DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property *(location of work)*
Property Address: 2720 W. Grace Street (may also be listed as 2718 W. Grace St) Current Zoning: R-48
Historic District: West Grace Street

Application is submitted for: *(check one)*

- ☒ **Alteration**
- ☒ ~~**Demolition**~~
- ☐ ~~**New Construction**~~

Project Description *(attach additional sheets if needed):*
Project scope is as follows: replacement of main upper flat roof and front tile portion (excludes front porch and rear balcony roofs); masonry on all upper roof parapet walls and outside wall from top to 5ft down; gutters; (4) windows located in the front, left and rear. Specific information is located on contractor's proposal attached.

Applicant/Contact Person: Sheila DeCastro, Trustee for the Azucena V. DeCastro Revocable Trust
Company:
Mailing Address: 6522 Park Avenue
City: Richmond State: VA Zip Code: 23226
Telephone: (804) 651-9280
Email: s.de.castro27@gmail.com
Billing Contact? Yes Applicant Type (*owner, architect, etc.*): Owner

Property Owner: Azucena V. DeCastro Revocable Trust
If Business Entity, name and title of authorized signee: Sheila DeCastro, Trustee
Mailing Address: 6522 Park Avenue
City: Richmond State: VA Zip Code: 23226
Telephone: (804) 651.9280
Email: s.de.castro27@gmail.com
Billing Contact? Yes
Owner must sign at the bottom of this page*

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  **Date:** June 28, 2024

Certificate of Appropriateness
Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the checklist, which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see fee schedule available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.

2720 W. Grace St., Richmond, VA

(May also be listed as 2718 W. Grace St.)

Supplemental information for Certificate of Appropriateness Application

Prepared for: Commission of Architectural Review (CAR)
Prepared by: Azucena V. DeCastro Revocable Trust **(**Sheila DeCastro, Trustee)

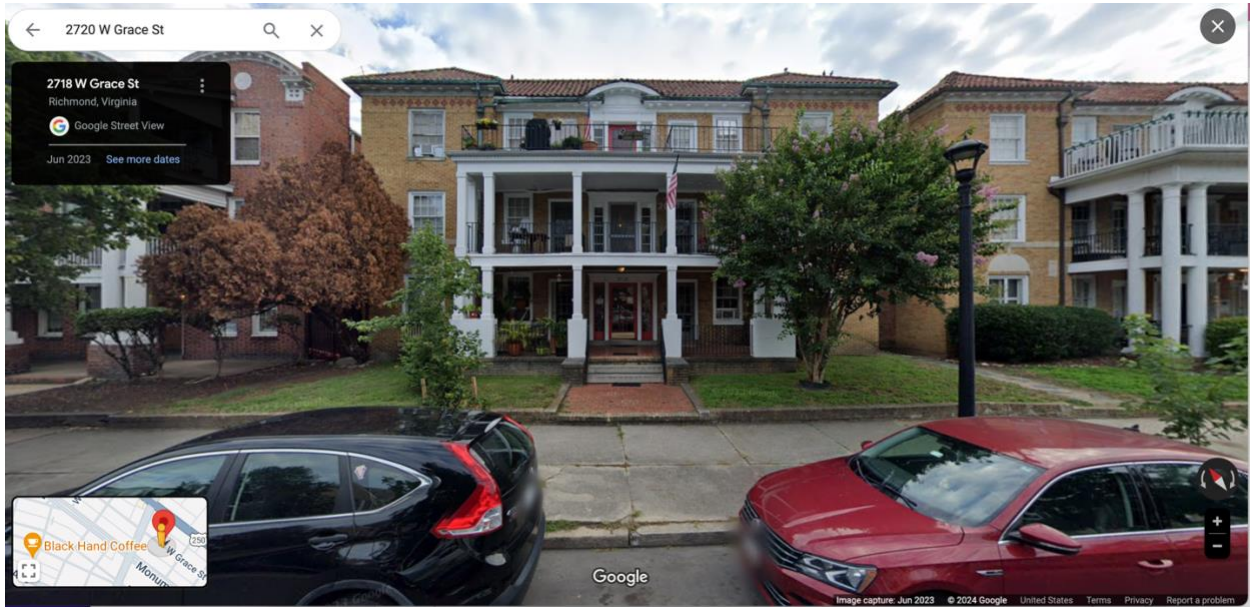
Project Description (continued from application): The building situated at 2720 W. Grace Street requires renovations due to some of the aging areas. Implementing these upgrades will ensure improved coverage and increased longevity. Details of project scope are located on proposal by Tredegar Construction, LLC, a Class A contractor (**refer to PDF titled 2720_W_Grace_Street_Tredegar_Updated_Proposal**).

To be replaced: Roof, Masonry, Gutters, Windows (4), Cornice & Trim

Reference PDF attachments are as follows:

1. Tredegar Construction proposal: 2720_W_Grace_Street_Tredegar_Updated_Proposal for scope of work to be performed
2. GAR Quick Measure roof measurement photos that can also serve as site plan
3. Verea Catalog to be used for reference for new roof tile color to replace existing tile

Property shot



Roof Replacement

- **Current conditions:** The main roof consists of two parts: (1) **the flat portion,** which may be modified bitumen. It constitutes most of the rooftop, from the front to the rear of building. Roof material has been updated but time of repair is uncertain; (2) **the clay tiles** (i.e., Spanish style tiles) comprise the front part of the building. Tiles are either original or approximately since the 1950s. Due to the wear and tear from age, weather fluctuations, UV rays, and overall nature's elements, the tiles have cracked, while the seams of the flat roof have loosened and need to be replaced. There has been prior repair work in 2021 and 2023, but after an evaluation, the entire roof needs to be replaced.



Top and front-facing W. Grace St. with a few cracked tiles

Top and rear-facing tile

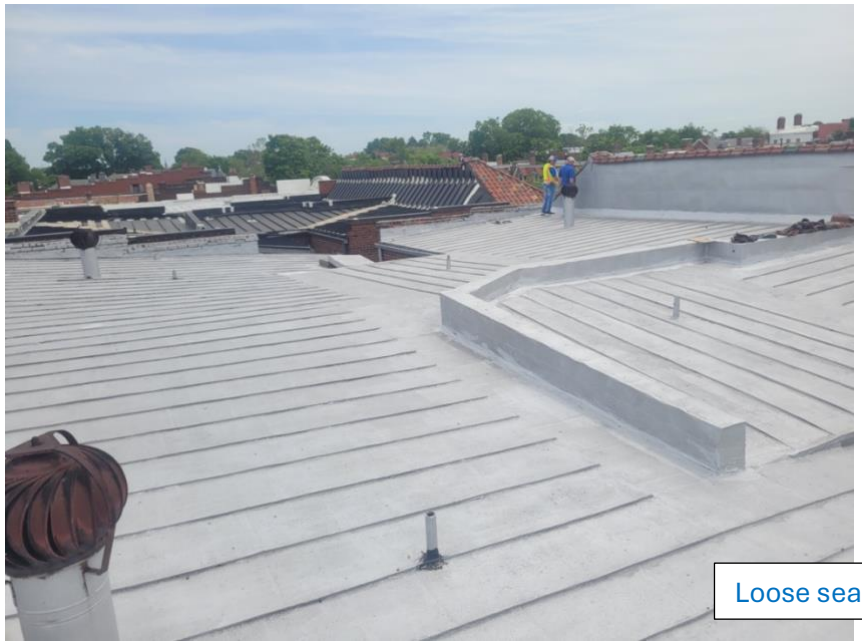




Back of tile meets vertical wall and then slopes to flat roof. Area needs to be replaced.



- **Roof** – Flat portion (current conditions). Located “behind” the tile roof and extending to majority of the top of building.





Loose seams and cracks



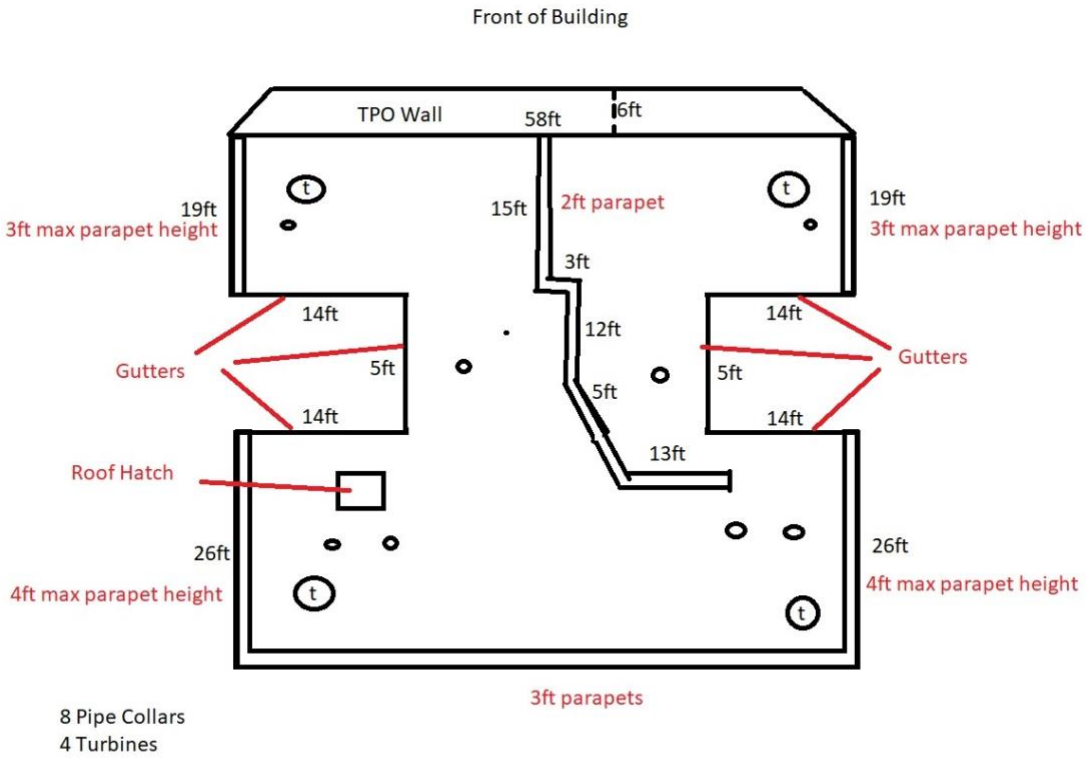
Vulnerable areas near parapet walls



Loose seams and cracks

Roof hatch

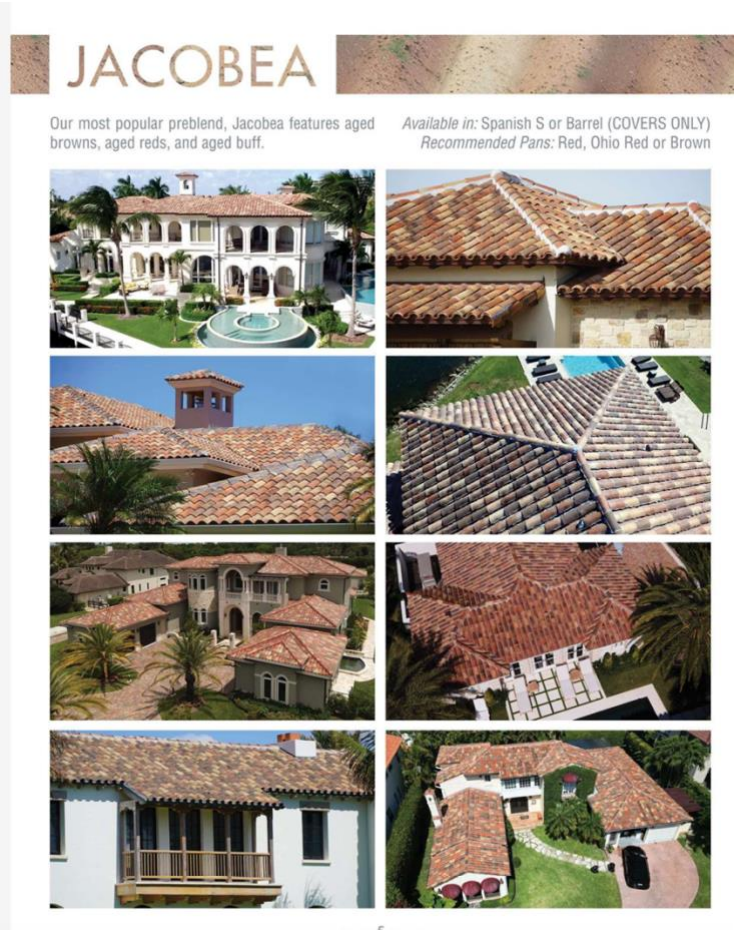
- **Roof – Diagram of entire roof**



- **Roof - Elevations (**Refer to PDF attached titled “GAR Quick Measure”)

Roof - Proposed work to be completed: Refer to Tredegar Construction's proposal, pg. 1, for details on flat and tile portions.

- **Roof material selected for Spanish tile: JACOBEA.** For more information on tile in context/in situ, see PDF brochure titled "Verea Catalog" on page 5.



