PROPERTIES, INC.
2824 SHEA WAY SW,
SMYRNA, GA 30060
plrpropertiesga@gmail.com
PH: (770) 309-0904

JURISDICTION

CITY OF SMYRNA BUILDING DEPARTMENT:
3180 ATLANTA ROAD SE
SMYRNA, GA 30080
PH: (678) 631-5387

CITY OF SMYRNA FIRE MARSHAL:
3180 ATLANTA ROAD SE
SMYRNA, GA 30080
PH: (678) 631-5387

NOTES:

- ALL NEW STYLES OF INTERIOR ASND FINISHES, ROOF PITCHES, WINDOW HEADER EHIGHTS, CEILING HEIGHTS, INTERIOR FINISHES, EAVES, AND SOFFITS, ETC, WILL BE SLIGHTLY MODIFIED FOLLOWING APPLICABLE BUILDING CODES.
- FLOOR LEVEL SHAL ALIGN WITH EXISTING STRUCTURE.
- EAVE HEIGHT WILL BE RAISED TO ACCODMODATE 10' CEILINGS THROUGHT THE STRUCTURE.
- 2X4 WOOD CONSTRUCTION SHALL BE USED THROUGHOUT THE STRUCTURE.
- STANDARD 8X8X16 CME BLOCK SHALL BE USED FOR FOOTINGS AND FOUNDATION WALLS.



LOCATION MAP

REVISIONS

#	DATE	DESCRIPTION
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**HOME
RENOVATION/
ADDITION**

FOR

**PLR PROPERTIES,
INC.**

1068 McLINDEN AVE SE, SMYRNA, GA 30080

DRAWING TITLE

COVER & INDEX

PROJECT NO.	241119
DATE	12/16/2024
DRAWN BY	Author
PAPER	24"x36"
ISSUE	PERMIT

DRAWING NO.

G0.1



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



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

EXISTING WINDOW TO REMOVED

EXISTING WALL TO REMOVED

REVISIONS

#	DATE	DESCRIPTION
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FOR

1068 McLINDEN AVE SE, SMYRNA, GA 30080

DRAWING TITLE

PROJECT NO.	241119
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DRAWING NO.

