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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4"x7-3/4" JOISTS AT 16"oc SPANNING BETWEEN A 5-3/4"x7-3/4" FLUSH BEAM AND THE EAST FOUNDATION WALL.
- SINGLE SPAN 1-3/4"x7-3/4" JOISTS AT 16"oc SPANNING BETWEEN A 5-3/4"x7-3/4" FLUSH BEAM AND THE WEST FOUNDATION WALL.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)

- 1ST FLOOR FRAMING IN GENERALLY FAIR CONDITION WITH SOME FRAMING IN POOR CONDITION.
- OBSERVED HORIZONTAL CRACKS IN THE 2ND & 3RD JOISTS FROM SOUTH END OF BUILDING, EAST OF THE SOUTH 5-3/4"x7-3/4" FLUSH BEAM. RECOMMEND REPAIR.
- 1-3/4"x7-3/4" JOISTS ARE UNDERSIZED BELOW ALL AREAS NOT DESIGNATED SLEEPING AREAS (40PSF). RECOMMEND REINFORCING ALL UNDERSIZED JOISTS WITH 2X8 MEMBERS.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED INADEQUATE HEADER AT THE STAIRS AND THE MECHANICAL CHASE. RECOMMEND PROVIDING A (2) 2x8 HEADER AT THE MECHANICAL CHASE AND REINFORCING THE HEADER AT THE STAIRS.
- INADEQUATE TRIMMERS AT THE STAIRS AND THE MECHANICAL CHASE. RECOMMEND REINFORCING EXISTING JOISTS WITH 2x8 MEMBERS AT MECHANICAL CHASE AND 2x10 MEMBERS AT THE STAIRS.
- OBSERVED TWO DAMAGED JOISTS NORTH OF STAIRS. RECOMMEND REPAIR.
- OBSERVED DAMAGED JOISTS AT NORTHEAST CORNER OF BUILDING. RECOMMEND REPAIR.
- OBSERVED DETERIORATED BRICK PIERS AT MIDSPAN OF BOTH NORTH AND SOUTH 5-3/4”x7-3/4” FLUSH BEAMS. RECOMMEND REPAIRING BRICK.
- ALL ENDS OF REINFORCING AND SUPPLEMENTAL FRAMING SHALL BE ATTACHED TO EXISTING FRAMING WITH FRAMING CLIPS AT EACH END.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH RECOMMENDED REPAIRS.
Photo P1:
Typical 1-3/4"x 7-3/4" joists spanning between the center 5-3/4"x 7-3/4" flush beams and the west foundation wall looking northeast.

Photo P2:
Two repaired 1-3/4"x 7-3/4" joists below entrance hallway between the east 5-3/4"x 7-3/4" flush beam and the west foundation wall looking east.

Photo P3:
Observed horizontal crack in 2nd 1-3/4"x 7-3/4" joist from the south wall.
30 Fountain Ave.
Middletown, CT

**Photo P4:**
Observed horizontal crack in 3rd 1-3/4”x 7-3/4” joist from the south wall.

**Photo P5:**
Temporary S3x steel beam supporting existing 1-3/4”x 7-3/4” joists below 1st floor common area.

**Photo P6:**
Temporary support at reinforced 1-3/4”x 7-3/4” stair trimmer south of stairs.
Photo P7:
Observed two damaged 1-3/4"x 7-3/4" joists due to plumbing north of the stairs.

Photo P8:
Observed damaged and twisted 1-3/4"x 7-3/4" joist at the northeast corner of the building.

Photo P9:
Observed inadequate header at the mechanical duct chase east side of the north 5-3/4"x 7-3/4" flush beam.
Photo P10:
Observed deteriorated brick pier supporting the south 5-3/4”x 7-3/4” flush beam.

Photo P11:
Observed deteriorated brick pier supporting the north 5-3/4”x 7-3/4” flush beam.
KITCHEN
BEDROOM #2
COMMON AREA
BATH
UP TO 2ND FLOOR
DN TO BASEMENT

BEDROOM #2
BEDROOM #1

1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF
EXISTING REPAIR AT 2ND & 3RD JOISTS.

Provide framing clips at east end.

Horizontal crack at 2nd & 3rd joist west end.

