

COASTAL HAMPTONS RENO

PROPOSED ALTERATIONS, ADDITIONS & CARPORT

FOR ## STREET NAME
CLIENT NAME(S) TUGAN, QLD 4224

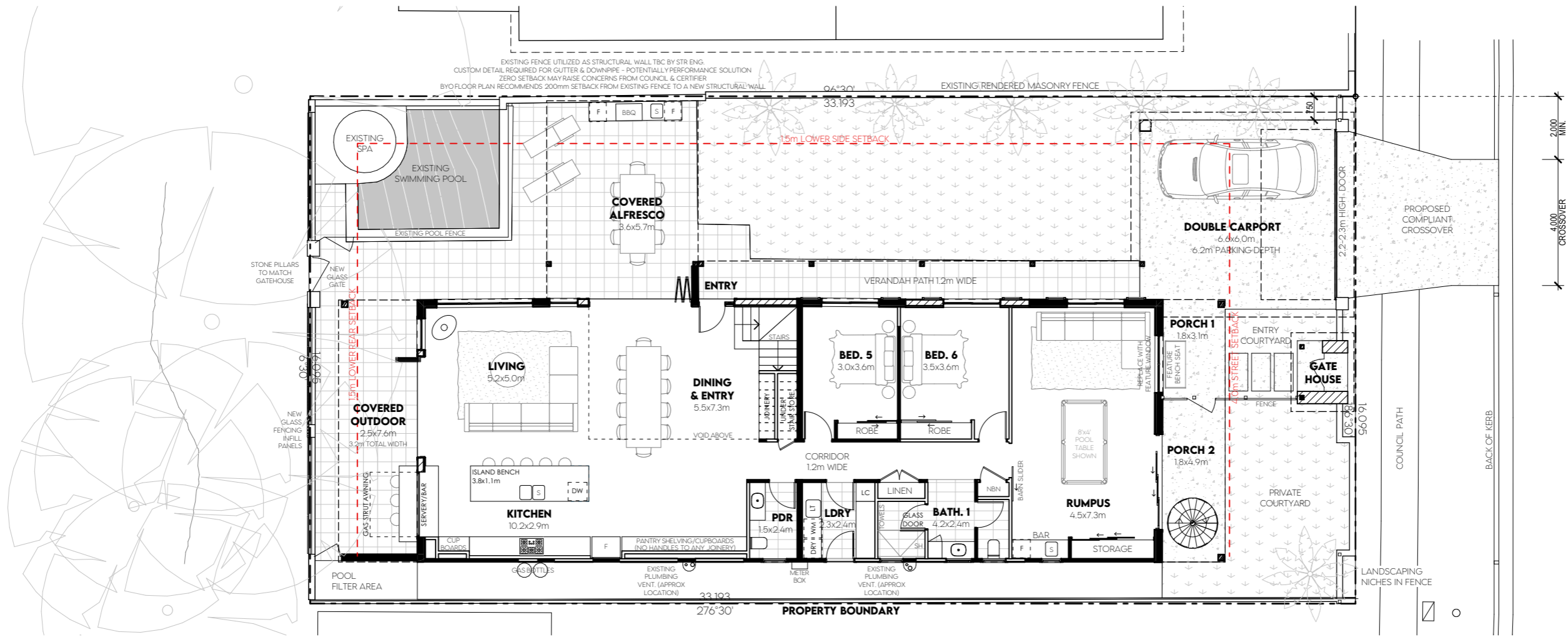


DESIGN REVIEW | FACADES | DRAWINGS FOR BUILDERS & COUNCIL

PROPOSED GROUND FLOOR PLAN - OVERALL

Exterior site features and building footprint extracted from Detail Survey drawing 11.2970.01, Dated 29/10/2021, by Alan Sullivan & Associates Pty Ltd

FLOOR AREAS (m ²)	
GROUND FLOOR	
INTERNAL - ADDITIONS	5
CARPORT	39
ALFRESCO	31
VERANDAH	46
PORCH (TOTAL)	16
INTERNAL - EXISTING	192
GATEHOUSE	3
FIRST FLOOR	
INTERNAL - ADDITION	170
BALCONIES	38
INTERNAL TOTAL	367m²
TOTAL PROPOSED	540 m²
PROPERTY AREA	###
EXISTING SITE COVER	48%
PROPOSED SITE COVER	60%



SITE CONTEXT HIDDEN FOR CONFIDENTIAL REASONS



EXISTING FENCE UTILIZED AS STRUCTURAL WALL TBC BY STR ENG.
 CUSTOM DETAIL REQUIRED FOR GUTTER & DOWNPIPE - POTENTIALLY PERFORMANCE SOLUTION
 ZERO SETBACK MAY RAISE CONCERNS FROM COUNCIL & CERTIFIER
 BYOFLOOR PLAN RECOMMENDS 200mm SETBACK FROM EXISTING FENCE TO A NEW STRUCTURAL WALL

EXISTING RENDERED MASONRY FENCE

06°30'

