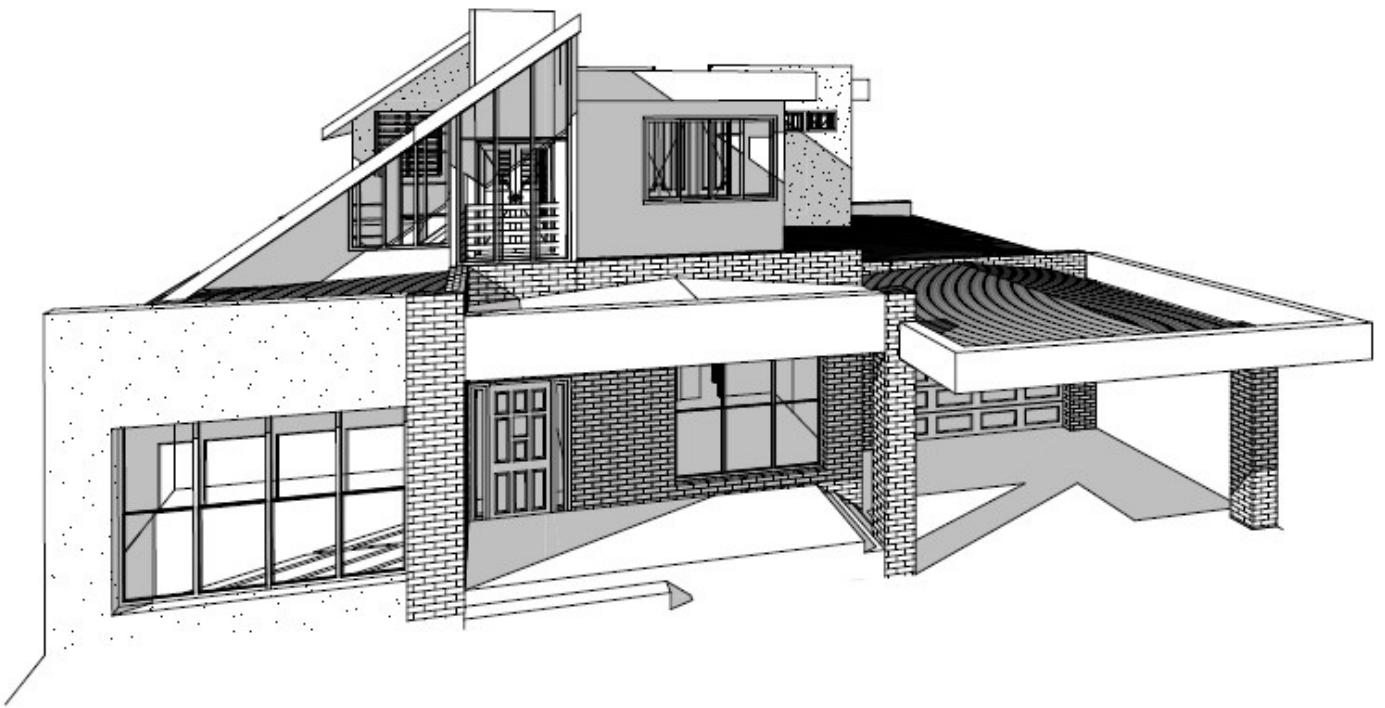


DESIGN REPORT



Preston, Vic 3072

2015

Preston Vic., 3072

Dear-----,

Re: Proposed New Home– Preston

Thank you for the opportunity to meet with you and discuss your project. It is a very exciting project and I am pleased to provide the following:

- New Home Report.
- Fee Proposal.

We believe this is an excellent design for your needs, and would be very pleased to complete the design and 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...

NEW HOME REPORT

1. Client Brief

At our meetings on 00/00/00 & 00/00/00 an initial budget was not indicated, however, I advise an anticipated construction cost of around \$000,000.00 is expected. A written brief was provided, and we had several discussions. In summary, the requirements will be outlined in the following section of this report.

2. Design Concept

Site considerations:

- The site has a North orientation to the front boundary.

