

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,



Richard E. Todd, AIA, Pres.

TODD ARCHITECTS, INC.

Georgia Architect license # 5301

Attachment- Index of Drawings



TODD ARCHITECTS, INC.

1205 Johnson Ferry Road, Ste 136-344

Marietta, Ga 30068

770-862-2787

richardtodd@todd-architects.com

3- CAR GARAGE

For

Anna Paulette and Keith A. Skantz

312 Johnson Street, Senoia, Georgia 30276

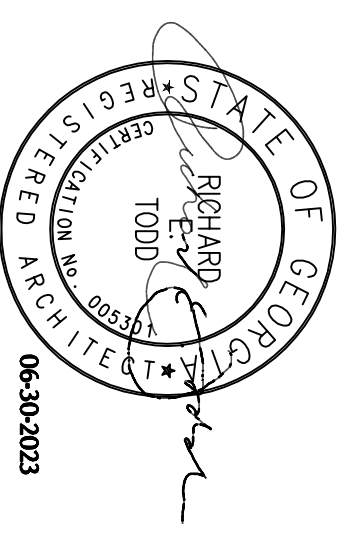
Coweta County

Coweta County: Parcel

E02 0026 010 A

R-3 Residential

TODD ARCHITECTS, INC.



ARCHITECT
RICHARD E TODD, ARCHITECT
NCARB / LEED-AP

MARKETTA, CA
770/862-2787
www.toddarchitects.com

For:

Anna Paulette and
Keith A.
Skantz

312 Johnson Street
Senoia Ga 30276
Project:

Three Car Garage

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Print Record

Revisions

Date 06-30-2023 Job No. 202330
Sheet Title COVER SHEET
Sheet No. A-0.00
Of 10

Released For Construction
 Not Released for Construction

3- CAR GARAGE

Coweta County: Parcel
E02 0026 010 A
R-3 Residential

Code Information

See Sheet A-000 Zoning Information

CODES

THE FOLLOWING CODES ARE CURRENTLY IN EFFECT:
INTERNATIONAL RESIDENTIAL CODE (IRC): 2018 EDITION WITH GEORGIA AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE (IEBC): 2012 EDITION WITH GEORGIA AMENDMENTS

GEORGIA EROSION AND SEDIMENTATION ACT OF 1975 3RD EDITION 1992
O.C.S.A. TITLE 25 (STATE FIRE LAW)
GEORGIA EROSION AND SEDIMENTATION ACT OF 1975 3RD EDITION 1992

DESIGN TEAM

OWNER:

Anna Paulette and Keith Skantz
312 Johnson Street
Senoia, GA 30276
(Coveta County)

PROJECT ARCHITECT:

TODD ARCHITECTS, INC.
1005 Lake Forest Road, Ste. 136-344
Marietta, GA 30066
Telephone: 770/862-2787

Richard E Todd, NCARB, President
License No., RA 0015301
rtodd@toddarchitects.com

