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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4”x 9-1/2” WOOD JOISTS AT 16”oc SPANNING BETWEEN THE EAST AND WEST FOUNDATION WALLS.
- VERTICAL 2X8 TONGUE AND GROOVE PLANK BOARDS AT 16”oc BELOW THE KITCHEN AREA EAST OF THE STAIRS.

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.
- OBSERVED HORIZONTAL CRACK IN JOIST SOUTH OF THE BRICK CHASE. REPAIR RECOMMENDED.
- OBSERVED AN INADEQUATELY SPliced JOIST. REPAIR RECOMMENDED.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH RECOMMENDED REPAIRS.
125 Cross St.
Middletown, CT

**Photo P1:**
1-3/4"x 9-1/2" joists spanning between east and west foundation walls looking north.

**Photo P2:**
2x8 framing below kitchen area east of stairs looking southeast.

**Photo P4:**
Spliced joist at cut end looking east.
Photo P5:
Horizontal crack at east end of joist looking southeast.
**STAIRS**

**EX. 1-3/4"x 9-1/2" AT 18"oc**

- **(2) 1-3/4"x 9-1/2"**

**EX. VERT T&G 2X8 PLANKS AT 16"oc**

- **ATTACH KING STUD TO EXISTING CUT JOIST WITH (2) 10d COMMON NAILS TOP AND BTM.**
- **2X4 PT SYB KING STUD AND (2) JACK STUDS. ATTACH EACH PLY WITH (2) 10d COMMON NAILS AT 16"oc.**

**EXISTING SLAB**

- **EXISTING CUT JOIST**
- **ATTACH KING JOIST TO EXISTING CUT JOIST WITH (2) 10d COMMON NAILS TOP AND BTM.**
- **EXISTING 2x SPlice MEMBER**
- **NOTE: PLACE SUPPORT WITHIN 6" OF EACH CUT END OF EXISTING CUT JOIST. (2) TOTAL SUPPORTS.**

**JOIST SUPPORT DETAIL**

- **HORIZONTAL CRACK NEAR END OF JOIST AT EAST END OF BUILDING. SEE REPAIR DETAIL.**
- **EXISTING 6"x 4" BEAM**
- **EXISTING 1-3/4"x 9-1/2" AT 18"oc**

---

**EXISTING JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND SD #9x1-1/2" SCREWS AT 6"oc TOP & BTM.**

**HORIZ. CRACK**

- **EXIST. JOIST REINFORCED WITH SDW SCREWS AT 4"oc CENTERED ALONG LENGTH OF JOIST**
- **NOTE: ALTERNATE REPAIR DETAIL PROVIDED ONLY WHEN CRACK IS LOCATED BELOW JOIST CENTERLINE. SCREW LENGTH SHALL BE MINIMUM 0.6D.**

**TYPICAL CRACKED JOIST REPAIR DETAIL**

**TYPICAL ALTERNATE CRACKED JOIST REPAIR**

**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. CONSTRUCTION ADHESIVE SHOWN IN DETAILS SHALL BE PL-400 CONSTRUCTION ADHESIVE OR EQUIVALENT. ADHESIVE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01

3. PLYWOOD & OSB SHEATHING SHOWN IN DETAILS SHALL BE APA RATED SHEATHING

4. 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.