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

TYPICAL FRAMING OBSERVED INCLUDED:

- UNIT A - SINGLE SPAN 1-3/4”x 7-1/4” WOOD JOISTS AT 16”oc SPANNING BETWEEN THE SOUTH AND CENTER FOUNDATION WALLS.
- UNIT B - SINGLE SPAN 1-3/4”x 7-1/4” WOOD JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND CENTER FOUNDATION WALLS.

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

- 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
- STAIR TRIMMERS IN BOTH UNITS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND NEW SUPPORT POSTS.
- 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 ABOVE RECOMMENDATIONS.
**Photo P1:**
Unit A - existing 1-3/4”x 7-1/4” joists spanning between the south and center foundation wall looking west.

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**Photo P2:**
Unit A - existing 1-3/4”x 7-1/4” joists spanning between the south foundation wall and the center foundation wall looking east.

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**Photo P3:**
Unit A - existing stair converted to a closet with flat 2x4 framing spanning between the existing stair trimmers.
Photo P4:
Unit A – existing 1-3/4”x 7-1/4” joists framing into a flush header.

Photo P5:
Unit B - existing 1-3/4”x 7-1/4” joists spanning between the north and center foundation wall looking southwest.

Photo P6:
Unit B - existing 1-3/4”x 7-1/4” joists spanning between the north and center foundation wall looking west.
WESLEYAN UNIVERSITY
10 FOUNTAIN AVE MIDDLETOWN, CT

1ST FLOOR PLAN

1ST FLOOR LIVE LOADS

SLEEPING AREAS
30PSF

ALL OTHER AREAS
40PSF

As indicated

PROJECT NO: 16151
DATE: 10-9-2017
DRAWN BY: JDM
CHECKED BY: CCB
1. 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.

2. 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.

3. 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.

4. 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"

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