

SMYRNA SUNROOM ADDITION

1900 SADLER DRIVE
SMYRNA, GEORGIA 30080



GENERAL REQUIREMENTS:

1. THIS DOCUMENT IS TO BE USED AS A GUIDE ONLY FOR SINGLE SPAN RECTANGULAR DECKS ONLY.
2. DECKS SHALL NOT BE ATTACHED TO HOUSE OVERHANGS, BAY WINDOWS, OR CHIMNEYS.
3. ALL DECK LUMBER SHALL BE #2 SOUTHERN PINE OR BETTER. ALL LUMBER SHALL BE PRESSURE-TREATED - WITH AN APPROVED PROCESS AND PRESERVATIVE IN ACCORDANCE WITH THE AMERICAN WOOD PROTECTION ASSOCIATION STANDARD. ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE APPROVED PRESERVATIVE TREATED WOOD SUITABLE FOR GROUND CONTACT.
4. DECK POST SIZE AND MAXIMUM POST HEIGHT SHALL BE IN ACCORDANCE WITH THE 2018 IRC.
5. ALL SCREWS, BOLTS, WASHERS, NUTS AND NAILS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. HOT-DIPPED GALVANIZED FASTENERS SHALL MEET THE REQUIREMENTS OF ASTM A153. CLASS D FOR FASTENERS 3/8" DIAMETER AND SMALLER OR CLASS C FOR FASTENERS WITH DIAMETERS OVER 3/8". STAINLESS STEEL DRIVEN FASTENERS SHALL BE IN ACCORDANCE WITH THE MATERIAL REQUIREMENTS OF ASTM F1667. FASTENERS OTHER THAN NAILS AND TIMBER RIVETS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATINGS AND WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55, MINIMUM.
6. ALL CONNECTORS (JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, ETC.) SHALL BE GALVANIZED OR SHALL BE STAINLESS STEEL. HARDWARE TO BE HOT-DIPPED GALVANIZED PRIOR TO FABRICATION SHALL MEET ASTM A653, G-185 COATING. HARDWARE TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION SHALL MEET ASTM A123.
7. SCREWS, SPIRALLY GROOVED AND RING SHANKED NAILS SHALL BE USED FOR THE DECK SURFACE AND ONLY MANUFACTURER-SPECIFIED FASTENERS SHALL BE USED TO ATTACH THE CONNECTORS. DO NOT MIX GALVANIZED AND STAINLESS-STEEL CONNECTORS.
8. DECKS 30 INCHES OR LESS ABOVE GRADE ARE NOT REQUIRED TO HAVE A GUARDRAIL. GRADE MEASUREMENT IS AT ANYPOINT WITHIN 36" HORIZONTALLY. ALL DECKS THAT ARE ACCESSIBLE
9. FROM THE INSIDE OF THE DWELLING SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE DECK. (NEC 210.52(E)3).



HOME FRONT ELEVATION



NEW ADDITION SUNROOM
380 SF
NEW UNCOVERED DECK
190 SF



APPLICABLE CODES:

BUILDING INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
ELECTRICAL 2017 NFPA 70 NATIONAL ELECTRICAL CODE
ENERGY 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH 2020 GEORGIA STATE SUPPLIMENTS AND AMENDMENTS

DEFERRED PLANS:
*TO BE SUBMITTED SEPARATELY AS NEEDED:
SURVEY SITE PLAN
ENGINEERING PLANS

-NO PLUMBING, GAS, WORK IN SCOPE.

SHEET INDEX	
NO.	SHEET NAME
A-0.0	COVER SHEET
A-0.5	ARCHITECTURAL SITE PLAN
A-1.0	DEMO PLAN
A-1.5	PROPOSED PLAN
A-2.0	ROOF PLAN, CEILING PLAN AND WALL SECTION
A-3.0	PROPOSED ELEVATIONS
A-4.0	DECK DETAILS
A-4.1	DECK DETAILS
A-4.2	STAIR DETAILS
A-4.3	ROOF FRAMING DETAILS

PROJECT SUMMARY:

PROJECT SCOPE INCLUDES NEW SUNROOM ADDITION, CONDITIONED 380 SF AND NEW UNCOVERED DECK, 190SF.

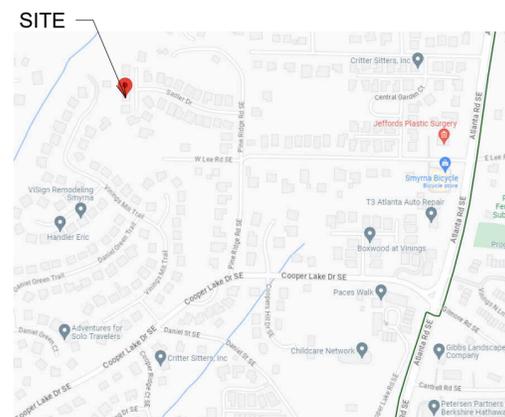
PROJECT TEAM

GENERAL CONTRACTOR TEAM:

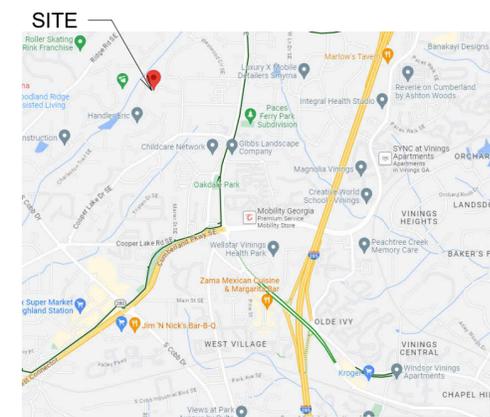
KEVIN LEE
TRIANGLE CONTRACTING INC
123 MAIN ST
KENNESAW, GA 30144

P: 404-931-7852
E: KEVIN@TRIANGLEATL.COM

LOCATION MAP:



VICINITY MAP:



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No.	Description	Date
1	REV 1	01-18-2024
2	CLIENT REV 2	04-02-2024