DATE 12/16/2024

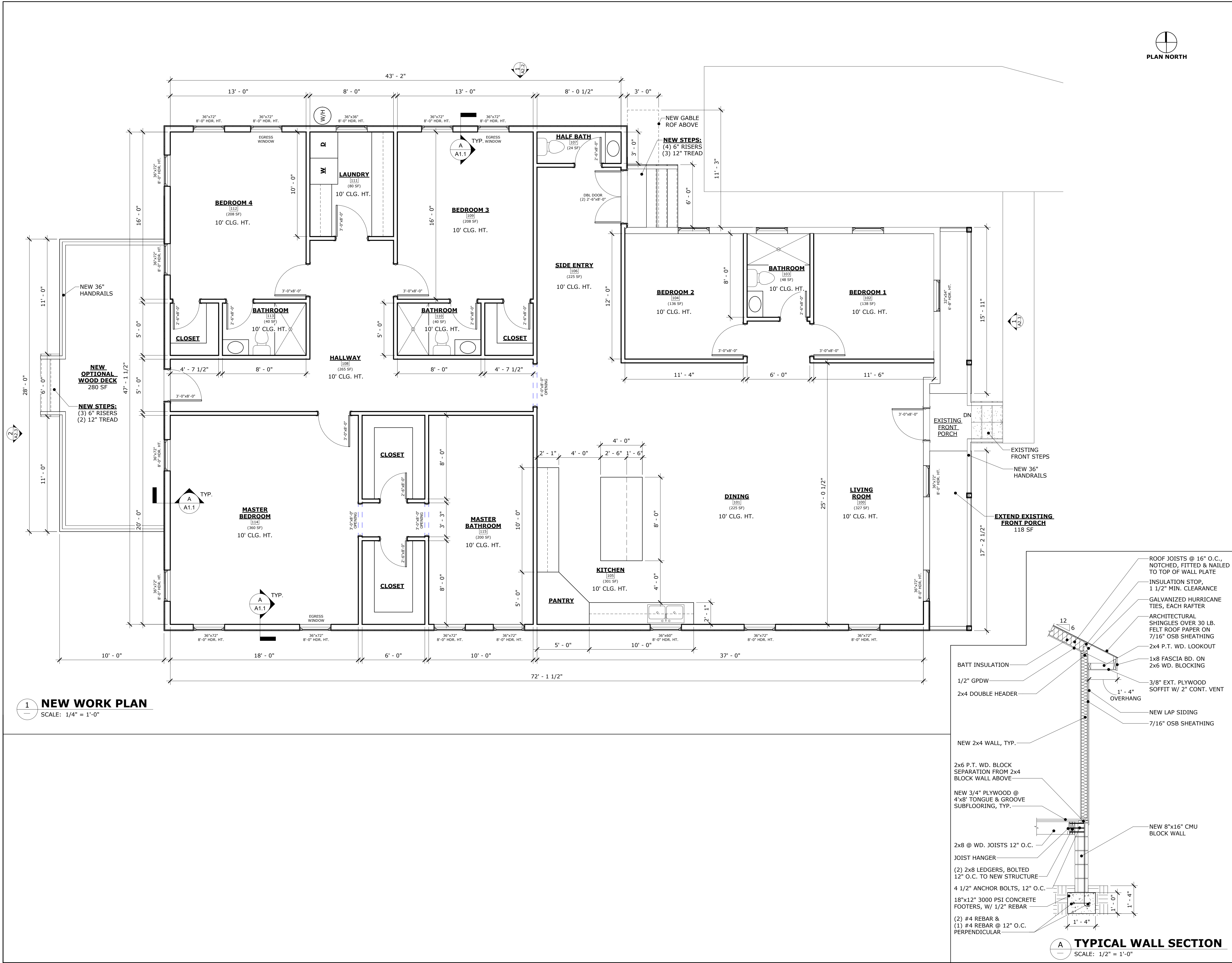
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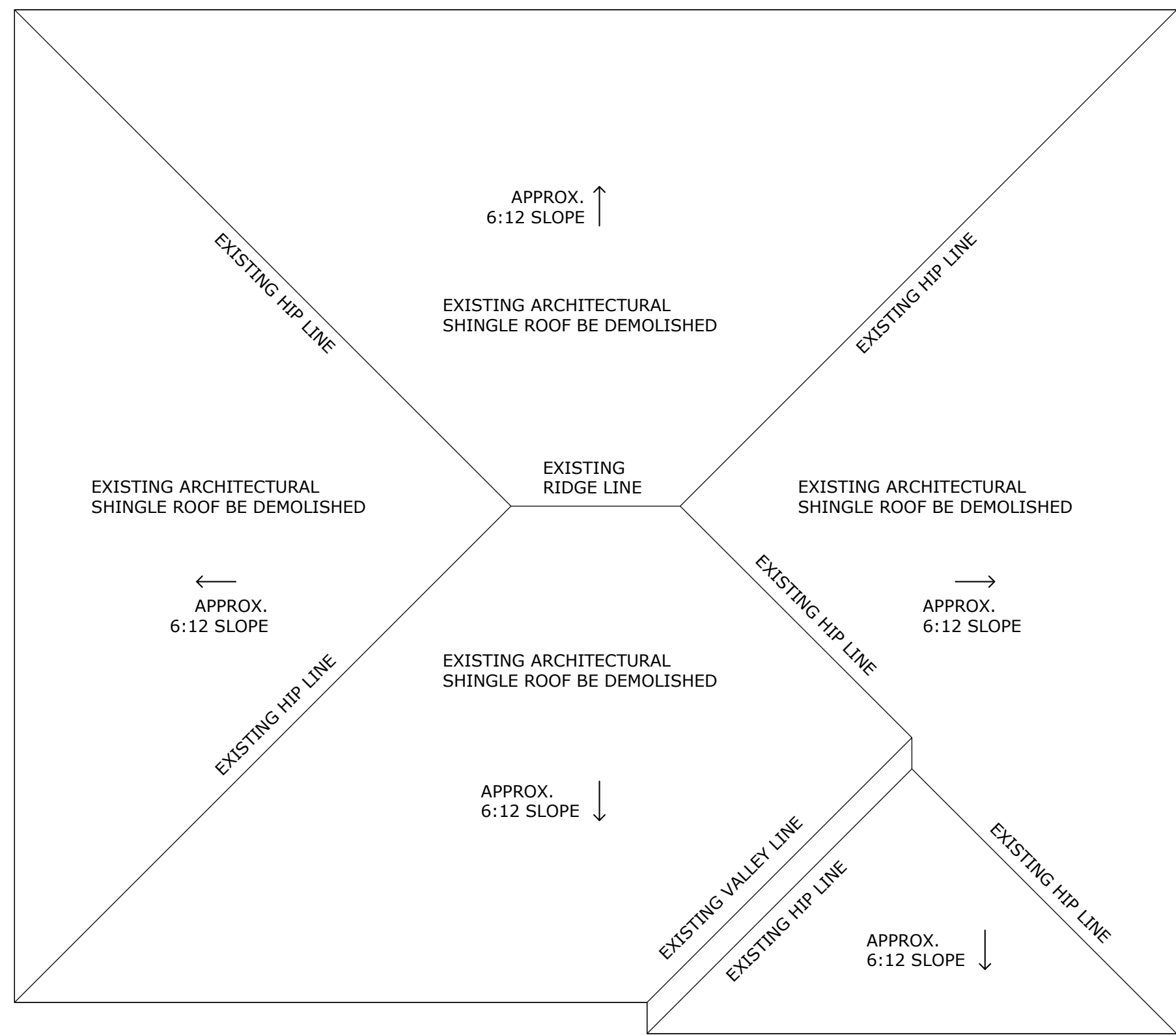
PAPER	24"x36"
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ISSUE	PERMIT
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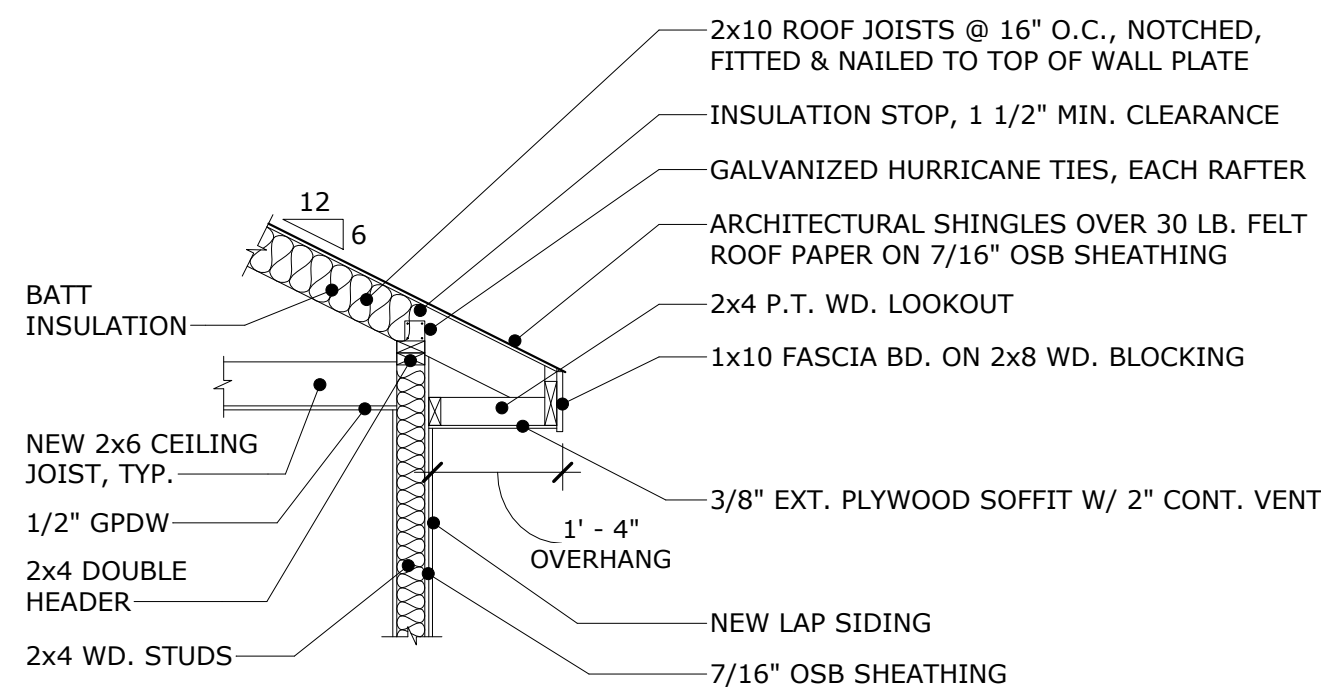
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C:\Users\richa\Downloads\1068 McIlinden Ave\1068 McIlinden Ave.rvt
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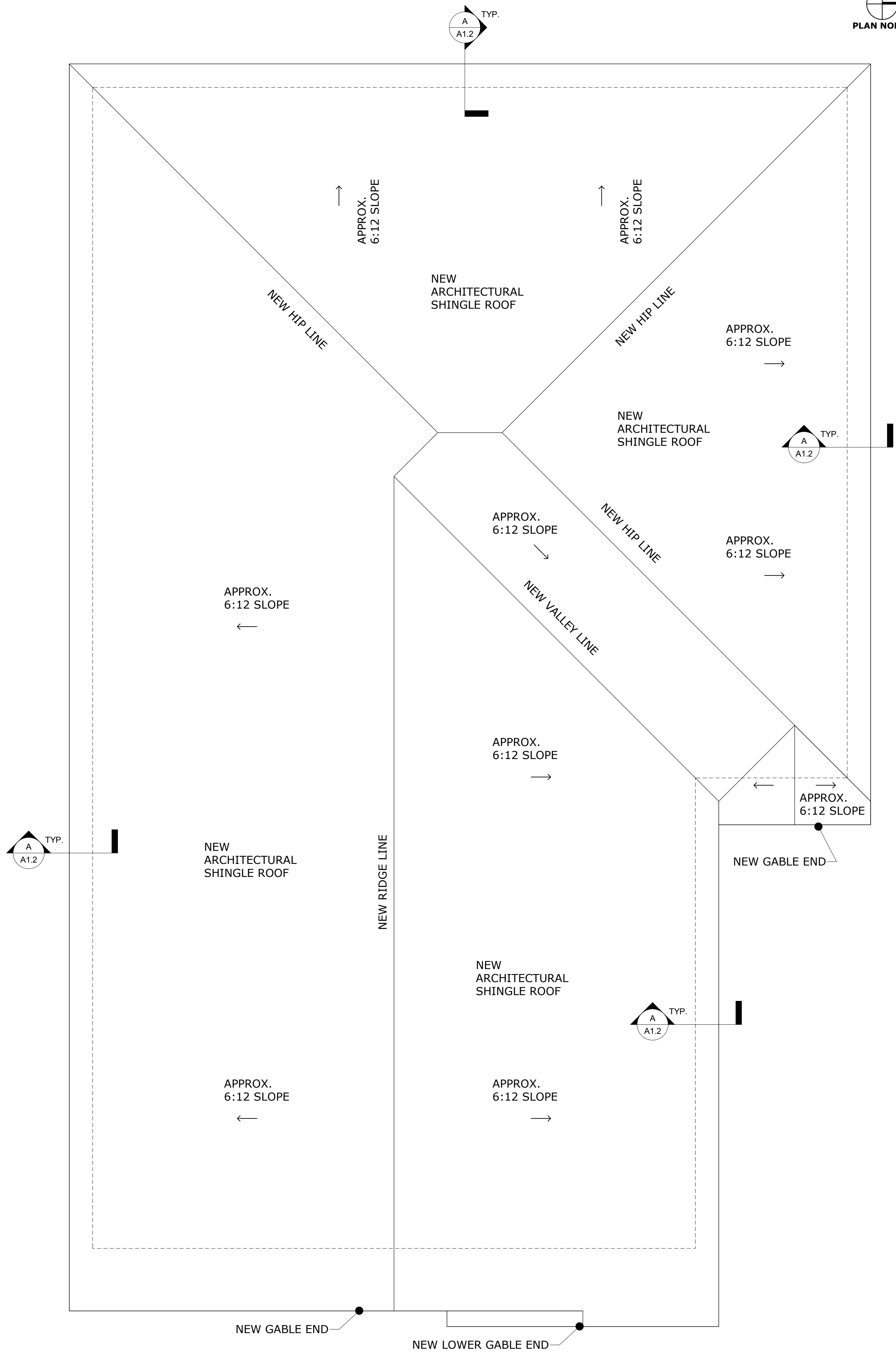




