



FACADE DESIGN PLAN

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22 Example Address, Bulimba, QLD

CONTENTS

PAGE

Before & After	3
Concept Overview	4
Design Detail A – House Façade – Existing Surfaces	5
Design Detail B – House Façade – New Features	7



HOTSPACE



Before & After

AFTER



BEFORE



Concept Overview

**Design Detail A. House
Façade – Existing Surfaces**

**Design Detail B. House
Façade – New Features**

**Design Detail B.
Landscaping, Path &
Driveway**



NOTE RE: COLOURS DISPLAYED IN THIS 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 – House Façade – Existing Surfaces

A1. Exterior walls

A2. Doors & Windows

A3. Roof, Gutters, Fascia's, Downpipes & Soffits



A1. External Walls

A1a. Cladding (all existing cladding except as noted further in this report) – To remain as is.
Prep/paint Dulux, White Exchange.



Dulux, White Exchange

A1b. Render (all existing rendered walls except as noted further in this report) – All rendered walls to remain as is. Prep/paint Dulux, White Exchange.

A2. Doors & Windows

A2a. Front door – Prep and paint to match Anodic Dark Grey (existing window colour).

A2b. All remaining doors and windows – Leave all as is (Anodic Dark Grey, as advised).



Anodic Dark Grey

A3. Roof, Gutters, Fascia's, Downpipes & Soffits

A3a. Roof – Leave as is other than to prep/paint to match Colorbond, Shale Grey.



A3b. Gutters – All gutters to remain as is, repair if necessary other than to prep/paint to match Colorbond, Shale Grey.

A3c. Fascias – All fascias to remain as is other than to prep/paint Dulux, White Exchange/Surfmist.

A3d. Downpipes – Existing downpipes to remain as is, repair/replace as needed. Prep/paint to match to the corresponding wall the downpipe is fixed to.

A3e. Soffits – Repair/replace existing soffits as necessary. Prep/paint Dulux, White Exchange Quarter.



Design Detail B – House Façade – New Features

B1. Exterior Walls

B2. Balcony



B3. Entrance 'Arches'

B4. Garage Door

B5. Lighting

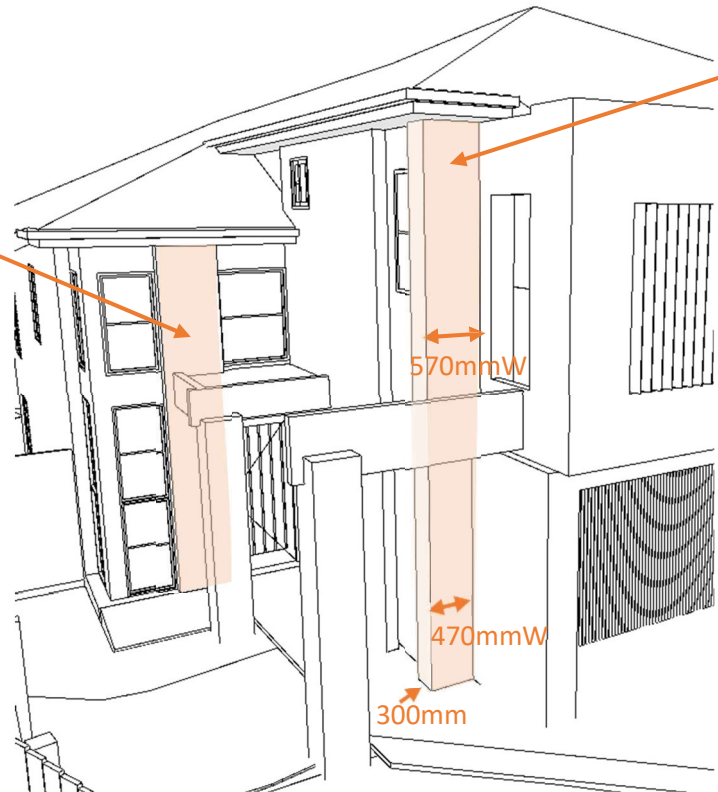


B1. Exterior Walls

B1a. New Stone Cladding - Build a new feature wall to the left of the garage and clad this and the existing 'pillar' to the left of the front door, with stone.

