



Exterior Design Plan

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120 March Parade, Spring Valley, QLD

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HOTSPACE

Before & After

AFTER



BEFORE



Concept Overview

A. Existing Façade and Master Balcony

B. Front Door and Entrance

C. Extension and Garage



D. Landscaping, Driveway and Path

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 – Existing Façade

A1. Windows and new Master bedroom door – Replace the front Master bedroom window with french or sliding doors as per following images. Colour: xxxxx. We also suggest replacing the middle top window to match the new windows/doors (since this will be the only one left on the upper façade). See 'Extension and Garage' section for details about the extension balcony doors. Prep and paint all the remaining windows around the rest of the house (including front lounge bay window), xxxxx.

A2. Roof, gutters, and fascias – extension Hip roof to match tile profile on existing roof as closely as possible. Prep and paint all new and existing roof xxxxx. Replace all guttering and fascias, also xxxxx.

A3. Soffits – Prep and paint Dulux, xxxxx (almost white)



A4. Downpipes – Prep and paint to match wall immediately behind (to blend in to the wall).

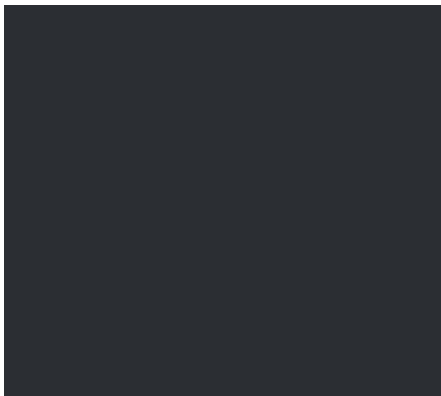
A5. Upper cladding – This area will need to be clad over since the existing brick will become damaged with master bedroom installation, lower roof removal and extension works. Render at least the road facing part of the façade as shown (join/line between the upper render and lower brick will run in line with the top of the solid part of the balcony balustrades). Prep/paint render Dulux, xxxxx. Possibly render the sides/back of the house as well, or even just wrap the render back 1-2 metres on each side of the house. Fit a small (say 60mmH x 18mmD) bead between the new render and the existing brick to finish off the lower edge (paint this to match the render).

A6. Brick – retain the existing brick as shown on the illustration (all lower level). See details re extension if you cannot match the brick.

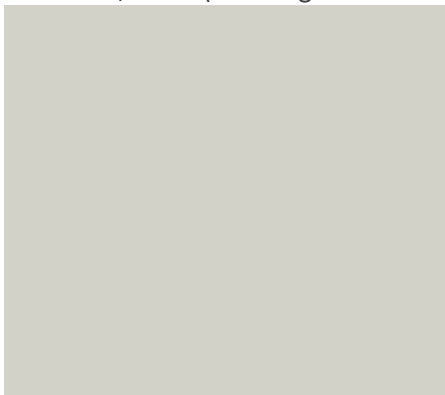
A1. Master bedroom doors (colour = Monument)



OR



A5. Dulux, xxxxx (much lighter in reality)



Design Detail B – Front Door and Entrance

B1. Portico - Build new entrance portico as per following dimensions. Clad with Modinex, Cera Façade, xxxxx.

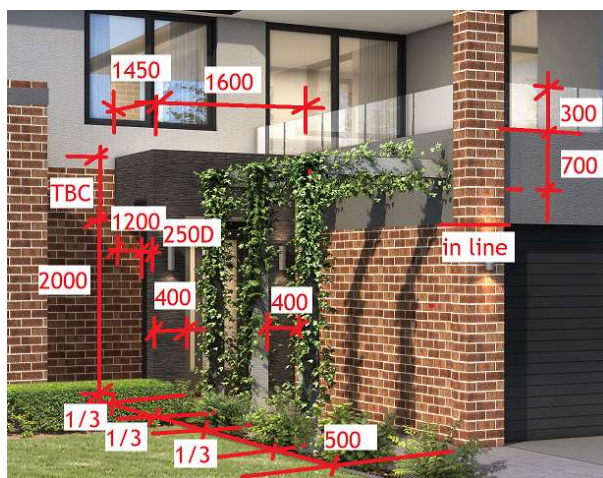
B2. Front door – Replace as per following image and description.

