

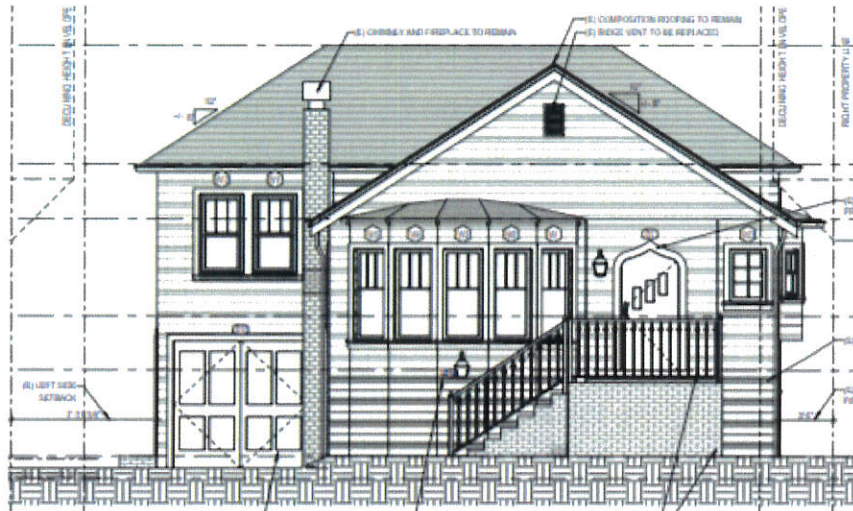
SOUTH ELEVATION – 25 ARUNDEL ROAD

Original

RECEIVED

MAY - 2 2013

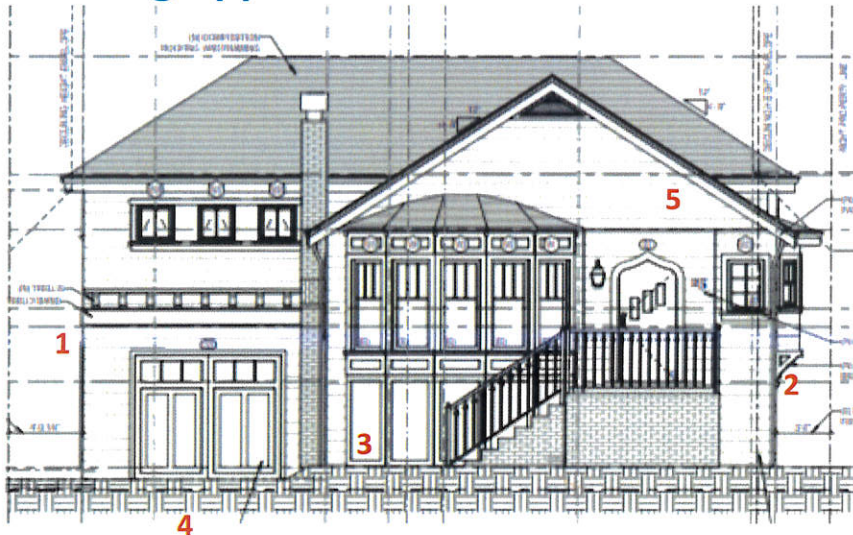
CITY OF BURLINGAME
CDD-PLANNING DIV.



