



The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



Condominiums at Island Creek

Roof Replacement

PROJECT LOCATION

Alexandria, VA

BUILDING TYPE

130 Dwellings in 13-residential
Buildings with a Clubhouse

PROJECT VALUE

\$500,000.00

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The Condominiums at Island Creek are located in Alexandria, VA and consist of 13 Residential Buildings containing 130 Dwellings. In addition, there is also a Clubhouse within the Association.

The Falcon Group was retained to design, assist with bidding and provide project management for the complete removal and replacement of roofing materials throughout the community.

Additional work included replacement of the water-damaged roof decking, existing gutters and leaders, installation of flashing and ice shield membrane and attic ventilation improvements.

Based on our initial recommendations, the Condominiums at Island Creek opted for a new long-life 'architectural' laminate style shingle, as opposed to the existing single layer of standard 3-tab style, builder grade asphalt shingles.

The decision to substitute the style of shingle installed provided the community with a fresh contemporary look for their roofs, with a textured appearance and a longer useful service life (40-Year Material Warranty).

Falcon identified that the existing 'shed' roof configuration at the front walls of the buildings were missing upper / exhaust venting for the small attic spaces.

In order to provide the necessary cross attic ventilation at these lower roof levels, Falcon recommended the installation of new linear 'half-ridge' air exhaust vents where the roof line meets with the vertical façade surface.

The new exhaust vents facilitated the exhaust of the attic space to create a proper ventilation system while at the same time having almost no impact to the original aesthetics of the building face.



Before



During



Through Completion