CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2507-113 225 Reformation Parkway, Suite 500 (Design Request of a Roof Structure Addition to an Existing Building)

DATE: July 24, 2025

RECOMMENDATION

HPC to consider the applicant's design request of roof structure addition to an existing building located at 225 Reformation Parkway, Suite 500 as submitted and guided by the City's Historic District Design Guidelines and the City's Unified Development Code.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting design approval for the addition of a freestanding steel roof structure that will cover a portion of the side patio of the building. The structure will sit entirely on the existing concrete slab and the footprint will cover an area that is approximately 60' x 40' and will be approximately 18' tall. The structure will consist of steel columns, girts, rafter purlins and roofing panels. The metal siding panels will be installed around the top of the perimeter so that the look is similar to the existing covered area.

ADDITIONS

An addition can add needed space to a building, but it can also radically alter the appearance of a building. The placement and design of additions should be contextual and should not detract from the form and character of the existing structure. An addition should also respect the character and scale of surrounding buildings. The following guidelines shall apply to building additions.

1. Locate additions to the side or rear of buildings, away from public view and not dominating the original building and site.
2. Do not use the same wall plane, roofline or cornice line as the original structure.
3. Do not obscure or damage historic materials and character-defining features that characterize the original building.
4. Differentiate new construction from the old, but ensure the addition is compatible in scale and architectural features.
5. Use materials, architectural features and colors that are compatible with the original building.
6. Respect the proportions of the building to which an addition is being made, including height, mass, rhythm of openings, and roof shape.
7. Do not add full floors as rooftop additions. This permanently alters the original building form.
8. Do not add porches, staircases or balconies on front or side façades where none originally existed. 9. Match porch roofing materials with that of the main roof system.

ROOFS

Roofs serve as functional elements of buildings as well as a decorative features. Functionally, a roof protects the interior of a building from natural elements. This is especially true for managing rain water, as a roof helps direct the water away from a building. Architecturally, a roof provides a decorative accent to the top of a building. To manage both the functional and architectural significance of roofs, the following guidelines shall apply.

1. For existing buildings, preserve the original roof shape, structure, pitch and materials.
2. Retain and repair original roof materials. If replacement of original materials is necessary, new roof materials should match as closely as possible the texture, color, design and composition of the original materials.
3. New roofs should respect the slope and form of adjacent buildings along a street. Commercial buildings typically have shallow shed roofs concealed behind roof cornices and/or parapet walls. Residential buildings typically have pitched roofs, such as a gable or hipped roof.
4. Do not install a new roof over an existing roof. Additionally, do not install a new roof that covers or overlaps the parapet wall.

For more information regarding this project, please see the attached application and supporting documentation.

CONCURRENCES
FISCAL IMPACT
ALTERNATIVES
Attachments - COA2507-113 Application

Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # _____ (staff only)

1. **Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: https://canton.onlama.com/. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: https://canton.onlama.com/.
2. **Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
3. **Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
4. **Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
5. **Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 6 months.
6. **Local Resources:** The Canton City Map, The Canton Historic District Design Guidelines, and The Canton Historic District Residential Design Guidelines provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

Contact Information:

Applicant Name*: GUILLAUME AUFRAY Telephone: (478) 396-0904
Email: G.AUFRAY@BIGSKYBUILT.COM
Mailing Address: 800 Henry Drive, Woodstock, GA 30188

*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

Property Information:

Address: 225 Reformation Parkway, Suite 500, Canton, GA 30114
Land Lot(s): _____
District/Section: _____ Map #: Ward 2 Parcel #: 14-0166-0080
Zoning: PD- MU PLANNED DEVELOPMENT MIXED USE Present Use: MIXED USE

Scope of Work: (Check all that apply)

STAFF REVIEW:		**HPC REVIEW:**	
❑ Removal of non-historic detached structure	❑ Installation of screen or storm doors	❑ Addition	❑ Signs
		❑ Alteration	❑ Site Features
❑ Maintenance of / change in paint color	❑ Installation of screen or storm windows	❑ New Construction	❑ Demolition
		❑ Restoration	❑ Relocation
TYPE OF REVIEW:		❑ Commercial	❑ Residential
OTHER:			
❑ Amendment to previous COA, Project #:		❑ Other (Description):	

Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions
- ❑ Letter of Intent
- ❑ Site plan
- ❑ Architectural elevations
- ❑ Landscape plan (vegetation not required)
- ❑ Description of materials
- ❑ Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling
- ❑ Letter of Intent
- ❑ Architectural elevations or sketches
- ❑ Description of proposed changes
- ❑ Description of materials
- ❑ Photographs of existing building
- ❑ Documentation of earlier historic appearance (Restoration only)

Minor Exterior Changes
- ❑ Letter of Intent
- ❑ Description of proposed changes
- ❑ Description of materials
- ❑ Photographs of existing building

Site Changes – Parking Areas, Drives and Walks
- ❑ Letter of Intent
- ❑ Site plan or sketch of site
- ❑ Description of materials
- ❑ Photographs of site

Site Changes – Fences, Walls, and Systems
- ❑ Letter of Intent
- ❑ Site plan or sketch of site
- ❑ Architectural elevations or sketches
- ❑ Description of materials
- ❑ Photographs of site

Site Changes – Signs
- ❑ Letter of Intent
- ❑ Approved sign application
- ❑ Site plan or sketch of site
- ❑ Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be "to scale". Reduced site plans, surveys, architectural drawings…etc. will not be accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

Please divide the description whether the proposed scope of work will involve more than one type of project. *Example: 1) Addition of storage and 2) installation of sign.*

Project Description:

Freestanding steel roof structure to cover a portion of the side patio at Reformation's Canton location.

Note: there is no attachment to the existing building, and it will sit entirely on the current concrete slab.

Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION
IMPORTANT DATES

SUBMITTAL DEADLINE	MEETING DATE
DECEMBER 16, 2024	JANUARY 6, 2025
JANUARY 13, 2025	FEBRUARY 3, 2025
FEBRUARY 10, 2025	MARCH 3, 2025
MARCH 17, 2025	APRIL 7, 2025
APRIL 14, 2025	MAY 5, 2025
MAY 12, 2025	JUNE 2, 2025
JUNE 16, 2025	JULY 7, 2025
JULY 14, 2025	AUGUST 4, 2025
AUGUST 19, 2025*	SEPTEMBER 9, 2025*
SEPTEMBER 15, 2025	OCTOBER 6, 2025
OCTOBER 23, 2025**	NOVEMBER 13, 2025**
NOVEMBER 10, 2025	DECEMBER 1, 2025
DECEMBER 15, 2025	JANUARY 5, 2026

*DATE CHANGED DUE TO CITY HALL BEING CLOSED FOR HOLIDAY
**DATE CHANGED DUE TO ELECTIONS HELD AT CITY HALL

PROJECT REFORMATION
225 Reformation Parkway
Suite 500,
Canton, GA 30114

LETTER OF INTENT

07.18.25

Project Description:
Freestanding steel roof structure to cover a portion of the side patio at Reformation's Canton location.
Note: there is no attachment to the existing building, and it will sit entirely on the current concrete slab.

Project Details:
A Big Sky Project Manager will be assigned to this project to ensure all areas of the construction process are overseen by our industry
professional.
A licensed structural engineer will design the necessary footings for the new building structure to ensure they will support the load.
Theengineer will provide approved and stamped plans for construction.
The existing concrete slab will be cut, so that footings can be dug and poured as detailed in the engineer's plans.
A pre-engineered metal building structure will be supplied and installed on site.
The footprint of the proposed structure will cover an area that is approximately 60 x 40' wide and approximately 18' tall.
The engineered building will be designed and stamped for construction based on the premise that it is a free-standing structure. Flashing will
be installed where the new structure meets the existing building.
The building will consist of steel columns, girts, rafter purlins and roofing panels. Metal siding panels will be installed around the top of the perimeter, so that the look is similar to the existing covered area.
Exact details will be verified with the owners.
The electrician will rough-in the wiring so that the following can be added to the new covered area:
-Four (4) ceiling fans with light combos
-Speaker wiring
-Switches as required to operate the new fans
Assumptions were made about the customer's electrical requirements. Exact details and the electrical layout will be verified with the owners.
The new area will be prepped for paint. The steel framing of the covered area will be primed and painted.
This includes painting the support posts, overhang framing, the roof panels, and areas of metal siding.
Paint colors and sheens will be confirmed with the owners.
Gutters and downspouts will be installed on the addition. The proposed gutter will be 8" K-style.
A dumpster will be provided to dispose of construction related debris.
Temporary construction fencing will be provided to keep the area of construction blocked off to the public.

July 18th, 2025

To The City of Canton and Whom It May Concern,

Reformation Brewery authorizes Big Sky for the proposed work of the free standing structure at 225 Reformation Pkwy, Suite 500, Canton, GA 30114. Reformation also approves the application for the permitting by Big Sky on behalf of Reformation.

Sincerely,

Ryan Morley-Stockton
COO
Reformation Brewery | Set Beer Free
reformationbrewery.com

PROJECT REFORMATION
225 Reformation Parkway
Suite 500,
Canton, GA 30114

MATERIALS

07.18.25

Project Description:
Freestanding steel roof structure to cover a portion of the side patio at Reformation's Canton location.
Note: there is no attachment to the existing building, and it will sit entirely on the current concrete slab.

Materials:
Concrete poured into footings (as detailed in the engineer's plans).
The building will consist of steel columns, girts, rafter purlins and roofing panels (metal siding panels will be installed around the top of the perimeter, so that the look is similar to the existing covered area).
Paint finish.

Miscellaneous:
-Four (4) ceiling fans with light combos
-Speaker wiring
-Switches

PROJECT REFORMATION

225 Reformation Parkway

Suite 500,

Canton, GA 30114

FABRICATION DRAWINGS

ERECTION NOTES

1. All bracing shown and provided by the Metal Building Provider for this building is required and shall be installed by the erector as a permanent part of the structure ("Code of Standard Practice for Steel Buildings and Bridges" in the ANSI/AISC 303-16; Section 7.10).
2. Temporary supports, such as guys, braces, falsework, cribbing or other elements required for the erection operation shall be determined and furnished by the erector ("Code of Standard Practice for Steel Buildings and Bridges" in the ANSI/AISC 303-16; Section 7.10.3).
3. Normal erection operations include the correction of minor misfits by moderate amounts of reaming, grinding, welding or cutting, and the drawing of elements into line through use of drift pins. Errors which require major changes in the member configuration are to be reported immediately to the Metal Building Provider by the customer to enable whoever is responsible either to correct the error or to approve the most efficient and economic method of correction to be used by others ("Code of Standard Practice for Steel Buildings and Bridges" in the ANSI/AISC 303-16; Section 7.14).
4. Erection tolerances are set forth in the "Code of Standard Practice for Steel Buildings and Bridges" in the ANSI/AISC 303-16; Section 7.13 note that individual members are considered plumb, level and aligned if the deviation does not exceed 1:500. Variations in finished overall dimensions of structural steel framing are deemed within the limits of good practice when they do not exceed the cumulative effect of rolling, fabricating, and erection tolerances.
   - 4.1. When crane support systems are part of the metal building system erection tolerances Section 6.8, Erection Tolerances, 2018 MBMA Metal Building Systems Manual shall apply. To achieve the required tolerances grouting of the columns and shimming of the runway beams may be required. The customer shall provide grout if required. The contractor erecting the runway beams is responsible for shimming, plumbing, and leveling of the runway system. When aligning the runway beams the alignment shall be with respect to the beam webs so that the center of the aligned rail is over the runway web.
5. As a general rule field welding is not used to assemble a metal building system. In cases where the drawings indicate field welding and in cases where approved corrections are to be made by field welding the following requirements shall be met:
   - 5.1. Welders must be qualified by an independent testing agency, with suitable documentation to AWS D1.1 Structural Welding Code - Steel or AWS D1.3 Structural Welding Code - Sheet Steel as applicable, for the processes, positions, and materials involved.
   - 5.2. All welds must be made in conformance to a documented and approved Welding Procedure Specification (WPS). All joints which are not prequalified must be supported by a certified Procedure Qualification Record (PQR) by an independent testing agency.
6. All documentation and records shall be the responsibility of the customer.
7. Any claims or shortages by buyer must be made to the Metal Building Provider within seven (7) working days after delivery, or such claims will be considered to have been waived by the customer and disallowed. All claims should be directed to the Metal Building Provider's Customer Service Department.
8. Claims for correction of alleged misfits will be disallowed unless the Metal Building Provider shall have received prior notice thereof and allowed reasonable inspection of such misfits. Ordinary inaccuracies of shop work shall not be construed as misfits. No part of the building may be returned or charges assessed for alleged misfits without prior approval from the Metal Building Provider.
9. Neither the Metal Building Provider nor the customer will cut, drill or otherwise alter their work, or the work of other trades to accommodate other trades unless such work is clearly specified in the contract documents. Whenever such work is specified the customer is responsible for furnishing complete information as to materials, size, location, and number of alterations prior to preparation of shop drawings ("Code of Standard Practice for Steel Buildings and Bridges" in the ANSI/AISC 303-16; Section 7.15).
10. The Metal Building Provider Field Modifications Policy:
    - 10.1. The Metal Building Provider will only be responsible for the field-modified parts designed and approved by the Metal Building Provider's Customer Service Department.
    - 10.2. Any field modifications designed by third parties may not be approved by the Metal Building Provider and may limit the Metal Building Provider's warranty and liability.
    - 10.3. The Metal Building Provider makes no warranty and hereby disclaims any responsibility with respect to the design, engineering, or construction of any field-modified parts performed by third parties.
11. WARNING - SOME PANELS AND TRIM PARTS ARE FURNISHED WITH A PROTECTIVE PEEL-OFF FILM. PARTS PROVIDED WITH THIS FILM CANNOT BE EXPOSED TO SUNLIGHT WITHOUT FIRST REMOVING THE FILM. THIS FILM MUST BE REMOVED PRIOR TO INSTALLATION. FILM MUST ALSO BE REMOVED FROM ALL NON EXPOSED PARTS WITHIN SIX MONTHS FROM FILM APPLICATION OR IRREPARABLE DAMAGE WILL OCCUR TO THE SURFACE. CLAIMS WILL NOT BE ACCEPTED FOR THIS ISSUE.

RESPONSIBILITIES

1. The Metal Building Provider Customer, hereafter referred to as the "customer", obtains and pays for all building permits, licenses, public assessments, paving or utility pro rata, utility connections, occupancy fees and other fees required by any governmental authority or utility in connection with the work provided for in the Contract Documents. The customer provides at his expense all plans and specifications required to obtain a building permit. It is the customer's responsibility to ensure that all plans and specifications comply with the applicable requirements of any governing building authorities.
2. The customer is responsible for identifying all applicable building codes, zoning codes, or other regulations applicable to the Construction Project, including the metal building system.
3. It is the responsibility of the customer to interpret all aspects of the End User's specifications and incorporate the appropriate specifications, design criteria, and design loads into the Order Documents submitted to the Metal Building Provider.
4. It is the responsibility of the Metal Building Provider to furnish the metal building system to meet the specifications including the design criteria and design loads incorporated by the Contractor into the Order Documents. The Metal Building Provider is not responsible for making an independent determination of any local codes or any other requirements not part of the Order Documents.
5. The Metal Building Provider's standard specifications apply unless stipulated otherwise in the Contract Documents. The Metal Building Provider design, fabrication, quality criteria, standards, practice, methods and tolerances shall govern the work any other interpretations to the contrary notwithstanding. It is understood by both parties that the customer is responsible for clarifications of inclusions or exclusions from the Architectural plans.
6. In case of discrepancies between the Metal Building Provider's structural steel plans and plans for other trades, the Metal Building Provider's shall govern ("Code of Standard Practice for Steel Buildings and Bridges" in the AISC 303-16; Section 3.3)
7. The customer is responsible for overall project coordination. All interface, compatibility and design considerations concerning any materials not furnished by the Metal Building Provider and the Metal Building Provider's steel system are to be considered and coordinated by the customer. Specific design criteria concerning this interface between materials must be furnished by the customer before release for fabrication or the Metal Building Provider's assumptions will govern.
8. Foundations, anchor rods, and anchor rod embedment are designed, furnished, and set by the customer in accordance with an approved drawing. Dimensional accuracy shall satisfy the requirements of Section 7.5.1 of "Code of Standard Practice for Steel Buildings and Bridges" in the AISC 303-16.
9. All other embedded items or connection materials between the structural steel and the work of other trades are located and set by the customer in accordance with approved location on erection drawings. Accuracy of these items must satisfy the erection tolerance requirements.
10. The Metal Building Provider does not investigate the influence of the metal building system on existing buildings or structures. The End Customer assures that such buildings and structures are adequate to resist snow drifts, wind loads, or other conditions as a result of the presence of the metal building system.

