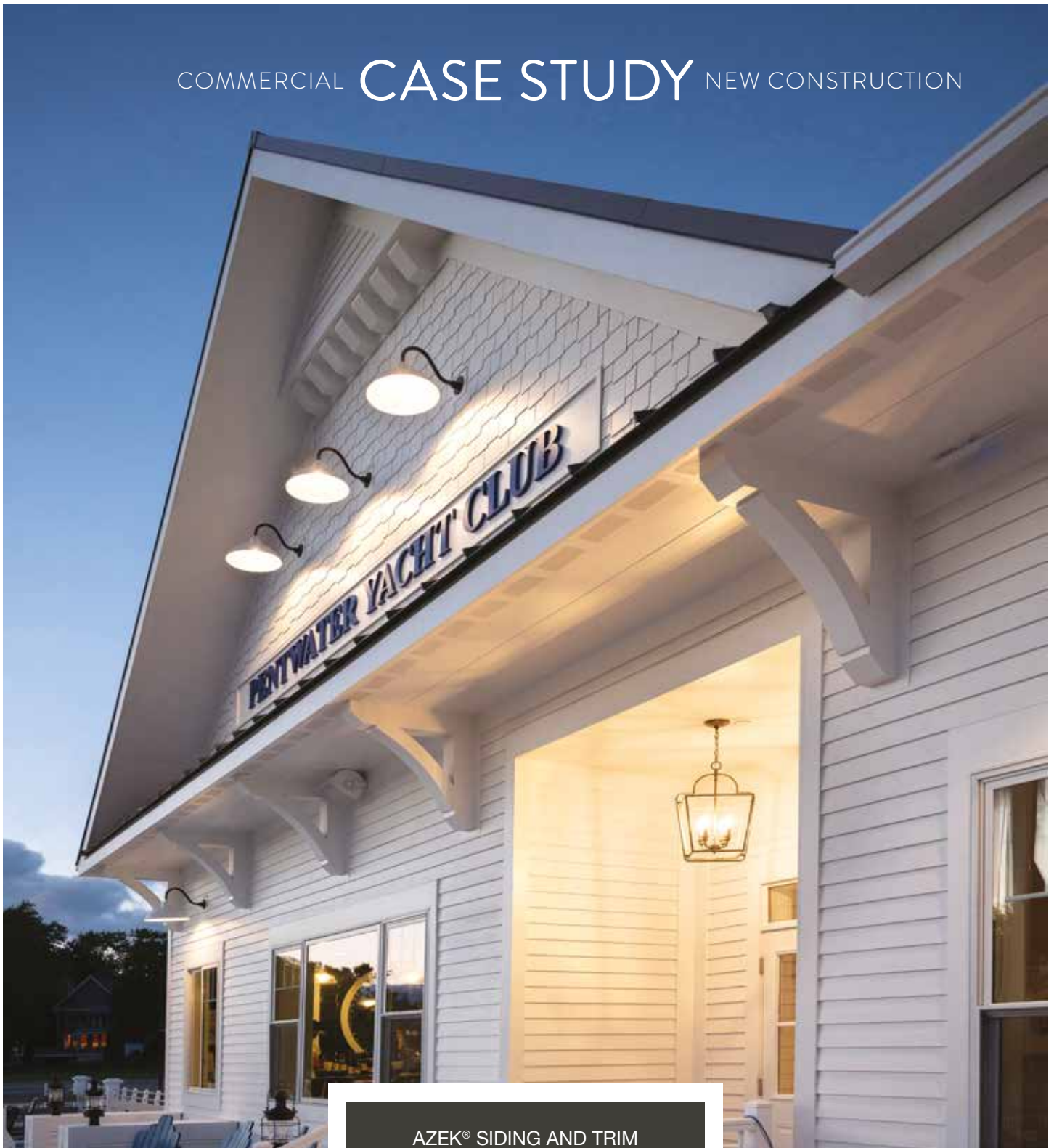


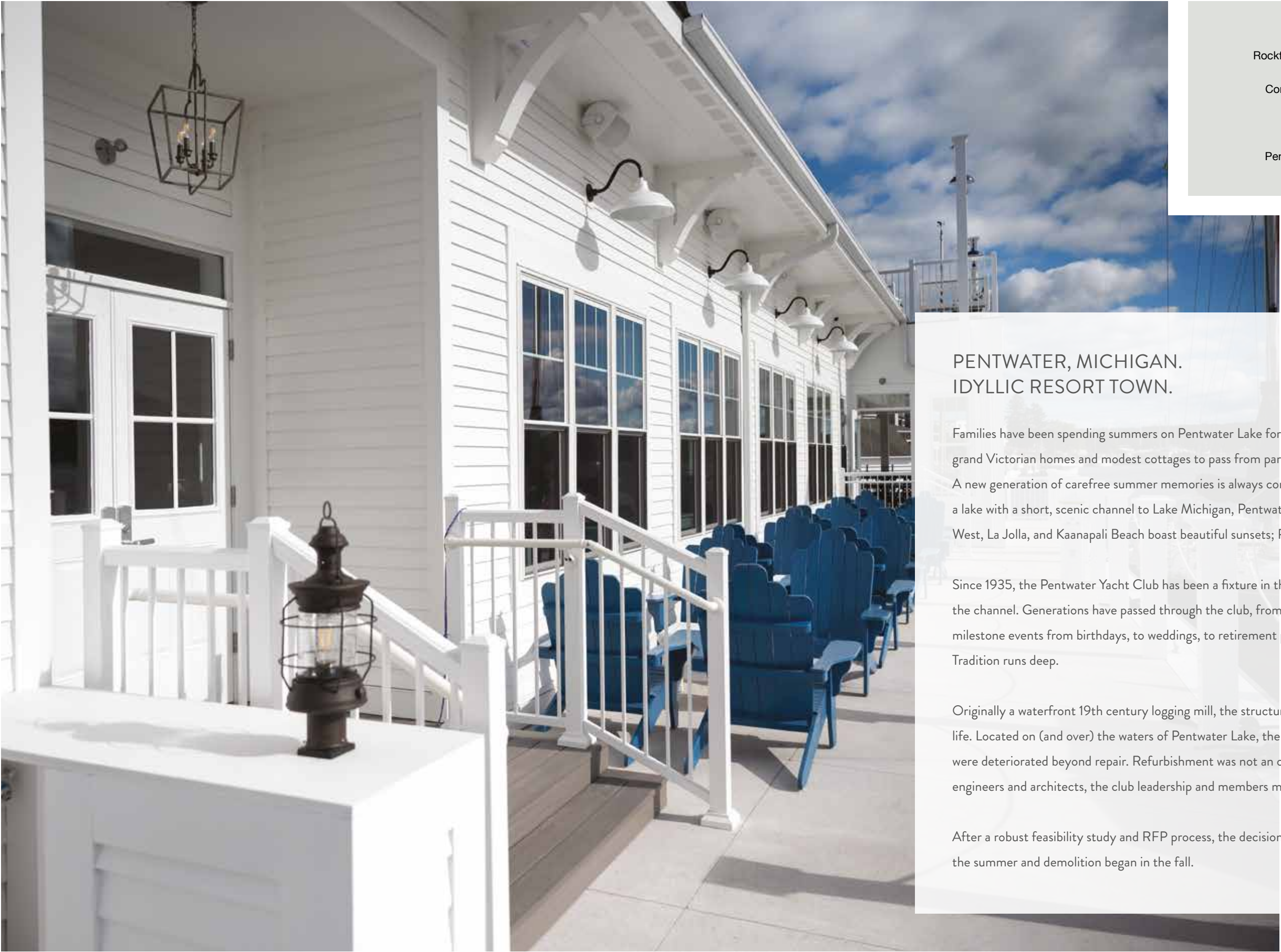
COMMERCIAL CASE STUDY NEW CONSTRUCTION



AZEK® SIDING AND TRIM
TIMBERTECH® DECK AND RAIL

AZEK
EXTERIORS

TimberTech
BY AZEK



Builder
Rockford Construction

Consulting Architect
Josh Strautz

Project Location
Pentwater, Michigan



PENTWATER
PROJECT
VIDEO

PENTWATER, MICHIGAN.
IDYLLIC RESORT TOWN.

