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By Seth Tinkham at 10:35 pm, Dec 21, 2018

FINAL PROJECT REPORT

1. Project title/name: St. Mary's Art Center Building and Site Assessment project
2. NPS grant number(s) **NV-17-10001**
3. National Register property name/address (If applicable): **55 North R Street, Virginia City, NV 89440.**
4. Identify any amendments and their approval dates: No differences
5. Describe differences between planned and actual major work items: No differences
6. Describe differences between planned and actual major cost categories: No differences
7. Date copies of any publications will be forwarded to NPS: **Please see attached conditions assessment report and construction documents.**
8. Date HABS/HAER documentation (if any) will be submitted to NPS: Not applicable.
9. Provide any other data required by special conditions or instructions applicable to individual subgrants/contracts (on reverse side): No other data
10. Certification: I certify professionally qualified program and grants management staff of my organization have confirmed, through site visits and/or review of financial and performance reports that work under this subgrant (or contract) has been accomplished according to applicable laws, regulations, Secretary of the Interior's Standards, other program standards, grant management requirements specified in the Historic Preservation Fund Grants Manual, and the terms and conditions of the applicable HPF grant(s).

If the subgrant/contract is for acquisition or development, initial one of the following:



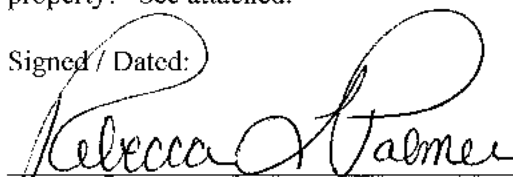
The covenant or preservation agreement has been satisfactorily executed prior to release of HPF assistance and a copy has been obtained by this office for monitoring purposes.

OR

_____ The State accepts the responsibility for the continued maintenance, repair, and administration of the property required by Section 102(a)(5) of the Act rather than through the execution of a covenant with the property owner. NPS written concurrence with this procedure was obtained on _____.

11. For development work, endorse labeled photographs identifying work performed with grant assistance. Photographs must illustrate "before development conditions" and "after development conditions" of the property: See attached.

Signed / Dated:

 12/21/18

Rebecca L. Palmer

Nevada State Historic Preservation Officer

enc.

Final Project Report
St. Mary's Art Center Building and Site Assessment project

Written Description courtesy Storey County (subgrantee)

This grant allowed Storey County to perform all five tasks that were originally noted in their Project Description:

- 1) investigation of the deterioration of building materials and identification of possible safety issues
- 2) site survey and preparation of a grading plan for site water flow and control
- 3) preparation of construction documents for urgent repairs to permit use of the front exterior porch and stairs
- 4) preparation of an existing conditions assessment and seismic evaluation report for this building
- 5) complete urgent repairs to the deck and porch with remaining funds

The County procured the services of Melvyn Green & Associates, Historic Preservation Consultants and Structural Engineers, to perform a condition assessment of the building and its grounds. Mr. Green pointed out specific problems that might limit use of the facility and prepared both a Conditions Assessment and Repair Recommendations report dated September 2018 and construction documents for 1) drainage improvements, 2) repairs to the exterior gable on the south elevation, and 3) third floor porch deck rehabilitation / repair procedure.

The following construction work was completed under this grant and was based on the conditions assessment report and construction documents that were prepared. NVSHPO approved these documents before any construction began. All completed work is in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation*:

- 1) The main front porch and exterior staircase railings, column bases and columns were scraped, patched, sanded, caulked, primed and painted. New exterior grade wood trim was milled on site and painted to replicate the previous interior grade trim and replace damaged and decayed sections. The porch and stair decking received a coat of paint to help protect the deck material until funds are made available to replace it with proper exterior grade materials.
- 2) The west elevation's large exterior gable (third floor) and the south elevation's third floor exterior dormer were scraped, patched, sanded, caulked, primed and painted.
- 3) The Print Room, located directly beneath the porch, had sections of drywall removed to enable the contractor to investigate the source of leaks and determine if the porch structure had rot or other considerations for repair and replacement. This exposed underside of the deck remains open and did not receive new drywall or insulation.
- 4) Due to limited funding, the drainage scope was modified to a smaller scale for immediate implementation and included digging out a swale area in front of the porch area. Drainage rock was spread through the swale area to help redirect the water away from the porch/print room wall areas.

As required, a preservation covenant between the owner and the NVSHPO was fully recorded with the property's deed.

See attached for the engineer's report, construction drawings, photos etc.

2017 2018
Before and In Progress Photos

- ① Front Porch - west elevation
- ② Third floor gable above
Front Porch
- ③ South elevation third floor
dormer conditions

St. Mary's Art Center - Before Photos 2017



West elevation (above ↑) East elevation (below ↓)



In Progress
2018









ST. MARY'S ART CENTER

REPAIRS TO EXTERIOR GABLE ON SOUTH ELEVATION



PHOTO 5



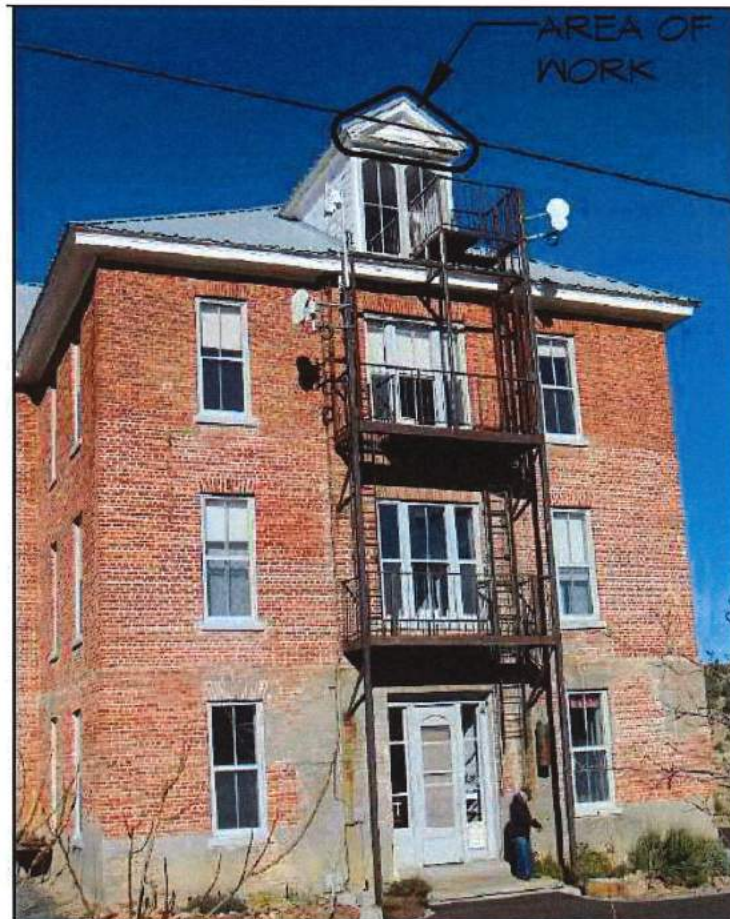
PHOTO 4



PHOTO 3



PHOTO 2



Before
Photographs
2017

2018

Project Completion Photos

- ① West elevation porch
and 3rd floor gable
- ② South elevation dormer















ORIGINAL
FINAL
REPORT
(Rec'd 10/2018)



Condition Assessment and Repair Recommendations

for the
St. Mary's Art Center
Virginia City, Nevada

Prepared by

Melvyn Green & Associates, Inc.
Historic Preservation Structural Engineers
September, 2018

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Scope & Intent

The St. Mary's Art Center was constructed in 1876. It served as the town hospital. It is currently being used as an art center where there are exhibits, classes, retreat, and resident artists.

The building is in reasonably good condition and well maintained. However over time, changed uses, and awareness of potential natural loads such as earthquakes, the building may require maintenance, accessibility improvements, fire safety upgrades, seismic rehabilitation, and historic restoration.

On behalf of the Art Center, Melvyn Green & Associates, Historic Preservation Consultants and Structural Engineers, was requested to perform a condition assessment of the building and its grounds. It is understood that any project cannot be undertaken in one phase, this report is to provide a prioritized set of activities and identify a phased approach. It is to consider which needs need to be undertaken by a contractor and which may be accomplished locally with staff. The report should also identify interim repairs.

Specific problems were noted that may limit use of the facility with the desire that these be considered and construction documents prepared. Specifically these include the desire to use the top floor deck for events, to review and develop a plan to better control site water runoff, some of which has created problems for the building's interior as well as improved disabled accessibility.

Architectural Description

The St. Mary's Art Center is a three-story, brick building, with an additional fourth story attic space. For the purposes of this report, the floors will be referred to as: "First Floor", "Second Floor", "Third Floor", and "Fourth Floor". The first floor (which is partially below grade on the west side) exterior walls are one brick wythe wider (17 inches) than the upper two stories' walls (13 inches). This is evident by the step above the basement windows, around the entire perimeter. A large hip roof provides substantial volume for the fourth floor. The roof is a standing seam metal roof with two gables on the west and east sides, and two dormers on the north and south sides. Three brick chimneys protrude above the roof.

Two front decks provide deep exterior spaces in front of the second floor entry and the third floor foyer. The deck railings are similar in aesthetic to one another, though the lower deck railing is in considerably better condition than the upper deck railing. A wide exterior wooden staircase from the front drive provides access to the lower deck and main floor and has ornamental railing details similar to the adjacent deck railing. Four sets of double circular wooden columns from the lower deck frame the upper deck. Above these double columns on the upper deck sit ornamental wooden boxes, separating each length of ornamental wooden railing. The beams supporting the upper deck along with the decking members are exposed on the lower deck ceiling. The lower and upper deck edges are detailed with wide wooden trim pieces. The trim ornamentation continues on the main entry and upper floor double doors with pilasters at each side.

Symmetrical exterior openings wrap around the building on all levels. The window openings are double-hung windows, two-over-two, with brick detailing at the head and wooden sills. Window sashes are wood and painted. The front two sets of double doors are wood panel doors, with partial sidelites and full transoms.

An exterior steel exit ladder system was added to the south side with landings at each level. There is a dormer with a door and window on the fourth floor. Emergency access to the ground requires use of a built-in ladder. As part of the life-safety system, there are roll-up ladders that are to be unrolled down the side of the building and occupants can then climb down them.

Structural Description

The St. Mary's Art Center is a three story brick building with a tall attic that serves as an additional story. The building is on a sloping site wherein the first floor is mostly below grade at the west side and at grade on the north, south, and east sides. The building measures approximately 84 feet in width and 40 feet in depth. At the front there is a two story wood porch measuring 36 feet wide and 16 feet deep. There is a small "pop-out" at the center of the rear elevation. This provided bath and toilet facilities for original hospital use. Later additional interior facilities were added on the floors.

The interior walls are wood stud construction. There are two transverse brick walls at 24 feet in from the north and south walls respectively within the building.

The attic is wood frame and contains two guest rooms, one office, store room, and gallery space.

Construction

Foundation – The foundation, as observed, is brick construction. Its depth and width could not be determined.

Brick Walls – The walls of the first floor, part below grade are 17 inches thick. Walls above the lowest level are 13 inches thick. The interior brick walls are 13 inches thick.

The brick walls extend to the roof line. The interior brick walls extend only to the attic floor level.

Floor Framing – The floor framing consists of 2 inch by 12 inch joists with single layer 1 inch by 6 inch straight board sheathing.

Roof Framing – Roof framing consists of 2 inch by 8 inch ceiling joists at 16 inches on center. Rafters are 2 inch by 12 inch boards spaced 24 inches on center. Straight board sheathing topped with roofing is on the rafters.

