The Elm Garden Terrace



REVISION 02 / EXPANDED PLANTING + OUTDOOR TV

A greener pool terrace, a quiet north garden and an optional TV lounge near the Fitness Center. Existing furniture and completed resurfacing remain the foundation.

Retain and protect

Completed deck resurfacing; pool and coping; permanent lighting; loungers; movable umbrellas; four existing firepits with couches.

Developed in this revision

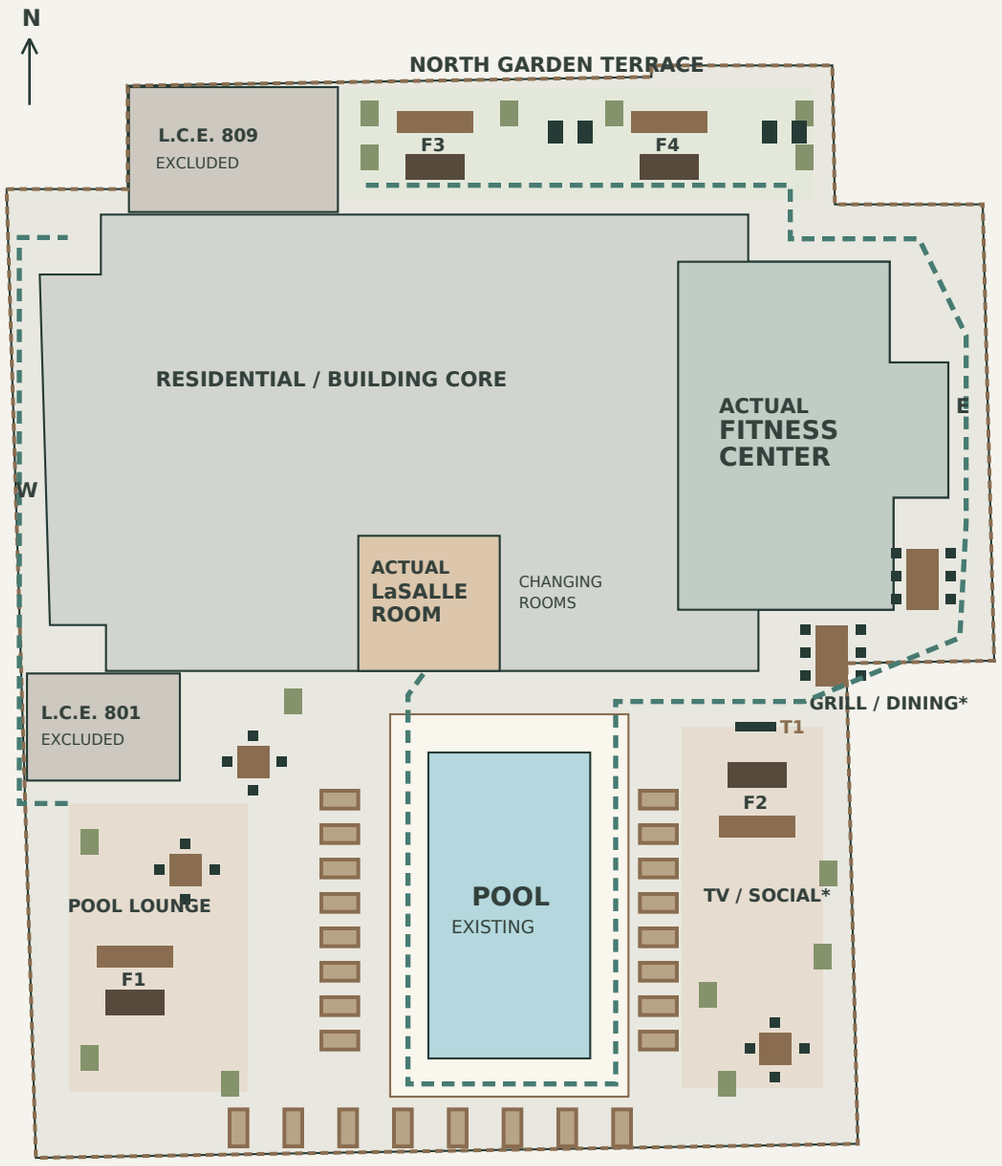
Sixteen-planter study allowance, TV feasibility zone T1, new terrace views, a preliminary item schedule and phased delivery plan.

