

Residential Exterior

\$100,000 TO \$200,000

Project Overview

- Complete re-side on large home and horse barn in western suburb
- Diamond Kote finish, custom Sherwin Williams color (in collaboration with designer)
- LP Smartside substrate: board and batten, Diamond Kote exclusive shakes on the chimney chase
- New soffits, fascia, gutters
- New Marvin windows – remodel (removed outdated arch-tops)
- Custom Barn Doors
- Custom Eyebrows & Gable Framing
- **Project cost: 195K**

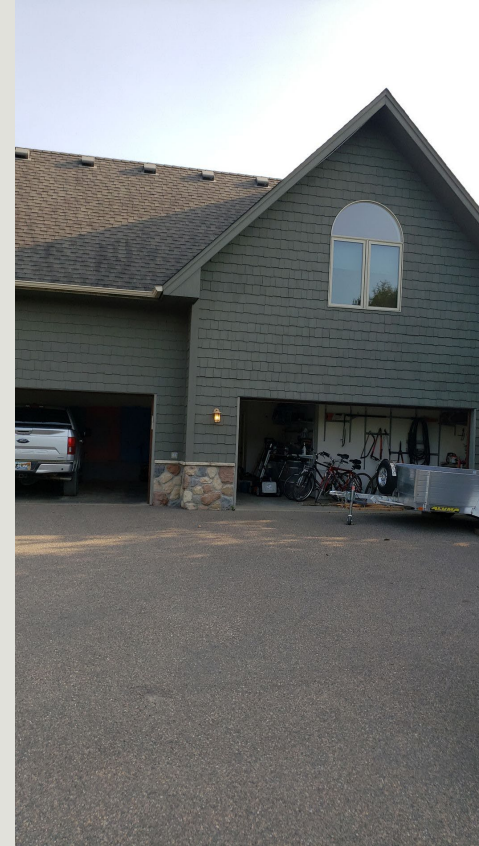
The Situation

This customer reached out to us to address an issue with rotting cedar shake siding. The siding was original to this home, built in the 1980s and upon further inspection, this was going to be a recurring problem. Ongoing home maintenance is overwhelming enough, without adding to the list of issues ... recurring rot.

In this situation, there was a simple solution. Because repair would have been only a BandAid for a larger issue, we suggested residing the home and barn. Not only was this a functional solution - investing in the exterior of the home for the long-term - but also a way to minimize exterior maintenance overall.

Finally, new siding meant the opportunity to completely transform the exterior aesthetic and amp up curb appeal.

Before



Before



Before



Before



The Solution

When dealing with rot that would continue until the existing cedar shakes were removed and replaced, re-siding was the best option for this customer.

After reviewing several design options, the customer selected board and batten in a custom color, with a shake accent on the chimney chase. Diamond Kote offers a wider variety of shake profiles on the LP Smartside substrate, and the customer selected a smaller shake profile than traditional LP Smartside.

This was a comprehensive re-side, which also included new soffits, fascia, and gutters for the whole home. Marvin windows were installed, with additional framing as needed.



The Design

How were the customer's needs met?

- Ultimately, this project was about protecting the building envelope. The existing cedar shake siding had begun to rot and therefore, the home was at risk.
- Initially, we explored repairing the rot but realized that this would be an ongoing issue and require future investment on the part of the homeowner if we didn't explore alternative options.
- After proposing new siding as an alternative to repair, we presented several design renderings – solutions that would both protect the home and building envelope, while aesthetically enhancing the home's exterior.
- New siding also provided an opportunity to update other elements of the building envelope, like windows and door framing to both aesthetically enhance the home, but also ensure this investment is one that lasts.
- The customer was blown away by the transformation – from the custom color that she chose to the individual details, no stone was left unturned on the exterior remodel including a large home and barn. The exterior remodel helped with the ambience for her private practice in a very serene, country setting.

How was the existing structure enhanced functionally?

- New siding is all about function. Because protecting what is inside a home - including the build envelope - is about a well-sealed exterior free to rot and ways for intruders [water, pests, etc.] to get in and cause more damage.
- Where rot begins, it has the potential to spread quickly. Water causes a lot of damage and addressing this issue by eliminating existing rot and ensuring the integrity of the sheathing underneath means this structure will continue to function for years to come.
- Additionally, function is also about selecting the right materials for the customer. For siding and windows, it's important to consider the warranty, level of support available to the homeowner, and overall durability. LP Smartside offers a 50-year limited warranty which means this home is protected for decades to come. Diamond Kote is a preferred pre-finisher for LP Smartside with a 30 year no-fade warranty, making it another smart option for a functional and low maintenance exterior.

How was the existing structure enhanced aesthetically?

- While new siding is a very functional enhancement to a home, it is also a simple and fast way to elevate curb appeal and completely transform the exterior of a home. From the siding profile to an entirely new color, siding offers endless options for an aesthetic upgrade.
- For this customer, her designer selected a Diamond Kote custom color which was applied to the LP Smartside substrate in a board and batten style. A subtle wood grain texture and the repetition of the vertical lines draw the eye up, so you notice every detail little of the home.
- New Marvin windows add necessary contrast and complement the vertical lines of the siding. Applied shakes to the chimney chased served as a subtle accent, while still keeping the overall design timeless and simple.
- The framing of overhangs above the garage doors added visual interest and architectural detail to further elevate the aesthetic.

Is there evidence of superior craftsmanship?

- Superior craftsmanship is first about attention to detail. Beyond recovering what is already there, it's important to look for opportunities to improve and enhance the exterior of the home.
- For this project, there were several opportunities to do just that, addressing issues with rot and enhancing the architecture with clean lines and dimension:
 - Additional framing was added to the dormers on the front of the home. Each triangle was boxed out 6 inches to add dimension to the exterior architecture.
 - Rounded features were framed out to create clean lines and a cohesive design.
 - Eyebrows were added over the garage doors and front of the house to create more visual interest and enhance the architectural style of the home. This is both a functional and aesthetic upgrade to a home's exterior.
 - Finally, especially on the barn, all doorways were rebuilt and reframed to address rot and ensure the integrity of the structure for the long run.

Were obstacles encountered and overcome?

- This was a large and complex project to both design and manage. Beyond just enhancing what was there, the presence of rot meant more rot could be anywhere. Every barn door was rebuilt to eliminate existing rot and ensure the long-term integrity of the structure.
- The project also included a significant electrical scope as the customer wanted to convert all exterior light to soffit lights, which added to the ambiance and experience of the home.
- Another unique challenge was matching the custom siding color to the metal options for soffits and fascia. When selecting from fixed colors, it can be hard to find the right match. For this project, the custom siding color was almost an exact match for the dark blue metal shade of the soffits and fascia.

Cost Breakdown

- All Diamond Kote siding with custom color – \$102K
- Barn Siding - \$35K
- Soffits, fascia, gutters (home) – \$13K
- Soffits, fascia, gutters (barn) – \$5K
- Barn Doors – \$7K
- Eyebrows/ Gable Framing – \$19K
- Marvin windows – \$5
- Change order (additional windows) - \$9K

- **TOTAL – \$195K**



After



After

After





After



After

After





After
