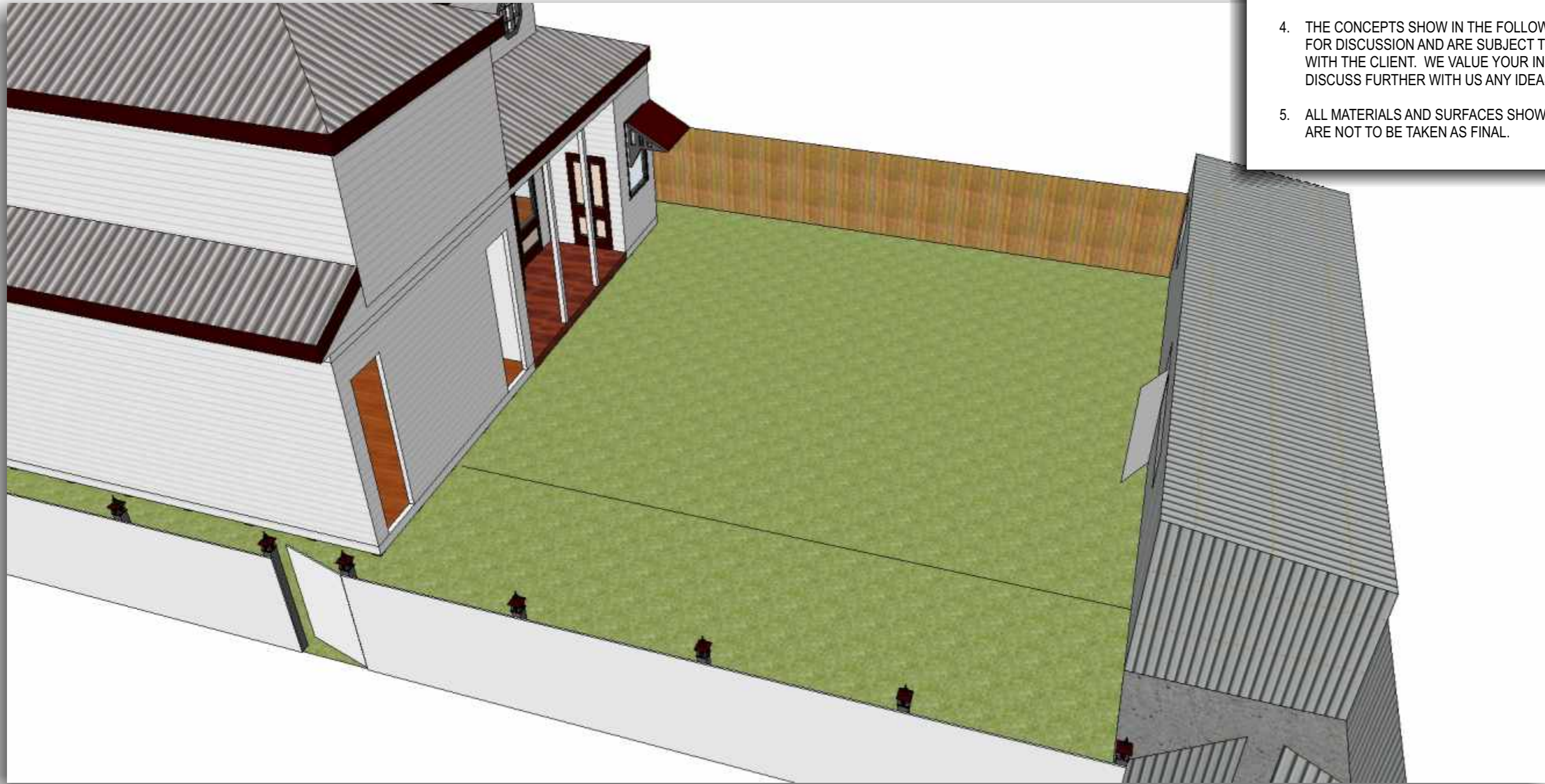


CONCEPT DRAWING SET FOR 22 YEOMANS STREET NORTHCOTE 3070

GENERAL NOTES - CONCEPT DRAWINGS:

1. THESE CONCEPT DRAWINGS ARE NOT TO SCALE AND ARE NOT TO BE MEASURED FROM IN ANY WAY.
2. ALL PLANTS SHOWN ARE INDICATIVE ONLY AND ARE NOT REPRESENTATIVE OF ANY SPECIFIC PLANT SPECIES. FINAL PLANT SPECIES ARE TO BE IN ACCORDANCE WITH ANY SUBSEQUENT PLANTING SCHEDULE DRAWINGS.
3. ALL COLOURS SHOWN ARE INDICATIVE ONLY AND WILL VARY SLIGHTLY DEPENDING ON THE PRINTERS/COMPUTERS USED.
4. THE CONCEPTS SHOWN IN THE FOLLOWING PAGES ARE INTENDED FOR DISCUSSION AND ARE SUBJECT TO CHANGE IN CONSULTATION WITH THE CLIENT. WE VALUE YOUR INPUT AND ENCOURAGE YOU TO DISCUSS FURTHER WITH US ANY IDEAS YOU MAY HAVE.
5. ALL MATERIALS AND SURFACES SHOWN ARE INDICATIVE ONLY AND ARE NOT TO BE TAKEN AS FINAL.



EXISTING LAYOUT
NOT TO SCALE



Spacesandplaces

11 Millicent St, Burwood, Victoria 3125 p. 03 98085186 m. 0416 066 010
e. j.craig@spacesandplaces.com.au w. spacesandplaces.com.au
abn. 55 562 101 581

Copyright © 2010. These drawings are copyright to Spaces & Places. No copies may be taken, in whole or part, under the copyright act, unless written permission is obtained from Spaces & Places. Permission can be obtained by contacting the office of Spaces & Places - refer to details.

