

Alameda Elks Lodge 1015

2255 Santa Clara Ave.
Alameda, Ca. 94501
510-522-1015
Email: elks1015@comcast.net
Trustee: Vince Rossi

SCALE & SIGNATURE

CONSULTANTS:
TDH ENGINEERS
CONSULTING ENGINEERS
3035 CLEMENT ST., SUITE 100
ALAMEDA, CALIFORNIA 94501

AGENCY APPROVAL:

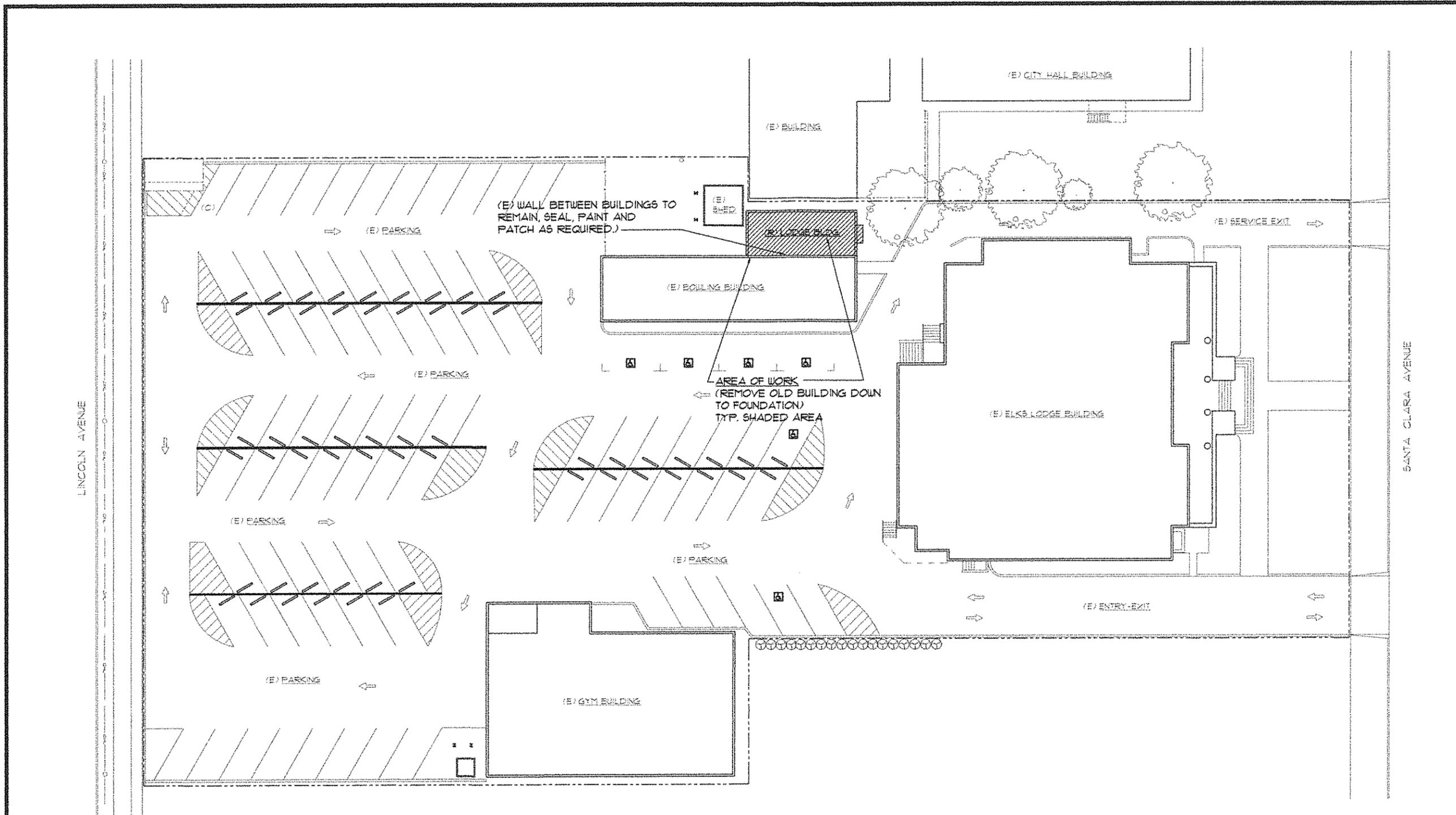
REVISIONS:

(E) Bldg. Area Demolition

EXHIBIT "A"

DRAWING TITLE
**SITE PLAN,
(E) BLDG. DEMO
AREA, NOTES**

DRAWN: DH CHECKED: BL
DATE: 03-11-13 ISSUE:
APPROVED: SCALE: 1/16"=1'-0"
PROJECT NO.: 04870
SHEET NO.:
SHEET: 1 OF 1 **DE-1.0**



OLD BLDG. DEMOLITION PLAN
SCALE: 1/16"=1'-0"



O W E N O ' N E I L A S S O C I A T E S

S T R U C T U R A L E N G I N E E R S

June 5, 2013

4 1 0 1 E M E R A L D S T R E E T
O A K L A N D , C A . 9 4 6 0 9
(510)658-8601 FAX (510) 658-8555

Gregory J. McFann, Chief Building Official
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501-4477

Re: Permit B13-0211, Lodge Building, 2255 Santa Clara Avenue

Dear Mr. McFann:

At the request of the Elks Hall Association of Alameda, on May 8, 2013 we performed a structural engineering inspection of the referenced one story wood frame building. A demolition permit was recently issued and a stop work order was subsequently placed due to community concerns. The purpose of our inspection was to review structural condition and render findings and opinions.

According to Elk Lodge lore, the building was built in 1909 by Elk members in one day. Evidence suggests that it wasn't a permanent undertaking, but may have been an interim structure used for meetings while the present lodge was built.

As shown on the attached three 8-1/2X11 sketches, the building's roof is framed with wood roof trusses bearing on 4X4 wood posts; half of which are buried in the ground. 2X6 wood sleepers support the floor and many rest in the ground as well. All ground bearing members are completely rotted. The building's east wall has settled such that the east side is about one foot lower than the west.

There is a large unreinforced brick masonry fireplace at the south end that has crumbled away over the years; the chimney has collapsed, but the hearth remains.

The building has no vertical or lateral support systems because continuous load paths are not present. As such, it fails to comply with both life safety and collapse prevention standards as specified in ASCE 41-07.

Based on the above, Lodge Building is a safety hazard and we recommend that you either, (1) allow its immediate demolition or, (2) post it for non-occupancy (Municipal Code Section 13-12.5) as soon as possible.

