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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4"x6-3/4" JOISTS AT 16"oc SPANNING BETWEEN THE EAST FOUNDATION WALL AND A 5-1/2"x7-1/2" FLUSH BEAM.
- SINGLE SPAN 1-3/4"x6-3/4" JOISTS AT 16"oc SPANNING BETWEEN AN INTERMEDIATE 8 INCH BRICK WALL AND THE NORTHWEST FOUNDATION WALL AND 5-1/2"x7-1/2" FLUSH BEAM.
- SINGLE SPAN 5-1/2"x7-1/2" NOTCHED FLUSH BEAM SUPPORTED AT THE NORTH AND SOUTH FOUNDATION WALL.
- SINGLE SPAN 1-3/4"x5-1/2" JOISTS AT 18"oc SPANNING BETWEEN THE NORTH FOUNDATION WALL AND A MULTIPLE SPAN 5-1/2"x5-1/2" NOTCHED FLUSH BEAM AND THE SOUTHWEST FOUNDATION WALL.
- SINGLE SPAN 3-3/4"x3-3/4" FLUSH BEAM SUPPORTED AT THE SOUTH FOUNDATION WALL AND A MULTIPLE SPAN 5-1/2"x5-1/2" NOTCHED FLUSH BEAM

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

- 1ST FLOOR FRAMING IN GENERALLY FAIR CONDITION.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED A FEW CRACKED JOISTS BELOW 1ST FLOOR BEDROOM #1. RECOMMEND REPAIR.
- INADEQUATE SUPPORT CONDITION AT STAIR TRIMMER. RECOMMEND REMOVING OLD SUPPORT POST AND ADDING A NEW STEEL SUPPORT POST.
- CONTINUOUS 5-1/2”x 7-1/2” NOTCHED FLUSH BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING A NEW STEEL SUPPORT POST.
- 1-3/4”x5-1/2” JOISTS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING JOISTS WITH 2X6 MEMBERS.
- OBSERVED INSECT DAMAGE AT THE EAST END OF THE 5-1/2”x5-1/2” FLUSH BEAM. RECOMMEND REPLACING THE EASTERN PORTION OF THE BEAM WITH NEW LVL BEAM AND ADDING A NEW STEEL SUPPORT POST.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT BOTH THE FOUNDATION WALLS AND THE INTERIOR BRICK WALL AT SEVERAL LOCATIONS. RECOMMEND BRICK REPAIR AND REPOINTING.
- 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 ABOVE RECOMMENDATIONS.
Photo P1:
Existing 1-3/4”x 6-3/4” joists and 5-1/2”x 7-1/2” flush beam below bedroom #1 looking west.

Photo P2:
Existing 1-3/4”x 6-3/4” joists below bedroom #2 and the common area looking northeast.

Photo P3:
Existing 1-3/4”x 5-1/2” joists below the kitchen looking west.
Photo P4:
Existing 1-3/4”x 3-3/4” joists and 3-3/4”x 3-3/4” flush beam below the bathroom looking south.

Photo P5:
Observed damaged 1-3/4”x 6-3/4” joist below bedroom #1, 2nd joist from north foundation wall looking northwest.

Photo P6:
Observed damaged 1-3/4”x 6-3/4” joist below bedroom #1, 3rd joist from north foundation wall looking northwest.
57 Fountain Ave.
Middletown, CT

Photo P7:
Observed notched 1-3/4" x 6-3/4" joist below bedroom #2, 1st joist from south foundation wall looking southwest.

Photo P8:
Observed insect damage at east end of 5-1/2" x 5-1/2" flush beam between the bathroom and kitchen looking east.

Photo P9:
Observed deteriorated brick and mortar joints at interior brick wall.
Photo P10:
Observed deteriorated brick and mortar joints at east foundation wall near the stairs.

Photo P11:
Observed deteriorated brick and mortar joints at north foundation wall east of the stairs.
WESLEYAN UNIVERSITY
57 FOUNTAIN AVE. MIDDLETOWN, CT

1ST FLOOR PLAN

1ST FLOOR LIVE LOADS
SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF

SCALE: As indicated
PROJECT NO:  16151
DATE:  11-8-2017
DRAWN BY:  JDM
CHECKED BY:  AKS-1
1ST FLOOR FRAMING PLAN

1/4" = 1'-0"
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"
     - 8d = 0.131"
     - 10d = 0.148"
     - 12d = 0.162"
     - 16d = 0.192"

8. All engineered lumber shall have the following minimum design properties:

<table>
<thead>
<tr>
<th>Engineered Wood Properties</th>
<th>( F_p ) (psi)</th>
<th>( F_c ) (psi)</th>
<th>( F_{pc} ) (psi)</th>
<th>( E ) (psi)</th>
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<tr>
<td>LVL</td>
<td>2600</td>
<td>2510</td>
<td>750</td>
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</table>

### GENERAL NOTES

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

### Notes & Details

- **TYP CRACKED JOIST REPAIR DETAIL**
  - **EXIST. JOIST REINFORCED WITH SDW SCREWS AT 4"oc CENTERED ALONG LENGTH OF JOIST**
  - **LAST SCREW MIN. 1" BEYOND CRACK**

- **TYP ALTERNATE CRACKED JOIST REPAIR DETAIL**
  - **EXIST. JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH (2) 10D COMMON NAILS AT 12"oc OR SDS 1/4" x 6" SCREWS AT 16"oc STAGGERED TOP & BTM AND (2) SCREWS AT EACH END U.N.O.**

- **TYP JOIST REINFORCEMENT DETAIL**
  - **NOTE: EXTIST NEW 2x MEMBER AT EACH END OF EXISTING JOIST IF REQUIRED DUE TO EXISTING DAMAGE.**

- **TYP STEEL POST SUPPORT DETAIL**
  - **24"x24"x10" 3000PSI CONCRETE FOOTING**
  - **1-1/4"x6" STEEL BTM PLATE.**