DRAWN MICHAEL MATHERS
DATE 7 APRIL 2011
SCALE AS SHOWN

STAIR ACCESS TO SECOND STOREY BUNGALOW

LOUNGE AREA

EXTERNAL ACCESS DOOR TO BUNGALOW AND GARAGE

CABLE OVER TIMBER FRAME FOR PLANT GROWTH

ARBOUR OVER PAVERS INSET INTO EXPOSED AGGREGATE

FEATURE TILES IN PAVING AROUND POOL AND SPA

FULLY TILED SPA (2.3m x 2.3m)

SUN LOUNGE AREA INSIDE POOL FENCE

ACCESS PATH TO BUNGALOW AND SIDE OF HOUSE

FULL ENSUITE OFF LARGE BEDROOM

DOUBLE ACCESS DOOR TO GARAGE

FULLY TILED POOL (7.0m x 4.0m)

LAWN AREA FOR PLAY AND VISUAL EFFECT

PAVERS SET INTO EXPOSED AGGREGATE PATH BETWEEN DECK AND POOL GLASS

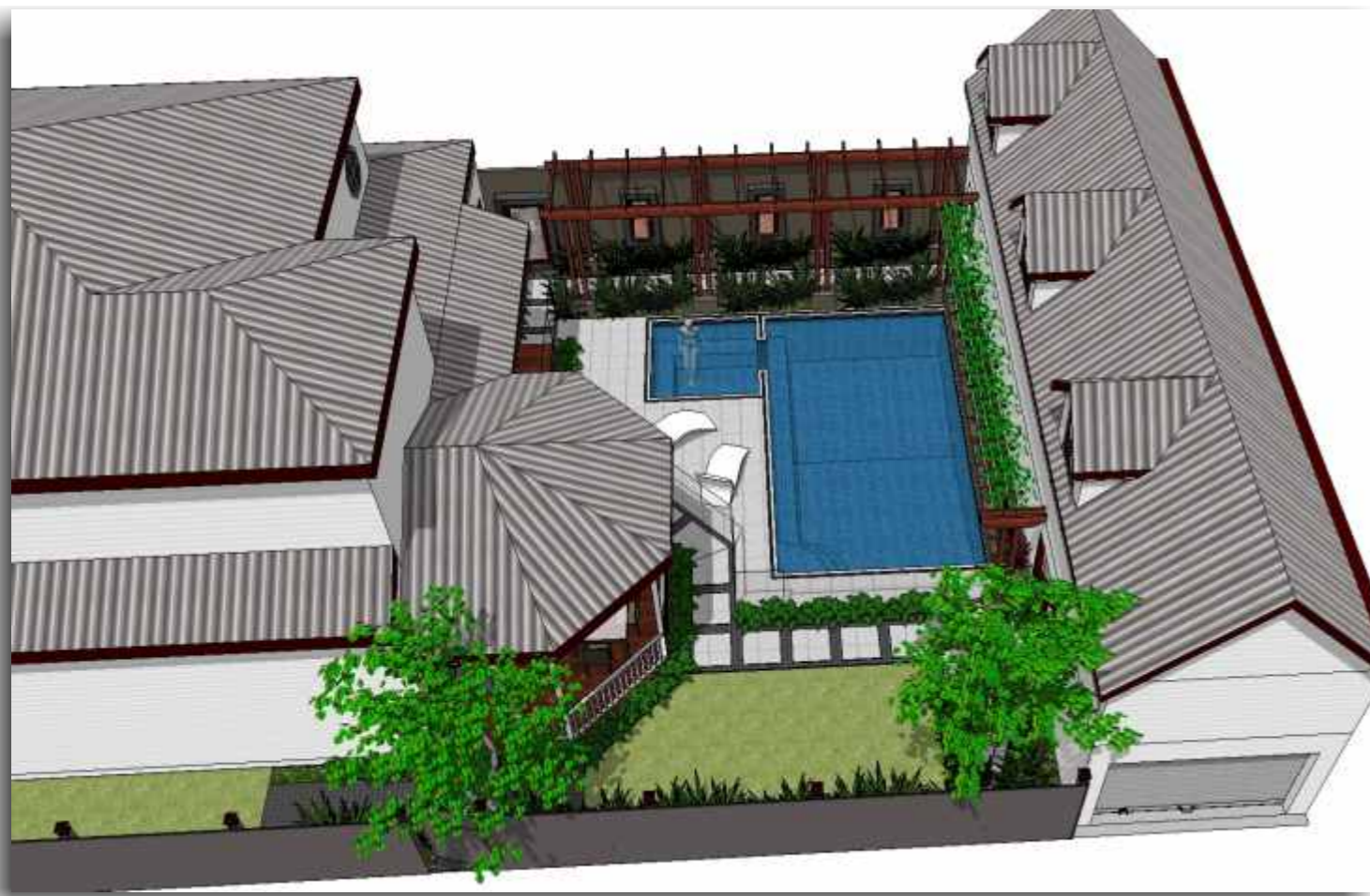
DINING TABLE ON COVERED DECK

FULLY PLUMBED BBQ



CONCEPT 1 - PLAN VIEW
NOT TO SCALE





CONCEPT 1
NOT TO SCALE

NEW TALL WINDOWS CUT INTO EXISTING HOUSE

TIMBER BALUSTRADE AROUND ELEVATED DECK

PAVERS SET INTO EXPOSED AGGREGATE PATH



GLASS POOL FENCE

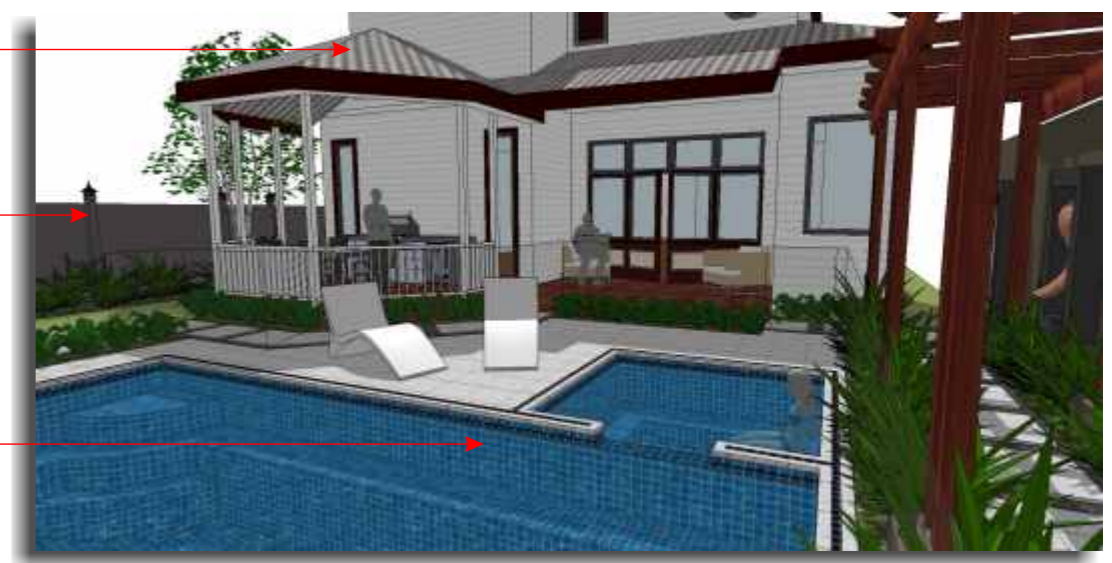
PERIOD TIMBER POSTS TO SUPPORT ROOF STRUCTURE

EXISTING DECK EXTENDED TO INCORPORATE NEW BBQ AND DINING AREAS

OCTAGONAL ROOF OVER NEW DECK AREA

SIDE FENCE TO BE FINISHED BY OTHERS

FULLY TILED POOL AND SPA (SUBJECT TO FINAL DESIGN)





CONCEPT 1
NOT TO SCALE

TIMBER ARBOUR OVER
PATHWAY TO SECOND
STOREY BUNGALOW