Gables – There are wood gables on each of the four elevations in the roof structure.

Porch – The porch structures are at the second and third floor. The porch at the second floor is served by a grand wooden stairway. The roof of the porch is at the third floor elevation and serves as an open deck.

The second floor porch is wood sheathed. Its framing consists of 4 inch wide by 12 inch beams at 4 feet on center with straight board subfloor sheathing running north and south, and a top layer of sheathing perpendicular to the subfloor.

The third floor porch is framed with 4 inch by 12 inch beams spaced 4 feet apart. On top of the beams is 1 inch decking covered with a worn out waterproof covering.

The entry stairway is of wood construction with wood stringers and straight boards for the treads.

Chimneys – There are three brick chimneys extending above the roof. Bricks have fallen from the chimneys.

Exterior Fire Escape - On the south elevation a steel fire escape has been added. The fire escape extends from the attic to grade, first level. It is of steel construction.

Seismic Evaluation

Assessment Approach

This seismic assessment is based on the ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings, developed by the American Society of Civil Engineers, Structural Engineering Institute.

A Tier 1 evaluation consists of a checklist of structural evaluation statements for a particular building type. It is based on past seismic experience and damage observations. A Tier 1 evaluation involves some structural calculations to respond to some of the evaluation statements.

The checklist requires the engineer to determine whether a building is in compliance with each statement. Where the building is not in compliance it is identified as a potential structural deficiency. Such deficiencies may be further evaluated with a Tier 2 evaluation or the deficiency mitigated with some structural work. With some building types further evaluation may be worthwhile to resolve non-complying statements but with an unreinforced masonry building the deficiencies can not be mitigated by further structural analysis.

The evaluation process also considers the performance goal for the building. For this project the Life Safety Performance Level was the level selected for evaluation. Life safety may be defined as:

Building performance that includes significant damage to both structural and non-structural components during a design earthquake, though at least some margin against partial or total collapse remains. Injuries may occur, but the level of risk for life threatening injury and entrapment is low.

A building that meets the life Safety Performance Level may not be usable after a major seismic event, the inhabitants should be able to exit the building safely.

This assessment is based on our field observations during a site visit, a review of any existing documentation, structural calculations where required to verify the non-compliant statements for the Tier 1 Level evaluation, and engineering judgment. Few documents were available with only an owner produced floor plan provided. No physical testing for the brick shear strength was deemed necessary due to the low calculated stresses.

Site Seismicity

The United States Geological Survey (USGS) has surveyed all the states and produced maps for the seismic activity for most area. For the Virginia City the values provided by USGS were used for the analysis. Occupancy category II and a soil class of D were used for the evaluation.

Findings

The findings were:

Lacks of wall anchorage – Walls tend to fall outward during earthquakes. Anchoring the walls at each floor and at the roof line mitigates this potential hazard. Along with this item is the need provide sufficient connection to the brick walls and the roof/attic for transfer of shear forces.

Wall Stability – Wall stability is measured by the height to thickness ratio (h/t). The brick walls of the top story are too thin relative to their height and will require bracing to prevent buckling.

In addition to this bracing, the brick cross walls will need to be braced back to the roof or anchored to the attic floor. They extend to the attic floor but not to the roof and there is no bracing at this time. There may be other options for bracing to be investigated when future design gets underway.

There are some items that are noncomplying that will require future evaluation. The diaphragms are straight board sheathing. It is not as stiff as plywood and permits excessive wall movement. This may require additional design work.

Cross-ties are required across diaphragms exceeding 24 feet in width. This may be accomplished with straps in the ceiling space.

Porches must be anchored to the brick walls. In past earthquakes wood porches have partially collapsed blocking exits. Porches need to be adequately attached to the brick walls.

Straps may be necessary at the "pop-out" on the east side to better distribute loads especially around openings and windows. These would be installed on the building's interior along ceiling and wall lines.

Observations & Recommendations

Observations	Recommendations	Plans	Local/GC
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Roof, Chimneys & Gables



Photo 1- Roof and West Gable



Photo 2- East Gable and Chimney



Photo 3- South Gable deterioration

The building has a standing seam metal hip roof with (4) gables on each elevation and two brick chimneys. The metal roof appears to be in good condition. The east, west and north gables are in generally good condition and only need re-painting. The south gable is deteriorated and needs to be reconstructed. The chimneys are relatively tall and unbraced and their condition could not be observed. Some bricks have fallen from the chimneys.

Remove loose paint and repaint existing gables on the east, west and north elevations. Reconstruct existing south gable with wood to match size and color of existing.

Yes

The chimneys should be repaired by replacing missing bricks and repointing all brick joints.

GC- for all gable work

Observations

Recommendations

Plans

Local/GC

3rd Floor Porch and Framing



Photo 4 - Existing 3rd Floor Porch Finish

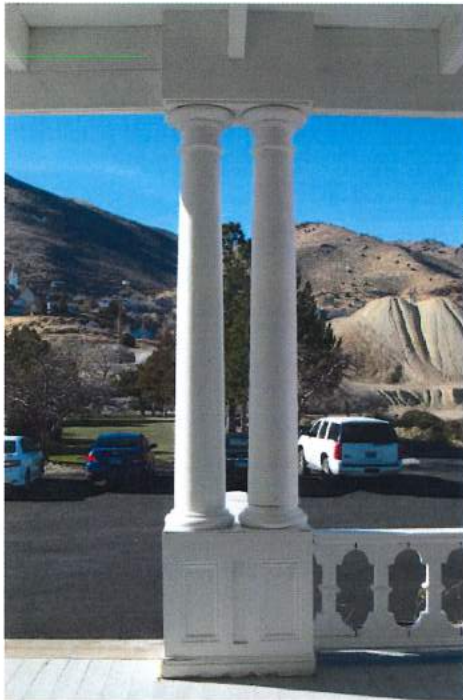


Photo 5 - 2nd Floor Porch Columns and Beams framing Third Floor Porch



Photo 6 - Existing Column and Beam Framing 3rd Floor Porch



Photo 7 - 2nd Floor Porch Ceiling

The third floor porch currently has a worn and insufficient waterproof membrane. It is placed over the finish decking layer directly over the existing 1x deck boards. This is seen as the finish ceiling of the second floor porch below. The third floor porch has little slope for positive drainage. The framing members of the third floor porch are significant and visible. The columns are round and tapered. The beams at the

Remove the existing finish surface and underlayment (if any) and leave the existing 1x boards in place. Provide new plywood substrate and walkable waterproof membrane surface. At each front column remove 2" from the top to provide a 2" positive slope across the entire length of the deck. Replace the existing 3- 2x beam with new 6x12 beams. The existing 4x floor joists and 1x boards are to remain. Remove and replace the existing metal gutter and downspouts with new galvanized metal

Yes

GC

Observations

Recommendations

Plans

Local/GC

front consist of 3- 2x members. The 1x deck boards are supported by 4x members.

gutter and downspout. Paint entire 3rd floor porch framing members to match existing.

3rd Floor Porch Railing



Photo 8 - Existing 3rd Floor Porch Railing



Photo 9 - Existing 3rd Floor Porch Railing



Photo 10 - Existing 3rd Floor Porch Railing Detail

The third floor porch railing is a significant feature of the building and adds a lot of historic character to the front elevation. The railing appears to be original and deteriorated. The railing

Remove the existing railing and ornamentation, all three sides. Reconstruct railing to match existing in height, ornamentation, proportion, color, etc. Provide new posts and post connections

Yes

GC

Observations

Recommendations

Plans

Local/GC

is of wood construction and 29" high with several ornamentations. The side railings are in poorer condition than the front. The third floor porch railing is inboard of the columns and beams framing the deck.

for the reconstructed railing to the framing members. The new waterproof membrane should not be negatively impacted by this reconstruction effort. Provide a new cable railing, 42" high, at 24" inboard of the reconstructed wood railing to meet current code requirements on the three sides. A new cable rail system would require blocking at the end framing bays of the 2nd floor porch ceiling, showing a visible modification to the existing linear lines of the 4x members. Blocking for the reconstructed and new cable rail may be necessary along the front due to the offset of rail posts to framing below.

3rd Floor Porch Door, Trim, Threshold



Photo 11 - Existing 3rd Floor Porch Door Corner Detail

The third floor porch door's current finish condition is deteriorating. Stain is worn. There is hardly no difference in elevation between the door step and existing deck finish.



Photo 12 - Existing 3rd Floor Porch Door Showing the Threshold

Sand all wood on door and trim and finish to match the original. A slight taper is needed at the door step to account for the minimal dimension between the deck and the existing door threshold. Adjacent to the door step on either side the new slope can continue to the exterior brick wall.

Yes

GC

Observations	Recommendations	Plans	Local/GC
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2nd Floor Porch, Door, Trim and Threshold



Photo 13 - Second Floor Porch Floor Boards

The 2nd Floor Porch has 1x wood boards over a subfloor of 1 x 4 boards. 4 x 12 beams, spaced about 4 feet on center, support the subfloor and porch. Ponding has occurred toward the center of the porch and may be created a problem in the ceiling of the space below. There exists a 1/16"-1/8" gap between boards, allowing any moisture that accumulates on the surface to permeate below.

Remove existing finish floor boards. Provide positive drainage by adding stripping along each joist at the exterior brick wall. Provide new 1x tongue and groove boards to match existing in size. Slope new boards at 1/8" per foot and provide overlap of new boards and flashing to existing trim pieces at front edge. Sand all wood on door, trim and threshold and refinish, or paint, to match existing.

Yes

GC

2nd Floor Porch Columns and Railing



Photo 14 - Second Floor Porch Columns, Railing and Ceiling

Observations

Recommendations

Plans

Local/GC

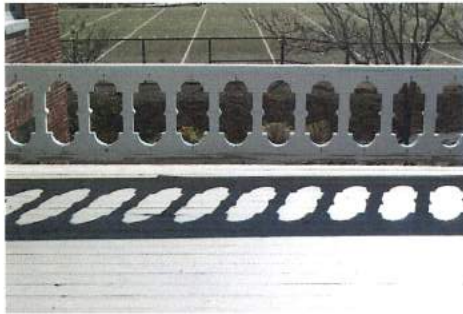


Photo 15 - Second Floor Porch Railing

The second floor porch railing is a significant feature of the building and adds a lot of historic character to the front elevation. The railing appears to have been reconstructed with plywood and picks up original detailing and proportions. The railing is of wood construction and 29" high with several ornamentations, but no intermediate base supports, varying from the original railing on the third floor porch. The column bases also appear to be reconstructed with plywood.

Reconstruct the railing, columns and column bases. Bring railing height to 36" with design modifications. Provide intermediate base supports and posts with connections to joists below. New blocking may be required for post connections.

