

GENERAL NOTES:

GENERAL

- THESE GENERAL NOTES PRESENT AND/OR SUMMARIZE KEY PROJECT INFORMATION. SEE PLANS AND SPECIFICATIONS FOR FURTHER REQUIREMENTS.
- ALL REFERENCES TO STANDARDS HEREIN ARE TO MOST RECENT ISSUE IN EFFECT AS OF THE DATE OF THESE DOCUMENTS.
- DESIGN BASIS: 2018 INTERNATIONAL BUILDING CODE (IBC) AND INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH GA AMENDMENTS.

A. GENERAL

RISK CATEGORY = II

B. WIND: MODIFICATIONS ARE REPAIR AND REPLACE IN-KIND. THEY DO NOT ALTER THE MAIN WIND FORCE RESISTING SYSTEM.

SEISMIC: MODIFICATIONS ARE REPAIR AND REPLACE IN-KIND. THEY DO NOT ALTER THE MAIN SEISMIC FORCE RESISTING SYSTEM.

C. LIVE LOADS:
PORCH FLOOR: 40 psf
PORCH RAILING: 50 psf DISTRIBUTED; 200 lbs CONCENTRATED.

4. ABBREVIATIONS:

AB	ANCHOR BOLT	EXT	EXTERIOR	PL	PLATE
ALUM	ALUMINUM	FIN	FINISH	PLCS	PLATES
B	BOTTOM (BAR)	FLG	FLANGE	PROJ	PROJECTION
B*	BOTTOM OF	FLR	FLOOR	REINF	REINFORCING
BP	BASE PLATE	FOC	FACE OF CMU	REQD	REQUIRED
BRG	BEARING	FOS	FACE OF STUD	SCHD	SCHEDULE
CFS	COLD-FORMED STEEL	FS	FAR SIDE	SPCS	SPACES
CJ	CONTROL JOINT	FTG	FOOTING	STD	STANDARD
CLR	CLEAR	GA	GAGE/GAUGE	STL	STEEL
CO	CLEAN OUT	HORIZ	HORIZONTAL	SQ	SQUARE
COL	COLUMN	HR	HANDRAIL	T	TOP (BAR)
CONC	CONCRETE	INT	INTERIOR	T/*	TOP OF *
CONT	CONTINUOUS	JST	JOIST	THK	THICK/THICKNESS
CSJ	CONSTRUCTION JOINT	LG	LONG	THRD	THREADED
DIA	DIAMETER	LLV	LONG LEG VERTICAL	TRS	TRUSS
(E)	EXISTERING	MANU	MANUFACTURER	TYP	TYPICAL
EA	EACH	MAX	MAXIMUM	UNO	UNLESS NOTED
EF	EACH FACE	MIN	MINIMUM		OTHERWISE
EJ	EXPANSION JOINT	NS	NEAR SIDE	VERT	VERTICAL
EL	ELEVATION	OC	ON CENTER	w/*	WITH *
EOS	EDGE OF SLAB	OD	OUTSIDE DIAMETER	WD	WOOD
EQ	EQUAL	OPNG	OPENING	WP	WORK POINT
EW	EACH WAY	OPP	OPPOSITE	WWF	WELDED WIRE FABRIC
EX	EXISTING	PEMB	PRE-ENGINEERED		METAL BUILDING

4. UNLESS OTHERWISE NOTED, REQUIREMENTS GIVEN FOR ONE LOCATION ALSO APPLY AT OTHER LOCATIONS AT WHICH CONDITIONS ARE SIMILAR. THE REQUIREMENTS GIVEN SHALL BE ADAPTED TO CONDITIONS AT SIMILAR LOCATIONS.

5. COORDINATE WORK OF OTHER TRADES SHOWN ON DRAWINGS WITH STRUCTURAL WORK.

6. SHOP DRAWINGS FOR ANY PART OF THE STRUCTURAL WORK SHALL SHOW THE INTERFACE WITH OTHER RELATED TRADES. THE CONTRACTOR SHALL VERIFY DIMENSIONS, LOCATIONS, MATERIALS, ETC. OF RELATED TRADES BY CERTIFIED MANUFACTURER'S DRAWINGS AND SO INDICATE BEFORE SUBMITTING SHOP DRAWINGS FOR ARCHITECT/ENGINEER'S APPROVAL.