Clad in Artisan Exterior, Callala <https://artisanexterior.com.au/> (or similar product).

B1a. Existing wall to be clad with stone.

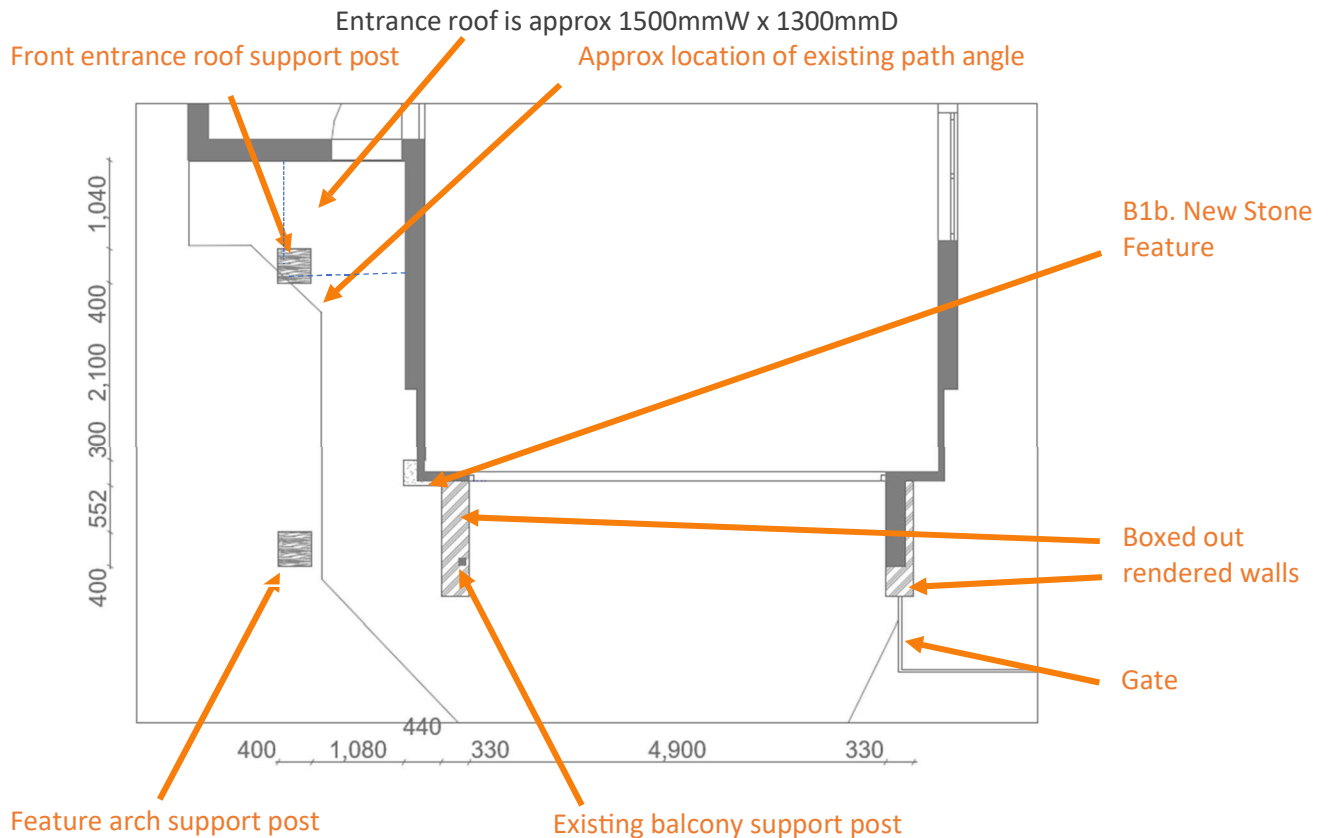


B1b. Box out a new wall and clad with stone as per below. Finished dimensions are: 570mmW/470mmW x 300mmD x full height



