

# **PROVIDENCE ACADEMY**

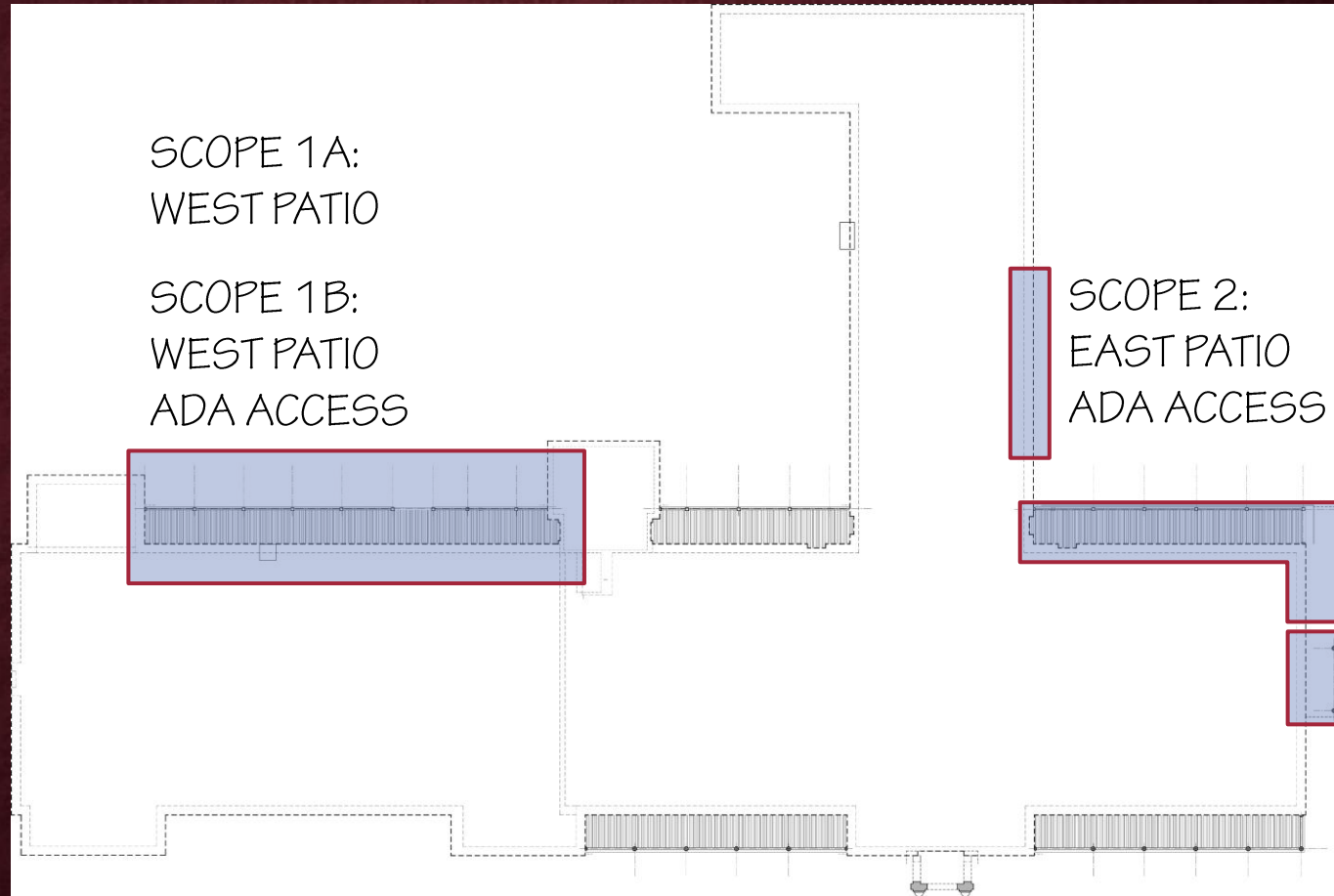
ADA AND DECK REPAIRS - 2020

# PROJECT GOALS

- Repair North Balconies
- Provide ADA Access
- Repair East Entrance
- Improve column foundations.







