

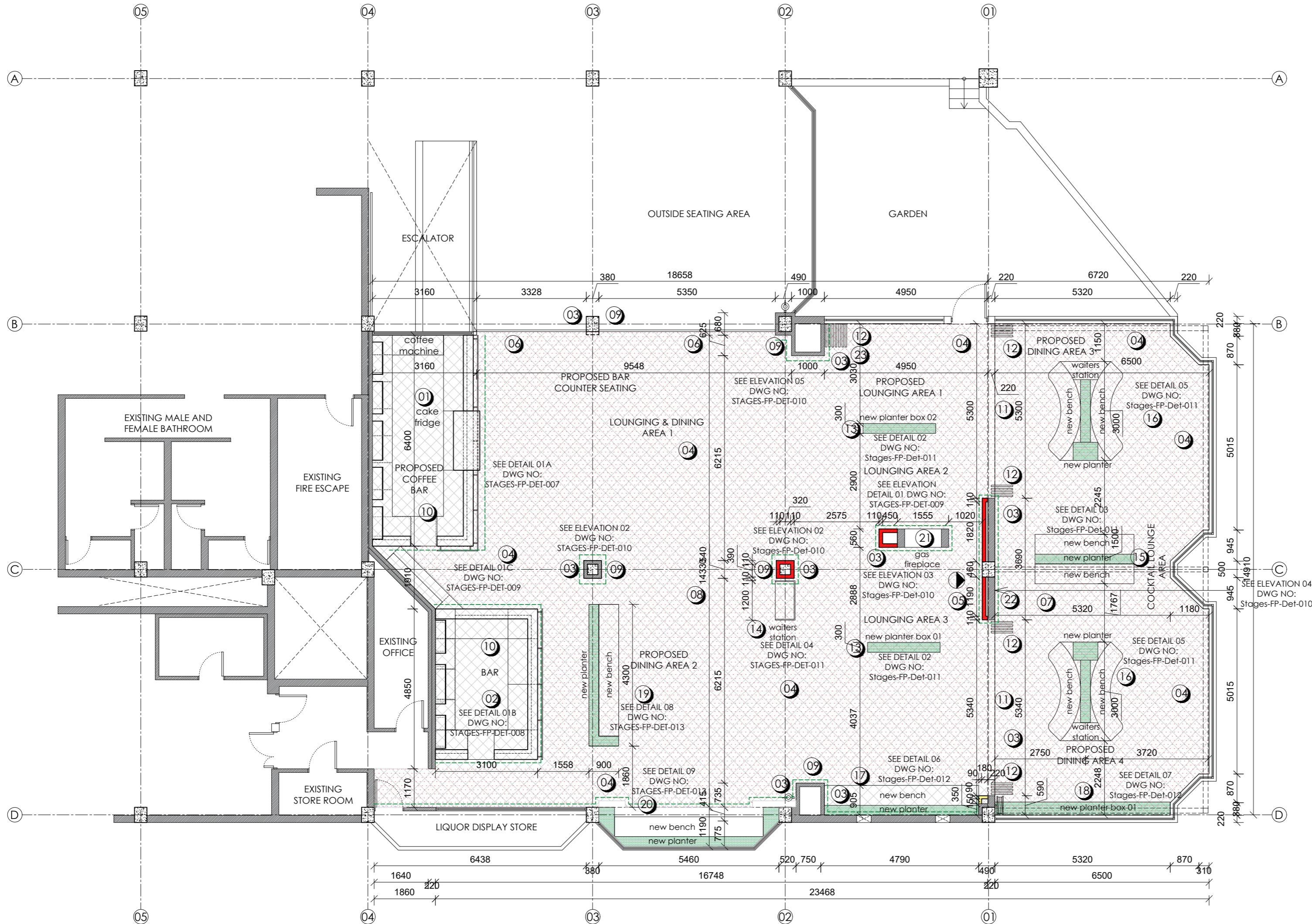
NOTE: EXCLUDED IN PROJECT ARE...

- HVAC
- FIRE SPRINKLERS AND FIRE SAFETY REQUIREMENTS
- SERVICING OF EXISTING ROLLER SHUTTER DOORS
- CONNECTION OF ALL NEW TELEVISIONS
- SECURITY CAMERA'S AND SURVEILLANCE
- AUDIO SYSTEMS
- SERVICING OF GAS FIREPLACE
- REPLACING TIMBER FRAMED GLASS AND BRICK WALL WHICH DIVIDES THE STORE ROOM AND RESTAURANT
- REPLACEMENT OF ANY WINDOWS AND FRAMES
- BAR EQUIPMENT FOR CLIENTS RESPONSIBILITY
- CATERING EQUIPMENT FOR CLIENTS RESPONSIBILITY

RENOVATION SPECIFICATION LEGEND	
	NEW BRICKWORK
	NEW DRYWALL TO SPECIALIST DETAIL AND SPECS
	NEW SKIRTING DADORAIL CORNICE SEE DETAILED ELEVATION
	NEW CEILING - SEE CEILING LAYOUT DWG NO: STAGE-FP-CEIL-004
	TILES ARE TO REMAIN; ANY DAMAGED TILES DURING DEMOLITION SHOULD BE REPLACED
TOTAL FLOOR AREA = +/- 358SQM	

GENERAL RENOVATION NOTES:

- SITE WORK PREPARATIONS:**
- Verify job site conditions and dimensions before starting work, as plans are schematic. Contractor must field-verify all conditions and dimensions, which may directly affect renovations.
 - No piping or ductwork should penetrate structural members.
 - Perform necessary cutting, patching, and repairs to finishes, roofs, walls, etc. to accommodate new work.
 - Contractor is responsible for verifying the exact location and routing of existing systems that must remain operational to prevent damage during demolition and phased work.
 - Remove all existing equipment, ductwork, and piping that is no longer needed for the project - to be confirmed by client.
 - Coordinate all work with other trades before installation begins.
 - Cutting and patching must be closely coordinated with the General Contractor (G.C.)
 - All work must conform to sabs 10400 standards.
 - Ensure access to equipment and valves above hard ceilings or in masonry chases by coordinating with the G.C. provide locking access doors as needed.
 - All quantities, sizes and specs to be checked prior to manufacturing.
- SITE WORK RENOVATIONS:**
- Construct new Coffee Bar as per Detail 01A-dwg no: Stages-FP-Def-007 to client specification and approval.
 - Construct new Bar as per Detail 01B-Dwg no: Stages-FP-Def-007 and Dwg no: 01C- Stages-FP-Def-008 to client specification and approval.
 - Patch damaged walls and repaint all throughout the designated areas.
 - Patch area with the same tile used (travertine tiles) where walls/furniture/fixd structures have been removed throughout the restaurant area. Replace damaged tiles.
 - Install new brick wall flush with the existing column. Chase all new electrical wiring within the walls. (note all electrical to client responsibility)
 - Replace or service entrance security Trelli-doors as needed. (note: cost to be separated and confirmed by client)
 - Replace ceiling in the covered patio area. (after full investigation)
 - Replace and reinforce the existing ceiling in the restaurant after through investigation has taken place.
 - Prepare and install mosaics from the 200mm tile skirting up to 1000mm height on the walls. Apply wallpaper per specifications to the remainder of the column. See Elevation Detail 02 - Dwg no: Stages-FP-Def-010
 - Install new plumbing to accommodate the new bar design - all to clients specifications and specialists design.
 - Supply and install aluminium door frames with a timber finish to accommodate American Shutters. (note: cost to be separate and confirmed by client)
 - Installation of American Shutters to covered patio area for security to be considered. Client to specify action. (note: separate cost and to clients confirmation)
 - New planter. See Detail 02 - Dwg no: Stages-FP-Def-011
 - New Waiters Station. See Detail 04-Dwg no: Stages-FP-Def-011
 - New Planter and bench. See Detail 03-Dwg no: Stages-FP-Def-011
 - New curved bench | planter | waiters station. See Detail 05-Dwg no: Stages-FP-Def-011
 - New planter and bench. See Detail 06-Dwg no: Stages-FP-Def-012
 - New planter box. See Detail 07-Dwg no: Stages-FP-Def-012
 - New planter box and bench seating. See Detail 08-Dwg no: Stages-FP-Def-013
 - New planter box and bench seating. See Detail 09-Dwg no: Stages-FP-Def-013
 - Elevation detailed Dwg of gas fireplace. See Detail 01-Dwg no: Stages-FP-Def-009. The servicing of the existing gas fireplace is excluded from the responsibilities of the contractor awarded the tender. This must be completed by the client's preferred contractor.
 - Elevation detailed drawing of TV wall. See Elevation Detail 04-Dwg no: Stages-FP-Def-010.
 - Elevation detailed drawing of TV wall. See Elevation Detail 05-Dwg no: Stages-FP-Def-010.



DATE:	REFERENCE:	DESCRIPTION:
PROJECT TITLE: STAGES - THE THEATRE RESTAURANT		
DRAWING TITLE: GROUND FLOOR: RENOVATION		
DRAWING NO: STAGES-FP-RENO-002	REV: 0	
DATE: 01 October 2024	SCALE: 1:100 A2	
DRAWN BY: Cindy L Jasmin	ISSUED FOR TENDER	
OWNERS NAME & SIGNATURE:		

GROUND FLOOR PLAN - PROPOSED RENOVATIONS
SCALE 1.100 A2

DOLCE VITA
DESIGNS BY BIANCA
INTERIOR ARCHITECTURE | DESIGN | DECORATING

BIANCA SUTTNER
REGUEIRAS

PHONE: +27 82 308 1653
EMAIL: BIANCA@DOLCEVITA.COM
WEB: dolcevita.com
Postnet Suite 438 Private bag x1
Melrose Arch 2076 South Africa

APD
ARCHITECTURE

TEL: 083 793 0377 | EMAIL:
ARCHITECTURE.APD@GMAIL.COM
REG NO: CK2009106268/23
MEMBERS: CINDY JASMIN |
SACAP REF: PR ARCT - T0732