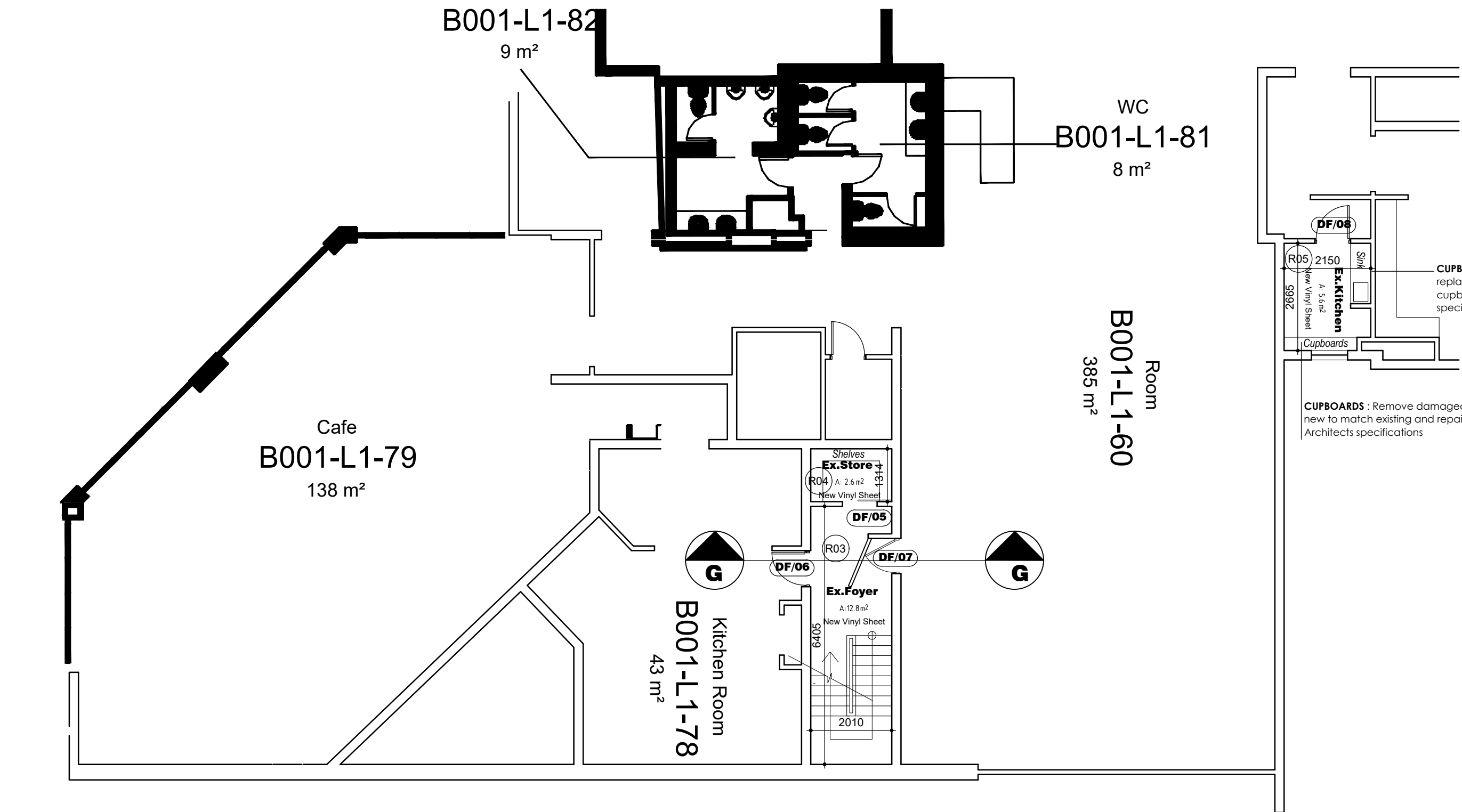
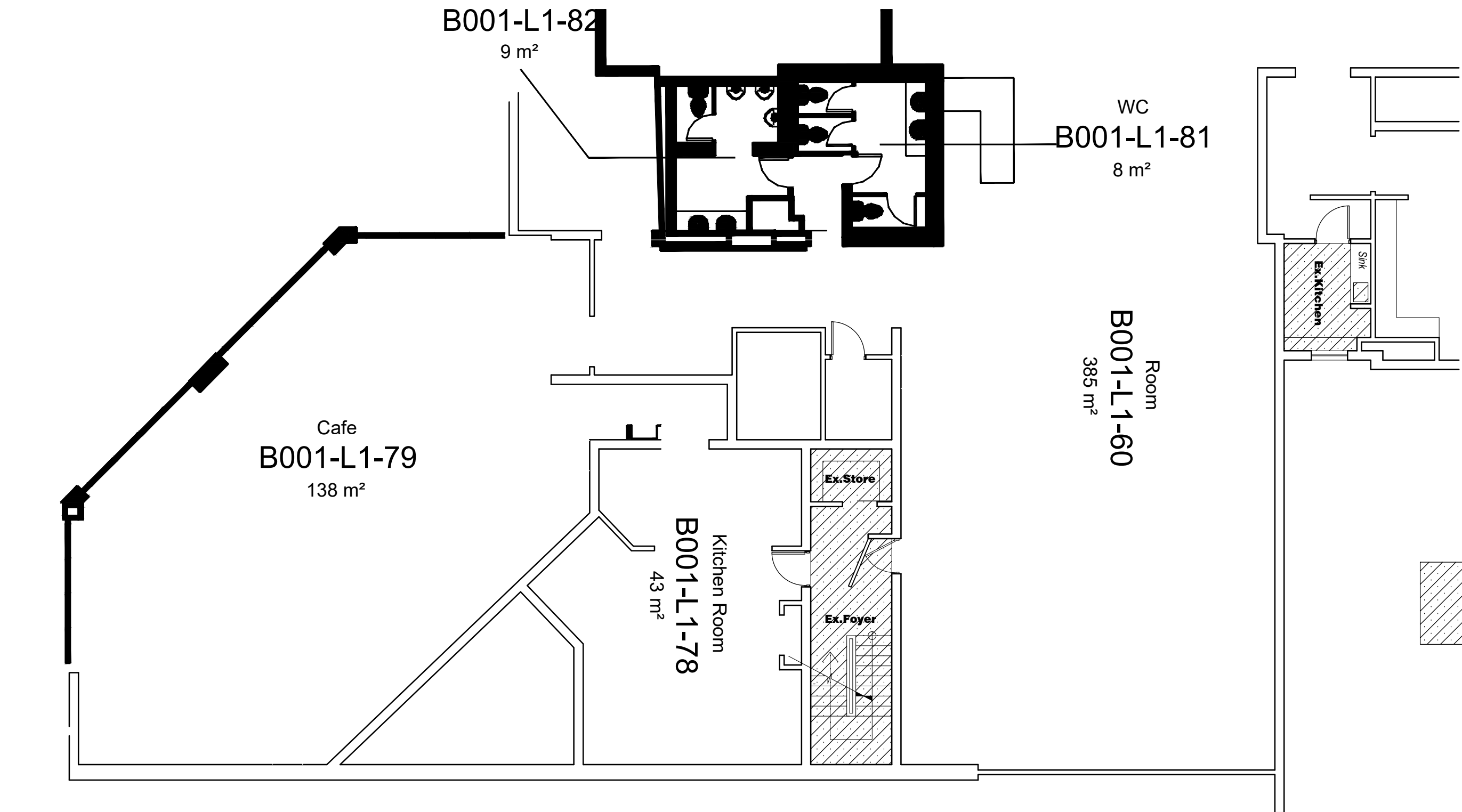
