



**LEGEND:**

\* Indicates location of cut joist to be sistered.

← Indicates direction of 2x8 @ 16" o.c.

■ Indicates 6" x 8" concrete pier (20" to 30" high).

○ Indicates wood post ( no footing)

⊖ Indicates wood post w/8" dia. sonotube

▭ Indicates 4" x 10" ± wood post (no footing)

Existing Conditions  
Scale: 1/4" = 1'-0"

**Structural Repairs/Modifications:**

**Open Porches:**

1. Contractor to verify condition of encased porch roof beams.
2. Temporarily shore the roofs of the existing open porches prior to their demolition.
3. Remove the entire open porch framing (columns, decking, floor joists & piers). Salvage the good floor joists to be used to sister all existing joists beneath the enclosed porches.
4. Install (2) rows of twelve (12) inch dia., sonotubes, four (4) feet deep, cast to a height of six (6) inches minimum above grade and spaced at a maximum six (6) feet on center at both the front and rear of each porch. Top of sonotube to be determined in the field to allow for proper step up to finished first floor elevation. Spacing to be determined by owner to support roof column locations.
5. Install (2) new triple 2x8 pressure treated beams at both front and rear rows of sonotubes.
6. Install 2x8 pressure treated floor joist at twelve (12) inches on center, flush framed to the new beam and secured with Simpson joist hangers (or equivalent).
7. Install decking (type of decking to be determined by owner).
8. Install new roof columns and secure to existing roof beam (if adequate).

**Enclosed Porches:**

1. Contractor to verify condition of encased porch roof beams and columns.
2. Temporarily shore the roofs of the existing enclosed porches prior to the removal of damaged columns.
3. Remove and replace, as required, the damaged columns at the enclosed porches.
4. Install two (2) rows of twelve (12) inch diameter sonotubes, four (4) foot deep, cast to a height of six (6) inches minimum above grade and spaced at a maximum six (6) feet on center at both the front and rear of the enclosed porches. Top of sonotube to be determined in the field and installed in conjunction with 6x6 pressure treated wood posts or steel shims.
5. Sister the salvaged floor joists removed from the demolished open porches to each of the existing joists of the two (2) enclosed porches.

**Main Structure:**

1. Remove the wood forms wrapped around all the concrete piers to prevent wet rot and insect infiltration.
2. Add a new continuous 2x8 sister joist that spans from beam to beam to the cut joist located near the chimney.
3. Add two (2) new twelve (12) inch diameter sonotubes, four (4) foot deep and cast to a height of six (6) inches above grade, to support the floor joists that are headed off approximately two (2) feet from the side of the chimney. Add 6x6 pressure treated wood posts and a triple 2x8 pressure treated beam to support the joist ends.

**Rear Entry & Shower Stall:**

1. Remove and replace entry porch w/new 2x8 @ 16" floor joists.
2. Remove and replace existing shower stall w/new framing appropriate for shower stall (2x8 @ 16 minimum if raised platform).

**PROPOSED PORCH RENOVATION**  
FALMOUTH, MA 08141

**EXISTING CONDITIONS / REPAIR NOTES**

SCALE: 1/4" = 1'-0"  
DATE: AUGUST 2008  
DRAWN BY: D PACKERT  
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SHEET 1 OF

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**PACKERT DESIGN**

**D1**

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Note:  
Scale is at 1/2 shown  
on 11" x 17" prints.

REV.	DATE	DESCRIPTION