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 BRICK PIERS 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 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.
• 1-3/4”x 7-3/4” STAIR HEADER IS UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING HEADER.
• BOTH 1-3/4”x 7-3/4” STAIR TRIMMERS ARE UNDERSIZED FOR CURRENT LOADING REQUIREMENTS. RECOMMEND REINFORCING BOTH TRIMMERS.
OBSERVATIONS & ANALYSIS (CONT):

- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT SEVERAL BRICK PIERS. RECOMMEND BRICK REPAIR AND REPOINTING.
- OBSERVED DETERIORATED BRICK AND MORTAR JOINTS AT THE NORTH & WEST BRICK FOUNDATION WALL. 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 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 joist mid-span below the hall & kitchen looking west.

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 5-3/4"x 5-3/4" dropped beam approximately joist mid-span below bedroom#1 and the common area looking east.

Photo P3: 
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 along the span looking northwest.
Photo P4:
Observed deteriorated western and center brick piers supporting the 5-3/4”x 5-3/4” dropped beam looking southeast.

Photo P5:
Observed deteriorated brick piers at the stairs supporting the 1-3/4”x 7-3/4” flush header looking northwest.

Photo P6:
Observed deteriorated eastern brick pier supporting the 5-3/4”x 5-3/4” dropped beam looking southeast.
42 Fountain Ave.  
Middletown, CT

**Photo P7:**  
Observed deteriorated brick and mortar joints at north brick foundation wall.

**Photo P8:**  
Observed deteriorated brick and mortar joints at west brick foundation wall.
WESLEYAN UNIVERSITY
42 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:

<table>
<thead>
<tr>
<th>COMMON WIRE NAIL DIAMETERS:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>6d = 0.113&quot;</td>
<td>12d = 0.148&quot;</td>
</tr>
<tr>
<td>8d = 0.131&quot;</td>
<td>16d = 0.162&quot;</td>
</tr>
<tr>
<td>10d = 0.148&quot;</td>
<td>20d = 0.192&quot;</td>
</tr>
</tbody>
</table>
REINFORCE EX. 1-3/4"x 7-3/4" JOISTS WITH MINIMUM 7'-0" LONG 2x8 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 7-3/4" HEADER WITH (1) 2x8 MEMBER. ATTACH WITH 1/4"x 3-1/2" SCREWS AT 8"oc TOP & BTM. STAGGERED. PROVIDE FRAMING CLIPS EACH END.

NEW SIMPSON L50 FRAMING CLIP WITH #9x1-1/2" SD SCREWS AT EACH END OF HEADER.

TYP HDR TO TRIMMER CONN DETAIL

TYP JOIST TO HDR CONN DETAIL

EXISTING BEAM

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

TYP STEEL POST SUPPORT DETAIL

1/4"x 6"x 6" STEEL PT.

24"x24"x10" 3000PSI CONCRETE FOOTING.