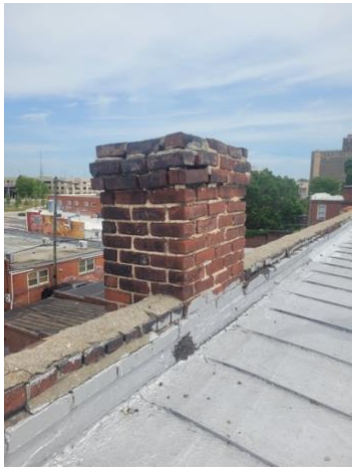


Masonry

- **Current conditions:** Top portion of the building's bricks near the roof need repointing, due to weathering over time.







- **Proposed work to be completed:** Refer to Tredegar Construction's proposal, pg. 1, for specifications. Point up includes roof side of parapet wall and 5ft down along outside wall on right, left, and rear outer wall of building. Note that masonry will be completed prior to start of the roof.



Gutters (Left and right sides of flat roof gutters only. Not front- or back-facing.)

- **Current conditions:** More current gutters were installed (prior repair unknown); but with proposed new roof, old gutters will need to be removed and replaced. New aluminum gutters with new roof will maintain integrity and cohesiveness.



White gutters right side of building, currently

Bronze gutters on left side of building, currently.



- **Proposed work to be completed:** Refer to Tredegar Construction's proposal, pg. 1, for gutters on left and right sides of building.

Gutters Aluminum (Front Upper Copper Gutters and Downspouts Only-Excludes all areas of aluminum gutters)

- **Current conditions:** Gutters are believed to be original and made from copper. Over time this area has become vulnerable and resulted in wood rot, faded paint, and loosened gutters.



Replace current gutters and downspouts

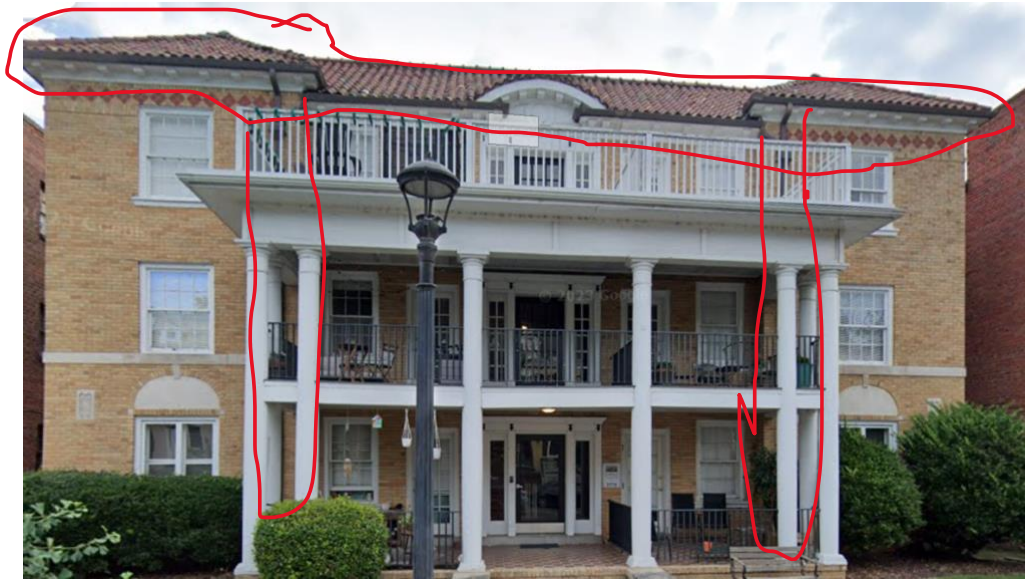






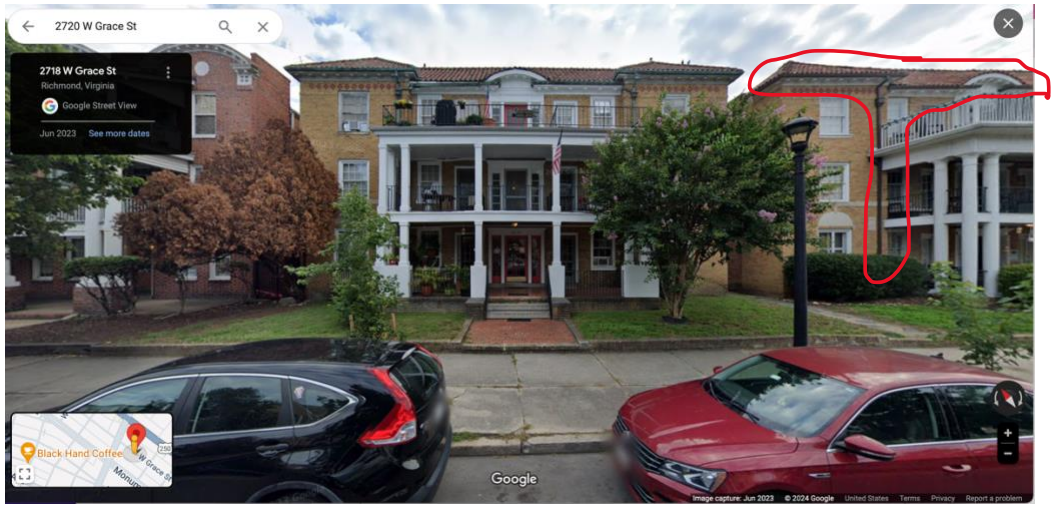
Gutters Aluminum (Front Upper Copper Gutters and Downspouts Only-Excludes all areas of aluminum gutters) continued:

- **Proposed work to be completed:** Refer to Tredegar Construction's proposal, pg. 2, for street/front-facing gutters. Note: With new roof to be installed, gutters will also need to be removed to help maintain integrity and cohesiveness in look, functionality, and age. K-style aluminum in bronze has been proposed for strength, weather-resistance, and longevity. **Refer to 2716 (also listed as 2714) W. Grace St., which is adjacent building and incorporates this gutter type.**



Reference 2716 (also listed as 2714) W. Grace St. has K-Style gutters and downspouts in bronze aluminum.

2716 is located to the right of 2720 when facing the bldg.

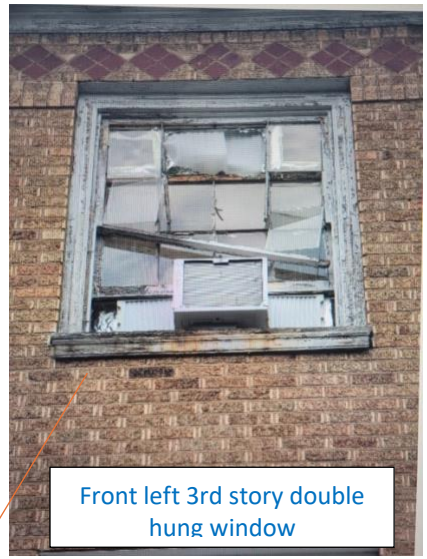


Windows (4) in total for this phase of work

- **Current conditions:** (4) windows require significant work. These windows need to be replaced/repaired due to weather, wear and tear, and age, versus repairing them solely.



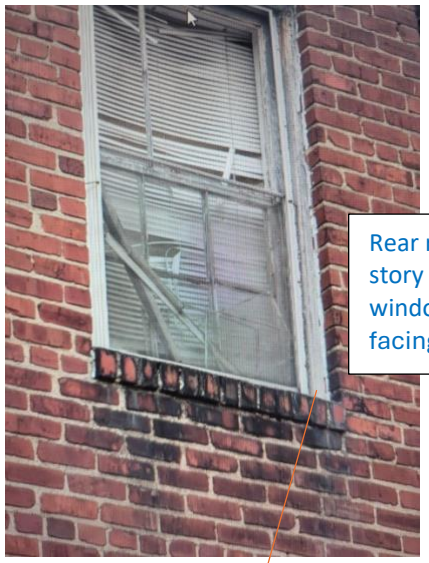
Front left 1st story casement window



Front left 3rd story double hung window



Left side of the building (when facing bldg. front). 3rd story double hung window



Rear right 2nd story double hung window (when facing bldg. rear)





- **Proposed work to be completed:** Refer to Tredegar Construction's proposal, pg. 2, for window specifications.

Front Cornice and Trim Repair (Top of building, area over the porch between front left and right bump-outs)

- **Current conditions:** Weather, nature's elements, and age have affected the areas of the frieze board, soffit, fascia, OG molding, bed molding, and dental blocks.







Decorative trim and arch will not be touched.
Fascia only will be repaired in this area.





- **Proposed work to be completed:** Refer to Tredegar Construction's proposal, pg. 3, for cornice and trim specifications.

Questions?

Contact:
Azucena V. DeCastro Revocable Trust
Sheila DeCastro, Trustee
804.651.9280
s.de.castro27@gmail.com

JOB PROPOSAL
DATE:
06/12/2024

Tredegar Construction, LLC
4007 W. Franklin Street
Richmond, VA. 23221
(804) 718-0510 – phone
(804) 718-0513 - fax
info@tredegarconstruction.com

BILL TO	PROJECT
Customer Azucena V. DeCastro Revocable Trust	Enter Address: 2720 W Grace St. Richmond, Virginia, 23220
Phone (804) 651-9280 Email s.de.castro27@gmail.com	Estimator: Brendan Frantz brendan@tredegarconstruction.com (804) 912-0571

INSTRUCTIONS
Please call your estimator or the office at 804-718-0510 with any questions or concerns.
If acceptable, please click the Green Accept button in the top right corner of the proposal to sign the agreement.

Description	Price
TPO Roof (Main Upper Flat Roof Only - Excludes Rear Porch and front balcony Roof): Supply all labor and materials necessary to: - Remove existing visible roofing layer to expose the roof deck - Install a new fully adhered 60 mil white Versico TPO membrane roof system over two layers of 2.6" iso insulation panels. - All roof pipe collars will be replaced. - Replace existing turbines with new turbines for attic ventilation. - A custom drip edge metal (white) will be installed and sealed with Versico cover tape on all gutter edges of the roof. - The TPO membrane will extend up and over the parapet walls and terminate in a custom fabricated drip edge (color = Dark Bronze) and sealed with a Versico cover tape. - The TPO membrane will extend up and over the central parapet wall. - The TPO membrane will extend up and over the vertical wall that separates the flat roof from the front Spanish tile roof. See Spanish tile section for ridge cap finishing. - Wrap roof hatch and hatch curb with TPO membrane. - Clean up and haul away all job-related debris. - The price for the re-roof permit has been included in the price. - This installation includes a 20-year material only warranty from the manufacturer (Versico). ***Building owner should be expecting some roof deck damage given the age of the roof. This is not included in the price. Masonry: (To be completed prior to the start of the roof) - Install scaffolding around the right, left, and rear sides of the building. - Install tarps on outside of work area to ensure masonry dust and mortar does not impact the surrounding buildings. - Point up the masonry joints on all upper roof parapet walls. Point up includes the roof side of the parapet wall and 5 ft down along the outside wall on the right, left, and rear outer wall of the building. - Point up chimney and replace masonry crown. - Clean up and haul away all job related debris. ***Given that the scaffolding necessary for the masonry will be in close proximity to the power lines on the rear of the home we will need up to 3 half day power drops. Gutters: (Left and Right Side Flat Roof Gutters Only) - Remove existing gutters and downspouts. - Install 6” k-style seamless aluminum gutters. Color is White - Install 4" round downspouts to match the existing. Color is White - Place a splash block at the bottom of each downspout. - Clean up and haul away all job-related debris.	$109,139

Description	Price
Spanish Tile Option #1 Clay (Front and side Mansard Roofs - Rear Porch and Balcony Roofs not included): Provide labor and material necessary to: - Erect all necessary scaffolding to complete the work below. - Remove existing clay tile roofing layer and underlayment to expose the roof deck. - Install high temp ice and water shield over the entire roof deck. - Install copper drip edge at all eaves. - Install copper flashing at the valleys. - Install new S - Shaped Spanish Clay tile (Color pallet = Jacobea) - Install new ridge cap. - Hips and ridge of the new tile roof will end in a bull nose tile to match the existing design. - Closure tile will be installed at the eave edge and where the roof meets the ridge cap. - Clean up and haul away all job-related debris.	$45,905
Spanish Tile Option #2 Composite (Front and side Mansard Roofs - Rear Porch and Balcony Roofs not included): Provide labor and material necessary to: - Erect all necessary scaffolding to complete the work below. - Remove existing clay tile roofing layer and underlayment to expose the roof deck. - Install high temp ice and water shield over the entire roof deck. - Install aluminum valley flashing. - Install aluminum drip edge. - Install new S - Shaped Spanish synthetic tile by Brava (Color pallet = Jacobea) - Install new ridge cap. - Hips and ridge of the new tile roof will end in a bull nose tile to match the existing design. - Closure tile will be installed at the eave edge and where the roof meets the ridge cap. - Clean up and haul away all job-related debris.	$43,512
Gutters Aluminum (Front Upper Copper Gutters and Downspouts Only - Excludes all areas of aluminum gutters): Provide labor and material to complete the following: - Remove existing gutters and downspouts. - Install 5” k-style seamless aluminum gutters. Color will be Bronze to match the look a a patinated copper. - Install 2x3 downspouts. Color will be Bronze to match the look a a patinated copper. - Where the aluminum downspout meets the copper funnel the downspout will be wrapped to ensure the metal does not corrode. - Downspout funnels and all downspouts below the funnels are to be left as is. - Clean up and haul away all job-related debris **Price of necessary scaffolding is already included in the spanish tile roofing work. This price is going this at the same time at the roofing above	$961
Pre-1978 Lead-Safe RRP Protocol - Tredegar Construction is assuming that the disturbed painted surfaces contain lead and so are taking the required precautions for a safe job site. This protocol does require additional cost for the necessary labor and material. These additional costs are included in the pricing below.	
Window Replacement/Repair (4 windows in total): Provide labor and material necessary to: Window locations: - Front left 3rd story double hung window - Front left 1st story casement window - Left side of the building 3rd story double hung window - Rear right 2nd story double hung window - Replace 3 double hung windows with new double pane aluminum clad windows with exterior grids to match the existing design. - The window will have white interiors and exteriors to match the existing. - Rebuild left sash on left 1st story casement window. - Clean up and haul away all job related debris. ***Price excludes any sill or rot repair to the existing window structure.	$12,098

