



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2312 M STREET

Historic District UNION HILL

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name JAMES LUM III

Company _____

Mailing Address 2312 M STREET
RVA 23223

Phone 540 409 6065

Email JAMESLUM@ME.COM

Signature [Signature]

Date 3/29/2017

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

Signature _____

Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

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

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

(Space below for staff use only)

Application received: _____

Date/Time _____

By _____

ECE VED

APR 03 2017

Complete Yes No

Commission of Architectural Review Application for 2312 M Street

Property is currently in decent condition, however, siding is in desperate need of replacement due to extended neglect. It appears as though the rear kitchen and upstairs laundry rooms are part of an addition, with much newer materials used for siding. Materials on back side of the house vary in condition and product type.

To our understanding, the home was completely resided in the late '80s, so, we don't know that any of the siding is truly original. All siding on the east, west, and south faces are matching wood, and appear to have been done at the same time. The condition of the wood siding on these three sides is extremely poor, particularly on the west face. Multiple holes in siding are allowing significant threat to extensive damage from the elements as well as pests.

We intend on replacing siding on all faces, and seek to install new windows on the western face in order to improve natural light inside home. We will be using cedar german lap siding for the front of the home, and "Boral TruExterior" german lap siding for all remaining faces. We hope to preserve the historical integrity and appearance of the home while updating some outdated materials and improving upon the living conditions within the home. We have no intention of damaging, removing, or altering any historically significant details that are currently existing (i.e. the ornate details of it's facade).





★ Side where proposed windows would be.



(close up of damage of side where windows
would be)







Boral Composites Inc.
200 Mansell Court East, Suite 305
Roswell, Georgia 30076
Toll Free 888-926-7259
Website www.boraltruexterior.com
E-mail info@truexterior.com

June 2014

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat*, *SectionFormat*, and *PageFormat*, as described in *The CSI Construction Specifications Practice Guide*.

This section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" after editing this section.

Section numbers and titles are based on *MasterFormat 2014 Update*.

SECTION 07 46 49

POLY-ASH SIDING

Specifier Notes: This section covers Boral Composites Inc. "Boral TruExterior" siding. The exterior, poly-ash, shiplap siding is made from a proprietary polymeric blend, fly ash, and glass fibers. Use of "Boral TruExterior" siding may contribute toward LEED credits. Consult Boral Composites Inc. for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Poly-ash siding.

1.2 RELATED REQUIREMENTS

Specifier Notes: Edit the following list of related sections as necessary. Limit the list to sections with specific information that the reader might expect to find in this section, but is specified elsewhere.

- A. Section [09 91 13] [] – Exterior Painting: Field painting poly-ash siding with topcoat.

1.3 REFERENCE STANDARDS

Specifier Notes: List reference standards used elsewhere in this section, complete with designations and titles.

- A. American Wood Protection Association (AWPA) (www.awpa.com):
 - 1. AWPA E1 – Standard Method for Laboratory Evaluation to Determine Resistance to Subterranean Termites.
 - 2. AWPA E10 – Standard Method of Testing Wood Preservatives by Laboratory Soil-Block Cultures.

- B. ASTM International (ASTM) (www.astm.org):
 - 1. ASTM D 570 – Standard Test Method for Water Absorption of Plastics.
 - 2. ASTM D 1037 – Standard Test Methods for Evaluating Properties of Wood-Base Fiber and Particle Panel Materials.
 - 3. ASTM D 1622 – Standard Test Method for Apparent Density of Rigid Cellular Plastics.
 - 4. ASTM D 6109 – Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastic Lumber and Related Products.
 - 5. ASTM D 6341 – Standard Test Method for Determination of the Linear Coefficient of Thermal Expansion of Plastic Lumber and Plastic Lumber Shapes Between –30 and 140°F (–34.4 and 60°C).
 - 6. ASTM E 84 – Standard Test Method for Surface Burning Characteristics of Building Materials.

- C. California Department of Forestry and Fire Protection (CAL FIRE) (www.fire.ca.gov):
 - 1. Wildland-Urban Interface (WUI) CA SFM 12.7A-1 – Exterior Wall Siding and Sheathing.

- D. Progressive Engineering Inc. (PEI) (www.p-e-i.com):
 - 1. Pei Evaluation Service – Report PER-13069.

1.4 SUBMITTALS

Specifier Notes: Edit submittal requirements as necessary. Delete submittals not required.

- A. Comply with Section 01 33 00 – Submittal Procedures.

- B. Product Data: Submit manufacturer's product data, including installation instructions.

- C. Samples: Submit manufacturer's sample of poly-ash siding.
 - 1. Sample Size: Minimum 6 inches by 6 inches.

- D. Manufacturer's Certification: Submit manufacturer's certification that materials comply with specified requirements and are suitable for intended application.

