1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
- SINGLE SPAN 1-3/4”x7-3/4” JOISTS AT 16”oc SPANNING BETWEEN A 5-1/2”x6-1/2” DROPPED BEAM AND THE SOUTH FOUNDATION WALL.
- SINGLE SPAN 1-3/4”x7-3/4” JOISTS AT 16”oc SPANNING BETWEEN A 5-1/2”x6-1/2” DROPPED BEAM AND THE NORTH FOUNDATION WALL.
- CONTINUOUS MULTIPLE SPAN 5-1/2”x6-1/2” NOTCHED DROPPED BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALL AND MULTIPLE STEEL POSTS ALONG THE SPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION WITH SOME DAMAGED FRAMING.
- 5-1/2”x6-1/2” NOTCHED DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BEAM.
- OBSERVED DAMAGED JOISTS CUT AND REMOVED DUE TO PLUMBING. RECOMMEND REPAIR.
- OBSERVED NOTCHED 6-1/2”x 6-1/2” BEAM DUE TO PLUMBING. RECOMMEND REPAIR.
- ALL ENDS OF REINFORCING AND SUPPLEMENTAL FRAMING SHALL BE ATTACHED TO EXISTING FRAMING WITH FRAMING CLIPS AT EACH END IF REQUIRED.
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 RECOMMENDED REPAIRS.
Photo P1:
Existing 1-3/4”x 7-3/4” joists spanning between the north foundation wall and the center dropped 5-1/2”x 6-1/2” beam looking west.

Photo P2:
Existing 1-3/4”x 7-3/4” joists spanning between the south foundation wall and the center dropped 5-1/2”x 6-1/2” beam looking west.

Photo P3:
Existing 5-1/2”x 6-1/2” beam steel support posts looking northwest.
Photo P4:
West end of existing notched dropped 5-1/2"x 6-1/2" beam looking northwest.

Photo P5:
Cut and removed 1-3/4"x 7-3/4" joist due to plumbing looking northeast.

Photo P6:
Cut and removed 1-3/4"x 7-3/4" joist due to plumbing looking south.
Photo P7:
Cut and removed 1-3/4"x 7-3/4" joist due to plumbing looking north.
1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF

EXISTING STAIR TOWER

COMMON ROOM

BEDROOM #1

BEDROOM #2

KITCHEN

BATHROOM

CLOS.

CLOS.

PORCH

EXISTING STAIR TOWER

COMMON ROOM

BEDROOM #1

BEDROOM #2

KITCHEN

BATHROOM

CLOS.

CLOS.

PORCH

WESLEYAN UNIVERSITY
203 PINE STREET MIDDLETOWN, CT

1ST FLOOR PLAN

AKS-1
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"
8d = 0.131"  16d = 0.162"
10d = 0.148"  20d = 0.192"

REINFORCED EXISTING BEAM. SEE PLAN FOR MEMBER SIZES AND ATTACHMENT.

TYPICAL BEAM REINFORCEMENT.