

## 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 reinststate after]
- TIMBER SURFACES:** To be properly rubbed down, sand-papared 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 velvagio

### FINISHES TO FRAMES AND STEELWORKS

- APPLY** rust copiously to penetrate hidden and recessed areas as thoroughly as possible. Apply 2 Coats " Plascon Velvagio" 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 velvagio". 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 Cuboards damaged shelving to be replaced with new shelves. Make good in all aspects

## FINISHES SCHEDULE

### OPERA GROUND FLOOR: CLOCK RM: R 01

- 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. REPAIR DOOR LOCK AND RE-PAINT  
2. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE
- WINDOWS**  
1. CLEAN WINDOWS AS PER DRAWINGS  
2. REPLACE BROKEN WINDOW
- PLUMBING**  
1. FINISHED AS PER DRAWING AND NOTES ABOVE.  
1. REPAIR ALL LEAKS TO UNDER CONCRETE SOFFIT OF SLAB

### OPERA GROUND FLOOR:LOCKER RM 1: R02

- FLOORS**  
1. FINISHED AS PER DRAWING AND NOTES ABOVE.
- WALLS**  
1. FINISHED AS PER WALL FINISHES AND DECORATION NOTES ABOVE.
- PARTITIONS**  
1. FINISHED AS PER WALL FINISHES AND DECORATION NOTES ABOVE.
- CEILINGS**  
1. FINISHED AS PER CEILING NOTES ABOVE.
- CUPBOARD DOORS**  
1. REPAIR WOODEN LOCKERS  
2. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE  
3. REPLACE ALL IRONMONGERY COMPLETE WITH FURNITURE WHERE MISSING
- WINDOWS**  
1. CLEAN WINDOWS AND REPLACE DAMAGED GLAZING

### OPERA GROUND FLOOR:LOCKER RM 2 R 03

- 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.
- CUPBOARD DOORS**  
1. REPAIR WOODEN LOCKERS  
2. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE  
3. REPLACE ALL IRONMONGERY COMPLETE WITH FURNITURE WHERE MISSING
- WINDOWS**  
1. CLEAN WINDOWS AND REPLACE DAMAGED GLAZING

### OPERA GROUND FLOOR: SHO/WC RM: R05

- 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 DRAWING AND NOTES ABOVE.
- DOORS**  
1. PROVIDE NEW SOLID CORE DOOR COMPLETE WITH IRONMONGERY.  
2. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE
- WINDOWS**  
1. CLEAN WINDOWS AND REPLACE DAMAGED GLAZING
- PLUMBING**  
1. REMOVE SINK AND ALL CORRED PIPES. INSTALL NEW AS PER DRAWINGS  
2. REMOVE SHOWER AND ALL CORRED PIPES. INSTALL NEW AS PER DRAWINGS  
3. REMOVE WC AND ALL CORRED PIPES. INSTALL NEW AS PER DRAWINGS

### OPERA GROUND FLOOR:PASSAGES:R 03

- 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. REPAIR DOUBLE DOOR  
2. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE
- WINDOWS**  
1. CLEAN WINDOWS AS PER DRAWINGS  
2. REPLACE BROKEN WINDOW
- PLUMBING**  
1. FINISHED AS PER DRAWING AND NOTES ABOVE.  
2. REPLACE ALL LEAKING AND CORRED PIPES  
3. SERVICE DRAIN PIT AS PER DRAWINGS  
4. REPAIR ALL LEAKS TO UNDER CONCRETE SOFFIT OF SLAB

### OPERA GROUND FLOOR: STORE RM:R 07

- 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 DRAWING AND NOTES ABOVE.  
2. PROVIDE NEW SOLID CORE DOOR COMPLETE WITH IRONMONGERY.  
3. PROVIDE NEW LOCKSET COMPLETE WITH FURNITURE

### OPERA GROUND FLOOR: YARD AREA

- FLOORS**  
1. FINISHED AS PER DRAWING AND NOTES ABOVE.
- WALLS**  
1. FINISHED AS PER WALL FINISHES AND DECORATION NOTES ABOVE.
- CONCRET SOFFITS**  
1. FINISHED AS PER CEILING NOTES ABOVE.
- PLUMBING**  
1. FINISHED AS PER DRAWING AND NOTES ABOVE.  
2. REPLACE ALL LEAKING AND CORRED PIPES  
3. SERVICE DRAIN PIT AS PER DRAWINGS
- CONCRETE PALISADE**  
1. FINISHED AS PER DRAWING AND NOTES ABOVE.

**WALLS :** Chip Off to remove all Shower room wall tiles in the existing Shower, make good and install new wall tiles; Make good existin bench to Architects specifications

**EXISTING CUPBOARDS:**  
Repair and make good to existing Cupboards beneath existing sink.

**WALLS :** Remove existing sink; Chip Off to remove all existing wall tiles, sink and WC. Prepare surfaces and install new WC. Betts shortland closed couple suits; Install new wall new wall tiles and install new Plumline menu basin including traps, gratings and Plumline Corvus basin mixer

**EXISTING WALLS:**  
Prepare surfaces and Apply one coat primer and two coats Midas midlux 240 or similar approved. Colour to be approved by client or to Architects specifications

**EXISTING CONC. SOFFITS AND WALLS:**  
Repair and make good all soffits. Prepare surfaces and Apply one coat primer and two coats Midas midlux 240 or similar approved. Color to be approved by client or to Architects specifications

**EXISTING DRY WALL PARTITION:**  
Repair and make good dry wall. Prepare surfaces and Apply one coat primer and two coats Midas midlux 240 or similar approved. Color to be approved by client or to Architects specifications

**EXISTING CEILING:** Existing suspended ceiling to be returned. Replace damaged with matching panels.

**EXISTING DRY WALL PARTITION:**  
Repair and make good dry wall. Prepare surfaces and Apply one coat primer and two coats Midas midlux 240 or similar approved. Color to be approved by client or to Architects specifications

**EXISTING FLOOR:**  
Strip out existing floor including skirting. Repair and Prepare and clean floor. Lay new self levelling screed on top of existing screed / Concrete floor. Lay new Como Mountain LV1 Vinyl to new self levelling screed. Including laying 80mm high skirtings and transtioning strips.

**EXISTING PIPES**  
Prepare surfaces to existing Sewers and drainage pipes. Re-paint to Architects Specifications

**SECTION A - A**  
1:100

**OPERA GROUND FLR. PLAN**  
1:100

**OPERA GROUND FLR. FINISHES**  
1:100

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 050.01	1	
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GENERAL NOTES			
<div>1. 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</div> <div>2. 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.</div> <div>3. The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the contract</div> <div>4. 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.</div> <div>5. Any errors, discrepancies or omissions are to be reported to the Architect immediately</div> <div>6. 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.</div> <div>7. Any queries arising from all the above must be reported to the Architects for clarification before any work is put in hand.</div> <div>8. Do not scale this drawing; refer to figured dimensions only</div>			
REVISIONS			
REV	NAME	DATE	DESCRIPTION
1	MJN	25/10/24	OMIT OPEN YARD FROM SCOPE
1	MJN	25/10/24	OMIT WALL PAINT TO EX.CLOCK RM
LOCATION MAP			