

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Peter Labovitz

LOCATION: Old and Historic Alexandria District
510 Wolfe Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the condition that the color and shape of the proposed synthetic slate match the existing slate on the porch roof.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to clad the open rafter portion of the porch roof with synthetic slate at 510 Wolfe Street. The porch, located above the two-car garage accessed from South St. Asaph Street, has a roof over the center portion of the porch that is covered in synthetic slate roof (Figure 1).



Figure 1: Existing roofed portion of the porch.



Figure 2: Close up showing wisteria covered roof rafters

Site context

The subject property is located on a slight rise on the corner of Wolfe and St. Asaph streets. The alterations will be visible from St. Asaph Street, above the garage (Figure 2).

II. HISTORY

The grand single-family house was constructed in masonry with a projecting central bay, paired windows and deep overhangs and decorative brackets in the Italianate style by Francis L. Smith in **1854**. The house was modeled after Design Twenty-First, "A Suburban Residence...equally adapted to an open country, or a park" by Samuel Sloan in The Model Architect first published in 1852. See, Peter H. Smith, The Art of Sound Building Demonstrated in Patterns and Sources for Alexandria Architecture, 1749-1994, pp. 8-9.

Previous BAR approvals:

Approval of a trellis (BAR Case #1988-0034, April 6, 1988)

Alterations to the trellis to install slate roofing (BAR Case #1997-0166, August 20, 1997)

III. ANALYSIS

The BAR's *Design Guidelines* state that new and replacement roofs should be made of material appropriate to the period of significance of the structure. The 1993 guidelines encouraged the use of authentic historic materials throughout the district; however, the Board's thinking has evolved over the years to permit the use of modern materials when the material was commercially available at the time of construction. Because the garage and the porch above were constructed in the 1980s, staff has no objection to the use of synthetic slate provided it matches the color and shape of the existing synthetic slate roof over the center portion of the porch.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

F-1 Proposed porch complies with zoning.

Code Administration

F-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

CONDITIONS

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

FINDINGS:

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

CODE REQUIREMENTS

The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight is necessary for this project.

V. ATTACHMENTS

- 1 – Supplemental Materials*
- 2 – Application for BAR 2020-00111: 510 Wolfe Street*

ADDRESS OF PROJECT: 510 Wolfe Street, Alexandria, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 074.04-09-01 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Peter C. Labovitz

Address: 510 Wolfe Street

City: Alexandria State: VA Zip: 22314

Phone: 703-684-3975 E-mail: pclabovitz@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Peter C. Labovitz and Sharon M. Labovitz as Tenants by the Entirety

Address: 510 Wolfe Street

City: Alexandria State: VA Zip: 22314

Phone: 703-684-3975 E-mail: pclabovitz@gmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: Please check all that apply.

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☒ other COVER EXISTING PERGOLA BEAMS OVER TERRACE

☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

The extension of roof of the porch above the garage over the existing rafters or pegola beams around the perimeter of the porch to be covered with composite slate (Ecostar) roofing matching the existing porch roof.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- N/A

☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.

☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ ☐ Description of the reason for demolition/encapsulation.

☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☒ N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☐ Square feet of existing signs to remain: _____
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☒ ☒ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Peter C. LabovitzDate: March 2, 2020

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Peter C. Labovitz	510 Wolfe Street, Alexandria, VA 22314	50% of Tenants by the Entirety
2. Sharon M. Labovitz	510 Wolfe Street, Alexandria, VA 22314	50% of Tenants by the Entirety
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 510 Wolfe Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Peter C. Labovitz	510 Wolfe Street, Alex., VA 22314	50% of Tenants by the Entirety
2. Sharon M. Labovitz	510 Wolfe Stret, Alex., VA 22314	50% of Tenants by the Entirety
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. none		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

March 2, 2020

Peter C. Labovitz

Date

Printed Name

Signature





Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 510 Wolfe Street RM
 Street Address Zone

A2. 21,789.00 x 1.50 = 32,683.50
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	4,299.46	Basement**	0.00	B1. 15,875.50 <input type="text"/> Sq. Ft.
First Floor	3,299.46	Stairways**	810.00	Existing Gross Floor Area*
Second Floor	3,299.46	Mechanical**	150.00	B2. 3,033.50 <input type="text"/> Sq. Ft.
Third Floor	2,342.56	Attic less than 7***	1,613.50	Allowable Floor Exclusions**
Attic	2,342.56	Porches**	72.00	B3. 12,842.00 <input type="text"/> Sq. Ft.
Porches	72.00	Balcony/Deck**	0.00	Existing Floor Area Minus Exclusions
Balcony/Deck	220.00	Lavatory***	388.00	(subtract B2 from B1)
Lavatory***	0.00	Other**	0.00	Comments for Existing Gross Floor Area
Other**	0.00	Other**	0.00	
B1. Total Gross	15,875.50	B2. Total Exclusions	3,033.50	Lav. includ. in floors. Meas. subject to revision.

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. 420.75 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. 420.75 <input type="text"/> Sq. Ft.
Porches	420.75	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	(subtract C2 from C1)
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross	420.75	C2. Total Exclusions	0.00	

D. Total Floor Area

D1. 13,262.75 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 32,683.50 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space

E1. 15,984.87 Sq. Ft.
 Existing Open Space

E2. 7,629.30 Sq. Ft.
 Required Open Space

E3. 15,984.87 Sq. Ft.
 Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

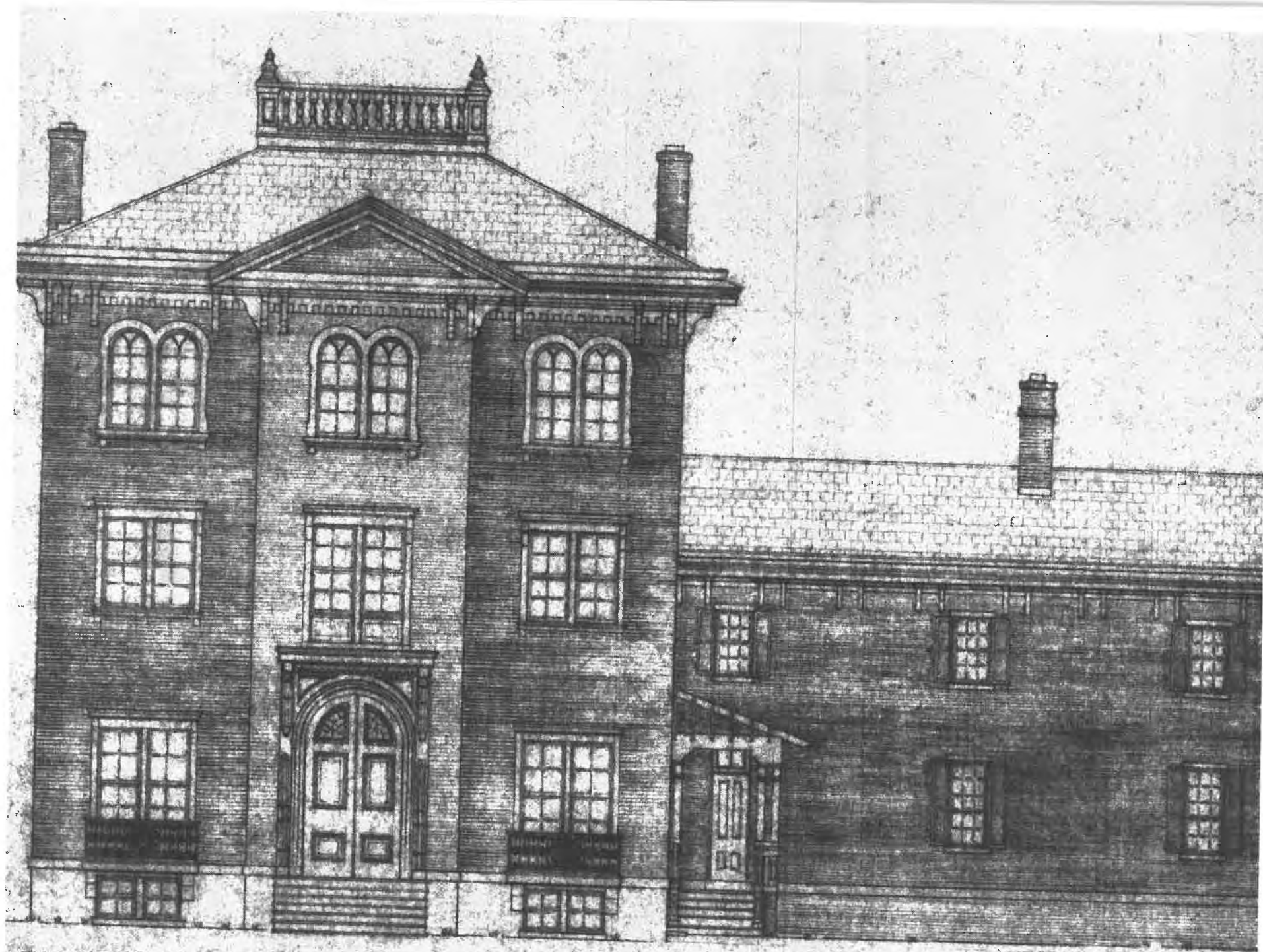
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

