From: Mess, Camie
Sent: Friday, July 21, 2017 10:22 AM
To: 'jlinkous@cathcartgroup.com'
Cc: 'rs3j@virginia.edu'
Subject: BAR Action - McGuffey Hill North Garage - July 18, 2017
July 21, 2017

McGuffey Hill Home Owners Association
ATTN Jennifer Linkous

Re: Certificate of Appropriateness Application
BAR 17-07-03
McGuffey Hill North Garage, 2nd Street NW
Tax Parcel 3301741V0
McGuffey Hill Home Owners Association, Owner/Jennifer Linkous, Applicant
Green Roof Replaced with Membrane

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 18, 2017. The following action was taken:

Miller moved to accept the applicant's request for deferral. Sarafin seconded. Motion approved (6-0).

The BAR suggested that the applicant come back with options for the replacement of the roof. Some of the suggestions were:

- **replacing the green roof**
- **moving the parapet wall to make the roof aesthetically part of the carport instead of the park**
- **having the apartment association replace the membrane then have the city design and maintain the green roof**

The following link takes you to video archives that include BAR meetings, if you want to review the actual discussion:
http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assisstant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 18, 2017

Certificate of Appropriateness Application
BAR 17-07-03
McGuffey Hill North Garage, 2nd Street NW
Tax Parcel 3301741V0
McGuffey Hill Home Owners Association, Owner/Jennifer Linkous, Applicant
Green Roof Replaced with Membrane and Fence Addition

Background

This property is noncontributing and made up of five, free-standing, 3-story, gable-roofed apartment buildings containing approximately 30 condominiums units, as well as 2 shed-roofed, multi-bay carports. The roof replacement is for the green roof located on top of this carport.

The design for the adjacent McGuffey Park was discussed by the BAR between November 2005 – February 2007, when the final details were approved. It was noted in the staff report that a separate application was submitted to refurbish the existing "green roof" that covers parking for the McGuffey Hill Condominiums , but no additional information was submitted for that application.

December 19, 2006 – The BAR approved (7-0) an application in concept for a green roof with details to come back to the BAR for approval: (1) the fence (2) the planting trays (3) show the green roof design in better context with the park design.

Application

The applicant is requesting the removal of the green roof to be replaced with a new roof material consisting of 60 mil GAF TPO felt back smooth surface roof membrane that will cover the current deck and up the parapet walls with a new metal capping. The color selection will be either Hartford Green or the Dark Bronze. They are also seeking approval to install a new fence, of black aluminum or iron, along the property line with McGuffey Hill Park Adjacent to the roof surface area to prevent entry on to the rooftop.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

10. *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11. *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.*
16. *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

Discussion and Recommendations

When the McGuffey Park was designed in 2007, there was discussion to replace the current sod roof with pre-planted, vegetated roof trays. Apparently that was never accomplished.

The proposed roof changes to a membrane roof, and addition of the fence are appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and the City Design Guidelines for Site Design and Elements, I move to find that the proposed roof replacement satisfies the BAR's criteria and is compatible with this property and other properties in North Downtown ADC District, and the BAR approves this application as submitted.

Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED
JUN 27 2017
NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name McGuffey Hill Homeowners Association Applicant Name Jennifer Linkous Cathcart Property Management

Project Name/Description McGuffey Hill North Garage Roof Replacement Parcel Number 330174100

Project Property Address 2nd Street NW, Charlottesville VA 22902

Applicant Information

Address: McGuffey Hill Condominiums 2nd Street NW
Email: jlinkous@cathcartgroup.com
Phone: (W) 434-282-2836 (C) 434.906.7388

Property Owner Information (if not applicant)

Address: 307C McGuffey Hill 2nd Street NW, Charlottesville VA
Email: rs3j@virginia.edu
Phone: (W) 434.295.4916 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Jennifer Linkous 6/27/2017
Signature manager Date

Jennifer Linkous 6/27/17
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Ruth Stornetta 6/27/17
Signature Date

Ruth Stornetta
Print Name President Date

Description of Proposed Work (attach separate narrative if necessary): Removal of Green Roof and Replacement of new Roof material consisting of 60 mil GAF TPO felt back membrane Roof at North Garage.

List All Attachments (see reverse side for submittal requirements):

For Office Use Only
Received by: D. Baumore
Fee paid: $125.00 Cash/Ck. # 428
Date Received: 6/27/2017
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P17-0104

The project includes removal of current Greenscape and rubber roof to be replaced with 60mil GAF TPO felt back smooth surface roof at the McGuffey Hill Condominium North Garage structure.

The membrane will cover the current deck and up the parapet walls with new metal capping to include all accessories.

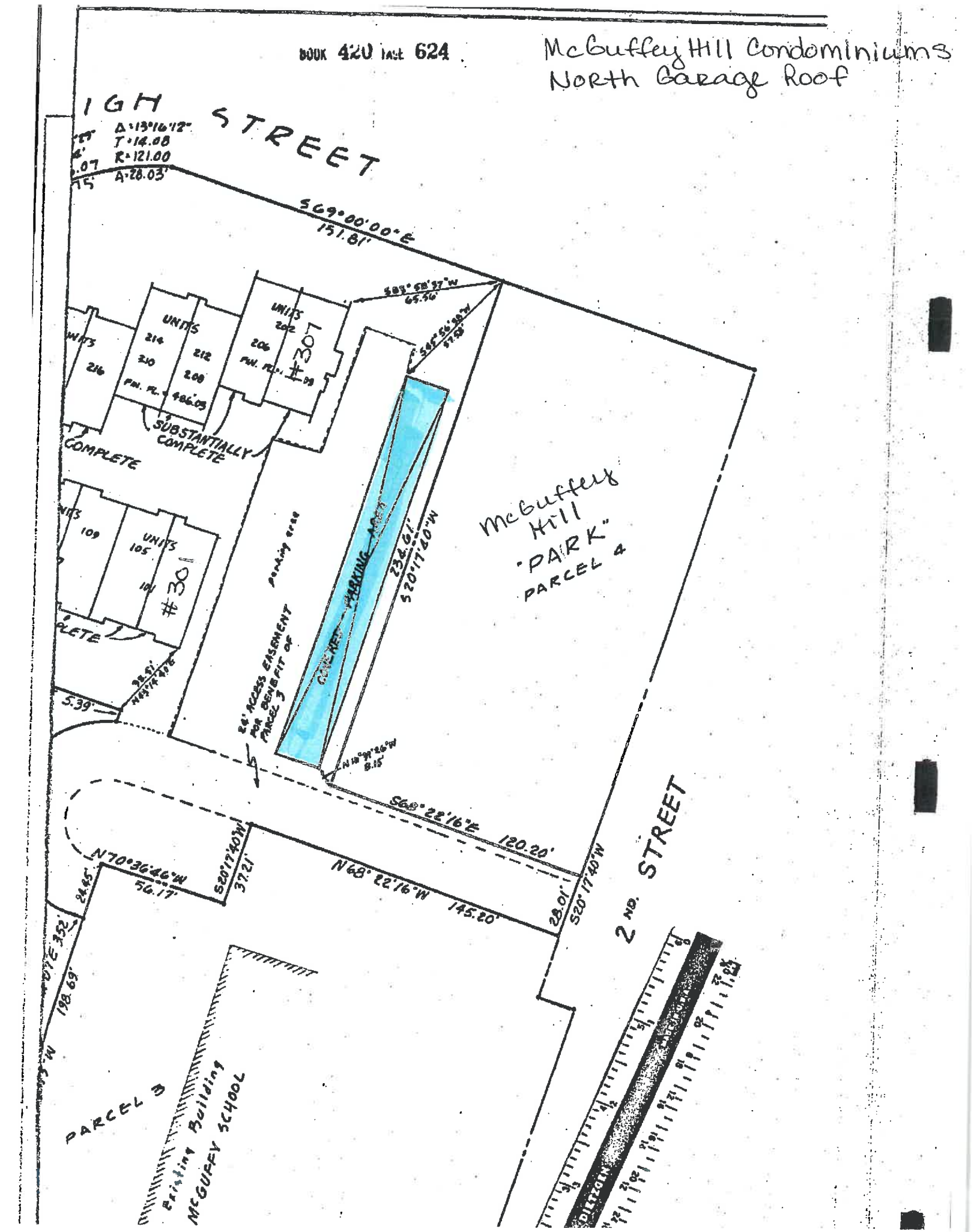
The color selection will be either Hartford Green or the Dark Bronze. Color selection is dependent upon approval dates and supply availability from Vendor at that time.

In additional, a new black aluminum, or iron, fence will be installed along the property line with McGuffey Hill Park adjacent to the roof surface area to prevent entry on to the rooftop.