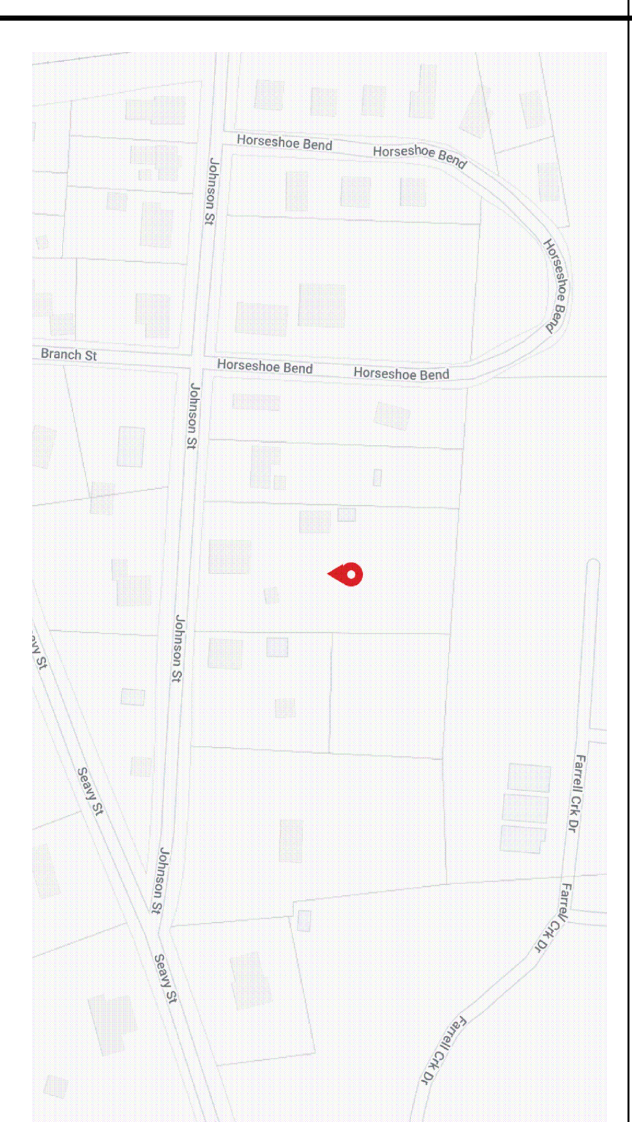
INDEX OF DRAWINGS

312 Johnson Street, Senoia, Ga
06-30-2023

ARCHITECTURAL

NO	DESCRIPTION
01	A-000 COVER SHEET
02	A-001 Notes / Specifications
03	A-002 Area / Symbols / Legends
04	A-003 SITE PLAN
05	A-101 FLOOR and ROOF PLAN
06	A-102 ROOF FRAMING PLAN
07	A-103 ROOF PLAN AND REFLECTED CEILING PLAN
08	A-104 EXTERIOR ELEVATIONS
09	A-300 FRAMING NOTES - SECS.
10	A-301 WALL AND CROSS SECTION

VICINITY MAP



Code Information

See Sheet A-000 Zoning Information

Scope of Work :

- Prepare Plans from Particular Constructed 3- Car Garage

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION Residential - Zoning
TYPE OF CONSTRUCTION TYPE V8
TOTAL NO. OF STORIES 1-STORY
BUILDING HEIGHT (Existing) 11'-9" +/-
OVERALL BUILDING AREA- NEW BUILDING
Rear Covered Porch and front Porch Area 684 SF +/-

CODE RELATED NOTES

EMERGENCY CONTACT:

Paulette Skantz

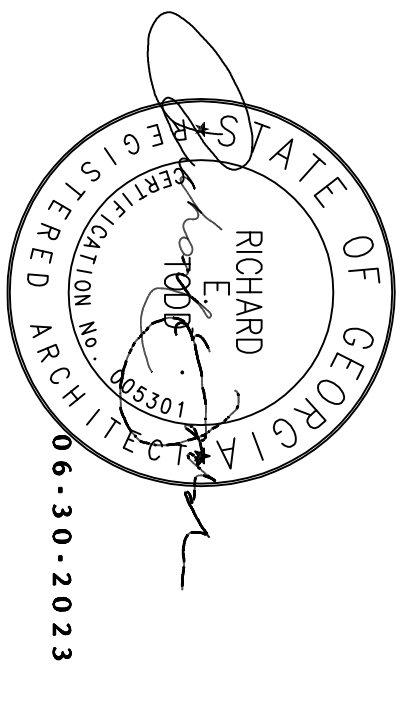
Note: Architectural Specifications are contained
contained with in the Project Plans
Architect prepared As-Is Plans based on the
structure existed as of 06-24 2023

Note: Construction Contract Administration - NIC

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 arises out of or results in whole, or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified under this provision.