COVER SHEET

Project number 2339
Date 4-2-2024
Drawn by AV
Checked by MP

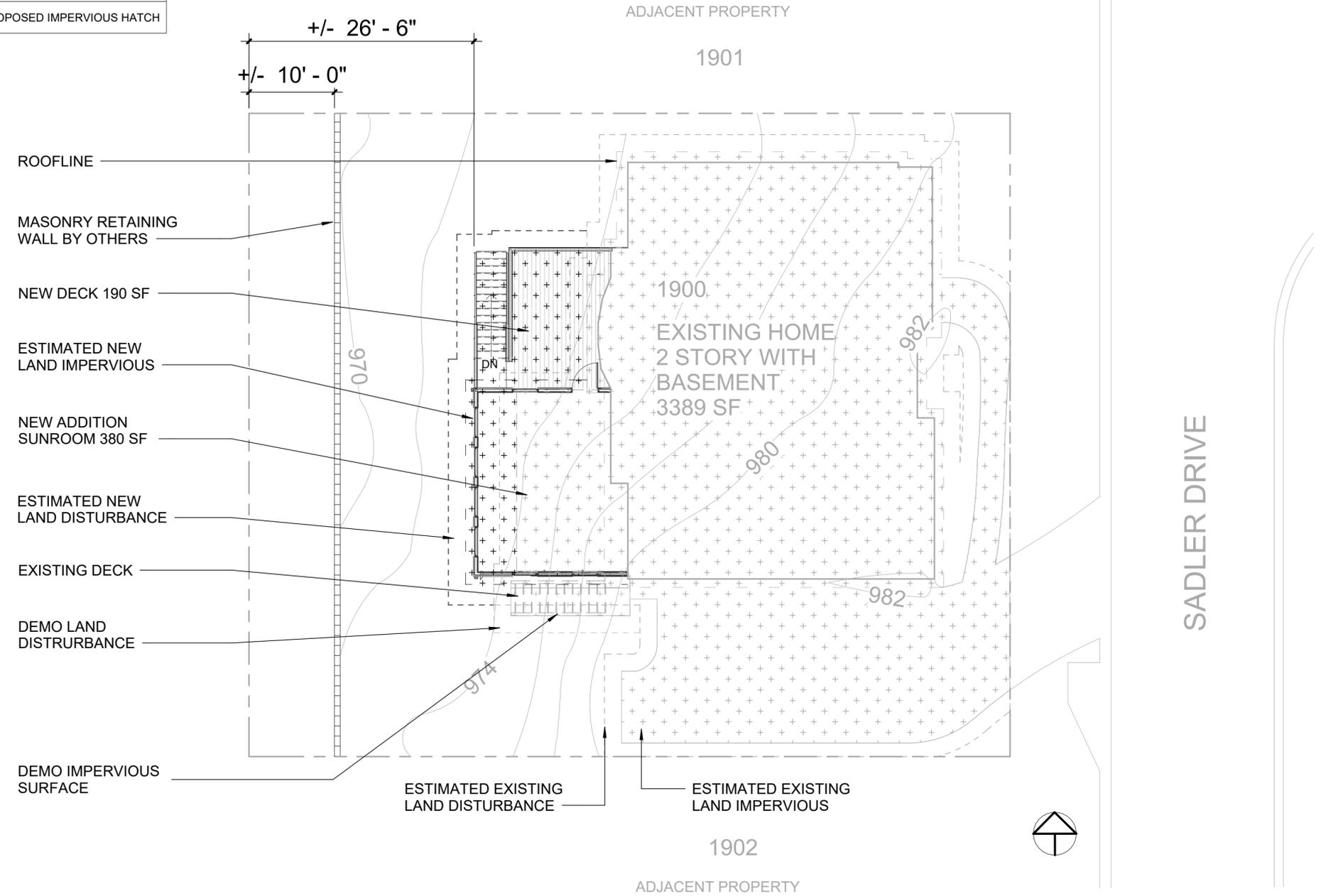
A-0.0

Scale As indicated

SITE PLAN LEGEND	
	PROPERTY LINE
	PAVEMENT LINE
	EXISTING STRUCTURE
	DEMO STRUCTURE
	NEW STRUCTURE
	EXISTING LIMITS OF DISTURBANCE
	DEMO LIMITS OF DISTURBANCE
	PROPOSED LIMITS OF DISTURBANCE
	EXISTING IMPERVIOUS HATCH
	DEMO IMPERVIOUS HATCH
	PROPOSED IMPERVIOUS HATCH

	LAND DISTURBANCE OR CLEARING (IN SF)	IMPERVIOUS SURFACE (IN SF)
EXISTING	3,785 SF	3,200 SF
DEMO	-56 SF	-46 SF
PROPOSED	385 SF	373 SF
TOTAL	4,114 SF	3,527 SF

SITE INFORMATION FROM FROM PLAT REFERENCE. ARCHITECTURAL SITE PLAN FOR GENERAL REFERENCE ONLY. SITE AND SURVEY PLANS TO BE SUBMITTDE BY OTHERS AS REQUIRED.



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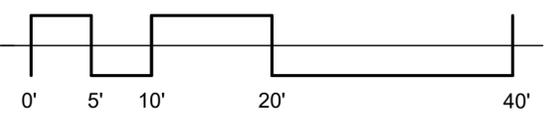
ARCHITECTURAL SITE PLAN

Project number	2339
Date	4-2-2024
Drawn by	AV
Checked by	MP

A-0.5

Scale As indicated

1 ARCHITECTURAL SITE PLAN
 A-0.5 SCALE: 1" = 10'-0"



GENERAL DEMO NOTES

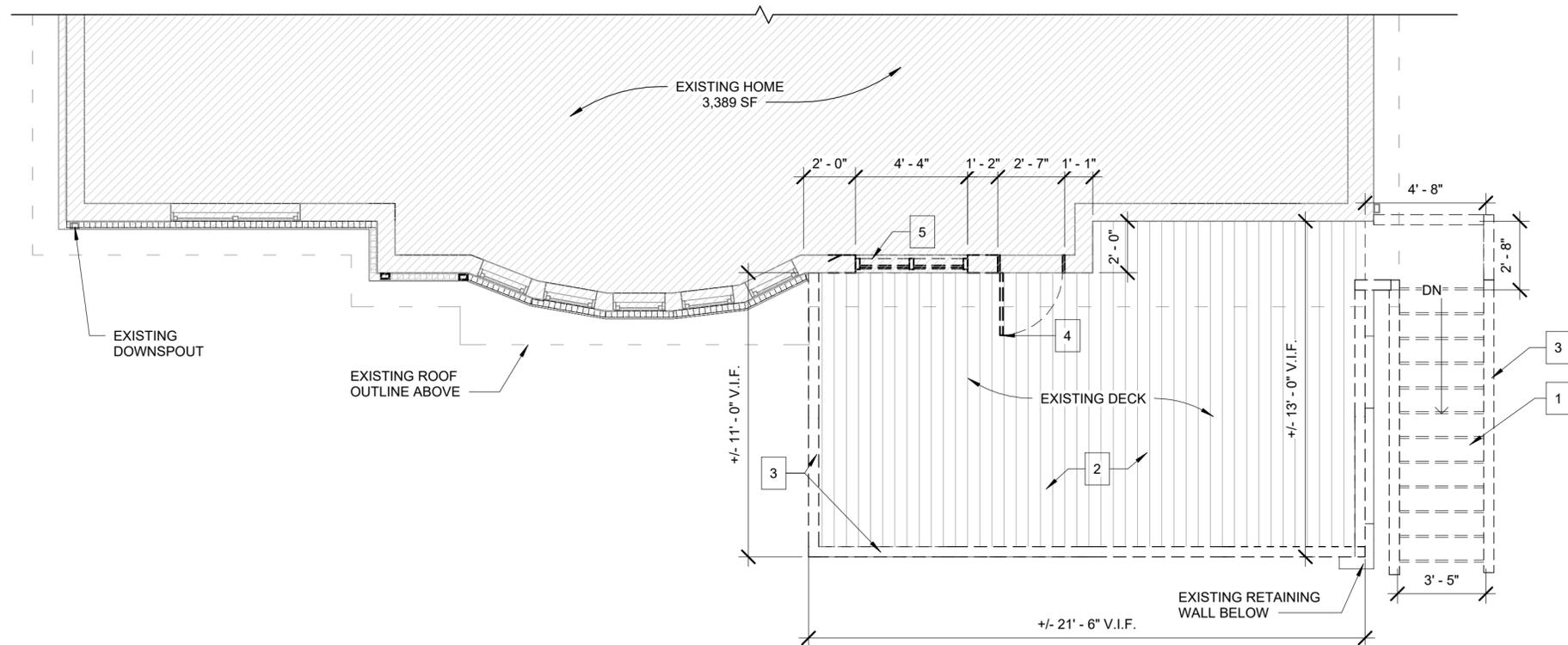
- VERIFY EXISTING DIMENSIONS PRIOR TO DEMOLITION.
- STRUCTURAL PE TO ADVISE ON ANY STRUCTURAL COMPONENTS.
- V.I.F MEANS VERIFY AND CONFIRM FIELD CONDITION. REACH OUT TO CLIENT/DESIGNER IF ANY VARIANCE OR DISCREPANCY.

DEMO KEYNOTES

1. REMOVE EXISTING EXTERIOR STAIRS.
2. REMOVE EXISTING DECK.
3. REMOVE EXISTING RAILING.
4. REMOVE EXISTING DOOR.
5. REMOVE EXISTING WINDOW.



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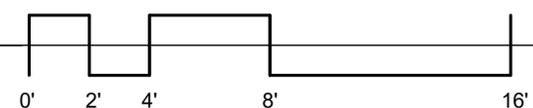
DEMO PLAN

Project number	2339
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A-1.0

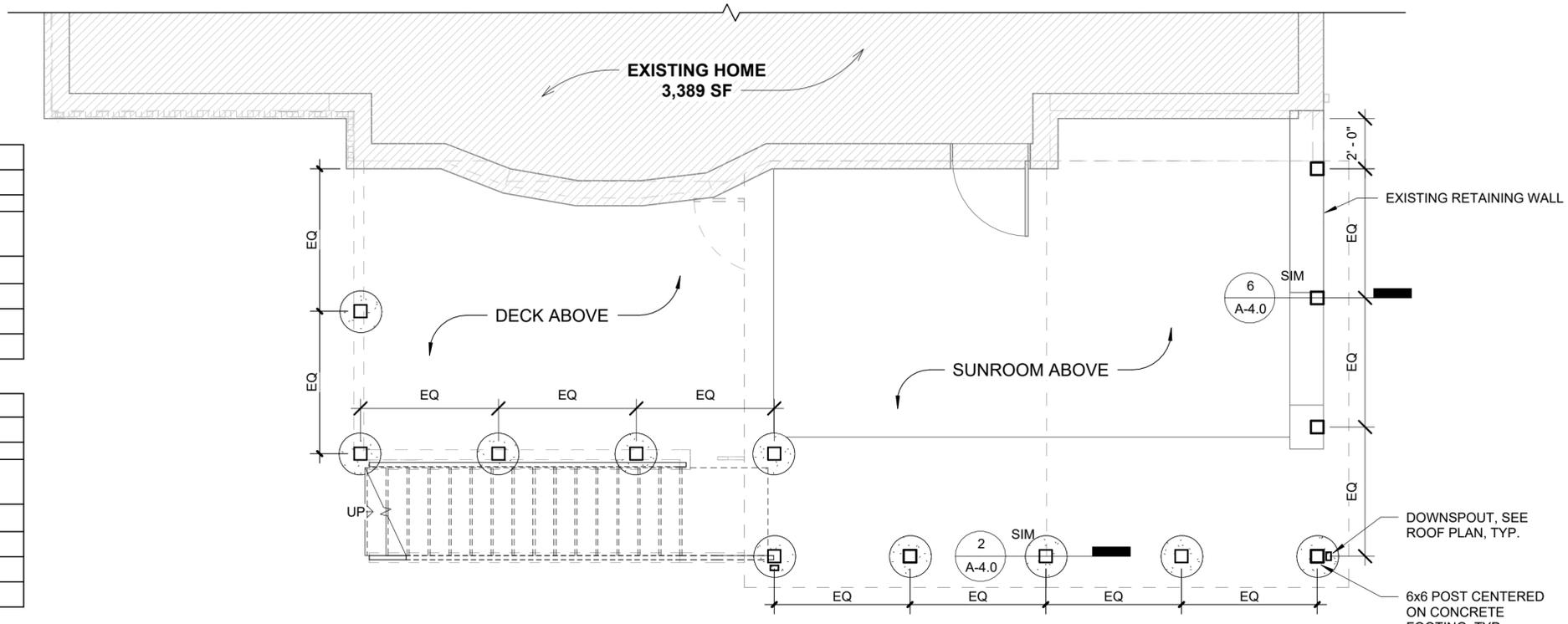
Scale 1/4" = 1'-0"