Yes

GC

Existing South Wall Fire Escape

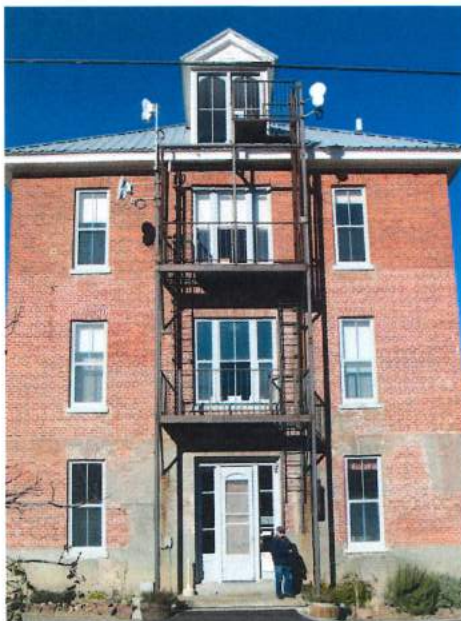


Photo 16 - South Elevation with Steel Stairs

Observations	Recommendations	Plans	Local/GC
The South Elevation has an existing steel frame stair/ladder system as an existing exit route. The top landing is not adequately connected to the building and will need immediate connection. Window openings provide access to the steel landings on the third and second floors with steel chain ladders provided on the interior to help occupants down to the steel landing elevations from the window sills. This is an inaccessible exit route. From the second floor landing occupants must use a ladder to get to grade. The building currently provides no accessible path of travel to the second, third and fourth floors.	Remove the existing fire escape and provide a new accessible system, likely on the north side (see Accessibility section) that allows access from grade to the fourth floor. A new annex may be needed with a grade-level vestibule and may be an opportunity to provide more space for desired programming.	Yes- Deferred	GC

Parge Coat - Stucco Plaster on Brick

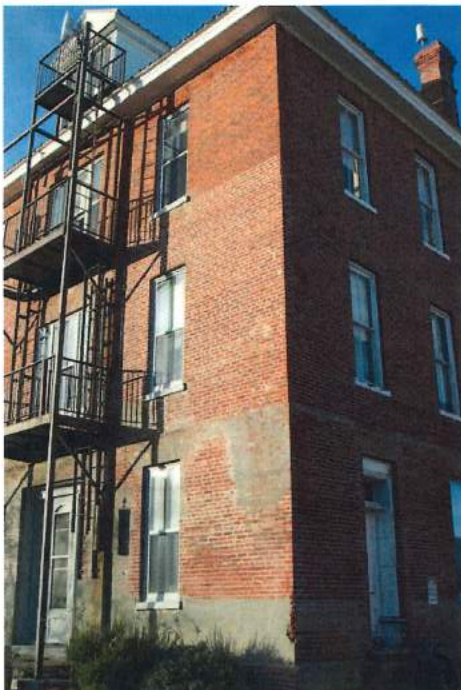


Photo 17 - Southeast corner showing parge coat on first story brick

Observations

Recommendations

Plans

Local/GC



Photo 18 - East elevation showing parge coat on first story brick

Work has been done to offset the effects of water infiltration on the first story brick facade to varying degrees on all four sides. This parge coating (or stucco plaster on the brick) now covers the historic brick.

Leave the parge coat as is.

N/A

N/A

Brick Deterioration



Photo 19 - West Elevation, north of main stairs

Observations	Recommendations	Plans	Local/GC
There is some brick deterioration on the building. The above photo shows a crack in the brick possibly due to settlement.	Repoint and replace bricks as necessary.	No	Local or GC

Main Exterior Stairs



Photo 20 - Main Stairs on West (front) Elevation

The exterior wood stairs at the West (front) elevation remain in fair condition. The double 2x6 boards are placed inconsistently tread-to-tread with varying gap widths between the two boards.

Repair and repaint the existing stairs on rail.

Yes

GC

Foundations



Photo 21 - Northwest Exterior Corner of building showing brick foundation and cement plaster applied to the surface of the brick which is counterproductive as it seals in the moisture.

The existing foundation appears to be brick foundation

Repoint existing foundation as necessary.

Yes

GC

Observations	Recommendations	Plans	Local/GC
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Accessibility

Currently there is no means of accessibility to the second, third, or fourth floors. There may be accessibility to the first floor, but not confirmed. There are no elevators on site.

Accessibility is an issue at the building and providing means to all four floors will be a major impact to the exterior. Three possible options include: 1) Build a new stair/elevator combination on the South side with new accessible parking at the east corner of the building, near the southeast. The existing steel fire escape ladders and landings could be removed to allow for new annex. Parking can not be accommodated on the south side due to property line confinements. 2) Build a new elevator on the east side, adjacent to the rest room pop-out. This option would have the greatest impact on the historic fabric of the interior as there is no direct opening for the main floor elevations. 3) Build a new elevator with or without a stair combination on the North side with new accessible parking on the North side. This new annex would allow for more programming options, has the least alterations to the existing structure, and could accommodate new grading on the North side to provide an appropriate walkway to regular parking. Building an elevator on the West side is too large of a visual impact on the front of the building and was not considered. Inserting an elevator to the interior of the building would very negatively impact the historic character and was not considered.

Plans

GC

Seismic

The building is an unreinforced masonry structure. Buildings of this construction type have been a source of death and injury in past earthquakes.

Work will generally involve connecting the roof and floor so the brick walls using bolts attached with epoxy and steel straps. This may be done in the attic for the roof and at the floor line. Most of the work will not be visible.

Seismic upgrade is necessary both for life safety and protection of the resource. The work may be undertaken in phases. Work should be started in the attic space (roof). It may be necessary to extend the two interior masonry walls to the roof using wood studs (existing) and plywood. When the building is re-roofed a layer of plywood may have to be installed on the roof.

Plans

GC

Observations	Recommendations	Plans	Local/GC
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Interior Structure- Attic Finished Space



Photo 22 - Gallery space on 4th floor

The fourth floor usable interior space has sloped walls due to the hip roof slopes.

Several of the transverse walls will need plywood added for seismic upgrades.

Plans

GC

Interior Structure- Attic Unfinished Space



Photo 23 - Attic wall showing plaster over wood stud framing; Ceiling joists above

The fourth floor transverse wall construction changes to wood stud framing above the other three floors where the transverse walls are masonry.

Several of the transverse walls will need plywood added for seismic upgrades.

Plans

GC

Observations	Recommendations	Plans	Local/GC
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Transverse Masonry Walls Evident in Hallways



Photo 24 - 2nd Floor Hallway showing masonry transverse wall arched

The first, second and third floors have masonry transverse walls, evident in the hallways as arched and protruding from the main hallway walls.

No recommendations

N/A

N/A

Stairs



Photo 25 - Main Stair Interior, 2nd Floor Landing

The main stairs run from the first floor to the fourth floor, in the center of the building on the east side and are in good condition. The secondary stairs to the north of the main stairs are

The ultimate goal for the secondary stair is to open the stair to its historic appearance. This may be accomplished through sprinklering this stairway and the building. Another option would be

Plans

GC

Observations

Recommendations

Plans

Local/GC

narrower and run from the first floor to the third floor. The secondary stair are thought to be the service stairs for the building when it was operated as a hospital. It is enclosed on the second and third floors, with doors that look not original to the building.

to open it at the main floor but keep it enclosed at the bottom and upper levels to prevent the flow of smoke and flame.

Toilet Rooms



Photo 26 - Toilet Room showing separate water closet stalls.

Toilet rooms are located off each intermediate landing of the main stair between the first and third floors on the east side of the building. Each restroom has at least one existing water closet, lavatory and shower stall. The toilet rooms are in poor condition and need improving. One water closet is leaning backward on its pedestal.

Replace all existing plumbing fixtures.
Rework toilet rooms as necessary.

Plans

GC

Observations

Recommendations

Plans

Local/GC

Floors



Photo 27 - 4th Floor (Attic) Floor



Photo 28 - 2nd Floor Bedroom Floor

The fourth, third and second floors have 1x boards. The wood floor looks to be in good condition. Some patching has occurred in places.

No recommendations.

N/A

N/A

Interior Wall Finish

Photo 29 - 2nd Floor Hallway showing chair rail and high rail looking into a bedroom

The majority of the interior walls are finished with plaster, despite their construction. The corridor, some bedrooms, a few of the larger community spaces have walls with a chair rail and some wood paneling. Some bedrooms have wall paper finish, likely over plaster. The corridor walls have a high picture rail with a molding at the ceiling line. Many rooms have surface-mounted conduit on the plaster walls. Some rooms that do not have the wood paneling below the chair rail have a 1x6 or 1x8 base board (4th floor).

Repair Wall finishes, rail trim pieces, base boards, moldings as necessary. Size, texture, paint color to match existing in kind.

No

Local

Observations

Recommendations

Plans

Local/GC

Ceiling Finish



Photo 30 - 3rd Floor Studio space with plaster ceiling and surface-mounted fixtures



Photo 31 - 2nd Floor Bedroom showing exposed 1x deck boards as the ceiling finish.

Some rooms have plaster finish ceilings. Some rooms have exposed deck boards from the space above. The majority of the ceilings are painted, regardless of material.

No recommendations.

N/A

N/A

**Seismic Evaluation
Tier 1 Evaluation
ASCE Standard 41-13**

Design Maps Summary Report

User-Specified Input

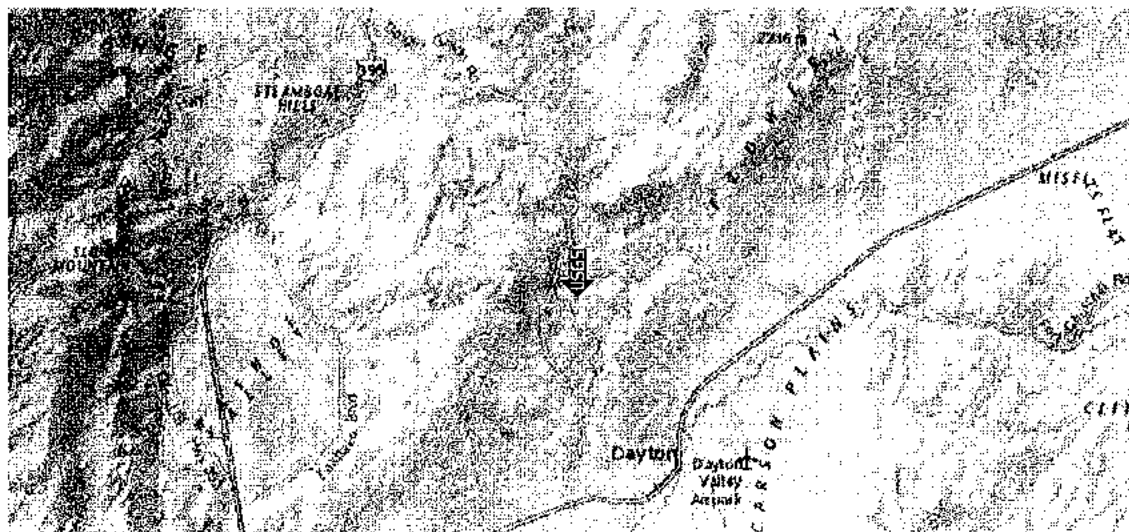
Report Title St. Mary's Virginia City
Tue February 6, 2018 22:21:13 UTC

Building Code Reference Document ASCE 7-10 Standard
(which utilizes USGS hazard data available in 2008)

Site Coordinates 39.309°N, 119.64033°W

Site Soil Classification Site Class D - "Stiff Soil"

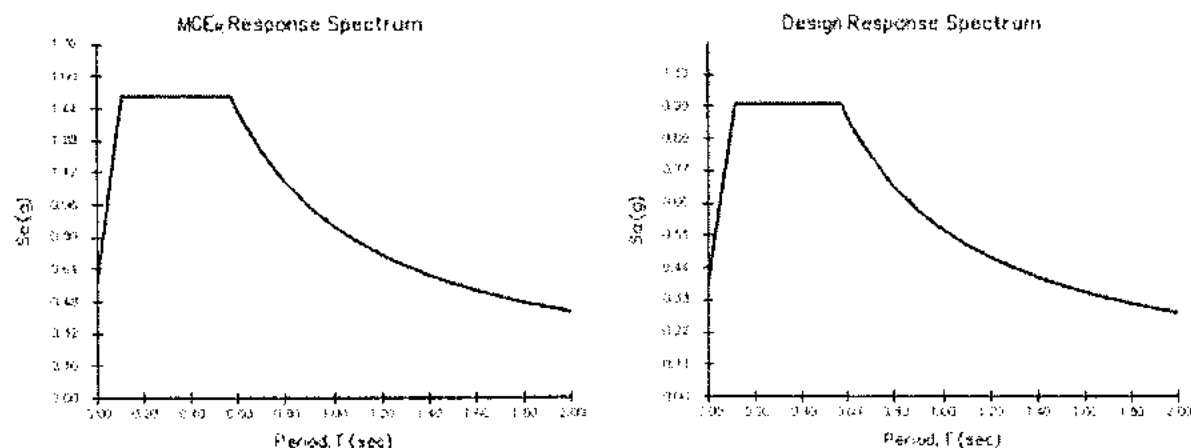
Risk Category I/II/III



USGS-Provided Output

$S_s = 1.501 \text{ g}$	$S_{MS} = 1.501 \text{ g}$	$S_{DS} = 1.000 \text{ g}$
$S_1 = 0.572 \text{ g}$	$S_{M1} = 0.857 \text{ g}$	$S_{D1} = 0.572 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.



