

PILOT POINT EXTERIOR RENOVATIONS

TOWNHALL MEETING #1

JULY 18, 2015

AGENDA

OBJECTIVES:

- MATERIAL OPTIONS
- FINDINGS & CONSIDERATIONS
- ELEVATION POSSIBILITIES

MATERIAL OPTIONS:

- MATERIAL OPTIONS FOR SIDING, TRIM & SOFFITS
- SIDING SELECTION CRITERIA
 - MAIN FUNCTION OF SIDING
 - SIDING SELECTION CRITERIA
- SIDING OPTIONS
 - CEDAR WOOD SIDING
 - PROS
 - CONS
 - ESTIMATED COST
 - VINYL SIDING
 - PROS
 - CONS
 - ESTIMATED COST
 - FIBER CEMENT SIDING
 - PROS
 - CONS
 - ESTIMATED COST
- MATERIAL RECOMMENDATION

FINDINGS & CONSIDERATIONS:

- FINDINGS & CONSIDERATIONS

ELEVATION POSSIBILITIES:

- BUILDING 1B ELEVATION POSSIBLE OPTIONS
 - OPTION 1
 - OPTION 2
 - OPTION 3

SUMMARY:

- RECAP

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MATERIAL OPTIONS

SIDING:

- WOOD SIDING
 - WESTERN RED CEDAR LAP OR SHAKE STYLE
- VINYL SIDING
 - CERTAINTEED MONOGRAM LAP STYLE
 - CERTAINTEED CEDAR IMPRESSIONS SHAKE STYLE
- FIBER CEMENT SIDING
 - HARDIPLANK LAP STYLE
 - HARDISHAKE SHAKE STYLE

TRIM:

- WOOD
 - WESTERN RED CEDAR
- VINYL
- FIBER CEMENT
 - HARDITRIM
- CLOSED CELL PVC
 - AZEK
 - VERSATEX

SOFFITS:

- WOOD
 - WESTERN RED CEDAR
- VINYL
 - CERTAINTEED IRONMAX
- FIBER CEMENT
 - HARDISOFFIT
- CLOSED CELL PVC
 - VERSATEX SOFFIT

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SIDING SELECTION CRITERIA

MAIN FUNCTION OF SIDING:

- THE OUTER COVERING ON THE VERTICAL SURFACES OF A STRUCTURE WHOSE PURPOSE IS TO SHED WATER & PROTECT IT FROM THE EFFECTS OF ALL DIFFERENT KIND OF WEATHER & PESTS.

SIDING SELECTION CRITERIA

- AMOUNT OF MAINTENANCE
 - FREQUENCY
 - AMOUNT & EXTENT
- EASE OF INSTALLATION
 - SPECIAL TOOLS
 - AMOUNT OF LABOR
- APPEARANCE
 - LOOKS
 - FINISH OPTIONS (COLORS & STYLES)
- COST
 - INITIAL
 - LIFETIME (MAINTENANCE & REPAIRS)
- DURABILITY OF MATERIAL
 - AGAINST WEATHER
 - AGAINST PESTS
- SAFETY
 - AGAINST FIRE
 - AGAINST WEATHER
- LIFE EXPECTANCY
 - WARRANTY
- MARKET EXPECTATIONS FOR VALUE OF PROPERTY
 - RESALE

- ENERGY EFFICIENCY / ECO-FRIENDLY
 - UTILITY COST IMPACT
 - BIODEGRADABLE

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CEDAR WOOD SIDING

GENERAL:

- WESTERN RED CEDAR SPECIES
- NATURAL LOOK APPEALS TO HOMEOWNERS
- LEAST USED SIDING TODAY

PROS:

