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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4”x7-3/4” JOISTS AT 16”oc SPANNING BETWEEN A 6-1/2”x6-3/4” FLUSH BEAM AND THE NORTH FOUNDATION WALL.
- SINGLE SPAN 1-3/4”x7” JOISTS AT 17”oc SPANNING BETWEEN A 6-1/2”x6-3/4” FLUSH BEAM AND A 6-1/2”x6-1/2” FLUSH BEAM.
- SINGLE SPAN 1-3/4”x7” JOISTS AT 17”oc SPANNING BETWEEN A 6-1/2”x6-1/2” FLUSH BEAM AND THE SOUTH FOUNDATION WALL.
- SINGLE SPAN 1-3/4”x7-1/2” JOISTS AT 17”oc SPANNING BETWEEN A 6-3/4”x6-3/4” FLUSH BEAM AND THE WEST FOUNDATION WALL.
- SINGLE SPAN 2”x6” JOISTS AT 20”oc SPANNING BETWEEN A 6”x5-1/2” FLUSH BEAM AND A 5-1/2”x5-1/2” FLUSH BEAM.
- CONTINUOUS TWO SPAN 2”x6” JOISTS AT 20”oc SUPPORTED BY A 5-1/2”x5-1/2” FLUSH BEAM AT THE NORTH END AND AN INTERIOR BRICK FOUNDATION WALL AT THE SOUTH END WITH A CONTINUOUS 4”x 5-3/4” DROPPED BEAM APPROXIMATELY AT JOIST MID-SPAN.
- SINGLE SPAN 2”x7-3/4” JOISTS AT 16”oc SPANNING BETWEEN BOTH AN INTERIOR BRICK AND A NORTH FOUNDATION WALL AND THE SOUTH FOUNDATION WALL.
1ST FLOOR FRAMING (CONT):

- CONTINUOUS THREE SPAN 6-1/2”x6-3/4” FLUSH BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALL AND TWO LALLY COLUMNS APPROXIMATELY AT THE THIRD POINTS OF THE BEAM.
- CONTINUOUS MULTIPLE SPAN 6-1/2”x6-1/2” FLUSH BEAM SUPPORTED AT THE EAST FOUNDATION WALL AND A 6-3/4”x6-3/4” FLUSH BEAM AND A LALLY COLUMNS APPROXIMATELY AT BEAM MID-SPAN.
- CONTINUOUS MULTIPLE SPAN 6-3/4”x6-3/4” FLUSH BEAM SUPPORTED AT THE SOUTH FOUNDATION WALL AND A 6-1/2”x6-3/4” FLUSH BEAM AT THE NORTH END AND MULTIPLE SUPPORTS ALONG THE SPAN.
- CONTINUOUS TWO SPAN 6-3/4”x6-3/4” FLUSH BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALL AND A LALLY COLUMNS APPROXIMATELY AT BEAM MID-SPAN.
- CONTINUOUS TWO SPAN 6”x5-1/2” FLUSH BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALL AND A LALLY COLUMNS APPROXIMATELY AT BEAM MID-SPAN.
- CONTINUOUS TWO SPAN 5-1/2”x 5-1/2” FLUSH BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALL AND A LALLY COLUMNS APPROXIMATELY AT BEAM MID-SPAN.
- CONTINUOUS TWO SPAN 4”x 5-1/2” DROPPED BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALL AND A LALLY COLUMNS APPROXIMATELY AT BEAM MID-SPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2, SKS-3 & 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 WITH SOME DAMAGED FRAMING.
- OBSERVED NOTCHES AT MULTIPLE JOISTS AT THE SOUTH END OF THE BUILDING. RECOMMEND REPAIR.
- OBSERVED SEVERAL DAMAGED JOISTS AT THE NORTH END OF THE BUILDING. RECOMMEND REPAIR.
- OBSERVED INADEQUATE HEADER AND TRIMMERS BELOW THE FIREPLACE AT THE NORTH END OF THE BUILDING. RECOMMEND REINFORCING.
- OBSERVED INADEQUATE TRIMMER AT THE STAIRS. RECOMMEND REINFORCING.
- OBSERVED INADEQUATE FRAMING AT THE SOUTH END OF THE BUILDING. RECOMMEND REINFORCING.
- 2”x6” JOISTS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING A NEW DROPPED BEAM AT JOIST MID-SPAN INCLUDING NEW SUPPORT POSTS.
- 6-1/2”x6-3/4” FLUSH BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS. REMOVE EXISTING SUPPORTS AFTER NEW SUPPORTS ARE IN PLACE.
- 6-1/2”x6-3/4” FLUSH BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS. REMOVE EXISTING SUPPORTS AFTER NEW SUPPORTS ARE IN PLACE.
- BOTH 6-3/4”x6-3/4” FLUSH BEAMS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS. REMOVE EXISTING SUPPORTS AFTER NEW SUPPORTS ARE IN PLACE.
- 6”x5-1/2” FLUSH BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS. REMOVE EXISTING SUPPORTS AFTER NEW SUPPORTS ARE IN PLACE.
OBSERVATIONS & ANALYSIS (CONT):

