

HISTORIC CHARLESTON FOUNDATION
40 EAST BAY STREET
CHARLESTON, SC.

RECONSTRUCTION OF FOUNDATION SYSTEM
AT
MISSROON HOUSE



GENERAL NOTES

- 1) THE SCOPE OF THESE DRAWINGS IS LIMITED TO THE BASEMENT & FOUNDATION AREA SHOWN. NO OTHER AREAS OF THE BUILDING WERE EVALUATED. ONLY THE SPECIFIC BEAMS AND ACTIONS SHOWN ON THESE DRAWINGS ARE ADDRESSED BY THE DESIGN CALCULATIONS.
- 2) ALL LUMBER SHOWN IS PRESSURE-TREATED FOR GROUND CONTACT, #2, SOUTHERN YELLOW PINE.
- 3) ALL DESIGN PARAMETERS ARE BASED ON RESTORATION AND STABILIZATION OF HISTORIC STRUCTURES. ANY REPLACEMENT ELEMENTS ARE DESIGNED BASED ON IBC-2006, SEISMIC ZONE D, WIND LOAD 130. NO SPECIAL INSPECTIONS ARE CALLED FOR OUTSIDE OF THE PARAMETERS SHOWN IN THESE DRAWINGS.
- 4) CONTRACTOR SHALL USE TEMPORARY BRACING AS NEEDED TO SUPPORT THE EXISTING STRUCTURE AS NEEDED UNTIL ALL INSTALLATIONS ARE COMPLETE. FOR APPROVAL OF SHORING IS REQUIRED.
- 5) ALL BOLTS AND REBAR THAT ARE ANCHORED INTO HARDENED CONCRETE SHALL BE DONE USING EITHER SIMPSON HIT-22 OR EPON CERAMIC-6 EPOXY.
- 6) THE DIMENSIONS, LOCATIONS AND ELEVATIONS OF ANY EXISTING STRUCTURES WHICH RELATE TO OR INFLUENCE ANY NEW CONSTRUCTION SHALL BE VERIFIED BY FIELD MEASUREMENT AND INSPECTION MEASUREMENT AND INSPECTION BY THE CONTRACTOR/BUILDER, PRIOR TO STARTING THE PROJECT.
- 7) PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER.
- 8) CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES PRIOR TO THE PROCUREMENT OF BUILDING MATERIALS.
- 9) ALL FASTENERS AND CONNECTORS EXPOSED TO WEATHER OR COASTAL SALT AIR SHALL BE HOT DIPPED GALVANIZED OR EPOXY COATED WITH A 2-PART EPOXY SYSTEM.
- 10) ALL DESIGNS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS ARE BASED ON THE EXISTING FRAMING BEING SOUND AND INTACT. ANY DEGRADATION DISCOVERED DURING CONSTRUCTION SHALL BE EVALUATED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 11) THIS PROJECT DOES NOT MODIFY/UPGRADE/REPAIR THE EXISTING PRIMARY STRUCTURE IN ANY WAY -- NOR DOES IT REPRESENT THAT THE EXISTING STRUCTURE MEETS OR ADDRESSES THE DESIGN LOADS/CONDITIONS OF THE CURRENT CODES IN ANY WAY. THIS PROJECT DOES NOT PROVIDE THE CURRENT SEISMIC CRITERIA FOR LATERAL LOADING OR OTHER CURRENT LOAD-BASED CRITERIA. THIS PROJECT IS SOLELY TO REPAIR THE EXISTING STRUCTURAL SYSTEMS IN-KIND WHERE POSSIBLE OR TO ADDRESS DESIGN/CONSTRUCTION ISSUES THAT ARE DEGRADING THE STRUCTURE.
- 12) THESE PLANS DO NOT INVOLVE THE ENERGY CODE IN ANY WAY AS NO MECHANICAL OR ELECTRICAL SYSTEMS ARE INSTALLED AND THE SPACE INVOLVED IS NOT PART OF THE HEATED ENVELOPE OF THE STRUCTURE.
- 13) THE WORK PROVIDED IN THESE DRAWINGS MATCHES THE EXISTING FLOOR HEIGHT ABOVE THE FLOOD PLAN AND IT HAS NOT BEEN CHECKED FOR ADHERENCE TO THE ELEVATION REQUIREMENTS IN THIS AREA.
- 14) AFTER BID AWARD, CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER, ENGINEER AND ANY OTHER PERSONNEL REQUIRED BY THE OWNER OR CONTRACTOR.
- 15) OWNER WILL DETERMINE MATERIAL LAYDOWN AND STORAGE LOCATIONS WITH CONTRACTOR INPUT DURING PRE-CONSTRUCTION MEETING.

STRUCTURAL FRAMING NOTES:

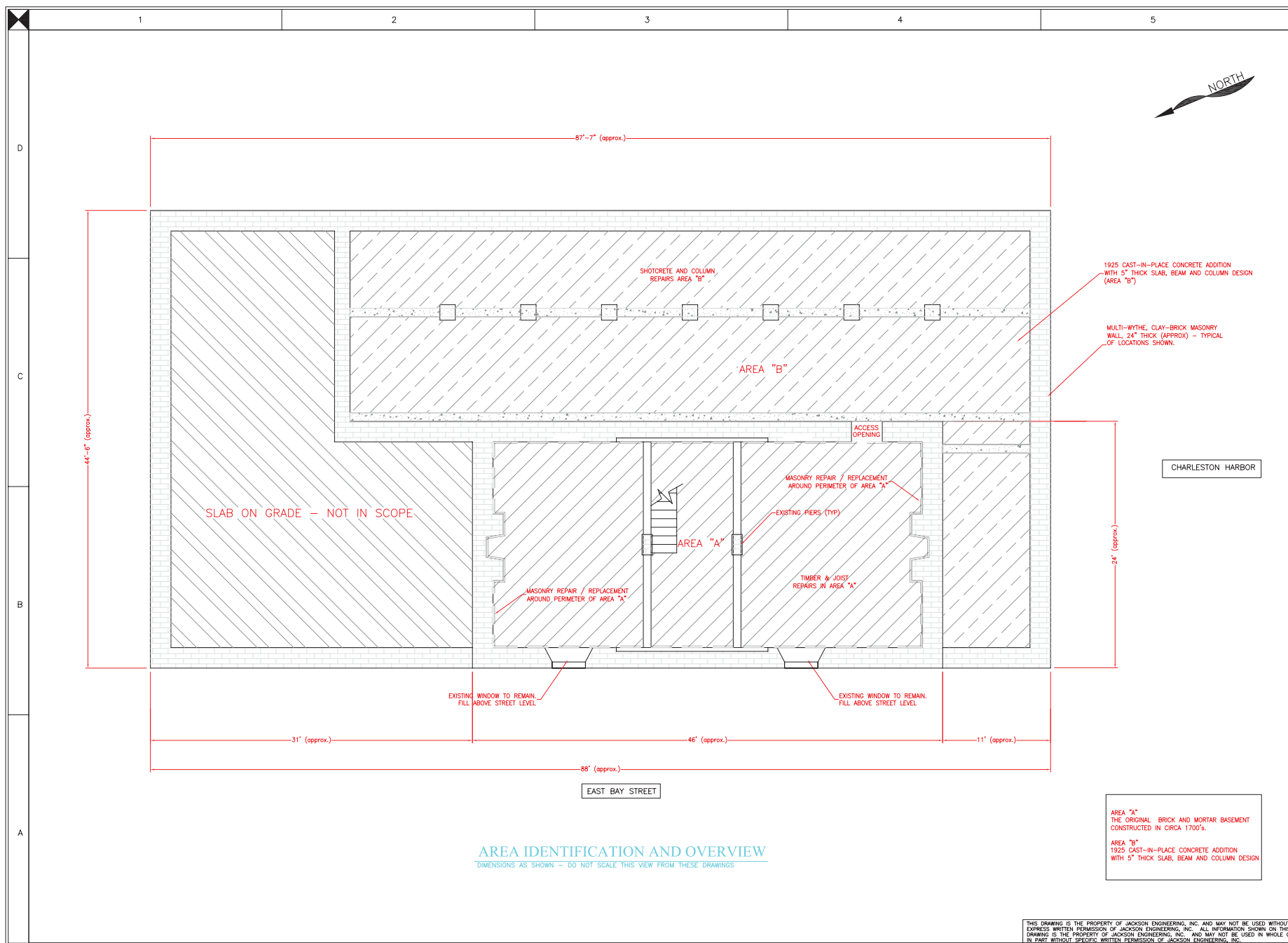
- 1) SEE SECTIONS AND DETAILS FOR FRAMING REQUIREMENTS AND SPECIFICATIONS
- 2) ALL NAILING REQUIREMENTS SHALL BE PER THE STANDARD BUILDING CODE, TABLE 2306.1 OR SBCCI SSTO-10-97, APPENDIX E, UNLESS NOTED DIFFERENTLY ON THE DRAWINGS. NAILING REQUIREMENTS SHOWN ARE IN ADDITION TO ANY REQUIREMENTS SPECIFIED OR ENGINEERED TIMBER CONNECTORS.
- 3) ALL NAILING REQUIREMENTS LISTED ARE BASED ON USING COMMON WIRE NAILS (NOT SINKERS, BOX, ETC.). ALTERNATIVE NAIL TYPES OF EQUIVALENT DIAMETERS MAY BE SUBSTITUTED.
- 4) TIMBER CONNECTIONS SHALL BE MADE WITH STRUCTURAL HANGERS AS MANUFACTURED BY SIMPSON COMPANY OR PRE-APPROVED EQUIVALENT. ALL INSTALLATIONS WILL BE WITH NAIL TYPES AND SIZES AS REQUIRED BY THE MANUFACTURER OF THE CONNECTOR TO DEVELOP FULL STRENGTH OF EACH CONNECTOR SPECIFIED.
- 5) ALL LUMBER USED IN THIS PROJECT SHALL BE DESIGNATED AS TREATED SHALL BE PRESSURE TREATED AT GROUND CONTACT, IN ACCORDANCE WITH AWPA STANDARD C2.
- 6) THE MAXIMUM ALLOWABLE DEFLECTION OF SPANNING MEMBERS SHALL BE SPAN LENGTH IN INCHES/360.
- 7) ALL JOISTS AND BEAMS SHALL BE SECURED TO THE SUPPORT BEAM USING METHODS SHOWN IN THE DETAILS AND SECTIONS.

