1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
- CONTINUOUS TWO SPAN 1-3/4”x 9-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL AND A 6”x 6” DROPPED BEAM APPROXIMATELY JOIST MIDSPAN.
- SINGLE SPAN 6”x 6” DROPPED BEAM SPANNING BETWEEN THE EAST FOUNDATION WALL AND A BRICK PIER.
- CONTINUOUS THREE SPAN 6”x 6” DROPPED BEAM SUPPORTED AT THE WEST 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.
- BOTH 6”x 6” DROPPED BEAMS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
- 1-3/4”x 9-1/2” STAIR HEADER IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING HEADER AND ADDING A SUPPORT POST AT MIDSPAN.
- OBSERVED NOTCH IN THE 1ST JOIST FROM THE EAST FOUNDATION WALL, NORTH SIDE. RECOMMEND REPAIR.
OBSERVATIONS & ANALYSIS (CONT) :

- OBSERVED HORIZONTAL CRACKS IN THE 3RD AND 8TH JOIST FROM THE EAST FOUNDATION WALL, SOUTH SIDE. RECOMMEND REPAIR.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE EAST 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.
Photo P1:
Existing continuous 2-span 1-3/4”x 9-1/2” joists spanning between the north and south foundation wall with a 6”x 6” dropped beam approximately joist mid-span below the hall and bedroom #1 looking south.

Photo P2:
Existing continuous 2-span 1-3/4”x 9-1/2” joists spanning between the north and south foundation wall with a 6”x 6” dropped beam approximately joist mid-span below the common area looking west.

Photo P3:
Existing continuous 2-span 1-3/4”x 9-1/2” joists spanning between the north and south foundation wall with a 6”x 6” dropped beam approximately joist mid-span below the kitchen looking northeast.
Photo P4:
Existing single span 6”x 6” dropped beam supported on the east foundation wall and a brick pier below bedroom #1 looking southeast.

Photo P5:
Existing continuous 3-span span 6”x 6” dropped beam supported on the west foundation wall and a brick pier with two brick piers along the span below the kitchen looking northwest.

Photo P6:
Observed notched 1-3/4”x 9-1/2” joist at the building’s northwest corner looking northwest.
Photo P7:
Observed cracked 1-3/4”x 9-1/2” joist, 3rd joist from the west foundation wall at the south end looking southeast.

Photo P8:
Observed cracked 1-3/4”x 9-1/2” joist, 8th joist from the west foundation wall at the south end looking southwest.

Photo P9:
Existing 1-3/4”x 9-1/2” joists framing into a single 1-3/4”x 9-1/2” flush header at the stairs looking west.
Photo P10:
Observed deteriorated brick and mortar joints at east brick foundation wall.
1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF

COMMON ROOM
KITCHEN
STORAGE
BEDROOM #1
CLOS.
HALL
PORCH

WESLEYAN UNIVERSITY
41 FOUNTAIN AVE. MIDDLETOWN, CT

1ST FLOOR PLAN

SCALE: As indicated
PROJECT NO: 16151
DATE: 11-8-2017
DRAWN BY: JDM
CHECKED BY: AKS-1
REINFORCE CRACKED JOIST. 3RD & 8TH JOIST FROM WEST FOUNDATION WALL. REFER TO TYPICAL CRACKED JOIST REPAIR DETAIL.

PROVIDE SUPPORT AT NORTH END OF NOTCHED JOIST. REFER TO THE TYPICAL JOIST SUPPORT DETAIL.

NEW STEEL SUPPORT POST TYP. EX. CONT. 2-SPAN 1-3/4"x 9-1/2"

EX. JOISTS AT 16"oc CONT 2-SPAN

EXISTING SLAB

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

NEW 4X4 PT SYP POST TOENAIL WITH (2)16d COMMON NAILS AT EACH SIDE.

EXISTING JOIST

4X4 PT SYP POST

EXISTING SLAB

CONCRETE DECK BLOCK

NEW SIMPSON L70 FRAMING CLIP WITH #9x1-1/2" SD SCREWS

NEW SIMPSON L70 FRAMING CLIP WITH #9x1-1/2" SD SCREWS AT EACH END OF HEADER

HEADER

TRIMMER

TYP. HDR TO TRIMMER CONN DETAIL

TYP. WOOD POST SUPPORT DETAIL

TYP. JOIST TO HDR CONN DETAIL

EXISTING FRAMING

EXISTING JOIST

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

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EXISTING JOIST

NEW 4X4 PT SYP POST TOENAIL WITH (2)16d COMMON NAILS AT EACH SIDE.
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"
   8d = 0.131"
   10d = 0.148"

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 AFD-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>Fb (psi)</th>
<th>Fc PARR (psi)</th>
<th>Fc PERP (psi)</th>
<th>Fv (psi)</th>
<th>E (psi)</th>
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<tr>
<td>LVL</td>
<td>2600</td>
<td>2510</td>
<td>750</td>
<td>285</td>
<td>1.9 x 10^6</td>
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TYP Alternate cracked joist repair

Existing 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.

TYP Cracked joist repair detail

Note: Maintain top row of screws above crack when located above joist centerline. Screw length shall be minimum 0.6D.

TYP NEW SUPPORT POST DETAIL