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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4"x 7-3/4" WOOD JOISTS AT 16"oc SPANNING APPROXIMATELY 11'-3" WITH ONE END SUPPORTED ON A FOUNDATION WALL AND THE OTHER END SUPPORTED ON A DROPPED BEAM CENTERED BETWEEN THE EAST AND WEST FOUNDATION WALLS.
- SINGLE SPAN 1-3/4"x 7-3/4" WOOD JOISTS AT 16"oc SPANNING APPROXIMATELY 12'-9" WITH EACH END SUPPORTED ON A FOUNDATION WALL.
- CONTINUOUS 5-3/4"x 5-3/4" DROPPED BEAM WITH EACH END SUPPORTED ON A FOUNDATION WALL AND SUPPORTED AT BEAM APPROXIMATELY MIDSPAN ON A BRICK PIER

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

- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
- CONTINUOUS 5-3/4"x 5-3/4" DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING (2) NEW SUPPORT POSTS.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSH FRAMING.
- 1ST FLOOR JOISTS MEET THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE.
Photo P1:
1-3/4”x 7-3/4” joists spanning between the 5-3/4”x5-3/4” dropped beam and foundation walls looking east.

Photo P2:
1-3/4”x 7-3/4” joists spanning between the two foundation walls at the north end of the building looking northeast.

Photo P3:
Joists framing into a flush header above basement window at the southwest corner. Provide framing clips at each joist framing into header. Refer to “Typical joist to HDR connection detail” on SKS-1.
Photo P4:
Joists framing into a flush header above basement egress at the west foundation wall. Provide framing clips at each joist framing into header. Refer to “Typical joist to HDR connection detail” on SKS-1.
1ST FLOOR LIVE LOADS

SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF
FRONT

1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

PROVIDE CLIPS AT JOISTS & HDR TYP

EQ

2-Span Cont. 5-3/4"x 5-3/4" Wood Beam

1-3/4"x 7-3/4" At 16"oc

1-3/4"x 7-3/4" At 16"oc

1-3/4"x 7-3/4" At 16"oc

NEW SUPPORT POST

BRICK PIER

EXISTING BEAM

3-1/2" Dia Steel Post.

1/4"x 6" Beam Width Steel Top Plate.

24"x24"x10" 3000PSI Concrete Footing

1/4"x 6" Steel Btm Plate.

NEW SIMPSON L50 Framing Clip With #9x1-1/2" SD Screws

Joist

Header

FRAMING NOTES

1. 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.

2. Fastening shall be per manufacturer's requirements using SD Screws.

FRAMING PLAN & DETAILS

WESLEYAN UNIVERSITY

235 PINE STREET
MIDDLETOWN, CT

SKS-1