

**Proposed
Renovations and Extensions
to the
“Old” Change Rooms
at
McLean Park Oval
for the
Shire of Denmark**

Summary of Scope of Work

1. Remove existing roof and roof support structure, some walls and lower all other walls to create new ground floor top plate.
2. Construct new ground floor walls.
3. Add upper floor Coach's, Time-keeper / Media boxes and stairs.
4. Add covered verandah including terraces for (future) seating
5. Render (1 coat) external walls and paint exterior and interior (inc First Aid Room)
6. Upgrade electrical.
7. Upgrade plumbing inc new hot water system
8. Install new floor tiles to un-tiled floors and upstairs.
9. Construct concrete ramp to edge of embankment to oval and to rear access.

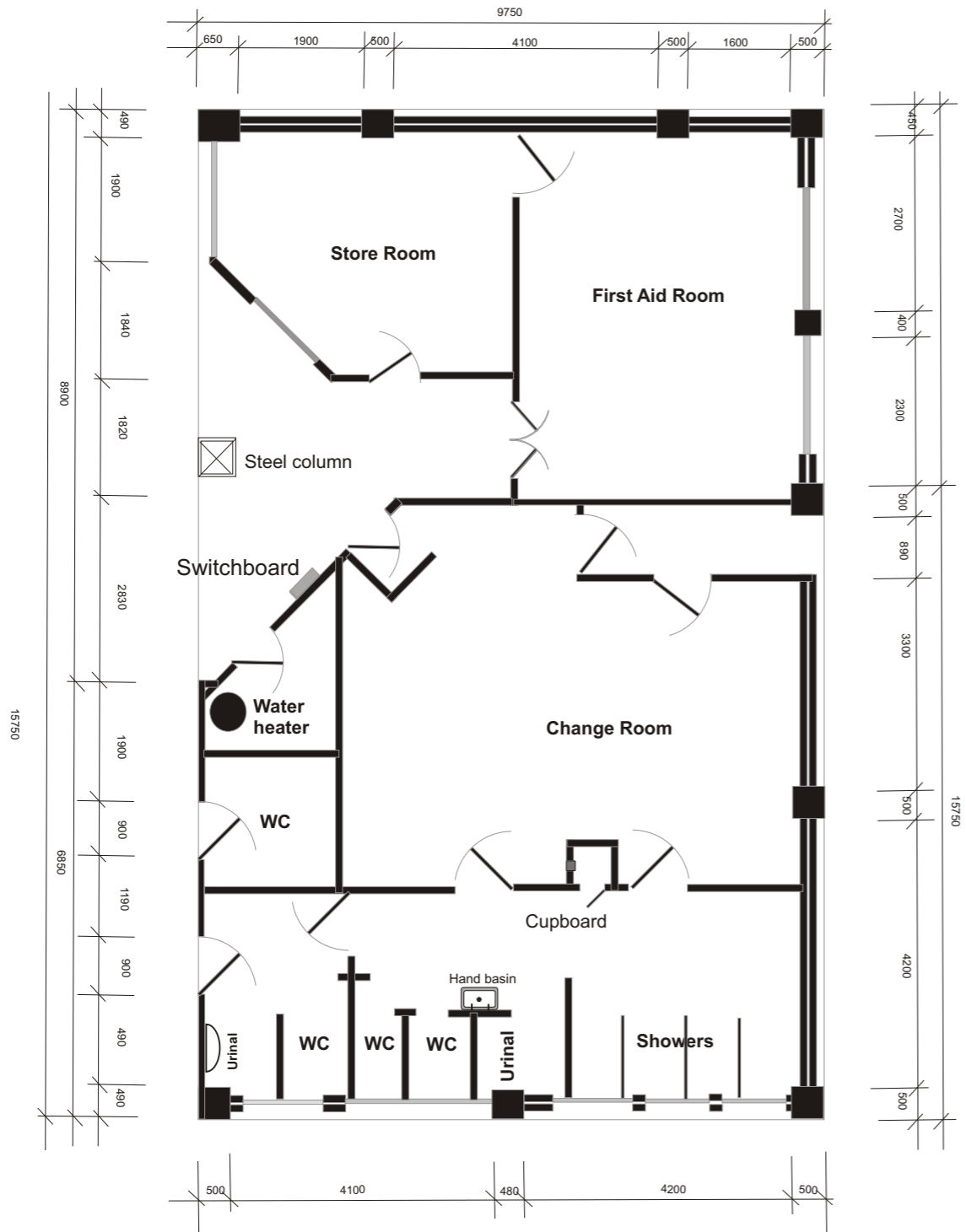


Drawn by:
Brian Humphries, Denmark
B.Surv (Hons); MAIC (Rtd); MIS Aust (Rtd)
Mob: 0418 947 978

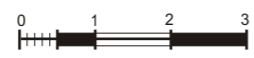


1 - SITE PLAN





2 - EXISTING FLOOR PLAN



Builder to check all dimensions on site

Drawn by:
Brian Humphries, Denmark
 B.Surv (Hons); MAIC (Rtd); MIS Aust (Rtd)
 Mob: 0418 947 978

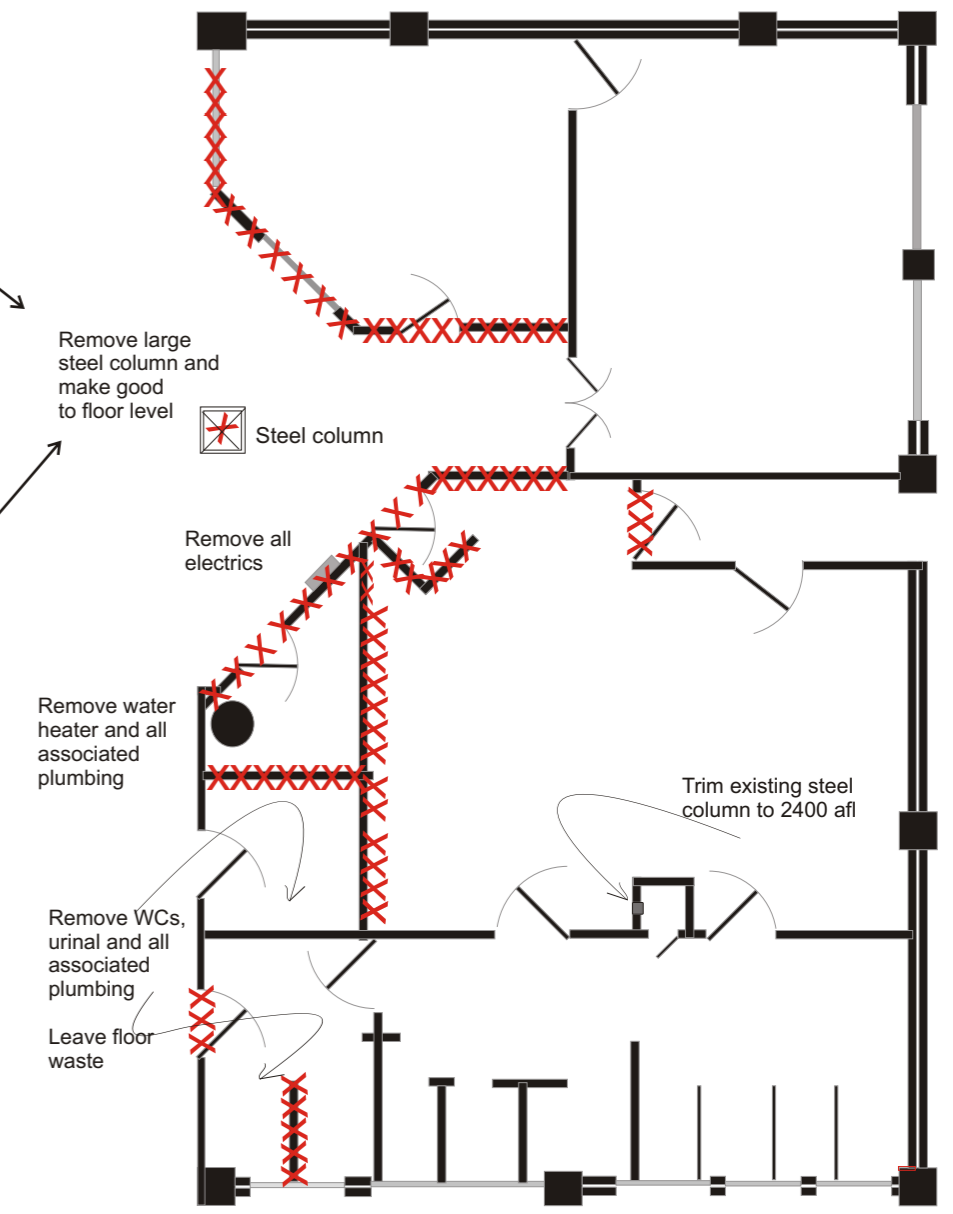
1. Remove all of the existing roof structure and the wall structures (shown by 'X') and make good to the existing floor.
2. All other existing walls and pillars to be lowered to create new top plate @ 2700



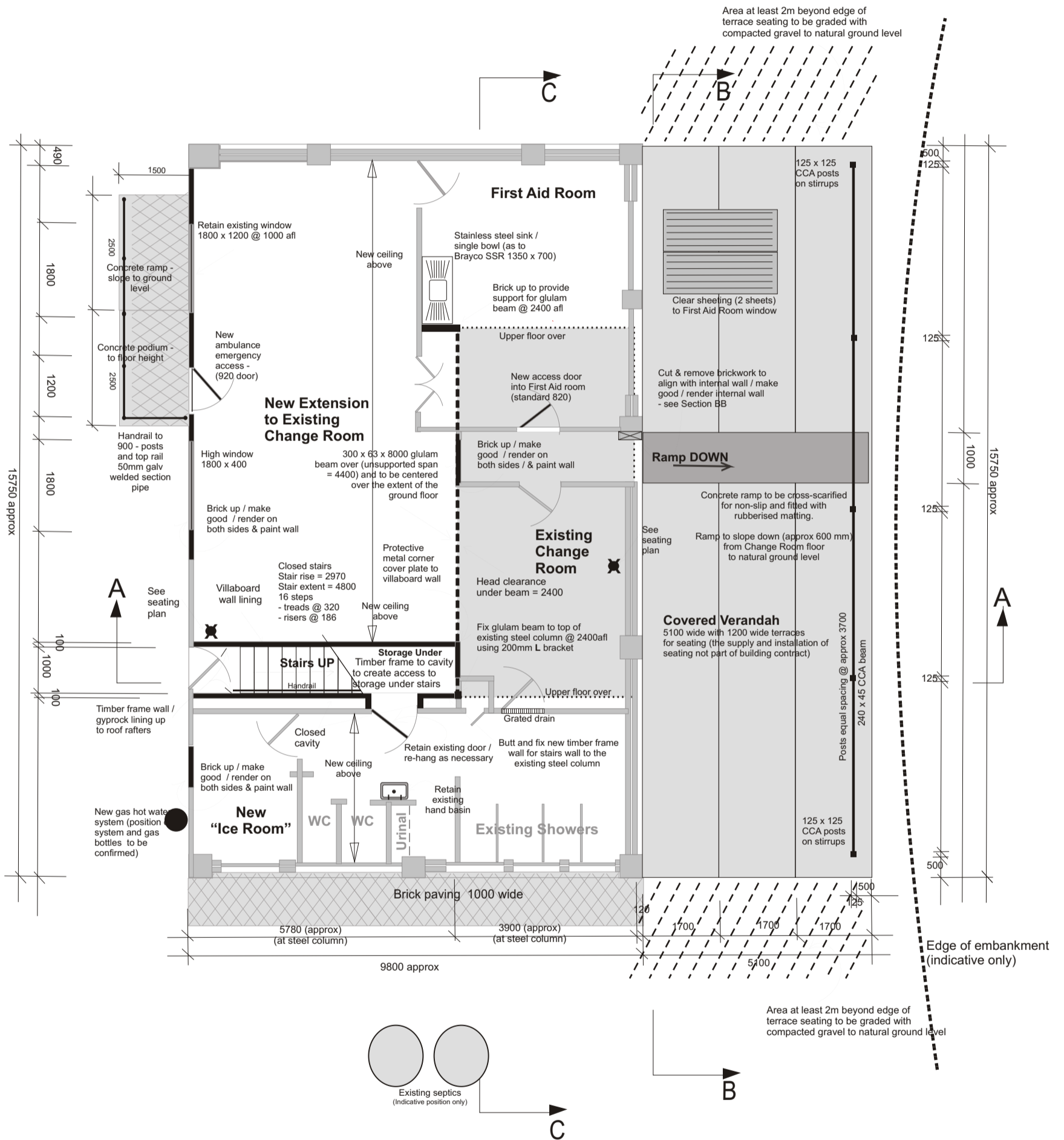
Rear vestibule



Roof steel beam structure



Builder to check all dimensions on site

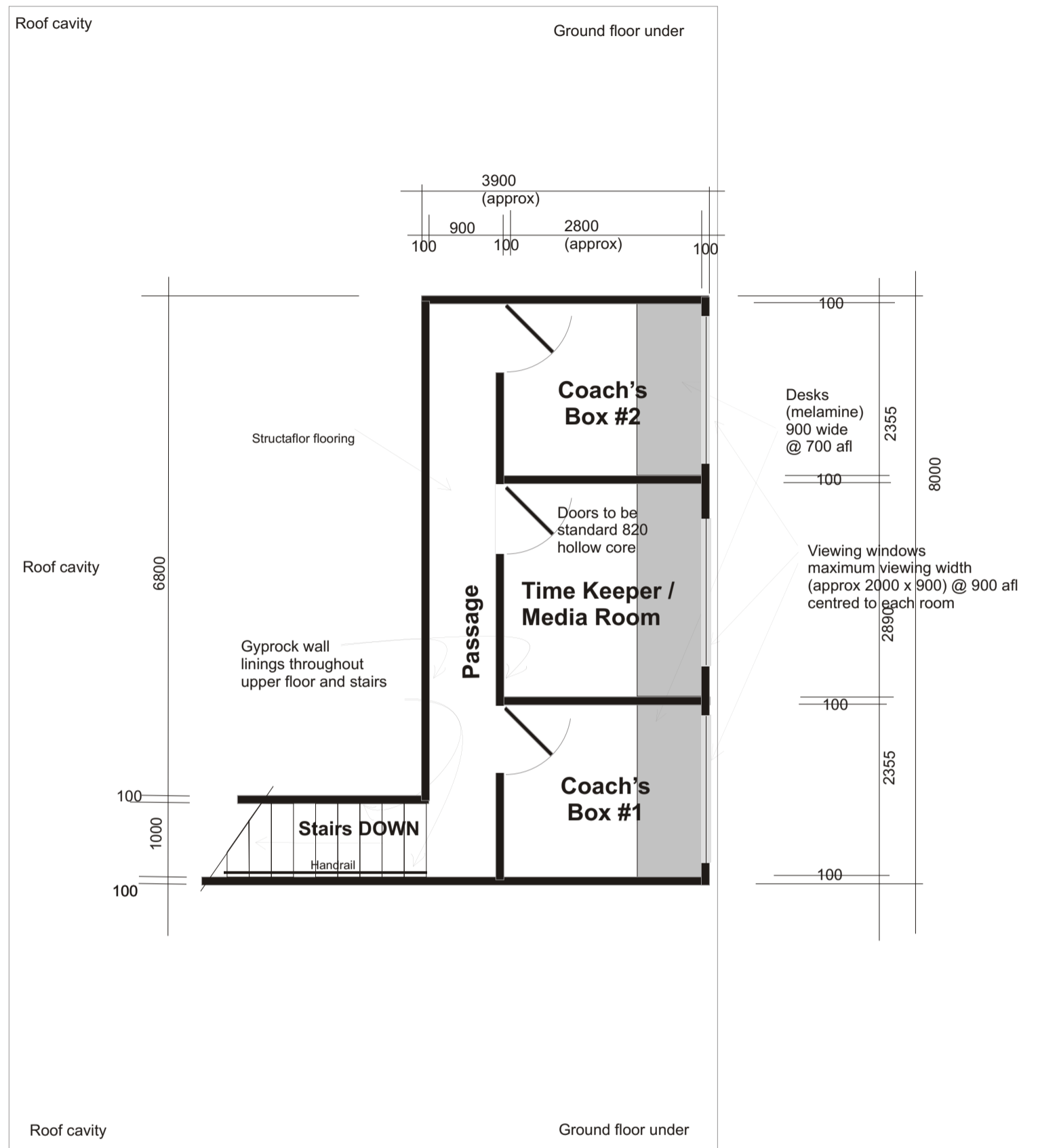


4 - GROUND FLOOR RE-CONSTRUCT

Drawn by:
 Brian Humphries, Denmark
 B.Surv (Hons); MAIC (Rtd); MIS Aust (Rtd)
 Mob: 0418 947 978



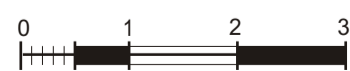
Builder to check all dimensions on site

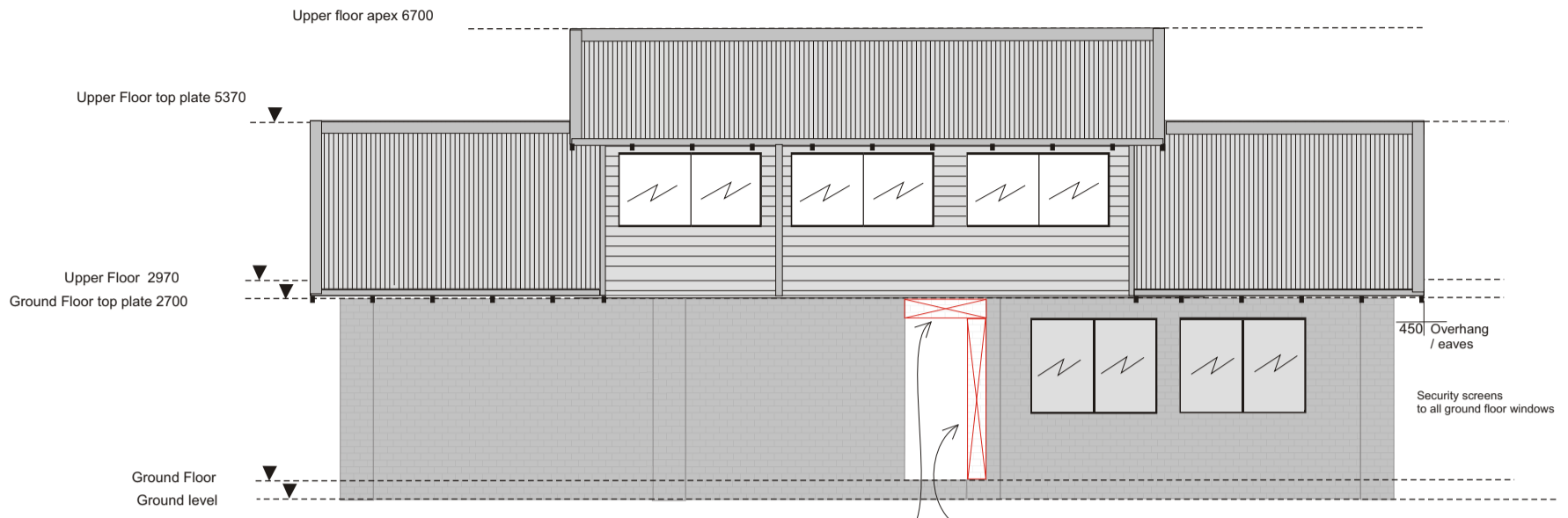


Drawn by:
 Brian Humphries, Denmark
 B.Surv (Hons); MAIC (Rtd); MIS Aust (Rtd)
 Mob: 0418 947 978



5 - UPPER FLOOR

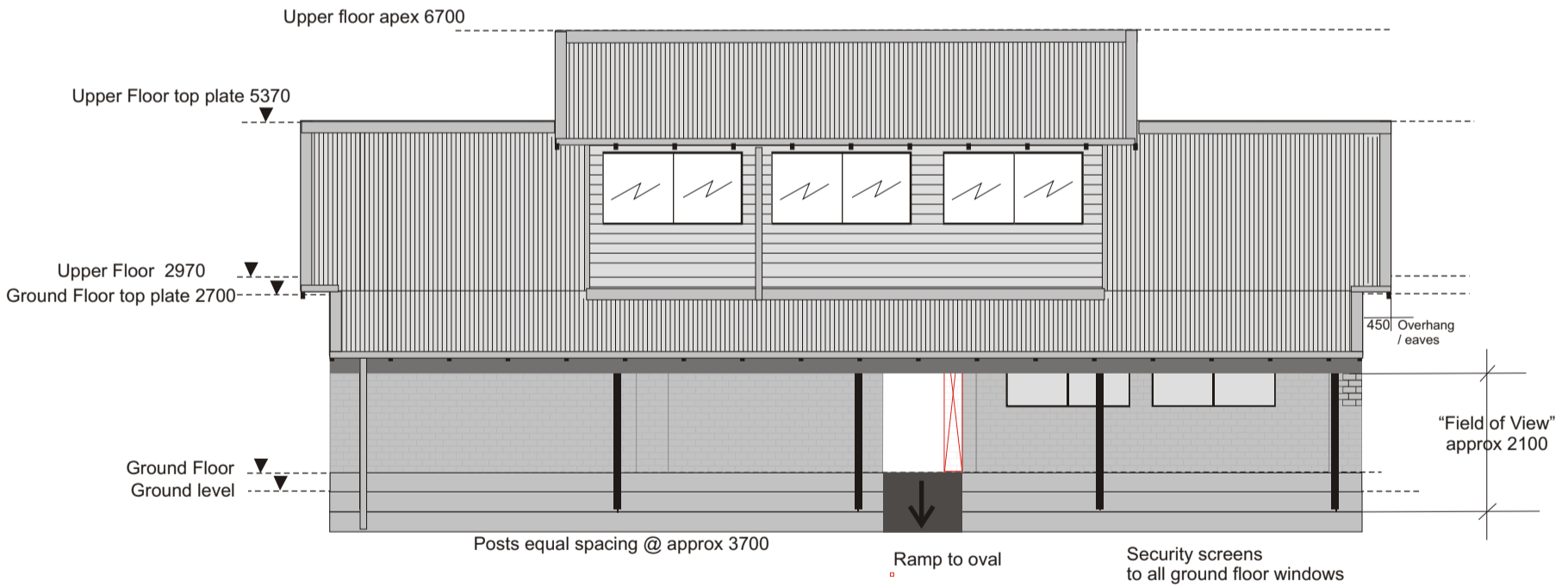




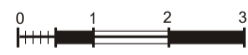
8 - EAST ELEVATION SECTION 'B-B' VIEW



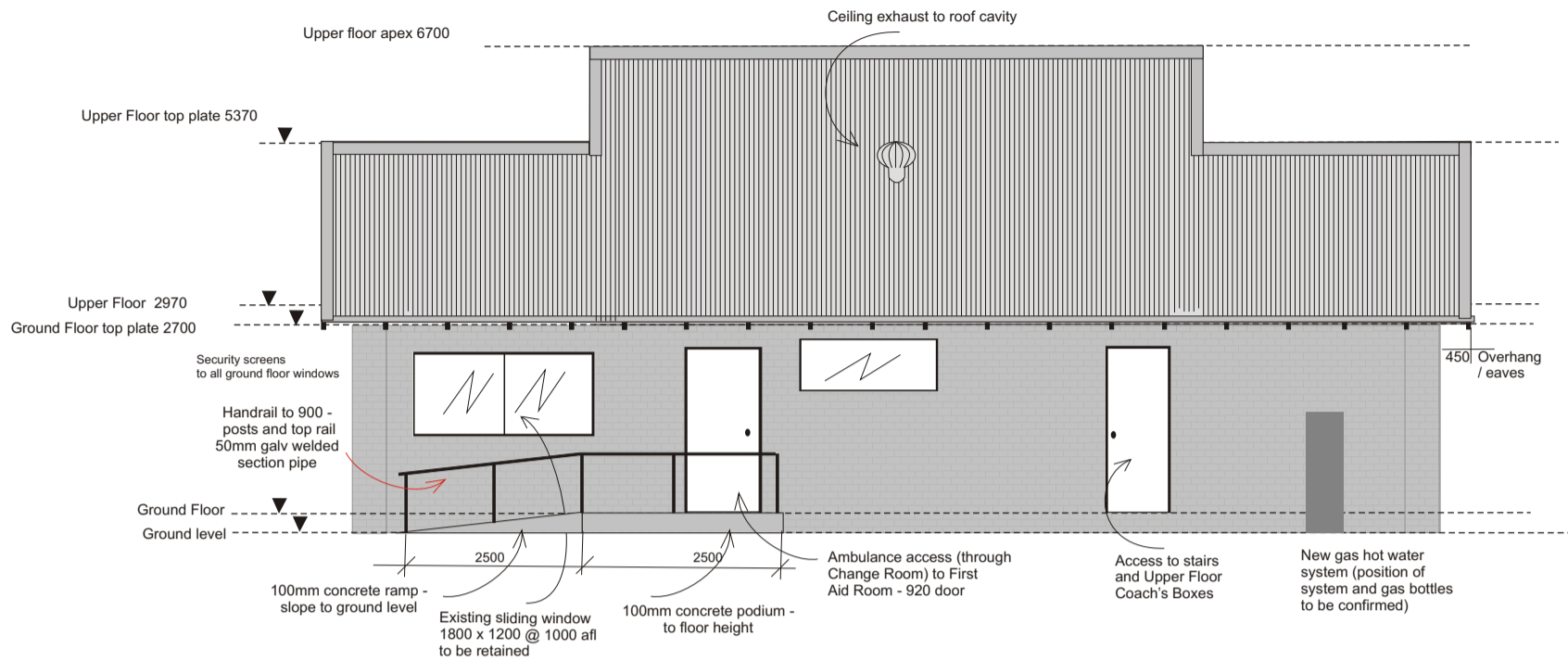
Builder to check all dimensions on site



9 - EAST ELEVATION VERANDAH VIEW



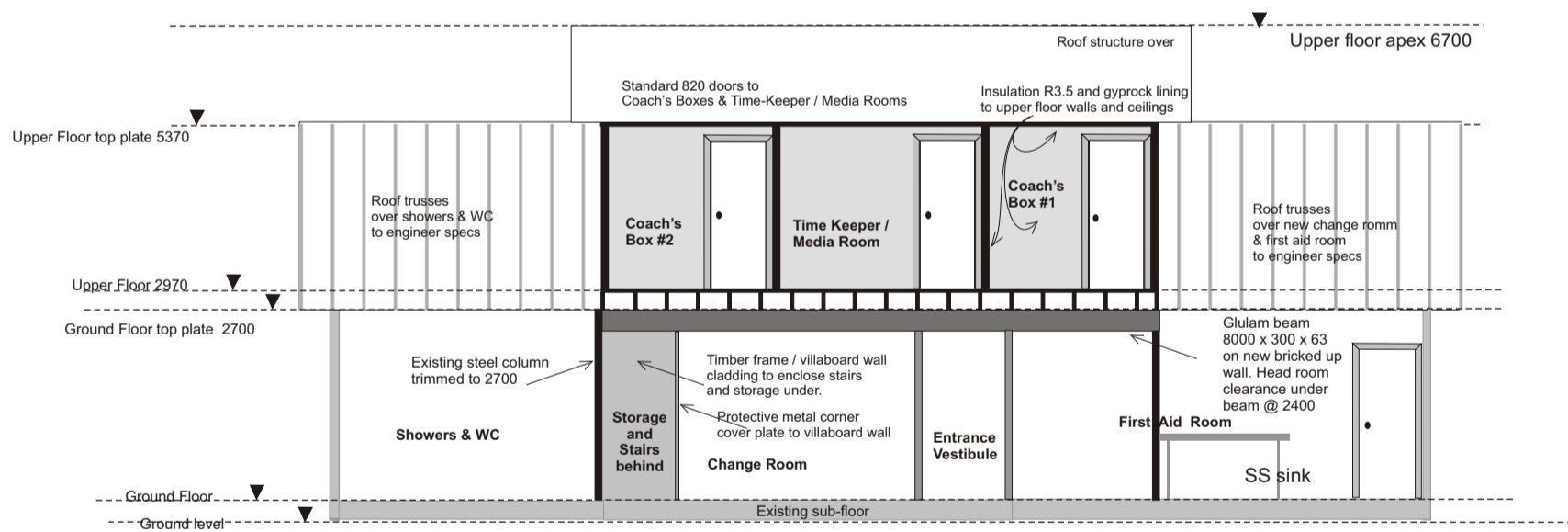
Builder to check all dimensions on site



11 - WEST ELEVATION



Builder to check all dimensions on site

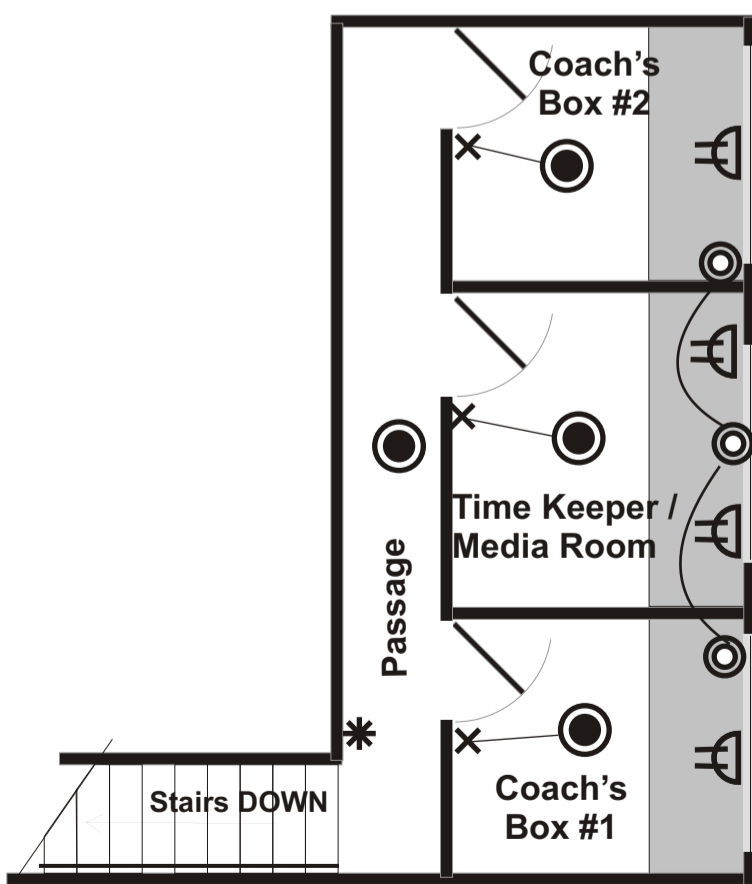
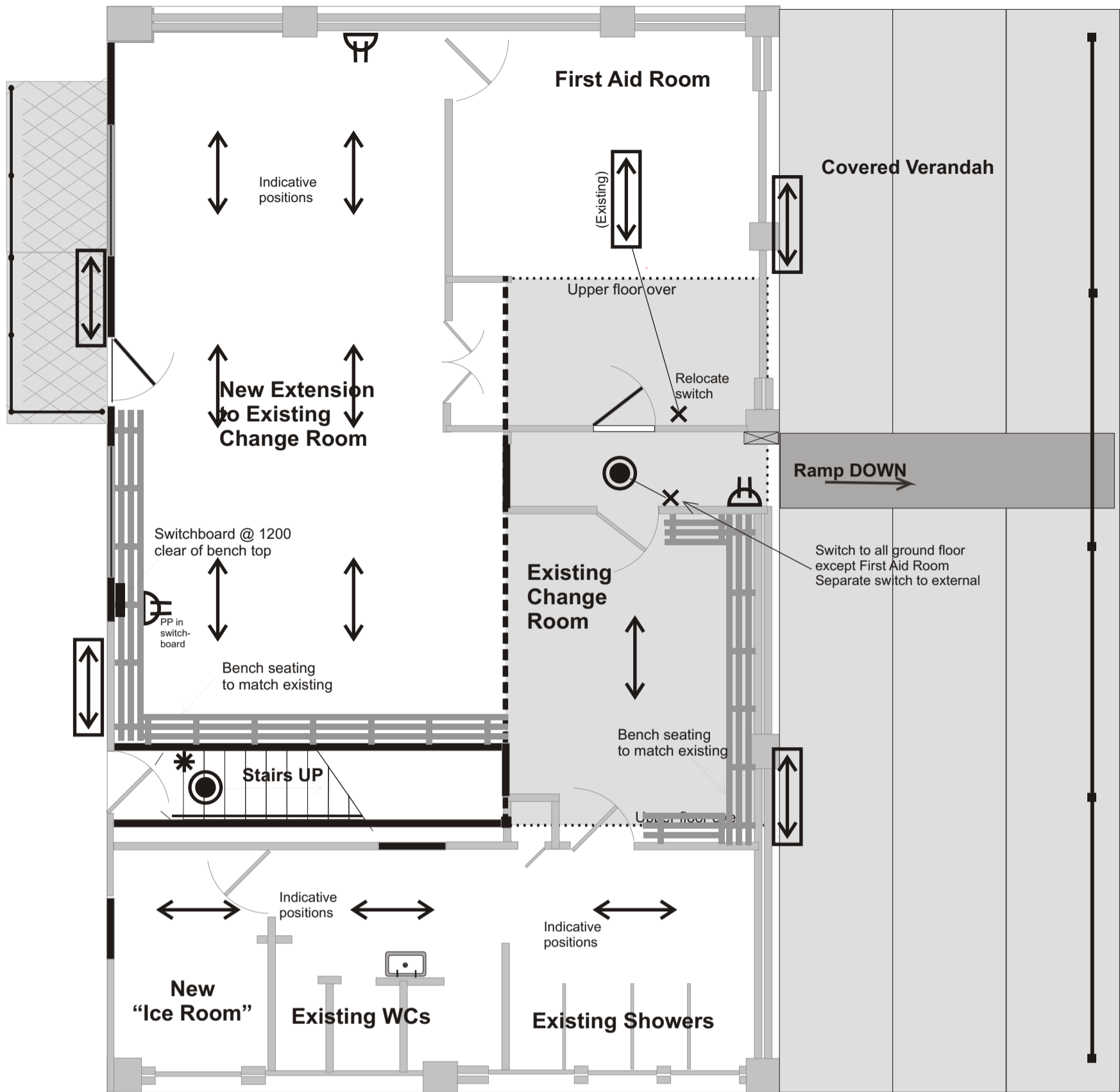


10 - SECTION 'C-C'



Builder to check all dimensions on site

Drawn by:
Brian Humphries, Denmark
 B.Surv (Hons); MAIC (Rtd); MIS Aust (Rtd)
 Mob: 0418 947 978



Open 50mm conduit for telephone and data cabling through to First Aid Room for external pickup

- Double fluro (impact resistant)
- Batten holder
- Security fluro (same as new toilets)
- Double power point
- Two way switch
- Switch
- 50mm conduit

10 - ELECTRICAL, PLUMBING & SEATING PLANS

Drawn by:
 Brian Humphries, Denmark
 B.Surv (Hons); MAIC (Rtd); MIS Aust (Rtd)
 Mob: 0418 947 978

N



Builder to check all dimensions on site

1 OFF / 500 X 120 Signwhite colourbond



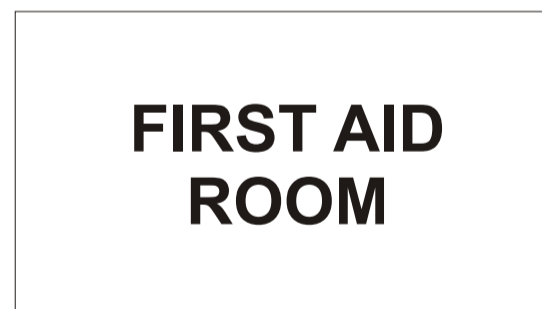
1 OFF / 500 X 120 Signwhite colourbond



1 OFF / 500 X 180 Signwhite colourbond



5 OFF / 300 X 120 2 ply laminate / black on white



General specifications

1. Skirtings - 92 x 18 MDF bull nose profile
2. Architraves int. 67 x 18 MDF bull nose profile
3. Sill reveals - 92 x 32 sq edge MDF with shoulder to extend 40mm beyond jamb reveals
4. Bird board between trusses 90 x 35 blue pine
5. To all ceilings (including Change Rooms) - lay down R3.5 polyester batts fit snug and tight
6. Time keeper and Coach's boxes bench - painted MDF
7. All locks (including padlocks to front grill door but excluding First Aid Room) keyed to Shire master lock system
8. Club room all keyed alike
9. Install maximum size sliding aluminium viewing windows (approx 2000 x 900) with fly screens to Coach's Boxes and Time-Keeper/Media Room.
10. Gyprock cornices - 75mm
11. Shower soap holders CP renew screw fixed to tiles
12. Security screens to all ground floor windows
13. Security door to external stairway door
14. Verandah rafter and battens - treated pine
15. Handrail - see stairs - timber
16. Handrail - external emergency entrance - 50mm dia Galv welded pipe sections
17. Entire roof engineered trusses clad with colourbond over tuff wrap
18. Stair construction - cut pine stringers / enclosed MDF treads / clear finish / abutting walls to be timber framed and lined with gyprock to roof height.
19. Ceiling and linings to Change Room Extension all 7mm Villaboard
20. New door to First Aid room - re-use an existing door
21. External render - one coat and paint to match Club Rooms with anti graffiti inc Entry Vestibule
22. Lever-handled escape doors (Lockwood equivalent) to all locking doors (external to stairs, external Ambulance entry and First Aid Room) / lever-handled passage sets to other doors
23. 12 off coat hooks above bench seats
24. Floor coverings - allow \$120sq m for supply and lay non-slip tiles

Plumbing Specifications

1. Hot water system - 2 x Infinity 26 plumbed to existing
2. All taps to wash basin and shower CP water saver time lapse type
3. Sink in First Aid Room with hands free taps
4. Storm water disposal - to be confirmed
5. Vandal proof shower heads and taps
6. Floor waste to Ice Room to be retained
7. Builder to allow for concrete slabs for 2 gas bottles plus lockable security cage - placement to be confirmed
8. 90mm PVC down pipes painted to match
9. Colourbond roof gutter to match

Other

1. Colour scheme including tiles, internal walls, aluminium windows and colourbond cladding and roofing - to be confirmed
2. Tactile strips to Ramps (re entry and to Oval) and to external door to AS1428.1 2009
3. Signage (see separate specification)