GENERAL SPECIFICATIONS

1. Wall and liner panels are an integral part of the structural system. Unauthorized removal of panels or cutting panels for framed openings not shown is prohibited.
2. Oil-canning, a perceived waviness inherent to light gauge metal, may exist. This condition does not affect the structural integrity or the finish of the panel, and therefore is not a cause for rejection.
3. The Metal Building Provider's red-oxide and gray oxide primer are designed for short term field protection from exposure to ordinary atmospheric conditions.
4. All bolts are 1/2" x 1-1/4" A307 unless noted. Refer to the erection drawings for specific framing connections and the cross-section(s) for main frame connections.
5. Unless noted otherwise on the frame cross section(s), all bolted joints with ASTM F3125 Grade A325 bolts are specified as snug-tightened joints in accordance with the Specification for Structural Joints Using High-Strength Bolts, June 11, 2020. Installation inspection requirements for Snug-Tight Bolts (Specification for Structural joints, Section 9.1) is suggested.
6. Unless noted otherwise, all bolted connections are designed as bearing type connections with bolt threads not excluded from the shear plane.
7. Any type of suspended or load inducing system(s) is prohibited if zero collateral and zero sprinkler loads are designated on the contract. This would include lights, duct work, piping, and insulation types other than 3" standard duty fiberglass blanket insulation, etc.

BUILDING DESIGN CODES

Building Code:	GSBC 2020
Steel Specification:	AISC16
Cold-Formed Specification:	NAUS16

GENERAL LOADS

Roof Dead Load:	2.64	
Roof Collateral Load:	2.00	psf
Sprinkler Load:	.	psf
Roof Live Load:	20.00	psf
Tributary Live Load Reduction:	Yes	
Rainfall Intensity (5-minute duration 5-year recurrence):	7.00	in/hr

WIND LOAD

Wind Speed (3-sec gust) Vult:	113	mph
Vasd:	1.00	mph
V service:	1.00	mph
Wind Exposure Category:	C	
Wind Condition:	Partially Open	
Internal Pressure Coefficient (GCpi):		
Edge Zone Width:	.	Ft

SNOW LOAD

Ground Snow Load (Pg):	5.00 psf
Roof Snow Load (Pf):	4.62 psf
Snow Exposure Factor (Ce):	1.00
Snow Load Importance Factor (Is):	1.10
Thermal Factor (Ct):	1.20

DEFLECTION CRITERIA

Main Frames Lateral:	H/60	Roof Panels:	L/60
Main Frames Vertical:	L/ 180	Purlins:	L/ 180
Bearing Frame Rafter:	L/ 180	Wall Panels:	L/60
Endwall Columns:	L/ 120	Girts:	L/90

SEISMIC LOAD

Risk Category:	III- High
Seismic Importance Factor (Ie):	1.25
Spectral Response Acceleration (Ss):	0.2830
Spectral Response Acceleration (S1):	0.0960
Site Class:	d
Spectral Response Coefficients (Sds):	0.2787
Spectral Response Coefficients (Sd1):	0.1520
Seismic Design Category:	C
Basic Seismic Force Resisting Systems*:	

	Longitudinal		Lateral	
Total Design Base Shear:	2.42	Kips	2.82	Kips
Seismic Response Coefficient(s) (Cs):	0.116		0.116	
Response Modification Factor(s) (R):	3		3	
Deflection Amplification Factor(s):	.			

Analysis Procedure: Equivalent Lateral Force

* Ordinary Steel Concentrically Braced Frame(s) and/or Ordinary Steel Moment Frame(s)

ROOF PANEL

Profile: Super Span X Gauge: 26 Color: Galvalume Plus

UL580 Class 90: Yes

Clip Type if Standing Seam:

WALL PANEL

Profile: Super Span X Gauge: 26 Color: NEED COLOR

PRIMARY FRAMING

Built-Up & Hot-Rolled: Red Oxide Primer

SECONDARY FRAMING

Purlins, Eave Struts:	Red Oxide Primer
Girts, Light Gage Columns:	Red Oxide Primer
Light Gage Jambs & Headers:	Red Oxide Primer

Hot-Dip Galvanizing conforms to the ASTM A123 specification.
Pre-Galvanized members conform to the ASTM A653, Grade 50, Coating G-90 specification.

APPROVAL SPECIFICATIONS

1. Approval of the Metal Building Provider drawings and/or calculations indicate that the Metal Building Provider has correctly interpreted the contract requirements. This approval constitutes the customer acceptance of the Metal Building Provider design, concepts, assumptions, and loadings.
2. Failure to respond to clouded areas and areas to verify may result in additional costs and/or schedule delays for which the Metal Building Provider will not be responsible.
3. Any changes made after the Metal Building Provider's customer has signed and returned the Metal Building Provider drawings and/or calculations and the project is released for fabrication shall be billed to the Metal Building Provider customer including material, engineering, and other costs. An additional fee may be charged if the project must be moved in the fabrication and/or the shipping schedule.
4. It is the responsibility of the customer to field verify all existing conditions prior to fabrication.
5. It is imperative that any changes to these drawings:
   - 5.1. Be made in contrasting ink.
   - 5.2. Be legible and unambiguous.
   - 5.3. Have all instances of changes clearly indicated.
6. A dated signature, in the designated areas, is required on all pages. The signature must be from the person authorized on the contract or a person authorized, in writing, by the Metal Building Provider customer.
7. The Metal Building Provider reserves the right to resubmit drawings with extensive or complex changes required to avoid misfabrication. This may impact the delivery schedule.
8. Any changes noted on the drawings not in conformance with the terms and requirements of the contract between the Metal Building Provider and its customer are not binding on the Metal Building Provider unless subsequently specifically acknowledged and agreed to in writing by change order or separate documentation.
9. Waiving the approval process by designating the order "For Production" supercedes notes 1, 2, 5, 6, and 8 in this section, and constitutes the customer acceptance of the Metal Building Provider's design, concepts, assumptions, and loadings.

DRAWING INDEX	
DATE	DESCRIPTION
C1	Cover Sheet
F1	Anchor Rod Plan
F2	Anchor Rod Details
F3	Anchor Rod Reactions
E1	Roof Framing Plan
E2	Roof Sheeting Plan
E3	Front Sidewall
E4	Back Sidewall
E5	Left Endwall
E6	Right Endwall
P1 >> P6	Frame Cross-Sections
D1 >> D15	Standard Details

TRIM COLORS

Roof Line:	NEED COLOR		
Wall Trim:	NEED COLOR	Gauge:	.
Accessories:	NEED COLOR	Gauge:	.
Downspouts:	NEED COLOR	Gauge:	.

The Engineer whose seal and signature appear on these documents represent Whirlwind Steel Buildings, Inc., and is not the Engineer of Record for the overall project. The Engineer's responsibility is limited to material designed and manufactured by Whirlwind Steel Buildings, Inc., and excludes parts such as doors, windows, foundation design, and erection of the building.

DRAWING STATUS

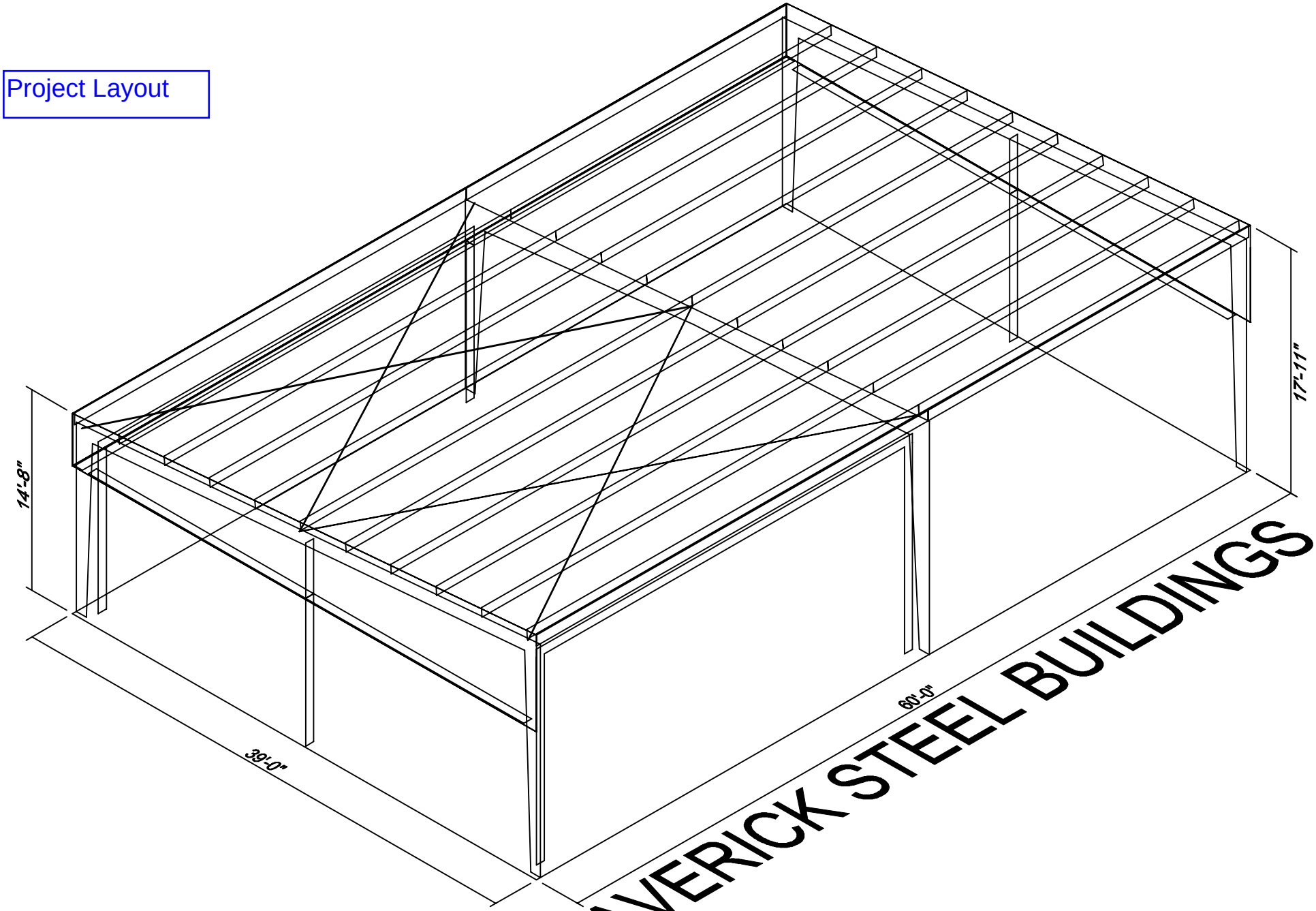
- ☐ FOR APPROVAL: These drawings, being for approval, are by definition not final and are for conceptual representation only. Their purpose is to confirm the proper interpretation of the project documents. Only drawings issued "For Erector Installation" can be considered complete.
- ☐ FOR CONSTRUCTION PERMIT: These drawings, being for permit, are by definition not final. Only drawings issued "For Erector Installation" can be considered complete.
- ☐ FOR ERECTOR INSTALLATION: Final drawings for construction.

ISSUE	DATE	DESCRIPTION	BY	CHK
.	.	.	.	.

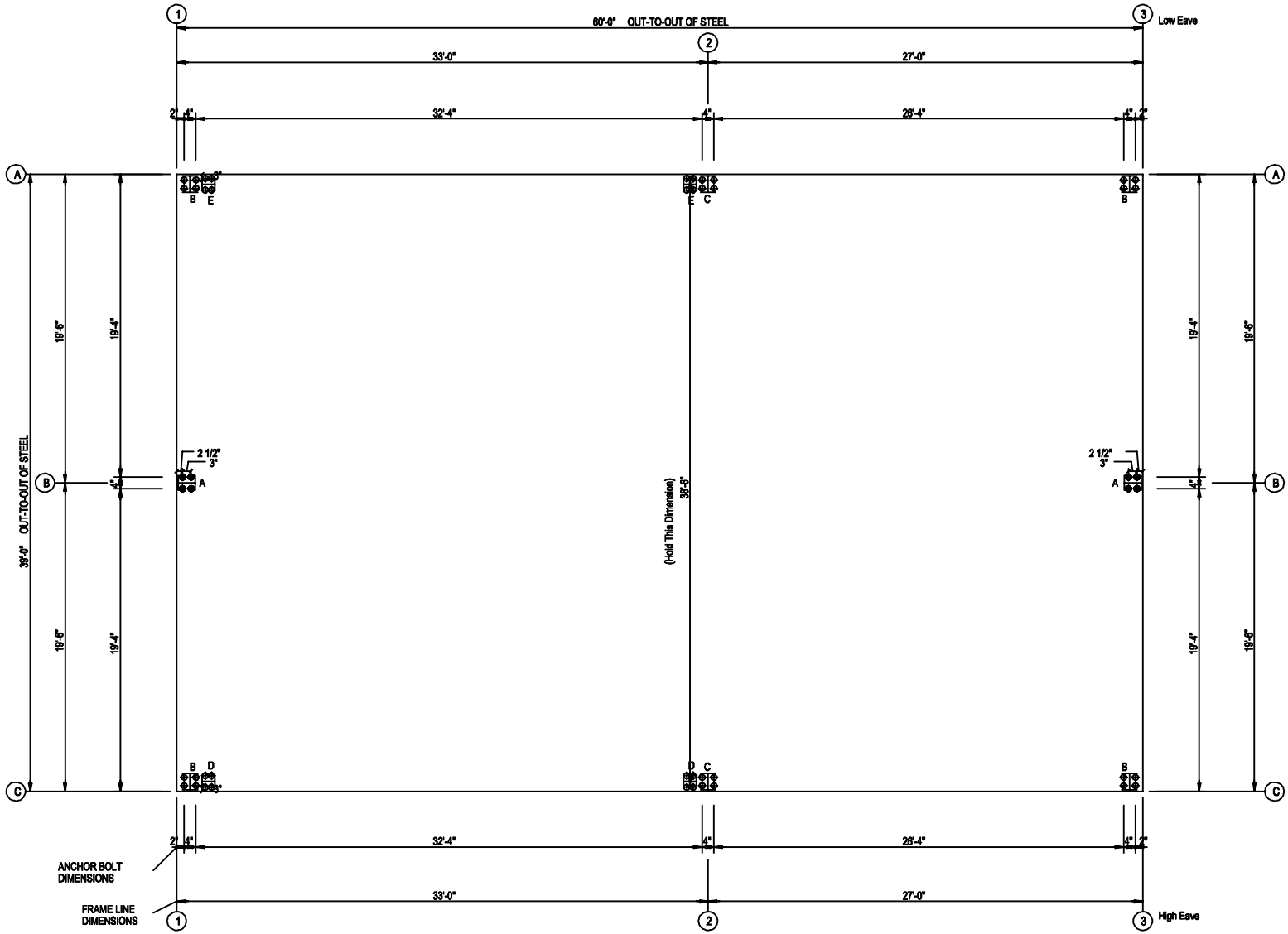
SHEET DESCRIPTION: COVER SHEET
BLDG. SIZE: 39'-0" x 60'-0" x 14'-8" x 17'-11"
CUSTOMER: MAVERICK STEEL BUILDINGS
CUSTOMER LOCATION: JEFFERSON, GA 30549
PROJECT REFERENCE: AUSTIN SCHRINER
JOBSITE LOCATION: CANTON GA 30114
JOBSITE COUNTY:

ENG:	CHK:	DATE:	ENG:	JOB NO:	DWG NO:	ISSUE:
	.	7/14/25		MVE-682_Austin_Schriner_R2	C1	.

