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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4”x 11-1/2” JOISTS AT 16”oc SPANNING BETWEEN A CONTINUOUS TWO SPAN 7-3/4”x9-3/4” DROPPED BEAM AND THE EAST FOUNDATION WALL.
- SINGLE SPAN 1-3/4”x 11-1/2” JOISTS AT 16”oc SPANNING BETWEEN A CONTINUOUS TWO SPAN 7-3/4”x9-3/4” DROPPED BEAM AND THE WEST FOUNDATION WALL.
- CONTINUOUS TWO SPAN 7-3/4”x9-3/4” DROPPED BEAM SPANNING BETWEEN THE SOUTH AND NORTH FOUNDATION WALL WITH A STEEL SUPPORT POST APPROXIMATELY MIDSPAN.
- SINGLE SPAN 1-3/4”x 7” JOISTS AT 16”oc SPANNING BETWEEN FOUNDATION WALL S BELOW THE ENCLOSED PORCH.

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

- 1ST FLOOR FRAMING IN GENERALLY FAIR CONDITION.
- OBSERVED HORIZONTAL CRACKS IN THE 3RD & 5TH JOISTS FROM SOUTH END OF BUILDING, WEST OF THE 7-3/4”x9-3/4” DROPPED BEAM. RECOMMEND REPAIR.
- OBSERVED HORIZONTAL CRACK IN THE 1-3/4”x 11-1/2” TRIMMER EAST OF THE 7-3/4”x9-3/4” DROPPED BEAM NORTH OF THE BRICK CHIMNEY. RECOMMEND REPAIR.
OBSERVATIONS & ANALYSIS (CONT):

- 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 RECOMMENDEDATIONS.
Photo P1:
Existing 1-3/4"x 11-1/2” Joists spanning between the east foundation wall and the continuous two span 7-3/4"x 9-3/4” dropped beam below the common area looking northeast.

Photo P2:
Existing 1-3/4"x 11-1/2” Joists spanning between the west foundation wall and the continuous two span 7-3/4"x 9-3/4” dropped beam below the kitchen looking northwest.

Photo P3:
Existing 1-3/4"x 7” Joists spanning between foundation walls below the enclosed porch looking northeast.
Photo P4:
Existing continuous two span 7-3/4"x 9-3/4" dropped beam spanning between the north and south foundation walls with a steel support post approximately beam mid-span looking east.

Photo P5:
Observed horizontal crack in the 3rd 1-3/4"x 11-1/2" joist from the south wall looking southeast.

Photo P6:
Observed horizontal crack in the 5th 1-3/4"x 11-1/2" joist from the south wall looking northeast.
Photo P7:
Observed horizontal crack in the 1-3/4”x 11-1/2” trimmer below the common area east side of the 7-3/4”x 9-3/4” dropped beam looking southwest.
1ST FLOOR LIVE LOADS

SLEEPING AREAS: 30 PSF
ALL OTHER AREAS: 40 PSF

WESLEYAN UNIVERSITY
63 FOUNTAIN AVE. MIDDLETOWN, CT

1ST FLOOR PLAN

SCALE: As indicated
PROJECT NO: 16151
DATE: 10-31-2017
DRAWN BY: JDM
CHECKED BY: JDM
TYP CRACKED JOIST REPAIR DETAIL

- Ex. 1-3/4" x 1-1/2" joists
dotted at 16" ocs
- Ex. steel support post typ.
- Ex. 1-3/4" x 11-1/2" header
- horizontal crack at trimmer near dropped beam
- cont. 2-span 7-3/4" x 9-3/4" dropped beam
- extend gusset 6" beyond crack
- note: maintain top row of screws above crack when located above joist centerline

TYP ALTERNATE CRACKED JOIST REPAIR

- Ex. 1-3/4" x 11-1/2" header
- Ex. 1-3/4" x 5-1/2" header
- 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" ocs top & btm.

TYP HDR TO TRIMMER CONN DETAIL

- New simpson L70 framing clip with #9x1-1/2" SD screws at each end of header

TYP JOIST TO HDR CONN DETAIL

- New simpson L70 framing clip with #9x1-1/2" SD screws

FRAMING NOTES

1. 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.

2. Construction adhesive shown in details shall be PL-400 construction adhesive or equivalent. Adhesive shall conform to apa performance specification AFG-01.

3. Plywood & OSB sheathing shown in details shall be APA rated sheathing.

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.