- EASY INSTALLATION
 - NO SPECIAL TOOLS REQUIRED
- APPEARANCE
 - UNLIMITED FINISH OPTIONS (COLOR & STYLES)
 - CAN PAINT/STAIN/CLEAR FINISH
 - CAN CHANGE COLOR
 - NATURAL LOOK (BEAUTY, CHARM & REAL NOT FAKE)
- LIMITED DURABILITY
 - WESTERN RED CEDAR HAS NATURAL OILS THAT DETERS ROT & INSECT INVESTATION BETTER THAN OTHER WOODS
 - IMPACT RESISTANT TO AIR BORNE DEBRIS
 - ABSORBS EXTERIOR SOUND
- LIFE EXPECTANCY
 - DECAY WARRANTY UP TO 50 YEARS IF PROPERLY MAINTAINED
- ECO-FRIENDLY
 - BIODEGRADABLE
- ENERGY EFFICIENCY
 - SOME INSULATION VALUE

CONS:

- HIGH MAINTENANCE
 - PAINT OR STAIN EVERY 3-5 YEARS
 - PERIODICAL REPAIR OR REPLACEMENT
- APPEARANCE
 - VISABLE DEFECTS & IMPERFECTIONS
- HIGH COST
 - INITIAL COST FOR INSTALLATION (SPECIALIZED INSTALLATION KNOWLEDGE & MATERIALS)
 - LIFETIME COST FOR MAINTENANCE (PAINTING & REPAIRS)
- DURABILITY
 - VULNERABLE TO MOISTURE & PESTS
 - VARIATION IN TEMPERATURE CAN CAUSE SPLITTING, CHECKING OR CUPPING DUE TO WOOD EXPANSION & CONTRACTION
- SAFETY
 - NOT FIRE RESISTANT (BURNS EASY)
 - VULNERABLE TO MOLD & MILDEW DUE TO MOISTURE
- LIFE EXPECTANCY
 - FINISH WARRANTY (3 TO 5 YEARS FOR SEMI-TRANSPARENT STAINS & 5 TO 10 YEARS FOR SOLID STAIN)

COSTS:

- SHINGLE
 - ESTIMATED MATERIAL COST: \$4.50 - \$5.00
 - ESTIMATED INSTALLATION COST: \$2.00 - \$2.50
 - ESTIMATED TOTAL COST: \$6.50 - \$7.50
- CLAPBOARD/LAP
 - ESTIMATED MATERIAL COST: \$4.00 - \$5.00
 - ESTIMATED INSTALLATION COST: \$2.00 - \$2.50
 - ESTIMATED TOTAL COST: \$6.00 - \$7.50

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VINYL SIDING

GENERAL:

- PLASTIC WITH ADDITIVES (IMPACT MODIFIERS – HELP RESIST CRACKING & DENTING AND STABILIZERS – HELP MAKE IT SMOOTH & REDUCE IRREGULARITIES)
- MOST COMMONLY KNOWN & USED SIDING MATERIAL
- “PASSE” - SIDING MATERIAL OF THE PAST
- HOME BUYERS QUOTE TO THEIR REALTOR – “IF IT HAS VINYL SIDING, I WOULD PREFER TO LOOK AT A DIFFERENT HOUSE.”

PROS:

- LOW MAINTENANCE
 - EASY TO CLEAN
 - NO PAINTING
- EASY & QUICK INSTALLATION
 - NO SPECIAL TOOLS REQUIRED
 - LIGHT WEIGHT (LESS LABOR REQUIRED)
- APPEARANCE
 - HOMOGENEOUS COLOR
 - NO PEELING
- LOW COST
 - LEAST EXPENSIVE SIDING MATERIAL CHOICE
- DURABILITY
 - ROT RESISTANT
 - INSECT PROOF
 - SHEDS RAIN WATER
- LIFE EXPECTANCY
 - NORMALLY 20 TO 25 YEAR PRODUCT WARRANTY
- ENERGY EFFICIENCY
 - IF INSULATED FOAM BACKING TYPE

CONS:

- APPEARANCE
 - LOOKS FAKE UP CLOSE “PLASTIC”
 - LIMITED COLOR SELECTIONS
 - STUCK WITH SAME COLOR FOR DURATION (PAINT OR STAIN IS NOT RECOMMENDED & VOIDS WARRANTY)
 - COLOR EVENTUALLY FADES (ESPECIALLY DARKER COLORS)
 - NOTICABLE SEAMS
- DURABILITY
 - VULNERABLE TO EXTREME TEMPERATURE (WARPS & BLISTERS DURING HOT MONTHS AND BECOMES BRITTLE & CRACKS DURING COLD MONTHS)
 - NOT IMPACT RESISTANT TO AIR BORNE DEBRIS (CAN PUNCTURE, CRACK OR DENT SIDING)
 - WINDS CAN LOOSEN OR EVEN BLOW SIDING OFF STRUCTURE
 - DOESN'T ABSORB EXTERIOR SOUNDS
- SAFETY
 - NOT FIRE RESISTANT (WHEN BURNS, EMITS HAZARDOUS FUMES)
- LIFE EXPECTANCY
 - NORMALLY 5 TO 10 YEAR FADING WARRANTY
- MARKET EXPECTATIONS FOR VALUE OF PROPERTY
 - CAN HURT RESALE AS VINYL IS SIDING MATERIAL OF THE PAST
- ECO-FRIENDLY
 - NOT BIODEGRADABLE
- ENERGY EFFICIENCY
 - DOESN'T PROVIDE ANY INSULATION VALUE TO HELP WITH UTILITY COST, UNLESS USE INSULATED FOAM BACKING STYLE

COSTS:

- SHAKE
 - ESTIMATED MATERIAL COST: \$3.00 - \$3.50 SF
 - ESTIMATED INSTALLATION COST: \$1.00 - \$1.50 SF
 - ESTIMATED TOTAL COST: \$4.00 - \$5.00 SF
- CLAPBOARD/LAP
 - ESTIMATED MATERIAL COST: \$1.00 - \$2.00 SF
 - ESTIMATED INSTALLATION COST: \$1.00 - \$1.50 SF
 - ESTIMATED TOTAL COST: \$2.00 - \$3.50 SF

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FIBER CEMENT SIDING

GENERAL:

- WHAT IS FIBER CEMENT SIDING
 - COMPOSITE MATERIAL MADE UP OF PORTLAND CEMENT, SAND, CELLULOUS FIBERS, WATER & ADDITIVES PRESSED TOGETHER
- MODERN MATERIAL (SIDING MATERIAL OF TODAY)
- BEST LONG TERM VALUE FOR YOUR MONEY
- NUMBER ONE CHOICE FOR SIDING TODAY
- HURRICANE PRONE AREAS SPECIFY THIS SIDING IN THEIR BUILDING CODES

PROS:

- LOW MAINTENANCE
 - PAINT EVERY 15 YEARS
 - ALMOST INDISTRUCTABLE (NO PERIODIC REPAIRS OR REPLACEMENT)
- APPEARANCE
 - VARIETY OF STYLES & UNLIMITED COLOR SELECTIONS
 - MIMIC WOOD SIDING WITHOUT THE ISSUES THAT COME WITH WOOD SIDING
 - HOLDS PAINT EXCEPTIONALLY (PAINT EVERY 15 YEARS)
 - FINISH WON'T FADE, CHIP OR PEEL
 - CAN CHANGE COLOR
 - APPROVED TO REPLACE WOOD SIDING IN NUMEROUS HISTORIC DISTRICTS
- HIGHLY DURABLE MATERIAL
 - IMPERVIOUS TO TERMITES & OTHER PESTS
 - IMPACT RESISTANT AGAINST AIR BORNE DEBRIS
 - RESISTANT TO ROTTING, WARPING & CRACKING

- RESISTANT TO EXPANSION & CONTRACTION ASSOCIATED WITH CHANGES IN TEMPERATURE & HUMIDITY
- RESISTANT TO DETERIORATION FROM SALT SPRAY OF OCEAN OR ULTRAVIOLET RAYS OF SUN
- ABSORBS EXTERIOR SOUNDS
- VERY SAFE MATERIAL
 - FIRE RESISTANT (WON'T BURN)
 - RATED FOR FIRE RESISTANCE RATED CONSTRUCTION – CLASS A SAME AS BRICK
 - LESS SUSCEPTIBLE TO EXTREME WEATHER CONDITIONS INCLUDING HAIL & HIGH WINDS
- LIFE EXPECTANCY
 - NORMALLY 30 YEAR PRODUCT WARRANTY (UP TO 50 YEARS)
 - NORMALLY 15 YEAR FINISH WARRANTY NOT TO FADE OR CHIP
- STRONG MARKET EXPECTATIONS FOR VALUE OF PROPERTY
 - INCREASES RESALE VALUE
 - MOST CASES CAN REDUCE HOMEOWNERS INSURANCE
- ECO-FRIENDLY
 - BIODEGRADABLE

CONS:

- MAINTENANCE
 - PAINT EVERY 15 YEARS
- INSTALLATION
 - REQUIRES SPECIAL TOOLS
 - HEAVY MATERIAL WHICH REQUIRES MORE LABOR
- APPEARANCE
 - CAN ONLY REPLICATE PAINTED WOOD FINISH NOT CLEAR, SEMI –TRANSPARENT STAIN OR WEATHERED LOOK
- MORE EXPENSIVE
 - HIGHER MATERIAL COST (SPECIAL TOOLS REQUIRED)
 - HIGHER INSTALLATION COST (NEED EXPERIENCED INSTALLERS & MORE LABORERS DUE TO WEIGHT OF MATERIAL)

COSTS:

- SHAKE
 - ESTIMATED MATERIAL COST: \$3.00 - \$3.50 SF

- ESTIMATED INSTALLATION COST: \$2.00 - \$2.50 SF
 - ESTIMATED TOTAL COST: \$5.00 - \$6.00 SF
- LAP
 - ESTIMATED MATERIAL COST: \$2.50 - \$3.00 SF
 - ESTIMATED INSTALLATION COST: \$2.00 - \$2.50SF
 - ESTIMATED TOTAL COST: \$4.50 - \$5.50 SF

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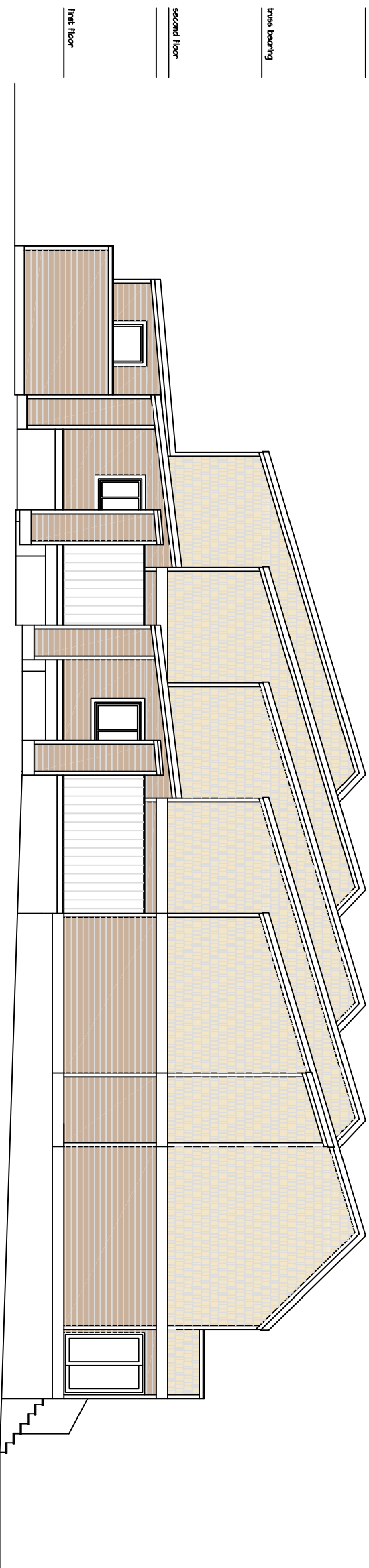
JULY 18, 2015

SUMMARY

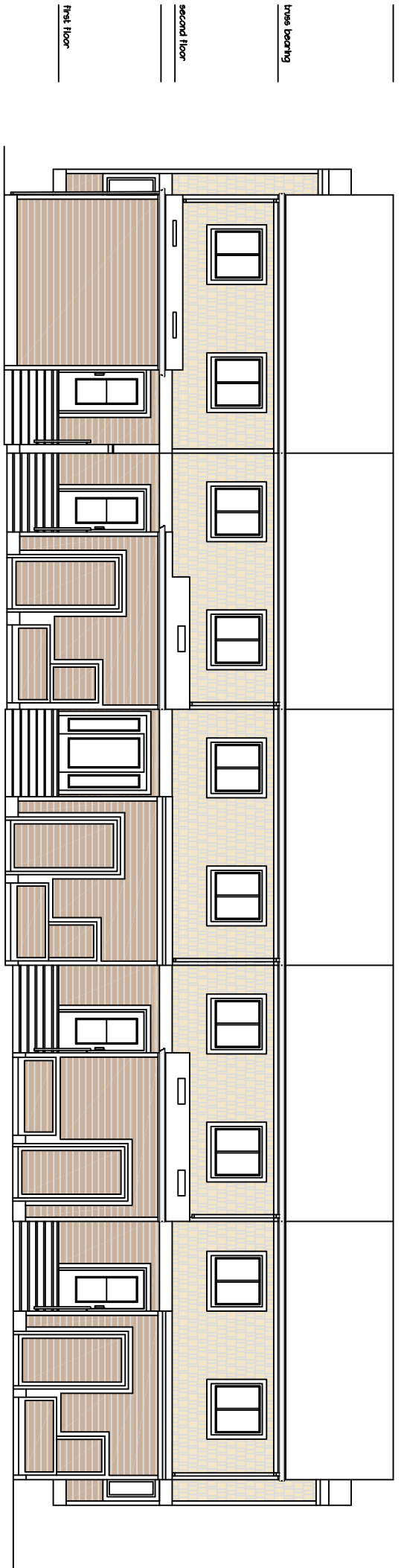
MATERIAL RECOMMENDATIONS:

- SIDING – FIBER CEMENT SIDING
 - JAMES HARDIE
- TRIM – CLOSED CELL PVC TRIM
 - AZEK
 - VERSATEX

3/16" = 1'-0"
 AI RIGHT SIDE ELEVATION
 KEY



3/16" = 1'-0"
 A2 FRONT ELEVATION
 KEY



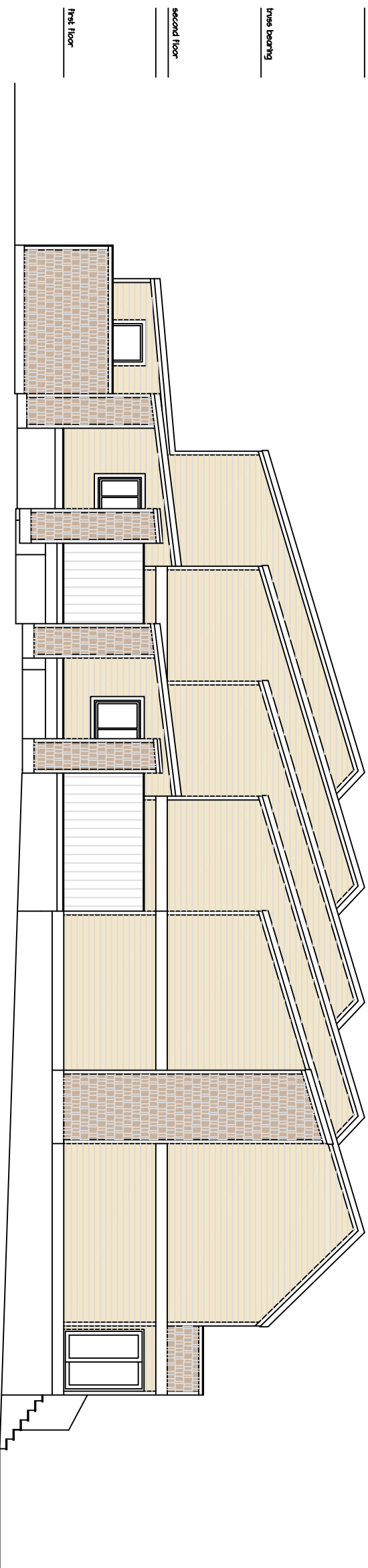
SHEET #
 SD-1

CONSTRUCTION DOCUMENTS FOR THE:		PILOT POINT EXTERIOR RENOVATIONS	
		CAPE HENLOPEN DRIVE LEWES, SUSSEX COUNTY, DELAWARE	
PROJECT #:	14048	BUILDING IB - EXTERIOR ELEVATIONS OPTION #1	SCALE: 3/16" = 1'-0"
			DATE: 07/11/2015
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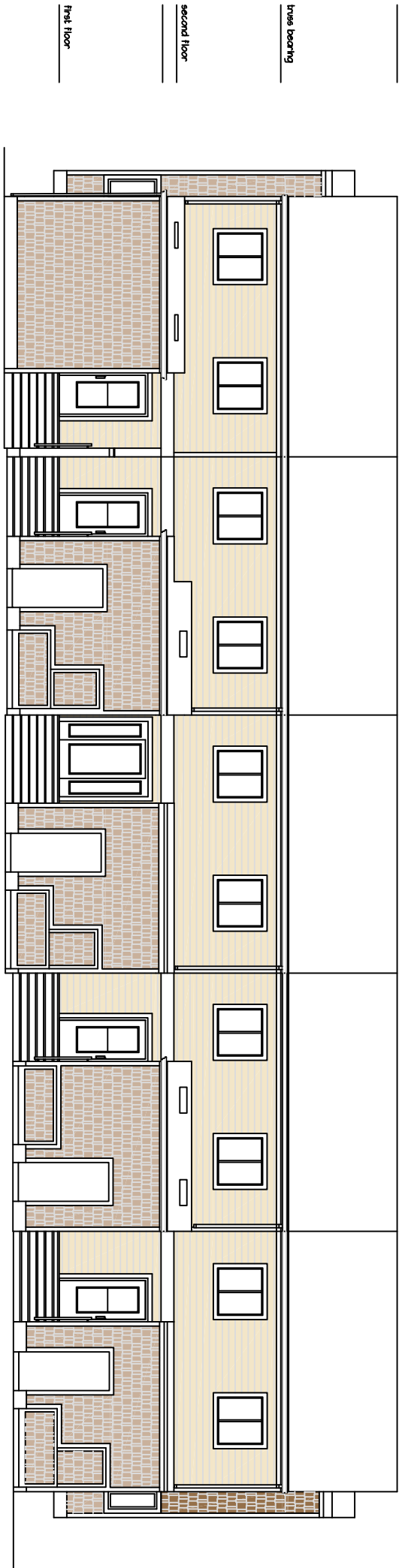
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3/16" = 1'-0"
 AI RIGHT SIDE ELEVATION
 KEY



3/16" = 1'-0"
 A2 FRONT ELEVATION
 KEY

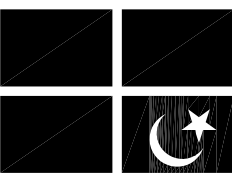


SHEET #
 SD-2

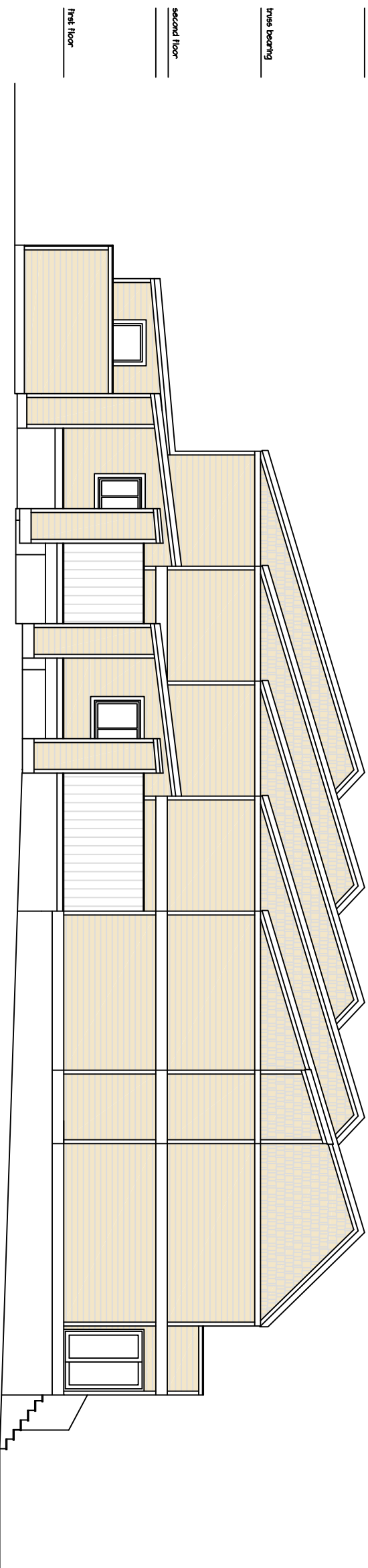
CONSTRUCTION DOCUMENTS FOR THE:		PILOT POINT EXTERIOR RENOVATIONS	
		CAPE HENLOPEN DRIVE LEWES, SUSSEX COUNTY, DELAWARE	
PROJECT #:	14048	BUILDING IB - EXTERIOR ELEVATIONS OPTION #2	SCALE: 3/16" = 1'-0"
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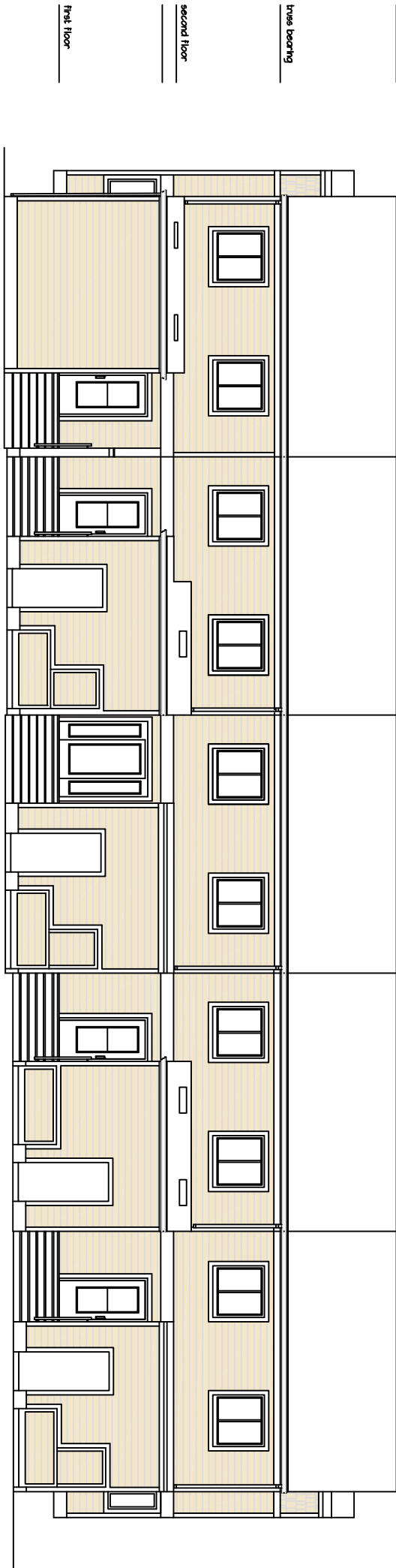
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3/16" = 1'-0"
 AI RIGHT SIDE ELEVATION
 KEY



3/16" = 1'-0"
 A2 FRONT ELEVATION
 KEY



SHEET #
 SD-3

CONSTRUCTION DOCUMENTS FOR THE:		PILOT POINT EXTERIOR RENOVATIONS	
		CAPE HENLOPEN DRIVE LEWES, SUSSEX COUNTY, DELAWARE	
PROJECT #:	14048	BUILDING IB - EXTERIOR ELEVATIONS OPTION #3	SCALE: 3/16" = 1'-0"
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