Cathcart Property Management
200 Reserve Blvd, Suite 200
Charlottesville, VA 22901
434-923-8704
info@cathcarthoa.com

BOOK 420 PAGE 624

McGuffey Hill Condominiums
North Garage Roof



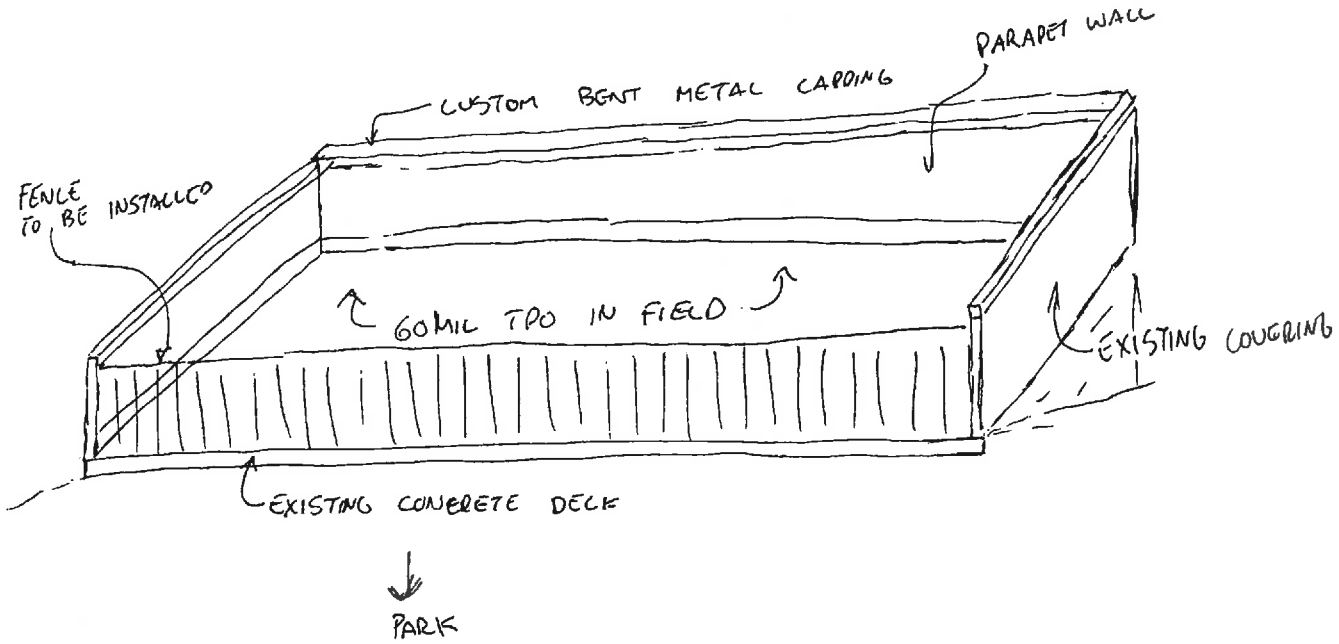
McGuffey Hill North Garage Roof Replacement
Existing Roof Photographs

McGuffey Hill North Garage Roof Replacement
Existing Roof Photographs

McGuffey Hill North Garage Roof Replacement
Roof Replacement Sketch

CONCRETE GARAGE STRUCTURE WITH CURRENT GREEN SPACE ABOVE

- REMOVE ALL CURRENT GREEN SPACE AND ROTTEN WOOD. (SEAL AND FILL CRACKS)
- REBUILD WOOD PARAPET WALL AS NEEDED
- INSTALL FENCE TO REDUCE FOOT TRAFFIC (ADDITIONAL CONTRACTOR)
- COVER INSIDE PARADET WITH TPO
- CAP WITH CUSTOM BENT CAP METAL TO MATCH TPO
- END CAP PAPAPET WITH METAL
- TERMINATE 60 MIL TPO AT EXISTING CONCRETE 3 INCH OVER DECK



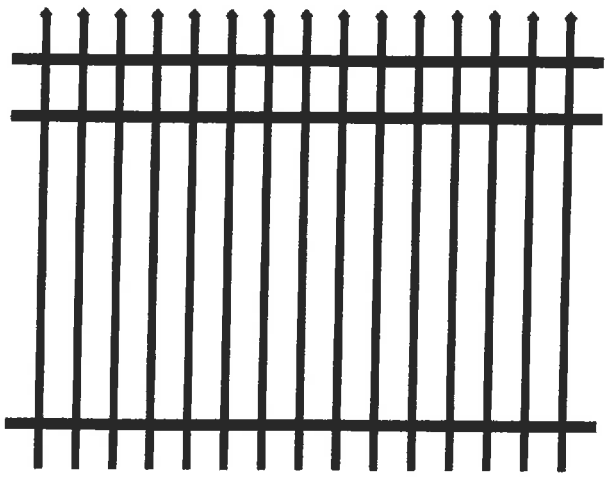
McGuffey Hill North Garage Roof Replacement
Roof Material Surface Sample

SAMPLES OF SURFACE APPEARANCE OF GAF TPO ROOF MATERIAL

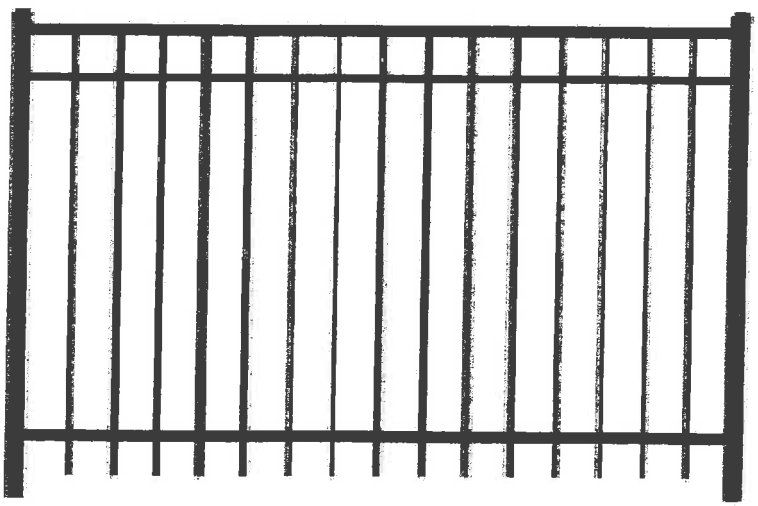
McGuffey Hill North Garage Roof Replacement
Fence Selection Sample

BLACK ALUMINUM OR IRON FENCE

Choice A:



COICE B:



EverGuard® Color TPO Membrane

EverGuard TPO single-ply membrane is available in a wide range of pre-formulated colors. Matching accessories are also available as custom order items.

GreenSpec Listed (http://greenspec.buildinggreen.com/)

Product	Mil	Roll Size	5' Roll Weight	10' Roll Weight
Colonial Red	45	5' x 100'	128 lbs	256 lbs
	60	10' x 100'	162 lbs	322 lbs
	80		210 lbs	420 lbs
Terra Cotta	45	5' x 100'	128 lbs	256 lbs
	60	10' x 100'	162 lbs	322 lbs
	80		210 lbs	420 lbs
Regal Red	45	5' x 100'	128 lbs	256 lbs
	60	10' x 100'	162 lbs	322 lbs
	80		210 lbs	420 lbs
Regal Blue	45	5' x 100'	128 lbs	256 lbs
	60	10' x 100'	162 lbs	322 lbs
	80		210 lbs	420 lbs

Documents

⇒ **Application Instructions**

⇒ **Brochures & Data Sheets**

⇓ **Codes - Evaluation Reports (ATI, ICC and UL LLC)**

- EverGuard ® TPO and EverGuard® TPO FB Ultra, EverGuard Extreme® TPO and EverGuard® Extreme™ TPO FB Ultra, and EverGuard® Freedom™ TPO Single-Ply Roof Systems - UL ER1306-01 (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_-
  Doc Type: .pdf

⇒ **Codes - Miami Dade NOAs**

⇓ **Codes - TDI Evaluation Reports**

- EverGuard® TPO and TPO FB Ultra, EverGuard® Extreme™ TPO and Extreme™ TPO FB Ultra and EverGuard® Freedom™ TPO Roof Systems - Texas Dept. of Ins. Eval. Rpt. - RC-122 (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_-
  Doc Type: .pdf

⇓ **Safety Data Sheet (SDS)**

- EverGuard® TPO - MSDS #2001 (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_-
  Doc Type: .pdf

⇓ **Technical Points**

Electric Blue	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Hartford Green	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Moss Green	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Ivy Green	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Patina Green	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Tropical Green	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Teal	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Dark Bronze	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Dark Brown	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Desert Tan	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Goldenrod	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs
Smoke Grey	45	5′ x 100′	128 lbs	256 lbs
	60	10′ x 100′	162 lbs	322 lbs
	80		210 lbs	420 lbs

- Physical Testing of Thermoplastic Polyolefin Membranes and Seams (/Commercial_Roofing_Systems/EverGuard_TPO/Physical_Testing_
  Doc Type: .pdf