1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



A TYPICAL ROOF SECTION
SCALE: 1/2" = 1'-0"



2 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

SHORE DESIGNS

RELEASED FOR CONSTRUCTION

REVISIONS		
#	DATE	DESCRIPTION

HOME RENOVATION/ ADDITION

FOR

**PLR PROPERTIES,
INC.**

1068 MCLINDEN AVE SE, SMYRNA, GA 30080

DRAWING TITLE		
EXISTING & PROPOSED NEW ROOF PLAN		
PROJECT NO.	241119	DRAWING NO.
DATE	12/16/2024	A1.2
DRAWN BY	Author	
PAPER	24"x36"	
ISSUE	PERMIT	

SHORE DESIGNS

RELEASED FOR CONSTRUCTION

REVISIONS		
#	DATE	DESCRIPTION

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**HOME
RENOVATION/
ADDITION**

FOR

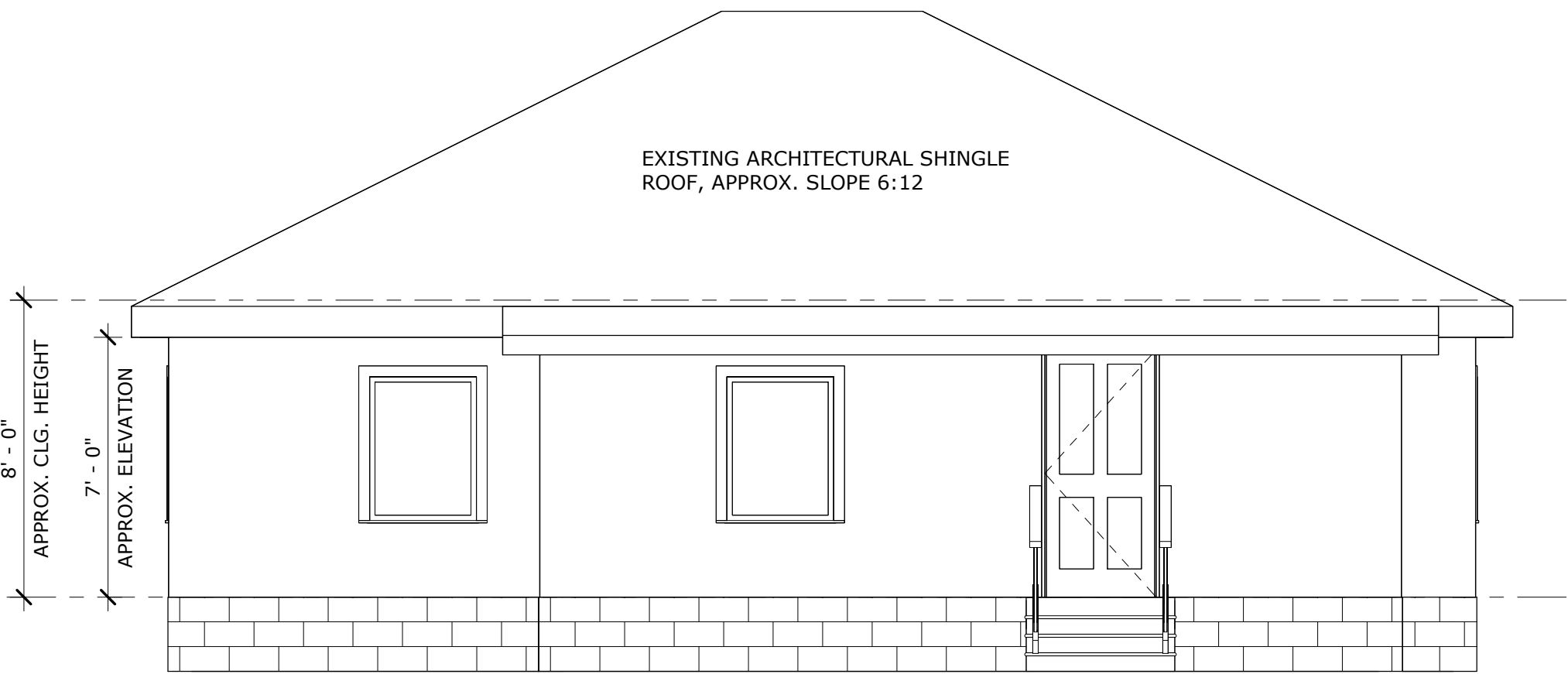
**PLR PROPERTIES,
INC.**

1068 McLINDEN AVE SE, SMYRNA, GA 30080

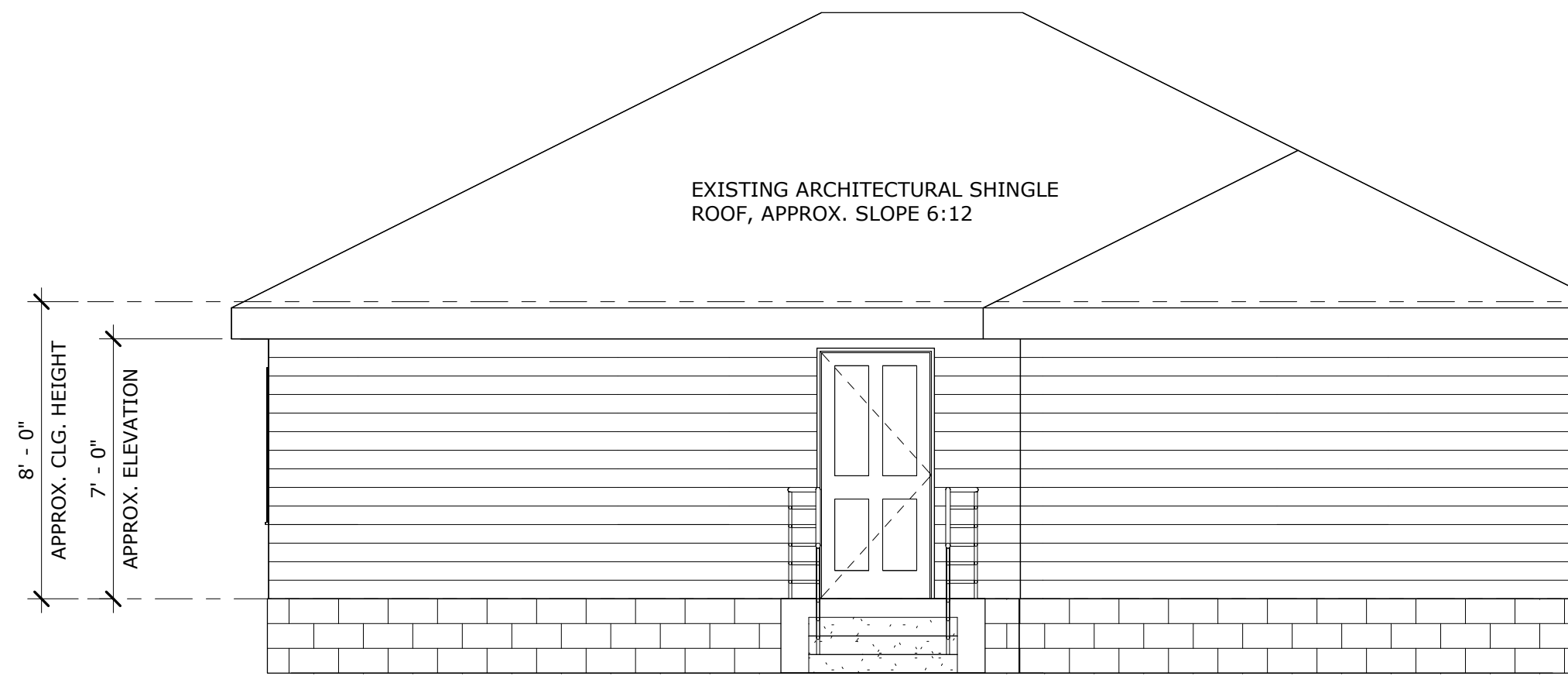
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**EXISTING EXTERIOR
ELEVATIONS**