Description	Price
Front Cornice and Trim Repair: (Area over the porch between front left and right bump-outs) - Remove existing gutters and downspouts and put to the side for temporary re-install if necessary. - Replace all trim from the frieze board up including frieze board, soffit, fascia, OG molding, bed molding, and dentil blocks. (excludes decorative trim, dentil blocks, and soffit on the arched portion of the cornice. Fascia only will be repaired in this area) - An allowance of repair of 20 rotten rafter tails has been included in the price. - All painting of this area is included in the price. (paint color to match existing color as closely as possible) - Clean up and haul away all job related debris.	$5,995
Please note The pricing above is contingent upon doing the word in tandem. If 1 or more options are not selected then price adjustment may have to be made.	
Total	**$ Varies Depending on Options Selected**

Notes
Each and all of the terms and conditions set forth in the attachment to this Proposal regarding the proposed work are incorporated herein by reference.
NOTE- Any rotten plywood, roof deck boards, or gutter box framing will be replaced based on the following additional rates: $75.00 per sheet of 7/16” OSB sheathing; $95.00 per sheet of 5/8” OSB sheathing; $105 per sheet of ¾” sheathing; $7 per linear foot of 1x6”; $8 per linear foot of 1x8”; $12 per linear foot of 1x10"; Replacing ¾”x2” or ¾”x3” tongue and groove boards requires a charge of $10 per linear foot. Rafter or Joist repair will be time and material.
NOTE - There is an additional tear off charge of $50.00 per 100 square feet if an additional layer of shingles is discovered or $70 per 100 square feet if another layer of flat roofing (i.e. metal) is found. If a hidden layer of tar and gravel roofing is discovered, a change order will be required with pricing based on the depth of material found. Evidence will be provided.
NOTE -For window trim/sill rot: repairs will be made on a time and material basis. Labor will be charged at $85 per worker hour and 35% will be applied to all material costs. Photo verification will be provided.
NOTE - A deposit will be required based on options selected since some materials are custom order materials and they can’t be returned.
NOTE - If the electrical power connection to the house causes a work hazard to our crew, it may be necessary to have the power company disconnect power for 24 hours in order to complete the work in that area. We apologize for any convenience this may cause, but safety comes first.
NOTE - Once a contract is signed, it must complete the following steps in order to move to production: - Deposit (if non-returnable materials are being ordered) has been paid. - Customer has obtained signed lead pamphlets from the tenents where the windows are being repaired and the tenets whos deck is below the front cornice trim work.

Signature

Signature Date

Customer Signature

Signature

Signature Date

Tredegar Constructions Rep

TERMS & CONDITIONS

The following terms and conditions are agreed to by Tredegar Construction, LLC and the Owner or General Contractor ("Customer") signing this agreement:

Pricing: Pricing is valid for 15 days from date of proposal unless otherwise noted on the proposal. After the 15 days, Customer could be responsible for increases in material prices. If construction is delayed more than 30 days after the signing of the contract due to a situation on the part of the Customer, the Customer could be responsible for increases in material pricing.

Cancellation By Customer: Customer shall have three (3) days after execution of this Proposal by Customer to give written notice to Tredegar of cancellation of this contract for any reason or no reason. If no notice of cancellation is provided by Customer in the time frame specified, then this Proposal shall be binding upon Customer.

Payment: Unless specifically noted on the face of this agreement, payment is due upon completion of the work and receipt of the invoice from Tredegar Construction, LLC. If the project has multiple portions (i.e. roof and siding), then Tredegar Construction, LLC could progress invoice following the completion of the first portion(s) or at the end of each month for large projects. Following the 14 day grace period, a late fee of 2% (24% annually) of the outstanding balance will be applied for each 30 day period the full payment is not received.

Credit Card Payments: Unless specifically noted on the face of this agreement, pricing doesn't allow for payment with a credit card. A 3.5% credit card processing fee would need to be added to the invoice to cover fees paid to the credit card processing company.

Financing: All financing terms are based on credit approval with Service Finance. Other financing terms could apply or Customer could be denied financing if Customer’s credit and income don’t meet application standards.

Schedule: Tredegar will commence work on the Project within 5 days after written notice from Tredegar to Customer of the planned commencement date for the Work. It is estimated that, absent unforeseen circumstances, including weather delays and materials availability, The Project will be completed within approximately 30 days.

Unforeseen Conditions: Unforeseen conditions may require changes to the Project and are defined as any conditions on the property or related to the project that are not outlined in the project specifications. Unforeseen conditions may require changes to the project and specifications in order to keep the project compliant with the governing building code. The Customer is responsible for the cost of required changes due to unforeseen conditions.

Force Majeure: In the event that progress of the Work on the Project is delayed by Acts of God, floods, storms or other weather events, material unavailability, government action, including work stoppage orders, quarantines or any other cause beyond the control of Tredegar, each a “Force Majeure Event,” then the time for completion of the Project shall be extended and Tredegar shall diligently complete the Project once the Force Majeure Event is resolved or eliminated.

Change Orders: Both parties agree that all change orders must be done in writing.

License & Insurance: Tredegar Construction, LLC is licensed in Virginia as a Class A Contractor. License #2705171085. Specialty: RBC / ROC. We carry General Liability and Workman’s Compensation insurance. Copies of license and insurance are available upon request.

Warranty: For roof and siding replacements, new construction roof and siding installations, and window installations, Tredegar Construction, LLC warrants for a period of 5 years that the work was done in a workmanlike manner so as to pass without objection in the trade. All equipment, manufactured items, or materials installed as part of the work are also subject to the manufacturer’s warranty, if any. Tredegar does not separately warrant materials manufactured by others that are incorporated into the work. Tredegar provides a 1 year warranty on insulation work, gutter work, overlay roofs, roof repair, and siding repair unless otherwise noted.

Existing Roof Framing: Tredegar Construction, LLC is not responsible for correcting any visual imperfections in the roof that are caused by improper framing of roof trusses, roof rafters, or roof decking. A new roof will not hide these aesthetic deficiencies. Please consult with your Tredegar representative prior to work beginning if you believe you have a problem area on your roof.

Precautions: Tredegar Construction, LLC is not responsible for any damage to home/building, sheetrock, or any personal property due to work vibrations or due to improper existing structures – prior, during and/or after installations. Tredegar Construction, LLC is not responsible for wires or pipes installed in the construction areas that are not visible from the exterior.

Landscaping: We make every effort to protect shrubs and landscapes but do not assume damages. Due to minor vibrations, valuable pictures and hanging items may want to be removed from the walls. If items are not removed and

become damaged, Tredegar Construction, LLC will not be held liable in any way. Material Deliveries: Tredegar Construction, LLC is not responsible for damages to paved driveways caused by deliveries of materials.

Attic Preparation: Dust and small amounts of debris that may collect in attic areas can't be avoided and is not the responsibility of Tredegar Construction, LLC. Customer should cover belongings stored in the attic with plastic if they are concerned about this.

Skylights: Replacement or even re-use of existing skylights can cause dust and debris to fall into the living space. Customer should put down a drop cloth in areas below skylights to catch any debris.

Photo Use Release: Tredegar Construction, LLC is authorized to take, edit, copy, exhibit, publish, distribute and make use of any and all pictures or video taken of my home to be used in and/or for legally promotional materials including, but not limited to flyers, posters, brochures, advertisements, websites, social networking sites and other print and digital communications, without payment or any other consideration.

Duties of Tredegar: All Work shall be performed in accordance with the provisions of the Specifications. All Work shall be in good working order upon completion of the Work by Tredegar. All Work shall be completed in a good and workmanlike manner, and shall comply with all applicable national, state, and local building codes and laws. All Work shall be performed by individuals properly licensed to perform their said work, as required by law. Tredegar shall obtain all permits necessary for the Work to be completed. Tredegar shall remove all construction debris and leave the Project in a clean condition upon completion of the Project. Tredegar shall purchase and maintain Workman's Compensation and Liability insurance coverage as required by law and deemed necessary for its own protection.

Duties of Customer: The Customer shall communicate with workers on the Project only through Tredegar's Field Superintendent or Project Manager. The Customer will not assert or assume any liability or responsibility, nor have any control over or charge of construction means, methods, techniques, sequences, procedures, or for safety precautions and programs in connection with the Project, since these are solely the responsibility of Tredegar.
The Customer is responsible for keeping all pets and persons, other than Tredegar personnel, out of the Work area until the Project is complete and the Customer has accepted the Project. Tredegar shall not be responsible for any injury incurred by any unauthorized person(s) which occurs in the Work area. The Customer is solely responsible for charges related to any damage done to the Project or the property of Tredegar caused by any unauthorized person(s).
The Customer will purchase and maintain insurance to the full and insurable value of the Project, in case of a fire, vandalism or other insurable instances that may occur.

Breach of Contract: If the Customer or Tredegar shall default on the Contract, the non-defaulting party may declare the Contract is in default and proceed against the defaulting party for the recovery of all damages incurred as a result of said breach of contract, including a reasonable attorney's fee. In the case of a defaulting Customer, any deposit made by Customer shall be applied to the damages. Should funds on deposit by Customer not cover the expenses to date, Tredegar may make claim to the Customer for additional damages for the cost of all work executed and for proven loss with respect to labor, materials, tools, construction equipment and machinery, including reasonable overhead, profit and damages applicable to the Contract.

Dispute Resolution: Should a dispute arise relating to any term or condition of the Contract, which dispute cannot be resolved through informal means, Tredegar can elect, at its sole discretion, to engage in mediation or arbitration or to pursue resolution in the City of Richmond, Virginia Circuit or General District Court.
Regardless of the type of dispute resolution elected by Tredegar (whether mediation, arbitration, or litigation), any such proceeding will be held in the City of Richmond, Virginia unless otherwise agreed upon by the parties. Additionally, the parties hereby agree that the exclusive jurisdiction for any dispute arising from this Contract or the prosecution of the Work will be found in the Commonwealth of Virginia.
Should either party employ an attorney to institute suit or demand mediation or arbitration to enforce any of the provisions hereof, to protect any interest arising under this Contract, or to collect damages for any breach of the Contract, the prevailing party will be entitled to recover its reasonable attorney's fees, costs, charges and expenses expended or incurred in prosecution or defense thereof.

Notice to Owner: Owner is hereby notified of the existence of the Virginia Contractor Transaction Recovery Fund. The Virginia Contractor Transaction Recovery Fund provides relief to eligible consumers who have incurred losses through the improper and dishonest conduct of a licensed contractor. More information on the Fund or filing a claim can be obtained by visiting
http://www.dpor.virginia.gov/Boards/Contractors_Recovery_Fund/
or by contracting the Board of Contractors for claim information at the following address:
Recovery Fund Office
Department of Professional Occupational Regulation
9960 Mayland Drive, Suite 400
Richmond, VA 23233
Phone (804) 367-1559
Email: RecoveryFund@dpor.virginia.gov

Tredegar Construction, LLC
4007 W. Franklin Street
Richmond, VA. 23221

(804) 718-0510 – phone
(804) 718-0513 - fax
info@tredegarconstruction.com

Lead-Safe RRP Pre-Renovation Acknowledgement

DATE: 06/12/2024

Since your home was built prior to 1978, this form is necessary for Tredegar Construction, LLC to document compliance with the requirements of the Federal Lead-Based Paint Renovation, Repair, and Painting Program.

