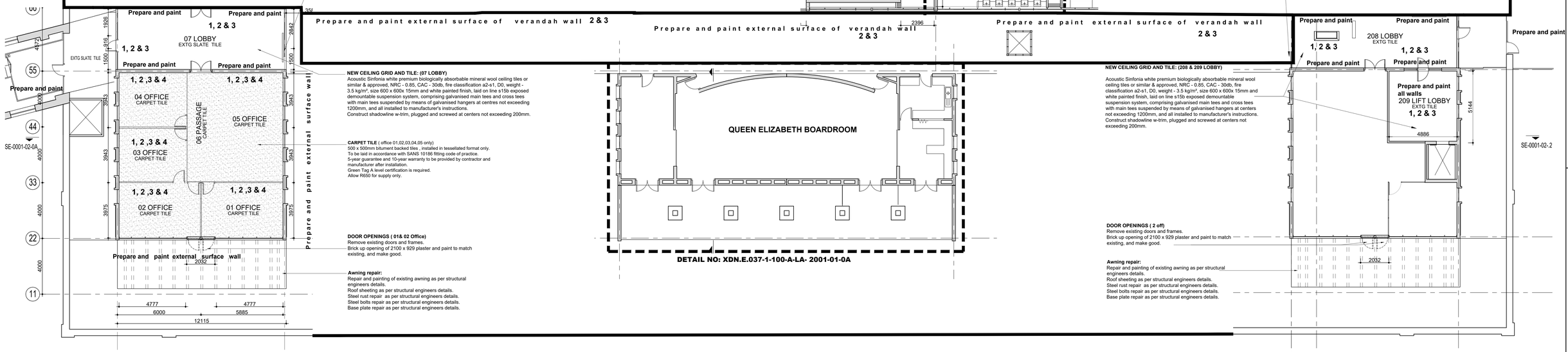
EXISTING OFFICES ENCLOSED AND OPEN PLAN



NEW MOTION SENSOR TO EXISTING SLIDING DOOR

Motion sensor dorma ES200 heavy duty automated door closer with opti combi 1 safety & motion sensor IXIO-L-DT1 & battery back up & electro mechanical lock, all powder coating for pelmets & end plates to match shopfront or equivalent and approved.

Provide all necessary components, including the track, hangers, rollers, brackets, and bottom guides, to be sourced from the same manufacturer. Samples are to be provided for approval, along with technical specification documents.

NEW CEILING GRID AND TILE: (07 LOBBY)

Acoustic Sinfonia white premium biologically absorbable mineral wool ceiling tiles or similar & approved, NRC - 0.85, CAC - 30db, fire classification a2-s1, D0, weight - 3.5 kg/m², size 600 x 600x 15mm and white painted finish, laid on line s15b exposed demountable suspension system, comprising galvanised main tees and cross tees with main tees suspended by means of galvanised hangers at centres not exceeding 1200mm, and all installed to manufacturer's instructions.
Construct shadowline w-trim, plugged and screwed at centers not exceeding 200mm.

CARPET TILE (office 01,02,03,04,05 only)
500 x 500mm bitument backed tiles , installed in tessellated format only.
To be laid in accordance with SANS 10186 fitting code of practice.
5-year guarantee and 10-year warranty to be provided by contractor and manufacturer after installation.
Green Tag A level certification is required.
Allow R650 for supply only.

DOOR OPENINGS (01& 02 Office)
Remove existing doors and frames.
Brick up opening of 2100 x 929 plaster and paint to match existing, and make good.

Awning repair:
Repair and painting of existing awning as per structural engineers details.
Roof sheeting as per structural engineers details.
Steel rust repair as per structural engineers details.
Steel bolts repair as per structural engineers details.
Base plate repair as per structural engineers details.

NEW MOTION SENSOR TO EXISTING SLIDING DOOR

Motion sensor dorma ES200 heavy duty automated door closer with opti combi 1 safety & motion sensor IXIO-L-DT1 & battery back up & electro mechanical lock, all powder coating for pelmets & end plates to match shopfront or equivalent and approved.

Provide all necessary components, including the track, hangers, rollers, brackets, and bottom guides, to be sourced from the same manufacturer. Samples are to be provided for approval, along with technical specification documents.

NEW CEILING GRID AND TILE: (208 & 209 LOBBY)

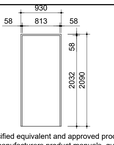
Acoustic Sinfonia white premium biologically absorbable mineral wool ceiling tiles or similar & approved, NRC - 0.85, CAC - 30db, fire classification a2-s1, D0, weight - 3.5 kg/m², size 600 x 600x 15mm and white painted finish, laid on line s15b exposed demountable suspension system, comprising galvanised main tees and cross tees with main tees suspended by means of galvanised hangers at centers not exceeding 1200mm, and all installed to manufacturer's instructions.
Construct shadowline w-trim, plugged and screwed at centers not exceeding 200mm.

DOOR OPENINGS (2 off)
Remove existing doors and frames.
Brick up opening of 2100 x 929 plaster and paint to match existing, and make good.

Awning repair:
Repair and painting of existing awning as per structural engineers details.
Roof sheeting as per structural engineers details.
Steel rust repair as per structural engineers details.
Steel bolts repair as per structural engineers details.
Base plate repair as per structural engineers details.

LAYOUT PLAN
SECOND STOREY PLAN
SCALE 1:100

DOOR NO : FD1 — LH : 1 — 1



Where brand or trade names are specified equivalent and approved products may be considered by the project team. The manufacturers product manuals, guarantee; information sheets or data sheets must be submitted for review and approval prior to construction, installation or manufacture.

DOOR		Supply and install 46mm thick pyropanel fire rated doorset in strict accordance to SANS 1253:2016 with commercial plywood including an intumescent strip to top of door. Doorset comprises hinged to a 1.6mm steel frame. Door to be SABS certified.
FINISH		Prepare & paint with 100% polyurethane silk enamel, white
FRAME		Steel frame with single rebate to suit 230mm brickwork as per door manufacturer.
FINISH		Prepare & paint with 100% polyurethane silk enamel, colour colour white
IRONMONGERY	HANDLES & LOCKSET	Dormakaba 102x75x3mm, EN1935 grade 13, two ball bearing butt hinge. Fire rated. 120kg carrying capacity per pair. Finish: stainless steel
	HINGES	Dormakaba EN 3/4 cam action door closer with standard non hold open slide channel arm, EN1154, certified to ISO 9001. Hydraulic speed control and backcheck. Standard pull side fixing, transom push-side fixing. EN3 suitable for door width 850-950mm, EN4 suitable for door width 950-1100mm.
	DOORSTOP	Fire rated: certi fire approved (CF 119) for door types ITT 120,mm/imm 240. (not certified on push face)
	GENERAL	Dormakaba one point locking panic bar - single door - door leaf 1000mm wide (3101)

GENERAL NOTES

CARPET TILES:
Extg substrate to be made good. Substrate to be finished with self levelling screed isocrete k-screed.
Fit new carpet tiles to architects layout & specification. skirtings to be prepared, primed and painted, using sponge roller, with min 2 finishing coats 100% gloss enamel, colour to architects specification.

WALLS:
Extg painted surfaces to be prepared and painted with min 2 finishing coats of perm 1000, white plus plascon professional superior low sheen paint on well prepared substrate, to be free of all defects. 100% acrylic paint to be used.

DOOR FRAMES/ DOORS/ SKIRTING BOARDS, STRUCTURES
Extg painted surfaces to be prepared and painted with min 2 finishing coats of vlw white plus water based paint on well prepared substrate, to be free of all defects. UC 2 wood primer to be applied to substrate. application to be done in strict accordance with manufacturers instruction.

AWNING REPAIR ON SECOND FLOOR:
Repair and painting of existing awning as per structural engineers details.

LEGEND

	DESCRIPTION
1.	Wallpaper : removed from all walls prepare surfaces and make good to receive finish
2.	Walls prepare and paint
3.	General cleaning and make good all surfaces
4.	Remove existing floor finish, prepare for new finish

DRAWING NO.	DRAWING DESCRIPTION
XDN.E.037-1-100-A-SE-2001-01-0B	SECTIONS & ELEVATIONS
XDN.E.037-1-100-A-DE-2003-01-0B	FEMALE ABLUTION DETAIL
XDN.E.037-1-100-A-DE-2002-01-0B	CEILING DETAIL
XDN.E.037-1-100-A-DE-2001-01-0B	SECOND STOREY DETAILS
XDN.E.037-1-100-A-LA-2001-01-0B	QUEEN ELIZABERTH BORM
XDN.E.037-1-100-A-GA-2001-01-0B	PROPOSED LAYOUT PLAN

REFERENCE DRAWINGS

NOTES

1. **DO NOT SCALE DRAWING - ONLY DIMENSIONS SHOWN TO BE USED.**
2. **THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND LEVELS ON THE SITE AND NOTIFY THE NEC SUPERVISOR OF ANY VARIATIONS BEFORE CONSTRUCTION.**
3. **ALL LEVELS ARE IN METERS TO MEAN SEA LEVEL**
4. **WHERE BRAND OR TRADE NAMES ARE SPECIFIED EQUIVALENT AND APPROVED PRODUCTS MAY BE CONSIDERED BY THE PROJECT TEAM. THE MANUFACTURERS PRODUCT MANUAL, GUARANTEE; INFORMATION SHEETS OR DATA SHEETS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION, INSTALLATION OR MANUFACTURE.**

KEY PLAN
1:1250

NO.	DESCRIPTION	BY	CHKD	APPD	DATE
0C	ISSUED FOR TENDER				2025-09-25
0C	ISSUED TO QS				2025-08-25
0B	ISSUED FOR TENDER				2024-11-29
0B	ISSUED FOR SQUAD CHECK				2024-11-06
0A	ISSUED FOR TENDER				2023-03-03

REVISIONS

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PRIVATE OPERATOR LOGO

CONSULTANTS ENGINEERS LOGO

CONTRACTOR / CONSULTANT

TITLE	NAME	SIGN	DATE
DRAWN	.		. . .
CHECKED	.		. . .
DESIGNED	.		. . .
CHECKED	.		. . .

PR.ENG. / PR.TECH./PR. ARCH

NAME	XX	DATE
SIGNATURE		. . .
REG. NUMBER	XXXXX	
TITLE		
SCALE :	XX	

TRANSNET DRG. NO.

TRANSNET NATIONAL PORTS AUTHORITY

TITLE	NAME	SIGN	DATE
DRAWN	ZZ		25 09 2025
CHECKED	AN		25 09 2025
DESIGNED	ZZ		25 09 2025
CHECKED	RS		25 09 2025

PR.ENG. / PR.TECH./PR. ARCH

NAME	XX Mr N Nagan	DATE
SIGNATURE		25 09 2025
REG. NUMBER	XXXXX	
TITLE		
PAPER SIZE :		A0

REV.

Transnet National Ports Authority
TRANSNET SOC Ltd : REG No. 1990/000900/30
(237 MAHATMA GANDHI RD, POINT, 4001)
(DURBAN) TEL: 031 361 1791

PROJECT / AREA / ASSET / SUBJECT/DRAWING TITLE

PORT OF DURBAN
REFURBISHMENT TO QUEENS WAREHOUSE
SECOND STOREY
LAYOUT PLAN

PROJECT DRG. NO.
XDN.E.0037-1-100-A-DE-2002-01

REV.
0C