

Unit 9 Renovations

Design document for Mr Janneman Potgieter



La Crete Sands Unit 9

Precedents & Mood board



Mood



Texture

Inspired spaces



Modern



Coastal

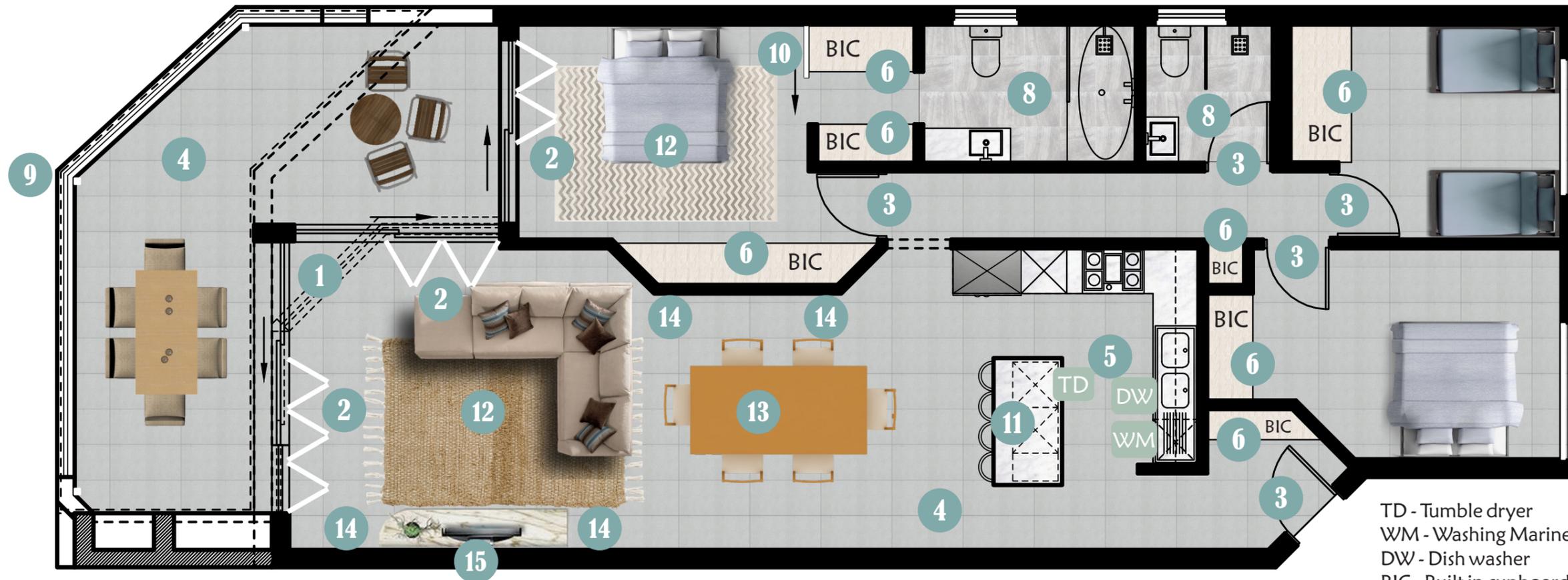


Whites, blues & timber accents



La Crete Sands Unit 9

Floor plan / Layout



TD - Tumble dryer
WM - Washing Machine
DW - Dish washer
BIC - Built in cupboard

Plan Design notes:

- 1 New aluminium frame sliding doors (new placement to extend living spaces and do away with awkward angled space on both patio and living room sides. Colour to match body corporate approved for external doors.
- 2 New white aluminium shutters on the inside of sliding doors & all windows
- 3 Paint inside of front door white, and all internal bedroom & bathroom doors white
- 4 New floor tiles throughout. Patio to have a non-slip variant of the same tile
- 5 New Kitchen design & layout - more open, functional, lighter & brighter
- 6 New built in cupboards - white
- 7 New interior paint colour throughout - Plascon light stone 68
- 8 New bathroom layout & fittings - fresh, lighter, modern aesthetic
- 9 New white aluminium awning over existing open verandah space
- 10 New sliding door on rail in main bedroom, enclosing bathroom / cupboard space
- 11 New island counter feature lights
- 12 New white aluminium fan & light fitting
- 13 New dining room light fitting
- 14 New wall light - up/down glow
- 14 Timber cladding on lounge wall as feature

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Verandah roof



Design notes:

New white aluminium awning structure with white chromodec roof sheeting. Roof to slope gently away from building. Rain water to drain down 2x PVC rain water down pipes to be painted plascon "pebble beach" to match exterior of building as per body corporate regulations. Where fixed to the outface of the building, silicone-prayed / metal flashing should be used. Fixture & fitting to specialists design, detail, & installation.

Kitchen design



Design notes:

Existing kitchen makes the interior of the unit very dark & the design of the existing kitchen is outdated. Proposed new kitchen layout allows for lighter & brighter kitchen space complimenting the living area. White cupboards and an accent mint subway tile compliment the “beachy feel” of the proposed unit revamp.

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Living area interior renovation



Design notes:

The concept for the interior renovation is “lighter & brighter” with a touch of “modern beach” in the aesthetic, fittings & furnishings. I have proposed new sliding door fittings to square off the living space and do away with dead space between glass and pillar on the verandah. White stack-back internal shutters for sun-shading which compliments the “modern beach” feel and allows the unit to feel more open without dense curtains. New floor tiles throughout, a light grey / stone coloured tile would be ideal (see suggestions on “FINISHES” page). Paint unit throughout - plascon “light stone” suggested. A timber feature wall is suggested in the lounge area with wall lights for mood lighting. This feature helps to accentuate and differentiate between the different room usage in the open floor plan space. The vertical timber struts (which can be laminate such as that used in the kitchen) also compliments the “modern beach” aesthetic.

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Main Bedroom



Design notes:

The first thing noticed about the existing main bedroom is the lack of bedroom cupboards & privacy for the bathroom. I have proposed built in cupboards (white) in both the existing cupboard space and the angled-out space on the left as you walk into the room. I have also proposed the side of the cupboard by the bathroom be enclosed / built up and across to the existing wall, with an opening into the space, and a sliding door on a rail be placed on the outer side for privacy of the bathroom space. I have also proposed renovation of both bathrooms with new tiles (floor & walls) and new fittings and fixtures to modernise. (see suggestions on "FITTINGS & FIXTURES" page)

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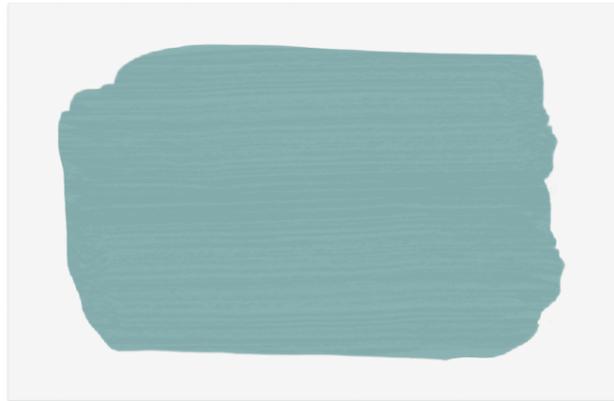
Proposed renovation of both bathrooms with new tiles (floor & walls) and new fittings and fixtures to modernise (see suggestions on “FITTINGS & FIXTURES” page). Light, large format porcelain tiles, wall and floor, will make the small spaces feel larger and brighten them.



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Proposed renovation of both bathrooms with new tiles (floor & walls) and new fittings and fixtures to modernise (see suggestions on “FITTINGS & FIXTURES” page). Light, large format porcelain tiles, wall and floor, will make the small spaces feel larger and brighten them. For the main bathroom I have proposed a modern all-in-1 shower & bath option with a glass side panel - there are great options for this on the market. This will allow more space in the main bathroom and open it up without the bath and shower being cramped on top of one another. For the guest bathroom - toilet, walk in open shower, and basin.