33.193

1.5m LOWER SIDE SETBACK

DOUBLE CARPORT

6.6x6.0m
6.2m PARKING DEPTH

PROPOSED COMPLIANT CROSSOVER

2.2-2.3m HIGH DOOR

ENTRY

VERANDAH PATH 1.2m WIDE

PORCH 1
1.8x3.1m

40m STREET SETBACK

ENTRY COURTYARD

GATE HOUSE

PORCH 2
1.8x4.9m

PRIVATE COURTYARD

LANDSCAPING NICHES IN FENCE

COUNCIL PATH

BACK OF KERB

STONE PILLARS TO MATCH GATEHOUSE

NEW GLASS GATE

1.5m LOWER REAR SETBACK

NEW GLASS FENCING INFILL PANELS

COVERED OUTDOOR
2.5x7.6m
3.2m TOTAL WIDTH

LIVING
5.2x5.0m

DINING & ENTRY
5.5x7.3m

BED. 5
3.0x3.6m

BED. 6
3.5x3.6m

8x4' POOL TABLE SHOWN

RUMPUS
4.5x7.3m

KITCHEN
10.2x2.9m

PDR
1.5x2.4m

LDRY
2.3x2.4m

BATH. 1
4.2x2.4m

POOL FILTER AREA

ISLAND BENCH
3.8x1.1m

SERVERY/BAR

CUP BOARDS

PANTRY SHELVING/CUPBOARDS (NO HANDLES TO ANY JOINERY)

EXISTING PLUMBING VENT. (APPROX LOCATION)

METER BOX

EXISTING PLUMBING VENT. (APPROX LOCATION)

BAR

STORAGE

33.193

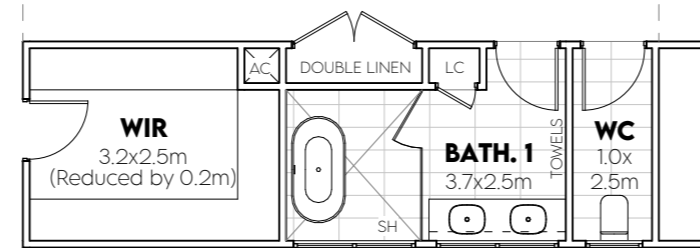
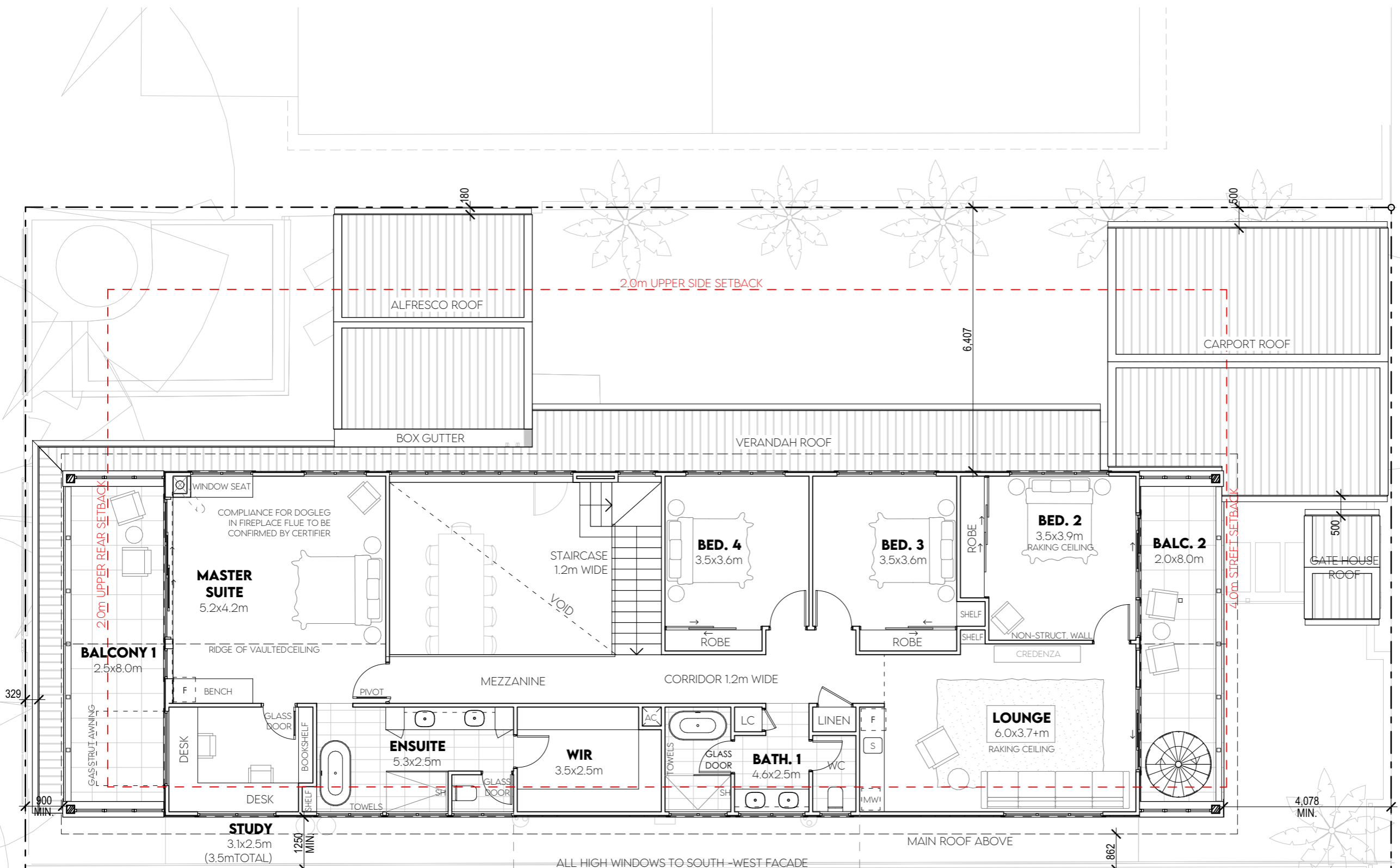
276°30'

PROPERTY BOUNDARY

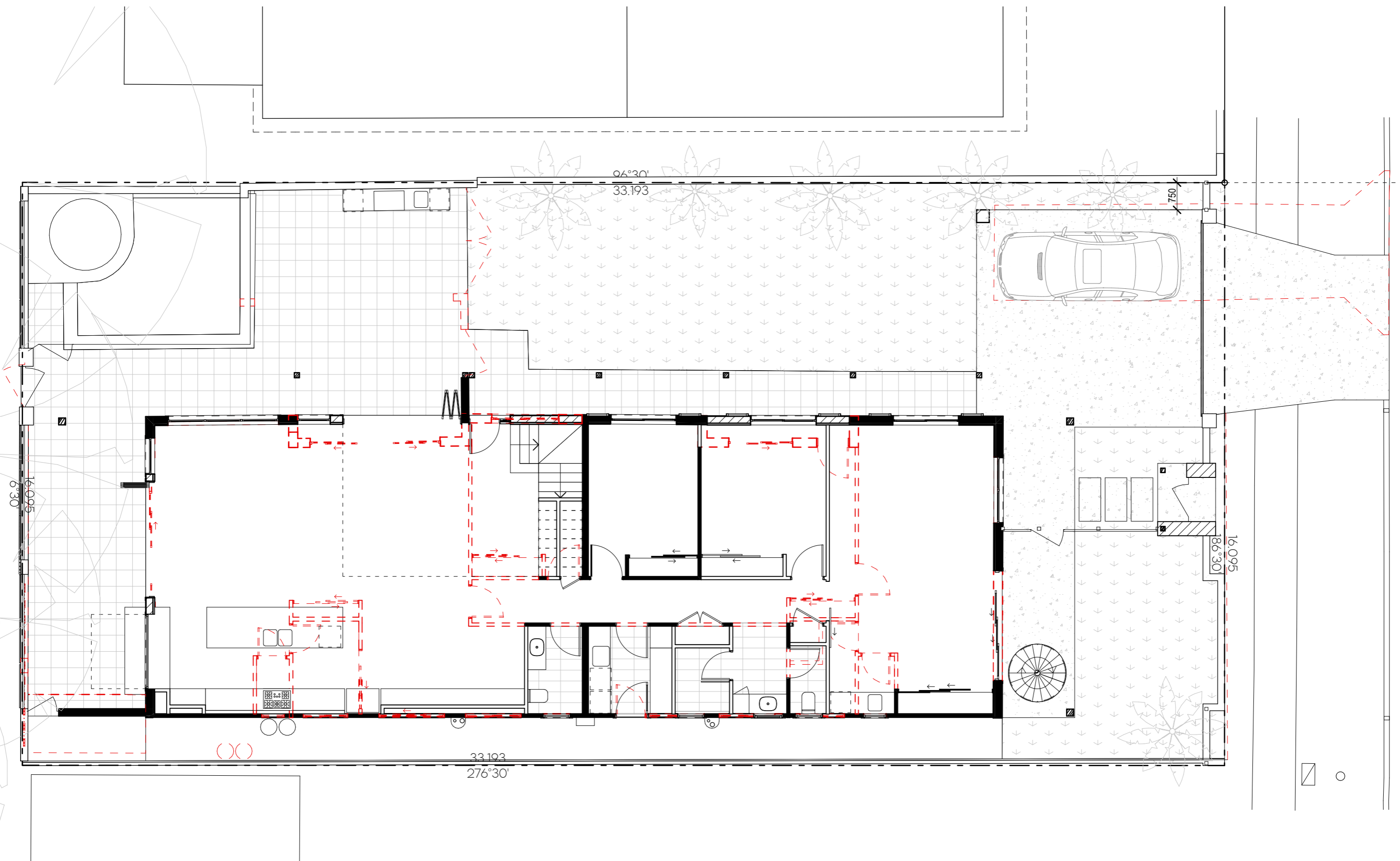


NOT FOR APPROVAL OR CONSTRUCTION

