

EXISTING FLOOR FRAMING  
ABOVE NOT SHOWN FOR CLARITY

NEW OR EXISTING  
GLU- LAM BEAM PER  
PLAN

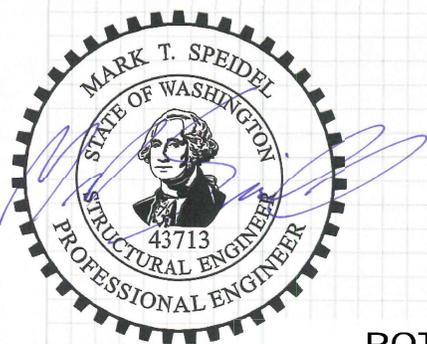
ANCHOR BEAM TO  
PILE WITH MTS12  
TWIST STRAP AT EA  
SIDE OF PILE

REMOVE DETERIORATED  
SECTION OF EX PILE AND  
REPLACE WITH NEW PT  
WOOD BLOCK. CUT MIN 1"  
BEYOND EDGE OF EX  
ROT. REPLACEMENT  
BLOCK IS NOT TO  
EXCEED A 6x8.

ATTACH NEW PT  
BLOCK TO EX PILE  
WITH 0.22" x 10"  
SDWS CREWS AT 4"  
oc (2 ROWS)

TREAT EXPOSED OR  
CUT SURFACES OF EX  
PILE WITH FUNGAL  
GROWTH INHIBITOR  
AND SEALANT  
BEFORE INSTALLING  
NEW WOOD

EXISTING TIMBER  
PILE- SOUND WOOD  
SECTIONS TO REMAIN  
IN PLACE.



**ROTTEN PILE REPLACEMENT - LOCALIZED  
REPLACEMENT OF DETERIORATED WOOD**



**I.L. GROSS**  
STRUCTURAL  
ENGINEERS

**SK-2: LOCALIZED PILE REPAIR DETAIL**

SHEET TITLE

**RAYMOND MANOR - ROT REPAIR**

PROJECT

**SMR ARCHITECTS**

CLIENT

**1 1/2" = 1'-0"**

SCALE

**MARK S.**

DESIGNED BY

**MTS**

CHECKED

**4/24/2024**

DATE

**SK-2**

SHEET

NEW OR EXISTING  
GLU- LAM BEAM PER  
PLAN

EXISTING FLOOR FRAMING  
ABOVE NOT SHOWN FOR CLARITY

INSTALL NEW HST2  
VERTICAL STRAP  
WITH (3) 5/8" DIA  
BOLTS TO NEW BEAM  
AND TIMBER PILE

ANCHOR BEAM TO  
PILE WITH MTS12  
TWIST STRAP AT EA  
SIDE OF PILE

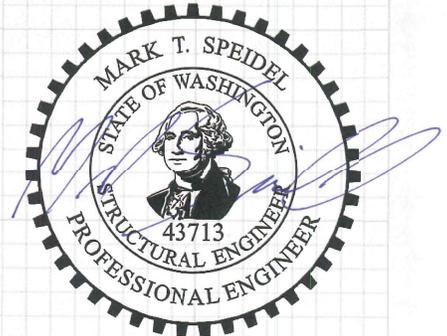
NEW FULL WIDTH  
SECTION OF PILE TO  
REPLACE  
DETERIORATED/ROTT  
EN PILE SEGMENT.  
MINIMUM SEGMENT  
HEIGHT = 24"

CUT ROTTEN/  
DETERIORATED TOP  
OF EXISTING PILE OFF  
MIN 3" BELOW ROT.

INSTALL NEW HST2  
VERTICAL STRAP  
WITH (6) 5/8" DIA  
BOLTS AT EA SIDE OF  
PILE SPLICE (4  
STRAPS TOTAL).  
OFFSET STRAPS BY  
1" TO PREVENT BOLT  
INTERFERENCE

TREAT EXPOSED OR  
CUT SURFACES OF EX  
PILE WITH FUNGAL  
GROWTH INHIBITOR  
AND SEALANT  
BEFORE INSTALLING  
NEW WOOD

EXISTING PILE  
SECTION IN SOUND  
CONDITION TO  
REMAIN IN PLACE  
BELOW SPLICE.



### ROTTEN PILE REPLACEMENT - NEW PILE SPLICE OPTION



I.L. GROSS  
STRUCTURAL  
ENGINEERS

SK-3: PILE SPLICE DETAIL

SHEET TITLE

RAYMOND MANOR - ROT REPAIR

PROJECT

SMR ARCHITECTS

CLIENT

1 1/2" = 1'-0"

SCALE

MARK S.

DESIGNED BY

MTS

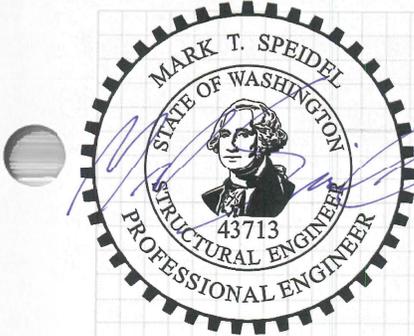
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DATE

SK-3

SHEET



EXISTING FLOOR FRAMING ABOVE NOT SHOWN FOR CLARITY

INSTALL NEW HST2 VERTICAL STRAP EA SIDE WITH (3) 5/8" DIA BOLTS TO NEW BEAM AND AND NEW POST

NEW OR EXISTING GLU- LAM BEAM PER PLAN

NEW PT 8x10 POST TO REPLACE DETERIORATED SECTION OF EXISTING PILE.

NEW CB810 POST BASE CAST INTO NEW PILE CAP

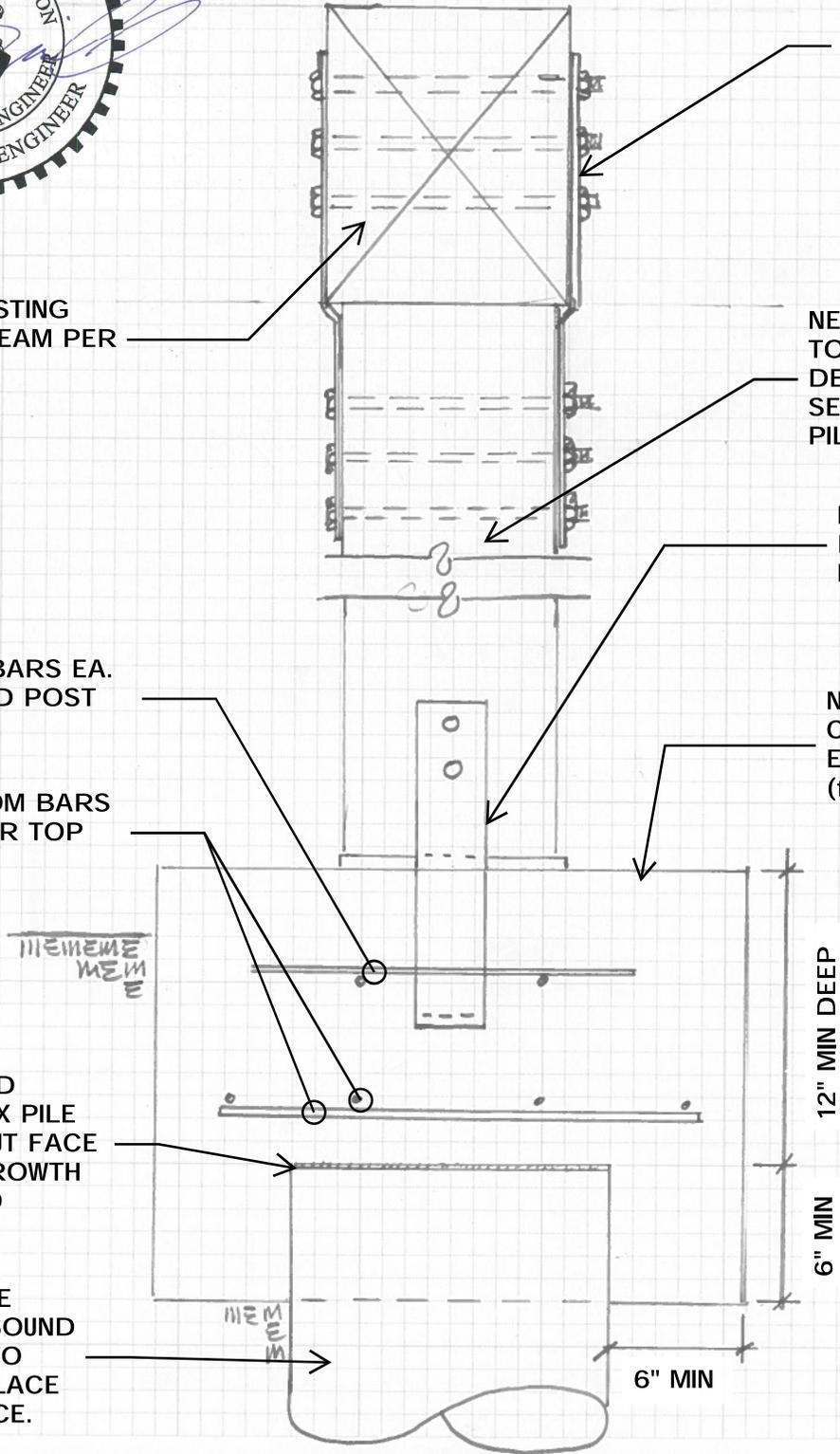
(2) #4 TOP BARS EA. WAY AROUND POST BASE

NEW CONCRETE PILE CAP CAST OVER EXISTING TIMBER PILE (f'c= 3000psi)

(4) #5 BOTTOM BARS EA. WAY OVER TOP OF EX PILE

CUT AWAY DETERIORATED SECTION OF EX PILE AND TREAT CUT FACE W/ FUNGAL GROWTH INHIBITOR AND SEALANT

EXISTING PILE SECTION IN SOUND CONDITION TO REMAIN IN PLACE BELOW SPLICE.



I.L. GROSS  
STRUCTURAL  
ENGINEERS

SK-4: CONCRETE PILE CAP OPTION

SHEET TITLE

1 1/2" = 1'-0"

SCALE

4/24/2024

DATE

RAYMOND MANOR - ROT REPAIR

PROJECT

MARK S.

DESIGNED BY

SMR ARCHITECTS

CLIENT

MTS

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SK-4

SHEET