- E. Test Reports: Submit manufacturer's test reports from testing performed by qualified, independent testing laboratories.

F. Product Evaluation Reports: Submit manufacturer's product evaluation reports from accredited, evaluation service.

G. Warranty Documentation: Submit manufacturer's standard warranty.

1.5 STORAGE AND HANDLING

A. Storage and Handling Requirements:

1. Store and handle materials in accordance with manufacturer's instructions.
2. Store poly-ash siding on flat, level surface, raised above floor or ground, with adequate support to prevent sagging.
3. Keep poly-ash siding covered and free of dirt and debris until installation.
4. Protect materials and finish during storage, handling, and installation to prevent damage.

1.6 WARRANTY

A. Warranty Period for Poly-Ash Siding: 20 years.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Manufacturer: Boral Composites Inc., 200 Mansell Court East, Suite 305, Roswell, Georgia 30076. Toll Free 888-926-7259. Website www.boraltruexterior.com. E-mail info@truexterior.com.

Specifier Notes: Specify if substitutions will be permitted.

B. Substitutions: [Not permitted] [In accordance with Division 1].

2.2 POLY-ASH SIDING

A. Poly-Ash Siding: "Boral TruExterior" siding.

1. Shiplap siding used as exterior wall covering over sheathing on wood stud framing.
2. Material: Polymeric blend, fly ash, and glass fibers.
3. Formed in continuous process, cut to 16-foot lengths, and milled to give a surface profile.

Specifier Notes: Specify siding width.

4. Width: [5-1/2 inches] [7-1/2 inches] [9-1/2 inches] [11-1/2 inches].
5. Nominal Thickness: 3/4 inch.

Specifier Notes: "Boral TruExterior" siding can be installed with either side exposed to meet the designed aesthetic. The siding is intended to be installed with the finished/profiled side as the exposed surface.

6. Exposed Texture: Smooth.
7. Nonstructural material.

B. Listings and Reports:

1. Cal Fire (WUI), CA SFM 12.7A-1: Listing No. 8140-2134:0103.
2. Product Evaluation Report: Pei Evaluation Service, Report PER-13069.

C. Recycled Content:

1. Post-Industrial Recycled Content: Minimum 70 percent, by weight.
2. Post-Consumer Recycled Content: Minimum 2 percent, by weight.

D. Properties:

1. Density, ASTM D 1622: 40 to 50 pcf.
2. Flexural Strength, ASTM D 6109: Greater than 1,600 psi.
3. Coefficient of Linear Expansion, ASTM D 6341: Less than 1.40 E-05 in/in/degree F.
4. Impact Resistance, ASTM D 1037: Greater than 50 inches.

E. Performance:

1. Fungi Rot, AWWA E10:
 - a. Brown Rot: Negligible loss.
 - b. White Rot: Negligible loss.
2. Termite Resistance, AWWA E1: Greater than 9.0 (10 being best).
3. Water Absorption, ASTM D 570: Less than 1.5 percent.
4. Surface Burning Characteristics, ASTM E 84:
 - a. Flame Spread Index: Less than 35.
 - b. Smoke Developed Index: Less than 450.

2.3 FABRICATION

A. Manufacturing Tolerances:

1. Width: Plus or minus 1/16 inch.
2. Thickness: Plus or minus 1/16 inch.
3. Length: Plus 2 inches, minus 0 inch.

2.4 FINISHES

A. Primer:

1. Acrylic based.
2. Low VOC.
3. Factory applied.

2.5 ACCESSORIES

A. Fasteners:

1. Minimum 8d by 2-1/2-inch-long stainless steel ring-shank nails.

2. In accordance with local building code.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine wood framing members to receive poly-ash siding.
- B. Notify Architect of conditions that would adversely affect installation.
- C. Do not begin installation until unacceptable conditions are corrected.

3.2 INSTALLATION

- A. Install poly-ash siding in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Do not install poly-ash siding in structural or load-bearing applications.
- C. Install poly-ash siding plumb, level, square, and true to line.
- D. Fastening: Install fasteners in accordance with local building code.

Specifier Notes: "Boral TruExterior" siding must be field painted with a topcoat of exterior paint over the factory-applied primer. Failure to field paint the siding will void the warranty. Include the section number for the section that specifies exterior painting.

- E. Painting:
 1. Apply topcoat of exterior paint over factory-applied primer:
 - a. Within 150 days of installing poly-ash siding.
 - b. As specified in Section [09 91 13] [_____].
 2. Ensure poly-ash siding is clean and dry before painting.