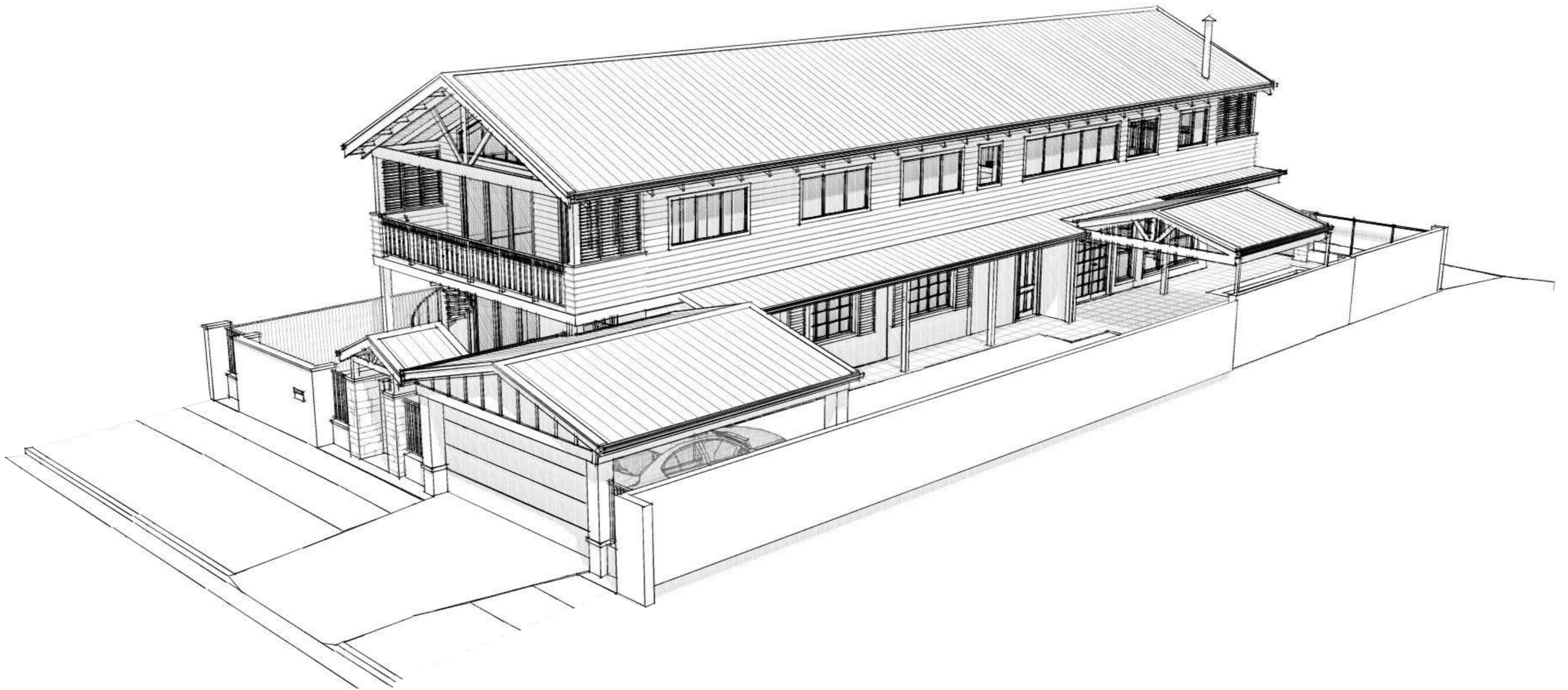


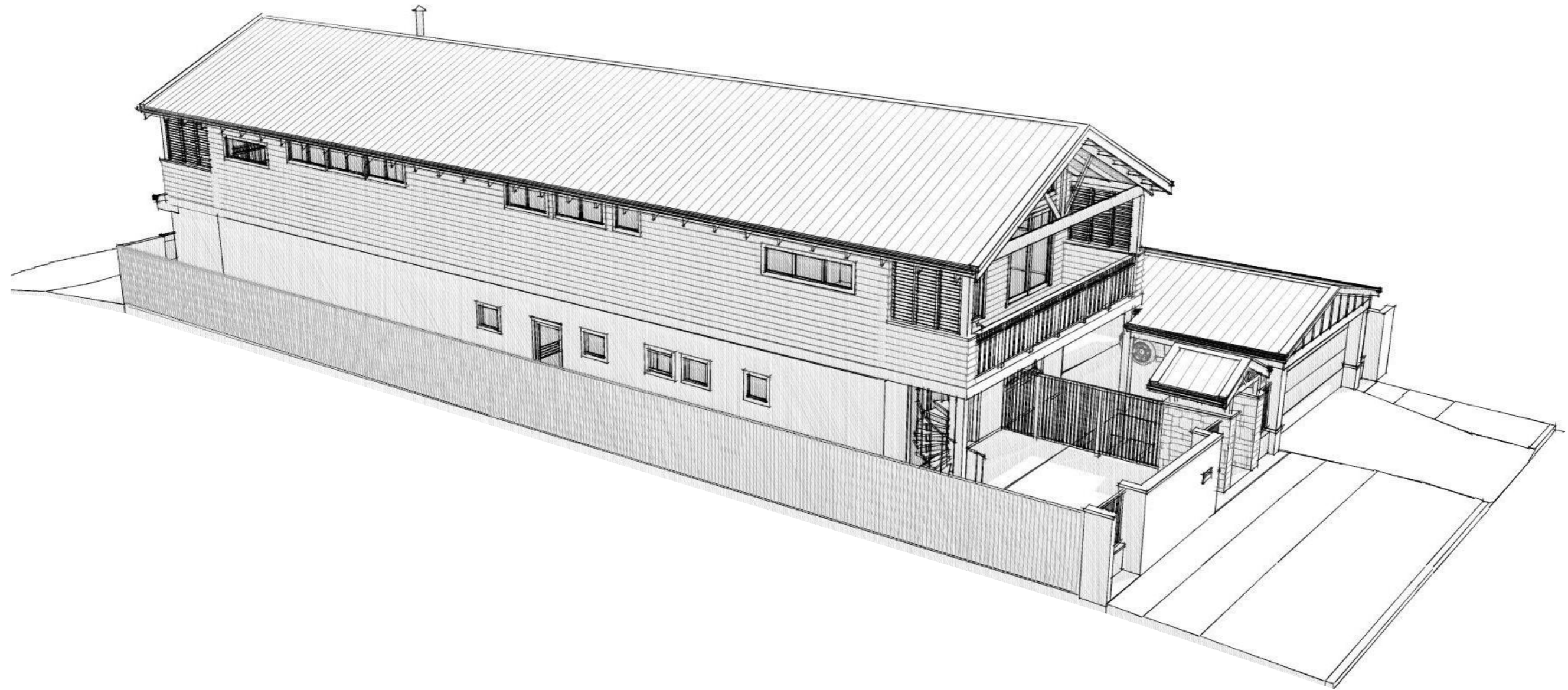


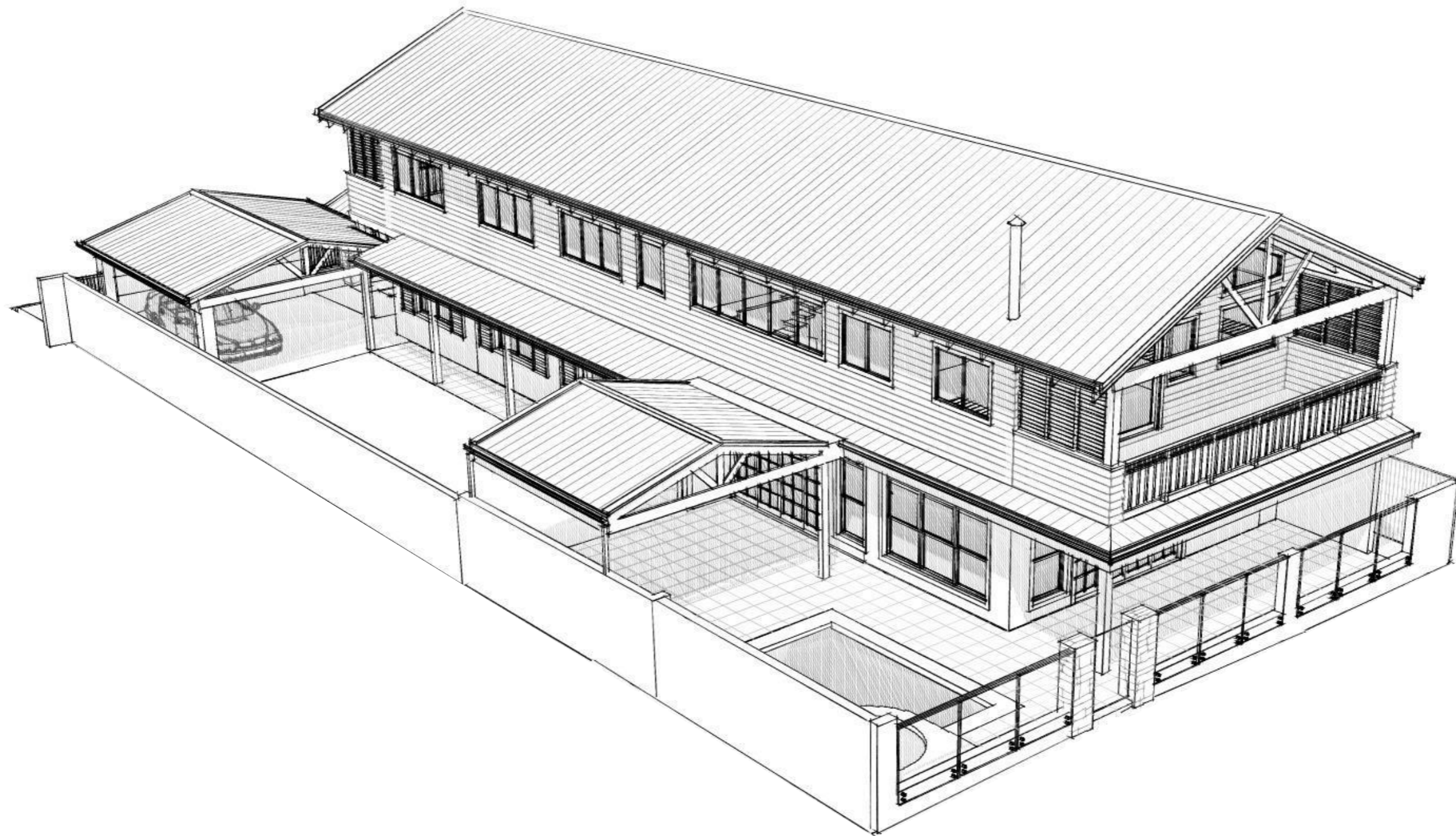
