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## GENERAL

1. THESE GENERAL NOTES PRESENT AND/OR SUMMARIZE KEY PROJECT INFORMATION. SEE PLANS AND SPECIFICATIONS FOR FURTHER REQUIREMENTS.
2. ALL REFERENCES TO STANDARDS HEREIN ARE TO MOST RECENT ISSUE IN EFFECT AS OF THE DATE OF THESE DOCUMENTS.
3. 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 plf DISTRIBUTED; 200 lbs CONCENTRATED.

## CONCRETE

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-14 (19), DIVISION 3 OF THE SPECIFICATIONS, AND THE FOLLOWING:
- A. CONCRETE STRENGTHS AND MIXES SHALL BE AS FOLLOWS:
- | STRENGTH<br>(PSI)                         | AIR<br>(%) | CEMENT<br>TYPE | W/C<br>RATIO | SLUMP     | AGGREGATE<br>(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 |            |                |              |           |                     |                               |
- B. ALL RED-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.
- C. CONCRETE MAY BE MIXED ON SITE WITH PRE-MEASURED (BAGGED) COMPONENTS RATED FOR THE GIVEN LOADS.
- D. CONSOLIDATE ALL CONCRETE IN FORMS AND TRENCHES WITH VIBRATORS.
2. CONCRETE REINFORCING
- A. ALL REINFORCING SHALL BE PER ASTM A-615, GRADE 60 EXCEPT AS NOTED BELOW.
- B. WELDING OF REINFORCING STEEL IS NOT PERMITTED UNLESS SPECIFICALLY DETAILED IN THE DESIGN DRAWINGS. WELDED REBAR MUST BE ASTM A706 GRADE 60.
- C. REINFORCING SHALL NOT BE HEATED TO BEND.
- D. 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" |  |
4. NOTIFICATIONS: THE CONTRACTOR SHALL NOTIFY THE OWNER.
- A. WHEN EXCAVATION TO REQUIRED SUBGRADE ELEVATIONS IS REACHED.
- B. 24 HOURS PRIOR TO ANY SCHEDULED CONCRETE PLACEMENT FOR INSPECTION OF FORMWORK, REINFORCING AND EMBEDDED ITEMS.

## WOOD FRAMING

1. 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.
2. UNLESS NOTED OTHERWISE, ALL FRAMING SHALL BE #2 SOUTHERN PINE OR BETTER.
3. NO MEMBER STRESS INCREASES DUE TO LOAD DURATION ARE ALLOWED, I.E. DURATION FACTOR EQUAL 1.0.
4. 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.
5. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR ABOVE THE PLANE OF ROOF SHALL BE PRESSURE TREATED UNO.
6. WOOD FRAMING SHALL NOT BE NOTCHED FOR UTILITIES.
7. ALL ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM MATERIAL PROPERTIES.
  - A.  $F_b = 2600\text{psi}$
  - B.  $F_v = 285\text{psi}$
  - C.  $E = 1,900,000\text{psi}$
  - D.  $F_{cl} = 2510\text{psi}$
  - E.  $F_c^* = 750\text{psi}$
  - F.  $G = 125,000\text{psi}$
16. 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.



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AUGUSTA - RICHMOND COUNTY  
2760 PEACH ORCHARD ROAD, AUGUSTA, GA 30906

NAME: \_\_\_\_\_

# EZEKIEL HARRIS HOUSE

## STRUCTURAL

# STRUCTURAL

*NOT FOR  
CONSTRUCTION*

[illegible]

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

## GENERAL NOTES

SCALE: AS NOTED

DRAWING NO.	REV.
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DRAWING INDEX:

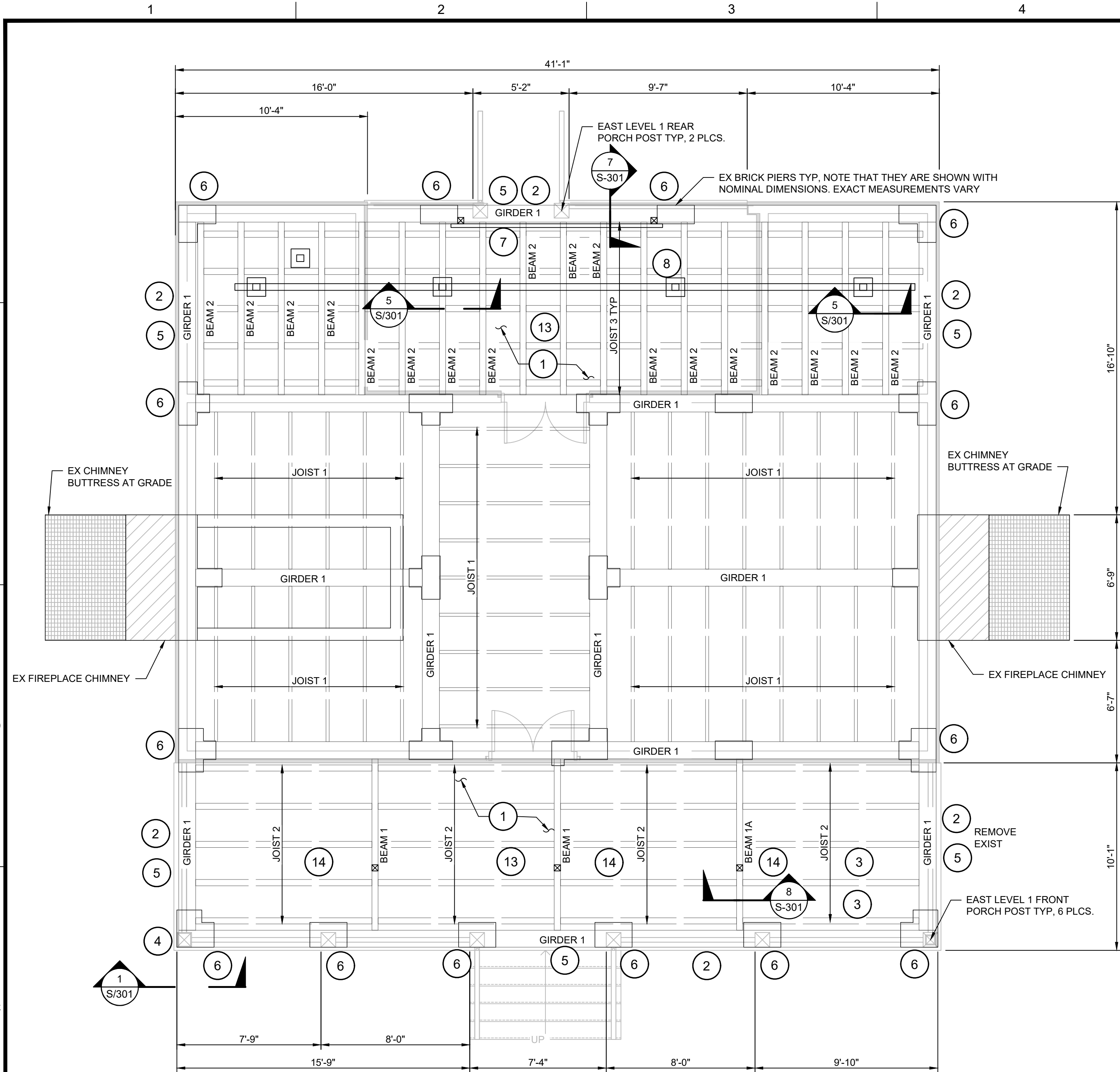
S-001	GENERAL NOTES
S-201	FRAMING AND FOUNDATION PLAN
S-211	ELEVATION VIEW
S-301	SECTIONS AND DETAILS

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BORDER: J:\2426-S-XREF.DWG  
REV: 10/27/2025 PJE



1 FIRST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

TAG NOTES: (NUMBERING DOES NOT SEQUENCE OF CONSTRUCTION)

