

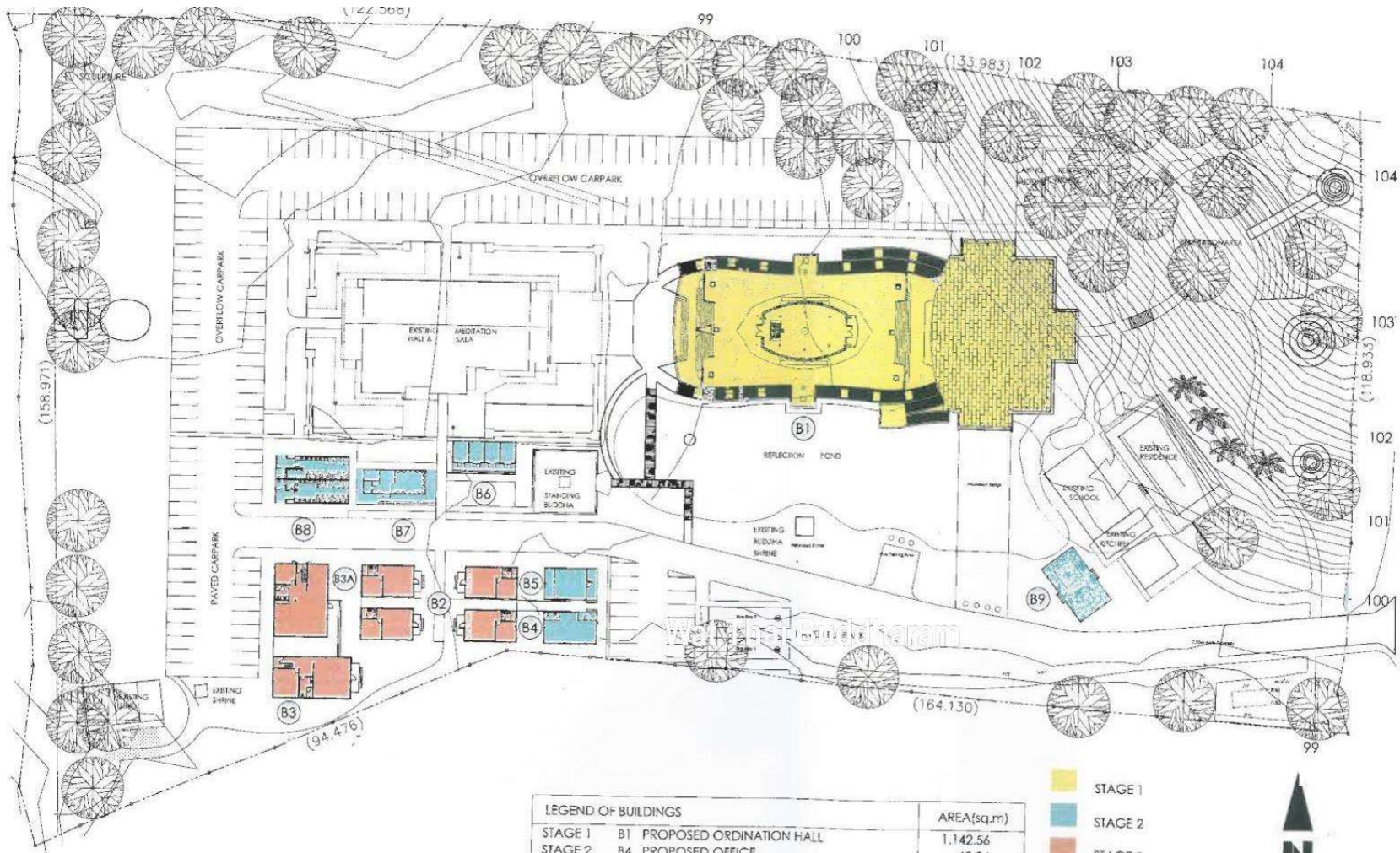


Wat Thai Buddharam

1 Paradise Road, Forestdale



Feasibility Study



GFA(GROSS FLOOR AREA)	AREA(sq.m)
EXISTING GFA	1477.72
EXISTING CAR PARK (54 UNIT 1,359.00 sq.m)	
PROPOSED CAR PARK (112 UNIT 2,718.88 sq.m)	
TOTAL	1477.72


LEGEND OF BUILDINGS		AREA(sq.m)
STAGE 1	B1 PROPOSED ORDINATION HALL	1,142.56
STAGE 2	B4 PROPOSED OFFICE	63.24
	B5 PROPOSED SHOP	50.84
	B6 PROPOSED STUDY	51.24
	B7 PROPOSED KITCHEN AND CANTEN	57.34
	B8 PROPOSED MALE AND FEMALE PUBLIC RESTROOM	130.64
STAGE 3	B9 PROPOSED KIOSK	8.73
	B2 PROPOSED MONK RESIDENCES (FOR EACH MONK RESIDENCE 63.24 SQ.M)	252.96
	B3 PROPOSED MONK RESIDENCE	243.24
	B3A PROPOSED MONK RESIDENCE	295.36
TOTAL		2,296.15

- STAGE 1
- STAGE 2
- STAGE 3

PROPOSED SITE MASTERPLAN (STAGE & CONTOUR)
SCALE 1: 800 @ A3




com/42/2015
22 JUNE 2015



WAT THAI BUDDHARAM
1 PARADISE ROAD, FORESTDALE QLD 4116 AUSTRALIA

OWNER:
WAT THAI BUDDHARAM

LOCATION:
BRISBANE AUSTRALIA



VANGUARD ARCHITECTS CO. LTD.
32 PRAC-IA CHEN 11 BANGSUEI BANGKOK 10800
TEL (662) 913-794-5
FAX (662) 913-7265
Email: Vanguard_arch@yahoo.com

ARCHITECTS:
SURACHAI YEAMSIRI

ASSISTANT ARCHITECTS:
YASOH PUNYAKULER
AKKARDECH PROMSUBRIN
PARISSON PANTARAKRONG
THANAKONN AKALATRAM

STRUCTURAL ENGINEERS:
SEESUK SANE

ELECTRICAL ENGINEERS:

LANDSCAPE:
RALPH'S DAUGHTER

SANITARY ENGINEERS:
SEESUK SANE

DRAWN BY:
YASOH PUNYAKULER
AKKARDECH PROMSUBRIN
PARISSON PANTARAKRONG
THANAKONN AKALATRAM

NOTE:

NO.	DATE	DESCRIPTION

DRAWING TITLE
PROPOSED SITE MASTERPLAN

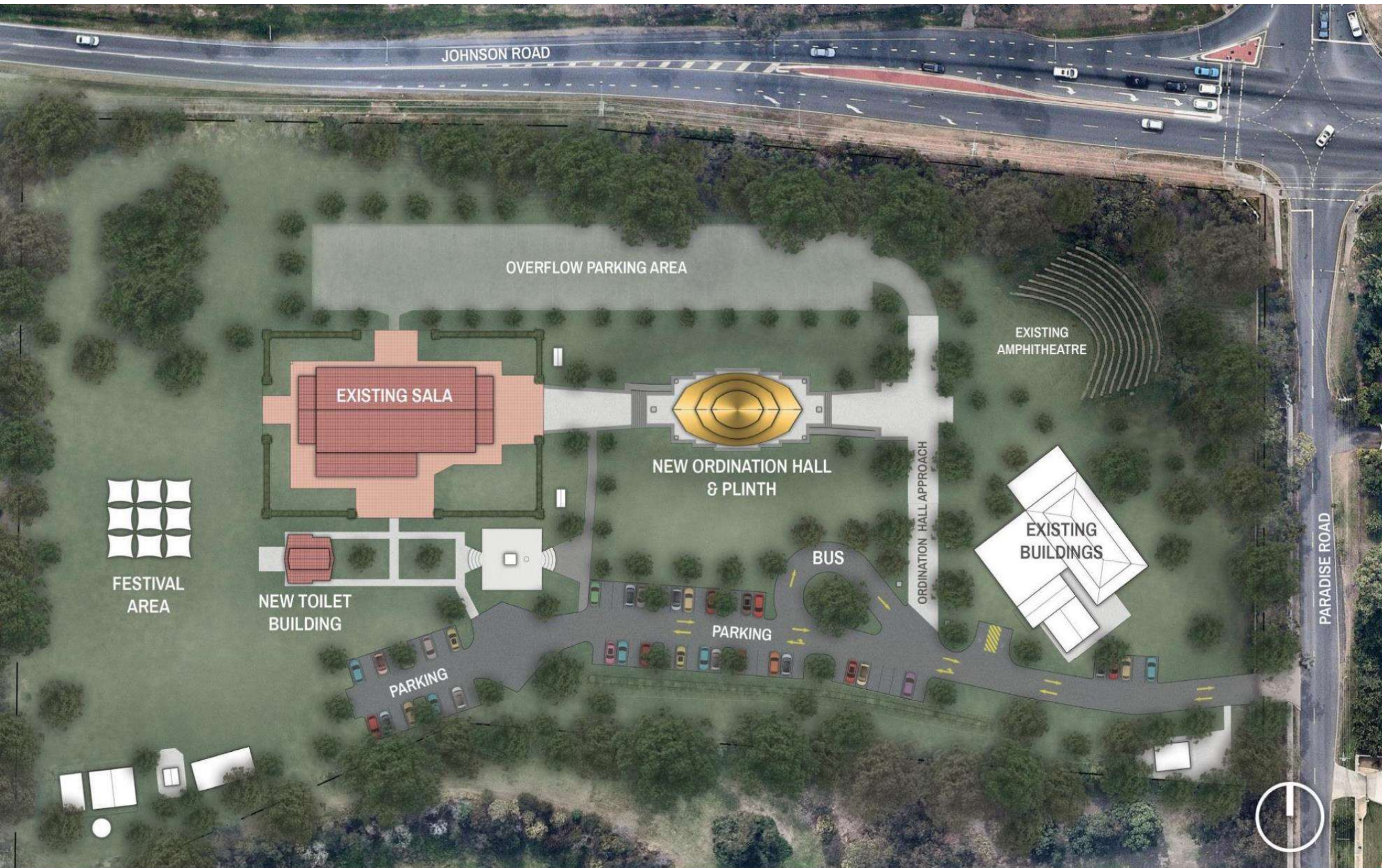
SCALE: 1: 800 @ A3	DRAWING NO. A1-05
CHECKED BY:	TOTAL
APPROVED BY:	
DATE: 22 JUNE 2015	

All the dimensions are based on figures given. Do not measure by scale.