Project Layout



MAVERICK STEEL BUILDINGS



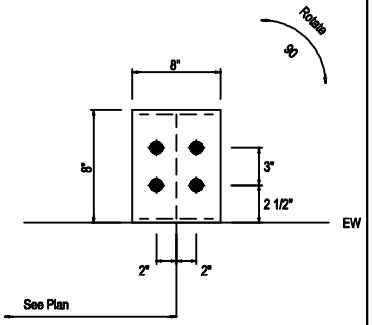
ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

MAVERICK STEEL BUILDINGS INC.
52 Apex Dr Jefferson, GA 30549
Ph. (888) 346-2426 Maverickstelbuildings.com

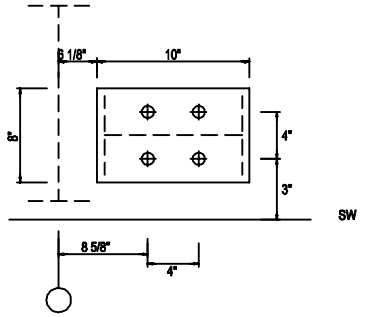
DESCRIPTION: ANCHOR BOLT PLAN						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	2

Dia= 5/8"



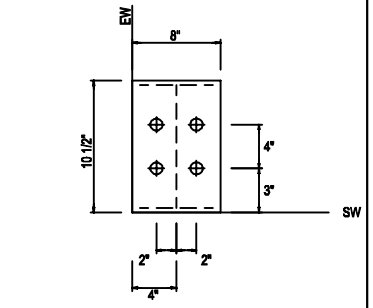
DETAIL A

Dia= 3/4"



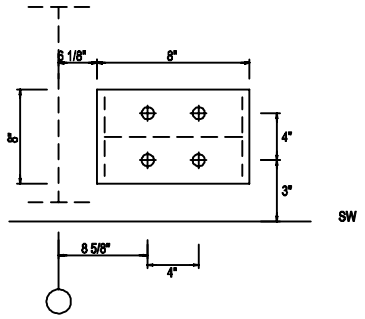
DETAIL D

Dia= 3/4"



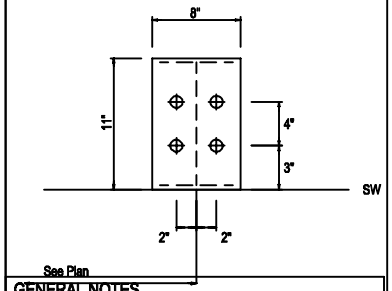
DETAIL B

Dia= 3/4"



DETAIL E

Dia= 3/4"



DETAIL C

GENERAL NOTES

1. All anchor bolts (by others) to have nuts and flat washers.
2. All anchor bolts are designed to full S.A.E. diameters with cut threads. No substitutions are allowed.
3. The Metal Building Provider is not responsible for the design, materials and workmanship of the foundation. Anchor bolt plans prepared by the Metal Building Provider are intended to show only location, diameter, and projection of anchor bolts required to attach the Metal Building System to the foundation. The Metal Building Provider is responsible for providing to the Builder the loads imposed by the Metal Building System on the foundation. It is the responsibility of the End Customer to ensure that adequate provisions are made for specifying bolt embedment, bearing angles, tie rods, and/or other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. This is typically the responsibility of the Design Professional or Engineer of Record, which is another reason that their involvement in the Construction Project from the outset is highly recommended. (2012 MBMA Metal Building Systems Manual, Section 3.2.2)

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DESCRIPTION: ANCHOR BOLT DETAILS

CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	02

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width	(ft)	= 30.0
Length	(ft)	= 60.0
Eave Height	(ft)	= 14.7/ 17.9
Roof Slope	(rise/12)	= 1.00
Roof Dead Load	(psf)	= 2.5
Wall Dead Load		
Left Endwall	(psf)	= 3.0
Right Endwall	(psf)	= 3.0
Front Sidewall	(psf)	= 3.0
Back Sidewall	(psf)	= 3.0
Roof Live Load	(psf)	= 20.0
Frame Live Load	(psf)	= 12.0
Collateral Load	(psf)	= 2.0
Snow Load	(psf)	= 4.6
Minimum Snow	(psf)	= 5.5
Wind Speed	(mph)	= 113.0
Wind Code		=CBSC 20 (IBC 18)
Exposure		=C
Closure		=Partially Open
Internal Wind Coeff		=-0.18, +0.18
Risk Category		=III- High
Importance - Wind		= 1.00
Importance - Seismic		= 1.25
Seismic Design Category		=C
Seismic Coeff	(Sms)	= 0.42

5. Loading conditions are:
   1. Dead+Collateral+Live
   2. Dead+Collateral+Snow+Snow_Drift
   3. Dead+Collateral+0.75(Live+0.45Wind_Right2
   4. 0.6Dead+0.6Wind_Left1
   5. 0.6Dead+0.6Wind_Right1
   6. 0.6Dead+0.6Wind_Left2
   7. 0.6Dead+0.6Wind_Long1R
   8. 0.6Dead+0.6Wind_Right2+0.6Wind_Suction
   9. 0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L
   10. Dead+Collateral+0.45Wind_Right2+0.45Wind_Suction+0.75MIN_SNOW

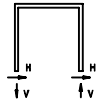
BUILDING BRACING REACTIONS

Loc	Wall Line	Col Line	‡ Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft) Wind	Seis	Note
L_EW	1								(h)
F_SW	C	1,2							(a)
R_EW	3								(h)
B_SW	A	1,2							(a)

(a)Wind bent in bay
(h)Rigid frame at endwall

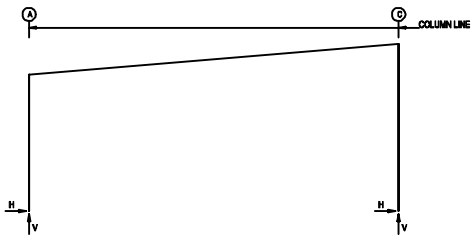
Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

PORTAL FRAME REACTIONS



Loc	Wall Line	Col Line	‡ Reactions Wind(k) Horz	Wind Vert	Seismic(k) Horz	Seismic Vert	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick
F_SW	C	1	1.4	1.5	0.6	0.6	4	0.750	8.000	10.000	0.375
F_SW	C	2	1.4	1.5	0.6	0.6	4	0.750	8.000	10.000	0.375
B_SW	A	2	1.3	1.1	0.6	0.5	4	0.750	8.000	8.000	0.375
B_SW	A	1	1.3	1.1	0.6	0.5	4	0.750	8.000	8.000	0.375

FRAME LINES: 1 2 3



RIGID FRAME:

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Elev. (in)
1*	A	3	2.8	4.7	6	-2.7	-2.7	4	0.750	8.000	10.50	0.375	0.0
		1	2.2	6.0	4	-2.6	-4.5						
1*	C	5	2.3	-2.8	1	-2.2	5.1	4	0.750	8.000	10.50	0.375	0.0
		2	-1.6	6.4	7	0.5	-3.6						
1*	Frame lines:	1 3											

RIGID FRAME:

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Elev. (in)
2	A	3	5.8	10.4	6	-5.5	-4.5	4	0.750	8.000	11.00	0.375	0.0
		1	5.2	12.8	4	-5.5	-8.1						
2	C	5	4.3	-5.4	1	-5.2	13.1	4	0.750	8.000	11.00	0.375	0.0
		2	-3.7	15.8	7	0.8	-7.2						

RIGID FRAME:

BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horz	Dead Vert	Collateral Horz	Collateral Vert	Live Horz	Live Vert	Snow Horz	Snow Vert	Snow_Drift Horz	Snow_Drift Vert	Wind_Left1 Horz	Wind_Left1 Vert
1*	A	0.5	1.4	0.2	0.6	1.5	3.9	0.6	1.5	0.3	0.3	-4.9	-8.6
1*	C	-0.5	1.5	-0.2	0.7	-1.5	3.9	-0.6	1.5	-0.3	2.7	0.5	-7.2

Frame Line	Column Line	-Wind_Right1- Horz	Vert	-Wind_Left2- Horz	Vert	-Wind_Right2- Horz	Vert	-Wind_Long1- Horz	Vert	-Wind_Long2- Horz	Vert	-Seismic_Left Horz	Vert
1*	A	1.7	-3.2	-4.9	-8.9	1.7	-5.8	-0.9	-7.4	0.0	-4.8	-0.4	-0.3
1*	C	4.3	-8.1	0.5	-4.5	4.3	-3.4	1.3	-7.8	0.0	-4.8	-0.3	0.3

Frame Line	Column Line	Seismic_Right Horz	Vert	-MIN_SNOW- Horz	Vert
1*	A	0.4	0.3	0.7	1.8
1*	C	0.3	-0.3	-0.7	1.8

Frame Line	Column Line	—Dead— Horz	Vert	–Collateral– Horz	Vert	—Live— Horz	Vert	—Snow— Horz	Vert	–Snow_Drift– Horz	Vert	–Wind_Left1– Horz	Vert
2	A	1.0	2.7	0.6	1.5	3.8	6.7	1.4	3.4	0.7	0.7	-10.1	-16.2
2	C	-1.0	2.8	-0.8	1.5	-3.6	8.6	-1.4	3.4	-0.7	0.1	0.2	-12.8

Frame Line	Column Line	-Wind_Right1- Horz	Vert	–Wind_Left2– Horz	Vert	-Wind_Right2- Horz	Vert	-Wind_Long1- Horz	Vert	-Wind_Long2- Horz	Vert	-Seismic_Left Horz	Vert
2	A	2.6	-6.6	-10.2	-10.1	2.9	-0.8	-1.8	-14.2	-0.1	-9.3	-0.8	-0.5
2	C	8.2	-11.8	0.5	-6.9	7.9	-5.8	2.5	-14.8	-0.1	-9.1	-0.6	0.5

Frame Line	Column Line	Seismic_Right Horz	Vert	-MIN_SNOW- Horz	Vert
2	A	0.8	0.5	1.7	4.0
2	C	0.6	-0.5	-1.7	4.1

1* Frame lines: 1 3

ENDWALL COLUMN:

BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	Seis Long Horz
1	B	0.1	-2.8	3.1	0.0
3	B	0.1	-2.8	3.1	0.0

ENDWALL COLUMN:

MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Elev. (in)
1	B	8	1.8	0.1	9	-1.7	0.1	4	0.625	8.000	8.000	0.375	0.0
		10	1.4	0.1									
3	B	8	1.8	0.1	9	-1.7	0.1	4	0.625	8.000	8.000	0.375	0.0
		10	1.4	0.1									

ANCHOR BOLT SUMMARY (GRADE 36)

Qty	Locate	Dia (in)	Type	Proj (in)
8	Endwall	5/8"	F1554	2.50
24	Frame	3/4"	F1554	3.00
16	Fixed Base	3/4"	F1554	3.00

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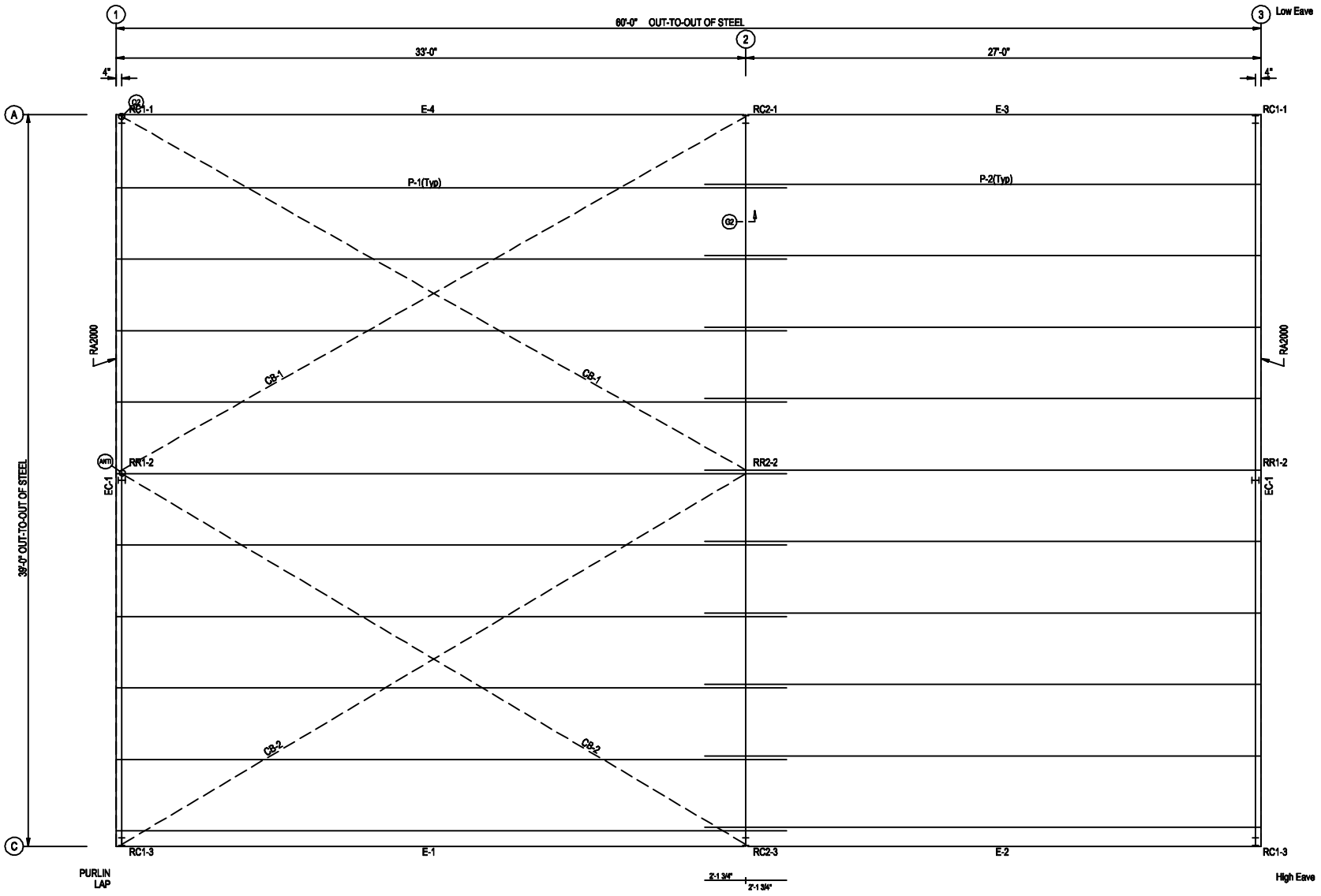
DESCRIPTION: ANCHOR BOLT REACTIONS

CUSTOMER: MAVERICK STEEL BUILDINGS | PROJECT: AUSTIN SCHRINER

LOCATION: CANTON GA 30114

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	2

MEMBER TABLE ROOF PLAN	
MARK	PART
P-1	10X35Z12
P-2	10X35Z12
E-1	10HES141
E-2	10HES141
E-3	10ES141
E-4	10ES141
CB-1	0.25_CBL
CB-2	0.25_CBL



ROOF FRAMING PLAN

GENERAL NOTES:
Refer to the cover sheet C1 for
General Framing and Sheeting & Trim notes.

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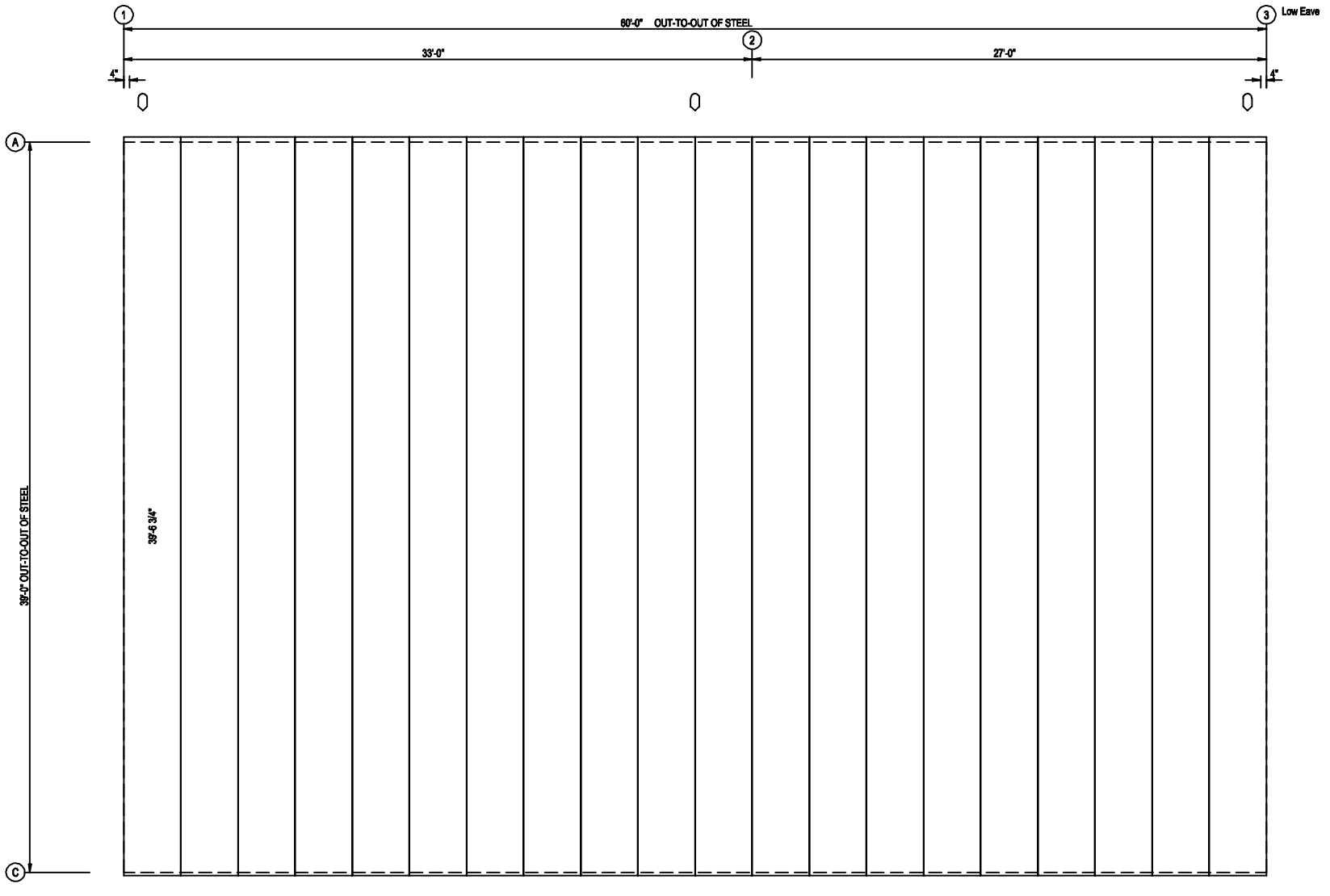
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	

DOWNSPOUT LOCATIONS



ROOF SHEETING PLAN

PANELS: 26 Ga. Super Span X - Galvalume Plus

GENERAL NOTES:

Refer to the cover sheet C1 for
General Framing and Sheeting & Trim notes.

