1ST FLOOR FRAMING: (SEE SKS-1 FOR DETAILS)
TYPICAL FRAMING OBSERVED INCLUDED:
• CONTINUOUS TWO SPAN 2”x7-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE EAST AND WEST FOUNDATION WALLS WITH A 7-3/4”x7-3/4” DROPPED BEAM AT APPROXIMATELY JOIST MID-SPAN.
• CONTINUOUS THREE SPAN 7-3/4”x7-3/4” DROPPED BEAM SUPPORTED AT THE SOUTH AND NORTH FOUNDATION WALLS AND TWO BRICK PIERS APPROXIMATELY AT THE THIRD POINTS OF THE BEAM.

OBSERVATIONS & ANALYSIS: (SEE SKS-1, SKS-2 & AKS-1 FOR DETAILS)
• OBSERVATIONS ARE LIMITED TO THE VISUAL ASSESSMENT OF THE EXPOSED BUILDING ELEMENTS AT TIME OF INVESTIGATION. ANY UNFORESEEN CONDITIONS SHOULD BE ADDRESSED IF DISCOVERED DURING REPAIR WORK.
• APPROPRIATE MATERIAL STRESSES AND SECTION PROPERTIES FOR THE 1ST FLOOR FRAMING WAS UTILIZED BASED ON THE PERIOD OF CONSTRUCTION.
• 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION. FRAMING BELOW THE COMMON AREA WAS NOT OBSERVED.
• 2”x 7-3/4” TRIMMERS AT THE STAIRS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING.
• 7-3/4”x7-3/4” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND ADDING NEW SUPPORT POSTS.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE INTERIOR FOUNDATION WALLS AND THE EXTERIOR CORNERS NEAR THE RAIN GUTTERS. RECOMMEND BRICK REPAIR AND REPOINTING AND REDIRECTING THE RAIN GUTTERS AT THE CORNERS AWAY FROM THE BUILDING.
- 1ST FLOOR FRAMING MEETS THE CODE REQUIRED LOADING FOR THE CURRENT BUILDING’S USE AS A RESIDENCE WITH ABOVE RECOMMENDATIONS. NOT INCLUDING RECOMMENDATION FOR DETERIORATED BRICK AND MORTAR JOINTS.
Photo P1:
Existing continuous 2-span 2”x 7-3/4” joists spanning between the east and west foundation walls with a 7-3/4”x 7-3/4” dropped beam approximately at joist mid-span below the kitchen looking north.

Photo P2:
Existing continuous 2-span 2”x 7-3/4” joists spanning between the east and west foundation walls with a 7-3/4”x 7-3/4” dropped beam approximately at joist mid-span below bedroom #1 looking north.

Photo P3:
Existing continuous 3-span 7-3/4”x 7-3/4” dropped beam supported on the north and south foundation walls and two brick piers along the span below the kitchen looking southeast.
Photo P4:
Existing continuous 3-span 7-3/4"x 7-3/4" dropped beam supported on the north and south foundation walls and two brick piers along the span below bedroom #3 looking northwest.

Photo P5:
Observed deteriorated brick and mortar joints at the foundation walls – interior.

Photo P6:
Observed deteriorated brick and mortar joints at corners of the foundation wall – exterior southwest corner.
1ST FLOOR PLAN

- BEDROOM #1
- BEDROOM #2
- BEDROOM #3
- COMMON AREA
- KITCHEN
- BATH
- OPEN PORCH

1ST FLOOR LIVE LOADS

- SLEEPING AREAS: 30PSF
- ALL OTHER AREAS: 40PSF

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CRAWL SPACE. FRAMING SIZES WERE NOT OBSERVED IN THIS AREA. JOISTS ARE STRUCTURALLY ADEQUATE IF SIMILAR SIZE AND SPACING AS OBSERVED JOISTS.

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

EX. BRICK PIER

EX. BRICK CHIMNEY

EX. 3-SPAN CONT. 7-3/4"x 7-3/4" DROPPED BEAM

REINFORCE BOTH EX. 2"x 7-3/4" TRIMMERS WITH FULL LENGTH 1-3/4"x 7-1/4" LVLS AND ATTACH WITH 1/4"x 3-1/2" SCREWS AT 8"oc TOP & BTM STAGGERED.

TYP STEEL POST SUPPORT DETAIL

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.

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"
- 20d = 0.192"

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

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<tr>
<th>ENGINEERED WOOD PROPERTIES</th>
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GENERAL NOTES