B3. Lighting – Install new as per following image

B4. 3x 'Arches' – Build new arch structures as per following image except colour will be Dulux, xxxxx if painted timber OR 'xxxxx' if powdercoated finish (more expensive but no ongoing maintenance)



B1 - Entrance portico dimensions (draughtsperson can add to extension drawings)





Modinex, Cera Façade, xxxxx (is actually the same colour as xxxxx)

B2. Front door and sidelight similar to this, but painted Dulux, xxxxx (mid grey)



B3. Up-down lights as per following image (satin chrome or colour to match the lighter grey render)



B4. 3x arches as shown below (can do more arches if you wish – up to 5x). Each arch to be (on vertical) 180mmWx100mmD and (on horizontal) 180mmHx100mmD. Colour: Dulux, xxxxx if painted timber OR 'xxxxx' if powdercoated finish.



Design Detail C – Extension and Garage

C1. Proposed layout for upper level extension – See following plan. A local draughtsperson will be able to convert our conceptual drawings into working drawings for your builder and council once they have visited site.

C2. Roof, guttering, fascias, soffit, windows, doors, upper level cladding specs – As per main façade

C3. Brick columns – Box out from the existing garage door surround front/side faces and extend up to underside of roof as shown. Clad with face brick to match existing as closely as possible. Face brick sits 60mm proud of rendered balustrades. If you can't match the existing closely enough, then use the next closest thing and also re-clad the front face of the existing brick with it too (leave sides and back of house as is)



C4. Existing garage sides – leave brick as is (or clad over with face brick if you can't match close enough for new brick components).

C5. Balustrades – as per Master Bedroom Balcony Balustrades (see next section 'Area D – Master Bedroom Balcony'). Also see following plan

C6. Garage doors – Replace the existing garage doors with new as per following image. Colour: xxxxx

C7. Centre column – Box out 60mm from front face of rendered balustrade. Render and prep/paint Dulux, xxxxx

C1. We have designed your balcony so that everyone can have access to it it, not just the person residing in the new bedroom.

In order to have a double width door to the balcony from the upstairs sitting room (ideal, as this will make the balcony more visible/accessible for those using the space), you will need to infill a small area directly above the bottom of the internal stairs. If you cannot, or do not want to do this, you could still fit in a single width door between the upstairs sitting room and the balcony.

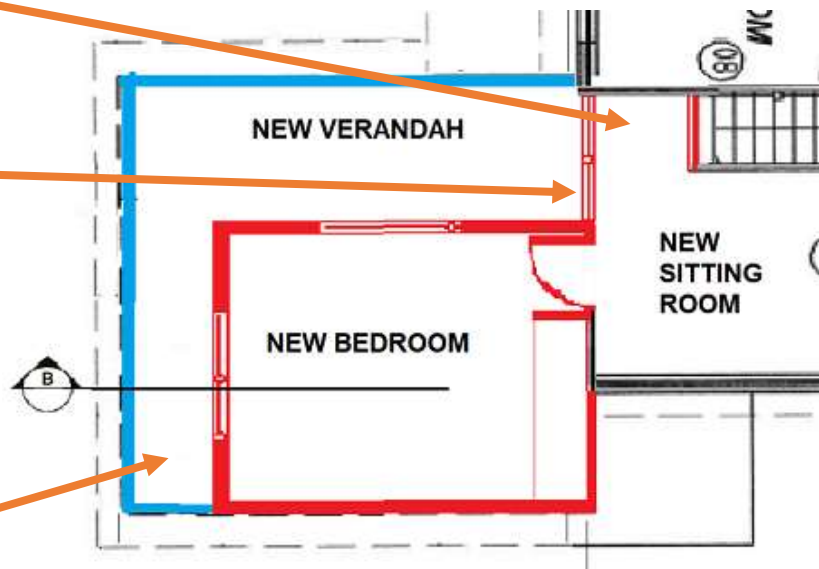
New landing above the existing stairs to create an access point to new verandah.

New doors to verandah, Could be sliding, french or bi-fold doors.

Dimensions of new bedroom to be confirmed on site.

