



# JM TPO ROOF CROWNS WESTGATE HOTEL EXPANSION

From ordinary to extraordinary – San Diego’s one-of-a-kind boutique hotel



**Description:** With a Grand Lobby recreating the Palace of Versailles, The Westgate Hotel is truly one-of-a-kind. Completed in 1970, it is filled with genuine antiques and a timeless elegance not found anywhere else in San Diego. A high quality roof that matched the hotel management’s quality expectations was critical in the design of the new four-story Fitness Center planned by Hollander Design Group.

**Challenge:** In addition to a durable roof for the hotel’s expansion, San Diego’s Roof Covering Bulletin 123 required the specification of a white roofing membrane. Limited roof access to the occupied hotel, tight building weight limitations and seismic concerns ramped up the challenges for the project’s design team. “The Westgate is probably one of the most unusual projects that I’ve ever encountered,” says architect Jeff Hollander of HDG. “We added a fourth floor (to an existing three-story building) that includes a 3,000 sq. ft. pool and a 5,000 sq. ft. fitness area protected by the TPO roofing system. The primary drivers for the roofing decision were easy accessibility to the roof and a clean and tidy installation.” The roof system also needed to be light—and white.

**Solution:** General Contractor (GC) Johnson & Jennings used a “hard bid” process to select its roofing contractor. However, the winner of the bid, Sylvester Roofing, had a few advantages its competitors may have lacked, including a proven relationship with the GC and Pinnacle Council® status with Johns Manville. “The pre-construction services and support, including product documentation and specifications provided by JM, are designed with the architect in mind and are a real advantage to us in the bidding process,” says Anthony Zaffuto, CEO of Sylvester Roofing. “The Westgate hotel required an aesthetically pleasing, durable roof, while adding a third key element—ease of installation.”

The contractor’s most experienced five-man crew first attached ¼” Tapered ENRGY3® Roof Insulation to the new steel deck, and followed with a coverboard. Finally, JM’s 80 mil TPO was fully adhered to the board using VOC-compliant water-based adhesive.

“Sylvester Roofing runs a wonderful combination sheet metal and roofing shop,” notes Hollander. “They did an amazing job in forming the metal and installing the detail work. Along with JM, they became our one-stop-shop for custom flashings, metal fascia and a lot more. With all of the challenges we faced on the design-end of this project, we were thankful that the TPO roofing installation turned out to be the smoothest and most straightforward part of the Westgate expansion.”

**Location:**  
San Diego, CA

**Building Representative:**  
Westgate Hotel Group  
Richard Cox

**Architect:**  
Hollander Design Group (HDG)  
Jeff Hollander, AIA, IIDA, LEED AP  
President of HDG

**Waterproofing Consultant:**  
David Reed Consulting  
David Reed, President

**Roofing Contractor:**  
Sylvester Roofing Company Inc.  
Anthony Zaffuto, CEO  
JM Peak Advantage® Pinnacle Council® Contractor

**Industry Affiliations:**  
The Associated General Contractors of America

**JM Roofing System Solution: (ST8RA)**  
**20-Year JM Peak Advantage® Guarantee**  
ENRGY 3® Tapered Roof Insulation System  
JM TPO 80 mil Membrane,  
Reinforced, Fully Adhered