BUILDING PERMIT No.:



6.5.30.2023

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Owners:
 Keith A. Skantz
 and
 Anna P. Skantz

**3-Car
 Garage**

312 Johnson
 Street
 Senoia, Ga
 30276

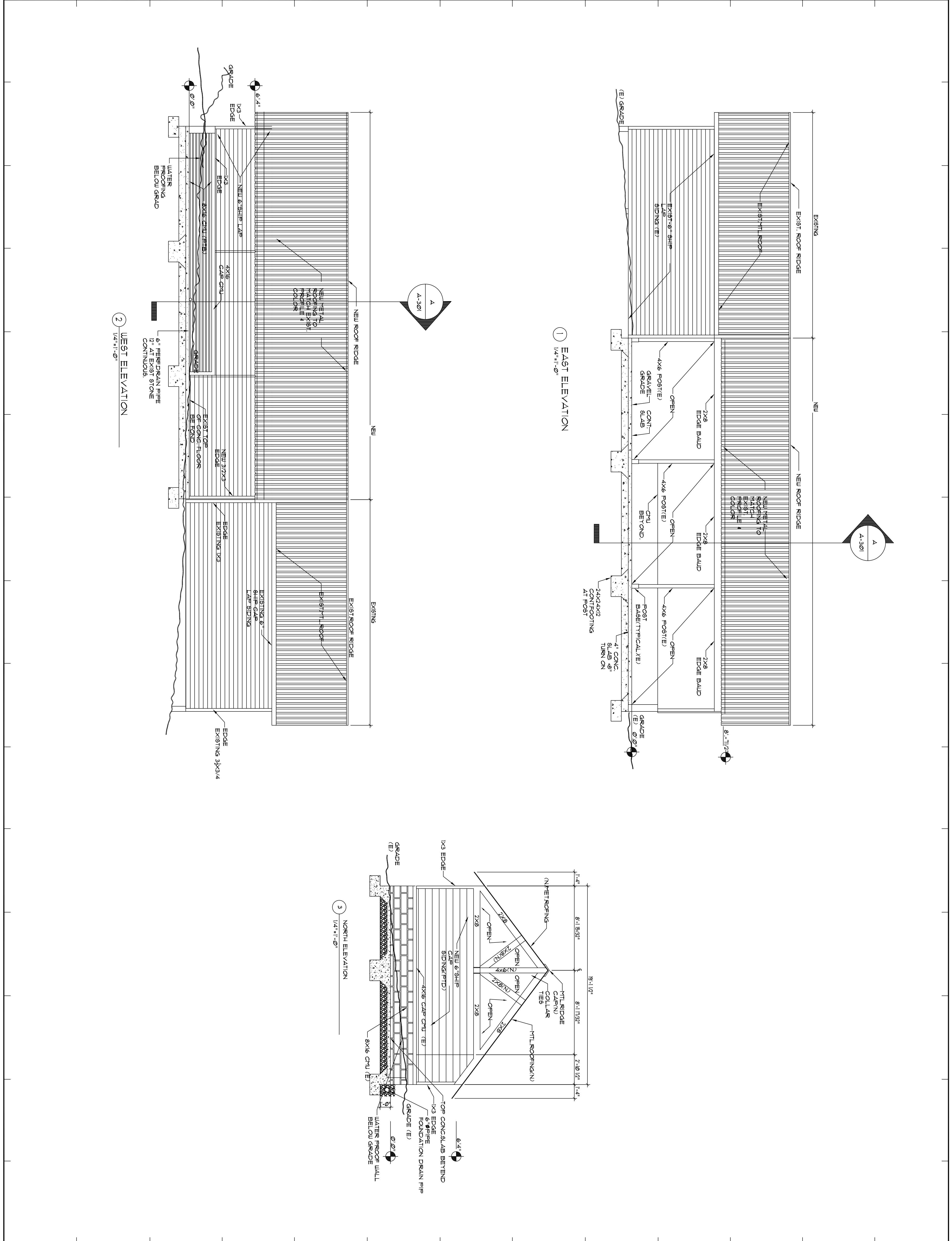
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Print Record

