1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
- SINGLE SPAN 1-3/4”x6-1/2” JOISTS AT 16”oc SPANNING BETWEEN A 6”x6” DROPPED BEAM AND THE SOUTH FOUNDATION WALL.
- SINGLE SPAN 1-3/4”x6-1/2” JOISTS AT 16”oc SPANNING BETWEEN A 6”x6” DROPPED BEAM AND THE NORTH FOUNDATION WALL.
- SINGLE SPAN 1-3/4”x6-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL.
- CONTINUOUS TWO SPAN 6”x6” DROPPED BEAM SUPPORTED AT THE WEST FOUNDATION WALL AND A 12”x12” BRICK PIER WITH A 8”x8” BRICK PIER APPROXIMATELY BEAM MIDSPAN

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERALLY FAIR CONDITION WITH SOME DAMAGED FRAMING.
- OBSERVED SEVERE INSECT DAMAGE IN 6”x6” DROPPED BEAM. RECOMMEND REPLACING WITH NEW LVL BEAM.
- OBSERVED SEVERAL DAMAGED JOISTS THROUGHOUT 1ST FLOOR KFRAMING. RECOMMEND REPAIR.
- INADEQUATE TRIMMER BELOW BEDROOM #1 AND COMMON AREA. RECOMMEND REINFORCING.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED 4x4 SUPPORT BEAMS AND POSTS BELOW HEADERS SUPPORTING THE 1ST FLOOR WALL BETWEEN BEDROOM #1 AND COMMON AREA CAN REMAIN IN PLACE. RECOMMEND TOENAILING 4x4 BEAMS TO HEADERS WITH 16d NAILS.
- 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 6-3/4” joists spanning between the south foundation wall and the center dropped 6”x 6” beam and (2) 4x4 support posts looking northeast.

Photo P2:
Existing 1-3/4”x 6-3/4” joists spanning between the south foundation wall and the center dropped 6”x 6” beam looking east.

Photo P3:
Existing 1-3/4”x 6-3/4” joists spanning between the south foundation wall and the center dropped 6”x 6” beam looking north.
Photo P4:
Observed horizontal crack at 4th 1-3/4" X 6-3/4" joist from east foundation wall looking northeast.

Photo P5:
Observed insect damage at 4th 1-3/4" X 6-3/4" joist from east foundation wall looking southwest.

Photo P6:
Observed grain splitting at 5th 1-3/4" X 6-3/4" joist from east foundation wall looking southwest.
Photo P7:
Observed horizontal crack at 8th 1-3/4"X 6-3/4" joist from east foundation wall looking southwest.

Photo P8:
Observed insect damage at 5th 1-3/4"X 6-3/4" joist from west foundation wall looking southeast.

Photo P9:
Observed insect damage at 5th 1-3/4"X 6-3/4" joist from west foundation wall at header looking northwest.
**Photo P10:**
Observed insect damage at header and 4th 1-3/4"X 6-3/4" joist from west foundation wall looking northwest.

**Photo P11:**
Observed insect damage at (2) 1-3/4"X 6-3/4" joist looking southwest.

**Photo P12:**
Observed insect damage at header and 2nd 1-3/4"X 6-3/4" joist from west foundation wall looking northeast.
Photo P13:
Observed grain splitting at 3rd 1-3/4"X 6-3/4" joist from stair trimmer looking southwest.

Photo P14:
Observed insect damage at 5th 1-3/4"X 6-3/4" joist from stair trimmer looking northwest.

Photo P15:
Observed insect damage at end of 6"x 6" dropped beam looking west.
Photo P16:
Observed severe insect damage at 6"x 6" dropped beam at 8"x8" brick pier support looking south.

Photo P17:
Temporary support at west end of 6"x 6" dropped beam looking southwest.

Photo P18:
Temporary support at east end of 6"x 6" dropped beam looking southeast.
WESLEYAN UNIVERSITY
269 PINE ST. MIDDLETOWN, CT

1ST FLOOR PLAN

1ST FLOOR LIVE LOADS

SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF

SCALE: As indicated
PROJECT NO: 16151
DATE: 6-5-2017
DRAWN BY: JDM
CHECKED BY: CCB
INSECT DAMAGE. ATTACH EX. (2) 1-3/4"x 6-1/2" TOGETHER WITH 1/4"x 3-1/2" SCREWS AT 16"oc STAGGERED TOP & BTM.