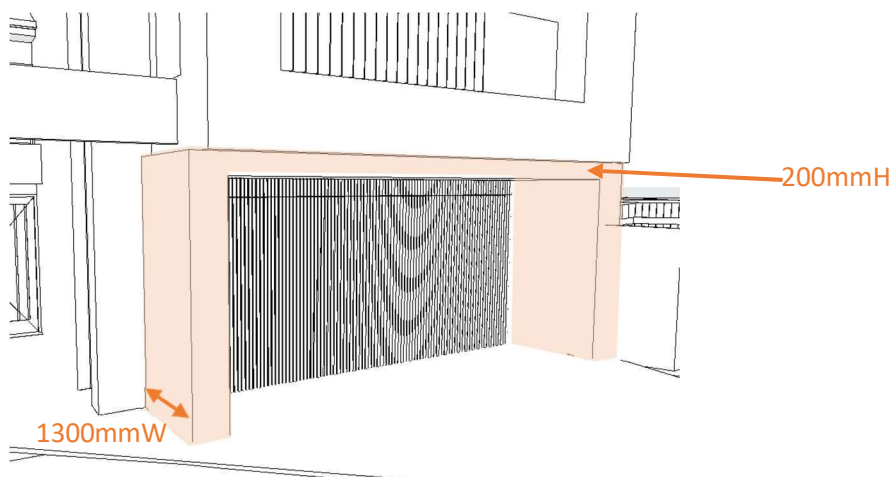
Artisan Exterior, Callala

For clarity – here is the location of the new feature wall and other structure discussed further in this report.



B1b. New Rendered Walls either side of the garage door

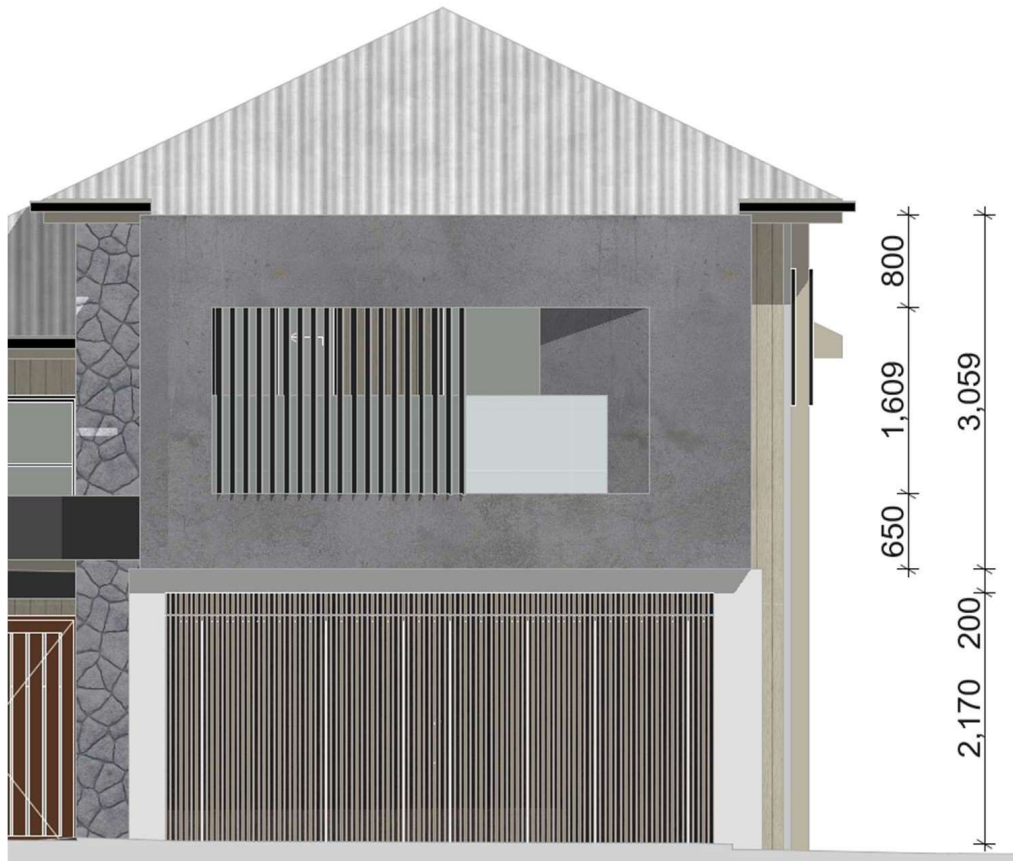
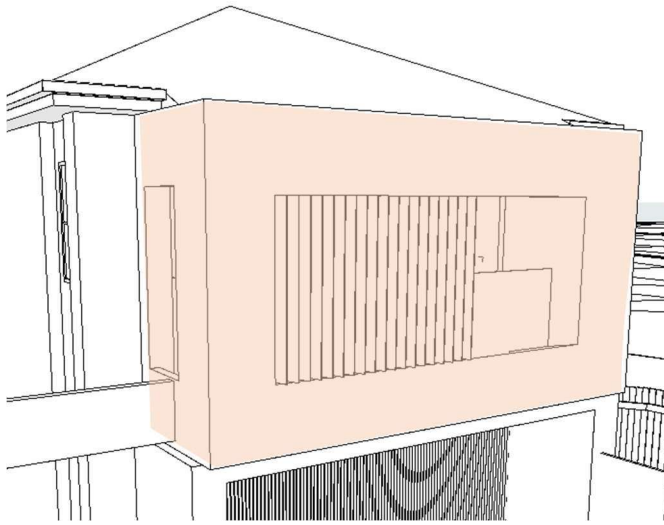
Box out new walls and drop down ceiling/soffit feature on either side of the garage door as per the approximate dimensions below. Walls and soffit will cover all the existing structural elements and downpipes etc. You may wish to include a concealed push catch door to access the downpipe from the inside face. Render and paint these walls and above the garage door Dulux, White Exchange to match the rest of the house.