Existing repair at 2nd & 3rd joists. Provide framing clips at east end.

Damaged 1st joist from north end of building. Reinforce with new 2x8. Provide framing clip at east end.

Damaged joist. Reinforce with new 1/2" plywood or 15/32" OSB gusset each side. Extend gusset 18" past notch. Refer to typ cracked joist repair detail for attachment.

Reinforce ex. 1-3/4"x 7-3/4" with new 2x8. Provide framing clips each end.

Deteriorated ex. 3x8 brick pier. Damaged 1st joist from north end of building. Reinforce with new 2x8. Provide framing clip at east end.

Inadequate header. Provide new (2) 2x8.

Reinforce ex. 1-3/4"x 7-3/4" with new 2x8. Provide framing clips each end.

Reinforce ex. 1-3/4"x 7-3/4" with adjustable steel post. Remove ex. 2x10 & post and reinforce with full length 2x10.

Reinforce ex. 5-3/4"x 7-3/4" beam. Cont. 2-span chase.

Reinforce ex. 1-3/4"x 7-3/4" with new 2x8. Provide framing clip at east end.

Reinforce ex. 5-3/4"x 7-3/4" beam. Cont. 2-span chase.

Existing repair at 2nd & 3rd joists. Provide framing clips at east end.

Horizontal crack at 2nd & 3rd joist west end.

Ex. 1-3/4"x 7-3/4" reinforced with 2x10 with adjustable steel posts. Provide framing clips each end. Remove ex. adjustable steel posts & beam.

Ex. 1-3/4"x 7-3/4" reinforced with 2x10 with adjustable steel posts. Provide framing clips each end. Remove ex. adjustable steel posts & beam.

Ex. 1-3/4"x 7-3/4" reinforced with 2x10 with adjustable steel posts. Provide framing clips each end. Remove ex. adjustable steel posts & beam.

Ex. 1-3/4"x 7-3/4" reinforced with 2x10 with adjustable steel posts. Provide framing clips each end. Remove ex. adjustable steel posts & beam.

Ex. 1-3/4"x 7-3/4" reinforced with 2x10 with adjustable steel posts. Provide framing clips each end. Remove ex. adjustable steel posts & beam.
GENERAL NOTES

1. SHORE EXISTING FRAMING AS REQUIRED UNTIL NEW FRAMING IS IN PLACE.

2. ALL FRAMING LUMBER SHALL BE DRY (19% MAXIMUM MOISTURE CONTENT) DOUG-FIR UNLESS NOTED OTHERWISE. PRESSURE TREATED SOUTHERN PINE SHALL BE USED FOR GROUND CONTACT, SILL PLATES, OR EXTERIOR USE.

   STUDS SHALL BE STUD GRADE OR BETTER
   ALL OTHER MEMBERS SHALL BE NO. 2 OR BETTER.

3. NAILS ARE BASED ON COMMON WIRE NAILS. LARGER NAIL SIZES ARE REQUIRED FOR BOX OR PNEUMATIC DRIVEN FASTENERS.

   SUBSTITUTING PNEUMATIC NAILS OF EQUAL DIAMETER IS ACCEPTABLE IF THEY MATCH THESE SIZES:

   COMMON WIRE NAIL DIAMETERS:
   6d = 0.113" 12d = 0.148"
   8d = 0.131" 16d = 0.162"
   10d = 0.148" 20d = 0.192"

4. 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.

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

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

7. 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.

TYPICAL JOIST REINFORCEMENT

TYPICALHDR TO TRIMMER CONNECTION DETAIL

TYPICAL ALT CRACKED JOIST REPAIR

TYPICAL JOIST SUPPORT DETAIL

ATTACH KING STUD TO EXISTING JOIST WITH (2) 10d COMMON NAILS TOP AND BTM.

EXIST. JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH SDS 1/4"x 3" SCREWS AT 16"oc-STAEGGERED TOP & BTM AND (2) SCREWS AT EACH END U.N.O.

NOTE: ALTERNATE REPAIR DETAIL PROVIDED ONLY WHEN CRACK IS LOCATED BELOW JOIST CENTERLINE. SCREW LENGTH SHALL BE MINIMUM 0.6D.