Owner-Occupant Confirmation

Pamphlet Receipt

_x__ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

_____

Printed Name of Owner-occupant

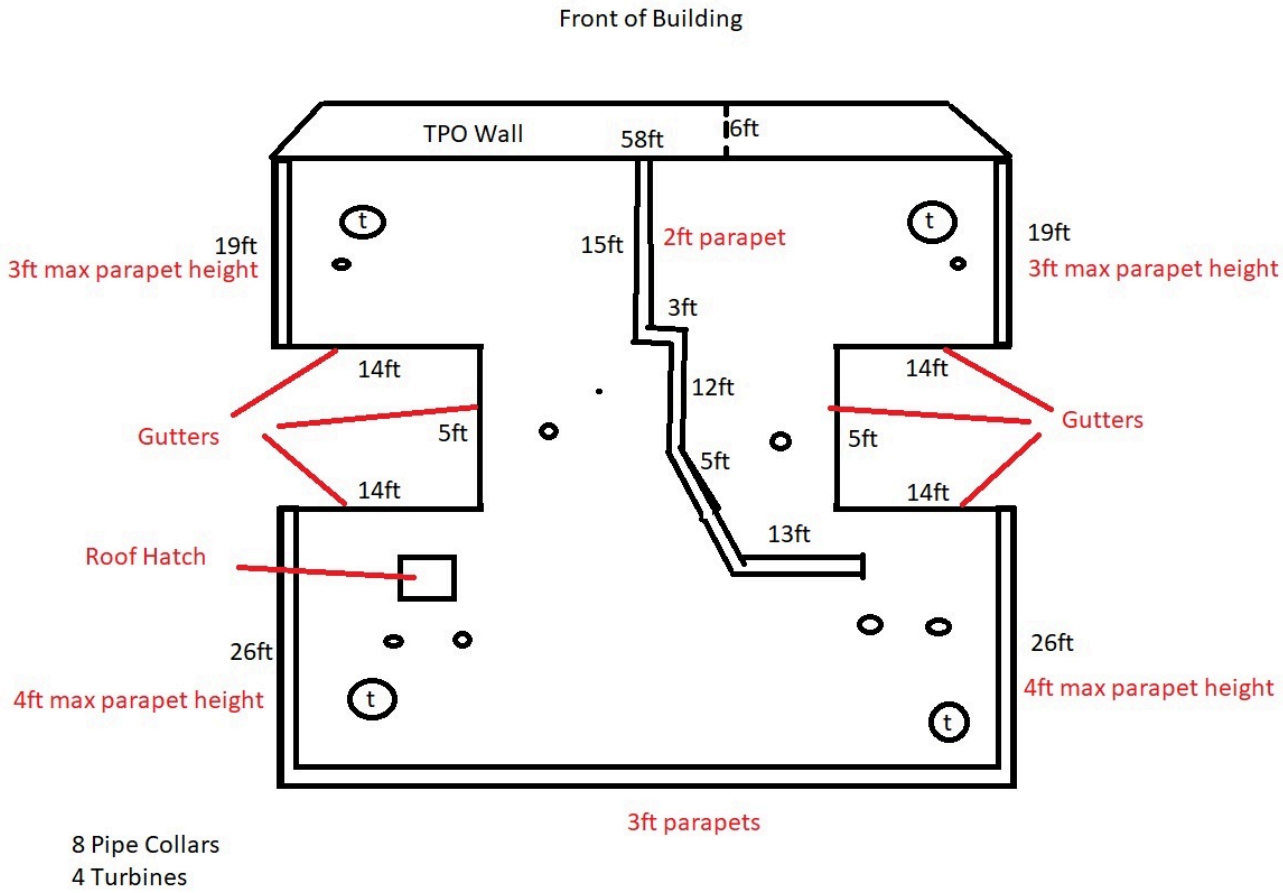
Signature

Signature Date

Customer Signature

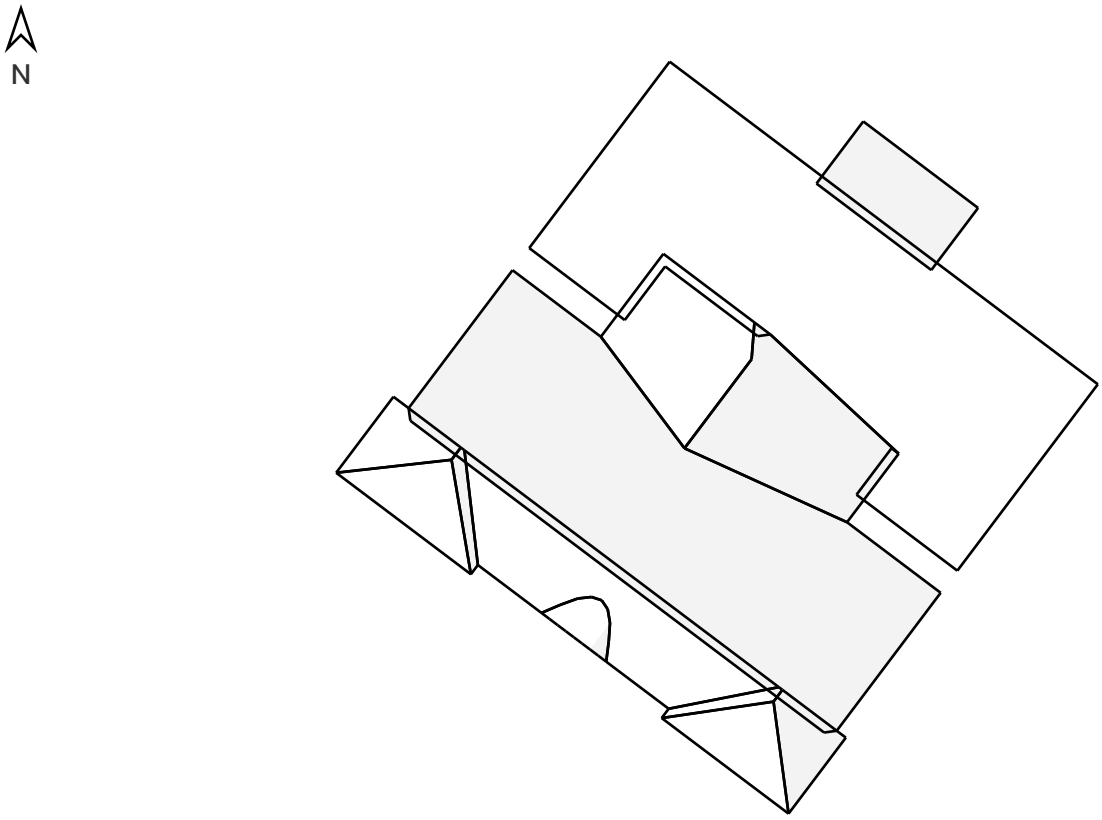
Sheila Decastro

2720 West Grace Street, Richmond, Virginia, 23220


Front of Building
TPO Wall
58ft
6ft
19ft
3ft max parapet height
15ft
2ft parapet
19ft
3ft max parapet height
3ft
14ft
12ft
14ft
Gutters
5ft
5ft
Gutters
14ft
14ft
Roof Hatch
13ft
26ft
26ft
4ft max parapet height
4ft max parapet height
3ft parapets
8 Pipe Collars
4 Turbines

GAF QuickMeasure
Roof Reports in Under an Hour

2720 W Grace St, Richmond, VA 23220 (1)
May 14, 2024
Prepared For: Tredegar Construction LLC



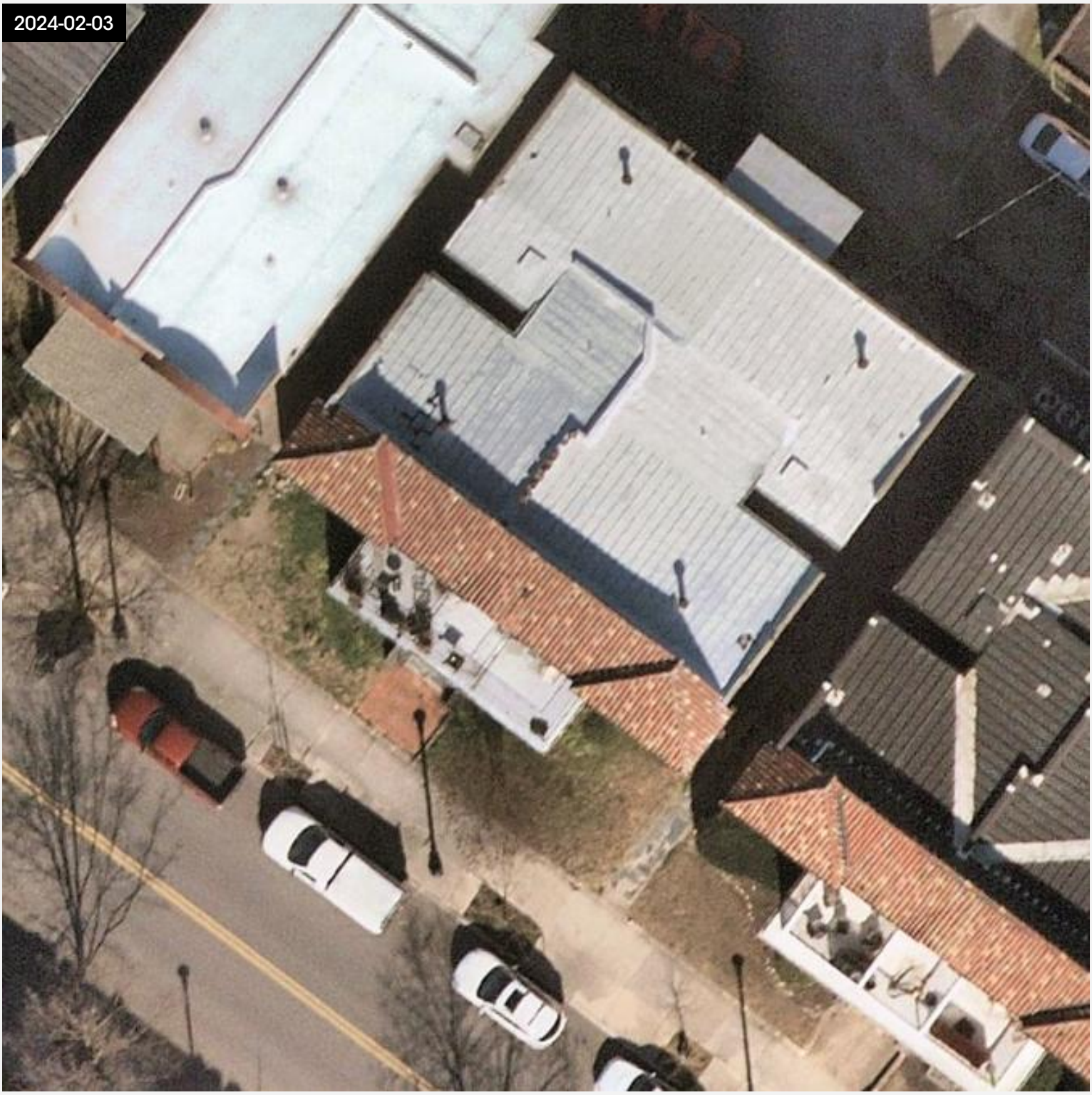
Contents

Overview	1
Top View	2
Side Views	3
Lengths	4
Pitches	5
Areas	6
Summary	7
Materials	8

Measurements

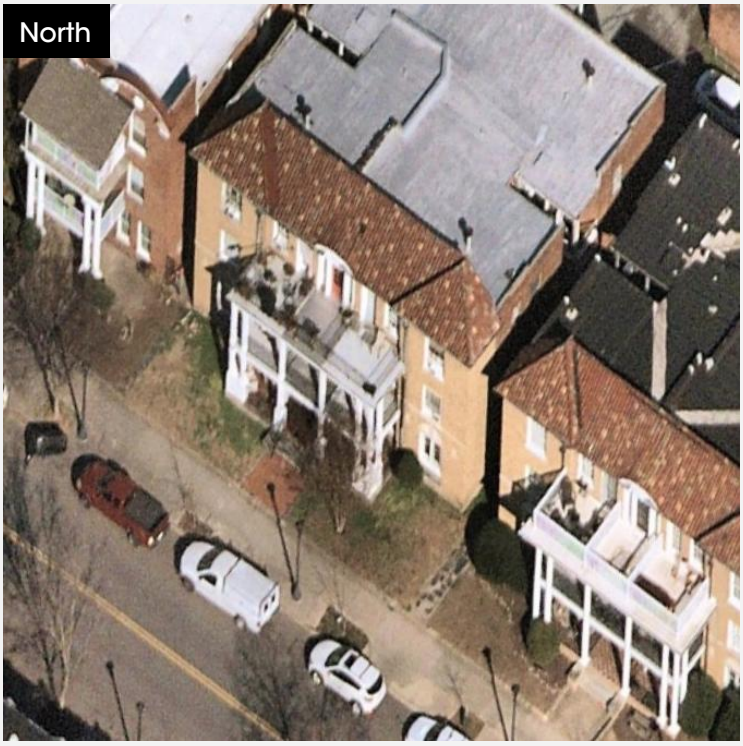
Roof Area	3,792 sq ft
Roof Facets	20
Predominant Pitch	1 / 12
Ridges/Hips	77 ft
Valleys	79 ft
Rakes	157 ft
Eaves	271 ft
Bends	19 ft

