



The Groves of Palatine Condominiums include four 7-story buildings constructed between 2002 and 2005. The floors of each building consist of hollow core precast concrete planks supported on steel framing and concrete masonry walls. The exterior walls of the building are primarily clad in brick and stone masonry. The exterior walls at the first floor of each building consist of exposed concrete.

Each building includes 56 balconies and 2 rooftop terraces at each end. The 2<sup>nd</sup> floor balconies are located over occupied storage space and include a waterproofing membrane and pavers. The balconies at floors 3 through 7 are uncoated, solid, precast concrete slabs supported by masonry walls and piers. The rooftop terraces are enclosed by brick masonry parapet walls with cast stone accents and metal coping caps.

BTC had previously been retained to perform an exterior facade evaluation at the balcony columns and parapet walls. BTC was retained in 2019 to design Improvements to these components. The design included supplemental balcony support columns at all balconies and support brackets within the storage spaces, along with the rebuilding of the terrace parapet walls, and waterproofing repairs and through-wall flashing replacement at the 2<sup>nd</sup> floor balconies.

Construction contract administration services during the construction phase were also provided by BTC to ensure work was performed in accordance with the design. During the construction phase of the project, additional work was added to include repointing of deteriorated mortar joints and replacement of deteriorated brick masonry on a unit-price basis. Additionally, work was also added to include removal and replacement of existing deteriorated expansion joint sealant.

**Project Name:**  
Balcony and Parapet Wall  
Improvements  
Groves of Palatine Condominiums

**Project Location:**  
Palatine, Illinois

**Client:**  
Groves of Palatine Condominium  
Association

**Approximate Construction Cost:**  
Confidential

**Year Completed:**  
2022

**Nature of Services:**  
Evaluation, Design Phase Services,  
Including Design of Balcony and  
Parapet Wall Improvements,  
Construction Phase Services