For PGA_{NL} , T_L , C_{RS} , and C_{RI} values, please [view the detailed report](#).

→ T 20/11/15 V.e.

Static Seismic Base Shear and Force Distribution

Select the Code:

ASCE/SEI 7-10

ASCE/SEI 41-06 / FEMA 351/356

1997 UBC

ASCE/SEI 31-03 (FEMA 310)

ASCE/SEI 7-10

Occupancy Category:	I or II	ASCE table 1-1
R =	1.5	ASCE table 12.2-1 <u>Appendix 3</u>
I =	1	Importance factor, ASCE table 11.5-1
Site Class:	D	From A (hard) to E (soft)
$S_s =$	1.501	Spectral acceleration for short periods
$S_1 =$	0.572	Spectral acceleration for one-second period
$F_a =$	1	Site coefficient Table 11.4-1
$F_v =$	1.5	Site coefficient Table 11.4-2
$S_{DS} = 2/3 * F_a S_s =$	1.001	$> 0.50g$ Seismic design category D
$S_{D1} = 2/3 * F_v S_1 =$	0.572	$> 0.20g$ Seismic design category D

Seismic design category for this structure is: D

Structure Type:	All other structural systems	
$h_n =$	36 ft	Height of the building
$C_1 =$	0.02	
$x =$	0.75	
$T_a = C_1 (h_n)^x =$	0.29 sec	Eq. 12.8-7
$C_u =$	1.4	Table 12.8-1
$C_u T_a =$	0.41 sec	Upper limit of T
$T_{model} =$	0.62 sec	Actual period from computer model
$T =$	0.41 sec	Period used for base shear calculation

Seismic response coefficient:

$$C_s = S_{DS} / (R/I) = 0.667 \quad \text{Eq. 12.8-2}$$

C_s need not exceed following:

$$C_s = S_{D1} / [(R/I)T] = 0.927 \quad \text{Eq. 12.8-3}$$

C_s shall not be taken less than:

$$C_s = 0.044 S_{DS} I = 0.044 \quad \text{Eq. 12.8-5}$$

For structures located where $S_1 \geq 0.6g$, C_s shall not be taken less than:

$$C_s = 0.5 S_1 / (R/I) = \text{N/A} \quad \text{Eq. 12.8-6}$$

$$C_s = 0.667 \text{ g}$$

$$V = C_s W = 0.667 W \quad \text{Base shear}$$

Appendix 1 for IBC

Vertical Distribution of Seismic Forces

$$W = 0 \text{ kips}$$

$$V = 0.667 W$$

$$= 0 \text{ kips}$$

$$F_x = (V) w_x h_x^k / \sum w_i h_i^k$$

$$T = 0.41 \text{ sec}$$

$$k = 1.00 \quad \text{For } T < 0.5 \text{ sec}$$

Set: St. Mary's Ass. Center
Completed by: M.G.

Location: Virginia City
Date: 8/18

6LS LIFE SAFETY STRUCTURAL CHECKLIST FOR BUILDING TYPES URM: UNREINFORCED MASONRY BEARING WALLS WITH FLEXIBLE DIAPHRAGMS AND URMA: UNREINFORCED MASONRY BEARING WALLS WITH STIFF DIAPHRAGMS

and Moderate Seismicity

Seismic-Force-Resisting System

- NC N/A U REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1, Tier 2: Sec. 5.5.1.1)
- NC N/A U SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than 30 lb/in.² for clay units and 70 lb/in.² for concrete units. (Commentary: Sec. A.3.2.5.1, Tier 2: Sec. 5.5.3.1.1)

Connections

- NC N/A U WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.5.3.7. (Commentary: Sec. A.5.1.1, Tier 2: Sec. 5.7.1.1)
- NC N/A U WOOD LEDGERS: The connection between the wall panels and the diaphragm does not induce cross-grain bending or tension in the wood ledgers. (Commentary: Sec. A.5.1.2, Tier 2: Sec. 5.7.1.3)
- NC N/A U TRANSFER TO SHEAR WALLS: Diaphragms are connected for transfer of seismic forces to the shear walls. (Commentary: Sec. A.5.2.1, Tier 2: Sec. 5.7.2)
- NC N/A U GIRDER-COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1, Tier 2: Sec. 5.7.4.1)

Seismicity: Complete the Following Items in Addition to the Items for Low and Moderate Seismicity.

Seismic-Force-Resisting System

- NC N/A U PROPORTIONS: The height-to-thickness ratio of the shear walls at each story is less than the following (Commentary: Sec. A.3.2.5.2, Tier 2: Sec. 5.5.3.1.2):
- | | |
|-------------------------------------|----|
| Top story of multi-story building | 9 |
| First story of multi-story building | 15 |
| All other conditions | 13 |
- NC N/A U MASONRY LAYUP: Filled collar joints of multi-wythe masonry walls have negligible voids. (Commentary: Sec. A.3.2.5.3, Tier 2: Sec. 5.5.3.4.1)

Diaphragms (Stiff or Flexible)

- NC N/A U OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls are less than 25% of the wall length. (Commentary: Sec. A.4.1.4, Tier 2: Sec. 5.6.1.3)
- NC N/A U OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls are not greater than 8 ft long. (Commentary: Sec. A.4.1.6, Tier 2: Sec. 5.6.1.3)

Stiff Diaphragms

- NC N/A U CROSS TIES: There are continuous cross ties between diaphragm chords. (Commentary: Sec. A.4.1.2, Tier 2: Sec. 5.6.1.2)
- NC N/A U STRAIGHT SHEATHING: All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1, Tier 2: Sec. 5.6.2)
- NC N/A U SPANS: All wood diaphragms with spans greater than 24 ft consist of wood structural panels or diagonal sheathing. (Commentary: Sec. A.4.2.2, Tier 2: Sec. 5.6.2)

C NC (N/A) U DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3, Tier 2: Sec. 5.6.2)

(C) NC N/A U OTHER DIAPHRAGMS: The diaphragm does not consist of a system other than wood, metal deck, or horizontal bracing. (Commentary: Sec. A.4.7.1, Tier 2: Sec. 5.6.5)

Connections

C NC (N/A) U STIFFNESS OF WALL ANCHORS: Anchors of concrete or masonry walls to wood structural elements are installed taut and are stiff enough to limit the relative movement between the wall and the diaphragm to greater than 1/8 in. before engagement of the anchors. (Commentary: Sec. A.5.1.4, Tier 2: Sec. 5.7.1.2)

C NC (N/A) U BEAM, GIRDER, AND TRUSS SUPPORTS: Beams, girders, and trusses supported by unreinforced masonry walls or pilasters have independent secondary columns for support of vertical loads. (Commentary: Sec. A.5.4.5, Tier 2: Sec. 5.7.4.4)

that consist of unreinforced (or lightly reinforced) brick, stone, or concrete block masonry. Wood floor and roof framing consists of wood joists, glulam beams, and wood posts or small steel columns. Steel floor and roof framing consists of steel beams or open web joists, steel girders, and steel columns. Seismic forces are resisted by the brick or concrete block masonry shear walls. Diaphragms consist of straight or diagonal lumber sheathing, structural wood panels, or untopped metal deck, and are flexible relative to the walls. Foundations consist of brick or concrete spread footings or deep foundations.

Building Type URMA: Unreinforced Masonry Bearing Walls with Stiff Diaphragms These buildings are similar to building type URM, except that diaphragms are stiff relative to the unreinforced masonry walls and interior framing. In older construction or large, multi-story buildings, diaphragms consist of cast-in-place concrete. In Low Seismicity, more recent construction consists of metal deck and concrete fill supported on steel framing.

Low and Moderate Seismicity

Seismic-Force-Resisting System REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1, Tier 2: Sec. 5.5.1.1)

SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than 30 lb/in.² for clay units and 70 lb/in.² for concrete units. (Commentary: Sec. A.3.2.5.1, Tier 2: Sec. 5.5.3.1.1)

Connections WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.5.3.7. (Commentary: Sec. A.5.1.1, Tier 2: Sec. 5.7.1.1)

WOOD LEDGERS: The connection between the wall panels and the diaphragm does not induce cross-grain bending or tension in the wood ledgers. (Commentary: Sec. A.5.1.2, Tier 2: Sec. 5.7.1.3)

TRANSFER TO SHEAR WALLS: Diaphragms are connected for transfer of seismic forces to the shear walls. (Commentary: Sec. A.5.2.1, Tier 2: Sec. 5.7.2)

GIRDER-COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1, Tier 2: Sec. 5.7.4.1)

High Seismicity (Complete the Following Items in Addition to the Items for Low and Moderate Seismicity)

Seismic-Force-Resisting System PROPORTIONS: The height-to-thickness ratio of the shear walls at each story is less than the following (Commentary: Sec. A.3.2.5.2, Tier 2: Sec. 5.5.3.1.2):

Top story of multi-story building	9
First story of multi-story building	15
All other conditions	13

MASONRY LAYUP: Filled collar joints of multi-wythe masonry walls have negligible voids. (Commentary: Sec. A.3.2.5.3, Tier 2: Sec. 5.5.3.4.1)

Diaphragms (Stiff or Flexible) OPENINGS: Diaphragm openings immediately adjacent to shear walls are less than 25% of the wall length. (Commentary: Sec. A.4.1.4, Tier 2: Sec. 5.6.1.3)

OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls are not greater than 8 ft long. (Commentary: Sec. A.4.1.6, Tier 2: Sec. 5.6.1.3)

Flexible Diaphragms CROSS TIES: There are cross ties between diaphragm chords. (Commentary: Sec. A.4.2.1, Tier 2: Sec. 5.6.1.2)

STRAIGHT SHEATHING: All straight sheathing has aspect ratios less than 2-to-1 in the direction of the applied loads. (Commentary: Sec. A.4.2.1, Tier 2: Sec. 5.6.2)

SPANS: All wood diaphragms with spans greater than 12 ft consist of wood structural panels or diagonal bracing. (Commentary: Sec. A.4.2.2, Tier 2: Sec. 5.6.2)

DIAGONALLY SHEATHED AND UNBRACED DIAPHRAGMS: All diagonally sheathed or unbraced structural panel diaphragms have horizontal spans greater than 12 ft and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3, Tier 2: Sec. 5.6.2)

OTHER DIAPHRAGMS: The diaphragm is not made of wood, metal deck, or concrete. (Commentary: Sec. A.4.7.1, Tier 2: Sec. 5.6.2)

Connections STIFFNESS OF WALL AND DIAPHRAGM: Concrete or masonry walls to wood structural panels are installed taut and are stiff enough to limit relative movement between the wall and the diaphragm to no more than 1/4 in. before engagement of the anchors. (Commentary: Sec. A.5.1.1, Tier 2: Sec. 5.7.1.2)

BEAM, GIRDER, AND TRUSS SUPPORTS: Beams, girders, and trusses supported by unreinforced masonry walls have independent secondary columns for lateral loads. (Commentary: Sec. A.5.4.5, Tier 2: Sec. 5.7.4.1)

16.1610 IMMEDIATE OCCUPANCY STRUCTURAL CHECKLIST FOR BUILDING TYPE URMA: UNREINFORCED MASONRY BEARING WALLS WITH STIFF DIAPHRAGMS

This Immediate Occupancy Structural Checklist is to be completed where required by Table 4-7 and where the building configuration complies with the description of building type defined in Table 3-1, Tier 1. It is based on on-site investigation and condition assessment in accordance with Section 4.2.1.

