



The 5910 North Sheridan Road Building is a 7-story, L-shaped apartment originally constructed in the early 1960s. The structure consists of steel framing with concrete slabs. Original balconies cantilevered from the north and east elevations. The owner was planning to make major renovations to the building's exterior and interiors, as planned by the owner's architect. However, excessive deflection raised concern about the balconies' structural integrity. As such, the owner retained BTC to work closely with the architect and construction manager to evaluate the existing balconies, design a new window system to replace existing antiquated windows, and perform various miscellaneous design services.

Following the evaluation, BTC recommended replacement of the existing balconies, and designed new steel balcony framing, supported by diagonal steel pipes. The design allowed for shop-fabrication of the balconies to reduce construction costs. Modular balcony sections were shipped to the field, and efficiently installed into place.

The new aluminum-framed window system incorporated energy-efficient glazing and included stringent performance requirements for air infiltration and water penetration that were specified.

The project's scope of work also included design of reinforcing for existing deteriorated steel joists, which supported a portion of parking area at grade over occupied space. BTC performed an elevation survey of the existing parking area at grade, and designed waterproofing over that area to prevent potential moisture infiltration into the building.

During the construction phase, BTC reviewed pertinent material submittals, attended progress meetings, and performed field site visits to verify conformance with our design. Upon installation of the window system, BTC witnessed air and water leakage testing to assure proper performance of the window system.

**Project Name:**

5910 North Sheridan Road Building  
Exterior Facade Consulting Services

**Project Location:**

5910 North Sheridan Road  
Chicago, Illinois

**Client:**

Horizon Realty Group  
1946 West Lawrence Avenue  
Chicago, Illinois 60640

**Approximate Construction Cost:**

Not Available

**Year Completed:**

2018

**Nature of Services:**

Evaluation, Repair Design, and  
Construction Phase Services

