TODD ARCHITECTS, INC.

Date: June 30, 2023

To: City of Senoia, Georgia

Paulette and Keith Skantz -Owners

From: Richard E. Todd, AIA, Pres.

TODD ARCHITECTS, INC.

Re:

Site Visit at 312 Johnson Street, Senoia, Georgia

Stop Work Order June 7. 2023

I was requested to review as is conditions and prepare plans for an un-completed project that received a Stop Work Order on June 7, 2023 that was issued by the City of Senoia for the referenced address.

On Saturday June 24th, I conducted an observation of the current conditions of the structure for the purpose of observing the concrete slab, wood wall framing and roof framing that has been built to date and to determine if the structure have been installed correctly. I met with the owner and builder on site. My review indicated that the- concrete slab-reinforcing, roof joist, stud walls, and concrete masonry units installed so far appear to have been installed correctly. I found what has been assembled utilized various standard details found in the 2018 IRC – Building Code However, the project was stopped on June 7, 2023 and the project is in an unfinished state. We are providing plans for items that are existing and what has yet to be added to framing in regards to; tie downs, nailing patterns, additional roof joist, blocking, joist hangers, and metal roofing that has yet be Incorporated into what has been installed and what will yet be installed on our plans.

Please contact me by email if you have additional questions or comments.

Sincerely,

Bichard E. Todd, AIA, Pres.

TODD ARCHITECTS INC

Georgia Architect license # 5301

Attachment-Index of Drawings



1205 Johnson Ferry Road, Ste 136-344 Marietta, Ga 30068 770-862-2787 richardtodd@todd-architects.com

INDEX OF DRAWINGS 312 Johnson Street, Senoia, Ga

06-30-2023

		00 30 2023
	ARCH	HITECTURAL
01	A-0.00	COVER SHEET
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Note: Architectural Specifications are contained contained with in the Project Plans

Architect prepared As-Is Plans based on the structure existed as of 06-24 2023

312 Johnson Street, Senoia, Georgia Paulette and Keith A. Skantz Coweta For JARA OF County 30276

DESIGN A.Paulette and Keith Skantz 312 Johnson Street Senoia , GA 30276 TODD ARCHITECTS, INC. 1205 Johnson Ferry Road, Ste. 136-344 Marietta, GA 30068 Telephone: 770/862-2787 OWNER: (Coweta County) Richard E. Todd, NCARB, President License No., RA 005301 richardtodd@todd-architects.com PROJECT ARCHITECT: **TEAM** 05 08 07 05 05 06 05 Note: Architectural Specifications are contained contained with in the Project Plans structure existed as of 06-24 2023 ARCHITECTURAL

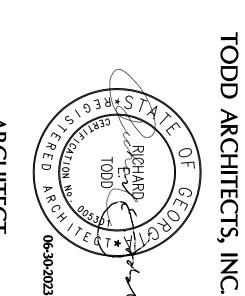
A-0.00 COVER SHEET

A-0.01 Notes / Specifications

A-0.02 Abrev. / Symbols / Legel

AS-1.00 SITE PLAN Architect prepared As-Is Plans based on the INDEX OF DRAWINGS
312 Johnson Street, Senoia, Ga
06-30-2023 FLOOR and ROOF PLAN
ROOF FRAMING PLAN
ROOF PLAN AND REFLECTED CEILING PLAN
EXTERIOR ELEVATIONS FRAMING NOTES - SPECS.
WALL AND CROSS SECTION **VICINITY EMERGENCY CONTACT:** Paulette Skantz Coweta E02 MAP R-3 Residential 0026 County: 010 Parcel \rightarrow OCCUPANCY CLASSIFICATION
TYPE OF CONSTRUCTION
TOTAL NO. OF STORIES
BUILDING HEIGHT (Existing) OVERALL BUILDING AREA: NEW BUILDING Rear Covered Porch and Front Porch Area Scope of Work:

Prepare Plans from Partially Constructed 3— Car Garage See Sheet A-000 Zoning Information Code CODE PROJECT INFORMATION RELATED Information **NOTES** Residential · Zoning TYPE VB 1-STORY 11°-9° •/-684 SF +/-CODES THE FOLLOWING CODES ARE CURRENTLY IN EFFECT: INTERNATIONAL RESIDENTIAL CODE (IRC): INTERNATIONAL EXISTING BUILDING CODE (IEBC): GEORGIA EROSION AND SEDIMENTATION ACT OF 1975 O.C.GA TITLE 25 (STATE FIRE LAW) GEORGIA EROSION AND SEDIMENTATION ACT OF 1975 3RD EDITION 1992 3RD EDITION 1992 2018 EDITION WITH GEORGIA AMENDMENTS 2012 EDITION WITH GEORGIA AMENDMENTS



RICHARD E. TODD, ARCHITECT NCARB / LEED-AP ARCHITECT

For:

Anna Paulette and Keith A. Skantz

312 Johnson Street Senoia Ga 30276 Project:

Three Car Garage



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)ate 06-30-2023				
Job No. 2023.20				

	Sheet
COVER SHEET	Title

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Know what's below. Call before you dig

Sheet

Based on the Client's decision the Consultant's services shall not include Construction Phase services, the Client shall be solely responsible for interpreting the Contract Documents and observing the Work of the Contractor to discover, correct or mitigate errors, inconsistencies or omissions. If the Client authorizes deviations, recorded or unrecorded, from the documents prepared by the Consultant, the Client shall not bring any claim against the Consultant and shall indemnify and hold the Consultant harmless from and against all claims, losses, damages and expenses, including but not limited to defense costs and the time of the Consultant to the extent such claim, loss, damage or expense of whether or not such claim, loss, damage or expense is caused in part by a party indemnified under this provision.

Note:

Construction Contract Administration - NIC

A-0.00

BUILDING PERMIT No.:

Released for Construction 7

Not Released for Construction

			21. CONTRACTOR TO VERIFY ALL CLEARANCES AS WELL AS ELECTRICAL AND PLUMBING REQUIREMENTS OF ALL OWNER FURNISHED, OWNER INSTALLED EQUIPMENT AND APPLIANCES. THE MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS SHOULD THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR THE ARCHITECT. 23. NIFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS SHALL BE APPLIED.	19. THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DAMAGE: AND/OR LOSS TO PROPERTY (ALL MATERIALS AND EQUIPMENT INCORPORATED INTO THE WORK DESCRIBED HEREIN) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM. 20. PRIOR TO OMNER OCCUPANCY, CONTRACTOR SHALL REMOVE ALL DUST, DEBRIS, OILS, STAINS, GLUES AND FINGERPRINTS FROM EXPOSED SURFACES INCLUDING GLAZING & REFLECTORS OF LIGHT FIXTURES. WINDOWS SHALL BE WASHED. EVERYTHING MUST BE CLEANED AND FILTERS MUST BE CHANGED TO ACHIEVE SUBSTANTIAL COMPLETION. ANY PUNCH LIST WORK AND SURROUNDING SURFACES MUST ALSO BE CLEANED.	TIFIED AS SUCH IN LARGE RED : OR FACE OF STUD OF NEW CON	ection devices and all ocal code officials pr	TE PRECAUTION	ANY PROBLEMS WITH PROPOSED WALL LOCATIONS AFTER THE CHALKINES ARE IN PLACE AND BEFORE THE METAL TRACKS ARE FASTENED IN ORDER TO MAKE APPROPRIATE DECISIONS OR ANY NECESSARY ADJUSTMENTS. 9. THE GENERAL CONTRACTOR SHALL MAINTAIN THE RATING OF ALL REQUIRED RATED WALLS AT ALL INTERSECTIONS, CONNECTIONS AND PENETRATIONS AS REQUIRED BY APPLICABLE CODE.	TO PROVIDE THE SCOPE OF WORK GRAPHICALLY INDICATED BY THESE DRAWINGS IS . NIT ANY WORK IS INDICATED GRAPHICALLY AND NOT NOTED, THE WORK WILL BE EX- ITHE LAYOUT OF THE SPACE CAN BE ACCOMPLISHED AS DESIGNED. THE	VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERVISITIONS, CHANGES OR REQUESTS THROUGH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALTONS TO THE ARCHITECT IN WRITING.	4. COMPLY WITH ALL APPLICABLE HANDICAP CODES WHEN INSTALLING AND FRAMING OPENINGS FOR DOORS. 5. ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO THE BUILDING OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD.	3. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES. AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING AND HANDICAP REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE FEDERAL OR PUBLIC DEPARTMENT INVOLVED WITHOUT EXTRA CHARGE.	gardless of whether or not they are keyed on every sheet to	STRUCTIC MENT IS PROVIDED FOR BASIC CONST	SLEEVE COORDINATION:	30. CONTRACTOR SHALL PLAN HIS WORK TO PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES, AND EXECUTE THE WORK IN SUCH A MANNER TO AVOID ANY HAZARD TO PERSONS AND PROPERTY AS NECCESSARY PER CITY AND LOCAL CODE REQUIREMENTS. 31. CONTRACTOR SHALL COORDINATE THE PHASING OF THE WORK TO BE PERFORMED IN OR ABOUT EXISTING FACILITIES WITH COE/OWNER, PRIOR TO START OF	JUCTION ON THESE DRAINNIGS ARE DIAGRAMMATIC. EXACT LOCATIONS, SIZES, EXTENT AND CONDITIONS OF I JOCATED OR TO REMAIN SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR. 1 ANY EXISTING STRUCTURAL MEMBER OR PORTION OF THE FLOOR SYSTEM UNLESS IT IS SPECIFICALLY NOTE JUPAL DRAININGS.	OCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING. CTS THAT PENETRATE FLOOR SLABS OR WALL PARTITIONS SHALL BE INSTALLED IN A MANNER THAT WILL PRES Æ RATING, AND STRUCTURAL INTEGRITY OF THE BUILDING.	ICAL, PLUMBING, FIRE PROTECTI	ED PARTITIONS APPEAR IN CONJUNCTION WITH DOOR OPENINGS, THE DOOR WIDTH AND THE DOOR FRAME DETAILS DETERMINE T LLS AND FRAMES. WN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DE	17. ALL DISSIMLAK METALS SHALL BE ISOLATED FROM EACH OTHER TO AVOID MOLECULAR BREAKDOWN. 18. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS, SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED DRAWINGS AND DETAILS. 19. A FINISH OR FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH AND HEIGHT OF WALL IS TO BE FINISHED OR FIRE-RATED AS INDICATED.	HALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES	IN ALL WORK AS PER PRODUCT MANUFACTUR NO ALL APPLICABLE CURRENT CODES AND GO F CAMU BLOCK OR STUDS UNLESS SPECIFICAL NO ALL WORK AS PER PRODUCT MANUFACTUR	: ₹ 즉	NOS, DIMENSIONS GOVERN: LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE GENERAL CONTIGO OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. AND EXISTING WORK SHALL BE REPAIRED AND PATCHED TO MATCH ADJACENT PROPOSED SURFACES. EXISTING	7. THE CONTRACTOR SHALL PAY FOR AND COORDINATE THE REMOVAL AND LEGAL DISPOSAL OF MATERIALS AND RUBBISH WITH THE MANAGEMENT/OWNER. 8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL VERIFY ALL NEW AND EXISTING CONDITIONS, SHOWN ON THESE DRAWNICS, AT THE SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK.	ACTOR SHALL PROTECT EXISTITO EXISTING WORK OR WORK B NOTED 'N.I.C.' IS NOT MEANT	DES, INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS FOR QUALITY OF MATERIALS ANI AMNICS AND SPECIFICATIONS. ANY CONFLICTING REQUIREMENTS OF THE SOURCES LISTED ABOV OR TO PROCEEDING WITH WORK.	ANCLESSART OK MAPLED HEKEPKOM. 3. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION, OWING TO ANY DISAGREEMENT BETWEEN THE VARIOUS SUBCONTRACTORS, OR THE SUBCONTRACTORS AND THE CONTRACTOR AS TO WHERE THE WORK OF ONE BEGINS OR ENDS IN RELATION TO THE WORK OF THE OTHER.	1. THE DRAWNOS ARE 'BID DOCUMENTS' WHICH INDICATE THE GENERAL EXTENT OF WORK. THE DRAWNOS ARE NOT INTENDED TO INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL PERFORMANCE CRITERIA AND GENERAL EXTENT OF WORK INDICATED, DESCRIBED OR REQUIRED, THE CONTRACTOR SHALL ESTABLISH A COST WITH SUBCONTRACTORS TO FURNISH AND INSTALL ALL ITEMS FEQUIRED FOR THE PROPER PERFORMANCE, EXECUTION AND COMPLETION OF THE WORK. 2. THE ENUMERATION OF PARTICULAR ITEMS OF WORK IN ONE PORTION OF THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO EXCLUDE OTHER ITEMS	GENERAL NOTES	
			PROCEED WITH THE PROPOSED CHANGES. THAT CAN ONLY BE AUTHORIZED THROUGH À SIGNED CHANGED ORDER.	HITECT, TO AUTHORIZE CHAI RACT SUM AND/OR TIME OF DATED.	ITIQUIRCED WHICH WILL BE AUTHORIZED BY A CHAN	CONSTRUCTION PROCEDURES 1. PROVIDE ADMINISTRATIVE COORDINATION OF ALL WORK, INCLUDING TRAINED, QUALIFIED EMPLOYEES AND SUBCONTRACTORS, AND SUPERVISORY PERSONNEL.	SHALL BE THE SAME AS FOR NEW WORK. 6. CLEAN WORK AREAS AND AREAS AFFECTED BY CUTTING AND PATCHING OPERATIONS AS DESCRIBED IN SECTION TITLES CLEANING AND MAINTENANCE DURING CONSTRUCTION AND FINAL CLEANING.	4. FOR CUTTING WORK, USE PROPER CUTTING TOOLS, NOT CHOPPING TOOLS. MAKE NEAT HOLES. MINIMIZE DAMAGE TO ADJACENT WORK. CHECK FOR CONCEALED UTILITIES AND STRUCTURE BEFORE CUTTING. 5. MAKE PATCHES, SEAMS, AND JOINTS DURABLE AND INCONSPICUOUS. TOLERANCES FOR PATCHING	ALL BOAN REGISED. N THE TRADES INVOLVED. PREPARE: PROTECT ADJACENT WORK FROM DAMA	I. MATCH EXISTING MATERIALS WITH NEW MATERIALS SO THAT PATCHING WORK IS UNDETECTABLE.	2. CUT AND PATCH WITH CARE TO AVOID DAMAGE TO WORK, SAFETY HAZARDS, VIOLATION OF WARRANTY REQUIREMENTS, BUILDING CODE VIOLATIONS, OR MAINTENANCE PROBLEMS. MATERIALS AND PRODUCTS	1. VISUAL QUALITY AS DIRECTED BY THE OWNER. 2. INSPECTION, PREPARATION AND PERFORMANCE.	CUTTING AND PATCHING I. OUT AND PATCH AS REQUIRED TO COMPLETE THE WORK FOR:	RACTOR SI NG PHASES SUILT' CONI INTAIN A FI	6. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "OR EQUAL", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE JUDGMENT AND RULING OF ARCHITECT, UNLESS APPROVED BY OWNER/COUNTY INSPECTOR, NO SUBSTITUTIONS WILL BE MADE.	ERWISE NOTED, THE SUBJECT OF ALL IMPERA GS IS THE CONTRACTOR, FOR EXAMPLE, "FR VIDE AND INSTALL.".	3. COMPLY WITH ALL APPLICABLE BUILDING CODES AND RULES OF OTHER REGULATORY AGENCIES. 4. VERIFY FIELD DIMENSIONS BEFORE ORDERING FABRICATIONS OR PRODUCTS TO FIT IN PLACE. NOTIFY ARCHITECT OF EXISTING CONDITIONS AND DIMENSIONS THAT DIFFER FROM THOSE SHOWN IN THE DRAWINGS.	 