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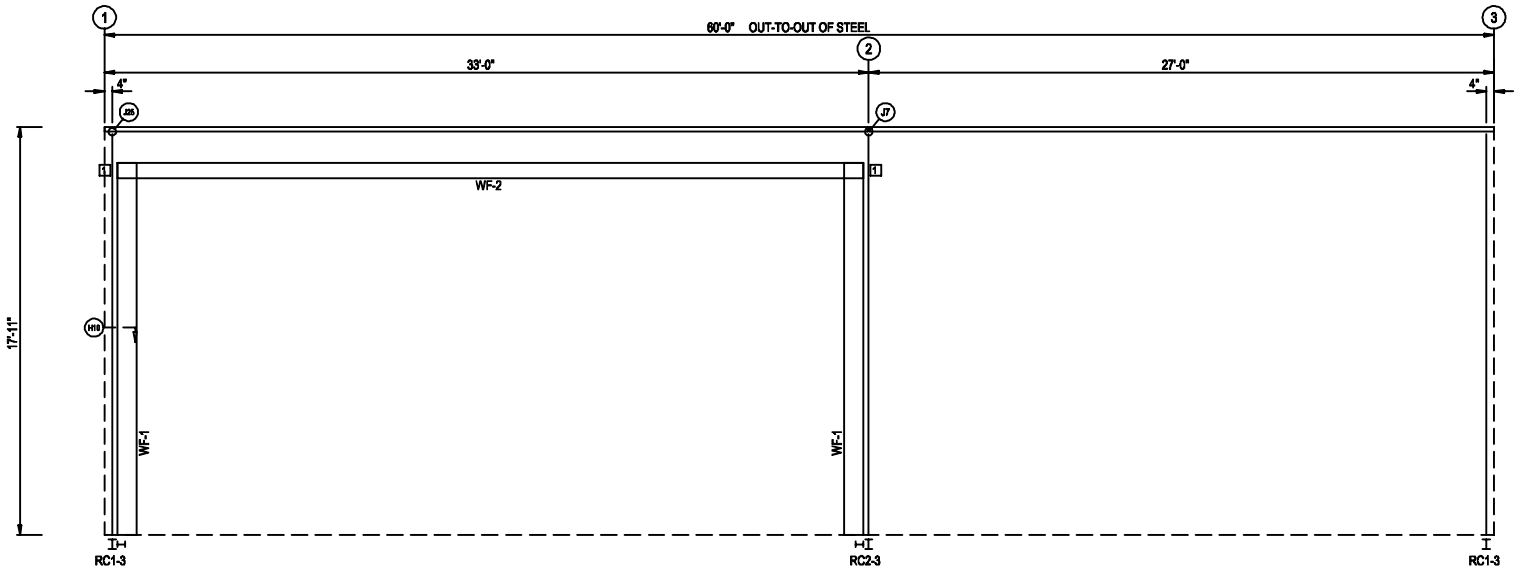
DESCRIPTION: ROOF SHEETING						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	C2

BOLT TABLE FRAME LINE C				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	3/4"	2"
WF-1 - RC1-3	8	A325	5/8"	1 3/4"
WF-1 - RC2-3	8	A325	5/8"	1 3/4"

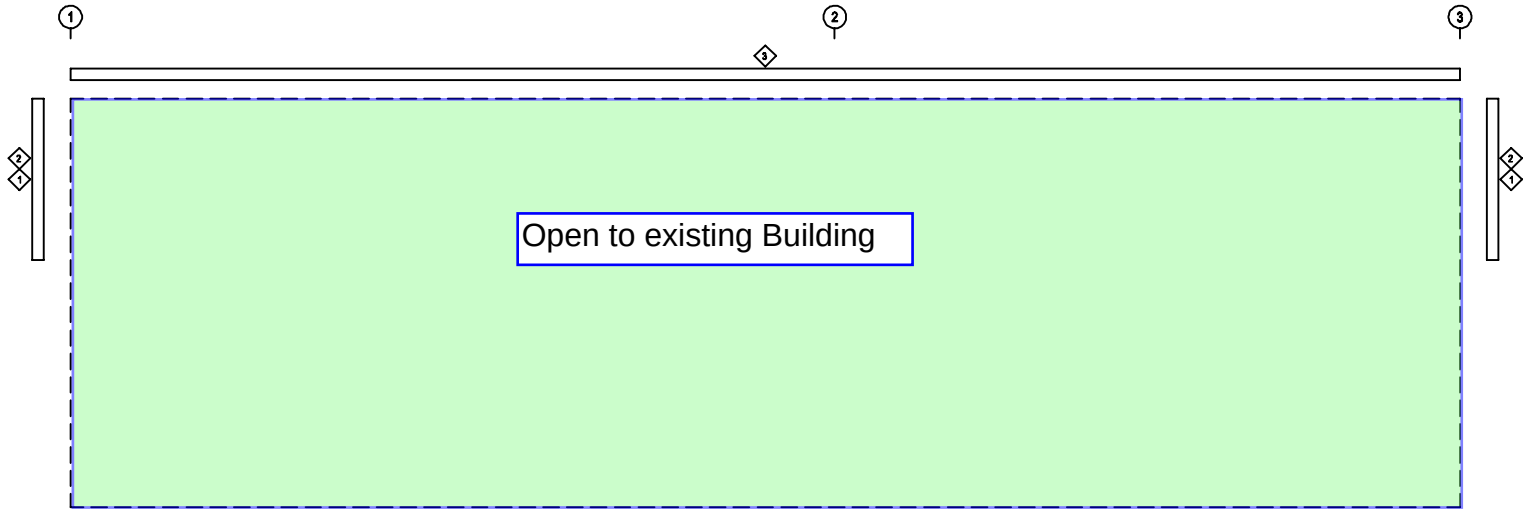
TRIM TABLE - THIS WALL ONLY FRAME LINE - C			
◇ID	PART	LENGTH	QTY
1	CT-102	10'-3"	2
2	CF-108	10'-3"	2
3	CF102HB	20'-3"	3

MEMBER TABLE FRAME LINE C	
MARK	PART
WF-1	W10541
WF-2	W8841

CONNECTION PLATES FRAME LINE C	
□ID	MARK/PART
1	AK508



SIDEWALL FRAMING: FRAME LINE C



SIDEWALL SHEETING & TRIM: FRAME LINE C

GENERAL NOTES:

Refer to the cover sheet C1 for
General Framing and Sheeting & Trim notes.

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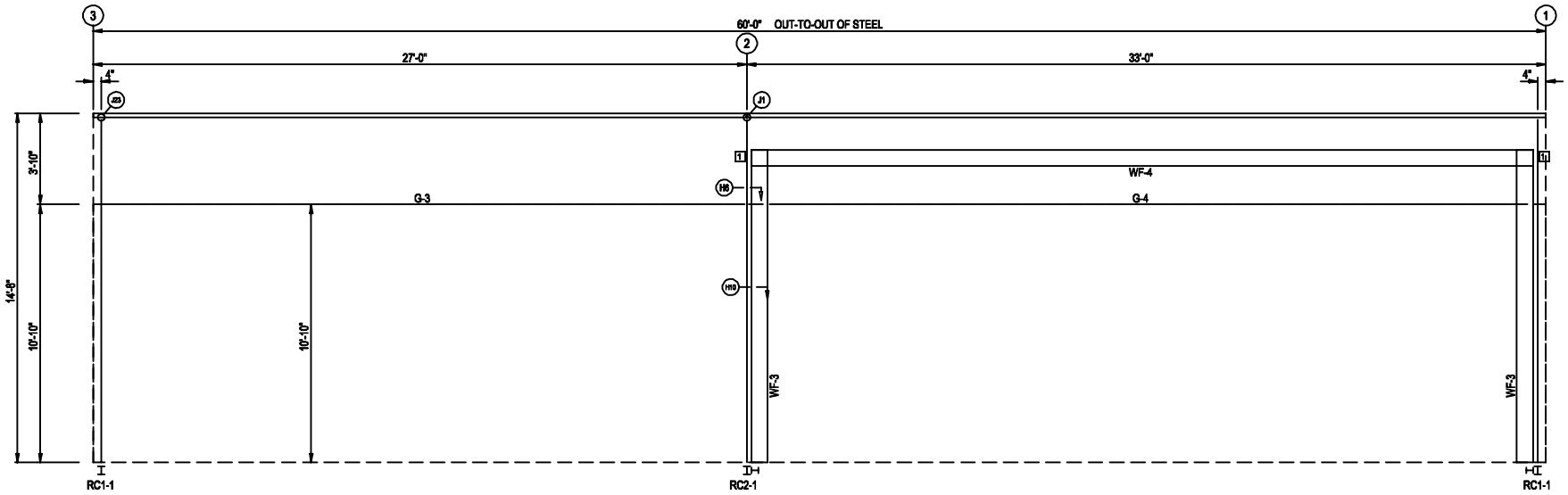
DESCRIPTION: SIDEWALL FRAMING						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	C2



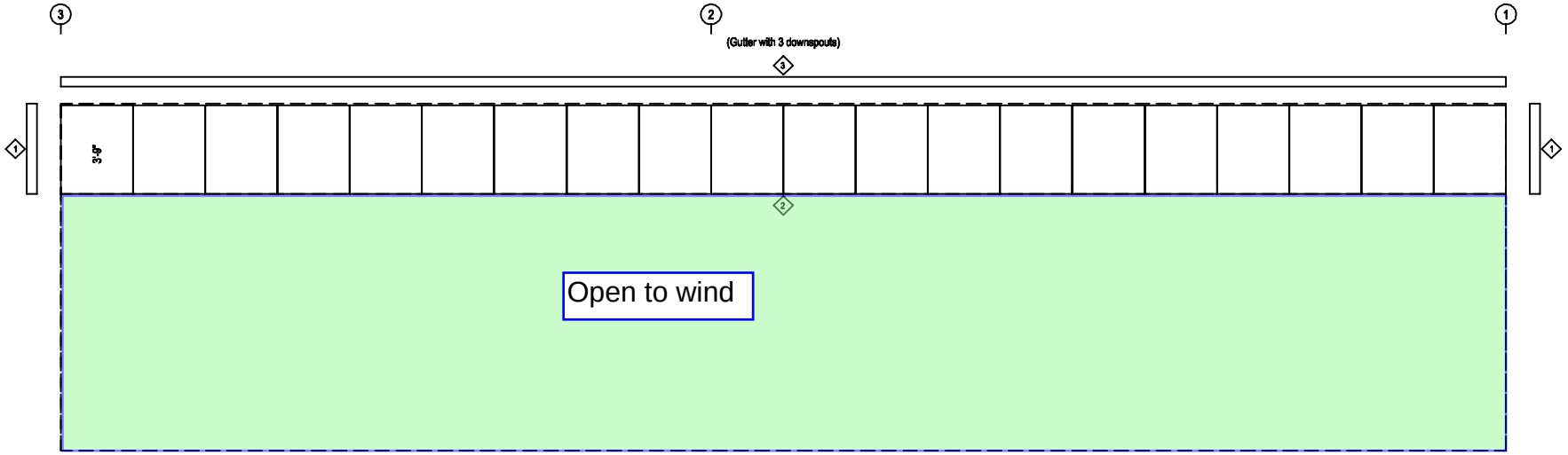
SIDEWALL FRAMING: FRAME LINE A

BOLT TABLE FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-3 - WF-4	8	A325	3/4"	2"
WF-3 - RC2-1	8	A325	5/8"	1 3/4"
WF-3 - RC1-1	8	A325	5/8"	1 3/4"

TRIM TABLE - THIS WALL ONLY FRAME LINE - A			
◇ID	PART	LENGTH	QTY
1	CT-102	10'-3"	2
2	MT-112	20'-3"	3
3	GU-12_	20'-3"	3

MEMBER TABLE FRAME LINE A	
MARK	PART
WF-3	W8541
WF-4	W8841
G-3	10X25C16
G-4	10X25C14

CONNECTION PLATES FRAME LINE A	
☐ID	MARK/PART
1	AK508



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. Super Span X - NEED COLOR

GENERAL NOTES:

Refer to the cover sheet C1 for General Framing and Sheeting & Trim notes.

Customer to confirm as this wall is open for wind up to 10'-8"

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DESCRIPTION: SIDEWALL FRAMING						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
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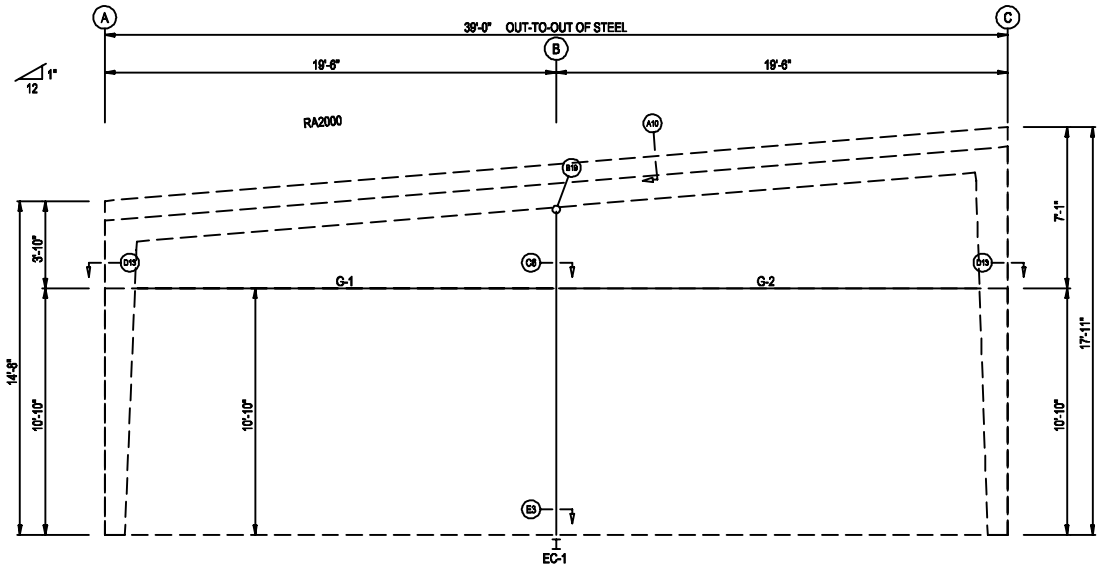
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	02

BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"

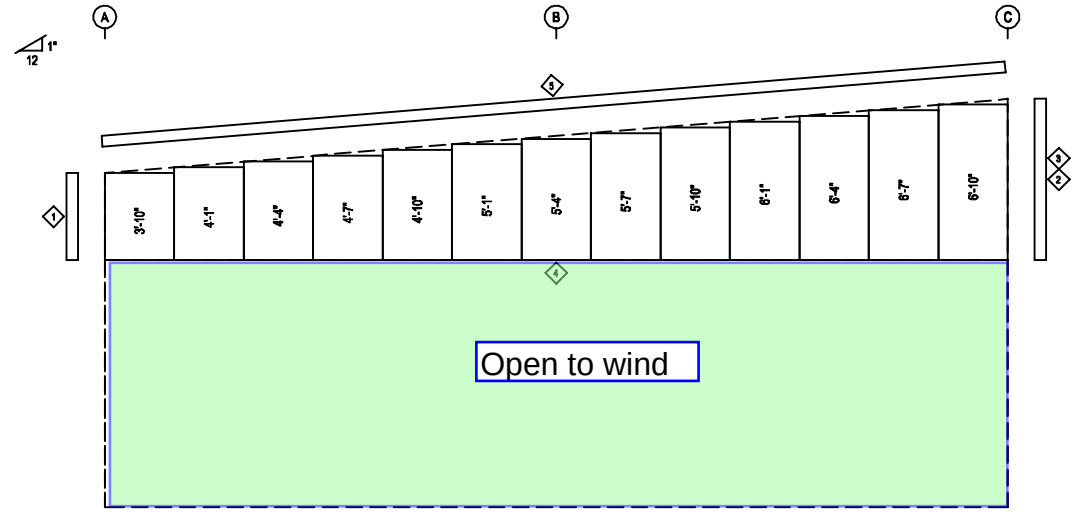
TRIM TABLE - THIS WALL ONLY
FRAME LINE - 1

◇ID	PART	LENGTH	QTY
1	CT-102	10'-3"	1
2	CT-102	10'-3"	1
3	CF-108	10'-3"	1
4	MT-112	20'-3"	2
5	RT-101	20'-3"	2

MEMBER TABLE FRAME LINE 1	
MARK	PART
EC-1	W8X10
G-1	10X25C16
G-2	10X25C16



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. Super Span X - NEED COLOR

Customer to confirm as this wall is open for wind up to 10'-8"

GENERAL NOTES:
Refer to the cover sheet C1 for
General Framing and Sheeting & Trim notes.

