FORSYTHE INC

CFA/OGB Application September 27, 2022

Re: 1428 28th St (Stachowski's Deli) **#B2210284**

To Whom it May Concern,

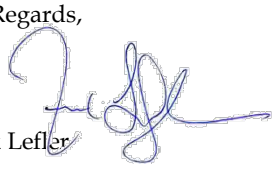
Please find attached our formal application to the board. Please review this letter as a supplemental explanation to provide context to the overall submission and submitted documents while addressing some of the concerns posed in the early review comments.

This project was initially a minor façade repair, that has unfortunately grown into a larger structural rehab of the P St elevation of this building. The initial assumption was that the bulging brick shown in the existing conditions photos attached was symptomatic of a veneer condition resulting from insufficient tie backs to the building structure. Upon further investigation the bulging brick has now been determined to be the result of water infiltration issues from the roof line along the P St soffit that led to the rot and failure of the corner hip rafter, which in turn put lateral pressure on the head of a triple wythe structural brick wall causing the façade issues. To the greatest extent possible we are trying to keep the scope minimal to mitigate rising costs based on this expanding scope for the client (Deli owner), and are approaching this as "replace in kind" where applicable/possible. Below are explanations and further information in regards to early comments that may shed additional light on our proposed approach.

1) Architectural details and drawings. While this submission contains elevations and sections they have been developed by SK&A as part of their structural set. In an effort to mitigate the soaring cost of these repairs and the overall financial burden on the business owner Forsythe is requesting that review of this application proceed without needing to develop separate architectural drawings (as well as for the sake of time as winter is approaching and these repairs will want to be complete before severe weather). We assert that the drawings and other existing conditions surveys provided are adequate to be able to review and comment on this permit submission. We are happy to incorporate any comments or guidance received into the project plan and execution but ask that the reviews proceed based on what we are able to submit at this time. We have supplemented the structural drawings with hand sketches of proposed replacement wood windows from The Craftsman Group, to provide additional architectural information on the three windows that were necessarily removed based on the structural repair scope.
2) Brick Match – yes, based on the existing conditions survey we were able to find a match to the existing brick (either Vertical Scratch or Vertical score brick – sample to be submitted for approval). The existing brick is also painted, so the new brick will be painted as well with an exact custom color to match.
3) Roofing Material – the intent is to replace in kind the existing roofing materials following the structural remediation. Adjacent and neighboring structures mostly all have asphaltic shingles as well so this should not stand out and should fit well with the surroundings. Only the P St elevation (from hip rafter to hip rafter) of the roof area is being rebuilt as part of these repairs. If we were to change the roofing materials for aesthetic/historic purposes that would entail demolition and replacement of the remaining approx. 2/3 of the roof which is not in scope and not required to perform the necessary structural repairs. In the vein of mitigating the financial burden on the business owner we feel this should be approved.
4) Windows (replacement windows). The drawings provided, developed by SK&A only call for the complete demolition of the upper floor on P St. containing 3 windows. While the existing upper floor windows could be reused Forsythe has budgeted for the owner to provide new wood windows for these three windows since they are being fully removed as part of the project. Storefront windows at the lower level and all the windows along the 28th street elevation do not need to be removed to perform the structural repairs and we request that these windows be allowed to be left in their current state, undisturbed. Requiring these to be replaced will place additional financial burden on the business owner we are hoping to mitigate. We have included a drawing of the proposed detail for the replacement windows for those windows we do need to replace (reference The Craftsman Group detail), which has been used and approved several times previously by the OGB (both detail and manufacturer)

Forsythe and the owner of Stachowski's Deli will work with CFA & OGB to ensure that any all materials that are being removed and replaced are done so in accordance with the standards set forth by both entities, however we do ask for consideration in the case where changing materials of existing to remain elements would be required.

Best Regards,



Frank Lefler

VP of Operations, Forsythe Inc

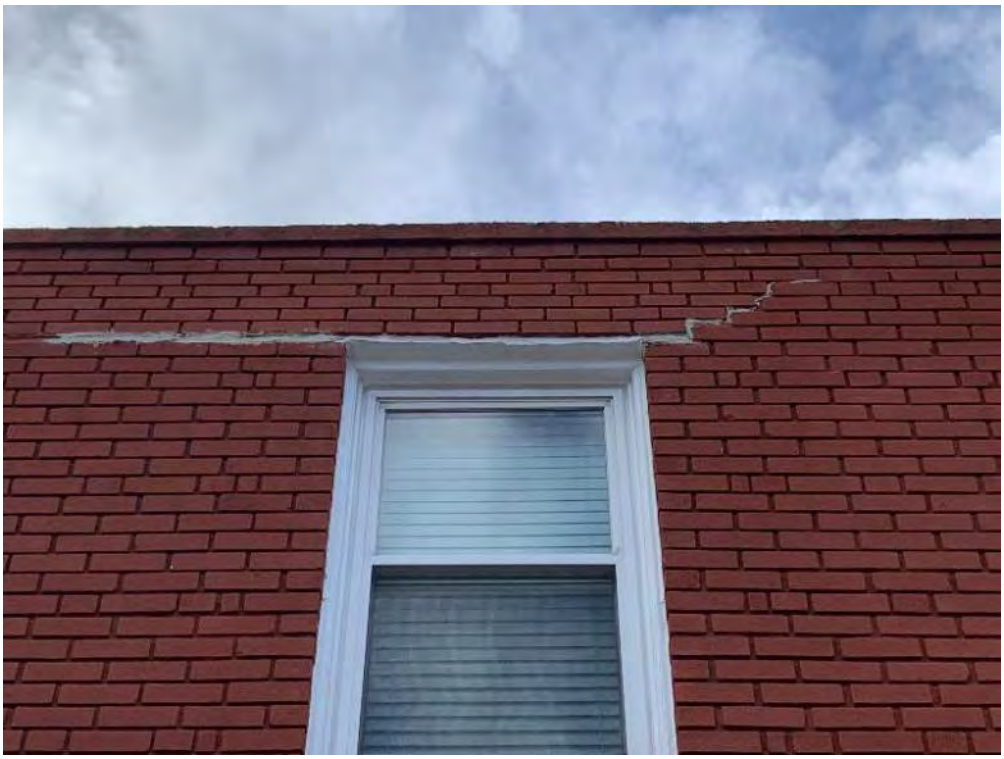
SK&A

Photo Log

Photograph #1: Overview of Building and Brick Displacement & Distress above 2nd Floor Windows – North Elevation

Photograph #2: View of Brick Displacement along Interface with Adjacent Building – North Elevation

Photograph #3: Closeup View of Brick Masonry Displacement & Horizontal Separation along Mortar Joint & Window Head Lintel



Photograph #4: View of Brick Masonry Displacement, Horizontal Separation & Step Cracking at Window Head Lintel

Photograph #5: View of Roof Flashing & Roof Gutter at Interface with Adjacent Building

Photograph #6: View of Wood Rot & Steel Studs at Gutter Exploratory Probe – Exterior

Photograph #7: View of Roof Structure Bearing onto Brick Masonry Veneer at Exploratory Probe – Interior

Photograph #8: View of Roof Structure Bearing onto Brick Masonry Veneer at Exploratory Probe – Interior

Photograph #9: View of Typical Roof Framing Elements Bearing onto Original Roof Below

Photograph #10: View of Roof Framing & Vertical Stud Framing at Interface with Adjacent Building Multi-Wythe Wall


Existing Window


Existing Window (cont.)

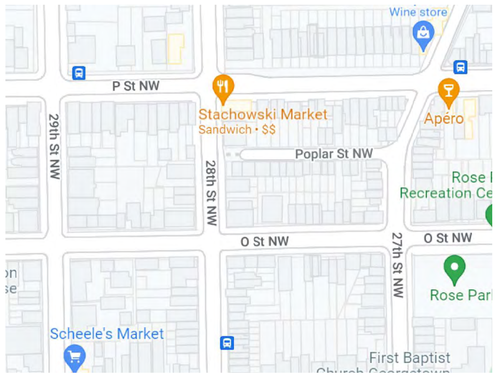

Existing Window (cont.)

STACHOWSKI MARKET
GEORGETOWN
EXTERIOR FACADE & ROOF REPAIRS

1425 28TH STREET, NW
WASHINGTON, DC 20007

BUILDING OVERVIEW

VICINITY MAP



DRAWING LIST

CODE INFORMATION

SCOPE OF WORK: EMERGENCY STRUCTURAL REPAIRS TO ADDRESS DISPLACED & UNSTABLE FACADE BRICK MASONRY & DETERIORATED ROOF FRAMING.

ADDRESS: 1425 28TH STREET, NW
WASHINGTON, DC 20007

EXISTING BUILDING

USE GROUP(S)	M (GROUND LEVEL); R-2 (SECOND LEVEL)
CONSTRUCTION TYPE	TYPE 5B
NO. OF STORIES (ABOVE GRADE)	2
NO. OF STORIES (BELOW GRADE)	1

NEW WORK (PROPOSED):

CONSTRUCTION TYPE	NO CHANGE
NO. OF STORIES (ABOVE GRADE)	NO CHANGE
HEIGHT	NO CHANGE
HIGH RISE	NO CHANGE
GROSS AREA	NO CHANGE
NET AREA	NO CHANGE
OCCUPANT LOAD (15 NSF/OCC)	NO CHANGE
NUMBER OF EXITS REQUIRED	NO CHANGE
NUMBER OF EXITS PROVIDED	NO CHANGE

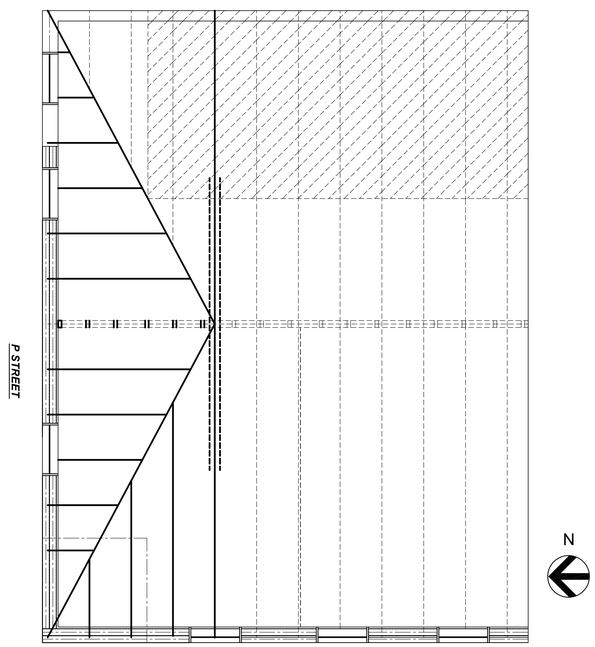
APPLICABLE CODES:
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) AS REFERENCED AND AMENDED BY THE DISTRICT OF COLUMBIA CONSTRUCTION CODES SUPPLEMENT OF 2017 (12 DCMR J. EXISTING BUILDING CODE SUPPLEMENT)

2015 INTERNATIONAL BUILDING CODE (IBC) AS REFERENCED AND AMENDED BY THE DISTRICT OF COLUMBIA CONSTRUCTION CODES SUPPLEMENT OF 2017 (12 DCMR A. BUILDING CODE SUPPLEMENT)

ABBREVIATIONS

ALTERNATE	ALT	METAL	MTL
ALUMINUM	ALUM	MINIMUM	MIN
ANCHOR BOLT	AB	MISCELLANEOUS	MISC
ARCHITECT	ARCH	MOISTURE RESISTANT	MR
AT	@	MOUNTED	MTD
AVERAGE	AVG	MULLION	MUL
BEAM	BM	NORTH	N
CENTERLINE	CL	NOT IN CONTRACT	NIC
CONCRETE	CONC	NOT TO SCALE	NTS
CONCRETE MASONRY UNITS	CMU	NUMBER	#/NO.
CONTINUOUS	CONT	ON CENTER	O.C.
CONTROL JOINT	CJ	OPENING	OPNG
CUBIC FEET	CF	OPPOSITE	OPP
DEPTH	D	OVERALL	OAO
DETAIL	DET	VERHEAD	OH
DIAGONAL	DIAG	OUTSIDE DIAMETER	O.D.
DIAMETER	DIA	PAINTED	PTD
DIMENSION	DIM	PANEL	PNL
DOWN	DN	PARTITION	PART
DRAWING	DWG	PERPENDICULAR	PERP
ELECTRIC, ELECTRICAL	ELEC	PHASE	PH
EACH	EA	PLASTIC LAMINATE	PLAM
EAST	E	PLATE	PL
ELEVATION	EL	PLUMBING	PLMB
ELEVATOR	ELEV	PLYWOOD	PLYWD
ELECTRIC WATER COOLER	EWC	POUND	LB
ENGINEER	ENGR	POUNDS PER SQUARE INCH	PSI
EQUAL	EQ.	PRESSURE TREATED	P.T.
EXISTING	EX/EXIST	PREFABRICATED	PREFAB
EXISTING TO REMAIN ETR		PREFINISHED	PREFIN
EXPANSION	EXP	PRELIMINARY	PRELIM
EXPANSION JOINT	EXP. JT.	RADIUS	RAD/R
EXTERIOR	EXT	REINFORCING	REINF
FEET, FOOT	FT	REQUIRED	REQ'D.
FINISH	FIN	REVISION	REV
FLOOR	FL	RIGHT HAND	RH
GAUGE	GA	ROOM	RM
GALVANIZED	GALV	SCHEDULE	SCHED.
GENERAL CONTRACTOR	GC	SECTION	SECT
GLASS	GL	SIMILAR	SIM
HANDICAPPED	HDCP	SOUTH	S
HARDWARE	HDW	SPECIFICATION	SPEC
HARDWOOD	HDWD	SQUARE	SQ
HEIGHT	HGT/H	STANDARD	STD
HOLLOW METAL	HM	STAND PIPE	ST
HORIZONTAL	HORIZ	STAINLESS STEEL	SS
INCH	IN	STEEL	STL
INFORMATION	INFO	STORAGE	STOR
INSIDE DIAMETER	ID	STRUCTURAL	STRUCT
INSULATED, INSULATION	INSUL	THICK OR THICKNESS	THK
INTERIOR	INT	THRESHOLD	T.HOLD.
JOINT	JT	TONGUE & GROOVE	T&G
JOIST	JST	TOP	T
LAMINATED	LAM	TOP OF BEAM	T.O.B.
LAVATORY	LAV	TOP OF PARAPET	T.O.P.
LEFT HAND	LH	TOP OF PLATE	T.O.PL.
LENGTH	L	TOP OF WALL	T.O.W.
LINEAR FEET	LF	TYPICAL	TYP
LONG LEG HORIZONTAL	LLH	UNLESS NOTED OTHERWISE	U.N.O.
LONG LEG VERTICAL	LLV	VERTICAL	VERT
MAINTENANCE	MAINT	VERIFY IN FIELD	V.I.F.
MANUFACTURER	MFR/MANUF.	WELDED WIRE FABRIC	WWF
MASONRY	MAS	WEST	W
MASONRY OPENING	MO	WIDTH	WDT
MAXIMUM	MAX	WINDOW	WND
MECHANICAL	MECH	WITH	W/
MEDIUM	MED	WITHOUT	W/O
MEDIUM DENSITY FIBERBOARD	MDF	WOOD	WD
MEZZANINE	MEZZ	YARD	YD

BUILDING PLAN



CONTACTS

STRUCTURAL ENGINEER:

SK&A ENGINEERS, P.A.
JUSTIN P. LONG, PE, RWC, REWC, BECxP - SR. PM
12435 PARK POTOMAC AVENUE, SUITE 300
POTOMAC, MD 20854
MAIN: (301) 881-1441
EMAIL: justinl@skaengineers.com

OWNER:

STACHOWSKI MARKET
1425 28TH STREET, NW
WASHINGTON, DC 20007
MAIN: (202) 506-3125

CONTRACTOR:

FORSYTHE, INC.
FRANK LEFLER - VICE PRESIDENT
3303 AIRLINE BLVD, #4H
PORTSMOUTH, VA 23701
MAIN: (443) 962-7207
EMAIL: frank@forsytheinc.net

GRAPHIC SYMBOLS

X / SX.XX	SECTION SHEET NO.
X / SX.XX	SECTIONAL DETAIL SHEET NO.
X / SX.XX	DETAIL TARGET, ENLARGEMENT SHEET NO.
X / SXXX	ELEVATION SHEET NO.
106	ROOM NUMBER
X	GRID NUMBER
1	REVISION NUMBER

GENERAL NOTES

GENERAL

1. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS AND TO NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION OR THE INSTALLATION OF ANY EQUIPMENT.
2. PLANS ARE NOT TO BE SCALED. ANY QUESTIONS CONCERNING DIMENSIONS AS INDICATED ON PLANS ARE TO BE DIRECTED TO THE ENGINEER.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SPECIFICATIONS TO UNDERSTAND THE COMPLETE SCOPE OF WORK PRIOR TO THE START OF WORK. A COMPLETE AND UP TO DATE SET OF PLANS AS APPROVED BY THE LOCAL JURISDICTION BE MAINTAINED AT THE JOB SITE FOR REVIEW AND USE AT ALL TIMES.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TEMPORARY BRACING OR SHORING TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE AS NECESSARY DURING THE PERFORMANCE OF WORK. SHORING, IF NEEDED, SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION AND A COPY OF THE SHORING PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW.
5. ALL WORK SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODES, AND ALL LOCAL REGULATIONS AND ORDINANCES.
6. PROTECT ALL EXISTING BUILDING FINISHES AND SURFACES FROM DAMAGE DURING CONSTRUCTION ACTIVITIES REPLACE ANY DAMAGED MATERIALS WITH NEW TO MATCH THE EXISTING.
7. THE EXISTING CONDITIONS INDICATED WERE OBTAINED FROM LIMITED SITE SURVEYS & EXPLORATORY DEMOLITION AND ARE NOT WARRANTED TO BE CORRECT OR COMPLETE. VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. THE DIMENSIONS INDICATED ARE APPROXIMATE AND BASED ON LIMITED SITE SURVEYS, FIELD VERIFY ALL DIMENSIONS PRIOR TO SUBMITTING BIDS.
9. THE BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION OPERATIONS. TAKE ALL APPROPRIATE PRECAUTIONS TO PROTECT ALL PERSONS AND PROPERTY DURING CONSTRUCTION ACTIVITIES AND TO AVOID DISRUPTION OF OCCUPANTS BY CONSTRUCTION RELATED ACTIVITIES DO NOT OBSTRUCT EXITS OR PATH OF EGRESS. ERECT OVERHEAD PROTECTION ABOVE ALL POINTS OF ENTRY AS NECESSARY TO COMPLETE THE WORK.
10. PROVIDE PROTECTION AT ALL POINTS OF POSSIBLE EXPOSURE TO CONSTRUCTION ACTIVITIES TO PROTECT THE PUBLIC AND WORKERS FROM POSSIBLE HAZARDS INCLUDING TRIPPING.
11. CLEAN ALL BUILDINGS SURFACES, STAGING AREAS, PAVED AREAS AND OTHER AREAS IMPACTED BY THE WORK OF ALL DEBRIS AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

CLIENT:

FORSYTHE, INC.
3303 AIRPLANE BLVD., #4H
PORTSMOUTH, VA 23701

CONSULTANT:

SK&A
Smislova, Kehnemui & Associates, PA
12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854
P 301.881.1441 F 301.881.8664 W skaengineers.com

STACHOWSKI MARKET
GEORGETOWN
EXTERIOR FACADE & ROOF REPAIRS
1425 28TH STREET, NW
WASHINGTON, DC 20007

SEAL:

DISTRICT OF COLUMBIA · JOHN B. STEPHENS · PE907175 · PROFESSIONAL ENGINEER

REVISIONS:

PERMIT SET	8/12/2022

DRAWN BY:	BFS
CHECKED BY:	JPL
SK&A JOB NO:	1-22400-00
DATE:	07/09/2022
SCALE:	AS SHOWN

TITLE:

COVER SHEET

0001

X. **SCHEDULE OF SPECIAL INSPECTIONS**

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT Y/N	C/P	EXTENT/REFERENCE	AGENT	COMPLETED
GENERAL						
Pre-construction conference	Meeting with parties listed in Section 6 of DCRA SIPM to discuss Special Inspection procedures	Y	P	Scheduled by DCRA with the Contractor prior tocommencement of work	SK&A	
EARTHWORK						
Site preparation (building)	Field testing and inspection	N	P	Field Review; IBC 1705.6		
Fill material (building)	Review submittals, field testing and inspection		P	Field Review; IBC 1705.6		
Fill compaction (building)	In-place density tests, lift thickness		C	Field Review; IBC 1705.6		
Excavation	Field inspection and verification of proper depth		P	Field Review; IBC 1705.6		
Foundation sub-grade	Field inspection of foundation subgrade prior to placement of concrete		P	Field Review; IBC 1705.6		
DEEP FOUNDATION ELEMENTS						
Materials	Review product, sizes, and lengths	N	C	Submittal and Field Review; IBC1705.7, 1705.8, 1705.9		
Test piles	Monitor driving of test piles		C	Field Review; IBC 1705.8, .9 or .10		
Installation	Monitor drilling, placement, plumb, driving of piles, including recording blows per foot, cut off, and tip elevation		C	Field Review; IBC 1705.2, 1705.3, 1705.7		
Load test	Monitor pile load test		C	Field Review; IBC 1705.8, .9 or .10		
CONCRETE						
Materials	Review product supplied versus certificates of compliance and mix design	Y	P	Submittal & Field Review; IBC 1705.3; ACI 318:Ch. 4 and 5; IBC 1904.2, 1910.2, 1903.3	SK&A	
Installation of reinforcing steel, includingPre-stressed tendons and anchor bolts as well as welding	Field inspection of placement		P	Submittal and Field Review; ACI 318:3.5, 3.5.2, 3.8.6 & Ch. 7 8.1.3 and 21.2.8; AWS D1.4; IBC 1705.3, 1908.5, 1909.1, 1910.4		
Formwork installation	Field inspection		P	Field Review; ACI 318: 6.1.1; IBC 1705.3		
Concreting operations and placement	Field inspection of placement/sampling		C	Field Review; ACI 318: 5.6, 5.8, 5.9-10; ASTM C 172, C 31; IBC 1705.3, 1910.6, 1910.7, 1910.8, 1910.10		
Concrete curing	Field inspection of curing process		P	Field Review; ACI 318: 5.11-13; IBC 1705.3, 1910.9		
Concrete strength	Evaluation of concrete strength		P	Laboratory Testing; ACI 318: 6.2; IBC 1705.3		

MATERIAL/ACTIVITY	TYPE OF INSPECTION	APPLICABLE TO THIS PROJECT Y/N	C/P	EXTENT/REFERENCE	AGENT	COMPLETED
PRECAST CONCRETE						
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures**	N	P	Submittal or Field Review; IBC 1705.3		
Erection and installation	Review submittals and as-built assemblies; Field inspection of in-place precast		P	Submittal and Field Review; ACI 318; Ch. 16; IBCTable 1705.3		
MASONRY (Level B ; Building Risk Category II) TYPICAL FOR LEVEL B AND RISK CATEGORY I,II,III						
Materials	Review of products supplied versus certificate of compliance and material submitted	Y	P	Submittal & Field Review; ACI 530/ASCE 5; ACI 530.1/ASCE 6; IBC 1705.4, 1708	SK&A	
Strength	Testing/review of strength		C	Submittal & Field Review; ACI 530/ASCE 5; ACI 530.1/ASCE 6; IBC 1705.4, 2105.2.2, 2105.3		
Mortar and Grout	Inspection of proportioning and mixing. Placement of mortar only.		P	Field Review; IBC 1705.4; ACI 530/ASCE 5; ACI 530.1/ASCE 6		
Grout placement, including pre-stressing grout	Verification to ensure compliance		C	Field Review; IBC 1705.4; ACI 530/ASCE 5; ACI 530.1/ASCE 6		
Grout space	Verification to ensure compliance		P	Field Review; IBC 1705.4; ACI 530/ASCE 5; ACI 530.1/ASCE 6; TMS 602		
Mortar, grout, and prism specimens	Observe Preparation		C	Field Review; IBC 1704.5, ACI 530.1; ASCE 6		
Reinforcement, pre-stressing tendons, andconnections	Inspect condition, size, location, and spacing		P	Field Review; IBC 1704.5; ACI 530/ASCE 5; ACI 530.1/ASCE 6		
Welding of reinforcing bars	Inspection and testing of welds		C	Field Review; IBC 1705.4; ACI 530/ASCE 5; ACI530.1/ ASCE 6		
Pre-stressing force	Verify application and measurement	N	C	Field Review; IBC 1705.4; ACI 530/ASCE 5; ACI530.1/ASCE 6		
Protection	Inspect procedures for protection during cold andhot weather	Y	P	Field Review; IBC 1705.4; ACI 530/ASCE 5;ACI 530.1/ASCE 6	SK&A	
Anchorage	Inspection of anchorages	Y	P	Field Review; ACI 530.1/ASCE 6, ASCE 6; IBC1705.4; ACI 530/ASCE 5	SK&A	
Masonry installation	Inspection of placement of masonry and joints (Periodic after the first 5000 sq.ft)	Y	C	Field Review; ACI 530/ASCE 5; ACI 530.1/ASCE6; IBC 1705.4	SK&A	
Grouting of pre-stressed tendons	Field inspection	N	C	Field Review; ACI 318: 18.18.4; IBC 1705.3		
Application of forces for pre-stressed concrete	Field inspection	N	C	Field Review; ACI 318: 18.20; IBC 1705.3		

STRUCTURAL STEEL		Y/N	C/P			
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures or submit Certificate of Compliance	Y	P	IBC 1704.2.5, IBC 1704.2.5.1, 1704.2.5.2, 1705.2	SK&A	
Bolts, nuts, and washers – materials	Material identification markings. Review of Certificate of Compliance		P	Submittal & Field Review; IBC 1705.2.1; IBC 1705.2.2; IBC 1706; ASTM; AISC 360, Section A3.3		
Bolts, nuts, washers – installation	Inspection of in-place high-strength bolts, snug-tightjoints, pre-tensioned and bearing type, and slip critical connections		C	Submittal & Field Review; IBC 1705.2.1, 1705.2.2, AISC 360 Section M2.5		
Structural steel – materials	Material identification markings and review of Certificate of Compliance		P	Submittal & Field Review; IBC 705.2.1,1705.2.2, 1706; ASTM A6, A568		
Structural steel details – installation	Inspection of member locations, structural details for bracing, connections, stiffening		P	Submittal & Field Review; IBC 1705.2.1,1705.2.2, AISC 360		
Weld filler materials and welder certification	Review of identification markings, Certificate of Compliance, and welder certifications		P	Submittal & Field Review; ASTM AISC 360 A3.5		
Welds	Inspection and testing of welds		C	Field Review; IBC 1705.2.2.1; AWS D1.1, D1.3		
Cold-formed metal deck – materials	Review of identification marking manufacturer's certified test results	N	P	Submittal and Field Review; IBC 1705.2.2; ASTM		
Cold-formed metal deck – installation	Review laps and welds		P	Submittal and Field Review; IBC 1705.2.2, AWS D1.3		
Cold-formed light frame construction – welds	Review welding operation		P	IBC 1705.10, 1705.10.2, 1705.10.3		
Cold form light frame construction windresistance – screws	Review screw attachment bolting, anchoring holddowns, bracing, diaphragms, struts		P	Field Review; IBC 1705.10, 1705.10.2, 1705.10.3		
Cold-formed steel trusses spanning 60' or greater	Inspection of temporary and permanent restraints/bracing		C	Field review IBC 1705.2.2.2		
WOOD						
Verify fabrication/quality control procedures	In-plant inspection of fabrication/quality control procedures** or submit Certificate of Compliance	Y	P	Submittal or Field Review; IBC 1704.2.5, 1705.5, 1705.5.2	SK&A	
Metal plate connected wood/metal trussesspanning 60' or more	Review approved submittal and installation ofrestraint/bracing		P	Field Review; IBC 1704.2.5, 1705.5, 1705.2		
Joist Hangers – Materials/Installation	Review manufacturer's material and test standards		P	Field Review; IBC 1711, ASTM D 1761		
High-Load Diaphragms – Installation	Review submittal and as-built assemblies; inspection ofsheathing, framing size, nail and staple diameter and length, number of fastener lines, and fastener spacing.		C	IBC 1705.5, 1705.5.1		

MAIN WIND FORCE RESISTING SYSTEM		Y/N	C/P			
Wind requirements	Review of the system components and installationfor wood construction, cold-formed steel light frame construction, components, and cladding	Y	P	Submittal and Field Review; IBC 1609.1.2, 1704.5.2, 1705.10, 1705, 1705.4, 1705.4.1, 1705.4.2, 1710	SK&A	
SEISMIC FORCE RESISTING SYSTEMS						
Seismic requirements	Review of the designated seismic systems andseismic force resistance systems	N	C	Submittal and Field Review; IBC 1613, 1704.5.1, 1705.11, 1705.12; ASCE 7		
SMOKE CONTROL						
Special Inspection of smoke control systems	Leakage testing and recording of device location,pressure difference testing, flow measurement and detection, and control verification	N	P	Field Review; IBC 1705.17, 1705.17.1, 1705.17.2		
SPRAYED FIRE RESISTIVE MATERIAL, FIRE RESISTANT PENETRATIONS; JOINTS, MASTIC AND INTERMESCENT FIRE RESISTANT COATING						
Structural member surface conditions	Field Review of surface conditions prior toapplication	N	P	AWCI 12-B; IBC 1705.13, 1705.13.2		
Application/thickness/density/bond strength	Field review of application operations, thickness, and density	N	P	ASTM E605, AWCI 12-B; IBC 1705.13.2; 1705.13.1, 1705.13.3, 1705.13.4; IBC 1705.13.5, 1705.13.6		
Mastic & Intumescent Fire Resistant Coating	Field review of application operations and thickness	N	P	AWCI 12-B; IBC 1705.14		
EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)						
Application	Field Review of application/installation	N	P	ASTM E2570, IBC 1705.15		
SPECIAL CASES						
Alternative Materials and Systems	As requested by Chief Building Official, reviewsystem and installation	N	C/P	IBC 1705.1.1		

INSPECTION AGENTS	FIRM	ADDRESS	TELEPHONE
Special Inspections Engineer of Record	SK&A, P.A.	12435 PARK POTOMAC AVENUE	301-881-1441
Materials and Testing Laboratory	SK&A, P.A.	SUITE 300	
Special Inspections Engineer of Record SmokeControl System	N/A	POTOMAC, MD 20854	
Additional Agents	N/A		

Wood Shear Walls–installation	Review nailing, bolting, anchoring, fastening, Diaphragms, struts, braces, and hold downs when fasteners are ≤ 4" on center.	N	P	Field Review; IBC1705.10.1		

CLIENT:
FORSYTHE INC
FORSYTHE, INC.
3303 AIRLINE BLVD, #4H
PORTSMOUTH, VA 23701

CONSULTANT:
SK&A
Smislova, Kehnemui & Associates, PA
12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854
P 301.881.1441 F 301.881.8564 W skaengineers.com

STACHOWSKI MARKET - GEORGETOWN
EXTERIOR FACADE & ROOF REPAIRS
1425 28TH STREET NW
WASHINGTON, DC 20007

SEAL:
DISTRICT OF COLUMBIA JOHN B. STEPHENS PE907173 PROFESSIONAL ENGINEER

REVISIONS:

PERMIT SET	8/12/2022

DRAWN BY:	BFS
CHECKED BY:	JPL
SK&A JOB NO:	1-22400-00
DATE:	07/09/22
SCALE:	AS SHOWN

TITLE:
DCRA SPECIAL INSPECTIONS

S0001

GENERAL STRUCTURAL NOTES & SPECIFICATIONS

DESIGN CRITERIA

INTERNATIONAL BUILDING CODE, 2015 EDITION (IBC-2015) AS AMENDED BY DCRA CODE SUPPLEMENT 2017 (12-A-DCMR) INCLUDING FINAL RULEMAKING REVISIONS.

DESIGN LOADS

DESIGN LIVE LOADS

THE FOLLOWING DESIGN LIVE LOADS HAVE BEEN USED AS SPECIFIED IN INTERNATIONAL BUILDING CODE 2015 (IBC-2015), CHAPTER 16. THE PROVISIONS OF INTERNATIONAL EXISTING BUILDING CODE 2015 (IEBC-2015) HAS BEEN USED WHERE APPLICABLE.

LIVE LOADS (SECTION 1607)
ROOF ..... 30 PSF
CONCENTRATED ROOF LOAD (TABLE 1607.1).....300 LBS. MINIMUM
RESIDENTIAL ROOMS & CORRIDORS.....40 PSF

LIVE LOAD REDUCTION: AS PER IBC REQUIREMENTS (SECTION 1607.1)

ROOF SNOW LOAD (SECTION 1608) BASED ON ASCE 7-10.
Pg = 30 PSF
Ce = 0.9
I = 1.0
Ct = 1.0
REQUIRED Pf = (USE 30 PSF PER DC CODE SUPPLEMENT)

ADDITIONAL LOADS DUE TO SNOW DRIFT, ROOF SLOPE, AND SLIDING SNOW AS PER PROVISIONS OF ASCE 7-10 HAVE BEEN CONSIDERED WHERE APPLICABLE.

WIND LOAD (SECTION 1609)
ULTIMATE DESIGN WIND SPEED (Vult).....115 MPH
NORMAL DESIGN WIND SPEED (Vasd).....90 MPH
WIND LOAD RISK CATEGORY.....II
WIND EXPOSURE CATEGORY.....EXPOSURE B
INTERNAL PRESSURE COEFFICIENT (ENCLOSED BUILDING).....+/- 0.18

COMPONENTS AND CLADDING: WIND LOADS ON SIDING AND OTHER EXTERIOR COMPONENTS AND CLADDING SHALL BE CALCULATED BY EACH RESPECTIVE REGISTERED DESIGN ENGINEER PER IBC-2015 AND ASCE 7-10, ULTIMATE WIND PRESSURE SHALL BE 30 PSF MINIMUM PER 12-A-DCMR SECTION 1609.1.1.2.

FLOORS ARE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOADS OR CONCENTRATED LOADS NOTED ABOVE, WHICHEVER LOADING GOVERNS.

GENERAL

NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS. ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY DISCOVERED OR KNOWN DISCREPANCIES NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULYL SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

REVIEW & VERIFY ALL DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS.

DO NOT SCALE STRUCTURAL DRAWINGS.

EXISTING CONDITIONS

ALL EXISTING FRAMING& STRUCTURAL ELEMENTS INCLUDING RAFTERS, JOISTS, BEARING MASONRY, LINTELS, STEEL, ANGLES AND BRACING TO REMAIN INTACT UNLESS SPECIFICALLY NOTED TO BE REMOVED ON THESE DRAWINGS

INFORMATION PROVIDED ON THESE DRAWINGS RELATED TO EXISTING CONDITIONS IS BASED ON LIMITED FIELD OBSERVATIONS. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER UPON DISCOVERY OF ANY DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL EXISTING CONDITIONS.

THE PORTIONS OF THE BUILDING THAT ARE SHOWN TO BE STRUCTURALLY MODIFIED HAVE BEEN DESIGNED IN ACCORDANCE WITH RECOGNIZED ENGINEERING PRACTICE. HOWEVER, WE CANNOT ASSUME RESPONSIBILITY FOR ANY DAMAGE THAT MAY ARISE FOR ANY PORTION OF THE BUILDING NOT REDESIGNED, ALTERED OR CONSTRUCTED UNDER THIS SET OF DESIGN DRAWINGS OR OF DEFICIENCIES IN THE CONDITION OF THE BUILDING PRIOR TO RENOVATION.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF STRUCTURAL COMPONENTS.

SHORING AND BRACING

IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE STABILITY AND SAFETY OF THE EXISTING STRICTURE, ITS OCCUPANTS AND WORKERS DURING THE CONSTRUCTION. PROVIDE NECESSARY SHORING AND BRACING DURING THE CONSTRUCTION PROCESS TO ENSURE THE STABILITY OF THE STRUCTURE AND SAFETY OF THE OCCUPANTS.

EXTENTS OF EXTERIOR WALL & ROOF FRAMING DEMOLITION SHALL BE DETERMINED BY CONTRACTOR'S SHORING ENGINEER. SHORING AND BRACING DESIGN AND INSTALLATION IS THE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP SHOP DRAWINGS BY A PROFESSIONAL ENGINEER REGISTERED TO THE DISTRICT OF COLUMBIA TO STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.

CONCRETE

CONCRETE DESIGN & DETAILING SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITIONS. CONTRACTOR SHALL SUBMIT MIX DESIGNS ACCOMPANIED BY APPROPRIATE GRAPHS AND BACKGROUND DATA FOR APPROVAL. MIX DESIGN SHALL INDICATE 7 AND 28 DAYS STRENGTHS, CEMENT CONTENT, AIR CONTENT, WATER-CEMENT RATIO, AMOUNT OF FINE AND COARSE AGGREGATES, AND ADMIXTURES.

CONCRETE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 5,000 PSI.

ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED. EXPOSED CONCRETE BEAMS SHALL HAVE CHAMFERED EDGES.

MASONRY

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE-6/TMS 402)"

CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90. BRICK MASONRY SHALL CONFORM TO ASTM C62 AND ASTM C216, AS APPLICABLE. MORTAR SHALL CONFORM TO ASTM C270, AND SHALL BE TYPE S FOR EXTERIOR BACKUP, LOAD BEARING WALLS AND REINFORCED MASONRY; TYPE M FOR BELOW GRADE MASONRY; AND TYPE N FOR VENEER.

CEMENT GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C476 WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. MORTAR FILLING OF CELLS IS NOT PERMITTED.

REINFORCED MASONRY WALLS SHALL BE BUILT SO THAT ALL CELLS LINE UP. UNLESS NOTED OTHERWISE, REINFORCING BARS SHALL BE CENTERED IN CELLS AND ONLY CELLS TO BE REINFORCED SHALL BE FILLED WITH CEMENT GROUT. ALL UNITS SHALL HAVE FULL MORTAR COVERAGE, INCLUDING CROSS WEBS.

FOR REINFORCED MASONRY WALLS, REINFORCING SHALL BE DETAILED SO AS NOT TO EXCEED A 4'-0" MAXIMUM LIFT HEIGHT PLUS THE REQUIRED LAP LENGTH (48 BAR DIAMETERS). DOWELS AND OTHER REINFORCING PROTRUDING FROM FOOTINGS SHALL BE DETAILED SO AS NOT TO EXCEED A 4'-0" LIFT HEIGHT.

PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING, IN ALL MASONRY WALLS AT 16" O.C. VERTICALLY, AT MORTAR JOINTS ABOVE AND BELOW AN OPENING, AND AT HORIZONTAL JOINTS WITH WALL TIES TO BEAMS. WHERE WALLS ABUT EACH OTHER AND AT OUTSIDE CORNERS, PROVIDE PREFABRICATED CORNER AND TEE-TYPE TRUSS TIES. DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS. PROVIDE ADJUSTABLE MASONRY ANCHORS TO BEAMS, COLUMNS, AND WALLS ABUTTING MASONRY AT 16" O.C. HORIZONTALLY AND VERTICALLY.

PROVIDE KEYED VERTICAL CONTROL JOINTS IN MASONRY WALLS, BUT NOT TO EXCEED 30 FT. O.C.

MASONRY FACADE SUSPENDED FROM OR SUPPORTED ON CONCRETE SLABS AND BEAMS SHALL NOT BE ERECTED UNTIL PERMANENT ALIGNMENT AND ANCHORAGE OF SHELF ANGLES AND SUSPENDED HARDWARE IS COMPLETED, ALL TEMPORARY AND PERMANENT BRACING (WHERE REQUIRED) IS INSTALLED AND ALL SHORES AND RESHORES ARE REMOVED. MASONRY SUPPORTED BY STEEL MEMBERS SHALL NOT BE ERECTED UNTIL PERMANENT ANCHORAGE AND BRACING SYSTEMS HAVE BEEN INSTALLED.

MASONRY WALLS SHALL BE ANCHORED TO STEEL SPANDREL BEAMS AND COLUMNS WITH HOHMANN & BARNARD #365, 12GA. x 1 1/4" BENT GRIPSTAY GALVANIZED MASONRY ANCHORS AT CMU, HOHMANN & BARNARD #363 FLEXIBLE GRIPSTAY MASONRY ANCHORS AT VENEER, AND HOHMANN & BARNARD #360, 11 GA. GRIPSTAY CHANNEL SLOT WELDED OR EQUIVALENT.

MASONRY ON EACH SIDE OF A CONTROL JOINT SHALL BE ANCHORED TO THE STRUCTURE AS SHOWN IN THE TYPICAL DETAILS.

WHERE MASONRY VENEER COVERS CONCRETE WALL OR BEAM, PROVIDE HOHMANN & BARNARD #305, 22 GA. GALVANIZED DOVETAIL SLOTS AT 16" O.C. HORIZONTALLY AND HOHMANN & BARNARD #315, 12 GA., 3/16" DIAM. FLEXIBLE DOVETAIL MASONRY ANCHORS 16" O.C. VERTICALLY. WHERE END OF MASONRY WALL ABUTS CONCRETE COLUMN OR CONCRETE WALL, PROVIDE DOVETAIL SLOT AND MASONRY ANCHORS AT 16" O.C.

GROUT MASONRY CELLS SOLID AND PROVIDE FULL BED JOINTS AT ANCHOR LOCATIONS.

REFER TO PROJECT SPECIFICATIONS FOR MASONRY ANCHORS REQUIRED IN OTHER CASES.

SUBMIT MANUFACTURER DATA FOR EACH TYPE OF MASONRY ANCHOR TO BE USED.

LATERALLY BRACE TOPS OF MASONRY WALLS TO STRUCTURE ABOVE. TEMPORARILY BRACE WALL DURING CONSTRUCTION UNTIL MORTAR AND GROUT HAVE ACHIEVED THE DESIGN STRENGTH AND PERMANENT TOP OF WALL BRACING HAS BEEN INSTALLED, INCLUDING DIAPHRAGM CONNECTIONS.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS".

ALL OTHER STEEL SHALL CONFORM TO ASTM A36 (FY=36 KSI).

BOLTS SHALL BE HIGH STRENGTH 3/4 IN. DIAMETER CONFORMING TO ASTM F3125, U.N.O. WELDING SHALL BE IN ACCORDANCE WITH THE AWS D1.1, LATEST EDITION, STRUCTURAL WELDING CODE, AND SHALL BE PERFORMED BY CERTIFIED WELDERS.

OPENINGS THROUGH BEAMS AND COLUMNS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

SHOP PRIME ALL MEMBERS TO BE EXPOSED TO WEATHER. STRUCTURAL STEEL CAST INTO OR IN CONTACT WITH CONCRETE SHALL NOT BE PAINTED. STRUCTURAL STEEL TO RECEIVE SPRAY ON FIREPROOFING SHALL NOT BE PAINTED.

WHEN WATER CAN COLLECT INSIDE HSS OR PIPE SECTIONS, DURING CONSTRUCTION OR SERVICE, MEMBER SHALL BE SEALED AND PROVIDED WITH A DRAIN HOLE AT THE BASE OR OTHER PROPER LOCATIONS FOR DRAINAGE, OR PROTECTED BY OTHER SUITABLE MEANS.

ANCHORS, BOLTS, LEVELING PLATES, OR BEARING PLATES SHALL BE LOCATED AND BUILT INTO CONNECTING WORK PRESET BY TEMPLATES OR SIMILAR METHODS. PLATES SHALL BE SET IN FULL BEDS OF NON-SHRINK GROUT AFTER LEVELING AND ADJUSTMENT.

MISCELLANEOUS STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND SHALL BE ASTM A36. BOLTS SHALL BE HIGH STRENGTH 3/4" DIAMETER CONFORMING TO ASTM A325. WELDING SHALL BE DONE ONLY BY CERTIFIED WELDERS. WELD IN ACCORDANCE WITH THE AWS "STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION". STRUCTURAL STEEL SURFACES CAST INTO CONCRETE SHALL BE UNPAINTED.

LINTELS

STEEL: IN SINGLE-WYTHE AND COMPOSITE MASONRY WALLS PROVIDE ONE STEEL ANGLE FOR EACH 4" OF WALL THICKNESS IN MASONRY WALLS ACCORDING TO THE FOLLOWING SCHEDULE. SUPPORTED BRICK HEIGHT NOT TO EXCEED 4'-0" ABOVE LINTEL, U.N.O.

OPENING WIDTH:	UP TO 3'-0"	L 3 X 3 1/2 X 1/4	(3 1/2 LEG HORIZONTAL)
	3'-1" TO 5'-0"	L 4 X 3 1/2 X 5/16	"
	5'-1" TO 8'-0"	L 5 X 3 1/2 X 3/8	"
	8'-1" TO 10'-0"	L 6 X 3 1/2 X 3/8	"

WHERE CAVITY WALLS ARE UTILIZED, PLACE ANGLE/BENT PLATE UNDER CMU AS PER SCHEDULE ABOVE, AND UNDER BRICK PLUS CAVITY SPACE AS PER SCHEDULE BELOW, WHERE CAVITY EXCEEDS 2 INCHES REFERENCE THE "TYPICAL CAVITY LOOSE LINTEL DETAIL" FOR ADDITIONAL REQUIREMENTS.

(USE FOR 1" CAVITY WIDTH)

OPENING WIDTH:UP TO	3'-0"	L 4 X 3 X 1/4	(4" LEG HORIZONTAL)
	3'-1" TO 5'-0"	L 4 X 4 X 5/16	"
	5'-1" TO 8'-0"	L 6 X 4 X 3/8	(4" LEG HORIZONTAL)
	8'-1" TO 10'-0"	PL 8 X 4 X 3/8	"

(USE FOR 2" CAVITY WIDTH)

OPENING WIDTH:	UP TO 3'-0"	L 5 X 3 X 1/4	(5" LEG HORIZ. W/ STEEL SPACERS AS REQD.)
	3'-1" TO 5'-0"	L 5 X 5 X 5/16	"
	5'-1" TO 8'-0"	L 5 X 5 X 3/8	"

DOUBLE LINTELS AND SPACERS SHALL BE WELDED TO EACH OTHER AT 12" O.C. MAX.

PRECAST CONCRETE: WHERE STEEL LINTELS ARE NOT SPECIFICALLY INDICATED, PRECAST CONCRETE LINTELS MAY BE PROVIDED IN NON-BEARING WALLS WITH OPENING WIDTHS UP TO 10'-0" IN ACCORDANCE WITH SUBMITTED MANUFACTURER DESIGNED SCHEDULES.

ALL LINTELS SHALL BEAR A MINIMUM OF 8 INCHES AT EACH END ON A MINIMUM OF 8 INCH DEPTH OF BRICK OR SOLID MASONRY, UNLESS OTHERWISE NOTED.

SUBMIT STRUCTURAL STEEL SHOP DRAWINGS SHOWING COMPLETE DIMENSIONS AND DETAILS FOR APPROVAL PRIOR TO FABRICATION. THE STRUCTURAL STEEL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING, VERIFICATION, AND FOR COORDINATION OF DIMENSIONS AND DETAILS WITH THE STRUCTURAL AND OTHER PORTIONS OF THE CONTRACT DRAWINGS. THE SHOP DRAWINGS SHALL BE SIGNED AN SEALED BY A PROFESSIONAL ENGINEER REGISTERED TO THE PROJECT JURISDICTION. THE STRUCTURAL CONTRACT DRAWINGS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS UNLESS THE STRUCTURAL ENGINEER'S APPROVAL IS OBTAINED IN WRITING.

LUMBER

WOOD CONSTRUCTION, INCLUDING LUMBER, CONNECTIONS, AND DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION & THE NATIONAL FOREST & PAPER ASSOCIATION'S CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

SPECIES & GRADES:
FRAMING LUMBER SHALL BE SPRUCE PINE #1-#2 OR BETTER, WITH MAXIMUM MOISTURE CONTENT OF 19% (NOTED AS S-DRY OR MC-19). USE IBC TABLE 2304.9.1 FOR NAILING SCHEDULE, UNLESS NOTED OTHERWISE.

COLUMN AND POST BEARINGS:
WOOD COLUMNS AND POSTS SHALL BE FRAMED TO TRUE END BEARINGS, AND SHALL BE POSITIVELY ANCHORED TO THEIR SUPPORTING FOUNDATION, WITH APPROVED POST BASES. CONTRACTOR SHALL SUPPORT COLUMNS AND POSTS SECURELY IN POSITION AND PROTECT THE POST BASES FROM DETERIORATION. TREATED WOOD COLUMNS AND POSTS MAY BE PLACED DIRECTLY ON CONCRETE OR MASONRY. USE TREATED WOOD FOR ALL FLOOR JOISTS AND BEAMS WHICH ARE EXPOSED TO WEATHER, INSTALLED WITHIN 18" OF THE GROUND, OR IN PERMANENT CONTACT WITH EARTH.

WALL STUD BRIDGING:
STUDS IN BEARING WALLS AND EXTERIOR WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT MID-HEIGHT BETWEEN FLOORS (AND ROOF). STUDS AND POSTS SHALL BE ONE-PIECE CONTINUOUS BETWEEN FLOOR LEVELS AND BETWEEN FLOOR LEVEL AND ROOF DIAPHRAGMS. ALL DOUBLE STUDS SHALL BE NAILED TO EACH OTHER AT 8 INCH MAXIMUM SPACING FULL-HEIGHT. BRACE EXTERIOR BUILDING CORNERS IN STUD WALLS WITH DIAGONALLY PLACED METAL STRAPS OR PLYWOOD SHEATHING NAILED OR SCREWED TO STUDS.

ROOF SHEATHING:
PLYWOOD ROOF SHEATHING SHALL BE ¾" THICK, WITH APA GRADE TRADEMARK, IDENTIFICATION INDEX OF 32/16 AND EXPOSURE I. THE INDEX NUMBER IS BASED ON A 3 SPAN CONDITION. IF LESS THAN 3 SPANS ARE FURNISHES, ADDITIONAL EDGE SUPPORT IS REQUIRED (MIN. 4 PLY).

PLYWOOD SHALL BE FASTENED TO STRUCTURAL MEMBERS WITH 8D COMMON NAILS OR BETTER, SPACED 6" ON CENTER AT PANEL POINTS, AND 12" ON CENTER AT INTERMEDIATE POINTS. UNSUPPORTED EDGES OF ROOF SHEATHING SHALL BE SUPPORTED BY EITHER OF THE FOLLOWING:
- USE GALVANIZED STEEL H-CLIPS (SIMPSON PSCL) DESIGNED FOR THIS PURPOSE
- USE OF PLYWOOF ROOF SHEATHING WITH STANDARD TONGUE & GROOVE EDGES

BUILT-UP MEMBERS:
ALL DOUBLED (OR MORE) RAFTERS, JOISTS, BEAMS, & TRUSSES MUST BE MECHANICALLY FASTENED OR NAILED TO EACH OTHER TO ACT AS A SINGLE UNIT WHEN LOADED. SEE TYPICAL DETAILS ON DRAWINGS AND IBC TABLE 2304.9.1.

BEARINGS:
ALL LUMBER SHALL BEAR A MINIMUM 4" ON MASONRY OR OTHER STRUCTURAL MEMBER.

BLOCKING REQUIREMENTS:
PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AND RAFTERS AT ENDS AND AT SUPPORTS. OMIT BLOCKING WHEN FRAMING IS NAILED TO A CONTINUOUS HEADER. SECURE FRAMING WITH METAL STRAPS AS NOTED. USE APPROVED FRAMING ANCHORS TO SUPPORT FRAMING INTO WOOD, MASONRY, OR STEEL.

HEADER BEAMS:
PROVIDE DOUBLED TRIMMERS AND HEADERS AROUND OPENINGS UNLESS NOTED OTHERWISE. SUPPORT HEADERS FROM FRAMING ANCHORS OR HANGERS UNLESS BEARING ON A BEAM, MASONRY, PARTITION, OR WALL.

FLITCH BEAMS w/ STEEL PLATES:
IF SPECIFIED ON THE PLANS, SHALL BE FABRICATED WITH IDENTICAL STEEL PLATE AND LUMBER DEPTH AND THROUGH-BOLTED WITH 1/2 IN. DIAMETER BOLTS WITH WASHERS ON EACH SIDE, SEE DETAILS ON DRAWINGS FOR SPACINGS AND NUMBER OF ROWS. FLITCH PLATES SHALL HAVE SHOP-WELDED 1/2 IN. THICK BEARING PLATES AT EACH END FOR BEARING AND ANCHORAGE ONTO POSTS.

WOOD TRUSSES & RAFTERS:
TRUSSES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI/TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION PUBLISHED BY THE TRUSS PLATE INSTITUTE. PERMANENT WOOD TRUSS BRACING SHALL BE FURNISHED AS INDICATED IN TYPICAL DETAILS, AND IN ACCORDANCE WITH "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI 1-03) JOINTLY PRODUCED BY WOOD TRUSS COUNCIL OF AMERICA AND TRUSS PLATE INSTITUTE. FOR PERMANENT BRACING OF INDIVIDUAL COMPRESSION MEMBERS, SEE TRUSS MANUFACTURER'S ENGINEER'S DESIGN DOCUMENTS FOR LOCATIONS. ERECTION CONTRACTOR SHALL FOLLOW THE REQUIREMENTS IN BCSI 1-03 FOR INSTALLATIONS OF ALL TEMPORARY BRACINGS. COMPLETE SHOP DETAILS, STRESS DIAGRAMS BEARING DETAILS AND DESIGN CALCULATIONS SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED FOR APPROVAL BEFORE FABRICATION OF TRUSSES. TRUSSES SHALL BE FABRICATED WITH HYDRAULICALLY PRESSED 20 GAGE TOOTHED METAL PLATES OR NAILED STEEL GUSSET PLATES. CONNECTIONS SHALL BE CAPABLE OF TRANSMITTING THE STRESS PLUS ALL ECCENTRICITIES. WHERE MULTIPLE-PLY GIRDER AND HEADER TRUSSES ARE UTILIZED, SHOP DRAWINGS SHALL SHOW THE DETAILS FOR FASTENING THE TRUSSES TO EACH OTHER IN ORDER THAT THEY ACT AS A SINGLE UNIT WHEN SUBJECTED TO DESIGN LOADS.

HARDWARE/ATTACHMENTS:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR ALL CONNECTION HARDWARE FOR REVIEW & APPROVAL.

ALL HARDWARE ATTACHMENTS SHALL PROVIDE MINIMUM OF 4" BEARING. HANGERS SHALL HAVE A LOAD CARRYING CAPACITY NOT LESS THAN THE SHEAR CAPACITY OF THE FRAMING ELEMENT BEING CARRIED BY THE HANGER. ALL MEMBERS SHALL ANCHORED OR TIED TO SECURE CONTINUITY.

EXTERIOR WALL SHEATHING INSTALLATION:
ALL SHEATHING SHALL BE FASTENED TO THE STUDS AND BLOCKING AT 4" ON CENTERS ALONG EDGES, AND 7" ON CENTERS ALONG INTERMEDIATE PANELS. NAILS SHALL BE MINIMUM 8D COMMON OR GALVANIZED BOX NAILS.

MASONRY VENEER WALLS:
PROVIDE ADJUSTABLE TWO-PART GALVANIZED MASONRY ANCHORS WITH 3/16" DIAMETER TRIANGULAR (VEE) TIES AT 16" ON CENTER MAXIMUM IN BOTH DIRECTIONS. ATTACH ANCHOR TO STUDS WITH #8 SCREWS.

FORMWORK & SHORING

FORMWORK SHALL CONFORM TO THE LATEST EDITIONS OF ACI SPECIAL PUBLICATION NO, 4 "FORMWORK FOR CONCRETE" AND ACI 347 "STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK". THE USE OF SPECIALTY FORMWORK SYSTEMS REQUIRES PRIOR APPROVAL. SUBMIT DETAILED INFORMATION ON THE PROPOSED SYSTEM FOR REVIEW PRIOR TO PROCEEDING WITH FORMWORK DESIGN OR DRAWING PREPARATION.

LOADS GREATER THAN THE DESIGN LIVE LOADS SHALL NOT BE PLACED ON ANY PART OF THE STRUCTURE. THE STRUCTURE SHALL NOT SUPPORT ITS FULL DESIGN LOADS FOR AT LEAST 28 DAYS UNLESS THE STRUCTURE IS RESHORED IN AN APPROVED MANNER. RESHORE POSTS SHALL BE PLACED AT THE INTERSECTION OF THE COLUMN AND MIDDLE STRIP LINES IN EACH DIRECTION, WITH INTERMEDIATE POSTS AS REQUIRED. RESHORING SHALL BE COMPLETED FOR EACH PANEL AS IT IS STRIPPED BEFORE REMOVING FORMS FROM ADJACENT PANELS OR RESHORES SHALL BE INSTALLED PRIOR TO REMOVAL OF SHORES AND FORMWORK. LOCATE RESHORES IN THE SAME POSITION ON EACH FLOOR TO PROVIDE VERTICAL ALIGNMENT AND CONTINUOUS SUPPORT FROM FLOOR TO FLOOR. RESHORES MUST BE SNUG TO SLABS, BUT NOT TIGHT ENOUGH TO ADD ADDITIONAL LOADS.

AT LEAST ONE (1) FLOOR SHALL BE FULLY FORMED AND SHORED WITH A MINIMUM OF TWO (2) FLOORS BELOW RESHORED AT ANY GIVEN TIME. ADDITIONAL SHORING AND RESHORING SHALL BE PROVIDED AS REQUIRED BY THE SHORING DESIGN.

MINIMUM AGE OF SLABS AND BEAMS AT STRIPPING OF FORMWORK SHALL BE 7-DAYS, AND THE MINIMUM STRENGTH AT THE TIME OF STRIPPING, AS VERIFIED BY FIELD-CURED CYLINDER STRENGTH TESTS, SHALL BE AS SPECIFIED ON THE APPROVED FORMWORK AND SHORING SUBMITTAL BUT NOT LESS THAN 3750 PSI.

FOR ANY SLAB OR BEAM THAT IS HUNG FROM ANOTHER SLAB OR BEAM, THE FORMWORK UNDER THE HUNG SLAB OR BEAM MAY NOT BE REMOVED UNTIL THE SLAB OR BEAM ABOVE, WHICH IS SUPPORTING THE HANGING SLAB OR BEAM, IS AT DESIGN STRENGTH AND AT LEAST 21 DAYS OLD. ALSO, SINCE THE HUNG SLAB IS A "DEAD" SLAB AND DOES NOT SUPPORT ITSELF, THE RESHORING UNDER THIS AREA MUST BE STRENGTHENED AS NEEDED.

DO NOT CONSTRUCT MASONRY WALLS, PARAPETS, ETC. SUPPORTED BY CONCRETE SLABS UNTIL ALL SHORING AND RESHORING HAS BEEN REMOVED.

SUBMIT PROJECT-SPECIFIC FORMWORK AND SHORING DESIGN AND DETAIL DRAWINGS CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION.

CONCRETE FORMWORK AND SHORING SHALL BE INSPECTED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER FOR CONFORMANCE TO DESIGN REQUIREMENTS, ADEQUACY OF PLACEMENT, TIGHTNESS AND ALIGNMENT.

SHOP DRAWINGS/SUBMITTALS

REPRODUCTIONS OF STRUCTURAL DOCUMENTS WILL NOT BE ACCEPTED AS SHOP DRAWINGS.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SUBMITTALS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS FOR APPROVAL. INDICATE THE REFERENCE DRAWING OR SPECIFICATION APPLICABLE TO SUBMITTAL PREPARATION. STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION OF THE PROJECT IS THE CONTRACTOR FAILS TO OBTAIN APPROVAL OF REQUIRED SUBMITTALS.

PRIOR TO SUBMITTING TO ENGINEER, CONTRACTOR SHALL REVIEW SHOP DRAWINGS & SUBMITTALS THOROUGHLY AND:
- MAKE CORRECTIONS DEEMED NECESSARY.
- INFORM ENGINEER IN WRITING OF DEVIATIONS AND/OR OMISSIONS FROM THE CONTRACT DOCUMENTS AT THE TIME OF SHOP DRAWING SUBMISSION.
- STATE ON THE SUBMITTAL THAT THE CONTRACT DOCUMENT REQUIREMENTS HAVE BEEN MET AND THAT ALL DIMENSIONS, CONDITIONS, AND QUANTITIES HAVE BEEN REVIEWED AND VERIFIED AS SHOWN AND/OR CORRECTED ON THE SHOP DRAWINGS.

SUBSTITUTIONS SHALL BE SUBMITTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

SPECIAL INSPECTIONS
AN INDEPENDENT INSPECTION AGENCY SHALL BE RETAINED BY THE OWNER TO INSPECT/ MONITOR/ TEST THE FOLLOWING STRUCTURAL MATERIALS IN ACCORDANCE WITH IBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS PREPARED FOR THIS PROJECT:

- CONCRETE
- MASONRY
- STRUCTURAL STEEL
- WOOD

IN ADDITION TO TESTING AND INSPECTION, AGENCY SHALL:
- NOTIFY ENGINEER AND CONTRACTOR PROMPTLY OF IRREGULARITIES AND DEFICIENCIES OBSERVED IN THE WORK DURING TESTING AND INSPECTION.
- SUBMIT A CERTIFIED WRITTEN REPORT OF EACH TEST, INSPECTION, AND SIMILARQUALITY-CONTROL SERVICE TO ENGINEER WITH COPY TO CONTRACTOR AND TO AUTHORITIES HAVING JURISDICTION.
- INTERPRET TESTS AND INSPECTIONS AND STATE IN EACH REPORT WHETHER TESTED AND INSPECTED WORK COMPLIES WITH OR DEVIATES FROM THE CONTRACT DOCUMENTS.
- RE-TEST AND RE-INSPECT CORRECTED WORK.
- SUBMIT A FINAL LETTER, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION, FOR EACH STRUCTURAL SYSTEM INSPECTED CERTIFYING THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND APPROVED SHOP DRAWINGS.

CLIENT:

FORSYTHE INC

FORSYTHE, INC.
3303 AIRLINE BLVD, #4H
PORTSMOUTH, VA 23701

CONSULTANT:

SK&A

Smislova, Kehnemui & Associates, PA
12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854
P 301.881.1441 F 301.881.8564 W skaengineers.com

STACHOWSKI MARKET - GEORGETOWN
EXTERIOR FACADE & ROOF REPAIRS
1425 28TH STREET NW
WASHINGTON, DC 20007

SEAL:

DISTRICT OF COLUMBIA
JOHN B. STERRETT
PE907173
PROFESSIONAL ENGINEER

REVISIONS:

PERMIT SET	8/12/2022

DRAWN BY:	BFS
CHECKED BY:	JPL
SK&A JOB NO:	1-22400-00
DATE:	07/09/22
SCALE:	AS SHOWN

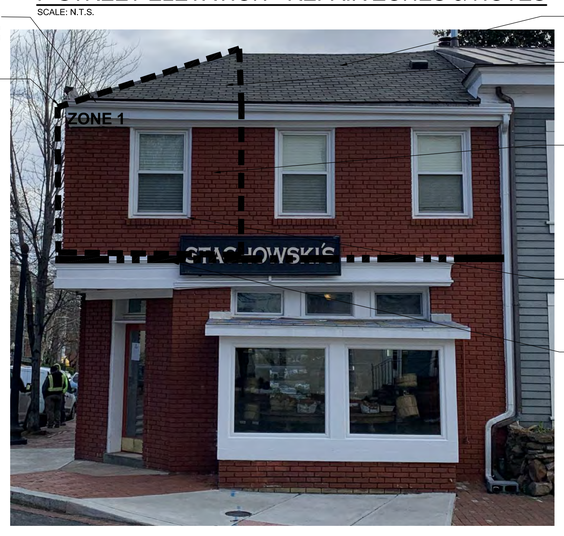
TITLE:

STRUCTURAL NOTES & SPECIFICATIONS

S0002

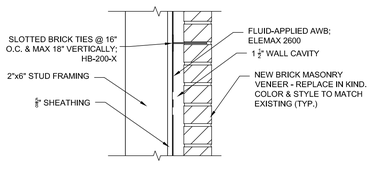
P STREET ELEVATION - REPAIR ZONES & NOTES

SCALE: N.T.S.



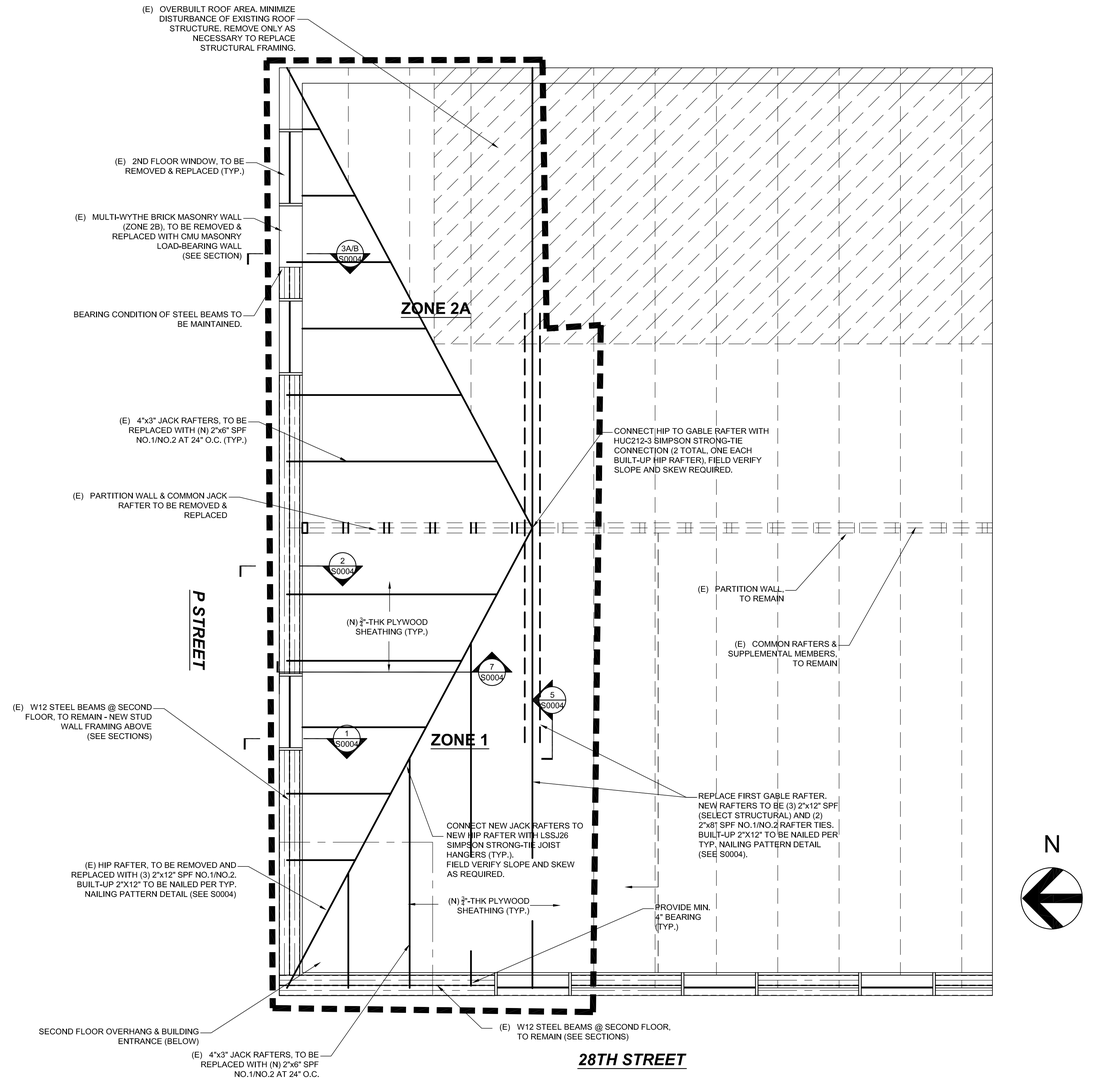
28TH STREET ELEVATION - REPAIR ZONES & NOTES

SCALE: N.T.S.



TYPICAL NEW EXTERIOR WALL SECTION

SCALE: N.T.S.



BUILDING PLAN VIEW & STRUCTURAL FRAMING

SCALE: 1/2"=1'-0"

NOTES:

1. ALL DIMENSIONS & DETAILS WERE OBTAINED FROM SITE SURVEYS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, FRAMING DETAILS, AND ELEVATIONS. NOTIFY STRUCTURAL ENGINEER IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING & BRACING AS REQUIRED TO COMPLETE THE REQUIRED DEMOLITION & NEW WORK. **CONTRACTOR SHALL SUBMIT ALL DETAILS OF SHORING & BRACING WHICH SHALL BE DESIGNED & BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA.**
3. CONTRACTOR SHALL DEMOLISH THE EXISTING EXTERIOR WALL MASONRY & OTHER ELEMENTS WITHOUT DAMAGING THE EXISTING ROOF, FRAMING, & STRUCTURAL ELEMENTS DESIGNATED TO REMAIN.
4. STUD WALL FRAMING HEIGHT TO BE COORDINATED WITH NEW/SUPPLEMENTAL ROOF FRAMING MEMBERS. NEW/SUPPLEMENTAL ROOF FRAMING MEMBERS TO BE CUT & BEAR ON NEW STUD WALL AND INCLUDE ADDITIONAL HARDWARE AS DETAILED.
5. STUD WALL FRAMING LOCATION ATOP THE EXISTING STEEL BEAMS & NEW CMU MASONRY WALL TO BE COORDINATED BASED ON EXISTING & NEW WALL ASSEMBLY MATERIAL DIMENSIONS & FACE BRICK WHICH SHALL BE INSTALLED FLUSH WITH THE SURROUNDING BRICK FACADE. SEE TYPICAL & OTHER WALL SECTION DETAILS.
6. EXISTING CONCRETE INFILL WITHIN EXPOSED STEEL BEAMS SHALL BE REMOVED TO FULLY EXPOSE THE EXISTING BEAMS. STEEL BEAMS TO BE INSPECTED BY STRUCTURAL ENGINEER. **ALL AREAS OF CROSS-SECTIONAL LOSS GREATER THAN 20% SHALL BE SUPPLEMENTED/REPAIRED AS DIRECTED BY ENGINEER.**
7. ALL EXPOSED STEEL SHALL BE CLEANED, PRIMED, & PAINTED. NEW STEEL HARDWARE SHALL BE STAINLESS STEEL UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE INERT PFA OR PTFE WASHERS AT ALL STAINLESS STEEL & GALVANIZED AND/OR TYPICAL STEEL INTERFACES.
8. REFER TO STRUCTURAL NOTES ON S0002 FOR ADDITIONAL INFORMATION.

CLIENT:

FORSYTHE INC.
3303 AIRLINE BLVD, #4H
PORTSMOUTH, VA 23701

CONSULTANT:

SK&A
Smislova, Kehnemui & Associates, PA
12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854
P 301.881.1441 F 301.881.8564 W sloaengineers.com

STACHOWSKI MARKET - GEORGETOWN
EXTERIOR FACADE & ROOF REPAIRS
1425 28TH STREET NW
WASHINGTON, DC 20007

SEAL:

REVISIONS:

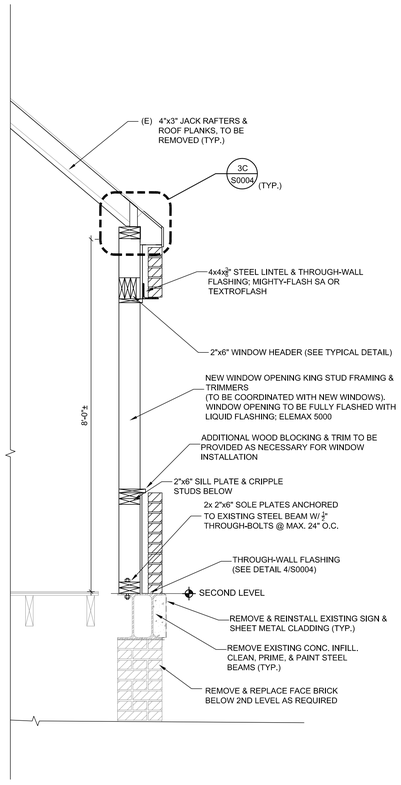
PERMIT SET	8/12/2022

DRAWN BY:	BFS
CHECKED BY:	JPL
SK&A JOB NO:	1-22400-00
DATE:	07/09/22
SCALE:	AS SHOWN

TITLE:

STRUCTURAL FRAMING & BUILDING ELEVATION PLAN

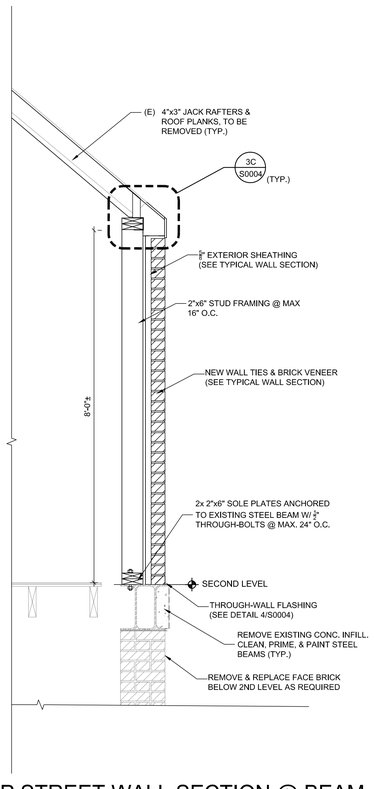
S0003



P STREET WALL SECTION @ WINDOW

SCALE: 3/4"=1'-0"

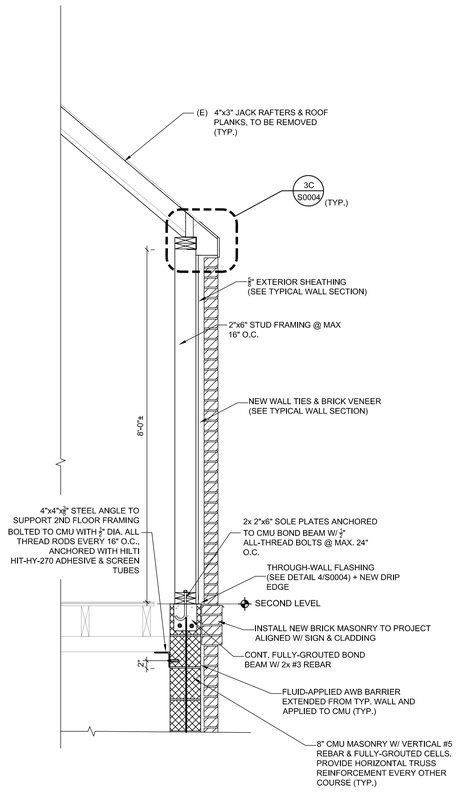
1 S0004



P STREET WALL SECTION @ BEAM

SCALE: 3/4"=1'-0"

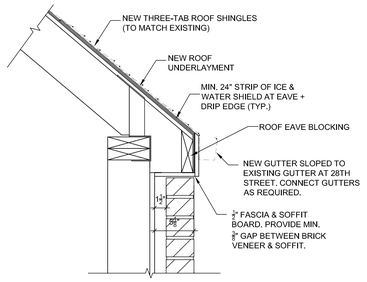
2 S0004



P STREET WALL SECTION @ CMU WALL

SCALE: 3/4"=1'-0"

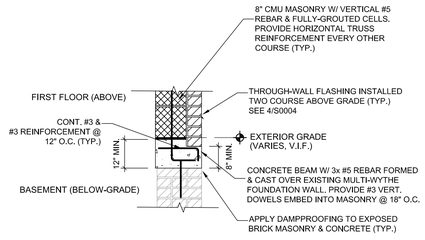
3A S0004



TYP. ROOF, EAVE, & GUTTER

SCALE: 1 1/2"=1'-0"

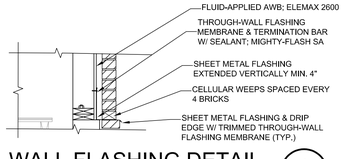
3C S0004



WALL SECTION @ CMU WALL & FOUNDATION

SCALE: 3/4"=1'-0"

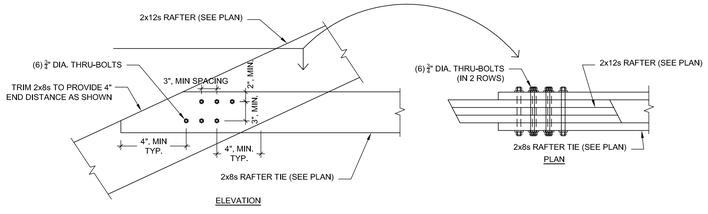
3B S0004



TYP. WALL FLASHING DETAIL

SCALE: 3/4"=1'-0"

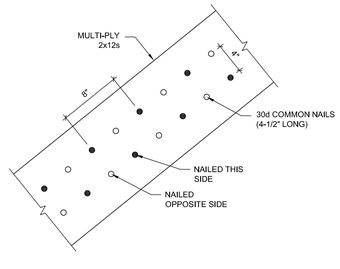
4 S0004



NEW GABLE RAFTER-RAFTER TIE CONNECTION

SCALE: 1"=1'-0"

5 S0004

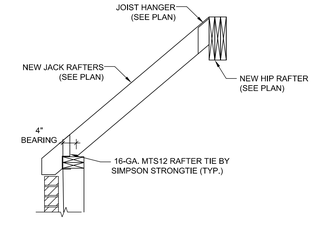


TYP. BUILT-UP RAFTER NAILING PATTERN

SCALE: 1-1/2"=1'-0"

NOTE: DETAIL APPLIES TO ALL BUILT-UP MEMBERS

6 S0004



TYP. JACK RAFTER DETAIL

SCALE: 3/4"=1'-0"

7 S0004

CLIENT:

FORSYTHE INC

FORSYTHE, INC.
3303 AIRLINE BLVD, #4H
PORTSMOUTH, VA 23701

CONSULTANT:

SK&A

Smislova, Kehnemui & Associates, PA
12435 Park Potomac Avenue, Suite 300 • Potomac, MD 20854
P 301.881.1441 F 301.881.8664 W skaengineers.com

STACHOWSKI MARKET - GEORGETOWN EXTERIOR FACADE & ROOF REPAIRS

1425 28TH STREET NW
WASHINGTON, DC 20007

SEAL:

REVISIONS:

PERMIT SET	8/12/2022

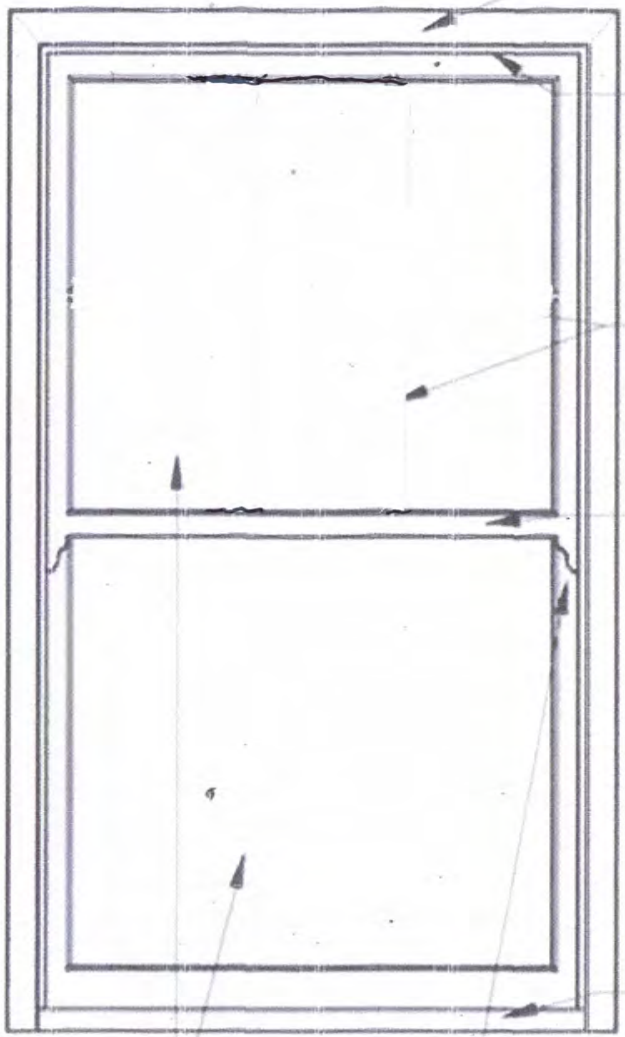
DRAWN BY:	BFS
CHECKED BY:	JPL
SK&A JOB NO:	1-22400-00
DATE:	07/09/22
SCALE:	AS SHOWN

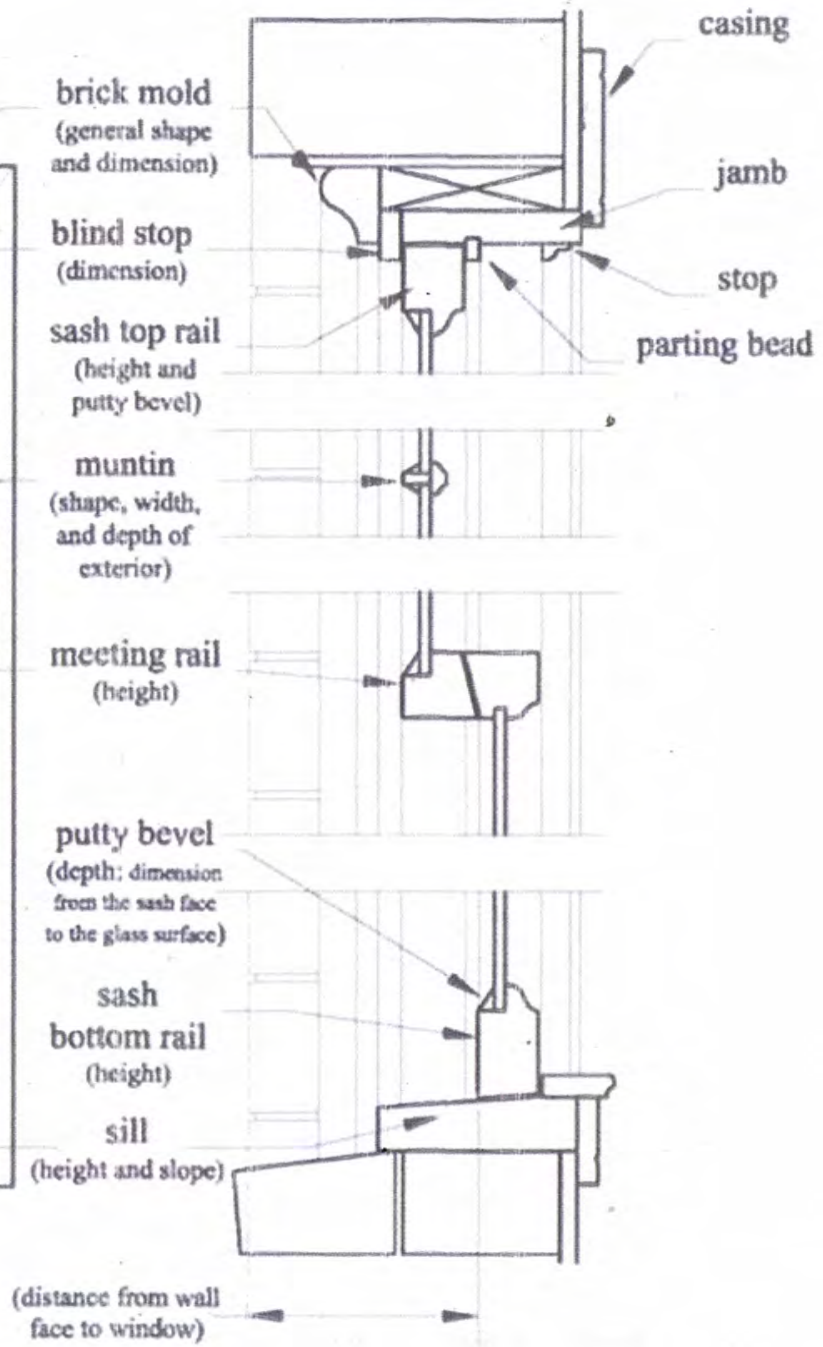
TITLE:

WALL SECTIONS & TYPICAL DETAILS

S0004

THE CRAFTSMEN GROUP, INC.
3901 PERRY STREET
BRENTWOOD, MD 20722
301-277-3700
www.thecraftsmengroup.com



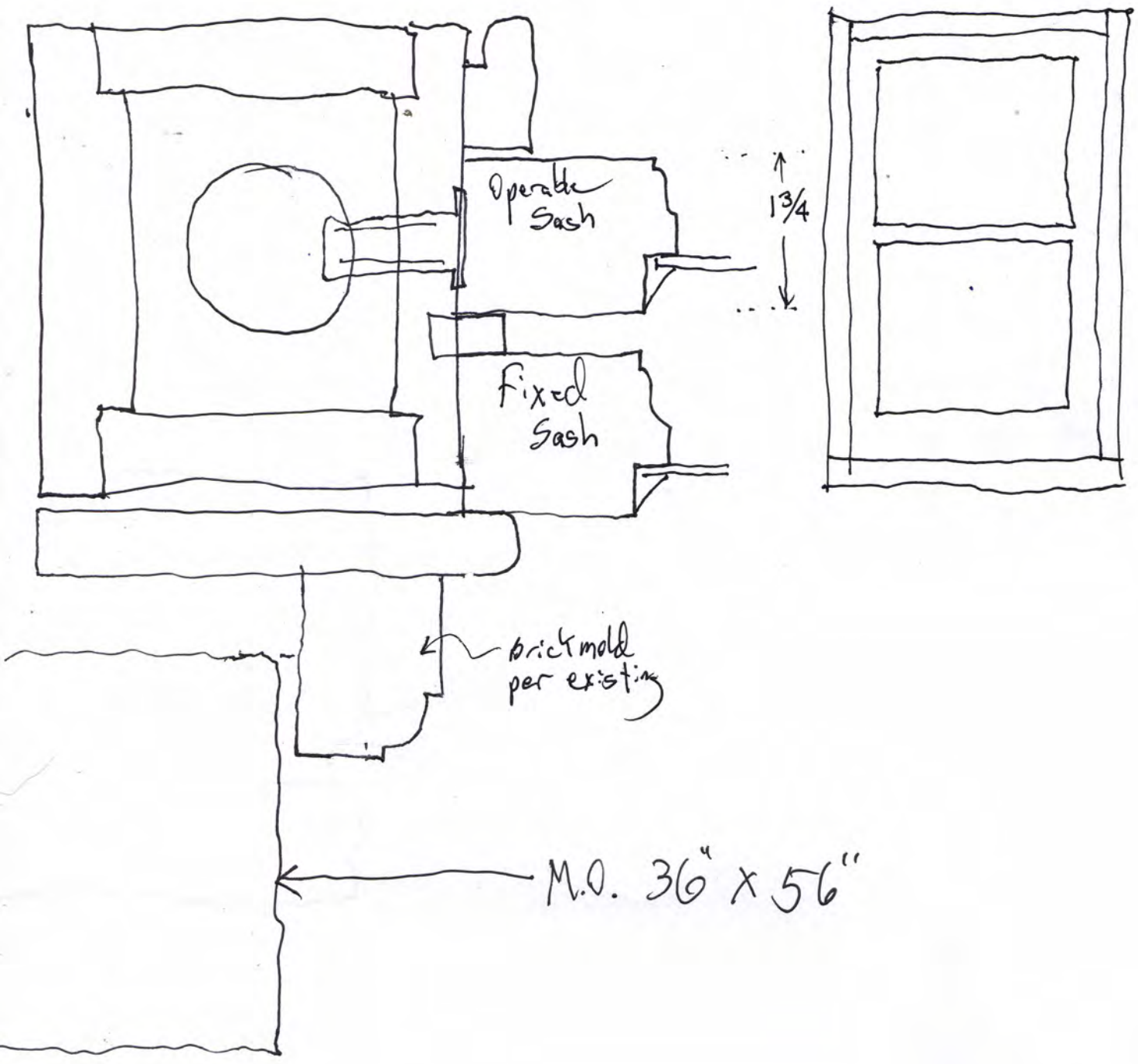


1425 28th St N.W.

1425 28th Street

9/23/22
revised 9/27

Three double hung units



THE CRAFTSMEN GROUP, INC.
3901 PERRY STREET
BRENTWOOD, MD 20722
301-277-3700
www.thecraftsmengroup.com