SCOPE 1A:  
WEST PATIO

SCOPE 1B:  
WEST PATIO  
ADA ACCESS

SCOPE 2:  
EAST PATIO  
ADA ACCESS

SCOPE 3:  
EAST PATIO

SCOPE 4:  
EAST ENTRY



# SCOPE 1A: WEST PORCH FRAMING REPAIRS



- MOST JOISTS CAN BE RETAINED (ROUGHLY 10% NEEDS REPLACED), BUT RETAINED JOISTS WILL BE STRENGTHEND AND CONNECTIONS IMPROVED.
- COLUMNS ARE IN VARYING STATES OF REPAIR. MOST WILL REQUIRE SOME REPAIR/REPLACEMENT.
- DECKING AND SOFFITS NEEDS TO BE REPLACED.
- SOME BRICK REPAIR.
- REPLACE RUBBLE FOOTINGS WITH STRUCTURALLY SOUND FOOTINGS.
  - FACE NEW FOOTINGS WITH SALVAGED BRICK, SIMILAR TO THE SOUTH BUILDING PROJECT.



RETAINING WALL NEXT TO FOOTINGS WILL NEED TO BE REMOVED AND REPLACED.



COLUMNS SIT ON DECKING AND ARE NOT INTERCONNECTED FLOOR-TO-FLOOR



CONNECTION OF JOIST TO WALL IS DETERIORATED



COLUMN CONDITION



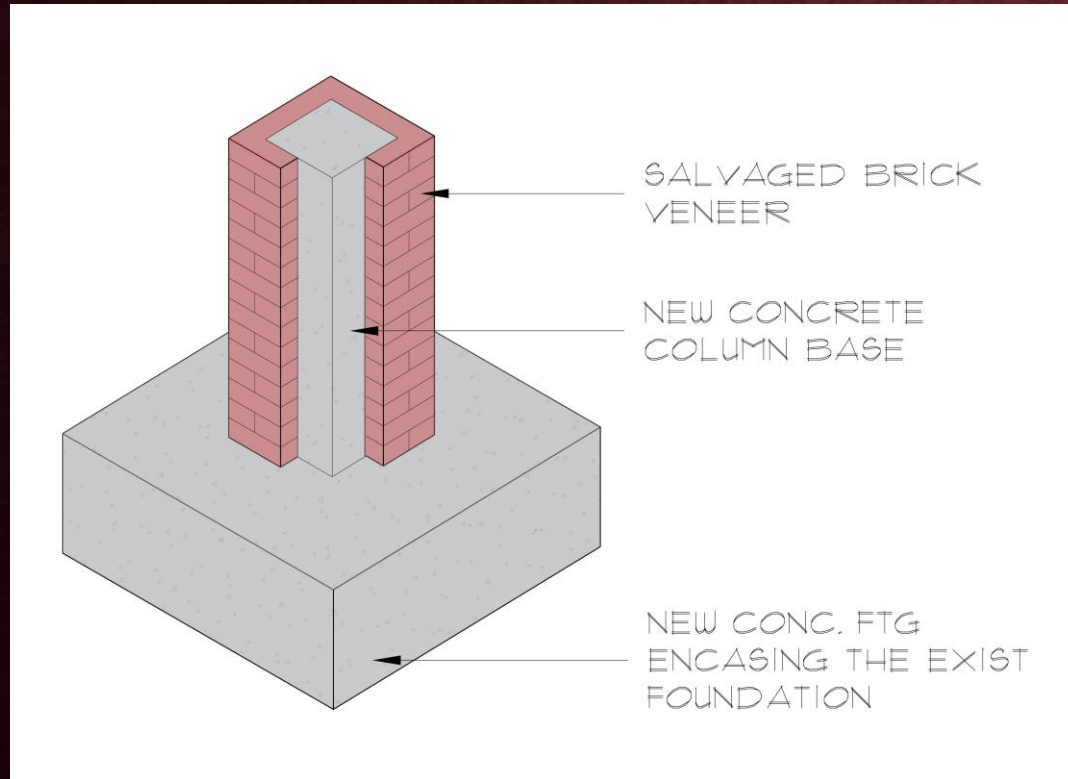
DETERIORATED SOFFITS



RUBBLE FOOTINGS



# PORCH COLUMN BASES



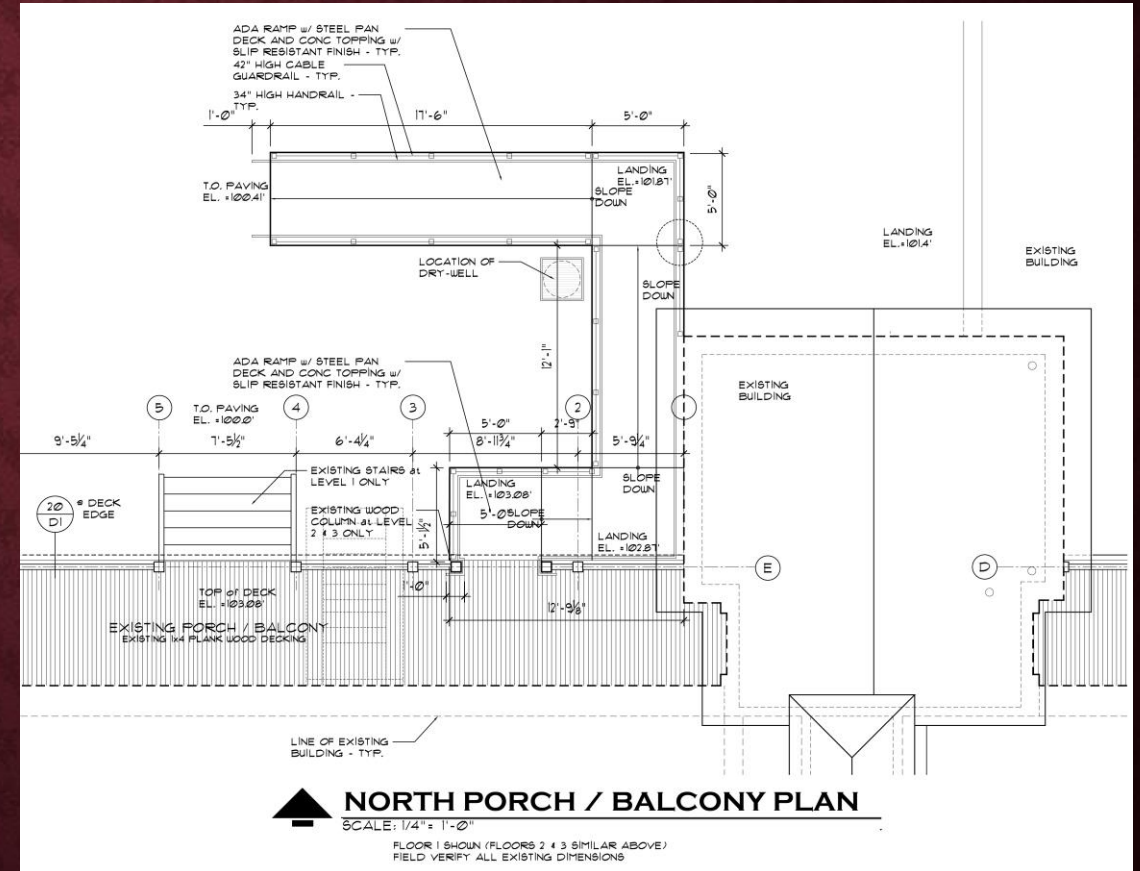


# SCOPE 1B: WEST PORCH ACCESSIBLE RAMP



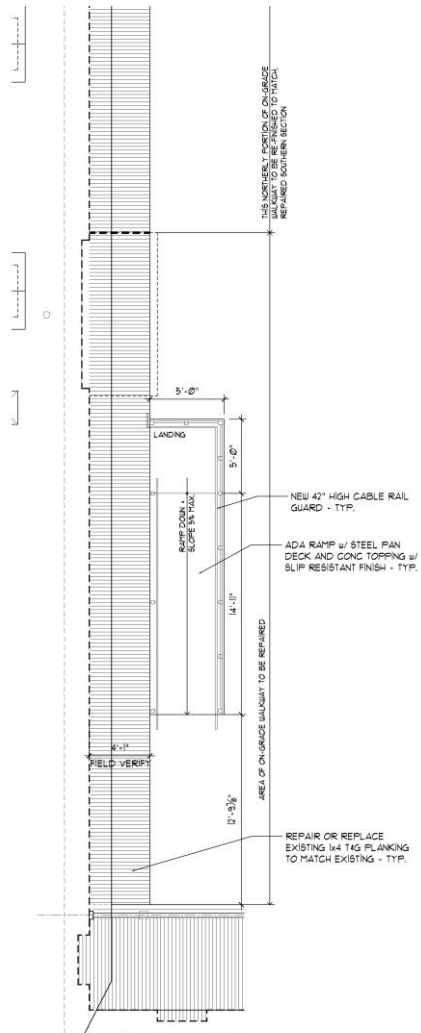
PROPOSED LOCATION OF NEW ADA RAMP

- COORDINATE RAMP WITH MASTER PLAN LAYOUT OF THE SITE.
- PROVIDE A NEW STEEL RAMP WITH CONC. TOPPING
- SIZED FOR ACCESSIBILITY AND SERVICE ACCESS.





# SCOPE 2: EAST WALL ADA ENTRANCE



**NORTHEAST ENTRANCE RAMP PLAN**  
SCALE: 1/4" = 1'-0"