⇓ Warranty Information

- EverGuard® Diamond Pledge™ NDL Roof Guarantee (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf
- EverGuard® System Pledge™ Roof Guarantee (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf
- Limited Warranty On EverGuard® TPO Materials (International) (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf

⇓ Codes - European Approvals

- EverGuard® TPO - Declaration of Conformity for European CE Certification 1213-CPD-5218 (Gainesville, TX) (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf
- EverGuard® TPO - European CE Certification 1213-CPD-5218 (Gainesville, TX) (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf
- EverGuard® TPO and EverGuard Extreme® TPO - European Technical Approval ETA 12/0153 (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf
- EverGuard® TPO and EverGuard Extreme® TPO with Drill-Tec™ Fasteners and Plates - European CE Certification 1725-CPD-M0061 (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf

⇓ Codes - Florida Building Code Reports

- EverGuard® TPO and EverGuard® Freedom™ TPO Single-Ply Roof Membrane Systems - Florida Approval FL5293-R25 (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf
- EverGuard® TPO Single-Ply Roof Membrane Systems in compliance with 2014 FBC HVHZ - FL16730-R12 (/Commercial_Roofing_Systems/EverGuard_TPO/EverGuard_TPO_
  Doc Type: .pdf

⇒ AutoCAD Construction Details

⇓ CSI Formatted Specifications

- GAF Specification Keys (/Commercial_Roofing_Systems/Ruberoid_Modified_Bitumen_APP_
  Doc Type: .pdf

All documents are U.S. English unless otherwise noted

✓ HARTFORD GREEN	✓ BRONZE	BLACK
NATURAL CLAY	WHITE	SANDSTONE

EverGuard® Fleece-back TPO 60 mil Membrane Sell Sheet

Updated: 9/15

GAF®

Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

GAF

60 MIL MEMBRANE

Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

gaf.com

EverGuard® TPO (Fleece-back)

SINGLE-PLY ROOFING SYSTEMS

Why TPO

- Great Value—Superior performance at a cost-effective price
- Superior Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-Term Weathering—Excellent long-term heat and UV resistance
- Energy-Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- Versatile Application Method

Why GAF EverGuard® Fleece-back TPO

- Factory-applied polyester fleece provides additional protection to the membrane, offering a variety of benefits, including:
  - Does not require a slip sheet when re-covering over a variety of roofs
  - Provides enhanced puncture resistance, especially in areas more prone to hail
- Increases installation efficiency 2–3 times when installing EverGuard® Fleece-back TPO with GAF 2-Part Roofing Adhesive (compared to standard TPO adhesives)
- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
  - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® Fleece-back TPO showed no cracking—while every one of the competitors' samples had failed! **See below:**
  - UV testing—greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® Fleece-back TPO 60 mil Membrane*
- Easier to install due to:
  - Large welding window
  - Most complete line of accessories
  - 10' (3.05 m) wide sheets

Installation

EverGuard® Fleece-back TPO can be installed with a wide range of applications:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- Adhered Application... can be installed with EverGuard® WB181 Bonding Adhesive (water based) or hot asphalt for the smoothest appearance. Provides superior wind uplift performance.
- LRF-O Adhesive... two-part low-rise polyurethane foam adhesive that is low VOC and accommodates minor surface irregularities. Available in a cartridge or 5-gallon container.
- LRF-M Adhesive... two-part low-rise polyurethane foam adhesive that is low VOC and accommodates minor surface irregularities. Can also be used for ISO insulation applications. Available in a cartridge or 5-gallon container.
- 2-Part Roofing Adhesive... self-contained low-rise foam dispensing kit offering 20 squares per kit so there are fewer changeovers. Cost effective since you don't need spray equipment and no downtime/maintenance worries. Can also be used for ISO insulation applications.

Accessories

Field fabrication of TPO accessories is time-consuming, costly, and inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,** while reducing installed cost by up to 12%.

*See applicable guarantee for complete coverage and restrictions.
**Based on GAF estimate to field-fabricate flashing details.

U.S. only

California Title 24 Compliant

TPO membranes meet the performance requirements of ICC ER-6030

EverGuard® Fleece-back TPO 60 mil Membrane

Applicable Standards

UL approved for use in the construction of Class A, B, or C roofs; FM Approved, Miami-Dade County Approved, Florida Building Code Approved, CRRC Listed, Title 24 Compliant*, ENERGY STAR® Qualified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	400 lbf x 360 lbf (596 x 536 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	145 lbf (membrane failure) (216 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	70 lbf x 130 lbf (104 x 194 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	>380 lbs. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
Reflectivity (white) Initial/Aged	ASTM C1549	N/A	0.76/0.68
Emissivity (white) Initial/Aged	ASTM C1371	N/A	0.90/0.83
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>25,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White Membrane Only

**ENERGY STAR® only valid in the USA

Product Data

Roll Size	Note: Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.				
	Colors	**Full Size Roll**	**Full Roll Weight**	**Half Roll Size**	**Half Roll Weight**
	White, Tan, Gray, Energy Tan, Energy Gray	10' x 100' (3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	344 lbs. (156 kg)	5' x 100' (1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	185 lbs. (84 kg)
	Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded.				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				

GAF® *Quality You Can Trust... From North America's Largest Roofing Manufacturer!™*

gaf.com

Product Evaluation

RC122 | 0616

Engineering Services Program

The following product has been evaluated for compliance with the wind loads specified in the International Residential Code (IRC) and the International Building Code (IBC).

This product evaluation is not an endorsement of this product or a recommendation that this product be used. The Texas Department of Insurance has not authorized the use of any information contained in the product evaluation for advertising, or other commercial or promotional purpose.

This product evaluation is intended for use by those individuals who are following the design wind load criteria in Chapter 3 of the IRC and Section 1609 of the IBC. The design loads determined for the building or structure shall not exceed the design load rating specified for the products shown in the limitations section of this product evaluation. This product evaluation does not relieve a Texas licensed engineer of his responsibilities as outlined in the Texas Insurance Code, the Texas Administrative Code, and the Texas Engineering Practice Act.

For more information, contact TDI Engineering Services Program at (800) 248-6032.

Evaluation ID: RC-122

Effective Date: June 1, 2016
Re-evaluation Date: May 2020

Product Name: EverGuard® TPO Single Ply Roofing Systems and EverGuard® Freedom™ TPO Self-Adhering Roofing Systems

Manufacturer: GAF
1 Campus Drive
Parsippany, NJ 08054
(973) 628-3000

General Description:

EverGuard® TPO membranes are nominal 45-mil (1.1 mm), 60-mil (1.52 mm), or 80-mil (2.0 mm) thick internally reinforced thermoplastic polyolefin roof covers. Side and end laps are sealed using hot air welding. The roof cover is mechanically attached or fully-adhered to approved substrates.

EverGuard Extreme® TPO membranes are nominal 50-mil (1.27 mm), 60-mil (1.52 mm), 70-mil (1.78 mm) or 80-mil (2.0 mm) thick, internally reinforced thermoplastic polyolefin roof covers. Side and end laps are sealed using hot air welding. The roof cover is mechanically attached or fully-adhered to approved substrates. EverGuard Extreme® TPO membranes are designed for advanced protection against heat aging and UV degradation.

EverGuard® TPO FB Ultra membranes are nominal 45-mil (1.1 mm), 60-mil (1.52 mm) or 80-mil (2.0 mm) thick internally reinforced thermoplastic polyolefin roof covers with a polyester fleece backing. Side and end laps are sealed using hot air welding. The roof cover is mechanically attached or fully-adhered to approved substrates.

EverGuard Extreme® TPO FB Ultra membranes are nominal 50-mil (1.27 mm), 60-mil (1.52 mm) or 80-mil (2.0 mm) thick, internally reinforced thermoplastic polyolefin roof covers with a polyester fleece backing. Side and end laps are sealed using hot air welding. The roof cover is mechanically attached or fully-adhered to approved substrates. EverGuard Extreme® TPO FB Ultra membranes are designed for advanced protection against heat aging and UV degradation.

EverGuard® Freedom™ TPO membranes are nominal 45-mil (1.1 mm) or 60-mil (1.52) thick, internally reinforced thermoplastic (TPO) roof covers with a self-adhering backing. EverGuard® Freedom™ TPO HW laps are sealed using hot air welding. EverGuard® Freedom™ TPO with RapidSeam™ technology laps are self-adhering. The roof cover is self-adhered to approved substrates.

LIMITATIONS and INSTALLATION:
General installation Requirements: All International Residential Code (IRC) and the International Building Code (IBC) requirements must be satisfied and manufacturer's installation instructions followed, unless otherwise specified by this product evaluation.

New Roof Deck Attachment: The wood deck shall meet or exceed the uplift requirements of the International Residential Code or International Building Code and shall be installed as required for resistance to wind loads.

Roof Framing Members: The roof wood framing members must be spaced a maximum of 24" o.c.

For All applications: The roof shall have a minimum slope of 1/4:12.

