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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 2x6 JOISTS AT 16”oc SPANNING BETWEEN A BUILT-UP DROPPED BEAM AND THE SOUTH FOUNDATION WALL.
- SINGLE SPAN 2x6 JOISTS AT 16”oc SPANNING BETWEEN A BUILT-UP DROPPED BEAM AND THE NORTH FOUNDATION WALL.
- SINGLE SPAN 2x8 JOISTS AT 16”oc SPANNING BETWEEN A 2x12 + 2x8 + 2x6 FLUSH BEAM AND THE EAST FOUNDATION WALL.
- CONTINUOUS 2-SPAN BUILT-UP DROPPED BEAM SPANNING BETWEEN A CONCRETE PIER AT THE EAST END, A CMU PIER AT THE WEST END AND SUPPORTED BY A LALLY COLUMN APPROXIMATELY AT BEAM MID-SPAN. APPEARS TO BE (1) FLAT 4x6 + (1) FLAT 2x6 + (2) 2x6 MEMBERS.
- 2x12 + 2x8 + 2x6 FLUSH BEAM SUPPORTED AT THE SOUTH AND NORTH FOUNDATION WALL AND THE FLAT 4X6 MEMBER OF THE BUILT-UP BEAM APPROXIMATELY AT BEAM MID-SPAN.

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

- OBSERVATIONS ARE LIMITED TO THE VISUAL ASSESSMENT OF THE EXPOSED BUILDING ELEMENTS AT TIME OF INVESTIGATION. ANY UNFORESEEN CONDITIONS SHOULD BE ADDRESSED IF DISCOVERED DURING REPAIR WORK.
- APPROPRIATE MATERIAL STRESSES AND SECTION PROPERTIES FOR THE 1ST FLOOR FRAMING WAS UTILIZED BASED ON THE PERIOD OF CONSTRUCTION.
- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
OBSERVATIONS & ANALYSIS (CONT):

- 2x6 joists are undersized for current loading requirements. Recommend reinforcing joists.
- Built-up dropped beam is undersized for current loading requirements. Recommend reinforcing beam.
- 2x12 + 2x8 + 2x6 flush beam is undersized for current loading requirements and inadequately supported. Recommend adding new supports and fastening the three members together.
- Observed 4x4 bearing directly on grade. Recommend providing a concrete deck block at base of post.
- 1st floor framing meets the code required loading for the current building’s use as a residence with above recommendations.
Photo P1:
Existing 2x6 joists spanning between the south foundation wall and the built-up beam below the bathroom looking south.

Photo P2:
Existing 2x6 joists spanning between the north foundation wall and the built-up beam below the kitchen looking north.

Photo P3:
Existing continuous 2-span built-up dropped beam spanning between a concrete pier at the east end and a CMU pier at the west end and supported approximately mid-span by a steel Lally column looking northwest. Appears to be (1) flat 4x6 + (1) flat 2x6 + (2) 2x6 members.
Photo P4:
Existing interior stone foundation wall below a 2x12 + 2x8 + 2x6 beam at the north end looking east.

Photo P5:
Existing 2x8 joists spanning between the east foundation wall and the 2x12 + 2x8 + 2x6 beam below the common area and hallway looking north.

Photo P6:
Existing 2x12 + 2x8 + 2x6 beam with observed joist hangers at the west end of the 2x8 joists looking west.
Photo P7:
Existing 2x8 joists supported at the east foundation wall looking east.

Photo P8:
Existing 2x12 + 2x8 + 2x6 beam at the south end above egress at interior stone foundation wall looking southwest.

Photo P9:
Observed support condition at east end of the built-up beam and the 2x12 + 2x8 + 2x6 beam looking west.
EXISTING SLAB ON GRADE

EX. 2x6 JOISTS AT 16"oc

EX. 2x6 JOISTS AT 16"oc

EX. (3) 2x8

EX. 4x4 POST

REINFORCE ALL EXISTING 2x6 JOISTS IN HATCHED AREA. REFER TO TYP JOIST REINFORCEMENT DETAIL.

