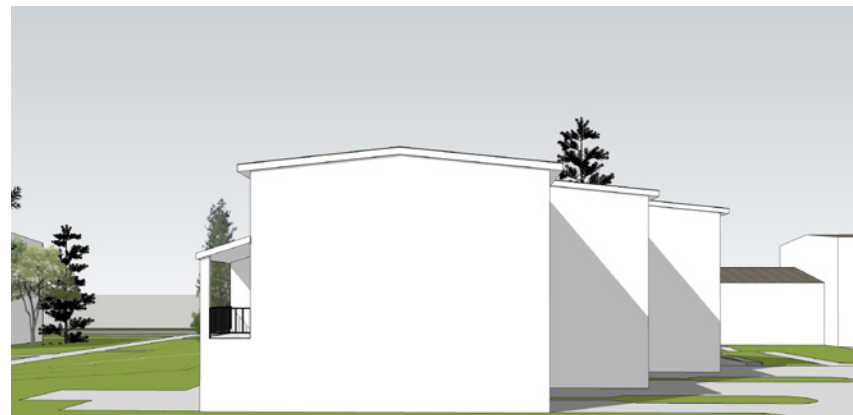


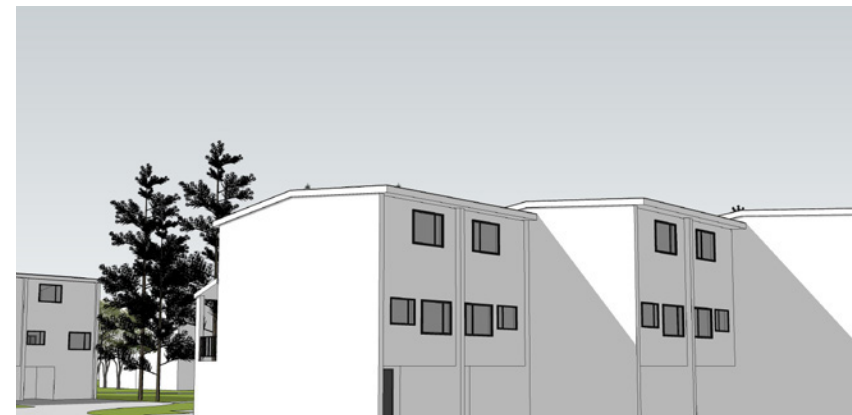


EXISTING CONDITION:

- 1 Blank stucco face feels monolithic, drab.
- 2 Existing fascia and gable overhangs feel dated, and place emphasis on an unappealing roofline.
- 3 Dividing bump-outs between units create detailing challenge and potential for envelope failure.



Existing blank stucco facades

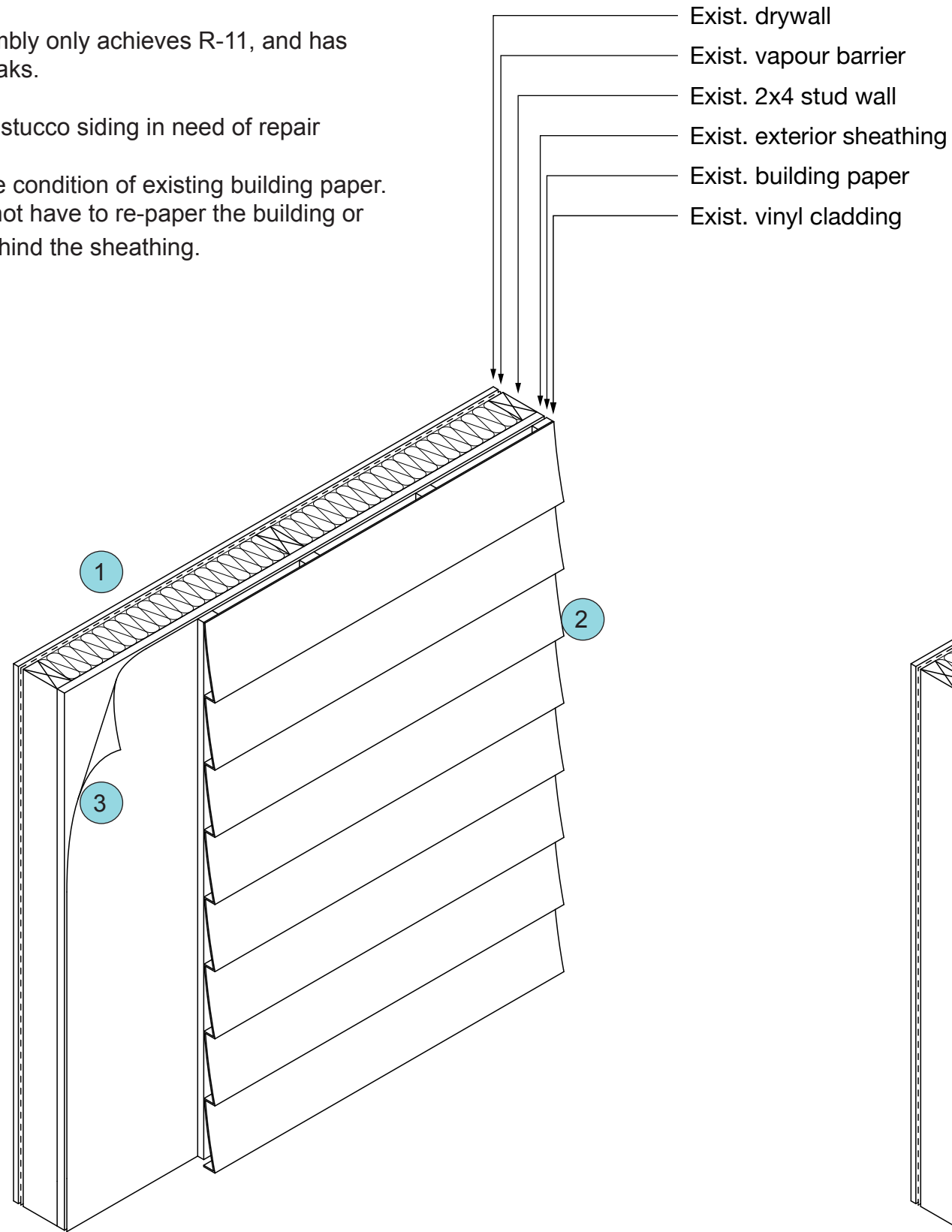


Existing car ports



EXISTING CONDITION: WALL SECTION

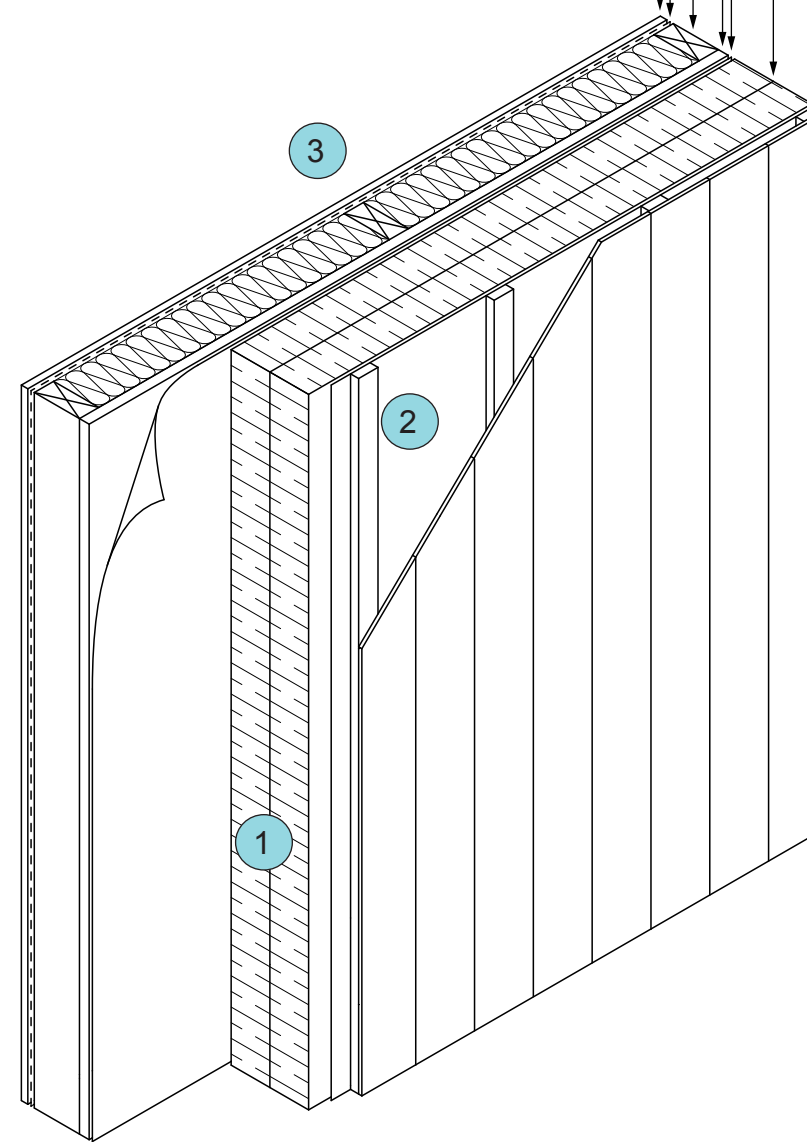
- 1 current wall assembly only achieves R-11, and has many thermal breaks.
- 2 Existing vinyl and stucco siding in need of repair
- 3 Need to determine condition of existing building paper. We would like to not have to re-paper the building or affect anything behind the sheathing.

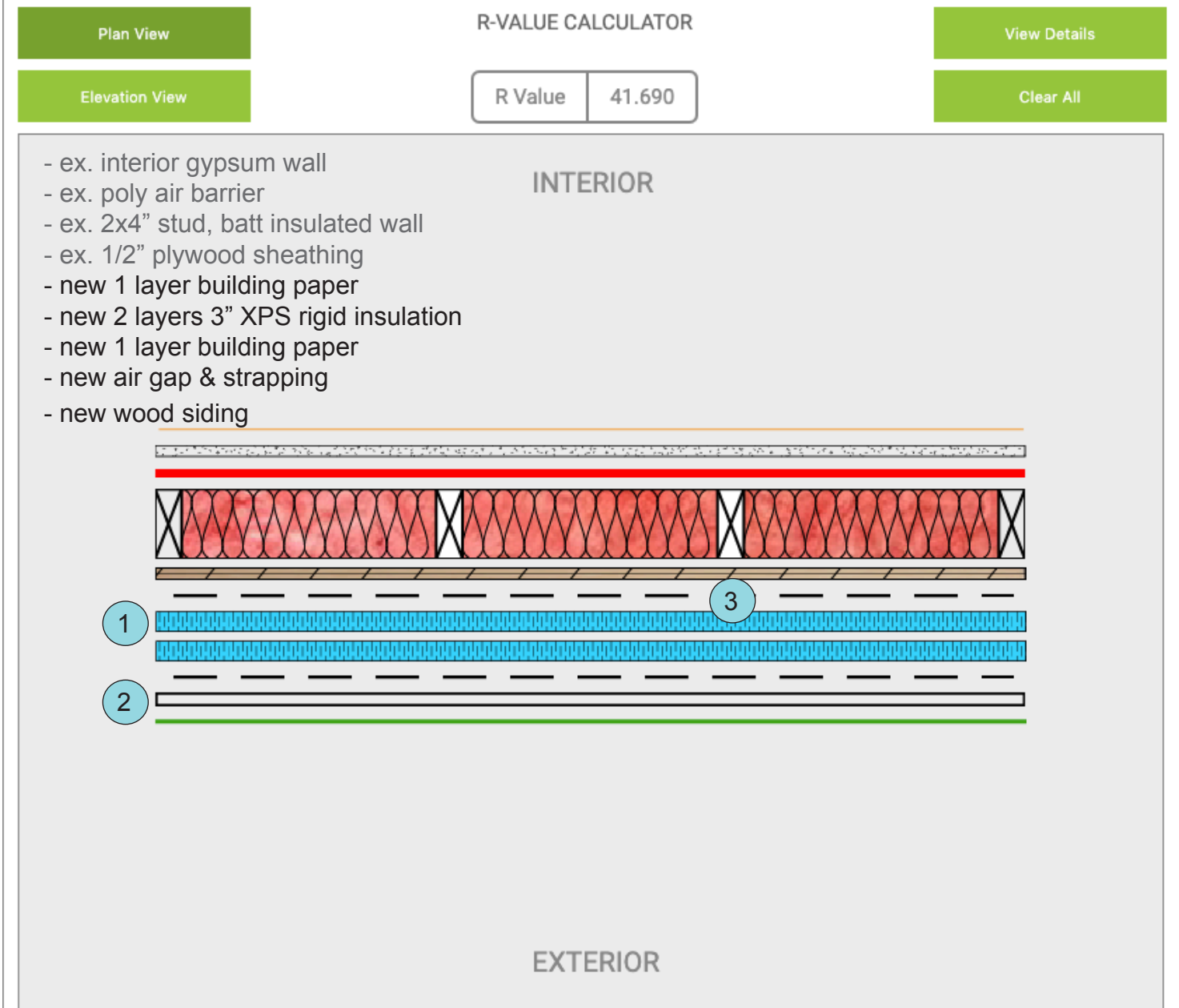
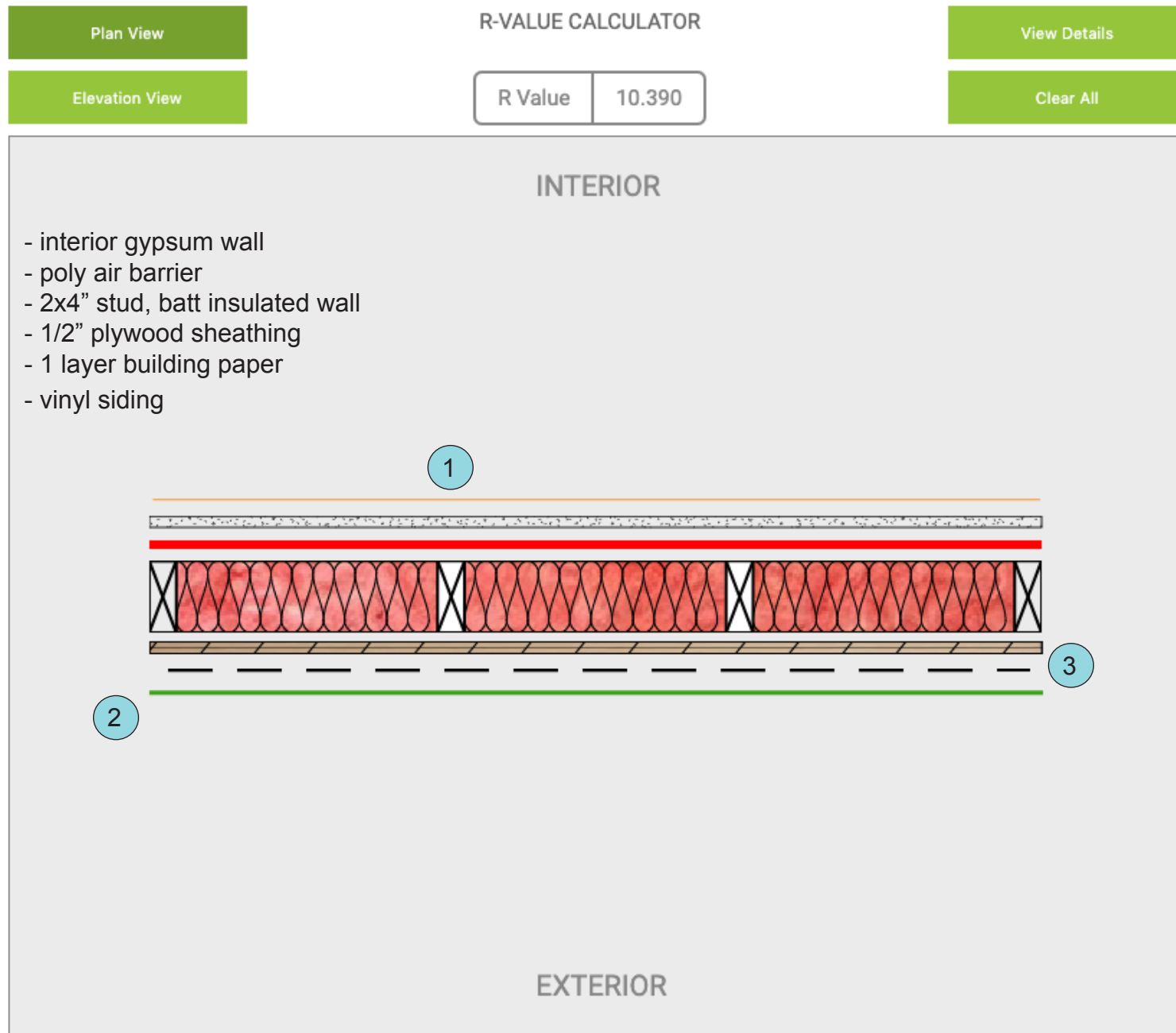


- Exist. drywall
- Exist. vapour barrier
- Exist. 2x4 stud wall
- Exist. exterior sheathing
- Exist. building paper
- Prop. 2 layers 3" XPS rigid insulation
- New building paper
- 5/8" wood strapping & air gap
- New wood cladding

PROPOSED WALL SECTION

- 1 adding 6 inches of rigid insulation on top of existing building paper will allow the wall to achieve R-41
- 2 Strapping for new siding introduces larger air gap
- 3 Continuous insulation over wood framing eliminates thermal bridging





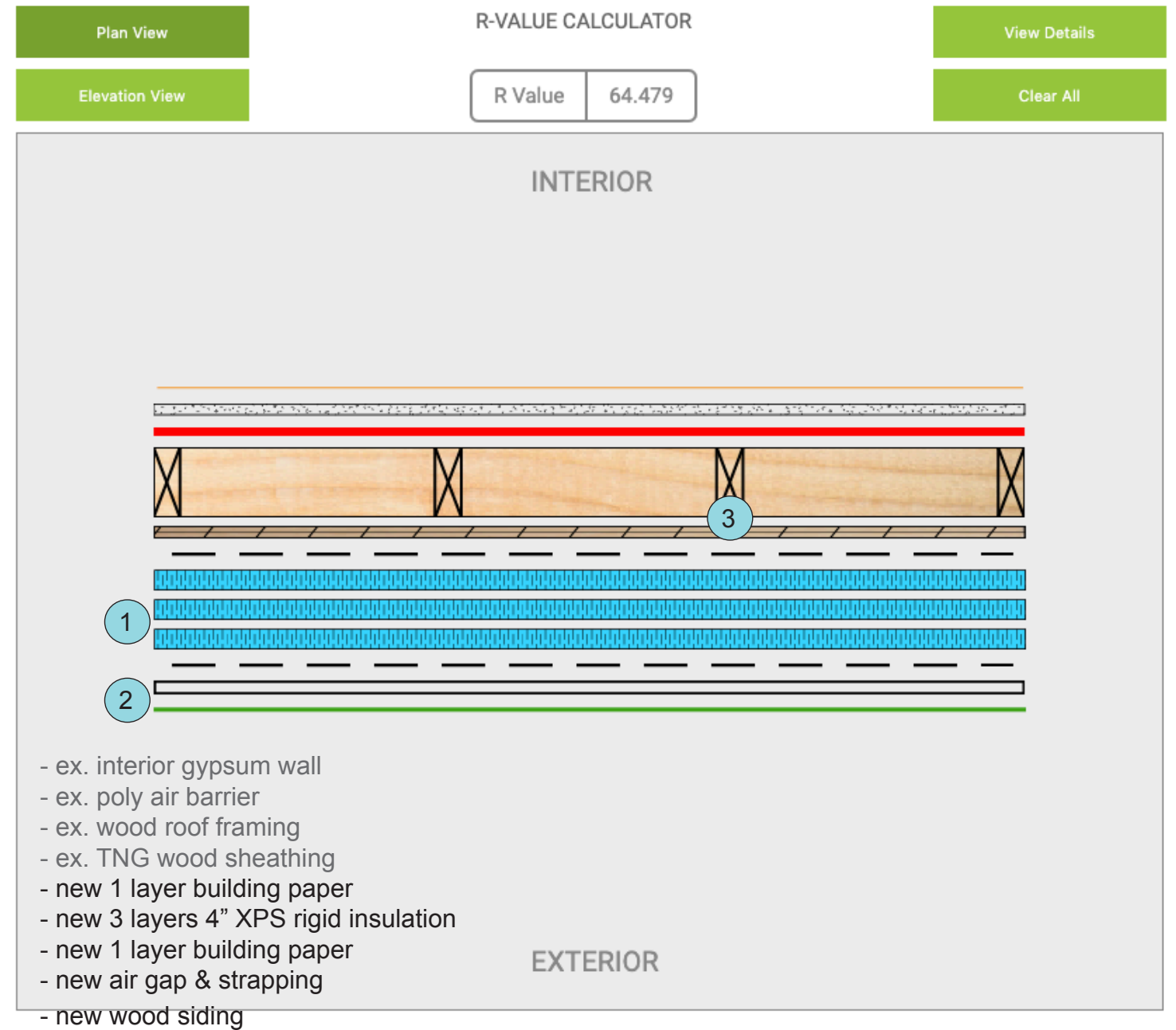
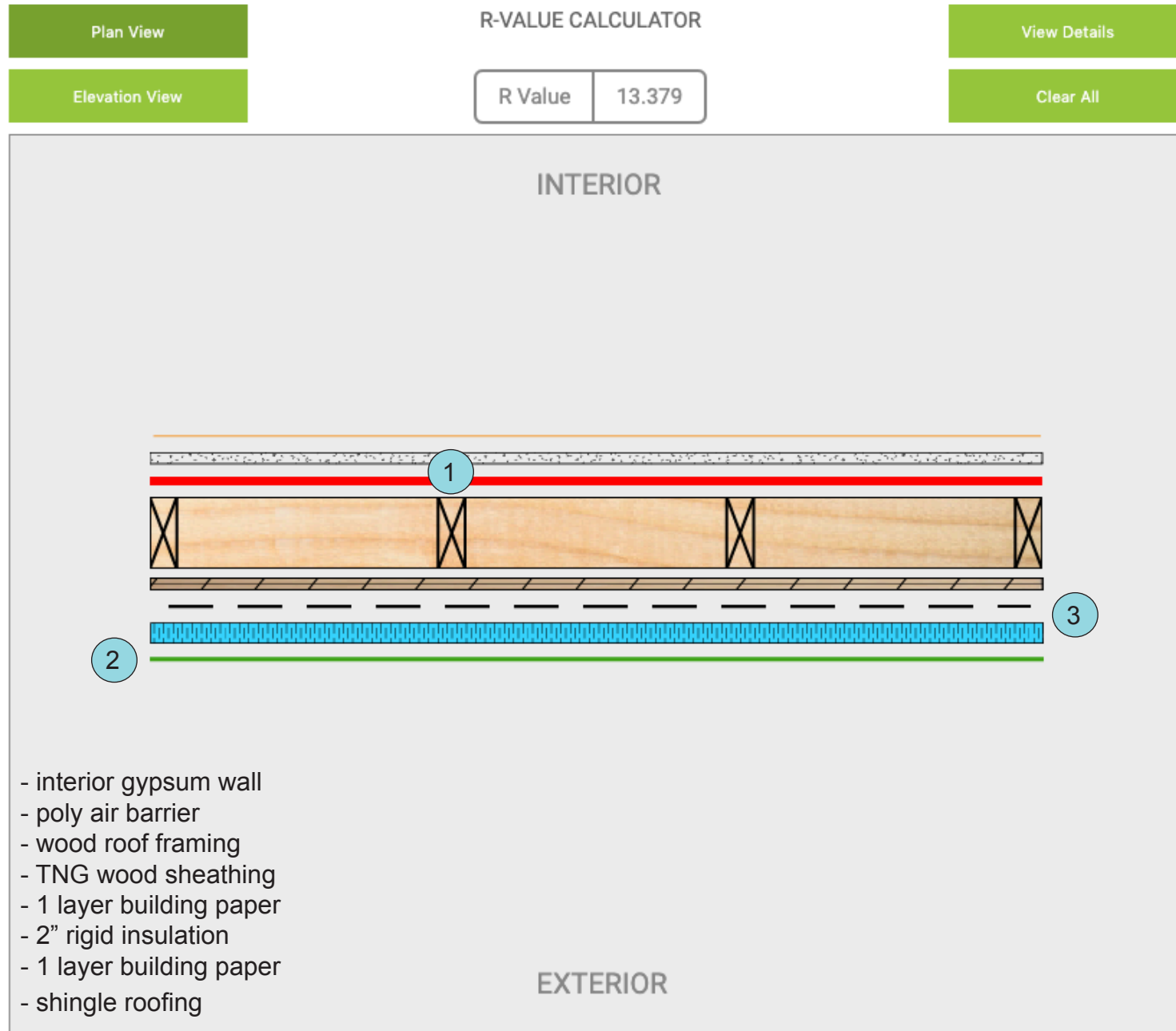
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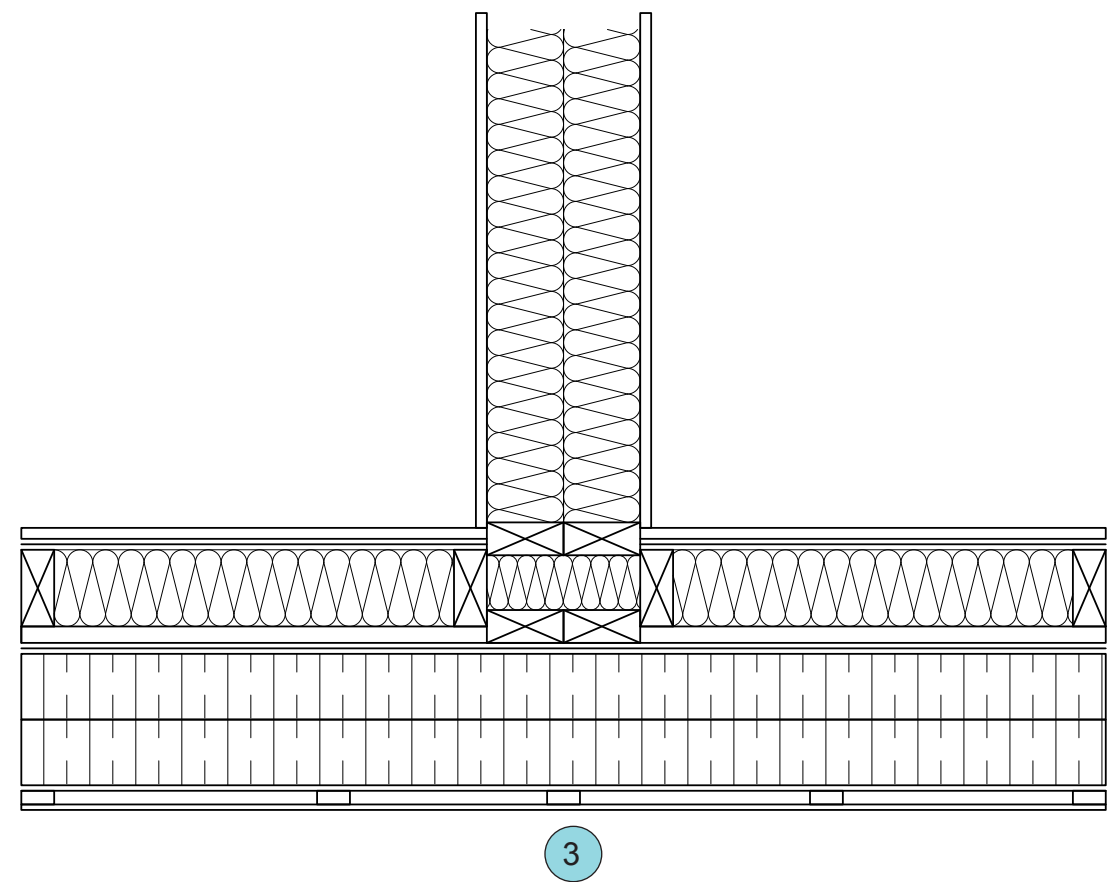
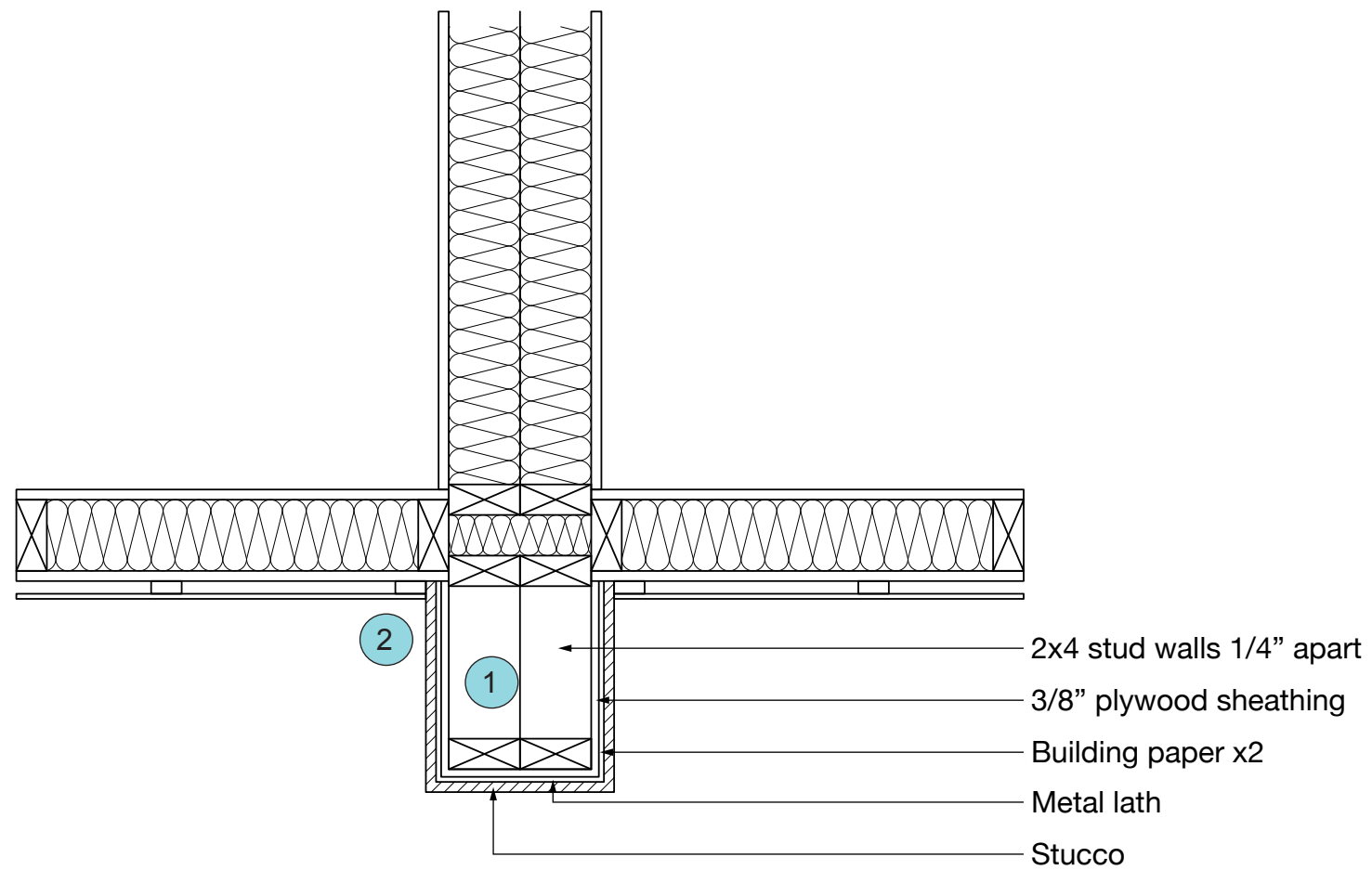
EXISTING ROOF SECTION

PROPOSED ROOF SECTION

- 1 current roof assembly only achieves R-13, and has many thermal breaks.
- 2 Existing shingles are in good condition, but will need to be replaced when applying new insulation.
- 3 Need to determine condition of existing building paper. We would like to not have to re-paper the building or affect anything behind the sheathing.

- 1 adding 10 inches of rigid insulation on top of existing building paper will allow the wall to achieve R-64
- 2 Strapping for new siding introduces larger air gap
- 3 Continuous insulation over wood framing eliminates thermal bridging

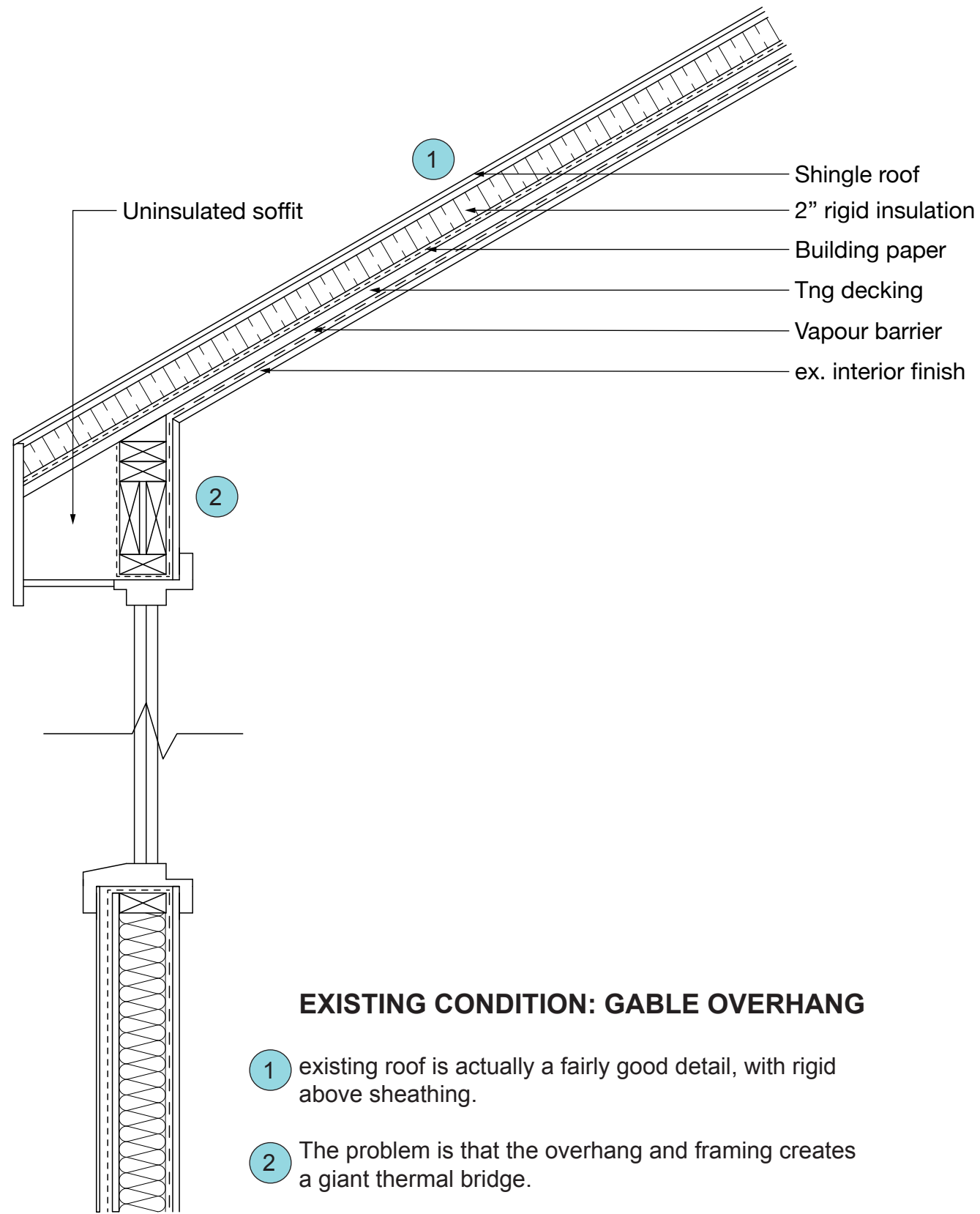




EXISTING STUCCO BUMP OUTS

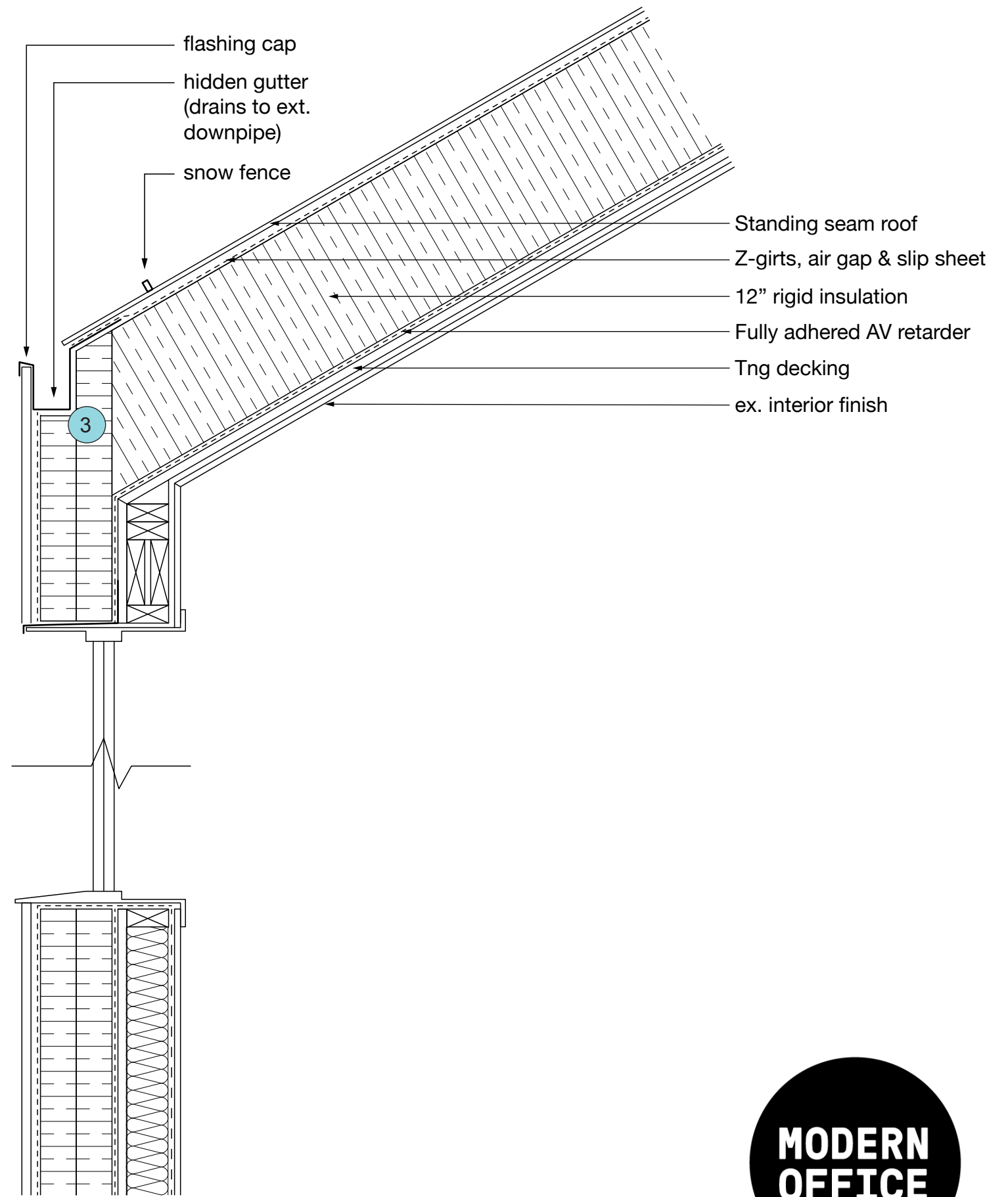
- 1 Existing stucco bump outs are non-structural, aesthetic tack-ons.
- 2 the interface between stucco and siding provides an opportunity for water ingress
- 3 Removing the bump-outs allows for a cleaner wall with continuous insulation and easier maintenance.

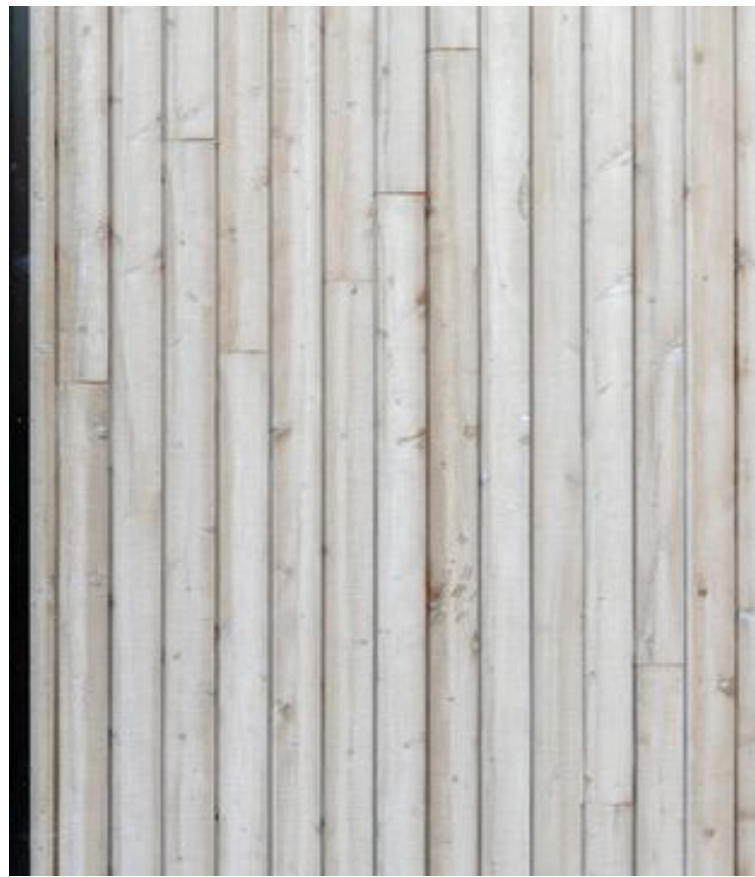




EXISTING CONDITION: GABLE OVERHANG

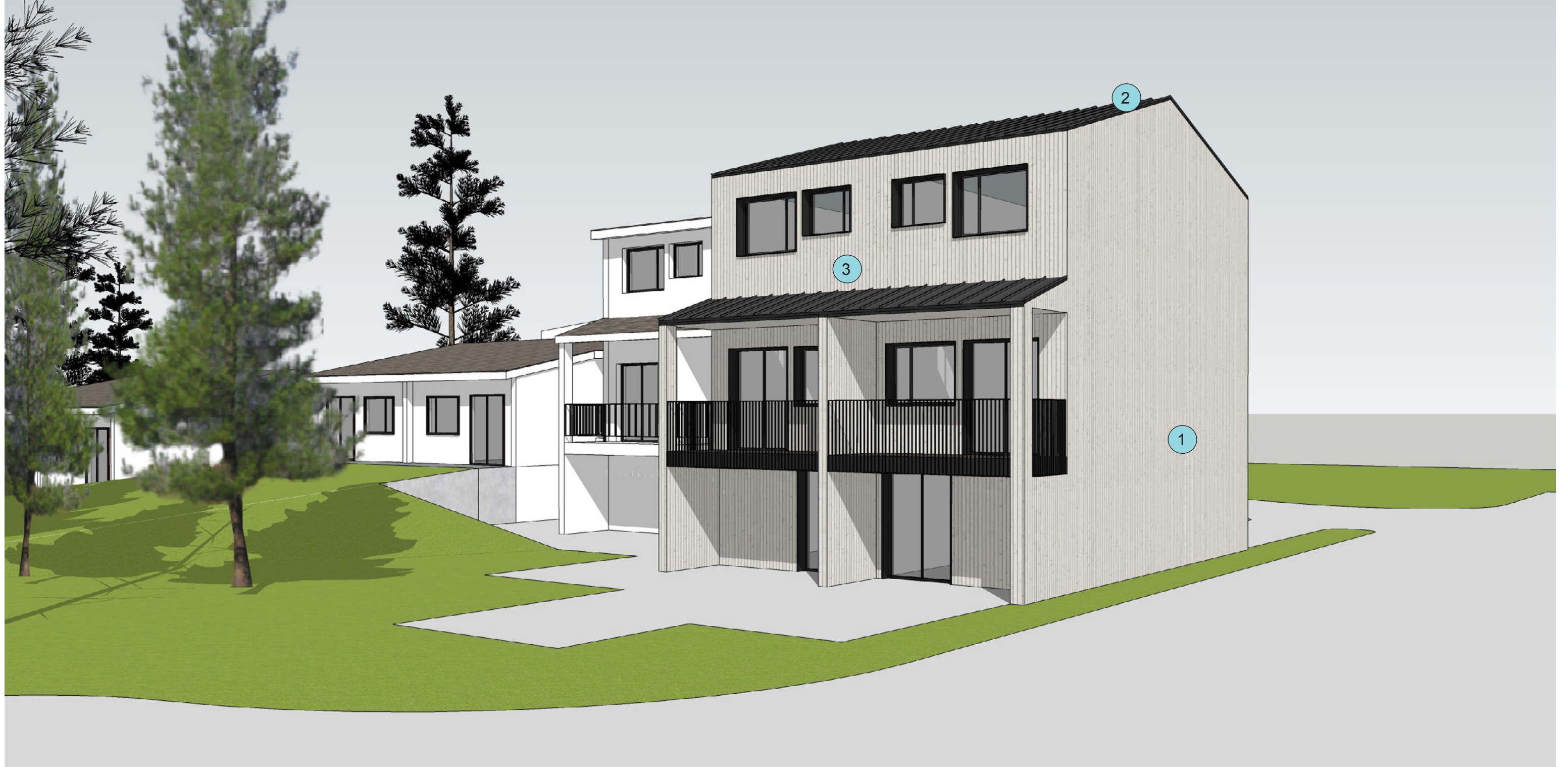
- 1 existing roof is actually a fairly good detail, with rigid above sheathing.
- 2 The problem is that the overhang and framing creates a giant thermal bridge.
- 3 by cutting off the overhang and continuing the roof insulation into the wall, a continuous line of insulation and membrane is created. This also allows for a much more minimal roofline detail.





OPTION 1: WHITEWASHED CEDAR SIDING & STANDING SEAM ROOF

MODERN OFFICE



OPTION 1: WHITEWASHED CEDAR SIDING

- 1 The entire volume is clad in whitewashed cedar open-joint siding, cleaning up messy geometry.
- 2 the existing fascia and gable ends are removed, allowing for a much cleaner, contemporary roofline detail. The existing balcony roof is re-worked.
- 3 The bump-outs between units are removed (they're not structural, just for decoration), allowing for a more simplified form.





OPTION 1: WHITEWASHED CEDAR SIDING

1 By removing the fascia, adding insulation, and running the siding up to the roof flashing a much more minimal roof detail can be achieved.

2 The car ports would be clad in a black pine tar coated wood siding, creating a moment of contrast from the rest of the design.

3 The windows are replaced with higher performance windows, with a black finish.

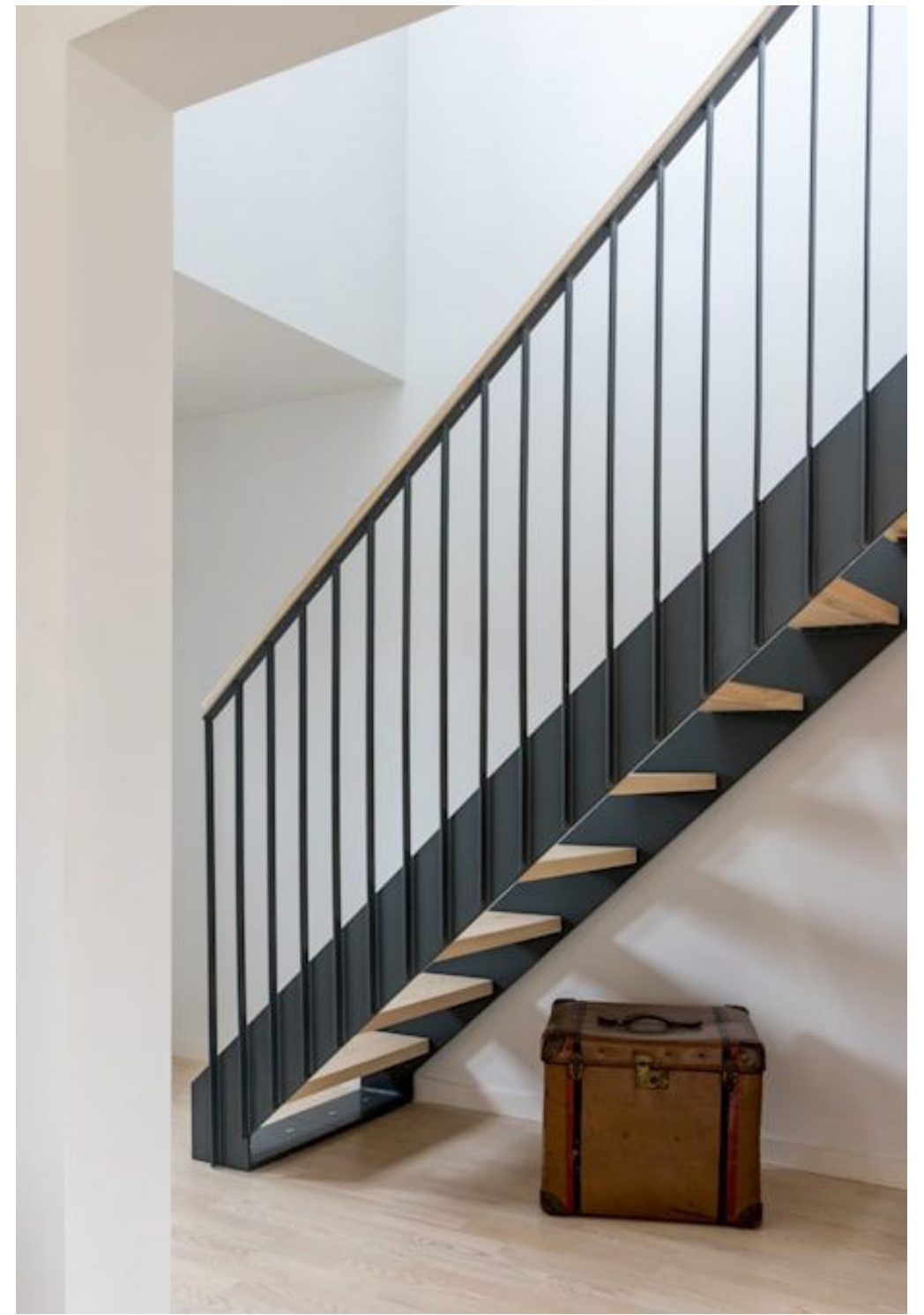
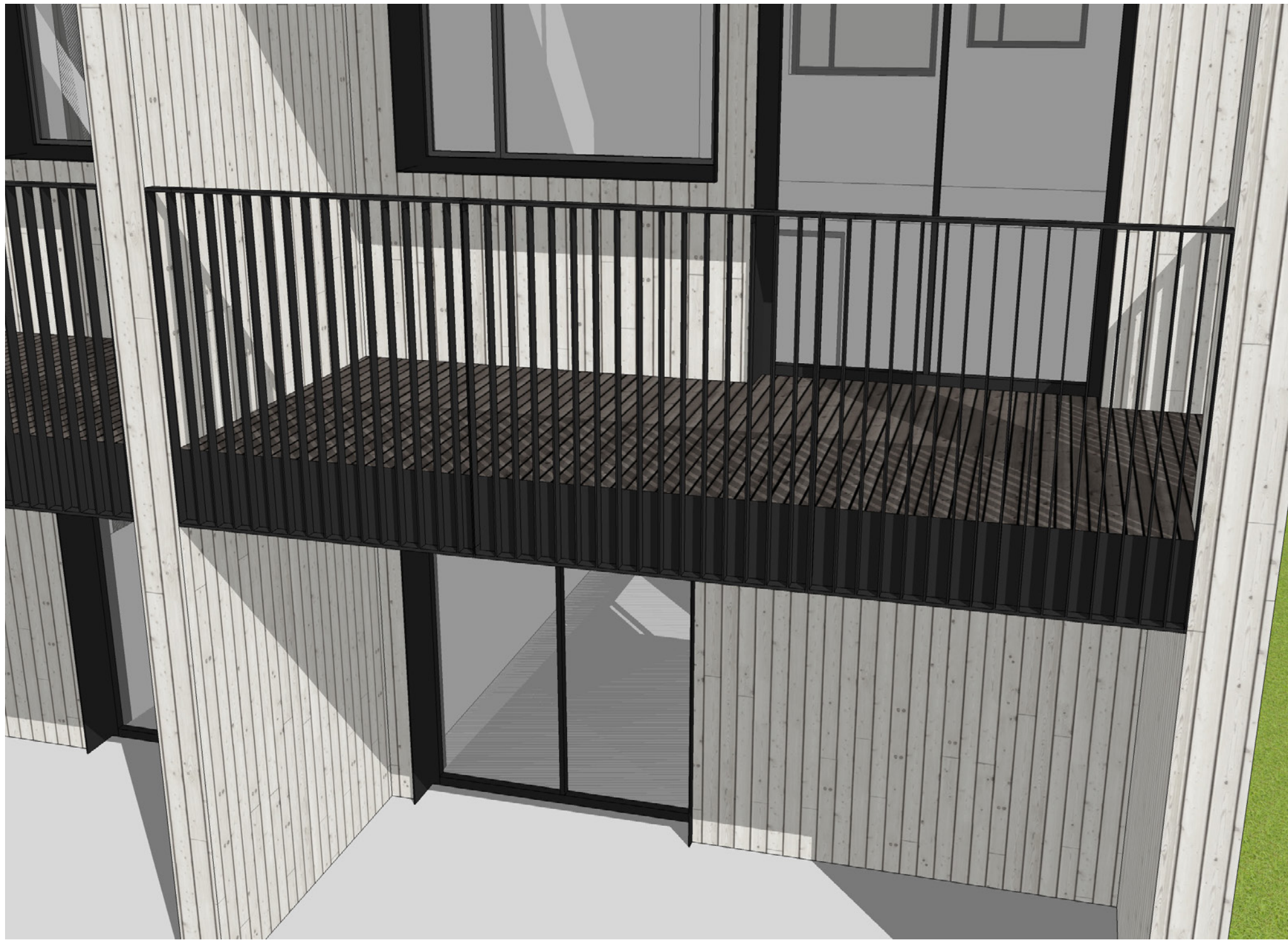


black and white wood



minimal roof detail





OPTION 1: BALCONY RAILING UPDATE

If a deck replacement becomes part of the scope (due to the presently un-treated exposed wood and failing guard rails), we would propose a face-mounted metal picket.





OPTION 1A: WHITEWASHED CEDAR SHINGLES

Another great material option is cedar shingle - it's durable, timeless, and reflective of the character of sunnyside.

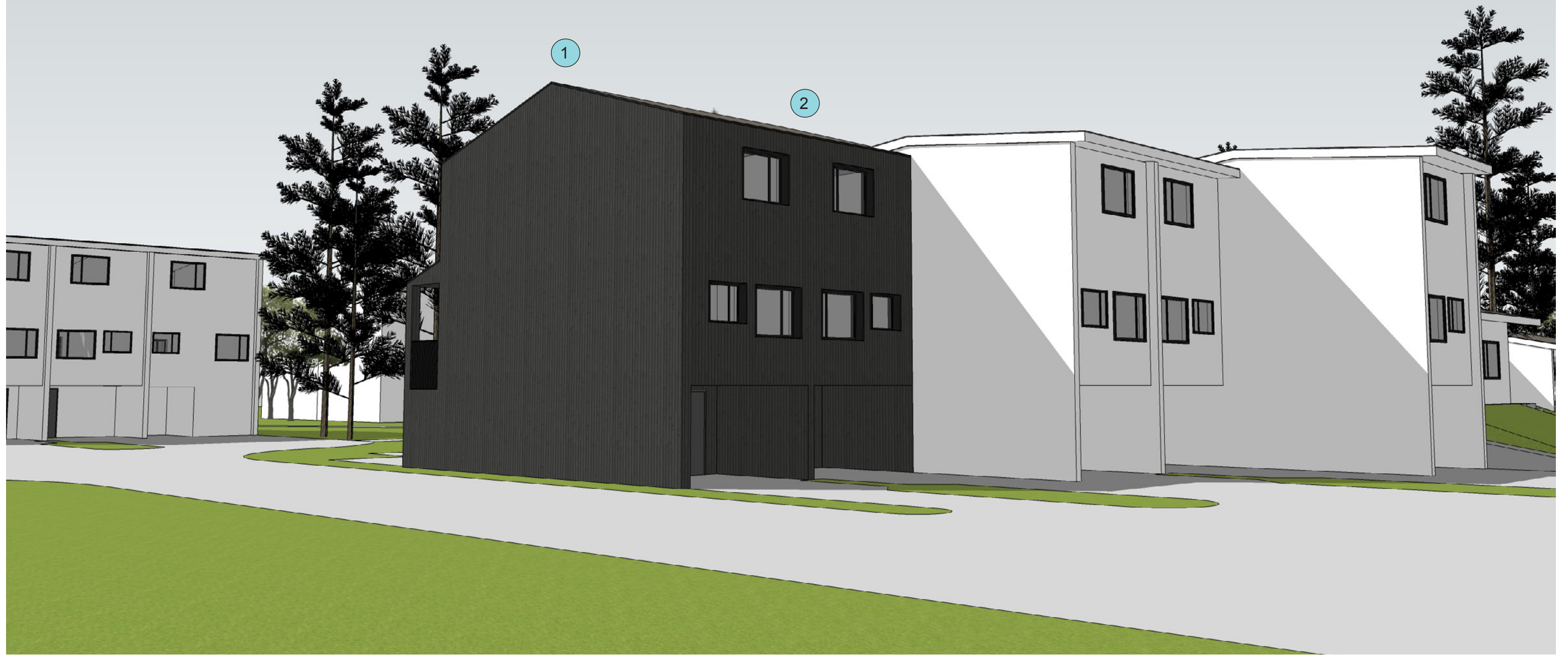




OPTION 2: PINE TAR COATED SIDING

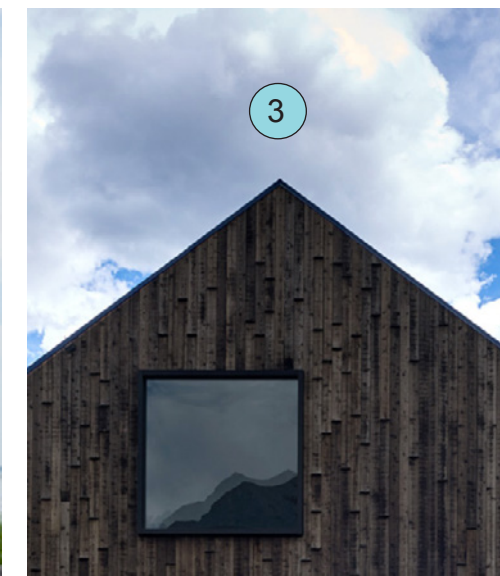
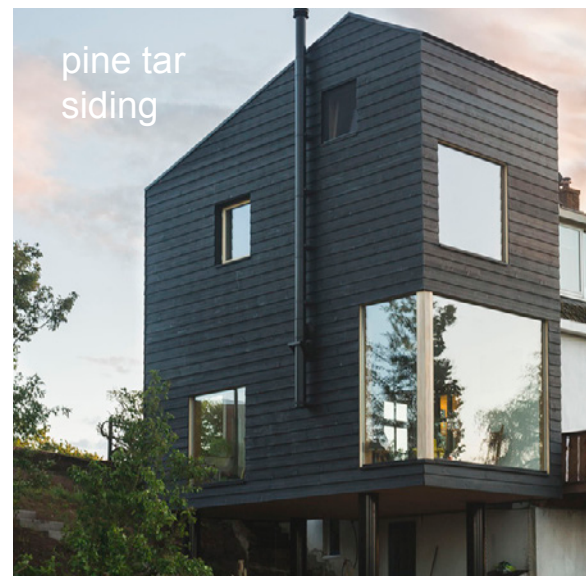
- 1 Pine tar is a traditional scandinavian wood finish dating back over 900 years. It was used to preserve nordic stave churches, as well as viking longship bottoms. It is cheap, easy to apply, and durable.
- 2 This design proposes the same envelope, roofline, and balcony changes as option 1.





OPTION 2: PINE TAR SIDING

- 1 By removing the fascia, adding insulation, and running the siding up to the roof flashing a much more minimal roof detail can be achieved.
- 2 The black windows paired with the black siding create a less busy facade. There is opportunity to introduce another material through the window trim as well.
- 3 A more costly alternate to pine tar is charred cedar.





FURTHER EXPLORATIONS: COMBINING UNITS AND MATERIALS

Moving forward, I'd like to explore how the materials can be applied en masse, and how the overall design will look. I've included some preliminary studies showing what it looks like when I apply these strategies to multiple units.





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