Corrected room locations

Survey labels are reversed. The east projecting room is the Fitness Center. The pool-facing room beside changing rooms is LaSalle.

Concept status: Furniture quantities, clearances and locations are test-fit assumptions. This is not an approved occupancy, fire, structural or pool-code plan.

Full-deck zoning and furniture test fit



SURVEY-BASED SCHEMATIC / NOT TO SCALE

Brown dash: outer edge; verify barrier. Teal: circulation intent, not approved egress. Pool band: ~6 ft planning reserve; verify required clearances.

Preferred program

F3-F4: quiet north garden. F1: pool-side conversation. F2: optional TV seating at T1, south of the Fitness Center. Locations are proposed and depend on fuel and clearances.

Planting without blocking circulation

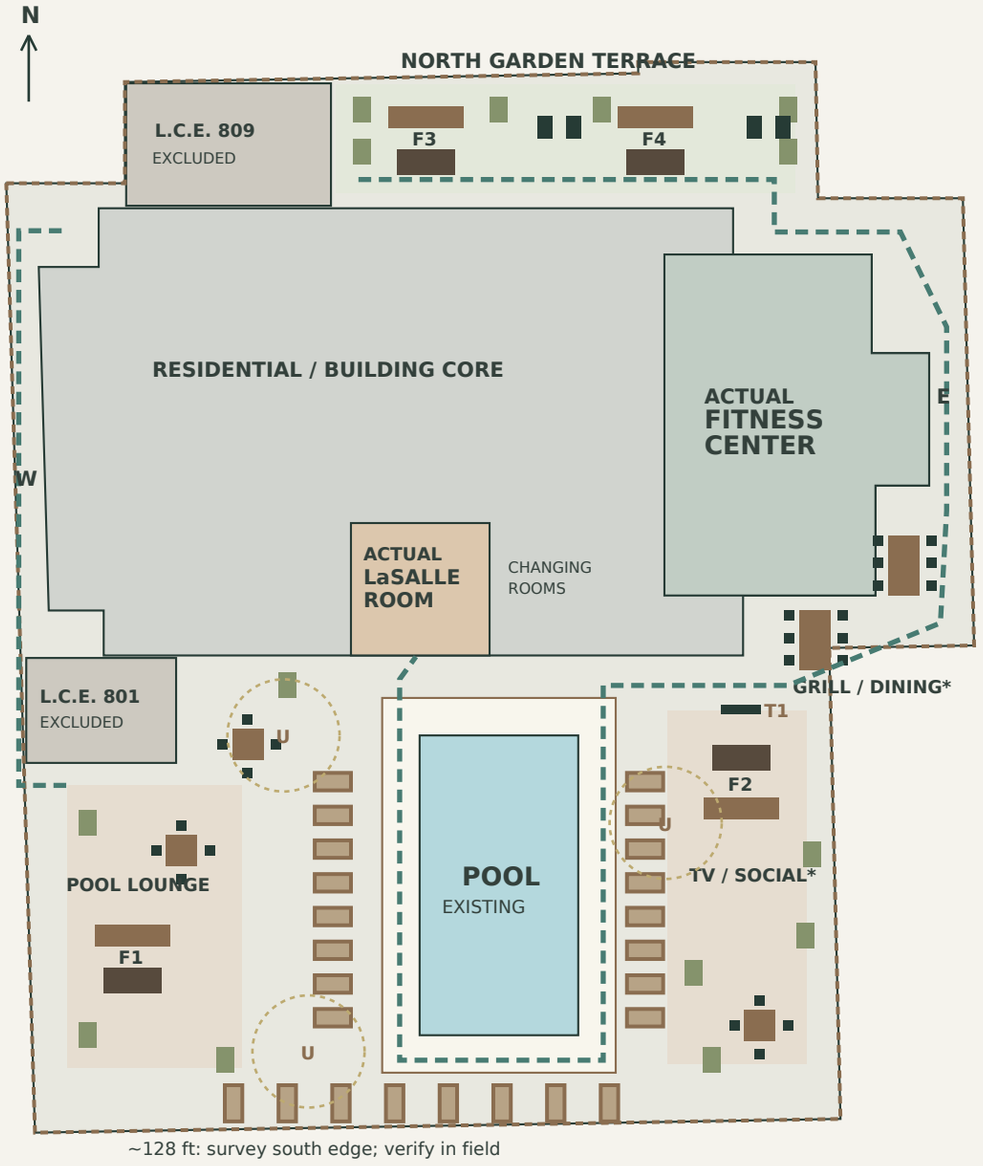
14 planter symbols: 8 pool-side and 6 north. Allow 2 more at the grilling terrace only if the field layout works. Keep both narrow side passages clear.

