1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
• UNIT A - SINGLE SPAN 1-3/4”x 9-3/4” WOOD JOISTS AT 16”oc SPANNING BETWEEN THE SOUTH AND CENTER FOUNDATION WALLS.
• UNIT B - SINGLE SPAN 1-3/4”x 9-3/4” 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.
• OBSERVED SPLITTING IN SIDE OF 2ND JOIST FROM EAST FOUNDATION WALL. AN ADEQUATE REPAIR HAS ALREADY BEEN PROVIDED.
• 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 RECOMMENDATION.
**Photo P1:**
Unit A - existing 1-3/4”x 9-3/4” joists spanning between the south and center foundation wall looking west.

**Photo P2:**
Unit A - existing 1-3/4”x 9-3/4” joists spanning between the south foundation wall and the center foundation wall looking east.

**Photo P3:**
Unit A – existing 1-3/4”x 9-3/4” joists framing into a flush stair header.
**Photo P4:**
Unit B - existing 1-3/4”x 9-3/4” joists spanning between the north and center foundation wall looking southwest.

**Photo P5:**
Unit B - Observed grain splitting at 2nd 1-3/4”X 9-3/4” joist from east foundation wall looking southeast.

**Photo P6:**
Unit B – later observed repair of 2nd 1-3/4”X 9-3/4” joist using two new supports at each end of split looking southeast.
1ST FLOOR LIVE LOADS

SLEEPING AREAS
30PSF

ALL OTHER AREAS
40PSF

UNIT A
UNIT B

COMMON AREA

KITCHEN

WESLEYAN UNIVERSITY
207 PINE STREET MIDDLETOWN, CT

1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"
PROJECT NO: 16151
DATE: 10-2-2017
DRAWN BY: JDM
CHECKED BY: CCB
1. 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.

2. 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.