

Hugh Garner Housing Co-op AGM 2018 Podium Deck Rehabilitation

Progress To Date

November 1, 2018

RJC Engineers
Creative Thinking Practical Results



Purpose of Rehabilitation

- Remove water ponding issues with old landscaping
- Provide more secure premise for the members
- Repair any podium deck structural issues
- Provide the Co-op with new usable and more open public and private spaces



Existing – Northwest Quadrant



- Walkway to courtyard with drainage issues



- Limited usable courtyard space

Existing – Southwest Quadrant



- Damaged privacy fencing



- Deteriorated public walkways

Existing – Southeast Quadrant



- Deteriorated public walkways

Progress – Southwest Quadrant



- Demolition (tree, interlocking, soil, concrete removals)



- Remove existing material to base structure

Progress – Southwest Quadrant



- Concrete repairs, install dowels, sandblast, install waterproofing



- Curbs, light posts, electrical, irrigation, interlocking, wood fences...

Progress – Southwest Quadrant – October 31



- Breezeway topping, trees, shrubs



- On-grade breezeway topping

Progress – Southwest Quadrant – October 31



- Plant trees and shrubs



- Plant trees and shrubs

Progress – Northwest Quadrant



- Demolition (tree, interlocking, soil, concrete removals)



- Remove existing material to base structure

Progress – Northwest Quadrant

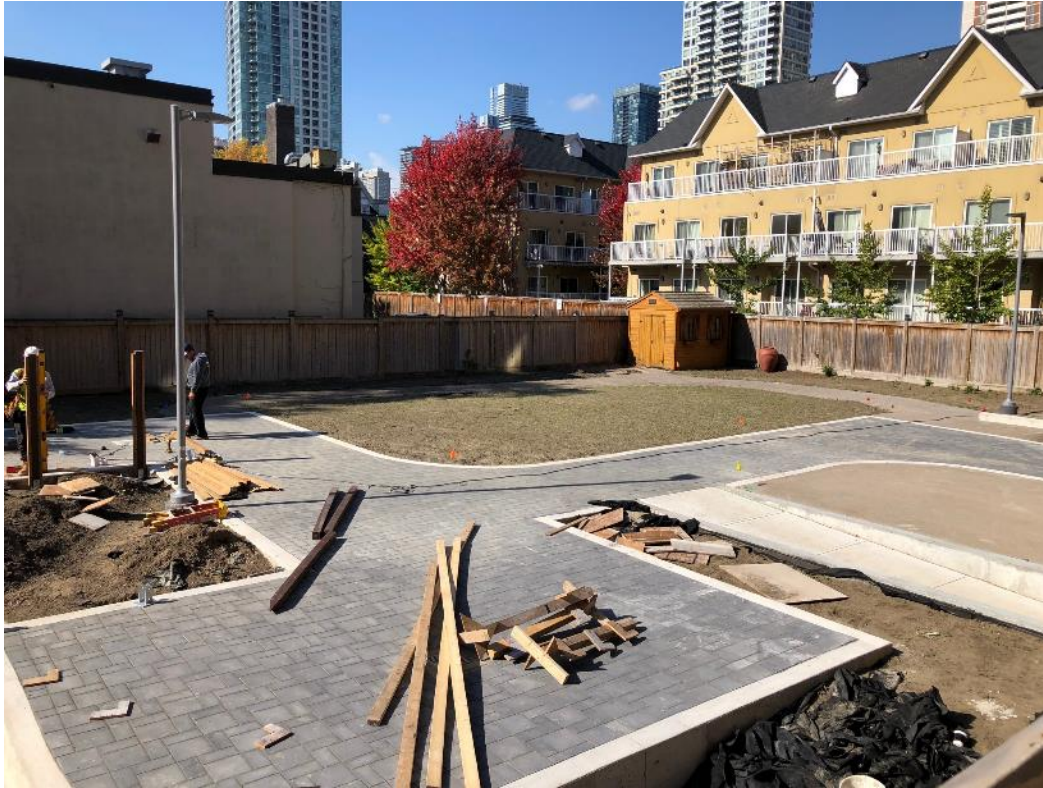


- Concrete repairs, install dowels, sandblast, install waterproofing



- Curbs, electrical, irrigation, granular and soils

Progress – Northwest Quadrant



- Granular and soils, light posts, interlocking, aggregate paving



- Stairs, new suspended slab, planters, wood fences, plants...

Progress – Northwest Quadrant – October 31



- Install privacy screening, additional aggregate paving



- Commence installation of metal fencing

Progress – Northwest Quadrant – October 31



- Ongoing installation of new metal fencing



- Completed crushed aggregate paving

Progress – Southeast Quadrant



- Demolition (tree, interlocking, soil, concrete removals)



- Remove existing material to base structure

Progress – Southeast Quadrant



- Concrete repairs, install dowels, sandblast, install waterproofing



- Curbs, planter walls, granular and soils, irrigation, electrical...

Progress – Southeast Quadrant – October 31



- Install granular and compact



- Curb formwork...

Finishing Elements



- Accessibility ramp to the courtyard



- Walkways and sodded areas

Finishing Elements



- In-progress wood fencing



- Stairs with abutting interlocking

Finishing Elements – October 31



- In-progress iron fencing



- In-progress planting

Much more to come...

- Wood fencing and gates
- Metal fencing and gates
- Trees, plants, shrubs, etc.
- New lights
- Armourstone courtyard seating
- New breezeway topping
- New asphalt drive lane

rjc