

## **Spinnaker Pointe Apartments**

231 Dixon Landing Road Milpitas, CA 95035

- All residential buildings are two-story, except Bldgs D, I, K & L, which are three-story
- Bldg 'O' is the one-story main office & gathering space
- Carport(s) in vicinity of each building are assigned accordingly below and will be completed under same permits

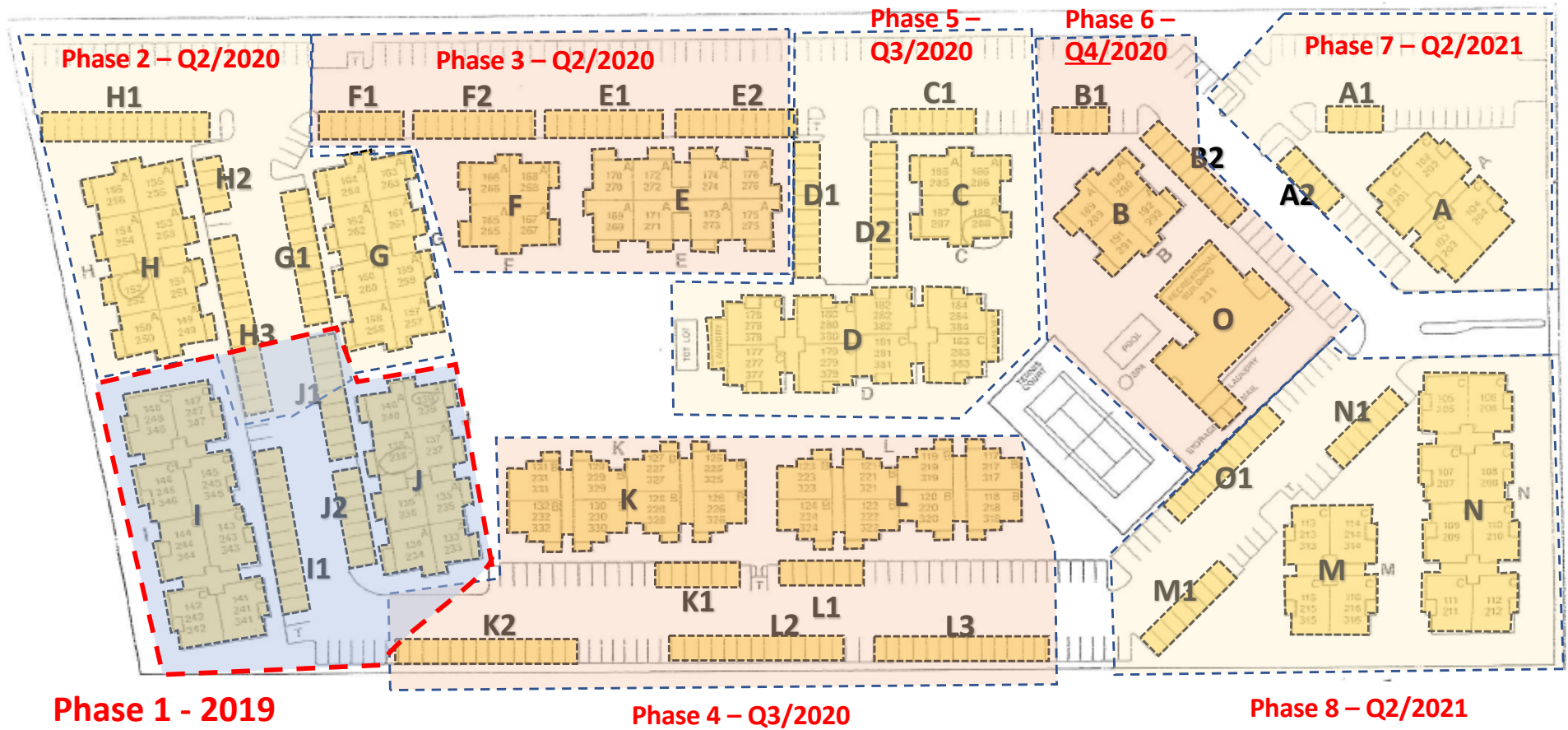


231 Dixon Landing Road Milpitas, CA 95035



## Re-Roof Project Phasing

- Ownership proposes 8 phases with essentially 2 buildings and multiple carports each as shown below
- Phase 1, proposed to be completed in 2019, includes Buildings I & J and Carports I1, J1 & J2
- Phases 2 through 8 are proposed as noted below and to be fully completed no later than July 31, 2021



## Phase 1 - 2019

Bldgs I & J, Carports I1, J1 & J2

## Spinnaker Pointe Apartments

231 Dixon Landing Road Milpitas, CA 95035

### Existing Roof Conditions

- Currently mixed-orange tones, Spanish tile
- Chimneys wood & stucco; light beige finishes
  - Leaks, falling & broken tile
- Beyond useful life & spot repairs not viable



### Proposed Roof & Upgrades

- Composite shingle in similar mixed-orange tones
- Chimneys to be repaired in place & match existing colors
- Wood & stucco vertical surfaces to be repaired &/or painted as existing



Solaris Max Def Resawn Shake  
CRRC Product ID 0668-0124



Solaris Max Def Heather Blend  
CRRC Product ID 0668-0123



## Spinnaker Pointe Apartments

231 Dixon Landing Road Milpitas, CA 95035



## Existing Chimneys

**Option A:** repair in place & match existing colors

**Option B:** remove chimneys completely and either fill-in the wood burning fireplaces or replace them with energy-efficient gas or electric alternates



## Spinnaker Pointe Apartments

231 Dixon Landing Road Milpitas, CA 95035