

VIEW POINT INN AND WELLNESS CENTER

RENDERED WEST ELEVATION

05.24.19



EMERICK ARCHITECTS

EXHIBIT
1.9

1.

VIEW POINT INN AND WELLNESS CENTER

EXISTING VIEW FROM WOMEN'S FORUM

05.24.18



EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

NEW VIEW FROM WOMEN'S FORUM

05.24.19

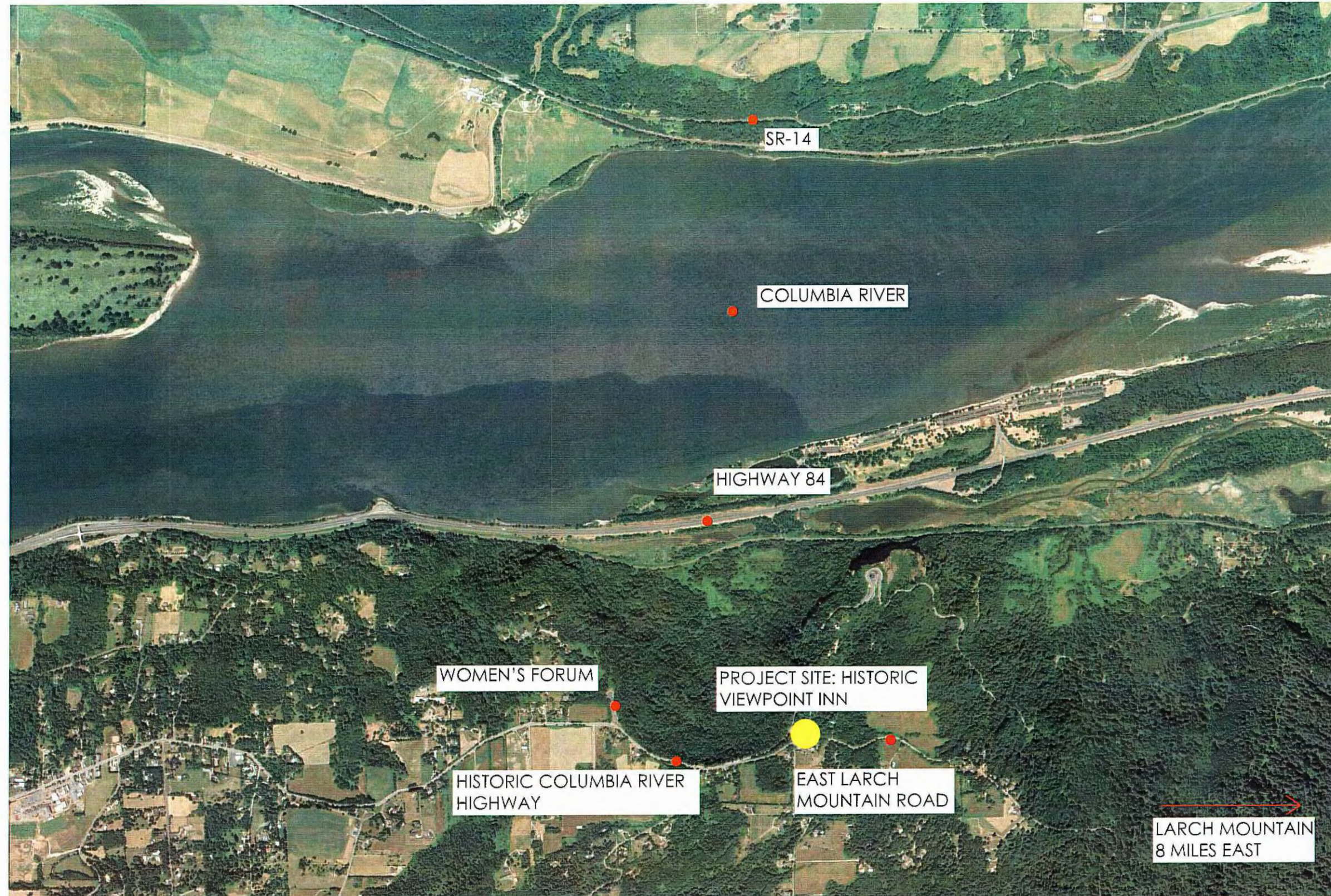


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VIEW POINT INN AND WELLNESS CENTER