REMOVE DECK. ADD ADA RAMP BESIDE BUILDING

- COORDINATE WITH MASTER PLAN FOR THIS AREA SO RAMP INTEGRATES WITH PEDESTRIAN CIRCULATION AREAS.
- NEW STEEL RAMP WITH CONCRTE TOPPING.



# SCOPE 3: EAST PORCH



3-STORY PORCH SIMILAR TO WEST PORCH



WRAP AROUND SINGLE LEVEL PORCH - BRICK SKIRT.

1. DECK REPAIRS SIMILAR TO SCOPE 1A.
  - a) COLUMN CONNECTIONS WILL NEED TO BE IMPROVED.
  - b) PORTIONS OF LOWER DECK FRAMING TO BE REPLACED.
2. BRICK SKIRT TO BE REMOVED AND REPLACED WITH SALVAGED BRICKS.



# SCOPE 4: EAST ENTRANCE



UNIQUE ENTRY  
FRAMING

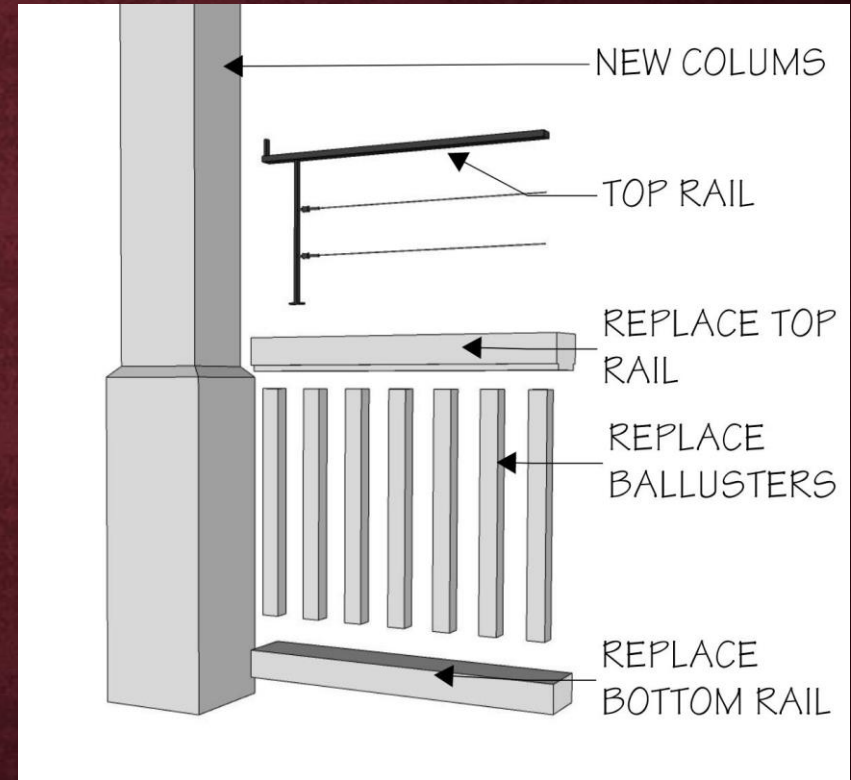
WATERPROOF  
TRANSITION?

