

# DESIGN REPORT



Reservoir Vic 3073

2017

Reservoir Vic, 3073

Dear -----,

**Re: Sketch Design Report –Reservoir Vic 3073**

Thank you for the opportunity to undertake your project. It is an exciting project on a house with great potential and I am pleased to provide our sketch design report and estimate of probable cost.

I believe this is an excellent design for your needs, and we are 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 briefing at your home on 00/00/00, an anticipated construction budget of \$000,000 was indicated. Your brief was based on our discussion at the meetings, where your requirements were outlined. In general, the renovations required are summarised as follows;

1. Demolition of the existing bath and existing passage for a new ensuite and walk in robe
2. Demolition of the existing kitchen for a new bath and passage
3. Demolition of the existing W/C for additional laundry space.
4. Demolish existing garage.
5. Construction of new living, dining and kitchen area toward the rear of the building.
6. Construction of a new deck area facing toward the rear of the site.
7. Construction of new carport on the existing driveway.

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. However, no allowance for general repairs is included in the estimate.

## **2. Design Concept**

The design for this proposal consists of the following items.

- Brick veneer construction to the living and dining walls with tiled roof to match existing.
- Lightweight Foam board to kitchen south wall, rendered.
- Large glass Bi-fold doors, located at dining area will take advantage of exceptional garden views and extend the entertainment area, out to deck for outdoor activity.
- New floating timber floors for all living areas.
- Extension of the existing master bedroom to accommodate an ensuite and walk in wardrobe via renovation of the existing bathroom and passageway.
- New Ensuite including a single shower, single basin with extended vanity bench and new toilet.
- New open plan extension style kitchen to include large island bench with snack bench and new kitchen appliances.
- Renovation of existing kitchen space to new bath and passageway.
- Demolition of existing garage for more garden space.

## Christopher M. Shields - Architects

Design Report for  
Reservoir Vic 3073

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

3D Illustration	Drawing No. 0000SK-01	00/00/00
Existing Grounds/Site Plan	Drawing No. 0000SK -01	00/00/00
Proposed Roof Plan	Drawing No. 0000SK -02	00/00/00
Proposed Ground Floor	Drawing No. 0000SK -03	00/00/00
Proposed Elevations	Drawing No. 0000SK -04	00/00/00
Proposed Sections	Drawing No. 0000SK -05	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***

	<b><i>m<sup>2</sup> or No. of Items</i></b>			
<b>Building Area (m<sup>2</sup>)</b>	<b>75.5</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Renovated Area (m<sup>2</sup>)</b>	<b>44</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Carport (m<sup>2</sup>)</b>	<b>43</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Kitchen</b>	<b>1</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Bathroom</b>	<b>1</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Laundry</b>	<b>1</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Ensiute</b>	<b>1</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Water Tank</b>	<b>2</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Pantry</b>	<b>1</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Robes/WIR/Cup'd (m<sup>2</sup>)</b>	<b>5</b>	\$ 00,000.00	to	\$ 00,000.00
<b>Floating Floor (m<sup>2</sup>)</b>	<b>120</b>	\$ 00,000.00	to	\$ 00,000.00
<b>SUBTOTAL</b>		\$ 000,000.00		\$ 000,000.00
<b>Middle of Range</b>		\$ 000,000.00		

**Christopher M. Shields - Architects**

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**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, shed,
- 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 current 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**

Our research on land channel indicates the site is in a General Residential Zone Schedule 2 (GRZ2). There is no planning overlay within vicinity.

From the information we have on hand, we believe a planning permit is not required. A building permit will also be required to carry out the proposed work, which gives approval for the construction of the building.

#### **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 for the completed project. This may be in excess of your budget; however the lower end of the range is within your budget. You will be able 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 involves preparation of more detailed design drawings and then working drawings to enable application for permits and construction. I believe this is an excellent design for your needs, and we are 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 construction.  
Written dimensions take precedence.

600

5,873

Existing Landscape




Date	Revisions					<b>Christopher M Shields - Architects</b>		Project	Extension and Renovation		1704SK-02
							Client	1:100			
							Scale	Drawing			
							Plote Date:		Existing Ground Floor		



# SCHEMATIC DESIGN SET

~~All levels & Dimension must be verified prior to commencing works,  
Written dimensions take precedence~~ ExistingLandscape



Date	Revisions			 <div> <b>Christopher M Shields - Architects</b>          138 Regent Street, West Preston 3072          Phone: 9470 3665, Fax: 94703583          Mobile: 0411 246 353          Drawn : Huss Ali       </div>	Project	Extension and Renovation	1704SK-03
					Client	1:100	
					Scale	Drawing	
					Plote Date:	Existing Roof Plan	

# SCHEMATIC DESIGN SET

5.873



**P.O.S**

1:100

A hand-drawn compass rose with a large 'Z' to its left. The rose has a circular border with a double line. Inside, there are four main points: North (top) is an open arrow pointing up; East (right) is a solid black arrow pointing right; South (bottom) is an open arrow pointing down; and West (left) is a solid black arrow pointing left. The 'Z' is written in a simple, hand-drawn style to the left of the West arrow.

CMS ARCHITECTS

**138 Regent Street, West Preston 3072**  
**Phone: 9470 3665, Fax: 94703583**  
**Mobile: 0411 246 353**

Project	Extension and Renovation
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Client 1:100

Scale	Drawing
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Plot Date: [REDACTED] Proposed Ground Floor

1704SK-04