SHEET INDEX

- S-1 SPECIFICATIONS FOR FOUNDATION MASONRY
- S-2 SPECIFICATIONS FOR SHOTCRETE CONCRETE -- BID QUANTITIES AND ALTERNATES
- S-3 EXISTING FOUNDATION PLAN
- S-4 REPAIR OF BRICK WALLS IN AREA "A"
- S-5 REPAIR OF SILL PLATE & JOIST SISTERS, AREA "A"
- S-6 REPAIR OF CONCRETE BEAM IN AREA "B"

[illegible]

THIS DRAWING IS THE PROPERTY OF JACKSON ENGINEERING, INC. AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION OF JACKSON ENGINEERING, INC. ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF JACKSON ENGINEERING, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT SPECIFIC WRITTEN PERMISSION OF JACKSON ENGINEERING, INC.



**JACKSON
ENGINEERING
INCORPORATED**
P.O. Box 41268
North Charleston, SC 29423
JACKSONENGINEERING@GMAIL.COM

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
--	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	----

SEAL



C.O.A.: CO-1964



**HISTORIC CHARLESTON
FOUNDATION**
40 EAST BAY STREET.
CHARLESTON, SC.

[illegible]

DESIGNED BY:	STAFF
DRAWN BY:	RQH
CHECKED BY:	M. JACKSON

**EXISTING
FOUNDATION
PLAN**

SHEET NUMBER

S-3

DATE: 09 DECEMBER 11



PHOTO "A"



PHOTO "B"

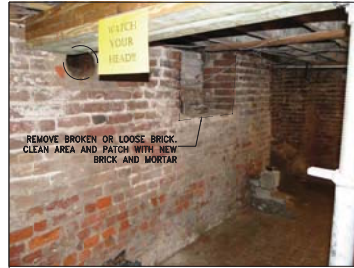


PHOTO "C"



PHOTO "D"



PHOTO "E"

