

Warrenton Horse Show Observations

WHITMAN, REQUARDT AND ASSOCIATES

MONDAY, 3/20/2023

Grandstand



- Grandstand wood structure appears to be in fair condition based on initial observations.
- Significant issues observed at concrete piers.
- Existing wooden structure with metal roof and stone staircase.
- One point of egress on north side of structure.
- Uneven walking surface for seating area.

Pier Issues



- Complete shear failure observed at one pier
- Load carrying capacity is significantly impacted.
- Steel reinforcement most likely not used in construction.
- Quality of concrete is questionable due to smooth aggregate used in mix. Structural concrete uses angular aggregate.
- Not evident how some wood posts are connected to the pier.

Pier Issues



- Wood post connected to pier with metal plate
- The metal has rusted over time and cause expansion.
- The expansion has caused the pier to spall.

Pier Issues



- Metal strap connecting to wood post
- Spalls where the plate was embedded in pier

Pier Issues



- Various pier types
- Posts off center of piers
- Unknown shape and size below grade.
- Connection to pier unknown.
- Further investigation needed:
 - Test pits after storage area has been cleared out.
 - Geotechnical report to establish soil conditions.
 - Recommendations for pier repairs or replacement and construction cost estimate.

Existing Stair



- Existing stair needs to be replaced based on condition and code requirements.
- Stair consists of stone with a concrete parge coat.
- Riser height is too high and is inconsistent.
- The parge coat on the riser surfaces has signs of wear.
- The railing is not up to code. There are not enough vertical posts and there is no mid-height rail.
- Second stair would most likely be required for egress.

Seating Area



- Uneven walking surface.
- Boards and plywood installed as temporary repairs. These protrude and are a tripping hazard.

Seating Area Perimeter Barrier



- Need barrier at perimeter of seating area to be 42" for fall prevention
- Existing barriers are approximately 31" and would need to be extended.

Roof Framing



- Metal roof needs further investigation.
- Lighting may need to be upgraded for egress requirements.
- Modern connections at rafters would be beneficial.

ADA Access



- Based on existing landing height, new ramp would be approximately 55' in length.
- A sidewalk and handicap parking area leading to ramp would be required per ADA requirements.
- As an alternative, a new ADA seating structure could be provided.

Patsy Cline Memorial Pavilion



- Existing structure appears to be in fair condition based on initial observations.
- Current condition of roof slab does not pose any immediate concern as long as roof is not occupied.
- Existing stair and railing do not meet code.
- If desired, roof slab replacement can be performed.
- If stair is to remain in place, a new barrier is recommended for the back of the structure to prevent access to the stair.

Bucky's Ring Erosion







03 08 2023

Stream Erosion and Existing Crossings





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