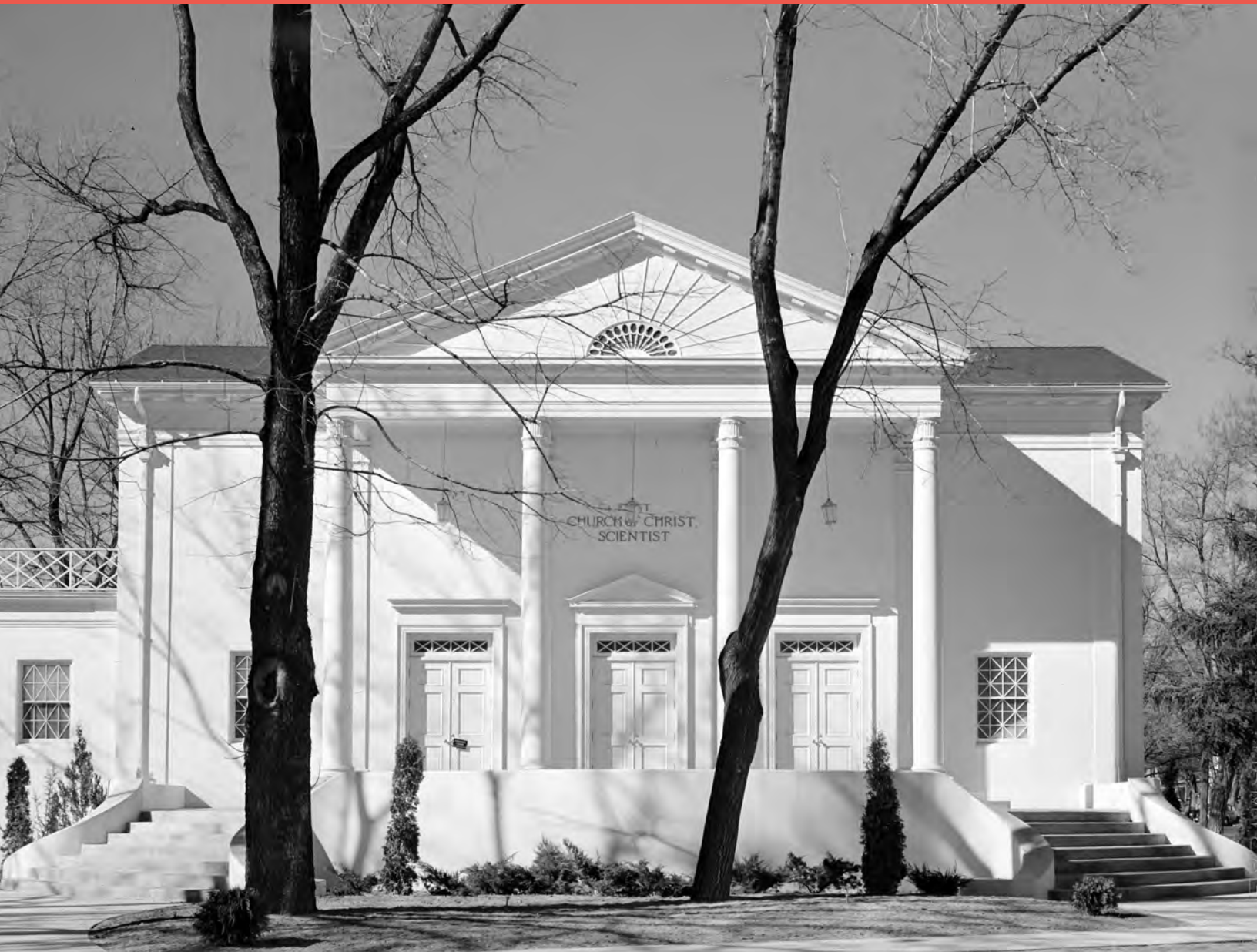


HISTORIC STRUCTURE REPORT

Lear Theater

City of Reno | October 18, 2024

Architecture
Planning
Conservation



Architectural
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Section One

Study Summary

INTRODUCTION

Architectural Resources Group (ARG) has prepared this Historic Structure Report (HSR) for the Lear Theater at the request of the City of Reno (the City). The HSR documents the evolution of the building and its existing conditions, provides a summary of significance and integrity, outlines historic preservation objectives, and provides recommendations for an overall treatment approach. This document serves to inform future planning efforts for the buildings as the City evaluates options for rehabilitation and continued use.

The Lear Theater, originally the First Church of Christ, Scientist, was constructed in 1939. The building was listed in the National Register of Historic Places (NRHP) in 1999 under Criterion C for both its Neoclassical Revival design and as a work of master architect Paul Revere Williams. The period of significance is 1939, the year the building was constructed.

CONTENTS OF THE HISTORIC STRUCTURE REPORT

The contents of this HSR comply with NPS Director's *Order 28: Cultural Resource Management Guideline*, Chapter 8 and *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*.

This HSR conveys information about the design and construction of the Lear Theater in two main sections: 1) Developmental History and 2) Treatment and Use. The Developmental History section comprises a chronology of development and use; a historical background and context; a physical description and a list of character-defining features and materials; and a discussion of significance. This section also provides

a comprehensive analysis of the building's interior and exterior conditions, and examines the building's structural, mechanical, electrical, fire protection, and plumbing systems.

The Treatment and Use section provides a comprehensive set of recommendations for the building, including conceptual alternatives for future uses. The proposed treatment was developed in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties (The Standards)*.

PROJECT GOALS

According to National Park Service Preservation Brief 43, an HSR provides documentary, graphic, and physical information about a property's history and existing conditions. Broadly recognized as an effective part of preservation planning, an HSR also provides a thoughtfully considered argument for selecting the most appropriate approach to treatment prior to the commencement of work and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during preservation, rehabilitation, restoration, or reconstruction.

METHODOLOGY

The Lear Theater HSR has been developed using information gathered from meetings, review of exiting background materials, and field investigation. The methodology employed for this report meets the standards and requirements set forth in the following documents:

Study Summary

- NPS Director's Order 28: Cultural Resource Management Guideline, Chapters 7 and 8
- Preservation Brief 43: The Preparation and Use of Historic Structure Reports
- The Secretary of the Interior's Standards for the Treatment of Historic Properties
- National Register Bulletin 15: How to Apply National Register Criteria for Evaluation
- National Register Bulletin 39: Researching a Historic Property

Meetings

ARG attended an initial project kickoff meeting on April 18, 2024. The project scope, objectives, coordination, schedule, information gathering, compliance process, and procedures were discussed at this meeting. Since that time, additional correspondence has been completed via conference call and e-mail on an as-needed basis with key City staff, ARG personnel, and ARG subconsultants in order to confirm direction on report development.

Background Research and Data Collection

At the direction of the City of Reno, ARG relied solely on existing documentation to develop the background information for this HSR and did not conduct supplemental archival research. The primary document referenced in Part I of this report is the National Register of Historic Places nomination form for the First Church of Christ, Scientist completed by Mella Rothwell Harmon in 1999. ARG also reviewed technical reports, architectural drawing sets from previous design campaigns, one of which was partially constructed, and other background materials provided by the City of Reno and incorporated relevant information into this document as appropriate.

Field Investigation and Condition Assessments

The project team, including ARG staff and subconsultants, conducted field investigations at the Lear Theater on May 13, 2024 to document existing conditions. ARG staff and subconsultants examined and photographed the existing setting, exterior, and interior conditions at that time.

MAJOR ISSUES IDENTIFIED

The Lear Theater is generally in fair to poor condition. Specific areas of deterioration and disrepair are detailed in the Condition Assessment section of this report.

The temporary north and west wing framing retrofits from the 2002 renovation are not weather tight which has likely resulted in moisture infiltration and decreased thermal performance. Additionally, extensive moisture damage was observed in the Literature Room and Women's Restroom at the west side of the building, indicating possible leaks at the roof.

The shear walls constructed in 2002 lack necessary sill anchor bolts, compromising the building's lateral stability and risking significant displacement during seismic events. The shear walls will require the installation of additional plywood sheathing to meet current code requirements.

RECOMMENDATIONS FOR TREATMENT AND USE

Rehabilitation is recommended as the overall treatment approach for the Lear Theater. All future work and alterations shall be carried out in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Standards)*.

The recommended rehabilitation scope for the Lear Theater encompasses the repair of deteriorated features, renewal of both interior and exterior finishes, accessibility upgrades, and improvements to the building envelope to ensure a weather-tight enclosure. Additionally, the structural, mechanical, plumbing, fire protection, and electrical systems, require installation or comprehensive upgrades to bring them up to current standards.

CONCEPTUAL ALTERNATIVES

This section explores potential new uses for the Lear Theater within the context of the recommended approach

Study Summary

to treatment, Rehabilitation. Also included is an alternative for stabilization, so the building can be protected while future uses are planned.

COST ESTIMATES

Preliminary cost estimates have been provided for the conceptual alternatives.

Study Summary

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Part 1: Development History

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Section Two

Historical Background and Context

INTRODUCTION

The historical overview below is excerpted from the National Register nomination for the First Church of Christ, Scientist, completed by Mella Rothwell Harmon in 1999. Please refer to this original document for further details and citations.

HISTORY OF RENO

The land along the Truckee River was inhabited by Washoe and Paiute peoples when the first white men passed through in the 1840s. In the late 1840s and 1850s, thousands of emigrants crossed the Sierra Nevada to the gold fields of California. The travelers would remain a few days in the Truckee Meadows to allow their animals to feed on the native grasses. The first permanent white settlement along the Truckee River was Jamison's Station. Jamison was among the Mormon contingent sent by Brigham Young in 1855, to establish agricultural settlements in the western part of Utah Territory. Later, Young recalled his followers to Salt Lake City, and non-Mormons, or gentiles, took over the places established by the Mormons. Agriculture in the Truckee Meadows flourished as emigrants established ranches and stations along the travel routes to harvest native grasses for their animals as they made their way to the California Gold Rush.

The lush fields of the Truckee Meadows offered excellent conditions for cattle and sheep grazing and the development of certain crops, and with the discovery of gold and silver on the Comstock, the number of settlers to the area increased. Reno was established with the construction of the Central Pacific Railroad in 1868-1869. The 1872 construction of the Virginia and Truckee Railroad, connecting Reno to

Carson City and the Comstock, brought greater traffic. At first the little town was clustered around the railroad tracks and the Truckee River, consisting mostly of wood-framed structures with little architectural style or ornamentation. Agriculture thrived in the surrounding areas, especially with ready access to the railroad and the strong demand from booming mining districts. The state university was moved to Reno from Elko in 1885, establishing Reno as the state's educational center.

Reno remained a relatively quiet place until the divorce trade, which began as early as 1900, developed into a thriving industry. Except for a two-year period, when the residency requirement was increased to one year (with noticeably disastrous economic effects), the waiting period for a Nevada divorce was six months. In 1927, during a period of competition among several states for the migratory divorce trade, the Nevada legislature shortened the residency period to three months. This act boosted the industry and divorce-seekers flocked to Reno. At the same time, Reno was the political center of the state. Figures such as Senator Francis Newlands, Senator George Nixon, and George Wingfield built mansions near the downtown core, through which the Truckee River runs. As the population grew, Reno gained political power that would not be eclipsed for half a century. In 1931, Nevada was beginning to feel the effects of the Great Depression. Mining was in a slump, and a devastating drought had seriously damaged crops, and sheep and cattle herds. Seeking a means to ameliorate the growing poverty in the State, the Nevada legislature revised its divorce law once again. This time, it shortened the residency requirement to six weeks and made the grounds for divorce more lenient. This act served to open the divorce flood gates. Over the ten years between 1929 and 1939, more than 30,000 divorces were granted by the Washoe County courts.

Historical Background and Context

The legalization of gambling, also in 1931, created an industry that would grow to surpass the divorce trade. Hotels, clubs, and bars quickly added casinos. Soon Reno's downtown pulsed with neon lights and excited gamblers. By the 1940s, Virginia Street had become the main thoroughfare, serving as the center of activity from its crossing of the Truckee River to Ninth Street. The railroad, passing through the center of town, disembarked tourists daily, and the completion of U.S. 40, which traveled along Fourth Street, brought a steady stream of motorists through town.

During the Christian Science church's period of significance, Reno held an international reputation for its divorce trade, legalized gambling, and prostitution. During the 1930s, thousands of divorce-seekers flocked to Reno and the surrounding countryside, partaking of a certain high-life that was prevalent at the time. There was another Reno functioning during this time, however:

... Reno is not merely a pleasure city: it is after all, a residence city, with thousands of modest, well-cared-for cottages; a city to which families with small children may come to live in beautiful, inspiring surroundings, with assurance that the little ones will have every opportunity and good influence to become well-educated and self-reliant citizens. Reno probably has more church members in proportion to its population than any other city in the far west: a fact which, unfortunately, is not sufficiently sensational to be given headlines in newspapers.

FIRST CHURCH OF CHRIST, SCIENTIST

A wide variety of religions have been represented in Reno historically, including Christian Science. In a 1930 Nevada Religious Census, it was reported that of the statewide population of 91,000, 19,769 were church-goers. The majority of the latter number were Roman Catholic (8,447) and Latter-day Saints (4,889), but the report indicated a Christian Science congregation of 180. The first group of

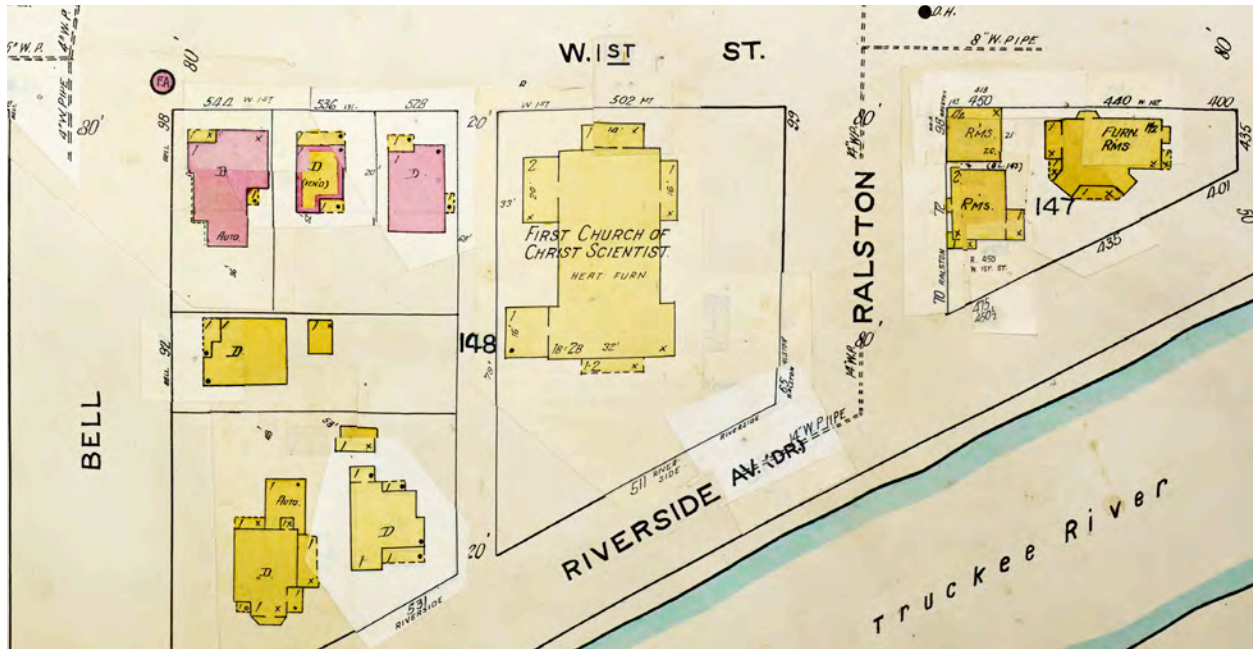


First Church of Christ, Scientist (1940); Arthur Rothstein, photographer. (Library of Congress, Prints & Photographs Division, Farm Security Administration/Office of War Information Black-and-White Negatives.)

Christian Scientists to assemble in Nevada held its first meeting in the community of Elko, in northeastern Nevada. The group met in 1903 in a private home. Other Christian Science groups organized over the next few years: in Goldfield in 1905, Reno in 1906, Ely in 1907, and Carson City in 1911. The Reno group began with a membership of four individuals, who met in a private home. By the 1930s, the Reno Christian Scientists had their church and reading room at 210 Granite Street (now Sierra Street), but membership was growing and the group was ready for a larger church.

Using loans, proceeds from the sale of the Granite Street property, and gifts from benefactors, the congregation purchased the parcel at 501 Riverside Drive and prepared to build their new church. Mrs. Luella Garvey, a wealthy transplant from Los Angeles, had brought architect Paul Williams to Reno in 1933 to design her elegant duplex home on California Avenue. For unknown reasons, Mrs. Garvey (who was not a member of the Christian Science church) wanted to contribute to a church construction project. One local denomination turned down her offer, but the Christian Scientists accepted. Through Mrs. Garvey,

Historical Background and Context



Sanborn Fire Insurance Map showing First Church of Christ, Scientist, 1949. (Reno, Washoe County, Nevada. Sanborn Map Company, 1918 - December 1949. Library of Congress Geography and Map Division Washington, D.C., https://www.loc.gov/item/sanborn05293_007/)

Williams was approached for the job of designing the new church. The Christian Scientists were pleased with the plans Paul Williams created for their church: a traditional monumental design in the Neoclassical style, one with which Paul Williams was particularly familiar. Reno builder, Walker Boudwin, was hired to construct the building according to Williams' design. The relationship between architect and builder must have been satisfactory, because Boudwin constructed several other Reno buildings designed by Paul Williams during this decade. It is not known how much money Mrs. Garvey gave for the church project, as many of the church's records were destroyed in the flood of 1950. The Truckee River, directly across the street from the church, overflowed its banks flooding the Sunday School in the basement, and rising to the auditorium, ruining the organ.

MASTER ARCHITECT PAUL REVERE WILLIAMS

Paul Revere Williams was not only a popular and prolific architect, he was also a remarkable person. African-American Paul Williams was born in Los Angeles in 1894, and orphaned at the age of four. He grew up in a neighborhood that was generally racially integrated, but by the time Williams reached high school, he began to feel the sting of prejudice. While a student at Los Angeles Polytechnic High School, Williams developed his artistic abilities and studied architecture.

The turning point in Paul Williams' life came when he announced to a design instructor his interest in pursuing a career in architecture. Astonished, the instructor declared, "Who ever heard of a Negro being an architect? You have the ability—but use it some other way. Don't butt your head futilely against the stone wall of prejudice".

Historical Background and Context

Williams encountered difficulties on his road to success and acceptance. He passed through “successive stages of bewilderment, inarticulate protest, resentment, and finally reconciliation to the status of [his] race.” Williams eventually changed his view on his condition and saw it as an incentive to personal accomplishment, “an inspiring challenge.” Williams became determined to vindicate every ability he had and to acquire new ones. He wanted to prove that he, “as an individual, deserved a place in the world.”

To further broaden his artistic abilities, in 1912 Williams enrolled in the Beaux-Arts Institute of Design, a New York institution with an atelier in Los Angeles. It was there that Williams was introduced to the architecture of Europe, which would greatly influence his later work, including the design for Reno’s First Church of Christ, Scientist. Williams excelled at the Institute, winning the coveted Beaux-Arts medal after three years of study. His success reinforced his belief that he could compete on his own merit. Over the next few years, young Paul Williams won several other design awards in national competitions including first prize in a civic center design competition for the City of Pasadena, first honorable mention in architecture at the Chicago Emancipation Celebration in 1915, and third place for the Sperling Prize.

In 1913, Williams went to work for landscape architect Wilbur D. Cook, where he learned town planning and integrating garden design with architecture. Williams realized while under Cook’s tutelage that he needed to have broader knowledge beyond mere design in order to be a successful architect. As a result, he enrolled in a course of architectural engineering at the University of Southern California. He also attended three different art schools for intensive study in design, color harmony, and rendering. In 1915, California certified Williams as an architect.

From Cook’s practice, Williams went to work for Reginald D. Johnson, where he honed his skills in residential design.

Between 1920 to 1922, Williams worked for the firm of John C. Austin’s. During this time, he worked on more than 30 school designs, and assisted in the preparation of construction drawings for the Shrine Civic Auditorium, the Los Angeles Chamber of Commerce, and the First Methodist Church in Los Angeles. Williams continued to enter design competitions and over this period he won three consecutive competitions for small house designs, establishing himself as a small-house specialist. This nascent reputation became the foundation for Williams’ own practice.

Louis Cass, a former classmate of Williams’, had heard about his success and came to him with a commission to design a home in the affluent Los Angeles community of Flintridge. This allowed Williams to open his own office in the Stock Exchange Building in downtown Los Angeles. By 1929, Williams had moved from being a small-house specialist to designing large estates. In 1931, he received a commission from automobile magnate E.L. Cord, to design a \$300,000, 32,000-square foot home in Beverly Hills. The Cord estate became a standing advertisement for Williams’ work.

While the nation suffered through a serious depression during the 1930s, Williams’ architectural practice flourished. This was due in part to the fact that Williams’ work was embraced by the Hollywood movie scene, and film stars, directors, and producers sought him out. He was in such demand that he became known as “the architect to the stars.” Paul Williams did not cater solely to the rich and famous, however. He was an associate architect with the Federal Negro Housing Project in the late 1930s, and maintained an office in Washington D.C., as well as his private practice in Los Angeles. In 1936, presumably in association with the Federal Negro Housing Project, Williams collaborated with another noted black architect, Hilyard Robinson, on the federally-funded, 200-unit Langston Terrace Housing Project in Washington, D.C. Langston Terrace still stands today and was listed in the National Register of Historic Places in 1987.

Historical Background and Context



Paul R. Williams, 1951. Herald-Examiner Collection/Los Angeles Public Library.

President Franklin Roosevelt's New Deal public housing projects led directly to defense housing ventures as America geared up for World War II. Built in 1940, Pueblo del Rio was a federally funded, 400-unit housing project in Southeast Los Angeles that was open to African-American residents. The project was a joint venture, which included such notable architects as Adrian Wilson, Gordon Kaufman, Becket and Wurdeman, and Richard Neutra. Paul Williams was appointed chief architect for the project. In 1941, President Roosevelt signed Executive Order 8802, which outlawed segregationist hiring practices by defense-related industries holding federal contracts. In 1942, Basic Magnesium Incorporated (BMI) built a plant in what became Henderson, Nevada, and imported a crew of 13,000 workers, 3,000 of whom were African-American laborers from Arkansas and Louisiana. To house its

employees, BMI built two housing developments. Victory Village and Carver Park. Carver Park was specifically built for the African-American workers and their families. The complex consisted of 324 units and a dormitory. Carver Park was designed by Paul Williams and constructed by Hammes-Euclemiler Company of Los Angeles. Other defense housing projects followed for Williams, primarily in the West, and during the war years he served as an architect for the U.S. Navy.

During and after World War II, Williams continued in his role as premier architect of individual residences, mostly in southern California. His reputation was made not only in residential architecture, however. Williams won commissions to design numerous and varied commercial buildings, school buildings (a number of which were located on the campuses of historically black universities), churches, hospitals, hotels and motels, and restaurants. Williams, both the man and the architect, won many awards and accolades through the years. In addition to four honorary doctoral degrees, he won numerous awards for architecture. In 1923, Williams became the first African-American to become a member of the American Institute of Architects (AIA), and in 1957 he was elected to the AIA College of Fellows, the first African-American to be so honored. In 1953, he was awarded the Springarn Medal by the National Association for the Advancement of Colored People (NAACP). Paul Williams retired from his architectural practice in 1973 and died in Los Angeles on January 23, 1980.

PAUL WILLIAMS' STYLISTIC DEVELOPMENT

When Paul Williams entered the architectural field early in the second decade of the twentieth century, southern California was nearing the end of its Craftsman phase. Craftsman principles were incorporated into a variety of designs, including English forms and Hispanic-Mediterranean styles. As Williams developed his early reputation as a designer of small houses, he tended to prefer Spanish colonial designs. This style easily and

Historical Background and Context

effectively integrated formal gardens, a design element Williams learned to employ while working for planner and landscape architect, Wilbur D. Cook. When Williams struck out on his own in 1922, one of his first commissions was an English Tudor style residence rendered in stucco and half-timbering. As Williams' practice developed toward the middle of the decade, he favored the picturesque English styles, and his designs were called, "lively and openly romantic." He nevertheless continued designing Spanish colonial revival houses throughout the decade.

By 1930, what David Gebhard described as "East Coast Colonial" styles began to supersede the Hispanic forms in California. Williams' commission for E.L. Cord was described as a "Southern Colonial design," in which "the colonial image was carefully abstracted, in order to be simultaneously traditional and modern." Gebhard further describes the Cord house as, "In contrast to the reductive simplicity of the exterior, the interiors are almost archaeologically correct in their use of Georgian and French details." During the 1930s, the vast majority of Williams' residential commissions were in the Georgian or Regency styles, and although he favored classical forms, he softened the symmetry with non-formal elements, and his use of historical styles always had a modernist flavor.

Williams was also able to work in a fully modern idiom. In 1936, Williams designed two houses for the California House and Garden Exhibit. One was a French cottage, which was really in the Regency style, and a three-room "Steel House." The steel house was what would become the California Ranch style and it employed modern materials in such a way as to look traditional. From a distance, the steel walls looked like wood, and the interior wall treatment suggested painted wood paneling. Williams' experience with experimental construction using modern materials no doubt recommended him for the 15-unit El Reno project, completed in 1939.

Williams' greatest successes during the 1930s drew on the classical styles. His most widely publicized (and award-winning) non-residential commissions of the decade were

the Music Corporation of America's Beverly Hills building (1936), and the Saks Fifth Avenue store, also in Beverly Hills (1939). The Music Corporation of America building resembled an elegant Georgian country house with white-painted brick walls, the two-story columned entrance, and the central cupola. The Saks store united the traditional Regency style with elements of Streamline Moderne. Williams was a master of portraying the building's purpose in its style and for fitting the building in its setting. It was during this phase of Paul Williams' design development that he rendered the Christian Science church in Neoclassical elegance, but at a scale that complemented the towering cottonwood trees that lined the Truckee River and asserted itself, but did not dominate, its location in the Biggest Little City in the World.

During World War II, Williams' commissions dropped off, no doubt as a result of his active participation in a variety of defense-housing projects. After the war, however, Williams' designs changed from the classical and traditional to modern, contemporary ranch styles, although he tended to retain Regency tastes in the interiors or display the classical tradition in elements such as delicate fenestration, symmetry, and proportions. Even though Williams was sensitive to changes in architectural fashion, he would draw on historical styles, transforming them with a sense of modernity.

The architectural style of Reno's First Church of Christ, Scientist has been described as Neoclassical and "Colonial Revival with Regency influences." It is not known how Paul Williams classified his building, but clearly the Regency influence is his signature.

For the purposes of this [document], the building is being identified as Neoclassical Revival. This allows for the monumental full-height porch and the eclectic mix of architectural details, including Regency styling. Neoclassical was a dominant style for domestic buildings nation-wide during the first half of the twentieth century. The style traces its roots to the World's Columbian Exposition in 1893 in Chicago. The event had a classical

Historical Background and Context

theme and dramatic, colonnaded buildings were constructed around a central court. The exposition was widely attended and was the subject of numerous photographs and reports. Soon the Neoclassical style was all the fashion for residential and commercial buildings.

Williams' work has also been described as following the Regency style. This style was particularly popular during the 1830s and was loosely based on the English Neoclassical style common during the regency of George IV (1811-1830). The principal attributes of the style were plain facades with quoins at the corners and main entrance, hipped roofs, a flat-roofed entry, and the use of decorative cast-iron scrollwork. What is called Regency is also similar to the Adam style, which is characterized by "clarity of form, use of color, subtle detailing, and unified schemes of interior design." The significance of the Regency and Adam styles to the Christian Science church is three-fold. They were both detail oriented, influential in the USA, and neoclassical (so ripe for integrating into Neoclassical Revival forms). Williams' employees reported that he particularly liked designing details. The delicate detailing of the Regency and Adam styles allow for creative adjustment of proportions, and this may have appealed to Williams. The caption under the drawing of the Christian Science church in *Paul R. Williams, Architect: A Legacy of Style* explains Williams' facility with the Neoclassical style: "This church exemplifies Williams' ability to adapt residential design to commercial projects as well as his desire to create pleasing, calming environments." This, indeed, is what he created at 501 Riverside Drive, along the Truckee River, among the cottonwood trees.

Historical Background and Context

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Section Three

Chronology of Development and Use

1938	<p>Paul Revere Williams engaged to design Reno's First Church of Christ, Scientist.</p> <p>Ground broken for construction on October 7.</p>
1939	<p>Construction completed and the congregation's first services held on October 22.</p>
1950	<p>Truckee River flood destroys many church records in the building's basement (November).</p>
1982	<p>First Church of Christ, Scientist building listed in Nevada State Register of Historic Places.</p>
1997	<p>The Reno/Sparks Theater Coalition, formed in 1994, enters into a purchase agreement with the First Church of Christ, Scientist for purchase of the building at 501 Riverside Drive (May).</p>
1998	<p>The First Church of Christ, Scientist congregation builds a new church in a different location and vacates 501 Riverside Drive. Reno/Sparks Theater Coalition purchases the with support from a \$1.1 million donation from Moya Lear. The building is renamed the Lear Theater in her honor.</p>
1999	<p>Lear Theater listed in the National Register of Historic Places and Reno Register of Historic Places.</p>
2000	<p>Wise Consulting conducts a Lead Based Paint (LBP) survey of the Lear Theater and finds LBP present in both interior and exterior locations.</p> <p>Advanced Installations, Inc. completes lead abatement at the Lear Theater. The project involved LBP removal with a chemical paint stripper from the columns, doors, door frames, door trim, and soffit on the exterior front entrance of the building.</p> <p>Advanced Installations, Inc. completes asbestos removal from pipe chases, walls, and above the backstage ceilings on the first and second floors and in the attic; asbestos containing thermal system insulation was also removed from the boiler room and the northwest crawlspace.</p>

Chronology of Development and Use

2002-2004	<p>Alterations completed by Dolven Construction include:</p> <ul style="list-style-type: none">• Demolition of the original two-story gabled extension at the north end of the west facade, including two sets of entry stairs and a raised walkway on the building exterior. This extension housed rest rooms, an ushers' room, and a library on the first floor, and a small apartment (bedroom, bathroom, living room, kitchen, closets, and an entry hall) at the second floor.• Expansion of the rear facade northward on either side of the original one-and-a-half story rear gabled extension. This included removal of the rear entrance on the north facade and construction of a small addition at the north end of the east wall. This change was made to establish a new stage in this location. The north entrance was not replaced.• Demolition and new construction along the west side of the building to develop ancillary spaces supporting what was to be a cabaret theater in the basement; this partial construction includes unfinished wood framed partitions in the basement and a half-story temporary roof structure that attaches to the west exterior wall.• Interior demolition of all original features on and behind the north wall of the auditorium including the original rostrum and organ pit with low, wood paneled walls; a wood paneled desk; full-height columns and pilasters framing the rostrum; three door openings with decorative wood pediments; two inset grilles at the upper wall level, flanking the rostrum; backstage areas (reader's and singer's rooms, director's room, rostrum entry, and other support spaces); and the interior walls and finishes of the basement.• Removal of the two northernmost pilasters from the east and west auditorium walls and the corner pilasters near the stage.• Removal of the decorative painted cornice trim between the two northernmost windows and the stage in the auditorium.• Insertion of steel framing in the auditorium, near and at the new stage.
2003	<p>Kautz Environmental Consultants, Inc. prepares an updated Historic Resources Inventory Form that documents alterations to the building since completion of the 1999 National Register Nomination, including those described above.</p>
2005	<p>Reno-Sparks Theater Coalition reincorporates as the Lear Theater, Inc.</p> <p>Paneled wood doors at east entrance replaced with new paneled wood doors.</p>

Chronology of Development and Use

2005-2007	<p>In kind replacement of select (highly deteriorated) moldings and cornice elements, the fanlight at the front pediment tympanum, and the front doors. Painting of exterior woodwork.</p> <p>Roof repairs to the one-story west addition and to the east porch extension; box gutters replaced with hung aluminum gutters.</p>
2009	JCJ Architecture's plans receive Part 2 approval from SHPO.
2011	Artown, a local nonprofit arts organization, acquires the Lear Theater from Lear Theater, Inc. and begins exploring possibilities for restoration and reuse.
2015	Artown Board establishes the Lear Committee to facilitate transfer of the property to a non-profit group that would operate the building as a community theater. This effort is not successful.
2016	Temporary fence erected around the Lear property after campfire remains found adjacent to east facade.
2021	Artown Board, unable to find a non-profit group to operate the property, votes in favor of offering the building to the City of Reno to facilitate preservation and theater use. Reno City Council approves transfer of the Lear Theater to the City for rehabilitation and reuse (July 21).
2023	City of Reno finalizes purchase of the building from Artown for \$875,000 and Reno City Council approves \$1,000,000 in funding for security and landscaping improvements at the site.
2024	<p>Landscape improvements (currently in-progress):</p> <ul style="list-style-type: none">• Remove vegetation from west side of building.• Remove boulders and landscaped area at southwest corner of building; remove existing landscaped areas in front of south terrace and along east wall in preparation for new landscaping.• Remove concrete ramp from east entrance and install new concrete ramp from West First Street.• Demolish existing concrete walks and entry stairs at front of building; install new concrete stairs (tread and rise to match existing) and concrete walks. Install new stair rails at steps to reference existing design.

Chronology of Development and Use

-
- | | |
|---------------|---|
| 2024 (cont'd) | <ul style="list-style-type: none">• Install wrought iron fence around the building; install single- and double-leaf gates at entry points.• Install concrete mow bands at east and west sides of building.• Install new plantings around front (south) and east walls. Plant sod in east yard and install rock mulch in rear areas around base of building.• Install new landscape irrigation system.• Install floodlights at front terrace to light primary facade |
|---------------|---|
-

Undated alterations	<p>Wrought iron railings at entrance stairs and terrace installed.</p> <p>Wood, clathri patterned wood balustrade removed from roof of west shed addition.</p> <p>Installation of modern security lights at exterior.</p> <p>Original wood shingles replaced with composite shingles.</p>
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Information above compiled from these sources: "Artown's Lear Theater Stewardship Timeline," <https://web.archive.org/web/20211204193703/https://artown.org/lear-theater-stewardship/> (accessed 8.7.2024); "501 Riverside Drive: First Church of Christ, Scientist/Lear Theater, 11.20.2023," <https://storymaps.arcgis.com/stories/885fb9b9325b4793bb29f1a47f06b074> (accessed 8.7.2024); Reno/Sparks Theater Community Coalition, "List of Activities: 1996-1997," and "List of Activities: July 1, 2000-June 30, 2001"; "First Church of Christ, Scientist" National Register of Historic Places Registration Form by Mella Rothwell Harmon, 1999; "Lear Theater Rehabilitation Tax Credit Part 2 Application," October 2008; "Lear Theater Historic Landscape Restoration," City of Reno, 90% Bid Set, 3.29.2024; "Preliminary Electrical Legend & Drawing Schedule," PK Electrical/City of Reno, 90% Bid Set, 3.29.2024.

Section Four

Physical Description



Aerial imagery of the First Church of Christ, Scientist. Subject property outlined in yellow. (Google Maps aerial, 2024; amended by ARG)

The descriptive information below is excerpted and adapted from the National Register nomination for the First Church of Christ, Scientist, completed by Mella Rothwell Harmon in 1999. ARG has updated the physical descriptions where necessary to reflect existing conditions as of 2024.

First Church of Christ, Scientist/Lear Theater

Exterior

Reno's First Church of Christ, Scientist, now called the Lear Theater, sits on a one-half acre parcel that once housed the Odd Fellows' Royal D. Hartung Home for Orphans and Foundlings. The building faces Riverside Drive, which skirts the north bank of the Truckee River, and West First Street passes behind the building.

Across the river is Newlands Bluff, so called for the prestigious and historic Newlands neighborhood that sits atop it. From the steps of the church one can see the backs of some of Reno's more impressive mansions. The area surrounding the church consists of a mix of land uses, but many homes and bungalows dating to the 1910s and 1920s still remain. To the east is Bice Centennial Park, which extends from Riverside Drive to the Arlington Street Bridge.

Until the 1970s, the neighborhood was primarily residential and from the 1920s to at least the 1950s many of the homeowners exploited Reno's famous divorce trade by operating boardinghouses for divorce-seekers who needed to establish a six-week residency.

The Christian Science church is a two story Neoclassical Revival style building of irregular cross plan, with single-

Physical Description



Lear Theater, primary (south) and east façades, view northwest (ARG 2024)

story side and rear extensions, and raised above the surrounding landscape. The walls and foundation are finished with a light gray stucco and trimmed in wood, and the building's color is pale yellow with white trim. The roof is sheathed in composition shingles, and the original masonry chimney that pierced the west roof slope toward the rear of the building has been removed.

The structure's interior framing is steel. Twin curving balustrades with cast-iron hand rails transition up to a raised terrace creating an elegant entrance to the church at the south facade. Oversized urns grace the ends of the balustrade. The style-defining entry portico fills the central third of the front facade. This full height porch is supported by four slender columns with subtle foliate capitals. Shadowing the columns and bracketing the three doorways, are four square pilasters with fluted capitals. The pediment over the portico is trimmed with dentils and a sunburst fanlight, with radiating molding within it. Dentils line the cornice, and the entablature is plain. Between the four pilasters are three sets of paneled double doors

trimmed with simple casings and crowns matching the entablature of the building. In addition, a diagonal-patterned transom light is located above each door. The center set of doors is accentuated with a decorative pediment. On either side of the portico, within the lower half of the elevation, are one-over-one double-hung windows with diagonal-patterned grilles.

The gable ends of the transept are pedimented and duplicate the entablature of the portico. At each corner are subtle pilasters rising through the relief of the cornice. The east elevation of the transept sports a tall fixed window in the upper half. This window is faced with diagonal-patterned grilles and a decorative cast-iron railing surrounds the lower quarter of the window. The window is capped with a scrolled open pediment with a finial projecting upwards from the center. Directly below this large window is a narrow fixed window with decorative grilles. In the narrow north-facing wall are two small, vertically-arranged windows, also with grilles.

Physical Description



Lear Theater, east façade, view southwest (ARG 2024)

The church's nave is oriented north-south. Midway along the east and west elevations of this wing are large tri-part windows. The two narrow outer panels are six-over-six double-hung and the larger center panel is twelve-over-twelve. The panels are separated and bracketed by pilasters with foliated capitals and topped with entablature molding.

Projecting from the west elevation of the transept is a single-story extension with a shallow-pitched shed roof. Two double-hung windows with grilles pierce the walls of the south elevation. Two six-over-six double-hung windows are located on the west elevation of this extension, and three six-over-six windows are in the north wall. All of these windows are untrimmed.

As originally designed, the building had a two-story, gable-roofed extension at the north end of the west facade; this was removed in 2002-2004 as part of alterations completed to modify the building for theater use. The two-story extension, along with a raised exterior walkway, and the west entrance were all removed at this time and

have been replaced with the half-story addition that is in place today. This half story addition shelters partially completed construction in the basement that was intended to support a new theater use in that location.

The rear of the nave faces north. The gable end is ornamented only by eave returns, which drop into corner pilasters, and the boxed cornice. A circular grated vent is located in the wall just below the peak of the gable. The original design also featured a one-and-a-half story, gable-roofed extension with an entry porch extending to the west. The gabled volume is still extant and retains its pediment, subtle corner pilasters, small round vent near the peak, and three untrimmed six-over-six double-hung windows. Modifications completed in 2002-2004 to construct a stage resulted in an expansion of this rear wall. The rectangular volumes that extend to the east and west of this original gabled extension were constructed at this time. A portion of the one-story extension at the north end of the east wall was also extended northward as part of the 2002-2004 modifications.

Physical Description



Lear Theater, rear (north) and east façades, view southeast (ARG 2024)



Lear Theater, rear (north) façade, view southwest (ARG 2024)

Physical Description



Lear Theater, entry hall, view west (ARG 2024)

Interior

The building's interior includes a basement, the main auditorium, the balcony in the upper rear of the auditorium, and smaller support spaces throughout. The main entry hall, or narthex, has wood dado wainscoting, with painted plastered walls above. Stairs descending to the basement and ascending to the balcony are located at the east end of the entry hall; rest rooms and other support spaces are located at either end of the entry hall.

The basement is semi-subterranean, and was altered in 2002-2004 through the addition of partially framed out spaces to the west, intended to support a cabaret theater. The original basement housed the Sunday school auditorium with platform stage and dressing rooms, a boiler room, lobby, storage vault and rest rooms. These spaces and associated features were modified and largely removed as part of the work completed in 2002-2004.

The main auditorium in the nave is entered through two doors leading from the narthex. The floor in the auditorium slopes downward to the north. The original seats are oak-backed, with hinged, padded seat cushions. A metal divider between the seats allows for individual seating, and a wire hat rack is located under each seat. The space originally seated 357. The walls in the nave are covered in wood dado paneling. Fluted pilasters with foliated capitals are placed along the tri-part windows in the west and east walls. The ceiling is plaster and the ceiling cornice has applied dentils.



Lear Theater, basement, view northwest (ARG 2024)

The sloping floor of the main auditorium terminates at the stage area, which was installed in 2002-2004. To create the stage, several original features were removed from the north end of the auditorium, including the original rostrum and organ pit with low, wood paneled walls; a wood paneled desk; full-height columns and pilasters framing the rostrum; three door openings with decorative wood pediments; two inset grilles at the upper wall level, flanking the rostrum; and backstage areas (reader's and singer's rooms, director's room, rostrum entry, and other support spaces). The two northernmost pilasters from the east and west auditorium walls and the corner pilasters near the stage were also removed, as were sections of the decorative painted cornice trim between the two northernmost windows and the stage in the auditorium.

New steel framing was also installed in the auditorium as part of the 2002-2004 modifications, near and at the new stage.

At the rear of the auditorium, the balcony is cantilevered and has bottom chord bracing with metal lath and furring. There are 138 folding, bentwood seats in the balcony, each with a hat rack below, but without the upholstery of the seats below. There is a storage room off the balcony on the west side. No alterations appear to have been made to the balcony.

Physical Description



Lear Theater auditorium showing new stage and steel framing, view north (ARG 2024)



Lear Theater auditorium showing balcony seating area and other original features including pendant light fixtures, multi-pane windows, and decorative painted cornice treatments (ARG 2024)

Section Five

Evaluation of Significance

PREVIOUS EVALUATIONS

Mella Rothwell Harmon completed the National Register nomination for the First Church of Christ, Scientist in 1999. The nomination finds the building eligible for listing in the National Register of Historic Places under Criterion C for its Neoclassical Revival architectural style, and design by master architect Paul Revere Williams. As assigned by the National Register nomination, the period of significance is 1939, the year the building was constructed.

The statement of significance developed in the 1999 National Register nomination form reads:

Reno's First Church of Christ, Scientist, built in 1939, is eligible for listing in the National Register of Historic Places under Criterion C for its distinctive Neoclassical Revival architectural style, designed by renown African-American architect Paul Revere Williams. The building must also be evaluated under Criteria Consideration A as a religious property. To be eligible for the National Register, a religious property must derive its primary significance from architectural or artistic distinction, or historical importance. The Christian Science church clearly meets these requirements, for its significance lies in the distinctive characteristics of its type, as well as for being the work of a master. Furthermore, the building is no longer owned by a religious organization, nor does it function as a religious property.

INTEGRITY

Integrity refers to the ability of a property to convey its historical significance in relation to its period of significance, generally achieved by the retention of some or all seven aspects of integrity including location, design, setting, materials, workmanship, feeling, and association.

The integrity assessment in the 1999 National Register nomination was written before the building underwent substantial changes in 2002-2004. Despite alterations, including removal of all original features and spaces at the north wall of the auditorium, the removal of the original two-story gabled projection at the north end of the west facade, and demolition of original features and spaces in the basement, the building still retains enough integrity to convey its significance. The building has not been moved from its original location north of the Truckee River, so retains integrity of location and setting. It retains integrity of design, materials, and workmanship through retention of original entry features, windows, siding, massing, interior layout and circulation, and original interior materials and spaces. Though the building is no longer associated with the First Church of Christ, Scientist, it retains integrity of association and feeling through design features and Neoclassical Revival stylistic elements that are intact from the original Paul Revere Williams design.

CHARACTER-DEFINING FEATURES

A character-defining feature is an aspect of design, construction, or detail that is representative of a historic resource's function, type, or architectural style. Character-defining elements include the overall shape of the historic resource, its materials, craftsmanship, decorative details, interior spaces, and features, as well as the various aspects of the resource's site and environment.

Evaluation of Significance

Character-defining features of the Lear Theater include:

EXTERIOR

- Original one-and two story volumes
- Intersecting gable roof with prominent front- and rear-facing gables
- Secondary side-facing gables
- Concrete stairs and terrace at south entrance including curved sidewalls
- Ornate profiled door surrounds at south entrance and east entrance
- Pediment with sunburst-patterned vented tympanum, south facade
- Dentils at south facade eave line and at south, east, and west gable pediments
- Wood paneled doors with clathri patterned transom windows (south and east entrances)
- Fluted columns and pilasters, including bases and foliated capitals at south entrance
- Coffered portico soffit
- Profiled frieze trim and wood window trim (throughout)
- Double-hung and fixed wood windows with clathri patterned lites (south and east facades)
- Circular vents at east, north (2), and west gable faces
- Multi-lite double hung wood windows (2/2, 6/6, 12/12) throughout
- Swan's neck pediment and wrought iron balconet at east window
- Decorative wrought iron railing at east entry porch
- Stucco wall finish (throughout)
- Granite cornerstone at southeast corner

INTERIOR

- Original floor plan including foyer, east and west lobbies, restrooms, stairs, support spaces, and auditorium at first floor, balcony at second floor
- Foyer: Paneled wood wainscot with profiled chair rail, fluted corner pilasters, crown molding, wood paneled doors with decorative trim surround; patterned linoleum flooring, drinking fountains, original door hardware (where extant)
- Secondary and support spaces: profiled wood window and door trim; tile floors in restroom spaces; metal handrails at balcony and basement stairs; profiled crown molding, chair rails, and base trim; wood paneled doors; original door hardware and light fixtures (where extant)
- Auditorium: double-height volume; sloped floor and gently arched ceiling; profiled wood base trim, chair rail, and crown molding; decorative painted frieze and dentiled wood cornice; painted wall details; wood pilasters with plaster capitals; wood paneling below east and west windows; large pendant light fixtures; and original wood and metal pews with upholstered seats and wire hat holders.
- Balcony: wood paneling at north face of balcony railing; original tiered wood and metal seating with wire hat holders.
- Features installed outside the period of significance that are not considered character-defining include the half-story west addition, new stage and adjacent extensions at north end of the building, and the unfinished partition walls in the basement.

Section Six

Condition Assessment

Existing exterior and interior material conditions at the Lear Theater were surveyed on May 13, 2024 to determine the overall conditions of building materials and features, and to identify areas of extant historic fabric. The scope of the existing conditions assessment was limited to visual inspection and did not include any materials testing or destructive investigation. The walls, ceiling, and roof were visually inspected from the ground only.

Many individual materials and features have been given overall condition ratings of good, fair, or poor. Good condition indicates that the material does not show signs of active deterioration and is not currently in need of repair. Materials identified as being in fair condition exhibit active deterioration, but in limited quantities or locations. Poor condition means the material or feature will require extensive repair or possibly replacement in kind. The historic materials at the Lear Theater are generally in fair to poor condition.

This assessment refers to rooms and room numbers as indicated on the existing conditions drawings found in Appendix E of this document.

SITE AND EXTERIOR FEATURES

Grading and Site

The Lear Theater is situated on a relatively level one-half acre parcel within the Truckee River Valley, approximately one hundred feet north of the riverbank. The site's grading allows for adequate drainage away from the building perimeter. However, plant growth and excess duff adjacent to the building have contributed to the deterioration of the painted finish at the base of the exterior stucco walls. When allowed to grow against a building or when not removed routinely, vegetation and duff accelerate

the deterioration of finishes by trapping excess moisture against the building.

Primary access to the interior is provided by two sets of curving stairways that connect to a raised concrete terrace and a second set of steps at the south entrance. The painted wrought iron handrails at each set of stairs are in good condition but lack compliant extensions. The concrete terrace and steps are in poor condition, with significant material deficiencies, including spalling and material loss. Minor deterioration includes staining of the concrete from accumulated tree duff.

Large concrete walk paths lead up to the two sets of curved stairs along the south elevation. The concrete is in poor condition, with significant cracks and spalls. A temporary chain link fence currently encloses the entire lot.

At the east elevation, a concrete walk path leads to a ramp and single entry door. The ramp is too steep to meet ADA requirements and the handrails are non-compliant. The concrete path is overgrown with weeds and uneven along its length, creating a tripping hazard for visitors.

ROOF

Roof Structure

According to the 1938 construction drawings, the roof framing consists of east-west spanning steel trusses at 14 feet on-center, with two steel C7x9.8 channels spanning north-south between the trusses at 8.5 feet on-center, and diagonal sheathing on top. It is possible that new roof sheathing was added on top of the original diagonal sheathing during the 2002 construction effort. The composition of these trusses is detailed in the original 1938 construction drawings, as shown in Appendix G - Structural Letter Report.

Condition Assessment



Figure 01: Deteriorated paint at the base of the exterior stucco walls along the south elevation



Figure 02: Non-compliant handrails at the southwest stair



Figure 03: Significant deterioration of the concrete steps at the southwest stair



Figure 04: Significant spalling of the concrete of the south entrance Terrace



Figure 05: Extensive plant growth and spalling of the walk path at the south entry



Figure 06: Non-compliant ramp and sidewalk overgrown with vegetation at the east entry

Condition Assessment

Roofing

The intersecting gable roof of the Theater is covered with brown asphalt shingles, which appear newer and in good condition based on visual inspection. The partially constructed additions at the north and west elevations, as well as the east entry, are covered with rolled roofing that is also in good condition, though intended for temporary use. A portion of the roof located above the Women's Restroom and Literature Room at the west is similarly covered with rolled roofing that is in fair to poor condition. This area of the roof has accumulated dirt and tree debris, likely due to the overhanging trees at this location. Moisture damage at the interior suggests that this portion of the roofing is in need of repair or full replacement.

The sheet metal downspouts, gutters, and flashing, are generally in good condition with minor material deficiencies observed. At the east elevation areaway, the downspout extension is detached. At the northeast corner of the east wing and along the north wall of the west wing, the sheet metal flashing is unsecured. Flashing is missing at the northern portion of the west addition.

EXTERIOR WALLS

Stucco Walls

The original exterior walls are constructed of 12-inch thick wood framing with a stucco exterior finish and a plaster interior finish. The additions at the north and east elevations are similarly constructed with wood-framed walls with an applied stucco finish. The stucco walls are painted a light yellow color.

The exterior walls are in good overall condition, though minor cracking of the finish is visible along the length of the south elevation. The painted finish of the south Terrace wall shows minor paint loss, which has been coated over, resulting in a telegraphed appearance on the surface. Extensive ivy growth is present along the southern portion of the west elevation. Removal of ivy typically results in the loss of paint coatings.



Figure 07: Unsecured sheet metal flashing at north wall of the west wing



Figure 08: Paint loss telegraphing through new paint coating at south face of the south terrace

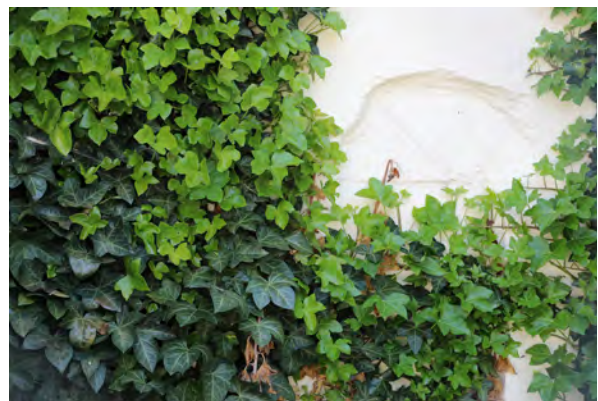


Figure 09: Extensive ivy growth at the west wall of the west wing

Condition Assessment

Moisture has contributed to minor paint loss and staining at the base of the walls, with significant paint loss observed at the lower areaway along the east elevation due to an accumulation of debris and duff in this area. An accumulation of dirt was also noted along the length of the concrete base and stucco finish of the north wall.

An opening intended for a set of paired exterior doors on the east side of the north wall has been covered with plywood on the interior side of the Auditorium. This opening is not watertight, and light is visibly leaking into the interior around the edges of the opening.

There are three metal louvers installed along the north elevation. The fins of the louvers are bent and have a significant accumulation of dirt.

The entry portico of the Lear Theater features painted wood columns and trim, and painted wood siding at the pediment. The columns, which support the pediment with its sunburst motif, are in good overall condition, with the paint finish intact and no significant signs of deterioration. The wood trim along the entire exterior of the building, including the frieze, door surrounds, and window trim, is also in good overall condition. The original railings along the balconies of the east and west elevations were removed during the 2002 renovations.

Temporary Walls

The temporary exterior walls of the west addition are wood-framed with plywood sheathing, painted light yellow to match the original stucco of the building. The base of the plywood is rotted and soft due to water damage from prolonged contact with moisture at grade. There are open joints between the original building and the temporary construction, creating a potential location for water intrusion. The stucco lath of the new north wall is exposed where the temporary walls meet the new wall.

On the west side of the building, a portion of the original structure was demolished during the 2002 renovations. The resulting void in the original exterior wall was framed



Figure 10: Boarded opening at the east end of the north façade



Figure 11: Damaged fins of the louver at the north elevation



Figure 12: Exposed stucco lath between northwest addition and the temporary wall and roof of the unfinished west addition

Condition Assessment



Figure 13: Temporary membrane at the west elevation



Figure 14: Cracked glazing at east entry transom



Figure 15: Tarnished hardware at east entry (Door 1-04)

and sheathed, and concealed with a plastic membrane. As the membrane was intended for temporary installation, it has since detached from the substrate and is significantly bubbled.

EXTERIOR DOORS

Wood Doors

The wood exterior doors are intact and in good overall condition. There are three sets of paneled double doors at the primary south entrance, each trimmed with simple casings and entablature with dentil molding. Above each door is a clathri-patterned transom light with original textured glass. A decorative painted wood pediment is positioned above the center set of doors. Brass lever handles with matching mortise cylinders and rectangular escutcheon plates are present on the center door; these levers are in fair condition, with minor tarnishing visible. Brass door knobs are installed on the east and west doors and remain in good condition.

The secondary east entrance features a paneled double door trimmed with painted fluted pilasters and a simple entablature adorned with dentil molding. Above the door is a clathri-patterned transom light with the original textured glass still intact, though there is a crack in the glass at the southern end of the transom. Brass lever handles with matching mortise cylinders and rectangular escutcheons are present on each door. The levers are in fair condition, with some minor tarnishing visible.

EXTERIOR WINDOWS

Wood Windows

The Lear Theater retains the majority of its original wood windows, which range from good to poor condition. The glazing is typically edged with excess paint, which should be carefully cleaned as part of the window rehabilitation process. The trim around many of the windows contains holes and remnants of previous hardware that has since been removed. Additional material deficiencies include broken glazing, damaged or missing hardware, and general paint deterioration.

Condition Assessment

The Auditorium features two prominent multi-pane windows, each consisting of a central twelve-over-twelve double-hung wood window flanked by two narrower six-over-six double-hung windows. These windows are framed by fluted pilasters that rise from the baseboard to meet ornate crown molding adorned with a Greek key frieze. The windows are generally in good condition, though two panes on the east window have been replaced with clear glass, which contrasts with the original amber glazing present in the remaining panes.

An eight-over-eight double-hung wood window with a similar distinctive diamond pattern, defined by both horizontal and diagonal muntins, is located at the Lobby Stairs (Room 102). This window is missing a single interior muntin in the bottom sash but is otherwise in good condition.

A fixed tripartite window is situated at the mid-landing of the Stairs (Room 104). The window has diamond-patterned glazing in each section and is generally in good condition. However, one of the bottom panes is cracked, and there is minor paint loss at the sill.

The window of the Men's Restroom (Room 105) on the east façade is an original painted six-over-six double-hung wood window. Five of the six panes in the lower sash are broken, and the sash is covered with plywood on the interior. The upper sash retains its original textured glass panes, which remain in good condition. The window frame, painted white on the exterior and light blue on the interior, shows signs of minor deterioration, particularly along the bottom edge where paint chipping is visible. The window is in poor condition and requires restoration to address its material loss.

The window of the Women's Restroom (Room 112) is an original painted six-over-six double-hung wood window. The window remains intact, though ivy growth is present, with vines extending to the interior side and onto the surrounding walls. The window retains its original textured glass panes, which are in good condition. The window



Figure 16: Missing interior muntin at Window 1-12



Figure 17: Damaged sash and broken or missing glazing at Windows 0-10 (left) and 1-10 (right)



Figure 18: Damaged glazing at Window 1-01 on the north wall

Condition Assessment



Figure 19: Ivy growth at window 1-20 in the Women's Restroom (Room 112)



Figure 20: Missing hardware at bottom sash of Window 1-16 in the West Lobby (Room 115)



Figure 21: Broken glazing in bottom sash of Window 1-05 at the northern stairs (Room 008)

frame shows minor material deterioration, particularly along the bottom edge, where paint chipping and some wear are visible. Overall, the window is in fair condition.

The Literature Room (Room 114) features three six-over-six double-hung wood windows, each with a distinctive diamond pattern in the sashes. Some panes of the southeast window have been replaced with clear glass, contrasting with the original textured glass. The frame of the southwest window, painted light blue, shows minor paint damage at the bottom of the lower sash, with flaking paint visible. The west window is in fair condition, with missing hardware at the right of the bottom sash, loose and flaking paint particularly at the sill, open joints around the frame, and significant dirt accumulation.

The Lobby (Room 115) features a six-over-six double-hung wood window with a diamond pattern in each sash. One of the panes in the upper sash is cracked, but the remaining textured glass is intact. The hardware on the left side of the bottom sash is missing.

The Registry (Room 002) has a single two-over-two double-hung painted wood window that is in poor condition. The muntin and glass are missing from the lower sash, and the painted finish is deteriorated. The window hardware is unsecured at the lower sash, and the window is covered with plywood on the exterior.

The Cabaret Theater (Room 006) contains four original six-over-six double-hung painted wood windows. The windows are generally in fair condition, with minor dirt accumulation, cobwebs, and overpaint along the glazing. The trim at the top of each window was removed to accommodate the installation of new mechanical ductwork in 2002. Some of the panes of glass are broken or have been replaced with a different glazing style. Additionally, there is some minor material and finish loss at each window.

Stair 2 (Room 008) has a single six-over-six double-hung painted wood window. The window is generally in good condition, except for a broken pane in the lower sash that has been covered with plywood.

Condition Assessment

The Committee Room (Room 204) features two original six-over-six double-hung wood windows. The south window shows minor paint loss at the upper sash, and one of the panes in the lower sash is cracked. The north window has minor damage to the hardware of the lower sash, as well as paint loss at both the window frame and the sill.

EXTERIOR LIGHT FIXTURES

There are three suspended pendant light fixtures at the entry Portico. The fixtures are hexagonal in shape with a painted black metal frame and frosted glass panels that closely resemble the original fixtures that have since been removed. The fixtures are retrofitted with compact fluorescent bulbs. The fixtures appear to be in good condition.

Exterior flood lights and wall packs are installed along the building perimeter. The wall packs are more discreet and blend in with the building's design, while the flood light at the east entry is less compatible, standing out visually against the building's exterior.

INTERIOR FEATURES AND FINISHES

Interior Doors and Openings

The original interior doors and hardware that remain are largely intact and in good condition. Some doors have been removed, but the cased openings remain. Where extant, the doors and opening are in fair to good condition overall.

Two paired three-paneled wood doors connect the Foyer to the Auditorium. These doors are generally in good condition with light scuffs and minor paint failure at the bottom edges. The east pair of doors have some red paint on the west door. The doors have brass doorknobs at the Foyer side and push plates at the Auditorium side.

A cased opening connects the Foyer to the smaller adjacent Lobby (Room 103) space. The opening is framed with painted wood trim, consistent in style with the other woodwork in the main entry area. The trim around the



Figure 22: Damaged (bent) hardware at Window 2-04 in the Committee Room (Room 204)



Figure 23: Exterior flood light at the East Entry



Figure 24: Red paint on Door 1-08 in the Foyer, Room 101

Condition Assessment



Figure 25: Makeshift plywood door in Lobby (Room 103) and missing door to Closet at the left



Figure 26: Missing paint at the top rail of the Men's Restroom (Room 105) door and yellow residue visible at the trim



Figure 27: Unfinished construction at the East Entry (Room 109) showing rough opening and wall framing

opening is intact, though there are some minor scuffs and marks on the jamb and some paint loss at the header trim.

The door of the closet within the Lobby (Room 103) has been removed, but the original painted wood trim and opening remains intact and in good condition. It is likely that the door was a single, painted, paneled wood door, consistent in style with the extant doors at the first floor.

The opening between the Lobby (Room 103) and adjacent Stairs (Room 104) is concealed by a makeshift painted plywood door installed to secure access to the basement below. The original painted wood trim around the opening has been removed, leaving visible damage to the painted finish where the trim was previously attached.

A single, two-panel painted wood door is located at the entry to the Men's Restroom (Room 105). The door features a metal closer that ensures it closes automatically. The door hardware includes a simple, round knob with a stainless steel finish on the interior side and a brass finish on the exterior. Signs of wear are visible along the door panel and frame, with paint loss present at the top rail of the exterior side, from the removal of previously installed signage. There are open seams along the frame and door components, along with minor paint loss and scuffs across the painted surface. The trim on the exterior side of the door has a yellow residue on its surface. The original marble threshold remains in place, but it creates an obstacle for universal access to the restroom, as it stands one inch above the existing floor of the landing. This could be easily remedied by installing a new floor finish over the unfinished floor of the Stairs (Room 105), which would reduce the floor height difference between these spaces. Additionally, the clear opening dimension for the door measures 27 inches wide, which does not meet ADA requirements for accessibility.

The opening between the Auditorium space and the Entry vestibule (Room 109) underwent significant changes during the 2002 construction effort. Originally, the two spaces were connected by a cased opening. However, during

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construction, the wall finishes and trim were removed in preparation for the installation of new paired wood doors. The doors were not installed, leaving the opening unfinished with only the exposed wood framing in place.

A single, painted, double-paneled wood door connects the Lobby (Room 115) to the Literature Room (Room 114). The door hardware is missing and the threshold is loose. There is adhesive residue at the Lobby side and scuffs at the jamb and door. The door connecting the Literature Room and Coat Room and the door connecting the Lobby (Room 115) to the Coat Room have been removed. The original door openings and wood trim are intact.

A single, two-panel painted wood door is located at the entry to the Women's Restroom (Room 202). The door hardware includes a simple, round knob with a stainless steel finish on the interior side and a brass finish on the exterior. The door closer is missing, leaving the door without an automatic closing mechanism. The door itself is in good condition, with minimal wear. The original marble threshold remains in place; however, it presents a barrier to universal access due to its height above the finished floor. Additionally, the clear opening dimension for the door measures 27 inches wide, which does not meet ADA requirements for accessibility.

The original cased opening linking the Balcony (Room 203) and Committee Room (Room 204) is extant. The painted wood trim is in good condition, with no material deficiencies noted.

The door of the Committee Room (Room 204) has been removed, but the opening and original trim remain intact. The painted wood trim is in fair condition, with some minor paint loss noted.

The only extant features at the original openings in the basement of the Theater are located at the Lobby (Room 003), the Registry (Room 002), and the Dressing Room (Room 004). At these locations, the painted wood trim remains, though the doors have been removed. The



Figure 28: Missing hardware at Door 1-05



Figure 29: Missing door closer at Women's Restroom, Door 2-01

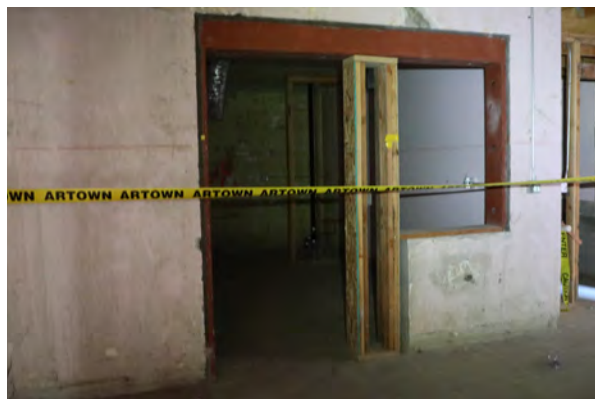


Figure 30: Unfinished openings in basement

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Figure 31: Fire damaged and missing vinyl tile under a temporary carpet section in the west Lobby (Room 115)



Figure 32: Damaged and worn broadloom carpet in Auditorium (Room 107)



Figure 33: Dirt accumulation at original tile in Women's Restroom (Room 112)

remainder of the original openings have been significantly modified and are in a state of partial construction.

Flooring

The floor coverings throughout the building include decorative vinyl tile in the Foyer, Lobby (Rooms 103 and 115), and Entry (Room 109); broadloom carpeting in the Stairs (Room 102), Auditorium (Room 107), Coat Room (Room 113), Literature Room (Room 114), and Balcony (Room 203); ceramic tile in the restrooms; wood flooring in the Committee Room and Balcony; unfinished concrete in the basement; and unfinished flooring at the stairs to the basement (Rooms 104 and 108).

The vinyl tile is in fair overall condition, with visible paint spills and water damage in multiple locations. Deep scrapes are present in the tile finish on the east side of the Foyer. Significant soiling is evident around the south entry doors, along with some areas of tile uplift. Open seams were noted in various locations. Large sections of tile are missing in the closet of the Lobby (Room 103) and in the west Lobby (Room 115), where a previous fire resulted in significant damage to the tiles.

The broadloom carpet is generally in poor condition throughout. The carpeting in the Auditorium is significantly worn and threadbare, exposing the subfloor below. The carpeting in the remaining locations is similarly worn, with material deterioration, including several areas with paint stains and significant dirt accumulation.

The flooring in the restrooms consist of mosaic patterned tile with small rectangular and square tiles in beige, white, and reddish-brown tones. The tiles are arranged in a repeating geometric pattern. The tile is generally in fair condition, though there is visible dirt accumulation and debris present. Some areas show signs of wear, but the tile pattern remains intact. The grout lines, while slightly discolored, appear to be intact, and there are no significant signs of cracking or material loss noted in the visible sections of the floor.

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The wood flooring in the Committee Room and Balcony is in fair condition, with minor scuffs and scrapes noted in the finish. Similar to the flooring in other areas of the Theater, significant dirt accumulation is present in these locations.

The concrete floor throughout the basement, though unfinished, is generally in good condition. Other areas of unfinished flooring are present at the east stairs leading to the basement (Rooms 104 and 108) and the partially constructed stage. The finished flooring was removed at the stairs, leaving the subfloor exposed. As the stage is partially constructed, finish materials are not present.

Interior Wall Finishes

The original walls are wood-framed with a smooth plaster finish, which varies in condition throughout the building. In the basement, some walls were partially constructed in 2002. These walls are framed, with some sheathed in plywood, but no wall finishes were installed.

The painted plaster finish in the Foyer is generally in good condition, though there is some paint splatter on the north wall and a portion of the painted, paneled wood wainscot is missing along the south wall. The walls of the Auditorium are similarly in good condition where extant, with much of the decorative painting intact. However, during the 2002 renovations, some of the interior wall finishes were removed from the Auditorium, Stage, and east Entry, leaving them in a partial state of completion with only framing installed. While some original decorative wood trim was removed during these renovations, it was salvaged and is currently stored in the backstage area.

Throughout most of the building, the plaster finish is in fair to poor condition. There is extensive cracking and visible signs of smoke damage or general staining throughout. Although the painted wood trim and wainscot are generally in good condition where installed, some portions of the extant wainscot are unpainted where the original radiators were removed. The painted plaster finish in the Women's Restroom (Room 112) is significantly damaged, likely due to the removal of ivy growth, which caused extensive damage



Figure 34: Missing wainscot between Door 1-14 and Door 1-15 in the Foyer (Room 101)



Figure 35: Severely damaged paint finish and plaster, possibly caused by ivy removal in the west Women's Restroom (Room 112)



Figure 36: Significant cracking of plaster at cased opening on the north wall of west Lobby (Room 115)

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Figure 37: Missing acoustic tile and damaged historic finish at ceiling of the Literature Room (Room 114)



Figure 38: Moisture damage, unfinished drywall, and removed light fixture at ceiling of west Women's Restroom (Room 112)

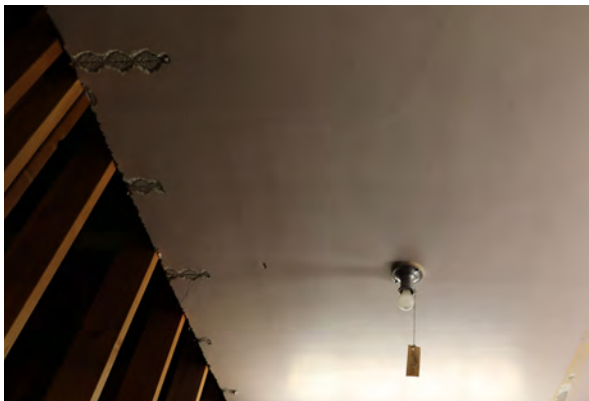


Figure 39: Loss of finish material and plaster at ceiling of east Entry (Room 109)

to the painted finish. Similarly, the extant plaster finishes in the basement are in very poor condition, with flaking and significant deterioration of the painted finish.

Ceiling Finishes

The ceilings throughout the building are generally in fair to poor condition. Three ceiling types are present: adhered acoustic tile applied over the original plaster finish in the Literature Room and Lobby (Room 115); unfinished drywall in the Women's Restroom (Room 112); and original plaster and lath.

In the Literature Room, the original plaster finish has sustained extensive damage, with several acoustic tiles missing due to detachment from the ceiling, leading to a loss of finish material. The original plaster ceiling in the Women's Restroom (Room 112) has been completely removed and replaced with newer drywall, which is unfinished and appears to show signs of moisture damage.

The majority of the extant plaster ceilings exhibit significant cracks in the finish material. In the east Entry, there is some finish loss along the perimeter of the room. The basement ceiling remains mostly unfinished due to partial construction. However, the ceilings in the Auditorium and Balcony are in good condition, with only minor dirt accumulation noted.

Light Fixtures

The building primarily features fluorescent-style lighting, with many fixtures missing bulbs or housings from the screw sockets. Decorative pendant fixtures with fluorescent bulbs are installed in the Auditorium and Literature Room, and these fixtures appear to be in good condition. The light fixtures in the Women's Restroom (Room 112) and basement have been removed.

Stairs

There are three interior staircases within the building. Two sets are located on the east side, leading to the basement, while the third staircase is situated in the southeast corner adjacent to the Foyer, providing access to the

Condition Assessment

Balcony above. The handrails at each of the staircases do not comply with ADA standards, as they lack adequate extensions and are installed at an incorrect height.

Theater Seating

The Auditorium seating consists of original wooden pew-style benches with integrated individual seats, upholstered in a dark fabric. The seats are attached to metal frames that are anchored to the floor. The wood components of the seating are in good condition, showing no significant signs of wear, although a layer of dust is present across the surfaces, likely due to the lack of recent use. The upholstery remains intact, but there is visible dirt accumulation, particularly on the seat cushions. The seating is arranged in rows facing the stage, with two aisles on either side of the central seating section, providing access. The overall condition of the seating is stable, but in need of cleaning and maintenance.

The seating in the Balcony (Room 203) consists of original wood and metal seats arranged in two banks. The upper bank of seating remains in its original condition, with visible signs of wear and dust accumulation. The wood finishes have not been restored. The lower bank of seating appears to have been refinished during the 2002 renovation efforts. This seating also has dust and dirt accumulation. The lowest row of seats in the upper section has been removed, likely as part of the modifications in 2002. The original iron framework of the seating is still intact and in good condition.

Stage

The Auditorium stage was demolished and partially reconstructed in 2002 when the building was altered. The structure includes exposed plywood sheathing, unfinished wood framing, and visible structural steel. There are no finish materials applied to any of the surfaces of the stage.

BUILDING SYSTEMS

A structural, mechanical, electrical, and plumbing systems assessment was conducted during the site visit in May 2024. A team of engineers inspected the existing



Figure 40: Stair handrails lack ADA compliant extensions, and are not at the proper height



Figure 41: Accumulation of dust and dirt on theater seating upholstery in the Auditorium (Room 107)



Figure 42: Original theater seating showing slight wear and tear and dust accumulation at Balcony (Room 203)

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building systems at the Lear Theater to document current conditions, evaluate their performance, and provide recommendations for repair and upgrades. Their findings are summarized here for reference. For a complete description of these findings, please refer to the engineering reports in the appendices.

Structural

The foundation was not accessible during Silman's site visit; however, based on the 1938 and 2002 Construction Drawings, the basement walls are supported on continuous concrete footings ranging from 1'-4" to 1'-8" wide. The basement columns are supported on concrete pad footings of varying sizes. At the Sunday School Auditorium, the pad footings measure 2'-6" x 2'-6" x 14", while those at the Portico are 3'-0" square. The 2002 Construction Drawings indicate that newer pad footings range from 3'-0" to 5'-0" square and 12" deep, with newer walls supported on continuous footings of 2'-0" to 5'-0" wide and 12" deep. Beneath the first floor on the north and south sides of the structure, there is a crawl space. It should be noted that no clear details of the 1938 foundations exist; further investigation would be needed to determine the size and extent of reinforcing.

The original 1938 first-floor framing typically consists of standard 2x10 and 2x12 (nominal) joists at 16" on-center, spanning between W14x34 beams in the east-west direction, or (3) 2x10 beams in the north-south direction. These joists support diagonal sheathing. The 2002 Construction Drawings indicate that new first-floor framing consists of 16" TJIs, 11 7/8" TJIs, and 1 3/4"x11 7/8" LVLs, all at 16" on-center. These joists generally span between wood or concrete bearing walls and support 2-4-1 1-1/8" T&G sheathing. Since the 2002 construction was not completed, the west first-floor framing was temporarily covered with a sleeper floor system. This area of the building's floor framing functions as roof framing, handling roof loading conditions. The sleeper floor is presumed to be composed of 2x4s (nominal) at 12" to 16" on-center.

The 1938 Construction Drawings indicate that the balcony framing consists of trusses at 16" on-center, with 2x12 (nominal) top chords that cantilever over the interior bearing wall below, 2x4 (nominal) bottom chords, and 1x4 (nominal) vertical members. Diagonal sheathing 3/4" thick spans between the trusses.

According to the 1938 Construction Drawings, the roof framing consists of east-west spanning steel trusses at 14' on-center, with two steel C7x9.8 channels spanning north-south between the trusses at 8.5' on-center, and diagonal sheathing on top. It is possible that new roof sheathing was added on top of the diagonal sheathing in 2002. The original 1938 Construction Drawings detail the composition of these trusses. All other roof framing at the south side of the Theater consists of 2x6 (nominal) joists at 18" on-center, spanning between 6x12 or 6x6 (nominal) beams.

Additional steel framing was added to the walls and roof in 2002. Initially, it was unclear whether this framing supported lighting equipment or served as part of the lateral system. The 2002 Construction Drawings indicate that the north-most truss was added to help support the existing roof due to the reconstruction of the north extension. The framing added at the east and west of the stage appears to support gravity loads from the wall above new or planned openings. All other steel, including the exposed steel TS7x7x1/4 columns, was intended to support gravity loads from the stage lighting system.

The 1938 original basement walls appear to be mostly concrete with a plaster finish. The wall thickness varies from 8" at the interior walls to 12" at the exterior perimeter walls. New load-bearing structural walls in the basement appear to be composed of wood at the interior and concrete at the exterior. The interior wood walls consist of 2x studs at 16" on-center, while the perimeter concrete wall seems to be 12" thick. Above the basement, both interior and exterior walls are composed of wood framing, typically consisting of 2x6 (nominal) studs at 16"

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on-center. The east and west Theater perimeter walls consist of 2x6 (nominal) studs at 16" on-center, with a two-inch gap and 2x4 (nominal) studs connected to a ½" fiber material and ½" of gypsum plaster. The lateral force resisting system above the basement is wood bearing shear walls, with original shear walls from 1938 having diagonal sheathing and shear walls added in 2002 having plywood sheathing. In the Theater, 10" diameter steel pipe columns embedded in the walls support the steel trusses and roof framing above.

The south exterior of the Theater features a large concrete slab-on-grade.

The exterior slab-on-grade at the south Theater entrance is significantly spalling. This deterioration is likely caused by changing weather conditions, corresponding freeze-thaw cycles, and the chloride content within the slab.

The interior and exterior wall framing appears to be in good condition overall. A few hairline cracks were observed in the south entrance wall finish and in the finishes of the southern rooms. Given their size, these cracks are likely confined to the wall finishes and do not pose a significant structural concern.

In addition to the minor cracking, it was noted that the shear walls appear to be missing sill anchor bolts. Should a lateral event occur, the walls may be unable to transfer loads into the foundation, potentially resulting in significant displacement. According to the 2002 Construction Drawings, 5/8" anchor bolts at 32" on-center or 16" on-center should have been installed.

As noted in the Structural Description portion of the report, the west wing framing retrofits from 2002 were not completed. New construction was mostly completed in the basement, with a sleeper floor added over the first-floor framing. Where there are openings in the first-floor framing for future elevators or stairs, the light sleeper floor framing is visible. This framing was not intended to be permanent; however, as most of the floor framing was designed for higher loads, the temporary framing is

structurally adequate and can continue to be used.

Additionally, it appears that some of the west exterior wall was temporarily enclosed with a plastic membrane. It was noted that this membrane is bubbling.

The southernmost elevator pit in the basement is flooded.

Mechanical

The building has no existing mechanical equipment, as all original equipment was removed during the circa 2000 construction attempt. New mechanical equipment that was scheduled for installation was not installed, leaving the building without freeze protection since that time. Ductwork for the new systems was installed around the stage and basement areas and remains unaltered since its installation in 2000.

Original 1934-era ductwork was observed in the basement, though the source of its air was removed during the 2000 demolition phase. This ductwork was apparently slated for removal in later phases, but the project did not proceed beyond the initial phase.

An abandoned steam radiator and steam piping are present throughout the basement.

Plumbing

A 3" copper water service stub is located along the west wall of the basement, in what was intended to be a mechanical room according to the 2000 construction drawings. This service, installed in 2000, ties into the city water system and includes a reduced pressure zone backflow preventer (RPZ BFP) at the property line. This system was never utilized and has remained dormant for approximately 22-24 years. No other water services were observed. Existing toilet rooms are located in the stairways, but they do not meet current accessibility or water conservation standards.

No water heaters were observed during the site visit.

Waste

Existing waste lines installed beneath the basement slab were observed, dating from the 2000 construction phase.

Condition Assessment

Various floor drains, floor sinks, water closet rough-ins, and above-slab cast iron waste and vent systems were also noted. The waste lines route to an existing Paco duplex sewage ejector and pit, installed circa 2000, which appears to have never been used.

Near the ejector is a 4" cast iron waste stub through the west basement wall, above the finished basement floor elevation. This line, installed in 2000, routes to the city sewer system.

Waste lines from the existing toilet rooms in the stairway are original, circa 1934, and exit the building to the east near the toilet rooms' locations.

Natural Gas

A natural gas meter is installed along the north exterior wall, sized for the anticipated 2000 service. A Schedule 40 black steel house line enters the building at the basement level, terminating there without serving any observed appliances or equipment.

Fire Protection

The existing building does not have a fire protection system. A fire protection service was planned as part of the 2000 construction, including a 6" service line with a double detector check assembly in a vault, post indicator valve, and adjacent remote fire department connection (FDC), all of which were installed. The existing fire line routes and stubs into the building, adjacent to the 3" copper water service.

Electrical

The Theater is supplied by an NV Energy pole-mounted transformer located on the north side of the building, feeding a 240/120V, 3-phase 200A metered pedestal. A 200A breaker in the metered pedestal supplies power underground to an abandoned electrical system in the basement.

The building does not appear to have a distribution panel within the abandoned electrical system in the basement, indicating that there is currently no power to the building.

The condition of the building's branch wiring systems could not be assessed during the visual inspection, as the wiring is concealed within the original walls. Disconnected wiring intended for mechanical equipment was noted in the basement, and the existing interior receptacles were standard 15A. There were no exterior receptacles observed on site. Infrastructure for new circuits was added as part of a project prior to 2002.

The building primarily featured fluorescent-style lighting, with many screw-in housings or bulbs missing from the sockets. Decorative pendant fixtures with fluorescent bulbs were present, and metal halide wall packs were mounted along the exterior of the building.

An abandoned time clock and a Square D Company 100A lighting control panel with breakers for various locations inside and outside the building were observed. Lighting controls consisted of standard manual toggle switches. No battery-powered exit signs or emergency lights were present. Infrastructure for new switches was added during a project prior to 2002.

Additionally, PK Electrical has designed a project for upcoming Landscaping & Site improvements surrounding the Lear Theater, which will be constructed in the near future. This project includes installing a distribution panel in the basement, fed from the existing 200A metered pedestal. This panel will power an irrigation controller for landscaping, as well as ground-mounted LED linear lights and post-mounted floodlights to illuminate the exterior façade of the portico and the east side of the Theater. The structure itself is not included in the scope of work and will be protected during construction.

Fire Alarm

No fire alarm systems were present during the site visit.

Data and Security Systems

No telecom or security systems were present during the site visit.

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Part 2: Treatment and Work Recommendations

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Section Seven

Historic Preservation Objectives

The Lear Theater is a local historic landmark listed in the National Register of Historic Places. As such, it is important that all future work at the site be carried out in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties (The Standards)*. The recommendations and guidelines set out in this HSR are based on *The Standards*.

The Standards provide general information for stewards of historic resources to determine appropriate treatments. They are intentionally broad in scope to apply to a wide range of circumstances and are designed to enhance the understanding of basic preservation principles. *The Standards* are neither technical nor prescriptive but are intended to promote responsible preservation practices that ensure continued protection of historic resources. There are four basic treatments outlined in *The Standards*: preservation, rehabilitation, restoration, and reconstruction. Each level of treatment has its own set of standards that guide the approach to work. Generally, in planning for anticipated work on a historic structure, one of the four treatment levels is selected as the overall treatment approach.

Due to the needs related to the building's potential future use as either a performing arts venue or as a community arts and cultural event center, the treatment selected for the Lear Theater is rehabilitation. The Secretary of the Interior's *Standards for Rehabilitation* are included for reference in Appendix F. According to the Secretary of the Interior,

Rehabilitation is defined as the act or process of making possible a compatible use for a property

through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.¹

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Rehabilitation assumes that at least some repair or alteration of the historic resource will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the resource's historic character.² For example, certain treatments – if improperly applied – may cause or accelerate physical deterioration of the historic resource. This can include using improper stucco repair techniques or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet *The Standards*.

The project should follow the approach hierarchy documented in the “Guidelines for Rehabilitating Historic Buildings” included in *The Standards*: Identify, Retain, and Preserve Historic Materials and Features; Protect and Maintain Historic Materials and Features; Repair Historic Materials and Features; Replace Deteriorated Historic

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation*. Retrieved August 7, 2024, from <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>.

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Retrieved August 7, 2024, from <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>.

Historic Preservation Objectives

Materials and Features; Design for Replacement of Missing Historic Features; Alterations/Additions for the New Use. All work performed should follow the “Guidelines for Rehabilitating Historic Buildings.”

Various alterations have been made to adapt the building to its current use as a theater. Between 2002 and 2004, several modifications were completed, including the removal of the original two-story gabled extension on the west facade, the expansion of the rear facade to accommodate a new stage, new construction along the west side of the building, and the interior demolition of original features on and behind the north wall of the auditorium, including the rostrum and organ pit. Some original interior architectural elements, such as the decorative wood pilasters in the auditorium, were carefully removed and salvaged.

In keeping with *The Standards*, interventions, structural improvements, and ongoing maintenance should be undertaken as necessary while minimizing the loss of historic fabric and retaining the existing form and appearance of the historic features. If possible, interventions should be designed to be reversible. Features should be thoroughly documented photographically before any work is undertaken in order to chronicle changes and to aid in reversing any alterations that become inappropriate in the future.

The currently proposed plans for the Lear Theater mean that the building will undergo further alterations. Due to a prolonged period of vacancy and lack of maintenance, there are several material deficiencies that should be addressed. In addition, alterations to the building are needed to provide a universally safe and accessible environment and to accommodate a new use. The following sections detail requirements and recommendations for the treatment of the Lear Theater.

Section Eight

Requirements for Work

APPLICABLE CODES, LAWS, AND REGULATIONS

Compliance with prevailing building codes is not required for existing buildings, unless they undergo an addition, alteration, repair, or change in use or if a code deficiency presents a distinct hazard to life safety. This report assumes that alterations will be undertaken in the future and provides guidance for this. The following preliminary analysis by Architectural Resources Group outlines the larger code, fire protection, life safety, and accessibility issues that currently exist at the Lear Theater.

