

ARCHITECTURE PORTFOLIO 2022  
SEBASTIAN KOVACS

CONTACT DETAILS

SEBASTIAN KOVACS

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Address 9/5 Dawson St  
Cooks Hill, NSW 2300

RESUME OVERVIEW

RELEVANT WORK HISTORY

Side Jobs 2021 - Present

Jason Topics Architecture 2018-2020

Carpentry (Paul Hickson Builder) 2017-2018

Construction (North) 2016-2017

EDUCATION / QUALIFICATIONS

Master of Architecture 2020

OTHER SKILLS / PROFICIENCIES

Digital Marketing

B2B Sales

Web Development

SOFTWARE PROFICIENCY

Revit

Vectorworks

Vray

Twinmotion

Lumion

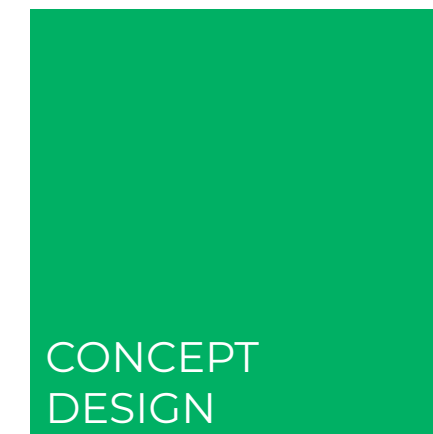
Adobe Photoshop

Adobe Illustrator

Adobe InDesign

Google Office Suite

PORTFOLIO OVERVIEW



Townhouse Renovation Concepts



Duplex Concept



Mid Rise Multi-Res Concept



House Renovation DA



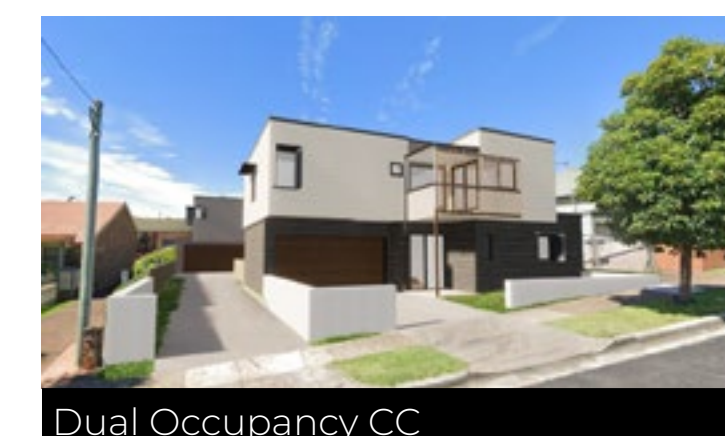
Duplex DA



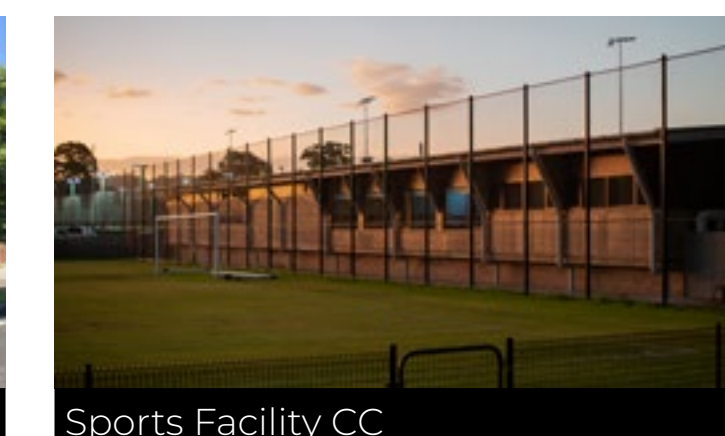
Townhouses DA



New Build House CC



Dual Occupancy CC



Sports Facility CC

A selection of projects which more or less cover the breadth of my experience  
Projects are broken down by the stage where I worked most



**TOWNHOUSE RENO**

2 concepts exploring opening up of the living space and kitchen.

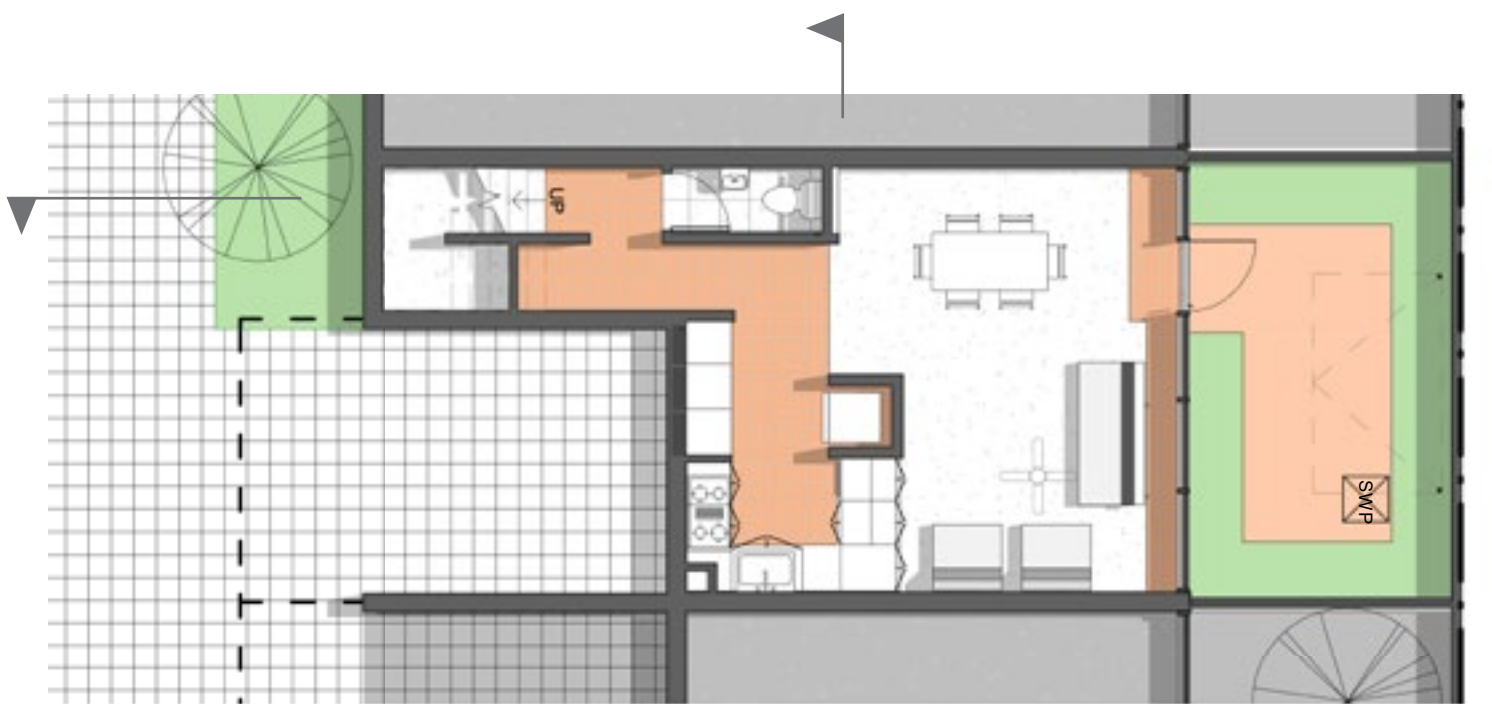
Concept 1 explored the idea of a larger master bedroom with ensuite.

Concept 2 explored the ideas of maximal natural light and external storage.

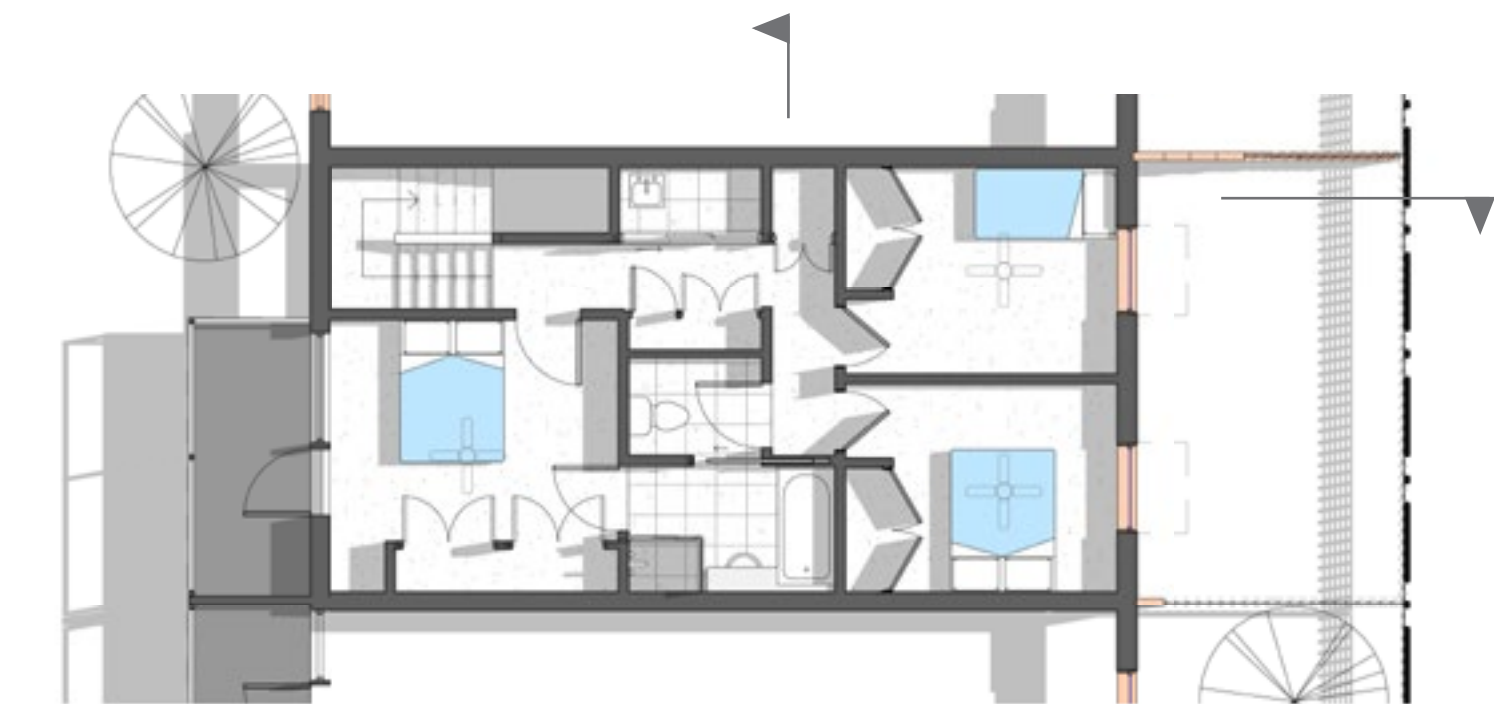
Materials were tested between the two concepts.

**DETAILS**

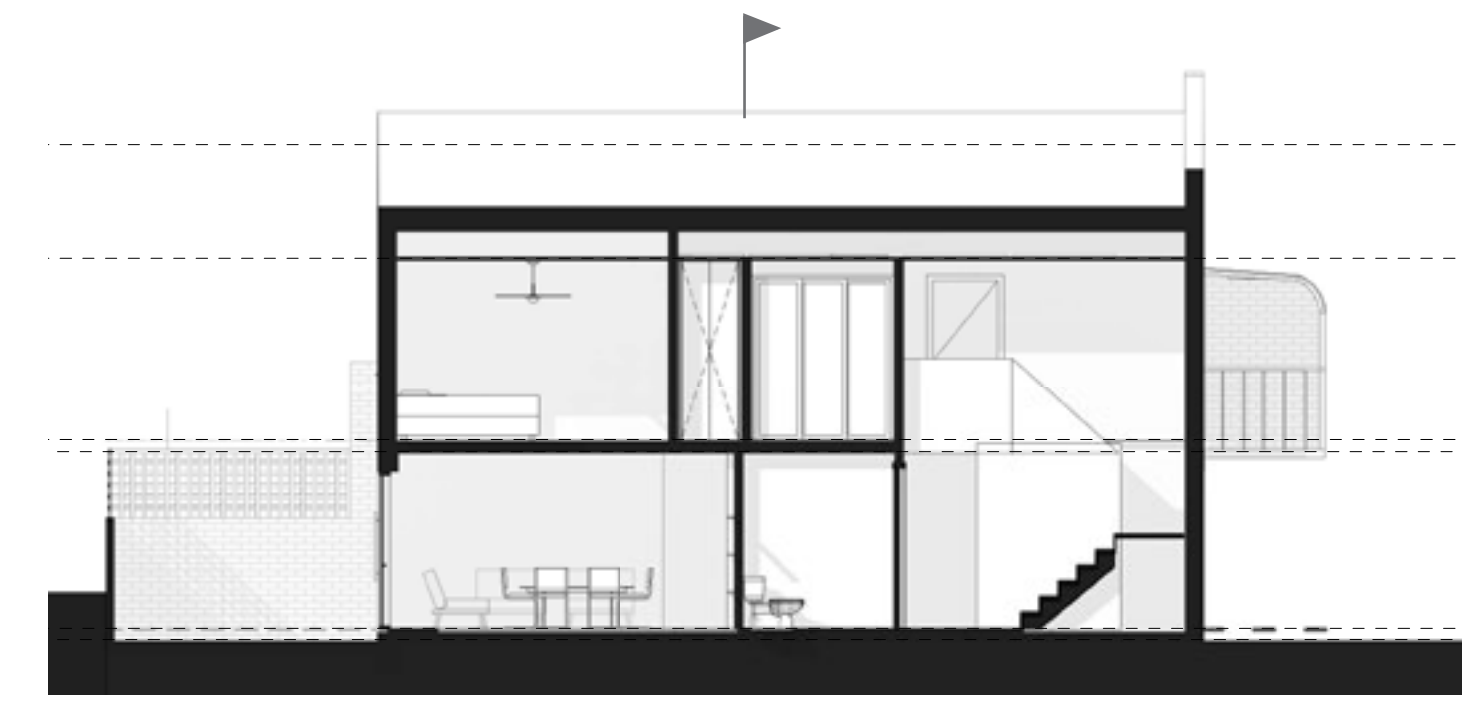
Project	Residential, Alts & Ads
Worked On	Concept Design
Status	Concept
Company	Sebastian Kovacs
Location	Cooks Hill, NSW
Software	Revit V-Ray



EXISTING GROUND FLOOR PLAN



EXISTING UPPER FLOOR PLAN



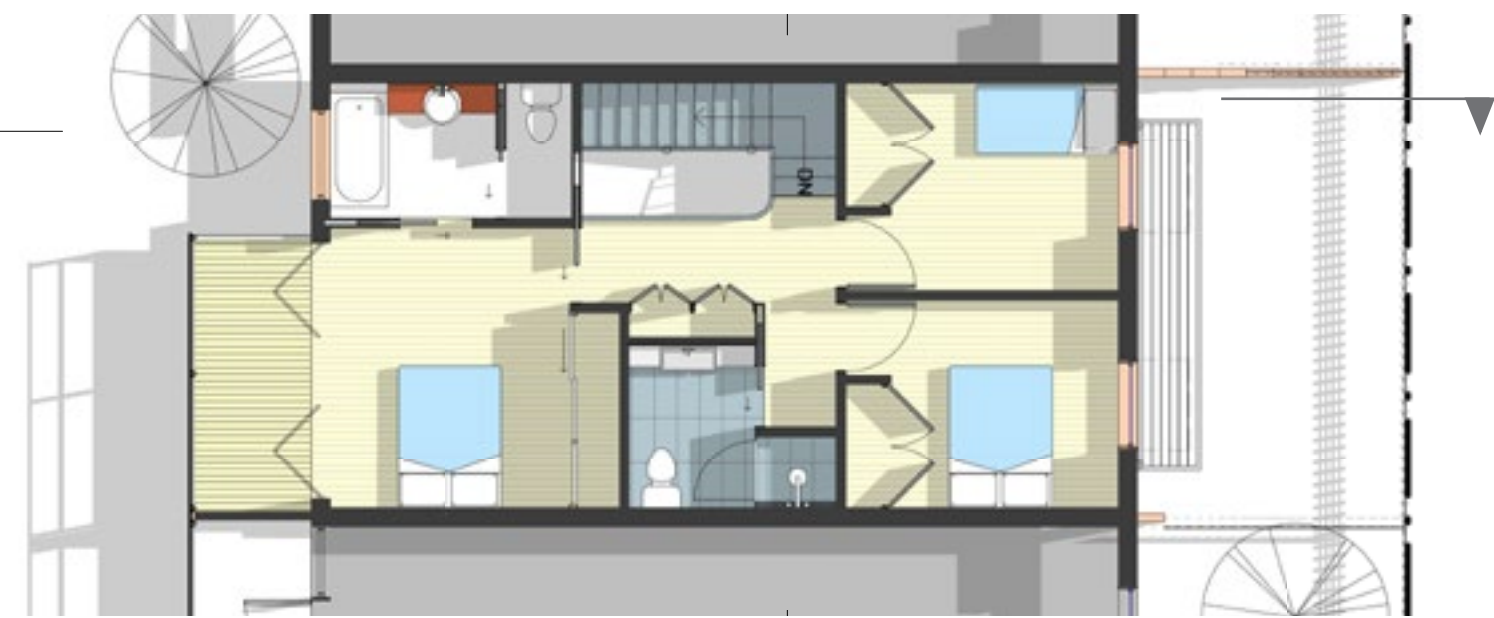
EXISTING LONG SECTION



EXISTING CROSS SECTION



CONCEPT 1 GROUND FLOOR PLAN



CONCEPT 1 UPPER FLOOR PLAN



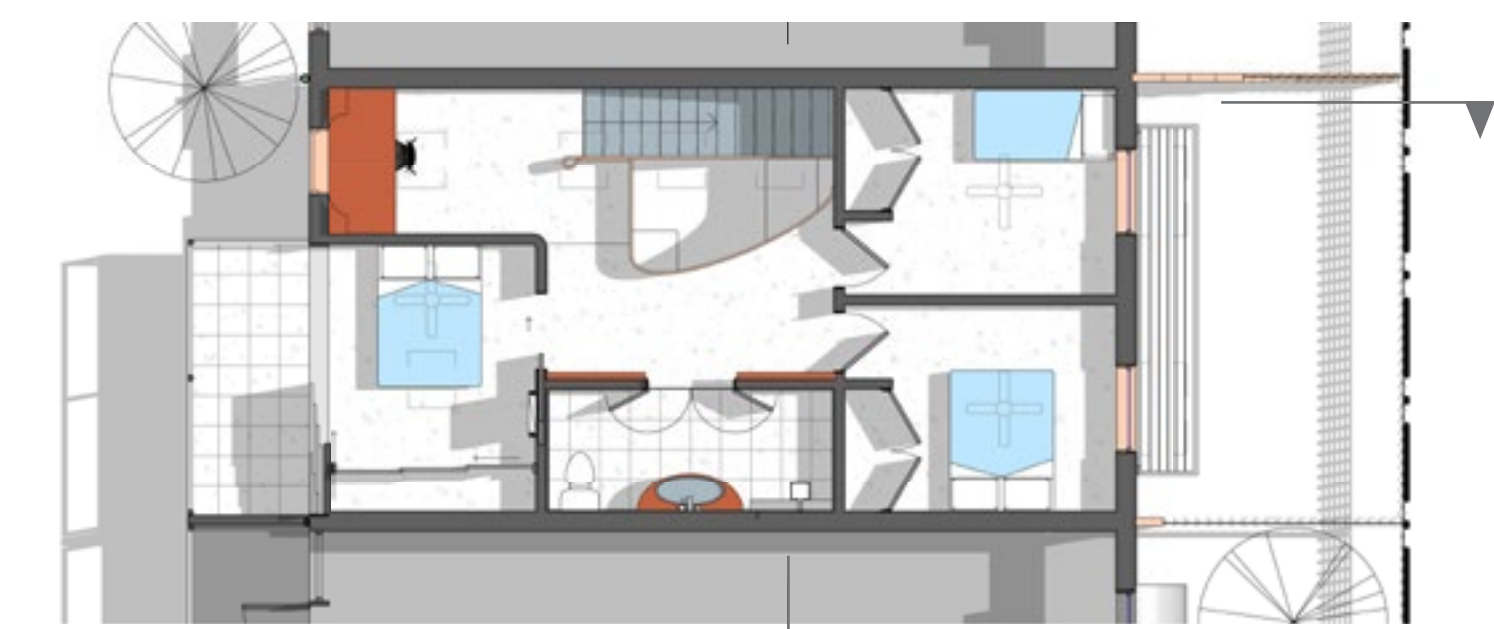
CONCEPT 1 LONG SECTION



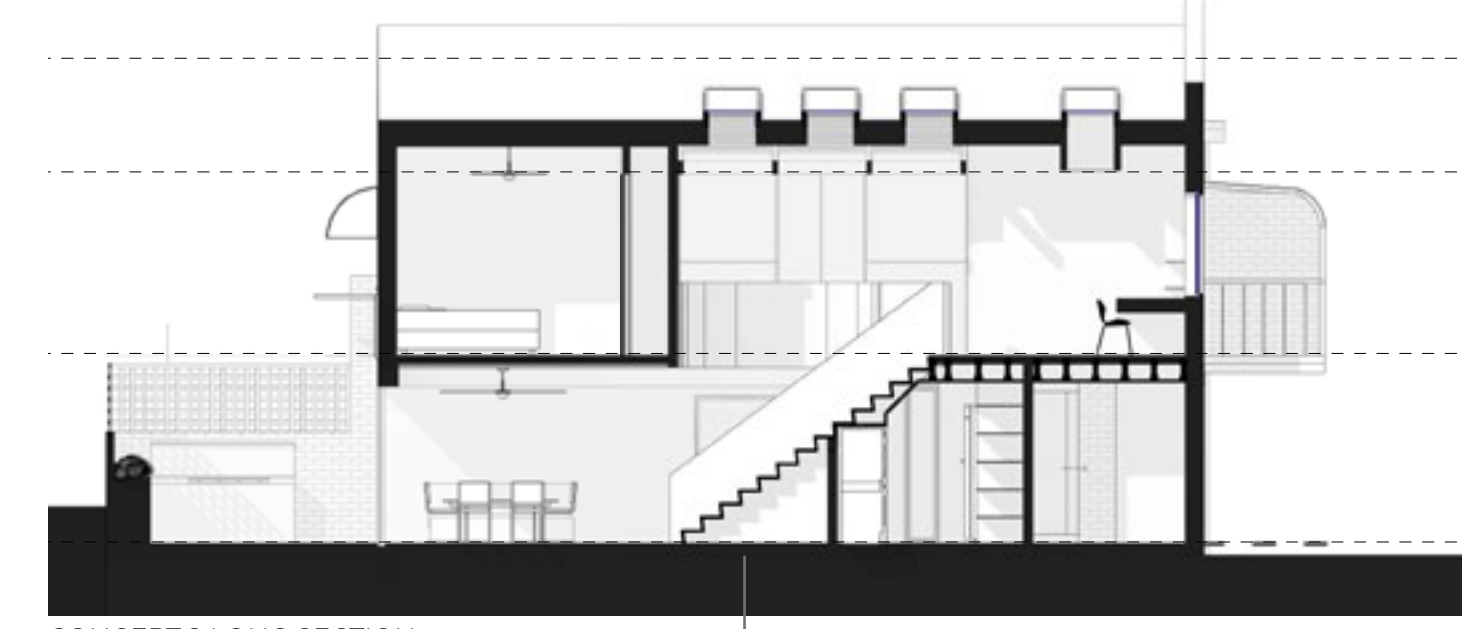
CONCEPT 1 CROSS SECTION



CONCEPT 2 GROUND FLOOR PLAN



CONCEPT 2 UPPER FLOOR PLAN



CONCEPT 2 LONG SECTION



CONCEPT 2 CROSS SECTION





CONCEPT 1 - RENDERS



CONCEPT 2 - RENDERS



**DUPLEX CONCEPT**

The purpose of this project was to test feasibility for development under complying development, prior to site acquisition. Concept design was based around creating something that would look 'architectural' and meet the higher end of the market in terms of size and aesthetics.

**DETAILS**

Project	Residential, Duplex
Worked On	Concept Design
Status	Concept
Company	Sebastian Kovacs
Location	The Hill (Newcastle), NSW
Software	Revit
	Vray



BASEMENT



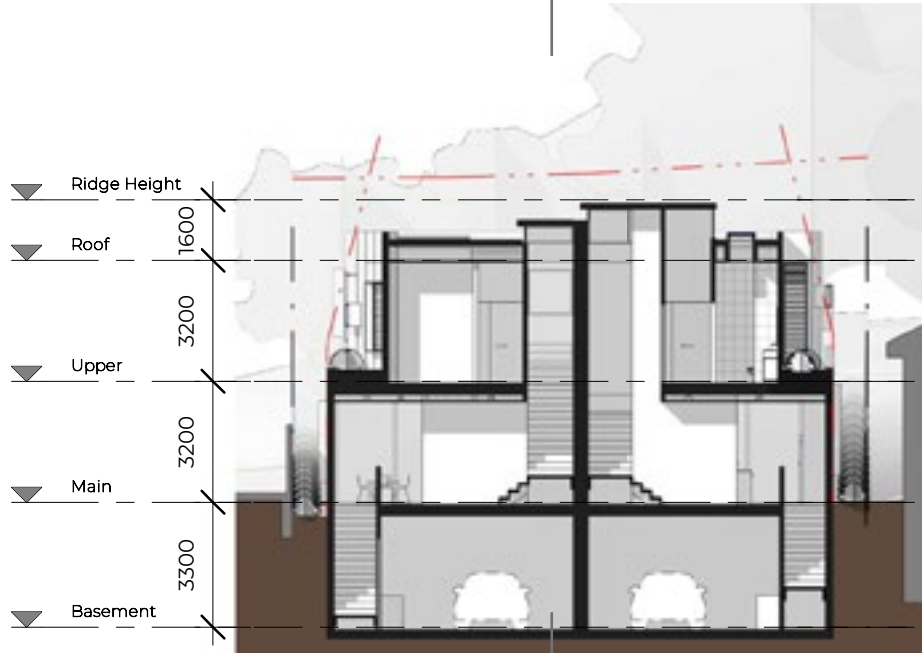
MAIN LEVEL



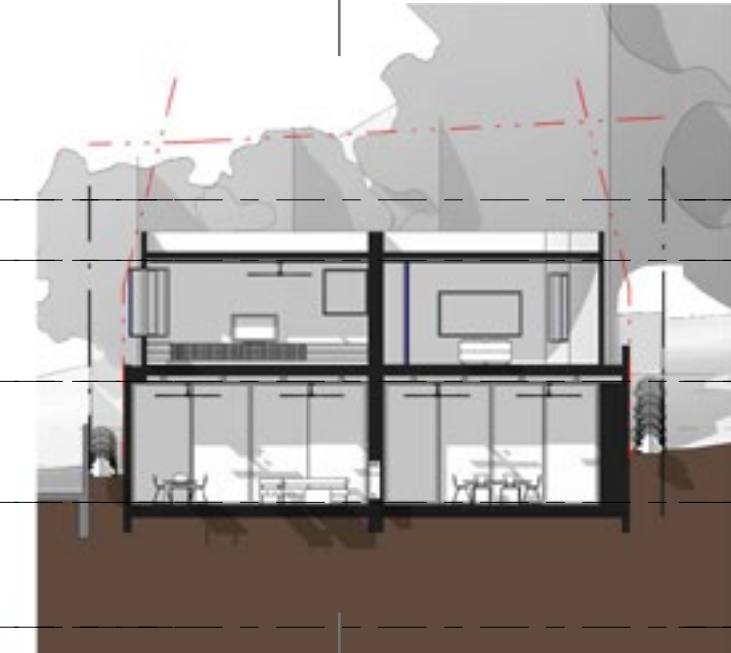
UPPER LEVEL



ROOF LEVEL



SECTION A



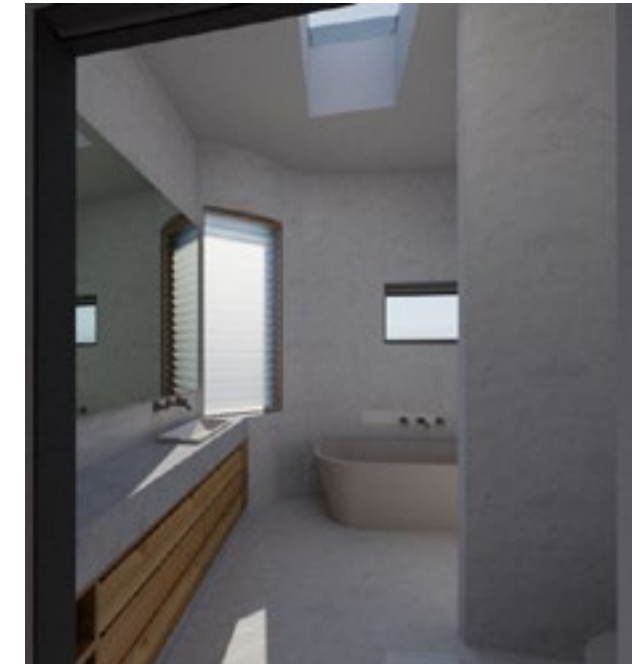
SECTION B



SECTION C

Ridge Height  
Roof  
Upper  
Main  
Basement

1600  
3200  
3200  
3300

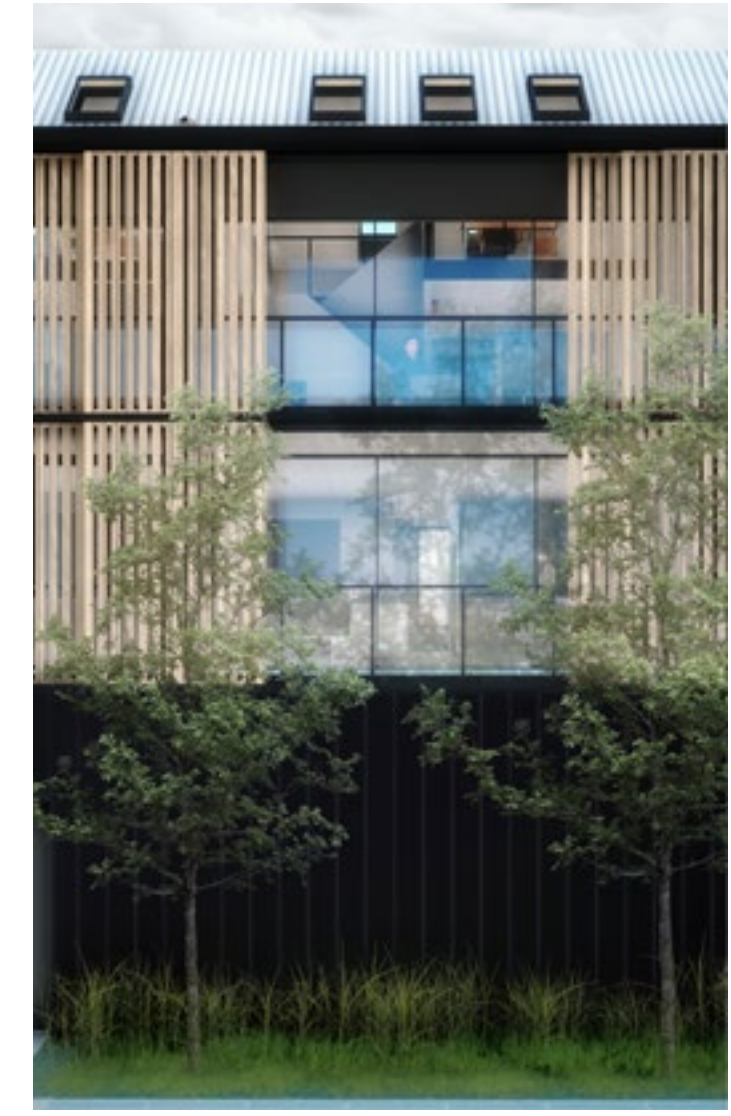
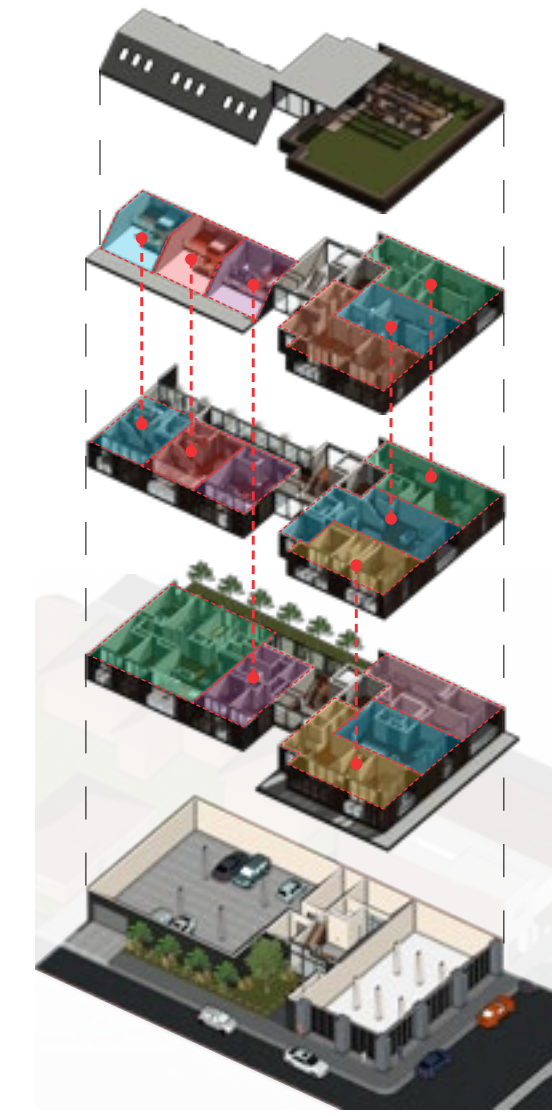


North



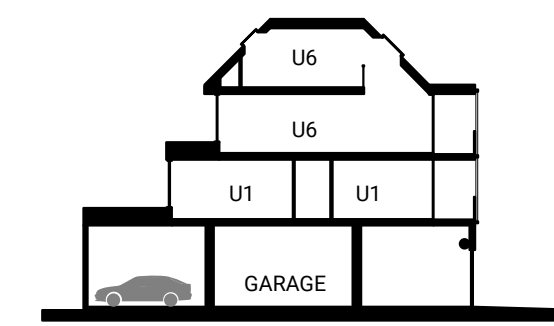
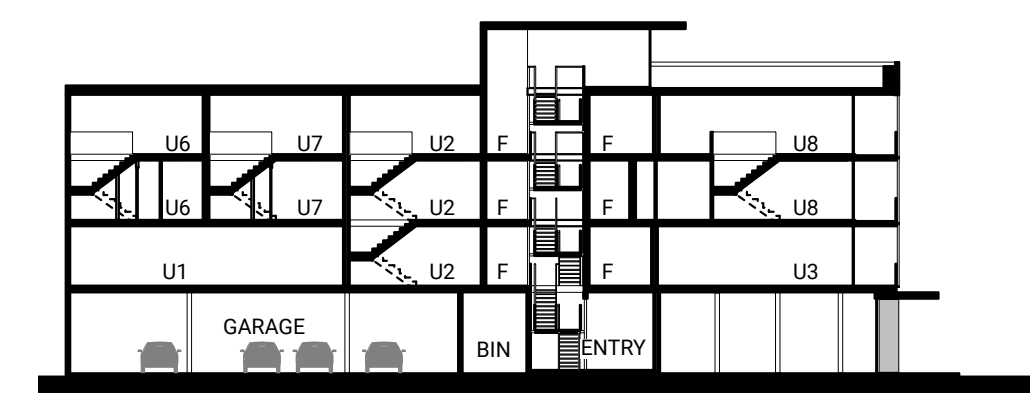
**MID RISE APARTMENTS**

Concept design for 10 unique apartments; mixed use development. The goal was to hedge risk accommodating for a range of occupants and price points. The building was designed to be constructed from CLT (per XLAM) and key priorities were achieving cross & stack (natural) ventilation and nature into the design.



**DETAILS**

Project	Multi-Residential
Worked On	Concept design, CLT
Status	Concept
Company	Sebastian Kovacs
Location	Hamilton, NSW
Software	Vectorworks Twinmotion Photoshop



LEGEND  
Number = Unit number  
F = Foyer

**3D PANORAMA LINK**

- [Apartment Concept Design](#)



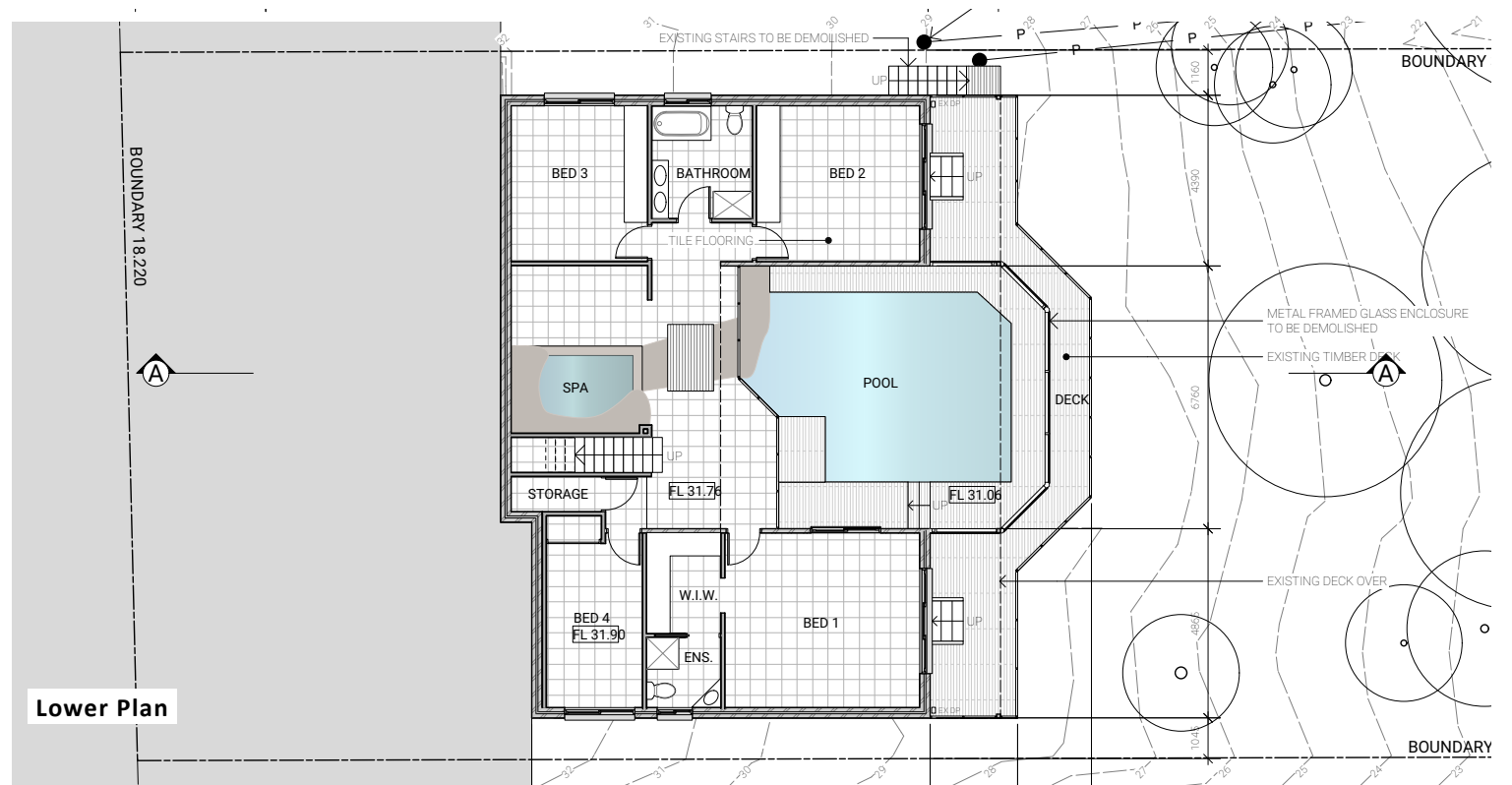
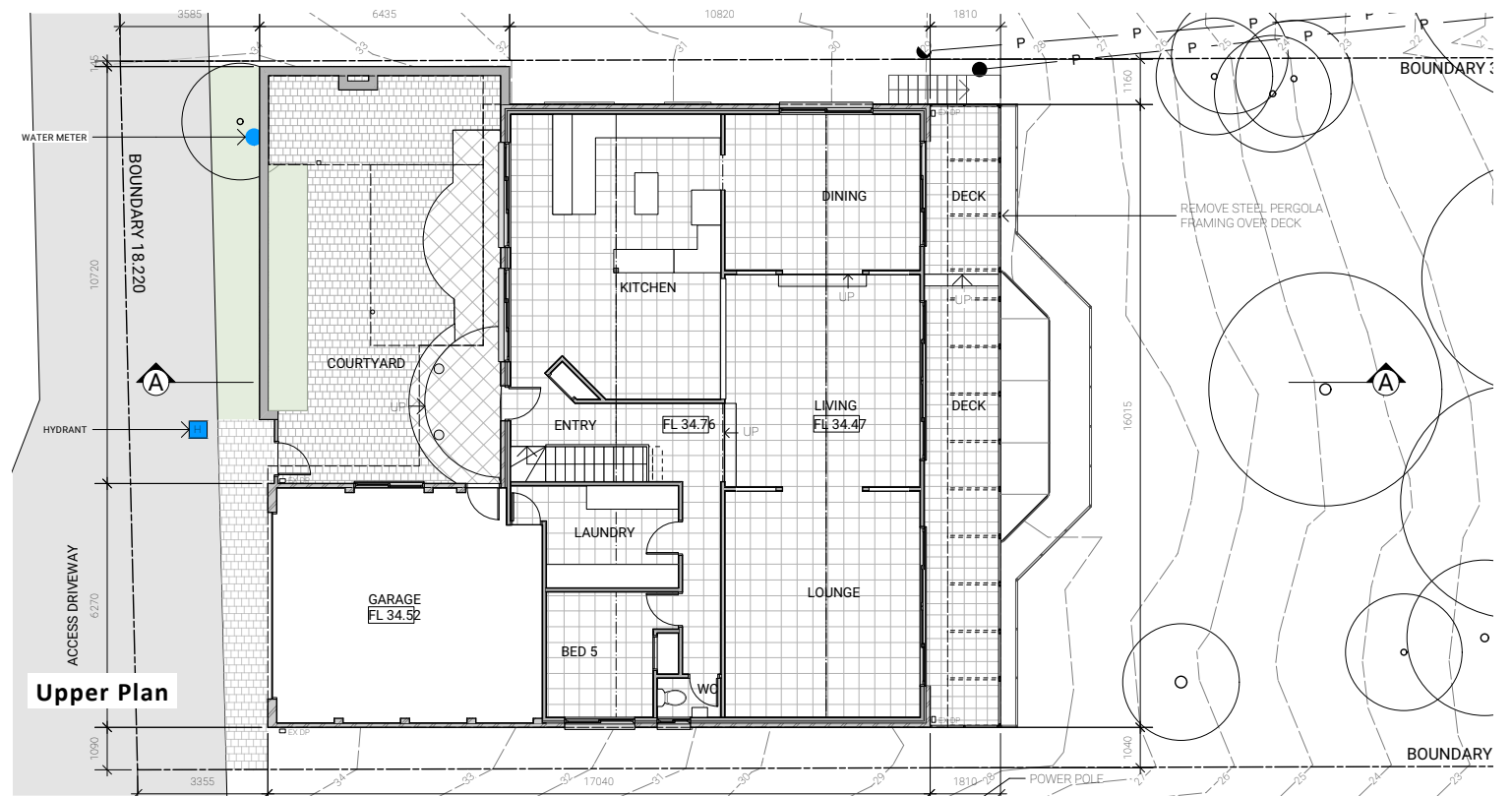


# HOLIDAY HOUSE

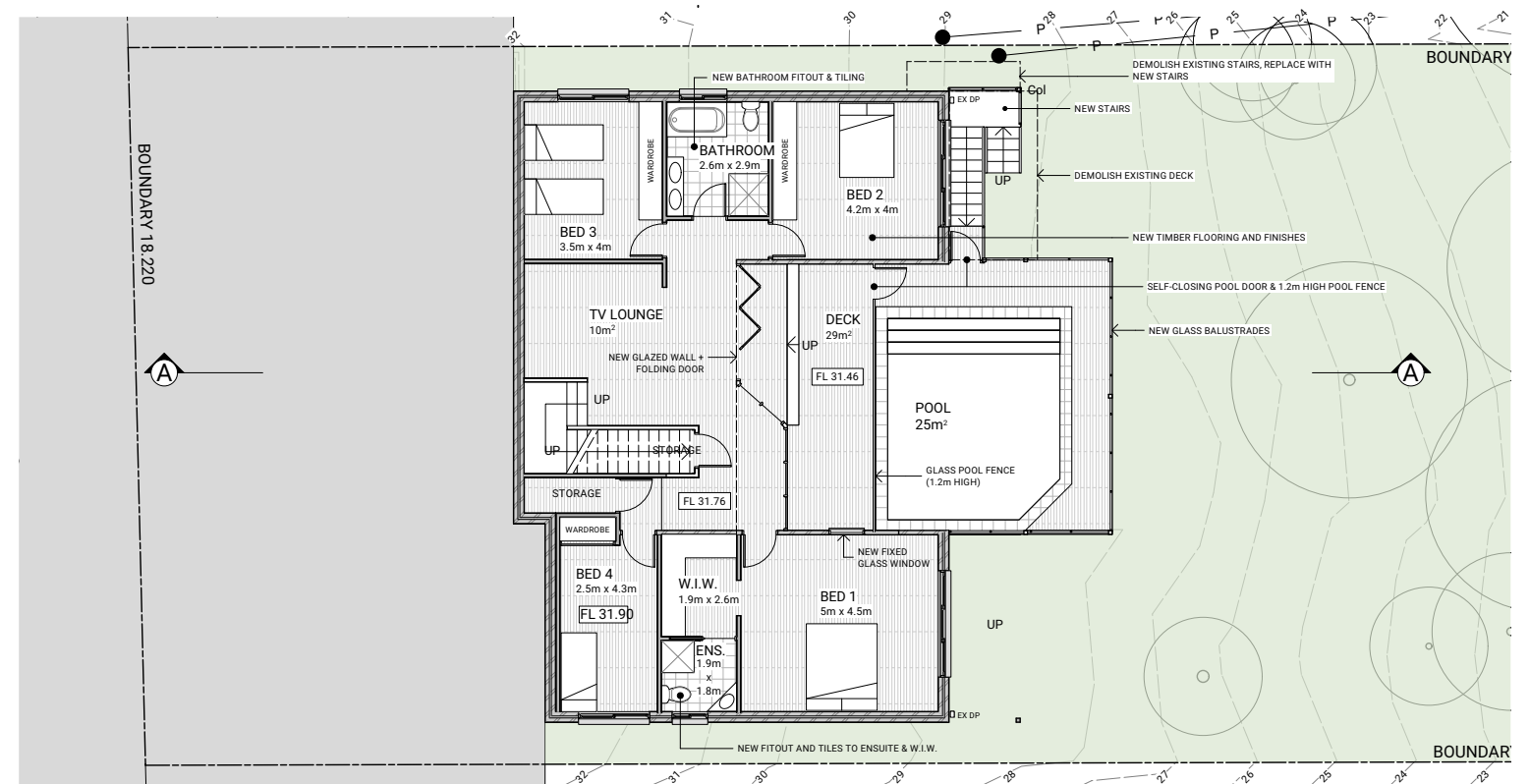
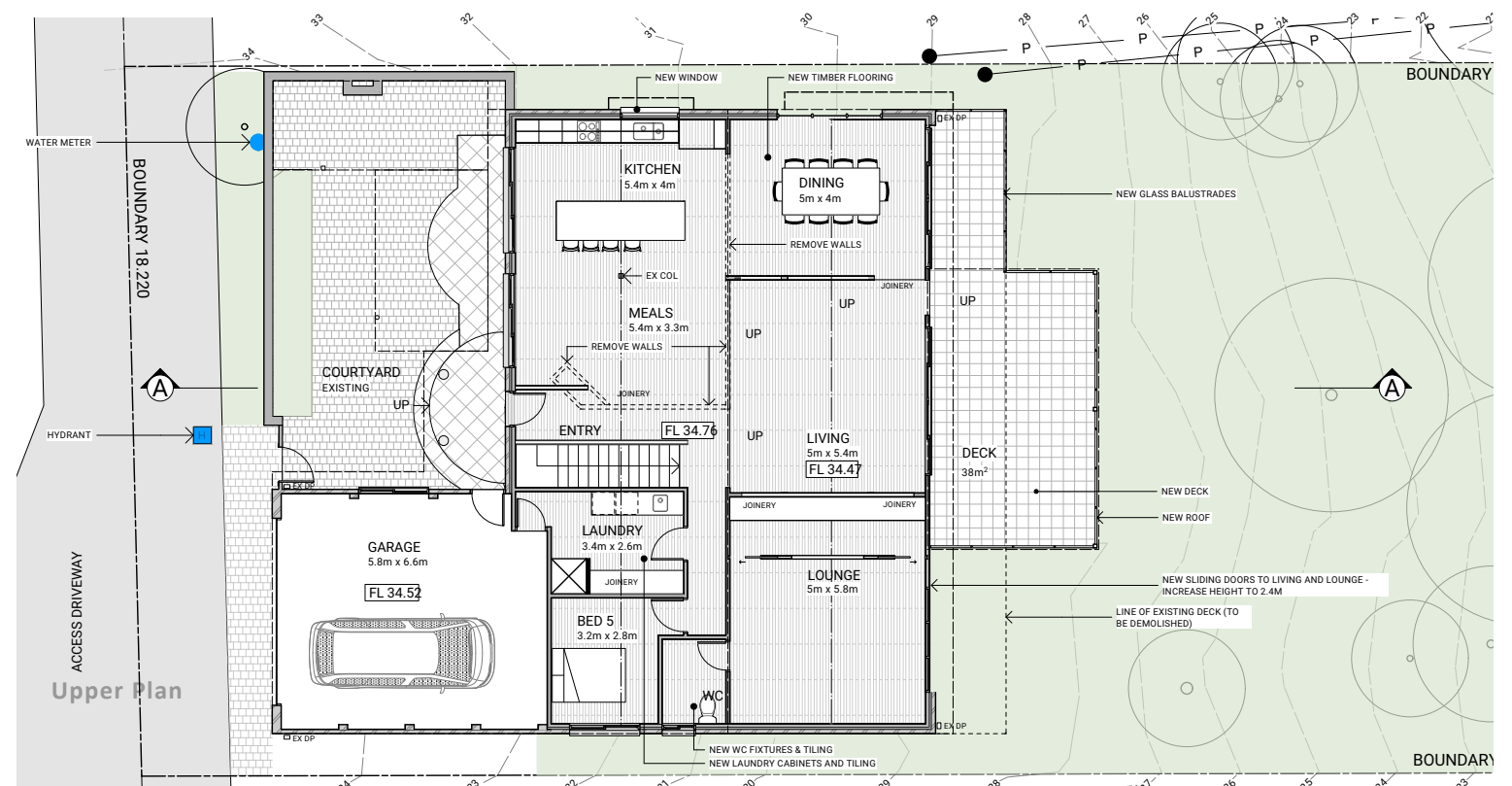
In Ports Stephens area the client wanted to renovate the existing property to update it and improve the layout and existing pool area.

## DETAILS

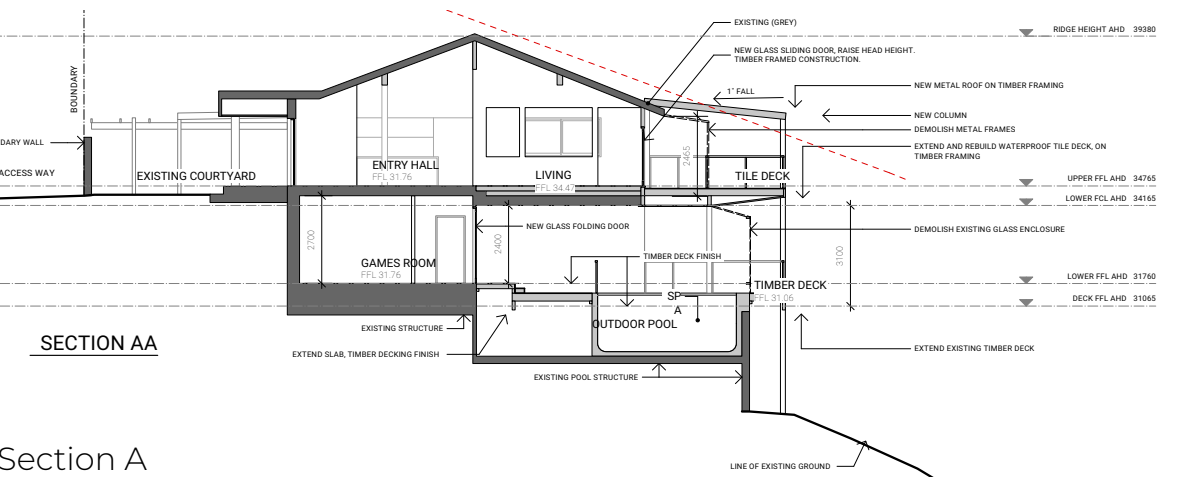
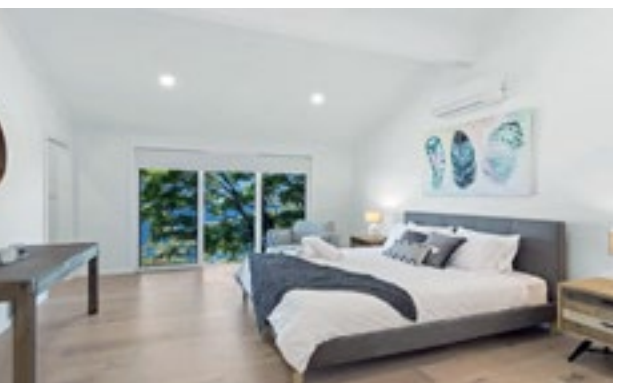
Project	Residential, Alts & Ads
Worked On	DA drawings
Status	Constructed
Company	Jason Topic Architecture
Location	Salamander Bay, NSW
Software	Vectorworks



Existing Floor Plans



Proposed Floor Plans



Section A



Renders / Montage

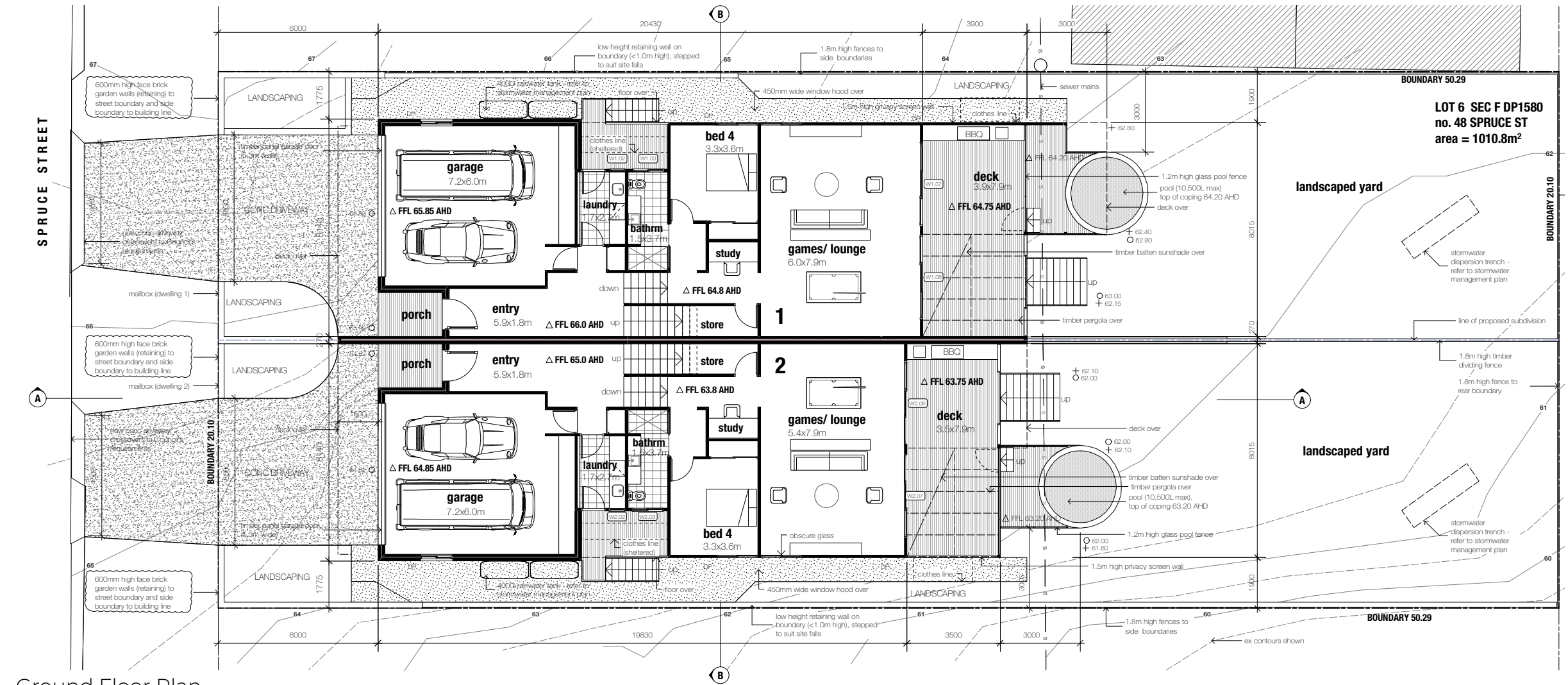


**DUPLEX DA**

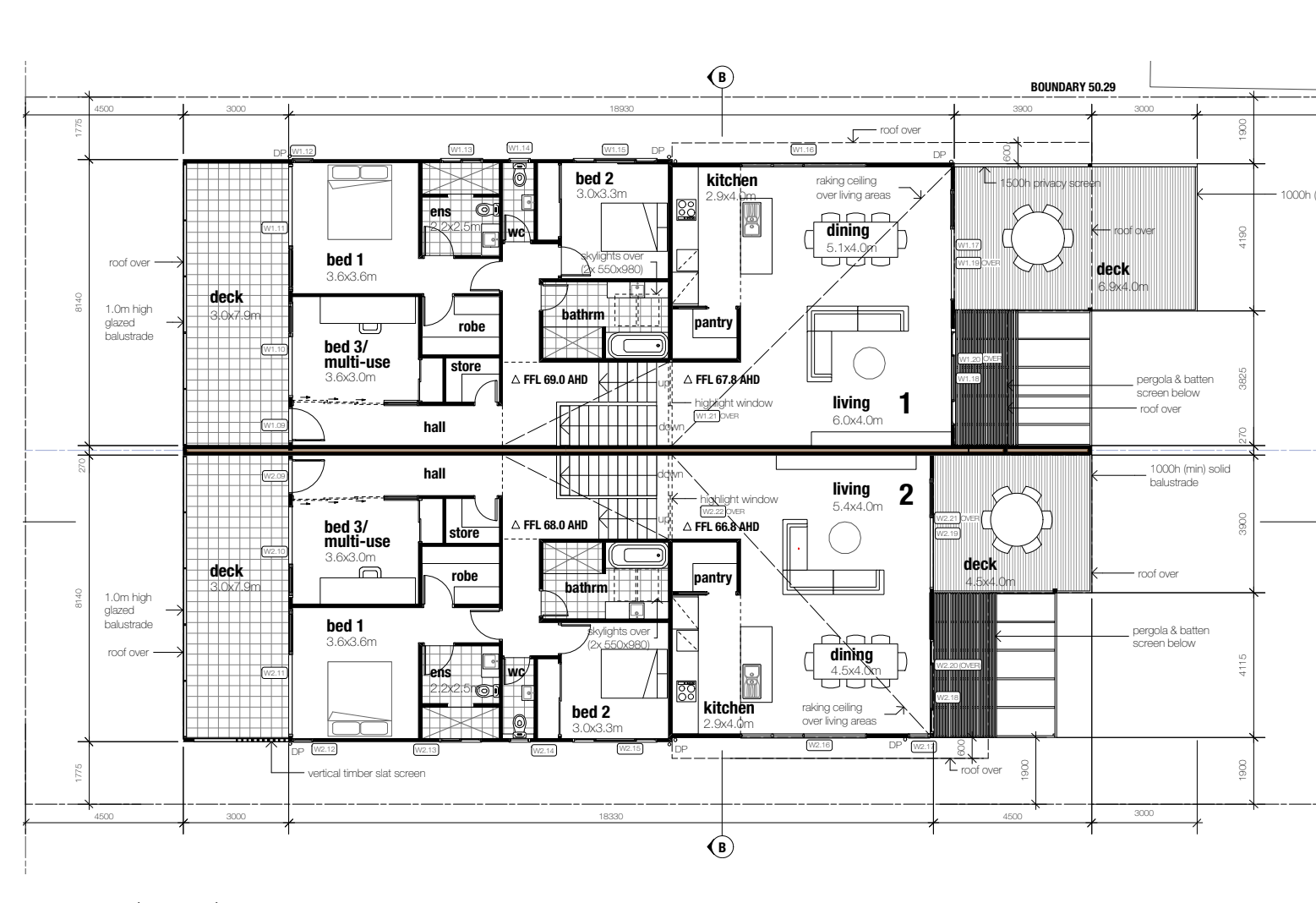
The client was a builder who wanted to build a duplex on a medium steep site in the Newcastle suburbs.

**DETAILS**

Project	Residential, Alts & Ads
Worked On	DA Drawings &
Status	In Construction
Company	Jason Topic Architecture
Location	New Lambton, NSW
Software	Vectorworks Photoshop



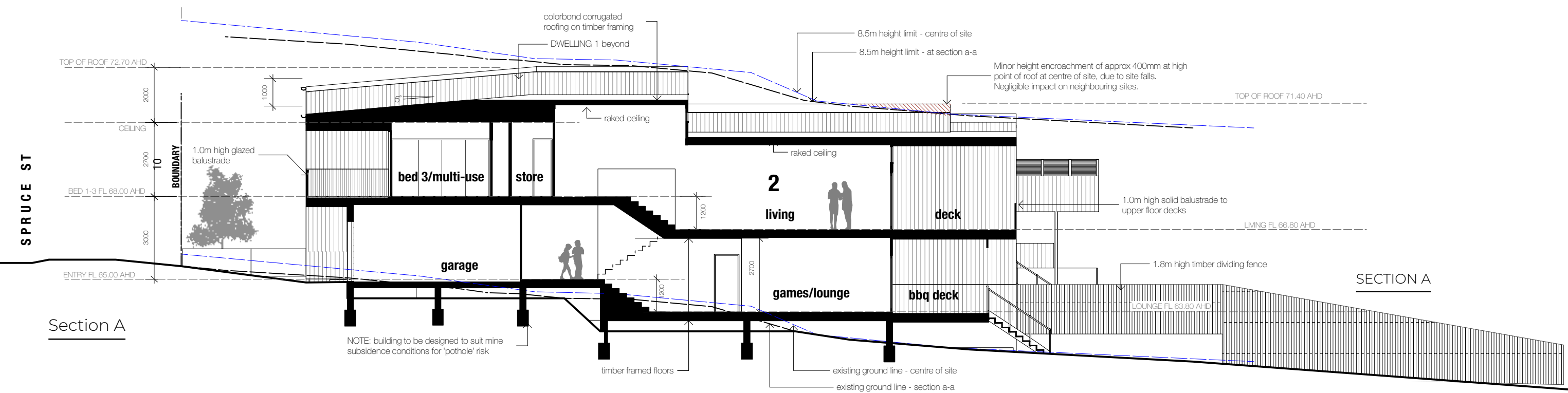
Ground Floor Plan



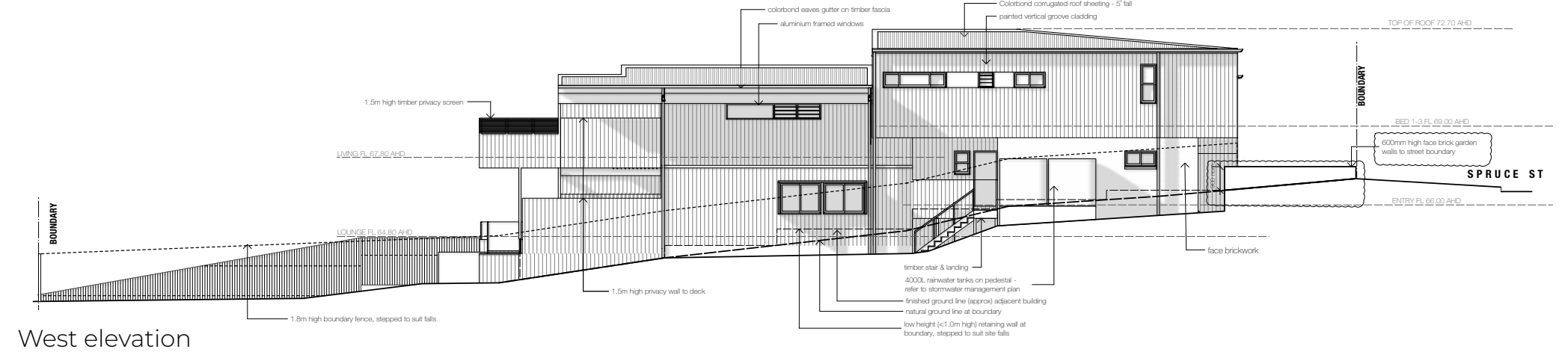
Upper Floor Plan



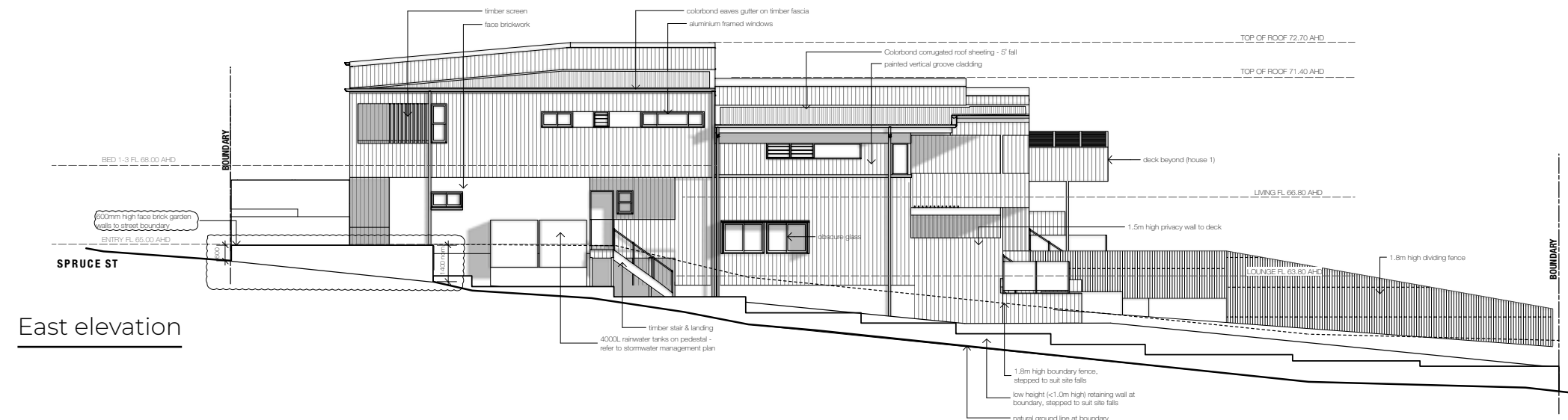
Photomontage



Section A



West elevation



East elevation



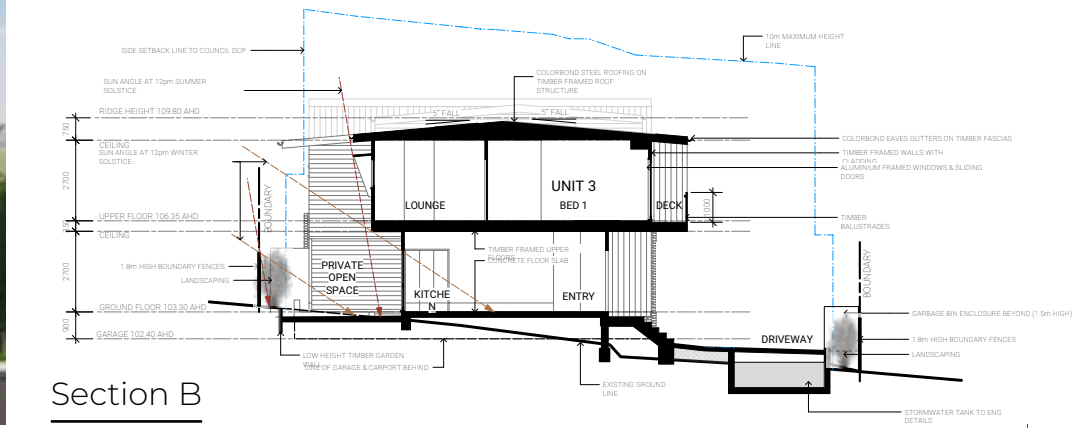
**TOWNHOUSE DA**

Developer clients purchased the site with on the basis of a slightly optimistic feasibility. Lake Macquarie council made approval easy as seems they want more density in that area.

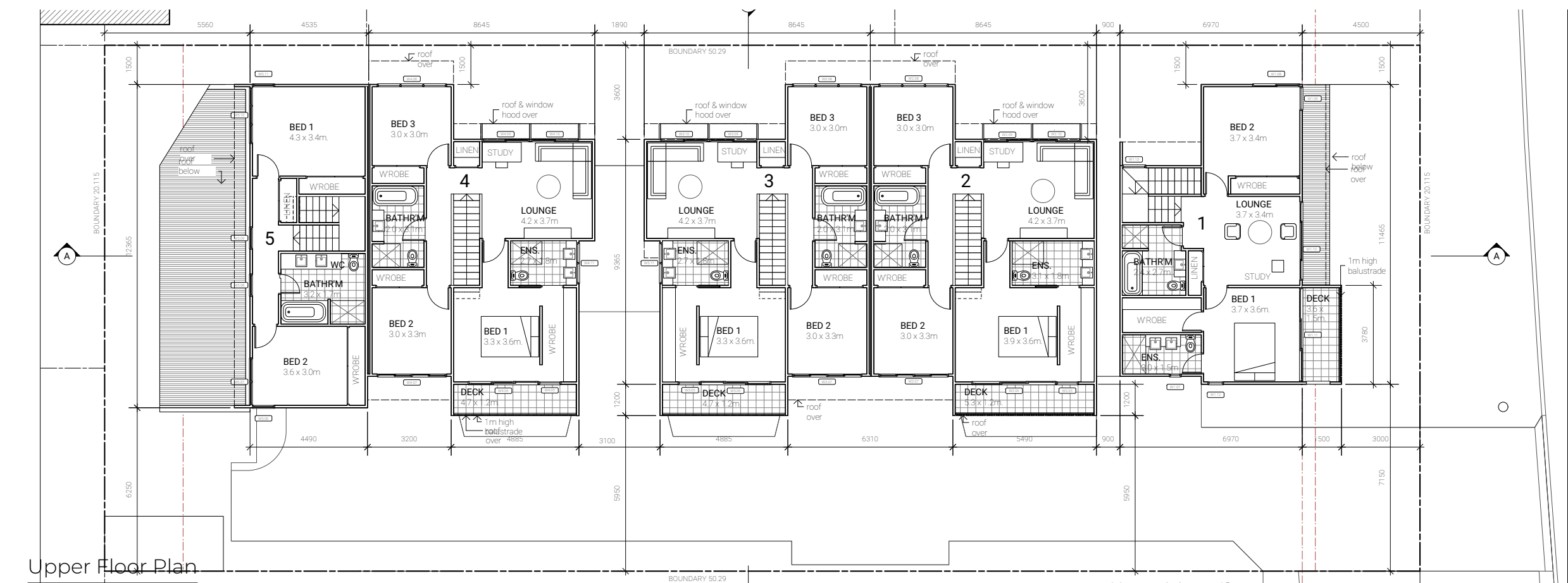


**DETAILS**

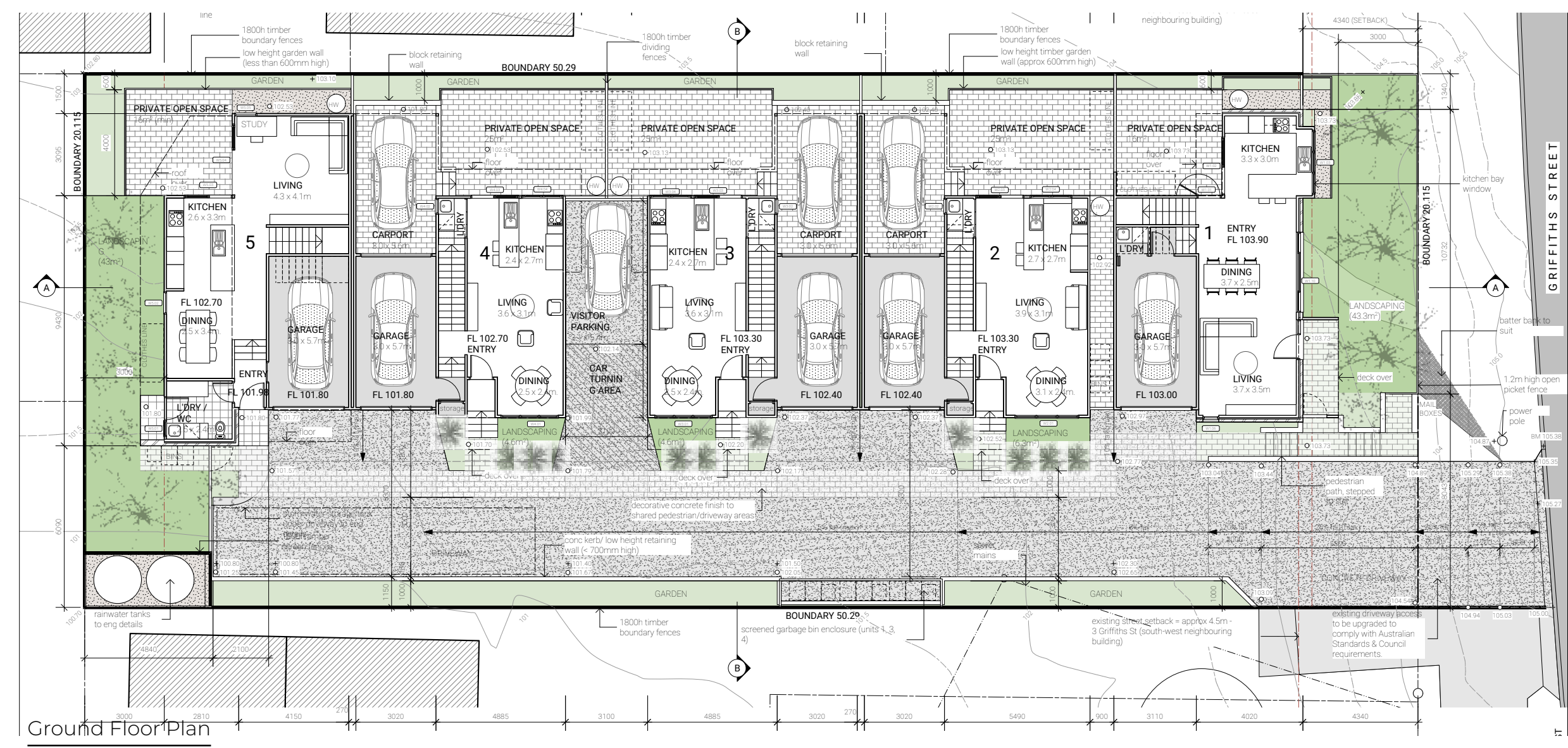
Project	Multi-Residential
Worked On	Development Approval
Status	In Construction
Company	Jason Topic Architecture
Location	Charlestown, NSW
Software	Vectorworks Twinmotion



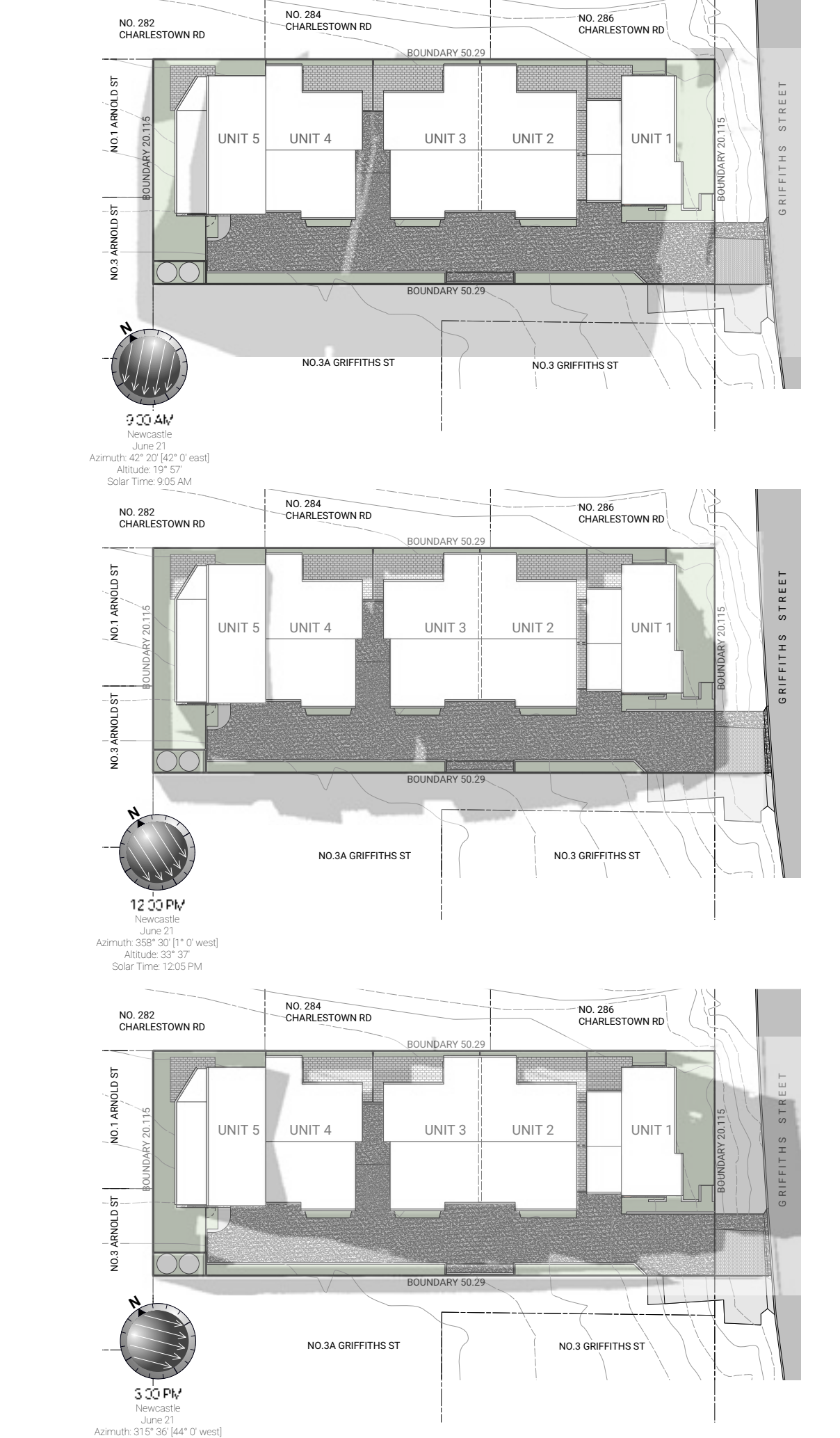
Elevations



Upper Floor Plan



Ground Floor Plan



Solar Study (Winter Solstice)

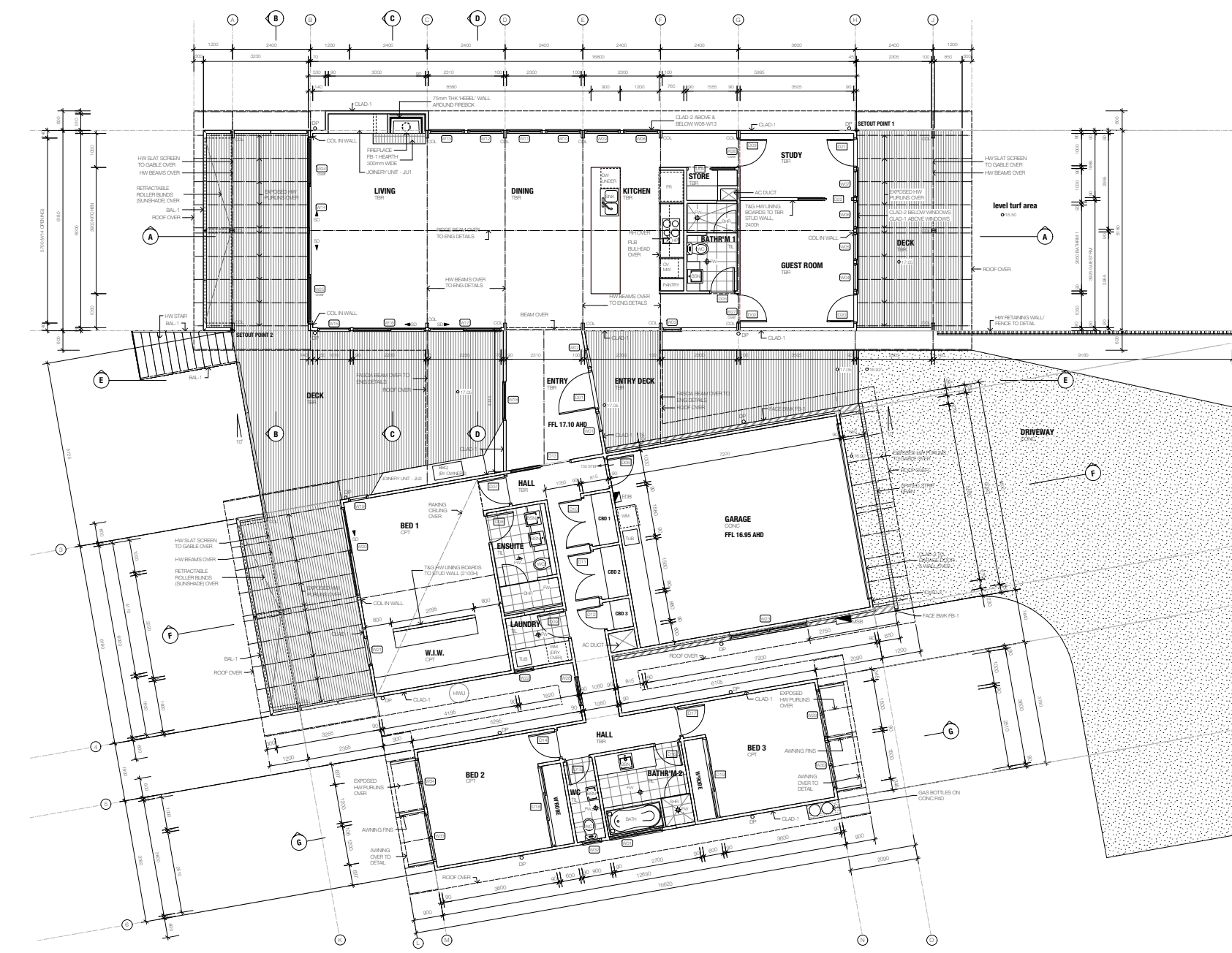
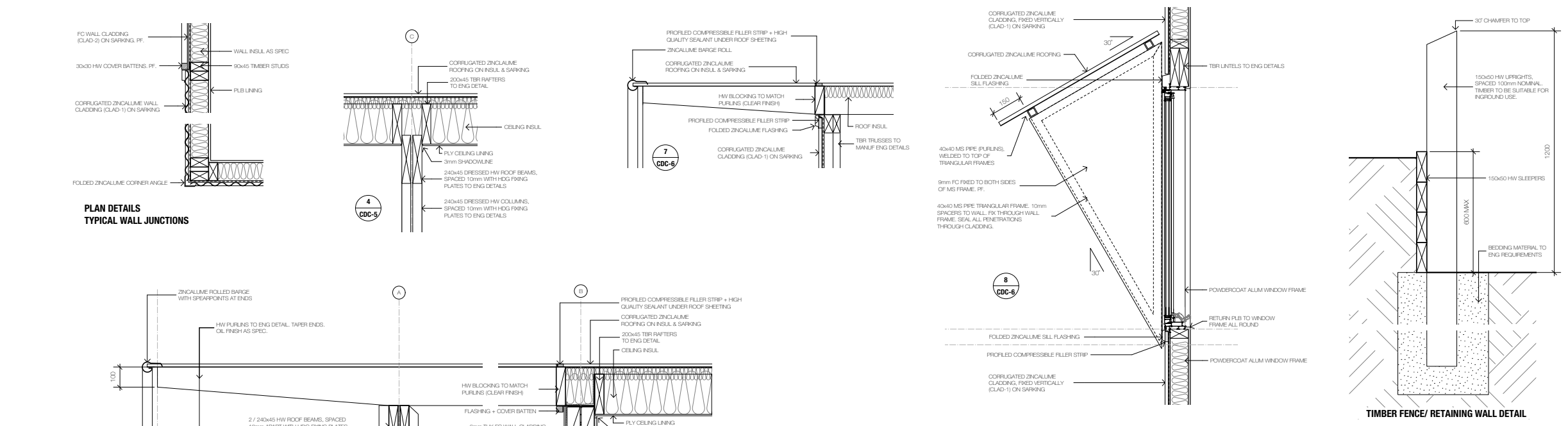


North



**NEW HOUSE CC**

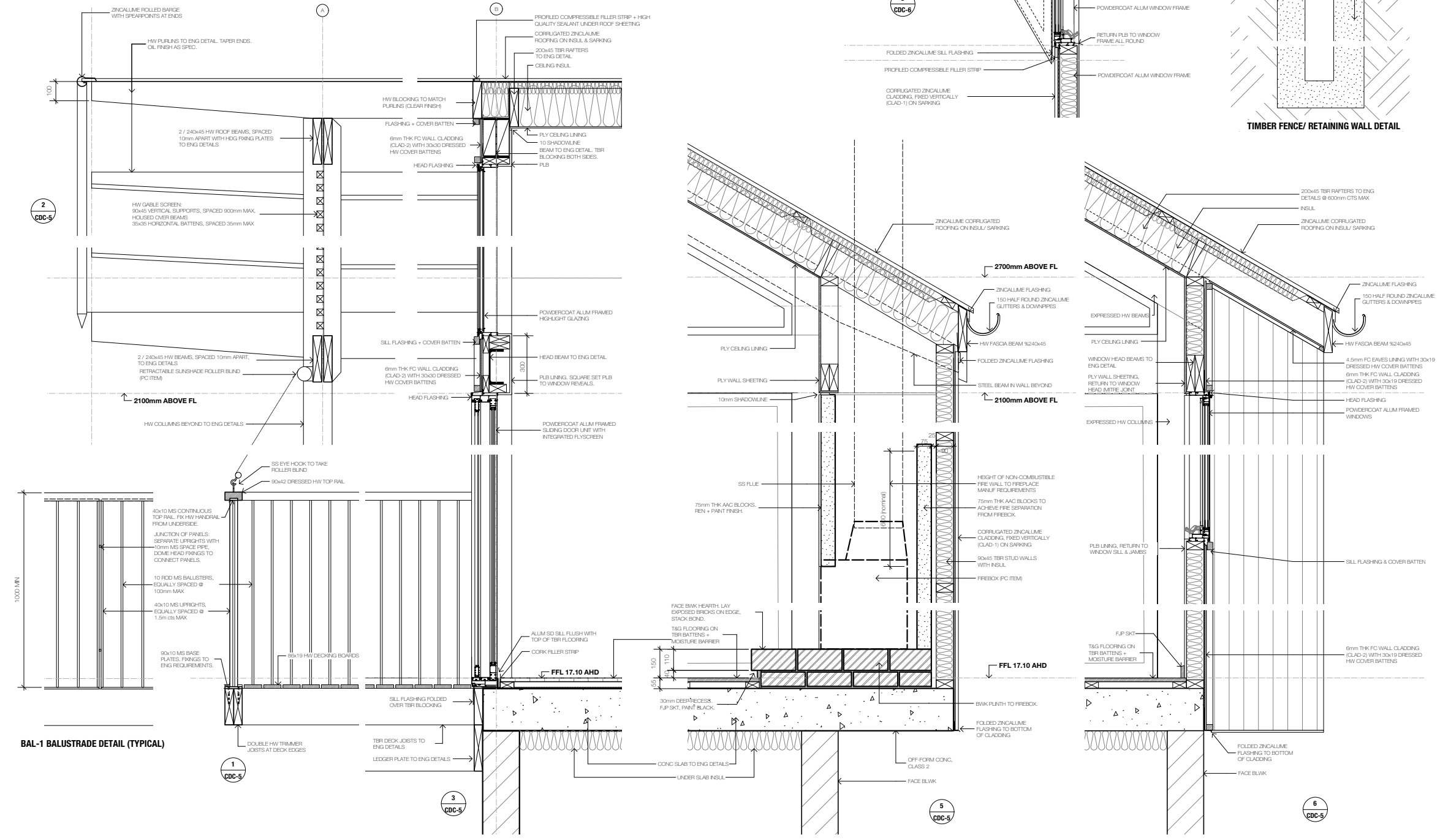
New build on an empty site. Worked on a full set of construction & tender documents. Comparison of tenders from builders.



Ground Floor Plan



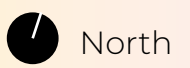
Internal Elevations



Construction Details

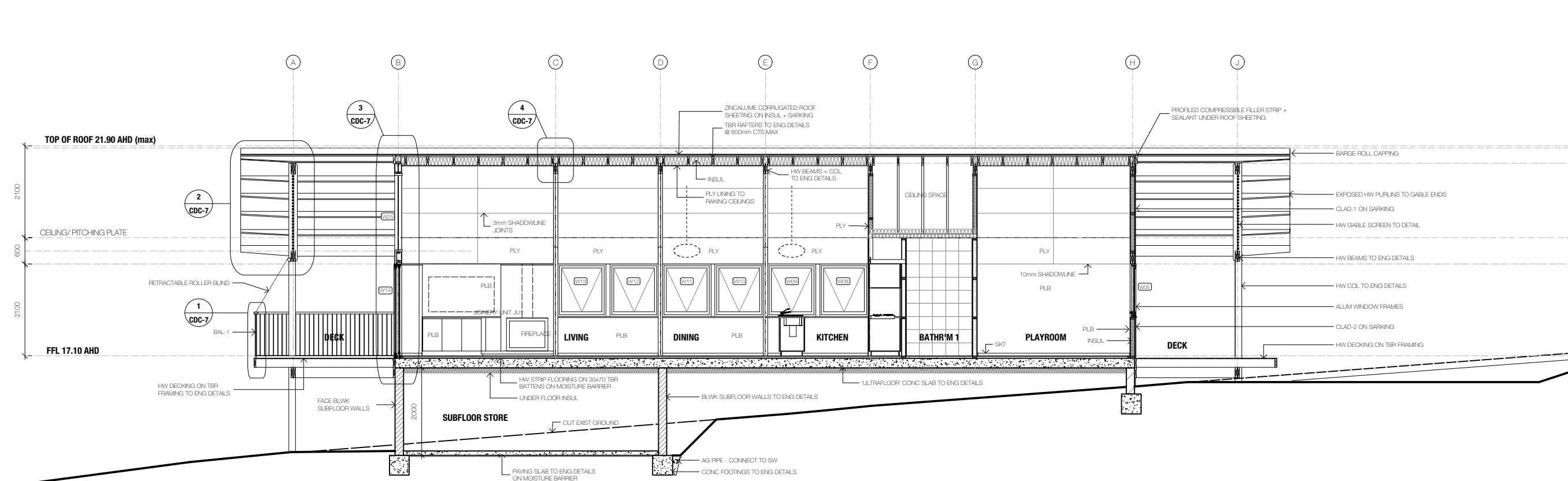
**DETAILS**

Project	Residential, New Build
Worked On	Construction Drawings
Status	Constructed
Company	Jason Topic Architecture
Location	Bolwarra Heights, NSW
Software	Vectorworks

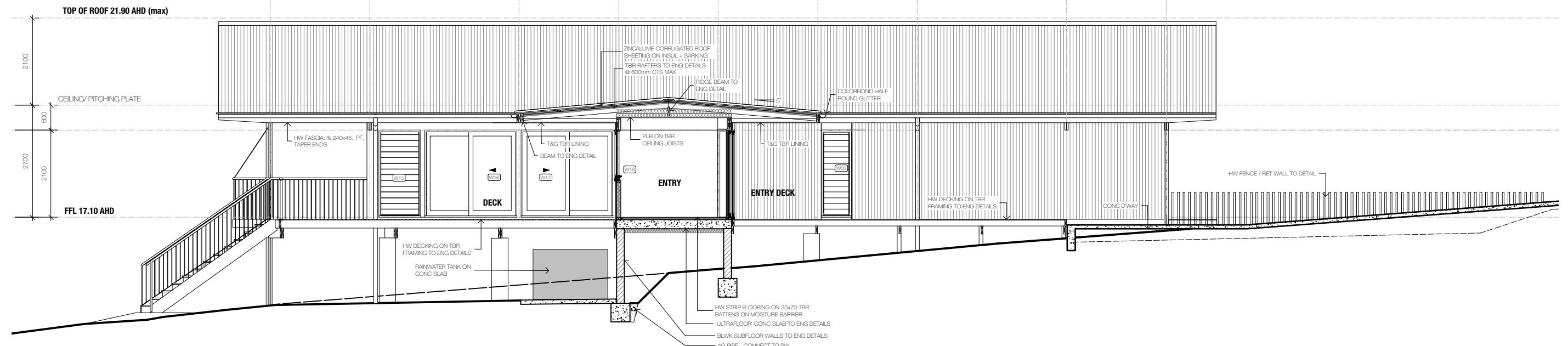


North

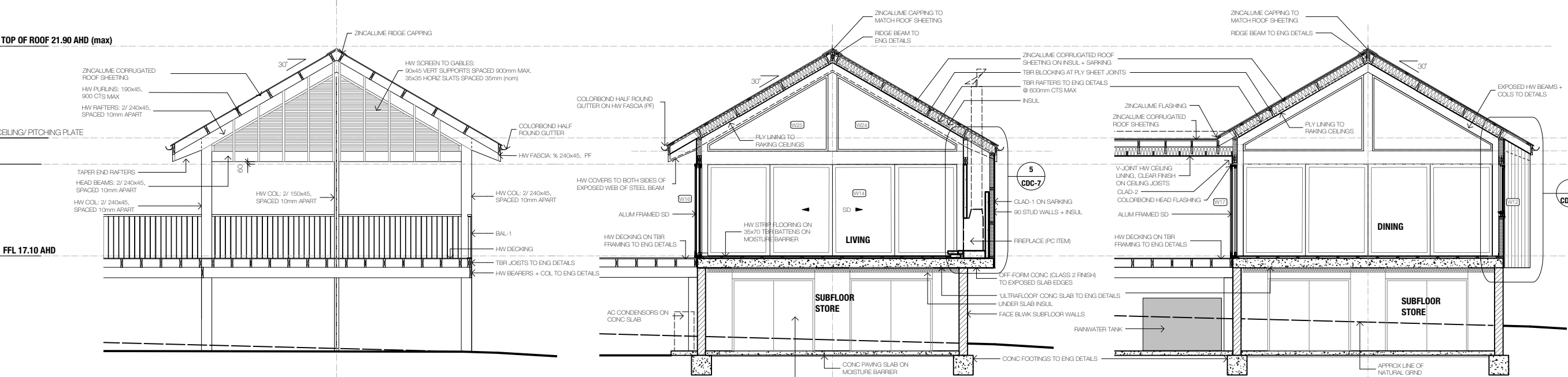




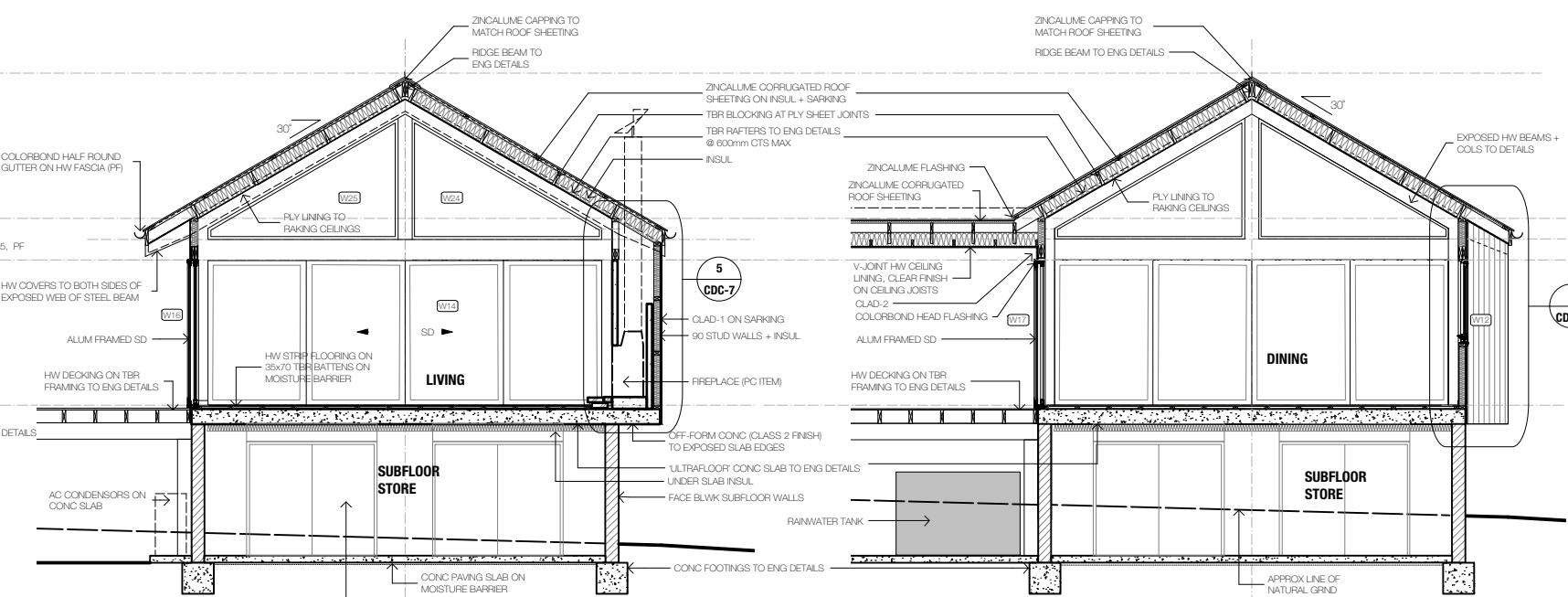
Section A



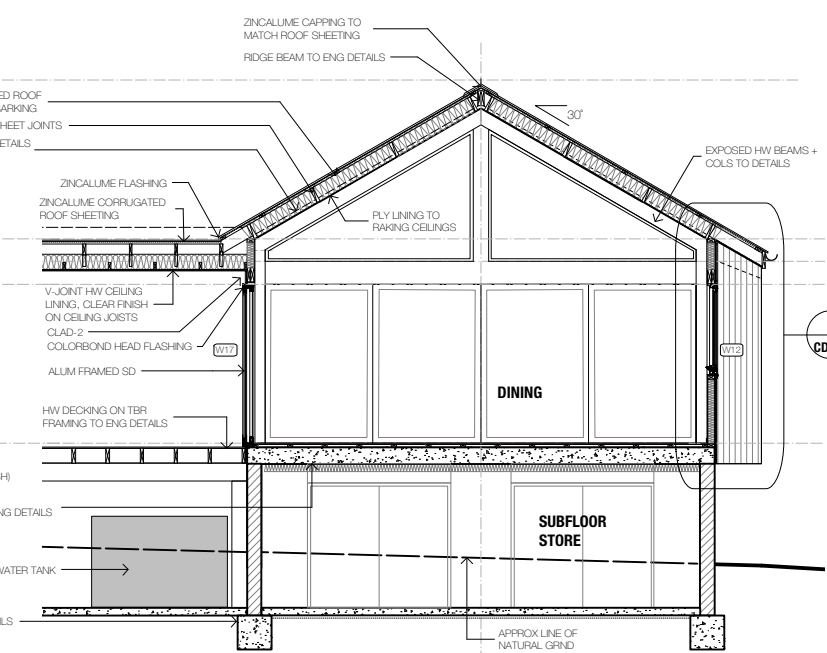
Section E



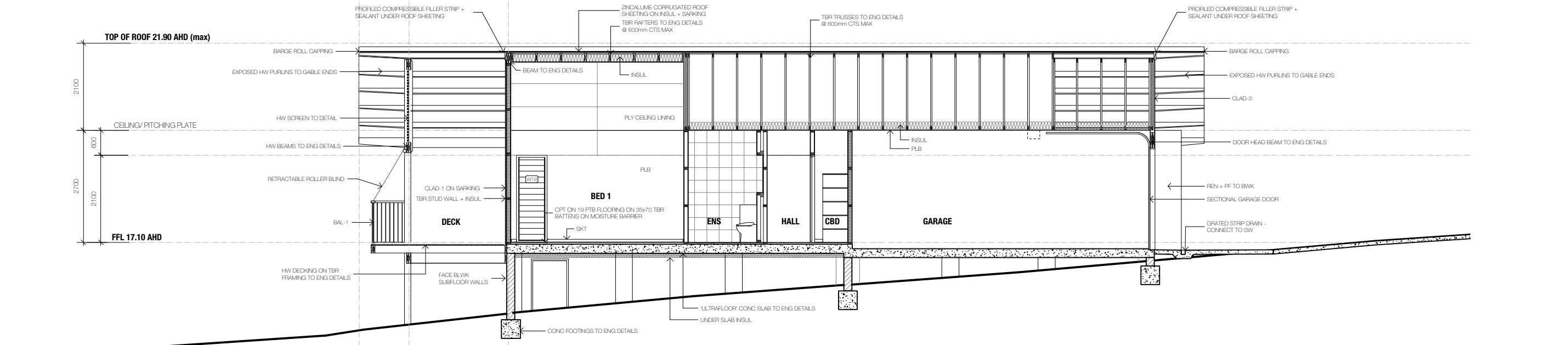
Section B



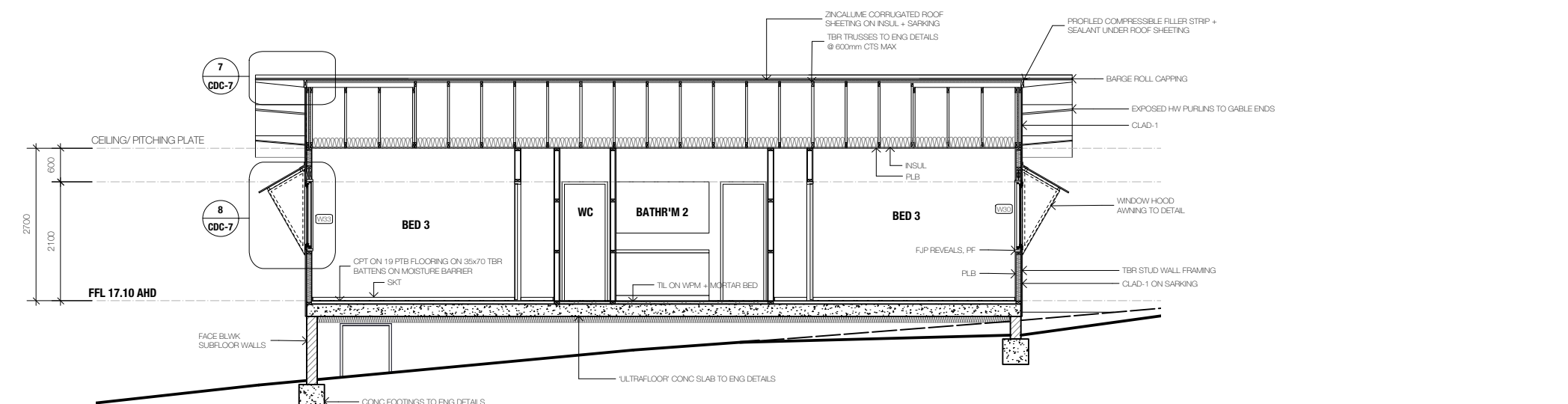
Section C



Section D



Section F

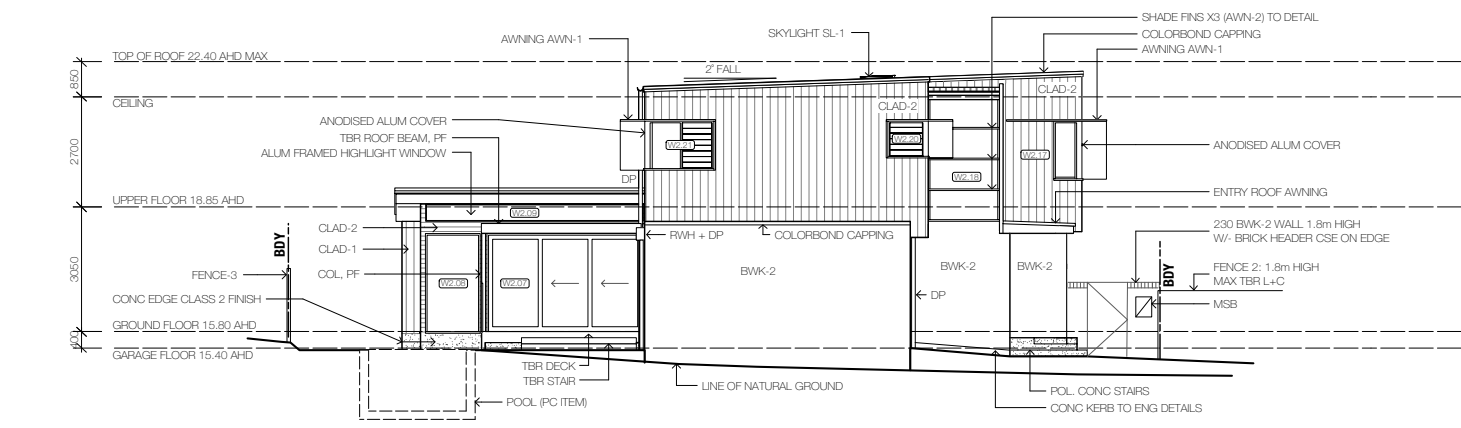


Section G

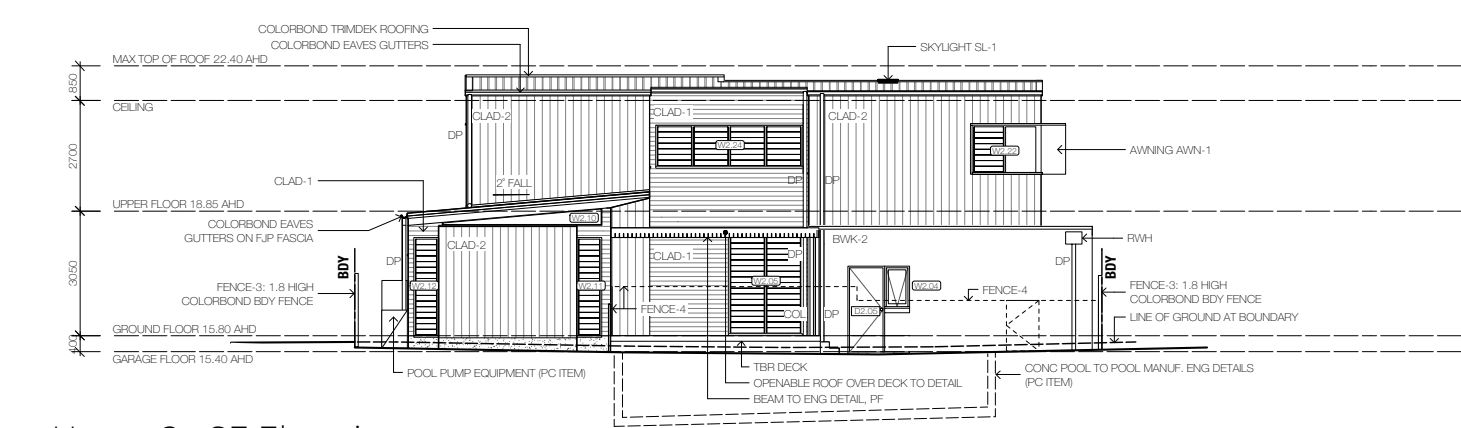




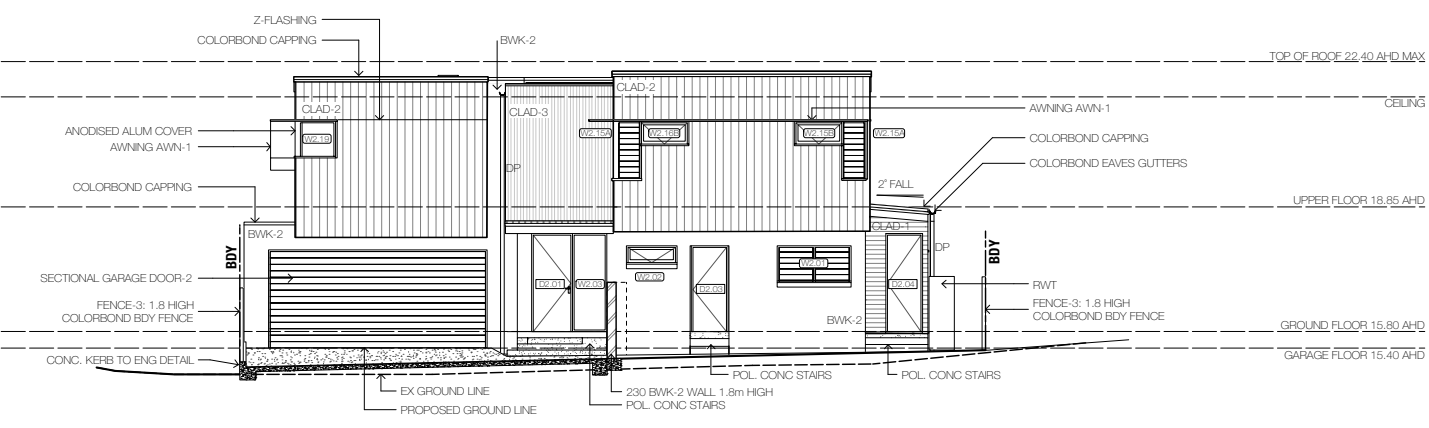




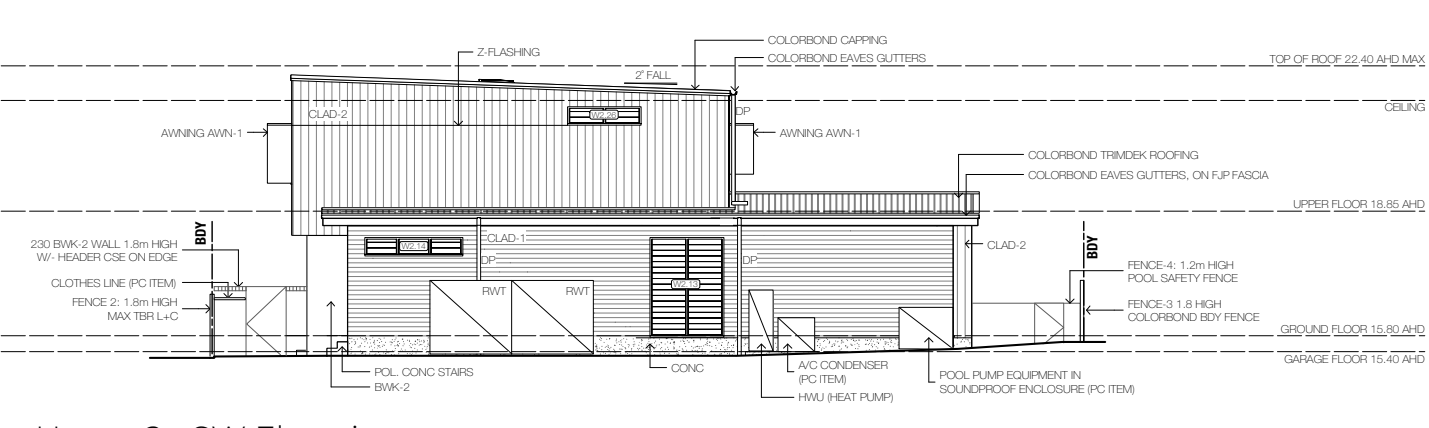
House 2 - NE Elevation



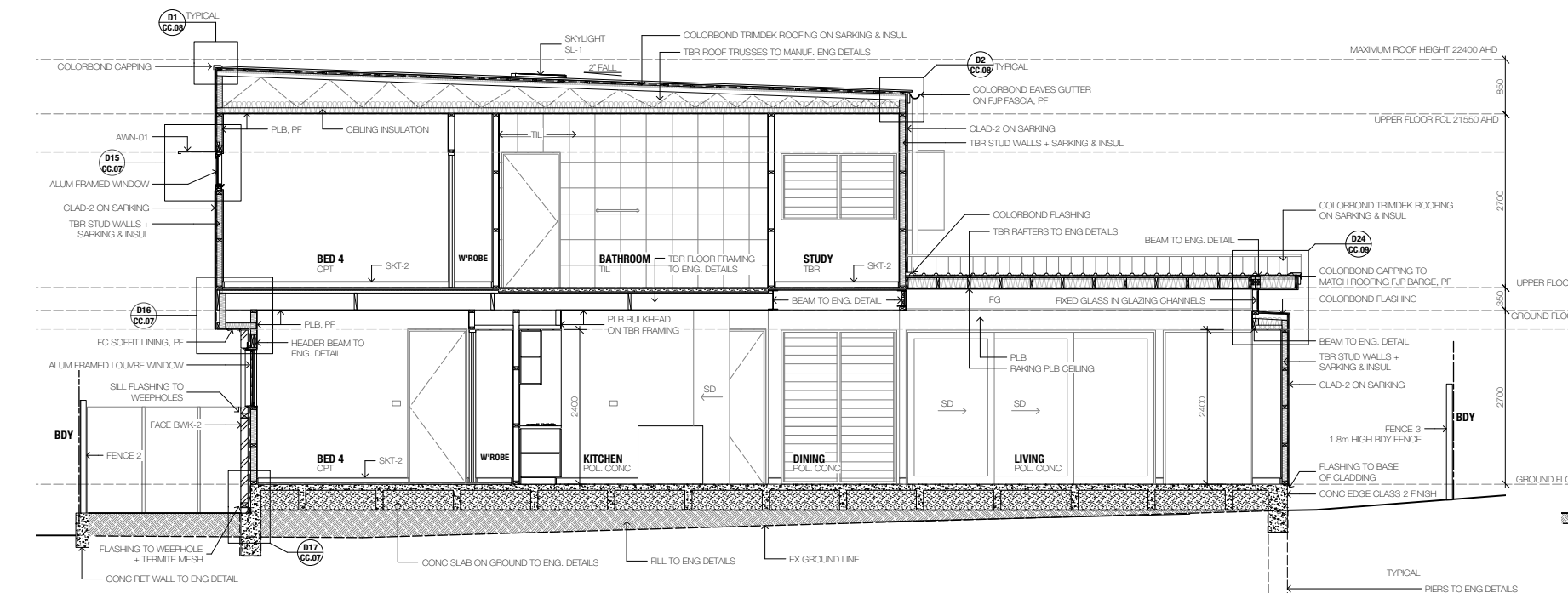
House 2 - SE Elevation



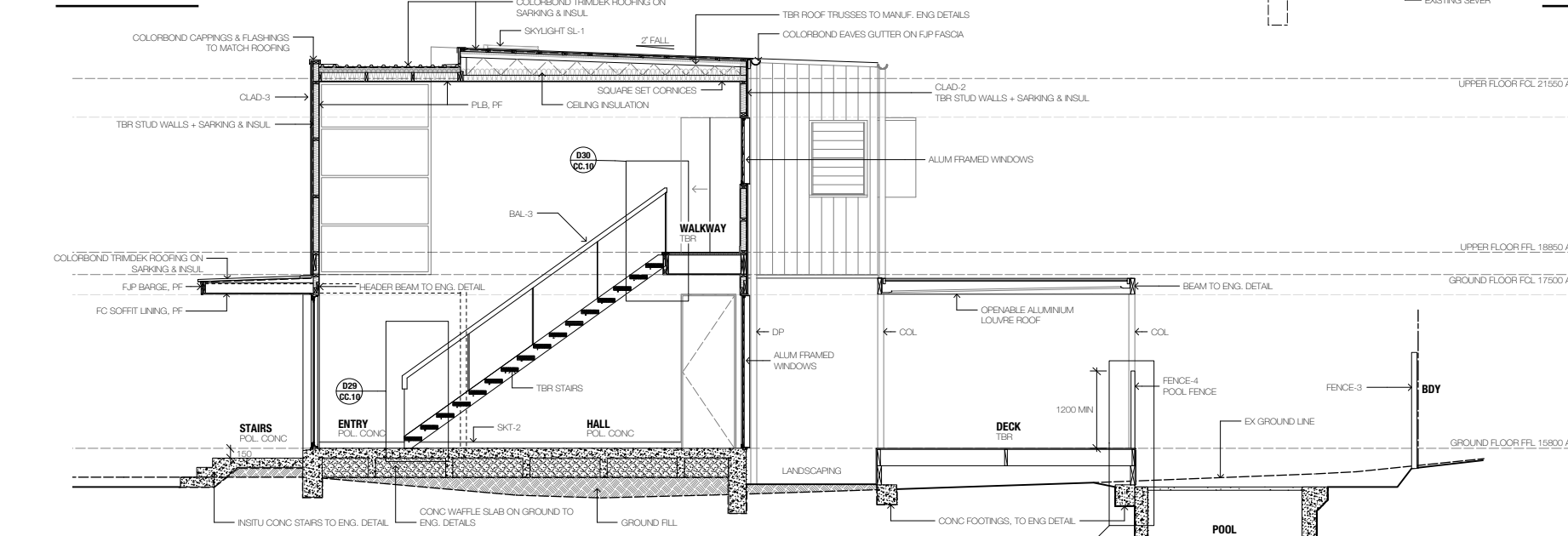
House 2 - NW Elevation



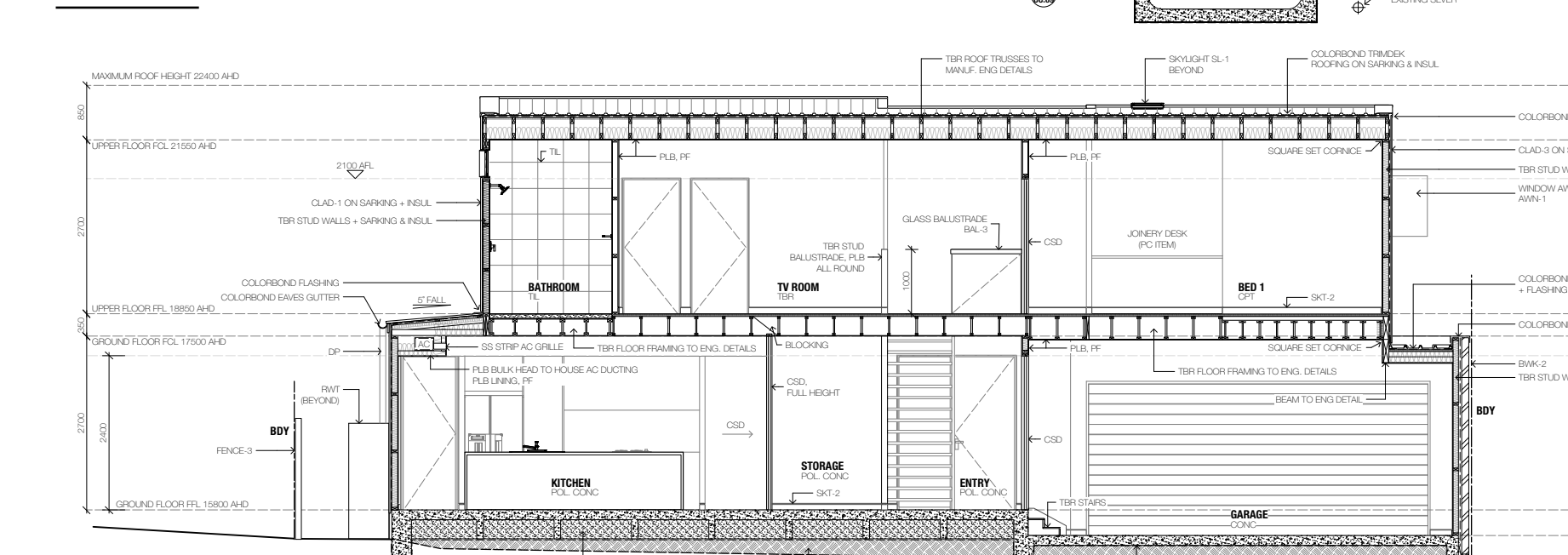
House 2 - SW Elevation



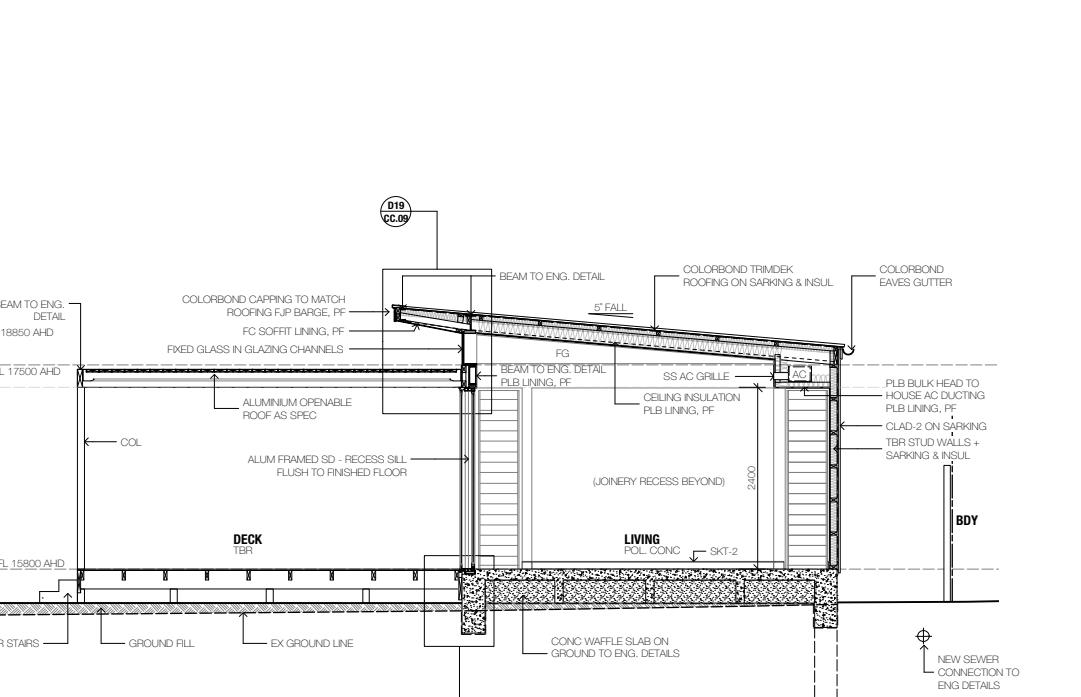
Section 2A



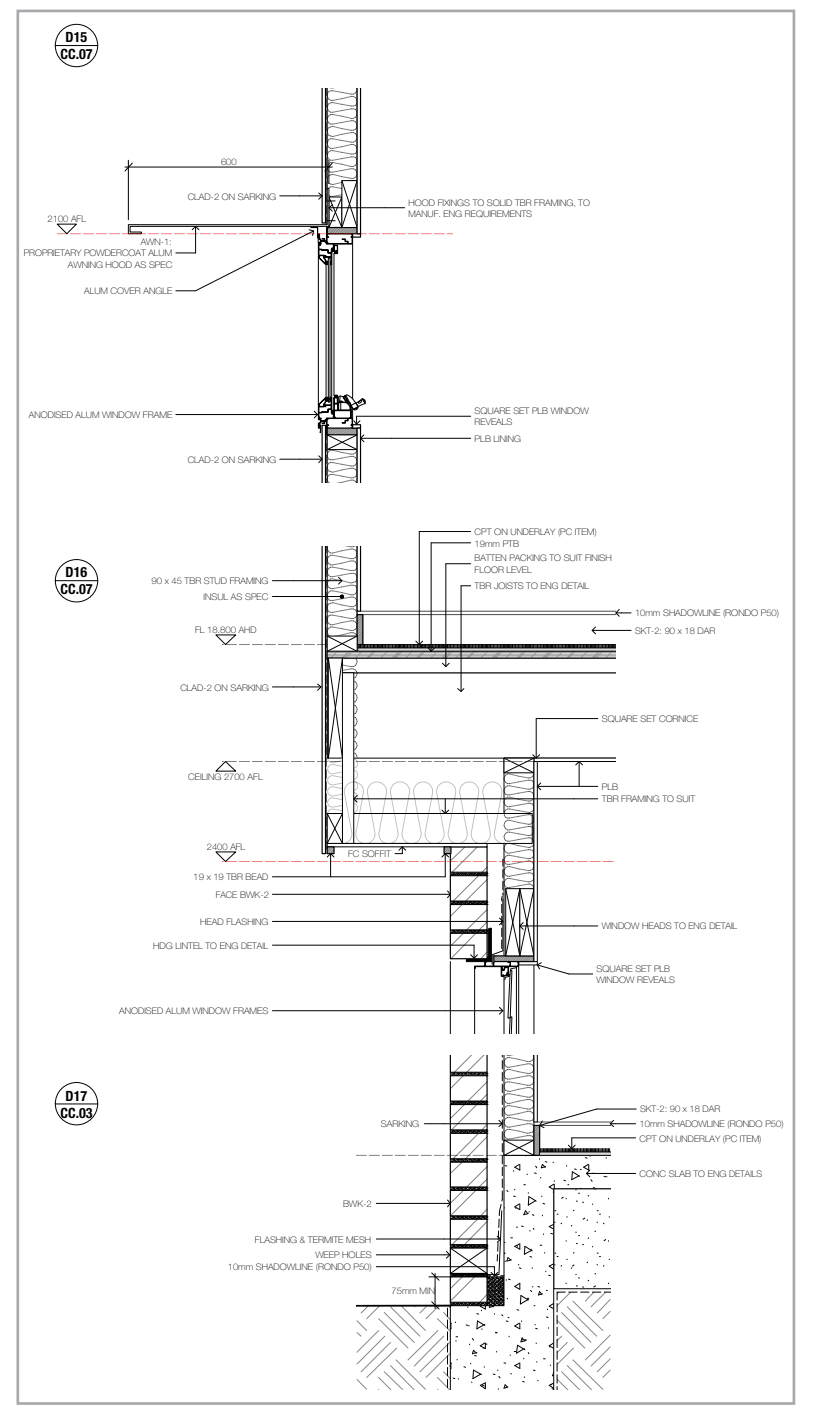
Section 2C



Section 2D



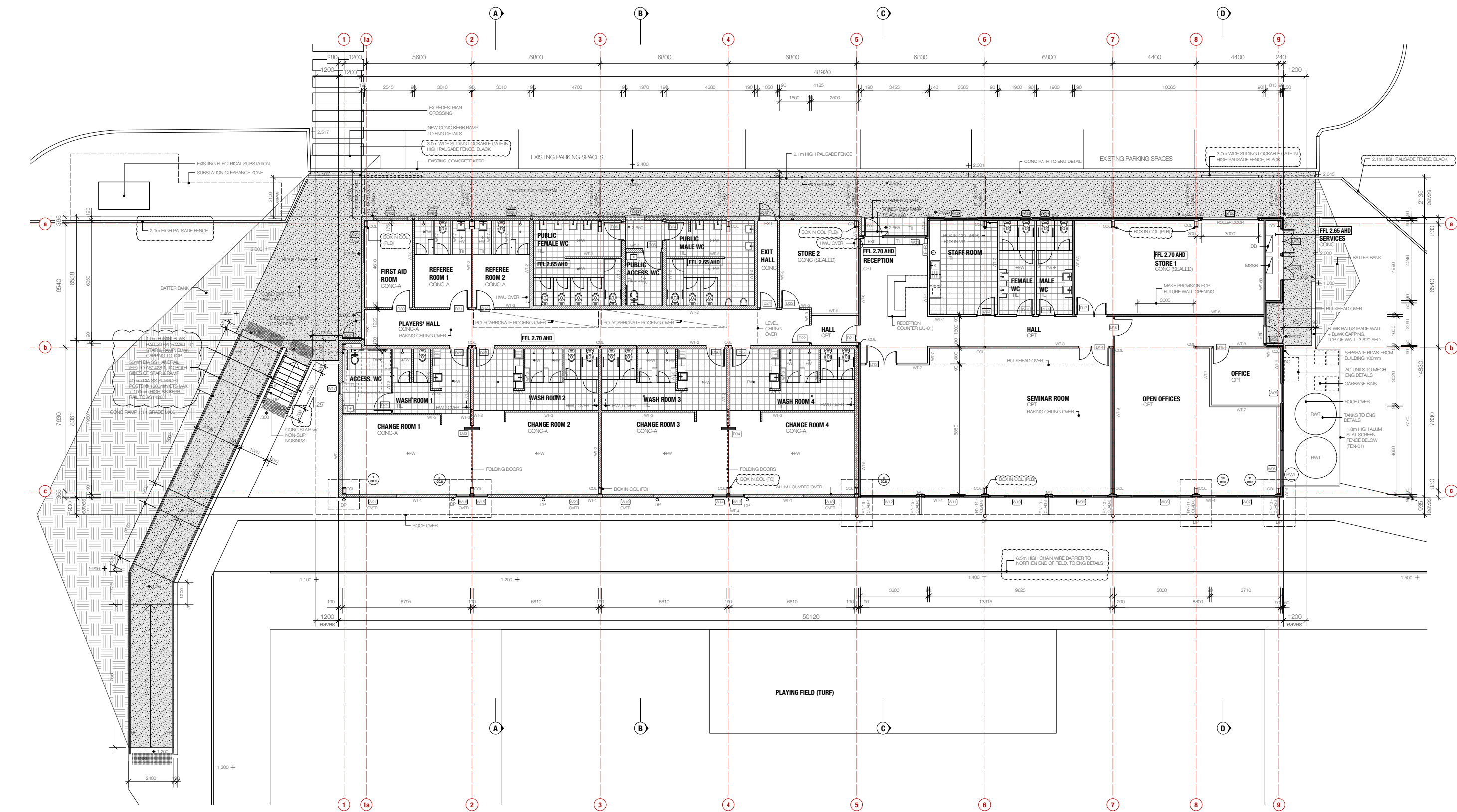
Section 2B



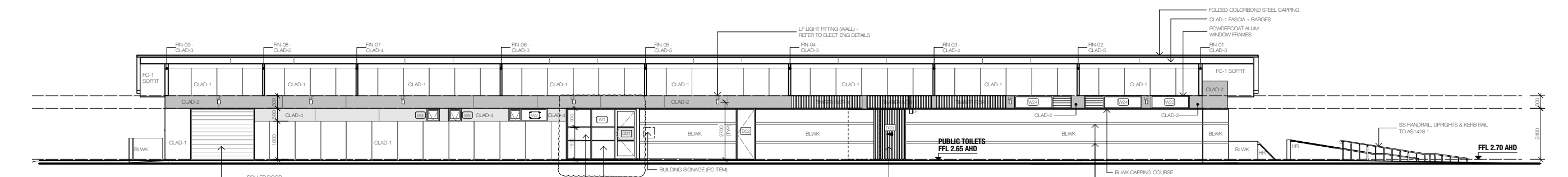




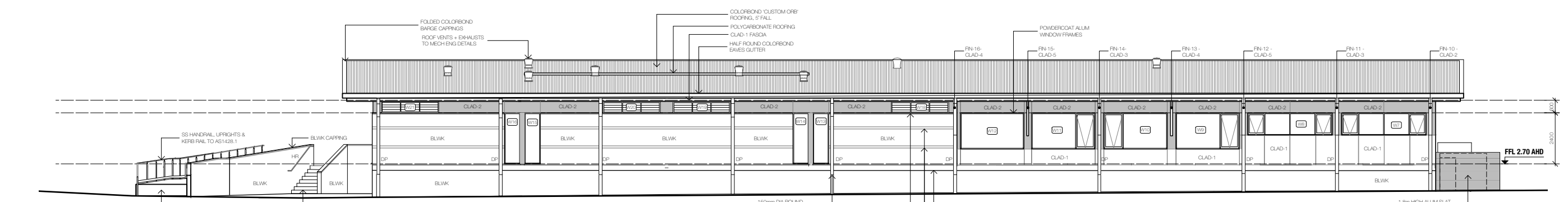




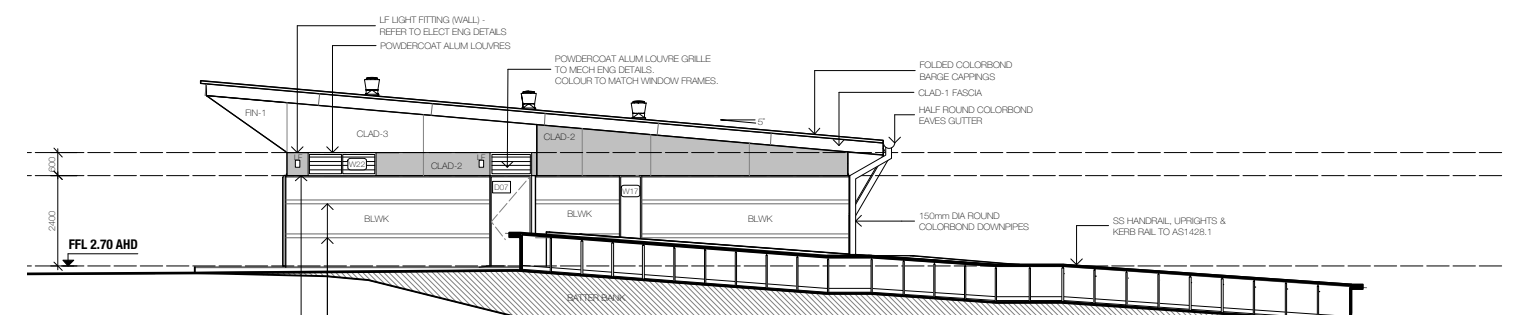
Ground Floor Plan



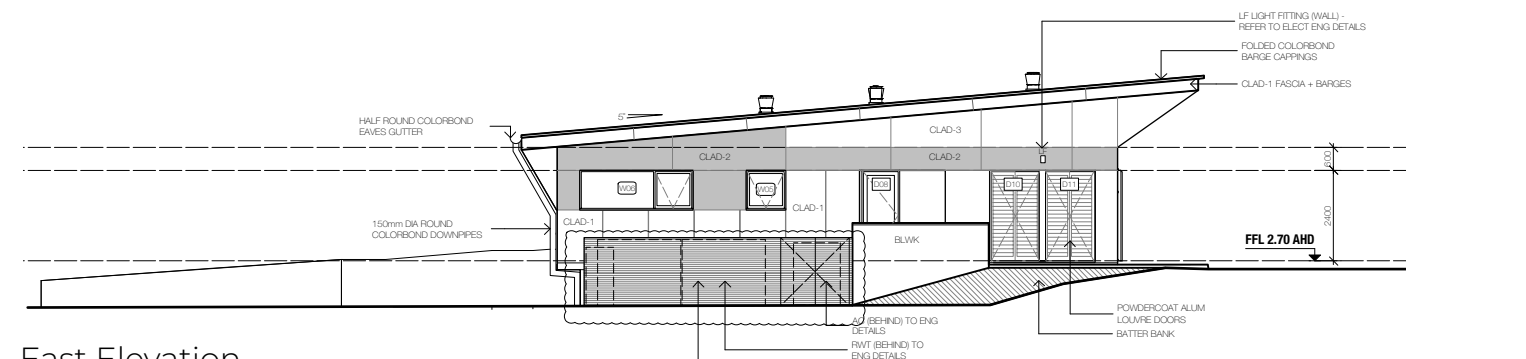
North Elevation



South Elevation



West Elevation



East Elevation

**WINDOW SCHEDULE**

NOTES:

1. ALL WINDOW FRAMES ARE TO BE ALUMINIUM EQUAL AND SIMILAR TO ALSPREC 'HUNTER EVO SINGLE FLUSH GLAZED' SYSTEM (101.8 x 50mm) x WITH MATCHING BLU-BLUBS, SUB-JAMBS & SUB-HEADS.
2. LOUVER INFILL ARE TO BE BRUSHED ALUMINUM WITH 100mm POWDERCOAT ALUMINIUM LOUVER BLADES AND FITTED WITH SECURITY GAS SYSTEM. PROVIDE WITH RING HOOKS & MAP HOLES.
3. WINDOW AND GLASS DOOR UNITS SHALL NOT EXCEED THE FOLLOWING ENERGY RATINGS: U - 1.4; SHGC - 0.77 (APPLICABLE TO WINDOWS W01 - W12 ONLY).
4. PROVIDE MATCHING ALUMINIUM EXTERNAL COVER PANELS, STORM MOULDS, TRIMS, FINING ANGLES AND INTERNAL FRAME EXTENDERS AS REQUIRED AND/OR AS DETAILED, IN MATCHING POWDERCOATED ALUMINIUM COLOURS.
5. ALL WINDOW UNITS SHALL BE TO STRUCTURAL ENGINEER'S DETAILS.
6. ALL OPERABLE WINDOWS ARE TO BE LOCKABLE AND KEYSH Alike. WINDOW HARDWARE AS SPECIFIED.
7. ALL GLASS TO BE SINGLE CLEAR UNLESS NOTED OTHERWISE. GLASS THICKNESS AND TYPE TO BE ADVISED BY WINDOW MANUFACTURER AND TO AUSTRALIAN STANDARDS.
8. OBSCURE GLASS TO BE WHITE TRANSLUCENT, EQUAL TO VIKRIM DECOR BATH.
9. DIMENSIONED AND NOMINATED FRAME SIZES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ON SITE.

ID	Window Type	Frame Height mm	Frame Width mm	Head height (AFL) mm	Description
W01	Fixed Glass Window	2400	2400	2400	2 equal panels (Mullions 900 + 1500mm AFL) Couple to D01.
W02	Awning / Fixed Glass Window	600	1800	2400	600w awning, 1200w fixed
W03	Awning Window	600	600	2400	Obscure glass
W04	Awning Window	600	600	2400	Obscure glass
W05	Awning Window	1050	1050	2400	Obscure glass
W06	Fixed / Awning Window	1050	3000	2400	1950w fixed, 1050w awning
W07	Awning / Fixed / Awning Window	1050	4000	2400	750 awning, 2500w fixed (2 eq panels), 750 awning
W08	Awning / Fixed / Awning Window	1050	4000	2400	750w awning, 2500w fixed (2 eq panels), 750w awning
W09	Fixed / Awning Window	1700	3000	2400	2150w fixed, 850w awning
W10	Awning / Fixed Window	1700	3000	2400	850w awning, 2150w fixed
W11	Fixed / Awning Window	1700	3000	2400	2150w fixed, 850w awning
W12	Fixed Glass Window	1700	3000	2400	Obscure glass
W13	Fixed Glass Window	2400	750	2400	Obscure glass
W14	Fixed Glass Window	2400	750	2400	Obscure glass
W15	Fixed Glass Window	2400	750	2400	Obscure glass
W16	Fixed Glass Window	2400	750	2400	Obscure glass
W17	Fixed Glass Window	2400	600	2400	Obscure glass
W18	Louvre Unit	600	2700	3000	3 eq panels
W19	Louvre Unit	600	2700	3000	3 eq panels
W20	Louvre Unit	600	2700	3000	3 eq panels
W21	Louvre Unit	600	2700	3000	3 eq panels
W22	Louvre Unit	600	1800	3000	2 eq panels
W23	Fixed Glass Window	600	1800	3000	Obscure glass
W24	Louvre / Fixed window	600	2700	3000	900w louvre, 1800w fixed
W25	Fixed window / Louvre	600	2700	3000	1800w fixed, 900w louvre