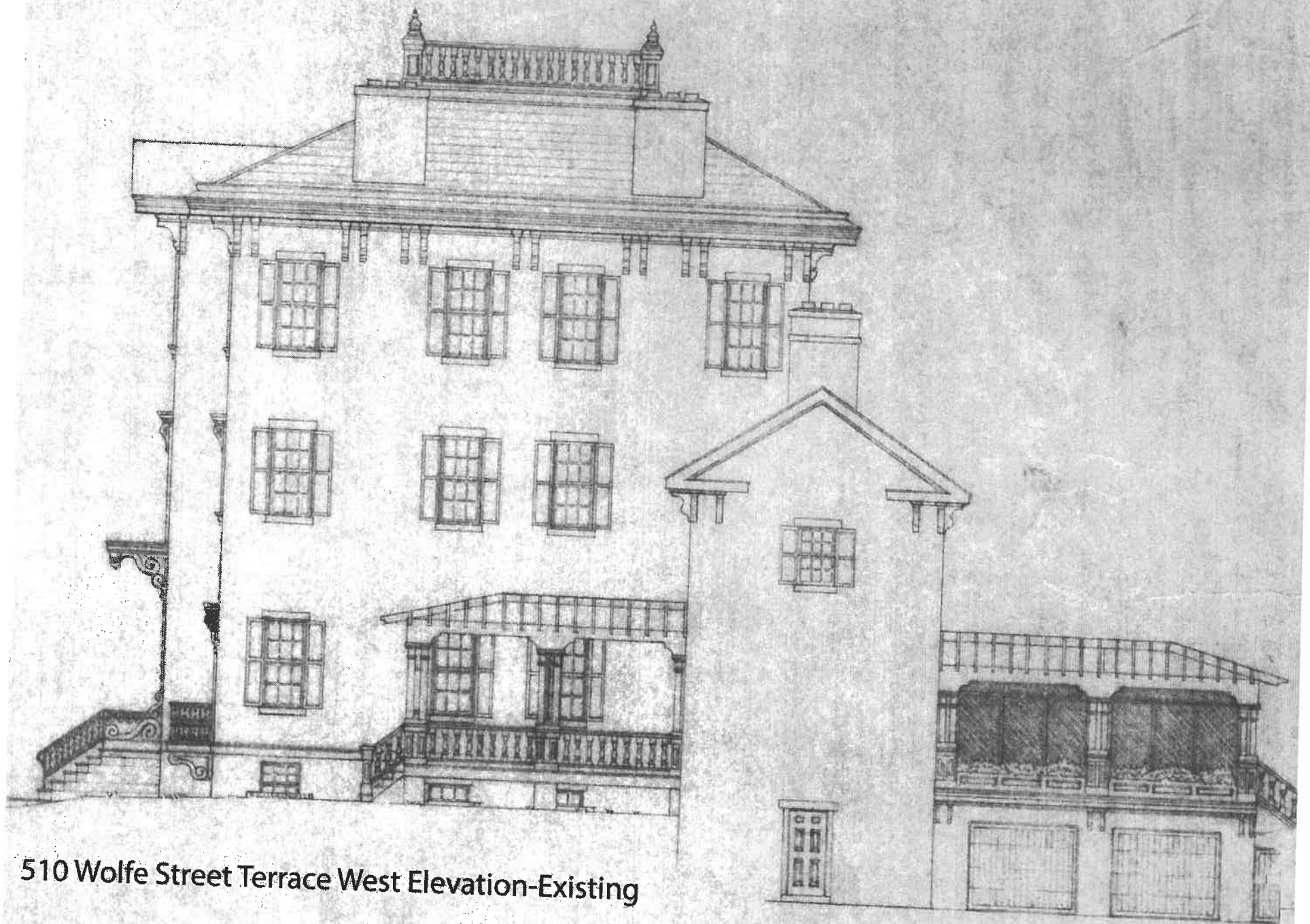
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: John C. Savory

