

1326 Florida Avenue
SK&A#: 1-14026-00

Mr. Dan Roth
Ditto Residential
2217 14th Street NW
Third Floor
Washington, D.C. 20009

April 18, 2014

RE: 1326 Florida Ave
Washington, DC
Structural Feasibility Evaluation of P2 level Construction

Dear Dan:

The concept of constructing a partial P2 level for parking, while structurally possible, will greatly increase the cost of construction to a point that it is not only economically impractical but the complexity it brings to the project justifies reconsideration of its construction viability. The following factors were considered in reaching the above conclusion:

1. The partial P2 level would mean a smaller foot print than the upper P1 level. This difference in footprint would introduce a series of transfer beams and columns to send the loads accumulated from upper levels to the footings. For the limited footprint as this project, this effort alone could increase the footing cost by 10% to 20%.
2. According to the geotechnical report, ground water was encountered at elevations around 20' to 27', which would be above the potential P2 level finished floor. This means significant increase in subfloor drainage costs which includes a grid of underslab perforated pipes, bigger sump pit and pumps, thicker gravel stone underlayment, etc. The basement walls would also be thicker and reinforced heavier.
3. The deeper basement walls would also mean much more cumbersome sheeting and shoring efforts in the urban setting.

Please feel free to contact our office if you have any questions regarding the issue.

Sincerely,

SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.


Bing Rao, PE
Associate

Board of Zoning Adjustment
District of Columbia
CASE NO.18785
EXHIBIT NO.501G