Wat Thai Buddharam
1 Paradise Road, Forestdale



Previous Master Plan

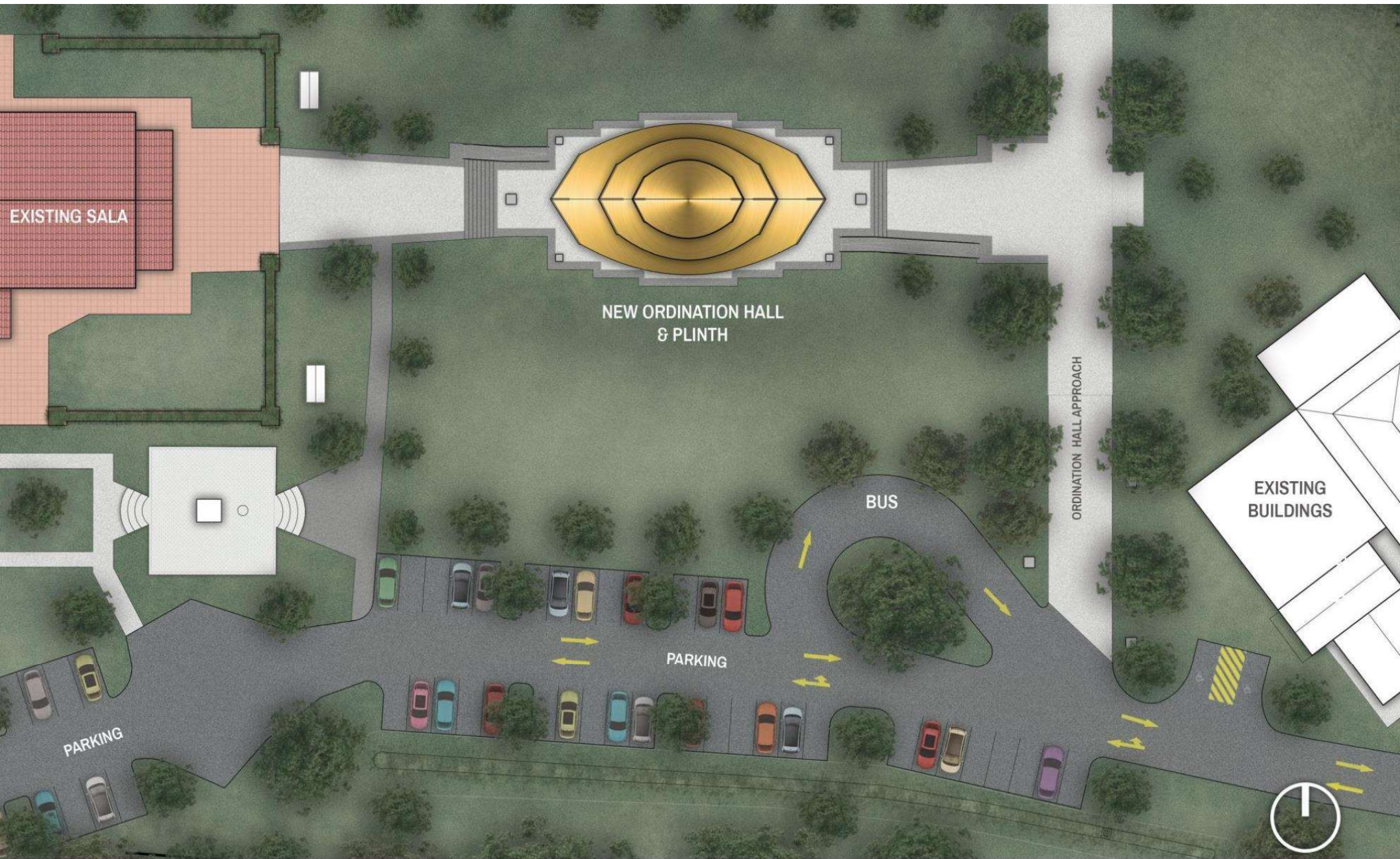


Wat Thai Buddharam

1 Paradise Road, Forestdale



New Master Plan

