

A & A Structures LLC
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July 7, 2021

Ms. Dawn Lea
4459 MacArthur Blvd NW, Washington, DC 20007

Re: Review of drawings for 4457 MacArthur Blvd. NW

Dear Ms. Lea,

Per your request, I reviewed the submitted plans for your neighboring development at 4457 MacArthur Blvd. Washington DC 20007. I found the following concerns in the plans.

- 1- Despite set back on the last floor, the Snowdrift issue is not eliminated. The parapet on the upper floor will still cause snow drift accumulation. This is obvious in Isometric view 2 of Drawing 17, Cross Section 3 on Drawing 14, and Cross Section 2 on Drawing 13. The snowdrift horizontal length is 6.5 feet. Therefore, any obstacle placed within 6.5 feet of the property line will cause snowdrift accumulation.
- 2- The full set of plans are not submitted. The plans do not show the dimensions. The developer shall provide the full set for our review.
- 3- Per my observation in my site visit, the area at the rear of your property is missing studs and proper supports. Demolition of the neighbor's property will seriously jeopardize the wall and expose your interior space to weather, frost, humidity, and heat.
- 4- It is not clear how the underpinning will be done in the basement. The plans shall show the extent and depth of underpinning. Cross Section 2 of Drawing 13 and Cross Section 3 of Drawing 14 show the new foundation encroaches into your property. The new foundation section and plan are required to show the new footing will not pass beyond the surface of the party wall.

Should you have any questions or concerns please do not hesitate to contact me.

Thank you for providing me with the opportunity to be of service.

Sincerely,



Yahya Aliabadizadeh, PhD, PE
A & A Structures LLC