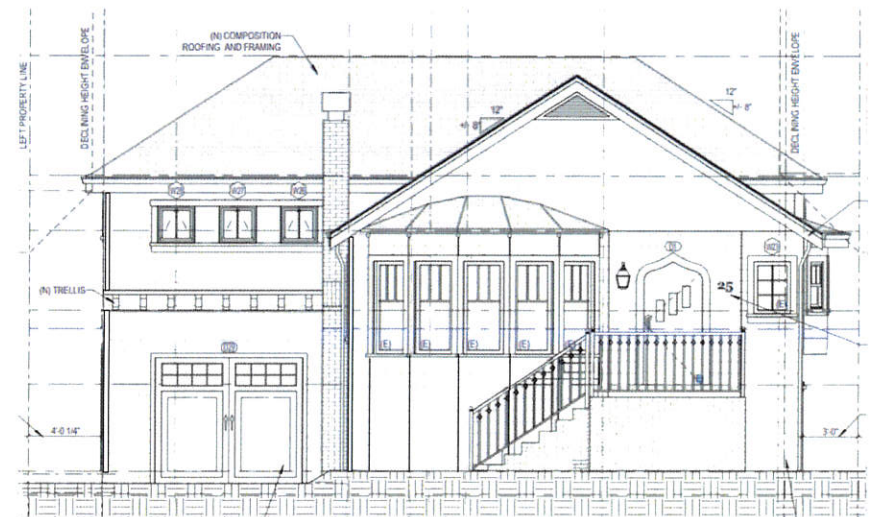
Proposed Revisions

- 1) Removal of Belly Band above garage
- 2) Remove decorative wood brackets beneath the east facing kitchen window
- 3) Remove decorative wood paneling and use siding
- 4) Revise garage door for single panel w/ 4 x 8 windows; steel/insulated vs wood
- 5) Use James Hardie HardiePlank lap siding vs wood siding

Planning Approved



Proposed Revision



RATIONALE FOR PROPOSED REVISIONS TO SOUTH ELEVATION

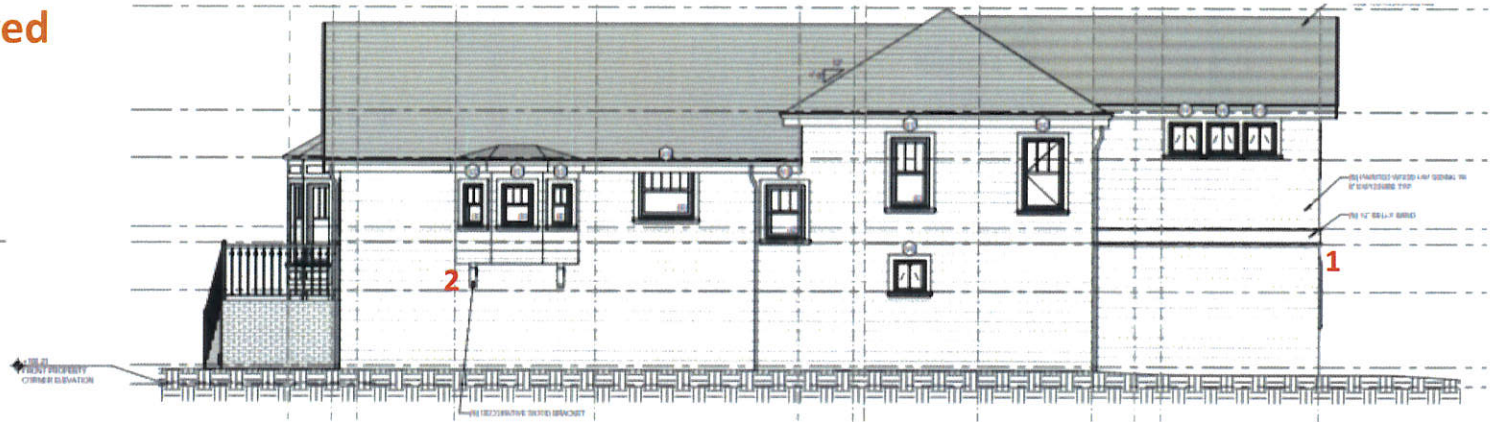
- *Background:* After work began, we discovered certain aspects of the house that has required significant upgrades including critical structural, electrical, and efficiency upgrades. This has required us to reprioritize our efforts while doing our best to manage our budget. Items we deemed critical moved to the top of the priority list and items that arguably could be deemed 'nice-to-haves' moved lower. Primary focus has been safety, followed by function, then adhering to city planning guidelines. Finally, we wanted to preserve as much of the original look of the house where practical.
- All of the following were not part of the original south elevation look:
 - Wood paneling beneath front of the house bay windows
 - Belly band
 - Decorative wood bracket beneath the kitchen bay window
- Trellis above the garage should provide sufficient separation between the upper / bottom part of the house
- Garage Door and Siding
 - Focus on Safety, Eco-Friendly and Durability
 - Garage Door – Utilize a steel/insulated door with a longer expected useful life and lower maintenance vs wood
 - Siding – utilize pre-colored, cement fiber based compound also with an expected longer useful life and lower maintenance costs over the long term

