

2543 Atkinson

Description of Project – The homeowner is seeking to replace the front porch & steps, masonry components and wheel-chair ramp based on homeowner disability. This includes the replacement of the existing Footing, concrete porch deck, steps, columns, retaining walls, piers, wing walls and foundation walls. Replacing the footing will provide proper support of the new porch deck, steps, columns, retaining walls, piers, wing walls and foundation walls.

Replacement of the wheel-chair ramp includes building the ramp to Michigan construction code.

Existing Conditions - The existing Footing no longer adequately supports the load of the porch deck and all masonry components. As a result, the replacement of the existing footing and significant masonry repair and replacement are required in order to address the structural and foundation issues. For example, existing wing walls are leaning. The columns and wing walls are shifting. The porch has dropped, all as a result of the footing movement and or damage. The wheelchair ramp is structurally unsound and does not meet Michigan Building Code. **See Attached Photos**

Proposed Scope of Work:

- **New Footing** – Replace the existing footing. The footing must be replaced in order to correct the structural and foundation issues. In order to replace the footing, all concrete and masonry components will require disassemble, replace and rebuild. **Footing depth shall be 42”.**
- **Concrete Deck** - Rebuild of the porch deck and steps will include the replacement of concrete that must be tinted to match the color of the existing, be of exposed aggregate, finished with a clear curing compound or tinted gray so that it does not appear to be bright white. The new porch deck must match the same size, design and profile of the existing porch. **Porch Size: 12’X 8’. Steps 65” Wide.**
- **Masonry** - Rebuild the columns, retaining walls, piers, wing walls and foundation walls. Existing masonry/brick components will be salvaged & reused. Any new brick must match existing as close as possible. Replacement of the brick shall consist of mortar formulated to reproduce the color, texture, profile and strength of previous mortar. Replacement of columns, retaining walls, piers, wing walls and foundation walls will match existing in same size, design and profile. **Size: Columns – 16”X16” Wide & 128” Height. Wing Walls – 12” Wide & 46” Height**
- **Ramp** – Remove and dispose of existing wood wheel-chair ramp and build new ramp to Michigan Building Code.

1. Ramp Size: 42" in height, 42" in width and 96" Landing.
2. Materials – 2X8 Joist with 10' Span
3. 4X4 Post Set at 42" In Ground
4. 5/4X6 Treated Decking
5. 2X4 Rails with 2X2 Balusters