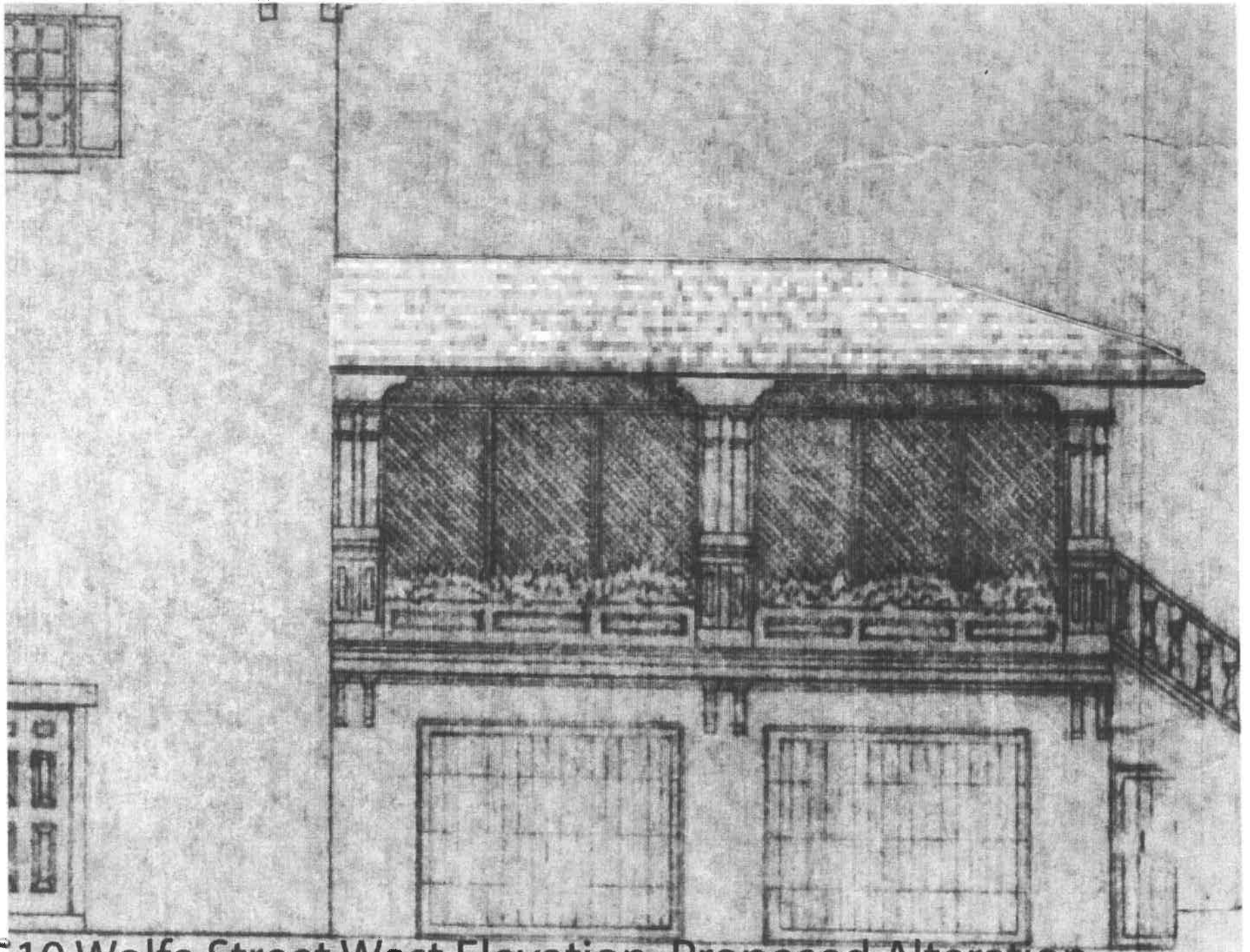
Date: March 2, 2020



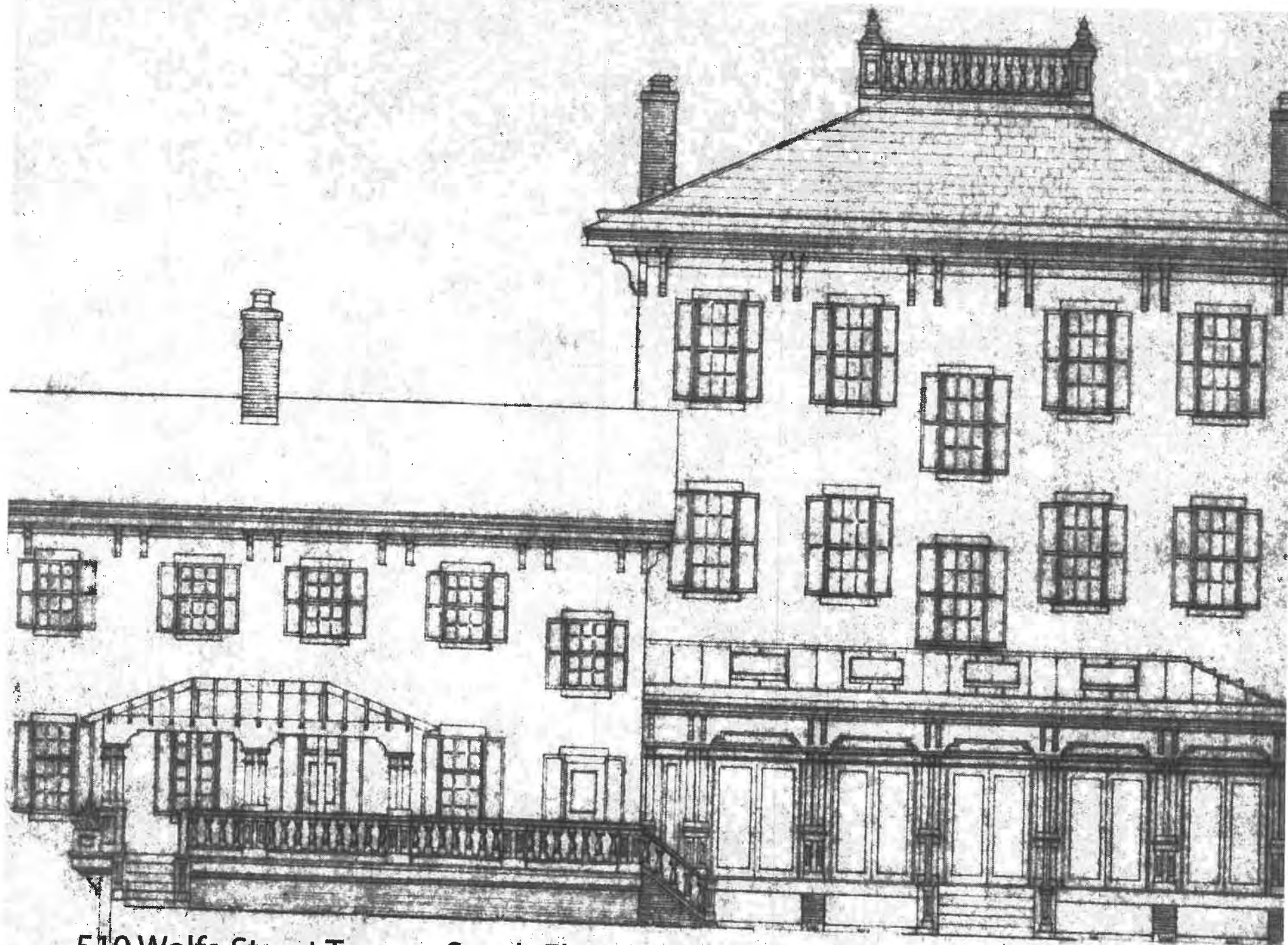
510 Wolfe Street North Elevation-Existing



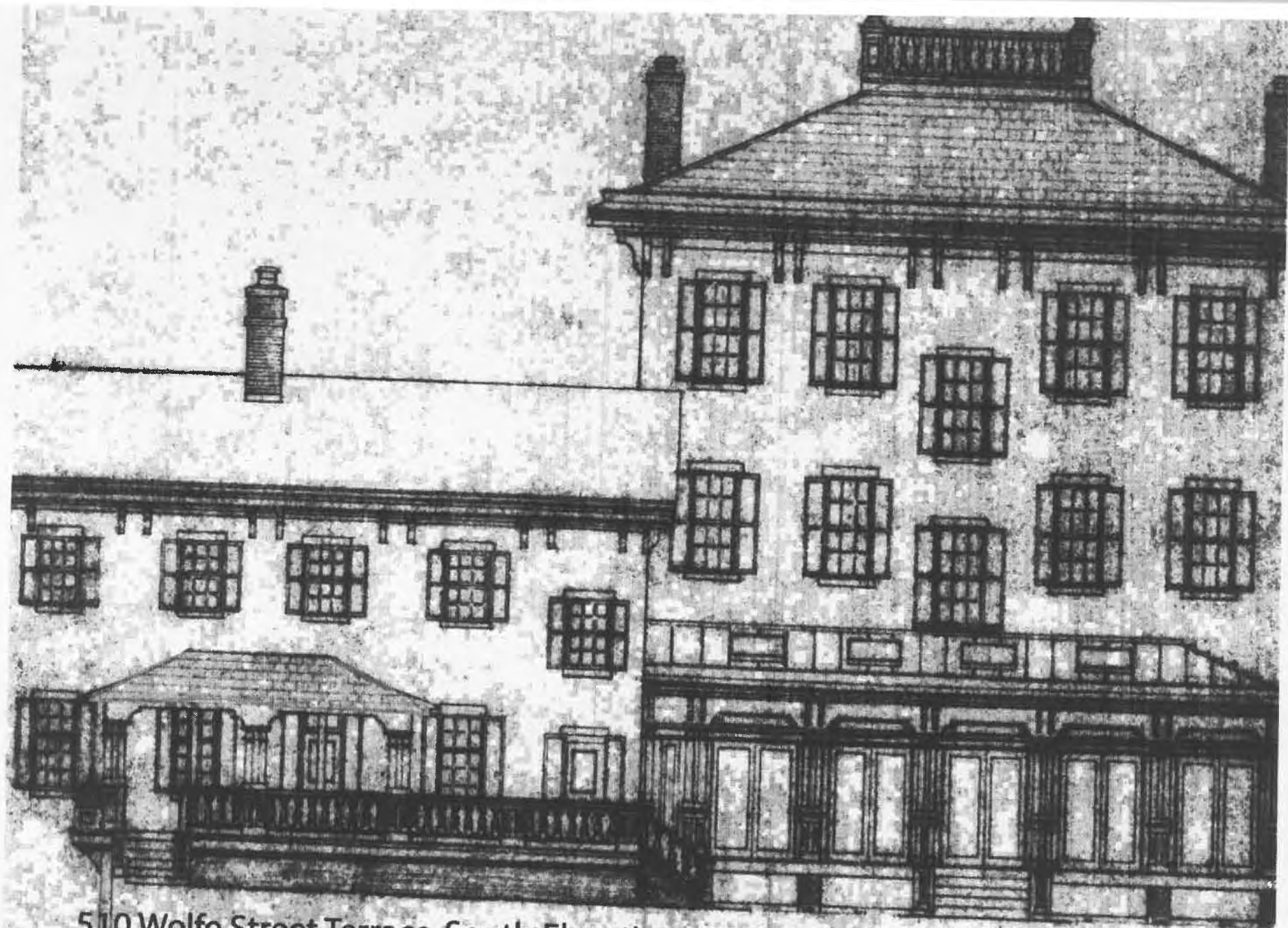
510 Wolfe Street Terrace West Elevation-Existing



