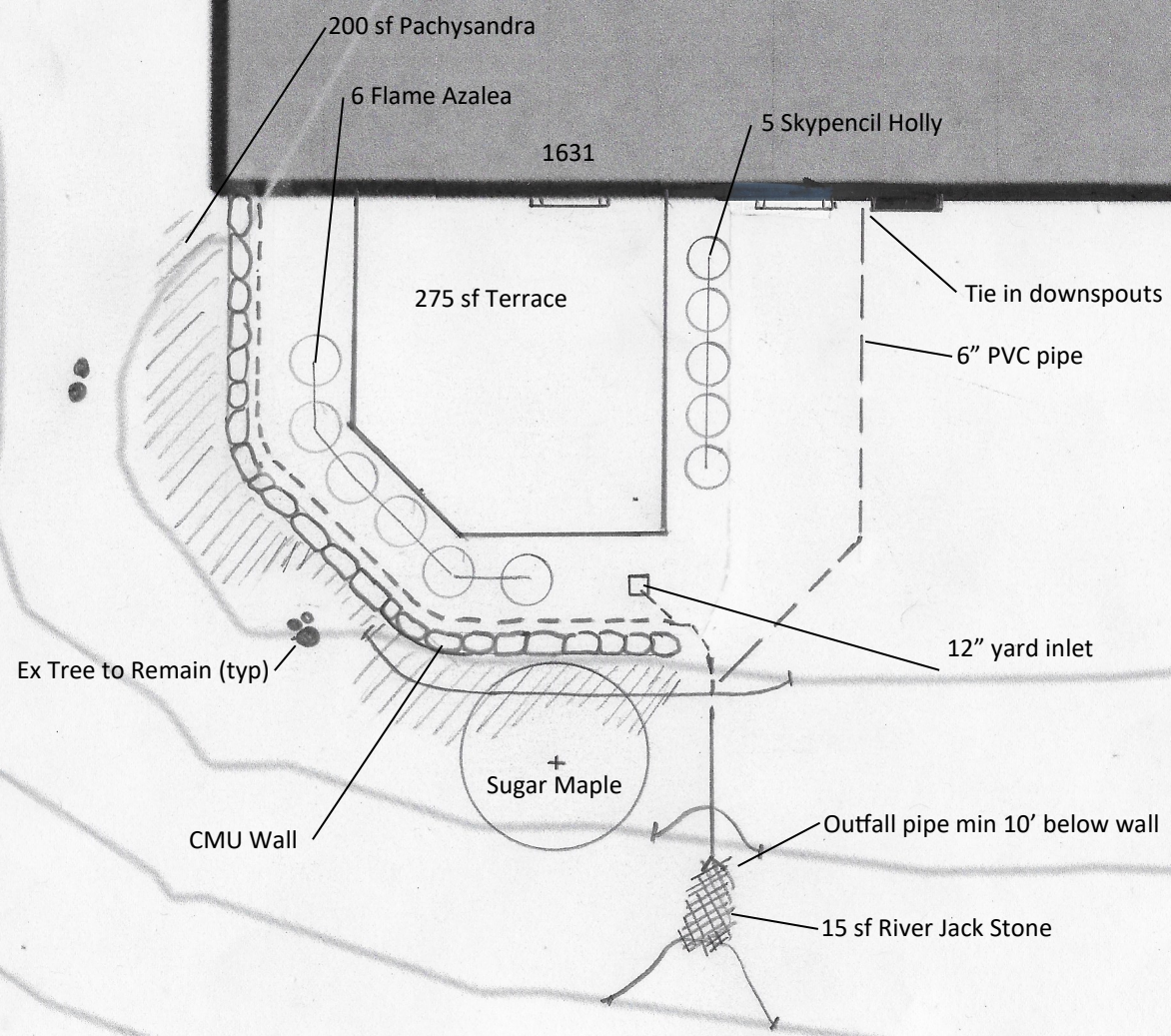


Discussion Item

**Landscaping Approach to 1631
Ripon Place**



BLDG 843



1631 RIPON PLACE
PARTIAL LANDSCAPE PLAN REAR TERRACE
1"=10' MARCH 2020

* See notes for details on wall construction, grading, drainage, plumbing, and tree removal.

 **JP Lange Consulting LLC**
TREE PRESERVATION - DESIGN - PLANNING
703-283-2338 jplangeconsulting@gmail.com



CONSTRUCTION NOTES

Parkfairfax

1643 Ripon Place, Alexandria

1. Prior to the construction of the proposed ledgerstone wall, the existing flagstone terrace should be removed. Any sound flagstone material removed may be set aside for use in the construction of a new terrace. Construction of any new terrace or other site features in place of the terrace to be removed should be delayed until the new ledgerstone wall is completed, other site grading is completed, and all drainage elements are in place.
2. Any new terrace should not exceed the footprint or square footage shown on the plan such that grading and drainage can be facilitated.
3. Existing tree(s) are to be removed prior to the construction of the proposed wall.
4. Proposed cmu wall is to be Techo Bloc Mini-Creta Stone in Shale Grey (or equal).
5. Proposed cmu wall is to be constructed immediately in front of the existing wall, but far enough in front of the existing wall such that a footer trench can be dug 18" wide and 18" deep.
6. Footer trench is to be compacted and then filled with concrete.
7. Existing wall stone should be carefully removed no more than 3 "courses" at a time so as to minimize soil (backfill) disturbance. Existing wall should be taken down to the level where the geo-grid (if required) for the cmu wall will be placed.
8. Proposed wall is to be back-filled with gravel and 6" drainage pipe per manufacturer standards.
9. Area between the proposed wall and any proposed terrace should be a minimum of 5' wide and be graded so as to promote positive drainage away from the building and toward the proposed yard inlet and end of the proposed wall. The area between 1631 and 1633 is to be similarly graded.
10. All proposed plant material should be kept away from the building foundation; a minimum of 6" for groundcovers and perennials, and a minimum of 4' for shrubs.
11. PLANT LIST

Quantity	Species	Size	Condition
1	Sugar Maple	3-1/2 – 4"	B&B
6	Flame Azalea	5 gal	con
5	Skypencil Holly	7 gal	con
10	Pachysandra	flats	24 / flat

All proposed plants are to be mulched using shredded hardwood mulch. No colored or dyed mulch is to be used.



Building 833, unit 1631 Ripon Patio and building issues.

1. SRG's findings:

Building 833 – Unit 1631

Our assessment is similar to that of the landscape architects. The resident's patio appears to have settled and the stone retaining wall appears to have moved as well. However, the building distress did not appear to be significant enough to warrant geotechnical involvement. We observed settlement cracks at the back-right corner of the building which may or may not be related to the slope. The corner wall appeared to be planar so we do not have cause for immediate concerns related to the building structure. We recommend repointing the cracks at the back corner and monitor for re-cracking.

One important thing to note is, if you are planning to cut into the slope at the side/rear of the building, we definitely recommend getting Gerry involved. Based on our recent experience with 525 and 527, it may not be advisable to cut into the slope with retaining walls. We weren't aware of the soaker hose – is this being actively run, or has it been removed?

The interior distress was due to paint failure in many locations. The cracking at the ceiling above the first-floor stair landing may or may not be due to settlement. We recommend restoring the interior finishes and monitor for re-cracking.

2. Gerry Davit's of PCC recommendations:

As discussed the following items which can affect the slope creep observed:

- It is good to plant low-height bushes at the top of the slope as these are light-weight and reinforce the soil.
- It is good to plant trees in the lower third of the slope as these reinforce the soil. They are heavy though and should only be installed near the bottom of the slope.
- It is bad to overwater plants on the slope as this adds weight to the slope.
- The trench drain that was previously installed at the back of Building 833 should not make the slope creep worse as less water means less weight on the slope.
- Installing retaining walls cuts out grade, which reduces weight at the bottom of the slope. This makes the slope more susceptible to creep.

Those are general guidelines that can be followed so that any modifications do not worsen the slope stability. The following options may also be considered:

- Lower the patio and install stairs to step down from the rear door to the patio. This will reduce weight at the top of the slope, which will slow the slope creep but may not entirely eliminate it.

Minimum frost depth above the building footing is required to be maintained if this option is pursued.

- Install helical piers and framing to support the patio. This alternative is costly, and the helical piers would be subject to bend over time.
- Install geogrid and stone to reinforce the slope (also costly).

The best option is probably to follow the guidelines related to plants, etc. above and for the resident to consider lowering her patio during replacement if that is something that Parkfairfax allows. These notes are based off of Gerry's input – let either of us know if you have questions.

Thanks,

Laura Safford

Project Engineer

3. Jeff Lange's comments:

Important notes regarding cutting into the slope. If you recall when you and I were walking around, I suggested that we re- do a retaining wall but essentially build it in front of where the failing ledge stone wall is. The idea of the wall re-do would be to stabilize the area where the patio is and to promote drainage where we want it to go. It would seem that much of the ground plain at that corner of that building is fill anyhow. Doing a wall such as we propose would mean removing the lower quality trees and most of the shrubs in the immediate work area, but we should be able to work around anything of consequence. That is what I am laying out.

4. General Notes:

We discovered a soaker hose on the top of the patio in the dirt area directly above the stack stone. The influx of water may have contributed to the soil behind the stone washing away causing some of the slump or creep.....the opposite end of the building has the same wall construction although the elevation is different it has no noted issues.

The drains were repaired over 2 years ago and as referenced by Gerry is moving water from the rear to the large catch basin in the open area.

Based on the input, per Gerry we should be very hesitant on installing a full lower wall. We have passed this onto Jeff who will be providing us with a design taking this into consideration.

Building 835-unit 1629 building issues:

5. SRG's findings:

- We walked the exterior of the unit. We observed a large concentration of cracks at the rear/center of the building. However, there did not appear to be new distress.

Parkfairfax has completed the following:

- Almo has repaired the small lower brick wall to the right of the front door of 1629: Jan 2020
- Almo has repointed mortar cracks in front to the left of the portico and sealed the portico to the building: Jan 2020
- Parkfairfax re-worked the closet due to mold Jan-Feb 2020
- Side slope stabilization project between building 833 and 835 was completed in October 2019
- PKFX has waterproofed the front corner above the unit
- Drains are hard piped (connections were cleaned up week of March the 16th)
- Unit 1619- carpenter staff replaced several damaged floor tiles by rear door due to previous termite damages. No current termite activity was found.
- Unit 1629 – N&N and PKFX staff inspected for termites on 3/24 and found no evidence of any infestations.
- We will be assessing the buildings needing composite replacement for the upcoming painting cycle and will add building 835 to the list.



Northern Virginia Landscaping
Ibrahim Pashaei
1001 19th St N Suite 1200
Arlington, VA22209

Mark Miller
3360 Gunston Road
3360 Gunston Road
Alexandria, VA 22302

Dear Mark:

You recently requested pricing information from our company. We're delighted to offer you the following quote:

Estimate Description	Quantity	Rate	Amount
Retaining Wall 40 linear ft Techo Bloc Mini Creta 3 ft height color and type TBD. Approximately 120 FF. Includes installation of geotextile fabric, perforated pipe and 57A gravel built to Fairfax County detailed spec drawing for retaining walls.	1	10500.00	10500.00
Disposal Fee Removal and disposal of dry stack wall currently in place.	1	4500.00	4500.00
		Subtotal	\$15,000.00
		Sales Tax	\$0.00
		Total	\$15,000.00

TERMS AND CONDITIONS:

Liability

- The Contractor shall not be held liable for damage to items on or below the lawn surface which are not clearly visible or marked such as cables, wires, pipes or sprinkler components.
- The Contractor shall be liable for damage caused to plants if such damage was caused by willful negligence or improper operation of equipment. Liability shall be limited to the replacement of the plant by the Contractor.
- The Client shall not be liable for any damage to the Contractor's equipment or any injury or illness sustained by the Contractor and his/her employees or sub-contractors or a 3rd party in the performance of this service and the Client shall be indemnified against all claims arising from such damage or injury or illness.
- The Contractor shall not be liable for the poor health or lack of performance of turf or plants beyond the scope of the service(s) contracted for, or in any event where the Client does not provide appropriate or proper care for turf or plants.

Obligations of the Contractor

- The Contractor shall provide all labor, equipment and supplies required to perform the services and undertakes to properly maintain all equipment so that work is performed timeously and to a professional standard.
- The Contractor shall carry insurance and have valid licenses as may be required by law to perform the services as outlined in this agreement.
- If services cannot be carried out by the Contractor on any specified day, such a service shall be re-scheduled as soon as possible.

Obligations of the Client

- The Client need not be present during service calls and hereby grants permission to the Contractor and shall facilitate entry to access the property on scheduled or otherwise agreed service days.
- The Client shall be responsible for the removal of any objects e.g. toys, furniture, pet waste, rubbish etc. that will hinder the Contractor in performing under this agreement.
- The Client shall keep all pets secured inside a building or fenced area and shall keep people away from the Contractor's area of work for the safety of all parties concerned whilst the Contractor is performing services.
- The Client shall notify the Contractor in writing of any plants that are particularly rare or are a collector's item and their approximate replacement costs. The Contractor reserves the right not to perform any services in close proximity to such

plants.

- The Client shall be responsible for the day-to-day care of the lawn as recommended by the Contractor and which are not part of the services outlined on the schedule.

