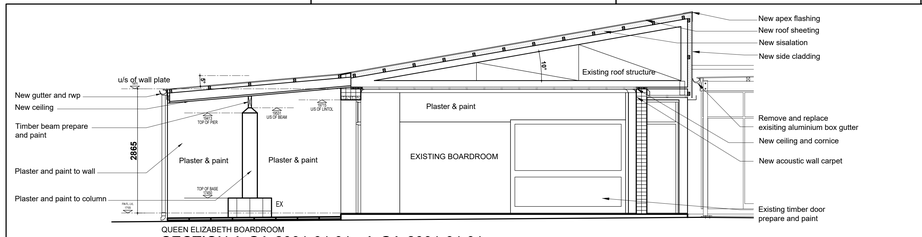
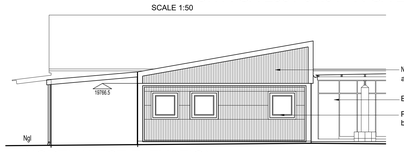


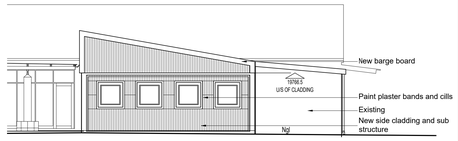
SECTION A-GA-2001-01.01 - A-GA-2001-01.01

SCALE 1:50



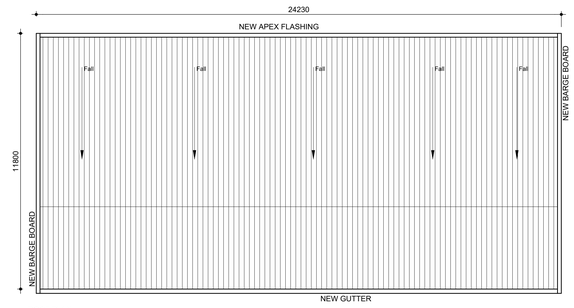
NORTH WEST ELEVATION

SCALE 1:100



SOUTH EAST ELEVATION

SCALE 1:100



ROOF PLAN

SECOND STOREY PLAN

SCALE 1:100

ROOF TO COMPLY WITH PART L OF SANS 10400 :
Existing roof structure, rafters and purlins to remain.
Roof sheeting replace with new 0.9mm corrugated 10.5 aluminium PVDF auzur blue fixed as per manufacturers instruction. Provide colour coded aluminium flashing and cover flashing 100 x 252 x 0.9mm. adequate fixings to be provided to ensure extreme wind conditions.
The roof sheets shall have a minimum 20-year manufacturers guarantee.

EXTERIOR TRUSSES
Extg painted surfaces to be prepared and painted with min 2 finishing coats of vlw white plus 100 % gloss enamel paint on well prepared substrate, to be free of all defects. uc2 wood primer to be applied to substrate. Application to be done in strict accordance with manufacturers instruction. Paint shall have a minimum 15-year manufacturers guarantee and be chip resistant.

ROOF INSULATION
Install 4mm alububble 1983 double sided bubble insulation with reflective foil face over purlin with galvanized straining wires at 383 c/c and double sided tape on 100mm overlaps. r=1.58 classification b/b1/2.

GUTTER & RAIN WATER DOWN PIPES:
Aluminium seamless gutter to be used, ogee profile, 0,9mm, industrial size 150 mm, colour white, installed as per manufacturer's instruction for extreme wind conditions.
Aluminium rain water down pipes to be Ø100 mm colour white, installed as per manufacturer's instruction for extreme wind conditions.
Installation of rainwater goods with all necessary brackets and holding down bolts to be designed for extreme wind conditions.

