1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
- CONTINUOUS TWO SPAN 1-7/8”x 6-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE EAST AND WEST FOUNDATION WALLS AND A 4”x 6-1/4” DROPPED BEAM APPROXIMATELY JOIST MIDSPAN.
- CONTINUOUS THREE SPAN 4”x 6-1/4” DROPPED BEAM SUPPORTED AT THE NORTH AND SOUTH FOUNDATION WALLS AND TWO BRICK PIERS ALONG THE BEAM SPAN.
- SINGLE SPAN 2x8 + 2x4 JOISTS AT 16”oc AT THE WEST BUILDING BUMPOUT.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)
- OBSERVATIONS ARE LIMITED TO THE VISUAL ASSESSMENT OF THE EXPOSED BUILDING ELEMENTS AT TIME OF INVESTIGATION. ANY UNFORESEEN CONDITIONS SHOULD BE ADDRESSED IF DISCOVERED DURING REPAIR WORK.
- APPROPRIATE MATERIAL STRESSES AND SECTION PROPERTIES FOR THE 1ST FLOOR FRAMING WAS UTILIZED BASED ON THE PERIOD OF CONSTRUCTION.
- 1ST FLOOR FRAMING GENERALLY IN GOOD CONDITION.
- ALL 1-7/8”x 6-3/4” JOISTS NOTCHED AT BOTH ENDS EXCEED CURRENT ALLOWABLE REQUIREMENTS. RECOMMEND REINFORCING ALL NOTCHED ENDS OF JOISTS.
OBSERVATIONS & ANALYSIS (CONT) :

- CONTINUOUS 4”x 6-1/4” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
- UNABLE TO DETERMINE IF EXISTING 1-7/8”x 6-3/4”+2x8 STAIR HEADER IS PROPERLY FASTENED. RECOMMEND FASTENING BOTH MEMBERS TOGETHER.
- THE EXISTING WOOD SUPPORT POST AT THE SOUTH END OF THE STAIR HEADER BEARS DIRECTLY ON GRADE. RECOMMEND ADDING A CONCRETE DECK BLOCK AT THE EXISTING POST AND ADDING AN ADDITIONAL WOOD SUPPORT POST AT THE NORTH END.
- OBSERVED A HORIZONTAL CRACK IN THE 9TH JOIST FROM THE SOUTH FOUNDATION WALL AT THE EAST END. RECOMMEND REPAIR.
- OBSERVED A DAMAGED JOIST AT THE WEST BUILDING BUMPOUT. RECOMMEND REPAIR.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE INTERIOR OF THE SOUTH AND WEST BRICK FOUNDATION WALLS AND AT THE EXTERIOR NORTHWEST CORNER. RECOMMEND BRICK REPAIR AND REPOINTING AND REDIRECTING THE ROOF GUTTER DRAIN AT THE NORTHWEST CORNER AWAY FROM THE BUILDING.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING AT STAIR HEADER.
- RECOMMEND REMOVING ALL WOOD FLOORING IN BASEMENT.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH ABOVE RECOMMENDATIONS.
Photo P1:
Existing continuous 1-7/8”x 6-3/4” two span joists spanning between the east and west foundation wall with a center dropped 4”x 6-1/4” beam approximately at joist mid-span below the kitchen looking northeast.

Photo P2:
Existing continuous 1-7/8”x 6-3/4” two span joists spanning between the east and west foundation wall with a center dropped 4”x 6-1/4” beam living room looking south.

Photo P3:
Existing 2x8 framing and at existing stair opening spanning between the existing dropped 4”x 6-1/4” beam and the existing stair header looking south.
Photo P4:
Existing continuous 3-span 4"x 6-1/4" dropped beam supported on the north and south foundation walls and two brick piers looking northwest.

Photo P5:
Observed main water line & meter just north of the southern brick pier looking northwest.

Photo P6:
Observed damaged 2x8 + 2x4 joist below the bathroom due to plumbing looking northwest.
Photo P7:
Observed horizontal crack in 9th 1-7/8"x 6-3/4" joist from the south foundation wall.

Photo P8:
Observed notched ends at 1-7/8"x 6-3/4" joists at both the east and west foundation walls.

Photo P9:
Observed wood floor at the west side of the basement below the kitchen and bedroom #2 looking south.
Observed deteriorated brick and mortar joints at both the south and west foundation walls – interior.

Observed deteriorated brick and mortar joints at northwest corner of the foundation wall – exterior.
EXISTING SLAB
EXISTING FRAMING

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

CONCRETE DECK BLOCK

TYP WOOD POST SUPPORT DETAIL

CRACKED JOIST. REINFORCE WITH NEW 2x8 AND EXTEND 24" PAST DAMAGE.

REINFORCE BOTH ENDS OF ALL JOISTS WITH NOTCHED ENDS. REFER TO TYP NOTCHED END JOIST REPAIR DETAIL.

REINFORCE NOTCHED JOIST WITH FULL LENGTH 2x4. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

FASTEN EX. 1-7/8" x 6-3/4" + 2x8 HDR TOGETHER WITH 1/4" x 3" SCREWS AT 8"oc TOP & BTM. STAGGERED AND PROVIDE FRAMING CLIPS AT END OF JOISTS

EX. 4x4 WOOD POST

REMOVE EX. 4x4 WOOD POST AND REPLACE WITH NEW STEEL SUPPORT COLUMN.

EX. 3-SPAN CONT. 4" x 6-1/4" DROPPED BEAM

EX. 2x8+2x4 JOISTS AT 16"oc

EX. 1-7/8" x 6-3/4" x 6-1/4" STEEL BTM PLATE.

