



W H E E L E R & G R A Y , I N C
CONSULTING ENGINEERS

November 4, 2021
W&G #S21288

FIELD INVESTIGATION REPORT

Silver Spurs Stables
1900 Riverside Drive
Glendale, CA 91201

INTRODUCTION

This report was made at the request of the Richard Dell of RED Architectural Group to review and evaluate visible portions of the existing stable buildings and offer an opinion as to the condition of the subject structures and possible damage.

DESCRIPTION OF FACILITY

The subject facility consists of the following:

Building A – A one story residence type V framed residence supported over a raised foundation (see photo #1).

Building B - Two one story wood framed horse stable structures built in the 1930's. Both structures are long and narrow and consist of a central hallway with horse pens on each side of the hall. The larger eastside building has a continuous monitor down the middle of the structure (photo #2). The smaller westside building has a shed roof (photo #3). The roof framing consists of 1x sheathing supported by 2x rafters. The walls are covered with 1x sheathing.

Building C - A one story building consisting of a wood framed roof and masonry shear walls. The building appears to have been constructed in the late 1950's.

Building D – A tall one-story barn structure consisting of a wood framed roof supporting corrugated steel roof sheets and 1x exterior sheathing.

INVESTIGATION

Our investigation consisted solely of a cursory visual walk through the areas of the buildings that were accessible and preliminary. No tests or exact measurements were made and the only alternate information reviewed was the Historic Resource Assessment by Jenna Snow of Historic Preservation Consulting.

FINDINGS

Based on the site visit the following items were noted:

Building A – Residence

1. The exterior walls appear to be supported on a continuous concrete footing. The footings consist of a concrete stem.
2. The building shows no signs of deterioration.

Building B – Eastside Stable

1. The exterior walls appear to be supported on a continuous concrete footing. In some areas the top of the footings are flush with the interior and exterior grades which does not protect the walls and posts which makes them susceptible to dry wrought (see photo #4).
2. The interior posts each side of the hall appear to be supported on the soil only with no signs of footings.
3. The roof diaphragms are not supported laterally or longitudinally by shear walls and there are no signs of foundation anchor bolts (see photo #5).

Building B – Westside Stable

1. The exterior walls appear to be not supported on a continuous footings but are supported on a sill plate on the soil.
2. The interior posts each side of the hall appear to be supported on the soil only with no signs of footings.
3. The roof diaphragms are not supported or minimally supported laterally or longitudinally by shear walls and there are no signs of foundation anchor bolts.
4. The wood framed wall on the west side of the structure is supporting two to three feet of soil.

Building C – Stable

1. The exterior walls consist of wood framing and masonry walls.
2. The building appears to be in good condition with no signs of distress.

Building D – Barn (Photo #6)

1. The exterior walls appear to be not supported on a continuous-footings but are supported on a sill plate on the soil.
2. The interior posts each side of the hall appear to be supported on the soil only with no signs of footings.
3. The roof diaphragm, which consists of inadequate corrugated steel sheets, is not minimally supported laterally and longitudinally by shear walls and there are no signs of foundation anchor bolts.
4. The north wall of the structure is supporting approximately 3 ft. of soil.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the visual walk-through the following items should be addressed:

Building A – Residence

1. Review anchorage of building to footings.
2. If required anchor building to foundation stem walls.

Building B – Eastside Stable

1. Roof is to be sheathed with plywood.
2. Scab new 2x rafters to undersized existing 2x4 rafters.
3. Add shear panels to all exterior walls and selected interior cross walls.
4. Provide a new foundations to all continuous walls, posts and added shear panels.
5. Remove and replace all deteriorated wood framing.

Building B – Westside Stable

1. Roof is to be sheathed with plywood
2. Scab new 2x rafters to undersized existing 2x4 rafters.
3. Add shear panels to all exterior walls and selected cross walls.
4. Provide new foundations to all continuous walls, posts and shear panels.
5. Remove soil at west wall and regrade.
6. Remove and replace all deteriorated framing.

Building C – Stable

Building is in good structural condition with no signs of distress in any structural members.

Building D – Barn

1. Roof is to be sheathed with plywood
2. Scab new 2x rafters to undersized existing 2x4 rafters.
3. Add shear panels to all exterior walls and selected cross walls.
4. Provide new foundations to all continuous walls, posts and shear panels.
5. Remove soil at north wall and regrade.

