

Oddfellows Hall

Exterior Dimensions: North-south: 116'-0"
East-west: 50'-11"

	<u>Gross</u>	<u>Net (minus stairs, elevators, utility rooms, etc.)</u>
Area: Basement	+/- 5,211sq ft	+/- 4,531 sq ft
Area: Main Floor:	+/- 5,002 sq ft	+/- 4,294 sq ft
Area: 2nd Floor:	+/- 5,348 sq ft	+/- 4,641 sq ft
Area: 3rd Floor:	+/- 5,348 sq ft	+/- 4,641 sq ft
Mezzanine:	+/- 1,157 sq ft	+/- 1,157 sq ft
TOTAL	+/- 22,066 sq ft	+/- 19,264 sq ft

Floor to underside of structure Heights:

Basement:	approx. 8'-6"
Main:	approx. 16'-0"
Second:	approx. 18'-0"
Third:	approx. 20'-0"
Third @ mezzanine:	approx. 9'-0"

The new foundation will be constructed to current seismic and structural codes. The new foundation system consists of a structurally steel reinforced 24" thick continuous mat footing with approximately 26" thick steel reinforced foundation walls. The new mat footing includes an elevator pit which will allow for clearances required of modern elevator systems.

The Oddfellow's hall currently consists of unreinforced masonry construction and will remain unreinforced following the move to the new location. The exterior wall is typically a triple wythe brick assembly with the exterior veneer face having a 1 in 8 English Bond (1 header course in 8 stretcher courses). The exterior walls were re-pointed prior to the move to the new location and will be re-pointed again following the move as necessary to achieve the aesthetic specified in the construction documents. The exterior wall was found to have flues at intermittent locations inside the wall, each of these were filled with mortar to strengthen the building envelope prior to the move. The majority of the floor framing system consists of wood joists pocketed into the exterior brick wall. In some cases the wood joists and/or brick has deteriorated where bearing occurs. In other cases the exterior brick wall has deflected and pulled out from the wood joists. There were some structural upgrades constructed in the 1980s remodel. There are some mechanical fasteners and steel ledger beams, the extent of these upgrades however has not been determined. There were some additional glu-lam beams, etc. installed in the 1980s remodel. The structure was not upgraded as part of the current work and will not be upgraded following the relocation of the building.

Outside of new mortar, the walls will not be mechanically fastened to the new foundation.

There is currently 1 elevator and 1 fire stair in the building. The elevator was installed in the 1980s and has not been replaced. The elevator will not be functional following the relocation. The elevator will lack a piston which will need to be provided by the new owner. A second fire stair will be constructed in what will be the northwest corner to replace the exterior stair that was demolished prior to the building relocation. The north and west exterior walls of the stair tower will be mechanically tied to the exterior wall with steel reinforcing bar and shotcrete. The interior south and east walls will be constructed of reinforced CMU block. The stair will be constructed of steel with concrete pan treads.

The roof is in poor condition and consists of built-up roofing, with silver painted surface. The roof was repaired in December 2007 prior to work and will be inspected and repaired again following the building relocation. The roof will not be replaced as part of the current work.

The windows were removed prior to the building move but will be re-installed following the move. The contractor will replace broken glass, etc and make necessary repairs. The windows on the future west face of the building were removed and bricked in to accommodate the zero lot line to the west.

The existing basement stair tower, elevator shaft, and mechanical / electrical rooms will be reconstructed at the new location. Rough in plumbing for a new restroom will be set in the new foundation but no fixtures will be installed.

Each utility (Electrical, Water, Sewer, etc) will be stubbed in but not connected. Have a look and please respond with comments. I'll be more timely next time around.

The main façade of the building will undergo a maintenance restoration to repair failing brick, deteriorated paint, broken glass, damaged decorative metal, etc.