## Project Profile



The 3750 North Lake Shore Drive building is a 17-story residential cooperative built in 1926. The building is C-shaped in plan, forming a courtyard on the west side of the property. At the 17<sup>th</sup> floor, the exterior walls step back, and the roofs serve as rooftop terraces for the top floor units. A low-slope roof is also located above the 17<sup>th</sup> floor.

Water leakage had been reported along the floor of one 17<sup>th</sup> floor units and also in the unit below. During an evaluation of the water leakage at this location, BTC performed a series of systematic water tests and determined that water leakage was occurring due to lack of proper waterproofing terminations below the terrace doors.

Following the water testing and pre-design evaluation, BTC developed details and specifications for repairs to the waterproofing at the east and west 17<sup>th</sup> floor terraces. The existing waterproofing and tapered topping slab were removed down to the existing structural slab. A new waterproofing assembly was provided which included a 1-ply modified bitumen roofing membrane, tapered insulation, coverboard, membrane base ply, reinforced liquid-applied PMMA membrane, and protection board.

The existing drain on the west terrace was removed and relocated due to the reconfiguration of the terrace slope, and a new drain was provided at the existing location on the east terrace. The existing overflow scupper on the west terrace was removed and replaced with a new stainless steel line and liquid-applied flashing. Existing door sills were removed, replaced, and raised with cast-in-place concrete curbs. After the completion of the project, the unit owner contracted separately to have a new overburden system installed, which consisted of new pavers and pedestals.

BTC provided bidding assistance to competitively bid the project and performed construction contract administration services for the project.

**Project Name:** Waterproofing Consulting Services 3750 North Lake Shore Drive

**Project Location:** Chicago, Illinois

Client: 3750 Lake Shore Drive, Inc.

Approximate Construction Cost: \$112,000

Year Completed: 2024

Nature of Services: Pre-Design Evaluation, Repair Design, Bidding Assistance, and Construction Administration Phase Services





Building Technology Consultants, Inc.