Surfacing (Optional): TOPCOAT® Membrane or United Coatings™ Roof Mate TCM Coating applied at a rate of 1 to 1.5 gallons per square. TOPCOAT TPO Red Primer applied at 0.5 gallons per square prior to application of TOPCOAT Membrane or United Coatings™ Roof Mate TCM Coating.

Note: Keep the manufacturer's installation instructions available on the job site during the installation. All fasteners must be corrosion resistant as specified in the International Residential Code (IRC) and the International Building Code (IBC) and the Texas Revisions.

Installation Instructions:

General Installation Requirements: Follow all manufacturer's installation instructions, unless otherwise specified by this product evaluation.

System 1- Wood Deck with Mechanically Attached Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Fastener
1	Min. 19/32"APA wood structural panel sheathing, Exposure 1, 40/20 (optional) FireOut™ Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield® Solo™ Fire-Resistant Slip Sheet	(one or more of the following, any combination) Min. 0.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA, RH or RN Polyiso Insulation, EnergyGuard Perlite Roof Insulation, min. 0.25" thick SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board, DensDeck or DensDeck Prime Roof Board	Preliminary attach each insulation board with a minimum of four, 11 gauge, galvanized ring shank nails per board. The nails must penetrate the plywood deck a minimum of 3/16".	NA	NA	EverGuard TPO, EverGuard Extreme TPO, EverGuard TPO FB Ultra or EverGuard Extreme TPO FB Ultra, 5.0 ft wide, mechanically attached	Drill-Tec #14 Fasteners & Drill-Tec 2 3/8" Barbed XHD Plates
Design Pressure (psf)		**Roof Cover Attachment**					
-45		6" o.c. in the minimum 5" wide side lap and sealed with 1-3/4" wide heat weld.					

System 2- Wood Deck with Mechanically Attached Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Fastener
2	Min. 19/32" APA wood structural panel sheathing, Exposure 1, 40/20 (optional) FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet	(one or more of the following, any combination) Min. 0.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA, RH or RN Polyiso Insulation, EnergyGuard Perlite Roof Insulation, Structodek High Density Fiberboard Roof Insulation, min. 0.25" thick SECUROCK Gypsum-Fiber Roof Board, DensDeck, DensDeck Prime Roof Board, 0.5" thick EnergyGuard HD Polyiso Insulation, EnergyGuard HD Plus Polyiso Insulation or EnergyGuard RH HD Polyiso Insulation	Preliminary attach each insulation board with a minimum of four, 11 gauge, galvanized ring shank nails per board. The nails must penetrate the plywood deck a minimum of 3/16".	NA	NA	EverGuard TPO, EverGuard Extreme TPO, EverGuard TPO FB Ultra or EverGuard Extreme TPO FB Ultra, mechanically attached	Drill-Tec #14 Fasteners & Drill-Tec 2" Double Barbed XHD Plates, Drill-Tec 2 3/8" Barbed XHD Plates, or Drill-Tec Eyehook Accuseam Plates
Design Pressure (psf)		Roof Cover Attachment					
-52.5		6" o.c. in rows spaced 55" o.c. The outside 1.75" of the 5" lap is heat welded and the fasteners are centered in the remaining 3.25" lap area.					

System 3 - Wood Deck with Mechanically Attached Insulation and Hot Applied Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Adhered
3	Min. 19/32" APA wood structural panel sheathing, Exposure 1, 40/20	Min. 0.25" SECUROCK Gypsum-Fiber Roof Board (optional base layer) Min. 0.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA, RH or RN Polyiso Insulation	Drill-Tec #12 Fasteners and Drill-Tec AccuTrac Flat Plates, 12 fasteners per board (every 1.33 sq/ft.)	NA	NA	EverGuard TPO FB Ultra or EverGuard Extreme TPO FB Ultra, hot applied.	Hot Applied Asphalt
Design Pressure (psf)		Roof Cover Attachment					
-82.5		Roof cover is adhered in asphalt applied within the EVT range and at a rate of 20-25 lbs./sq. Laps are heat welded with min. 1-1/2" width for automatic machine welding. Weld width must be a min. 2" in width for hand welding.					

System 4 - Wood Deck with Self Adhered Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Self-Adhered
4	Min. 19/32" APA wood structural panel sheathing, Exposure 1, 40/20 (optional) FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet	Min. 1.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA or EnergyGuard RN Polyiso Insulation (optional base layer) Min. 0.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA, RH or RN Polyiso Insulation, or min. 0.25 in. thick DensDeck Roof Board, DensDeck Prime Roof Board, SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board, 0.5" thick EnergyGuard HD Polyiso Insulation, EnergyGuard HD Plus Polyiso Insulation or EnergyGuard RH HD Polyiso Insulation	All layers must be simultaneously attached with Drill-Tec #12 or #14 Fasteners and Drill-Tec 3" Steel Plates at a density of 1.3 square feet	NA	NA	EverGuard Freedom TPO with RapidSeam Technology or EverGuard Freedom TPO HW	Self-adhered to insulation
Design Pressure (psf)		Roof Cover Attachment					
-52.5		EverGuard Freedom TPO HW or EverGuard Freedom TPO with Rapid Seam Technology is self-adhered and rolled with a weighted roller. The side laps of EverGuard Freedom TPO HW are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding). The side laps of EverGuard Freedom TPO with Rapid Seam Technology are 6" wide, self-adhered and rolled with a weighted roller.					

System 5 & 6 - Wood Deck with Self Adhered Roof Cover										
System No.	Deck	Fire Coating	Underlayment		Top Insulation Layer		Roof Cover			
			Type	Attach	Type	Attach	Base	Ply	Cap	Self-Adhered
5 & 6	Min. 19/32" APA wood structural panel sheathing, Exposure 1, 40/20	(optional) FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet	StormSafe Anchor Sheet mechanically attached (Max. 40" wide or lapped to produce max. 36" wide lap-to-lap spacing)	12 gauge, galvanized annular ring shank roofing nails with 1" diameter tin cap or Drill-Tec #12 Fasteners and Drill-Tec 3" Steel Plates	NA	NA	NA	NA	EverGuard FreedomTPO with RapidSeam Technology or EverGuard Freedom TPO HW	Self-adhered to underlayment
Design Pressure (psf)		**Roof Cover Attachment**								
		EverGuard Freedom TPO HW or EverGuard Freedom TPO with Rapid Seam Technology is self-adhered and rolled with a weighted roller. The side laps of EverGuard Freedom TPO HW are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding). The side laps of EverGuard Freedom TPO with Rapid Seam Technology are 6" wide, self-adhered and rolled with a weighted roller.								
		Underlayment Attachment								
-45		Tin-caps and nails at 9" o.c. in the 4" laps and 9" o.c. in two staggered rows.								
-105		Drill-Tec fasteners and plates spaced 8" o.c. in the 4" laps and 8" o.c. in the three staggered rows in the field.								

System 7 - Wood Deck with Self Adhered Roof Cover										
System No.	Deck	Fire Coating	Underlayment		Top Insulation Layer		Roof Cover			
			Type	Attach	Type	Attach	Base	Ply	Cap	Self-Adhered
7	Min. 19/32" APA wood structural panel sheathing, Exposure 1, 40/20	(optional) FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet	StormSafe Anchor Sheet mechanically attached (Max. 48" wide or lapped to produce max. 44" wide lap-to-lap spacing)	Drill-Tec #14 Fasteners and Drill-Tec 3" Ribbed Galvalume Plates (Flat)	NA	NA	NA	NA	EverGuard Freedom TPO with RapidSeam Technology or EverGuard Freedom TPO HW	Self-adhered to underlayment
Design Pressure (psf)		**Roof Cover Attachment**								
		EverGuard Freedom TPO HW or EverGuard Freedom TPO with Rapid Seam Technology is self-adhered and rolled with a weighted roller. The side laps of EverGuard Freedom TPO HW are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding). The side laps of EverGuard Freedom TPO with Rapid Seam Technology are 6 in. wide, self-adhered and rolled with a weighted roller.								
		Underlayment Attachment								
-67.5		Drill-Tec fasteners and plates spaced 8" o.c. in the 4" laps and 8" o.c. in two staggered rows in the field.								

System 8 - Wood Deck with Self Adhered Roof Cover										
System No.	Deck	Fire Coating	Underlayment		Top Insulation Layer		Roof Cover			
			Type	Attach	Type	Attach	Base	Ply	Cap	Self-Adhered
8	Min. 15/32" APA wood structural panel sheathing, Exposure 1, 40/20	(optional) FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet	StormSafe Anchor Sheet mechanically attached (Max. 48" wide or lapped to produce max. 44" wide lap-to-lap spacing)	12 gauge, galvanized annular ring shank roofing nails with 1-5/8" diameter tin caps	NA	NA	NA	NA	EverGuard Freedom TPO with RapidSeam Technology or EverGuard Freedom TPO HW	Self-adhered to underlayment
Design Pressure (psf)		**Roof Cover Attachment**								
		EverGuard Freedom TPO HW or EverGuard Freedom TPO with Rapid Seam Technology is self-adhered and rolled with a weighted roller. The side laps of EverGuard Freedom TPO HW are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding). The side laps of EverGuard Freedom TPO with Rapid Seam Technology are 6" wide, self-adhered and rolled with a weighted roller.								
		Underlayment Attachment								
-45		Drill-Tec fasteners and plates spaced 6" o.c. in the 4" laps and 6" o.c. in two staggered rows in the field.								

