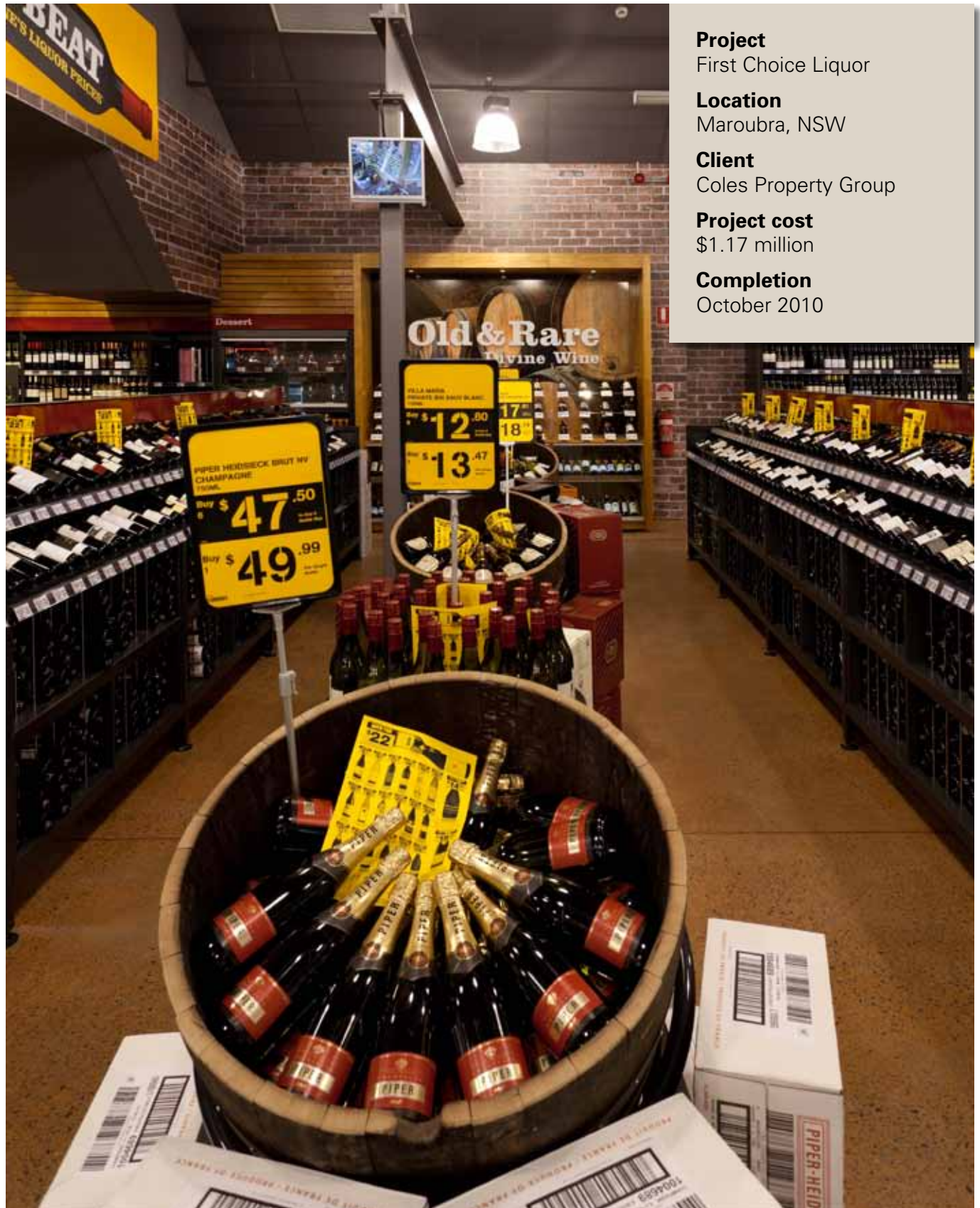


# Project Case Study

## TOTAL CONSTRUCTION

Concept to Completion



### Project

First Choice Liquor

### Location

Maroubra, NSW

### Client

Coles Property Group

### Project cost

\$1.17 million

### Completion

October 2010

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The project comprised refurbishment of a 1920's showroom/workshop and fit out for a First Choice Liquor store.

Original buildings comprised a two storey brick showroom with dwelling above with a large trussed roof workshop behind. These structures were joined by a high level mid section added in the 1960's. The property was initially used for new/used vehicle sales and mechanical repairs and more recently for camper van hire and sales.

The workshop structure was shortened to accommodate road widening at the rear and a steel framed loading dock added to the side. The mid section had structural and non structural mezzanines demolished followed by strengthening of the original structure with steelwork. The two storey showroom at the front was stripped and female toilets added to the first floor. New slabs and toppings were poured to the entire ground floor area.

Fit out comprised the installation of vaulted ceilings in the mid and rear sections, polished concrete floors throughout, air conditioning, new shop fronts and entries, lighting to suit the merchandising and new finishes to walls. The first floor was converted to offices with lunch and meeting facilities with new amenities. The car park was totally rebuilt with new drainage, pavement and an acoustic rated steel framed car port full length of the boundary. New fences and electric gates along with landscaping enclosed the site.

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