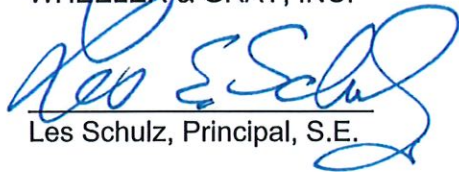
GENERAL

This report is based on a visual examination of the exposed areas of the structure. No tests, destructive or non-destructive were made. No drawings of the original construction were available and no exact measurements were obtained and no structural analysis on noted roof and shear panels was performed. The cursory inspection was made solely to assist in evaluating the structural integrity of the subject building structures and provide a general list of corrective measures. Neither the investigation nor this report is intended to address architectural features.

The findings and recommendations in this report represent conditions found at the time of the investigation and were prepared in accordance with generally accepted professional engineering principles, practices and judgment. No warranty is expressed or implied.

Respectfully submitted,

WHEELER & GRAY, INC.



Les Schulz, Principal, S.E.

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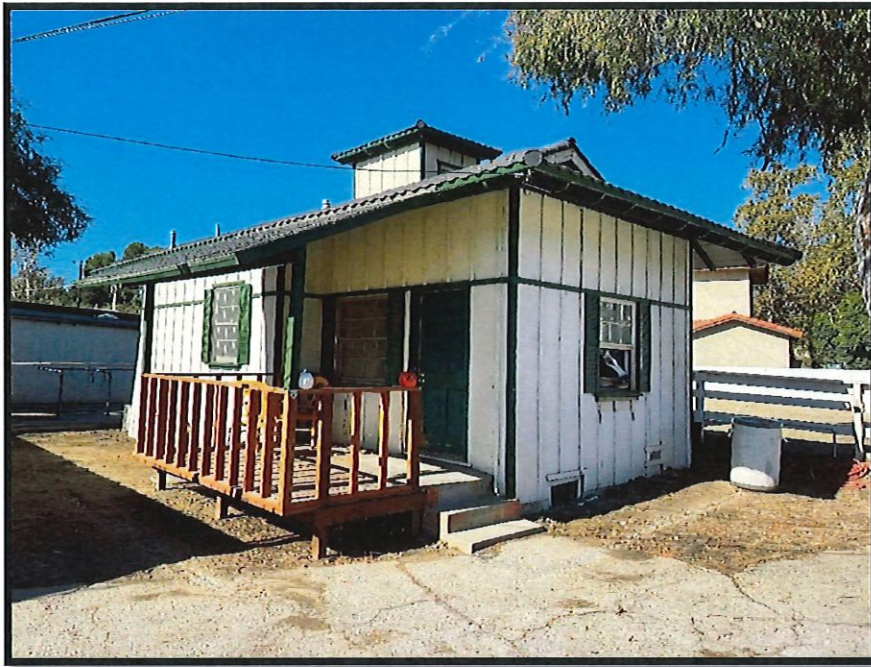