Illustrated allowance	Count / status
Existing loungers	24 symbols; retain actual inventory
Existing firepit/couch groups	4 groups; couch seat counts unknown
Pool dining	3 x 4-place tables = 12 places
Grill dining*	2 x 6-place tables = 12 places
Quiet chairs	4 places; only if circulation permits
Existing umbrellas	Retain all; positions on page 3

No approved capacity is claimed. Reconcile the diagram with posted capacity and the furniture inventory before adding seats. Provide accessible dining places within these counts, not in addition.

*T1 and grilling locations are study zones. Neither power, TV support nor appliance spacing is field-verified. See TV brief on page 14.

Use the surrounding deck, not just the pool edge



U circles: three illustrative operating positions for retained movable umbrellas; final quantity, canopy reach, base size and wind limits require inventory. No additional umbrellas assumed.

North terrace | quiet social garden

Use the wider shared north terrace for F3-F4 and small reading groups. Keep access to the building facade clear. Confirm resident-window privacy, sound expectations, wind, fuel feasibility and winter operations before relocation.

East terrace | grilling and dining

Refresh the covered grilling area beside the actual Fitness Center. Place dining in the wider portions; preserve the tight exterior passage beside the room projection. No new built-in kitchen or gas extension is assumed.

South deck | pool and optional TV

Keep F1 in a dry conversation area. Test F2 facing T1 near the Fitness Center, separate from cooking. Preserve the pool surround, accessible pool entry and fixed lighting. Final TV orientation follows glare and sound checks.

