

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

ADDITIONAL SKILLS

- Adobe Photoshop
- Adobe Illustrator
- Adobe InDesign
- Google Office Suite

PORTFOLIO OVERVIEW

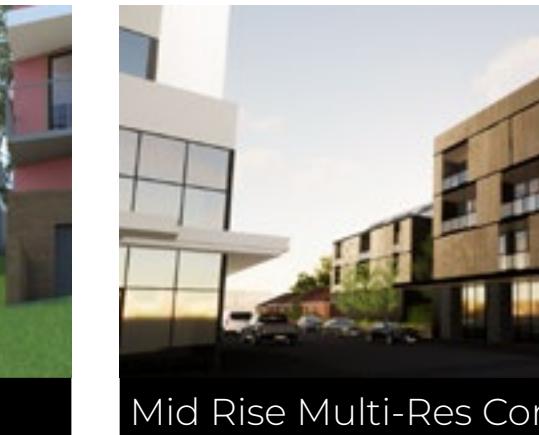
CONCEPT DESIGN



Townhouse Renovation Concepts

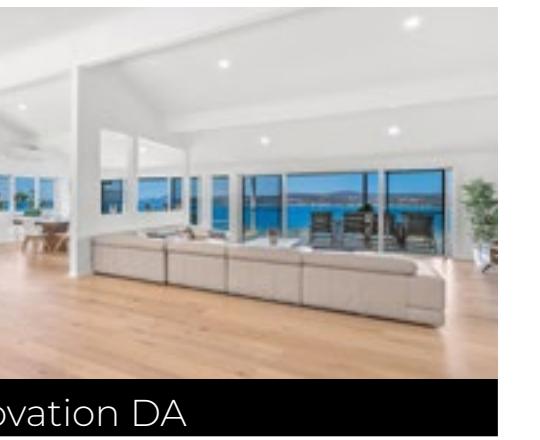


Duplex Concept



Mid Rise Multi-Res Concept

DEVELOPMENT APPROVAL



House Renovation DA



Duplex DA



Townhouses DA

CONSTRUCTION CERTIFICATE



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

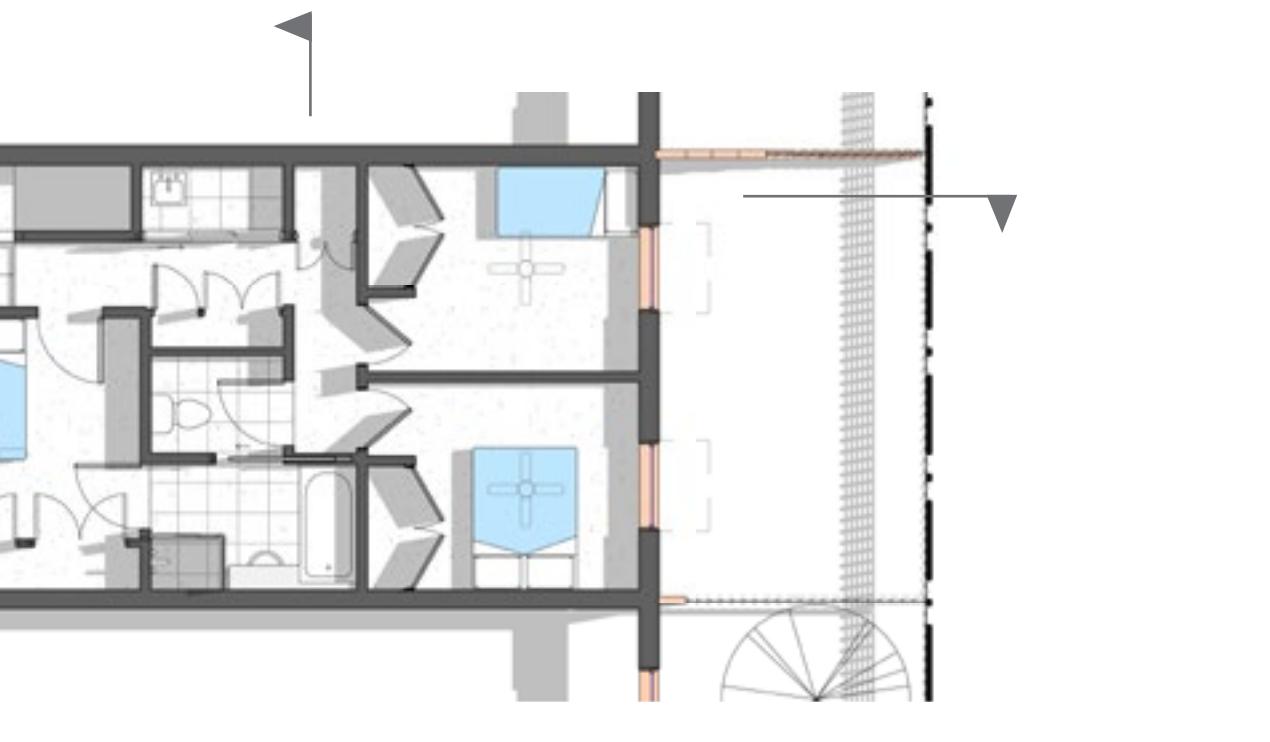
Project	Residential, Alts & Ads
Worked On	Concept Design
Status	Concept
Company	Sebastian Kovacs
Location	Cooks Hill, NSW
Software	Revit V-Ray