EAST ELEVATION – 25 ARUNDEL ROAD

Original



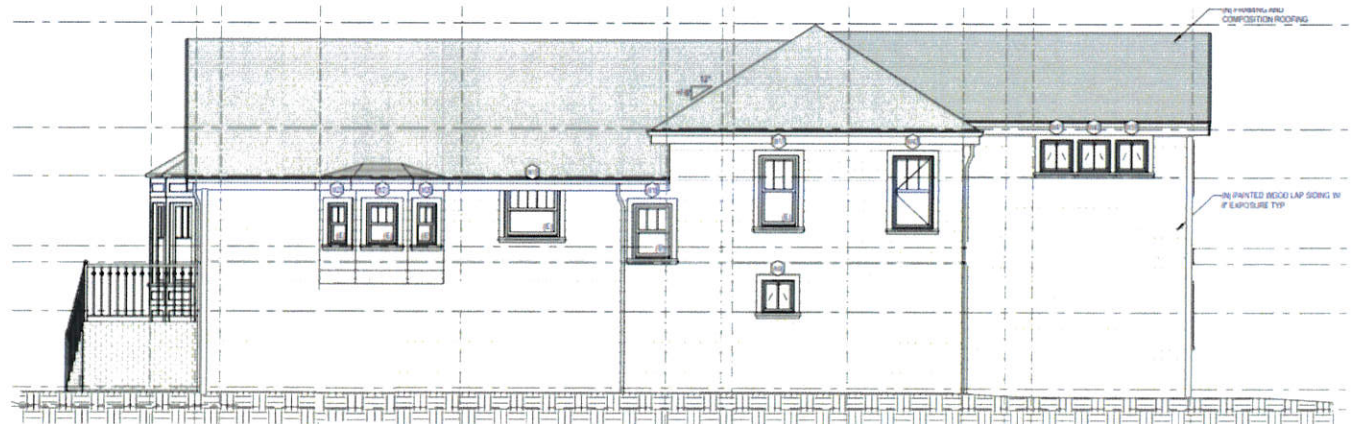
Planning Approved



Proposed Revision

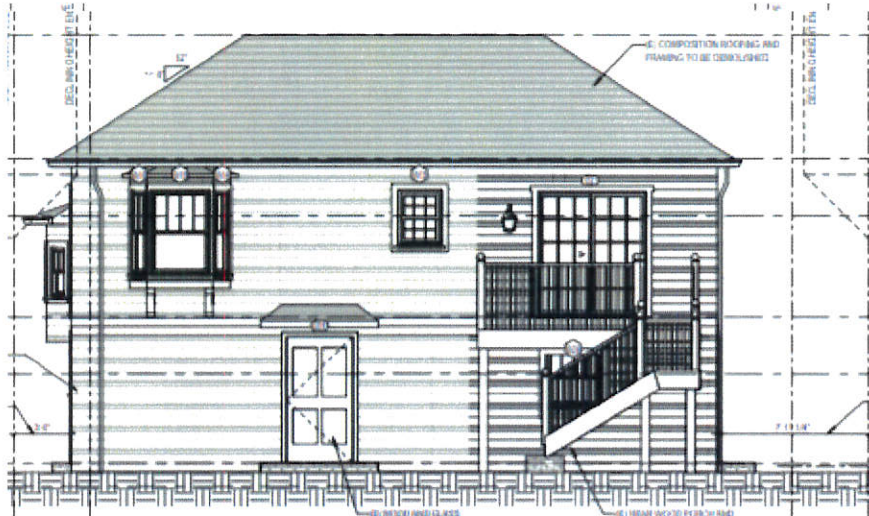
Proposed Revisions

- 1) Removal of belly band
- 2) Remove decorative wood brackets beneath the east facing kitchen window