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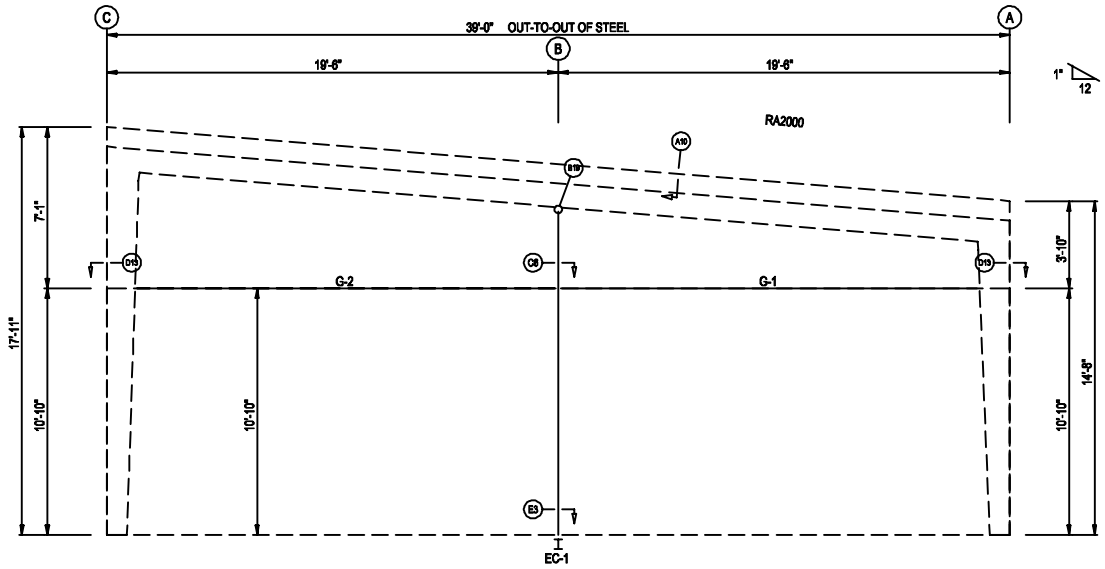
DESCRIPTION: ENDWALL FRAMING						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	C2

BOLT TABLE FRAME LINE 3				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"

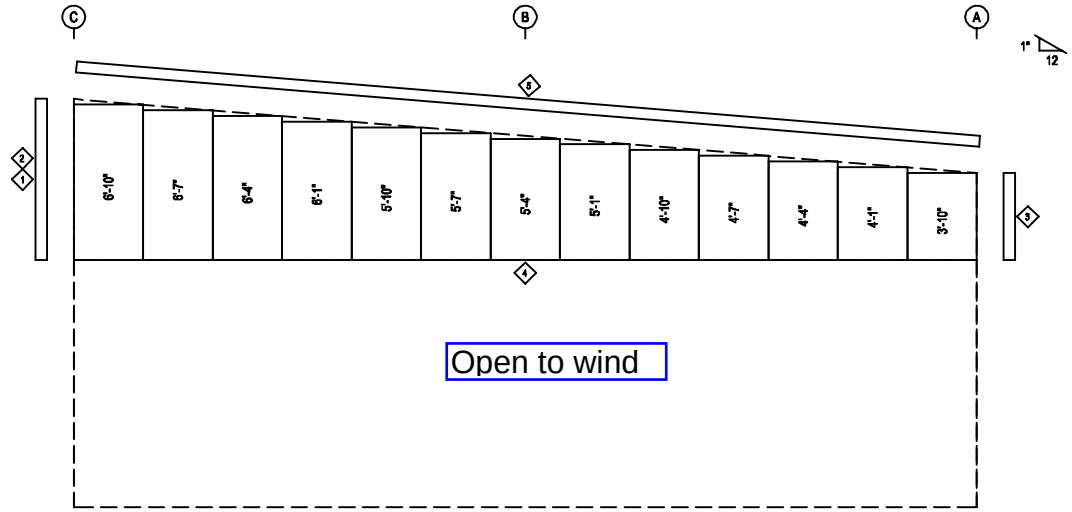
TRIM TABLE - THIS WALL ONLY
FRAME LINE - 3

◇ID	PART	LENGTH	QTY
1	CT-102	10'-3"	1
2	CF-108	10'-3"	1
3	CT-102	10'-3"	1
4	MT-112	20'-3"	2
5	RT-101	20'-3"	2

MEMBER TABLE FRAME LINE 3	
MARK	PART
EC-1	W8X10
G-1	10X25C16
G-2	10X25C16



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. Super Span X - NEED COLOR

GENERAL NOTES:
Refer to the cover sheet C1 for
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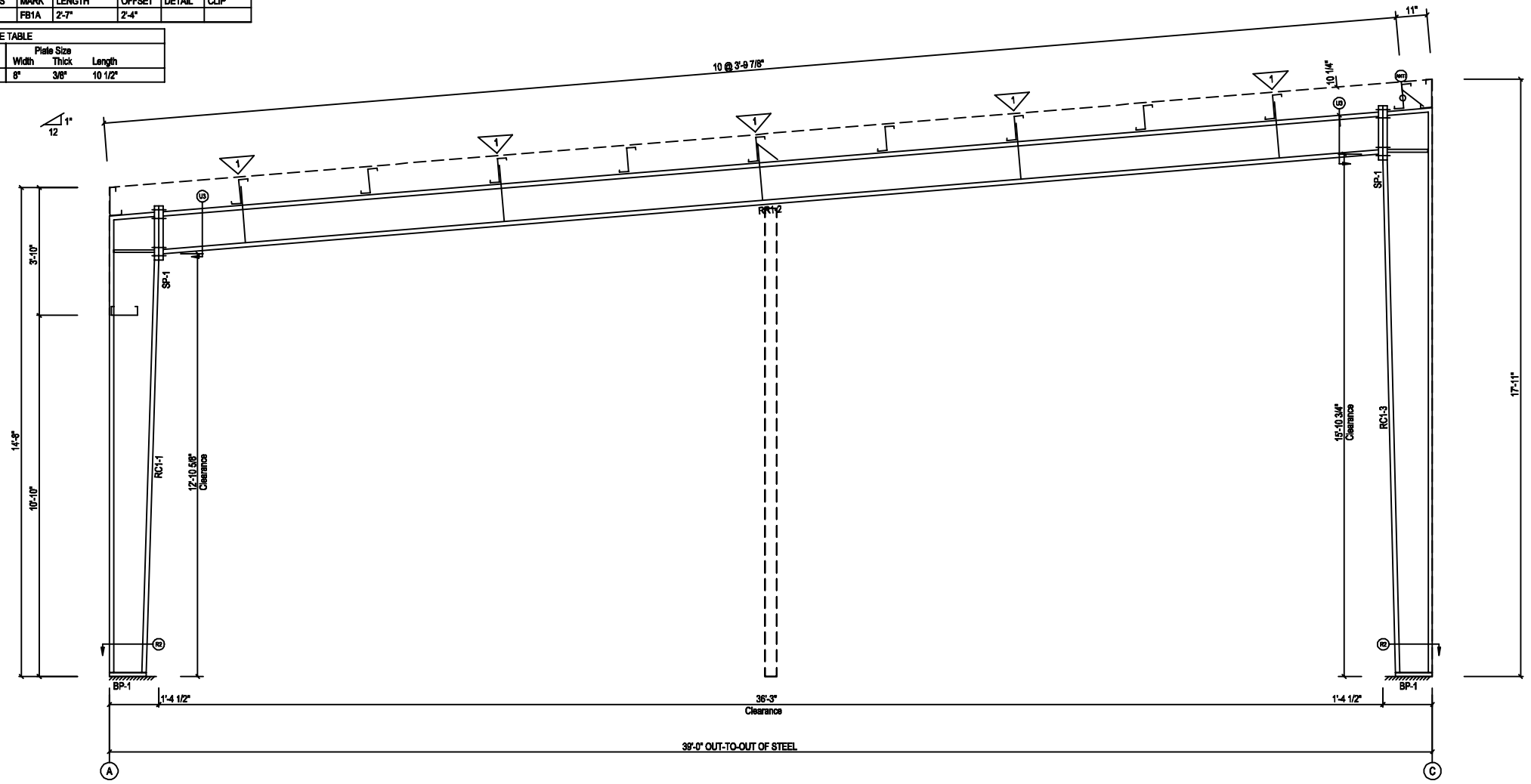
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	02

SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	3/4"	2"	6"	1/2"	1'-9"

FLANGE BRACE TABLE A=L2x2x14GA B=L2x2x12GA C=L2x2x1/8 D=L3x3x3/16 FRAME LINE: 1 3						
▽ ID	# SIDES	MARK	LENGTH	OFFSET	DETAIL	CLIP
1	1	FB1A	2'-7"	2'-4"		

BASE PLATE TABLE			
Col Mark	Plate Size Width	Thick	Length
BP-1	8"	3/8"	10 1/2"

MEMBER TABLE					
Mark	Web Depth Start/End	Web Plate Thick	Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RC1-1	10.0/16.0	0.161	166.4	6 x 1/4" x 165.1 6 x 1/4" x 16.3	6 x 1/4" x 150.1
RR1-2	12.0/12.0	0.161	240.0	5 x 1/4" x 240.0	5 x 1/4" x 240.0
	12.0/12.0	0.161	196.0	5 x 1/4" x 195.0	5 x 1/4" x 195.0
RC1-3	16.0/10.0	0.161	204.1	6 x 1/4" x 16.3 6 x 1/4" x 204.1	6 x 1/4" x 186.3



RIGID FRAME ELEVATION: FRAME LINE 1 3

GENERAL NOTES:

Refer to the cover sheet C1 for
General Framing and Sheeting & Trim notes.

MAVERICK STEEL BUILDINGS INC.
52 Apex Dr Jefferson, GA 30549
Ph. (888) 346-2426 Mavericksteelbuildings.com

DESCRIPTION: RIGID FRAME ELEVATION						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	

SPLICE PLATE & BOLT TABLE

Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	3/4"	2"	6"	1/2"	2'-5"

FLANGE BRACE TABLE

A=L2x2x14GA B=L2x2x12GA C=L2x2x1/8 D=L3x3x3/16
FRAME LINE: 2

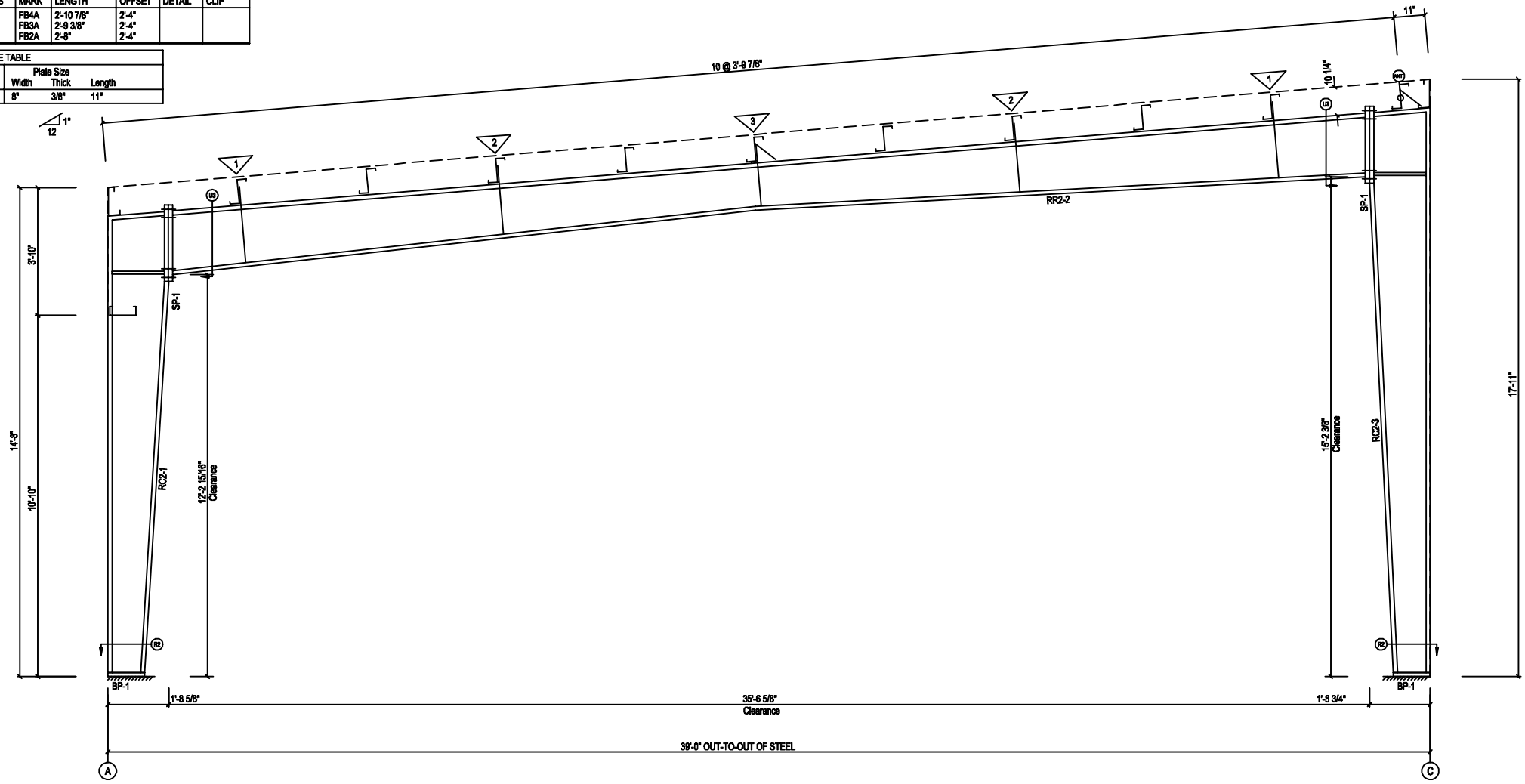
▽ ID	# SIDES	MARK	LENGTH	OFFSET	DETAIL	CLIP
1	1	FB4A	2'-10 7/8"	2'-4"		
2	1	FB3A	2'-9 3/8"	2'-4"		
3	1	FB2A	2'-8"	2'-4"		

BASE PLATE TABLE

Col Mark	Plate Size Width	Thick	Length
BP-1	8"	3/8"	11"

MEMBER TABLE

Mark	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RC2-1	10.0/20.0	0.161	166.8	6 x 1/4" x 165.1 6 x 1/4" x 20.3	6 x 3/8" x 142.6
RR2-2	20.0/14.0 14.0/20.0	0.161 0.161	209.0 219.7	5 x 1/4" x 240.0 5 x 1/4" x 187.0	5 x 1/4" x 209.1 5 x 1/4" x 218.1
RC2-3	20.0/10.0	0.161	204.1	6 x 1/4" x 20.3 6 x 1/4" x 204.1	6 x 1/2" x 178.1



RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES:

Refer to the cover sheet C1 for
General Framing and Sheeting & Trim notes.