Each of the evaluation statements is marked Compliant (C), Noncompliant (N), Not Applicable (N/A), or Unknown (U) for a Tier 1 screening. The statements identify issues that are acceptable for buildings of this standard, whereas noncompliant and unknown statements identify issues that require further investigation. The statements may not apply to the buildings being evaluated. Compliant and unknown evaluation statements are marked as such. A professional may choose to conduct further investigation. The corresponding Tier 2 evaluation procedure and section numbers are in parentheses after each statement.

**MELVYN GREEN
& ASSOCIATES, INC.**
21311 Hawthorne Blvd. Suite 230
Torrance, California 90503
1-310-792-9252

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

ST MARY'S ART CENTER

Virginia City

Per ASCE 41 - Tanks

SDC - D High seismicity BSE - IE Roof level

BUILDING DIMENSIONS

85' x 40' wide w/ steps

V - 0.5 W C.E.D. ulm

or V - 0.75 W

Wood Roof/Attic - 3

Massed Ground Floor

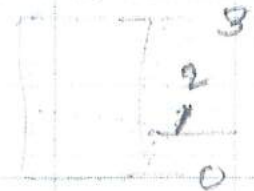
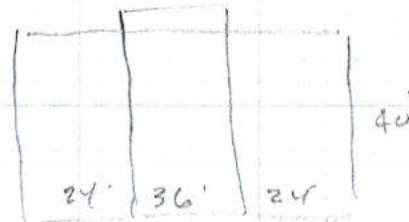
Total Mass

Roof Trussing 15 psf

Ceiling 10 psf
25 psf

2nd Floor - Wood
Plaster } 20 psf

Wall w/ Between 2 & 3 -
120 psf x 5 high



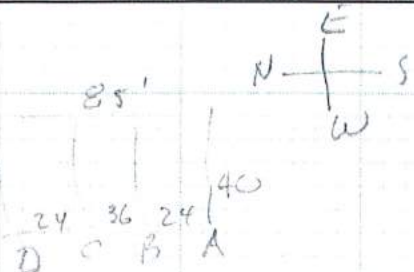
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SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Determine Ridge Mass

e Roof line

Roof Framing 12 psf
Plaster Ceiling 10
22 psf



Wall Mass - N-S Direction

$$4 \text{ walls} \times 6' \text{ high} \times 110 \text{ psf} = 2640 \text{ #/ft}$$

$$\text{Unit Load} = \frac{2640}{12} + \frac{22 \times 85}{12} = 4510 \text{ #/ft}$$

$$W = 4510 \text{ #/ft} \times 40' = 180.4 \text{ K}$$

$$2 \text{ walls} = 90.2 \text{ K}$$

$$V = 0.667W = 0.667 \times 90.2 \text{ K} = 60 \text{ K}$$

$$V/L = \frac{60}{85} = 706 \text{ #/ft}$$

$$V \frac{206}{12' \times 13'} = 4.5 \text{ psi} < 30 \text{ psi}$$

EVEN if window area deducted $V < 30 \text{ psi}$
call on

E-W Direction

$$2 \text{ walls} \times 6' \times 110 = 1320 \text{ #/ft}$$

$$\text{Roof} = 22 \times 85' = 1870 \text{ #/ft}$$

$$3190 \text{ #/ft}$$

$$V \text{ TOTAL MASS} = 3190 \text{ #/ft} \times 40' = 128 \text{ K}$$

$$W = 128 \times 0.667 = 85.4 \text{ K} = 1 \text{ K/ft}$$

$$V/\text{line} \quad R \quad W/\text{ft}$$

$$A = 12' \times 1 \text{ K} = 12 \text{ K}$$

$$12/40 = 30 \text{ K}$$

$$B = 30' \times 1 = 30 \text{ K}$$

$$30/40 = 750 \text{ #/ft}$$

$$C = 30' \times 1 = 30 \text{ K}$$

$$D = 12' \times 1 \text{ K} = 12 \text{ K}$$

$$V = \frac{300}{13' \times 12'} = 1.92$$

$$V = \frac{750}{13' \times 12'} = 4.8 \text{ psi on}$$

Wall should

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CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

h/t check

Upper floor $h = 12'$ - check in field

$$\frac{h}{t} = \frac{12' + 12''}{13} = 11.0 > 9 \quad \text{NG} \quad \text{walls need bracing}$$

lower floor

$$\frac{h}{t} = \frac{12 + 12}{13} = 11.0 < 15 \quad \text{wall OK}$$

Diaphragm Ratios

→ 36 wide x 40 deep 1:1 $\neq$ 2:1 OK

→ Smaller Section $\frac{40}{24} = 1.67 < 2:1$ OK

All 2018
Construction Drawings
Prepared by
Structural Engineer
for this project.

2 working
days
**Call
before you
Dig.**
1-800-227-2600
AVOID CUTTING
UNDERGROUND UTILITIES

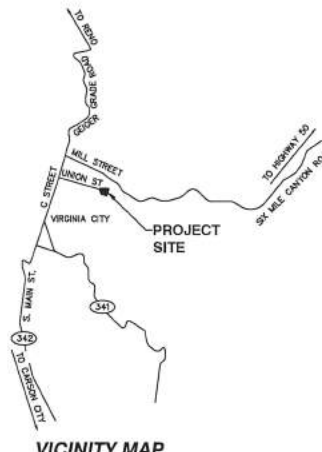
MELVYN GREEN & ASSOCIATES ST. MARY'S ART CENTER DRAINAGE IMPROVEMENTS

APN: 001-311-04

JUNE 2018



LOCATION MAP



VICINITY MAP

OWNER/DEVELOPER:

MELVYN GREEN & ASSOCIATES
ATTN: MELVYN GREEN
1307 HAWTHORNE BLVD. #250
TORRANCE, CA 90503
EMAIL: MGREENASSOC@EARTHLINK.NET

ENGINEER



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH.: (775) 883-7077
FAX: (775) 883-7114

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA
STATE PLANE COORDINATE SYSTEM, WEST ZONE
NAD83(94) BASED UPON REAL TIME KINEMATIC GPS
OBSERVATIONS, OBSERVED DECEMBER 12, 2017 USING
A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER
FROM THE NEVADA DEPARTMENT OF TRANSPORTATION
MONUMENT NO. 1044001 MODIFIED BY A COMBINED
FACTOR OF 1.000283, SCALED FROM 0.00N 0.00E AND
CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS
ON THIS MAP ARE GROUND DISTANCES.

BASIS OF ELEVATION:

DATUM: NAVD 88
PROJECT BENCHMARK = NDOT CONTROL MONUMENT
NO. 1044001 HAVING AN ELEVATION OF 8197.37'

SHEET INDEX:

TITLE SHEET	C1.0
DRAINAGE IMPROVEMENTS (SOUTH DRAINAGE)	C2.0
DRAINAGE IMPROVEMENTS (NORTH DRAINAGE)	C3.0
DETAILS	D1.0



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FAX: (775) 883-7114

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MATERIALS TESTING

MELVYN GREEN & ASSOCIATES

ST. MARY'S ART CENTER
DRAINAGE IMPROVEMENTS
TITLE SHEET

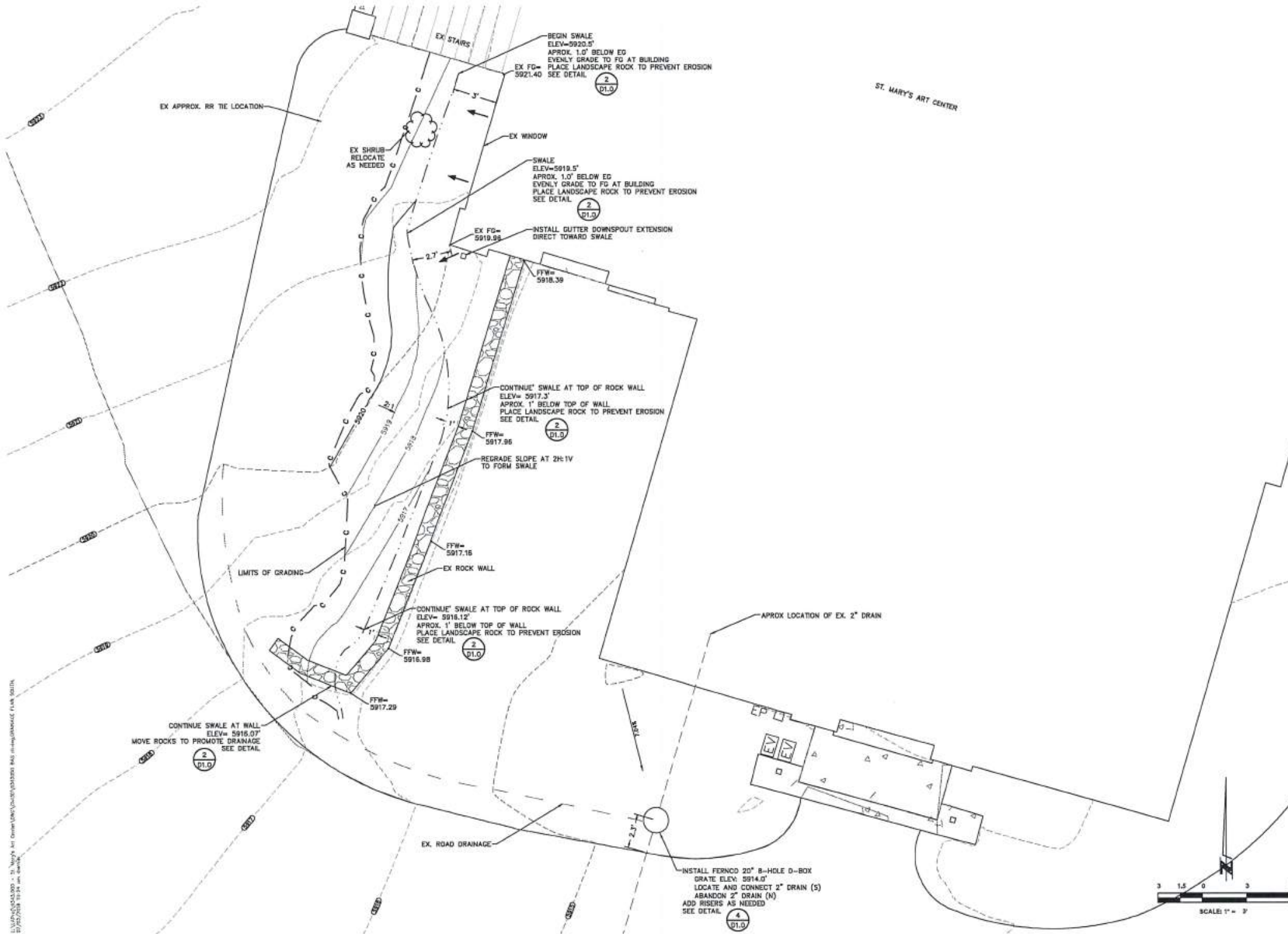
NEVADA
STONEY COUNTY
VIRGINIA CITY

REV	DATE	DESCRIPTION

REVIEW SET

C1.0

DATE: JUNE 2018
DRAWN BY: CRS
CHECKED BY: RB
JOB NO.: 9343.000



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ST. MARY'S ART CENTER
DRAINAGE IMPROVEMENTS
SOUTH DRAINAGE

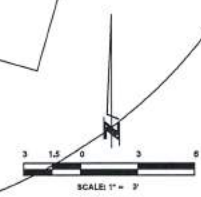
NEVADA
STOREY COUNTY
VIRGINIA CITY

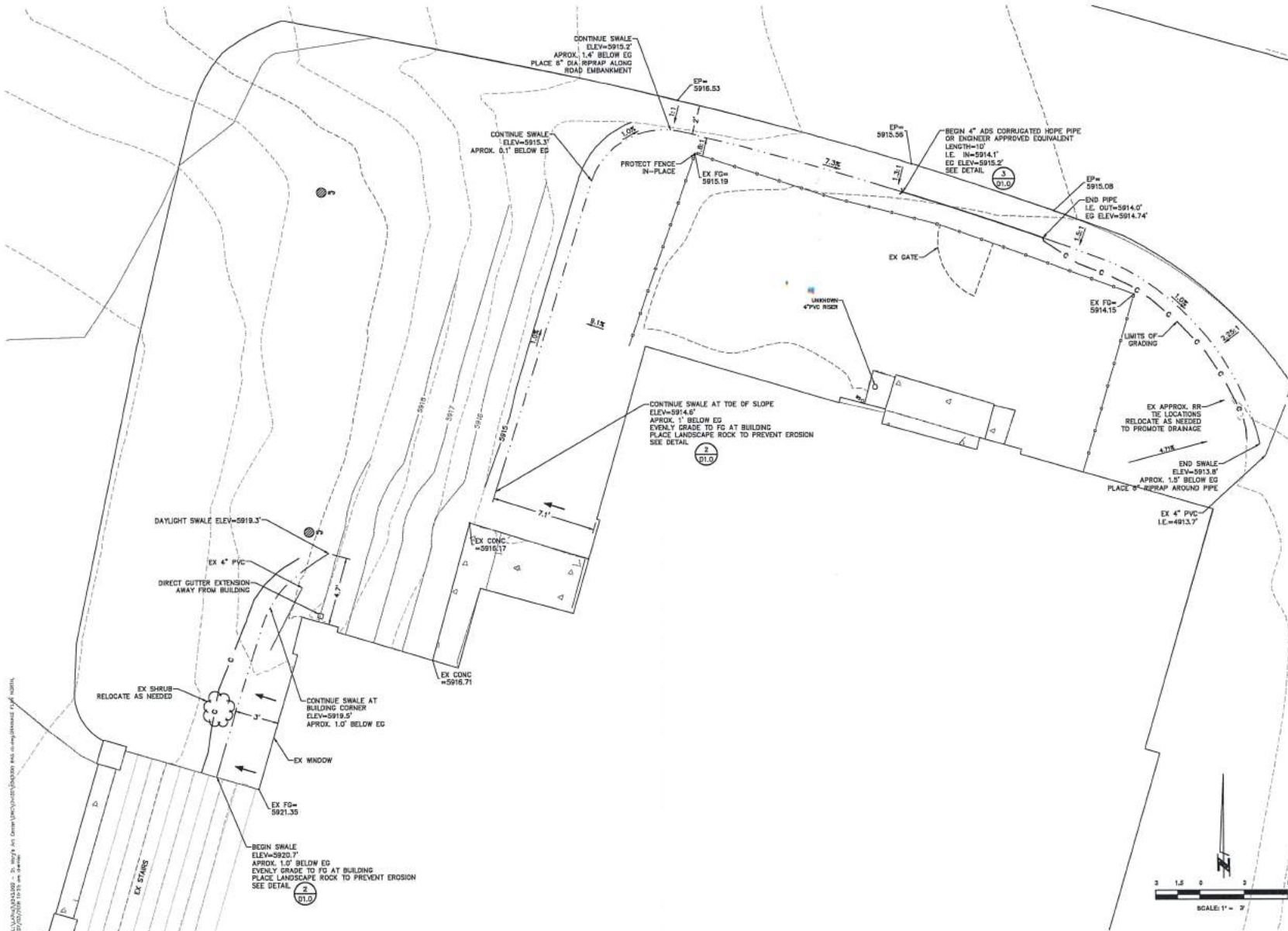
REV	DATE	DESCRIPTION

REVIEW SET

C2.0

DATE: JUNE 2018
DRAWN BY: RTS
DESIGNED BY: RTS
CHECKED BY: RB
JOB NO.: 0543.000





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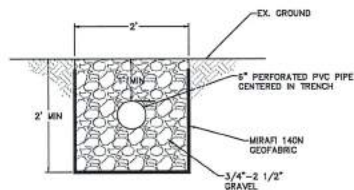
ST. MARY'S ART CENTER DRAINAGE IMPROVEMENTS NORTH DRAINAGE

REV	DATE	DESCRIPTION

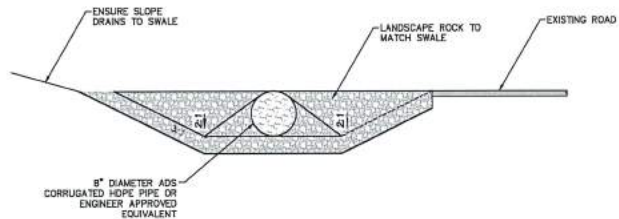
REVIEW SET

C3.0

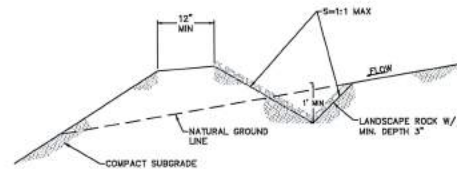
DATE: JUNE 2018
DRAWN BY: RTS
DESIGNED BY: RTS
CHECKED BY: RB
JOB NO.: 0545.000



FRENCH DRAIN DETAIL
N.T.S. 1
D1.0

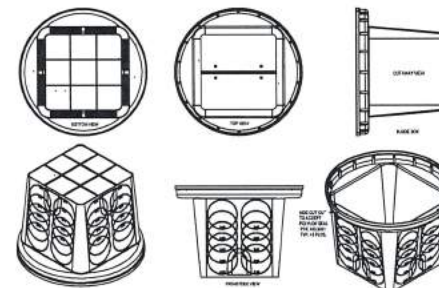


CULVERT DETAIL
N.T.S. 3
D1.0



- NOTES:
1. STABILIZE INLET, OUTLETS, AND SLOPES.
 2. COMPACT SUBGRADE TO 90% M.D.D.

DRAINAGE SWALE DETAIL
N.T.S. 2
D1.0



- NOTES:
1. D-BOX SHALL BE 20" 8-HOLE HOPE BY PERNO OR APPROVED EQUAL.
 2. 4" D-BOX SEAL AND NOT REQUIRED FOR INSTALLATION WITH 4" PIPE.
 3. PART NO. 3017-G20- 20" GRATE REQUIRED FOR INSTALLATION.
 4. PART NO. 3009 -5" RISER AND/OR PART 3009-R12- 12" RISER REQUIRED TO BRING GRATE TO GRADE.
 5. INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

D-BOX DETAIL
N.T.S. 4
D1.0



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ST. MARY'S ART CENTER
DRAINAGE IMPROVEMENTS
DETAILS

STOREY COUNTY

WESLEYAN CITY

NEVADA

REV.	DATE	DESCRIPTION

REVIEW SET

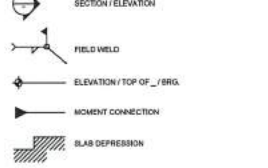
D1.0

DATE: JUNE 2018
DRAWN BY: RTS
DESIGNED BY: RTS
CHECKED BY: RB
JOB NO.: 9243.000

REPAIRS TO EXTERIOR GABLE ON SOUTH ELEVATION

[illegible]

(e) EXISTING
(f) NEW



- ⌀ CENTER LINE
- ⌈ PLATE
- ∟ ANGLE
- SQUARE
- ⊙ DIAMETER
- ⌞ STEPPED FOOTING



Codes: All materials & work shall conform to the requirements of the 2005 International Building Code, and all other local, state and federal codes.

Standards: A.S.T.M. designations and all other standards refer to the latest editions.

Site: Limitations: The work, as shown on the set of drawings, but not necessarily limited to the work as drawn, includes examining the site and all conditions that may affect the work. The Engineer shall note all conditions and limitations, whether or not the same are specifically shown or mentioned as to be part of this work, and attain the completed drawings with a written report.

Existing Conditions: As information shown on the drawings relative to existing conditions is given as the best present knowledge, but without assurance of accuracy. Where actual conditions conflict with the information shown on the drawings, the Engineer shall note the proper remedy may be made. Modifications of details of construction shall not be made without the Engineer's written approval.

Verification: Verify all dimensions, elevations and site conditions before construction. Notify the Engineer of any discrepancies.

Stellar work: All details as shown on the drawings shall apply to all similar conditions whether referenced or not. Typical details and notes shall apply unless shown otherwise on the plans.

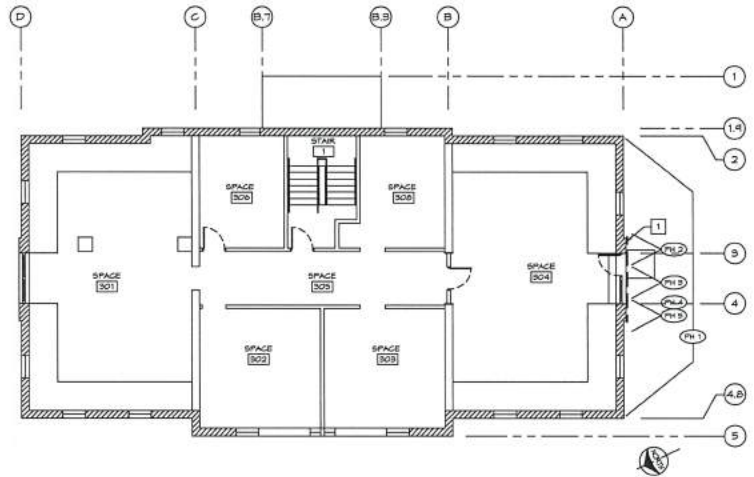
Conflict: Notes and details on the drawings take precedence over the drawings and over typical details. In the event of conflict, the Engineer's instructions between the various elements of the working drawings and/or notes shall have the final authority. The attention of the Engineer prior to proceeding with any work involved.

Problems: Should, through the progress of work, a problem develop, due to site conditions or drawing error, the Engineer is to be notified immediately and any continuance of the work to the same problem may be required according to design.

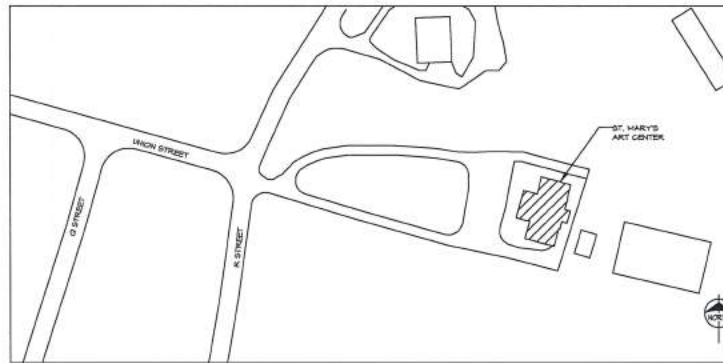
Changes to Drawings: obtain prior written approval.