510 Wolfe Street West Elevation Proposed Alteration

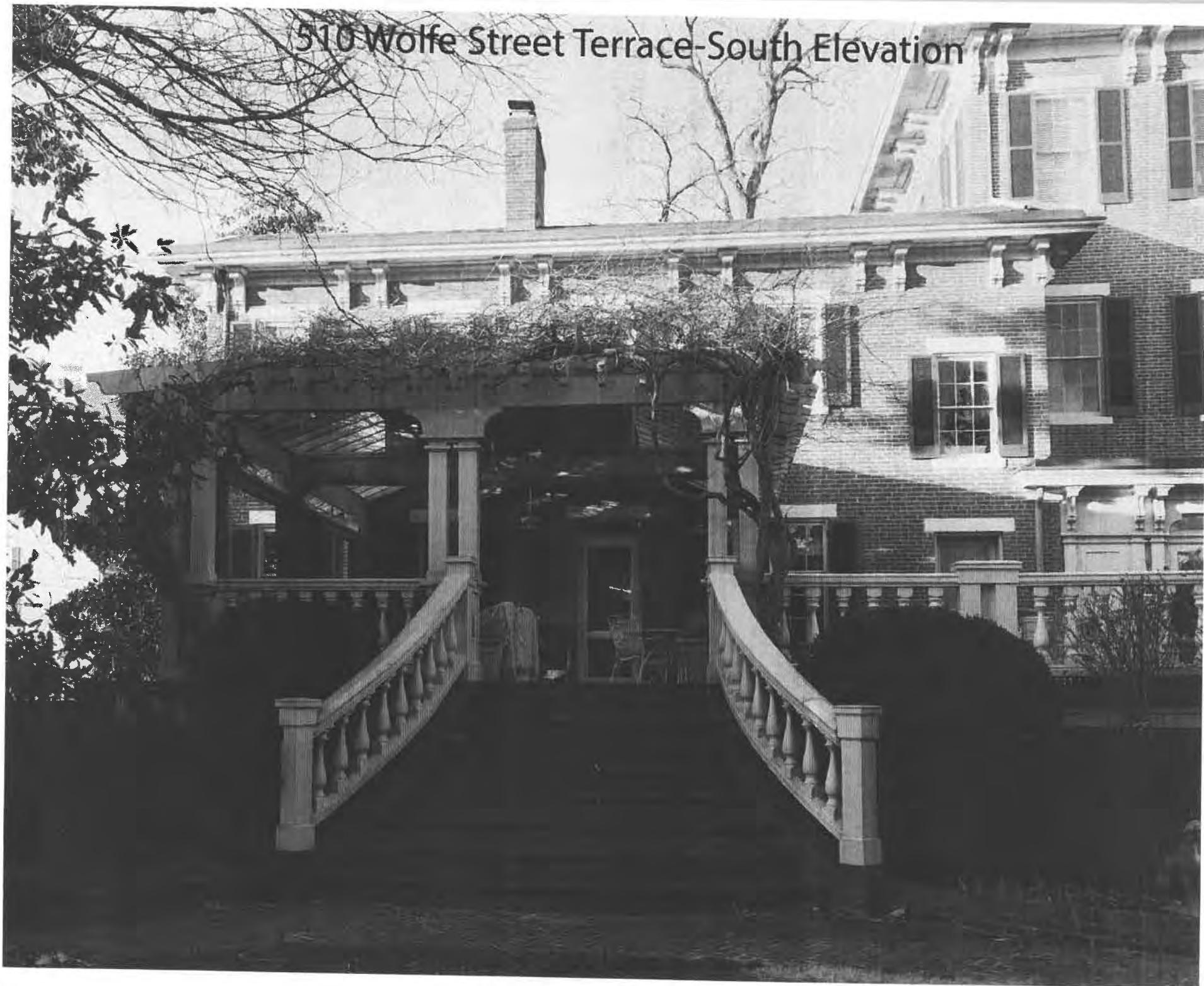


510 Wolfe Street Terrace-South Elevation-Existing