KEY VIEWING AREAS

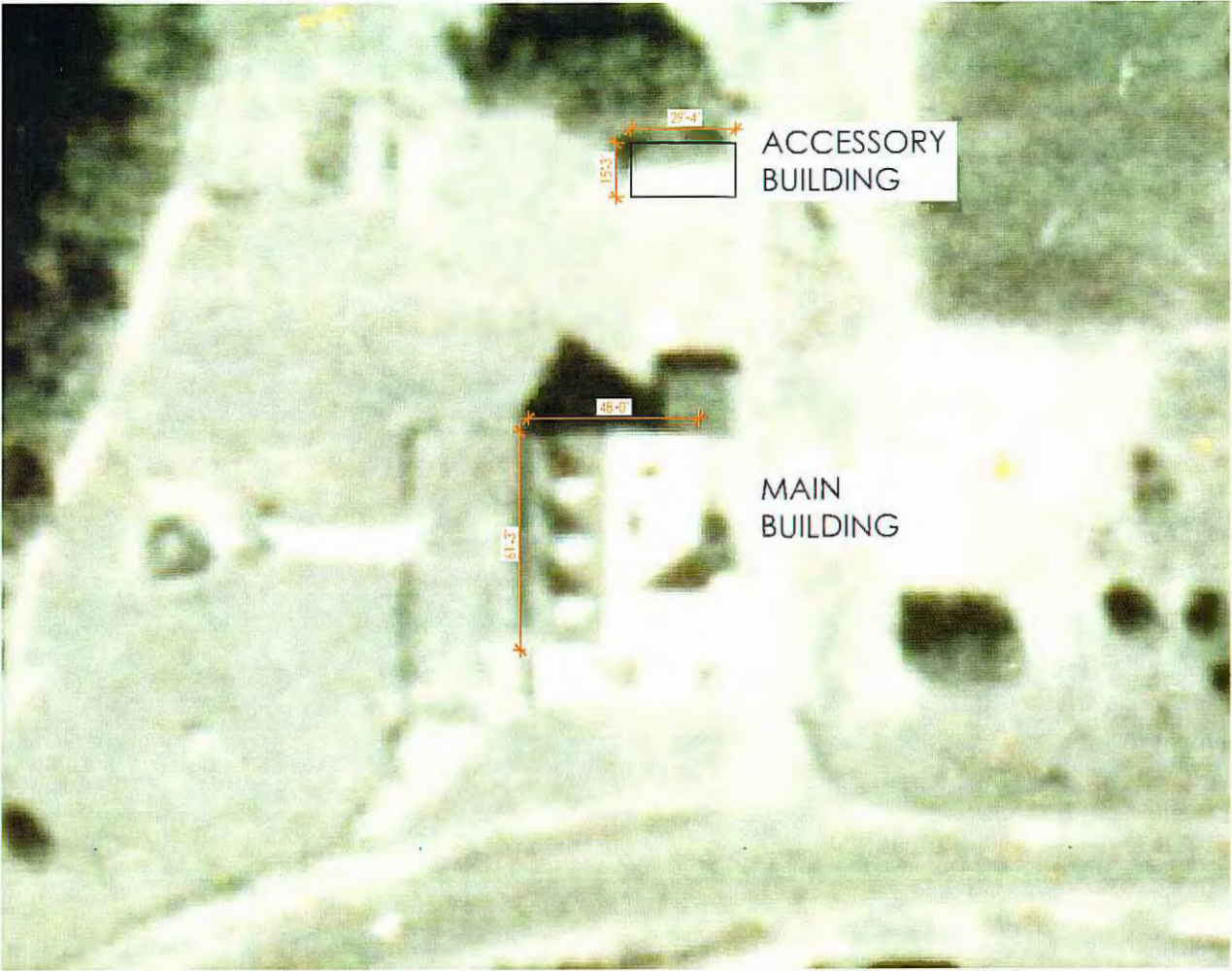
05.24.19



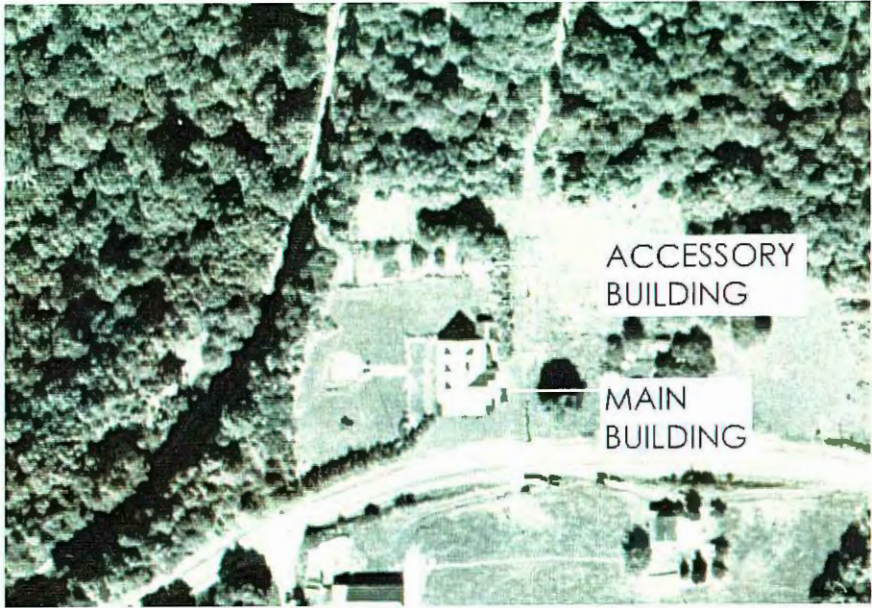
EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