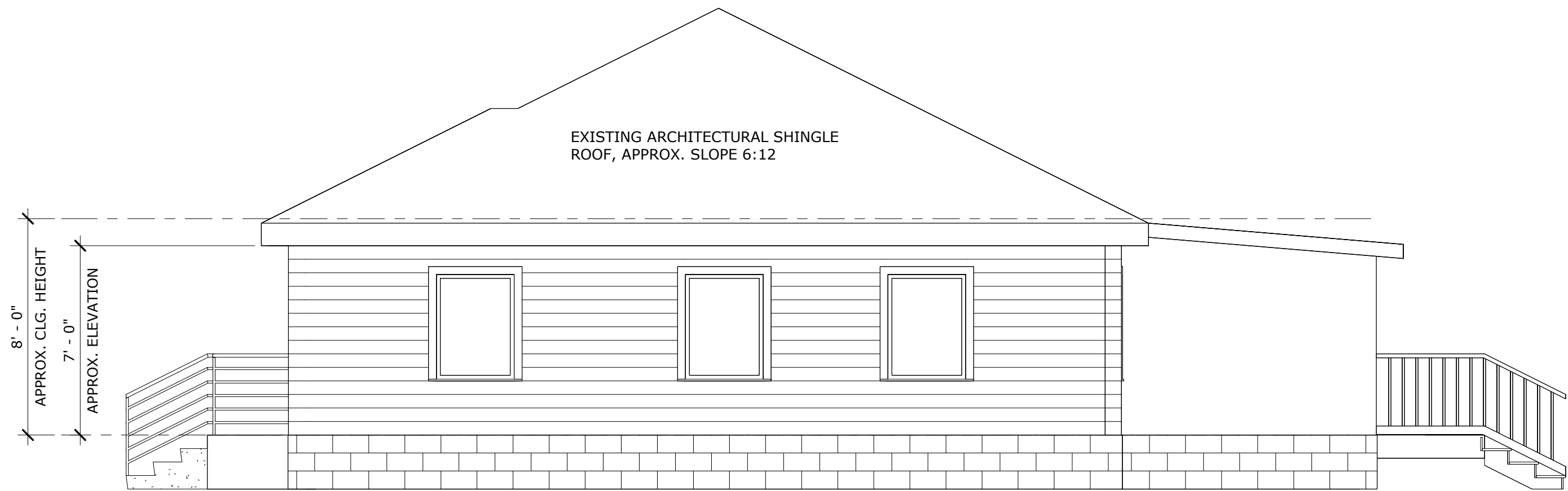
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DATE	12/16/2024	A2.1
DRAWN BY	Author	
PAPER	24"x36"	
ISSUE	PERMIT	



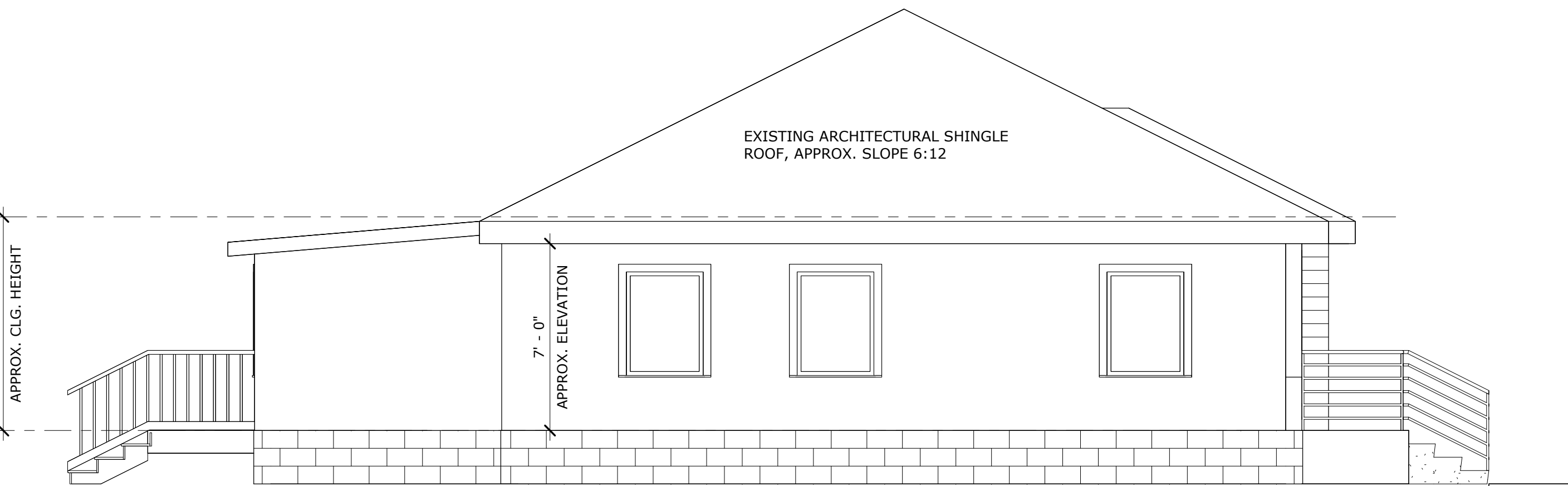
2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



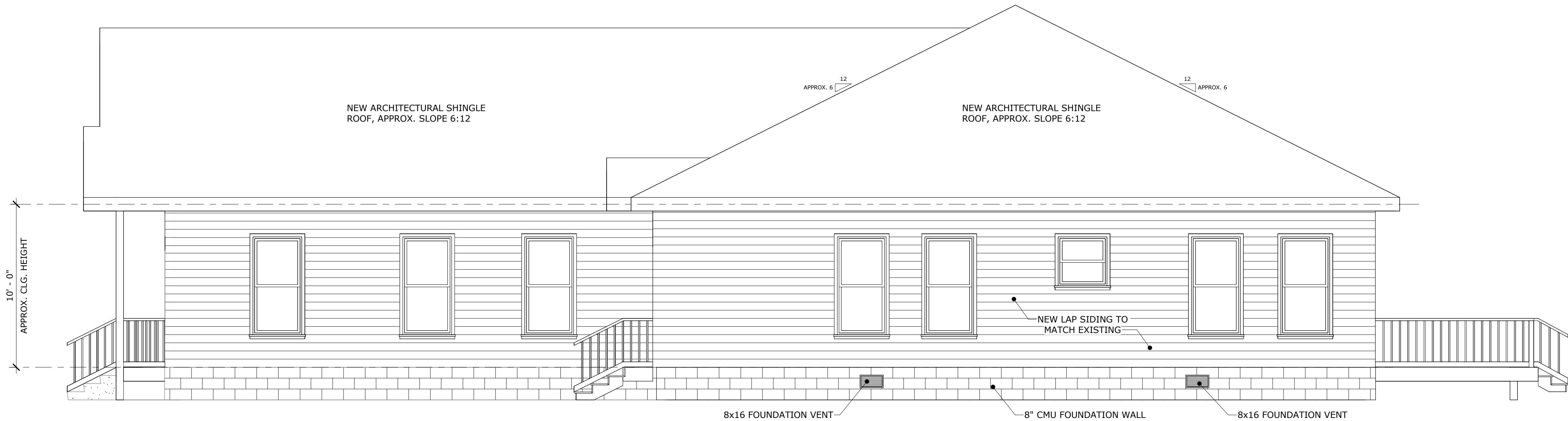
1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