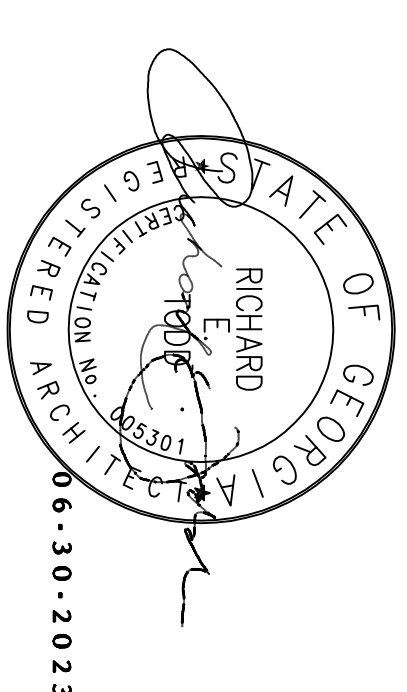
REVISIONS

Date Job No.
 06-25-2023 2603-20
 Sheet Title
 EAST ELEVATION,
 WEST ELEVATION &
 NORTH ELEVATION
 Sheet No.
A-2.01

Released for Construction
 Not Released for Construction



Released for Construction
 Not Released for Construction



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Owners:

**Keith A. Skantz
 and
 Anna P. Skantz**

**3- Car
 Garage**

**312 Johnson
 Street
 Senoia, Ga
 30276**

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Print Record

REVISIONS

Date	Job No.
06-28-2023	2623-20

Sheet Title

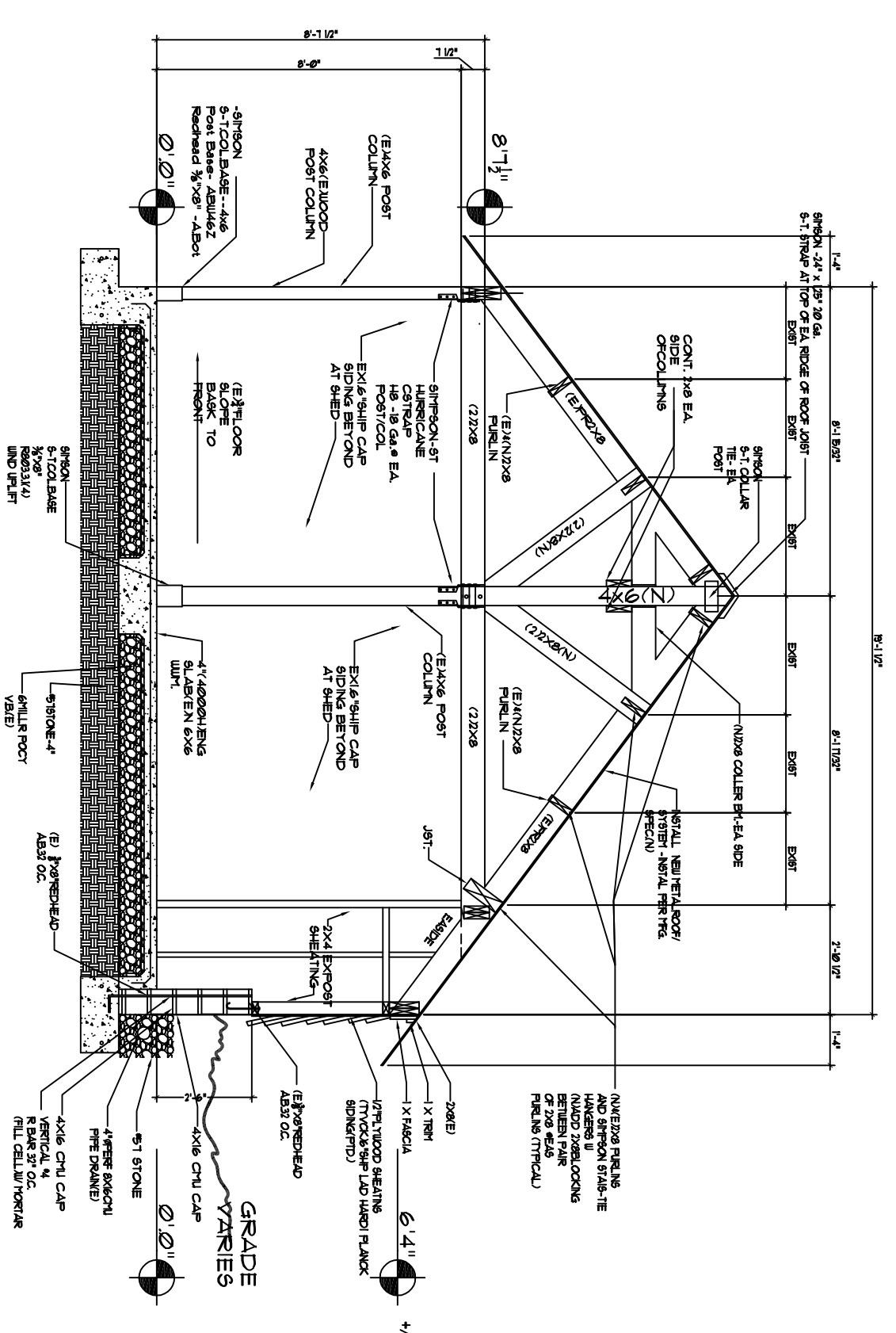
CROSS WALL SECTION

Sheet No.

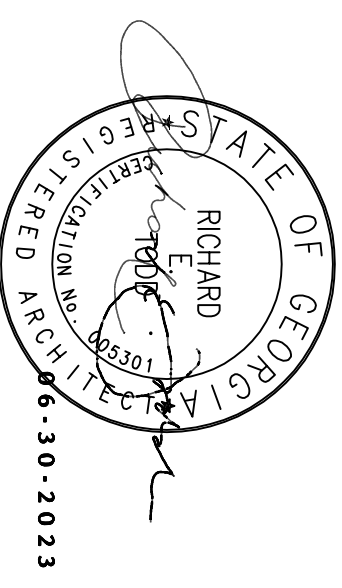
A-3.01

01

Released for Construction
 Not Released for Construction



3 CROSS SECTION
 1/2" = 1'-0" NORTH



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Owners:

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and
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3-Car
Garage

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Senolia, Ga
30276

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 Distribution of this document is permitted without
 the written consent of the author. The author
 hereby certifies that the information contained
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 knowledge and belief.

Print Record

Date 06-26-2023 Job No. 2023-20
 Sheet Title Framing Notes and Details
 Sheet No. A-3.00