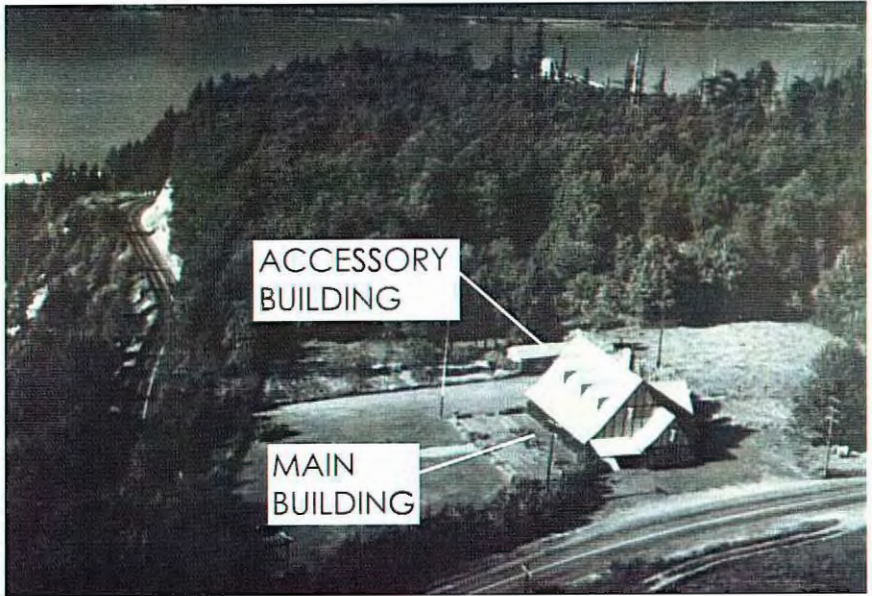
HISTORIC AERIAL PHOTOS
05 24 19



AERIAL SITE PHOTO
c 1935



AERIAL SITE PHOTO
c 1948



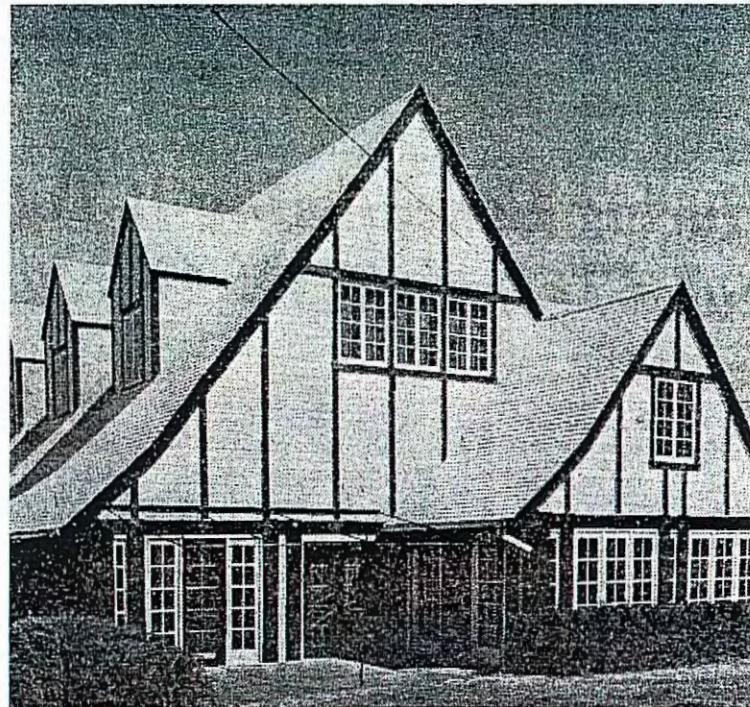
AERIAL SITE PHOTO
c 1960

Aerial site photo dimensions shown are approximate and based off scaling existing known building elements. This study shows that the Accessory Building has existed at the current surveyed and proposed size since at least 1935.

VIEW POINT INN AND WELLNESS CENTER

HISTORIC PHOTOS- EXTERIOR

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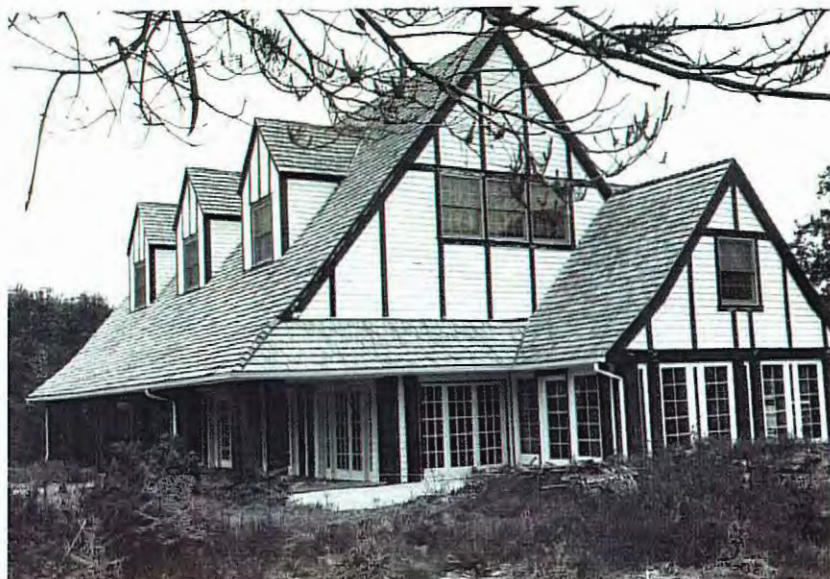
WINDOW PATTERN PREDECENT
c 1972



AERIAL SITE PHOTO
c 1960



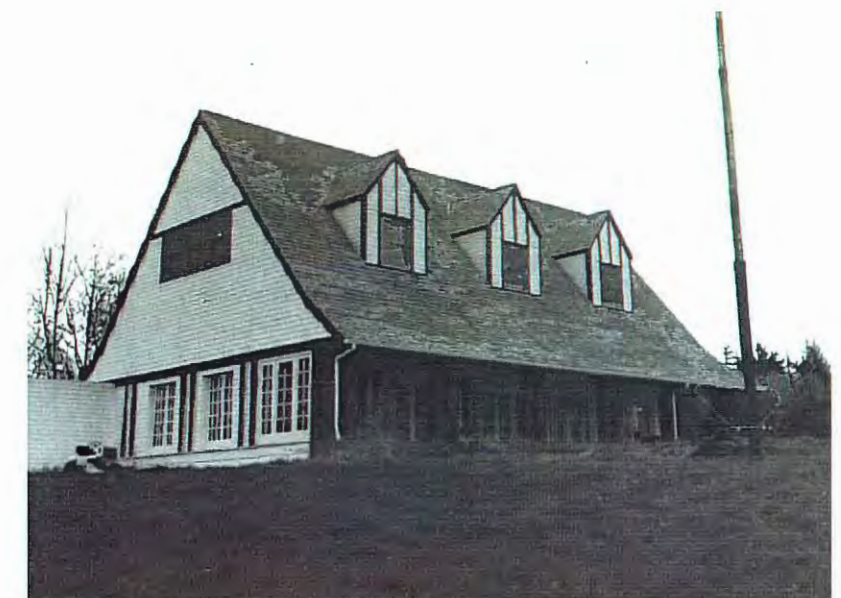
NATIONAL REGISTER - EAST
c 1984



NATIONAL REGISTER - SW CORNER
c 1984



NATIONAL REGISTER - WEST
c 1984



NATIONAL REGISTER - NW CORNER
c 1984

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VIEW POINT INN AND WELLNESS CENTER

