1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
- UNIT A - SINGLE SPAN VARIOUS SIZED WOOD JOISTS WITH SPACING AT BOTH 16”oc AND 24”oc SPANNING BETWEEN THE SOUTH AND CENTER FOUNDATION WALLS.
- UNIT B - SINGLE SPAN 1-3/4”x 9” WOOD JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND CENTER FOUNDATION WALLS.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
- ANALYSIS OF JOISTS WAS BASED ON A 1-1/2”x 9” MEMBER SIZE AS A CONSERVATIVE ESTIMATION DUE TO THE VARYING JOIST SIZES.
- OBSERVED NOTCH AT JOIST BELOW THE KITCHEN IN UNIT B NEAR THE CENTER FOUNDATION WALL. RECOMMEND REPAIR.
- 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:
Unit A – existing various sized joists spanning between the south and center foundation wall below common area looking northeast.

Photo P2:
Unit A – existing various sized joists spanning between the south and center foundation wall below kitchen looking northwest.

Photo P3:
Unit B - existing 1-3/4"x 9" joists spanning between the north and center foundation wall below common area looking southeast.
Photo P4:

Unit B - Observed notched joist near the center foundation wall below the kitchen looking southeast.
1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF
EXIST. JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH CONSTRUCTION ADHESIVE AND (4) SD #10x 2-1/2" SCREWS AT EACH END AND (2) SCREWS ABOVE OR BELOW THE NOTCH SPACED EVENLY. PLACE THE (4) SCREWS WITH (2) SCREWS TOP AND BTM HORIZONTALLY SPACED 6" U.N.O.

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

TYP NOTCHED JOIST REPAIR DETAIL

NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS AT EACH END OF HEADER

TYP HDR TO TRIMMER CONNECTION DETAIL

ATTACH TRIMMERS AT HEADER WITH (2) 1/4"x 3" SCREWS EACH SIDE OF HEADER TOP & BTM TYP. (4) SCREWS TOTAL.

PROVIDE FRAMING CLIPS AT FLUSH FRAMING TYPICAL.

TYP JOIST TO HDR CONNECTION DETAIL

NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS

GENERAL NOTES

1. 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.

2. 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.

3. CONSTRUCTION ADHESIVE SHOWN IN DETAILS SHALL BE PL-400 CONSTRUCTION ADHESIVE OR EQUIVALENT. ADHESIVE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AG-01

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.