

11 / 12 / 2015

Remo Polidoro
7 Ardoch Street
Essendon
Vic 3040

Transmission via client meeting: 11/12/15 at 88 Barkly Street Sunbury, 5/25 Cook Road, Mitcham.

Luxury Living Design Services Fee Arrangement for 7 Ardoch Street, Essendon
Project Number 151124

Architecture
Interior Design
Construction

Dear Remo,

Further to discussion on 27/11/15 please find the following proposed scope of work for Architectural & Interior design services required at 7 Ardoch Street, Essendon.

This proposal is based on a brief as discussed during our meeting on the 27/11/15.

Scope of Work

Create a family home with a series of carefully connected spaces both internally and externally. Retain and renovate the existing Victorian Heritage listed property. Create a new extension to the rear that enhances the existing property whilst forming its own architectural identity. The design is to include a basement showroom space which can accommodate 3-4 cars, accessible from the rear laneway. Provision of both covered and shaded external spaces to allow dining and entertaining to flow inside and out. The design will look to create the feeling of privacy throughout the property. It should prevent overlooking from neighbouring properties. The design will provide shelter from the westerly sun to avoid overheating and create a comfortable living environment.

Luxury Living Homes
ABN 31 168 109 751
Director Adam Waugh
Senior Designer Dean Dyson
5 / 25 Cook Road Mitcham
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Telephone 1300 788 531
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1. 1x master bedroom.
2. 4 additional bedrooms. (Including 1 guest bedroom) 5 bedrooms total.
3. Garden spaces to compliment the architectural proposal.
4. Swimming pool (external or internal) to be clarified.
5. Basement showroom space to house 6 cars with access from rear laneway access.
6. Separate home office that can be accessed via the basement for client access.
7. 2 car driveway space at the front of the property.
8. Wine Cellar space at ground floor.
9. Connected living / entertainment spaces.
10. Study space opposite the kid's bedrooms.
11. A piece of architecture that will enhance the existing Victorian Residence
12. Walk in pantry to have maximum bench space for appliances.
13. Design solution that maximises natural light.
14. A single storey residence with basement & Lift access.
15. Build budget between 1.5 – 2m

We have outlined below our proposed scope of services and deliverables in response to your brief.

Phase 1 - Pre Design / Concept

- Produce a Detailed Client design brief and obtain any specific design requirements. (Design meeting required)
- Provide recommendations as required for the appointment of consultants.
- Attend a meeting on site and assess site conditions and constraints to determine how best to respond to the existing property and natural conditions.
- Consultant co-ordination & initial fee proposals. (Land surveyor, geotechnical report, town planning consultant. Heritage consultant may be requested by the town planner.)
- Establish planning provision guidelines with appointed town planner across the site to ensure design does not oppose the planning guidelines severely.
- Prepare sketch drawings and diagrams to adequately explain the initial design concept.
- Prepare 3D massing studies for client and consultant to understand the overall visual bulk of the proposed design.

Client Approval.....

Date.....