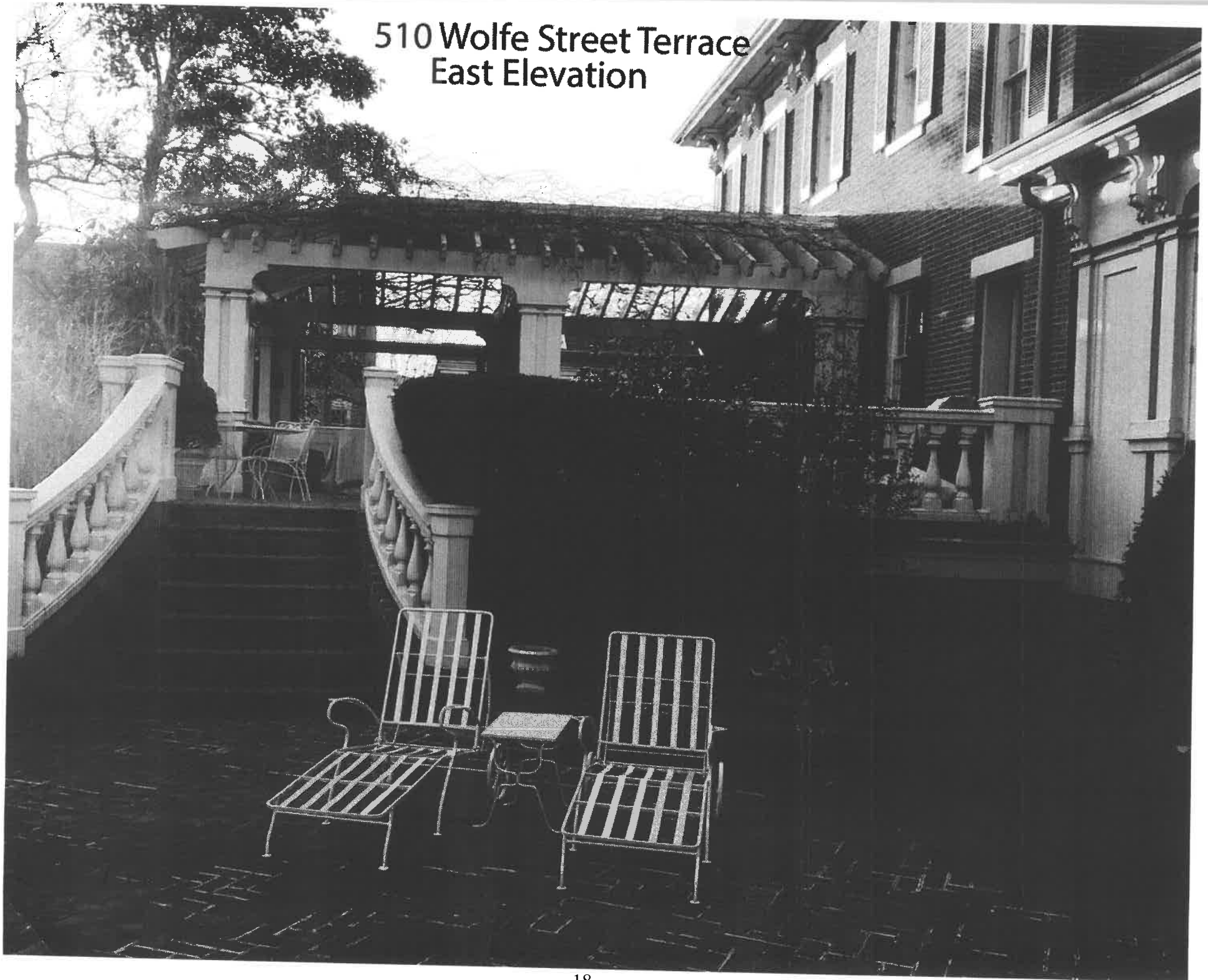


510 Wolfe Street Terrace-South Elevation, Proposed Alteration

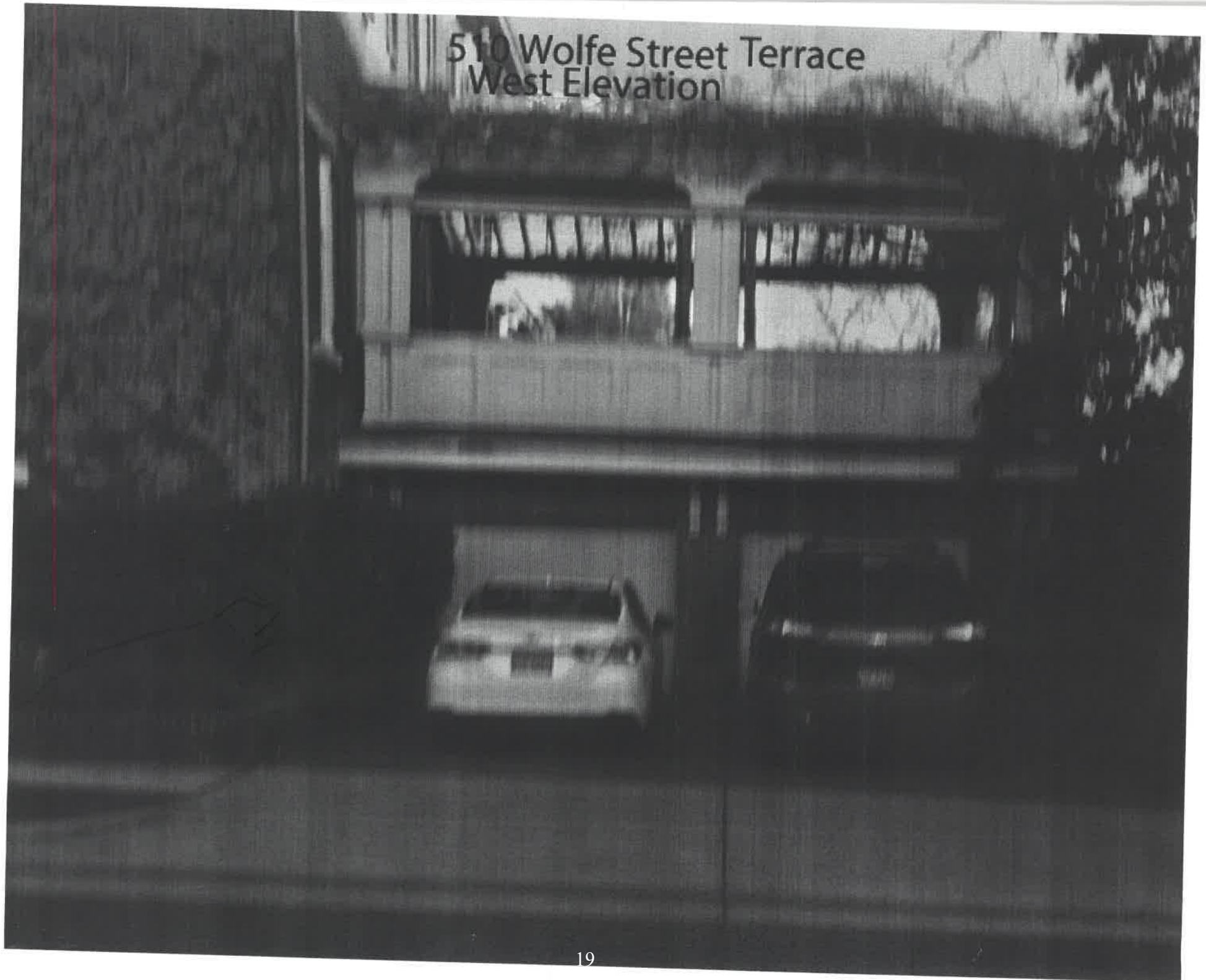
510 Wolfe Street Terrace-South Elevation

