

PLAZAS

CityView Terrace & Parking Garage



PROBLEM

As the name implies, CityView Terrace is a condominium building with a public plaza that offers a stunning view of Chicago's NBC Tower, Wrigley Building and Lake Michigan. Water was leaking from the upper and lower terraces of the plaza into the lobby below, due to a failed waterproofing system. In addition, the aesthetic of the building's two resident-only sun decks needed an upgrade, and the parking garage had deteriorated due to longevity and water damage caused by a lack of waterproofing.

SOLUTION

- Removed all existing concrete topping and waterproofing
- Repaired structural concrete of the deck and installed a new buried waterproofing system with 12' x 12' concrete pavers
- Installed pre-cast stair tread and risers, and applied finish upgrade
- Installed a new pedestrian-grade waterproofing membrane coating system with two-tone, decorative finish on the sun decks
- Prepared partial and full depth concrete repairs, re-installed expansion joints and added Conipur II waterproofing in the parking garage
- Saved weeks by performing all work together, and creating a through-slab hole into the garage, through which plaza debris was removed

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DETAILS

WORK

Plaza, Deck and Parking Garage Restoration

LOCATION

Chicago, IL

BUDGET AND SCOPE

Price: \$1.9M; 100,000 SQFT

OWNER

CityView Condominium Association

ARCHITECT/ENGINEER

- Postl-Yore – Plaza
- CTL Group – Garage

