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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 2x8 JOISTS AT 16”oc SPANNING BETWEEN A CONTINUOUS 2-SPAN 6x8 DROPPED BEAM AND THE SOUTH FOUNDATION WALL.
- ASSUMED SINGLE SPAN 2x8 JOISTS AT 16”oc SPANNING BETWEEN A CONTINUOUS 2-SPAN 6x8 DROPPED BEAM AND THE NORTH FOUNDATION WALL. FRAMING WAS INACCESSIBLE FOR OBSERVATION DUE TO A CEILING IN PLACE.
- CONTINUOUS 2-SPAN 6x8 DROPPED BEAM SUPPORTED AT THE ENDS BY A BRICK PIER AND THE WEST FOUNDATION WALL AND A STEEL POST APPROXIMATELY AT THE MID-SPAN OF THE BEAM.
- CONTINUOUS 2-SPAN 4”x6” TIMBER JOISTS AT 28”oc SPANNING BETWEEN A CONTINUOUS 3-SPAN 7-1/2”x7-1/2” + (2) 2X10 DROPPED BEAM AND AN INTERIOR FOUNDATION WALL AND SUPPORTED APPROXIMATELY MID-SPAN BY A CONTINUOUS 3-SPAN 4x6 DROPPED BEAM.
- SINGLE SPAN 4”x5-1/2” TIMBER JOISTS AT 28”oc SPANNING BETWEEN A CONTINUOUS 3-SPAN 7-1/2”x7-1/2” DROPPED BEAM AND THE EAST FOUNDATION WALL.
- CONTINUOUS 3-SPAN 7-1/2”x7-1/2” + (2) 2X10 DROPPED BEAM SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALLS AND SUPPORTED APPROXIMATELY MID-SPAN BY A BRICK PIER AND A 6x6 WOOD POST NEAR THE STAIRS.
• CONTINUOUS 3-SPAN 4x6 DROPPED BEAM SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALLS AND SUPPORTED BY A COUPLE OF STEEL POSTS APPROXIMATELY AT THIRD POINTS OF THE BEAM SPAN.

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

• OBSERVATIONS WERE 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 BELOW KITCHEN AND BEDROOM #2 IN GENERALLY GOOD CONDITION. ALL OTHER FRAMING IN FAIR OR POOR CONDITION.
• 4X6 DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BEAM AND REPLACING EXISTING STEEL POSTS WITH NEW SUPPORT POSTS AND FOOTINGS.
• OBSERVED SEVERE INSECT DAMAGE IN THE 7-1/2”x7-1/2” DROPPED BEAM. RECOMMEND REPLACING WITH A NEW LVL BEAM AND NEW SUPPORT POSTS.
• OBSERVED INSECT DAMAGE IN THE MAJORITY OF TIMBER JOISTS. RECOMMENDED REINFORCING JOISTS.
• OBSERVED INSECT DAMAGE AT THE SOUTH END OF THE EAST FOUNDATION WALL SILL PLATE. THE DAMAGE APPEARS NOT TO BE EXTENSIVE BY OBSERVATION FROM THE INTERIOR.
• OBSERVED NOTCHED TIMBER JOIST DUE TO PLUMBING. RECOMMEND REINFORCING JOIST.
• OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE INTERIOR AND SOUTH BRICK FOUNDATION WALLS. RECOMMEND BRICK REPAIR AND REPOINTING.
• 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 ABOVE RECOMMENDATIONS. NOT INCLUDING RECOMMENDATION FOR DETERIORATED BRICK AND MORTAR JOINTS.
Photo P1:
Existing 2x8 joists spanning between the south foundation wall and a 6x8 dropped beam below the kitchen looking south.

Photo P2:
Existing continuous 2-span 6x8 dropped beam spanning between a brick pier at the east end and the west foundation wall and supported approximately mid-span by a 4” steel post looking northeast. Framing below bedroom #2 covered by a drywall ceiling.

Photo P3:
Existing continuous 3-span 4x6 dropped beam spanning between the north and south foundation wall and supported by a couple of steel posts approximately at third points of the beam looking northeast.
**Photo P4:**
Existing continuous 3-span 7-1/2"x7-1/2" dropped beam reinforced with (2) 2x10 members spanning between the north and south foundation wall and supported approximately mid-span by a brick pier and a 6x6 wood near the stairs looking northeast. Observed severe insect damage at several portions of the 7-1/2"x7-1/2" dropped beam.

