

## The Residences at 900 900 N. Michigan



### *The Residences at 900* 900 North Michigan Avenue Chicago, Illinois

*One of the premier pieces of the new Residences at 900 (900 North Michigan Avenue) is a beautifully landscaped rooftop garden oasis at the 10<sup>th</sup> floor roof. Viewed from many of the residences above the garden is a highly prized amenity. This garden required some structural magic to bring it to fruition. Early in the planning stages, the garden was a foregone conclusion with the understanding that it was to go on a roof originally designated to have a running track. But the roof was found to have been originally designed only for snow loads. Reinforcing of the roof for new loads proved to be cost prohibitive. The roof was located over a mechanical floor and several of the columns transferred out over hotel ballrooms lower down.*

*Recognizing the dilemma, TSG reviewed the existing structure. With the architects, TSG was able to find excess capacities in the framing and with removal of some existing roof tiles, justify the new planting loads. But it was the excess capacities that allowed for the critical element, a 3000 square foot roof deck with shade pergolas. TSG hid a structure below that spanned to 5 select columns, bypassing the lighter roof framing. The result was an award winning landmark garden.*

*Awards: 2008 Award of Excellence from Green Roofs for Healthy Cities*

*Developer: Development Management Associates, LLC  
Landscape Architect: Hoerr Schaudt Landscape Architects, LLC  
Architect: Booth Hansen*