3.3 ADJUSTING

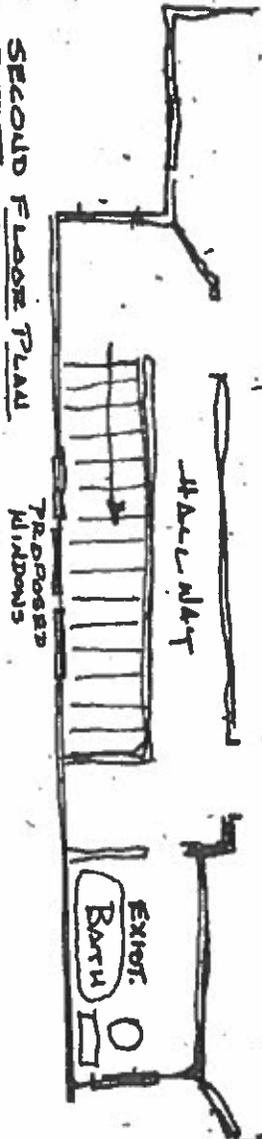
- A. Repair minor damages to poly-ash siding in accordance with manufacturer's instructions and as approved by Architect.
- B. Remove and replace with new material, damaged poly-ash siding that cannot be successfully repaired, as determined by Architect.

3.4 PROTECTION

- A. Protect installed poly-ash siding to ensure that, except for normal weathering, siding will be without damage or deterioration at time of Substantial Completion.

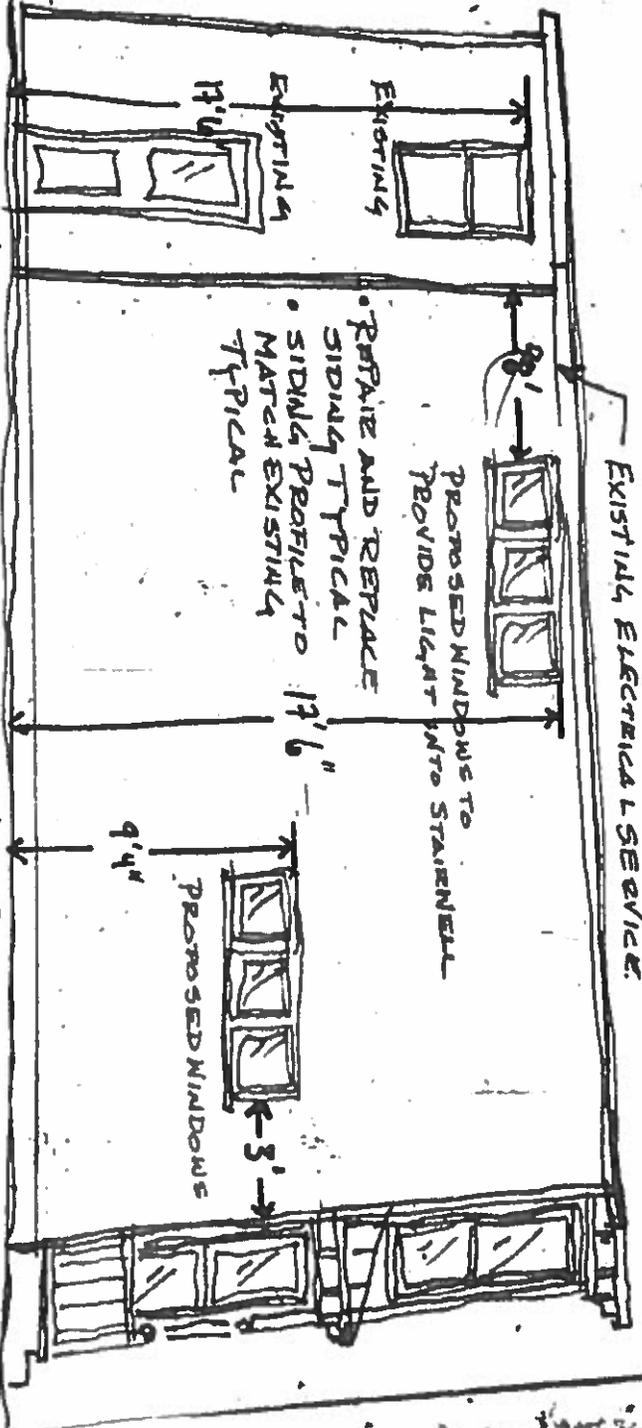
END OF SECTION

SECOND FLOOR PLAN



EXIST. KN. ADDITION ORIGINAL BODY OF HOUSE

SIDE ELEVATION



PROPOSED WINDOWS ARE FIXED, WOOD W/ 2"x2" RADES
TOP OF PROPOSED WINDOWS IN LINE W/ EXISTING

JAMES LUM
BELLA WEINSTEIN

SW 2809
Rookwood Shutter Green

SW 0048
Bungalow Blue

SW 0037
Morris Room Grey

SW 0072
Deep Maroon