



22,500 s.f. Residential Common Courtyard Renovation at Terrace Square Condominiums

22,500 s.f. Residential Common Courtyard Renovation & Garage Re-Roof for Suburban Residential Complex Park Ridge, IL



Courtyard Prior to Renovation

Client:

Tattersall Square Condominiums

Scope of Work:

Residents in this 90-unit condominium reported that dropping debris and dripping salts from the roof of the community's shared below-grade garage were damaging their cars. HAG confirmed that the waterproofing membrane on the spartan rooftop common courtyard above had reached the end of its service life. The need for replacement garage roof waterproofing required the removal of topside damaged paving, aging planters and a water feature. Additionally, first floor residents complained that their courtyard-facing windows provided them no privacy.



Construction Photo of Renovation

HAG designed and provided construction drawings for the renovated courtyard, assisted the owner with budget estimates, the competitive bid, permitting and construction administration for:

- Structural reinforced concrete deck repairs and a 20 yr. material warrantied waterproofing system for the 22,500 s.f. garage roof / plaza
- The selection of the sand bed-set brick paving system for ease of maintenance to access waterproofing in the event of future work and aesthetics
- The design of intensive and extensive landscaping around natural pathways through the site and arranged to provide more privacy to first-floor residents with windows facing the courtyard
- The design of a new shading pergola, reflection pool, path security & landscape lighting



View of Completed Project



View of Garage Entry Prior to Renovation



View of Garage Entry After Renovation



View of Courtyard Prior to Renovation



View of Courtyard After Renovation



View of Courtyard Prior to Renovation



View of Courtyard After Renovation



Evening View of Courtyard After Renovation



View of Courtyard After Renovation



View of Courtyard After Renovation