Bldgs. 822 & 828 Foundation Repair Strategy
Resolution Worksheet

Date: October 15, 2025

Suggested Motion:

"I move to approve authorizing Walker Consultants to re-do the construction documents for a complete repair of the buildings."

2nd:

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

Payments for Avon Bldg 109,111&716

Payment amount	Date	Check#
$150,903.70	1/9/2023	1197
$46,286.85	10/4/2023	1285
$75,395.80	11/6/2023	1286
$88,618.85	12/4/2023	1350
$47,610.20	1/11/2024	1380
$6,175.25	2/5/2024	1417
$59,468.10	2/5/2024	1438
$110,042.30	3/4/2024	1440
$294,205.50	5/9/2024	300020
$256,071.55	9/23/2024	300176
$67,648.79	9/23/2024	300175
$215,527.45	9/23/2024	300174
$42,308.23	12/31/2024	300273
$127,377.33	12/31/2024	300271
$1,587,639.90		

BUILDING ENVELOPE
CONSULTING
FORENSIC RESTORATION
PARKING DESIGN
PLANNING

CONSTRUCTION DOCUMENTS – ISSUED FOR BIDDING

PARKFAIXFAX CONDOMINIUM
BUILDINGS 822 AND 828
FOUNDATION AND FAÇADE REPAIRS

3220 – 3226 Valley Drive (Building 822) and 3123 – 3129 Martha Curtis Drive (Building 828)
ALEXANDRIA, VA 22302

September 3, 2025

WALKER CONSULTANTS

PARKFAIRFAX BUILDING 822 & 828
FOUNDATION AND FACADE REPAIRS

3220 - 3226 VALLEY DRIVE (BUILDING 822)
3123 - 3131 MARTHA CURTIS DRIVE (BUILDING 828)
ALEXANDRIA, VIRGINIA 22302

WALKER CONSULTANTS
2000 Tower Oaks Blvd
Suite 350
Rockville, MD 20852
202.510.9366 Ph
www.walkerconsultants.com

WALKER CONSULTANTS
PROJECT NO. 22-001792.01

DRAWING INDEX

SITE PLAN NORTH

IMAGE SOURCE: GOOGLE MAPS

LOCATION MAP NORTH

ISSUED FOR BIDDING
09/03/2025

DESIGN CRITERIA

BUILDING CODE

INTERNATIONAL BUILDING CODE 2021 (IBC)
LOCAL CODE AMENDMENTS (CITY OF ALEXANDRIA, VIRGINIA)

DEAD LOADS

FIRST FLOOR AND FINISHES	80 PSF
SECOND/THIRD FLOOR FINISHES	80 PSF
ROOF/ATTIC FRAMING	30 PSF
EXTERIOR WALL (2-WYTHE) AND FINISHES	84 PSF (ABOVE THE FIRST FLOOR LEVEL)
EXTERIOR WALL (3-WYTHE)	126 PSF (BELOW THE FIRST FLOOR LEVEL)
FOUNDATION WALL	150 PSF
CONCRETE STEPS (ENTRANCE LANDINGS)	150 PSF
BRICK MASONRY (ENTRANCE LANDINGS)	42 PSF
CONCRETE MASONRY UNITS (ENTRANCE LANDINGS)	91 PSF
FOOTING	300 PLF

LIVE LOADS

MINIMUM LOADS:
ROOF 30 PSF

RESIDENTIAL:
MULTIFAMILY DWELLINGS PRIVATE ROOMS 40 PSF
STOOPS WHEN SERVING PRIVATE ROOMS(1.5X 40) 60 PSF

SNOW LOAD

Pg (GROUND SNOW LOAD)	=	25	PSF
Is	=	1.0	
Ce	=	1.0	
Ct	=	1.0	
Pf (FLAT-ROOF SNOW LOAD)	=	20	PSF

SCOPE OF WORK

PROJECT CONSISTS OF PROVIDING ALL MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND SERVICES TO PERFORM HELICAL PIER INSTALLATION, FOUNDATION REPAIRS, FOUNDATION/STORM DRAINAGE, AND FACADE REPAIRS.

HANDRAILS / GUARDRAILS

1. HANDRAILS AND GUARDRAILS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4-INCH SPHERE FROM THE WALKING SURFACE TO THE REQUIRED HEIGHT.
2. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.
3. HANDRAILS AND GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING (THIS LOAD NEED NOT ACT CONCURRENTLY WITH THE LOADS SPECIFIED ABOVE).
4. INTERMEDIATE RAILS, BALUSTERS, AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS.
5. HANDRAILS AND GUARDRAILS ARE TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA. SUBMIT SIGNED AND SEALED DRAWINGS AND CALCULATIONS REGARDING THE PROPOSED GUARDRAIL ASSEMBLY TO THE ENGINEER OF RECORD (WALKER CONSULTANTS) FOR REVIEW. SUBMITTED CALCULATIONS ARE TO INCLUDE THE HANDRAIL/GUARDRAIL CONNECTIONS TO THE STRUCTURE.

EXISTING CONDITIONS

1. THE DRAWINGS MAY REFLECT INFORMATION PROVIDED BY OTHERS AND/OR EXISTING CONDITIONS THAT HAVE BEEN SURVEYED AND/OR DOCUMENTED TO THE GREATEST POSSIBLE EXTENT BUT NOT VERIFIED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COORDINATE THE WORK, INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE VERIFICATION OF ALL EXISTING CONDITIONS (C.F.V.) SHOWN IN THE DRAWINGS, COORDINATION OF ALL NECESSARY BUILDING TRADES, ETC. ANY CONDITIONS THAT ARE MIS-REPRESENTED IN THESE DOCUMENTS, OR ANY CONDITIONS THAT ARE NOT SHOWN BUT WARRANT THE ATTENTION OF THE ENGINEER, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE WORK.
2. MEANS AND METHODS OF CONSTRUCTION AND TEMPORARY SHORING AND BRACING OF THE EXISTING STRUCTURE(S) ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER MAY INCLUDE PHASING, SEQUENCING, SHORING REQUIREMENTS, ETC. IN THE CONSTRUCTION DOCUMENTS TO ALERT, ASSIST, OR OTHERWISE DICTATE PROCEDURAL REQUIREMENTS THAT MAY BE NECESSARY TO PROPERLY IMPLEMENT THE STRUCTURAL PORTION OF THE WORK OR THAT MAY BE REQUIRED TO ENSURE BUILDING STABILITY. HOWEVER, THE CONTRACTOR SHALL PROPERLY COORDINATE THESE REQUIREMENTS AND SHALL REMAIN COMPLETELY AND SOLELY RESPONSIBLE FOR ERECTING THE BUILDING STRUCTURE IN A SAFE AND TIMELY MANNER AS WELL AS ESTABLISHING MEANS AND METHODS TO PERFORM THEIR WORK.
3. UNLESS OTHERWISE INDICATED, IT HAS BEEN ASSUMED THAT THE EXISTING STRUCTURE(S) ARE IN SERVICEABLE CONDITION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY AND ALL AREAS OF STRUCTURAL DISTRESS (INCLUDING, BUT NOT LIMITED TO, CRACKS, SPALLING, ETC.) NOT INDICATED IN THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN SUCH AREAS WITHOUT WRITTEN DIRECTION FROM THE ENGINEER.

GENERAL

1. ALL WORK PERFORMED SHALL COMPLY WITH CURRENT ADOPTED BUILDING CODE, FIRE CODES AND APPLICABLE STATE LAWS AND ORDINANCES AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION AT THE TIME OF PERMIT ISSUANCE.
2. THE EXISTING STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AFTER THE WORK IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE STABILITY AND SAFETY DURING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF SHEETING, SHORING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. THE CONTRACTOR SHALL PROVIDE SHORING AND BRACING NECESSARY TO PROTECT EXISTING AND ADJACENT STRUCTURES.
3. STRUCTURAL DOCUMENTS SHALL BE USED WITH OTHER CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED, TO ARCHITECTURAL, M/E/P, AND SITE DOCUMENTS. COORDINATE WITH THESE DOCUMENTS, ALL FLOOR AND ROOF OPENINGS, DEPRESSIONS, DIMENSIONS, AND SLOPES, ETC. ANY DISCREPANCY REGARDING THE STRUCTURAL REQUIREMENTS OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO PERFORMING THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIMITING CONSTRUCTION LOADS SUCH THAT THESE LOADS DO NOT EXCEED THE DESIGN LIVE LOADS NOTED ABOVE. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED DURING CONSTRUCTION TO SUPPORT CONSTRUCTION LOADS UNTIL SUCH TIME THAT THE STRUCTURE IS ABLE TO SUPPORT THE DESIGN LIVE LOADS NOTED.
5. SECTIONS AND DETAILS SHOWN ON THE STRUCTURAL DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS THAT DO NOT HAVE A SPECIFIC SECTION INDICATED.
6. TYPICAL DETAILS APPLY AT ALL APPROPRIATE LOCATIONS AND ARE NOT GENERALLY CUT ON PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TYPICAL DETAIL APPLICATIONS.
7. THE WORK REQUIRES THE CONTRACTOR TO IMPLEMENT REPAIRS ACCORDING TO THE FOLLOWING CATEGORIES OF REQUIREMENTS:
   A. PRESCRIPTIVE BASED REQUIREMENTS: ALL WORK WHERE APPLICABLE SHALL MEET THE REPAIR REQUIREMENTS WHERE SPECIFICALLY DEFINED AND PRESCRIBED BY THE DETAILS, NOTES, REFERENCES, ETC. FURNISHED IN THE REPAIR DETAILS AND SCOPE OF ORIGINAL DESIGN DOCUMENTS.
   B. PERFORMANCE BASED REQUIREMENTS: ALL WORK WHERE APPLICABLE SHALL BE CONVEYED THROUGH SHOP DRAWINGS OR OTHER MEANS AS REQUIRED TO MEET THE DESIGN INTENT. ELEMENTS OF THE WORK WILL REQUIRE INTRUSIVE SAMPLING AND FIELD OBSERVATION/FIELD VERIFICATION BY THE CONTRACTOR TO LOCATE AND CONFIRM CONDITIONS EXIST AND ARE LOCATED AS REQUIRED SUCH THAT IMPLEMENTATION OF THE REPAIR DETAILS AND SCOPE OF WORK SHALL BE CONSISTENT WITH THE DESIGN INTENT.
   C. MEANS AND METHODS BASED REQUIREMENTS: ALL WORK WHERE APPLICABLE SHALL BE OUTLINED, PROPOSED, AND COMMUNICATED IN WRITING BY THE GENERAL CONTRACTOR TO ADDRESS AND COMMUNICATE THE GENERAL CONTRACTOR'S PROCESS AND SEQUENCING OF THE WORK CRITICAL TO THE IMPLEMENTATION OF THE CORRECTIVE WORK.
8. FOR INCONSISTENCIES BETWEEN GENERAL AND TECHNICAL NOTES AND STRUCTURAL DRAWINGS, THE STRICTER REQUIREMENT SHALL APPLY. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO PERFORMING THE WORK.
9. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CLIPS, INSERTS, TIES, ANCHOR STRAPS, HANGERS, BOLTS, AND OTHER FASTENERS REQUIRED TO COMPLETE THE WORK.
10. THESE DOCUMENTS ARE NOT FINAL, VALID AND READY FOR USE UNLESS SEALED, SIGNED AND DATED.