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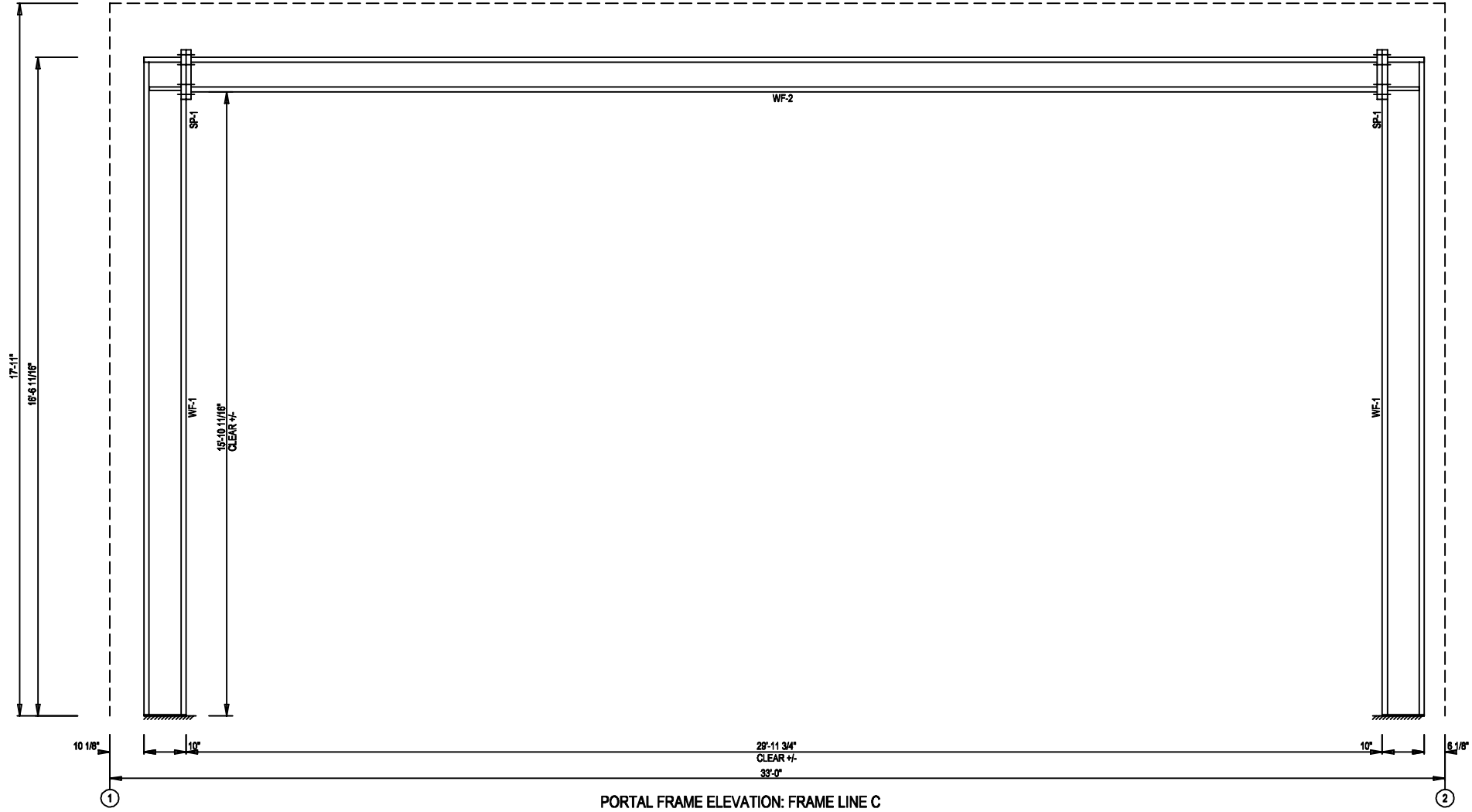
Ph. (888) 346-2426 Mavericksteelbuildings.com

DESCRIPTION: RIGID FRAME ELEVATION						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	

SPLICE BOLTS					
Splice Mark	Quan Top/	Bot	—Bolt— Type	Dia	Length
SP- 1	4	4	A325	0.750	2.00

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
WF-2	W8X41	29'-11 1/4"
WF-1	W10X41	16'-8 11/16"



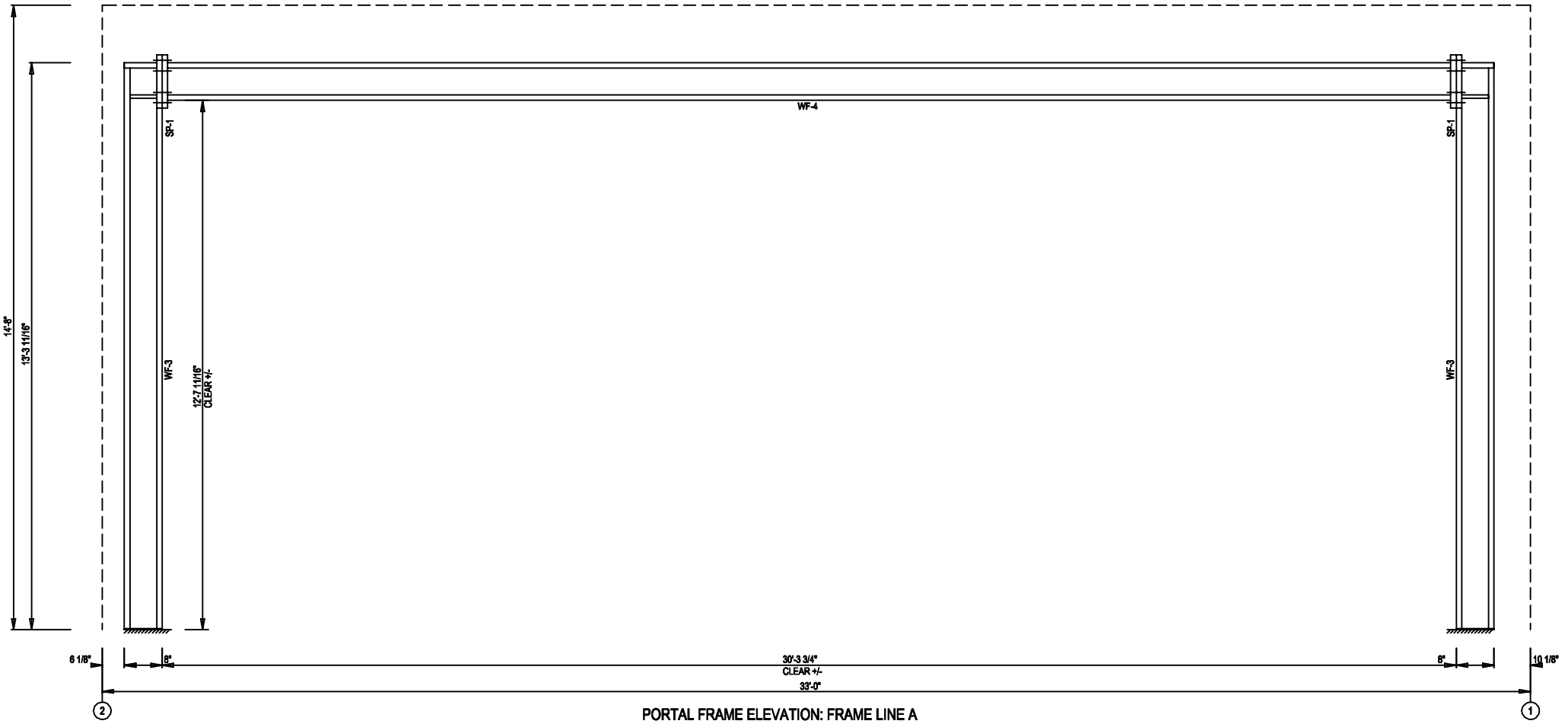
PORTAL FRAME ELEVATION: FRAME LINE C

MAVERICK STEEL BUILDINGS INC.
WWW.MAVERICKSTEELBUILDINGS.COM
52 Apex Dr Jefferson, GA 30549
Ph. (888) 346-2426 Mavericksteelbuildings.com

DESCRIPTION: PORTAL FRAME ELEVATION						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	02

SPLICE BOLTS					
Splice Mark	Quan Top/	Bot	—Bolt— Type	Dia	Length
SP- 1	4	4	A325	0.750	2.00

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
WF-4	W8841	30'-3 1/4"
WF-3	W8541	13'-3 11/16"



PORTAL FRAME ELEVATION: FRAME LINE A

MAVERICK STEEL BUILDINGS INC.
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52 Apex Dr Jefferson, GA 30549
Ph. (888) 346-2426 Mavericksteelbuildings.com

DESCRIPTION: PORTAL FRAME ELEVATION						
CUSTOMER: MAVERICK STEEL BUILDINGS					PROJECT: AUSTIN SCHRINER	
LOCATION: CANTON GA 30114						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
		7/14/25	N.T.S.	00	MVE-892_Austin_Schriner_02	02

PROJECT REFORMATION

225 Reformation Parkway

Suite 500,

Canton, GA 30114

STRUCTURAL ENGINEER DRAWINGS

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

2. ALL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS:

ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
AISC STEEL CONSTRUCTION MANUAL
2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS

3. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE EXTENT OF THE SCOPE OF WORK, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS, AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.

4. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH THE WORK.

5. ANY DEVIATION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL BEFORE PROCEEDING WITH THE WORK. SUBSTITUTIONS OF PRODUCTS OR MATERIALS SPECIFIED ON THE CONSTRUCTION DOCUMENTS ARE NOT ALLOWED.

6. THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE, AND PROCEDURE OF CONSTRUCTION AS REQUIRED.

7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUY CABLES REQUIRED TO SUPPORT ALL LOADS TO WHICH FOOTINGS, COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION.

8. CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.

9. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF DRAWINGS BY OTHERS REQUIRE MODIFICATIONS TO STRUCTURAL MEMBERS AS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.

LOADING NOTES:

FOUNDATION IS DESIGNED ACCORDING TO LOADS PROVIDED BY BUILDING MANUFACTURER. SEE REFERENCE DRAWINGS FROM MAVERICK ENTITLED XXXX, DATED XXXX JULY XXXX.

SEISMIC:
SITE CLASS "D"
SEISMIC DESIGN CATEGORY "C"
Ss = 0.269, S1 = 0.094, Sms = 0.426
Sm1 = 0.226 Sds = 0.284, Sd1 = 0.150

WIND:
BASIC WIND SPEED = XXXX MPH
EXPOSURE CATEGORY "B"
Kz = 0.60
Kzt = 1.0
Kd = 0.85
DYNAMIC PRESSURE = XXXX PSF

CONCRETE AND FOUNDATION NOTES:

1. ALL CONCRETE IS REINFORCED AND CAST IN PLACE UNLESS OTHERWISE NOTED.

2. ALL STRUCUTRAL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT TWENTY-EIGHT (28) DAYS.

3. CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C-94. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II, LOW ALKALI. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33.

4. CONCRETE MIX DESIGN:
MAXIMUM WATER-CEMENT RATIO = 0.50
CALCIUM CHLORIDE ADMIXTURES ARE PROHIBITED

5. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI 301 AND CONTRACT DOCUMENTS.

6. ALL REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. EXPOSED PORTIONS OF ANCHOR ROD THREADS SHALL BE PROTECTED FROM CONCRETE DURING POURING.

7. ONLY POUR CONCRETE IF LOW AND HIGH TEMPERATURES FOR ANY POINT UP TO FIVE (5) DAYS AFTER POURING ARE BETWEEN 35°F AND 95°F.

8. TESTING RESULTS FROM TWO (2) COMPRESSIVE CORES REQUIRED.

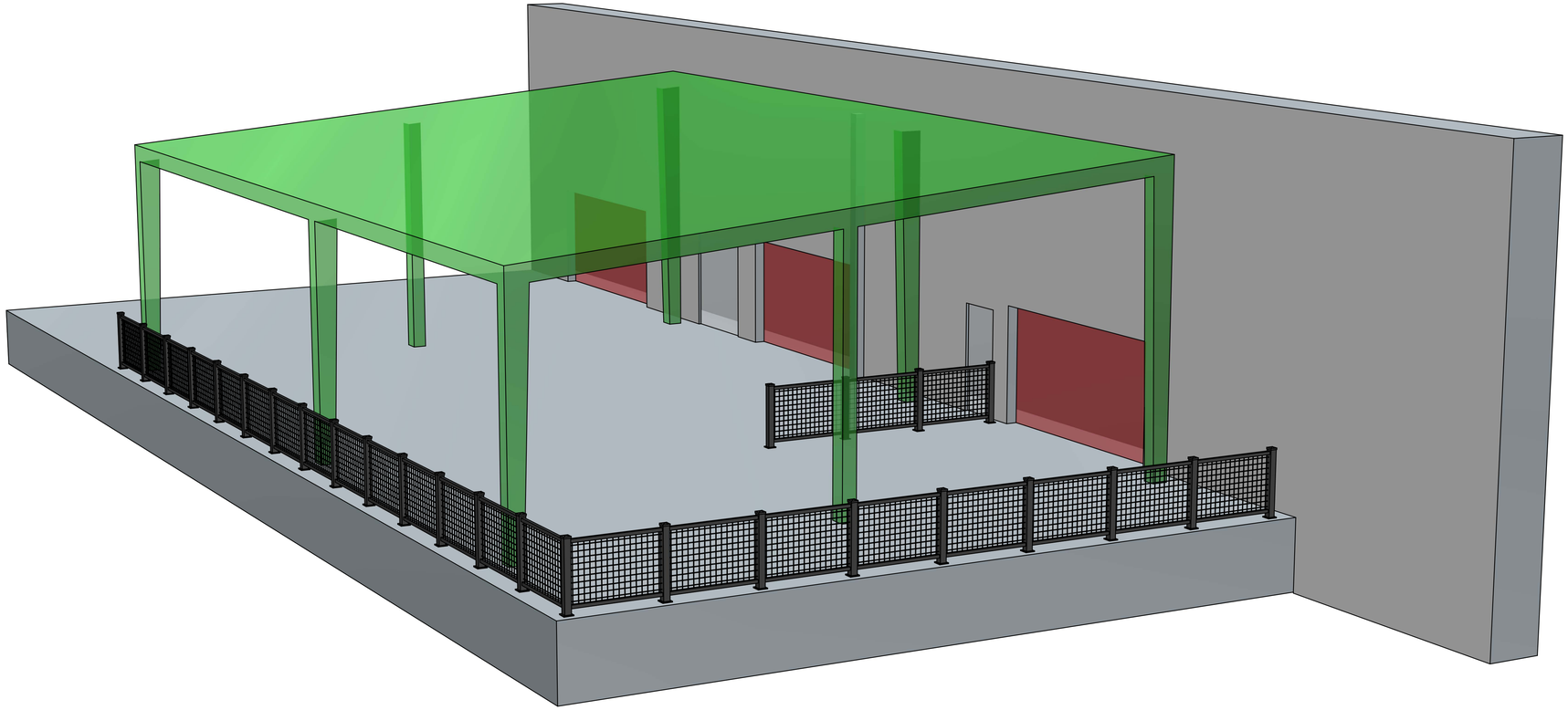
HELICAL PILE NOTES:

1. HELICAL PILES SHALL HAVE THE FOLLOWING SPECIFICATIONS:
1 1/2" SQUARE SHAFT (CHANCE P/N: SS150)
HELIX CONFIGURATION: 8"-10"-12"
MINIMUM EMBEDMENT DEPTH: 10 FEET AS MEASURED FROM LAST HELIX
MINIMUM REQUIRED INSTALLATION TORQUE: 4,000 FT-LBS