B2. Balcony

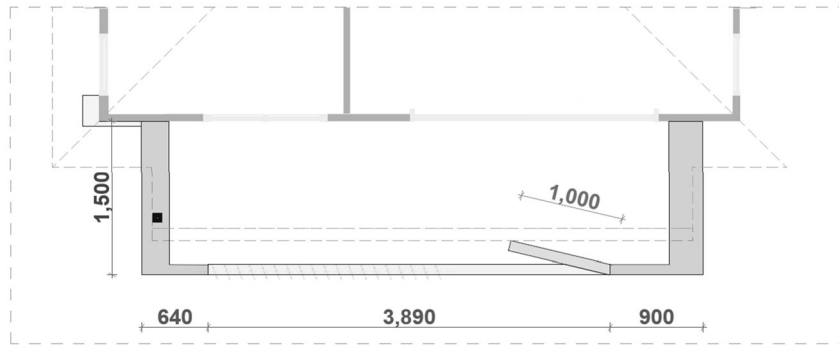
B2a. Concrete-look Frame feature

Build a new boxed out 'Frame' feature on the façade as shown below.



ELEVATION





PLAN

Note – all measurements to be checked, and fixings confirmed onsite by builder and/or building designer/drafty before construction. Builder may require working drawings.

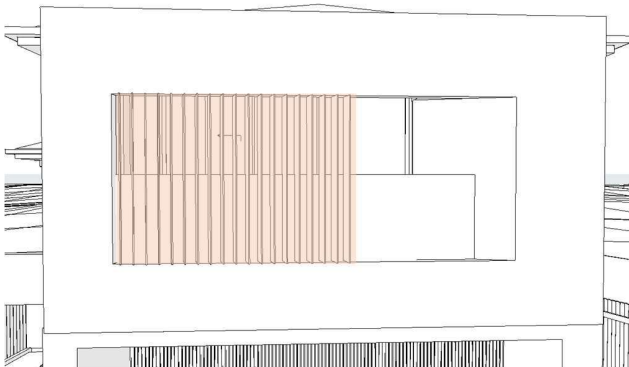
External faces of these walls to be finished in a concrete look finish similar to Rockcote (as pictured below). Internal faces to be rendered and either painted the concrete look or the main house colour.

