

AGENDA

- + Previous Meetings Recap
- + Building Materials and Characteristics
- + Existing Conditions & Preliminary Modifications
 - + Building A
 - + Building B
 - + Building C
 - + Building D
 - + Building F

TALARIS PROJECT RECAP

10/28/21 ARC Briefing:

- + Original design and evolution of the site - further development was anticipated
- + Presented revised site plan with over 20% fewer single family home sites (62 to 48)
- + Adaptive reuse of historic buildings to partially offset economics of having fewer homes
- + Described current approach to adaptive reuse of historic buildings

1/5/22 LPB Briefing:

- + Revised site plan with focus on hiding garages and reducing driveways
- + Outlined the defining characteristics of the historic structures
- + Outlined a potential compatible architectural vocabulary
- + Shared some conceptual images of new pond and wetland homes

2/4/22 LPB Briefing:

- + Reviewed revised overall site plan
- + Outlined the recent history of the property
- + Reviewed defining characteristics of the historic landscape
- + Arborist's overview of tree conditions - restoring canopy, removing poor health trees
- + Walk through of overall site plan concept from the loop road





WHAT WE HEARD

- + History of the landscape design and overall tree health information was very helpful.
- + 3D walk through outlining overall conceptual site design approach was appreciated.
- + Concern for the term and the concept of a “Gate House” adjacent to the main campus entrance and scale of massing shown in fly through video.
- + Concept of outdoor space formed by clusters of buildings similar to A/B/C could provide a strong connection between the historic site planning and the current site planning.
- + Addition to Building D was considered a reasonable location for new commercial space.
- + Concern of conceptual house roof forms differing from landmarked building roof forms.
- + Would like to understand how the historic structures will be adaptively re-used.

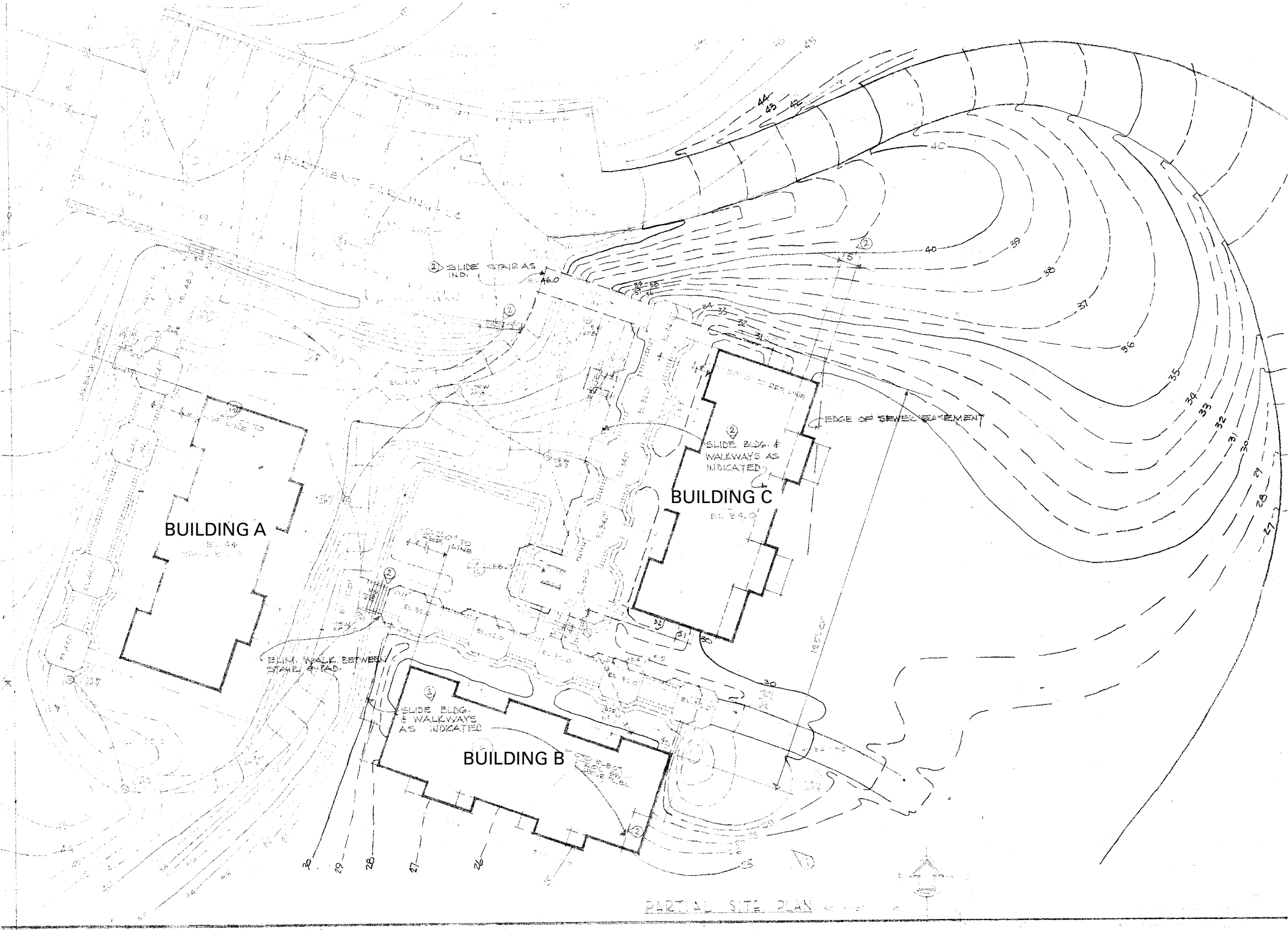
BUILDINGS A, B, C

BUILDINGS A, B, C / SITE PLAN



BUILDINGS A, B, C MATERIALS & CHARACTERISTICS

BUILDINGS A, B, C / SITE PLAN



Site Planning Characteristics:

- + Cluster arrangement around a central courtyard
- + Layers of public and private outdoor space
- + Internal oriented views of courtyards, pond and landscaping
- + Courtyard paving patterns/materials
- + Rain drainage surfacing materials at building perimeter.

BUILDINGS A, B, C / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



Building Primary:

- + Hipped Roof Forms with Deep Eaves
- + Batten Seam Metal Roofing Materials
- + Recessed Concrete Foundations with Articulated Belt Course
- + Painted Wood Siding
- + Wood and Aluminum Windows

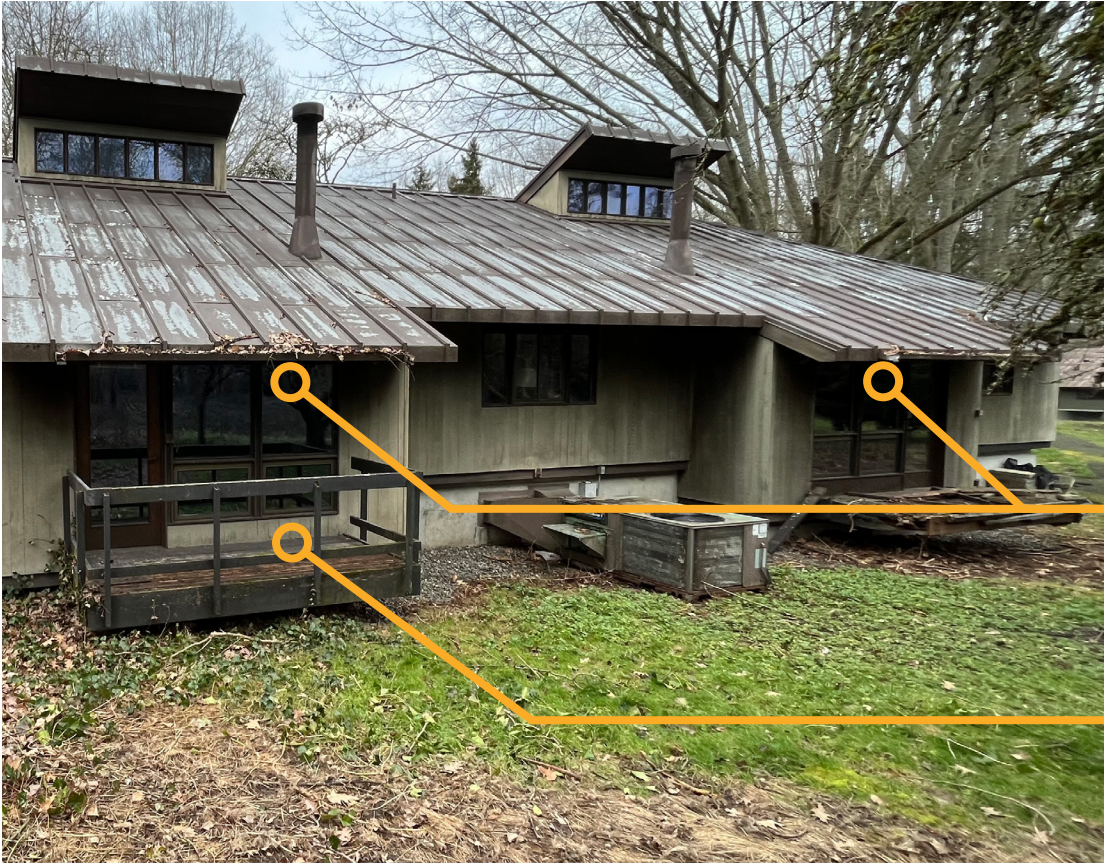
Building Secondary:

- + Cedar Wood Board Eaves with Continuous Venting;
- + Sunken, Projecting Living Room Bays;
- + Recessed Entry Deck with Roof Overhang Broken;
- + Projecting Wood Walkways
- + Painted Wood Guardrails
- + Private Elevated Wood Decks/Rails

Building Tertiary:

- + Wood Doors/Frames
- + Building Graphics/ Site Signage
- + Metal Chimneys
- + Plumbing Roof Vent Pipes
- + Wall Mounted Light Fixtures
- + Light Bollards

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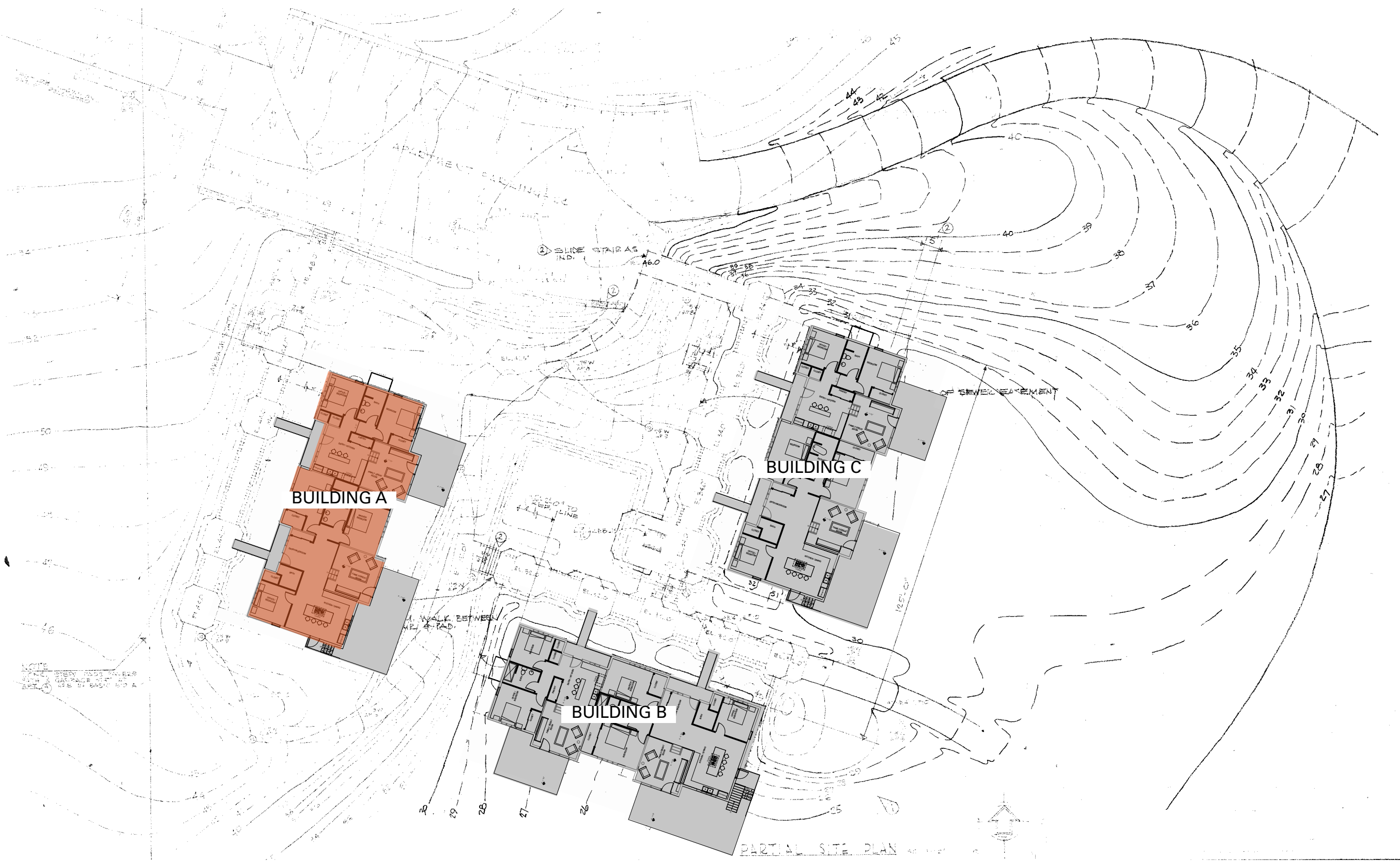
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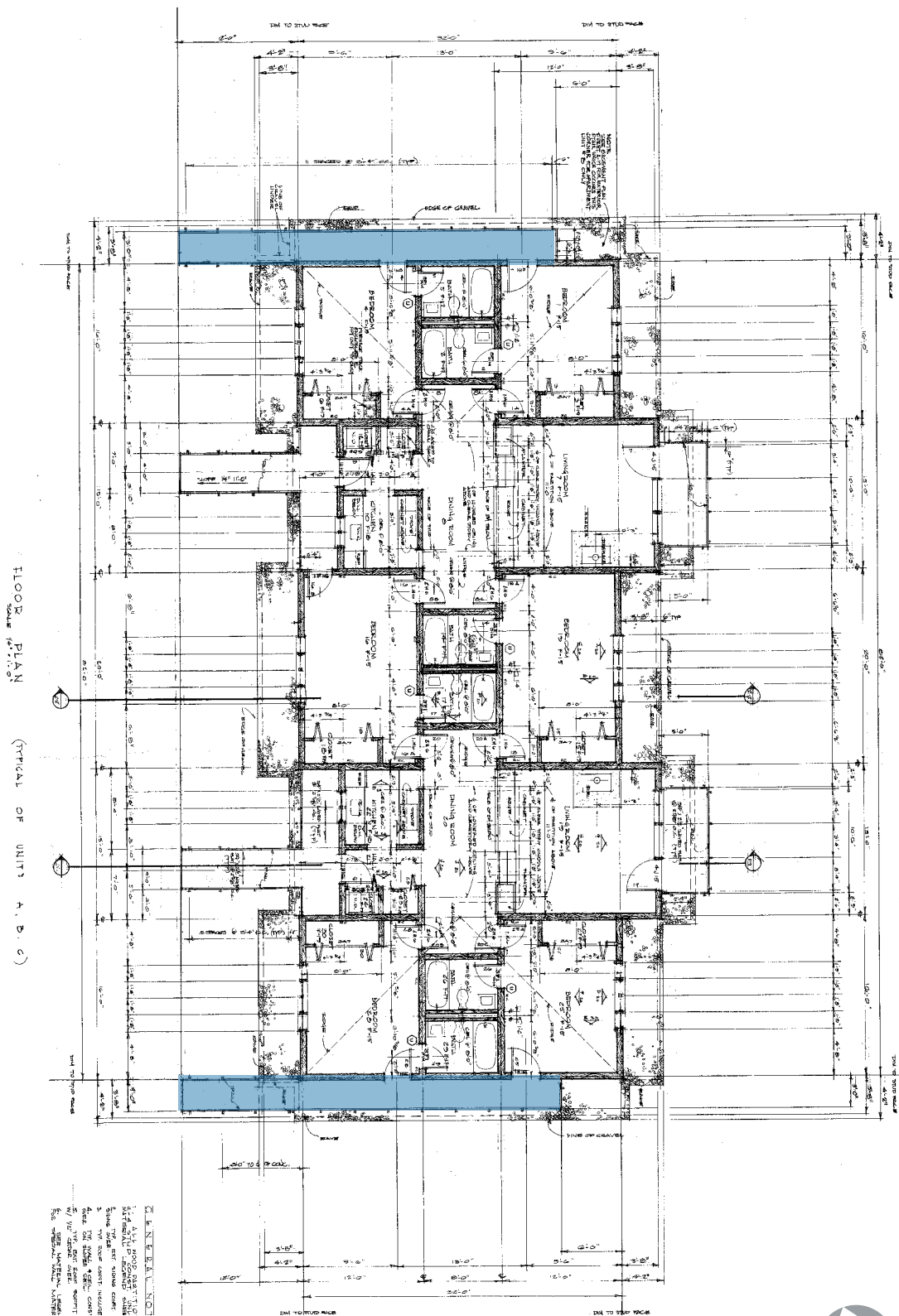
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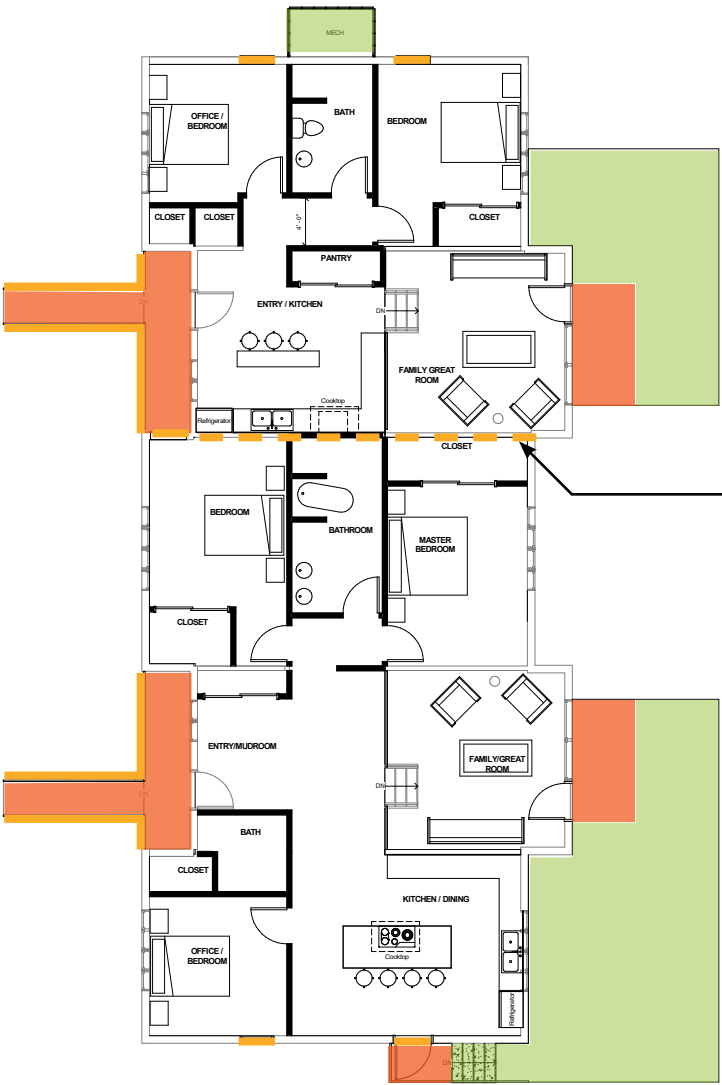
BUILDING A



- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION

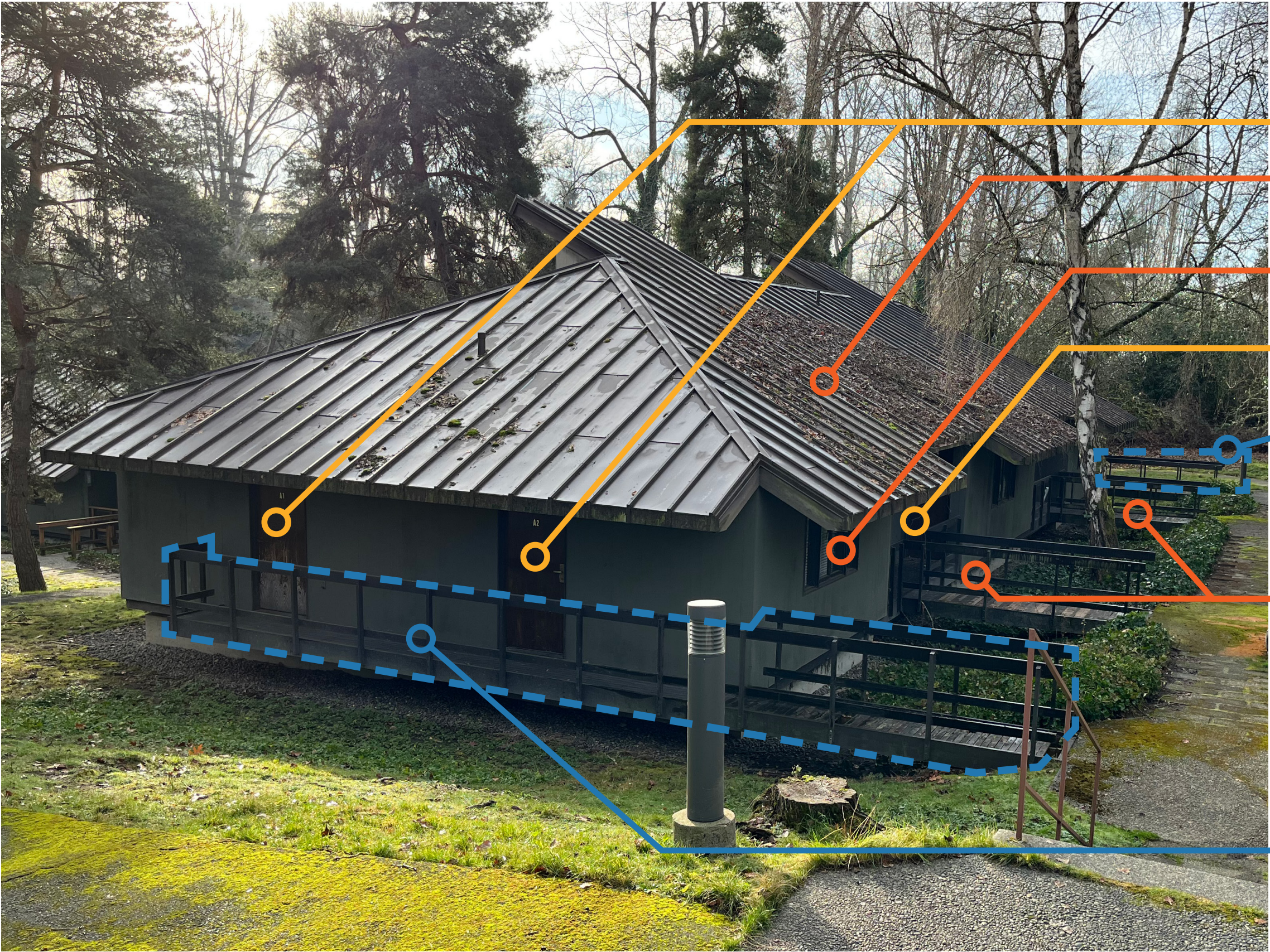


EXISTING FLOOR PLAN



UNIT DEMISING WALL

PROPOSED FLOOR PLAN



- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION

REMOVE EXISTING DOORS AND FRAMES

REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION

REMOVE EXISTING WINDOWS AND FRAMES

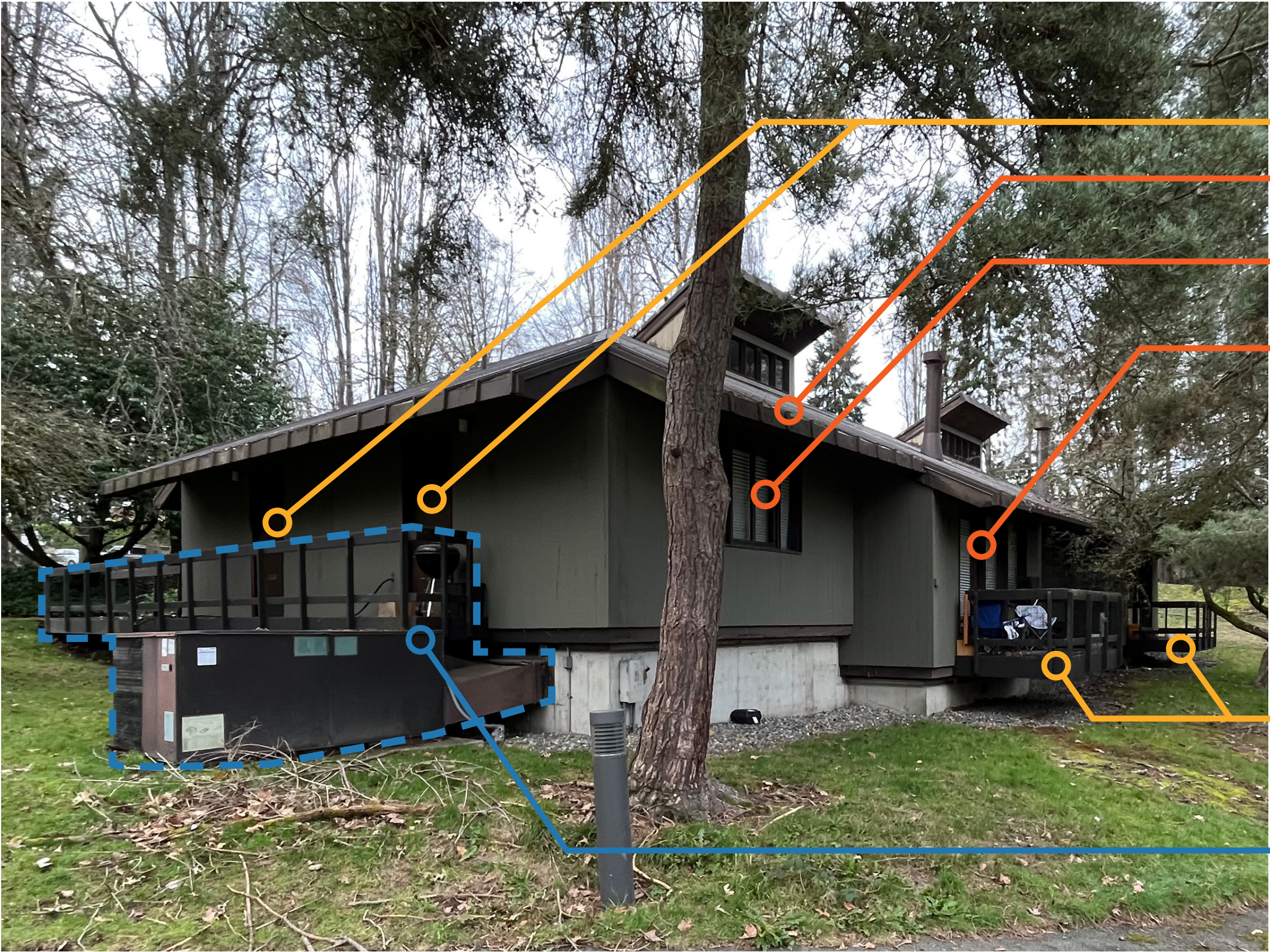
REMOVE ENTRY DOORS AND FRAMES

REMOVE ELEVATED WALKS AND RAILINGS

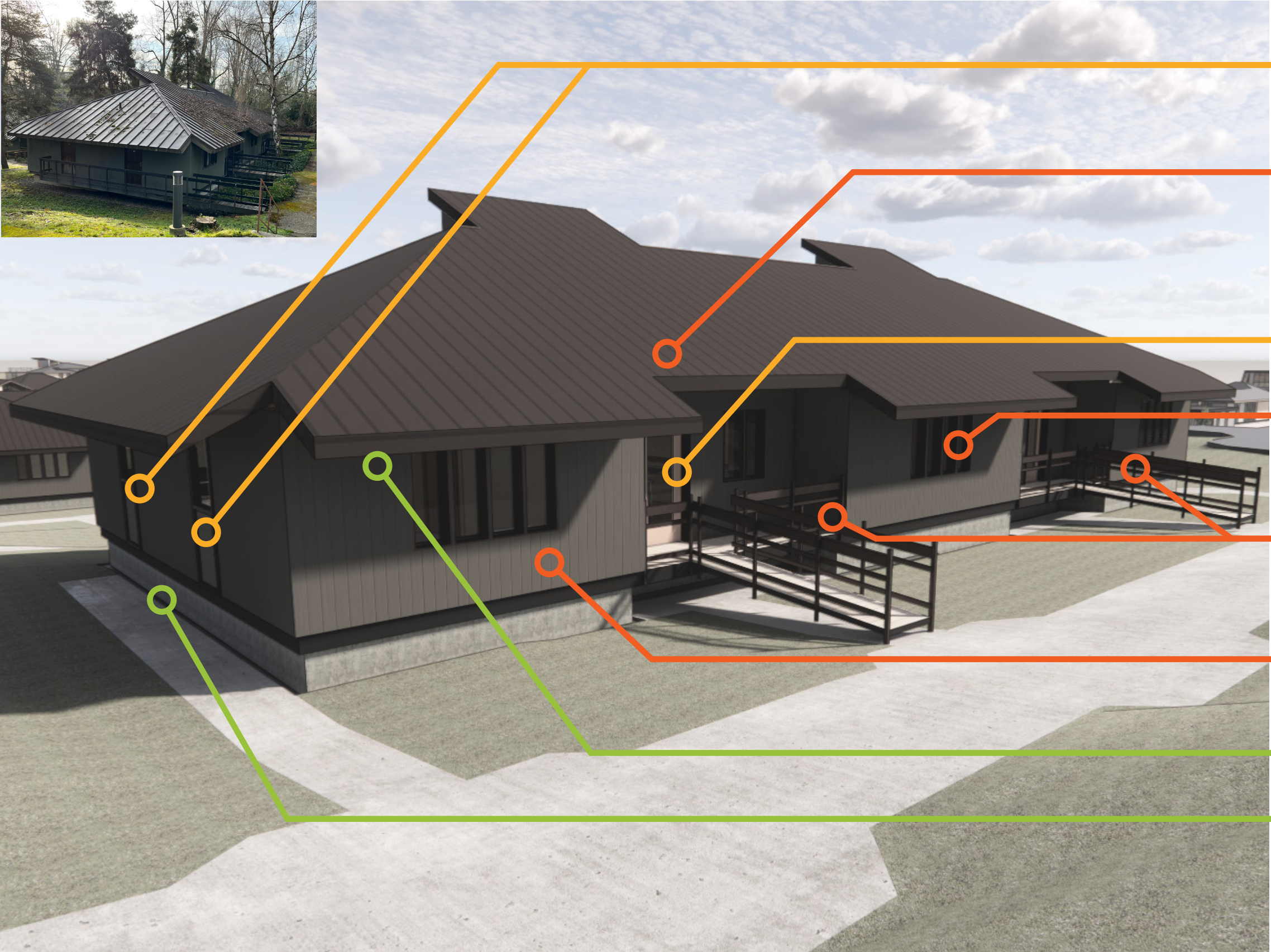
REMOVE EXISTING ELEVATED WALKS AND RAILINGS

REMOVE ELEVATED WALKS AND RAILINGS

- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION



- REMOVE EXISTING DOORS AND FRAMES
- REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION.
- REMOVE EXISTING WINDOWS AND FRAMES
- REMOVE DOORS AND FRAMES
- REMOVE EXISTING ELEVATED DECK AND RAILINGS
- REMOVE ELEVATED WALKS AND RAILINGS AND MECHANICAL EQUIPMENT



- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION

REPLACE DOOR/FRAME WITH WINDOW AND WOOD INFILL BELOW

REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION

REPLACE ENTRY DOORS WITH NEW DOOR/FRAME

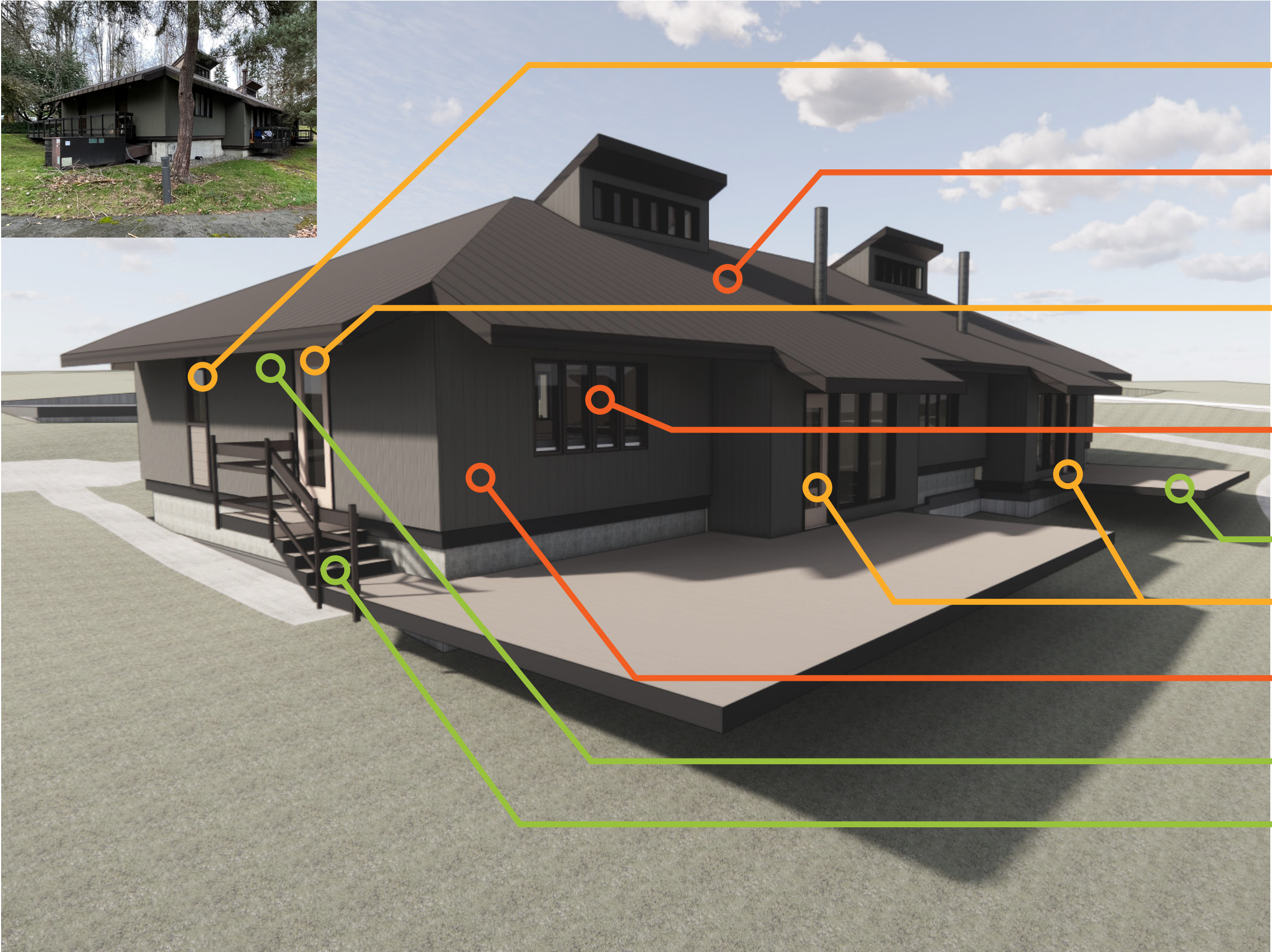
REPLACE EXISTING WINDOWS/FRAMES WITH MATCHING CODE COMPLIANT WINDOWS/FRAMES

REPLACE ELEVATED WALKS AND RAILINGS WITH NEW TO MATCH ORIGINAL INSTALLATION

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

ADD MECHANICAL VENTING BELOW EAVE AT WALL

ADD MECHANICAL UNIT AND SCREENING



- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION

REPLACE DOOR/FRAME WITH WINDOW AND WOOD INFILL BELOW

REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION.

REPLACE WOOD DOOR WITH NEW DOOR/FRAME

REPLACE EXISTING WINDOWS/ FRAMES WITH MATCHING CODE COMPLIANT WINDOWS/FRAMES

ADD EXTENDED DECK

REPLACE FULL LIGHT WOOD DOOR

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

ADD MECHANICAL VENTING BELOW EAVE AT WALL

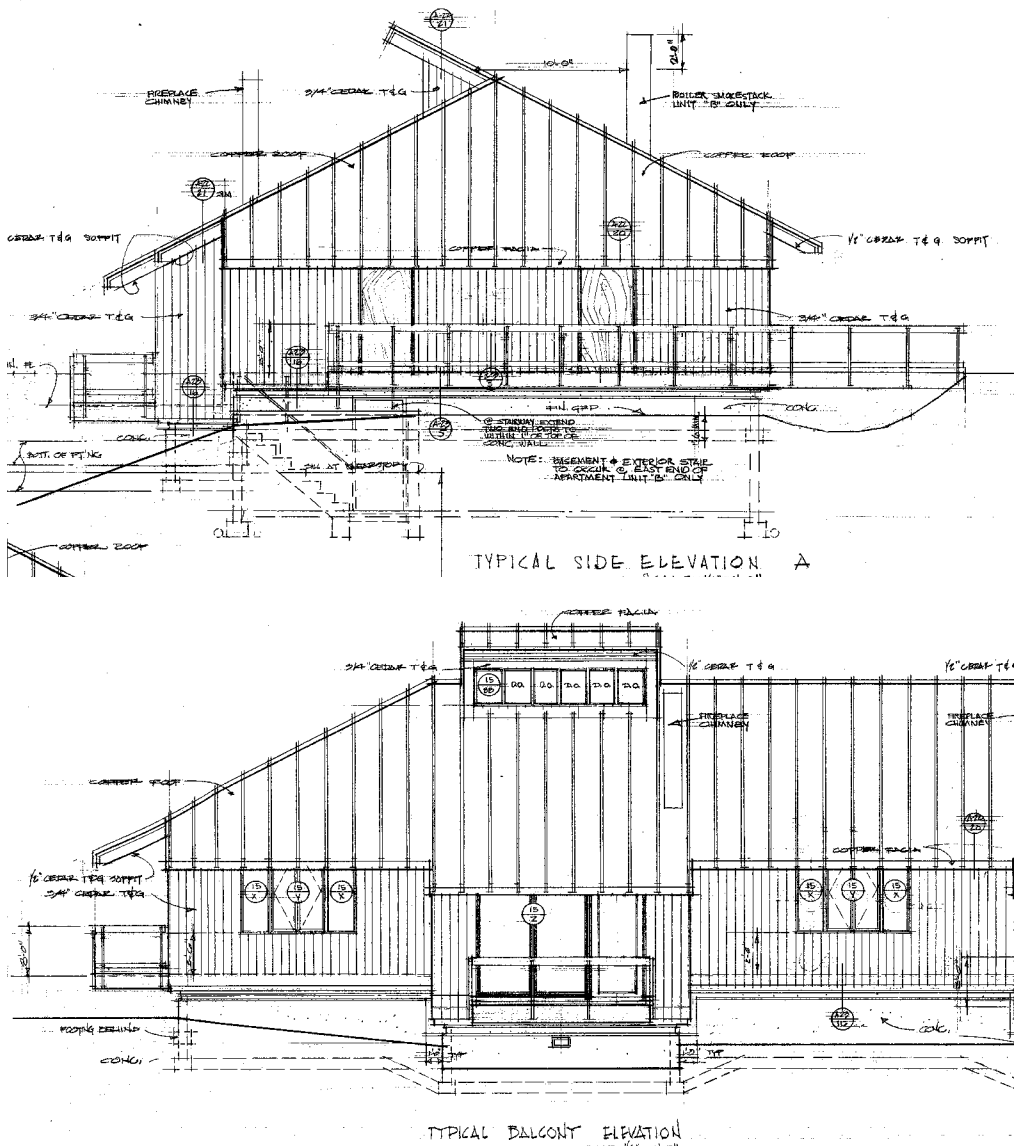
ADD EXTENDED DECK AND STAIRS/ RAILING TO MATCH EXISTING RAILING DESIGNS

EXISTING



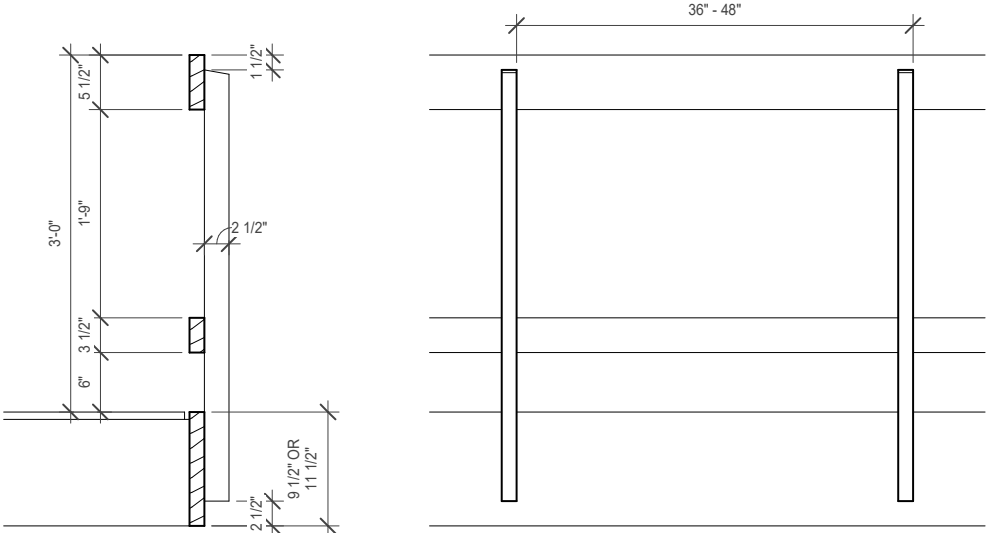
1. ORIGINAL DECKING:
5/4X4 BOARDS GAPPED 1/4" - 3/8" ON
2X10 FRAMING MEMBERS WITH 2X10 WOOD SKIRT BOARD
DARK BROWN PAINTED FINISH
1. ORIGINAL RAILING:
2X3 VERTICAL SUPPORTS @ 36"-48" O.C. TYP.
2X4 CONTINUOUS HORIZONTAL BOTTOM RAIL
2X6 CONTINUOUS HORIZONTAL TOP RAIL WITH EASED EDGES AT TOP
DARK BROWN PAINTED FINISH
2. REPLACEMENT DECKING SYSTEM:
5/4X4 OR 5/4 X 6 PRESSURE TREATED BOARDS GAPPED 3/8"-1/2" ON
2X10 PRESSURE TREATED FRAMING WITH 2X10 P.T. SKIRT BOARDS
UNFINISHED
2. REPLACEMENT RAILING SYSTEM:
4X4 P.T. VERTICAL SUPPORTS AT 36"-48" O.C. TYP.
2X4 CONTINUOUS P.T. HORIZONTAL BOTTOM RAIL
2X4 CONTINUOUS P.T. HORIZONTAL TOP RAIL WITH 2X6 P.T. CONT. CAP
UNFINISHED

DESIGNED



- CONSTRUCTION DOCUMENTS DECKING:**
5/4 X 2 1/2" BOARDS @ 2 5/8" O.C.
2X10 FRAMING MEMBERS WITH 2X10 WOOD SKIRT BOARD
- CONSTRUCTION DOCUMENTS RAILINGS:**
2X3 VERTICAL SUPPORTS @ 36"-48" O.C. TYP.
2X4 CONTINUOUS HORIZONTAL BOTTOM RAIL
2X6 CONTINUOUS HORIZONTAL TOP RAIL WITH EASED EDGES AT TOP

PRELIMINARY PROPOSAL



1. SECTION
2. ELEVATION
- DECKING:**
5/4X4 BOARDS GAPPED 1/4" - 3/8" ON
2X10 FRAMING MEMBERS WITH 2X10 WOOD SKIRT BOARD
- RAILING:**
2X3 VERTICAL SUPPORTS @ 36"-48" O.C. TYP.
2X4 CONTINUOUS HORIZONTAL BOTTOM RAIL
2X6 CONTINUOUS HORIZONTAL TOP RAIL WITH EASED EDGES AT TOP
- ALL MEMBERS OF DECKING AND RAILING SYSTEM FINISHED WITH DARK BROWN PAINT

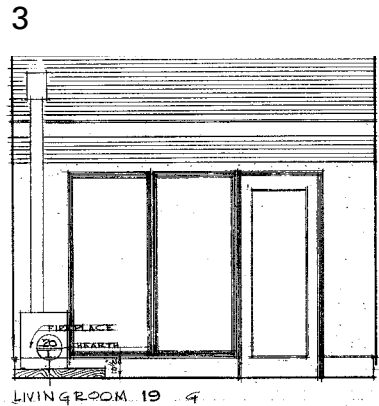
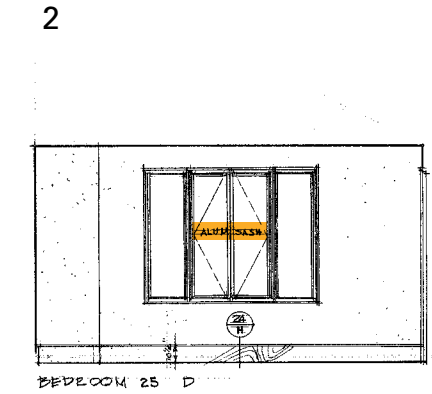
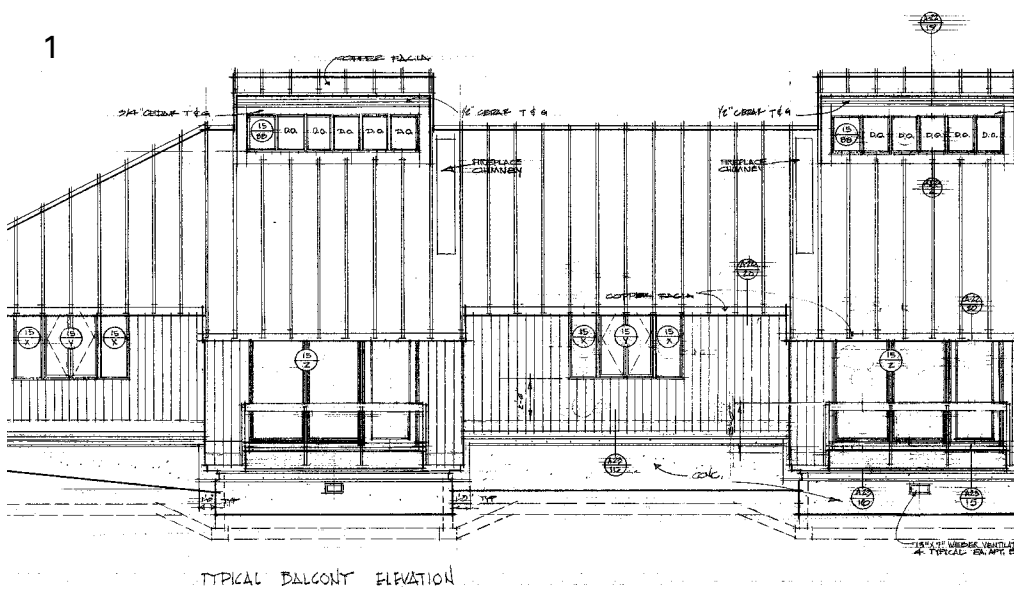
EXISTING



1. EXISTING WINDOWS ARE DOUBLE PANE GLASS IN WOOD FRAMES PAINTED DARK BROWNTO MATCH RAILINGS AND DOOR FRAMES.

2.THE OPERABLE CASEMENT WINDOWS AND AWNING WINDOWS ARE ALUMINUM FRAMED INSET IN PAINTED WOOD FRAMING.

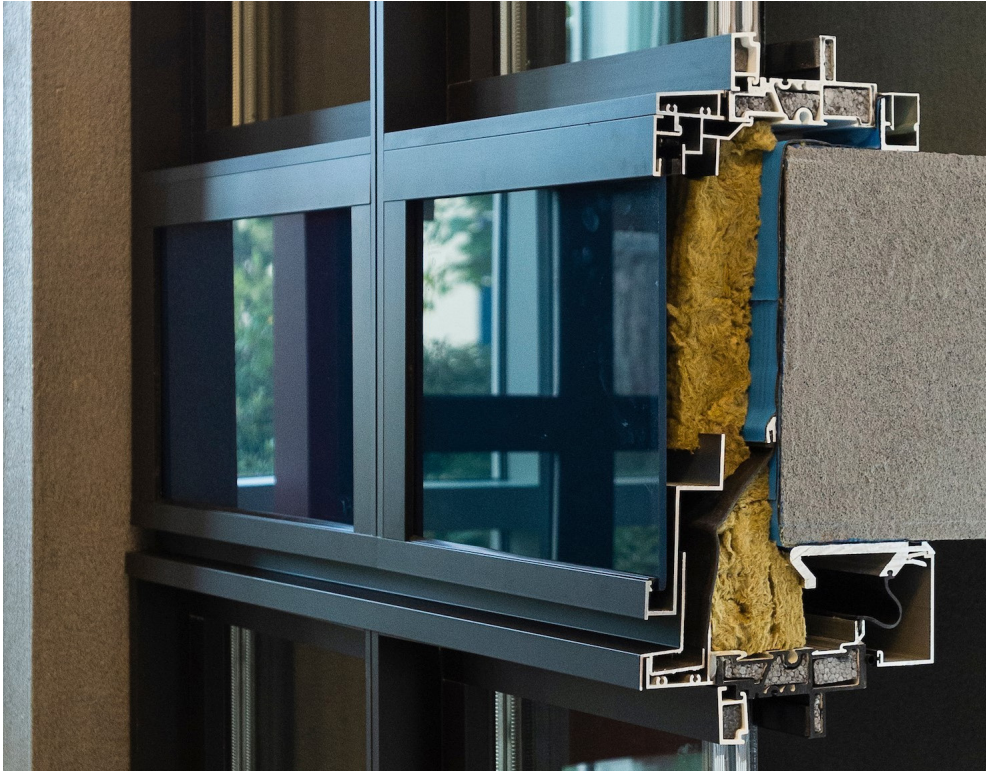
DESIGNED



1 & 2. THE ORIGINAL DESIGN SHOWS WOOD FRAMED FIXED WINDOWS AND ALUMINUM OPERABLE CASEMENT WINDOWS.

3. DOCUMENTS DO NOT SHOWTHE LOW BALCONY OPERABLE AWNING WINDOWS. THIS MAY HAVE BEEN ADDED DURING ORIGINAL CONSTRUCTION SINCE THEY APPEAR TO MATCHTHE OPERABLE CASEMENT WINDOWS.

PRELIMINARY PROPOSAL



CASCADIA UNIVERSAL SERIES

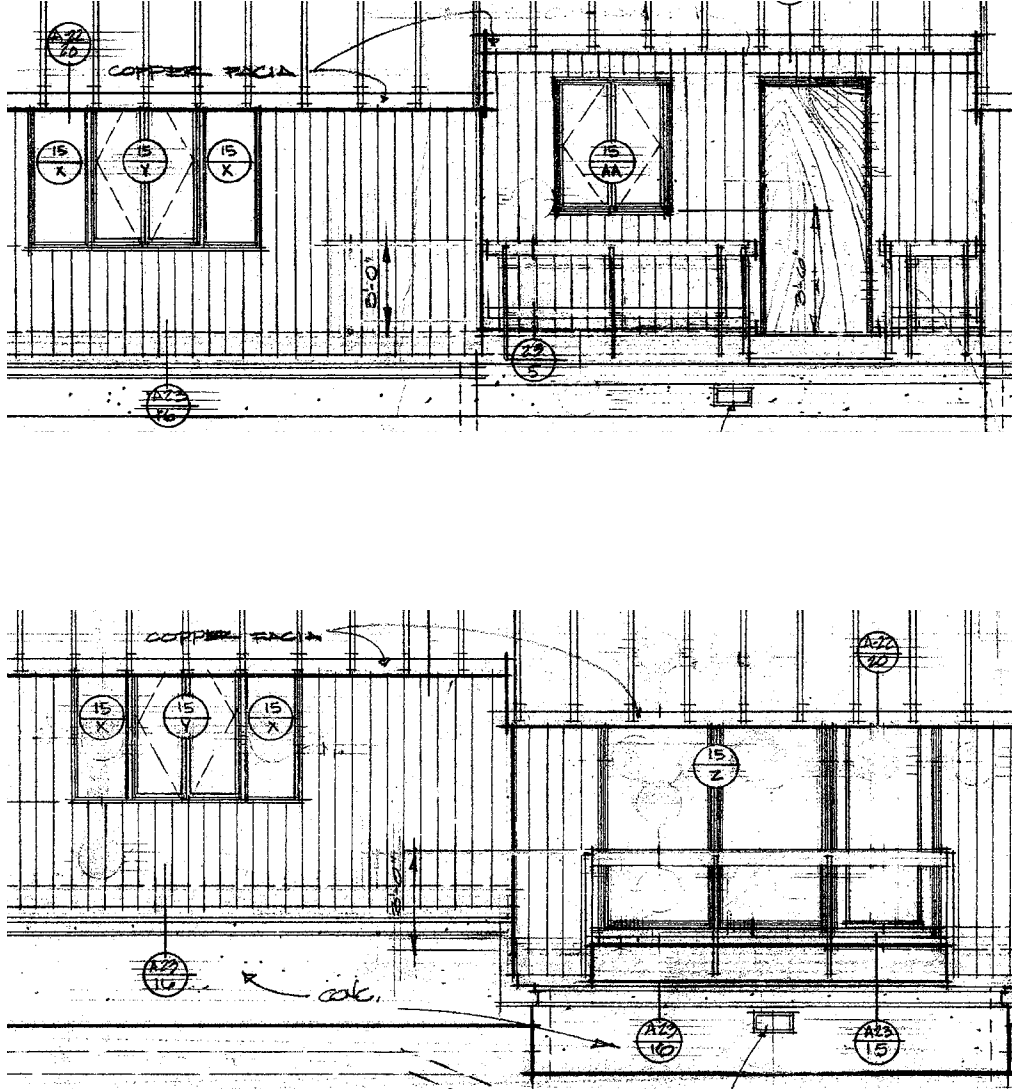
THERMALLY BROKEN FIBERGLASS STOREFRONT FRAMES AND WINDOW UNITS WITH COLORS AND PROFILES SIMILAR TO EXISTING WINDOW UNITS

EXISTING



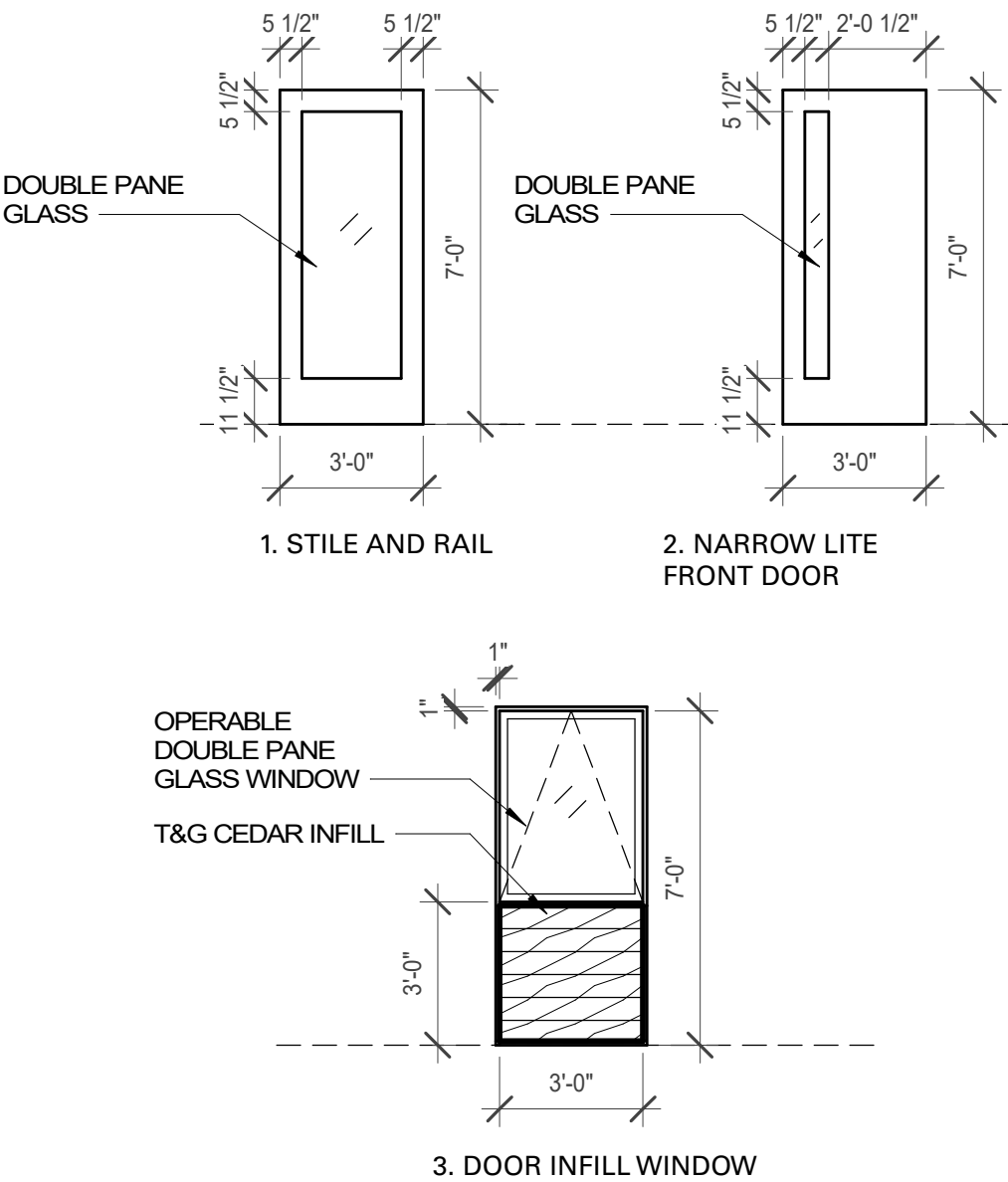
1. UNIT ENTRY DOORS:
FLUSH SOLID CORE DOORS WITH OAK VENEER AND STAIN FINISH
DOUBLE RABBIT WOOD FRAME WITH PAINT FINISH AND NO CASING TRIM.
2. DECK ACCESS DOORS:
OAK SILE AND RAIL FULL LIGHT GLASS DOORS WITH CHAMFERED
GLAZING STOP/ 5 1/2" VERTICAL STILES AND TOP RAIL; 11 1/2" BOTTOM
RAIL. DOUBLE RABBIT WOOD FRAME WITH PAINT FINISH AND NO
CASING TRIM.

DESIGNED



DESIGNED CONDITIONS SAME AS EXISTING CONDITIONS. SOME MINOR
ALTERATIONS MAY HAVE BEEN COMPLETED AS PART OF ROUTINE
MAINTENANCE SUCH AS REVISED FINISH COLORS.

PRELIMINARY PROPOSAL



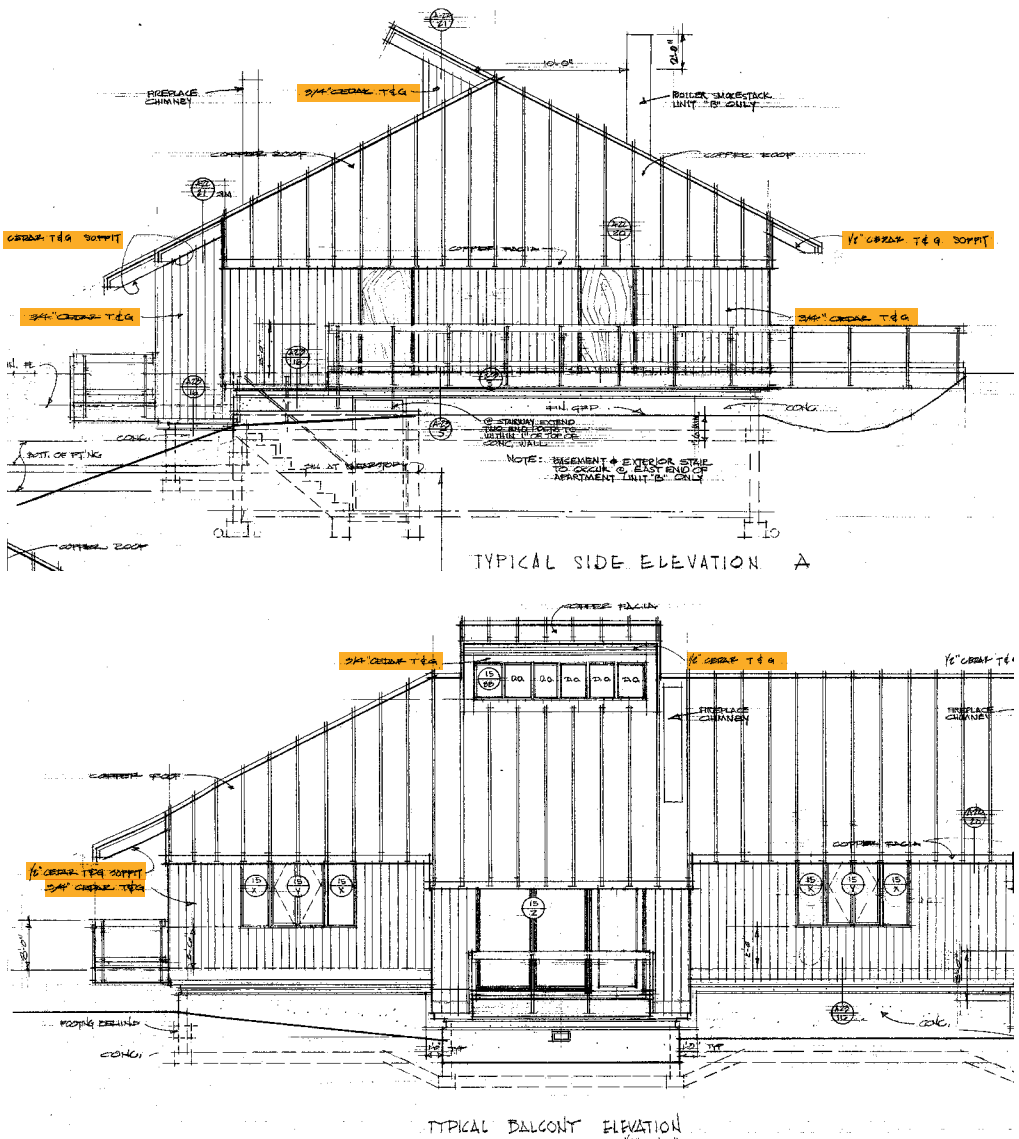
1. NEW STILE AND RAIL DOORS SHALL BE SIMPSON MODEL 4976 OR
SIMILAR IN WOOD VENEER WITH STAIN AND LACQUER FINISH.
2. NEW ENTRY DOORS SHALL BE SIMPSON MODEL 49908 OR SIMILAR
WITH WOOD VENEER AND STAIN AND LACQUER OR PAINT FINISH.
3. SOME SINGLE UNIT ENTRY DOORS SHALL BE REPLACED WITH NEW
WINDOW UNITS AND INSULATED INFILL PANEL BELOW WITH 3/4" X 5 1/2"
T&G CEDAR BOARD FINISH

EXISTING



- 1. THE SIDING IS 3/4" X 5 1/2" TONGUE AND GROOVE CEDAR. BUILDINGS HAVE BEEN PAINTED MULTIPLE TIMES
- SOME AREAS HAVE BEEN PAINTED ONCE, OTHER AREAS UP TO THREE TIMES. THE FIRST PAINT COLOR WAS MEDIUM GRAY/BEIGE. THE CURRENT COLOR FOR MOST OF THE BUILDINGS IS A DARK GREEN/GRAY COLOR
- 2. DOORS ARE STAINED OAK WITH DARK BROWN PAINTED WOOD FRAMES

DESIGNED



THE CONSTRUCTION DOCUMENT ELEVATIONS INDICATE 3/4" CEDAR T&G SIDING.

DUE TO LACK OF ORIGINAL DRAWINGS AND PHOTOS, IT IS UNCLEAR IF CEDAR SIDING WAS STAINED OR PAINTED DURING CONSTRUCTION OR SHORTLY AFTER.

PRELIMINARY PROPOSAL

A		B		C	
1		1		1	
2		2		2	
3		3		3	
4		4		4	

- PROPOSED FINISH PALETTES INCLUDE WARM MEDIUM AND DARK GRAY SIDING AND TRIM, A WARM LIGHT TO MEDIUM BROWN WOOD TONE AND A MEDIUM GRAY BROWN COLOR FOR ROOFING AND FLASHING.
- 1. CEDAR SIDING TO BE PAINTED TO MATCH FIRST LAYER OF GRAY/BEIGE PAINT ON CEDAR
 - 2. RAILINGS, WINDOW AND DOOR TRIM, EXPOSED RAFTERS AND DECKING TO BE PAINTED TO MATCH DARK BROWN ON CEDAR.
 - 3. DOORS TO BE WOOD VENEER AND STAIN AND LACQUER FINISH.
 - 4. ROOFING/FLASHING TO MATCH EXISTING ROOF PAINT COLOR

EXISTING



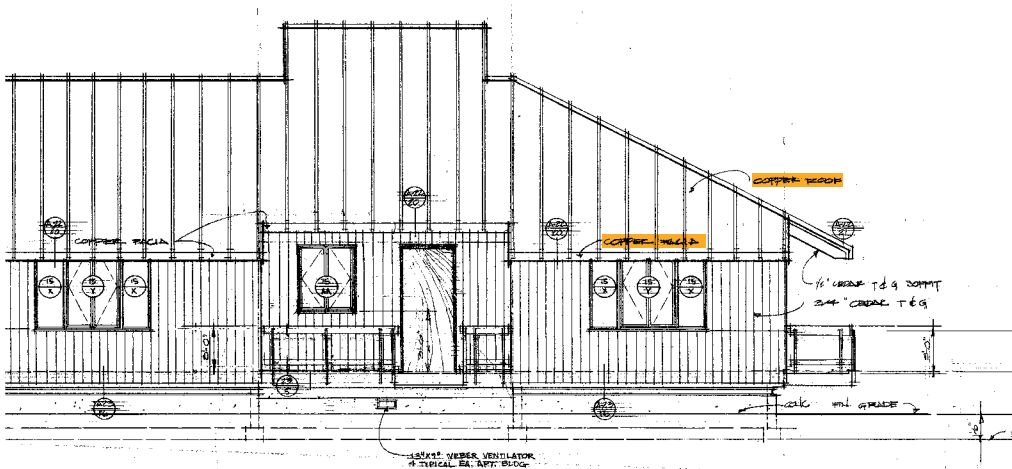
1. BATTEN SEAM METAL ROOFS ARE FINISHED WITH A DARK BROWN PAINT. THE PAINT IS PEELING IN MANY LOCATIONS.

CLERESTORY ROOF EAVES ARE SIMILAR TO DEPTH AT FIRST LEVEL, RAKE OF ROOF DOES NOT HAVE A DEEP EAVE.

2. GUTTERS ARE ONLY LOCATED AT WALKWAYS AND DECKS THAT PASS UNDER THE EAVES.

ROOF DRAINAGE TYPICALLY RUNS OFF ROOF EDGES AND FALLS TO PERIMETER GRAVEL SURFACED STORM SYSTEM.

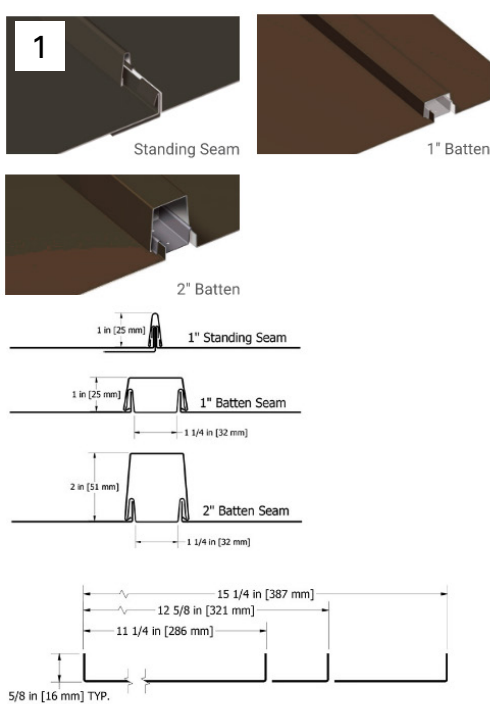
DESIGNED



BRIEF HISTORY OF ROOFING/FLASHING MATERIALS

- ORIGINAL NBBJ OUTLINE SPECIFICATIONS NOTED ROOFING TO BE: COPPER, TERNE METAL OR TITANALLOY WITH STANDING SEAM.
- COPPER ROOFING AND FLASHING IS NOTED ON CONSTRUCTION DRAWINGS
- THE LANDMARK NOMINATION FORM NOTES COR-TEN STEEL WAS INSTALLED AS AN ALTERNATIVE TO MORE EXPENSIVE COPPER ROOFING.
- CORE-TEN ROOFING SYSTEM SUFFERED PRE-MATURE FAILURE DUE TO A MANUFACTURING ISSUE.
- REPLACEMENT OF THE ROOFING MATERIAL WITH A CONVENTIONAL PAINTED STANDING BATTEN SEAM SHEET METAL PRODUCT WAS COMPLETED AT SOME POINT.
- EXISTING ROOF SYSTEM IS A COATED GALVANIZED SHEET METAL BATTEN SEAM METAL ROOFING SYSTEM WITH PERIMETER SOFFIT AIR INTAKE STRIPS. EACH METAL PANEL INTERLOCKS IN THE FIELD WITH PERIMETER EAVE EDGE PANELS ENGAGED INTO A JOGGLE CLEAT.
- ROOFING PANEL FINISH IS IN FAIR TO POOR CONDITION WITH THE MULTIPLE LAYER SURFACE COATING BEGINNING TO FADE AND/OR CRACK AND PEEL DOWN TO PRIMER COAT LAYER IN VARIOUS LOCATIONS.

PRELIMINARY PROPOSAL



PC™ SYSTEM
SKU: Panel: PCP110, PCP120, PCP150, PCP999
Seam: PCS114
Batten: PCB001, PCB002
Copper: PCP147

MATERIAL
.032, .040 aluminum
24, 22* ga. metallic coated steel
24 ga. 55% Al-Zn alloy coated steel with acrylic coating
16 oz. copper* (PCP147 only)

PANEL SPECS
Coverage: 11 1/4", 12 5/8", 14 5/8"**, 15 1/4"
Custom widths available*
**Copper and Dark Bronze Anodized only
Minimum Length: 2'-0" for straight, 3'-0" for curved
Standing Seam: 1"
Batten Seam: 1" x 1 1/2" or 2" x 1 1/2"

AVAILABLE
Straight, Tapered, Stretch Curved* (Convex and Concave)
*Available in standing seam only

TEXTURE
Smooth or Stucco Embossed

MINIMUM SLOPE
3:12
www.atas.com/pc



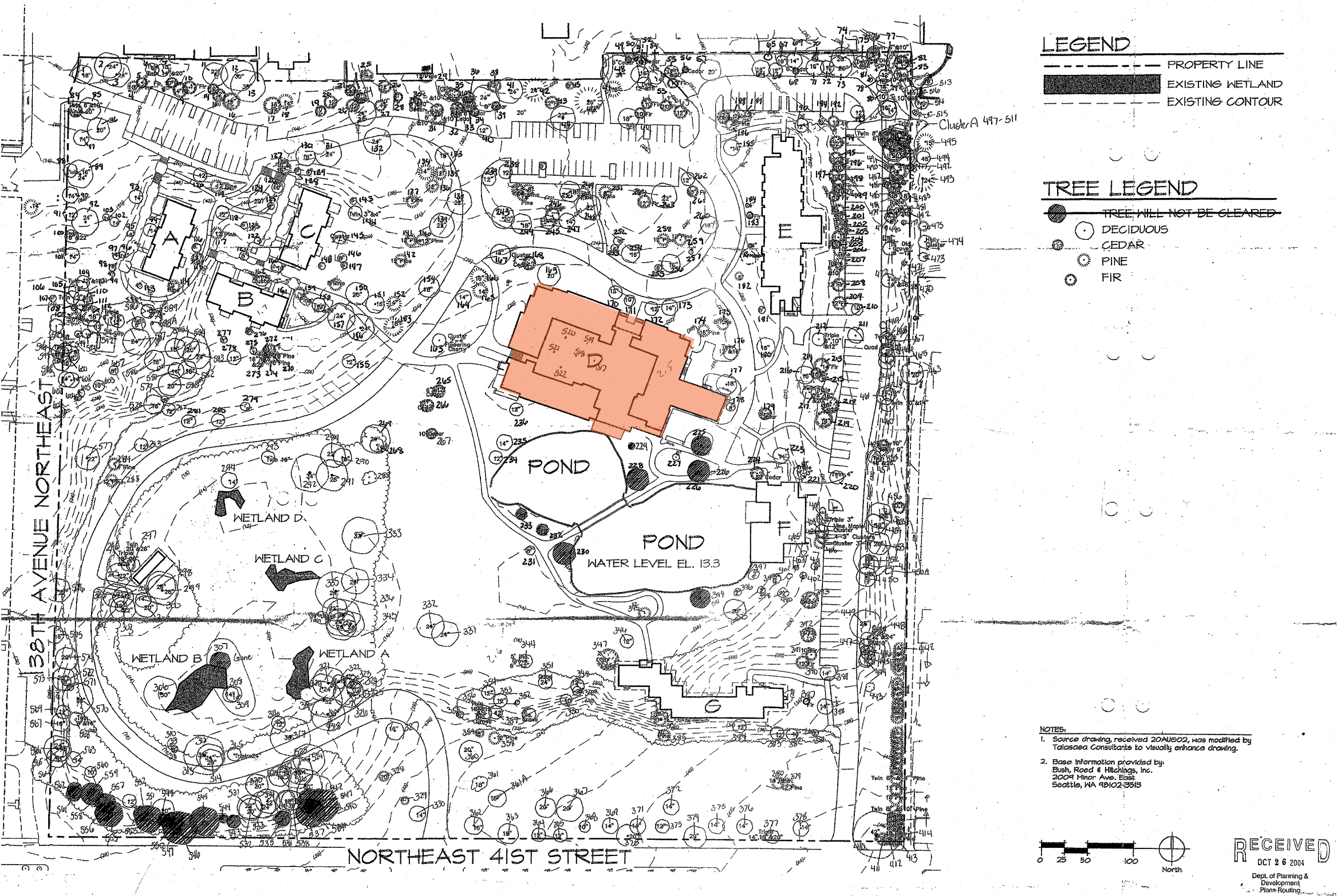
PRELIMINARY REPLACEMENT ROOFING/FLASHING SYSTEM OPTIONS

1. ATLAS ROOFING COMPANY PC WIDE BATTEN METAL PANEL ROOF SYSTEM, WITH 2" X 1 1/2" BATTEN SEAMS. COLOR TO BE SELECTED TO MATCH EXISTING MEDIUM BROWN.
2. METAL SALES BOX-BATTEN 1-1/2" X 1-1/2" METAL PANEL ROOF SYSTEM. COLOR TO BE SELECTED TO MATCH EXISTING MEDIUM BROWN.

BUILDING D



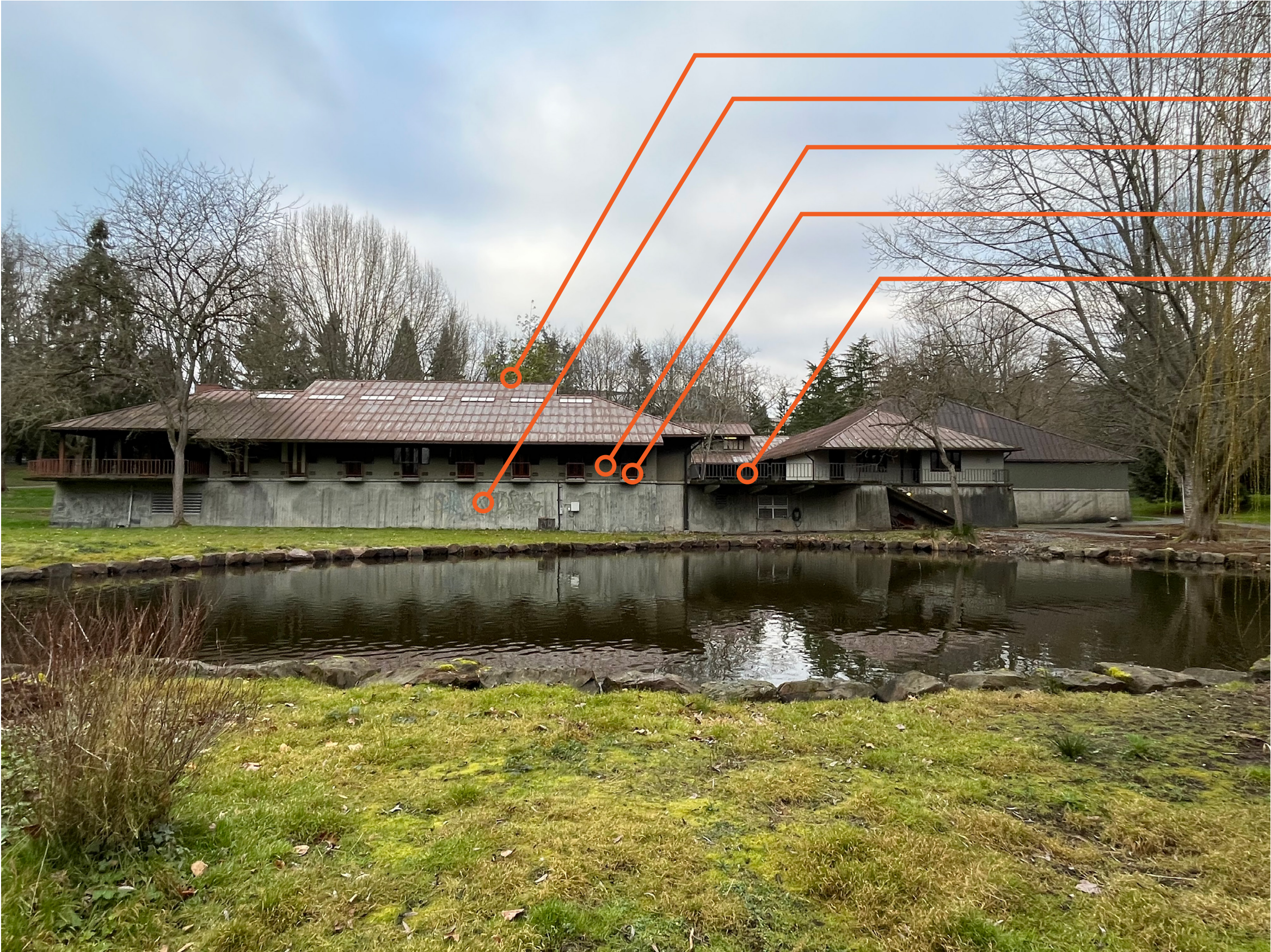
BUILDING D MATERIALS & CHARACTERISTICS



Site Planning Characteristics:

- + Rotated axial orientation that aligns with Buildings A, B, and C
- + Building configuration creates an internal courtyard
- + Building is sited overlooking the pond and Japanese influenced garden to the south.
- + Building is designed with a clearly articulated concrete plinth taking advantage of the site sloping from north to south towards the pond.
- + Concrete plinth walls make up the grade and provide overlooks to the pond
- + Courtyard is designed with cloister style raised walks and textured concrete paving patterns.
- + Rain drainage system expressed at courtyard through a series of gravel filled trenches with drain tiles, and at building perimeter foundations with gravel surfacing material with drain tile below.

BUILDING D / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



Building Primary:

- + Hipped Roof Forms with Deep Eaves
- + Batten Seam Metal Roofing Materials
- + Battererd Concrete Plinth Foundation with Articulated Belt Course
- + Painted Wood Siding
- + Aluminum Window Frames with Vertical Orientation
- + Cantilevered Concrete Balconies
- + Courtyard with Japanese Influenced Garden
- + Pond Overlook
- + Deep Cedar Wood Board Eaves with Continuous Venting

Building Secondary:

- + Painted Metal Guardrails
- + Exposed Roof Rafters Adjacent to Courtyard Entrances
- + Covered Decks with Storefront Glazing System at SW, NW, and NE Corners
- + Cast-in-place Exterior Concrete Stairs With Exposed Aggregate Finish
- + Courtyard and Building Perimeter Rain Drainage System and Concrete Paving Pattern

Building Tertiary:

- + Wood Doors/Frames
- + Plumbing Roof Vent Pipes
- + Exterior Mounted Light Fixtures
- + Pairs of Office Balcony Doors
- + Exterior Wall Louvers
- + Hollow Metal Doors and Frames
- + Building Graphics
- + Courtyard Cloister Style Raised Walks

BUILDING D / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



Building Primary:

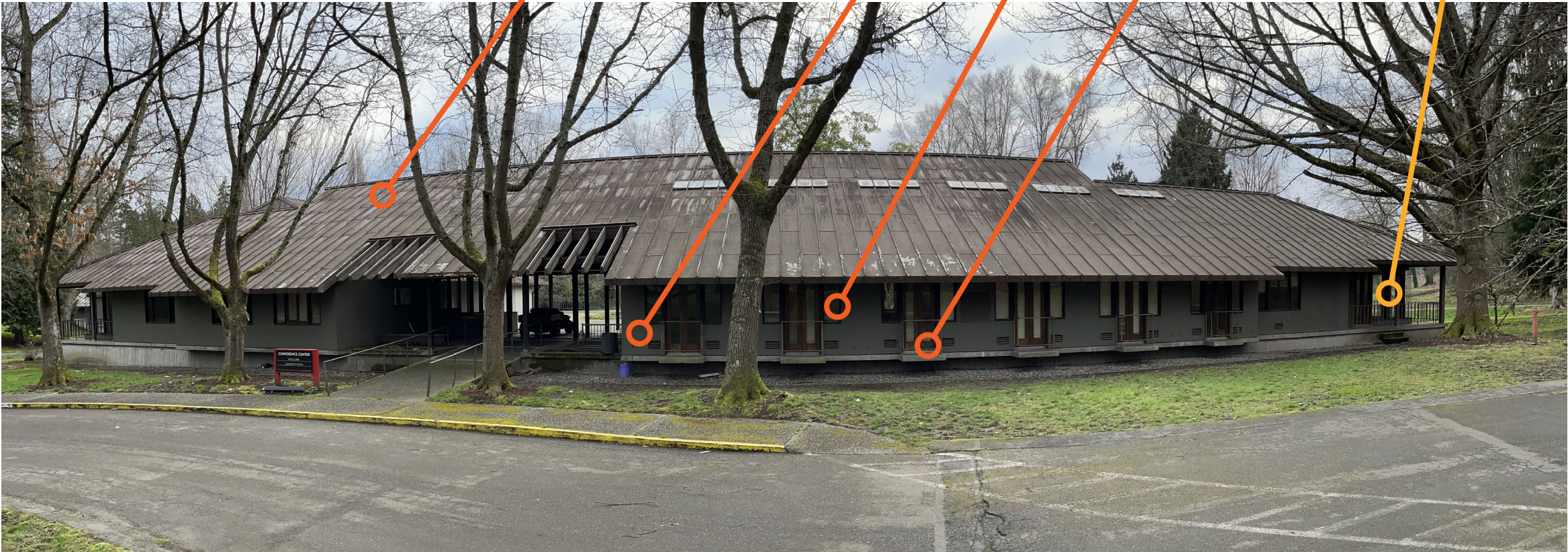
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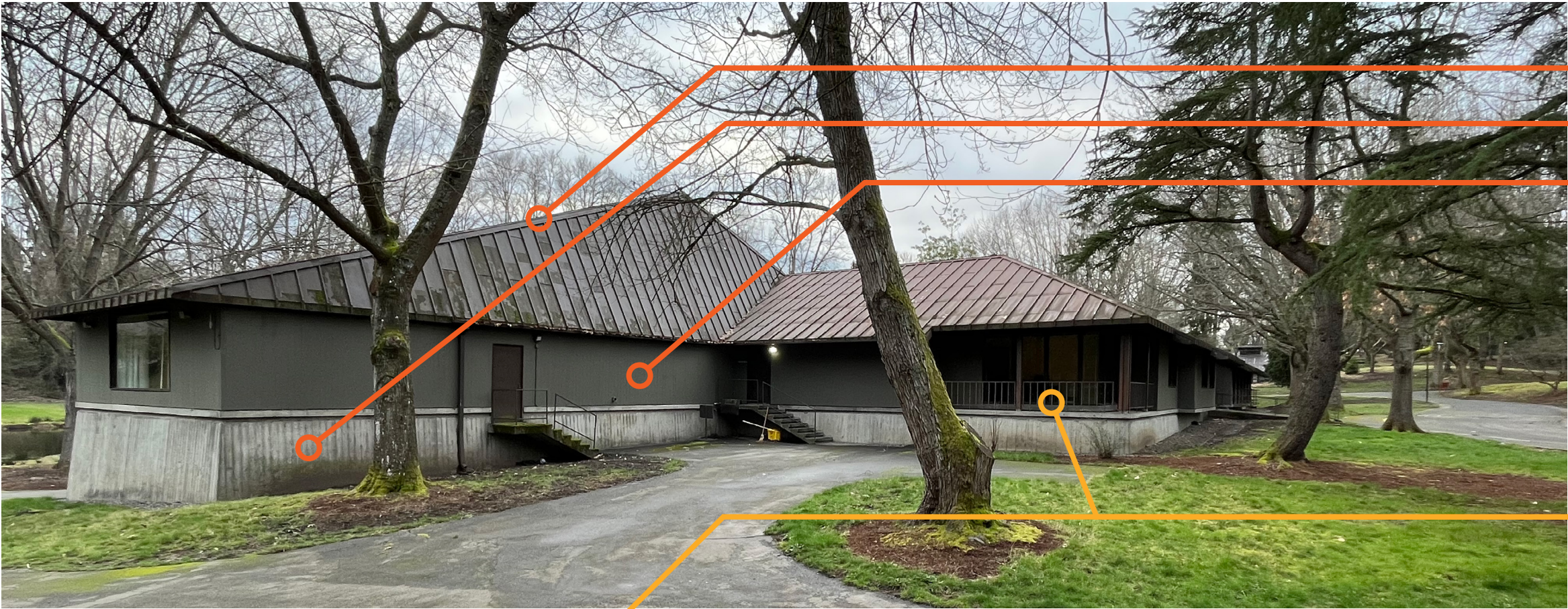
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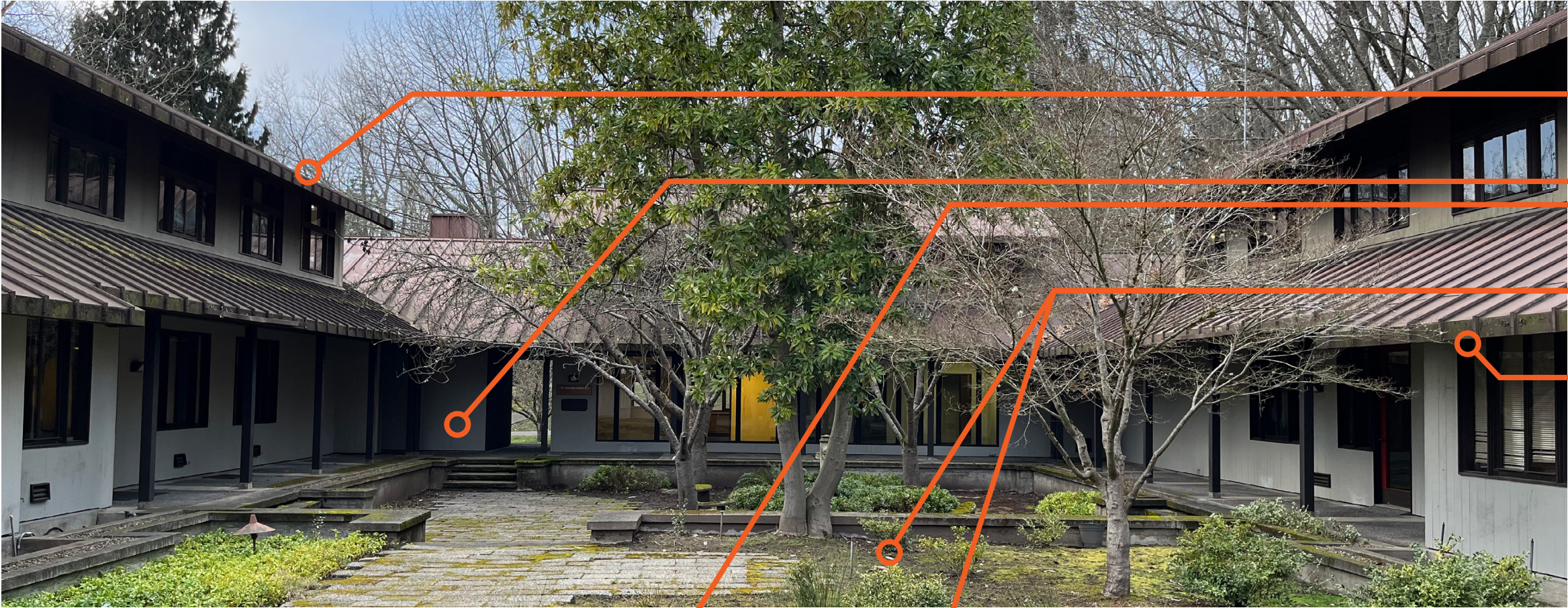
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- + Pairs of Office Balcony Doors
- + Exterior Wall Louvers
- + Hollow Metal Doors and Frames
- + Building Graphics
- + Courtyard Cloister Style Raised Walks



BUILDING D / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



Building Primary:

- + Hipped Roof Forms with Deep Eaves
- + Batten Seam Metal Roofing Materials
- + Batterrd Concrete Plinth Foundation with Articulated Belt Course
- + Painted Wood Siding
- + Aluminum Window Frames with Vertical Orientation
- + Cantilevered Concrete Balconies
- + Courtyard with Japanese Influenced Garden
- + Pond Overlook
- + Deep Cedar Wood Board Eaves with Continuous Venting

Building Secondary:

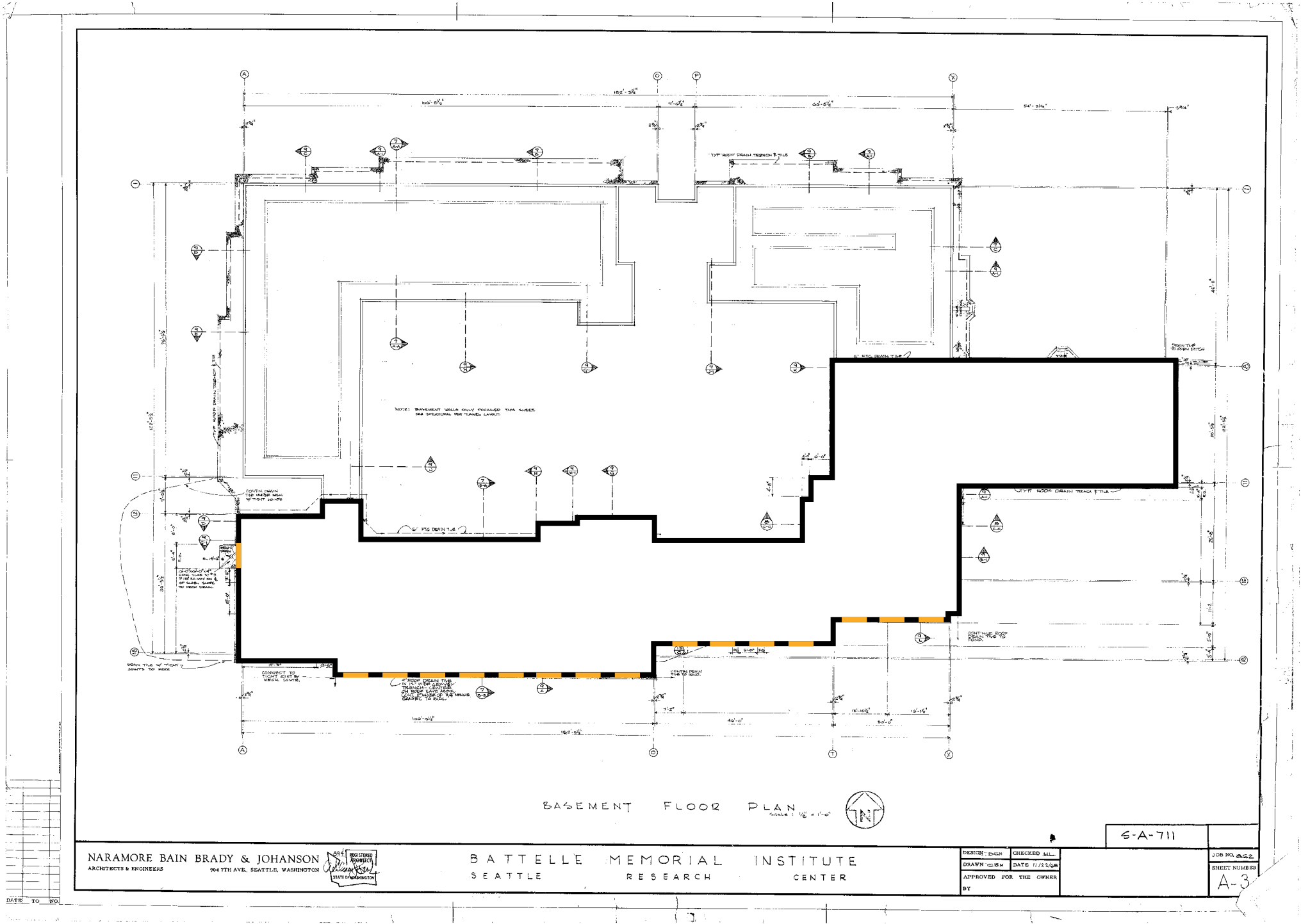
- + Painted Metal Guardrails
- + Exposed Roof Rafters Adjacent to Courtyard Entrances
- + Covered Decks with Storefront Glazing System at SW, NW, and NE Corners
- + Cast-in-place Exterior Concrete Stairs With Exposed Aggregate Finish
- + Courtyard and Building Perimeter Rain Drainage System and Concrete Paving Pattern

Building Tertiary:

- + Wood Doors/Frames
- + Plumbing Roof Vent Pipes
- + Exterior Mounted Light Fixtures
- + Pairs of Office Balcony Doors
- + Exterior Wall Louvers
- + Hollow Metal Doors and Frames
- + Building Graphics
- + Courtyard Cloister Style Raised Walks

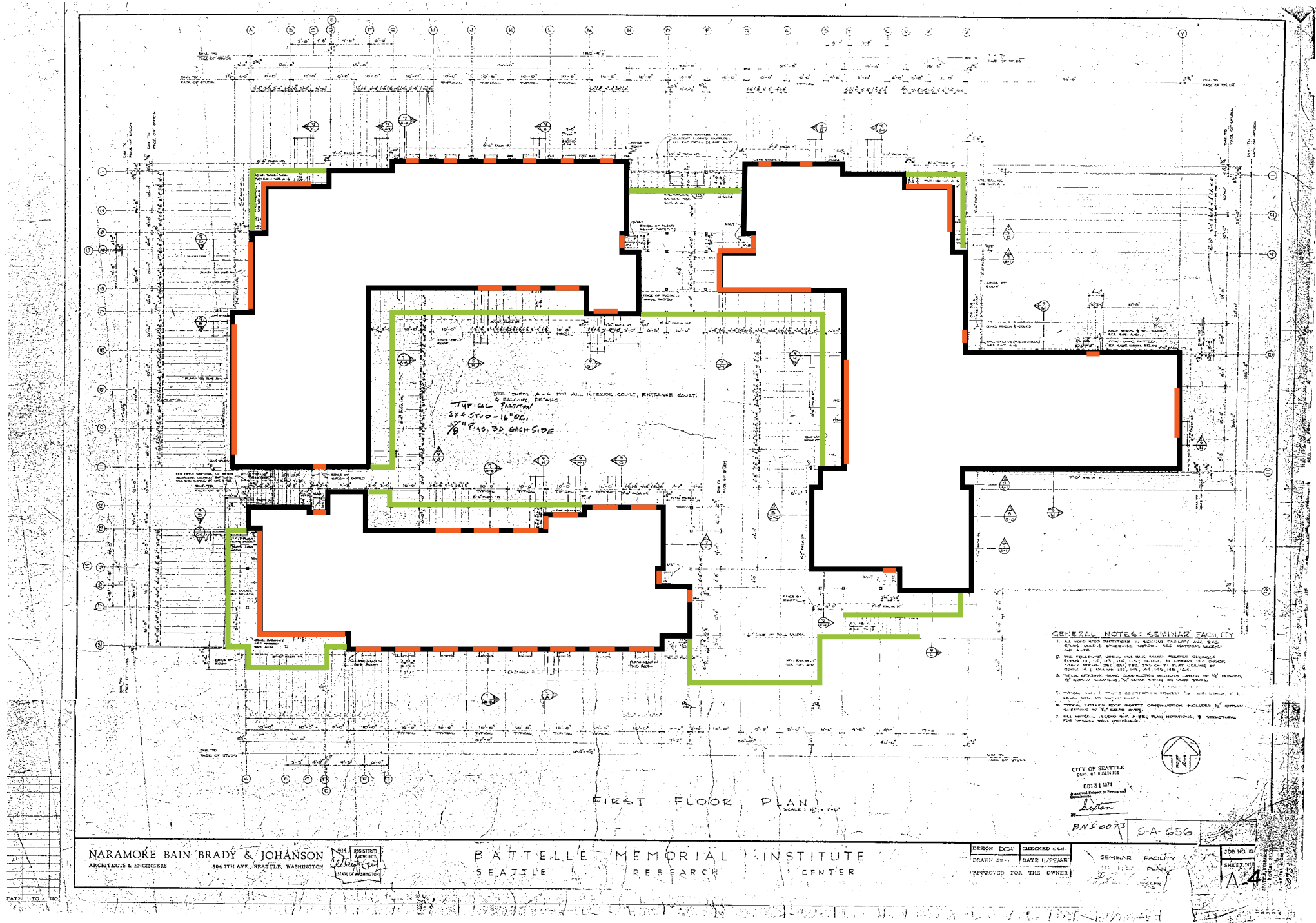


- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION
 - EXISTING



BUILDING D / FIRST FLOOR PLAN

- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION
 - EXISTING

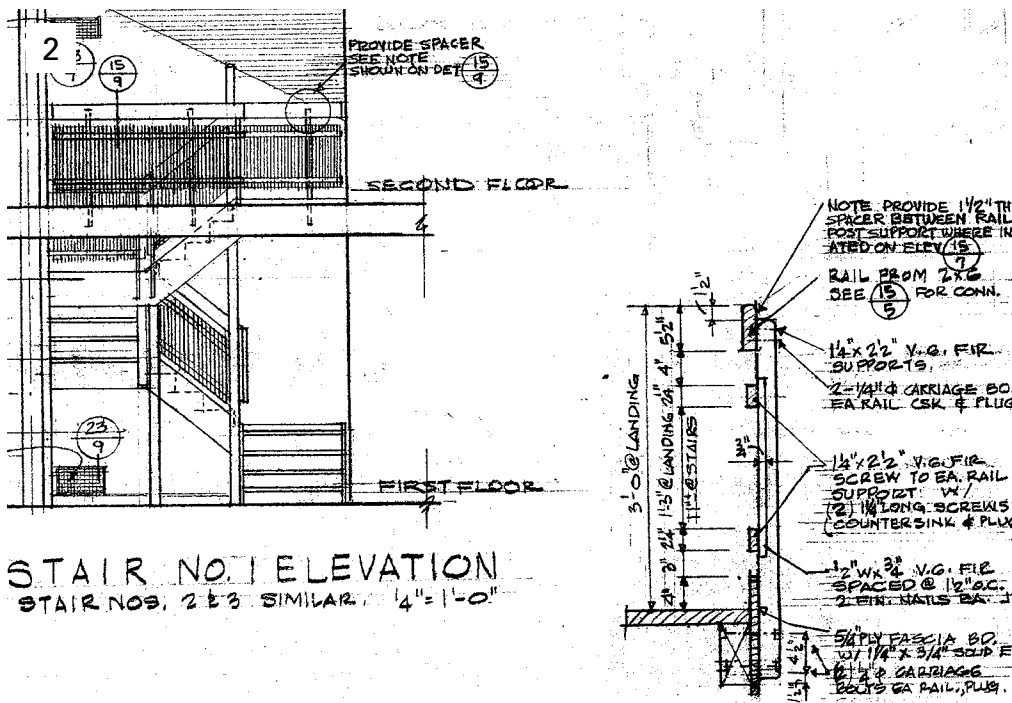
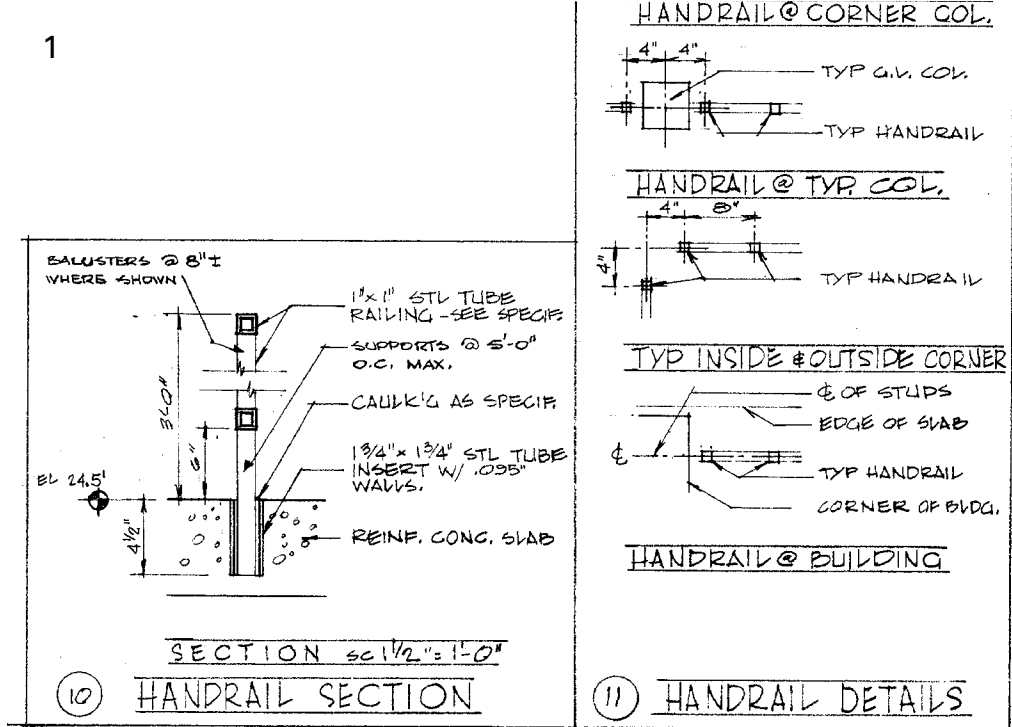


EXISTING



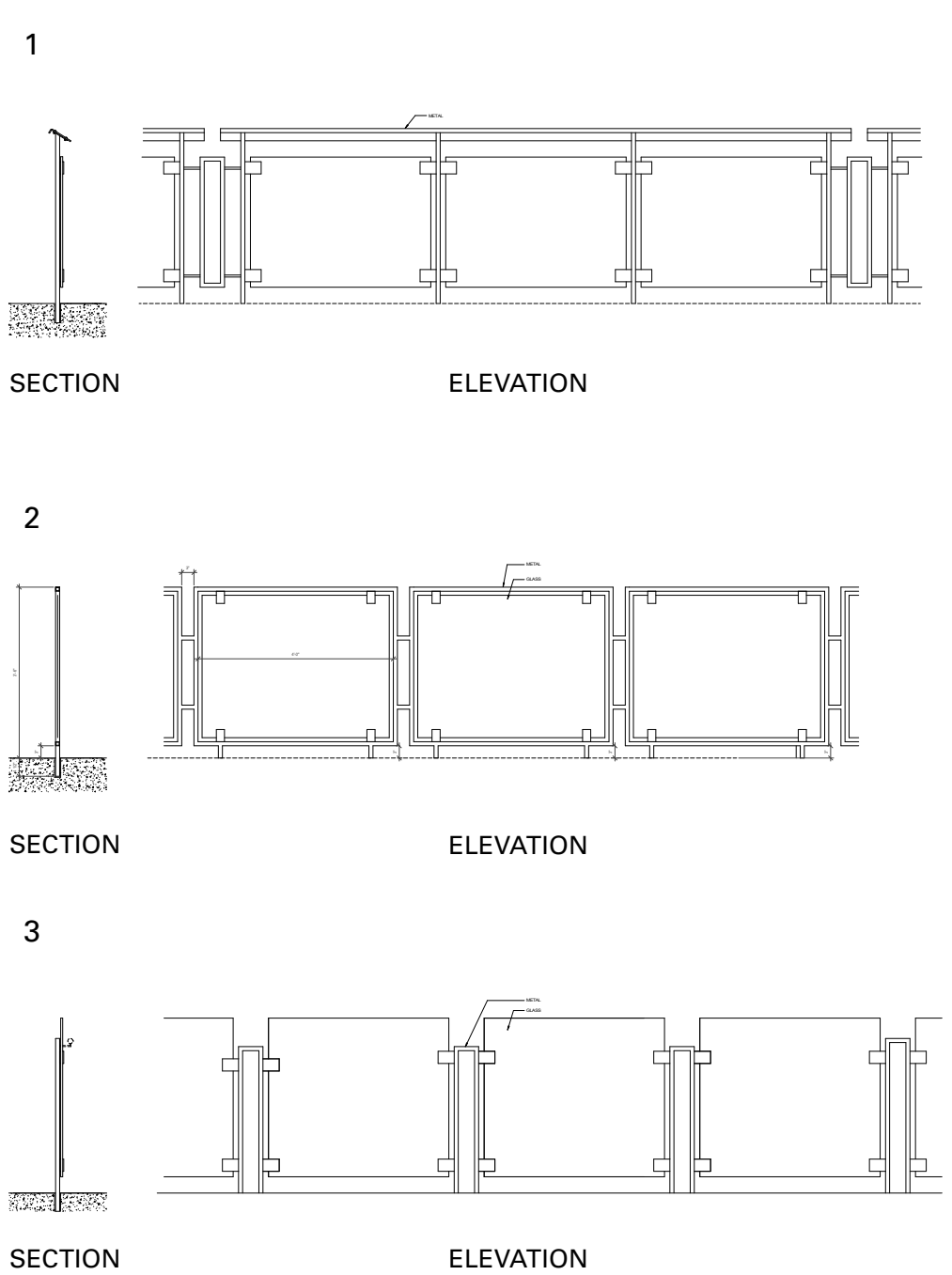
- 1. TYPICAL EXTERIOR METAL RAILINGS ARE PAINTED 1" SQUARE TUBES WITH A REPEATING PATTERN EVERY 10 FEET. PAINT FINISH IS FADED BUT APPEARS TO MATCH ROOFING IN COLOR.
- 2. SAME AS #1 BUT SPACE BETWEEN BALUSTERS IS WIDTH OF RAILING. LOCATION: CANTILEVERED BALCONIES.
- 3. AT WEST BREEZEWAY ENTRANCE, AN EXTERIOR BRIDGE WITH A WOOD RAILING HAS BEEN ENCLOSED. THE REMNANT RAILING APPEARS TO MATCH INTERIOR BUILDING D GUARD RAILINGS.

DESIGNED



- 1. METAL HANDRAIL DETAILS
- 2. WOOD GUARD RAIL AT BREEZEWAY BETWEEN PERIMETER AND COURTYARD IS THE SAME AS TYPICAL INTERIOR STAIR GUARD RAILINGS.

PRELIMINARY PROPOSAL



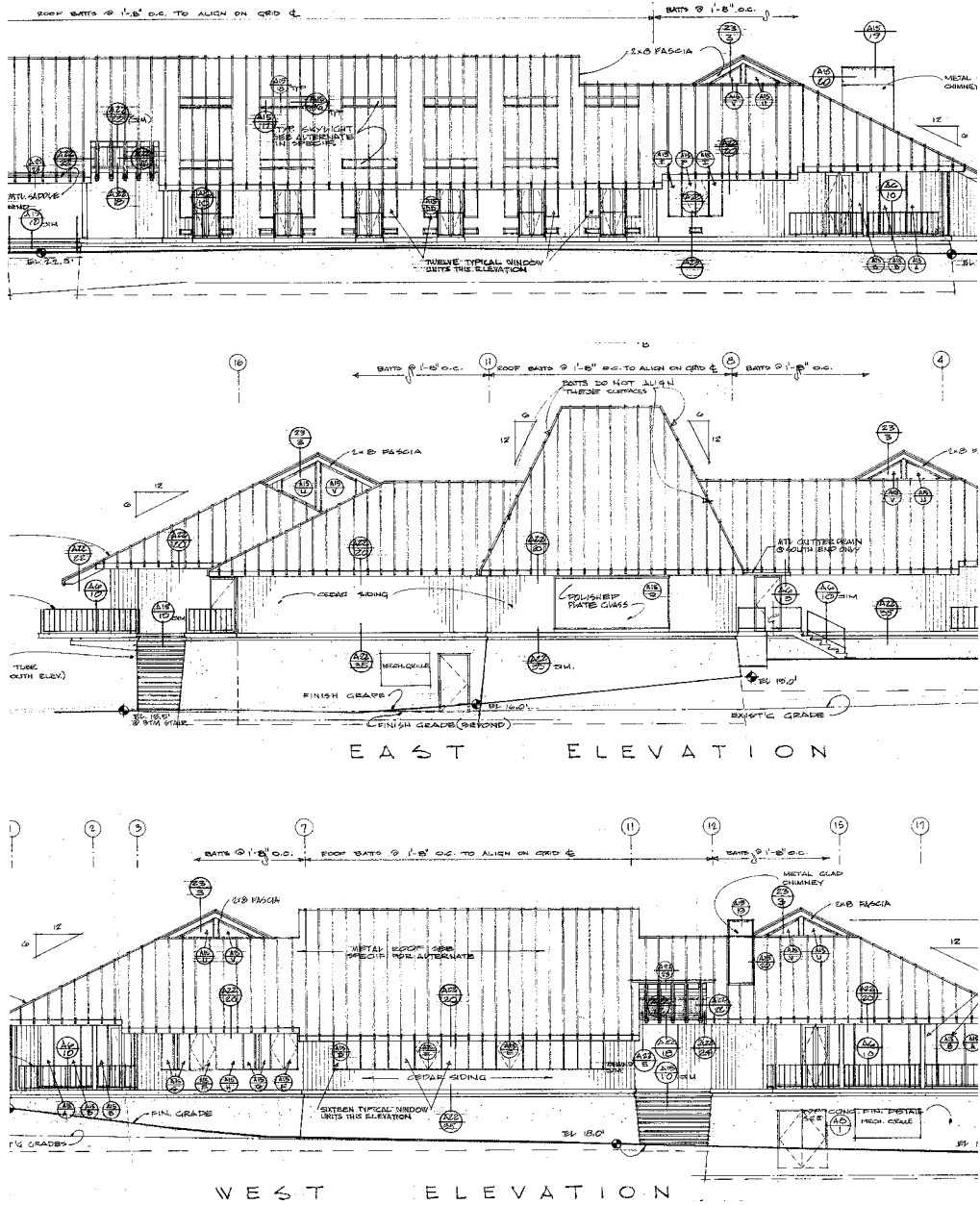
THREE OPTIONS: NEW GUARD RAIL DESIGN THAT MEETS CODE AND IS INSPIRED BY ORIGINAL DESIGN.

EXISTING



- 1. STOREFRONT GLAZING SYSTEM: WOOD FRAMED WITH FIXED GLASS, BUTT JOINTS AT OUTSIDE CORNERS. LOCATIONS: NE, NW, AND SW EXTERIOR DECKS; MAIN LOBBY ENTRANCE, MAIN CONFERENCE ROOM ENTRANCE
- 2. BALCONY DOOR SIDELIGHTS: WOOD FRAMED WITH FIXED GLASS. LOCATIONS: AT ALL RAISED BALCONIES WITH EXTERIOR PAIRS OF ACCESS DOORS.
- 3. TYPICAL EXTERIOR WINDOWS: ALUMINUM FRAMED, VERTICALLY ORIENTED WINDOWS IN A RIBBON PATTERN WITH INTERMITTENT CASEMENT OPERATORS. LOCATIONS: WEST WALL OFFICES, COURTYARD RECEPTION ROOM AND SECOND FLOOR OFFICES.
- 4. PICTURE WINDOWS: WOOD FRAMED FIXED GLASS WINDOW: LOCATIONS: MAIN CONFERENCE AND SEMINAR ROOM.

DESIGNED



THE ORIGINAL WINDOW AND STOREFRONT SYSTEM DESIGN MATCHES THE EXISTING CONDITIONS

PRELIMINARY PROPOSAL



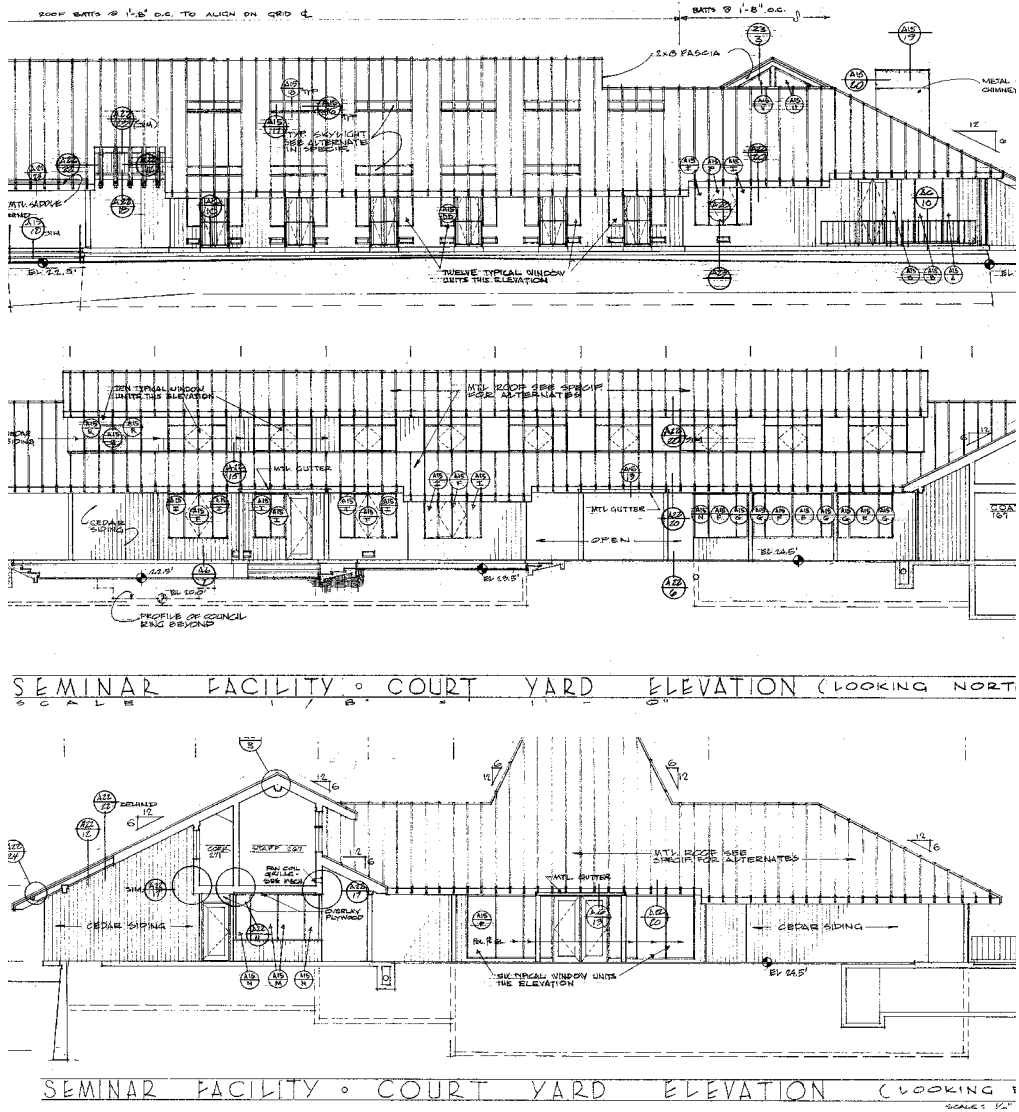
CASCADIA UNIVERSAL SERIES
THERMALLY BROKEN FIBERGLASS STOREFRONT FRAMES AND WINDOW UNITS WITH COLORS AND PROFILES SIMILAR TO EXISTING WINDOW UNITS

EXISTING



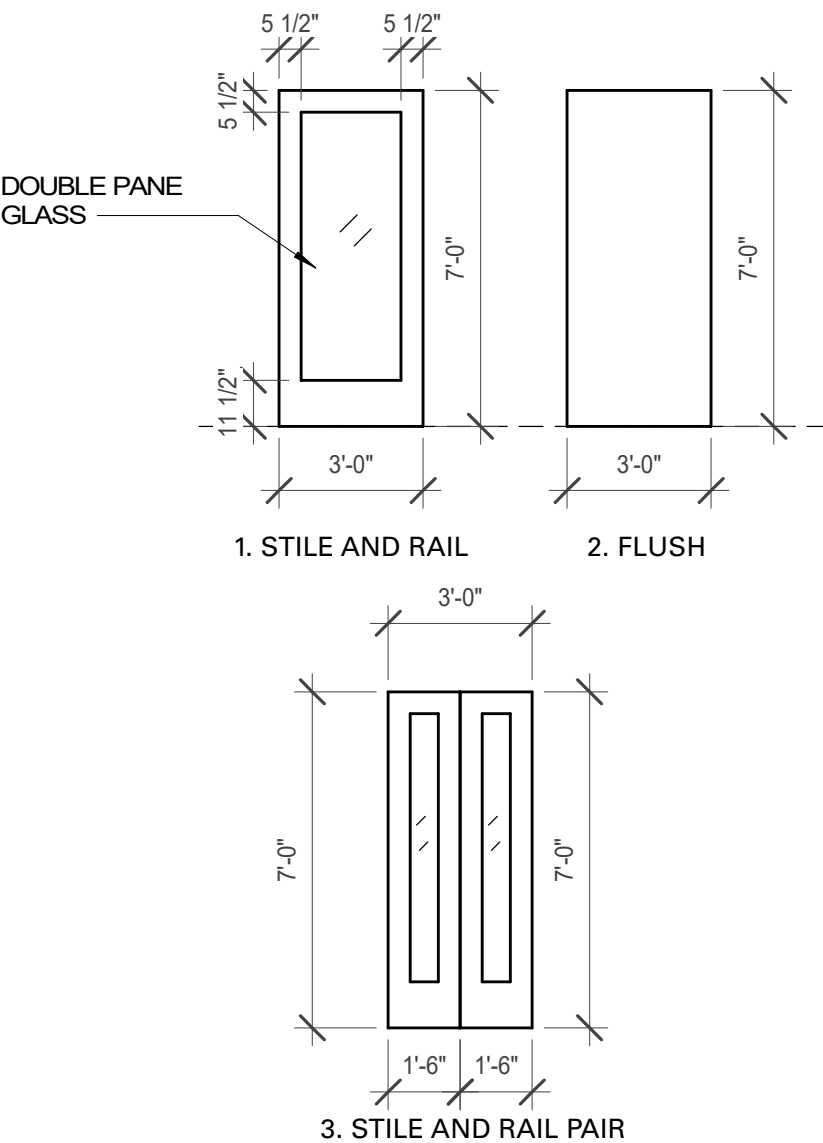
- 1. DOORS ARE WOOD WITH SINGLE PANE FULL LITES AND DARK HARDWARE THAT MATCHES THE COLOR OF THE WINDOW FRAMES. DOOR FRAMES ARE WOOD PAINTED DARK BROWN TO MATCH RAILINGS AND WOOD WINDOW FRAMES.
- 2. REPLACEMENT DOOR AT NORTH SIDE OF COURTYARD DOES NOT MATCH OTHER DOORS AT EXTERIOR
- 3. STOREFRONT ENTRY DOUBLE DOORS ARE WOOD WITH SINGLE PANE FULL LITES WITH PAINTED DARK WOOD FRAMES

DESIGNED



THE CONSTRUCTION DOCUMENTS SHOW WOOD DOUBLE DOORS WITH FULL LITES THAT MATCH THE EXISTING CONDITIONS.

PRELIMINARY PROPOSAL



- 1. NEW STILE AND RAIL DOORS SHALL BE SIMPSON MODEL 4976 OR SIMILAR IN WOOD VENEER WITH STAIN AND LACQUER FINISH.
- 2. NEW ENTRY DOORS SHALL BE SIMPSON MODEL 49900 OR SIMILAR WITH WOOD VENEER AND STAIN AND LACQUER OR PAINT FINISH.
- 3. BALCONY DOORS - NEW ENTRY DOORS SHALL BE SIMPSON MODEL 49908 OR SIMILAR WITH WOOD VENEER AND STAIN AND LACQUER OR PAINT FINISH.

EXISTING

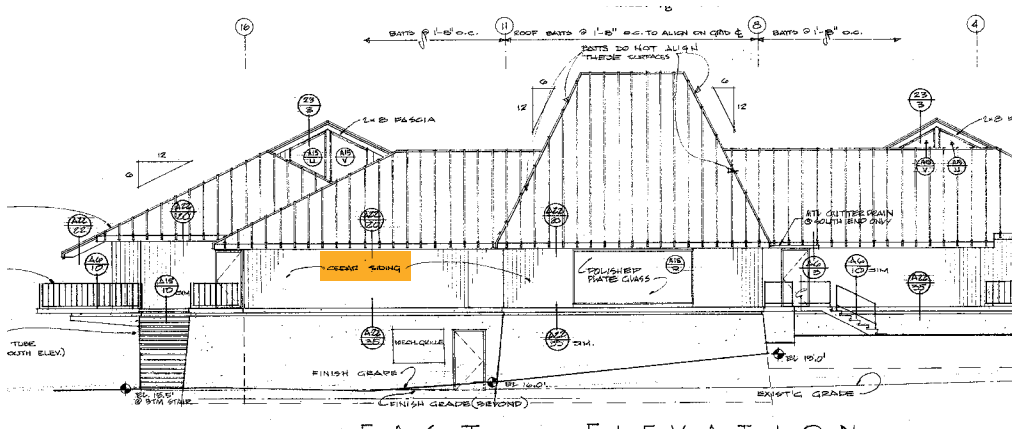
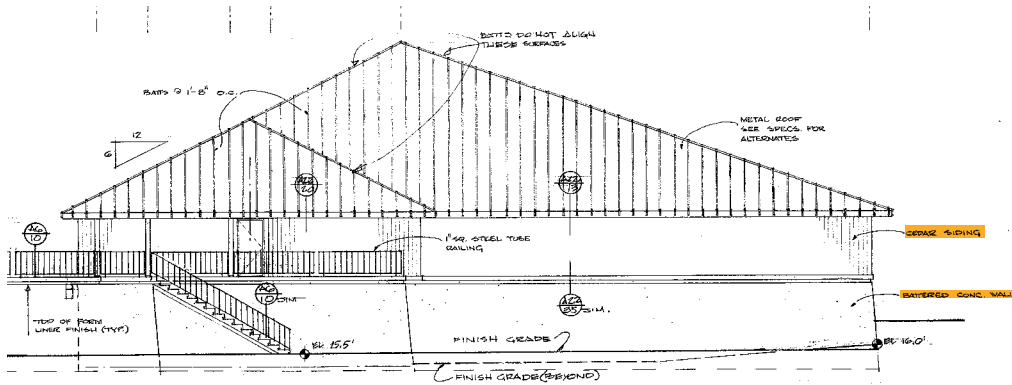


1&2. THE SIDING IS 3/4"X 5 1/2" TONGUE AND GROOVE CEDAR. BUILDINGS HAVE BEEN PAINTED MULTIPLE TIMES

SOME AREAS HAVE BEEN PAINTED ONCE, OTHER AREAS UP TO THREE TIMES. THE FIRST PAINT COLOR WAS MEDIUM GRAY/BEIGE. THE CURRENT COLOR FOR MOST OF THE BUILDINGS IS A DARK GREEN/GRAY COLOR

3. UNDERSIDE OF ROOF EAVE IS 3/4"X 5 1/2" TONGUE AND GROOVE CEDAR STAINED DARK BROWN.

DESIGNED



THE CONSTRUCTION DOCUMENT ELEVATIONS INDICATE 3/4" CEDAR T&G SIDING.

DUE TO LACK OF ORIGINAL DRAWINGS AND PHOTOS, IT IS UNCLEAR IF CEDAR SIDING WAS STAINED OR PAINTED DURING CONSTRUCTION OR SHORTLY AFTER.

PRELIMINARY PROPOSAL

			A	B	C
1		1		1	
2		2		2	
3		3		3	
4		4		4	

PROPOSED FINISH PALETTES INCLUDE WARM MEDIUM AND DARK GRAY SIDING AND TRIM, A WARM LIGHT TO MEDIUM BROWN WOOD TONE AND A MEDIUM GRAY BROWN COLOR FOR ROOFING AND FLASHING.

1. CEDAR SIDING TO BE PAINTED TO MATCH FIRST LAYER OF GRAY/BEIGE PAINT ON CEDAR

2. RAILINGS, WINDOW AND DOOR TRIM, EXPOSED RAFTERS AND DECKING TO BE PAINTED TO MATCH DARK BROWN ON CEDAR.

3. DOORS TO BE WOOD VENEER AND STAIN AND LACQUER FINISH.

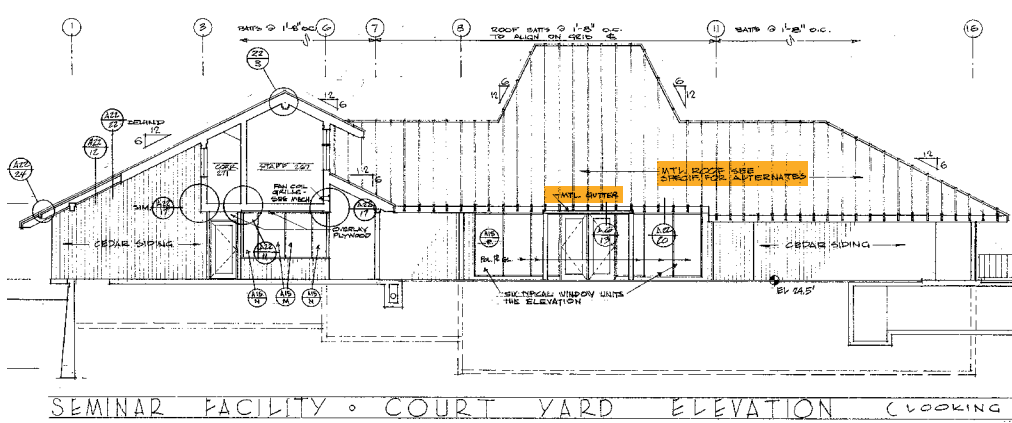
4. ROOFING/FLASHING TO MATCH EXISTING ROOF PAINT COLOR

EXISTING



- 1. BATTEN METAL ROOFS ARE PAINTED WITH A DARK BROWN PAINT. THE PAINT IS PEELING IN MANY LOCATIONS.
- 2. GUTTERS ARE LOCATED AT WALKWAYS THAT PASS UNDER THE EAVES
- ROOF DRAINAGE TYPICALLY RUNS OFF ROOF EDGES AND FALLS TO PERIMETER GRAVEL SURFACED STORM SYSTEM.
- 3. UPPER ROOF EAVES ARE SIMILAR TO DEPTH AT FIRST LEVEL, RAKE OF ROOF DOES NOT HAVE A DEEP EAVE.

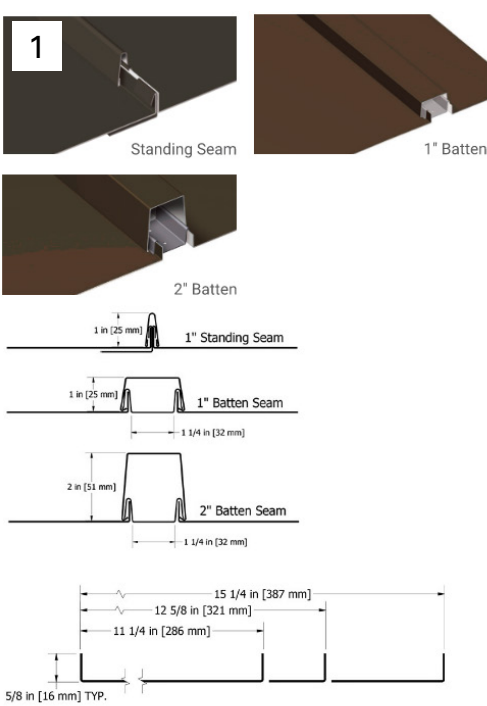
DESIGNED



BRIEF HISTORY OF ROOFING/FLASHING MATERIALS

- ORIGINAL NBBJ OUTLINE SPECIFICATIONS NOTED ROOFING TO BE: COPPER, TERNE METAL OR TITANALLOY WITH STANDING SEAM.
- COPPER ROOFING AND FLASHING IS NOTED ON CONSTRUCTION DRAWINGS
- THE LANDMARK NOMINATION FORM NOTES COR-TEN STEEL WAS INSTALLED AS AN ALTERNATIVE TO MORE EXPENSIVE COPPER ROOFING.
- CORE-TEN ROOFING SYSTEM SUFFERED PRE-MATURE FAILURE DUE TO A MANUFACTURING ISSUE.
- REPLACEMENT OF THE ROOFING MATERIAL WITH A CONVENTIONAL PAINTED STANDING BATTEN SEAM SHEET METAL PRODUCT WAS COMPLETED AT SOME POINT.
- EXISTING ROOF SYSTEM IS A COATED GALVANIZED SHEET METAL BATTEN SEAM METAL ROOFING SYSTEM WITH PERIMETER SOFFIT AIR INTAKE STRIPS. EACH METAL PANEL INTERLOCKS IN THE FIELD WITH PERIMETER EAVE EDGE PANELS ENGAGED INTO A JOGGLE CLEAT.
- ROOFING PANEL FINISH IS IN FAIR TO POOR CONDITION WITH THE MULTIPLE LAYER SURFACE COATING BEGINNING TO FADE AND/OR CRACK AND PEEL DOWN TO PRIMER COAT LAYER IN VARIOUS LOCATIONS.

PRELIMINARY PROPOSAL



PC™ SYSTEM
SKU: Panel: PCP110, PCP120, PCP150, PCP999
Seam: PCS114
Batten: PCB001, PCB002
Copper: PCP147

MATERIAL
.032, .040 aluminum
24, 22* ga. metallic coated steel
24 ga. 55% Al-Zn alloy coated steel with acrylic coating
16 oz. copper* (PCP147 only)

PANEL SPECS
Coverage: 11¼", 12½", 14½"**, 15¼"
Custom widths available*
**Copper and Dark Bronze Anodized only
Minimum Length: 2'-0" for straight, 3'-0" for curved
Standing Seam: 1"
Batten Seam: 1" x 1½" or 2" x 1½"

AVAILABLE
Straight, Tapered, Stretch Curved* (Convex and Concave)
*Available in standing seam only

TEXTURE
Smooth or Stucco Embossed

MINIMUM SLOPE
3:12
www.atas.com/pc



PRELIMINARY REPLACEMENT ROOFING/FLASHING SYSTEM OPTIONS

- 1. ATLAS ROOFING COMPANY PC WIDE BATTEN METAL PANEL ROOF SYSTEM, WITH 2" X 1 1/2" BATTEN SEAMS. COLOR TO BE SELECTED TO MATCH EXISTING MEDIUM BROWN.
- 2. METAL SALES BOX-BATTEN 1-1/2" X 1-1/2" METAL PANEL ROOF SYSTEM. COLOR TO BE SELECTED TO MATCH EXISTING MEDIUM BROWN.

BUILDING F

BUILDING F / SITE PLAN



Site Planning:

- + Phase 2 building was sited to orient with the larger neighborhood street grid.
- + Located at east edge of pond
- + Oriented views west over pond
- + Main entry to the north
- + Open patio to the west
- + Building uses topography and concrete plinth walls step up the hillside to the east loading dock.
- + Loading dock/ back of house to the east.
- + Rain drainage surfacing materials at building perimeter.

BUILDING F / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



Building Primary:

- + Hipped Roof Form with Deep Eaves
- + Batten Seam Metal Roofing Materials
- + Recessed Concrete Foundations
- + Painted Wood Siding
- + Open West Facing Patio
- + Wood Window Frames in a Dark Color

Building Secondary:

- + Deep Cedar Wood Board Eaves with Continuous Venting
- + Painted Metal Guardrails
- + Exposed Roof Rafters at Patio
- + Rain Drainage system including Gutters and Downspouts
- + Cast-in-place Exterior Concrete Stairs With Exposed Aggregate Finish

Building Tertiary:

- + Wood Doors/Frames
- + Building Graphics
- + Metal Chimneys
- + Plumbing Roof Vent Pipes
- + Wall Mounted Light Fixtures
- + Hollow Metal Doors and Frames
- + Light Bollards
- + Loading Dock
- + Kitchen Mechanical & Louvers

BUILDING F / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



Building Primary:

- + Hipped Roof Form with Deep Eaves
- + Batten Seam Metal Roofing Materials
- + Recessed Concrete Foundations
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BUILDING F / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



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- + Hollow Metal Doors and Frames
- + Light Bollards
- + Loading Dock
- + Kitchen Mechanical & Louvers

BUILDING F / EXISTING CONDITIONS AND BUILDING CHARACTERISTICS



Building Primary:

- + Hipped Roof Form with Deep Eaves
- + Batten Seam Metal Roofing Materials
- + Recessed Concrete Foundations
- + Painted Wood Siding
- + Open West Facing Patio
- + Wood Window Frames in a Dark Color

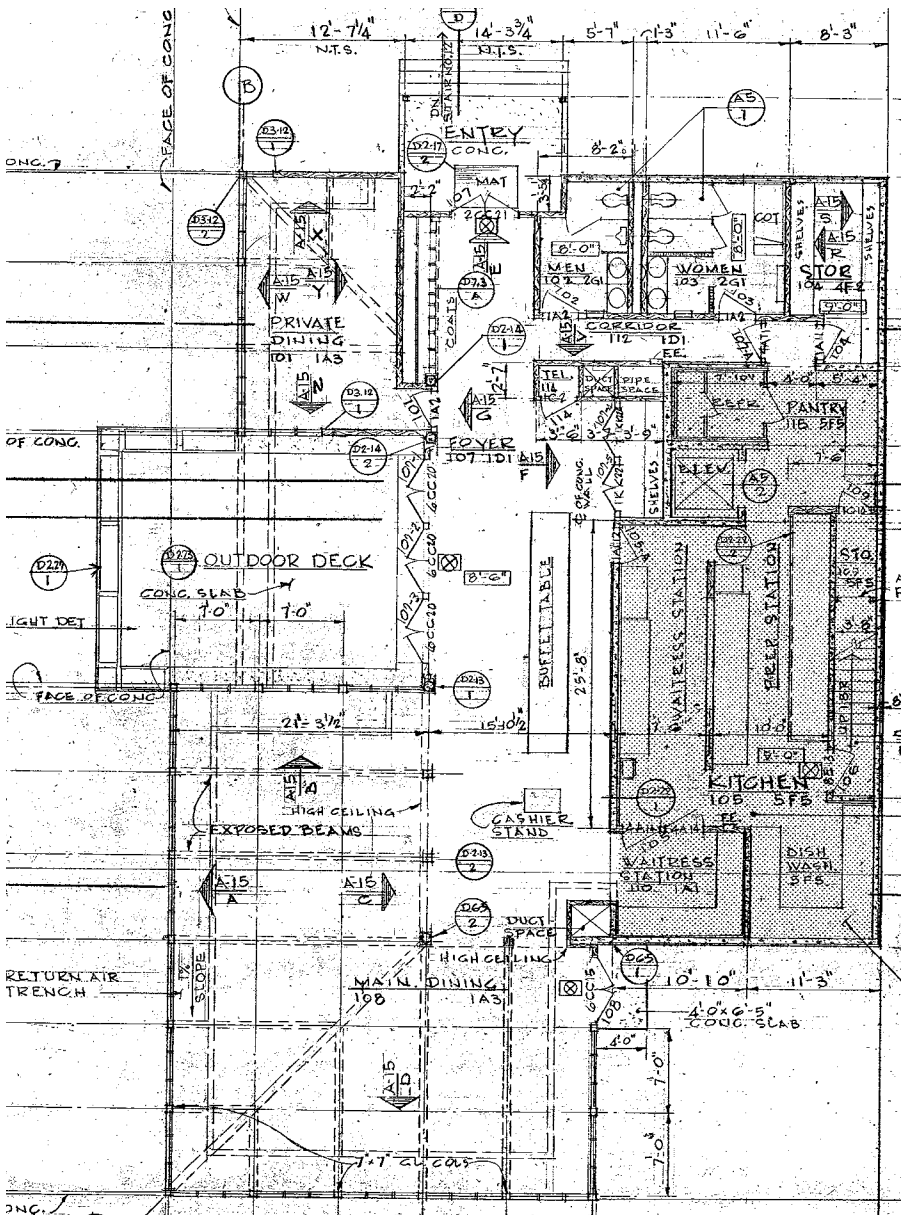
Building Secondary:

- + Deep Cedar Wood Board Eaves with Continuous Venting
- + Painted Metal Guardrails
- + Exposed Roof Rafters at Patio
- + Rain Drainage system including Gutters and Downspouts
- + Cast-in-place Exterior Concrete Stairs With Exposed Aggregate Finish

Building Tertiary:

- + Wood Doors/Frames
- + Building Graphics
- + Metal Chimneys
- + Plumbing Roof Vent Pipes
- + Wall Mounted Light Fixtures
- + Hollow Metal Doors and Frames
- + Light Bollards
- + Loading Dock
- + Kitchen Mechanical & Louvers

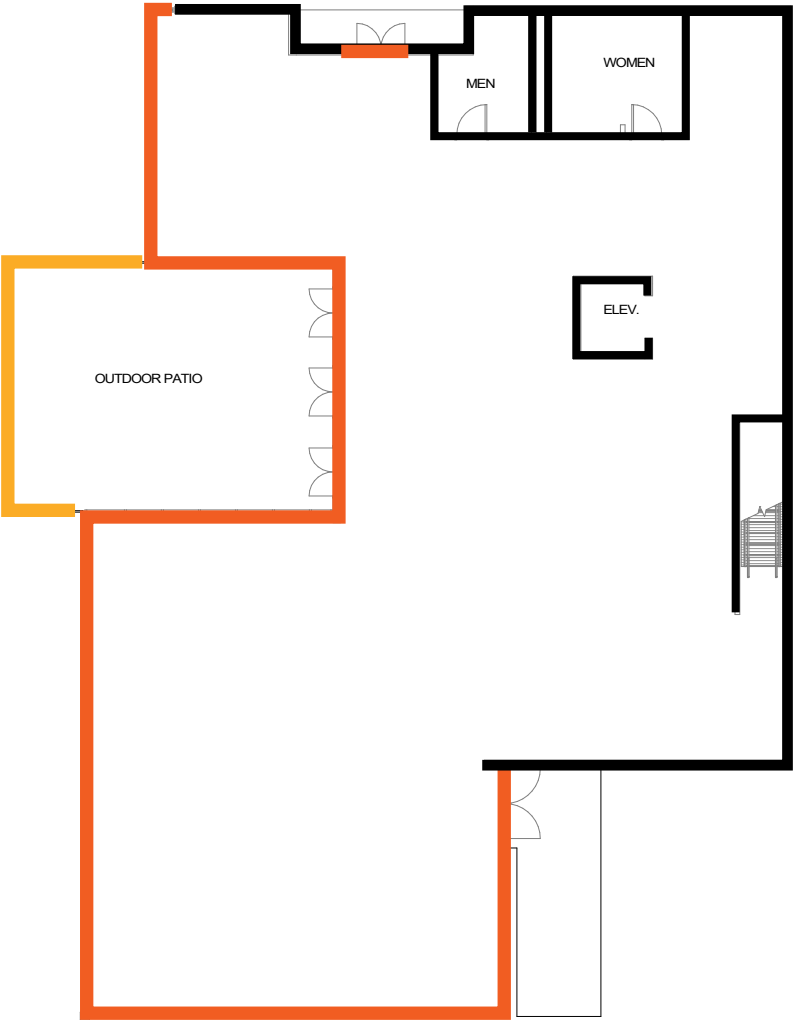
BUILDING F / FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN



- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION
 - EXISTING

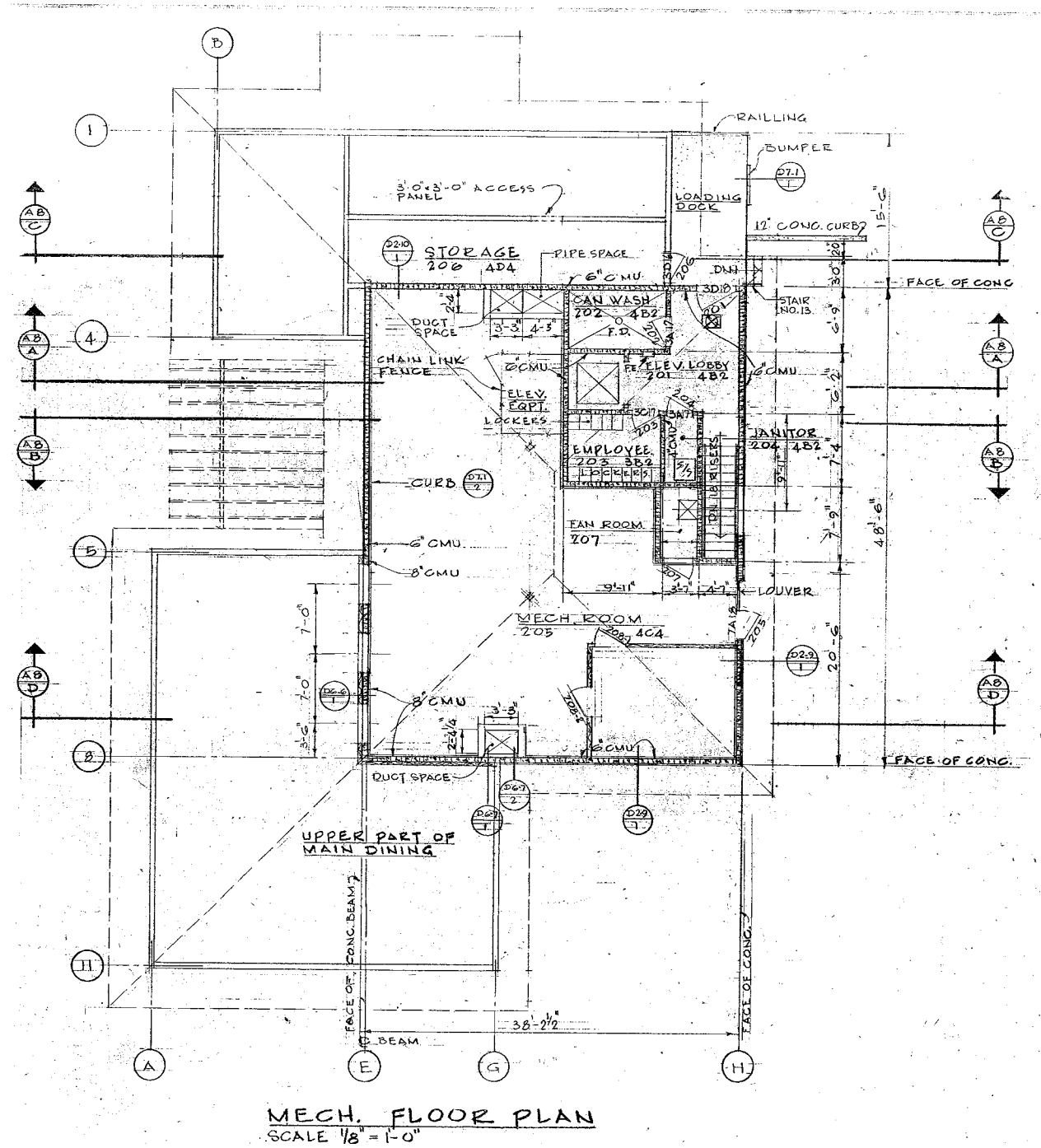


PROPOSED FIRST FLOOR PLAN

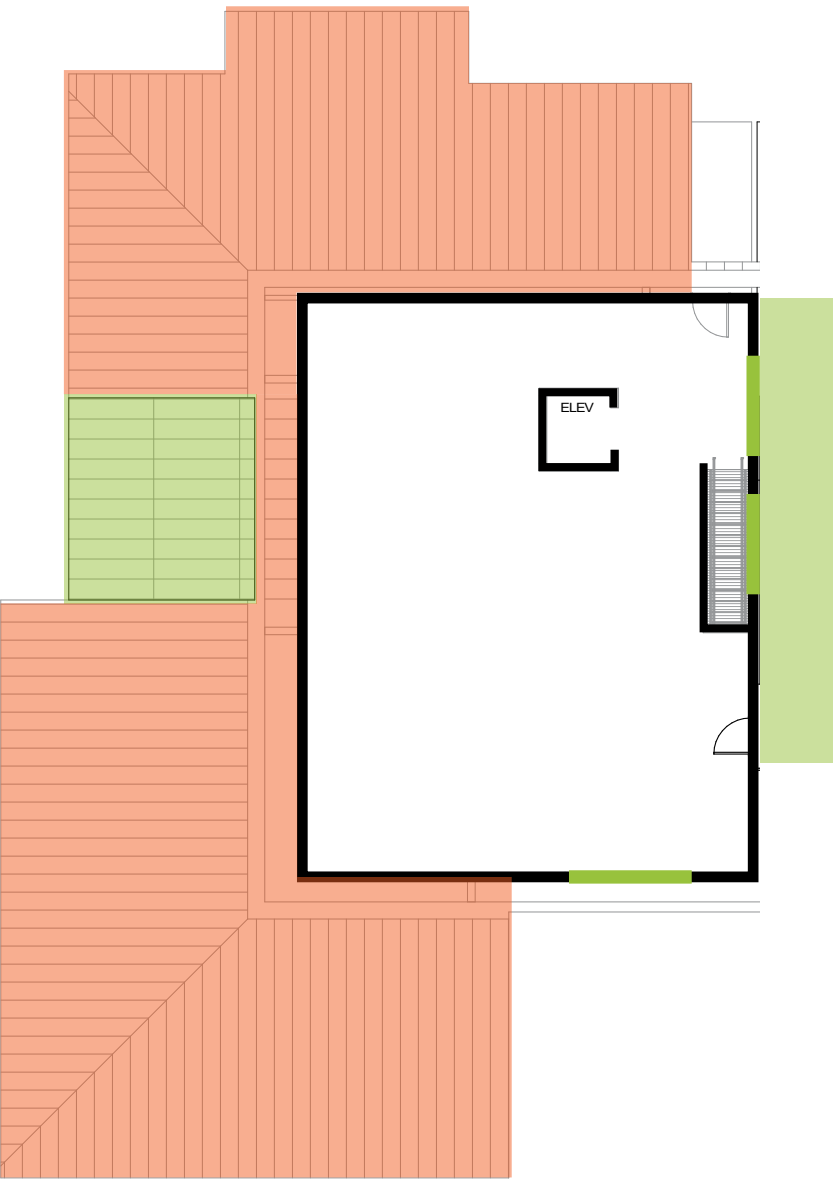


BUILDING F / SECOND FLOOR PLAN

- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION
 - EXISTING



EXISTING FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION



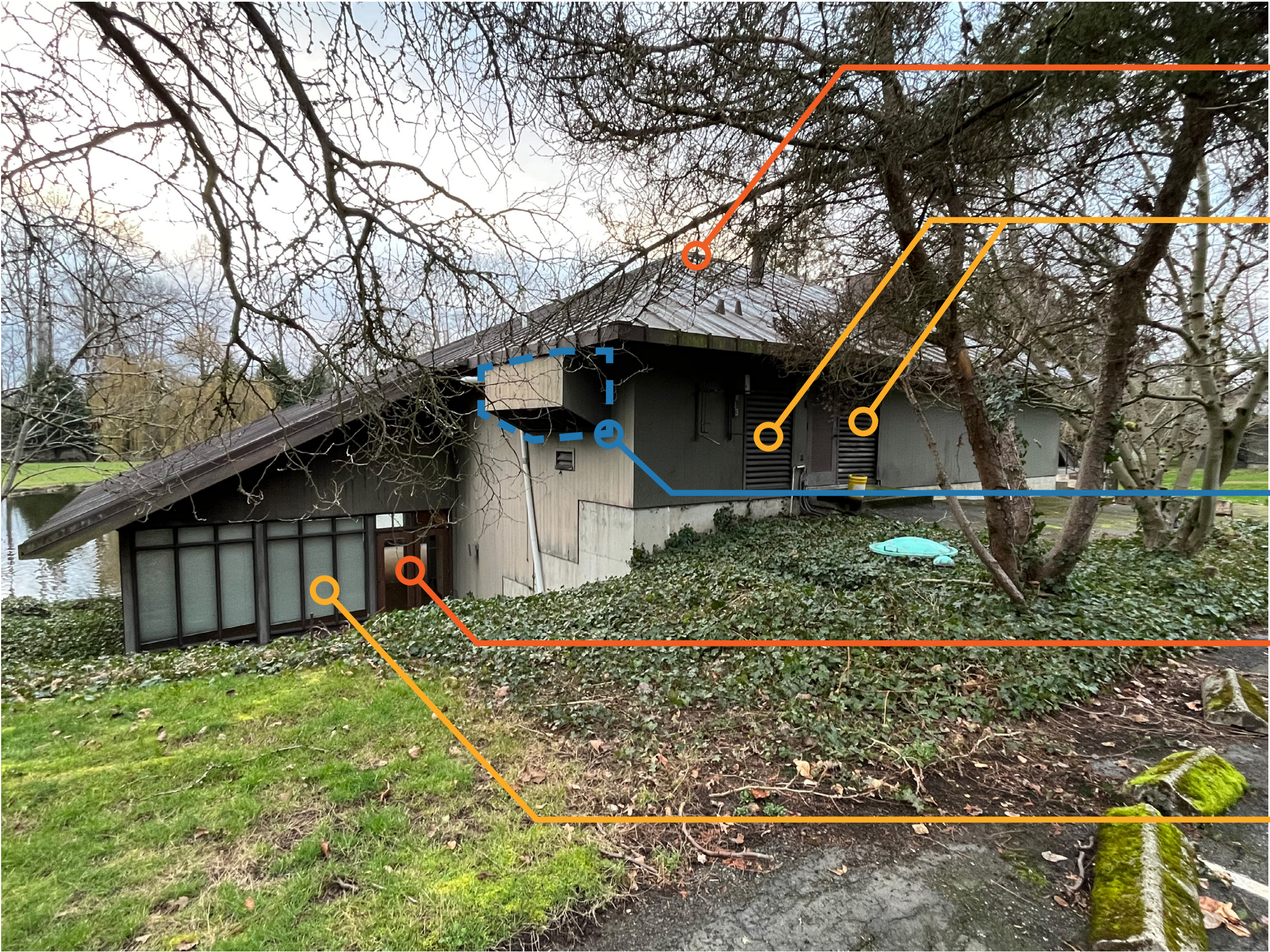
REPAIR, RESTORE, OR REPLACE
METAL ROOF AS REQUIRED BY
CONDITION.

REMOVE WOOD DOORS AND
FRAMES

REMOVE SINGLE PANE WINDOWS

REMOVE NON-ADA COMPLIANT
RAILINGS

BUILDING F / PROPOSED SCOPE OF WORK



- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION

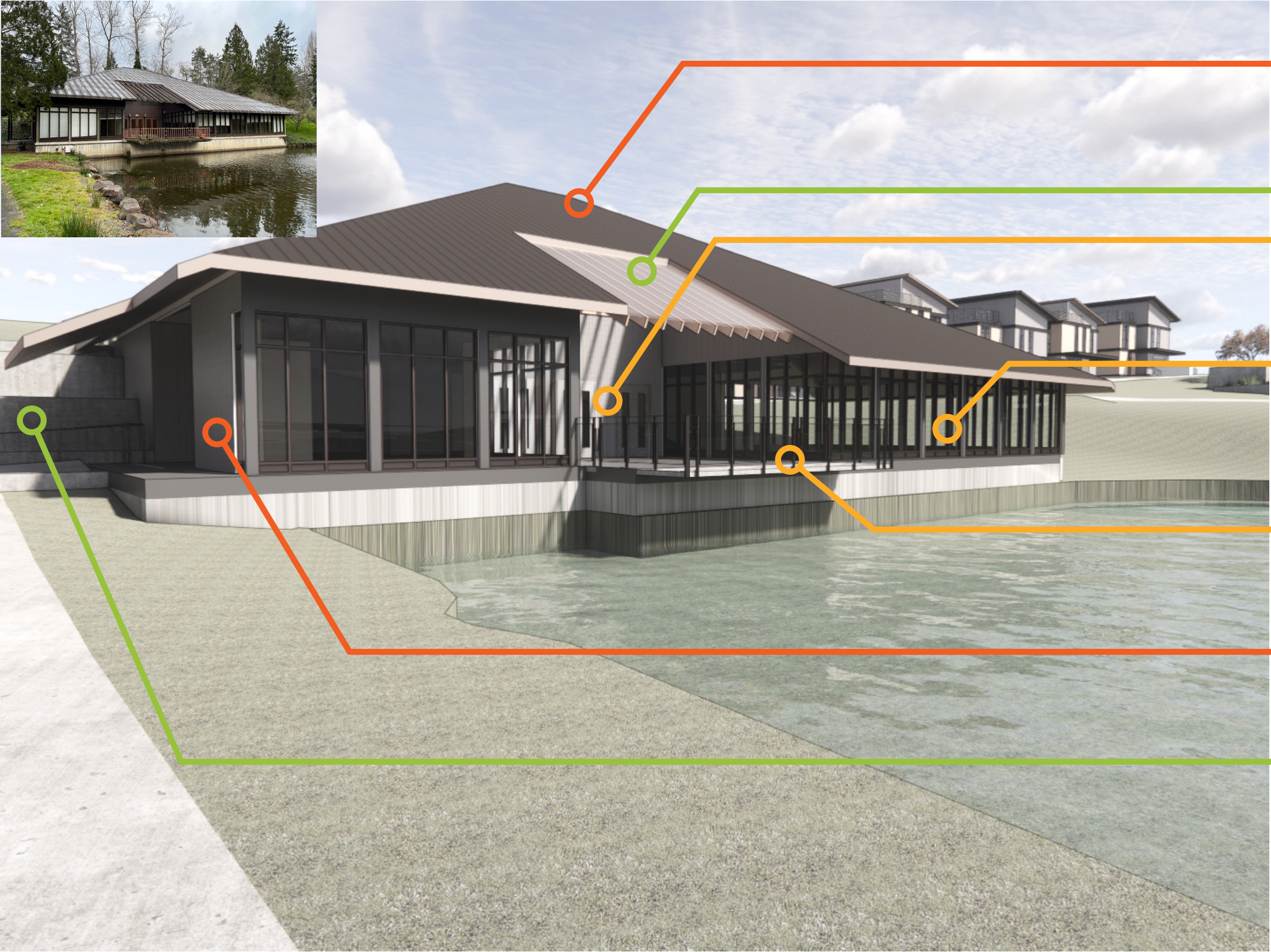
REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION.

REMOVE MECHANICAL LOUVERS AND FRAMES

REMOVE MECHANICAL VENTING "DOG HOUSE"

REMOVE WOOD DOORS AND FRAME

REMOVE EXISTING WOOD FRAMES AND SINGLE PANE WINDOWS



LEGEND:

- REMOVE
- REPLACE WITH MATCHING
- REPLACE WITH NEW
- NEW CONSTRUCTION

REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION.

ADD CLEAR GLASS CANOPY

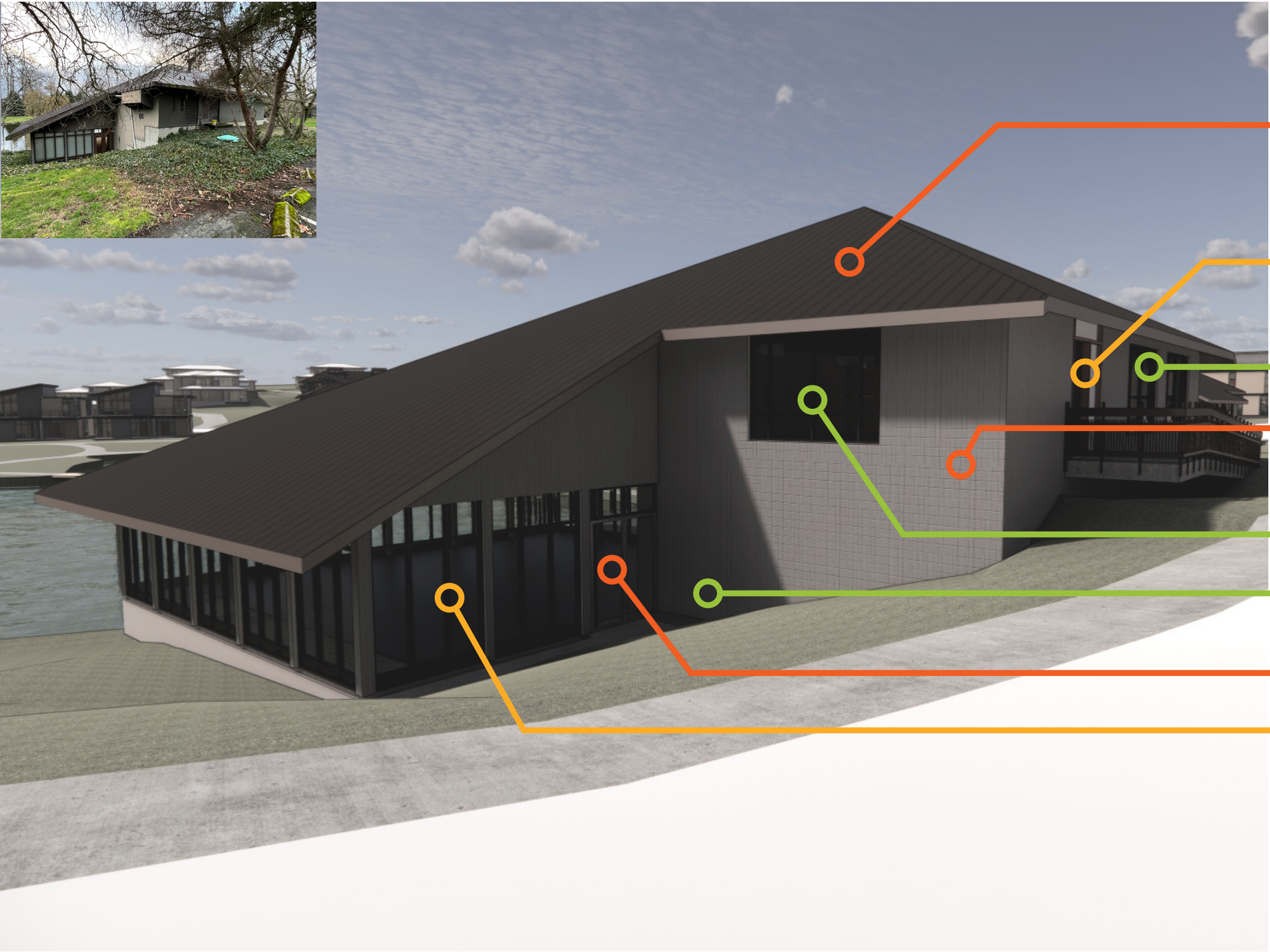
REPLACE DOORS WITH NEW FULL LIGHT DOORS

REPLACE WINDOWS WITH UPGRADED GLASS UNITS

REPLACE RAILINGS WITH ADA COMPLIANT RAILINGS INSPIRED BY BUILDING D ORIGINAL RAILING DESIGN

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

ADD RETAINING WALL, LANDSCAPE, AND STAIR BETWEEN BUILDING F AND D ADDITION



- LEGEND:
- REMOVE
 - REPLACE WITH MATCHING
 - REPLACE WITH NEW
 - NEW CONSTRUCTION

REPAIR, RESTORE, OR REPLACE METAL ROOF AS REQUIRED BY CONDITION.

REPLACE MECHANICAL LOUVERS WITH DOOR AND WINDOW

ADD WINDOWS

REPAIR EXISTING CEDAR SIDING AS REQUIRED BY CONDITION AND REFINISH

ADD WINDOW

PROVIDE EGRESS PATH FROM EXIT DOORS

REPLACE FULL LIGHT WOOD DOORS IN KIND

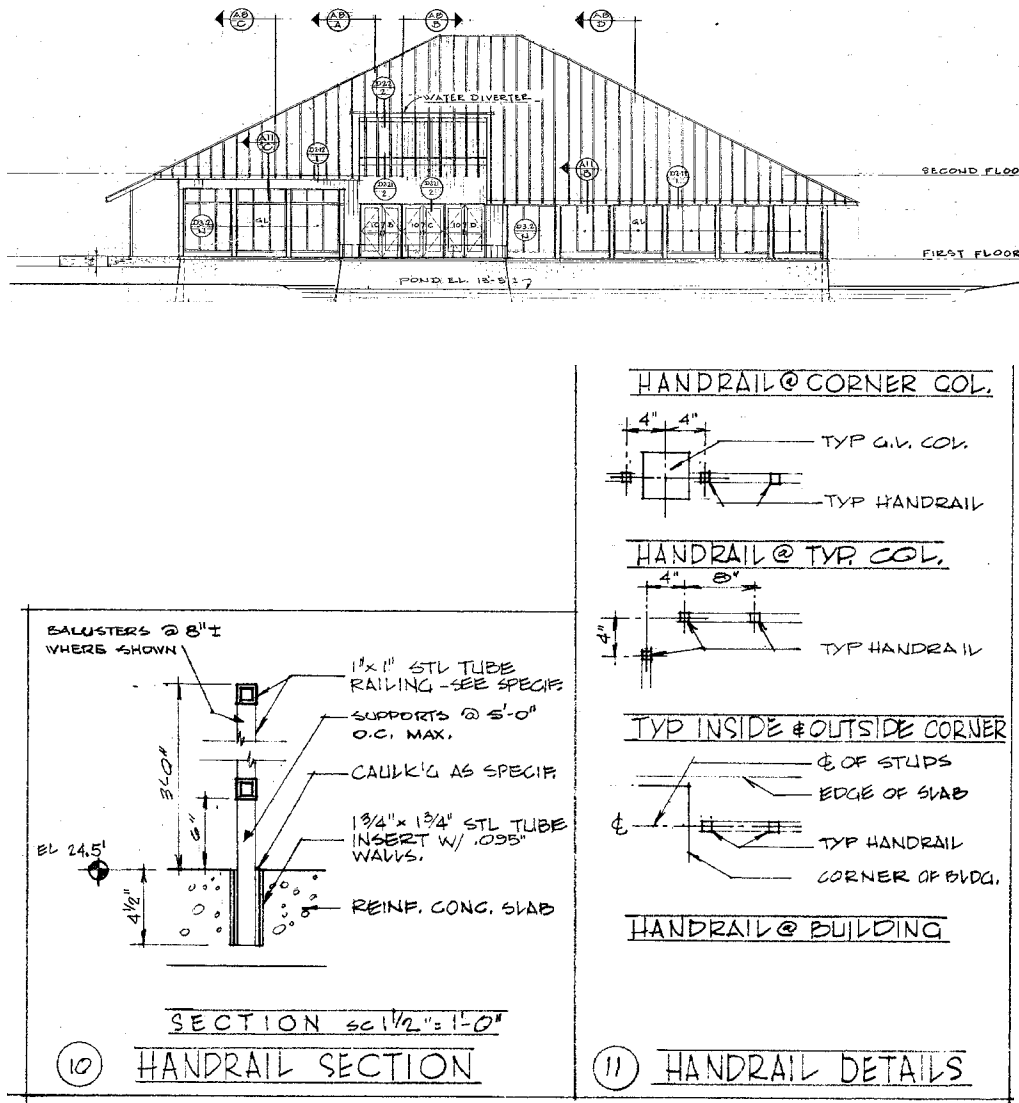
REPLACE WINDOWS WITH UPGRADED GLASS UNITS

EXISTING



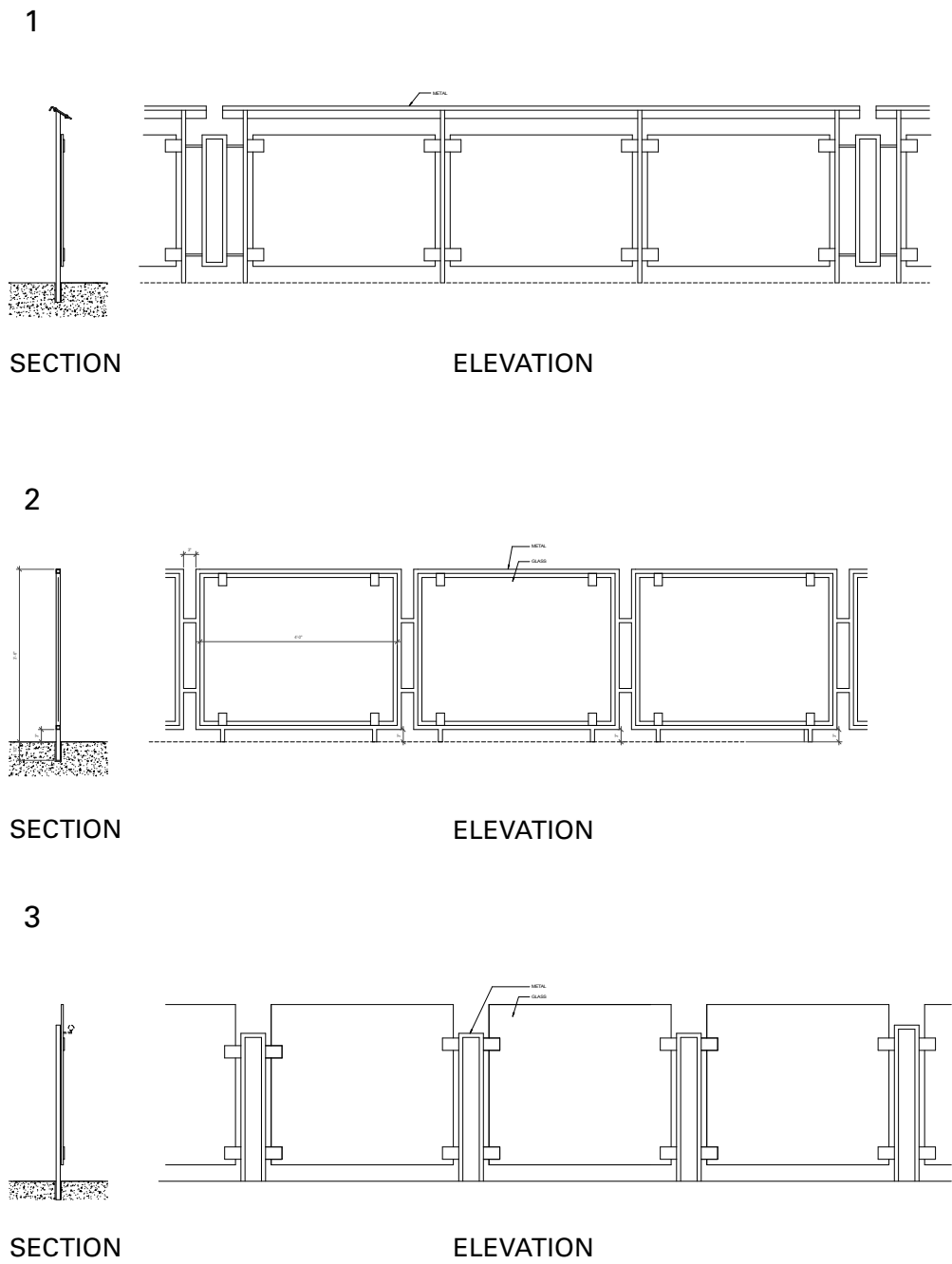
1. TYPICAL EXTERIOR METAL RAILINGS ARE PAINTED 1" SQUARE TUBES WITH A REPEATING PATTERN EVERY 10 FEET. PAINT FINISH IS FADED BUT APPEARS TO MATCH ROOFING IN COLOR.

DESIGNED



1. WEST ELEVATION SHOWING METAL HANDRAIL LOCATION
2. METAL HANDRAIL DETAILS

PRELIMINARY PROPOSAL



THREE OPTIONS: NEW GUARD RAIL DESIGN THAT MEETS CODE AND IS INSPIRED BY ORIGINAL DESIGN.

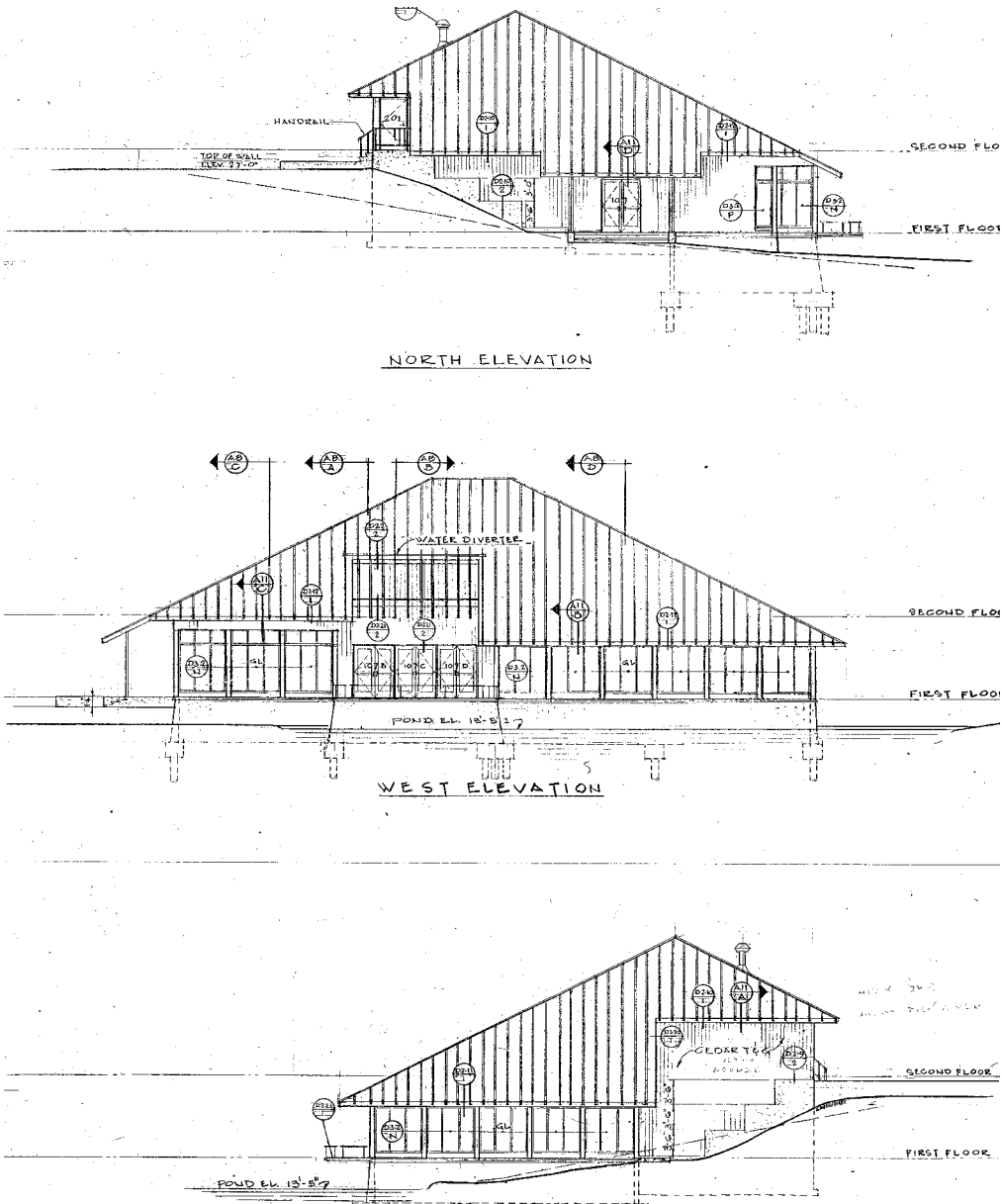
EXISTING



1. STOREFRONT GLAZING SYSTEM: WOOD FRAMED WITH FIXED SINGLE PANE GLASS, WINDOW GROUPING TYPICAL THROUGHOUT.

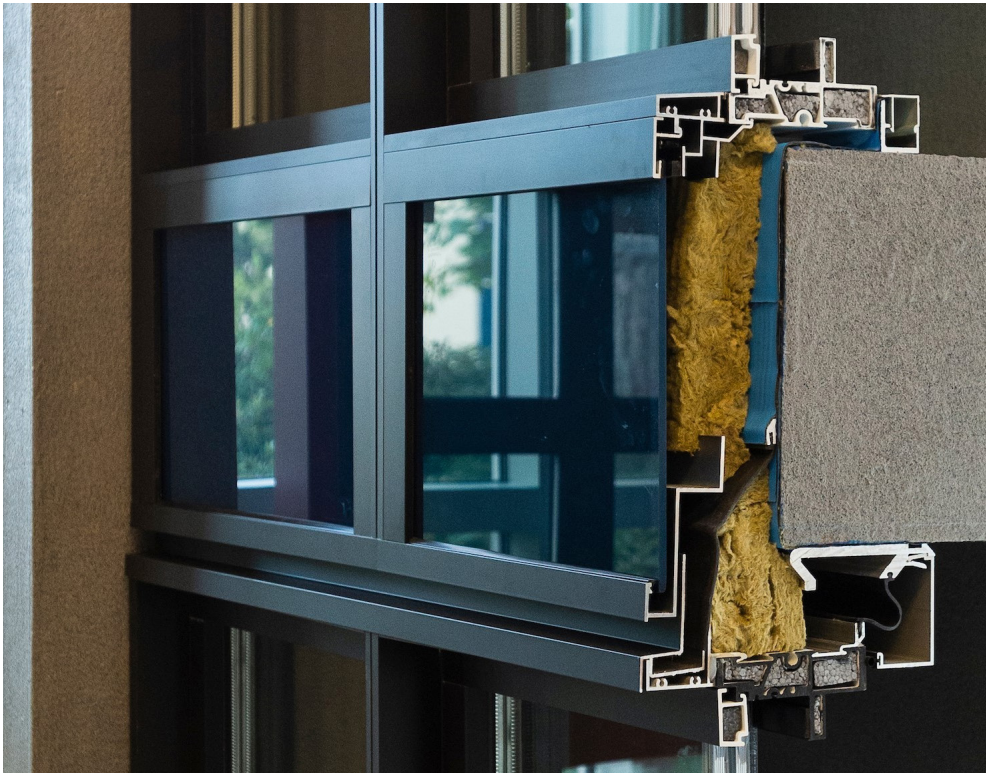
2.DETAIL OF SOUTH FACING WOOD STOREFRONT FRAME WITH SINGLE GLASS PANE

DESIGNED



THE ORIGINAL STOREFRONT SYSTEM DESIGN MATCHES THE EXISTING CONDITIONS

PRELIMINARY PROPOSAL



CASCADIA UNIVERSAL SERIES

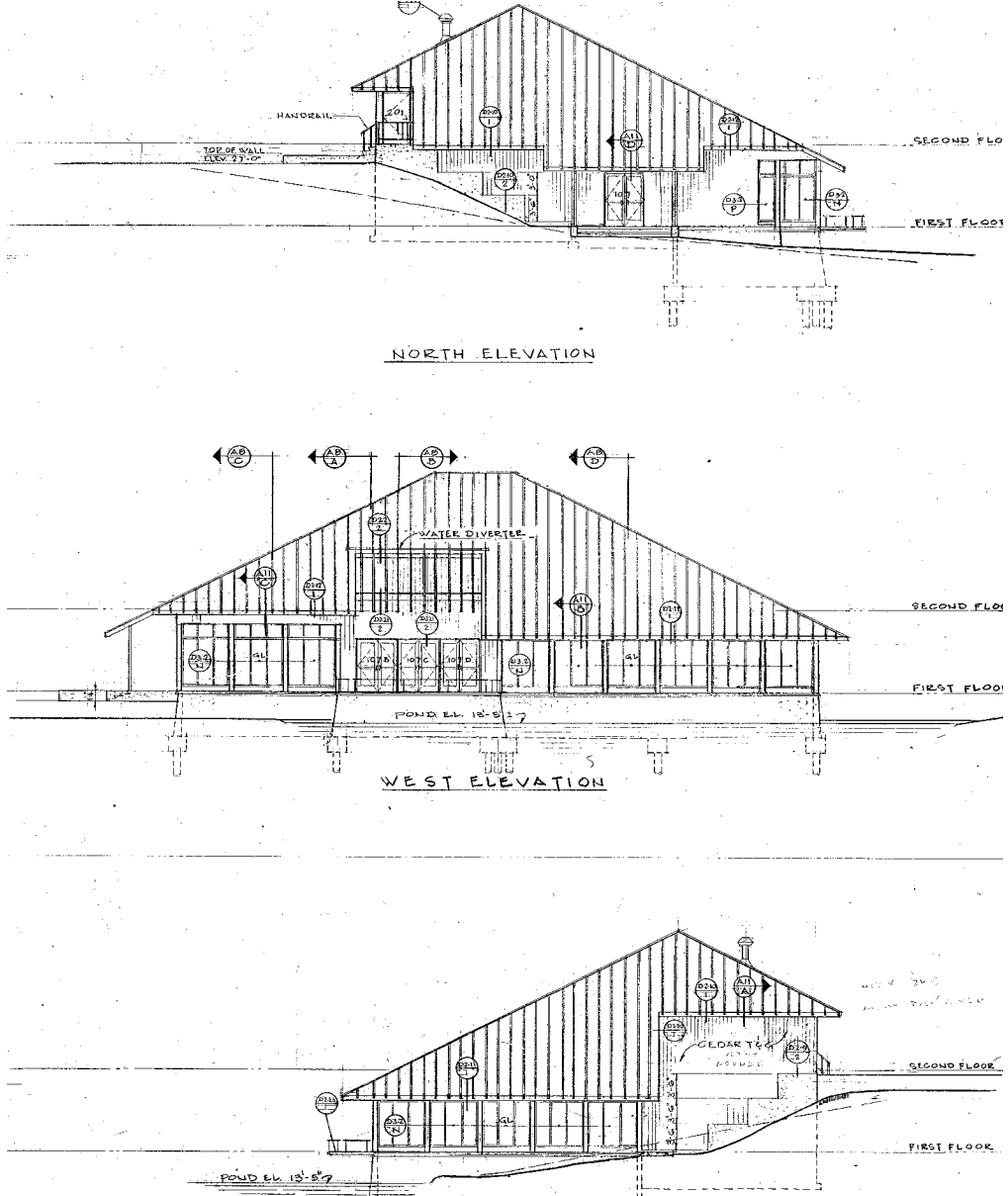
THERMALLY BROKEN FIBERGLASS STOREFRONT FRAMES AND WINDOW UNITS WITH COLORS AND PROFILES SIMILAR TO EXISTING WINDOW UNITS

EXISTING



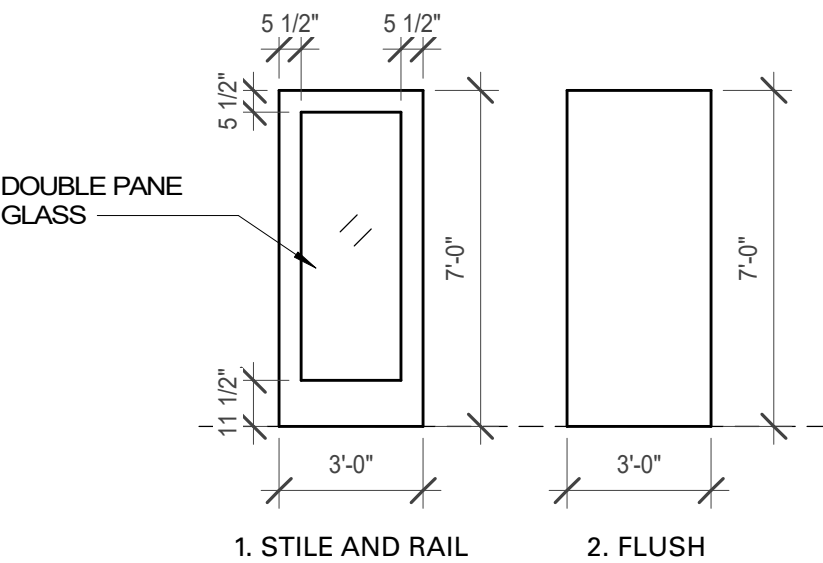
1&2. DOORS ARE WOOD WITH SINGLE PANE FULL LITES AND DARK HARDWARE THAT MATCHES THE COLOR OF THE WINDOW FRAMES. DOOR FRAMES ARE WOOD PAINTED DARK BROWN TO MATCH RAILINGS AND WOOD WINDOW FRAMES.

DESIGNED



THE CONSTRUCTION DOCUMENTS SHOW WOOD DOUBLE DOORS WITH FULL LITES THAT MATCH THE EXISTING CONDITIONS.

PRELIMINARY PROPOSAL



- 1. NEW STILE AND RAIL DOORS SHALL BE SIMPSON MODEL 4976 OR SIMILAR IN WOOD VENEER WITH STAIN AND LACQUER FINISH.
- 2. NEW ENTRY DOORS SHALL BE SIMPSON MODEL 49900 OR SIMILAR WITH WOOD VENEER AND STAIN AND LACQUER OR PAINT FINISH.

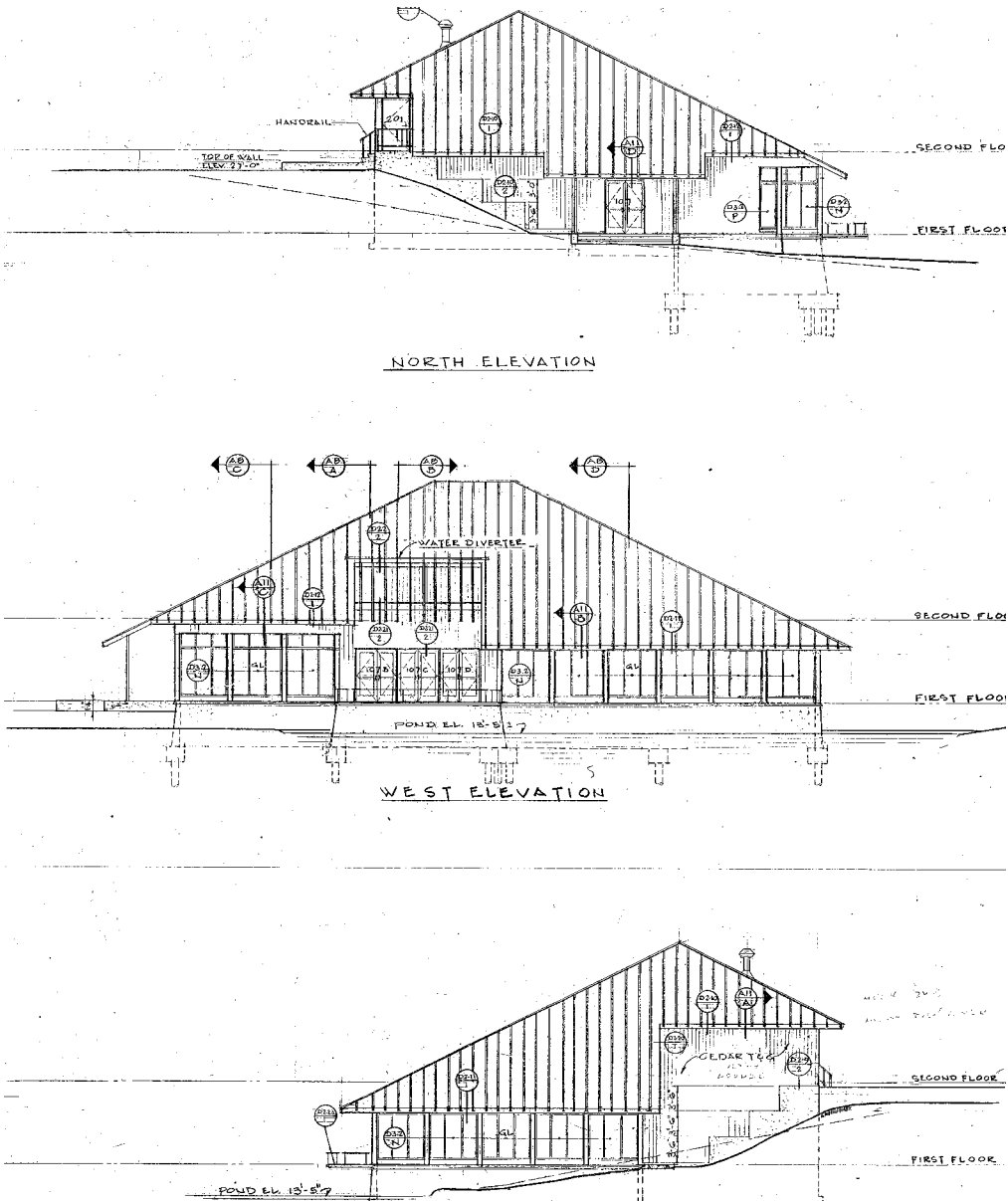
EXISTING



- 1. THE SIDING IS 3/4" X 5 1/2" TONGUE AND GROOVE CEDAR. BUILDINGS HAVE BEEN PAINTED MULTIPLE TIMES

SOME AREAS HAVE BEEN PAINTED ONCE, OTHER AREAS UP TO THREE TIMES. THE FIRST PAINT COLOR WAS MEDIUM GRAY/BEIGE. THE CURRENT COLOR FOR MOST OF THE BUILDINGS IS A DARK GREEN/GRAY COLOR
- 2. THE SOUTH FACADE SHOWS ORIGINAL PAINT COLOR FADED BY SUN AND WEATHERED ABOVE THE BOARD FORMED CONCRETE BASE.

DESIGNED



THE CONSTRUCTION DOCUMENT ELEVATIONS INDICATE 3/4" CEDAR T&G SIDING.

DUE TO LACK OF ORIGINAL DRAWINGS AND PHOTOS, IT IS UNCLEAR IF CEDAR SIDING WAS STAINED OR PAINTED DURING CONSTRUCTION OR SHORTLY AFTER.

PRELIMINARY PROPOSAL

				A	B	C
1		1		1		
2		2		2		
3		3		3		
4		4		4		

PROPOSED FINISH PALETTES INCLUDE WARM MEDIUM AND DARK GRAY SIDING AND TRIM, A WARM LIGHT TO MEDIUM BROWN WOOD TONE AND A MEDIUM GRAY BROWN COLOR FOR ROOFING AND FLASHING.

- 1. CEDAR SIDING TO BE PAINTED TO MATCH FIRST LAYER OF GRAY/BEIGE PAINT ON CEDAR
- 2. RAILINGS, WINDOW AND DOOR TRIM, EXPOSED RAFTERS AND DECKING TO BE PAINTED TO MATCH DARK BROWN ON CEDAR.
- 3. DOORS TO BE WOOD VENEER AND STAIN AND LACQUER FINISH.
- 4. ROOFING/FLASHING TO MATCH EXISTING ROOF PAINT COLOR

EXISTING



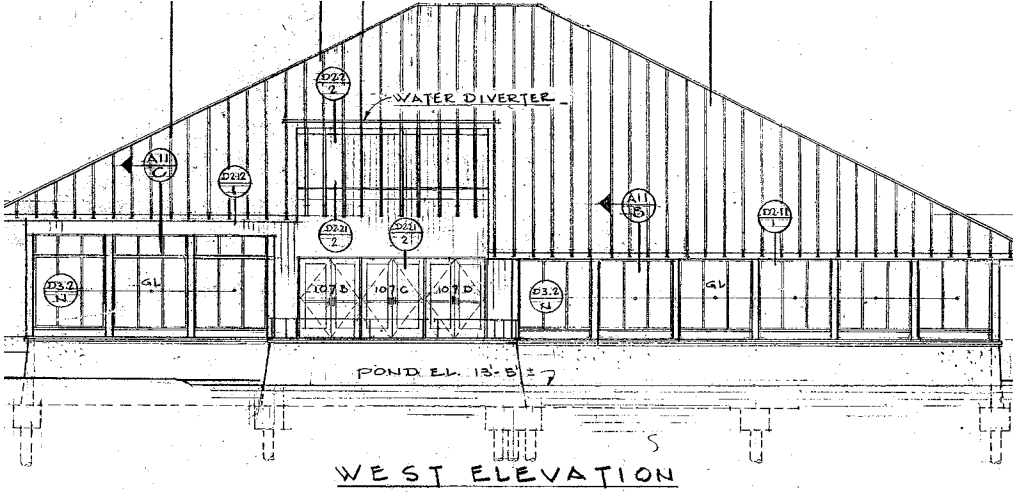
1. BATTEN SEAM METAL ROOFS ARE FINISHED WITH A DARK BROWN PAINT.THE PAINT IS PEELING IN MANY LOCATIONS.

EXPOSED RAFTERS ARE PARTIALLY PROTECTED WITH METAL FLASHING THAT MATCHES THE ROOF COLOR.

2. GUTTERS ARE ONLY LOCATED AT WALKWAYS AND DECKS THAT PASS UNDER THE EAVES.

ROOF DRAINAGE TYPICALLY RUNS OFF ROOF EDGES AND FALLS TO GRADE.

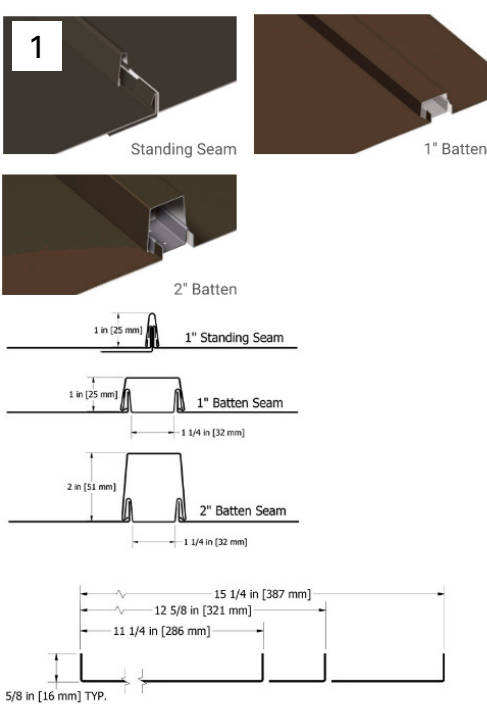
DESIGNED



BRIEF HISTORY OF ROOFING/FLASHING MATERIALS

- ORIGINAL NBBJ OUTLINE SPECIFICATIONS NOTED ROOFING TO BE: COPPER, TERNE METAL OR TITANALLOY WITH STANDING SEAM.
- COPPER ROOFING AND FLASHING IS NOTED ON CONSTRUCTION DRAWINGS
- THE LANDMARK NOMINATION FORM NOTES COR-TEN STEEL WAS INSTALLED AS AN ALTERNATIVE TO MORE EXPENSIVE COPPER ROOFING.
- CORE-TEN ROOFING SYSTEM SUFFERED PRE-MATURE FAILURE DUE TO A MANUFACTURING ISSUE.
- REPLACEMENT OF THE ROOFING MATERIAL WITH A CONVENTIONAL PAINTED STANDING BATTEN SEAM SHEET METAL PRODUCT WAS COMPLETED AT SOME POINT.
- EXISTING ROOF SYSTEM IS A COATED GALVANIZED SHEET METAL BATTEN SEAM METAL ROOFING SYSTEM WITH PERIMETER SOFFIT AIR INTAKE STRIPS. EACH METAL PANEL INTERLOCKS IN THE FIELD WITH PERIMETER EAVE EDGE PANELS ENGAGED INTO A JOGGLE CLEAT.
- ROOFING PANEL FINISH IS IN FAIR TO POOR CONDITION WITH THE MULTIPLE LAYER SURFACE COATING BEGINNING TO FADE AND/OR CRACK AND PEEL DOWN TO PRIMER COAT LAYER IN VARIOUS LOCATIONS.

PRELIMINARY PROPOSAL



PC™ SYSTEM
SKU: Panel: PCP110, PCP120, PCP150, PCP999
Seam: PCS114
Batten: PCB001, PCB002
Copper: PCP147

MATERIAL
.032, .040 aluminum
24, 22* ga. metallic coated steel
24 ga. 55% Al-Zn alloy coated steel with acrylic coating
16 oz. copper* (PCP147 only)

PANEL SPECS
Coverage: 11 1/4", 12 5/8", 14 5/8"**, 15 1/4"
Custom widths available*
**Copper and Dark Bronze Anodized only
Minimum Length: 2'-0" for straight, 3'-0" for curved
Standing Seam: 1"
Batten Seam: 1" x 1 1/2" or 2" x 1 1/2"

AVAILABLE
Straight, Tapered, Stretch Curved* (Convex and Concave)
*Available in standing seam only

TEXTURE
Smooth or Stucco Embossed

MINIMUM SLOPE
3:12
www.atas.com/pc



PRELIMINARY REPLACEMENT ROOFING/FLASHING SYSTEM OPTIONS

1. ATLAS ROOFING COMPANY PC WIDE BATTEN METAL PANEL ROOF SYSTEM, WITH 2" X 1 1/2" BATTEN SEAMS. COLOR TO BE SELECTED TO MATCH EXISTING MEDIUM BROWN.
2. METAL SALES BOX-BATTEN 1-1/2" X 1-1/2" METAL PANEL ROOF SYSTEM. COLOR TO BE SELECTED TO MATCH EXISTING MEDIUM BROWN.

THANK YOU.