1 DEMO PLAN
 A-1.0 SCALE: 1/4" = 1'-0"

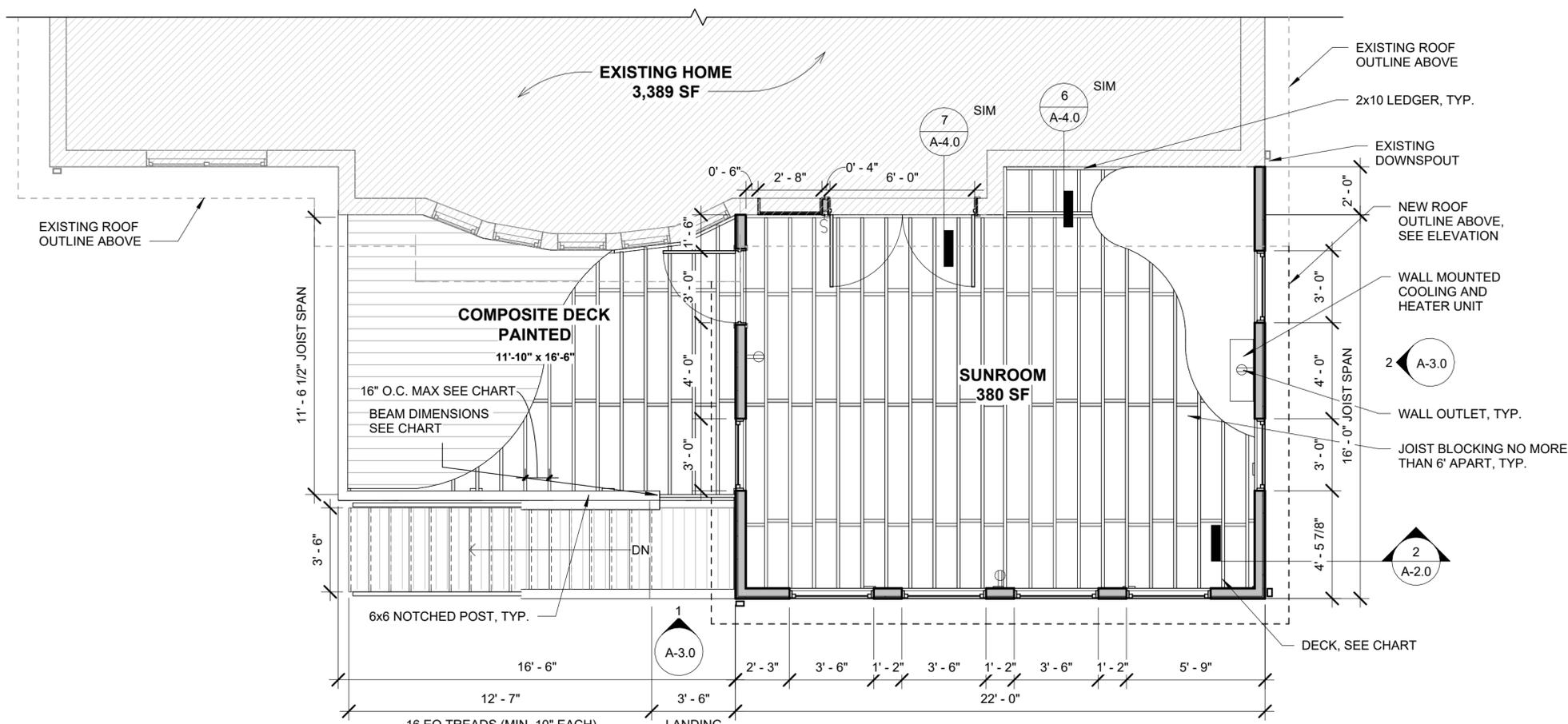


SOUTHERN PINE			
DECK BEAM SPAN LENGTHS			
REFERENCE IRC TABLE R507.5			
SIZE	DECK JOIST SPAN LESS THAN OR EQUAL TO:		
	12"	14"	16"
2 - 2 x 10	7' 4"	6' 9"	6' 4"
2 - 2 x 12	8' 7"	8' 0"	7' 6"
3 - 2 x 6	6' 1"	5' 8"	5' 3"

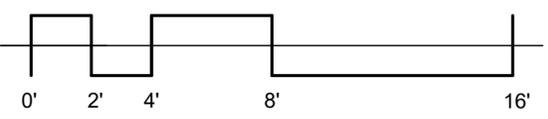
SOUTHERN PINE			
DECK JOIST SPANS			
REFERENCE IRC TABLE R507.6			
SIZE	SPACING OF DECK JOISTS:		
	12"	16"	24"
2 x 8	13' 1"	11' 10"	9' 8"
2 x 10	16' 2"	14' 0"	11' 5"
2 x 12	18' 0"	16' 6"	13' 6"



2 BASEMENT PLAN
A-1.5 SCALE: 1/4" = 1'-0"



1 MAIN LEVEL PLAN
A-1.5 SCALE: 1/4" = 1'-0"



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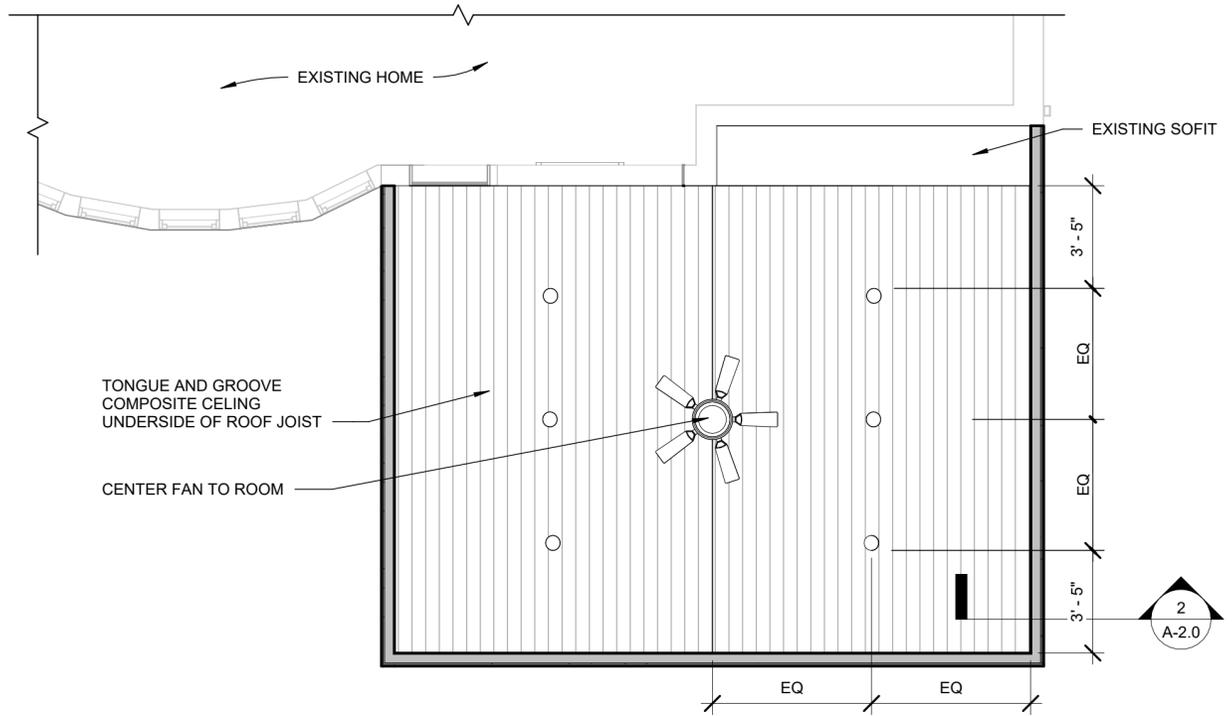
PROPOSED PLAN