Of
 Released for Construction
 Not Released for Construction

GENERAL NOTES

- A. 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.
- B. 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.
- C. SHOP DRAWINGS FOR STRUCTURAL MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INDICATE THE SIZE, LOCATION, TYPE AND EXTENT OF ALL BRACING AND SHORING. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. THE SITE AND SHALL INDICATE REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- A. THE STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2018 EDITION WITH THE FOLLOWING PARAMETERS AS FOLLOWS:
 FLOOR LIVE LOAD = 20 PSF
 ROOF LIVE LOAD = 40 PSF
 WIND SPEED = 90 MPH
 SEISMIC LOADS: SITE CLASS Not Applicable
 SEISMIC USE GROUP CATEGORY C
 LIGHT FRAMED WALLS WITH SHEAR PANELS
 $S_{ps} = 0.32$ $S_{ps} = 0.20$ $R = 6$
3. SOILS AND FOUNDATION
 - A. 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.
 - B. IF THE BEARING CAPACITY OF THE SOIL IS LESS THAN 2000 PSF, NOTIFY THE STRUCTURAL ENGINEER OF RECORD AND REVISE FOOTINGS AS REQUIRED.
 - C. FOOTINGS SHALL BEAR A MINIMUM OF 12 INCHES BELOW ADJACENT GRADE. TYPE C.
 - A. CONCRETE WORK SHALL CONFORM TO ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - B. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 PSI. AGGREGATE SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C33.
 - C. DETAILS, FABRICATION AND PLACING OF CONCRETE REINFORCING STEEL SHALL CONFORM TO ACI 308 AND ACI 315. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
 - D. ALL REINFORCING STEEL SHALL BE FREE OF RUST, SCALE OR ANY FOREIGN MATERIAL PRIOR TO CONCRETE PLACEMENT.
 - E. THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL
 - 3 IN. - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 - 2 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#6 TO #8 BAR)
 - 3 IN. - CONCRETE EXPOSED TO EARTH OR WEATHER (#3 TO #5 BAR)
 - 0 IN. - CONCRETE NOT EXPOSED TO EARTH OR WEATHER (#3 TO #1 BAR)
 - F. LAP SPLICES FOR REINFORCING STEEL SHALL BE ACI CLASS B.
 - G. CONCRETE SLAB ON GRADE SHALL BE 4 INCHES THICK, 4000 PSI CONCRETE REINFORCED WITH 6x6-W/4W/4 WELDED WIRE MESH PLACED 1 INCH BELOW TOP OF SLAB. INSTALL SLAB OVER A 4 INCH GRAVEL BASE WITH 6 MIL W/4 OR BARRIER.
 - H. WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP MESH 6 INCHES MIN.
 - I. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALLED WITHIN A MAXIMUM AREA OF 150 SQ. FT., OR AS INDICATED ON PLANS.
 - J. FINISHING OF CONCRETE SLAB ON GRADE SHALL CONFORM TO ACI 302.1R.
- A. 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.
- B. MASONRY MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND CONFORM TO ASTM C476.
- C. INSTALLATION OF CONCRETE MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5. UNITS SHALL BE SET IN RUNNING BOND.