Top View

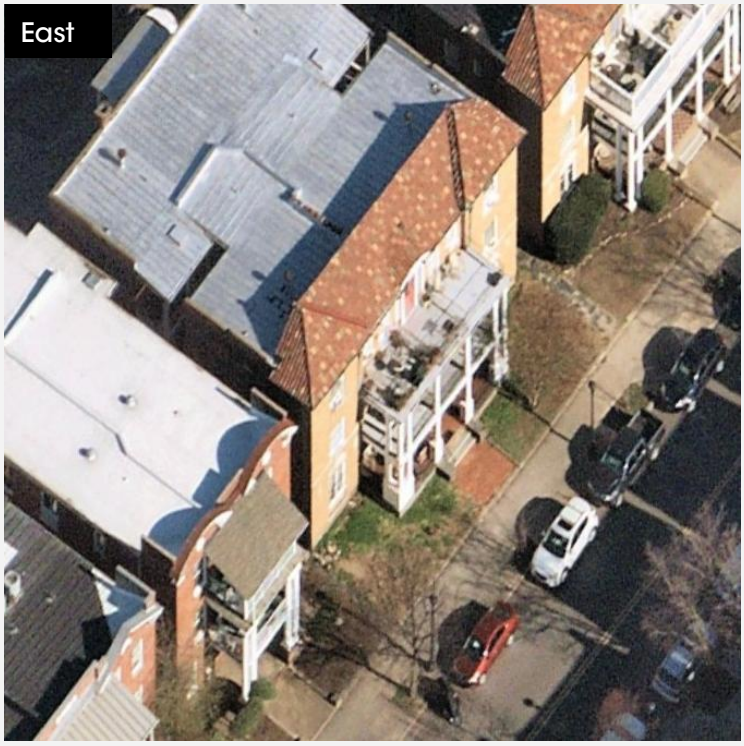


Side Views

North



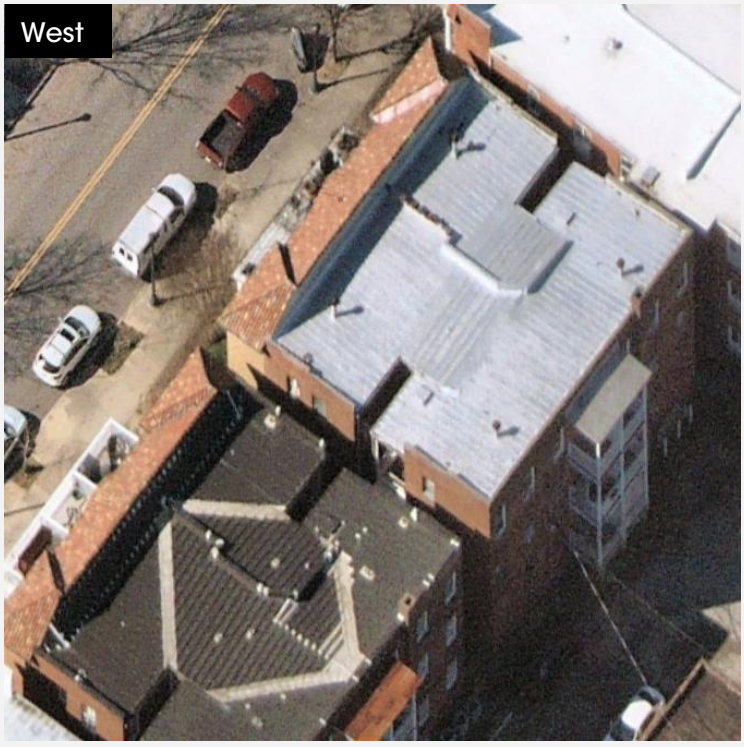
East



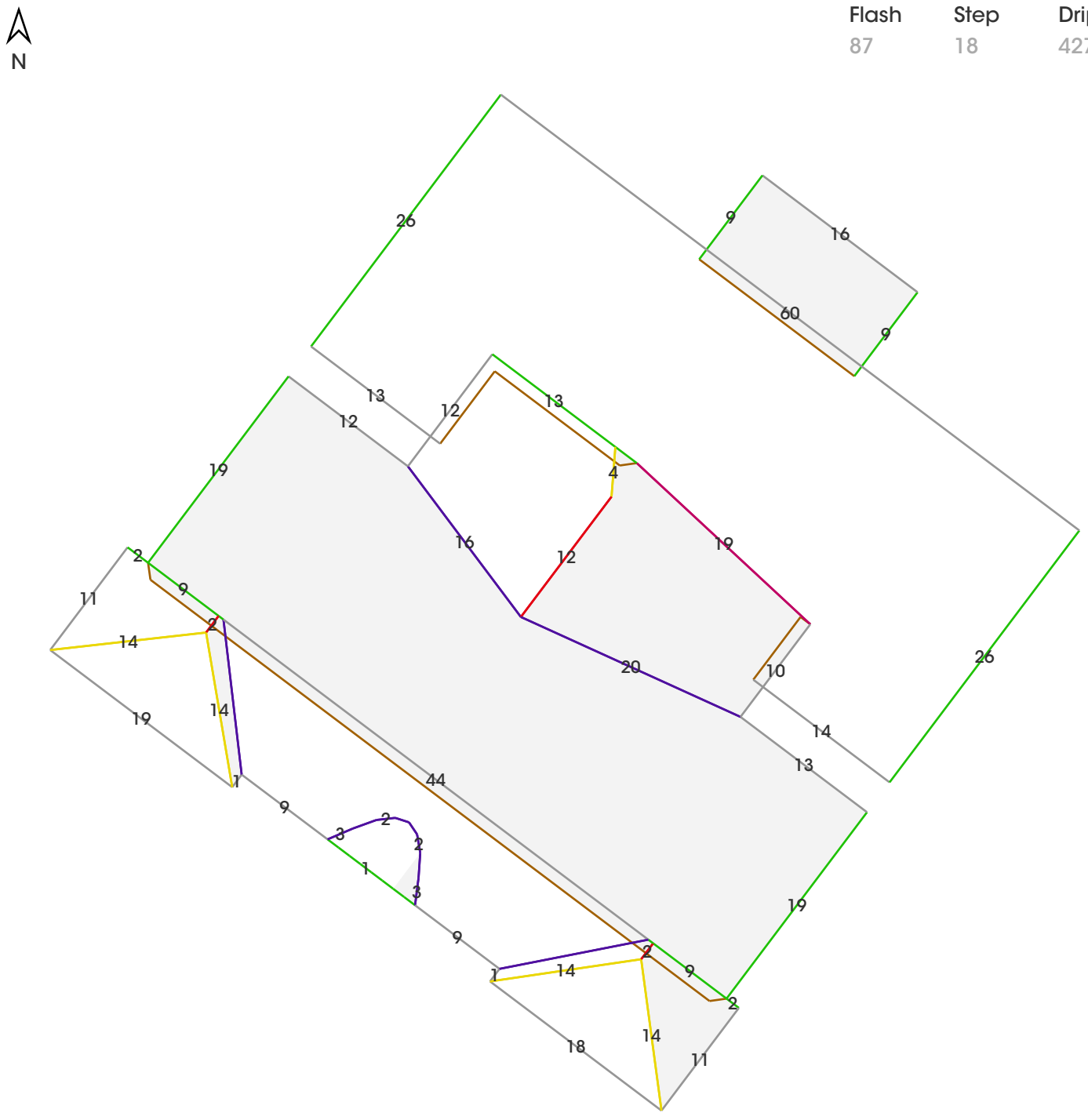
South



West



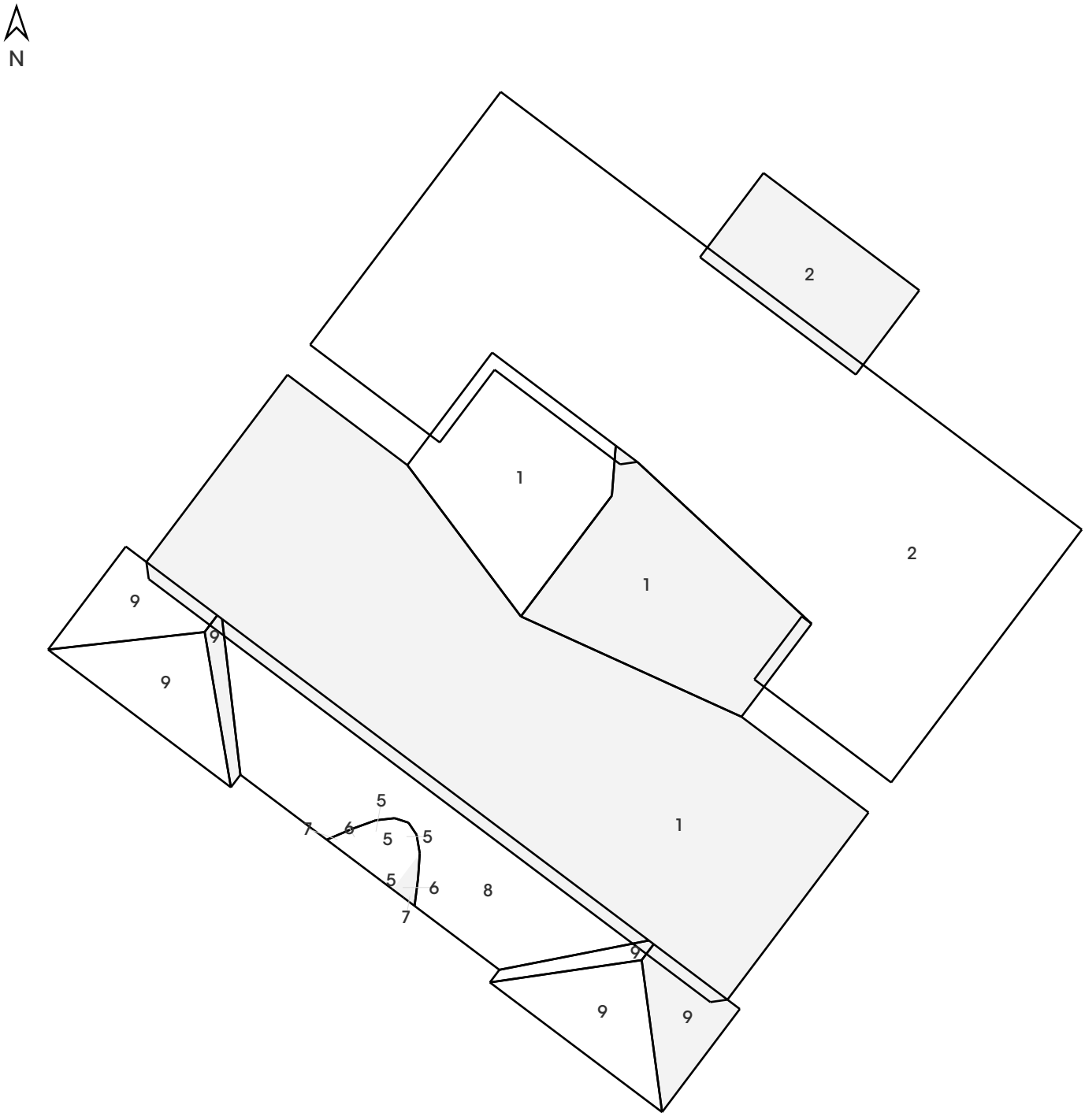
Lengths



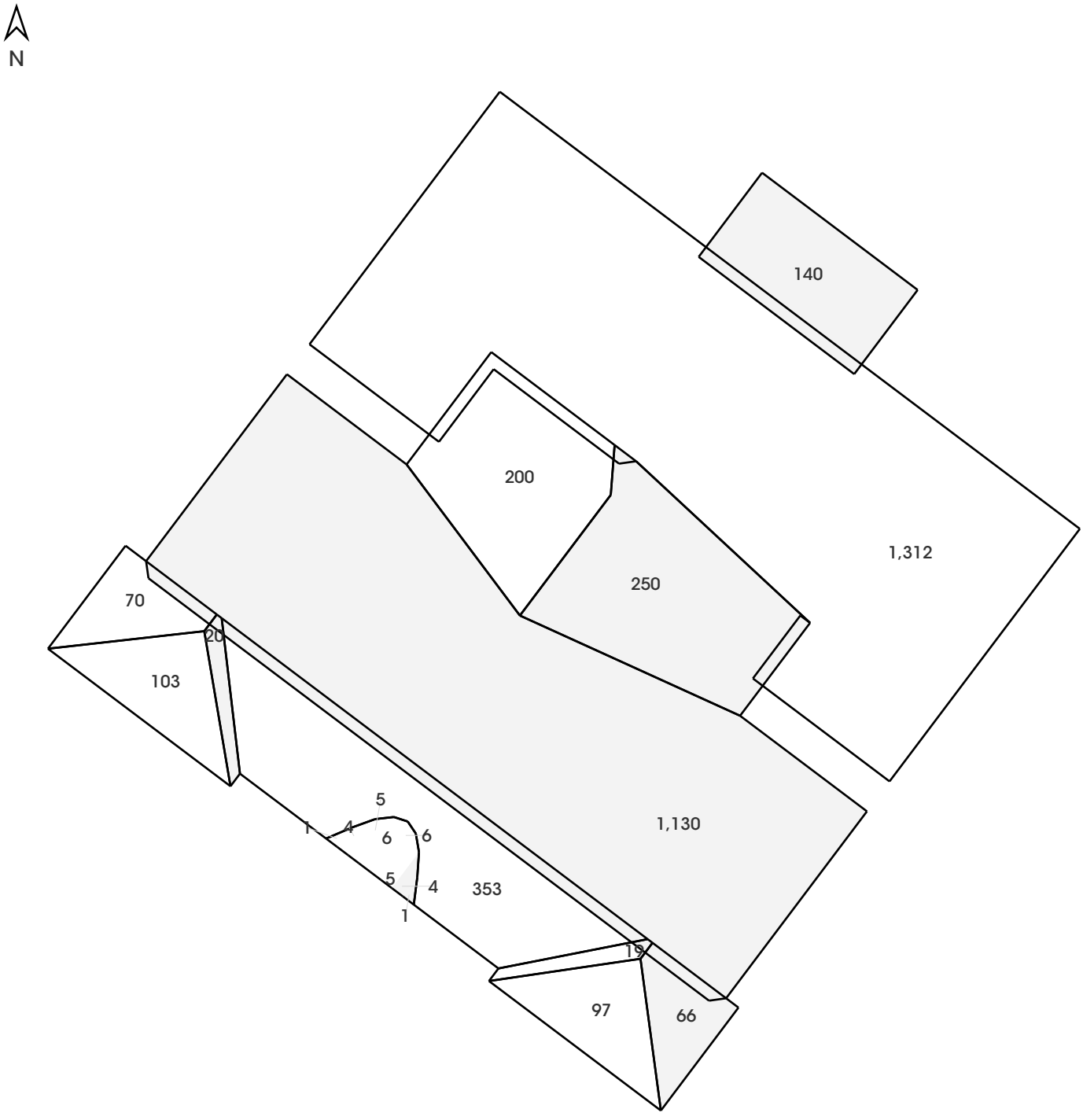
Bend	Eave	Hip	Rake	Ridge	Valley
19	271	61	157	16	79

Lengths in feet

Pitches



Pitches in inches per foot



Areas in square feet

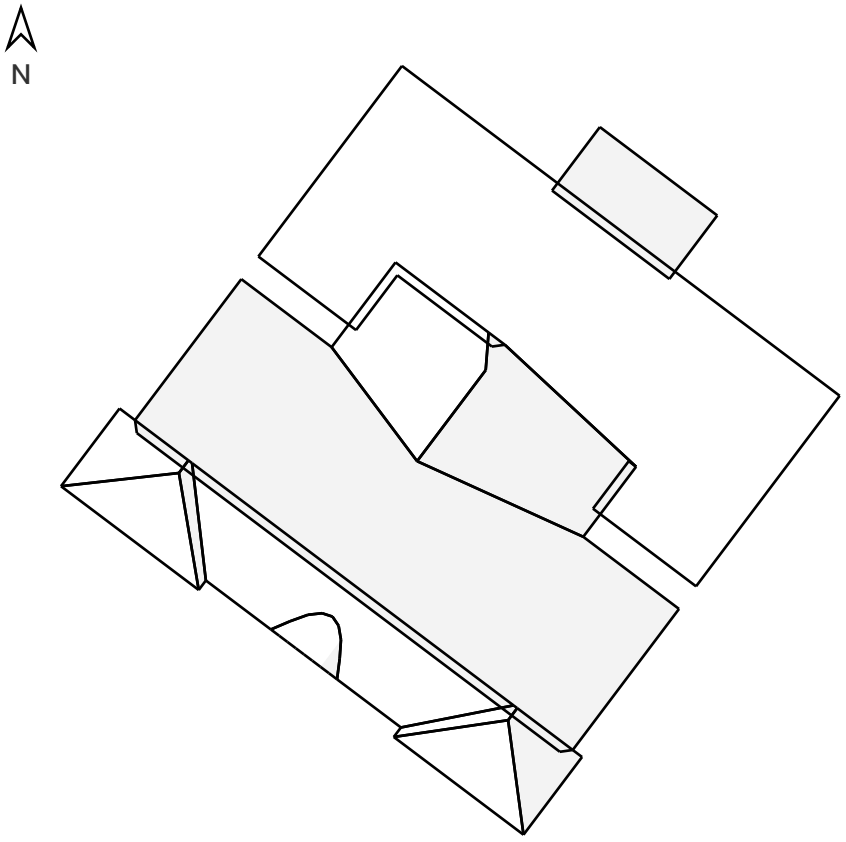
GAF QuickMeasure
Roof Reports in Under an Hour

Summary

Pitch	1	2	5	6	7	8	9
Area	1,580	1,452	22	7	3	353	375
Percent	42%	38%	1%	0%	0%	9%	10%

Suggested

Waste	0%	10%	13%	15%	17%	20%	25%
Area	3,792	4,172	4,285	4,361	4,437	4,551	4,741
Squares	38	42	43	44	45	46	48



Roof Area	3,792 sq ft
Roof Facets	20
Pitch	1 / 12
Bends	19 ft
Eaves	271 ft
Hips	61 ft
Rakes	157 ft
Ridges	16 ft
Valleys	79 ft
Flash	87 ft
Step	18 ft
Drip Edge	427 ft
Leak Barrier	493 ft
Ridge Cap	60 ft
Starter	327 ft

Notes: 1) Measurements are rounded to the nearest whole number. 2) Rakes are defined as sloped roof edges. 3) Eaves are defined as level roof edges. 4) Flashing pertains to level roof edges and excludes valleys. 5) Step flashing pertains to sloped roof edges and excludes areas around penetrations. 6) Drip edge = eaves + rakes. 7) Waste table excludes additional materials needed for ridges, hips, valleys, etc. 8) Suggested waste factor is based on the roof complexity and is provided for guidance purposes only. You should confirm the appropriate waste factor prior to ordering.

	Waste	0%	10%	Suggested 15%	20%
Shingle Products					
HDZ, UHDZ, Natural Shadow, ASII, Reflector, Royal Sovereign, Cool Series	bundle	68	75	78	81
Low-Slope Roofing System					
Liberty Base/Ply Sheet	roll	8	9	10	10
Liberty Cap Sheet	roll	16	18	19	19
Liberty Asphalt Primer	gallon	8	9	10	10
Liberty Flashing Cement	gallon	16	18	19	19
Starter					
WeatherBlocker	bundle	4	4	4	4
Pro-Start	bundle	3	3	4	4
Quick-Start	roll	10	11	12	12
Roof Deck Protection					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	3	3	3	3
Shingle-Mate	roll	6	7	7	7
VersaShield	roll	7	7	8	8
Leak Barrier					
StormGuard, WeatherWatch 2 sq	roll	8	9	9	9
WeatherWatch 1.5 sq	roll	10	11	12	12
Ridge Cap					
Seal-A-Ridge, Seal-A-Ridge AS	bundle	3	3	3	3
TimberTex	bundle	4	4	4	4
Z-Ridge	bundle	2	3	3	3
TimberCrest	box	4	4	4	4
Nails					
Cap Nails	box	2	3	3	3
Coil Nails 1.25 in	box	2	3	3	3
Step Flashing					
Step Flashing 10 ft	piece	2	3	3	3