Project number	2339
Date	4-2-2024
Drawn by	AV
Checked by	MP

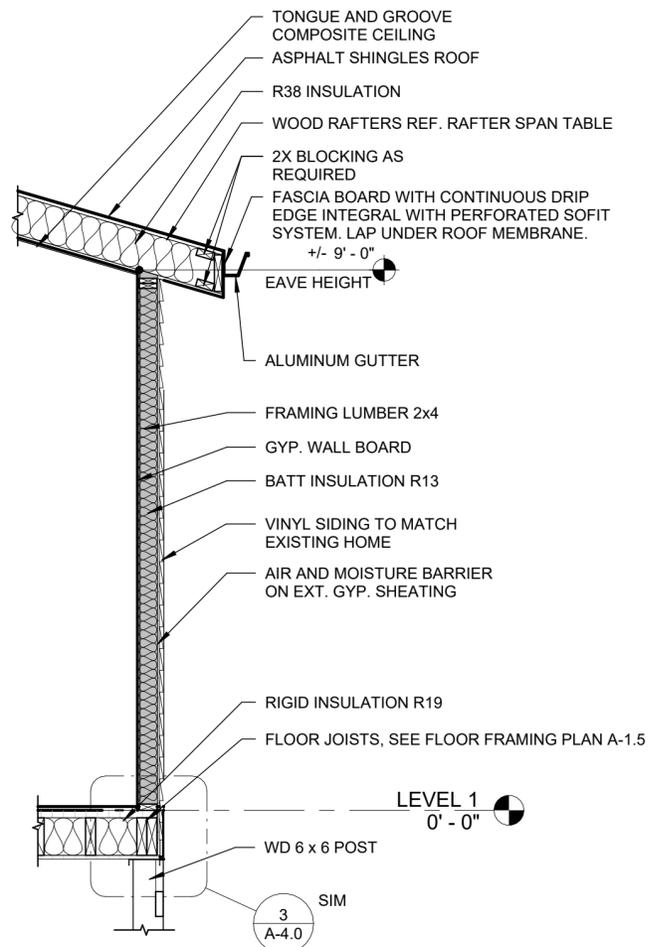
A-1.5
Scale 1/4" = 1'-0"

RCP LEGEND	
	TONGUE AND GROOVE CEILING
	CAN DOWN LIGHT
	LIGHT FIXTURE WITH FAN

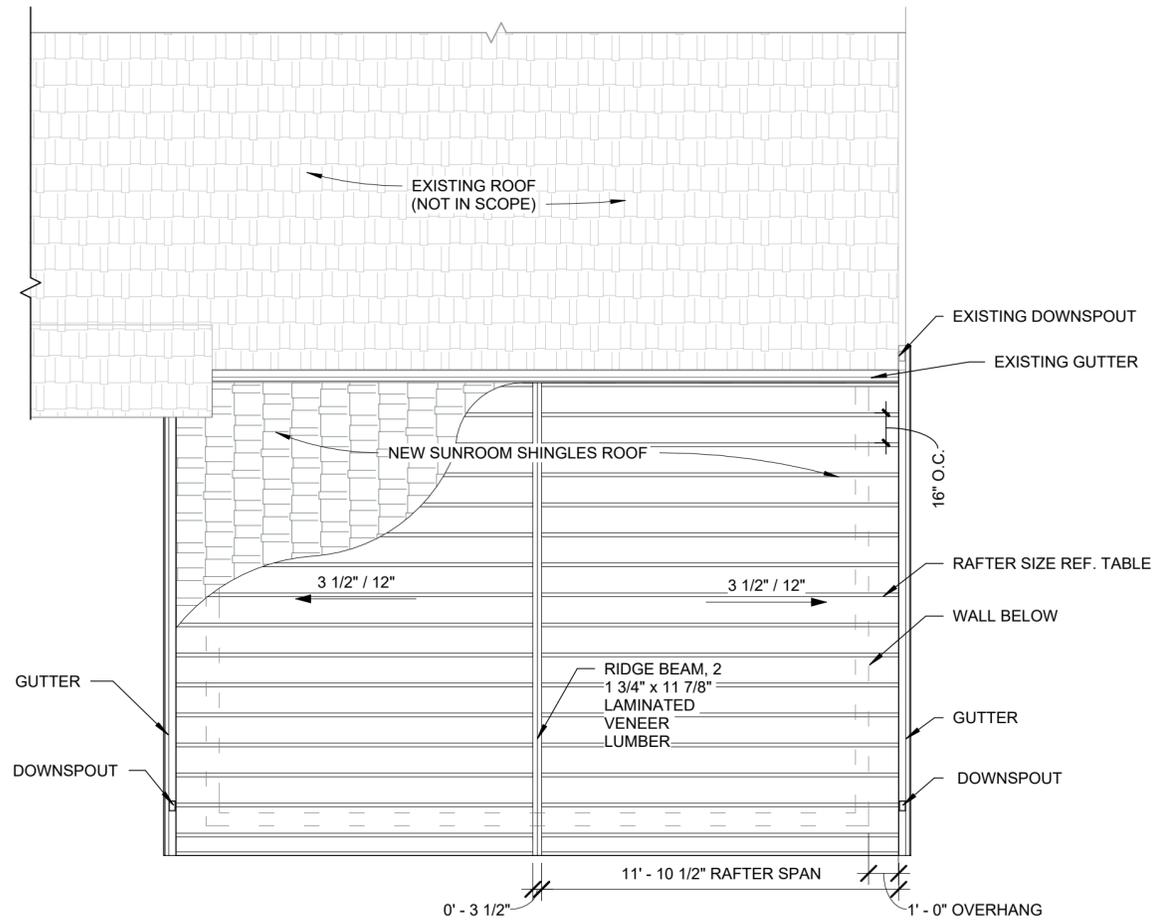
RAFTER SIZE AT 16" O.C. SPACING - 20 PSF			
REFERENCE IRC TABLE R507.5			
WOOD GRADE	2 x 6	2 x 8	2 x 10
SOUTHERN PINE SS	16' 1"	21' 2"	25' 7"
SOUTHERN PINE #1	13' 7"	17' 2"	20' 1"
SOUTHERN PINE #2	11' 8"	14' 9"	17' 6"
SOUTHERN PINE #3	8' 10"	11' 2"	13' 6"



3 REFLECTED CEILING PLAN
A-2.0 SCALE: 1/4" = 1'-0"



2 WALL SECTION
A-2.0 SCALE: 1/2" = 1'-0"



1 SUNROOM ROOF PLAN
A-2.0 SCALE: 1/4" = 1'-0"



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ROOF PLAN, CEILING PLAN AND WALL SECTION

Project number 2339
Date 4-2-2024
Drawn by AV
Checked by MP

A-2.0

Scale As indicated

EXTERIOR FINISHES AND NOTES

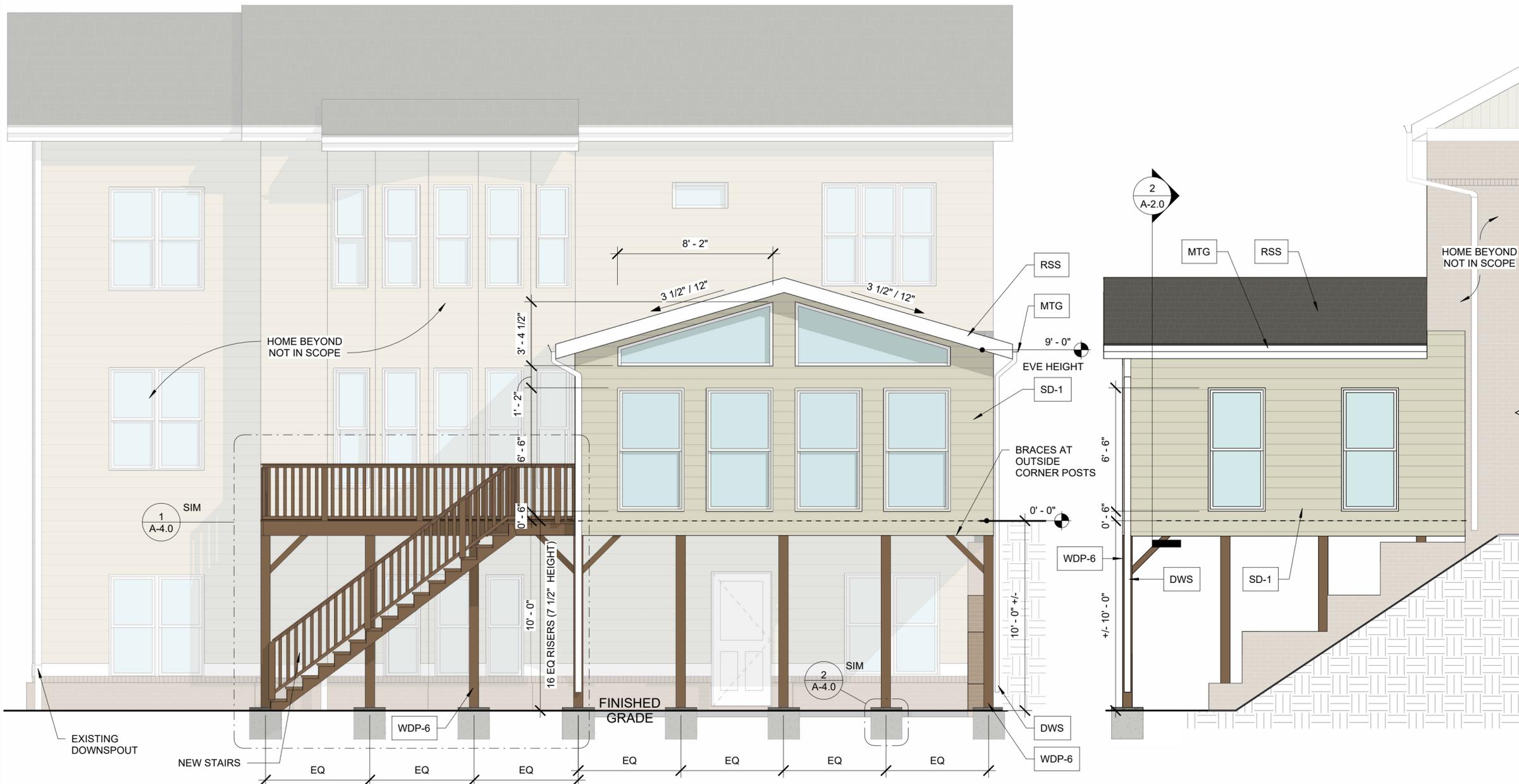
DWS	DOWNSPOUT
MTG	PRE-FINISHED METAL GUTTER
RSS	SUNROOM SHINGLES ROOF
SD-1	VINYL SIDING, TO MATCH EXISTING HOME
DK	DECK
WDP-6	WOOD 6 x 6 POST