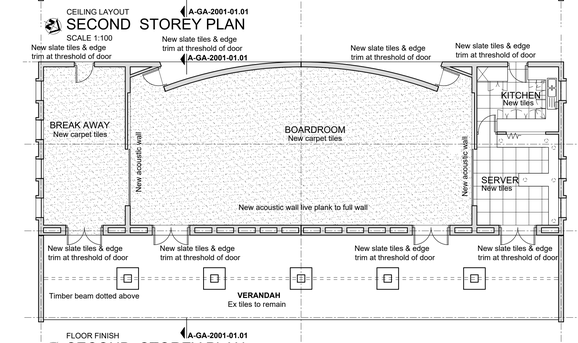
Where brand or trade names are specified equivalent and approved products may be considered by the project team. The manufacturers product manuals, guarantee; information sheets or data sheets must be submitted for review and approval prior to construction, installation or manufacture.

CEILING LAYOUT

SECOND STOREY PLAN

SCALE 1:100

CEILING LEGEND		
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.		
	SPECIFICATION	
A	**CEILING GRID AND TILE:** 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 centres not exceeding 200mm.	
B	**VERANDAH** Replace existing gypsum ceiling boards with new 9mm fibre cement boards. Screw fix to existing battens. Application to be done in strict accordance with manufacturers specification. Provide jointing strips to all boards. Prepare and painted with min 2 finishing coats of pem 900 white plus professional super matt on well prepared substrate, to be free of all defects. PP700 professional & plaster primer to be applied to substrate. Application to be done in strict accordance with manufacturers instruction. Paint to be provided with a 15-year guarantee.	
X	Note: Setting out of all ceiling grid to be centre of room in both directions	



FLOOR FINISH

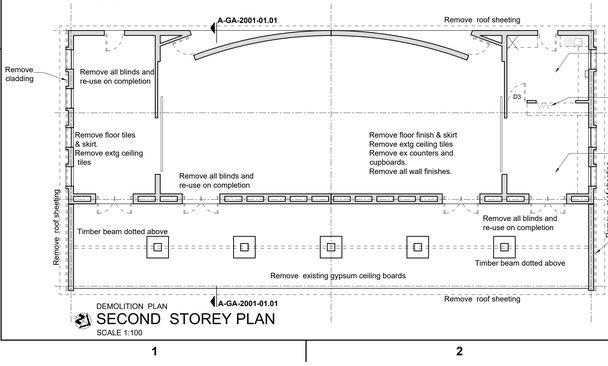
SECOND STOREY PLAN

SCALE 1:100

FLOOR FINISHES

PORCELAIN TILES:
600 x 600 Heavy duty, commercial grade, polished porcelain full bodied, PEI 5 rating, INFINITY ASH Mid Grey tone.
Tiles to be installed with approved porcelain GR1 adhesive, finished with light grey grout.
Tiles to be fixed on new screed on floors as per tile manufacturers specification. Skirtings to be tile cut into 100mm wide strips.
Provide new heavy duty stainless steel movement joint Optimax S/S heavy duty 16 MSS125 to match tile depth, over join between new and existing.
Allow a rate of R650/m² supply only for all porcelain tiles.

CARPET TILES:
Provide heavy duty commercial grade carpet tile.
Colour : Strength Accelerate
500 x 500 installed in tessellated format only.
To be laid in accordance with SANS 10186 fitting code of practice.
5-year manufacturer guarantee and 10-year manufacturer warranty to be provided by contractor and manufacturer after installation.
Carpet to be installed by approved carpet manufacturer contractor or installer 5-year guarantee to be provided after installation.
Carpet to be 4mm bitumen backed.
Green Tag A level certification is required.
Carpet to be locally manufactured.
Allow R650 for supply only.
Extg substrate to be made good. Substrate to be finished with self levelling screed isocrete k-screed as per flowcrete.
Skirtings 100 x 75 hardwood on perimeter walls to be prepared, primed and painted, using sponge roller, with min 2 finishing coats velvaglo. Colour to architects specification.
ACOUSTIC FOR WALLS: Boardroom only
Extg substrate to be made good.
Fit new live plank panel LPK-5480 equivalent and approved is constructed with inorganic minerals and fibres making it resistant to moisture and warping. The plank panel is a dense material of 20mm thickness.
ASTM E84 class A/class 1.
Fabric acoustic panels or noise reduction panels



