



Exterior Renovation Plan

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HOTSPACE

Before & After

AFTER



BEFORE



Concept Overview

A. Main Facade

B. Front Entrance

C. Landscaping, Retaining Walls, Fence/Gates and Driveway/Paths



NOTE RE: COLOURS 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 colours and products in the flesh. We are able to order paint samples for you (can take 5-7 days), or you may wish to collect from your local paint store.

Design Detail A – Main Facade

A1. Exterior Walls – As follows
 A2. Roof – Prep and paint xxxxx
 A3. Guttering and fascias – Leave as is



A4. Carport – as follows
 A5. Soffits (under the eaves) – Prep and paint xxxxx match the garage door
 A6. Garage door – Remove the centre post, add lintel as required and install new double garage door as follows
 A7. Front windows – Replace the front windows as requested, with new as follows
 A8. Lighting – Install new wall lights either side of the garage door and front entrance as follows
 A9. Roof gable – as follows

A1. Exterior walls – We are suggesting two finishes here. Stone cladding along the bottom, with render above it. We recommend you do this on at least the front face of the house and returning back on each side past the side gates. If budget permits (though could get very expensive), you could apply this finish to the entire exterior. Other options are;

- 1) Render the remainder of the exterior walls (and paint Dulux, xxxxx)
- 2) Paint the remainder of the brick Dulux, xxxxx
- 3) Leave the brick as is

Details for the stone cladding/stone-look tile (veneer) and render on front/front sides of the house – Install cladding/tile up to 900mmH and in line with the window transoms (horizontal window division) on the new windows. You will need to have the brick window sill grinded off to achieve this. Cladding to be a few shades lighter than Dulux, xxxxx. You will need to see what is available in your area, but we are recommending something like this;



Add a trim along the top to separate the stone from the render and paint this the same colour as the render.

Render the wall above the stone and paint Dulux, xxxxx.

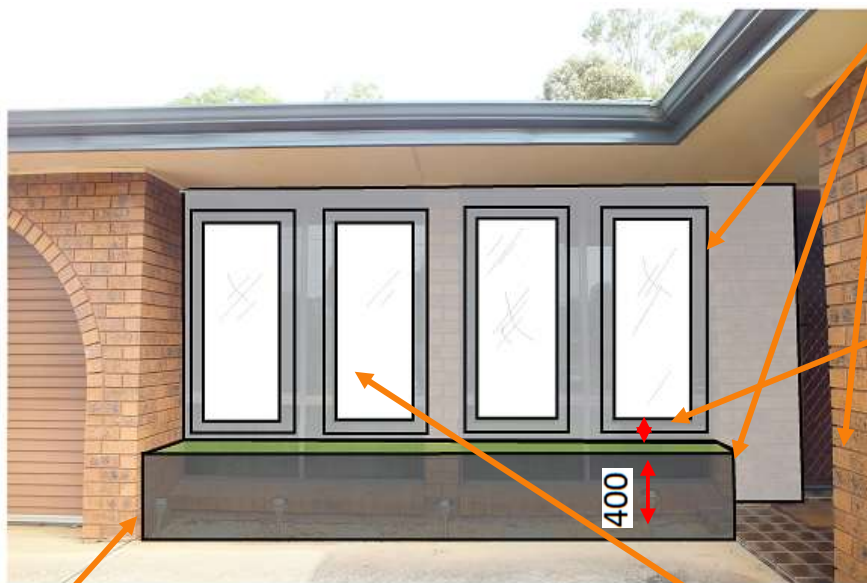
A4. Carport – we are recommending a simple carport made out of Colorbond, xxxxx. Roof inserts to be frosted Alsynite or similar to allow natural light through.



A6. Install new xxxxx coloured garage door as per image below



A7. Front Windows – Install new front windows as follows



Extend the wall so the right hand side of the new window lines up with the left hand side of the front posts (once it is boxed out)

Bottom of windows to sit approx 500mm off the ground (so there is a 100mm gap between the top of the planter box and the bottom of the windows) .

Set planterbox back 20-30mm from new *finished* face of garage wall.

