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

TYPICAL FRAMING OBSERVED INCLUDED:

- CONTINUOUS TWO SPAN 1-3/4”x 6-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL AND A 4”x 4” DROPPED BEAM APPROXIMATELY JOIST MIDSPAN.
- 1-3/4”x 6-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND CENTER FOUNDATION WALL.
- 2x10 JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND CENTER FOUNDATION WALL.
- CONTINUOUS TWO SPAN 4”x 4” DROPPED BEAM SUPPORTED AT THE WEST FOUNDATION WALL AND THE CENTER BRICK PIER WITH A BRICK PIER AND STEEL SUPPORT POST APPROXIMATELY MIDSPAN.
- CONTINUOUS TWO SPAN 4”x 4” DROPPED BEAM SUPPORTED AN INTERIOR FOUNDATION WALL AND THE CENTER BRICK PIER WITH A BRICK PIER AND STEEL SUPPORT POST APPROXIMATELY MIDSPAN.

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

- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- BOTH TWO SPAN 4”x 4” DROPPED BEAMS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REMOVING EXISTING DETERIORATED SUPPORTS AND ADDING NEW STEEL SUPPORT POSTS AND REINFORCING BOTH BEAMS.
- 1-3/4”x 6-1/2” STAIR HEADER IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING HEADER.
OBSERVATIONS & ANALYSIS (CONT):

- RECOMMEND ADDING A SUPPORT POST AT EACH END OF THE STAIR HEADER. BOTH 1-3/4” x 6-1/2” STAIR TRIMMERS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BOTH TRIMMERS.
- 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.
Photo P1:
Existing continuous 2-span 1-3/4"x 6-1/2" joists spanning between the north and south foundation wall with a continuous 2-span 4"x 4" dropped beam approximately mid-span below the common area looking southeast.

Photo P2:
Existing continuous 2-span 1-3/4"x 6-1/2" joists spanning between the north and south foundation wall with a continuous 2-span 4"x 4" dropped beam approximately mid-span below bedroom #1 looking west.

Photo P3:
Existing 1-3/4"x 6-1/2" joists spanning between the north and center foundation wall below the bathroom looking east.
Photo P4:
Existing 2x10 joists spanning between the north and center foundation wall below bedroom #2 looking east.

Photo P5:
Existing continuous 2-span 4”x 4” dropped beam supported on the west foundation wall and center brick pier with a deteriorated brick pier and steel support post approximately midspan looking east.

Photo P7:
Existing continuous 2-span 4”x 4” dropped beam supported on the center foundation wall and center brick pier with a deteriorated brick pier and steel support post approximately midspan looking northeast.
56 Fountain Ave.
Middletown, CT

Photo P8:

Observed deteriorated stone and mortar joints at corner of east foundation wall below the dining room – interior.
REINFORCE EX. 1-3/4"x 6-1/2" HEADER WITH (1) 2x8 DFL #1 MEMBER. ATTACH WITH 1/4" x 3" SCREWS AT 8"oc TOP & BTM. STAGGERED. PROVIDE FRAMING CLIPS EACH END.

REINFORCE EX. 4"x 4" DROPPED BEAM WITH (2) 2x4 MEMBERS ONE EACH SIDE. ATTACH WITH 1/4" x 3" SCREWS AT 8"oc TOP & BTM. STAGGERED.

NOTE FOR BEAM REINFORCEMENT: PLACE 2x4 MEMBERS TIGHT TO UNDERSIDE OF JOISTS AND PROVIDE HARDWOOD SHIMS AS NEEDED TO FIT TIGHT AT EXISTING JOISTS.

REMOVE EX. BRICK PIER & STEEL SUPPORT POST AND REPLACE WITH NEW STEEL SUPPORT POST.

NEW STEEL SUPPORT POST EQUALLY SPACED BETWEEN FOUNDATION WALLS AND CENTER BRICK PIER TYP.
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:

- 6d = 0.113"
- 8d = 0.131"
- 10d = 0.148"
- 12d = 0.148"
- 16d = 0.162"
- 20d = 0.192"

**TYP JOIST REINFORCEMENT DETAIL**

**TYP JOIST REINFORCEMENT DETAIL**

**TYP WOOD POST SUPPORT DETAIL**

**TYP STEEL POST SUPPORT DETAIL**