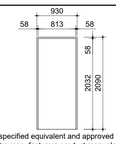
DEMOLITION PLAN

SECOND STOREY PLAN

SCALE 1:100

DOOR NO : D3	LH : 1	1

D3 : Repair damaged plaster to door edge styles and door head match existing, bothsides and make good . Finish to match existing



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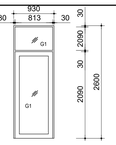
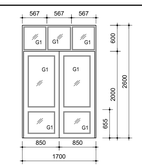
DOOR NO : D2	RH : 2 LH : 2	4

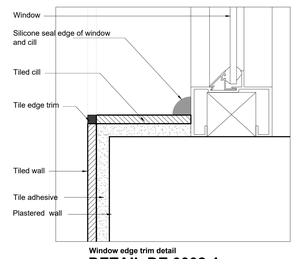


DOOR NO : D1	4



	D3	D2	D1
DOOR	44mm Thick semi solid core flush panel door with commercial veneer both sides with rebated meeting styles.Provide 19mm hardwood quadrant both sides	Aluminium shopfront system - fixed pane glazed screen. Fixed panel to consist of NK26b outer frame jambs and top rail and NKR6 135mm bottom rails including 2no. 90 degree butt joints. Minimum mullion size to be 44 x 150mm.	Aluminium shopfront system - fixed pane glazed screen. Fixed panel to consist of NK26b outer frame jambs and top rail and NKR6 135mm bottom rails including 2no. 90 degree butt joints. Minimum mullion size to be 44 x 150mm.
FINISH	Prepare & paint with minimum 2 coats 100% polyurethane silk enamel,' white	Epoxy powder coated white	Epoxy powder coated white
FRAME	108x108 Hardwood with 12mm rebate.	New standard aluminium door frame	New aluminium door frame
FINISH	Prepare & paint with minimum 2 coats 100% polyurethane silk enamel, white	Epoxy powder coated white	Epoxy powder coated white
IRONMONGERY HANDLES & LOCKSET HINGES DOORSTOP GENERAL	1.5 pair - Dorma DBB-SS-009 102x75x3mm stainless steel two ball bearing butt hinges 1.0 each - DORMA TS73N/EN3-4 door closer with standard arm - DELAYED CLOSING 1.0 Only - 300mmx200mmx1mm Stainless Steel Push Plate 1.0 only - Dorma DPH 301C fitted to architects approval on 150 x 150 x 0.9mm grade 304 stainless steel back plate 1.0 each - Dorma D037D euro-profile cylinder dead lock (St/Steel) 1.0 only - CISA C2000 0G300-10-12 65mm double cylinder, EN1303 Security Grade 3, nickel plated finish 2.0 each - Dorma DCE-002 stainless steel euro profile escutcheon 2.0 only - Kick Plate 150mm x 0.9mm x Width of door Stainless Steel, 316 grade 1.0 each - Dorma DDS-SS-017 stainless steel floor stop	Aluminium shopfront system minimum mullion size to be 44 x 150mm. NK26B Head rail 135mm NK26 Mullion 150mm NKR6 Bottom rail 135mm NK26B Outer frame 150mm x 44 Doors from aluminium shopfront system with minimum Head rail 135mm Bottom rail 135mm with 2 pair hinges per door. Provide brass cabin hook 175mm 1 per door. 1.0 each - Dorma DDS-SS-017 stainless steel floor stop Epoxy powder coated white All ironmongery to be approved prior to order Back to back pull handles with Dorma D037D euro-profile cylinder dead lock with 1.0 only - CISA C2000 0G300-10-12 65mm double cylinder, EN1303 Security Grade 3, nickel plated finish Glazing to comply with part XA, G1: 6.4mm Fad ban safety glass with vinyl film. 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.	Aluminium shopfront system minimum mullion size to be 44 x 150mm. NK26B Head rail 135mm NK26 Mullion 150mm NKR6 Bottom rail 135mm NK26B Outer frame 150mm x 44 Doors from aluminium shopfront system with minimum Head rail 135mm Bottom rail 135mm with 2 pair hinges per door. Provide brass cabin hook 175mm 1 per door. 1.0 each - Dorma DDS-SS-017 stainless steel floor stop Epoxy powder coated white All ironmongery samples to be approved prior to order. Back to back pull handles with Dorma D037D euro-profile cylinder dead 1.0 only - CISA C2000 0G300-10-12 65mm double cylinder, EN1303 Security Grade 3, nickel plated finish and rebate conversion kit Glazing to comply with part XA, G1: 6.4mm Fad ban safety glass with vinyl film. 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 .