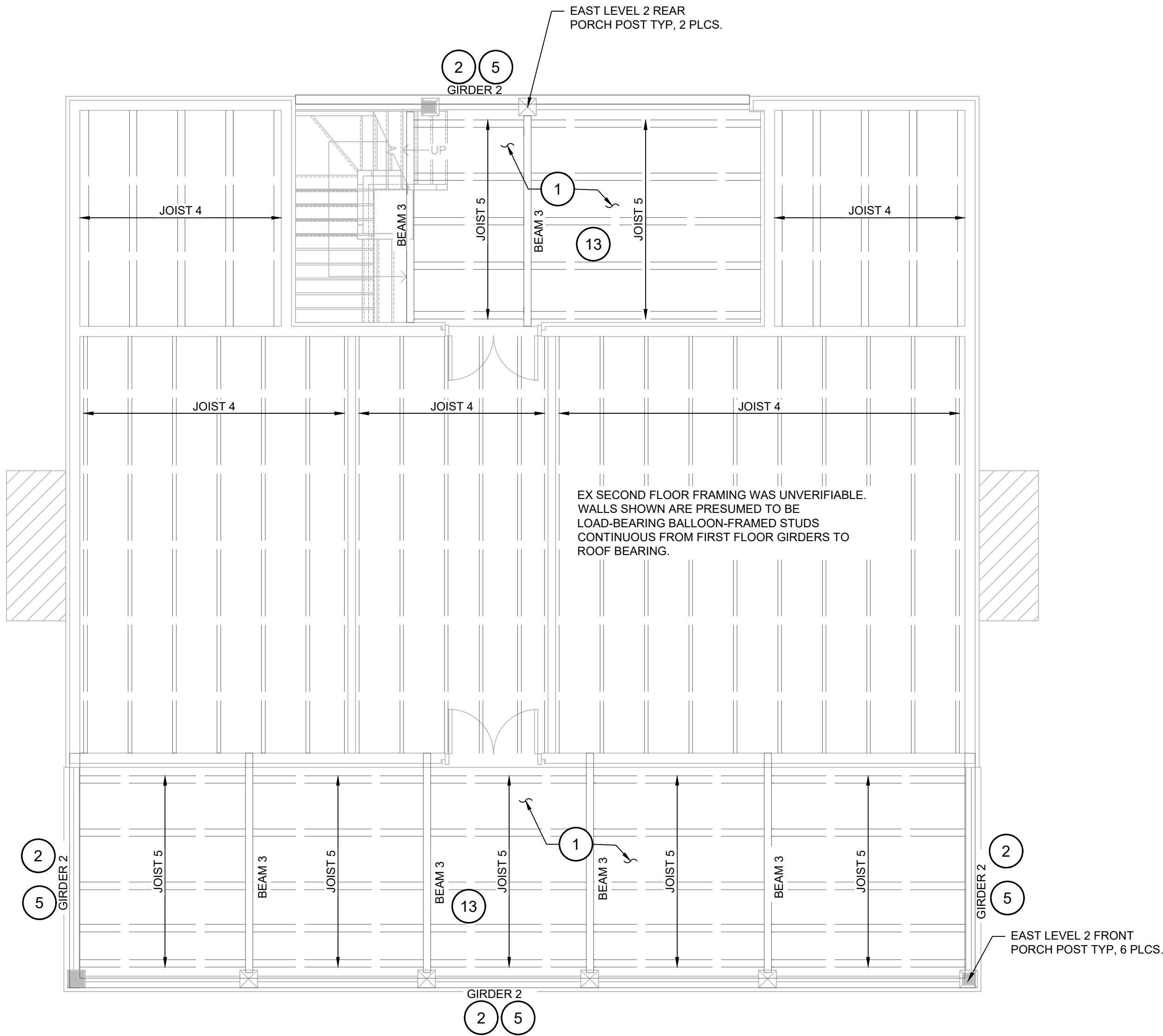
- CAREFULLY REMOVE ALL EXISTING FLOOR DECK BOARDS. PROTECT AND STORE. REINSTALL AFTER WORK ON FRAMING IS DONE. REPLACE (IN KIND) ANY ROTTED OR SPLIT BOARDS. PRIME AND PAINT ALL SIDES AND ENDS OF ALL BOARDS PRIOR TO RE-INSTALLATION.
- CAREFULLY REMOVE ALL EXISTING WOOD SIDING ON PORCH GIRDERS. PROTECT 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.
- REMOVE AND REPLACE EXISTING ROTTED AND FAILED FLOOR JOISTS. (SEE DETAIL 7/S-301)
- 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.
- 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.
- EXAMINE GIRDER AT BEARING SUPPORTS ON PIERS. NOTIFY JLA IF ANY ROT, INSECT DAMAGE OR OTHERWISE SUSPECT BEARING IS REVEALED.
- 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)
- ADD DROP SILL, POSTS AND FOOTS UNDER BEAM 2's PER SECTION (5/S-301).
- CAREFULLY REMOVE HANDRAIL SECTIONS. CUT SCREWS/ NAIL AND/ OR TENONS AT FACE OF PORCH POST. REPAIR AND RE-ATTACH PER DETAIL (3/S-301).
- 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.
- REPAIR AND/OR REPLACE WELL COVER IN KIND.
- KILL AND REMOVE GROWTH FROM BRICK CHIMNEYS, BUTTRESSES AND PIERS, TYP.
- 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.
- PROVIDE BEAM 1 AND 1A POST SUPPORTS PER DETAIL (9/S-301). REMOVE EXISTING POSTS, IF ANY.
- 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.

HISTORIC RETROFIT NOTES:

- HOUSE IS HISTORICALLY PROTECTED AND ON THE NATIONAL REGISTER OF HISTORIC PLACES. DO NOT PERFORM ANY WORK NOT SPECIFICALLY OUTLINED IN THE DESIGN.
- 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.
- 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.
- 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.
- DO NOT PAINT, PARGE, OR OTHERWISE COAT ANY WOOD OR BRICK ELEMENT UNLESS SPECIFICALLY NOTED IN THIS DESIGN.

EX FRAMING SCHEDULE

GIRDER 1: HAND SHAPED WOOD 12" WIDE 8" DEEP (NOMINAL) ROUGHLY CENTERED ON PIERS BELOW.  
GIRDER 2: HAND SHAPED WOOD 4" WIDE 12" DEEP (NOMINAL) PRESUMED BASED ON DRESSED OUT SIZE.  
BEAM 1: HAND SHAPED WOOD 4" WIDE 12" DEEP (NOMINAL) POCKETED INTO GIRDERS AT ROUGHLY 4 EQUAL SPACES.  
BEAM 1A: HAND SHAPED WOOD 4" WIDE 8" DEEP (NOMINAL) POCKETED INTO GIRDER.  
BEAM 2: HAND SHAPED WOOD 4" WIDE 8" DEEP (NOMINAL) POCKETED INTO GIRDERS AT APPROXIMATE 2'-2" OC.  
BEAM 3: HAND SHAPED WOOD 4" WIDE 8" DEEP PRESUMED BASED ON GEOMETRY.  
JOIST 1: HAND SHAPED WOOD 8" DEEP (NOMINAL) WIDTH VARIES FROM APPROXIMATELY 2'-4". SPACED AT APPROXIMATELY 2'-0" OC.  
JOIST 2: HAND SHAPED WOOD 4" WIDE 8" DEEP (NOMINAL) 4 EQUAL SPACES (AS SHOWN).  
JOIST 3: HAND SHAPED WOOD 4" WIDE 3" DEEP (NOMINAL) POCKETED INTO BEAMS @ APPROXIMATELY 2'-0" OC.  
JOIST 4: HAND SHAPED WOOD 4" WIDE 6" DEEP @ 2'-0" OC. PRESUMED BASED ON GEOMETRY AND NAILING PATTERNS.  
JOIST 5: HAND SHAPED WOOD 4" WIDE 8" (NOMINAL) 4 EQ SPACES (AS SHOWN) PRESUMED BASED ON GEOMETRY AND NAILING PATTERNS.