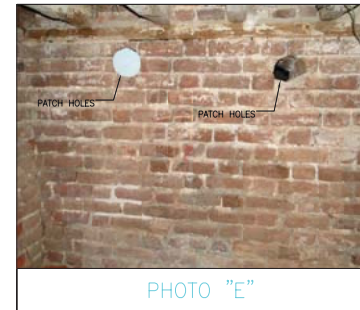
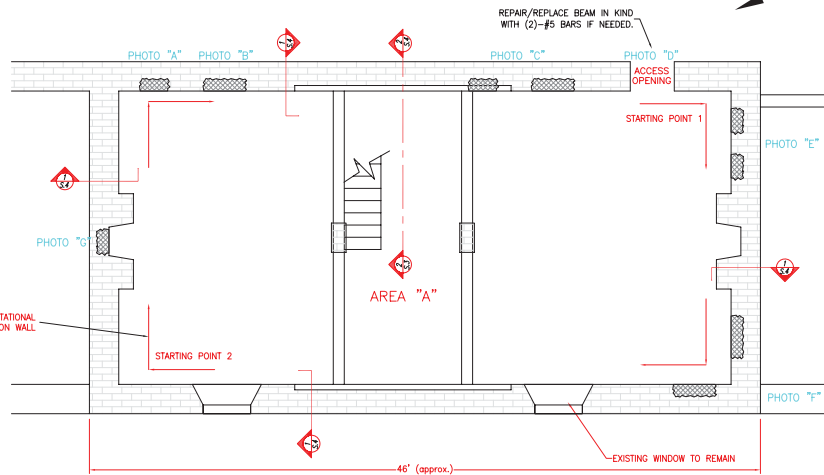


PHOTO "F"



SEE DETAIL 1 ON SHEET S.4

PARTIAL FOUNDATION PLAN - AREA "A"

"DIMENSIONS AS SHOWN - DO NOT SCALE THIS VIEW FROM THESE DRAWINGS"

REPLACING LOWER HALF OF EXISTING BRICK WALLS:

AS PER DETAIL 1 SHEET S.4 REMOVE AND REPLACE LOWER HALF OF BRICK UP TO A HEIGHT OF 36" ABOVE THE BASEMENT FLOOR.

PROCEDURE:

- *START IN ONE CORNER OF FOUNDATION AREA "A" AND REMOVE A MAX.18" WIDE AREA OF BRICK BY 36" HIGH. CLEAN AREA AND INSTALL NEW BRICK AND MORTAR IN ITS PLACE.
- *GO TO THE DIAGONALLY OPPOSITE CORNER OF BASEMENT AND REPEAT THIS PROCESS OF REMOVING THE EXISTING AND REPLACING IT WITH NEW.
- *DO THIS IN A ROTATIONAL DIRECTION AROUND PERIMETER OF FOUNDATION WALL STARTING AT OPPOSITE CORNERS AND MOVING AROUND THE PERIMETER WALL UNTIL COMPLETE.

FILLING IN HOLES AND OPENINGS IN EXISTING BRICK WALLS:

- *REMOVE ANY BROKEN OR LOOSE BRICK AND MORTAR AROUND OPENINGS, CLEAN AREAS REMOVING DUST AND DEBRIS. SET NEW BRICKS INTO PLACE TO MATCH AS CLOSE AS POSSIBLE TO EXISTING CONDITION.

REPOINTING OF EXISTING BRICK WALLS AND PIERS:

- *AFTER ALL REPAIR AND REPLACEMENT OF BRICKS AND WALLS HAVE BEEN COMPLETED REPOINT ENTIRE REMAINING BASEMENT WALLS AND PIERS.

REMOVE STUCCO PATCH AND REPAIR MORTAR, TYPICAL OF 4 AREAS.



PHOTO "H"

REMOVE PATCH AND REPLACE WITH NEW BRICK AND MORTAR

JACKSON
ENGINEERING
INCORPORATED
P.O. Box 41268
North Charleston, SC 29423
JACKSONENGINEERING@GMAIL.COM

ENGINEER OF RECORD:

SEAL



C.O.A.: CO-1964



HISTORIC CHARLESTON
FOUNDATION
40 EAST BAY STREET.
CHARLESTON, SC.

REVISIONS:		
NO.	DATE	DESCRIPTION

DESIGNED BY: STAFF
DRAWN BY: RGT
CHECKED BY: M. JACKSON

REPAIR OF SILL
PLATE, & SISTERED
JOISTS IN AREA "A"

SHEET NUMBER
S-5

DATE
09 DECEMBER 11

THIS DRAWING IS THE PROPERTY OF JACKSON ENGINEERING, INC. AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN PERMISSION OF JACKSON ENGINEERING, INC. ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF JACKSON ENGINEERING, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT SPECIFIC WRITTEN PERMISSION OF JACKSON ENGINEERING, INC.