System 9 - Wood Deck with Self Adhered Roof Cover										
System No.	Deck	Fire Coating	Underlayment		Top Insulation Layer		Roof Cover			
			Type	Attach	Type	Attach	Base	Ply	Cap	Self-Adhered
9	Min. 15/32" APA wood structural panel sheathing, Exposure 1, 40/20	(optional) FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet	StormSafe Anchor Sheet mechanically attached (Max. 48" wide or lapped to produce max. 44" wide lap-to-lap spacing)	Drill-Tec #14 Fasteners and Drill-Tec 3" Ribbed Galvalume Plates (Flat)	NA	NA	NA	NA	EverGuard Freedom TPO with RapidSeam Technology or EverGuard Freedom TPO HW	Self-adhered to underlayment
Design Pressure (psf)		**Roof Cover Attachment**								
		EverGuard Freedom TPO HW or EverGuard Freedom TPO with Rapid Seam Technology is self-adhered and rolled with a weighted roller. The side laps of EverGuard Freedom TPO HW are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding). The side laps of EverGuard Freedom TPO with Rapid Seam Technology are 6" wide, self-adhered and rolled with a weighted roller.								
		Underlayment Attachment								
-45		Drill-Tec fasteners and plates spaced 18" o.c. in the 4" laps and 18" o.c. in two staggered rows in the field.								

<table>
<tr><th colspan="9">System 10 - Wood Deck with Self Adhered Roof Cover</th></tr>
<tr><th rowspan="2">System No.</th><th rowspan="2">Deck</th><th colspan="2">Insulation Layers</th><th colspan="6">Roof Cover</th></tr>
<tr><th>Type</th><th>Attach</th><th>Base</th><th>Attach</th><th>Ply</th><th>Cap</th><th>Self-Adhered</th></tr>
<tr><td rowspan="2">10</td><td>Min. 19/32" APA wood structural panel sheathing, Exposure 1, 40/20</td><td>(optional top layer)
Min. 0.25" thick DensDeck, SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board or min. 0.75" thick EnergyGuard Perlite Roof Insulation</td><td rowspan="2">Insulation is loose-laid over the deck when the optional cover board is present or preliminarily secured when the optional cover board is not present</td><td rowspan="2">StormSafe Anchor Sheet mechanically attached (Max. 48" wide or lapped to produce max. 44" wide lap-to-lap spacing)</td><td rowspan="2">Drill-Tec #14 Fasteners and Drill-Tec 3" Ribbed Galvalume Plates (Flat)</td><td rowspan="2">NA</td><td rowspan="2">EverGuard Freedom TPO with RapidSeam Technology or EverGuard Freedom TPO HW</td><td rowspan="2">Self-adhered to base sheet</td></tr>
<tr><td>(optional)
FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet</td><td>Min. 1.0" EnergyGuard Polyiso Insulation or EnergyGuard RH Polyiso Insulation</td></tr>
<tr><td colspan="2" rowspan="2">Design Pressure (psf)</td><td colspan="7">Roof Cover Attachment</td></tr>
<tr><td colspan="7">EverGuard Freedom TPO HW or EverGuard Freedom TPO with Rapid Seam Technology is self-adhered and rolled with a weighted roller. The side laps of EverGuard Freedom TPO HW are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding). The side laps of EverGuard Freedom TPO with Rapid Seam Technology are 6" wide, self-adhered and rolled with a weighted roller.</td></tr>
<tr><td colspan="2" rowspan="2">-60</td><td colspan="7">Base Sheet Attachment</td></tr>
<tr><td colspan="7">Drill-Tec fasteners and plates spaced 8 in. o.c. in the 4 in. laps and 8 in. o.c. in two staggered rows in the field.</td></tr>
</table>

<table>
<tr><th colspan="9">System 11 - Wood Deck with Self Adhered Roof Cover</th></tr>
<tr><th rowspan="2">System No.</th><th rowspan="2">Deck</th><th colspan="2">Insulation Layers</th><th colspan="6">Roof Cover</th></tr>
<tr><th>Type</th><th>Attach</th><th>Base</th><th>Attach</th><th>Ply</th><th>Cap</th><th>Self-Adhered</th></tr>
<tr><td rowspan="2">11</td><td>Min. 15/32" APA wood structural panel sheathing, Exposure 1, 40/20</td><td>(optional top layer)
Min. 0.25" thick DensDeck, SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board or min. 0.75" thick EnergyGuard Perlite Roof Insulation</td><td rowspan="2">Insulation is loose-laid over the deck when the optional cover board is present or preliminarily secured when the optional cover board is not present</td><td rowspan="2">StormSafe Anchor Sheet mechanically attached (Max. 48" wide or lapped to produce max. 44" wide lap-to-lap spacing)</td><td rowspan="2">Drill-Tec #14 Fasteners and Drill-Tec 3" Ribbed Galvalume Plates (Flat) or Drill-Tec 3" Steel Plates</td><td rowspan="2">NA</td><td rowspan="2">EverGuard Freedom TPO with RapidSeam Technology or EverGuard Freedom TPO HW</td><td rowspan="2">Self-adhered to base sheet</td></tr>
<tr><td>(optional)
FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet</td><td>Min. 1.0" EnergyGuard Polyiso Insulation or EnergyGuard RH Polyiso Insulation</td></tr>
<tr><td rowspan="2">Design Pressure (psf)</td><td colspan="8">Roof Cover Attachment</td></tr>
<tr><td colspan="8">EverGuard Freedom TPO HW or EverGuard Freedom TPO with Rapid Seam Technology is self-adhered and rolled with a weighted roller. The side laps of EverGuard Freedom TPO HW are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding). The side laps of EverGuard Freedom TPO with Rapid Seam Technology are 6" wide, self-adhered and rolled with a weighted roller.</td></tr>
<tr><td rowspan="2">-45</td><td colspan="8">Base Sheet Attachment</td></tr>
<tr><td colspan="8">Drill-Tec fasteners and plates spaced 18" o.c. in the 4 in. laps and 18" o.c. in two staggered rows in the field.</td></tr>
</table>

System 12 - Wood Deck with Mechanically Attached Insulation and Fully Adhered Roof Cover									
System No.	Deck	Base Insulation Layer(s)		Top Insulation Layer		Roof Cover			
		Type	Attach	Type	Attach	Base	Ply	Cap	Adhered
12	Min. 15/32" APA wood structural panel sheathing, Exposure 1, 40/20	Min. 2.0" EnergyGuard Polyiso Insulation or EnergyGuard RH Polyiso Insulation	Drill-Tec #14 Fasteners and Drill-Tec 3" Steel Plates, 16 fasteners per board (every 2.0 ft^2)	Min. 0.25" SECUROCK Gypsum-Fiber Roof Board	Cover board is adhered to the insulation with OlyBond 500, OlyBond 500 Green or LRF Adhesive M applied in 0.75 – 1.0" ribbons spaced 12.0" o.c. or GAF 2-Part Roofing Adhesive applied in 2.5" ribbons spaced 12" o.c.	NA	NA	EverGuard TPO, EverGuard Extreme TPO, EverGuard TPO FB Ultra or EverGuard Extreme TPO FB Ultra	EverGuard TPO and EverGuard Extreme TPO with EverGuard TPO #1121 Bonding Adhesive or EverGuard Low VOC TPO Bonding Adhesive. EverGuard TPO FB Ultra and EverGuard Extreme TPO FB Ultra with GAF 2-Part Roofing Adhesive
Design Pressure (psf)		**Roof Cover Attachment**							
-52.5		EverGuard TPO and EverGuard Extreme TPO fully adhered with EverGuard TPO #1121 Bonding Adhesive applied at 1.67 – 1.8 gals per/sq. The side laps are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding).							
		EverGuard TPO and EverGuard Extreme TPO fully adhered with EverGuard Low Voc Bonding Adhesive applied at 0.91 gals per/sq. The side laps are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding).							
		EverGuard TPO FB Ultra and EverGuard Extreme TPO FB Ultra adhered with GAF 2-Part Roofing Adhesive applied in a "spatter pattern" at 3.75 lbs/sq. The side laps are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding).							

