1ST FLOOR FRAMING: (SEE SKS-2 FOR DETAILS)

TYPICAL FRAMING OBSERVED INCLUDED:
- CONTINUOUS TWO SPAN 1-3/4"x 7-1/2" JOISTS AT 16"oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL AND A 6"x 6" DROPPED BEAM APPROXIMATELY JOIST MIDSPAN.
- CONTINUOUS FOUR SPAN 6"x 6" DROPPED BEAM SUPPORTED AT THE WEST AND EAST FOUNDATION WALL AND THREE BRICK PIERS ALONG THE BEAM SPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- SEVERAL 1-3/4"x 7-1/2" JOISTS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING JOISTS.
- CONTINUOUS 6"x 6" DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
- BOTH 1-3/4"x 7-1/2" STAIR HEADERS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING HEADER.
- BOTH 1-3/4"x 7-3/4" STAIR TRIMMERS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BOTH TRIMMERS.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE FOUNDATION WALL. RECOMMEND BRICK REPAIR AND REPOINTING.
- 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 continuous 2-span 1-3/4”x 7-1/2” joists spanning between the north and south foundation wall with a continuous 4-span 5-6”x 6” dropped beam approximately joist mid-span below the common area & kitchen looking west.

Photo P2:
Existing continuous 4-span 6”x 6” dropped beam supported on the east and west foundation wall and multiple brick piers along the span looking west.

Photo P3:
Existing framing at the stairs looking southeast. Observed deteriorated brick and mortar joints at the foundation walls.
1ST FLOOR LIVE LOADS

SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF
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 PER 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"
- 12d = 0.148"
- 16d = 0.162"
- 20d = 0.192"

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

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

TYP JOIST TO HDR CONN DETAIL

TYP HDR TO TRIMMER CONN DETAIL
NEW 4x4 PT SYP POST

REINFORCE EX. 1-3/4''x 7-1/2'' HEADERS WITH (1) 2x6 MEMBER. ATTACH WITH 1/4'' x 3-1/2'' SCREWS AT 8 oc TOP & BTM. STAGGERED. PROVIDE FRAMING CLIPS AT TRIMMER.

NEW 4x4 PT SYP POST

REINFORCE BOTH EX. 1-3/4''x 7-1/2'' TRIMMERS WITH FULL LENGTH 2x6 MEMBERS. ATTACH WITH 1/4'' x 3-1/2'' SCREWS AT 8 oc TOP & BTM. STAGGERED.

1'-0'' MIN

EX. CONT. 2-SPAN 1-3/4''x 7-1/2'' JOISTS AT 16'' oc

EX. CONT. 4-SPAN 6''x 6'' DROPPED BEAM

1/4'' = 1'-0''

1ST FLOOR FRAMING PLAN

EXISTING FRAMING

4x4 PT SYP POST. TOE NAIL WITH (2) 16d COMMON NAILS AT EACH SIDE.

EXISTING SLAB

EXISTING BEAM

3-1/2'' DIAMETER STEEL POST.

EXISTING CONCRETE FOOTING

24''x24''x10'' 3000 PSI CONCRETE FOOTING

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

TYP STEEL POST SUPPORT DETAIL

TYP WOOD POST SUPPORT DETAIL

REINFORCE EX. 1-3/4''x 7-1/2'' JOISTS WITH MINIMUM 9'-0'' LONG 2x6 MEMBERS. ATTACH WITH 1/4'' x 3-1/2'' SCREWS AT 8 oc TOP & BTM. STAGGERED. PROVIDE (2) FRAMING CLIPS AT HEADER EACH SIDE OF JOIST.