- D. MASONRY REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
- E. JOINT REINFORCING FOR MASONRY SHALL BE ROUSS TYPE, 2-9 GAUGE SIDE ROUSS, AND CONFORM TO ASTM A62. VERTICAL SPACING SHALL BE 16 INCHES UNLESS NOTED.
- F. 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.
- A. PREFABRICATED WOOD JOISTS AND BEAMS SHALL BE MANUFACTURED AND ERECTED ACCORDING TO SPECIFICATIONS OF THE WERHAEUSER CORPORATION.
- B. NOMINAL WOOD FRAMING SHALL BE SOUTHERN PINE NO. 2 AND CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- C. WALL STUD FRAMING SHALL BE SOUTHERN PINE, STUD GRADE, TYP.
- D. WOOD FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH SOIL OR CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED TYPICAL.
- E. WOOD ROOF TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
- F. DO NOT FIELD CUT OR ALTER TRUSSES WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- G. 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.
- H. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325N, TYPICAL.
- I. N/A
- J. N/A
- K. 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.

FASTENER SCHEDULE FOR WOOD MEMBERS

CONNECTION	FASTENERS
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	4-16d (TOE NAIL), 3-16d (FACE NAIL)
RAFTER TO TOP PLATE, TOE NAIL	4-8d PER RAFTER
CEILING JOIST TO TOP PLATE, TOE NAIL	4-8d PER JOIST
CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	6-16d EA. LAP
CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	6-16d EA. LAP
BLOCKING TO RAFTER, TOE NAIL	4-8d EA. END
RIM BOARD TO RAFTER, END NAIL	2-16d EA. END
TOP PLATE TO TOP PLATE, FACE NAIL	2-16d PER FT.
TOP PLATE TO STUD, FACE NAIL	4-16d EA. SIDE
STUD TO STUD, FACE NAIL	2-16d @ 12" O.C.
HEADER TO HEADER, FACE NAIL	16d @ 16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD, END NAIL	2-16d (2x4), 3-16d (2x6), 4-16d (2x8) PER STUD
BOTTOM PLATE TO FLOOR JOIST OR RIM BOARD, FACE NAIL	2-16d PER FT.
JOIST TO SILL, TOP PLATE OR GIRDER, TOE NAIL	4-8d PER JOIST
BLOCKING TO JOIST, TOE NAIL	2-8d EA. END
BLOCKING TO JOIST, TOE NAIL	2-8d EA. END
BLOCKING TO SILL OR TOP PLATE, TOE NAIL	3-16d EA. BLOCK
LEDGER STRIP TO BEAM, FACE NAIL	3-16d EA. JOIST
JOIST ON LEDGER TO BEAM, TOE NAIL	3-8d PER JOIST
BAND JOIST TO JOIST, END NAIL	3-16d PER JOIST
BAND JOIST TO SILL OR TOP PLATE, TOE NAIL	2-16d PER FT.
T/L JOIST WEB STIFFENER	3-8d @ 6" O.C. EA. SIDE
LVL BEAM TO LVL BEAM	3-16d @ 12" O.C. EA. SIDE
PLYWOOD ROOF SHEATHING TO FRAMING	10d COMMON NAIL (6" O.C. @ PANEL EDGES, 12" O.C. @ INTERMEDIATE SUPPORTS)
PLYWOOD WALL SHEATHING TO FRAMING	12" O.C. @ INTERMEDIATE SUPPORTS)
PLYWOOD SUBFLOOR TO FRAMING	10d COMMON NAIL (6" O.C. @ PANEL EDGES, 12" O.C. @ INTERMEDIATE SUPPORTS)
GYP/SUM WALL SHEATHING TO FRAMING	5d COOLER NAIL (6" O.C. @ PANEL EDGES, 10" O.C. @ INTERMEDIATE SUPPORTS)