- 5-1/2” x 5-1/2” flush beam is undersized for current loading requirements. Recommend reinforcing and adding new support posts. Remove existing supports after new supports are in place.
- 4” x 5-3/4” dropped beam is undersized for current loading requirements. Recommend adding new support posts. Remove existing supports after new supports are in place.
- Observed rotted sill plate at interior brick foundation wall. Recommend replacing sill plate with new pressure treated sill similar size.
- Observed deterioration at base of lally columns. Recommend removing and replacing with new supports located on SKS-1.
- 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 all 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 2”x7-3/4” joists spanning between the south foundation wall and both an interior brick wall and north foundation wall at the south end of the building looking west.

Photo P2:
Observed inadequate framing at the west end of the existing 2”x7-3/4” joists looking northwest.

Photo P3:
Observed inadequate framing at the west end of the existing 2”x7-3/4” joists looking southwest.
Photo P4:
Observed multiple notched 2”x7-3/4” joists at the north end near the interior brick foundation wall looking west.

Photo P5:
Existing 2”x6” joists spanning between the 6”x5-1/2” and the 5-1/2”x5-1/2” flush beams looking north.

Photo P6:
Existing 2”x6” joists spanning between the 6”x5-1/2” and the 5-1/2”x5-1/2” flush beams looking south.
**Photo P7:**
Existing continuous 2-span 4"x5-1/2" dropped beam spanning between the east and west foundation wall and supported approximately mid-span by a 3-1/2" lally column looking southwest.

**Photo P8:**
Observed deterioration at base of lally column supporting the 4"x5-1/2" dropped beam looking northwest.

**Photo P9:**
Existing continuous 2-span 5-1/2"x5-1/2" flush beam spanning between the east and west foundation wall and supported approximately mid-span by a 3-1/2" lally column looking southwest.
Photo P10:
Observed deterioration at base of lally column supporting the 5-1/2”x5-1/2” flush beam looking northwest.

Photo P11:
Both existing continuous 2-span 6”x5-1/2” and 6-3/4x6-3/4” flush beams spanning between the east and west foundation wall and each supported approximately mid-span by a 3-1/2” lally column looking southwest.

Photo P12:
Observed deterioration at base of lally column supporting both 6”x5-1/2” and 6-3/4x6-3/4” flush beams looking southeast.
**Photo P13:**
Existing 1-3/4"x7-1/2" joists spanning between the west foundation wall and a 6-3/4"x6-3/4" flush beam looking north.

**Photo P14:**
Observed damaged 1-3/4"x7-1/2" joist at the west end 6th joist from the north foundation wall looking northwest.

**Photo P15:**
Observed damaged 1-3/4"x7-1/2" joist at the west end 4th joist from the north foundation wall looking southwest.
Photo P16:
Existing continuous 6-3/4”x6-3/4” flush beam spanning between the south foundation wall and a 6-1/2”x6-3/4” flush beam and multiple support along the span looking northeast.

Photo P17:
Observed deterioration at base of lally column supporting the 6-3/4”x6-3/4” flush beam looking northeast.

Photo P18:
Existing 1-3/4”x7” joists spanning between the south foundation wall and a 6-1/2”x6-1/2” flush beam looking east.
Photo P19:
Existing continuous 6-1/2”x6-1/2” flush beam spanning between the east foundation wall and a 6-3/4”x6-3/4” flush beam and supported approximately mid-span by a 4” lally column looking northwest.

Photo P20:
Existing continuous 6-1/2”x6-3/4” flush beam spanning between the east and west foundation wall and supported approximately at third point of the beam by 4” lally columns looking south.

Photo P21:
Observed deterioration at base of lally columns supporting both the 6-1/2”x6-1/2” and 6-1/2”x6-3/4” flush beams looking northeast.
Photo P22:
Observed damage at several 1-3/4"x7-3/4" joists at the north end looking northwest.

Photo P23:
Existing 1-3/4"x7-3/4" joists spanning between the north foundation wall and a 6-1/2"x6-3/4" flush beam looking west.

Photo P24:
Observed damaged 1-3/4"x7" joist at the north end, 1st joist from the 6-3/4"x6-3/4" flush beam looking northwest.
1ST FLOOR LIVE LOADS

SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF
REINFORCE EX. TRIMMER WITH 2\(\times\)6 MEMBER. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT. PROVIDE FRAMING CLIPS AT NORTH END.

REINFORCE EX. HEADERS AND TRIMMERS WITH FULL LENGTH 2\(\times\)8 MEMBERS. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT. PROVIDE FRAMING CLIPS AT ENDS ON BOTH SIDES TYP.

REINFORCE EX. HEADERS AND TRIMMERS WITH FULL LENGTH 2\(\times\)8 MEMBERS. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT. PROVIDE FRAMING CLIPS AT ENDS ON BOTH SIDES TYP.

REPAIR ALL NOTCHED JOISTS IN HATCHED AREA WITH 2\(\times\)8 MEMBERS. REFER TO TYP NOTCHED JOIST REPAIR DETAIL FOR ATTACHMENT. REMOVE TEMPORARY WALL AFTER REINFORCEMENT IS IN PLACE.

REPAIR DAMAGES 4TH, 5TH, 7TH & 9TH JOIST. REFER TO TYP CRACKED JOIST REPAIR DETAIL FOR ATTACHMENT.

REPAIR DAMAGED 4TH, 5TH & 6TH JOIST FROM NORTH END. REFER TO TYP CRACKED JOIST REPAIR DETAIL FOR ATTACHMENT.

REPAIR DAMAGED 4TH, 5TH & 6TH JOIST FROM NORTH END. REFER TO TYP CRACKED JOIST REPAIR DETAIL FOR ATTACHMENT.

REPAIR DAMAGED 4TH, 5TH, 7TH & 9TH JOIST. REFER TO TYP CRACKED JOIST REPAIR DETAIL FOR ATTACHMENT.

NOTE: PROVIDE FRAMING CLIPS AT ALL EXISTING FLUSH FRAMING.

REPAIR ALL NOTCHED JOISTS IN HATCHED AREA WITH 2\(\times\)8 MEMBERS. REFER TO TYP NOTCHED JOIST REPAIR DETAIL FOR ATTACHMENT. REMOVE TEMPORARY WALL AFTER REINFORCEMENT IS IN PLACE.
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:

   COMMON WIRE NAIL DIAMETERS:
   
   6d = 0.113”  12d = 0.148”
   8d = 0.131”  16d = 0.162”
   10d = 0.148”  20d = 0.192”

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

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<tr>
<th>ENGINEERED WOOD PROPERTIES</th>
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   NEW SIMPSON L50 FRAMING CLIP ATTACH TO JOIST WITH #9x1-1/2” SD SCREWS AND TRIMMER WITH #9x2-1/2” SD SCREWS

   EXIST. JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH (2) 10D COMMON NAILS AT 12"oc OR SDS 1/4"x4" 3" SCREWS AT 15"oc TOP & BTM STAGGERD AND (2) NAILS OR SCREWS AT EACH END U.N.O.

   ATTACH CAP PLATES TO BEAM WITH (4) SD #10x 2-1/2" SCREWS
   ATTACH BASE PLATES TO FTG WITH (4) 3/16"x 2-1/4" TITEN MASONRY SCREWS
   3-1/2" DIA STEEL POST.
   1/4"x 6" STEEL BASE PLATE + LALLY LOCK BASE PLATE.

   JOIST
   HEADER

   TYP JOIST TO HDR CONN DETAIL
   TYP HDR TO TRIMMER CONN DETAIL
   TYP STEEL POST SUPPORT DETAIL
EXIST. JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND SD #9x1-1/2" SCREWS AT 6" OC TOP & BTM.

NOTE:
MAINTAIN TOP ROW OF SCREWS ABOVE CRACK WHEN LOCATED ABOVE JOIST CENTERLINE.

TYP CRACKED JOIST REPAIR DETAIL

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

NOTE:
EXTEND NEW 2x MEMBER MIN. 12" EACH SIDE OF NOTCH OR TO EITHER END OF EXISTING JOIST IF REQUIRED DUE TO EXISTING DAMAGE.

TYP NOTCHED JOIST REPAIR DETAIL

EXIST. JOIST REINFORCED WITH SDW SCREWS AT 4" OC CENTERED ALONG LENGTH OF JOIST

NOTE:
ALTERNATE REPAIR DETAIL PROVIDED ONLY WHEN CRACK IS LOCATED BELOW JOIST CENTERLINE. SCREW LENGTH SHALL BE MINIMUM 0.6D.

TYP ALTERNATE CRACKED JOIST REPAIR DETAIL