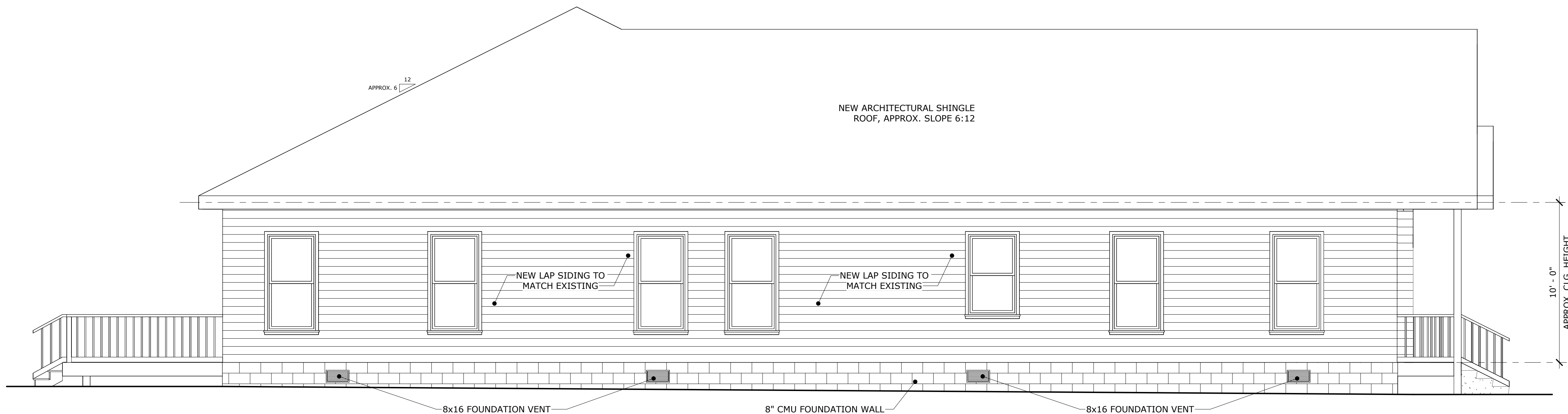
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHORE DESIGNS

RELEASED FOR CONSTRUCTION



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION

HOME RENOVATION/ ADDITION

FOR

PLR PROPERTIES, INC.

1068 McLINDEN AVE SE, SMYRNA, GA 30080

DRAWING TITLE		
PROPOSED EXTERIOR ELEVATIONS		
PROJECT NO.	241119	DRAWING NO. A2.2
DATE	12/16/2024	
DRAWN BY	Author	
PAPER	24"x36"	
ISSUE	PERMIT	

SHORE
DESIGNS

RELEASED FOR CONSTRUCTION

REVISIONS		
#	DATE	DESCRIPTION

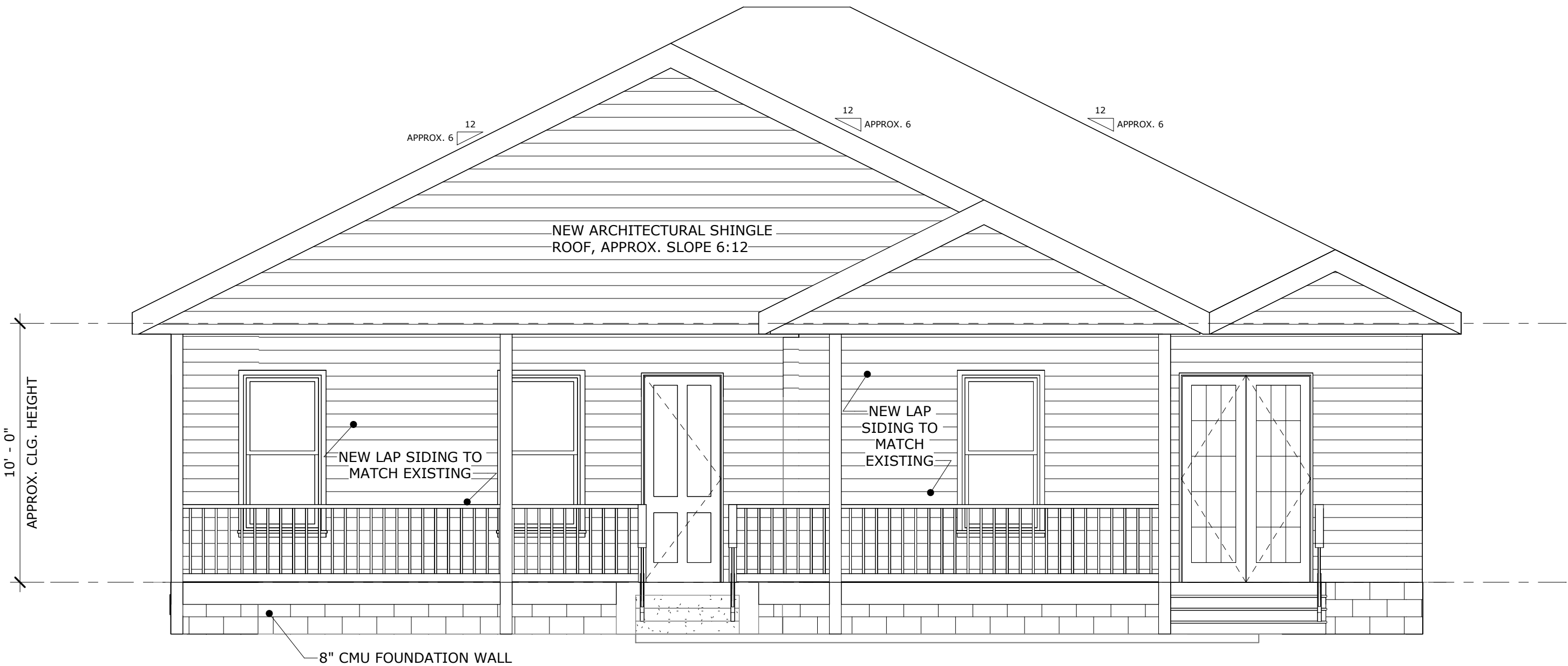
HOME
RENOVATION/
ADDITION

FOR

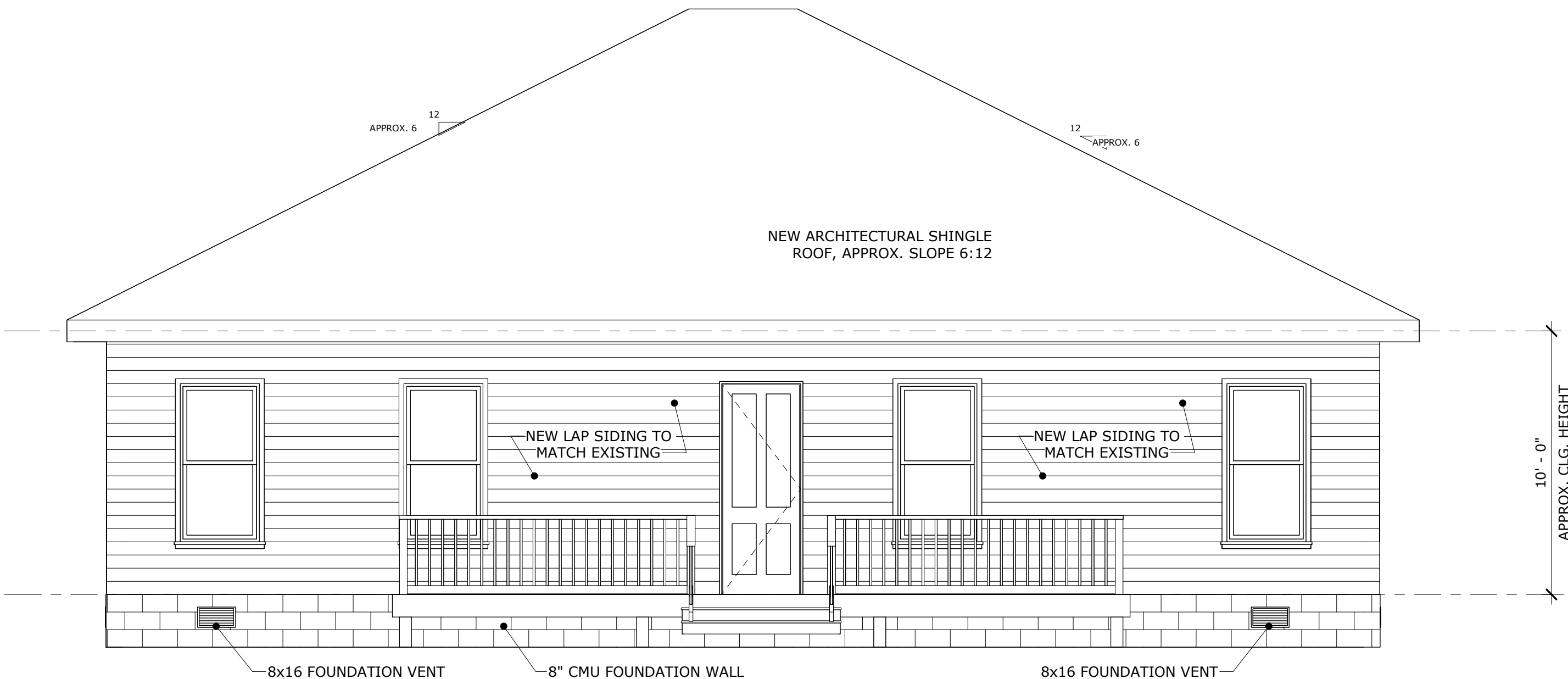
PLR PROPERTIES,
INC.

