516 Caligula Ave., Coral Gables

French Country Village

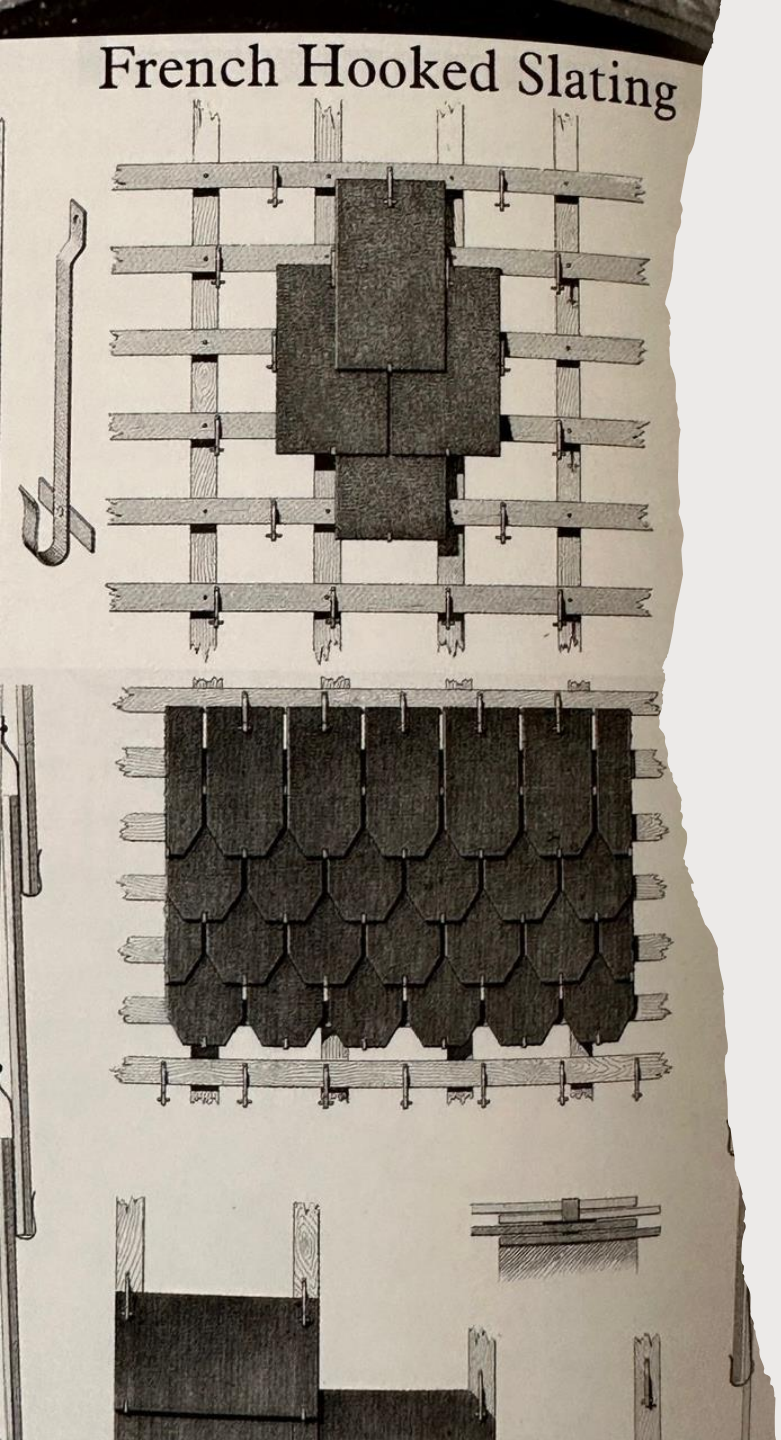
Historical Landmark – Slate Roof Proposal

100th-Year Birthday Present

100 Year Materials Guarantee

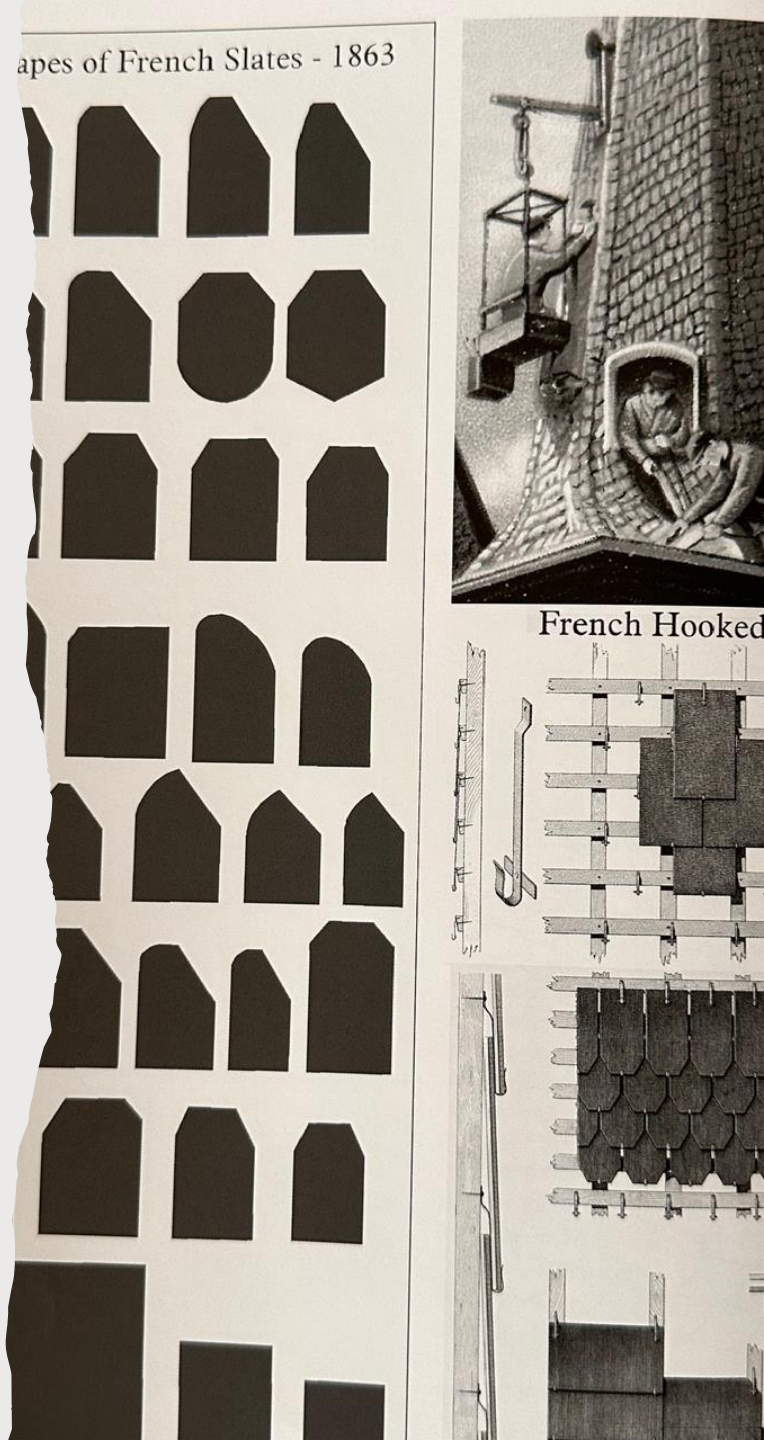
- Oldest Picture On File
- 1926 Historical Landmark
- French Country Village
- Appears Mixed Color Slate

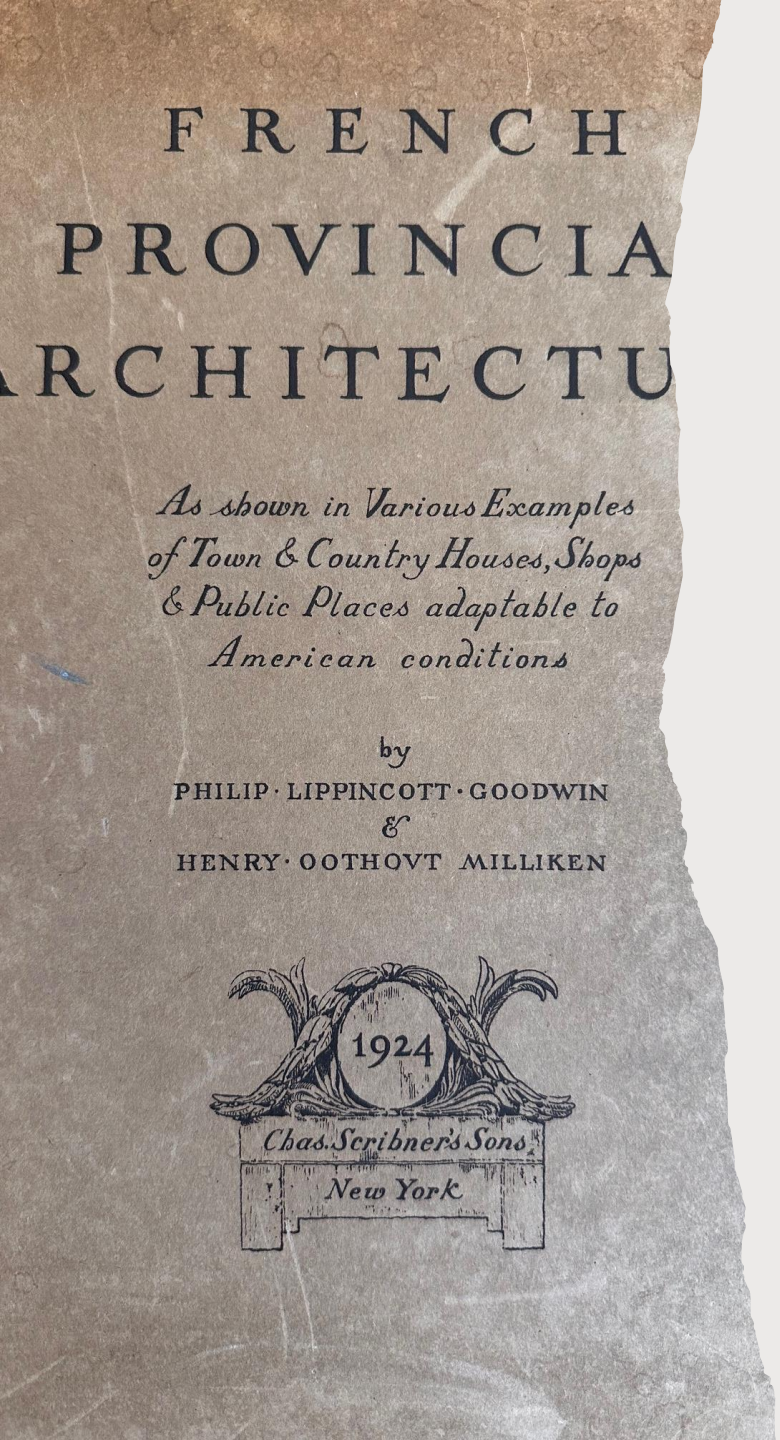
- Recent Pictures 2024
- Muli shades of Brown
- Ludovici Terracotta Tile



Traditional French Fish Scale Design

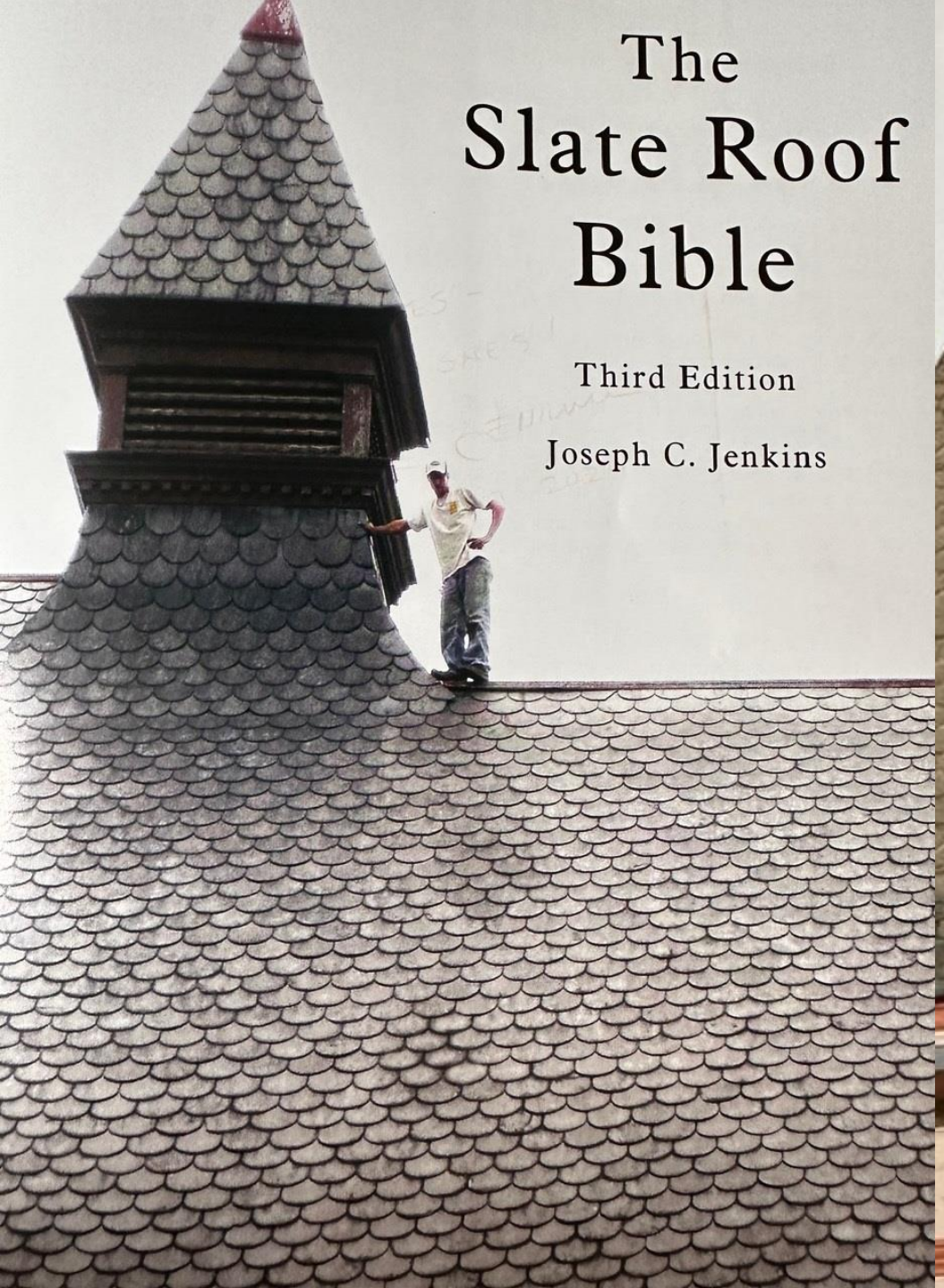
- Maintain traditional heritage of the architecture while honoring the French Country design.
- Enhancement to a more refined and durable slate roof designed to last over 100 years.
- Unparalleled quality of materials sourced from Europe and custom cut for the home from quarries that provide slate to Provence.
- Installation by world renowned slate master craftsman who would relocate to Miami for 3-4 months.





Philip Lippincott Goodwin

- Architect of 516 Caligula Ave.
- Co-authored “French Provincial Architecture” in 1924, 2 years prior to building 516 Caligula Ave.
- Passionate about adapting traditional French architecture to American neighborhoods.
- Multiple examples of fish scale slate in the book that may have inspired him.



Jenkins Slate Masters

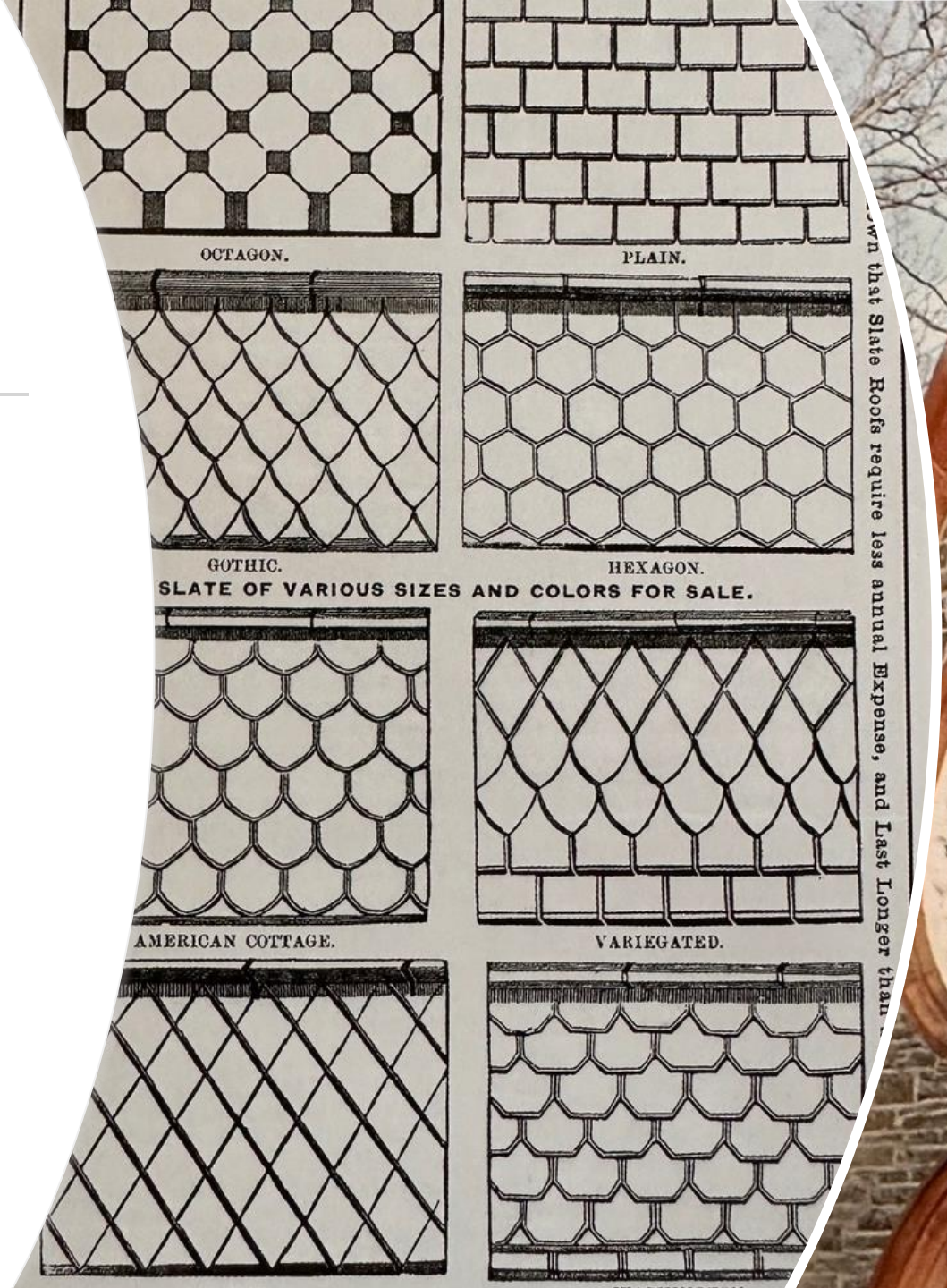
- World Renowned Slate & Copper Master Craftsmen.
- Would relocate to Miami January – April 2025.

Examples

- Traditional to France

Examples

- Imports to the US



- 516 Caligula
- Slate Design Area Diagram

SLATE DESIGN AREA

- Custom fish scale cut , traditional European design from France.
- Dark grey / black slate that should last over 100 years.
- Subtle and more rare Welsh purple slate only on bottom borders of roof. The final row can’t be fish scale rather square.
- 20 once copper ridge line.

Back yard

Woven Slate Valley

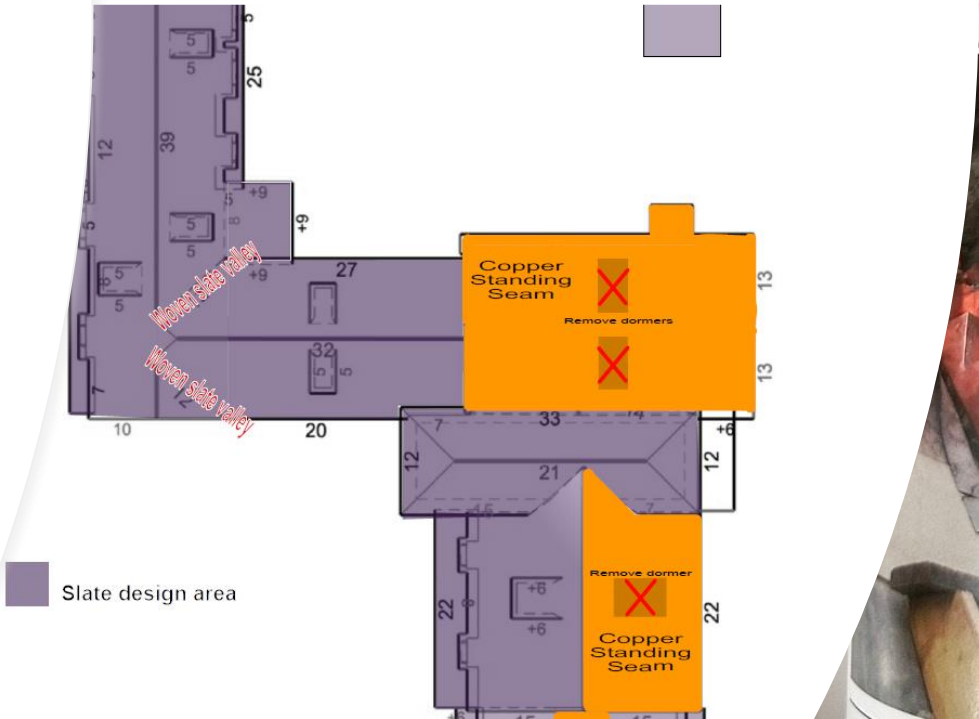
Proposed for the back side of the house not visible from Caligula.

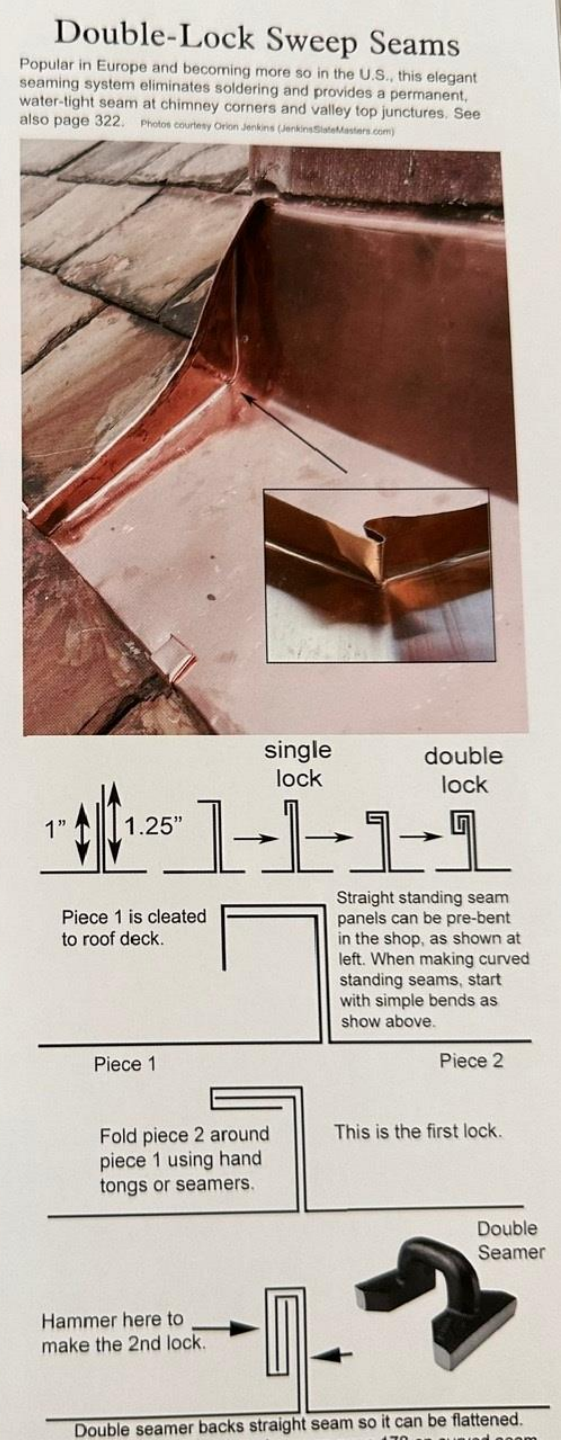
Copper Hip Detailing

- Master craftsman work to mold the copper to the to the contour of the slate.
- Protects against high winds to ensure wind does not get under the slate.
- Left hand side – Neighbor’s house 517 Hardee with similar but not as detailed feature.
- Right hand side – Proposed stepping copper hip creating more subtle higher quality detail.

20 Oz. Copper Double Locking Standing Seam

- Back side of the 3-car garage.
- Back side of home on the master bedroom roof.
- Large areas not visible from Caligula.
- Proposed similar seaming under dormer windows barely visible from street. See front of house pictures.
- Highest quality materials available
- Master copper craftsman.

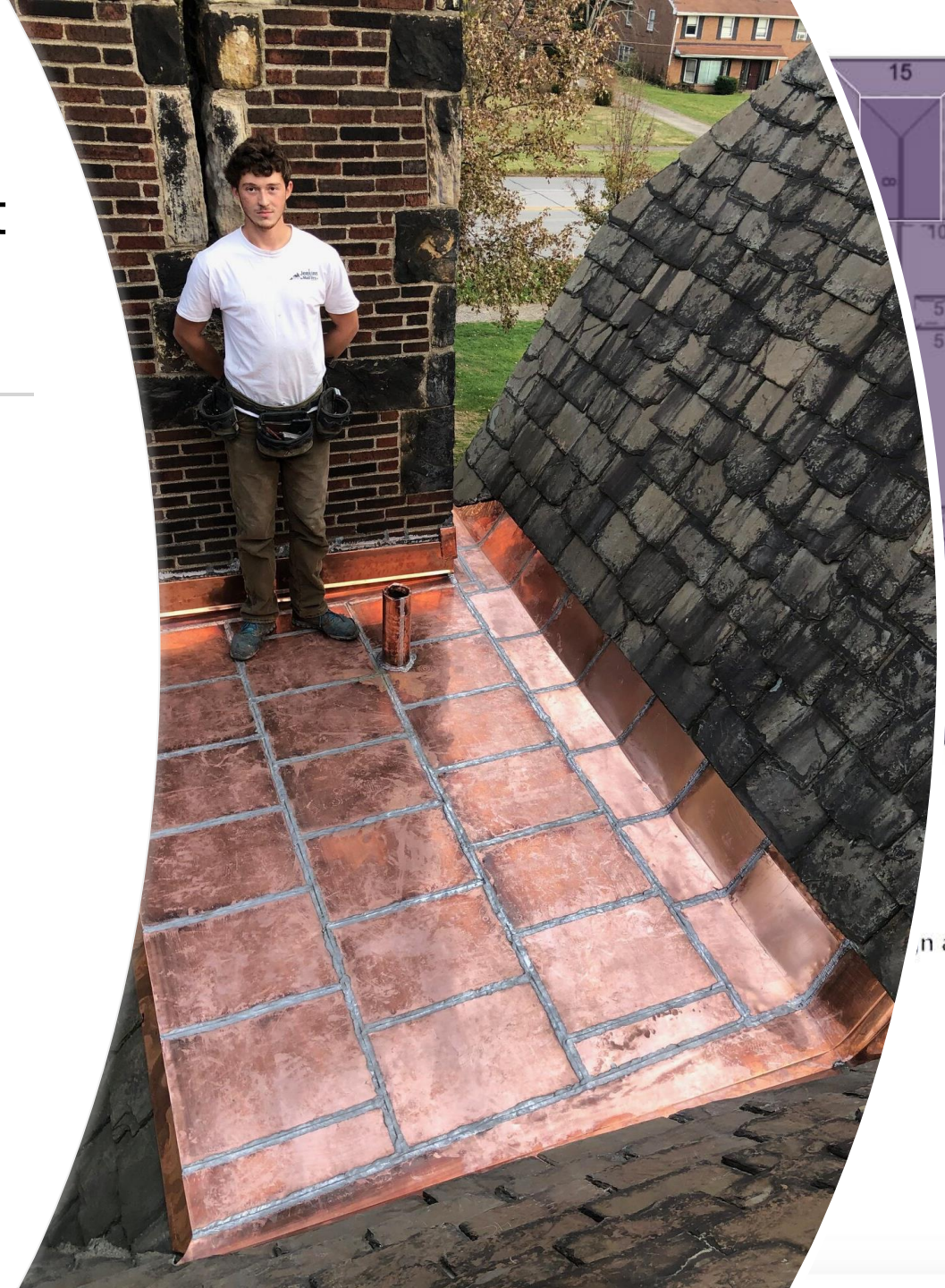


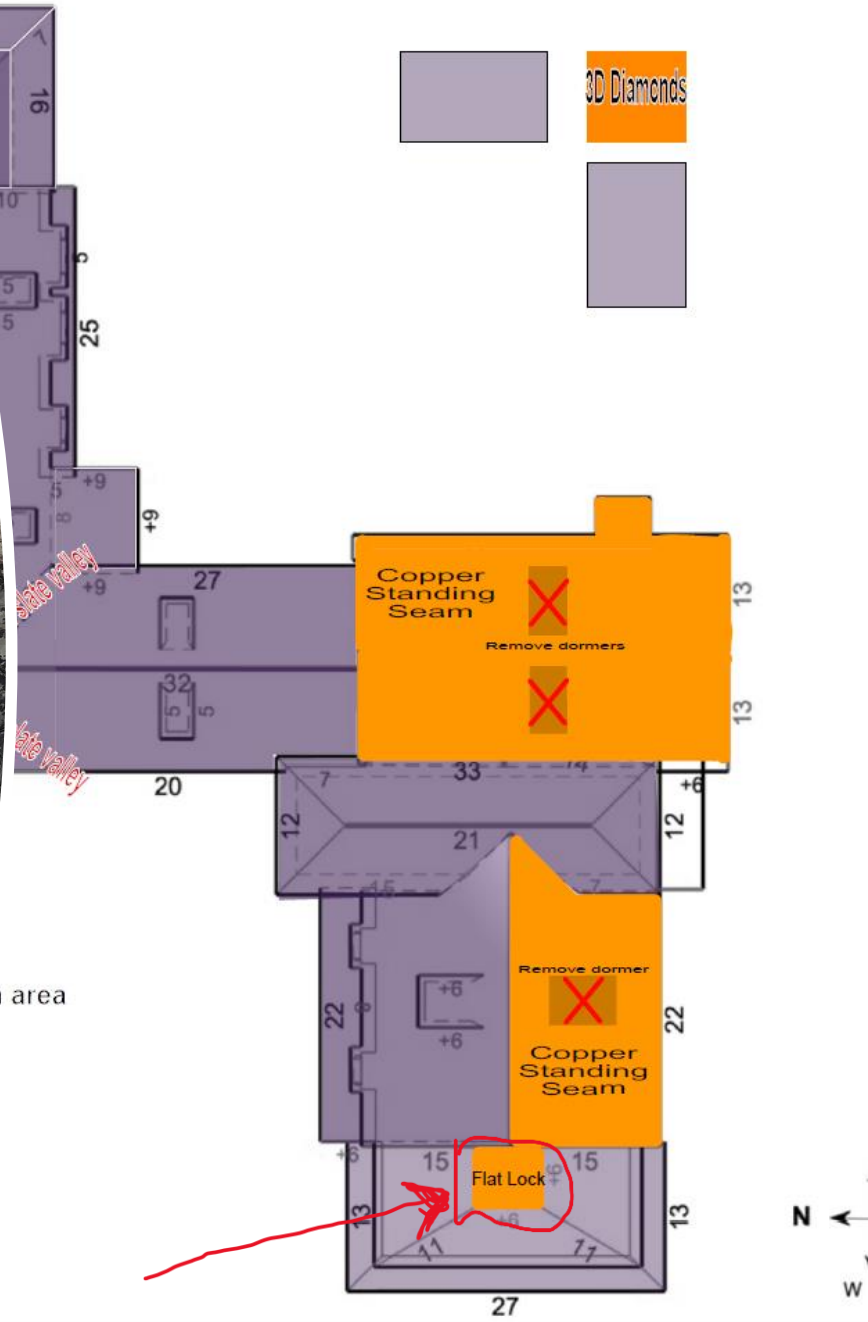



20 Oz Double Local
Copper Standing Seam
516

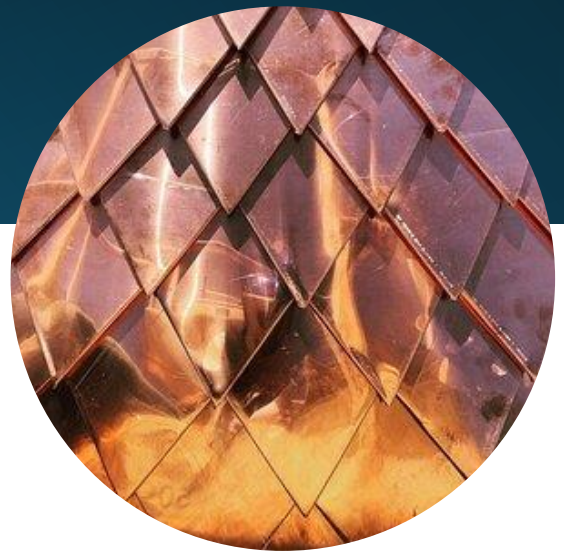
20 Oz Copper Flat Lock

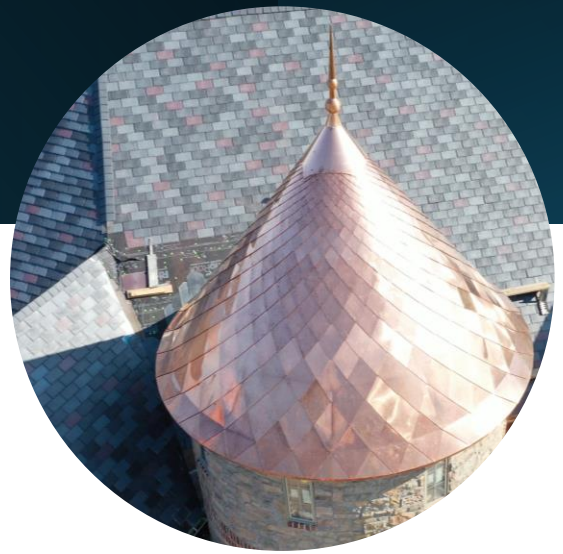
- Right side of the 3-car garage.
- Not visible from Caligula.
- Not historical structure.
- Highest quality materials available.
- Master copper craftsman.
- Option to put a small sunroof window to allow light to enter.



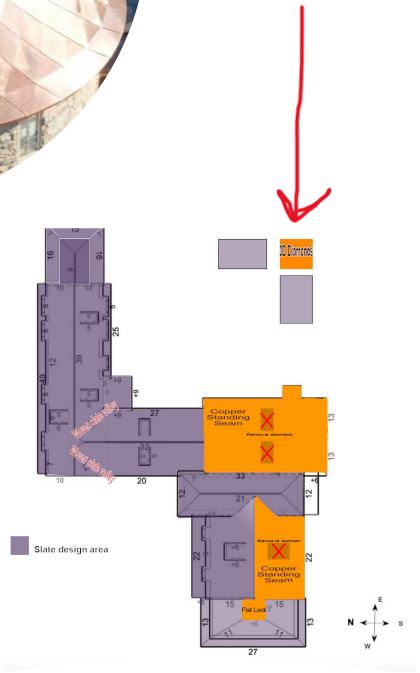


Diamond Copper Detail





- Proposed over the small gazebo roof of the pool house.
- Not visible from Caligula.
- Not historical structure.



Copper Cap Around Cylindrical Chimney

Comparable Slate Roofs – Neighbors

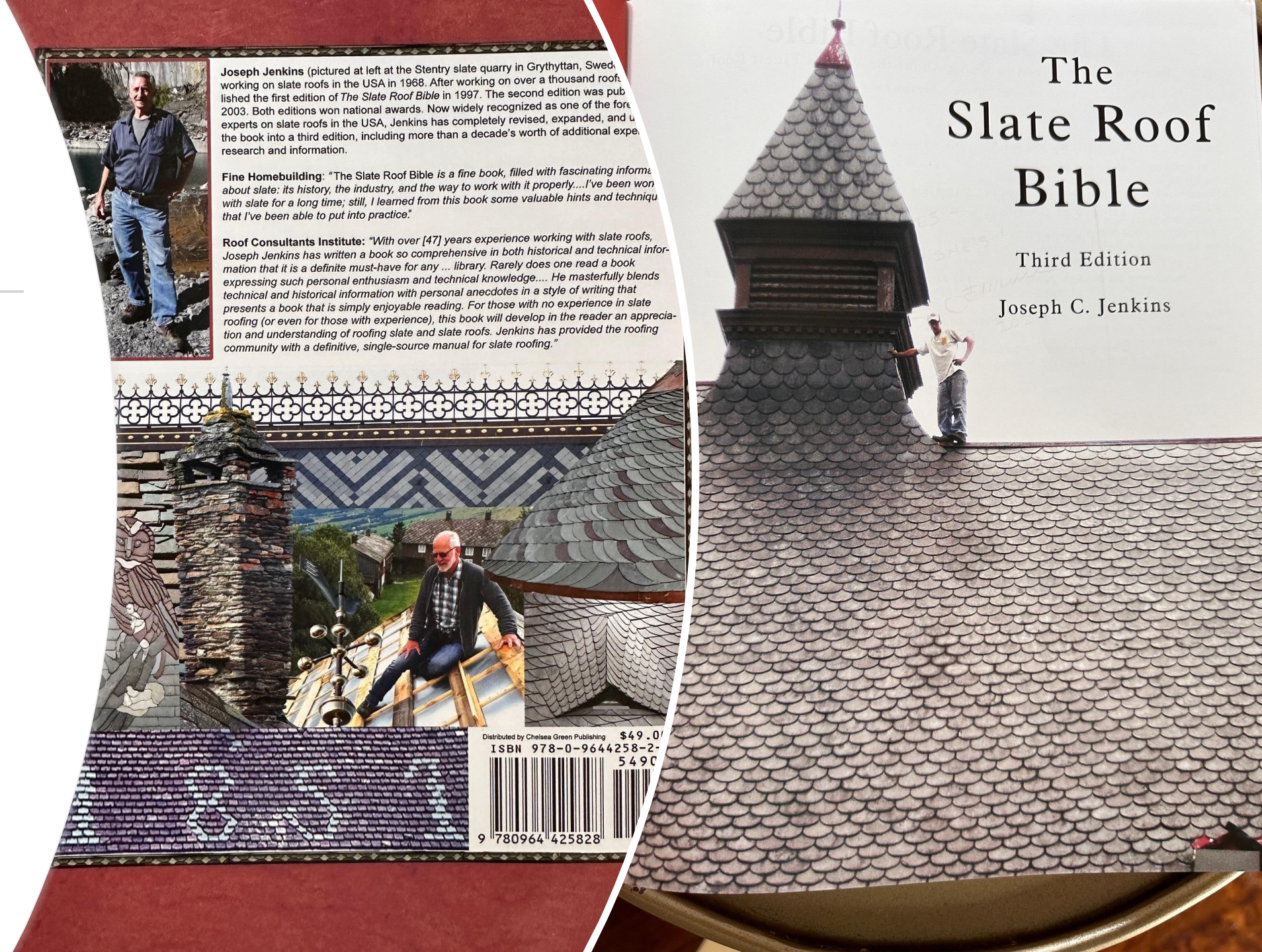
- 517 Hardee Rd.
  - (Abutting at the back to 516 Caligula Ave)
- 528 Hardee Rd. (Same block)
- 536 Hardee Rd.

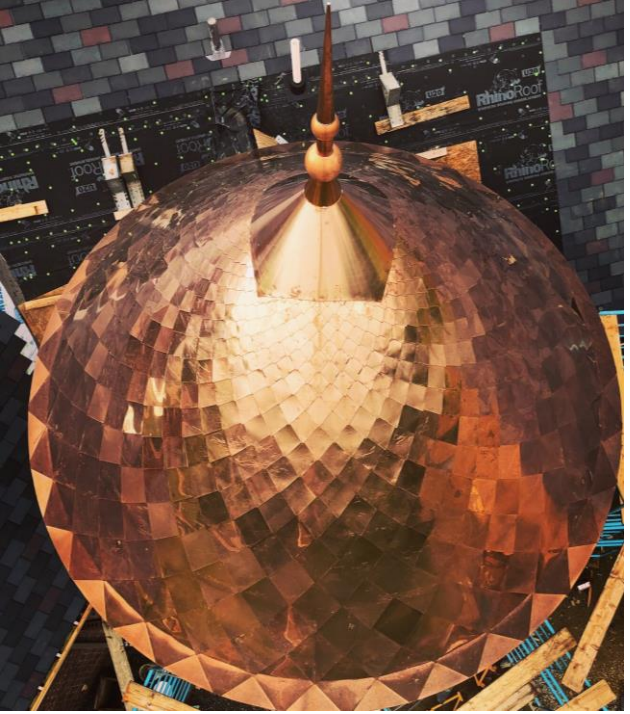
Jenkins Slate Masters – Pennsylvania

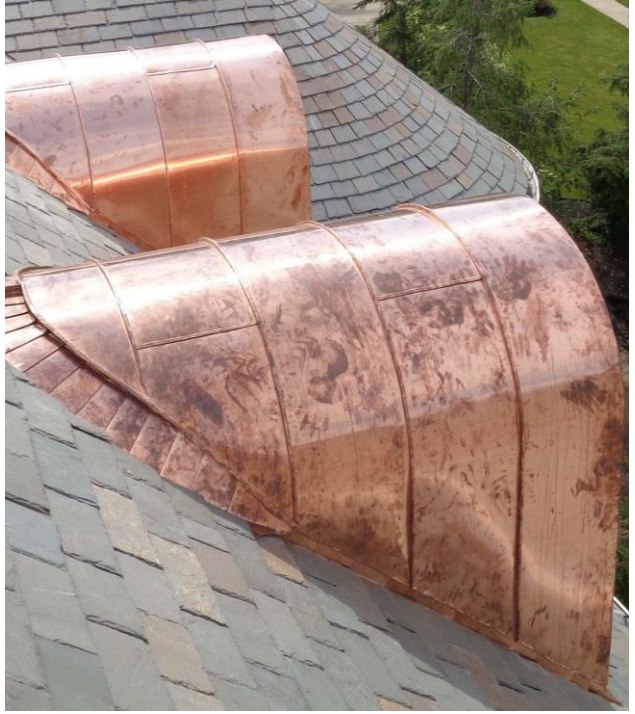
Generations of Craftsmanship

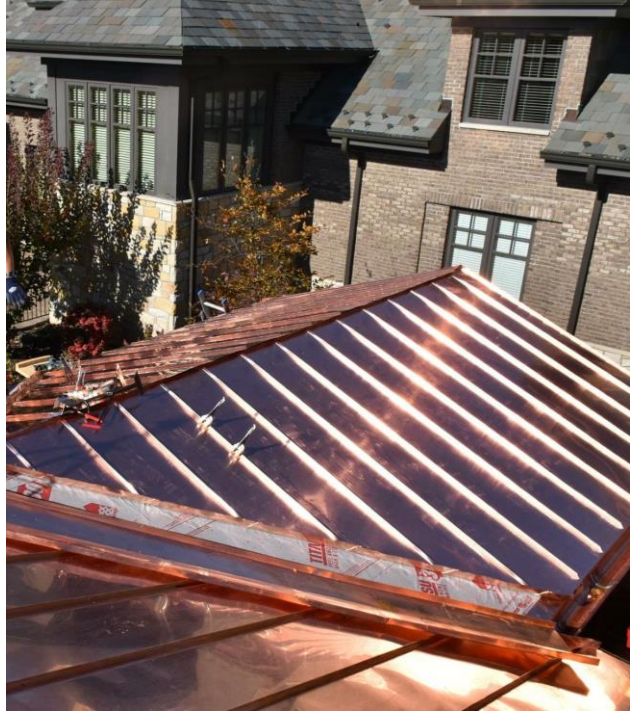
Jenkins Slate Masters, Incorporated is a Slate and Copper Roof Contracting and Consulting company that focuses solely on Slate and Copper roofs, nothing else. Our family passion for the trade began back in 1968 and has progressively grown into one of the most respected companies in the industry. With a strong background in repair and restoration, Jenkins Slate Masters, Inc. has slowly shifted it's focus on custom homes with artistic details. While we are stationed in Western Pa and prefer to work in that general area, we will travel almost anywhere in the world given the right opportunity.

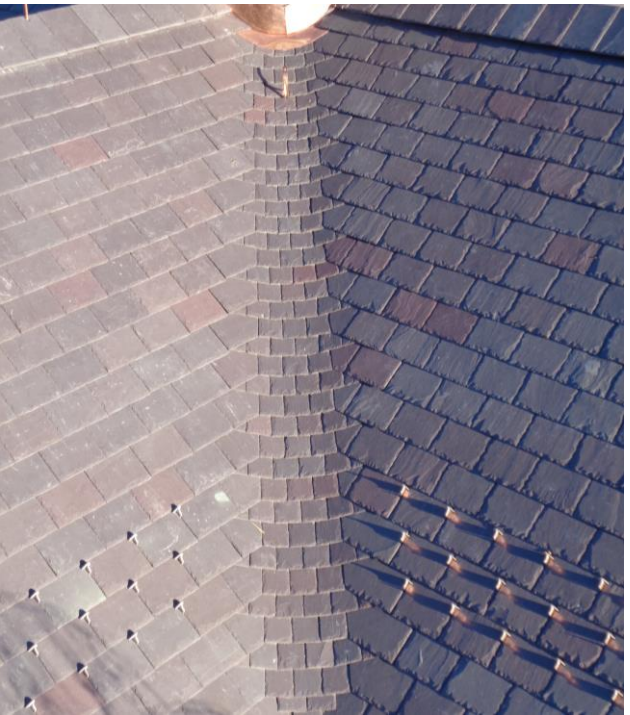
All pictures in this presentation from their portfolio including copper

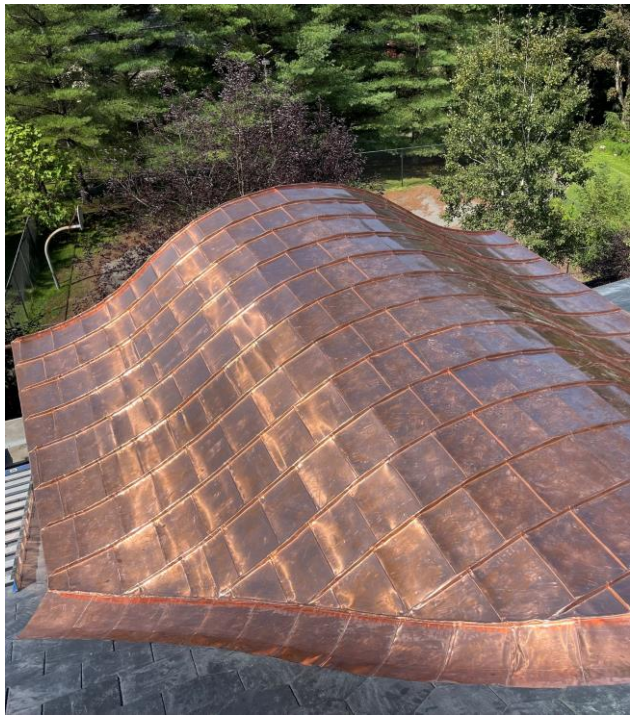






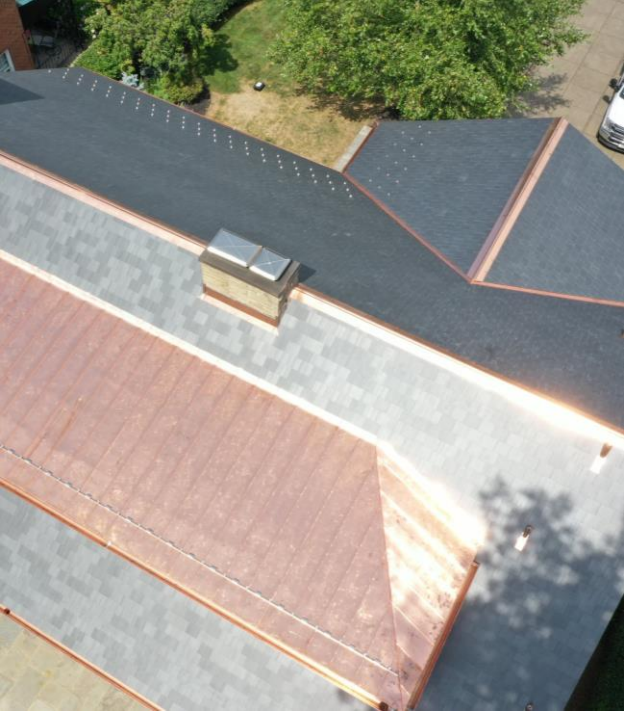






Jenkins Slate Masters

- Exceptional Copper Craftsmanship.
- Slate Master Craftsman.
- Would Travel from Pennsylvania to do this house from January – March 2025.
- No Local Florida Roofers Of Comparable Experience
- Founder Author of “The Slate Bible”. 3 Editions for Aspiring Slate Masters



Jenkins Slate Masters

- Portfolio Pictures




Jenkins Slate Masters

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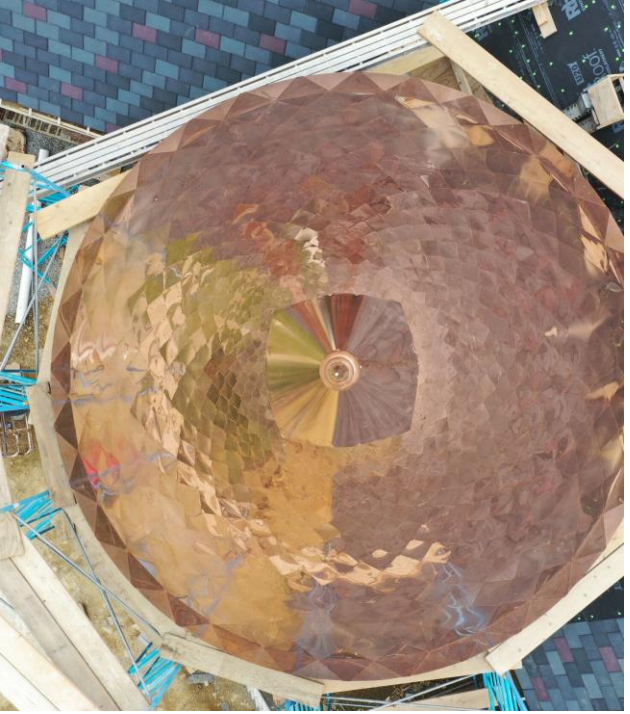

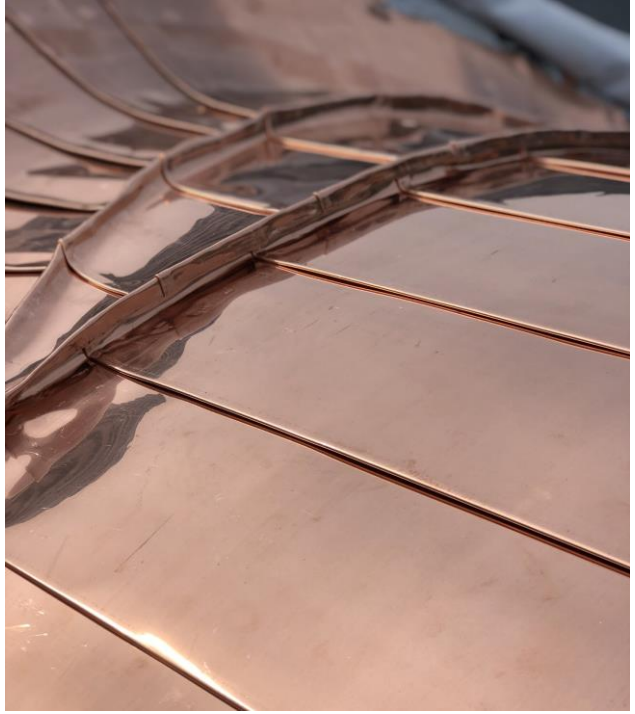

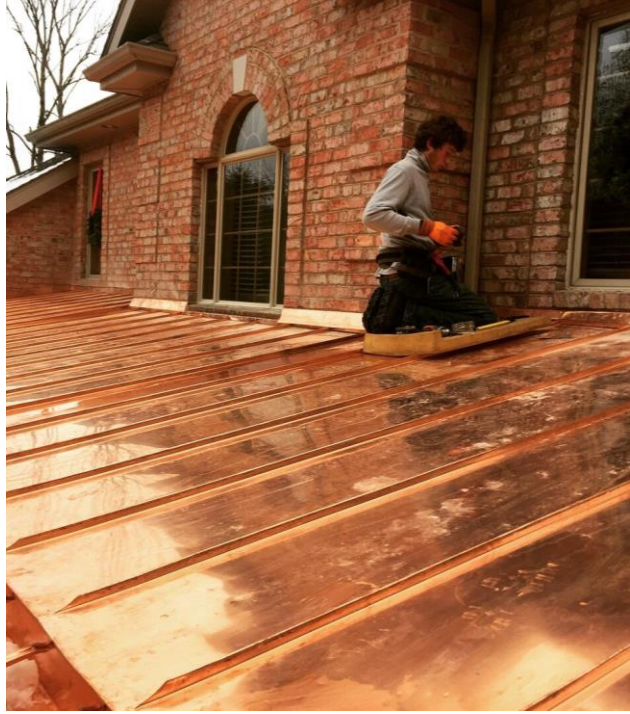

Jenkins Slate Masters

- Portfolio Pictures

PART 1 – DESCRIPTION OF WORK

- A. Contractor will furnish all labor, materials, equipment, apparatus, tools, transportation and services necessary for, and incidental to, the proper installation and completion of a slate roof on the project named above. This work will include removing and disposing of existing tile roofing; installing underlayment; installing new flashings as specified below; and installing new roofing slate to cover the entire existing roof area, to leave a very long term, damage resistant, weatherproof roof.
- 1. Existing tile roof will be removed and disposed of. Existing decking will stay but will be replaced as needed (rotten boards and/or cracked boards). Decking will be re-nailed with ring-shank nails to stiffen up the roof structure. New PSU underlayment will be installed.
- 2. Approximate number of squares of slate to be installed is 38.5SQ on the house and 4.5 SQ on the pool house. Total squares of slate to be installed is approximately 43SQ. Approximate number of squares of double-lock, standing seam copper roofing to be installed is 12.8SQ. Approximate number of squares of 3D diamonds to be installed on the pool house structure is 1.68SQ. Approximate number of squares of flat-lock solder seam roofing to be installed is 0.33SQ.
- 3. All roof related flashing will be replaced. These include: valley flashings, step and counter flashings, chimney flashings, pipe flashings, drip edge flashings, cricket and basin flashings, ridge flashings, hip flashings, etc. 4. Three dormers will be removed as outlined in diagram 2.
- **4. Scaffold erection in two phases (refer to diagram 1 on page 8), dumpster fees, stucco work (if needed), slate delivery and permits will be handled by the homeowner/general contractor. Mutually agreed upon airbnb and associated costs will be reimbursed by the homeowner.**
- B. All roofing work shall be executed such that the building is protected from water penetration.

PART 2 – QUALITY CONTROL

- A. Contractor shall use workmen who are trained and experienced in laying slate, installing metal flashing, and all other skills needed to satisfactorily complete the project as specified. Contractor shall keep the building weatherproof, and make every reasonable attempt to complete the project on schedule.
- B. Contractor shall make certain that the surfaces to which the roof slates are to be applied are in a suitable condition for this application or that they have been repaired to a condition satisfactory for slates.
- C. Contractor shall guarantee all material to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from these specifications involving extra costs will be executed only upon written orders and will become an extra charge over and

ROOFING UNDERLAYMENT

- Titanium, High Temperature PSU 30 or equivalent underlayment will be used across the entire roof. No Peel & Stick Underlayment with any kind of granular surface will be used.

SHEATHING REPAIR OR INSTALLATION

- All roof decking (sheathing) installation, repairs, or replacement will be completed using decking material the same as, or similar to, the existing decking material, but not to include laminated or glued woods of any kind. No plywood roof decking will be used. If existing roof decking has deteriorated in areas and must be replaced prior to the installation of the new slate, such replacement will require the additional charge of $25/lineal foot of replaced roof sheathing. Fascia boards will also be inspected and replaced as needed which will require the additional charge of $35/lineal foot. Fascia boards will need primed and painted to match existing paint.

NAILS AND FASTENERS

- All nails, screws, and flashings used for the work shall be galvanically compatible. For installing new slate, hard copper nails will be used, 10 gauge, 1.5 inches long, smooth shank nails. Slating nail length is to be twice the thickness of the slates, plus one inch.

FLASHING

- 1. All flashing shall be 20 ounce copper. 16 ounce copper will only be used in areas where a thinner more flexible copper is needed (i.e. hip flashings).
- 2. All standing seam roofing will be 20 ounce copper.
- 3. Valley flashing will be 20 ounce, partially hardened copper, minimum 16 to 18 inch wide stock, leaving an exposed valley of 6 to 8 inches. Valley metal must extend under the slate a minimum of 5 inches. Valleys will be doubled locked where they meet an adjacent valley at the top. Valleys will have a half inch hem on both edges and be cleated to the roof deck using copper or stainless steel cleats. Overlapped joints must overlap a minimum of six inches, more on lower sloped areas.
- 4. Ridge flashing will be 20 ounce copper ridge roll, fastened with copper cleats on approximately 24 inch centers, so as to leave no exposed fasteners.
- 5. Step flashings, chimney flashings and dormer aprons will be 20 ounce copper. Step flashings are to lie on the roof four inches and extend up any vertical abutment a minimum of three inches, if possible.
- 6. Hip flashings will be exposed 16 ounce, stepped flashings. These flashings will be installed with each row of slate.
- 7. Basins, crickets and flat roof area will be flashed with 20 ounce copper and where solder is needed, soldered with 50/50 solder.
- 8. Small flat roof on west side of garage will have flat lock, solder seam, 20 ounce copper installed. Seams will be fluxed and soldered with 50/50 solder.
- 9. Drip edge will be 16 ounce copper fabricated with a built in cant. Drip edge will extend down the fascia to match existing flashing.
- 10. Approximately 20’ of K-style gutter and associated downspout will be replaced with matching copper components. Gutter will be fastened with fascia mount hangers.
- 11. All copper is to be uncoated “red” copper.

SLATE

- 1. Slate shall be S1 Grade, Glendyne, “North Country” black slates and Penrhyn purple slates, free of defects, with punched rather than drilled nail holes.
- 2. All slate shall be from the same sources: Glendyne Quarry in Quebec and the Penrhyn Quarry in Wales. Purple Penrhyn slates will be installed as shown in diagram
- 3 across the entire roof surface as needed. 3. The slates will be 10” wide by 16” Tall.
- 4. Slate shall be laid with a minimum 3 inch head lap. Head lap will not be decreased, but will be increased to 4 inches at low slope areas. Side-laps will be maintained at a minimum of three inches, if possible.
- 5. Slate shall be hard, dense, sound rock of uniform thickness, approximately 1/4” thick, with square cut edges along the drip edge and the fish scale shape along the field slates.
- 6. Eave slates shall be laid to project 1.5 inches beyond the furthest extent of fascia. Rake edge (gable end) slates shall extend 1 inch.

Underlayment

- Titanium, High Temperature PSU 30 or equivalent Miami-Dade approved (Carlisle WIP 300HT, Grace HT PSU) underlayment will be used across the entire roof (whichever is more locally available). Underlayment must comply with ASTM D1970 and meet Miami-Dade roofing code. No Peel & Stick Underlayment with any kind of granular surface will be used.
- Underlayment shall be laid in horizontal layers with joints lapped toward eaves or drains and ends overlapping at least 3 inches. Vertical joints will lap a minimum of 6 inches.

Slating

- a. Slates are to be standard 1/4” thickness, 10” wide by 16” long, Glendyne black and Penrhyn purple. All slates except the first row will be fish scaled (rounded at the bottom). Groups of four purple slates will be spaced across the slate roof surfaces as shown in diagram 3.
- b. All standard slates shall be fastened with two copper 10 gauge, smooth shank roofing nails, 1 ½ inches long. Slates will have an extra nail or hook and a small dab of sealant (below the slate) along the rake edges and cap slates to help mitigate against high wind speeds.
- c. The slate shall project 1.5” at the eaves. All standard field slates will be installed with a 3 inch head lap following chalk lines marking the top edge of each course of slates. Each course shall break joints laterally by a minimum of 3 inches, if possible, with the underlying or overlying course. Slates at the eaves shall be doubled by using a slate starter course that is canted 3/8 inch to ½ inch by a copper drip edge with a built in cant. The first course of slate shall be laid over the slate starter course so that the drip edges of both courses are aligned and flush. The starter course should be laid back side facing up to allow the edge bevel to merge flush with the edge bevel of the first course (which is laid back side facing down, as are all other slates on the roof, except the starter course).
- d. Slates will be neatly fitted around any pipes, ventilators, and other roof penetrations. Slates overlapping sheet metal shall have the nails placed so as to minimize puncturing the metal.
- e. Slating nails shall not be driven in so far as to produce an excessive strain on the slates and shall instead be driven to a depth such that the nail heads lie within the counter-sunk nail hole and do not rub excessively against the overlying slates.
- f. Any exposed nail heads will be sealed with a construction grade, clear or matching color caulk.
- g. Two woven slate valleys will be installed where outlined in diagram 2. Penrhyn purple will be used in the valleys with a black diamonds pattern.
- h. Contractor must make all reasonable efforts to avoid walking on the slates during the installation process. Upon completion, all slate shall be sound, unbroken, un-cracked, whole and clean, showing no exposed roof cement. Individual slates that must be installed in the field of the roof after the installation is complete, such as where a roof bracket had been removed or where a repair has been made, shall be installed using anodized black, stainless steel slate hooks.

Standing Seam

- Standing seam will be a finished height of 1” with a finished panel width of approximately 17”. Stainless steel clips will be installed every foot with additional clips installed at the drip edge and ridge. Clips will be fastened with stainless steel, ring shank nails. Traditional double lock techniques will be used.

Dormer Removal

- Three dormers, as outlined in diagram 2, will be removed, framed in and decked over in preparation for the installation of the standing seam, copper roof. JSM is not responsible for any interior work.

Diagram 1 - Scaffold Plan

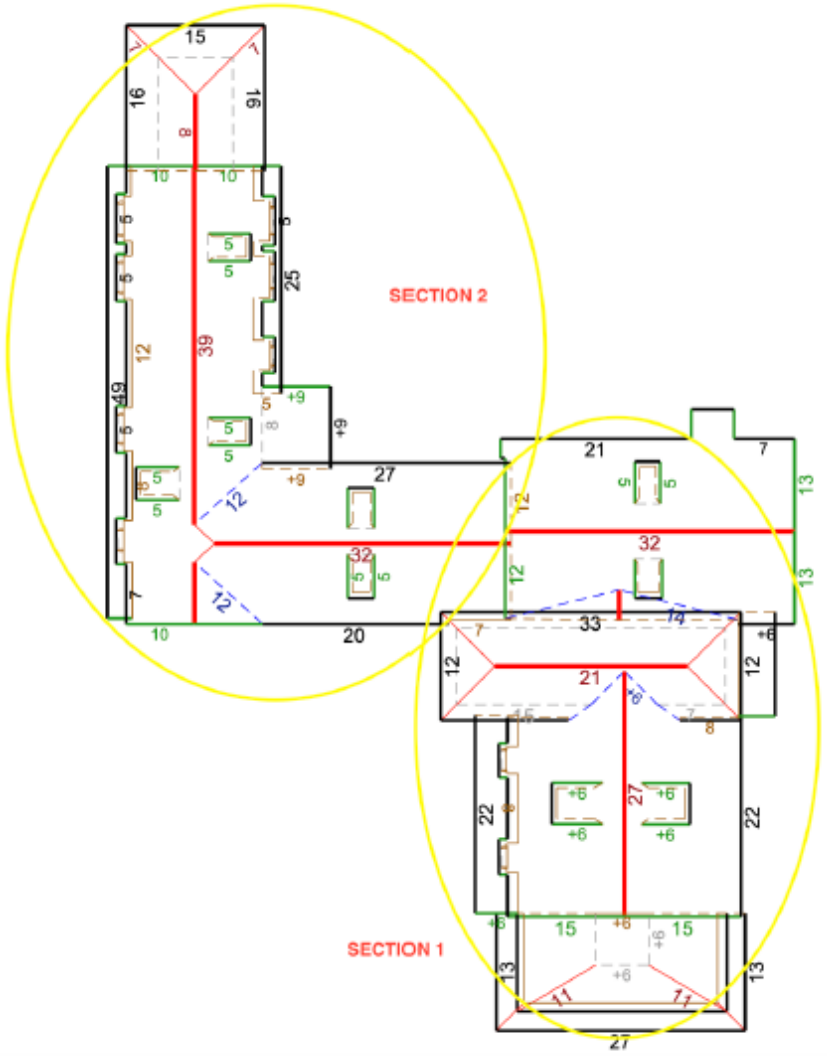

Diagram 2 - Layout

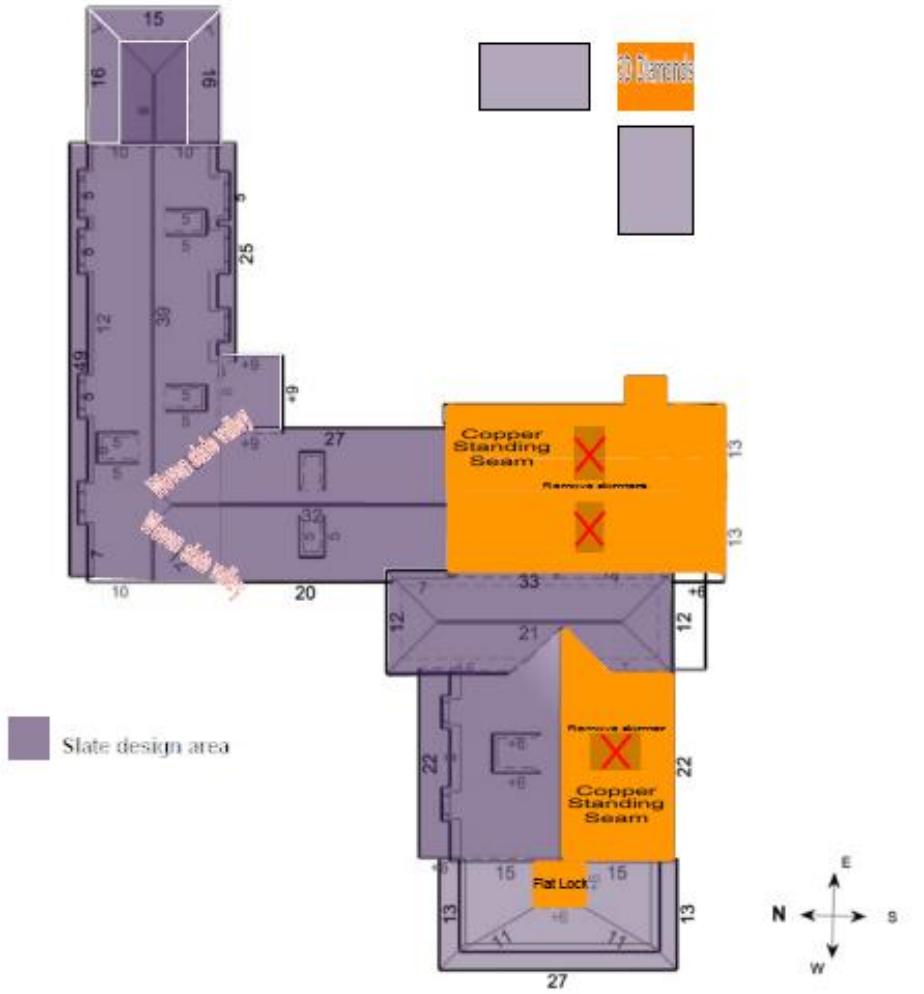

Diagram 3 - Design