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

TYPICAL FRAMING OBSERVED INCLUDED:
- CONTINUOUS 2-SPAN 2x8 WOOD JOISTS AT 16”oc APPROXIMATELY 22 FT LONG SUPPORTED AT THE WEST AND EAST BASEMENT WALLS AND ON A CONTINUOUS DROPPED BEAM CENTERED BETWEEN THE BASEMENT WALLS.
- SINGLE SPAN 2x8 WOOD JOISTS AT 16”oc. MAX SPAN APPROXIMATELY 11 FT.
- CONTINUOUS 6”x7-1/2” DROPPED BEAM SUPPORTED ON (3) 4” DIAMETER STEEL POSTS AND THE SOUTH BASEMENT WALL WITH VARYING SPANS.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION WITH ONE DAMAGED JOIST OBSERVED. REPAIR RECOMMENDED.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE.
Photo 01:
2X8 Joists at 6"x 7-1/2" Dropped Beam.

Photo 02:
North end of Dropped Beam at Stairs

Photo 03:
Horizontal Crack at East End of 6th Joist from South end of Building. Refer to "Typical Cracked Joist Repair detail" on SKS-1 for recommended repair.
2X8 AT 16"oc

CONT. 2-SPAN 2X8 AT 16"oc

STAIRS

4" DIA. STL.
POST TYP

CONT. 6"x 7-1/2" DROPPED WOOD BEAM

HORIZONTAL CRACK AT END OF 6TH JOIST FROM SOUTH END OF BUILDING

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

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

NOTE:
ALTERNATE REPAIR DETAIL PROVIDED ONLY WHEN CRACK IS LOCATED BELOW JOIST CENTERLINE.

TYP. CRACKED JOIST REPAIR DETAIL

EXIST. 2X8 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.

EXTEND GUSSET 6" BEYOND CRACK

NOTE:
LAST SCREW MIN. 1" BEYOND CRACK

TYP. ALTERNATE CRACKED JOIST REPAIR DETAIL

EXIST. 2X8 JOIST REINFORCED WITH 6-3/4" LONG SDW SCREWS AT 4"oc CENTERED ALONG LENGTH OF JOIST

NOTE:
MAINTAIN CRACK AT END OF 6TH JOIST FROM SOUTH END OF BUILDING

NOTE:
WALL BELOW

(2) 2X8

WESLEYAN UNIVERSITY

2 FOUNTAIN AVE,
MIDDLETOWN CT

FRAMING PLAN & DETAILS

ISSUED DRAWINGS

No. DESCRIPTION DATE

TYP. CRACKED JOIST REPAIR DETAIL

TYP. ALTERNATE CRACKED JOIST REPAIR DETAIL

NOTES