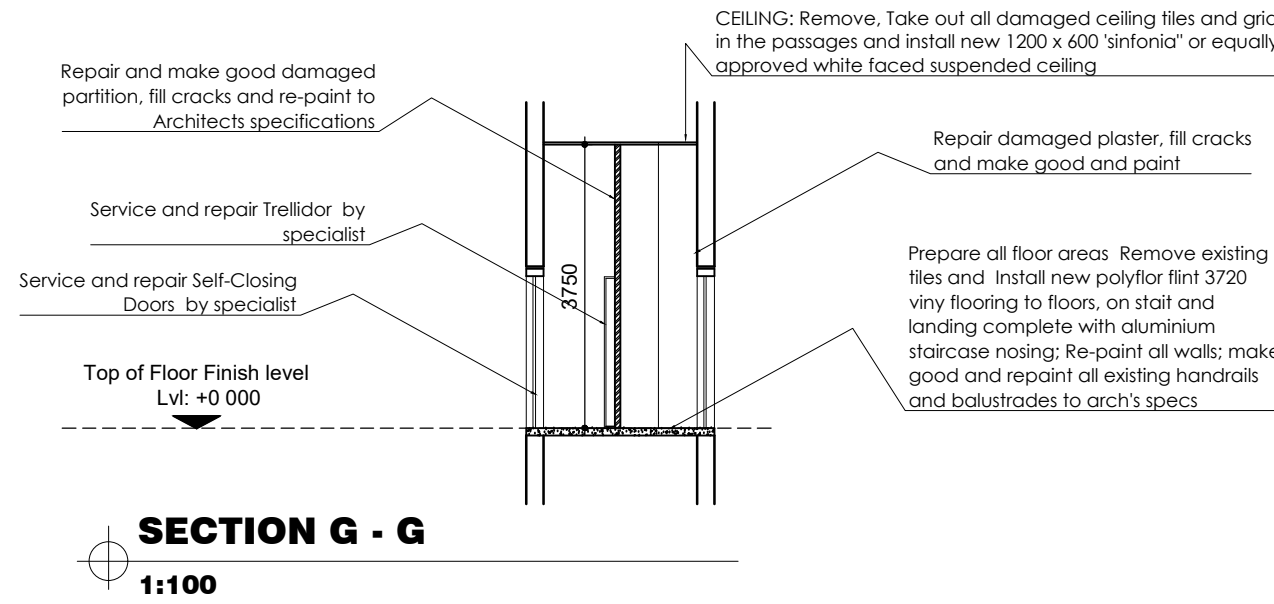




OPERA FIRST FLOOR PLAN
1:100



OPERA FIRST FLOOR FINISHES
1:100

GENERAL NOTES

WALL DECORATIONS

- SURFACES:** To be properly cleaned, prepared, primed and sealed using the type of primer/sealer appropriate to the surfaces being painted with 1 coat universal undercoat plus 2 coats Midas midlux 240 or similar approved strictly in accordance with the manufacturers specifications [Note Client to remove all fixtures and reinstate after]
- TIMBER SURFACES:** To be properly rubbed down, sand-papered to perfectly smooth finish and to have applied them 2 Coat of clear "novathane" polyurethane finishing sealer applied in accordance with manufacturers instructions. Surfaces to be rubbed down with fine glass paper after application of first coat.

WALL FINISHES

- EXISTING PLASTER:** Plaster finish to be repaired; Where extensively damaged, replace and prepare to receive new wall decorations
- EXISTING PARTITIONS:** Partitions are to be repaired; Where extensively damaged, replace and prepare to receive new wall decorations

SKIRTING

- Form skirting with 115mm high porcelain skirting tiles of the same manufacturers as the floor tiles laid and grouted to manufacturers instructions
- Prepare skirting and apply one coat wood primer and 2 coats plascon velvago

FINISHES TO FRAMES AND STEELWORKS

- APPLY** rustid copiously to penetrate hidden and recessed areas as thoroughly as possible. Apply 2 Coats "Plascon Velvago" colour-brilliant black high gloss enamel. All strictly in accordance with the manufacturers instructions and specifications

STAIR NOSING

- 100 stair nosing fixed to installed vinyl flooring. To be laid strictly in accordance with marley specifications

CEILING

- ALL concrete Soffit and plastered ceiling are to be repainted with 2 Coats of "plascon velvago". All strictly applied in accordance with manufacturers specifications.
NOTE: Spot prime in all bare areas with one full continuous coat "plascon plaster primer" ALL applied in strictly in accordance with manufacturers specifications

CUPBOARDS

- ALL Cupboards damaged shelving to be replaced with new shelves. Make good in all aspects

FINISHES SCHEDULE

OPERA FIRST FLOOR PLAN: STORE: R 04

- FLOORS
1. FINISHED AS PER DRAWING AND NOTES ABOVE.

WALLS

1. FINISHED AS PER WALL FINISHES AND DECORATION NOTES ABOVE.

CEILINGS

1. FINISHED AS PER CEILING NOTES ABOVE.

DOORS

1. SERVICE AND REPAIR TRELLIS DOOR
2. PROVIDE NEW LOCKSETS COMPLETE WITH FURNITURE

CUPBOARDS

1. FINISHED AS PER DRAWING AND NOTES ABOVE.
2. REPAIR DAMAGED SHELVES

OPERA FIRST FLOOR PLAN: FOYER: R 05

- FLOORS
1. FINISHED AS PER DRAWING AND NOTES ABOVE.

WALLS

1. FINISHED AS PER WALL FINISHES AND DECORATION NOTES ABOVE.

CEILINGS

1. FINISHED AS PER CEILING NOTES ABOVE.

DOORS

1. SERVICE AND REPAIR SELF CLOSING DOORS
2. PROVIDE NEW LOCKSETS TO DOORS COMPLETE WITH FURNITURE

OPERA FIRST FLOOR PLAN: KITCHEN: R 05

- FLOORS
1. FINISHED AS PER DRAWING AND NOTES ABOVE.

WALLS

1. FINISHED AS PER WALL FINISHES AND DECORATION NOTES ABOVE.

CEILINGS

1. FINISHED AS PER CEILING NOTES ABOVE.

DOORS

1. FINISHED AS PER CEILING NOTES ABOVE.
2. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE

CUPBOARDS

1. REPAIR DAMAGED SHELVES
2. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE
3. REPLACE ALL IRONMONGERY COMPLETE WITH FURNITURE WHERE MISSING

Alina Francis (SA) Pty Ltd
NOTE:
MEASURED DRAWINGS
ARE TO BE USED IN
PREFERENCE TO SCALING
25-10-2024

PROJECT NO.	DRAWING NO.	REV
AF 050/24	ART 261/2024 050.05	1

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GENERAL NOTES

- The Contractor is responsible for the correct setting out of the buildings and all external and internal walls with particular reference to boundaries, building lines and setting out points
- The Contractor is to verify all levels, heights and dimensions on site and is to check these against the drawing before putting any work in hand.
- The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the contract
- The Contractor is referred to the Standard Guidelines for Quality Control issued by this office for all minimum requirements for workmanship and materials. This document is to be used in conjunction with this drawing.
- Any errors, discrepancies or omissions are to be reported to the Architect immediately
- Contractor is to build in Approved D.P.C.'s, whether or not these are shown on drawings, to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other opening in external walls. Cavity walls to have stepped D.P.C.'s.
- Any queries arising from all the above must be reported to the Architects for clarification before any work is put in hand.
- Do not scale this drawing; refer to figured dimensions only

REVISIONS

REV	NAME	DATE	DESCRIPTION
1	MJN	25/10/24	OMIT WALL PAINT TO EX.KITCHEN RM

LOCATION MAP

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Department of Arts and Culture

ARTSCAPE THEATRE

PROJECT DESCRIPTION

ARTSCAPE THEATRE, CAPE METRO
WESTERN CAPE

PLANNED MAINTENANCE PROJECT

CLIENT

ARTSCAPE, WESTERN CAPE

SCALE 1:100

DATE 25 OCTOBER 2024

ISSUED MJN

DRAWN MJN

RECEIVED

CHECKED

ALLINA FRANCIS (SA) PTY LTD

BUILDING DESIGN
PROJECT MANAGEMENT
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Website: www.allinafrancis.com

DRAWING DESCRIPTION

PROJECT A
OPERA FIRST FLOOR LAYOUT - 2

PROJECT STATUS

PRELIM. MUNICIPAL TENDER CONSTRUCTION

PROJECT NO.	DRAWING NO.	REV
AF 050/24	ART 261/2024 050.05	1