



**PROJECT DESCRIPTION:**

Investigation and repairs to a 2-story residential complex enclosed parking garage. Garage consists of 19,000 square feet of elevated 2-way floor slab and 38,000 square feet of slab-on-grade parking area.

**ADDITIONAL PROJECT FACTS:**

- Ongoing consultation and repairs since 1999.
- Approximately 3,500 sq. ft. of underside slab repairs and 2,500 sq. ft. full-depth slab replacement.
- 30 new roof and floor drains installed to alleviate leaking and ponding water issues.
- Approximately 845 lineal feet of vinyl privacy fencing installed long roof parapet.

The project consisted of an Investigation and structural repairs to an enclosed two-level parking garage that was constructed in the early 1940's. The elevated portion of the garage is located partially beneath the condominium buildings and an elevated plaza area. Typical repairs included replacing sections of the elevated two-way slab, spot patching of the two-way floor slab, patching concrete columns, replacing overhead door lintels, and installation of a new vinyl privacy fence along the back wall of the plaza area.

Structural repairs were completed in phases to allow residents continuous access to the parking garage throughout the construction. Work hours were coordinated to not disturb the residences in the condominium buildings located above the garage during the early morning and evening hours. In addition, new penetrations were installed into existing masonry walls and concrete slabs to allow for improvements to the ventilation system. A protective traffic-bearing membrane was applied to the elevated floor slab.

Currently, slab-on-grade improvements are scheduled for the summer of 2009.

