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.

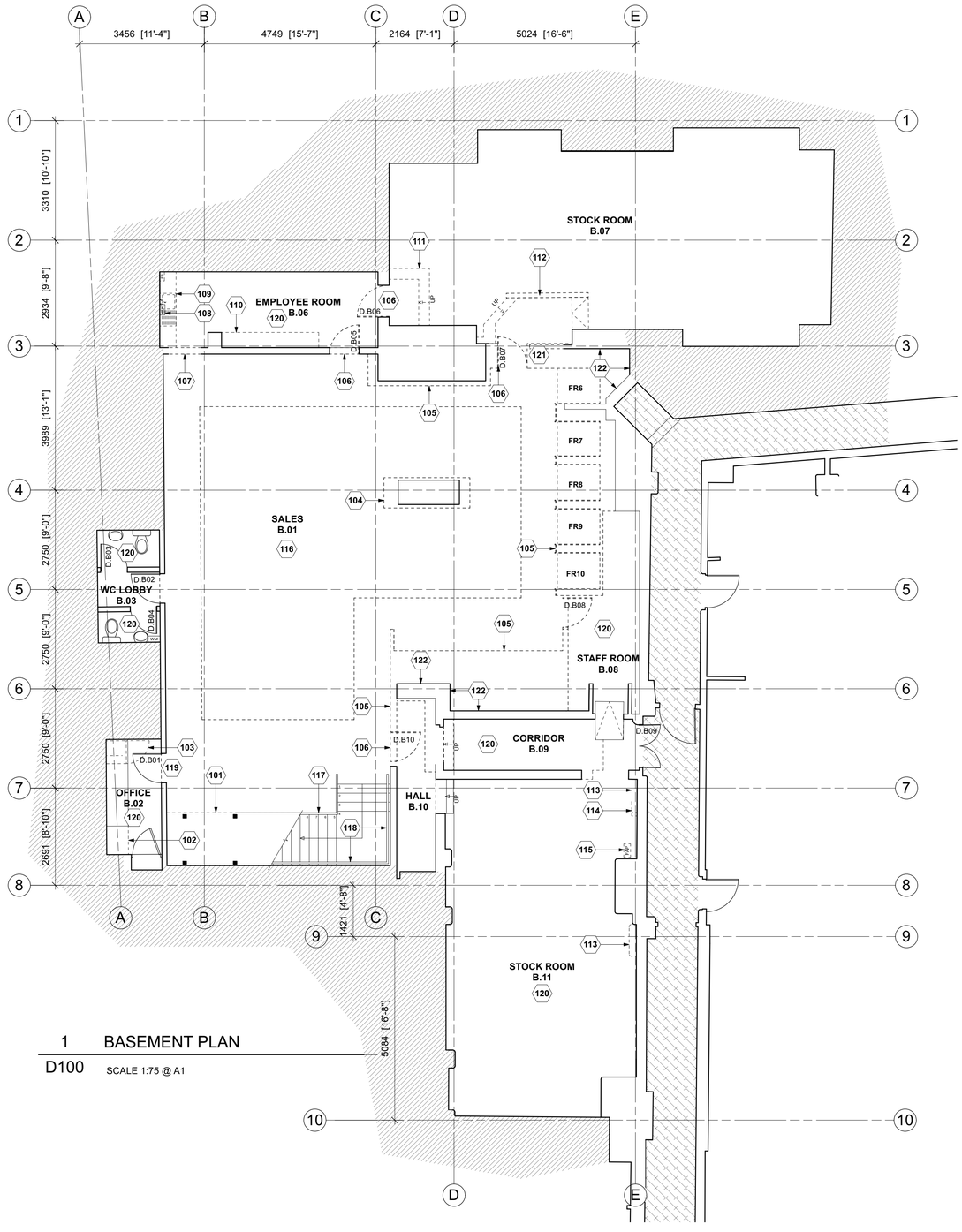
4 G.C. TO PATCH AND REPAIR ALL SURFACES TO REMAIN WHICH ARE DAMAGED DURING THE COURSE OF DEMOLITION WORK AND PREPARE SURFACES FOR NEW FINISHES AS REQUIRED.

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.



1 BASEMENT PLAN

D100 SCALE 1:75 @ A1

KEY NOTES

101 DEMOLISH PLASTERBOARD PARTITION TO EXPOSE UNDERSIDE OF STAIRS AND MAKE GOOD ALL ADJACENT SURFACES.

102 CUT BACK DESK TOP TO SUIT NEW LAYOUT AND MAKE GOOD ADJACENT SURFACES.

103 CAREFULLY REMOVE EXISTING WALL MOUNTED DATA CABINET, ALL CABLING TO BE ISOLATED, CUT BACK AND TERMINATED. MAKE GOOD ADJACENT SURFACES.

104 CAREFULLY REMOVE BOXING/CLADDING TO COLUMNS AND PREPARE COLUMN SURFACE FOR DECORATION.

105 DEMOLISH PLASTERBOARD WALL LININGS/PARTITIONS TO EXPOSE EXISTING WALL STRUCTURE AND MAKE GOOD ALL ADJACENT SURFACES. ALLOW TO PATCH REPAIR EXPOSED FLOOR AND MAKE LEVEL WITH ADJACENT TILED FLOOR USING SELF LEVELLING LATEX SCREED.

106 CAREFULLY REMOVE DOOR SET AND MAKE GOOD ALL ADJACENT SURFACES.

107 CREATE NEW 910X2100MM STRUCTURAL OPENING IN EXISTING PARTITION WALL. MAKE GOOD ALL ADJACENT SURFACES.

108 CAREFULLY REMOVE WATER HEATER, AND ASSOCIATED PIPEWORK. CUT BACK AND CAP WATER SUPPLY. POWER SUPPLY TO BE ISOLATED, CUT BACK AND TERMINATED.

109 REMOVE ALL EXISTING FLOOR AND WALL MOUNTED KITCHEN UNITS, ASSOCIATED EQUIPMENT AND TILED SPLASHBACK. CUT BACK WATER AND WASTE PIPES AND CAP OFF. ALLOW TO PATCH REPAIR ALL ADJACENT SURFACES AND PREPARE FOR DECORATION.

110 REMOVE WALL MOUNTED COUNTER TOP AND TILED SPLASHBACK. ALLOW TO PATCH REPAIR ALL ADJACENT SURFACES AND PREPARE FOR DECORATION.

111 CAREFULLY REMOVE EXISTING STAIRS AND ASSOCIATED ASSEMBLIES, MAKE GOOD ADJACENT SURFACES.

112 CAREFULLY REMOVE STEPS, RAMP AND PARAPET WALL. ALL FLOORS AND WALLS REPAIRED TO A GOOD CONDITION.

113 CAREFULLY REMOVE BOXING/CLADDING TO WALL AND PREPARE SURFACE FOR DECORATION.

114 CAREFULLY REMOVE EXISTING DISTRIBUTION BOARD. ALL CABLING TO BE ISOLATED, CUT BACK AND TERMINATED.

115 CAREFULLY REMOVE EXISTING FIRE PANEL. ALL CABLING TO BE ISOLATED, CUT BACK AND TERMINATED.

116 EXISTING SKIRTING TO BE CAREFULLY REMOVED. PATCH REPAIR WALL SURFACE AND PREPARE FOR DECORATION.

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

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

119 REMOVE EXISTING IRONMONGERY AND PREPARE FOR INSTALLATION OF NEW.

120 EXISTING VINYL FLOORING AND ASSOCIATED ADHESIVE RESIDUE TO BE REMOVED. ALLOW TO PREPARE FLOOR SLAB FOR INSTALLATION OF NEW FLOORING.

121 EXISTING CARPET FLOORING AND ASSOCIATED ADHESIVE RESIDUE TO BE REMOVED FROM ALL FITTING ROOM CUBICLES. ALLOW TO INSTALL SELF LEVELLING LATEX COMPOUND TO SUIT ADJACENT FLOOR LEVEL AND PREPARE FOR INSTALLATION OF NEW FLOORING.

121 DEMOLISH MASONRY NIB WALLS TO WIDEN OPENING. RETAIN 100MM TO LEFT HAND SIDE AND 230MM ON THE RIGHT HAND SIDE. PROP MASONRY WALL OVER AND INSERT LINTEL AND PAD STONES TO STRUCTURAL ENGINEERS DETAILS. ALLOW TO MAKE GOOD ADJACENT FLOOR, WALL AND CEILING SURFACES AND PREPARE FOR DECORATION.

122 WHERE WALL LINING REMOVED ALLOW TO CHIP OFF EXISTING PLASTER AND EXPOSE MASONRY BEHIND. ENSURE ALL LOOSE AND FRIABLE MATERIAL REMOVED, BRUSH DOWN AND PREPARE FOR DECORATION.

LEGEND

OUTSIDE OF DEMISE AREA.

0 1 2 3 4 5 6 7 7.5

Scale bar (metres) 1:75

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CONSULTANT :

DRAWN BY:

CC

ISSUE / DATE:

LISTED BUILDING CONSENT	18.08.2025

REVISION :

SHEET TITLE :

BASEMENT
DEMOLITION PLAN

SHEET NO. :

D100

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