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

- SINGLE SPAN 1-3/4"x5-3/4" JOISTS AT 16"oc SPANNING BETWEEN THE EAST AND WEST FOUNDATION WALLS.
- SINGLE SPAN 1-3/4"x5-3/4" JOISTS AT 18"oc SPANNING BETWEEN A 5-3/4"x5-3/4" FLUSH BEAM AND THE WEST FOUNDATION WALL.
- SINGLE SPAN 1-3/4"x5-3/4" JOISTS AT 18"oc SPANNING BETWEEN A 5-3/4"x5-3/4" FLUSH BEAM AND THE EAST FOUNDATION WALL.
- CONTINUOUS 2-SPAN 5-3/4"x5-3/4" FLUSH BEAM SUPPORTED AT THE NORTH AND SOUTH FOUNDATION WALLS AND AN EXISTING BRICK CHIMNEY APPROXIMATELY BEAM MID-SPAN.
- CONTINUOUS 2-SPAN SPAN 5-3/4"x5-3/4" FLUSH BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALLS AND A BRICK PIER.

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

- OBSERVATIONS ARE LIMITED TO THE VISUAL ASSESSMENT OF THE EXPOSED BUILDING ELEMENTS AT TIME OF INVESTIGATION. ANY UNFORESEEN CONDITIONS SHOULD BE ADDRESSED IF DISCOVERED DURING REPAIR WORK.
- APPROPRIATE MATERIAL STRESSES AND SECTION PROPERTIES FOR THE 1ST FLOOR FRAMING WAS UTILIZED BASED ON THE PERIOD OF CONSTRUCTION.
1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION WITH SOME DAMAGED FRAMING.

OBSERVED INADEQUATE TRIMMER AT THE STAIRS. RECOMMEND REINFORCING.

5-3/4”x 5-3/4” FLUSH BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.

OBSERVED SEVERAL JOISTS WITH HORIZONTAL CRACKS. REPAIRS RECOMMENDED.

OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE INTERIOR OF THE SOUTH, EAST AND WEST BRICK FOUNDATION WALLS. RECOMMEND BRICK REPAIR AND REPOINTING.

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 ABOVE RECOMMENDATIONS. NOT INCLUDING RECOMMENDATION FOR DETERIORATED BRICK AND MORTAR JOINTS.
Photo P1:
Existing 1-3/4”x 5-3/4” joists spanning between the east and west foundation walls below bedroom #3 looking north.

Photo P2:
Existing continuous 2-span 5-3/4”x 5-3/4” flush beam south of the existing stair opening supported on the east and west foundation walls and a brick pier looking northwest.

Photo P3:
Existing 1-3/4”x 5-3/4” trimmer north of the existing stair opening spanning between the east and west foundation walls looking east.
Photo P4:
Existing 1-3/4"x 5-3/4" joists spanning between the east foundation wall and a flush 5-3/4"x 5-3/4" beam and 1-3/4"x 5-3/4" joists spanning between the west foundation wall and the same flush 5-3/4"x 5-3/4" beam below the kitchen and common area looking east.

Photo P5:
Existing continuous 5-3/4"x 5-3/4" two span flush beam spanning between the north and south foundation walls and supported approximately mid-span at the existing brick chimney below the kitchen and common area looking west.

Photo P6:
Observed horizontal crack at 1st 1-3/4"x 5-3/4" joist from the south foundation wall.
Photo P7:
Observed horizontal crack at 4th 1-3/4” x 5-3/4” joist from the south foundation wall.

Photo P8:
Observed horizontal crack at 5th 1-3/4” x 5-3/4” joist from the south foundation wall.

Photo P9:
Observed horizontal crack at 6th 1-3/4” x 5-3/4” joist from the south foundation wall.
21 Vine St.
Middletown, CT

Photo P10:
Observed horizontal crack at 1-3/4” x 5-3/4” joist framing into stair header.

Photo P11:
Observed deteriorated brick and mortar joints at corner of the south and east foundation walls – interior looking southeast.

Photo P12:
Observed deteriorated brick and mortar joints at corner of the south and west foundation walls – interior looking west.
EXIST. JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND SD #8x1-1/2" SCREWS AT 6"oc TOP & BTM.

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

CRACKED JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

NOTE: MAINTAIN TOP ROW OF SCREWS ABOVE CRACK WHEN LOCATED ABOVE JOIST CENTERLINE.

NEW STEEL SUPPORT POST. TYP.

PROVIDE FRAMING CLIPS AT JOIST ENDS AND FLUSH 5-3/4"x5-3/4" BEAM.

EX. 2-SPAN CONT. 5-3/4"x5-3/4" FLUSH BEAM.

CRACKED JOISTS AT WEST END NEAR FLUSH BEAM. REINFORCE WITH NEW 2x6 AND EXTEND 24" PAST DAMAGE. REFER TO TYP CRACKED JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

1/4" = 1'-0"

1ST FLOOR FRAMING PLAN

CRACKED JOIST AT EAST END NEAR FLUSH BEAM. REINFORCE WITH NEW 2x6 AND EXTEND 24" PAST DAMAGE. REFER TO TYP CRACKED JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

EX. 1-3/4"x5-3/4" TRIMMER & HEADER TYP.

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

CRACKED JOIST. REINFORCE WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. EXTEND GUSSET 18" PAST DAMAGE. REFER TO TYP CRACKED JOIST REPAIR DETAIL FOR ATTACHMENT.

NOTE: MAINTAIN TOP ROW OF SCREWS ABOVE CRACK WHEN LOCATED ABOVE JOIST CENTERLINE.

1/4" = 1'-0"

1ST FLOOR FRAMING PLAN
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, 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. CONSTRUCTION ADHESIVE SHOWN IN DETAILS SHALL BE PL-400. CONSTRUCTION ADHESIVE OR EQUIVALENT. ADHESIVE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01.

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

6. 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.

7. 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:

<table>
<thead>
<tr>
<th>COMMON WIRE NAIL DIAMETERS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>6d = 0.113&quot;</td>
</tr>
<tr>
<td>8d = 0.131&quot;</td>
</tr>
<tr>
<td>10d = 0.148&quot;</td>
</tr>
<tr>
<td>12d = 0.162&quot;</td>
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</tbody>
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8. ALL ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

<table>
<thead>
<tr>
<th>ENGINEERED WOOD PROPERTIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fb  (psi)</td>
</tr>
<tr>
<td>------------</td>
</tr>
<tr>
<td>LVL</td>
</tr>
</tbody>
</table>