Two options for the project have been developed. In our meeting dated 00/00/00& 00/00/00 the below items were agreed:

- 8m x4.5 m Garage and Double carport in front
- Open plan Kitchen, Dining and Living room.
- Kitchen at rear close to family room
- Middle Deck (Patio)
- Five bedrooms including one master bedroom and one guest room
- Master Bedroom to include an ensuite and walk in robe.
- Three bedrooms with BIRs
- One Bedroom with space for WallBed System
- Elevator to first floor
- Laundry Chute

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

- | | |
|----------------------------------|-----------------------|
| • Existing Conditions/ Site Plan | Drawing No. 0000SK-01 |
| • Existing Ground Floor | Drawing No. 0000SK-02 |
| • Proposed Ground Floor | Drawing No. 0000SK-03 |
| • Proposed First Floor | Drawing No. 0000SK-04 |
| • Views-Option1 | Drawing No. 0000SK-05 |
| • Views-Option2 | Drawing No. 0000SK-06 |

We have manipulated the plan to provide the best orientation possible for the layout required. The plan allows good solar penetration while limiting excessive solar gain from the west in summer. It also allows good cross flow ventilation for summer cooling. The living areas get direct north sun and have a convenient access to the backyard.

The design has great variation and interest, and would be very distinctive in it's setting, and would compliment the streetscape. I believe it is a very exciting solution for your requirements.

3. Materials Suggested

The materials suggested are as follows:

- Floors – Combination timber, concrete slab for Garage and carpet for bedrooms
- Walls – Front Walls: Combination of Brick veneer, Render and shiplap spotted Gum.
 Rear walls: Combination of brick veneer and Render.
- Windows – Aluminium
- Ceilings – Plasterboard.
- Roof – Colour bond metal.
- Insulation – Roof and walls would be insulated with appropriate material to gain maximum benefit from passive solar design.

4. 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.

New Home Report for -----
Preston, Vic 3072

Opinion of Probable Cost

	<i>m² or No. of Items</i>			
Building Area (m²)	358	\$ 00,000.00	to	\$ 00,000.00
Balcony (m²)	0	\$ 00,000.00	to	\$ 00,000.00
Storage Shed (m²)	0	\$ 00,000.00	to	\$ 00,000.00
Stairs	1	\$ 00,000.00	to	\$ 00,000.00
Kitchen	1	\$ 00,000.00	to	\$ 00,000.00
Bathroom	2	\$ 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
New Windows/Doors at Dining/Family	1	\$ 00,000.00	to	\$ 00,000.00
Pergola & Paving (m²)	0	\$ 00,000.00	to	\$ 00,000.00
Pantry	1	\$ 00,000.00	to	\$ 00,000.00
Demolished Asbestos Removal	1	\$ 00,000.00	to	\$ 00,000.00
Porch Area (m²)	12	\$ 00,000.00	to	\$ 00,000.00
Gas Log Fire	0	\$ 00,000.00	to	\$ 00,000.00
Water tank & Pump	0	\$ 00,000.00	to	\$ 00,000.00
Robes/WIR/Cup'd (m²)	16	\$ 00,000.00	to	\$ 00,000.00
Powder Room	0	\$ 00,000.00	to	\$ 00,000.00
Deck Area (m²)	29	\$ 00,000.00	to	\$ 00,000.00
Landscaping (m²)	0	\$ 00,000.00	to	\$ 00,000.00
Carport (m²)	37	\$ 00,000.00	to	\$ 00,000.00
Paving Area (m²)	0	\$ 00,000.00	to	\$ 00,000.00
Elevator	1	\$ 00,000.00	to	\$ 00,000.00
SUBTOTAL		\$ 00,000.00	to	\$ 00,000.00
Middle of Range		\$ 000,000.00		

A contingency of 5% or \$0,000 to \$00,000 should be allowed to cover unforeseen costs.

These costs do not include the following:

- Landscaping, paving, external lighting, water tank (depends on size),
- Grey water system (more details to be resolved before costs can be advised)
- Cellar, costs depends on details of shelving etc.

New Home Report for -----
Preston, Vic 3072

- Pool,
- Heating, Cooling, evaporative or air conditioning,
- White goods,
- Gas Log Fireplace,
- Roofing over Decks (Alfresco Spaces),
- 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.

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 including GST for proposed design. A budget should be set which is within this range, and with careful design and tendering for the best price we will strive to achieve your budget.