FOUNDATIONS

1. ASSUMED SOIL BEARING VALUE OF 1,500 PSF TO BE VERIFIED BY GEOTECHNICAL ENGINEER OR QUALIFIED SOILS TECHNICIAN. REFER TO THE GEOTECHNICAL REPORT FOR EARTHWORK PROCEDURES, COMPACTION, AND ADDITIONAL INFORMATION.
2. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED CONTROLLED FILL HAVING A BEARING VALUE AT LEAST EQUAL TO THAT SPECIFIED ABOVE.
3. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 2'-6" BELOW FINISHED GRADE OR AS REQUIRED BY LOCAL CODE REQUIREMENTS. FOOTING ELEVATIONS INDICATED ON DRAWINGS HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS AND MAY NOT VIOLATE CRITERIA ESTABLISHED ABOVE. FOOTING ELEVATIONS SHALL BE LOWERED AS SITE CONDITIONS WARRANT FOR POOR SOIL CONDITIONS OR AS REQUIRED TO FACILITATE SITE UTILITIES OR EXISTING CONDITIONS.
4. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, WALL FOOTINGS SHALL BE 12" DEEP AND PROJECT 6" BEYOND EACH FACE OF WALL. WALL FOOTINGS SUPPORTING MASONRY WALLS ARE TO BE REINFORCED WITH 3#5 LONGITUDINAL CONTINUOUS BOTTOM BARS.
5. ALL DISTURBED EARTH UNDER FOOTINGS SHALL BE REPLACED WITH LEAN CONCRETE.
6. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.
7. NO EXCAVATION SHALL BE CLOSER THAN AT A SLOPE OF 2:1 (2 HORIZONTAL TO ONE VERTICAL) TO AN EXISTING FOOTING OR STRUCTURE U.O.N.
8. DO NOT PLACE CONCRETE OVER FROZEN SOIL.
9. CENTERLINE OF FOOTING SHALL MATCH CENTERLINE OF COLUMN, PEDESTAL AND/OR PIER UNLESS SHOWN OTHERWISE.

BRICK MASONRY REPAIR

1. PROVIDE FACE BRICK, INCLUDING SPECIALLY MOLDED, GROUND, CUT, OR SAWED SHAPES WHERE REQUIRED TO COMPLETE MASONRY RESTORATION WORK. PROVIDE UNITS WITH PHYSICAL PROPERTIES, COLORS, COLOR VARIATION WITHIN UNITS, SURFACE TEXTURE, SIZE AND SHAPE TO MATCH EXISTING BRICKWORK
   A. BRICK UNITS SHALL BE TYPE SW AND PHYSICAL PROPERTIES PER ASTM C67: TO MATCH THOSE OF EXISTING BRICK.
   B. FOR EXISTING BRICKWORK THAT EXHIBITS A RANGE OF COLORS OR COLOR VARIATION WITHIN UNITS, PROVIDE BRICK THAT PROPORTIONALLY MATCHES THAT RANGE AND VARIATION RATHER THAN BRICK THAT MATCHES AN INDIVIDUAL COLOR WITHIN THAT RANGE.
   C. SUBMIT RESULTS FROM TESTING IN ACCORDANCE TO ASTM C67 FOR COMPRESSIVE STRENGTH, 24 HOUR COLD-WATER ABSORPTION, 5-HOUR BOIL ABSORPTION, SATURATION COEFFICIENT AND INITIAL RATE OF ABSORPTION.
   D. PREPARE MOCKUPS OF SAMPLE BRICK FOR OWNER APPROVAL PRIOR TO REPAIR WORK.
2. MORTAR SHALL CONFORM TO ASTM C270 TYPE N PCL. ADMIXTURES ARE NOT PERMITTED UNLESS NOTED OTHERWISE. DO NOT USE CALCIUM CHLORIDE.
   A. PORTLAND CEMENT: ASTM C150 TYPE I OR TYPE II.
   B. HYDRATED LIME: ASTM C207, TYPE S.
   C. MORTAR SAND: ASTM C144 (UNLESS NOTED OTHERWISE) - MATCH SIZE, TEXTURE AND GRADATION OF EXISTING MORTAR SAND.
   D. PREPARE MOCKUPS OF SAMPLE MORTARS FOR OWNER APPROVAL PRIOR TO REPAIR WORK.
   E. MASONRY CEMENT AND AIR ENTRAINMENT ADMIXTURES ARE NOT PERMITTED.
3. POINTING MORTAR FOR BRICK SHALL BE LIME BASED TYPE N PROPORTIONED IN ACCORDANCE WITH BIA M1-88 (BRICK INDUSTRY ASSOCIATION)
4. BRICK REPLACEMENT
   A. CLEAN BRICKS SURROUNDING REMOVAL AREAS BY REMOVING MORTAR, DUST AND LOOSE PARTICLES.
   B. ALL EXISTING MORTAR SURROUNDING BRICK TO BE REPLACED IS TO BE COMPLETELY REMOVED. DEBRIS, DUST, AND LOOSE PARTICLES TO BE REMOVED FROM REPLACEMENT AREA. NO PARTICLES OR DEBRIS TO BE LEFT IN CAVITY WALLS OR COLLAR JOINTS.
   C. BRICK SURFACES ADJACENT TO REPLACEMENT AREA TO BE DAMPENED PRIOR TO INSTALLATION OF NEW UNITS.
   D. INSTALL REPLACEMENT BRICK INTO BONDING AND COURSING PATTERN OF EXISTING BRICK. ALL REPLACEMENT BRICK SHALL BE "TOOTHED" INTO EXISTING BRICK UNLESS NOTED OTHERWISE.
   E. MAINTAIN JOINT WIDTH FOR REPLACEMENT UNITS TO MATCH EXISTING JOINTS.
   F. LAY BRICK WITH COMPLETELY FILLED BED, HEAD AND COLLAR JOINTS.
   G. TOOL EXPOSED MORTAR JOINTS ONCE NEWLY PLACED MORTAR IS "THUMBPRINT" HARD TO MATCH JOINTS OF SURROUNDING EXISTING BRICKWORK AND REMOVE EXCESS MORTAR FROM EDGE OF JOINT BY BRUSHING.
   H. TEST BRICK INITIAL RATE OF ABSORPTION (IRA) IN ACCORDANCE WITH BIA TECHNICAL NOTES 7B. BRICK WITH AN IRA OF 30 GRAMS/MIN/30 SQ IN. OR GREATER SHALL BE PREHYDRATED IN ACCORDANCE WITH BIA TECH NOTE - "UNITS SHOULD HAVE A SATURATED INTERIOR, BUT BE SURFACE DRY AT THE TIME OF LAYING"
5. REPOINTING MASONRY
   A. RAKE OUT AND REPOINT ALL DEFICIENT MORTAR JOINTS (IE. CRACKED, SPALLED, LOOSE, WASHED-OUT, SOFT, ETC.) TO A MAXIMUM DEPTH OF 2-1/2 TIMES JOINT WIDTH BUT NOT LESS THAN 3/4 INCH OR NOT MORE THAN 1-1/4 INCH.
   B. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS INCLUDING ALL FINS, CURVED PROFILES, ETC. AND RINSE MASONRY-JOINT SURFACES WITH WATER TO REMOVE DUST AND MORTAR PARTICLES.
   C. APPLY POINTING MORTAR IN LAYERS NOT GREATER THAN 1/4 INCH AND FULLY COMPACT EACH LAYER THOROUGHLY. ALLOW MORTAR TO BECOME THUMBPRINT HARD BEFORE APPLYING NEXT LAYER.
   D. TOOL JOINTS TO MATCH ORIGINAL APPEARANCE OF EXISTING/ADJACENT BRICKWORK AND REMOVE EXCESS MORTAR FROM EDGE OF JOINT BY BRUSHING.
   E. CURE MORTAR BY MAINTAINING A THOROUGHLY DAMP CONDITION FOR AT LEAST 72 HOURS.
6. COMPLY WITH COLD-WEATHER AND HOT WEATHER CONSTRUCTION REQUIREMENTS IN ACI 530.1/ASCE6/TMS602. FOR SUMMARY OF REQUIREMENTS, REFER TO BRICK MASONRY ASSOCIATION (BIA) TECHNICAL NOTES 1, ON BRICK CONSTRUCTION, TABLE 1 "REQUIREMENTS FOR MASONRY CONSTRUCTION IN HOT AND COLD WEATHER".
7. CONSTRUCTION TOLERANCES
   A. MAXIMUM VARIATION FROM PLUMB IN VERTICAL LINES AND SURFACES OF COLUMNS, WALLS AND ARRISES:
      A.A. 1/4 IN. IN 10 FT.
      A.B. 3/8 IN. IN A STORY HEIGHT NOT TO EXCEED 20 FT.
      A.C. 1/2 IN. IN 40 FT. OR MORE.
   B. MAXIMUM VARIATION FROM PLUMB FOR EXTERNAL CORNERS, EXPANSION JOINTS AND OTHER CONSPICUOUS LINES:
      A.A. 1/4 IN. IN ANY STORY OR 20 FT. MAXIMUM.
      A.B. 1/2 IN. IN 40 FT. OR MORE.
   B. MAXIMUM VARIATION FROM LEVEL OF GRADES FOR EXPOSED LINTELS, SILLS, PARAPETS, HORIZONTAL GROOVES AND OTHER CONSPICUOUS LINES:
      A.A. 1/4 IN. IN ANY BAY OR 20 FT.
      A.B. 1/2 IN. IN 40 FT. OR MORE.
   B. MAXIMUM VARIATION FROM PLAN LOCATION OF RELATED PORTIONS OF COLUMNS, WALLS AND PARTITIONS:
      A.A. 1/2 IN. IN ANY BAY OR 20 FT.
      A.B. 3/4 IN. IN 40 FT. OR MORE.
   B. MAXIMUM VARIATION IN CROSS-SECTIONAL DIMENSIONS OF COLUMNS AND THICKNESS OF WALLS FROM DIMENSIONS SHOWN ON DRAWINGS:
      A.A. MINUS 1/4 IN.
      A.B. PLUS 1/2 IN.

CONCRETE

1. ALL CONCRETE CONSTRUCTION INCLUDING DETAILING, FABRICATION, PLACEMENT OF REINFORCING, MIXING, HANDLING, PLACING, FINISHING, AND CURING SHALL CONFORM TO ACI "STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI-315), AND "ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318).
2. ALL CONCRETE SHALL CONFORM TO ASTM C94. MINIMUM COMPRESSIVE STRENGTH AND MAXIMUM WATER/CEMENT RATIO SHALL BE AS FOLLOWS:

CONCRETE PROPERTIES

STRUCTURE TYPE	F'C: 28 DAY MINIMUM COMPRESSIVE STRENGTH (PSI)	WATER/CEMENT RATIO (AIR ENTRAINED)	AIR CONTENT (PERCENT)	WATER/CEMENT RATIO (NON-AIR ENTRAINED)
EXTERIOR SLAB ON GRADE, PADS, AND FRONT ENTRANCE STAIRS AND LANDINGS	4,500	0.45	6% ± 1%	-

3. CONTRACTOR SHALL PROVIDE CONCRETE MIX DESIGN DATA CONFORMING TO CHAPTER 5 OF ACI 318 FOR EACH TYPE AND STRENGTH OF CONCRETE SPECIFIED. MIX DESIGN DATA SHALL INCLUDE CONCRETE STRENGTH, SLUMP, AIR ENTRAINMENT, PROPOSED AGGREGATES, ADMIXTURES, POZZOLANS AND LABORATORY TEST DATA.
4. MATERIALS USED IN CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - PORTLAND CEMENT CONFORMING TO ASTM C150
   - FLY ASH CLASS C & F CONFORMING TO ASTM C618. FLY ASH SHALL BE LIMITED TO A MAXIMUM OF 20% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT AND SHALL NOT BE USED IN COLD WEATHER AND EXTERIOR APPLICATIONS.
   - GROUND GRANULATED BLAST-FURNACE SLAG GRADE 100 & 120 CONFORMING TO ASTM C989. SLAG SHALL BE LIMITED TO A MAXIMUM OF 50% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT IN TYPICAL APPLICATIONS AND 25% IN COLD WEATHER AND EXTERIOR APPLICATIONS.
   - AIR-ENTRAINED ADMIXTURES CONFORMING TO ASTM C260
   - ADDITIONAL ADMIXTURES SHALL CONFORM TO ASTM C494 AND ASTM C1017
5. CONCRETE AGGREGATES SHALL CONFORM TO THE FOLLOWING:
   - AGGREGATES SHALL CONFORM TO ASTM C33
   - MAXIMUM AGGREGATE SIZE FOR CONCRETE 1 IN.
6. PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP OF 5 IN. ± 1 IN. AT THE POINT OF PLACEMENT. CONCRETE CONTAINING HIGH-RANGE WATER REDUCERS (HRWR) SHALL HAVE A SLUMP OF 4 IN. TO 8 IN.
7. OWNER (AT THEIR EXPENSE) SHALL RETAIN THE SERVICES OF A QUALIFIED TESTING AGENCY TO PROVIDE TESTING OF CONCRETE TO INCLUDE COMPRESSIVE STRENGTH, TEMPERATURE, SLUMP AND AIR ENTRAINMENT. SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC. YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQ. FT OF SURFACE AREA OF SLABS OR WALLS. EACH SAMPLE SHALL INCLUDE THE FOLLOWING:
   - (2) 7 DAY LAB CURED CYLINDER BREAKS
   - (2) 28 DAY LAB CURED CYLINDER BREAKS
   - (2) 56 DAY LAB CURED CYLINDER BREAK (HELD IN RESERVE)
   - CONTRACTOR (AT THEIR EXPENSE) SHALL OBTAIN ADDITIONAL FIELD CURED CYLINDERS AS NECESSARY TO MEET FORMWORK AND SHORING REMOVAL REQUIREMENTS.
9. ALL STRUCTURAL MEMBERS SHALL BE POURED TO THEIR FULL DEPTHS IN ONE OPERATION. CONTRACTOR SHALL PROVIDE ENGINEER WITH THEIR PROPOSED LOCATIONS OF CONSTRUCTION JOINTS FOR ENGINEER'S REVIEW AND ACCEPTANCE.

