



A REROOFING SOLUTION FOR A LANDMARK HOTEL

The Drury Inn and Suites
San Antonio, Texas

San Antonio's historic Riverwalk, in the heart of the city, attracts tourists and locals alike to its festivals, shops, and restaurants. The Drury Inn is one of many hotels on the Riverwalk. Its location, although interesting, presented unique challenges to the crews involved in the hotel's recent reroofing project.

The Drury Inn is housed in the former San Antonio City Public Services Building, which is a historical landmark on the national register. Since its construction in 1921, several floors and a parking garage have been added to the original structure. The building was converted to The Drury Inn and Suites in the late 1980s. Recently, Drury determined that it was time for a new roof. The existing coal tar pitch roof was extremely deteriorated, and the slope needed to be modified. At the same time, a floor was to be added over the parking garage. Drury, a company that prides itself on offering quality lodging and good value at a reasonable price, chose a complete Siplast system of Zonolite and NVS lightweight insulating concrete, Paradiene 20/30, and aluminum Veral to protect their landmark property.

A CHALLENGING LOCATION

The lightweight insulating concrete had to be pumped straight up 110 feet to the top of the penthouse roof, and numerous rooftop penetrations had to be planned for, but the extremely compact working conditions proved to be the job's most unique challenge. The hotel is closely bordered by the river on two sides, and a parochial school and busy city



street on the other two sides. So, safety for the crews and the public, and coordination with the city was critical. The only construction vehicle access to the jobsite was via a twenty-foot wide alley. With such limited access, installing a roof system with rigid insulation board, which would eventually have to be torn off and replaced, was not practical. The disposal of rigid insulation board is always problematic, but at this particular location, it would be a nightmare.

REROOFING WITH THE FUTURE IN MIND

Unlike many rigid boards, properly applied Siplast lightweight insulating concrete is highly resistant to damage from moisture. Therefore, it is reroofable in most cases. With responsible maintenance, years from now when reroofing is necessary, the Drury Inn should be able to accomplish the job with tear-off of the membrane only. By saving disposal costs and space in landfills, lightweight insulating concrete is both a sound investment and a responsible environmental choice.

A SOLUTION FOR OTHER CONCERNS

Reroofability has a significant positive impact on the life cycle cost of a roof system. But reroofability wasn't the only compelling reason for using Siplast roof insulation systems on the Drury Inn. Siplast roof insulation systems combine the unique properties of lightweight insulating concrete and Insulperm premium expanded polystyrene foam insulation board. The insulation board is encapsulated in light-

weight insulating concrete. Installed in stair-step fashion, the insulation board creates a slope-to-drain contour that effectively removes water from the roof's surface. Because of this, it was possible to correct the hotel roof's existing slope without laboring over a complicated tapered rigid insulation design. Lightweight also greatly reduced the amount of sprayed fireproofing needed, resulting in significant up-front cost savings and simplified scheduling.

Siplast lightweight insulating concrete also addressed concerns associated with foot traffic around the hotel's rooftop pool. The roof around the pool had to be extremely stable to support the pavers that form the pool deck. Insulation boards were not up to the task, but the monolithic surface of Siplast's lightweight insulating concrete provided a substrate that will remain stable under the burden of the pool deck and the foot traffic of the many hotel guests that enjoy the facility.

A PROVEN MEMBRANE

After a normal curing time, application of the Siplast Paradiene 20/30 SBS-modified bitumen membrane system was completed. The system is lightweight, highly flexible, simple to apply, and easy to maintain. Paradiene has been proven through successful in-place performance records of over thirty years in some of the harshest weather conditions imaginable. The system met not only the owner's performance needs, but their aesthetic requirements as well. Visibility from the rooftop pool and surrounding high-rise buildings made the finished appearance of the roof important.

Siplast Select Contractors Drury South and Bentley Sheet Metal & Roofing worked around the site obstacles and completed a roof that both The Drury Inn and Siplast can be proud of. Since the

completion of The Drury Inn in San Antonio, the company has gone on to use lightweight insulating concrete on their properties in New Orleans and St. Louis.

FOR MORE INFORMATION

For more information on Siplast lightweight insulating concrete roof insulation systems and the Paradiene 20/30 system, contact your local Siplast Representative or call toll free 1-800-922-8800.

Visit the Siplast Web site at www.siplast.com for product information, guide specifications, MSDS, commercial product data sheets, job photos and profiles, and a sales directory.