Photo #1 Building A-Wood Framed Residence Structure

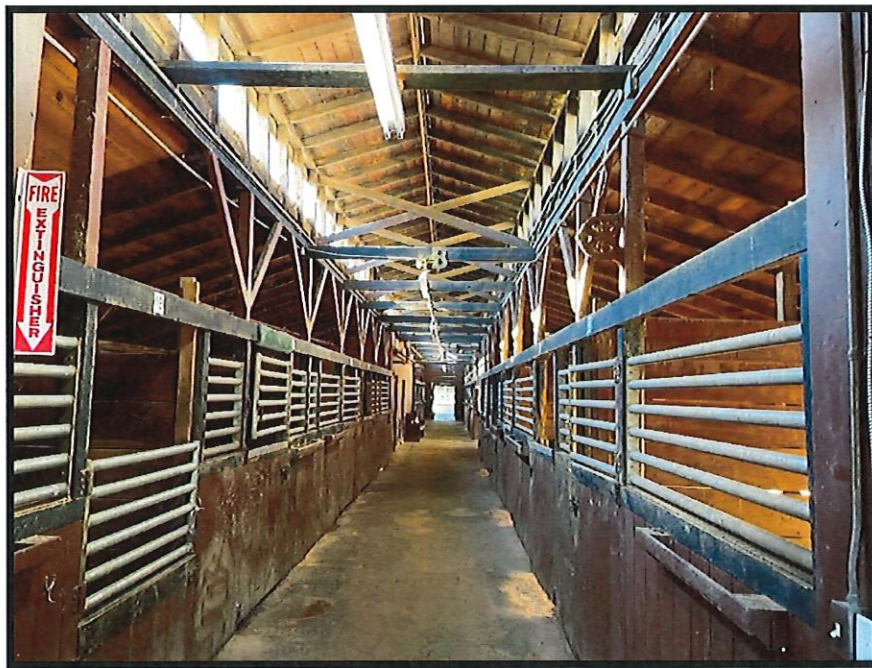


Photo #2 Building B Eastside Stable

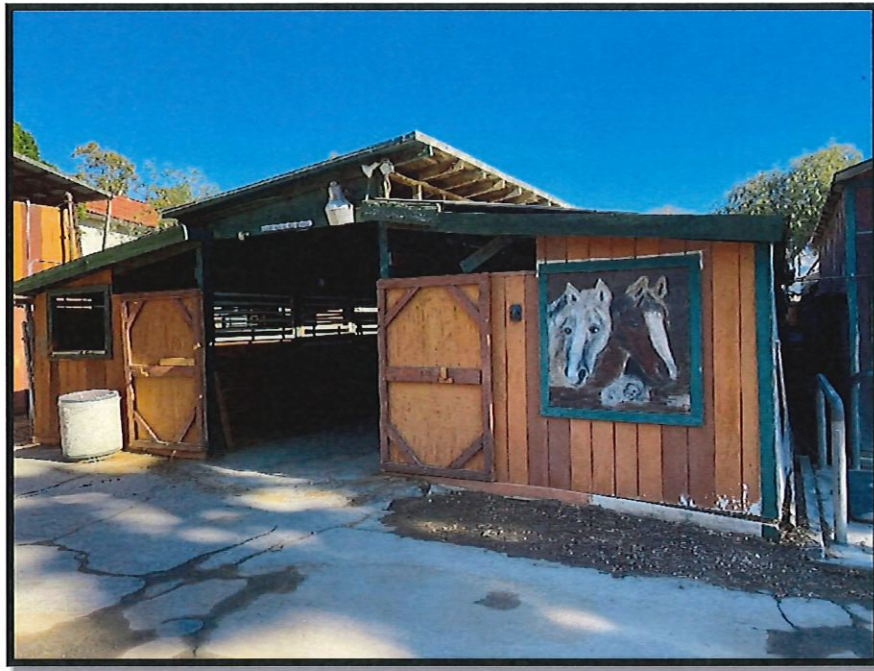


Photo #3 Building B Westside Stable



Photo #4-Continuous footing at longitudinal wall



Photo #5 Typical Longitudinal wall at Eastside Stable

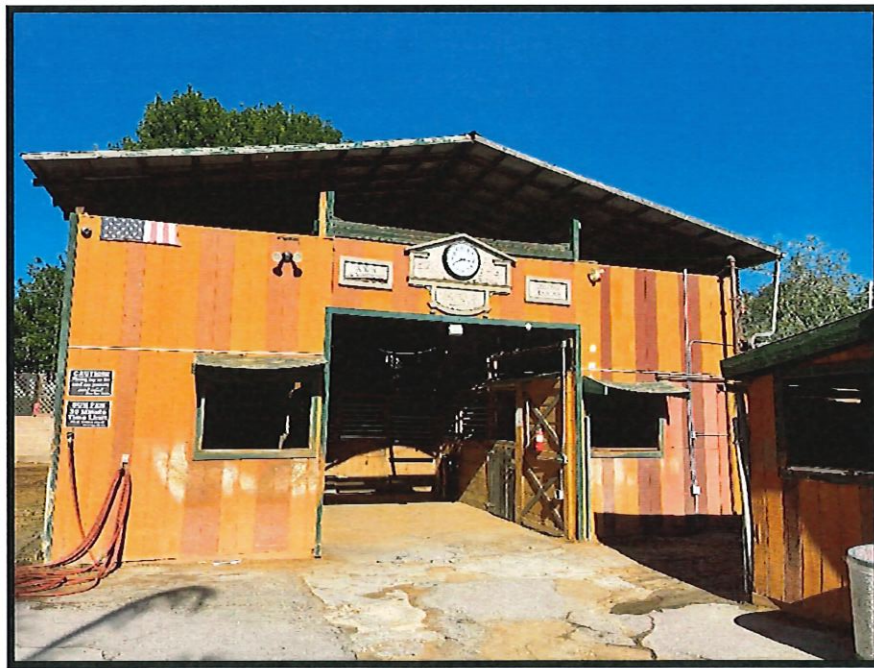


Photo #6 Barn East Elevation