Families have been spending summers on Pentwater Lake for generations. It’s quite common for the grand Victorian homes and modest cottages to pass from parents to children and even grandchildren. A new generation of carefree summer memories is always coming up in this quaint resort town. Set on a lake with a short, scenic channel to Lake Michigan, Pentwater is famous for its westerly views. Key West, La Jolla, and Kaanapali Beach boast beautiful sunsets; Pentwater says, “Hold my Oberon ale.”

Since 1935, the Pentwater Yacht Club has been a fixture in the community as well as a landmark on the channel. Generations have passed through the club, from first teen dances, to learning to sail, and milestone events from birthdays, to weddings, to retirement parties. It is a home away from home. Tradition runs deep.

Originally a waterfront 19th century logging mill, the structure was approaching the end of its useful life. Located on (and over) the waters of Pentwater Lake, the structure was set on pylons, which were deteriorated beyond repair. Refurbishment was not an option. After careful consultation with engineers and architects, the club leadership and members made the decision to build new.

After a robust feasibility study and RFP process, the decision to move forward was made in the summer and demolition began in the fall.





THE CLUB MEMBERS...

Members of the yacht club were not looking for a new home, but the deterioration of their old structure made repairs cost prohibitive. Once the decision to build new was made, their wishes became known: commercial building performance, home-like look that reflected the character of the old club; one-story design with more outdoor space; low maintenance to reflect the recreational nature of the club, and durability to support the club’s good times for generations.

THE ARCHITECT...

Architects design most commercial buildings with an expected 30-40 year lifespan. This client wanted more, plus minimizing maintenance in the future, and the ability to handle four seasons of extreme weather and standing vacant for many of the coldest months. A key design challenge was creating a durable, moisture-tight commercial structure, compliant with all commercial building codes, but designed with a cottage-like appearance, reflecting surrounding structures and the old club itself.

THE CONTRACTOR...

The build schedule was aggressive, and the majority of it would take place in the coldest months of the year. It was a top-to-bottom rebuild, from driving steel pilings 100 feet deep to serve as the over-water foundation, to specially constructed exterior roof brackets. The project lead wanted to use high performance products that would install quickly while enhancing build quality. Speed and efficiency at every step were critical to completing the construction in time for the next sailing season.



“The yacht club is the first thing you see when you come down the channel from the big lake. The project has been a huge success. And all the AZEK product has been a part of it.”

Joe Guenther, Commodore, Pentwater Yacht Club

THE EXECUTION OF THE VISION—KEY PROJECT PARAMETERS

ORIGINAL FOOTPRINT

The club had limited land available for expansion in any direction, but also wanted a one-story space. A two-level deck was added to meet increased demand for outdoor space.

DESIGN CONTEXT

Members wanted a home-like appearance similar to surroundings and reminiscent of the former club structure.

MICHIGAN-CENTRIC

Performance in the face of Michigan’s four-season weather extremes and a preference for design and construction from Michigan companies was essential.

DURABILITY AND LONGEVITY

The former club structure lasted over 100 years. The new structure would ideally last as long without being saddled with excessive ongoing maintenance.

FUNCTION VS. APPEARANCE

The building had to perform, function, and endure as a commercial—yet home-like—structure in a moisture-rich environment beside and over the lake.