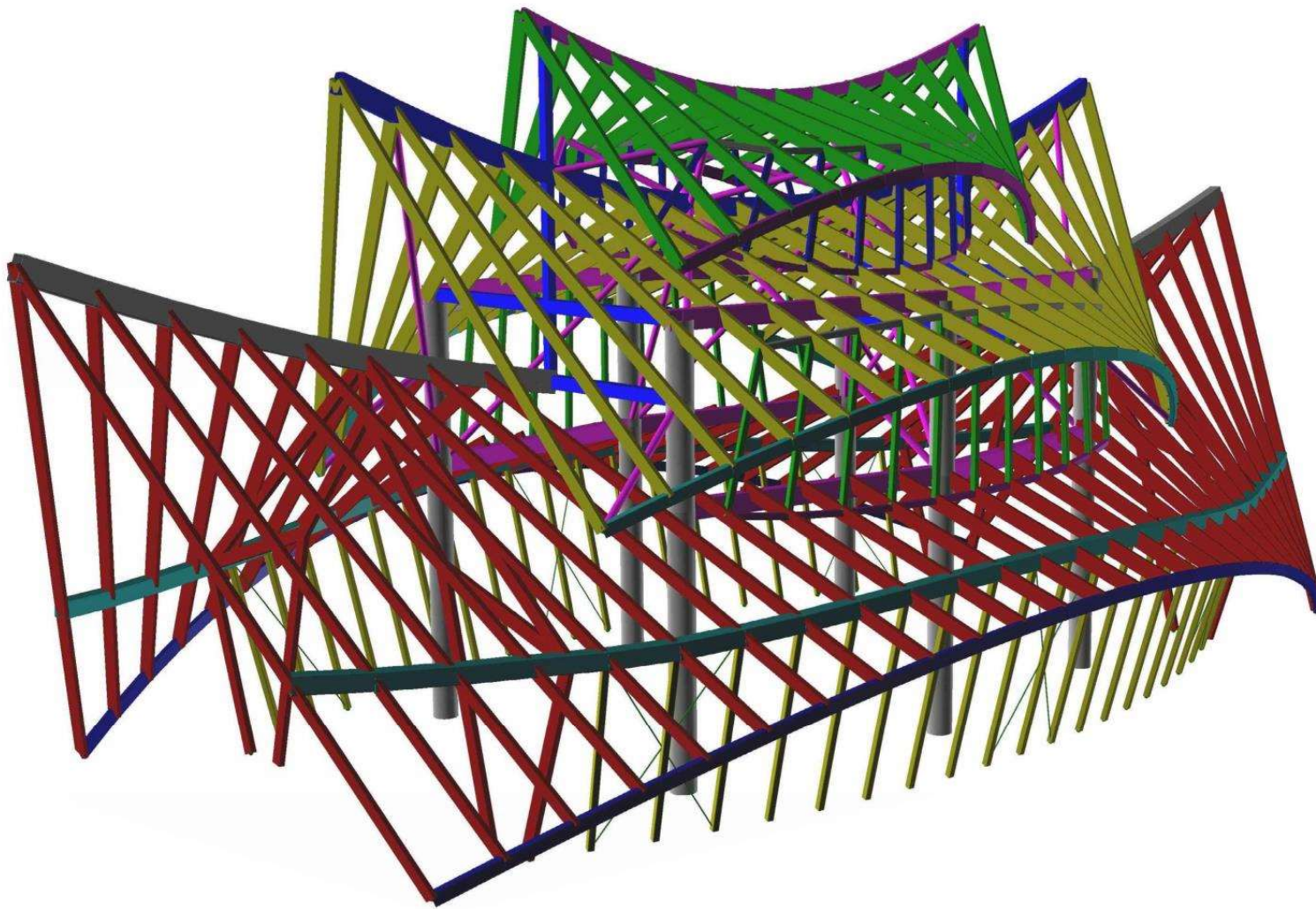


Wat Thai Buddharam

1 Paradise Road, Forestdale

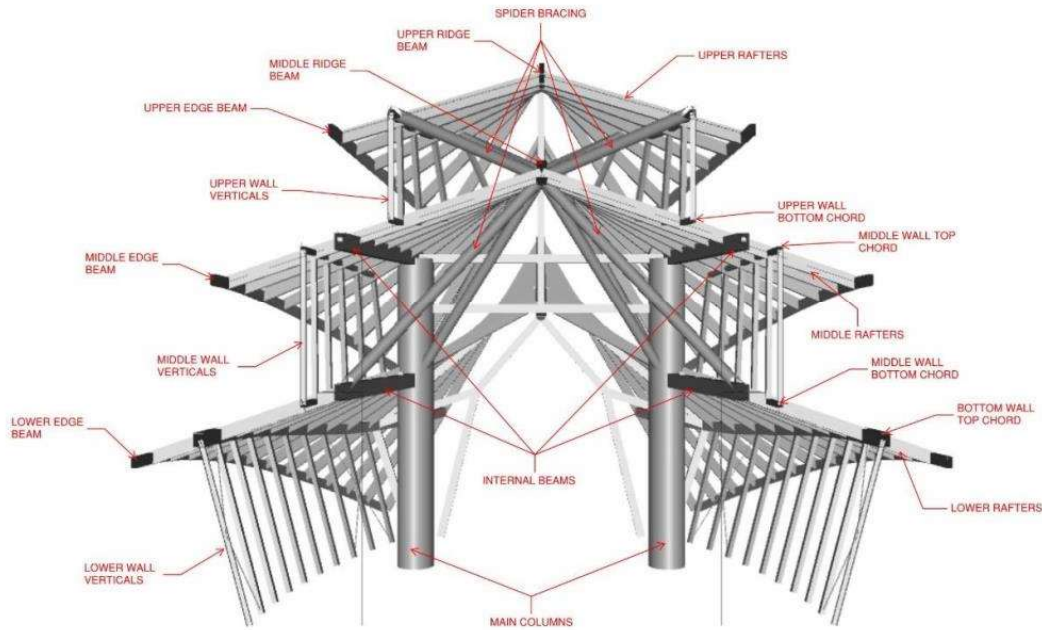
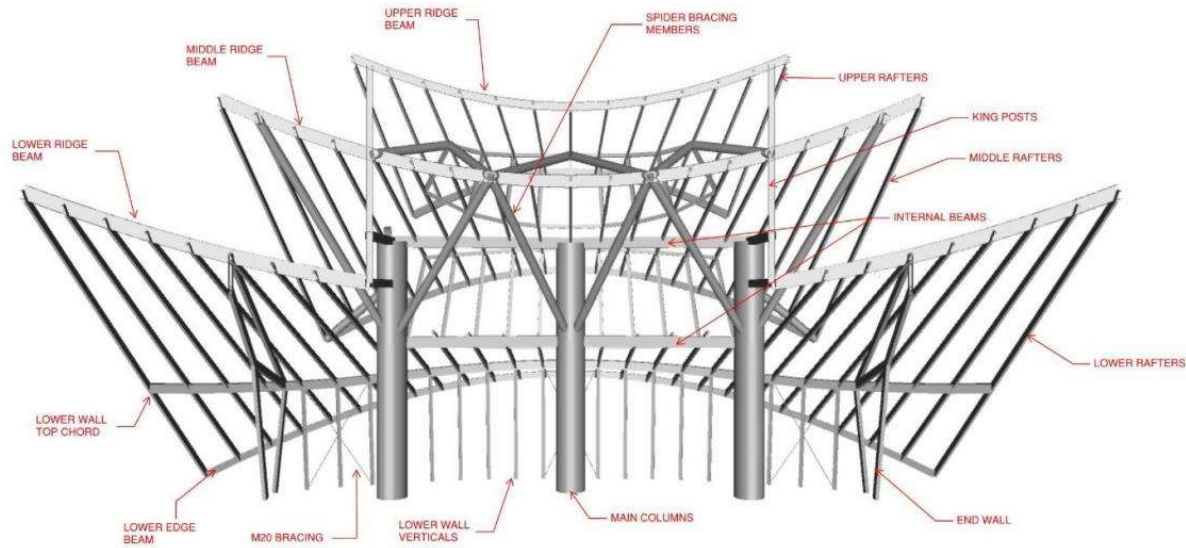