PROJECT REQUIREMENTS: VERIFY WITH OWNER FOR ALLOWABLE TIMES OF CONSTRUCTION. APPLY, OBTAIN, AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK. SUBMIT COPIES OF ALL PERMITS TO OWNER AND TO THE ARCHITECT. 	IS. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK BY THE OWNER, ARCHITECT, AND THEIR REPRESENTATIVES AT ALL TIMES. GENERAL	IF THE CONTRACTOR FAILS TO COMPLETE OR CONSTRUCTION DOCUMENTS, THE OWNER MAY CORRECTED.	 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS AND FINAL CERTIFICATE OF OCCUPANCY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF THE STATE OF COBB COUNTY, GEORGIA AND ALL LOCAL CODES. 	THE REMOVAL OF THE EXISTING OF THE REMOVAL OF THE EXISTING OF THE EXISTING OF THE EXISTING OF THE REMOVAL OF THE EXISTING OF TH	AL INTEGRETA OF THE EXISTING STRUCTURE WITH . SEGO SHALL BE ADEQUATELY BRACED AND F	EMOLITION AND REMOVALS AS	-EAVE THE BUILDING COMPLETELY FREE OF DUST AND READ	CONTRACTOR.	4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKYEN ON THIS PROJECT. ALL CONTRACTORS AND THEIR SUBCONTRACTORS DOING WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROFERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH CERTIFICATES OF SAID INSURANCE. CONTRACTORS SHALL THE OWNER SHALL BE FURNISHED WITH CERTIFICATES OF SAID INSURANCE. CONTRACTORS SHALL THE OWNER SHALL BE FURNISHED WITH CERTIFICATES OF SAID INSURANCE.	RESPONSIBLE FO	BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO START OF WORK AT JOB SITE. 2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF ALL MASONRY, CARPENTRY, PLUMBING, HEATING, VENTILATING AND AIR CONDITIONING AND ELECTRICAL TRADES AND FOR THE	GENERAL CONDITIONS I. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND YEASUREMENTS ON THE JOB AND SHALL BE STRICTLY RESPONSIBLE FOR THE SAME. ANY QUESTIONS AND OR DISCREPANCIES SHALL BE		
			S. CHECK AND PERET CORRECTIONS OF EACH STAGE OF FRAMING BEFORE INSTALLING SUBSECUTES. FRAMING: REMOVE ALL INJUAND SCRAPS FROM SITE WEEKLY AT MINITUM AND BETWEEN EACH PHASE OF FRAMING: CALL FOR ARCHITECT AND/OR BUILDING DEPARTMENT INSPECTION BEFORE CLOSING UP CONCEALED WORK.	1. REFER TO DRAWINGS FOR SIZES AND SPACING OF ALL NEW FRAMING MEMBERS; STUDS, FLOOR JOISTS, CEILING JOISTS, RAFTERS, RIDGES, VALLEY, ETC. 8. ALL BOLTS FOR SPECIFIED STRUCTURAL CONNECTIONS SHALL BE 5/8" DIAMETER WITH WASHERS AND NUTS, STAGGERED UP AND DOWN, SPACED 12" O.C.	5. PROVIDE ALL BLOCKING AND PATCHING AND BUILDERS HARDWARE ITEMS NCLUDING, BUT NOT LIMITED TO, NAILS, SCREWS, BOLTS, HANGERS, ETC. AS REQUIRED TO PERFORM A COMPLETE JOB. 6. WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.	METAL CONNECTORS THAT ARE SUBJECT TO DAMAGE IN WEATHERTIGHT WRAPPING AND IN SAFE LOCATIONS AWAY FROM TRAFFIC OF OTHER SOURCES OF DAMAGE. STORE CHEMICALLY TREATED LUMBER AND WOOD PANELS WITL INSTALLATION. KEEP CHEMICALLY TREATED LUMBER AND WOOD PANELS WELL YENTILATED IF MOVED INDOORS.	3. DO NOT ACCEPT OR USE LUMBER THAT DEVIATES FROM GRADE STANDARDS OR HAS EXCESSIVE MOISTURE CONTENT OR OTHER DEFECTS. REMOVE UNSTAMPED OR DEFECTIVE LUMBER FROM THE JOB SITE. 4. STORE FRAMING LUMBER AND WOOD PANELS TO PREVENT DAMAGE AND MOISTURE ABSORPTION. STORE	∈ 4	- SOUTHERN PINE INSPECTION BUREAU - TRUSS PLATE INSTITUTE - AMERICAN PLYWOOD ASSOCIATION - AMERICAN WOOD PRESERVERS ASSOCIATION	I. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS EXCEPT AS MODIFIED BY THESE SPECIFICATIONS: - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION; STANDARD MANUAL NATIONAL FOREST PRODUCTS ASSOCIATION	3.9TEEL LINTELS, 4.WELDED WIRE MESH. ROUGH CARPENTRY	1. PROVIDE ALL MISCELLANEOUS METAL ITEMS NOT LIMITED TO THE FOLLOWING TO COMPLETE THE WORK: 1. NAILS, SCREWS AND BOLTS. 2. REINFORCING BARS.	AND THE REQUIREMENTS OF COUNTY, STATE. METALS	ARCHITECT SAING CONDITIONS CONDITIONS THE MEMERICAL MEMERICAL MEMERICAL SAINCE	II. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD. ALL NEW AND EXISTING WORK SHALL BE MODIFIED BY FIELD CONDITIONS. THE ARCHITECT SHALL BE CONSULTED ON ALL MODIFICATIONS. 12. ANY AND ALL INTERPRETATIONS PERTAINING TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT.	UTON THE CONTRETION OF THE PROJECT. 10. THE DRAWINGS SHALL NOT BE SCALED. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS AND LARGER SCALE DETAIL OVER SMALLER SCALE DRAWINGS.	8. CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. 9. ALL EQUIPMENT, FIXTURES, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY	RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS FOR WHICH NOTIFICATION AS INDICATED ABOVE WAS NOT GIVEN. 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF THE WORK, TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.	5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS. 6. THE CONTRACTOR SHALL BRING ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING, WRITTEN INSTRUCTIONS SHALL BE OBTAINED FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE	4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE APPLICABLE CODES.	TREATED SIMILAR, MODIFICATIONS ARE TO BE MADE BY THE CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS. 3. THE CONTRACTOR SHALL TAKE REASONABLE CARE TO VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE FEATURES FROM DETERIORATION AND DAMAGE.	OTHER CODES NORMENT OF CO DOCUMENTS TO COTIONS ON THE	GENERAL NOTES 1. THIS PROJECT SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE CURRENT ISSUE OF THE IRC 2018	PUDLIC MAYEU AREAS AUJACENI IO THE STE. 9. OPERATING HARDWARE MUST PERFORM SMOOTHLY. REPAIR OR REPLACE ANY DEFECTIVE WORK. REDO REPAIRS IF WORK IS STILL DEFECTIVE AS DETERMINED BY EARL F. MCKINNEY. CLEAN THE WORK AREA AND REMOVE ALL SCRAP AND EXCESS MATERIALS FROM THE SITE	LL BE COMPARABLE TO THAT PROVIDED BY PROUD CLEANING MATERIAL WILL BUILDING MATERIAL WILL BUILDING MATERIAL WILL BAILDING MATERIAL BAID FINISHES. FINAL CLEANING	6. GLASS - CLEAN INSIDE AND OUTSIDE SO THERE ARE NO SPOTS OR DIRT, AND NO SMUDGES OR STREAKS REMAINING FROM THE CLEANING PROCESS. 1. SCHEDULE FINAL CLEANING AS APPROVED BY THE OWNER TO ENABLE OWNER TO ACCEPT A COMPLETELY	DIRT. 21 INTERIOR SURFACES AND REMOVE ALL WASTE MATERIALS DIRT.	FEQUIPMENT, 6	2. PROVIDE GENERAL CLEAN UP DAILY AND COMPLETE WEEKLY PICKUP AND REMOVAL OF ALL SCRAP AND DEBRIS FROM THE SITE. EXCEPTION - REUSABLE SCRAP SHALL BE STORED IN A NEATLY MAINTAINED, DESIGNED STORAGE AREA.	CLEANING & MAINTENANCE DURING CONSTRUCTION & FINAL CLEANING 1. KEEP THE BUILDING AND SITE WELL ORGANIZED AND CLEAN THROUGH OUT THE CONSTRUCTION PERIOD.		
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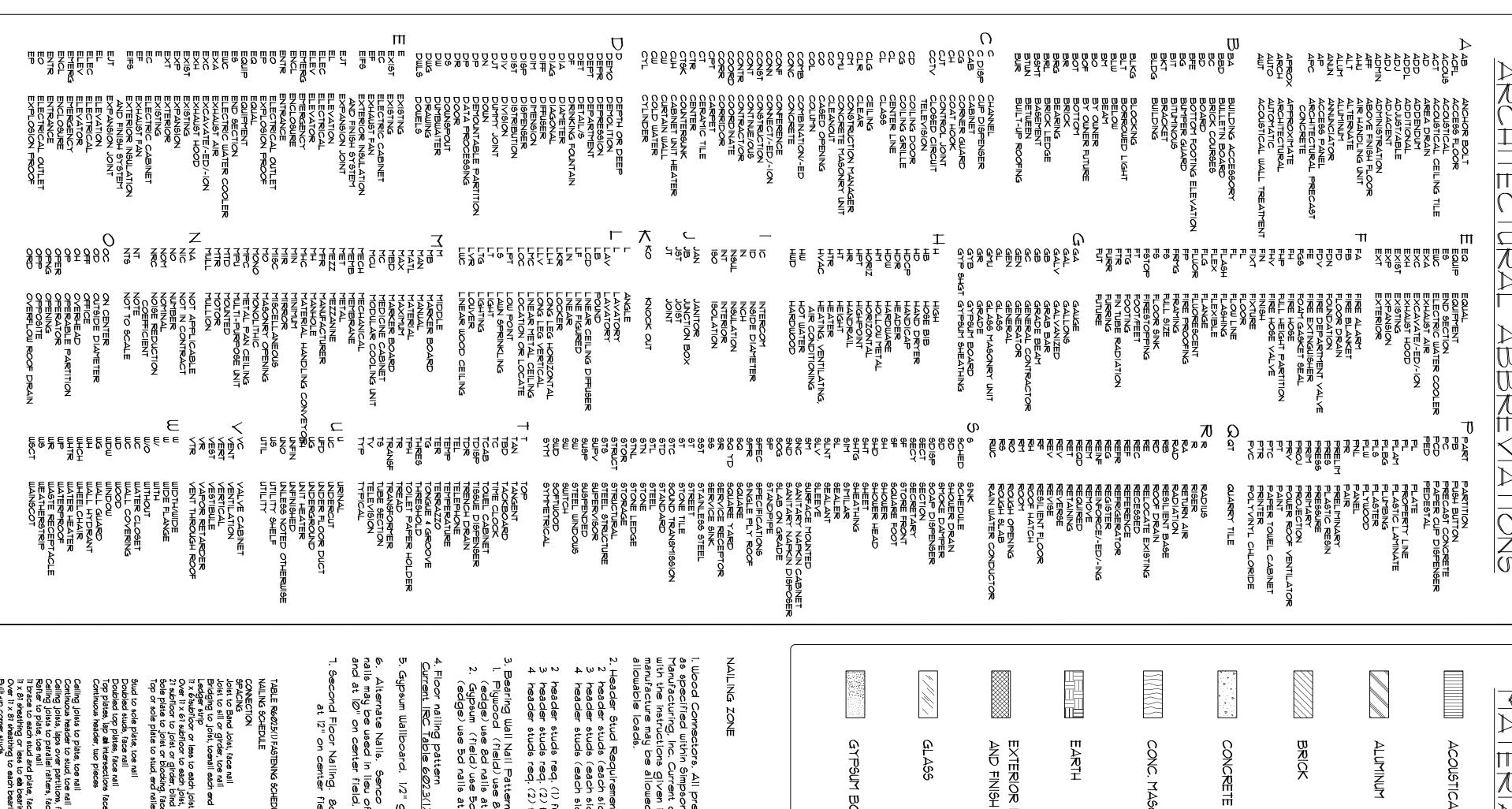
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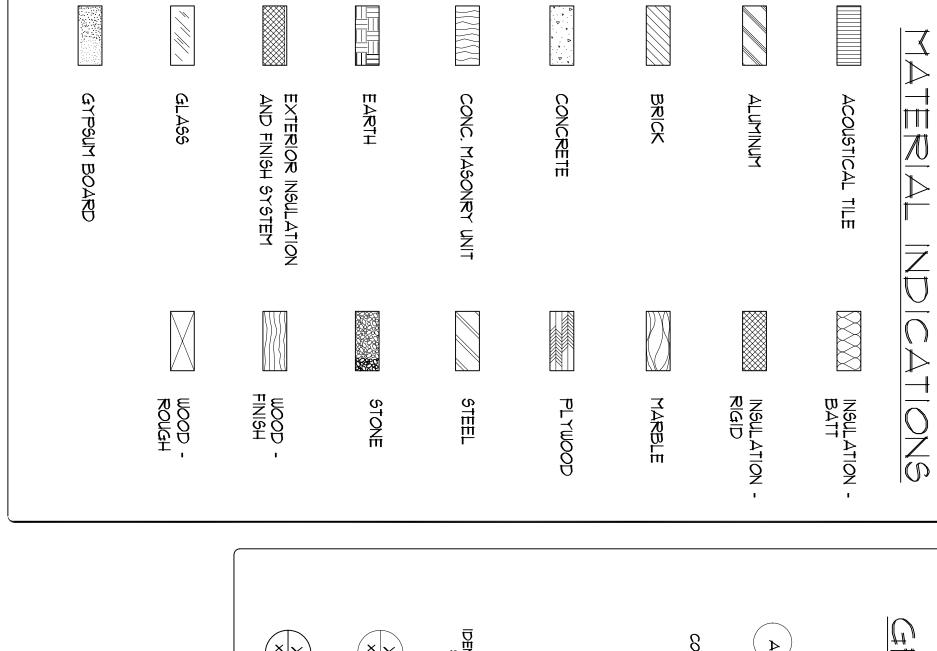
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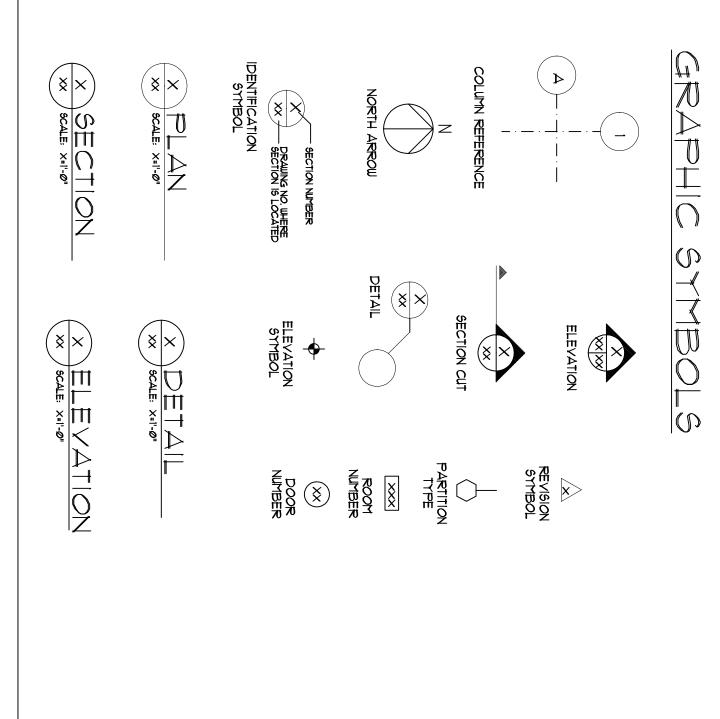
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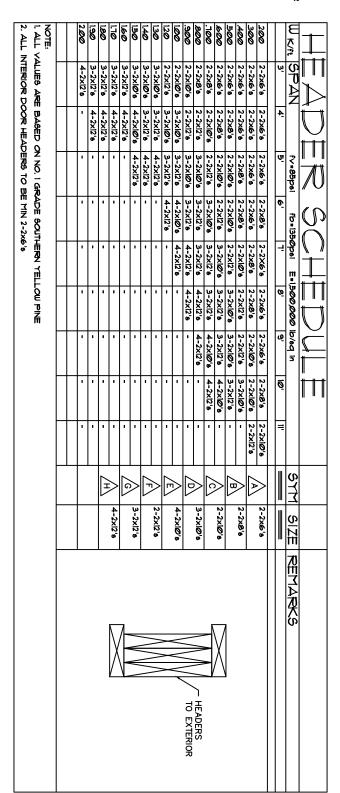
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2-2x6's	ı	2-2x8's		2-2×12's			•		2-2x8's	
2-2x8's		2-2×10/6	2-2×12's	3-2×10/6		3-2x12's	-	<u> </u>		
2-2x8's	2-2×1@'s	2-2×12's	3-2x10's 3-2x12's	3-2x12's	3-2×12's	4-2×10/6	-		2-2×10/6	X
2-2x1Ø's	2-2×12's	3-2×10/6	3-2x12's	3-2x12's	4-2×10/8	4-2x12's	-	767		
2-2×12'6	3-2×10'6	3-2x12'e	3-2x12's	4-2×12's	4-2x12'e	•	•		3-2×10/6	\
		3-2×12'e	4-2×12'e	4-2×12's	•	•	•			\/ \/ \/ TO EXTERIOR
3-2×10/6	3-2×12'e	4-2×10'e	4-2×12'e	•	•	1	ì		4-2×10'6	
	3-2×12'e	4-2x12'e	1	•	•	1	1	<u> </u>		> 4
3-2×12'6	4-2×12's	1	1	1	•	•	ı	_	2-2×12'6	
3-2x12'e	4-2×12'e	1	1	1	٠	•	•			
4-2×10'6	4-2×12'e	1	1	1	•	•	•		3-2×12'e	
4-2x 2'e	•	1	1	•	•	•	•	767		
4-2x12'e	•	•	•	•	•	•	•		4-2x12'e	
4-2x 2'e	•	•	•	•	•	•	•			
4-2x 2'e	•	•	1	•	•	•	ī			
1	•	1	1	1	•	1	1			
BASED C	BASED ON NO. I GRADE SOUTHERN YELLOW PINE OR HEADERS TO BE MIN 2-2x6's	ADE SOUT	6'6 TERN YELL							