HISTORIC PHOTOS- INTERIOR

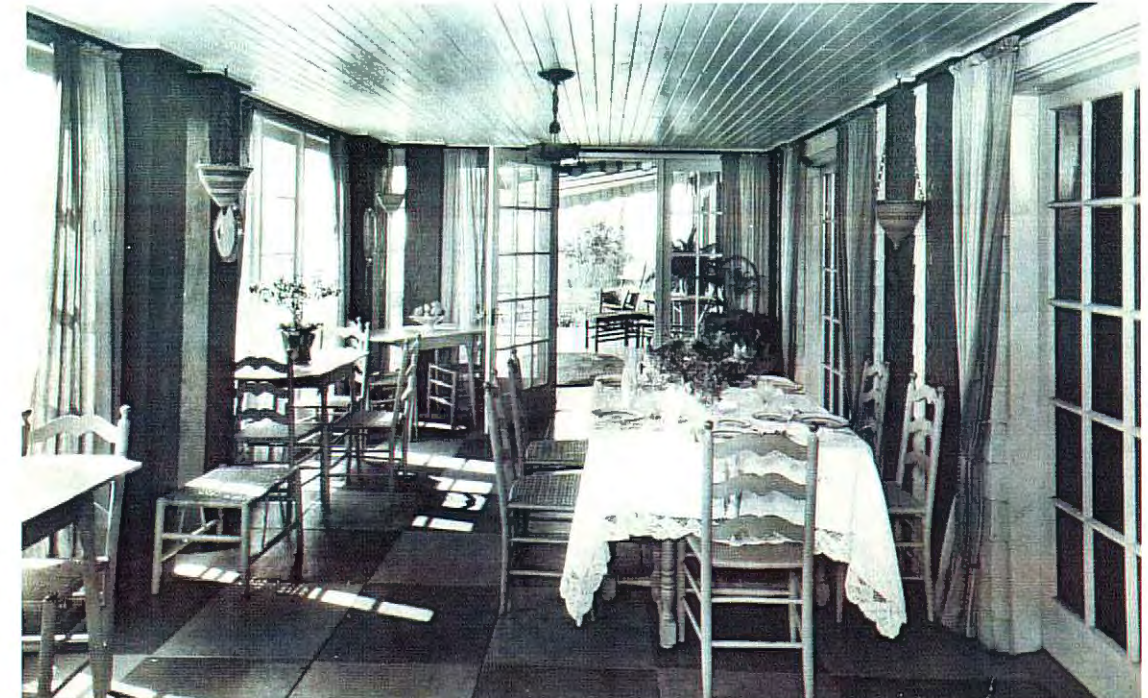
05 24 19



GREAT HALL
c UNKNOWN



ENTRY HALL STAIR
c 1984



ENCLOSED VERANDA
c UNKNOWN



SECOND FLOOR FIREPLACE
c 1984



GREAT HALL FIREPLACE
c 1984



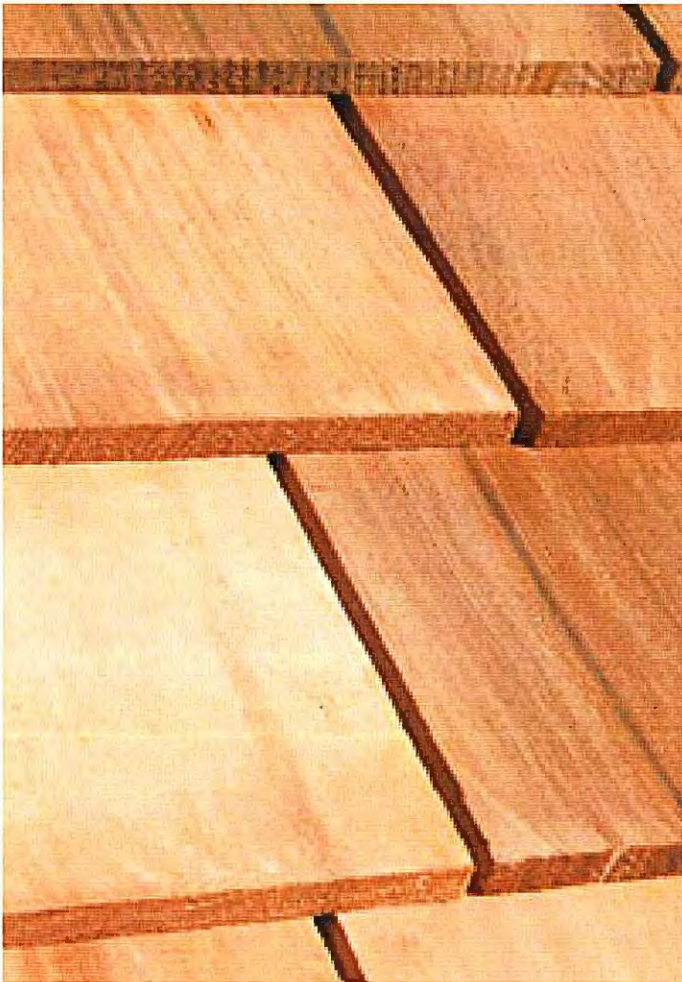
NATIONAL REGISTER - OPEN VERANDA
c 1984

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

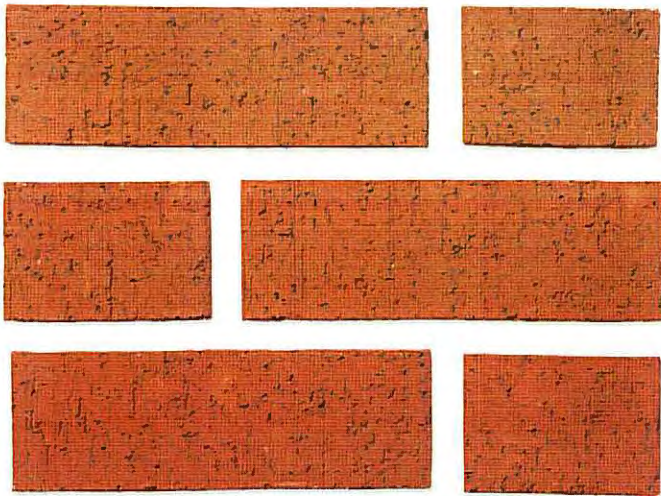
EXTERIOR MATERIALS

05.24.19



SAWN CEDAR SHINGLE ROOF

Match size + texture of original roof found
under existing shakes



BRICK CHIMNEY

Mutual Materials
Columbia Red, Mission texture



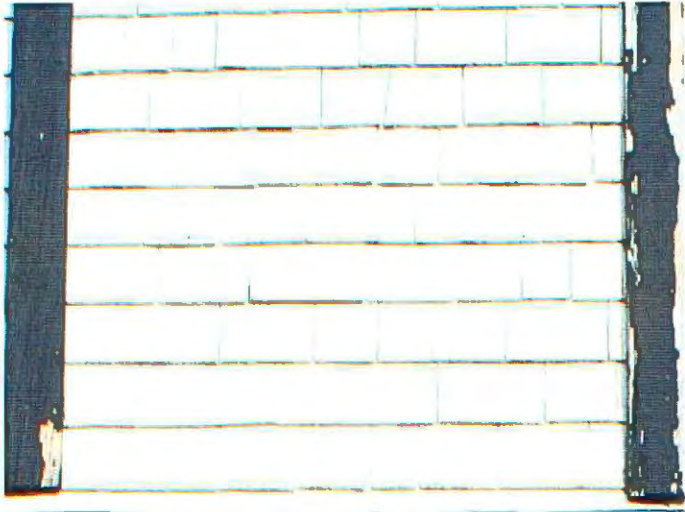
COPPER GUTTER

Natural patina finish



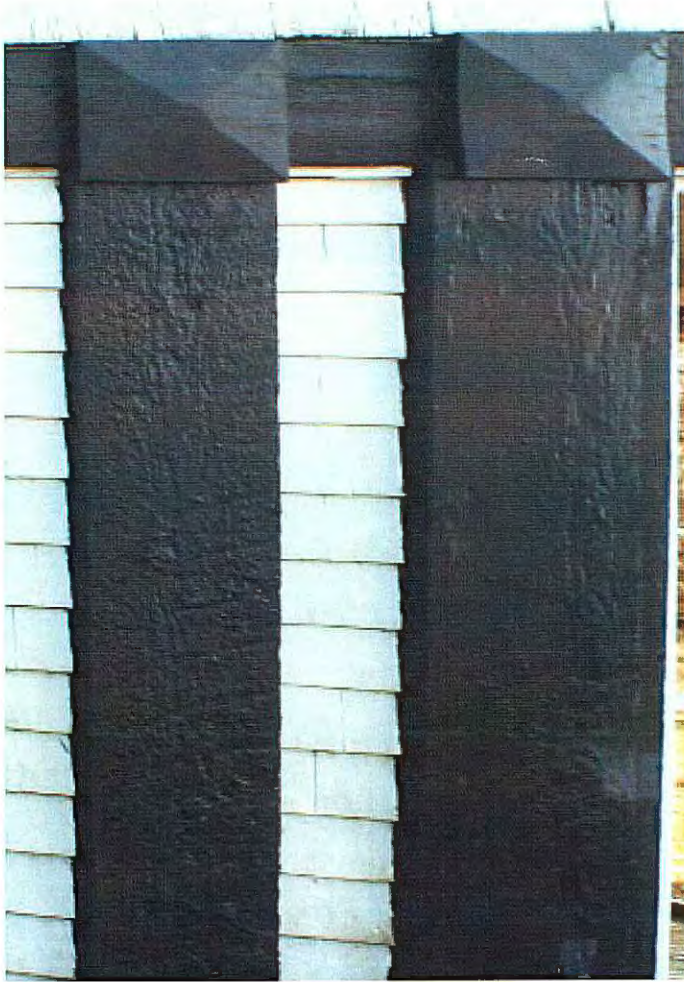
NEW ADDITION + ACCESSORY BUILDING
CEDAR SHINGLE SIDING

Match existing size - 5 1/4" visible- and texture
