

TALKING ROCK SCHOOLHOUSE

PRESERVATION PLAN – PHASE ONE



Talking Rock Schoolhouse Built in 1877 and moved to the town in 1882

PROJECT PURPOSE

The Talking Rock Schoolhouse is an irreplaceable piece of our community's heritage. Our goal is to preserve and restore this historic building so it can be safe, accessible, and enjoyed by the public while retaining its original character and charm.

Phase One focuses on the structural stability of the building, including the foundation and floor framing.

Phase Two will address rot replacement, a new accessible entrance, potential climate control, and a sprinkler system to protect the building for generations to come.

PROJECT INFORMATION

PROJECT:
Talking Rock Schoolhouse
Preservation Plan – Phase One

LOCATION:
Talking Rock, Georgia

DATE:
May 18, 2025

SCALE:
As Noted

PREPARED BY:

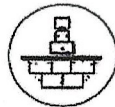
SHEET:
COVER SHEET **CS-1**

SCOPE OF WORK – PHASE ONE



1. DEMOLITION

- Remove front steps (not original)
- Remove rear brick fireplace (not original)
- Remove handicapped ramp on side (not original)
- Carefully remove debris and haul off

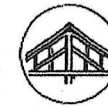


2. FOUNDATION

- Replace entire foundation per Foundation Plan
- Install columns and piers per Foundation Plan



The cultured stone is to be "Ledgestone Series Stone in Canyon Ridge".



3. FRAMING

- Install beams and floor framing per Framing Plan
- Sister existing log joists as shown on Framing Plan
- Make rear wall plumb as shown on Framing Plan

GENERAL CONSTRUCTION NOTES

- All work shall be in accordance with applicable building codes, local ordinances, and manufacturer's requirements.
- Contractor shall verify all existing conditions, dimensions, and elevations in the field before beginning work.
- Notify the Owner immediately of any discrepancies or conditions that may affect the work.
- All structural connectors shall be Simpson Strong-Tie or approved equal.
- All wood in contact with masonry or concrete shall be pressure treated.
- Proper shoring and bracing shall be provided during construction to ensure building stability.
- Protect all existing historic materials to remain. Handle with care.
- Maintain a clean, orderly job site at all times.
- Clean up daily. Remove and haul off all trash, debris and excess materials from the site.
- Do not burn debris on site.
- Contractor is responsible for site safety, security, and protection of the public at all times.

DRAWINGS INCLUDED

- Foundation Plan
- First Floor Framing Plan
- Pier & Column Details
- Notes & Schedules