Construction Methods and Project Safety: The contract drawing and specifications represent the finished structure and do not indicate methods, procedures or sequence of construction. Take necessary precautions to protect the existing structures and utilities during construction. Whether the owner nor Architect/engineer will enforce the use of any method or sequence of construction. The Contractor shall supervise and direct, including shoring and bracing. The Contractor shall safety devices, the work and shall be solely responsible for the safety of the work.

Repair the Gable on the South Elevation by removing all existing trim and boards and replacing with new in kind to match existing. Prime and paint entire gable.



SCALE: VB' = T - O



SCALE: N.T.B.

1 SCOPE OF REPAIRS:

1. PHOTOGRAPH ENTIRE GABLE FOR USE AS REFERENCE PRIOR TO REMOVING ANY PIECES.
2. REMOVE (E) TRIM AND BOARDS FROM GABLE, NUMBERING EACH PIECE AND NOTING ON THE PHOTOGRAPHS THEIR LOCATION AND NUMBER.
3. RECONSTRUCT GABLE WITH MATCHING SEASONED LUMBER.
4. PRIME AND PAINT ENTIRE GABLE, COLOR BY OWNER.

PH XX PHOTO AND REFERENCE TO LOCATION WHERE PHOTO WAS TAKEN

PH XX PHOTO AND REFERENCE TO LOCATION WHERE PHOTO WAS TAKEN

PRELIMINARY
05/07/18

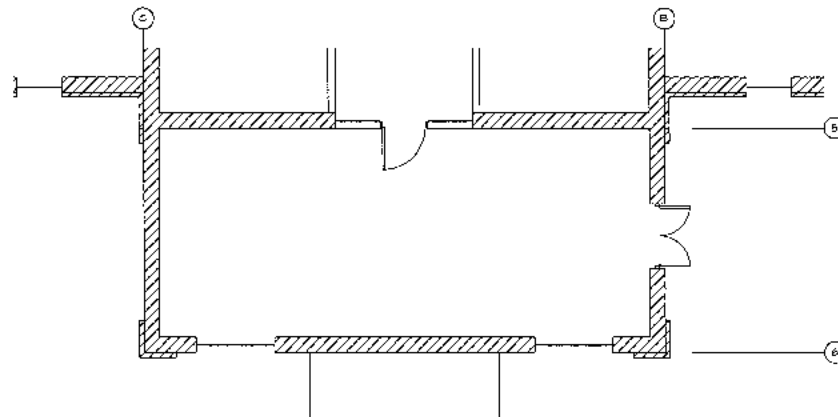
St. Mary's Art Center
55 R Street
Virginia City, Nevada 89440

St. Mary's Art Center
Repair to Gable on South Ele
55 R Street
Virginia City, Nevada 89440

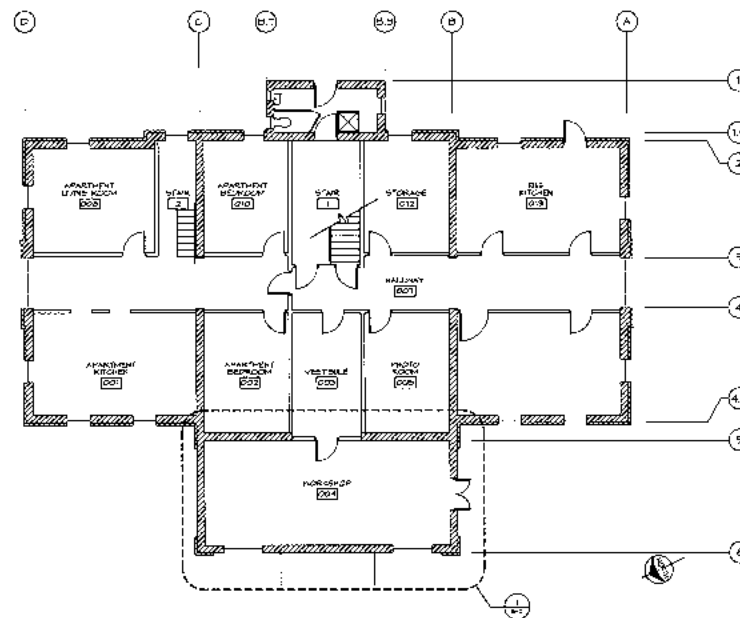
CELEST
 Maryann Graham & Associates Inc.
 2010 Carver Street Suite 200
 Carver, California 94003
 Tel: (714) 780-8252
 Fax: (714) 783-4802

Structural Engineers
 National Engineering

DATE	05/07/15
SCALE	
DRAWN	AS
JOB	2011141
SHEET	1
OF SHEETS	



FIRST FLOOR DETAIL PLAN ①
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND

1. REPAIR, REPAINT (E) STAINS AND RAIL.
2. REMOVE (E) 3" x 6" AND REPLACE WITH (E) 6" x 6" PLANK.
3. REPAIR AND REPAINT (E) BRICKS. FLOOR BRICKS ARE REQUIRED FOR REPAIRS.
4. REMOVE (E) 3" x 6" FLOOR BRICKS TO MATCH (E) 6" x 6" FLOOR.
5. REPAIR AND REPAINT (E) ADD DOORS AND TRIM.
6. INSTALL (E) 3" x 6" FLOOR BRICKS DETAIL 3/5.
7. REMOVE LOOSE PAINT ON WEST FACING GABLE END REPAIR TO MATCH (E).
8. REMOVE EXTERIOR BRICKS. PARALLEL BRICKS AT SOUTH FACING GABLE. REPAIR AND PAINT TO MATCH (E) IN SIZE AND COLOR. REMOVE PAINT, COSE PAINT AND REPAIR TO MATCH (E).
9. REPAIR AND REINSTALL (E) LIGHT FIXTURE.
10. (E) GUTTER AND (E) DOWNSPOUT TO BE REMOVED AND REPLACED WITH GALVANIZED METAL GUTTER. PAINT TO MATCH (E).

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PHOTO 24



PHOTO 23



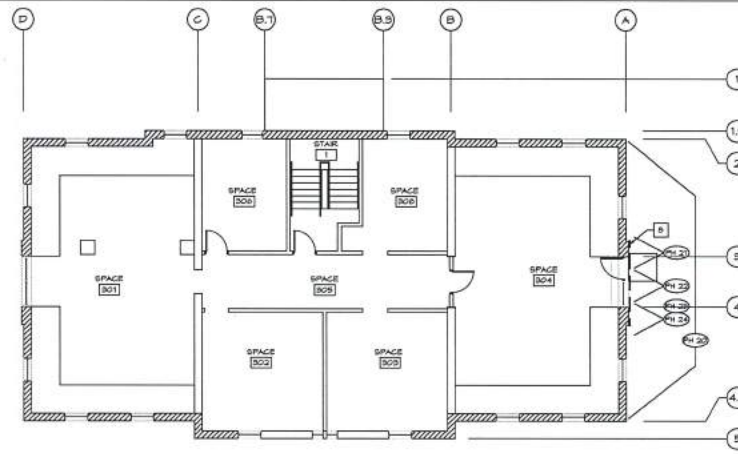
PHOTO 22



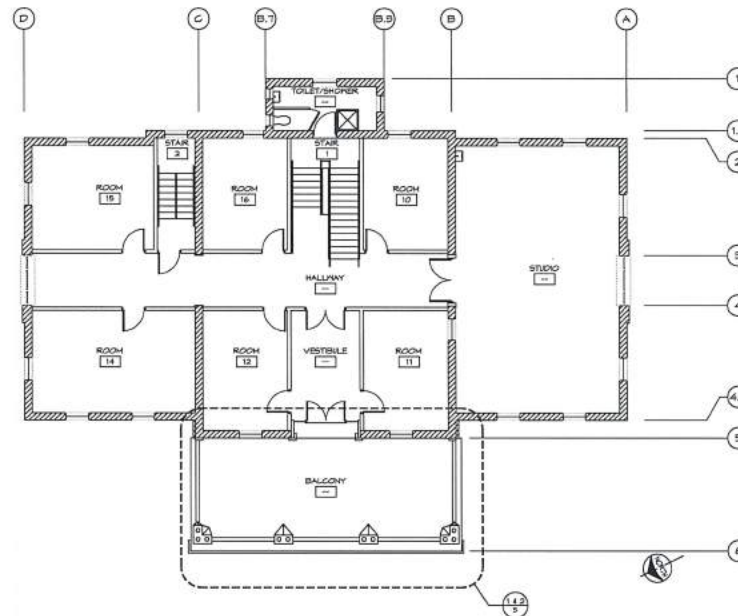
PHOTO 21



PHOTO 20



FOURTH FLOOR PLAN
SCALE: 1/8" = 1' - 0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0"

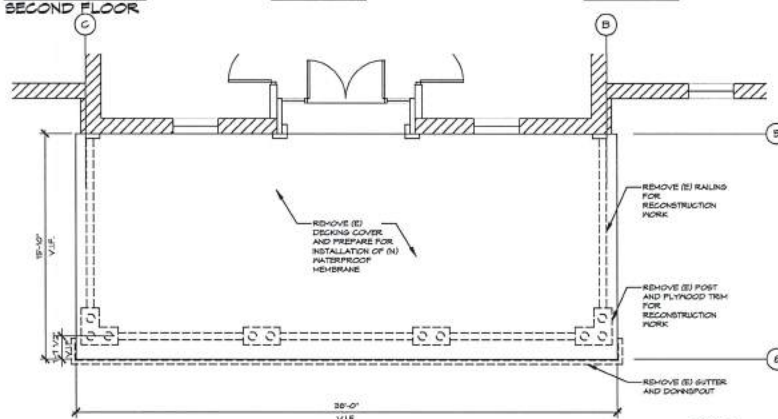
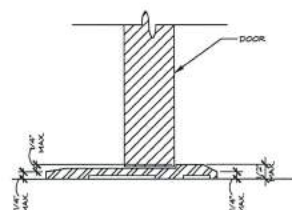
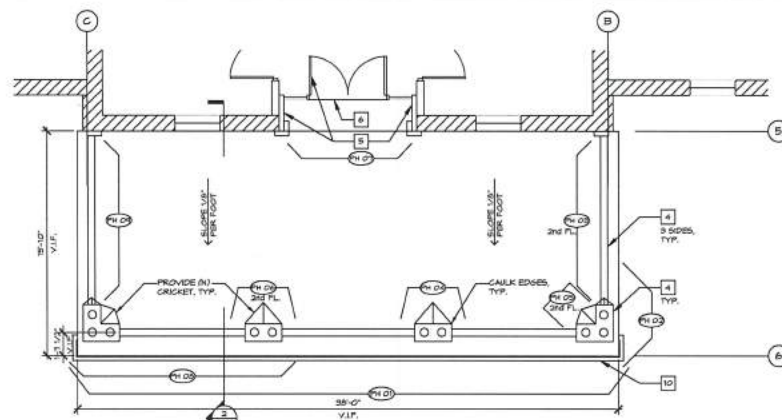
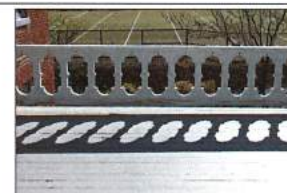
- KEYNOTE LEGEND**
- 1 REPAIR, REPAINT (E) STAIRS AND RAIL
 - 2 REMOVE (E) 3" x 4'S AND REPLACE WITH (N) BEAM PER PLAN
 - 3 REPAIR AND REPAINT (E) SECOND FLOOR RAILING AS REQUIRED FOR NEW FLOOR
 - 4 RECONSTRUCT (E) THIRD FLOOR DECK RAILING TO MATCH (E). SEE PHOTO 04.
 - 5 REPAIR AND RE-STAIN (E) HOOD DOORS AND TRIM
 - 6 INSTALL (N) THRESHOLD PER DETAIL 3/5.
 - 7 REMOVE LOOSE PAINT ON WEST FACING GABLE AND REPAINT TO MATCH (E).
 - 8 REMOVE DETERIORATED HOOD FASCIA BOARDS AT BOTH FACINGS GABLE. REPLACE AND PAINT TO MATCH (E) IN SIZE AND COLOR. REMOVE ANY LOOSE PAINT AND REPAINT TO MATCH (E).
 - 9 RETAIN AND RE-INSTALL (E) LIGHT FIXTURE
 - 10 (E) GUTTER AND (E) DOWNSPOUT TO BE REMOVED AND REPLACED WITH GALVANIZED METAL GUTTER. PAINT TO MATCH (E)