Natural finish



CEDAR SHINGLE SIDING + WOOD TRIM

Match existing size - 5 1/4" visible- and texture
Match historic black + white color scheme



ROUGH HEWN WOOD TRIM

Match existing size and texture

VIEW POINT INN AND WELLNESS CENTER

EXTERIOR SPECIFICATIONS

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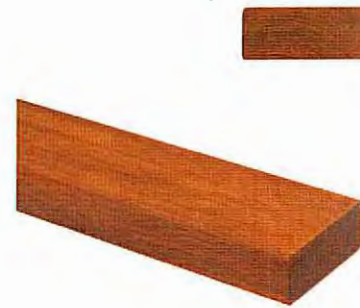
EXTERIOR WALL LANTERN

Hinkley Adair
Aged Zinc finish



EXTERIOR DECK POSTS

2x2 Aluminum
Black or dark bronze powder coat finish



EXTERIOR DECK HANDRAIL/CAP

Ipe Wood Stained



EXTERIOR DECK RAIL SYSTEM

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VIEW POINT INN AND WELLNESS CENTER

EXTERIOR LIGHTING & TRELLIS

05.24.18



PATHWAY LIGHTING - TYPES 1 & 2

Bega Bollard
Finish: Graphite
Color Temp: 3000K
LED Bollard
Height: Type 1 = 34"
Type 2 = 14"