M P D E S I G N

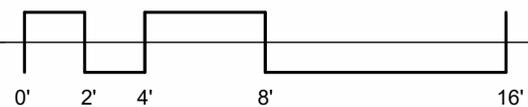


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1 PROPOSED BACK ELEVATION
 A-3.0 SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION
 A-3.0 SCALE: 1/4" = 1'-0"



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PROPOSED ELEVATIONS

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Checked by	MP

A-3.0

Scale As indicated

- DECK DETAILS AS PER GEORGIA PRESCRIPTIVE DECK CODE
 - REFERENCE INTERNATIONAL RESIDENTIAL CODE IRC 2018
 - GC TO ENSURE ALL DETAILS ARE BY IRC 2018
 - ALL DIMENSIONS TO BE VERIFIED IN FIELD

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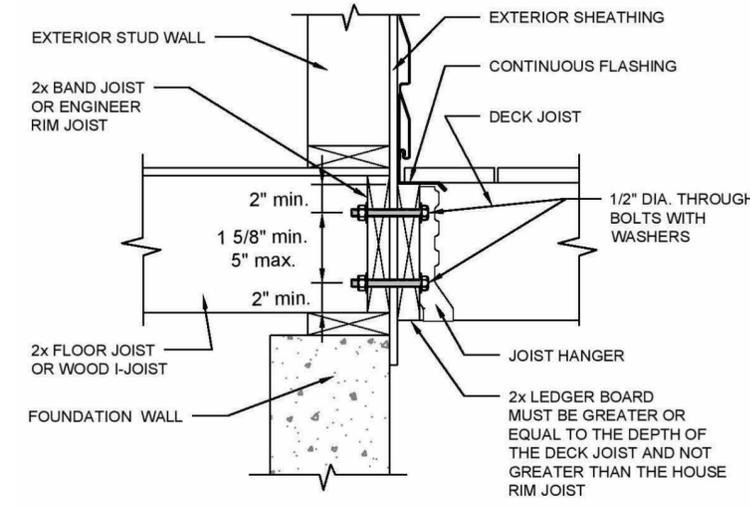
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DECK DETAILS

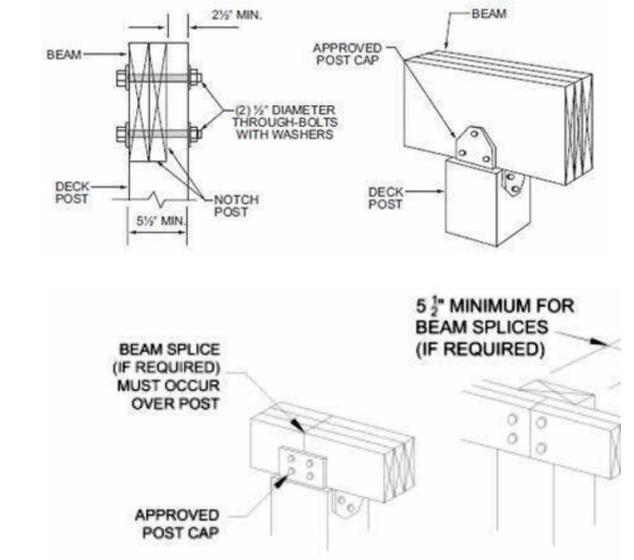
Project number 2339
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A-4.0