2 SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



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2760 PEACH ORCHARD ROAD, AUGUSTA, GA 30906

PROJECT NAME: **EZEKIEL HARRIS HOUSE  
STRUCTURAL  
REPAIR/RETROFIT**

PROJECT LOCATION: 1822 BROAD STREET, AUGUSTA, GA 30904

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CONSTRUCTION**

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REV	DATE	BY	
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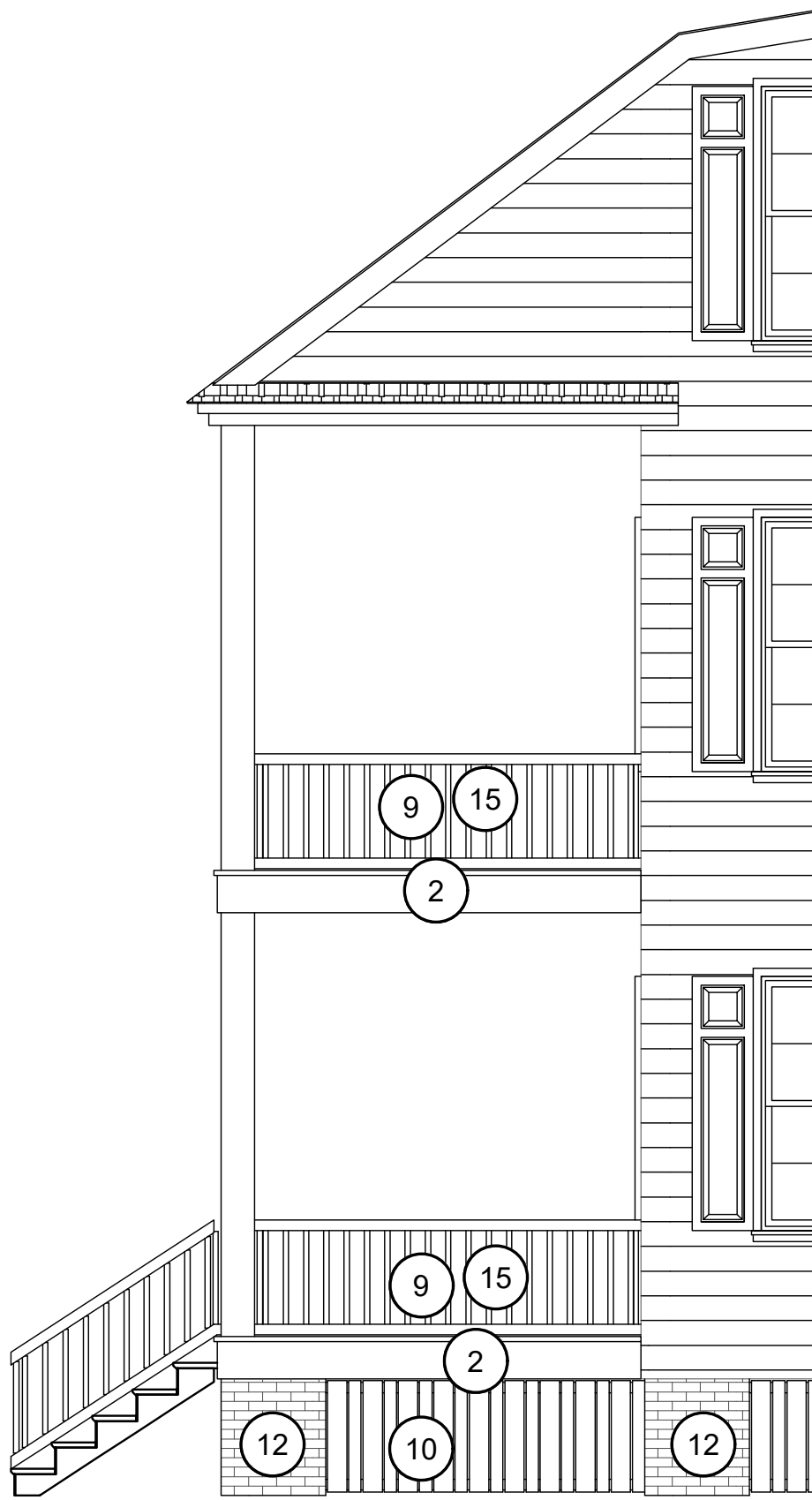
PROJECT NO. 3042.2504  
DRAWN BY: AAR  
CHECKED BY: MWL  
DATE: 07/22/2025