COMBINED BATH/SHOWER RECESS DESIGN ALTERNATIVE









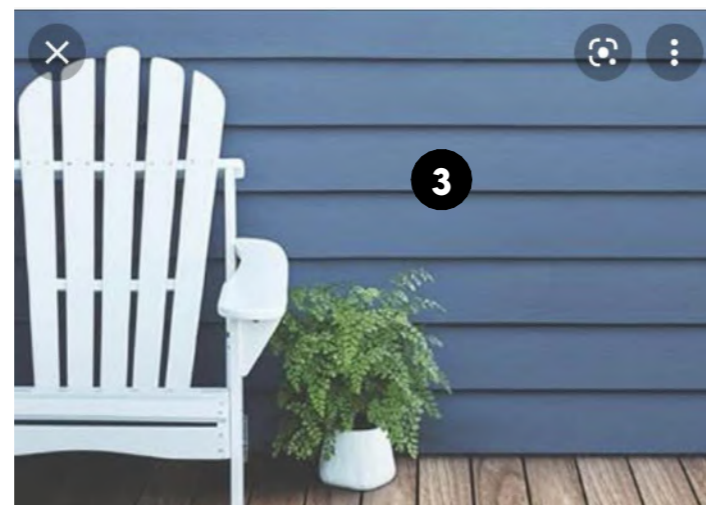