Owne	
ers:	

AIA/NCARB/LEED-AP Georgis Architect License No. 5301 MARIETTA, GEORGIA

30-2023

TODD ARCHITECTS, INC.

Keith and A. Skantz

Anna

Paulette

Skantz

Garage

3- Car

312 Johnson Senoia, Ga Street 30276

Record

Print

Revisions

Date Job No. 2023-20

ABBREV. / SYMBOLS

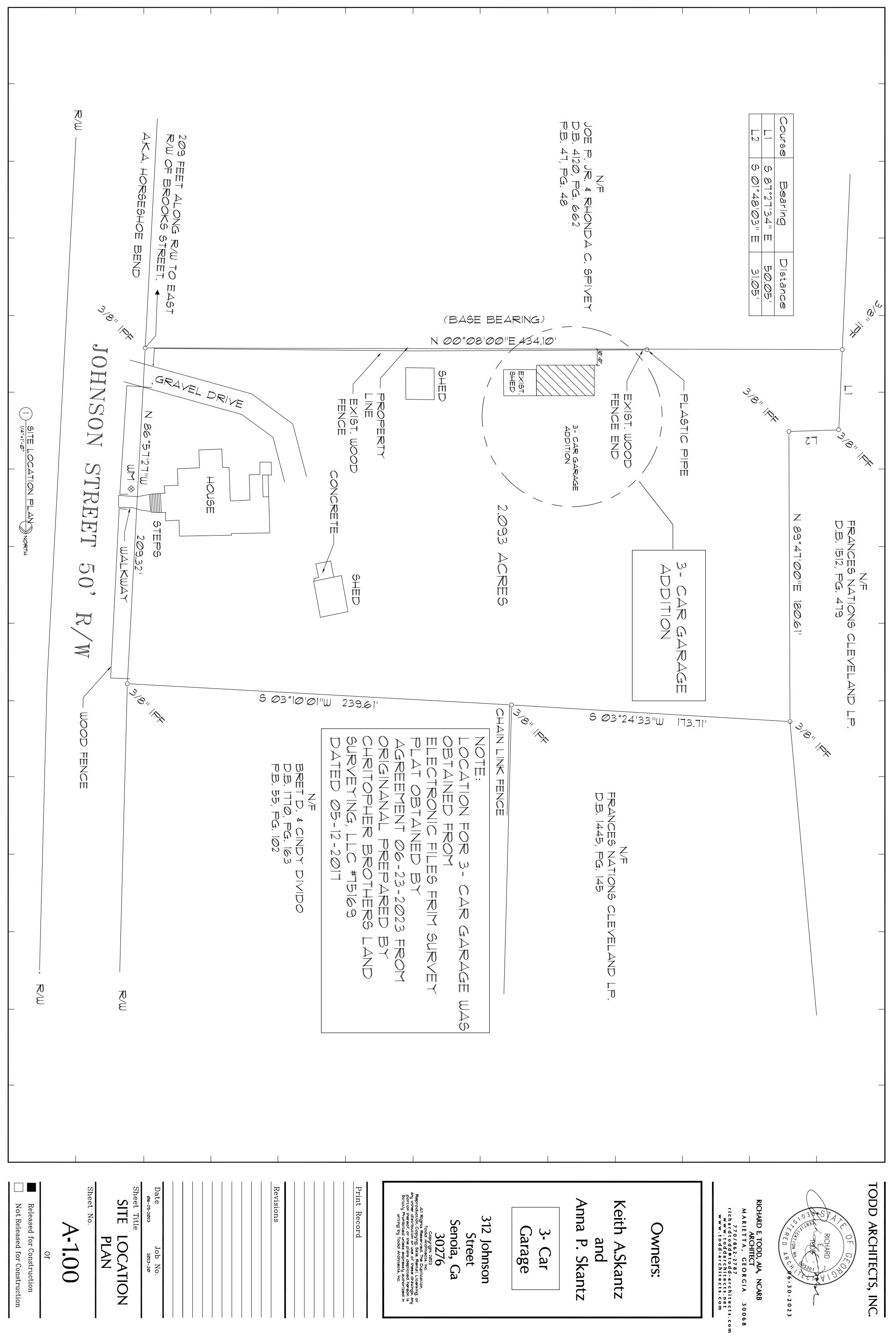
LEGEND

Sheet No.

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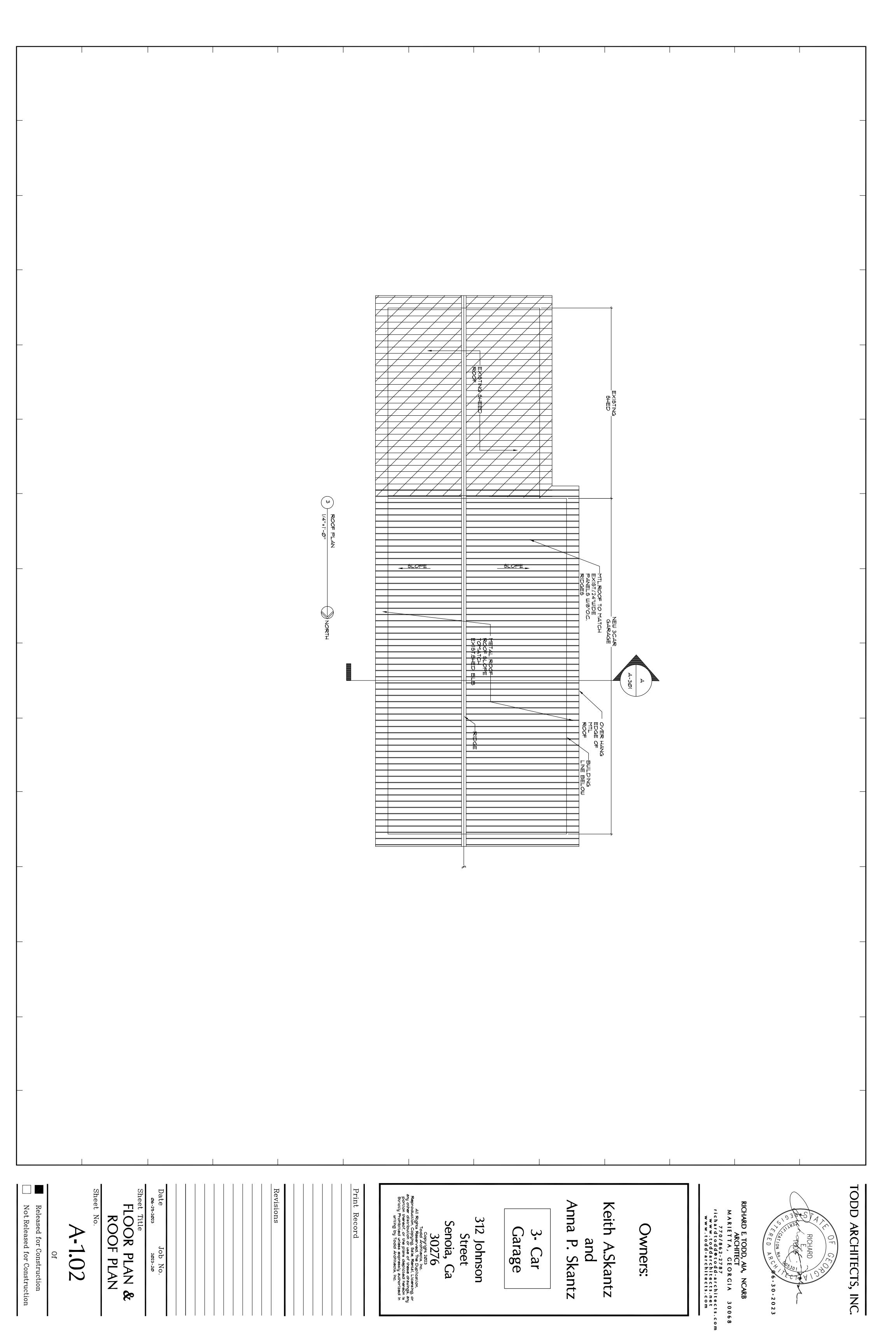
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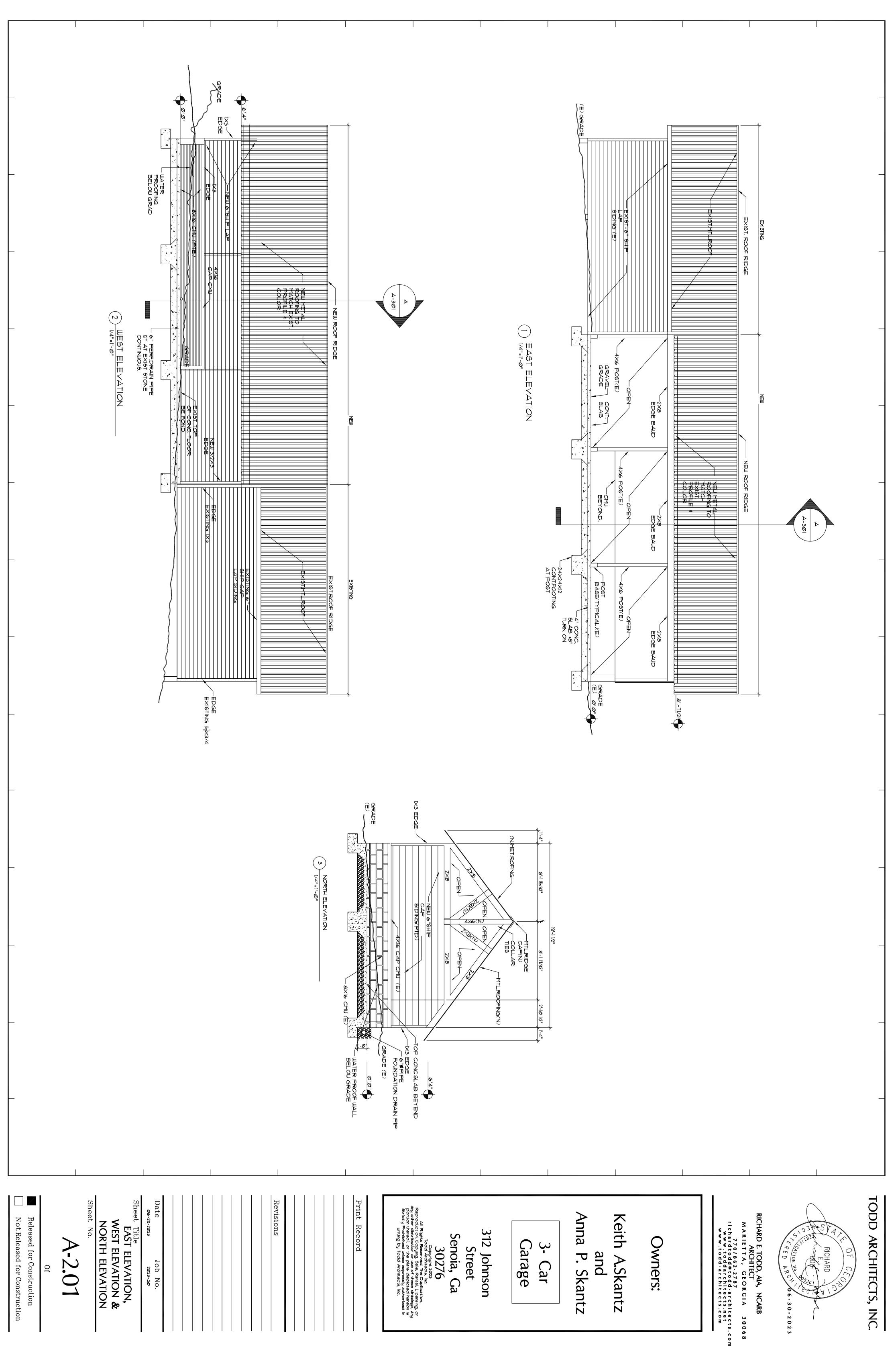
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TODD ARCHITECTS, INC.

