1ST FLOOR FRAMING: (SEE SKS-2 FOR DETAILS)

TYPICAL FRAMING OBSERVED INCLUDED:
- SINGE SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE SOUTH FOUNDATION WALL AND A CONTINUOUS 2-SPAN 5-1/2”x 8” DROPPED BEAM.
- SINGE SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE SOUTH FOUNDATION WALL AND A SINGLE SPAN 5-1/2”x 8” DROPPED BEAM.
- SINGE SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH FOUNDATION WALL AND A CONTINUOUS 2-SPAN 5-1/2”x 8” DROPPED BEAM.
- SINGE SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH FOUNDATION WALL AND A SINGLE SPAN 5-1/2”x 8” DROPPED BEAM.
- CONTINUOUS 2-SPAN 5-1/2”x 8” DROPPED BEAM SUPPORTED AT THE WEST FOUNDATION WALL AND TWO BRICK PIERS.
- SINGLE SPAN 5-1/2”x 5-1/2” DROPPED BEAM SPANNING BETWEEN THE EAST FOUNDATION WALL AND A BRICK PIER.
OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)

- 1st floor framing in generally good condition.
- Both dropped beams are undersized for current loading requirements. Recommend new support posts.
- Observed a number of cracked joists. Recommend repair.
- 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:**
Existing 1-3/4"x 7-3/4" joists spanning between the south foundation wall and a 5-1/2"x 8" dropped beam looking west.

**Photo P2:**
Existing 1-3/4"x 7-3/4" joists spanning between the north foundation wall and a 5-1/2"x 8" dropped beam looking east.

**Photo P3:**
Existing two 5-1/2"x 8" dropped beams with one 2-span beam supported at the west foundation wall and two 12"x12" brick piers and a single span beam spanning between the eastern 12"x12" brick pier and the east foundation wall looking north east.
Photo P4:
Observed horizontal crack in 3rd 1-3/4"x 7-3/4" joist from the east wall looking south west.

Photo P5:
Observed horizontal crack in 4th 1-3/4"x 7-3/4" joist from the east wall looking south east.

Photo P6:
Observed horizontal crack in 11th 1-3/4"x 7-3/4" joist from the east wall on the south side of the building looking south west.
Photo P7:
Observed horizontal crack in 11th 1-3/4" x 7-3/4" joist from the east wall on the north side of the building looking south east.
1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF
GENERAL NOTES

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"

NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS AT EACH END OF HEADER

HEADER
TRIMMER
NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS
JOIST
HEADER
TYP HDR TO TRIMMER CONN DETAIL
TYP JOIST TO HDR CONN DETAIL

WESLEYAN UNIVERSITY
14 FOUNTAIN AVE MIDDLETOWN, CT
EXISTING BEAM
3-1/2" DIA STEEL POST.
1/4"x 6"x BEAM WIDTH STEEL TOP PLATE.

24"x24"x10" 3000PSI CONCRETE FOOTING

1/4"x 6"x 6" STEEL BTM PLATE.

EXIST. JOIST REINFORCED WITH NEW 2x MEMBER SIMILAR SIZE. ATTACH WITH (2) 10D COMMON NAILS AT 12"oc OR SDS 1/4"x 3" SCREWS AT 16"oc STAGGERED TOP & BTM AND (2) SCREWS AT EACH END U.N.O.

NOTE: EXTEND NEW 2x MEMBER MINIMUM 1'-0" AT EACH END OF EXISTING JOIST IF REQUIRED DUE TO EXISTING DAMAGE.

TYPICAL NEW SUPPORT POST DETAIL

TYPICAL JOIST REINFORCEMENT

REINFORCE CRACKED JOIST. 3RD & 4TH JOIST FROM EAST FOUNDATION WALL. REFER TO TYPICAL JOIST REINFORCEMENT DETAIL

EX. 1-3/4"x 7-3/4" JOISTS AT 16"oc

TYPICAL 1ST FLOOR FRAMING PLAN
1/4" = 1'-0"

EXISTING BEAM
3-1/2" DIA STEEL POST.
1/4"x 6"x BEAM WIDTH STEEL TOP PLATE.

24"x24"x10" 3000PSI CONCRETE FOOTING

1/4"x 6"x 6" STEEL BTM PLATE.

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