1068 McLINDEN AVE SE, SMYRNA, GA 30080

DRAWING TITLE		
PROPOSED EXTERIOR ELEVATIONS		
PROJECT NO.	241119	DRAWING NO. A2.3
DATE	12/16/2024	
DRAWN BY	Author	
PAPER	24"x36"	
ISSUE	PERMIT	

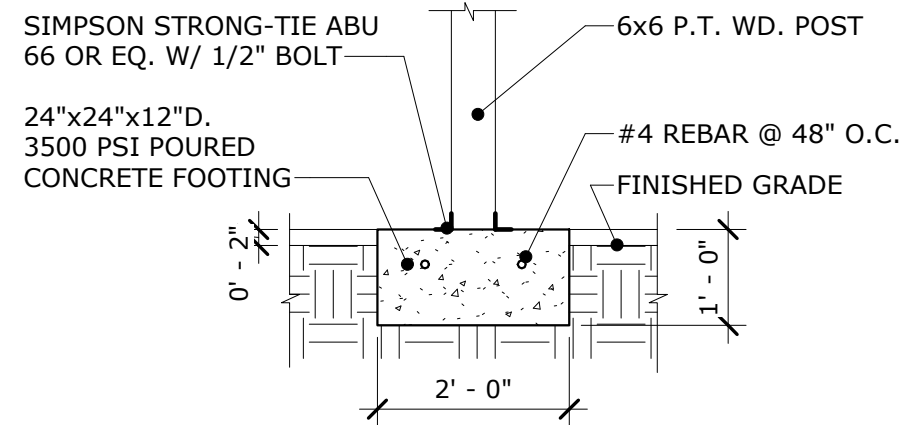


1 EAST ELEVATION
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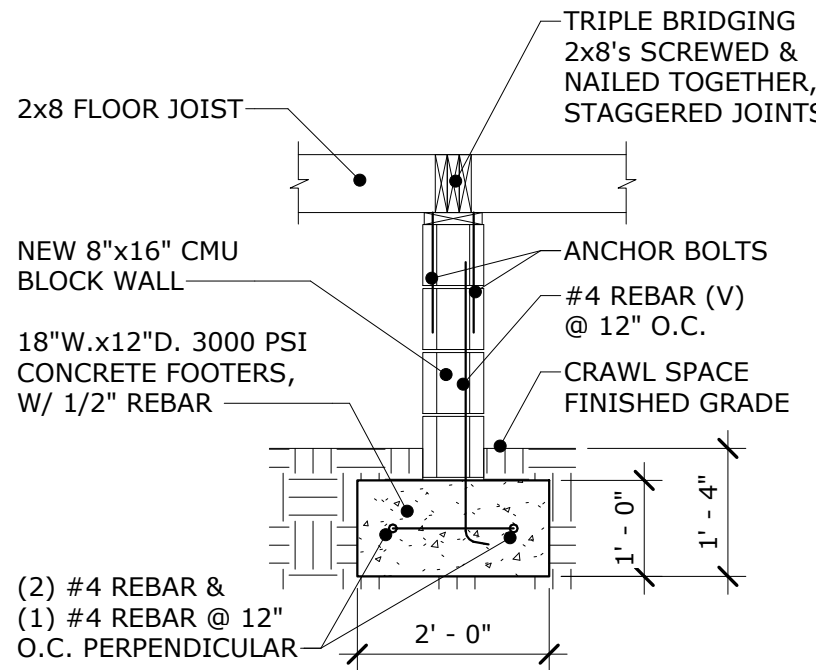


2 WEST ELEVATION
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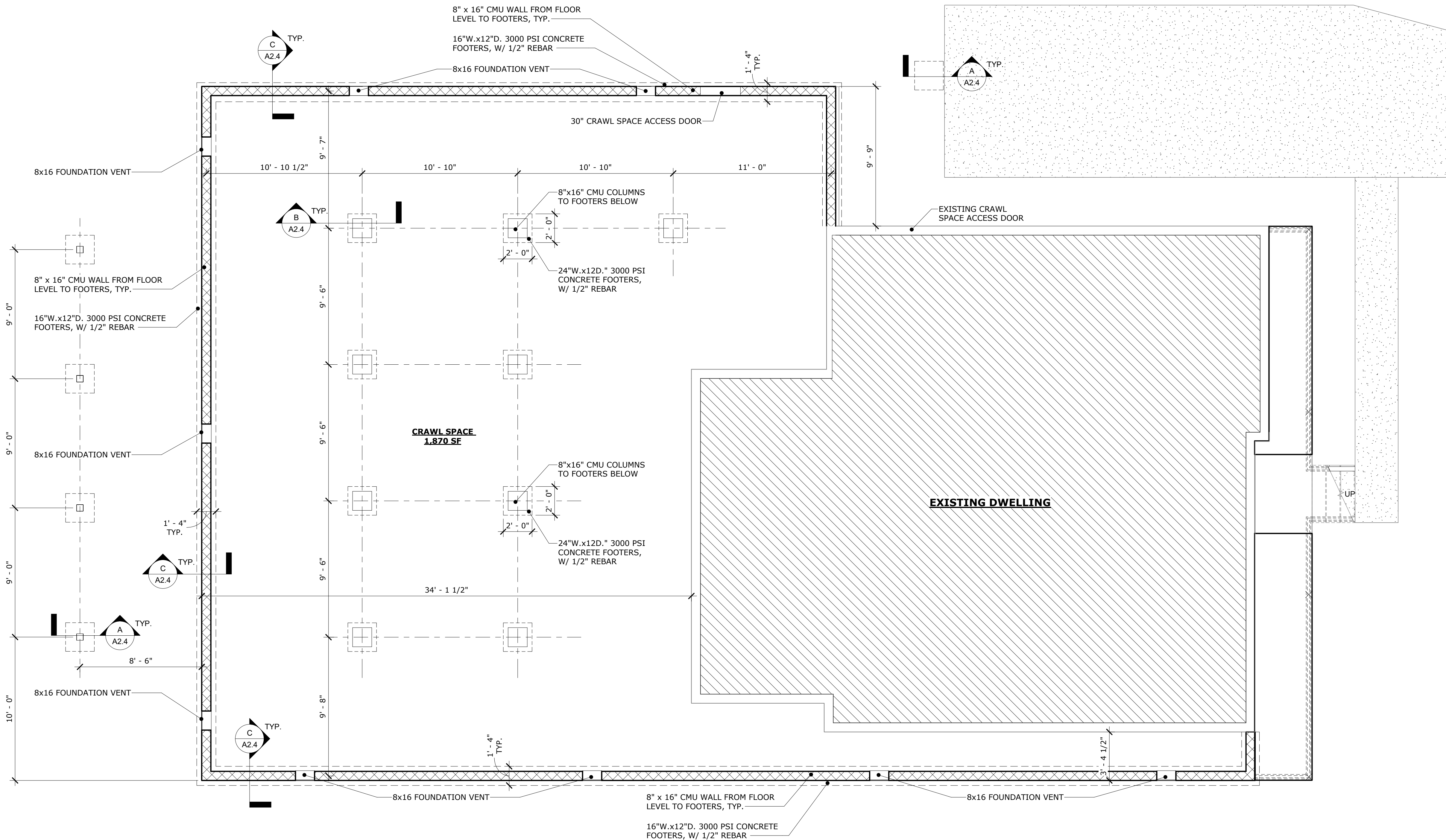
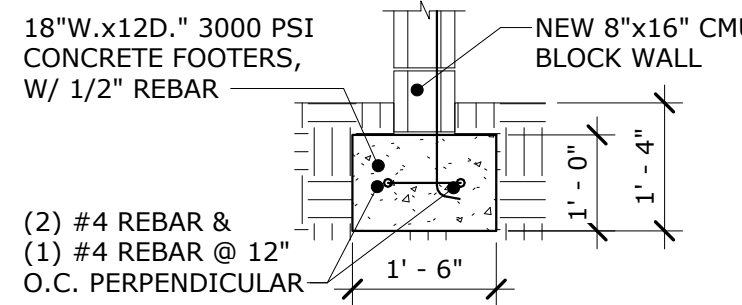
SECTION @ DECK FOOTER
SCALE: 1/2" = 1'-0"



PIER FOOTER SECTION
SCALE: 1/2" = 1'-0"



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



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION

HOME
RENOVATION/
ADDITION

FOR

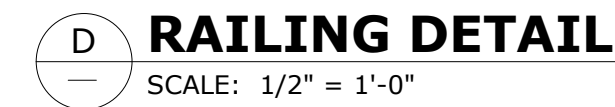
PLR PROPERTIES,
INC.