7. THE DESIGN OF THE STRUCTURE SHOWN IS BASED ON INTERACTION OF VARIOUS CONNECTED PARTS AND THE DESIGN LOADS NOTED ABOVE. THE STRENGTH AND STABILITY OF CONSTRUCTION UNDERWAY MAY REQUIRE SUPPLEMENTAL TEMPORARY SUPPORTS, BRACING OR OTHER MEASURES. THE CONTRACTOR SHALL DETERMINE THE NEED OF SUCH TEMPORARY SUPPORT DURING CONSTRUCTION AND PROVIDE ALL SUCH MEASURES.

EARTHWORK/FOUNDATION

- FOUNDATION DESIGN BASIS: BASED ON PRESUMPTIVE VALUES OUTLINED IN IBC 2018/2021, SECTION 1806. ALLOWABLE BEARING CAPACITY IS PRESUMED TO BE 1,500 PSF, MAXIMUM.
- CONTROL OF GROUND WATER, IF REQUIRED, SHALL BE ACCOMPLISHED IN A MANNER THAT WILL PRESERVE THE STRENGTH OF THE FOUNDATION SOILS, WILL NOT CAUSE INSTABILITY OF THE EXCAVATION SLOPES, AND WILL NOT RESULT IN DAMAGE TO EXISTING STRUCTURES.
- COORDINATE FOUNDATION WORK WITH ALL OTHER TRADES.
- WORK WHICH REQUIRES EXCAVATING OR TRENCHING ADJACENT TO HISTORIC BRICK PIERS SHALL NOT BE LOCATED BELOW LINES EXTENDING DOWNWARD FROM THE BOTTOM EDGE OF THE FOOTING AT A 45 DEGREE ANGLE FROM HORIZONTAL.
- EXCAVATIONS FOR FOOTINGS AND OTHER FOUNDATIONS BUILT NEXT TO OR AROUND THE EXISTING HISTORIC BRICK FOUNDATIONS, SHALL NOT EXTEND BELOW THE BOTTOM SURFACE OF THE EXISTING FOOTING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DESIGN DRAWINGS.
- STRUCTURAL FILL SHALL BE PLACED IN LOOSE LIFTS NO MORE THAN 8" THICK WITH A COMPACTION OF 95% STANDARD PROCTOR (PER ASTM D-698) MAXIMUM DRY DENSITY.

CONCRETE

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-14 (19), DIVISION 3 OF THE SPECIFICATIONS, AND THE FOLLOWING:

- CONCRETE STRENGTHS AND MIXES SHALL BE AS FOLLOWS:

STRENGTH (PSI)	AIR (%)	CEMENT TYPE	W/C RATIO	SLUMP (MAX.)	APPLICATION / LOCATION
3,000	**	TYPE I/II	0.52	4" +/- 1"	3/4" EQUIP. PADS, SPREAD FOOTINGS,
4,000	**	TYPE I/II	0.48	4" +/- 1"	3/4" SIDEWALKS, SLABS (IF ANY)
** 4-6% AIR ENTRAINMENT UNLESS SITE MIXED					

- ALL REDI-MIX CONCRETE DELIVERED TO THE SITE SHALL HAVE A COMPUTER BATCH WEIGHT TICKET. THE BATCH TICKET SHALL SHOW WEIGHTS OF ALL MATERIALS, VOLUME OF CONCRETE AND TIME BATCHED. THE BATCH WEIGHT TICKET SHALL BE GIVEN TO A DESIGNATED OWNER'S REPRESENTATIVE ON SITE AT THE TIME OF DELIVERY FOR VERIFICATION OF MIX PROPORTIONS.

- CONCRETE MAY BE MIXED ON SITE WITH PRE-MEASURED (BAGGED) COMPONENTS RATED FOR THE GIVEN LOADS.

- CONSOLIDATE ALL CONCRETE IN FORMS AND TRENCHES WITH VIBRATORS.

- CONCRETE REINFORCING

- ALL REINFORCING SHALL BE PER ASTM A-615, GRADE 60 EXCEPT AS NOTED BELOW.