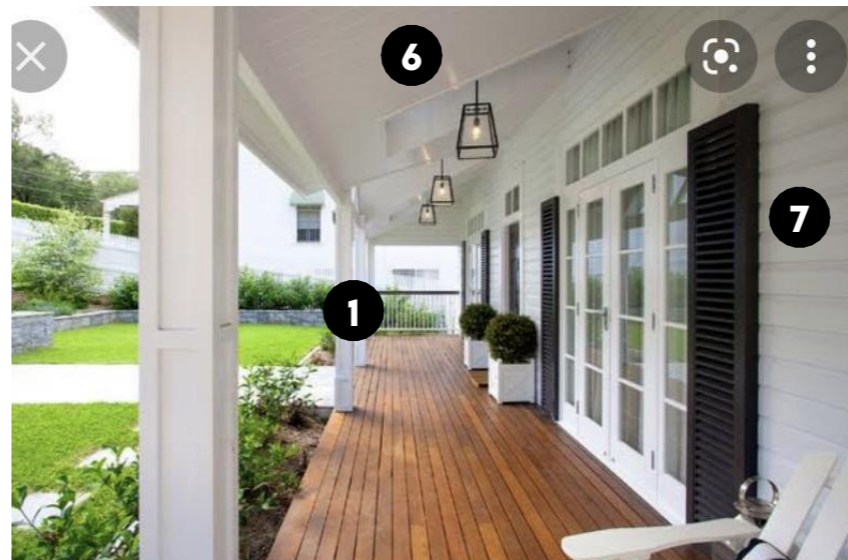
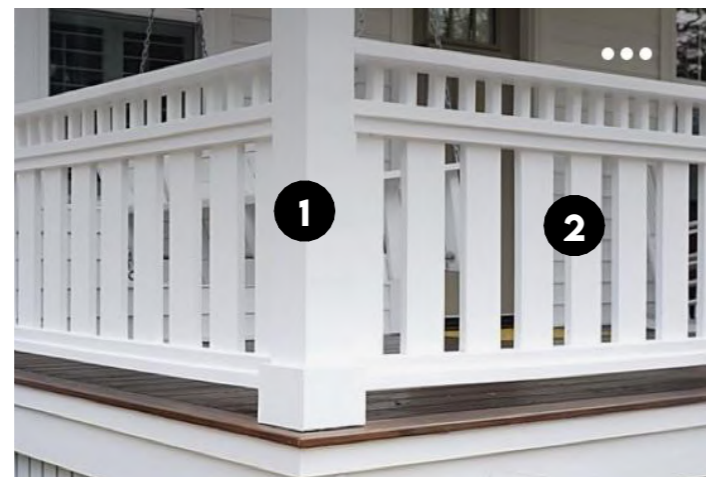




