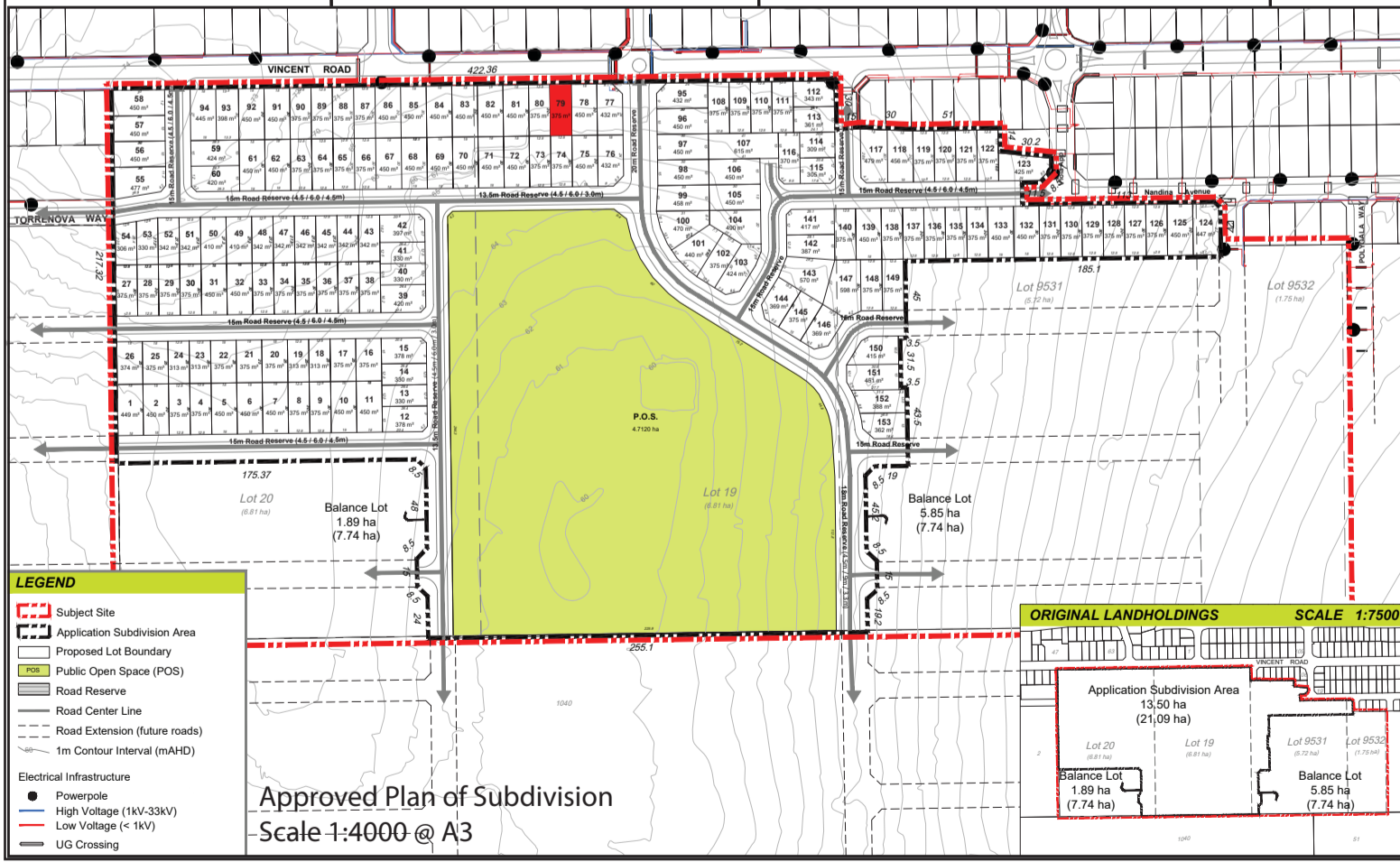