Transom (horizontal piece that separates the glass to be approx 900mm off the GROUND). *Not drawn on here.*

Right hand side windows will be similar to the existing but with the transoms the same height as here (so they line up with the stone cladding).

Go for lightly tinted glass so you can see the Plantation Shutters inside the windows

A8. New wall lights – these are called Claro (can purchase from OzLighting).



A9. Prep and paint the weatherboards Dulux, xxxxx and the bargeboards (diagonal part) to match Colorbond, xxxxx

Design Detail B – Front Entrance

B1. Front post - Render top half and clad bottom as per house. Add 150mmH trim in line with house trim

B2. Flooring

B3. Front door – as per following image. Match Colorbond, xxxxx for the colour

B4. Lighting – as per either side of the garage

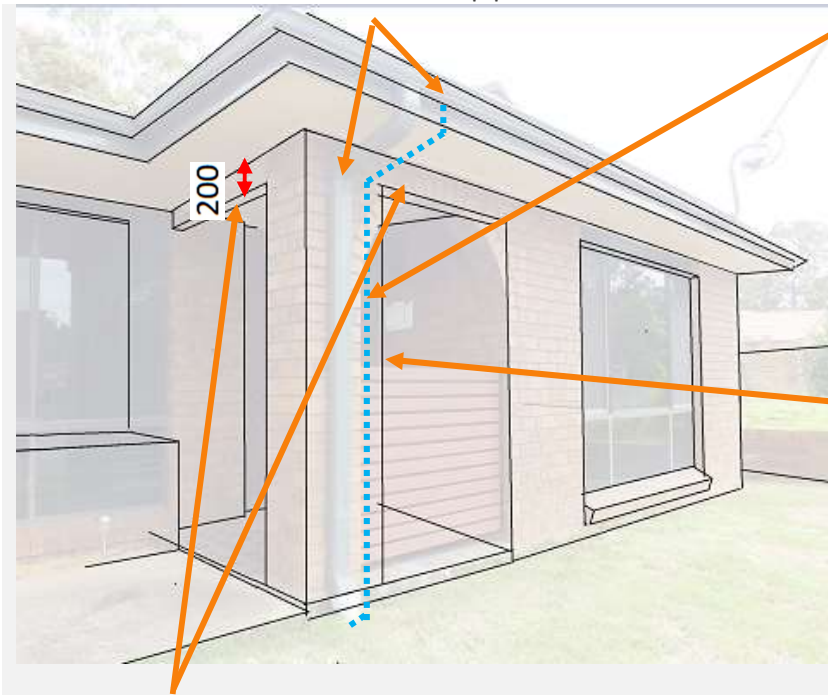


B2. New porch to be tiled dark grey in the same colour as xxxxx. Similar to the below left but grout to be the same colour as the tiles



B3. Prep and paint your existing front door xxxxx or slightly darker. If you need a screen door, go for xxxxx.

Downpipe details - Remove down pipe from front face. Relocate to right hand (inside) face of the post if possible (see following for our idea). Note that this section of gutter may need to be replaced. Or see if your plumber has another idea to remove this downpipe from view.



Widen this post to approx 420-450mm. The benefits are twofold. Visually, the post needed to be more substantial, and secondly, it allows us to recess the down pipe on the **inside face**



Add lintel of 200mmH here

Design Detail C – Landscaping, Retaining Walls, Fence/Gates and Driveway/Paths

C1. Landscaping - as follows

C2. Retaining walls – build new as per following dimensions. Render and paint xxxxx

C3. Fences and gates – as follows



C4. Driveway (incl path leading to front door) - Prep and coat with something like Dulux, Avista. We suggest a base colour like their French Grey or Bluegum, then with a fleck of xxxxx and xxxxx. Have a look on <https://www.duluxavista.com.au/> for an applicator

C5. Mailbox – new mailbox as follows

C6. Front and right side path – install new dark grey pavers the same colour as xxxxx. See following

Plan

Neighbour's garden.

New tandem carport.

Planter box over existing garden (clad as per lower half of wall).