SHEET TITLE: **FRAMING AND  
FOUNDATION PLAN**

SCALE: AS NOTED  
DRAWING NO. **S-201**

REV: **A**

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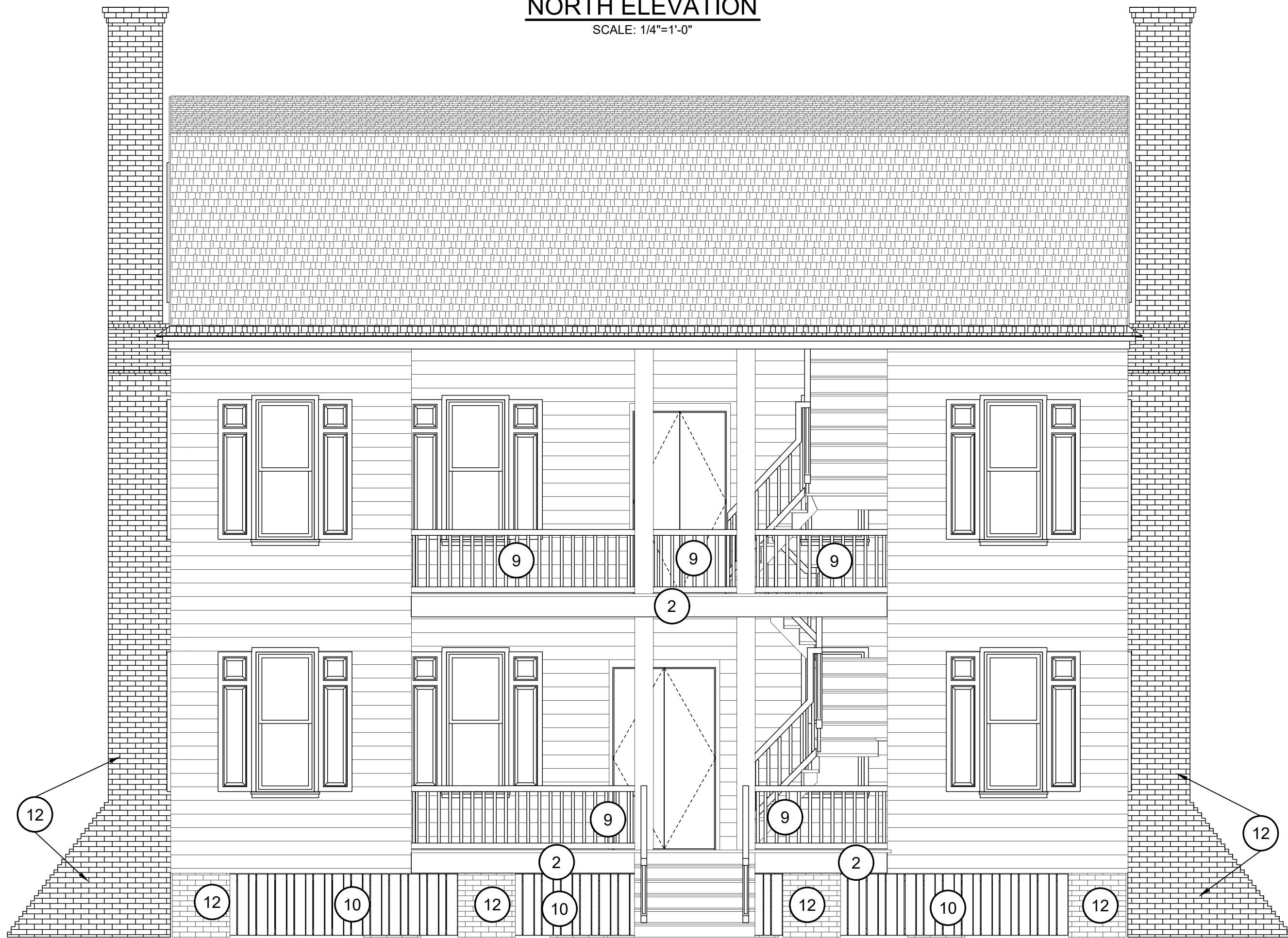


**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

10 TYP. ALL CRAWL  
PICKET SECTIONS  
SHOWN AND UNSHOWN



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

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PROJECT LOCATION:  
1822 BROAD STREET, AUGUSTA, GA 30904