FULLY PLUMBED BBQ



OUTDOOR DINING TABLE

FEATURE ARTWORK (OR
SCULPTURES) ON SOUTH WALL



VINE TYPE PLANTING
ON WIRE FRAME

GARDEN BED OVER
POOL EDGE

FEATURE TIMBER
DOUBLE POSTS

TIMBER BALUSTRADE
AROUND DECK (FINAL
DESIGN PENDING)

EDGE GARDEN BEDS



Concept Drawing Details

CONCEPT 1

Page 4 of 16

STAIR ACCESS TO SECOND STOREY BUNGALOW

LOUNGE AREA

EXTERNAL ACCESS DOOR TO BUNGALOW AND GARAGE

CABLE OVER TIMBER FRAME FOR PLANT GROWTH

ARBOUR OVER PAVERS INSET INTO EXPOSED AGGREGATE

FEATURE TILES IN PAVING AROUND POOL AND SPA

FULLY TILED SPA (2.3m x 2.3m)

SUN LOUNGE AREA INSIDE POOL FENCE

EXTENDED ROOF OVER EXTENDED DECK



FULL ENSUITE OFF LARGE BEDROOM

SINGLE ACCESS DOOR TO GARAGE

FULLY TILED POOL (7.0m x 4.0m)

LAWN AREA FOR PLAY AND VISUAL EFFECT

LARGE DECK AREA FOR DINING AND RELAXATION SERVING AS MAIN ACCESS ROUTE

FULLY PLUMBED BBQ

CONCEPT 1A - PLAN VIEW
NOT TO SCALE





LARGE OCTAGONAL ROOF
OVER DECK (OPEN ROOF
STRUCTURE OPTIONAL)

PERIOD POSTS TO BE
SYMPATHETIC TO
EXISTING HOUSE

DECK AREA TO STEP
DIRECTLY ONTO LAWN



CONCEPT 1A
NOT TO SCALE



FULLY PLUMBED BBQ
BETWEEN NEW WINDOWS
AT BACK OF HOUSE

EXISTING DECK EXTENDED
TO ACCOMMODATE LOUNGE
FURNITURE

FULLY TILED SUN
LOUNGE AREA

FULLY TILED POOL (FINAL
DESIGN PENDING)