NEW STEEL SUPPORT POST. TYP.

24"x24"x10" 3000PSI CONCRETE FOOTING

CONCRETE DECK BLOCK

EXISTING FRAME

EXISTING SLAB

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

CONCRETE DECK BLOCK

EXISTING SLAB

TYP WOOD POST SUPPORT DETAIL

EX. CONT 2-SPAN 1-7/8" x 6-3/4" AT 16"oc

EX. 2x8 5-3/4" x 3-3/4" BEAM

EX. 1-7/8" x 6-3/4" x 6-1/4" STEEL BTM PLATE.

NEW WOOD SUPPORT POST. TYP.

EX. 1-7/8" x 6-3/4" x 6-1/4" STEEL TOP PLATE.

TYP STEEL POST SUPPORT DETAIL

REINFORCE NOTCHED JOIST WITH FULL LENGTH 2x4. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

EX. 2x8+2x4 JOISTS AT 16"oc

EX. 5-3/4" x 3-3/4" BEAM

NEW WOOD SUPPORT POST. TYP.

24"x24"x10" 3000PSI CONCRETE FOOTING

CONCRETE DECK BLOCK

EXISTING FRAME

EXISTING SLAB

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

CONCRETE DECK BLOCK

EXISTING SLAB

TYP WOOD POST SUPPORT DETAIL

EX. CONT 2-SPAN 1-7/8" x 6-3/4" AT 16"oc

EX. 2x8 5-3/4" x 3-3/4" BEAM

EX. 1-7/8" x 6-3/4" x 6-1/4" STEEL BTM PLATE.

NEW WOOD SUPPORT POST. TYP.

EX. CONT 2-SPAN 1-7/8" x 6-3/4" AT 16"oc

EX. 2x8 5-3/4" x 3-3/4" BEAM

EX. 1-7/8" x 6-3/4" x 6-1/4" STEEL BTM PLATE.

NEW WOOD SUPPORT POST. TYP.

TYP STEEL POST SUPPORT DETAIL

REINFORCE NOTCHED JOIST WITH FULL LENGTH 2x4. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

EX. 2x8+2x4 JOISTS AT 16"oc

EX. 5-3/4" x 3-3/4" BEAM

NEW WOOD SUPPORT POST. TYP.

24"x24"x10" 3000PSI CONCRETE FOOTING

CONCRETE DECK BLOCK

EXISTING FRAME

EXISTING SLAB

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

EX. CONT 2-SPAN 1-7/8" x 6-3/4" AT 16"oc

EX. 2x8 5-3/4" x 3-3/4" BEAM

EX. 1-7/8" x 6-3/4" x 6-1/4" STEEL BTM PLATE.

NEW WOOD SUPPORT POST. TYP.

TYP STEEL POST SUPPORT DETAIL

REINFORCE NOTCHED JOIST WITH FULL LENGTH 2x4. REFER TO TYP JOIST REINFORCEMENT DETAIL FOR ATTACHMENT.

EX. 2x8+2x4 JOISTS AT 16"oc

EX. 5-3/4" x 3-3/4" BEAM

NEW WOOD SUPPORT POST. TYP.
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 NAILS OF EQUAL DIAMETER IS ACCEPTABLE IF THEY MATCH THESE SIZES: COMMON WIRE NAIL DIAMETERS:

- 6d = 0.113"  12d = 0.148"  16d = 0.162"
- 8d = 0.131"  10d = 0.148"  20d = 0.192"

TYP JOIST REINFORCEMENT DETAIL

EXIST. JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH (2) 100 COMMON NAILS AT 12"oc OR SD3 1/4"x 3" SCREWS AT 16"oc TOP & BTM STAGGERED AND (2) NAILS OR SCREWS AT EACH END U.N.O.

NOTE:
- EXTEND NEW 2x MEMBER AT EACH END OF EXISTING JOIST IF REQUIRED DUE TO EXISTING DAMAGE.
- MAINTAIN TOP ROW OF SCREWS ABOVE CRACK WHEN LOCATED ABOVE JOIST CENTERLINE

TYP NOTCHED END JOIST REPAIR DETAIL

EXIST. JOIST REINFORCED WITH SDW SCREWS AT 4"oc CENTERED ALONG LENGTH OF JOIST

NOTE:
- ALTNERATE REPAIR DETAIL PROVIDED ONLY WHEN CRACK IS LOCATED BELOW JOIST CENTERLINE. SCREW LENGTH SHALL BE MINIMUM 0.6D.

TYP ALTERNATE NOTCHED END JOIST REPAIR DETAIL

NEW SIMPSON A34 FRAMING CLIP AT SILL PLATE

REINF. EX. JOIST WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND (3) SD #9x1-1/2" SCREWS TOP & BTM. (6) SCREWS TOTAL.

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

TYP ALTERNATE CRACKED JOIST REPAIR DETAIL

EXIST. JOIST REINFORCED WITH SDW SCREWS AT 4"oc CENTERED WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND (3) SD #9x1-1/2" SCREWS AT 6"oc TOP & BTM.

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

TYP JOIST TO HDR CONN DETAIL

TYP CRACKED JOIST REPAIR DETAIL

EXIST. JOIST REINFORCED WITH NEW 1/2" PLYWOOD OR 15/32" OSB GUSSET. ATTACH GUSSET WITH CONSTRUCTION ADHESIVE AND SD #9x1-1/2" SCREWS AT 6"oc TOP & BTM.

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

NOTES & DETAILS

SCALE: As indicated
PROJECT NUMBER: 16151
DATE: 1-12-2018
DRAWN BY: JDM
CHECKED BY: CCB

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SKS-2