



10,000 s.f. Common Area Sundeck Amenity Renovation at 3900 N. Lake Shore Drive, Chicago

10,000 s.f. Rooftop Sundeck Renovation & Waterproofing Replacement Chicago, IL

Client:

3900 Lake Shore Drive Condominium Association
with DK Condo Building Management

Scope of Work:

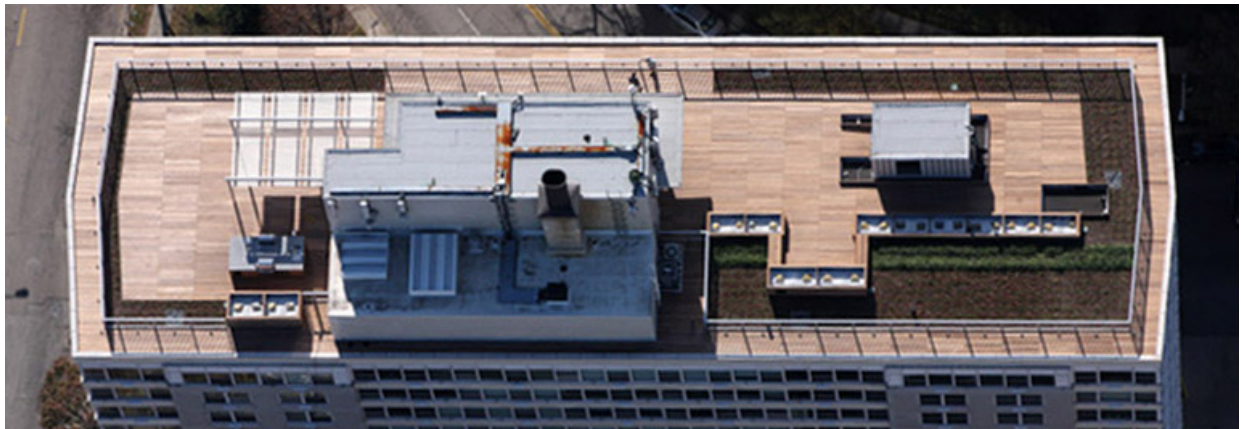
Located along the north lake front, this 26-story residential tower experienced widespread roof leaking from an aged rooftop observation deck. HAG further determined that the deck structure was overloaded by the weight of the deteriorating surfacing materials.

All roof materials and were removed down to the roof structure and structural repairs were performed to the deck. A new roof and south-facing common amenity were designed, bid and permitted, consisting of:

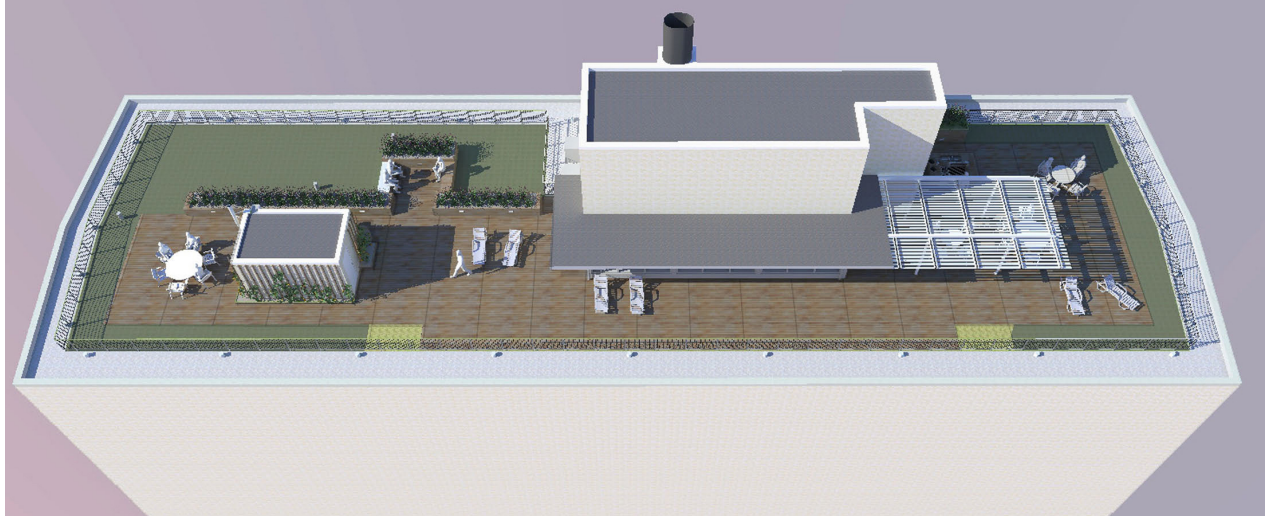
- a replacement 20 yr. warranted waterproofing system for multiple roofs with increased, Energy Code compliant roof insulation
- a new 20 yr. warranted natural wood finished deck for all occupied areas
- a new life-safety tie-back perimeter system for façade maintenance & window washing
- new planters, containing low-maintenance intensive and extensive landscaping, with an integral irrigation system
- a new granite food preparation counter and non-corroding metal sunshade for furnished areas
- new low-glare safety / landscape lighting, controlled by adjustable timers



Photos of the Condition of the Roof Prior to Construction



Aerial View of Completed Project with wood deck, planters, landscaping, and sunshade



Day and Night Renderings of Design Development Models

**10,000 s.f. Rooftop Sundeck Renovation
& Waterproofing Replacement**
Chicago, IL



Deck Views of Completed Project (Landscaping for Planters to be Installed in the Spring of 2013)