

# The Mutiny Hotel

Modern roof replacement to withstand intense heat and heavy rainfall

 FLORIDA

## Project at a Glance:

**Category:** Roofing and Waterproofing Solutions

**Completed:** 2025

**Type:** Condo Hotel

## Project Team:

- **Ownership:** Coastal Hotel Group and Provident Hotels & Resorts
- **Installer:** AJF Roofing
- **Roofing Manufacturer:** Siplast

## The Challenge:

Located along Miami's coastline, The Mutiny Hotel has a history tied to Coconut Grove's legendary party scene of the 1970s and '80s. In 1999, the property became a boutique condo hotel, accommodating both short-term and extended stays. In 2010, its owner, Provident Hotels & Resorts, initiated another renovation to modernize the property.

In early 2025, the comprehensive roof renovation spanning 15,300 square feet was initiated. The project required a roofing solution that would offer long-term performance against Miami's extreme heat and weather, while also preserving the architectural integrity of the building's original 1960s roof design.

The renovation required handling a variety of roofing systems within a limited and challenging workspace. Due to the hotel's height and location between neighboring buildings, the contractor, AJF Roofing, had to maneuver a crane within a small area and work around residents and guests entering and exiting the property, which presented logistical and safety challenges during installation.

## Siplast Products Used:

- Insulcel RT
- Irex 40
- PA-1125 Asphalt Primer
- Paradiene 20 TS
- Paradiene 30 TG
- Parapro Flashing System
- Parapro Roof Membrane System
- Pro Primer T and Pro Primer W
- Teranap 1M Sand
- Veral Aluminum

## The Solution:

AJF Roofing partnered with Siplast to deliver a comprehensive roofing and waterproofing solution tailored to the Mutiny Hotel's structural, environmental, and architectural requirements.

### • **Advanced roofing and waterproofing system**

The project incorporated Siplast's high-performance SBS Paradiene® 20/30 System and Siplast PMMA liquid-applied Parapro® Roof Membrane System to address the varying roof conditions, along with the Parapro® Flashing System at critical penetrations and transitions.

### • **Pavers help protect roof system**

The lightweight, flexible nature of the Siplast roofing and waterproofing systems proved well-suited for integrating Hanover concrete pavers, provided by Siplast, to meet both aesthetic and functional requirements without compromising the roof's structural integrity.

### • **Siplast partnership every step of the way**

Siplast representatives provided technical guidance and on-site support throughout planning and installation. According to AJF Roofing, their recommendations helped support the project's performance and durability objectives. Additionally, frequent inspections ensured the work adhered to Siplast's specifications and quality standards.

This collaboration illustrates how thoughtful planning and innovative roofing solutions can meet the complex needs of landmark buildings in challenging urban environments, supporting their ongoing preservation and performance.



With you every step of the way