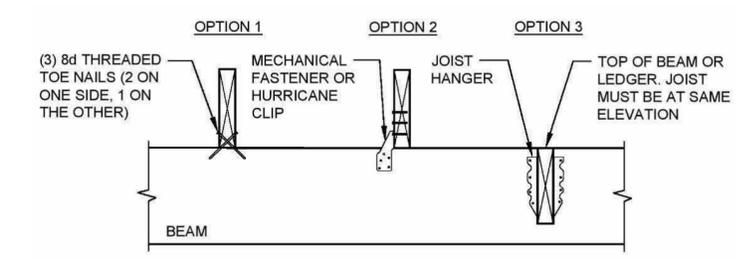
Scale As indicated



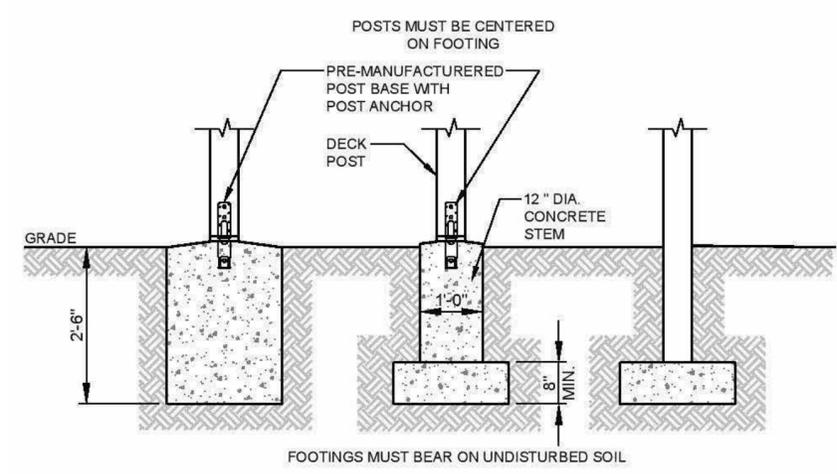
6 LEDGER DECK ATTACHMENT
 N.T.S



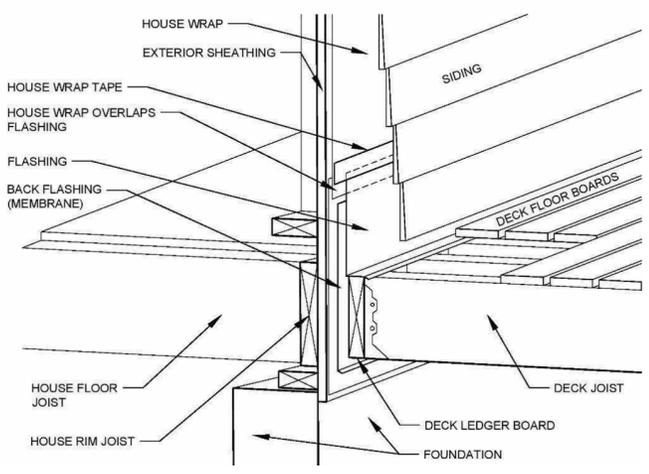
3 POST TO BEAM CONNECTION
 N.T.S



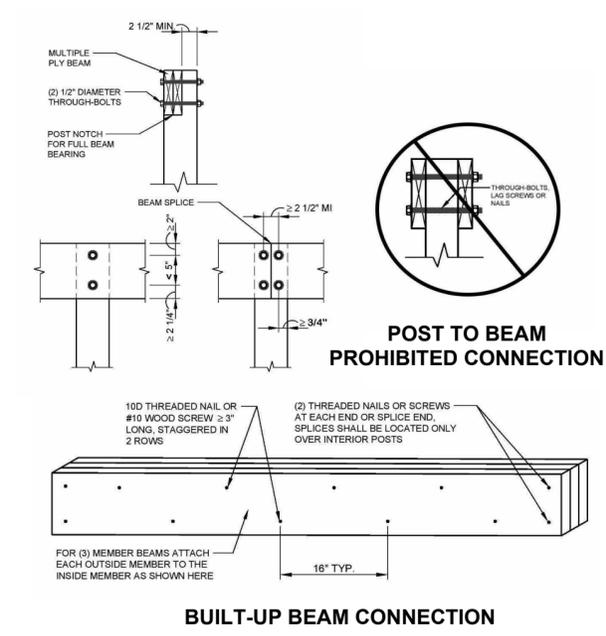
5 JOIST TO BEAM CONNECTION
 N.T.S



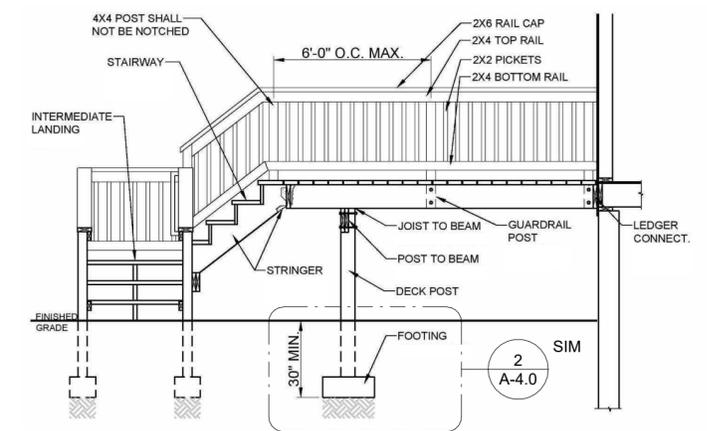
2 DECK FOOTINGS
 N.T.S



7 LEDGER BOARD TO RIM JOIST ATTACHMENT
 N.T.S



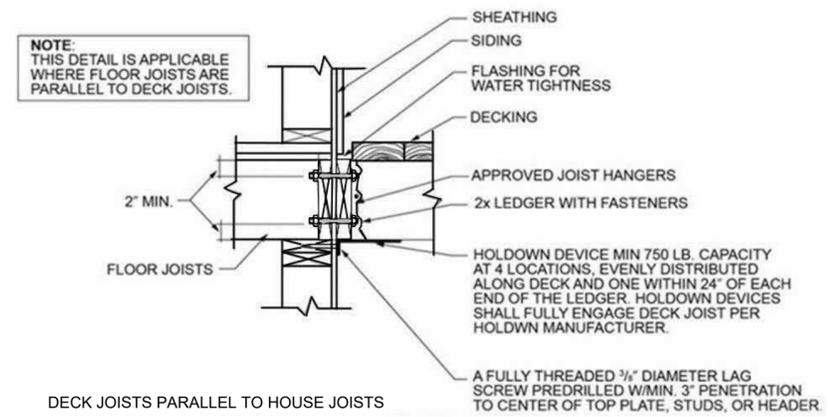
4 POST-BEAM CONNECTION AT SPLICE
 N.T.S



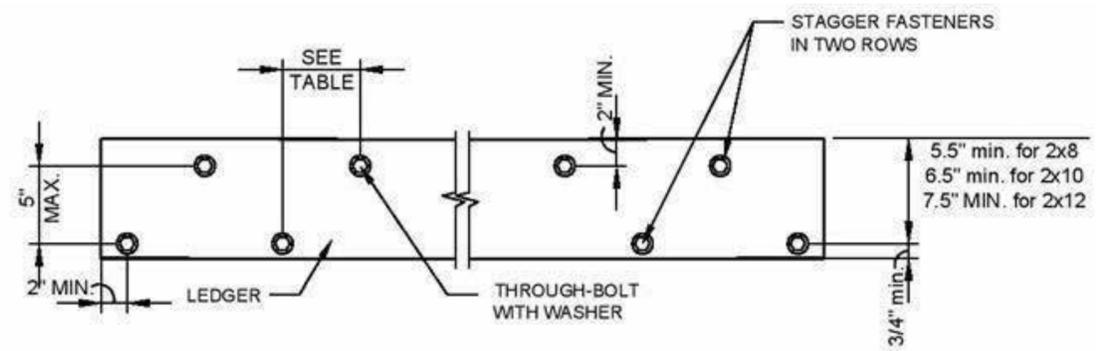
1 ATTACHED DECK
 N.T.S

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DECK SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE. THE LATERAL CONNECTION SHALL BE PERMITTED IN ACCORDANCE 2018 IRC. FOR CONDITIONS WHERE THE HOUSE JOISTS ARE PARALLEL TO THE DECK JOISTS HOLD-DOWN DEVICES SHALL BE PROVIDED NOT LESS THAN TWO LOCATIONS WITHIN TWO FEET OF THE EDGE OF THE DECK AND SHALL HAVE AN ALLOWABLE DESIGN CAPACITY OF NOT LESS THAN 1,500LBS ; OR HOLD DOWN DEVICES SHALL BE CONNECTED TO THE BASE OF THE DECK TO HOUSE STRUCTURE AT NOT LESS THAN 4 LOCATIONS, EVENLY DISTRIBUTED ALONG DECK AND WITHIN 2 FT OF EACH END AND SHALL HAVE AN ALLOWABLE DESIGN CAPACITY OF NOT LESS THAN 750 LBS EACH.

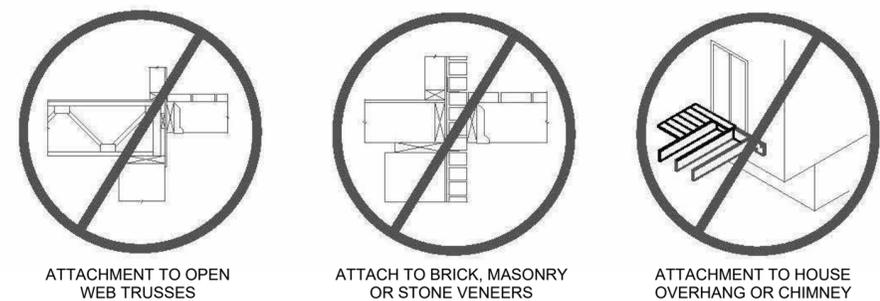


③ LATERAL LOAD CONNECTION
N.T.S

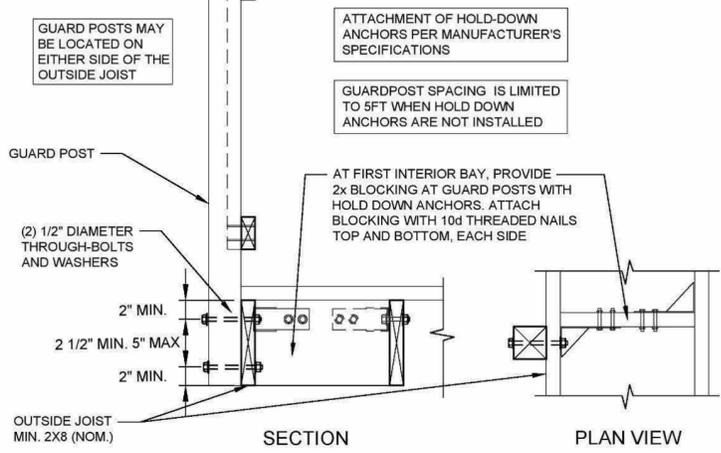


THROUGH-BOLTS SHALL HAVE A DIAMETER OF 1/2". PILOT HOLES FOR THROUGH-BOLTS SHALL BE 17/32" TO 9/16" IN DIAMETER. THROUGH-BOLTS REQUIRE WASHERS AT THE BOLT HEAD AND NUT.

