



BUILDING ALTERATIONS & ADDITIONS

56-58 KNOX STREET GOULBURN
NSW STATE EMERGENCY SERVICE

ARCHITECTURAL DOCUMENTS

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inspire.

design.

define.











FOR APPROVAL ISSUE

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

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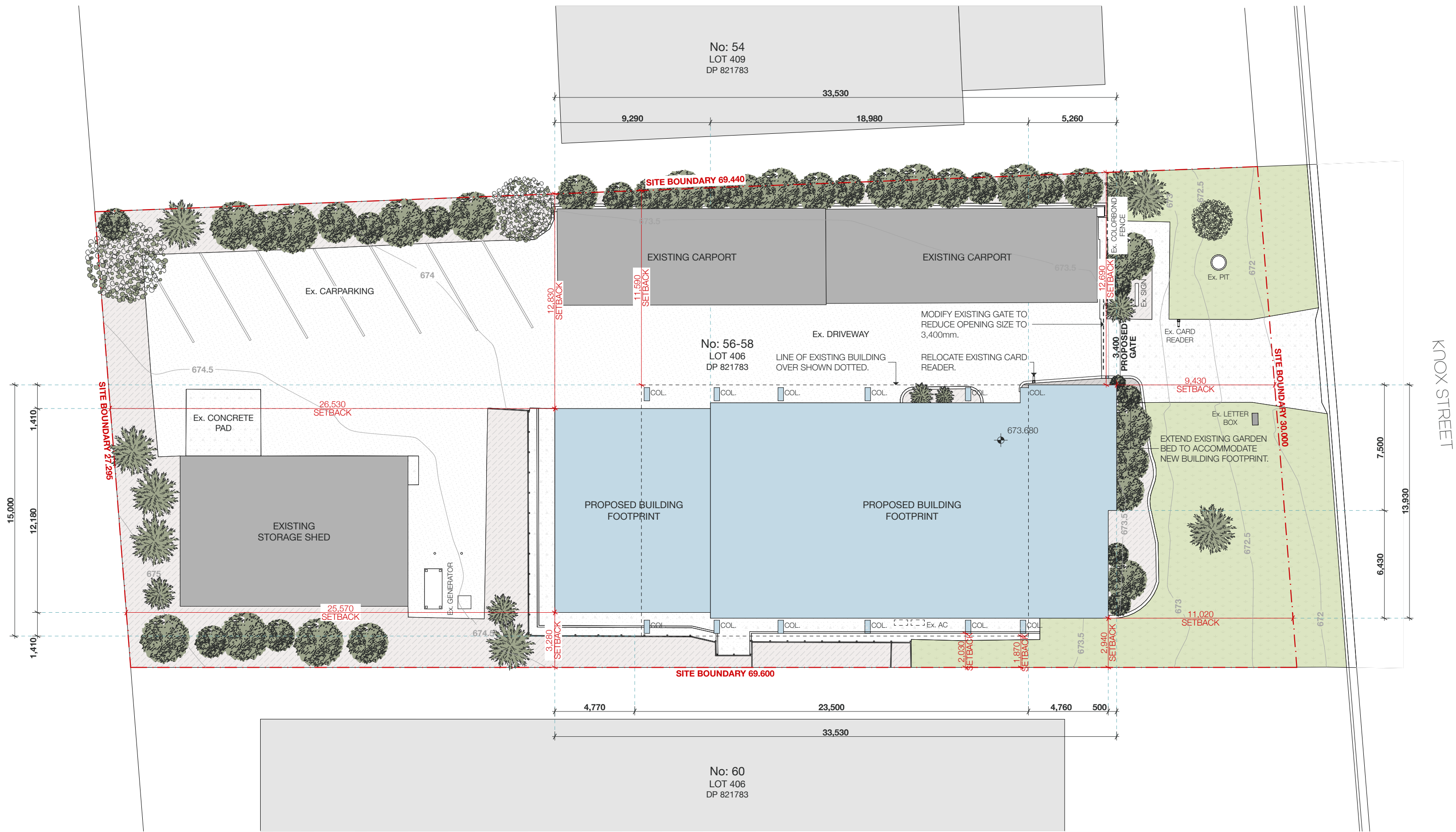
legend

GENERAL	
EXISTING SITE AREA	1,987m ²
	EXISTING BUILDING EXISTING BUILDING LOCATED ON ADJACENT SITE.
	EXISTING BUILDING EXISTING BUILDING LOCATED ON SUBJECT SITE.
	PROPOSED BUILDING PROPOSED BUILDING ENVELOPE LOCATED ON SUBJECT SITE.
	EXISTING LANDSCAPING EXISTING LANDSCAPED AREA.
	PROPOSED LANDSCAPING PROPOSED NEW LANDSCAPING TO MATCH EXISTING.
	EXISTING LAWN EXISTING LAWN AREAS ASSOCIATED WITH SUBJECT SITE.
	FINISHED LEVEL FINISHED LEVEL IN REFERENCE TO AHD.
	SITE BOUNDARY SITE BOUNDARY MARKER



legend

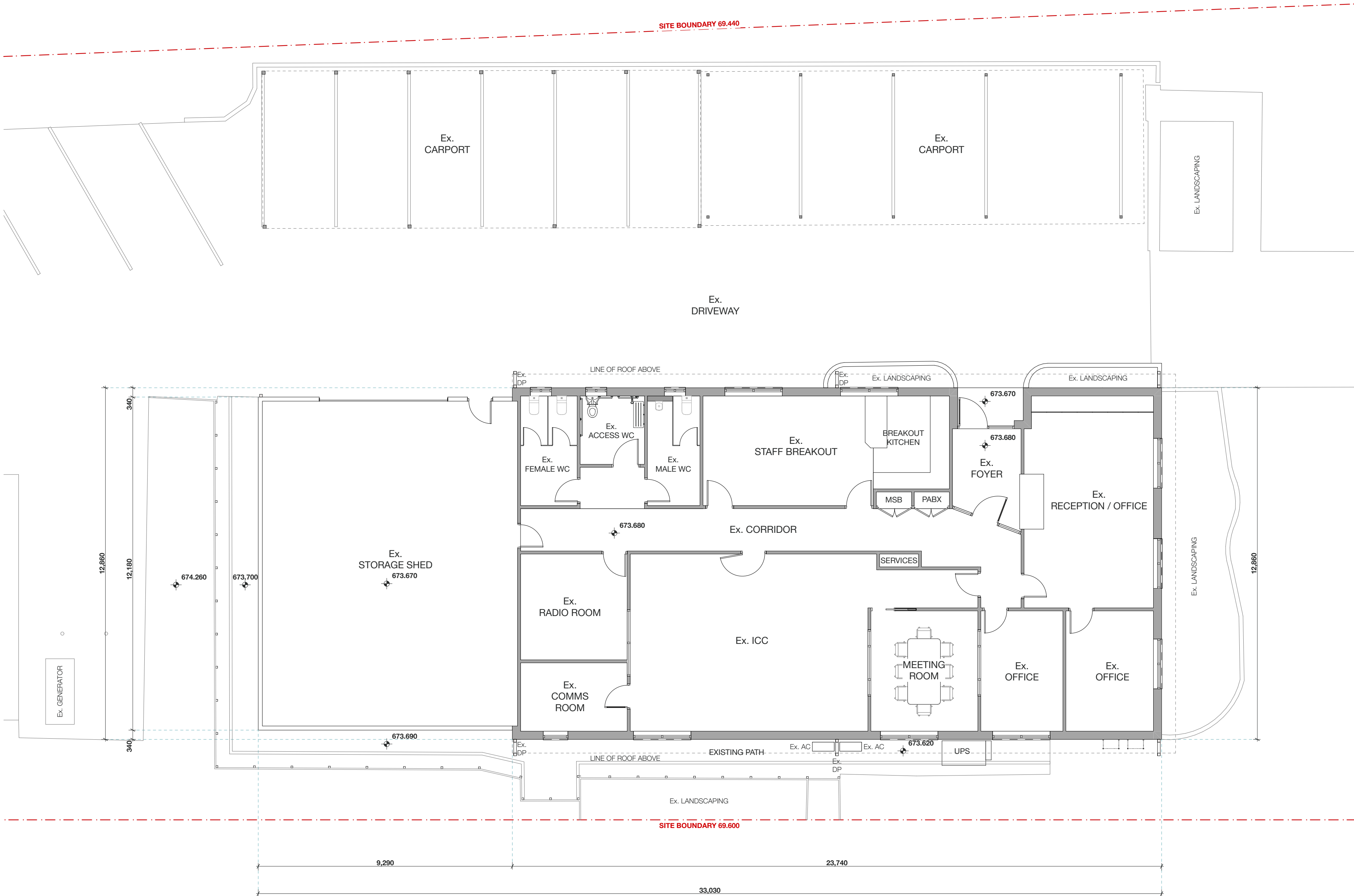
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legend

GENERAL

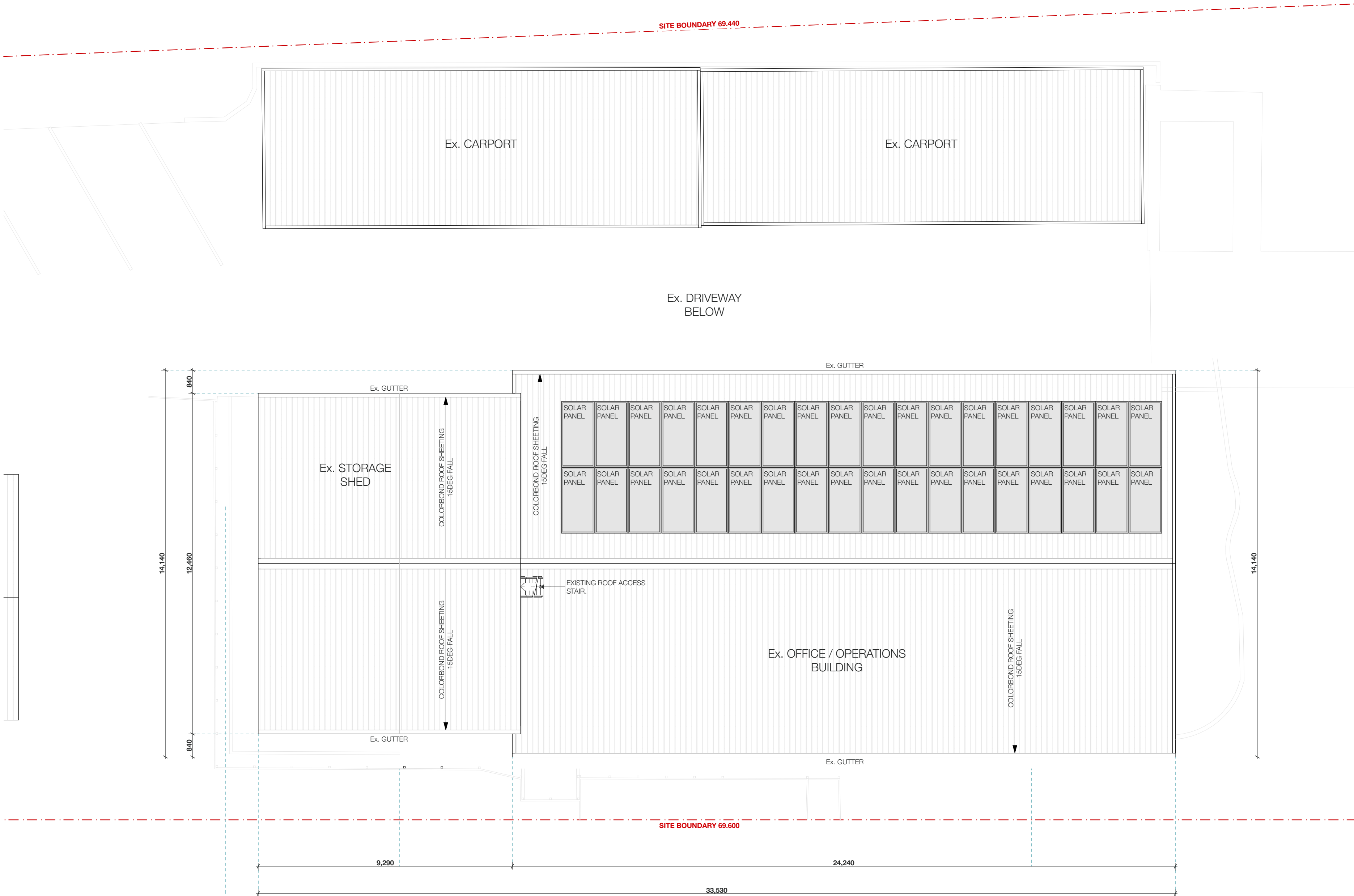
EXISTING FLOOR PLAN AS MEASURED ON SITE PRIOR TO DEMOLITION OR SUPPLIED AS DWG/PFD. FOR FULL ACCURACY, IT IS RECOMMENDED THAT THE CONTRACTOR ENGAGES A REGISTERED SURVEYOR TO VERIFY MEASUREMENTS PRIOR TO CONSTRUCTION.



legend

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GENERAL

DOOR TO BE DEMOLISHED
DEMOLISH DOOR, FRAME AND HARDWARE AS SHOWN DASHED. MAKE GOOD TO OPENING IN PREPARATION FOR NEW WALL INFILL OR PROVIDE NEW REVEALS FOR OPENING AS REQUIRED.

WALL TO BE RETAINED
WALL TO BE RETAINED. PROTECT EXISTING WALL THROUGHOUT DEMOLITION PHASE. PATCH AND REPAIR WALLS IN AREA OF NEW WORKS TO BE FREE OF BLEMISHES AND IN 'NEW' LIKE CONDITION.

ALL DEMOLITION WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601 - DEMOLITION OF STRUCTURES.