REINFORCEMENT STEEL

1. CONCRETE REINFORCING SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:
   - DEFORMED BARS — ASTM A615, GRADE 60
   - WELDED WIRE MESH — ASTM A1064
2. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315.
3. UNLESS NOTED OTHERWISE, REINFORCING SHALL BE CONTINUOUS WITH CLASS B LAP SPLICES, HOOKS SHALL BE STANDARD HOOKS, AND WALL INTERSECTIONS SHALL HAVE CORNER/L-BARS. LAP WELD WIRE MESH SUCH THAT THE OVERLAP OF THE OUTERMOST CROSS-WIRES OF EACH ADJOINING SHEET IS NOT LESS THAN THE SPACING OF THE CROSS-WIRES PLUS 2 IN., UNO. REFER TO TYPICAL DETAILS FOR ADDITIONAL DETAILING REQUIREMENTS.
4. CONCRETE PROTECTION FOR REINFORCEMENT:
   - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH — 3 IN.
   - CONCRETE EXPOSED TO EARTH
     NO. 6 AND LARGER — 2 IN.
     NO. 5 AND SMALLER — 1-1/2 IN.
   - SLABS ON GRADE — TOP THIRD OF THICKNESS

SLABS ON GRADE

EXCEPT WHERE OTHERWISE NOTED, SLAB ON GRADES SHALL HAVE THE FOLLOWING PROPERTIES:

• THICKNESS	4 IN.
• REINFORCING (TOP THIRD OF THICKNESS)	6X6 W1.4xW1.4 ALT: #4@12" O.C. EACH WAY
• BASE COURSE SUBGRADE	4 IN. WASHED GRAVEL

CONCRETE MASONRY

1. CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", ACI 530, AND "SPECIFICATIONS FOR MASONRY STRUCTURES", ACI 530.1.
2. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY UNIT SHALL BE:
   A. AS NOTED: 2800 PSI (MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY, F'M SHALL BE 2000 PSI)
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C90.
4. METAL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO THE FOLLOWING STANDARDS:

A. DEFORMED BARS	ASTM A615, GRADE 60
B. DEFORMED BARS (WELDABLE)	ASTM A706
C. DEFORMED BARS (EPOXY COATED)	ASTM A775
D. DEFORMED BARS (ZINC-COATED)	ASTM A767
E. JOINT REINFORCEMENT	ASTM A951
F. DEFORMED WIRE	ASTM A496
G. WIRE FABRIC	ASTM A185
H. ANCHORS, TIES AND ACCESSORIES	
• STRUCTURAL STEEL	ASTM A36
• PLAIN STEEL WIRE	ASTM A82
• COLD-ROLLED CARBON STEEL SHEET	ASTM A366
• STAINLESS STEEL	ASTM A167, TYPE 304

5. GROUT SHALL CONFORM TO ASTM C476, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. TESTING SHALL CONFORM TO ASTM C1019. PROVIDE FINE AND COARSE GROUTS APPROPRIATE FOR SIZE OF VOID BEING FILLED. GROUT SHALL HAVE A MINIMUM SLUMP OF 8 INCHES PROVIDED BY SUFFICIENT WATER CONTENT. WATER-REDUCING ADMIXTURES ARE NOT PERMITTED.
6. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S, PCL OR MORTAR CEMENT. MASONRY CEMENT IS NOT PERMITTED FOR CONCRETE MASONRY UNITS (CMU). MORTAR USED BELOW GRADE SHALL BE TYPE 'M'.
7. CONCRETE MASONRY SHALL BE LAID IN RUNNING BOND WITH 100% SOLID "FULL" MORTAR JOINTS (INCLUDING CROSS WEBS). STACK BOND IS NOT PERMITTED.
8. REINFORCED CELLS, AND NON-REINFORCED CELLS SPECIFIED TO BE GROUTED SHALL BE FILLED SOLID WITH GROUT. STOP POURS 1-1/2 INCHES BELOW THE BED JOINT TO FORM A KEY AT POUR JOINTS. CELLS TO RECEIVE REINFORCING SHALL BE CLEAN OF MORTAR DROPPINGS.
9. REFER TO TYPICAL DETAILS FOR REINFORCING MINIMUM LAP SPLICE LENGTHS. LAP DEFORMED BARS 50 DIA., UNO.
10. HORIZONTAL LADDER-TYPE REINFORCEMENT SHALL BE FABRICATED FROM GALVANIZED COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A82 WITH 3/16" DIA SIDE RODS AND 9 GA. CROSS RODS. PROVIDE AS FOLLOWS:
    A. TYPICAL — 16 INCHES ON CENTER, UNO
    B. AT BELOW GRADE WALLS — 8 INCHES ON CENTER
    PROVIDE CONTINUITY AT INTERSECTIONS AND CORNERS USING PREFABRICATED T-SHAPED AND L-SHAPED UNITS. LAP JOINT REINFORCING A MINIMUM OF 6 INCHES.
12. TIES, ANCHORS, METAL ACCESSORIES AND JOINT REINFORCEMENT SHALL BE PROTECTED FROM CORROSION AS FOLLOWS:
    A. JOINT REINFORCEMENT:
       GALVANIZED IN ACCORDANCE WITH ASTM A951
    B. METAL ACCESSORIES IN EXTERIOR WALLS:
       HOT DIPPED GALVANIZED WITH 1.5 OUNCES PER SQ. FOOT MINIMUM COATING IN ACCORDANCE WITH ASTM A153
    C. METAL ACCESSORIES IN INTERIOR WALLS:
       MILL GALVANIZED WITH 0.1 OUNCE PER SQ. FOOT MINIMUM COATING IN ACCORDANCE WITH ASTM A641
    D. ALL SHEET METAL ANCHORS AND TIES:
       GALVANIZED CLASS G-60
    E. ANCHORS, WALL TIES AND METAL ACCESSORIES:
       TYPE 304 STAINLESS STEEL COMPLYING WITH ASTM A167
13. SIDES, TOPS AND BASES OF ALL LOAD BEARING AND NON-LOAD BEARING CMU WALLS SHALL BE ANCHORED TO STRUCTURE. REFER TO TYPICAL DETAILS AND SECTIONS FOR ADDITIONAL INFORMATION.
14. PROVIDE MINIMUM VERTICAL WALL REINFORCING AS NOTED ON DRAWINGS.

HELICAL PIERS

1. HELICAL PIERS AND COMPONENTS SHALL BE MANUFACTURED AND/ OR APPROVED BY A.B. CHANCE CO., A SUBSIDIARY OF HUBBELL POWER SYSTEM (OR APPROVED EQUIVALENT).
2. THE HELICAL LEAD SECTIONS AND EXTENSIONS SHALL BE HIGH STRENGTH, LOW-ALLOY SOLID STEEL, ROUND CORNERED SQUARE
   A. SS175: 1-3/4" SOLID STEEL SHAFT (10,000 FT.LB TORQUE RATING)
3. HELIX BEARING PLATES SHALL BE HOT-ROLLED STEEL CONFORMING TO A656 OR A1018 WITH A MINIMUM YIELD STRENGTH OF 80 KSI.
4. HELICAL PIERS SHALL BE EMBEDDED INTO THE SUB-GRADE USING THE APPROPRIATE LOAD TRANSFER DEVICE COMPLYING WITH PRODUCT SERIES/SHAFT SIZE WITH A WORKING LOAD RATING/CAPACITY EXCEEDING SPECIFIED DESIGN LOADS NOTED IN PIER SCHEDULE:
   A. SS175: HELICAL PIER C-150-0401
5. ALL ACCESSORIES INCLUDING COUPLING BOLTS, LIFTING BOLTS, CROSS BOLTS SHALL CONFORM TO THE ULTIMATE LOADS SPECIFIED IN THE PIER SCHEDULE.
6. ALL MATERIAL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AFTER FABRICATION.
7. INSTALLATION EQUIPMENT SHALL BE CAPABLE OF DEVELOPING THE MINIMUM TORQUE REQUIRED TO INSTALL THE HELICAL PIERS TO THE DEPTH REQUIRED TO PROVIDE THE DESIGN LOAD CAPACITY. TORQUE MEASURING EQUIPMENT SHALL HAVE A CALIBRATION CERTIFICATE (NOT LESS THAN 6 MONTHS OLD) AND SHALL BE FURNISHED TO THE ENGINEER PRIOR TO THE START OF WORK.
8. INSTALLATION TORQUE SHALL BE MONITORED AND DOCUMENTED BY CONTRACTOR THROUGHOUT THE INSTALLATION PROCESS. CONTRACTOR SHALL SUBMIT PIER LOGS INCLUDING DATE AND TIME OF INSTALLATION,LOCATION AND REFERENCE NUMBER OF HELICAL PIER, DESCRIPTION OF LEAD SECTION AND EXTENSION, OVERALL DEPTH OF INSTALLATION AS REFERENCED FROM BOTTOM OF FOOTING, TORQUE READINGS AT EACH EXTENSION AND TERMINATION TORQUE.
9. HELICAL PIERS SHALL BE INSTALLED TO THE MINIMUM DEPTH AND TORQUE SHOWN ON THE HELICAL PIER SCHEDULE, IF MINIMUM DEPTH IS ACHIEVED AND TORQUE IS NOT AT MINIMUM AS SHOWN ON HELICAL PIER SCHEDULE, CONTINUE TO INSTALL PIER (I.E. GO BEYOND MINIMUM DEPTH) UNTIL MINIMUM TORQUE IS ACHIEVED.
10. HELICAL PIER PILE CAPS SHALL BE INSTALLED AS SHOWN ON THE DETAILS.
11. MINIMUM HORIZONTAL SPACING BETWEEN ADJACENT HELICAL PIERS IS 5 TIMES THE LARG

STRUCTURAL STEEL

1. STRUCTURAL STEEL FABRICATION, ERECTION AND CONNECTION DESIGN SHALL CONFORM TO :
   - AISC'S "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS"
   - MANUAL OF STEEL CONSTRUCTION (FOURTEENTH EDITION, 2011)

2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING DESIGNATION:
   - ANGLES AND PLATES ASTM A36
   - COLD-FORMED HOLLOW STRUCTURAL SECTIONS ASTM A500, GRADE B

3. BOLTED CONNECTIONS SHALL CONFORM TO THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS' (RCSC) "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". BOLTS SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:
   - HIGH STRENGTH BOLTS ASTM A325

4. WELDING, WELDING ELECTRODES, AND FLUXES SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE-STEEL". WELDS SHALL BE INSTALLED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES FOR WELDER QUALIFICATION.
   - ELECTRODES SHALL HAVE A MINIMUM TENSILE STRENGTH OF 70 KSI (E70XX).

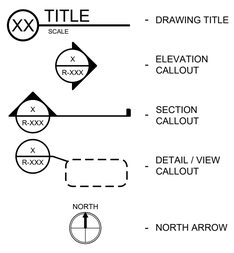
5. BOLTED CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
   - EXCEPT AS NOTED, BOLTS SHALL BE BEARING TYPE AND INSTALLED SNUG TIGHT.