Main Parking and Arrival



- Sections:
- | | | |
|----|-----------------|----------------------------------|
| 1 | 406.4x9.5 CHS | Main Columns |
| 2 | 200x8 SHS | Transfer Beams |
| 3 | 300x200x6 RHS | Internal Beams – Between Columns |
| 4 | 245x63 Hyne LVL | Lower Rafters |
| 5 | 245x63 Hyne LVL | Middle Rafters |
| 6 | 245x63 Hyne LVL | Upper Rafters |
| 7 | 200x100x6 RHS | Lower Edge Beam |
| 8 | 200x100x6 RHS | Middle Edge Beam |
| 9 | 200x100x6 RHS | Upper Edge Beam |
| 10 | 350x250x8 RHS | Lower Ridge Beam |
| 11 | 300x200x6 RHS | Middle Ridge Beam |
| 12 | 200x100x6 RHS | Upper Ridge Beam |
| 13 | 100*6 SHS | Stub Connection |
| 14 | 100*5 SHS | Lower Wall Verticals |
| 15 | 100*5 SHS | Middle Wall Verticals |
| 16 | 100*5 SHS | Upper Wall Verticals |
| 17 | 250x6 SHS | Lower Wall Top Chord |
| 18 | 100*5 SHS | Upper Wall Bottom Chords |
| 19 | 100*5 SHS | Upper Wall Top Chords |
| 20 | 150*5 SHS | King Posts |
| 21 | 114.3*5.4 CHS | Spider Bracing |
| 22 | 200x100x6 RHS | End Wall Members |
| 24 | M20 Rod | M20 Bracing Rod |

NOTE:
 THE STRUCTURE HAS BEEN DESIGNED FOR ALL RELEVANT LOADS DETERMINED BY THE CURRENT AUSTRALIAN STANDARDS, INCLUDING AS/NZS 1170.0, AS/NZS 1170.1, AS/NZS 1170.2, AS 1170.4



Member Number	Type	Size
1.	Main Columns	406.4 x 9.5 CHS
2.	Transfer Beams	700 x 8 SHS
3.	Internal Beams - Between Columns	300 x 200 x 6 RPS
4.	Lower Rafters	245 x 63 F17 LVL
5.	Middle Rafters	245 x 63 F17 LVL
6.	Upper Rafters	245 x 63 F17 LVL
7.	Lower Edge Beam	200 x 100 x 6 RPS
8.	Middle Edge Beam	200 x 100 x 6 RPS
9.	Upper Edge Beam	200 x 100 x 6 RPS
10.	Lower Ridge Beam	350 x 250 x 6 RPS
11.	Middle Ridge Beam	300 x 200 x 6 RPS
12.	Upper Ridge Beam	200 x 100 x 6 RPS
13.	Stub Connection	100 x 6 SHS
14.	Lower Wall Verticals	100 x 5 SHS
15.	Middle Wall Verticals	100 x 5 SHS
16.	Upper Wall Verticals	100 x 5 SHS
17.	Lower Wall Top Chord	250 x 6 SHS
18.	Upper Wall Bottom Chords	100 x 5 SHS
19.	Upper Wall Top Chords	100 x 5 SHS
20.	King Posts	350 x 5 SHS
21.	Spider Bracing	314.3 x 5.4 CHS
22.	End Wall Members	200 x 100 x 6 RPS
23.	End Rafters - Lower Level	200 x 100 x 6 RPS
24.	M20 Bracing Rod	M20 Rod

