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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGE SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE WEST FOUNDATION WALL AND A 6-1/2”x 7-1/2” DROPPED BEAM.
- SINGE SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN TWO 6-1/2”x 7-1/2” DROPPED BEAMS.
- SINGE SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE EAST FOUNDATION WALL AND A 6-1/2”x 7-1/2” DROPPED BEAM.
- SINGE SPAN (2)1-3/4”x 7-3/4” BEAM SPANNING BETWEEN THE WEST FOUNDATION WALL AND A 6-1/2”x 7-1/2” DROPPED BEAM.
- SINGE SPAN (2)1-3/4”x 7-3/4” BEAM SPANNING BETWEEN TWO 6-1/2”x 7-1/2” DROPPED BEAMS.
- SINGE SPAN (2)1-3/4”x 7-3/4” BEAM SPANNING BETWEEN THE EAST FOUNDATION WALL AND A 6-1/2”x 7-1/2” DROPPED BEAM.
- TWO CONTINUOUS FOUR SPAN 6-1/2”x 7-1/2” DROPPED BEAM SUPPORTED AT THE NORTH AND SOUTH FOUNDATION WALLS AND MULTIPLE STEEL POSTS IN BETWEEN.

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

- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION BASED ON OBSERVATION OF BOTTOM PORTION OF THE JOISTS. THE UPPER PORTION OF THE JOISTS WAS CONCEALED BY INSULATION.
OBSERVATIONS & ANALYSIS (CONT):

- ALL THREE SINGLE SPAN (2) 1-3/4”x 7-3/4” BEAMS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BEAMS.
- OBSERVED GAP BETWEEN 1-3/4”x 7-3/4” JOISTS AND STAIR HEADER. RECOMMEND FRAMING CLIPS.
- 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 RECOMMENDED REPAIRS.
Photo P1:
West existing notched 6-1/2"x 7-1/2" dropped beam looking southeast.

Photo P2:
East existing notched 6-1/2"x 7-1/2" dropped beam looking northwest.

Photo P3:
Existing 1-3/4"x 7-3/4" joists spanning between the west foundation wall and the west notched 6-1/2"x 7-1/2" dropped beam looking north.
Photo P4:
Existing 1-3/4”x 7-3/4” joists spanning between the west and east notched 6-1/2”x 7-1/2” dropped beam looking north.

Photo P5:
Existing 1-3/4”x 7-3/4” joists spanning between the east foundation wall and the east notched 6-1/2”x 7-1/2” dropped beam looking north.

Photo P6:
Existing south (2) 1-3/4”x 7-3/4” beam spanning between the east foundation wall and the east notched 6-1/2”x 7-1/2” dropped beam looking north.
Photo P7:

Existing 1-3/4”x 7-3/4” joists spanning between the (2) 1-3/4”x 7-3/4” stair header and the west notched 6-1/2”x 7-1/2” dropped beam looking south. Observed gaps between existing header and joists.
GENERAL NOTES

1. SHORE EXISTING FRAMING AS REQUIRED UNTIL NEW FRAMING IS IN PLACE.

2. 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"  10d = 0.148"  12d = 0.148"
   8d = 0.131"  16d = 0.162"  20d = 0.192"
   10d = 0.148"  20d = 0.192"

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 PER MANUFACTURER'S REQUIREMENTS USING SD SCREWS.

5. ALL ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

<table>
<thead>
<tr>
<th>ENGINEERED WOOD PROPERTIES</th>
<th>Fb (psi)</th>
<th>Fc PARR (psi)</th>
<th>Fc PERP (psi)</th>
<th>Fv (psi)</th>
<th>E (psi)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LVL</td>
<td>2600</td>
<td>2510</td>
<td>750</td>
<td>285</td>
<td>1.9 x 10^6</td>
</tr>
</tbody>
</table>

REINFORCE EACH EX. (2) 1-3/4"x 7-3/4" WITH (1) NEW FULL LENGTH 1-3/4"x 7-1/4" LVL. PROVIDE HARDWOOD SHIMS AS NEEDED TO FIT TIGHT AT EXISTING SUBFLOOR AND ATTACH WITH (3) 10d COMMON NAILS AT 12"oc OR (2) 1/4"x 3-1/2" SDS SCREWS AT 16"oc.

PROVIDE FRAMING CLIPS AT JOISTS TO STAIR HEADER AND STAIR HEADER TO BOTH STAIR TRIMMERS EACH SIDE.

EX. 6-1/2"x 7/16" 4-Span Cont.