



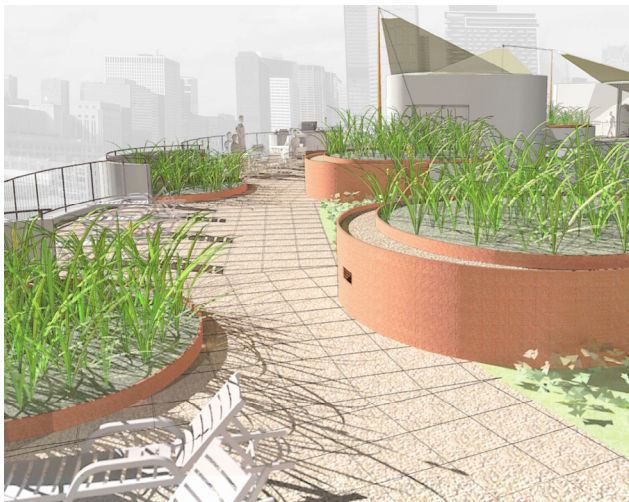
Rendered Night View of Future Completed Project

10,000 s.f. Sun Deck Renovation & Waterproofing Replacement

Chicago, IL



Prior to the Start of Construction



Rendered View of Future Completed Design

Client:

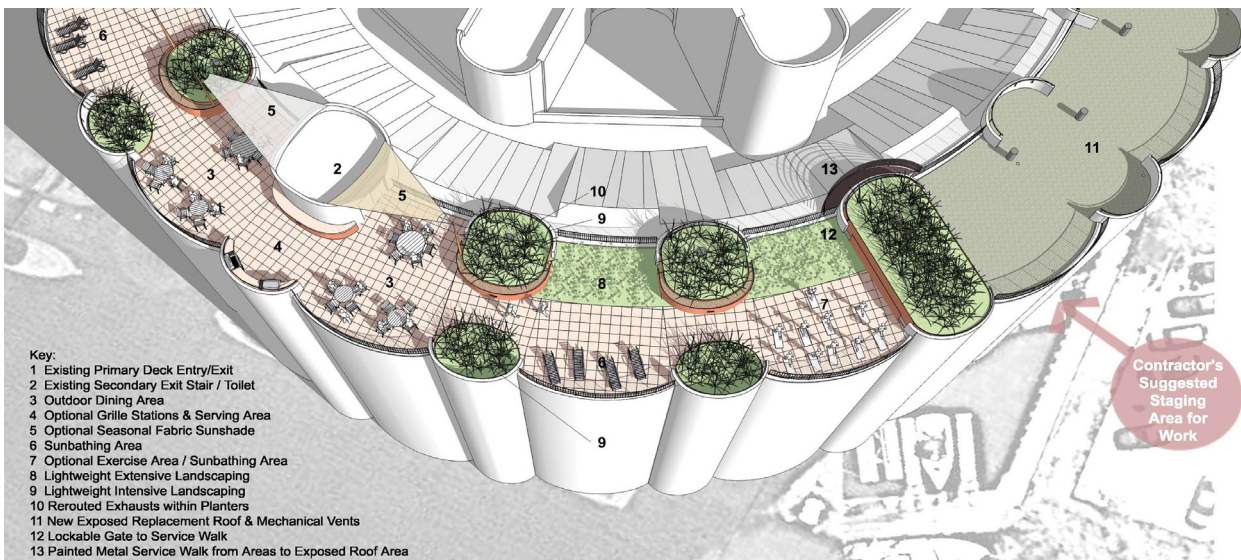
River City Condominiums

Scope of work:

Top floor residents in this modernist 500 unit condominium, located in Chicago's South Loop, were suffering from water damage due to deteriorating rooftop waterproofing. As well as violating the safety requirements of the Chicago Building Code, the sundeck amenity was crumbling, uninviting and rarely used by the residents.

All existing materials were removed down to the concrete roof structure and structural repairs were performed to the deck. Work is currently proceeding for:

- a replacement 20 yr. warrantied waterproofing system for multiple roofs with increased, Energy Code compliant roof insulation
- a new long-lasting pedestal-set precast concrete paver system for all occupied areas
- refurbishments to the life-safety tie-back perimeter system for façade maintenance & window washing
- new weathering steel planters, containing low-maintenance intensive and extensive landscaping, with an integral irrigation system
- new granite topped weathering steel food prep area / grille counter
- new landscape lighting and path lighting, controlled by adjustable timers



- Key:
- 1 Existing Primary Deck Entry/Exit
 - 2 Existing Secondary Exit Stair / Toilet
 - 3 Outdoor Dining Area
 - 4 Optional Grille Stations & Serving Area
 - 5 Optional Seasonal Fabric Sunshade
 - 6 Sunbathing Area
 - 7 Optional Exercise Area / Sunbathing Area
 - 8 Lightweight Extensive Landscaping
 - 9 Lightweight Intensive Landscaping
 - 10 Rerouted Exhausts within Planters
 - 11 New Exposed Replacement Roof & Mechanical Vents
 - 12 Lockable Gate to Service Walk
 - 13 Painted Metal Service Walk from Areas to Exposed Roof Area