1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4"x7-1/2" JOISTS AT 16"oc SPANNING BETWEEN THE EAST FOUNDATION WALL AND A 5-3/4"x7" FLUSH BEAM.
- SINGLE SPAN 1-3/4"x7-1/2" JOISTS AT 16"oc SPANNING BETWEEN A 5-3/4"x7" FLUSH BEAM AND THE WEST FOUNDATION WALL.
- CONTINUOUS TWO SPAN 5-3/4"x7" FLUSH BEAM SUPPORTED AT THE NORTH FOUNDATION WALL AND AN INTERMEDIATE 8 INCH BRICK WALL WITH A BRICK PIER APPROXIMATELY 7 FEET FROM THE INTERMEDIATE BRICK WALL.
- SINGLE SPAN 1-3/4"x7-3/4" JOISTS AT 18"oc SPANNING BETWEEN THE SOUTH FOUNDATION WALL AND AN INTERMEDIATE 8 INCH BRICK WALL.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)

- 1ST FLOOR FRAMING IN GENERALLY FAIR CONDITION WITH SOME FRAMING IN POOR CONDITION.
- OBSERVED SEVERAL DAMAGED JOISTS BELOW 1ST FLOOR KITCHEN. RECOMMEND REPAIR.
- INADEQUATE TRIMMER AT THE STAIRS. RECOMMEND REINFORCING AND ADDING A SUPPORT.
- CONTINUOUS 5-3/4"x 7" NOTCHED FLUSH BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING (2) NEW SUPPORT POSTS.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT EXTERIOR OF THE FOUNDATION WALL AT SEVERAL LOCATIONS. RECOMMEND BRICK REPAIR AND REPOINTING.
- ALL ENDS OF REINFORCING AND SUPPLEMENTAL FRAMING SHALL BE ATTACHED TO EXISTING FRAMING WITH FRAMING CLIPS AT EACH END.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH RECOMMENDED REPAIRS.
Photo P1:
Existing 5-3/4”x 7” notched beam supporting existing 1-3/4”x 7-1/2” joists below 1st floor common area and bedroom looking west.

Photo P2:
Existing 5-3/4”x 7” notched beam supporting existing 1-3/4”x 7-1/2” joists below 1st floor common area and bedroom looking north.

Photo P3:
Existing 1-3/4”x 7-1/2” joists below 1st floor kitchen looking southeast. Observed temporary 4x4 wood support post.
**Photo P4:**
Observed damaged 1-3/4"x 7-3/4" joists below 1st floor kitchen south of 8" brick wall looking northeast.

**Photo P5:**
Observed deteriorated brick and mortar joints at northeast corner foundation wall.

**Photo P6:**
Observed deteriorated brick and mortar joints at northwest corner foundation wall.
Photo P7:

Observed deteriorated brick and mortar joints at southwest corner foundation wall.
1ST FLOOR LIVE LOADS

SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF
1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

DAMAGED JOISTS. HORIZONTAL CRACK AT 6TH, 7TH & 8TH JOIST FROM EAST FOUNDATION WALL NORTH END.

EX. 1-3/4"x 7-3/4'
JOISTS AT 16"oc

EX. 1-3/4"x 7-1/2'
JOISTS AT 16"oc

UNDERSIZED TRIMMER. REINFORCE WITH FULL LENGTH 2x8

ATTACH KING STUD TO REINF. TRIMMER WITH (2) 10d COMMON NAILS TOP AND BMT.

2X6 PT SYP (2) JACK AND KING STUD. ATTACH WITH (2)10d COMMON NAILS AT 16"oc

NEW SUPPORT POST

EXISTING SLAB

TYPICAL TRIMMER SUPPORT DETAIL

EXISTING BEAM

3-1/2" DIA STEEL POST.

1/4" x 6"x 6" STEEL BTM PLATE.

24"x24"x10" 3000PSI CONCRETE FOOTING

TYPICAL NEW SUPPORT POST DETAIL

FLAT EX. 2x ON 4x4 WOOD POST

CEILING IN PLACE. FRAMING CONDITION INACCESSIBLE FOR OBSERVATION. SIMILAR FRAMING ASSUMED.
1. Shore existing framing as required until new framing is in place.

2. All framing lumber shall be dry (19% maximum moisture content) Doug-Fir unless noted otherwise. Pressure treated Southern Pine shall be used for ground contact, sill plates, or exterior use.

   STUDS SHALL BE STUD GRADE OR BETTER
   ALL OTHER MEMBERS SHALL BE NO. 2 OR BETTER.

3. Nails are based on common wire nails. Larger nail sizes are required for box or pneumatic driven fasteners.

   SUBSTITUTING PNEUMATIC NAILS OF EQUAL DIAMETER IS ACCEPTABLE IF THEY MATCH THESE SIZES:

   COMMON WIRE NAIL DIAMETERS:
   6d = 0.113”       12d = 0.148”
   8d = 0.131”       16d = 0.162”
   10d = 0.148”      20d = 0.192”

4. Fasteners shown are Simpson Strong-Tie fasteners and are selected for load requirements. Substitution is permitted if load capacities of alternate fasteners are of equal or greater capacity than comparable Simpson fasteners.

5. Construction adhesive shown in details shall be PL-400 construction adhesive or equivalent. Adhesive shall conform to APA Performance Specification AFG-01.

6. Plywood & OSB sheathing shown in details shall be APA rated sheathing.

7. Metal connector hardware shown in details are Simpson Strong-Tie connectors and are selected for load requirements. Substitution is permitted if load capacities of alternate are of equal or greater capacity than comparable Simpson connector. Fastening shall be per manufacturer’s requirements using SD screws.

TYPICAL JOIST REINFORCEMENT

TYP HDR TO TRIMMER CONNECTION DETAIL

TYPICAL ALTERNATE CRACKED JOIST REPAIR

TYPICAL CRACKED JOIST REPAIR DETAIL