

DESIGN REPORT



Preston Vic, 3072

22 May 2018

Preston, Vic. 3072

Dear -----,

Re: Design Report –Preston Vic 3072

Thank you for the opportunity to meet with you to discuss your project. It is an exciting project on a house with great potential and I am pleased to provide the following:

- Design Report.
- Fee Proposal.

This is an excellent design for your needs, to provide your family with more liveable spaces and I would be pleased to complete the documentation for the project and to assist you in making the process as enjoyable as it should be.

Yours faithfully,

C. M. Shields
ARCHITECT

attach...

1. Client Brief

At our recent meetings on the 00/00/00 and 00/00/00, an anticipated construction budget of around \$000,000 was indicated. Your brief was based on our discussion at the meetings, where your requirements were outlined. You also asked to keep project costs to a minimum. In general, the renovations required are summarised as follows:

Ground Floor

1. Construction of two storey extension.
2. Construction of an additional master bedroom with ensuite and walk in robe.
3. Additional bedrooms.
4. New kitchen with walk in pantry and New kitchen appliances.
5. Construction of a new study nook.
6. Provision of more cupboards & storage.
7. Demolition of the existing bathroom, kitchen & laundry.
8. Construction of a new sitting room upstairs.
9. Demolition of existing deck.
10. Provision of new deck and first floor balcony.
11. Spiral stairs as per clients request.

During my inspection of the property, I noted that the home is generally in good condition. An allowance for some make-good repairs has been included in the estimate. Prior to undertaking more detailed documentation, a thorough inspection would be carried out to ensure all repairs necessary are included in the scope of work.

2. Design Concept

The design for this proposal consists of the following items.

Ground Floor

- Colorbond or Weathertex board clad construction with colorbond metal roof.
- Transformation of existing bedroom 2 into Living room.
- Existing bedroom 1 to remain and converted into dad's room with separate access to ground floor bathroom.
- Transformation of existing bedroom 3 into music room with storage cupboards.
- Demolition of existing bathroom to make way for new wider central passage.
- Transformation of existing kitchen into new bathroom with separate access to dad's room.
- New open plan style Kitchen with Baltic pine polished floors, to include large island bench with snack bench and new Kitchen appliances. This new open style plan takes advantage of exceptional views of dining, family area as well as rear, north facing garden and Timber Deck.

First Floor

- Provision of spiral stairs per client's request.
- Construction of new master bedroom with ensuite and walk in robe.
- Provision of new first floor sitting area with study nook.
- Construction of north facing balcony of first floor sitting area.
- Large windows to capture views from both ground and first floor.
- Provision of new large glass sliding door and corner windows, located on the rear external wall of dining area to take advantage of the garden views and extend the entertainment area, out to new deck.

The proposal has been designed with privacy in mind, to capture the natural light and ventilation, to filter through the home and to provide good northern light for new living areas with proposed highlight windows. This achieves good garden views and passive solar design. We have limited excessive solar gain from the northern highlight windows in summer by using deep eave overhang and sunscreens to give good cover from harsh sun.

The newly renovated areas will integrate well with the existing, compliment and complete the original home. This will greatly enhance the liveability of the house, and compliment the style of the home in a modern fashion while accommodating the original character of the property. These areas provide for various living and entertaining areas, internally and externally appropriate for your personal use as well as for when your mobility reduces in future. A ramp or small stair lift could be installed at the step down to the rear living areas.

The following drawings of the design concept have been prepared and are attached:

Existing Conditions/Site Plan	Drawing No.0000SK-01	00/00/00
Proposed Ground Floor Plan	Drawing No. 0000SK-02	00/00/00
Proposed First Floor Plan	Drawing No. 0000SK-03	00/00/00
Illustrations	Drawing No. 0000SK-04	00/00/00

3. Opinion of Probable Cost

The opinion of probable cost is a range of costs based on the attached drawings. The probable costs outlined below represent an opinion of building costs only, which can vary considerably depending on the following;

- Materials fittings and fixtures chosen,
- Extent of client involvement in the project,
- Method and type of construction,
- Commencement and duration of the works,
- Seasonal building market conditions,
- Size and competence of building firms chosen.
- Sub soil conditions.

Opinion of Probable Cost

	<i>m² or No. of Items</i>			
Building Area (m²)	134	\$ 00,000.00	to	\$ 00,000.00
Balcony (m²)	9	\$ 00,000.00	to	\$ 00,000.00
Renovated Area (m²)	26	\$ 00,000.00	to	\$ 00,000.00
Kitchen	1	\$ 00,000.00	to	\$ 00,000.00
Bathroom	1	\$ 00,000.00	to	\$ 00,000.00
Laundry	1	\$ 00,000.00	to	\$ 00,000.00
Ensuite	1	\$ 00,000.00	to	\$ 00,000.00
Stairs	1	\$ 00,000.00	to	\$ 00,000.00
Walk In Pantry	1	\$ 00,000.00	to	\$ 00,000.00
Demolition/Asbestos Removal Robes/WIR/Cup'd/Butler's Pantry (m²)	1	\$ 00,000.00	to	\$ 00,000.00
	6	\$ 00,000.00	to	\$ 00,000.00
Deck Area (m²)	28	\$ 00,000.00	to	\$ 00,000.00
SUBTOTAL		\$ 000,000.00		\$ 000,000.00
Middle of Range		\$ 000,000.00		

A contingency of 5% or \$12,800 to \$16,600 should be allowed to cover unforeseen costs.
These costs do not include the following:

- External lighting
- Landscaping or Paving

- New cooling, Heating
- White goods
- General repairs (other than those noted above)
- Soft Furnishings, Blinds or Furniture
- Client changes
- Inflation and increases in building material costs
- Insurance and local authority fees
- Professional fees.

The costs are based on preliminary drawings. Assumptions have been made which will require confirmation when detailed documentation is prepared. More accurate costs could be determined when further documentation is complete. Shopping around for fittings and doing some of the work yourself, could reduce the costs.

4. Regulations, Planning & Zoning

Advice from Darebin City Council indicates the site is in a General Residential Zone 1 (GRZ1). There are other overlays in the vicinity not directly affecting this land.

- Heritage Overlay (HO)
- Development Contributions Plan Overlay

As with all Darebin properties, a DCP overlay applies, which attracts an additional levy on projects over \$000,000 in value. There are no other restrictions or conditions evident; however, a copy of the current title would be needed to confirm this.

From the information we have on hand, we believe a planning permit is not required for the proposed work. A building permit is still required to carry out the proposed work.

5. Conclusion

The range of costs indicates that tenders from builders may be in this range, with an average around the middle of the range, or \$000,000.00 for the completed project. We believe this is very close to your budget allowance for this project. However, there may be other ways to reduce the overall cost by making some minor alterations which I will be happy to discuss with you in our next meeting, as well as being careful with final details.

The next stage will involve preparation of more detailed design drawings and following your approval, working drawings to enable application for permits and construction.

C. M. Shields
ARCHITECT

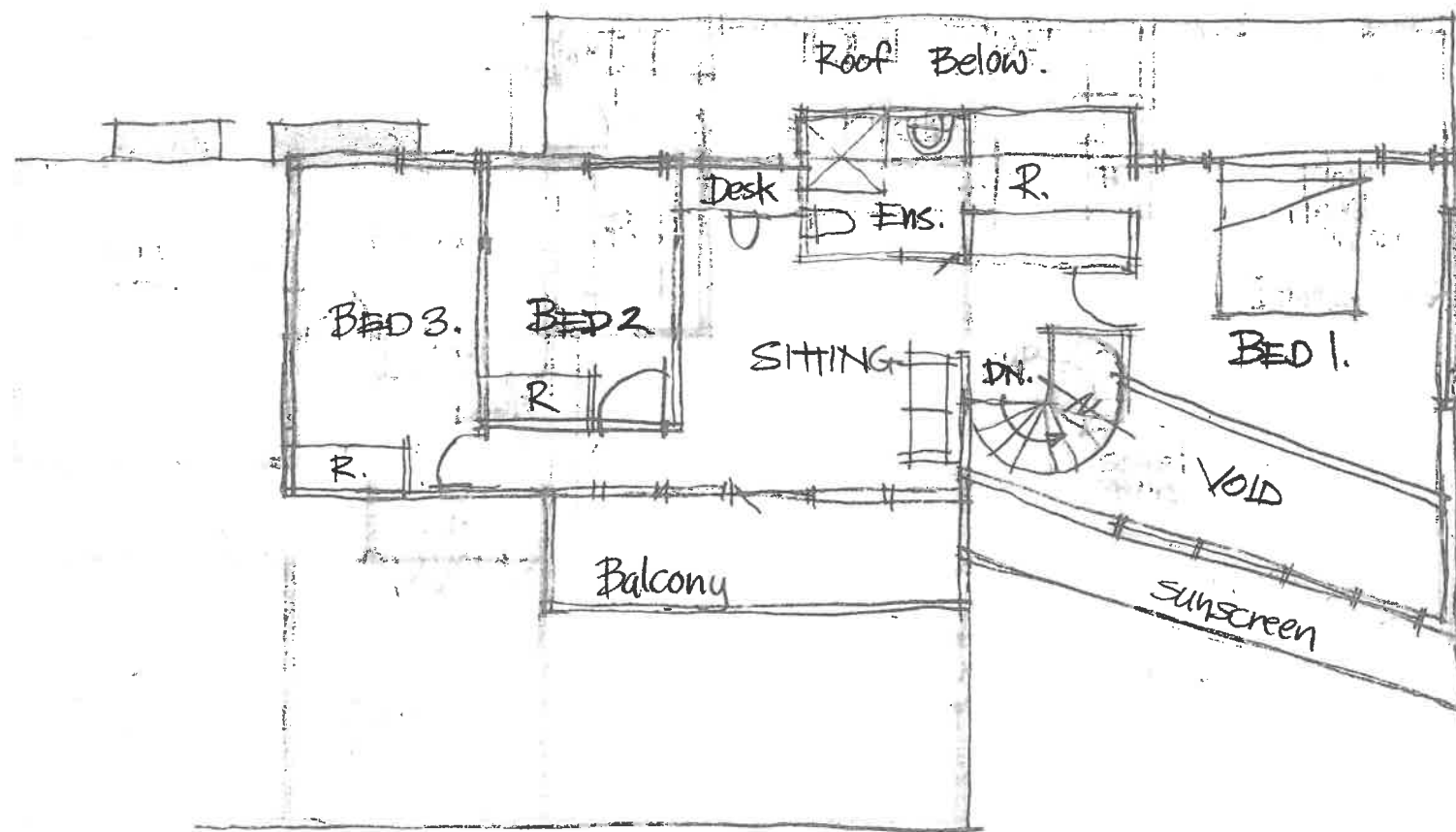
attach...

Drawing for information only
All levels & Dimension must be verified prior to commencing works.
Written dimensions take precedence over scaled.



Ground Floor
Approx. Area New - 60m^2
Renovated Area - 25m^2
Deck - 20m^2

Highgate



Highlight window

First Floor
 Approx. Area - 80m^2
 Balcony - 9m^2

$\frac{1}{2} \times 10^{-3} \times 10^{-3} = 5 \times 10^{-7}$
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Current Proposed
Extension - see plans.

Adjoining Garage

No.39 North Adjoining Property Single Storey Weatherboard Dwelling

Date	Revisions		

		Initial	Date
	*Final		
	Checked		
	Approved		



CMS ARCHITECTS

Christopher M Shields - Architects

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Drawn : Huss Ali

Project	Extension & Renovation	
Client	[REDACTED]	
Scale 1:100	Drawing	
Plote Date: [REDACTED]	FIRST FLOOR	/Site Plan

1622SK-03