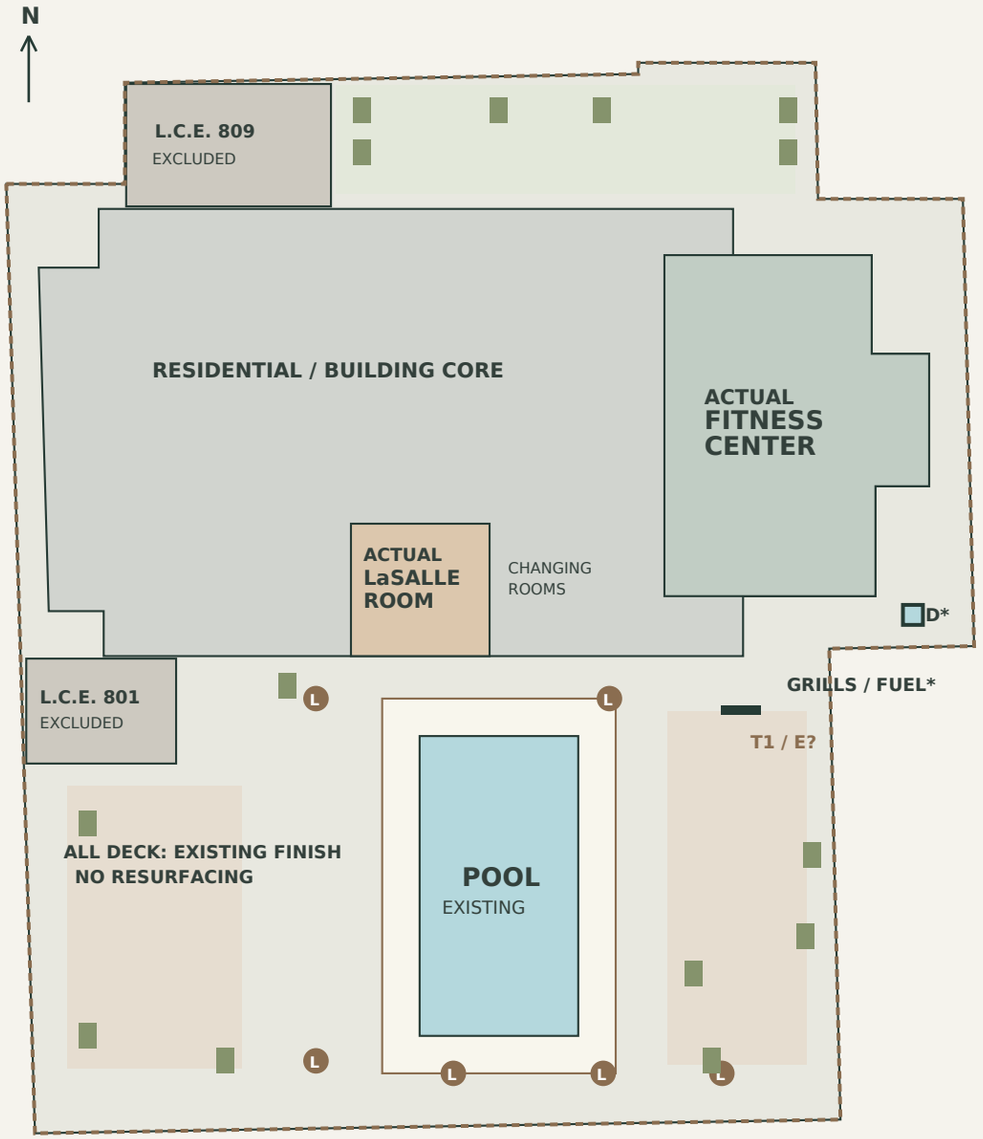
West side | necessary breathing room

Keep the narrow passage clear. Do not assume a continuous walking loop: the northwest limited-common-element terrace interrupts the apparent connection. Verify gates and access rights; north-terrace access is tested from the east only.

Private / limited common elements

L.C.E. Unit 809 and L.C.E. Unit 801 terraces are excluded from shared-use furniture. Confirm all common-area boundaries with management before implementation.

Retained surfaces, lighting and utility coordination



Symbols identify photo-observed systems and study zones only. Exact light, drain, gate, outlet and service locations are not on the supplied survey. This is a coordination plan, not a utility as-built.

S1 / Existing resurfaced deck - all zones

Retain the completed surface with no overlay, pavers, rugs or refinishing allowance. Use surface-manufacturer-approved protective interfaces under planters and furniture; keep drainage paths visible and serviceable.

L / Permanent lighting - retain

Existing pool, bollard and wall lighting remain fixed. Diagram symbols indicate lighting zones, not fixture quantities or relocation points. Verify planting and furniture do not obstruct light distribution or maintenance.

D* / Drain observed at grilling terrace

Preserve the visible drain and all other existing drains once surveyed. Map low points, cleanouts and surface slopes before setting planters. Do not run irrigation discharge or debris toward the pool.

T1 / E? / W? / G? - survey required

TV power/data need electrician and AV review; no cable route is designed. Water, shutoffs and firepit fuel remain unverified. Drip irrigation is conditional on a suitable water service and protected routing, with backflow review and winterization.

