



HOT SPACE
— Design Co —

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RENOVATION DESIGN PLAN

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58 Sarandon Lane, Maydon Grove

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HOTSPACE
— Design Co —

**We are so excited to present your Renovation Design Plan
to you and hope you love it
as much as we do.**

**Please call, email or text for help anytime
throughout your renovation.**

**We're here to guide you through
as you need.**

**Happy Renovating,
Jane and the Team**



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House Exterior - Paint Colours, Structures & Fixtures

Inspiration image for your exterior design – see variances following



image c/- Metricon

Similar to the image above, but modified to suit your existing 'Woodland Grey' roof colour.

NOTE RE: COLOUR SWATCHES DISPLAYED IN THIS RENOVATION DESIGN PLAN

Please be aware that all device screens and printers are different, so it's essential to view the recommended paint colours in the flesh. We are able to order samples for you (can take 5-7 days), or you may wish to collect from your local paint store.

EXTERIOR RENDERED WALLS, SCYON BOARD CLADDING, GARAGE DOOR LINTEL AND DOWNPIPES

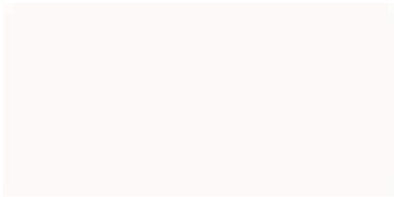
Paint Dulux, Darkest Putty (low sheen acrylic & semi gloss acrylic – see following Paint Colours Summary).



Dulux, Darkest Putty

TIMBER POSTS, BALCONY FASCIA, GARAGE DOOR, GUTTERING, FASCIAS, TIMBER WINDOW FRAMES AND SOFFITS (UNDERSIDE OF EAVES)

Paint Dulux, Pale Sky (semi gloss acrylic and semi gloss enamel – see following Paint Colours Summary)



Dulux, Pale Sky

ROOF

Leave as is – newly finished in Colourbond, Woodland Grey.



Colourbond, Woodland Grey

ENTRY PATH DECKING

Leave your existing deck path as is, but re-stain timber to refresh. Merbau stain on Merbau timber to give a beautiful rich look.



Merbau deck path

FRONT BALCONY

Balustrade – Replace the old balustrade with new frameless glass fixed in place with brushed chrome spigots as per below image.



image c/- Swift Glass & Aluminium

FRONT DOOR

Leave timber front door as is (looks great).

NEW REAR DECK/ALFRESCO

Build new Deck & Roof structures out back of lounge room as per following sketch, description and images.

Deck – Build a new large Merbau deck to replace the existing as discussed and as per following image and sketch. Along the full length of the deck will be 2-3 large steps which can also be used as seating for parties/get togethers. Seal and protect with Merbau stain.

Merbau deck



Image c/- Just Decks

Slatted roof extensions and sides



Image c/- renoguide.com.au

Roof - As per sketch following, the roof above the outdoor dining table and BBQ /outdoor kitchen is solid with downlights/fan etc (and slatted or louvred sides as shown) and with two slatted 'extensions' toward the area in front of the bay window and over the pool area.

NOTE RE: BUILDERS DRAWINGS FOR NEW REAR DECK/ALFRESCO

This deck and roof concept design can be translated into working drawings for your builder by a draughtsperson. You may also need to get council approval for these works. Please check with your builder.



Cost Estimate for House Exterior – Paint Colours, Structures & Fixtures

Item	DIY or Pay others?	Cost estimate
Painting	Pay others/DIY	\$8000
Balustrades	Pay others	\$5000
Building work	Pay others	\$40000
	TOTAL	\$53000

NOTE RE: COST ESTIMATES THROUGHOUT THIS RENOVATION DESIGN PLAN

Pay others = labour + materials costs allowed (incl periphery costs).

DIY = materials costs only allowed (incl periphery costs). Cost estimates do not include a project management fee (ie: estimates assume that you will co-ordinate your own trades unless otherwise discussed).

Yard

FRONT YARD LANDSCAPING

Existing perimeter garden beds planting to be replaced with a miniature hedge OR a dense selection of green grasses such as Liriope and Xanadu's, as discussed.



Each side of the front door - position round white pots with low topiarized plants within as shown below.



Round white pots



Style of plants

DRIVEWAY, STEPPING STONES TO MAILBOX AND PAVED PATHS

Leave all as is.