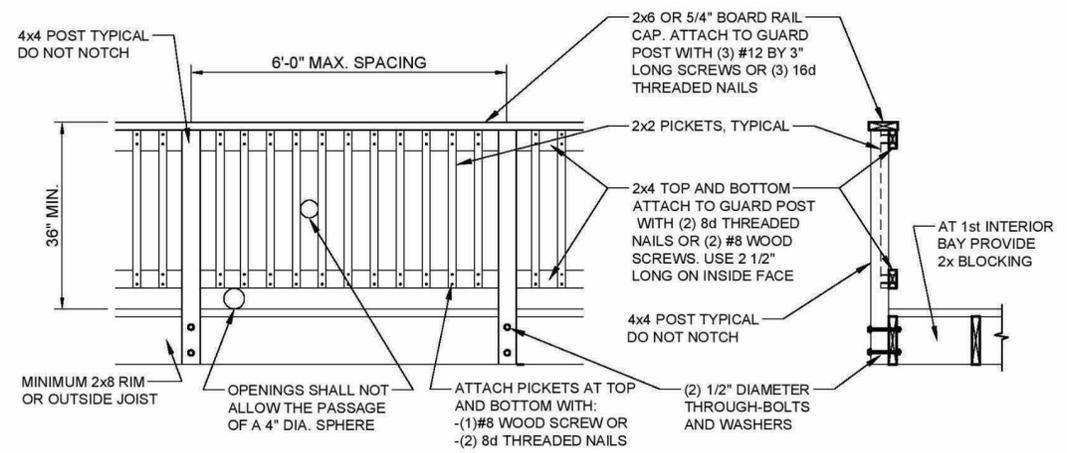
② LEDGER BOARD FASTENERS
N.T.S



① PROHIBITED LEDGER ATTACHMENTS
N.T.S



⑤ GUARD POST TO OUTSIDE JOIST
N.T.S



④ DECK GUARD DETAIL
N.T.S

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DECK DETAILS

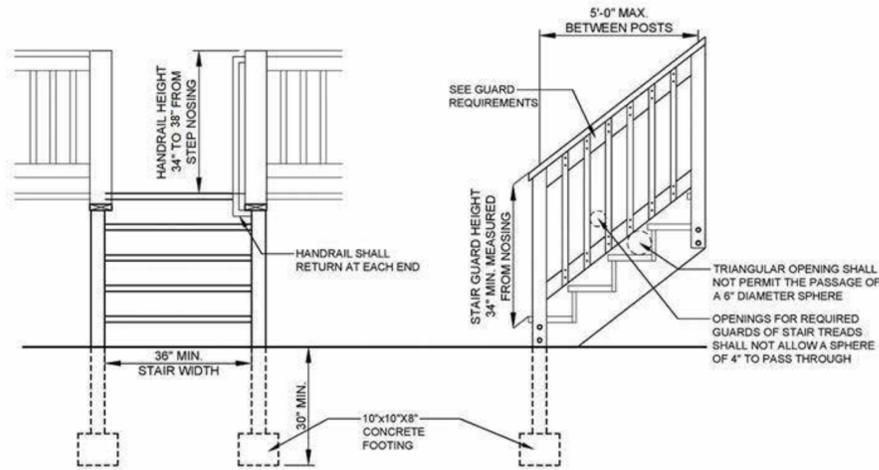
Project number	2339
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A-4.1

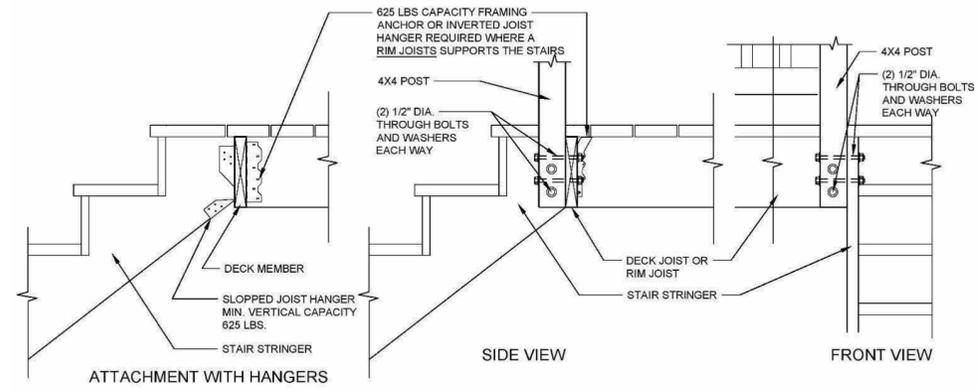
Scale As indicated

STAIR NOTES

STAIR, STAIR STRINGERS, AND GUARDS SHALL MEET THE REQUIREMENTS PER THE 2018 IRC. ALL STRINGERS SHALL BE A MINIMUM. STAIR STRINGERS SHALL NOT SPAN MORE THAN THE DIMENSIONS SHOWN ON FIGURE 28. AN INTERMEDIATE LANDING MAY ALSO BE PROVIDED TO SHORTEN THE STRINGER SPAN. IF THE TOTAL VERTICAL HEIGHT FOR A STAIRWAY EXCEEDS 12'-0" AND INTERMEDIATE LANDING WILL BE REQUIRED. ALL INTERMEDIATE STAIR LANDINGS MUST BE CONSTRUCTED AS A NON-LEDGER DECK USING THE DETAILS IN THIS DOCUMENT. STAIR SHALL BE A MINIMUM OF 36" IN WIDTH.

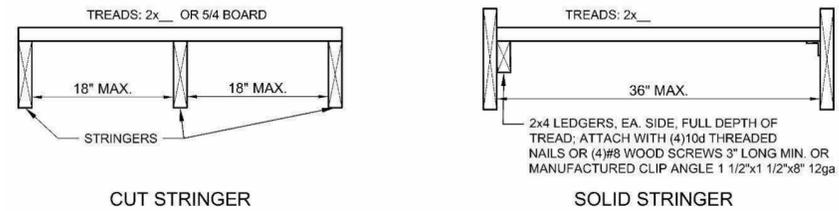


7 STAIR AND GUARDRAIL REQUIREMENTS
N.T.S



4 STAIR STRINGER ATTACHMENT
N.T.S

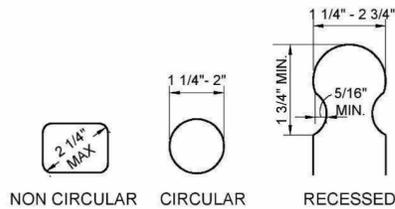
ATTACHMENT PER TREAD AT EACH STRINGER OR LEDGER:
2x__ OR 5/4\"/>



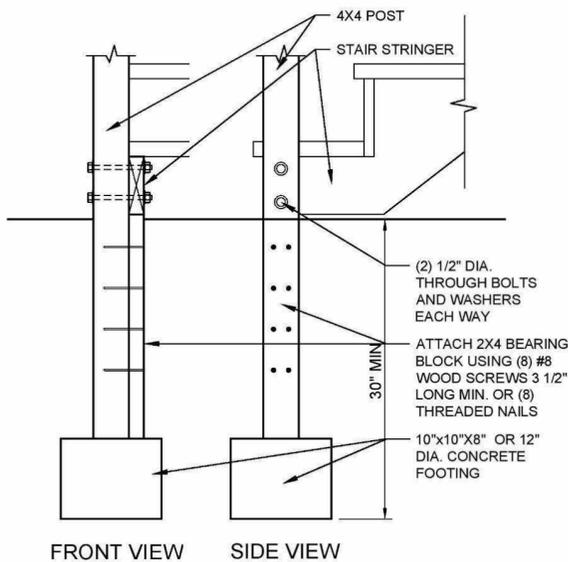
3 TREAD CONNECTION REQUIREMENTS
N.T.S

STAIR FOOTING REQUIREMENTS

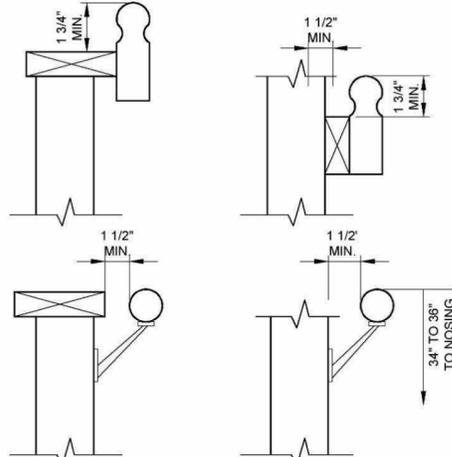
WHERE THE STAIR MEETS THE GRADE, ATTACH THE STRINGERS TO THE STAIR GUARD POST MUST BE SHOWN ON THE PLANS. POST SHALL BEAR ON FOOTINGS. ALL FOOTING SHALL BEAR ON SOLID GROUND PER 2018 IRC. STRINGERS SHALL BEAR ON CONCRETE.



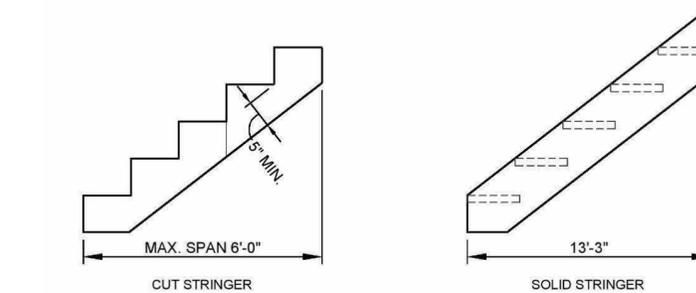
6 HANDRAIL GRIP SIZE
N.T.S



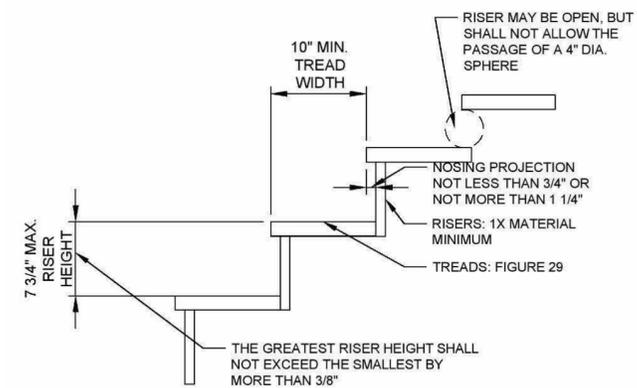
8 STAIR FOOTING DETAIL
N.T.S



5 HANDRAIL MOUNTING EXAMPLES
N.T.S



2 STAIR STRINGER REQUIREMENTS
N.T.S



1 TREAD AND RISER DETAIL
N.T.S



M P DESIGN



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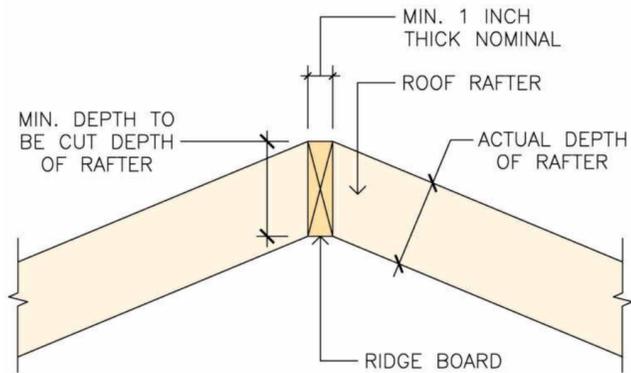
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Scale As indicated