NOTE:
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Wat Thai Buddharam

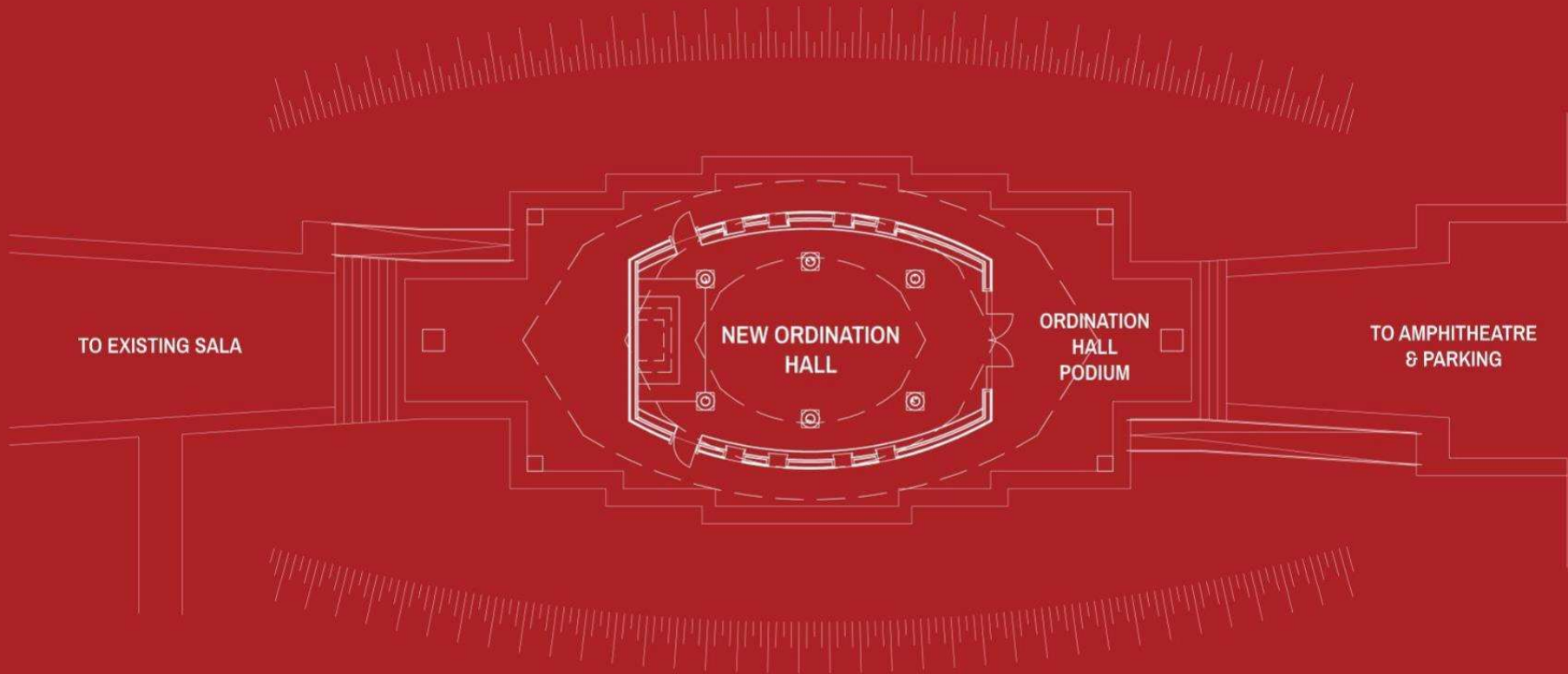
1 Paradise Road, Forestdale



Structural Framing Elevations

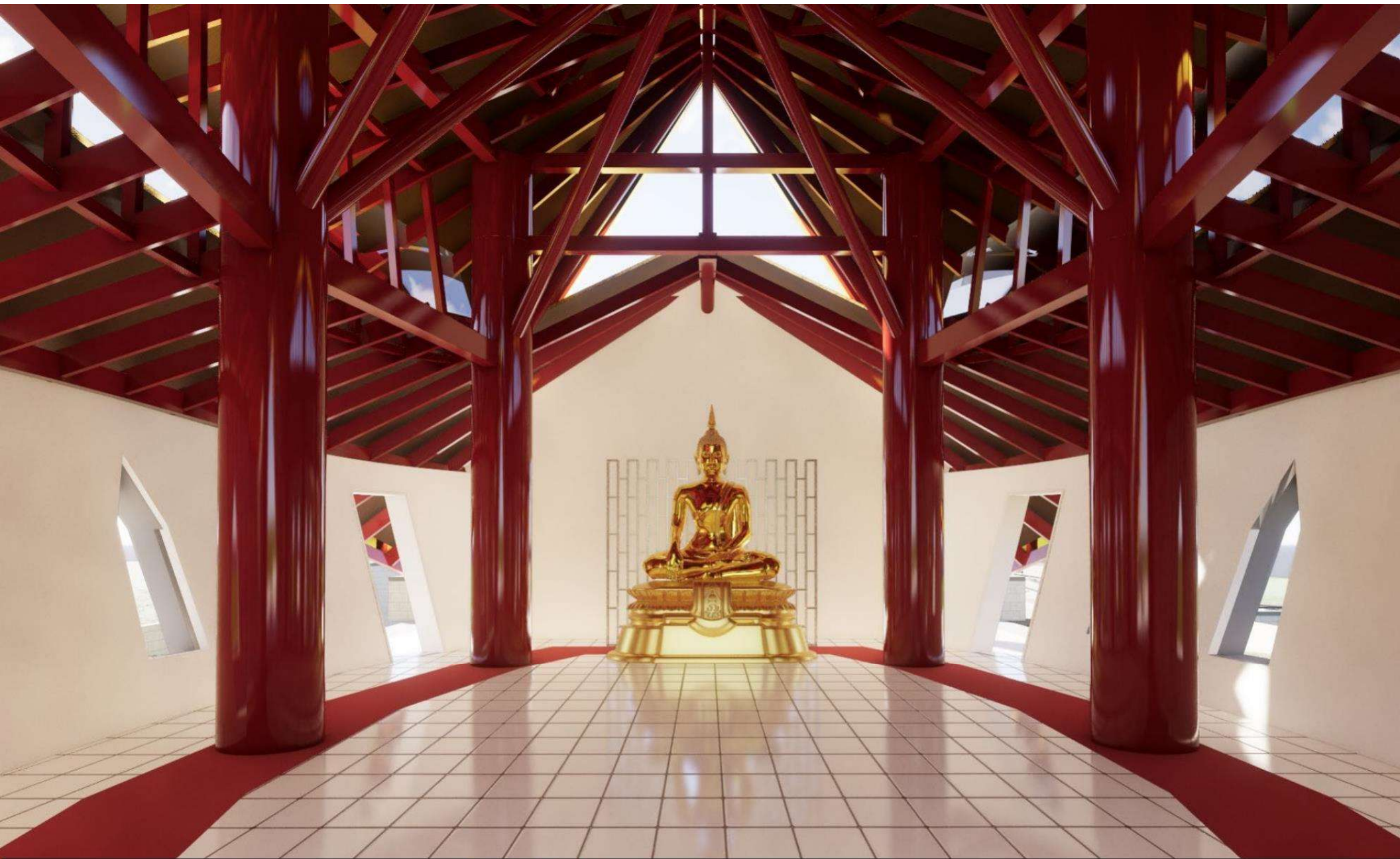


OVERFLOW PARKING



TURFED AREA





Wat Thai Buddharam

1 Paradise Road, Forestdale



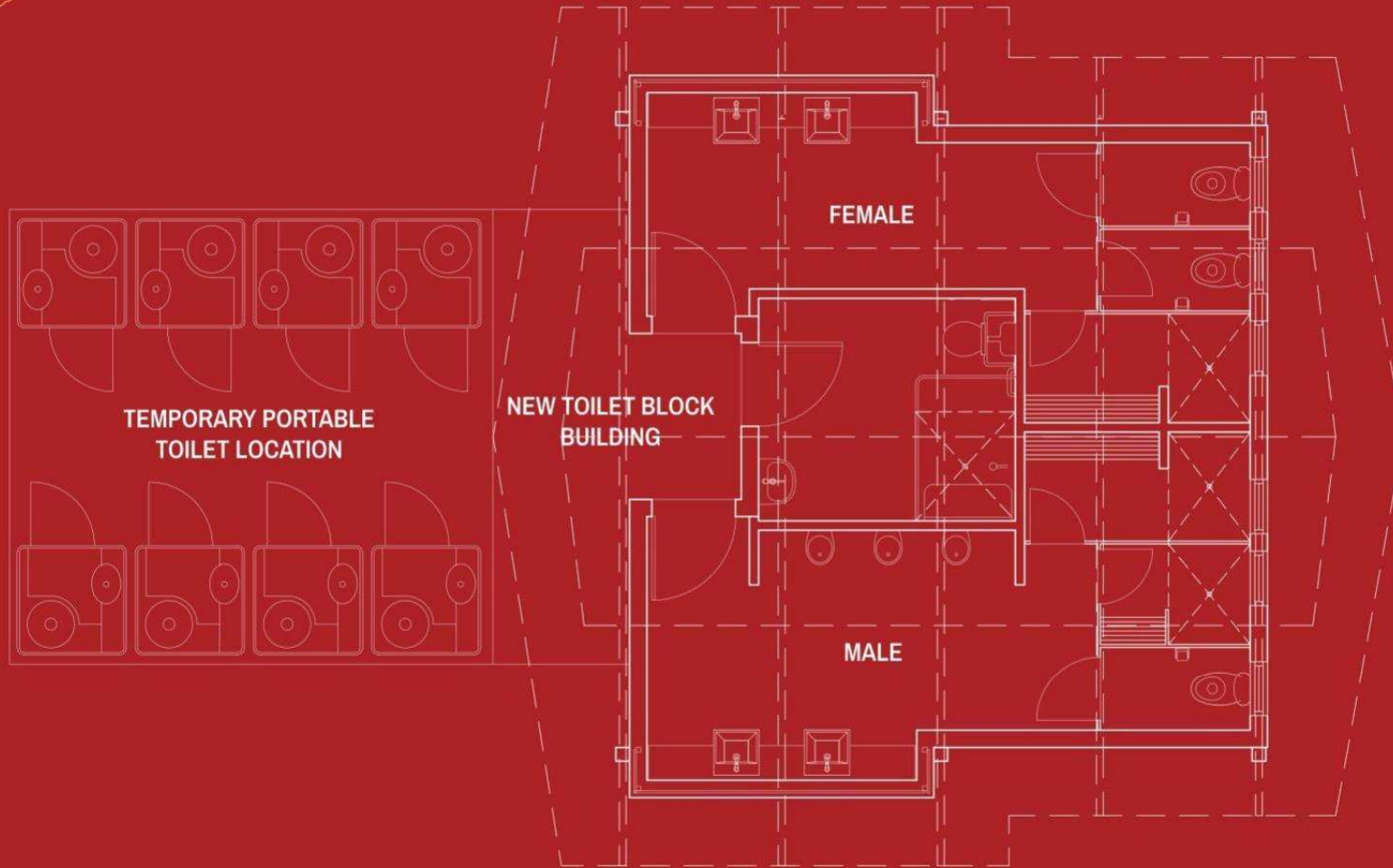
**Artist Impression – Ordination Hall
Interior**