POOL AREA

Replace the pool fence and gate parallel to the house with a new frameless glass one as per image.



Image c/- Stratco

BACK YARD LANDSCAPING

Leave as is (already done – looks great!).

Cost Estimate for Yard

Item	DIY or Pay others?	Cost estimate
Landscaping (front yard)	DIY	\$1000
Pool fencing	Pay others	\$4000
Staining	DIY	\$500
	TOTAL	\$5500

Interior - Flooring

BEDROOMS AND FORMAL LOUNGE/MEDIA ROOM

New cut pile carpet. Colour to match as closely as possible to Dulux, Topper. Go for a good quality Solution Dyed Nylon composition as it is soft under foot, very hard wearing but much less expensive than wool. Good quality underlay.



Dulux, Topper



BATHROOMS, SEPARATE TOILET AND LAUNDRY

New 500x500mm mottled tiles as per image below. Colour to match as closely as possible to Dulux, Darkest Putty (we can send you a paint sample to match or you can collect from a paint store).



Note: See image under 'Bathroom' for overall bathroom look



Tile/Carpet join

FAMILY ROOM, KITCHEN, DINING AREA, ENTRY, HALLWAYS

Install new timber floating floors as per image below.



Image c/- Barrington Hardwood Flooring

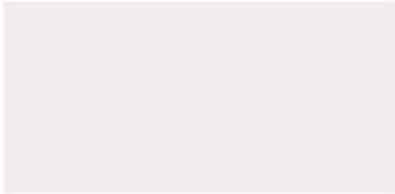
Cost Estimate for Flooring

Item	DIY or Pay others?	Cost estimate
Carpet	Pay others	\$3000
Tiling	Pay others	\$6000
Timber	Pay others	\$12000
	TOTAL	\$21000

Interior Paint Colours

FORMAL LOUNGE/MEDIA ROOM, KITCHEN, DINING, FAMILY ROOM, LAUNDRY, SEPARATE TOILET, HALLWAYS, ENTRY AND BEDROOMS (EXCEPT MASTER)

Paint Dulux, Bombshell (low sheen acrylic).

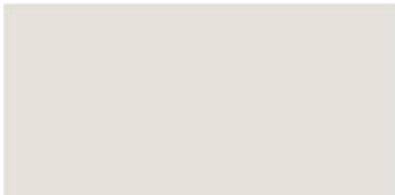


Dulux, Bombshell



MASTER BEDROOM

Paint Dulux, Beige Grey (low sheen acrylic).

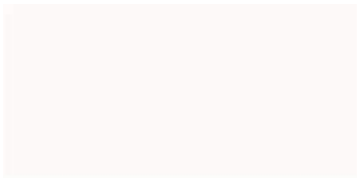


Dulux, Beige Grey

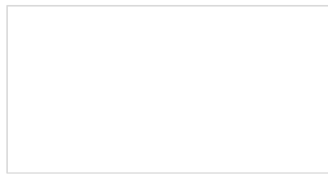


INTERIOR DOORS, ARCHITRAVES, FRAMES AND SKIRTING BOARDS

Paint Dulux, Pale Sky (high gloss oil based enamel).



Dulux, Pale Sky



Dulux, Snowy Ridge

CORNICES AND CEILING THROUGHOUT INTERIOR

Paint Dulux, Snowy Ridge (White - matte acrylic)

Interior Fixtures & Fittings

ENSUITE BATHROOM WALLS

3x walls – 600x300mm white tiles (rectified edge in a honed or Lappato finish). Position horizontally.

1x feature wall (shower end wall) – use the same tiles as you use on the floor (see image under 'Flooring' section). As per image but without wooden box recess.



Image c/- Bombora Custom Furniture

MAIN BATHROOM WALLS

As per ensuite bathroom except that the feature wall tile is charcoal grey as discussed (you have selected already)

INTERIOR DOOR HANDLES

Replace existing door handles with new lever style as per photo (satin finish).



Cost Estimate for Painting and Interior Fixtures & Fittings

Item	DIY or Pay others?	Cost estimate
Painting	DIY	\$8000
Door handles	Pay others	\$1500
Tiling (incl prep)	Pay others	\$7500
	TOTAL	\$17000

Kitchen

Inspiration image for your kitchen design – see variances below



Your kitchen will be similar to this but with a tiled splash-back (see tile design following) and floors will be lighter timber. Also, see alternative pendant lights under 'Lighting'.

