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 THE NORTHEAST FOUNDATION WALL AND A 5-3/4"x7-1/2" FLUSH BEAM.
• SINGLE SPAN 1-3/4"x6-1/2" JOISTS AT 16"oc SPANNING BETWEEN AN INTERMEDIATE 8 INCH BRICK WALL AND THE SOUTHEAST FOUNDATION WALL AND 5-3/4"x7-1/2" FLUSH BEAM.
• SINGLE SPAN 5-3/4"x7-1/2" NOTCHED FLUSH BEAM SUPPORTED AT THE NORTH AND SOUTH FOUNDATION WALL.
• SINGLE SPAN 1-3/4"x5-3/4" JOISTS AT 16"oc SPANNING BETWEEN THE WEST FOUNDATION WALL AND AN INTERMEDIATE 8 INCH BRICK WALL.

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 BELOW 1ST FLOOR COMMON AREA. RECOMMEND REPAIR.
• INADEQUATE SUPPORT CONDITION AT STAIR TRIMMER. RECOMMEND ADDING A NEW SUPPORT POST AND JOIST SUPPORT.
• CONTINUOUS 5-3/4"x 7” NOTCHED FLUSH BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING (1) NEW SUPPORT POST.
OBSERVATIONS & ANALYSIS (CONT):

- 1-3/4”x5-3/4” JOISTS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING JOISTS WITH 2X6 MEMBERS.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT BOTH THE INSIDE AND OUTSIDE OF THE FOUNDATION WALLS AT SEVERAL LOCATIONS. RECOMMEND BRICK REPAIR AND REPOINTING.
- OBSERVED WATER INFILTRATION THROUGH THE FOUNDATION WALLS CONTRIBUTING TO THE DETERIORATION OF THE BRICK AND MORTAR JOINTS. RECOMMEND WATERPROOFING THE FOUNDATION WALLS FROM THE EXTERIOR.
- 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:
Observed deteriorated brick and mortar joints at east foundation wall – exterior.

Photo P2:
Existing 2”x 6-1/2” joists below 1st floor bedrooms and common area looking northeast.

Photo P3:
Existing 2”x 6-1/2” joists below 1st floor common area east side of interior brick foundation wall looking northwest.
Photo P4:
Existing 1-3/4"x 5-3/4" joists below 1st floor kitchen looking north.

Photo P5:
Observed water damaged 1-3/4"x 5-3/4" joist below 1st floor kitchen 3rd joist from north foundation wall looking northeast.

Photo P6:
Observed damaged 1-3/4"x 6-1/2" joist below 1st floor common area 4th from south foundation wall looking southwest.
Photo P7:
Observed damaged 1-3/4"x 6-1/2" joist below 1st floor common area 5th from south foundation wall looking southwest.

Photo P8:
Observed damaged 1-3/4"x 6-1/2" joist below 1st floor common area 7th from south foundation wall looking northwest.

Photo P9:
Observed damaged 1-3/4"x 6-1/2" joist below 1st floor common area 9th from south foundation wall looking northwest.
51 Fountain Ave.
Middletown, CT

**Photo P10:**
Observed deteriorated brick and mortar joints at east foundation wall – interior.

**Photo P11:**
Observed deteriorated mortar joints at southeast foundation wall – interior.

**Photo P12:**
Observed deteriorated brick and mortar joints at interior brick foundation wall.
1ST FLOOR LIVE LOADS

SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF

WESLEYAN UNIVERSITY
51 FOUNTAIN AVE MIDDLETOWN, CT

1ST FLOOR PLAN

SCALE: As indicated
PROJECT NO: 16151
DATE: 5-30-2017
DRAWN BY: JDM
CHECKED BY: CCB

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REINFORCE ALL EX. 1-3/4"x 5-3/4" JOISTS WITH NEW 2x6 MEMBERS.

HORIZONTAL CRACK AT JOISTS. REFER TO TYP CRACKED JOIST REPAIR DETAIL.

ATTACH KING STUD TO EXISTING JOIST WITH (2) 10d COMMON NAILS TOP AND BTM.

2X4 PT SYP JACK AND KING STUD. ATTACH WITH (2) 10d COMMON NAILS AT 16" oc.

EXISTING JOIST

EXISTING SLAB

EXISTING BEAM

1/4" = 1'-0"

1/4" = 1'-0"

TYPICAL NEW SUPPORT POST DETAIL

TYPICAL JOIST SUPPORT DETAIL

1ST FLOOR FRAMING PLAN

WESLEYAN UNIVERSITY

51 FOUNTAIN AVE

MIDDLETOWN, CT
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.

STUDS SHALL BE STUD GRADE OR BETTER
ALL OTHER MEMBERS SHALL BE NO. 2 OR BETTER.

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:

COMMON WIRE NAIL DIAMETERS:
6d = 0.113"  12d = 0.148"
8d = 0.131"  16d = 0.162"
10d = 0.148"  20d = 0.192"

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.