NORTH ELEVATION – 25 ARUNDEL ROAD

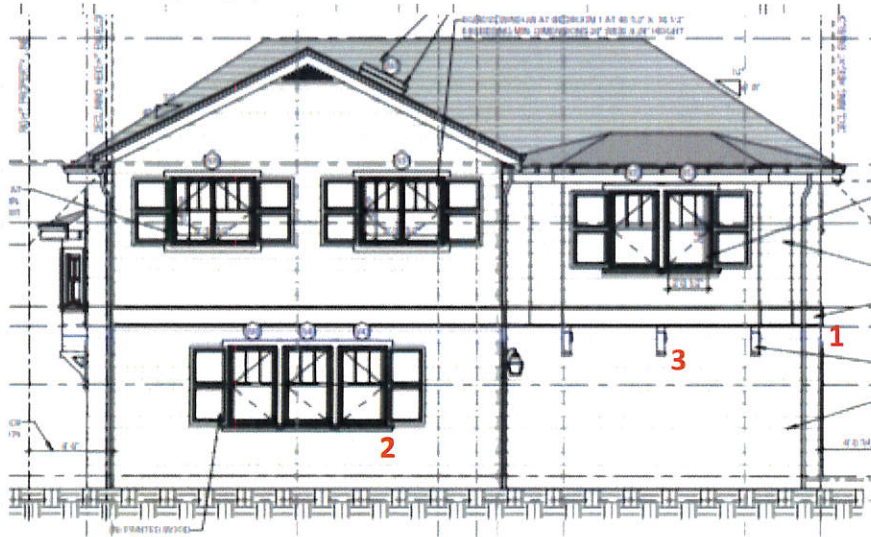
Original



Proposed Revisions

- 1) Removal of belly band
- 2) Removal of window shutters
- 3) Removal of corbels

Planning Approved



Proposed Revision



RATIONALE FOR PROPOSED REVISIONS TO NORTH ELEVATION

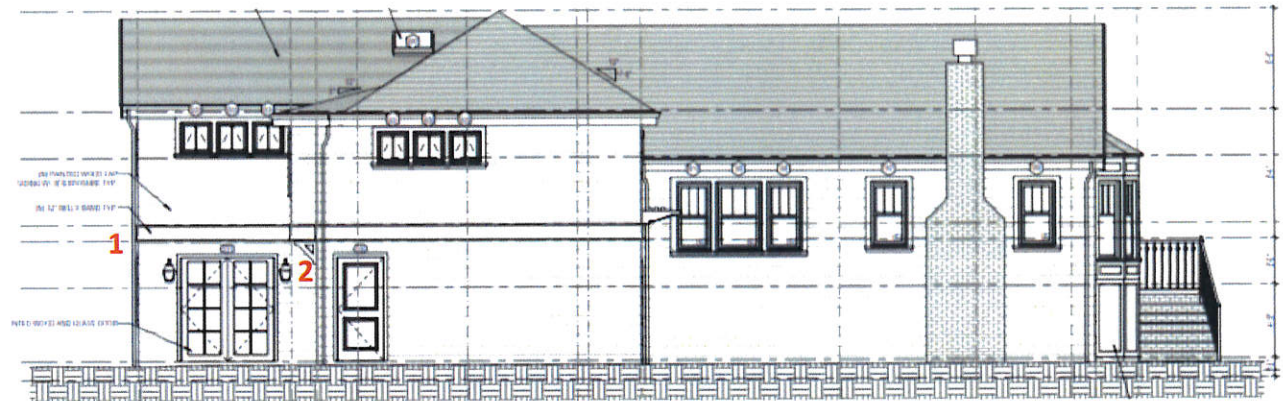
- In Planning Commission meeting, some representations were made that we were concerned guests in our backyard would see the back of the house as being more 'boxy'. This is not entirely accurate. Furthermore, window shutters were not part of the original look of the house.
- Corbels – we would like to remove as well.