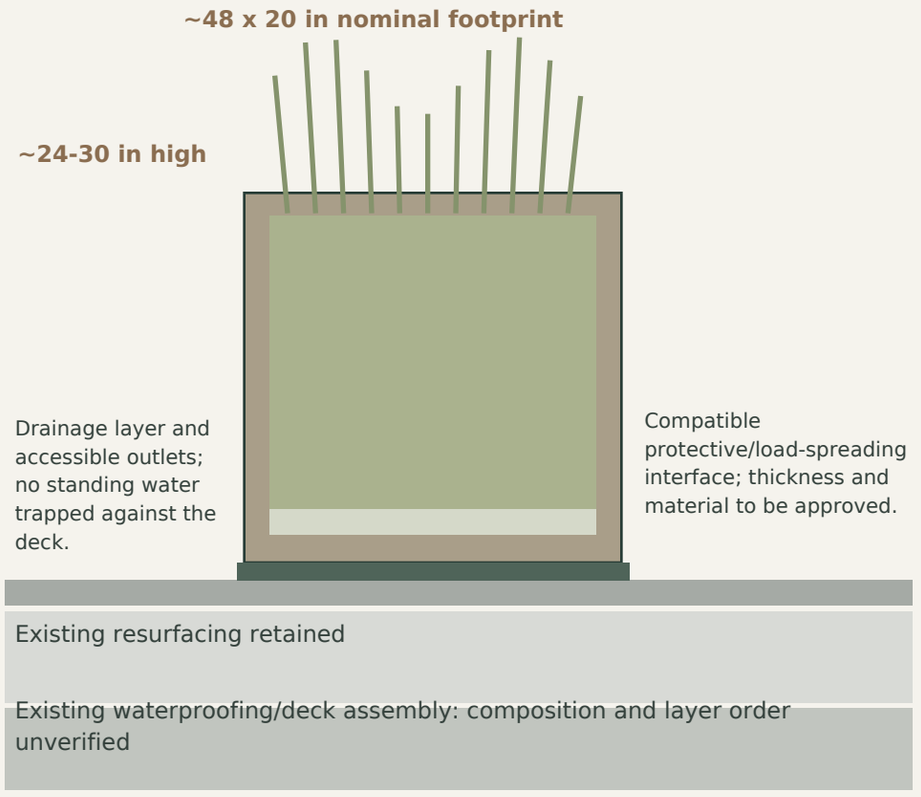
Routes, barriers and doors

Retain existing railings, parapets, pool barrier and gates. Confirm their exact alignments, gate swings and all door approaches. The perimeter trace must not be interpreted as a verified continuous pool fence.

Protect the new surface: two conceptual details

A / FREESTANDING PLANTER

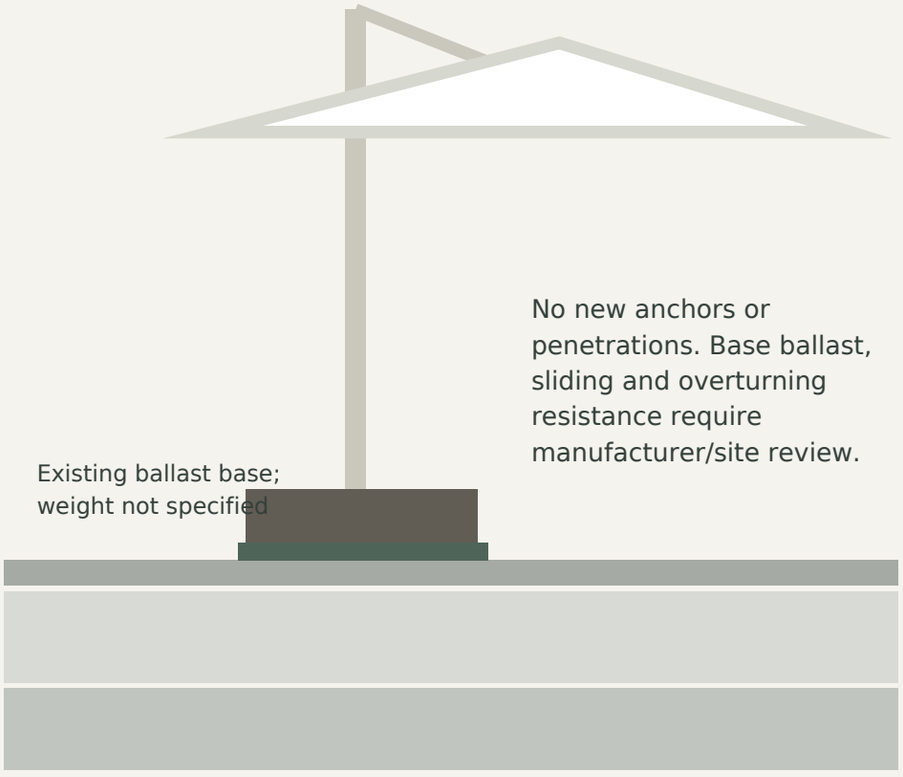
Engineered lightweight media; mature plants and fully saturated weight included in load review.



Structure over parking garage: verify load paths

B / RETAINED MOVABLE UMBRELLA

Existing canopy and base. Verify model, opening sweep, operating height and wind procedure.



Parking garage below both details

Not an engineered installation detail. No slab capacity, membrane thickness, ballast weight or wind rating is assumed. Confirm waterproofing compatibility, point loads and wind stability before procurement. Planter dimensions are approximate design allowances. Keep planters outside barrier-climbing and fire-appliance clearance zones.

Pool terrace / daytime concept





Same source viewpoint: pool4.jpg. Existing deck, loungers, movable umbrellas and fixed lights retained in intent. One of four firepit/couch groups is illustrated; couch appearance and table dimensions are placeholders. Plants and furniture positions are conceptual. AI rendering is not a measured clearance or inventory record.