**Photo P5:**
Existing continuous 3-span 7-1/2"x7-1/2" dropped beam reinforced with (2) 2x10 members spanning between the north and south foundation wall and supported approximately mid-span by a brick pier and a 6x6 wood near the stairs looking southeast.

**Photo P6:**
Existing continuous 2-span 4"x6" timber joists spanning between an interior brick foundation wall at the west end and the continuous 2-span 7-1/2"x7-1/2" dropped beam below the kitchen looking southeast. Observed insect damage at several timber joists.
Photo P7:
Existing continuous 2-span 4”x6” timber joists spanning between an interior brick foundation wall at the west end and the continuous 2-span 7-1/2”x7-1/2” dropped beam below the hall and bathroom looking northeast. Observed insect damage at several timber joists.

Photo P8:
Observed notched timber joist below the bathroom, second from the north foundation wall.

Photo P9:
Existing 4”x5-1/2” timber joists spanning between the east foundation wall and the continuous 2-span 7-1/2”x7-1/2” dropped beam below bedroom #1 at the south end looking east. Observed insect damage at several timber joists.
Photo P10:

Existing 4”x5-1/2” timber joists spanning between the east foundation wall and the continuous 2-span 7-1/2”x7-1/2” dropped beam below bedroom #1 at the north end looking east. Observed insect damage at several timber joists.

Photo P11:

Observed insect damage at the south end of the east foundation wall sill plate looking east. Appears to be limited to the interior face of the sill.

Photo P12:

Observed deteriorated brick and mortar joints at both the south and interior foundation walls – interior looking southwest.
REINFORCE EX. 4"x5-1/2" TIMBER JOISTS WITH NEW FULL LENGTH 2x8 EACH SIDE AND ATTACH WITH 1/4" x 3-1/2" SCREWS AT 16"oc. INSTALL 2x8 MEMBERS TIGHT AT LOWEST POINT OF EXISTING FLOOR AND PROVIDE HARDWOOD SHIMS WITH CONSTRUCTION ADHESIVE AT 12"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4"x5-1/2" TIMBER JOISTS WITH NEW FULL LENGTH 2x8 EACH SIDE AND ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 16"oc ON EACH SIDE OF BEAM STAGGERED AND PROVIDE HARDWOOD SHIMS AS REQUIRED TO FIT TIGHT AT EXISTING JOISTS.

REINFORCE EX. 4"x5-1/2" TIMBER JOISTS WITH NEW FULL LENGTH 2x8 EACH SIDE AND ATTACH WITH 1/4" x 3-1/2" SCREWS AT 16"oc STAGGERED OPPOSITE SIDES. INSTALL 2x8 MEMBERS TIGHT AT LOWEST POINT OF EXISTING FLOOR AND PROVIDE HARDWOOD SHIMS AS REQUIRED TO FIT TIGHT AT EXISTING JOISTS.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.

REINFORCE EX. 4x6 DROPPED BEAM WITH NEW CONTINUOUS 2x6 MEMBER EACH SIDE. ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR (2) 1/4" x 3" SDS SCREWS AT 24"oc. INSTALL FRAMING CLIPS AT END EACH SIDE.
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:

<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>2500</td>
<td>2510</td>
<td>750</td>
<td>285</td>
<td>1.9 x 10^6</td>
</tr>
</tbody>
</table>

NEW SIMPSON LS50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS

ATTACH CAP PLATES TO BEAM WITH (4) SD #10x2-1/2" SCREWS

1/4" x 6" BEAM WIDTH STEEL CAP PLATE + LALLY LOCK CAP PLATE.

3-1/2" OR 4" O.D. LALLY COLUMN. MIN 12,000 LB ALLOWABLE LOAD CAPACITY

24"x24"x10" 3000PSI CONCRETE FOOTING

ATTACH CAP PLATES TO BEAM WITH (4) SD #10x2-1/2" SCREWS

1/4" x 6" STEEL BASE PLATE + LALLY LOCK BASEPLATE. ATTACH BASE PLATES TO FTG WITH (4) 3/16"x2-1/4" TITEN MASONRY SCREWS

TYP STEEL POST SUPPORT DETAIL

TYP REINF TO EX. BEAM OR SILL CONN DETAIL

NEW SIMPSON LS50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS