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’-0” WITH ONE END SUPPORTED ON A FOUNDATION WALL AND THE OTHER END SUPPORTED ON A DROPPED BEAM CENTERED BETWEEN THE NORTH AND SOUTH FOUNDATION WALLS.
- (2) CONTINUOUS 5-1/2”x 7-1/2” DROPPED BEAMS WITH ONE END SUPPORTED ON A FOUNDATION WALL AND THE OTHER END SUPPORTED ON A BRICK PIER WITH A 3-1/2” DIAMETER STEEL POST AT BEAM MIDSPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LIVE LOADS FOR THE CURRENT BUILDING’S USE AS A RESIDENCE.
- RECOMMEND ADDING FRAMING CLIPS AT FLUSHED FRAMING

BUILDING: 7 FOUNTAIN AVE
ADDRESS: 7 FOUNTAIN AVE, MIDDLETOWN, CT
DATE: 5-5-2017
SHEET NO. 1
Photo P1:
1-3/4”x 7-3/4” joists spanning between the 5-1/2”x 7-1/2” dropped beam and the south foundation wall looking east.

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

Photo P3:
1-3/4”x 7-3/4” joists framing into a flush (2) 1-3/4”x 7-3/4” header. Provide framing clips at each joist framing into header and framing clips at end of header framing into trimmer. Refer to “Typical joist to HDR connection detail” and “Typical HDR to trimmer connection detail” on SKS-1.
COMMON AREA

DN TO BASEMENT

KITCHEN

STORAGE

PORCH

BEDROOM #1

1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF

WESLEYAN UNIVERSITY
7 FOUNTAIN AVE, MIDDLETOWN CT

1ST FLOOR PLAN

SCALE: As indicated
PROJECT NO: 16151
DATE: 5-5-2017
DRAWN BY: JDM
CHECKED BY: CCB

AKS-1
FRAMING PLAN & DETAILS

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. FASTENING SHALL BE PER MANUFACTURER'S REQUIREMENTS USING SD SCREWS.