6. STEEL SHALL BE FINISHED/PROTECTED AS FOLLOWS, UNO:
   - HOT DIPPED GALVANIZED IN ACCORDANCE TO ASTM A123 EXTERIOR STEEL EXPOSED TO WEATHER

ABBREVIATIONS

CJ	=	Construction Joints/Control Joints
CONC.	=	Concrete
CONT.	=	Continuous
C.F.V .	=	Contractor Field Verify
DS	=	Downspout
EA	=	Each
EJ	=	Expansion Joint
EXIST.	=	Existing
IN	=	Inches
LF	=	Linear Foot
LS	=	Lump Sum
MAX.	=	Maximum
MIN.	=	Minimum
N/A	=	Not Applicable
O.C.	=	On Center
P/C	=	Precast
REINF	=	Reinforcement
REQ'D	=	Required
SF	=	Square Foot
SIM	=	Similar
SOG	=	Slab on Grade
SPEC	=	Specification
TYP.	=	Typical
UN or UNO	=	Unless Noted Otherwise
WI	=	Work Item
WWR	=	Welded Wire Reinforcement
W/	=	With

SYMBOLS LEGEND



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FOUNDATION AND FACADE REPAIRS
ALEXANDRIA
VIRGINIA

MARK	DATE	DESCRIPTION
	09/03/2025	ISSUED FOR BIDDING

ISSUE: 09/03/2025

PROJECT NO:	22-001792.01
DRAWN BY:	SM
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SHEET TITLE:
GENERAL NOTES
AND INFORMATION

R-002

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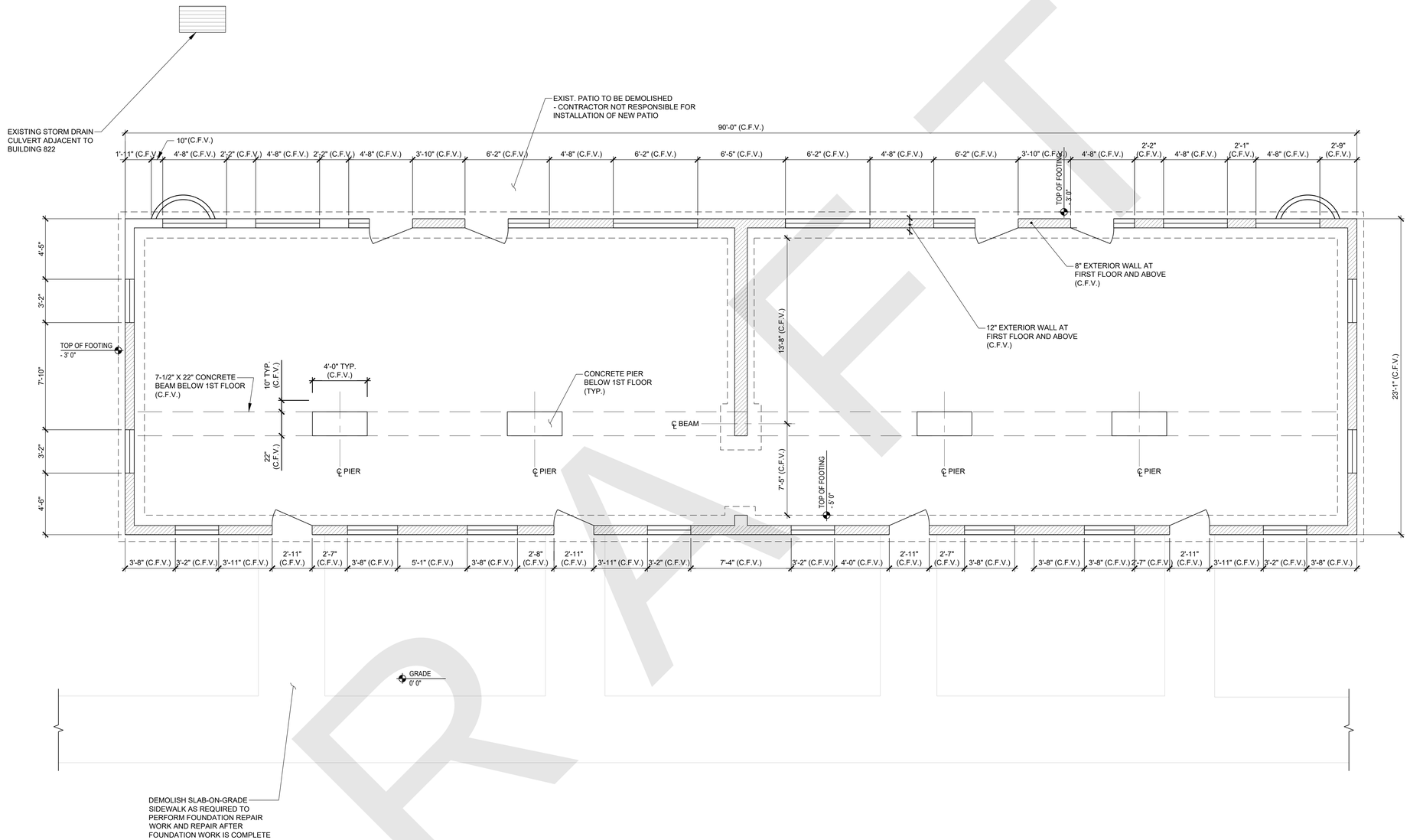

1 BUILDING 822 BASE SCOPE OF WORK

N.T.S.

NORTH

NOTES:

1. REFER TO DESIGN ASSUMPTION NOTES LISTED ON DRAWING SHEET R-100 REGARDING ITEMS THAT ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING THE WORK.
2. CONTRACTOR TO FIELD VERIFY DIMENSIONS SHOWN ON PLAN PRIOR TO THE INSTALLATION OF THE HELICAL PIERS. SUBMIT DIMENSIONS SURVEYED TO ENGINEER FOR REVIEW PRIOR TO PERFORMING THE WORK.
3. FOR BOTH SCOPES: BASE AND ADD-ON, THE CONTRACTOR IS TO DETERMINE THE LOCATION OF THE PRIVATE UTILITY LINES BELOW THE FIRST FLOOR SLAB (STORM, SEWAGE, GAS, ETC.) PRIOR TO THE DEMOLITION OF THE FIRST FLOOR SLAB AREAS. THE CONTRACTOR IS TO ALSO ARRANGE FOR A PRIVATE UTILITY LOCATOR TO DETERMINE ALL BELOW GRADE UTILITIES PRIOR PERFORMING THE WORK. NOTIFY OWNER AND ENGINEER IMMEDIATELY DURING THE WORK IF ANY PUBLIC OR PRIVATE UTILITIES ARE DAMAGED OR IMPACTED IN ANY WAY.
4. WHERE EXISTING MASONRY AND CONCRETE STOOPS ARE REMOVED TO PERFORM THE FOUNDATION WORK, PROVIDE TEMPORARY ACCESS (RAMP, STAIRS, ETC.) TO THE ENTRANCE OF THE UNITS IMPACTED BY THE WORK. REFER TO GENERAL NOTES AND LOADS ON SHEET R-001 FOR REQUIREMENTS OF TEMPORARY ACCESS.
5. WHERE REQUIRED TO PERFORM FOUNDATION REPAIR WORK, REMOVE EXISTING RETAINING WALLS AND PROVIDE STABILIZATION AND DRAINAGE PROVISIONS TO PREVENT UNDERMINING OF ADJACENT SITE TO BUILDING 822. SUBMIT PROVISIONS TO OWNER AND ENGINEER FOR REVIEW PRIOR TO PERFORMING THE WORK. ONCE FOUNDATION REPAIR WORK IS COMPLETE, INSTALL NEW WOOD RETAINING WALLS TO MATCH EXISTING (AS REQUIRED).
6. REMOVE AND DISPOSE OF EXISTING GUARDRAIL. INSTALL NEW GUARDRAIL ONCE ALL WORK IS COMPLETE.
7. INSTALL SHORING REQUIRED TO SUPPORT 1ST FLOOR SLAB WHERE REMOVED TO PERFORM WORK. SHORING TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA. SUBMIT SIGNED AND SEALED DRAWINGS AND CALCULATIONS TO ENGINEER FOR REVIEW PRIOR TO PERFORMING THE WORK. DESIGN ASSUMPTIONS:
8. ALL GENERAL AND TECHNICAL NOTES AS WELL AS THE SPECIFICATIONS FOR BUILDING 822 ARE INCLUDED AS PART OF THE FOUNDATION AND FACADE REPAIRS TO BUILDING 822.

DESIGN ASSUMPTIONS:

1. THE FOLLOWING LISTS ITEMS TO BE FIELD VERIFIED OR ASSUMPTIONS MADE FOR THE DESIGN THE CONTRACTOR IS TO FIELD VERIFY THE FOLLOWING PRIOR TO THE START OF THE WORK AND NOTIFY ENGINEER OF DIFFERING FIELD CONDITIONS IF ASSUMPTIONS DIFFER THAN THOSE LISTED:
   - THE EXTERIOR WALL AT THE 1ST FLOOR AND ABOVE IS 2 WYTHES (8" THICK) OF BRICK MASONRY.
   - THE FOUNDATION WALL BELOW THE 1ST FLOOR IS EITHER 3 WYTHES (12" THICK) OF BRICK MASONRY OR A 12" CONCRETE WALL
   - ALL LEVELS ARE ASSUMED TO BE COMPOSED OF 6" NWC SLABS
   - THE ELEVATIONS FOR THE TOP OF THE FOOTINGS
   - THE FOOTING FOR THE EXTERIOR WALLS IS 12" TALL X 24" WIDE
   - THE FOOTING FOR THE EXTERIOR WALLS HAVE TWO (2) #5 BARS
   - ITEMS AND DIMENSIONS SHOWN/ LISTED ON 1/R-100.
2. ENGINEER RESERVES THE RIGHT TO ADJUST DESIGN BASED ON THE FINDINGS OF THE EXISTING CONDITIONS PRIOR TO THE START OF THE WORK.

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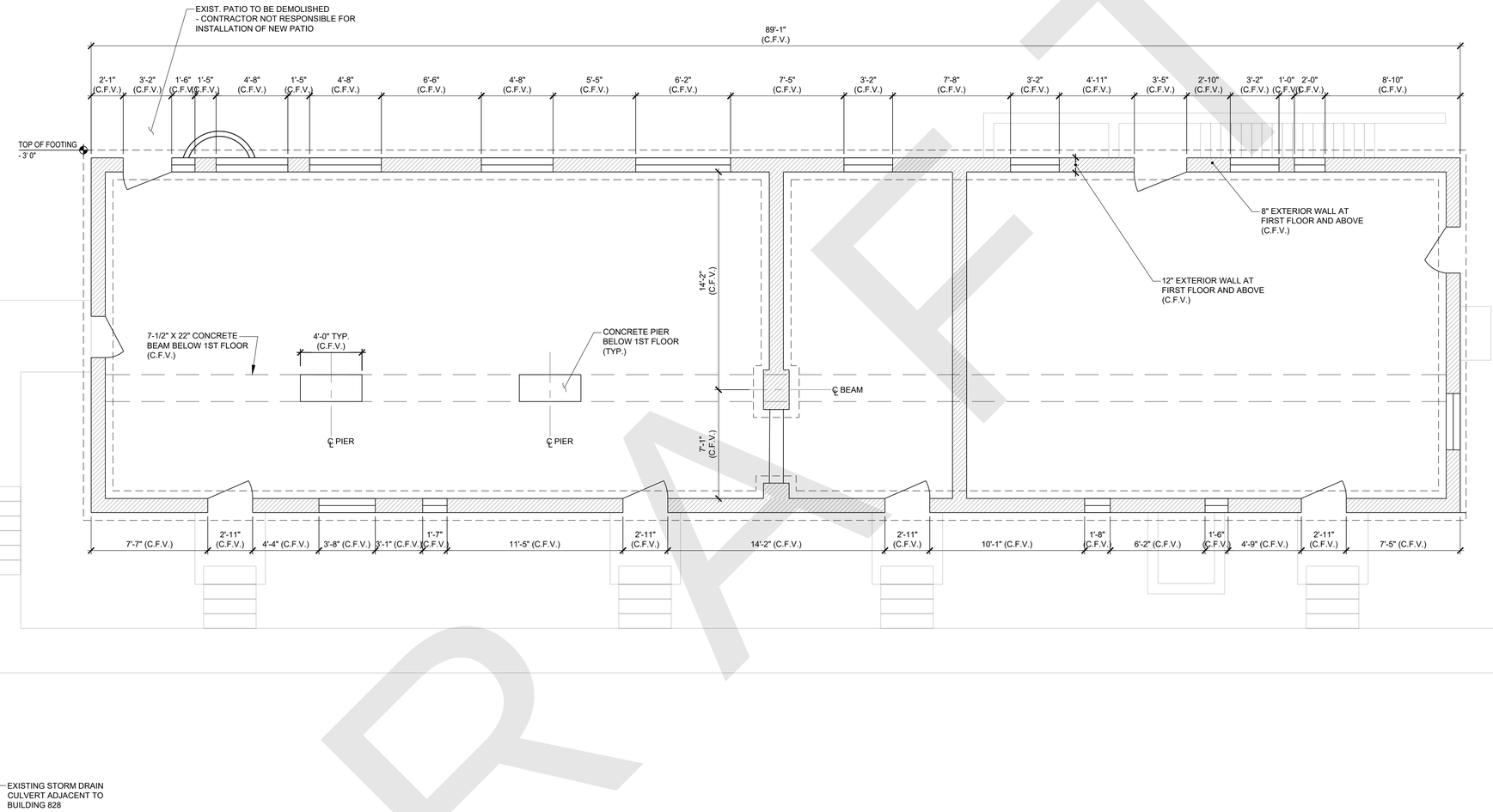
ISSUE:	DESCRIPTION	DATE	MARK
09/03/2025	ISSUED FOR BIDDING	09/03/2025	

PROJECT NO:	22-001792.01
DRAWN BY:	SM
CHECKED BY:	JWW III

SHEET TITLE:
BUILDING 822
FIRST FLOOR/
SITE PLAN

R-100



1 BUILDING 828 BASE SCOPE OF WORK

N.T.S.

NORTH

NOTES:

1. REFER TO DESIGN ASSUMPTION NOTES LISTED ON DRAWING SHEET R-101 REGARDING ITEMS THAT ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING THE WORK.
2. CONTRACTOR TO FIELD VERIFY DIMENSIONS SHOWN ON PLAN PRIOR TO THE INSTALLATION OF THE HELICAL PIERS. SUBMIT DIMENSIONS SURVEYED TO ENGINEER FOR REVIEW PRIOR TO PERFORMING THE WORK.
3. FOR BOTH SCOPES: BASE AND ADD-ON, THE CONTRACTOR IS TO DETERMINE THE LOCATION OF THE PRIVATE UTILITY LINES BELOW THE FIRST FLOOR SLAB (STORM, SEWAGE, GAS, ETC.) PRIOR TO THE DEMOLITION OF THE FIRST FLOOR SLAB AREAS. THE CONTRACTOR IS TO ALSO ARRANGE FOR A PRIVATE UTILITY LOCATOR TO DETERMINE ALL BELOW GRADE UTILITIES PRIOR PERFORMING THE WORK. NOTIFY OWNER AND ENGINEER IMMEDIATELY DURING THE WORK IF ANY PUBLIC OR PRIVATE UTILITIES ARE DAMAGED OR IMPACTED IN ANY WAY.
4. WHERE EXISTING MASONRY AND CONCRETE STOOPS ARE REMOVED TO PERFORM THE FOUNDATION WORK, PROVIDE TEMPORARY ACCESS (RAMP, STAIRS, ETC.) TO THE ENTRANCE OF THE UNITS IMPACTED BY THE WORK. REFER TO GENERAL NOTES AND LOADS ON SHEET R-001 FOR REQUIREMENTS OF TEMPORARY ACCESS.
5. WHERE REQUIRED TO PERFORM FOUNDATION REPAIR WORK, REMOVE EXISTING RETAINING WALLS AND PROVIDE STABILIZATION AND DRAINAGE PROVISIONS TO PREVENT UNDERMINING OF ADJACENT SITE TO BUILDING 828. SUBMIT PROVISIONS TO OWNER AND ENGINEER FOR REVIEW PRIOR TO PERFORMING THE WORK. ONCE FOUNDATION REPAIR WORK IS COMPLETE, INSTALL NEW WOOD RETAINING WALLS TO MATCH EXISTING (AS REQUIRED).
6. REMOVE AND DISPOSE OF EXISTING GUARDRAIL. INSTALL NEW GUARDRAIL ONCE ALL WORK IS COMPLETE.
7. INSTALL SHORING REQUIRED TO SUPPORT 1ST FLOOR SLAB WHERE REMOVED TO PERFORM WORK. SHORING TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA. SUBMIT SIGNED AND SEALED DRAWINGS AND CALCULATIONS TO ENGINEER FOR REVIEW PRIOR TO PERFORMING THE WORK. DESIGN ASSUMPTIONS:
8. ALL GENERAL AND TECHNICAL NOTES AS WELL AS THE SPECIFICATIONS FOR BUILDING 828 ARE INCLUDED AS PART OF THE FOUNDATION AND FACADE REPAIRS TO BUILDING 828.

DESIGN ASSUMPTIONS:

1. THE FOLLOWING LISTS ITEMS TO BE FIELD VERIFIED OR ASSUMPTIONS MADE FOR THE DESIGN THE CONTRACTOR IS TO FIELD VERIFY THE FOLLOWING PRIOR TO THE START OF THE WORK AND NOTIFY ENGINEER OF DIFFERING FIELD CONDITIONS IF ASSUMPTIONS DIFFER THAN THOSE LISTED:
   - THE EXTERIOR WALL AT THE 1ST FLOOR AND ABOVE IS 2 WYTHES (8" THICK) OF BRICK MASONRY.
   - THE FOUNDATION WALL BELOW THE 1ST FLOOR IS EITHER 3 WYTHES (12" THICK) OF BRICK MASONRY OR A 12" CONCRETE WALL
   - ALL LEVELS ARE ASSUMED TO BE COMPOSED OF 6" NWC SLABS
   - THE ELEVATIONS FOR THE TOP OF THE FOOTINGS
   - THE FOOTING FOR THE EXTERIOR WALLS IS 12" TALL X 24" WIDE
   - THE FOOTING FOR THE EXTERIOR WALLS HAVE TWO (2) #5 BARS
   - ITEMS AND DIMENSIONS SHOWN/ LISTED ON 1/R-101.
2. ENGINEER RESERVES THE RIGHT TO ADJUST DESIGN BASED ON THE FINDINGS OF THE EXISTING CONDITIONS PRIOR TO THE START OF THE WORK.

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PROJECT NO:	22-001792.01
DRAWN BY:	SM
CHECKED BY:	JWW III

SHEET TITLE:
BUILDING 828
FIRST FLOOR/
SITE PLAN

R-101

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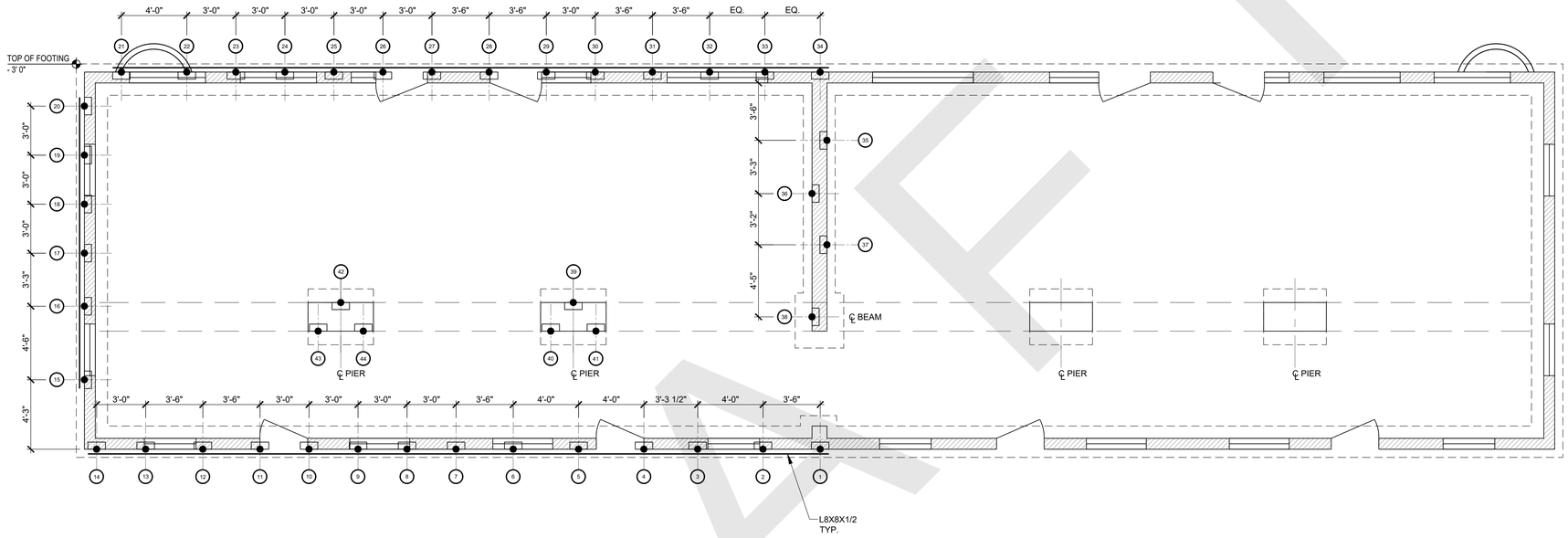

BUILDING 822
HELICAL PILE PLAN

1

N.T.S.

NORTH

NOTES:

1. PRIOR TO ANY DEMOLITION/INSTALLATION OF HELICAL PIERS, SURVEY AND DOCUMENT EXISTING CONDITIONS AND SUBMIT ALL SURVEY RESULTS TO ENGINEER FOR REVIEW (REFER TO 1/R-100). INCLUDE ANY FIELD DOCUMENTED AS-BUILT INFORMATION WHERE CONDITIONS VARY FROM THAT SHOWN.
2. CENTER-TO-CENTER PIER SPACING AND LOCATIONS ARE SHOWN ABOVE. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES AND CONFLICTS PRIOR TO ANY DEMOLITION/INSTALLATION OF HELICAL PIERS.
3. STEEL ANGLES TO TERMINATE AT CENTERLINE OF HELICAL PILES

SYMBOL LEGEND:

(XX) DENOTES HELICAL PIER NUMBER

DENOTES PROPOSED HELICAL PIER LAYOUT

HELICAL PIER SCHEDULE						
PIER DESIGNATION	SHAFT TYPE	DIAMETER HELIX "A" (IN.)	DIAMETER HELIX "B" (IN.)	DIAMETER HELIX "C" (IN)	MINIMUM PIER DEPTH (FT.)	LOAD RATING (KIPS) SERVICE/(ULTIMATE)
	SS175	8	10	12	35	27/(54)
TEST PIT	SS175	8	10	12	35	27/(54)

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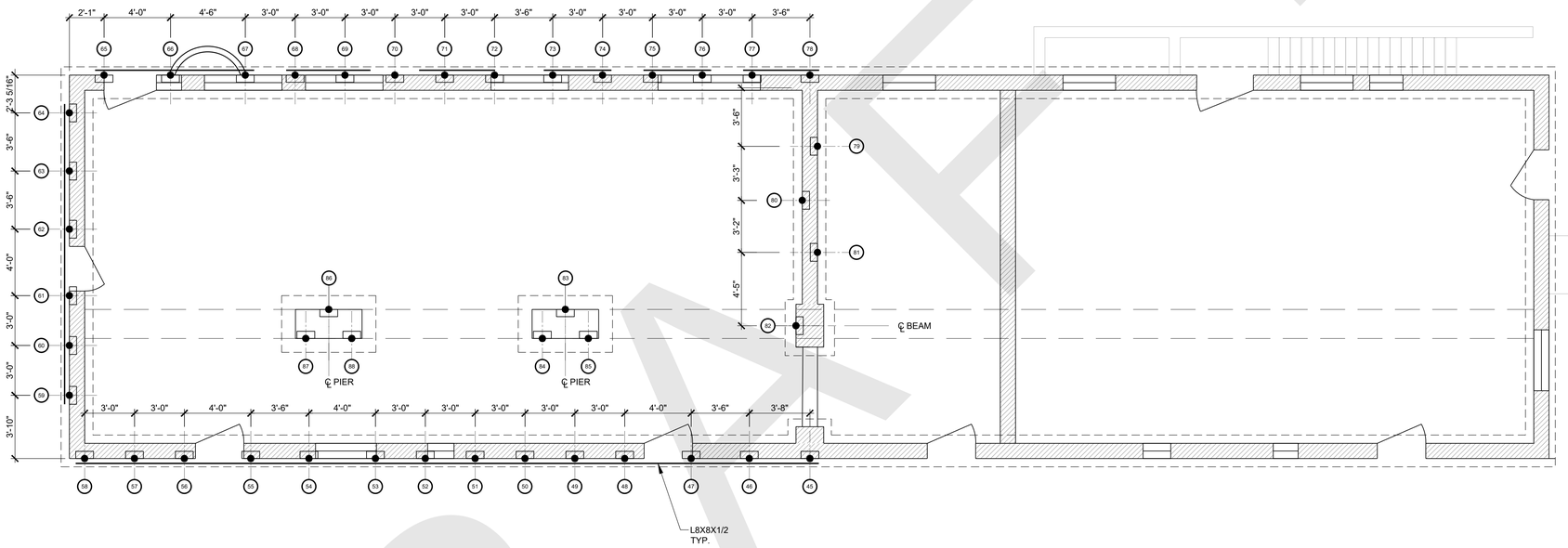
SHEET TITLE:
BUILDING 822
HELICAL PILE PLAN

R-102



BUILDING 828
HELICAL PILE PLAN

1

N.T.S.

NORTH

NOTES:

1. PRIOR TO ANY DEMOLITION/INSTALLATION OF HELICAL PIERS, SURVEY AND DOCUMENT EXISTING CONDITIONS AND SUBMIT ALL SURVEY RESULTS TO ENGINEER FOR REVIEW (REFER TO 1/R-101). INCLUDE ANY FIELD DOCUMENTED AS-BUILT INFORMATION WHERE CONDITIONS VARY FROM THAT SHOWN.
2. CENTER-TO-CENTER PIER SPACING AND LOCATIONS ARE SHOWN ABOVE. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES AND CONFLICTS PRIOR TO ANY DEMOLITION/INSTALLATION OF HELICAL PIERS.
3. STEEL ANGLES TO TERMINATE AT CENTERLINE OF HELICAL PILES

SYMBOL LEGEND:

(XX) DENOTES HELICAL PIER NUMBER

DENOTES PROPOSED HELICAL PIER LAYOUT

HELICAL PIER SCHEDULE

PIER DESIGNATION	SHAFT TYPE	DIAMETER HELIX "A" (IN.)	DIAMETER HELIX "B" (IN.)	DIAMETER HELIX "C" (IN)	MINIMUM PIER DEPTH (FT.)	LOAD RATING (KIPS) SERVICE/(ULTIMATE)
	SS175	8	10	12	35	27/(54)
TEST PIT	SS175	8	10	12	35	27/(54)

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SHEET TITLE:
BUILDING 828 HELICAL PILE PLAN

R-103

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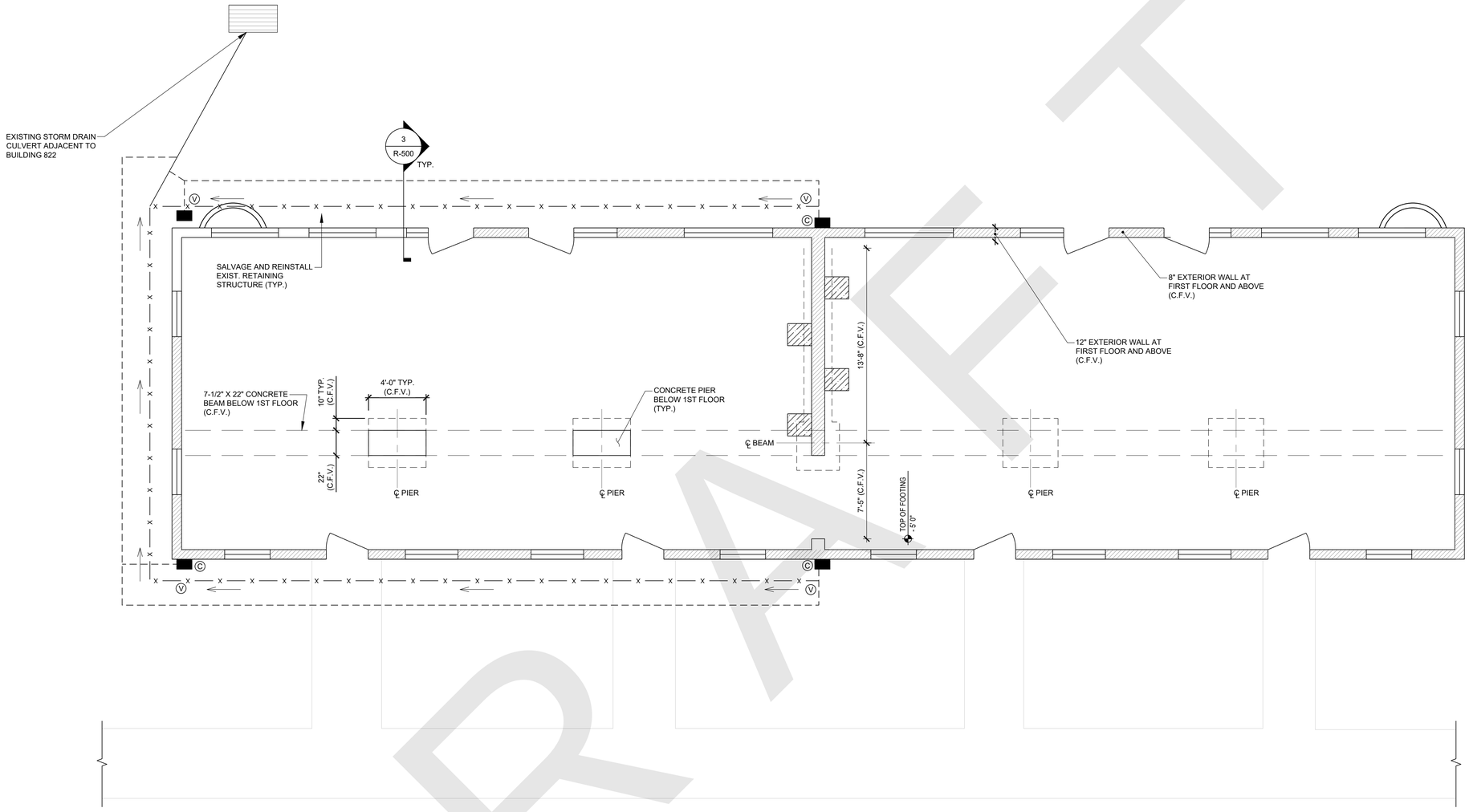

1 BUILDING 822 FOUNDATION DRAIN

N.T.S.

NOTES:

1. ALL NEW SECTIONS OF THE FOUNDATION DRAINS AND STORM DRAINS TO SLOPE 1/8" (MIN.) VERTICAL PER 1'-0" HORIZONTAL RUN OF PIPE TOWARD DISCHARGE POINT. NOTIFY ENGINEER WHERE NOT POSSIBLE OR WHERE CONFLICTS EXIST PRIOR TO PERFORMING THE WORK.
2. CONTRACTOR TO VERIFY EXISTING DRAIN LINES AT BUILDING 822 IS FUNCTIONAL PRIOR TO PERFORMING THE WORK. RETAIN THE SERVICES OF A QUALIFIED PLUMBER TO CAMERA LINE DRAIN LINE TO DETERMINE LOCATION OF OUTFALL OF DRAIN AND IF EXISTING DRAIN LINE IS DAMAGED/BROKEN. NOTIFY ENGINEER WHEN CAMERA LINE SURVEY IS TO BE PERFORMED.
3. NEW VAPOR BARRIER REQUIREMENTS:
   - SHALL BE POLYETHYLENE SHEET NOT LESS THAN 10 MILS THICK
   - CLEAR/REMOVE CRAWLSPACE DEBRIS AND LEVEL CRAWLSPACE SURFACE
   - OVERLAP AND ATTACH SEAMS WITH MANUFACTURERS RECOMMENDED ADHESIVE OR PRESSURE-SENSITIVE JOINT TAPE
   - LAP SHEET EDGES UP FACE OF WALLS/FOUNDATION 6 INCHES AND TERMINATE WITH CONTINUOUS SEALANT JOINT
   - MECHANICALLY FASTEN (WITH STAKES) AT BUILDING CORNERS AND ONE FASTENER FOR EVERY 100 SQUARE FEET. TAPE OVER/CAP PENETRATION OF EACH FASTENER

NORTH

SYMBOL LEGEND:

- DENOTES NEW 4" Ø PVC PERFORATED FOUNDATION DRAIN LINE
- DENOTES NEW 4" Ø PVC NON-PERFORATED STORM DRAIN LINE
- DENOTES NEW 6" Ø PVC NON-PERFORATED DRAIN LINE
- DENOTES DIRECTION OF SLOPE FOR DRAIN LINES
- Ⓥ DENOTES NEW CLEAN-OUT/VENT FOR NEW FOUNDATION DRAIN
- Ⓒ DENOTES NEW CLEAN-OUT FOR STORM DRAIN
- DENOTES EXISTING DOWNSPOUT

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MARK	DATE	DESCRIPTION
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PROJECT NO:	22-001792.01
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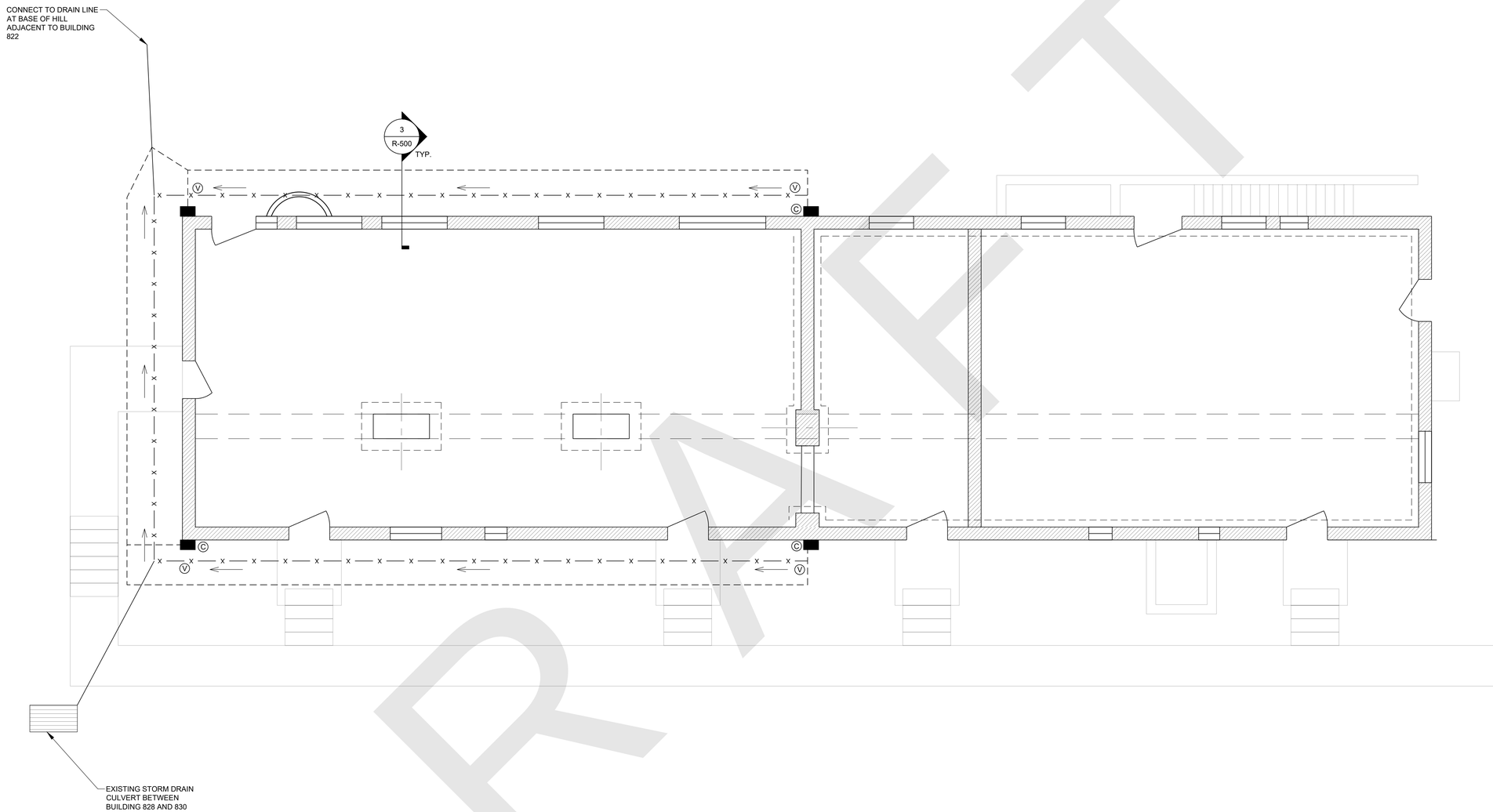
FOUNDATION AND STORM DRAIN PLAN

R-104



1 BUILDING 828 FOUNDATION DRAIN

N.T.S.

