



CHANTICO LOFTS RESTORATION OF FAÇADE

Chicago, Illinois

Chantico Lofts is a residential condominium building converted in 2005-2006 from a 1920's era heavy timber-framed brick industrial building. The structure is approximately 50 feet tall from street level. A new two-story, cast-in-place, two-way flat slab parking structure was constructed in the property's southeast corner. The building structure consists of solid brick masonry bearing walls with heavy wood timber framing. A new lightweight concrete topping was added to the wood flooring. The original brick masonry walls were left exposed on the interior, except along the west exterior wall, covered with steel studs filled with batt insulation and finished with drywall. Aluminum-framed windows and sliding glass doors were installed in a variety of existing and new wall openings.

WGI performed an investigation of exterior envelope leaks to identify conditions in the roof drainage system, exterior walls, and basement waterproofing that may be causing moisture infiltration into the building. WGI produced a report complete with findings, conclusions, restoration recommendations, and an opinion of probable repair cost.



CLIENT:

BW Phillips Management

DATA:

Stories 3
Type Historical

STRUCTURAL SYSTEM:

Brick Masonry

SERVICES PROVIDED:

Restoration