System 13- Wood Deck with Mechanically Attached Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Fastener
13	Min. 19/32" APA wood structural panel sheathing, Exposure 1, 40/20	(optional) Min. 0.25" thick DensDeck, SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board or min. 0.75" thick EnergyGuard Perlite Roof Insulation	Insulation is loose-laid over the deck when the optional cover board is present or preliminarily secured when the optional cover board is not present	NA	NA	EverGuard TPO or EverGuard Extreme TPO	Drill-Tec #14 Fasteners & Drill-Tec 2" Double Barbed XHD Plates, Drill-Tec Eyehook Accuseam Plates or Drill-Tec 2-3/8" Barbed XHD Plates
	(optional) FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet	Min. 0.5" EnergyGuard Polyiso Insulation or EnergyGuard RH Polyiso Insulation					
Design Pressure (psf)		**Roof Cover Attachment**					
-45		Drill-Tec fasteners and plates spaced 8" o.c. within 6" wide membrane side laps spaced 54" o.c. The side laps are min. 3" wide and sealed with min 1.5" wide heat welds (robotic welder) or with min. 2" wide heat welds (hand welding).					

<table>
<tr><th colspan="8">System 14, 15 &16- Wood Deck with Roof Covers Bonded to RhinoBond Plates</th></tr>
<tr><th rowspan="2">System No.</th><th rowspan="2">Deck</th><th colspan="2">Insulation Layers</th><th colspan="4">Roof Cover</th></tr>
<tr><th>Type</th><th>Attach</th><th>Base</th><th>Ply</th><th>Cap</th><th>Adhered</th></tr>
<tr><td rowspan="2">14, 15 & 16</td><td>Min. 15/32" APA wood structural panel sheathing, Exposure 1, 40/20</td><td>(optional)
Min. 0.25" thick DensDeck, SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board or min. 0.75" thick EnergyGuard Perlite Roof Insulation
NOTE: Min. 2" thick insulation required with Drill-Tec RhinoBond TPO XHD Tread Safe Plate</td><td rowspan="2">Insulation is loose-laid over the deck when the optional cover board is present or preliminarily secured when the optional cover board is not present</td><td rowspan="2">NA</td><td rowspan="2">NA</td><td rowspan="2">EverGuard TPO or EverGuard Extreme TPO</td><td rowspan="2">Drill-Tec #14 Fasteners and Drill-Tec RhinoBond TPO XHD Plates or Drill-Tec RhinoBond TPO XHD Tread Safe Plates</td></tr>
<tr><td>(optional)
FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet</td><td>(optional)
Min. 0.5" EnergyGuard Polyiso Insulation or EnergyGuard RH Polyiso Insulation

NOTE: Min. 2" thick insulation required with Drill-Tec RhinoBond TPO XHD Tread Safe Plate</td></tr>
<tr><th colspan="2">Design Pressure (psf)</th><th colspan="6">Roof Cover Attachment</th></tr>
<tr><td colspan="2">-52.5</td><td colspan="6">Drill-Tec fasteners and plates spaced 36" o.c. along each joist. The membrane is bonded to the plates using the OMG RhinoBond tool.</td></tr>
<tr><td colspan="2">-75</td><td colspan="6">Drill-Tec fasteners and plates spaced 24" o.c. along each joist. The membrane is bonded to the plates using the OMG RhinoBond tool.</td></tr>
<tr><td colspan="2">-82.5</td><td colspan="6">Drill-Tec fasteners and plates spaced 18" o.c. along each joist. The membrane is bonded to the plates using the OMG RhinoBond tool.</td></tr>
</table>

<table>
<tr><th colspan="8">System 17- Wood Deck with Roof Covers Bonded to RhinoBond Plates</th></tr>
<tr><th rowspan="2">System No.</th><th rowspan="2">Deck</th><th colspan="2">Insulation Layers</th><th colspan="4">Roof Cover</th></tr>
<tr><th>Type</th><th>Attach</th><th>Base</th><th>Ply</th><th>Cap</th><th>Adhered</th></tr>
<tr><td rowspan="2">17</td><td>Min. 15/32" APA wood structural panel sheathing, Exposure 1, 40/20</td><td>(optional)
Min. 0.25" thick DensDeck, SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board, min. 0.75" thick EnergyGuard Perlite Roof Insulation, min. 0.5" thick Structodek High Density Fiberboard Roof Insulation, 0.5" thick EnergyGuard HD Polyiso Insulation, EnergyGuard HD Plus Polyiso Insulation or EnergyGuard RH HD Polyiso Insulation
NOTE: Min. 2" thick insulation required with Drill-Tec RhinoBond TPO XHD Tread Safe Plate</td><td rowspan="2">Drill-Tec #14 Fasteners and Drill-Tec RhinoBond TPO XHD Plates, 12 fasteners per board (every 2.67 ft^2)</td><td rowspan="2">NA</td><td rowspan="2">NA</td><td rowspan="2">EverGuard TPO or EverGuard Extreme TPO</td><td rowspan="2">Drill-Tec #14 Fasteners and Drill-Tec RhinoBond TPO XHD Plates or Drill-Tec RhinoBond TPO XHD Tread Safe Plates</td></tr>
<tr><td>(optional)
FireOut Fire Barrier Coating applied at 1 gallon per square or mechanically fasten VersaShield Solo Fire-Resistant Slip Sheet</td><td>Min. 0.5" EnergyGuard Polyiso Insulation or EnergyGuard RH Polyiso Insulation

NOTE: Min. 2" thick insulation required with Drill-Tec RhinoBond TPO XHD Tread Safe Plate</td></tr>
<tr><th colspan="2">Design Pressure (psf)</th><th colspan="6">Roof Cover Attachment</th></tr>
<tr><td colspan="2">-52.5</td><td colspan="6">The membrane is bonded to the plates using the OMG RhinoBond tool.</td></tr>
</table>

System 18- Steel Deck with Roof Covers Bonded to RhinoBond Plates							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Adhered
18	Min. 22 ga., type B, Grade 33 Steel.	(optional) Min. 0.25" thick DensDeck, SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board, min. 0.75" thick EnergyGuard Perlite Roof Insulation, min. 0.5" thick Structodek High Density Fiberboard Roof Insulation, 0.5" thick EnergyGuard HD Polyiso Insulation, EnergyGuard HD Plus Polyiso Insulation or EnergyGuard RH HD Polyiso Insulation NOTE: Min. 2" thick insulation required with Drill-Tec RhinoBond TPO XHD Tread Safe Plate	Drill-Tec XHD Fasteners and Drill-Tec RhinoBond TPO XHD Plates, 12 fasteners per board (every 2.67 ft^2)	NA	NA	EverGuard TPO or EverGuard Extreme TPO	Drill-Tec XHD Fasteners and Drill-Tec RhinoBond TPO XHD Plates or Drill-Tec RhinoBond TPO XHD Tread Safe Plates
		Min. 1.0" EnergyGuard Polyiso Insulation or EnergyGuard RH Polyiso Insulation NOTE: Min. 2" thick insulation required with Drill-Tec RhinoBond TPO XHD Tread Safe Plate					
Design Pressure (psf)		**Roof Cover Attachment**					
-67.5		The membrane is bonded to the plates using the OMG RhinoBond tool.					

System 19- Steel Deck with Mechanically Attached Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Fastener
19	Min. 22 ga., type B, Grade 33 Steel.	(one or more of the following, any combination) Min. 0.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA, RH or RN Polyiso Insulation, EnergyGuard Perlite Roof Insulation, min. 0.25" thick SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board, DensDeck or DensDeck Prime Roof Board	Preliminary attach each insulation board with a minimum of four fasteners per board.	NA	NA	EverGuard TPO, EverGuard Extreme TPO, EverGuard TPO FB Ultra or EverGuard Extreme TPO FB Ultra, 8.0' wide, mechanically attached	Drill-Tec SXHD Fasteners & Drill-Tec 2 3/4"Barbed SXHD Plates
Design Pressure (psf)		Roof Cover Attachment					
-45		12" o.c. in the minimum 6" wide side lap and sealed with 1-1/2" wide heat weld.					

System 20- Steel Deck with Mechanically Attached Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Fastener
20	Min. 22 ga., type B, Grade 33 Steel.	(one or more of the following, any combination) Min. 0.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA, RH or RN Polyiso Insulation, EnergyGuard Perlite Roof Insulation, min. 0.25" thick SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board, DensDeck or DensDeck Prime Roof Board	Preliminary attach each insulation board with a minimum of four fasteners per board.	NA	NA	EverGuard TPO, EverGuard Extreme TPO, EverGuard TPO FB Ultra or EverGuard Extreme TPO FB Ultra, 8.0' wide, mechanically attached	Drill-Tec XHD Fasteners & Drill-Tec 2 3/8" Barbed XHD Plates
Design Pressure (psf)		Roof Cover Attachment					
-60		6" o.c. in the minimum 6" wide side lap and sealed with 1-1/2" wide heat weld.					