- WELDING OF REINFORCING STEEL IS NOT PERMITTED UNLESS SPECIFICALLY DETAILED IN THE DESIGN DRAWINGS. WELDED REBAR MUST BE ASTM A706 GRADE 60.

- REINFORCING SHALL NOT BE HEATED TO BEND.

- UNLESS NOTED OTHERWISE, BAR SPLICES SHALL HAVE A MINIMUM LAP AS NOTED IN THE TABLE BELOW:

REINFORCING LAP LENGTHS (ACI 25.42 AND 25.50 - 4000 PSI - CLASS B - CASE 1)								
BAR	#3	#4	#5	#6	#7	#8	#9	
TOP BAR LENGTHS	24"	32"	40"	48"	70"	80"	91"	
OTHER BAR LENGTHS	19"	25"	31"	37"	54"	62"	70"	

- NOTIFICATIONS: THE CONTRACTOR SHALL NOTIFY THE OWNER.

- WHEN EXCAVATION TO REQUIRED SUBGRADE ELEVATIONS IS REACHED.

- 24 HOURS PRIOR TO ANY SCHEDULED CONCRETE PLACEMENT FOR INSPECTION OF FORMWORK, REINFORCING AND EMBEDDED ITEMS.

WOOD FRAMING

- ALL WOOD FRAMING SHALL BE DESIGNED AND ERECTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION MANUALS.

- UNLESS NOTED OTHERWISE, ALL FRAMING SHALL BE #2 SOUTHERN PINE OR BETTER.

- NO MEMBER STRESS INCREASES DUE TO LOAD DURATION ARE ALLOWED, I.E. DURATION FACTOR EQUAL 1.0.

- ALL FRAMING, SILL PLATES, TOP PLATES, BRIDGING, BRACING AND ACCESSORIES SHALL MEET THE REQUIREMENTS OF THE IBC CODE. AS A MINIMUM 16d FRAMING NAILS SHALL BE USED. UNLESS NOTED OTHERWISE ALL NAIL SIZES AND NAILING PATTERNS SHALL MEET THE REQUIREMENTS OF THE IBC 2018.

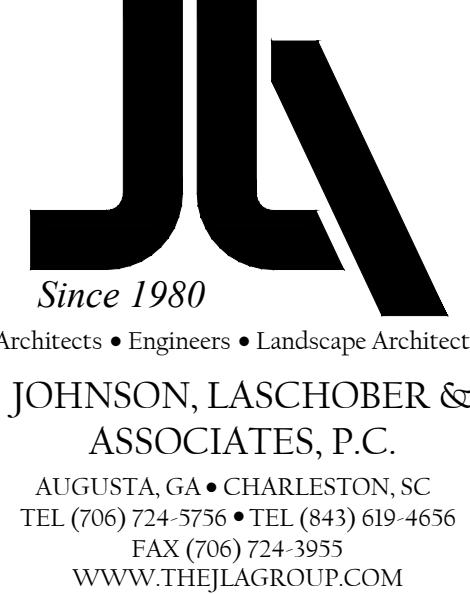
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR ABOVE THE PLANE OF ROOF SHALL BE PRESSURE TREATED UNO.

- WOOD FRAMING SHALL NOT BE NOTCHED FOR UTILITIES.

- ALL ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM MATERIAL PROPERTIES.

- $F_b = 2600\text{psi}$
- $F_v = 285\text{psi}$
- $C = 1,900,000\text{psi}$
- $D = 2510\text{psi}$
- $E = 750\text{psi}$
- $F = 125,000\text{psi}$

- ALL METAL WOOD CONNECTORS SHALL BE FULLY NAILED PER THE REQUIREMENTS OF SIMPSON STRONG TIE PRODUCTS. ALL CONNECTORS SHALL BE CAPABLE OF RESISTING THE CORROSIVE EFFECTS OF THE EXTERIOR PRESERVATIVE PRESSURE TREATMENT AND SHALL BE INSTALLED PRIOR TO APPLICATION OF LOADS.



CLIENT:	AUGUSTA - RICHMOND COUNTY 2760 PEACH ORCHARD ROAD, AUGUSTA, GA 30906
PROJECT NAME:	EZEKIEL HARRIS HOUSE
PROJECT LOCATION:	1822 BROAD STREET, AUGUSTA, GA 30904

NOT FOR CONSTRUCTION

PROJECT NO. 3042.2504
DRAWN BY : AAR
CHECKED BY : MIWL
DATE: 07/22/2025
SHEET TITLE :

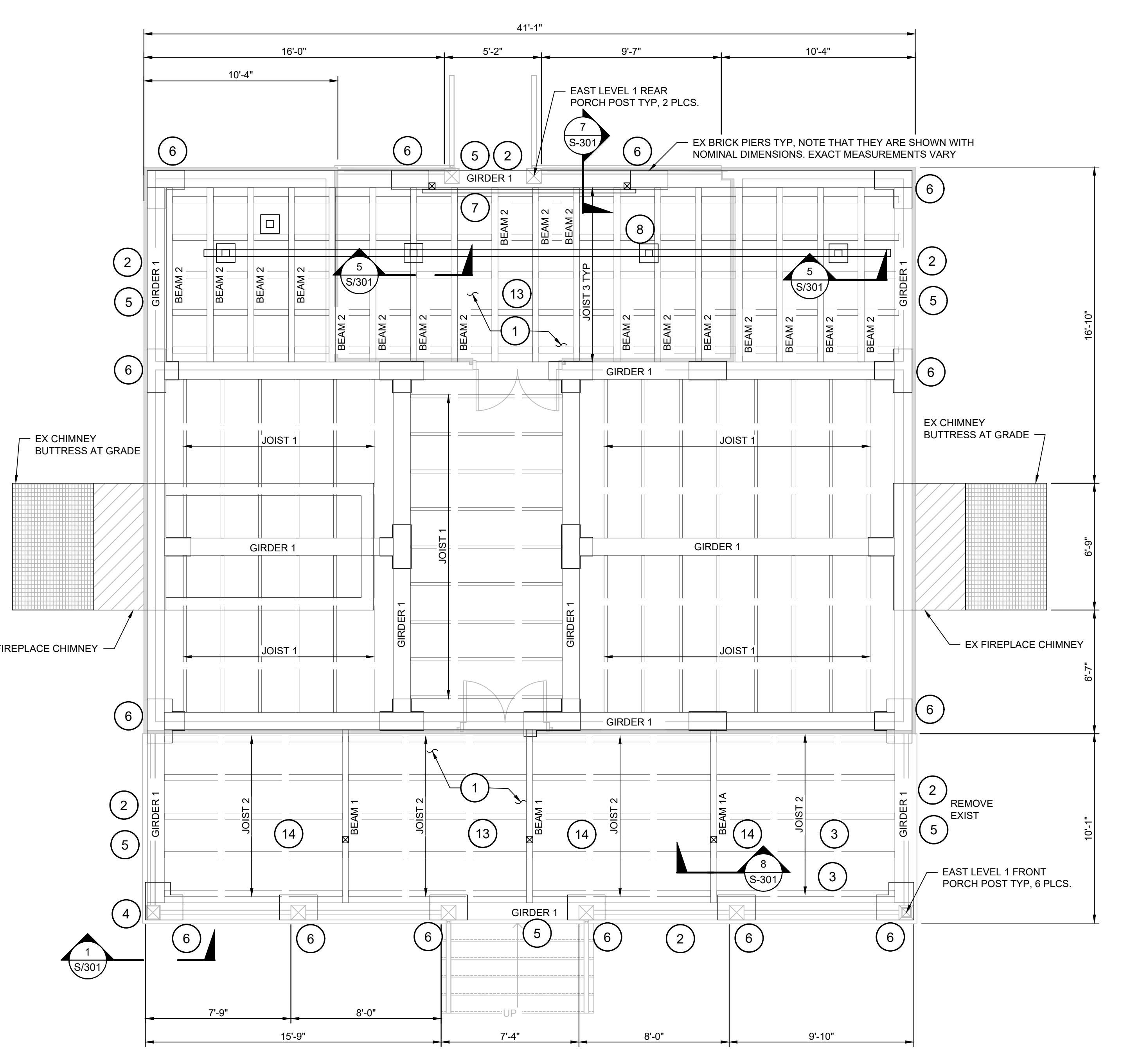
GENERAL NOTES

SCALE: AS NOTED
DRAWING NO. REV.

S-001 A

DRAWING INDEX:
S-001 GENERAL NOTES
S-201 FRAMING AND FOUNDATION PLAN
S-211 ELEVATION VIEW
S-301 SECTIONS AND DETAILS

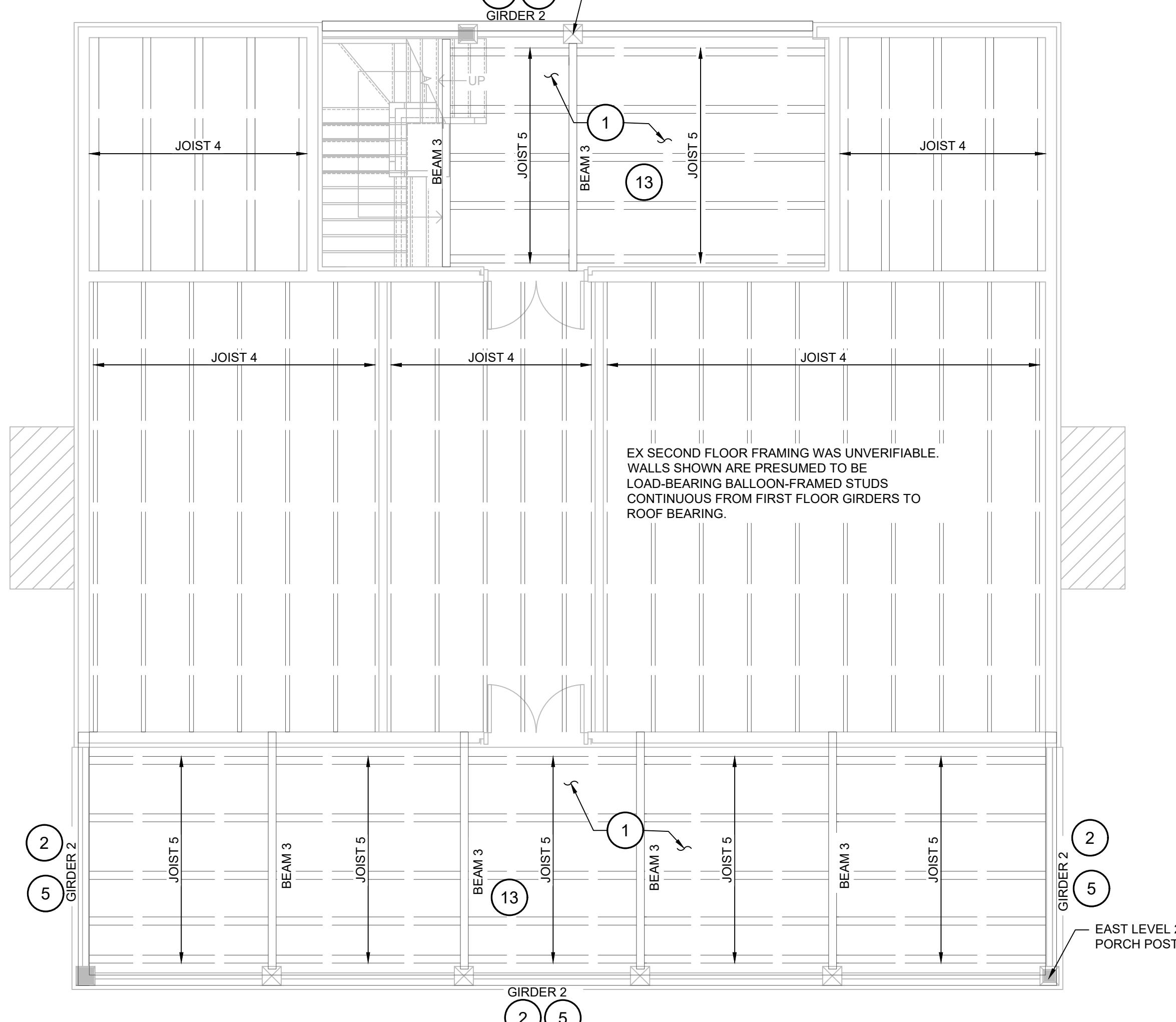
1 2 3 4 5 6 7 8



1 FIRST FLOOR FRAMING PLAN

TAG NOTES: (NUMBERING DOES NOT SEQUENCE OF CONSTRUCTION)