Suggested finishes: Paint colours

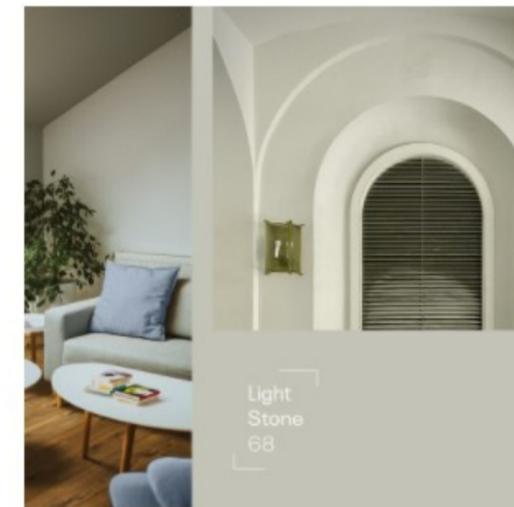


Plascon: spring colour palette 'endless hope'

LIGHT STONE

Light Stone 68 is a beautiful sandy shade and is highly versatile to use with other colours.

This is a great option for the “main” paint colour, to flow through on all walls throughout the unit. Plain white can be quite a stark option for an interior and as we are already bringing a lot of white into the unit with cupboards, kitchen, white cornices & the shutters. It would be ideal to have the walls a very light, slightly greyish / stone colour to compliment the floor tiles and tie in with the soft furnishings.



POWDERED FERN

Powdered Fern (G5-C2-2) is a muted green shade that adds a calm and refreshing quality to your space anytime of the day.

Painting a room green helps to bring the energy of nature inside. As green is a harmonious and balancing colour it is a great choice for bedrooms & living spaces. This calming hue will be ideal as an “accent” colour to compliment a space on a “feature wall” and subtly be brought in to decorative items such as scatter cushions. I would suggest this colour for an accent wall in the bedrooms, usually the wall that the bed is up against.



Suggested finishes: Tiles

Floor tiles - inside & verandah



Ironstone Grey EcoTec Matt Glazed Porcelain Floor Tile - 1200 x 600mm
Cost: R 229.90 per m² / R 496.58 per box
Product sold at CTM



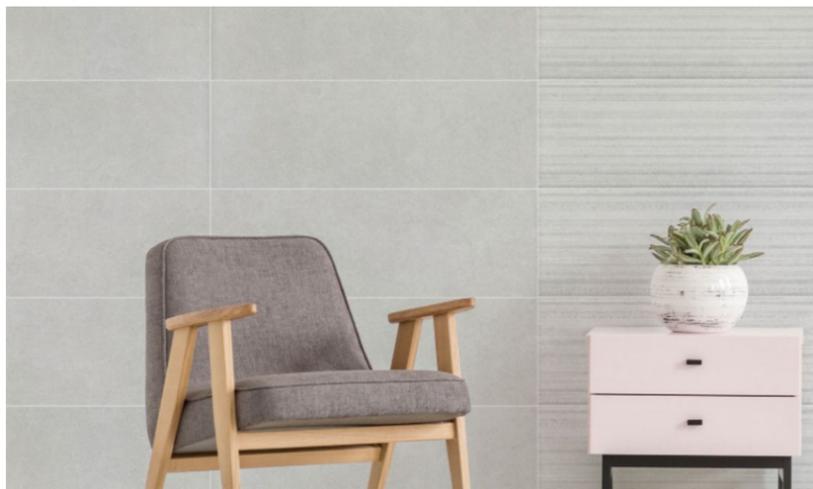
Skyline grey Glazed Porcelain Floor Tile & Skyline grey non-slip option for verandah area - 800 x 800mm
Cost interior tile: R 169.90 per m²
Cost non-slip tile: R 199.90 per m²
Product sold at CTM

Kitchen tiles

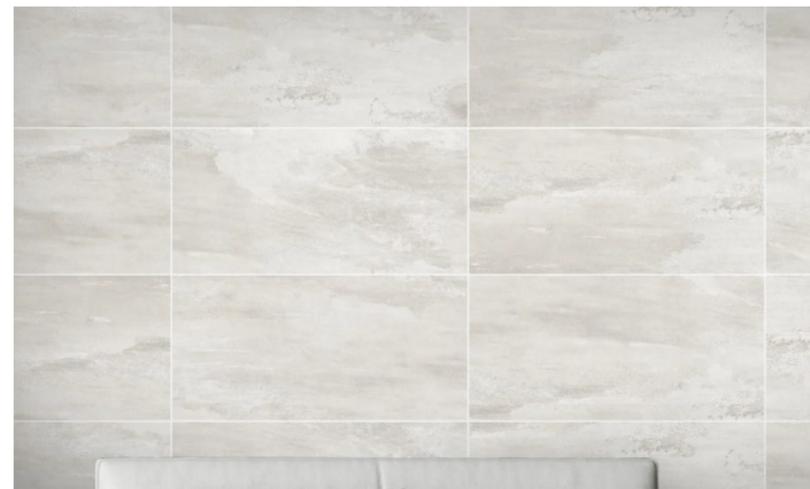


Sage Subway Tile Mosaic - 300 x 300mm
Cost: R 104.90 / sheet
Product sold at CTM

Bathroom tiles - Floor & wall



Stone Grey Matt Ceramic Wall Tile - 800 x 265mm
Cost: R 169.90 per m² / R 396.21 per box
Product sold at CTM



Angelique Ivory Shiny Ceramic Wall Tile - 800 x 265mm
Cost: R 199.90 per m² / R 466.17 per box
Product sold at CTM



Persia Ivory Shiny Ceramic Wall Tile - 600 x 300mm
Cost: R 149.90 per m² / R 377.75 per box
Product sold at CTM

Suggested fittings & fixtures

Bathrooms



Cadet Grey Oval Counter Top Basin - 520 x 300mm
Cost: R 1,799.90
Product sold at CTM



(Shower division) CrystalTech Wall Mount Slider Screen - F7350
- 2000 x 1200mm
Cost: R 4,399.90
Product sold at CTM



Elle White Left Hand Shower Bath - 1700 x 895mm
Cost: R 5,199.90
Product sold at CTM

Lighting



Motor White Blade 3x 1200mm Solent Ceiling fan
Cost: R 1,299.90 - R 2,499.90 (depending on finishes & light chosen)
Product by Solent Ceiling fans



Napoli pendent light (for Kitchen island)
Cost: R1,799.00
Product sold at The Lighting warehouse



Napoli ceiling light (for dining area)
Cost: R1099.00
Product sold at The Lighting warehouse



TWIG WALL SCONCE - handmade wall light (living area)
Cost: unknown
Product sold by High Thorn

Suggested soft finishings / decor



Couch

Manhattan Slipcover Slouch, Right
Cost: R 19,999.00
Product sold by Coricraft



Tv unit

Palma Plasma Unit
Cost: R 7,999.00
Product sold by Coricraft



Classic Jute Carpet 1.8 X 2.7m
Cost: R 1,724.00
Product sold by Coricraft



Mirror

Washed Mango Wood Round Mirror, 110cm
Cost: R 2,500.00
Product sold by Mr Price Home



Matching coffee table

Palma Plasma Unit Cost: R 7,999.00
Product sold by Coricraft



Cyrus Carpet White 2 X 3m
Cost: R 2,999.00
Product sold by Coricraft

Carpets



Scatter cushions

Printed Hluhluwe Protea Scatter Cushion, 45x45cm
Cost: R 79.99
Product sold by Mr Price Home