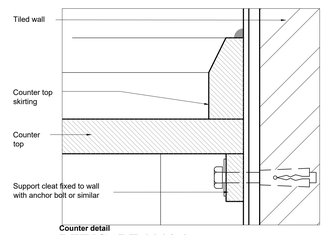
KITCHEN



Window edge trim detail

DETAIL DE 0.0024

1 : 2



Counter detail

DETAIL DE 0.0023

1 : 2

Taps:
Enix Square Swivel Chrome as per Franke. Provide all fittings. Provide isolating ball valves as per Franke. To be provided with a 15 year guarantee.

Sink:
Quinline QLX 611-1990003 Stainless Steel sink with Spazi F/1 Single Bowl Pluming Kit and all necessary accessories and fittings. To be provided with a 10 year guarantee.

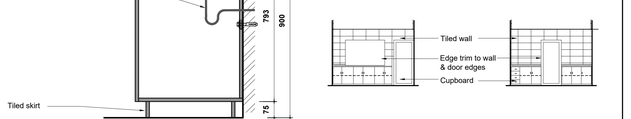
Hydroboil:
25-30 cups, 1.5 element rating at 318 x 150 x 460mm size. Stainless steel instant boiling water unit: 261009 as per zip specifications. Provide all necessary accessories and fittings. To be provided with a 5 year guarantee.

Cupboard doors & front cover:
16mm gloss white board doors with backing and impact edges all round. fit 2 s/s cupboard hinges as per union, to each door.

Midshelf/Shelf:
As per doors:

Handles:
Flat Bar, Hollow, Stainless Steel, 128mm, code 8267 as per Gelmar.

WALLS: (all kitchen walls)
600 x 1200 Porcelain Tile first grade PEI 5 heavy duty commercial tile. Full body first grade porcelain tile allow R650/sqm excl. grout and installation. Grout colour : Dove grey. Tiles to be installed with 'Goldstar / Tal' porcelain GR1 adhesive.



TYPICAL SECTION - KITCHEN CUPBOARD

1 : 10

NOTES ON KITCHEN CUPBOARD

Counter top :
Caesar Stone Quartz :
20mm Colonial Cream, Quartz stone. All exposed edges to be polished. Fix to top of GMS brackets. Support by shopfitter. 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.

Edge finish to be a 32-16 edge all round to all exposed edges.

Counter Top skirting :
Provide 75mm high skirt to match top with a 32-16 edge to all visible edges.

Doors, sides, shelves & mid shelf :
Melawood grade 1 Supa gloss board colour Iceberg white

Backing board:
Melawood grade 1 Supa gloss board colour Iceberg white

Hinges :
Blum hinges to be used compact Blum motion hinges with intergrated soft touch technology.
For drawers use Blum motion close hinges and drawers systems.

Handles
'Raiel' 188 /128mm Ø20 ss as per 'raiel' rar 166 (1 per door).