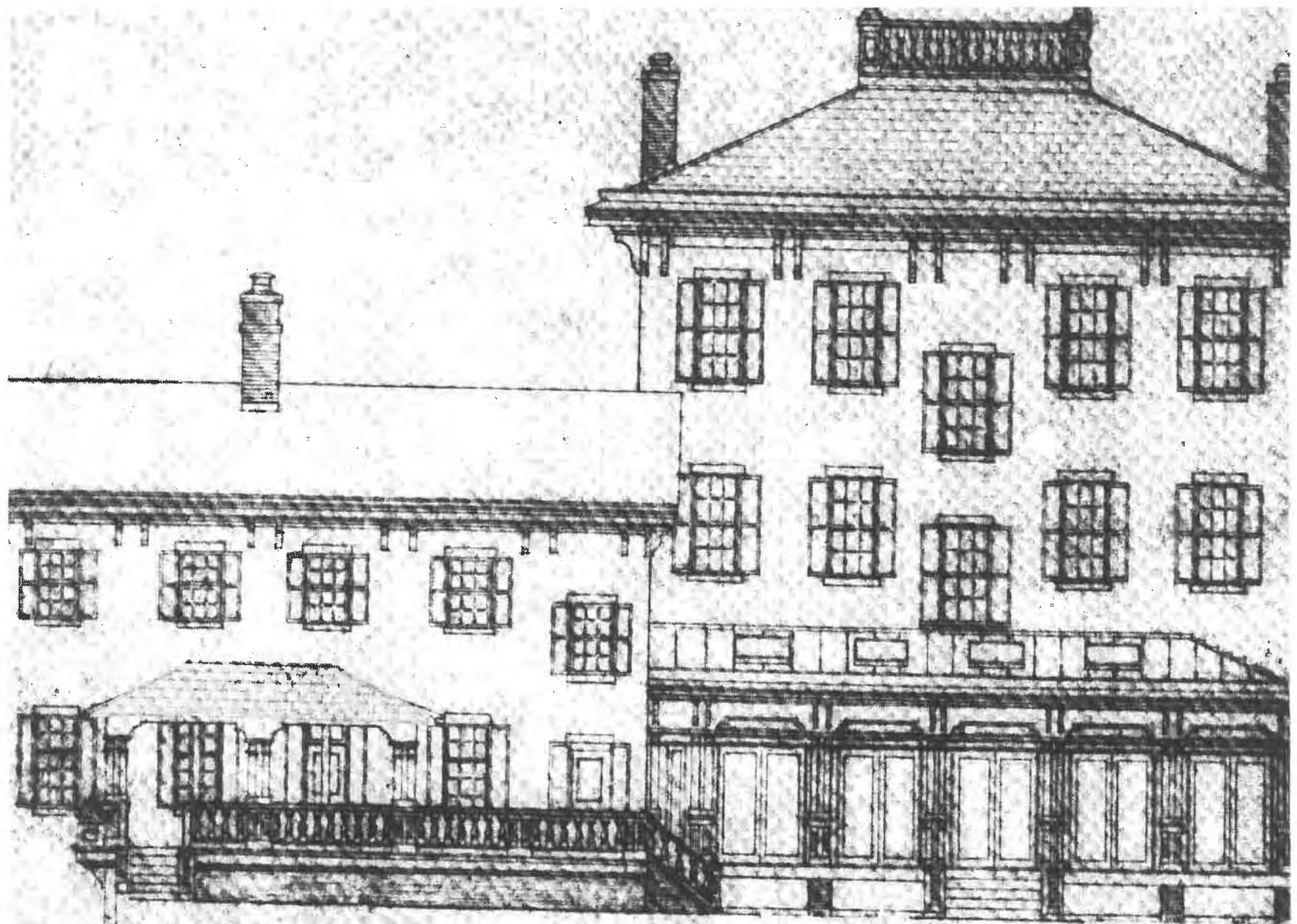


510 Wolfe Street Terrace
East Elevation



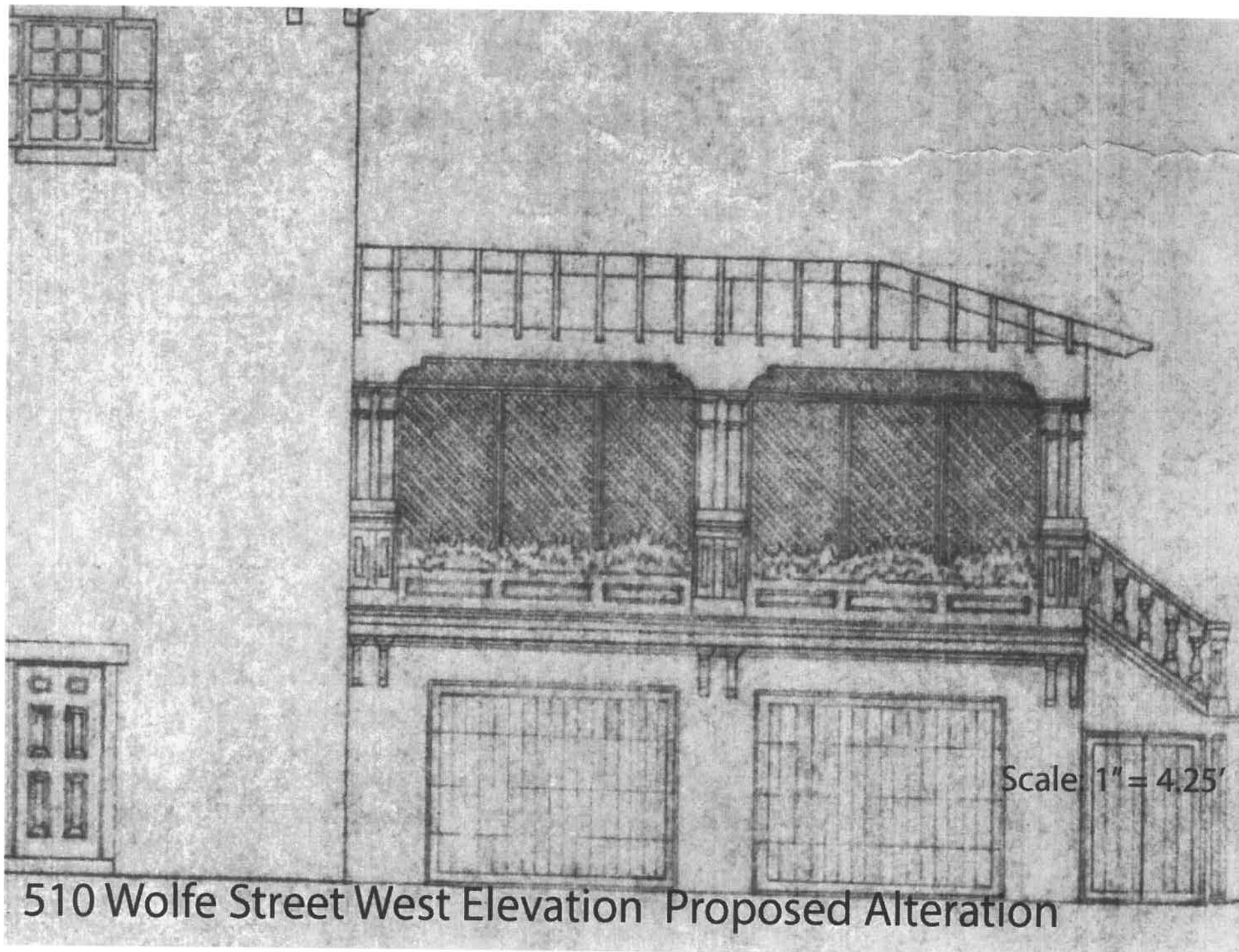
510 Wolfe Street Terrace
West Elevation





510 Wolfe Street Terrace-South Elevation · Proposed Alteration

Scale: 1" = 10'





42 Edgewood Drive
Holland, NY 14080
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MAJESTIC SLATE™ ECOSTAR GOLD STAR ROOF SYSTEM

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MAJESTIC SLATE ECOSTAR GOLD STAR ROOF SYSTEM

PART 1 – GENERAL

1.01 DESCRIPTION

- A. Furnish and install Majestic Slate tile roofing system as specified in the Contract Documents and roof plan.
- B. Furnish and install this Majestic Slate tile roof system in strict accordance with specifications and drawings approved by EcoStar.
- C. Related Work
 - 1. Metal flashing work is not covered in this specification since EcoStar does NOT warrant metal flashing. EcoStar advises that metal flashing and securement of metal should be to industry standards (SMACNA) to prevent the metal from pulling free or buckling. EcoStar also suggests that all flashing metal be stainless steel or copper (see 3.03D).
 - 2. EcoStar EcoVent ridge ventilation product will be covered by EcoStar Gold Star Warranty when used on those projects that will be using a ridge ventilation system. If a ridge ventilation system is not to be used on the project, another form of ventilation may be used, but will not be covered by any EcoStar warranties. EcoStar advises that a ridge style venting system be utilized to ensure the best possible air movement and to provide the best aesthetic appearance to the roofing system.