1068 McLINDEN AVE SE, SMYRNA, GA 30080

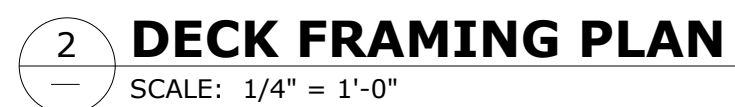
DRAWING TITLE

FOUNDATION PLAN

PROJECT NO.	241119	DRAWING NO.
DATE	12/16/2024	A2.4
DRAWN BY	Author	
PAPER	24"x36"	
ISSUE	PERMIT	



RELEASED FOR CONSTRUCTION



PROJECT NO.	241119	DRAWING NO. A2.5
DATE	12/16/2024	
DRAWN BY	Author	
PAPER	24"x36"	
ISSUE	PERMIT	

A2.5

RELEASED FOR CONSTRUCTION

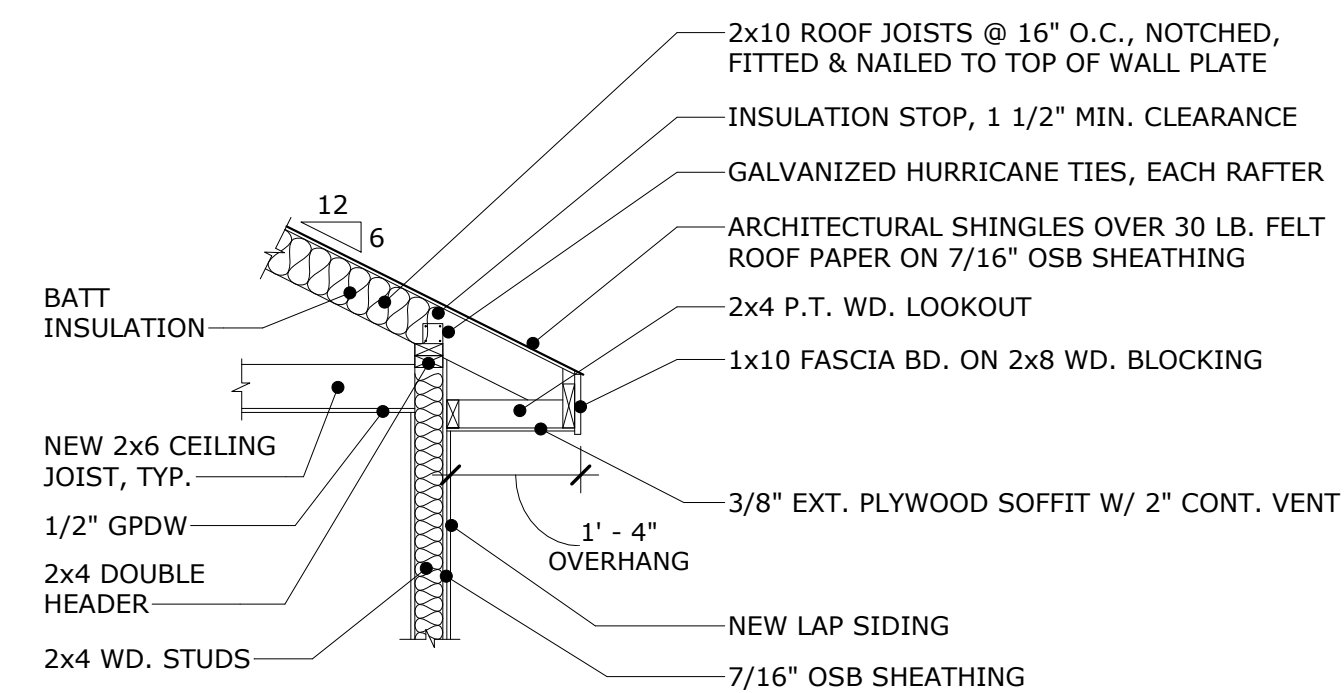
FOR

1068 McLINDEN AVE SE, SMYRNA, GA 30080

DRAWING TITLE

PROJECT NO. 241119

PROJECT NO.	241119	DRAWING NO.
DATE	12/16/2024	A2.6
DRAWN BY	Author	
PAPER	24"x36"	
ISSUE	PERMIT	



LVL SPAN TABLE

Load Duration %	Roof Load [psf]		Rough Opening [Feet]	Width of Building Segment [feet]								
	Live	Dead		KEY: Beam Breadth [in] X Beam Depth [in]								
				20	24	26	28	30	32	36	40	
125%	20	15	9	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25
				5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25
				3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5
			12	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5
				3.5 x 11.075	3.5 x 11.075	3.5 x 11.075	3.5 x 11.075	3.5 x 11.075	3.5 x 11.075	3.5 x 11.075	3.5 x 14	3.5 x 14
				5.25 x 9.5	5.25 x 9.5	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075
	20	20	18	3.5 x 11.075	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14
				5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 14
				3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 7.25	3.5 x 9.5	3.5 x 9.5
			9	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25
				3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 9.5	3.5 x 11.075
				5.25 x 7.25	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5	5.25 x 9.5
20	20	12	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	5.25 x 7.25	
			3.5 x 11.075	3.5 x 11.075	3.5 x 11.075	3.5 x 11.075	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	
			5.25 x 9.5	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	
		16	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 14	3.5 x 16	3.5 x 16	3.5 x 16	
			5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	
			5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	5.25 x 11.075	