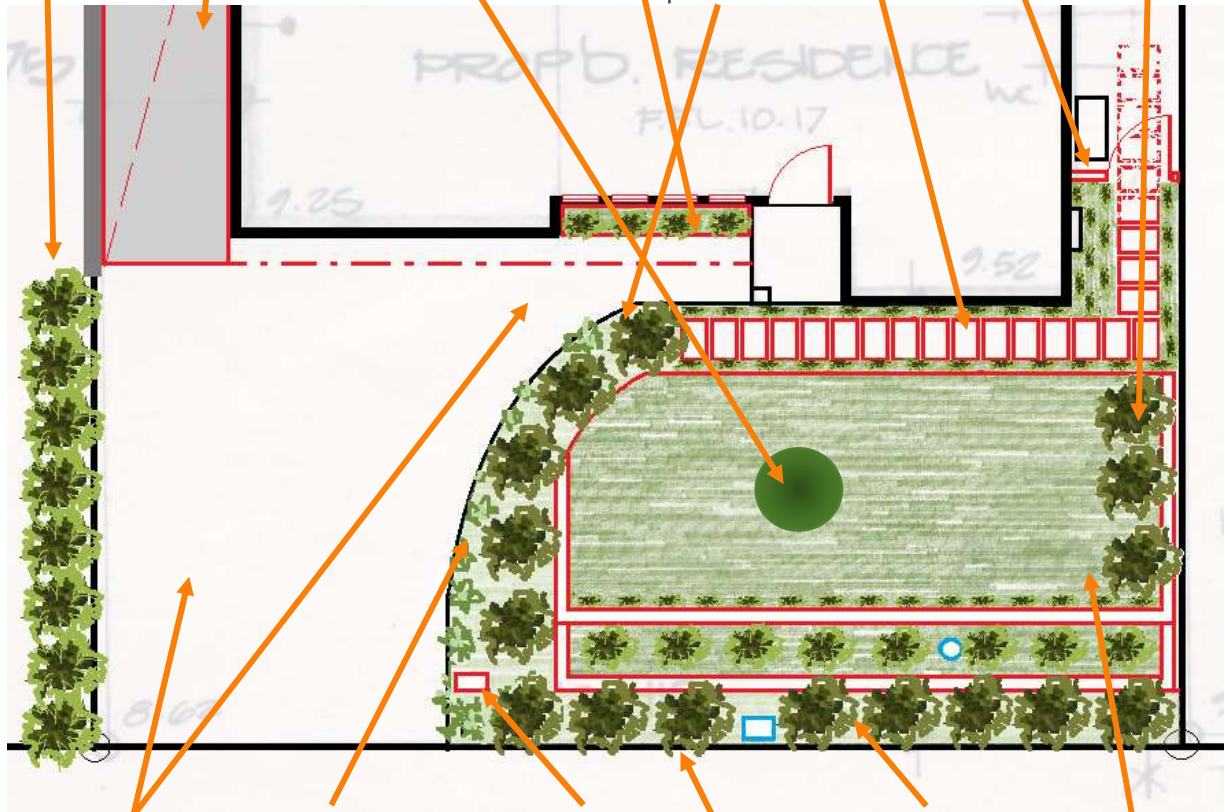
Solid path from front driveway around to the side.

Location of new side gate

Feature tree TBC

Remove these pavers

Plant a new hedge here



Driveway and path to front door – as follows

Garden to follow the curve and gradient of the driveway.

