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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 2x10 WOOD JOISTS AT 16”oc SPANNING NORTH-SOUTH BETWEEN A FOUNDATION WALL AT ONE END AND A DROPPED BEAM AT THE OTHER END.
- BY OBSERVATION, THERE ARE TWO POSSIBILITIES REGARDING THE CENTER DROPPED BEAM:
  1) TWO SINGLE SPAN 4x12 + (2) 2x12 DROPPED BEAMS WITH ONE BEAM SUPPORTED AT THE WEST FOUNDATION WALL AT ONE END AND A 3-1/2” DIAMETER STEEL POST AT THE OTHER END AND THE OTHER BEAM SUPPORTED BY A 3-1/2” DIAMETER STEEL POST AT EACH END.
  2) CONTINUOUS 2-SPAN 4x12 + (2) 2x12 WITH ONE END SUPPORTED AT THE WEST FOUNDATION WALL AND A 3-1/2” DIAMETER STEEL POST AT THE OTHER END AND BEAM MIDSPAN.
- CONTINUOUS 2-SPAN 2X8 WOOD JOISTS AT 16”oc SPANNING BETWEEN THE EAST AND WEST FOUNDATION WALL BELOW THE LIVINGROOM WITH EITHER A (2) OR (3) 2X10 DROPPED BEAM AT JOIST MIDSPAN.

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

- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
- INADEQUATE ATTACHMENT OF (2) 2x12 MEMBERS TO 4X12 BEAM. SEE SKS-1 FOR RECOMMENDED ATTACHMENT.
OBSERVATIONS & ANALYSIS (CONT):

- INADEQUATE BEARING CONDITION AT CENTER STEEL SUPPORT POST AND DROPPED BEAM. SEE SKS-1 FOR RECOMMENDED REPAIR.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH RECOMMENDED REPAIRS.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
Photo P1:
2X10 Joists spanning between south foundation wall and 4x12 + (2) 2x12 dropped beam looking east.

Photo P2:
2X10 Joists spanning between south foundation wall and 4x12 + (2) 2x12 dropped beam looking northeast.

Photo P3:
2X10 Joists spanning between north foundation wall and 4x12 + (2) 2x12 dropped beam looking west.
Photo P4:
Inadequate bearing condition at center steel support post.

Photo P5:
2X8 framing on 2x10 dropped beam below living room looking east.
WESLEYAN UNIVERSITY
12 WARREN STREET
MIDDLETOWN, CT

1ST FLOOR PLAN

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

SCALE: 1/4" = 1'-0"

PROJECT NUMBER:
5-5-2017

DRAWN BY:
JDM

CHECKED BY:
CCB

AKS-1
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. 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.

TYPICAL JOIST TO HDR CONNECTION DETAIL

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

TYPICAL HDR TO TRIMMER CONNECTION DETAIL

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

1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

ATTACH 2x12 EACH SIDE TO 4x12 BEAM WITH 1 1/4" x 3-1/2" SDS SCREWS AT 16"oc TOP & BTM STAGGERED.

ATTACH 2x12 EACH SIDE TO 4x12 BEAM WITH 1 1/4" x 3-1/2" SDS SCREWS AT 16"oc TOP & BTM STAGGERED.

PROVIDE CLIPS AT JOISTS & HDR TYP