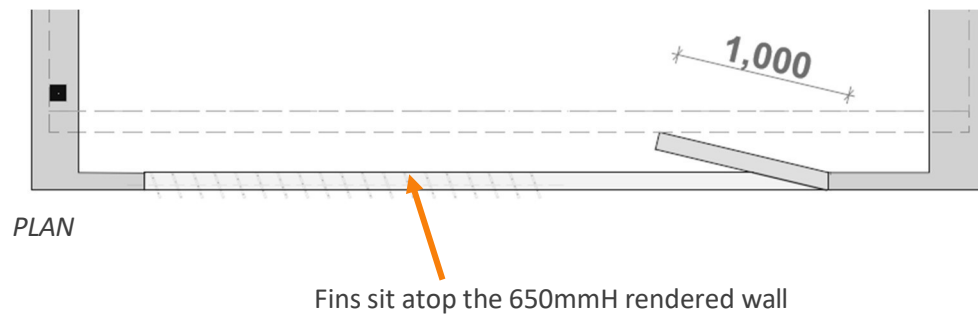


Rockcote Product

B2b. Vertical Fins

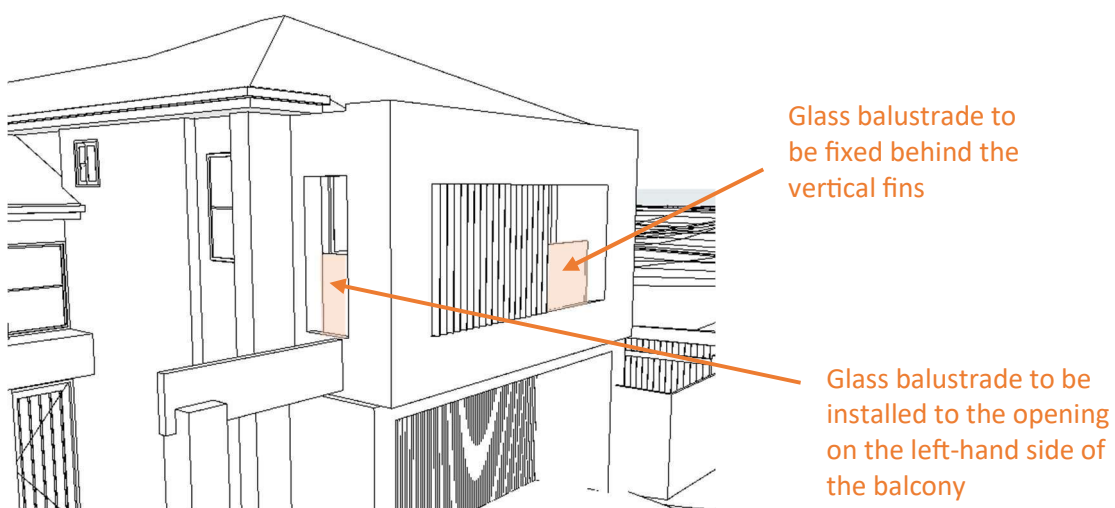
Install approximately 19x 150mmW vertical fins to the inside faces of the new boxed out opening. Fins can either be fixed at a set angle or manually operable. Anodic Dark Grey colour to match the existing window frame colour.





B2c. Balustrade

Frameless glass balustrade across the entire width and left return of the balcony as shown below. This will sit just inside the 600mmH rendered walls, allowing enough space to clean the front face. Or can do just where required as shown above.





