



Project Profile



Belmont Village is a senior living facility located in Chicago's Lincoln Park neighborhood. The development, designed by Antunovich Associates, consists of a structure located at the northwest corner of West Fullerton Avenue and North Orchard Street, with 2 stories below grade and 7 additional stories extending above grade.

The structure consists of concrete, cold-formed steel, and masonry framing systems. The building exterior facades are clad with brick masonry, and glass fiber reinforced concrete (GFRC) and cast-stone accents. There are several set-back terraces at various levels, and a main roof above the 7th floor.

BTC was contracted after completion of the design development phase of the project to review the building envelope design, and to provide input regarding material, assemblies, and their appropriateness for the building. The objective of BTC's proposed work was to assist the design team during the construction document phase of the project, and to assist the owners during bidding and construction phases of the project. Our services were limited to exterior walls, roofs, terrace waterproofing, windows, and below grade waterproofing.

During the construction phase, BTC provided general consultation to help resolve unanticipated field conditions or changes during the work. BTC reviewed building envelope related submittals and attended pre-installation conferences at the site for several of the critical building envelope systems to review installation requirements with the general contractor, subcontractors and other project team members. BTC also performed ongoing field observations when requested by the owner and provided written field reports for each site visit.

In addition to the construction phase services, BTC also performed field water penetration testing of windows in accordance with ASTM E1105 to verify compliance with project specifications.

Project Name:

Peer Review of Building Envelope Design at Belmont Village Senior Living

Project Location:

*Belmont Village Senior Living
700 West Fullerton, Chicago, Illinois*

Client:

*Belmont Village Senior Living
8554 Katy Freeway, Suite 200
Houston, Texas 77024*

Approximate Construction Cost:

Confidential

Year Completed:

2019

Nature of Services:

Building Envelope Design Review and Construction Phase Services to Review Waterproofing, Exterior Walls, Windows, and Roofs



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