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

TYPICAL FRAMING OBSERVED INCLUDED:
- SINGLE SPAN 1-3/4”x 7-1/2” WOOD JOISTS AT 16”oc SPANNING APPROXIMATELY 10’-0” WITH ONE END SUPPORTED ON A FOUNDATION WALL AND THE OTHER END SUPPORTED ON A DROPPED BEAM CENTERED BETWEEN THE NORTH AND SOUTH FOUNDATION WALLS.
- (2) 7-1/2”x 11-1/4” DROPPED BEAMS WITH ONE END SUPPORTED ON A FOUNDATION WALL AND THE OTHER END SUPPORTED ON A 4” DIAMETER STEEL POST.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION BASED ON OBSERVATION OF BOTTOM PORTION OF THE JOISTS. THE UPPER PORTION OF THE JOISTS WAS CONCEALED BY INSULATION.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LIVE LOADS FOR THE CURRENT BUILDING’S USE AS A RESIDENCE.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
Photo P1:
1-3/4"x 7-1/2" joists and 7-1/2"x 11-1/4" dropped beam at the east end of the building looking north.

Photo P2:
1-3/4"x 7-1/2" joists and 7-1/2"x 11-1/4" dropped beam looking northeast.

Photo P3:
1-3/4"x 7-1/2" joists spanning between the 7-1/2"x 11-1/4" dropped beam and the south foundation wall at the southeast corner.
Photo P4:
1-3/4"x 7-1/2" joists spanning between the 7-1/2"x 11-1/4" dropped beam and the north foundation wall at the northeast corner.

Photo P5:
1-3/4"x 7-1/2" joists spanning between the 7-1/2"x 11-1/4" dropped beam and a flush (2) 1-3/4"x 7-1/2" header. Provide framing clips at each joist framing into header and framing clips at end of header framing into trimmer. Refer to “Typical joist to HDR connection detail” and “Typical HDR to trimmer connection detail” on SKS-1. Refer to “Typical joist to HDR connection detail” on SKS-1.
STAIRS
CHASE
1-3/4"x 7-1/2" AT 16"oc
(2) 1-3/4"x 7-1/2"
4" DIA STEEL POST
1-3/4"x 7-1/2" AT 16"oc
(2) 1-3/4"x 7-1/2"
7-1/2"x 11-1/4" BEAM
2. PROVIDE CLIPS AT JOISTS & HDR TYP
3. FRAMING PLANS & DETAILS

FRAMING NOTES
1. 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.

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

TYPICAL HDR TO TRIMMER CONNECTION DETAIL

TYPICAL JOIST TO HDR CONNECTION DETAIL

FRONT

1/4" = 1'-0"