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

TYPICAL FRAMING OBSERVED INCLUDED:

- SINGLE SPAN 1-3/4”x 9-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE SOUTH FOUNDATION WALL AND A CONTINUOUS 4-SPAN 5-3/4”x 5-3/4” DROPPED BEAM.
- SINGLE SPAN 1-3/4”x 9-3/4” JOISTS AT 16”oc SPANNING BETWEEN THE NORTH FOUNDATION WALL AND A CONTINUOUS 4-SPAN 5-3/4”x 5-3/4” DROPPED BEAM.
- CONTINUOUS 4-SPAN 5-3/4”x 5-3/4” DROPPED BEAM SUPPORTED AT THE EAST AND WEST FOUNDATION WALL AND TWO BRICK PIERS AND A STEEL SUPPORT POST ALONG THE BEAM SPAN.

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

- 1ST FLOOR FRAMING IN GENERALLY GOOD CONDITION.
- THE CONTINUOUS 4-SPAN 5-3/4”x 5-3/4” DROPPED BEAM IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND NEW SUPPORT POSTS AND REINFORCING.
- STAIR TRIMMERS IN BOTH UNITS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND NEW SUPPORT POSTS.
- THE 1-3/4”x 9-3/4” JOIST END AT THE STAIR HEADER SUPPORT POST IS NOT PROPERLY SUPPORTED. RECOMMEND NEW SUPPORT.
• OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE FOUNDATION WALL. RECOMMEND BRICK REPAIR AND REPOINTING.
• OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE CENTER BRICK PIER. RECOMMEND BRICK REPAIR AND REPOINTING.
• 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 1-3/4”x 9-3/4" joists spanning between the north foundation wall and the 5-3/4”x 5-3/4” dropped beam below bedroom #1 looking southeast.

Photo P2:  
Existing 1-3/4”x 9-3/4” joists spanning between the north foundation wall and the 5-3/4”x 5-3/4” dropped beam below the kitchen looking north.

Photo P3:  
Existing 1-3/4”x 9-3/4” joists spanning between the south foundation wall and 5-3/4”x 5-3/4” dropped beam below bedroom #1 and the common area looking west.
Photo P4:
Existing continuous four span 5-3/4”x 5-3/4” dropped beam spanning between the north and south foundation walls with a couple of brick piers and a steel support post along the beam span looking southwest at the west end.

Photo P5:
Existing continuous four span 5-3/4”x 5-3/4” dropped beam spanning between the north and south foundation walls with a couple of brick piers and a steel support post along the beam span looking northwest at the east end.

Photo P6:
Existing 4x6 post at the stair header looking northeast.
Photo P7:
Observed deteriorated brick and mortar joints at east brick foundation wall.

Photo P8:
Observed deteriorated brick and mortar joints at northeast brick foundation wall.

Photo P9:
Observed deteriorated center brick pier supporting the 5-3/4” x 5-3/4” dropped beam looking southeast.
WESLEYAN UNIVERSITY
35 FOUNTAIN AVE. MIDDLETOWN, CT

1ST FLOOR PLAN

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

<table>
<thead>
<tr>
<th>ENGINEERED WOOD PROPERTIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fb (psi)</td>
</tr>
<tr>
<td>LVL</td>
</tr>
</tbody>
</table>

WESLEYAN UNIVERSITY
35 FOUNTAIN AVE. MIDDLETOWN, CT
**1ST FLOOR FRAMING PLAN**

1/4" = 1'-0"

- EXISTING SLAB
- **EXISTING BEAM**
  - 1/4" x 6" x 6" STEEL BTM PLATE.
- **24" x 24" x 10" 3000 PSI CONCRETE FOOTING**
- **NEW STEEL SUPPORT POST.**
- EXISTING BEAM
- **1/4" x 6" x 6" BEAM WIDTH STEEL TOP PLATE.**

**TYP STEEL POST SUPPORT DETAIL**

- **ATTACH KING STUD TO EXISTING JOIST WITH (2) 10D COMMON NAILS TOP AND BTM.**
- 2X4 PT SYP JACK AND KING STUD. ATTACH WITH (2) 10D COMMON NAILS AT 16"oc.

- **TYP HDR TO TRIMMER CONN DETAIL**
- **TYP JOIST TO HDR CONN DETAIL**

- **TYP JOIST SUPPORT DETAIL**

- **TYP JOIST SUPPORT DETAIL**

- **TYP HDR TO TRIMMER CONN DETAIL**

- **TYP STEEL POST SUPPORT DETAIL**

- **REINFORCE EX. 5-3/4" x 5-3/4" DROPPED BEAM WITH (1) 1-3/4" x 5-1/2" LVL. ATTACH WITH 1/4" x 3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED.**

- **SUPPORT END OF JOIST AT EX. WOOD POST. REFER TO THE TYPICAL JOIST SUPPORT DETAIL.**

- **NEW STEEL SUPPORT POST.**
- **REMOVE EX. STEEL SUPPORT POST AFTER NEW SUPPORT POSTS INSTALLATION.**
- **NEW STEEL SUPPORT POST.**

- **EX. (2) 1-3/4" x 9-3/4"**
- **EX. 1-3/4" x 9-3/4" HEADER**
- **EX. 1-3/4" x 9-3/4" JOISTS AT 16"oc**
- **EX. (2) 1-3/4" x 9-3/4" JOISTS AT 16"oc**
- **JOISTS AT 16"oc**

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

- **EX. BRAK PIER TYP.**

- **NEW SIMPSON L70 FRAMING CLIP WITH #8x1-1/2" SD SCREWS AT EACH END OF HEADER**

- **NEW SIMPSON L70 FRAMING CLIP WITH #8x1-1/2" SD SCREWS**

- **NORTH**