2. HELICAL PILES SHALL BE HOT-DIPPED GALVANISED.

3. INSTALLATION TORQUE LOGS FOR EACH PILE SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.

4. SEE FOUNDATION DETAILS FOR LOCATION AND ORIENTATION OF EACH HELICAL PILE.



DRAWING FOR
REVIEW ONLY
NOT ISSUED FOR
CONSTRUCTION

DIMENSIONS IN INCHES
UNLESS NOTED
OTHERWISE
TOLERANCES
1 PL. ±0.1
2 PL. ±0.02
3 PL. ±0.005
ANGLE ±1°
FRACTION ±1/16

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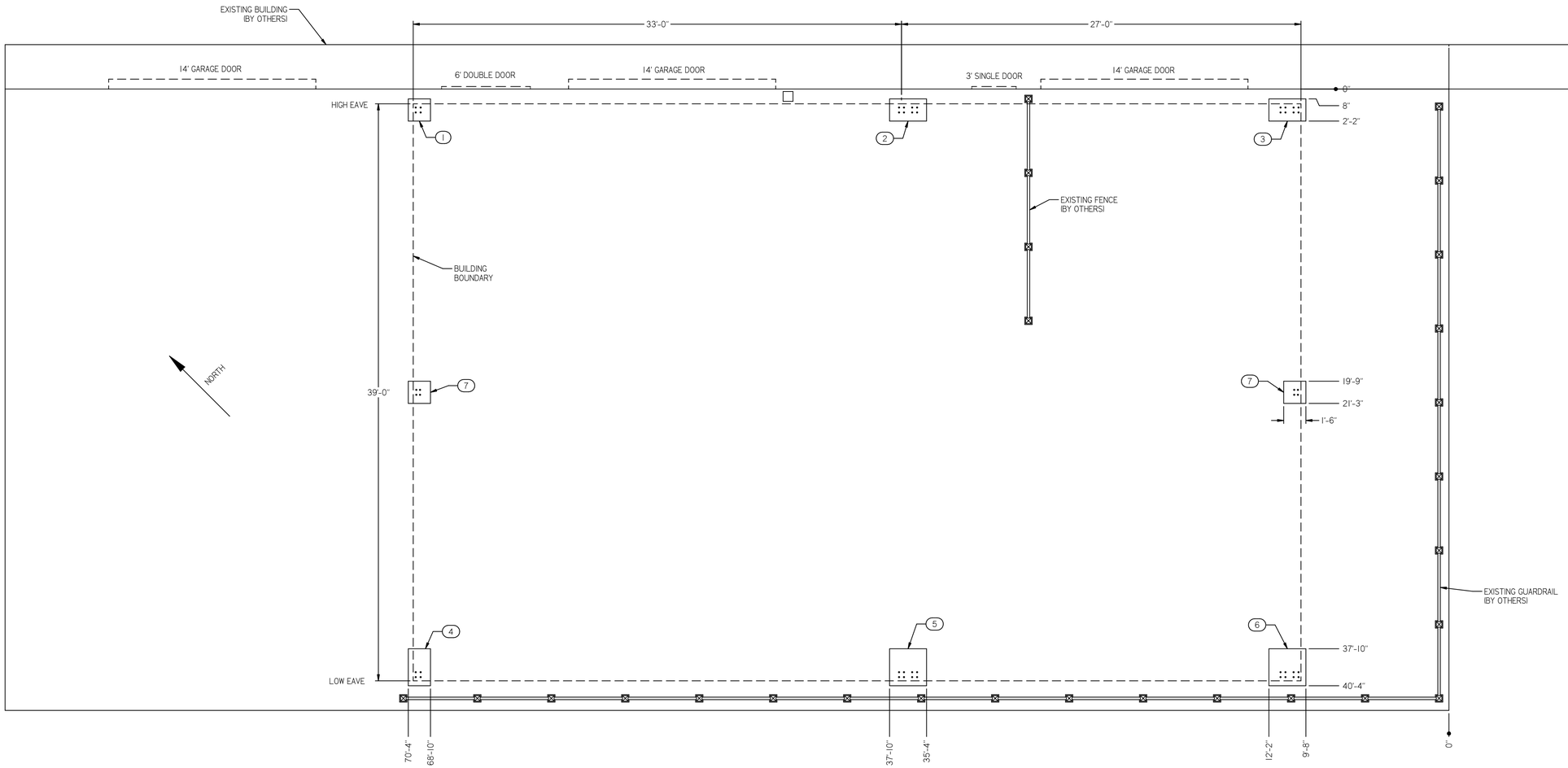
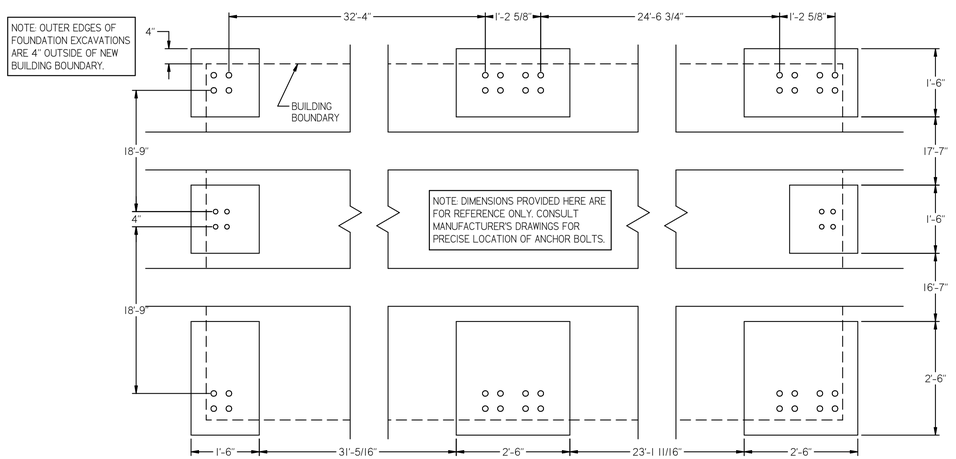
METAL BUILDING FOUNDATION

DRAWN	DATE	DWG NO.	REV
DJH	07/09/25	251341-1	1
CHECKED	DATE	SIZE / SCALE	SHEET
DJH	07/17/25	D / NONE	1 OF 5

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED





FOUNDATION EXCAVATIONS & ANCHOR LAYOUT

DRAWING FOR REVIEW ONLY NOT ISSUED FOR CONSTRUCTION

DIMENSIONS IN INCHES
UNLESS NOTED OTHERWISE
TOLERANCES
1 PL. ±0.1
2 PL. ±0.02
3 PL. ±0.005
ANGLE ±1°
FRACTION ±1/16

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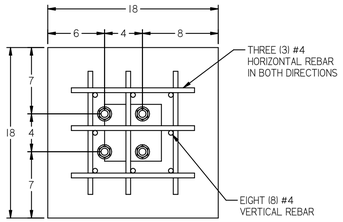
METAL BUILDING FOUNDATION

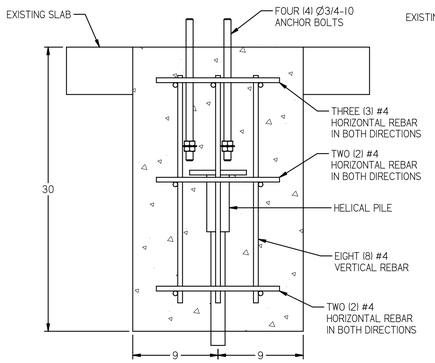
DRAWN	DATE	DWG NO.	REV
DJH	07/09/25	251341-1	1
CHECKED	DATE	SIZE / SCALE	SHEET
DJH	07/17/25	D / NONE	2 OF 5

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

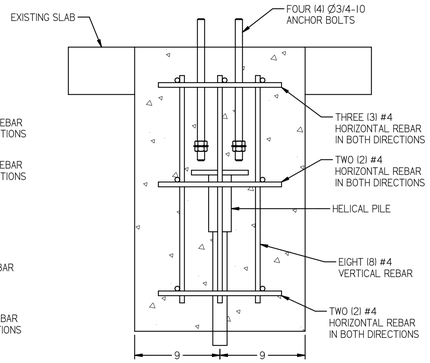
FOUNDATION 1



PLAN VIEW

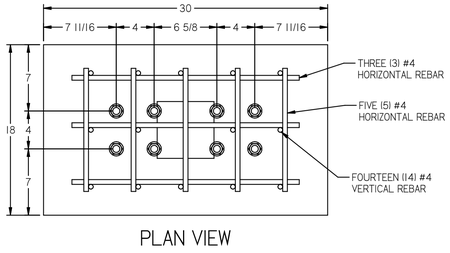


VIEW FACING BUILDING

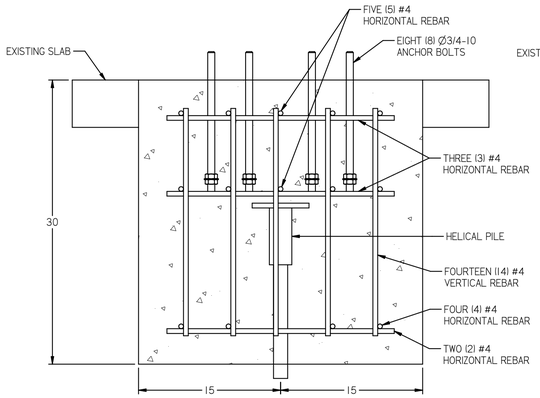


VIEW FACING NORTHWEST

FOUNDATION 2



PLAN VIEW



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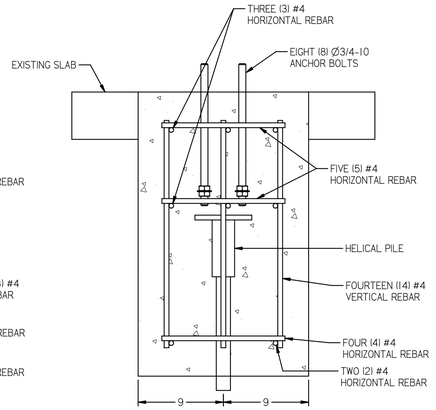
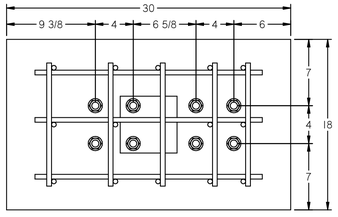
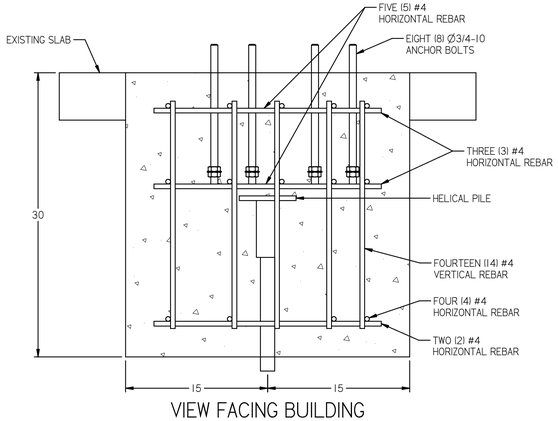


VIEW FACING NORTHWEST

FOUNDATION 3





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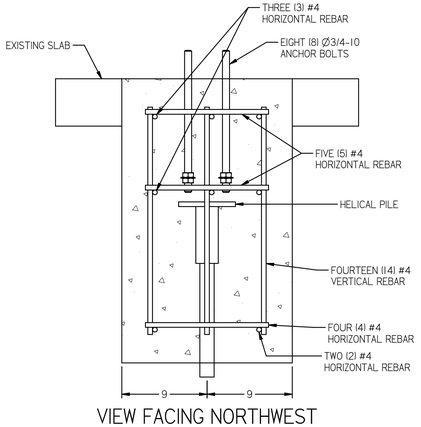
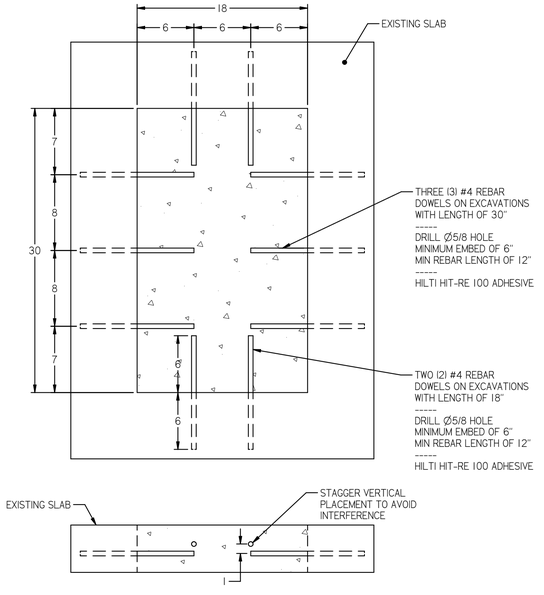


VIEW FACING NORTHWEST



DOWEL DETAILS FOR TIE-IN TO EXISTING SLAB

TYP FOR ALL FOUNDATIONS
NOTE: DOWELS NOT REQUIRED ALONG EDGES ADJACENT TO GUARDRAIL OR EXISTING BUILDING

NOTES:

1. USE MANUFACTURER'S DRAWINGS FOR PRECISE PLACEMENT OF ANCHOR BOLTS. DISTANCES SHOWN HERE ARE FOR REFERENCE ONLY.

2. ALL ANCHOR BOLTS SHALL BE EMBEDDED TO A DEPTH OF 12" WITH 3" PROJECTING ABOVE THE FINISHED SLAB. ALL ANCHOR BOLTS SHALL HAVE SINGLE WASHER HELD IN PLACE BY NUTS ON EITHER SIDE PRIOR TO PLACEMENT.

3. ALL REBAR SHALL BE MINIMUM 3" CLEAR FROM SURFACES OF CONCRETE FOUNDATIONS.

4. REBAR PLACEMENT SHOWN IS APPROXIMATE AND WILL REQUIRE ADJUSTMENT BASED ON THE FINAL LOCATIONS OF THE HELICAL PILES AND THE ANCHOR BOLTS.

5. ALL HELICAL PILES SHALL BE INSTALLED SUCH THAT THE CAP PLATE IS A MINIMUM OF 16" FROM THE BOTTOM OF THE EXCAVATION.

6. HELICAL PILE PLACEMENT SHALL BE ±3" FROM LOCATION SHOWN.

DRAWING FOR REVIEW ONLY NOT ISSUED FOR CONSTRUCTION

DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
TOLERANCES
1 PL. ±0.1
2 PL. ±0.02
3 PL. ±0.005
ANGLE ±1°
FRACTION ±1/16

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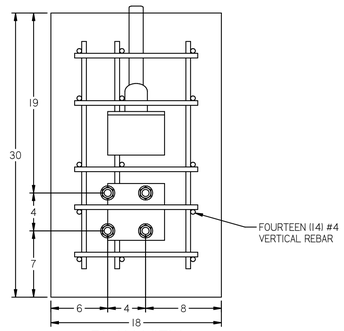
METAL BUILDING FOUNDATION

DRAWN	DATE	DWG NO.	REV
DJH	07/09/25	251341-1	1
CHECKED	DATE	SIZE	SCALE
DJH	07/17/25	D	NONE

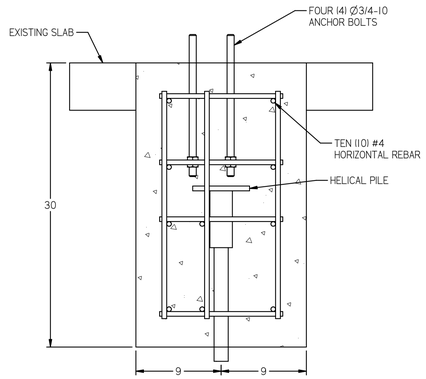
SHEET 3 OF 5

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

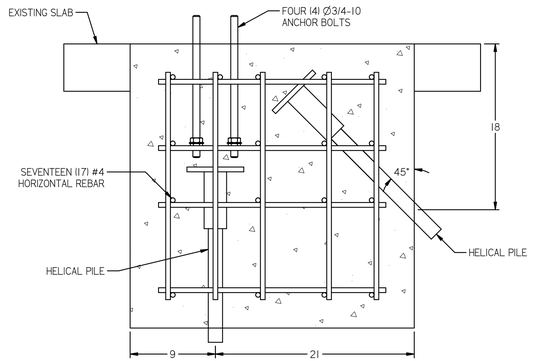
FOUNDATION 4



PLAN VIEW

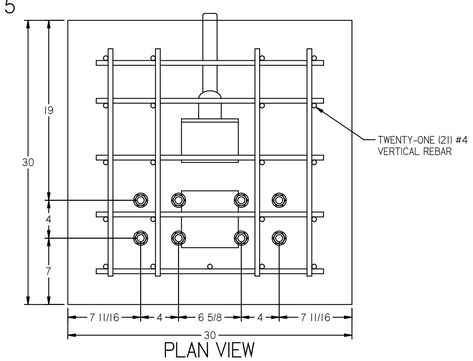


VIEW FACING BUILDING

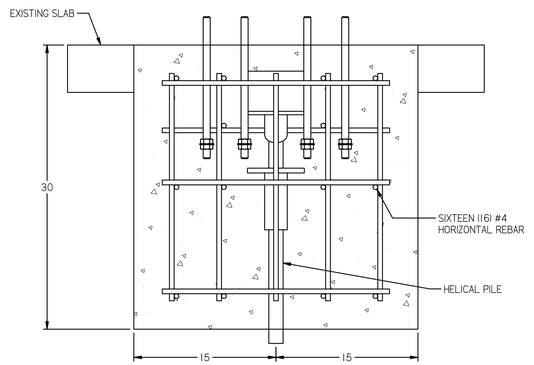


VIEW FACING NORTHWEST

FOUNDATION 5



PLAN VIEW



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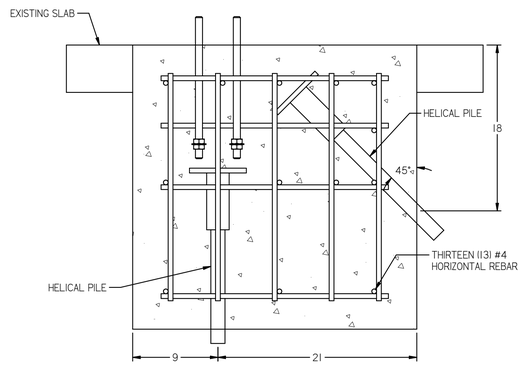

VIEW FACING NORTHWEST

NOTES:

1. USE MANUFACTURER'S DRAWINGS FOR PRECISE PLACEMENT OF ANCHOR BOLTS. DISTANCES SHOWN HERE ARE FOR REFERENCE ONLY.

2. ALL ANCHOR BOLTS SHALL BE EMBEDDED TO A DEPTH OF 12" WITH 3" PROJECTING ABOVE THE FINISHED SLAB. ALL ANCHOR BOLTS SHALL HAVE SINGLE WASHER HELD IN PLACE BY NUTS ON EITHER SIDE PRIOR TO PLACEMENT.