The next stage would involve preparation of more detailed design drawings and then working drawings to enable application for Building Permit and construction.

We believe this is an excellent and very exciting design for your needs, and we would be very pleased to complete the documentation for the project.

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.



Written dimensions take precedence over scaled.



Drawing for information only
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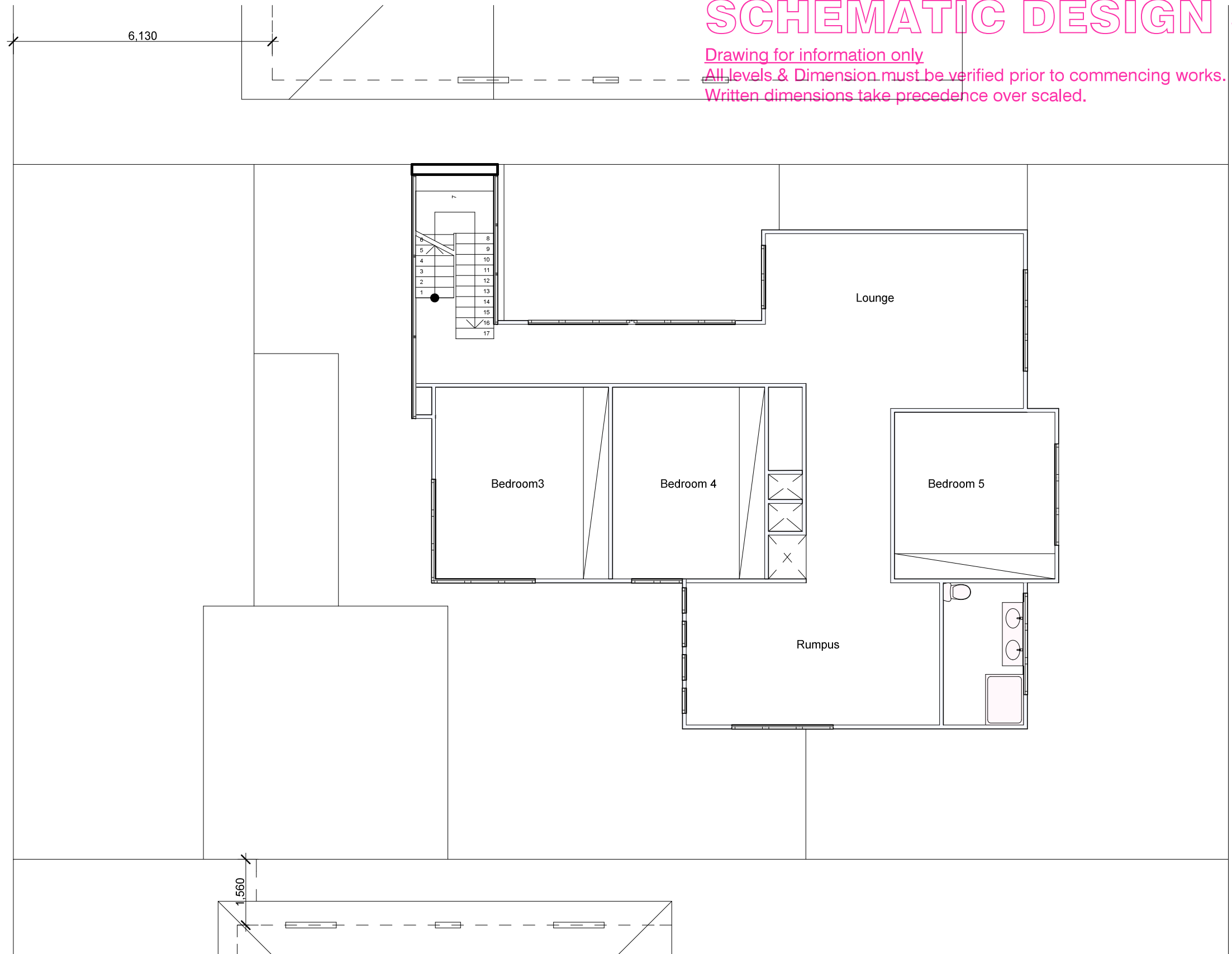


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Project	New House Development [REDACTED]	1503SK-03
Client	[REDACTED]	
Scale	Drawing	
Plote Date:	[REDACTED] Proposed Ground Floor Plan	

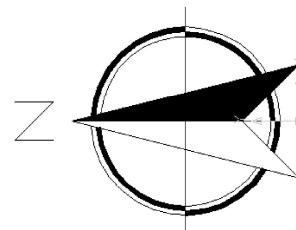
1503SK-03

Drawing for information only
All levels & Dimension must be verified prior to commencing works.
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Date	Revisions		

		Initial	Date
	*Final		
	Checked		
	Approved		



CMS ARCHITECTS

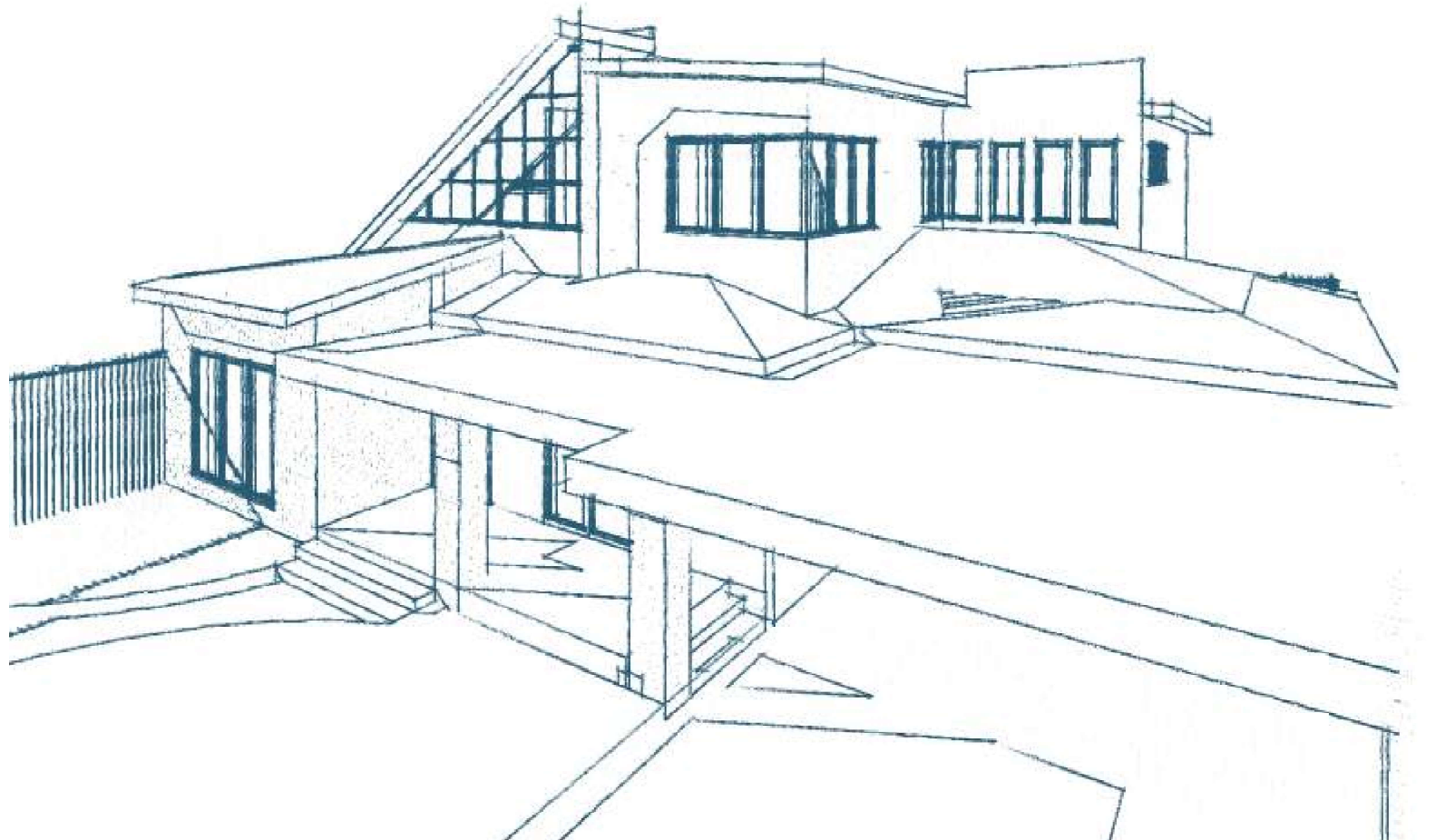
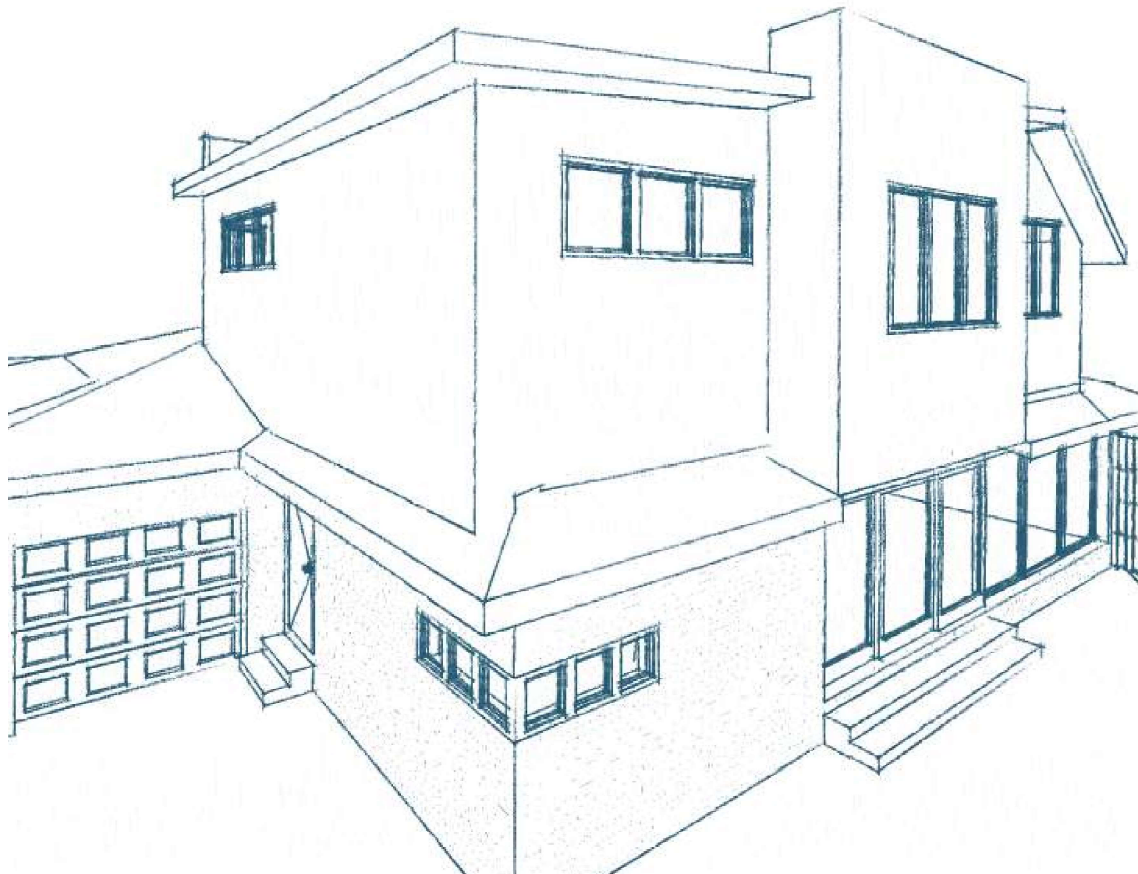
138 Regent Street, West Preston 3072
Phone: 9470 3665, Fax: 94703583
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Drawn : Neda Behrouzi

Scale _____ Drawing _____
 Plote Date: _____ **Proposed First Floor Plan**

1503SK-04

The image contains two architectural sketches. The left sketch depicts a modern building with a flat roof and a glass-enclosed staircase. The right sketch shows a courtyard area with a glass-enclosed walkway and a building with large windows.



Date	Revisions		

		Initial	Date
	*Final		
	Checked		
	Approved		



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Scale	Drawing
Plote Date: XXXXXXXXXX	Views-Option 1

CO-YSK-05