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11/2" 3 CROSS SECTION
1/2"=1"-0" SITISON
S-TICOL BASE
36"X8"
R8033.K4)
WIND UPLIFT — 4: #EER EXIGNU PIFE DRAINE)

—4: #EER EXIGNU

PIFE DRAINE)

—4XI6 CMU CAP

— VERTICAL 4:

R BAR 32' OC.

(FILL CELL,W MORTAR CROSS WALL SECTION Sheet No. Sheet Title Revisions Print Record Senoia, Ga

30276

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ARCHITECT

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www.toddarchitects.net
www.todd-architects.com Anna P. Skantz Keith A.Skantz RICHARD PROPERTION NO. 2023 312 Johnson Owners: Garage ယ္ Street and Car Job No. 2023-20

TODD ARCHITECTS, INC.

A-3.01

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GENERAL NOTES

- 'n THE STRUCTURE SHOWN ON THESE DRAWINGS IS SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE THE STRUCTURE AND ITS COMPONENTS TO RESIST ALL LATERAL FORCES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION.
- $\dot{\Omega}$ SHOP DRAWINGS FOR STRUCTURAL MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INDICATE THE SIZE, LOCATION, TYPE AND EXTENT OF ALL MEMBERS AND CONNECTIONS. SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOB SITE AND SHALL INDICATE REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2018 EDITION. THE DESIGN LOADS ARE AS FOLLOWS.

 ROOF LIVE LOAD = 20 PSF
 FLOOR LIVE LOAD = 40 PSF
 WIND SPEED = 90 MPH
 SEISMIC LOADS: SITE CLASS Not Applicable
 SEISMIC USE GROUP I
 SEISMIC DESIGN CATEGORY C
 LIGHT FRAMED WALLS WITH SHEAR PANELS
 SDS = 0.32 SD1 = 0.20 R = 6
- SOILS AND FOUNDATION
- FOOTINGS HAVE BEEN DESIGNED USING A SOIL BEARING PRESSURE OF 2000 PSF. FOOTING DESIGN PARAMETERS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- IF THE BEARING CAPACITY OF THE SOIL IS LESS THAN 2000 PSF, NOTIFY THE STRUCTURAL ENGINEER OF RECORD AND REVISE FOOTINGS AS REQUIRED.

œ

- FOOTINGS SHALL BEAR A MINIMUM OF 12 INCHES BELOW ADJACENT GRADE,
- œ CONCRETE WORK SHALL CONFORM TO ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 PSI. SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C33.
- DETAILING, FABRICATION AND PLACING OF CONCRETE REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 315. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
- $\overline{\Box}$ ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE OR ANY FOREIGN MATERIAL PRIOR TO CONCRETE PLACEMENT.
- THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL
- LAP SPLICES FOR REINFORCING STEEL SHALL BE ACI CLASS B. 3 IN. — CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 2 IN. — CONCRETE EXPOSED TO EARTH OR WEATHER (#6 TO #18 BAR) 3 IN. — CONCRETE EXPOSED TO EARTH OR WEATHER (#3 TO #5 BAR) 0 IN. — CONCRETE NOT EXPOSED TO EARTH OR WEATHER (#3 TO #11 BAR)
- CONCRETE SLAB ON GRADE SHALL BE 4 INCHES THICK, 4000 PSI CONCRETE REINFORCED WITH 6x6—W1.4xW1.4 WELDED WIRE MESH PLACED 1 INCH BELOW TOP OF SLAB. INSTALL SLAB OVER A 4 INCH GRAVEL BASE WITH 6 MIL VAPOR BARRIER.
- WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP MESH 6 INCHES MIN.
- CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALLED WITHIN A MAXIMUM AREA OF 150 SQ. FT., OR AS INDICATED ON PLANS.
- FINISHING OF CONCRETE SLAB ON GRADE SHALL CONFORM TO ACI 302.1R.
- CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C90, GRADE N, TYPE II. COMPRESSIVE STRENGTH (f'm) SHALL BE 1500 PSI MINIMUM.
- INSTALLATION OF CONCRETE MASONRY UNITS SHALL CONFORM TO ACI $530/\mathrm{ASCE}\ 5.$ UNITS SHALL BE SET IN RUNNING BOND. MASONRY MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. GROUT SHALL HAVE A MINIMUM $28~{\rm DAY}$ COMPRESSIVE STRENGTH OF $3000~{\rm PSI}$ AND CONFORM TO ASTM C476.
- Ō MASONRY REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
- JOINT REINFORCING FOR MASONRY SHALL BE TRUSS TYPE, 2—9 GAUGE SIDE RODS, AND CONFORM TO ASTM A82. VERTICAL SPACING SHALL BE 16 INCHES UNLESS NOTED.
- ALL MASONRY CELLS CONTAINING REINFORCING STEEL SHALL BE GROUTED SOLID. VERTICAL REINFORCING SHALL BE DOWELED INTO THE FOUNDATION. LAP SPLICES FOR REINFORCEMENT SHALL BE 48 BAR DIA.

COLUMN

FOOTING

TSIOL

BEAM

CMU PIER OR FOOTING

-COLUMN BASE SIMPSON CBSQ

WOOD COLUMN

2-2x12 HU
2-2x12 IUS2
[JI/360x14 IUS2
[JI/360x16 IUS2
: ALL JOIST HANGERS
STRONG—TIE CO. INC.