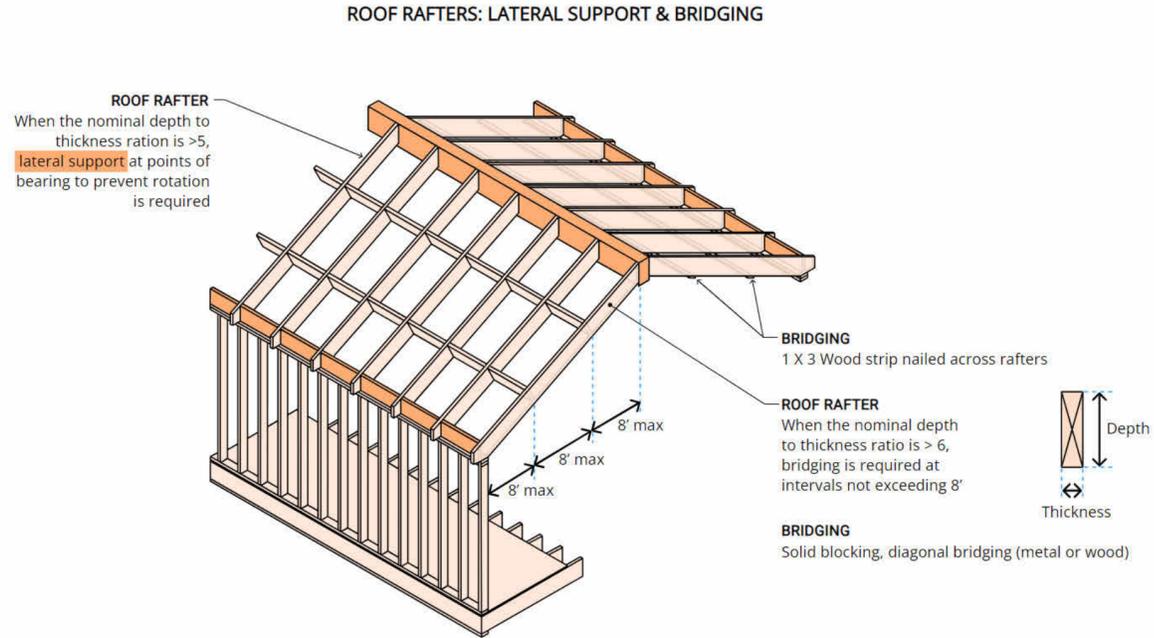
RIDGE BOARD AND BEAM NOTES:

THE INTERNATIONAL RESIDENTIAL CODE COVERS THE PRESCRIPTIVE REQUIREMENTS FOR ROOF FRAMING. THE PRESCRIPTIVE REQUIREMENTS INCLUDE THE USE OF A RIDGE BOARD TO CONNECT THE RAFTERS AT THE RIDGE. WHEN A RIDGE BOARD IS USED, THE ROOF ASSEMBLY REQUIRES CONTINUOUS TIES ACROSS THE STRUCTURE TO BE INSTALLED TO PREVENT ROOF THRUST FROM BEING APPLIED TO THE WALLS THAT THE RAFTERS REST ON. THESE TIES CAN BE THE CEILING JOISTS THEMSELVES, OR IF NO CEILING JOISTS ARE PROVIDED, RAFTER TIES MUST BE INSTALLED. WHEN THE ROOF ASSEMBLY IS NOT TIED TOGETHER BY CONTINUOUS TIES AT THE END OF THE RAFTERS, A RIDGE BEAM IS THEN REQUIRED. A RIDGE BEAM DOES NOT FALL INTO THE PRESCRIPTIVE REQUIREMENTS OF THE CODE. WHEN A RIDGE BEAM IS REQUIRED, IT MUST BE DESIGNED BY AN ENGINEER TO CARRY THE ROOF LOADS.

[ROOF DETAILS REFERENCES FROM INTERNATIONAL RESIDENTIAL CODE WITH GA AMENDMENTS AND COMMENTARY . REFERENCE IRC FOR ADDITIONAL DETAILS]



④ RIDGE BOARD CROSS SECTION
N.T.S

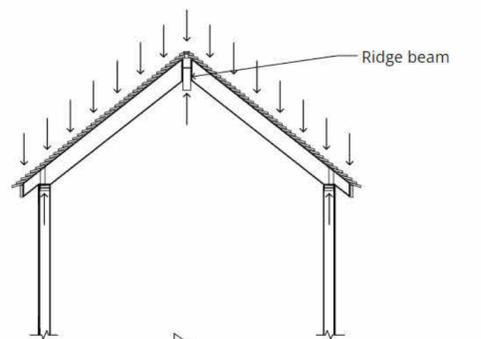


② ROOF RAFTERS A
N.T.S

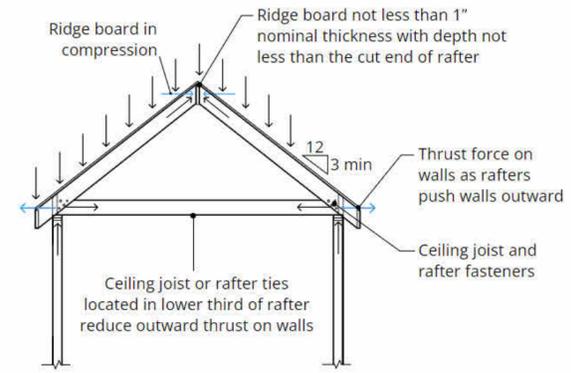
RIDGE

A RIDGE BOARD USED TO CONNECT OPPOSING RAFTERS SHALL BE NOT LESS THAN 1 INCH (25 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHERE CEILING JOIST OR RAFTER TIES DO NOT PROVIDE CONTINUOUS TIES ACROSS THE STRUCTURE, A RIDGE BEAM SHALL BE PROVIDED AND SUPPORTED ON EACH END BY A WALL OR GIRDER.

CONDITION 1: RIDGE BEAM

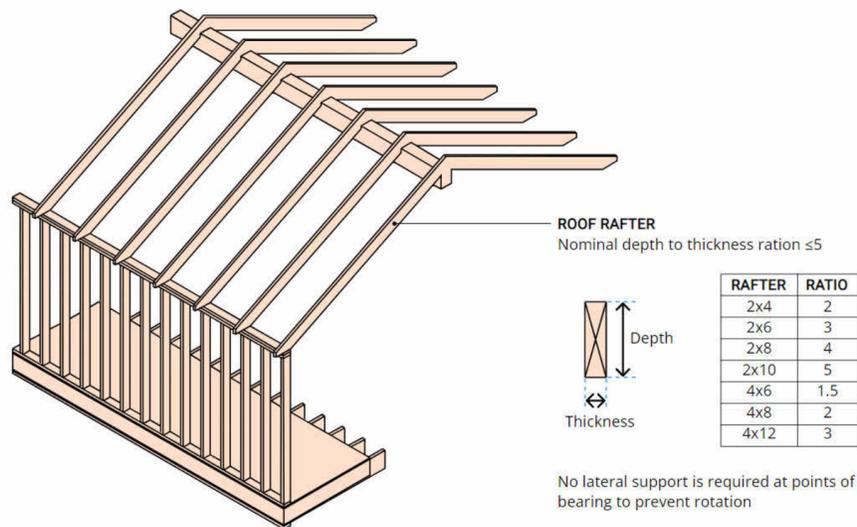


CONDITION 2: RAFTER TIES



① RIDGE
N.T.S

ROOF RAFTERS: LATERAL SUPPORT & BRIDGING



③ ROOF RAFTERS B
N.T.S

SMYRNA SUNROOM ADDITION
1900 SADLER DRIVE
SMYRNA, GEORGIA 30080

No.	Description	Date
1	REV 1	01-18-2024
2	CLIENT REV 2	04-02-2024

ROOF FRAMING DETAILS

Project number	2339
Date	4-2-2024
Drawn by	AV
Checked by	MP

A-4.3

Scale As indicated