NOTE: ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE.

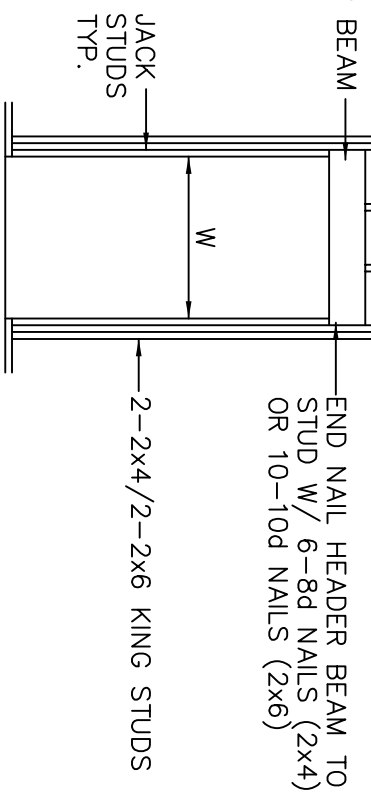
JOIST HANGER SCHEDULE

JOIST SIZE	JOIST HANGER
2x8	HU28
2x10	HU210
2x12	HU212
2-2x8	HU28-2
2-2x10	HU210-2
2-2x12	HU212-2
TJ/350x14	HU212-2
TJ/350x16	HU212-2

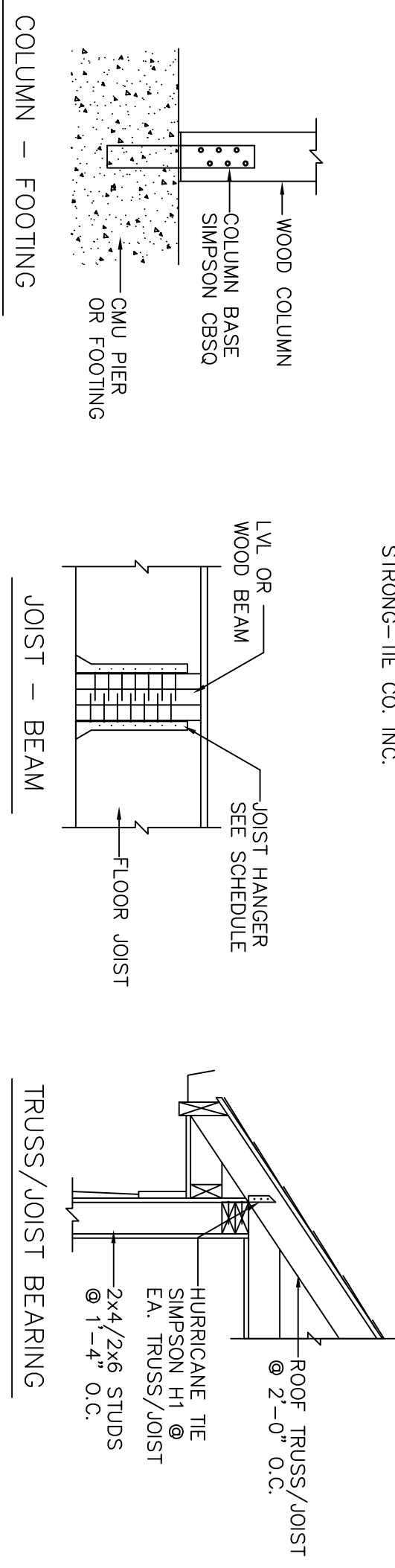
NOTE: ALL JOIST HANGERS BY SIMPSON STRONG-TIE CO. INC.