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CONSTRUCTION**

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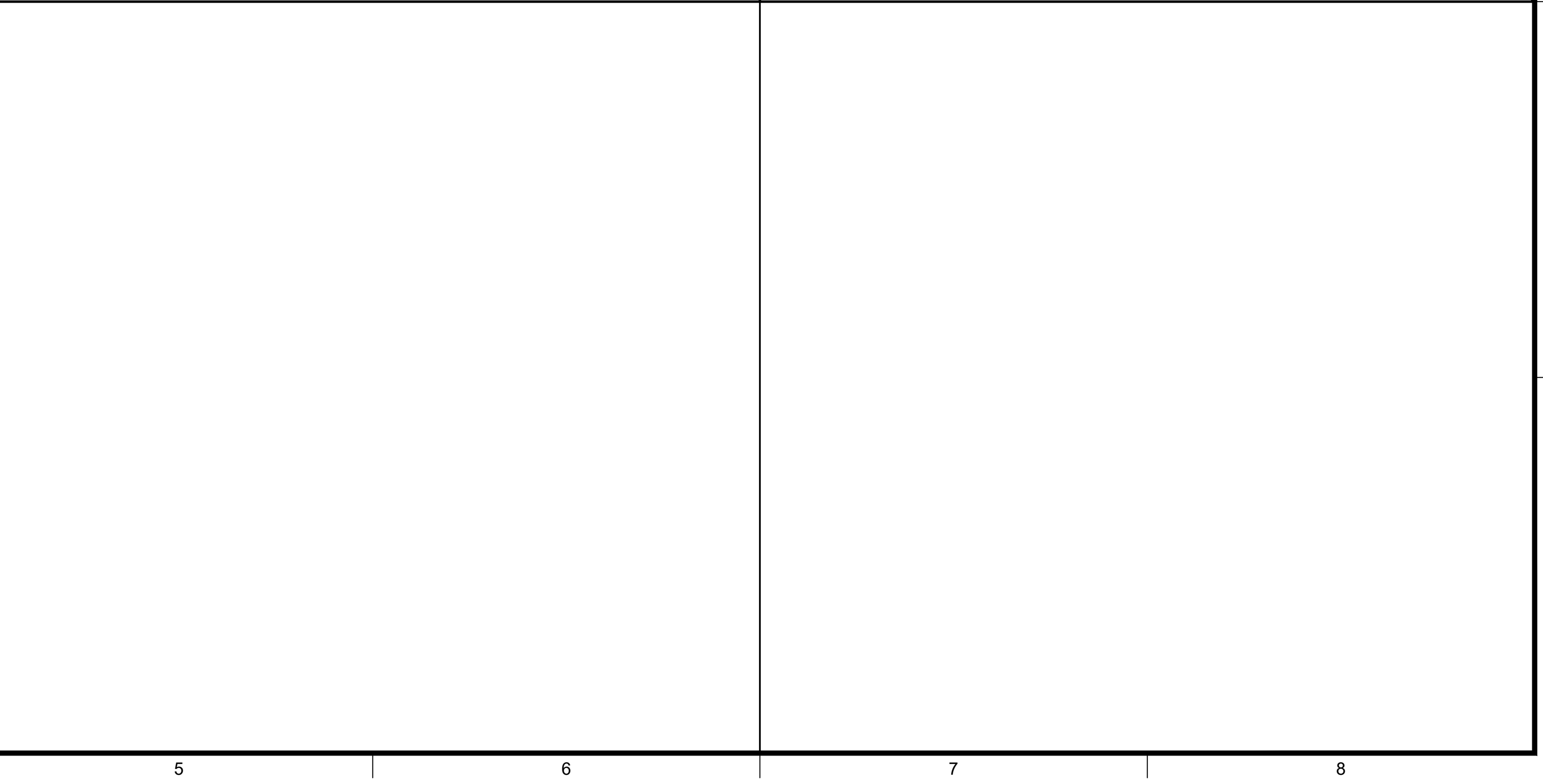
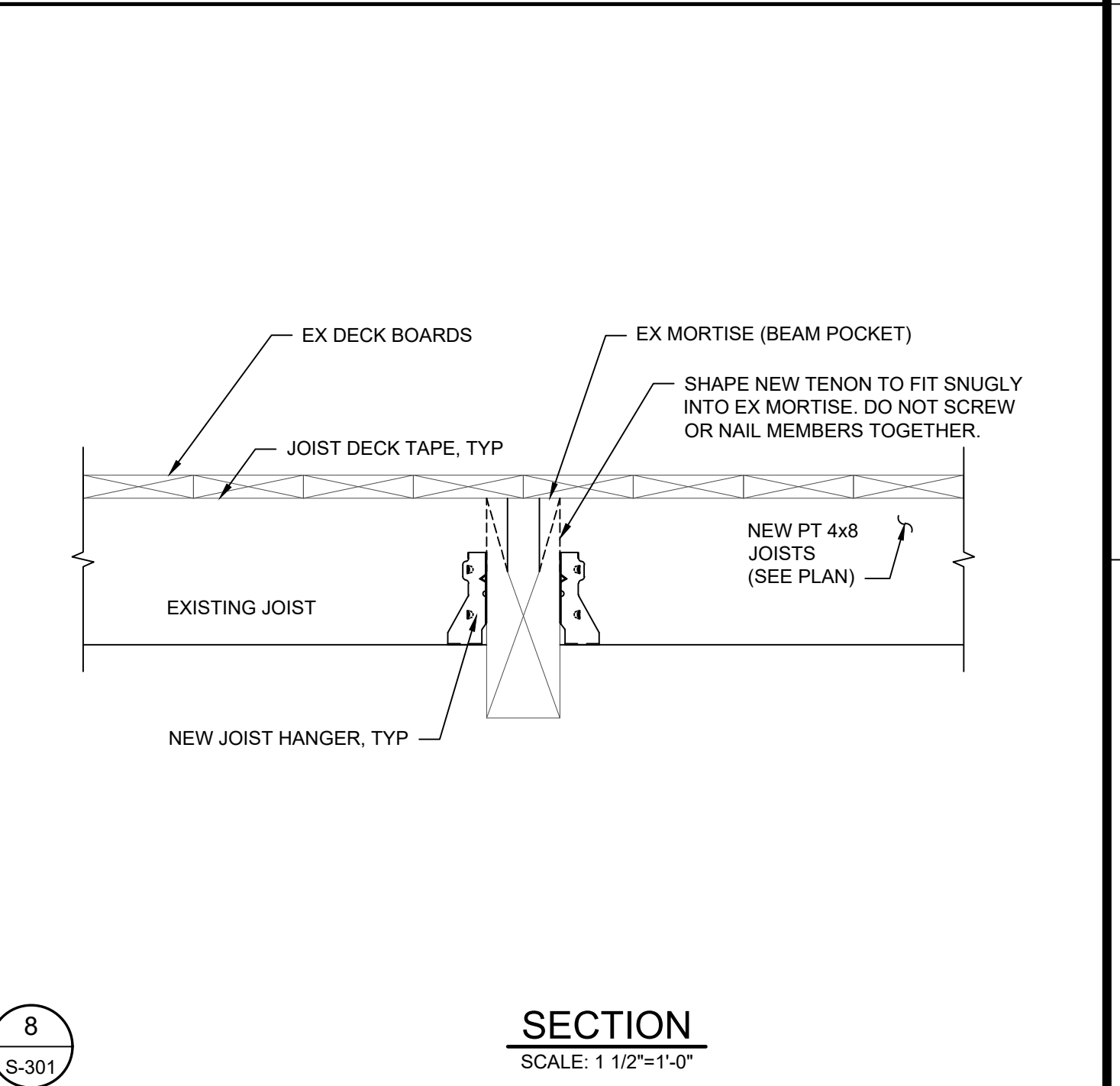
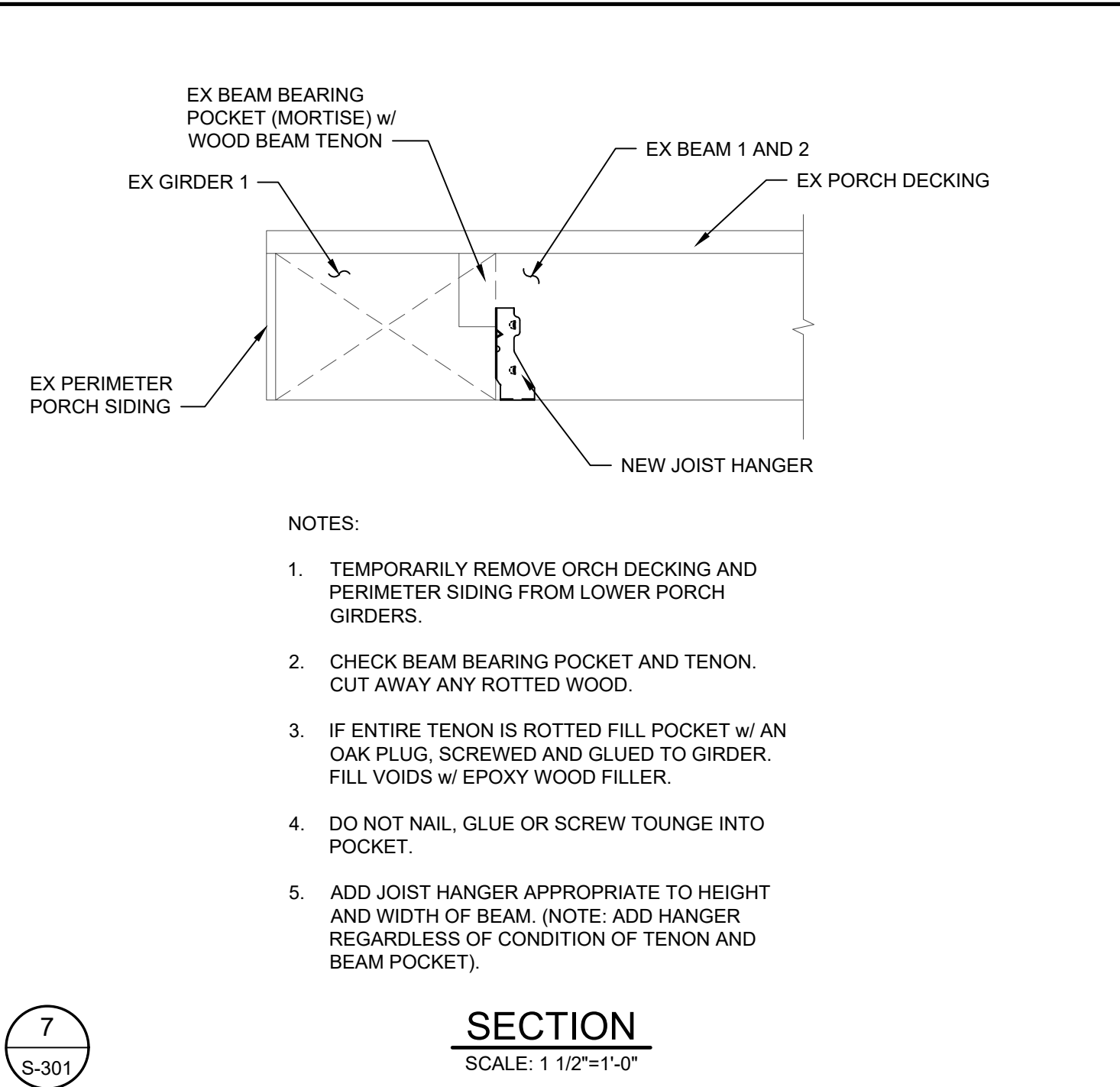
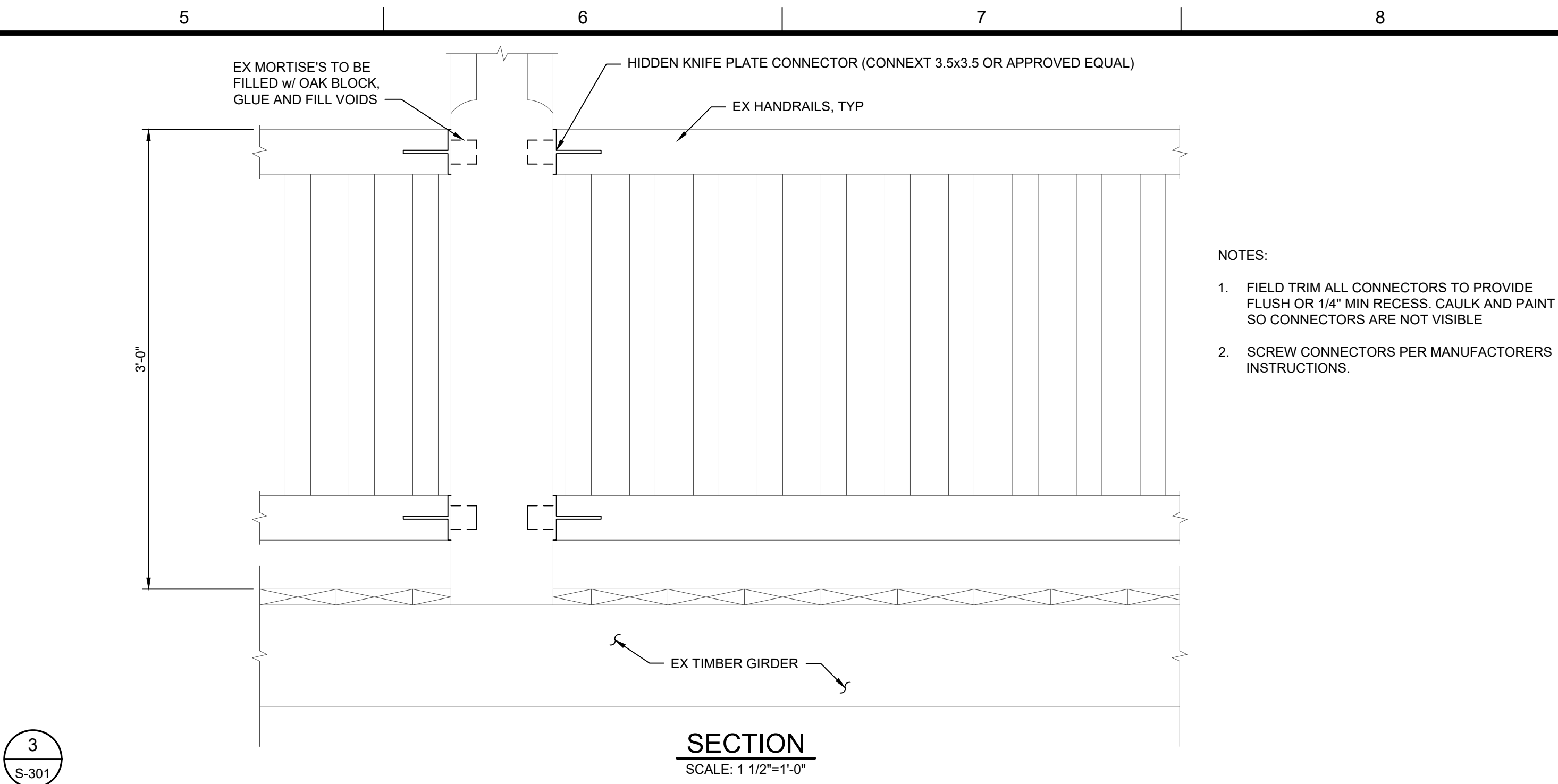
**ELEVATION VIEW**

SCALE: AS NOTED

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**S-211** **A**

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