



The Lake Park Plaza Condominium Building is a 30-story concrete framed structure completed in 1970. The building consists of 448 residential units as well as several commercial spaces. The exterior facade of the building consists of exposed architectural concrete columns and slab edges, and aluminum framed windows. At the second floor, above the lower level garage, is an amenity deck. The deck originally consisted of structural concrete slab, a waterproofing membrane and a topping slab with exposed aggregate. Located at the amenity deck is a swimming pool, basketball and tennis courts, and a raised putting green.

BTC was retained as a subconsultant to the Architect-of-Record, JTS Architects (JTS). BTC assisted JTS with waterproofing consulting services throughout the design development, design, and construction phases of this project.

BTC prepared project-specific waterproofing details for JTS to use in completing the overall design for the project. The design included a new bonded and tapered cast-in-place concrete topping over existing structural slab and a 2-ply modified bitumen waterproofing system. Upon completion of the design, BTC reviewed and provided comments on the overall design, including review of related technical specification sections.

During construction, BTC reviewed waterproofing related submittals, attended a waterproofing pre-installation meeting to review installation requirements, and performed ongoing field observations during the waterproofing work when requested by JTS. BTC also performed concrete moisture testing and sounding of the concrete substrate. In addition, BTC provided general consultation to assist JTS in resolving unanticipated field conditions and changes during the construction phase of the project.

Project Name:
Waterproofing Consulting Services
Lake Park Plaza Condominiums

Project Location:
Lake Park Plaza Condominiums
3930 N Pine Grove Avenue
Chicago, Illinois

Client:
JTS Architects
450 East Higgins Road, Suite 202
Elk Grove Village, Illinois 60007

Approximate Construction Cost:
Not Available

Year Completed:
2016

Nature of Services:
Design Assistance and Construction
Phase Services