WEST ELEVATION – 25 ARUNDEL ROAD

Original



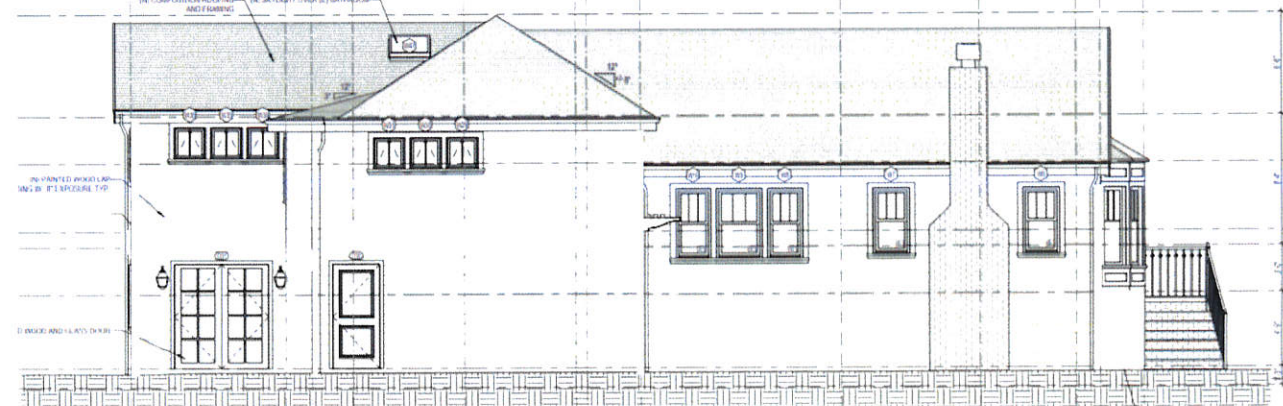
Planning Approved



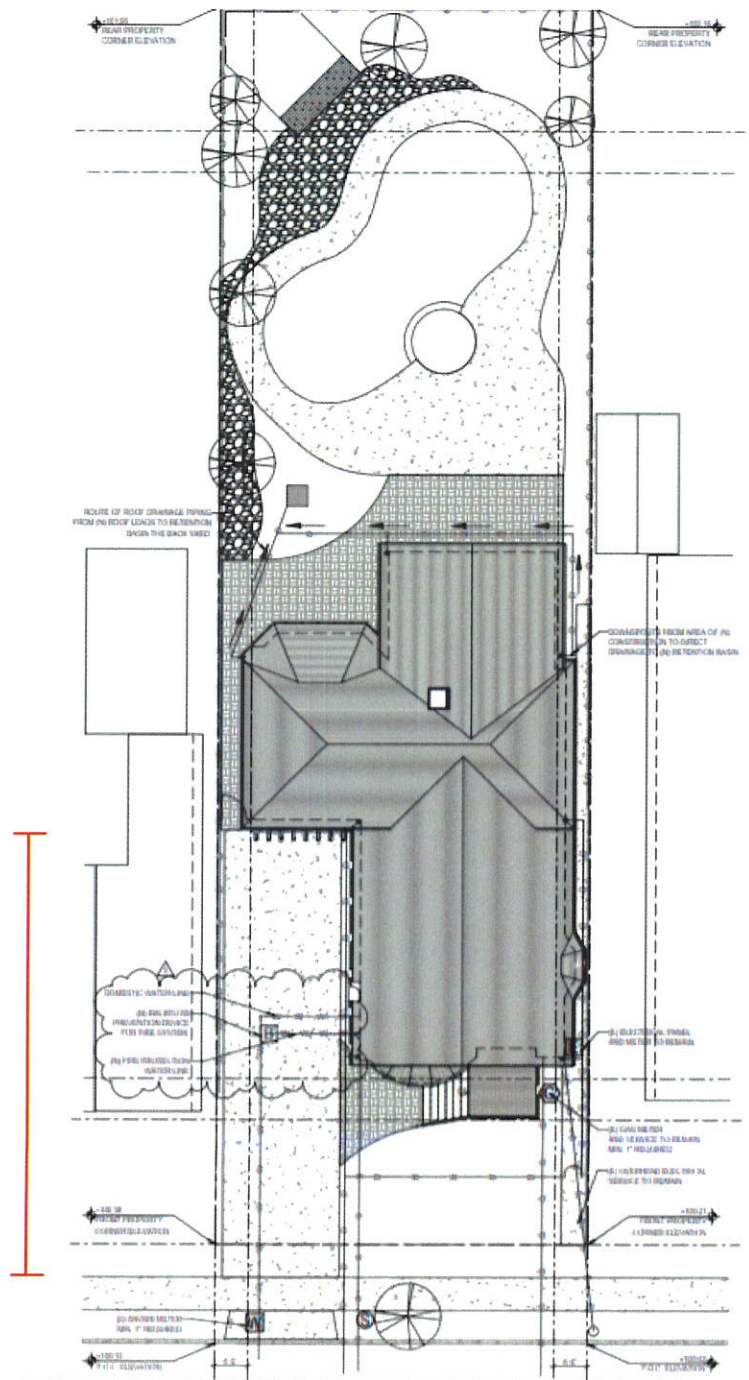
Proposed Revision

Proposed Revisions

- 1) Removal of belly band
- 2) Removal of corbels



SITE PLAN



SIDING AND GARAGE DOOR

Focus on Safety, Energy Efficiency, Durability and Lower Ongoing Maintenance Costs

JAMES HARDIE HARDIEPLANK LAP SIDING

- Eco-Friendly
- Fire Protection
- Moisture and Rot Resistant
- Durability
- Not susceptible to Pests
- Weather withstanding
- Color Retention
- Lower maintenance than wood



HardieZone® System

Only James Hardie® fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ1® products resist cracking, swelling and warping over the years. In warm, freezing conditions, HZ2® products fully protect against freeze-thaw, thermal expansion, staining, rot and more.

With James Hardie siding and trim, homeowners have an system that's tougher than the elements, but easy on the eyes.

NO MATTER WHAT NATURE BRINGS



Resist the elements
WITH IRRESISTIBLE CHARM.

TOUGHER THAN THE ELEMENTS

- Stands up to storms and harsh weather
- Water resistant to prevent swelling, warping and cracking; also resists mold damage
- Won't be eaten by animals or insects
- Fire resistant
- Helps reduce time and money spent on maintenance

Finishing Technology

Primer