OCCUPIED BASEMENT  
BELOW

- ROOF FRAMING IS UNIQUE WITH MANY DEFICIENCIES. REPAIR IS IMPRACTICAL. CANOPY WILL BE REMOVED AND REPLACED.
- OCCUPIED SPACE BELOW DECK WILL REQUIRE A WATERPROOF SOLUTION AT DECK LEVEL.
- REPAIR SOLUTIONS WILL IMPACT ALL THE WAY DOWN TO THE RETAINING WALLS BELOW GRADE.



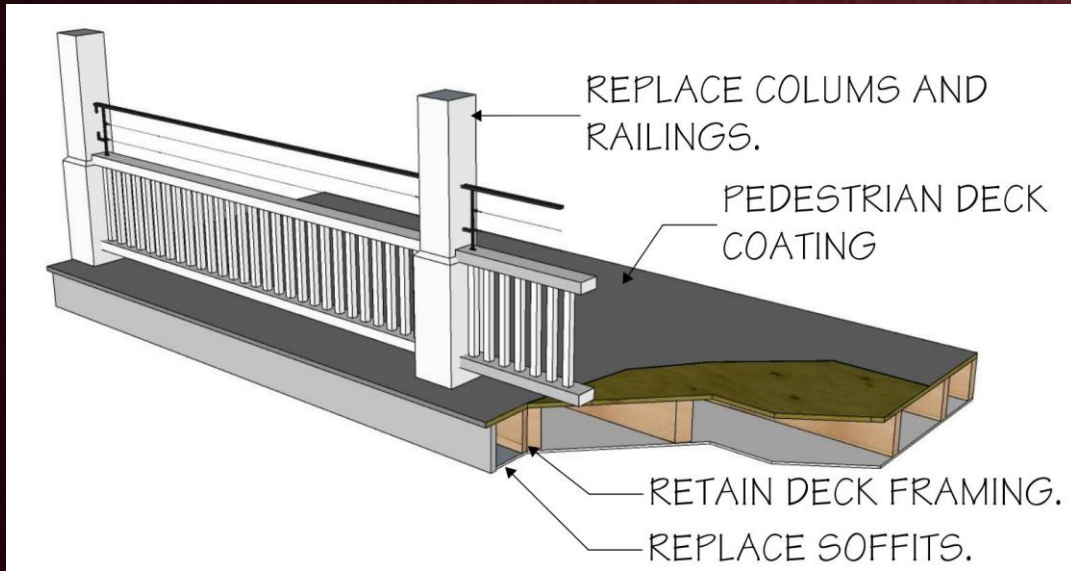
# COLUMNS AND RAILINGS



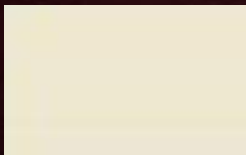
- Columns to be replaced at North decks.
- New columns to be a consistent size, square or round to match existing.
- The entire railing system at south decks to be replaced, and a new top rail with intermediate cables to be provided.



# DECK SYSTEM



- Add new pedestrian traffic coating on upper level decks. Lower level decks to be decking material to match existing. Color to be similar to existing.



Column Paint



Traffic Coating

