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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 2x10 WOOD JOISTS AT 16”oc SPANNING APPROXIMATELY 13 FT WITH ONE END SUPPORTED ON A FOUNDATION WALL AND THE OTHER END SUPPORTED ON A DROPPED BEAM CENTERED BETWEEN THE NORTH AND SOUTH BASEMENT WALLS.
- (3) 2X10 DROPPED BEAM SUPPORTED ON (3) 3-1/2” OUTSIDE DIAMETER STEEL POSTS AND ON THE EAST AND WEST FOUNDATION WALLS.

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

- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
Photo P1:
Finished ceiling below the kitchen and a portion of the common area. Framing in this area was not observed. Similar joist size and spacing assumed.

Photo P2:
2X10 joists spanning between the (3) 2x10 dropped beam and the north foundation wall at the northeast corner.

Photo P3:
2X10 Joists at the (3) 2x10 dropped beam.
Photo P4:
2X10 joists spanning between the (3) 2x10 dropped beam and the south foundation wall at the southeast corner.

Photo P5:
2X10 joists spanning between the (3) 2x10 dropped beam and the south foundation wall looking west.

Photo P6:
2X10 joists framing into a flush (2) 2x10 header. Provide framing clips at each joist framing into header. Refer to “Typical joist to HDR connection detail” on SKS-1.
Photo P7:

(2) 2x10 header framing into a flush (2) 2x10 trimmer. Provide framing clips at each end of header framing into trimmer. Refer to “Typical HDR to trimmer connection detail” on SKS-1.
CEILING IN PLACE. FRAMING INACCESSIBLE FOR OBSERVATION. SIMILAR FRAMING ASSUMED.

STAIRS:
(2) 2x10

2x10 AT 16"oc

FRONT DROPPED:
3-1/2" STEEL POST TYP.

NEW SIMPSON L70 FRAMING CLIP WITH #9x1-1/2" SD SCREWS AT EACH END OF HEADER

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.