1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
- CONTINUOUS 2-SPAN 1-3/4"x 5-3/4" WOOD JOISTS AT 16"oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL WITH A 6-3/4x 6-3/4" DROPPED BEAM AT THE JOIST MIDSPAN.
- CONTINUOUS 2-SPAN 6-3/4x 6-3/4" DROPPED BEAM WITH ONE END SUPPORTED AT THE EAST FOUNDATION WALL AND THE OTHER END SUPPORTED AT A 4" DIAMETER STEEL POST WITH A BRICK PIER AT BEAM MIDSPAN.
- SINGLE SPAN 1-3/4"x 6-1/2" WOOD JOISTS AT 16"oc SPANNING NORTH-SOUTH BETWEEN A FOUNDATION WALL AND A 6"x 3" DROPPED BEAM.
- 6"x 3" DROPPED BEAM WITH ONE END SUPPORTED AT THE WEST FOUNDATION WALL AND THE OTHER END SUPPORTED AT A 4" DIAMETER STEEL POST.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION BASED ON OBSERVATION OF BOTTOM PORTION OF THE JOISTS. THE UPPER PORTION OF THE JOISTS WAS CONCEALED BY INSULATION.
- 1ST FLOOR JOISTS MEET THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE.
- CONTINUOUS 6-3/4"x 6-3/4" DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING (2) NEW SUPPORT POSTS.
• Observed wood rot and powder post beetle damage at bottom of continuous 6-3/4" x 6-3/4" dropped beam near the east end. Beam determined structurally acceptable with a depth reduced by ¾" with recommended new support posts.
• Observed wood rot at bottom of continuous 6" x 9-3/4" dropped beam near the 4” diameter steel support post. Beam determined structurally acceptable with a depth reduced by ½”. Further investigation is recommended to determine extent of wood rot.
• 6” x 3 beam is undersized for current loading requirements. Recommend reinforcing beam.
• Recommend adding framing clips at flush framing.
Photo P1:
Continuous 2-Span 1-3/4”x 5-3/4” joists spanning between the 6-3/4”x 6-3/4” dropped beam and the north foundation wall looking east. Access hole at east foundation wall to framing below bedroom #2.

Photo P2:
Continuous 2-Span 1-3/4”x 5-3/4” joists spanning between the 6-3/4”x 6-3/4” dropped beam and the south foundation wall looking east. Access hole at east foundation wall to framing below kitchen.

Photo P3:
6-3/4”x 6-3/4” dropped beam looking southeast.
**Photo P4:**
1-3/4”x 6-1/2” joists spanning between the 3”x 6” dropped beam and the north and south foundation wall looking north with the 6”x 9-3/4” beam to the right.

**Photo P5:**
Observed wood rot at bottom right side of 6”x 9-3/4” beam near 4” steel pipe support post looking east.

**Photo P6:**
Observed wood rot at bottom left side of 6”x 9-3/4” beam near 4” steel pipe support post looking east.
**Photo P7:**
6-3/4”x 6-3/4” dropped beam and the east foundation wall looking north.

**Photo P8:**
Observed wood rot and powder post beetle damage at bottom 6-3/4”x 6-3/4” dropped beam near smoke detector (Photo P7) looking north.
WESLEYAN UNIVERSITY
4 WARREN STREET MIDDLETOWN, CT

1ST FLOOR PLAN

1ST FLOOR LIVE LOADS
SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF
FRAMING PLAN & DETAILS

1. SHORE EXISTING FRAMING AS REQUIRED UNTIL NEW FRAMING IS IN PLACE.
2. ALL FRAMING LUMBER SHALL BE DRY (15% MAXIMUM MOISTURE CONTENT) DOUG-FIR, NO. 2 OR BETTER.
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. 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.