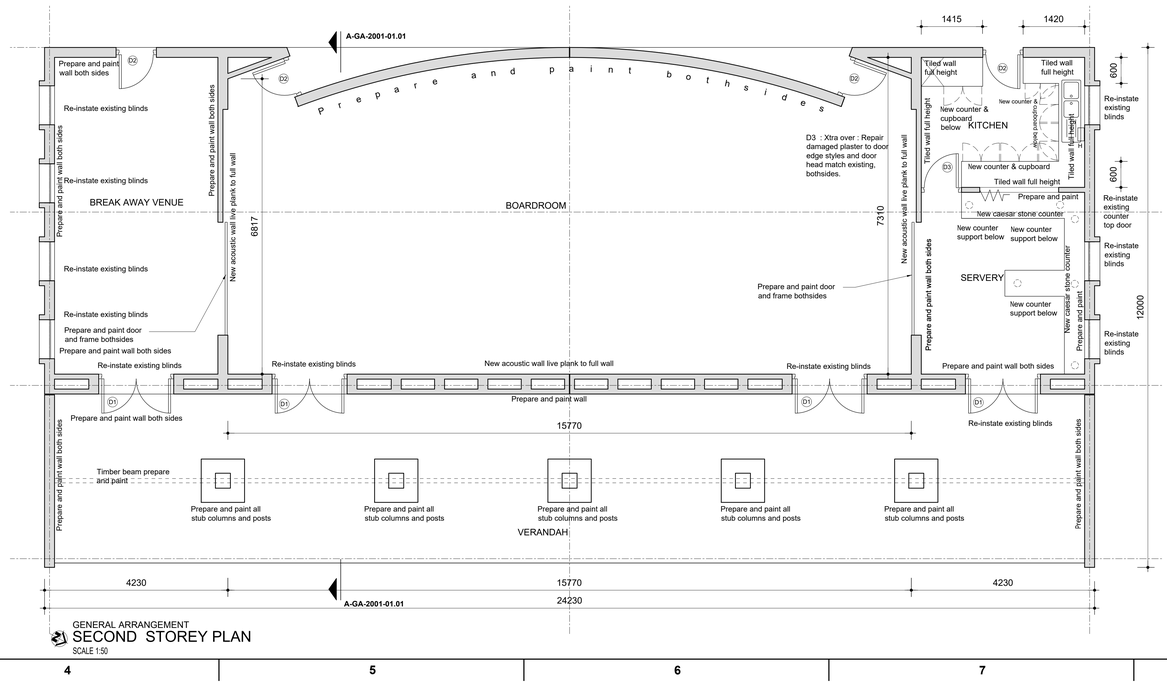
Drawer unit:
Melawood grade 1 Supa gloss board colour Iceberg white.

Mid shelf
Melawood grade 1 Supa gloss board colour Iceberg white

Skirting
75mm Tiled skirting as per floor tile

General Notes
Contractor to provide shop drawings for the entire kitchen layout with samples of all items for approval.
All boards to be Melawood grade 1 Supa gloss board colour Iceberg white
Edges of all boards high impact for Melawood boards.
Tile all walls and all exposed edges to be finished off with 16 x 22mm stainless steel square tile edge trim fixed, with silicone sealant, from floor to ceiling.
Silicone to be marine type Silicone-1001U Professional, colour clear.

AREA SCHEDULE in m²	
STRUCTURE	286.00



GENERAL ARRANGEMENT

SECOND STOREY PLAN

SCALE 1:50

GENERAL NOTES:

Use figured dimensions in preference to scaling.
Contractor to verify all dimensions and levels prior to the commencement of any work being carried out and all discrepancies to be reported to project manager.
All rubble to be removed off site and disposed off in a legal landfill site.

OCCUPANCY CLASSIFICATION G1, OFFICES
CONSTRUCTION NOTES:
ROOF TO COMPLY WITH PART L OF SANS 10400 :
Remove existing roof sheeting, side cladding & gutters and return to client.
See roof plan.

EXTERIOR TRUSSES (VERANDAH) TO COMPLY WITH PART L OF SANS 10400 :
Extg painted surfaces to be prepared and painted with min 2 finishing coats of 100% gloss enamel vlw white water based paint on well prepared substrate, to be free of all defects. Paint to be washable and chip resistant. uc2 wood primer to be applied to substrate. application to be done in strict accordance with manufacturers instruction. Paint to be provided with a 15 year manufacturers guarantee.

