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

TYPICAL FRAMING OBSERVED INCLUDED:

• CONTINUOUS TWO SPAN 1-3/4”x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL AND A 5-3/4”x 5-3/4” DROPPED BEAM APPROXIMATELY JOIST MIDSPAN.
• CONTINUOUS FOUR SPAN 5-3/4”x 5-3/4” DROPPED BEAM SUPPORTED AT THE WEST AND EAST FOUNDATION WALL AND THREE 12”x12” BRICK PIERS ALONG THE BEAM SPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)

• 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
• OBSERVED COMPLETED 1ST FLOOR FRAMING REPAIR AT STAIRS.
• SEVERAL 1-3/4”x 7-3/4” JOISTS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING JOISTS.
• CONTINUOUS 5-3/4”x 5-3/4” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
• RECOMMEND ADDING A SUPPORT POST AT MIDSPAN OF THE STAIR HEADER.
• 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 REPAIRS AND RECOMMENDATIONS.
Photo P1:
Existing continuous 2-span 1-3/4"x 7-3/4" joists spanning between the north and south foundation wall with a continuous 4-span 5-3/4"x 5-3/4" dropped beam approximately mid-span looking east.

Photo P2:
Existing continuous 4-span 5-3/4"x 5-3/4" dropped beam supported on the east and west foundation wall and multiple brick piers looking southeast.

Photo P3:
Previous 1st floor framing repair work at stairs completed last year.
Photo P4:
Observed reinforced header from previous 1st floor framing repair work at stairs completed last year.

Photo P5:
Existing 1-3/4"x 7-3/4" joists and 5-3/4"x 5-3/4” dropped beam at west end of building looking south.
WESLEYAN UNIVERSITY
24 FOUNTAIN AVE. MIDDLETOWN, CT 06457

1ST FLOOR PLAN

SCALE: As indicated
PROJECT NO: 16151
DATE: 10-24-2017
DRAWN BY: JDM
CHECKED BY:

1ST FLOOR LIVE LOADS
SLEEPING AREAS 30PSF
ALL OTHER AREAS 40PSF

BATH
KITCHEN
COMMON AREA
BEDROOM #1
OPEN PORCH
DN TO BASEMENT
UP 2ND FLOOR
DN TO GRADE
1. SHORE EXISTING FRAMING AS REQUIRED UNTIL NEW FRAMING IS IN PLACE.

2. 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.

3. 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.

4. 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.

5. 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"

6. ALL ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

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<thead>
<tr>
<th>ENGINEERED WOOD PROPERTIES</th>
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<tr>
<td>Fb</td>
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<tr>
<td>(psi)</td>
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<tr>
<td>LVL</td>
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EXIST. WOOD POST EX. 1-3/4"x 7-3/4" TRIMMER + 1-3/4"x 5-1/2" LVL

EX. 1-3/4"x 7-3/4" HEADER + 2x10

NEW STEEL SUPPORT POST.

REINFORCE EX. 1-3/4"x 7-3/4" JOISTS WITH MINIMUM 9'-0" LONG 1-3/4"x 5-1/2" LVLs. ATTACH WITH 1/4"x 3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED.

NEW 4x4 PT SYP POST

MAX 1'-0"

MIN 1'-0"

EXIST. WOOD POST

NEW STEEL SUPPORT POST.

EX. CONT. 2-SPAN 1-3/4"x 7-3/4" JOISTS AT 16"oc

EX. CONT. 4-SPAN 5-3/4"x 5-3/4" DROPPED BEAM

EXISTING BEAM

1/4"x 6"x 6" BEAM WIDTH STEEL TOP PLATE.

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

3-1/2" DIA STEEL POST.

24"x24"x10" 3000PSI CONCRETE FOOTING

CONCRETE DECK BLOCK

EXISTING SLAB

EXISTING FRAMING

EX. STEEL SUPPORT POST.

MECH EQ

TYP. WOOD POST SUPPORT DETAIL

TYP NEW SUPPORT POST DETAIL

4x4 PT SYP POST, TOE NAIL WITH (2)16d COMMON NAILS AT EACH SIDE.