1. CAREFULLY REMOVE ALL EXISTING FLOOR DECK BOARDS, PROTECT AND STORE. REINSTALL AFTER WORK ON FRAMING IS DONE. REPLACE (IN KIND) ANY ROTTED OR SPLIT BOARDS. PRIME AND PAINT ALL SIDES AND ENDS OF ALL BOARDS PRIOR TO RE-INSTALLATION.
2. CAREFULLY REMOVE ALL EXISTING WOOD SIDING ON PORCH GIRDERS. PROTECT AND STORE, REINSTALL AFTER WORK ON GIRDERS IS DONE. REPLACE (IN KIND) ANY ROTTED OR SPLIT BOARDS. PRIME AND PAINT ALL SIDES AND ENDS OF ALL BOARDS PRIOR TO RE-INSTALLATION.
3. REMOVE AND REPLACE EXISTING ROTTED AND FAILED FLOOR JOISTS. (SEE DETAIL 7/S-301)
4. JACK PORCH POST SUFFICIENTLY TO REPAIR BEARING (SEE DETAIL 1/S-301). EXAMINE ALL REMAINING PORCH POST BEARINGS AT EACH LEVEL. CONTACT JLA IF ADDITIONAL ROT AFFECTING POST BEARING IS REVEALED.
5. EXAMINE TOPS AND SIDES OF ALL GIRDERS. SCRAPE AWAY ALL DRYROT. FILL HOLES WITH EPOXY WOOD FILLER AND TROWEL SMOOTH. COVER TOPS OF ALL GIRDERS WITH DECK JOIST TAPE.
6. EXAMINE GIRDER AT BEARING SUPPORTS ON PIERS. NOTIFY JLA IF ANY ROT, INSECT DAMAGE OR OTHERWISE SUSPECT BEARING IS REVEALED.
7. REMOVE PREVIOUS DROP SILL AND SUPPORT POSTS. EXAMINE ATTACHMENT OF BEAM 2's TO GIRDER. SCRAPE OR CUT ANY DRYROT. REPAIR SIMILAR TO DETAIL (7/S-301). ADD JOIST HANGER TO REINFORCE CONNECTIONS, (TYP BOTH ENDS OF ALL BEAM 2's).
8. ADD DROP SILL, POSTS AND FOOTS UNDER BEAM 2's PER SECTION (5/S-301).
9. CAREFULLY REMOVE HANDRAIL SECTIONS. CUT SCREWS/ NAIL AND/ OR TENONS AT FACE OF PORCH POST. REPAIR AND RE-ATTACH PER DETAIL (3/S-301).
10. CAREFULLY REMOVE EXISTING PICKET PANELS. REPAIR AND/ OR REPLACE BROKEN OR ROTTED WOOD w/ GROUND CONTACT P.T WOOD. PRIME AND PAINT BOTH SIDES AND ENDS AFTER WOOD HAS SUFFICIENTLY DRIED. REINSTALL.
11. REPAIR AND/OR REPLACE WELL COVER IN KIND.
12. KILL AND REMOVE GROWTH FROM BRICK CHIMNEYS, BUTTRESSES AND PIERS, TYP.
13. PROVIDE DECK JOIST TAPE ON TOP OF ALL PORCH FRAMING MEMBERS INCLUDING; GIRDERS 1 AND 2, BEAMS 1, 1A, 2, 3, JOISTS 2, 3, 4, 5.
14. PROVIDE BEAM 1 AND 1A POST SUPPORTS PER DETAIL (9/S-301). REMOVE EXISTING POSTS, IF ANY.
15. REPAIR PICKETS 10 HANDRAIL SECTIONS w/ EPOXY ADHESIVE IF LOOSE OR DAMAGED. FILL ALL HOLES AND IN PICKETS AND RAILS w/ EPOXY WOOD FILLER AFTER SCRAPING AWAY ANY DRYROT AND/OR SPLINTERED OR LOOSE WOOD.