THIRD FLOOR PORCH ENLARGED PLAN LEGEND

- 1 PHOTO AND REFERENCE TO LOCATION WHERE PHOTO WAS TAKEN

PRELIMINARY
02/09/18

Third Floor Plan and Fourth Floor Plan	
St. Mary's Art Center	Virginia City, Nevada 89440
55 R Street	
Rehabilitation - Phase I	
55 R Street	
Virginia City, Nevada 89440	
DATE	02/09/18
SCALE	
DRAWN	AG
KB	307141
SHEET	4
OF SHEETS	



- ## KEYNOTE LEGEND

- 1 REPAIR, REPAINT (E) STAIRS AND RAIL.
- 2 REMOVE (E) 5'-2X12 AND REPLACE PETH (N) BEAM PER PLAN.
- 3 REPAIR AND REPAINT (E) SECOND FLOOR BALCONIES AS REQUIRED FOR NPIH REVIEW.
- 4 RECONSTRUCT (E) THIRD FLOOR DECK RAILING TO MATCH (E). SEE PHOTO 04.
- 5 REPAIR AND RE-STAIN (E) HOOD DOORS AND TRIM.
- 6 INSTALL (N) THRESHOLD PER DETAIL 2/5.
- 7 REMOVE LOOSE PAINT ON KEST FACING GABLE AND REPAINT TO MATCH (E).
- 8 REMOVE DETERIORATED GOLF FASCIA BOARD AT SOUTH FACING GABLE. REPLACE AND PAINT TO MATCH (E) IN RISE AND FALLOW. REMOVE ANY LOOSE PAINT AND REPAINT TO MATCH (E).
- 9 RETAIN AND RE-INSTALL (E) LIGHT FIXTURE.
- 10 (E) SUTTER AND (E) DOWNSPOUT TO BE RE-MOVED AND REPLACED WITH

Third Floor Porch Removals Plan, Third Floor Porch Plan, Photos and Details

St. Mary's Art Center
55 R Street
Virginia City, Nevada 89440

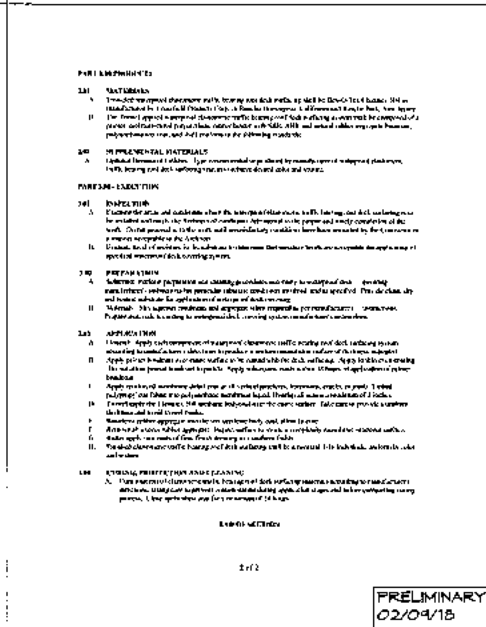
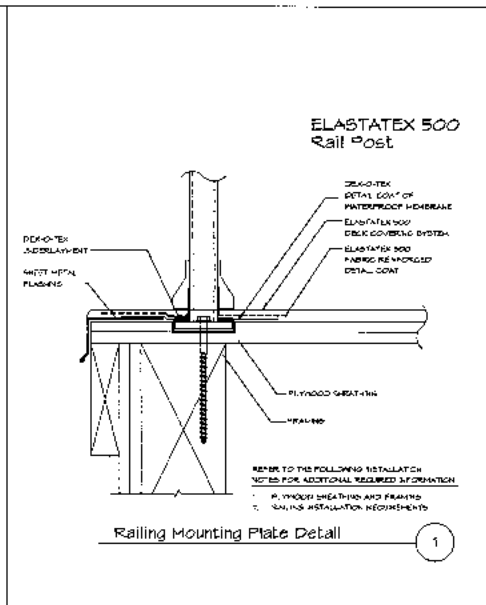
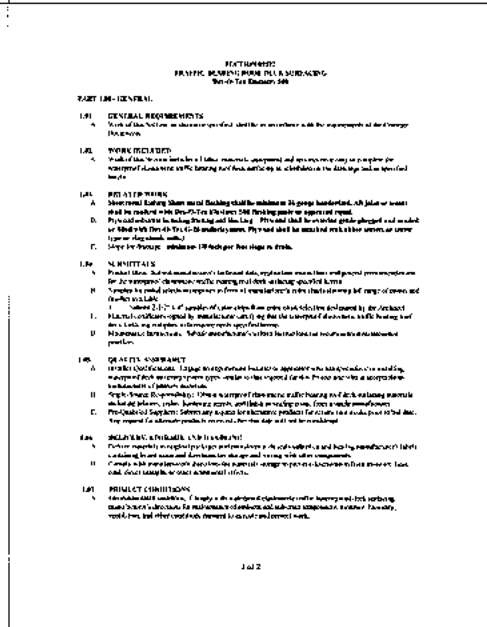
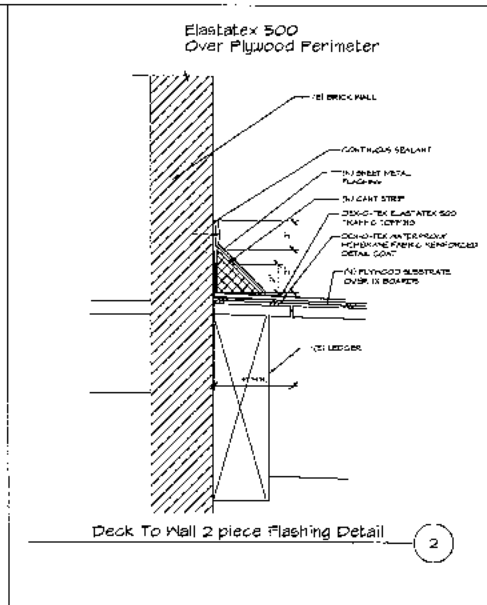
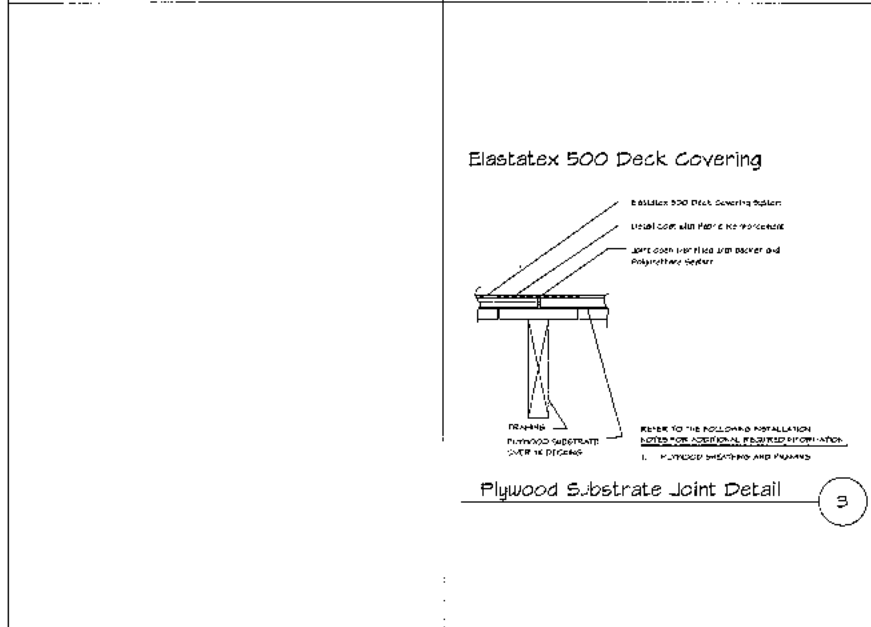
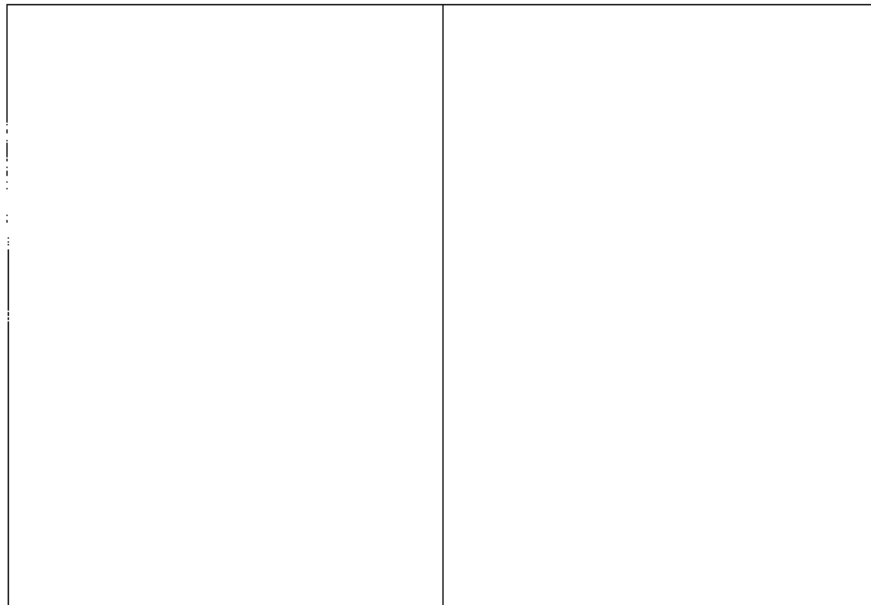
St. Mary's Art Center
Rehabilitation - Phase I
55 R Street
Virginia City, Nevada 89440

THIRD FLOOR PORCH
ENLARGED PLAN
LEGEND

PH JO PHOTO AND REFERENCE TO LOCATION WHERE PHOTO WAS TAKEN.

PRELIMINARY
02/09/18

DATE	02/09/14
SCALE	
DRAWN	AS
CN	20/11/14
SHEET	5



Waterproof Membrane Specifications and Details	
St. Mary's Art Center	Virginia City, Nevada 89440
55 R Street	Virginia City, Nevada 89440
St. Mary's Art Center	Virginia City, Nevada 89440
Rehabilitation - Phase I	Virginia City, Nevada 89440
55 R Street	Virginia City, Nevada 89440
1 of 2	2 of 2
DATE	02/04/13
BY	1011
6	