Woven Addo Geometric Feather Scatter
Cushion, 60x60cm
Cost: R429.99
Product sold by Mr Price Home

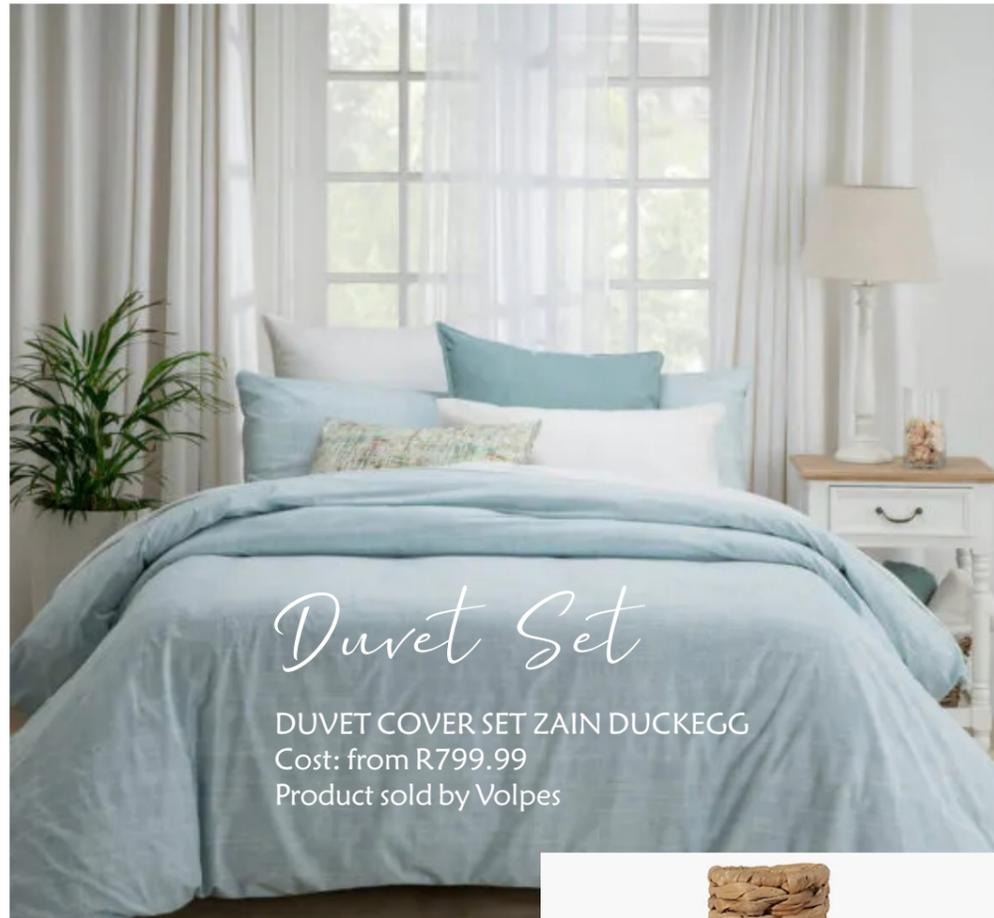


Suggested soft finishings / decor



Duvet Set

Tattersall Pintuck Duvet Cover Set
Cost: R329.99 - R599.99
Product sold by Mr Price Home



Duvet Set

DUVET COVER SET ZAIN DUCKEGG
Cost: from R799.99
Product sold by Volpes



Duvet Set

DUVET COVER SET LEON BLUE
Cost: from R399.99
Product sold by Volpes

Decor

Alexa Square Dimensional
40x40cm Wall Art
Cost: R229.99 ea
Product sold by Mr Price Home



Hyacinth Calabash Vase, Short
Cost: R229.99
Product sold by Mr Price Home

Decor

Hyacinth Calabash Vase, Tall
Cost: R289.99
Product sold by Mr Price Home

Mumbai Mangowood Vase
Cost: R599.99
Product sold by Mr Price Home



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