System 21- Steel Deck with Mechanically Attached Roof Cover							
System No.	Deck	Insulation Layers		Roof Cover			
		Type	Attach	Base	Ply	Cap	Fastener
21	Min. 22 ga., type B, Grade 33 Steel.	(one or more of the following, any combination) Min. 0.5" thick EnergyGuard Polyiso Insulation, EnergyGuard RA, RH or RN Polyiso Insulation, EnergyGuard Perlite Roof Insulation, min. 0.25" thick SECUROCK Gypsum-Fiber Roof Board, SECUROCK Glass-Mat Roof Board, DensDeck or DensDeck Prime Roof Board	Preliminary attach each insulation board with a minimum of four fasteners per board.	NA	NA	EverGuard TPO, EverGuard Extreme TPO, EverGuard TPO FB Ultra or EverGuard Extreme TPO FB Ultra, 10.0' wide, mechanically attached	Drill-Tec XHD Fasteners & Drill-Tec 2 3/4" Barbed SXHD Plates
Design Pressure (psf)		Roof Cover Attachment					
-67.5		6" o.c. in the minimum 6" wide side lap and sealed with 1-1/2" wide heat weld.					

EverGuard® System Pledge™ Roof Guarantee (COMTS704)

Updated: 3/14

No. _____

EverGuard® SYSTEM PLEDGE™
ROOF GUARANTEE

OWNER: _____ PERIOD OF COVERAGE: _____ YEARS

NAME AND TYPE OF BUILDING: _____

ADDRESS OF BUILDING: _____

ROOF SPECIFICATION: _____ AREA OF ROOF: _____ SQUARES

APPLIED BY: _____

DATE OF COMPLETION: _____ GUARANTEE EXPIRATION DATE: _____

THE GUARANTEE/SOLE AND EXCLUSIVE REMEDY

GAF guarantees to you, the original owner of the building described above, that GAF will provide "Edge To Edge" protection by repairing leaks through the GAF roofing membrane, liquid-applied membrane or coating, base flashing, high wall waterproofing flashing, insulation, expansion joint covers, preflashed accessories, and metal flashings used by the contractor of record that meet SMACNA standards (the "GAF Roofing Materials") resulting from a manufacturing defect, ordinary wear and tear, or workmanship in applying the GAF Roofing Materials. GAF's MAXIMUM LIABILITY under this guarantee shall not exceed in the aggregate over the life of this guarantee more than $_____ per 100 square feet of roof area. Leaks caused by any materials other than those listed above, such as the roof deck, non-GAF insulation, or any other materials used in the construction of the roof system, are not covered.

GUARANTEE PERIOD

This guarantee ends on the expiration date listed above. **NOTE:** Lexsuco® and uncoated M-Curb™ Flashings are covered by this guarantee **only** for the first ten years.

OWNER RESPONSIBILITIES

Notification of Leaks

In the event of a leak through the GAF Roofing Materials, you **MUST** make sure that GAF is notified directly about the leak, in writing, within **30 days** by e-mail (preferred) at guaranteeleak@gaf.com or by postal mail to GAF Guarantee Services, 1361 Alps Road, Bldg. 11-1, Wayne, New Jersey 07470, or GAF will have no responsibility for making repairs. **NOTE:** The roofing contractor is **NOT** an agent of GAF; notice to the roofing contractor is **NOT** notice to GAF.

By notifying GAF, you authorize GAF to investigate the cause of the leak. If the investigation reveals that the leak is not covered by this guarantee, you agree to pay an investigation cost of $500. This guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

Preventative Maintenance and Repairs

A. You must perform regular inspections and maintenance and keep records of this work.
B. To keep this guarantee in effect, you must repair any conditions in the building structure or roofing system that are not covered by this guarantee but that GAF concludes may be threatening the integrity of the GAF Roofing Materials (e.g., porous walls allowing water entry into the roofing system).
C. You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAF Roofing Materials.
D. Any equipment or material that impedes any inspection or repair must be removed at your expense so that GAF can perform inspections or repairs.

EXCLUSIONS FROM COVERAGE

(e.g., items that are not "ordinary wear and tear" or are beyond GAF's control)

This guarantee does **NOT** cover conditions other than leaks. This guarantee also does **NOT** cover leaks caused by any of the following:

1. Inadequate roof maintenance, that is, the failure to follow the Scheduled Maintenance Checklists provided with this guarantee (extra copies available by calling Guarantee Services at 1-800-ROOF-411).
2. Unusual weather conditions or natural disasters including, but not limited to, windstorms, hail, floods, hurricanes, lightning, tornados, and earthquakes, unless specifically covered under this guarantee.
3. Damage to the roof constructed of the GAF Roofing Materials due to: (a) movement or cracking of the roof deck or building; (b) improper installation or failure of any non-GAF insulation or materials; (c) infiltration or condensation of moisture through or around the walls, copings, building structure, or surrounding materials except where high wall GAF waterproofing flashings are installed; (d) chemical attack on the membrane, including, but not limited to, exposure to grease or oil; (e) the failure of wood nailers to remain attached to the structure; (f) moisture migration from the building interior or any building component other than the GAF Roofing Materials; or (g) use of materials that are incompatible with the GAF Roofing Materials.
4. Traffic of any nature on the roof unless using GAF walkways applied in accordance with GAF's published application instructions.
5. Blisters in the GAF Roofing Materials that have not resulted in leaks unless the blister is in a seam and may affect the watertight integrity of the GAF Roofing Materials.
6. Changes in the use of the building or any repairs, modifications, or additions to the GAF Roofing Materials after the roof is completed, unless approved in writing by GAF.
7. Exposure to sustained high-temperature conditions; however, for systems utilizing EverGuard Extreme® TPO membrane, exposure in excess of 195°F.
8. Any condition (e.g., base flashing height or lack of counter flashing) that is not in accordance with GAF's published application instructions or any deviation or modification from any published specification, unless specifically authorized by a GAF Field Services Manager or Director in writing.

No representative, employee, or agent of GAF, or any other person, has the authority to assume any additional or other liability or responsibility for GAF, unless it is in writing and signed by an authorized GAF Field Services Manager or Director. NOTE: Any inspections made by GAF are limited to a surface inspection only, are for GAF's sole benefit, and do not constitute a waiver of any of the terms and conditions of this guarantee.

This guarantee MAY BE SUSPENDED OR CANCELLED IF THE ROOF IS DAMAGED BY any cause listed above as AN EXCLUSION FROM COVERAGE that may affect the integrity or watertightness of the roof.

TRANSFERABILITY

You may transfer or assign this guarantee to a subsequent owner of this building for the remaining term only if: 1) the request is in writing to GAF at the address listed below within 60 days after ownership transfer; 2) you make any repairs to the GAF Roofing Materials or other roofing or building components that are identified by GAF after an inspection as necessary to preserve the integrity of the GAF Roofing Materials; and 3) you pay an assignment fee of

EverGuard® System Pledge™ Roof Guarantee

Protects Your Assets... Conserves Your Investments

GAF's EverGuard® System Pledge™ Roof Guarantee provides you with extensive coverage against material defects and application errors!

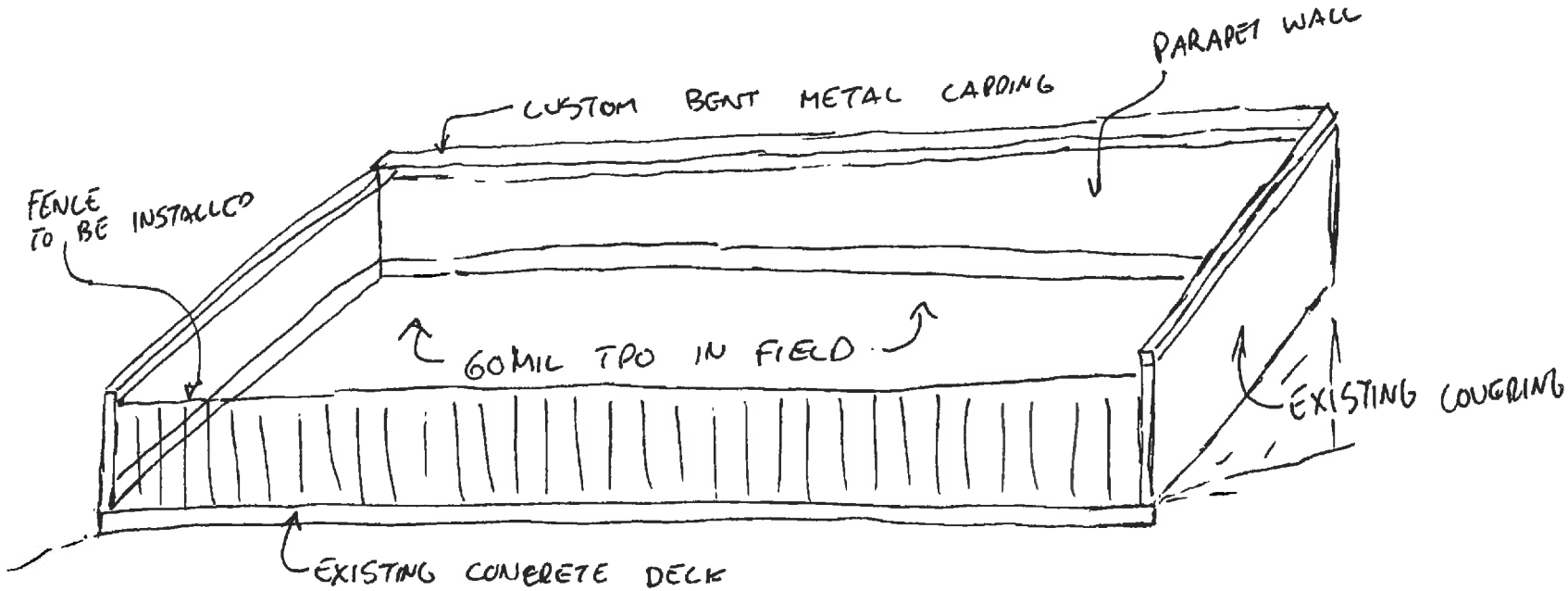
	STANDARD Ltd. Product Guarantee	Weather Stopper System Pledge Roof Guarantee
What Does The Guarantee Cover?	Material Defects Only	Material Defects & Workmanship Errors
Covers Entire System?	No	Yes
Maximum Coverage Period?	12 Years	20 Years
Includes Replacement Material?	Yes, Pro-rated Based On Use	Yes
Includes Cost Of Labor To Correct Problem?	No	Yes
Who Can Offer Guarantee?	Anyone	EverGuard® Certified Contractors
Is Guarantee Transferable To Next Owner?	No	Yes

