1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
• SINGLE SPAN 2x10 WOOD JOISTS AT 16”oc SPANNING APPROXIMATELY 13’-0” & 9’-10” WITH ONE END SUPPORTED ON A FOUNDATION WALL AND THE OTHER END SUPPORTED ON A DROPPED BEAM CENTERED BETWEEN THE WEST AND EAST FOUNDATION WALLS.
• (3) 2X8 DROPPED BEAM SUPPORTED ON (2) 4” DIAMETER STEEL POSTS AND ON THE NORTH AND SOUTH FOUNDATION WALLS.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 & AKS-1 FOR DETAILS)
• 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
• OBSERVED DETERIORATION AT BASE OF BOTH STEEL SUPPORT POSTS. REPLACEMENT OF BOTH STEEL POSTS IS RECOMMENDED.
• 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE.
Photo P1:
2X10 Joists at the single span (3) 2x8 dropped beam looking east.

Photo P2:
2X10 Joists at the double span (3) 2x8 dropped beam looking east.

Photo P3:
Dropped beam supported at north foundation wall.
**Photo P4:**

(2) 2x8 header framing into a (2) 2x8 trimmer. Provide framing clips at south end of header framing into trimmer. Refer to “HDR to trimmer connection detail” on SKS-1.

**Photo P5:**

Deteriorated base observed at both steel posts. Recommend replacing both steel posts with similar.
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.