

S^e STABILITY ENGINEERING

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March 9, 2021

Audrey Plummer
P.O. Box 1154
Stone Mountain, GA 30086

RE: Engineer's Report for 79 Main St, Hiawassee – Building B Structural Stabilization Narrative
Se #20428 Dates of site assessment: 3/9/2021

Dear Audrey,

By your request, we have provided a review and preliminary analysis of the proposed stabilization of the existing one-story office buildings at the address listed above.

Existing Conditions

Building B is composed of wood roof framing, CMU exterior bearing walls, a partial slab on grade, and wood floor framing with interior masonry piers and CMU stem wall at the perimeter for support. The existing wood-framed roof consists of lumber-framed trusses and 2x purlins sloping to the rear, with a gable roof overbuild as part of a previous renovation. An area of floor and roof framing at the rear has collapsed from significant moisture damage. The exterior CMU block walls will need patching and repointing in the future, especially at areas of brick infill and large vertical cracks.

Stabilization Scope

- At Building B, approximately 25% of the wood-framed roof and floor system shall be completely replaced due to water damage and collapse.
- Replaced roof framing at rear water damage area shall consist of (2) 2x6 roof purlins spaced at 24" on center, spanning to the existing roof trusses, with partial repairs and stiffening performed on the existing trusses. Trusses to have new 2x10 diagonal web members installed and fastened to top and bottom chords at each end with (10) 16d nails. New 2x6 ceiling joists spaced at 16" on center shall be installed to provide bottom chord bracing.
- Damaged 2x6 edge purlin to be replaced with (2) 2x6.
- Replaced floor framing at rear collapsed area to be replaced with 2x12 joists spaced at 16" on center at collapsed area. New joists may be notched 2" at end bearing onto existing sill plate and mid-span support as required.
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If you have any questions or concerns, or if I may be of any further assistance, please contact our office.

Sincerely,
Stability Engineering, LLC



Jacob Jeffcoat, EIT
Project Engineer



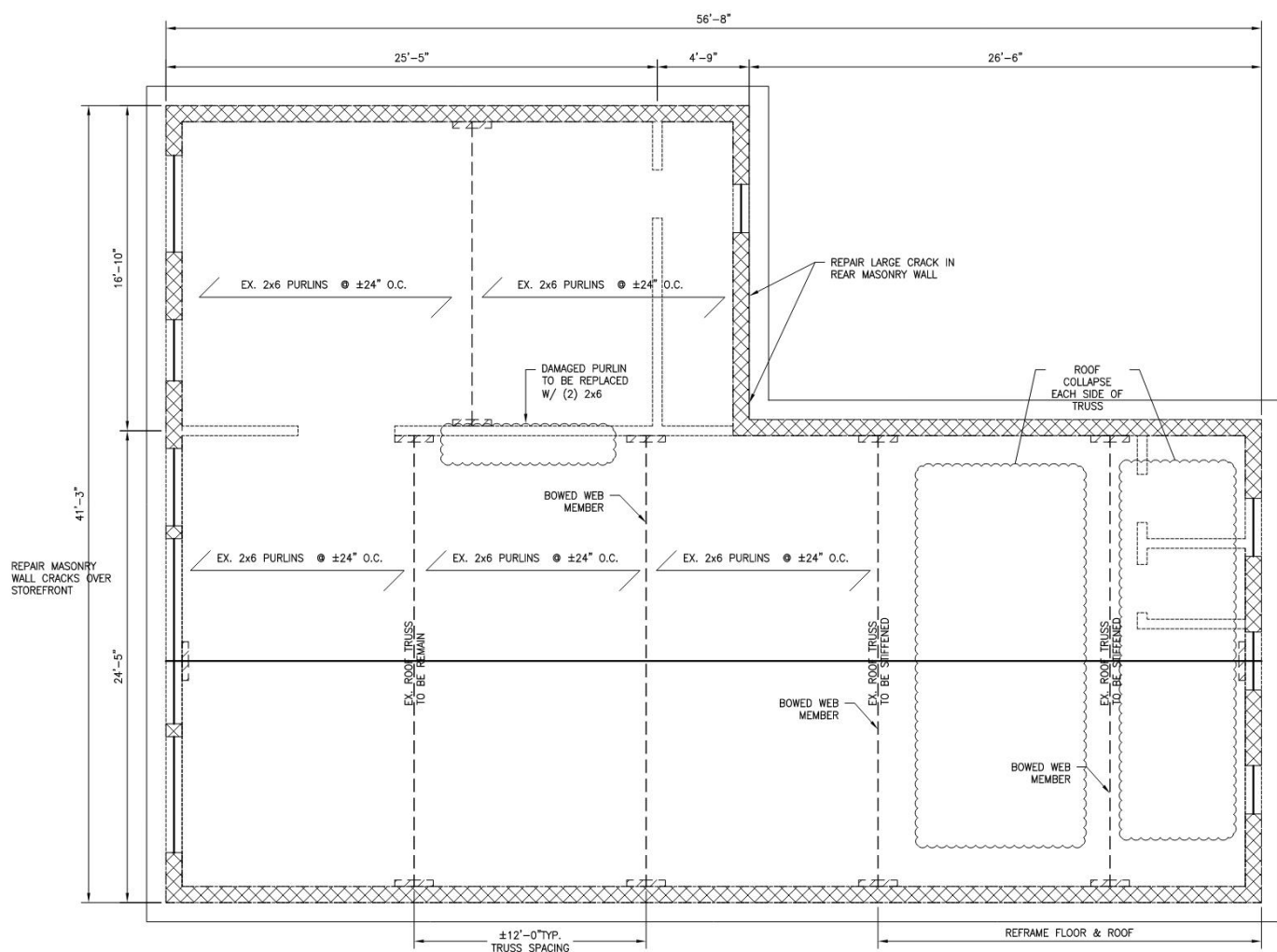
Chris Murphy, PE
Project Manager



WARRANTY AND LIABILITY:

This report is based upon a visual observation of conditions as they existed at the time of the site visit only. Stability Engineering's investigation did not include a review of hidden or concealed conditions. Although an earnest effort has been made to discover and identify all visible defects, in the event of an oversight, Stability Engineering's maximum liability shall be limited to the direct costs incurred by Client as a result of Consultant's negligence. Stability Engineering reserves the right to supplement or revise its opinions based upon changed conditions, further investigation by Stability Engineering or others, or new findings.

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BLDG.-B: REPLACEMENT FRAMING PLAN
SCALE: 1/4"=1'-0"