Grilling terrace / coordinated dining





Same source viewpoint: grill1.2.jpg. Coordinated bronze and teak-toned dining replaces weathered picnic furniture. Existing grills, glazing and permanent lighting remain in intent. Ceiling renewal assumes the staining/patching cause is resolved. Final tables must preserve appliance clearances, accessible dining and the drain.

Evening atmosphere / existing lighting retained



Expanded planting with existing permanent lighting. Umbrellas are closed and the firepit off. Light color and coverage are illustrative, not measured. No new landscape lighting is included; the optional TV has a separate electrical scope on page 14.

Furniture and planting / restrained, durable additions


Existing deck


Taupe


Bronze


Teak tone

Oatmeal


Muted olive

Element	Selection direction	Quantity / operation
Retained furniture	Beige loungers; all existing white movable umbrellas; four Montego firepit/couch groups; reuse suitable dining sets.	Actual inventory governs. No replacement couch or firepit purchase.
Dining refresh	Commercial powder-coated aluminum frames; exterior-rated teak-tone tops; stackable chairs with durable outdoor sling or replaceable cushions.	Up to two six-place grill tables as a test-fit allowance. Verify seventh-floor storage.
Side tables / quiet seating	Small bronze-tone tables; compact seating with arms; avoid loose decorative accessories.	Only where needed after inventory and capacity review.
Planters	Frost-resistant commercial fiberglass or equivalent; matte taupe/bronze; engineered growing media and serviceable drainage.	16-container study allowance: 8 pool, 6 north, 2 grill. See schedule; no order quantities approved.
Sunny planting candidates	Prairie dropseed, compact little bluestem and low sedums; limited calamintha/catmint in garden areas away from cooking and pool edges.	Final species depend on container root volume, sun, wind and winter protection. Keep dry foliage away from firepits.
Irrigation / seasonal care	Conditional drip irrigation from a verified service; concealed protected edge routing; spring checks and winterization.	No hoses across paths. Budget for plant replacement and staff watering if irrigation is not feasible.

Commercial suitability must be confirmed by the supplier, including UV/chlorine exposure, cleaning, replacement parts and common-area warranty coverage. The renderings communicate color and atmosphere, not selected products or engineered fastening.

Board summary / one coordinated concept

Recommendation: Develop the expanded planting scheme and quiet north terrace; price the TV lounge as a separate option. Test T1 near the Fitness Center first. Keep the north TV rendering as an alternate atmosphere study, not the preferred installed location.

Decision area	Concept outcome	Cost / practical implication
Look	Warm taupe, bronze, teak-toned details and green planting; compatible with beige loungers and white umbrellas.	Consistent residential character with limited new finishes.
Shade / wind	Retain every existing movable umbrella; no increase in canopy area assumed.	Service / review: $; actual wind limits and ballast unverified.
Seating / flexibility	Four existing couch/firepit groups; inventory-led loungers; targeted dining and quiet chairs.	Furniture: $-$$; no new firepits, couches or loungers assumed.
Surfacing / lighting	Completed surface and fixed permanent lighting retained throughout.	Replacement: excluded. Protect existing work during installation.
Planting / maintenance	16-container study allowance; drought-tolerant planting candidates and conditional drip irrigation.	Planting: $$; loads, water demand and winter care to be priced.
Outdoor TV option	One outdoor-rated 65-75 in screen; engineered support; controlled local audio; concealed power/data.	TV option: $$$ relative tier; quote separately from landscape work.
Grilling terrace	Retained serviceable grills; dining refresh, optional freestanding prep cart and coordinated bins.	Refresh: $$; any ceiling repairs priced after investigation.
Off-season storage	Use seventh-floor storage for movable furniture/cushions; verify elevator and storage fit.	Staff handling remains necessary; engineered planters may stay outside.
Disruption	Phase furniture and planting by zone; keep circulation and pool operations protected.	Likely limited closures for deliveries/work; no full-season closure assumed.

Budget basis: $ lower / $$ moderate / $$$ higher relative cost. Not dollar estimates or quotes. Obtain separate prices for landscape, furniture, TV/AV, professional review, irrigation and repairs. No purchases or external commitments have been made.

Before purchasing or moving furniture

1 / Measure and inventory

Survey the entire common perimeter: doors, gates, clear widths, slopes, drains, fixed lights and utilities. Record each lounger, umbrella/base, table, couch and firepit. Confirm posted capacity and actual common-area boundaries.

2 / Validate the four lounge groups

Obtain couch photos/dimensions and firepit installation documents. Confirm fuel type, existing approved locations, ventilation and required clearances. North-terrace relocation is conditional; retain current locations if moving would require unsuitable service work.

3 / Review added loads and surface protection

Structural engineer: saturated planter weights, concentrated loads and ballast above garage. Waterproofing consultant: compatible pads, drainage and warranty protection. Wind review: umbrellas and planter/furniture stability.

4 / Confirm pool and accessibility layout

Licensed landscape architect / architect and applicable Illinois pool review: routes, pool surround, barriers, signs and seating. Accessibility was confirmed by the owner; preserve it and verify the proposed arrangement. Consult an electrician or plumber only if service work is added.

5 / Pilot and then purchase

Test one planter and one dining set; use removable markers compatible with the deck to test circulation and firepit spacing. Confirm seventh-floor storage logistics. Phase the work around pool operations; retain all existing fixed features.

SOURCE & ASSUMPTION REGISTER

Owner-provided: 8th_20Floor(2).pdf; pool1-4.jpg; grill1.jpg; grill1.2.jpg; October 12 instructions and corrections.

Confirmed by owner: resurfacing complete; parking garage below; no known leaks; movable umbrellas; permanent nighttime lighting; furniture storage on seventh floor; four firepits with couches; survey room labels reversed.

Unverified: exact dimensions, posted capacity, couch counts/seats, umbrella models, firepit fuel, structural loads, utility locations and unphotographed perimeter conditions.

Firepit product reference

Illinois Swimming Facility Code, Part 820

U.S. Access Board - pools and spas

Chicago Botanic Garden - rooftop plants

Tuuci - general umbrella care reference

References accessed October 12, 2026. Tuuci is general guidance only; the existing umbrella brand is unknown. Final plant selection needs container/exposure review. No compliance approval is represented.

North garden lounge / preferred use for this side



A | NORTH GARDEN LOUNGE

Illustrative setting - existing conditions and furniture to be verified

Atmosphere study, not a photo match. Two retained firepit/couch groups sit among additional planting and small reading areas. Actual facade, enclosure, views and couch appearance must be documented. This quiet-use direction is preferred for the north terrace; retain clear access to residential windows and doors.

Outdoor TV lounge / furniture and media character



B | OUTDOOR TV & SOCIAL LOUNGE

Illustrative setting - location, mounting and clearances to be verified

Illustrative alternate setting. This north-terrace image shows the proposed TV, cabinet and seating character. The revised plan instead tests the TV at T1 near the Fitness Center. It does not authorize placing a cabinet against glazing or blocking doors. Mounting, heat clearances, wind and power remain unresolved.

Outdoor TV / preliminary design and operations brief

Scope: One shared outdoor TV lounge using existing seating. T1 is a feasibility zone on the wider dry deck south of the actual Fitness Center, separate from the covered cooking area. No exact installation point is selected.

Display and viewing

Study a 75-inch-class outdoor-rated TV, with 65 inches as a smaller alternate after mock-up. Start with roughly 10-14 ft viewing distance and adjust for couch height, glare and text visibility. The diagram is not a measured viewing-distance check.

Sun and weather exposure

Select full-sun or shaded/partial-sun equipment from actual exposure, including reflected light. Samsung The Terrace is one reference family, not a purchase selection. Check the exact model's temperature limits, installation manual and common-area warranty.

Support and surface protection

The rendered cabinet communicates appearance only. Seek an engineered nonpenetrating support if feasible, including overturning, sliding, dead load and surface protection. Do not attach to glazing, rails or the membrane without an approved design.

Power and connectivity

Electrician to survey suitable supply, outdoor protection and concealed cable routing. AV contractor to test network coverage; evaluate a protected wired connection. No extension cord or cable may cross circulation.

Sound and neighbor comfort

Aim sound into the seating group; use a limited-volume local speaker or soundbar only if needed. Avoid a subwoofer and deck-wide amplification. Verify impact at nearby residential windows before selecting the location.

Staff controls and hours

Provide a simple remote with secure storage, limited inputs, automatic shutoff and building-set viewing hours. Management should define booking priority, volume limits, content access and staff override.

Firepit and cooking coordination

Verify manufacturer heat and combustible clearances between TV, couch, planting and firepit, and separate the screen from grill heat/grease. Do not use the firepit during a TV trial until the appliance layout is reviewed.

Winter and seasonal operation

Agree whether the selected TV remains installed under an approved cover or is professionally removed. Confirm handling route and seventh-floor storage if removal is needed; include seasonal servicing in the quote.

Samsung outdoor TV exposure reference | SunBrite outdoor mounting reference
Product references accessed October 12, 2026; neither source establishes site-specific wind adequacy or approval.

Preliminary item schedule / inventory before ordering

Quantities below are study allowances for pricing and layout. Reuse suitable existing items first. Added seating depends on posted capacity, accessible routes and seventh-floor storage fit.

ID / item	Allowance	Design basis / status
R1 / Existing loungers	All existing; 24 symbols shown	Inventory and condition check. No replacement purchase assumed.
R2 / Umbrellas + bases	All existing; quantity to confirm	Record canopy size, base weight, wind procedure and storage needs.
R3 / Firepit + couch groups	4 groups retained	Montego firepits; actual couch quantities, fuel and approved clearances to verify.
P1 / Rectangular planters	10 containers	Approx. 48 x 20 in footprint, 24-30 in high; 5 pool / 4 north / 1 grill.
P2 / Round planters	6 containers	Approx. 24-28 in diameter, 24-30 in high; 3 pool / 2 north / 1 grill.
D1 / Grill dining	Up to 2 tables + 12 places	Six-place layouts; replace weathered picnic furniture only as justified.
D2 / Pool dining + quiet seating	12 dining + up to 4 quiet places	Dining uses retained inventory where suitable. Added quiet chairs are conditional.
ST1 / Small side tables	Up to 6	Bronze/taupe commercial outdoor finish; count after checking existing tables.
A1 / Outdoor TV option	1 display + 1 support assembly	65-75 in study range; engineered support, cover and installation priced separately.
A2 / TV services	1 AV/electrical package	Power/data, controls, volume limit, staff handover and seasonal service.
S1 / Grill support	1 prep cart + 1 waste/recycling set	Optional additions only where equipment and accessible routes remain clear.

Planter total: 16. Fourteen positions are illustrated (8 pool / 6 north); the 2 grill containers are held pending measurements. Suppliers must provide empty weight, saturated assembly weight, support contact area, drainage details and frost suitability before selection. Dimensions are approximate, not fabrication instructions.

Phased implementation / a reviewable next step

Phase	Work and lead responsibility	What allows the next phase
1 / Field record	Management + designer: measure shared perimeter, inventory furnishings, photograph north/east sides, confirm boundaries and posted capacity.	An accurate plan with gates, doors, drains, lights and utilities.
2 / Feasibility	Structural/waterproofing/wind reviewers: assess 16-planter allowance and TV support. Pool/accessibility review: check proposed routes and furniture.	Written location and installation criteria; reduce or move items if needed.
3 / On-site mock-up	Designer + staff: mark furniture and planter footprints with surface-compatible methods; test TV sightlines and sound at T1.	Comfortable clear routes, usable seats, acceptable glare and neighbor impact.
4 / Comparable pricing	Seek separate written proposals for planters/plants, dining refresh, irrigation, TV/AV/electrical and any ceiling repairs.	Like-for-like scope, delivery access, warranties, seasonal service and exclusions.
5 / Install in stages	Start with furniture refresh and a small approved planting pilot. Complete remaining planting and optional TV only after review.	Protected deck finish, clear egress and coordinated pool operating dates.
6 / Staff handover	Record irrigation care, umbrella closure procedure, TV hours/volume controls, winter storage and maintenance contacts.	A simple operating guide and post-install walkthrough.

COST PACKAGES TO KEEP SEPARATE

Base refresh: retained-furniture coordination, targeted dining, planter pilot.
Landscape completion: remaining approved containers, plants and optional irrigation.
TV alternate: outdoor screen, engineered support, electrical/data, audio controls and servicing.
Investigation / repair: professional reviews and any confirmed ceiling or existing-condition work.

Not included: resurfacing, replacement permanent lighting, new pool/coping, new pergolas or replacement firepits/couches.

No vendor contact or orders have been placed. This revision is ready for board discussion and site verification.