1.02 QUALITY ASSURANCE

- A. To qualify for an EcoStar Gold Star warranty, an authorized EcoStar Gold Star applicator must install system.
- B. There shall be no deviation made from this specification without written approval from EcoStar prior to the start of the roofing project.
- C. For an EcoStar Gold Star warranty, upon completion of the installation, an inspection must be conducted by a Field Service Representative of EcoStar to ascertain that the roofing system has been installed according to EcoStar's published specifications and details at time of bid. This inspection is not intended to be a final inspection for the benefit of the owner, but for the benefit of EcoStar to determine whether a warranty shall be issued.
- D. It is the authorized Gold Star roofing applicator's responsibility to adhere to all applicable building codes (local and national) and to have or acquire the appropriate licenses and permits for the roofing system installation requirements and limitations in their local areas applicable at the time of the bid.
- E. Specific testing requirements:
 - 1. Class A and C Fire Resistance – UL 790 Test Standard
 - 2. Class 4 Impact Resistances – UL 2218 Test Standard

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3. Wind Driven Rain – PA100-95 Test Standard or UL580

4. Wind uplift – UL 1897 Test Standard

1.03 SUBMITTALS

A. Submit an "EcoStar Gold Star Pre-Project Survey" to EcoStar technical department for approval PRIOR to project bid and the job start to enable the technical department to approve and assign a job number to the project.

1. The "EcoStar Gold Star Pre-Project Survey Form" must be filled out completely and accurately to include any prior deviations approved from this specification, including a roof drawing showing all dimensions, all penetrations, and roof slope.

B. When an EcoStar Gold Star warranty is desired, EcoStar must be contacted PRIOR to project bid and installation. Information will be required for wind speeds greater than 90 MPH and deviation to standard slope requirements.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver materials in original unopened packages.

B. Packages shall be labeled with manufacturer's name, brand name and identification of various items.

C. Majestic Slate tiles may not be installed if the tiles have been stored in temperatures lower than 45°F. If tiles have been stored in temperatures below 45°F, tiles must be brought back to a material temperature of 45°F. As the temperature rises, Majestic Slate tiles will expand beyond the designed installation pattern if the product is installed while cold or frozen.

D. Store all materials in a dry protected area. Damaged materials must NOT be used. Installed materials found to be damaged shall be replaced at Gold Star Authorized Applicator's expense.

1.05 JOB CONDITIONS (CAUTIONS AND WARNINGS)

A. Contact the EcoStar technical department for procedures when installing a Majestic Slate tile roof system during temperatures lower than 45°F.

B. Do not install the Majestic Slate tile roof system directly over existing asphalt shingles or existing tile roof systems. All existing roof materials MUST be removed prior to installation of the Majestic Slate tile system.

C. Roofing surface must be free of ice, water, or snow prior to and during the roofing project.

D. Decking materials must be dimensionally stable prior to installing the Majestic Tiles. If the materials are not dry, EcoStar recommends installing the underlayment and allowing the roof to dry out before installing Majestic Slate Tiles.

1.06 WARRANTY

A. EcoStar will provide the Gold Star warranty for those materials supplied by EcoStar when an authorized EcoStar Gold Star applicator completes the project and all required materials have been utilized within the roof system.

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- B. Only when an EcoStar Field Service Representative has inspected and approved the completed installation will an EcoStar Gold Star warranty be issued.
- C. The warranty is available for most types of buildings and structures.
- D. The warranty period is expressed on the warranty certificate, which reflects the inclusive dates of coverage.
- E. The warranty does NOT cover the aesthetic appearance of the EcoStar Majestic Slate roof installation. Care should be taken by the EcoStar authorized Gold Star applicator to ensure that proper blending and bending of the tiles occurs. When improper blending occurs, the aesthetic appearance of the roof can be affected negatively. All materials required for project completion should be on site to blend from. Contact EcoStar Customer Service for available factory-blended options.

PART 2 – PRODUCTS

2.01 GENERAL

- A. All Components of the Majestic Slate Gold Star roof system are to be products manufactured or supplied by EcoStar LLC.

NOTE: Only products supplied by EcoStar are included in the warranty unless otherwise specified and approved in writing by EcoStar.

2.02 TILES

- A. Majestic Slate tiles are made of Starloy™, an 80% recycled rubber and plastic compound with appropriate colorants and UV stabilizers, at 10" or 12" widths by 18" long, and with a tapered nominal thickness of 1/4". Weight shall be determined by the following acceptable tile exposures:

12"		
<input type="checkbox"/> 7"	=	260 - 275 lbs per square
<input type="checkbox"/> 6-1/2"	=	280 - 295 lbs per square
<input type="checkbox"/> 6"	=	300 - 320 lbs per square

10"		
<input type="checkbox"/> 7"	=	245 - 260 lbs per square
<input type="checkbox"/> 6-1/2"	=	270 - 280 lbs per square
<input type="checkbox"/> 6"	=	290 - 300 lbs per square

- B. Majestic Slate tile color selection shall be made prior to bid opening and shall conform to one or more of the following colors:

<input type="checkbox"/> Black	<input type="checkbox"/> Midnight Gray	<input type="checkbox"/> Federal Gray	<input type="checkbox"/> Smoke Gray	<input type="checkbox"/> Earth Green
<input type="checkbox"/> Stone Red	<input type="checkbox"/> Mountain Plum	<input type="checkbox"/> Cedar Brown	<input type="checkbox"/> Chestnut Brown	<input type="checkbox"/> Sage Green
<input type="checkbox"/> Driftwood				

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2.03 RELATED MATERIALS

A. Underlayment

1. AquaGuard – a roofing underlayment recognized for use as an alternative to Type 30 roofing underlayment, consisting of spun bonded polyolefin coated with a layer of U.V. stabilized polyolefin on both sides, meeting requirements of ASTM D2626, referred to as 30 lb and without perforations.
2. Glacier Guard ice & water underlayment – Granular Surface 100 (55-mil), or Smooth Surface High Temperature 300 (40-mil) a composite membrane consisting of fiberglass-reinforced rubberized asphalt laminated to an impermeable polyethylene film layer (Smooth Surface High Temperature) or coated with a granular surface providing maximum skid resistance (Granular Surface).
3. GAF VersaShield® – GAF VersaShield underlayment must be installed over the entire deck surface including over the Glacier Guard in conjunction with EcoStar UL Class A Majestic Tiles for those roof applications requiring UL Class A fire rating. GAF VersaShield should be installed per manufacturer's specifications.

B. Fasteners

1. AquaGuard
 - a. Fasteners shall be corrosive-resistant, plastic-capped roofing nails with a minimum plastic cap diameter of 1". Fasteners shall be 90° to the roof deck and shall not be under or over driven.
2. Tile Fasteners
 - a. EcoStar ring shank roofing nail with a 3/8" diameter head and a minimum of 1-1/2" long shank made from stainless steel. Nails can be supplied either as a hand-drive style or in coils for use in pneumatic tools. The EcoStar ring shank roofing nail is required for fastening of all EcoStar roof tiles.

PART 3 - EXECUTION

3.01 SUBSTRATE CRITERIA

- A. The building owner or owner's representative is responsible for providing and determining that the substrate is suitable to receive the Majestic Slate tile roof system and the authorized EcoStar Gold Star applicator should not proceed until all defects have been corrected.
- B. The Majestic Slate roof system may only be applied over:
 1. Minimum 1/2" plywood or 7/16" OSB decking properly gapped for expansion.
 2. Minimum 3/4" tongue and groove wood decking with end gaps not exceeding 1/4", and board widths not exceeding 6 inches.

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3. Approved metal deck systems – (Metal deck systems will require the installation of appropriate thickness nail base insulation prior to attaching the EcoStar tiles). Contact EcoStar's technical department for specifics.
 4. Appropriate clearance on underside of decking or sheathing must be provided for proper penetration of EcoStar fastener.
- C. Minimum slope of substrate for installation of Majestic Slate roof system shall be a minimum of 3/12 for 6" exposure installation and a minimum of 6/12 for 7" exposure installation. Contact the EcoStar technical department for approval of applications on lower slopes or exceptions to this requirement.