Step Flashing 8 ft	piece	3	3	3	3
Drip Edge					
Drip Edge 10 ft	piece	43	47	50	52
Drip Edge 8 ft	piece	54	59	62	65

Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges. 6) Low-slope products applied to 1/12 pitch areas. 7) Timberline products applied to 2/12 pitch areas and above. 8) Installed coverage will be less and depend on quantity and width of side and end laps. 9) Liberty low slope roofing system should be installed as a system. For more information, see gaf.com/liberty.

Static

	Quantity	Units
Cobra® Rigid Vent 3™, SnowCountry® & SnowCountry® Advanced	30	ft
Cobra® Exhaust Vent Roll - Nail Gunnable	38	ft
Cobra® Exhaust Vent Roll - Hand Nailable	32	ft
Cobra® RidgeRunner®	43	ft
Cobra® Hip Vent	59	ft
Master Flow® SSB960 Metal Super Slant-Back Roof Vents	9	vent
Master Flow® RV50/R50 Square-Top Roof Vents	11	vent
Master Flow® IR65 Plastic Slant-Back Roof Vents	9	vent
Master Flow® High-Capacity Dome Vents	4	vent
Master Flow® 10' Aluminum Ridge Vent	25	ft
Cobra IntakePro® Rooftop Intake Vent	59	ft
Master Flow® Undereave Intake Vents - 16" x 8"	11	vent

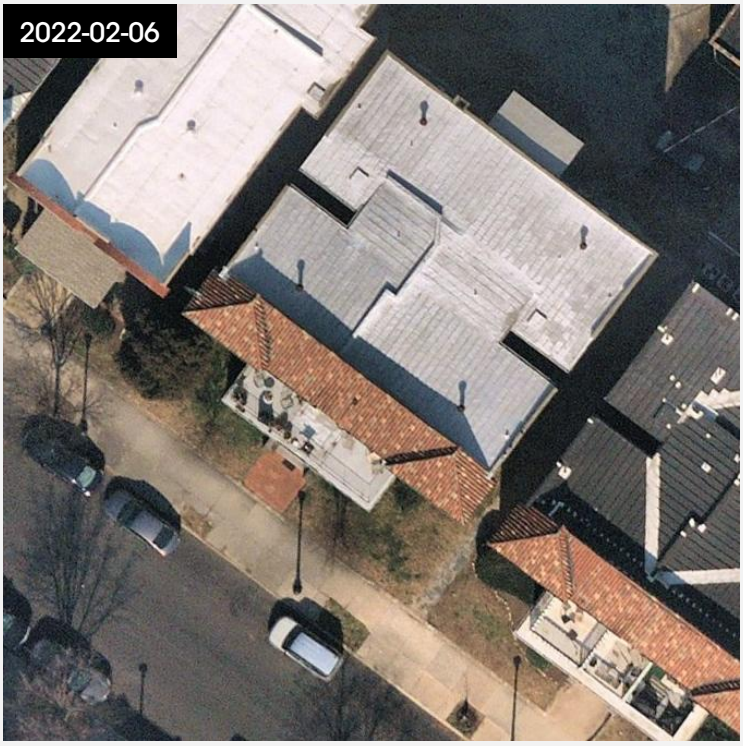
Powered - Roof Mount

	Exhaust (vent)	Cobra IntakePro (ft)	Master Flow 16x8 Intake (vent)
Master Flow® ERV4 Power Attic Vents	2	107	20
Master Flow® ERV5 Power & Wi-Fi Attic Vents	2	134	24
Master Flow® ERV6 Power Attic Vents	1	80	15
Master Flow EZ Cool™ Plug-in Power Attic Vents	2	112	21
Master Flow® GreenMachine™ Solar/Dual-Powered Vents	3	84	16
Master Flow® GreenMachine™ High-Power Solar/Dual-Powered Vents	3	120	22
Master Flow® 12" Wind Turbines	4	105	19
Master Flow® 14" Wind Turbines	3	112	21

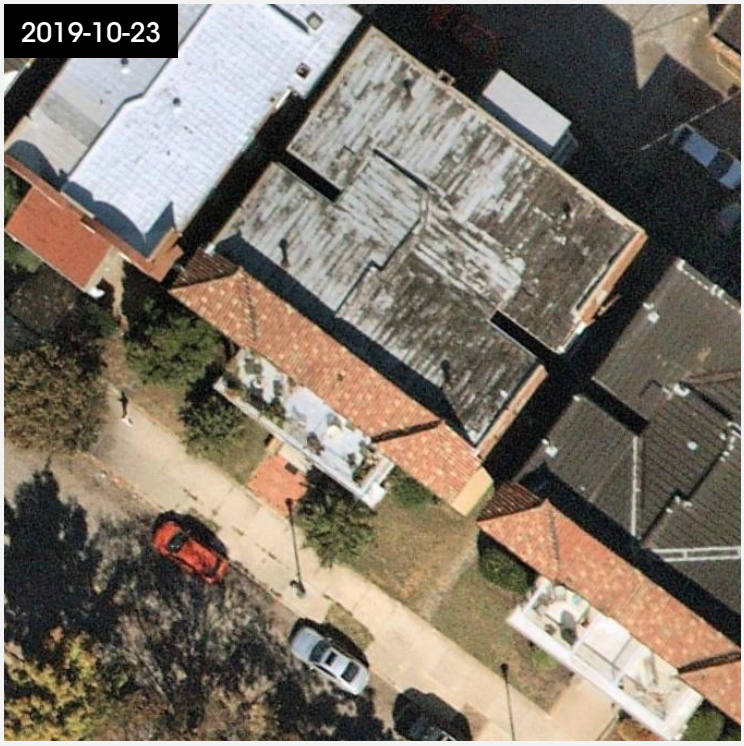
Note: The estimated quantity of attic ventilation products in this report is based solely on the total exterior square footage of all roof planes and is meant for estimating purposes only. It is the responsibility of the installer to verify the correct quantity and type of attic ventilation products prior to commencement of work. Installer must always review job-specific attic ventilation needs such as local code requirements, attic floor square footage, roof design, and conditioned spaces under the roof. GAF recommends a minimum of 1 square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space. The amount of exhaust ventilation at or near the ridge must never exceed the amount of intake ventilation at or near the soffit. See gaf.com/ventcalculator for details.

Past Views

2022-02-06



2019-10-23



2017-09-25



2014-10-17




GAF QuickSite
The site data you need to succeed
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Arrive prepared, with site-specific property data:
▪ 10 year hail and wind history informs roof system and material choices and helps you communicate with homeowners.
▪ AI-driven roof condition reports help identify trouble spots
▪ Local building codes — straight from the code book — with installation details and more
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GAF
Timberline UHDZ
Shingles/Bordeaux
GAF Timberline® UHDZ™
Ultra High Definition® Lifetime* Shingles
Learn more at gaf.com/uhdz

antique
clay


2720

From: Delaroderie, Anne A - PDR
To: Sheila de Castro
Cc: Chen, Kimberly M. - PDR
Subject: RE: Roof guidelines inquiry - 2720 West Grace Street
Date: Tuesday, June 11, 2024 8:35:00 PM
Attachments: image001.png
image003.png
WindowAdminAppr.pdf
image004.png
image005.png

Hello Sheila,

Sorry, I did not have a chance to respond to your email earlier. In regards to your roof, we have reviewed some historic photographs and believe the polychrome tiles are original or have been in place since at least the 1950s. I am not sure how the Commission would feel about the tile roof all in one color. You could propose installing a polychrome tile roof or a single-color tile roof and the Commission could discuss the possibilities during the meeting. We believe the United Steel tile has too rough a finish to be compatible with the smooth historic clay tiles. We recommend creating a cost analysis for a new polychrome tile roof, a composite roof with some color variation and a single-color composite roof. The Commission will be considering the appearance of the roof more critically since this building's roof is very visible form the public-right-of way.

In regards to windows, we recommend repairing windows instead of replacing them. We require applicants complete a window assessment form and submit photographs of the conditions of the windows. Windows can be replaced if the existing windows are beyond repair. We allow wood or aluminum-clad wood windows. Window replacements can be approved by staff, if all conditions are met.

Let me know if you have any additional questions.

Thank you,
Annie

Annie Delaroderie
Preservation Planner | authentiCITY Studio
Section 106 Review Coordinator
804-646-6335
anne.delaroderie@rva.gov
rva.gov/planning-development-review
900 E. Broad St., Room 511, Richmond, VA 23219

From: Sheila de Castro <s.de.castro27@gmail.com>
Sent: Tuesday, June 11, 2024 1:41 PM
To: Delaroderie, Anne A - PDR <Anne.Delaroderie@rva.gov>
Cc: Chen, Kimberly M. - PDR <Kimberly.Chen@rva.gov>
Subject: Re: Roof guidelines inquiry - 2720 West Grace Street

Some people who received this message don't often get email from s.de.castro27@gmail.com. Learn why this is important

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Hi, Annie,

Following up on my email last week regarding the implementation of Brava tile across the roof of 2720 West Grace Street as one color (vs. the existing clay tile that is multi-colored), and if this would be considered by the Commission?

Secondly, also as an alternative, I wanted to see if the Commission would approve the vendor, United Steel and their Barrel Vault tile (see attached photos of product) as an alternative to Brava. I'm getting estimates from two vendors before submitting an application, but I want to make sure this particular spanish-like tile would also be acceptable before these vendors go through the process of quoting it. I'm trying to make the June 28th deadline, so any thoughts you have would be great.

Thank you,
Sheila de Castro
804.651.9280
s.de.castro27@gmail.com

On Wed, Jun 5, 2024 at 2:54 PM Sheila de Castro <s.de.castro27@gmail.com> wrote:

> Hi, Annie,
>
> Thanks for speaking with me yesterday. I have a couple questions as follow-up after our conversation in order to make the estimate/proposal and review/approval processes more efficient, so that we don't go through potential decline and wait another month for a revised proposal review:
>
> - RE: the spanish tile on the roof of our property at 2720 West Grace Street (see existing shot of roof attached): What is the CAR thought of installing **composite Brava tile in one color** across the roof (either terracotta or similar color) vs. the current multi-colored roof that is shown? We would choose one color that is similar to the one that is currently in place and preserves historic integrity. What is the likelihood that this will get approved?
>
>   - This is the most cost-effective vs. purchasing small blocks of composite tile of different colors to mimic what's on the roof now. In sum, how "close " do we need to have the new spanish tile close to the look of the current?
>   - There is a product that is multi-colored by Brava (see attached). It's similar to existing roof but not exact. My proposal would be to go with one color.
>
> - If we were to propose ceramic/original-like tile and pending costs (which will be significantly higher-priced and more apt to wear and tear vs compositie), could we use one tile color across the front section of the building, vs. going multicolored?
>
> Secondly, regarding windows:

I was reading the Old HIstoric Guidelines about windows, but other than not using vinyl, are there any specs to the type of windows that can be installed?

Any insight you can provide to make this a seamless approval would be great.

Thanks,
Sheila de Castro
804.651.9280

On Mon, Jun 3, 2024 at 2:56 PM Delaroderie, Anne A - PDR <Anne.Delaroderie@rva.gov> wrote:

> Hello Sheila,
>
> Please complete the attached application for your roof project. The deadline for our June Commission of Architectural Review meeting was Friday May 31st. The next deadline will be Friday June 28th, for the July 23rd meeting. Please also provide pictures of the flat roof section. In addition to your application, include a full description of the project with current and proposed materials for both roof sections and the conditions of the roof. Also send a site plan for the property. I am attaching our Addition and Alteration Checklist.
>
> Let me know if you have any questions.
>
> Thank you,
> Annie
> Annie Delaroderie
> Preservation Planner | authentiCITY Studio
> Section 106 Review Coordinator
> 804-646-6335
> anne.delaroderie@rva.gov
> rva.gov/planning-development-review
> 900 E. Broad St., Room 511, Richmond, VA 23219
>
> ---
>
> **From:** Sheila de Castro <s.de.castro27@gmail.com>
> **Sent:** Friday, May 31, 2024 2:27 PM
> **To:** Delaroderie, Anne A - PDR <Anne.Delaroderie@rva.gov>; Chen, Kimberly M. - PDR <Kimberly.Chen@rva.gov>
> **Subject:** Fwd: Roof guidelines inquiry - 2720 West Grace Street
>
> Some people who received this message don't often get email from s.de.castro27@gmail.com. Learn why this is important
>
> **CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.
>
> Hello, Kim and Annie,
> I received Alex Dandridge's out of office. Is there any way you can help me with below or provide guidance?

Thanks,

Sheila de Castro

804.651.9280

---------- Forwarded message ---------
From: **Sheila de Castro** <s.de.castro27@gmail.com>
Date: Fri, May 31, 2024 at 2:12 PM
Subject: Re: Roof guidelines inquiry - 2720 West Grace Street
To: Dandridge, Alex - PDR <Alex.Dandridge@rva.gov>

Hi, Alex.
I cannot get on the roof at 2720 West Grace Street and take photos, but I do have an image attached that might help. We would like to change to composite and the material that has been proposed is Brava tile. The second image attached is a photo of the Brava tile (though I haven't decided on color yet), and rather than have multi colored as shown on the existing original roof, we would like to stick with one color all the way through. Again color will be dark brown or lighter - this is TBD.

Happy to come in person and show you, and I realize I will need to go through CAR review. We would like to replace the flat roof and tile portion at the same if possible, but depending on timing of materials we would like to proceed with the flat roof instead — phased approach.

If you could have a look at the photos and let me know if you foresee an issue or can provide guidance that would be great . I want to ensure the estimator is giving the most comprehensive proposal possible since we are aiming to get this roof done by or before end of summer pending review and approval.

Thanks,
Sheila de Castro

On Friday, May 24, 2024, Dandridge, Alex - PDR <Alex.Dandridge@rva.gov> wrote:

> Good evening, Sheila – Thank you for reaching out. Do you have any image of the existing roof and the composite tile you can send over to me? Changing the material from existing tile to a composite material will require CAR review.
> They have approved composite barrel tile once in a very limited and minimally visible location over on Belmont ave. It was BRAVA tile.
>
> Alex Dandridge
> Preservation Planner | authentiCITY Studio
> Secretary, Commission of Architectural Review
> (o) 804-646-6569
> (e) alex.dandridge@rva.gov
> (w) rva.gov/planning-development-review
> (m) 900 E. Broad St., Room 511, Richmond, VA 23219-1907

How am I doing? Please contact my supervisor Kimberly.Chen@rva.gov

---

From: Sheila de Castro <s.de.castro27@gmail.com>
Sent: Thursday, May 23, 2024 12:03 PM
To: Dandridge, Alex - PDR <Alex.Dandridge@rva.gov>
Cc: Lucinda DeCastro <lucinda_decastro@yahoo.com>
Subject: Roof guidelines inquiry - 2720 West Grace Street

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Hello, Alex,

I am following up my message earlier this week regarding our roof at 2720 West Grace Street, Richmond, VA 23220 (also listed as 2718 West Grace on records). Currently, the roof is composed of spanish tile in the front of the building and flat metal the mid-back sections of the building, but it has experienced wear and tear over the decades and now it is time to replace vs. repair. Our timeline is to complete this summer if possible, but is based on supply.

I am in the process of getting estimates from two roofing companies, and they are proposing composites for the spanish tile. I have samples from one contractor that I can also show you via photos or live. Before I go down the road of getting estimates that include composites vs. replacing original tile that is very cost-prohibitive, I wanted to check in with you since this is not listed in the Old Historic Guidelines. I did talk to one vendor last year and he had said the board had approved a certain composite that they had done on another historical property (unfortunately, that estimator is gone from the company). Can you please provide the most efficient process to handle this? Also, the current spanish tile on our roof is partially multi-colored, and I am looking to stay with one color all the way. Again, I am happy to show you these in person or via photo, if needed before I go through the process of application and review to save time.

Thank you,
Sheila

--
~sheila

Sheila M. de Castro
804.651.9280
s.de.castro27@gmail.com

> --
> Sent from Gmail Mobile
>
>
> --
> ~sheila
>
> Sheila M. de Castro
> 804.651.9280
> http://www.linkedin.com/in/sheilamdecastro

--
~sheila

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http://www.linkedin.com/in/sheilamdecastro

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~sheila

Sheila M. de Castro
804.651.9280
http://www.linkedin.com/in/sheilamdecastro

Verea

Clay Roof Tile









Gallery

www.VereaClayTile.com

Instagram



THE VEREA DIFFERENCE

LIFETIME WARRANTY
We offer a lifetime warranty free of charge.

COLOR PERMANENCE
Our products are ASTM GRADE 1 and offer unparalleled color permanence and are guaranteed to not discolor or fade over time.

MILDEW RESISTANCE
Our tile is known to be very mildew resistant due to our superior clay and our state-of-the-art manufacturing process.

INSULATING
Clay tile is an excellent thermal insulator and is a much cooler system than shingle, slate, concrete roof tile, or metal roofing.

DURABILITY
Our tile are known to be among the hardest in the industry. Our traverse breaking strength tests results often exceed industry requirements by over 300%.

SUSTAINABILITY
Our tiles are natural products made of high grade clay and water, which are inert and harmless to the environment.

LOWEST BREAKAGE
Packaging is one of our core competencies and we are well known to have the lowest breakage in the entire roof tile industry.

Verea Clay Roof Tile combines old-world craftsmanship with twenty-first century technology to bring to market the highest quality and greatest value in roof tile.

TABLE OF CONTENTS

STYLES & COLORS 3
JACOBEA 5
SANTIAGO 6
CAPCANA 7
FLORIDIAN 8
AÑEJA 9
VINTAGE 10
FUME 11
GRAPHITE 12
BROWN 13
MOCHA 14
OHIO RED 15
RED 16
PEACH 17
CARIBBEAN S 18
CUSTOM BLENDS - BARREL 19
CUSTOM BLENDS - SPANISH S 21
FLAT TILE 23
ACCESSORIES 25
FACILTY & SPECIFICATIONS 26

LIFETIME WARRANTY

All Verea roof tile come with a lifetime warranty. Our products offer unparalleled color permanence and are guaranteed to not discolor or fade over time.

SPANISH S ROOF TILE

Our Spanish S offers the look of a cap and pan system in a one piece tile that is easy to install.

INDIVIDUAL COLORS


GRAPHITE


BROWN


MOCHA


OHIO RED


RED

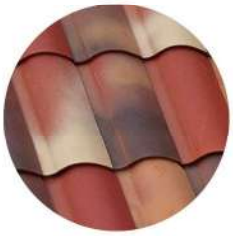

PEACH

PRE-BLENDS


JACOBEA


SANTIAGO


CAPCANA


FLORIDIAN

AGED REDS


AÑEJA


VINTAGE


FUME

CARIBBEAN S ROOF TILE

This alternate S profile is similar to the one piece profiles that were imported from South America for decades. This differs from our standard Spanish S in that it has a flat lap section.

INDIVIDUAL COLORS


RED


FUME


BROWN

For more information on our Caribbean S Roof Tile please visit: www.altusa.com

BARREL ROOF TILE

Also known as cap and pan or two piece mission. This millenia old profile is the one most often associated with clay tile.

INDIVIDUAL COLORS


GRAPHITE


BROWN


MOCHA


OHIO RED


RED


PEACH

PRE-BLENDS


JACOBEA


SANTIAGO


CAPCANA

AGED REDS


AÑEJA


VINTAGE


FUME

FLAT ROOF TILE

Our interlocking flat tile is a lightweight, Grade 1 roof tile that fits a wide range of architectural styles.

INDIVIDUAL COLORS


RED


GRAPHITE


BROWN TXT


SLATE


SLATE TXT


WHITE

JACOBEA

Our most popular preblend, Jacobea features aged browns, aged reds, and aged buff.

Available in: Spanish S or Barrel (COVERS ONLY)
Recommended Pans: Red, Ohio Red or Brown







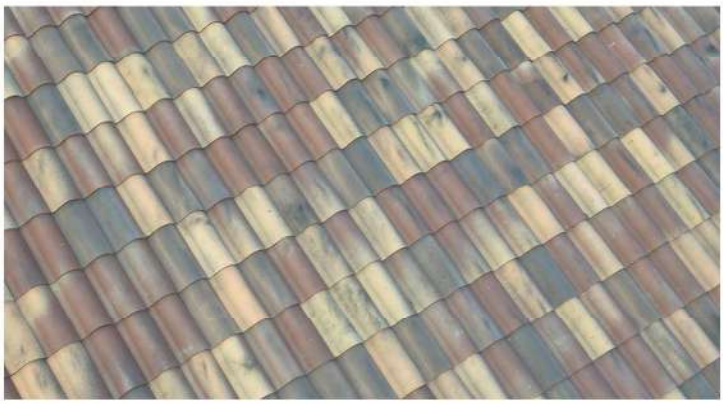



SANTIAGO

This is our darkest preblend and is made to mimic the centuries old roofs seen along the "Camino de Santiago" in Spain.

Available in: Spanish S or Barrel (COVERS ONLY)
Recommended Pans: Brown or Graphite










CAPCANA

This is a Jacobea variant with no brown.

Available in: Spanish S or Barrel (COVERS ONLY)
Recommended Pans: Red or Ohio Red










FLORIDIAN

This preblend is a Jacobea variant with greater contrast and no antiquing.

Available in:
Spanish S










AÑEJA

This aged red has a texture that mimics lichens giving your roof a decades old look.

Available in: Spanish S or Barrel (COVERS ONLY)
Recommended Pans: Red or Ohio Red










VINTAGE

Our most popular aged red. This color shows like a range of reds.

Available in: Spanish S or Barrel (COVERS ONLY)
Recommended Pans: Red, Ohio Red or Brown










FUME

An aged red that shows like weathered terracota.

Available in: Spanish S, Barrel (COVERS ONLY)
Recommended Pans: Red or Ohio Red










GRAPHITE

One of our best sellers, this is a color through dark brown.

Available in:
Spanish S or Barrel (Covers and Pans)










BROWN

Brown is a color through product often used in blends, although it is striking by itself.

Available in:
Spanish S or Barrel (Covers and Pans)










MOCHA

Mocha is a coffee like brown sprayed on our base brown tile.

Available in:
Spanish S or Barrel










OHIO RED

Ohio Red, is our newest color through tile. It is less "orange" than our base red and falls in between red and brown.

Available in:
Spanish S or Barrel (Covers and Pans)










RED

Red, or Terracota is a color synonymous with clay. This is our base color and is a color through product.

Available in:
Spanish S or Barrel (Covers and Pans)










PEACH

Sprayed on our base red, this color is often used in high contrast blends.

Available in:
Spanish S or Barrel (Covers and Pans)










CARIBBEAN S

This is an alternate S profile that is a precise and consistent recreation of tiles imported from Venezuela and Colombia during the 1990's, 2000's, and 2010's

Available in:
Red or Fume










CUSTOM BLENDS - BARREL



CAPS: 40% RED, 30% OHIO RED, 30% VINTAGE - PANS: RED



CAPS: 70% VINTAGE, 30% AÑEJA - PANS: 50% RED, 50% BROWN



CAPS: 60% RED, 20% BROWN, 10% FUME, 10% GRAPHITE - PANS: RED



CAPS: 80% GRAPHITE, 20% FUME - PANS: GRAPHITE



CAPS: 33% RED, 33% FUME, 33% AÑEJA - PANS: RED



CAPS: 70% JACOBEA, 15% CAPCANA, 15% AÑEJA - PANS: RED



CAPS: 25% RED, 25% BROWN, 25% GRAPHITE, 25% VINTAGE
PANS: 33% RED, 33% BROWN, 33% GRAPHITE



CAPS: 33% FUME, 33% BROWN, 33% GRAPHITE
PANS: 33% RED, 33% BROWN, 33% GRAPHITE

With 12 distinct color options and your imagination, almost any color group is attainable. When it comes to custom blended barrel roof tiles, we offer a wide range of hues and finishes to bring your roofing vision to life, ensuring that your home stands out with unique elegance.



CAPS: 50% RED, 25% BROWN, 25% FUME - PANS: RED



CAPS: 67% GRAPHITE, 33% BROWN - PANS: 67% GRAPHITE, 33% BROWN



CAPS: 80% GRAPHITE, 20% FUME - PANS: 100% GRAPHITE



CAPS: 33% RED, 33% FUME, 33% AÑEJA - PANS: RED



CAPS: 50% RED, 25% BROWN, 25% PEACH - PANS:RED



CAPS: 50% RED, 25% BROWN, 25% FUME - PANS: RED



CAPS: 25% RED, 25% BROWN, 25% GRAPHITE, 25% VINTAGE
PANS: 33% RED, 33% BROWN, 33% GRAPHITE



CAPS: 25% RED, 25% BROWN, 25% GRAPHITE, 25% VINTAGE
PANS: 33% RED, 33% BROWN, 33% GRAPHITE

CUSTOM BLENDS - SPANISH S



33% RED, 33% PREACH, 33% GRAPHITE



33% RED, 33% VINTAGE, 33% BROWN



33% RED, 33% PEACH, 33% OHIO RED



80% GRAPHITE, 20% FUME



33% RED, 33% BROWN, 33% VINTAGE



33% GRAPHITE, 33% BROWN, 33% VINTAGE



30% RED, 30% RED, 30% GRAPHITE, 10% PEACH



25% RED, 25% BROWN, 25% GRAPHITE, 25% VINTAGE

With 12 distinct color options and your imagination, almost any color group is attainable. When it comes to custom blended Spanish S roof tiles, we offer a wide range of hues and finishes to bring your roofing vision to life, ensuring that your home stands out with unique elegance.



33% GRAPHITE, 33% BROWN, 33% MOCHA



40% RED, 30% OHIO RED, 15% GRAPHITE, 15% PEACH



33% GRAPHITE, 33% BROWN, 33% VINTAGE



33% RED, 33% BROWN, 33% VINTAGE



33% RED, 33% FUME, 33% MOCHA



33% RED, 33% BROWN, 33% VINTAGE, SPANISH S W/ BARREL TURRET



40% RED, 40% PEACH, 20% GRAPHITE



25% RED, 25% ANEJA, 25% GRAPHITE, 25% VINTAGE

FLAT TILE










Our interlocking flat tile is a lightweight, Grade 1 roof tile that fits a wide range of architectural styles.

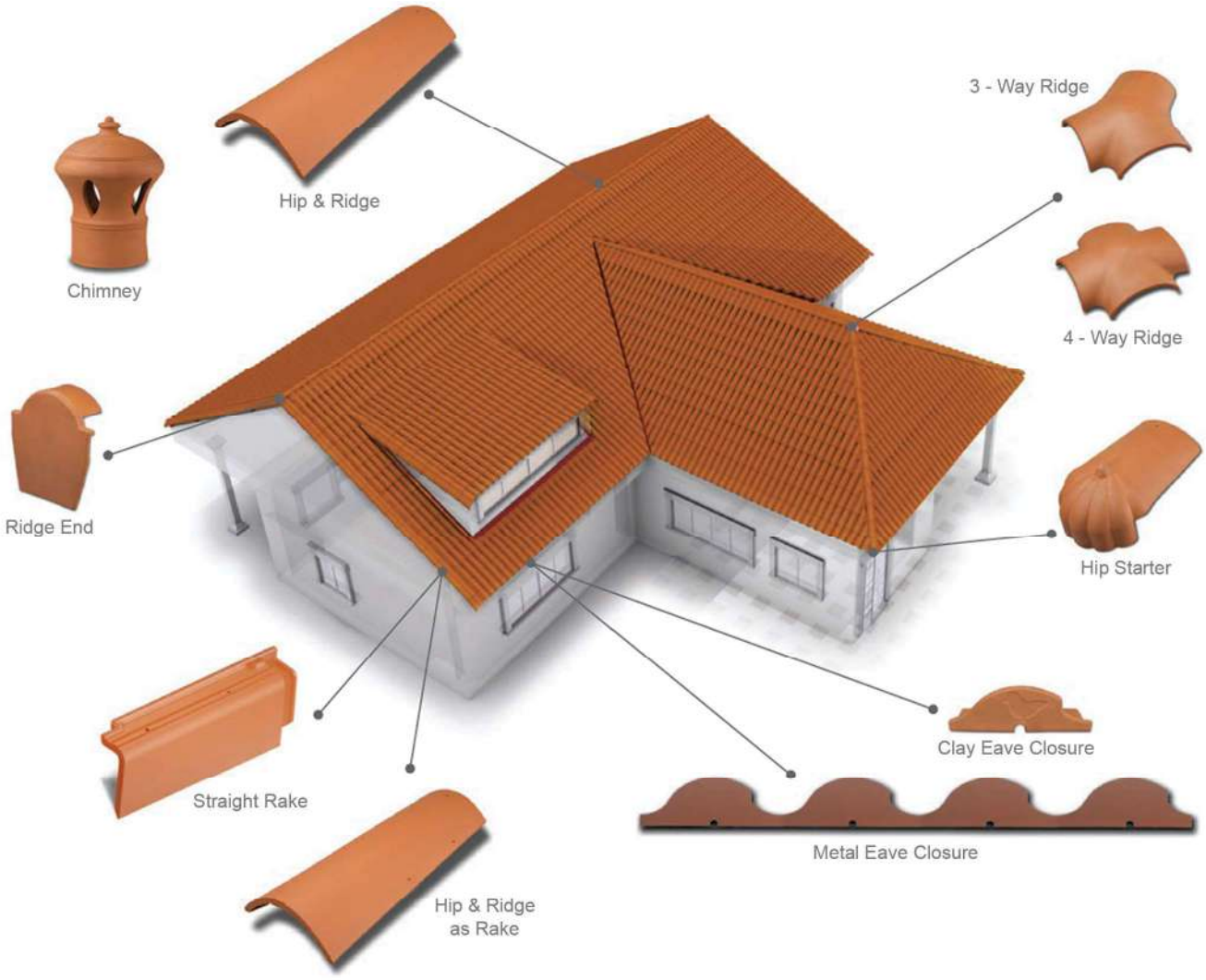









ACCESSORIES







PRODUCTION FACILITY













TILE SPECIFICATIONS

TILE PROFILE	LENGTH	WIDTH	WEIGHT /UNIT	PIECES /PALLET	SQ. /PALLET	WEIGHT /PALLET	TILES /SQUARE	WEIGHT /SQUARE	MIAMI-DADE NOA	FL APPROVAL #
SPANISH S	19.5 in.	11 in.	7.8 lbs.	378	4.3	2,963 lbs.	88 pcs.	686 lbs.	22-1202.02	FL17152-R5
BARREL	19.5 in.	8.25 in.	5.6 lbs.	432	2.8	2,435 lbs.	154 pcs.	862 lbs.	22-1202.03	FL17152-R5
FLAT	15.75 in.	10 in.	6.4 lbs.	344	2.8	2,225 lbs.	123 pcs.	794 lbs.	21-0303.01	FL17152-R5
CARIBBEAN S	18.75 in.	10.75 in.	6.5 lbs.	378	3.9	2,472 lbs.	97 pcs.	630 lbs.	22-1202.01	N/A








TILE PROFILE	MIAMI-DADE NOA	FL APPROVAL #
SPANISH S	22-1202.02	FL17152-R5
BARREL	22-1202.03	FL17152-R5
FLAT	21-0303.01	FL17152-R5
CARIBBEAN S	22-1202.01	N/A

Verea
Clay Roof Tile

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