1ST FLOOR FRAMING: (SEE SKS-2 FOR DETAILS)

TYPICAL FRAMING OBSERVED INCLUDED:

- CONTINUOUS TWO SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL AND A 5-3/4”x 5-3/4” DROPPED BEAM APPROXIMATELY JOIST MIDSPAN.
- CONTINUOUS FOUR SPAN 5-3/4”x 5-3/4” DROPPED BEAM SUPPORTED AT THE WEST AND EAST FOUNDATION WALL AND THREE BRICK PIERS AND A STEEL POST ALONG THE BEAM SPAN.

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

- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- EAST 1-3/4”x 7-3/4” STAIR TRIMMER IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING TRIMMER.
- CONTINUOUS 5-3/4”x 5-3/4” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT BRICK PIERS SUPPORTING THE DROPPED BEAM. RECOMMEND BRICK REPAIR AND REPOINTING.
- 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 REPAIRS AND RECOMMENDATIONS.
29 Fountain Ave.
Middletown, CT

**Photo P1:**
Existing continuous 2-span 1-3/4"x 7-3/4" joists spanning between the north and south foundation wall with a continuous 4-span 5-3/4"x 5-3/4" dropped beam approximately mid-span below the hall looking west.

**Photo P2:**
Existing continuous 2-span 1-3/4"x 7-3/4" joists spanning between the north and south foundation wall with a continuous 4-span 5-3/4"x 5-3/4" dropped beam approximately mid-span below the common area looking east.

**Photo P3:**
Existing 1-3/4"x 7-3/4" framing at stairs looking south.
Photo P4:
Existing continuous 4-span 5-3/4"x 5-3/4" dropped beam supported on the east and west foundation wall and multiple brick piers and a steel post looking north.

Photo P5:
Existing 1-7/8" diameter steel post supporting the continuous 4-span 5-3/4"x 5-3/4" dropped beam at the east end of the building looking south.

Photo P6:
Observed deteriorated east brick pier supporting the existing dropped beam looking northwest.
Photo P7:

Observed deteriorated west brick pier supporting the existing dropped beam looking northwest.
1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF

WESLEYAN UNIVERSITY
29 FOUNTAIN AVE. MIDDLETOWN, CT

1ST FLOOR PLAN

SCALE: As indicated
PROJECT NO.: 16151
DATE: 10-24-2017
DRAWN BY: JDM
CHECKED BY: CCB
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:
COMMON WIRE NAIL DIAMETERS:
6d = 0.113"  12d = 0.148"
8d = 0.131"  16d = 0.162"
10d = 0.148"  20d = 0.192"

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

TRIMMER
HEADER

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

JOIST
HEADER

TYP HDR TO TRIMMER CONN DETAIL  TYP JOIST TO HDR CONN DETAIL
EX. CONT. 5-3/4"x 5-3/4" DROPPED BEAM

NEW STEEL SUPPORT POST
EX. BRICK PIER
EX. CONT 2-SPAN 1-3/4"x 7-3/4" JOISTS AT 16"oc

EX. CONT (2) 2-SPAN 1-3/4"x 7-3/4"

REINFORCE EX. STAIR TRIMMER WITH FULL LENGTH SINGLE SPAN 2x8. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

REMOVE EX. 1-7/8" DIA. STEEL POST AND REPLACE WITH NEW STEEL SUPPORT POST

EXISTING JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH SDS 1/4"x 3" SCREWS AT 16"oc STAGGERED TOP & BTM AND (2) SCREWS AT EACH END U.N.O.

EXIST. JOIST REINFORCED WITH NEW 2x MEMBER AT 1'-0" MAX. ATTACH WITH SDS 1/4"x 3" SCREWS AT 16"oc STAGGERED TOP & BTM AND (2) SCREWS AT EACH END U.N.O.

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

24"x24"x10" 3000PSI CONCRETE FOOTING

1/4"x 6"x 6" STEEL BTM PLATE.

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

TYP STEEL POST SUPPORT DETAIL

TYP JOIST REINFORCEMENT DETAIL

EX.1-3/4"x 7-3/4"
EX.1-3/4"x 7-3/4"

MAX 1'-0"