FEATURE TILE IN POOL
AT WATER LEVEL

Concept Drawing Details

CONCEPT 1A

Page 6 of 16



CONCEPT 1A
NOT TO SCALE

FEATURE ARTWORK OR
SCULPTURES ALONG
SOUTH WALL

FULLY PLUMBED BBQ



VINE COVERED WIRE OVER
GARAGE WALL GARDEN BED
ADJACENT TO POOL

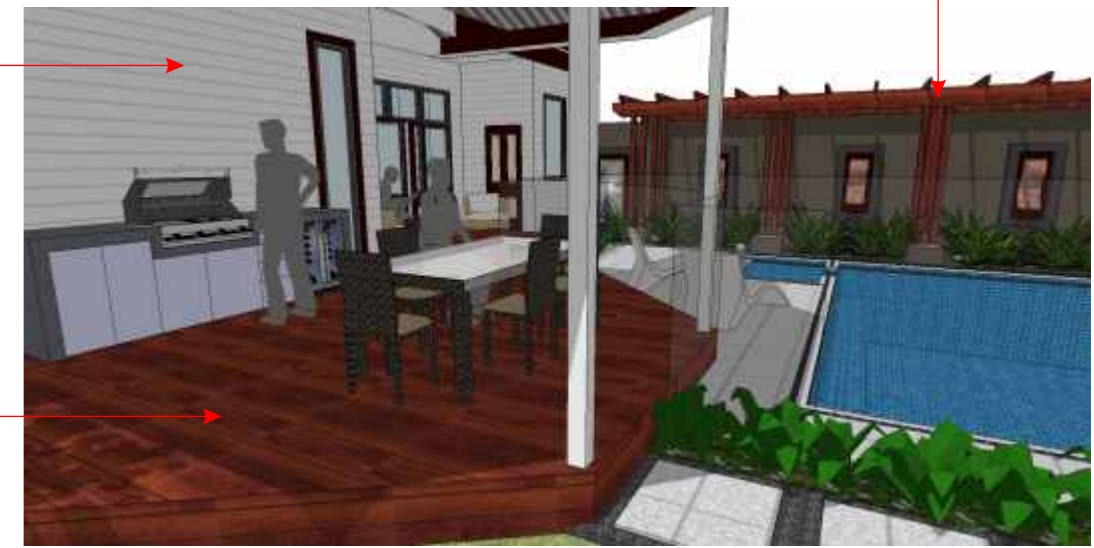


NEW WINDOWS TO BE
SYMPATHETIC TO EXISTING
HOUSE PERIOD FEATURES

PAVED AREA AROUND POOL

OPEN ROOF STRUCTURE
ALLOWS FOR BACK OF HOUSE
TO BE USED FOR ARTWORK

LARGE TIMBER DECK
FOR ENTERTAINING



TIMBER ARBOUR OVER MAIN
ACCESS PATH TO SECOND
STOREY BUNGALOW

STAIR ACCESS TO SECOND STOREY BUNGALOW

LOUNGE AREA

ELEVATED GARDEN BED ADJACENT TO POOL

ELEVATED GARDEN BED ADJACENT TO POOL

WATER FEATURE DOWN WALL AND INTO POOL

FULLY TILED POOL (APPROX. 6.5m x 6.5m)

FULLY TILED SPA (APPROX. 3.5m x 1.5m)

FEATURE PLANT IN POT

EXTENDED ROOF OVER EXTENDED DECK AREA

FULL ENSUITE OFF LARGE BEDROOM

BIFOLD DOORS FROM GARAGE OPENING ONTO PAVED AREA

SUN LOUNGE AREA INSIDE GLASS POOL FENCE

OUTDOOR DINING TABLE OVER EXPOSED AGGREGATE AND PAVER BASE

FEATURE TREES FOR PRIVACY AND SHADE

FULLY PLUMBED BBQ

OUTDOOR LOUNGE AREA UNDER DUTCH GABLE ROOF (NOT SHOWN)



CONCEPT 2 - PLAN VIEW
NOT TO SCALE





CONCEPT 2
NOT TO SCALE

FULLY LINED CEILING
OVER DECK AREA

PATHWAY UP
TO SIDE GATE



OUTDOOR DINING AREA AND
SOLID PAVEMENT FOR
ENTERTAINING



TIMBER LINED CEILING

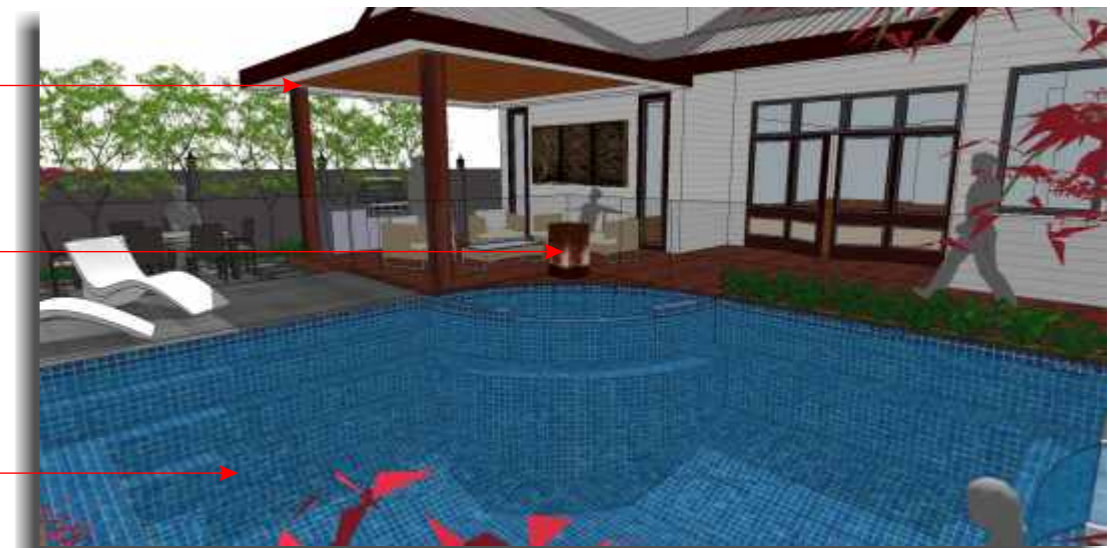
ACCESS GATE IN
GLASS FENCE

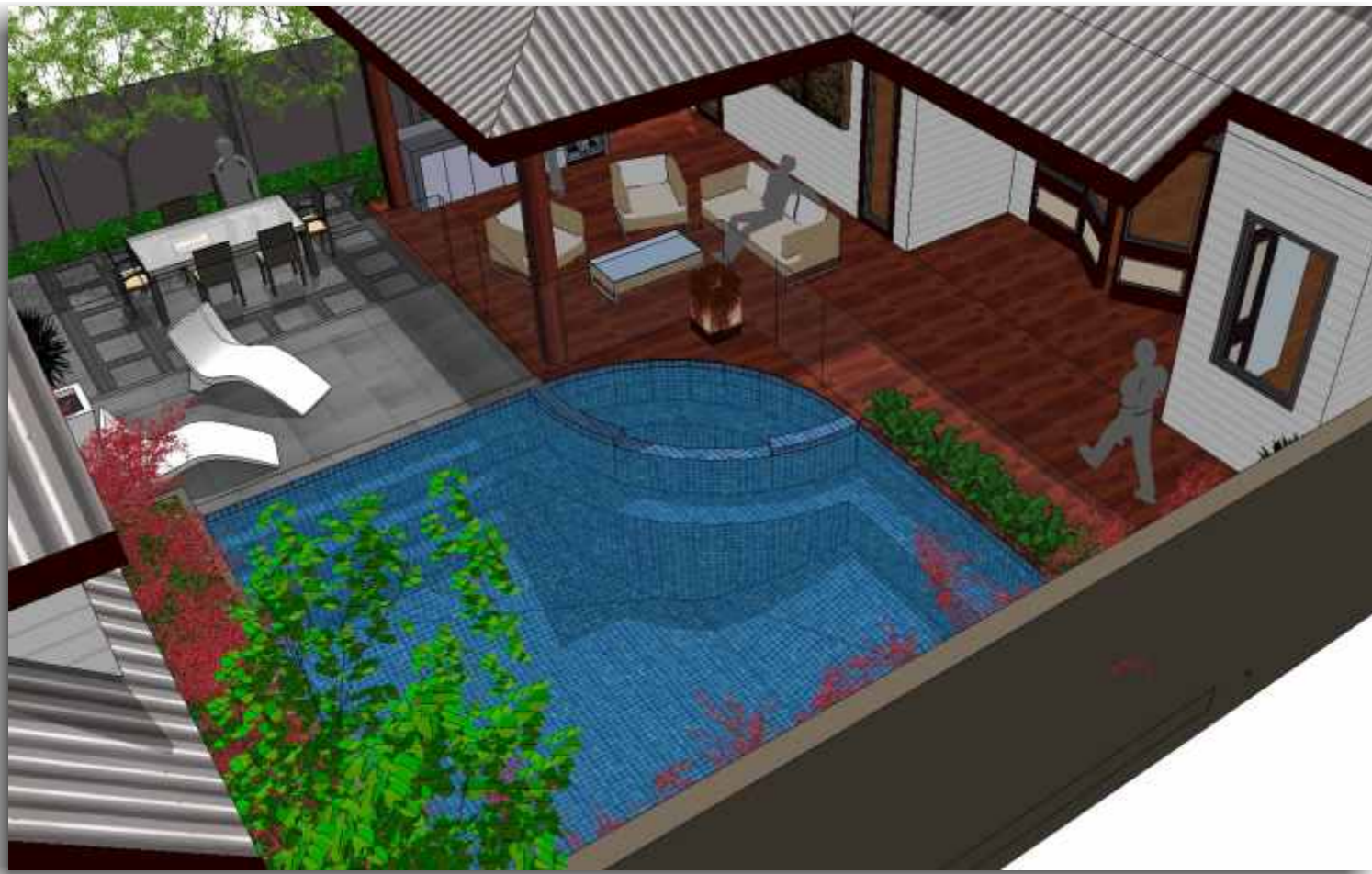
EXISTING TIMBER DECK
EXTENDED TO POOL EDGE

DUTCH GABLE ROOF WITH
FEATURE TIMBER POSTS

OUTDOOR FLAME
FEATURE

FULLY TILED POOL WITH
CORNER SPA (FINAL
DESIGN PENDING)





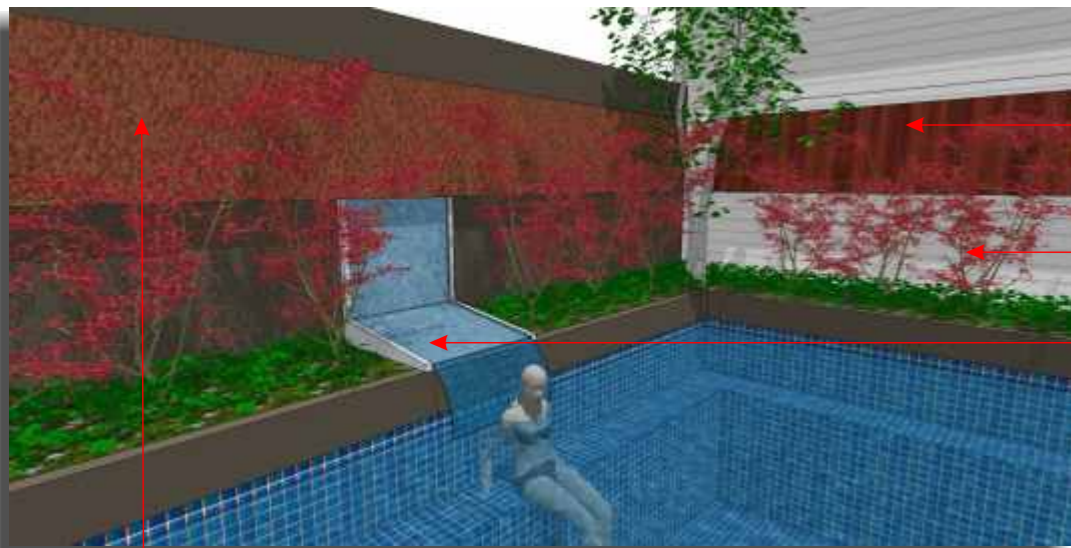
CONCEPT 2
NOT TO SCALE



CORTEN STEEL BAND WITH BACK LIGHTING

OUTDOOR LOUNGE AREA

FULLY PLUMBED BBQ



CORTEN STEEL BAND ON SOUTH WALL

TIMBER BAND OVER WALL OF GARAGE

FEATURE TREES IN ELEVATED GARDEN BEDS

WATER FEATURE OVER WEIR WALL AND INTO POOL

EXISTING FENCE (BY OTHERS)

OUTDOOR DINING TABLE OVER ENTERTAINMENT AREA

EXPOSED AGGREGATE AND PAVER BASE



STAIR ACCESS TO SECOND STOREY BUNGALOW

LOUNGE AREA

EXTERNAL ACCESS DOOR TO BUNGALOW AND GARAGE

FULLY PLUMBED BBQ

FORMAL BLUESTONE PAVING

OUTDOOR DINING TABLE UNDER COVERED AL FRESCO AREA (ROOF NOT SHOWN)

FULLY TILED SPA (3.1m x 2.1m)

SCULPTURE ON PLINTH



FULL ENSUITE OFF LARGE BEDROOM

DOUBLE ACCESS DOOR TO GARAGE

WATER FEATURE INSET TO PAVING THROUGH SUN LOUNGE AREA

FULLY TILED POOL (5.8m x 5.5m LESS SPA)

LAWN AREA FOR PLAY AND VISUAL EFFECT

FORMAL BLUESTONE PATH WITH INSET LIGHTS

FEATURE TREE BETWEEN NEW HOUSE WINDOWS

CONCEPT 3 - PLAN VIEW
NOT TO SCALE





CONCEPT 3
NOT TO SCALE

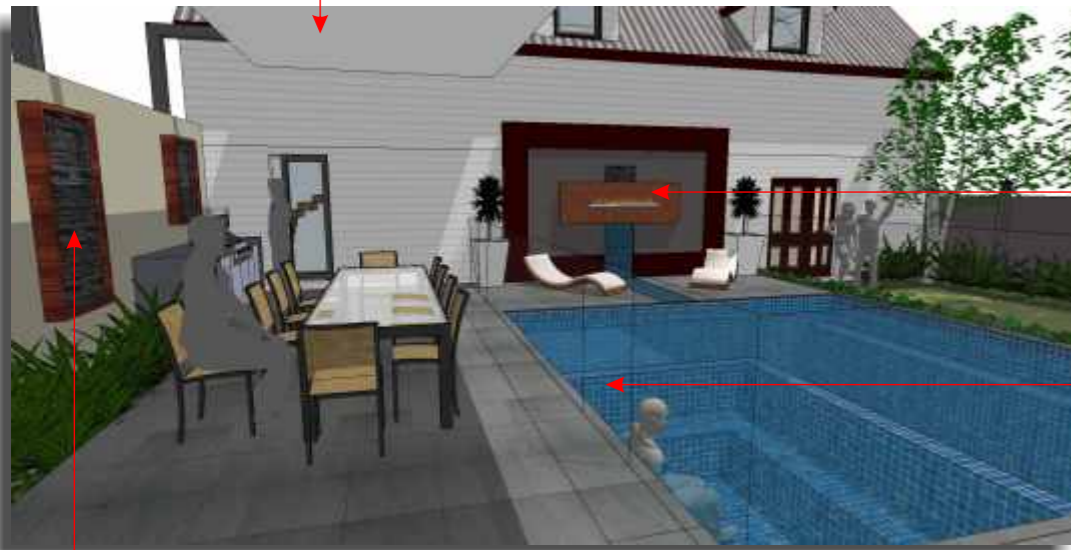
FEATURE TREE

GLASS POOL FENCE



SUN LOUNGE AREA

ROOF OVER AL
FRESCO AREA

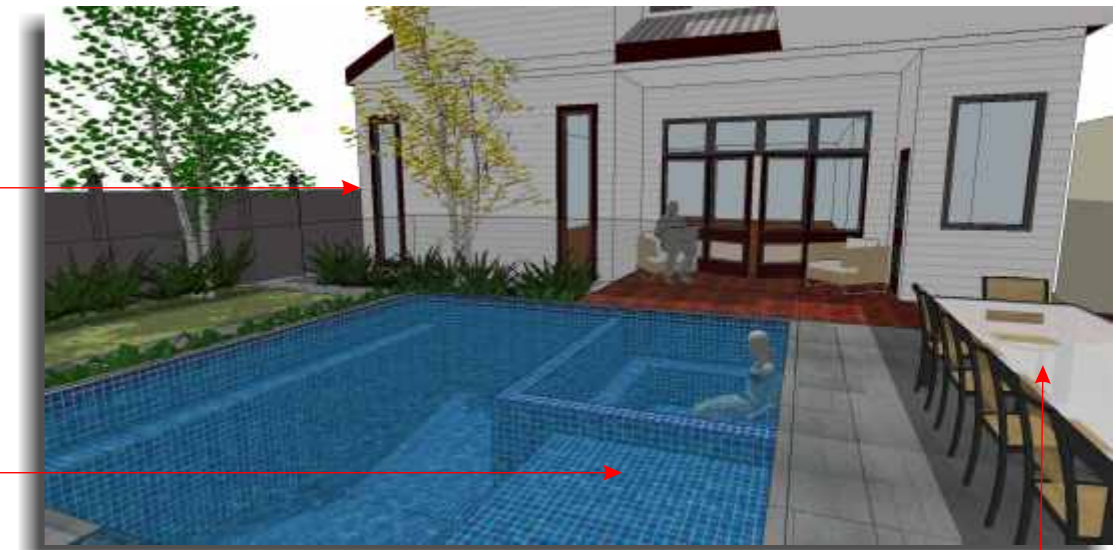


WALL MOUNTED FIRE AND
WATER FEATURE WITH
BACKLIT CORTEN PANEL

SPA ACCESS GATE

NEW WINDOWS FOR
EXISTING
LOUNGEROOM AREA

FULLY TILED SWIMMING
POOL WITH BEACH AREA



LARGE PAVED AREA FOR DINING
TABLE AND ENTERTAINING

FRAMED STONE PANELS ON
SOUTHERN WALL

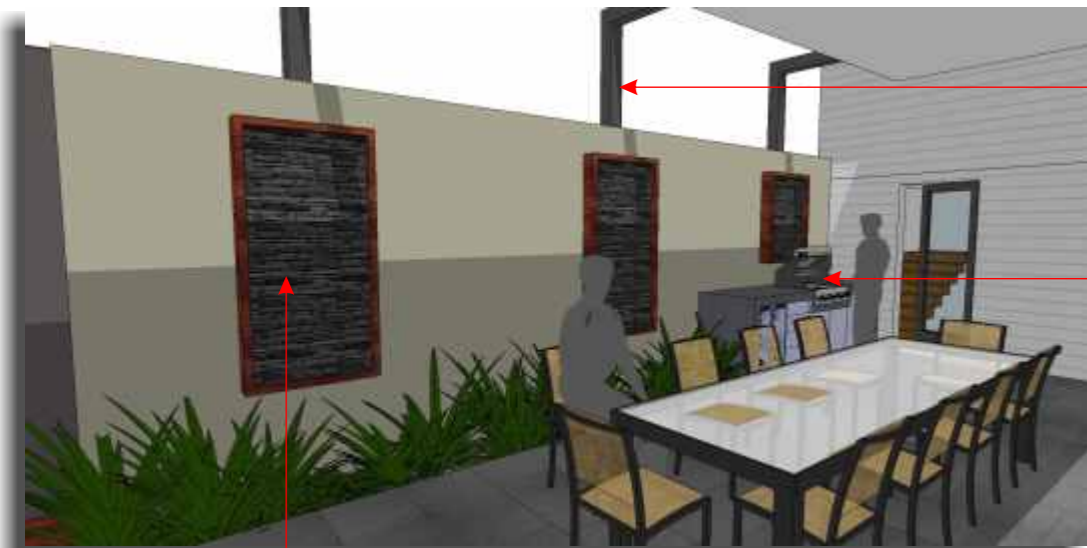


ROOF OVER ALFRESCO
AREA CONNECTING TO
TWO STOREY BUILDING



GARDEN BED AT BASE OF
GLASS POOL FENCE TO
SOFTEN PATHWAY EDGE

CONCEPT 3
NOT TO SCALE



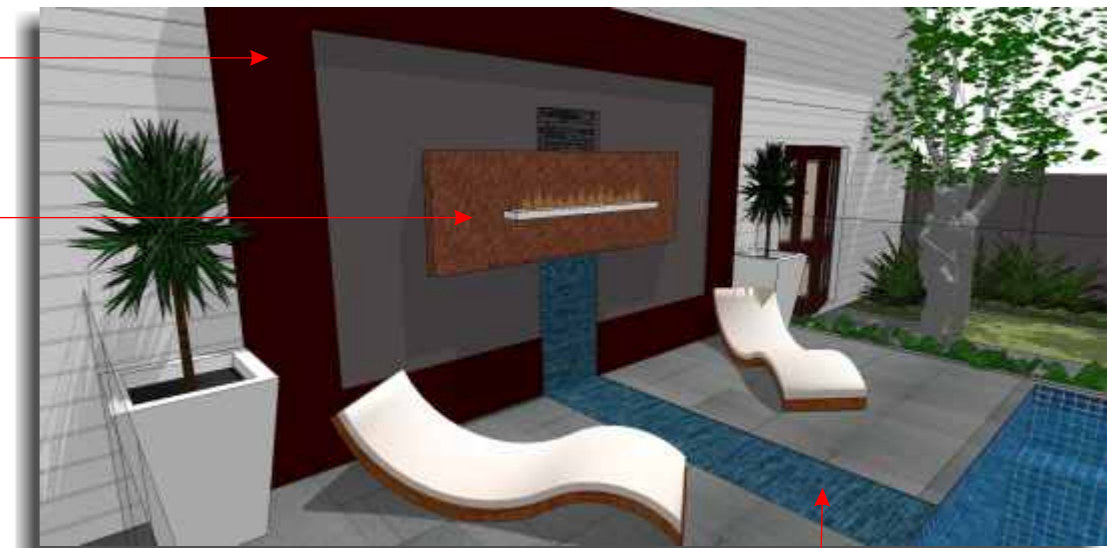
STEEL FRAME SUPPORTING
CANTILEVERED ROOF

FULLY PLUMBED BBQ

TIMBER FRAMED STONE PANELS
WITH UP/DOWN LIGHTING

PAINTED AND RENDERED
BLUEBOARD FRAME

CORTEN STEEL BAND
WITH FACE MOUNTED
ETHANOL FLAME TRACK



STONE LINED WATER PATH FROM
BEHIND CORTEN BAND ACROSS
PAVING AND FALLING INTO POOL

Concept Drawing Details

CONCEPT 3

INTERNAL STORAGE
CUPBOARD BEHIND TV UNIT

BATHROOM AREA

EXTERNAL TIMBER STAIRS
LEADING UP TO LANDING
OUTSIDE SECOND STOREY
BUNGALOW ENTRANCE

FEATURE TILES RUNNING
THROUGH POOL

FULLY TILED POOL
(7.0m x 4.0m)

EXTERNAL SHOWER POLE

FULLY TILED SPA
(2.5m x 2.3m)

GLASS COVERED FRAME
OVER NEW PAVING AREA

SETBACK WALL OF
SECOND STOREY

SINGLE ACCESS
DOOR TO GARAGE

FULLY PLUMBED BBQ
WITH RETURN

DENSE PLANTING OF
DECIDUOUS TREES

POSTS SUPPORTING ROOF
STRUCTURE WITH FEATURE
LIGHTING

DINING TABLE ON
COVERED PAVED AREA
(ROOF NOT SHOWN)

OUTDOOR LOUNGE
OVERLOOKING POOL



CONCEPT 4 - PLAN VIEW
NOT TO SCALE





FEATURE LIGHT PANEL ON WALL OF HOUSE

SEALED PAVERS FOR ENTERTAINMENT AREA AND AROUND POOL



TIMBER STAIRS LEADING TO SECOND STOREY BUNGALOW

CONCEPT 4
NOT TO SCALE



TIMBER LINED CEILING

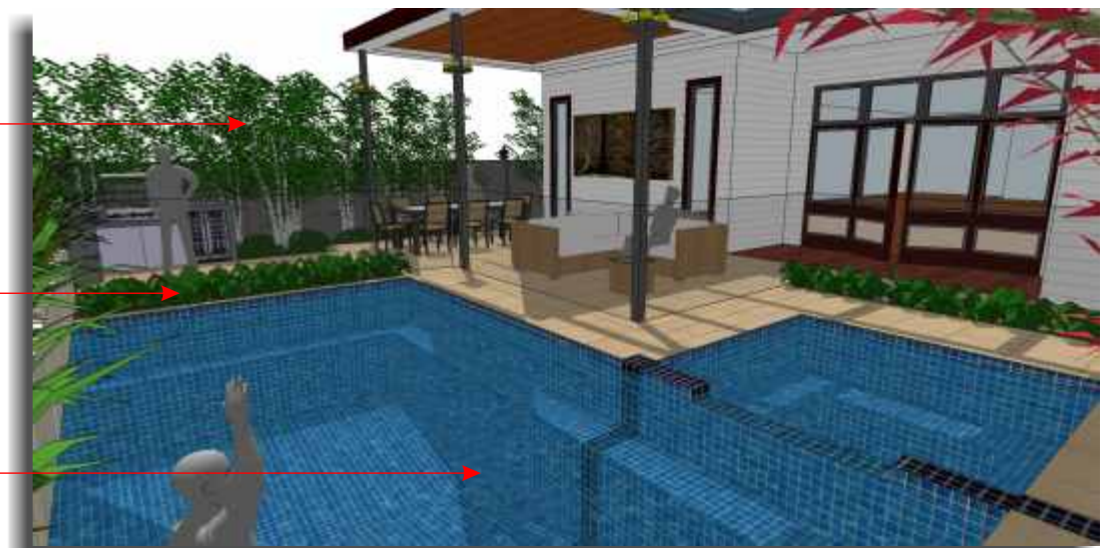
OUTDOOR LOUNGE AREA

EXISTING TIMBER DECK (POSSIBLY REPLACED WITH MATCHING PAVERS - TO BE DISCUSSED)

FEATURE DECIDUOUS TREES

NARROW GARDEN BED AT BASE OF GLASS POOL FENCE

FULLY TILED POOL



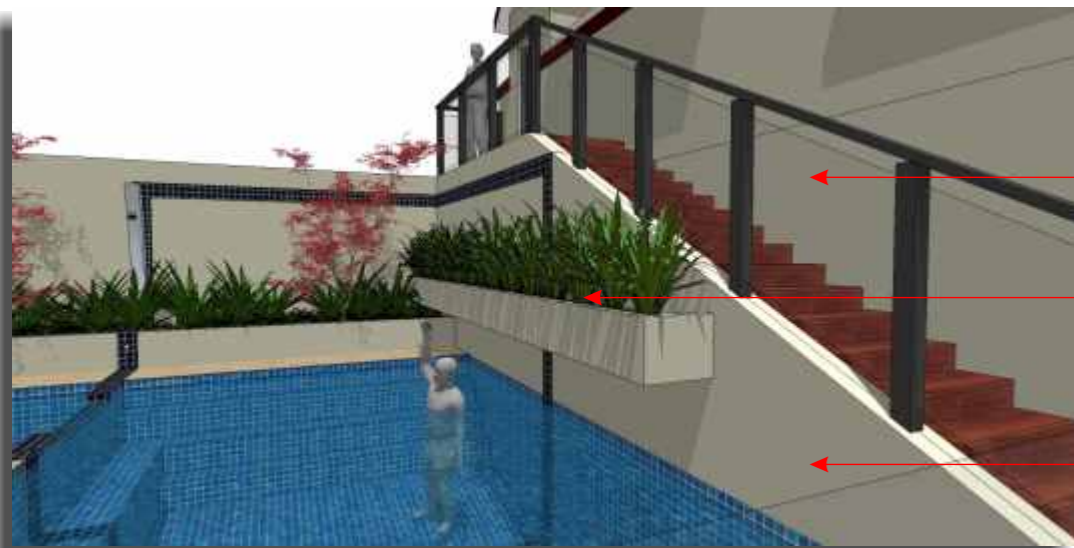


CONCEPT 4
NOT TO SCALE

GLASS COVERED
STEEL FRAME

LOUNGE FURNITURE
(BY OTHERS)

LARGE DINING TABLE



GLASS BALUSTRADE
ON STAIRCASE

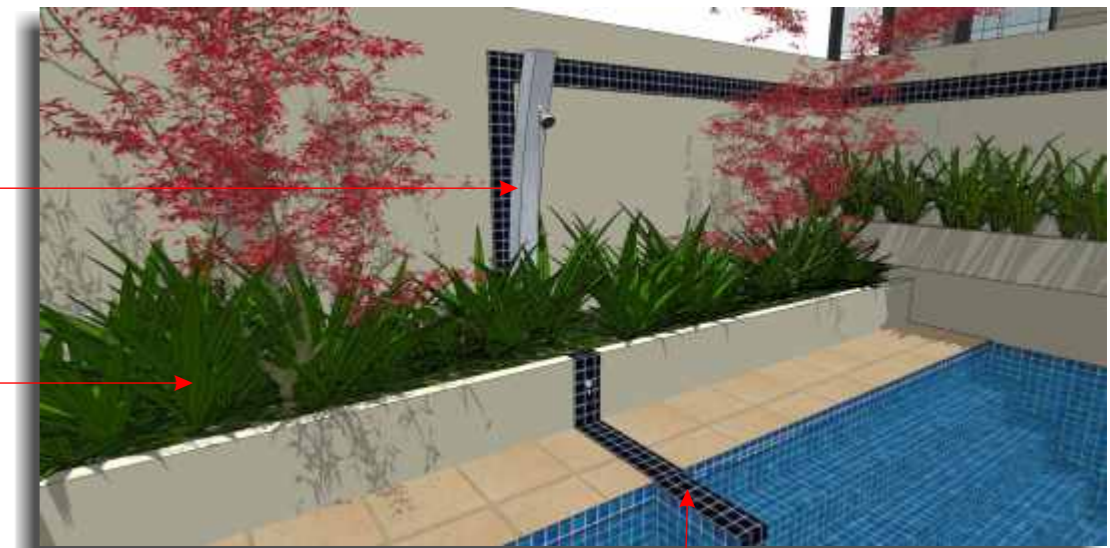
CANTILEVERED GARDEN
BED ON RENDERED WALL

RENDERED WALL OVER POOL

STAINLESS STEEL
SHOWER POLE

RAISED GARDEN BED
WITH FEATURE TREES

FEATURE TILE EXTENDING
BEYOND POOL AND UP
SURROUNDING WALLS



Concept Drawing Details

CONCEPT 4

Page 16 of 16