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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 2x10 JOISTS AT 16”oc SPANNING BETWEEN A 6x8 DROPPED BEAM AND THE NORTH FOUNDATION WALL.
- SINGLE SPAN 2x10 JOISTS AT 16”oc SPANNING BETWEEN A 6x8 DROPPED BEAM AND THE SOUTH FOUNDATION WALL.
- SINGLE SPAN 2x6 JOISTS AT VARIOUS SPACING SPANNING BETWEEN AN INTERIOR BRICK WALL AND THE SOUTH FOUNDATION WALL.
- SINGLE SPAN 2x8 JOISTS AT 16”oc SPANNING BETWEEN AN INTERIOR BRICK FOUNDATION WALL AND THE NORTH FOUNDATION WALL.
- CONTINUOUS 4-SPAN 6x8 DROPPED BEAM SUPPORTED AT THE WEST FOUNDATION WALL AND AN INTERIOR BRICK FOUNDATION WALL AND MULTIPLE STEEL POSTS ALONG THE SPAN.
- SINGLE SPAN 6x8 DROPPED BEAM SUPPORTED AT AN INTERIOR BRICK AND CONCRETE FOUNDATION WALL.

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.
OBSERVATIONS & ANALYSIS (CONT):

- 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 with some damaged framing. Condition of some framing observed based on bottom portion of joists. The upper portion of the joists was concealed by insulation.
- Observed inadequate headers and trimmers below the bathroom. Recommend reinforcing.
- 6x8 dropped beam is undersized for current loading requirements. Recommend adding new support posts.
- Observed water damage at base of 4x6 wood post at northwest stairs. Recommend replacing post with new 4x6 pressure treated post or new post base at bottom of post.
- Observed damaged joist below bathroom due to plumbing. Recommend repair.
- All ends of reinforcing and supplemental framing shall be attached to existing framing with framing clips at each end if required.
- 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 above recommendations.
Photo P1:
Existing 2x10 joists spanning between the north foundation wall and a continuous 6x8 dropped beam below bedroom #1 looking east.

Photo P2:
Existing 2x10 joists spanning between the south foundation wall and a continuous 6x8 dropped beam below the kitchen looking northwest.

Photo P3:
Existing continuous 4-span 6x8 dropped beam supported on the west and an interior foundation wall and multiple steel posts along the span below looking northwest.
**Photo P4:**
Existing 2x6 joists spanning between the south foundation wall and an interior brick wall at the southeast stairs looking east.

**Photo P5:**
Existing 2x8 joists spanning between the north foundation wall and an interior brick wall below bedroom #2A looking northeast. The upper portion of framing was concealed by insulation.

**Photo P6:**
Existing continuous 6x8 dropped beam spanning between an interior brick and concrete foundation wall below bedroom #2A looking south.
Photo P7:
Observed notched 2x10 joist below the bathroom near the north foundation wall looking north.

Photo P8:
Observed water damage at base of 4x6 wood post due to direct contact with concrete slab.

Photo P9:
Ceiling covering framing below living room. Assumed existing 2x10 joists spanning between the south foundation wall and a continuous 6x8 dropped beam looking southeast. Framing inaccessible for observation.
GENERAL NOTES

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. 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 IN MANUFACTURER'S REQUIREMENTS USING SD SCREWS.

5. 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”
- 8d = 0.131”
- 10d = 0.148”

NOTCHED JOIST AT THE NORTH END BELOW BATHROOM: REFER TO TYP JOIST SUPPORT DETAIL

REINFORCE BOTH TRIMMERS AND HEADERS BELOW BATHROOM WITH FULL LENGTH 2X10 MEMBERS. REFER TO TYP JOIST REINF. DETAIL FOR ATTACHMENT.

REPLACE EX. 4x6 POST WITH NEW PT 4x6 POST OR PROVIDE A RPBZ RETROFIT POST BASE WITH A CPS STANDOFF BASE AT BOTTOM OF EX. 4x6 WOOD POST

CEILING IN PLACE. FRAMING INACCESSIBLE FOR OBSERVATION. SIMILAR FRAMING ASSUMED.
**EXIST. JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH 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.**

**NOTE:**
EXTEND NEW 2x MEMBER AT EACH END OF EXISTING JOIST IF REQUIRED DUE TO EXISTING DAMAGE.

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**TYP JOIST REINFORCEMENT DETAIL**

**EXISTING BEAM**

3-1/2" DIA STEEL POST.

1/4"x 6"x BEAM WIDTH STEEL TOP PLATE.

ATTACH KING STUD TO EXISTING JOIST WITH (2) 10d COMMON NAILS TOP AND BTM.

2X4 PT SYP JACK AND KING STUD. ATTACH WITH (2)10d COMMON NAILS AT 16"oc

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**TYP STEEL POST SUPPORT DETAIL**

24"x24"x10" 3000PSI CONCRETE FOOTING

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

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**TYP JOIST SUPPORT DETAIL**

EXISTING SLAB

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