Glass balustrade

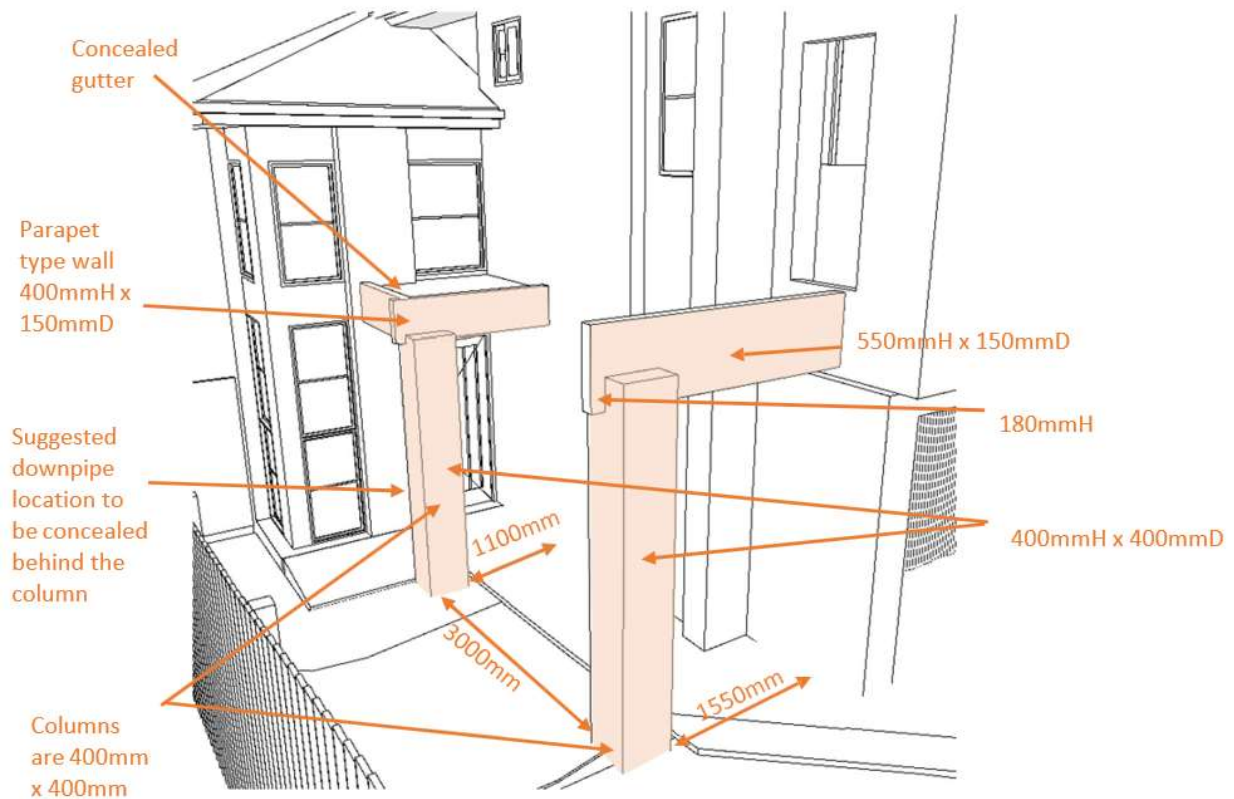
B2d. Flooring

Lay new floor tiles to the entire balcony similar to the below (left image) OR match the pavers around your pool – but in a tile. You will need to ensure that the entire balcony is waterproof and that there is a drain grate to remove excess water as/if required.



B3. Entrance 'Arches'

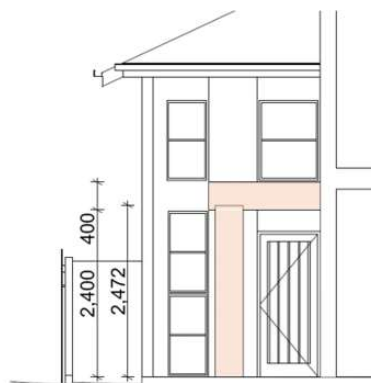
Remove the existing roof structure at the front entrance and build new arch and concealed roof as shown below. Build new feature arch at the beginning of the side path as well. See following.



Finish entrance arches in a smooth render finish to match the house (on all faces) and prep/paint to match the window frame colour, Anodic Dark Grey.



Elevation of the front arch



Elevation of the entrance arch

B4. Garage Door

Install a new garage door (tilt style so there are no horizontal joins) as shown below. Battens are 30mmWx40mmD round profile positioned 20mm apart. Finish is Knotwood, Norwegian Beech battens with Surfmist backing.



B5. Lighting

Install 2 x white downlights to upper balcony and 3 x downlights to the new soffit in front of garage door. Entry light to remain as is.