GENERAL NOTES

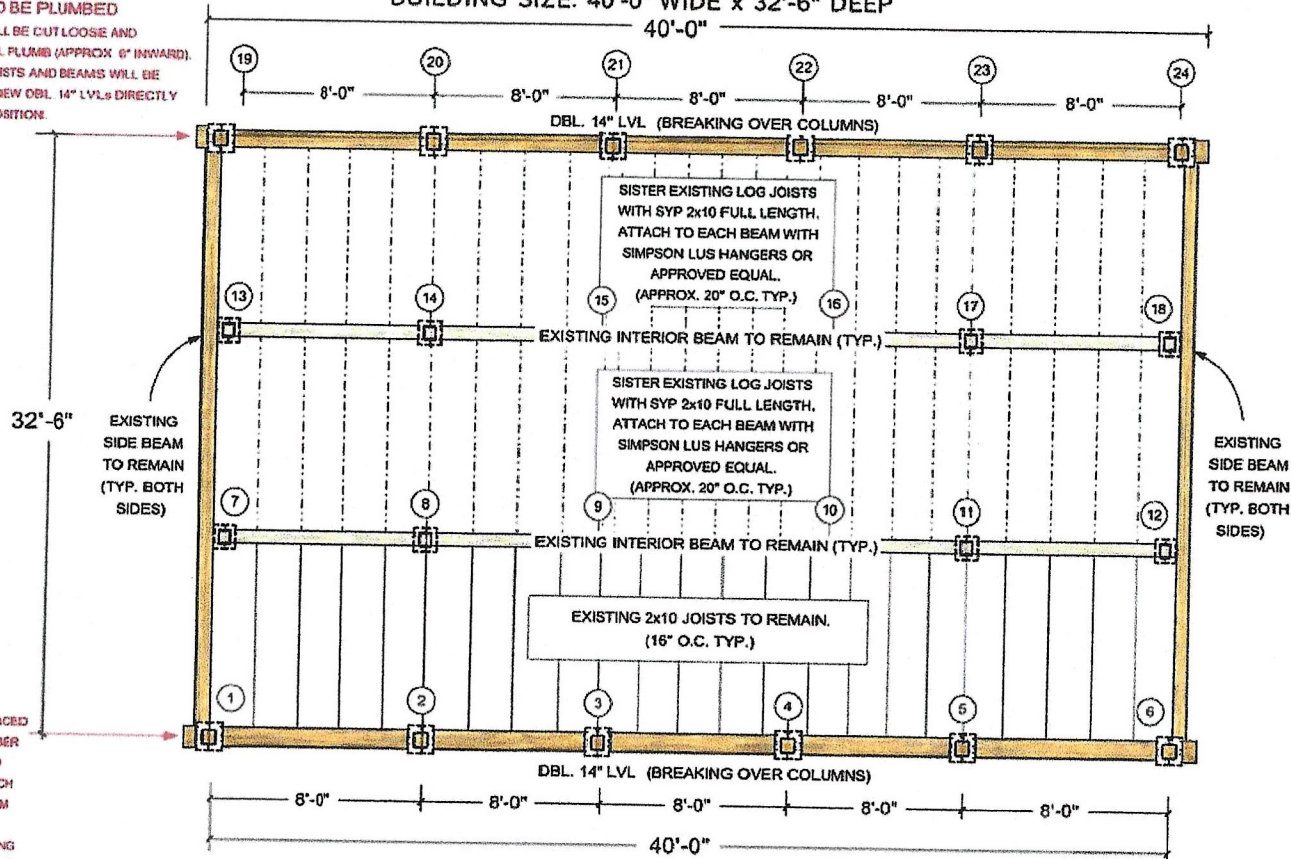
- This plan is for Phase One (structural) only.
- All dimensions are to face of framing unless noted otherwise.
- Do not scale drawings. Use dimensions shown.
- Verify all dimensions and conditions in field.
- These drawings are the property of the project owner and are not to be reproduced without permission.

NOTE: PLAN FOR LAYOUT PURPOSES ONLY. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS.

OLD SCHOOL HOUSE FIRST FLOOR FRAMING PLAN

BUILDING SIZE: 40'-0" WIDE x 32'-6" DEEP

REAR WALL - TO BE PLUMBED
TOP OF WALL WILL BE CUT LOOSE AND
MOVED INWARD UNTIL PLUMB (APPROX. 6" INWARD).
FLOOR FLOORING, JOISTS AND BEAMS WILL BE
REMOVED AWAY. INSTALL NEW DBL. 14" LVLs DIRECTLY
UNDER NEW WALL POSITION.









NEW LVLs:
14" LVLs TO BE SPACED
1 WITH SOLID LUMBER
KING SANDWICHED
BETWEEN THEM TO MATCH
1/4 OF EXISTING BEAM
HEIGHTS CAN BE
CONNECTED. BLOCKING
FASTENED TO BOTH
WITH (2) HEADLOK
SCREWS AT EACH
SECTION.

FRAMING NOTES

- THE FIRST 3-4 ROWS OF SIDING ON THE FRONT AND BACK WALLS SHALL BE REMOVED TO REPLACE THE BEAMS. THE AREAS WILL BE COVERED WITH HOUSE WRAP (NOT REPLACED WITH SIDING AT THIS TIME) UNTIL PHASE TWO.
- THE FLOOR SYSTEM SHALL BE LEVELED AND SHIMMED AS NEEDED AFTER PLACEMENT ON THE PIERS TO ACHIEVE A LEVEL WALKING SURFACE.
- TEMPORARY SUPPORTS (SHORING) SHALL BE INSTALLED AND MAINTAINED AS REQUIRED DURING ALL DEMOLITION, BEAM REPLACEMENT, AND RE-PLUMBING OF THE REAR WALL TO ENSURE STRUCTURAL STABILITY.
- VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE STARTING WORK.
- ALL NEW LVLs SHALL BE 14" LAMINATED VENEER LUMBER.
- WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL STRUCTURAL CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL.

PLAN LEGEND

-  DBL. 14" LVL (NEW)
-  (FRONT AND REAR BEAMS)
-  EXISTING BEAM TO REMAIN (SIDES AND INTERIOR BEAMS)
-  EXISTING 2x10 JOIST TO REMAIN (16" O.C.)
-  EXISTING LOG JOIST TO BE SISTERED WITH 2x10 (APPROX. 20" O.C.)
-  PIER / COLUMN (SEE PIER SCHEDULE ON FOUNDATION PLAN)

SISTERING NOTES

- SISTER EXISTING LOG JOISTS WITH SYP #2 OR BETTER 2x10 FULL LENGTH OF BAY.
- ATTACH NEW 2x10 TO EACH BEAM WITH SIMPSON LUS HANGERS OR APPROVED EQUAL AT EACH END.
- FASTEN 2x10 TO EXISTING JOIST WITH 5" HEADLOK SCREWS STAGGERED AT 24" O.C.
- PROVIDE TEMPORARY SHORING AS REQUIRED DURING WALL RE-PLUMBING OPERATIONS.

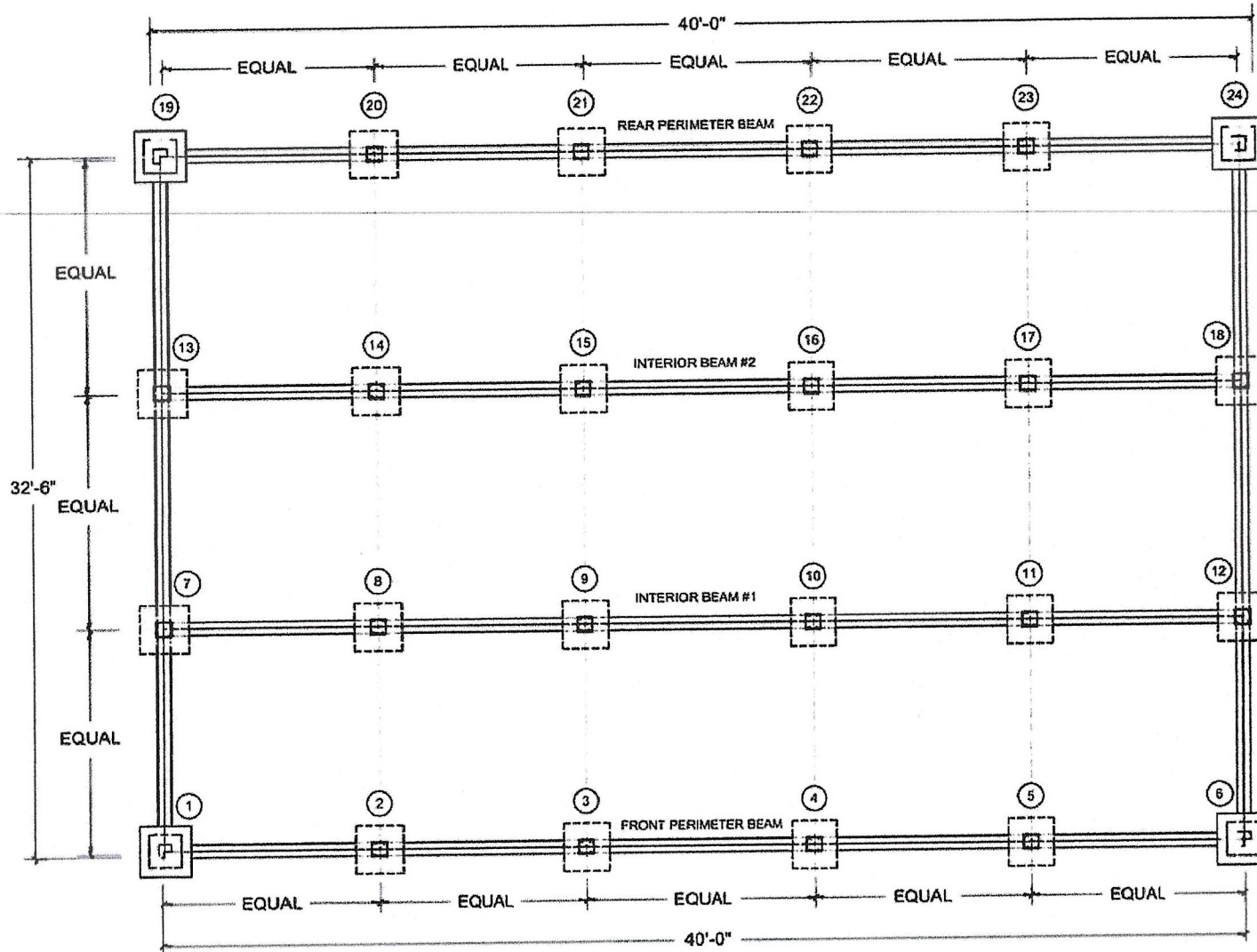
GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD.
- CLEAN UP DAILY. REMOVE AND HAUL OFF ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE SITE.
- DO NOT BURN DEBRIS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, SECURITY, AND PROTECTION OF THE PUBLIC AT ALL TIMES.
- ALL BLOCK COLUMNS SHALL BE MECHANICALLY FASTENED TO BEAMS WITH APPROVED HARDWARE (SIMPSON ABU OR EQUAL).

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OLD SCHOOL HOUSE FOUNDATION PLAN

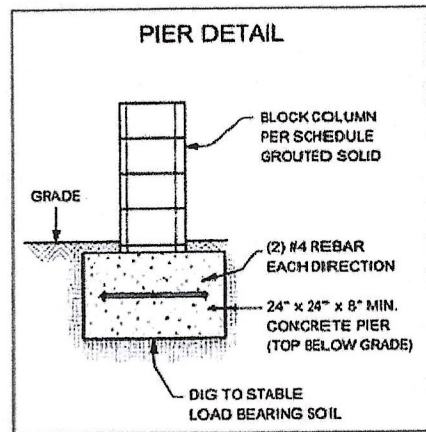
BUILDING SIZE: 40'-0" WIDE x 32'-6" DEEP



PIER & COLUMN SCHEDULE

	CORNER PIERS (4 TOTAL) 16" x 16" BLOCK COLUMN (TWO 8" x 16" BLOCKS) GROUTED SOLID WRAP WITH CULTURED STONE ON 3 SIDES PIERS: 24" x 24" x 8" MIN.
	EXTERIOR PIERS (12 TOTAL) 12" x 16" BLOCK COLUMN (12" SIDE RUNS WITH BEAM) GROUTED SOLID WRAP WITH CULTURED STONE ON 3 SIDES PIERS: 24" x 24" x 8" MIN.
	INTERIOR PIERS (8 TOTAL) 8" x 16" BLOCK COLUMN GROUTED SOLID NO CULTURED STONE PIERS: 24" x 24" x 8" MIN.

CULTURED STONE NOTE:
EVERY OTHER RUN SHALL HAVE
AN OUTSIDE CORNER.

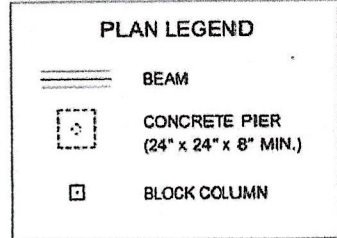


- #### FOUNDATION NOTES
- ① ALL PIERS SHALL BE DUG TO STABLE LOAD BEARING SOIL.
 - ② TOP OF CONCRETE PIERS TO BE BELOW GRADE.
 - ③ ALL BLOCK COLUMNS SHALL BE GROUTED SOLID AND CENTERED ON PIERS.
 - ⑤ SEE STRUCTURAL DETAILS FOR CONNECTION OF BEAMS TO COLUMNS.
 - ⑥ VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD BEFORE CONSTRUCTION.

- #### GENERAL NOTES
- ALL PIERS SHALL BE CAPPED WITH A PRESSURE TREATED 2" x 8" (MIN.) TO SUPPORT THE BEAM.
 - HEIGHTS OF BLOCK COLUMNS WILL VARY DEPENDING ON BEAM DEPTH AND WILL BE DETERMINED ON THE SUBFLOOR BEING LEVEL.
 - ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

SUMMARY

TOTAL BEAMS	4
PIERS PER BEAM	6
TOTAL PIERS	24
CORNER PIERS (16"x16")	4
EXTERIOR PIERS (12"x16")	12
INTERIOR PIERS (8"x16")	8



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