KITCHEN CABINETS

Remove existing kitchen cabinetry and replace with all new as per new layout following.

Base cabinets (end panels/door fronts/drawer fronts/kick-strips etc) – to be Classic style (plain/contemporary) as per image above. Timber finish is Laminex, AbsoluteGrain, Oiled Lego (or similar)

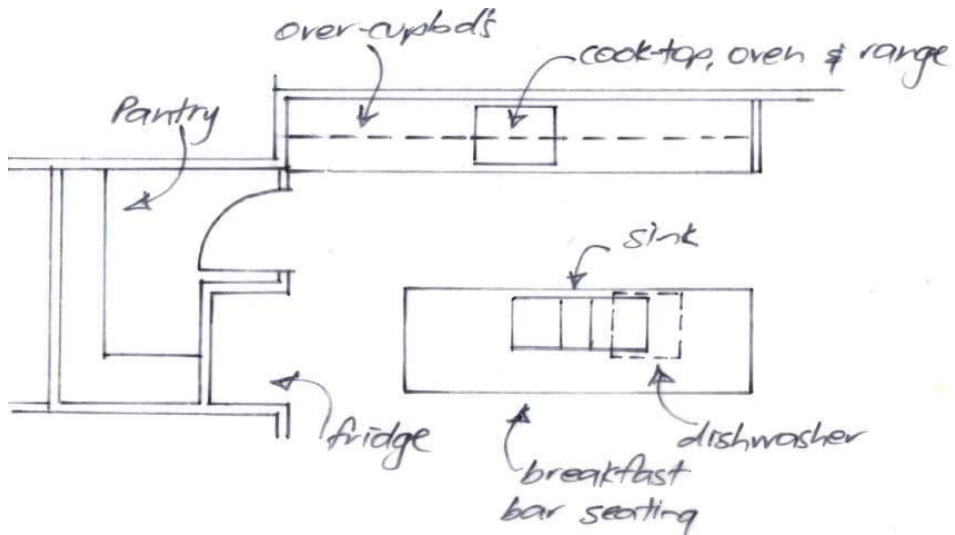


Laminex, AbsoluteGrain, Oiled Lego

Over-cupboards – to also be Classic doordrawer style but finished in 2-pac Dulux, Nightmaster



Dulux, Nightmaster



Proposed new layout

BENCH-TOP

Stone waterfall-end ends. Caesarstone, Statuario Nuvo. 40mm thickness.



DOOR/DRAWER HANDLES

Discreet style door handles as per image to over-cupboards, base cupboards, drawers etc – Length = 600mm long for each drawer and door as per photo.



Image c/- Poggen Pohl

TAP AND SINK

Under-mount 1 ½ or double sink (no drainer) and tap mixer as per images.



Image c/- www.dorf.com.au



Image c/- Blanco Claron

SPLASHBACK

White handmade subway tiles laid as shown below (or feel free to source something else similar/textured and email/text me for feedback).



These tiles from www.TheTilo.com.au

APPLIANCES

Re-use your new cook-top but replace oven and dishwasher with new stainless steel finish. Concealed rangehood as pictured on page 15.

Cost Estimate for Kitchen

Item	DIY or Pay others?	Cost estimate
New cabinetry	DIY	\$12000
Appliances	Pay others	\$4000
Splash-back	Pay others	\$2000
Bench-top	Pay others	\$6000
Tap/Sink	Pay others	\$1500
	TOTAL	\$25500

Bathroom Fixtures & Fittings

Bathrooms to remain in the same layout as existing.

VANITIES

New 1500mmW wall mounted double vanities in a timber finish to match as closely as possible to your timber floors. White stone top and 2x top mounted basins as shown. Can be custom made or off-the-shelf like this one.



Image c/- www.highgrovebathrooms.com.au



Image c/- www.highgrovebathrooms.com.au

MIRRORS

Two circular mirrors (surface mounted to white tiles) positioned directly in front of each basin. Silver or grey frame as per image. Approx 600mm diametre each.



Image c/- Mirror mirror

SHOWERS

New full height 800mmW shower screens as pictured below. Shower floors and walls as per 'Flooring' and 'Walls, doors, trims' sections.



Image c/- www.stegbar.com.au

BATH

Free-standing bath as per following photo.



