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Renovation of the Month: Atlantic Restoration completes Regency Park Condominium's plaza project

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The Condominium Association at Regency Park Condominiums engaged Atlantic Restoration to waterproof the concrete roof of the garage and transform it into a beautiful plaza and entry way.

The work consisted of removing all existing overburden and concrete topping, installing new liquid applied seamless roofing, new decorative stamped concrete, new railings, canopy installation and new hardscapes to bring life to the building during all seasons.

The building is located on Beacon St. Because of that location, Atlantic Restoration had to work closely with the city, property management and the trustees to ensure that that the neighboring communities and roadways were minimally affected.

Shelley Hart Martin, CMCA, property manager said, "Anytime you undertake such a large project in an occupied residential building, there are going to be inconveniences for the residents - dust, noise, detours, unsightly surroundings. Atlantic Restoration understood this and their efforts to mitigate these issues was greatly appreciated by all of our residents."

PROJECT CHALLENGES

- * Keeping the entryways open during construction. The project involved removing concrete and overburden around the entire building. All entrances were temporarily moved and a mobile catwalk was installed to allow for access to the building.
- * Site coordination. With the entire property under construction there was no room for storage of materials. Live loads were strategically coordinated to allow for material removal and delivery with little disruption to the neighbors and traffic.
- * Administration. Due to the challenging nature of the work Atlantic had to work closely with a design engineer, a structural engineer and the landscape designer. Weekly design and planning meetings both on and off site. Many changes were made throughout the project; Atlantic's on-site staff worked diligently to ensure these changes did not result in construction delays.
- * The 9 month project was completed while maintaining OSHA compliance.

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