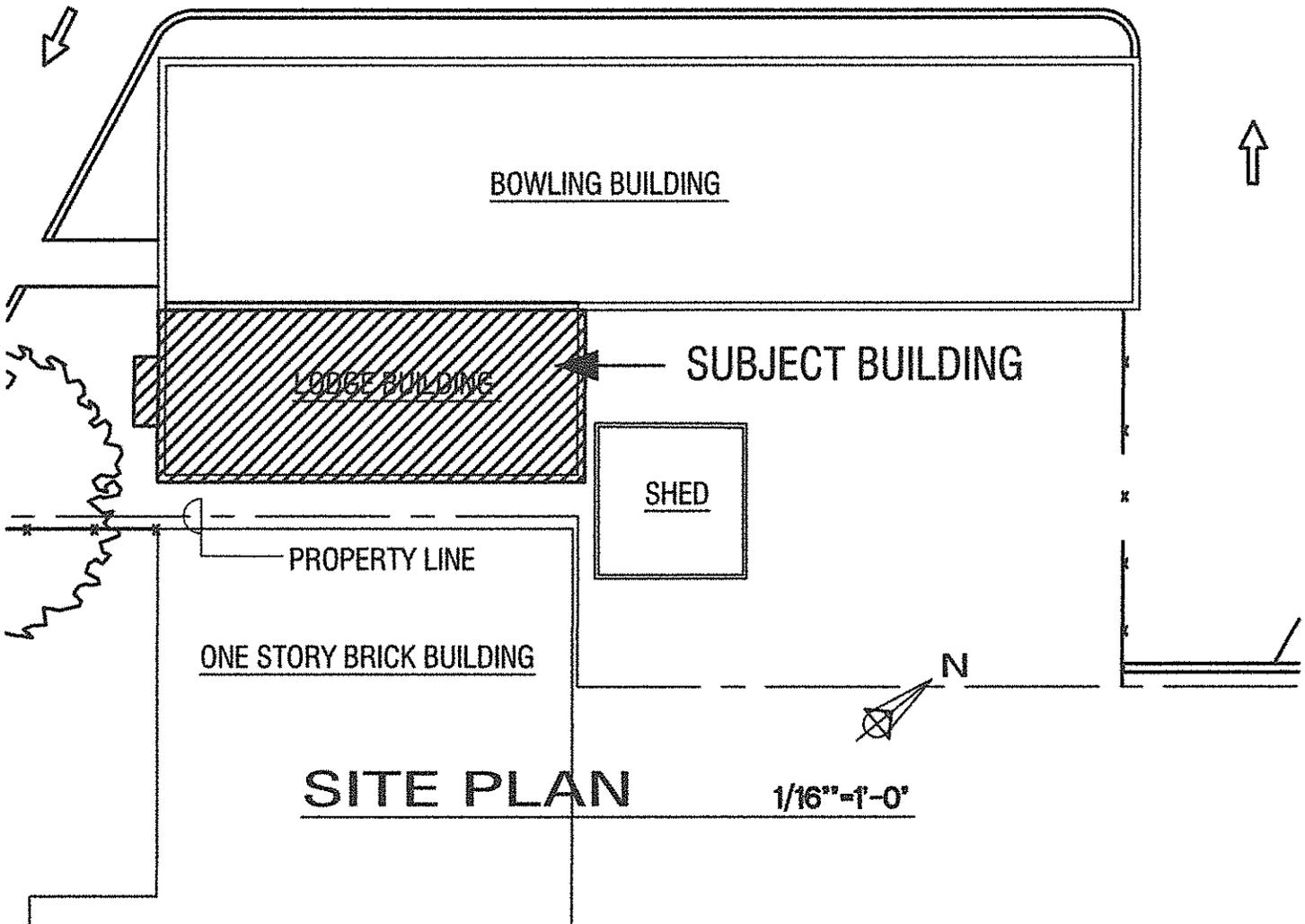
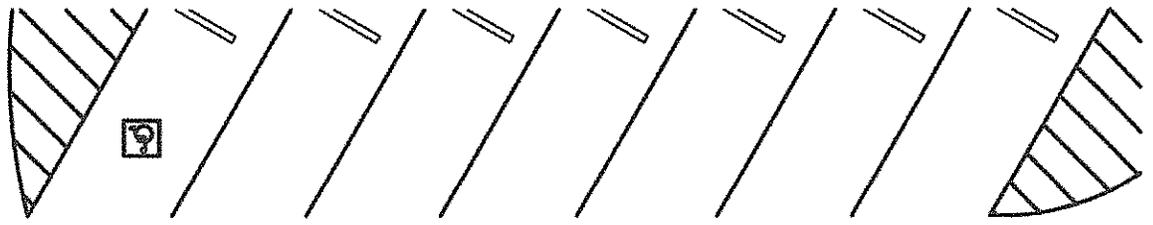
Sincerely,

OWEN O'NEIL ASSOCIATES

Owen O'Neil

cc: Dan Hall, Elks Lodge Association of Alameda



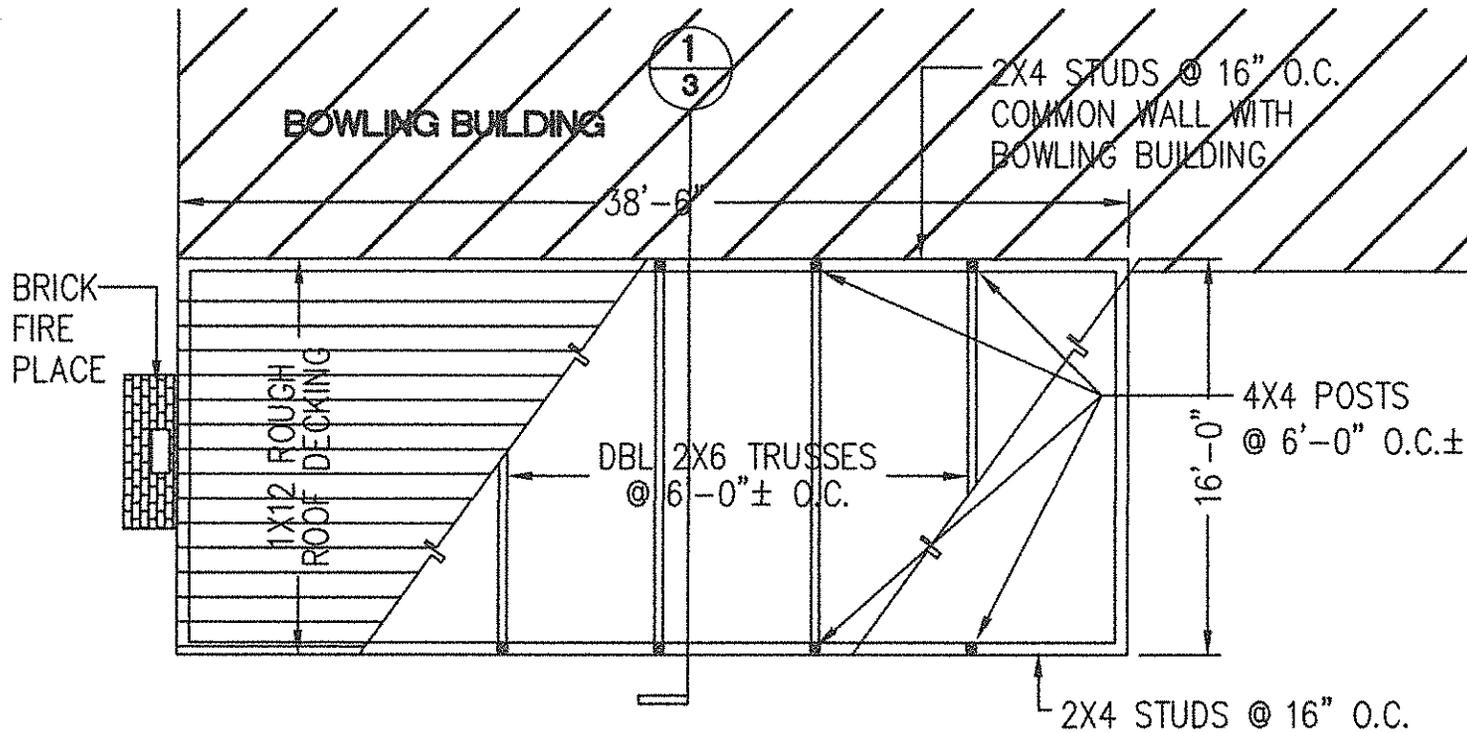


SITE PLAN 1/16" = 1'-0"

ELKS HALL ASSN. OF ALAMEDA
 2255 SANTA CLARA AVENUE
 ALAMEDA, CALIFORNIA

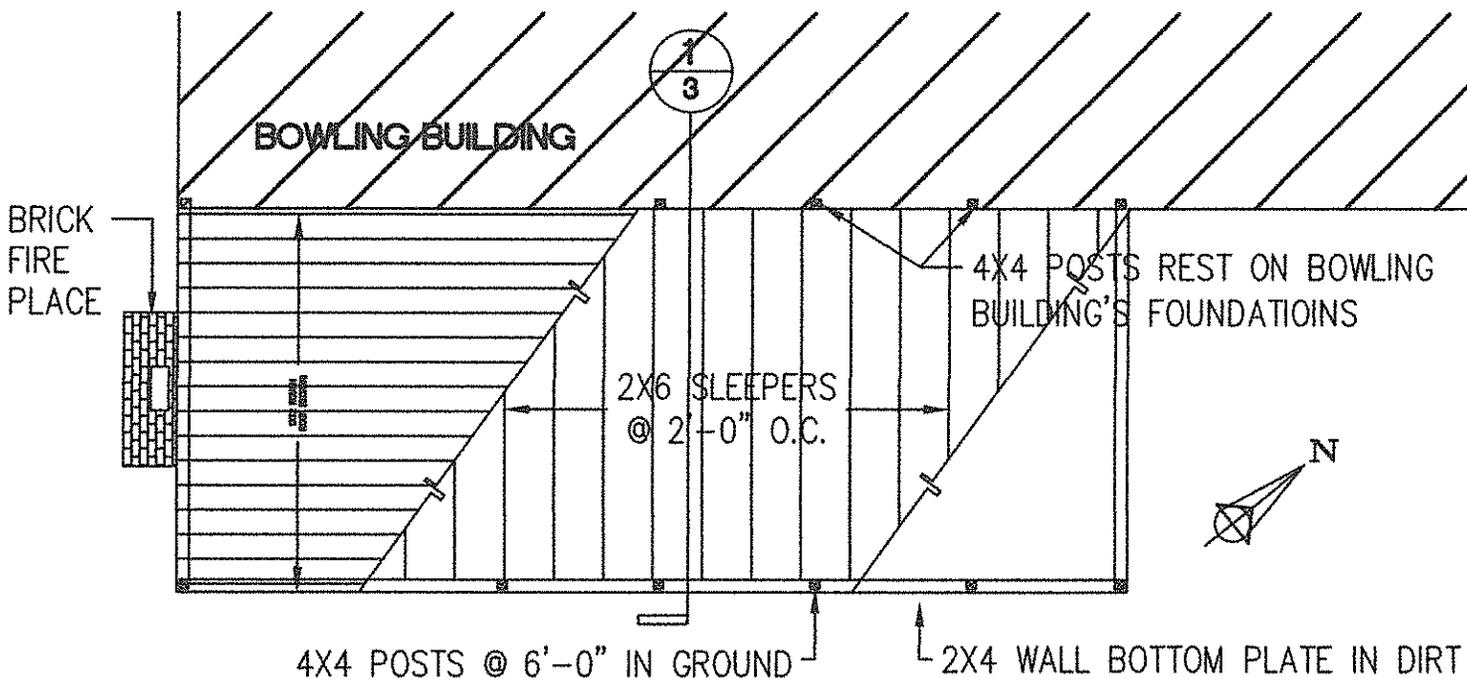
OWEN O'NEIL ASSOCIATES
 CONSULTING STRUCTURAL ENGINEERS
 COMMERCIAL BUILDING
 4101 EMERALD STREET
 OAKLAND CALIFORNIA 94609
 INDUSTRIAL PLANTS
 TEL: 510-858-8601
 FAX: 510-858-8606

Date: 6-5-2013
 Job No. 1323
1 OF 3



ROOF FRAMING PLAN

1/8"=1'-0" LODGE BUILDING



FLOOR FRAMING & FOUNDATION PLAN

1/8"=1'-0" LODGE BUILDING

ELKS HALL ASSN. OF ALAMEDA

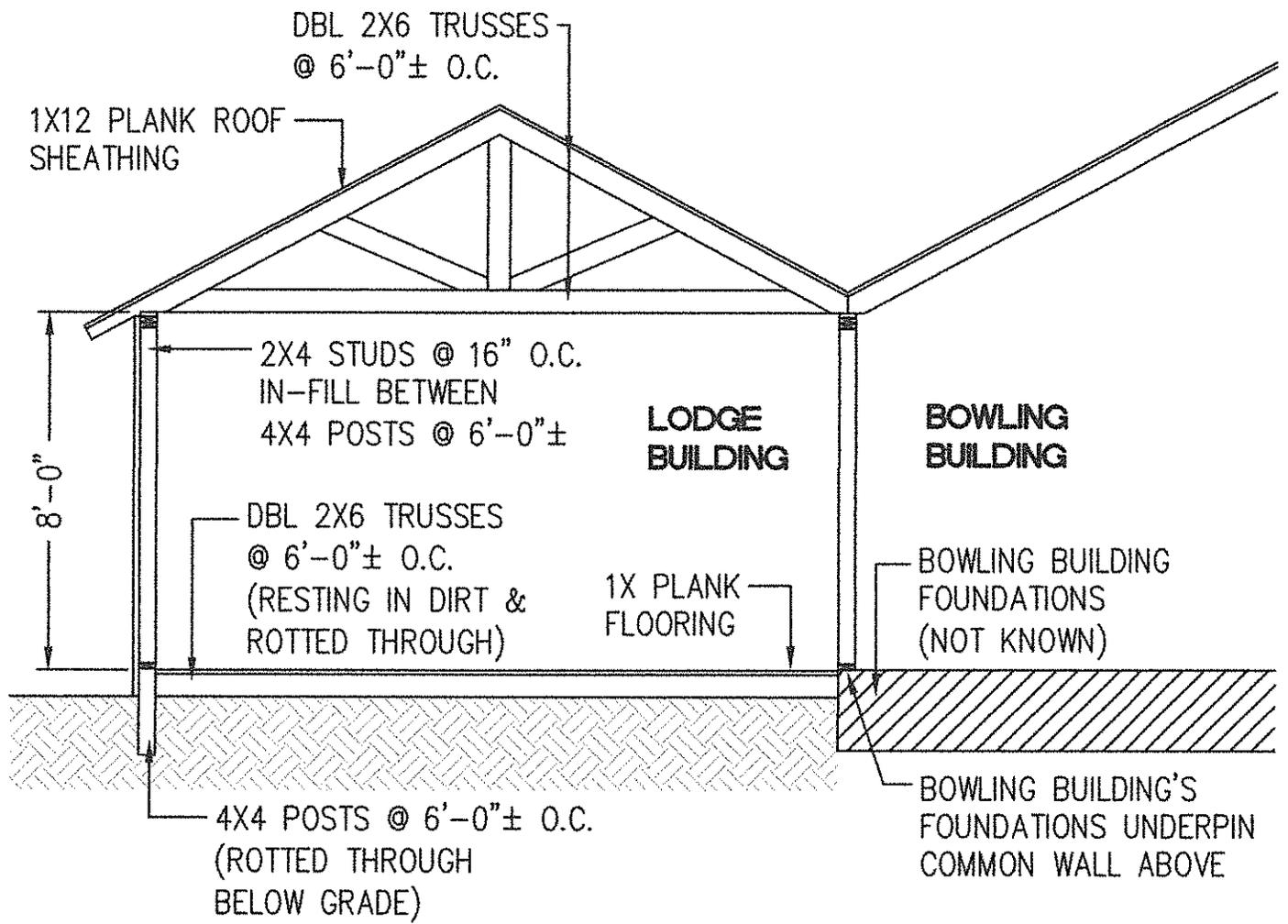
2255 SANTA CLARA AVENUE
ALAMEDA, CALIFORNIA

OWEN O'NEIL ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
COMMERCIAL BUILDING
4101 EMERALD STREET
OAKLAND CALIFORNIA 94609
INDUSTRIAL PLANTS
TEL: 510-658-8601
FAX: 510-658-8608

Date: 6-5-2013

Job No. 1323

2 OF 3



SECTION 1
3 $1/4"=1'-0"$

ELKS HALL ASSN. OF ALAMEDA
 2255 SANTA CLARA AVENUE
 ALAMEDA, CALIFORNIA

OWEN O'NEIL ASSOCIATES
 CONSULTING STRUCTURAL ENGINEERS
 COMMERCIAL BUILDING
 4101 EMERALD STREET
 OAKLAND CALIFORNIA 94609

INDUSTRIAL PLANTS
 TEL: 510-658-8601
 FAX: 510-658-8508

Date: 6-5-2013
 Job No. 1323
3 OF 3

Existing Bowling Building

Outline of proposed demolition
of old temporary structure.

Remaining wall shared
between two structures will
be repaired with siding to
match existing.

Old Temporary Structure





Rear of
Temporary
Structure