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

TYPICAL FRAMING OBSERVED INCLUDED:
• SINGE SPAN 1-3/4”x 7-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE EAST FOUNDATION WALL AND A CONTINUOUS 3-SPAN 5-3/4”x 8” DROPPED BEAM.
• SINGE SPAN 1-3/4”x 7-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE WEST FOUNDATION WALL AND A CONTINUOUS 3-SPAN 5-3/4”x 8” DROPPED BEAM.
• CONTINUOUS 3-SPAN 5-3/4”x 8” DROPPED BEAM SUPPORTED AT THE SOUTH FOUNDATION WALL AND THREE STEEL SUPPORT POSTS.

OBSERVATIONS & ANALYSIS: (SEE SKS-1 & AKS-1 FOR DETAILS)
• 1ST FLOOR FRAMING IN GENERAL GOOD CONDITION.
• STAIR TRIMMERS 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:
Existing 1-3/4”x 7-1/2” joists spanning between the east foundation wall and a 5-3/4”x 8” dropped beam looking north.

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

Photo P3:
Existing continuous 3-span 5-3/4”x 8” dropped beam supported on the south foundation wall and three steel support posts looking south west.
Photo P4:
Existing continuous 3-span 5-3/4"x 8" dropped beam supported on a steel support post at the north end near the stairs looking north west.
1ST FLOOR LIVE LOADS

SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF

WESLEYAN UNIVERSITY
15 FOUNTAIN AVE. MIDDLETOWN, CT

1ST FLOOR PLAN

AKS-1
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.

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"
  - 8d = 0.131"
  - 10d = 0.148"
  - 12d = 0.162"
  - 16d = 0.192"

SCALE: As indicated

DATE: 10-11-2017

DRAWN BY: JDM

CHECKED BY: CCB