PROVIDE ADEQUATE FLOOR PROTECTION FOR EXISTING FLOOR FINISHES DURING DEMOLITION WORKS.

ITEMS DEMOLISHED TO BE REMOVED FROM SITE UNLESS
NOTED TO BE SALVAGED OR RETAINED.

REMOVE ALL SKIRTINGS FROM AREAS SHOWN TO RECEIVE
NEW SKIRTINGS. CONTRACTOR TO ENSURE DEMOLITION
SCOPE IS CO-ORDINATED WITH ELECTRICAL SUB
CONTRACTOR.

BUILDING SERVICES

ALL DISCONNECTED SERVICES TO BE CAPPED OFF AND TERMINATED BELOW THE FINISHED SURFACE WHERE SERVICES ARE NOT TO BE RE-USED OR RELOCATED. CHASE WALLS AND FLOORS WHERE NECESSARY TO DISCONNECT AND REMOVE REDUNDANT SERVICES.

CEILING DEMOLITION

REFER TO REFLECTED CEILING PLANS FOR EXTENT OF EXISTING CEILINGS TO BE RETAINED. WHERE NEW CEILINGS ARE SHOWN, CONTRACTOR IS TO REMOVE EXISTING CEILING LININGS AND SUSPENSION SYSTEM TO THE EXTENT SHOWN AS NEW CEILINGS.

CONTRACTOR TO MAKE GOOD TO TRIMMED EDGES OF CEILING TILES, SUSPENSION SYSTEM AND SURROUNDING SURFACES AFFECTED BY DEMOLITION. CONTRACTOR TO PROVIDE NEW FINISHING TRIMS TO EDGES OF CUT CEILINGS AND ANY ADDITIONAL SUSPENSION COMPONENTS AS REQUIRED TO SUPPORT EDGES OF CEILING GRID.

LIGHT FITTINGS WITHIN AREAS OF CEILING TO BE REMOVED TO BE PROTECTED AND RETAINED FOR RE-USE.

ALL CEILING DEMOLITION WORKS TO BE CO-ORDINATED WITH REFLECTED CEILING PLAN AND SERVICES DOCUMENTATION.



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	1,000	3,000	5,000

	1,000		3,000		5,000
Qmm		2,000		4,000	

DRAWING TITLE

GROUND FLOOR DEMOLITION PLAN

PROJECT DETAILS

BUILDING ALTERATIONS & ADDITIONS FOR NSW STATE EMERGENCY SERVICE
56-58 KNOX STREET GOULBURN

legend

GENERAL

WALL TO BE DEMOLISHED
DEMOLISH SECTION FO WALL TO EXTENT SHOWN DOTTED. MAKE GOOD TO RETAINED SURFACES INCLUDING; FLOORS, WALLS AND CEILINGS AFFECTED BY REMOVAL OF WALL.

DOOR TO BE DEMOLISHED
DEMOLISH DOOR, FRAME AND HARDWARE AS SHOWN DASHED. MAKE GOOD TO OPENING IN PREPARATION FOR NEW WALL INFILL OR PROVIDE NEW REVEALS FOR OPENING AS REQUIRED.

FULL HEIGHT WALLS
SLAB TO SLAB WALLS TO BE DEMOLISHED. CONTRACTOR IS TO MAKE GOOD TO CEILINGS WHERE REMOVED INCLUDING THE INSTALLATION OF NEW GRID AND TILES OR PLASTERBOARD LININGS. TO BE READ IN CONJUNCTION WITH REFLECTED CEILING PLAN.

WALL TO BE RETAINED
WALL TO BE RETAINED. PROTECT EXISTING WALL THROUGHOUT DEMOLITION PHASE. PATCH AND REPAIR WALLS IN AREA OF NEW WORKS TO BE FREE OF BLEMISHES AND IN 'NEW' LIKE CONDITION.

DOORS TO BE RETAINED
PROTECT EXISTING DOOR THROUGHOUT DEMOLITION. CONTRACTOR IS TO TIGHTEN AND ADJUST HINGES AND HARDWARE TO DELIVER DOOR AS FULLY OPERATIONAL. PAINT DOOR TO MATCH NEW DOORS. APPLICABLE FOR ALL DOORS WITHIN TENANCY.

ALL DEMOLITION WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601 - DEMOLITION OF STRUCTURES.

DEMOLITION PLAN TO BE READ IN CONJUNCTION WITH ASSOCIATED EXISTING PLANS AND ENGINEERS DRAWINGS.

PROVIDE ADEQUATE FLOOR PROTECTION FOR EXISTING FLOOR FINISHES DURING DEMOLITION WORKS.

ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. ALLOW TO REMOVE ALL FIXTURES AND FITTINGS LOCATED ON WALLS AND DOORS TO BE DEMOLISHED.

ITEMS DEMOLISHED TO BE REMOVED FROM SITE UNLESS NOTED TO BE SALVAGED OR RETAINED.

ALLOW TO MAKE GOOD TO ALL PENETRATIONS IN WALLS AND FLOORS WHERE ITEMS REMOVED.

REMOVE ALL SKIRTINGS FROM AREAS SHOWN TO RECEIVE NEW SKIRTINGS. CONTRACTOR TO ENSURE DEMOLITION SCOPE IS CO-ORDINATED WITH ELECTRICAL SUB CONTRACTOR.

BUILDING SERVICES

DEMOLITION WORKS TO BE COMPLETED IN ASSOCIATION WITH SERVICES ENGINEERS DOCUMENTATION.

ALL DISCONNECTED SERVICES TO BE CAPPED OFF AND TERMINATED BELOW THE FINISHED SURFACE WHERE SERVICES ARE NOT TO BE RE-USED OR RELOCATED. CHASE WALLS AND FLOORS WHERE NECESSARY TO DISCONNECT AND REMOVE REDUNDANT SERVICES.

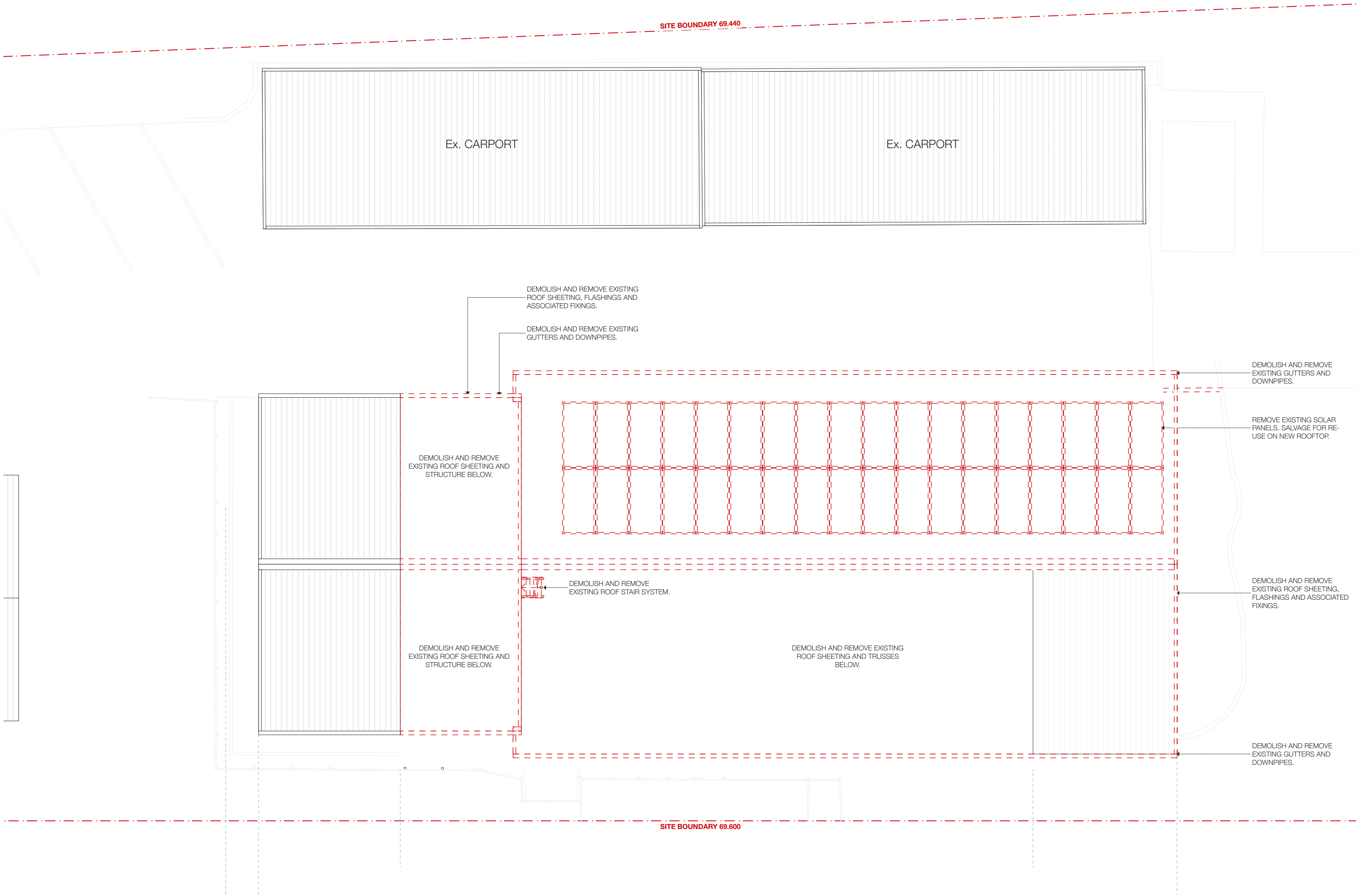
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LIGHT FITTINGS WITHIN AREAS OF CEILING TO BE REMOVED TO BE PROTECTED AND RETAINED FOR RE-USE.

ALL CEILING DEMOLITION WORKS TO BE CO-ORDINATED WITH REFLECTED CEILING PLAN AND SERVICES DOCUMENTATION.



GENERAL


THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION AND NOTIFY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS.

FLOOR AREA CALCULATIONS

SITE COVERAGE CALCULATIONS

PROPOSED SITE COVERAGE	
PROPOSED OFFICE BUILDING	430.59m ²
STORAGE SHED 2	122.13m ²
CARPORT 1	91.61m ²
CARPORT 2	91.13m ²
TOTAL	735.46m²



NOT FOR CONSTRUCTION				
 PROJECT NORTH	DATE OF ISSUE 14/07/2024	PRINT SIZE A2 LANDSCAPE	PROJECT STATUS APPROVAL	
	PROJECT NUMBER 24013	DRAWING NUMBER A07	REVISION STATUS A5	
1:100 0mm 1,000 2,000 3,000 4,000 5,000				

legend

GENERAL

ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2022 AND ALL RELEVANT AUSTRALIAN STANDARDS.

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WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS.

FLOOR AREA CALCULATIONS

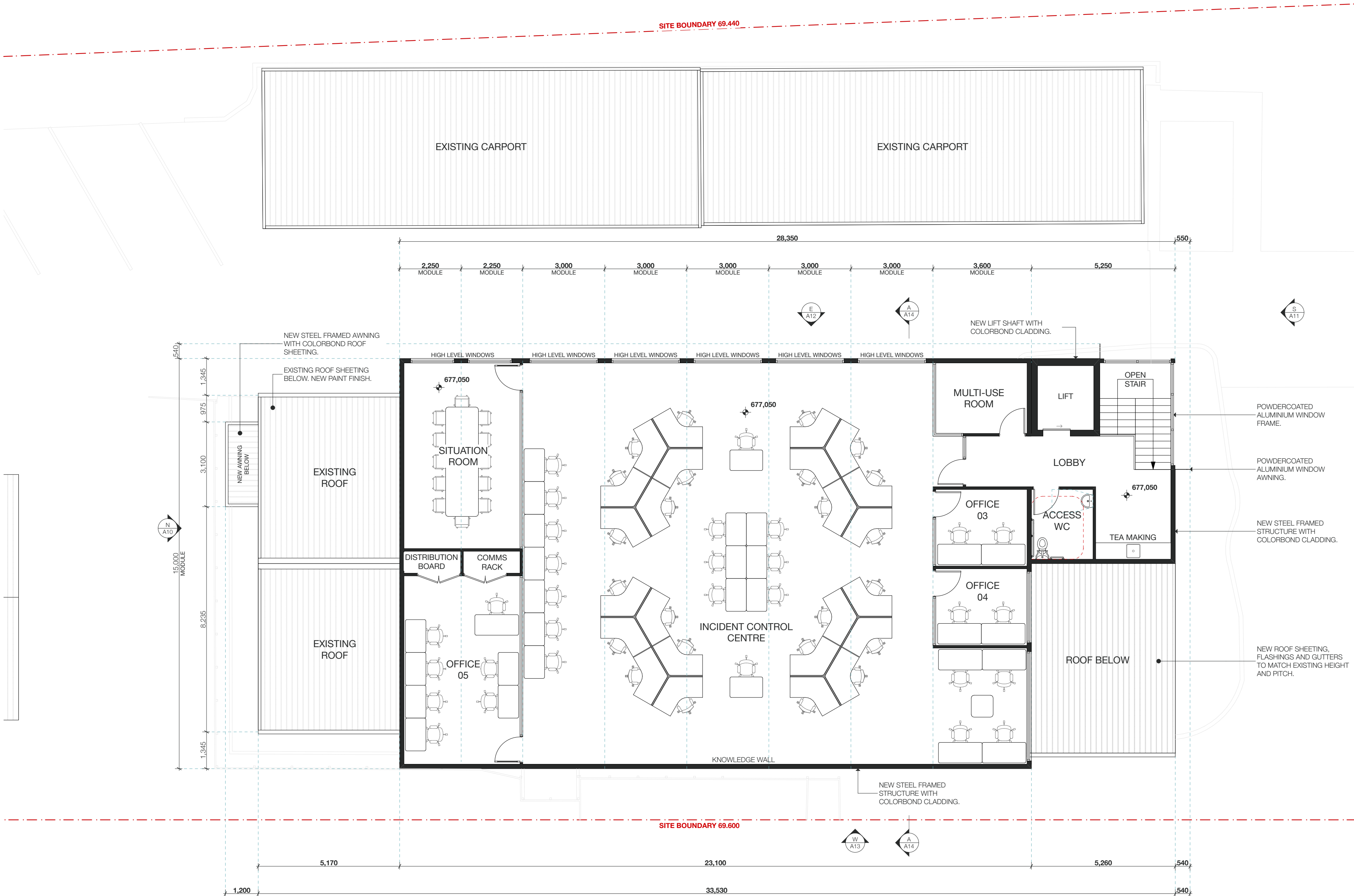
EXISTING FLOOR AREA	
GROUND FLOOR	280.10m ²
STORAGE SHED 1	110.84m ²
TOTAL	390.94m²

PROPOSED FLOOR AREA	
GROUND FLOOR	402.24m ²
LEVEL 1	371.50m ²
TOTAL	773.74m²

SITE COVERAGE CALCULATIONS

EXISTING SITE COVERAGE	
EXISTING OFFICE BUILDING	303.15m ²
STORAGE SHED 1	116.06m ²
STORAGE SHED 2	122.13m ²
CARPORT 1	91.61m ²
CARPORT 2	91.13m ²
TOTAL	724.08m²

PROPOSED SITE COVERAGE	
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CARPORT 2	91.13m ²
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legend

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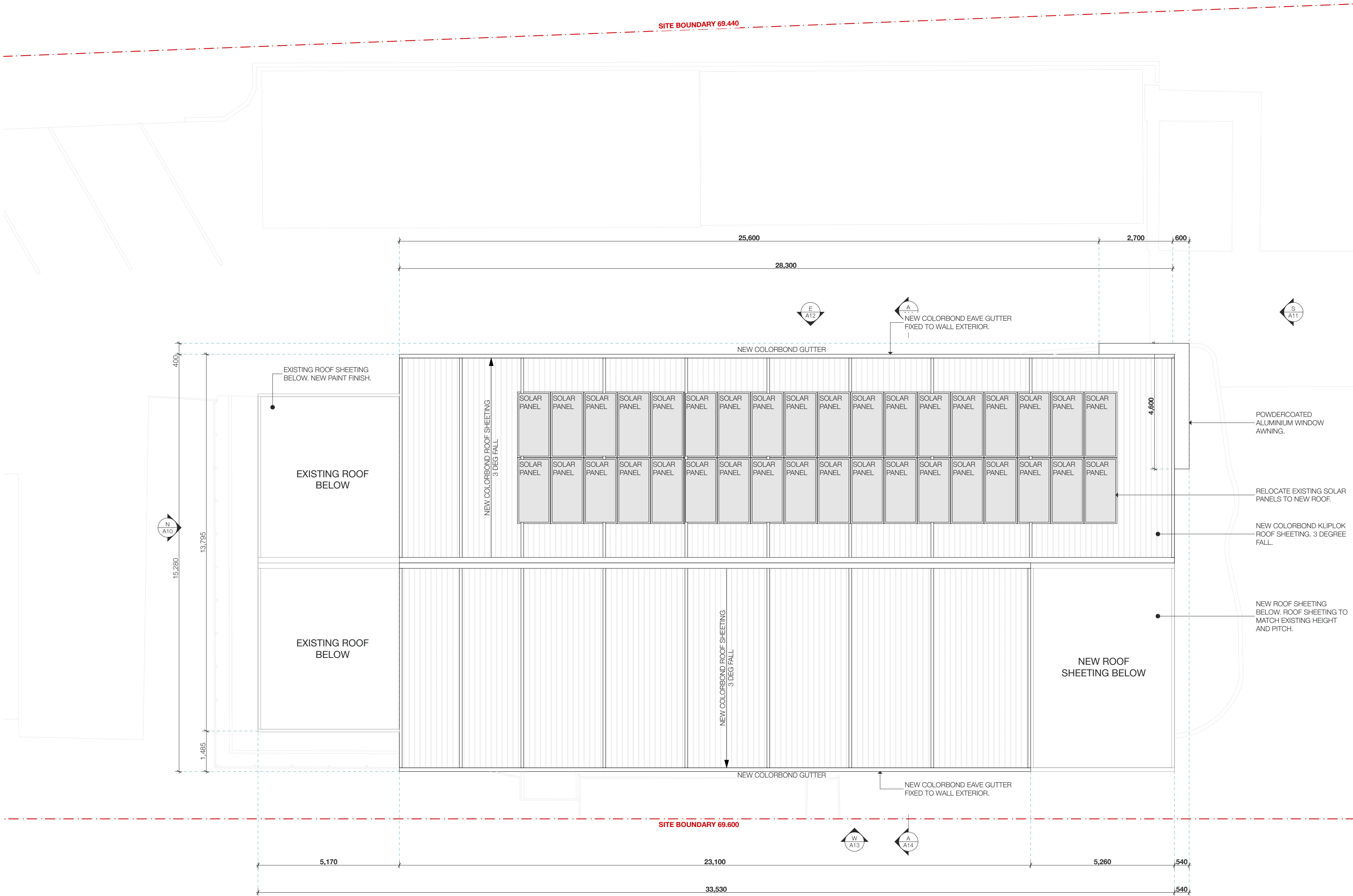
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legend

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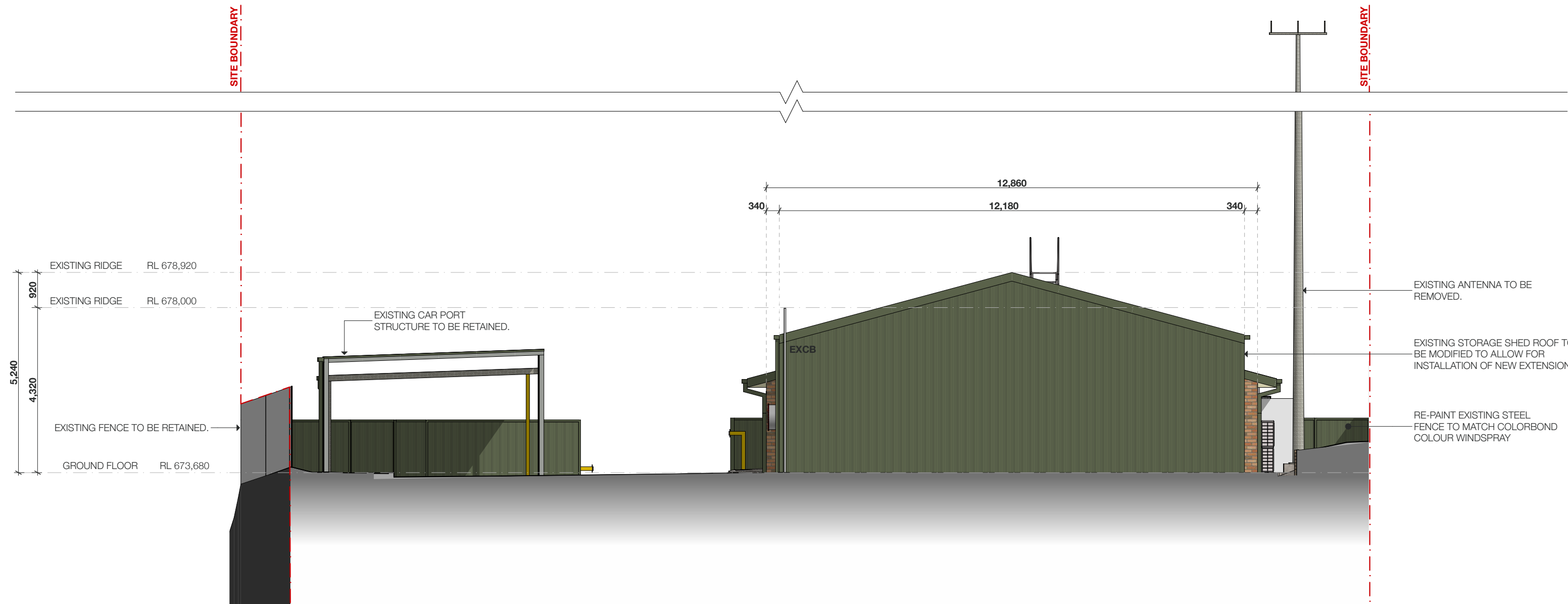
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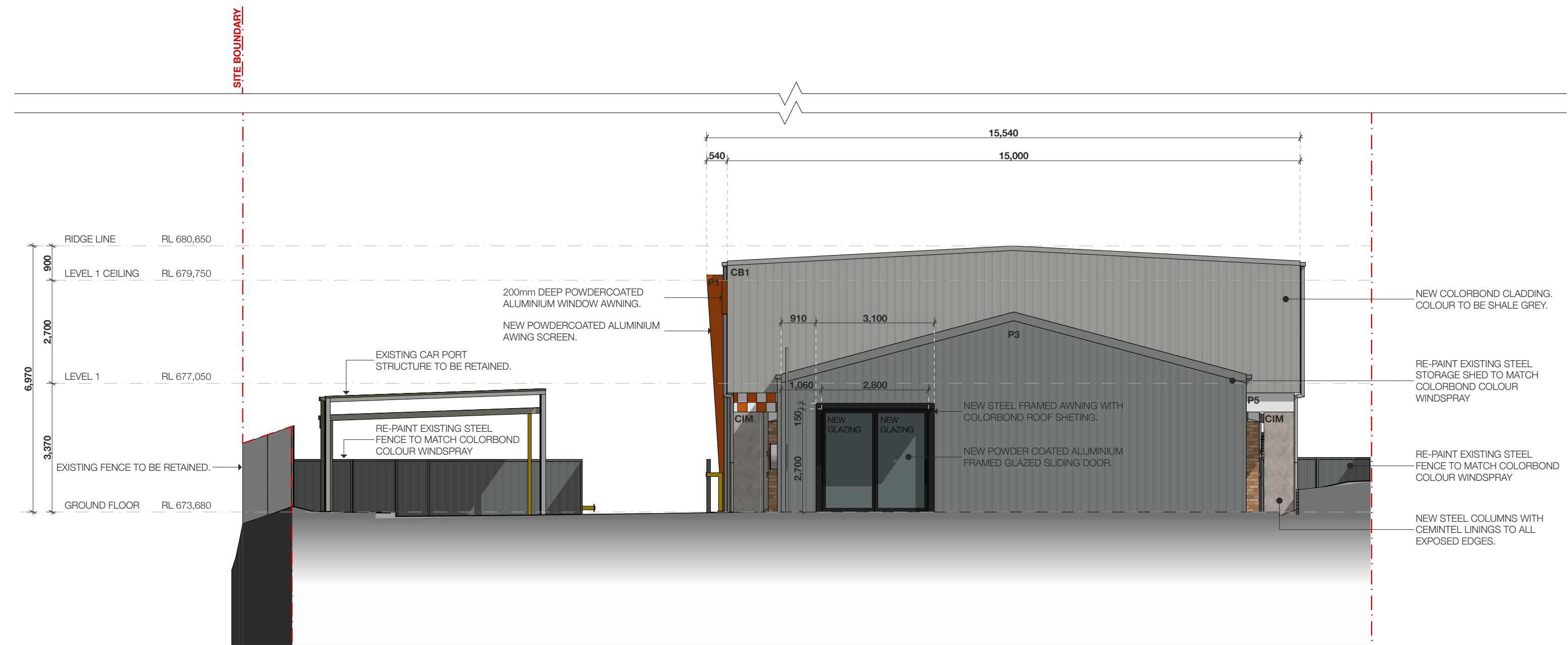
WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS.

FINISHES SCHEDULE

EXB	EXISTING BRICKS EXISTING BRICKWORK TO BE RETAINED, CLEANED AND REPAIRED.
ECB	EXISTING COLORBOND EXISTING COLORBOND CLADDING PALE EUCALYPT
CONC	CONCRETE FINISH EXPOSED CONCRETE WITH CLEAR COAT FINISH.
CB1	COLORBOND TYPE 1 COLORBOND KLIPLOK SHEETING SHALE GREY
CB2	COLORBOND TYPE 2 COLORBOND FLAT SHEETING SHALE GREY
CB3	COLORBOND TYPE 3 COLORBOND KLIPLOK SHEETING WINDSPRAY
CB4	COLORBOND TYPE 4 COLORBOND FLAT SHEETING WINDSPRAY
CIM	CEMINTEL CEMINTEL LINING WITH CONCRETE TEXTURE FINISH.
P1	PAINT FINISH 1 SES CORPORATE COLOUR - ORANGE PMS 1595c
P2	PAINT FINISH 2 SES CORPORATE COLOUR - BLUE PMS 288c
P3	PAINT FINISH 3 COLORBOND MATCHED PAINT WINDSPRAY
P4	PAINT FINISH 4 COLORBOND MATCHED PAINT SHALE GREY
P5	PAINT FINISH 5 DULUX PAINT WHITE ON WHITE



NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

legend

GENERAL

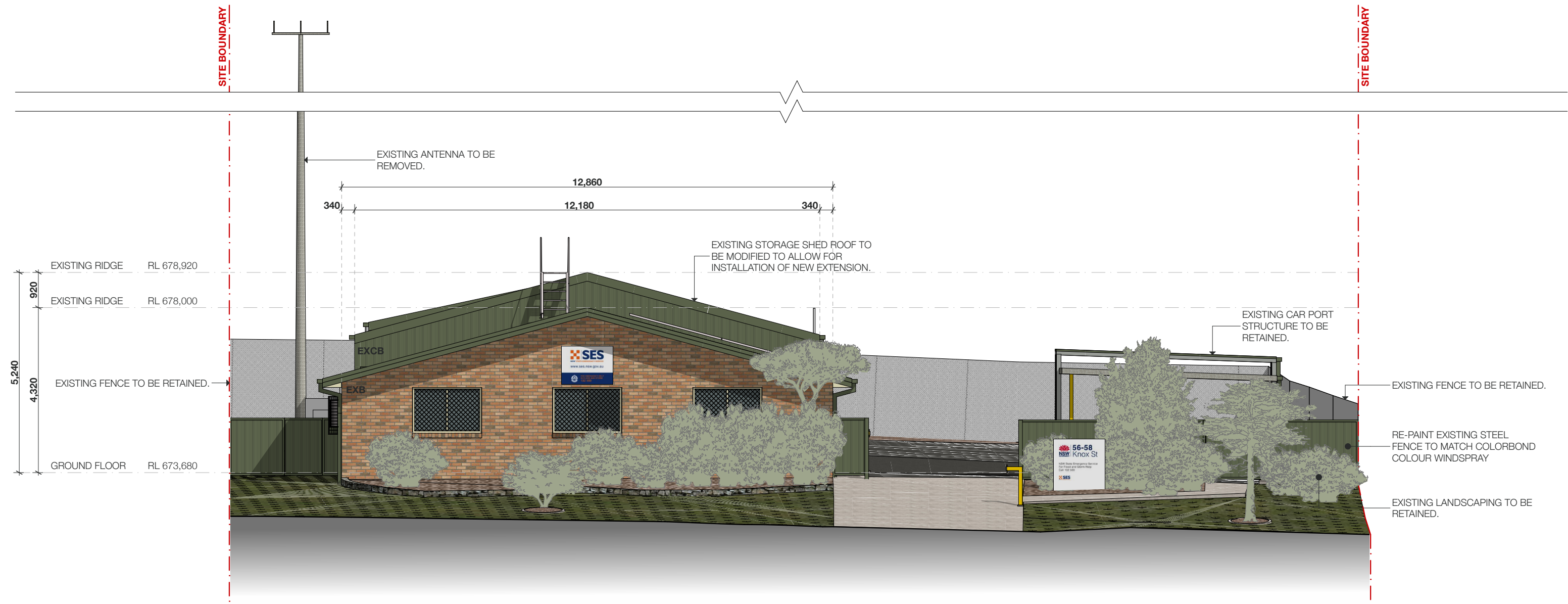
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SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED

legend

GENERAL

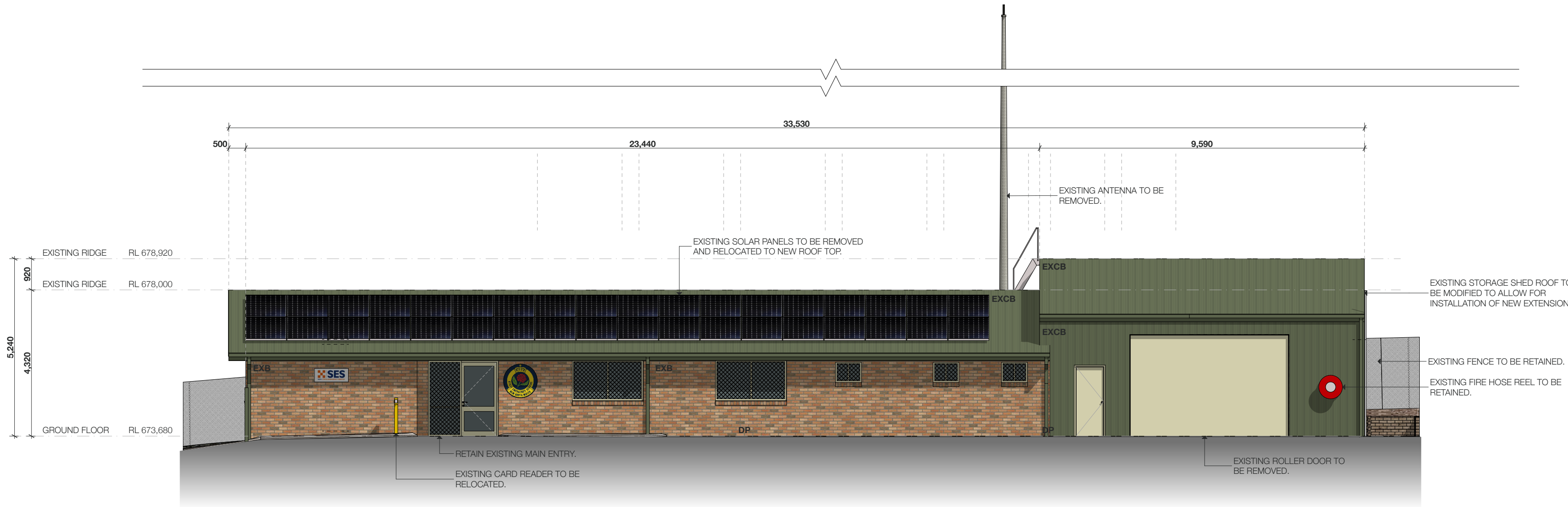
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EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED

legend

GENERAL

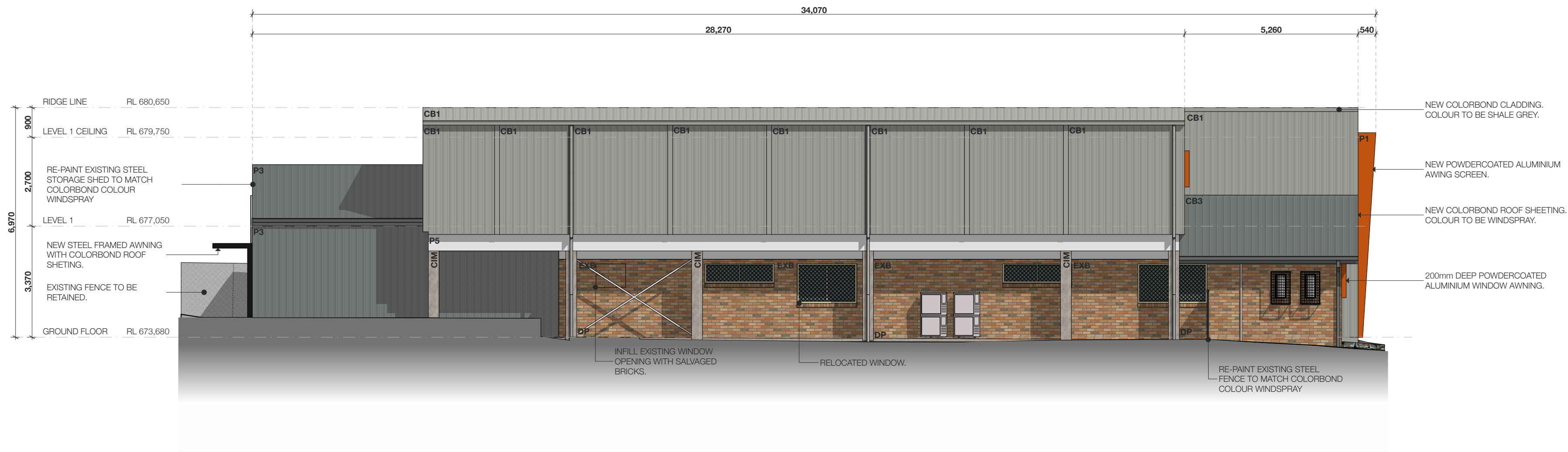
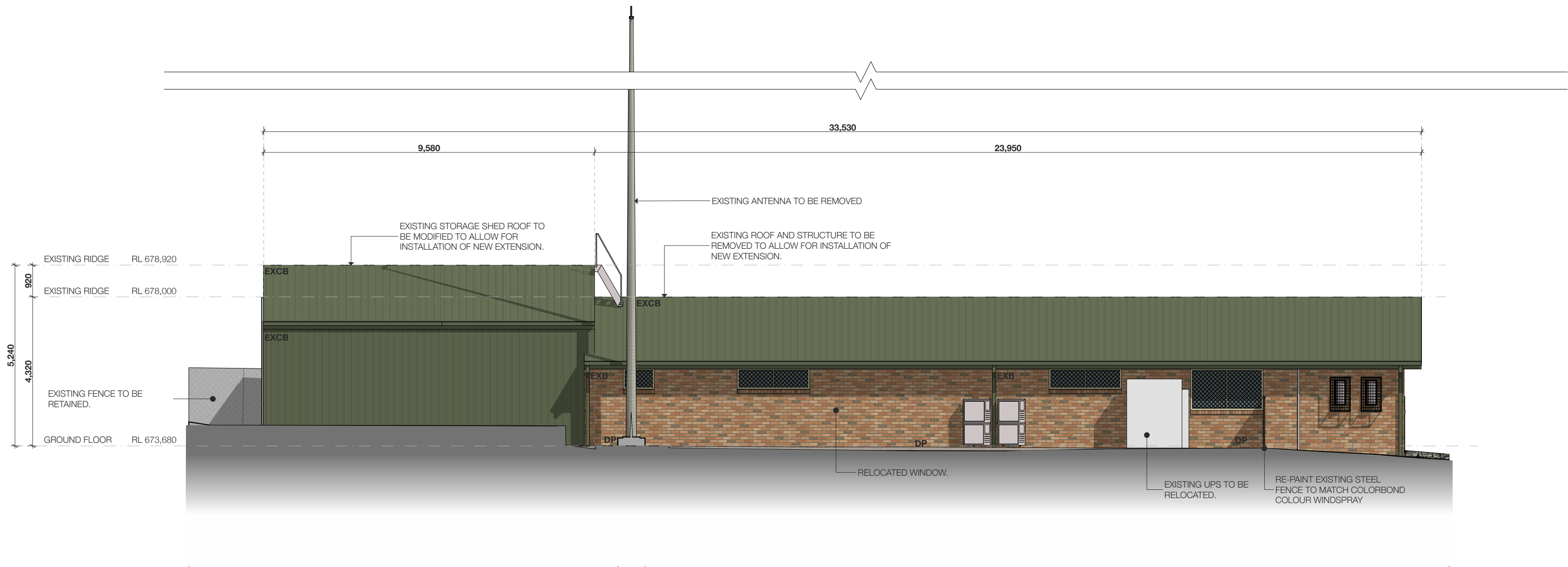
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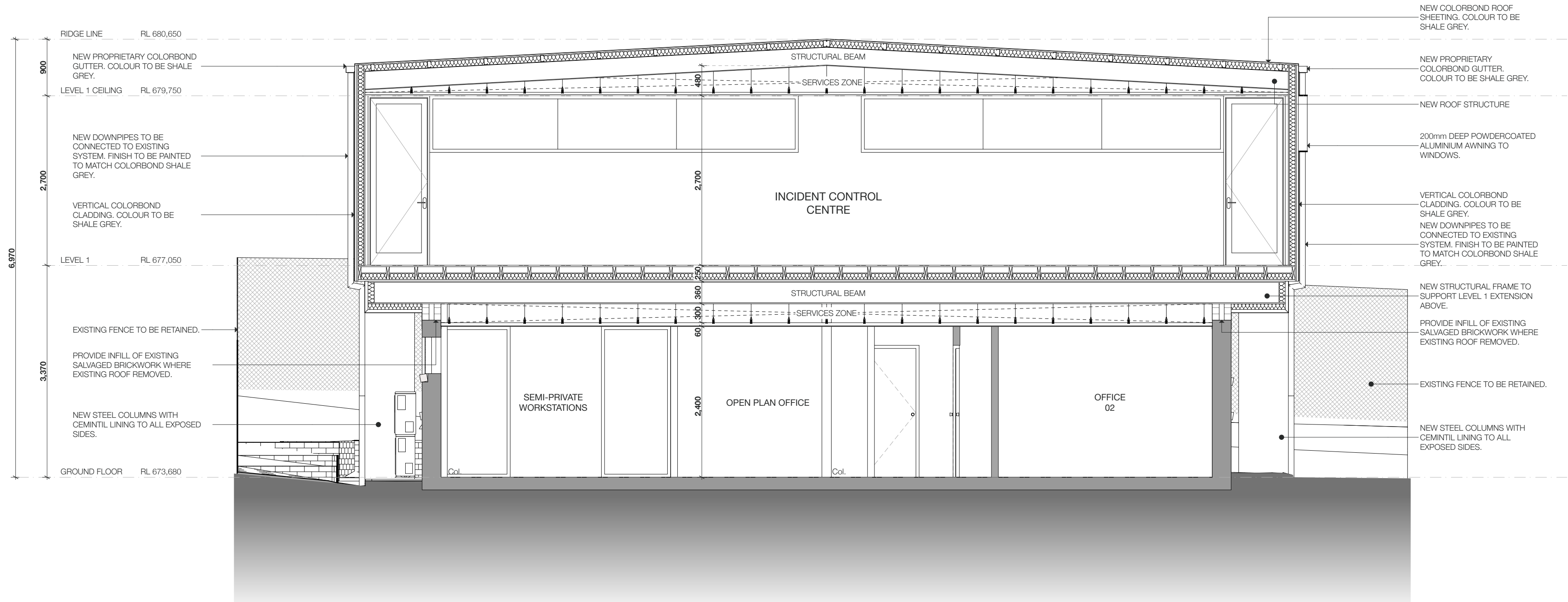
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P5	PAINT FINISH 5 DULUX PAINT WHITE ON WHITE







EXISTING - EAST PERSPECTIVE



PROPOSED - EAST PERSPECTIVE



PROPOSED - SOUTH EAST FACADE



PROPOSED - NORTH EAST PERSPECTIVE