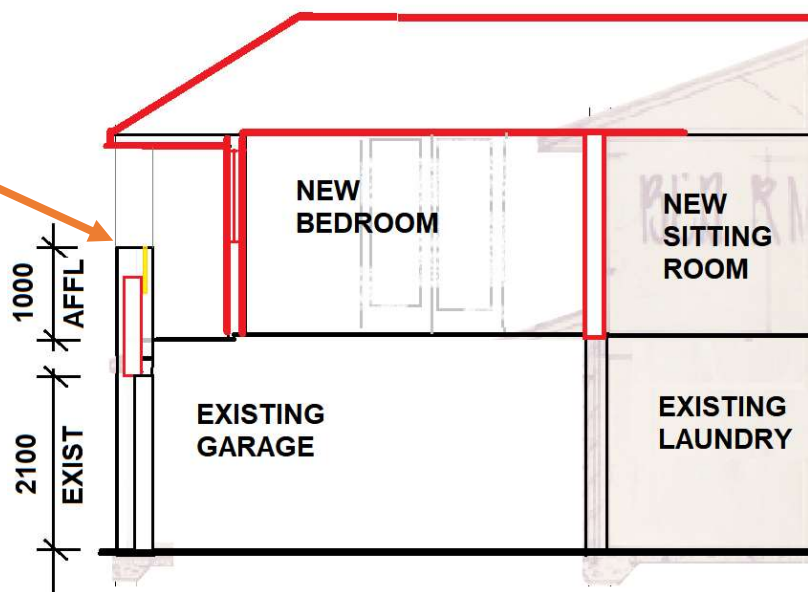
New verandah to wrap around two sides of bedroom, as shown. 1m approximate verandah parallel to the street

Plan-



Section B-

Balustrade details to match those on master bedroom balcony.



C6. Like this but xxxxx colour



Design Detail D – Master Bedroom Balcony

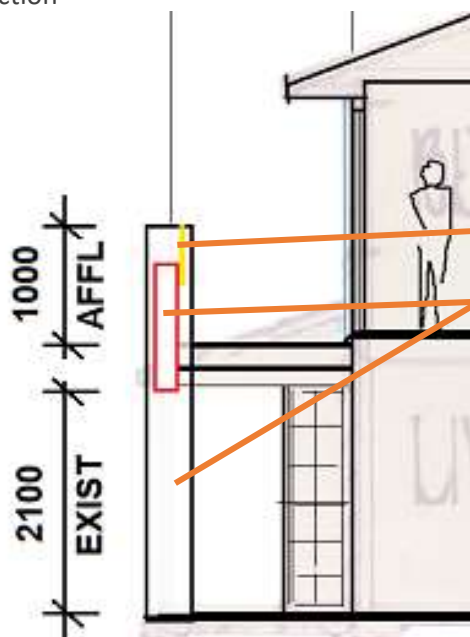
D1. Columns to match finished size of extension front columns (either side of garage doors). Clad with brick to match the existing house brick (as closely as possible) using a face brick product.

D2. Balustrade (x3 sides) is made up of a solid rendered piece and a glass piece as per extension balustrade. Set back solid balustrade approx 60mm from front face of brick face columns, and with the bottom edge in line with the top of the garage doors. Top edge to be 700mm from the finished balcony floor level. Clear glass panel to be face fixed to the rear of the main rendered balustrade. Glass to sit minimum 300mmH above solid rendered balustrade (red) to form compliant balustrade.

D3. Flooring - TBC – depending on interior flooring, could be tiles, composite timber etc



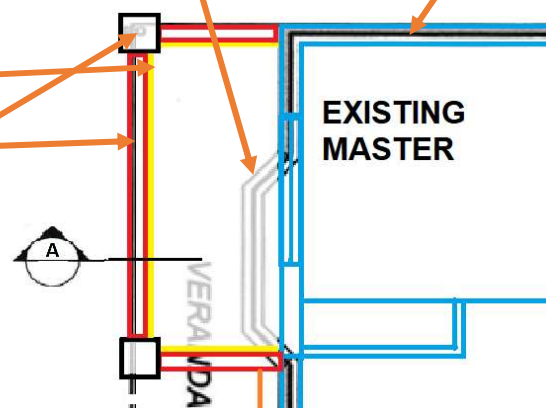
Section -



Plan -

Line of bay window below.

Blue = master bedroom over



Design Detail E – Landscaping, Driveway and Path

E1. Landscaping - Leave all pretty much as is other than to add some vines to grow up and along the new entrance arches and extend the garden bed 1M forward of the line of the garage doors as shown.

E2. Driveway – Prep and recoat the existing driveway with a product like Dulux Avista (using a professional applicator). Colour to be xxxxx.

E3. Front path – as per image following. Colouring to be just slightly darker than Dulux, xxxxx (contrast colour between path and driveway)



E4. Mailbox – repaint existing mailbox Dulux, xxxxx

E3.



We look forward to reviewing your
new façade 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



Facade Design Plan Limitation of Liability

The Facade Design 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.