KEY CONSTRUCTION MILESTONES

SEPTEMBER

Demolition begins

OCTOBER
THROUGH
DECEMBER

Foundation, poured concrete, built upon steel pylons—some sunk 100 feet deep to bedrock—to support the structure over the water of the lake

MARCH

Structure under roof

APRIL

Interior finishes, plumbing and HVAC

JUNE

Exterior siding, trim, decking, and ancillary dock and fencing completed

CONTRACTOR: C. BUCK PROFESSIONAL BUILDERS

Cameron Buck is a fourth-generation craftsman who was born to build. In the West Michigan area, the last name “Buck” and A1-quality construction go hand in hand. With years of knowledge and experience passed down, C. Buck Professional Builders works to provide the best quality services available.

BUILDER: ROCKFORD CONSTRUCTION

Licensed in 45 states, Grand Rapids, Michigan—based Rockford Construction has built projects of all sizes and complexities, from renovations to new construction, large to small, with a focus on commercial buildings and multiuse structures. Their dedication to the construction craft results in projects that make a positive impact on clients and their communities.



BRINGING THE PROJECT TOGETHER: AN ALL-AZEK EXTERIOR WRAP

AZEK Siding and Trim, along with TimberTech Decking and Rail, helped address the project objectives for longevity, commercial-grade performance, minimal maintenance, and durability in the face of waterfront exposure and extreme Northern Michigan weather. The look of traditional cedar siding and trim kept the design in-context with the former club, the surrounding neighborhood, and the membership’s preferences.



Custom Ceiling:
AZEK Trim
and Sheet



Waste Management
Fence and
Gate: AZEK
Trim

AZEK TRIM

From simple dimensional trim boards to elegant moulding profiles and smart solutions like J-Channel, one-piece starter boards, and ventilated soffits, all AZEK trim provides extreme durability and worry-free low maintenance. Many pieces are available in smooth or woodgrain finishes to meet design preferences.



AZEK BEVEL SIDING

AZEK Bevel Siding looks like traditional, face-nailed cedar clapboard siding. It cuts with familiar tools and installs very similarly to wood siding. The difference is there will be no issue with moisture absorption and the subsequent moving, swelling, paint failure, cracking, and rot that happen with wood. AZEK Bevel is only available in certain regions for 2023. Contact your local AZEK rep for more info.

“Designing on and over the water, and against the elements, the materials you’re using have to be weathertight and able to stand for multiple generations.”

Josh Strautz, Architect



FREE SIDING AND
TRIM SAMPLES



AZEK SHINGLE SIDING

Get the look of cedar shake siding without the never-ending maintenance and susceptibility to moisture damage or fire. AZEK panelized shingle siding uses varying tab and keyway widths to replicate the craftsman look, but with speedy installation, excellent paint adhesion, and a Lifetime Limited Warranty.



EVERYTHING WOOD SHOULD BE

With a portfolio of sustainable and incredibly durable outdoor living products, including decking, railing, and lighting, TimberTech has earned a reputation for capturing wood’s beauty, providing design versatility, and flexing technological superiority. That’s why it is the leading brand for architects, builders, property managers, and homeowners looking to reinvent an outdoor space.

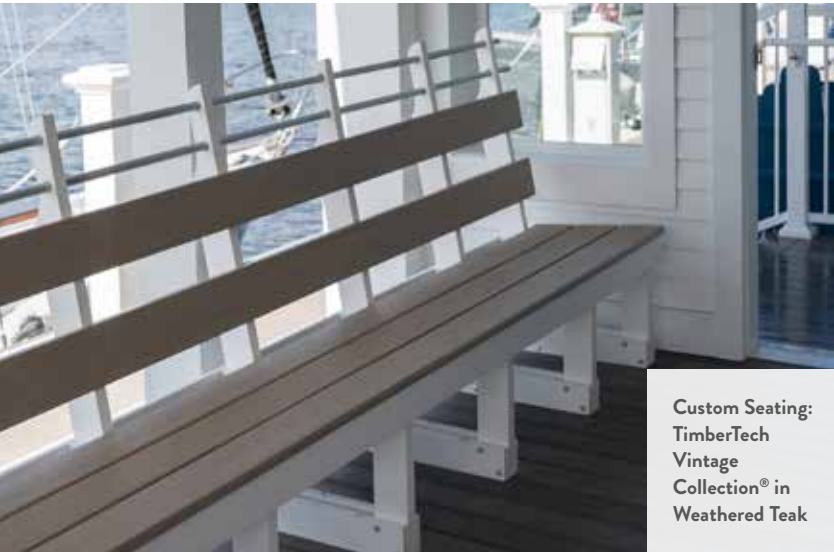
- Moisture-resistant
- Fade-and-stain-resistant
- Won’t splinter
- Low-maintenance
- Protective warranties
- Up to 85% recycled content