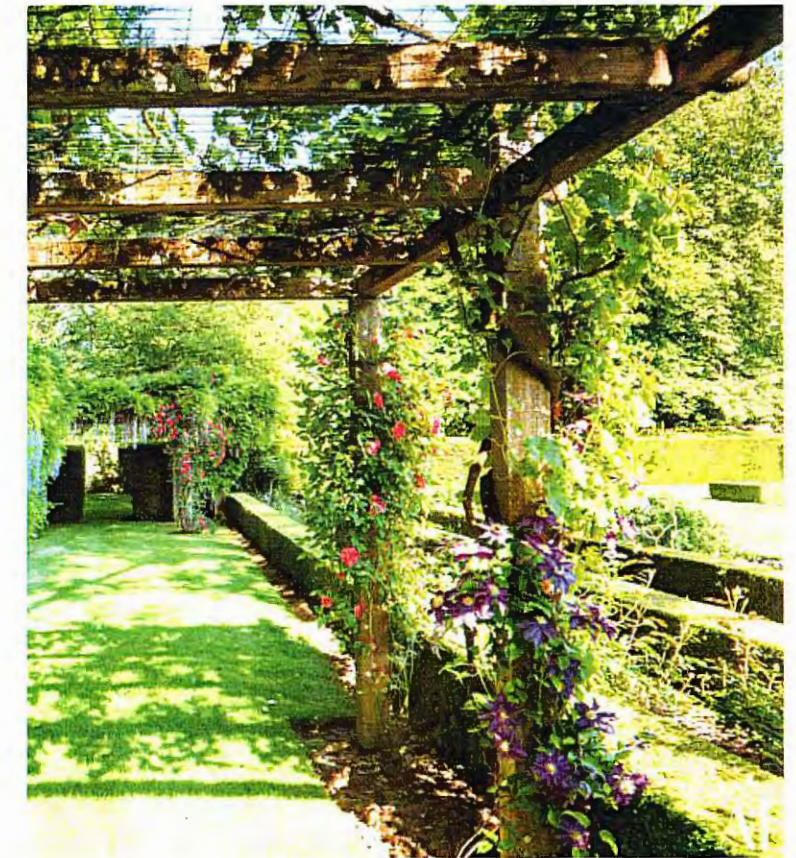
PARKING AREA LIGHTING - TYPE 3

Bega Pole-Top Luminaire + 18' Ht Steel Pole
Finish: Graphite
Color Temp: 3000K LED



WOOD SCREENING TRELLIS

Cedar posts and beams with climbing screen plants



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WINDOWS AND GLAZING
05.24.19

Ultimate Push Out French Casement

Operation and Maintenance

The Ultimate Push Out French Casement incorporates no roto mechanisms like the crank-out unit. Instead, it features a robust adjustable friction limiter device to hold the sash in place when opened, and locks the sash open at multiple points. The multi-point lock on the primary sash locks into the head, sill and into the stile of the secondary sash. The lock on the secondary sash activates bolts that go into the head jamb and sill. To operate the Push Out French Casement, pivot the handles horizontally and simply push the sash open. To adjust the friction limiter, follow the [Marvin Ultimate Push Out Supplemental instructions](#) (part number 19970045) which can be found on www.marvin.com. Follow the same maintenance information provided in the Ultimate French Casement section.



TYPICAL WINDOWS
MARVIN ULTIMATE - CASEMENT, FRENCH
CASEMENT & FIXED
Finish: Aluminum Clad Wood
Profile and Paint to Match Existing Historic
Windows

GLASS PERFORMANCE

IG TYPE AND COATING	VISIBLE LIGHT			FADE TRANSMISSION		SOLAR	U-FACTOR	
	TRANSMITTANCE	EXTERNAL REFLECTANCE	INTERNAL REFLECTANCE	UV	ISO	HEAT GAIN COEFFICIENT	AIR FILL (IP / SI)	ARGON FILL (IP / SI)
Single-pane, Clear	90%	8%	8%	0.71	0.84	0.86	1.04 / 5.91	—
Double-pane, Clear	82%	15%	15%	0.58	0.75	0.78	0.48 / 2.73	—
Ordinary low-e	76%	17%	17%	0.50	0.68	0.72	0.34 / 1.93	0.30 / 1.70
LoE ³ -366	65%	11%	12%	0.05	0.43	0.27	0.29 / 1.65	0.24 / 1.36

LoE³-366 - Your choice for all seasons.



LoE³-366 is the ultimate performance glass, with energy savings throughout the year, in every part of the country. All with exceptional visibility. It's the perfect glass wherever you live.

LoE³-366 can be purchased in hurricane-resistant laminated glass, as well as in a variety of shapes and sizes.

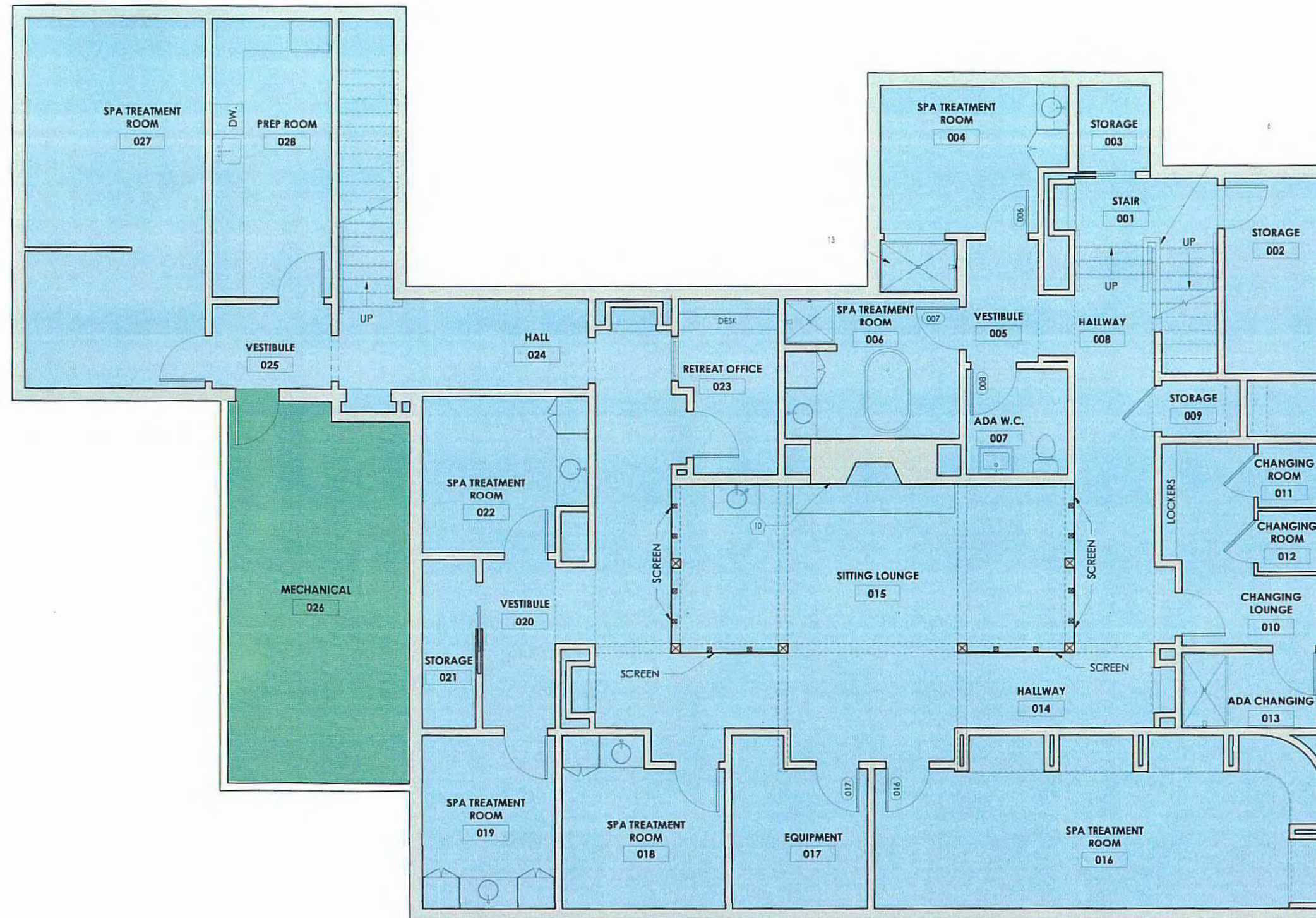
To learn more about LoE³-366 and other Cardinal glass products, ask your window manufacturer, contractor or architect.