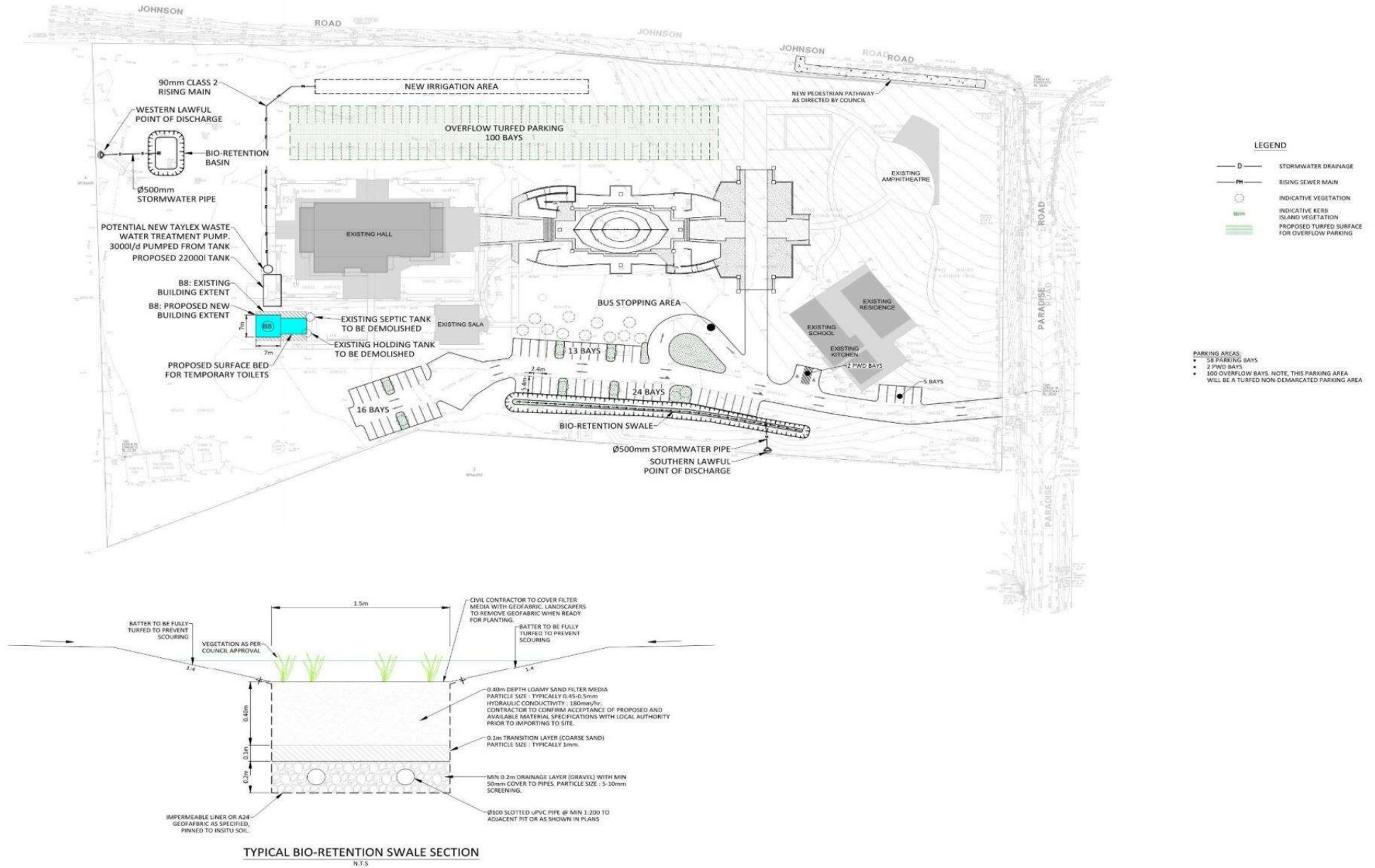


Wat Thai Buddharam
1 Paradise Road, Forestdale



**Artist's Impression – New Toilet
Block Exterior**



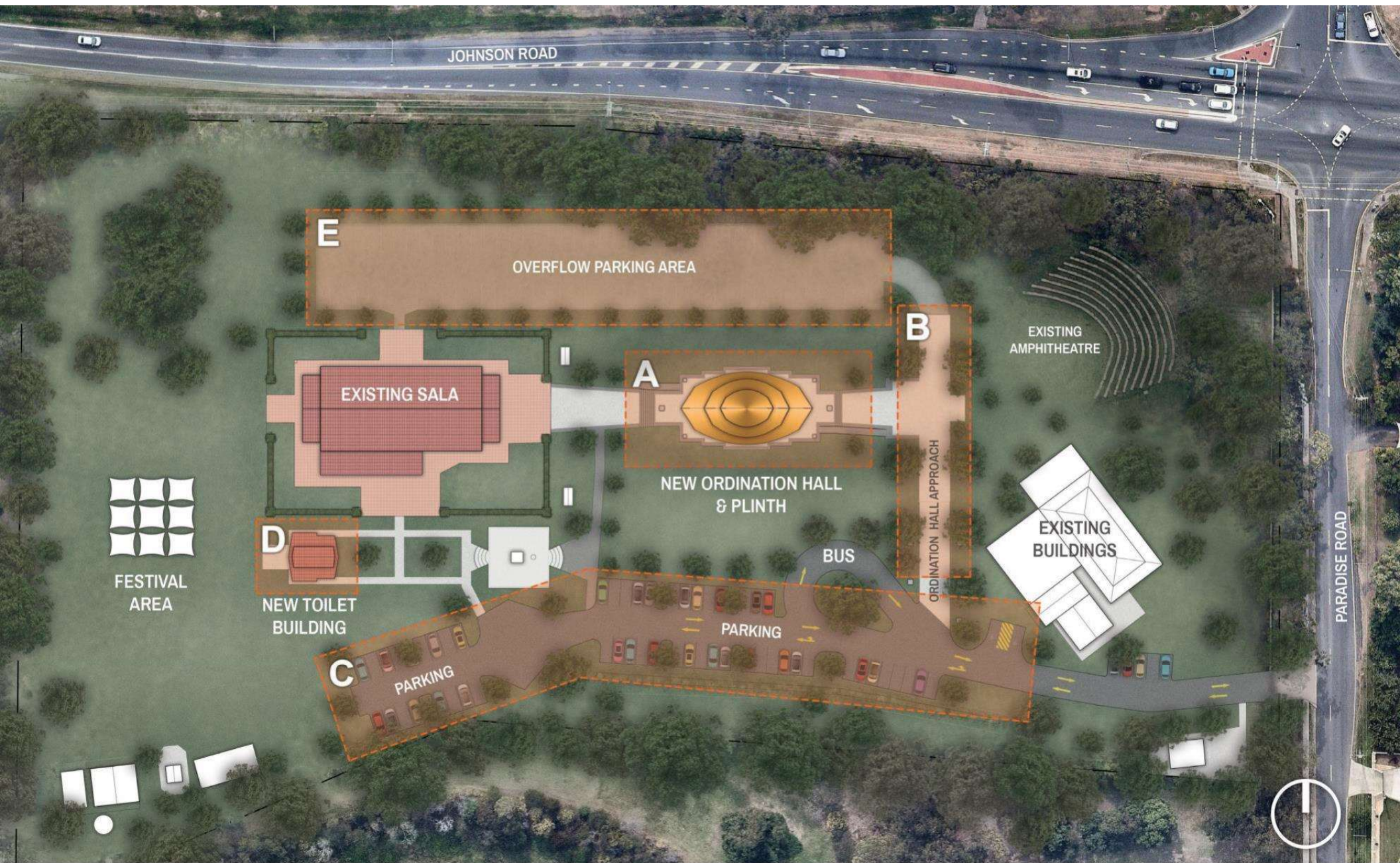


Wat Thai Buddharam

1 Paradise Road, Forestdale



Proposed Civil Site Works



Wat Thai Buddharam

1 Paradise Road, Forestdale



Feasibility Staging

1:700

DEVELOPMENT COSTS:

Overall estimate costs for the development at current rates are:

- | | |
|---|--------------|
| • Temple and associated works (A) | \$ 3,300,000 |
| • Roadworks (B,C) | \$ 420,000 |
| • New toilet block, bio swale, sewer drainage and civil works (D) | \$ 1,150,000 |
| • Overflow parking (E) | \$ 250,000 |

Overall current anticipated cost \$ 5,120,000 including consultant and authority fees

EXCLUSIONS:

- Current earthworks
- Air conditioning to temple
- All landscaping and irrigation
- All sculptures, temple ornaments, carvings and the like are excluded and to be supplied by the client
- Bridges, water features and amphitheatre
- All fencing
- Cost escalation

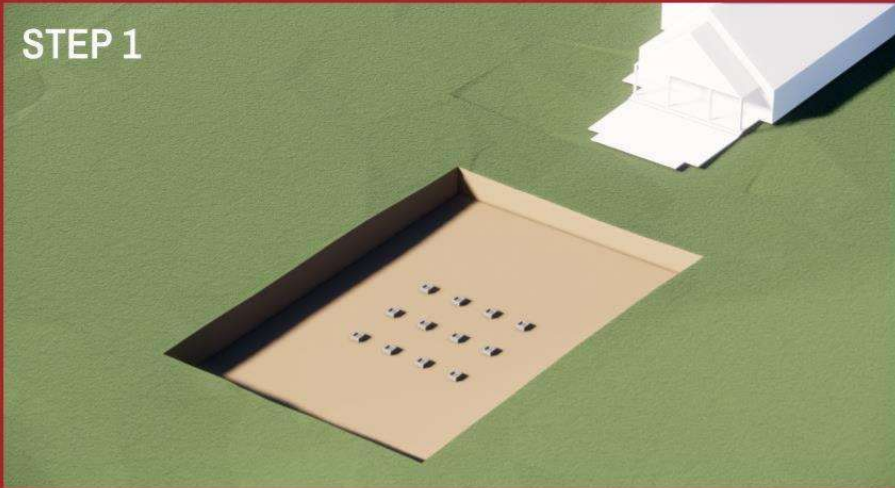
ESCALATION COSTS:

- Costs are based on present design at current market costs
- Costs will increase the longer it takes to get the project underway
- Current construction cost escalation is circa 4.5% per annum or \$240,000 per annum in the first year
- This rate is expected to increase with the additional demand on resources - due to current project load forecast

PROCUREMENT COSTS:

- Aim for a lump sum contract
- Use the funds raising time to complete a fully interrogated and complete design that is ready for a lump sum tender
- Do not tender too early and have funds secured before tendering to ensure robust and competitive tender
- Pre-select tenderers when close to time release

STEP 1



STEP 2



SACRED SITE ESTABLISHMENT

STEP 1 - Existing hole to be prepped for filling, ensuring correct burial of Sacred Stones

STEP 2 - Hole to be filled to future podium level and covered in turf

STEP 3 - 'Sacred Shelter' to be built on top of filled hole

STEP 3

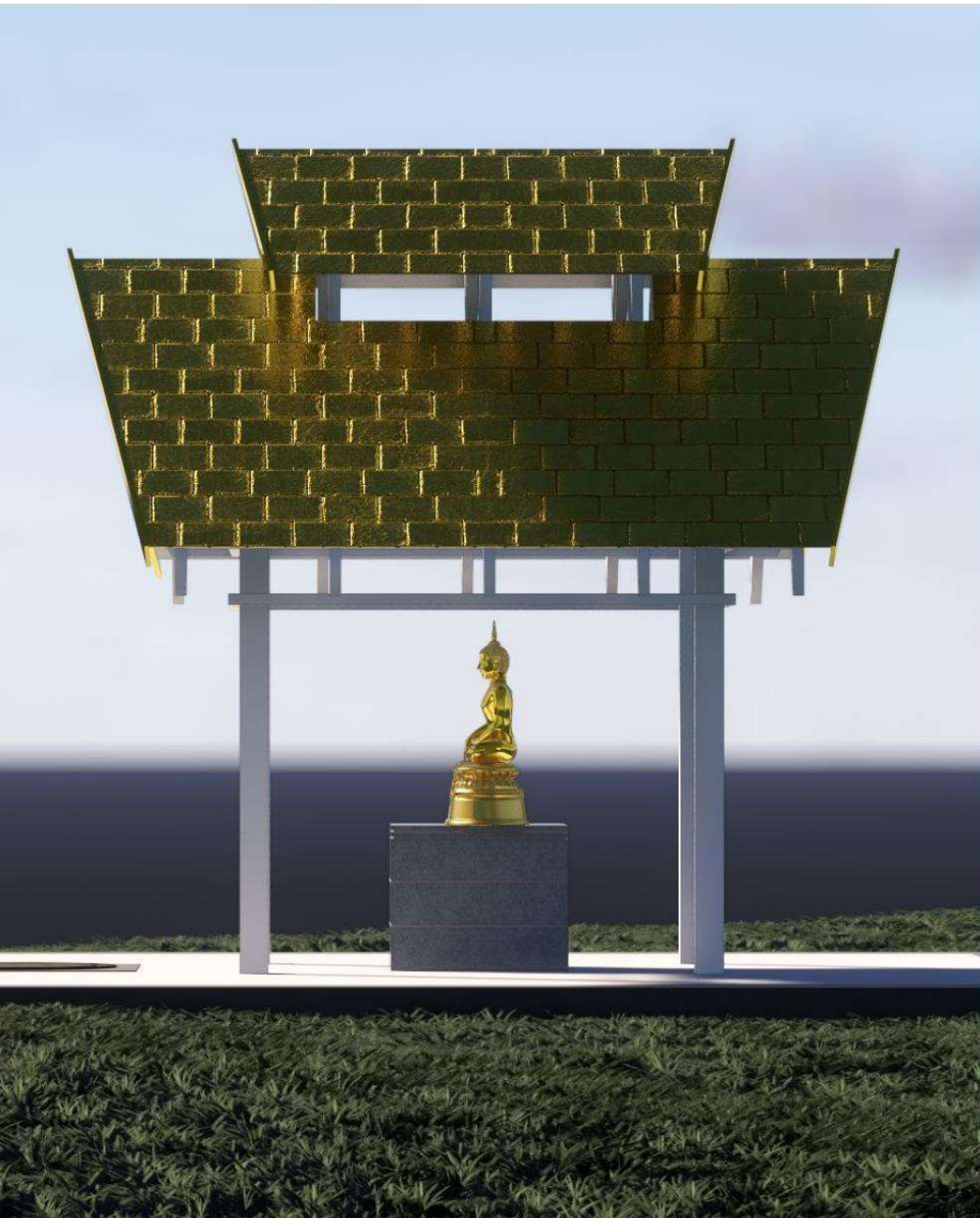


Wat Thai Buddharam

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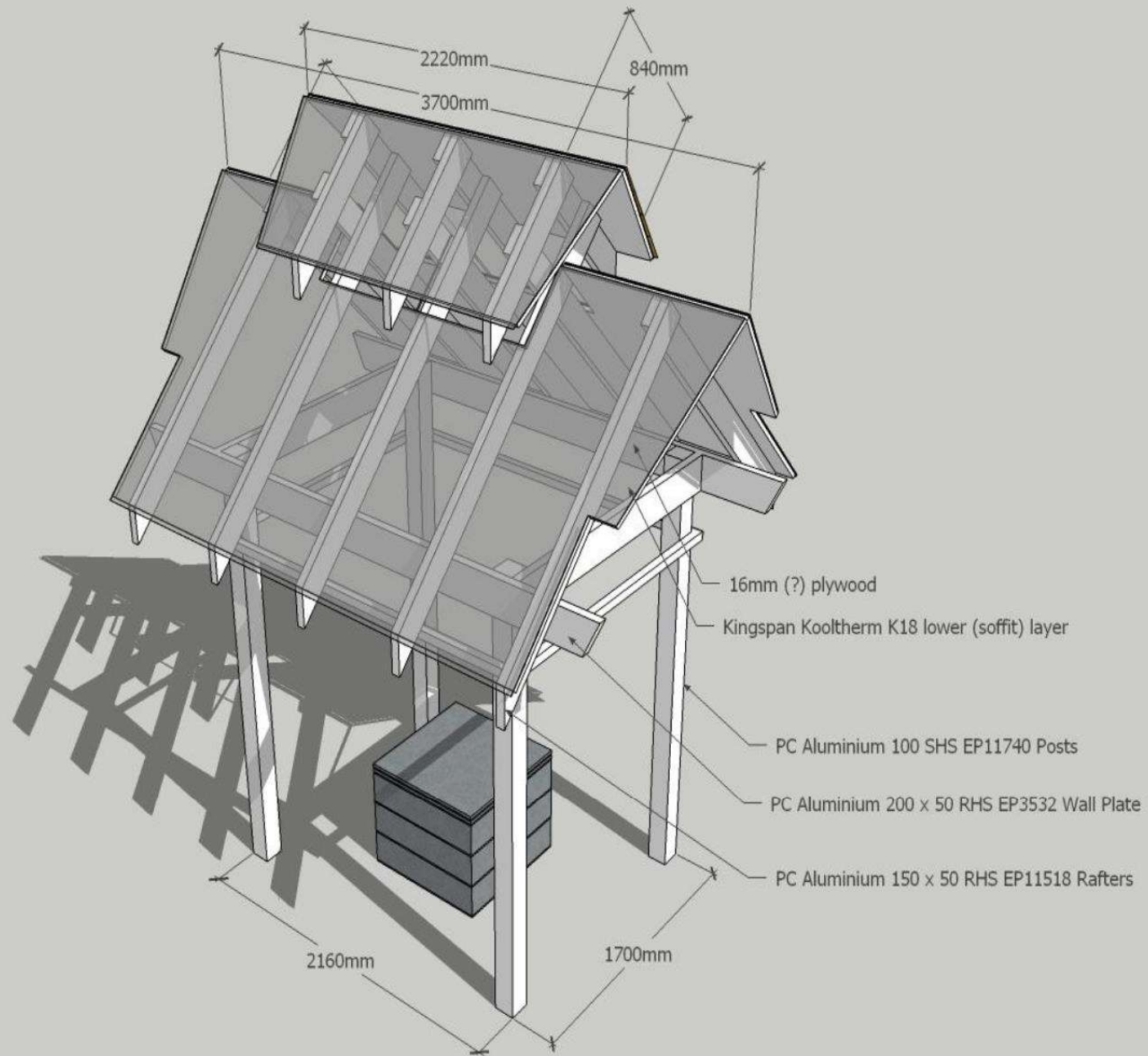
Sacred Site Establishment



Wat Thai Buddharam
1 Paradise Road, Forestdale



Artist's impressions - Sacred Shelter



Wat Thai Buddharam

1 Paradise Road, Forestdale



Sacred Shelter 3D View