Eligibility Requirements for the EverGuard® System Pledge™ Roof Guarantee:

1. Your roof must be installed by an EverGuard® Master Select™, Master, or Authorized Roofing Contractor certified by GAF for Single-Ply Systems.
2. The roofer must follow GAF's procedures for guarantee issuance, including notifying GAF of the need for a guarantee before roofing commences.
3. You must use all EverGuard® membranes.
4. You must use EverGuard® Accessory Products in conjunction with the membrane system,

CONCRETE GARAGE STRUCTURE WITH CURRENT GREEN SPACE ABOVE

- REMOVE ALL CURRENT GREEN SPACE AND ROTTEN WOOD. (SEAL AND FILL CRACKS)
- REBUILD WOOD PARAPET WALL AS NEEDED
- INSTALL FENCE TO REDUCE FOOT TRAFFIC (ADDITIONAL CONTRACTOR)
- COVER INSIDE PARADET WITH TPO
- CAP WITH CUSTOM BENT CAP METAL TO MATCH TPO
- END CAP PAPADET WITH METAL
- TERMINATE 60 MIL TPO AT EXISTING CONCRETE 3 INCH OVER DECK



CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

December 22, 2006

Ruth Stornetta
307-C 2nd Street NW
Charlottesville, VA 22902

BAR 05-11-02
200 2nd Street NW
TM 33 P 174
Rebuilding McGuffey Park
Kristen Suokko, Friends of McGuffey Park, Applicants/
City of Charlottesville, Owner

Dear Mr. O'Shea,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 19, 2006.

The BAR voted (7-0) to approve your application in concept with the stipulation that the following details come back to the BAR for approval:

(1) The fence (another style, or a modification of the Omega style with landscaping; and it should be part of the garden);
(2) The planting trays and their arrangement;
(3) Show the green roof design in better context with the park design.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decisions. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

Please submit the requested information by a regular submittal deadline to get on the following BAR agenda.

If you have any questions, please contact me at 970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

cc:

Richard Franzen
c/o McGuffey Hill
209A 2nd Street NW
Charlottesville, VA 22902

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2006

Certificate of Appropriateness Application
BAR 06-12-02
2nd Street NW
TM 33 P 174.1
Green roof over garage at McGuffey Hill Condos
Ruth Stornetta, Applicant/ Richard Franzen, Owner

Background
The McGuffey Condos were added to the North Downtown ADC District in January 2006. They are non-contributing buildings built in the early 1980's. The recent architectural survey is attached.

Application
The applicants are seeking approval of installation of a "green roof" over the existing McGuffey Condos community parking garage adjacent to McGuffey Park. The work is planned to take place in parallel with the upcoming renovation of the park. The roof is visible from the park.

The existing parapet wall on the west side will be removed to 1 foot above the deck. The existing posts and cable will be removed from the east side. Both sides will have new Omega 2 fencing, 3 ft – 6 inches high.

The existing overburden and roofing will be removed. The concrete substrate will be repaired, and a new roof membrane and flashing added. The existing stucco will be repaired on the remaining parapet. A new stucco finish will be added to the inside of the parapet walls.

Pre-planted roof trays of vegetation, including sedum, ornamental grasses, and shrubs, will be added to give a structured appearance to the green roof.

Discussion

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of

Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction:

P. 3.2 Sustainability

Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. *Green building* means building practices that use energy, water, and other resources wisely. The City of Charlottesville and the Board of Architectural Review support the principles of green building and sustainable design in order to create a community that is healthy, livable, and affordable:

- Mixed use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.
- Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
- Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.
- Options for walking, bicycling and transit promote healthy living and reduce dependence on automobiles and energy use.
- Designing buildings for the local climate helps conserve energy.
- Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical, and are compatible with the character of the community.
- Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
- Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
- Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect stream water quality by filtering runoff.
- Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

Sustainability and preservation are complementary concepts, and both goals should be pursued. Nothing in these guidelines should be construed to discourage green building or sustainable design. If such a design is found to conflict with a specific guideline, the BAR shall work with the applicant to devise a creative design solution that meets the applicant's goals for sustainability, and that is compatible with the character of the district and the property."

Pertinent Guidelines for Site Designs & Elements include:

P.2.8 Garages, Sheds & Other Structures
1. Retain existing historic garages, outbuildings, and site features.
2. Choose designs for new outbuildings that are compatible with the major buildings on the site.

Recommendations

This project complements both the residential buildings on site and the new renovations at the adjacent McGuffey Park.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Site Design & Elements, I move to find that the proposed new "green roof" satisfies the BAR's criteria and is compatible with this property, and the historic district, and that the BAR approves the application as submitted.

McGuffey Hill Condominiums, 203 2nd Street, NW

STREET ADDRESS:	203 2nd Street, NW
MAP & PARCEL:	33-174.1 and .2
PRESENT ZONING:	DN
ORIGINAL OWNER:	
ORIGINAL USE:	Apartment Building
PRESENT USE:	Apartment Building
PRESENT OWNER:	Condominiums (numerous)
ADDRESS:	Condominiums (numerous)
DATE/ PERIOD:	1983
STYLE:	Vernacular
HEIGHT IN STORIES:	3.0 Stories
DIMENSIONS/LAND AREA:	
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	No

ARCHITECTURAL DESCRIPTION

This property is made up five, free-standing, 3-story, gable-roofed apartment buildings containing approximately 30 condominiums units, as well as 2 shed-roofed, multi-bay carports. Constructed ca. 1983, the apartments are clad in stucco and feature balconies on all levels, chimneys, and stucco cladding. Sited on a hill above High Street and Preston Avenue, all buildings on the parcels are non-contributing resources in the District because of their age.

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include $250 application fee. For all other projects requiring BAR approval, please include $50 application fee. For both types of projects, the applicant must pay $1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include $50 administrative fee. Checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 5 p.m.

Information on Subject Property
Physical Street Address: McGuffey Hill Condos 2nd Street NW
City Tax Map/Parcel: 330174100

Name of Historic District or Property: n/a

Do you intend to apply for Federal or State Tax Credits for this project? No

Applicant
Name: Ruth Stornetta
Address: 307-C 2nd Street NW
Email: rs3j@cms.mail.virginia.edu
Phone: (W) 982-3977 (H) 295-4716
FAX:

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Ruth Stornetta 11/28/06
Signature Date

Property Owner (if not applicant) c/o
Name: Richard Franzen McGuffey Hill
Address: 209A 2nd Street NW
Email: RchrdFranz@aol.com
Phone: (W) (H) 295-1027
FAX:

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Richard S. Franzen 11/27/06
Signature Date

Description of Proposed Work (attach separate narrative if necessary):
Installation of a "green roof" over existing community parking garage, adjacent to McGuffey Park.

Attachments (see reverse side for submittal requirements):

For Office Use Only
Received by: Lisa A. Barnore
Fee paid: $50.00 Cash/Ck. # 00001208
Date Received: 11/28/06

Approved/Disapproved by:
Date:
Conditions of approval:

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

July 3, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application
BAR 17-07-03
McGuffey Hill North Garage, 2nd Street NW
Tax Parcel 3301741V0
McGuffey Hill Home Owners Association, Owner/Jennifer Linkous, Applicant
Green Roof Replaced with Membrane

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 18, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through http://www.charlottesville.org. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner