PROJECT GOALS

- Replace roofing
- Improve seismic performance of roof diaphragm
- Replace internal gutters, skylights, cornices and eave trim.
- Replace south deck columns and railings.
- Repair south decks.
- Improve column foundations.
PROJECT QUICK FACTS

- Roof Area: 26,003 s.f.
- Penetrations: 49
- Skylights: 19
- Pitch: 4/12
- Porch area: 2,000 s.f.
- Columns: 39
- Columns are close, but not identical, in profile.
- Some columns have been replaced with straight round, or square columns.
- Existing railing is only 30-inches high.
- The decking boards themselves are in poor condition, but much of the framing is salvageable.
COLUMNS AND RAILINGS

- All columns to be replaced at South decks.
- New columns to be a consistent size.
- The entire railing system at south decks to be replaced, and a new top rail with intermediate cables to be provided.
DECK SYSTEM

- Add new pedestrian traffic coating on decks. Color to be similar to existing.

Column Paint

Traffic Coating
Existing roof is composed of several types of roofing materials, including metal and membrane style.

Gutter system is built into the cornice.
STANDING SEAM METAL ROOF

Replace existing roofing materials with new standing seam metal roof.
SKYLIGHT REPLACEMENT

Remove skylights in areas where they only serve the attic. Replace skylights in the sanctuary with new skylight systems. Skylights to be painted to match adjacent roofing material.