Letter box

Front Boundary

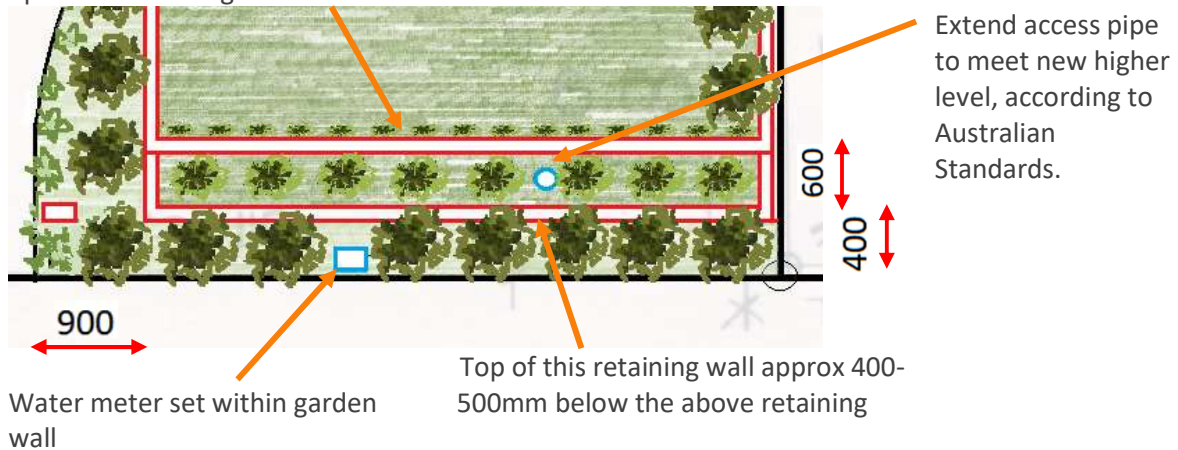
Terraced gardens. Grassed area with a slight slope if required.

C1. Plant ideas for the front yard. We recommend grouping the plants – eg two species in one area, two different species in another area/strip for example. Relocate from your back yard where possible



C2. Retaining wall dimensions

Top of this retaining wall at level with the house



C3. Side gates – Leave left side gate as is. Remove the brick gate surround on the right side and replace with a new xxxxx fence located between meter box and a/c unit.

Brick walls on side boundary. Prep and paint the brick xxxxx. You could render these and paint xxxxx (if budget permits)

Existing brown Colorbond fences – You could potential leave these as is. Or prep and paint xxxxx.

C5. Prep and paint new Mailbox Dulux, xxxxx as per house. Something simple like this (this is actually from Bunnings). xxxxx 3D numbers (have a look at www.etsy.com)



C6. New path between driveway and side of house (including all the way back past the right side gate if budget permist) – Solid paved area similar to image below (slip resistant tile or pavers in xxxxx colour)



We look forward to reviewing your
new exterior design with you and will be in touch
in the coming days to arrange a time.

Happy Renovating!

Jane and the Hotspace team



www.hotspaceconsultants.com



Exterior Renovation Plan Limitation of Liability

This Exterior Renovation Plan (“Report”) contains recommendations regarding work to do cosmetically to add value and improve the appeal of your property and are current as at the date of the Report. If any of the recommendations are not carried out in a reasonably timely manner, it is recommended that an updated Report be prepared.

The Report contains our recommendations only and we make no warranties or guarantees relating to the value of your property, quality of recommended fixtures, fittings, products, materials, paint or other items, or the renovation itself.

The Report will not identify the presence of or damage caused by pests, toxic or hazardous materials, or the presence of any kind of structural damage or decay. It is your responsibility to make your own assessments or engage suitably qualified professionals in relation to any of these issues.

The Report does not assess the structural impact of any recommended works to your property. It is your responsibility to engage a suitably qualified professional to assess the structural impact of any proposed works prior to commencing such works.

It is your responsibility to ensure that all works conducted at the property are performed with due care and skill and in accordance with all relevant building practices, codes, standards, laws (including health and safety laws), regulations and statutory authority requirements and that all relevant insurances, licences and permits are obtained.

Any recommended landscape works should be separately assessed by you or a suitably qualified professional in order to review the local conditions and whether such recommended landscape works are appropriate.

Any estimates regarding the costs of the renovation are a guide only. We will not be held responsible for any difference between our estimates and your actual costs.

To the extent permitted by law, we accept no responsibility and exclude all liability to you on any basis (including negligence) for any loss or damage, however caused, which you may suffer in relation to our services or your reliance on the Report. Any liability under any statutory right (including any condition or warranty implied by law or any guarantee or other right under any statute) that cannot be excluded is limited to the resupply of our services or the payment of the reasonable cost of same.