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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4” x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE SOUTH FOUNDATION WALL AND A CONTINUOUS 5-1/2” x 5-1/2” 3-SPAN DROPPED BEAM.
- SINGLE SPAN 1-3/4” x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE SOUTH FOUNDATION WALL AND A SINGLE SPAN DROPPED BEAM.
- SINGLE SPAN 1-3/4” x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH FOUNDATION WALL AND A CONTINUOUS 5-1/2” x 5-1/2” 3-SPAN DROPPED BEAM.
- SINGLE SPAN 1-3/4” x 7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH FOUNDATION WALL AND A SINGLE SPAN DROPPED BEAM.
- SINGLE SPAN 2” x 7-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL.
- CONTINUOUS 5-1/2” x 5-1/2” 3-SPAN DROPPED BEAM SUPPORTED AT THE EAST FOUNDATION WALL AND ON MULTIPLE STEEL POSTS.
- SINGLE SPAN 5-1/2” x 5-1/2” DROPPED BEAM SPANNING BETWEEN THE WEST FOUNDATION WALL AND A STEEL POST.
OBSERVATIONS & ANALYSIS:  (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)

- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- BOTH DROPPED BEAMS AT THE CENTER OF THE BUILDING ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND NEW SUPPORT POSTS AND REINFORCING.
- INADEQUATE STAIR TRIMMER. RECOMMEND NEW SUPPORT POST.
- OBSERVED A NUMBER OF JOISTS WITH NOTCHED ENDS. 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 RECOMMENDED REPAIRS.
Photo P1:
Existing 1-3/4”x 7-3/4” joists spanning between the north foundation wall and the existing 5-1/2”x 5-1/2” 3-span dropped beam looking east.

Photo P2:
Existing 1-3/4”x 7-3/4” joists spanning between the south foundation wall and the existing 5-1/2”x 5-1/2” 3-span dropped beam looking south.

Photo P3:
Existing 1-3/4”x 7-3/4” joists spanning between the north foundation wall and both the existing 5-1/2”x 5-1/2” 3-span and single span dropped beam looking southwest.
Photo P4:

Observed notched ends at 2"x 7-31/2" joists below 1st floor bathroom at the northeast end of the building looking north.
WESLEYAN UNIVERSITY
251 PINE STREET MIDDLETOWN, CT

1ST FLOOR PLAN

1ST FLOOR LIVE LOADS
SLEEPING AREAS  30PSF
ALL OTHER AREAS  40PSF
CRAWL SPACE. FRAMING SIZES WERE NOT OBSERVED IN THIS AREA. JOISTS ARE STRUCTURALLY ADEQUATE IF SIMILAR SIZE AND SPACING AS OBSERVED JOISTS.

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

REINFORCE EX. CONT. 3-SPAN 5-1/2"x 5-1/2" DROPPED BEAM WITH 1-3/4"x 5-1/2" LVL'S AS SHOWN.
EX. STEEL PIPE POST TYPICAL.

REINFORCE EX. SINGLE SPAN 5-1/2"x 5-1/2" DROPPED BEAM WITH (2) 1-3/4"x 5-1/2" LVL.

(2) LVL SPAN
(1) LVL SPAN
(1) LVL SPAN
(2) LVL SPAN

EX. 5-1/2"x 5-1/2" DROPPED BEAM 5-SPAN CONT.
NEW STEEL SUPPORT POST
EX. HEADER
EX. TRIMMER
STAIRS

CHIMNEY
1'-0"
1'-6"

NOTCHED ENDS AT BOTH ENDS OF JOISTS. REFER TO TYPICAL NOTCHED END JOIST REPAIR DETAIL.

NOTE FOR BEAM REINFORCEMENT. PLACE LVL TIGHT TO UNDERSIDE OF EXISTING JOISTS AND ATTACH WITH 1/4x 3-1/2" SDS SCREWS AT 6"oc TOP & BTM STAGGERED.

SCALE: 1/4" = 1'-0"
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 UNLESS NOTED OTHERWISE. PRESSURE TREATED SOUTHERN PINE SHALL BE USED FOR GROUND CONTACT, SILL PLATES, OR EXTERIOR USE.**

   **STUDS SHALL BE STUD GRADE OR BETTER**

   **ALL OTHER MEMBERS SHALL BE NO. 2 OR BETTER.**

3. **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 = 0.148"  
   - 16d = 0.162"  

4. **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.**

5. **CONSTRUCTION ADHESIVE SHOWN IN DETAILS SHALL BE PL-400 CONSTRUCTION ADHESIVE OR EQUIVALENT. ADHESIVE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01**

6. **PLYWOOD & OSB SHEATHING SHOWN IN DETAILS SHALL BE APA RATED SHEATHING**

7. **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.**

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

<table>
<thead>
<tr>
<th>ENGINEERED WOOD PROPERTIES</th>
<th>F_b (ksi)</th>
<th>F_c PARR (ksi)</th>
<th>F_c PERP (ksi)</th>
<th>F_y (ksi)</th>
<th>E (ksi)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LVL</td>
<td>2600</td>
<td>2510</td>
<td>1250</td>
<td>285</td>
<td>1.9 x 10^6</td>
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</tbody>
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**TYP JOIST TO HDR CONNECTION DETAIL**

**TYP HDR TO TRIMMER CONNECTION DETAIL**

**TYP NOTCHED END JOIST REPAIR DETAIL**

**TYP ALTERNATE NOTCHED END JOIST REPAIR DETAIL**

**TYP NEW SUPPORT POST DETAIL**