1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
• SINGLE SPAN 2x10 WOOD JOISTS AT 16”oc SPANNING NORTH-SOUTH BETWEEN A FOUNDATION WALL AT ONE END AND A DROPPED BEAM AT THE OTHER END.
• BY OBSERVATION, THERE ARE TWO POSSIBILITIES REGARDING THE CENTER DROPPED BEAM:
  1) TWO SINGLE SPAN 4x12 + (2) 2x12 DROPPED BEAMS WITH ONE BEAM SUPPORTED AT THE WEST FOUNDATION WALL AT ONE END AND A 3-1/2” DIAMETER STEEL POST AT THE OTHER END AND THE OTHER BEAM SUPPORTED BY A 3-1/2” DIAMETER STEEL POST AT EACH END.
  2) CONTINUOUS 2-SPAN 4x12 + (2) 2x12 WITH ONE END SUPPORTED AT THE WEST FOUNDATION WALL AND A 3-1/2” DIAMETER STEEL POST AT THE OTHER END AND BEAM MIDSPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 & AKS-1 FOR DETAILS)
• 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
• OBSERVED DETERIORATION AT BASE OF ONE STEEL SUPPORT POST. RECOMMEND REPLACEMENT OF STEEL SUPPORT POST.
• INADEQUATE ATTACHMENT OF (2) 2x12 MEMBERS TO 4X12 BEAM. SEE SKS-1 FOR RECOMMENDED ATTACHMENT.
• INADEQUATE BEARING CONDITION AT CENTER STEEL SUPPORT POST AND DROPPED BEAM. SEE SKS-1 FOR RECOMMENDED REPAIR.
OBSERVATIONS & ANALYSIS (CONT):

- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH RECOMMENDED REPAIRS.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
Photo P1:
2X10 Joists spanning between south foundation wall and 4x12 + (2) 2x12 dropped beam looking east.

Photo P2:
2X10 Joists spanning between south foundation wall and 4x12 + (2) 2x12 dropped beam looking northwest.

Photo P3:
2x10 joists framing into a (2) 2x10 header at stairs.
**Photo P4:**
Deteriorated base observed at steel support post near stairs. Recommend replacing steel post with similar.

**Photo P5:**
Inadequate bearing condition at center steel support post.
Provide clips at joists & HDR Typ.

EXIST. 3-1/2" DIA STEEL POST. REPLACE WITH NEW SIMILAR POST WITH 1/4" x 6" BEAM WIDTH TOP PLATE AND 1/4" x 6" x 6" BTM PLATE.

ATTACH 2x12 EACH SIDE TO 4x12 BEAM WITH 1/4" x 3-1/2" SDS SCREWS AT 16"oc TOP & BTM STAGGERED.

PROVIDE NEW 1/4" x 6" BEAM WIDTH TOP PLATE AT EXIST. 3-1/2" DIA STEEL POST.

ATTACH 2x12 EACH SIDE TO 4x12 BEAM WITH 1/4" x 3-1/2" SDS SCREWS AT 16"oc TOP & BTM STAGGERED.

Typical HDR to TRIMMER Connection Detail

Typical Joist to HDR Connection Detail

Framing Notes

1. 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.

2. 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.