

1 GROUND FLOOR PLAN

D101 SCALE 1:75 @ A1

KEY NOTES

101 CAREFULLY REMOVE PLASTERBOARD NIB. ALLOW TO PATCH REPAIR ADJACENT SURFACES AND PREPARE FOR DECORATION. ALLOW TO PATCH REPAIR EXPOSED FLOOR AND MAKE LEVEL WITH ADJACENT TILED FLOOR USING SELF LEVELLING LATEX SCREED.

102 CAREFULLY REMOVE BOXING/CLADDING TO COLUMNS AND PREPARE COLUMN SURFACE FOR DECORATION. RETAIN CORNICE AND 100MM OF DOWNSTAND BOXING UNDER. ALLOW TO CREATE SOFFIT BETWEEN RETAINED BOXING COLLAR AND COLUMN SURFACE. ALLOW TO PATCH REPAIR EXPOSED FLOOR AND MAKE LEVEL WITH ADJACENT TILED FLOOR USING SELF LEVELLING LATEX SCREED.

103 CAREFULLY DEMOLISH PLASTERBOARD WALL LININGS/PARTITIONS TO EXPOSE EXISTING WALL STRUCTURE. ALLOW TO PATCH REPAIR ADJACENT SURFACES AND PREPARE FOR DECORATION. ALLOW TO PATCH REPAIR EXPOSED FLOOR AND MAKE LEVEL WITH ADJACENT TILED FLOOR USING SELF LEVELLING LATEX SCREED.

104 CAREFULLY REMOVE EXISTING STEEL HANDRAIL FROM GLASS BALUSTRADE. REMOVE ANY ASSOCIATED SILICONE SEALANT AND PREPARE FOR INSTALLATION OF NEW TIMBER HANDRAIL.

105 CAREFULLY REMOVE EXISTING STEEL WALL MOUNTED HANDRAIL AND ASSOCIATED BRACKETS. FILL ALL HOLES IN WALL SURFACE, SAND BACK AND PREPARE FOR DECORATION.

106 CHASE FLOOR SLAB FOR INSTALLATION OF 225X50MM SCREED DUCT FOR CASH DESK POWER AND DATA. ALLOW TO PATCH REPAIR FLOOR WITH LATEX SLEF LEVELLING COMPOUND.

107 CAREFULLY DEMOLISH WINDOW BED PLINTH AND MAKE GOOD ALL ADJACENT SURFACES.

108 RETAIN SECTION OF WALL LINING AND CORNICE.

109 CHASE FLOOR SLAB FOR INSTALLATION OF 32MM DIA. GALVANISED STEEL CONDUIT FOR EAS POWER SUPPLY. ALLOW TO PATCH REPAIR FLOOR WITH LATEX SLEF LEVELLING COMPOUND.

110 REMOVE RECESSED ENRANCE MATTING AND MAKE GOOD MATWELL FOR INSTALLATION OF NEW MATTING.

111 CAREFULLY REMOVE 2400MM HIGH SECTION OF PLASTERBOARD WALL LINING TO EXPOSE EXISTING FRAMING AND PREPARE FOR INSTALLATION OF PLYWOOD PATTRESSING AND ADDITIONAL TIMBER SUPPORTS (WHERE REQUIRED). CORNICE ABOVE TO BE RETAINED.

GENERAL NOTES

1 THE G.C SHALL VERIFY CONDITIONS ON SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK.

2 G.C. TO COORDINATE WITH ELECTRICAL & MECHANICAL SUBCONTRACTORS THROUGHOUT DEMOLITION PHASE OF CONSTRUCTION TO ENSURE SAFE & CORRECT DISCONNECTION OF DUCTWORK, POWER, DATA & LIGHTING EQUIPMENT IN ALL AREAS AS REQUIRED.

3 ALL REDUNDANT SERVICES AND CABLES TO BE REMOVED TO A LOGICAL POINT WITHIN THE TENANT'S AREA AND CAPPED OFF IN A SAFE MANNER. G.C. TO VERIFY THAT ALL REMAINING SERVICES ARE SECURELY FIXED TO THE LANDLORD'S STRUCTURE.

4 G.C. TO PATCH AND REPAIR ALL SURFACES TO REMAIN WHICH ARE DAMAGED DURING THE COURSE OF DEMOLITION WORK AND PREPARE SURFACES FOR NEW FINISHES AS REQUIRED.

5 PRIOR TO THE START OF ANY NEW CONSTRUCTION, CONTRACTOR TO ENSURE ALL DEMOLITION IS COMPLETE AND THAT ALL DEBRIS HAS BEEN REMOVED.

6 ALL EXISTING MERCHANDISING FIXTURES NOT REMOVED BY PREVIOUS OWNER ARE TO BE REMOVED BY THE G.C. ALL LOOSE SHOPFITTING WALL DECORATION AND SUNDRY FIXINGS TO BE REMOVED FROM CEILINGS AND WALLS THROUGHOUT THE SPACE. ANY RESULTING HOLES TO BE FILLED AND MADE GOOD AS REQUIRED.

7 G.C. TO ENSURE THAT RUBBISH REMOVAL PROCEDURES MEET LOCAL/LANDLORD REQUIREMENTS, AND DISPOSE OF ALL RUBBISH IN ACCORDANCE WITH ALL LAWS AND REGULATIONS.

8. G.C. TO MAKE SURE NOT TO REMOVE OR DAMAGE ANY EXISTING FIRE PROTECTIVE MATERIALS SURROUNDING THE PRIMARY STRUCTURE OF THE BUILDING (COLUMNS, BEAMS, BRACING ETC.). IF ANY DAMAGES OCCUR OR ARE DISCOVERED, PLEASE REPORT TO THE PROJECT MANAGER.

LEGEND

OUTSIDE OF DEMISE AREA.

0 1 2 3 4 5 6 7 7.5

Scale bar (metres) 1:75

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ISSUE / DATE:

LISTED BUILDIJG CONSENT	18.08.2025

REVISION :

A DEMO OF LINING AMENDED	22.08.2025

SHEET TITLE :

GROUND FLOOR DEMOLITION PLAN

SHEET NO. :

D101

Figured dimensions shall be taken in preference to scaled dimensions and any discrepancies or errors are to be referred to the Designer. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing work or making any fabrication drawings. @ Copyright Reserved