**GLAZING AT NEW ADDITION AND
ACCESSORY BUILDING**
Cardinal LoE3-366
Reflectivity Rating = 11%

VIEW POINT INN AND WELLNESS CENTER

PLAN USE DIAGRAM - BASEMENT

05.24.19



LEGEND:

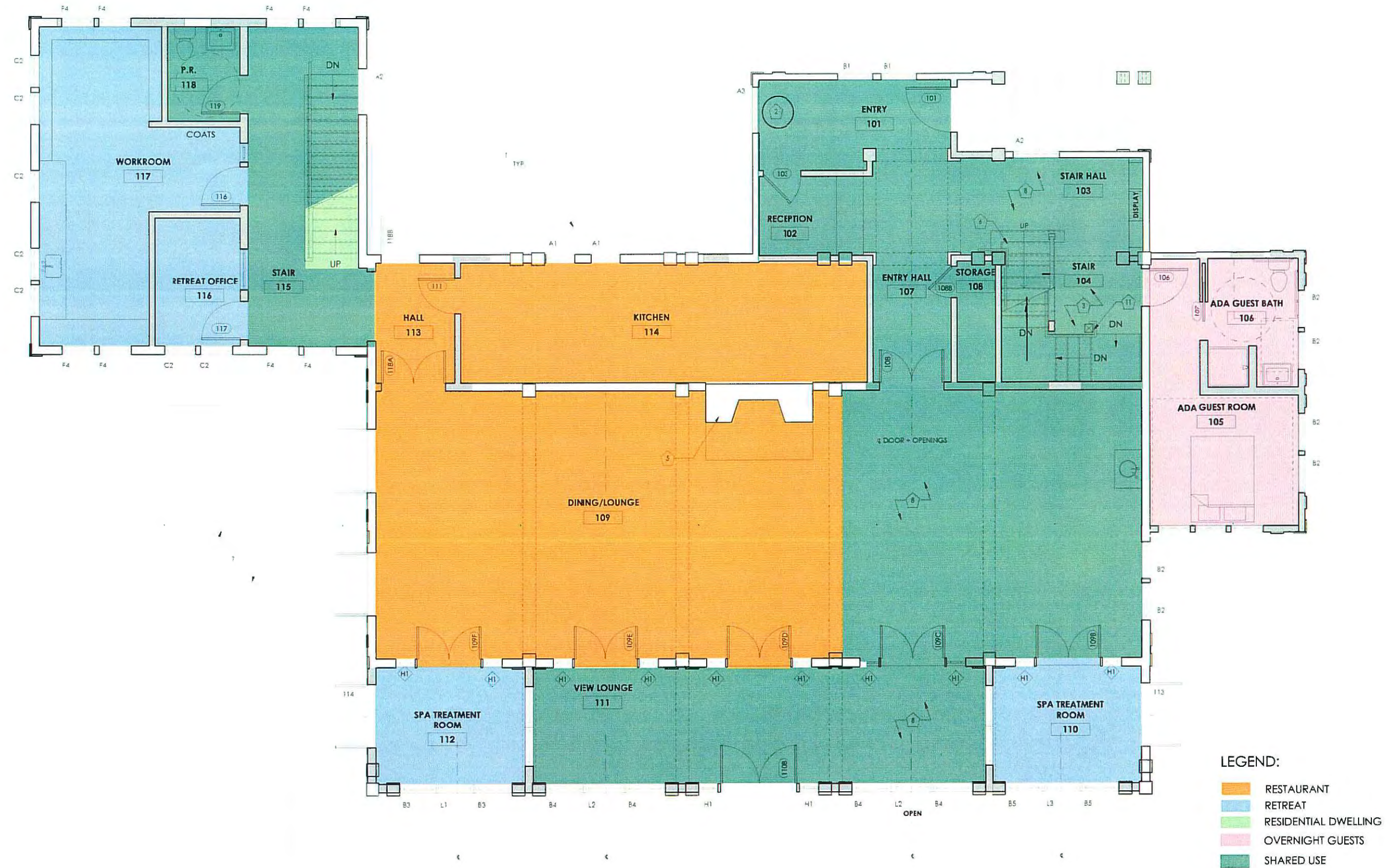
- RESTAURANT
- RETREAT
- RESIDENTIAL DWELLING
- OVERNIGHT GUESTS
- SHARED USE

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

PLAN USE DIAGRAM - FIRST FLOOR

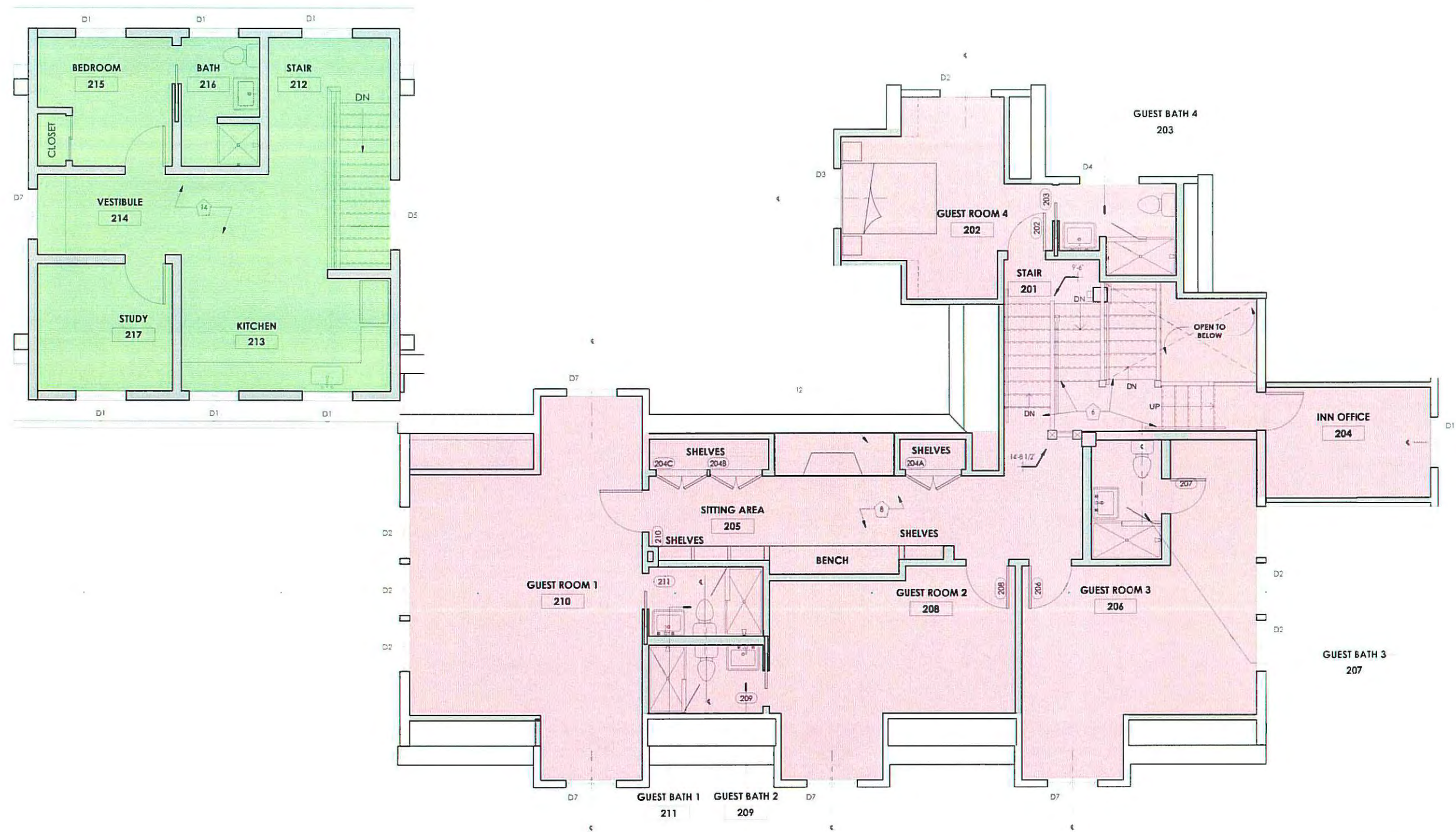
05.24.19



EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

PLAN USE DIAGRAM - SECOND FLOOR
05.24.19



- LEGEND:
- RESTAURANT
 - RETREAT
 - RESIDENTIAL DWELLING
 - OVERNIGHT GUESTS
 - SHARED USE

EMERICK ARCHITECTS

VIEW POINT INN AND WELLNESS CENTER

INTERIOR MATERIALS

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EXISTING GREAT ROOM WALL CEILING

