



Concrete Protection & Restoration

Oakwood Arlington Garage Restorations

Project Information

Location

Arlington, Virginia

Project Size

\$685,000.00

Owner

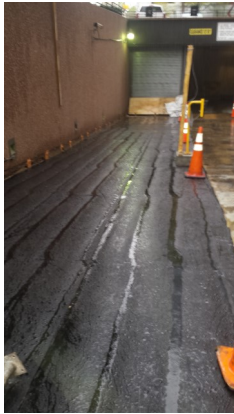
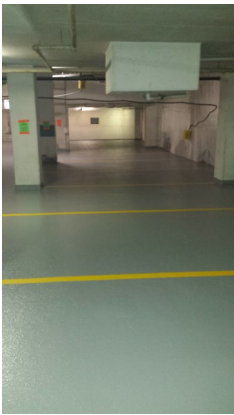
Avalon Bay Communities, Inc.

Engineer

Smislova, Kehnemui & Associates, P.A.

CP&R has completed the parking restorations at 1550 Clarendon Boulevard, known as the Oakwood Arlington Apartments, which is a fourteen story concrete framed structure with precast cladding. There are two levels of below grade parking and plaza areas at both the front and rear of the building. The parking garage is served by a single entrance and exit ramp that also provides access for cars and trucks to the interior loading dock. The entrance and exit ramp are approximately 2,400 square feet in area. The structural slab for the entrance ramp is waterproofed and topped with asphalt that appears to be 5" thick. There is a trench drain located at the bottom of the ramp at the rollup door. The parking garage consists of an 8" thick conventionally reinforced flat slab with 3- 12" drop bands on column lines. The approximate area of the elevated deck is 39,000 square feet and the deck consists of normal-weight concrete. The lower level of the garage consists of a 6" thick slab-on-grade reinforced with welded-wire-fabric. The repairs were completed in 6 months and the scope of the repairs involved:

- ◇ Full depth and partial depth concrete repairs on elevated garage deck and entrance/exit ramp
- ◇ Slab-on-grade repairs and soffit repairs on entrance ramp
- ◇ Paver removal on drive lane and sidewalk at front entrance drive lane
- ◇ Removal of topping slab and existing waterproofing at front entrance
- ◇ Application of new hot applied waterproofing on entrance ramp and front entrance drive lane
- ◇ Installed color concrete slab at entrance
- ◇ Removal and replacement of existing pre-cast clips on entrance ramp
- ◇ Installed new asphalt on entrance ramp
- ◇ Rout and seal crack repairs
- ◇ Applied CIT to all elevated slabs
- ◇ Removal and replacement of existing floor drains and trench drains
- ◇ Applied traffic bearing membrane to all elevated structural slabs in the garage
- ◇ Restriped the entire garage



Concrete Protection & Restoration

Saving the life of concrete!

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