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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4”x7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE EAST FOUNDATION WALL AND A 5-3/4”x5-3/4” FLUSH BEAM AND A WEST FOUNDATION WALL PARALLEL WITH THE FLUSH BEAM.
- SINGLE SPAN 1-3/4”x7-3/4” JOISTS AT 16”oc SPANNING BETWEEN A 5-3/4”x5-3/4” FLUSH BEAM AND THE WEST FOUNDATION WALL.
- CONTINUOUS THREE SPAN 5-3/4”x5-3/4” FLUSH BEAM WITH SUPPORTED AT THE SOUTH AND NORTH FOUNDATION WALL AND TWO BRICK PIERS APPROXIMATELY AT THE THIRD POINTS OF THE BEAM.

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

- 1ST FLOOR FRAMING IN GENERALLY FAIR CONDITION WITH SOME FRAMING IN POOR CONDITION.
- OBSERVED SEVERAL DAMAGED JOISTS WITH TEMPORARY SUPPORTS AND REPAIR WORK BELOW 1ST FLOOR COMMON AREA. RECOMMEND REPAIR.
- 1-3/4”x7-3/4” JOISTS ARE UNDERSIZED BELOW 1ST FLOOR COMMON AREA. RECOMMEND REINFORCING ALL UNDERSIZED JOISTS WITH 2X8 MEMBERS.
- OBSERVED SEVERAL DAMAGED JOISTS WITH TEMPORARY STUD WALL SUPPORTS BELOW 1ST FLOOR KITCHEN. RECOMMEND REPAIR.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED INADEQUATE HEADER AT THE STAIRS. RECOMMEND REINFORCING.
- INADEQUATE TRIMMER AT THE STAIRS. RECOMMEND REINFORCING.
- CONTINUOUS 5-3/4”x 5-3/4” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING (3) NEW SUPPORT POSTS.
- ALL ENDS OF REINFORCING AND SUPPLEMENTAL FRAMING SHALL BE ATTACHED TO EXISTING FRAMING WITH FRAMING CLIPS AT EACH END.
- 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:
Temporary 4x4 wood beam west of existing 5-3/4"x 5-3/4" beam supporting existing 1-3/4"x 7-3/4" joists below 1st floor common area looking east.

Photo P2:
Temporary 4x4 wood beam supporting existing 1-3/4"x 7-3/4" joists below 1st floor common area looking southeast.

Photo P3:
Second temporary 4x4 wood beam supporting existing 1-3/4"x 7-3/4" joists at joist mid-span below 1st floor common area looking south.
Photo P4:
Existing 1-3/4"x 7-3/4" joists below 1st floor bedroom and kitchen looking south.

Photo P5:
Observed damaged 1-3/4"x 7-3/4" joists below 1st floor kitchen supported by temporary stud wall framing looking west.

Photo P6:
Observed damaged 1-3/4"x 7-3/4" joists below 1st floor kitchen supported by temporary stud wall framing looking north.
1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

NORTH

EXISTING BEAM

1/4" x 6" BEAM
WIDTH STEEL TOP PLATE.

3-1/2" DIA STEEL POST.

NEW SUPPORT POST

EXISTING STUD WALLS

EX. NOTCHED 5-3/4" x 5-3/4"
BEAM CONT. 3-SPAN

STAIRS

DAMAGED JOISTS. REINFORCE WITH
NEW 2x8. PROVIDE FRAMING CLIP AT
WEST END. REMOVE EX. STUD WALLS

DAMAGED & UNDERSIZED
JOISTS. REINFORCE WITH
NEW 2x8. PROVIDE FRAMING
CLIP AT EAST END. REMOVE
EX. ADJUSTABLE STEEL
POSTS & BEAM

NEW SUPPORT POST

EX. TEMPORARY 4x4 BEAM
WITH ADJUSTABLE STEEL
POSTS

EX. 2x4 STUD WALL SUPPORT

EX. NOTCHED 5-3/4" x 5-3/4"
BEAM CONT. 3-SPAN

EX. 1-3/4" x 7-3/4"
JOISTS AT 16"oc

NEW SUPPORT POST

NEW SUPPORT POST

NEW SUPPORT POST

UNDERSIZED JOISTS. REINFORCE
WITH NEW 2x8. PROVIDE FRAMING
CLIP AT WEST END.

REINFORCE EX. 1-3/4" x 7-3/4"
WITH NEW 2x8. PROVIDE
FRAMING CLIPS EACH END.

NEW (3) 2x6 POST.

NEW (2) 10d COMMON NAILS
ATTACH KING STUD TO
REINF. TRIMMER WITH
(2) 10d COMMON NAILS
TOP AND BTM.

2X6 PT SYP (2) JACK AND
KING STUD. ATTACH
WITH (2)10d COMMON
NAILS AT 16"oc

EXISTING TRIMMER

EXISTING SLAB

TYPICAL TRIMMER SUPPORT DETAIL

TYPICAL NEW SUPPORT POST DETAIL

UNDERSIZED TRIMMER. REINFORCE
WITH WITH FULL LENGTH 2x10

WESLEYAN UNIVERSITY

34 FOUNTAIN AVE.
MIDDLETOWN, CT

FRAMING PLAN &
DETAILS

SCALE: 1/4" = 1'-0"

DATE: 5/30/2017

DRAWN BY: JDM

CHECKED BY: CCB

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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 UNLESS NOTED OTHERWISE. PRESSURE TREATED SOUTHERN PINE SHALL BE USED FOR GROUND CONTACT, SILL PLATES, OR EXTERIOR USE.
3. STUDS SHALL BE STUD GRADE OR BETTER
   ALL OTHER MEMBERS SHALL BE NO. 2 OR BETTER.
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.

TYPICAL CRACKED JOIST REPAIR DETAIL

TYPICAL ALTERNATE CRACKED JOIST REPAIR

TYPICAL JOIST REINFORCEMENT

TYP. HDR TO TRIMMER CONNECTION DETAIL

TYP. JOIST TO HDR CONNECTION DETAIL