3. ALL REBAR SHALL BE MINIMUM 3" CLEAR FROM SURFACES OF CONCRETE FOUNDATIONS.

4. REBAR PLACEMENT SHOWN IS APPROXIMATE AND WILL REQUIRE ADJUSTMENT BASED ON THE FINAL LOCATIONS OF THE HELICAL PILES AND THE ANCHOR BOLTS.

5. ALL HELICAL PILES SHALL BE INSTALLED SUCH THAT THE CAP PLATE IS A MINIMUM OF 16" FROM THE BOTTOM OF THE EXCAVATION.

6. HELICAL PILE PLACEMENT SHALL BE ±3" FROM LOCATION SHOWN.

DRAWING FOR REVIEW ONLY NOT ISSUED FOR CONSTRUCTION

DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
TOLERANCES
1 PL: ±0.1
2 PL: ±0.02
3 PL: ±0.005
ANGLE ±1°
FRACTION ±1/16

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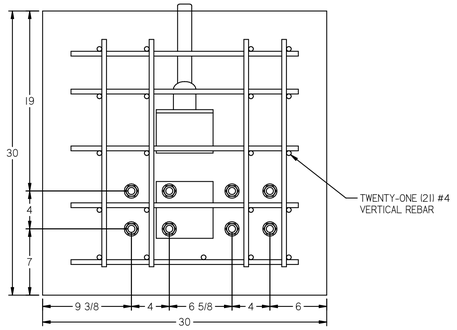
METAL BUILDING FOUNDATION

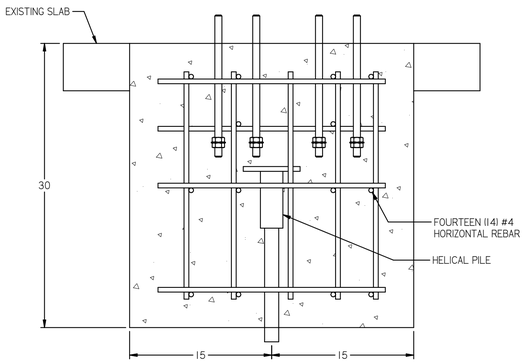
DRAWN	DATE	DWG NO.	REV
DJH	07/09/25	251341-1	1
CHECKED DJH	DATE 07/17/25	SIZE D / SCALE NONE	SHEET 4 OF 5

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

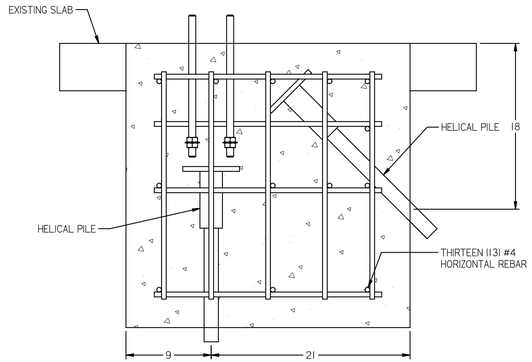
FOUNDATION 6



PLAN VIEW

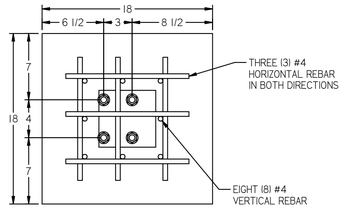


VIEW FACING BUILDING



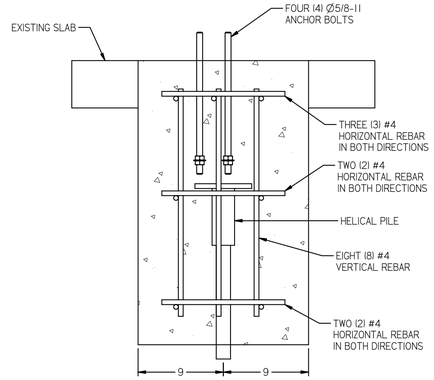
VIEW FACING NORTHWEST

FOUNDATION 7

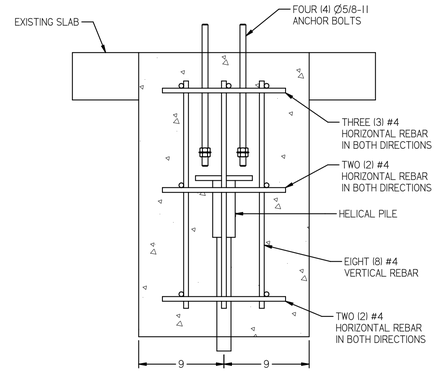


PLAN VIEW

NOTE: FOUNDATION 7 SHOWN IS THE ONE ON THE NORTHWESTERN END OS THE BUILDING. THE ONE ON THE SOUTHEASTERN END SHOULD BE A MIRROR IMAGE OF THE ONE SHOWN.



VIEW FACING BUILDING



VIEW FACING NORTHWEST

NOTES:

1. USE MANUFACTURER'S DRAWINGS FOR PRECISE PLACEMENT OF ANCHOR BOLTS. DISTANCES SHOWN HERE ARE FOR REFERENCE ONLY.

2. ALL ANCHOR BOLTS SHALL BE EMBEDDED TO A DEPTH OF 12" WITH 3" PROJECTING ABOVE THE FINISHED SLAB. ALL ANCHOR BOLTS SHALL HAVE SINGLE WASHER HELD IN PLACE BY NUTS ON EITHER SIDE PRIOR TO PLACEMENT.

3. ALL REBAR SHALL BE MINIMUM 3" CLEAR FROM SURFACES OF CONCRETE FOUNDATIONS.

4. REBAR PLACEMENT SHOWN IS APPROXIMATE AND WILL REQUIRE ADJUSTMENT BASED ON THE FINAL LOCATIONS OF THE HELICAL PILES AND THE ANCHOR BOLTS.

5. ALL HELICAL PILES SHALL BE INSTALLED SUCH THAT THE CAP PLATE IS A MINIMUM OF 16" FROM THE BOTTOM OF THE EXCAVATION.

6. HELICAL PILE PLACEMENT SHALL BE ±3" FROM LOCATION SHOWN.

DRAWING FOR REVIEW ONLY NOT ISSUED FOR CONSTRUCTION

DIMENSIONS IN INCHES
UNLESS NOTED OTHERWISE
TOLERANCES
1 PL. ±0.1
2 PL. ±0.02
3 PL. ±0.005
ANGLE ±1°
FRACTION ±1/16

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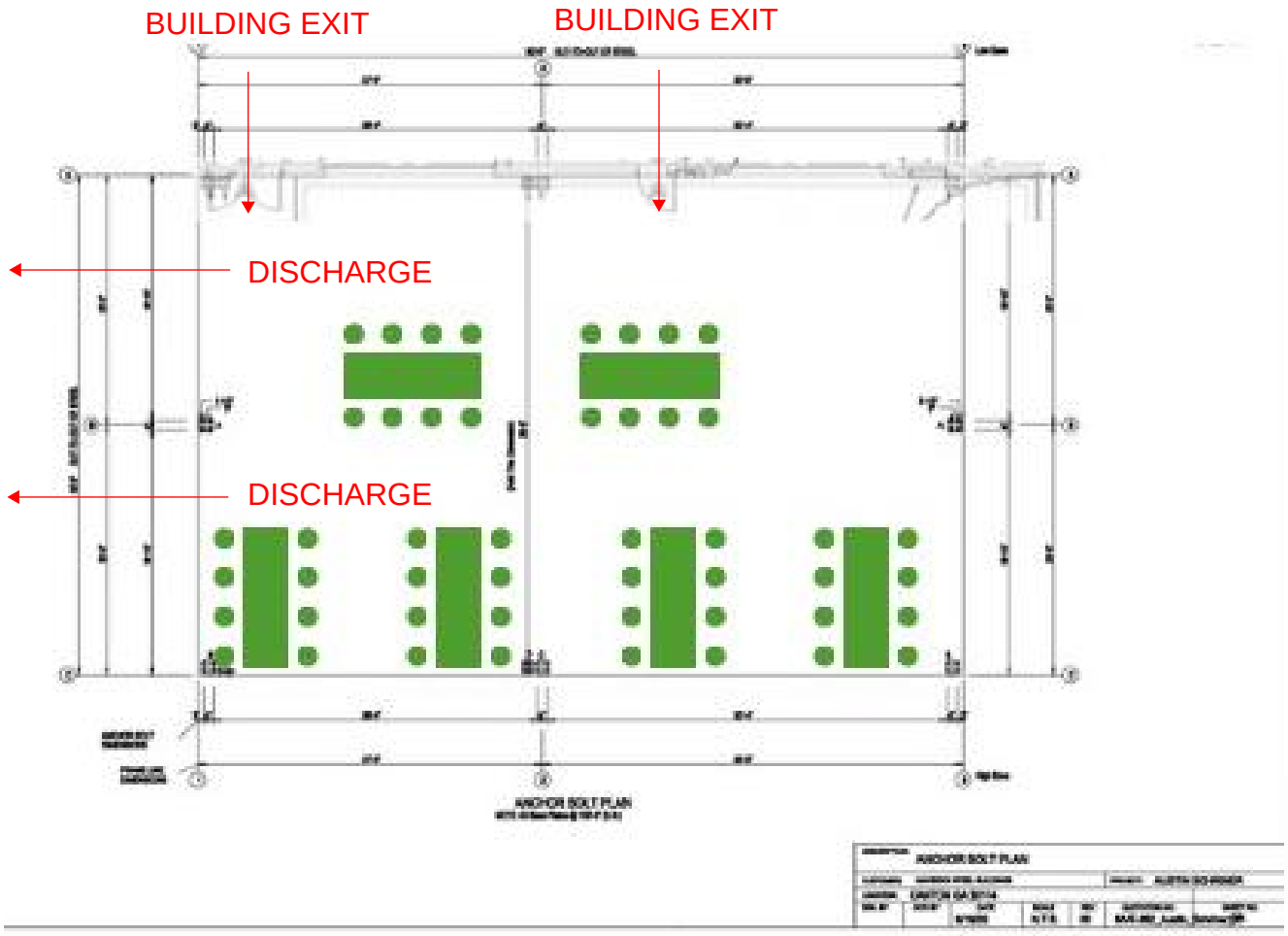
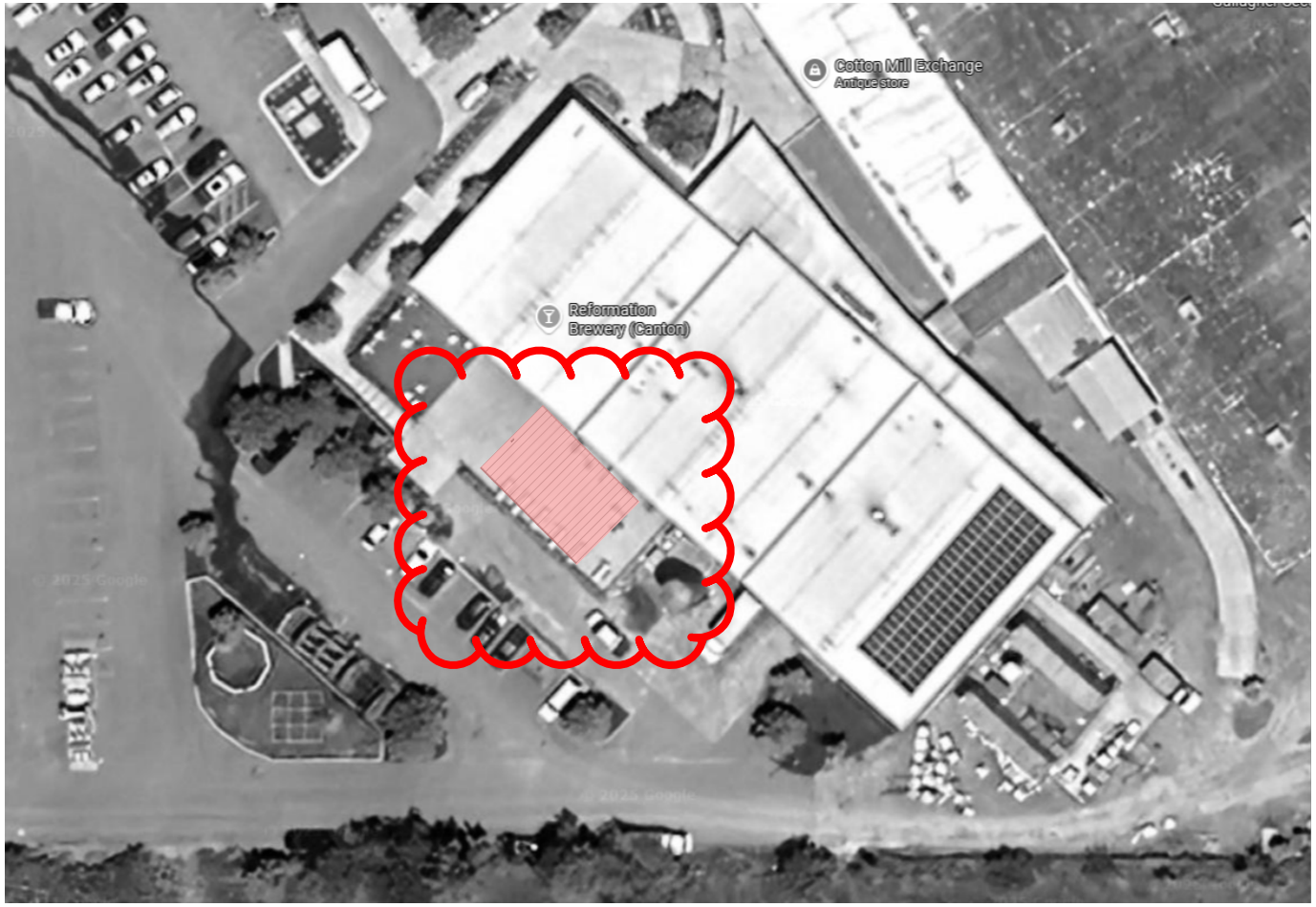
METAL BUILDING FOUNDATION

DRAWN	DATE	DWG NO.	REV
DJH	07/09/25	251341-1	1
CHECKED	DATE	SIZE / SCALE	SHEET
DJH	07/17/25	D / NONE	5 OF 5



EGRESS PLAN

PROJECT REFORMATION
225 Reformation Parkway
Suite 500,
Canton, GA 30114



N

SITE PLAN

REFORMATION
225 Reformation Parkway
Suite 500,
Canton, GA 30114

PROJECT REFORMATION
225 Reformation Parkway
Suite 500,
Canton, GA 30114

LANDSCAPE PLAN

07.18.25

Given that the project involves only a new structure built over an existing slab, and based on our discussion with the COA team, we understand that a landscape plan will not be required.

Please let us know if any documentation is needed in this regard.

Thank you.

PROJECT REFORMATION
225 Reformation Parkway
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Canton, GA 30114

PHOTOS

07.18.25

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