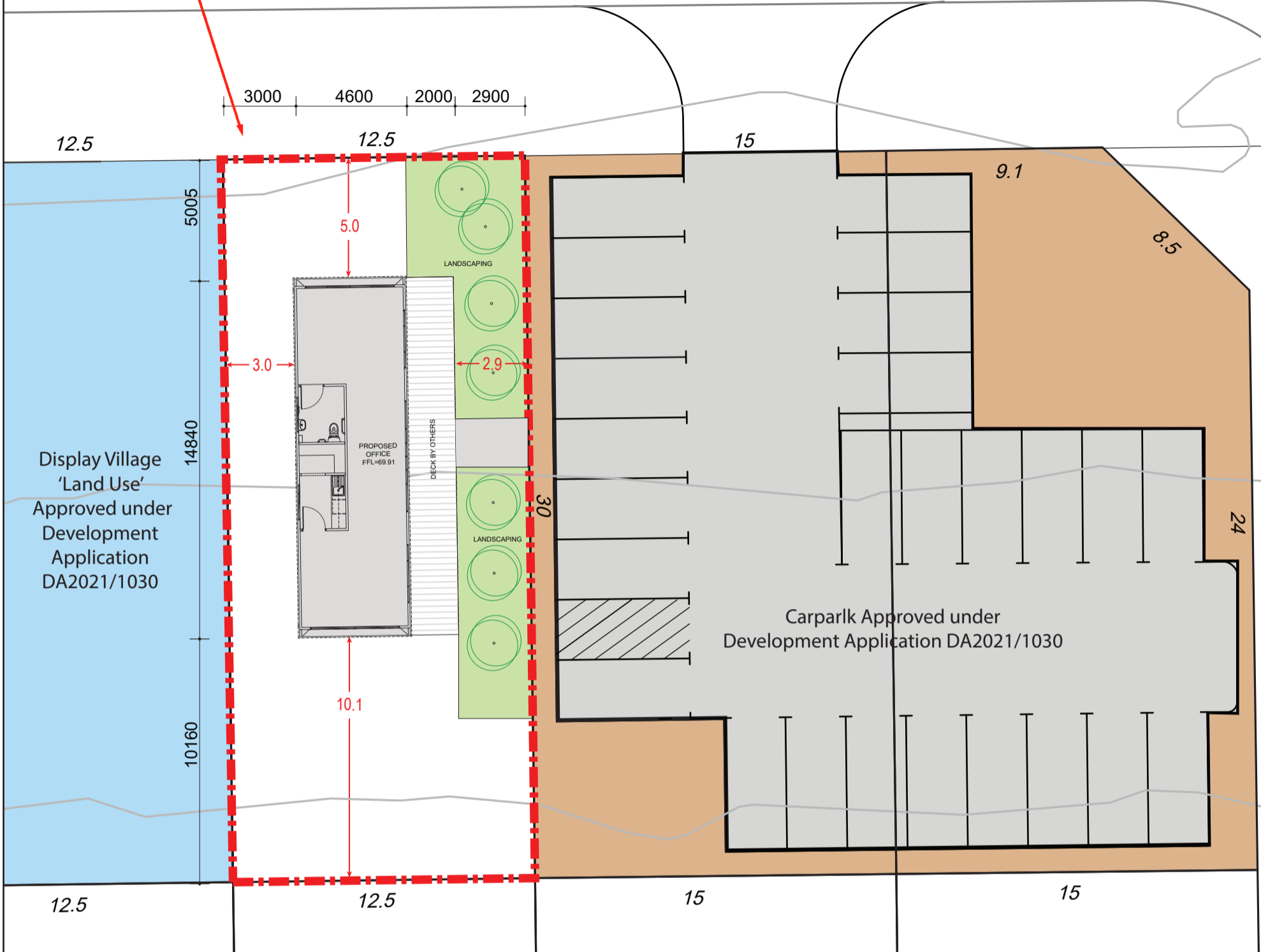


Proposed Sales Office

Vincent Road



LEGEND

- Sales Office (Home Centre)
- Display Homes Approved
- Sales Office (Proposed Lot 79)
- Car Park (11 + 26 Bays) (Approved)
- 1m Contour Interval (mAHD)

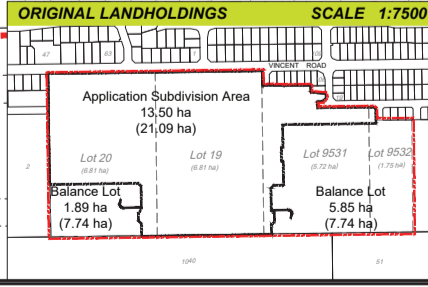
LEGEND

- Subject Site
- Application Subdivision Area
- Proposed Lot Boundary
- Public Open Space (POS)
- Road Reserve
- Road Center Line
- Road Extension (future roads)
- 1m Contour Interval (mAHD)

Electrical Infrastructure

- Powerpole
- High Voltage (1kV-33kV)
- Low Voltage (< 1kV)
- UG Crossing

Approved Plan of Subdivision
Scale 1:4000 @ A3

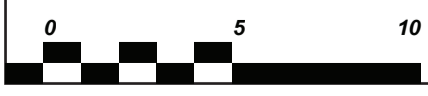


Lot 19 Vincent Road, SINAGRA
Sales Office (Home Centre)

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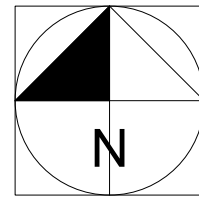


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CONCEPT PLAN FOR DISCUSSION PURPOSES ONLY
Scale 1:200@A3 | Date November 2021 | Project BENSISUB-2-001

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PROJECT DETAILS

JOB NO: FT517
BUILDING: SALES OFFICE
CLIENT: ACUMEN DEVELOPMENT SOLUTIONS
ADDRESS: VINCENT RD,
SINAGRA

DRAWING DETAILS

PAGE: 1 OF 6
DRAWING: **SITE PLAN**
SCALE: 1:100
DRAWN: AP
CHECKED: MB
DATE: 09/09/2021

REVISIONS

NO.	DATE	DESCRIPTION
C	20/01/21	SITE SURVEY ADDED
B	15/09/21	WINS ADDED TO WC & KITCHEN
A	09/09/21	ISSUED FOR REVIEW

NOTES

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORTS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN THE CONTRACT OR SPECIFICATION.

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APPROVALS

OWNER 1: _____

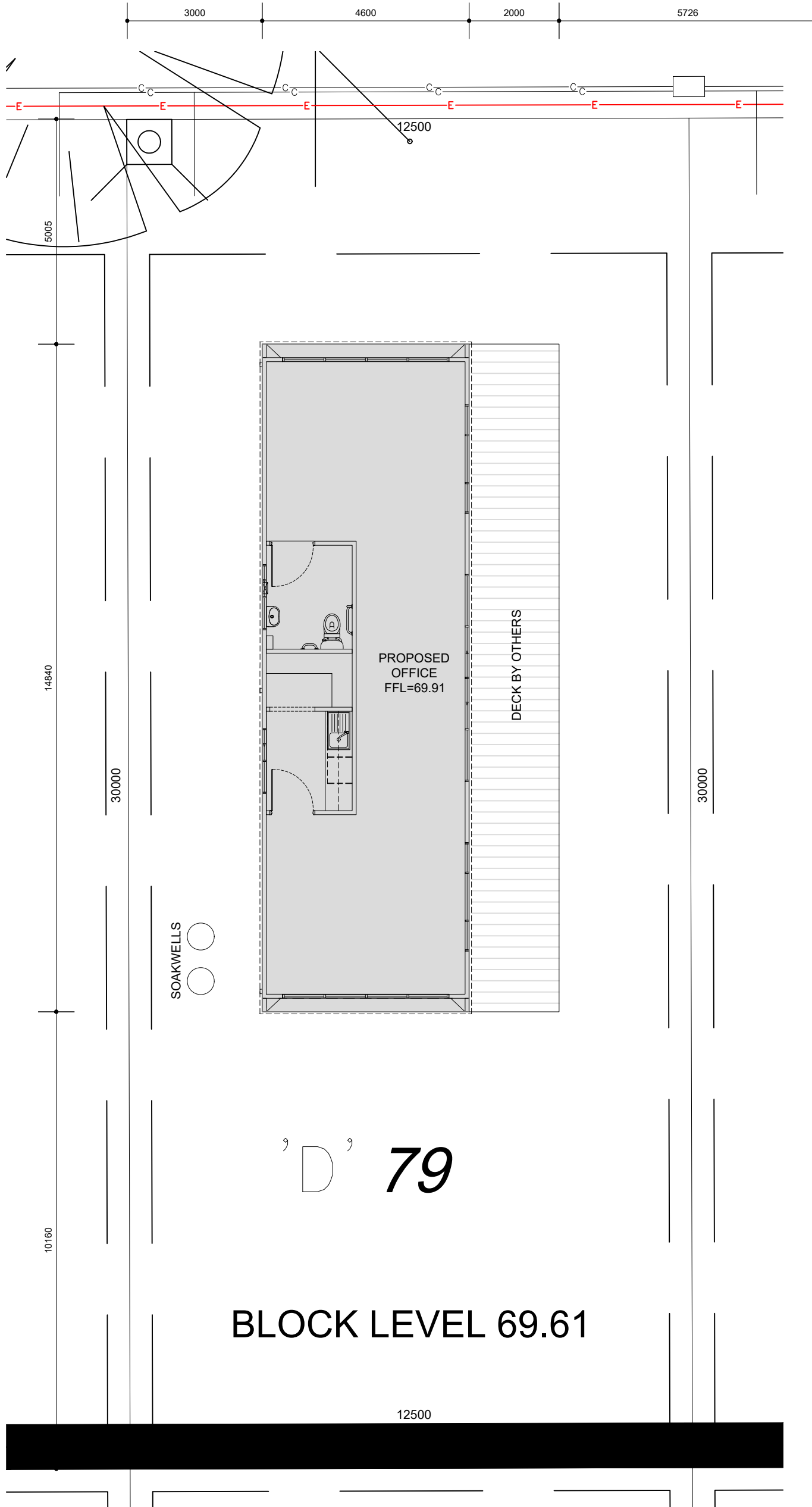
DATE: _____

OWNER 2: _____

DATE: _____

STORMWATER NOTES
STORM WATER TO COMPLY WITH AS3500 BCA 3.1.2 & LG REQUIREMENTS
ROOF AREA: 70.2m²
VOLUME: 76.79m² X 0.0125 = 0.8775m³
SIZE: 2 X Ø600 X 600 DEEP CONCRETE SOAKWELLS
POSITION: 1.0m MIN FROM BOUNDARY OR FOOTING

SITE WORKS NOTES
SITE WORKS TO COMPLY WITH BCA 3.1.1



SITE PLAN 1:100



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PROJECT DETAILS

JOB NO: FT517
BUILDING: SALES OFFICE
CLIENT: ACUMEN DEVELOPMENT SOLUTIONS
ADDRESS: VINCENT RD,
SINAGRA

DRAWING DETAILS

PAGE: 1 OF 6
DRAWING: **FLOOR PLAN**
SCALE: 1:100
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FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL

AREAS	
GROUND FLOOR	133.4m ²
TOTAL	133.4m²

INSULATION REQUIREMENTS
REFER ENERGY REPORT FOR DETAILS

EXTERNAL WALLS: R2.5 BATTS & REFLECTIVE WRAP
CEILING: R4.1 CEILING BATTS
ROOF: 55mm ANTICON

SUB FLOOR VENTILATION NOTES
SUB FLOOR VENTILATION TO COMPLY WITH BCA 3.4.1

GLAZING NOTES
GLAZING TO BCA 3.6 AND AS2047/AS1288

WET AREA NOTES
WET AREAS TO BCA 3.8.1 & AS3740

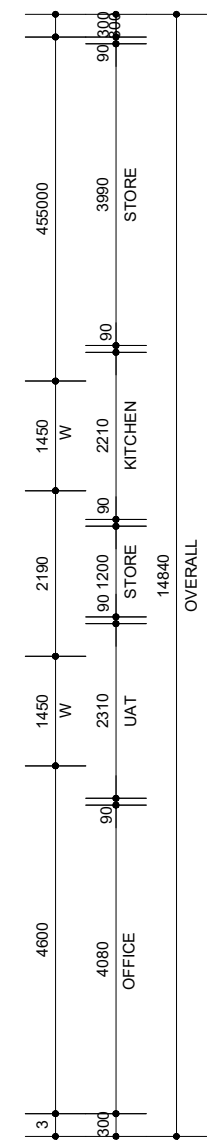
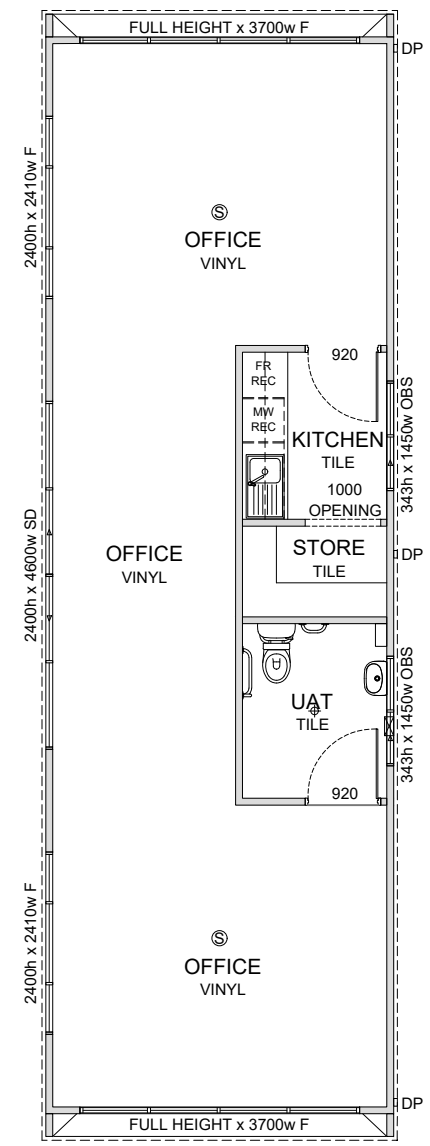
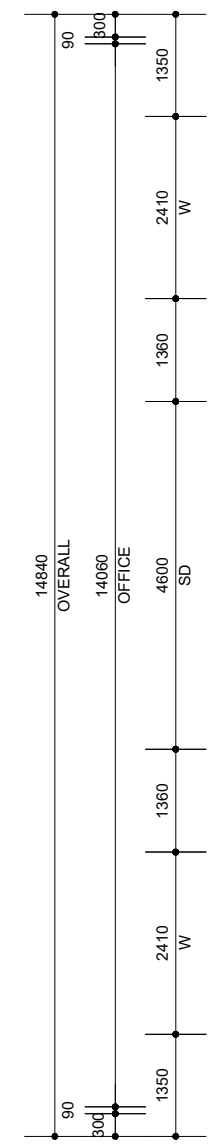
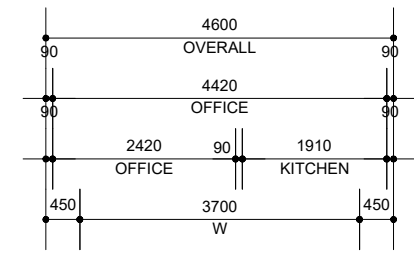
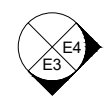
GUTTERS & DOWNPIPES
METAL GUTTERS & DOWNPIPES TO COMPLY WITH AS2179

VAPOUR BARRIER
VAPOUR BARRIER TO BE FITTED IN ACCORDANCE WITH BCA 3.2.2.6

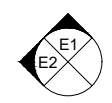
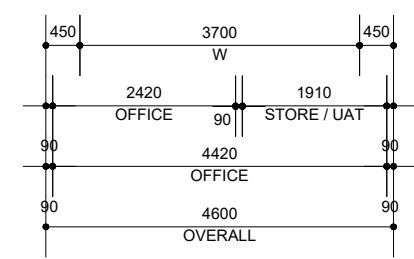
METAL WALL CLADDING NOTES
METAL WALL CLADDING TO AS1562.1

PLUMBER NOTES
ALL PLUMBING WASTE TO RUN TO ONE CONNECTION POINT UNDER BUILDING

BAL NOTES
BAL LEVEL TO BE CONFIRMED






FLOOR PLAN
SCALE 1:100





FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL

FINISHES NOTE
EXTENT OF FINISHES SHOWN AS FOLLOWS

-  IRON ASH CLADDING WITH STAINED FINISH.
-  COLORBOND TRIMDEK MONUMENT CLADDING
-  MATRIX CLADDING 'DUNE'

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