The governing building codes for any proposed work include:

- 2018 International Existing Building Code (IEBC)
- 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design
- The Secretary of the Interior's Standards (NHPA)

Additional applicable codes, laws, and directives include:

- 2018 International Building Code (IBC): As referenced and/or required by the IEBC.
- 2018 International Fire Code (IFC)
- 2018 Uniform Mechanical Code (UMC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 International Energy Conservation Code (IECC)
- 2017 National Electrical Code (NEC)
- NFPA 101 Life Safety Code
- NPS Preservation Briefs

The prevailing code, the IEBC, prescribes solutions to conditions based on existing construction. When conformance with the IBC would adversely affect the

historic character of a qualified historic building, the IEBC may be invoked as a means to preserve historic fabric and explore solutions that meet the intent, but not necessarily the letter, of the IBC. As a local historic landmark listed in the National Register of Historic Places, the Lear Theater is considered a historic building under the IEBC and the provisions of IEBC Chapter 11 and IBC Chapter 34 may be used.

Although not a building code, the Americans with Disabilities Act (ADA) is a federal civil rights law enacted in 1990 that prohibits discrimination based on disability. The ADA developed the ADA Standards for Accessible Design to implement the legislation through design requirements. In 2010, new design guidelines were released for new or altered facilities covered by the ADA. The 2010 ADA Standards for Accessible Design have been used in this analysis.

CODE REQUIREMENTS

Type of Construction

The Lear Theater is constructed with a mix of combustible and non-combustible materials. The foundations and footers of the building are constructed of non-combustible concrete; however the floors, walls, and roof are constructed of a mix of combustible wood and non-combustible steel. The interior walls are constructed of combustible wood framing. As such, the Lear Theater is considered Type V-A construction. Type V is described in IBC Section 602.5 as "that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code." Type V-A requires 1-hour rated interior and exterior bearing walls, floor construction, and roof construction, while V-B requires no fire-resistance rating of these elements. A 1-hour fire-rated wall is an assembly consisting of building materials that can contain a fire for one hour.

Requirements for Work

Occupancy Group

Chapter 3 of the IBC defines the different types of uses for each occupancy group. As a performing arts venue or community arts and cultural events center, the Lear Theater falls into the Assembly, or A occupancy group. The IBC further characterizes assembly occupancies by the density of the crowds to be expected in that use. As the building is intended for use in the production and viewing of the performing arts, it can be further categorized into the A-1 occupancy use.

Allowable Area and Height

As described above, the Lear Theater is classified within the A-1 occupancy group. For A-1 occupancy groups of Type V-A construction, the height limit when unsprinklered is two stories, with a maximum height of 50 feet, and a maximum area of 11,500 square feet. The building is currently two stories with a maximum height of approximately 40 feet and is approximately 19,200 square feet in area. As such, it is currently not in compliance with the allowable area limitations set forth in the IBC. If the building is sprinklered throughout, the allowable area limitation is increased to 34,500 and the building will meet the area limitations set forth by the IBC.

Occupant Load and Egress Paths

Chapter 10 of the IBC establishes the number of allowable occupants in a building, the occupant load, based on the different building functions and the area of each within the building. The number of required exits and the required width for each exit path is then determined from the occupant loads being served.

The proposed conceptual schemes for the Lear Theater have multiple functional uses: assembly spaces including the auditorium and lobby spaces, kitchen, dressing rooms, stages, and smaller accessory storage and mechanical spaces. The occupant load within the Auditorium is based on the number of seats provided. The lobbies, Terrace, and large Basement space have an occupant load of 15 net square feet per occupant, the Kitchen has an occupant load of 200 gross square feet per occupant, the dressing

rooms have an occupant load of 50 gross square feet per occupant, the stages have an occupant load of 15 net square feet per occupant, and the mechanical and storage spaces have an occupant load of 300 gross square feet per occupant.

Applying these ratios to the area of the building interior, the total occupant load for the proposed schemes is approximately 840 occupants. The final occupant load may vary slightly depending on the square footage of the uses within the building at the time of reprogramming.

Floors of a building or individual rooms of an Assembly occupancy type with an occupant load exceeding 49 are required to have two exits. This requirement applies to the Auditorium, the large Basement space, the Auditorium Stage, the Foyer, and Terrace. Additionally, the two required exits must be separated by a distance of not less than one half the longest diagonal length of the floor.

The building code also stipulates minimum required widths and quantities of exiting doorways and stairs. For the proposed basement and second floor occupant loads, the minimum required stairway width is 44 inches. The existing stairway widths exceed this requirement. The basement and second floor occupants converge at the south and east exits of the first floor. The combined occupant load of approximately 840 occupants would require a minimum total exit doorway width of 168 inches. The first floor is served by four exits with a combined total width of 238 inches.

Per IEBC section 1203.3, regarding historic buildings, existing door openings, corridor, and stairway widths may remain “provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress.”

Per the IEBC and IBC, a minimum level of illumination and exit signage is required for all exit paths serving an exit discharge of more than 49 occupants. The illumination must be provided by lights connected to an emergency power system that will operate when the building power

Requirements for Work

fails. There are currently no exit signs or emergency lighting installed within the building. New emergency lights and exit signs should be installed.

Exit doors also have technical requirements for thresholds to reduce tripping hazards and maximum opening force limits to operate the latching hardware and overcome any door-closer device. The existing exit doors of the Lear Theater meet the technical requirements for thresholds and door hardware operability.

Toilet Fixtures

Per IEBC section 809.1, the current plumbing count may remain so long as the building's occupancy loads do not increase by more than 20 percent. Chapter 29 of the IBC provides requirements for the minimum number of plumbing fixtures based on the occupancy groups and the number of occupants (Table 2902.1). Based on this table, if the Lear Theater is converted into a performing arts venue or as a community arts and cultural event center with an occupant load at or below 840 individuals, the minimum plumbing fixture requirements will total seven water closets, six lavatories, two drinking fountains, and one service sink.

Human Safety (Egress)

The means of egress from the Lear Theater are generally compliant with the IBC. Compliant elements include hallway widths, doors, number of exits, and length of travel to the exits. As the interior will undergo extensive modifications for its new use, hallway and door widths will need to comply with regular code requirements. As previously noted, there are several existing exterior doors with sufficient width to allow for safe egress from the building. If the second floor balcony seating exceeds 49 occupants, a second means of egress will be required from that space.

Fire Protection

When a building undergoes a change in use, the installation of fire protection systems including fire alarms, smoke detectors, and sprinklers are required. Per section 702.1 of

the IEBC, any new wall and ceiling finishes must conform to the regular code. Provided the installation of an automatic fire sprinkler system, existing finishes may remain without modification to increase their fire-resistance rating.

Hazardous Materials Abatement

Lead is typically an issue in buildings painted prior to 1978. As previously noted, lead and asbestos abatement were performed in 2000 by Advanced Installations, Inc. Due to the age of the building, lead paint is likely to be found throughout the interior and exterior finishes that remain. Although lead paint is likely present, it does not need to be removed if the paint coatings remain intact (i.e., they are not crumbling or peeling from the wall surface). Asbestos is also potentially still present in floor mastic, or window glazing putty. Abatement of asbestos is not required unless the materials are friable and will be disturbed during demolition work.

Universal Accessibility

Accessibility requirements are governed by chapter 11 of the IBC and by the ADA. Due to the extent of renovation required for the Lear Theater, full accessibility is required by code.

Due to the change in level between the interior floor plate and exterior grades and the change in level between areas within the building, universal access does not exist to and within the Lear Theater. The building currently does not provide a high level of physical access for visitors and staff and is not in compliance with the ADA.

In order to comply with ADA standards, accessible parking and an accessible path of travel from the parking spaces to the building would be required. Some of the existing door widths, hardware, and thresholds would need to be assessed and modified to allow for universal access within the building. New accessible restrooms would need to be provided, or the existing restrooms would require redesign to provide additional floor space for maneuverability.

Requirements for Work

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Section Nine

Work Recommendations and Alternatives

ARCHITECTURAL RECOMMENDATIONS

The architectural recommendations are based on observations made during a visual survey of the Lear Theater on May 13th, 2024. During the 2002 renovation, a significant portion of the original structure was demolished. However, areas that remain from the original construction, such as the exterior envelope, the Portico and Terrace, the Foyer, the west Lobby (Room 115), Auditorium, and Balcony, are of primary significance. The character-defining features in these spaces, both interior and exterior, should be retained to the greatest extent possible.

Some character-defining features also remain in areas of secondary significance, including the Literature Room, Coat Room, the east Lobby (Room 103), Entry (Room 109), and restrooms. While sensitive alteration of these spaces may be acceptable, the character-defining features should remain intact. Areas of the building that are not original or have been significantly altered are considered non-contributing and may be considered for modification or removal.

Code-related Recommendations

The following code-related recommendations provide guidance for the building's potential future use as either a performing arts venue or a community arts and cultural event center. Some recommendations may require refinement during the reprogramming phase.

Human Safety (Egress)

The means of egress from the Lear Theater generally comply with the International Building Code (IBC). Compliant elements include the hallway widths, doorways, number of exits, and length of travel to exits. As the interior is expected to

undergo modifications to accommodate its new use, all egress components will need to meet standard code requirements. The existing exterior doors provide adequate width for safe egress from the building. However, should the second-floor balcony seating exceed 49 occupants, a second means of egress will be necessary for that space. The uneven pavement around the building, particularly at the east entry, where the concrete path is uneven along its length, presents a potential tripping hazard and should be addressed to ensure safe egress. Additionally, handrails at the exterior should comply with ADA requirements.

Fire Protection

Given the potential change in use of the Lear Theater to a performing arts venue or a community arts and cultural event center, the installation of fire protection systems including fire alarms, smoke detectors, and sprinklers will be required. According to section 702.1 of the International Existing Building Code (IEBC), any new wall and ceiling finishes must adhere to regular code requirements. Should an automatic fire sprinkler system be installed, existing finishes may remain without modification to enhance their fire-resistance rating. The design and placement of sprinkler systems should be conducted with care to avoid disrupting the building's character-defining features and spaces.

Energy Conservation

A general approach to energy conservation at the Lear Theater should include balancing performance with the preservation of historic materials. As long as the historic exterior walls, windows, and doors remain in good condition, they should be maintained in situ. Maintaining weather-stripping at exterior doors and operable windows will improve thermal performance, as will the routine maintenance of caulking. Additionally, replacing glazing

Work Recommendations and Alternatives

putty and broken window panes where necessary is recommended to ensure the windows are weather-tight.

To enhance energy efficiency, sealing gaps in the building envelope is essential, particularly the large gaps noted between the addition and the original building at the west elevation. The plastic membrane on the west exterior wall does not provide a weather-tight seal, potentially leading to energy loss, and should be addressed. Similarly, the light leaks observed at the unfinished opening on the north elevation indicate areas where air infiltration could compromise energy efficiency and should be corrected.

All historic light fixtures should be retained and fitted with LED bulbs, while non-historic fixtures should be replaced with compatible LED fixtures to further improve energy conservation.

Additionally, it is recommended that plumbing fixtures be evaluated and replaced with low-flow fixtures to reduce water usage and enhance the building's overall sustainability.

Hazardous Materials Abatement

Lead paint and asbestos are likely present in the building; however, they do not require removal if the paint coatings and materials remain intact (i.e., not crumbling or peeling from the surface). Hazardous material abatement should be completed, especially if the building undergoes a change in use.

Universal Accessibility

Universal access at the Lear Theater is currently limited due to several factors, including the uneven walk paths at the building entrances, the absence of a compliant accessible ramp, and non-compliant handrails. While exterior door thresholds do not pose significant challenges, the thresholds at the restrooms are a notable barrier to accessibility. If the programmatic uses of the building are altered, improvements are required. Additionally, the restrooms will need to be redesigned to provide sufficient maneuverability and meet accessibility standards. These improvements will ensure that the Lear Theater is accessible to all visitors.

MATERIAL CONSERVATION RECOMMENDATIONS

General Approach

The following materials conservation recommendations are based on conditions observed during a visual survey of the Lear Theater. Recommendations are included for repair and maintenance, generally referred to as treatments. Treatments carried out on historic buildings typically respond to goals related to the preservation of materials and elements original to a building's construction. Original or historic building materials, also known as historic fabric, contribute to the significance of a building because they inform the degree of architectural integrity a building retains. Historic fabric is tied to historic integrity criteria of "feeling" and "workmanship," and often represents traditional materials or building techniques which are no longer part of common construction practice. Retaining historic fabric increases the authenticity of character-defining elements and serves broader preservation goals of advancing knowledge about the history of building design and technology. Treatments need to be both visually appropriate to retain character-defining features, and physically compatible to minimize loss of and damage to historic building materials.

It is critical that all future work to the Lear Theater shall be carried out in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Standards and The Guidelines)*. *The Standards* provide a framework for determining appropriate treatments for historic properties and are discussed elsewhere in this document. *The Guidelines* establish a hierarchy of treatments for materials and features that have been identified as character-defining and therefore, should be retained and preserved:

- **Protection** generally involves the least degree of intervention possible and includes the maintenance of historic material through preventive treatments such as cleaning, rust removal, caulking, and painting. Protection work should be undertaken at the original wood panel exterior doors.

Work Recommendations and Alternatives

- **Repairing** is recommended when the physical condition of character-defining features and materials warrant additional work and should involve the least degree of intervention possible. Limited replacement in-kind or the use of substitute materials is also allowed. Repair work should be undertaken at the original windows.
- **Replacement** of a feature is permitted when it is missing or beyond repair, but only if sufficient evidence or documentation exists to reproduce the feature, and if it is desirable to re-establish the feature.¹

Recommended exterior and interior treatments will focus on the preservation of existing historic fabric. Replacement will only be considered for severely deteriorated or compromised materials, and replacement materials should be selected and finished to match the historic materials (i.e., in-kind replacement).

Treating and Maintaining Historic Buildings

Architectural treatments recommended in this section encompass both repairs and conservation measures. Repairs refer to procedures associated with routine activities such as cleaning and painting, but also address standard maintenance measures that nonetheless require specialized skills and materials to address the needs of historic buildings. Conservation treatments refer to methods that save or preserve existing historic materials rather than replacing them. Before they are implemented on historic features, new or unproven treatment materials and methods should be tested for physical, chemical, and visual compatibility with historic materials.

Proper and timely maintenance is crucial to the long-term preservation of historic buildings. The purpose of maintenance is to prolong the life of building materials and to protect the investments made in their construction and repair. Regular and well-timed preventive measures greatly reduce the cost of maintaining materials and systems

¹ *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, retrieved August 17, 2011 from http://www.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm.

by detecting deficiencies and deterioration before they become severe. A written Maintenance Plan can be useful to support planning and implementation of architectural treatments, including preventive maintenance. A Maintenance Plan should provide scoping and conceptual costs for repair projects, identify appropriate materials and methods for treating historic fabric, and establish inspection schedules for the continued upkeep and preventive care of building materials and systems.

Maintenance and repairs to the Lear Theater should focus on retaining and preserving intact character-defining features. Preventive maintenance including the periodic renewal of protective coatings, glazing putty, and sealants is critical to the long-term durability of historic fabric besides cleaning to remove dirt, debris, stains and biological growth. If possible, deteriorated features should not be replaced; rather, they should be rehabilitated using small-scale patching, Dutchman repairs, or replacement of individual components.

Following are recommendations for treatment and maintenance of exterior and interior features of the Lear Theater.

Site and Exterior Features

Grading and Site

- **Improve Pedestrian Access:** Enhance pedestrian walkways around the Theater to ensure universal access to the building. Replace uneven walking surfaces.
- **Maintain Clear Drainage Paths:** Regularly clear vegetation and debris adjacent to the building to prevent moisture accumulation and deterioration of the stucco finish. This includes removing plant growth, tree duff, and other organic material that may obstruct proper drainage.
- **Maintain Landscaping:** Completely remove the existing ivy from the building exterior to prevent further damage to the painted stucco finish. Regularly trim or maintain trees and shrubs directly adjacent to the building to avoid deterioration of the exterior walls and to ensure proper drainage away from the structure.

Work Recommendations and Alternatives

- Monitor and Maintain Site Grading: Ensure that the site grading continues to direct water away from the building foundation, particularly during seasonal changes that may affect drainage patterns. Regularly inspect and adjust grading as necessary to maintain proper water flow away from the structure.
- Provide Accessible Entrance: Install a temporary accessible ramp if access is required prior to construction of proposed ADA entrance to internal elevator.

Terrace

- Reconstruct the original terrace at the south elevation. Carefully document existing conditions before demolition. Replace the terrace in-kind based on documented conditions. For further details, refer to the Structural Letter Report in Appendix G.

Exterior Walls

Stucco

- Clean the painted finish to remove general soiling and biological growth periodically.
- Sound stucco surfaces to determine the extent of cracking on the south façade and if loss of bond has occurred. If stucco is debonded, remove loose stucco and patch surface with repair mortar matching adjacent surface in texture. Where stucco is firmly bonded to substrate, proceed with crack repair. Rout out crack and patch with repair mortar matching adjacent surface in texture. Patching mortar to be compatible with existing stucco in physical properties and visual characteristics. Color match patching mortar for integrally-colored stucco.
- Renew finishes at stucco walls periodically. Match the existing paint color.

Concrete

- Clean concrete to remove general soiling and biological growth periodically using a bio cleaner (such as D/2 biological solution). Caution is required to ensure cleaning agents are not allowed to exit the building and seep into the ground surface.

- Renew painted finishes at concrete walls of the Terrace. Match the existing paint color.

Wood

- Periodically clean the wood surfaces at the pediment to remove general soiling, debris, and any biological growth. Utilize a mild detergent solution compatible with painted wood finishes to avoid damaging the material.
- Examine the wood for any signs of rot or decay, particularly at joints or areas where water may accumulate. Address any wood damage by removing and replacing affected sections with in-kind materials, ensuring that replacements match the original design and dimensions.
- Inspect the wood for any signs of paint deterioration, such as cracking, flaking, or peeling. Sand down any areas with loose paint to create a smooth surface before repainting. Ensure that the new paint finish matches the existing color and is compatible with the wood substrate.
- Regularly repaint the wood surfaces at the pediment to protect against weathering and moisture intrusion. Use high-quality, exterior-grade paint designed for wood to extend the longevity of the finish.

Temporary Walls

- Periodically inspect the temporary walls to identify any sections where the plywood sheathing has rotted due to moisture exposure. Remove and replace the affected areas and apply an elastomeric coating to the plywood surfaces to enhance their durability and protect against future moisture damage.
- Seal any open joints between the original structure and the temporary walls using a high-quality elastomeric sealant to prevent water intrusion. Ensure the sealant is compatible with both the existing building materials and the temporary wall sheathing to maintain a weather-tight seal.

Work Recommendations and Alternatives

- Reattach or replace the plastic membrane that has become detached and bubbled. Secure the membrane to prevent future detachment.
- Conduct regular monitoring of the temporary walls, paying close attention to potential water intrusion at the joints and membrane.

Roofing

- Inspect the rolled roofing over the Literature Room and Women's Restroom (Room 112) for signs of deterioration, particularly in areas where water damage has been observed at the interior. Address any compromised roofing material by patching or replacing it as needed to prevent further water intrusion and interior damage.
- Inspect and secure flashing as needed, particularly at the northeast corner of the east wing and the north wall of the west wing. Inspect flashing routinely.
- Frequently clean the roof to remove accumulated dirt, debris, and biological growth. Flat roof areas require more frequent cleaning. Regular cleaning will help maintain the roofing materials and prevent water damage.
- Regularly clean the roof gutters and downspouts to remove dirt, debris, and leaves.
- Reattach the downspout extension at the east elevation areaway to ensure proper drainage and prevent water from pooling near the building foundation.

Exterior Windows

- Rehabilitate all original windows. Clean, lubricate, and ensure all windows operate smoothly and properly.
- Clean window sills to remove general soiling and biological growth.
- Remove any excess paint on glass surfaces.
- Replace cracked or broken glass and glazing compound to restore the integrity of the window and ensure it is weather tight.

- When window hardware is too damaged to be repaired or is missing, replace it in kind with hardware that matches the original design and material. Remove unused hardware accessories to maintain the window's original appearance and functionality.
- Provide weatherstripping at all windows to improve thermal performance and energy efficiency.
- Conduct minor wood repairs of wood windows as required. Repair splits in the wood to maintain the structural integrity and appearance of the windows.
- Mitigate rot and moisture damage of historic wood windows through the use of wood preservative treatments, repairs, and epoxy fills. Losses may be filled as Dutchman repairs or with epoxy repair compound, shaped to match adjacent wood. Where historic wood is too damaged to be repaired, replace in-kind. New wood elements should be the same size and shape as the historic, and if possible, be the same wood species.
- Monitor wood for insect and water damage; use a resistograph or similar tool to detect decay and cavities in all wood.
- Routinely clean all windows of dirt, debris, and cobwebs to maintain their appearance and functionality.
- Inspect and maintain the glazing putty regularly to ensure it remains intact and continues to seal the glass properly.
- Routinely repaint the windows to protect against weathering and moisture intrusion. Use high-quality, exterior-grade paint designed for wood to extend the longevity of the finish.
- New windows, if installed as part of future alterations, should closely match the existing windows in design and style.

Exterior Doors

- Clean to remove dirt and cobwebs.
- Rehabilitate all original doors. Clean, lubricate, and ensure all doors operate smoothly and properly.

Work Recommendations and Alternatives

- Remove any excess paint on glass surfaces at door transoms.
- Replace cracked or broken glass and glazing compound.
- Conduct minor wood repairs of wood doors as required.
- Repair splits in the wood to maintain structural integrity.
- Mitigate rot and moisture damage of historic wood through the use of wood preservative treatments, repairs, and epoxy fills. Losses may be filled as Dutchman repairs or with epoxy repair compound, shaped to match adjacent wood. Where historic wood is too damaged to be repaired, replace in-kind. New wood elements should be the same size and shape as the historic, and if possible, be the same wood species.
- Monitor wood for insect and water damage; use a resistograph or similar tool to detect decay and cavities in all wood components.
- Replace existing doorknobs with lever handles to provide increased accessibility to the building.
- New doors, if installed as part of future alterations, should closely match the existing doors in design and style.

Interior Features and Finishes

Ceilings

- Periodically clean ceilings to remove dirt, debris, and cobwebs.
- Investigate the cause of moisture intrusion and damage at the ceiling, particularly in areas like the Women's Restroom (Room 112) where moisture damage was noted. Repair any existing leaks and ensure proper roof drainage to prevent further damage.
- Sound ceiling plaster at areas of damage to check if the plaster has debonded from the substrate. Loose or detached plaster will need to be removed and the area replastered before painting.
- Renew painted finish throughout.
- In the Literature Room and Lobby (Room 115), where

acoustic tile has been applied over the original plaster, carefully remove the tile to expose the plaster beneath. Repair any damage to the plaster, ensuring it is securely bonded to the substrate, before refinishing the surface.

- Remove the existing drywall in the Women's Restroom (Room 112) and replace it with painted plaster to match the original extant ceilings.

Walls

- Clean the walls throughout the building to remove dirt, cobwebs, paint splatter, and other debris.
- Inspect and patch areas of material loss or damage, ensuring repairs match the original plaster finish in texture and appearance.
- Replace the wainscot in kind where it has been removed along the south wall of the Foyer, ensuring that the new wainscot matches the original in material, design, and finish.
- Sound plaster at areas of damage to check if the plaster has debonded from the substrate. Loose or detached plaster will need to be removed and the area replastered before painting.
- Where interior wall finishes or trim have been removed and salvaged, as noted in areas like the Auditorium, reinstall the wall finishes.
- Conduct an inspection for moisture-related issues in areas showing signs of water damage, particularly in the Women's Restroom (Room 112), and resolve the source of moisture intrusion before completing any repair work.
- When new ceiling finishes are installed as part of future alterations, match the existing finishes in material, texture, and color.

Floors

- Repair or replace damaged vinyl tiles, particularly in areas where deep scrapes, paint spills, and water damage are evident.
- Replace missing tiles, such as those in the closet of the

Work Recommendations and Alternatives

Lobby (Room 103) and in the west Lobby (Room 115), with tiles that match the existing pattern and color. Re-adhere or replace tiles in areas of uplift to ensure a smooth and level surface.

- Clean the vinyl tile regularly to remove dirt accumulation, particularly around high-traffic areas such as the south entry doors.
- Seal open seams to prevent further damage and ensure the flooring is secure.
- Replace worn and threadbare carpet in the Auditorium, Literature Room, Coat Room, and Balcony, ensuring that new carpet is compatible with the building's character.
- Consider replacing broadloom carpet with materials that are more durable and easier to maintain if the space will experience heavy foot traffic.
- Clean and regrout the tiles in the restrooms as required to remove dirt and prevent moisture intrusion.
- Replace cracked or damaged tiles as needed, ensuring that replacements match the existing design and color.
- Refinish the wood flooring in the Committee Room and Balcony to eliminate scuffs, scrapes, and dirt accumulation.
- Ensure that any new or replacement flooring is designed to be compatible with the building's historic character, closely matching the existing flooring in design, material, and detailing.

Doors

- Rehabilitate all original doors to remain. Clean, lubricate, and ensure all doors operate smoothly and properly.
- Renew paint coatings at doors and associated trim to protect the wood and maintain the appearance.
- Replace doors as needed for accessibility. Where original doors cannot meet accessibility requirements, replace them with new doors that match the existing in style, material, and finish. Upgrade door hardware to lever-style handles where necessary, ensuring compliance

with accessibility standards while maintaining compatibility with the building's historic character.

- Ensure that any new or replacement doors are designed to be compatible with the building's historic character, closely matching the existing doors in design, material, and detailing.

Stairs

- Replace or adjust handrails to meet current accessibility standards, ensuring they are at the proper height and include compliant extensions where needed.
- Ensure that any new handrails are compatible with the historic character of the building, closely matching the design and material of existing handrails.
- Add contrast striping to the edge of each stair tread to improve visibility and safety.

Theater Seating

- Clean all seating surfaces to remove dust, dirt, and debris.
- Inspect and clean the upholstery to remove accumulated dirt, ensuring the fabric is well-maintained. Consider deep cleaning if necessary to restore the original appearance.
- Refinish the wood components of the seating to address any minor scratches, scuffs, or wear.
- Regularly maintain and inspect the seating to ensure its continued good condition.

BUILDING SYSTEMS RECOMMENDATIONS

See Appendices G through K for building systems recommendations.

*Work Recommendations
and Alternatives*

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Section Ten

Conceptual Alternatives

As part of this HSR, the City of Reno requested development of three conceptual options to explore future uses for the Lear Theater. These options include:

- Option 1 – Building stabilization to prevent further deterioration during continued short-term vacancy
- Option 2 – A new public use as a Community Arts and Culture Center
- Option 3 – A new use as a Performing Arts Venue

The scope of work for Option 1, Building Stabilization, incorporates appropriate recommendations outlined in Section 9, Work Recommendations and Alternatives. Both Option 2, Community Arts and Culture Center and Option 3, Performing Arts Venue, are in keeping with the overall Rehabilitation treatment recommendations and incorporate as much as possible of the work that has been constructed to date during the past building campaigns to adapt the original building for use as a theater.

OPTION 1: BUILDING STABILIZATION

The building stabilization plan includes recommendations to prevent further deterioration of the Lear Theater during its continued short-term vacancy. The treatment recommendations are intended to preserve the building's significant architectural features, protect its structural integrity, and address any immediate concerns related to weathering or environmental exposure. The plan focuses on ensuring the preservation of the theater while maintaining its historic fabric. The stabilization plan includes roofing improvements, selective sealing and material replacement to create a weather-tight assembly, repairs to deteriorated door and window openings, and select landscape improvements. These

measures are intended to maintain the building in a stable condition until more comprehensive rehabilitation or adaptive reuse efforts are undertaken.

OPTION 2: COMMUNITY ARTS AND CULTURE CENTER

General Approach

The following conceptual plans depict and describe recommendations for potential alterations to adapt the Lear Theater for use as a Community Arts and Culture Center. These conceptual designs are in keeping with the overall Rehabilitation treatment recommendations for the property, preserve the building's significant features and finishes, and incorporate as much as possible of the work constructed under previous building campaigns.

The proposed program illustrated in the conceptual design for this use, envisions highly flexible, multi-use spaces on both the main floor and the basement level in order to maximize potential functionality for arts and culture programming and events and features the following:

Main Floor

- Preservation of the significant lobby and auditorium features and finishes
- A new elevator on the east end of the foyer, accessible at grade, to provide ADA access to all floors, integrated with new stair construction that replaces the existing stair
- Conversion of existing offices on the west end of the foyer to code compliant restrooms
- Construction of a flat floor in the First Floor Auditorium space to accommodate various types of seating for stage performances including dinner theater, and flexible seating for meetings and conferences, banquet seating for weddings and special events, etc

Conceptual Alternatives

- Retention of the existing stage construction along with a portable stage extension and moveable stairs for maximum flexibility
- Theatrical, audio visual, and acoustical systems appropriate for Community Center programs
- Construction of an addition over the existing basement structure to and accessible dressing room, stair access to the basement and a freight elevator in the location of the previously constructed pit. The scale and massing of the addition will be designed to be consistent with the Secretary of the Interior Standards for Rehabilitation and has been located where original construction existed prior to its removal during the 2009 construction project.

Basement Floor

- Retention of large multi-use space
- Installation of a Banquet Kitchen in the recent expansion on the west side to support large events in the Auditorium, Multi-Use basement space and outdoor area (250 – 300 guests)
- Additional dressing rooms and/or backstage support spaces
- Men's and Women's restrooms

Balcony

- Limitation of seating to 49 seats to avoid requirement for a second exit
- New elevator/elevator lobby on the east end of the foyer, to provide ADA access
- Retention of historic balcony seating as well as ADA accessible seating
- Additional restrooms
- Back of house/storage

Outdoor Dining and Event Space

- Develop the east lawn area for outdoor events
- Create a seamless connection between the basement multi-use space (elev 94'-0") and the outdoor area

(elev 100'-0") by lowering and expanding the lightwell, converting two basement windows into doors and creating a grand stair to link them together.

Disabled Access Considerations

As noted in Section 8 Requirements for Work, universal access upgrades are required to provide a path of travel to the entrance, and to each of the floors of the building. Given the complexities of the original building design, and the significance of the primary multi-level entrance terrace, the conceptual solution includes an ADA entrance at grade on the southeast corner of the building on an accessible path of travel from future ADA parking spaces. This entrance will lead to an ADA elevator that provides access to the main foyer, the balcony and the basement levels. This solution allows able bodied and disabled guests to experience a similar entrance sequence, arriving at the historic foyer and entering the auditorium at the same point. It also provides access to each floor while avoiding the visual impact of exterior ramping.

Access to the stage from the auditorium is provided by a ramp on the west side of the stage.

Structural, Mechanical, Electrical, and Plumbing

Refer to Appendices G, H and I for recommended system upgrades.

OPTION 3: PERFORMING ARTS VENUE

General Approach

The following conceptual plans depict and describe recommendations for potential alterations to adapt the Lear Theater for use as a Performing Arts Venue. As described in Option 2, these conceptual designs also are in keeping with the overall Rehabilitation treatment recommendations for the property, preserve the building's significant features and finishes, and incorporate as much as possible of the work constructed under previous building campaigns.

The proposed program illustrated in the conceptual design for this use envisions the Lear Theater providing

Conceptual Alternatives

‘community theater’ programming to serve the needs of local and regional artists and arts organizations and features the following:

Option 3 - Base Scheme (Stadium Seating)

This option proposes new built-up stadium seating on the Main Floor that integrates with the Balcony seating and provides optimum sight lines. This approach also provides the maximum number of seats, since the balcony is not limited by having only a single exit.

Main Floor

- Preservation of the significant lobby and auditorium features and finishes
- A new elevator on the east end of the foyer, accessible at grade, to provide ADA access to all floors, integrated with new stair construction that replaces the existing stair
- Conversion of existing offices on the west end of the foyer to code compliant restrooms
- New concession area off of the foyer, flanked by sound and light lock vestibules into the auditorium
- New Theater Seating:
 - New stadium seating (approx. 325 seats)
- Retention of the existing stage construction including a stage extension and stage trap
- Theatrical equipment for ‘community theater’ programming including pipe grid for hanging scenery, light trusses for stage lighting and sound system
- Acoustic treatment for sound quality, in keeping with the historic character of the auditorium, such as retractable curtains and discreet acoustic baffles
- Construction of an addition over the existing basement structure to house accessible ‘star’ dressing rooms, stair access to the basement and a freight elevator/loading dock in the location of the previously constructed pit. The scale and massing of the addition will be designed to be consistent with the Secretary of the Interior Standards for Rehabilitation.

Basement Floor

- Retention of large room for rehearsals and multi-use functions
- New dressing rooms, break room and storage
- New Men’s and Women’s restrooms

Balcony

- Balcony seating integrated into main floor stadium seating, so no seat limit restriction for only one exit (approx. 115 seats)
- Retention of historic balcony seats
- New elevator on the east end of the foyer, to provide ADA access
- Control location, open to room
- ADA gender neutral restroom
- Office

Balcony Alternate 1 - with enclosed Control Booth (pricing included as an alternate)

- Balcony seating integrated into main floor stadium seating, no seat limit restriction for only one exit (approx. 53 seats)
- Retention of historic balcony seats
- New elevator/elevator lobby on the east end of the foyer, to provide ADA access
- Control booth
- Additional restrooms

Option 3A - Utilize Existing Floor for Seating

This option proposes new theater seating on the existing sloped/fixed floor, in lieu of the stadium seating. The theater seats would be staggered for marginally improved sight lines. Note that the balcony scheme for this alternative is similar to the balcony scheme for the Community Arts and Culture Center and is limited to 49 seats due to the existing single exit.

Main Floor

- Preservation of the significant lobby and auditorium features and finishes

Conceptual Alternatives

- A new elevator on the east end of the foyer, accessible at grade, to provide ADA access to all floors, integrated with new stair construction that replaces the existing stair
- Conversion of existing offices on the west end of the foyer to code compliant restrooms
- New concession area off of the foyer, flanked by sound and light lock vestibules into the auditorium and small storage and/or office spaces.
- New Theater Seating:
 - New theater seating on the existing sloped/fixed floor, staggered for marginally improved sight lines (approx. 297 seats).
- Retention of the existing stage construction including a stage extension and stage trap
- Theatrical equipment for 'community theater' programming including pipe grid for hanging scenery, light trusses for stage lighting and sound system
- Acoustic treatment for sound quality, in keeping with the historic character of the auditorium, such as retractable curtains and discreet acoustic baffles
- Construction of an addition over the existing basement structure to house accessible 'star' dressing rooms, stair access to the basement and a freight elevator/loading dock in the location of the previously constructed pit. The scale and massing of the addition will be designed to be consistent with the Secretary of the Interior Standards for Rehabilitation.

Basement Floor

- Retention of large room for rehearsals and multi-use functions
- New dressing rooms, break room and storage
- New Men's and Women's restrooms

Balcony

- Limitation of seating to 49 seats to avoid requirement for a second exit

- New elevator/elevator lobby on the east end of the foyer, to provide ADA access
- Retention of historic balcony seating as well as provision for ADA accessible seating
- Additional restrooms
- Back of house/storage

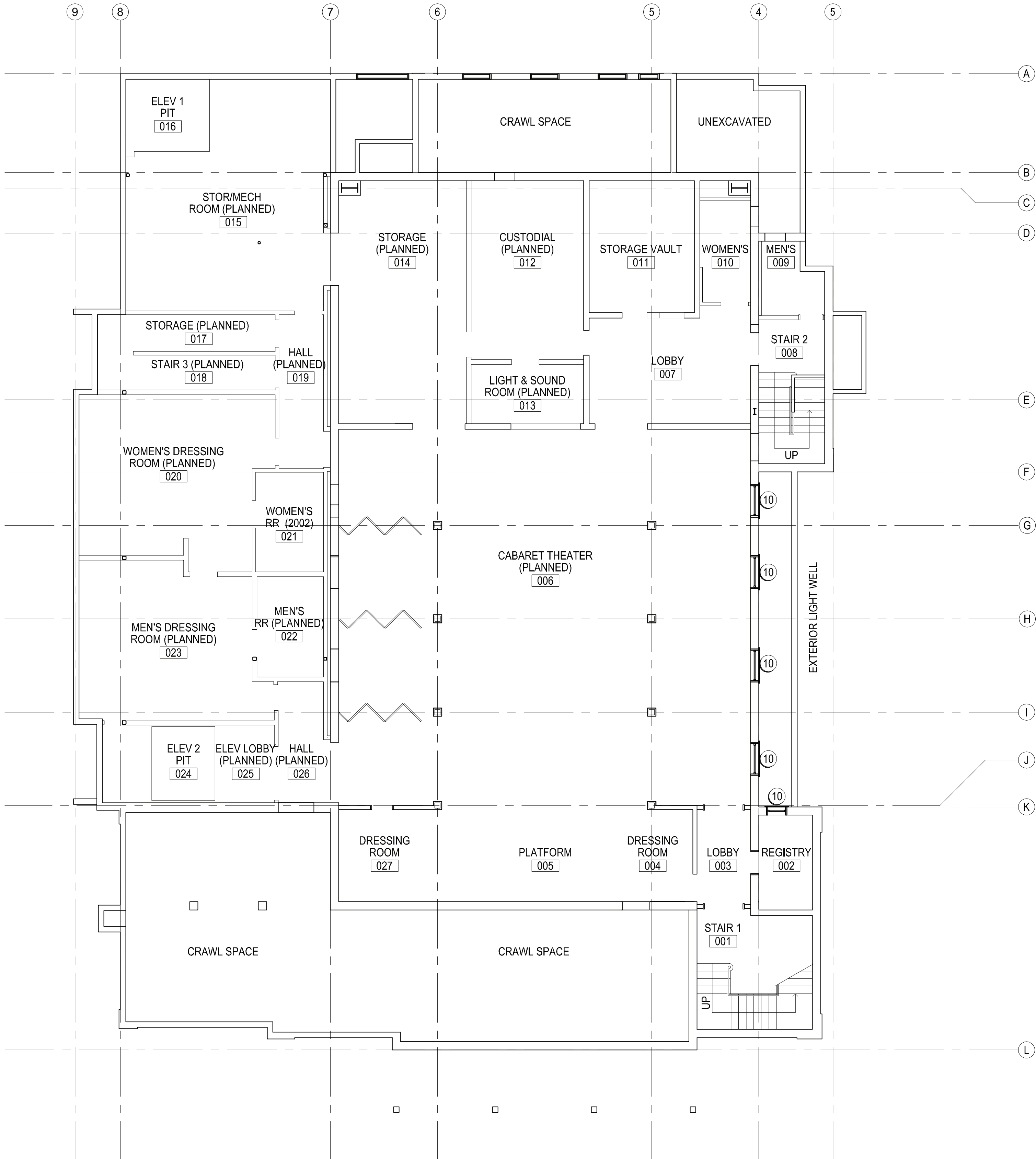
Disabled Access Considerations

As noted in Section 8 Requirements for Work, universal access upgrades are required to provide a path of travel to the entrance, and to each of the floors of the building. As described in Option 2, given the complexities of the original building design, and the significance of the primary multi-level entrance terrace, the conceptual solution includes an ADA entrance at grade on the southeast corner of the building on an accessible path of travel from future ADA parking spaces. This entrance will lead to an ADA elevator that provides access to the main foyer, the balcony and the basement levels. This solution allows able bodied and disabled guests to experience a similar entrance sequence, all arriving at the historic foyer and entering the auditorium at the same point. It also provides access to each floor while avoiding the visual impact of exterior ramping.

Access to the stage from the auditorium is provided by a ramp on the west side of the stage.

Structural, Mechanical, Electrical, and Plumbing

Refer to Appendices G, H and I for recommended system upgrades.



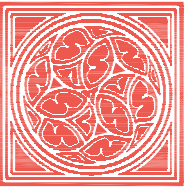
1 STABILIZATION PLAN - BASEMENT
A1.00S SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO HSR SECTION 9 FOR TREATMENT OF HISTORIC FEATURES AND FINISHES.

FLOOR PLAN SHEET NOTES

- 1 REMOVE IVY AND REPAIR PAINTED FINISH
- 2 REPAIR STUCCO CRACKS THIS PORTION OF FACADE. REPAINT TO MATCH (E) FINISH.
- 3 REPLACE DAMAGED PLYWOOD. COAT TEMPORARY STRUCTURE WITH ELASTOMERIC PAINT.
- 4 SEAL ALL OPEN JOINTS BETWEEN TEMPORARY STRUCTURE AND BUILDING.
- 5 SEAL ALL OPEN JOINTS AROUND OPENING.
- 6 REMOVE PLASTIC MEMBRANE AND PROVIDE NEW SHEATHING THIS PORTION OF FACADE. PAINT TO MATCH (E) FINISH.
- 7 REPLACE ROLLED ROOFING.
- 8 SECURE METAL FLASHING.
- 9 REATTACH DOWNSPOUT EXTENSION.
- 10 REHABILITATE WINDOW OR DOOR AND REPLACE BROKEN GLASS.



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LEAR THEATER

OPTION 1
STABILIZATION

LEAR THEATER HSR
501 RIVERSIDE DRIVE
RENO, NV 89503

SHEET TITLE
STABILIZATION
BASEMENT
FLOOR
PLAN

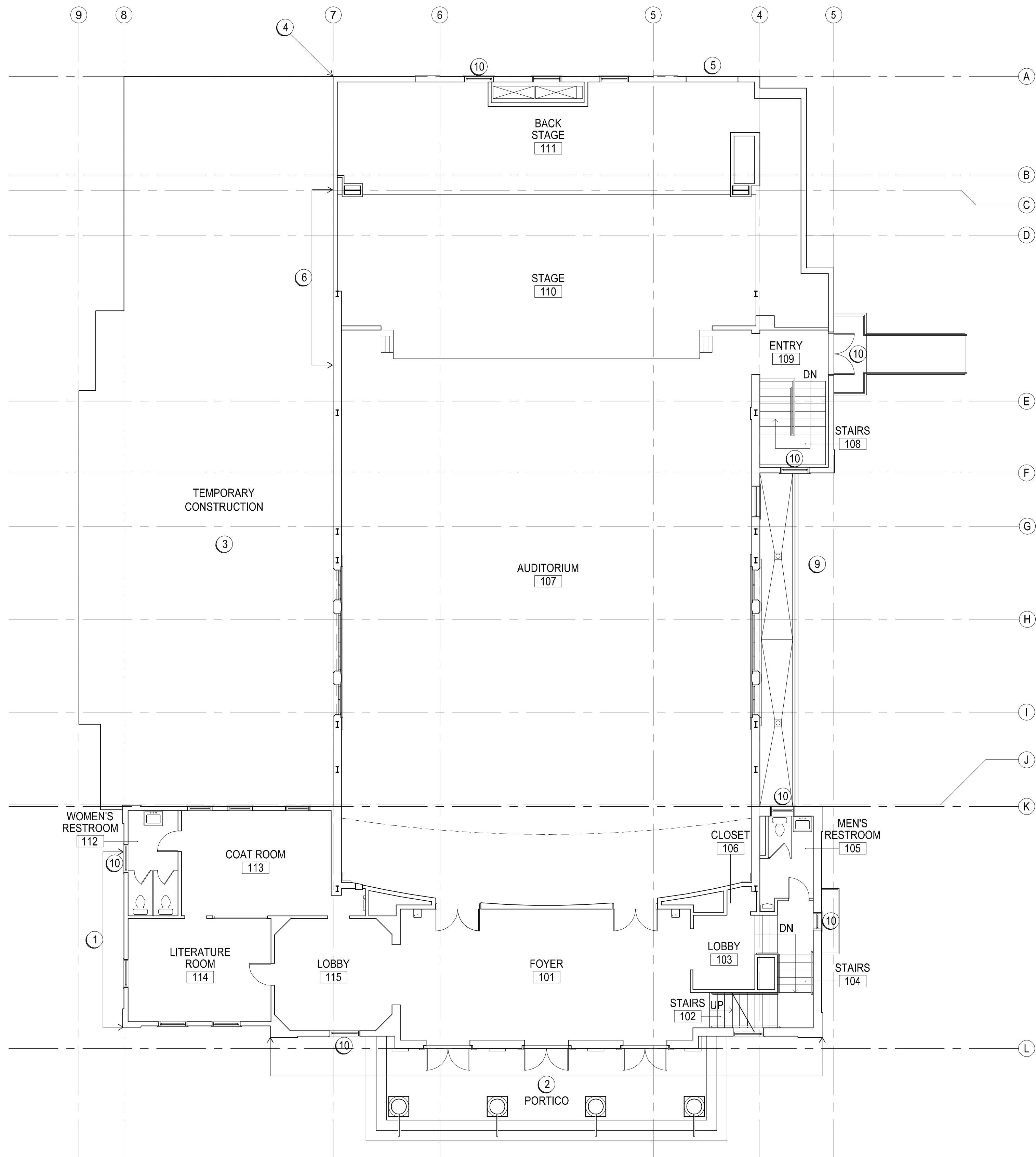
ISSUANCE
HISTORIC STRUCTURE REPORT

10/14/2024

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A1.00-1



1 STABILIZATION PLAN - FIRST FLOOR
A1.01S SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO HSR SECTION 9 FOR TREATMENT OF HISTORIC FEATURES AND FINISHES.

FLOOR PLAN SHEET NOTES

- 1 REMOVE IVY AND REPAIR PAINTED FINISH
- 2 REPAIR STUCCO CRACKS THIS PORTION OF FACADE. REPAINT TO MATCH (E) FINISH.
- 3 REPLACE DAMAGED PLYWOOD. COAT TEMPORARY STRUCTURE WITH ELASTOMERIC PAINT.
- 4 SEAL ALL OPEN JOINTS BETWEEN TEMPORARY STRUCTURE AND BUILDING.
- 5 SEAL ALL OPEN JOINTS AROUND OPENING.
- 6 REMOVE PLASTIC MEMBRANE AND PROVIDE NEW SHEATHING THIS PORTION OF FACADE. PAINT TO MATCH (E) FINISH.
- 7 REPLACE ROLLED ROOFING.
- 8 SECURE METAL FLASHING.
- 9 REATTACH DOWNSPOUT EXTENSION.
- 10 REHABILITATE WINDOW OR DOOR AND REPLACE BROKEN GLASS.



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LEAR THEATER

OPTION 1

STABILIZATION

LEAR THEATER HSR

501 RIVERSIDE DRIVE
RENO, NV 89503

SHEET TITLE

STABILIZATION
FIRST
FLOOR
PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

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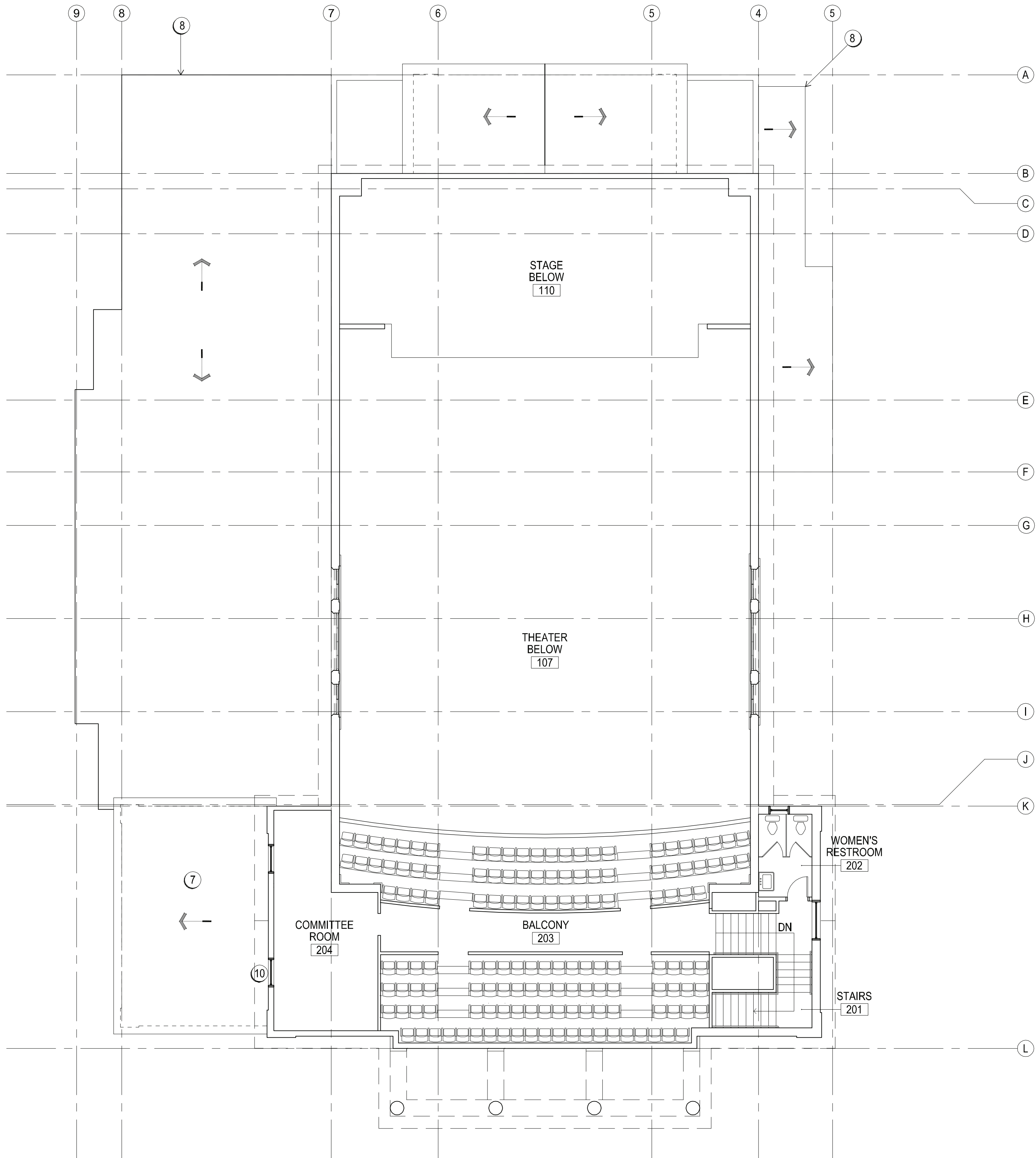
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A1.01-1



1 STABILIZATION PLAN - SECOND FLOOR
A1.02S SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO HSR SECTION 9 FOR TREATMENT OF HISTORIC FEATURES AND FINISHES.

FLOOR PLAN SHEET NOTES

- 1 REMOVE IVY AND REPAIR PAINTED FINISH
- 2 REPAIR STUCCO CRACKS THIS PORTION OF FACADE. REPAINT TO MATCH (E) FINISH.
- 3 REPLACE DAMAGED PLYWOOD. COAT TEMPORARY STRUCTURE WITH ELASTOMERIC PAINT.
- 4 SEAL ALL OPEN JOINTS BETWEEN TEMPORARY STRUCTURE AND BUILDING.
- 5 SEAL ALL OPEN JOINTS AROUND OPENING.
- 6 REMOVE PLASTIC MEMBRANE AND PROVIDE NEW SHEATHING THIS PORTION OF FACADE. PAINT TO MATCH (E) FINISH.
- 7 REPLACE ROLLED ROOFING.
- 8 SECURE METAL FLASHING.
- 9 REATTACH DOWNSPOUT EXTENSION.
- 10 REHABILITATE WINDOW OR DOOR AND REPLACE BROKEN GLASS.



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LEAR THEATER

OPTION 1

STABILIZATION

LEAR THEATER HSR

501 RIVERSIDE DRIVE
RENO, NV 89503

SHEET TITLE

STABILIZATION
SECOND
FLOOR
PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

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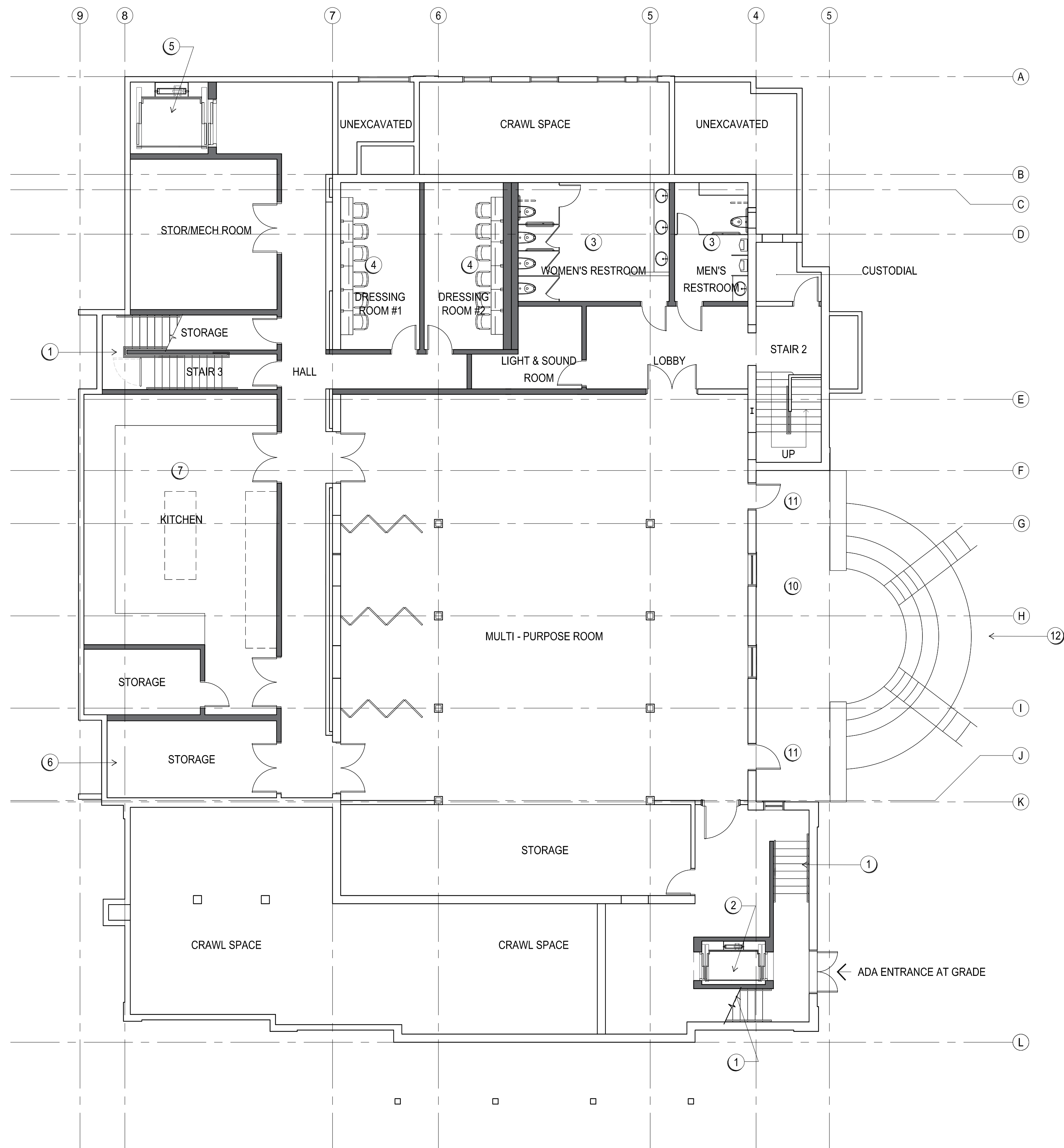
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A1.02-1



GENERAL FLOOR PLAN NOTES

- 1. PROVIDE FINISHES THROUGHOUT. REFER TO HSR SECTION 9 FOR TREATMENT OF HISTORIC FEATURES AND FINISHES.
- 2. SEE HSR APPENDIX FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM UPGRADE RECOMMENDATIONS.
- 3. PROVIDE AUDIOVISUAL, AND ACOUSTICAL SYSTEMS FOR MULTI-PURPOSE COMMUNITY CENTER PROGRAMMING.

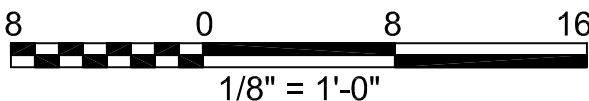
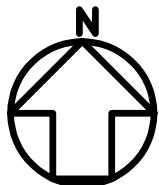
FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) BANQUET KITCHEN TO SERVE 250-200 PEOPLE
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ EXPAND AND LOWER (E) LIGHT WELL TO ELEVATION OF BASEMENT FLOOR
- ⑪ MODIFY (E) WINDOW INTO A DOOR OPENING
- ⑫ (N) GRAND STAIR BETWEEN BASEMENT LEVEL AND SITE EVENT AREA
- ⑬ (N) FLAT FLOOR ASSEMBLY OVER (E) FLOOR

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION

1 BASEMENT LEVEL FLOOR PLAN
A1.00 SCALE: 1/8" = 1'-0"
SECTIONS.DWG



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LEAR THEATER
OPTION 2

COMMUNITY ARTS &
CULTURE CENTER SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
GROUND LEVEL
FLOOR PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

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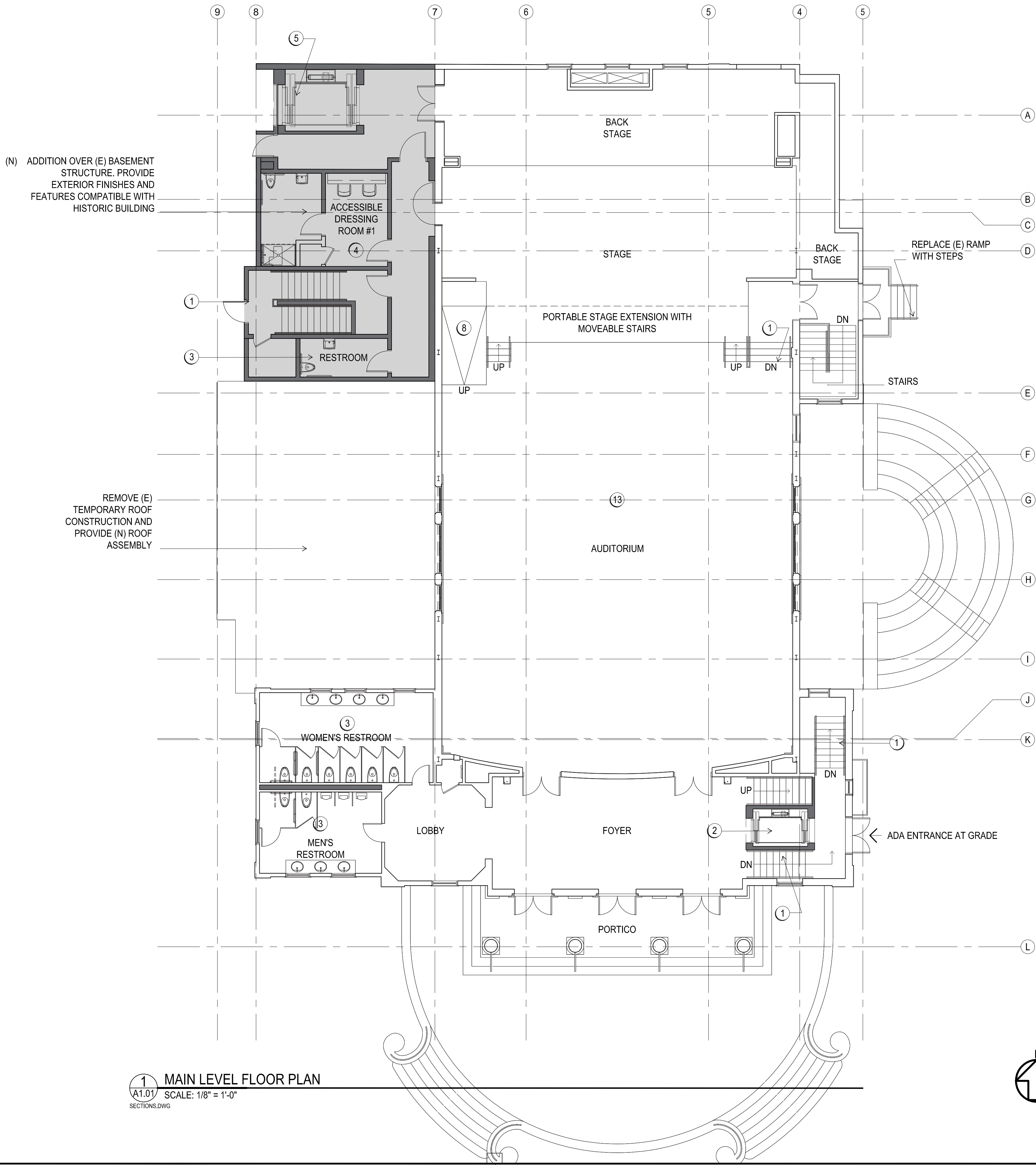
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GENERAL FLOOR PLAN NOTES

1. PROVIDE FINISHES THROUGHOUT. REFER TO HSR SECTION 9 FOR TREATMENT OF HISTORIC FEATURES AND FINISHES.
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FLOOR PLAN SHEET NOTES

- 1 (N) STAIR
- 2 (N) ADA ELEVATOR
- 3 (N) RESTROOM
- 4 (N) DRESSING ROOM
- 5 (N) FREIGHT ELEVATOR IN (E) PIT
- 6 ABANDON (E) ELEVATOR PIT
- 7 (N) BANQUET KITCHEN TO SERVE 250-200 PEOPLE
- 8 (N) RAMP
- 9 RETAIN (E) HISTORIC BALCONY SEATS
- 10 EXPAND AND LOWER (E) LIGHT WELL TO ELEVATION OF BASEMENT FLOOR
- 11 MODIFY (E) WINDOW INTO A DOOR OPENING
- 12 (N) GRAND STAIR BETWEEN BASEMENT LEVEL AND SITE EVENT AREA
- 13 (N) FLAT FLOOR ASSEMBLY OVER (E) FLOOR

LEGEND

- (E) CONSTRUCTION
— (N) CONSTRUCTION



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LEAR THEATER OPTION 2

COMMUNITY ARTS &
CULTURE CENTER SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
GROUND LEVEL
FLOOR PLAN

ISSUANCE

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PROJ NO.

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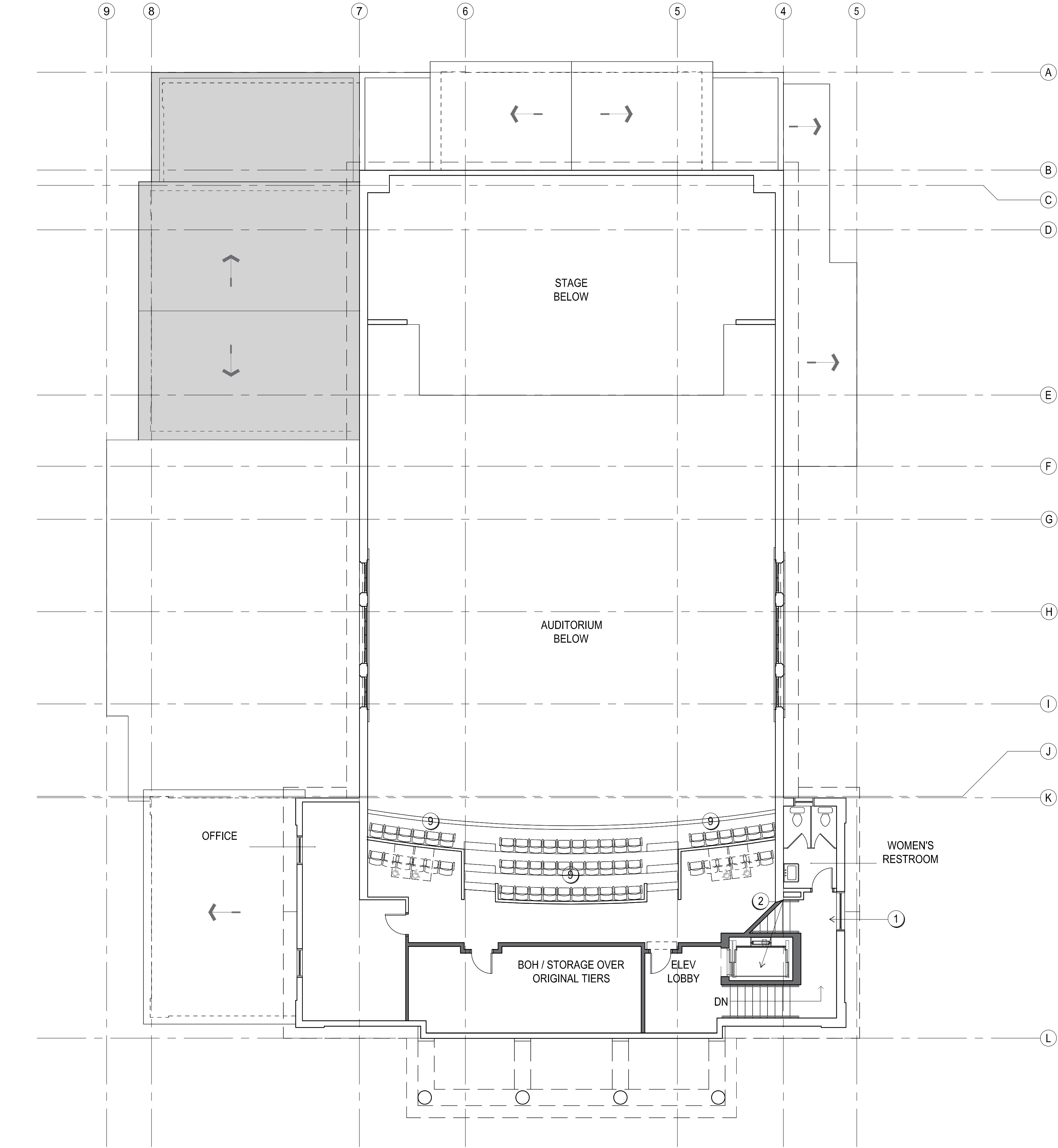
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DRAWING NO.

A1.01-2



1 BALCONY LEVEL FLOOR PLAN
A1.02 SCALE: 1/8" = 1'-0"
SECTIONS.DWG

GENERAL FLOOR PLAN NOTES

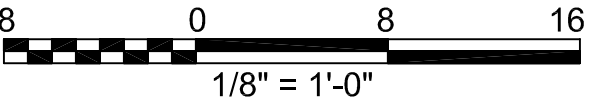
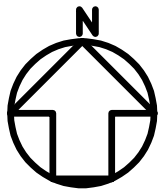
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3. PROVIDE AUDIOVISUAL, AND ACOUSTICAL SYSTEMS FOR MULTI-PURPOSE COMMUNITY CENTER PROGRAMMING.

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) BANQUET KITCHEN TO SERVE 250-200 PEOPLE
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ EXPAND AND LOWER (E) LIGHT WELL TO ELEVATION OF BASEMENT FLOOR
- ⑪ MODIFY (E) WINDOW INTO A DOOR OPENING
- ⑫ (N) GRAND STAIR BETWEEN BASEMENT LEVEL AND SITE EVENT AREA
- ⑬ (N) FLAT FLOOR ASSEMBLY OVER (E) FLOOR

LEGEND

- (E) CONSTRUCTION
— (N) CONSTRUCTION



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LEAR THEATER

OPTION 2

COMMUNITY ARTS &
CULTURE CENTER SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
BALCONY LEVEL
FLOOR PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

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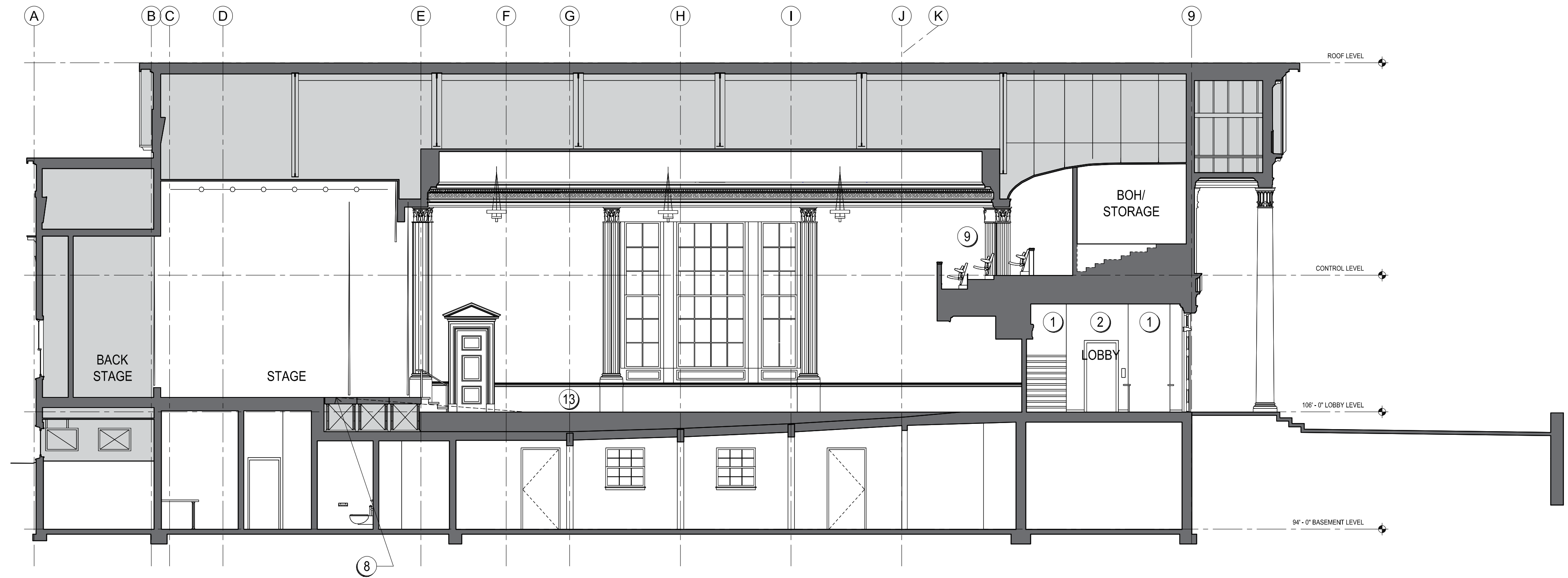
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GENERAL FLOOR PLAN NOTES

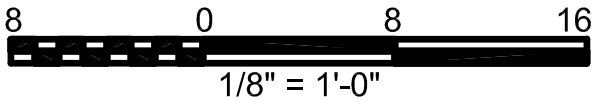
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FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ BANQUET KITCHEN TO SERVE 250-300 PEOPLE
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ EXPAND AND LOWER E LIGHT WELL 3' TO ELEVATION OF BASEMENT FLOOR
- ⑪ MODIFY (E) WINDOW INTO A DOOR OPENING
- ⑫ (N) GRAND STAIR BETWEEN BASEMENT LEVEL (94'-0") AND SITE EVENT AREA (99'-9")
- ⑬ (N) FLAT FLOOR ASSEMBLY OVER (E) FLOOR



2 CENTERLINE SECTION
A3.00 SCALE: 1/8" = 1'-0"
SECTIONS.DWG



LEAR THEATER
OPTION 2

COMMUNITY ARTS &
CULTURE CENTER SCHEME

RENO, NV

528 W ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
CENTERLINE SECTION

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

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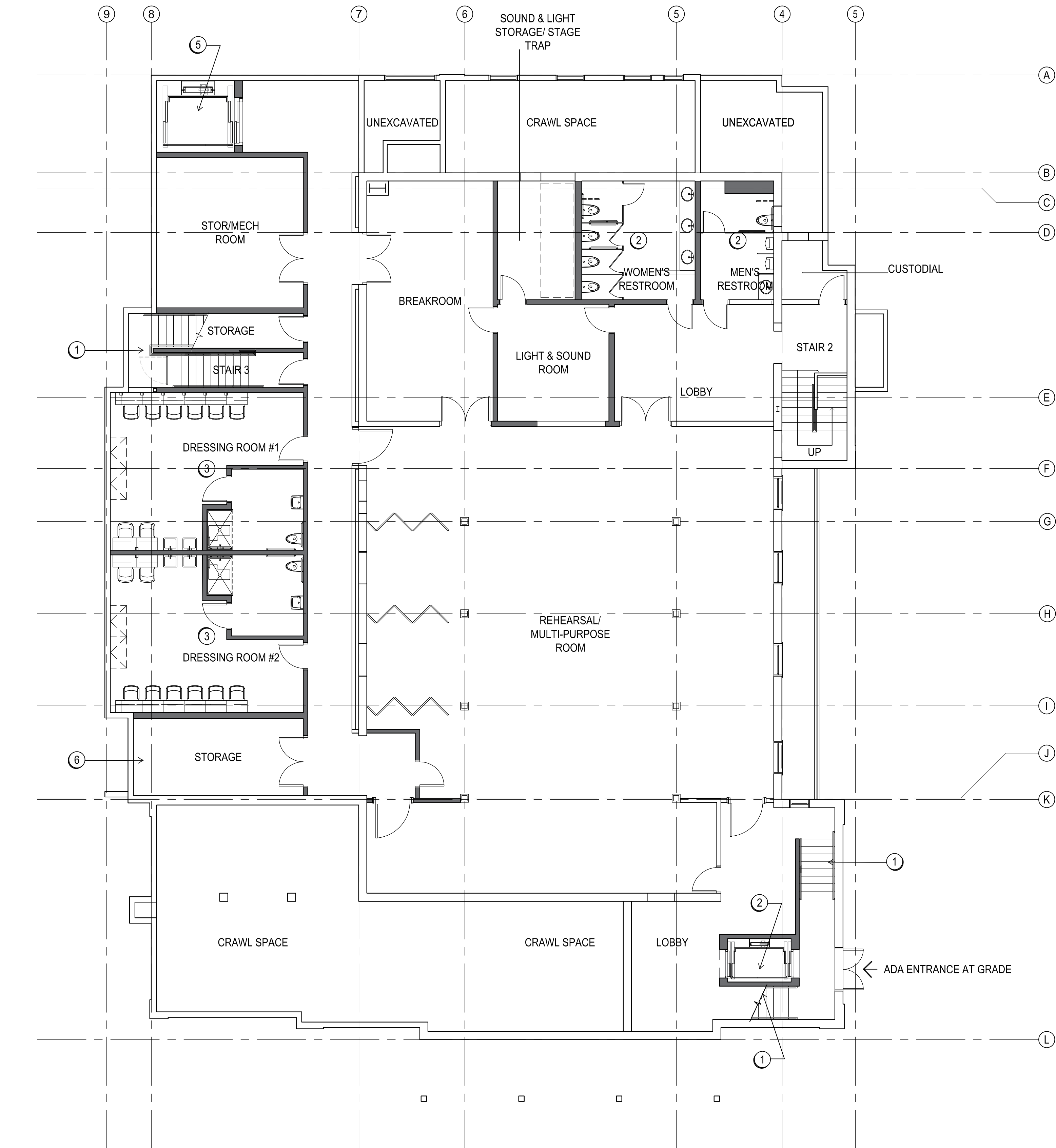
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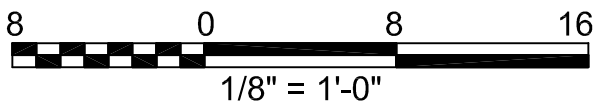
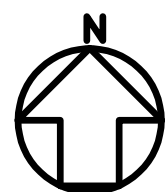
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1 BASEMENT LEVEL FLOOR PLAN
A1.00 SCALE: 1/8" = 1'-0"
SECTIONS.DWG



GENERAL FLOOR PLAN NOTES

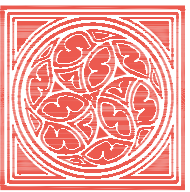
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3. PROVIDE THEATRICAL AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATRE PROGRAMMING.

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) STADIUM SEATING OVER BUILT UP FLAT FLOOR
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS

LEGEND

- (E) CONSTRUCTION
— (N) CONSTRUCTION



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LEAR THEATER OPTION 3

PERFORMING ARTS SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
BASEMENT LEVEL
FLOOR PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

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A1.00-3

GENERAL FLOOR PLAN NOTES

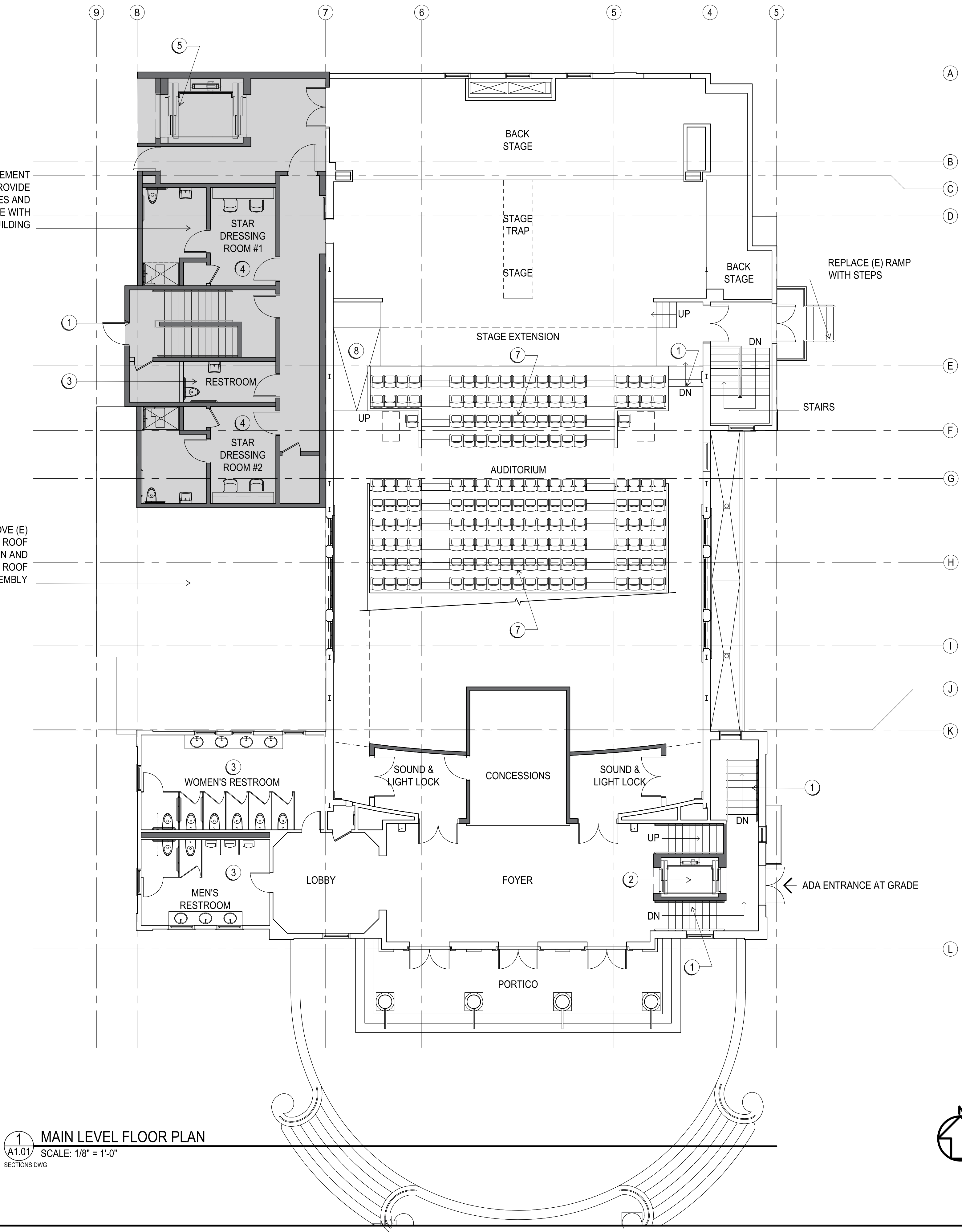
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FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) STADIUM SEATING OVER BUILT UP FLAT FLOOR
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION



LEAR THEATER OPTION 3

PERFORMING ARTS SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
MAIN LEVEL
FLOOR PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.

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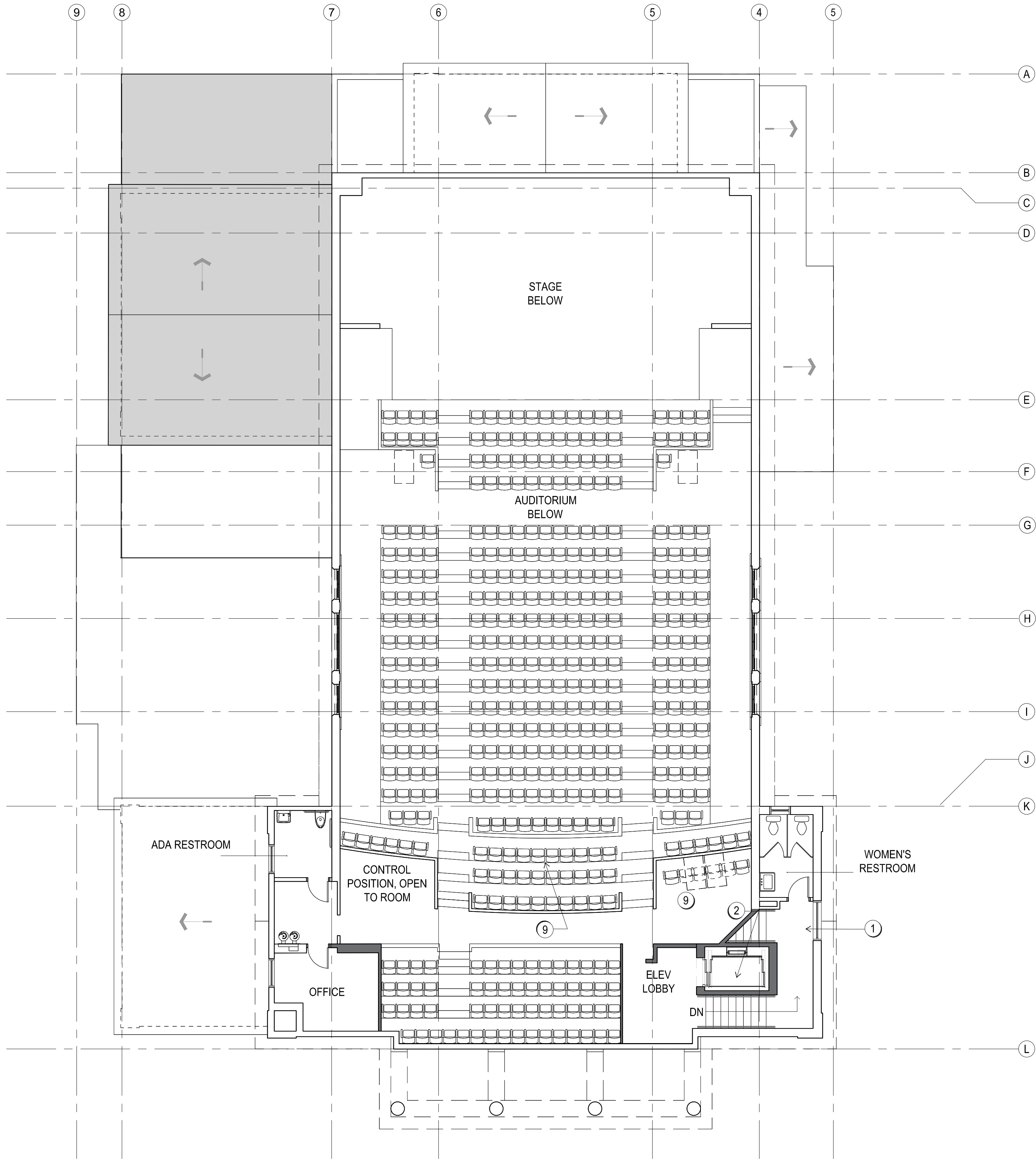
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GENERAL FLOOR PLAN NOTES

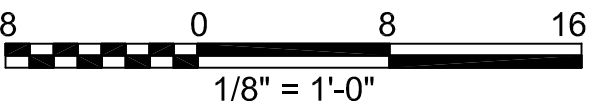
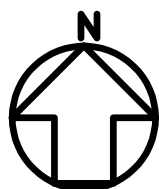
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3. PROVIDE THEATRICAL AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATRE PROGRAMMING.

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) STADIUM SEATING OVER BUILT UP FLAT FLOOR
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION



1 BALCONY LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
SECTIONS.DWG



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LEAR THEATER
OPTION 3

PERFORMING ARTS SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
BALCONY LEVEL
FLOOR PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.

