1ST FLOOR FRAMING: (SEE SKS-1 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 ALONG THE BEAM SPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- SEVERAL 1-3/4”x 7-3/4” JOISTS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING JOISTS.
- CONTINUOUS 5-3/4”x 5-3/4” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
- 1-3/4”x 7-3/4” STAIR HEADER IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING HEADER.
- BOTH 1-3/4”x 7-3/4” STAIR TRIMMERS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BOTH TRIMMERS.
OBSERVATIONS & ANALYSIS (CONT):

- 1-3/4”x 7-3/4” TRIMMER WEST OF THE FIREPLACE IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING.
- OBSERVED HORIZONTAL CRACKS IN THE 7TH JOIST FROM THE EAST FOUNDATION WALL. RECOMMEND REPAIR.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT SEVERAL BRICK PIERS. RECOMMEND BRICK REPAIR AND REPOINTING.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE WEST BRICK FOUNDATION WALL. 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 RECOMMENDATIONS.
40 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 joist mid-span below the common area looking south.

**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 joist mid-span below the hall & kitchen looking northwest.

**Photo P3:**
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 along the span looking northeast.
Photo P4:
Observed horizontal crack in the 7th 1-3/4”x 7-3/4” joist from the east foundation wall looking southeast.

Photo P5:
Observed notch at the existing 1-3/4”x 7-3/4” stair trimmer west of the stairs looking northeast.

Photo P6:
Observed deteriorated western brick pier supporting the 5-3/4”x 5-3/4” dropped beam looking northwest.
Photo P7:
Observed deteriorated western brick pier at the stairs supporting the 1-3/4"x 7-3/4" flush header looking north.

Photo P8:
Observed deteriorated brick and mortar joints at west brick foundation wall.

Photo P9:
Observed deteriorated eastern brick pier supporting the 5-3/4"x 5-3/4" dropped beam looking southeast.
ENCLOSED PORCH

BEDROOM #1

BATH

KITCHEN

COMMON AREA

HALL

PORCH

1ST FLOOR LIVE LOADS

SLEEPING AREAS  30PSF

ALL OTHER AREAS  40PSF

WESLEYAN UNIVERSITY
40 FOUNTAIN AVE MIDDLETOWN, CT
STAIRS

CONT. 4-SPAN 5-3/4"x5-3/4" DROPPED BEAM
HORIZONTAL CRACK AT 7TH JOIST FROM EAST FOUNDATION WALL

NEW STEEL SUPPORT POST TYP.

EX. BRICK PIER TYP.

EX. CONT. 2-SPAN 1-3/4"x7-3/4" JOISTS AT 16"oc

1'-0" MIN
1'-0" MAX

REINFORCE EX. 1-3/4"x7-3/4" JOISTS WITH MINIMUM 7'-0" LONG 2x8 MEMBERS. ATTACH WITH 1/4"x3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED. PROVIDE (2) FRAMING CLIPS AT HEADER EACH SIDE OF JOIST.

REINFORCE EX. 1-3/4"x7-3/4" HEADER WITH (1) 2x8 MEMBER. ATTACH WITH 1/4"x3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED. PROVIDE FRAMING CLIPS EACH END.

1'-0" MIN
1'-0" MAX

REINFORCE EX. 1-3/4"x7-3/4" JOISTS WITH 2x8 MEMBERS. ATTACH WITH 1/4"x3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED.

REINFORCE BOTH EX. 1-3/4"x7-3/4" TRIMMERS WITH FULL LENGTH 2x8 MEMBERS. ATTACH WITH 1/4"x3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED.

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

TYP HDR TO TRIMMER CONN DETAIL

TYP JOIST TO HDR CONN DETAIL

1ST FLOOR FRAMING PLAN
1/4" = 1'-0"

1. NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS AT EACH END OF HEADER
2. FRAMING PLAN & DETAILS
3. SCALE: As indicated
4. PROJECT NUMBER: 16151
5. DATE: 11-01-2017
6. DRAWN BY: JDM
7. CHECKED BY: BTM
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, 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. CONSTRUCTION ADHESIVE SHOWN IN DETAILS SHALL BE PL-400 CONSTRUCTION ADHESIVE OR EQUIVALENT. ADHESIVE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01

5. PLYWOOD & OSB SHEATHING SHOWN IN DETAILS SHALL BE APA RATED SHEATHING

6. 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.

7. NAILS ARE BASED ON COMMON WIRE NAILS. LARGER NAIL SIZES ARE REQUIRED FOR BOX OR PNEUMATIC DRIVEN FASTENERS.

SUBSTITUTING PNEUMATIC NAIL 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”

NOTES & DETAILS

TYP CRACKED JOIST REPAIR DETAIL

TYP ALTERNATE CRACKED JOIST REPAIR DETAIL

EXIST. JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND SD #8x1-1/2" SCREWS AT 6"oc TOP & BTM.

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

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.