INSECT DAMAGE, REINF. EACH JOIST WITH (1) NEW 2x8 AND ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR 1/4"x 3" SCREWS AT 16"oc STAGGERED TOP & BTM.

INSECT DAMAGE. ATTACH EX. (2) 1-3/4"x 6-1/2" TOGETHER WITH 1/4"x 3-1/2" SCREWS AT 16"oc INSTALLED ON BOTH SIDES OF BEAM STAGGERED AT 8"oc.

INSECT DAMAGE. REINF. EACH JOIST WITH (1) NEW 2x8 AND ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR 1/4"x 3" SCREWS AT 16"oc STAGGERED TOP & BTM.

SPLIT GRAIN DAMAGE. REINF. JOIST WITH (1) NEW 2x8 AND ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR 1/4"x 3" SCREWS AT 16"oc STAGGERED TOP & BTM.

INSECT DAMAGE. ATTACH EX. (2) 1-3/4"x 6-1/2" TOGETHER WITH 1/4"x 3-1/2" SCREWS AT 16"oc STAGGERED TOP & BTM.

INSECT DAMAGE, REINF. EACH JOIST WITH (1) NEW 2x8 AND ATTACH WITH (2) 10d COMMON NAILS AT 12"oc OR 1/4"x 3" SCREWS AT 16"oc STAGGERED TOP & BTM.

INSECT DAMAGE. ATTACH EX. (2) 1-3/4"x 6-1/2" TOGETHER WITH 1/4"x 3-1/2" SCREWS AT 16"oc STAGGERED TOP & BTM.

INSECT DAMAGE, ATTACH EX. (2) 1-3/4"x 6-1/2" TOGETHER WITH 1/4"x 3-1/2" SCREWS AT 16"oc STAGGERED TOP & BTM.
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.

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:

<table>
<thead>
<tr>
<th>Nail Size</th>
<th>Diameter (in)</th>
</tr>
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<tbody>
<tr>
<td>6d</td>
<td>0.113</td>
</tr>
<tr>
<td>8d</td>
<td>0.131</td>
</tr>
<tr>
<td>10d</td>
<td>0.148</td>
</tr>
<tr>
<td>12d</td>
<td>0.148</td>
</tr>
<tr>
<td>16d</td>
<td>0.162</td>
</tr>
</tbody>
</table>

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.

8. All engineered lumber shall have the following minimum design properties:

<table>
<thead>
<tr>
<th>Engineered Wood Properties</th>
<th>F_b (ksi)</th>
<th>F_c PARR (ksi)</th>
<th>F_c PERP (ksi)</th>
<th>F_v (ksi)</th>
<th>E (ksi)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LVL</td>
<td>2600</td>
<td>2510</td>
<td>750</td>
<td>285</td>
<td>1.9 x 10^6</td>
</tr>
</tbody>
</table>

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

TYP HDR TO TRIMMER CONNECTION DETAIL

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

TYP JOIST TO HDR CONNECTION DETAIL

TYPICAL ALTERNATE CRACKED JOIST REPAIR

EXIST. JOIST REINFORCED WITH NEW 2x MEMBER. ATTACH WITH SDS 1/4"x3" SCREWS AT 16"oc STAGGERED TOP & BTM AND (2) SCREWS AT EACH END U.N.O.

NOTE: EXTEND NEW 2x MEMBER AT EACH END OF EXISTING JOIST IF REQUIRED DUE TO EXISTING DAMAGE.

TYPICAL JOIST REINFORCEMENT

EXIST. 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.

NOTE: EXTEND GUSSET 6" BEYOND CRACK

TYPICAL CRACKED JOIST REPAIR DETAIL

EXIST. JOIST REINFORCED WITH SDW SCREWS AT 4"oc CENTERED ALONG LENGTH OF JOIST

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