CEILING
Provide new ceilings and grid see ceiling layout plan.
The entire system to conform to the following:
Fire Classification: Class B / B 1/2
Sound Attenuation: 32DB
Thermal Conductivity: 0.25 (m².k)/W
Humidity: 99%
Light Reflection: 85%.
Ceiling tile and grid must be 1 hr fire rated.
Ceiling perimeter to be finished with pre painted shadow trims

WINDOWS AND GLAZING TO COMPLY WITH PART N OF SANS 10400 :
Existing windows to be cleaned and make good.

NEW SIDE CLADDING
Replace existing side claddint and timber structure with new.
Side cladding
Install new 0.9mm corrugated 10.5 aluminium PVDF auzur blue fixed as per manufacturers instruction. Provide colour coded aluminium flashing and cover flashing 100 x 252 x 0.9mm. adequate fixings to be provided to ensure extreme wind conditions.
Fastners to be class 1 grade.
Cladding shall have a minimum 20-year manufacturers guarantee.
New 75 x 50 purlins to be installed to support cladding. Prepare and paint all visible exposed timber supports with 100% gloss enamel paint.

INTERIOR WALLS TO COMPLY WITH PART K OF SANS 10400 :
Extg painted surfaces to be prepared and painted with min 2 finishing coats of pem 1000, white plus professional superior low sheen paint on well prepared substrate, to be free of all defects. Paint to be 100% acrylic with a 15 year guarantee.

ACOUSTIC FOR WALLS: (BOARDROOM ONLY)
Remove existing wall carpets and make good finish to receive new acoustic wall live plank to full wall
Extg substrate to be made good.
Fit new live plank panel LPK-5480 constructed with inorganic minerals and fibres resistant to moisture and warping.
Plank panel to be dense material of 20mm thickness.
ASTM E84 class a/class 1.
Fabric acoustic panels or noise reduction panels
Panel size full height of wall

TIMBER DOOR FRAMES/ DOORS/ PELMET FRAME BOARDS.
Existing painted surfaces to be prepared and painted with min 2 finishing coats of 100% gloss enamel vlw white paint on well prepared substrate, to be free of all defects. Paint to be washable and chip resistant. uc2 wood primer to be applied to substrate. Application to be done in strict accordance with manufacturers instruction. Paint to be provided with a 15 year guarantee.

FLOORS & SLABS TO COMPLY WITH PART J OF SANS 10400 :
Remove existing floor finishes and make good surface.
Provide new floors as per floor finish layout.

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

STRUCTURES, COLUMNS (VERANDAH)
Extg painted surfaces to be prepared and painted with min 2 finishing coats of vlw white plus 100% gloss enamel vlw white paint on well prepared substrate, to be free of all defects.
Steeltect 1200 WB (gip1) spot primer & professional all purpose undercoat (pu 800) to be applied to substrate . application to be done in strict accordance with manufacturers instruction. Paint to be provided with a 15 year guarantee.

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 MANUALS, GUARANTEE; INFORMATION SHEETS OR DATA SHEETS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION, INSTALLATION OR MANUFACTURE.**

REFERENCE DRAWINGS

DRAWING NO.	REFERENCE

XDN.E.037-1-100-A-GA-2002-01-0B — PROPOSED LAYOUT PLAN

FOR TENDER

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

REVISIONS

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KEY PLAN

1:1250

CONTRACTOR / CONSULTANT

TITLE	NAME	SIGN	DATE
DRAWN	-		- - -
CHECKED	-		- - -
DESIGNED	-		- - -
CHECKED	-		- - -

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

NAME	DATE
SIGNATURE	- - -
REG. NUMBER	
TITLE	

TRANSNET NATIONAL PORTS AUTHORITY

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

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

NAME	MR. N. NAGAN	DATE
SIGNATURE		25 09 25
REG. NUMBER		
SCALE		

TRANSNET

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
QUEEN ELIZABETH BOARDROOM

PAPER SIZE	TRANSNET DRW. NO.	REV.
A0	XDN.E.0037-1-100-A-GA-2001-01	OC
	PROJECT DRG. NO.	REV.