TRANSNET NATIONAL PORTS AUTHORITY

PORT OF DURBAN

REFURBISHMENT OF QUEENS WAREHOUSE

C3 WORKS INFORMATION: BUILDING

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XDN.E.0037

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SUMMARY VERSION CONTROL

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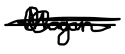
Note: Only latest amendments and/or additions are reflected in italics in the body of the document.

DOCUMENTATION SIGN-OFF SHEET

ROLE	CAPACITY/ FUNCTION	SIGNATURE	DATE
Prepared: Aubrey Nagan	**Technologist: Architecture**		28/11/2025

I, the undersigned hereby approve this document.

ROLE	CAPACITY/ FUNCTION	SIGNATURE	DATE
Review & Acceptance: Riona Sewnarain	**Senior Manager: Architecture**		27/11/2025

PART C3: SCOPE OF WORK

Figure 1: Exterior View of Queens Warehouse from Mahatma Gandhi Road

4.2 BUILDING WORKS

TNPA Queens Warehouse building is currently used for offices for approximately 200 TNPA staff. The building is over 60 years old and is protected under the heritage act. The necessary permits for the work have been received from Kwazulu-Natal Amafa and Research Institute for the refurbishment. The exterior of the building, windows, doors, interior spiral staircase, and other items are and shall be always protected.

The building works for the refurbishment of TNPA Queens Warehouse shall be read in conjunction with the architects and engineering drawings which includes floor layouts, details and schedule of finishes.

The *Contractor* shall be aware of all the engineering service installations that are in the building and be familiar with the sequencing of the work, SANS 10400 and SANS codes.

Further, the *Contractor* shall be aware that the building shall not be vacant and that office operations shall continue during the construction. The *Contractor* shall be responsible for the relocation of approximately 100 TNPA staff to other buildings. Protection of the works and TNPA staff is always critical. Precautions and necessary safety practices shall be provided by the *Contractor* for safety of TNPA staff, vehicles and Transnet property.

The building scope of work for the refurbishment of Queens Warehouse includes, but is not limited to the following summary of work:

GROUND FLOOR

RECEPTION AREA

- Refurbishment of reception area, including removal of existing reception desk, and shopfronts
- Installation of new full height shopfronts, installation of vinyl picture glazing, cleaning of existing slate floor finishes
- Making good any damaged slate floor tiles.
- Prepare and paint of walls and ceilings.
- The installation of a new reception desk.
- Install new scanners, and general refurbishment of the entire area.
- Upgrade to lift surrounds.

PARKING AREA

- Prepare and paint walls
- Clean all columns, and beams.
- Repair damaged and broken windows.
- Repair damaged and broken ceiling tiles.
- Install new garage doors and ironmongery.
- Install new emergency exit doors.
- Remove and replace existing emergency doors at emergency staircase.

KITCHEN, ABLUTION AND LOCKER ROOM

- Remove all fittings, floor and wall tiles.
- Install new counter tops and cupboards.
- Provide new taps, fittings, sinks and hydroboils.
- Provide new floor finish.
- Prepare and provide new wall finishes.
- Prepare and provide new ceiling finish.

OFFICES

- Remove existing carpet tile and provide new carpet tiles.
- Prepare and paint columns, walls (except brick), ceiling and beams.
- Prepare and paint doors and windows.
- Carefully remove semicircular window awnings and install solar film.
- Window ledges, and other elements must be cleaned and made good.

CLEANERS ABLUTION FACILITY

- Remove the existing park home as per Civil Engineer.

FIRST FLOOR

RECEPTION AREA

- Remove carpet tiles and make good existing slate floor finish.
- Clean slate tiles and grouting
- Replace any broken or missing slate tiles
- Prepare and paint walls.
- Make good and replace any damaged ceiling tiles.

OFFICE AREAS

- Remove existing carpet tiles
- Provide new carpet tiles.
- Prepare and paint walls (except face brick).
- Existing face brick walls to stay as is.
- Prepare and paint existing doors and windows.
- Carefully remove semi-circular window awnings and install solar film to glass.
- Remove and replace existing emergency doors at emergency staircase.
- Build two-hour rated partition wall and provide two single swing emergency doors at central emergency stair.
- Window cills, handrails and other elements must be cleaned and made good.
- Window blinds shall be protected.
- Reupholster office and desk screens.
- Relocate desks and chairs as per relocation sequence plan.
- Protect existing desks, and furniture that remain on site

BOARDROOMS

- Remove carpet tile and provide new carpet tiles.
- Prepare and paint walls.
- Prepare and provide new ceiling finish as per drawings.
- Provide new aluminium shopfronts and doors for new boardrooms

ABLUTION AREAS

- Remove/demolish existing fittings (except WC and urinals) as per drawings.
- Provide new fittings and mirrors.
- Provide new bottle traps for the urinals
- Remove and provide new floor finish.
- Prepare and provide new wall finishes.
- Prepare and paint ceilings.
- Prepare and paint doors.
- Provide two hoses per ablution facility.
- Reinstall coat hooks and indicator bolts and door stoppers.

KITCHENS

- Remove existing counters, cupboards, fittings, floor and wall tiles.
- Install new counter tops and cupboards.
- Provide new taps, fittings, sinks and hydroboils.
- Provide new floor tiles, new wall finishes.
- Prepare and provide new ceiling finish as per layouts.

CENTRAL WALKWAY

- Prepare and seal timber slats.
- Prepare and paint walls.
- Prepare, repair and paint steel columns and beams.
- Allow for new signage.
- Clean and seal slate tiles
- Prepare and paint all doors and door frames

CENTRAL STAIR

- Remove fire doors
- Install new 2-hour fire-rated partition
- Prepare and paint all walls
- Install new fire-rated doors

BALCONIES

- Prepare and seal timber slats.
- Replace damaged timber slats as per structural engineer's drawings.
- Replace damaged steel cables if required.
- Ledges, handrails and other elements must be cleaned and made good.
- Polish stainless-steel handrails

SECOND FLOOR

RECEPTION AREA

- Repair and clean floor tiles.
- Prepare walls, remove wallpaper and paint walls.
- Prepare and provide new ceiling tiles finish.

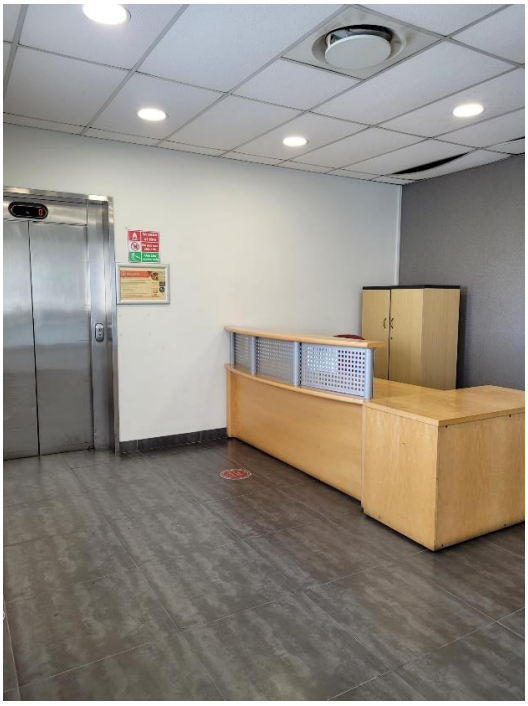


Figure 2: Second Floor: Reception Area and Foyer Area

OFFICE AREA – ANNEXE BUILDING ONLY

- Remove existing carpet and provide new carpet tiles.
- Prepare and paint walls and partitions.
- Prepare and paint doors and windows.
- Window cills, and other elements must be cleaned and made good.

QUEEN ELIZABETH BOARDROOM, KITCHEN, VERANDAH AND BREAKAWAY AREA

Figure 3: Exterior of the Queen Elizabeth Boardroom

- Remove roof sheeting, side cladding, floor finish, doors and gates.
- Provide and install new roof sheeting, side cladding, flashings, gutters, box gutter and insulation Remove existing floor tiles and install carpet tiles in boardroom
- Provide new porcelain floor tiles and wall tiles in the kitchen.
- Provide new kitchen counters, fittings, cupboards and sink
- Prepare and provide new wall finishes, and acoustic panels in boardroom.
- Prepare and provide new ceiling tiles
- Provide new external doors
- Prepare and paint the plaster bands
- Prepare and paint side-cladding purlins
- Provide new fibre-cement ceilings in the veranda, prepare and paint ceiling

Figure 4: Queen Elizabeth- existing veranda

Figure 5: Existing Kitchen

FEMALE ABLUTION AREA

- Remove/demolish all existing fittings (except WC).
- Provide new fittings, mirrors, shower.

- Remove and provide new floor tiles.
- Prepare and provide new wall and skirting finishes.
- Prepare and provide new ceiling finish.
- Prepare and paint doors and reinstall coat hooks and indicator bolt.
- Provide two hand-held hoses per ablution facility.
- Reinstall coat hooks and indicator bolts and door stoppers.

KITCHENS

- Prepare and seal counter tops.
- Repair/replace damaged cupboard doors to match existing.

SOUTH STAIRCASE AND LOBBY

- Repair/replace timber posts at South Stair as per structural engineer's details.
- Reseal slate tiles.
- Prepare and seal timber floors
- Prepare and polish stainless steel handrails and cables.
- Prepare and paint balustrade posts.
- Allow for repair, sealing and weatherproofing of shopfronts.
- Window ledges, handrails and other elements must be cleaned and made good.
- Replace and make good birdproof mesh.
- Replace any broken window glass

NORTH STAIRCASE AND LOBBY

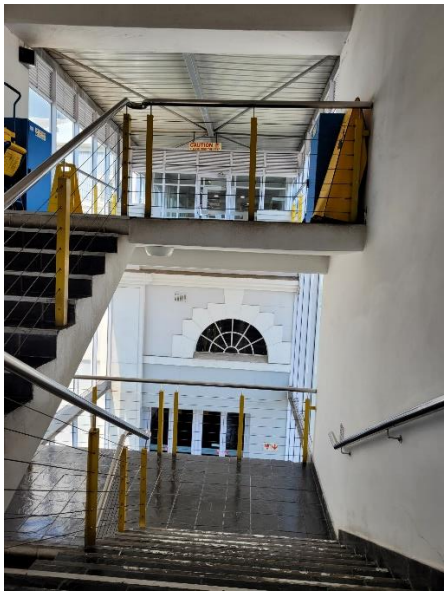


Figure 6: Existing North Stair and lobby

- Prepare and paint walls, window cills and ceilings.
- Clean and make good any loose slate tiles.

- Clean floors
- Prepare and polish stainless steel handrails and cables.
- Prepare and paint balustrade posts.
- Allow for repair, sealing and weatherproofing of shopfronts.
- Window cills, handrails and other elements must be cleaned and made good.
- Service existing doors

EXTERNAL WORKS: SECOND FLOOR

- Repair/replace damaged awnings as per structural engineer.
- Repair/replace damaged doors including ironmongery.
- Window cills, handrails and other elements shall be cleaned and made good.

4.2.1 The Model Preamble for Trades as published by the Association of South African Quantity Surveyors Model Preamble for Trades 2017 shall be applicable to all the building Works associated with this contract. The following interpretations and meanings shall apply:

4.2.2 In case of any conflict in interpretation, ambiguity or discrepancy between any Model Preamble for Trades 2017 (whether standard or written as a particular project specification) contained in the *Works* Information and the *conditions of contract*, the *conditions of contract* shall take precedence within the ECC3 Contract.

4.2.3 In case of any conflict in interpretation, ambiguity or discrepancy between any Model Preamble for Trades 2017 (whether standard or written as a particular project specification) contained in this paragraph 8.2 of C3.1 *Employer*'s Works Information and specific statements contained elsewhere in C3.1 *Employer*'s Works Information, the specific statements contained elsewhere shall prevail, without prejudice to the *Project Manager's* express duty to resolve any ambiguity or inconsistency in the *Works* Information under ECC3 Clause 17.1.

4.2.4 Within the Model Preambles for Trades 2017, the following amendments and interpretations shall apply:
Where the word or expression "Principal Agent" is used, read "*Project Manager*" or "*Supervisor*" as the context requires.
Where the word or expression "*Contractor*" is used, read "*Contractor*".
Where the word or expression "Engineer" is used, read "*Project Manager*" or "*Supervisor*" as the context requires.
Where the Model Preambles for Trades 2008 mention "rates" for measured work and any contractual statements relating to payment, all such statements shall be discounted, with the ECC3 *conditions of contract* taking precedence.

4.2.5 Within the Model Preambles for Trades 2017, A. GENERAL, the following amendments and interpretations shall apply:

Where the word or expression "bills of quantities" is used, this shall be discounted for the purposes of the *Works* Information. The ECC3 Contract Data Part One states the main option to apply within the ECC3 Contract between the Parties.

4.2.6 Within the Model Preambles for Trades 2017, B. ALTERATIONS, B.2 MATERIALS FROM THE ALTERATIONS, CREDIT, ETC and C. EARTHWORKS, C1.4 Materials from demolitions shall not apply. C3.1 *Employer's* Works Information paragraph 3.1.6 states details of the *Contractor's* title (if any) to Materials arising from excavations and/or demolitions and how such Materials are either to be disposed of or re-used in the *works*.

4.2.7 Within the Model Preamble for Trades 2017 Q. PLUMBING AND DRAINAGE, Q.24 TESTS shall be deemed to be included within paragraph 3.2.1 of C3.1 *Employer's* Works Information.

4.2.8 Within the Model Preamble for Trades 2017 U. EXTERNAL WORKS, U.3.8 Process control tests shall be deemed to be included within paragraph 3.2.1 of C3.1 *Employer's* Works Information.

4.2.9 The principles, meanings and interpretation stated and established within paragraphs 8.2.1 to 8.2.8 with respect to the Model Preambles for Trades 2008 equally apply to the other Model Preambles for Trades 2017 references used within this paragraph 8.2 of C3.1 *Employer's* Works Information.

4.2.10 Particular specifications provided by the Employer is as follows:

a. Manufacturer's instructions and specifications

All materials and products shall be used and installed in strict accordance with the manufacturer's instructions and specifications.

In circumstances where the manufacturer offers any form of guarantee the contractor is to ensure the products are installed in such a manner as to cover the installation specifications of the guarantee.

Where brand or trade names are specified in the construction Works, equivalent and approved products shall be considered by the project team. The associated samples, product manuals and data sheets shall be submitted for approval to the *Project Manager*.

b. Use of locally manufactured materials and products

Materials and products manufactured in South Africa shall be used in carrying out the work to which this specification refers, unless an imported product is prescribed specifically, or when no suitable locally manufactured product for the specific use is available.

In circumstances where the manufacturer offers any form of site supervision or routine quality audit for the installation and use of products to ensure the guarantee of their product the *Contractor* is to ensure these products are used in preference to any other manufacturer in lieu of the guarantee.

c. Samples

The *Contractor* shall furnish without delay, such samples and/ or certificates as called for or may be called for by the *Supervisor* / *Project manager*. Materials and/or workmanship not corresponding with approved samples may be rejected or remedial work specified.
Samples for approval, but not limited to, shall be required for sheeting, shopfronts, ironmongery, glazing, paint colours, wall finishes, carpet tiles, slate tiles, porcelain tiles,

balustrades, handrails, ceiling tiles, sanitaryware, fabric, solar film, vinyl imaging for glazing, counter tops, kitchen cupboard sample, and repair work to wall finish and floor finish remedial work.
The approved samples shall remain on site for the duration of the Works.
All samples shall be accompanied by Data sheets or Information sheets that covers guarantees, detail specification and performance of the product or item. These shall remain on site and issued to Document Control for records and maintenance.
The samples shall be labelled or marked with the following minimum information: - Project Name and number, supplier's name and contact details, product information, for example; grade, material description, dimensions, size, guarantee, colour codes, thickness, material, finish, fire rating, grade, fixing, green-rating, etc. and any other information to assist in the approval process.

d. Protection of Works and TNPA staff

The *Contractor* shall ensure safety of TNPA staff who shall remain in the building during construction phasing. Necessary signage and notices shall be provided.
The *Contractor* shall provide all necessary dust sheets, hoarding, signage, etc. and shall exercise all extreme care to prevent marking surfaces, walls, floors, existing shopfronts, glass, glazing, desks, chairs, electrical fittings, window blinds, etc.
The *Contractor* shall always keep all parts of the Works perfectly clean and free from spotting, accumulation of rubbish, and debris or dirt arising from the operations. Any surface disfigured or otherwise damaged shall be completely renovated or replaced as necessary by the *Contractor* at his own expense to the *Supervisor*'s approval. The premises shall be left clean and fit for occupation at completion of the work.

e. Demolition

The required demolition and removal of items are shown or described on the drawings and/ or notes.
The *Contractor* is to exercise extreme care during demolition and removal of any item, which includes the removal of existing sheeting on the second-floor boardroom, removal of shopfronts on the ground floor reception area, removal of carpet tiles in office areas, removal of semi-circular sunscreens, and demolitions in the ablutions and kitchen.
The *Contractor* shall carefully remove appliances, materials, and products. Those items that have been described for re-use in the construction *Works* are to be kept safe and reinstalled as stated in the *Works*.
The *Contractor* shall keep a photographic record before and during the demolition to assess any unforeseen claims for damage during the construction. Daily submission of records to *Project Manager* is advised.
Any floors, walls, doors, fittings, and surfaces that may be damaged during construction shall be made good by the *Contractor*.
Items specified for the return to the *Employer/ Client* shall be removed and returned to the *Client*.

Safety signs and room signage that is removed is to be kept safe and reinstated by the *Contractor.*
Extreme care shall be taken during the removal of the existing carpet tiles on the first floor, to avoid any damage to the existing services and electrical conduits on the first-floor surface.
All rubble and other debris shall be safely stored and removed from the site and dumped in a legal dump site.
The existing park-home on the Ground Floor shall be removed/ demolished as per civil engineers' drawings. The surface to be made good to match existing. All existing supply points for power, sewer and water to be sealed off and terminated in accordance with the respective discipline codes of practice.
Safe plumbing and power practices shall be followed by the *Contractor* during demolitions in the ablutions and kitchen. All existing supply points for power, sewer and water to be sealed off when required accordance with the respective discipline codes of practice.

f. Sequencing and phasing of the Works
The sequencing and phasing of the *Works* shall be aligned with the *Project Manager's* sectional completion dates and project schedule.
The *Contractor* shall ensure that existing furniture (workstations, chairs, cupboards, tables) that may be moved during the Construction phase shall be repositioned and neatly installed as per the floor layout drawings prior to sectional hand-over.

g. Existing office furniture
All existing furniture, including workstation desks, cupboards, shelving, chairs and meeting tables, that shall remain on site during construction or that may be relocated shall be handled with extreme care by the *Contractor.*
The *Contractor* shall ensure that existing furniture items that may be reused shall be safely and securely stored and shall be clearly marked, covered and protected for re-use, reposition, or relocation.
Any marking or labelling of furniture required by the *Contractor* shall be removable and not damage the item.
Accurate records of the condition and the number of each of the furniture items shall be kept by the *Contractor and* issued to the *Project Manager.*
The existing furniture and office screens that remain in the building are the responsibility of the *Contractor,* for reinstatement as per the office floor layouts.

Figure 7: Typical Workstation at Queens Warehouse

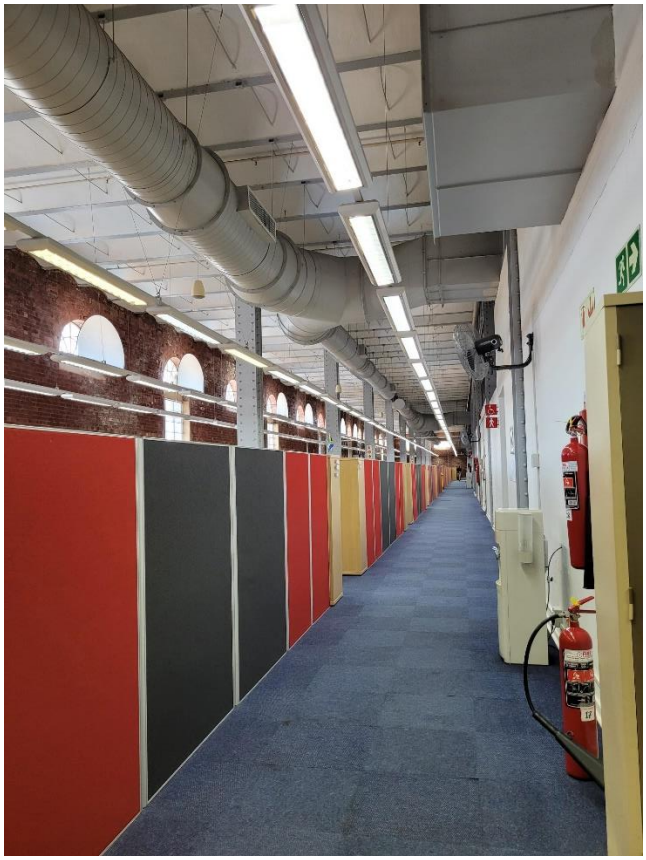


Figure 8: First floor- Open plan office area

h. Reupholstery of the existing office fabric screens

The Contractor shall carefully remove, transport, reupholster, and re-install the floor mounted office screens and desk screens.
The Contractor shall carefully and neatly assemble the screens.
The *Contractor* shall ensure that all fittings, connections, and fixtures are protected and kept safe for re-use.
A sample of the specified fabric, fabric colours, and re-upholstered screen shall be inspected and approved by the *Project Manager* prior to order and reupholstering.
A sample of four (5) upholstered screens shall be provided for a typical workstation for approval, i.e. desk screens and wall mounted screen.
The colours of the specified fabric shall be approved by the *Project Manager* prior to reupholstery and installation.
Records of the installation, condition and number of the various types of screens/ items (i.e. desk screens and floor-mounted screens) including edge trims and desk fixings, must be kept by the *Contractor f*or installation purposes.

i. Upholstery Fabric
The upholstery fabric shall match the existing fabric on the desk and office screens.
The fabric shall be contract-grade designed for high traffic areas and more resistant to wear and tear, durable and hardwearing. Samples of the fabric, data sheet, and colours shall be provided by the *Contractor* prior to order and installation for approval.
There shall be four (4) colours of fabric to be installed on the screens as detailed in the drawings.
The fabric shall be suitable for contract upholstery and screening. The composition is 100% acrylic with a mass of 464 gm/1m.
Fabric shall have a minimum 2-year warranty.
The fabric shall comply with SABS 1324 Contract specification.

Fabric Criteria	**Fabric**
Abrasion Resistance	+30 000 Rubs
Colour Fastness	
--- To Light	+7
--- To Rubbing	5
---To dry cleaning	5
--- To perspiration	4-5
Pilling	4-5
Seam Slippage - Warp	920N
• Weft	740N

j. Existing Window Blinds
The *Contractor* shall carefully protect the existing window blinds and venetian blinds from any damage. Any blinds damaged shall be replaced at the cost of the *Contractor*.

k. Shopfitting (reception desk, vanity, kitchen counters, balustrades, and cupboards)

The Contractor shall provide shop drawings of the reception desk, cupboards, and other items as required. These shop drawings shall be reviewed and approved by *Project Manager* prior to being manufactured.
Samples of all materials shall be provided by the *Contractor* for approval.
The *Contractor* shall verify all dimensions on site prior to manufacture.
The inspection and approval of manufactured desks, counters, drawers, cupboards and finishes shall be done prior to installation.
Items and products shall be neatly and precisely installed and free from defects.

l. New Roof for the Queen Elizabeth Boardroom
The roof sheeting shall comply with Part L of SANS 10400: 0,9mm Aluminum 'S' Profile roof sheeting to match existing sheeting.
Roof sheeting sample with data sheet shall be provided for approval prior to order and installation.
The roof sheets shall have a minimum 20-year guarantee for harsh coastal environments.
Colour shall be factory coated with Polyvinylidene fluoride (PVDF) finish or equivalent finish.
Adequate fixings shall be provided to withstand the extreme wind conditions.
Approved neoprene poly-closures shall be provided for use at all apex and eaves junctions.
All roofing installations shall be in accordance with the manufacturer's specification.
The *Contractor* shall inspect and assess the existing purlins and roof truss prior to installation of the new roof sheeting and advise the *Project Manager* of the truss condition.

m. Side cladding for the Queen Elizabeth Boardroom
The *Contractor* shall supply and install new 0,9mm Aluminium 'S' profile roof sheeting to match the roof profile.
Colour of the sheeting shall match the existing sheeting colour,
The cladding shall have a minimum 20-year guarantee for harsh coastal environment with colour to factory-coated PVDF finish.
Adequate fixings shall be provided to withstand the extreme wind conditions as per manufacturers' specifications.
Approved neoprene poly-closures shall be procured for use at all apex and wall closure junctions.
Colour-code flashing shall be provided and installed to match the sheeting.
Installation shall be in accordance with the manufacturer's specifications.
Sample and colour of sheeting shall be provided for approval prior to order and installation.

n. Sisalation / Roof Insulation for Queen Elizabeth Boardroom
Roof insulation shall be provided and securely installed in the roof by the *Contractor* in accordance with the manufacturer's specifications.
Minimum 4mm 983 double sided bubble insulation is required.
Reflective foil face is required.
Fixing galvanized straining wires and double-sided tape on all overlaps.
Insulation to have R value = to 1.58
Classification B/B1/2.

o. Waterproofing of roofing, slabs, shower walls, concrete floors, and walls

Prior to purchase and installation, the data and information sheets of the waterproofing shall be provided by the *Contractor* for approval.
The *Contractor* shall furnish the *Employer* with a written guarantee covering materials and workmanship for the waterproofing specified or offered for new work and repairs to existing. This guarantee shall be signed by the *Contractor* and countersigned by the supplier of the materials used and underwritten by a recognised insurance company. The guarantee shall be valid for a 10-year period.
Should any maintenance be required during the guarantee period, the *Contractor* shall allow for the cost of such in his tender price as the *Contractor* shall be held solely responsible for any leaks that occur during the guarantee period.

p. New Carpet Tiles for the office and office areas

The flooring shall withstand heavy use and maintain its appearance and functionality.
New 500mm x 500mm heavy commercial carpet tiles shall be laid in strict accordance with the manufacturer's specifications in accordance with SANS 10186 fitting code of practice.
The *Contractor* shall provide four (4) tile samples (which is 1m^2) of the carpet tiles and colours with data sheet and installation methods prior to order and installation for approval.
The carpet tiles shall be laid tessellated, and as per pattern (with two x black/grey tones) detailed on the layout drawing.
Tiles shall be laid with a pressure sensitive adhesive as per the adhesive manufacturer's specification.
Colour/s of carpet tiles shall be black/grey shades. Carpet tile and colour samples shall be provided prior to order, installation for review and approval.
Installed carpet tiles shall be protected against damage and covered once installed.

- Carpet tile shall have a 10-year warranty and 5-year guarantee.
- Carpet tiles shall be locally made in South Africa.
- Carpet tiles shall be eco-friendly rated and anti-allergenic marked.

The new 500mm x 500mm Carpet tile technical specification is as follows:

- The classification of the carpet tiles shall be Heavy Commercial.
- The construction of the carpet tiles shall be structured needlepunch.
- The fibre type shall be Stainproof fibre (polypropylene)
- The fibre mass (ISO 8543) shall be 920g/m^2.
- The total thickness of the tile shall be 7,5mm on bitumen backing.
- The total mass (ISO 8543) shall be 3892g/m^2.
- Fire Classification (EN13501) (ASTM E 648-08) shall be 3 with bitumen back
- The carpet tile shall comply as follows:
    - Colour Fastness To:
        - Light 7 (ISO 105-B02)
        - Rubbing (wet) 4-5 (ISO 105-X12)
        - Rubbing (dry) 4-5 (ISO 105-X12)
        - Water 4-5 (ISO 105-E01)

- Electrostatic Propensity: (EN 14041) / (ISO 6356) ≤ 2.0 kV
- Sound Absorption: (EN ISO 354) aw 0.20
- Sound Insulation: (EN ISO 10140) 17 dB
- Thermal Resistance: (ISO 8302) 0.1002 m². K/W
- VOC Tested: (ASTM D5116) TVOC Emission Rates within limits (GBCSA / GBCA /CRI)
- Dimensional Stability: Shrinkage & Expansion ≤ 0.2% in both directions

q. New Carpet Tiles for Boardrooms and meeting rooms
New 500mm x 500mm heavy commercial carpet tiles for the boardrooms shall be laid in strict accordance with the manufacturer's specifications in accordance with SANS 10186 fitting code of practice.
Carpet tiles shall be Heavy Commercial use classification, that is suitable for heavy traffic in the boardrooms.
The *Contractor* shall provide four (4) tile samples of the carpet tile ($1m^2$) with data sheet and installation method prior to order and installation for approval.
Colour shall be black/grey tones to match the interior design.
Carpet tiles shall be laid tessellated.
Tiles shall be laid with a pressure sensitive adhesive as per the adhesive manufacturer's specification.
Installed carpet tiles shall be protected against damage and covered once installed.

- The carpet tile shall be a Heavy commercial tufted Loop pile bitumen backed tile
- The yarn type shall be Stainproof – Solution dyed nylon.
- The Final pile height shall be 2 to 3.5mm
- The carpet tile thickness shall be 4.5mm
    - Machine Gauge 1/10”
    - Stitches/10cm 60
    - Fire Index 2 (SANS 10177-IV)
    - B_-s1 (EN 135010)
- The carpet tile shall comply to the following as follows:
    - Colour Fastness To:
        - Light 8 (ISO 105-B02)
        - Rubbing (wet) 4-5 (ISO 105-X12)
        - Rubbing (dry) 4-5 (ISO 105-X12)
        - Water 4-5 (ISO 105-E01)
    - Electrostatic Propensity Less than 2.0kV (EN 1307)
    - Static Control Permanent
    - Acoustic Properties _Lw = 18dB (EN/ISO 10143-3)
    - a = 0.15 (H) (EN/ISO 354:2003)
    - Critical Heat Flux 8.3kwpm2 (CHF-EN/ISO 9239-1)
    - Fraying Behaviour Pass (EN 1307)

- Dimensional Stability _ 0.2% (EN 1307)
- Dimensions (Deviations) 0.10% (EN 1307)
- VOC Tested Pass (GBCSA/GBCA)

- Carpet shall be eco-friendly rated and anti-allergenic marked.

r. Existing floor finish prior to installation of carpet tile
The *Contractor* shall make good the existing floor and provide a suitable, approved self-levelling screed to repair damaged, uneven floors prior to installation of the carpet tile. Sample of the product shall be applied for approval.

s. Wall tiles
Wall: Supply and install 600 x 600mm Matt Glazed Porcelain Wall Tile, allowing R650/sqm (excluding adhesive and grout). Submit a physical sample with data sheet for the pre-installation approval. The porcelain tile shall be a first grade, rectified, full body vitrified porcelain designed for heavy-duty commercial use, possessing the highest level of abrasion resistance (PEI 5), achieved by firing at high temperatures, ensuring a maximum water absorption rate of ≤0.5% and a high relative density (key properties differentiating it from standard ceramic tile).
Set out all tiles from the central axis of the area. Fix the tile securely using a high-strength, quick-setting cementitious polymer-modified adhesive designed specifically for low-absorption vitrified tiles, which must achieve a minimum tensile adhesion strength of 1.0 N/mm2 and allow for the tiled area to be lightly trafficked within 12-18 hours. The adhesive material shall be applied to ensure 100% solid bed coverage for the large format tile, adhering strictly to the manufacturer's technical specifications.
Finish tile joints with Dove Grey grout.
Provide edge trims to all corners.

t. Floor tiles in kitchen
Supply and installation of rectified, heavy-commercial grade glazed porcelain tiles (size: 895mm×220mm×7.5mm plank format) with a matt glaze and light wood-look finish, which must meet a minimum PEI Wear Rating of V and maintain an E<0.5% Water absorption rate for high durability; this surface must be laid over a high-strength, polymer-modified self-levelling compound providing a compressive strength of >30 N/mm2 at 28 days, suitable for heavy commercial traffic; integration must include medium-to-heavy duty aluminium movement joints with flexible infill at a maximum grid spacing of 3m in all directions to absorb thermal and structural movement, with all changes in adjacent finishes detailed by marine-grade stainless steel transition strips.

Full technical data sheets for all components must be submitted for approval before any order or work commences.

u. Floor tiles in Ablutions
Supply of a full body glazed porcelain tile (600×600mm, Matt finish) with a PEI Abrasion Rating of V (Extra Heavy Duty), which must meet the ISO Group BIa standard for porcelain

with a Water Absorption rate of E≤0.5% and a Modulus of Rupture min. 35 N/mm2, with the supply-only Prime Cost (PC) fixed at R600.00/m2; to manage substrate movement, heavy-duty aluminium structural movement joints with a flexible infill must be installed, running continuously in a rigid grid pattern with a maximum spacing of 3m in both directions; all changes in floor finishes must incorporate marine-grade stainless steel transition strips, and installation must strictly adhere to the manufacturer's instructions.

Tile samples, movement joint profiles, and comprehensive technical data sheets shall be submitted for approval prior to order and commencement of work.

v. New Ceilings or existing ceilings:
The *Contractor* to ensure that existing ceilings that are not replaced shall be kept in good condition.
New ceilings shall be either ceiling tiles, skimmed plaster board or fibre cement.
All ceilings shall be installed in accordance with the current code of practice for ceiling installation adopted by the South African Building Interior System Association (SABISA).
Care shall be taken by the *Contractor* to ensure that the fixing used for the suspension points should be able to support a safety factor of three times the design load of the ceiling.
Installation of new ceilings or ceiling tiles should take place at a later stage in the building, when the building is clean and there is less likelihood of damage from other trades and exposure to the elements.
The entire system grid, tees and suspension system and ceiling tile to conform to:

- Fire Classification: Class B/B1/2
- Sound Attenuation: 32dB
- Thermal Conductivity: 0.25 (m².k)/W
- Humidity: 99%
- Light Reflection: 85%

w. Doors

There shall be new doors and existing doors in the Queens Warehouse building.
All new doors shall have SABS certification. *Contractor* to ensure the certification thereof shall be provided.
All existing doors and frames shall be prepared and painted.
Fire-rated Doors shall be provided and installed in strict accordance with the manufacturer's instructions and in compliance with SABS 1253:2004 and carrying the relevant SABS mark for 120 min fire rating. Frame to be minimum 1.6mm gauge red oxide-primed galvanized steel frame to suit thickness of wall.
The ironmongery shall carry a minimum guarantee period of 2 years.
The ironmongery supplier shall have a team of architectural consultants to offer a comprehensive specification and scheduling service for the specification of the ironmongery schedule.
The ironmongery supplier shall have on-site service and installation support teams during and after the contract.

All existing doors shall be prepared and painted. Ironmongery, door grilles, and signage on the existing doors shall be removed and kept safe for reuse and reinstallation of the door.

x. Partitions systems

Partition systems shall be installed as per manufacturer's specification.
The partition supplier shall offer a comprehensive specification and site inspection service for the specification and checking of the quality of the site installation process.
Partition system shall be structurally stable, secure, and firm.
Partition system shall be with overall thickness of 76mm with SoundTherm Insulation of partition, including any additional steel studding necessary at door openings, glazed or other apertures, abutments, ends, corners, etc. the joints taped over and flushed over with jointing compound prepared for painting.
Fire rating certificate of partitions shall be provided for Fire protection: up to 60 minutes as per BS 476 parts 20 - 23.
Fire rating of partition system in the stair-well shall be 2-hour fire rated including all fixing, doors and sealing materials.

y. Glazing, Shopfronts, and Windows for reception area, boardroom and office areas
Glazing, aluminium shopfront sections and windows shall be designed, fabricated, stored and installed as per manufacturer's specification.

The design and installation of the new aluminium shop fronts, doors, sliding doors, and window sections shall be certified by a registered structural engineer to be safe, secure, firm, watertight and able to withstand coastal winds of up to 80m/sec.

The *Contractor* shall provide shopfront drawings indicating shopfront details, dimensions, sections, fixing, connections, material, and finishes for approval by the *Project Manager* prior to manufacture and installation.
For any design by the Contractor, See also Part 2.2 of this document, design by contractor.

Shopfronts shall be colour white. Sample shall be provided for approval.
Fabrication and installation of shopfront shall comply with AAAMSA and the latest SANS 10400/10160 standards.
The supply and installation contractor must be AAAMSA-affiliated. Submit complete product data sheets and test certificates (including the corrosion-resistance rating) to the *Project Manager* for authentication prior to fabrication. Any non-compliance with the required coastal-grade materials shall result in rejection.

Fixing, seals and flashings shall be detailed. Floor to ceiling heights shall be confirmed on site. Connections and anchors to roof and floor shall be detailed. Shopfronts shall match existing.

All aluminium shopfront sections shall be resistant to rust and corrosion. All fasteners and components shall be corrosion-resistant due to the coastal exposure

The structure and shopfront system shall be engineered to resist a minimum design wind load of 2.0 kPa without water penetration.
Anchor securely, accommodating building movement, and ensure all finishes, including welds and connections, are ground flush, polished, and free of defects.
The *Contractor* must measure all site openings and heights before fabrication.
All glazing and safety glazing shall comply with SANS 613, SANS 10400 Part N, and the SANS Codes of practice.
All safety glazing shall be marked and shall carry the Manufacturer's warranty against any manufacturing defects and discoloration for a minimum period of 5 years.
As per SANS 10400–N, an approved permanent safety stencil mark shall appear on each pane on all safety glass.
Glazing and shopfront installations shall comply with SANS 10400-XA.

All tinted glazing must have the required thermal protection (U-factor rating) to ensure compliance to SANS 10400-XA.

Installation certificate by AAMSA approved contractor is required for all shopfront installations.

z. Bird proofing in the South Stair
The existing bird proofing mesh shall be removed and replaced with new heavy-duty galvanised metal mesh both sides as per specification.
Existing broken glazing shall be safely replaced with new safety glazing which is secured, sealed and fixed in place.

aa. Vinyl imaging for glazing in the Reception Area
Install perforated Window Graphic Film with image to allow full image to be seen from outside while still allowing good viewing from inside, in strict accordance with manufacturers specification.
Picture image shall be provided by TNPA.
Warranty and lifespan to be provided by *Contractor*.
Adhesive Colour: Transparent
Adhesive Type: Solvent Acrylic
Application Method: Dry
Application Surface: Flat
Colour Palette: White
Converting Process: Inkjet Printing
Factory ISO Certification No ISO Certification information available
Film Type Cast
Imaging Method: Digital Print, Latex Inkjet, Solvent Inkjet, UV Inkjet
Interior/Exterior: Exterior, Interior
Liner Material PE Coated Kraft Paper
Maximum Service Temperature (Celsius) 65 °C
Minimum Application Temperature (Celsius) 4 °C
Minimum Service Temperature (Celsius) -25 °C

Opacity: perforated
Product Code: 8170-P40,8170-P50
Product Color: White
Product Usage Windows
Removability: Removable with Heat
Service Life: 1 Year

bb. Brickwork and Mortar Joints (on Ground Floor ablution area)

All brickwork is to conform with the standards and guidelines as stipulated in the

I. National Home Builders Registration Council Standards and Guidelines
www.nhbrc.org

II. Cement & Concrete Institute
Publications on concrete, mortar, plaster and construction detailing.
www.cnci.org.za

III. Clay Brick Association
Building contractors pocket handbook
www.claybrick.org

Prior to bricklaying, proper setting out of brickwork shall be undertaken by the Contractor's bricklayer for variances in brick dimensions.
The *Contractor* shall construct a sample wall of 10 courses high and 8 courses wide to gain the approval for the quality of the workmanship.
The sample wall is to be constructed and plastered to gain approval for the quality of the plastering and workmanship.
The wall shall remain constructed on site from the commencement of the project to the completion of the project.
Mortar joints to face brickwork generally shall be 10mm in thickness with level bedding joints, vertical perpends.
Setting out of brick gauge shall be determined on site as average sizes of bricks may vary.
The use of DPC shall be provided and installed as per SANS 10021, to provide barrier against rising damp, water penetration from above and horizontal water penetration

SABS 248-1973: Bituminous damp proof course.
SABS 298-1975: Mastic asphalt for damp proofing courses
and tanking are further references to adhere to.
Wall ties are to comply with SABS 28-1986: Metal ties for cavity walls.
Brick coursing to be 230 wide and 85 high.
Brickwork to be re-inforced in solid cement mortar joints with brickforce as per engineers detail.
GMS butterfly wire wall ties at 450mm maximum vertical centers and 600mm horizontal centers for cavity walls.

- New plaster and paint for existing brickwork in the South stair
  Plaster and paint part of the existing brickwork in the South stair as per layout drawings.

cc. Painting of existing north staircase, central stair, passage walls, office walls and ceilings
All plastered surfaces to be repaired, prepared and painted.
Paint to be used on all surfaces is to carry a minimum guarantee period of 14 years.
The manufacturer of the paint shall provide regular inspection to ensure the surface preparation and application of the products are in accordance with the manufacturer's instruction.
Regular moisture tests shall be carried out to ensure the surfaces are thoroughly dry - no more than 12% moisture content is recommended.
All paint products must be applied in strict accordance with the Manufacturers specification and product technical data sheet.
On completion of painting, the contractor shall ensure the paint manufacturer provides adequate documentation for the paint guarantee.

- Plaster & Painted Area Procedures
  Ensure that surfaces are sound and free from dust, oil, grease, dirt, and debris. Surfaces must be thoroughly dry - no more than 12% moisture content.
  Prior to painting, establish and repair all causes of moisture in the structure such as rising/lateral dampness; water ingress from balconies etc. All to be done in strict accordance with approved damp proofing methods.
  All products must be applied in strict accordance with the manufacturer's specification and Product Technical Data Sheet.

  The first finishing coat shall be tinted from a base 9 to a colour corresponding to the colour of the topcoat. This will reduce the number of topcoats required for full hiding. Inter-coat washing is essential for all coastal projects. When in close proximity to the ocean, it is important to ensure surfaces are free of contaminants, specifically salt deposits, before painting can commence. For surfaces exhibiting excessive chalkiness, a full coat of primer is necessary to aid adhesion. Prior to painting, establish and repair all causes of moisture in the structure such as rising/lateral dampness; water ingress from balconies etc. All to be done in strict accordance with approved damp proofing methods.
  Application:
  Ensure surfaces are sound, clean and thoroughly dry - moisture content should not exceed 12%. Apply approved Trade Alkali Resistant Primer at 9m² per litre, as a primer to bare and chalky surfaces. Allow overnight drying. Fill minor plaster deficiencies with a Pre-Paint Multi-Purpose Ready Mix Crack Filler and allow to dry and sand smooth. For textured walls surface drag a dry paint brush through the still wet filler to best recreate the existing wall texture. Spot prime wit approved Pre-Paint Multi-Purpose Ready Mix Crack Filler repaired areas with primer and allow drying. Finish the walls with 2 coats of Wallguard or equivalent at 8-10m² per litre per coat with 4 hours drying time between coats.

- Steel painting procedures in the staircases, reception area and office area for the steel beams or columns

  Directly before the application of paint, the area to be painted shall be degreased with a suitable degreaser and left to dry.
  Paint shall only be applied under the following conditions:-
  There is adequate light.
  The steel temperature is between 5 and 50°C and at least 3°C above the dew point of the air.
  The relative humidity of the air is between the limits specified by the paint supplier.
  Wind does not interfere with the method used and sand and dust cannot be blown onto wet paint.
  Steelwork shall be supported on trestles, at least 900 mm off the ground for painting purposes.
  An adequate number of test readings shall be taken per square meter in order to determine the dry film thickness.
  The paintwork shall be acceptable if the average of the test readings taken falls within or exceeds the ranges given.
  Paintwork shall not be acceptable if any single test reading is less than the specified minimum thickness.
  An ultrasonic or electronic magnetic flux thickness measurement gauge shall be used, but in case of dispute, destructive testing shall be applied. The painted steelwork shall present a clean, neat appearance of uniform colour and gloss as applicable to the paint used. Each coat of paint shall be applied as a continuous, even film of uniform thickness. More than one application of paint may be required to achieve the dry film thicknesses specified or to obliterate the colour of the previous coating.
  The use of thinners or solvents at any stage of the work is prohibited, unless specified by the paint manufacturer.
  Precautions shall be taken to prevent coatings from being applied to equipment nameplates, instrument glasses, signs etc.