It's quality control in the first step to ensuring that the paint job will look beautiful, regardless of home's fiber-cement siding. Used for years to come, it's a proven technology. It's also the first step in ensuring the performance of your paint job. James Hardie fiber cement siding products are made to provide consistent, long-lasting color retention, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® finishing technology delivers the ultimate in color retention and performance. Our products are factory primed on the backside. Multiple coats of color are baked into the back of a siding's substrate, ensuring that the paint job will last for years to come.



Superior finish adhesion

Our proprietary finish technology is applied to the backside of the siding, ensuring superior adhesion to the substrate.



Superior color retention

Our proprietary finish technology is applied to the backside of the siding, ensuring superior color retention.



Superior UV resistance

Our proprietary finish technology is applied to the backside of the siding, ensuring superior UV resistance.



ColorPlus
Technology

CLOPAY COACHMAN COLLECTION GARAGE DOOR

- Eco-Friendly & Energy Efficient
- Fire Protection
- Moisture and Rot Resistant
- Durability
- Not susceptible to Pests
- Weather withstanding
- Lighter
- Lower maintenance than wood

COACHMAN COLLECTION STEEL INSULATED WITH COMPOSITE OVERLAY



Summary

LIFESPAN	HIGH (20+ Years)
EASE OF MAINTENANCE	EASY (Every 2 Years)
R-VALUE	6.5 - 18.4
CURB APPEAL	CHARMING
CONSTRUCTION	4 LAYER - INSULATED
FINISH	5/5



Thank you for your time and
consideration.

Channing, Carrie, Natalie and Carter Chen

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Burlingame