3.02 SUBSTRATE PREPARATION

- A. The building owner or owner's representative is responsible for ensuring that all wet or damaged substrate has been removed in a re-roofing application.
- B. Existing roof material **MUST** be removed and a clean substrate free of foreign material be provided prior to the installation of the Majestic Slate tile roof system. Majestic Slate tiles may **NOT** be installed directly over any existing roof material or system.

3.03 INSTALLATION

- A. Flashing & Sheet Metal – Install sheet metal and flashing metal in all valleys and where required. EcoStar recommends a V-type, W-type, or Double W-type metal valley flashing.
- B. Where required, install metal edging at all eaves and roof edges.
- C. EcoStar suggests that all metal work be made from copper or stainless steel. Final choice of metal work is at the discretion of the building owner or their designate.
- D. Be aware that staining may occur where runoff from copper metal work comes into contact with the EcoStar tiles. (Example; ridges or cupolas.)
- E. Underlayment
 1. Glacier Guard
 - a. Lap end joints 6" and side joints 3.5".
 - b. Apply continuous 36" wide sheet in valley centered over valley.
 - c. Apply rows of 36" wide sheets along all eaves and rakes. Lap end joints 6" and side joints 3.5".
 - d. Apply rows of 36" wide sheets along and around all dormers and roof protrusions. Lap end joints 6" and side joints 3.5".
 - e. When applicable install as far up as it can be installed on any head walls or vertical walls a minimum of 12" where possible.

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- f. Do not leave Glacier Guard Granular Surface (100) exposed to weather more than 30 days after beginning of installation. Do not leave Glacier Guard Smooth Surface High Temp (300) exposed to the weather more than 60 days for black or 120 days for white after beginning of installation.
 - g. Installation of Glacier Guard at temperatures below 40° F may require nailing or priming to hold membrane in place while adhesion develops.
2. AquaGuard
 - a. Apply 41.5" wide sheet over complete deck, lapping the area covered with Glacier Guard a minimum of 4".
 - b. Refer to the AquaGuard installation instructions found on the label on each roll. Do not leave exposed to weather more than 180 days after beginning of installation.
 3. GAF VersaShield
 - a. GAF VersaShield® underlayment must be installed over the entire deck surface including over the Glacier Guard in conjunction with EcoStar Class A Majestic Tiles for those projects requiring a UL Class A fire rating. GAF VersaShield should be installed per manufacturer's specification.

F. Majestic Slate Tile Installation

1. After installing underlayment and before installing the Majestic Slate tiles, clean the surface of debris and dirt.
2. Care must be taken to place tiles so shade variations are evenly distributed over the entire roof area. Shade variation will occur differently from pallet to pallet and within individual pallets. Tiles between bundles and pallets **MUST** be blended to ensure even distribution of shade variations. Shade "mapping" or "blotching" in appearance is not acceptable and the EcoStar authorized Gold Star applicator will be required to correct. It is recommended that work not begin until all EcoStar materials have been delivered to the job site so that all the material may be blended together. Periodic ground inspections should be conducted to ensure a random shade pattern to the installation. Please contact EcoStar's technical department for correct blending procedures. Contact EcoStar Customer Service for available factory-blended options.
3. Minimum Fastening – No less than 2 EcoStar ring shank fasteners per tile shall be used with a minimum length of 1-1/2". Fasteners should be installed at the designated "nail here" marks on the tile. Failure to fasten the tile at these locations may result in a "lifted" tile.
4. CAUTION: When using a pneumatic nailer care should be taken to ensure that nails are not over driven causing the tiles to curl upward. If tiles have been installed with over driven nails causing the ends of the tile to curve upward, tiles will never lay flat. Overdriven tiles must be removed and re-nailed properly. Never hold tiles from behind while nailing, as this will cause an upward curl of the tile.
5. Do not install tiles against each other. A minimum gap of 3/8" must be maintained between installed tiles. A minimum 3/8" gap must be maintained between installed tiles and any sidewalls or roof protrusion.

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6. Beginning at the eave, install a starter row of Majestic Slate tiles gapped a minimum of 3/8" between tiles and any protrusions while achieving a 3/4" overhang with two EcoStar ring shank fasteners per tile (in location shown on tiles). This layer of tiles will become the starter row. The final tile at roof edges must be a minimum of 3" wide. This may involve cutting the EcoStar tile to fit. To cut the EcoStar tile to correct width simply score the back of the tile with a straight edge and utility knife and snap tile at that score. Install first course of tiles in the same manner as the starter row with the exception of the second layer having a 1/2 tile offset to the starter row. The first course of tiles should be installed flush with the starter row with no exposure.
7. After the initial starter and first row of tiles has been installed, it is recommended that a chalk line be placed parallel to the roof edge running perpendicular to the first row of tiles. This chalk line will ensure that the tiles stay true and plumb to the roof edge throughout installation. Never use red chalk, as this will permanently stain the EcoStar roof tiles.
8. Continue installing tile courses up the roof slope now achieving the correct chosen exposure. It is recommended that chalk lines be placed horizontally up the roof slope for every tile course. This will ensure that each course is installed parallel with the roof eave.
9. It is the responsibility of the Gold Star Authorized Applicator to ensure that each Majestic tile has been flexed to provide a downward curve prior to tile fastening. Do not install tiles with an upward curve.
10. Valley Areas – Either an open or closed valley design may be used.
 - a. With an open valley design leave a minimum of 2" on each side of the center of the valley exposed and uncovered by the roof tiles. A V-Style, W -Style, or Double W - Style valley metal should be used.
 - b. With a closed valley design cut the tiles in a straight line to fit no closer than 3/8" against tile of adjoining roof slope
11. Install EcoStar EcoVent ridge vent system per the manufacturer's application instructions and then place the Majestic Slate Universal Hip/Ridge tile over the ridge vent. A minimum 2.5" stainless steel ring shank, hand-driven EcoStar fastener should be used on a ventilated hip/ridge to fasten the hip/ridge tile to the deck. A minimum 2" stainless steel, hand-driven EcoStar fastener should be used on an unventilated hip/ridge to fasten the hip/ridge tile to the deck. Place fasteners in the location marked on the tile. Majestic Slate – Universal Hip/Ridge tile must be installed with 6" exposure.
12. Install Majestic Slate – Universal Hip & Ridge tiles at all hip locations. EcoStar recommends a chalk line be snapped up the hip line to ensure a straight application up the roof surface. Universal Hip & Ridge tiles are always installed at a 6" exposure.
13. Care must be taken to minimize foot traffic over completed areas of the roof. Majestic Slate tiles will show mud and dirt causing appearance problems. The removal of dirt and debris is the responsibility of the applicator. Never use chemical cleaning agents not approved by EcoStar to wash an EcoStar Majestic Slate roof assembly.
14. Majestic Slate tiles can be slippery when wet; caution should be exhibited with early morning dew and after rain. EcoStar recommends the use of toe boards and OSHA approved harnesses and safety equipment at all times.

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15. Upon completion of the roof system installation, inspect and remove all debris from roof.
- G. Phased Roofing – The weathering process of the EcoStar tiles will begin immediately upon installation and exposure to the elements. Therefore, every effort should be made to ensure that the EcoStar roof assembly is installed at a continuous rate to completion. Lengthy delays in installation may result in appearance differences when installation is resumed and tiles that have not been exposed to the elements are installed adjacent to tiles that have been on the roof for an extended period of time.