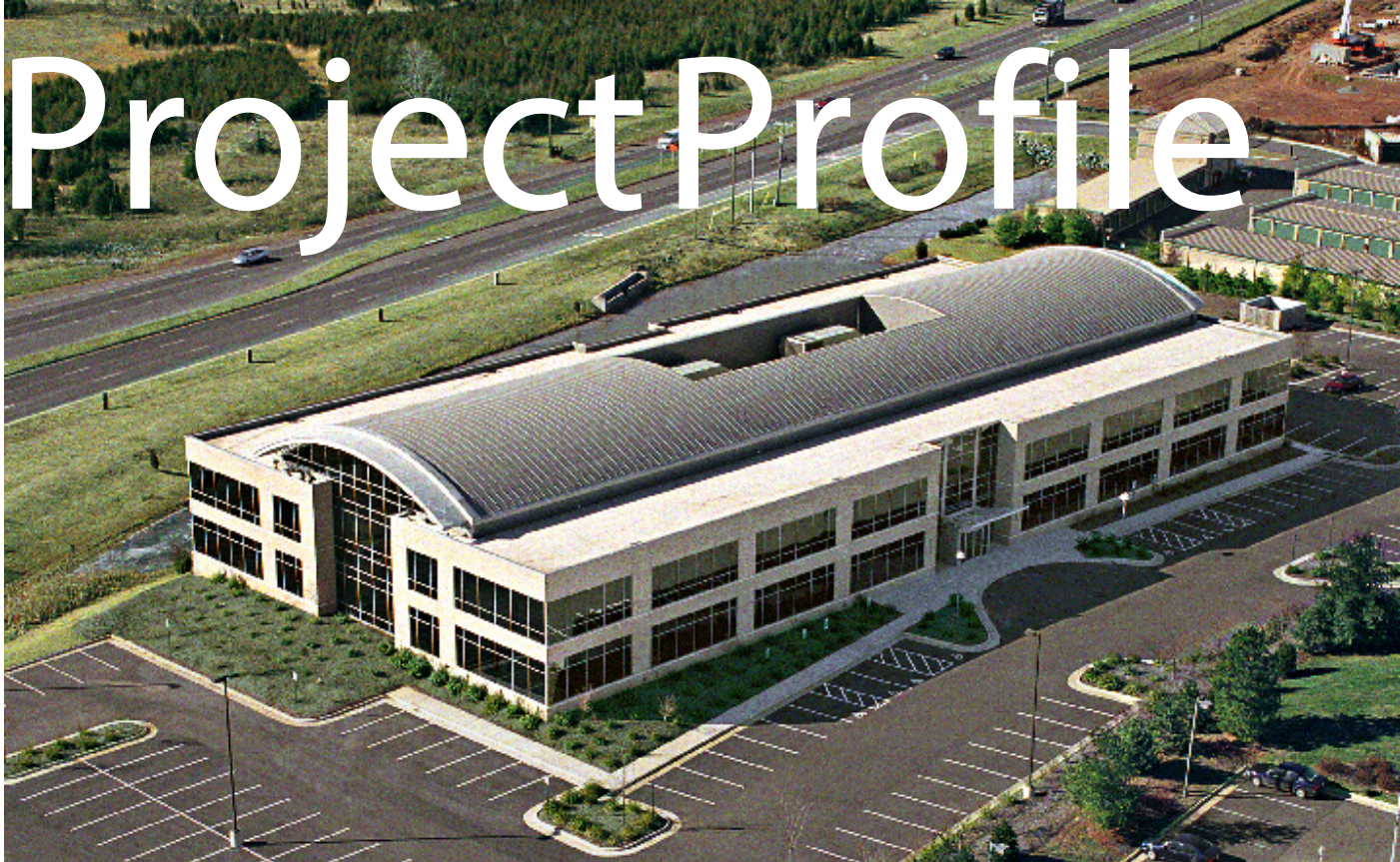


Project Profile



Project
The Point at Beaumeade
Ashburn, VA

Owner
ORR Partners, LLC

Architect
Hughes Group Architects, Inc.
Sterling, VA

Roofing Contractor
Pioneer Roofing Systems
Lorton, VA

Roofing Systems
Sarnafast System, using 48 mil, S327 membrane in EnergySmart® white and Decor Roof System, using 60 mil G410 membrane in custom dusty grey

Project Size
40,000 square feet

Completed
August 2001

Sika Sarnafil's Decor Roof System Provides Look of Distinctive Metal Roof at Fraction of the Price

When ORR Partners, LLC of Falls Church, VA was developing the Pointe at Beaumeade office building in Ashburn, VA, they wanted a roof that was, according to executive vice president Joe Drake, "more architecturally significant than the typical box." They were pleased when Amado Fernandez, principal at Hughes Group Architects of Sterling, VA, came up with a barrel vault roof for the two-story building. "Not only did this design make the building distinctive and give us some interesting internal space, but we could also position the HVAC equipment behind a distinctive screen wall," Drake stated.

An Alternative to Metal

Typically barrel vault roofs are made of standing seam metal, but Fernandez decided to look at other options. "We looked at various types of metal roofs—painted, turn-coated, but they were all cost-prohibitive,"

he explained. "We were familiar with the Sarnafil Décor Roof system because we had evaluated it for another building, and we thought that this particular project would be a good fit for what we were visually trying to do."

The Sarnafil Décor Roof System uses Sarnafil's G410 thermoplastic single ply roofing membrane, which is fiberglass reinforced for dimensional stability and a low coefficient of thermal expansion. Décor Profiles and/or Battens are made of the same product formulation as the membrane, which ensures that colors match initially and over time. The ribs come in ten-foot long sections that are connected and permanently fused to the Sarnafil membrane with a hot air welder to provide the appearance of a standing seam metal roof.

According to Jeff Kay, owner of Unified Technologies, a Sika Sarnafil manufacturer's representative in Tacoma Park, Maryland, the Décor system offered several advantages over a metal roof. "Metal roofs are not waterproof—they are water shedding," Kay

Sika®

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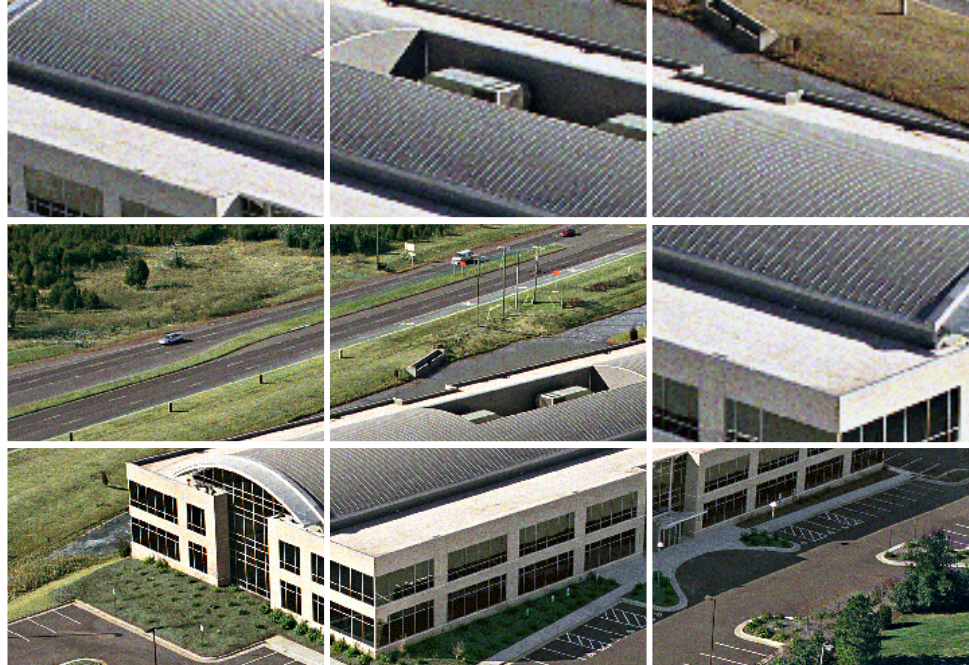
said. "As a result water can infiltrate at the seams, which can cause problems." The Sarnafil membrane doesn't have this problem because the seams are hot-air welded, which in effect produces a continuous sheet of protection against water and other elements.

Another advantage of the Décor system was the cost savings. "A metal roof—especially one that is barrel shaped and requires curved concepts—can be very expensive," Kay stated. Fernandez was pleased when he saw the price of the Sarnafil Décor system. "The Décor system was only about 50 to 60 percent of the cost of a metal roof," he said.

Since ORR Partners was not familiar with the Décor system, Fernandez showed them slides and photos of the system and told them how successful the Décor system had been on a building at the University of Houston. They also evaluated samples of the Décor membrane and ribs. "When we saw the materials and the light grey color of the membrane we knew that from a distance you wouldn't be able to tell the difference between the Décor system and a standing seam metal roof," Drake said. "This product allowed us to have this architectural feature on the building in a cost-effective manner."

A Smooth Installation

The installation of the Sika Sarnafil roof went very smoothly, according to Dave Mowry, project manager at Pioneer Roofing Systems in Lorton, VA. The flat portion of the roof was covered in Sarnafil white EnergySmart Roof® membrane, while the Décor Roof System was installed on the barrel part of the roof. "The roof had two narrow flat areas that were fully tapered to the drains. We put three inches of Sarnatherm polyisocyanurate insulation over the steel deck and then mechanically attached the Sarnafil membrane," explained Mowry. "The barrel portion of the roof looked like the top of a giant mushroom. We adhered Sarnafil



Sika Sarnafil Décor Roofing System on the Point at Beaumeade in Ashburn, VA.

dusty grey 60 mil G410 membrane to this barrel, and then welded the matching Décor profile to the membrane to give the appearance of a metal roof." He added, "The project was phased over three months, but it only took three weeks to have the roof 100 percent waterproof."

Fernandez stated that Sika Sarnafil representatives were very helpful during the installation. "We had a great experience working with them to get the right custom color, and they were very good at providing details for installing the system," he stated. "There was a lot of interface between the system and the building, and they worked very closely with us on that."

A Proven Performer

Five years after installation, the Sarnafil Décor roof is still performing "very well," according to Fernandez. "I haven't heard of any problems with the roof and it has held its appearance very well," he stated. "I would definitely specify the Décor system again for visual impact."

Drake added that he, too, would "keep Sarnafil in mind" for future projects. "The

Décor system is pretty neat and has a lot of unusual features," he explained. And even though ORR Partners has since sold The Pointe at Beaumeade, he said they had no problems whatsoever with the Sarnafil Décor roof during the time they owned it.

Kay said that the Pointe at Beaumeade roof has become a selling tool for Sika Sarnafil. "This is a very handsome and distinctive building," he stated. "When architects see this roof they are really impressed."

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