WOOD HEADER SCHEDULE

W	H	SIZE
2'-0" TO 4'-0"	2	2x10
4'-1" TO 6'-0"	2	2-2x12/3-2x10
6'-1" TO 8'-0"	3	3-2x12

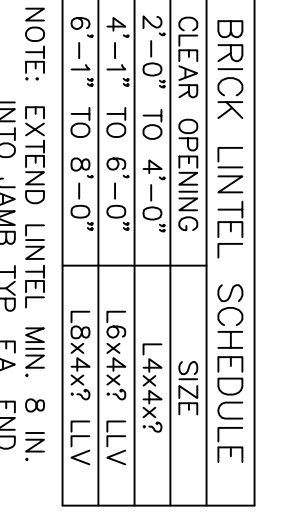


WOOD HEADER DETAILS



NOTE: INSTALL SOUTHERN PINE (NO. 2 GRADE) FOR ALL WOOD COLUMNS.

LINTEL SECTION



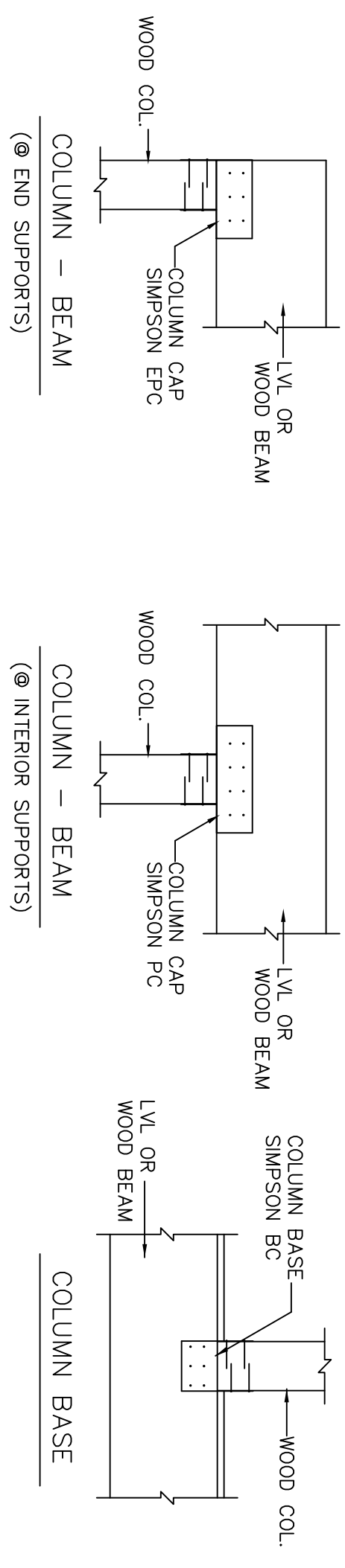
BRICK LINTEL DETAILS

BRICK LINTEL SCHEDULE

CLEAR OPENING	SIZE
2'-0" TO 2'-0"	1.4x4x7
4'-1" TO 6'-0"	1.6x4x7 TLV
6'-1" TO 8'-0"	1.8x4x7 TLV

NOTE: EXTEND LINTEL MIN. 8 IN. INTO JAMB TYP. EA. END.

TYPICAL WOOD FRAMING DETAILS



GENERAL NOTES AND DETAILS

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- F. DO NOT FIELD CUT OR ALTER TRUSSES WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
- G. 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.
- H. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325N, TYPICAL.
- I. N/A
- J. N/A
- K. 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.