Replace existing non-historic wallboard with sand-finished plaster to match historic finish



EXISTING GREAT ROOM FIRWALL PANELLING

Match profile throughout, refer to interior elevations for panel layout



EXISTING FIR NEWELL POST

To be salvaged, repaired, and relocated to new stair location



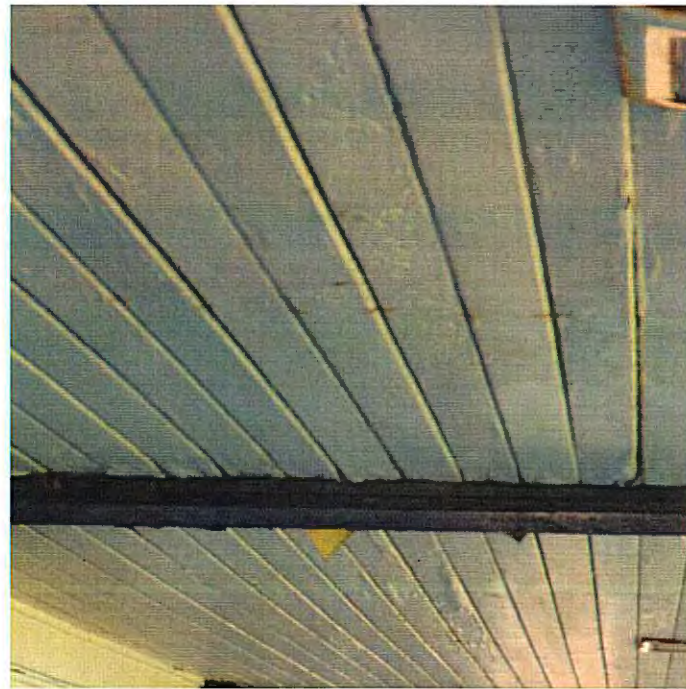
EXISTING DOOR CASING

Match size and detail for new casings throughout

VIEW POINT INN AND WELLNESS CENTER

INTERIOR MATERIALS

05.24.19



EXISTING VERANDA CEILING

Replace with new 3 1/4" tongue and groove boards w/beveled edges to match existing historic ceiling



FLOORING THROUGHOUT

Replace with new 2 1/4" maple flooring to match historic floor



EXISTING GREAT HALL FIREPLACE

Restore existing river rock fireplace and wood mantle



EXISTING SITTING ROOM FIREPLACE

Restore existing painted wood surround and reinstate in Sitting Room