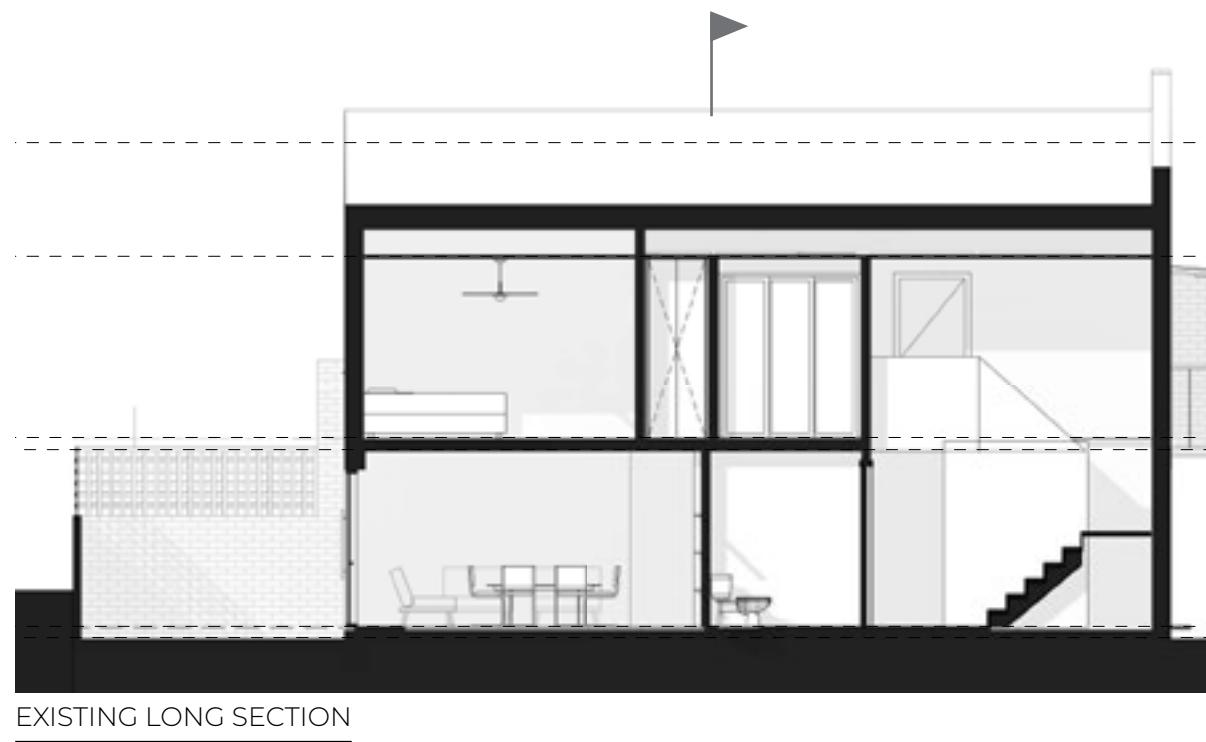
North



EXISTING GROUND FLOOR PLAN



EXISTING UPPER FLOOR PLAN



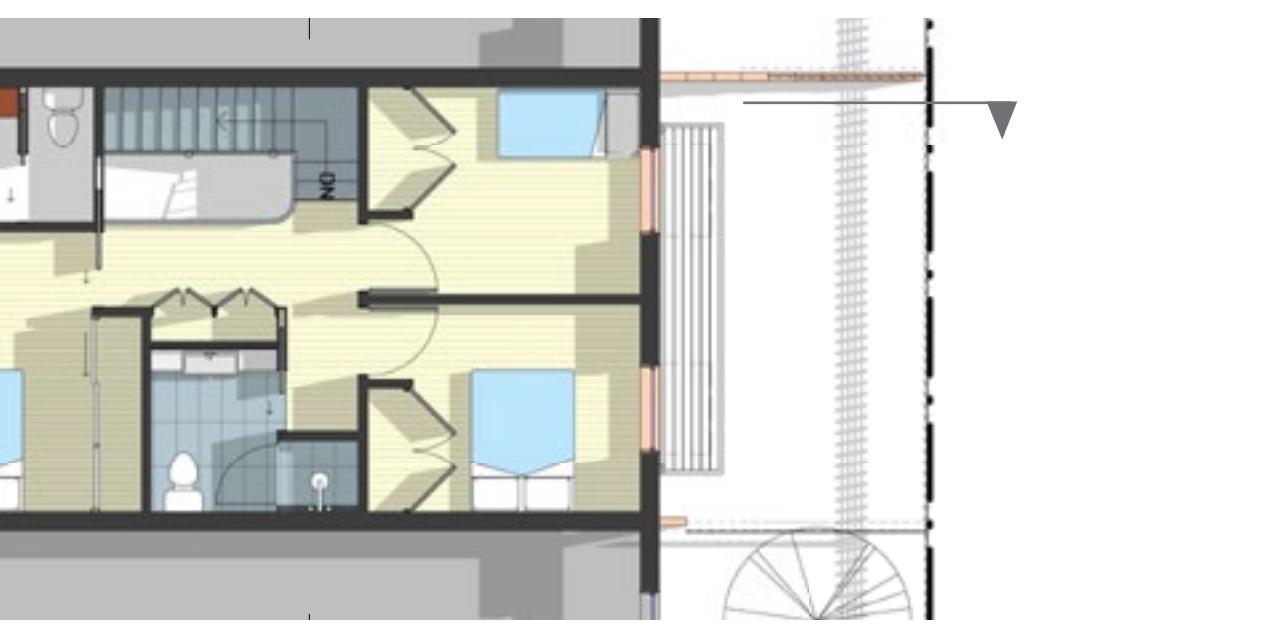
EXISTING LONG SECTION



EXISTING CROSS SECTION



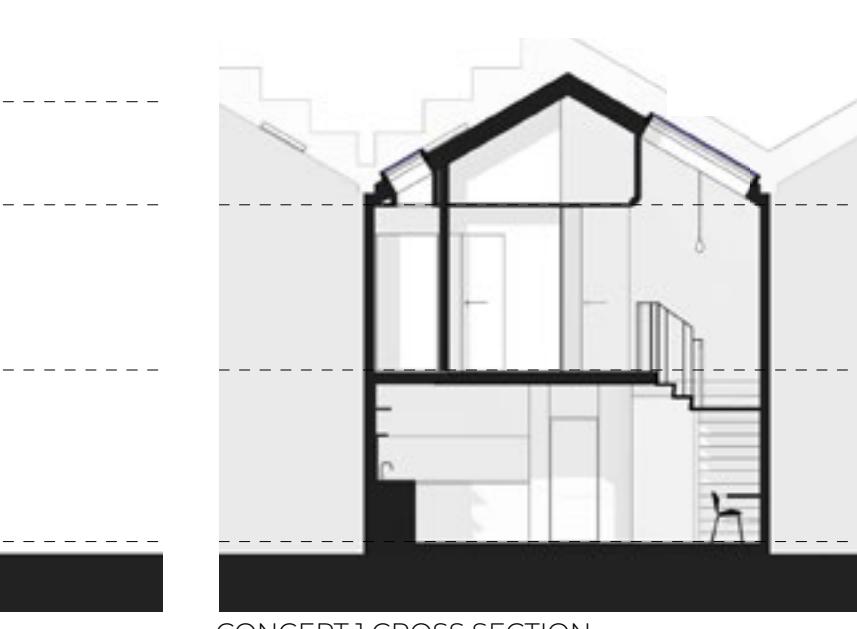
CONCEPT 1 GROUND FLOOR PLAN



CONCEPT 1 UPPER FLOOR PLAN



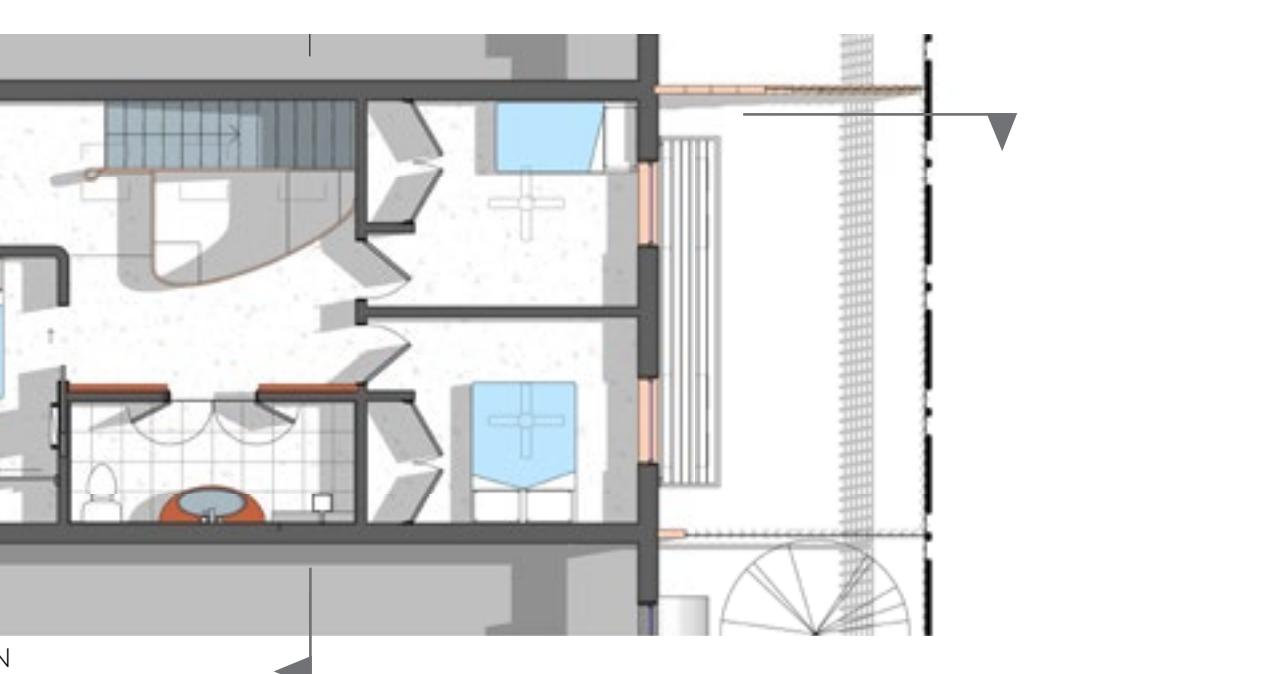
CONCEPT 1 LONG SECTION



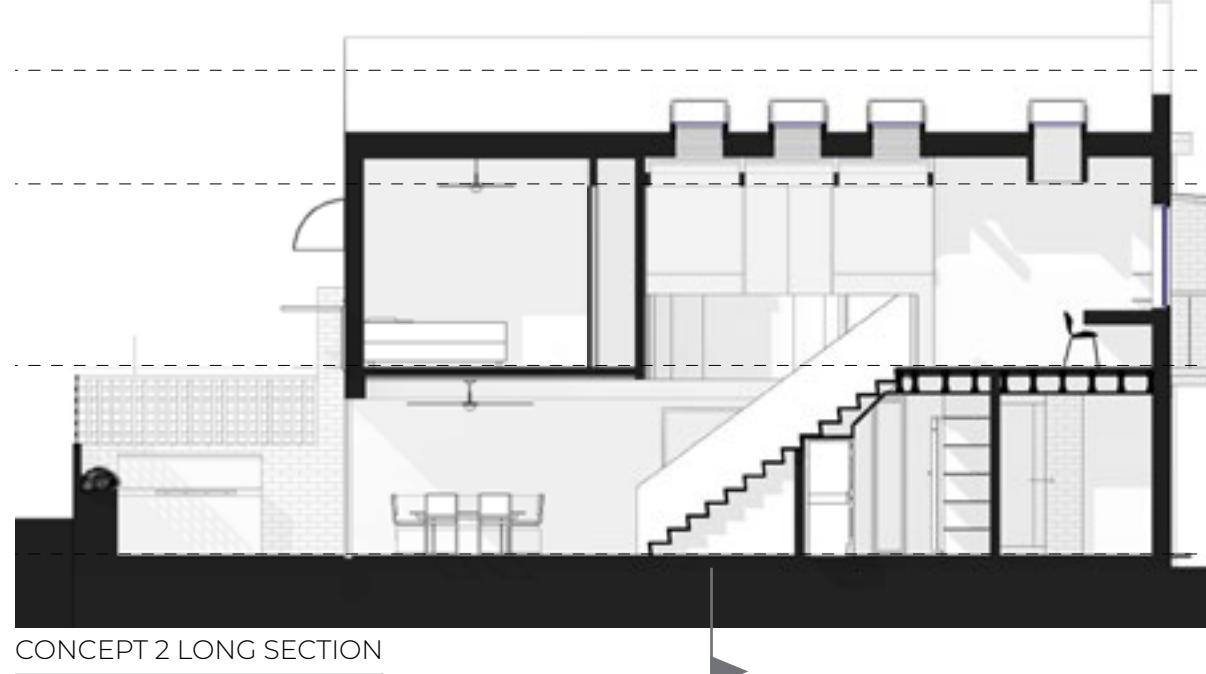
CONCEPT 1 CROSS SECTION



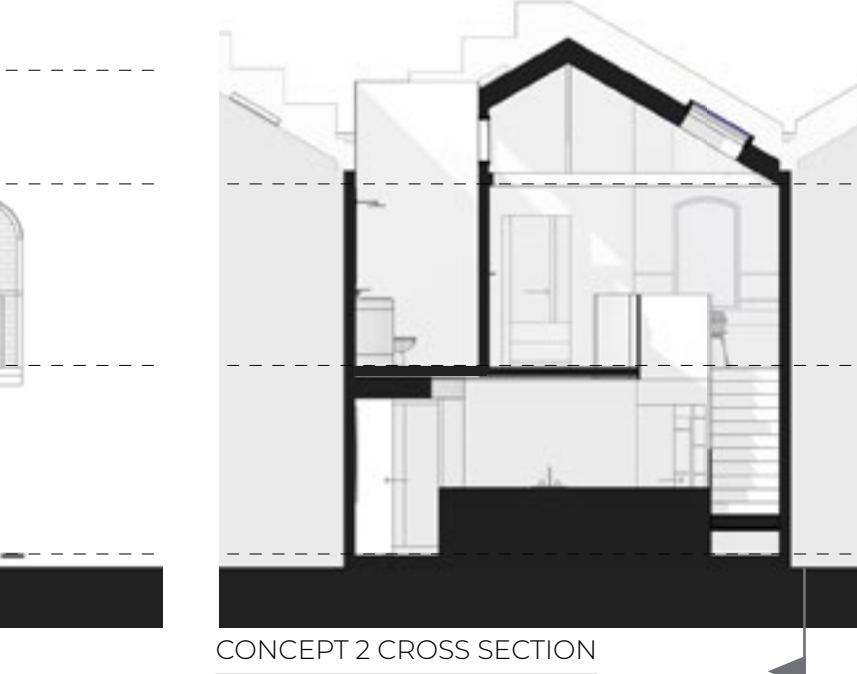
CONCEPT 2 GROUND FLOOR PLAN



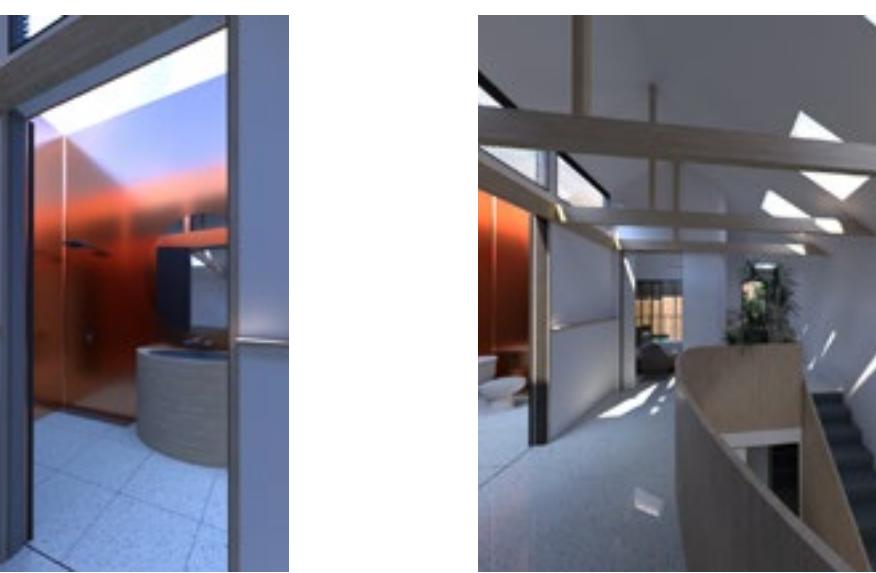
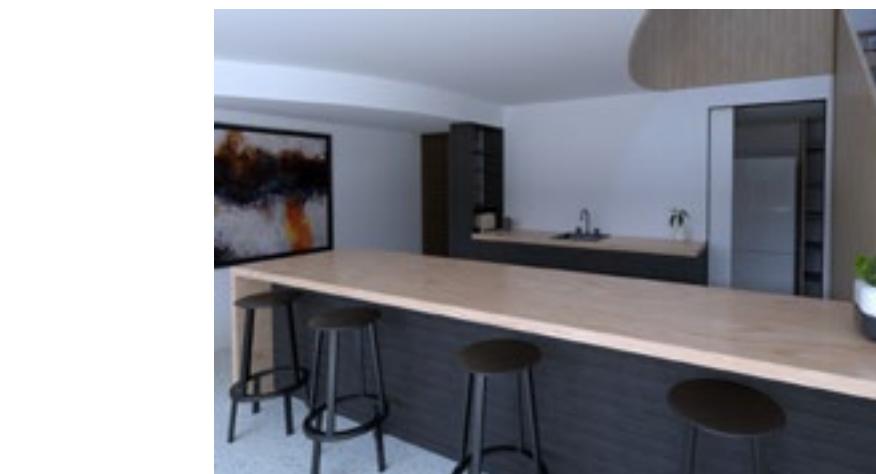
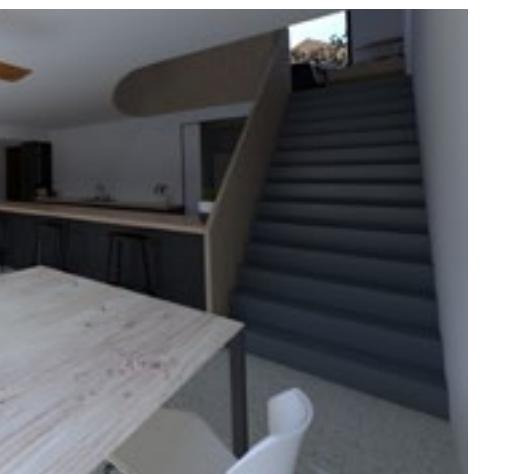
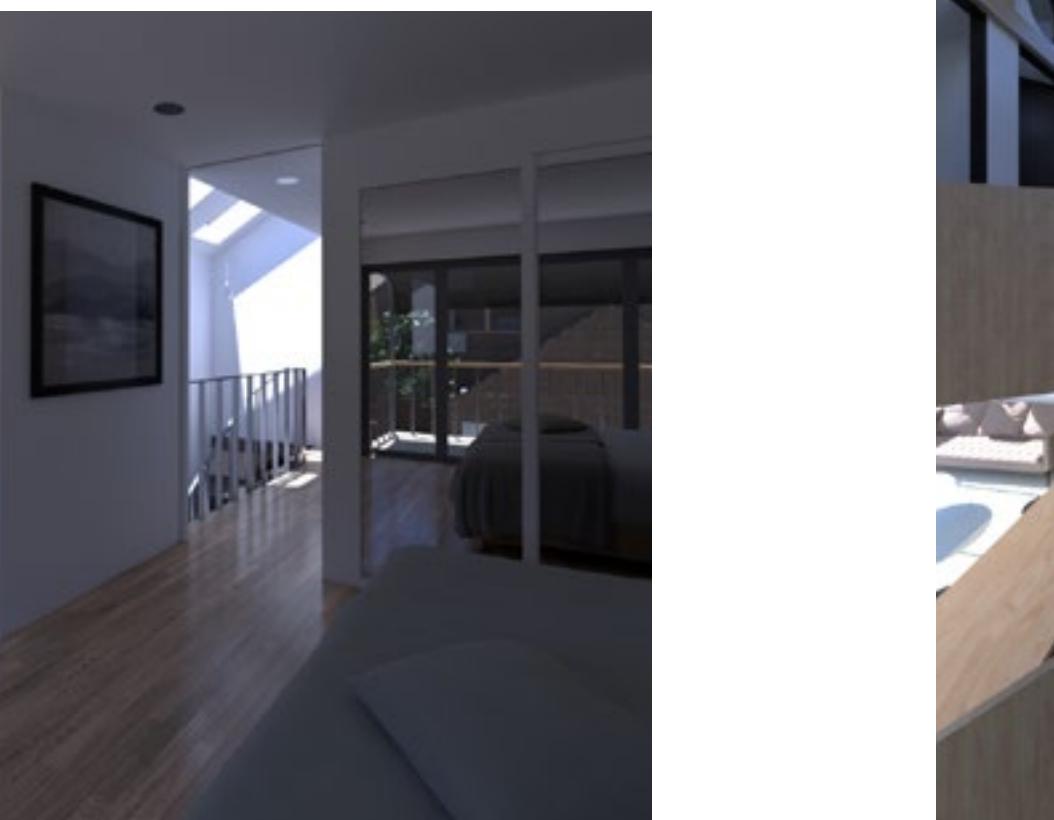
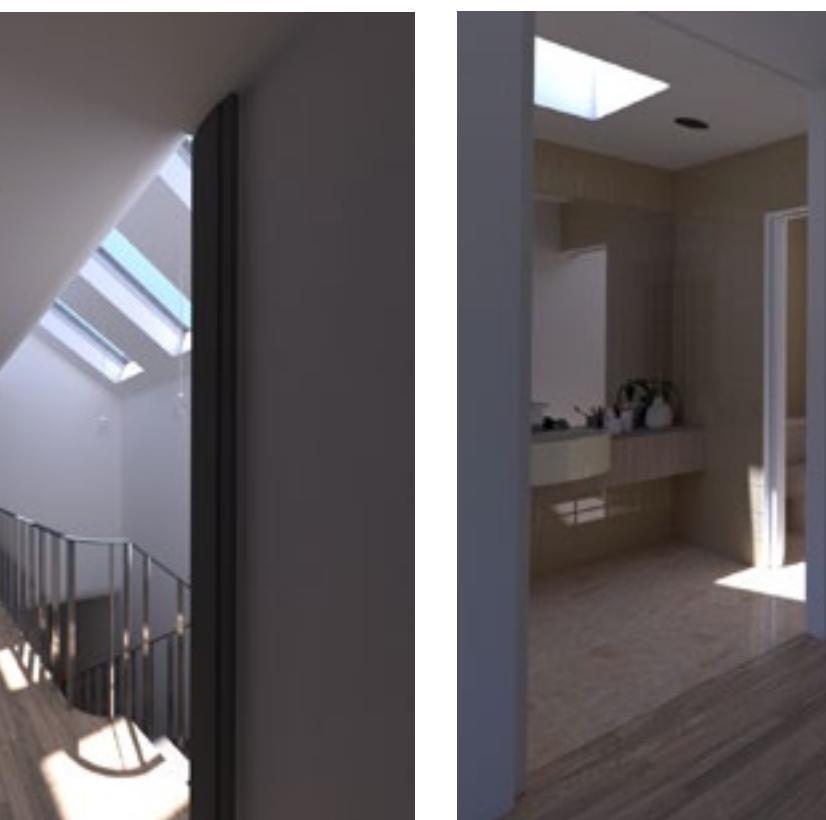
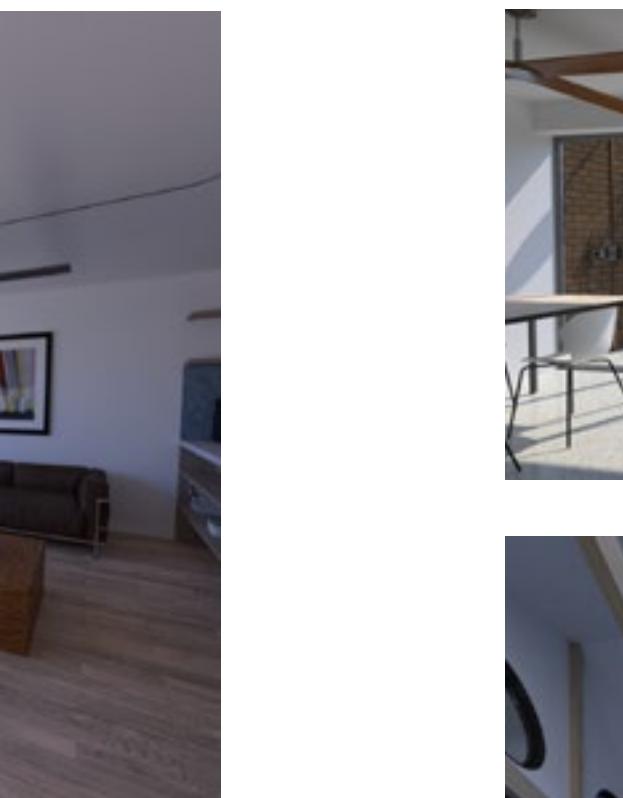
CONCEPT 2 UPPER FLOOR PLAN



CONCEPT 2 LONG SECTION



CONCEPT 2 CROSS SECTION



CONCEPT 1 - RENDERS

CONCEPT 2 - RENDERS

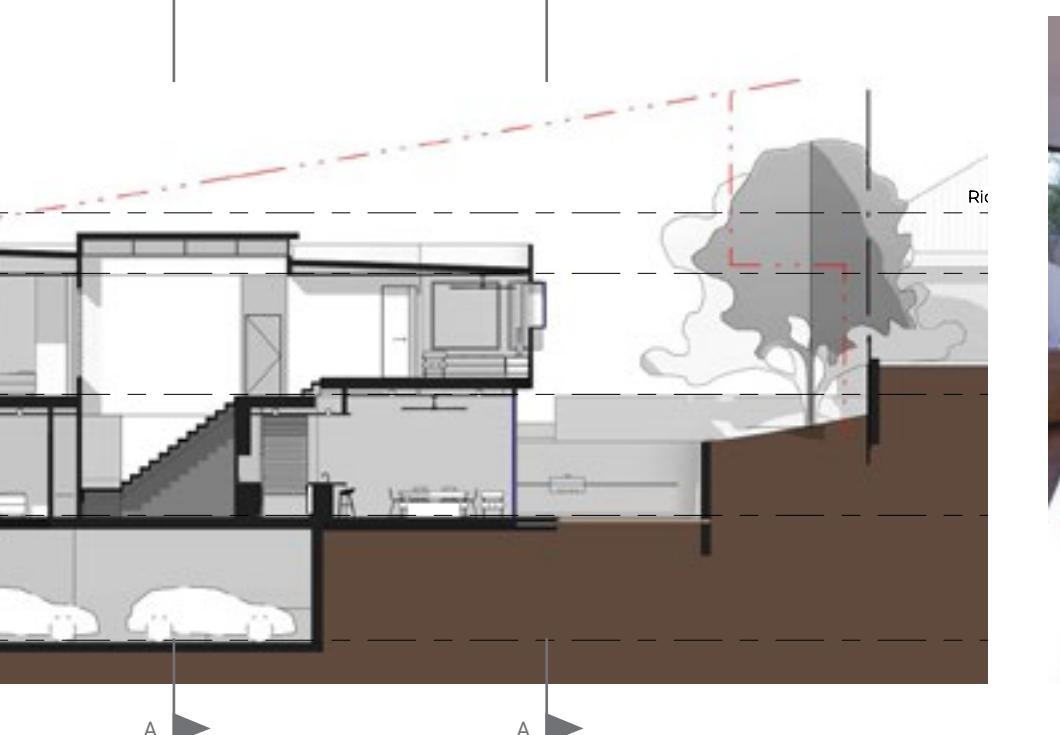
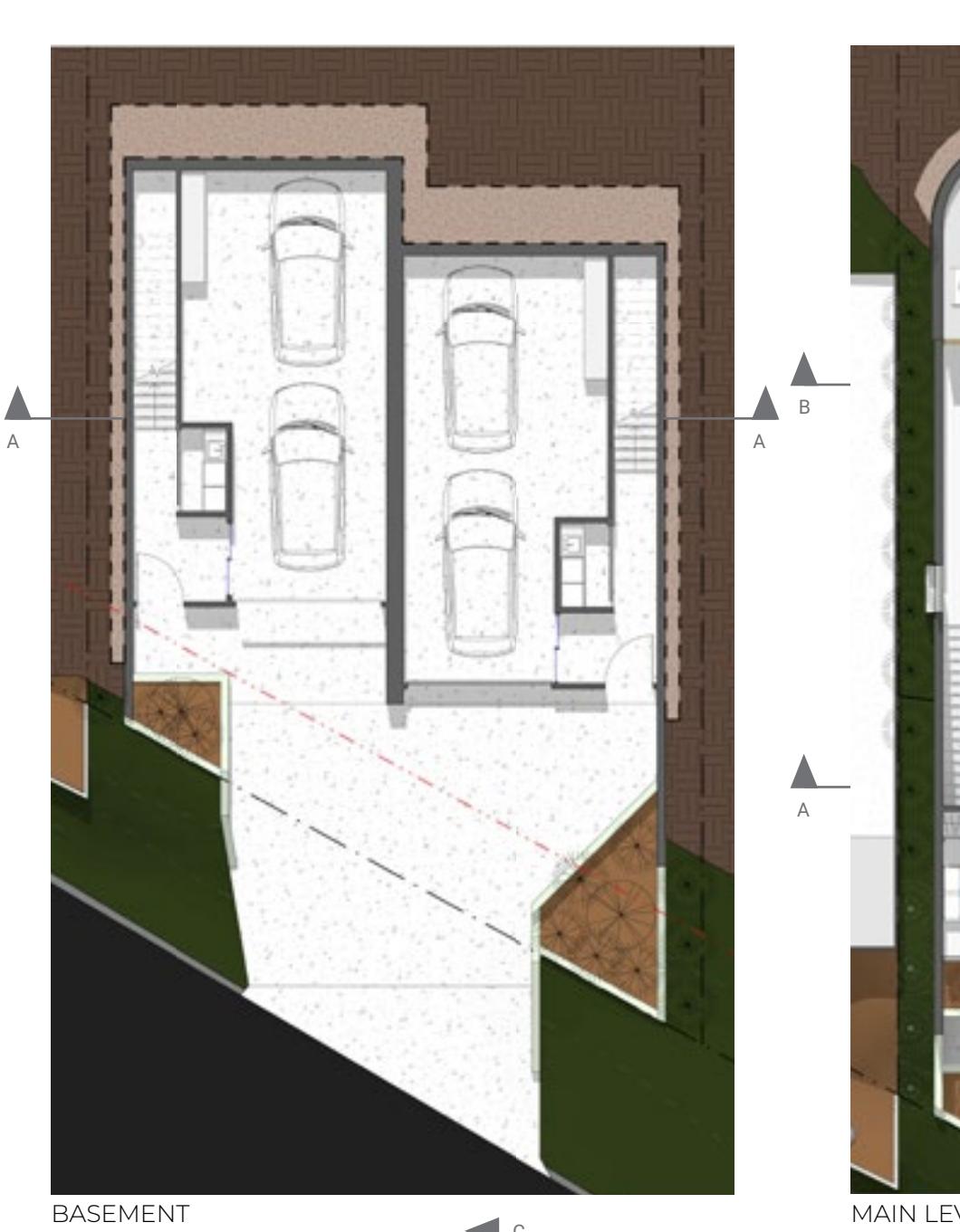
DUPLEX CONCEPT

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



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

3D PANORAMA LINK

- [Apartment Concept Design](#)



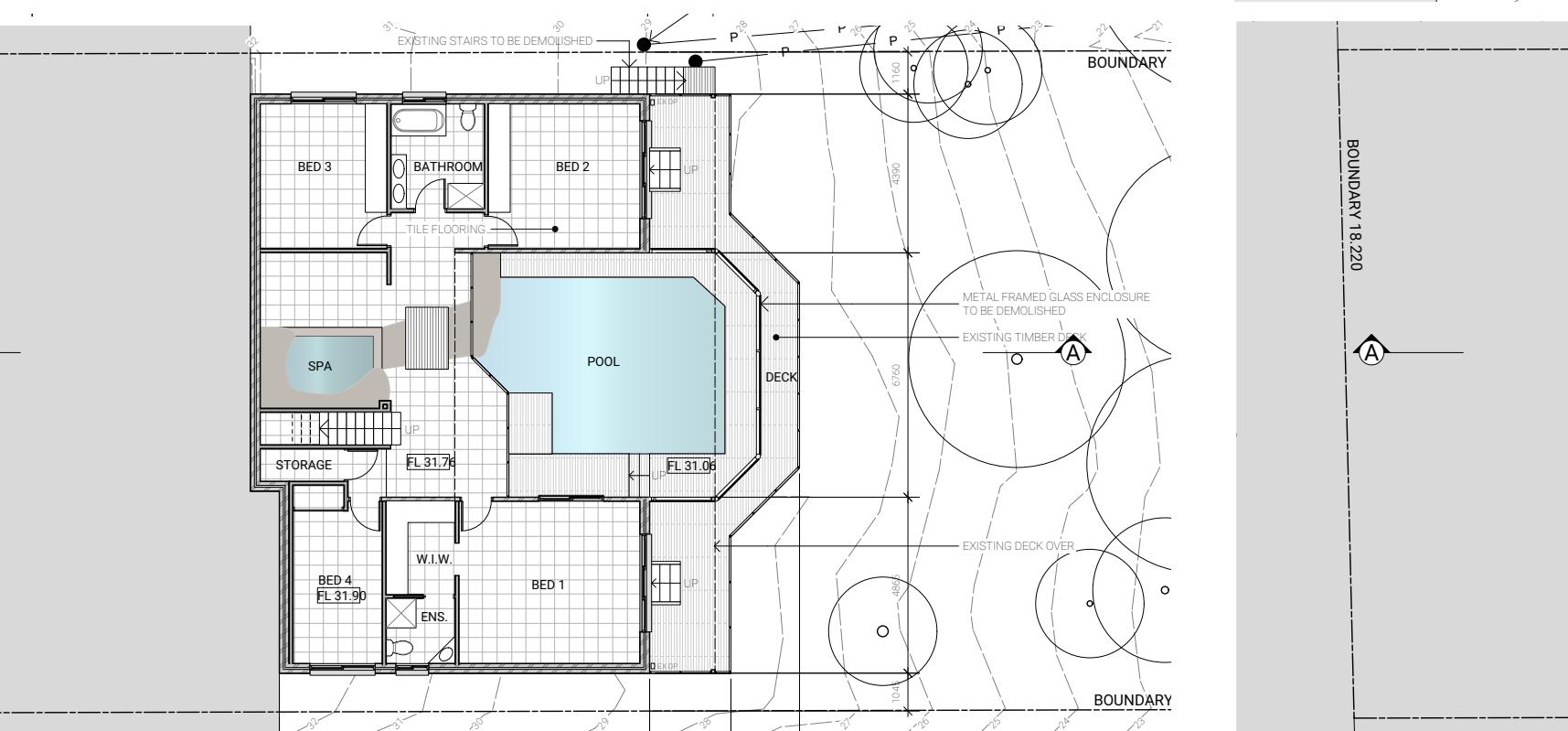
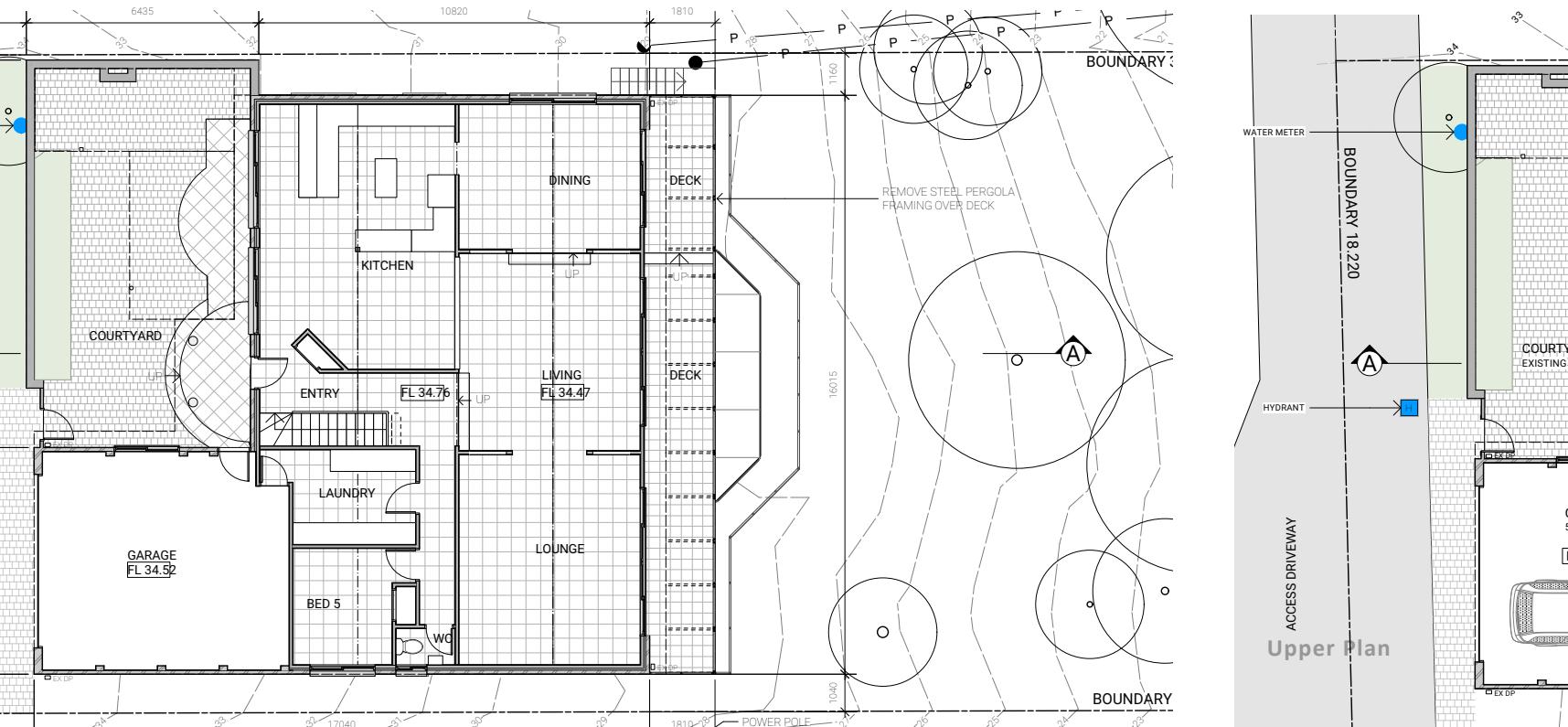
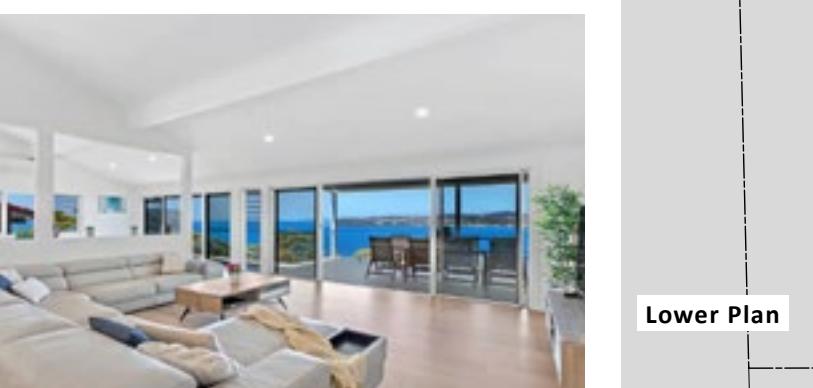
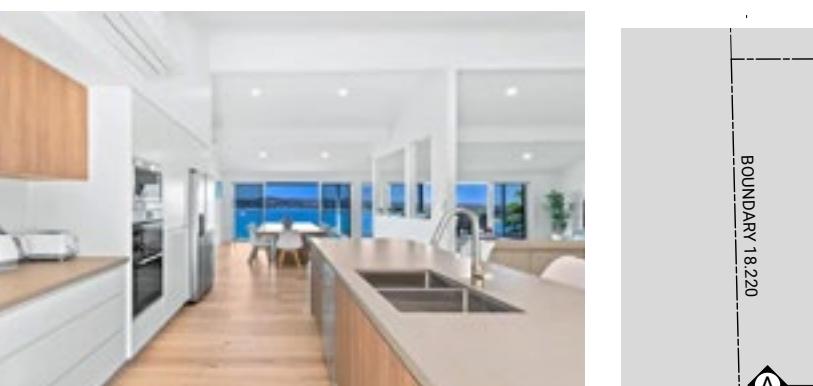
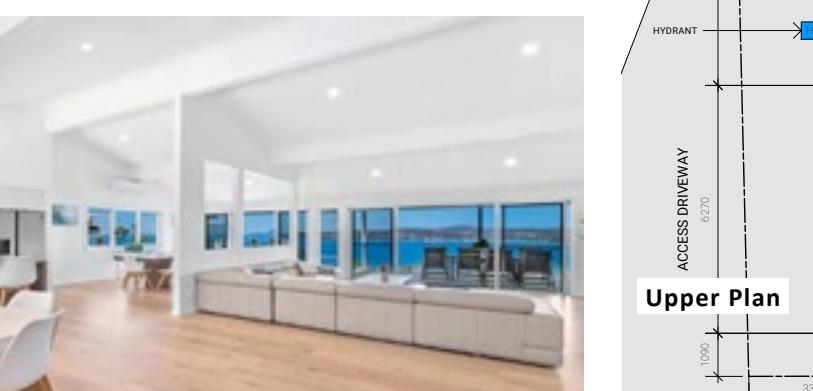
North

HOLIDAY HOUSE

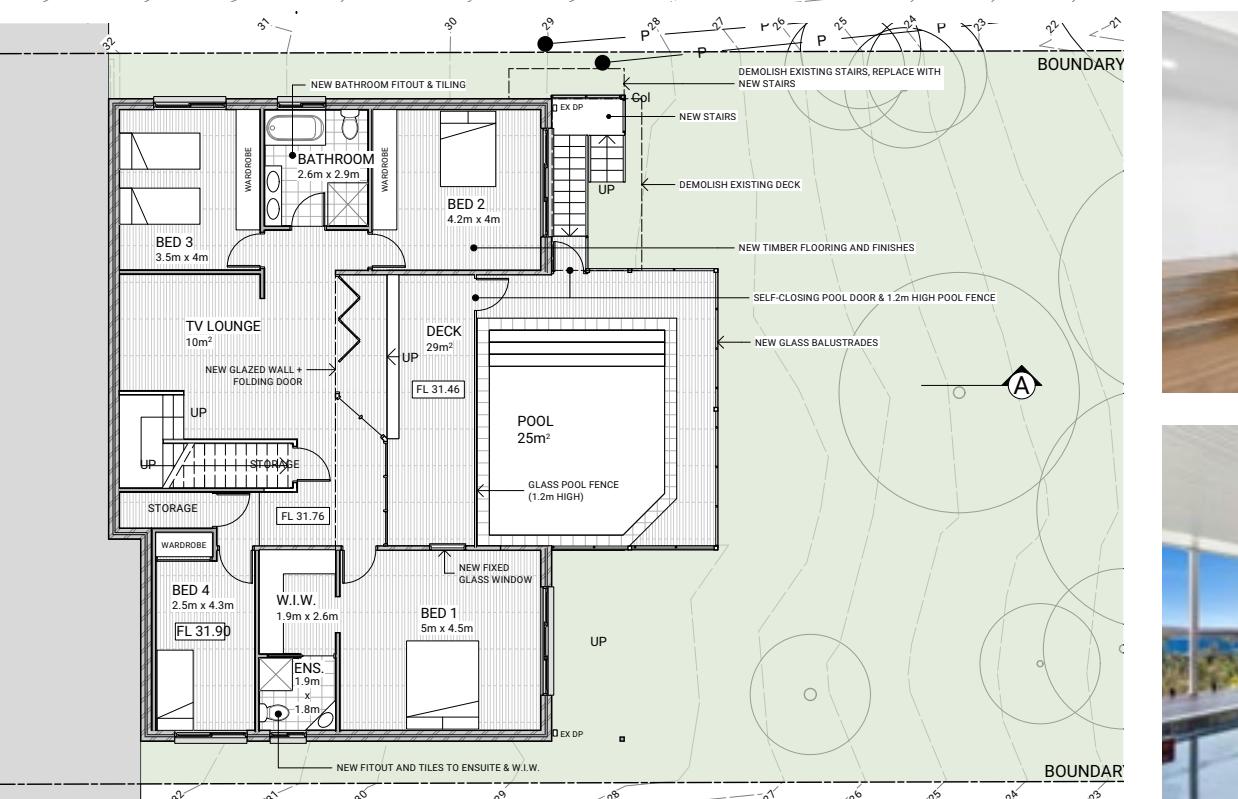
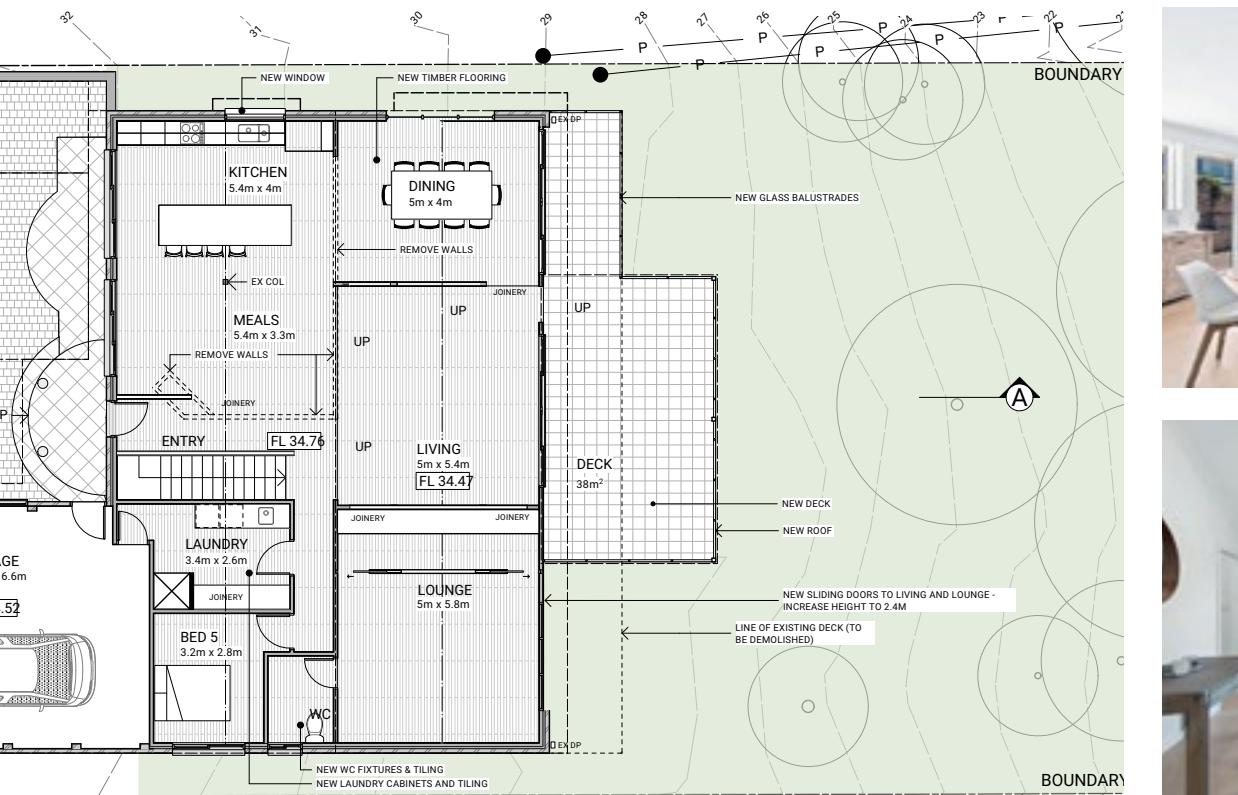
In Ports Stephens area the client wanted to renovate the existing property to update it and improve the layout and existing pool area.

DETAILS

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



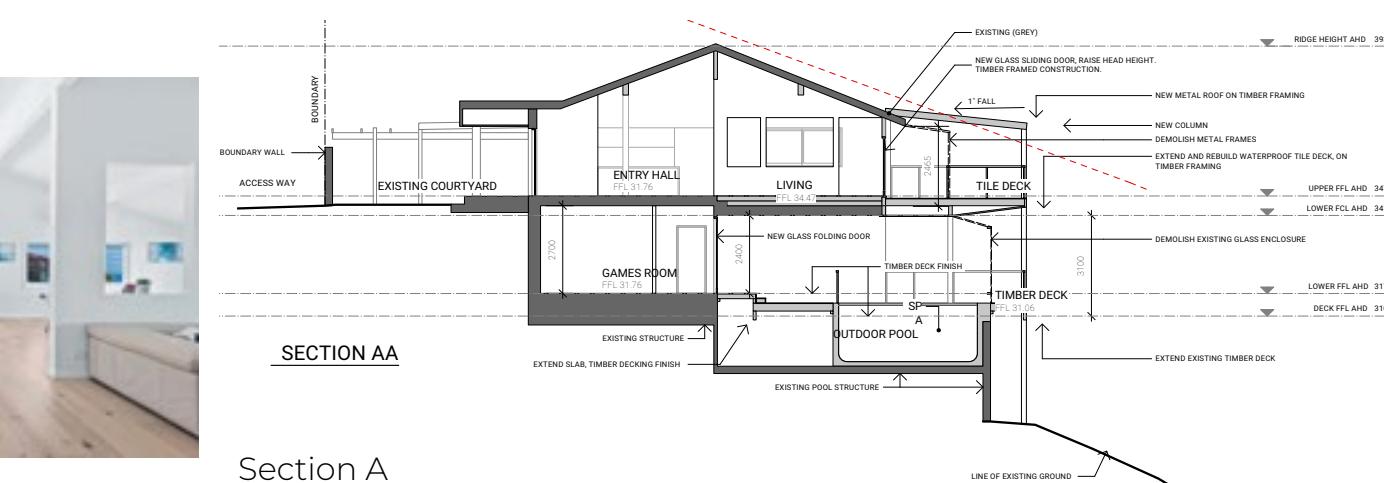
Existing Floor Plans



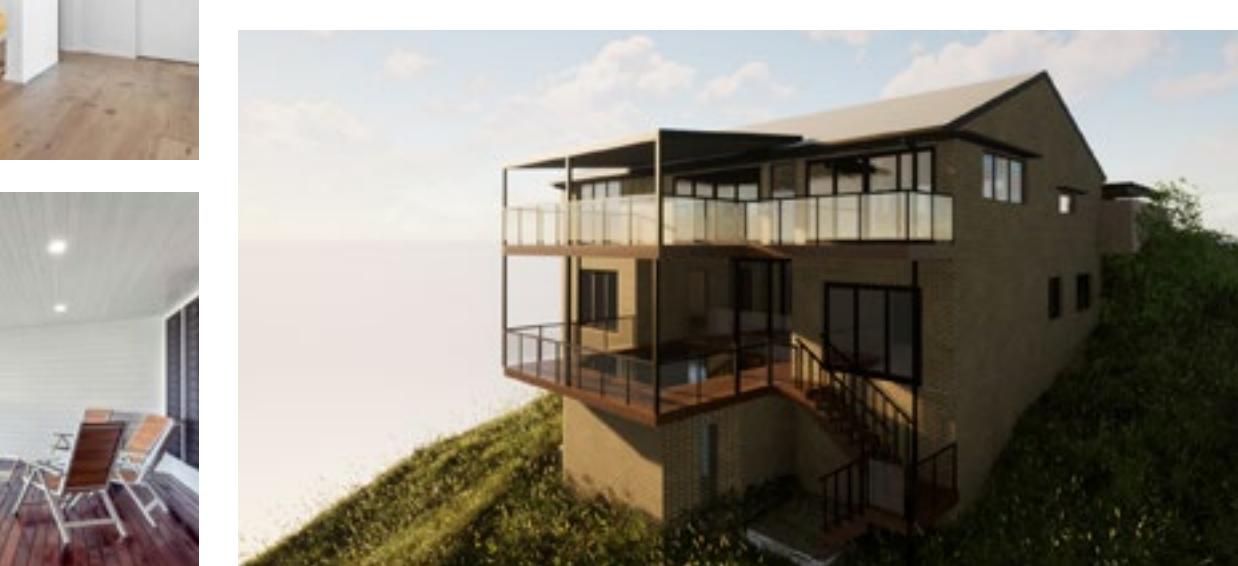
Proposed Floor Plans



Renders / Montage



Section A

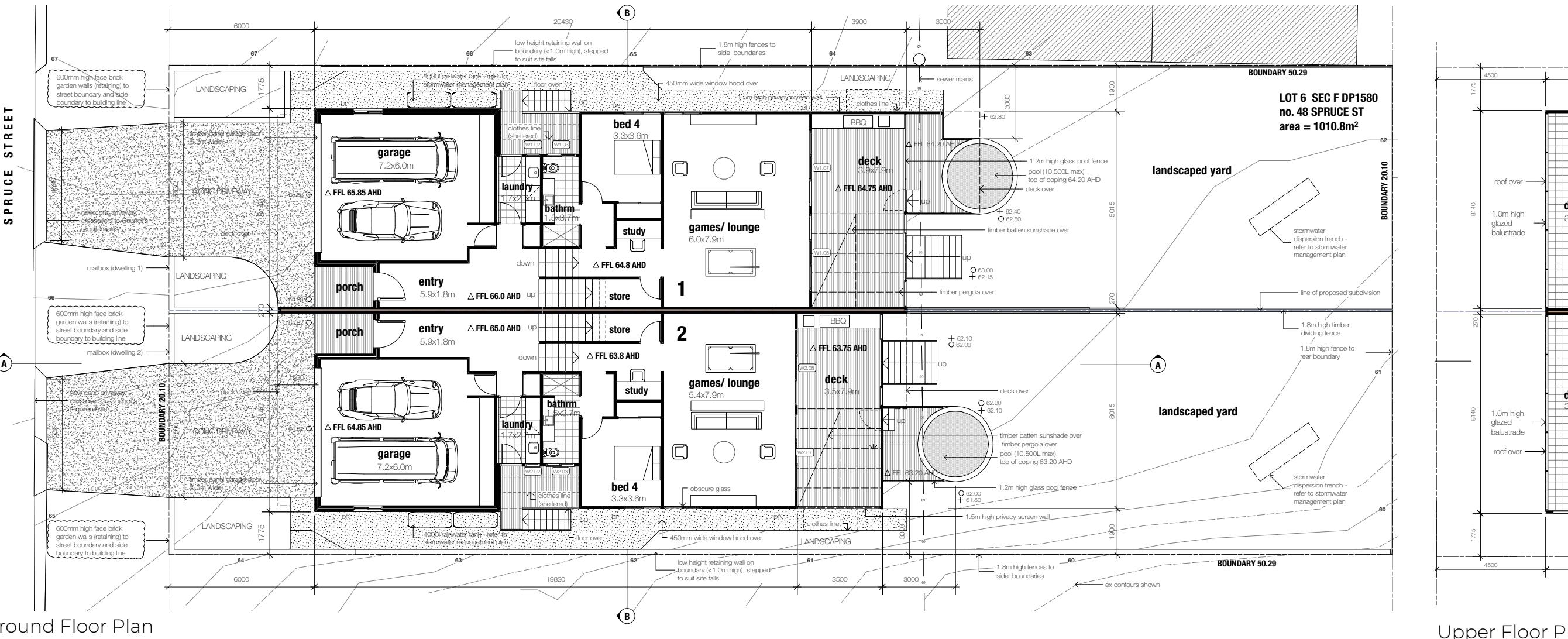


DUPLEX DA

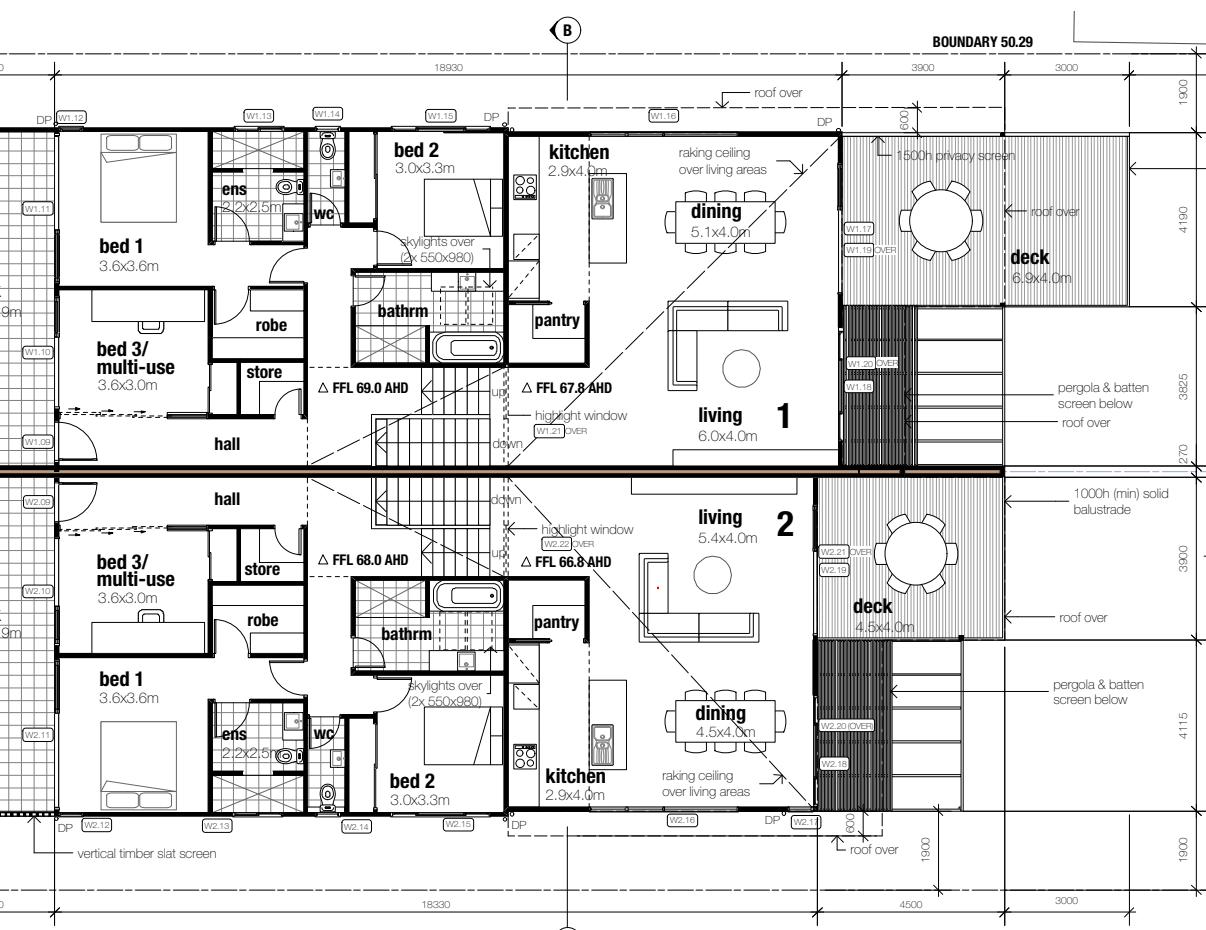
The client was a builder who wanted to build a duplex on a medium steep site in the Newcastle suburbs.

DETAILS

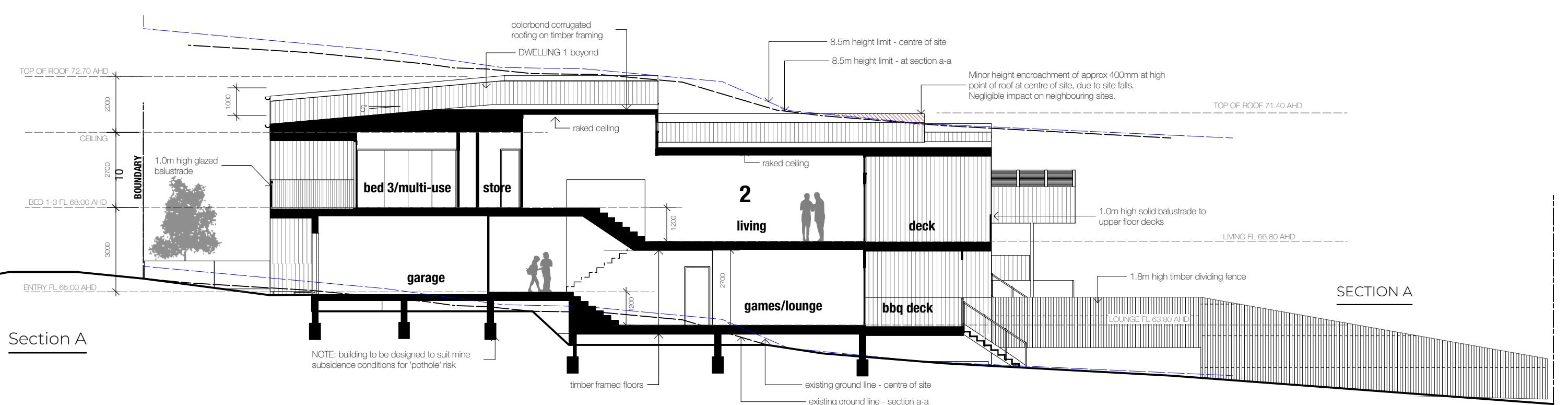
Project	Residential, Alts & Ads
Worked On	DA Drawings &
Status	In Construction
Company	Jason Topic Architecture
Location	New Lambton, NSW
Software	Vectorworks
	Photoshop



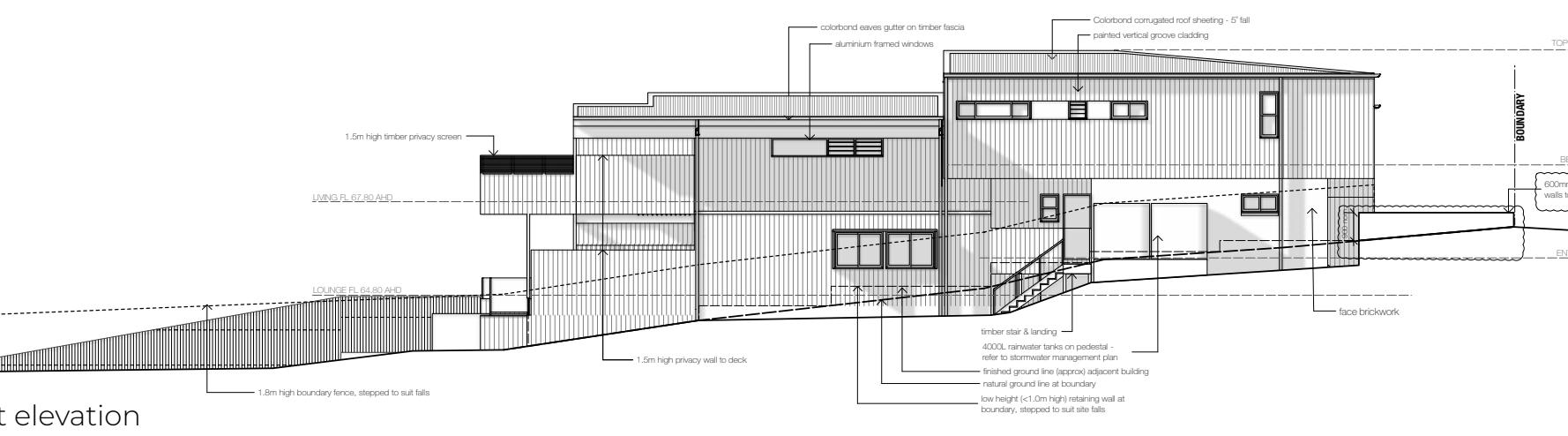
Ground Floor Plan



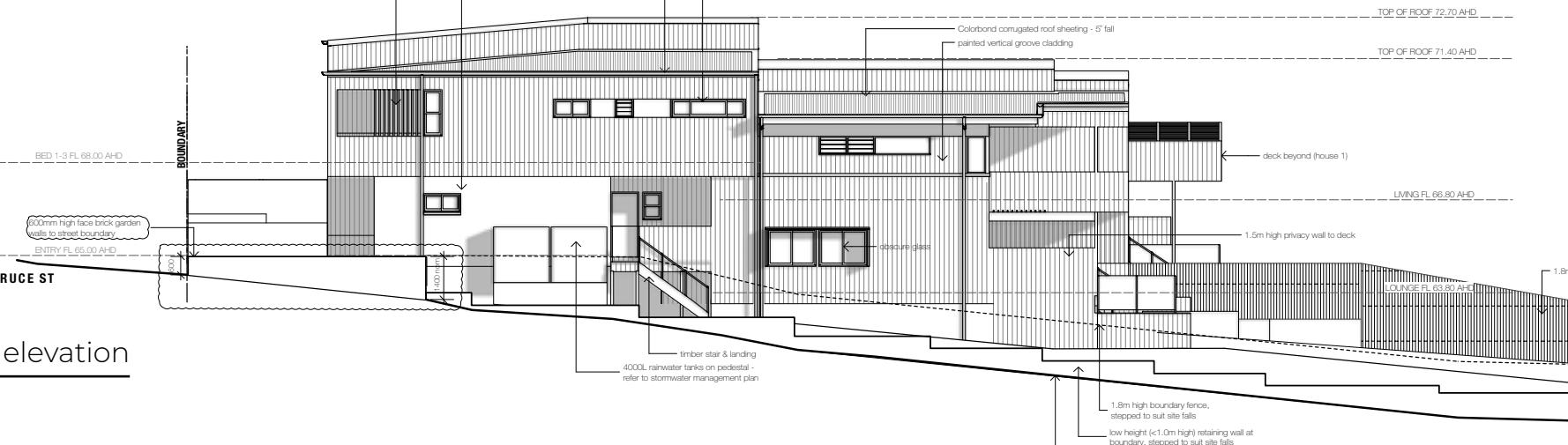
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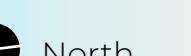
Section A



at elevation



elevation



North

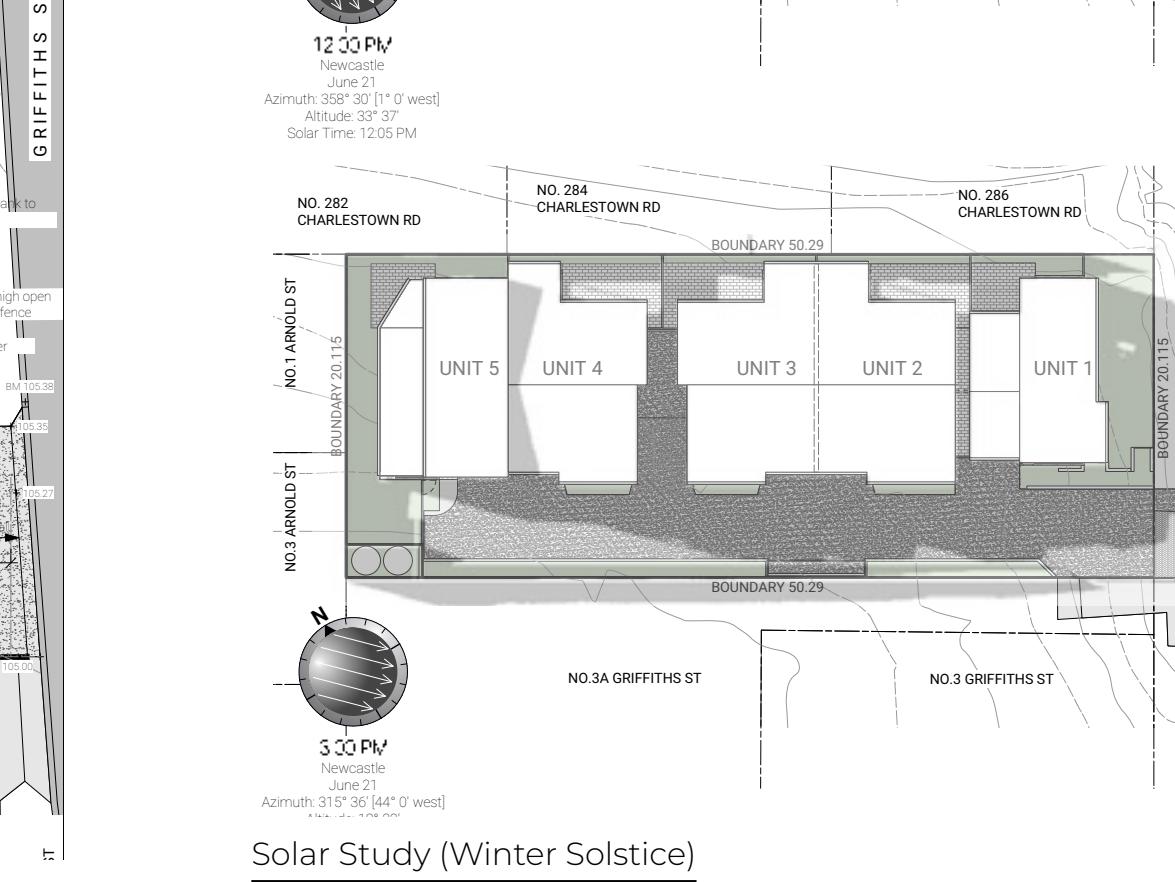
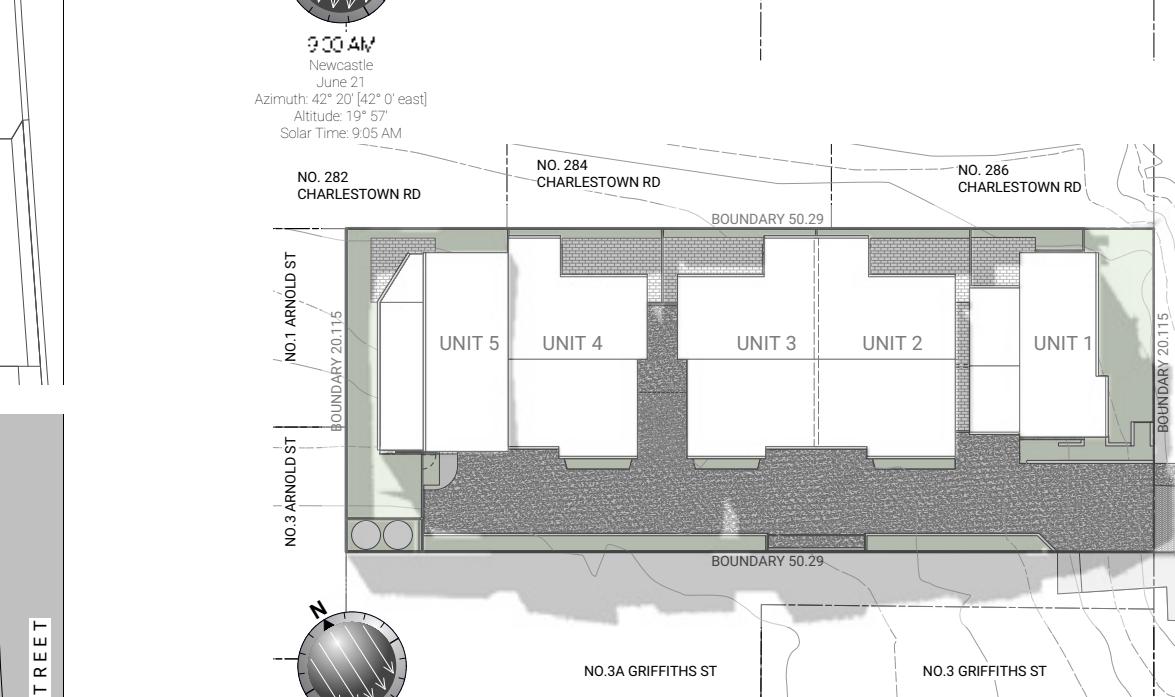
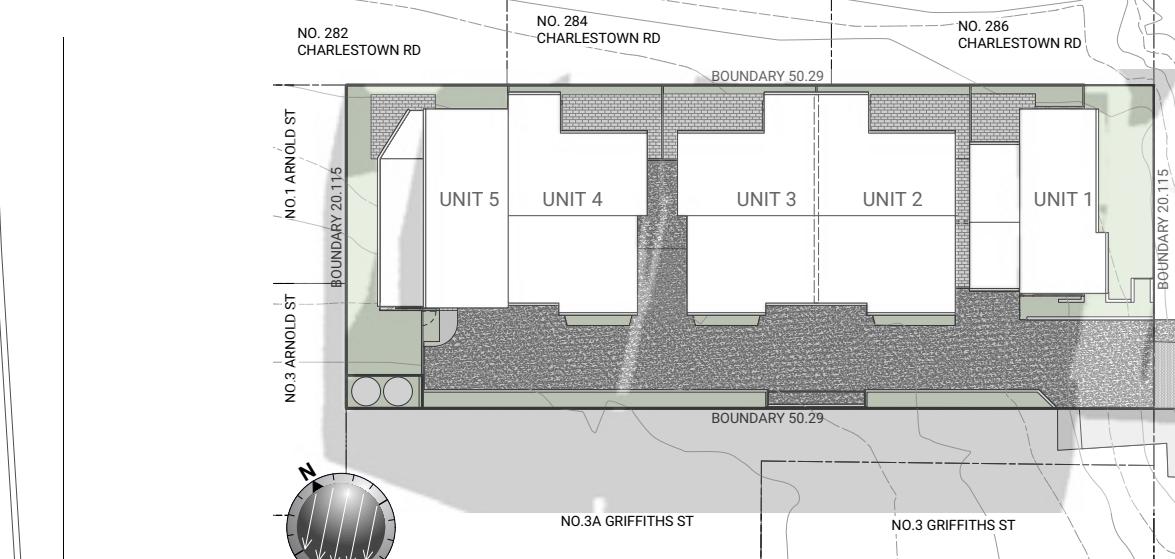
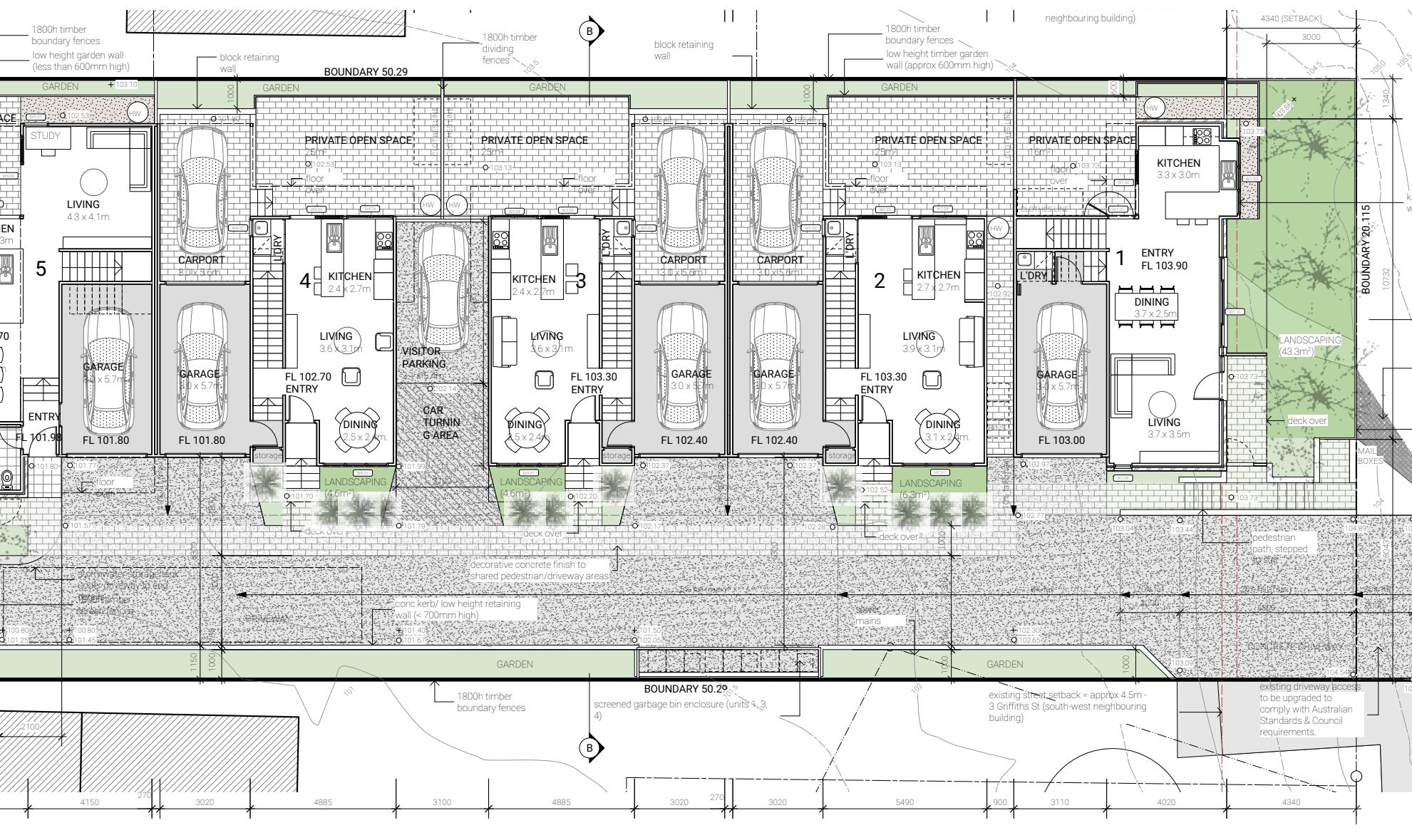
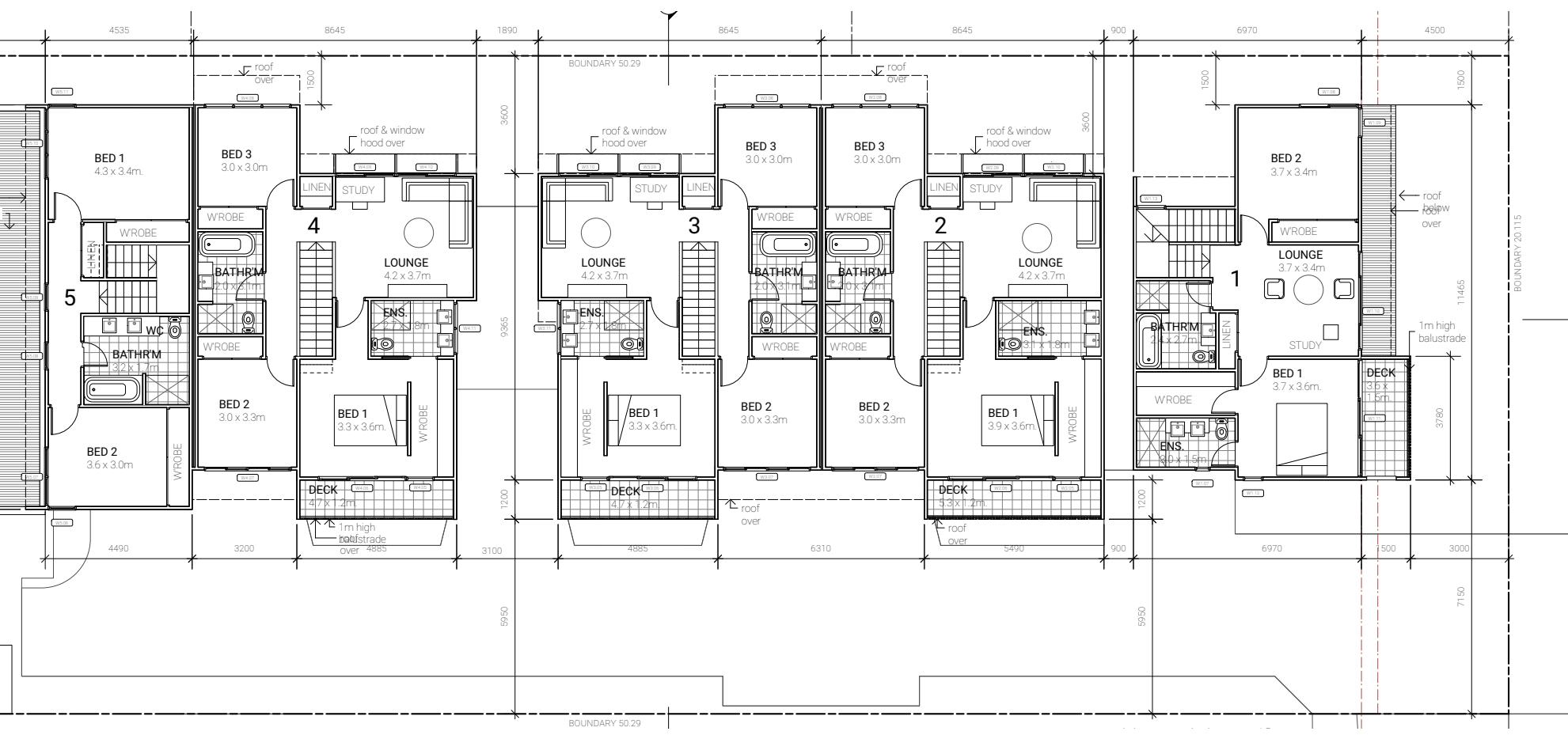
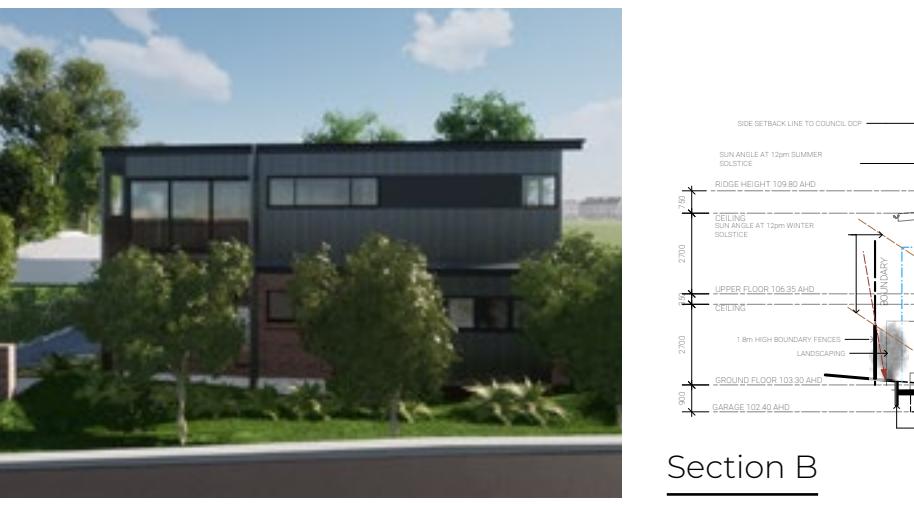
DEVELOPMENT APPROVAL

TOWNHOUSE DA

Developer clients purchased the site with on the basis of an 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



Solar Study (Winter Solstice)

NEW HOUSE CC

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

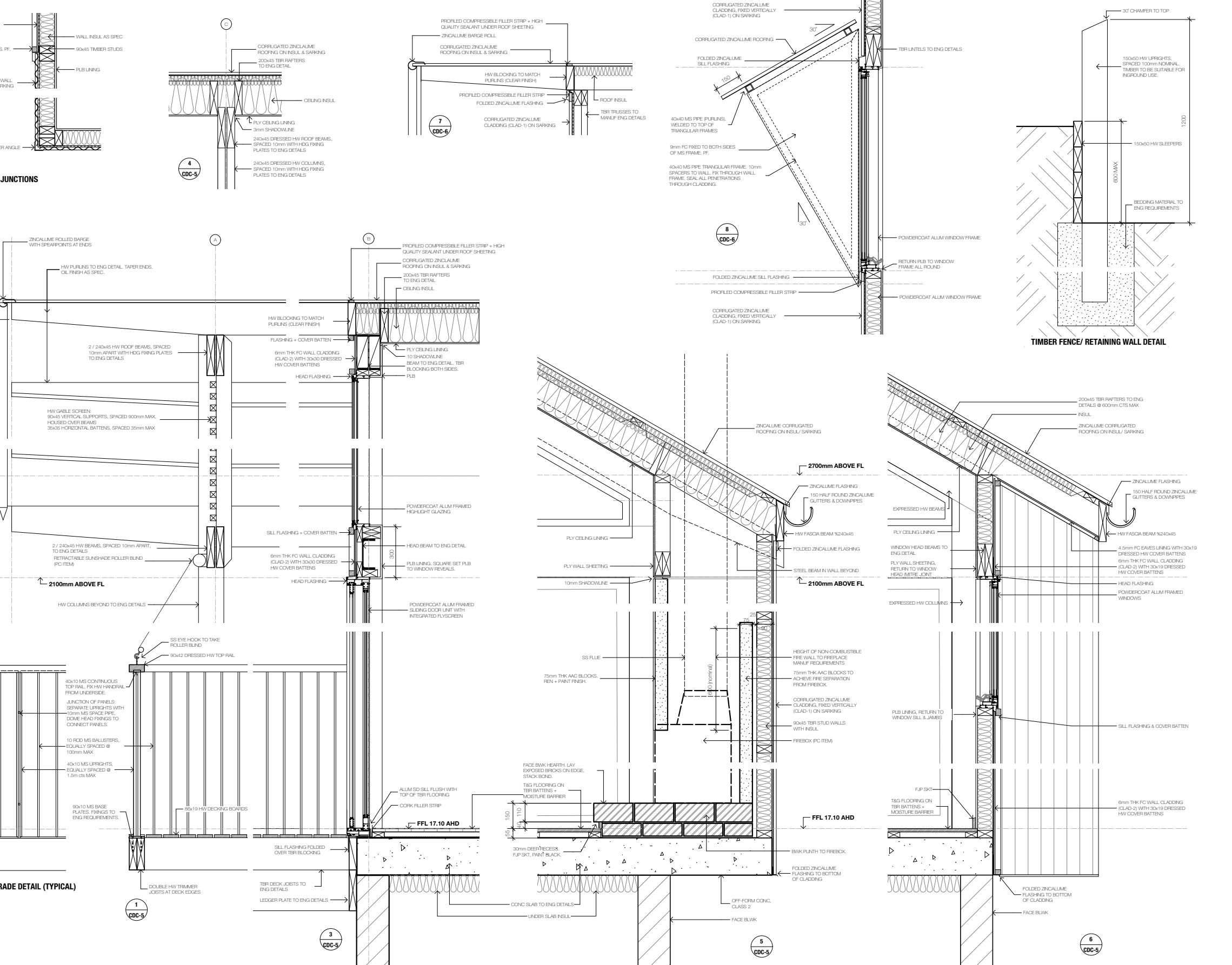
DETAILS

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



North

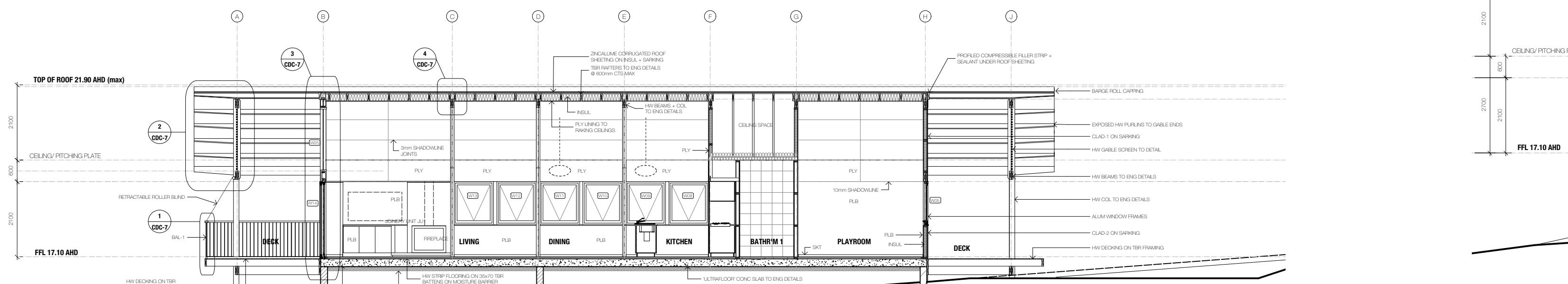
Ground Floor Plan



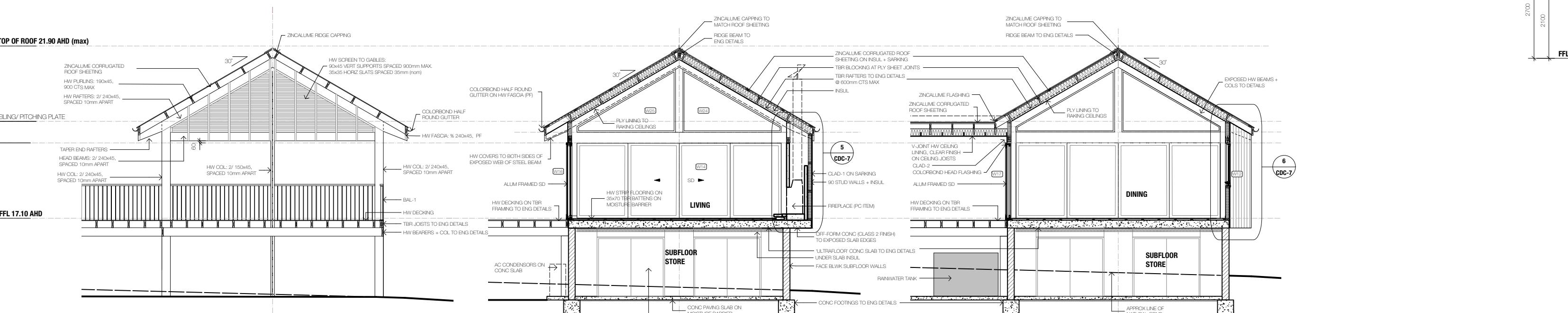
Internal Elevations

Construction Details

CONSTRUCTION CERTIFICATE



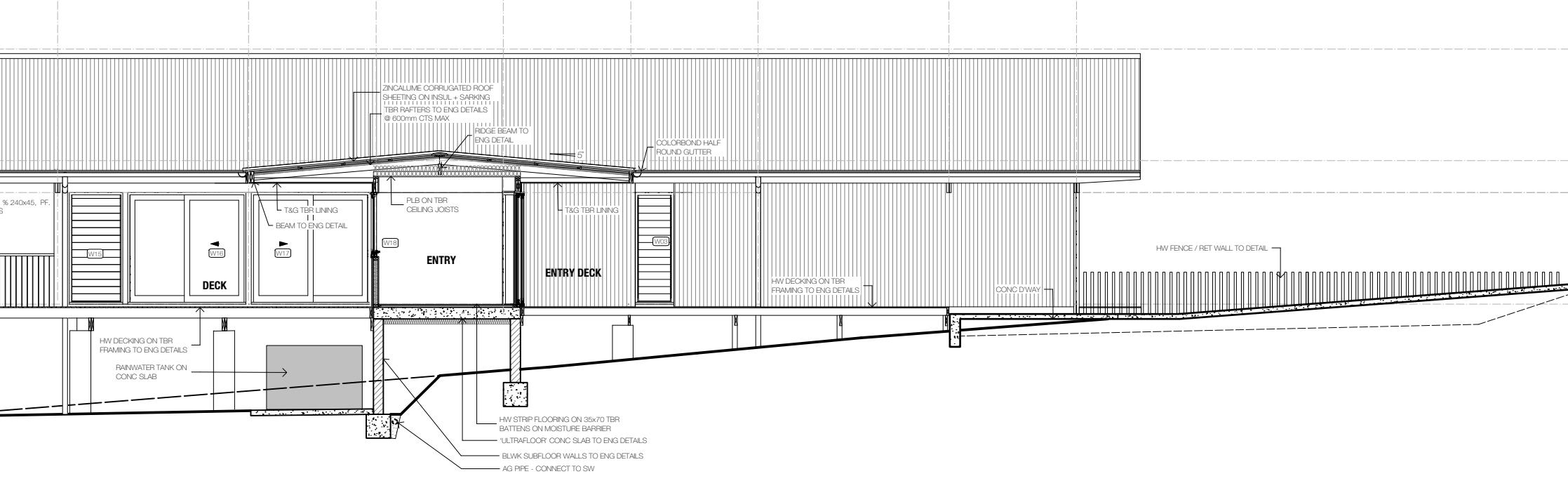
Section A



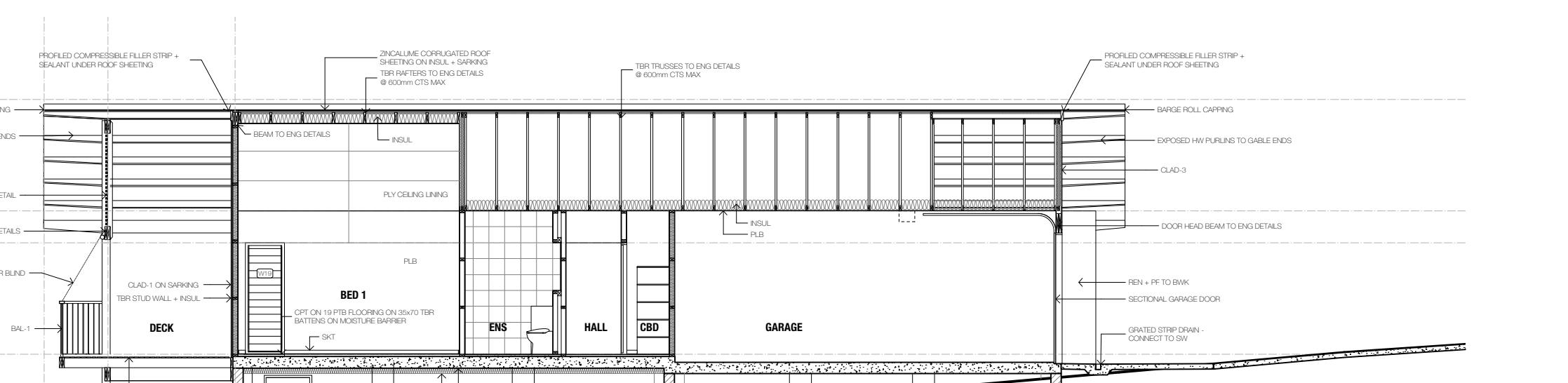
Section B

Section C

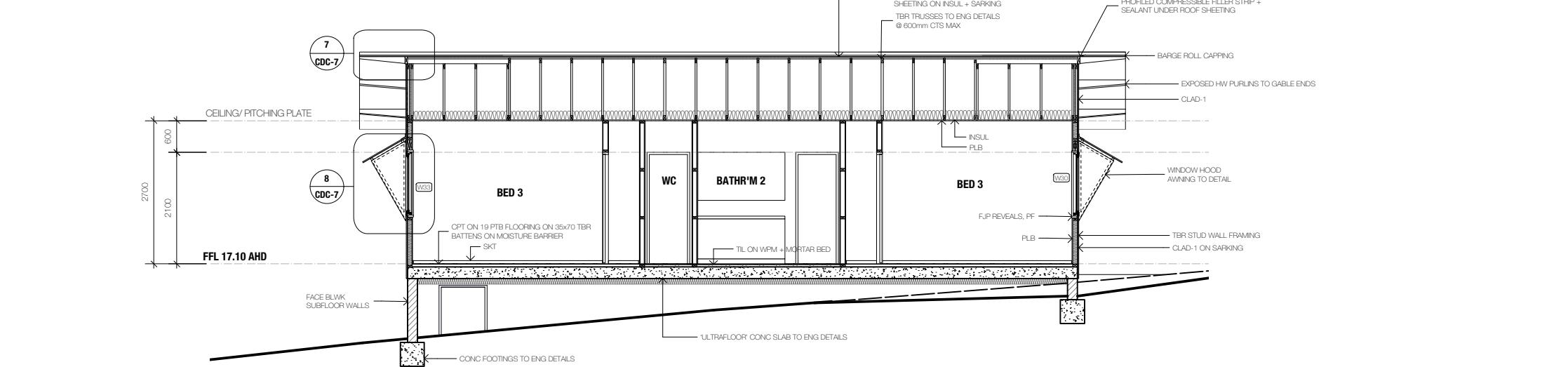
Section D



Section E



Section F



Section G

CONSTRUCTION CERTIFICATE

DUAL OCCUPANCY CC

Clients wanted to downsize and finance a new house by developing their existing home into two new dwellings.

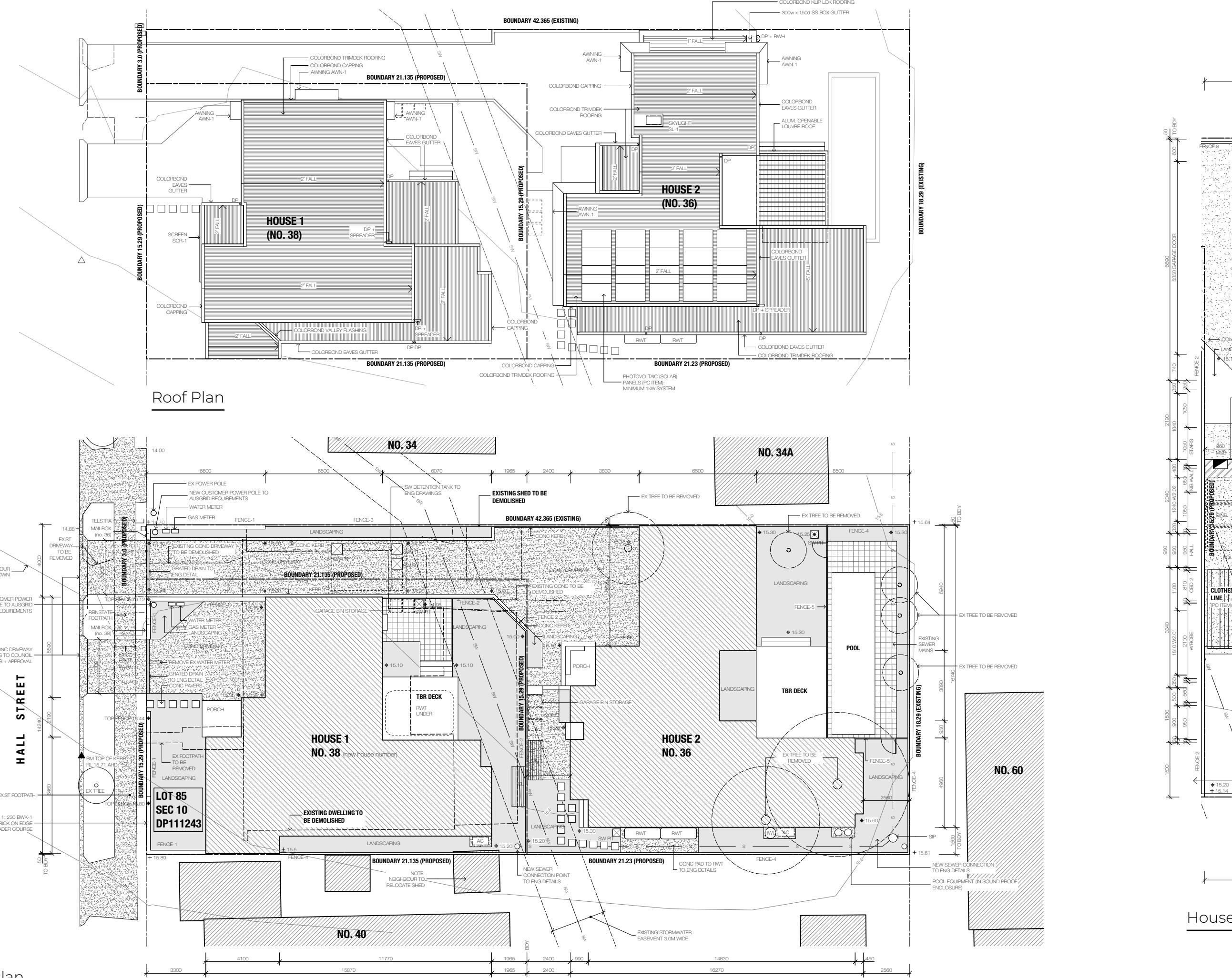
I worked on this project after DA to produce construction drawings.

There were restrictions around SW easement through middle of the site and flood levels.

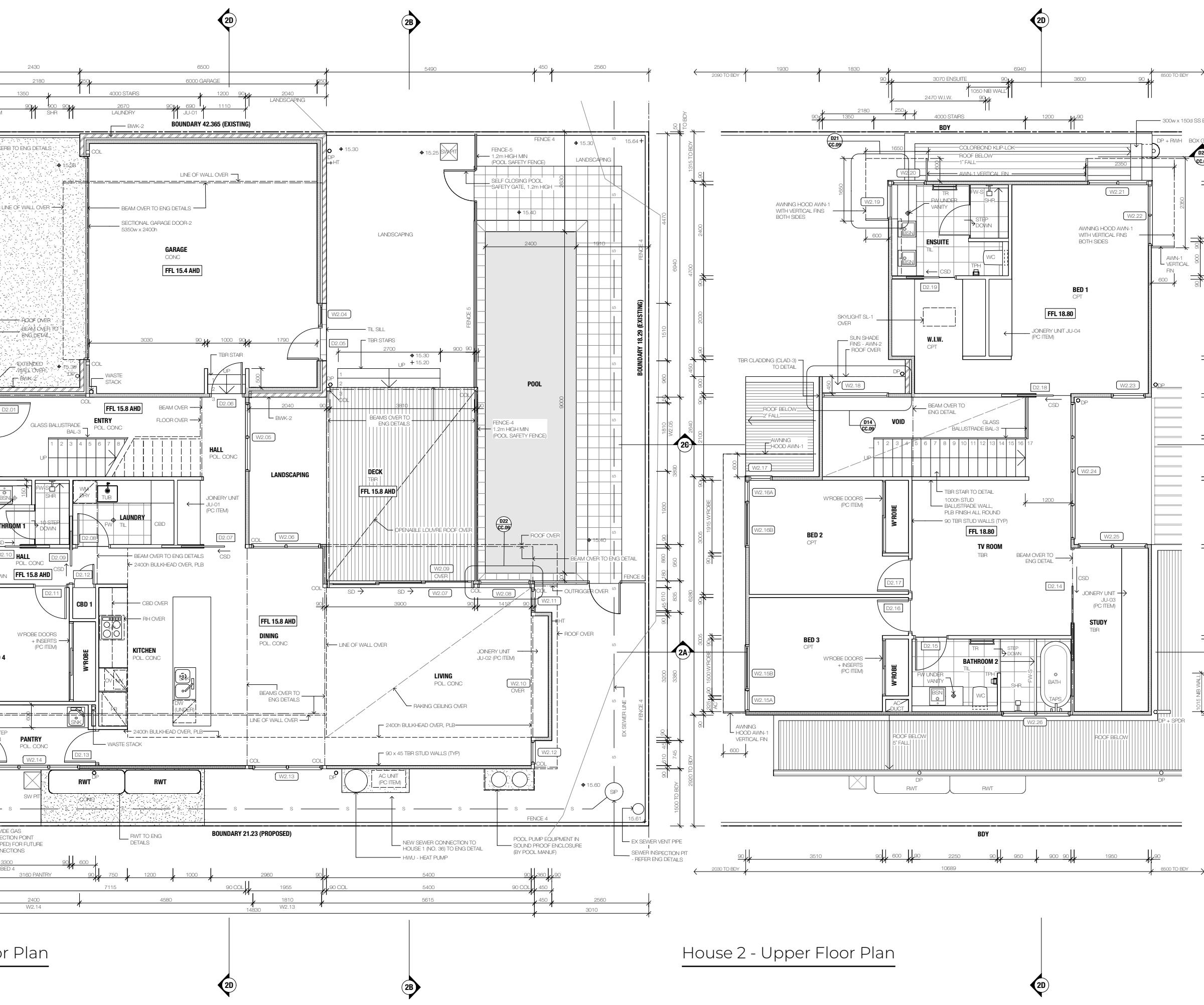
DETAILS

Project	Residential
Worked On	Construction Docs
Status	In Construction
Company	Jason Topic Architecture
Location	Merewether, NSW
Software	Vectorworks Photoshop

Site Plan



Site Plan

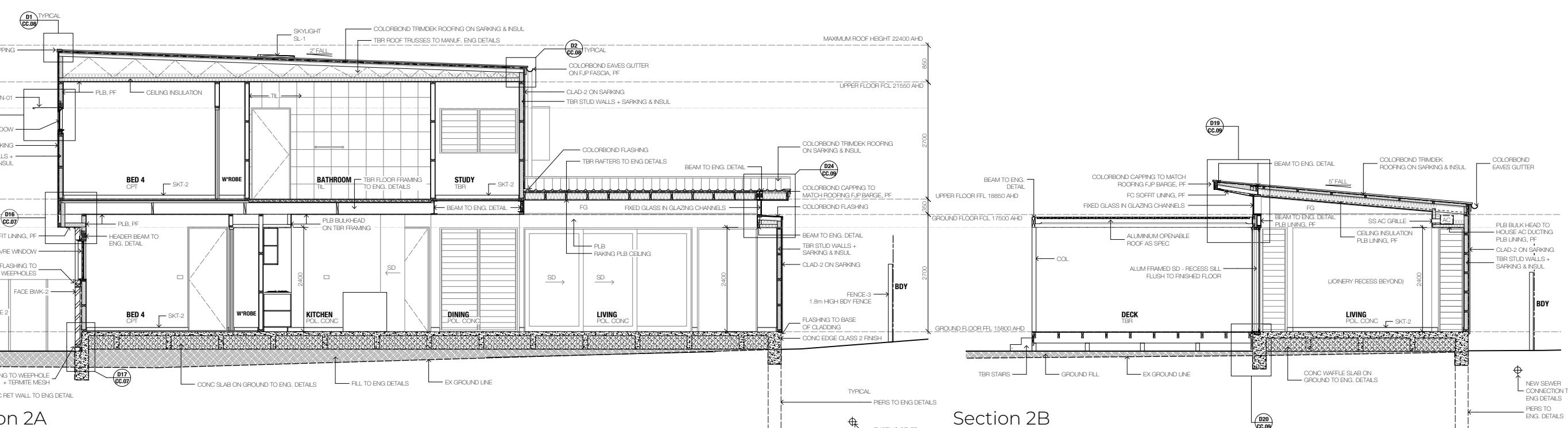
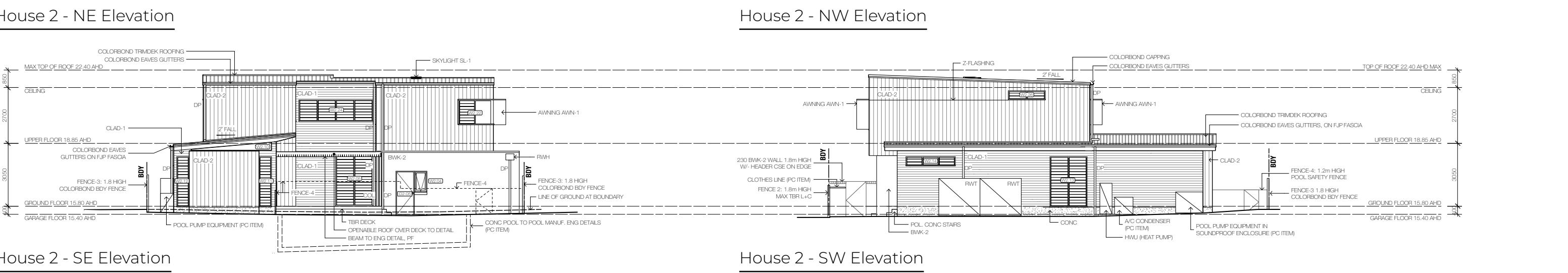
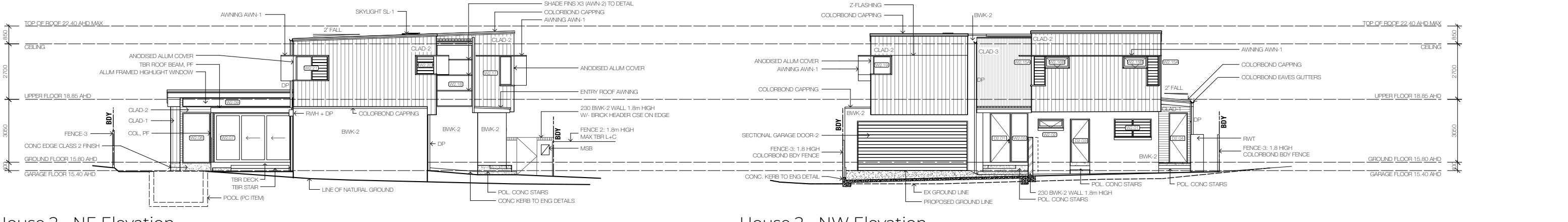


House 2 - Ground Floor Plan

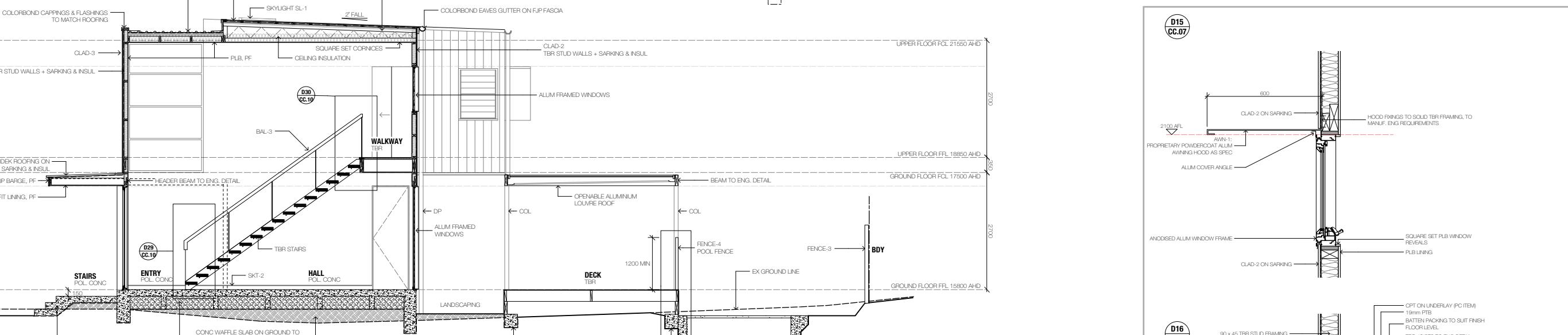
House 2 - Upper Floor Plan



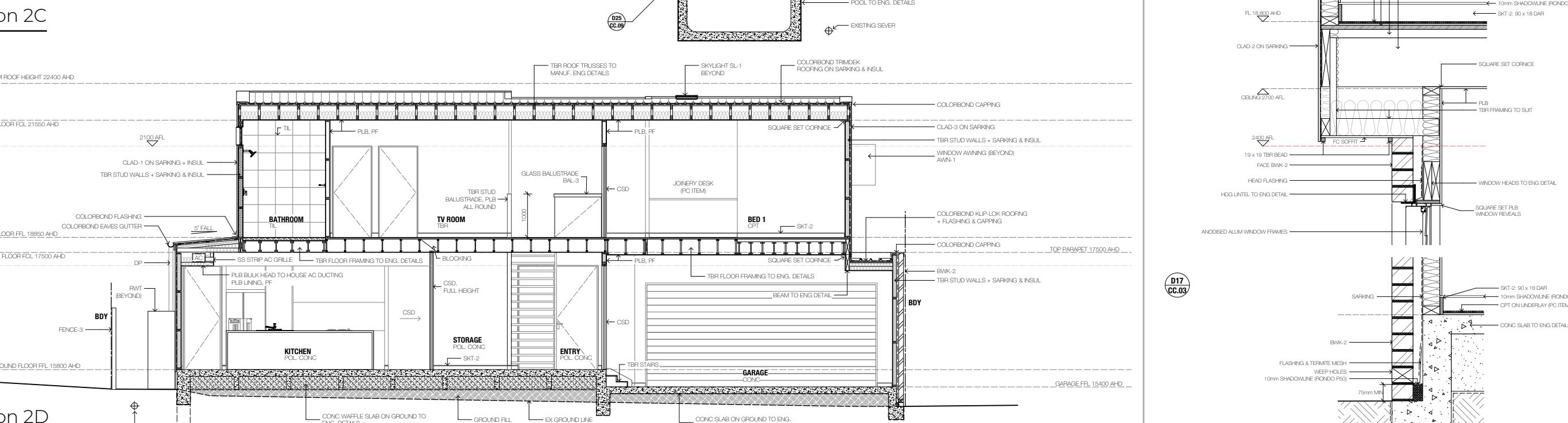
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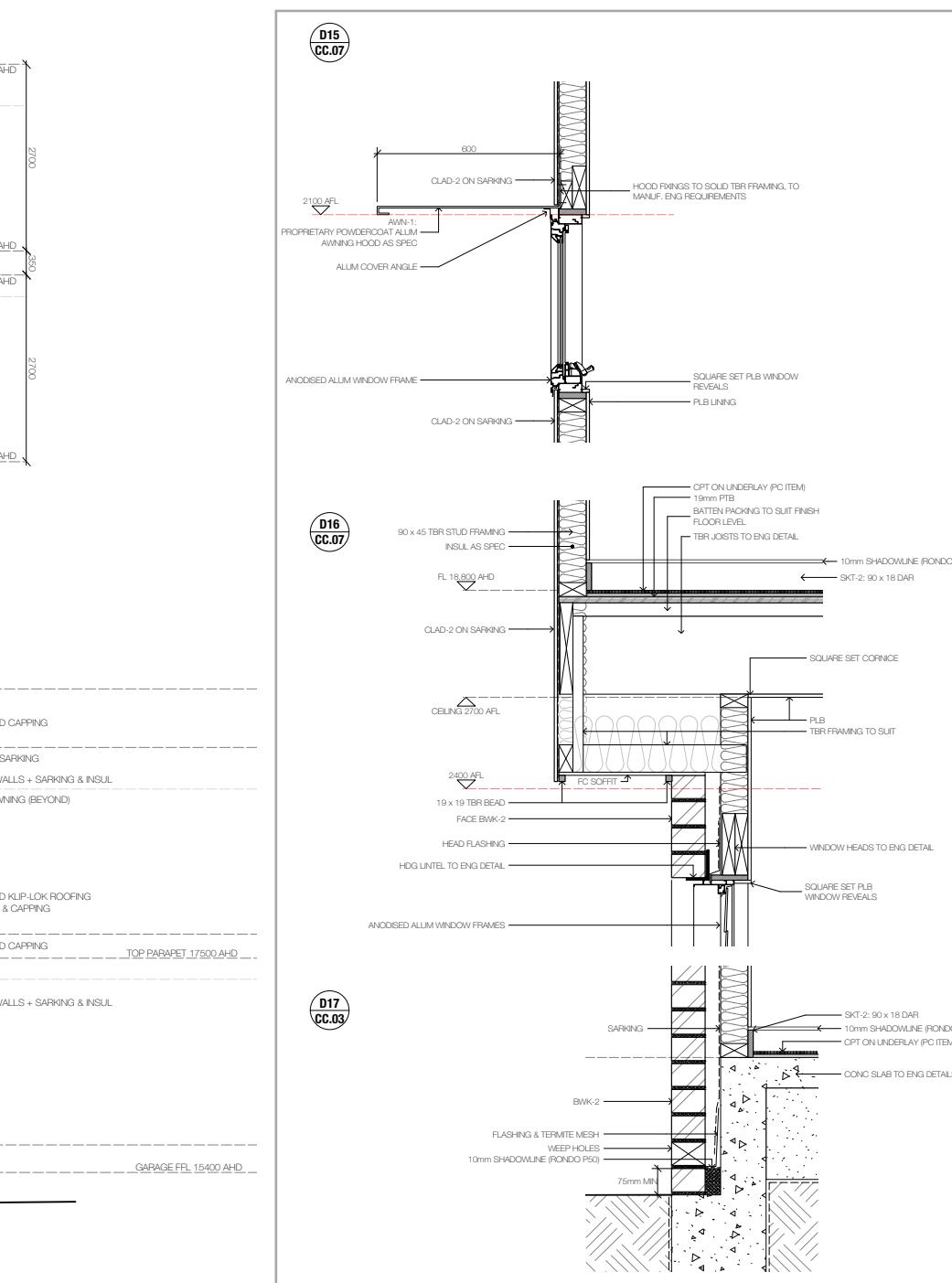
MAXIMUM ROOF HEIGHT 22400 AHD
MAXIMUM FLOOR HEIGHT 21550 AHD
MAXIMUM GROUND LEVEL 2000 AHD



MAXIMUM ROOF HEIGHT 22400 AHD
MAXIMUM FLOOR HEIGHT 21550 AHD
MAXIMUM GROUND LEVEL 2000 AHD



MAXIMUM ROOF HEIGHT 22400 AHD
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MAXIMUM GROUND LEVEL 2000 AHD

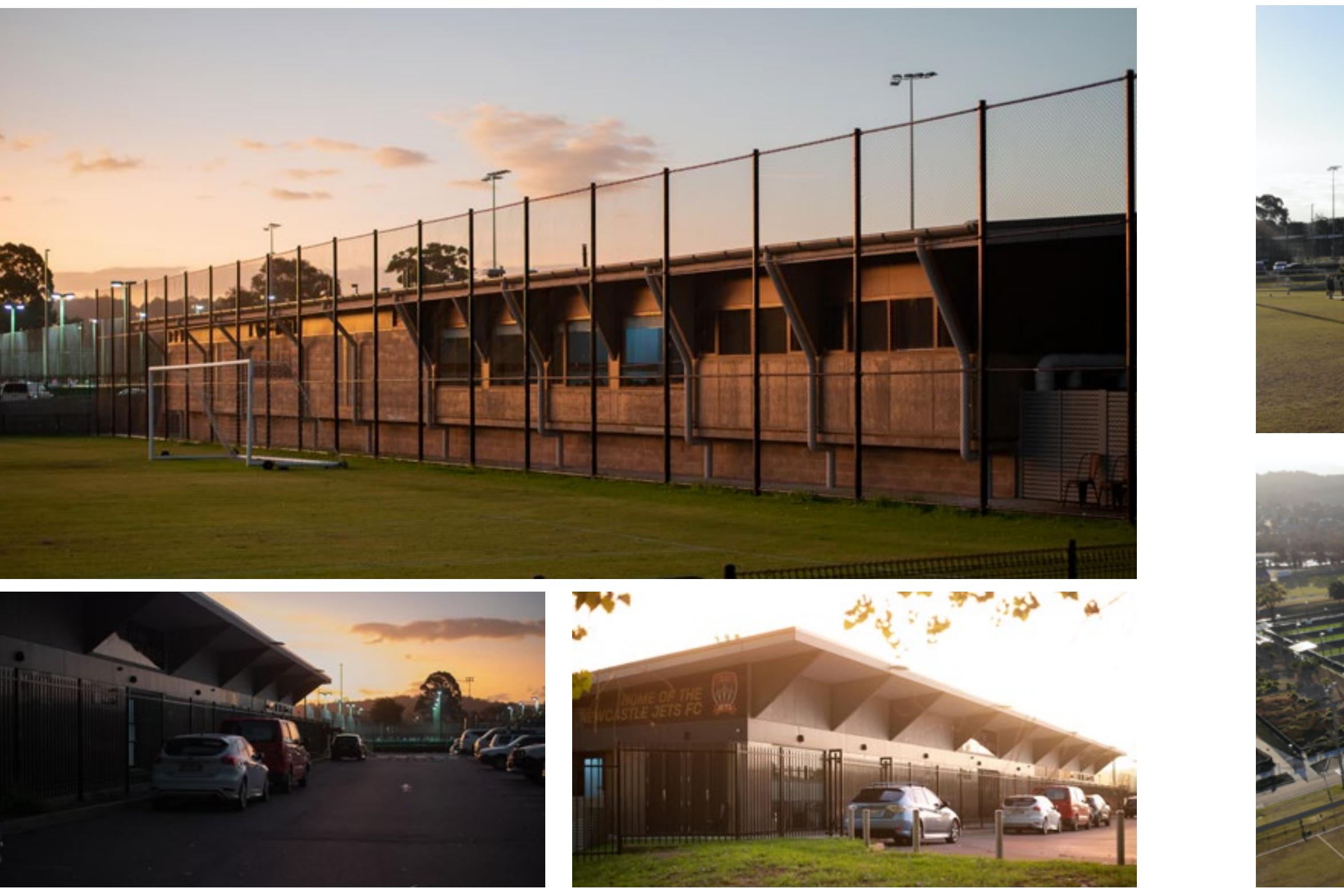


SOCER FACILITY

A new facility building was commissioned as part of the upgrade for Lake Macquarie Regional Football Facility. I worked on the construction documentation after DA.

DETAILS

Project	Speers Point Soccer
Worked On	Construction Certificate
Status	Constructed
Company	Jason Topic Architecture
Location	Cooks Hill, NSW
Software	Vectorworks Photoshop Lightroom (photography)

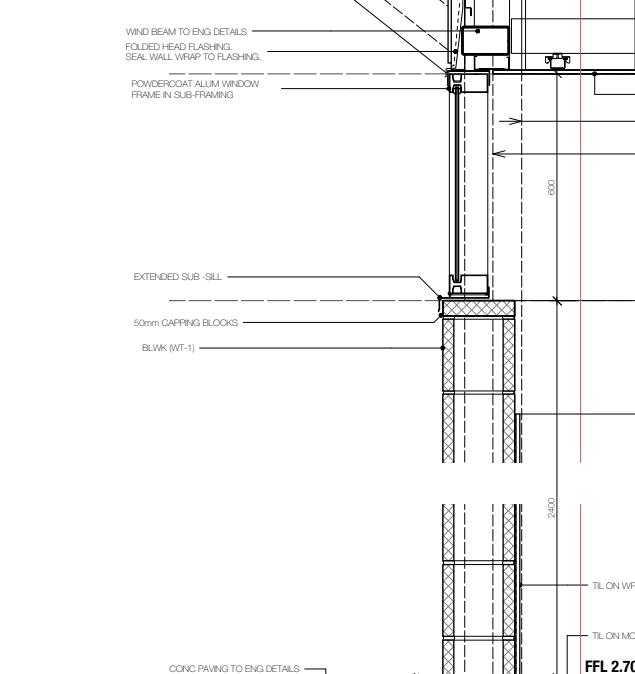
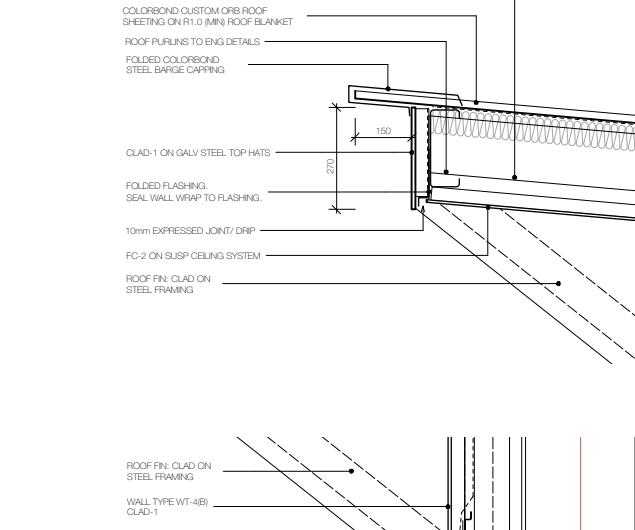
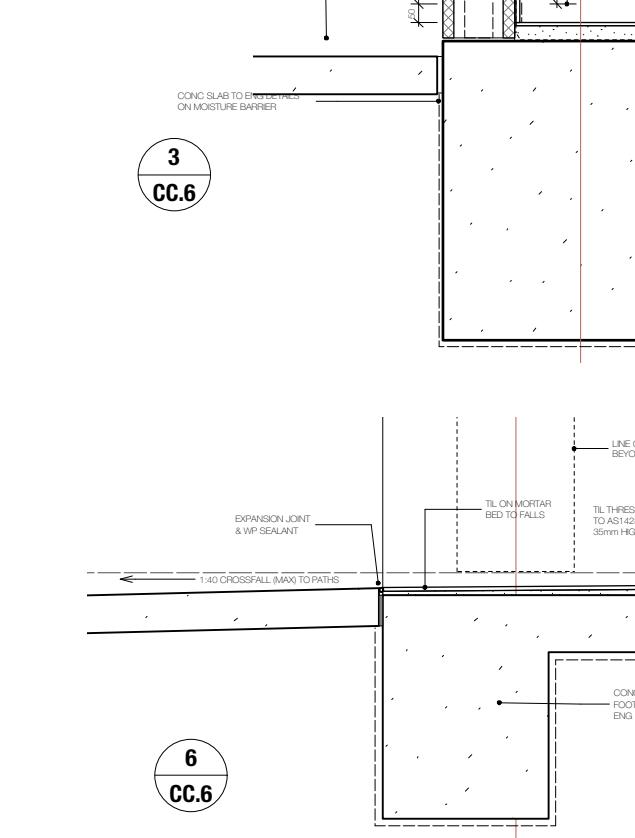
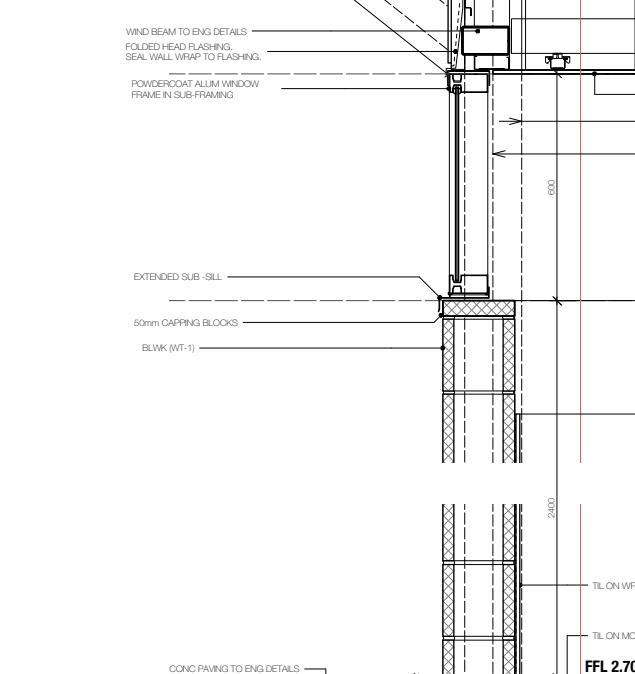
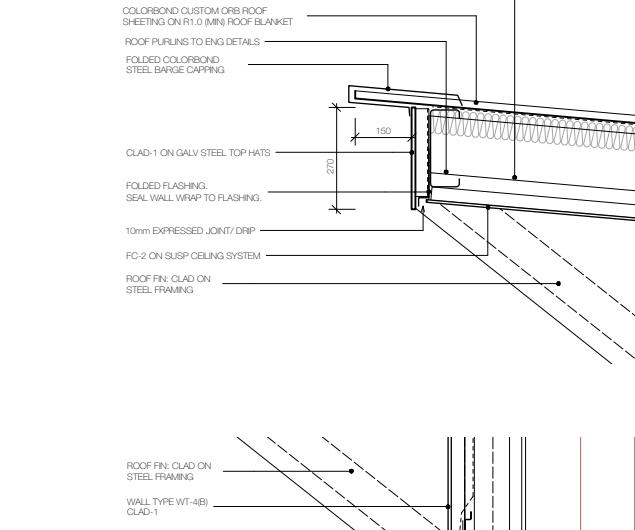
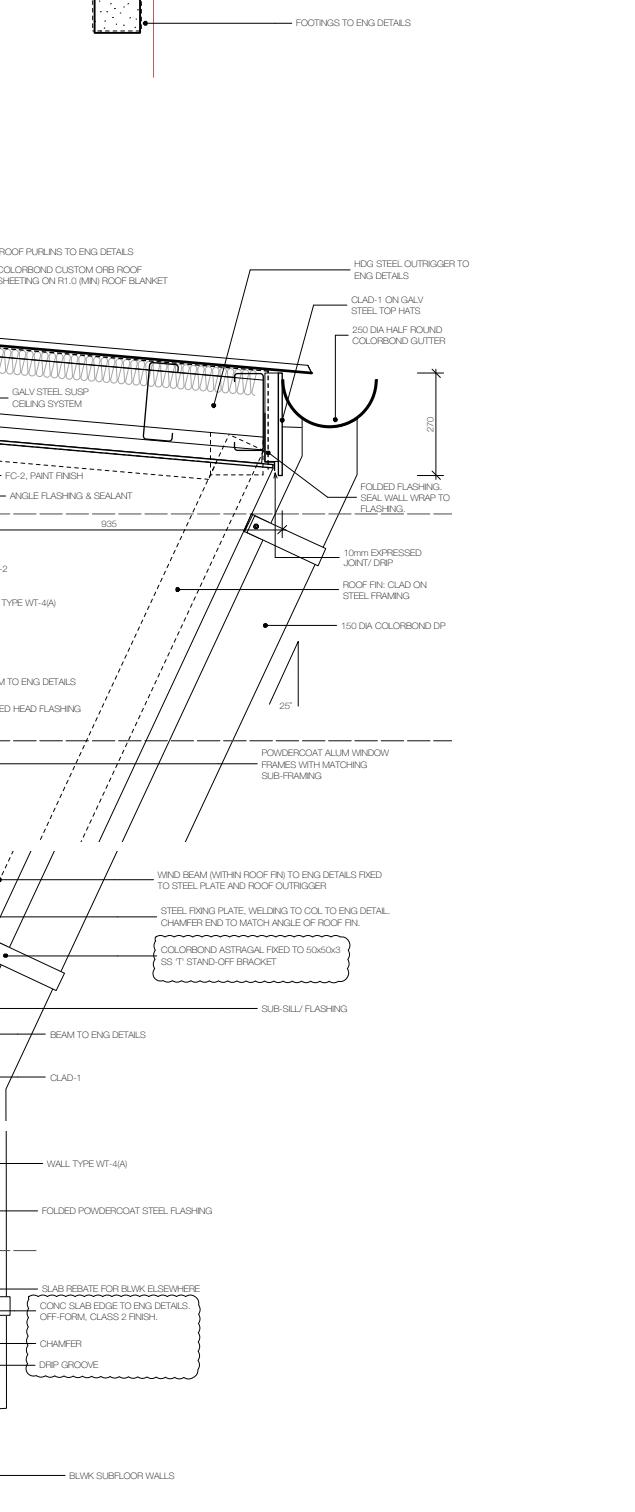
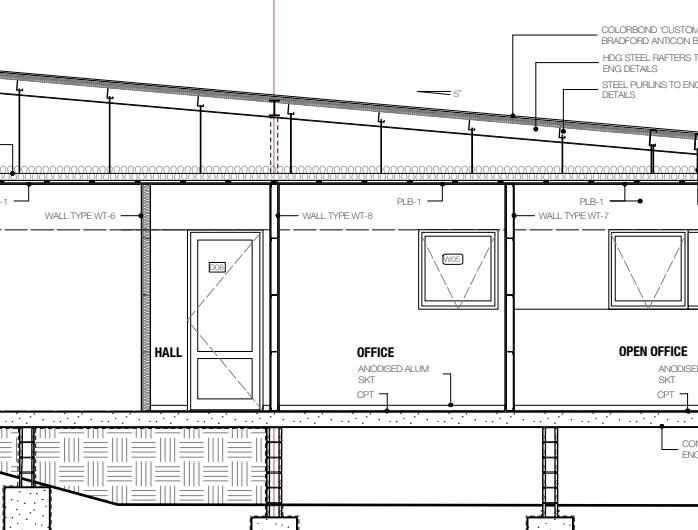
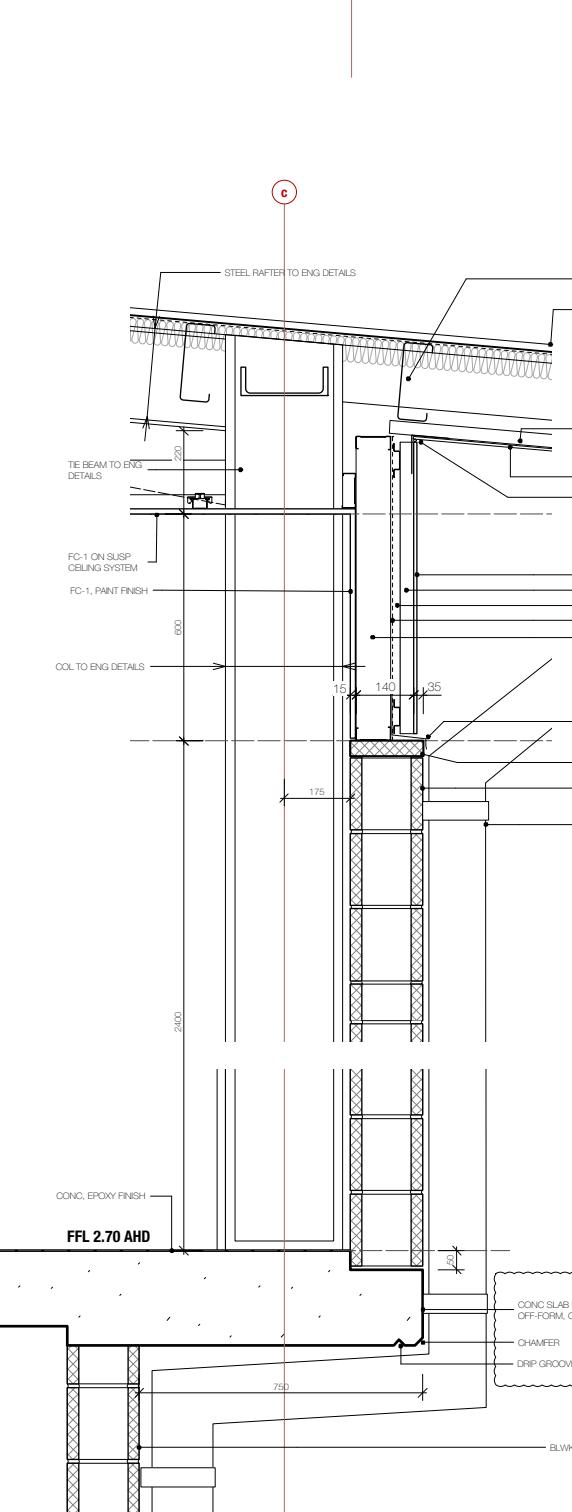
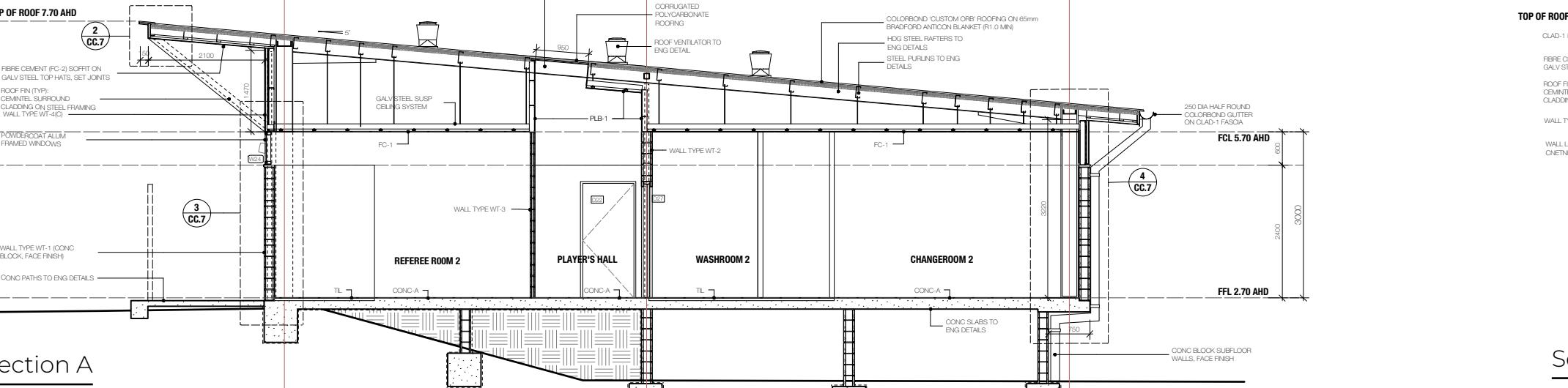
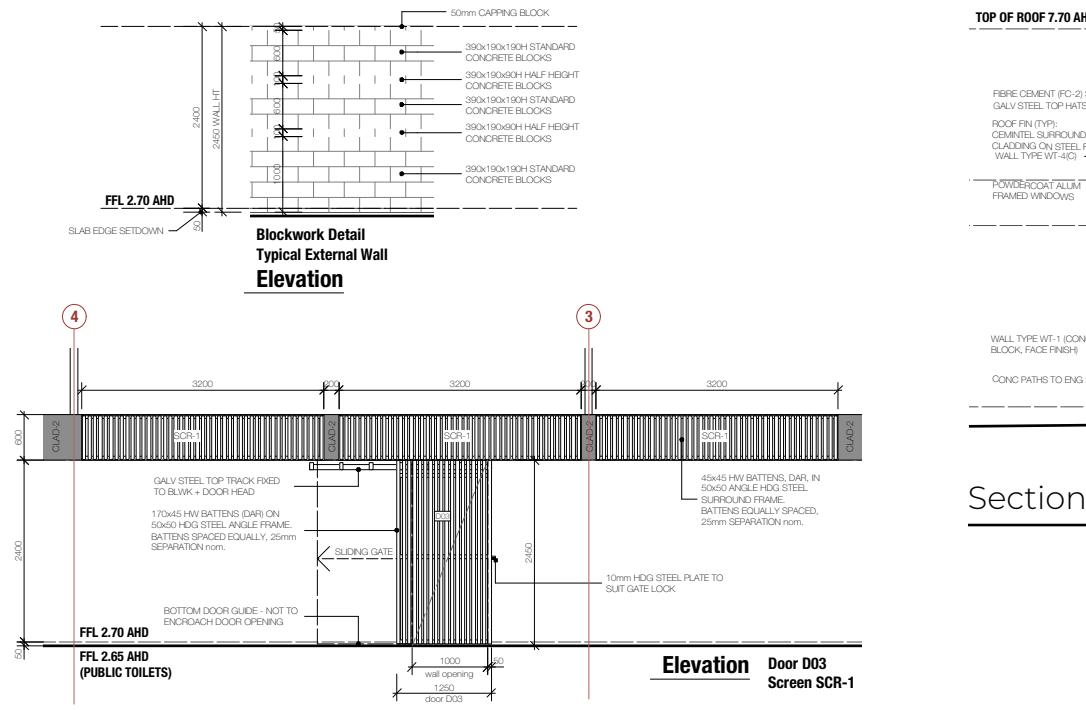


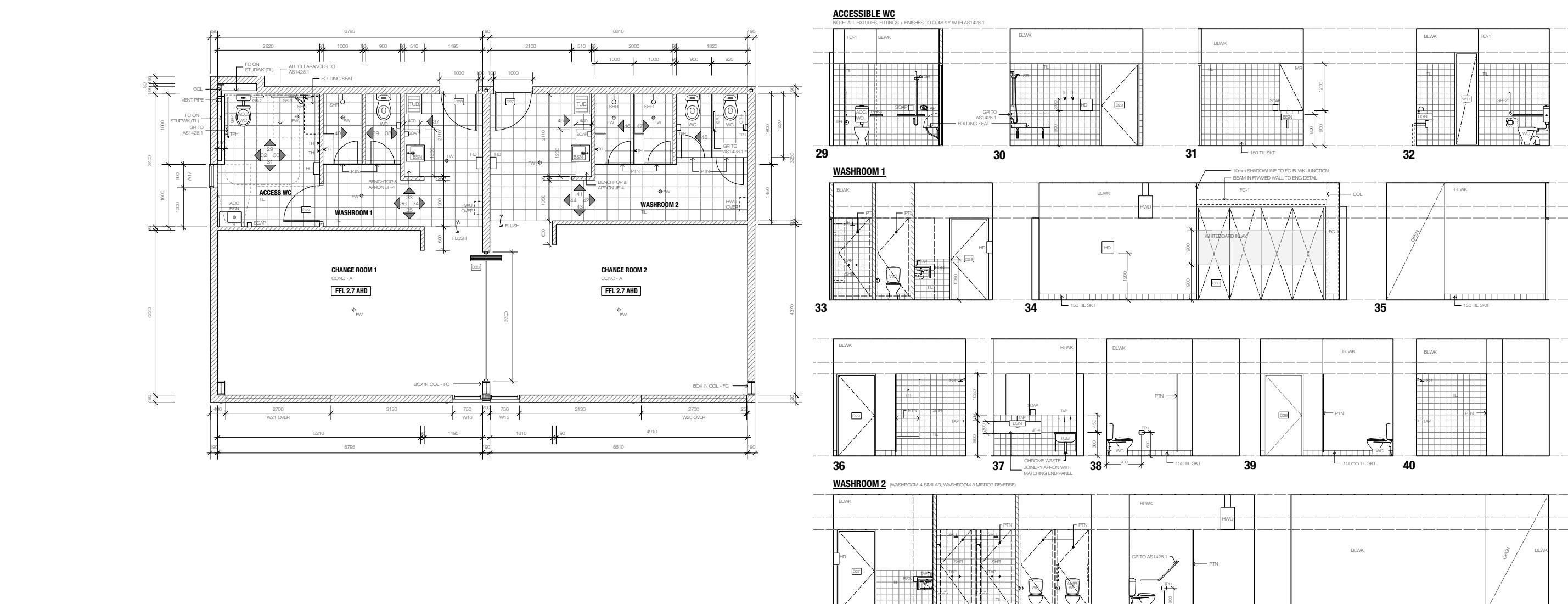
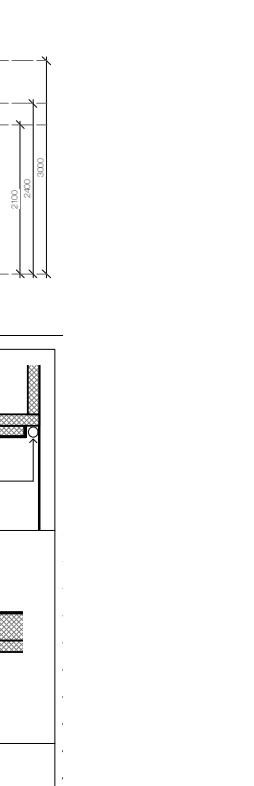
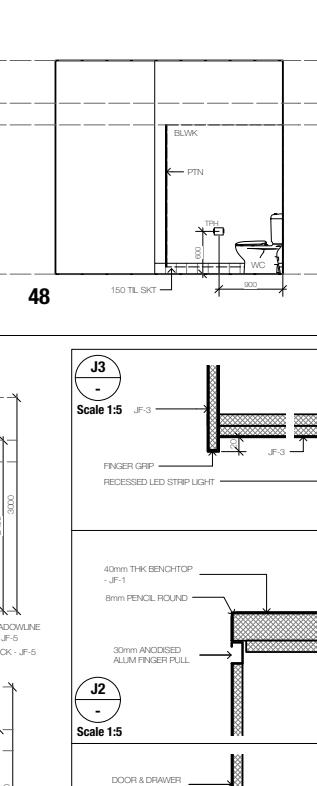
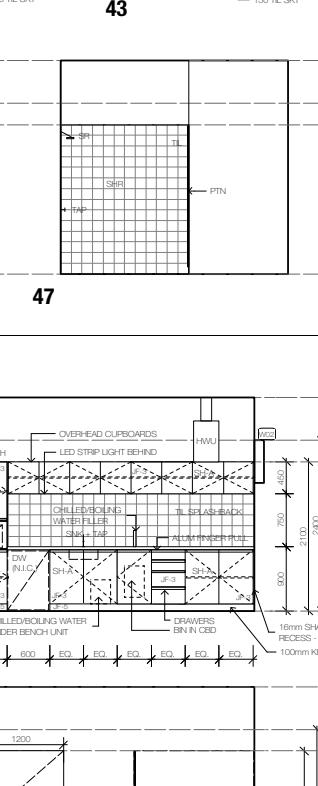
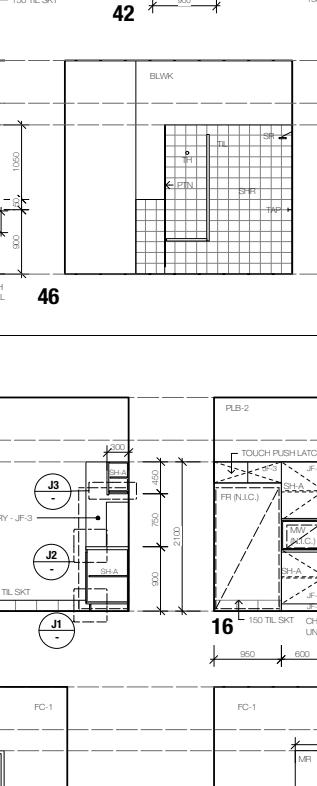
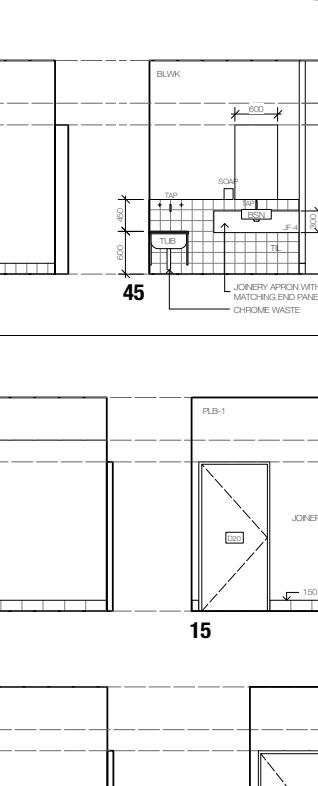
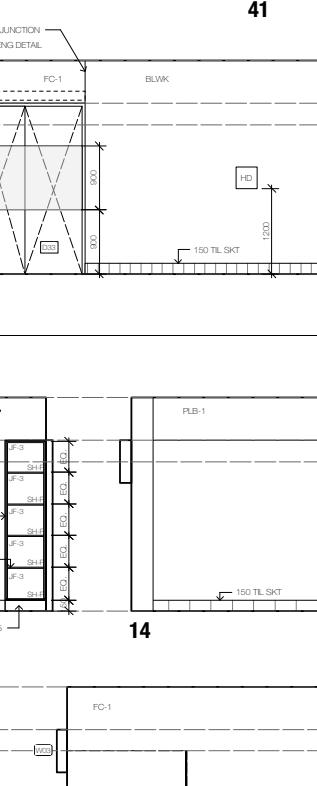
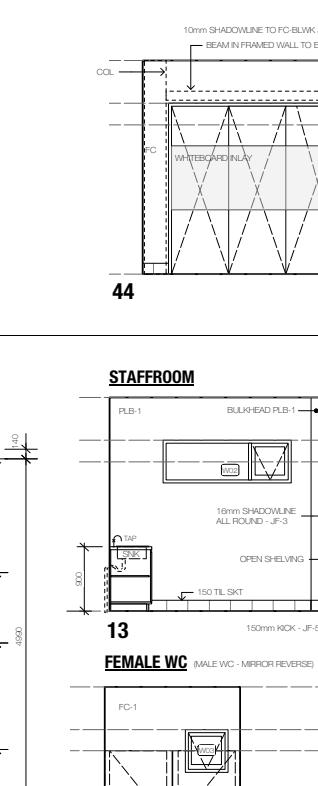
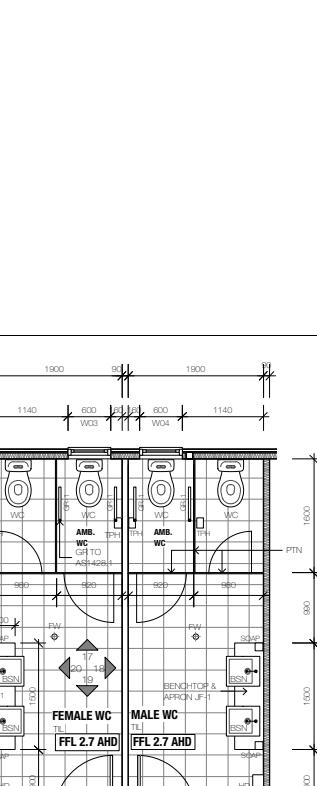
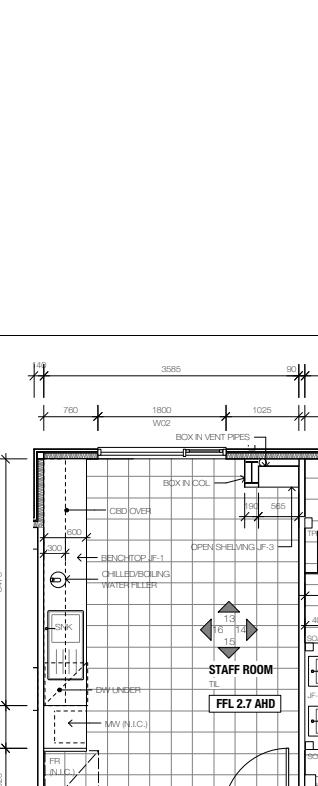
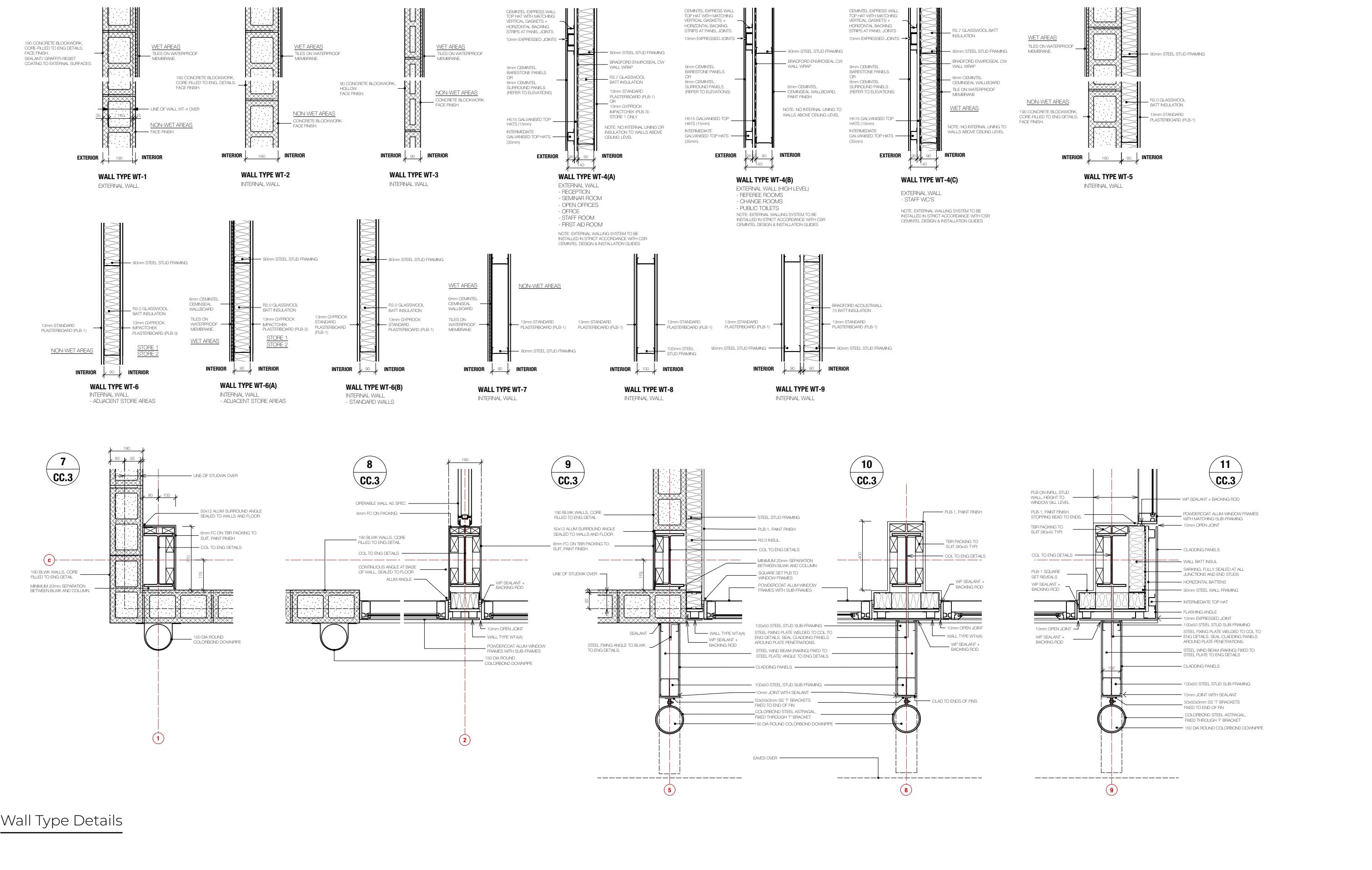
Photomontages



Site Plan

CONSTRUCTION CERTIFICATE





All Type Details