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

TYPICAL FRAMING OBSERVED INCLUDED:

- Single Span 1-3/4” x 7-3/4” Joists at 16”o.c. spanning between the South Foundation Wall and a continuous 5-1/2” x 5-1/2” 3-span dropped beam.
- Single Span 1-3/4” x 7-3/4” Joists at 16”o.c. spanning between the South Foundation Wall and a single span dropped beam.
- Single Span 1-3/4” x 7-3/4” Joists at 16”o.c. spanning between the North Foundation Wall and a continuous 5-1/2” x 5-1/2” 3-span dropped beam.
- Single Span 1-3/4” x 7-3/4” Joists at 16”o.c. spanning between the North Foundation Wall and a single span dropped beam.
- Single Span 2” x 7-1/2” Joists at 16”o.c. spanning between the North and South Foundation Wall.
- Continuous 5-1/2” x 5-1/2” 3-span dropped beam supported at the East Foundation Wall and on multiple steel posts.
- Single Span 5-1/2” x 5-1/2” dropped beam spanning between the West Foundation Wall and a steel post.
OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)

• 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
• BOTH DROPPED BEAMS AT THE CENTER OF THE BUILDING ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND NEW SUPPORT POSTS AND REINFORCING.
• INADEQUATE STAIR TRIMMER. RECOMMEND NEW SUPPORT POST.
• OBSERVED A NUMBER OF JOISTS WITH NOTCHED ENDS. 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:
Existing 1-3/4"x 7-3/4" joists spanning between the north foundation wall and the existing 5-1/2"x 5-1/2" 3-span dropped beam looking east.

Photo P2:
Existing 1-3/4"x 7-3/4" joists spanning between the south foundation wall and the existing 5-1/2"x 5-1/2" 3-span dropped beam looking south.

Photo P3:
Existing 1-3/4"x 7-3/4" joists spanning between the north foundation wall and both the existing 5-1/2"x 5-1/2" 3-span and single span dropped beam looking southwest.
Photo P4:

Observed notched ends at 2"x 7-31/2" joists below 1st floor bathroom at the northeast end of the building looking north.
CRAWL SPACE. FRAMING SIZES WERE NOT OBSERVED IN THIS AREA. JOISTS ARE STRUCTURALLY ADEQUATE IF SIMILAR SIZE AND SPACING AS OBSERVED JOISTS.

NOTCHED ENDS AT BOTH ENDS OF JOISTS. REFER TO TYPICAL NOTCHED END JOIST REPAIR DETAIL.

NOTE FOR BEAM REINFORCEMENT. PLACE LVL TIGHT TO UNDERSIDE OF JOISTS AND PROVIDE HARDWOOD SHIMS AS NEEDED TO FIT TIGHT AT EXISTING JOISTS. ATTACH WITH 1/4x 3-1/2" SDS 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 unless noted otherwise. Pressure treated Southern Pine shall be used for ground contact, sill plates, or exterior use.

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"  
  - 8d = 0.131"  
  - 10d = 0.148"  
  - 12d = 0.148"  
  - 16d = 0.162"  

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.

8. 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>Fy (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>

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

EXIST. JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR "5/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND (3) SD #9X1-1/2" SCREWS AT TOP & BTM. (6) SCREWS TOTAL.

EXIST. JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR "5/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND (3) SD #9X1-1/2" SCREWS AT TOP & BTM. (6) SCREWS TOTAL.

EXIST. JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR "5/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND (3) SD #9X1-1/2" SCREWS AT TOP & BTM. (6) SCREWS TOTAL.

24"X24"X10" 3000PSI CONCRETE FOOTING

NEW SIMPSON L50 FRAMING CLIP WITH #9X1-1/2" SD SCREWS AT EACH END OF HEADER

TYP JOIST TO HDR CONNECTION DETAIL

TYP HDR TO TRIMMER CONNECTION DETAIL

TYP ALTERNATE NOTCHED END JOIST REPAIR DETAIL

TYP NEW SUPPORT POST DETAIL

TYP NOTCHED END JOIST REPAIR DETAIL

EXIST. BEAM REINFORCED WITH (2) 6" LONG SDW SCREWS AT 4"oc.

2" MAX

3-1/2" DIA STEEL POST.

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

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