Image c/- www.reece.com.au

TAPS AND ACCESSORIES

As per images following. These are from the Villa range by Dorf. Purchase from www.taptales.com.au



Basin mixers



Bath mixer



Shower mixers



Shower heads (change to rail set-up if you wish)



Toilet roll holders



Towel rails

TOILETS

New as per image (you will need to test it out for comfort 😊)



Image c/- www.reece.com.au

Cost Estimate for Bathroom fixtures & fittings

Item	DIY or Pay others?	Cost estimate
Vanities	Pay others	\$3500
Shower screens	Pay others	\$3500
Tapware	Pay others	\$1800
Bath	Pay others	\$1800
Mirrors	Pay others	\$1000
Accessories	Pay others	\$500
Toilets	Pay others	\$1500
	TOTAL	\$13600

Laundry

CABINETRY AND BENCH-TOP

Leave as is

SPLASHBACK

Replace the existing splash-back with new glass subway tiles similar to image below. Colour to match Dulux, Blue Eyed Girl as closely as possible.



Dulux, Blue Eyed Girl

Image c/- Phil & Amity and Alby Turner & sons

Cost Estimate for Laundry

Item	DIY or Pay others?	Cost estimate
Splashback	Pay others	\$1500
	TOTAL	\$1500

Lighting and Fans

KITCHEN

3x 400mm Dia pendant light fittings over new island bench.



Image c/- www.davidtrubridge.com

HALLWAYS

1x white/white pendant fitting. Position 2/3rds along the hallway as discussed



Image c/- www.davidtrubridge.com

LIVING SPACES, DINING AREA, ENTRY AND LAUNDRY

Leave all as is

BEDROOMS

Remove the existing central fan lights and replace with a new plain white fan as per image below. Purchase from www.hollywoodlights.com.au. Add 2-4 new white recessed LED downlights to each corner of the room (set in at least 1200mm from each corner).



Image c/- www.ventair.com.au



BATHROOM

Replace the existing ceiling light fittings with a new fan/light/heat combo units as per photo below.
Purchase from www.hollywoodlights.com.au.



Image c/- Lucci Aqua

Cost Estimate for Lighting and Fans

Item	DIY or Pay others?	Cost estimate
Lighting	Pay others	\$5000
	TOTAL	\$5000

Window Coverings

ALL WINDOWS

Remove all existing window dressings/rails/pelmets etc and replace with all new charcoal coloured roller blinds (see below left)



Image c/- www.blindsonline.com.au



Image c/- <http://www.dollarcurtainsandblinds.com.au>

MASTER BEDROOM AND MAIN LOUNGE

Add charcoal sheer curtains over top of the new roller blinds (above right)

Cost Estimate for Window Coverings

Item	DIY or Pay others?	Cost estimate
Roller blinds	DIY install	\$4000
Sheer curtains	DIY install	\$3000
	TOTAL	\$7000

Interior & Exterior Paint Colours Summary

LS = Low Sheen SG = Semi Gloss HG = High Gloss M = matte A = Acrylic E = Enamel

	Dulux, Darkest Putty	Dulux, Pale Sky	Dulux, Beige Grey	Dulux, Bombshell	Dulux, Snowy Ridge
EXTERIOR					
Rendered walls	✓(LS/A)				
Scyon cladding	✓(LS/A)				
Timber posts		✓(SG/E)			
Balcony Fascia		✓(SG/A)			
Garage door		✓(SG/E)			
Garage lintel	✓(SG/A)				
Guttering, fascias, timber window frames		✓(SG/E)			
Soffits		✓(LS/A)			
Downpipes	✓(SG/E)				
INTERIOR					
Bedroom walls			✓(LS/A)		
Formal Lounge/Media, Kitchen, Dining, Family, Laundry, Toilet, Hallways and Entry walls				✓(LS/A)	
Doors, architraves, frames and skirting boards		✓(HG/E)			
Ceiling					✓(M/A)

Cost Estimates Summary

EXTERIOR		
House Exterior	\$53000	
Yard	\$5500	
EXTERIOR TOTAL	\$58500	\$58500
INTERIOR		
Interior - Flooring	\$21000	
Interior – Walls, Fixtures & Fittings	\$17000	
Kitchen	\$25500	
Bathroom	\$13600	
Laundry	\$1500	
Lighting and Fans	\$5000	
Window Coverings	\$6000	
INTERIOR TOTAL	\$89600	\$89600
	TOTAL COST ESTIMATE	\$148100