EX. 16"x8" CMU PIER

EX. CONC PIER

EX. 4"OD LALLY COLUMN

EX. STONE FOUNDATION BELOW 2x12 + 2x8 + 2x6 BEAM

REINFORCE EXISTING BUILT-UP WOOD BEAM WITH NEW 48" LONG x 5-1/2" DEEP 1/2" PLYWOOD OR 15/32" OSB GUSSET EACH SIDE. ATTACH WITH CONSTRUCTION ADHESIVE AND SD #9x1-1/2" SCREWS AT 6"oc TOP & BTM.

PROVIDE CONCRETE DECK BLOCK AT EX. POST BASE. REFER TO TYP WOOD POST SUPPORT DETAIL.

FASTEN EXISTING 2x12 + 2x8 + 2x6 BEAM TOGETHER WITH 1/4"x 4-1/2" SCREWS AT 12"oc TOP & BTM. STAGGERED.

PROVIDE NEW SUPPORTS AT 2x12 + 2x8 + 2x6 BEAM AS SHOWN TYP. REFER TO TYP JOIST SUPPORT DETAIL.

EX. 2x8 JOISTS AT 16"oc

EX. 2x12 + 2x8 + 2x6 BEAM SPAN VF

2x12 + 2x8 + 2x6 BEAM SPAN VF

(3) 2x4

EX. BUILT-UP WOOD BEAM

POSSIBLE SPACE

REINFORCE ALL EXISTING 2x6 JOISTS IN HATCHED AREA. REFER TO TYP JOIST REINFORCEMENT DETAIL.

EXISTING SLAB ON GRADE

2x12 + 2x8 + 2x6 BEAM SPAN VF

(3) 2x4

EX. CONC PIER

EX. 4"OD LALLY COLUMN

EX. STONE FOUNDATION BELOW 2x12 + 2x8 + 2x6 BEAM

REINFORCE EXISTING BUILT-UP WOOD BEAM WITH NEW 48" LONG x 5-1/2" DEEP 1/2" PLYWOOD OR 15/32" OSB GUSSET EACH SIDE. ATTACH WITH CONSTRUCTION ADHESIVE AND SD #9x1-1/2" SCREWS AT 6"oc TOP & BTM.

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EX. 2x12 + 2x8 + 2x6 BEAM SPAN VF

2x12 + 2x8 + 2x6 BEAM SPAN VF

(3) 2x4

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EX. 2x8 JOISTS AT 16"oc

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2x12 + 2x8 + 2x6 BEAM SPAN VF

(3) 2x4

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EX. 4"OD LALLY COLUMN

EX. STONE FOUNDATION BELOW 2x12 + 2x8 + 2x6 BEAM

REINFORCE EXISTING BUILT-UP WOOD BEAM WITH NEW 48" LONG x 5-1/2" DEEP 1/2" PLYWOOD OR 15/32" OSB GUSSET EACH SIDE. ATTACH WITH CONSTRUCTION ADHESIVE AND SD #9x1-1/2" SCREWS AT 6"oc TOP & BTM.

PROVIDE CONCRETE DECK BLOCK AT EX. POST BASE. REFER TO TYP WOOD POST SUPPORT DETAIL.

FASTEN EXISTING 2x12 + 2x8 + 2x6 BEAM TOGETHER WITH 1/4"x 4-1/2" SCREWS AT 12"oc TOP & BTM. STAGGERED.
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, no. 2 or better unless noted otherwise. Pressure treated southern pine shall be used for ground contact, sill plates, or exterior use.

3. 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.

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

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

6. 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.

7. 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:

<table>
<thead>
<tr>
<th>Common Wire Nail Diameters:</th>
</tr>
</thead>
<tbody>
<tr>
<td>6d = 0.113&quot;</td>
</tr>
<tr>
<td>8d = 0.131&quot;</td>
</tr>
<tr>
<td>10d = 0.148&quot;</td>
</tr>
</tbody>
</table>

8. Existing joist reinforced with new 2x member similar size. Attach with (2) 10d common nails at 12" oc top & Btm or Sds 1/4" x 3" screws at 16" oc top & Btm staggered and (2) nails or screws at each end U.N.O.

9. Extend new 2x member at each end of existing joist if required due to existing damage.

10. Notes & Details

   **TYP JOIST REINFORCEMENT DETAIL**

   **TYP JOIST SUPPORT DETAIL**

   **TYP WOOD POST SUPPORT DETAIL**