- PREFABRICATED WOOD JOISTS AND BEAMS SHALL BE MANUFACTURED AND ERECTED ACCORDING TO SPECIFICATIONS OF THE WEYERHAEUSER CORPORATION.
- NOMINAL WOOD FRAMING SHALL BE SOUTHERN PINE NO. 2 AND CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

WALL STUD FRAMING SHALL BE SOUTHERN PINE, STUD GRADE TYP.

WOOD FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH SOIL OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED TYPICAL.

WOOD COL

-LVL OR WOOD BEAM

COLUMN

(@ END SUI

MN — BEAM SUPPORTS)

COLUMN -

BEAM

COLUMN BASE

TYPICAL

WOOD

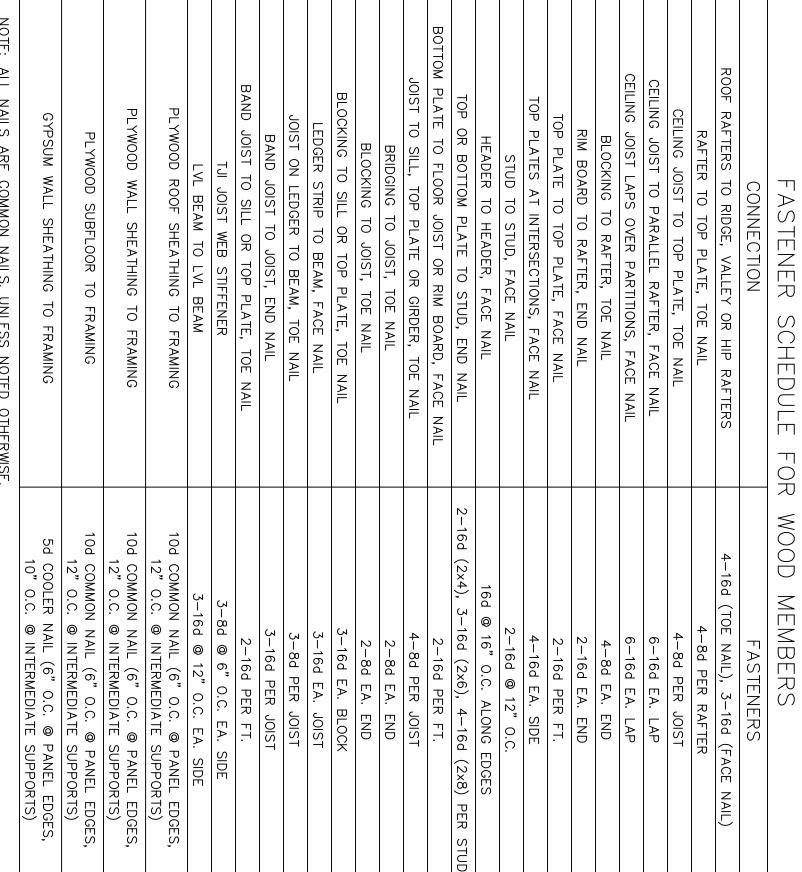
FRAMING

DETAILS

- DO NOT FIELD CUT OR ALTER TRUSSES WITHOUT APPROVAL OF THE STRUCTURAL WOOD ROOF TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
- SIMPSON CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SIMPSON STRONG—TIE COMPANY, INC. INSTALL THE SIZE AND NUMBER OF REQUIRED FASTENERS AS LISTED IN THE SIMPSON STRONG—TIE CATALOG C—2016.
- STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325N, TYPICAL

 $\overline{\mathbf{x}}$

WALL SHEATHING SHALL BE 1/2 IN. APA RATED PLYWOOD SHEATHING. NAIL SHEATHING TO WOOD STUDS AND PLATES WITH 10d COMMON NAILS SPACED 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS,



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Keith

A. Skantz

Owners:

Anna Paulette

and

Skantz

312 Johnson

Street

Garage

ယ္

Car

Senoia, Ga

30276

RICHARD E TODD, AIA, NCARB ARCHITECT ARIETTA, GEORGIA 3006

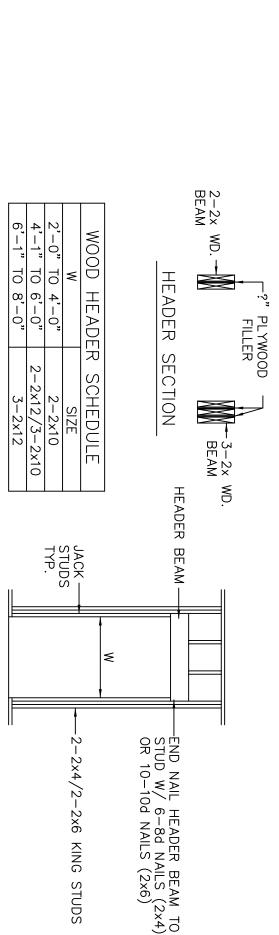
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TEST.

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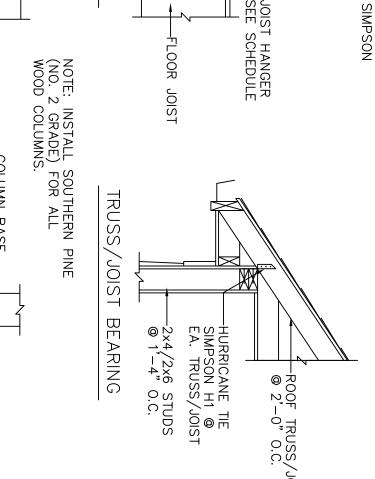
NOTE: ALL NAIL ARE COMMON NAILS, UNLESS NOTED OTHERWISE

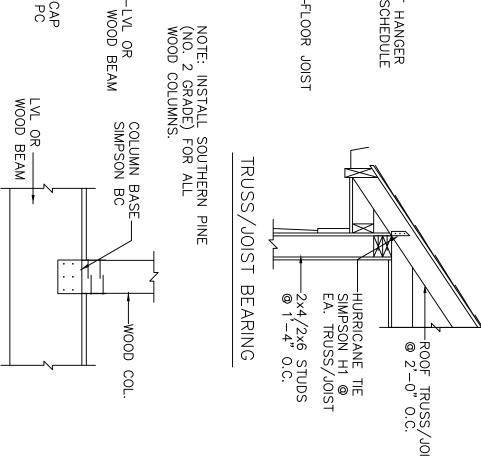


HEADER

DETAILS

Print Record





5" MAX.

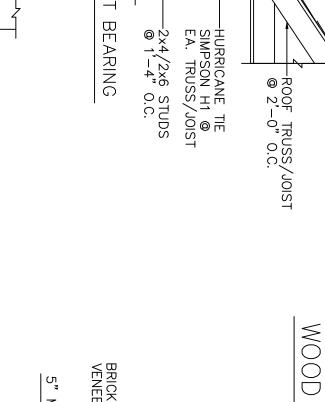
-STEEL

-WOOD STUD

Revisions

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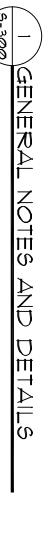
SECTION



SCHEDULE
SIZE
L4x4x?
L6x4x? LLV
L8x4x? LLV
TYP. EA. END.

BRICK DETAILS







Sheet Title

Date

Job No. 2023-20

A-3.00

Sheet No.

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