NOTES:

1. ALL NEW SECTIONS OF THE FOUNDATION DRAINS AND STORM DRAINS TO SLOPE 1/8" (MIN.) VERTICAL PER 1'-0" HORIZONTAL RUN OF PIPE TOWARD DISCHARGE POINT. NOTIFY ENGINEER WHERE NOT POSSIBLE OR WHERE CONFLICTS EXIST PRIOR TO PERFORMING THE WORK.
2. CONTRACTOR TO VERIFY EXISTING DRAIN LINES AT BUILDING 828 IS FUNCTIONAL PRIOR TO PERFORMING THE WORK. RETAIN THE SERVICES OF A QUALIFIED PLUMBER TO CAMERA LINE DRAIN LINE TO DETERMINE LOCATION OF OUTFALL OF DRAIN AND IF EXISTING DRAIN LINE IS DAMAGED/BROKEN. NOTIFY ENGINEER WHEN CAMERA LINE SURVEY IS TO BE PERFORMED.
3. NEW VAPOR BARRIER REQUIREMENTS:
- SHALL BE POLYETHYLENE SHEET NOT LESS THAN 10 MILS THICK
- CLEAR/REMOVE CRAWLSPACE DEBRIS AND LEVEL CRAWLSPACE SURFACE
- OVERLAP AND ATTACH SEAMS WITH MANUFACTURERS RECOMMENDED ADHESIVE OR PRESSURE-SENSITIVE JOINT TAPE.
- LAP SHEET EDGES UP FACE OF WALLS/FOUNDATION 6 INCHES AND TERMINATE WITH CONTINUOUS SEALANT JOINT
- MECHANICALLY FASTEN (WITH STAKES) AT BUILDING CORNERS AND ONE FASTENER FOR EVERY 100 SQUARE FEET. TAPE OVER/CAP PENETRATION OF EACH FASTENER

NORTH

SYMBOL LEGEND:

-·-·-·-	DENOTES NEW 4" Ø PVC PERFORATED FOUNDATION DRAIN LINE
– – – –	DENOTES NEW 4" Ø PVC NON-PERFORATED STORM DRAIN LINE
———	DENOTES NEW 6" Ø PVC NON-PERFORATED DRAIN LINE
←	DENOTES DIRECTION OF SLOPE FOR DRAIN LINES
Ⓥ	DENOTES NEW CLEAN-OUT/VENT FOR NEW FOUNDATION DRAIN
Ⓒ	DENOTES NEW CLEAN-OUT FOR STORM DRAIN
■	DENOTES EXISTING DOWNSPOUT

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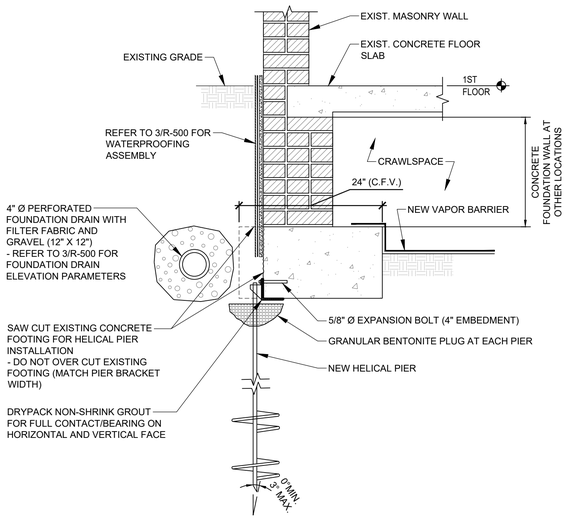
BUILDING 822/828
FOUNDATION AND FACADE REPAIRS
VIRGINIA
ALEXANDRIA

ISSUE:	DESCRIPTION	DATE	MARK:
09/03/2025	ISSUED FOR BIDDING	09/03/2025	

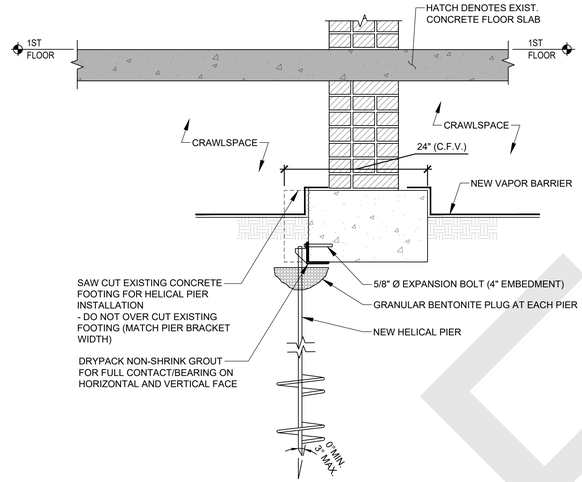
PROJECT NO:	22-001792.01
DRAWN BY:	SM
CHECKED BY:	JWW III

SHEET TITLE:
FOUNDATION AND STORM DRAIN PLAN

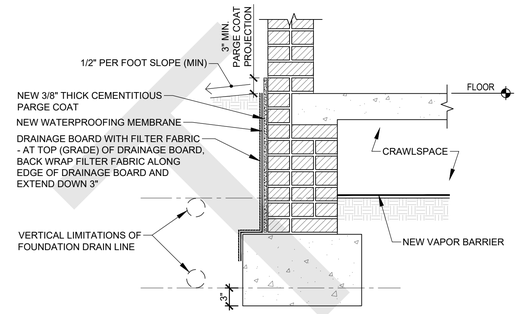
R-105



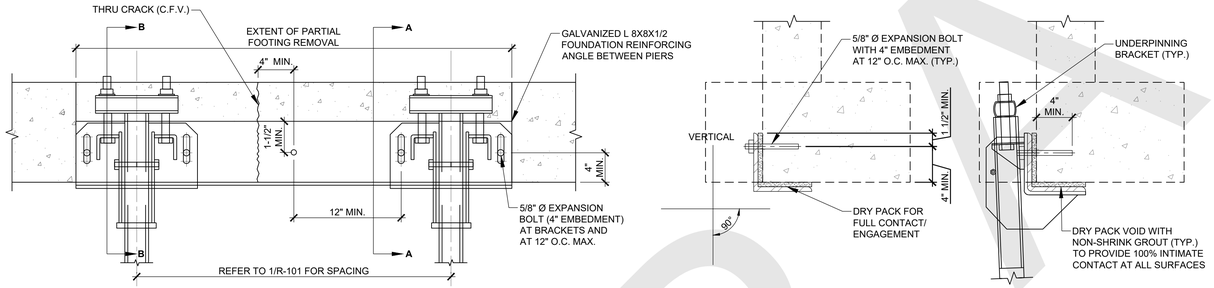
1 TYPICAL DETAIL - HELICAL PIER BRACKET AT EXTERIOR FOUNDATION WALL



2 TYPICAL DETAIL - HELICAL PIER BRACKET AT INTERIOR FOUNDATION WALL

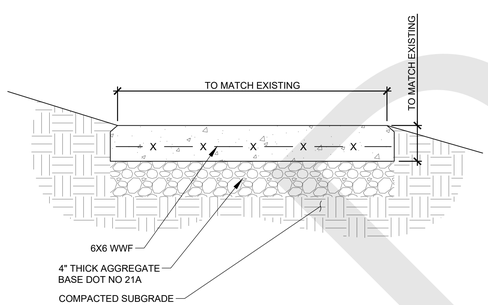


3 FOUNDATION WATERPROOFING AND DRAIN DETAIL



NOTES:
1. MAINTAIN AT LEAST 4" EDGE DISTANCE BETWEEN ANCHOR AND FOUNDATION CRACK (TYP.).
2. DRY PACK ALL VOIDS BETWEEN ANGLE AND FOOTING WITH NON-SHRINK GROUT.
3. ALIGN BOLT LOCATIONS FOR ANGLE AND BRACKET. ANGLE TO BE IN INTIMATE CONTACT ALONG THE ENTIRE LENGTH.
4. DRY PACK ALL VOIDS BETWEEN ANGLE AND BRACKET WITH NON-SHRINK GROUT.

4 HELICAL PIER "BRACKET" FOOTING REINFORCING AT CRACK LOCATIONS



NOTES:
1. DEPTH OF CONCRETE TO MATCH EXISTING.
2. LOCATE REINFORCEMENT ABOVE CENTER LINE OF SLAB THICKNESS.
3. PROVIDE 1/8" PER HORIZONTAL FOOT POSITIVE SLOPE AWAY FROM BUILDING (TYP.). MATCH ELEVATION AT TRANSITION TO EXISTING.

6 TYPICAL SIDEWAL DETAIL

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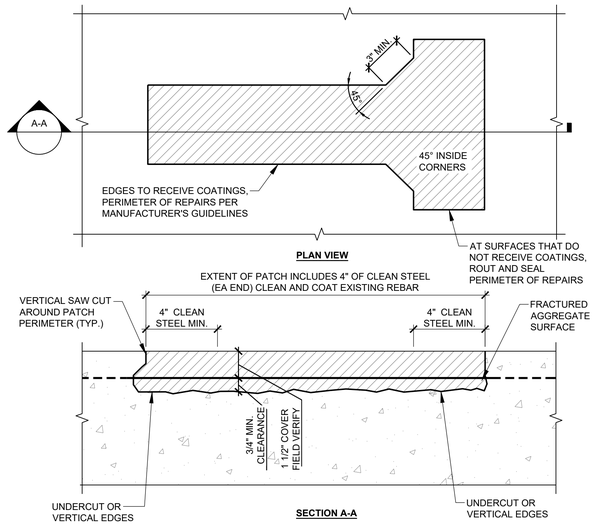
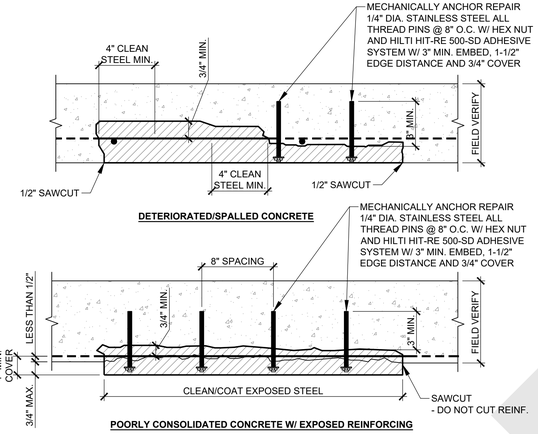
SHEET TITLE:
GEOTECHNICAL REPAIRS

R-500



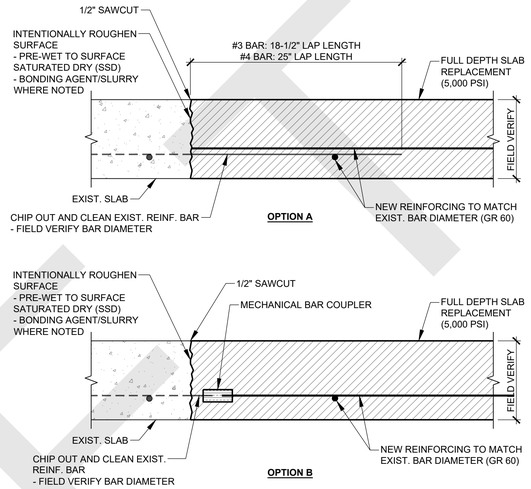
NOTES:
1. REFER TO GENERAL CONCRETE REPAIR NOTES ON SHEET R-001 FOR FURTHER INFORMATION.

1 TYPICAL DETAIL CONCRETE HORIZONTAL REPAIRS

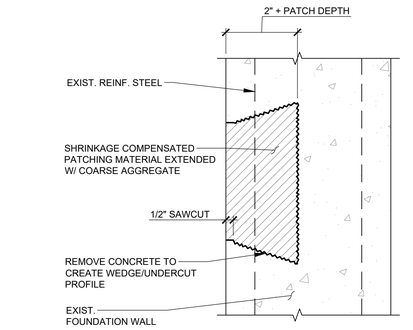


NOTES:
1. INSTALL PINS AT THE FOLLOWING CONDITIONS:
   A. SHALLOW OVERHEAD REPAIRS WHERE REINFORCING IS NOT EXPOSED
   B. OVERHEAD REPAIRS WHERE EXPOSED REINFORCING IS SPACED GREATER THAN 16" O.C.
   C. AT THE DIRECTION OF THE ENGINEER

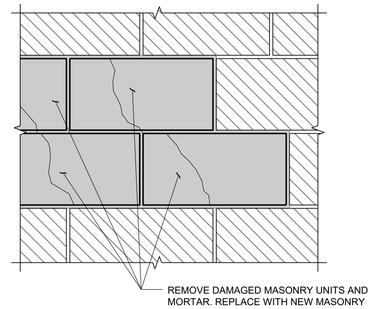
2 TYPICAL DETAIL OVERHEAD CONCRETE REPAIRS



3 TYPICAL DETAIL FULL DEPTH SLAB REPAIRS

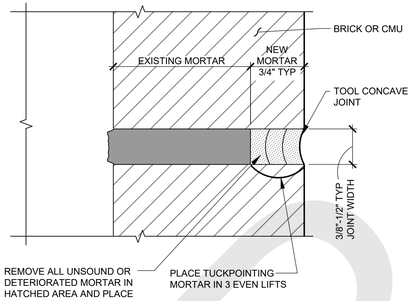


4 TYPICAL CONCRETE FOUNDATION WALL REPAIR



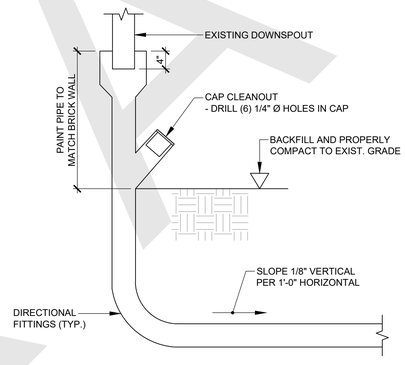
NOTES:
1. PAY UNIT INCLUDES PROVIDING CORNER UNITS, BOND BEAM UNITS, ETC. AS REQUIRED TO REPAIR ALL DAMAGED MASONRY.
2. INCIDENTAL TO THIS WORK IS PROVIDING NEW TRUSS OR LADDER TYPE REINFORCEMENT TO MATCH EXISTING. LAP MINIMUM ONE BLOCK LENGTH.
3. CONTRACTOR SHALL SUPPORT REMAINING AREAS OF MASONRY DURING REPAIRS.

5 MASONRY UNIT REPAIR/REPLACEMENT

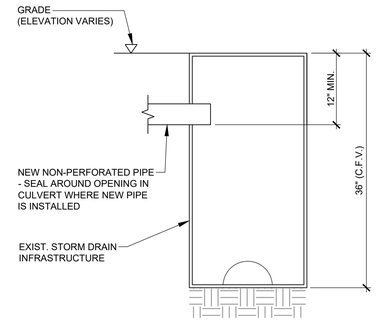


NOTES:
1. REMOVE LOOSE MATERIAL FROM JOINT.
2. FILL AND VOIDS IN JOINT BEYOND POINTING WORK DEPTH.
3. GRIND BRICK SURFACES CLEAN OF EXISTING MORTAR. DO NOT DAMAGE ADJACENT MASONRY.
4. INSTALL MORTAR IN THREE LIFTS, COMPACTING EACH LIFT.
5. TOOL MORTAR JOINT CONCAVE.

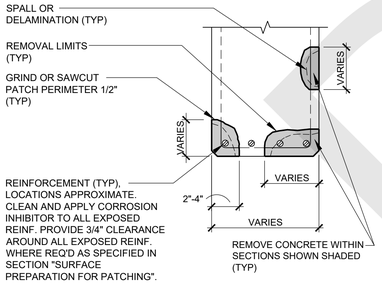
6 TUCKPOINTING



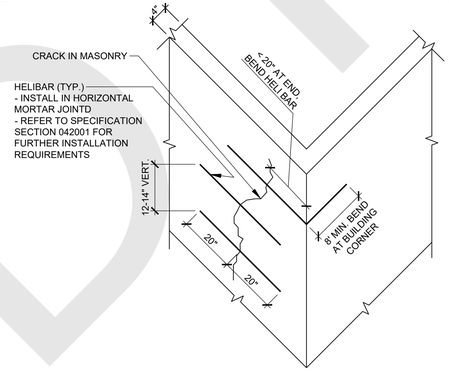
7 DOWNSPOUT DRAIN CONNECTION WITH VENT/CLEANOUT



8 DRAINAGE CONNECTION TO EXISTING STORM DRAIN INFRASTRUCTURE



9 BEAM REPAIR-PARTIAL DEPTH



10 CRACK STITCHING

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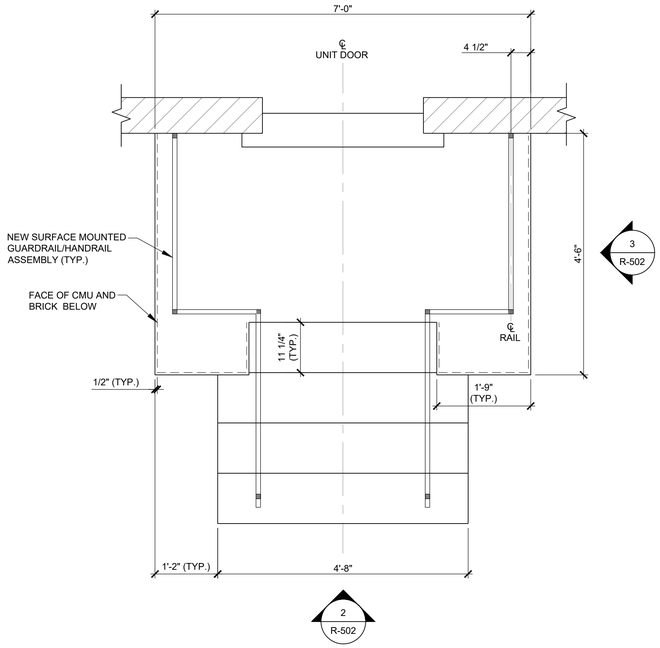
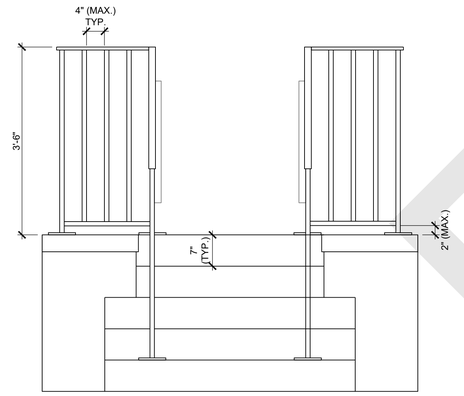
SHEET TITLE:
FOUNDATION AND FACADE REPAIRS

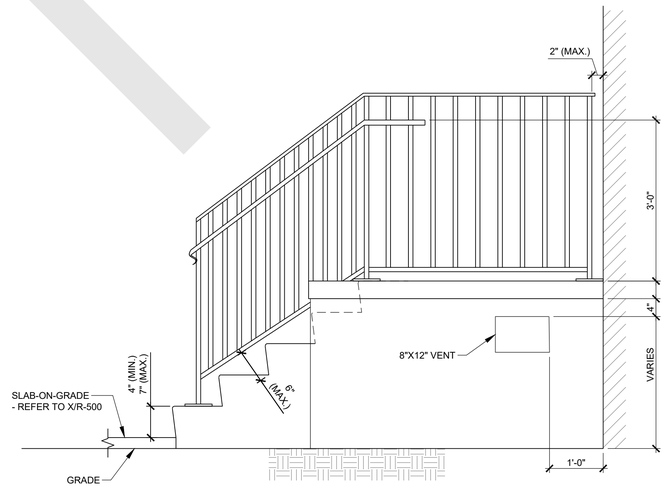
R-501



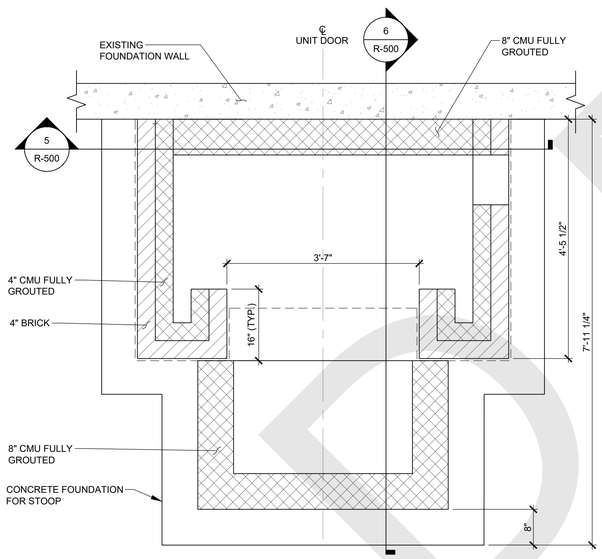
1 TYPICAL STOOP PLAN



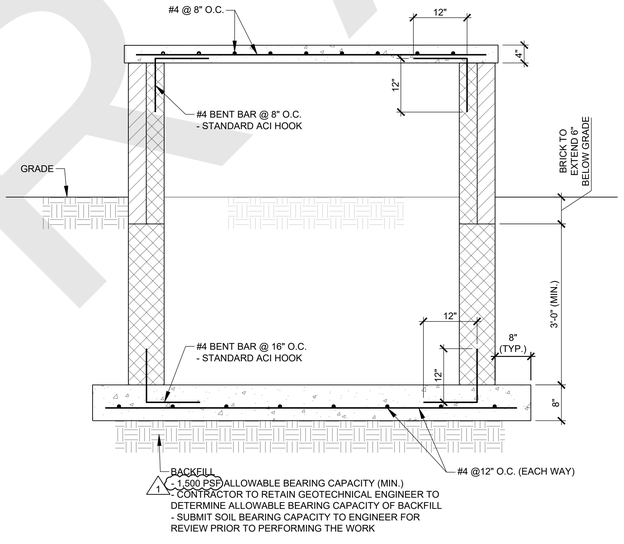
2 TYPICAL STOOP FRONT ELEVATION



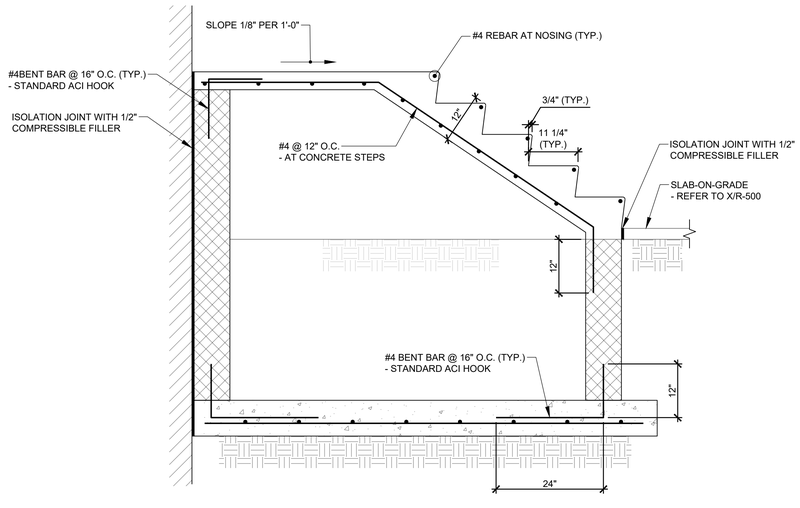
3 TYPICAL STOOP SIDE ELEVATION



4 TYPICAL STOOP FOUNDATION PLAN



5 TYPICAL STOOP FRONT SECTION - STRUCTURAL



6 TYPICAL STOOP SIDE SECTION - STRUCTURAL

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SHEET TITLE:
TYPICAL ENTRANCE LANDING REPAIRS

R-502