1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
- CONTINUOUS TWO SPAN 1-3/4”x 6-1/2” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH AND SOUTH FOUNDATION WALL AND A 6”x 6” DROPPED BEAM APPROXIMATELY JOIST MIDSPAN.
- CONTINUOUS FOUR SPAN 6”x 6” DROPPED BEAM SUPPORTED AT THE WEST AND EAST FOUNDATION WALL AND THREE STEEL POSTS ALONG THE BEAM SPAN.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)
- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- SEVERAL 1-3/4”x 6-1/2” JOISTS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING JOISTS.
- CONTINUOUS 6”x 6” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
- 1-3/4”x 6-1/2” STAIR HEADER IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING HEADER.
- RECOMMEND ADDING A SUPPORT POST AT EACH END OF THE STAIR HEADER.
- BOTH 1-3/4”x 6-1/2” STAIR TRIMMERS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BOTH TRIMMERS.
OBSERVATIONS & ANALYSIS (CONT):

- 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 continuous 2-span 1-3/4”x 6-1/2” joists spanning between the north and south foundation wall with a continuous 4-span 6”x 6” dropped beam approximately mid-span below the common area and kitchen looking northeast.

**Photo P2:**
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 6”x 6” dropped beam approximately mid-span below bedroom #2 and #3 looking west.

**Photo P3:**
Existing continuous 4-span 6”x 6” dropped beam supported on the east and west foundation wall and multiple steel posts looking east.
WESLEYAN UNIVERSITY
64 FOUNTAIN AVE MIDDLETOWN, CT

1ST FLOOR PLAN

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

EX. CONT. 2-SPAN 1-3/4"x 6-1/2"
JOISTS AT 16"oc

CRAWL SPACE. FRAMING
SIZES WERE NOT OBSERVED
IN THIS AREA.

CONT. 4-SPAN 6"x 6"
DROPPED BEAM

EX. STEEL
SUPPORT
POST TYP.

REINFORCE EX. 1-3/4"x 6-1/2" JOISTS WITH MINIMUM
7'-0" LONG 2x6 MEMBERS. ATTACH WITH 1/4"x 3-1/2"
SCREWS AT 8"oc TOP & BTM. STAGGERED. PROVIDE (2)
FRAMING CLIPS AT HEADER EACH SIDE OF JOIST.

REINFORCE EX. 1-3/4"x 6-1/2" HEADER WITH (1) 2x8 DFL #1 MEMBER. ATTACH WITH 1/4"x 3-1/2" SCREWS
AT 8"oc TOP & BTM. STAGGERED. PROVIDE FRAMING CLIPS EACH END.

REINFORCE EX. 1-3/4"x 6-1/2" JOISTS WITH 2x6 MEMBERS.
ATTACH WITH 1/4"x 3-1/2"
SCREWS AT 8"oc TOP & BTM. STAGGERED.

ATTACH WITH 1/4"x 3-1/2"
SCREWS AT 8"oc TOP & BTM. STAGGERED.

PROVIDE (2) FRAMING CLIPS AT HEADER EACH SIDE OF JOIST.

REINFORCE EX. 1-3/4"x 6-1/2"
JOISTS WITH 2x6 MEMBERS.
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"

NEW 4x4 PT
SYP POST

STAIR

NEW 4x4 PT
SYP POST

MIN 1'-0"

MAX 1'-0"

NEW STEEL
SUPPORT
POST TYP.

NEW STEEL
SUPPORT
POST TYP.

4'-10" 5'-6"

JOISTS AT 10'-0"

1ST FLOOR FRAMING PLAN
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. 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.