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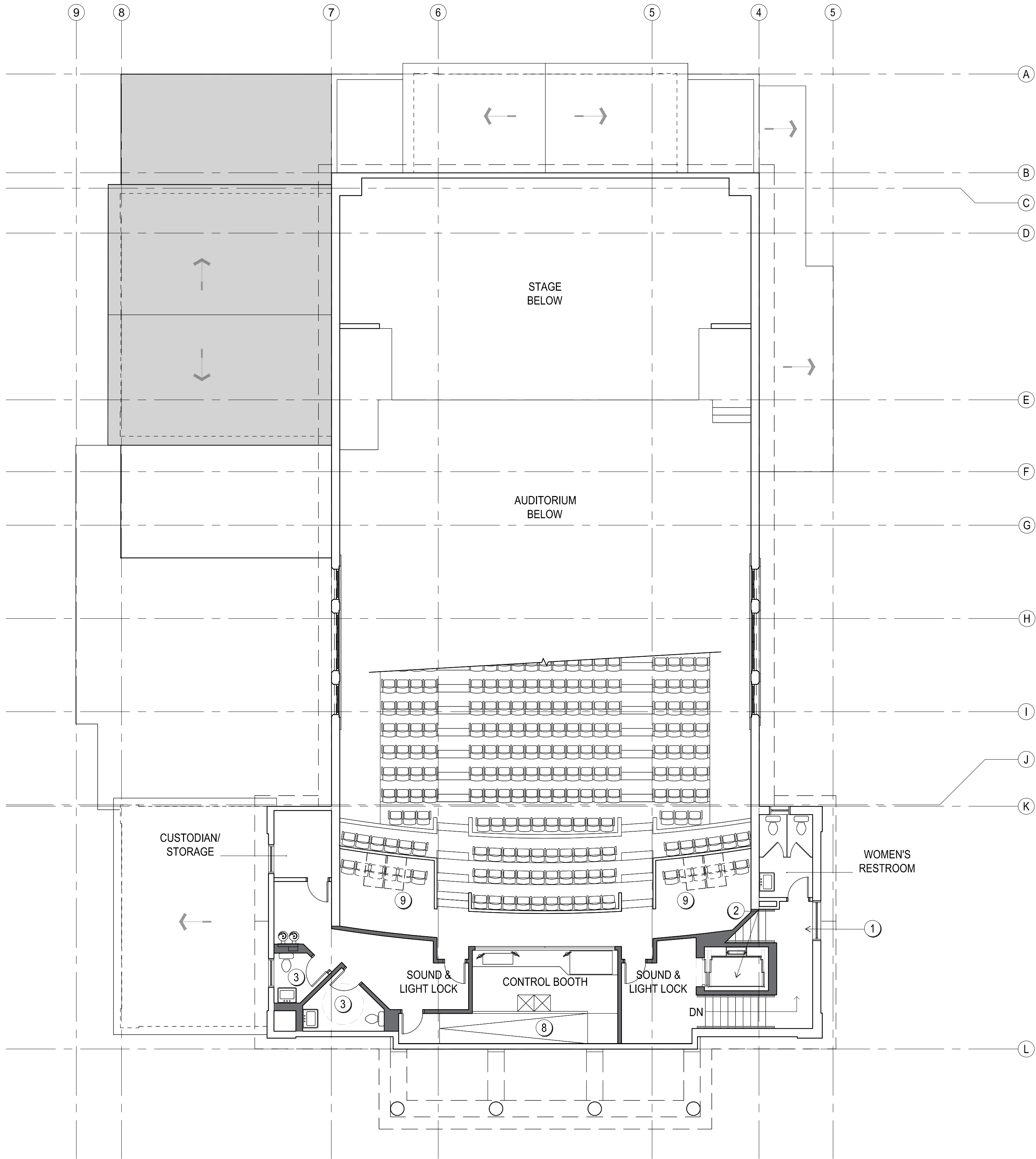
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GENERAL FLOOR PLAN NOTES

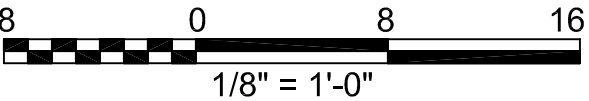
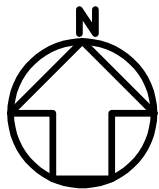
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- 2. SEE HSR APPENDIX FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM UPGRADE RECOMMENDATIONS.
- 3. PROVIDE THEATRICAL AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATRE PROGRAMMING.

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) STADIUM SEATING OVER BUILT UP FLAT FLOOR
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION



1 BALCONY LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
SECTIONS.DWG



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LEAR THEATER
OPTION 3
PERFORMING ARTS SCHEME

RENO, NV
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RENO, NV, 89503

SHEET TITLE
CONCEPT DESIGN
BALCONY LEVEL
FLOOR PLAN
ALTERNATE 1

ISSUANCE
HISTORIC STRUCTURE REPORT

10/14/2024

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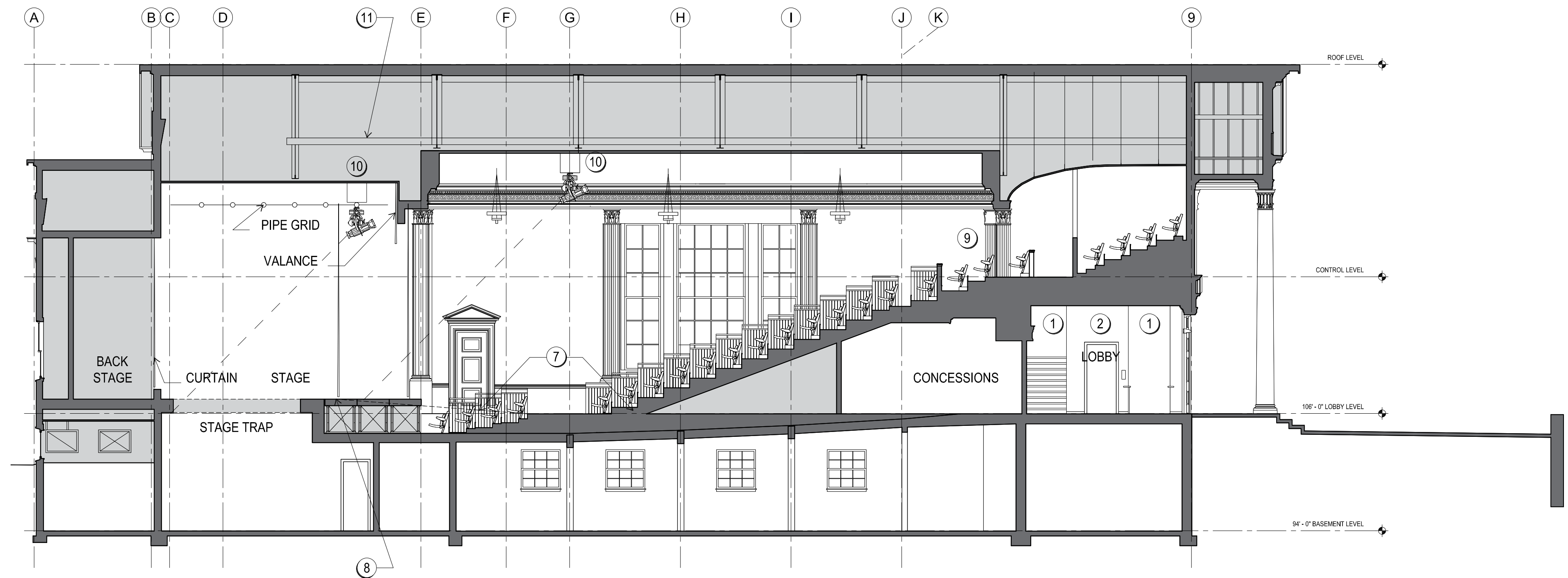
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GENERAL FLOOR PLAN NOTES

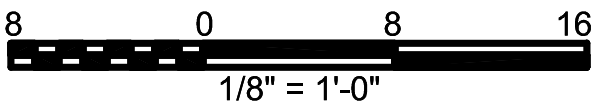
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2. SEE HSR APPENDIX FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM UPGRADE RECOMMENDATIONS.
3. PROVIDE THEATRICAL AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATRE PROGRAMMING.

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) STADIUM SEATING OVER BUILT UP FLAT FLOOR
- ⑧ (N) RAMP
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS



1 CENTERLINE SECTION
A3.00 SCALE: 1/8" = 1'-0"
SECTIONS.DWG



LEAR THEATER
OPTION 3

PERFORMING ARTS SCHEME

RENO, NV

528 W 1ST ST
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
CENTERLINE SECTION

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.

230522

DRAWN

SS, PH

CHECKED

JC

DRAWING NO.

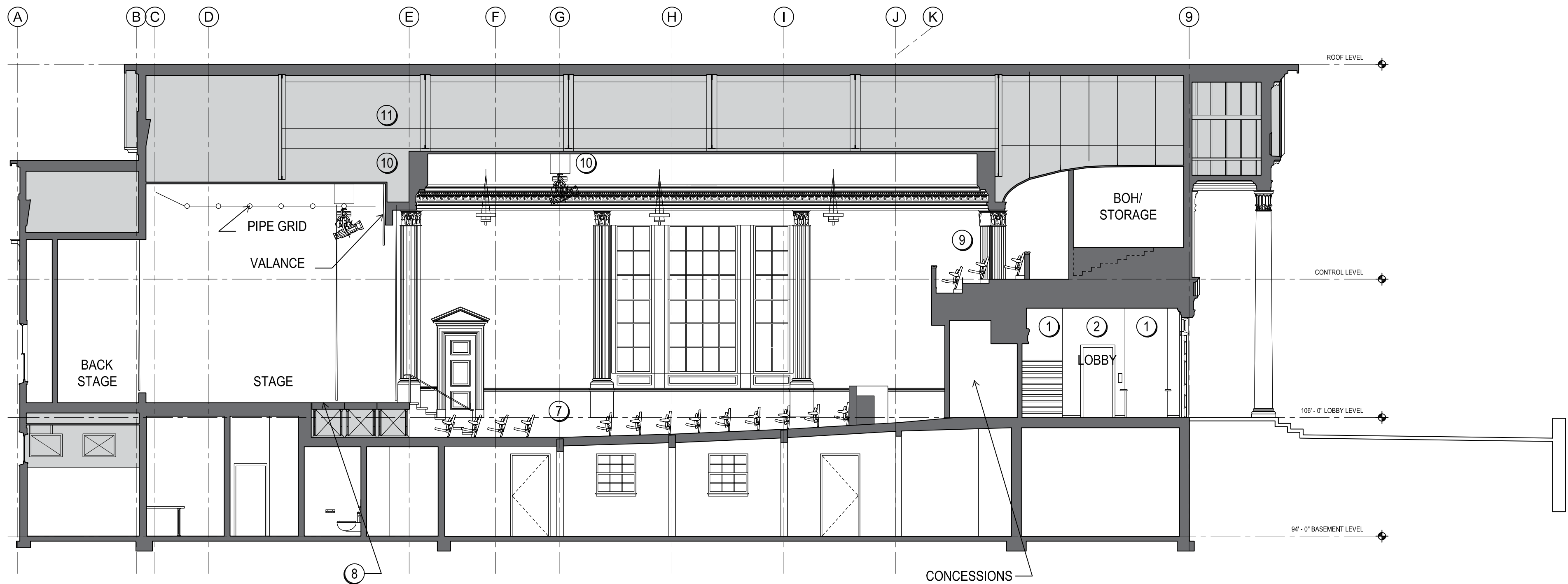
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GENERAL FLOOR PLAN NOTES

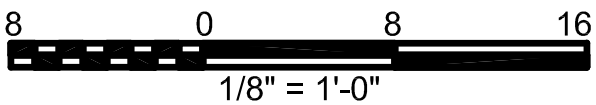
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2. SEE HSR APPENDIX FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM UPGRADE RECOMMENDATIONS.
3. PROVIDE THEATRICAL, AUDIOVISUAL, AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATER PROGRAMMING

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) THEATER SEATING ON EXISTING SLOPED/FLAT FLOOR
- ⑧ (N) LIFT
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS



1 CENTERLINE SECTION
A3.00 SCALE: 1/8" = 1'-0"
SECTIONS.DWG



LEAR THEATER
OPTION 3A

PERFORMING ARTS SCHEME

RENO, NV

528 W 1ST ST
RENO, NV, 89503

SHEET TITLE
CONCEPT DESIGN
LONGITUDINAL SECTION

ISSUANCE
HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.

230522

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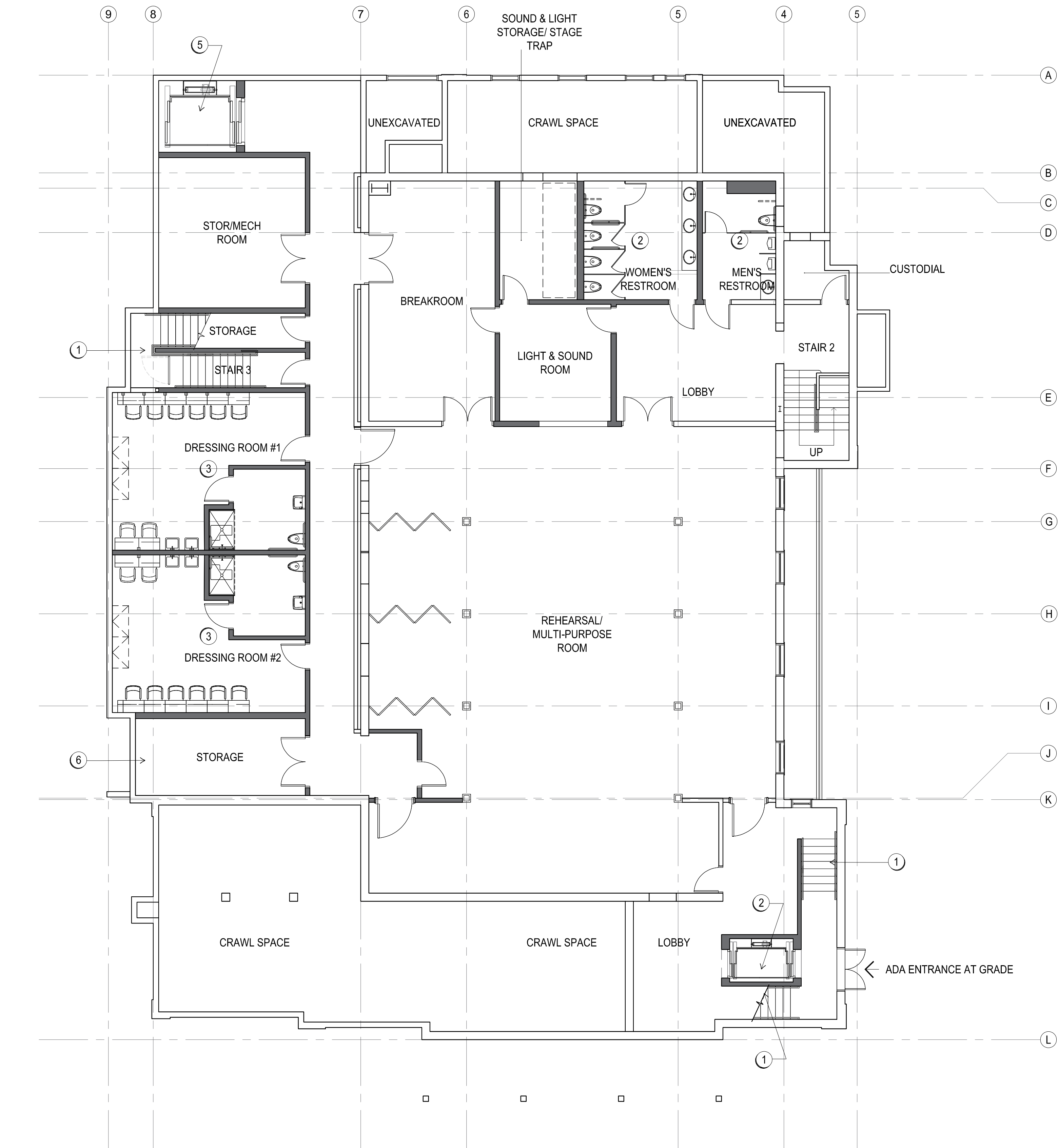
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GENERAL FLOOR PLAN NOTES

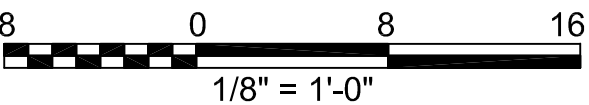
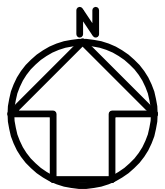
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3. PROVIDE THEATRICAL, AUDIOVISUAL, AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATER PROGRAMMING

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) THEATER SEATING ON EXISTING SLOPED/FLAT FLOOR
- ⑧ (N) LIFT
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION



1 BASEMENT LEVEL FLOOR PLAN
A1.00 SCALE: 1/8" = 1'-0"
SECTIONS.DWG

LEAR THEATER
OPTION 3A

PERFORMING ARTS SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
BASEMENT LEVEL
FLOOR PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.

230522

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JC

Checker's Initials

DRAWING NO.

A1.00-3A

GENERAL FLOOR PLAN NOTES

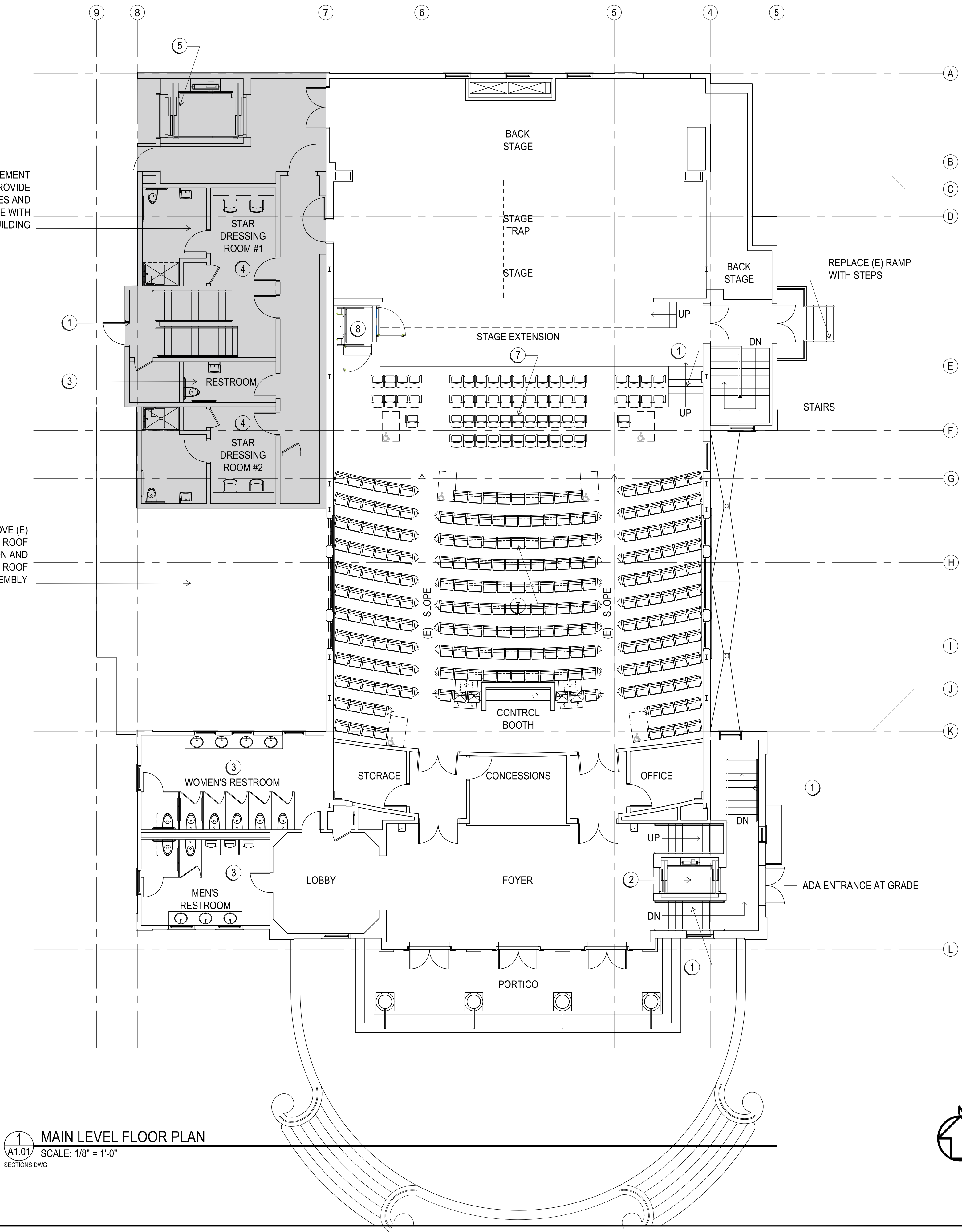
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3. PROVIDE THEATRICAL, AUDIOVISUAL, AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATER PROGRAMMING

FLOOR PLAN SHEET NOTES

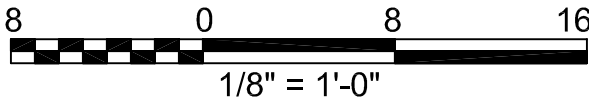
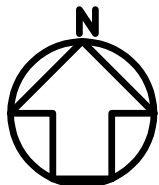
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- 3 (N) RESTROOM
- 4 (N) DRESSING ROOM
- 5 (N) FREIGHT ELEVATOR IN (E) PIT
- 6 ABANDON (E) ELEVATOR PIT
- 7 (N) THEATER SEATING ON EXISTING SLOPED/FLAT FLOOR
- 8 (N) LIFT
- 9 RETAIN (E) HISTORIC BALCONY SEATS
- 10 BOX TRUSS FOR LIGHTING
- 11 STRUCTURE FOR LIGHTING TRUSS

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
SECTIONS.DWG



LEAR THEATER

OPTION 3A

PERFORMING ARTS SCHEME

RENO, NV

528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE

CONCEPT DESIGN
MAIN LEVEL
FLOOR PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.

230522

DRAWN

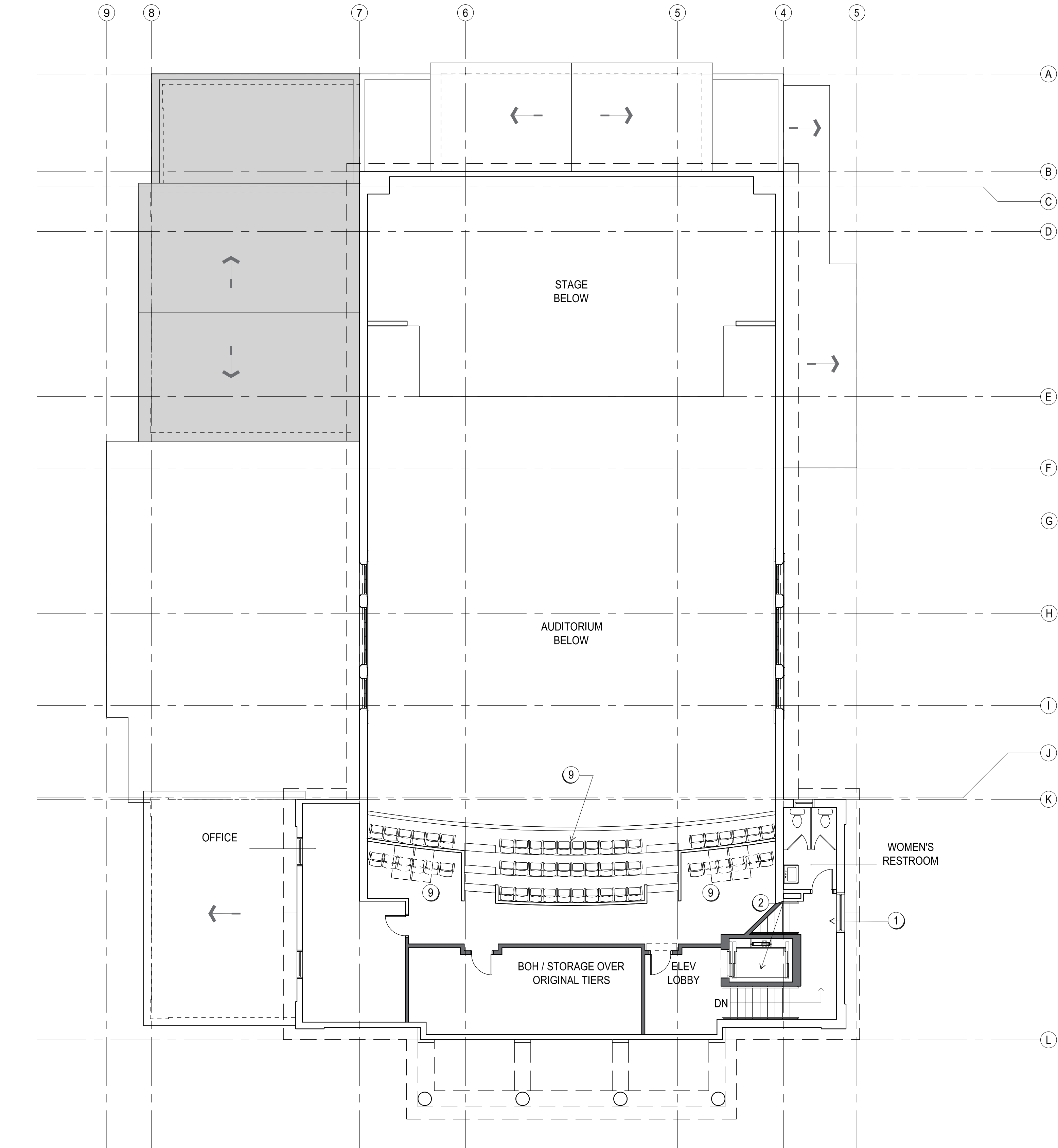
SS, PH

JC

Checker's Initials

DRAWING NO.

A1.01-3A



1 BALCONY LEVEL FLOOR PLAN
A1.02 SCALE: 1/8" = 1'-0"
SECTIONS.DWG

GENERAL FLOOR PLAN NOTES

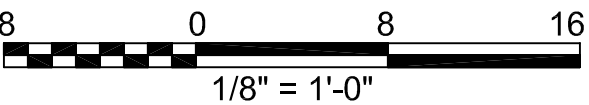
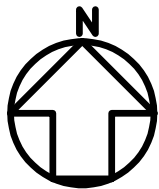
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2. SEE HSR APPENDIX FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM UPGRADE RECOMMENDATIONS.
3. PROVIDE THEATRICAL, AUDIOVISUAL, AND ACOUSTICAL SYSTEMS FOR COMMUNITY THEATER PROGRAMMING

FLOOR PLAN SHEET NOTES

- ① (N) STAIR
- ② (N) ADA ELEVATOR
- ③ (N) RESTROOM
- ④ (N) DRESSING ROOM
- ⑤ (N) FREIGHT ELEVATOR IN (E) PIT
- ⑥ ABANDON (E) ELEVATOR PIT
- ⑦ (N) THEATER SEATING ON EXISTING SLOPED/FLAT FLOOR
- ⑧ (N) LIFT
- ⑨ RETAIN (E) HISTORIC BALCONY SEATS
- ⑩ BOX TRUSS FOR LIGHTING
- ⑪ STRUCTURE FOR LIGHTING TRUSS

LEGEND

- (E) CONSTRUCTION
— (N) CONSTRUCTION



Architectural
Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111
415 421 1680

LEAR THEATER
OPTION 3A
PERFORMING ARTS SCHEME

RENO, NV
528 W 1ST STREET
RENO, NV, 89503

SHEET TITLE
**CONCEPT DESIGN
BALCONY LEVEL
FLOOR PLAN**

ISSUANCE
HISTORIC STRUCTURE REPORT

10/14/2024

PROJ NO.

230522

DRAWN

SS, PH

JC

Checker's Initials

DRAWING NO.

A1.02-3A

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Appendix A

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Appendix B

Historic Photographs



First Church of Christ, Scientist (1940); Arthur Rothstein, photographer. (Library of Congress, Prints & Photographs Division, Farm Security Administration/Office of War Information Black-and-White Negatives.)

Historic Photographs



*First Church of Christ, Scientist (no date), Walt Mulcahy, photographer
(postcard in author's collection)*

Historic Photographs



*West facade, prior to 2002-2004 alterations; note rear gabled extension, entry stairs, and elevated walkway
(CHECK SOURCE FOR FINAL)*

Historic Photographs



View to the north



View to the northeast

Views of south and west facades, c.1997

(Hale Day Gallagher Co. Real Estate photographs, provided by City of Reno)

Historic Photographs



View of main floor



View from balcony

*Interior views of auditorium c.1997; taken prior to alterations completed in 2002-2004
(Hale Day Gallagher Co. Real Estate photographs, provided by City of Reno)*

Historic Photographs



*Interior view of auditorium (view north) taken prior to alterations completed in 2002-2004
(date and photographer unknown, provided by City of Reno)*

Historic Photographs



*Interior view of foyer (view west) taken prior to carpet removal
(date and photographer unknown, provided by City of Reno)*

Historic Photographs



Main Lobby: view from the southeast



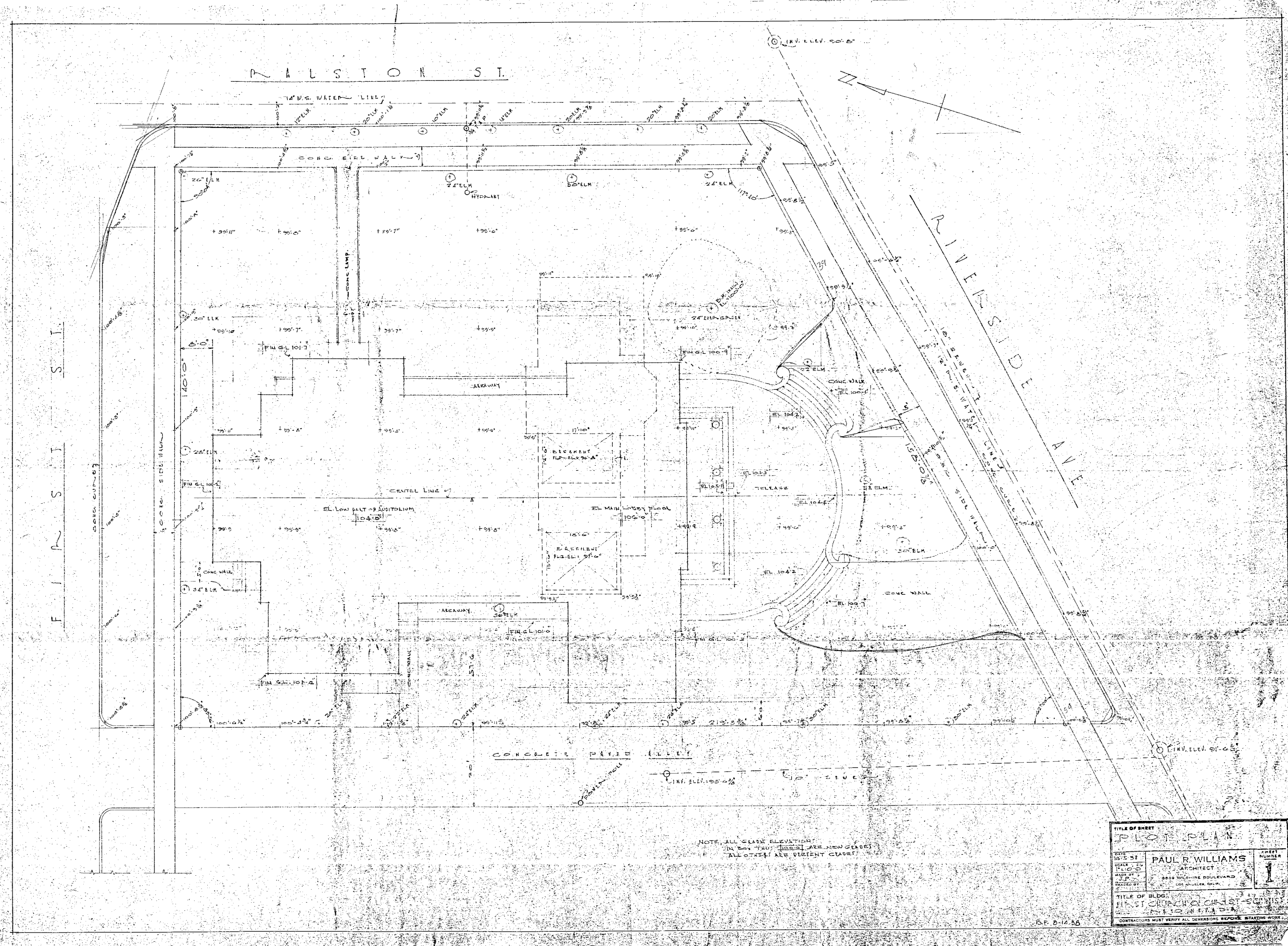
Main Lobby: view from the southwest

*Interior views of foyer taken prior to carpet removal
(Tulso photographs, provided by City of Reno)*

Appendix C

Selected Historic Drawings

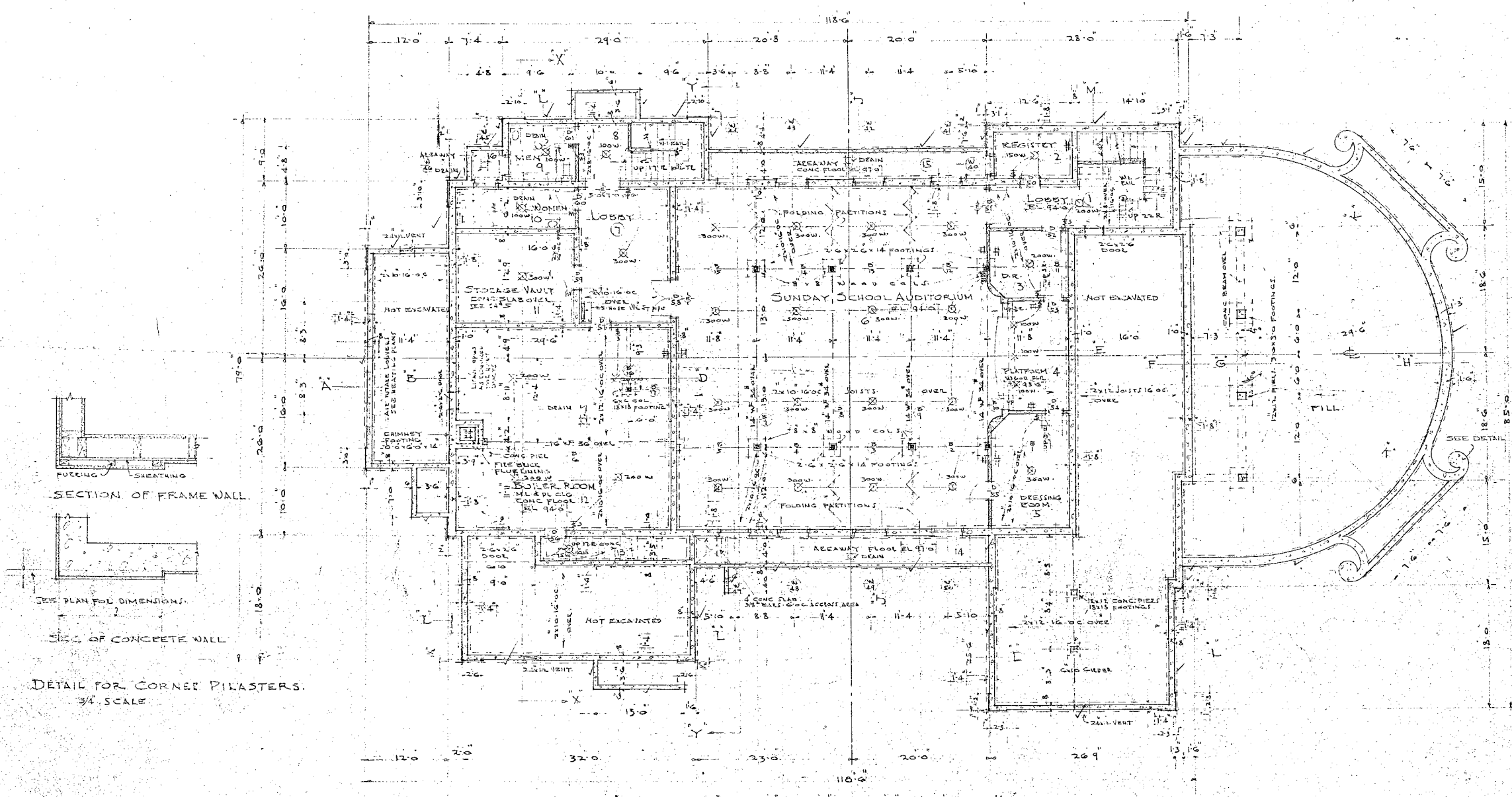
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NOTE: ALL GRADE ELEVATIONS
IN BOX THRU 1938 ARE NEW GRADES
ALL OTHERS ARE PRESENT GRADES

TITLE OF SHEET PLOT PLAN		SHEET NUMBER 1
DATE 12-5-38	ARCHITECT PAUL R. WILLIAMS	
SCALE 1" = 10'	3838 WILKINS BOULEVARD LOT 100-101-102	TITLE OF BLDG. FIRST CHURCH OF CHRIST-SCIENTIST 12-30-38 E.T.A.
MADE AT S.P.	DESIGNED BY P.R.W.	
CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK.		

FIRST CHURCH OF CHRIST, SCIENTIST, RENO, NEVADA, 1938.



GENERAL NOTES:

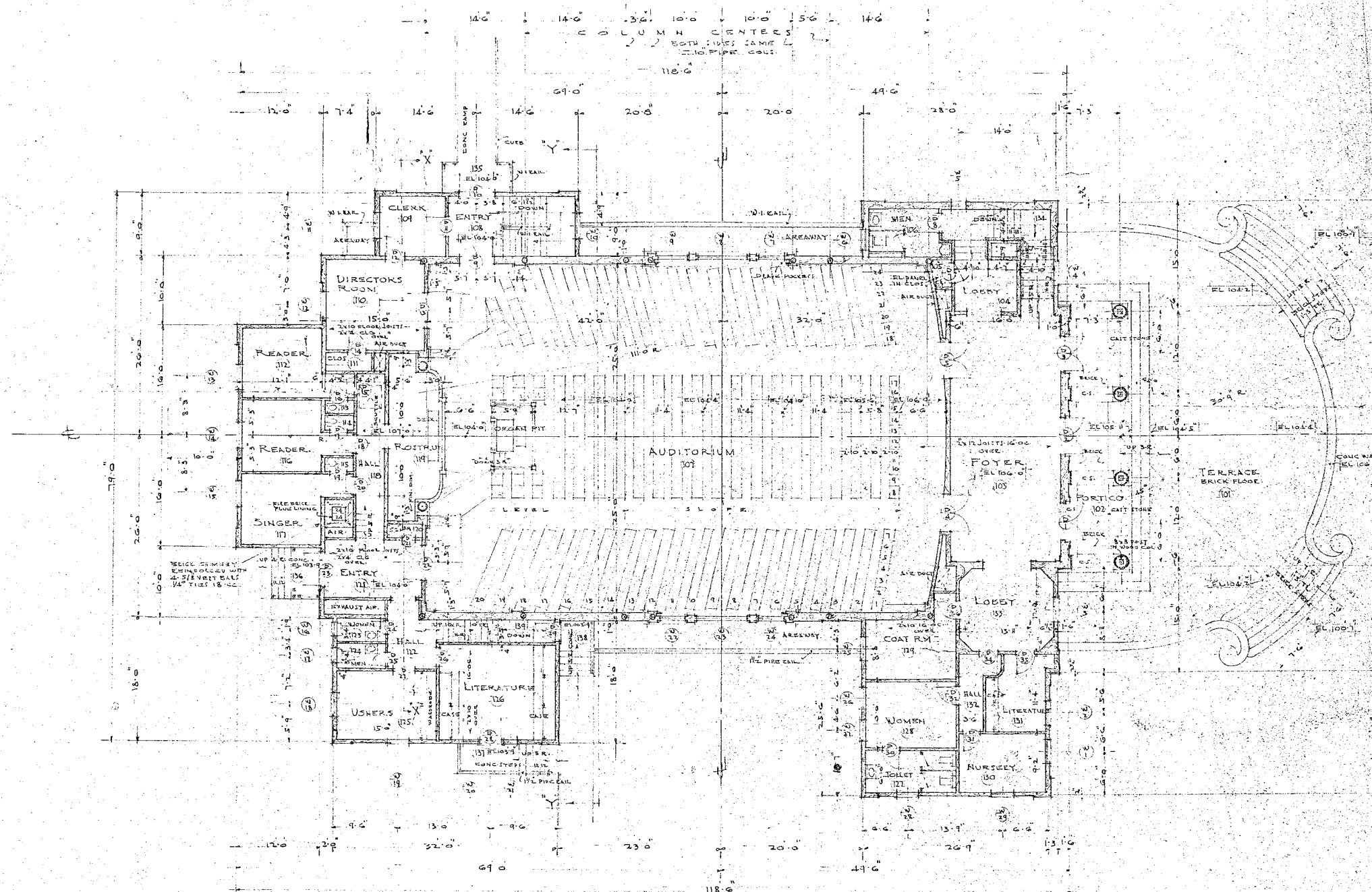
- MAXIMUM DESIGN LOAD 3000#/SF OF FOUNDATION
- EXCAVATIONS SUBJECT TO APPROVAL OF BUILDING INSPECTION
- CONCRETE MIX TO BE 6(SIX) BAGS OF CEMENT TO 1(ONE) YARD OF CONCRETE
- APPROXIMATE PROPORTIONS 1-3-3 SAND & ROCK (TESTED CEMENT)
- STRENGTH OF CONCRETE ASSUMED AT 28 DAYS, 2500#/'
- REINFORCING STEEL TO BE STRUCTURAL GRADE
- BEND WALL STEEL AROUND CORNERS AND LAP 40 DIA. AT SPICES
- STAGGER SPICES IN GROUPS OF CONTINUOUS BARS
- DETAILS SHOWN FOR WALL REINFORCEMENT ARE TYPICAL FOR CONDITIONS NOT SHOWN
- ALL SILL PLATES BEARING ON CONCRETE, ALL WOOD OF BASEMENT PLATFORM & ALL JOISTS OVER GROUND SPACE ARE TO BE PRESSURE TREATED PINE
- FOUNDATION GRADE REDWOOD MAY BE USED FOR SILL PLATES
- WHERE PARTITIONS ABUT CONCRETE WALLS, BOLT LAST STUD WITH 4 BOLTS 3"x10"
- ALL DOORS BEARING ON WOOD INCLUDING THE SILL PLATE BOLTS ARE TO HAVE STANDARD O.G. WISHERS
- DIAGONAL BRACING IS A PART OF THE BRACING SYSTEM & IT IS IMPERATIVE THAT IT BE USED IN THE FOLLOWING PLACES:
- ALL EXTERIOR WALLS - ALL ONE-FLOORS INCLUDING THE BALCONY - ALL ROOF AREAS.
- FOR FOUNDATION DETAILS SEE SHEET #3
- FOOTING WIDTHS INDICATED (X-X) ON PLAN
- BOTTOM OF FOOTINGS 3.0' MIN. BELOW NATURAL GRADE

ELECTRICAL SYMBOLS

- X - CEILING OUTLET
- ⊕ - EXIT LIGHT
- ⊞ - BASE PLUG
- ⊞ - SWITCH
- ⊞ - THREE WAY SWITCH

REVISED
10-20-38
11-29-38 ELECTRICAL

TITLE OF SHEET FOUNDATION PLAN		SHEET NUMBER 2
DATE 10-24-38	PAUL R. WILLIAMS ARCHITECT	
SCALE 1/8" = 1'-0"	3429 WILSHIRE BOULEVARD LOS ANGELES, CALIF.	
TITLE OF BLDG. FIRST CHURCH OF CHRIST, SCIENTIST RENO, NEVADA		
CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK		



MATERIALS.

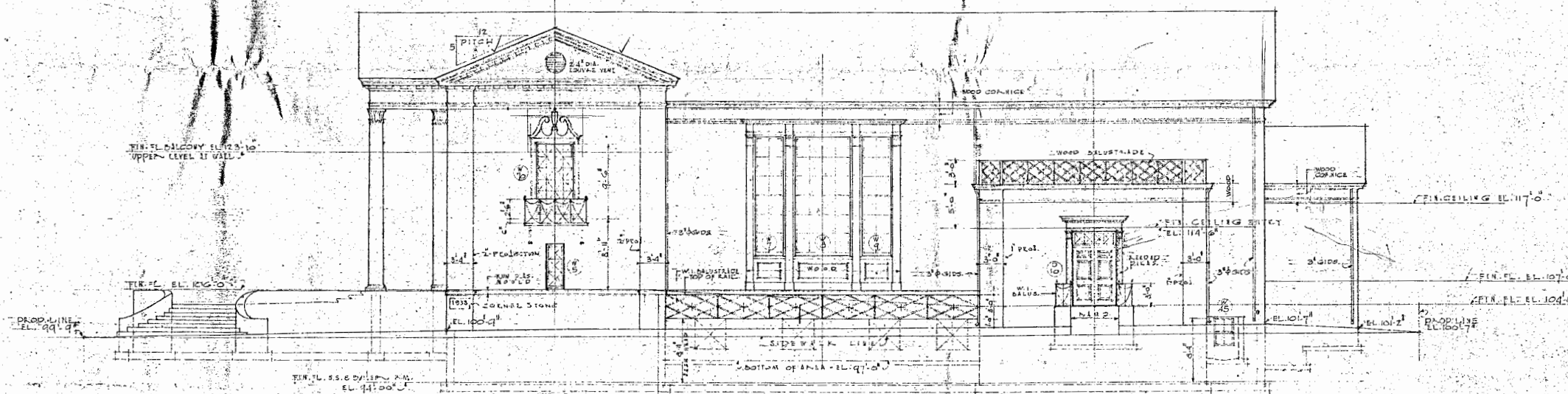
CONCRETE
BRICK
FRAME

NOTES.

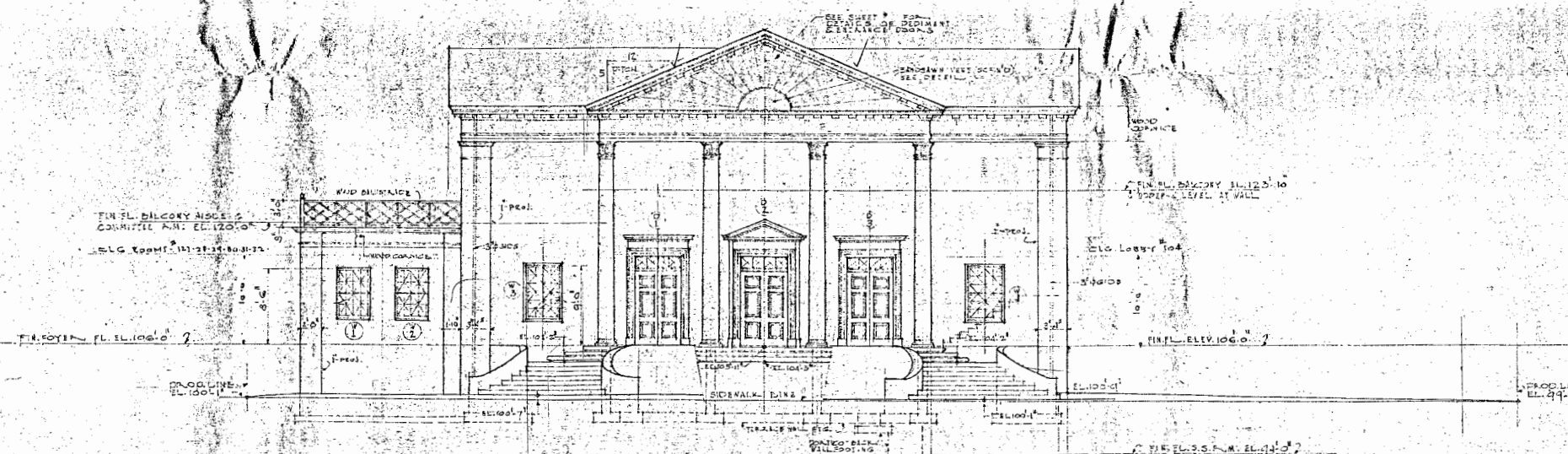
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INTERIOR DIMENSIONS TO FACE OF STUD OR TO FACE OF STUD UNLESS OTHERWISE NOTED.

TITLE		SHEET NUMBER	
1ST FLOOR PLAN		4	
PAUL R. WILLIAMS		ARCHITECT	
3000 WASHINGTON BOULEVARD		RENO, NEVADA	
DESIGNED BY		TRACED BY	
TITLE OF BLDG.		FIRST CHURCH OF CHRIST, SCIENTIST	
151 N. OAK STREET		RENO, NEVADA	
CONTRACT NO.		B.P. A-14-32	



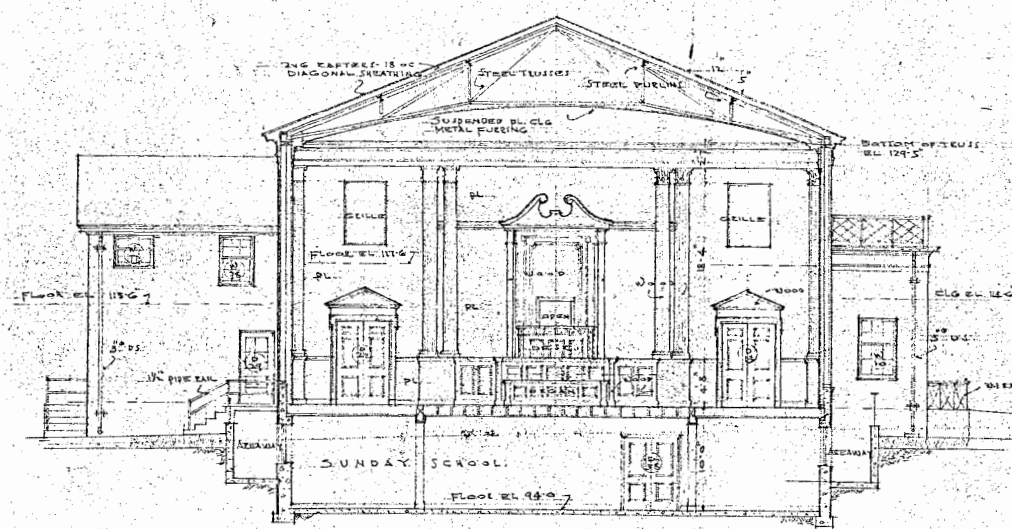
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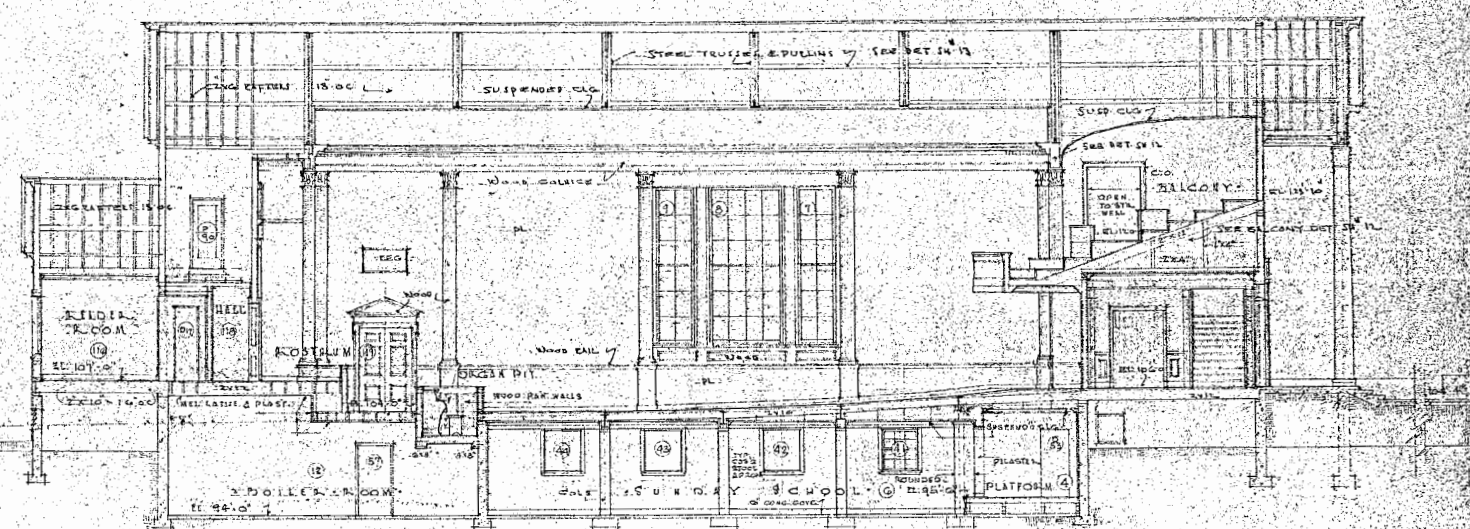
SOUTH ELEVATION

TITLE OF SHEET		SOUTH & EAST ELEVATIONS	
DATE	10-15-38	ARCHITECT	PAUL R. WILLIAMS
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MADE BY	02	3830 WILSHIRE BOULEVARD	
TRACED BY		LOS ANGELES, CALIF.	
TITLE OF BLDG.		FIRST CHURCH OF CHRIST, SCIENTIST	
RENO, NEVADA		RENO, NEVADA	
CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK		CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK	

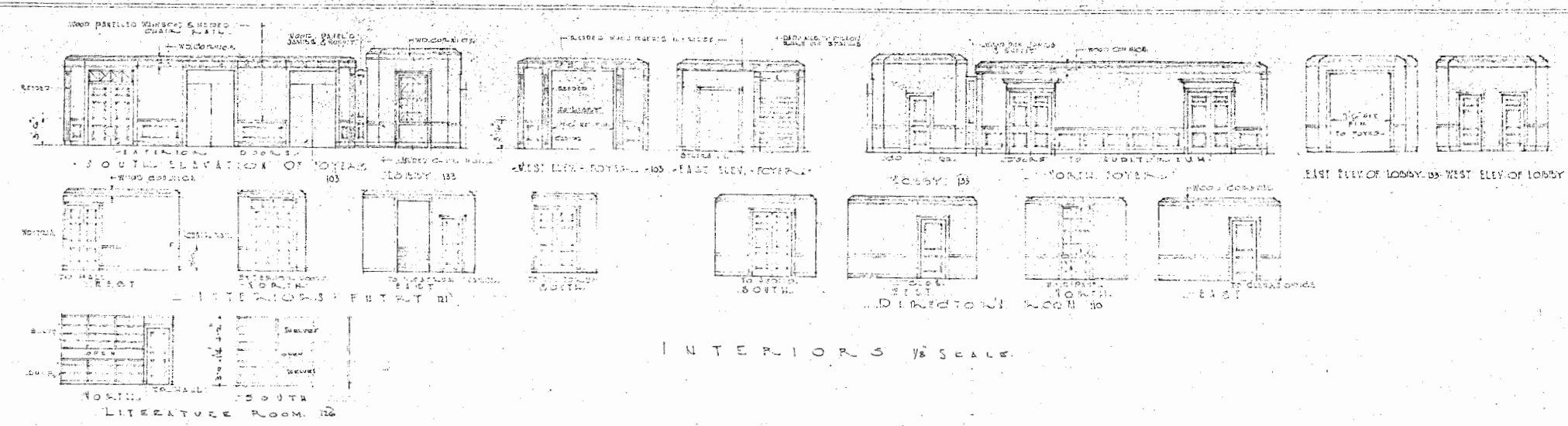
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CROSS SECTION - 1/8" SCALE
ON LINE YY

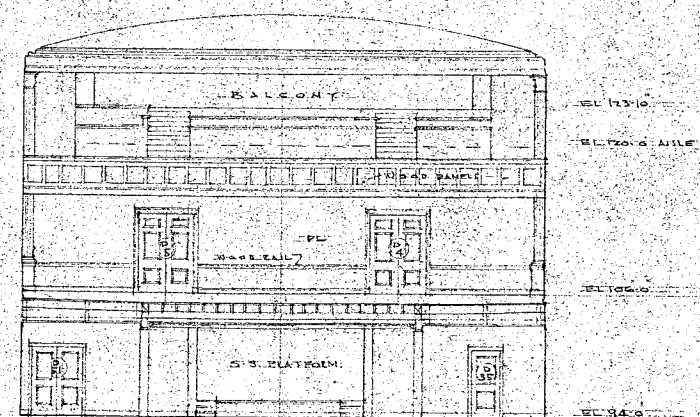
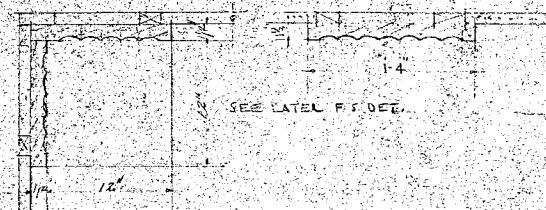
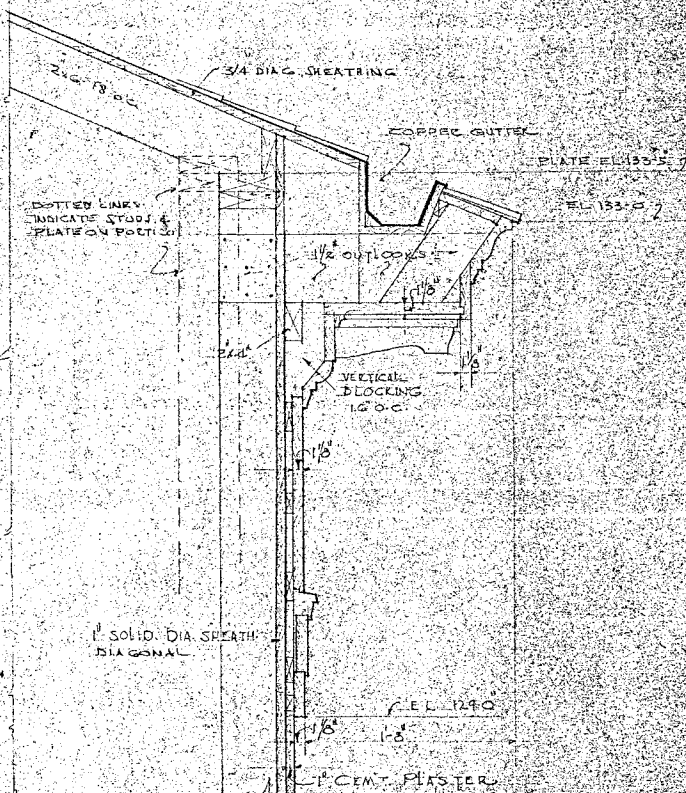
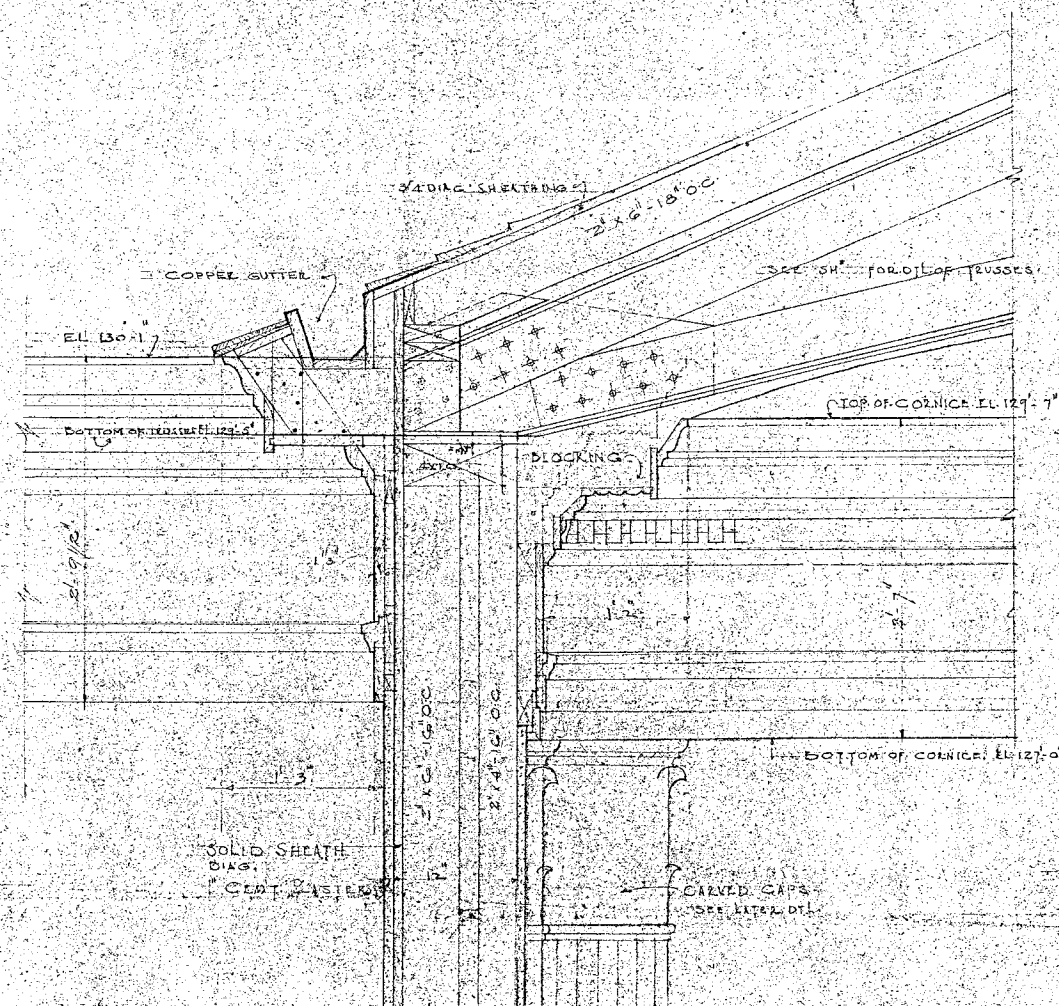
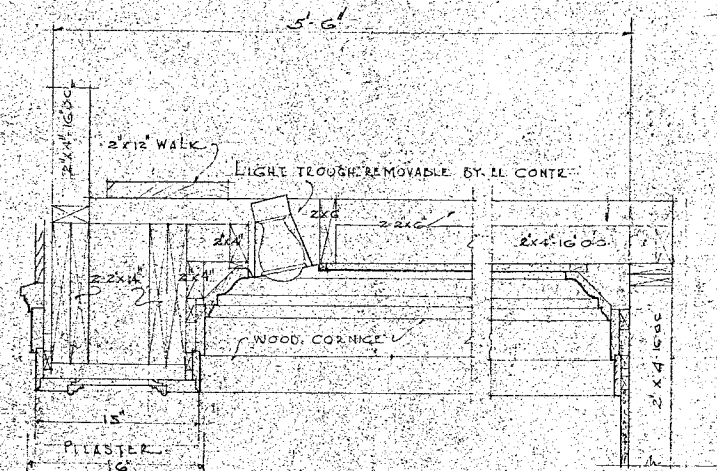
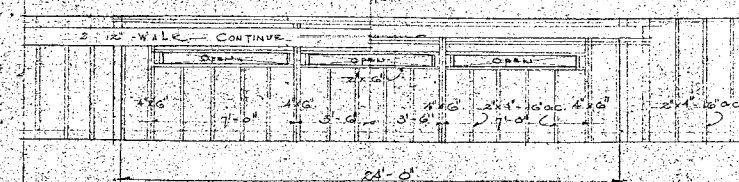


LONGITUDINAL SECTION ON CC
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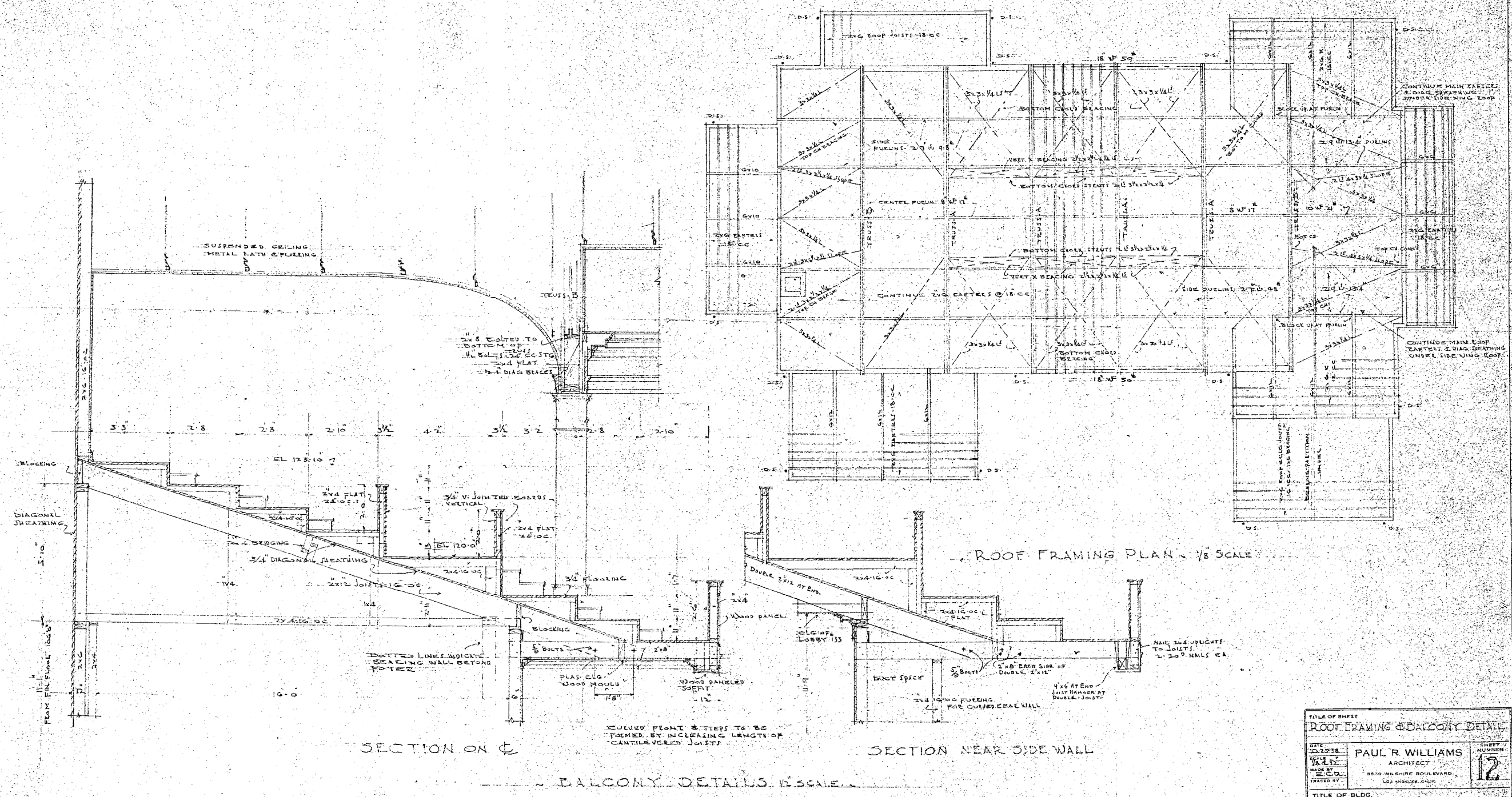


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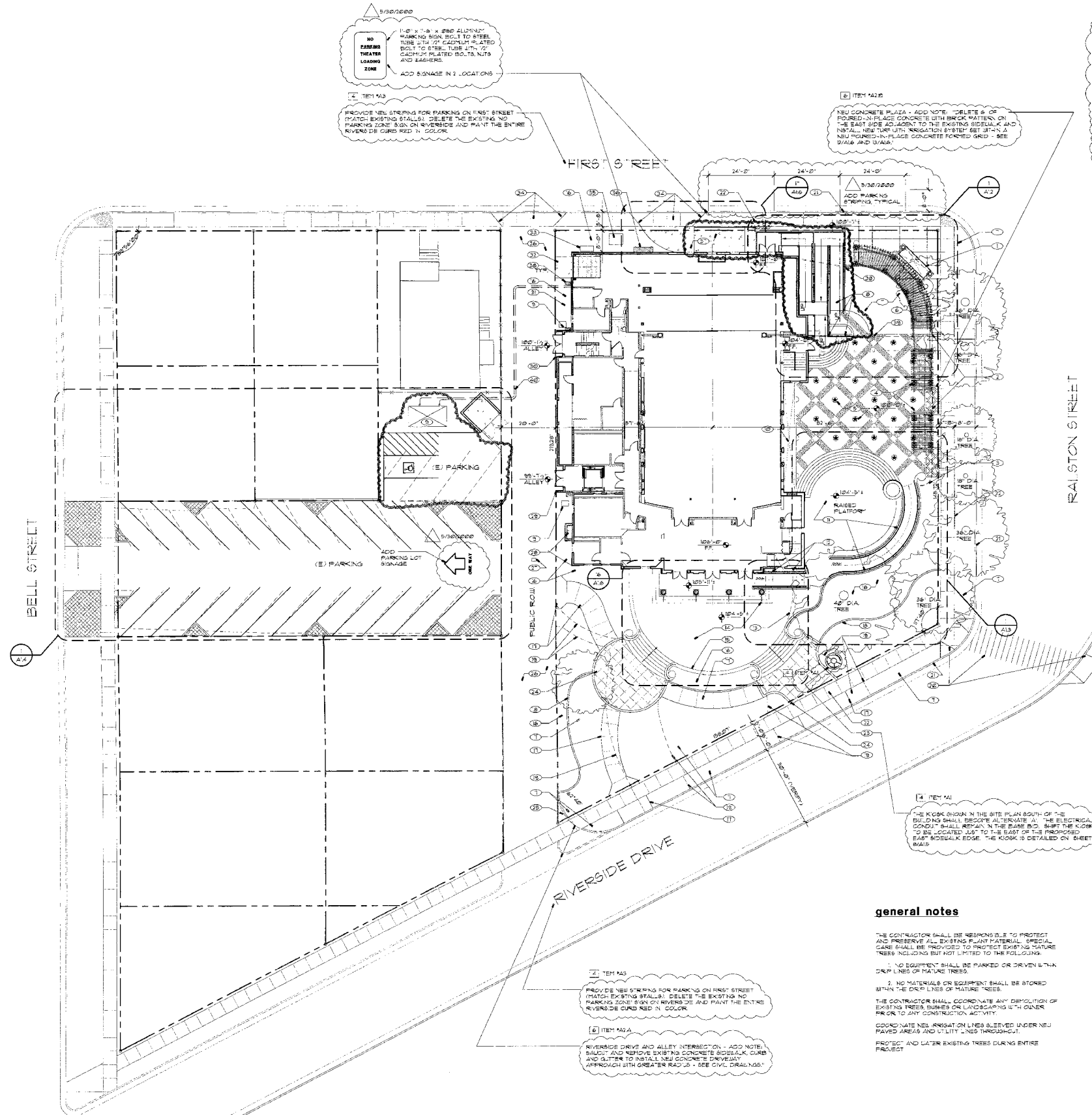
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TITLE OF BLDG. FIRST CHURCH OF CHRIST, SCIENTIST RENO - NEVADA			
CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK			



FINISH SCHEDULE									DOOR SCHEDULE									WINDOW SCHEDULE								
NO.	ROOM	FLOOR	BASE	WALLS	CLG.	WAINSCOT	CHAIR RAIL	COVNCE	REMARKS	NO.	SIZE	THICK	MATERIAL	TYPE	TRANSOM	THR.	REMARKS	NO.	SIZE	THICK	MATERIAL	TYPE	SCREEN	GLASS	CUT UP	REMARKS
101	TERRACE	BRICK								1	PR 5'4"x8'4"	2 1/2"	WOOD	3-PER	64"x16"	BRASS	SEE ELEVATIONS	1	3'6"x5'6"	1 3/4"	WOOD	D.H.	NONE	OBSCURE	DIAGONALS	
102	PORCHES	BRICKSTONE			PLAS.			WOOD	WOOD COLS.	2	3'1"x1'1"							2	3'6"x5'6"	1 3/4"		D.H.				
103	FOYER	WOOD CARPET	WOOD	PLAS.	"	WOOD				3	1'1"x1'1"							3	3'8"x6'0"	1 3/4"		D.H.				
104	LOBBY	"	"	"	"	PLAS.	WOOD	CM.		4	PR 5'4"x7'9"	2 1/2"					INTERIORS	4	3'8"x6'0"	1 3/4"		D.H.				
105	CLOS.	"	"	"	"	"	"	"	EL PANEL BOARD	5	1'1"x1'1"							5	3'2"x5'6"	1 3/4"		FIXED				
106	TOILET	TILE	TILE	"	"	"	"	"		6	OMITTED							6	3'0"x4'6"	1 3/4"		D.H.				3'4"
107	AUDITORIUM	WOOD CARP.	WOOD	"	"	PLAS.	WOOD	WOOD	WOOD PLASTER	7	2'8"x7'0"	1 3/4"	"	2-P				7	3'8"x15'0"	2 1/2"		D.H.				2'6"
108	ENTRY	" LINO	"	"	"	"	"	CM.	W. RAILS	8	2'0"x7'0"	1 3/4"	"	"				8	1'0"x15'0"	2 1/2"	"	D.H.				4'6"
109	CLERK	" CARP.	"	"	"	"	"	CM.		9	PR 5'0"x8'0"	1 3/4"	"	3-PER			SEE INTERIORS	9	3'8"x15'0"	2 1/2"	"	"				2'6"
110	DIRECTOR	"	"	"	"	"	"	CM.		10	PR 5'0"x8'0"	1 3/4"	"	3-PER	60"x16"	BRASS	SEE ELEVATIONS	10	3'6"x5'6"	1 3/4"	"	"				3'4"
111	CLOSET	"	"	"	"	"	"	"	SHELF & POLE	11	2'8"x7'0"	1 3/4"	"	2-P				11	3'6"x5'6"	1 3/4"	"	"				3'4"
112	READER	" CARP.	"	"	"	PLAS.	WOOD	CM.		12	2'8"x7'0"	1 3/4"	"	2-P				12	3'8"x6'0"	1 3/4"	"	"				3'4"
113	CLOS.	"	"	"	"	"	"	"	SHELF & POLE	13	PR 5'0"x8'0"	1 3/4"	"	3-PER			SEE INTERIORS	13	3'6"x5'6"	1 3/4"	"	"				3'4"
114	CLOS.	"	"	"	"	"	"	"	"	14	2'6"x7'0"	1 3/8"	"	2-P				14	3'6"x5'6"	1 3/4"	"	"				3'4"
115	CLOS.	"	"	"	"	"	"	"	"	15	2'8"x7'0"	1 3/4"	"	2-P				15	3'6"x5'6"	1 3/4"	"	"				3'4"
116	READER	" CARP.	"	"	"	PLAS.	WOOD	CM.		16	2'6"x7'0"	1 3/8"	"	2-P				16	2'0"x3'0"	1 3/8"	"	"				2'2"
117	SINGER	"	"	"	"	"	"	"		17	2'6"x7'0"	1 3/8"	"	2-P				17	2'0"x3'0"	1 3/8"	"	"				2'2"
118	HALL	"	"	"	"	"	"	"		18	2'8"x7'0"	1 3/4"	"	2-P				18	3'0"x4'6"	1 3/8"	"	"				3'4"
119	ROSTUM	"	"	"	"	"	"	WOOD	WOOD PEDIMENT & LUM.	19	2'6"x7'0"	1 3/8"	"	2-P				19	3'0"x4'6"	1 3/8"	"	"				5'4"
120	CLOS.	"	"	"	"	"	"	"	SHELF & POLE	20	2'8"x7'0"	1 3/4"	"	2-P				20	2'0"x4'0"	1 3/8"	"	"				2'4"
121	ENTRY	" LINO	"	"	"	PLAS.	WOOD	CM.		21	2'6"x7'0"	1 3/8"	"	2-P				21	2'6"x4'0"	1 3/8"	"	"				2'4"
122	HALL	"	"	"	"	"	"	"		22	PR 5'0"x8'0"	1 3/4"	"	3-PER			SEE INTERIORS	22	3'8"x15'0"	2 1/2"	"	"				2'6"
123	TOILET	TILE	TILE	"	"	"	"	"		23	PR 5'0"x7'0"	1 3/4"	"	GLP	60"x16"	BRASS	SEE ELEVATIONS	23	1'0"x15'0"	2 1/2"	"	"				4'6"
124	TOILET	"	"	"	"	"	"	"		24	2'2"x6'8"	1 3/8"	"	2-P				24	3'8"x15'0"	2 1/2"	"	"				2'6"
125	WIFE'S	WOOD LINO	WOOD	"	"	"	"	CM.	WARDROBE	25	2'2"x6'8"	1 3/8"	"	2-P				25	3'0"x4'6"	1 3/8"	"	"				3'4"
126	LITERATURE	"	"	"	"	"	"	"	CASES	26	2'8"x7'0"	1 3/4"	"	2-P				26	3'0"x4'6"	1 3/4"	"	"				5'4"
127	TOILET	TILE	TILE	"	"	"	"	"		27	2'8"x7'0"	1 3/4"	"	2-P				27	3'0"x4'6"	1 3/4"	"	"				3'4"
128	WOMEN	WOOD CARP.	WOOD	"	"	PLAS.	WOOD	CM.		28	2'5"x7'0"	1 3/4"	"	GLP		CM.	SEE ELEVATIONS	28	3'6"x5'6"	1 3/4"	"	"				3'4"
129	COAT RM.	" LINO	"	"	"	"	"	"		29	2'10"x7'0"	1 3/4"	"	GLP		CM.	"	29	3'6"x5'6"	1 3/4"	"	"				3'4"
130	NURSE'S	" CARP.	"	"	"	PLAS.	WOOD	CM.		30	2'6"x7'0"	1 3/8"	"	2-P				30								
131	LITERATURE	" LINO	"	"	"	"	"	"	CASES	31	2'8"x7'0"	1 3/4"	"	2-P				31								
132	HALL	" CARP.	"	"	"	PLAS.	WOOD	CM.		32	2'8"x7'0"	1 3/4"	"	2-P				32								
133	LOBBY	"	"	"	"	"	"	WOOD		33	OMITTED							33								
134	STAIRS	"	"	"	"	"	"	CM.	WOOD HAND RAIL	34	2'8"x7'0"	1 3/4"	"	2-P				34								
135	STAIRS	CONC.						"	W. RAIL	35	2'8"x7'0"	1 3/4"	"	2-P				35								
136	STAIRS	"				WOOD		"	PIPE RAIL	36	2'8"x7'0"	1 3/4"	"	2-P				36								
137	STAIRS	"						"	"	37								37								
138	STAIRS	"						"	"	38								38								
139	STAIRS	"						"	"	39								39								
140	STAIRS	"						"	"	40								40								
141	STAIRS	"						"	"	41								41								
142	STAIRS	"						"	"	42								42								
143	STAIRS	"						"	"	43								43								
144	STAIRS	"						"	"	44								44								
145	STAIRS	"						"	"	45								45								
146	STAIRS	"						"	"	46								46								
147	STAIRS	"						"	"	47								47								
148	STAIRS	"						"	"	48								48								
149	STAIRS	"						"	"	49								49								
150	STAIRS	"						"	"	50								50								
151	STAIRS	"						"	"	51								51								
152	STAIRS	"						"	"	52								52								
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178	STAIRS	"						"	"	78								78								
179	STAIRS	"						"	"	79								79								
180	STAIRS	"						"	"	80																



FIRST CHURCH OF CHRIST, SCIENTIST, RENO, NEVADA, 1938.



site plan

1/16" = 1'-0"



- 4 ITEM 143
1. TYPICAL RAMP SECTION: 8' 4" CONCRETE SLAB WITH 3" AT 6" O.C. EACH WAY OVER 8" CONTRACTED AGGREGATE BASE.
2. VERTICAL SURFACES AND TOPS OF NEW RAMPS SHALL RECEIVE A PLASTER SKIN COAT.
3. ALTERNATE 'B' SHALL CONFORM TO:
1. THE RAISED CONCRETE PLATFORM AND ASSOCIATED RAMPS AND HANDRAILS.
2. THE CONCRETE AND BACK PAVING DIAGONAL PLAZA JUST NORTH OF THE RAISED PLATFORM.
3. THE TRILLIS ARBOR JUST EAST OF THE PLAZA AND CURVING AROUND TO THE NORTH AND DETAILED ON SHEET A12.
4. THE CONCRETE SLAB AND "GIRTS" SOUTH OF THE MAIN ENTRY.
5. ALL THE LANDSCAPING EXCEPT AT THE PARKING LOT AND NORTHWEST CORNER OF THE BUILDING.
6. THE SIGN ON THE NORTH-EAST EDGE OF THE ARBOR DETAILED ON 3/16B, 3/16B, 3/16B AND 3/16B (CONDUIT TO THE SIGN SHALL REMAIN IN THE BASE BID).
7. THE TUBE STEEL FENCE SHOWN ON A11, A12, AND A13 ALSO DETAILED ON 3/16A AND 3/16B.
8. THE LIGHTS SHOWN ON THE SITE PLAN AT THE PLAZA AND CURVED RAMP AND FRONT OF THE BUILDING.
NOTE: THE CONCRETE RAMP AND RAILINGS JUST EAST AND AT THE NORTH-EAST CORNER OF THE THEATER SHALL REMAIN IN THE BASE BID AS WELL AS 4 (FOUR) EXTERIOR POLE LIGHTS SHOWN NEAREST ON SHEET B1.

sheet notes
(FOR THIS SHEET ONLY)

1. INSTALL NEW EXTERIOR SIGN AS SHOWN - SEE 3/16B.
2. INSTALL 8'-0" WIDE MOVABLE SECTION OF PAINTED TUBE STEEL FENCE ON JAMBES - SEE 3/16A.
3. INSTALL NEW 1'-0" HIGH PAINTED TUBE STEEL FENCE WITH VERTICALS AT 6" ON CENTER, TYPICAL - SEE 3/16A.
4. INSTALL NEW ARBOR WITH PAINTED COLUMNS, BEAMS AND TRILLIS ABOVE - SEE 3/16B.
5. REMOVE (E) TURF AND IRRIGATION SYSTEM TO INSTALL NEW PAVED IN-PHASE CONCRETE PLAZA WITH INSET BRICK PATTERN AND WALL-OF-FAME INSERTS - SEE 3/16A.
6. INSTALL NEW ARBOR WITH RADIALS, PROVIDE BEAMS WITH RADIUS AS SHOWN - SEE SHEET NOTE 4 ABOVE.
7. REMOVE (E) TURF AND IRRIGATION SYSTEM AND REPLACE WITH NEW SOG AND IRRIGATION SYSTEM - SEE LANDSCAPE DRAWINGS.
8. DASHED LINES INDICATE EXISTING CONCRETE RAMP AND WALK WITH STEEL RAILINGS TO BE REMOVED IN ITS ENTIRETY. REPLACE WITH NEW CONCRETE RAMPS, STAIRS AND PAINTED RAILINGS.
9. NEW MECHANICAL EQUIPMENT WITH CONCRETE PAD - COORDINATE PAD SIZE WITH EQUIPMENT.
10. EXISTING CONCRETE AREA SHALL BE BASED OUT, UNDOLE TO REMAIN AS-IS - ADD JUNE CLOTH TO BACKSIDE OF (E) RAILING AND PAINT BOTH LINE CLOTH AND RAILING.
11. REMOVE (E) TURF AND IRRIGATION SYSTEM TO INSTALL NEW PAVED IN-PHASE CONCRETE RAISED PLATFORM WITH STAIRS AND RAMP WITH RADIUS AT SOUTH-EAST CORNER AS SHOWN.
12. DASHED LINES INDICATE EXISTING CONCRETE STAIRS AND WALK WITH RAILING TO BE BASED OUT AND REMOVED FOR NEW PAVED IN-PHASE CONCRETE RAMP WITH PAINTED STEEL RAILINGS AT CONCRETE CURBS.
13. DASHED LINES INDICATE EXISTING CONCRETE WALL WITH RAILING TO BE BASED OUT AND REMOVED FOR NEW PAVED IN-PHASE CONCRETE WALK TO ACCESS NEW RAISED PLATFORM.
14. REMOVE AND REPLACE EXISTING CONCRETE TERRACE AND STAIRS TO MATCH EXISTING LAYOUT - SEE 3/16A.
15. PAINT EXISTING CONCRETE WALL AND STEEL RAILINGS, TYPICAL. PATCH CRACKS AND IMPERFECTIONS IN WALL PRIOR TO PAINTING.
16. REMOVE (E) TURF AND IRRIGATION SYSTEM AND REPLACE WITH NEW LANDSCAPING AND IRRIGATION SYSTEM - SEE LANDSCAPE DRAWINGS.
17. INSTALL NEW CONCRETE SIDEWALK WITH IRRIGATION SLEEVES - SEE SHEET 1/16.
18. INSTALL NEW CONCRETE MOUNTAIN - SEE LANDSCAPE DRAWINGS.
19. DASHED LINE INDICATES EXISTING CONCRETE SIDEWALKS TO BE REMOVED IN ITS ENTIRETY. REPLACE WITH NEW CONCRETE SIDEWALKS OR LANDSCAPING AND IRRIGATION SYSTEM - SEE LANDSCAPE DRAWINGS.
20. REMOVE EXISTING CONCRETE WALKS AND GUTTERS AND INSTALL NEW CONCRETE SIDEWALK RAMPS WITH GUTTERS STRIPING - SEE CIVIL DRAWINGS.
21. EXISTING CONCRETE CURBS AND GUTTERS TO REMAIN AS-IS, UNLESS NOTED OTHERWISE.
22. EXISTING CONCRETE SIDEWALKS TO REMAIN AS-IS, UNLESS NOTED OTHERWISE.
23. INSTALL NEW SIGNAGE - SEE 3/16B, ALTERNATE 'A' [4] ITEM 141.
24. INSTALL NEW DECORATIVE CONCRETE PLATFORM WITH BORDERS AND CONTROL JOINTS AT 3'-0" O.C. AND EXPANSION JOINTS AT 3'-0" O.C.
25. INSTALL NEW BACKLOG PREVENTER DEVICE AND RELATED UNDERGROUND UTILITY - SEE CIVIL DRAWINGS.
26. REMOVE EXISTING CONCRETE ALLEY SURFACE AND REPLACE WITH NEW CONCRETE SURFACE AND PROPER DRAINAGE - SEE CIVIL DRAWINGS.
27. REMOVE AND REPLACE EXISTING DRAIN INLET - SEE CIVIL DRAWINGS.
28. PAINT EXISTING AND NEW CONCRETE AREA SELL ON EXTERIOR SIDES, TYPICAL.
29. INSTALL NEW CONCRETE 8'X20' 8" SET ABOVE NEW CONCRETE ALLEY (SEE NOTE 26) FOR ADA COMPLIANT ACCESS TO NEW ADDITION.
30. INSTALL NEW FIRE DEPARTMENT CONNECTION AND RELATED TIE - SEE PLUMBING.
31. INSTALL NEW CONCRETE LOADING DOCK/ARND TO NEW CONCRETE ALLEY (SEE NOTE 26) SEE PLANS FOR DETAIL REFERENCE.
32. INSTALL NEW GAS METER - SEE PLUMBING DRAWING.
33. REMOVE EXISTING CONCRETE SIDEWALK CURBS AND GUTTER TO INSTALL NEW CONCRETE DRIVEWAY APRON - SEE CIVIL DRAWINGS.
34. INSTALL NEW ELECTRIC TRANSFORMER MOUNTED ON 4" HIGH CONCRETE PAD - COORDINATE PAD SIZE WITH EQUIPMENT - SEE ELECTRICAL.
35. INSTALL NEW MAIN SWITCH BOARD MOUNTED ON 4" HIGH CONCRETE PAD - COORDINATE PAD SIZE WITH EQUIPMENT - SEE ELECTRICAL.
36. REMOVE EXISTING TURF AND IRRIGATION SYSTEM AND NEW JUNE CLOTH NEW CONCRETE DRIVE / ACCESS TO NEW TRUCK RAMP AND LANDINGS. INSTALL CONCRETE SLAB OVER CONTRACTED AGGREGATE'S BASE - SEE 3/16A.
37. INSTALL NEW CONCRETE FLASHBLOCK AT GRADE FOR NEW ROOF DRAIN LINE.
38. INSTALL SOLAR LIGHTING, TYPICAL OF 4 - SEE ELECTRICAL.
39. DASHED LINES INDICATE NEW UNDERGROUND PLUMBING, INSTALLED, REINSTATE CONCRETE ALLEY SURFACE TO NEW MECHANICAL EQUIPMENT - SEE SHEET A14 FOR ADDITIONAL INFORMATION.

general notes

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND PRESERVE ALL EXISTING PLANT MATERIAL. SPECIAL CARE SHALL BE PROVIDED TO PROTECT EXISTING MATURE TREES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1. NO EQUIPMENT SHALL BE PARKED OR DRIVEN WITHIN 5' OF LINES OF MATURE TREES.
2. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE DROP LINES OF MATURE TREES.
3. THE CONTRACTOR SHALL COORDINATE ANY DEMOLITION OF EXISTING TREES WITH THE OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.
4. COORDINATE NEW IRRIGATION LINES SLEEVED UNDER NEW PAVED AREAS AND UTILITY LINES THROUGHOUT.
5. PROTECT AND CARE EXISTING TREES DURING ENTIRE PROJECT.

- 4 ITEM 143
PROVIDE NEW STRIPING FOR PARKING ON FIRST STREET (MATCH EXISTING STRIPING). DELETE THE EXISTING NO PARKING ZONE SIGN ON RIVERSIDE DRIVE AND PAINT THE ENTIRE RIVERSIDE CURB RED IN COLOR.
- 6 ITEM 143A
RIVERSIDE DRIVE AND ALLEY INTERSECTION - ADD NOTE: BASED OUT AND REMOVE EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO INSTALL NEW CONCRETE DRIVEWAY APPROACH WITH GREATER RADIUS - SEE CIVIL DRAWINGS.



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LEAR THEATER
RENO / SPARKS TRILATERAL COALITION
501 RIVERSIDE DRIVE, RENO, NEVADA

REVISIONS	
1	2/2/2000
2	3/1/2000
3	5/2/2000

JOB NO.	1784
DRAWN	DA
CHECKED	C.D.
DATE	8/28/2002
ISSUE	1
DRAWING NAME	THEATER
SHEET	SITE PLAN
A1.1	

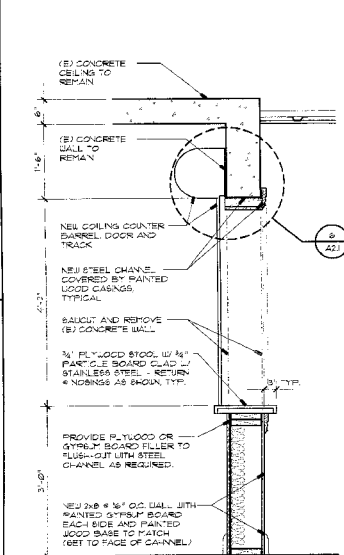
materials list

1. WOOD STUD FRAMING - SEE FRAME TYPE A33
2. 2x8 LEADER
3. PLASTER BOARD
4. SMOOTH PLASTER PATCH - PAINTED
5. WOOD FLOOR JOISTS
6. 3/4" FLOORING
7. FLOOR FINISH - SEE ROOM FINISH SCHEDULE
8. MANHOLE THRESHOLD
9. DOOR - SEE DOOR SCHEDULE
10. PAINTED WOOD CASING
11. PAINTED WOOD HEAD OR JAMB
12. PAINTED WOOD SILL
13. 2x4 STUDS AS REQUIRED
14. GYPSUM BOARD
15. BATT INSULATION
16. 1/2" TEMPERED GLAZING
17. 1/4" PAINTED GYPSUM BOARD
18. PAINTED STEEL CHANNEL
19. CONCRETE
20. PAINTED WOOD METAL FRAME
21. SOUND DOOR
22. SOUND DOOR FRAME - PAINTED
23. 1/2" PLTYWOOD SHEATHING
24. 1" PAINTED CEMENT PLASTER
25. STAGE FLOOR SYSTEM
26. EXPANSION JOINT FILLER
27. ALUMINUM THRESHOLD

head

3'-0" x 1'-0"

6



section at counter

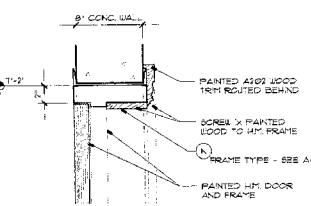
3'-0" x 1'-0"

5

portable conduit sleeve

1'-0" x 1'-0"

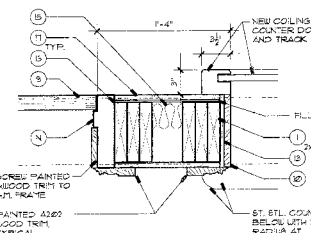
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head (jamb sim.)

1'-0" x 1'-0"

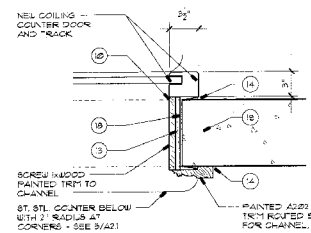
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jamb

1'-0" x 1'-0"

8



jamb

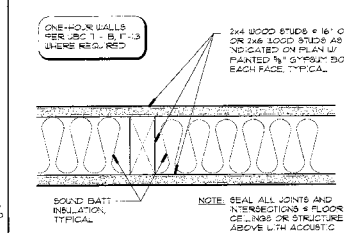
1'-0" x 1'-0"

7

not used

1'-0" x 1'-0"

3



wall type #1

3'-0" x 1'-0"

2

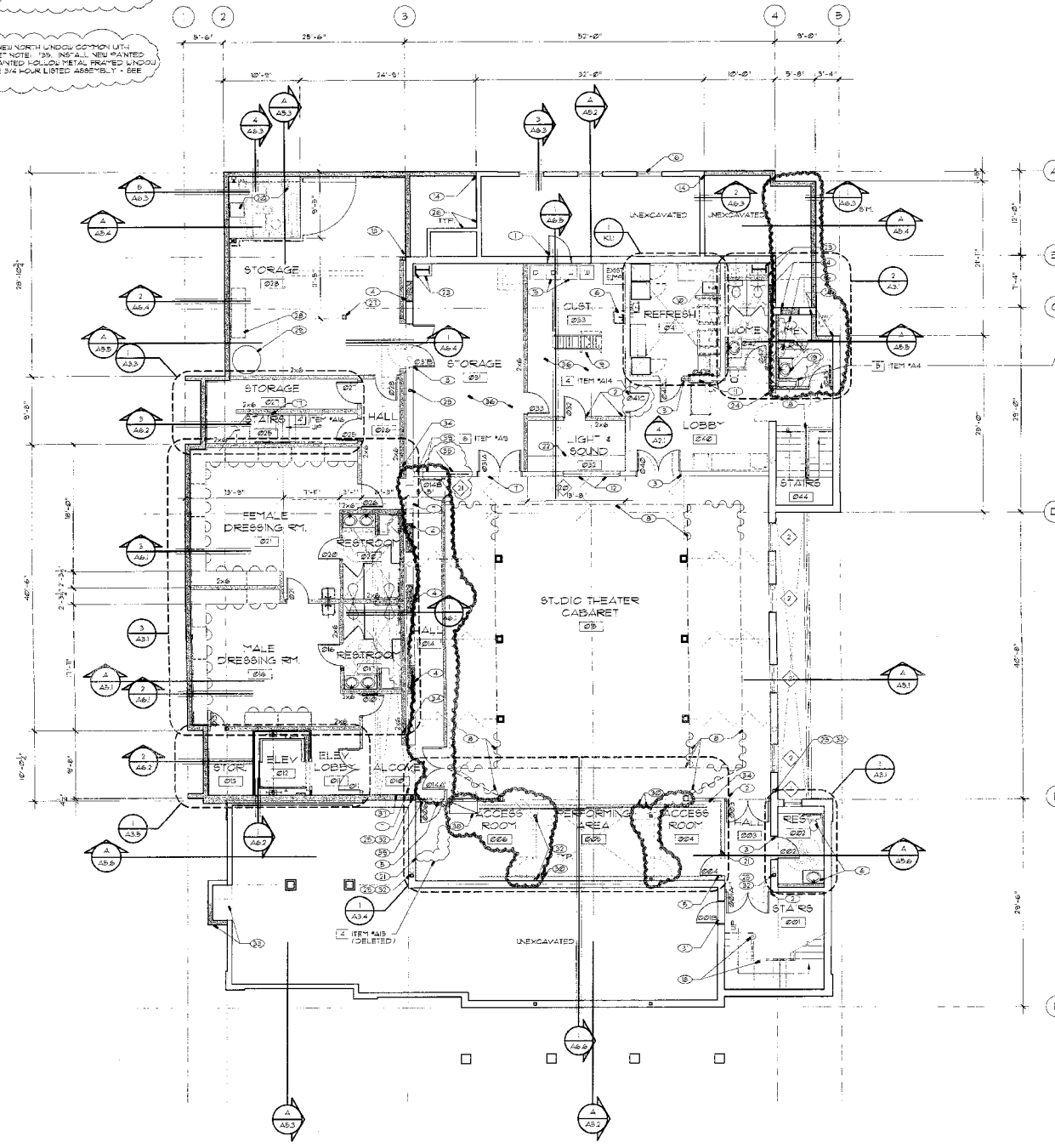
ITEM #10
STAIRS 209, 210 AND 201 REFER TO A DETAIL ON SHEET A33. ALL OF THESE STAIRS SHALL RECEIVE RUBBER STAIR TREADS AS NOTED ON FINISH SCHEDULE. THE RUBBER TREADS SHALL BE PAINTED. NO LANDINGS SHALL BE VGT.

ITEM #15
ACCESS ROOM 206 - INSTALL 1 1/2" STEEL RAILING 3" HIGH WITH REMOVABLE SLEEVES AND WELDED HORIZONTAL ON 7x10 SIDES OF FUTURE SHELVE-A-R-LIFT APPROXIMATELY 4'x4'.

ITEM #14
REPLACE EXISTING DOOR AND FRAME TO CIRCULAR 233 FROM LOBBY 240 WITH A NEW DOOR 240, 3'-0" x 1'-0" 240 RP STYLE DOOR 6 1/2" MINUTE RATED WITH FRAME TYPE A (INCLUDE STEEL CHANNEL, HEAD AND JAMB SUPPORT). HARDWARE GROUP 43 SHALL BE USED.

ITEM #14
MEN 243 - DELETE THE DUMBWAITER IN ITS ENTIRETY (SEE REVISED SHEET NOTE 6).

ITEM #10
STUDIO THEATER 206 - NEW NORTH WINDOW COMMON LIT. STORAGE 234 ADD SHEET NOTE 19. INSTALL NEW PAINTED STEEL CHANNEL AND PAINTED WOOD METAL FRAMED WINDOW. NEW WINDOW SHALL BE 3/4 HOUR LISTED APPROX. 1' x 5' 1/2" (2/232).



existing/ new basement plan

1/8" = 1'-0"

1

sheet notes

FOR THIS SHEET ONLY

1. INSTALL NEW PAINTED 30"x30" ACCESS DOOR AND FRAME WITH ONE-HOUR RATING - FIELD VERIFY OPENING.
2. INSTALL NEW WALL WITH DOOR AND FRAME AS SHOWN. PATCH (E) FINISHES TO FLUSH OUT WITH ADJACENT SURFACES AS REQUIRED.
3. SAUCUT (E) DOOR OPENING AND INSTALL NEW FRAME (FIELD VERIFY SIZE) WITH STEEL CHANNEL IN (E) CONCRETE WALL. FLUSH OUT FLOOR FINISH FOR SMOOTH TRANSITION. PAINT NEW FRAME AND DOOR TYPICAL.
4. PATCH (E) INDICATES TO FILL VOID WITH POURED-IN-PLACE CONCRETE. FLUSH OUT WALL FINISH FOR SMOOTH TRANSITION. PAINT COMPLETE.
5. INSTALL NEW DOOR AND FRAME AS SHOWN. PATCH (E) FINISHES TO FLUSH OUT WITH ADJACENT SURFACES AS REQUIRED.
6. NEW PLUMBING FIXTURES - SAUCUT (E) CONCRETE SLAB FOR NEW PLUMBING ROUTES AND REPLACE WITH NEW ROUGH-IN-PLACE CONCRETE SLAB AS REQUIRED.
7. SAUCUT (E) CONCRETE WALL FOR NEW OPENING OR PASSAGE AS SHOWN.
8. DASHED AND CURVED LINES INDICATE LOCATION OF NEW CURTAINS TYPICAL. (CURTAINS N.C. - TRACK IS CONTRACTUAL).
9. INSTALL NEW SHARP LADDER TO NEW ACCESS PANEL CUT INTO NEW STAGE FLOOR ABOVE.
10. INSTALL NEW STAINLESS STEEL GLAD COUNTERS WITH WAINSCOTS ABOVE AND SINK - SEE SHEET 6 ABOVE.
11. DASHED LINES INDICATE (E) WALL PORTION TO BE REMOVED FOR NEW COILING COUPLER INSTALLATION - SEE A32.
12. INSTALL NEW STEEL CHANNEL AND WOOD FRAMED DOOR WITH ONE OPERABLE 6 1/2" MIN. OPENING TO AT LEAST 6' SQUARE FEET.
13. INSTALL NEW CONCRETE RETAINING WALL TO ABUT INTO (E) CONCRETE WALL. DOLE INTO (E) CONCRETE WALL AS SHOWN.
14. DOLE NEW CONCRETE STEPS INTO (E) WALL AS SHOWN. REMOVE (E) WATERPROOFING 34" BEYOND TO ALLOW NEW WATERPROOFING INSTALLATIONS.
15. JASHERS AND DRIVERS BY OWNER.
16. REPAIR AND PAINT EXISTING WOOD LOUVERS.
17. INSTALL NEW STAIRS WITH PAINTED RAILING.
18. PAINT EXISTING RAILINGS AND REFINISH EXISTING STAIRS.
19. INSTALL NEW WALL SURROUND FOR NEW DUCTWORK TO FLOOR ABOVE.
20. INSTALL NEW BUCKETAGE LIFT WITH PAINTED RAILINGS AND CONCRETE FIT BELOW. INSTALL SHIP RIT IN BUCKETAGE - SEE SHEET A34.
21. INSTALL 2" THICK BLACK UTILITY DUCTS CORNERS SELECT ACCORDING BUCKETAGE LIFT BLACK PVC GLAD EXPANDED METAL YES-PULL HEIGHT ON WALL AS SHOWN.
22. ALL EQUIPMENT - SEE A32 AND THEATER COUNTER LOCATION - SEE ANY DRAWINGS.
23. INSTALL NEW CONCRETE COLUMN WITH PAINTED STEEL FRAME ABOVE - SEE STRUCTURAL.
24. INSTALL NEW PAINTED CONCRETE COLUMN FOR PROSCENIUM ABOVE. PROVIDE FRAME COAT WITH PLASTER AT ALL SURFACES. FLUSH OUT WITH ADJACENT FINISHES.
25. INSTALL NEW STEEL COLUMN ABOVE (E) CONCRETE WALL TO RETAIN FOR PROSCENIUM - OR BALCONY ABOVE.
26. SAUCUT (E) CONCRETE WALL FOR NEW MECHANICAL PENETRATIONS AS REQUIRED.
27. INSTALL NEW WOOD OR STEEL POST WITH 2 LAYERS 5/8" 1/2 GYPSUM BOARD ON ALL SIDES.
28. INSTALL NEW FIRE RISER ON LEFT WALL.
29. INSTALL NEW 48" DIAMETER X 100" DEEP BRIDGE SUBJECT GET FLUSH WITH SLAB ON GRADE FLOOR - SEE PLUMBING.
30. NEW STAGE CURTAIN AND TRACKS - SEE THEATER DRAWINGS.
31. DASHED LINES INDICATE (E) GRAIL SPACE ACCESS TO BE SAUCUT AND ENLARGED FOR NEW DOOR AND FRAME - SEE A32. EXCAVATE AS REQUIRED FOR NEW DOOR INSTALLATION.
32. INSTALL NEW COLUMNS FOR BALCONY ABOVE. REMOVE AND REPLACE (E) PLASTER BOARD FINISH AS REQUIRED. SMOOTH FINISH TO FLUSH OUT WITH ADJACENT SURFACES. PROVIDE PAINTED GYPSUM BOARD COVER TYPICAL.
33. EXTEND (E) CONCRETE AREA WALL ON BOTH SIDE WITH NEW POURED-IN-PLACE CONCRETE RETAINING WALL AND FOOTINGS TO ACCOMMODATE NEW AIR INTAKE. PAINT COMPLETE.
34. INSTALL NEW RECESSED PURE EXTINGUISHER CABINET WITHIN NEW OR EXISTING WALL - SEE A32 (EQUIPMENT ITEM #50).
35. INSTALL NEW STEEL CHANNEL AND PAINTED WOOD FRAMED DOOR WITH ONE OPERABLE 6 1/2" MIN. OPENING TO AT LEAST 6' SQUARE FEET.
36. INSTALL EXISTING DECREASED FLOOR WITH 1 1/2" HIGH-RESET CONCRETE AS REQUIRED - FIELD VERIFY EXACT DEPTH FOR LEVEL FLOOR THROUGHOUT.
37. INSTALL PAINTED NEW ACCESS DOOR IN EXISTING CONCRETE WALL OPENING - FIELD VERIFY EXACT DIMENSIONS.
38. INSTALL EXPOSED MECHANICAL DUCTWORK - PAINT THROUGHOUT.
39. INSTALL PORTABLE CONDUIT SLEEVE THROUGH WALL - SEE A32.

general plan notes

- CONTRACTOR IS RESPONSIBLE FOR ALL NEW WORK AS SHOWN AND IS RESPONSIBLE TO REPLACE ANY AND ALL DAMAGED ITEMS THAT OCCUR DURING DEMOLITION ACTIVITIES TO THEIR PRIOR CONDITION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ACCEPT SAME AS A BASIS FOR PERFORMING NEW OR REDUCED WORK AS SHOWN.
- NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT PREVIOUSLY KNOWN OR UNACCEPTABLE TO BEGIN CONTRACT ITEM.
- ALL DIMENSIONS ARE TO FACE OF 8 1/2" 6" WALL OR GRID LINE UNLESS NOTED OTHERWISE.
- ALL NEW EXTERIOR WALLS ARE TO BE PER STRUCTURAL - SEE BUILDING SECTIONS AND EXTERIOR ELEVATIONS.
- ALL NEW INTERIOR WALLS TO BE 2x4 3x6 OR 2x8 WOOD STUDS 2x6 AND 2x8 LOCATIONS ARE SHOWN ON PLANS - ALL OTHERS ARE 2x4 8000 STD WALL.
- ALL NEW GYPSUM BOARD TO BE 5/8" TYPE X - PAINT WHERE SCHEDULED & EXPOSED (PROVIDE CORNER BEADS AT ALL EXPOSED CORNERS AND EDGES TYPICAL).
- REPAIR ALL EXISTING DOORS AND FRAMES TO BE RE-USED THROUGHOUT.
- THE OWNER HAS THE RIGHT TO SALVAGE ANY MATERIAL.

interior wall legend

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- WALL TYPE 1
- ELEVATION SHOWN WALL SEE SHEET A33



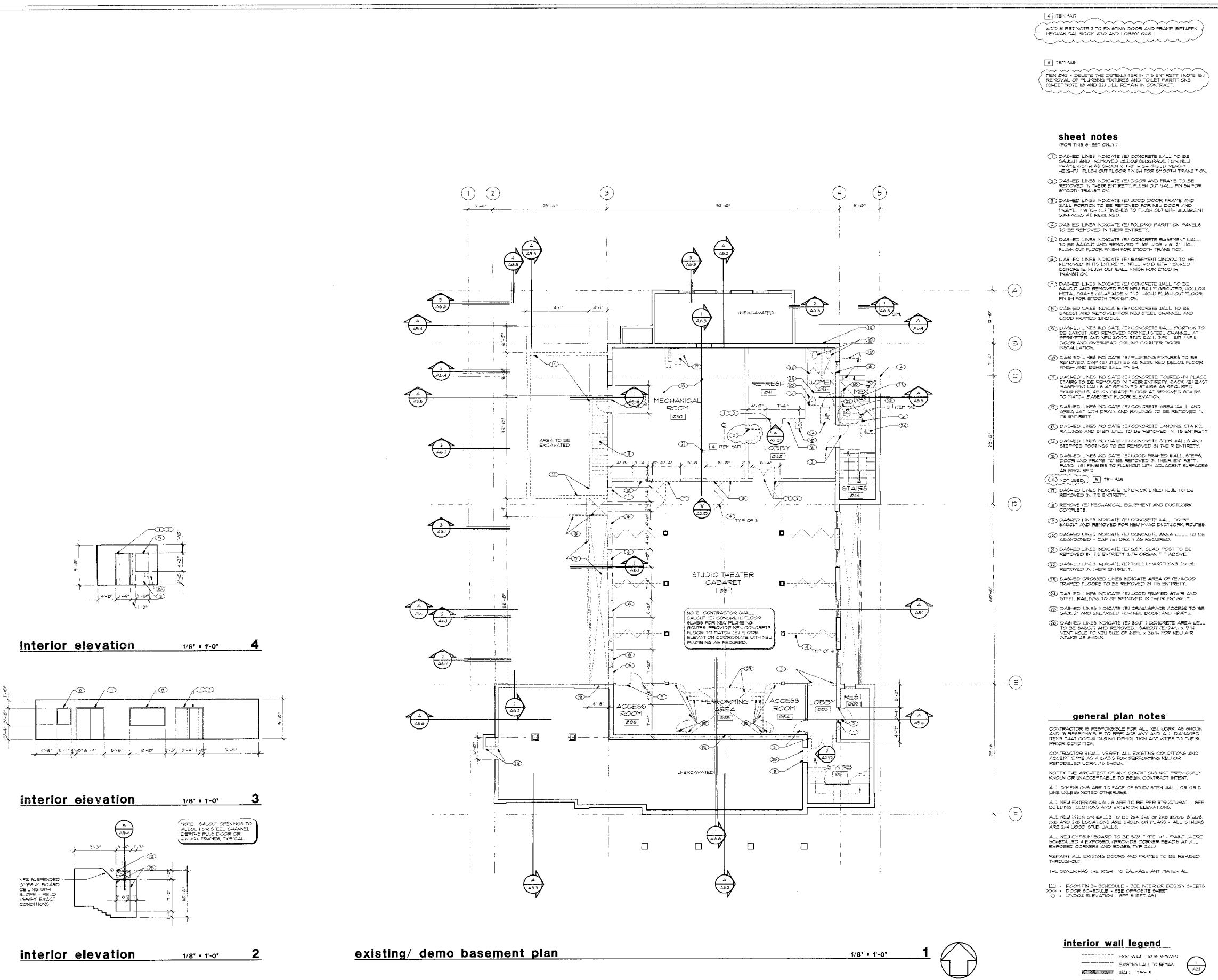
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REVISIONS	
1	1/1/2000
2	2/1/2000
3	3/1/2000

JOB NO.	784
DRAWN	DAA
CHECKED	F.O.D.
DATE	8/26/2002
ISSUE	D
DRAWING NAME	EXISTING/ NEW BASEMENT PLAN
SHEET	A2.1



1. SEE A11
ADD SHEET NOTE 2 TO EXISTING DOOR AND FRAME BETWEEN MECHANICAL ROOM 230 AND LOBBY 248.

2. SEE A11
REIN. 243 - DELETE THE DIMBUTER IN "S" ENTRY (NOTE 1). REMOVAL OF PLUMBING FIXTURES AND TOILET PARTITIONS (SHEET NOTE 16) AND DULL REMAIN A CONTRAST.

- sheet notes**
(FOR THIS SHEET ONLY)
- DASHED LINES INDICATE (E) CONCRETE WALL TO BE BALDUT AND REMOVED BELOW SUBGRADE FOR NEW BRACE 12" X 12" AS SHOWN IN TYP. HIGH FIELD VENEER - (E) G177. FLUSH OUT FLOOR FINISH FOR SMOOTH TRANSITION.
 - DASHED LINES INDICATE (E) DOOR AND FRAME TO BE REMOVED IN THEIR ENTIRETY. FLUSH OUT WALL FINISH FOR SMOOTH TRANSITION.
 - DASHED LINES INDICATE (E) WOOD DOOR FRAME AND WALL PORTION TO BE REMOVED FOR NEW DOOR AND FRAME. PATCH (E) FINISHES TO FLUSH OUT WITH ADJACENT SURFACES AS REQUIRED.
 - DASHED LINES INDICATE (E) FOLDING PARTITION PANELS TO BE REMOVED IN THEIR ENTIRETY.
 - DASHED LINES INDICATE (E) CONCRETE BASEMENT WALL TO BE BALDUT AND REMOVED 1'-0" JUNE X 8'-2" HIGH. FLUSH OUT FLOOR FINISH FOR SMOOTH TRANSITION.
 - DASHED LINES INDICATE (E) BASEMENT WINDOW TO BE REMOVED IN ITS ENTIRETY. WALL VOID WITH FLOURED CONCRETE. FLUSH OUT WALL FINISH FOR SMOOTH TRANSITION.
 - DASHED LINES INDICATE (E) CONCRETE WALL TO BE BALDUT AND REMOVED FOR NEW FULLY GROUTED, HOLLOW METAL FRAME (6'-4" JUNE X 7'-2" HIGH) FLUSH OUT FLOOR FINISH FOR SMOOTH TRANSITION.
 - DASHED LINES INDICATE (E) CONCRETE WALL TO BE BALDUT AND REMOVED FOR NEW STEEL CHANNEL AND WOOD FRAMED WINDOW.
 - DASHED LINES INDICATE (E) CONCRETE WALL PORTION TO BE BALDUT AND REMOVED FOR NEW STEEL CHANNEL AT PERIMETER AND NEW WOOD BRID WALL WITH NEW DOOR AND OVERHEAD COILING COUNTER DOOR INSTALLATION.
 - DASHED LINES INDICATE (E) PLUMBING FIXTURES TO BE REMOVED. CAP (E) UTILITIES AS REQUIRED. BELOW FLOOR FINISH AND BEHIND WALL FINISH.
 - DASHED LINES INDICATE (E) CONCRETE POURED-IN PLACE STAIRS TO BE REMOVED IN THEIR ENTIRETY. BLOCK (E) EAST BASEMENT WALLS AT REMOVED STAIRS AS REQUIRED. POUR NEW SLAB ON GRADE FLOOR AT REMOVED STAIRS TO MATCH BASEMENT FLOOR ELEVATION.
 - DASHED LINES INDICATE (E) CONCRETE AREA WALL AND AREA 14" WITH DRAIN AND RAILINGS TO BE REMOVED IN ITS ENTIRETY.
 - DASHED LINES INDICATE (E) CONCRETE LANDING, STAIRS, RAILINGS AND STAIR WALL TO BE REMOVED IN ITS ENTIRETY.
 - DASHED LINES INDICATE (E) CONCRETE STAIR WALLS AND STEPPED FOOTINGS TO BE REMOVED IN THEIR ENTIRETY.
 - DASHED LINES INDICATE (E) WOOD FRAMED WALL, STAIRS, DOOR AND FRAME TO BE REMOVED IN THEIR ENTIRETY. PATCH (E) FINISHES TO FLUSH OUT WITH ADJACENT SURFACES AS REQUIRED.
 - SEE A11
SEE A11
 - DASHED LINES INDICATE (E) BRICK LINED FLUE TO BE REMOVED IN ITS ENTIRETY.
 - REMOVE (E) MECHANICAL EQUIPMENT AND DUCTWORK COMPLETE.
 - DASHED LINES INDICATE (E) CONCRETE WALL TO BE BALDUT AND REMOVED FOR NEW HVAC DUCTWORK ROUTES.
 - DASHED LINES INDICATE (E) CONCRETE AREA WALL TO BE ABANDONED - CAP (E) DRAIN AS REQUIRED.
 - DASHED LINES INDICATE (E) G8" GLASS DOOR TO BE REMOVED IN ITS ENTIRETY WITH ORGAN FIT ABOVE.
 - DASHED LINES INDICATE (E) TOILET PARTITIONS TO BE REMOVED IN THEIR ENTIRETY.
 - DASHED CROSSED LINES INDICATE AREA OF (E) WOOD FRAMED FLOORS TO BE REMOVED IN ITS ENTIRETY.
 - DASHED LINES INDICATE (E) WOOD FRAMED STAIR AND STEEL RAILINGS TO BE REMOVED IN THEIR ENTIRETY.
 - DASHED LINES INDICATE (E) CRACKSPACE ACCESS TO BE BALDUT AND ENLARGED FOR NEW DOOR AND FRAME.
 - DASHED LINES INDICATE (E) SOUTH CONCRETE AREA WALL TO BE BALDUT AND REMOVED. BALDUT (E) 24" X 24" VENT HOLE TO NEW SIZE OF 60" X 36" FOR NEW AIR INTAKE AS SHOWN.

general plan notes

CONTRACTOR IS RESPONSIBLE FOR ALL NEW WORK AS SHOWN AND IS RESPONSIBLE TO REPAIR ANY AND ALL DAMAGED ITEMS THAT OCCUR DURING DEMOLITION ACTIVITIES TO THE PREVIOUS CONDITION.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ACCEPT SAME AS A BASIS FOR PERFORMING NEW OR REMODELED WORK AS SHOWN.

NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT PREVIOUSLY KNOWN OR UNACCEPTABLE TO BEGIN CONTRACT INTENT.

ALL DIMENSIONS ARE TO FACE OF STUDY/STUDY WALL OR GRID LINE UNLESS NOTED OTHERWISE.

ALL NEW EXTERIOR WALLS ARE TO BE PER STRUCTURAL - SEE BUILDING SECTIONS AND EXTERIOR ELEVATIONS.

ALL NEW INTERIOR WALLS TO BE 2x4, 2x6 OR 2x8 WOOD STUDS, 2x6 AND 2x8 LOCATIONS ARE SHOWN ON PLANS - ALL OTHERS ARE 2x4 WOOD STUD WALLS.

ALL NEW GYPSUM BOARD TO BE 5/8" TYPE "X" - PAINT WHERE SCHEDULED & EXPOSED. PROVIDE CORNER BEADS AT ALL EXPOSED CORNERS AND EDGES (TYPICAL).

REPAIR ALL EXISTING DOORS AND FRAMES TO BE RE-USED THROUGHOUT.

THE OWNER HAS THE RIGHT TO SALVAGE ANY MATERIAL.

interior wall legend

--- EXISTING WALL TO BE REMOVED
--- EXISTING WALL TO REMAIN
--- WALL - TYPE "X"
--- ELEVATOR SHAFT WALL - SEE SHEET A39

SEAL

Handwritten signature: David J. Brown

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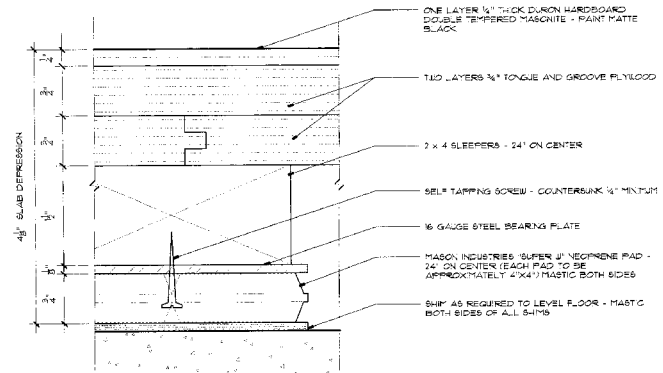
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REVISIONS

[4]	2/3/2002
[5]	2/5/2002

JOB NO. 784
DRAWN DAA
CHECKED T.O.C.
DATE 8/26/2002
ISSUED D
DRAWING NAME EXISTING/ DEMO BASEMENT PLAN
SHEET A2.1D OF 10

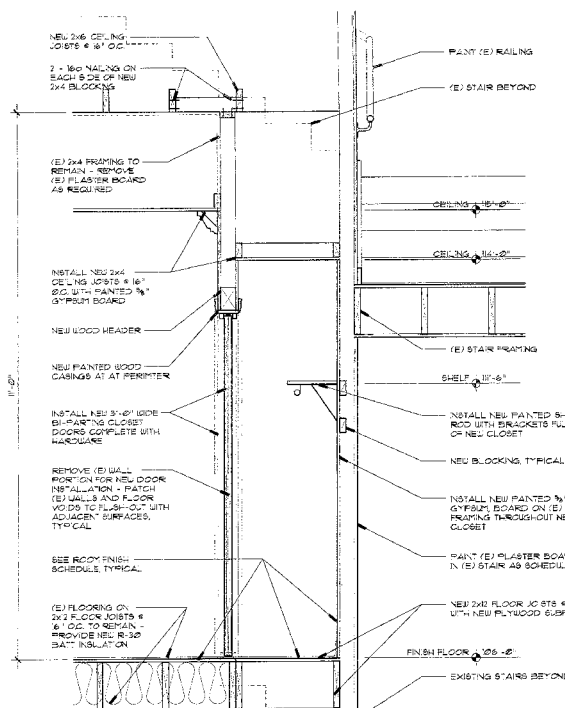


dance floor detail

full size **2**

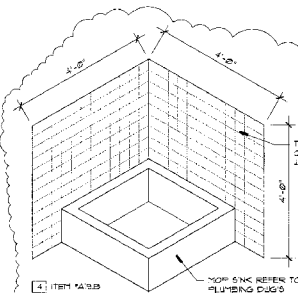
partial thrust plan

1/8" = 1'-0" **3**



closet section

3/4" = 1'-0" **4**

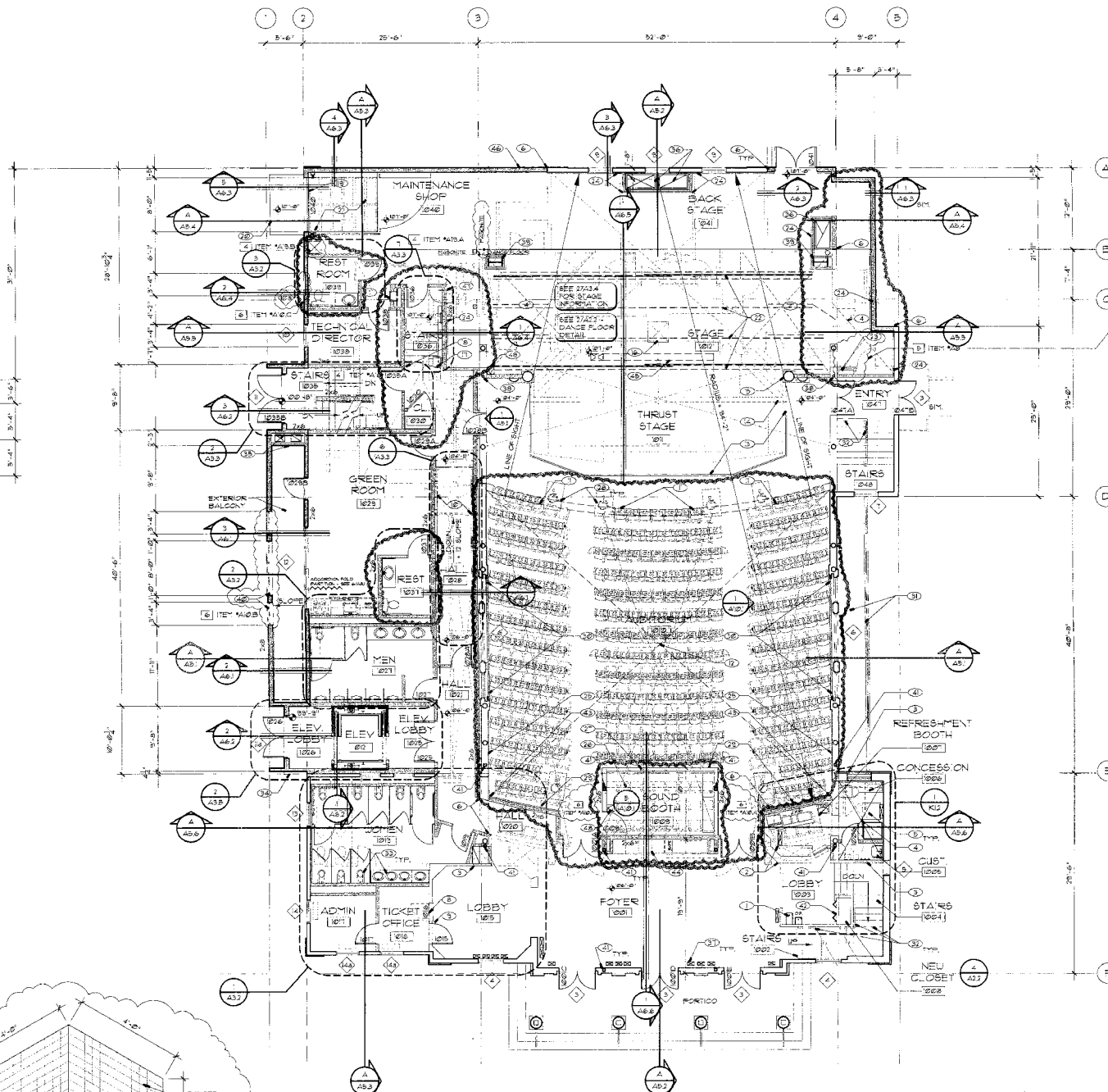


mop sink

1/2" = 1'-0" **5**

- ITEM #10**
STAIRS 205, 1056 AND 209 REFER TO A DETAIL 3 ON SHEET A2.2. ALL OF THESE STAIRS SHALL RECEIVE RUBBER STAIR TREADS AS INDICATED ON FINISH SCHEDULE. THE 2 RUBBER MATERIAL SHALL BE PAINTED. THE LANDINGS SHALL BE VOT.
- ITEM #10**
A. MAINTENANCE SHOP 1045 - DELETE NOTE DANCE FLOOR BEST OF GRID 3. THE MAINTENANCE FLOOR FINISH: 6 TO EXTEND NORTH FROM GRID 3 TO GRID A AND WEST FROM GRID 3 TO GRID 2.
B. MAINTENANCE SHOP 1046 - INSTALL A FLOOR MOUNTED SERVICE SINK IN THE NORTHWEST CORNER. SEE 5/10/22 AND PLUMBING DRAWINGS.
- ITEM #10**
OFFICE 1048 - DELETE THE CUBICLE AREA IN ITS ENTIRETY (SEE REVISED SHEET NOTE 33).

- ITEM #10**
A. AUDITORIUM 1010 - DELETE SHEET NOTE 1 AND TRACK LOCATIONS SHOWN. 4" 60" x 6" EXITS.
B. EXTERIOR BALCONY - REVISE NEW TUBE STEEL GRILLE WORK CONSTRUCTION AND LAYOUT DIMENSIONS TO COORDINATE WITH BEST ELEVATION REVISIONS.
C. CLOSET 1035 - ADD NEW JUNGLE WALL PLASTER UNDO TO COORDINATE WITH BEST ELEVATION REVISIONS.
D. PARTIAL THRUST PLAN / 3 - ADD NOTE: MARBLE DANCE FLOOR FINISH SHALL BE LOCATED SINGLY, MINIMUM 4" PORTABLE PLANTER THRUST STAGE SYSTEM AND EXTEND NORTH TO THE UNDERSTAGE STORAGE SPACE. THIS COORDINATES WITH SHEET A2.2 (ROOM FINISH SCHEDULE) AND SHEET A2.2 (SHEET NOTE 35).



interior wall legend

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- WALL TYPE 1
- ELEVATOR SHAFT WALL

1/8" = 1'-0" **1**

sheet notes

1. INSTALL NEW DRINKING FOUNTAIN - SEE 1/10/22.
2. INSTALL NEW GRANITE COUNTERTOPS WITH WOOD FACED CABINETS BELOW - SEE SHEET K12.
3. REMOVE DOOR CASERIES, FILL VOID WITH WOOD FRAMING, 4" CEMENT MORTAR ON EXTERIOR AND PLASTER BOARD ON INTERIOR TO MATCH ADJACENT WALL THICKNESS AND TEXTURE.
4. CORRODED LINES AND GATE AREA OF NEW FLOOR STRUCTURE SET ABOVE EXISTING FLOOR TO MATCH ADJACENT FLOOR ELEVATIONS.
5. INSTALL NEW FOOD SERVICE EQUIPMENT - SEE 1/10/22.
6. INSTALL NEW WOOD FRAMED WALLS TO FLUSH-OUT WITH EXISTING WALLS AS SHOWN.
7. NOT USED.
8. INSTALL NEW TIGHT UNDOOR WITH ROLL-UP DOOR AT DOOR IN (E) OPENING - SEE 1/10/22.
9. INSTALL NEW DOOR AND FRAME IN (E) WALL, FLUSH-OUT ADJACENT SURFACES, TYPICAL.
10. NEW ACCESS RAMP WITH PAINTED RAILINGS.
11. INSTALL NEW HEATER BEATING THROUGHOUT AUDITORIUM - SEE THEATER DRAWINGS AND NOTE 9 FOR HANG-ORANGE.
12. INSTALL NEW 4" WOOD OVER EXISTING FLOOR FRAMING FOR THEATER BEATING TO ANCHOR PROPERLY. PROVIDE 1/2" REINFORCING AT 12" ON EXISTING AREA OF BEATING. BEATING AREA COULD BE THICKENED AND COVERED WITH NEW CARPET, TYPICAL.
13. LINES AND GATE OUTLINE OF PORTABLE PLANTER THRUST STAGE SYSTEM - SEE SHEET A2.2.
14. DASHED LINES INDICATE FACE OF BUILT-IN STAGE - SEE PLAN AT LEFT.
15. CIRCLES INDICATE RELOCATED COLUMNS AND LASTER LOCATIONS AT STAGE EDGE, TYPICAL.
16. LOCATION OF NEW FLOOR ACCESS PANEL TO BASEMENT BELOW.
17. INSTALL NEW SELF-CONTAINED STAIR LIFT MOUNTED TO WALL.
18. INSTALL NEW WOOD FRAMED STAIRS WITH PAINTED RAILINGS.
19. INSTALL NEW OVER-HEAD DOOR AT FLOOR ELEVATIONS AS SHOWN.
20. INSTALL NEW CONCRETE SLAB / DOOR SET AT ELEVATION AS SHOWN.
21. INSTALL BACKSTAGE LIFT WITH PAINTED RAILINGS - ACCESSIBLE WHEN OVER-HEAD DOOR IS OPEN - SEE SHEET A2.2.
22. NEW STAGE CURTAINS AND TRACKS - SEE THEATER DRAWINGS.
23. INSTALL NEW WALL SURROUND FOR NEW OUTDOOR.
24. INSTALL 2" THICK BLACK UTILITY DOWNS CORNERS SELECT ACCORDING BLOCKS WITH BLOCKS AND GLASS ENFAMISHED METAL MESH FULL HEIGHT ON WALL AS SHOWN.
25. INSTALL NEW FABRIC SHARRED SOUND PANELS FRAMED WITH WOOD JOISTS AND 2" SELECT SOUND BLANKETS AND 2" BATT INSULATION - SEE 1/10/22. FABRIC SHALL BE AS PER INTERIOR DESIGNER'S FINISH KEY.
26. PORTABLE AV EQUIPMENT COUNTER LOCATION - SEE AV AND THEATER DRAWINGS.
27. INSTALL NEW 3/4" HIGH LOW WALL FROM NEW BALCONY COLUMNS TO BEHOLD NEW BEATING AS SHOWN TO SURROUND AV EQUIPMENT - SEE 1/10/22.
28. DESIGNATED WHEELCHAIR LOCATION.
29. INSTALL NEW FABRIC UNARMED 3" BATT, ACUSTIC PANELS. FABRIC SHALL BE AS PER INTERIOR DESIGNER'S FINISH KEY.
30. INSTALL NEW 2" WOOD FRAMING NAIL ON EXISTING WOOD BATTIES TO REPAIR WITH PAINTED GYPSUM BOARD AND BATT INSULATION - SEE 1/10/22.
31. EXISTING CONCRETE AREA WELL TO BASEMENT UNDOORS TO REMAIN AS IS. ADD 1/2" CLOTH TO BACKSIDE OF (E) STEEL RAILINGS AND PAINT BOTH LINE CLOTH AND RAILING.
32. PAINT EXISTING RAILINGS AND REFINISH EXISTING STAIRS.
33. INSTALL NEW PLUMBING FIXTURES AS SHOWN, WITHIN EXISTING SPACE.
34. INSTALL NEW IRRIGATION CONTROL PANEL - SEE LANDSCAPE DRAWINGS.
35. INSTALL NEW ENCLOSURE FOR DUCTWORK TO ROUTE TO BASEMENT. PROVIDE FULL HEIGHT GYPSUM PLASTER FINISH ON 4" WOOD OVER 2x6 STUDS AT 6" O.C. WITH R-15 BATT INSULATION.
36. INSTALL NEW ENCLOSURE FOR DUCTWORK TO ROUTE FROM BASEMENT TO UPPER STAGE. PROVIDE FULL HEIGHT 4" STEEL STRUCTURAL STUDS @ 16" O.C. WITH PAINTED GYPSUM BOARD AND BATT INSULATION.
37. SAUSAGE (E) FLOOR DECK FOR NEW DUCTWORK PENETRATIONS. PROVIDE NEW BACKING AS REQUIRED. INSTALL NEW FLOOR GRILLS - SEE MECHANICAL.
38. INSTALL NEW PROSCENIUM COLUMN. REMOVE AND REPLACE (E) PLASTER BOARD FINISH AS REQUIRED. SMOOTH FINISH TO FLUSH-OUT WITH ADJACENT SURFACES.
39. INSTALL NEW PAINTED STEEL JOIST PLANGE FRAME STRUCTURE TO SUPPORT (E) HIGH ROOF GABLE AND NEW LOWER GABLE ROOF TO THE NORTH. PROVIDE PAINTED GYPSUM BOARD FINISH AT INTERIORS AS SHOWN. PROVIDE IMPACT PAD ALL AROUND TO 6" HEIGHT.
40. PAINT NEW TUBE STEEL GRILLE WORK COMPLETE.
41. INSTALL NEW COLUMNS FOR BALCONY ABOVE. REMOVE AND REPLACE (E) PLASTER BOARD FINISH AS REQUIRED. SMOOTH FINISH TO FLUSH-OUT WITH ADJACENT SURFACES. PROVIDE PAINTED GYPSUM BOARD COVER AT NEW WALLS.
42. INSTALL NEW 3/4" WIDE BI-PARTING CLOSET DOORS. COORDINATE WITH HANDICAP WHEN (E) WOOD FRAMED WALLS - SEE 4/10/22.
43. RELOCATE (E) INSIDE CORNER PLASTER WITH SHAPES AND BASES TO NEW INSIDE CORNER AS SHOWN. REPAIR ENTIRE PLASTER AS SCHEDULED.
44. INSTALL NEW SLOPED SHELF ABOVE AND STORAGE AREA BEHIND - SEE 1/10/22.
45. PROJECTOR SCREEN LOCATION - SEE THEATER DRAWINGS.
46. INSTALL 12" x 12" GABLE HATCH 2" AFF. - SEE 3/10/22.
47. INSTALL STAGE MANAGER'S CONTROL BACK WITH LOCKABLE ACCESS DOORS AND SCRIPT TABLE - SEE 1/10/22.
48. INSTALL 12" x 12" FLOOR/CEILING ACCESS DOORS FOR GUEST CABLE ROUTING TO CEILING AREA BELOW IN BASEMENT. COORDINATE EXACT LOCATION IN FIELD.

general plan notes

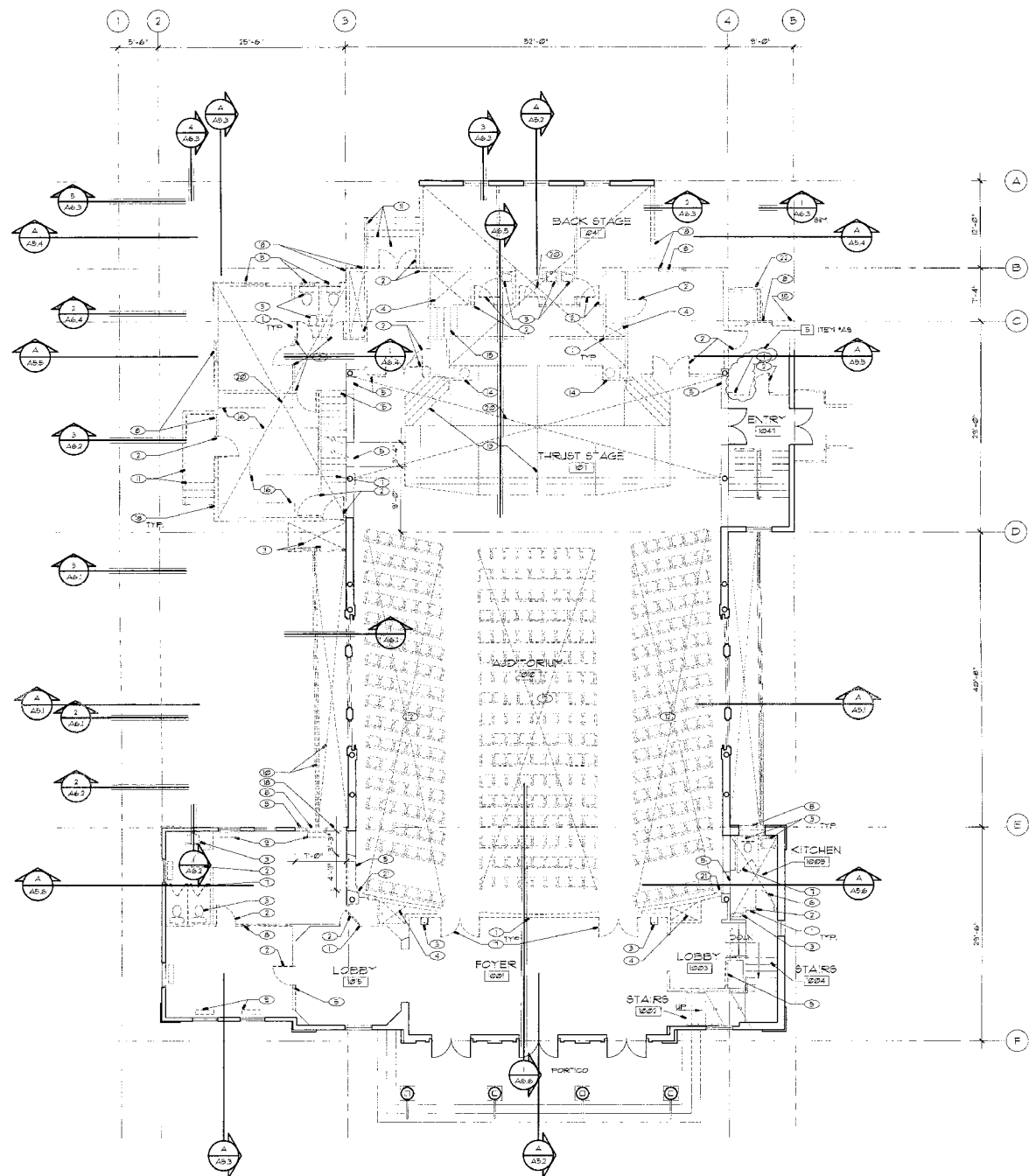
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- NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT PREVIOUSLY KNOWN OR UNACCEPTABLE TO BEGIN CONTRACT INTENT.
- ALL DIMENSIONS ARE TO FACE OF STUDY/STY WALL OR GARD LINE UNLESS NOTED OTHERWISE.
- ALL NEW EXTERIOR WALLS ARE TO BE PER STRUCTURAL - SEE BUILDING SECTIONS AND EXTERIOR ELEVATIONS.
- ALL NEW INTERIOR WALLS TO BE 2x4, 2x6 OR 2x8 WOOD STUDS, 2x6 AND 2x8 LOCATIONS ARE SHOWN ON PLANS - ALL OTHERS ARE 2x4 WOOD STUD WALLS.
- ALL NEW GYPSUM BOARD TO BE 5/8" TYPE 'X' - PAINT WHERE SCHEDULED & EXPOSED. (PROVIDE CORNER BEADS AT ALL EXPOSED CORNERS AND EDGES, TYPICAL.)
- REPAIR ALL EXISTING DOORS AND FRAMES TO BE RE-USED THROUGHOUT.
- THE OWNER HAS THE RIGHT TO SALVAGE ANY MATERIAL.
- = ROOM FINISH SCHEDULE - SEE INTERIOR DESIGN SHEETS
XXX = DOOR SCHEDULE - SEE CORRESPONDING SHEET
○ = UNDOOR ELEVATION - SEE SHEET A2.2

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REVISIONS	
1	3/10/2022
2	5/10/2022
3	5/10/2022

JOB NO.	1784
DRAWN	DAA
CHECKED	F.O.D.
DATE	8/26/2002
ISSUE	D
DRAWING NAME	EXISTING / NEW FIRST FLOOR PLAN
SHEET	A2.2



existing/ demo first floor plan

1/8" = 1'-0"



sheet notes

(FOR THIS SHEET ONLY)

- 1. DASHED LINES INDICATE (E) WALL WITH WOOD STUDS AND PLASTER BOARD EACH SIDE TO BE REMOVED IN ITS ENTIRETY. PATCH (E) WALLS, CEILING AND FLOOR VOIDS TO FLUSH OUT WITH ADJACENT SURFACES. TEXTURE AND PAINT AT WALL AND CEILING VOIDS, TYPICAL.
- 2. DASHED LINES INDICATE (E) DOOR FRAME AND HARDWARE TO BE REMOVED IN THEIR ENTIRETY.
- 3. DASHED LINES INDICATE (E) PLUMBING FIXTURES TO BE REMOVED. CAP (E) UTILITIES AS REQUIRED BELOW FLOOR FINISH AND OR BEHIND WALL FINISH.
- 4. DASHED CROSSED LINES INDICATE (E) DUCT CHASE AND WALL SURROUND TO BE REMOVED IN ITS ENTIRETY.
- 5. DASHED LINES INDICATE (E) WALL PORT ON WITH WOOD STUDS AND PLASTER BOARD EACH SIDE TO BE REMOVED FOR NEW DOOR INSTALLATION OR NEW OPENING. PATCH (E) WALLS AND FLOOR VOIDS TO FLUSH OUT WITH ADJACENT SURFACES. TEXTURE AND PAINT AT WALL VOIDS, TYPICAL. PROVIDE BASE TO PATCH.
- 6. DASHED CROSSED LINES INDICATE (E) FLOOR AREA TO RECEIVE NEW WOOD FLOOR JOISTS, FLOOR SHEATHING AND FLOORING. EXTEND WALL FINISHES TO NEW FLOOR ELEVATION.
- 7. DASHED LINES INDICATE (E) TOILET PARTITIONS AND ACCESSORIES TO BE REMOVED IN THEIR ENTIRETY.
- 8. DASHED LINES INDICATE (E) WINDOW AND FRAME TO BE REMOVED IN THEIR ENTIRETY.
- 9. DASHED LINES INDICATE (E) HEATING RADIATORS TO BE REMOVED IN THEIR ENTIRETY. AND RETURN TO OWNER. CAP (E) UTILITY LINES. PATCH WALLS AND FLOOR AS REQUIRED.
- 10. DASHED LINES INDICATE (E) CONCRETE AREA WALL AND AREA WAY WITH DRAIN AND RAILINGS TO BE REMOVED IN ITS ENTIRETY.
- 11. DASHED LINES INDICATE (E) CONCRETE LANDING, STAIRS, RAILINGS AND STEEL WALL TO BE REMOVED IN ITS ENTIRETY.
- 12. DASHED CROSSED LINES INDICATE AREAS OF (E) CEILING TO BE RETURNED TO OWNER.
- 13. DASHED LINES INDICATE (E) WOOD FRAMED STAGE WITH STAIRS TO BE REMOVED IN ITS ENTIRETY.
- 14. DASHED CIRCLE INDICATES (E) WOOD COATINGS TO BE RELOCATED - SEE SHEET A22.
- 15. DASHED LINES INDICATE (E) WOOD FRAMED STAIRS TO BE REMOVED IN THEIR ENTIRETY.
- 16. DASHED LINES INDICATE (E) WOOD CABINETS TO BE REMOVED IN THEIR ENTIRETY.
- 17. DASHED LINES INDICATE (E) DOOR TO BE REMOVED AND RELOCATED TO NEW WALL INSTALLATION - SEE SHEET A22.
- 18. DASHED LINES INDICATE (E) EXTERIOR WOOD FRAMED WALLS WITH CEILING PLASTER AND PLASTER BOARD TO BE REMOVED AS SHOWN. PATCH (E) WALL AND FLOOR VOIDS TO FLUSH OUT WITH ADJACENT SURFACES, TYPICAL.
- 19. NOT USED. (E) ITEM A23.
- 20. DASHED CROSSED LINES INDICATE AREA OF (E) WOOD FRAMED FLOORS TO BE REMOVED IN ITS ENTIRETY.
- 21. RELOCATE (E) INSIDE CORNER PLASTER WITH WOOD SHAPES AND BASES. MODIFY LENGTH OF SHAFT AS REQUIRED - SEE SHEET A22.
- 22. DASHED LINES INDICATE (E) CONCRETE AREA WALL TO BE ABANDONED - CAP (E) DRAIN AS REQUIRED.

general plan notes

CONTRACTOR IS RESPONSIBLE FOR ALL NEW WORK AS SHOWN AND IS RESPONSIBLE TO REPAIR ANY AND ALL DAMAGED ITEMS THAT OCCUR DURING DEMOLITION ACTIVITIES TO THEIR PRIOR CONDITION.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ACCEPT SAME AS A BASIS FOR PERFORMING NEW OR REMODELED WORK AS SHOWN.

NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT PREVIOUSLY KNOWN OR UNACCEPTABLE TO BEGIN CONTRACT INTENT.

ALL DIMENSIONS ARE TO FACE OF STUDY STEEL WALL OR GRID LINE UNLESS NOTED OTHERWISE.

ALL NEW EXTERIOR WALLS ARE TO BE PER STRUCTURAL - SEE BUILDING SECTIONS AND EXTERIOR ELEVATIONS.

ALL NEW INTERIOR WALLS TO BE 2x4 2x6 OR 2x8 WOOD STUDS 2x6 AND 2x8 LOCATIONS ARE SHOWN ON PLANS - ALL OTHERS ARE 2x4 WOOD STUD WALLS.

ALL NEW GYPSUM BOARD TO BE 5/8" TYPE X - PAINT WHERE SCHEDULED & EXPOSED. (PROVIDE CORNER BEADS AT ALL EXPOSED CORNERS AND EDGES, TYPICAL).

REPAINT ALL EXISTING DOORS AND FRAMES TO BE RE-USED THROUGHOUT.

THE OWNER HAS THE RIGHT TO SALVAGE ANY MATERIAL.

□ - ROOM FINISH SCHEDULE - SEE INTERIOR DESIGN SHEETS
XXX - DOOR SCHEDULE - SEE OPPOSITE SHEET
○ - WINDOW ELEVATION - SEE SHEET A21

interior wall legend

- 1. DASHED LINES INDICATE (E) WALL TO BE REMOVED
- 2. DASHED LINES INDICATE (E) WALL TO REMAIN
- 3. DASHED LINES INDICATE (E) WALL TYPE 1
- 4. DASHED LINES INDICATE (E) ELEVATOR SHAFT WALL - SEE SHEET A23

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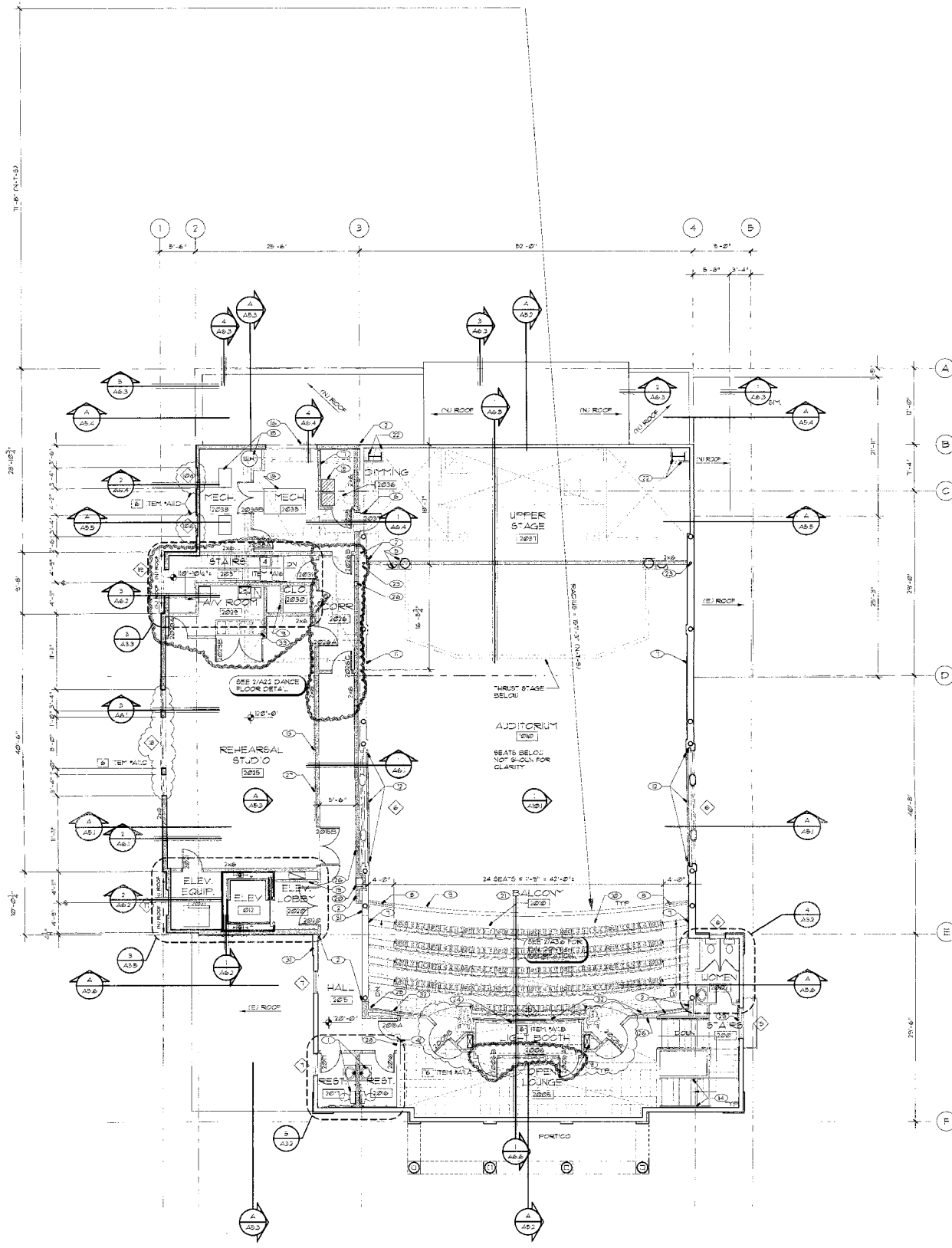
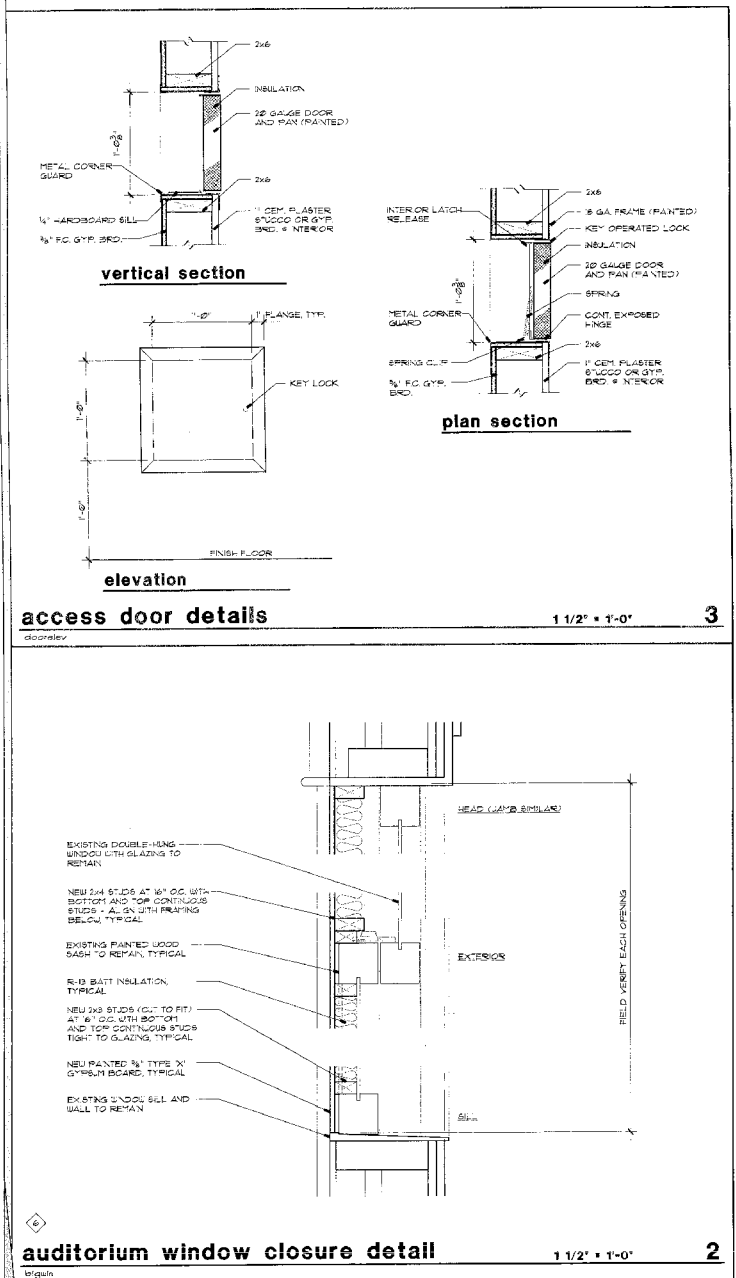
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REVISIONS
1/26/2002

JOB NO. 784
DRAWN DAA
CHECKED F.O.D.
DATE 8/26/2002
SCALE 1/8" = 1'-0"
DRAWING NAME
EXISTING/ DEMO
FIRST FLOOR PLAN
SHEET
A2.2D



ITEM 140
STAIRS 225, 226, AND 228 REFER TO A DETAIL IN SHEET A2.3. ALL STAIRS SHALL BE FINISHED WITH 1/2" THICK TYPED PLATE GLASS AT 4'0" ABOVE FINISH FLOOR OF THE BALCONY. THE BALCONY SHALL BE FINISHED WITH 1/2" THICK TYPED PLATE GLASS AT 4'0" ABOVE FINISH FLOOR OF THE BALCONY. THE BALCONY SHALL BE FINISHED WITH 1/2" THICK TYPED PLATE GLASS AT 4'0" ABOVE FINISH FLOOR OF THE BALCONY.

ITEM 141
A. OPEN LOUNGE 2205 - SHUT AND ROTATE DOORS 2205A AND 2205B WITH WALLS AS SHOWN TO INCREASE THE DISTANCE FROM THE CENTER OF EACH DOOR TO 21'-0". THIS IS REQUIRED FOR THE BALCONY EXITS TO BE APART FROM EACH OTHER HALF THE DIAGONAL DISTANCE OF THE BALCONY.

B. SPOT AREA 2206 - SHUT WALLS, DUCTWORK AND TRACK LOCATED TO COORDINATE WITH OPEN LOUNGE 2205 DOOR REVISIONS.

C. REHEARSAL STUDIO 2203 - REVISE LAYOUT & CONFIGURATION AND LAYOUT DIMENSIONS TO COORDINATE WITH BEST ELEVATION REVISIONS.

D. MECHANICAL 2206 - REVISE WINDOW TO READ ON PLASTER WINDOW TO COORDINATE WITH ADDENDUM 1, ITEM 8 AND 4335 AND BEST ELEVATION REVISIONS.

- sheet notes**
(FOR THIS SHEET ONLY)
- 1) INSTALL NEW PLUMBING FIXTURES AS SHOWN, TYPICAL.
 - 2) INSTALL NEW WOOD FRAMED WALLS TO FLUSH-OUT WITH EXISTING WALLS AS SHOWN.
 - 3) NOT JABED.
 - 4) INSTALL NEW DOOR AND FRAME IN (E) WALL. FLUSH-OUT ADJACENT SURFACES, TYPICAL.
 - 5) CIRCLES INDICATE RELOCATED COLUMN LOCATIONS AT STAGE EDGE, TYPICAL.
 - 6) LOCATION OF NEW SOUND RATED PASSAGE DOOR TO STAGE BELOW.
 - 7) INSTALL NEW WOOD FRAMED STAIRS WITH PAINTED RAILINGS.
 - 8) INSTALL NEW BRASS FINISH GUARDRAIL PORTIONS WITH 1/2" THICK TYPED PLATE GLASS AT 4'0" ABOVE FINISH FLOOR OF THE BALCONY. ANCHORED THROUGH RELOCATED WOOD RAILING TO NEW BALCONY STRUCTURE - SEE 1/4336.
 - 9) RELOCATED WOOD FRAMED RAILING FROM ORIGINAL BALCONY. 1" TYPED PLATE GLASS RAILING. ADDITIONAL TREATMENT - 1" TYPED PLATE GLASS RAILING. ADDITIONAL TREATMENT - 1" TYPED PLATE GLASS RAILING. ADDITIONAL TREATMENT - 1" TYPED PLATE GLASS RAILING.
 - 10) INSTALL NEW THEATER SEATING THROUGHOUT BALCONY - SEE THEATER DRAWINGS AND NOTE 21 BELOW FOR ANCHORAGE.
 - 11) INSTALL NEW FABRIC UNWRAPPED SOUND PANELS FRAMED WITH WOOD INCLUDING 1) AND 2) SELECT SOUND ELAKES 5 AND 7. RAIL PANELS - SEE 1/4336. PLASTIC SHALL BE PAID IN FROM INTERIOR DESIGNER'S FINISH KEY.
 - 12) INSTALL 2" X 4" WOOD FRAMING NAIL ON EXISTING WOOD BASES TO REMAIN WITH PAINTED GYPSUM BOARD AND BATT INSULATION - SEE 1/4333.
 - 13) INSTALL NEW BALLET BARS 1" MIRRORS TO 8'-0" AFF - SEE 1/4333.
 - 14) PAINT EXISTING RAILINGS AND REFINISH EXISTING STAIRS.
 - 15) INSTALL NEW FLOOR MOUNTED VIBRATION ISOLATED MECHANICAL UNITS.
 - 16) INSTALL NEW PAINTED MECHANICAL LOWER RALLY SEATER SEALS.
 - 17) INSTALL NEW 48" WIDE X 84" HIGH ACCESS DOOR - COORDINATE WITH MECHANICAL FOR EXACT LOCATION.
 - 18) FLOOR MOUNTED DIMMER EQUIPMENT - SEE ELECTRICAL.
 - 19) INSTALL NEW ENCLOSURE FOR DUCTWORK TO ROUTE PROVIDE ALL HEIGHT PAINTED GYPSUM BOARD ON 2x4 STUDS AT 16" O.C. WITH SOUND BATT.
 - 20) INSTALL NEW RECESSED DRINKING FOUNTAIN WITH NEW PLUMBING. EXTEND PLUMBING TO ROUTE PLUMBING AS REQUIRED - COORDINATE WITH PLUMBING - SEE 1/4333. EQUIPMENT ITEM 141.
 - 21) INSTALL NEW BALCONY FLOOR STRUCTURE WITH OVERBUILT SPOILED FLOORS AND ADDITIONAL PLATEWOOD FOR THEATER SEATING TO ANCHOR 8" SOUND BATT.
 - 22) INSTALL NEW PAINTED STEEL USE PLAYS FRAME STRUCTURE TO SUPPORT (E) HIGH ROOF GABLE AND NEW LOWER GABLE TO THE NORTH PROVIDE PAINTED GYPSUM BOARD PLUMBING AT PERIMETER AS SHOWN.
 - 23) INSTALL NEW FRODOGUM COLUMN REMOVE AND REPLACE (E) PLASTER BOARD FINISH AS REQUIRED. SMOOTH FINISH TO FLUSH OUT WITH ADJACENT SURFACES.
 - 24) INSTALL NEW STAINED WOOD FRAMED WINDOWS WITH ONE OPERABLE SASH THAT OPENS TO AT LEAST 6 SQUARE FEET - SEE SHEET A5.
 - 25) RELOCATE (E) INSIDE CORNER PLASTER WITH CAPITALS, BUSHES AND BASES TO NEW INSIDE CORNER AS SHOWN. REPAIR ENTIRE PLASTER AS SCHEDULED.
 - 26) INSTALL NEW RECESSED FIRE EXTINGUISHER CABINET WITH NEW ON EXISTING WALL - SEE 1/4333. EQUIPMENT ITEM 141.
 - 27) INSTALL CURTAIN TRACK AND CURTAIN ABOVE THERMOS.
 - 28) INSTALL SIGN AT 8' AFF THAT READS "PERFORMANCE IN PROGRESS - NO ENTRY".
 - 29) INSTALL NEW PAINTED HANDRAIL TO MATCH EXISTING ORNAMENTAL STEEL IN FRONT OF WINDOW IS - FIELD VERIFY WITH.
 - 30) AUDIO VISUAL RACK LOCATION - SEE AV DRAWINGS.
 - 31) INSTALL 2" X 12" CABLE HATCH - 17" AFF - SEE 1/4333.
 - 32) INSTALL NEW FABRIC UNWRAPPED 2" BLAD. ACoustIC PANELS. (FABRIC SHALL BE PAID IN FROM INTERIOR DESIGNER'S FINISH KEY).
 - 33) INSTALL ANY RACKS ON 2" TALL PLATFOOT - SEE 3/1401. MECHANICAL AND AV DRAWINGS.

general plan notes

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REPAIR ALL EXISTING DOORS AND FRAMES TO BE RE-USED THROUGHOUT.

THE OWNER HAS THE RIGHT TO SALVAGE ANY MATERIAL.

□ - ROOM FINISH SCHEDULE - SEE INTERIOR DESIGN SHEETS
XXX - DOOR SCHEDULE - SEE OPPOSITE SHEET
○ - WINDOW ELEVATION - SEE SHEET A51

interior wall legend

EXISTING WALL TO BE REMOVED
EXISTING WALL TO REMAIN
WALL TYPE 1
EXTERIOR WALL
SEE SHEET A35

2
A21

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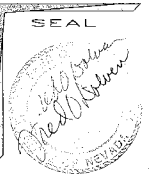
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NO.	DATE	DESCRIPTION
1	2/10/2000	
2	3/1/2000	

JOB NO. 1764
DRAWN CAA
CHECKED C.O.D.
DATE 8/26/2002
ISSUE D
DRAWING NAME EXISTING/ NEW SECOND FLR. PLAN
SHEET A2.3 OF



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AND
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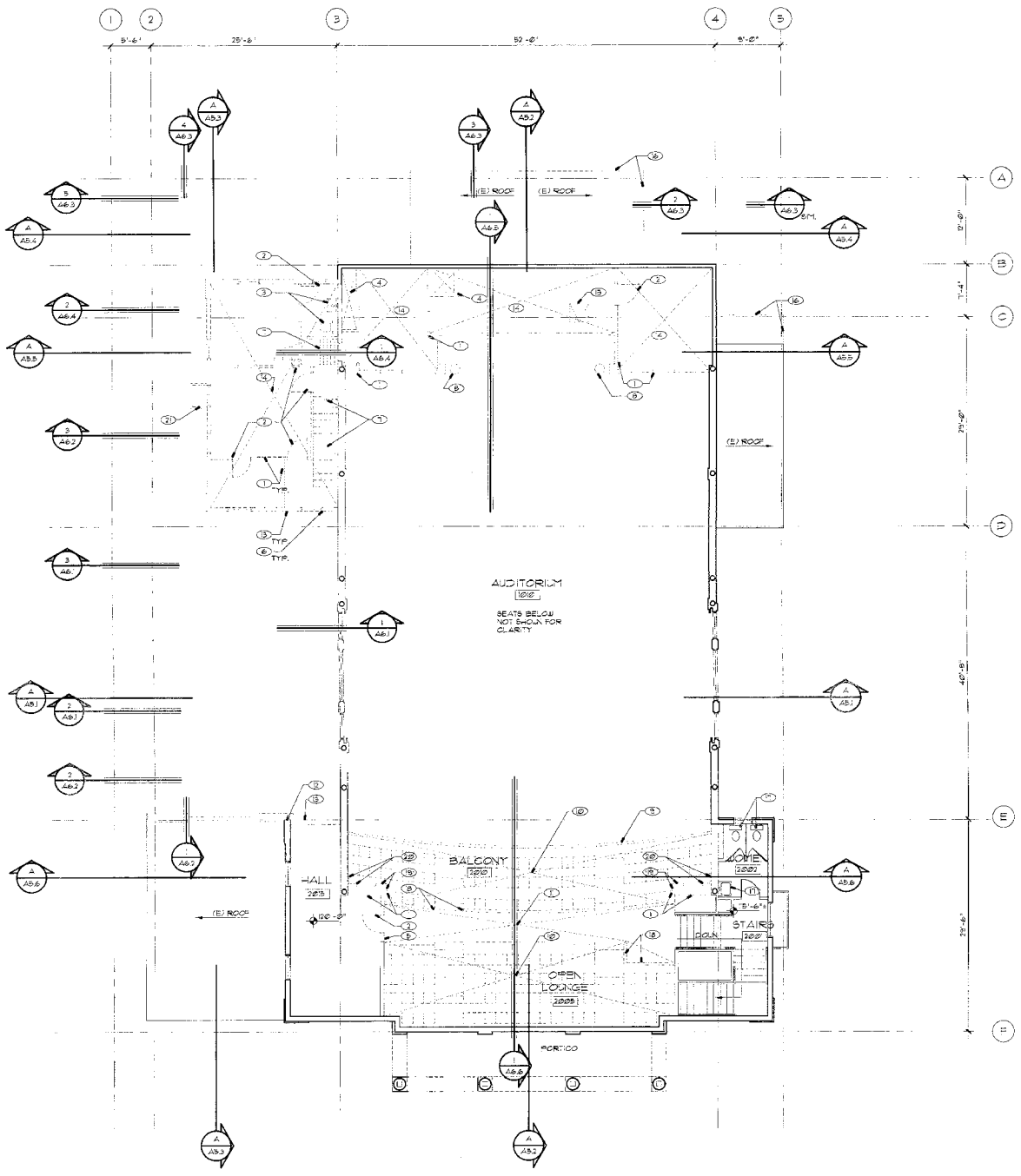
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REVISIONS

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DATE 8/26/2002
ISSUE 2
DRAWING NAME
EXISTING/ DEMO
SECOND FLR. PLAN
SHEET
A2.3D



sheet notes

(FOR THIS SHEET ONLY)

1. DASHED LINES INDICATE (E) WALL WITH WOOD STUDS AND PLASTER BOARD EACH SIDE TO BE REMOVED IN ITS ENTIRETY. MATCH (E) WALLS OF LINES AND FLOOR VOIDS TO FLUSH OUT WITH ADJACENT SURFACES. TEXTURE AND PAINT AT WALL AND CEILING VOIDS, TYPICAL.
2. DASHED LINES INDICATE (E) DOOR FRAME AND HARDWARE TO BE REMOVED IN THEIR ENTIRETY.
3. DASHED LINES INDICATE (E) PLUMBING FIXTURES TO BE REMOVED. CAP (E) UTILITY AS REQUIRED BELOW FLOOR FINISH AND OR BEHIND WALL FINISH.
4. DASHED CROSSED LINES INDICATE (E) DUCT CHASE AND WALL SURROUND TO BE REMOVED IN ITS ENTIRETY.
5. DASHED LINES INDICATE (E) WALL PORTION WITH WOOD STUDS AND PLASTER BOARD EACH SIDE TO BE REMOVED FOR NEW DOOR INSTALLATION OR NEW CROSSING. MATCH (E) WALLS AND FLOOR VOIDS TO FLUSH OUT WITH ADJACENT SURFACES. TEXTURE AND PAINT AT WALL VOIDS, TYPICAL. PROVIDE BASE TO MATCH.
6. DASHED LINES INDICATE (E) WINDOW AND FRAME TO BE REMOVED IN THEIR ENTIRETY.
7. DASHED LINES INDICATE (E) WOOD FRAMED STAIRS TO BE REMOVED IN ITS ENTIRETY.
8. DASHED CIRCLE INDICATES (E) WOOD COUPLERS TO BE RELOCATED - SEE SHEET A2.3.
9. DASHED LINES INDICATE (E) WOOD FRAMED RAILING COMPLETE WITH NEW HOLDINGS AND CAP TO BE RELOCATED - SEE SHEET A2.3.
10. DASHED CROSSED LINES INDICATE AREA OF (E) WOOD FRAMED BALCONY SEATING AND WOOD FRAMED STEPS TO BE REMOVED IN THEIR ENTIRETY. RETURN SEATING TO OWNER TYPICAL.
11. DASHED CROSSED LINES INDICATE AREA OF (E) WOOD FRAMED PASSAGEWAY TO BE REMOVED IN ITS ENTIRETY.
12. DASHED LINES INDICATE (E) WOOD FRAMED ROOF EDGE AND PARCA TRIM TO BE REMOVED FOR NEW ADDITION.
13. DASHED LINES INDICATE (E) EXTERIOR WOOD FRAME CALLS WITH CEMENT PLASTER AND PLASTER BOARD TO BE REMOVED AS SHOWN PATCH (E) WALL AND FLOOR VOIDS TO FLUSH OUT WITH ADJACENT SURFACES, TYPICAL.
14. DASHED CROSSED LINES INDICATE (E) WOOD FRAMED FLOORS TO BE REMOVED IN ITS ENTIRETY.
15. LOCATION OF (E) ATTIC SCUTTLE TO BE REMOVED.
16. DASHED LINES INDICATE (E) ROOF OR ROOF PORTIONS TO BE REMOVED AS SHOWN.
17. REMOVE AND REPLACE (E) PLUMBING FIXTURES.
18. DASHED LINES INDICATE (E) WOOD FRAMED RAILING TO BE REMOVED IN ITS ENTIRETY.
19. REMOVE (E) OUTSIDE CORNER PILASTERS WITH WOOD CAPITALS, SHAFTS AND BASES.
20. RELOCATE (E) INSIDE CORNER PILASTERS WITH WOOD CAPITALS, SHAFTS AND BASES. "DOOR" FINISH OF SHAFT AS REQUIRED.
21. DASHED LINES INDICATE (E) STEEL FIRE ESCAPE LADDER TO BE REMOVED IN ITS ENTIRETY.

general plan notes

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ALL NEW GYP/PLASTER BOARD TO BE 5/8" TYPE "X" - PAINT WHERE SCHEDULED - EXPOSED - PROVIDE CORNER BEADS AT ALL EXPOSED CORNERS AND EDGES, TYPICAL.

REPAIR ALL EXISTING DOORS AND FRAMES TO BE RE-USED THROUGHOUT.

THE OWNER HAS THE RIGHT TO SALVAGE ANY MATERIAL.

□ = ROOM FINISH SCHEDULE - SEE INTERIOR DESIGN SHEET
XXX = DOOR SCHEDULE - SEE OPPOSITE SHEET
○ = WINDOW ELEVATION - SEE SHEET A2.3

interior wall legend

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- WALL - TYPE 1
- ELEVATOR SHAFT WALL - SEE SHEET A2.3

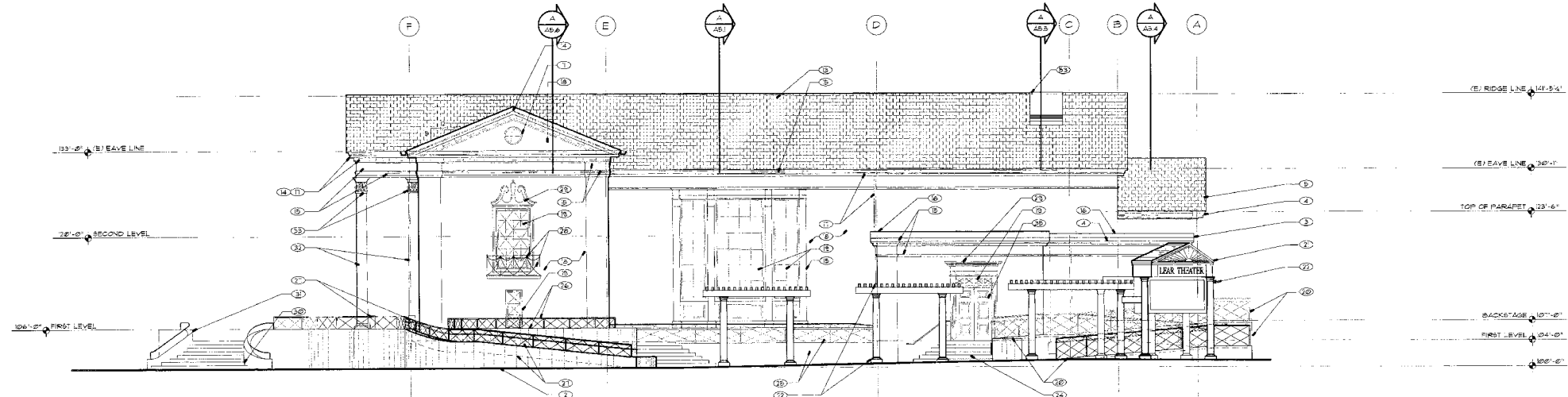
existing/ demo second floor plan

1/8" = 1'-0"

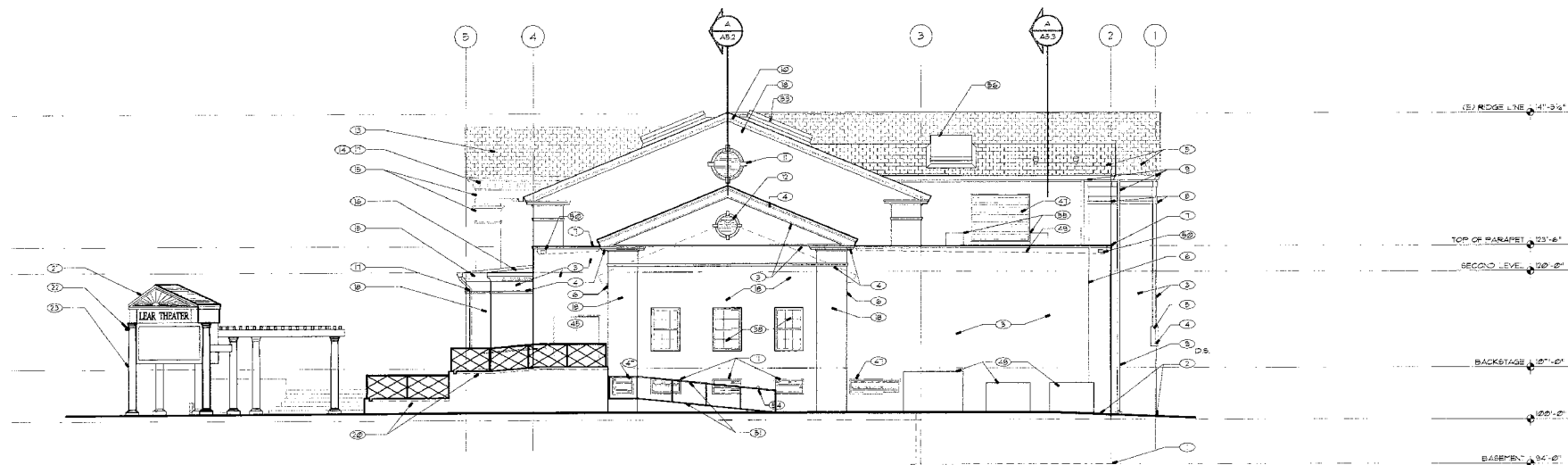


materials list

- 1 DASHED LINES INDICATE NEW CONCRETE FOOTING AND RETAINING/CHU STEINALL BELOW GRADE
- 2 LINE OF FINISH GRADE, CURB OR A.C. PAVING - SEE SITE PLANS
- 3 PAINT NEW 1" CEMENT PLASTER FINISH SYSTEM WITH NEGRAL COLOR - SEE SPECS.
- 4 PAINT NEW WOOD TRIM AT EAVES, RAKES AND FASCIA'S, TYPICAL
- 5 ASPHALT COMPOSITION ROOF SHINGLES OVER BUILDING FELT
- 6 PAINT NEW CEMENT PLASTER PLASTER - SEE NOTE '3' ABOVE
- 7 PAINT NEW GALVANIZED SHEET METAL CORING
- 8 PAINT NEW WOOD TRIM ON PLASTER
- 9 PAINT NEW GALVANIZED SHEET METAL RAIN GUTTER WITH DOWNSPOUTS - SEE ROOF PLAN
- 10 REPAIR AND PAINT EXISTING WOOD FASCIA / RAKE TRIM
- 11 REPAIR AND PAINT EXISTING WOOD LOUVER
- 12 REPAIR AND PAINT RELOCATED WOOD LOUVER
- 13 INSTALL NEW ASPHALT COMPOSITION ROOF SHINGLES OVER NEW PLYWOOD - SEE SHEET A4.3 AND A4.4
- 14 REPAIR AND PAINT EXISTING WOOD CORNICE AND DENTIL
- 15 REPAIR AND PAINT EXISTING WOOD TRIM
- 16 INSTALL NEW MOONPED ROOFING OVER NEW OR EXISTING ROOFING - SEE ROOF PLAN
- 17 PAINT EXISTING GUTTER, DOWNSPOUTS AND PANEL BOXES - SEE ROOF PLAN
- 18 PAINT EXISTING CEMENT PLASTER - PATCH ANY BLEMISHES, TYPICAL
- 19 REPAIR AND PAINT EXISTING WOOD WINDOW BASH, MULLIONS/PARTING TRIM AND SILL'S - REGLAZE ANY BROKEN OR MISSING PANE'S TYPICAL - SEE PLAN FOR WINDOW NUMBER AND SHEET A51 FOR ADDITIONAL INFORMATION
- 20 NEW ADA COMPLIANT ACCESS RAMP WITH PAINTED RAILINGS - SEE SITE PLAN
- 21 NEW EXTERIOR SIGN - SEE SITE PLAN
- 22 NEW ARBOR WITH PAINTED COLUMNS, BEAMS AND TRELLIS ABOVE - SEE SITE PLAN
- 23 PAINT NEW 1-2" HIGH TUBE STEEL FENCE WITH VERTICALS AT 6' ON CENTER, TYPICAL - SEE SITE PLAN
- 24 NEW CONCRETE STAIRS WITH PAINTED RAILINGS - SEE SITE PLAN
- 25 EXISTING CONCRETE AREA WELL TO BASEMENT WINDOWS TO REMAIN (A5-B5) - ADD LINE CLOTH TO BACKSIDE OF (E) STEEL RAILING AND PAINT BOTH LINE CLOTH AND RAILING
- 26 NEW CONCRETE RAISED PLATFORM WITH PAINTED CONCRETE WALL, SURROUND AND PAINTED STEEL RAILINGS - SEE SITE PLAN
- 27 NEW CONCRETE RAMP WITH PAINTED CONCRETE WALL, SURROUNDS AND PAINTED STEEL RAILINGS - SEE SITE PLAN
- 28 REPAIR AND PAINT EXISTING ORNAMENTAL RAILING
- 29 REPAIR AND PAINT EXISTING WOOD WINDOW OR DOOR PEDIMENT
- 30 REMOVE AND REPLACE EXISTING CONCRETE STAIRS - SEE 16/A &
- 31 PAINT EXISTING CONCRETE WALL AND STEEL RAILINGS, TYPICAL
- 32 REPAIR AND PAINT EXISTING TURNED WOOD COLUMNS
- 33 REPAIR AND PAINT EXISTING CARVED WOOD CAPS
- 34 EXTEND EXISTING CONCRETE AREA WELL ON SOUTH SIDE TO ACCOMMODATE NEW AIR INTAKE, PAINT COMPLETE
- 35 REPAIR AND PAINT EXISTING DOORS
- 36 REPAIR AND PAINT EXISTING APPLIED MOLDINGS, 1/8" TO BOARDS AND BANDS/BAUL VENT AT GABLE PEDIMENT
- 37 PAINT NEW WOOD TRANSOM WITH 1" INSULATED GLAZING
- 38 PAINT NEW WOOD SINGLE-HANG WINDOWS WITH 1" INSULATED GLAZING - SEE PLAN FOR WINDOW NUMBER AND SHEET A51 FOR ADDITIONAL INFORMATION
- 39 PAINT NEW WOOD FIXED WINDOWS WITH 1" INSULATED GLAZING AND GRILLEWORK - SEE PLAN FOR WINDOW NUMBER AND SHEET A51 FOR ADDITIONAL INFORMATION
- 40 PAINT NEW WOOD CLOREESTORY HALF-ROUND WINDOW WITH 1" INSULATED GLAZING - SEE PLAN FOR WINDOW NUMBER AND SHEET A51 FOR ADDITIONAL INFORMATION
- 41 PAINT NEW CIRCULAR WOOD LOUVER
- 42 PAINT NEW OVERHEAD WOOD SECTIONAL DOOR
- 43 NEW CONCRETE LOADING DOCK / APRON
- 44 NEW CONCRETE STOOP
- 45 PAINT NEW HOLLOW METAL FRAMES AND DOORS TO HAVE WOOD APPEARANCE - SEE DOOR SCHEDULE
- 46 PAINT NEW TUBE STEEL GRILLEWORK COMPLETE
- 47 INSTALL NEW PAINTED MECHANICAL COVER - SEAL PENETRATION WATER TIGHT
- 48 INSTALL NEW UTILITIES 1/8" GAS METER, ELECTRICAL TRANSFORMER AND BUTCH GEAR
- 49 DASHED LINE INDICATES NEW LOW ROOF LINE BEYOND PARAPET - SEE ROOF PLAN
- 50 INSTALL NEW SCUPPER FOR OVERFLOW AT NEW LOW ROOF OR EXTERIOR BALCONY - SEE 31A/1
- 51 INSTALL NEW CONCRETE TRUCK RAMP WITH PAINTED STEEL RAILINGS - SEE 17A/16
- 52 INSTALL NEW SCONCE LIGHT, SEE ELECTRICAL
- 53 INSTALL NEW PAINTED ROOF MOUNTED BRYCE HATCH WITH CRICKETS - SEE SHEET A11
- 54 INSTALL NEW WALL CAP - SEAL PENETRATION WATER TIGHT
- 55 INSTALL NEW HVAC UNIT ON NEW CURB WITH CRICKETS ATOP NEW OR EXISTING ROOF
- 56 INSTALL NEW PAINTED ROOF MOUNTED LEATHERHOOD WITH CRICKETS



east elevation



north elevation

revised exterior elevations

1/8" = 1'-0"

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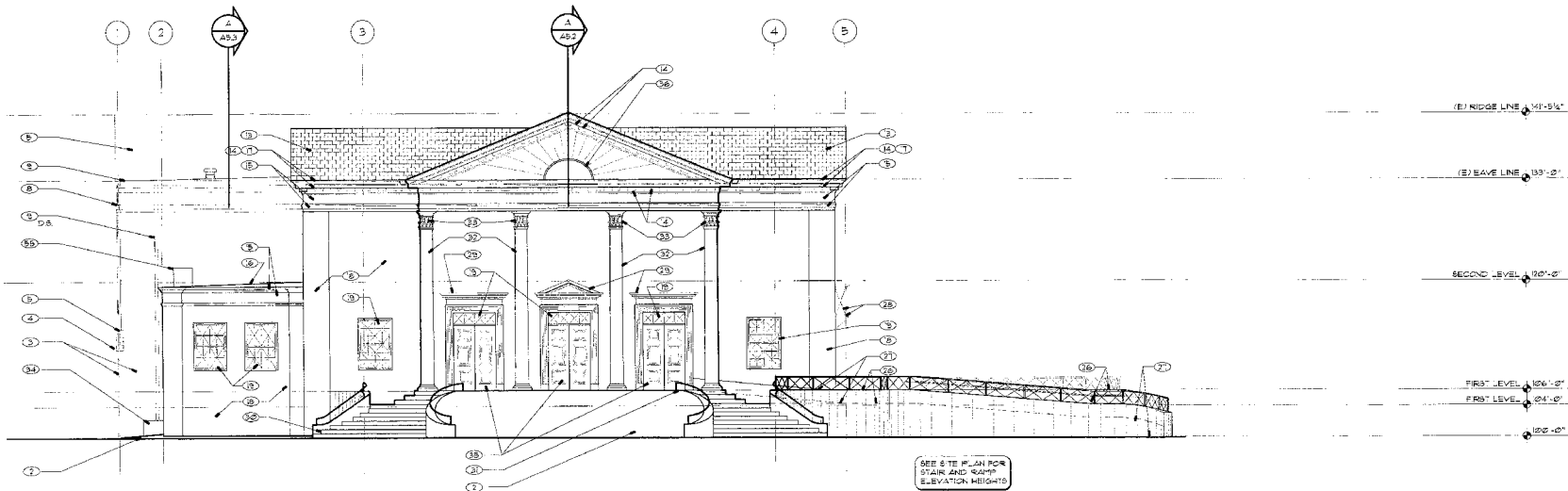
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REVISIONS
2/2/2000

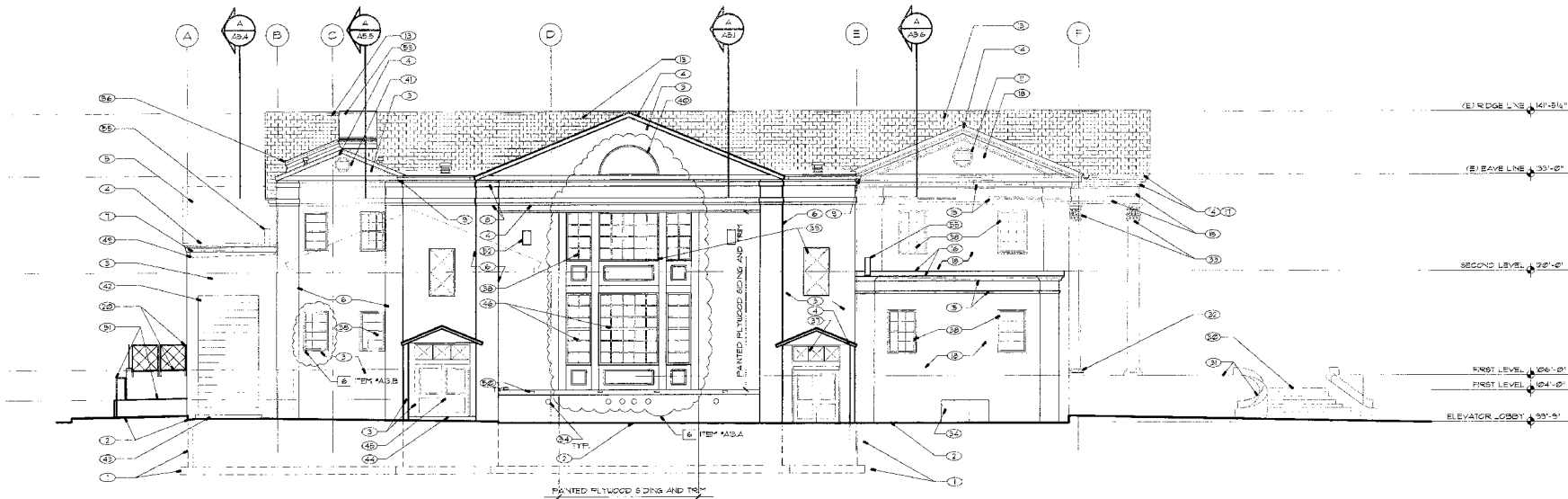
JOB NO. 754
DRAWN DCC
CHECKED F.O.D.
DATE 8/26/2002
ISSUE 1
DRAWING NAME EXTERIOR ELEVATIONS
SHEET A4.1

materials list

- 1 DASHED LINES INDICATE NEW CONCRETE FOOTING AND REINFORCING STEEL WALL, BELOW GRADE.
- 2 LINE OF FINISH GRADE, CURB OR A.C. PAVING - SEE SITE PLAN.
- 3 PAINT NEW 1/2" CEMENT PLASTER FINISH SYSTEM WITH INTEGRAL COLOR - SEE SPECS.
- 4 PAINT NEW WOOD TRIM AT EAVES, RAKES AND FASCIA, TYPICAL.
- 5 ASPHALT COMPOSITION ROOF SHINGLES OVER BUILDING FELT.
- 6 PAINT NEW CEMENT PLASTER PLASTER - SEE NOTE 3' ABOVE.
- 7 PAINT NEW GALVANIZED SHEET METAL COPING.
- 8 PAINT NEW WOOD TRIM ON PLASTER.
- 9 PAINT NEW GALVANIZED SHEET METAL RAIN GUTTER WITH DOWNSPOUTS - SEE ROOF PLAN.
- 10 REPAIR AND PAINT EXISTING WOOD FASCIA / RAKE TRIM.
- 11 REPAIR AND PAINT EXISTING WOOD LOUVER.
- 12 REPAIR AND PAINT RELOCATED WOOD LOUVER.
- 13 INSTALL NEW ASPHALT COMPOSITION ROOF SHINGLES OVER NEW FLYWOOD - SEE SHEET A4.3 AND A7.1.
- 14 REPAIR AND PAINT EXISTING WOOD GORGE AND DENTIL.
- 15 REPAIR AND PAINT EXISTING WOOD TRIM.
- 16 INSTALL NEW MODIFIED SBS ROOFING OVER NEW OR EXISTING ROOFING - SEE ROOF PLAN.
- 17 PAINT EXISTING GUTTER DOWNSPOUTS AND FUNNEL BOXES - SEE ROOF PLAN.
- 18 PAINT EXISTING CEMENT PLASTER - PATCH ANY BLEMISHES, TYPICAL.
- 19 REPAIR AND PAINT EXISTING WOOD WINDOW BASH, MULLIONS/PANES TRIM AND SILL - REGLAZE ANY BROKEN OR MISSING PANES, TYPICAL. SEE PLAN FOR WINDOW NUMBER AND SHEET A2.1 FOR ADDITIONAL INFORMATION.
- 20 NEW ADA COMPLIANT ACCESS RAMP WITH PAINTED RAILINGS - SEE SITE PLAN.
- 21 NEW EXTERIOR SIGN - SEE SITE PLAN.
- 22 NEW ANCHOR WITH PAINTED COLUMNS, BEAMS AND TRUSS ABOVE - SEE SITE PLAN.
- 23 PAINT NEW 1'-0" HIGH TUBE STEEL FENCE WITH VERTICALS AT 6' ON CENTER, TYPICAL - SEE SITE PLAN.
- 24 NEW CONCRETE STAIRS WITH PAINTED RAILINGS - SEE SITE PLAN.
- 25 EXISTING CONCRETE AREA WELL TO BASEMENT WINDOWS TO REMAIN 48"x6" ADD WIRE CLOTH TO BACKS OF (E) STEEL RAILING AND PAINT BOTH WIRE CLOTH AND RAILING.
- 26 NEW CONCRETE RAISED PLATFORM WITH PAINTED CONCRETE WALL, SURROUND AND PAINTED STEEL RAILINGS - SEE SITE PLAN.
- 27 NEW CONCRETE RAMPS WITH PAINTED CONCRETE WALL, SURROUNDS AND PAINTED STEEL RAILINGS - SEE SITE PLAN.
- 28 REPAIR AND PAINT EXISTING ORNAMENTAL RAILING.
- 29 REPAIR AND PAINT EXISTING WOOD WINDOW OR DOOR PEDIMENT.
- 30 REMOVE AND REPLACE EXISTING CONCRETE STAIRS - SEE 17A16.
- 31 PAINT EXISTING CONCRETE WALL AND STEEL RAILINGS, TYPICAL.
- 32 REPAIR AND PAINT EXISTING TURNED WOOD COLUMNS.
- 33 REPAIR AND PAINT EXISTING CARVED WOOD CAPS.
- 34 EXTEND EXISTING CONCRETE AREA WELL ON BOTH SIDE TO ACCOMMODATE NEW AIR INTAKE, PAINT COMPLETE.
- 35 REPAIR AND PAINT EXISTING DOORS.
- 36 REPAIR AND PAINT EXISTING APPLIED HOLDINGS, 3/4" T&O BOARDS AND BANDSAW VENT AT GABLE PEDIMENT.
- 37 PAINT NEW WOOD TRANSOM WITH 1" INSULATED GLAZING.
- 38 PAINT NEW WOOD SINGLE-HUNG WINDOWS WITH 1" INSULATED GLAZING - SEE PLAN FOR WINDOW NUMBER AND SHEET A2.1 FOR ADDITIONAL INFORMATION.
- 39 PAINT NEW WOOD FIXED WINDOWS WITH 1" INSULATED GLAZING AND GRILLEWORK - SEE PLAN FOR WINDOW NUMBER AND SHEET A2.1 FOR ADDITIONAL INFORMATION.
- 40 PAINT NEW WOOD CLERESTORY HALF-ROUND WINDOW WITH 1" INSULATED GLAZING - SEE PLAN FOR WINDOW NUMBER AND SHEET A2.1 FOR ADDITIONAL INFORMATION.
- 41 PAINT NEW CIRCULAR WOOD LOUVER.
- 42 PAINT NEW OVERHEAD WOOD SECTIONAL DOOR.
- 43 NEW CONCRETE LOADING DOCK / APRON.
- 44 NEW CONCRETE STOOP.
- 45 PAINT NEW HOLLOW METAL FRAMES AND DOORS TO HAVE WOOD APPEARANCE - SEE DOOR SCHEDULE.
- 46 PAINT NEW TUBE STEEL GRILLEWORK COMPLETE.
- 47 INSTALL NEW PAINTED MECHANICAL LOUVER - SEAL PENETRATION WATER TIGHT.
- 48 INSTALL NEW UTILITIES (GAS METER, ELECTRICAL TRANSFORMER AND SWITCH GEAR).
- 49 DASHED LINE INDICATES NEW LOW ROOF LINE BEYOND PARAPET - SEE ROOF PLAN.
- 50 INSTALL NEW SCUPPER FOR OVERFLOW AT NEW LOW ROOF OR EXTERIOR BALCONY - SEE 31A7.1.
- 51 INSTALL NEW CONCRETE TRUCK RAMP WITH PAINTED STEEL RAILINGS - SEE 17A16.
- 52 INSTALL NEW SCOOGE LIGHT, SEE ELECTRICAL.
- 53 INSTALL NEW PAINTED ROOF MOUNTED SMOKE HAICH WITH CRICKETS - SEE SHEET A7.1.
- 54 INSTALL NEW WALL CAP - SEAL PENETRATION WATER TIGHT.
- 55 INSTALL NEW HVAC UNIT ON NEW CURB WITH CRICKETS ATOP NEW OR EXISTING ROOF.
- 56 INSTALL NEW PAINTED ROOF MOUNTED LEATHERWOOD WITH CRICKETS.



south elevation



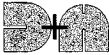
west elevation

revised exterior elevations

1/8" = 1'-0"



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REVISIONS

1 7/1/2000
2 3/1/2000

JOB NO. 1754

DRAWN OCC

CHECKED F.O.D.

DATE 8/26/2002

ISSUE 1

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EXTERIOR

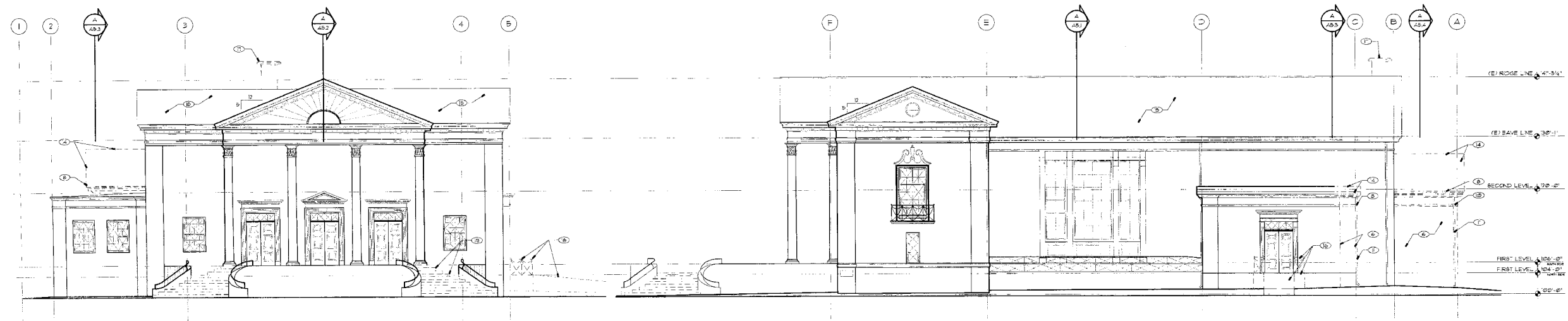
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SHEET 1 OF 1

A4.2



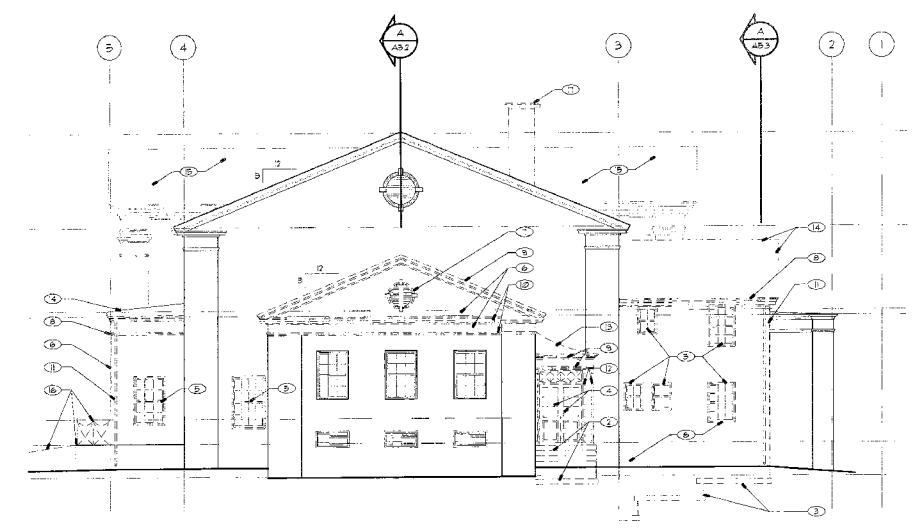
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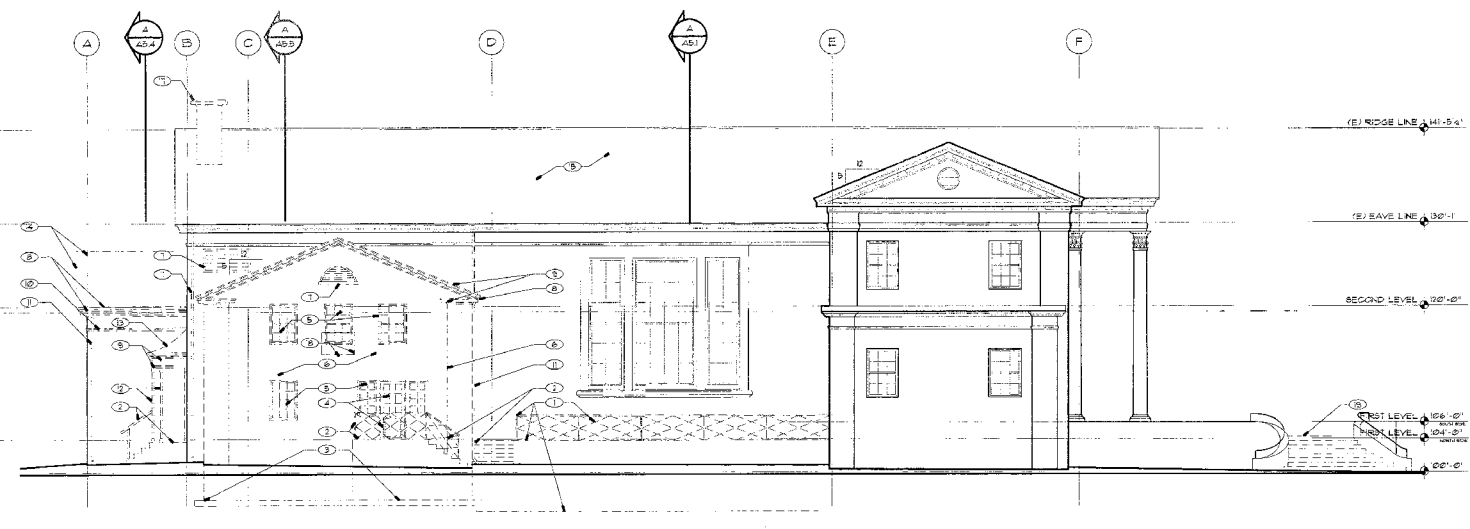
south elevation

east elevation

- SHEET NOTES**
(FOR THIS SHEET ONLY)
- ① DASHED LINES INDICATE (E) CONCRETE AREA WALL AND AREA W/UTL-DRAIN AND RAILINGS TO BE REMOVED IN ITS ENTIRETY.
 - ② DASHED LINES INDICATE (E) CONCRETE LANDING, STAIRS, RAILINGS AND STEEP WALL TO BE REMOVED IN THEIR ENTIRETY.
 - ③ DASHED LINES INDICATE (E) CONCRETE STEEP WALLS AND STEPPED FOOTINGS TO BE REMOVED IN THEIR ENTIRETY.
 - ④ DASHED LINES INDICATE (E) DOOR FRAME AND HARDWARE TO BE REMOVED IN THEIR ENTIRETY.
 - ⑤ DASHED LINES INDICATE (E) WINDOW AND FRAME TO BE REMOVED IN THEIR ENTIRETY.
 - ⑥ DASHED LINES INDICATE (E) EXTERIOR WOOD SHINGLED WALLS WITH CEMENT PLASTER AND PLASTER BOARD TO BE REMOVED AS SHOWN.
 - ⑦ DASHED LINES INDICATE (E) WOOD LOUVER TO BE REMOVED IN ITS ENTIRETY. RELOCATE AS REQUIRED.
 - ⑧ DASHED LINES INDICATE (E) WOOD CORNICE WITH GUTTER OR PORTION OF CORNICE AND GUTTER TO BE REMOVED IN THEIR ENTIRETY.
 - ⑨ DASHED LINES INDICATE (E) WOOD FASCIA/RAKE TRIM TO BE REMOVED IN THEIR ENTIRETY.
 - ⑩ DASHED LINES INDICATE (E) WOOD TRIM TO BE REMOVED IN ITS ENTIRETY.
 - ⑪ DASHED LINES INDICATE (E) GI DOWNSPOUTS TO BE REMOVED IN ITS ENTIRETY.
 - ⑫ DASHED LINES INDICATE (E) STEEL PIPE COLUMNS TO BE REMOVED IN THEIR ENTIRETY.
 - ⑬ DASHED LINES INDICATE (E) METAL CLAD ROOF TO BE REMOVED IN ITS ENTIRETY.
 - ⑭ DASHED LINES INDICATE (E) WOOD SHINGLED ROOF OR PORTION OF ROOF TO BE REMOVED ENTIRELY.
 - ⑮ REMOVE (E) ASPHALT COMPOSITION ROOF SHINGLES AT UPPER ROOF AREAS AS SHOWN AND INSTALL NEW 15/12500 OVER (E) DIAGONAL SHEATHING. INSTALL NEW BUILDING FELT, GALVANIZED SHEET METAL FLASHINGS AND NEW ASPHALT COMPOSITION ROOF SHINGLES THROUGHOUT. (ALSO, PROVIDE NEW GALVANIZED SHEET METAL TRIM AT EAVES, TYPICAL.)
 - ⑯ DASHED LINES INDICATE (E) CONCRETE RAFTERS, STEEL WALLS AND STEEL RAILINGS TO BE REMOVED IN THEIR ENTIRETY.
 - ⑰ DASHED LINES INDICATE (E) BRICK FLUE / CHIMNEY TO BE REMOVED IN ITS ENTIRETY.
 - ⑱ DASHED LINES INDICATE (E) STEEL FIRE ESCAPE LADDER TO BE REMOVED IN ITS ENTIRETY.
 - ⑲ DASHED LINES INDICATE (E) CONCRETE STAIRS AND TERRACE TO BE REMOVED AND REPLACED IN THEIR ENTIRETY. SEE 8/22/02.



north elevation



west elevation

REVISIONS

JOB NO.	1754
DRAWN	DCC
CHECKED	F.O.D.
DATE	8/26/2002
SSUR	C
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SHEET	OF
A4.3	

existing / demolition exterior elevations

1/8" = 1'-0"

sheet notes (FOR THIS SHEET ONLY)

1. DASHED LINES INDICATE (E) BASEMENT WINDOW TO BE REMOVED IN ITS ENTIRETY. INSTALL VOID WITH POURED CONCRETE FLUSH OUT WALL FINISH FOR SMOOTH TRANSITION.
2. DASHED LINES INDICATE (E) CONCRETE AREA JELL AND AREA WAY WITH DRAIN AND RAILING TO BE REMOVED IN ITS ENTIRETY.
3. INSTALL NEW TRUCK ON NEW CEILING SURFACE. PROVIDE BACKING AS REQUIRED. TYPICAL. (COURTAINS - N.C.)
4. DASHED LINES NO GATE (E) SUSPENDED PLASTER BOARD CEILING TO BE REMOVED IN ITS ENTIRETY. INSTALL NEW PAINTED GYPSUM BOARD CEILING WITH 1" ACoustIC BOARD PANELS ATTACHED TO (E) FLOOR JOISTS. PROVIDE NEW R-30 BATT INSULATION WITHIN FLOOR JOIST CAVITY. TYPICAL. INSTALL NEW DRY WALL ATTACHED WITH RESILIENT CHANNELS TO ENHANCE THE SOUND ISOLATION OF THE FLOORCEILING CONSTRUCTION. [ITEM 1425]
5. DASHED LINES INDICATE (E) PLASTER BOARD SOFFITS AT BEAM AND FOLDING PANEL TRUCK LOCATIONS TO BE REMOVED IN THEIR ENTIRETY. INSTALL NEW PAINTED GYPSUM BOARD SOFFITS ATTACHED TO NEW FLOORING STRIPS AS REQUIRED. EXTEND (E) PLASTER BOARD FINISH AT (E) COLUMN PERIMETER. TYPICAL.
6. REPAIR AND PAINT EXISTING WOOD WINDOW BASE - MILL OVERMATCHING TRIM AND SILL - RESHAPE ANY BROKEN OR MISSING PARTS. TYPICAL. SEE FLOOR PLANS FOR WINDOW NUMBER AND SHEET 431 FOR ADDITIONAL INFORMATION.
7. REMOVE (E) TRIM AND IRRIGATION SYSTEM TO INSTALL NEW POURED IN PLACE CONCRETE COUNTRY AND.
8. EXISTING CONCRETE AREA JELL TO BASEMENT WINDOWS TO REMAIN - ASHBY ADD LINE CLOTH TO BACKSIDE OF (E) STEEL RAILING AND PAINT BOTH LINE CLOTH AND RAILING.
9. EXISTING CONCRETE FOOTING, STEPMALL AND FLOOR TO REMAIN UNLESS NOTED OTHERWISE.
10. INSTALL NEW 2x4 WOOD FRAMING IN FILL ON EXISTING WOOD BASES TO REMAIN WITH PAINTED GYPSUM BOARD AND BATT INSULATION - SEE 2/423.
11. REMOVE EXISTING REUSERS AND RETURN TO OWNER. INSTALL NEW THEATER SEATING THROUGHOUT AUDITORIUM TOP NEW FLOOR OVER EXISTING SUBFLOOR FOR SEATING ANCHORAGE - SEE THEATER DRAWINGS.
12. FACE OF BUILT-IN STAGE OR PORTABLE PLATFORM THIRST STAGE SYSTEM.
13. DASHED LINES INDICATE (E) DOORS, FRAME AND PEDIMENT ABOVE TO BE REMOVED IN ITS ENTIRETY.
14. RELOCATE (E) WOOD COLUMNS TO NEW STAGE LEFT OR RIGHT LOCATIONS, AS SHOWN - REPAIR AND PAINT. TYPICAL.
15. RELOCATE (E) WOOD RAIL TO NEW STAGE LEFT OR RIGHT LOCATIONS, AS SHOWN - REPAIR AND PAINT. TYPICAL.
16. DASHED LINES INDICATE (E) WOOD TRIM, MOLDINGS AND PANELING TO BE REMOVED IN ITS ENTIRETY.
17. REMOVE (E) WOOD PEDIMENT AND RETURN TO OWNER.
18. DASHED LINES INDICATE (E) WOOD ORGAN GRILLE WITH CLOTH TO BE REMOVED IN ITS ENTIRETY.
19. RELOCATE (E) WOOD CORNICE WITH HOLDING COMPLETE TO NEW PROSCENIUM WALL AS SHOWN.
20. REPAIR AND PAINT (E) SUSPENDED LATH AND PLASTER CEILING TO REMAIN.

21. REMOVE (E) ASPHALT COMPOSITION ROOF SHINGLES AT UPPER ROOF AREAS AS SHOWN AND INSTALL NEW POLYWOOD OVER (E) DIAGONAL SHEETING. INSTALL NEW BUILDING FELT GALVANIZED SHEET METAL FLASHINGS AND NEW ASPHALT COMPOSITION ROOF SHINGLES THROUGHOUT. (ALSO, PROVIDE NEW GALVANIZED SHEET METAL TRIM AT EAVES. TYPICAL.)
22. NEW GALVANIZED ROOF FLASHING OVER (E) ROOF TO REMAIN - SEE SHEET NOTE 21 ABOVE FOR ADDITIONAL INFORMATION.
23. DASHED LINES NO GATE (E) LEAVE, TRIM AND GUTTER TO BE REMOVED IN THEIR ENTIRETY.
24. DASHED LINES NO GATE (E) CONCRETE OR ASPHALT SURFACE TO BE REMOVED AND REPLACED WITH NEW CONCRETE SURFACE.
25. EXISTING WOOD GUTTER BETWEEN TRUSSES TO REMAIN - AS SHOWN.
26. EXISTING STEEL BOSSOR TRUSS TO REMAIN - AS SHOWN.
27. INSTALL NEW STAGE FLOORING SYSTEM OVER NEW FLOOR JOIST AND WOOD FLOOR JOISTS WITH R-30 BATT INSULATION WITHIN FLOOR JOIST CAVITY. TYPICAL.
28. INSTALL OVERBUILD FLOOR TO MATCH ADJACENT FLOOR ELEVATIONS. TYPICAL.
29. INSTALL NEW CONCRETE FOOTINGS AND STEPMALL WITH 2x4 WOOD FRAMING AND RIGID INSULATION TO FLOOR ABOVE AS SHOWN.
30. INSTALL NEW INTERLOCKING LIGHT-HEIGHT (10'x10') CONCRETE ROOFBLOCK UNITS OVER ROOF MEMBRANE ON POLYWOOD SUBFLOOR AND WOOD JOISTS WITH R-30 BATT INSULATION.
31. NOT USED - SEE ITEM 1424.
32. EXISTING WOOD FLOOR AND JOISTS TO REMAIN - AS SHOWN - UNLESS NOTED OTHERWISE.
33. INSTALL NEW DRESSING ROOM COUNTER - SEE SHEET 431.
34. INSTALL NEW WOOD TRIMED WALL WITH 2x4 WOOD BATT, PAINTED 1/2" GYPSUM BOARD EACH SIDE AND NEW DOOR / FRAME WHERE OCCURS.
35. DASHED LINE INDICATES (E) CONCRETE SURFACE TO BE REMOVED AND EXCAVATED.
36. INSTALL NEW SUSPENDED PAINTED GYPSUM BOARD CEILING - SEE RELOCATED CEILING PLAN.
37. INSTALL NEW STEEL WIDE FLANGE BEAM CLAD WITH PAINTED 1/2" GYPSUM BOARD TYPE X TYPICAL.
38. INSTALL NEW MECHANICAL DUCTWORK.
39. INSTALL 2 x 4 WOOD RAFTERS WITH R-30 BATT INSULATION AND PAINTED 1/2" GYPSUM BOARD TYPE X TYPICAL.
40. INSTALL NEW BUILDING FELT GALVANIZED SHEET METAL FLASHINGS AND NEW ASPHALT COMPOSITION ROOF SHINGLES OVER NEW FLOOR JOIST ROOF SHEETING THROUGHOUT. (ALSO, PROVIDE NEW GALVANIZED SHEET METAL TRIM AT EAVES. TYPICAL.)
41. INSTALL NEW PAINTED WOOD TRIM. TYPICAL.

42. INSTALL NEW STUD WALL WITH R-13 BATT INSULATION AND PAINTED PLASTER TO MATCH WITH ADJACENT (E) FINISH. TYPICAL.
43. INSTALL NEW PAINTED PLASTER FINISH TO FLYWOOD SURFACE ON UNDERSIDE OF NEW WOOD FLOOR JOISTS.
44. RELOCATE EXISTING 40' JUNE LIGHTING TRUSS AND SUPPORT SYSTEM TO UPPER STAGE AREA - SEE 4/432.
45. INSTALL NEW WOOD FLOOR JOISTS AND FLYWOOD SUBFLOOR - PROVIDE R-30 BATT INSULATION WITHIN JOIST CAVITY. TYPICAL.
46. REMOVE EXISTING GUTTERS AND ELBOWS TO END PIPES PRIOR TO ROOF REMOVAL AND REINSTALL DURING ROOF REPLACEMENT. CLEAN AND REPAINT COMPLETE.
47. INSTALL NEW SOFT CLAD WITH PAINTED GYPSUM BOARD TO ROUTE NEW DUCTWORK.
48. INSTALL EXPOSED PAINTED DUCTWORK SUSPENDED TO STRUCTURE ABOVE.
49. DASHED LINES INDICATE NEW MECHANICAL UNIT INSTALLED TO STRUCTURE ABOVE. PROVIDE NEW STRUCTURAL SUPPORT IN (E) SPACES.
50. RELOCATE (E) WOOD PEDIMENT AND TRIM OVER NEW DOOR. REPAIR. PAINT COMPLETE - SEE 1/431.
51. EXISTING WINDOW TO REMAIN - SEE SHEET NOTE 12 FOR ADDITIONAL INFORMATION.
52. REPAIR AND PAINT (E) PLASTER TO REMAIN.
53. REPAIR AND PAINT (E) WOOD RAIL, TRIM, MOLDINGS OR PANELING. TYPICAL.
54. REPAIR EXISTING LIGHT - SEE ELECTRICAL.
55. LOUVER SPEAKER LOCATION - SEE AV DRAWINGS.
56. INSTALL WALL COVERING JOIST PER INTERIOR DESIGNER FINISH KEY ON PROSCENIUM WALL BEYOND.
57. INSTALL NEW FABRIC UNARMED SOUND PANELS FRAMED WITH WOOD INCLINATIONS - AND 2" BRIDGES BOARD SLATERS AND 2" BRIDGES BOARD SLATERS - SEE 1/431. (FABRIC SHALL BE FAB 25 FORM INTERIOR DESIGNER FINISH KEY.)

[ITEM 1424]

EXTERIOR BALCONY - DELETE THE STEEL GRILLE LOCK (SEE SHEET 431) AND REPLACE WITH 1x4 STUD WALL AND GEMENT PLASTER EACH SIDE. THIS COORDINATES WITH WEST ELEVATION REVISIONS.

[ITEM 1434]

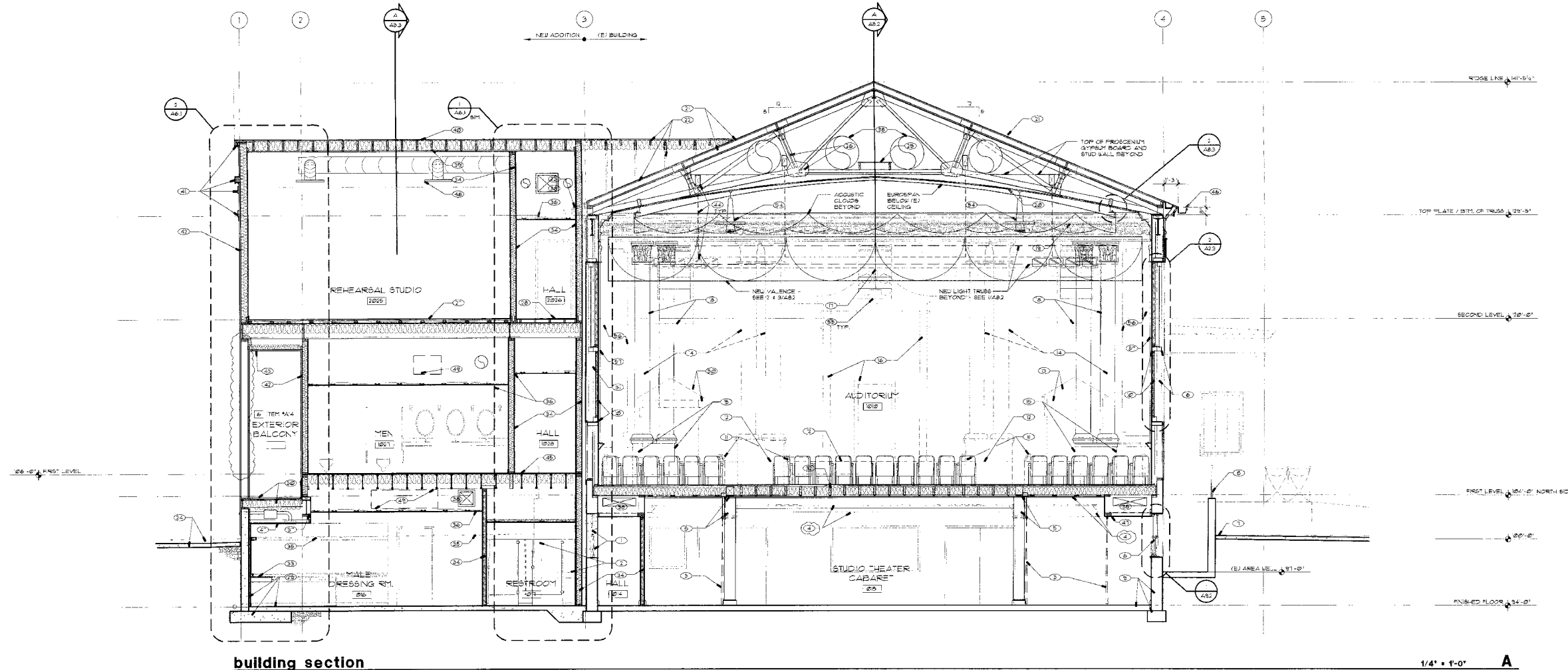
SHEET NOTE 21 - DELETE THE WOOD WINDOW LIGHTING IN ITS ENTIRETY AND DELETE THE FOLLOWING SENTENCE: "BOTTOM PORTION OF WINDOW MUST BE MADE GREASABLE FOR LATER TO BE REPLACED - SEE ELECTRICAL."

[ITEM 1425]

STUDIO THEATER 23 - SHEET NOTE 4 CALLS FOR THE DIRECT APPLICATION OF CRITICAL TO THE WOOD JOISTS AND A THICK ACoustIC PANELS. ADD: "INSTALL NEW DRYWALL ATTACHED WITH RESILIENT CHANNELS TO ENHANCE THE SOUND ISOLATION OF THE FLOORCEILING CONSTRUCTION."

partial west interior elevation - auditorium 1010

1/4" = 1'-0" 1



building section

1/4" = 1'-0" A

SEAL

David C. Dolven

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REVISIONS	
1	2/2/2000
2	2/2/2000
3	2/2/2000
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F.C.D.	
DATE	
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BUILDING SECTION	
SHEET	
A5.1	

(FOR THIS SHEET ONLY)

61. INSTALL NEW 3/4" x 1/4" LVL JOIST BAY FROM NEW BALCONY COLUMNS TO BEHIND NEW BEAMS AS SHOWN TO SURROUND ANY EQUIPMENT. - SEE 1A6.6.
62. INSTALL NEW GRANITE COUNTERTOP WITH LUGGED FACED CABINETS BELOW - SEE SHEET 1C2.
63. INSTALL NEW SUSPENDED PAINTED GYPSUM BOARD CEILING WITH PAINTED WOOD TRIM AT PERIMETER.
64. DASHED LINES INDICATE (E) 2x10 JOIST FLOOR TRIMMING WITH PLASTER BOARD 6"0" x 12"0" TO BE REMOVED IN "B" ENTRY.
65. DASHED LINES INDICATE (E) 2x10 JOIST BALCONY SUPPORT TRIMMING WITH BUILD-UP STEREO LOGGING AND PLASTER BOARD CEILING TO BE REMOVED IN "B" ENTRY.
66. INSTALL NEW WOOD FLOOR JOISTS AND FLYWOOD FLOORING FROM (E) SOUTH-LOOKING TO NEW BALCONY OVER STEREO LOGGING. PROVIDE NEW R-30 BATT INSULATION WITH NEW FLOOR JOIST CAVITY. TYPICAL.
67. INSTALL NEW WOOD FLOOR JOISTS AT DIAGONAL BETWEEN STEEL FRAME SUPPORT WITH WOOD LOGGING AND OVER BUILD-UP STEREO LOGGING WITH ADDED FLYWOOD FOR BRACING AND ANCHORAGE TO CREATE NEW BALCONY. PROVIDE NEW R-30 BATT INSULATION WITH NEW FLOOR JOIST CAVITY. TYPICAL.
68. INSTALL NEW THEATER BRACKS THROUGHOUT NEW BALCONY. - SEE FLOOR PLAN.
69. DASHED LINES INDICATE (E) WOOD FRAMED RAILINGS COMPLETE WITH TRIM, HANDRAILS AND CAR TO BE RELOCATED TO NEW BALCONY FRONT. REMOVE AND PAINT THROUGHOUT, AND NEW RAILINGS AT END - SEE END ELEVATIONS.
70. INSTALL NEW WOOD PRATTED LUGS WITH PAINTED 3/4" GYPSUM BOARD EACH SIDE OF NEW BALCONY AND TRIM NEW BALCONY FRONT. SEE FLOOR PLAN, NUMBER AND 8" x 8" AS "FOR ADDITIONAL INFORMATION."
71. ALL EQUIPMENT CENTER LOCATION. - SEE ALL THEATER DRAWINGS.
72. INSTALL NEW BEAM TO SUPPORT LOW FLOOR AND HIGH FLOOR TRIMMING THAT CANTILEVERS 48" 0"0"0".
73. REPAIR AND PAINT RELOCATED WOOD DOOR COVER.
74. INSTALL NEW STEEL LUGS FLANGE BEAM TO SPAN NEW PROSCENIUM AND SUPPORT NEW STEEL CEILING AND NEW THEATER LOGGING. CLAD AND BRACE WITH NEW PAINTED GYPSUM BOARD AND WOOD TRIM WHEN EXPOSED. TYPICAL.
75. LINE OF APPROXIMATE FINISH GRADE IN (E) GRASS FIELDS TO REMAIN. NOTE: EXCAVATE ANY REQUIRED FOR NEW SOUTH-DOOR INSTALLATION. - SEE SHEET 1C3.
76. INSTALL NEW INSULATED RIGID INSULATION WITH OPEN REA 1"2" DOWNS AND ATTACHED TO NEW CEILINGS OR SUSPENDED FROM STRUCTURE ABOVE. - SEE 8" x 8" NOTE 3. COORDINATE EXACT LOCATION WITH MECHANICAL DUCTWORK AND OTHER.
77. INSTALL NEW SCOTCH CLAD (E) PAINTED GYPSUM BOARD TO ROUTE NEW DUCTWORK.
78. DASHED LINES INDICATE (E) CONCRETE WALL TO BE SAUCED AND REMOVED FROM STEEL CHANNEL AND WOOD FRAMED (INDICATED).
79. INSTALL NEW OVERBUILD WOOD FLOOR JOISTS AND FLYWOOD ATOP (E) WOOD FLOOR TO REMAIN AS REQUIRED.
80. EXTEND (E) PLASTER BOARD FINISH AS REQUIRED. TYPICAL.
81. DASHED LINES INDICATE (E) PLASTER TO BE REMOVED. EXTEND (E) CORNER JOIST HANGING PLANTED JOIST TRIM AND PLASTER BOARD CEILING TO (E) REMOVED WALL CORNER.
82. DASHED LINES INDICATE NEW MECHANICAL UNIT INSTALLED ABOVE (E) CEILING IN "A" ENTRY WITH NEW STRUCTURAL SUPPORT. CONTRACTOR OPTIC TO REMOVE AND REBRACE EXISTING CEILING TO ORIGINAL CONDITION. IF ACCESS WITHIN "A" IS NOT AVAILABLE.
83. DASHED LINES INDICATE NEW MECHANICAL UNIT INSTALLED TO STRUCTURE ABOVE. PROVIDE NEW STRUCTURAL SUPPORT.
84. INSTALL NEW MECHANICAL DUCTWORK SUPPORTED TO STRUCTURE ABOVE. PANT JENSEN EXPOSED.
85. INSTALL NEW SMOKE SHAFT BEHIND - SEE 6A17A.
86. DASHED LINES INDICATE (E) WOOD FRAMED RAIL TO BE REMOVED IN "B" ENTRY.
87. INSTALL NEW R-30 BATT INSULATION WITH (E) FLOOR JOIST CAVITY WITH SUSPENDED HANGING PET-CD.
88. INSTALL NEW WOOD FLOOR JOISTS AND FLYWOOD SUB-FLOOR. PROVIDE R-30 BATT INSULATION WITH NEW FLOOR JOIST CAVITY. TYPICAL. FLOOR 14 BELOW ADJACENT FLOOR ELEVATION TO ACCOMMODATE "ADJACENT FINISH. TYPICAL 15" OF GRAD LINE 3" S AND NORTH OF GRAD LINE 3".
89. INSTALL NEW FLOORED SHELTER ABOVE AND STORAGE AREA 14 BENEATH WITH LEADER TO SPAN NEW GRAD LINE. - SEE 1A6.6.
90. INSTALL NEW CORNERED CEILING WITH PAINTED RAILING ABOVE. - SEE 1A6.2 AND INTERIOR DESIGN DRAWINGS.
91. INSTALL NEW 1 x 4 JOIST TRAPPING NAIL ON EXISTING WOOD SUB-FLOOR TO RETAIN WITH PAINTED GYPSUM BOARD AND BATT INSULATION. - SEE 1A22.1.
92. INSTALL NEW ACoustic CLOUDS WITH JUNE SUSPENSION THROUGH CEILING TO ROOM ABOVE. - SEE 1A6.3.
93. REPAIR/SH- EXISTING LIGHT - SEE ELECTRICAL. REMOVE LIGHTS WHERE BOUNDED DASHED AND RETURN TO OWNER.
94. LOUDSPEAKER LOCATION - SEE ALL DRAWINGS.
95. PROJECTOR SCREEN LOCATION - SEE THEATER DRAWINGS.
96. INSTALL NEW FABRIC UNFRAHM 1" SELECT SOUND BLANKETS (FABRIC SHALL BE PAD 25 THICK INTERIOR DESIGN'S DESIGN) 5' x 10'0".
97. INSTALL NEW FABRIC UNFRAHM 2" PAD SELECT SOUND PANELS (FABRIC SHALL BE PAD 25 THICK INTERIOR DESIGN'S DESIGN) 5' x 10'0".
98. INSTALL 1" THICK BLACK UPTO 2" DENS GOING SELECT ACoustic BLANKET WITH BLACK PVC CALD EXPANDED PETAL "E"SH RAIL "HEIGHT".



LEAR THEATER
RENO / SPARKS THEATER CO.
501 RIVERSIDE DRIVE, RENO, NV

REVISIONS
4 2/3/2000

JOB NO. 1784
DRAWN DCC
CHECKED F.O.D.
DATE 5/26/2002
ISSUE 0
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BUILDING
SECTION
SHEET A5.2 OF

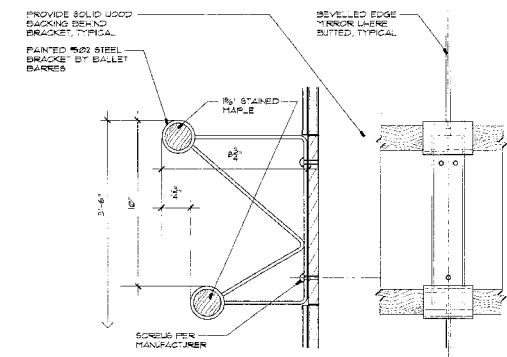
LEAR THEATER ALTERATIONS, RENO, NEVADA, 2002.

sheet notes (FOR THIS SHEET ONLY)

- EXISTING CONCRETE FOOTING, STEELWALL AND FLOOR TO REMAIN, UNLESS NOTED OTHERWISE.
- REMOVE (E) LANDSCAPE AND IRRIGATION SYSTEM AND REPLACE WITH NEW - SEE LANDSCAPE DRAWINGS.
- EXISTING FINISH GRADE IN (E) CRAWL SPACE.
- EXISTING WOOD FLOOR AND JOISTS TO REMAIN AS-IS, UNLESS NOTED OTHERWISE.
- EXISTING WALLS TO REMAIN AS-IS; REFINISH WALLS TO FLUSH OUT WITH ADJACENT SURFACES. TEXTURE AND PAINT AT WALL Voids, TYPICAL. PROVIDE BASE TO MATCH.
- EXISTING CEILING TO REMAIN AS-IS; PATCH AND PAINT, TYPICAL.
- DASHED LINES INDICATE (E) WALL WITH WOOD STUDS AND PLASTER BOARD EACH SIDE TO BE REMOVED. PATCH (E) WALLS AND FLOOR Voids TO FLUSH OUT WITH ADJACENT SURFACES. TEXTURE AND PAINT AT WALL AND CEILING Voids, TYPICAL. PROVIDE BASE TO MATCH.
- INSTALL NEW WOOD FRAMED WALL WITH SOLID BATT INSULATION. GYPSUM BOARD EACH SIDE WITH NEW DOOR AND FRAME WHERE OCCURS.
- INSTALL NEW VANITY - SEE PLAN SHEET A53.
- EXISTING 6"X8" GROUND (E) CONCRETE FIER AND CONCRETE FOOTING TO REMAIN AS-IS.
- LINE OF APPROXIMATE FINISH GRADE AFTER EXCAVATION.
- DASHED LINE INDICATES APPROXIMATE (E) FINISH GRADE IN (E) CRAWL SPACE TO BE EXCAVATED.
- INSTALL (E) FLOOR JOISTS AND NEW WALL ATOP NEW CONCRETE STEELWALL - SEE SHEET NOTE 13.
- INSTALL NEW "OIL-T" PARTITIONS, TYPICAL.
- EXISTING HEATING RADIATION TO BE REMOVED AND RETURNED TO OWNER.
- REMOVE EXISTING WOOD. INSTALL NEW WALL WITH CEMENTITIOUS TILE BACKER BOARD TO CREATE NEW PLUMBING CHASE - SEE PLAN.
- EXISTING STRUCTURE TO REMAIN. PROVIDE NECESSARY STABILIZATION AS REQUIRED WHEN SHORING - SEE G.C. SHORING NOTE BELOW.
- INSTALL NEW MODIFIED SBS ROOFING OVER (E) ROOFING - SEE SHEET A51.
- INSTALL NEW STUD WALL WITH R-19 BATT INSULATION AND PAINTED PLASTER TO MATCH ADJACENT (E) FINISH, TYPICAL.
- INSTALL NEW PAINTED WOOD TRIM, TYPICAL.
- INSTALL OVERBUILT FLOOR TO MATCH ADJACENT FLOOR ELEVATIONS, TYPICAL.
- INSTALL NEW Poured-IN-Place CONCRETE FLOOR WITH 2" X 7" X 7" DEEP SUMP TYPICAL.
- INSTALL NEW Poured-IN-Place CONCRETE STEELWALL - COORDINATE WITH SHORING ACTIVITIES.
- DASHED LINES INDICATE (E) CONCRETE FOOTING AND STEELWALL TO BE REMOVED IN ITS ENTIRETY.
- INSTALL NEW ONE-HOUR RATED SHIRT WALL, SYSTEM FULL HEIGHT, TYPICAL - SEE SHEET A55.
- DASHED LINES INDICATE (E) BAY, TRIM AND GUTTER TO BE REMOVED IN THEIR ENTIRETY.
- INSTALL NEW MODIFIED SBS ROOFING OVER NEW LOW ROOF SHEATHING. PROVIDE BUILDUP ROOFING 2"X 4" IN VALLEY'S COVERED BY NEW ASPHALT COMPOSITION SHINGLES ON 1/2" SLOPE SIDE - SEE SHEET A51.
- INSTALL NEW DRESSING ROOM COUNTER - SEE SHEET A51.
- DASHED LINE INDICATES (E) CONCRETE SURFACE TO BE REMOVED AND EXCAVATED.
- INSTALL NEW SUSPENDED PAINTED GYPSUM BOARD CEILING - SEE REFLECTED CEILING PLAN.
- INSTALL NEW WOOD FLOOR JOISTS AND PLYWOOD SUBFLOOR. PROVIDE R-19 BATT INSULATION WITH JOIST CAVITY, TYPICAL.
- INSTALL NEW WOOD FLOOR FRAMING AND FORT WALL AS SHOWN.
- DASHED LINES INDICATE NEW RAFTER BEYOND - SEE 6/A53.
- INSTALL NEW PLUMBING FIXTURES - SEE PLAN.
- INSTALL NEW Poured-IN-Place CONCRETE FLOOR SLAB.
- INSTALL NEW PAINTED 1/2" GYPSUM BOARD TYPE X CEILING TO UNDERLIE OF NEW WOOD FLOOR JOISTS.
- DASHED LINES INDICATE (E) WOOD FRAMED FLOOR JOISTS AND DECKING TO BE REMOVED.

- DASHED LINES NO DATE (E) EXTERIOR WOOD FRAMED WALLS WITH CEMENT PLASTER AND PLASTER BOARD TO BE REMOVED AS SHOWN. PATCH (E) WALL AND FLOOR Voids TO FLUSH-OUT WITH ADJACENT SURFACES, TYPICAL. REMOVE WHERE UNUSUAL WHERE OCCUR - SEE PLAN.
- DASHED LINES INDICATE (E) WOOD CABINETS TO BE REMOVED IN THEIR ENTIRETY.
- INSTALL NEW WOOD FLOOR JOISTS, PLYWOOD SUBFLOOR AND NEW STAGE FLOORING SYSTEM WITH R-19 BATT INSULATION WITH FLOOR JOIST CAVITY, TYPICAL.
- DASHED LINES INDICATE (E) WOOD FRAMED ROOF SHEATHING, RAFTERS, BEAMS AND ROOFING MATERIAL TO BE REMOVED IN ITS ENTIRETY.
- INSTALL 2 X WOOD RAFTERS WITH R-19 BATT INSULATION AND PAINTED 1/2" GYPSUM BOARD TYPE X, TYPICAL.
- INSTALL NEW WOOD GULF-LAM BEAM CLAD WITH PAINTED 1/2" GYPSUM BOARD TYPE X, TYPICAL.
- INSTALL NEW BUILDING FELT, GALVANIZED SHEET METAL FLASHINGS AND NEW ASPHALT COMPOSITION ROOF SHINGLES OVER NEW PLYWOOD ROOF SHEATHING THROUGHOUT. (ALSO PROVIDE NEW GALVANIZED SHEET METAL TRIM AT BAYES, TYPICAL).
- INSTALL NEW WOOD FRAMED STAIRS, STRINGERS WITH RISERS AND TREADS - SEE 6/A53.
- DASHED LINE INDICATES (E) SUSPENDED PLASTER BOARD CEILING TO BE REMOVED IN ITS ENTIRETY.
- INSTALL NEW Poured-IN-Place CONCRETE PIT FOR BACK STAGE 14'X10' EQUIPMENT WITH 6"X6" RAFTERS.
- INSTALL NEW REMOVABLE PAINTED SAFETY RAILING WITH RISERS SET IN NEW FLOOR - SEE SHEET A54.
- INSTALL PERIMETER SAFETY TAPE SWITCH LEFT HANDED WITH BACKSTAGE LEFT - SEE SPECIFICATION 1068.
- INSTALL NEW STEEL BACKSTAGE LEFT PLATFORM DECK - SEE SPECIFICATION 1068.

- INSTALL NEW CONCRETE FOOTING AND STEELWALL TO FLOOR ABOVE AS SHOWN.
- INSTALL NEW PAINTED GALVANIZED SHEET METAL CORING ON PARAPET, TYPICAL.
- INSTALL NEW MODIFIED SBS ROOFING OVER NEW LOW ROOF SHEATHING AND PROVIDE CANTS THROUGHOUT.
- INSTALL NEW SUSPENDED 1/2"X1/2" CEILING - SEE REFLECTED CEILING PLAN.
- INSTALL NEW STRUCTURAL HEADER TO SUPPORT (E) FRAMING. PROVIDE "SPOT" PLASTER PATCH TO MATCH (E) ADJACENT CEILING AREAS AT REMOVED WALLS. CONTRACTOR TO PATCH TO RESURFACE ENTIRE CEILING WITH FURRING AND PAINTED GYPSUM BOARD.
- REPAIR AND PAINT (E) WOOD FASCIA AT RAKE AND EAVE TRIM THROUGHOUT - SEE SHEET A51.
- INSTALL NEW GALVANIZED SHEET METAL RANGUTERS WITH DOWNSPOUTS - SEE SHEET A51.
- INSTALL NEW PAINTED GYPSUM BOARD SOFFITS TO ROUTE NEW DUCTWORK - SEE REFLECTED CEILING PLAN.
- INSTALL NEW BASE AND WALL HANG CABINETS - SEE SHEET A52.
- INSTALL NEW STRUCTURAL HEADER TO SUPPORT NEW ACCORDION FOLD PARTITION.
- INSTALL EXPOSED PAINTED DUCTWORK SUSPENDED TO STRUCTURE ABOVE.
- DASHED LINES INDICATE NEW MECHANICAL UNIT INSTALLED TO STRUCTURE ABOVE. PROVIDE NEW STRUCTURAL SUPPORT IN (E) SPACES.
- PAINT EXPOSED STRUCTURAL STEEL BEAM COMPLETE.
- INSTALL 1/4" RACK WITH STEEL BASE AND PAINTED PLYWOOD AND GRILLES FOR VENTILATION - SEE 6/A51 AND 6/A52 DRAWINGS.



section
ballet bar detail
elevation
3" = 1'-0"

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4/10/2002

JOB NO.
1764
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DATE
8/26/2002
ISSUE
DRAWING NAME
BUILDING
SECTION
SHEET
A5.3

building section

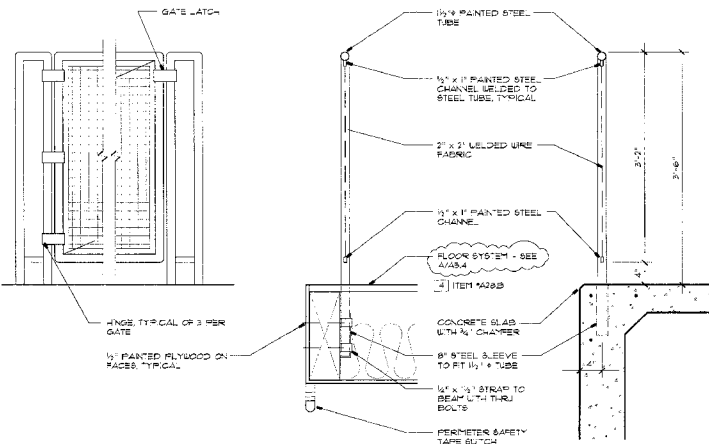
1/4" = 1'-0" A

sheet notes

(FOR THIS SHEET ONLY)

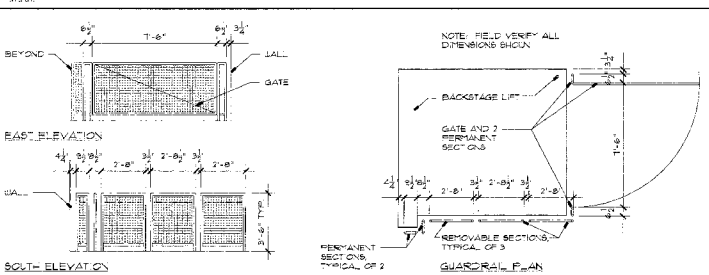
1. EXISTING CONCRETE FOOTING, STEPS, WALL, AND FLOOR TO REMAIN, UNLESS NOTED OTHERWISE.
2. LINE OF APPROXIMATE FINISH GRADE IN (E) CRAIL SPACE TO REMAIN.
3. DASHED LINES INDICATE (E) WOOD FRAMED FLOOR JOISTS AND DECKING TO BE REMOVED AND REPLACED WITH NEW WOOD FLOOR JOISTS, 2" x 10" SUDFLOOR AND NEW 1/2" MASONITE FINISH - SEE NOTE 48 FOR ADDITIONAL INFORMATION.
4. DASHED LINES INDICATE (E) WOOD STUD WALL WITH PLASTER BOARD BACK SIDE TO BE REMOVED. MATCH (E) WALLS AND FLOOR Voids TO FLUSH OUT WITH ADJACENT SURFACES. TEXTURE AND PAINT AT WALL Voids, TYPICAL. PROVIDE BASE TO MATCH.
5. DASHED LINES NO GATE (E) EXTERIOR WOOD FRAMED WALLS WITH GYPSUM PLASTER AND PLASTER BOARD TO BE REMOVED AS SHOWN. PATCH (E) WALL AND FLOOR Voids TO FLUSH OUT WITH ADJACENT SURFACES. TYPICAL. REMOVE UNDOOR WHERE OCCURS - SEE PLAN.
6. DASHED LINES INDICATE (E) FASCIA AND TRIM TO BE REMOVED IN ITS ENTIRETY.
7. DASHED LINES NO GATE (E) SUSPENDED PLASTER BOARD CEILING TO BE REMOVED IN ITS ENTIRETY.
8. DASHED LINES INDICATE (E) WOOD FRAMED ROOF SHEATHING, RAFTERS, BEAMS AND ROOFING MATERIAL TO BE REMOVED IN ITS ENTIRETY.
9. INSTALL NEW 2x WOOD RAFTERS WITH R-30 BATT INSULATION INSTALLED WITHIN RAFTER CAVITY AS SHOWN.
10. INSTALL NEW SUSPENDED PAINTED GYPSUM BOARD CEILING.
11. REMOVE (E) TURF AND IRRIGATION SYSTEM IN AREA OF NEW CRAIL SPACE OR BASEMENT - TYPICAL.
12. INSTALL NEW CONCRETE FOOTING AND STEPS TO FLOOR ABOVE AS SHOWN.
13. DASHED LINE INDICATES APPROXIMATE (E) FINISH GRADE ELEVATION TO BE EXCAVATED.
14. LINE OF APPROXIMATE FINISH GRADE IN NEW CRAIL SPACE.
15. INSTALL NEW Poured-IN-PLACE CONCRETE PIT FOR BACK STAGE LIFT HOIST EQUIPMENT WITH 6" TOP PLATE.
16. INSTALL NEW Poured-IN-PLACE CONCRETE FLOOR SLAB.
17. INSTALL NEW REMOVABLE PAINTED SAFETY RAILING WITH SLIDES SET IN NEW FLOOR - SEE 1A/8A.
18. INSTALL PERIMETER SAFETY TAPE BULCH LIFT INTEGRATED WITH BACKSTAGE LIFT - SEE SPECIFICATION 106B.
19. INSTALL NEW STEEL BACKSTAGE LIFT PLATFORM DECK - SEE SPECIFICATION 106A.
20. REMOVE (E) CONCRETE OR ASPHALT SURFACE AND REPLACE WITH NEW CONCRETE SURFACE - SEE CIVIL DRAWING.
21. INSTALL NEW CONCRETE SLAB/DOCK SET AT ELEVATION AS SHOWN.
22. INSTALL NEW PAINTED OVERHEAD SECTIONAL DOOR. COORDINATE TRACK INSTALLATION WITH MECHANICAL DUCTWORK.
23. INSTALL NEW PAINTED GALVANIZED SHEET METAL CORING ON PARAPET, TYPICAL.
24. INSTALL NEW Poured-IN-PLACE CONCRETE RAMP FOOTING AND STEPS - SEE SITE PLAN.
25. INSTALL NEW Poured-IN-PLACE BLOPED CONCRETE CURB AT RAMP EDGE - SEE SITE PLAN.

26. INSTALL NEW Poured-IN-PLACE CONCRETE RAMP, SLAB ON GRADE WITH GRIT SURFACE - SEE SITE PLAN.
27. INSTALL NEW PAINTED RAMP RAILINGS AND GUARDRAIL - SEE SITE PLAN.
28. REMOVE (E) TURF AND IRRIGATION SYSTEM TO INSTALL NEW Poured-IN-PLACE CONCRETE RAMP - SEE SITE PLAN.
29. INSTALL NEW 8" WOOD WALL WITH PAINTED PLASTER TO MATCH WITH ADJACENT (E) FINISH, TYPICAL.
30. INSTALL 2x WOOD RAFTERS WITH R-30 BATT INSULATION AND PAINTED 1/2" GYPSUM BOARD TYPE 'X' TYPICAL.
31. INSTALL NEW Poured-IN-PLACE ROOFING OVER NEW LOW ROOF SHEATHING AND PROVIDE GATE THROUGHOUT.
32. INSTALL NEW PAINTED WOOD TRIM, TYPICAL.
33. INSTALL NEW BUILDING FELT, GALVANIZED SHEET METAL FLASHINGS AND NEW ASPHALT COMPOSITION ROOF 8" NOILES OVER NEW PLYWOOD ROOF SHEATHING THROUGHOUT. (ALSO, PROVIDE NEW GALVANIZED SHEET METAL TRIM AT EAVES, TYPICAL).
34. INSTALL NEW PAINTED 1/2" GYPSUM BOARD TYPE 'X' TO UNDERSIDE OF NEW LOW ROOF JOISTS WITH PLYWOOD - PAINTED FLAT BLACK, TYPICAL.
35. INSTALL NEW WOOD BEAM GLAD WITH PAINTED 1/2" GYPSUM BOARD TYPE 'X' TYPICAL.
36. INSTALL WOOD FRAMING TO FLUSH OUT BLOPED RAFTERS AND BEAM ABOVE GLAD WITH PAINTED 1/2" GYPSUM BOARD TYPE 'X' TYPICAL.
37. INSTALL NEW UNISTRUT CHANNELS WITH OPEN FACE SET DOWNWARD AND SUSPEND TO NEW RAFTERS ABOVE - SEE SHEET NOTE 34. COORDINATE EXACT LOCATION WITH MECHANICAL DUCTWORK AND COVER.
38. NOT USED.
39. NOT USED.
40. INSTALL THICKENED CONCRETE EDGE AT PLATFORM ADJACENT TO NEW OR EXISTING BUILDING. PROVIDE EXPANSION JOINT MATERIAL AND PAINTED GRIT FINISH ON BUILDING FINISH TO ELIMINATE MOISTURE FROM SEEPING BETWEEN NEW CONCRETE PLATFORM AND BUILDING.
41. REMOVE (E) TURF AND IRRIGATION SYSTEM AND REPLACE WITH NEW LANDSCAPE.
42. NOT USED.
43. INSTALL NEW PAINTED 1/2" GYPSUM BOARD TYPE 'X' CEILING TO UNDERSIDE OF NEW WOOD FLOOR JOISTS.
44. DASHED LINES INDICATE NEW MECHANICAL UNITS INSTALLED FROM JOIST ABOVE - COORDINATE LOCATION AS REQUIRED.
45. INSTALL DUCTWORK SUSPENDED TO STRUCTURE - PAINT WHERE EXPOSED.
46. INSTALL NEW PAINTED ROOF HINGED WEATHERWOOD WITH CRICKETS - PROVIDE STRUCTURAL BRACING FOR OPENING IN NEW ROOF AND SEAL PENETRATION WATER TIGHT WITH NEW FLASHINGS - SEE 5A/1.
47. INSTALL NEW ENCLOSURE FOR DUCTWORK TO ROUTE FROM CHILL SPACE TO ROOF AS SHOWN - PROVIDE 4" STEEL STRUCTURAL STUDS AT 6" O.C. WITH PAINTED GYPSUM BOARD AND SOUND BATT.
48. INSTALL NEW WOOD FLOOR JOISTS AND PLYWOOD SUBFLOOR. PROVIDE R-30 BATT INSULATION WITHIN JOIST CAVITY AND INSTALL NEW FLOOR 1/2" BUILT-UP ADJACENT FLOOR ELEVATION TO ACCOMMODATE MASONITE FINISH. TYPICAL WEST OF GRID LINE 3 AND NORTH OF GRID LINE 1.
49. INSTALL 2" THICK BLACK UTILITY GLENS CORNING SELECT ACQUATIC BLANKET WITH BLACK PVC GLAD EXPANDED METAL REEF FULL HEIGHT.

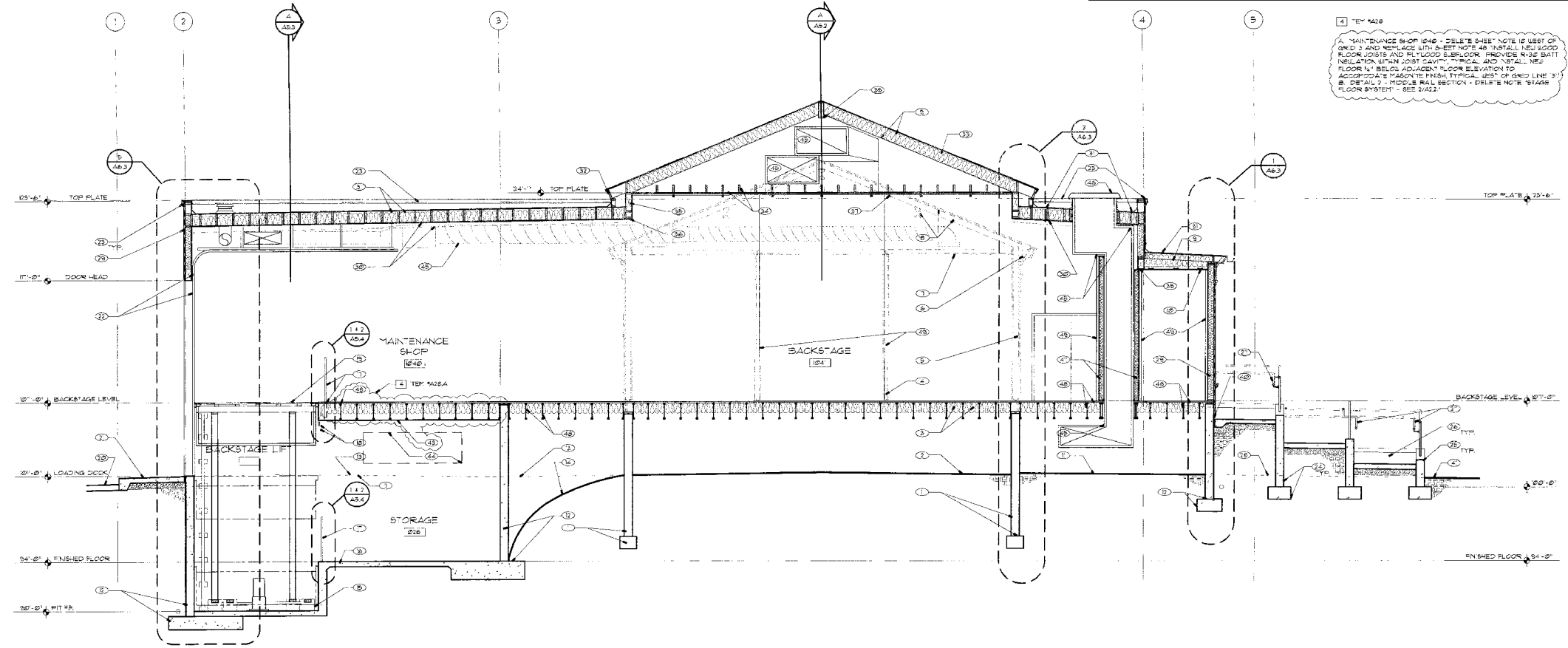


rail elevation rail section rail section

backstage lift rail sections & elevation 1' = 1'-0" 2



backstage lift guardrail elevations 1/4" = 1'-0" 1



building section

1/4" = 1'-0" A



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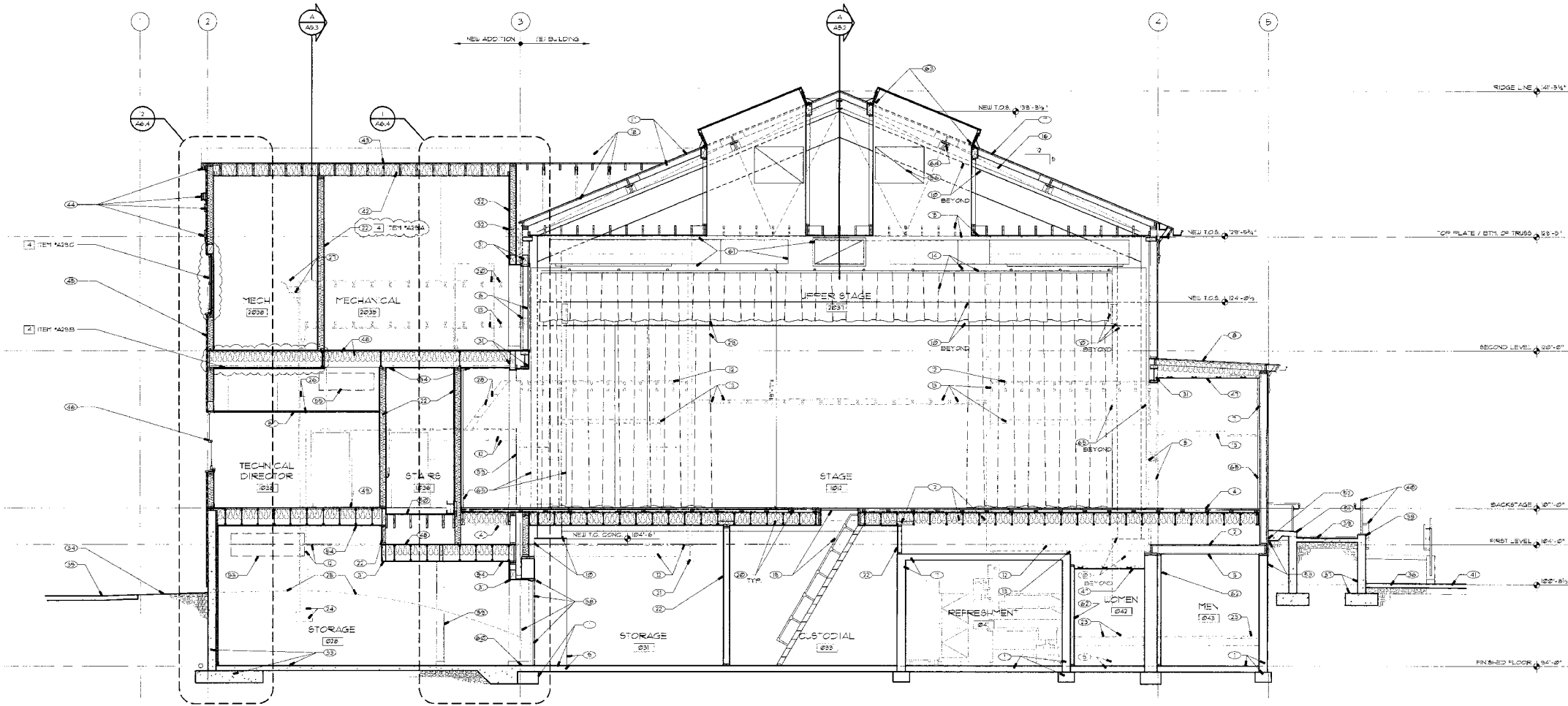
sheet notes (FOR THIS SHEET ONLY)

- EXISTING CONCRETE FOOTING, STEM WALL, AND FLOOR TO REMAIN UNLESS NOTED OTHERWISE.
- EXISTING WOOD FLOOR AND JOISTS TO REMAIN (AS-BUILT), UNLESS NOTED OTHERWISE.
- EXISTING CEILING TO REMAIN (AS-BUILT), PATCH AND PAINT, TYPICAL.
- INSTALL NEW WOOD FLOOR AND JOISTS OVER (E) TO REMAIN AS SHOWN - SEE PLAN FOR NEW STAGE FLOORING SYSTEM EXTENT.
- DASHED LINES INDICATE (E) WOOD DOOR FRAME AND SURROUNDING PLASTER BOARD WALL TO BE REMOVED AS SHOWN - SEE PLAN AND.
- DASHED LINES INDICATE (E) WOOD DOOR FRAME AND WALL PORTION FOR NEW DOOR AND FRAME. INSTALL NEW HEADER AND PATCH (E) FINISHES TO FLUSH OUT WITH ADJACENT SURFACES AS REQ. REQ.
- EXTEND (E) PLASTER BOARD FINISH ON (E) WOOD STUDS TO REMAIN AS REQUIRED.
- INSTALL NEW MODIFIED EPS ROOFING OVER (E) ROOFING - SEE SHEET A11.
- INSTALL NEW POURED-IN-PLACE CONCRETE COLUMN AGAINST (E) BASEMENT INSIDE CONCRETE WALL CORNERS - SEE STRUCTURAL.
- INSTALL NEW PAINTED STEEL JOIST PLATE FRAME STRUCTURE TO SUPPORT (E) HIGH AUDITORIUM GABLE ROOF AND NEW LOWER GABLE ROOF TO THE NORTH. PROVIDE PAINTED STEEL JOIST BOARD FINISH AT PERIMETER AND IMPACT PAD AS SHOWN.
- PAINT EXISTING CONCRETE WALLS AND CEILING TO REMAIN.
- DASHED LINES INDICATE (E) WOOD FRAMED FLOOR JOISTS AND DECKING TO BE REMOVED.
- DASHED LINES INDICATE (E) SUSPENDED PLASTER BOARD CEILING TO BE REMOVED IN ITS ENTIRETY.
- NEW 4"x4" PIPE GRID EXTENSION - SEE REFLECTED CEILING PLAN.
- DASHED LINES INDICATE (E) 2x4 WOOD JOISTS AND PLASTER BOARD CEILING TO BE REMOVED IN ITS ENTIRETY. INSTALL NEW UPPER STAGE CEILING JOISTS FROM NEW STEEL STRUCTURE (SEE SHEET NOTE 10) TO NEW PROSCENIUM WITH PAINTED 1/2" TYPE X GYPSUM BOARD CEILING FINISH. COORDINATE SPOKE VENT LOCATIONS AND PIPE GRID CONNECTIONS. TYPICAL.
- INSTALL NEW BLOCKING FROM NEW STEEL STRUCTURE (SEE SHEET NOTE 10) TO (E) HIGH ROOF TO REMAIN, TYPICAL.
- REMOVE (E) ASPHALT COMPOSITION ROOF SHINGLES AT UPPER ROOF AREAS AS SHOWN AND INSTALL NEW PLYWOOD OVER (E) DIAGONAL SHEATHING. INSTALL NEW BUILDING FELT, GALVANIZED SHEET METAL FLASHINGS AND NEW ASPHALT COMPOSITION ROOF SHINGLES THROUGHOUT. (ALSO, PROVIDE NEW GALVANIZED SHEET METAL TRIM AT EAVES, TYPICAL.)
- NEW CALIFORNIA ROOF FRAMING OVER (E) ROOF TO REMAIN - SEE SHEET NOTE 11 ABOVE FOR ADDITIONAL INFORMATION.
- INSTALL NEW SHUTTERS LADDER TO NEW ACCESS PANEL OUT INTO STAGE FLOOR AS SHOWN.
- DASHED LINES INDICATE (E) WOOD FRAMED FLOOR JOISTS AND DECKING TO BE REMOVED AND REPLACED WITH NEW WOOD FLOOR JOISTS, PLYWOOD SUBFLOOR AND NEW STAGE FLOORING SYSTEM. PROVIDE R-30 BATT INSULATION WITHIN JOIST CAVITY, TYPICAL.

- DASHED LINES INDICATE (E) STEEL JOIST PLATE BEAM CLAD WITH METAL ON BASEMENT SIDE TO BE REMOVED IN ITS ENTIRETY.
- INSTALL NEW WOOD FRAMED WALL WITH PAINTED 1/2" GYPSUM BOARD EACH SIDE AND NEW DOOR AND FRAME WHERE OCCURS. SEE PLAN.
- REMOVE (E) FLOORING COMPLETE TO INSTALL NEW CONCRETE COLUMN. (SEE SHEET B1).
- DASHED LINES INDICATE (E) CONCRETE FOOTING AND STEM WALL TO BE REMOVED IN ITS ENTIRETY.
- DASHED LINES INDICATE APPROXIMATE (E) FINISH GRADE ELEVATION TO BE EXCAVATED.
- DASHED LINES INDICATE (E) EXTERIOR WOOD FRAMED WALLS WITH CEMENT PLASTER AND PLASTER BOARD TO BE REMOVED AS SHOWN. PATCH (E) WALL AND FLOOR Voids TO FLUSH OUT WITH ADJACENT SURFACES. TYPICAL. REMOVE WINDOWS WHERE OCCUR - SEE PLAN.
- DASHED LINES INDICATE (E) RAKE FASCIA AND TRIM TO BE REMOVED IN ITS ENTIRETY.
- DASHED LINES INDICATE (E) WOOD FRAMED STAIRS TO BE REMOVED IN ITS ENTIRETY.
- DASHED LINES INDICATE NEW STAGE CURTAIN AND TRACK - SEE THEATER DRAWINGS.
- DASHED LINES INDICATE (E) WOOD FRAMED ROOF SHEATHING, RAFTERS, BEAMS AND ROOFING MATERIAL TO BE REMOVED IN ITS ENTIRETY.
- INSTALL NEW HEADERS CLAD WITH PAINTED 1/2" GYPSUM BOARD TYPE X, TYPICAL AT NEW OPENING.
- DASHED LINES INDICATE (E) EAVE, TRIM AND GUTTER TO BE REMOVED IN ITS ENTIRETY.
- INSTALL NEW CONCRETE SLAB-ON-GRADE, FOOTINGS AND STEM WALL TO FLOOR ABOVE AS SHOWN.
- REMOVE (E) TURF AND IRRIGATION SYSTEM AND REPLACE WITH NEW - SEE LANDSCAPE DRAWING.
- REMOVE (E) CONCRETE OR ASPHALT SURFACE AND REPLACE WITH NEW CONCRETE SURFACE - SEE CIVIL DRAWINGS.
- REMOVE (E) TURF AND IRRIGATION SYSTEM TO INSTALL NEW POURED-IN-PLACE CONCRETE SURFACE - SEE SITE PLAN.
- INSTALL NEW POURED-IN-PLACE CONCRETE RAMP FOOTING AND STEPS/STAIRS - SEE SITE PLAN.
- INSTALL NEW POURED-IN-PLACE SLOPED CONCRETE CURB AT RAMP EDGE - SEE SITE PLAN.
- INSTALL NEW POURED-IN-PLACE CONCRETE RAMP ON GRADE WITH GRIT SURFACE - SEE SITE PLAN.
- INSTALL NEW PAINTED RAMP RAILINGS AND GUARDRAIL - SEE SITE PLAN.
- REMOVE (E) TURF AND IRRIGATION SYSTEM AND REPLACE WITH NEW CONCRETE SIDEWALK - SEE SHEET A12.

- INSTALL 2" X WOOD RAFTERS WITH R-30 BATT INSULATION AND PAINTED 1/2" GYPSUM BOARD TYPE X, TYPICAL.
- INSTALL NEW BUILDING FELT, GALVANIZED SHEET METAL FLASHINGS AND NEW ASPHALT COMPOSITION ROOF SHINGLES OVER NEW PLYWOOD ROOF SHEATHING THROUGHOUT. (ALSO, PROVIDE NEW GALVANIZED SHEET METAL TRIM AT EAVES, TYPICAL.)
- INSTALL NEW PAINTED WOOD TRIM, TYPICAL.
- INSTALL NEW 6"x6" WALL WITH PAINTED PLASTER TO MATCH WITH ADJACENT (E) FINISH, TYPICAL.
- INSTALL NEW PAINTED WOOD SINGLE-HUNG WINDOW WITH 1" INSULATED GLAZING.
- INSTALL NEW SUSPENDED PAINTED GYPSUM BOARD CEILING.
- INSTALL NEW WOOD FLOOR JOISTS AND PLYWOOD SUBFLOOR.
- INSTALL NEW FLOOR 1/2" BELOW ADJACENT FLOOR ELEVATION TO ACCOMMODATE PASQUITE FINISH, TYPICAL SOUTH OF GRID LINE 'B'.
- INSTALL NEW OVERBUILD STAR FRAMING WITH WOOD STRINGERS, RISERS AND TREADS - SEE S1A33.
- INSTALL NEW SLOPED POURED-IN-PLACE SLAB ON GRADE CONCRETE PLATFORM - SEE SITE PLAN.
- INSTALL THICKENED CONCRETE EDGE AT PLATFORM ADJACENT TO NEW OR EXISTING BUILDING. PROVIDE EXPANSION JOINT MATERIAL AND GYPSUM FLASHING ON BUILDING FINISH TO ELIMINATE FORTUNE FROM BEING BETWEEN NEW CONCRETE PLATFORM AND BUILDING.
- INSTALL NEW LATEREPOOF MEMBRANE ON ALL SURFACES TO BE COVERED BY NEW CONCRETE PLATFORM AND SLAB.
- INSTALL NEW PAINTED 1/2" GYPSUM BOARD TYPE X CEILING TO UNDERSIDE OF NEW WOOD FLOOR JOISTS.
- DASHED LINES INDICATE NEW MECHANICAL UNITS INSTALLED FROM JOISTS ABOVE - COORDINATE LOCATIONS AS REQUIRED.
- INSTALL NEW MECHANICAL RETURN DUCTWORK TO PENETRATE GYPSUM BOARD CLAD SPOKE SHIRT AS SHOWN - FULLY SEALED AT PERIMETER.
- INSTALL NEW SUSPENDED LAY-IN CEILING - SEE REFLECTED CEILING PLAN.
- REMOVE (E) CONCRETE WALL FOR NEW DOOR AND FRAME. INSTALLATION WITH STEEL CHANNELS.
- NEW POST BEYOND - SEE PLAN.
- INSTALL WALL VOID FOR SMOOTH FLOOR TRANSITION.
- INSTALL NEW MECHANICAL DUCTWORK SUSPENDED TO STRUCTURE - PAINT WHERE EXPOSED.
- INSTALL NEW FULL HEIGHT 2x4 FLOORING WITH CEMENTITIOUS TILE BACKER BOARD AND SPOKE PAINTED 1/2" GYPSUM BOARD.
- INSTALL NEW PAINTED GYPSUM BOARD CLAD SHIRT TO NEW ROOF MOUNTED SPOKE HATCH. INSTALL NEW STRUCTURAL HEADERS AT NEW OPENING IN (E) ROOF AND SEAL PENETRATION LATENT TIGHT WITH NEW FLASHINGS.
- EXISTING STEEL ROOF PURLIN TO REMAIN EXPOSED WITH NEW SHIRT - SEAL PENETRATION AND PAINT COMPLETE.
- INSTALL 2" THICK BLACK UTILITY GUYS CORNING SELECT BLAKET WITH BLACK PVC CLAD EXPANDED METAL MESH OVER NEW OR EXISTING WALLS.

- ITEM 429
- MECHANICAL 2038 - INSTALL 1400R FINE-RESISTIVE FLOORCEILING CONSTRUCTION PER UBC 17.05. ITEM NO. 17-13 ON THE EAST WALL FULL HEIGHT TO THE ROOF ABOVE.
- MECHANICAL 2038 - INSTALL 1400R FINE-RESISTIVE FLOORCEILING CONSTRUCTION PER UBC 17.05. ITEM NO. 21-11 UNDER THE ENTIRE ROOF 2038 FLOOR.
- MECHANICAL 2038 - INSTALL 2x4 WOOD STUDS WITH BOUND INSULATION AND PAINTED 1/2" GYPSUM BOARD EACH SIDE BEHIND WEST WINDOWS. (THIS IS TO ELIMINATE THE WINDOW PROTECTION REQUIREMENTS PER UBC 2038.)



building section

1/4" = 1'-0" A



DOLVEN
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LEAR THEATER
RENO / SPARKS THEATER COALITION
501 RIVERSIDE DRIVE, RENO, NEVADA

REVISIONS

1/2/2000

JOB NO. 784
DRAWN JAA
CHECKED F.C.D.
DATE 8/26/2002
ISSUE D
DRAWING NAME BUILDING SECTION
SHEET 5 OF 5
A5.5

Appendix D

Existing Condition Photographs

Existing Condition Photographs

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LEAR THEATER



Figure 01 - Lear Theater, primary (south) façade, view north (ARG, 2024)

Existing Condition Photographs



Figure 02 - Porch at primary (south) façade, view east (ARG, 2024)

Existing Condition Photographs



Figure 03 - Gable end at primary (south) façade, view north(ARG, 2024)

Existing Condition Photographs



Figure 04 - Detail of entry at primary (south) façade, view north (ARG, 2024)

Existing Condition Photographs



Figure 05 - West portion of primary (south) façade, view north (ARG, 2024)

Existing Condition Photographs



Figure 06 - East façade, view southwest (ARG, 2024)

Existing Condition Photographs



Figure 07 - Southern portion of east façade, view west (ARG, 2024)

Existing Condition Photographs



Figure 08 - Central portion of east façade, view west (ARG, 2024)

Existing Condition Photographs



Figure 09 - Northern portion of east façade showing 2002 addition on the right, view west (ARG, 2024)

Existing Condition Photographs



Figure 10 - Detail of large central window at east facade, view west. (ARG, 2024)

Existing Condition Photographs



Figure 11 - View into areaway at basement windows along the east facade, view north (ARG, 2024)

Existing Condition Photographs



Figure 12 - Rear (north) façade, view southwest (ARG, 2024)

Existing Condition Photographs



Figure 13 - West facade showing incomplete 2002 addition, view southeast (ARG, 2024)

Existing Condition Photographs



Figure 14 - West facade, looking at large window above temporary structure enclosing incomplete 2002 addition (ARG, 2024)

Existing Condition Photographs



Figure 15 - Foyer, view east (ARG, 2024)

Existing Condition Photographs



Figure 16 - Foyer, looking into theater, view north (ARG, 2024)

Existing Condition Photographs



Figure 17 - Foyer, looking toward entry doors, view southwest (ARG, 2024)

Existing Condition Photographs



Figure 18 - Auditorium, from the stage, view southwest (ARG, 2024)

Existing Condition Photographs



Figure 19 - Auditorium ceiling, view south (ARG, 2021)

Existing Condition Photographs



Figure 20 - East entryway, view east (ARG, 2024)

Existing Condition Photographs



Figure 21 - 1st floor mens restroom, looking at window and sink, view north (ARG, 2024)

Existing Condition Photographs



Figure 22 - Looking from foyer at temporary door in east lobby, view east (ARG, 2024)

Existing Condition Photographs

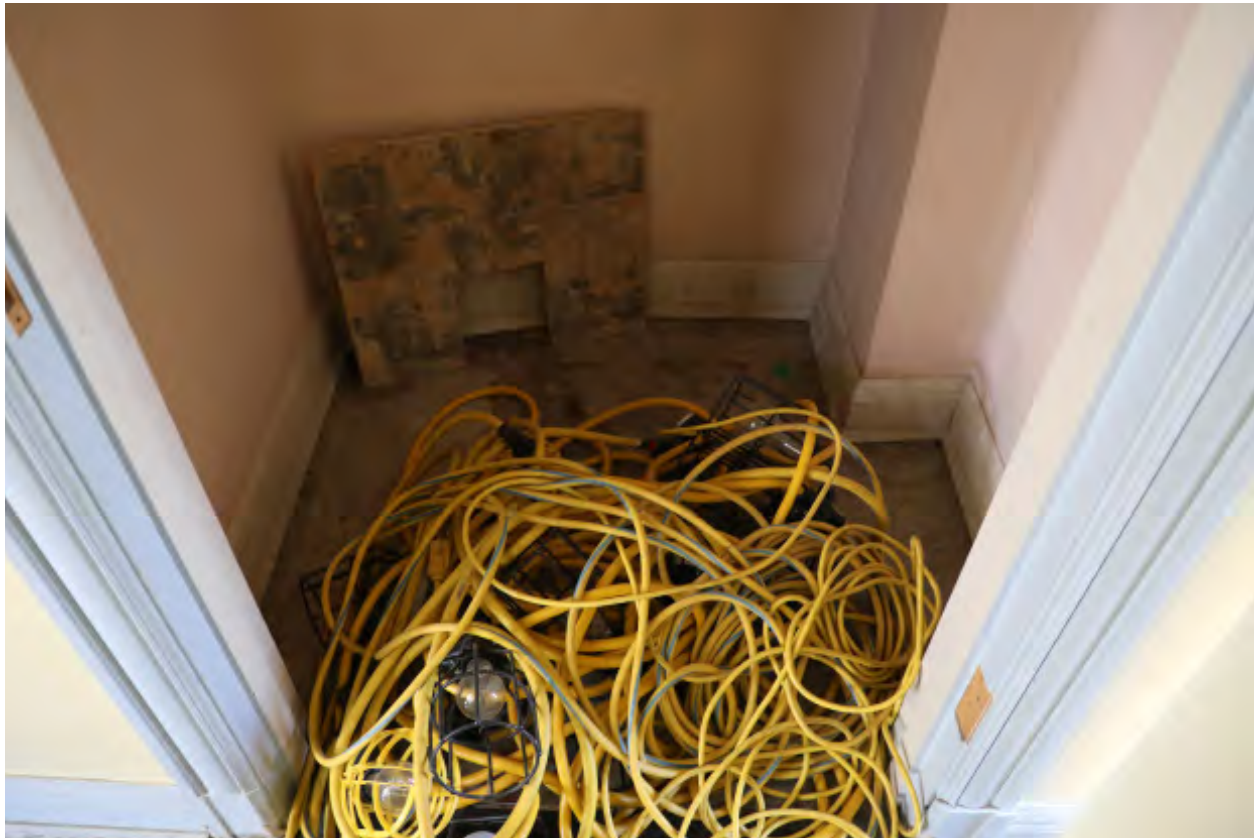


Figure 23 - Closet off of east lobby, view north (ARG, 2024)

Existing Condition Photographs



Figure 24 - Looking at stage from auditorium floor, view northeast (ARG, 2024)

Existing Condition Photographs



Figure 25 - looking west from east end of stage (ARG, 2024)

Existing Condition Photographs



Figure 26 - Looking at plant growth through window in west restroom, view southwest (ARG 2024)

Existing Condition Photographs



Figure 27 - Coat Room, view east (ARG 2024)

Existing Condition Photographs



Figure 28 - Literature Room, view east (ARG, 2024)

Existing Condition Photographs



Figure 29 - Literature Room, view west (ARG, 2021)

Existing Condition Photographs



Figure 30 - West Lobby, viewed from the foyer, view west (ARG, 2024)

Existing Condition Photographs



Figure 31 - West Lobby, looking into foyer; view east (ARG, 2024)

Existing Condition Photographs



Figure 32 - Southern stairs to basement, view west (ARG, 2024)

Existing Condition Photographs



Figure 33 - Stairs to Balcony, from foyer, view east (ARG, 2024)

Existing Condition Photographs



Figure 34 - Stairs to balcony looking from first landing, toward women's restroom, view north (ARG, 2024)

Existing Condition Photographs



Figure 35 - Stairs to Balcony looking from balcony level, view east (ARG, 2024)

Existing Condition Photographs



Figure 36 - Women's Restroom, view north (ARG, 2024)

Existing Condition Photographs



Figure 37 - Balcony, view west (ARG, 2024)

Existing Condition Photographs



Figure 38 - Balcony, view east (ARG, 2024)

Existing Condition Photographs



Figure 39 - Committee Room, view north (ARG, 2024)

Existing Condition Photographs



Figure 40 - Basement at base of southern stairs, view southeast (ARG, 2024)

Existing Condition Photographs



Figure 41 - Basement, cabaret theater space, view northwest (ARG, 2024)

Existing Condition Photographs



Figure 42 - Basement, northern unfinished spaces, view north (ARG, 2024)

Existing Condition Photographs



Figure 43 - North stairs from basement, view south (ARG, 2024)

Existing Condition Photographs



Figure 44 - North stairs from basement, looking at temporary wall, view north (ARG, 2024)

Existing Condition Photographs



Figure 45 - Basement, looking into unfinished mechanical room with north elevator pit, view northwest (ARG, 2024)

Appendix E

Existing Condition Drawings

Existing Condition Drawings

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Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111
415 421 1680

NO.	DESCRIPTION	DATE
REVISIONS		

LEAR THEATER

LEAR THEATER HSR
501 RIVERSIDE DRIVE
RENO, NV 89503

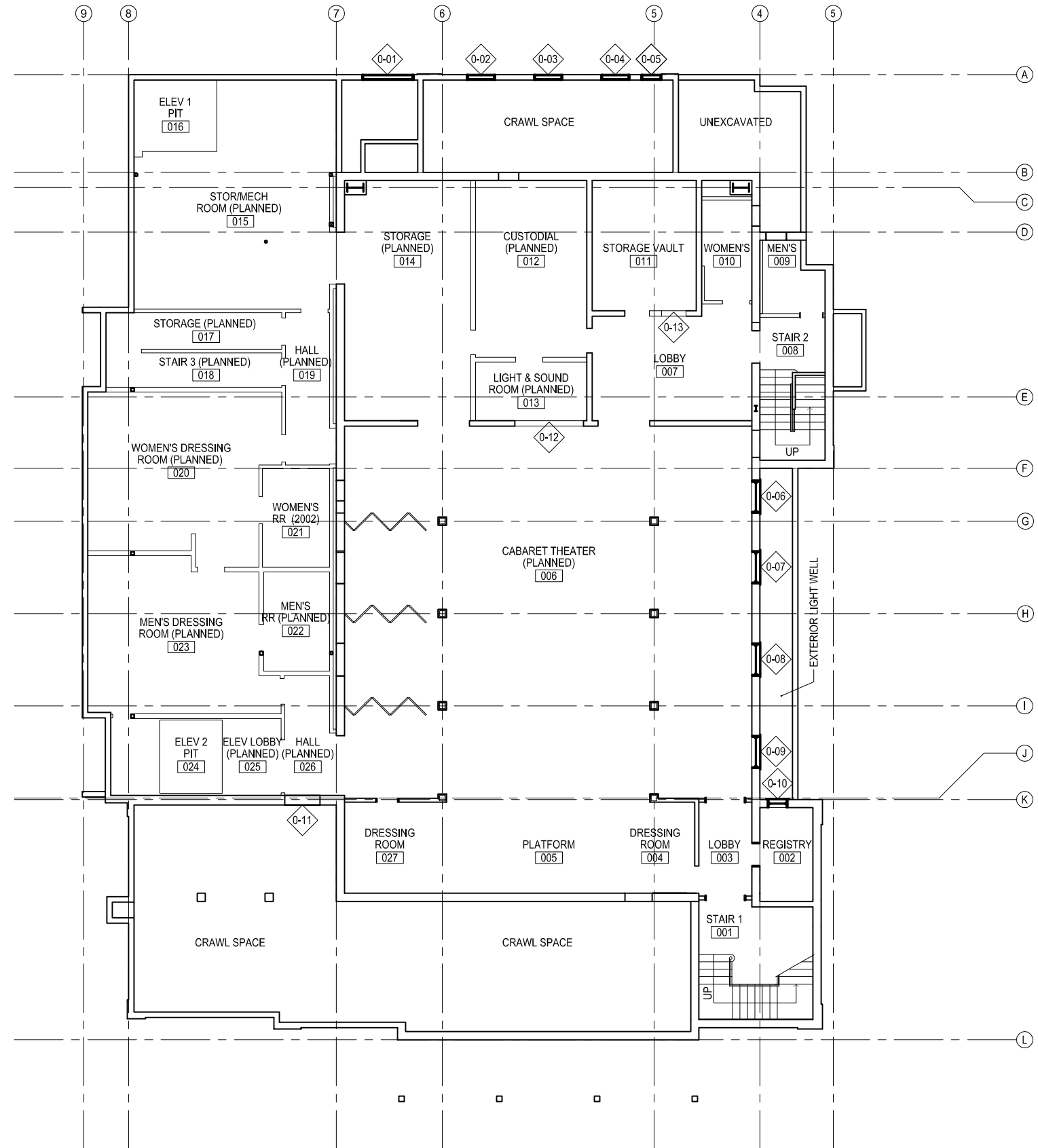
SHEET TITLE
EXISTING
BASEMENT
FLOOR
PLAN

ISSUANCE
HISTORIC STRUCTURE REPORT

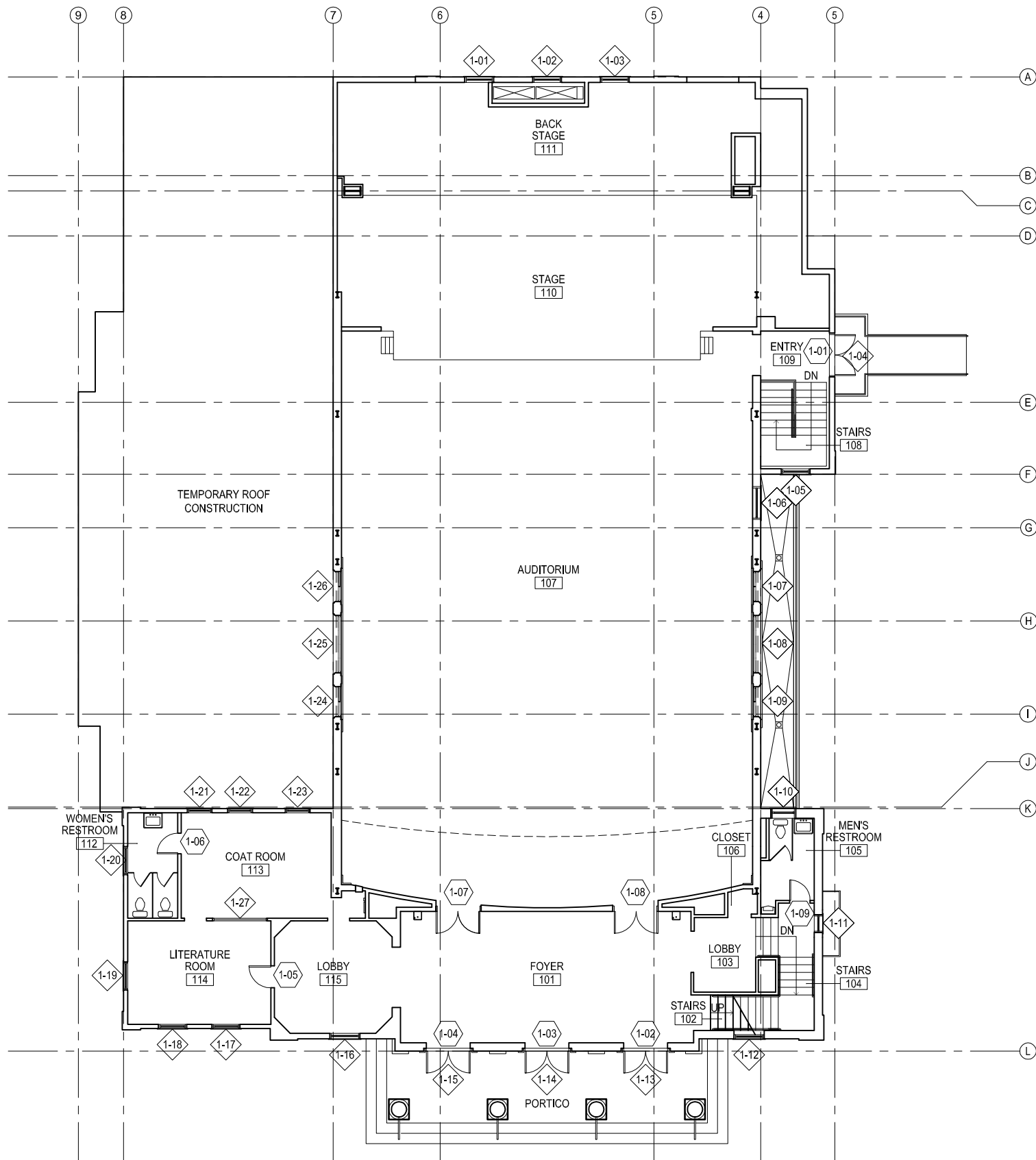
13 AUGUST 2024

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230522
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AJV
CHECKED
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DRAWING NO.
AE1.00
SHEET 1 OF 3



1 EXISTING PLAN - BASEMENT
AE1.00 SCALE: 1/8" = 1'-0"



1 EXISTING PLAN - FIRST FLOOR
AE1.01 SCALE: 1/8" = 1'-0"



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SHEET TITLE

EXISTING
FIRST
FLOOR
PLAN

ISSUANCE
HISTORIC STRUCTURE REPORT

13 AUGUST 2024

PROJ NO.

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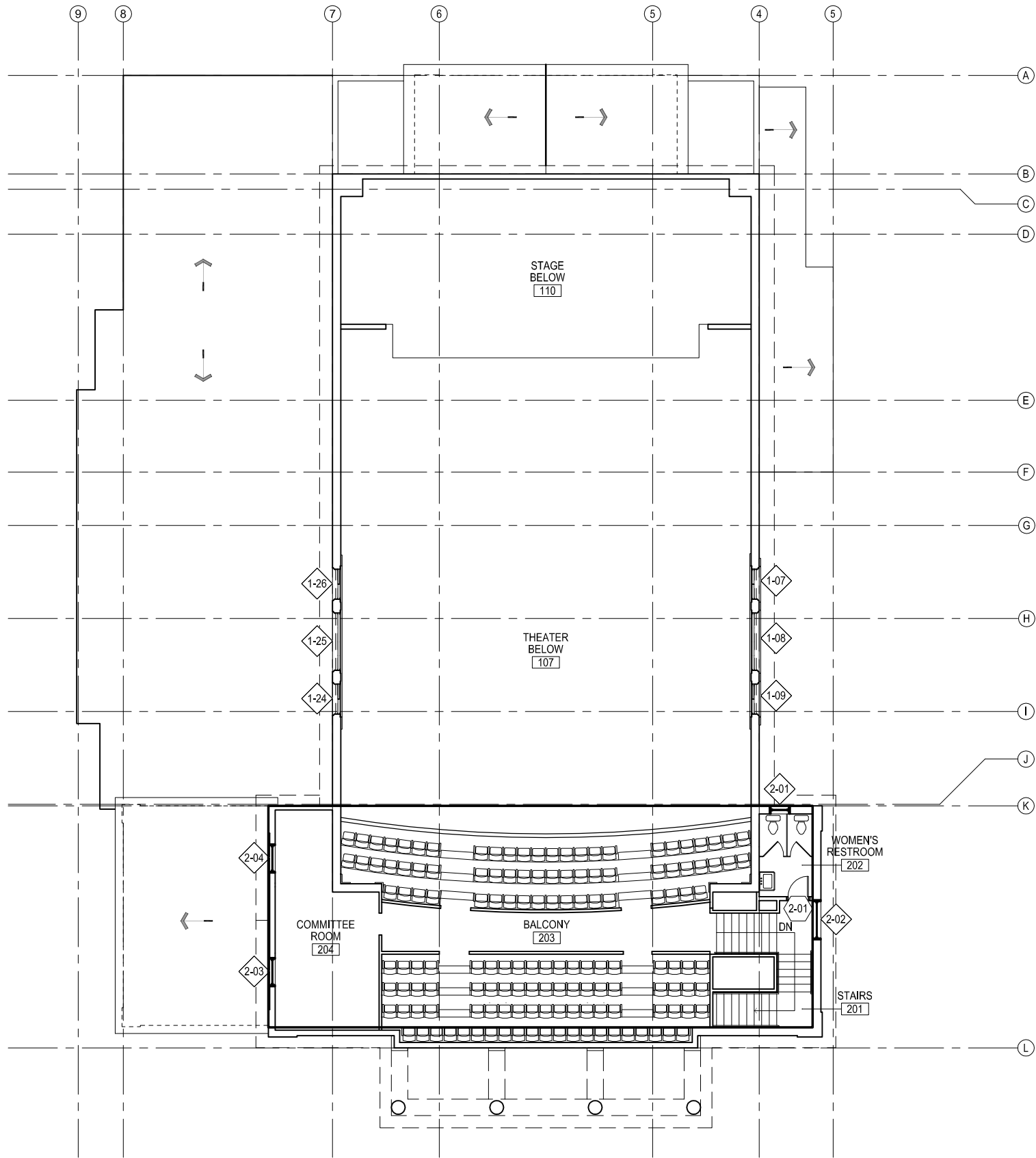
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AE1.01

SHEET 2 OF 3



1 EXISTING PLAN - SECOND FLOOR
AE1.02 SCALE: 1/8" = 1'-0"



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RENO, NV 89503

SHEET TITLE

EXISTING
SECOND
FLOOR
PLAN

ISSUANCE

HISTORIC STRUCTURE REPORT

13 AUGUST 2024

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AE1.02

SHEET 3 OF 3

Appendix F

The Secretary of the Interior's Standards for Rehabilitation

The *Standards* are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The *Standards* also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
2. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
3. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
5. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
6. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
7. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹

¹ *Secretary's Standards for Rehabilitation*, retrieved July 7, 2016 from <https://www.nps.gov/tps/standards/rehabilitation.htm>.

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Appendix G

Structural Letter Report

Structural Letter Report

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Lear Theater

Structural Condition Assessment



October 18, 2024

Prepared for

City of Reno

One East First Street, 9th Fl, Reno, NV 89501

Prepared by

TYLin | Silman Structural Solutions

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INTRODUCTION

Lear Theater is a two-story wood and steel structure located on 501 Riverside Drive in Reno, Nevada (**Figure 1**). It was constructed from 1938 to 1939 and was designed by architect Paul Revere Williams. The historical significance of the theater is reflected in its listing on the National, State, and Local Registers of Historic Places.



Figure 1 Map illustrating the location of Lear Theater (*Google Earth*).

Silman has been retained to perform a structural condition assessment of the theater as part of a larger Historic Structures Report (HSR). Silman's specific scope of work is outlined below.

1. Review available existing documentation (drawings, reports, etc.);
2. Perform a structural condition assessment of the structural systems;
3. Perform a preliminary analysis to evaluate the seismic and building stability;
4. Prepare structural recommendations for the three options regarding the building's future:
 - a. Option 1: Building stabilization to prevent further deterioration;
 - b. Option 2: A minimum needs assessment to prepare the building for a new public use as a community arts and culture center;
 - c. Option 3: A minimum needs assessment to prepare the building for a new use as a performing arts venue.

Silman performed the on-site investigation to observe the existing conditions of the building on May 13, 2024.

Structural Building History

Lear Theater has been modified structurally numerous times. While resources exist outlining the general history of the building, limited documentation exists defining specific structural alterations. Based on the documents provided to Silman (and as noted in the Investigation section of the report), the most significant structural alterations occurred from 2002-2004 when the original church was converted into a performing arts center. Construction documents from 2002 illustrate these changes to the building. Not all the changes shown in these drawings were completed. Based on what was observed on site, the west extension framing at the second floor and roof, and the framing additions and alterations to the roof were not completed. Significant changes that were completed are noted below:

- Installation of the stage;
- Installation of structural steel;
- Removal of the rooms behind the rostrum at the north end of the building;
- Reconstruction of the north extension without an exterior entrance;
- Removal of the west two-story extension including a literature room, two bathrooms, a room for the ushers, stairs to the basement and a caretaker's apartment on the second floor;
- Construction of a half-story addition extending the length of the building at the west;
- Some construction of a small extension at the northeast corner of the building.

Figure 2 shown below illustrates the areas demolished in 2002.

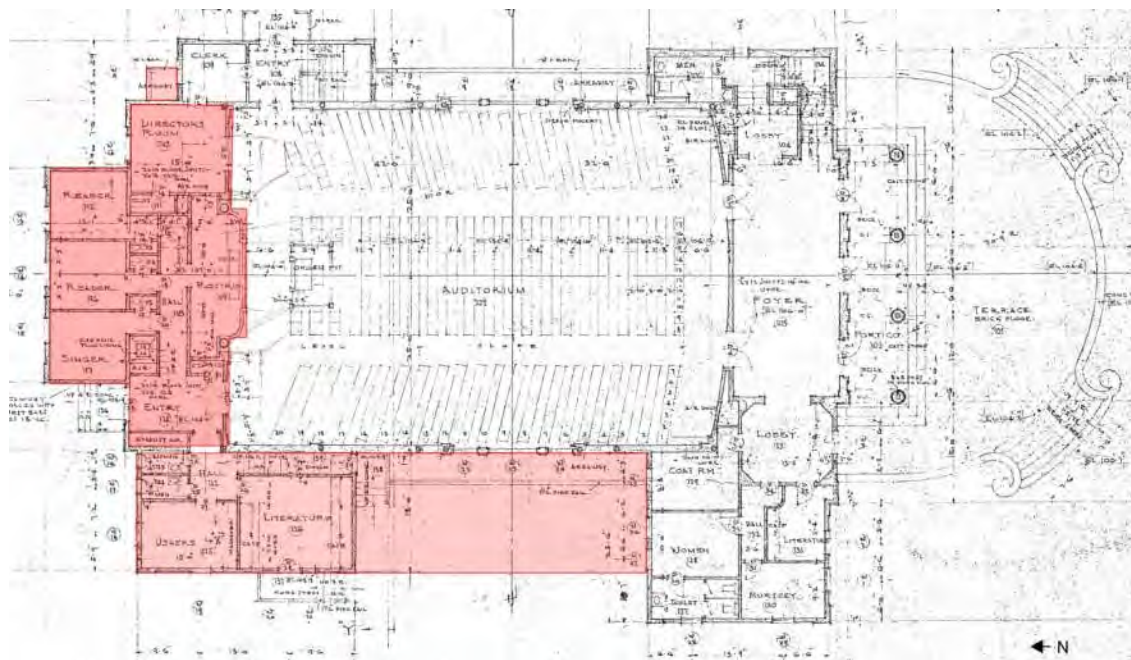


Figure 2 First floor plan view from the 1938 Construction Drawings highlighting the areas demolished in 2002.

Figure 3 shown below illustrates the portions of the building reconstructed in 2002.

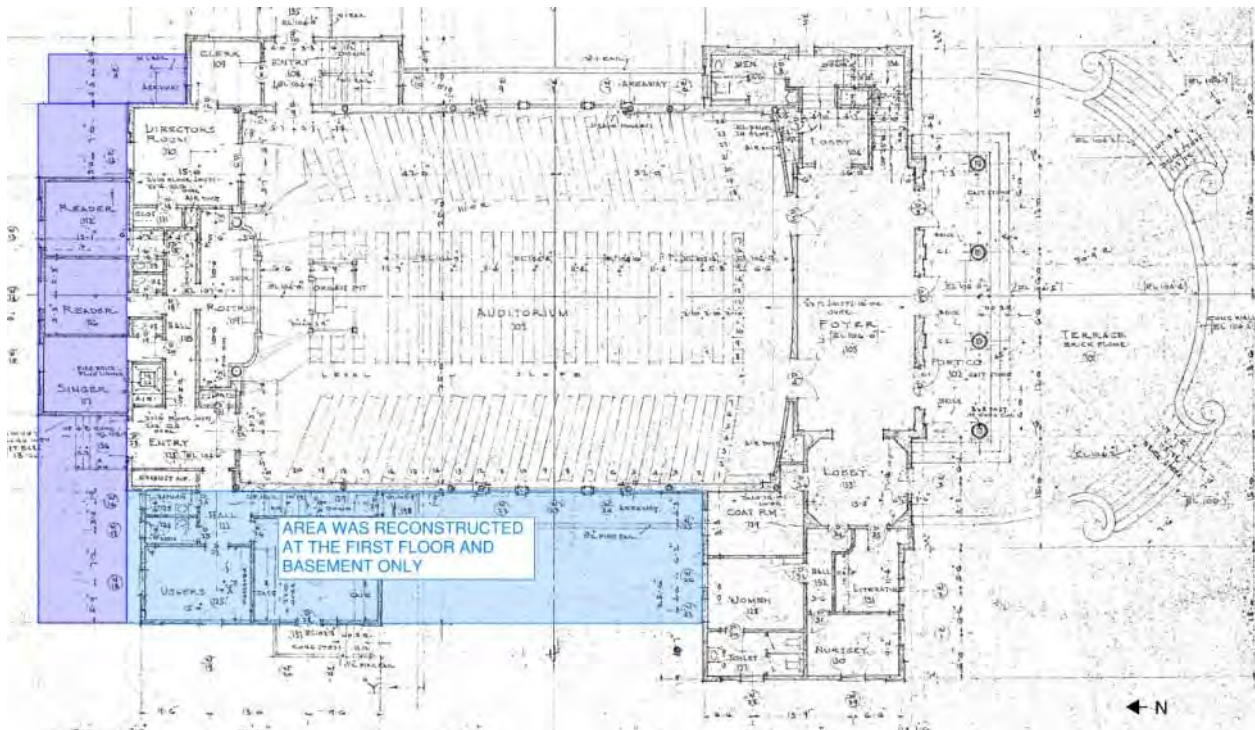


Figure 3 First floor plan view from the 1938 Construction Drawings highlighting the portions of the building reconstructed in 2002.

Figure 4 shown below illustrates the portion of the west wing that was not reconstructed.

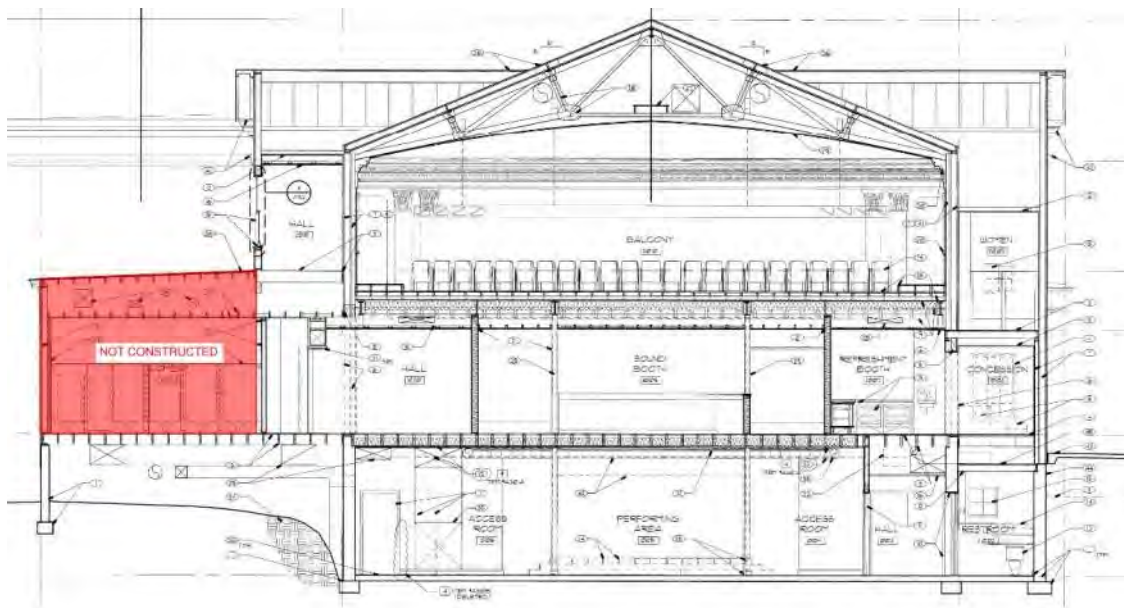


Figure 4 Section through the building from the 2002 Construction Drawings highlighting the portion of the west wing that was not reconstructed.

Beyond 2002-2004, no major structural changes appear to have been made. While numerous proposed plans have been developed, no set of drawings seem to capture the current structural framing. Based on what was observed on site, Silman has produced structural framing plans showing the existing framing. These can be found in Appendix A of this report.

Investigation

The investigation herein is based on observations made during Silman's site visits, in combination with a review of past drawings and photos that were made available to the design team. While on site, Silman observed both the interiors and exteriors of the building. As noted previously, no set of existing drawings align with what was observed on site. The set of drawings that most accurately captures the foundation and first floor framing is the 2002 Lear Theater Construction Documents (referred to as the 2002 Construction Drawings from here on). It is presumed that the existing framing aligns with the original 1938 First Church of Christ Scientist Drawings (referred to as the 1938 Construction Drawings from here on).

The following pertinent documentation was made available to the structural team at the time of investigation:

- 1938 First Church of Christ Scientist Drawings – 12 sheet high-quality scan of the original drawings by Paul R. Williams (see **Figure 5**).
- 1997 First Church of Christ, Scientist Historic Building Assessment – a report by Carey & Co. Inc. Architecture including architectural and structural condition assessments and recommendations.
- 2002 Lear Theater Construction Documents – 150 sheets, high-quality scan of the proposed structural, architectural and MEP work (see **Figure 6**).
- 2008 Lear Theater Rehabilitation Tax Credit Part 2 Application – a report including conditions, descriptions, treatment recommendations and an outline of past alterations.

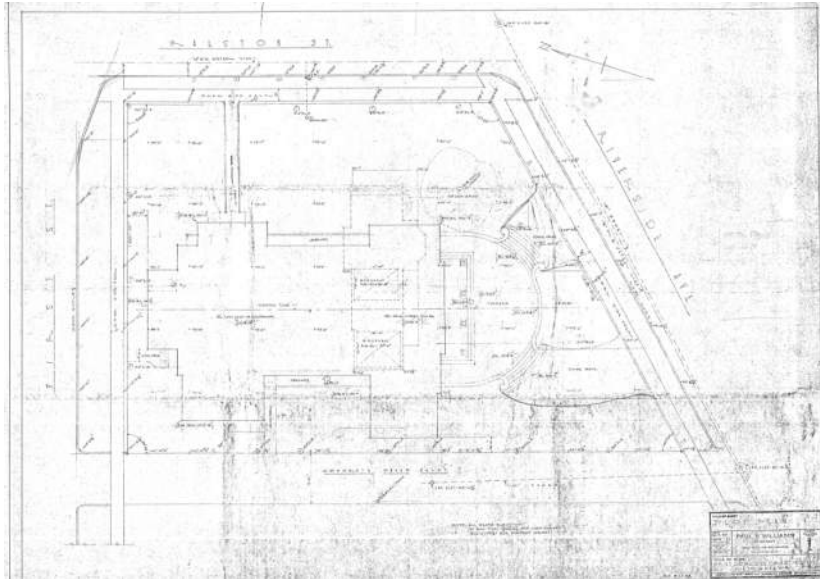


Figure 5 Page 1 Plot Plan from the 1938 Construction Drawings.

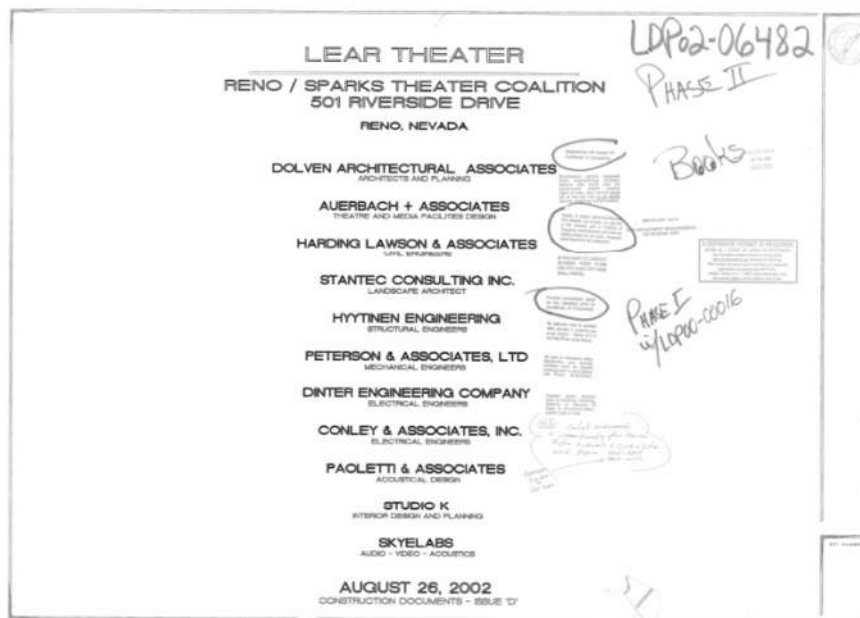


Figure 6 Title sheet from the 2002 Construction Drawings.

STRUCTURAL DESCRIPTION

Lear Theater consists of a basement, first floor, second floor and roof. In general, the structure is rectangular in shape with concrete, steel and wood framing in the basement, and wood and steel framing at the first floor and above.

A key plan of each level has been provided below to help orient the reader.



Figure 7 Basement key plan from Architectural Resources Group.

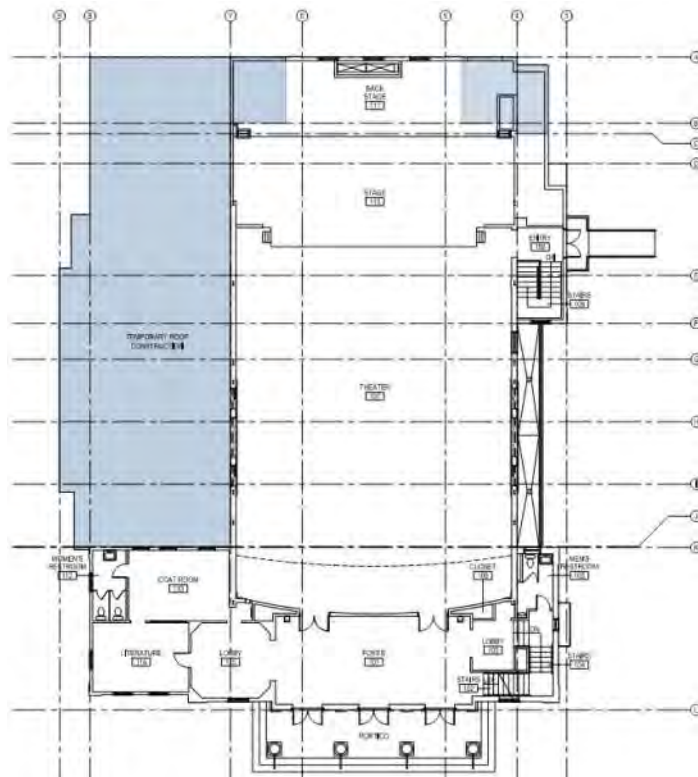


Figure 8 First floor plan from Architectural Resources Group.

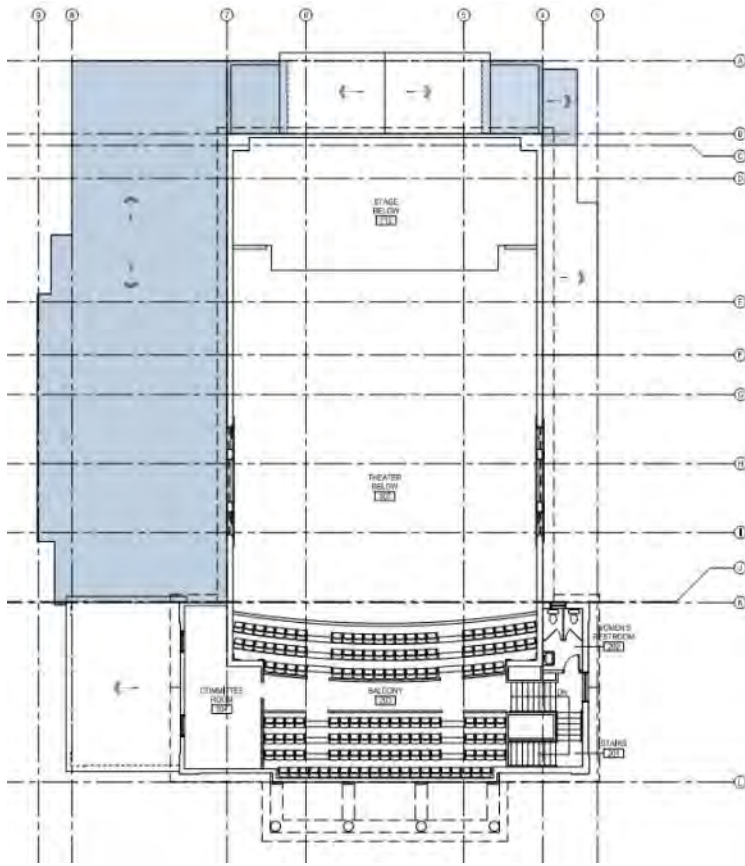


Figure 9 Second floor plan from Architectural Resources Group.

Detailed framing plans illustrating the structure described below are located in Appendix A.

Foundation

Although the foundation was not accessible during Silman's site visit, based on the 1938 and 2002 Construction Drawings, the basement walls are supported on 1'-4" to 1'-8" wide continuous concrete footings. The basement columns are supported on concrete pad footings varying in size throughout. At the Sunday School Auditorium, the pad footings measure 2'-6" x 2'-6" x 14", while the pad footings at the Portico are 3'-0" square. Based on the 2002 Construction Drawings, all newer pad footings vary from 3'-0" to 5'-0" square x 12" deep, and all newer walls are supported on 2'-0" to 5'-0" wide x 12" deep continuous footings. A markup of the different foundations is shown in **Figure 10** below on the 2002 Construction Drawings Foundation Plan.

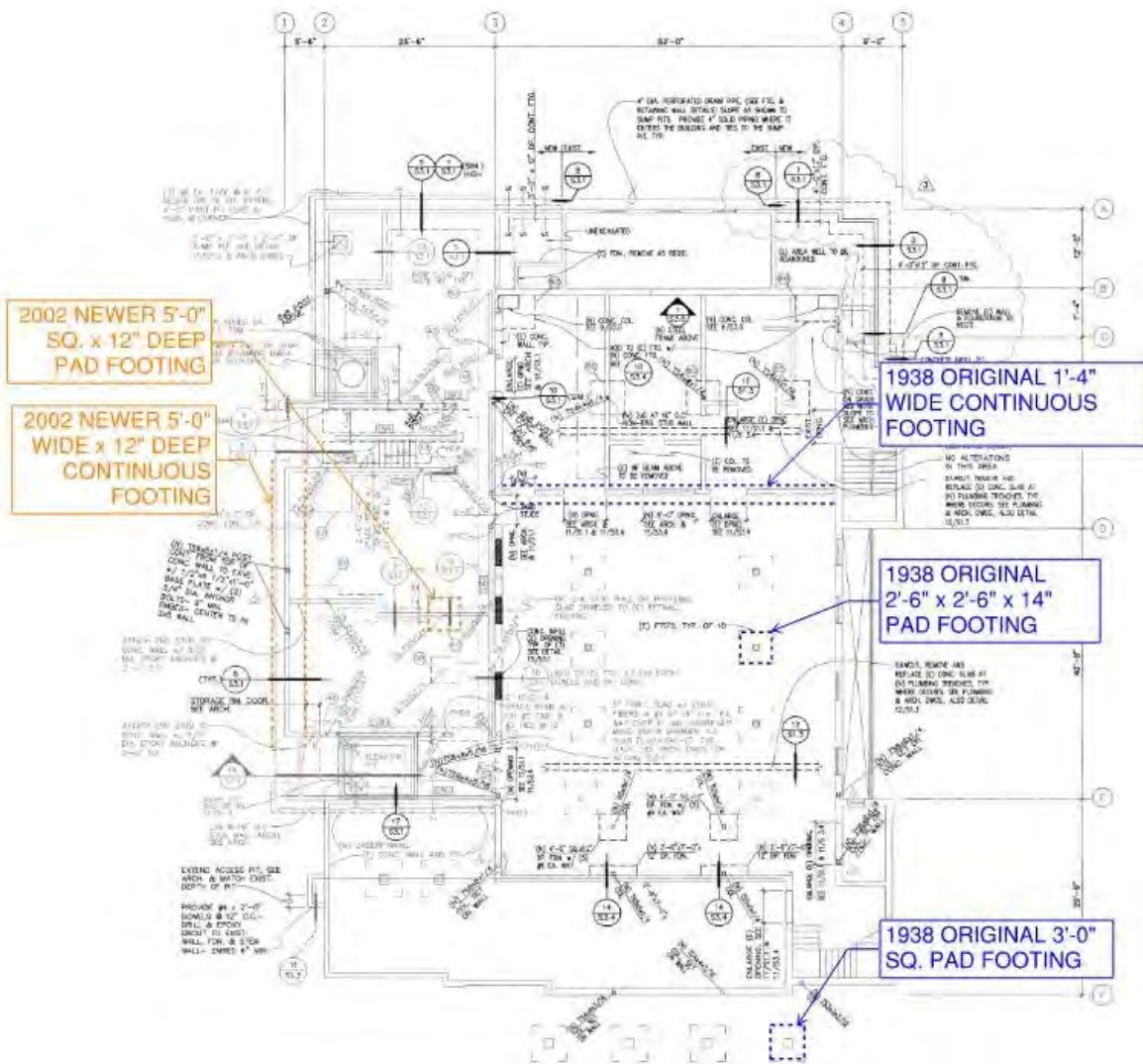


Figure 10 Foundation plan from the 2002 Construction Drawings illustrating some typical 1938 and 2002 foundations.

Beneath the first floor on the north and south sides of the structure, there is crawl space as highlighted in **Figure 11**.

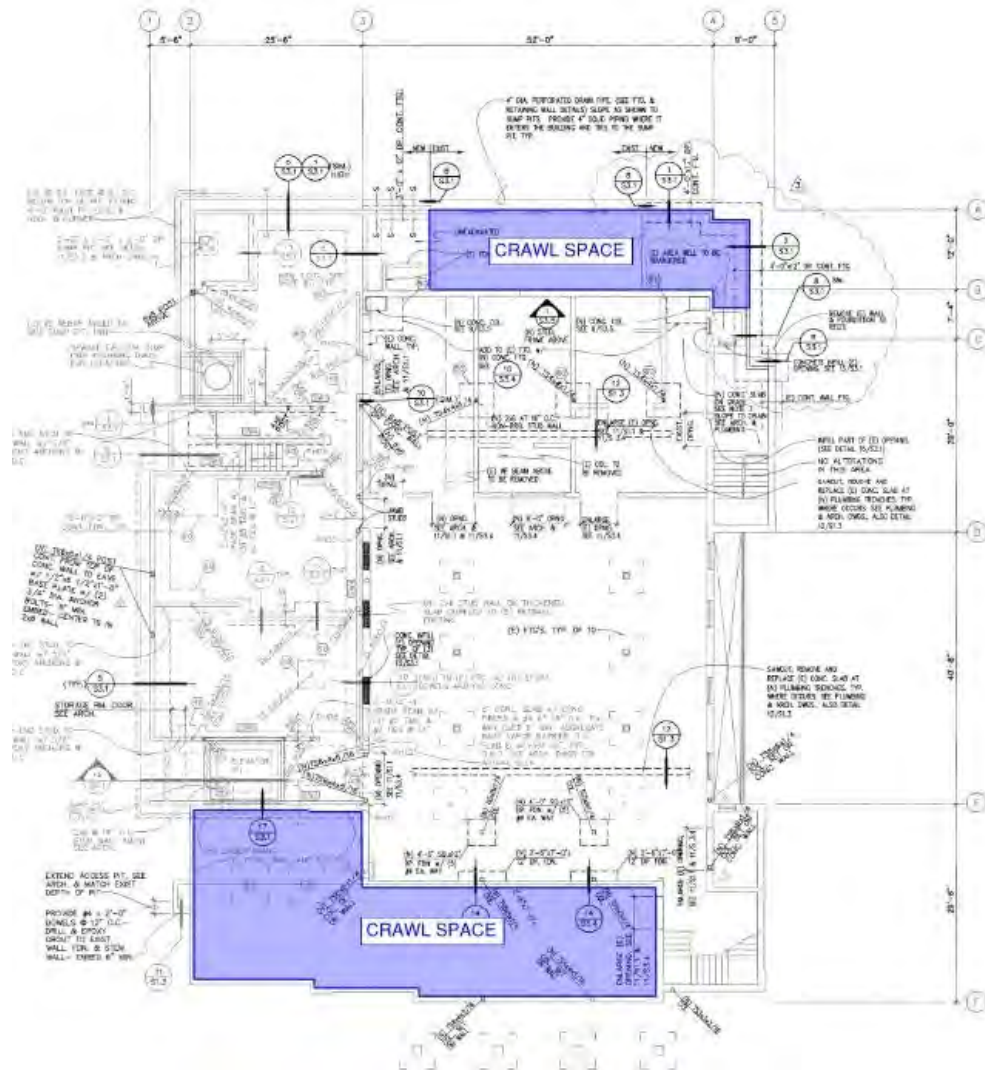


Figure 11 Foundation plan from the 2002 Construction Drawings illustrating the location of the crawl spaces.

It should be noted that no clear details of the 1938 foundations exist. Therefore, further investigation would be needed to determine the size and extent of reinforcing.

Floor Framing

The 1938 original first floor framing typically consists of standard 2x10 and 2x12 (nominal) joists at 16" on-center, spanning between W14x34 beams in the east-west, or (3) 2x10 beams in the north-south (see **Figure 12**). The joists support diagonal sheathing. 1 1/8" T&G sheathing may have been nailed to the top of the diagonal sheathing in 2002.



Figure 12 View of the first-floor framing from the basement.

The 2002 newer first-floor framing typically consists of 16" TJIs, 11 7/8" TJIs and 1 3/4"x11 7/8" LVLs all at 16" on-center (see **Figure 13**). These joists generally span between wood or concrete bearing walls and support 2-4-1 1-1/8" T&G sheathing. Since the 2002 construction was not completed, the west first floor framing was covered temporarily with a sleeper floor system (see **Figure 13**). The floor framing at this area of the building behaves as roof framing, since it handles roof loading conditions. It is presumed the sleeper floor is composed of 2x4s (nominal) at 12" to 16" on-center.



Figure 13 View of the 2002 first floor framing from the basement (left). View of the 2002 sleeper floor from the exterior of the building (right).

Based on the 1938 Construction Drawings, the balcony framing consists of trusses at 16" on-center. The truss top chords are 2x12 (nominal), and they cantilever over the interior bearing wall below. The truss bottom chord is 2x4 (nominal). Two 1x4 (nominal) vertical members span

between the truss bottom chord and truss top chord. Diagonal sheathing $\frac{3}{4}$ " thick spans between the trusses. **Figure 14** below illustrates the framing described herein.

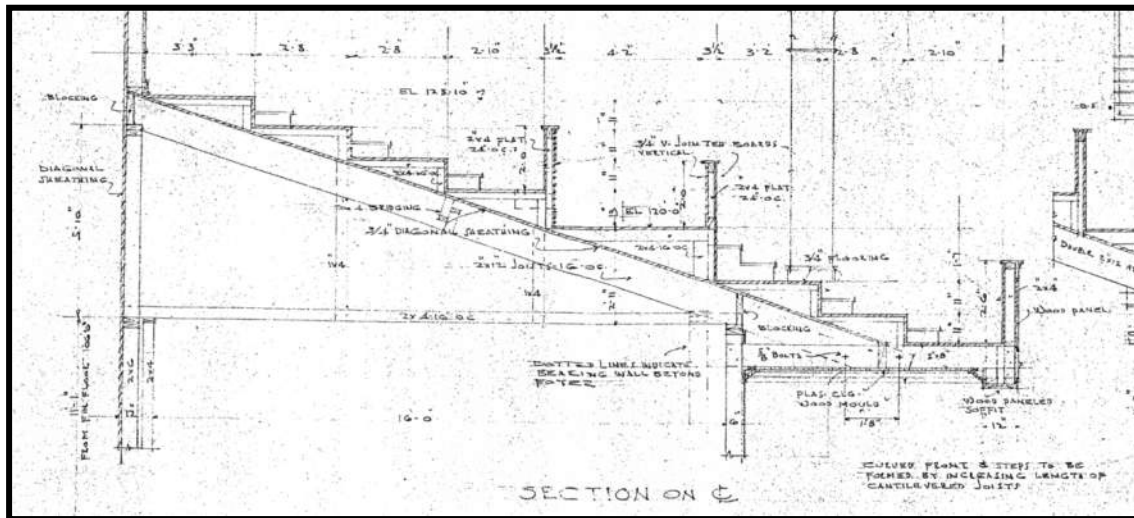


Figure 14 Section illustrating the Balcony framing from the 1938 Construction Drawings.

Roof Framing

Based on the 1938 Construction Drawings, the roof framing consists of east-west spanning steel trusses at 14' on-center, two steel C7x9.8 channels spanning north-south between the trusses at 8.5' on-center, and diagonal sheathing on top. New roof sheathing may have been added on top of the diagonal sheathing in 2002. The base of one of the trusses was visible from the Stage and is shown below in **Figure 15**. The original 1938 Construction Drawings detail the composition of these trusses as shown in **Figure 16**.



Figure 15 Exposed base of roof truss from Stage.

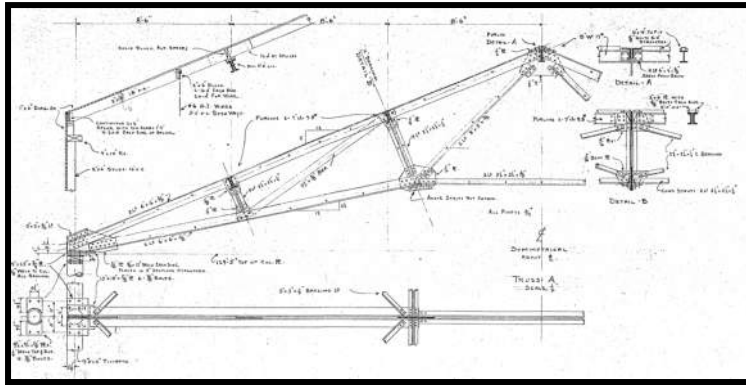


Figure 16 Elevation of roof trusses from the 1938 Construction Drawings.

All other roof framing at the south side of the theater consists of 2x6 (nominal) joists at 18" on-center spanning between 6x12 or 6x6 (nominal) beams. See the roof framing plan in Appendix A for the exact location of this framing.

Additional Steel Framing

Additional steel framing was added to the walls and roof in 2002. Initially it was not clear whether this framing supported lighting equipment or served as part of the lateral system. Based on the 2002 Construction Drawings, it appears the north-most truss was added to help support the existing roof due to the reconstruction of the north extension (see **Figure 17**). The framing added at the east and west of the stage appears to support gravity loads from the wall above new openings, or planned openings. All other steel, including the exposed steel TS7x7x1/4 columns, is shown on the 2002 Lighting and Hoist Framing Plan, and was intended to support gravity loads from the stage lighting system (see **Figure 18** and **Figure 19** below).



Figure 17 View of steel framing above the stage.



Figure 18 View of west (left) and east (right) steel framing above the stage.



Figure 19 View of the steel TS7x7x1/4 columns from the stage.

Interior and Exterior Walls

The 1938 original basement walls appear to be mostly concrete with a plaster finish (see **Figure 20**). The wall thickness varies from 8" at the interior walls, to 12" at the exterior perimeter walls.



Figure 20 View of an interior concrete wall in the basement from 1938.

All new load bearing, structural walls in the basement appear to be composed of wood at the interior, and concrete at the exterior. The interior wood walls are composed of 2x studs @ 16" on-center, and the perimeter concrete wall seems to be 12" thick (see **Figure 21** below).



Figure 21 View of an interior wood wall in the basement.

Above the basement, both the interior and exterior walls are composed of wood. The typical wall framing consists of 2x6 (nominal) studs at 16" on-center. The east and west Theater perimeter walls consist of 2x6 (nominal) studs at 16" on-center, a two-inch gap, and then 2x4 (nominal) studs connected to a 1/2" fiber material and 1/2" of gypsum plaster (see **Figure 22**).

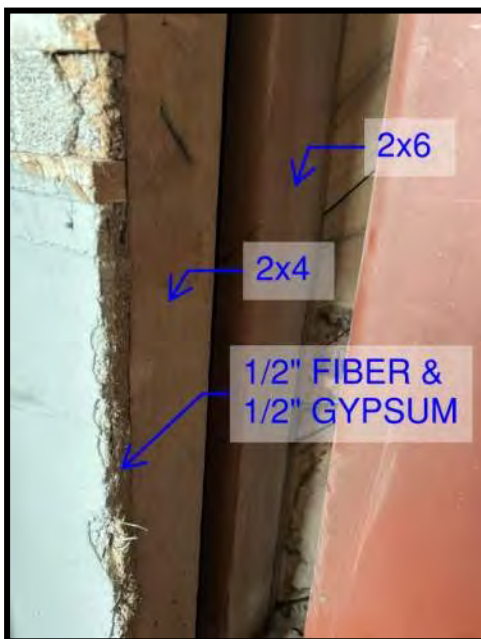


Figure 22 View of the east and west theater wall composition.

Based on the 2002 Construction Drawings, it seems the lateral force resisting system above the basement is wood bearing shear walls. All the original shear walls from 1938 have diagonal sheathing, while all the shear walls added in 2002 have plywood sheathing. In the Theater, 10" diameter steel pipe columns embedded in the walls support the steel trusses and roof framing above.

Exterior

The south exterior of the theater has a large concrete slab-on-grade (see **Figure 23** below).

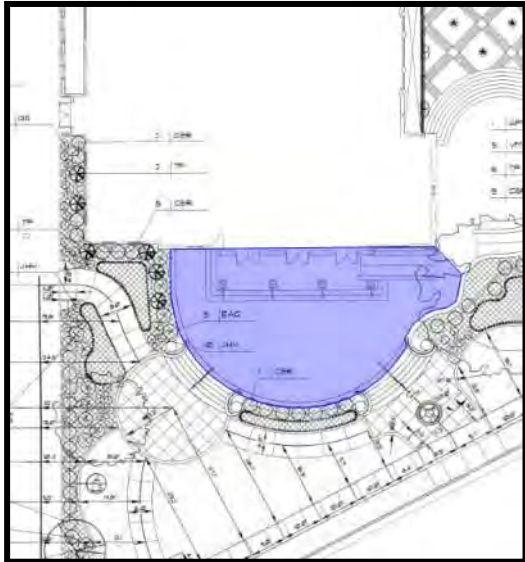


Figure 23 Plan view of the south exterior highlighting the location of the concrete slab-on-grade.

CONDITION ASSESSMENT

A condition assessment of Lear Theater has been performed by Silman to characterize the structure and identify current conditions. During our visit, detailed photo documentation of the building was completed to understand the identified conditions. Overall, the building appears to be in good condition apart from the items noted in the following locations.

Exterior

The exterior slab-on-grade at the south theater entrance (highlighted in **Figure 23**) is significantly spalling. These are likely caused by the changing weather conditions, corresponding freeze-thaw cycles, and chloride content within the slab. **Figure 24** below shows one of the spalling regions observed on site.



Figure 24 View of spalling slab-on-grade at the south entrance to the theater.

Interior & Exterior Walls

Overall, the interior and exterior wall framing appears to be in good condition. A few hairline cracks were observed in the south entrance wall finish (**Figure 25**), and in the southern room finishes (see **Figure 26** and **Figure 27**). Given the size, these cracks are likely only in the wall finishes and are not a significant structural concern.

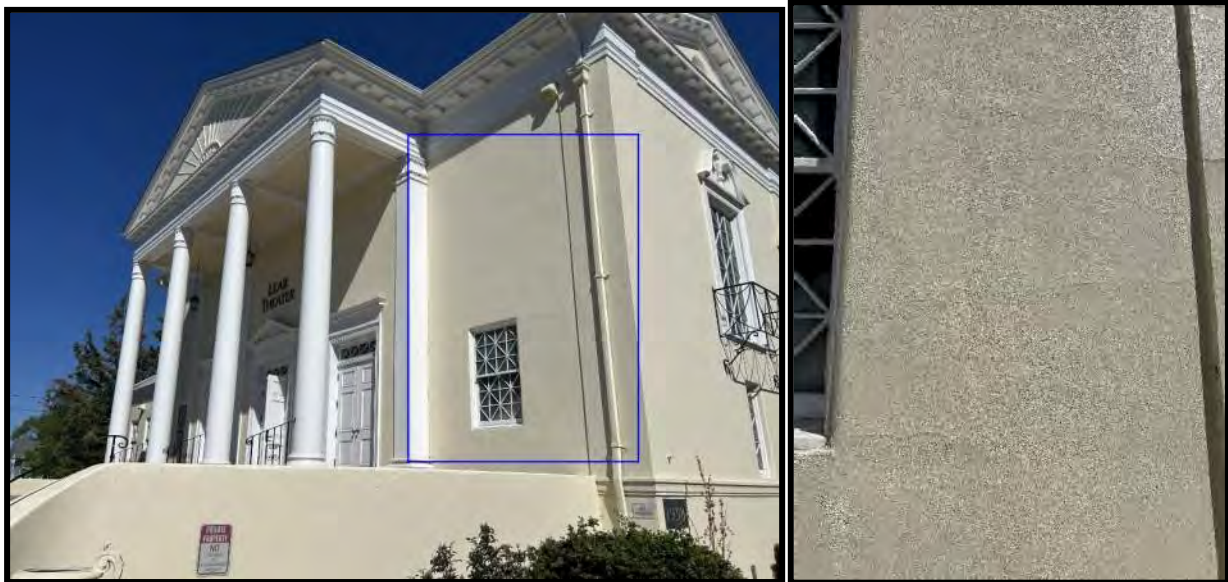


Figure 25 View of cracking in the exterior wall finishes from further away (left) and close up (right) at the south theater entrance.

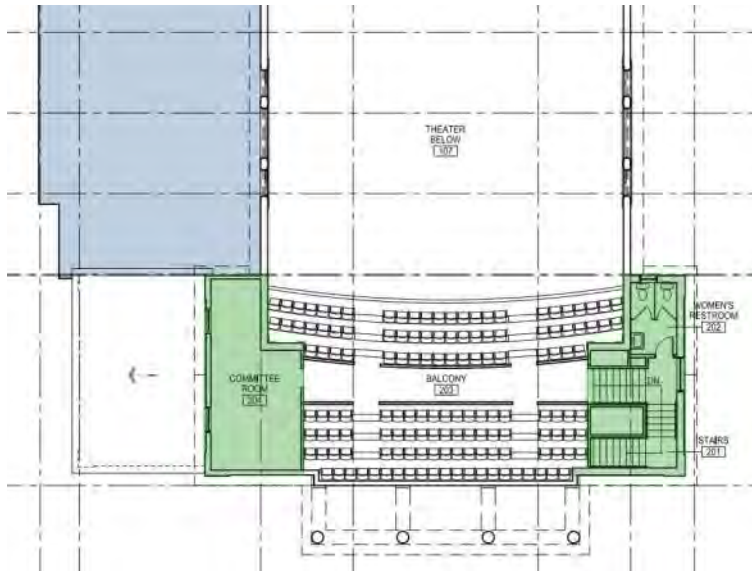


Figure 26 Location of rooms with hairline cracks on the Architectural Resources Group second floor key plan.

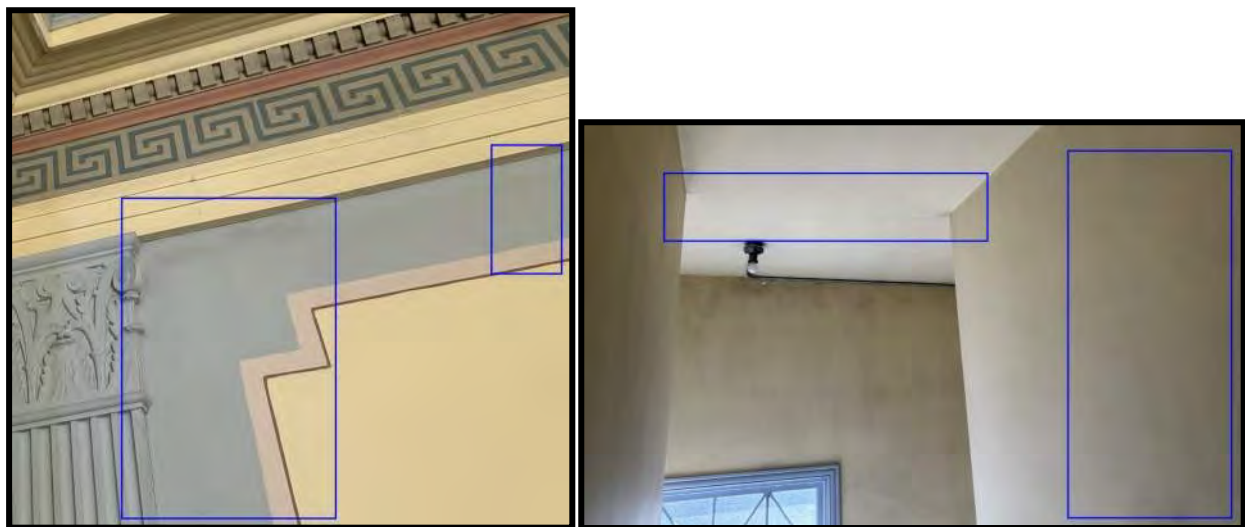


Figure 27 View of hairline cracks in the second-floor rooms and stairways highlighted in the previous figure.

In addition to the minor cracking observed, Silman also noted that the shear walls all appear to be missing sill anchor bolts (see **Figure 28**). Should a lateral event occur, the walls would likely not be able to transfer the loads into the foundation, resulting in significant displacement. According to the 2002 Construction Drawings, 5/8" anchor bolts at 32" on-center or 16" on-center should have been installed.



Figure 28 View of missing sill bolts at the north wall of the stage.

West Wing Framing

As mentioned in the Structural Description portion of the report, the west wing framing retrofits from 2002 were not completed. Instead, any new construction was mostly completed in the basement, and a sleeper floor was added over the first-floor framing (see **Figure 13**). Where there were openings in the first-floor framing for future elevators or stairs, the light sleeper floor framing is visible (see **Figure 29**). Note that this framing was not intended to be permanent. However, given that most of the floor framing was designed for higher floor loads, structurally the temporary framing is adequate and can continue to be used.

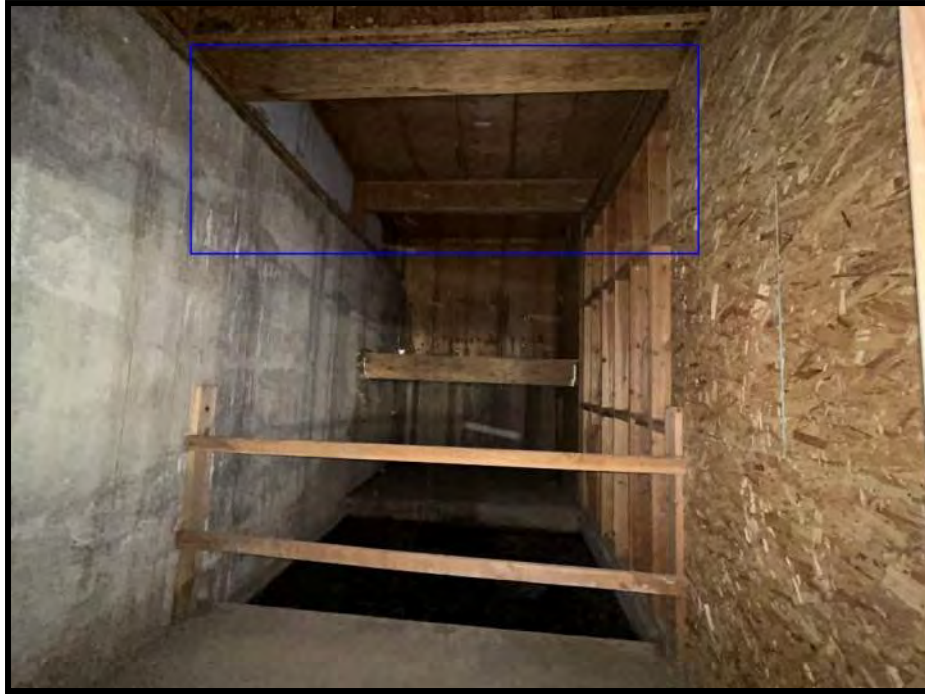


Figure 29 View of the light framing above the elevator pit in the basement.

In addition to the temporary floor framing, it appears some of the west exterior wall was temporarily enclosed in a plastic membrane. While on-site, Silman noted this membrane is bubbling as shown in **Figure 30**.



Figure 30 View of bubbling plastic membrane at the west exterior wall.

Basement Elevator Pit

As shown in **Figure 31** below, the southernmost elevator pit is flooded.

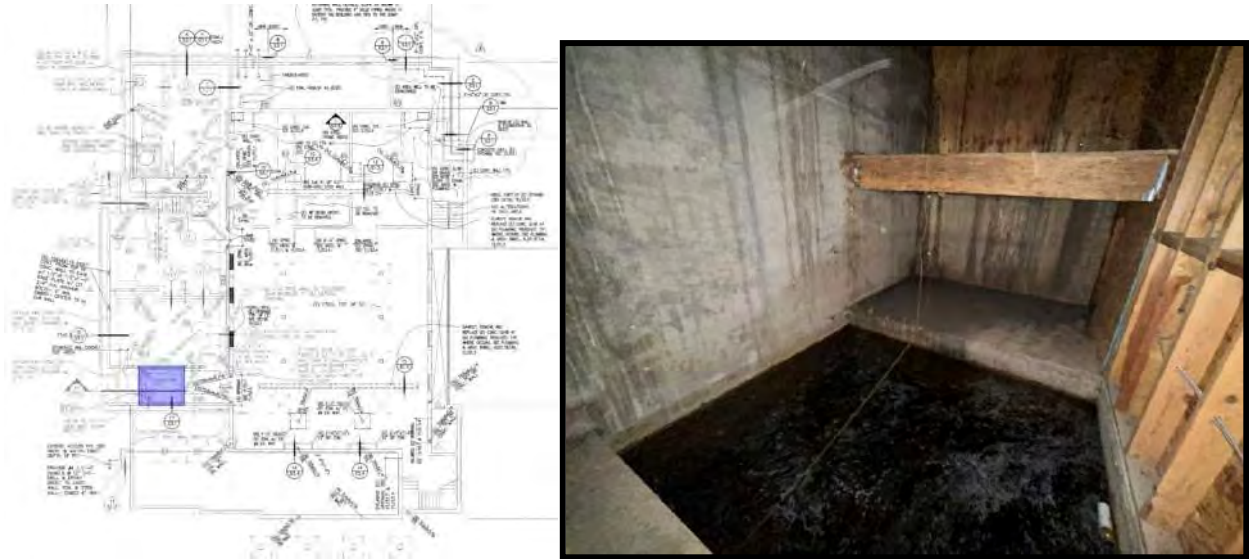


Figure 31 Basement plan view highlighting the location of the flooded elevator pit (left). View of the flooded elevator pit (right).

PROBES & TESTING

No probes or testing was performed as part of this project scope.

ANALYSIS

This section includes a preliminary gravity analysis of the existing 1938 and 2002 floor framing, a preliminary gravity analysis of the original 1938 roof trusses, and a preliminary lateral analysis. In addition to a review of the analysis completed, this section also outlines the governing codes, material property assumptions, and design load assumptions used within the analysis.

Applicable Codes & Standards

This project will be governed by the following code:

- 2021 International Building Code (IBC)

The following standards will be followed as specified by the governing codes:

- ASCE 7-16 Minimum Design Loads (and Associated Criteria) for Buildings and Other Structures
- AISC 360-16 Specification for Structural Steel Buildings
- NDS-2018 National Design Specification (NDS) for Wood Construction

Material Properties

The material properties below are based on conservative lower-end values appropriate for the time period in which the building was constructed. Material testing is recommended to refine both the material values, and the corresponding analysis results.

Timber

The original 1938 floor framing is assumed to be Douglas Fir-Larch #2 for material property purposes.

- Allowable Bending Stress $F_b = 900 \text{ psi}$
- Allowable Shear Stress $F_v = 180 \text{ psi}$
- Allowable Compressive Stress (Parallel to Grain) $F_c = 1350 \text{ psi}$
- Allowable Tensile Stress (Parallel to Grain) $F_t = 575 \text{ psi}$
- Modulus of Elasticity $E = 1600000 \text{ psi}$
- Minimum Modulus of Elasticity $E_{min} = 580000 \text{ psi}$

The 2002 stage floor framing is assumed to be Microllam LVL, 2.0E for material property purposes.

- Allowable Bending Stress $F_b = 2600 \text{ psi}$
- Allowable Shear Stress $F_v = 285 \text{ psi}$
- Allowable Compressive Stress (Parallel to Grain) $F_c = 2510 \text{ psi}$
- Allowable Tensile Stress (Parallel to Grain) $F_t = 1895 \text{ psi}$
- Modulus of Elasticity $E = 2000000 \text{ psi}$
- Minimum Modulus of Elasticity $E_{min} = 1057000 \text{ psi}$

The 2002 Truss Joists are 16" TJI/L65. The material properties listed below are from the 2000 Commercial TJI Joist Specifier's Guide.

- Resistive Moment $M = 9210 \text{ lbs-ft}$
- Allowable Vertical Shear $V = 2330 \text{ lbs}$
- Modulus of Elasticity x Moment of Inertia $EI = 1025 \text{ psi}$

Steel

The 1938 roof trusses are assumed to be ASTM, A9 for material property purposes.

- Minimum Yield Stress $F_y = 30 \text{ ksi}$

Design Loads

The loads presented below assume Lear Theater is a Risk Category III structure (ASCE 7-16, Table 1.5-1).

Dead Loads

Dead loads include the self-weight of the permanent structural elements.

- Floor Dead Load = 20 PSF
- Roof Dead Load = 22 PSF

Live Loads

Live loads represent the movable or temporary elements within a structure. The following live load values are specified by the applicable codes and standards:

Occupancy or Use	Minimum Required Design Live Loads – Uniform (psf)
Typical Roof	20
Assembly Areas – Fixed Seats	60
Assembly Areas – Stage Floors	150
Assembly Areas - Lobbies	100
Corridors – First Floor	100
Recreational Uses – Dance halls and Ballrooms	100
Office	50

Snow Loads

- Ground Snow Load¹ $p_g = 15 \text{ psf}$
- Terrain Category/Surface Roughness Category (ASCE 7-16, § 26.7) B
- Exposure Factor (ASCE 7-16, Table 7-2) $C_e = 0.9$
- Thermal Factor (ASCE 7-10, Table 7-3) $C_t = 1.2$
- Importance Factor (ASCE 7-16, Table 1.5-2) $I_s = 1.1$
- Roof Slope Factor (ASCE 7-16, Figure 7-2) $C_s = .85$
- Sloped Roof Snow Load (ASCE 7-16, Eqn. 7.4-1) $p_s = 11 \text{ psf}$
- Drift Roof Snow Load (ASCE 7-16, § 7.7.1) $p_d = 26 \text{ psf}$

Wind Loads

The following wind parameters are based on ASCE 7-16, Chapter 27:

- Basic Wind Speed² $V = 130 \text{ mph}$

¹ As noted by ASCE 7 Hazard Tool. Note: this maybe a case study area and may require a more detailed analysis to determine the ground snow load.

² As noted by the 2018 Northern Nevada Code Amendments by the NNICC. Note: this is a special wind region and may require input from the Authority Having Jurisdiction.

• Wind Directionality Factor (ASCE 7-16, Table 26.6-1)	$K_d = 0.85$
• Exposure Category (ASCE 7-16, §26.7)	B
• Topographic Factor (ASCE 7-16, §26.8)	$K_{zt} = 1.0$
• Ground Elevation Factor (ASCE 7-16, Table 26.9-1)	$K_e = 1.0$
• Gust Effect Factor (ASCE 7-16, §26.11)	$G = 0.85$
• Enclosure Classification (ASCE 7-16, §26.12)	Enclosed
• Internal Pressure Coefficient (ASCE 7-16, Table 26.13-1)	$GC_{pi} = \pm 0.18$
• Velocity pressure coefficient (ASCE 7-16, §26.10.1)	$K_z = 0.8$
• Velocity Pressure (ASCE 7-16, Eqn. 26.10-1)	$q_z = 28 \text{ psf}$

Seismic Loads

The following seismic parameters are based on ASCE 7-16:

• Soil Site Class (Assumed)	D (Default)
• Short Period Mapped Spectral Accel. (USGS)	$S_s = 1.617 \text{ g}$
• One Second Period Mapped Spectral Accel. (USGS)	$S_1 = .573 \text{ g}$
• Short Period Design Spectral Acceleration	$S_{DS} = 1.294 \text{ g}$
• One Second Period Design Spectral Acceleration	$S_{D1} = 0.998 \text{ g}$
• Seismic Design Category (ASCE 7-16, §11.6)	D
• Seismic Importance Factor (ASCE 7-16, Table 1.5-2)	$I_e = 1.25$
• Seismic Base Shear	$V = 161 \text{ k}$

Seismic is presumed to control over wind for the preliminary lateral load assessment in the following section. However, please note that in a more detailed analysis, wind may govern the design of some structural components.

Analysis Results

Live Load Capacities

A high-level live load capacity analysis was performed in the following locations (see **Figure 32** below):

- A typical Foyer joist;
- A typical Theater joist;
- Two typical Theater beams;
- A typical Stage joist;
- Two Temporary Roof Construction joists;
- A typical roof Theater truss.

Note that the joists located in the Temporary Roof Construction zone are floor framing members, not members part of the floor sleeper system. The floor framing members are acting as roof members and carry roof loads based on what's currently built. In the

following analysis, these joists were analyzed twice. Once to check the capacity of the members under present roof loads, and once to check the members under the 2002 intended floor loads.

The floor sleeper joists were not accessible for determination of exact size and spacing. Based on a high-level analysis, in which the members were assumed to be 2x4 at 12" on-center, the framing is sufficient under roof dead and typical snow loads. Some live load may be acceptable, but it is not recommended. In the short term, these members are sufficient as part of a temporary enclosure. In the long term, however, this framing should be removed. If a second floor is no longer desired, new framing should be designed to brace the openings.

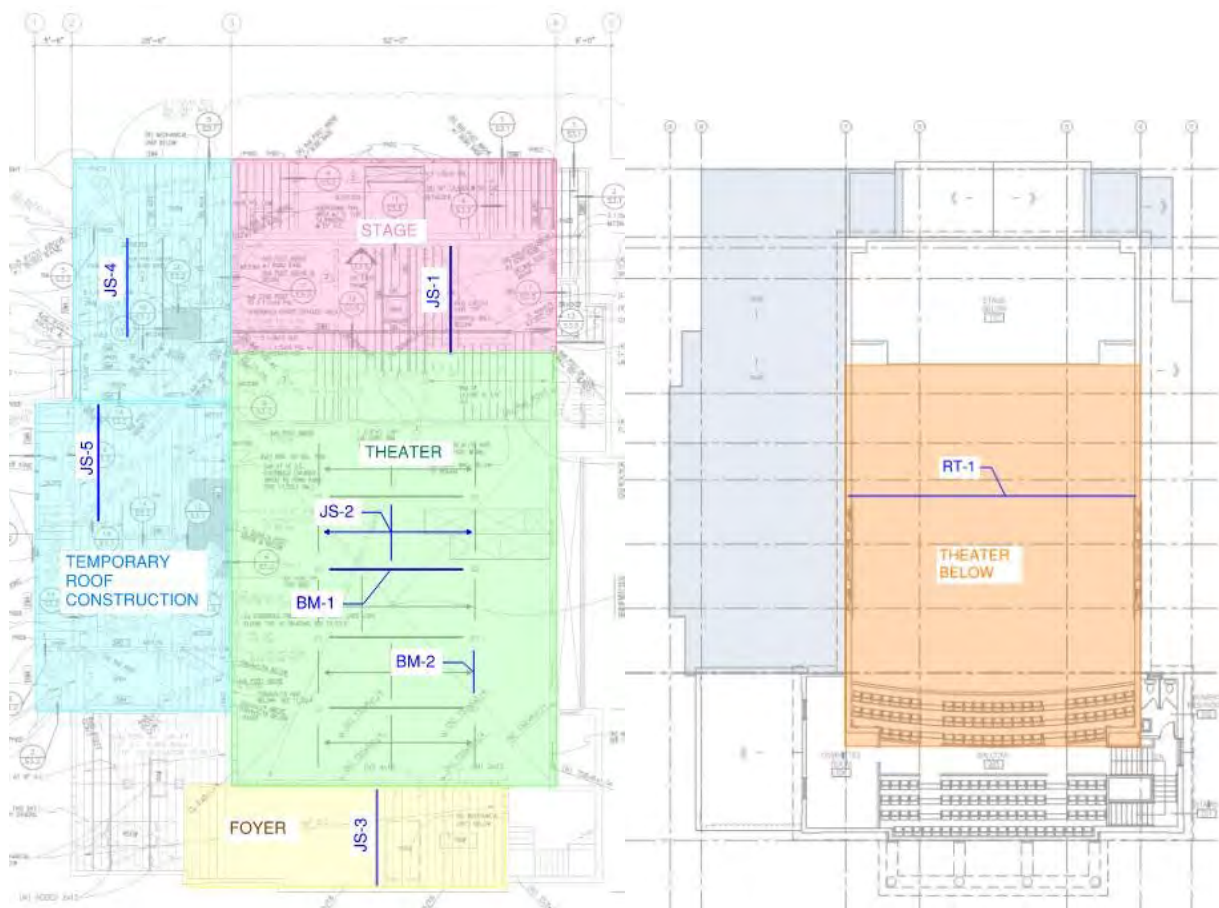


Figure 32 First floor key plan of members analyzed (left). Roof key plan of members analyzed (right).

The results of this live load analysis are outlined below, as well as the typical demand for these elements based on loading outlined in ASCE 7. Note that the following live load capacities consider strength only, and do not consider deflection criteria. Additionally, note that the capacity listed for all framing members consider dead, live and snow loads only.

Member	Live or Snow Load Capacity (psf)	Snow Load Demand (psf)	Live Load Demand (psf)
JS-1	200	N/A	150 (Assembly Areas – Stag Floors)
JS-2	70	N/A	60 (Assembly Areas - Fixed Seats) / 100 (Corridor - First Floor)
JS-3	50	N/A	100 (Assembly Areas – Lobbies)
JS-4 (Floor Member)	150	N/A	50 (Office)
JS-4 (Roof Member)	200	37 (Drift + Balanced Snow, Governs Design)	20 (Typical Roof)
JS-5 (Floor Member)	100	N/A	100 (Recreational Uses – Dance halls and Ballrooms)
JS-5 (Roof Member)	180	37 (Drift + Balanced Snow, Governs Design)	20 (Typical Roof)
BM-1	70	N/A	60 (Assembly Areas - Fixed Seats) / 100 (Corridor - First Floor)
BM-2	30	N/A	60 (Assembly Areas - Fixed Seats) / 100 (Corridor - First Floor)
RT-1 (Roof Truss)	30	11 (Sloped Roof Snow)	20 (Typical Roof – Governs Design)

As shown above and in **Figure 33**, there are a few locations where the live load capacity is less than the live load demand. Note that Silman did not observe any evidence to suggest that these members are overstressed, and all members checked were adequate when dead load

alone was applied. It is therefore likely that the material strength assumptions made for this analysis may not align with the actual properties of the wood material, or that the structure has not actually seen loads as large as those required by current code. Material testing is recommended to refine all analysis results, otherwise some reinforcing may be required to strengthen these members.



Figure 33 First floor plan highlighting the members that do not have sufficient capacity.

One other item to note is that based on the JS-4 and JS-5 analysis (in which the joists were analyzed as roof members), the Temporary Roof Construction framing appears to be sufficient. Silman was unable to obtain exact measurements of the sleeper framing at the elevator and stair openings. The size, spacing and type of temporary framing should be measured and analyzed. It is likely that these members are adequate, however precise analysis will ensure construction or maintenance workers are able to safely access this space.

Lateral Load Assessment

A high-level lateral load analysis was completed to understand the load path and determine whether the current lateral force resisting system is sufficient at present. This analysis was

completed using ASCE 7-16 equivalent lateral force (ELF) procedure for wood bearing shear walls. Based on the 2021 Special Design Provisions for Wind and Seismic shear wall capacities, it seems the lateral system is insufficient and will require retrofit.

Recommendations

The recommendations herein are based on site observations, review of the original and 2002 drawings, and subsequent structural analysis. As mentioned previously, field observations were limited to visible elements, since the site visit did not include removal of any finishes or destructive probes.

Option 1, Short-Term Structural Repairs

No structural repairs are recommended in the short term. Overall, the building seems to be in a stable condition for vertical gravity loads.

Option 2 & 3, Long-Term Structural Repairs

For new public use, or for use as a performing arts venue, the Silman recommends the following:

- Slab-on-grade repair:
At the South Entrance where the slab-on-grade is significantly spalling, the entire slab-on-grade should be replaced. Patch repair of the spalled regions is not recommended. This is because the chloride content in the existing slab will cause accelerated deterioration of the patched areas, in addition to continued deterioration in the non-patched areas.
- Flooded elevator pit repair:
At the basement where the elevator pit is flooded, Silman recommends draining the water and inspecting the concrete for damage. Given the amount of time the pit has likely been flooded, some of the concrete may need to be replaced.
- Floor framing repair:
Wood species identification, visual grading, and strength testing of the original 1938 wood framing is recommended to help refine the live load analysis in this report. Should the framing not meet current code requirements, sistering (the attachment of a new structural member to an existing one) or an equivalent alternate approach is recommended for strengthening.
- Hairline crack repair:
From a structural point of view, the hairline cracks in the wall finishes are not of significant concern. For aesthetic purposes, the finishes can be patched.
- Lateral force resisting system retrofit:
At a minimum, the north, south, east and west perimeter walls of the Theater will require the installation of plywood sheathing to meet current code requirements (see **Figure 34**), and the installation of all missing shear wall components (such as the sill anchor bolts). Note that the plywood would not need to continue the full length of each wall

and can be installed in segments. An in-depth, refined lateral analysis should be conducted to determine the appropriate length of plywood sheathing required. This sheathing can be installed on the outside or inside face, depending on which finishes are desired to be preserved.

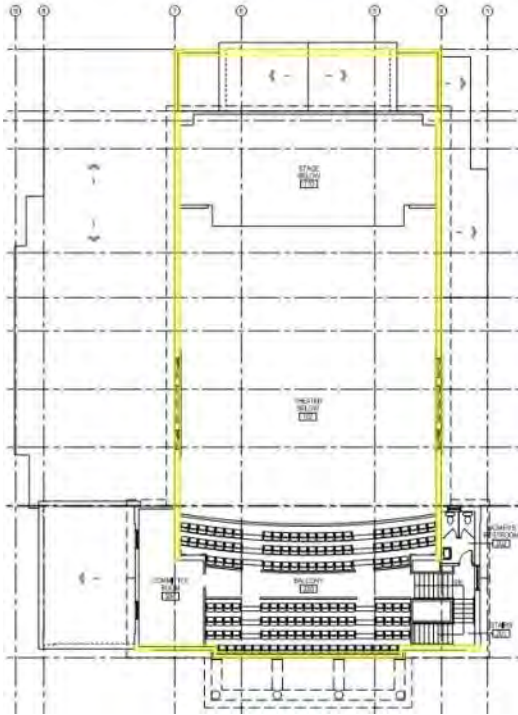
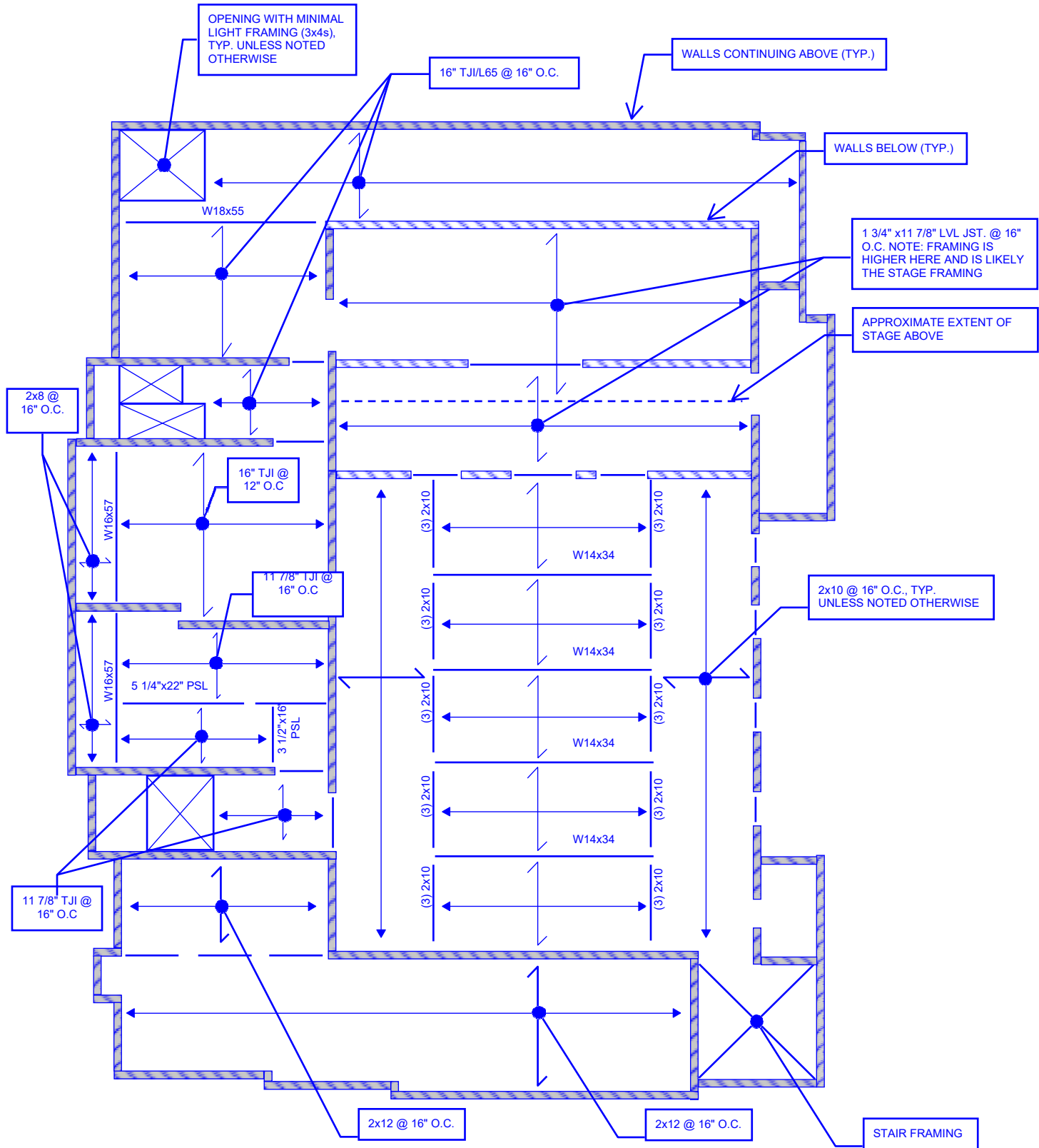


Figure 34 Second floor key plan by Architectural Resources Group highlighting the walls requiring plywood sheathing.

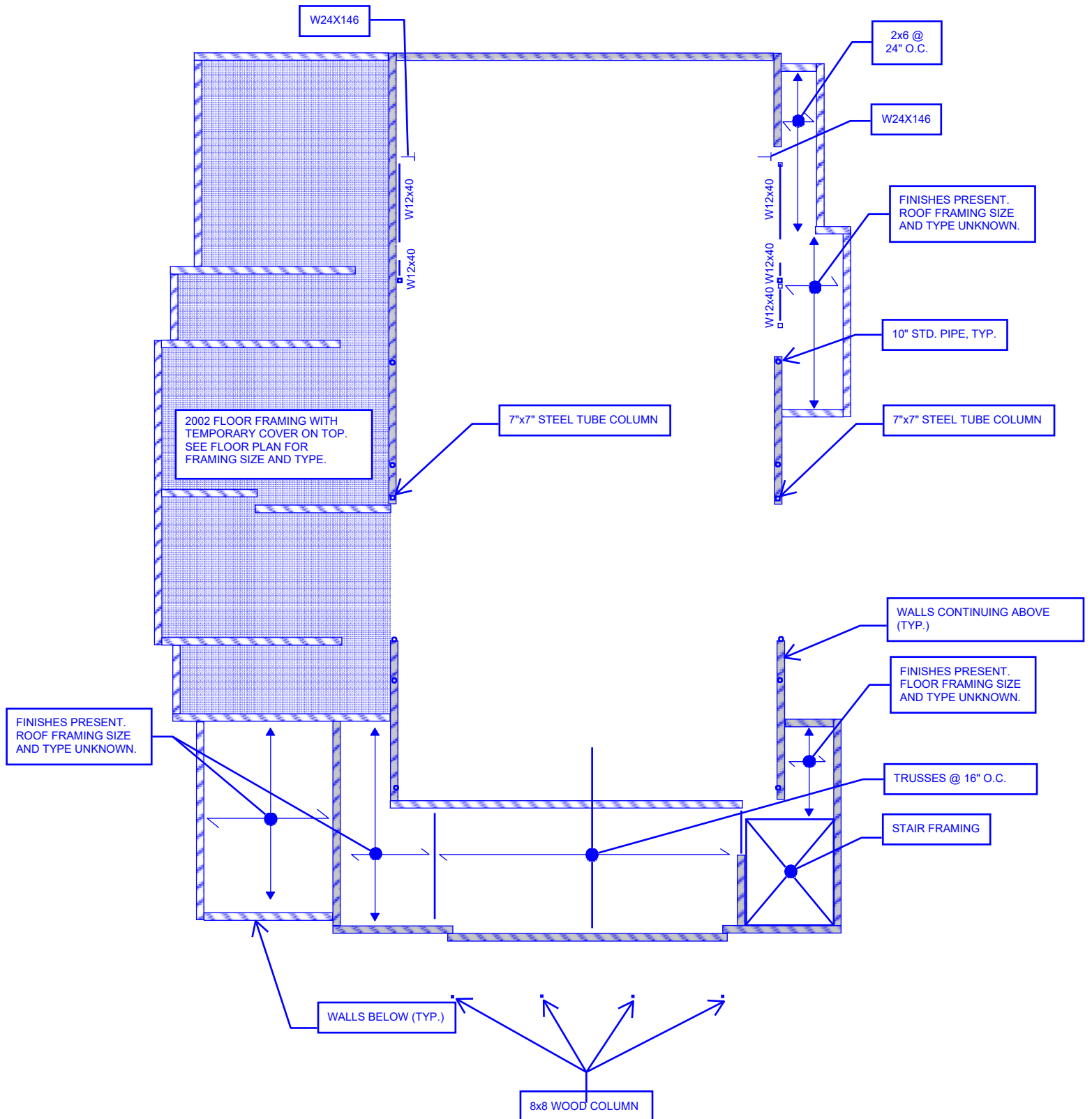
APPENDIX A – PRELIMINARY FRAMING PLANS



Lear Theater Floor Framing Plan

Please note all framing sizes and orientations shown are based on limited field observations and should be confirmed.

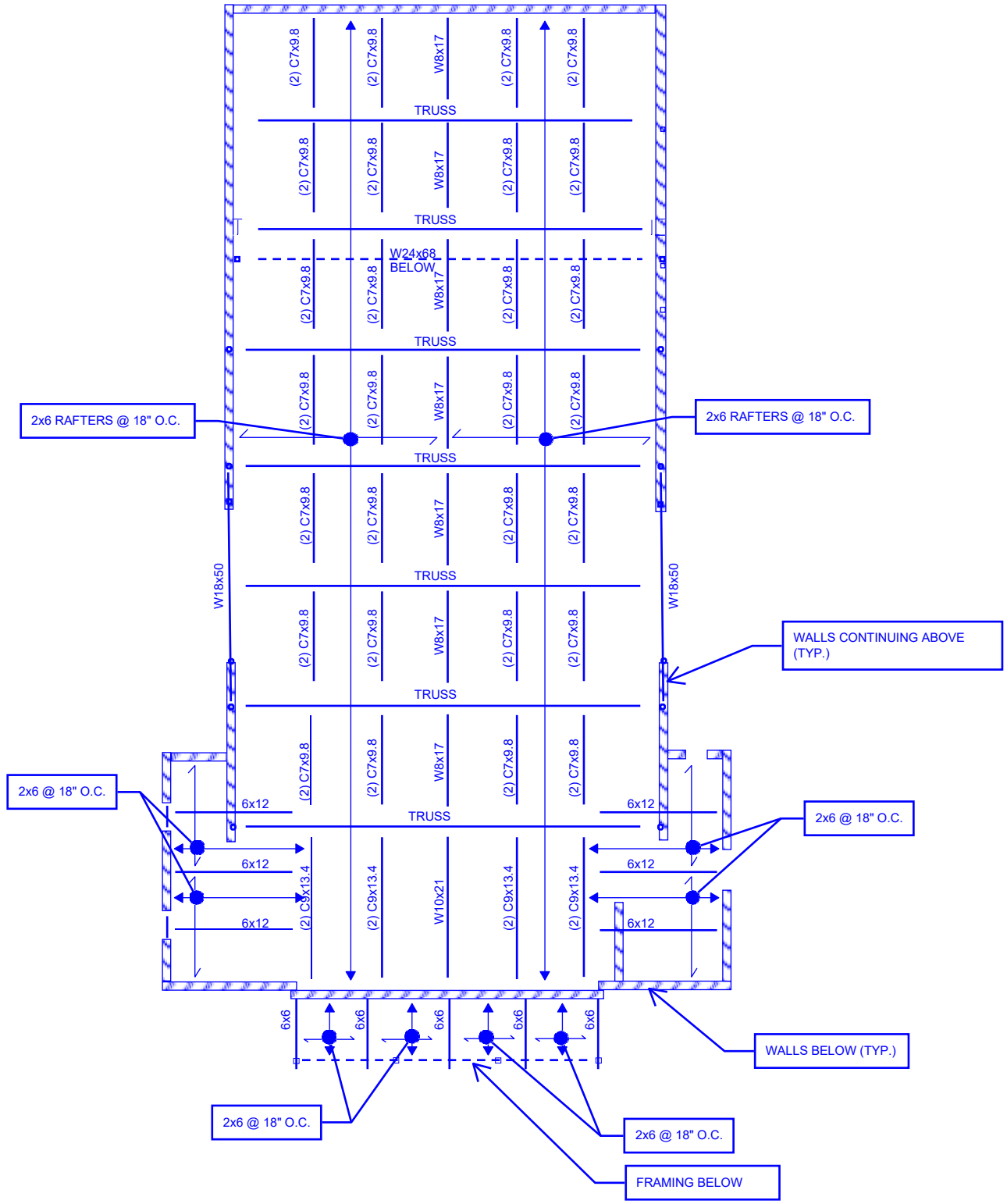




Lear Theater Second Floor Framing Plan

Please note all framing sizes and orientations shown are based on limited field observations and should be confirmed.





Lear Theater Roof Framing Plan

Please note all framing sizes and orientations shown are based on limited field observations and should be confirmed.



LEAR THEATER CONCEPTUAL ALTERNATIVES: STRUCTURAL RECOMMENDATIONS

Three future conceptual options are being considered for the future uses of Lear Theater. These options include:

- Option 1 - Building stabilization to prevent further deterioration during continued short-term vacancy
- Option 2 - A new public use as a Community Arts and Culture Center
- Option 3 - A new use as a Performing Arts Venue

Conceptual alternative drawings for Options 2 and 3 were provided to Silman on September 10, 2024. Based on these conceptual drawings, Silman has provided new and more specific recommendations corresponding to each option. Note that the numbering of the recommendations for Option 2 and 3 below correspond to the floor plan sheet notes from ARG on September 10, 2024. Also note that the recommendations from Silman's Structural Condition Assessment report have been incorporated herein. All short-term recommendations are listed under Option 1, while all long-term recommendations are listed under Option 2 and Option 3.

Option 1

As noted in the report, no structural repairs are recommended in the short-term, while the building remains vacant.

Option 2

1. (N) Stair

New stair framing will be required at the new SE stairway. Existing concrete walls and foundations will need to be demolished to align with the new stair configuration.

2. (N) ADA Elevator

New concrete elevator shaft walls, and a new concrete foundation will be required for the new ADA elevator in the SE corner.

3. (N) Restroom

Demolition of a portion of the concrete walls, and construction of new concrete or wood shear walls, will be required for the addition of the new restroom in the basement.

4. (N) Dressing Room

At the new addition over the basement, new wood shear walls, and 2x10 roof framing will need to be constructed.

5. (N) Freight Elevator in (E) Pit

The existing light framing will need to be removed, and new concrete shaft walls will need to be constructed for the new freight elevator at the NW corner of the basement.

6. Abandon (E) Elevator Pit

At the west elevator pit in the basement, Silman recommends draining the water and filling the pit with new soil, gravel, or rigid insulation. A new slab-on-grade will be required.

7. Banquet Kitchen to Serve 250-300 People

At the new Banquet Kitchen, the existing wood shear walls will have to be demolished. New columns will need to be installed to support the existing framing above, otherwise new beams (likely steel), along with new joists (assume 2x10s) will need to be installed to support the floor above.

10. Expand and Lower E Light Well 3' to Elevation of Basement Floor

Excavate the existing soil 3', construct new concrete walls and a new concrete footing, pour a new concrete slab-on-grade, and construct a new concrete floor for the expansion of the light well.

12. (N) Grand Stair Between Basement Level and Site Event Area

Pour a concrete slab-on-grade for the construction of the new grand stair at the west elevation.

Other structural work required:

- Assume some existing wood floor framing will need to be retrofitted to accommodate new floor live loads. For the retrofit, new wood members will likely be sistered against existing wood members.
- An in-depth, refined lateral analysis should be conducted to determine the appropriate quantity and length of wood shear walls are installed. At a minimum, all existing perimeter walls will require the installation of plywood sheathing to meet current code requirements, and installation of all missing shear wall components. New wood shear walls will likely need to be constructed at the main level, where the temporary roof is being replaced with a new addition over the basement.
- No new wood framing is required where the temporary roof construction is being converted into a standard roof.
- At the south entrance where the slab-on-grade is significantly spalling, the entire slab-on-grade should be replaced.

- All hairline cracks observed in the wall finishes are not of significant structural concern. For aesthetic purposes, the finishes can be patched.

Option 3

1. (N) Stair

New stair framing will be required at the new SE stairway. Existing concrete walls will need to be demolished to align with the new stair configuration.

2. (N) ADA Elevator

New concrete elevator shaft walls, and a new concrete foundation will be required for the new ADA elevator in the SE corner.

3. (N) Restroom

Demolition of a portion of the concrete walls, and construction of new concrete or wood shear walls will be required for the addition of the new restroom in the basement.

4. (N) Dressing Room

At the new addition over the basement, new wood shear walls, and 2x10 roof framing will need to be constructed. In the basement, a portion of an existing shear wall and foundation may need to be demolished and reconstructed. A steel beam will need to be installed to support the existing floor/roof framing extents.

5. (N) Freight Elevator in (E) Pit

The existing light framing will need to be removed, and new concrete shaft walls will need to be constructed for the new freight elevator at the NW corner of the basement.

6. Abandon (E) Elevator Pit

At the west elevator pit in the basement, Silman recommends draining the water and filling the pit with new soil. A new slab-on-grade will be required.

7. (N) Stadium Seating Over Built-Up Flat Floor-Alternate to Provide Seating on (E) Floor

New steel beams will need to be installed at the balcony level, and where the new stadium seating meets the existing auditorium floor, to appropriately distribute the new load. New steel columns may need to be installed from the auditorium floor to the basement. New foundations would need to be installed to support any new steel columns.

10 & 11. Boox Truss for Lighting / Structure for Lighting Truss

The existing trusses should be analyzed to determine whether they need to be retrofitted for carrying any new box trusses/lighting. Assume some reinforcement for now.

Other structural work required:

- Assume some existing wood floor framing will need to be retrofitted to accommodate new floor live loads. For the retrofit, new wood members will likely be sistered against existing wood members.
- An in-depth, refined lateral analysis should be conducted to determine the appropriate quantity and length of wood shear walls are installed. At a minimum, all existing perimeter walls will require the installation of plywood sheathing to meet current code requirements, and installation of all missing shear wall components. New wood shear walls will likely need to be constructed at the main level, where the temporary roof is being replaced with a new addition over the basement.
- No new wood framing is required where the temporary roof construction is being converted into a standard roof.
- At the south entrance where the slab-on-grade is significantly spalling, the entire slab-on-grade should be replaced.
- All hairline cracks observed in the wall finishes are not of significant structural concern. For aesthetic purposes, the finishes can be patched.

Appendix H

Mechanical & Plumbing Letter Report

Mechanical & Plumbing Letter Report

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August 5, 2024

Alicia Virani
Architectural Resource Group
Pier 9 The Embarcadero
San Francisco, CA 94111

SUBJECT: Lear Theater Historic Structures Report
Mechanical/Plumbing/Fire Protection Systems Assessment
AAME Project #2024-026

Dear Alicia,

Ainsworth Associates Mechanical Engineers visited the Lear Theater site at 501 Riverside Drive in Reno on May 13, 2024 to observe the existing Heating, Ventilating, and Air Conditioning (HVAC), Plumbing, and Fire Protection systems. The intent was to evaluate these existing systems and to provide an opinion on their viability to support future use and modernization of the building.

Mechanical Systems

There is no existing mechanical equipment in the building. All original equipment was removed during the circa 2000 construction attempt to modify the building for re-use. New mechanical equipment that was scheduled to be installed for the re-use was not installed. The building is currently without freeze-protection and appears to have been since the 2000 construction effort. Ductwork for these new systems was installed and are visible up and around the stage and basement areas and have not been modified since the ductwork was installed in 2000.

Original 1934 era ductwork was observed in the basement. The source of its air was removed as a part of the demolition phase of the 2000 construction effort. It appears this ductwork was to be removed in later phases of the 2000 effort, but the project did not proceed past the initial phase.

There is an abandoned steam radiator and abandoned steam piping thought out the basement. Unsure of the radiators historical value, but suggest review by the City of Reno and the rehabilitation design team to determine final disposition of use.

Plumbing Systems

Water:

A 3" copper water service stub was found along the west wall of the basement, in what was to be a mechanical room per the 2000 construction drawings. This service was installed in 2000, ties into the city water system, and includes a reduced pressure zone backflow preventor (RPZ BFP) at the property line. This system was to serve as main domestic water service for the building but was never utilized. Note this system has remained dormant for approximately 22-24 years. We recommend that all valves and accessories attached be tested and confirmed usable as a part of any new work. Replace components that fail. No other water services were observed.

Existing toilet rooms were observed in the existing stairways. They are not up to code for accessibility or water conservation.

No water heaters were observed during our site observation.

Waste:

There are existing waste lines installed beneath the basement slab, installed during the 2000 construction phase. Various floor drains, floor sinks, water closet rough-ins and above slab cast iron waste and vent systems were also observed. The waste lines route to an existing Paco duplex sewage ejector and pit, also installed circa 2000. It appears that this ejector system has not been used. We recommend that this system be checked/verified/replaced due its dormancy for 22-24 years.

Near the ejector is a 4" cast iron waste stub through the west basement wall, above the finished basement floor elevation. This line was installed in 2000 and routes to the city sewer system. We recommend that this line be scoped to ensure it is still viable 24 years after installation.

Waste lines from the existing toilet rooms in the stairway are original, circa 1934, and exit the building to the east near the locations of the existing toilet rooms. It is assumed these lines route to the city sewer. We would recommend that this waste and vent system be replaced.

Natural Gas:

There is a NV Energy gas meter installed along the north exterior wall, sized for the service anticipated in 2000. Schedule 40 black steel house line enters the building at the basement level. It terminates in the basement and does not serve any appliances or equipment that we could observe.

A seismic gas valve that would shut down gas flow during a seismic event was not observed. We recommend this valve be installed between the meter set and house line as a part of next renovation phase.

Fire Protection System

The existing building does not have a fire protection system. A fire protection service was planned as a part of the 2000 construction. A 6" service line, with a double detector check assembly in a vault, post indicator valve and an adjacent remote fire department connect (FDC) were installed as a part of the 2000 construction. All components should be function tested to ensure functionality and current code and jurisdiction compliance.

The existing fire line routes and stubs into the building, adjacent to the 3" copper water service.

An updated hydrant flow test should be run prior to fire protection design to ensure current and accurate data is used for calculations required.

Respectfully,
AINSWORTH ASSOCIATES MECHANICAL ENGINEERS



Greg Maestas
Associate

Existing gas meter set:



Existing 3" copper water stub and 6" fire protection stub in basement:



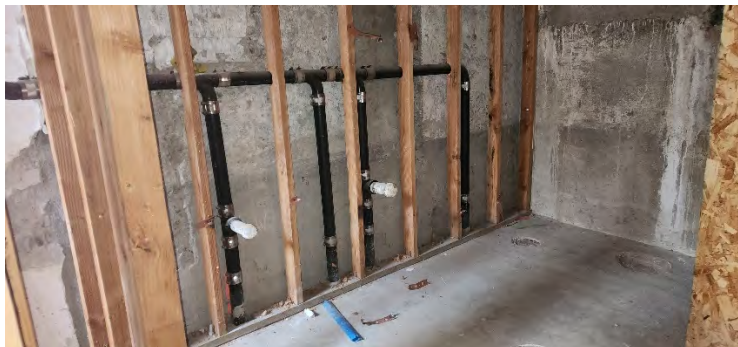
Existing duplex sewage ejector and 4" waste stub, existing 3" copper and 6" fire protection stubs along west basement wall:



Existing domestic water above grade reduced pressure zone backflow preventor in a freeze protection "Hot Box", fire protection double detector check valve in vault, post indicator valve and fire department connection:



Existing waste and vent system in basement:



Existing waste and vent system in basement:



Existing ductwork in basement:



Existing waste system in basement and below existing stairwell toilet room:



Existing ductwork at existing stage:



Existing ductwork at existing stage and auditorium ceiling:



Existing toilet room fixtures:



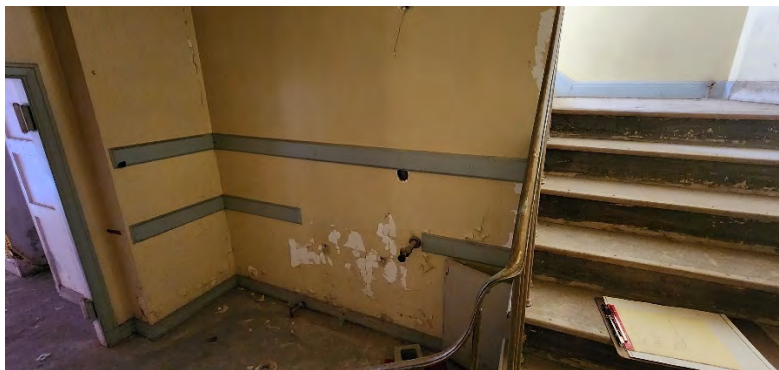
Existing drinking fountain at entry vestibule



Old steam radiator:



Abandoned steam piping:



Circa 1934 existing ductwork:





Circa 2000 existing ductwork in basement



Conceptual Alternatives Recommendations

Note: 2024 International and Uniform Codes shall be the basis of design for all options.

Option 1: Building Stabilization

The existing structure currently has no heating, cooling, domestic water or fire protection systems in service. This is the condition it has been in for 20 plus years. It can remain in this condition during its continued short-term vacancy.

Option 2: Community Arts and Cultural Center

HVAC

The concept will require full heating, cooling, domestic water and fire protection systems. It is estimated that the cooling load will be approximately 75 tons. Cooling shall be provided by an air-cooled chiller located in an approved location on the site. Chilled water would be distributed by a primary/secondary piping system delivering 180 gpm of 44 Deg F. water throughout the building.

Heating would be provided by two high efficiency hydronic boilers. Estimated size would be 1000 MBH input each. Boiler room location in the building will need to be coordinated. Eighty gpm of 160 Deg. F. water will be distributed by a primary/ secondary piping system. Two primary pumps estimated to be 40 gpm each at each boiler, with two secondary pumps estimated to be 40 gpm each.

The Stage, Auditorium and basement multi-purpose zones shall be served by air handlers with chilled and hot water coils. The basement Kitchen, basement dressing rooms, main level dressing rooms, Entry foyer/Toilet rooms and the balcony will each be served by 4-pipe fan coils; estimated capacity is 5 tons each. Location of this equipment will need to be coordinated.

The kitchen will require a Type 2 commercial grease hood, stainless steel grease ductwork with 2-hour fire wrap, modulating grease exhaust fan, and a dedicated outdoor air system makeup air system with DX cooling, gas heat and modulating air flow capability. Estimated hood CFM is 3500 cfm.

General exhaust will be required for the toilet rooms and dressing rooms. Estimated 600 cfm at the basement toilet room, 850 cfm at the main level toilet room, 150 cfm at the main level dressing room and 100 cfm at the stairwell toilet room.

Direct digital controls shall be utilized throughout. Manufacturer shall be Alerton to match the City of Reno's preferred manufacturer.

Plumbing

A new duplex sewage ejector and controls will be required. Estimated required capacity to be 60 gpm at 21' TDH, utilizing the existing sump pit.

New high efficiency natural gas-fired domestic water heaters will be required. Estimate two heaters, each 110 gallon storage, 199 mbh input, with thermostatic mixing valve and circulating return pump, estimated at 6 gpm at 25' TDH.

Plumbing fixtures shall be vitreous china with electronic flush valves and electronic sensor faucets.

Elevator pit shall be provided with a 50 gpm at 15' TDH sump pump.

Kitchen shall be provided with a 750-gallon grease interceptor and tie into the city sewer system. Location to be coordinated with site conditions.

Fire Protection

A full wet fire sprinkler system shall be designed and installed throughout. It is estimated that a fire pump will not be required, however hydraulic calculations shall be provided, and the system designed accordingly.

Grease hood shall require a dry fire suppression system.

Option 3: Performing Arts Venue

HVAC

The concept will require full heating, cooling, domestic water and fire protection systems. It is estimated that the cooling load will be approximately 75 tons. Cooling shall be provided by an air-cooled chiller located in an approved location on the site. Chilled water would be distributed by a primary/secondary piping system delivering 180 gpm of 44 Deg F. water throughout the building.

Heating would be provided by two high efficiency hydronic boilers. Estimated size would be 1000 MBH input each. Boiler room location in the building will need to be coordinated. Eighty gpm of 160 Deg. F. water will be distributed by a primary/ secondary piping system. Two primary pumps estimated to be 40 gpm each at each boiler, with two secondary pumps estimated to be 40 gpm each.

The Stage, Auditorium and basement rehearsal/multi-purpose zones shall be served by air handlers with chilled and hot water coils. The basement dressing rooms, breakroom, toilet rooms, light and sound room, the main level dressing rooms, Entry foyer/Toilet rooms and the balcony spaces will each be served by 4-pipe fan coils; estimated capacity is 5 tons each. Location of this equipment will need to be coordinated.

General exhaust will be required for the toilet rooms and dressing rooms. Estimated 600 cfm at the basement toilet room, 300 cfm at the basement dressing room, 850 cfm at the main level toilet room, 300 cfm at the main level dressing room, 100 cfm at the stairwell toilet room and balcony level toilet rooms.

Direct digital controls shall be utilized throughout. Manufacturer shall be Alerton to match the City of Reno's preferred manufacturer.

Plumbing

A new duplex sewage ejector and controls will be required. Estimated required capacity to be 60 gpm at 21' TDH, utilizing the existing sump pit.

New high efficiency natural gas-fired domestic water heaters will be required. Estimate two heaters, each 110 gallon storage, 199 mbh input, with thermostatic mixing valve and circulating return pump, estimated at 6 gpm at 25' TDH.

Plumbing fixtures shall be vitreous china with electronic flush valves and electronic sensor faucets.

Elevator pit shall be provided with a 50 gpm at 15' TDH sump pump.

Fire Protection

A full wet fire sprinkler system shall be designed and installed throughout. It is estimated that a fire pump will not be required, however hydraulic calculations shall be provided, and the system designed accordingly.

Appendix I

Electrical Letter Report

Electrical Letter Report

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PK Electrical, Inc.
ENGINEERING | DESIGN | CONSULTING

October 14, 2024

Architectural Resources Group

Pier 9 The Embarcadero
San Francisco, CA 94111

Attn: Alicia Virani

Re: Lear Theater
Historic Structures Report
Electrical Evaluation

Dear Alicia,

PK Electrical visited the Lear Theater on May 13, 2024, to evaluate the existing electrical conditions at the historical building. The purpose of the visit was to visually inspect all the electrical components in the existing building in regard to safety, functionality, and efficiency of the existing electrical system. Then provide a written report of the findings, including recommendations for repairs or upgrades and compliance with NPS and DOI guidelines.

Below is the summary of the findings.

Transformer / Meter / Main Panel:

The theater is fed by an NV Energy pole-mounted transformer on the north side of the building to a 240/120V, 3-phase 200A metered pedestal. There is a 200A breaker in the metered pedestal that feeds underground to an abandoned electrical system in the basement of the building.

Building Power Distribution:

The building does not appear to have a distribution panel located in the abandoned electrical system in the basement. This means that there is no current power to the building structure.

Branch Power:

The overall integrity of the building's branch wiring systems could not be identified during this visual inspection since the wiring is hidden in the original walls. There were disconnects in the basement intended for mechanical equipment that does not operate. The interior existing receptacles were standard 15A. There were no exterior receptacles on site.

RENO

681 Sierra Rose Drive, Suite B
Reno, NV 89511
775.826.9010

VISIONS ACHIEVED.
COMMUNITIES EMPOWERED.
pkelectrical.com

DENVER

4601 DTC Boulevard, Suite 740
Denver, CO 80237
720.481.3290



Infrastructure for new circuits was added in the recent past, based on a project prior to 2002.

(See Photos – Below)

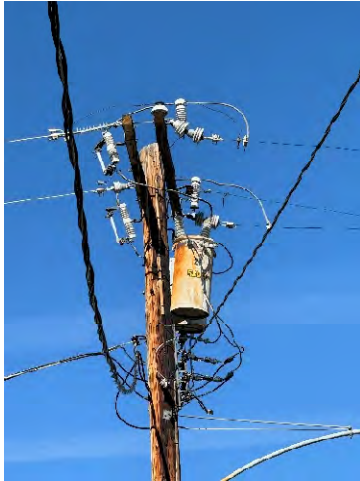


Photo 1



Photo 2



Photo 3



Photo 4

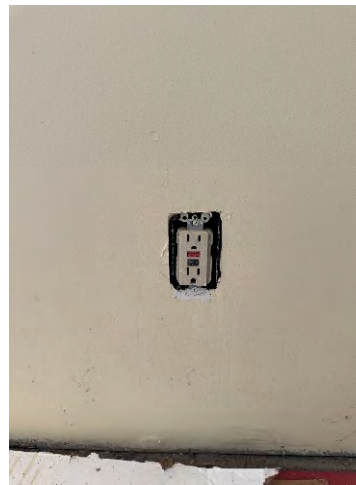


Photo 5



Photo 6

Photo	Description
<i>Photo 1</i>	NV Energy Utility Pole Mounted Transformer
<i>Photo 2</i>	Metered Pedestal
<i>Photo 3</i>	Metered Pedestal Breaker
<i>Photo 4</i>	Mechanical Disconnects & Gutter
<i>Photo 5</i>	15A Receptacle
<i>Photo 6</i>	New Infrastructure Electrical Boxes



Lighting Systems:

The building had a majority of fluorescent-style lights, with many screw-in housings or bulbs missing from the screw sockets. There were decorative pendant fixtures with fluorescent bulbs. Wall packs appeared to be metal halide and were mounted along the exterior of the building.

There is an abandoned time clock and a lighting control panel equivalent to a Square D Company 100A max, with breakers for various locations inside and outside the building.

Lighting controls were standard manual toggle switches.

There appeared to be no battery-powered exit signs or emergency lights.

Infrastructure for new switches was added in the recent past, based on a project prior to 2002.

(See Photos – Below)

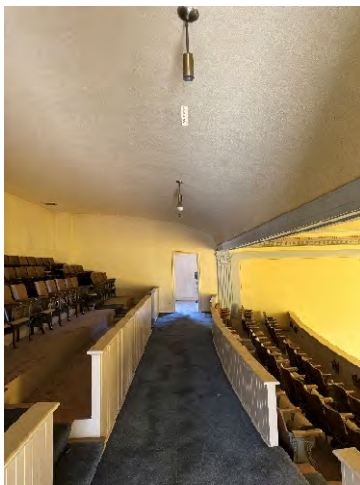


Photo 7



Photo 8



Photo 9

(Photos continued next page)



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

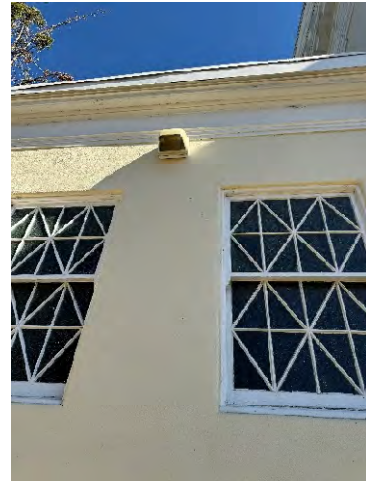


Photo 15

Photo	Description
Photo 7	Balcony Pendant Lights
Photo 8	Manual Toggle Switch
Photo 9	New Infrastructure Electrical Boxes
Photo 10	Lighting Control Panel, Time Clock, & Switches
Photo 11	Time Clock
Photo 12	Exit Sign Placard with No Power
Photo 13	Portico Pendant Lights
Photo 14	Exterior Flood Lights
Photo 15	Exterior Wall pack



Telecom Systems:

No telecom system was present during our site visit.

Security Systems:

No telecom system was present during our site visit.

Fire Alarm System:

No telecom system was present during our site visit.

Other Active Projects:

Currently, PK Electrical has designed a project that will be constructed in the near future pertaining to the current Landscaping & Site improvements surrounding the Lear Theater. The structure itself is not included in this scope of work and shall be protected during construction.

All work will follow the recommendations of the Secretary of the Interior's Standards for the Treatment of Historic Properties. The electrical scope includes installing a distribution panel in the basement, fed from the existing 200A metered pedestal. That panel will power a circuit for an irrigation controller for landscaping. Additional circuits will power ground-mounted LED linear lights and post-mounted floodlights to illuminate the exterior façade of the portico and the east side of the theater.

Theater Recommendations:

Power:

1. A new exterior pad mounted NV Energy transformer should be installed to bring 208/120V, 3 phase power to the site.
2. A new exterior service entrance should be installed to distribute power to the theater.
3. An electrical room should be constructed in the basement of the building with proper equipment clearances per the currently adopted NEC section for new electrical equipment.
4. New Panel boards should be installed on in the electrical room to accommodate all the new loads for the theater.
5. The exterior circuits for the landscaping project should be re-fed from a new panelboard in the basement.



Lighting:

1. New LED lighting should be installed to be more efficient and comply with IECC 2018. Lighting levels will be designed in accordance with IESNA recommendations. Historic fixtures that have screw in bulbs should have new LED bulbs installed.
 - a. The control for the exterior lighting will generally be photocell control-on at dusk and photocell control-off at dawn with integral motion sensing and automatic dimming. Fixtures will have time clock override.
 - b. The existing color changing exterior facade lights should remain.
 - c. Interior lighting will be designed to meet requirements for Controllability and Minimum Energy Performance of IECC 2021. All interior lighting will be solid state (LED).
 - d. Fixtures will be specified with 0-10VDC where it is possible to take advantage of dimming features that are typically standard with LED fixtures.
2. A new lighting control panel should be installed.
 - a. A central microprocessor based distributed relay lighting control system shall be provided for automated lighting control. Local controls and manual override functions will be provided. Dimming switching shall be provided for all spaces including small offices. Occupancy sensors shall be utilized in all areas. Automatic Daylighting control shall be implemented as the building design allows. The Lighting Control System will be networked by wire and may be wireless.
3. New emergency lights and exit signs should be installed.
 - a. Egress lighting levels will be designed in accordance with IBC 1006.4 to achieve required illumination levels along the path of egress. Lighting levels for egress will be 1 FC average with a maximum illuminance ratio of 40:1.
 - b. UL listed 924 devices will be used to bypass control inputs upon loss of normal power and transfer to central emergency inverter power or battery backup.
4. New theater lighting should be installed and follow IECC.

Telecom:

1. A new main telecom room demarcation location to the local telephone and internet service providers (AT&T, Spectrum Communications). Separate raceway infrastructure will be provided for each provider. Conduit will be installed from the MDF room to the property line at locations coordinated with the service providers.
 - a. 4'-0" x 8'-0" x 3/4" AC fire treated plywood backboards will be provided along all four walls in the communication room. Plywood sheets will be run from 6" to 8'-6" AFF (above finished floor). Plywood will be painted with 2 coats of white paint.
 - b. 12" wide horizontal ladder rack will be installed at 8'-0" AFF around the perimeter of the room and over the top of all equipment racks to facilitate cable routing. Radius dropouts will be provided above all equipment racks to maintain the manufacturers' recommended bend radius of all telecommunications cabling. Ladder racks will be



secured to the walls with triangular support brackets spaced at 4'-0" OC. Where not routed adjacent to a wall, ladder rack will be supported from the structure above with Unistrut and threaded rod.

- c. UL listed 4-post equipment racks will be installed to house termination and electronic equipment. Racks will be constructed of lightweight aluminum and will have a black finish. Racks shall be 84" high with 19" rack mounting spaces. Rack bases shall be 15" deep x 20.25" wide base with four (4) $\frac{3}{4}$ " bolt down holes. Side rails shall be 3" deep with double-sided tapped holes. Rack shall be secured to the concrete floor with four (4) $\frac{1}{2}$ " concrete expansion anchors. The quantity of racks will be determined during the design phase based on the quantity of terminations and electronic equipment.
- d. Horizontal and vertical cable management shall be provided with all racks and cabinets. Cable managers shall be constructed of a steel panel with PVC fingered duct attachments (black) on the front and cable management rings on the rear. Horizontal cable managers shall be 1 or 2 rack units in height. Vertical cable managers shall be 6" to 10" wide. Cable managers shall have hinged covers.
- e. A dedicated 24/7 HVAC system shall be provided to the room with dedicated thermostat.
- f. Dedicated 20 amp 208V outlets shall be mounted above each rack/cabinet on the side of the overhead ladder rack. Additional duplex convenience outlets at 18" AFF shall be spaced around the perimeter of the room at approximate 10'-0" spacing.
- g. A 208V uninterruptible power supply (UPS) will be provide in each equipment rack and cabinet. UPS's will be sized based on the quantity and type of equipment mounted in each rack/cabinet.
- h. Conduit and J-Hooks will be utilized to route horizontal cabling from the communications rooms to the work area outlets. Telecommunication outlets for computers, phones, wireless access points, digital signage, AV devices, security devices, etc., will be provided at all work areas.
- i. A structured Category 6 cabling system for voice, data, A/V and security will be installed from the telecom room to each telecom outlet. Typical telecommunication outlets will consist of four port faceplates with plastic label holders. A minimum of two (2) Category 6 data drops will be provided at each communications outlet. The number of telecommunication outlets and Category 6 data drops will be dependent on the use and requirements of each space.
 - i. Horizontal cabling will be tested in accordance with ANSI/TIA standards. A minimum 20-year manufacturer warranty will be provided for the horizontal Category 6 cabling.

Security System:

1. An intrusion detection system (burglar alarm) will be installed to cover all perimeter doors and roof hatches. Motion detectors will be provided at interior entrance locations. The system will consist of magnetic door position contacts, motion detectors, key pads, cabling, control panels and auto-dialer. The system will be connected to a 24x7 monitoring company.



Fire Alarm:

1. The building will have a fire alarm system installed to meet current codes and adapted to building conditions. The new fire alarm system will utilize a voice evacuation system and will be installed in the new building. The design will be “design build” and basis of design manufacturer will be ‘Edwards Life Safety’ and built around an EST-4 Panel.
2. The building will contain a ‘node’ control panel and all panels will be networked together in a Class A fiber loop.
3. Code red system implementation includes selectively located amber lens strobes that will activate upon operation of a ‘Code Red’ push button (Location(s) to be determined). These devices will give visual indication of code red system activation.
4. Devices will generally be ceiling mounted to avoid wall-mounted obstructions. All devices will be white with red lettering indicating FIRE or ALERT. All wiring will be installed in 3/4” factory painted red conduit.
5. Minimum audibility levels will be 80dbA in all occupiable spaces, and 90dbA in all mechanical rooms.
6. The system will consist of a flush mounted main Fire Alarm Annunciator Panel (FAAP) at the main entrance of the building. It mirrors the functions of the Fire Alarm Control Panel (FACP), which will be located in the main electrical room. There will also be power supplies and amplifiers distributed throughout the other electrical rooms/closets.
7. The system will have a 60-hour standby and 15 minute alarm capability. The system will be remote station monitored via a digital communicating device that will provide the dial out by point to Owner’s Vendor.
8. Duct smoke detection and unit shutdown will be provided for all mechanical units, and at each floor separation. The system shall also have magnetic door holders where required, flow and tamper switches for fire sprinklers, audio/visual (Speaker/Strobe) notification appliances will be located throughout the building based on Code requirements. All combination fire/smoke dampers will be provided with control relays to close upon activation, as well as all high-volume low speed fans (HVLS) to shutdown. The new building will have a Class B, supervised, 24-volt DC-powered, addressable fire alarm system. The Fire Alarm Control panel, located in the Fire Riser room for efficient access by the responding fire authority during an emergency event. Auxiliary power supplies may be required in other portions of the building based on voltage drop calculations. The fire alarm system will be a deferred submittal by a fire alarm contractor that is registered with the State Fire Marshal.



Audio Visual System:

1. A zoned paging system will be provided to enable announcements to be made throughout the facility.
 - a. Theater speakers will be coordinated.

Theater System:

Outlined are some examples that may be applicable. The owner's usage needs can indeed vary significantly depending on the specific theatrical requirements at hand.

1. New Theatrical Lighting & Components (**examples that may be applicable**)
 - a. Theatrical lighting will need be in compliance with Owner's requirements and Usage needs. This lighting will be exempt from IECC compliance. *Such examples are as follows:*
 - i. ColorSource Spot V and ColorSource Spot VXT as manufactured by ETC Inc. Brings together a five-color light engine with the build-quality and support of an ETC product. Uses a mix of red, green, blue, indigo and lime LED emitters. ETC optics, adapters, and accessories.
 - ii. The product shall be an optional fixed focus lens tube with a field angle of (19°, 26°, 36°, 50°). When used as a template or gobo projector, the product shall provide enhanced image acuity, heightened contrast and minimum distortion.
 - iii. Beam Angle Range: 5 to 90 degrees. Swappable lens tubes.
 - iv. Color temperature Range: Color mixing.
 - v. LED Details: 60 Lumileds LUXEON Rebel and LUXEON C LEDs.
2. New Theatrical Components (**examples that may be applicable**)
 - a. Entertainment Components such as the Center Control Station, Wall controllers, Power Control Enclosures, Relay Panel, Dimmer Modules, DMX controls will be required. Such examples are as follows:
 - i. The lighting control console shall be a microprocessor-based system specifically designed to provide complete control of stage, studio, and entertainment lighting systems.
 - ii. (3) 27" 4K multi-touch LCD touchscreens, in articulating dual-axis display panels.
 - iii. The Control System shall be designed to allow control of lighting and associated systems via Button and Fader controls.
 - iv. 20 60 mm motorized faders, 100 10-fader pages for configurable faders, for channel, submaster and palette/preset, timing and effect rate/speed playback control.
 - v. Presets shall have a discrete fade time, programmable from zero to 1,000 hours with a resolution of one millisecond.
 - vi. Five banks of 10-button user-definable Target Keys
 - vii. Optional fader functions include manual master control, individual zone control, color control fade rate control or preset master control.
 - viii. 6.3-inch keypad touchscreen, with haptic touch feedback, servicing softkeys and custom user layouts



- ix. Augment 3D programming and visualization environment
- x. Virtual Media Server function for pixel-mapping
- xi. Multi-user and multi-programmer working environment
- xii. Relay Panels shall consist of a main enclosure with 30 pole breaker subpanel, relay/dimmer sub panel, integral control electronics, and a low voltage subpanel for data terminations and provision for accessory cards
- xiii. Optional button functions include preset selection, manual mode activation, record mode activation, station lockout, raise, lower, macro activation, or room join/separate.
- b. DMX-driven distributed power controllers
- c. Building-wide system control and monitoring
 - i. 18.5" Touchscreen for stage control access points
 - ii. HSB ColorPicker for dynamic selection of color with LED and multiparameter fixtures
 - iii. NetConnect -- making use of low-cost, easy-to-install Cat5 with PoE to connect Touchscreen stations to a networked Paradigm Central Control Server System
 - iv. For timed-event creation, edit and override from setup menu
 - v. Flush mounted Control Stations for lighting controls
 - vi. One-, two-, four-, six- or eight-button station configurations

Appendix J

Cost Estimates

Cost Estimates

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Appendix J

Cost Estimates

COST ESTIMATES SUMMARY

Cost estimates for the conceptual options were prepared by TBD consultants. The detailed report is included in Appendix J. The following is a summary of the basis for pricing, and the cost allocations for each conceptual option described in Section 10.

Basis of Pricing

The cost estimates reflect fair construction value based on local prevailing wage construction costs for Fall 2024. Pricing does assume a competitive bid procurement process. Subcontractor mark ups have been included in each line-item unit price. General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis, and estimates for General Conditions are included as a percentage of hard costs. General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and cover the bonds, insurance, site office overheads and profit. These details are outlined in the full report.

Contingency

Both a Design Contingency (15%) and a Construction Contingency (5%) have been carried in the conceptual estimates. The Design Contingency is intended to cover scope that lacks detail at the conceptual phase or is anticipated to be added to the Design as it progresses through further detailed project development. The Construction Contingency is carried to cover unforeseen conditions during construction. An Owner's Contingency has not been included but is advised when a project moves forward.

Escalation

Cost estimates often include a percentage increase for each month/year between the completed estimate and the start date of construction. Since there is

no time frame for the start of construction for any of the options, escalation HAS NOT been included in these estimates. When a project is ready to move forward, the estimates that have been developed should be revisited to incorporate escalation since Fall 2024.

Alternates

A few scope items have been priced as Alternates. This includes elements of the design that are an alternative to the base scope of work that merits consideration, or are design elements that would enhance the options, but are not required to accomplish the program. These can be added or deducted from the estimate as appropriate, and include the following:

- Add Alternate for the exterior landscaped terrace with site stair connection. This was designed to create a seamless connection between the basement multi-use space (elev 94'-0") and the outdoor area (elev 100'-0") by lowering and expanding the lightwell, converting two basement windows into doors and creating a grand stair to link them together. This is illustrated in Option 2, but it is a design element that could be included in any of the Options.
- Add Alternate for a new enclosed control booth at level 2 in lieu of a control location/desk open to the auditorium for consideration in Option 3.

Pricing Summary

- Option 1 – Building Stabilization to prevent further deterioration during short term vacancy
- Option 2 – Rehabilitation of the building for use as a Community Arts and Cultural Center
- Option 3 – Rehabilitation of the building for use as a Performing Arts Venue for community theater
- Option 3A – Rehabilitation of the building for use as a Performing Arts Venue, utilizing the existing sloped/flat floor

Cost Estimates

	Option 1	Option 2	Option 3	Option 3A
Building Rehabilitation				
Demolition		\$223,674	\$250,860	\$243,809
Structure		\$929,809	\$1,292,633	\$1,291,193
Façade	\$306,043	\$471,560	\$474,278	\$474,278
Roofing	\$132,287	\$165,281	\$178,080	\$178,080
Interiors		\$3,369,104	\$3,939,711	\$3,946,582
Elevators		\$723,329	\$723,329	\$764,731
Systems		\$5,859,114	\$7,374,035	\$7,368,893
Equipment		\$1,701,818	\$1,816,423	\$1,716,669
Sitework		\$165,614	\$165,614	\$165,614
TOTAL COSTS	\$438,330	\$13,609,303	\$16,214,963	\$16,149,849

Owner's Contingency (allow 10%)

\$43,833

\$1,360,930

\$1,621,496

\$1,614,985

Soft Costs (Allow 20%-25%)

\$88k-\$110k

\$2.7m-\$3.4m

\$3.2m-\$4.1m

\$3.2m-\$4.1m

ADD ALTERNATE 1

Exterior landscaped terrace with site stair connection to basement

\$337,472

ADD ALTERNATE 2

Add new control booth at balcony

\$350,544

LEAR THEATER

STABILIZATION & IMPROVEMENTS OPTIONS

501 RIVERSIDE DRIVE, RENO, NV

CONCEPT DESIGN

Report Prepared for:

ARCHITECTURAL RESOURCES GROUP

October 10, 2024

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BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and Engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

<u>Document</u>	<u>Date</u>
Conceptual Alternates Narratives and Drawings prepared by Architectural Resources Group Architects and their consultants	13-Aug-24
Draft Historic Structure Report prepared by Architectural Resources Group Architects and their consultants	15-Aug-24

PROJECT DESCRIPTION

The project involves the stabilization of the building façade to prevent further deterioration of the structure and interiors while the building remains unoccupied with two Alternate Options for building improvements.

Option 1 - Building Stabilization to prevent further deterioration during short term vacancy

Option 2 - Expansion and interior renovation for use as a Community Arts and Cultural Center.

Option 3 - Expansion and interior renovation for use as a Performing Arts Venue.

Option 3A - Expansion and interior renovation for use as a Performing Arts Venue with 2nd floor layout to match Option 2

Option 1 does not address code or requirements for occupancy while Options 2 & 3 address ADA and other deficiencies to make the building code compliant and usable.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher. Our estimate assumes the work will be completed with prevailing wage rates under the normal public procurement criteria. We have excluded any premiums for Local/Small or other DBE contract goals.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. Estimates for the General Conditions (Site Requirements / Site Supervision) are attached. The estimates translate to the following percentage of hard cost.

	Stabilization	Option 1	Option 2	
Site Requirements	22.50%	6.50%	6.50%	
Jobsite Management	27.50%	8.50%	8.50%	
Phasing	0.00%	0.00%	0.00%	Excluded

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	3.20%		
General Liability Insurance	1.15%	General Liability Insurance	
General Contractor Bond	0.80%		
Sub-Guard	1.25%		
Fee (G.C. Profit)	8.5%	5.5%	5.5%

BASIS OF ESTIMATE

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency 15.0%

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency 5.0%

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduced, but should not be eliminated.

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

Cost Escalation

Our cost estimate excludes cost escalation beyond the current estimate date. For future cost escalation we would recommend that the client carries 4% per annum, calculated to the estimated mid-point of construction

EXCLUSIONS

- Cost Escalation / Price Increases beyond Q4 2024
- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract [NIC]
- Extensive hazardous materials investigations and abatement
- Utility company back charges, including work required off-site and payments made to utility providers.
- Cost of new electrical transformer (pad only included)
- New utility connections for domestic water, gas and/or sewer
- Furniture, Fixtures & Equipment
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Independent Project Management or Construction Management Fees (outside of General Contractor Fees)
- Permit Fees
- Special Inspection Fees
- Owners contingency
- Sole source contracts / DBE or other unique contract or procurement conditions.

KEY CRITERIA

AREA TABULATION

Floor	Existing	Option 2	Option 3	COMMENTS
FLOOR AREA				
Basement	7,800 SF	7,800 SF	7,800 SF	
First Floor	7,400 SF	8,600 SF	8,870 SF	
Second Floor	1,800 SF	1,800 SF	1,800 SF	
FLOOR AREA - GSF	17,000 SF	18,200 SF	18,470 SF	

Other Key Criteria

Option 1 Ground Floor Perimeter	425 LF
Option 2 Ground Floor Perimeter	485 LF
Option 3 Ground Floor Perimeter	485 LF
Temporary Roof at Ground Floor	2,550 SF
Sitework	
Entrance Portico	480 SF
Sitework Steps/Ramp to Basement	1,060 SF
Terrace Area	1,500 SF



Estimator: ND
GSF : 18,200

EXECUTIVE SUMMARY

	OPTION 1	OPTION 2	OPTION 3	OPTION 3A	COMMENTS
BUILDING RENOVATION					
DEMOLITION		\$223,674	\$250,860	\$243,809	
STRUCTURE		\$929,809	\$1,292,633	\$1,291,193	
FAÇADE	\$306,043	\$471,560	\$474,278	\$474,278	
ROOFING	\$132,287	\$165,281	\$178,080	\$178,080	
INTERIORS		\$3,369,104	\$3,939,711	\$3,946,582	
ELEVATORS		\$723,329	\$723,329	\$764,731	
SYSTEMS		\$5,859,114	\$7,374,035	\$7,368,893	
EQUIPMENT		\$1,701,818	\$1,816,423	\$1,716,669	
SITEWORK		\$165,614	\$165,614	\$165,614	
TOTAL COSTS	\$438,330	\$13,609,304	\$16,214,963	\$16,149,849	

ALTERNATES

NEW THEATER SEATING ON EXISTING SLOPED FLOOR			(\$401,116)	
ADD NEW CONTROL BOOTH AT LEVEL 2			\$350,544	
ADD EXTERIOR LANDSCAPED TERRACE WITH SITE STAIR CONNECTION TO BASEMENT		\$333,472	\$333,472	\$333,472

MASTER FORMAT SUMMARY		OPTION 1		Estimator: ND
				GSF : 18,200
SECTION	%	TOTAL	\$ / SF	COMMENTS
01 GENERAL REQUIREMENTS	18.4%	49,052	\$2.70	\$12,263 per month
02 EXISTING CONDITIONS				
03 CONCRETE				
04 MASONRY	34.9%	93,260	\$5.12	
05 METALS				
06 WOOD, PLASTIC + COMPOSITE				
07 THERMAL + MOISTURE PROTECTION	25.9%	69,177	\$3.80	
08 OPENINGS	7.5%	20,005	\$1.10	
09 FINISHES	13.3%	35,568	\$1.95	
10 SPECIALTIES				
11 EQUIPMENT				
12 FURNISHINGS				
13 SPECIAL CONSTRUCTION				
14 CONVEYING EQUIPMENT				
21 FIRE SUPPRESSION				
22 PLUMBING				
23 HVAC				
25 INTEGRATED AUTOMATION				
26 ELECTRICAL				
27 COMMUNICATIONS				
28 ELECTRICAL SAFETY + SECURITY				
31 EARTHWORK				
32 EXTERIOR IMPROVEMENTS				
33 UTILITIES				
34 TRANSPORTATION				
35 WATERWAY + MARINE CONSTRUCTION				
DIRECT COSTS		267,062	\$14.67	
JOBSITE MANAGEMENT	27.5%	59,953	\$3.29	
ESTIMATE SUB-TOTAL		327,014	\$17.97	
LIABILITY INSURANCE	3.20%	10,464	\$0.57	
FEE	8.5%	27,796	\$1.53	
ESTIMATE SUB-TOTAL		365,275	\$20.07	
DESIGN CONTINGENCY	15.0%	54,791	\$3.01	
CONSTRUCTION CONTINGENCY	5.0%	18,264	\$1.00	
ESTIMATE SUB-TOTAL		438,330	\$24.08	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATE TOTAL		438,330	\$24.08	

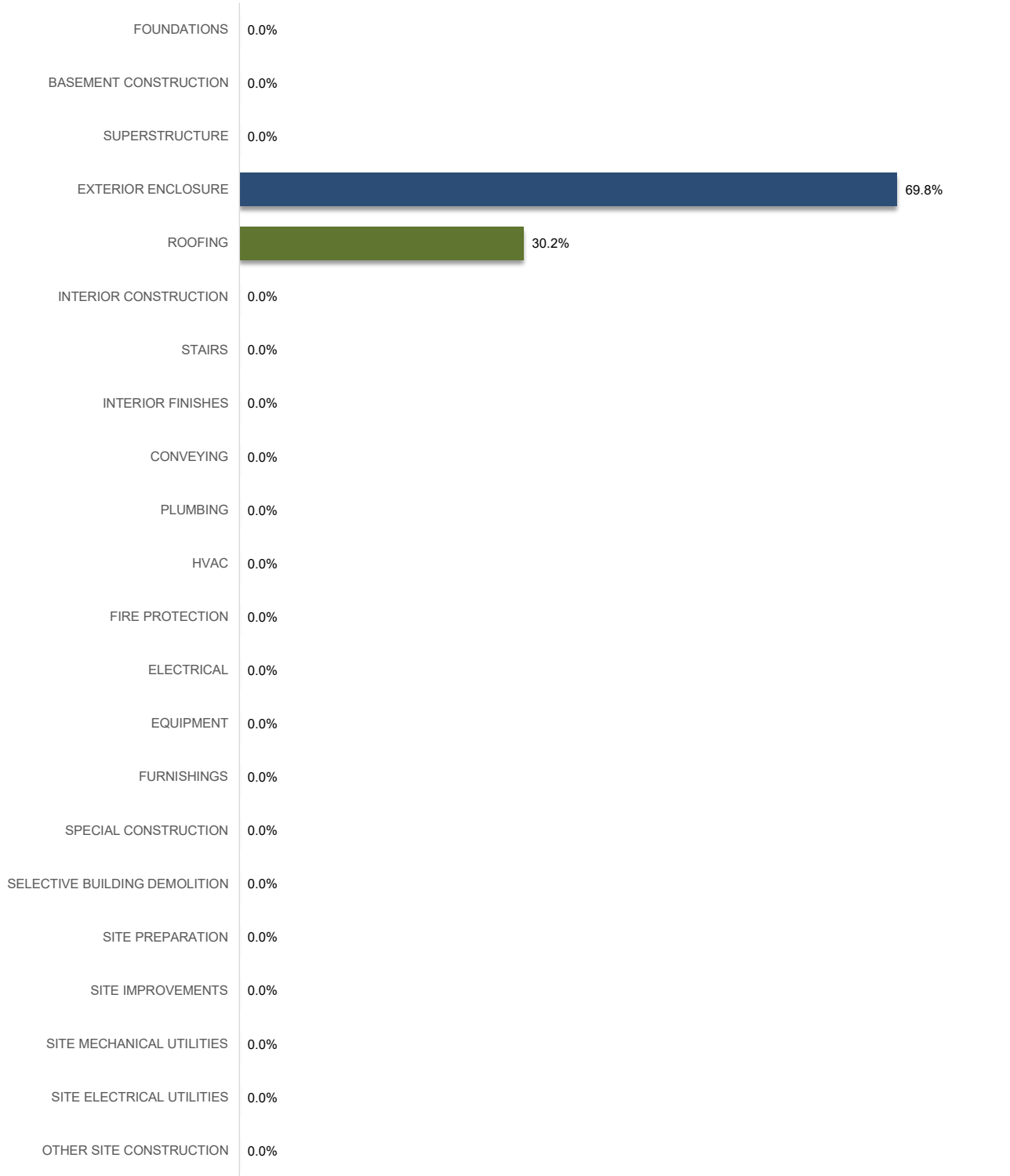
UNIFORMAT II SUMMARY Estimator: ND
OPTION 1 GSF : 17,000

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE				
10 SUPERSTRUCTURE				
20 EXTERIOR ENCLOSURE	69.8%	152,215	\$8.95	
30 ROOFING	30.2%	65,795	\$3.87	
B SHELL	100.0%	218,010	\$12.82	
10 INTERIOR CONSTRUCTION				
20 STAIRS				
30 INTERIOR FINISHES				
C INTERIORS				
10 CONVEYING				
20 PLUMBING				
30 HVAC				
40 FIRE PROTECTION				
50 ELECTRICAL				
D SERVICES				
10 EQUIPMENT				
20 FURNISHINGS				
E EQUIPMENT + FURNISHINGS				
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
F SPECIAL CONSTRUCTION + DEMOLITION				
10 SITE PREPARATION				
20 SITE IMPROVEMENTS				
30 SITE MECHANICAL UTILITIES				
40 SITE ELECTRICAL UTILITIES				
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK				
DIRECT COSTS		218,010	\$12.82	
SITE REQUIREMENTS	22.5%	49,052	\$2.89	
JOBSITE MANAGEMENT	27.5%	59,953	\$3.53	
ESTIMATE SUB-TOTAL		327,014	\$19.24	
LIABILITY INSURANCE	3.20%	10,464	\$0.62	
FEE	8.50%	27,796	\$1.64	
ESTIMATE SUB-TOTAL		365,275	\$21.49	
DESIGN CONTINGENCY	15.0%	54,791	\$3.22	
CONSTRUCTION CONTINGENCY	5.0%	18,264	\$1.07	
ESTIMATE SUB-TOTAL		438,330	\$25.78	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATED CONSTRUCTION COSTS		438,330	\$25.78	total add-ons 101.06%

Estimator: ND
GSF : 17,000

COST DISTRIBUTION GRAPH

OPTION 1



ESTIMATE DETAIL

OPTION 1

Estimator: ND
GSF : 17,000

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Foundations</u>					
3							
4		No work in this section		Note			
5							
6		FOUNDATIONS					\$0 / SF
7							
8		<u>Basement Construction</u>					
9							
10		No work in this section		Note			
11							
12		BASEMENT CONSTRUCTION					\$0 / SF
13							
14		<u>Superstructure</u>					
15							
16		No work in this section		Note			
17							
17		SUPERSTRUCTURE					\$0 / SF
19							
20		<u>Exterior Enclosure</u>					
21							
22		<u>Exterior Walls</u>					
23	9	Remove existing ivy, repair plaster and paint surface	208	SF	13.50	2,808	
24	9	Repair stucco cracks and repaint surface	1,680	SF	19.50	32,760	
25	7	Seal all open joints between temporary structure and building	124	LF	23.40	2,902	caulking and stucco
26	7	Seal open joints at existing opening	1	LS	480.00	480	
27	4	Remove existing temporary membrane, install new sheathing and stucco finish to match existing	880	SF	98.00	86,240	
28	4	Paint west elevation	1,560	SF	4.50	7,020	
29							
30		<u>Windows</u>					\$17,400
31	8	Repair existing windows. Replace broken/missing glazing and prime and paint					
32	8	Basement	5	EA	1,450.00	7,250	
33	8	First Floor	6	EA	1,450.00	8,700	
34	8	Second Floor	1	EA	1,450.00	1,450	
35							
36		<u>Exterior Doors</u>					
37		Work to Existing Doors					\$2,605
38	8	Replace glass at existing double doors at Entry 109	1	PR	980.00	980	
39	8	Replace broken glass at entry door transom	1	LS	685.00	685	
40	8	Allowance to install new weather stripping	4	PR	235.00	940	
41							
42		EXTERIOR ENCLOSURE				152,215	\$8.95 / SF
43							
44		<u>Roofing</u>					
45							
46		<u>2nd Floor Roofing</u>					
47	7	Replace rolled roofing at 2nd Floor	560	SF	48.00	26,880	
48	7	New eaves trim					
49							
50		<u>Temporary Structure</u>					
51	7	Replace sections of existing damaged plywood	2,550	SF	2.20	5,610	
52	7	Paint with elastomeric paint	2,550	SF	6.50	16,575	
53							
54		<u>Miscellaneous Roofing Items</u>					
55	7	Allowance for miscellaneous patching and repairs to existing main roof	1	LS	15,000.00	15,000	
56	7	Secure existing metal flashing	1	LS	1,250.00	1,250	
57	7	Reattach downspout extension	1	LS	480.00	480	
58							
59		ROOFING				65,795	\$3.87 / SF

MASTER FORMAT SUMMARY

OPTION 2

Estimator: ND
GSF : 18,200

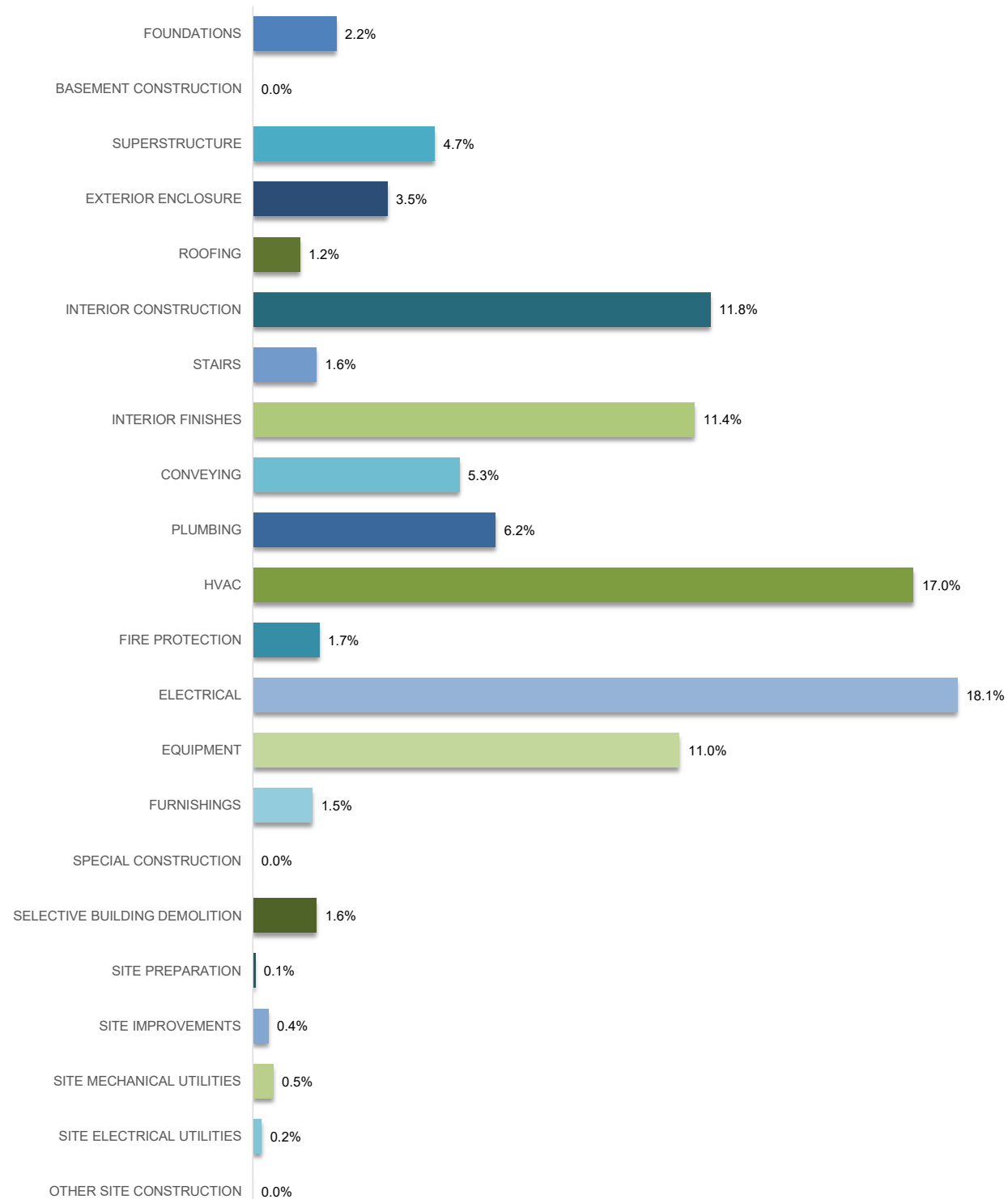
SECTION	%	TOTAL	\$ / SF	COMMENTS
01 GENERAL REQUIREMENTS	6.1%	589,713	\$32.40	\$42,122 per month
02 EXISTING CONDITIONS	1.6%	154,870	\$8.51	
03 CONCRETE	2.2%	210,369	\$11.56	
04 MASONRY	1.0%	93,260	\$5.12	
05 METALS	1.2%	118,820	\$6.53	
06 WOOD, PLASTIC + COMPOSITE	5.9%	573,189	\$31.49	
07 THERMAL + MOISTURE PROTECTION	1.1%	106,277	\$5.84	
08 OPENINGS	4.7%	456,755	\$25.10	
09 FINISHES	15.9%	1,534,431	\$84.31	
10 SPECIALTIES	2.0%	197,270	\$10.84	
11 EQUIPMENT	10.3%	995,000	\$54.67	
12 FURNISHINGS	1.4%	139,500	\$7.66	
13 SPECIAL CONSTRUCTION				
14 CONVEYING EQUIPMENT	5.0%	482,200	\$26.49	
21 FIRE SUPPRESSION	1.6%	155,610	\$8.55	
22 PLUMBING	5.9%	566,350	\$31.12	
23 HVAC	14.8%	1,427,000	\$78.41	
25 INTEGRATED AUTOMATION	1.2%	113,750	\$6.25	
26 ELECTRICAL	14.1%	1,366,240	\$75.07	
27 COMMUNICATIONS	0.8%	79,170	\$4.35	
28 ELECTRICAL SAFETY + SECURITY	2.3%	218,400	\$12.00	
31 EARTHWORK				
32 EXTERIOR IMPROVEMENTS	0.4%	36,420	\$2.00	
33 UTILITIES	0.5%	47,625	\$2.62	
34 TRANSPORTATION				
35 WATERWAY + MARINE CONSTRUCTION				
DIRECT COSTS		9,662,219	\$530.89	
JOBSITE MANAGEMENT	8.5%	771,163	\$42.37	
ESTIMATE SUB-TOTAL		10,433,382	\$573.26	
LIABILITY INSURANCE	3.20%	333,868	\$18.34	
FEE	5.5%	573,836	\$31.53	
ESTIMATE SUB-TOTAL		11,341,087	\$623.14	
DESIGN CONTINGENCY	15.0%	1,701,163	\$93.47	
CONSTRUCTION CONTINGENCY	5.0%	567,054	\$31.16	
ESTIMATE SUB-TOTAL		13,609,304	\$747.76	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATE TOTAL		13,609,304	\$747.76	

UNIFORMAT II SUMMARY		OPTION 2		Estimator: ND
				GSF : 18,200
SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	2.2%	195,369	\$10.73	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	2.2%	195,369	\$10.73	
10 SUPERSTRUCTURE	4.7%	424,479	\$23.32	
20 EXTERIOR ENCLOSURE	3.5%	314,361	\$17.27	
30 ROOFING	1.2%	110,183	\$6.05	
B SHELL	9.4%	849,023	\$46.65	
10 INTERIOR CONSTRUCTION	11.8%	1,067,033	\$58.63	
20 STAIRS	1.6%	148,800	\$8.18	
30 INTERIOR FINISHES	11.4%	1,030,146	\$56.60	
C INTERIORS	24.8%	2,245,979	\$123.41	
10 CONVEYING	5.3%	482,200	\$26.49	
20 PLUMBING	6.2%	566,350	\$31.12	
30 HVAC	17.0%	1,540,750	\$84.66	
40 FIRE PROTECTION	1.7%	155,610	\$8.55	
50 ELECTRICAL	18.1%	1,643,210	\$90.29	
D SERVICES	48.4%	4,388,120	\$241.11	
10 EQUIPMENT	11.0%	995,000	\$54.67	
20 FURNISHINGS	1.5%	139,500	\$7.66	
E EQUIPMENT + FURNISHINGS	12.5%	1,134,500	\$62.34	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	1.6%	149,110	\$8.19	
F SPECIAL CONSTRUCTION + DEMOLITION	1.6%	149,110	\$8.19	
10 SITE PREPARATION	0.1%	5,760	\$0.32	
20 SITE IMPROVEMENTS	0.4%	36,420	\$2.00	
30 SITE MECHANICAL UTILITIES	0.5%	47,625	\$2.62	
40 SITE ELECTRICAL UTILITIES	0.2%	20,600	\$1.13	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	1.2%	110,405	\$6.07	
DIRECT COSTS		9,072,506	\$498.49	
SITE REQUIREMENTS	6.5%	589,713	\$32.40	
JOBSITE MANAGEMENT	8.5%	771,163	\$42.37	
ESTIMATE SUB-TOTAL		10,433,382	\$573.26	
LIABILITY INSURANCE	3.20%	333,868	\$18.34	
FEE	5.50%	573,836	\$31.53	
ESTIMATE SUB-TOTAL		11,341,087	\$623.14	
DESIGN CONTINGENCY	15.0%	1,701,163	\$93.47	
CONSTRUCTION CONTINGENCY	5.0%	567,054	\$31.16	
ESTIMATE SUB-TOTAL		13,609,304	\$747.76	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATED CONSTRUCTION COSTS		13,609,304	\$747.76	total add-ons 50.01%

Estimator: ND
GSF : 18,200

COST DISTRIBUTION GRAPH

OPTION 2



ESTIMATE DETAIL

OPTION 2

Estimator: ND
GSF : 18,200

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Foundations</u>					
3							
4		<u>New Stair at SE Corner</u>					
5	3	Modify existing walls and foundations for new stair at SE corner	1	LS	16,500.00	16,500	
6							
7		<u>ADA Elevator</u>					
8	3	Excavate for new elevator pit	16	CY	435.00	6,767	
9	3	Concrete foundations	9	CY	1,850.00	16,787	
10	3	Concrete walls	102	SF	287.00	29,274	
11	3	Misc. embeds	1	LS	3,500.00	3,500	
12	3	Allowance for waterproofing	162	SF	35.00	5,670	
13							
14		<u>New Freight Elevator</u>					
15	3	Allowance to modify existing pit for new freight elevator	1	LS	10,000.00	10,000	
16							
17		<u>Existing Elevator Pit</u>					
18	3	Drain water in existing pit	1	LS	780.00	780	
19	3	Fill existing pit with gravel	7	CY	385.00	2,567	
20							
21		<u>New Banquet Kitchen</u>					
22	3	Allowance for new pad footings at new column locations	2	EA	2,850.00	5,700	
23							
24		<u>Slab on Grade</u>					
25	3	Infill sections of slab on grade at areas removed for new foundation and plumbing work	1,850	SF	35.00	64,750	
26	3	Allowance for dowels into existing slab on grade	280	EA	65.00	18,200	
27	3	Allowance for patching / repairs to the existing slab on grade	5,950	SF	2.50	14,875	
28							
29		FOUNDATIONS				195,369	\$10.73 / SF
30							
31		<u>Basement Construction</u>					
32							
33		No work in this section		Note			
34							
35		BASEMENT CONSTRUCTION					\$0 / SF
36							
37		<u>Superstructure</u>					
38							
39		<u>Wood Framing</u>					
40	6	Wall framing for new expansion	3,264	SF	18.50	60,384	
41	6	Plywood sheathing	1,306	SF	5.50	7,181	
42	6	Allowance for new structural/shear walls at basement restrooms	360	SF	35.00	12,600	
43	6	New floor framing and sheathing at first floor expansion	1,180	SF	55.00	64,900	
44	6	New framing and sheathing at expansion roof	1,239	SF	38.00	47,082	
45	6	Added columns at basement kitchen	2	EA	2,850.00	5,700	
46	6	Allowance for new 2x10 floor framing over kitchen	1,300	SF	22.00	28,600	
47	6	Allowance for added framing at new stair	1	LS	8,900.00	8,900	
48	6	Allowance for added framing at new elevator shaft	2	EA	780.00	1,560	1st & 2nd Floor opening

ESTIMATE DETAIL

OPTION 2

Estimator: ND
GSF : 18,200

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
49							
49	6	Allowance for added plywood sheathing to existing walls	2,160	SF	7.20	15,552	
51	6	Framing for new ramp to stage	1	LS	2,850.00	2,850	
51	6	Framing for new landing at stage exit door	1	LS	4,970.00	4,970	
52	6	Framing/sheathing for elevator lobby and storage rooms at second floor	415	SF	18.00	7,470	
53	6	Allowance for repairs to existing floor framing with new joists sistered to existing framing	6	LOC	1,240.00	7,440	
54	6	Allowance for miscellaneous clips and straps	18,200	SF	0.85	15,470	
56							
57		<u>Concrete Work</u>					
58	3	Allowance for work to existing concrete walls	1	LS	15,000.00	15,000	
59							
60		<u>Metals</u>					
61	5	Metal rails and beams at elevator shafts	2	EA	12,300.00	24,600	
62	5	Allowance for new steel beams over banquet kitchen	44	LF	280.00	12,320	
63	5	Miscellaneous metals	18,200	SF	4.50	81,900	
64							
65		SUPERSTRUCTURE				424,479	\$23.32 / SF
66							
67		<u>Exterior Enclosure</u>					
68							
69		<u>Existing Exterior Walls</u>					
70	9	Remove existing ivy, repair plaster and paint surface	208	SF	13.50	2,808	
71	9	Repair stucco cracks and repaint surface	1,680	SF	19.50	32,760	
72	7	Seal all open joints between temporary structure and building	124	LF	23.40	2,902	caulking and stucco
73	7	Seal open joints at existing opening	1	LS	480.00	480	
74	4	Remove existing temporary membrane, install new sheathing and stucco finish to match existing	880	SF	98.00	86,240	
75	4	Paint west elevation	1,560	SF	4.50	7,020	
76							
77		<u>Existing Windows</u>					\$17,400
78	8	Repair existing windows. Replace broken/missing glazing and prime and paint					
79	8	Basement	5	EA	1,450.00	7,250	
80	8	First Floor	6	EA	1,450.00	8,700	
81	8	Second Floor	1	EA	1,450.00	1,450	
82							
83		<u>Existing Exterior Doors</u>					
84		Work to Existing Doors					\$2,605
85	8	Replace glass at existing double doors at Entry 109	1	PR	980.00	980	
86	8	Replace broken glass at entry door transom	1	LS	685.00	685	
87	8	Allowance to install new weather stripping	4	PR	235.00	940	
88							
89		<u>New Exterior Wall Assembly</u>					
90	9	Exterior wall finish to match existing at new expansion	1,296	SF	48.00	62,208	
91	7	Insulation to new walls	1,166	SF	6.00	6,998	
92	9	Exterior paint	10,080	SF	4.25	42,840	
93							
94		<u>New Doors</u>					
95	8	New single doors in existing exterior wall	2	EA	6,400.00	12,800	
96	8	New double doors in existing exterior wall	1	PR	8,200.00	8,200	
97	8	New single door at expansion	1	EA	4,800.00	4,800	
98	8	Allowance for door / screen at freight elevator	1	LS	5,500.00	5,500	

ESTIMATE DETAIL

OPTION 2

Estimator: ND
GSF : 18,200

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
99							
100		<u>New Windows</u>					
101	8	Allowance for new windows	1	LS	10,000.00	10,000	
102							
103		<u>Soffits</u>					
104	9	Allowance for repairs to existing soffits	480	SF	15.00	7,200	
105	9	New exterior soffits at expansion	40	SF	40.00	1,600	
106							
107		EXTERIOR ENCLOSURE				314,361	\$17.27 / SF
108							
109		<u>Roofing</u>					
110							
111		<u>2nd Floor Roofing</u>					
112	7	Replace rolled roofing at 2nd Floor	560	SF	48.00	26,880	
113	7	New eaves trim					
114							
115		<u>Roof Over Banquet Kitchen</u>					
116	7	New insulation and roofing	2,550	SF	2.20	5,610	
117	9	Eaves	54	LF	104.00	5,616	
118	7	Flashing	95	LF	85.00	8,075	
119							
120		<u>Expansion Roofing</u>					
121	7	New insulation and roofing	1,239	SF	28.00	34,692	
122	9	Eaves	102	LF	85.00	8,670	
123	7	Flashing	46	LF	85.00	3,910	
124							
125		<u>Miscellaneous Roofing Items</u>					
126	7	Allowance for miscellaneous patching and repairs to existing main roof	1	LS	15,000.00	15,000	
127	7	Secure existing metal flashing	1	LS	1,250.00	1,250	
128	7	Reattach downspout extension	1	LS	480.00	480	
129							
130		ROOFING				110,183	\$6.05 / SF
131							
132		<u>Interior Construction</u>					
133							
134		<u>Interior Partitions</u>					
135	9	Basement	4,954	SF	32.00	158,516	
136	9	First Floor	2,815	SF	32.00	90,080	
137	9	Second Floor	1,182	SF	32.00	37,824	
138	9	Drywall to structural walls	2,938	SF	7.00	20,563	
139	9	Drywall to existing walls	4,800	SF	7.00	33,600	
140	9	Allowance for upgrade to plaster finish on new walls		See Finishes			
141							
142		<u>Interior Doors</u>					
143	8	New interior doors & frames- single	14	EA	5,200.00	72,800	
144	8	New interior doors & frames - double	7	EA	8,300.00	58,100	
145	8	Refurbish existing doors	8	LVS	1,850.00	14,800	
146	8	Allowance for folding acoustic partitions in multi-purpose room	3	EA	83,250.00	249,750	50' x 9'
147							
148		<u>Millwork & Cabinets</u>					
149	6	Dressing room casework	58	LF	785.00	45,530	
150	6	Restroom vanity units	24	LF	675.00	16,200	
151	6	Miscellaneous millwork and cabinets	18,200	SF	1.50	27,300	
152							
153		<u>Other Interior Construction</u>					
154	6	New flat floor assembly to main auditorium space	2,980	SF	15.00	44,700	

ESTIMATE DETAIL

OPTION 2

Estimator: ND
GSF : 18,200

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
155							
156		<u>Signage & Specialties</u>					
157	10	Allowance for code minimum signage	18,200	SF	0.25	4,550	
158	10	Allowance for directions / other signage	18,200	SF	0.85	15,470	
159		<u>Restroom Accessories</u>					
160	10	Large restrooms	4	EA	8,500.00	34,000	
161	10	Small / single occupancy restrooms	3	EA	4,500.00	13,500	
162		<u>Restroom partitions</u>					
163	10	Standard	10	EA	6,500.00	65,000	
164	10	Accessible	4	EA	8,500.00	34,000	
165	10	Urinal screen	4	EA	2,000.00	8,000	
166	10	Allowance for miscellaneous specialties	18,200	SF	1.25	22,750	
167							
168		INTERIOR CONSTRUCTION				1,067,033	\$58.63 / SF
169							
170		<u>Stairs</u>					
171							
172	6	New stair from Basement to L1	1	LS	35,000.00	35,000	
173	6	New stair from basement to L2 at new elevator	1	LS	85,000.00	85,000	
174	6	New stairs at stage exit	1	LS	7,500.00	7,500	
175	6	New ramp at stage	1	LS	4,300.00	4,300	
176	6	Steps / stair at portable stage extension		See Equipment			
177	6	Allowance to modify / replace handrails at existing stair	2	FLTS	8,500.00	17,000	
178							
179		STAIRS				148,800	\$8.18 / SF
180							
181		<u>Interior Finishes</u>					
182							
183		<u>Floor Finishes</u>					
184	9	Flooring to basement multi-purpose room	2,490	SF	12.00	29,880	VCT / Other
185	9	Flooring to kitchen	796	SF	45.00	35,820	Quarry Tile
186	9	Flooring to new restrooms	400	SF	48.00	19,200	Tile
187	9	Flooring to Basement Dressing Rooms	415	SF	8.00	3,320	Carpet
188	9	Flooring to basement corridors	936	SF	9.00	8,424	VCT
189	9	Flooring to light & sound room	105	SF	9.00	945	VCT
190	9	Flooring to basement elevator / stair lobby	346	SF	25.00	8,650	Allowance
191	9	Flooring to basement storage spaces	1,160	SF	2.00	2,320	Seal Concrete
192	9	New flooring to stage	964	SF	18.00	17,352	Wood
193	9	Paint backstage floor	780	SF	4.00	3,120	
194	9	Flooring to Accessible dressing room and restroom in new extension	234	SF	48.00	11,232	Tile
195	9	Other flooring to extension	466	SF	14.00	6,524	Allowance
196	9	Refinish / replace flooring to Foyer/Lobby	755	SF	35.00	26,425	allowance
197	9	Refinish/replace flooring in restrooms	516	SF	35.00	18,060	allowance
198	9	New flooring to auditorium	2,980	SF	28.00	83,440	wood
199	9	Flooring to new stairs	438	SF	20.00	8,760	allowance
200	9	Flooring to 2nd Floor Balcony & Elevator Lobby	788	SF	12.00	9,456	carpet
201	9	Flooring to 2nd Floor Offices	264	SF	8.00	2,112	carpet
202							
203		<u>Wall Finishes</u>					
204	9	Allowance for new plaster finish at new walls	5,370	SF	38.00	204,074	
205	9	Patch / repair existing plaster walls	5,460	SF	12.00	65,520	
206	9	Ceramic tile to walls	4,800	SF	42.00	201,600	
207	9	Paint walls	14,079	SF	3.00	42,238	
208	9	Allowance for acoustic wall panels	18,200	SF	5.00	91,000	
209							
210		<u>Ceiling Finishes</u>					
211	9	Kitchen ceiling	796	SF	16.00	12,736	
212	9	Other new ceilings	815	SF	20.00	16,300	
213	9	Allowance to patch / repair existing ceilings	14,769	SF	3.00	44,307	
214	9	Paint to ceilings	16,380	SF	3.50	57,330	
215							
216		INTERIOR FINISHES				1,030,146	\$56.6 / SF

ESTIMATE DETAIL

OPTION 2

Estimator: ND
GSF : 18,200

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
217							
218		<u>Conveying</u>					
219							
220	14	New passenger elevator (Basement - L2)	1	LS	289,200.00	289,200	
221	14	New freight elevator (Basement - L1)	1	LS	193,000.00	193,000	
222							
223		CONVEYING				482,200	\$26.49 / SF
224							
225		<u>Plumbing</u>					
226							
227		<u>Plumbing Fixtures</u>					
228	22	WC's	17	EA	4,500.00	76,500	
229	22	Urinals	5	EA	3,900.00	19,500	
230	22	WHB's	12	EA	4,100.00	49,200	
231	22	Shower	1	EA	3,800.00	3,800	
232	22	Janitors Sink	1	EA	2,900.00	2,900	
233	22	Kitchen Plumbing Fixtures	12	EA	4,000.00	48,000	
234	22	Plumbing piping	18,200	SF	13.50	245,700	
235	22	Allowance for seismic gas valve	1	LS	4,850.00	4,850	
236							
237		<u>Plumbing Equipment</u>					
238	22	Duplex sewage ejector and controls	1	EA	14,300.00	14,300	
239	22	110 Gallon, 1999 mbh natural gas water heaters	2	EA	12,300.00	24,600	
240	22	Elevator pit sump pump	2	EA	6,300.00	12,600	
241	22	750 Gallon grease trap	1	EA	9,800.00	9,800	
242							
243	22	Plumbing general requirements	18,200	SF	3.00	54,600	
244							
245		PLUMBING				566,350	\$31.12 / SF
246							
247		<u>HVAC</u>					
248							
249	23	General HVAC system including exhaust	18,200	SF	73.00	1,328,600	
250	23	Grease hood kitchen exhaust and make up air system	1	LS	98,400.00	98,400	
251	25	Building Controls	18,200	SF	6.25	113,750	
252							
253		HVAC				1,540,750	\$84.66 / SF
254							
255		<u>Fire Protection</u>					
256							
257	21	New automatic fire sprinkler system to existing building and expansion	18,200	SF	8.55	155,610	
258							
259		FIRE PROTECTION				155,610	\$8.55 / SF
260							
261		<u>Electrical</u>					
262							
263		<u>Power</u>					
264	26	New building switchgear	1	LS	43,500.00	43,500	see sitework for transformer & feeders
265	26	Main building distribution	18,200	SF	5.55	101,010	
266	26	Inverter	1	LS	24,500.00	24,500	
267	26	Emergency power distribution	18,200	SF	1.85	33,670	
268	26	Equipment power	18,200	SF	1.05	19,110	
269	26	Convenience power	18,200	SF	8.00	145,600	
270							
271		<u>Lighting</u>					
272	26	Branch lines and lighting distribution	18,200	SF	8.50	154,700	
273	26	Purchase light fixtures	18,200	SF	20.00	364,000	
274	26	Install light fixtures	18,200	SF	6.50	118,300	
275	26	Lighting controls	18,200	SF	10.00	182,000	

ESTIMATE DETAIL

OPTION 2

Estimator: ND
GSF : 18,200

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
276							
277		<u>Fire Alarm</u>					
278	28	New fire alarm system	18,200	SF	6.00	109,200	
279							
280		<u>Low Voltage</u>					
281	26	LV infrastructure	18,200	SF	7.50	136,500	
282	27	Tele/data cabling	18,200	SF	4.35	79,170	
283	26	AV cabling	18,200	SF	1.25	22,750	
284	28	Allowance for AV equipment	18,200	SF	2.50	45,500	
285	28	Allowance for security cabling and devices	18,200	SF	3.50	63,700	
286							
287		ELECTRICAL				1,643,210	\$90.29 / SF
288							
289		<u>Equipment</u>					
290							
291		<u>Kitchen Equipment</u>					
292	11	Allowance for commercial kitchen equipment	1	LS	985,000.00	985,000	
293	11	Allowance for appliance to dressing rooms	1	LS	10,000.00	10,000	
294							
295		EQUIPMENT				995,000	\$54.67 / SF
296							
297		<u>Furnishings</u>					
298							
299		<u>Theater Seating</u>					
300	12	Remove, restore and reinstall existing balcony seats	54	EA	1,250.00	67,500	
301							
302		<u>Stage</u>					
303	12	Portable stage extension	1	LS	65,000.00	65,000	
304	12	Steps	2	EA	3,500.00	7,000	
305							
306		FURNISHINGS				139,500	\$7.66 / SF
307							
308		<u>Special Construction</u>					
309							
310		n/a					
311							
312		SPECIAL CONSTRUCTION					\$0 / SF
313							
314		<u>Selective Building Demolition</u>					
315							
316		<u>Building Demolition</u>					
317	2	Demolition for new expansion	1	LS	8,590.00	8,590	
318	2	Demolish sections of existing slab on grade	1,850	SF	14.00	25,900	
319	2	Demolish section of existing concrete walls	30	LF	250.00	7,500	
320	2	Demolish interior partitions	235	LF	32.00	7,520	
321	2	Remove existing floor, wall and ceiling finishes	18,200	SF	1.50	27,300	
322	2	Remove existing MEP fixtures	18,200	SF	0.70	12,740	
323	2	Allowance to salvage historic materials	18,200	SF	1.85	33,670	
324	2	Allowance for safety protocols and disposal of hazmat material	18,200	SF	0.70	12,740	lead pain, acm at flooring etc..
325	2	Cut new door opening in existing walls	3	EA	1,350.00	4,050	
326	2	Remove existing windows and enlarge opening for new doorway		See Alternates			
327	2	Miscellaneous demolition	18,200	SF	0.50	9,100	
328							
329		SELECTIVE BUILDING DEMOLITION				149,110	\$8.19 / SF

ESTIMATE DETAIL

OPTION 2

Estimator: ND
GSF : 18,200

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
330							
331		<u>Site Preparation</u>					
332							
333	2	Demolish existing site retaining wall		See Alternates			
334	2	Demolish existing concrete at entrance portico	480	SF	12.00	5,760	
335	31	Allowance for general site clearance for new site improvements		See Alternates			
336	31	Excavate to reduce level for new steps / ramps		See Alternates			
337	31	Dispose of excavated material off site		See Alternates			
338	31	Rough and fine grading		See Alternates			
339	31	Allowance for SWPP related to excavation and sitework		See Alternates			
340							
341		SITE PREPARATION				5,760	\$0.32 / SF
342							
343		<u>Site Improvements</u>					
344							
345	32	New concrete paving, steps and ramps		See Alternates			
346	32	Handrails		See Alternates			
347	32	Allowance for new terrace paving		See Alternates			
348	32	New steps / pathway to building	3	EA	3,500.00	10,500	
349	32	New concrete paving at Portico	480	SF	54.00	25,920	
350							
351		SITE IMPROVEMENTS				36,420	\$2 / SF
352							
353		<u>Site Mechanical Utilities</u>					
354							
355	33	Allowance for site storm drainage		See Alternates			
356							
357		<u>Fire Water</u>					
358	33	New fire water connection to public main	1	LS	20,000.00	20,000	
359	33	Piping and valves	65	LF	145.00	9,425	
360	33	Backflow preventor assembly and building connection	1	LS	18,200.00	18,200	
361							
362		SITE MECHANICAL UTILITIES				47,625	\$2.62 / SF
363							
364		<u>Site Electrical Utilities</u>					
365							
366		New transformer		Excluded - by utility provider			
367	26	Transformer pad	1	LS	4,850.00	4,850	
368	26	New building feed (trench, conduit, conductors)	45	LF	350.00	15,750	
369							
370		SITE ELECTRICAL UTILITIES				20,600	\$1.13 / SF
371							
372		<u>Other Site Construction</u>					
373							
374		No work in this section		Note			
375							
376		OTHER SITE CONSTRUCTION					\$0 / SF

MASTER FORMAT SUMMARY

OPTION 3

Estimator: ND
GSF : 18,470

SECTION	%	TOTAL	\$ / SF	COMMENTS
01 GENERAL REQUIREMENTS	6.1%	702,620	\$38.04	\$43,914 per month
02 EXISTING CONDITIONS	1.5%	172,993	\$9.37	
03 CONCRETE	2.0%	235,869	\$12.77	
04 MASONRY	0.8%	93,260	\$5.05	
05 METALS	2.0%	226,619	\$12.27	
06 WOOD, PLASTIC + COMPOSITE	6.4%	734,138	\$39.75	
07 THERMAL + MOISTURE PROTECTION	1.0%	115,781	\$6.27	
08 OPENINGS	4.4%	509,255	\$27.57	
09 FINISHES	15.4%	1,776,299	\$96.17	
10 SPECIALTIES	2.0%	231,757	\$12.55	
11 EQUIPMENT	5.6%	640,000	\$34.65	
12 FURNISHINGS	5.0%	570,900	\$30.91	
13 SPECIAL CONSTRUCTION				
14 CONVEYING EQUIPMENT	4.2%	482,200	\$26.11	
21 FIRE SUPPRESSION	1.5%	175,465	\$9.50	
22 PLUMBING	4.6%	534,171	\$28.92	
23 HVAC	15.1%	1,736,180	\$94.00	
25 INTEGRATED AUTOMATION	1.2%	133,908	\$7.25	
26 ELECTRICAL	16.5%	1,904,189	\$103.10	
27 COMMUNICATIONS	0.9%	101,585	\$5.50	
28 ELECTRICAL SAFETY + SECURITY	3.0%	350,930	\$19.00	
31 EARTHWORK				
32 EXTERIOR IMPROVEMENTS	0.3%	36,420	\$1.97	
33 UTILITIES	0.4%	47,625	\$2.58	
34 TRANSPORTATION				
35 WATERWAY + MARINE CONSTRUCTION				
DIRECT COSTS		11,512,163	\$623.29	
JOBSITE MANAGEMENT	8.5%	918,811	\$49.75	
ESTIMATE SUB-TOTAL		12,430,975	\$673.04	
LIABILITY INSURANCE	3.20%	397,791	\$21.54	
FEE	5.5%	683,704	\$37.02	
ESTIMATE SUB-TOTAL		13,512,469	\$731.59	
DESIGN CONTINGENCY	15.0%	2,026,870	\$109.74	
CONSTRUCTION CONTINGENCY	5.0%	675,623	\$36.58	
ESTIMATE SUB-TOTAL		16,214,963	\$877.91	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATE TOTAL		16,214,963	\$877.91	

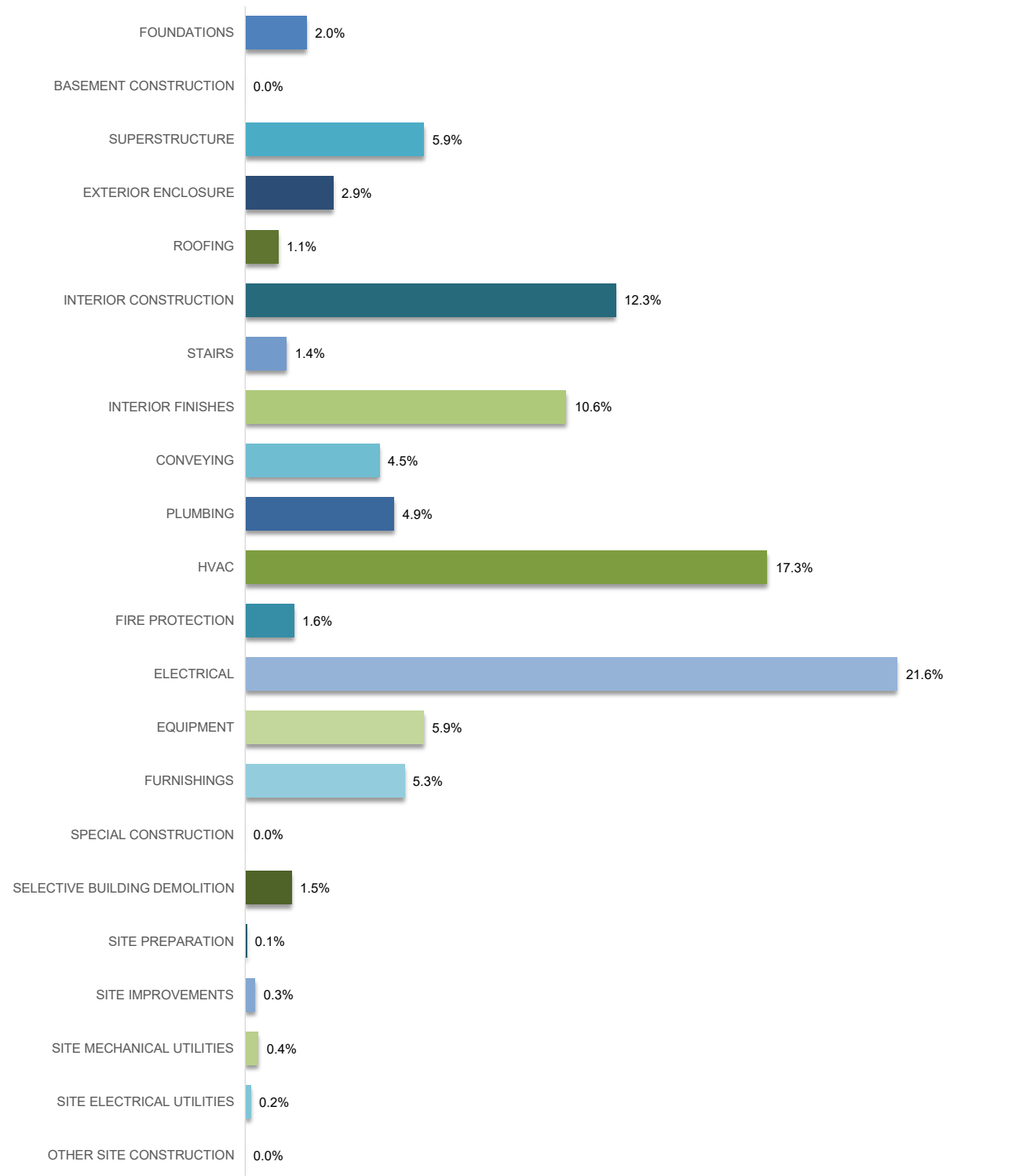
UNIFORMAT II SUMMARY Estimator: ND
OPTION 3 GSF : 18,470

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	2.0%	220,869	\$11.96	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	2.0%	220,869	\$11.96	
10 SUPERSTRUCTURE	5.9%	640,852	\$34.70	
20 EXTERIOR ENCLOSURE	2.9%	316,173	\$17.12	
30 ROOFING	1.1%	118,715	\$6.43	
B SHELL	10.0%	1,075,740	\$58.24	
10 INTERIOR CONSTRUCTION	12.3%	1,327,453	\$71.87	
20 STAIRS	1.4%	148,800	\$8.06	
30 INTERIOR FINISHES	10.6%	1,150,116	\$62.27	
C INTERIORS	24.3%	2,626,369	\$142.20	
10 CONVEYING	4.5%	482,200	\$26.11	
20 PLUMBING	4.9%	534,171	\$28.92	
30 HVAC	17.3%	1,870,088	\$101.25	
40 FIRE PROTECTION	1.6%	175,465	\$9.50	
50 ELECTRICAL	21.6%	2,336,104	\$126.48	
D SERVICES	49.9%	5,398,027	\$292.26	
10 EQUIPMENT	5.9%	640,000	\$34.65	
20 FURNISHINGS	5.3%	570,900	\$30.91	
E EQUIPMENT + FURNISHINGS	11.2%	1,210,900	\$65.56	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	1.5%	167,233	\$9.05	
F SPECIAL CONSTRUCTION + DEMOLITION	1.5%	167,233	\$9.05	
10 SITE PREPARATION	0.1%	5,760	\$0.31	
20 SITE IMPROVEMENTS	0.3%	36,420	\$1.97	
30 SITE MECHANICAL UTILITIES	0.4%	47,625	\$2.58	
40 SITE ELECTRICAL UTILITIES	0.2%	20,600	\$1.12	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	1.0%	110,405	\$5.98	
DIRECT COSTS		10,809,543	\$585.25	
SITE REQUIREMENTS	6.5%	702,620	\$38.04	
JOBSITE MANAGEMENT	8.5%	918,811	\$49.75	
ESTIMATE SUB-TOTAL		12,430,975	\$673.04	
LIABILITY INSURANCE	3.20%	397,791	\$21.54	
FEE	5.50%	683,704	\$37.02	
ESTIMATE SUB-TOTAL		13,512,469	\$731.59	
DESIGN CONTINGENCY	15.0%	2,026,870	\$109.74	
CONSTRUCTION CONTINGENCY	5.0%	675,623	\$36.58	
ESTIMATE SUB-TOTAL		16,214,963	\$877.91	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATED CONSTRUCTION COSTS		16,214,963	\$877.91	total add-ons 50.01%

Estimator: ND
GSF : 18,470

COST DISTRIBUTION GRAPH

OPTION 3



ESTIMATE DETAIL

OPTION 3

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Foundations</u>					
3							
4		<u>New Stair at SE Corner</u>					
5	3	Modify existing walls and foundations for new stair at SE corner	1	LS	16,500.00	16,500	
6							
7		<u>ADA Elevator</u>					
8	3	Excavate for new elevator pit	16	CY	435.00	6,767	
9	3	Concrete foundations	9	CY	1,850.00	16,787	
10	3	Concrete walls	102	SF	287.00	29,274	
11	3	Misc. embeds	1	LS	3,500.00	3,500	
12	3	Allowance for waterproofing	162	SF	35.00	5,670	
13							
14		<u>New Freight Elevator</u>					
15	3	Allowance to modify existing pit for new freight elevator	1	LS	10,000.00	10,000	
16							
17		<u>Existing Elevator Pit</u>					
18	3	Drain water in existing pit	1	LS	780.00	780	
19	3	Fill existing pit with gravel	7	CY	385.00	2,567	
20							
21		<u>Stadium Seating</u>					
22	3	New foundations for columns to support stadium seating	4	EA	7,800.00	31,200	
23							
24		<u>Slab on Grade</u>					
25	3	Infill sections of slab on grade at areas removed for new foundation and plumbing work	1,850	SF	35.00	64,750	
26	3	Allowance for dowels into existing slab on grade	280	EA	65.00	18,200	
27	3	Allowance for patching / repairs to the existing slab on grade	5,950	SF	2.50	14,875	
28							
29		FOUNDATIONS				220,869	\$11.96 / SF
30							
31		<u>Basement Construction</u>					
32							
33		No work in this section		Note			
34							
35		BASEMENT CONSTRUCTION					\$0 / SF
36							
37		<u>Superstructure</u>					
38							
39		<u>Wood Framing</u>					
40	6	Wall framing for new expansion	3,924	SF	18.50	72,594	
41	6	Plywood sheathing	1,570	SF	5.50	8,633	
42	6	Allowance for new structural/shear walls at basement restrooms	360	SF	35.00	12,600	
43	6	New floor framing and sheathing at first floor expansion	1,450	SF	55.00	79,750	
44	6	Allowance for additional floor strengthening for stadium seating	1	LS	75,000.00	75,000	
45	6	New framing and sheathing at expansion roof	1,523	SF	38.00	57,855	
46	6	Added columns at basement kitchen	2	EA	2,850.00	5,700	
47	6	Allowance for new 2x10 floor framing over dressing rooms	1,030	SF	22.00	22,660	
48	6	Allowance for added framing at new stair	1	LS	8,900.00	8,900	
49	6	Allowance for added framing at new elevator shaft	2	EA	780.00	1,560	1st & 2nd Floor opening
50	6	Allowance for added plywood sheathing to existing walls	2,160	SF	7.20	15,552	

ESTIMATE DETAIL

OPTION 3

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
51							
51	6	Framing for new ramp to stage	1	LS	2,850.00	2,850	
51	6	Framing for new landing at stage exit door	1	LS	4,970.00	4,970	
54	6	Framing/sheathing for elevator lobby and storage rooms at second floor	415	SF	18.00	7,470	
54	6	Allowance for repairs to existing floor framing with new joists sistered to existing framing	6	LOC	1,240.00	7,440	
55	6	Allowance for miscellaneous clips and straps	18,470	SF	0.85	15,700	
57							
58		<u>Concrete Work</u>					
59	3	Allowance for work to existing concrete walls	1	LS	15,000.00	15,000	
60							
61		<u>Metals</u>					
62	5	Metal rails and beams at elevator shafts	2	EA	12,300.00	24,600	
63	5	Steel columns to support stadium seating	4	EA	6,400.00	25,600	
64	5	Steel beams at balcony for stadium seating	1	LS	18,500.00	18,500	
65	5	Miscellaneous metals	18,470	SF	8.55	157,919	
66							
67		SUPERSTRUCTURE				640,852	\$34.7 / SF
68							
69		<u>Exterior Enclosure</u>					
70							
71		<u>Existing Exterior Walls</u>					
72	9	Remove existing ivy, repair plaster and paint surface	208	SF	13.50	2,808	
73	9	Repair stucco cracks and repaint surface	1,680	SF	19.50	32,760	
74	7	Seal all open joints between temporary structure and building	124	LF	23.40	2,902	caulking and stucco
75	7	Seal open joints at existing opening	1	LS	480.00	480	
76	4	Remove existing temporary membrane, install new sheathing and stucco finish to match existing	880	SF	98.00	86,240	
77	4	Paint west elevation	1,560	SF	4.50	7,020	
78							
79		<u>Existing Windows</u>					\$17,400
80	8	Repair existing windows. Replace broken/missing glazing and prime and paint					
81	8	Basement	5	EA	1,450.00	7,250	
82	8	First Floor	6	EA	1,450.00	8,700	
83	8	Second Floor	1	EA	1,450.00	1,450	
84							
85		<u>Existing Exterior Doors</u>					
86		Work to Existing Doors					\$2,605
87	8	Replace glass at existing double doors at Entry 109	1	PR	980.00	980	
88	8	Replace broken glass at entry door transom	1	LS	685.00	685	
89	8	Allowance to install new weather stripping	4	PR	235.00	940	
90							
91		<u>New Exterior Wall Assembly</u>					
92	9	Exterior wall finish to match existing at new expansion	1,476	SF	48.00	70,848	
93	7	Insulation to new walls	1,328	SF	6.00	7,970	
94	9	Exterior paint	10,080	SF	4.25	42,840	
95							
96		<u>New Doors</u>					
97	8	New single doors in existing exterior wall		See Alternates			
98	8	New double doors in existing exterior wall	1	PR	8,200.00	8,200	
99	8	New single door at expansion	1	EA	4,800.00	4,800	
100	8	Allowance for door / screen at freight elevator	1	LS	5,500.00	5,500	
101							
102		<u>New Windows</u>					
103	8	Allowance for new windows	1	LS	15,000.00	15,000	

ESTIMATE DETAIL

OPTION 3

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
104							
105		<u>Soffits</u>					
106	9	Allowance for repairs to existing soffits	480	SF	15.00	7,200	
107	9	New exterior soffits at expansion	40	SF	40.00	1,600	
108							
109		EXTERIOR ENCLOSURE				316,173	\$17.12 / SF
110							
111		<u>Roofing</u>					
112							
113		<u>2nd Floor Roofing</u>					
114	7	Replace rolled roofing at 2nd Floor	560	SF	48.00	26,880	
115	7	New eaves trim					
116							
117		<u>Roof Over Dressing Rooms</u>					
118	7	New insulation and roofing	2,820	SF	2.20	6,204	
119	9	Eaves	54	LF	104.00	5,616	
120	7	Flashing	95	LF	85.00	8,075	
121							
122		<u>Expansion Roofing</u>					
123	7	New insulation and roofing	1,523	SF	28.00	42,630	
124	9	Eaves	102	LF	85.00	8,670	
125	7	Flashing	46	LF	85.00	3,910	
126							
127		<u>Miscellaneous Roofing Items</u>					
128	7	Allowance for miscellaneous patching and repairs to existing main roof	1	LS	15,000.00	15,000	
129	7	Secure existing metal flashing	1	LS	1,250.00	1,250	
130	7	Reattach downspout extension	1	LS	480.00	480	
131							
132		ROOFING				118,715	\$6.43 / SF
133							
134		<u>Interior Construction</u>					
135							
136		<u>Interior Partitions</u>					
137	9	Basement	6,240	SF	32.00	199,680	
138	9	First Floor	5,100	SF	32.00	163,200	
139	9	Second Floor	1,020	SF	32.00	32,640	
140	9	Drywall to structural walls	3,532	SF	7.00	24,721	
141	9	Drywall to existing walls	4,800	SF	7.00	33,600	
142	9	Allowance for upgrade to plaster finish on new walls		See Finishes			
143							
144		<u>Interior Doors</u>					
145	8	New interior doors & frames- single	24	EA	5,200.00	124,800	
146	8	New interior doors & frames - double	8	EA	8,300.00	66,400	includes stc rating
147	8	Refurbish existing doors	8	LVS	1,850.00	14,800	
148	8	Allowance for folding acoustic partitions in multi-purpose room	3	EA	83,250.00	249,750	50' x 9'
149							
150		<u>Millwork & Cabinets</u>					
151	6	Dressing room casework	58	LF	785.00	45,530	
152	6	Restroom vanity units	24	LF	675.00	16,200	
153	6	Breakroom casework	35	LF	550.00	19,250	
154	6	Concessions counter	15	LF	950.00	14,250	
155	6	Miscellaneous millwork and cabinets	18,470	SF	2.50	46,175	
156							
157		<u>Other Interior Construction</u>					
158	6	New flat floor assembly to main auditorium space	2,980	SF	15.00	44,700	
159							
160		<u>Signage & Specialties</u>					
161	10	Allowance for code minimum signage	18,470	SF	0.25	4,618	
162	10	Allowance for directions / other signage	18,470	SF	0.85	15,700	
163		<u>Restroom Accessories</u>					
164	10	Large restrooms	4	EA	8,500.00	34,000	
165	10	Small / single occupancy restrooms	6	EA	4,500.00	27,000	

ESTIMATE DETAIL

OPTION 3

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
166							
167		Restroom partitions					
168	10	Standard	11	EA	6,500.00	71,500	
169	10	Accessible	4	EA	8,500.00	34,000	
170	10	Urinal screen	4	EA	2,000.00	8,000	
171	10	Allowance for miscellaneous specialties	18,470	SF	2.00	36,940	
172							
173		INTERIOR CONSTRUCTION				1,327,453	\$71.87 / SF
174							
175		<u>Stairs</u>					
176							
177	6	New stair from Basement to L1	1	LS	35,000.00	35,000	
178	6	New stair from basement to L2 at new elevator	1	LS	85,000.00	85,000	
179	6	New stairs at stage exit	1	LS	7,500.00	7,500	
180	6	New ramp at stage	1	LS	4,300.00	4,300	
181	6	Steps / stair at portable stage extension		See Equipment			
182	6	Allowance to modify / replace handrails at existing stair	2	FLTS	8,500.00	17,000	
183							
184		STAIRS				148,800	\$8.06 / SF
185							
186		<u>Interior Finishes</u>					
187							
188		<u>Floor Finishes</u>					
189	9	Flooring to basement multi-purpose room	2,490	SF	12.00	29,880	VCT / Other
190	9	Flooring to breakroom	796	SF	45.00	35,820	Quarry Tile
191	9	Flooring to new restrooms	400	SF	48.00	19,200	Tile
192	9	Flooring to Basement Dressing Rooms	680	SF	8.00	5,440	Carpet
193	9	Flooring to dressing room toilets / showers	204	SF	52.00	10,608	Tile
194	9	Flooring to basement corridors	936	SF	9.00	8,424	VCT
195	9	Flooring to light & sound room	105	SF	9.00	945	VCT
196	9	Flooring to basement elevator / stair lobby	346	SF	25.00	8,650	Allowance
197	9	Flooring to basement storage spaces	1,160	SF	2.00	2,320	Seal Concrete
198	9	New flooring to stage	964	SF	18.00	17,352	Wood
199	9	Paint backstage floor	780	SF	4.00	3,120	
200	9	Flooring to Star 1 & 2 dressing rooms	238	SF	12.00	2,856	carpet
201	9	Flooring to star dressing room restrooms/showers	204	SF	52.00	10,608	tile
202	9	Other flooring to extension	466	SF	14.00	6,524	Allowance
203	9	Refinish / replace flooring to Foyer/Lobby	755	SF	35.00	26,425	allowance
204	9	Refinish/replace flooring in restrooms	516	SF	35.00	18,060	allowance
205	9	New flooring to auditorium	2,980	SF	28.00	83,440	wood
206	9	Flooring to new stairs	438	SF	20.00	8,760	allowance
207	9	Flooring to 2nd Floor Balcony & Elevator Lobby	1,086	SF	12.00	13,032	carpet
208	9	Flooring to 2nd Floor office	112	SF	8.00	896	carpet
209	9	Flooring to 2nd Floor restrooms	158	SF	52.00	8,216	tile
210							
211		<u>Wall Finishes</u>					
212	9	Allowance for new plaster finish at new walls	7,416	SF	38.00	281,808	
213	9	Patch / repair existing plaster walls	5,541	SF	12.00	66,492	
214	9	Ceramic tile to walls	4,800	SF	42.00	201,600	
215	9	Paint walls	16,844	SF	3.00	50,532	
216	9	Allowance for acoustic wall panels	18,470	SF	5.00	92,350	
217							
218		<u>Ceiling Finishes</u>					
219	9	Kitchen ceiling	796	SF	16.00	12,736	
220	9	Other new ceilings	1,080	SF	20.00	21,600	
221	9	Allowance to patch / repair existing ceilings	14,747	SF	3.00	44,241	
222	9	Paint to ceilings	16,623	SF	3.50	58,181	
223							
224		INTERIOR FINISHES				1,150,116	\$62.27 / SF

ESTIMATE DETAIL

OPTION 3

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
225							
226		<u>Conveying</u>					
227							
228	14	New passenger elevator (Basement - L2)	1	LS	289,200.00	289,200	
229	14	New freight elevator (Basement - L1)	1	LS	193,000.00	193,000	
230							
231		CONVEYING				482,200	\$26.11 / SF
232							
233		<u>Plumbing</u>					
234							
235		<u>Plumbing Fixtures</u>					
236	22	WC's	20	EA	4,500.00	90,000	
237	22	Urinals	5	EA	3,900.00	19,500	
238	22	WHB's	21	EA	4,100.00	86,100	
239	22	Shower	4	EA	3,800.00	15,200	
240	22	Janitors Sink	1	EA	2,900.00	2,900	
241	22	Plumbing piping	18,470	SF	11.50	212,405	
242	22	Allowance for seismic gas valve	1	LS	4,850.00	4,850	
243							
244		<u>Plumbing Equipment</u>					
245	22	Duplex sewage ejector and controls	1	EA	14,300.00	14,300	
246	22	110 Gallon, 1999 mbh natural gas water heaters	2	EA	12,300.00	24,600	
247	22	Elevator pit sump pump	2	EA	6,300.00	12,600	
248							
249	22	Plumbing general requirements	18,470	SF	2.80	51,716	
250							
251		PLUMBING				534,171	\$28.92 / SF
252							
253		<u>HVAC</u>					
254							
255	23	General HVAC system including exhaust	18,470	SF	94.00	1,736,180	
256	25	Building Controls	18,470	SF	7.25	133,908	
257							
258		HVAC				1,870,088	\$101.25 / SF
259							
260		<u>Fire Protection</u>					
261							
262	21	New automatic fire sprinkler system to existing building and expansion	18,470	SF	9.50	175,465	
263							
264		FIRE PROTECTION				175,465	\$9.5 / SF
265							
266		<u>Electrical</u>					
267							
268		<u>Power</u>					
269	26	New building switchgear	1	LS	84,500.00	84,500	see sitework for transformer & feeders
270	26	Main building distribution	18,470	SF	6.50	120,055	
271	26	Invertor	1	LS	24,500.00	24,500	
272	26	Emergency power distribution	18,470	SF	1.85	34,170	
273	26	Equipment power	18,470	SF	4.20	77,574	
274	26	Convenience power	18,470	SF	9.50	175,465	
275							
276		<u>Lighting</u>					
277	26	Branch lines and lighting distribution	18,470	SF	8.50	156,995	
278	26	Purchase light fixtures	18,470	SF	20.00	369,400	
279	26	Install light fixtures	18,470	SF	6.50	120,055	
280	26	Lighting controls	18,470	SF	10.00	184,700	

ESTIMATE DETAIL

OPTION 3

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
281							
282		<u>Theatrical Electrical</u>					
283	26	Company switch	1	LS	30,000.00	30,000	
284	26	Power for theatrical lighting	1	LS	75,300.00	75,300	
285	26	Power for other theatrical equipment	1	LS	15,000.00	15,000	
286	26	Allowance for theatrical lighting	1	LS	185,000.00	185,000	
287							
288		<u>Fire Alarm</u>					
289	28	New fire alarm system	18,470	SF	6.00	110,820	
290							
291		<u>Low Voltage</u>					
292	26	LV infrastructure	18,470	SF	9.00	166,230	
293	27	Tele/data cabling	18,470	SF	5.50	101,585	
294	26	AV cabling	18,470	SF	3.50	64,645	
295	28	Allowance for AV equipment	18,470	SF	8.00	147,760	
296	28	Allowance for security cabling and devices	18,470	SF	5.00	92,350	
297							
298		ELECTRICAL				2,336,104	\$126.48 / SF
299							
300		<u>Equipment</u>					
301							
302		<u>Theatrical Equipment</u>					
303	11	Allowance for rigging systems	1	LS	245,000.00	245,000	
304	11	Allowance for variable acoustics, including blackout at existing windows	1	LS	185,000.00	185,000	
305							
306		<u>Food Service / Kitchen Equipment</u>					
307	11	Allowance for breakroom appliances	1	LS	25,000.00	25,000	
308	11	Allowance for concessions equipment	1	LS	185,000.00	185,000	
309							
310		EQUIPMENT				640,000	\$34.65 / SF
311							
312		<u>Furnishings</u>					
313							
314		<u>Theater Seating</u>					
315	12	Remove, restore and reinstall existing balcony seats	48	EA	1,250.00	60,000	
316	12	New stadium type seating	266	EA	1,650.00	438,900	includes framing
317							
318		<u>Stage</u>					
319	12	Portable stage extension	1	LS	65,000.00	65,000	
320	12	Steps	2	EA	3,500.00	7,000	
321							
322		FURNISHINGS				570,900	\$30.91 / SF
323							
324		<u>Special Construction</u>					
325							
326		n/a					
327							
328		SPECIAL CONSTRUCTION					\$0 / SF

ESTIMATE DETAIL

OPTION 3

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
329							
330		<u>Selective Building Demolition</u>					
331							
332		<u>Building Demolition</u>					
333	2	Demolition for new expansion	1	LS	8,590.00	8,590	
334	2	Demolish sections of existing slab on grade	1,850	SF	14.00	25,900	
335	2	Demolish section of existing concrete walls	30	LF	250.00	7,500	
336	2	Demolish interior partitions	235	LF	32.00	7,520	
337	2	Remove existing floor, wall and ceiling finishes	18,470	SF	1.50	27,705	
338	2	Remove existing MEP fixtures	18,470	SF	0.70	12,929	
339	2	Allowance to salvage historic materials	18,470	SF	1.85	34,170	
340	2	Allowance for safety protocols and disposal of hazmat material	18,470	SF	0.70	12,929	lead pain, acm at flooring etc..
341	2	Cut new door opening in existing walls	3	EA	1,350.00	4,050	
342	2	Remove existing windows and enlarge opening for new doorway	2	EA	2,350.00	4,700	
343	2	Miscellaneous demolition	18,470	SF	1.15	21,241	
344							
345		SELECTIVE BUILDING DEMOLITION				167,233	\$9.05 / SF
346							
347		<u>Site Preparation</u>					
348							
349	2	Demolish existing site retaining wall		See Alternates			
350	2	Demolish existing concrete at entrance portico	480	SF	12.00	5,760	
351	31	Allowance for general site clearance for new site improvements		See Alternates			
352	31	Excavate to reduce level for new steps / ramps		See Alternates			
353	31	Dispose of excavated material off site		See Alternates			
354	31	Rough and fine grading		See Alternates			
355	31	Allowance for SWPP related to excavation and sitework		See Alternates			
356							
357		SITE PREPARATION				5,760	\$0.31 / SF
358							
359		<u>Site Improvements</u>					
360							
361	32	New concrete paving, steps and ramps		See Alternates			
362	32	Handrails		See Alternates			
363	32	Allowance for new terrace paving		See Alternates			
364	32	New steps / pathway to building	3	EA	3,500.00	10,500	
365	32	New concrete paving at Portico	480	SF	54.00	25,920	
366							
367		SITE IMPROVEMENTS				36,420	\$1.97 / SF
368							
369		<u>Site Mechanical Utilities</u>					
370							
371	33	Allowance for site storm drainage		See Alternates			
372							
373		<u>Fire Water</u>					
374	33	New fire water connection to public main	1	LS	20,000.00	20,000	
375	33	Piping and valves	65	LF	145.00	9,425	
376	33	Backflow preventor assembly and building connection	1	LS	18,200.00	18,200	
377							
378		SITE MECHANICAL UTILITIES				47,625	\$2.58 / SF
379							
380		<u>Site Electrical Utilities</u>					
381							
382		New transformer		Excluded - by utility provider			
383	26	Transformer pad	1	LS	4,850.00	4,850	
384	26	New building feed (trench, conduit, conductors)	45	LF	350.00	15,750	
385							
386		SITE ELECTRICAL UTILITIES				20,600	\$1.12 / SF

MASTER FORMAT SUMMARY

OPTION 3A

Estimator: ND
GSF : 18,470

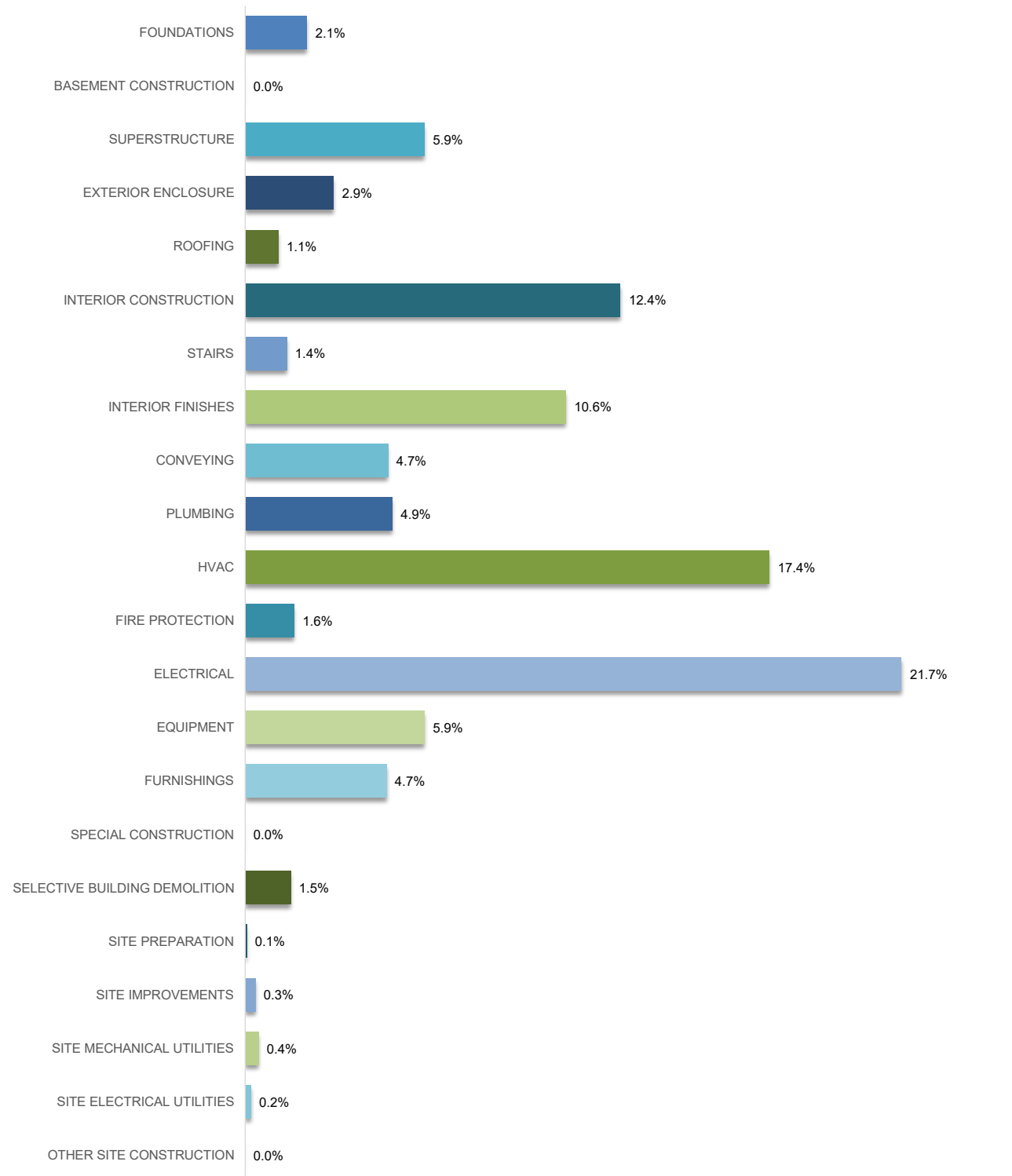
SECTION	%	TOTAL	\$ / SF	COMMENTS
01 GENERAL REQUIREMENTS	6.1%	699,799	\$37.89	\$43,737 per month
02 EXISTING CONDITIONS	1.5%	168,293	\$9.11	
03 CONCRETE	2.1%	235,869	\$12.77	
04 MASONRY	0.8%	93,260	\$5.05	
05 METALS	2.0%	226,619	\$12.27	
06 WOOD, PLASTIC + COMPOSITE	6.4%	733,178	\$39.70	
07 THERMAL + MOISTURE PROTECTION	1.0%	115,781	\$6.27	
08 OPENINGS	4.5%	519,655	\$28.14	
09 FINISHES	15.5%	1,774,980	\$96.10	
10 SPECIALTIES	2.0%	227,257	\$12.30	
11 EQUIPMENT	5.6%	640,000	\$34.65	
12 FURNISHINGS	4.4%	504,400	\$27.31	
13 SPECIAL CONSTRUCTION				
14 CONVEYING EQUIPMENT	4.4%	509,800	\$27.60	
21 FIRE SUPPRESSION	1.5%	175,465	\$9.50	
22 PLUMBING	4.6%	525,571	\$28.46	
23 HVAC	15.1%	1,736,180	\$94.00	
25 INTEGRATED AUTOMATION	1.2%	133,908	\$7.25	
26 ELECTRICAL	16.7%	1,909,360	\$103.38	
27 COMMUNICATIONS	0.9%	101,585	\$5.50	
28 ELECTRICAL SAFETY + SECURITY	3.1%	350,930	\$19.00	
31 EARTHWORK				
32 EXTERIOR IMPROVEMENTS	0.3%	36,420	\$1.97	
33 UTILITIES	0.4%	47,625	\$2.58	
34 TRANSPORTATION				
35 WATERWAY + MARINE CONSTRUCTION				
DIRECT COSTS		11,465,934	\$620.79	
JOBSITE MANAGEMENT	8.5%	915,122	\$49.55	
ESTIMATE SUB-TOTAL		12,381,056	\$670.33	
LIABILITY INSURANCE	3.20%	396,194	\$21.45	
FEE	5.5%	680,958	\$36.87	
ESTIMATE SUB-TOTAL		13,458,208	\$728.65	
DESIGN CONTINGENCY	15.0%	2,018,731	\$109.30	
CONSTRUCTION CONTINGENCY	5.0%	672,910	\$36.43	
ESTIMATE SUB-TOTAL		16,149,849	\$874.38	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATE TOTAL		16,149,849	\$874.38	

UNIFORMAT II SUMMARY		OPTION 3A		Estimator: ND
				GSF : 18,470
SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	2.1%	220,869	\$11.96	
20 BASEMENT CONSTRUCTION				
A SUBSTRUCTURE	2.1%	220,869	\$11.96	
10 SUPERSTRUCTURE	5.9%	639,892	\$34.64	
20 EXTERIOR ENCLOSURE	2.9%	316,173	\$17.12	
30 ROOFING	1.1%	118,715	\$6.43	
B SHELL	10.0%	1,074,780	\$58.19	
10 INTERIOR CONSTRUCTION	12.4%	1,338,537	\$72.47	
20 STAIRS	1.4%	148,800	\$8.06	
30 INTERIOR FINISHES	10.6%	1,143,612	\$61.92	
C INTERIORS	24.4%	2,630,950	\$142.44	
10 CONVEYING	4.7%	509,800	\$27.60	
20 PLUMBING	4.9%	525,571	\$28.46	
30 HVAC	17.4%	1,870,088	\$101.25	
40 FIRE PROTECTION	1.6%	175,465	\$9.50	
50 ELECTRICAL	21.7%	2,341,275	\$126.76	
D SERVICES	50.4%	5,422,199	\$293.57	
10 EQUIPMENT	5.9%	640,000	\$34.65	
20 FURNISHINGS	4.7%	504,400	\$27.31	
E EQUIPMENT + FURNISHINGS	10.6%	1,144,400	\$61.96	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	1.5%	162,533	\$8.80	
F SPECIAL CONSTRUCTION + DEMOLITION	1.5%	162,533	\$8.80	
10 SITE PREPARATION	0.1%	5,760	\$0.31	
20 SITE IMPROVEMENTS	0.3%	36,420	\$1.97	
30 SITE MECHANICAL UTILITIES	0.4%	47,625	\$2.58	
40 SITE ELECTRICAL UTILITIES	0.2%	20,600	\$1.12	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	1.0%	110,405	\$5.98	
DIRECT COSTS		10,766,135	\$582.90	
SITE REQUIREMENTS	6.5%	699,799	\$37.89	
JOBSITE MANAGEMENT	8.5%	915,122	\$49.55	
ESTIMATE SUB-TOTAL		12,381,056	\$670.33	
LIABILITY INSURANCE	3.20%	396,194	\$21.45	
FEE	5.50%	680,958	\$36.87	
ESTIMATE SUB-TOTAL		13,458,208	\$728.65	
DESIGN CONTINGENCY	15.0%	2,018,731	\$109.30	
CONSTRUCTION CONTINGENCY	5.0%	672,910	\$36.43	
ESTIMATE SUB-TOTAL		16,149,849	\$874.38	
MARKET FACTOR / BID CONTINGENCY				Excluded
ESCALATION				Excluded
ESTIMATED CONSTRUCTION COSTS		16,149,849	\$874.38	total add-ons 50.01%

Estimator: ND
GSF : 18,470

COST DISTRIBUTION GRAPH

OPTION 3A



ESTIMATE DETAIL

OPTION 3A

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>Foundations</u>					
3							
4		<u>New Stair at SE Corner</u>					
5	3	Modify existing walls and foundations for new stair at SE corner	1	LS	16,500.00	16,500	
6							
7		<u>ADA Elevator</u>					
8	3	Excavate for new elevator pit	16	CY	435.00	6,767	
9	3	Concrete foundations	9	CY	1,850.00	16,787	
10	3	Concrete walls	102	SF	287.00	29,274	
11	3	Misc. embeds	1	LS	3,500.00	3,500	
12	3	Allowance for waterproofing	162	SF	35.00	5,670	
13							
14		<u>New Freight Elevator</u>					
15	3	Allowance to modify existing pit for new freight elevator	1	LS	10,000.00	10,000	
16							
17		<u>Existing Elevator Pit</u>					
18	3	Drain water in existing pit	1	LS	780.00	780	
19	3	Fill existing pit with gravel	7	CY	385.00	2,567	
20							
21		<u>Stadium Seating</u>					
22	3	New foundations for columns to support stadium seating	4	EA	7,800.00	31,200	
23							
24		<u>Slab on Grade</u>					
25	3	Infill sections of slab on grade at areas removed for new foundation and plumbing work	1,850	SF	35.00	64,750	
26	3	Allowance for dowels into existing slab on grade	280	EA	65.00	18,200	
27	3	Allowance for patching / repairs to the existing slab on grade	5,950	SF	2.50	14,875	
28							
29		FOUNDATIONS				220,869	\$11.96 / SF
30							
31		<u>Basement Construction</u>					
32							
33		No work in this section		Note			
34							
35		BASEMENT CONSTRUCTION					\$0 / SF
36							
37		<u>Superstructure</u>					
38							
39		<u>Wood Framing</u>					
40	6	Wall framing for new expansion	3,924	SF	18.50	72,594	
41	6	Plywood sheathing	1,570	SF	5.50	8,633	
42	6	Allowance for new structural/shear walls at basement restrooms	360	SF	35.00	12,600	
43	6	New floor framing and sheathing at first floor expansion	1,450	SF	55.00	79,750	
44	6	Allowance for additional floor strengthening for stadium seating	1	LS	75,000.00	75,000	
45	6	New framing and sheathing at expansion roof	1,523	SF	38.00	57,855	
46	6	Added columns at basement kitchen	2	EA	2,850.00	5,700	
47	6	Allowance for new 2x10 floor framing over dressing rooms	1,030	SF	22.00	22,660	
48	6	Allowance for added framing at new stair	1	LS	8,900.00	8,900	
49	6	Allowance for added framing at new elevator shaft	2	EA	780.00	1,560	1st & 2nd Floor opening
50	6	Allowance for added plywood sheathing to existing walls	2,160	SF	7.20	15,552	

ESTIMATE DETAIL

OPTION 3A

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
51							
51	6	Framing for ada lift to stage	1	LS	1,890.00	1,890	
51	6	Framing for new landing at stage exit door	1	LS	4,970.00	4,970	
54	6	Framing/sheathing for elevator lobby and storage rooms at second floor	415	SF	18.00	7,470	
54	6	Allowance for repairs to existing floor framing with new joists sistered to existing framing	6	LOC	1,240.00	7,440	
55	6	Allowance for miscellaneous clips and straps	18,470	SF	0.85	15,700	
57							
58		<u>Concrete Work</u>					
59	3	Allowance for work to existing concrete walls	1	LS	15,000.00	15,000	
60							
61		<u>Metals</u>					
62	5	Metal rails and beams at elevator shafts	2	EA	12,300.00	24,600	
63	5	Steel columns to support stadium seating	4	EA	6,400.00	25,600	
64	5	Steel beams at balcony for stadium seating	1	LS	18,500.00	18,500	
65	5	Miscellaneous metals	18,470	SF	8.55	157,919	
66							
67		SUPERSTRUCTURE				639,892	\$34.64 / SF
68							
69		<u>Exterior Enclosure</u>					
70							
71		<u>Existing Exterior Walls</u>					
72	9	Remove existing ivy, repair plaster and paint surface	208	SF	13.50	2,808	
73	9	Repair stucco cracks and repaint surface	1,680	SF	19.50	32,760	
74	7	Seal all open joints between temporary structure and building	124	LF	23.40	2,902	caulking and stucco
75	7	Seal open joints at existing opening	1	LS	480.00	480	
76	4	Remove existing temporary membrane, install new sheathing and stucco finish to match existing	880	SF	98.00	86,240	
77	4	Paint west elevation	1,560	SF	4.50	7,020	
78							
79		<u>Existing Windows</u>					\$17,400
80	8	Repair existing windows. Replace broken/missing glazing and prime and paint					
81	8	Basement	5	EA	1,450.00	7,250	
82	8	First Floor	6	EA	1,450.00	8,700	
83	8	Second Floor	1	EA	1,450.00	1,450	
84							
85		<u>Existing Exterior Doors</u>					
86		Work to Existing Doors					\$2,605
87	8	Replace glass at existing double doors at Entry 109	1	PR	980.00	980	
88	8	Replace broken glass at entry door transom	1	LS	685.00	685	
89	8	Allowance to install new weather stripping	4	PR	235.00	940	
90							
91		<u>New Exterior Wall Assembly</u>					
92	9	Exterior wall finish to match existing at new expansion	1,476	SF	48.00	70,848	
93	7	Insulation to new walls	1,328	SF	6.00	7,970	
94	9	Exterior paint	10,080	SF	4.25	42,840	
95							
96		<u>New Doors</u>					
97	8	New single doors in existing exterior wall		See Alternates			
98	8	New double doors in existing exterior wall	1	PR	8,200.00	8,200	
99	8	New single door at expansion	1	EA	4,800.00	4,800	
100	8	Allowance for door / screen at freight elevator	1	LS	5,500.00	5,500	
101							
102		<u>New Windows</u>					
103	8	Allowance for new windows	1	LS	15,000.00	15,000	

ESTIMATE DETAIL

OPTION 3A

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
104							
105		<u>Soffits</u>					
106	9	Allowance for repairs to existing soffits	480	SF	15.00	7,200	
107	9	New exterior soffits at expansion	40	SF	40.00	1,600	
108							
109		EXTERIOR ENCLOSURE				316,173	\$17.12 / SF
110							
111		<u>Roofing</u>					
112							
113		<u>2nd Floor Roofing</u>					
114	7	Replace rolled roofing at 2nd Floor	560	SF	48.00	26,880	
115	7	New eaves trim					
116							
117		<u>Roof Over Dressing Rooms</u>					
118	7	New insulation and roofing	2,820	SF	2.20	6,204	
119	9	Eaves	54	LF	104.00	5,616	
120	7	Flashing	95	LF	85.00	8,075	
121							
122		<u>Expansion Roofing</u>					
123	7	New insulation and roofing	1,523	SF	28.00	42,630	
124	9	Eaves	102	LF	85.00	8,670	
125	7	Flashing	46	LF	85.00	3,910	
126							
127		<u>Miscellaneous Roofing Items</u>					
128	7	Allowance for miscellaneous patching and repairs to existing main roof	1	LS	15,000.00	15,000	
129	7	Secure existing metal flashing	1	LS	1,250.00	1,250	
130	7	Reattach downspout extension	1	LS	480.00	480	
131							
132		ROOFING				118,715	\$6.43 / SF
133							
134		<u>Interior Construction</u>					
135							
136		<u>Interior Partitions</u>					
137	9	Basement	6,240	SF	32.00	199,680	
138	9	First Floor	5,100	SF	32.00	163,200	
139	9	Second Floor	1,182	SF	32.00	37,824	
140	9	Drywall to structural walls	3,532	SF	7.00	24,721	
141	9	Drywall to existing walls	4,800	SF	7.00	33,600	
142	9	Allowance for upgrade to plaster finish on new walls		See Finishes			
143							
144		<u>Interior Doors</u>					
145	8	New interior doors & frames- single	26	EA	5,200.00	135,200	
146	8	New interior doors & frames - double	8	EA	8,300.00	66,400	includes stc rating
147	8	Refurbish existing doors	8	LVS	1,850.00	14,800	
148	8	Allowance for folding acoustic partitions in multi-purpose room	3	EA	83,250.00	249,750	50' x 9'
149							
150		<u>Millwork & Cabinets</u>					
151	6	Dressing room casework	58	LF	785.00	45,530	
152	6	Restroom vanity units	24	LF	675.00	16,200	
153	6	Breakroom casework	35	LF	550.00	19,250	
154	6	Concessions counter	15	LF	950.00	14,250	
155	6	Miscellaneous millwork and cabinets	18,470	SF	2.50	46,175	
156							
157		<u>Other Interior Construction</u>					
158	6	New flat floor assembly to main auditorium space	2,980	SF	15.00	44,700	
159							
160		<u>Signage & Specialties</u>					
161	10	Allowance for code minimum signage	18,470	SF	0.25	4,618	
162	10	Allowance for directions / other signage	18,470	SF	0.85	15,700	
163		<u>Restroom Accessories</u>					
164	10	Large restrooms	4	EA	8,500.00	34,000	
165	10	Small / single occupancy restrooms	5	EA	4,500.00	22,500	

ESTIMATE DETAIL

OPTION 3A

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
166							
167		Restroom partitions					
168	10	Standard	11	EA	6,500.00	71,500	
169	10	Accessible	4	EA	8,500.00	34,000	
170	10	Urinal screen	4	EA	2,000.00	8,000	
171	10	Allowance for miscellaneous specialties	18,470	SF	2.00	36,940	
172							
173		INTERIOR CONSTRUCTION				1,338,537	\$72.47 / SF
174							
175		<u>Stairs</u>					
176							
177	6	New stair from Basement to L1	1	LS	35,000.00	35,000	
178	6	New stair from basement to L2 at new elevator	1	LS	85,000.00	85,000	
179	6	New stairs at stage exit	1	LS	7,500.00	7,500	
180	6	New ramp at stage	1	LS	4,300.00	4,300	
181	6	Steps / stair at portable stage extension		See Equipment			
182	6	Allowance to modify / replace handrails at existing stair	2	FLTS	8,500.00	17,000	
183							
184		STAIRS				148,800	\$8.06 / SF
185							
186		<u>Interior Finishes</u>					
187							
188		<u>Floor Finishes</u>					
189	9	Flooring to basement multi-purpose room	2,490	SF	12.00	29,880	VCT / Other
190	9	Flooring to breakroom	796	SF	45.00	35,820	Quarry Tile
191	9	Flooring to new restrooms	400	SF	48.00	19,200	Tile
192	9	Flooring to Basement Dressing Rooms	680	SF	8.00	5,440	Carpet
193	9	Flooring to dressing room toilets / showers	204	SF	52.00	10,608	Tile
194	9	Flooring to basement corridors	936	SF	9.00	8,424	VCT
195	9	Flooring to light & sound room	105	SF	9.00	945	VCT
196	9	Flooring to basement elevator / stair lobby	346	SF	25.00	8,650	Allowance
197	9	Flooring to basement storage spaces	1,160	SF	2.00	2,320	Seal Concrete
198	9	New flooring to stage	964	SF	18.00	17,352	Wood
199	9	Paint backstage floor	780	SF	4.00	3,120	
200	9	Flooring to Star 1 & 2 dressing rooms	238	SF	12.00	2,856	carpet
201	9	Flooring to star dressing room restrooms/showers	204	SF	52.00	10,608	tile
202	9	Other flooring to extension	466	SF	14.00	6,524	Allowance
203	9	Refinish / replace flooring to Foyer/Lobby	755	SF	35.00	26,425	allowance
204	9	Refinish/replace flooring in restrooms	516	SF	35.00	18,060	allowance
205	9	New flooring to auditorium	2,980	SF	28.00	83,440	wood
206	9	Flooring to new stairs	438	SF	20.00	8,760	allowance
207	9	Flooring to 2nd Floor Balcony & Elevator Lobby	788	SF	12.00	9,456	carpet
208	9	Flooring to 2nd Floor Offices	264	SF	8.00	2,112	carpet
209							
210		<u>Wall Finishes</u>					
211	9	Allowance for new plaster finish at new walls	7,513	SF	38.00	285,502	
212	9	Patch / repair existing plaster walls	5,541	SF	12.00	66,492	
213	9	Ceramic tile to walls	4,800	SF	42.00	201,600	
214	9	Paint walls	16,970	SF	3.00	50,911	
215	9	Allowance for acoustic wall panels	18,470	SF	5.00	92,350	
216							
217		<u>Ceiling Finishes</u>					
218	9	Kitchen ceiling	796	SF	16.00	12,736	
219	9	Other new ceilings	1,080	SF	20.00	21,600	
220	9	Allowance to patch / repair existing ceilings	14,747	SF	3.00	44,241	
221	9	Paint to ceilings	16,623	SF	3.50	58,181	
222							
223		INTERIOR FINISHES				1,143,612	\$61.92 / SF

ESTIMATE DETAIL

OPTION 3A

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
224							
225		<u>Conveying</u>					
226							
227	14	New passenger elevator (Basement - L2)	1	LS	289,200.00	289,200	
228	14	New freight elevator (Basement - L1)	1	LS	193,000.00	193,000	
229	14	New ADA lift to serve stage	1	LS	27,600.00	27,600	
230							
231		CONVEYING				509,800	\$27.6 / SF
232							
233		<u>Plumbing</u>					
234							
235		<u>Plumbing Fixtures</u>					
236	22	WC's	19	EA	4,500.00	85,500	
237	22	Urinals	5	EA	3,900.00	19,500	
238	22	WHB's	20	EA	4,100.00	82,000	
239	22	Shower	4	EA	3,800.00	15,200	
240	22	Janitors Sink	1	EA	2,900.00	2,900	
241	22	Plumbing piping	18,470	SF	11.50	212,405	
242	22	Allowance for seismic gas valve	1	LS	4,850.00	4,850	
243							
244		<u>Plumbing Equipment</u>					
245	22	Duplex sewage ejector and controls	1	EA	14,300.00	14,300	
246	22	110 Gallon, 1999 mbh natural gas water heaters	2	EA	12,300.00	24,600	
247	22	Elevator pit sump pump	2	EA	6,300.00	12,600	
248							
249	22	Plumbing general requirements	18,470	SF	2.80	51,716	
250							
251		PLUMBING				525,571	\$28.46 / SF
252							
253		<u>HVAC</u>					
254							
255	23	General HVAC system including exhaust	18,470	SF	94.00	1,736,180	
256	25	Building Controls	18,470	SF	7.25	133,908	
257							
258		HVAC				1,870,088	\$101.25 / SF
259							
260		<u>Fire Protection</u>					
261							
262	21	New automatic fire sprinkler system to existing building and expansion	18,470	SF	9.50	175,465	
263							
264		FIRE PROTECTION				175,465	\$9.5 / SF
265							
266		<u>Electrical</u>					
267							
268		<u>Power</u>					
269	26	New building switchgear	1	LS	84,500.00	84,500	see sitework for transformer & feeders
270	26	Main building distribution	18,470	SF	6.50	120,055	
271	26	Invertor	1	LS	24,500.00	24,500	
272	26	Emergency power distribution	18,470	SF	1.85	34,170	
273	26	Equipment power	18,470	SF	4.48	82,746	
274	26	Convenience power	18,470	SF	9.50	175,465	
275							
276		<u>Lighting</u>					
277	26	Branch lines and lighting distribution	18,470	SF	8.50	156,995	
278	26	Purchase light fixtures	18,470	SF	20.00	369,400	
279	26	Install light fixtures	18,470	SF	6.50	120,055	
280	26	Lighting controls	18,470	SF	10.00	184,700	

ESTIMATE DETAIL

OPTION 3A

Estimator: ND
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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
281							
282		<u>Theatrical Electrical</u>					
283	26	Company switch	1	LS	30,000.00	30,000	
284	26	Power for theatrical lighting	1	LS	75,300.00	75,300	
285	26	Power for other theatrical equipment	1	LS	15,000.00	15,000	
286	26	Allowance for theatrical lighting	1	LS	185,000.00	185,000	
287							
288		<u>Fire Alarm</u>					
289	28	New fire alarm system	18,470	SF	6.00	110,820	
290							
291		<u>Low Voltage</u>					
292	26	LV infrastructure	18,470	SF	9.00	166,230	
293	27	Tele/data cabling	18,470	SF	5.50	101,585	
294	26	AV cabling	18,470	SF	3.50	64,645	
295	28	Allowance for AV equipment	18,470	SF	8.00	147,760	
296	28	Allowance for security cabling and devices	18,470	SF	5.00	92,350	
297							
298		ELECTRICAL				2,341,275	\$126.76 / SF
299							
300		<u>Equipment</u>					
301							
302		<u>Theatrical Equipment</u>					
303	11	Allowance for rigging systems	1	LS	245,000.00	245,000	
304	11	Allowance for variable acoustics, including blackout at existing windows	1	LS	185,000.00	185,000	
305							
306		<u>Food Service / Kitchen Equipment</u>					
307	11	Allowance for breakroom appliances	1	LS	25,000.00	25,000	
308	11	Allowance for concessions equipment	1	LS	185,000.00	185,000	
309							
310		EQUIPMENT				640,000	\$34.65 / SF
311							
312		<u>Furnishings</u>					
313							
314		<u>Theater Seating</u>					
315	12	Remove, restore and reinstall existing balcony seats	54	EA	1,250.00	67,500	
316	12	New stadium type seating	205	EA	1,780.00	364,900	includes framing
317							
318		<u>Stage</u>					
319	12	Portable stage extension	1	LS	65,000.00	65,000	
320	12	Steps	2	EA	3,500.00	7,000	
321							
322		FURNISHINGS				504,400	\$27.31 / SF
323							
324		<u>Special Construction</u>					
325							
326		n/a					
327							
328		SPECIAL CONSTRUCTION					\$0 / SF

ESTIMATE DETAIL

OPTION 3A

Estimator: ND
GSF : 18,470

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
329							
330		<u>Selective Building Demolition</u>					
331							
332		<u>Building Demolition</u>					
333	2	Demolition for new expansion	1	LS	8,590.00	8,590	
334	2	Demolish sections of existing slab on grade	1,850	SF	14.00	25,900	
335	2	Demolish section of existing concrete walls	30	LF	250.00	7,500	
336	2	Demolish interior partitions	235	LF	32.00	7,520	
337	2	Remove existing floor, wall and ceiling finishes	18,470	SF	1.50	27,705	
338	2	Remove existing MEP fixtures	18,470	SF	0.70	12,929	
339	2	Allowance to salvage historic materials	18,470	SF	1.85	34,170	
340	2	Allowance for safety protocols and disposal of hazmat material	18,470	SF	0.70	12,929	lead pain, acm at flooring etc..
341	2	Cut new door opening in existing walls	3	EA	1,350.00	4,050	
342	2	Remove existing windows and enlarge opening for new doorway		See Alternates			
343	2	Miscellaneous demolition	18,470	SF	1.15	21,241	
344							
345		SELECTIVE BUILDING DEMOLITION				162,533	\$8.8 / SF
346							
347		<u>Site Preparation</u>					
348							
349	2	Demolish existing site retaining wall		See Alternates			
350	2	Demolish existing concrete at entrance portico	480	SF	12.00	5,760	
351	31	Allowance for general site clearance for new site improvements		See Alternates			
352	31	Excavate to reduce level for new steps / ramps		See Alternates			
353	31	Dispose of excavated material off site		See Alternates			
354	31	Rough and fine grading		See Alternates			
355	31	Allowance for SWPP related to excavation and sitework		See Alternates			
356							
357		SITE PREPARATION				5,760	\$0.31 / SF
358							
359		<u>Site Improvements</u>					
360							
361	32	New concrete paving, steps and ramps		See Alternates			
362	32	Handrails		See Alternates			
363	32	Allowance for new terrace paving		See Alternates			
364	32	New steps / pathway to building	3	EA	3,500.00	10,500	
365	32	New concrete paving at Portico	480	SF	54.00	25,920	
366							
367		SITE IMPROVEMENTS				36,420	\$1.97 / SF
368							
369		<u>Site Mechanical Utilities</u>					
370							
371	33	Allowance for site storm drainage		See Alternates			
372							
373		<u>Fire Water</u>					
374	33	New fire water connection to public main	1	LS	20,000.00	20,000	
375	33	Piping and valves	65	LF	145.00	9,425	
376	33	Backflow preventor assembly and building connection	1	LS	18,200.00	18,200	
377							
378		SITE MECHANICAL UTILITIES				47,625	\$2.58 / SF
379							
380		<u>Site Electrical Utilities</u>					
381							
382		New transformer		Excluded - by utility provider			
383	26	Transformer pad	1	LS	4,850.00	4,850	
384	26	New building feed (trench, conduit, conductors)	45	LF	350.00	15,750	
385							
386		SITE ELECTRICAL UTILITIES				20,600	\$1.12 / SF

Estimator: ND
GSF : n/a

ALTERNATES - SUMMARY

SECTION	TOTAL	COMMENTS
ALTERNATES		
ALTERNATE 1: DELETE STADIUM SEATING ADD NEW SEATS ON EXISTING SLOPED FLOOR	(\$401,116)	
ALTERNATE 2: ADD SOUND CONTROL BOOTH AT BALCONY LEVEL	\$350,544	
ALTERNATE 3: ADD EXTERIOR TERRACE WITH GRAND STAIR CONNECTION TO BASEMENT	\$333,472	

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ALTERNATES

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		<u>ALTERNATE 1: DELETE STADIUM SEATING ADD NEW SEATS ON EXISTING SLOPED FLOOR</u>					
3							
4		<u>Deduct</u>					
5		Foundations	-1	LS	31,200.00	-31,200	
6		Strengthening to floor	-1	LS	100,600.00	-100,600	
7		Added beams at balcony	-1	LS	18,500.00	-18,500	
8		Stadium seats	-1	LS	438,900.00	-438,900	
9							
10		<u>Add</u>					
11		Allowance for work to existing floor	1	LS	25,000.00	25,000	
12		Install new seating on existing floor	266	EA	965.00	256,690	
13							
14		<u>Markups</u>					
15		GC's / GR's		%	-307,510.00		No cost impact
16		Insurance & Bonding	3.20%	%	-307,510.00	-9,840	
17		Fee	5.50%	%	-307,510.00	-16,913	
18		Design Contingency	15.00%	%	-334,263.37	-50,140	
19		Construction Contingency	5.00%	%	-334,263.37	-16,713	
20		Market Factor / Bid Contingency		%	-401,116.04		Excluded
21		Escalation		%	-401,116.04		Excluded
22							
23		ALTERNATE 1: DELETE STADIUM SEATING ADD NEW SEATS ON EXISTING SLOPED FLOOR				-401,116	\$-21.72 / SF
24							
25		<u>ALTERNATE 2: ADD SOUND CONTROL BOOTH AT BALCONY LEVEL</u>					
26							
27		<u>Deduct</u>					
28							
29		<u>Add</u>					
30		Additional floor framing	1,000	SF	45.00	45,000	
31		Added walls	1,440	SF	48.00	69,120	
32		Added doors	4	EA	4,500.00	18,000	
33		Added glazing	132	SF	285.00	37,620	
34		Added plumbing	4	FXS	8,500.00	34,000	
35		Added HVAC	1	LS	65,000.00	65,000	
36							
37		<u>Markups</u>					
38		GC's / GR's			268,740.00		No cost impact
39		Insurance & Bonding	3.20%	%	268,740.00	8,600	
40		Fee	5.50%	%	268,740.00	14,781	
41		Design Contingency	15.00%	%	292,120.38	43,818	
42		Construction Contingency	5.00%	%	292,120.38	14,606	
43		Market Factor / Bid Contingency		%	350,544.46		Excluded
44		Escalation		%	350,544.46		Excluded
45							
46		ALTERNATE 2: ADD SOUND CONTROL BOOTH AT BALCONY LEVEL				350,544	\$18.98 / SF

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ALTERNATES

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
47							
48		<u>ALTERNATE 3: ADD EXTERIOR TERRACE WITH GRAND STAIR CONNECTION TO BASEMENT</u>					
49							
50		<u>Deduct</u>					
51							
52		<u>Add</u>					
53		Demolish existing site retaining wall	40	LF	185.00	7,400	
54		Allowance for general site clearance for new site improvements	2,560	SF	2.20	5,632	
55		Excavate to reduce level for new steps / ramps	137	CY	48.00	6,596	
56		Dispose of excavated material off site	137	CY	44.00	6,046	
57		Rough and fine grading	2,560	SF	3.20	8,192	
58		Allowance for SWPP related to excavation and sitework	2,560	SF	3.00	7,680	
59		New concrete paving, steps and ramps	1,060	SF	56.00	59,360	
60		Handrails	45	LF	420.00	18,900	
61		Allowance for new terrace paving	1,500	SF	45.00	67,500	
62		Allowance for site storm drainage	1	LS	35,000.00	35,000	
63							
64		<u>Markups</u>					
65		GC's / GR's	15.00%		222,305.48	33,346	No cost impact
66		Insurance & Bonding	3.20%	%	255,651.30	8,181	
67		Fee	5.50%	%	255,651.30	14,061	
68		Design Contingency	15.00%	%	277,892.97	41,684	
69		Construction Contingency	5.00%	%	277,892.97	13,895	
70		Market Factor / Bid Contingency		%	333,471.56		Excluded
71		Escalation		%	333,471.56		Excluded
72							
73		ALTERNATE 3: ADD EXTERIOR TERRACE WITH GRAND STAIR CONNECTION TO BASEMENT				333,472	\$0 / SF

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