CONCEPT IMAGERY – EXTERIOR INSPIRATIONS

Coastal Hamptons Styling

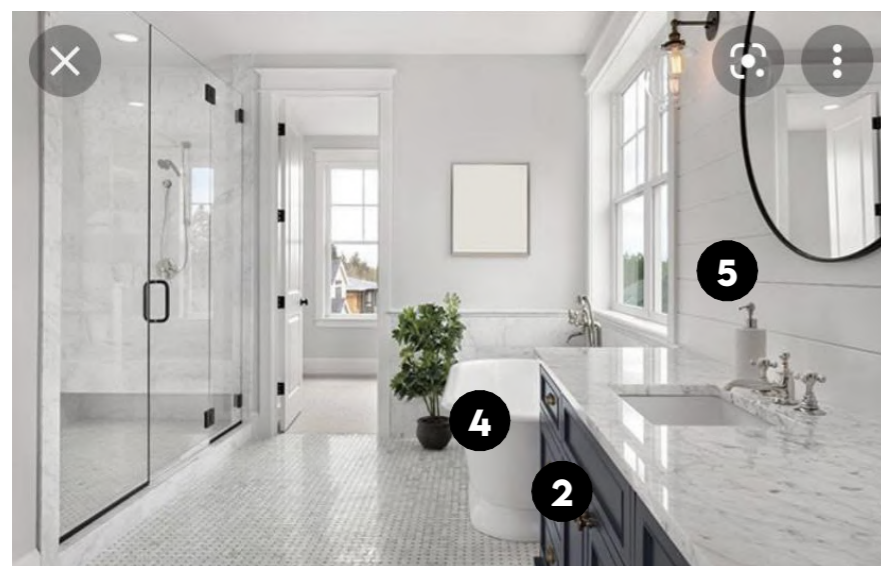
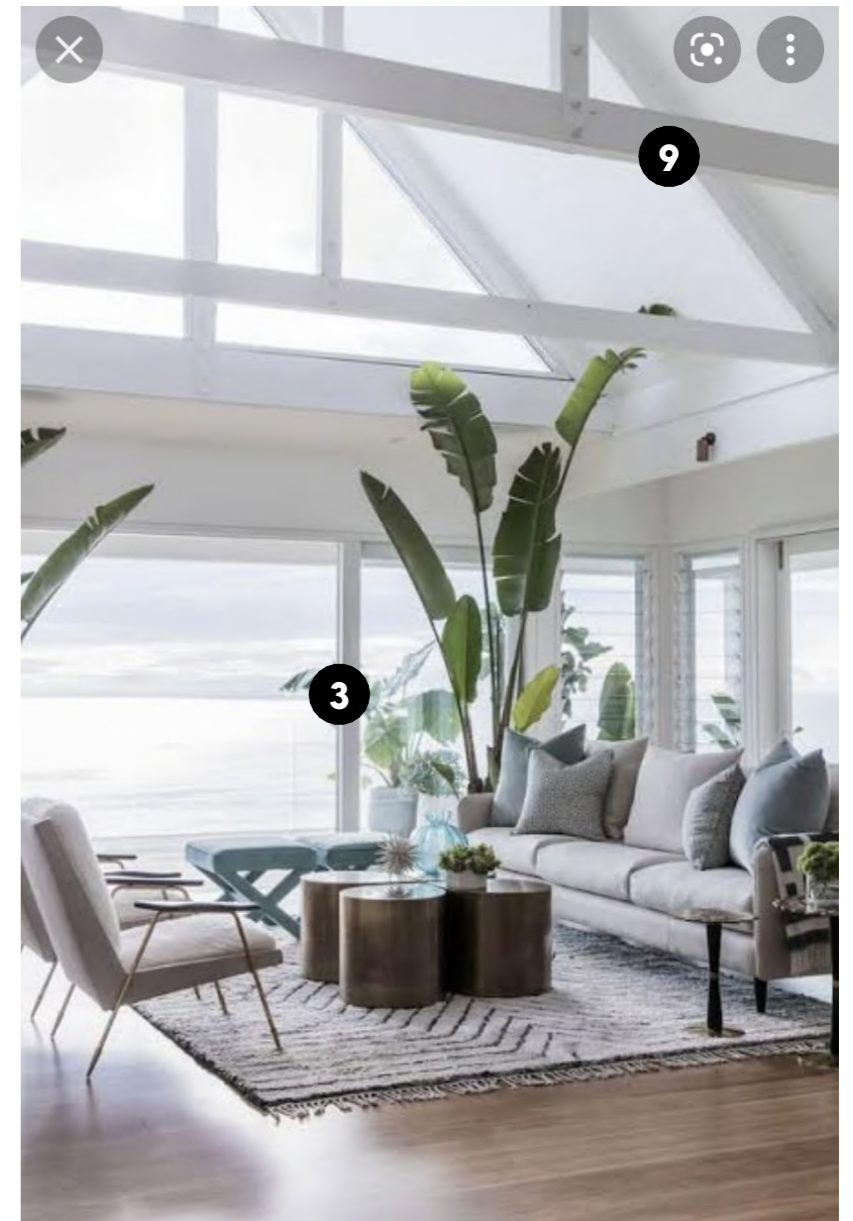
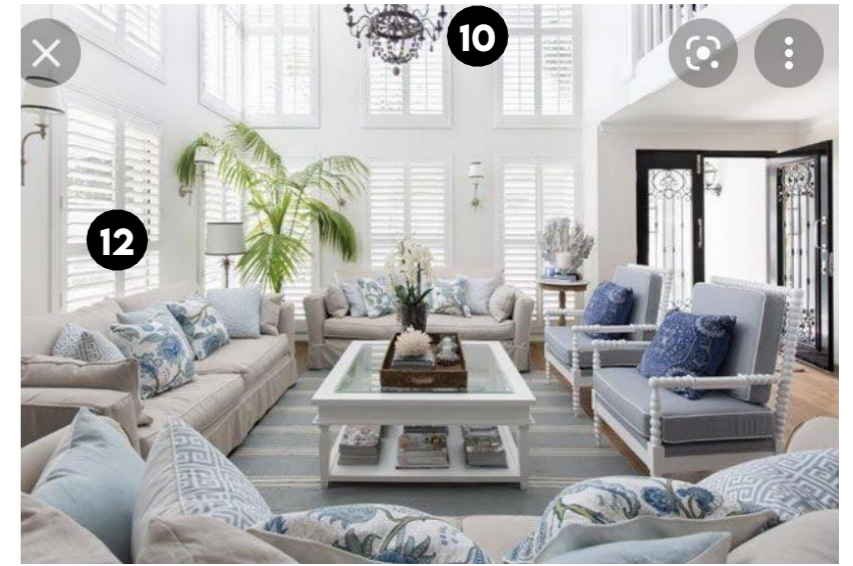
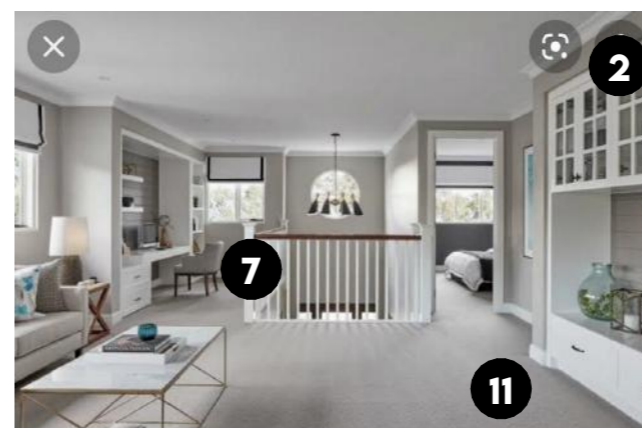
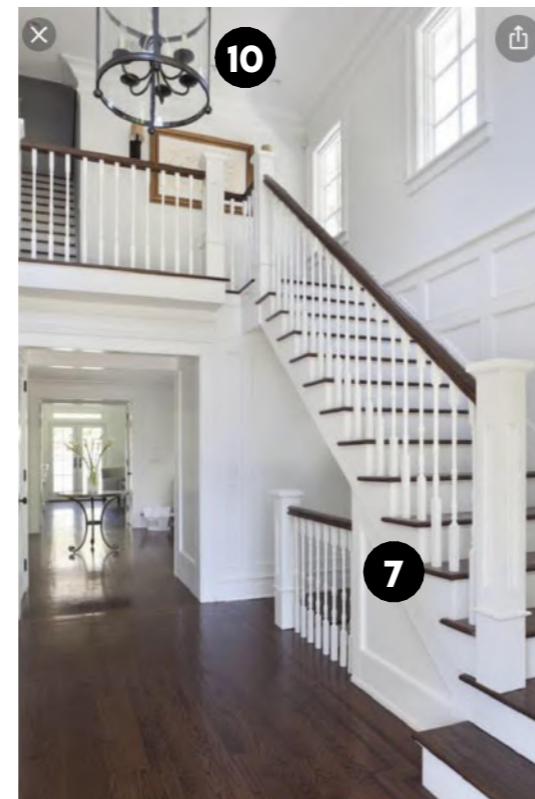
1. Thick painted timber posts
2. Custom painted timber balustrading
3. Painted Linear Boards by James Hardie
4. White Colorbond roof with painted barge boards
5. Painted gable end to carport with painted timber battens
6. Raking soffits with VJ lining
7. Ornamental shutters to verandah
8. Hamptons custom framed truss feature painted white
9. Stonework cladding to Gatehouse pillars
10. Painted vertical batten fencing to complement balustrades but less complex in construction. Potentially made from powder coated aluminium to reduce maintenance
11. Painted panelled front door with custom sidelight and highlight windows. Various paint finishes
12. Painted external architraves/window surrounds. In white to contrast primary wall colour



CONCEPT IMAGERY - INTERIOR INSPIRATIONS

Coastal Hamptons Styling

1. Herringbone timber flooring
2. Panelled and/or glazed cabinetry fronts in 2pac finish
3. Bifold and large opening to open up connection to outdoor spaces
4. Frees standing baths - however clawfoot design is preferred
5. Horizontal lined VJ cladding/shiplap in select places
6. Built in window seat to master suite
7. Painted timber staircase and balusters with timber treads and handrail. Second half of staircase to be built with custom joinery below
8. Various Herringbone tiles
9. Exposed beams/trusses to vaulted ceilings
10. Feature pendant lighting
11. Potential typical interior styling of kids spaces
12. White plantation shutters throughout





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