



# The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



## *Windgate of Arlington*

*Roof Improvements*

**PROJECT LOCATION**

Arlington, VA

**BUILDING TYPE**

172 Dwelling over 39 Buildings

**PROJECT VALUE**

\$650,000

Project includes the complete removal and replacement of roofing materials throughout the community. Additional work included replacement of the deficient roof decking, existing gutters and leaders, installation of flashing/ice shield membrane and attic ventilation improvements.

Based on our initial recommendations, the Windgate Village II Condominium Association opted for a new long-life 'architectural' laminate style shingle, as opposed to the existing single layer of 'Standard 3-tab' style, "builder grade", and asphalt shingles. The decision to substitute the style of shingle installed provided the community with a new, distinctive look for their roofs with a textured appearance and a longer estimated useful service life.

During our initial investigation into the existing roof structures, the existing chimney "crowns" were identified to typically be in an overall poor condition experiencing cracking, chipping, and separation from the brick chimney throughout its surface. In an effort to salvage all the existing chimney crowns throughout the community and provide a lasting solution to the waterproofing of the chimney tops, Falcon recommended covering over the existing poor concrete chimney "crowns" with a new JM Permaflash system that would act as a waterproofing membrane over top.

During the project, Falcon's on-site Project Managers discovered that the condition of the existing composite wood siding was in poor condition and could not easily be removed and reinstalled without essentially destroying the element. Note that in order to properly install the necessary leak protection improvements, some portion of the exterior siding had to be removed. Based on the existing poor conditions of the siding, Falcon proposed an alternate detail that would eliminate the need to temporarily remove the siding while still installing the leak protection. Ultimately, with the approval of the Association and per the proposed alternate detail, the existing wood siding was saw cut along and above the roofline enough to facilitate the installation of the sidewall flashing membrane without impacting a larger area of weak siding. New PVC trim board was installed overtop the leak protection providing cover from the elements as well as a new architectural feature at the roof interface. Using the proposed alternate detail, the Association was still able to achieve the leak protection that the roofs desperately needed while keeping costs much lower than they otherwise would have by removing and replacing siding throughout.

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Before



During



After