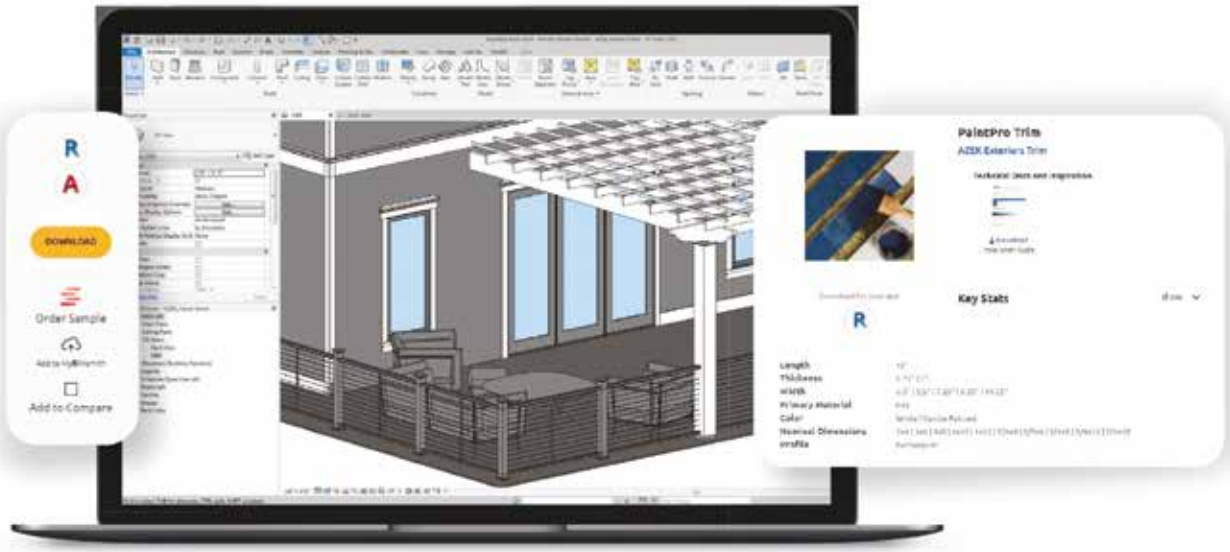
ORDER
A FREE
SAMPLE



TimberTech
Impression Rail
Express and
Vintage Collection®
in Coastline



Custom Seating:
TimberTech
Vintage
Collection® in
Weathered Teak



RESOURCES FOR ARCHITECTS AND DESIGN PROFESSIONALS

AZEK is ready to help architects use and specify our advanced materials in their designs. Find FREE Revit® files, installation guides, product specifications, and more content for our premium exterior building products by following the QR code at the right.



LEARN
MORE



MADE IN
THE USA



SUSTAINABILITY FOR TODAY... AND TOMORROW

As the largest integrated recycler of PVC in the country, recycling is integral to the way AZEK does business. For example, some 1500 AZEK Full-Circle recycling bins are at job sites reducing waste in landfills and waterways, saving contractors’ disposal fees, and conserving resources. AZEK is over halfway to our goal of recycling a BILLION pounds of waste annually by 2026.



AZEK
EXTERIORS

AZEK Exteriors
1330 W. Fulton Street, Suite 350 | Chicago, IL 60607
© 2023 The AZEK Company Inc. and Its Affiliates LIT-MISTUDY

TimberTech
BY **AZEK**