* SOURCE; BOISE CASCADE ENGINEERED WOOD PRODUCTS

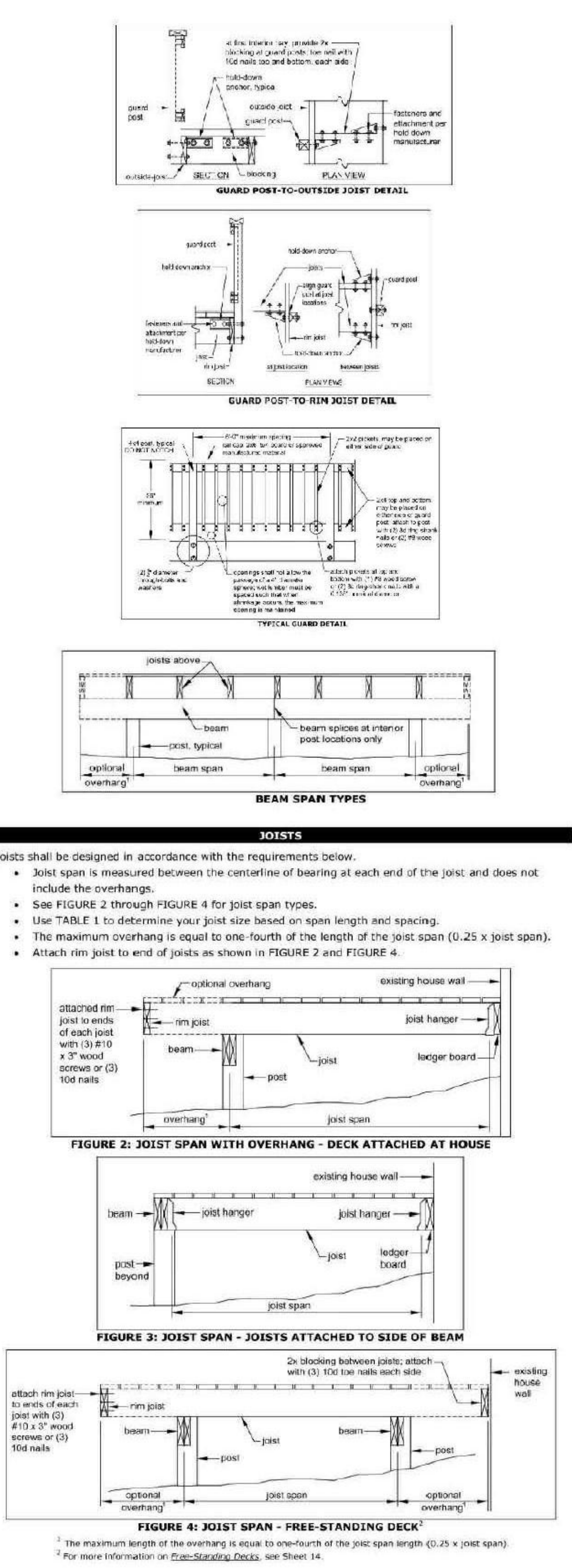
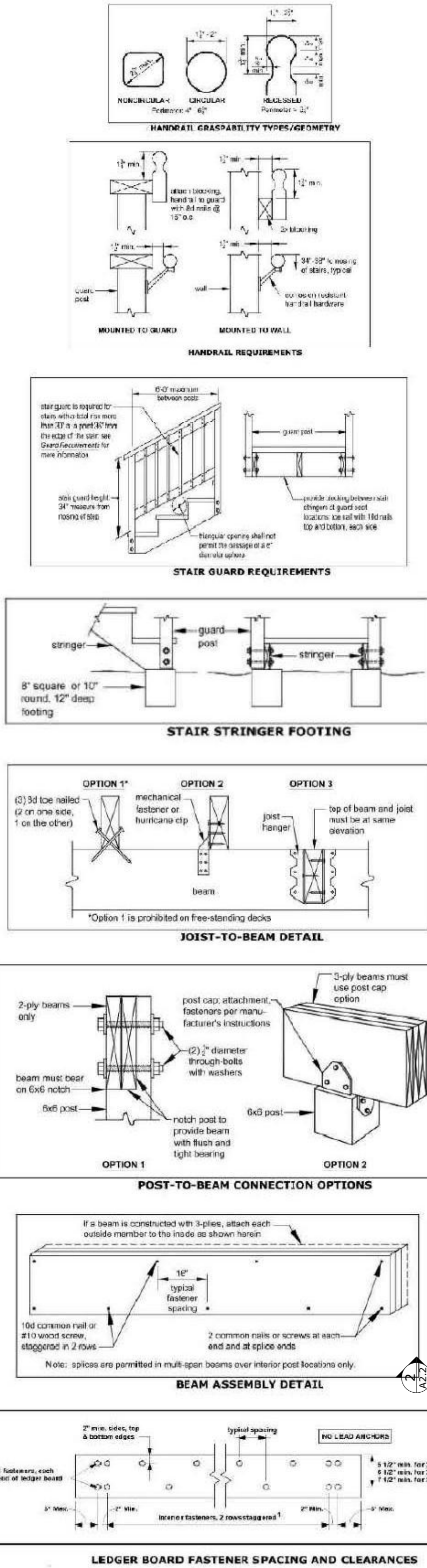
CONVENTIONAL LUMBER

TABLE 15 CEILING JOISTS – 10 PSF LIVE LOAD, 5 PSF DEAD LOAD, 240 DEFLECTION												
Size inches	Spacing inches on center	Grade										
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)			
		DSS	No.1	No.2	No.3	2400F - 2.0E	1650F - 1.5E	1500F - 1.6E	M-14 (180F-1.3)	M-21 (155F-1.7)	M-12 (180F-1.8)	
2x4	12.0	13-2	12-5	11-10	10-1	13-4	12-2	12-5	12-8	12-8	12-5	
	16.0	11-11	11-3	10-9	8-9	12-2	11-0	11-3	11-6	11-6	11-3	
	19.2	11-3	10-7	10-2	8-0	11-5	10-4	10-7	10-10	10-10	10-7	
	24.0	10-5	9-10	9-3	7-2	10-7	9-8	9-10	10-0	10-0	9-10	
	12.0	20-8	19-6	18-8	14-11	21-0	19-1	19-6	19-11	19-11	19-6	
2x6	16.0	18-9	17-8	16-11	12-11	19-1	17-4	17-8	18-1	18-1	17-8	
	19.2	17-8	16-8	15-7	11-9	17-11	16-4	16-8	17-0	17-0	16-8	
	24.0	16-4	15-6	13-11	10-7	16-8	15-2	15-6	15-9	15-9	15-6	
	12.0	26-0*	25-8	24-7	18-9	26-0*	25-2	25-8	26-0*	26-0*	25-8	
2x8	16.0	24-8	23-4	21-7	16-3	25-2	22-10	23-4	23-10	23-10	23-4	
	19.2	23-3	21-11	19-8	14-10	23-8	21-6	21-11	22-5	22-5	21-11	
	24.0	21-7	20-5	17-7	13-3	21-11	19-11	20-5	20-10	20-10	20-5	
	12.0	26-0*	26-0*	26-0*	22-9	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*	
2x10	16.0	26-0*	26-0*	25-7	19-9	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*	
	19.2	26-0*	26-0*	23-5	18-0	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*	
	24.0	26-0*	23-11	20-11	16-1	26-0*	25-5	26-0	26-0*	26-0*	26-0	

* SOURCE; SOUTHERN FOREST PRODUCTS ASSOCIATION

TABLE 17 RAFTERS – 20 PSF LIVE LOAD, 10 PSF DEAD LOAD, 240 DEFLECTION, CD = 1.15 (SNOW)												
Size inches	Spacing inches on center	Grade										
		Visually Graded				Machine Stress Rated (MSR)			Machine Evaluated Lumber (MEL)			
		DSS	No.1	No.2	No.3	2400F - 2.0E	1650F - 1.5E	1500F - 1.6E	M-14 (180F-1.3)	M-21 (155F-1.7)	M-12 (180F-1.8)	
2x6	12.0	16-4	15-6	14-9	11-4	16-8	15-2	15-6	15-9	15-9	15-6	
	16.0	14-11	14-1	12-11	9-9	15-2	13-9	14-1	14-4	14-4	14-1	
	19.2	14-0	13-3	11-9	8-11	14-3	12-11	13-3	13-6	13-6	13-3	
	24.0	13-0	12-3	10-7	8-0	13-3	12-0	12-3	12-6	12-6	12-3	
	12.0	21-7	20-5	18-11	14-3	21-11	19-11	20-5	20-10	20-10	20-5	
2x8	16.0	19-7	18-6	16-4	12-4	19-11	18-2	18-6	18-11	18-11	18-6	
	19.2	18-5	17-4	14-11	11-3	18-9	17-1	17-5	17-9	17-9	17-5	
	24.0	17-2	15-6	13-4	10-1	17-5	15-10	16-2	16-6	16-6	16-2	
	12.0	26-0*	25-8	22-5	17-3	26-0*	25-5	26-0	26-0*	26-0*	26-0	
2x10	16.0	25-0	22-3	19-5	15-0	25-5	23-2	23-8	24-1	24-1	23-8	
	19.2	23-7	20-4	17-9	13-8	23-11	21-9	22-3	22-8	22-8	22-3	
	24.0	21-10	18-2	15-10	12-3	22-3	20-2	20-8	21-1	21-1	20-8	
	12.0	26-0*	26-0*	26-0*	20-5	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*	
2x12	16.0	26-0*	26-0*	22-10	17-9	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*	
	19.2	26-0*	24-1	20-11	16-2	26-0*	26-0*	26-0*	26-0*	26-0*	26-0*	
	24.0	26-0*	21-7	18-8	14-6	26-0*	24-7	25-1	25-7	25-7	25-1	

* SOURCE; SOUTHERN FOREST PRODUCTS ASSOCIATION



SHORE
DESIGNS

RELEASED FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION
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HOME
RENOVATION/
ADDITION

FOR

PLR PROPERTIES,
INC.

1068 MCLINDEN AVE SE, SMYRNA, GA 30080

DRAWING TITLE

DECK & FRAMING
DETAILS

PROJECT NO.	241119	DRAWING NO.
DATE	12/16/2024	
DRAWN BY	Author	
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