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

TYPICAL FRAMING OBSERVED INCLUDED:

- CONTINUOUS TWO SPAN 1-3/4"x 7-3/4" JOISTS AT 16"oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALLS WITH A 5-3/4"x 5-3/4" CONTINUOUS DROPPED BEAM APPROXIMATELY MID-SPAN.
- CONTINUOUS MULTIPLE SPAN 5-3/4"x 5-3/4" CONTINUOUS DROPPED BEAM SUPPORTED AT THE WEST AND EAST FOUNDATION WALLS AND MULTIPLE BRICK PIERS IN BETWEEN.
- SINGLE SPAN 2X10 JOISTS AT 16"oc SPANNING BETWEEN THE SOUTH CMU FOUNDATION WALL AND A 2x10 LEDGER.

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

- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- 5-3/4"x 5-3/4" CONTINUOUS DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND NEW SUPPORT POSTS.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT TWO BRICK PIERS SUPPORTING THE 5-3/4"x 5-3/4" CONTINUOUS DROPPED BEAM. RECOMMEND BRICK REPAIR AND REPOINTING.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE BRICK FOUNDATION WALLS AT SEVERAL LOCATIONS. RECOMMEND REPOINTING.
- OBSERVED A DAMAGED JOIST AT THE 1ST FLOOR FRAMING. RECOMMEND REPAIR.
OBSERVATIONS & ANALYSIS (CONT):

- INADEQUATE 2x10 LEDGER ATTACHMENT. SEE SKS-1 FOR RECOMMENDED ATTACHMENT.
- OBSERVED GAP BETWEEN 2x10 JOISTS AND 2x10 LEDGER. RECOMMEND FRAMING CLIPS.
- ALL ENDS OF REINFORCING AND SUPPLEMENTAL FRAMING SHALL BE ATTACHED TO EXISTING FRAMING WITH FRAMING CLIPS AT EACH END IF REQUIRED.
- 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:
Existing 1-3/4”x 7-3/4” continuous joists spanning between the north and south foundation wall with the existing 5-3/4”x 5-3/4” continuous dropped beam at joist mid-span looking northeast.

Photo P2:
Existing 5-3/4”x 5-3/4” continuous multi-span dropped beam spanning between the east and west foundation walls looking north.

Photo P3:
Existing 1-3/4”x 7-3/4” continuous joists north of the existing 5-3/4”x 5-3/4” continuous dropped beam looking east.
Photo P4:
Observed damage at the north end of the 6th 1-3/4"x 7-3/4" joist from the west foundation wall north of the existing 5-3/4"x 5-3/4" continuous dropped beam looking northeast.

Photo P5:
Ceiling covering area above mechanical room. Framing inaccessible for observation. Assumed existing 1-3/4"x 7-3/4" joists.

Photo P6:
Existing 2x10 joists at the southwest 2-story addition spanning between the south CMU foundation wall and the north 2x10 ledger looking south.
115 Cross St.
Middletown, CT

**Photo P7:**
Existing 2x10 ledger attached to existing foundation sill looking northeast.

**Photo P8:**
Observed gaps between existing 2x10 ledger and existing 2x10 joists looking east.

**Photo P9:**
Observed deteriorated brick and mortar joints at north foundation wall – interior.
Photo P10:
Observed deteriorated brick and mortar joints at west and south foundation wall – interior.

Photo P11:
Observed deteriorated west 12”x 12” brick pier supporting the 5-3/4”x 5-3/4” continuous dropped beam looking north.

Photo P12:
Observed deteriorated center 12”x 12” brick pier supporting the 5-3/4”x 5-3/4” continuous dropped beam looking northeast.
ATTACH LEDGER TO EXISTING WALL FRAMING WITH 1/4" x 3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED AND PROVIDE FRAMING CLIPS AT JOISTS TO LEDGER.

NEW STEEL SUPPORT POST. PLACE EQUAL DISTANCE BETWEEN EXISTING SUPPORTS.

HORIZONTAL CRACK DAMAGE. REINFORCE WITH NEW 2x8 AND EXTEND 24" PAST DAMAGE. PROVIDE FRAMING CLIP AT NORTH END.
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, No. 2 or better unless noted otherwise. Pressure treated Southern Pine shall be used for ground contact, sill plates, or exterior use.

3. 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.

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.

5. 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"
   - 8d = 0.131"
   - 10d = 0.148"
   - 12d = 0.148"
   - 16d = 0.162"
   - 20d = 0.192"

   Scale:

   24"X24"X10"

   3000PSI

   CONCRETE FOOTING

   3-1/2" DIA STEEL POST.

   14"X 6" BEAM WIDTH STEEL TOP PLATE.

   24"X24"X10"

   3000PSI CONCRETE FOOTING

   14"X 6"X 6" STEEL BTM PLATE.

   TYPICAL NEW SUPPORT POST DETAIL

   TYP. HDR TO TRIMMER CONNECTION DETAIL

   TYP. JOIST TO HDR CONNECTION DETAIL

   NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS

   JOIST

   HEADER

   TRIMMER

   HEADER

   EXISTING BEAM

   TYPICAL NEW SUPPORT POST DETAIL

   NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS AT EACH END OF HEADER.