Design Detail C – Landscaping, Path & Driveway

C1. Driveway & Path

C2. Fences

C3. Landscaping

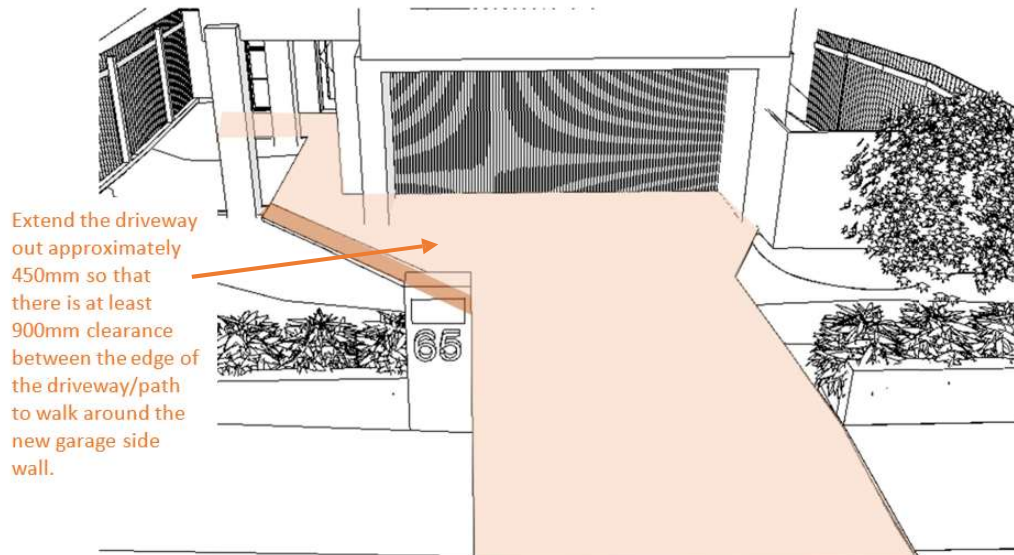


C4. Mailbox



C1. Driveway & Path

Extend the existing driveway as shown below and resurface the entire driveway and path with a product such as Covercrete/Spraycrete. Mid grey colour (slightly darker than Shale Grey) background with flecks to match Dulux, White Exchange and Anodic Dark Grey.



Covercrete sample colour

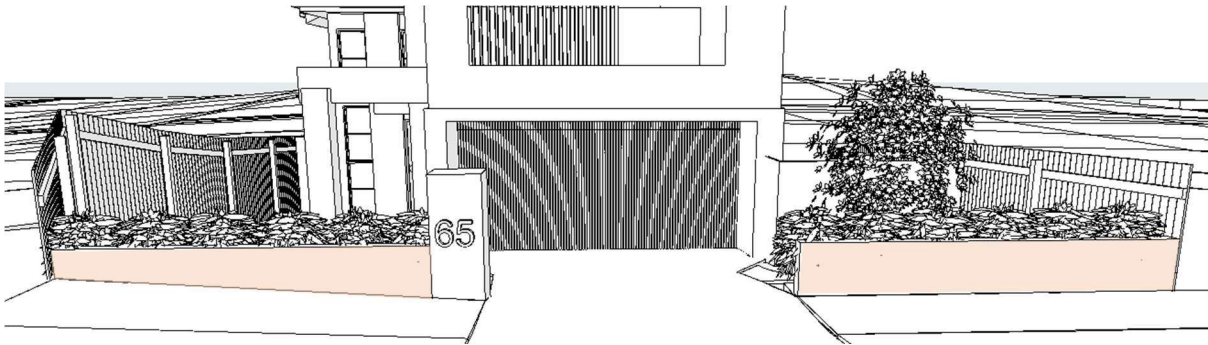


C2. Fences

C2a. Front Fence

Remove the existing fence and replace with a new 500mmH (at the mailbox) rendered wall, ensuring the top edge is a consistent height across the front boundary line.

Render and paint to match the Anodic Dark Grey colour.



C2b. Side Boundary Fences

The boundary fences to be prepped/painted or stained to match dark grey of the window frames (similar to the image below).



Dark stained timber fence

C2c. Side screen and gate

Option to cut off approximately 200mm from the top of the existing bamboo screen and replace the new top capping. Prep/paint to match Dark Grey Anodic.



C3. Landscaping

Leave all new landscaping as is other than to add one new feature tree on the middle right lawn. We suggest something like a Native Gardenia Randia Fitzalanii as shown below (approx 1.5x1.5M)



C4. Mailbox

Build a pillar for the new mailbox - approximately 500mmW x 500mmD x 1200mmH and finish as per B1 (concrete-look render). Dark grey/charcoal faceplate and 3D numbers.



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