General

- With payments made as follows: 1/3 of total contract due upon acceptance for initial material acquisition, with additional 1/3 due upon 50% completion, with remainder due upon completion of project(s).
- For yearly maintenance contracts invoices will be sent on the 1st of every month during services or other agreement made as bundle package over 12-month period will still be billed on the 1st of the month. If contract is terminated prior to services completed for package, client will be given credit of work that was not performed.
- Payments are due upon receipt of invoice. A 2 percent monthly (24 percent annual) finance charge will be added to invoices that are 30 days delinquent. Collection fees will be added to outstanding invoices where applicable. Per service pricing is based upon acceptance of the entire agreement. Pricing may vary if entire package is not accepted.
- Any additional work required by the Client or proposed by the Contractor which is not specified on the schedule shall be quoted for separately and when completed added to the invoice.
- The amount we must charge for our services is very much contingent upon the price of fuel; an increase in this expense could affect the amount we must charge our customers. Therefore in the event of a significant fuel price increase, we must reserve the opportunity to re negotiate our price with you.
- All work to be completed in accordance with the above notations. All agreements contingent upon strikes, accidents or delays beyond our control. Customer agrees to pay reasonable attorney fees and costs of collection for any account, which is not paid for when done. Northern Virginia Landscaping management will provide general liability certificates upon request.

This entire Agreement between the parties with regard to the subject matter hereof and the parties waive the right to rely on any alleged expressed or implied provision not contained therein. Either party may terminate this Agreement in its entirety or amend the services detailed on the Schedule provided such termination or amendment is made in writing and submitted to the other party 14 days prior to taking effect.

Sincerely,

Ibrahim Pashaei
Northern Virginia Landscaping
703-982-0100
nvalandscaping.com



Developing and Maintaining Landscapes Since 1979

March 26, 2020

Parkfairfax Condominium

Mark Miller
3360 Gunston Road
Alexandria, VA 22302
703-998-6315, ext 101

Location

Parkfairfax, Bldg 833
1631 Ripon Place, Alexandria

OPTIONAL

Prior to the construction of the proposed ledgerstone wall, the existing flagstone terrace should be removed. Any sound flagstone material removed may be set aside on a pallet for use in the construction of a new terrace. Construction of any new terrace or other site features in place of the terrace to be removed should be delayed until the new ledgerstone wall is completed, other site grading is completed, and all drainage elements are in place.

Any new terrace should not exceed the footprint or square footage shown on the plan such that grading and drainage can be facilitated.

Cost: \$425.00

WALL CONSTRUCTION

1. Two existing trees on side are to be removed prior to the construction of the proposed wall.
2. Proposed cmu wall is to be Techo Bloc Mini-Creta Stone in Shale Grey with cap stones on top.
3. Proposed cmu wall is to be constructed immediately in front of the existing wall, but far enough in front of the existing wall such that a footer trench can be dug 18" wide and 18" deep.
4. New wall will be approximately 150 ff exposed, with approximately $\frac{3}{4}$ of the base course buried as foundation/footer.
5. Footer trench is to be compacted with a 6" gravel base.
6. Existing wall stone should be carefully removed no more than 3 "courses" at a time so as to minimize soil (backfill) disturbance. Existing wall should be taken down to the level where the geo-grid (if required) for the cmu wall will be placed.
7. Proposed wall is to be back-filled with gravel and 6" drainage pipe per manufacturer standards.
8. Area between the proposed wall and any proposed terrace should be a minimum of 5' wide and be graded so as to promote positive drainage away from the building and toward the proposed yard inlet and end of the proposed wall. The area between 1631 and 1633 is to be similarly graded.
9. All proposed plant material should be kept away from the building foundation; a minimum of 6" for groundcovers and perennials, and a minimum of 4' for shrubs.

Cost: \$11,240.00

10. PLANT LIST

Quantity	Species	Size	Condition
1	Sugar Maple	3-1/2 – 4"	B&B
6	Flame Azalea	5 gal	con
5	Skypencil Holly	7 gal	con
10	Pachysandra	flats	24 / flat

All proposed plants are to be mulched using shredded hardwood mulch. No colored or dyed mulch is to

Total Cost: \$2,170.00

A 30% down payment will be required the balance will be submitted after services are performed. Payment will be expected within 30 days of invoice. Finance charges for any billing due over 30 days will be at a rate of 1.5% per month.

Authorized Signature:



Mike Brown

/ 3-26-20
Date

Accepted By:

Name/Title

/_____
Date