2 SECOND FLOOR FRAMING PLAN

S-201 SCALE: 1/4" = 1'-0"

HISTORIC RETROFIT NOTES:

1. HOUSE IS HISTORICALLY PROTECTED AND ON THE NATIONAL REGISTER OF HISTORIC PLACES. DO NOT PERFORM ANY WORK NOT SPECIFICALLY OUTLINED IN THE DESIGN.
2. ANY DAMAGE, DEFICIENCY, ROT, DETERMINATION REVEALED OR CAUSED BY THE RETROFIT WORK IS TO BE BROUGHT TO JLA's ATTENTION FOR DIRECTION PRIOR TO ADDRESSING.
3. BRICK PIERS, CHIMNEYS AND BUTTRESSES ARE MADE OF HISTORICAL MASONRY AND MORTAR. DO NOT REPAIR, MODIFY, OR ALTER, (TEMPORARILY OR OTHERWISE) WITHOUT EXPRESS PERMISSION FROM JLA AND GUIDANCE IN HISTORICAL MASONRY REPAIR.
4. SEVERAL ELEMENTS AFFECTED BY THESE MODIFICATIONS ARE MORE HISTORICALLY SIGNIFICANT THAN OTHERS. IN PARTICULAR ALL VISIBLE ELEMENTS ARE TO BE MODIFIED, PAINTED, ETC. SO AS TO NOT ALTER THEIR CURRENT APPEARANCE.
5. DO NOT PAINT, PARGE, OR OTHERWISE COAT ANY WOOD OR BRICK ELEMENT UNLESS SPECIFICALLY NOTED IN THIS DESIGN.

FRAMING SCHEDULE

ORDER 1: HAND SHAPED WOOD 12" WIDE 8" DEEP (NOMINAL) ROUGHLY CENTERED ON PIERS BELOW.

ORDER 2: HAND SHAPED WOOD 4" WIDE 12" DEEP (NOMINAL) PRESUMED BASED ON DRESSED OUT
7/8"

AM 1: HAND SHAPED WOOD 4" WIDE 12" DEEP (NOMINAL) POCKETED INTO GIRDERS AT ROUGHLY 4
EQUAL SPACES.

AM 1A: HAND SHAPED WOOD 4" WIDE 8" DEEP (NOMINAL) POCKETED INTO GIRDER.

AM 2: HAND SHAPED WOOD 4" WIDE 8" DEEP (NOMINAL) POCKETED INTO GIRDERS AT APPROXAMITE 2" OC.

AM 3: HAND SHAPED WOOD 4" WIDE 8" DEEP PRESUMED BASED ON GEOMETRY.
IST 1: HAND SHAPED WOOD 8" DEEP (NOMINAL) WIDTH VARIES FROM APPROXIMATELY 2"-4".
ACED AT APPROXIMATELY 2' 0" OC.

LIST 2: HAND SHAPED WOOD 4" WIDE 8" DEEP (NOMINAL) 4 EQUAL SPACES (AS SHOWN).

IST 3: HAND SHAPED WOOD 4" WIDE 3" DEEP (NOMINAL) POCKETED INTO BEAMS @ APPROXIMATELY

LIST 4: HAND SHAPED WOOD 4" WIDE 6" DEEP @ 2'-0" OC. PRESUMED BASED ON GEOMETRY AND

NOT 5. HAND-SHAPED WOOD 4" WIDE 6" (NOMINAL) 4 1/2" SPACES (AS SHOWN) PRECUTTED BASED ON

ST 5: HAND SHAPED WOOD 4" WIDE 8" (NOMINAL) 4 EQ SPACES (AS SHOWN) PRESUMED BASED ON
OMETRY AND NAILING PATTERNS.

DATE:	07/22/2025	By:Ann
SHEET TITLE :		
FRAMING AND FOUNDATION PLAN		
SCALE:	AS NOTED	
DRAWING NO.	S-201	REV. A



ELEVATION VIEW

PROJECT NO.	3042.2504
DRAWN BY :	AAR
CHECKED BY :	MIWL
DATE:	07/22/2025
SHEET TITLE :	
ELEVATION VIEW	
SCALE:	AS NOTED
DRAWING NO.	S-211
REV.	A

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CLIENT: AUGUSTA - RICHMOND COUNTY
PROJECT NAME: 2760 PEACH ORCHARD ROAD, AUGUSTA, GA 30906
PROJECT LOCATION: 1822 BROAD STREET, AUGUSTA, GA 30904

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