  - For Map cracking vertical walls

  Before painting can commence, every problem must be repaired in strict accordance with best painting practice standards.
  High Pressure water clean the walls at 180-220 KPA operating pressure utilising a rotating nozzle, remove defective paint and or paint system back to a sound paint layer or bare plaster as well as exposing any friable plaster. Reinstate friable plaster with a suitable mortar mix and allow to dry out with a moisture content of 12% or below. Use a paint scraper to remove any loose edges of paint. Use P80 sandpaper to feather the edges of the tightly adhering paint.
  Application:
  Ensure surfaces are sound, clean and thoroughly dry - moisture content should not exceed 12%. Apply a full coat of Trade Alkali Resistant Primer at 9m² per as a primer to bare and chalky surfaces. Allow overnight drying. Fill minor plaster deficiencies with Pre-Paint Multi-Purpose ready Mix Crack Filler and allow to dry and sand smooth. For textured walls

surface drag a dry paint brush through the till wet filler to best recreate the existing wall texture. Spot prime with Pre-Paint Multi-Purpose Ready Mix Crack Filler repaired areas with Trade Alkali Resistant Primer and allow drying. Apply 2 coats of Rainshield at 3-4m² per litre with a medium pile roller, to achieve a minimum total DFT of 300 microns. Apply as a full round coat, bridging repaired cracks. This coating should be applied from corner to corner – it will smooth over uneven surfaces, such as chipped valleys caused by layers of old peeling paint, and poor patching. Finish the walls with 2 coats of Wallguard at 8-10m² per litre with 4 hours drying time between coats.

- Interior Painting

High sheen washable paint to interior new cement plaster. Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Plaster Primer (UC 56) with an overcoating time of 16 hours and finish with two coats high sheen washable (VEL) with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C5 - coastal/marine environment.
High sheen washable paint to interior new cement plaster in bathrooms.
Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat approved Plaster Primer (UC 56) with an overcoating time of 16 hours and finish with two coats Double Velvaglo (VEL) or equivalent with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C5 - coastal/marine environment.

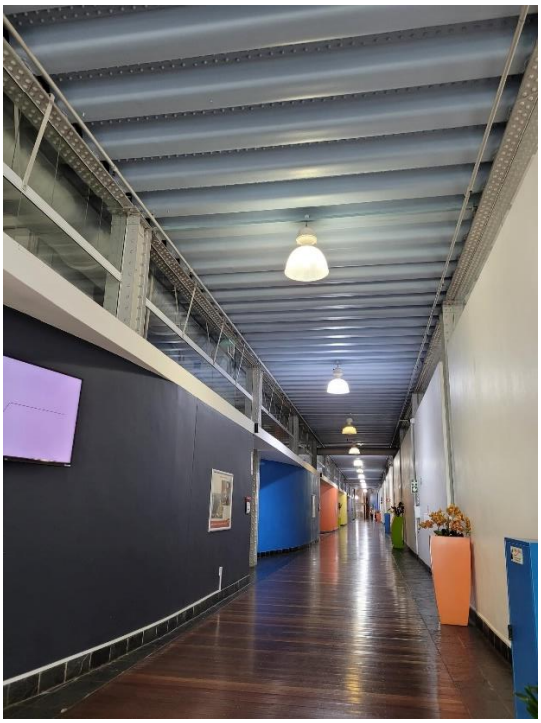


Figure 9: Central Passage on the First Floor

- Timber floors in First Floor passage, south stairwell, and exterior balcony

  The *Contractor* shall assess the condition of the timber slats and floors prior to commencing any construction.

  Sample of the timber slat refurbishment shall be approved prior to work commencement. Any new timber shall be balau and shall match the existing size and stain.

  The timber slats shall be sanded and sealed.

  For timber floor/ slats that are not refurbished or replaced, the floor should be in the same condition as it was prior to construction. These timber floors should be protected from any damage.

  Refurbishment of timber floors, and any damage incurred by the *Contactor* during construction, the following needs to be done as a remedial process to the floor:

  Surface preparation dependent on the floor condition:
  SP201 KNOTS AND RESINOUS AREAS - WOOD
  Wash area thoroughly with approved Lacquer Thinner (ILS 1) to remove all traces of resin.
  Treat knots with approved Woodcare Knot Seal (PK 2).
  Allow 1 hour to dry. (Apply two coats if resin is excessive).

  SUBSTRATE: wood
  SP200 MACHINE SANDING - WOOD
  Machine sand deck or floor timber to remove all existing coating, dead cells and stained timber providing a fresh new timber finish. Hand sand areas where the machine sanding cannot reach removing existing coating and all surface contaminants. Dust off. Using mutton cloth to remove wood dust, wipe the entire area with approved Universal Reducer (PUR 1).

  SUBSTRATE: wood
  SP206 Preparing oiled timber for varnishing/re-oiling wood
  Scrub the surface with Polycell Sugar Soap solution - 500 g Polycell Sugar Soap Powder (501703) dissolved in 5 litres of hot water to remove surface contaminants and oils.

  SP200 Machine sanding – wood
  Applicable locations:
  Interior: Timber floors
  SP206 Preparing oiled timber for varnishing / re-oiling -wood applicable locations:
  Interior: Timber floors
  Application:
  Spot Sealer Coat: Woodcare Floor, Varnish Suede (PFV2)
  Topcoat:
  Woodcare Floor: Varnish – Suede (PFV 2)
  Sealer Coat:
  Spot prime bare and repaired areas with Plascon Woodcare Floor Varnish (PFV), Gloss PFV 1, Suede PFV 2, or equivalent. Allow 6 hours to dry.
  Finishing Coat

Apply min three full coats of Plascon Woodcare Floor Varnish (PFV), Gloss PFV 1, Suede PFV 2, allowing 6 hours drying between coats; or equivalent/ similar approved product.

dd. Sanitaryware

Existing sanitaryware shall be deep cleaned, and flushing mechanism shall be serviced to ensure efficient flushing.

Missing Toilet seats shall be replace

Any leaks shall be fixed and sealed.

The *Contractor* shall ensure any items damaged during construction shall be fixed at the cost of the *Contractor*.

New sanitaryware products shall be free of material and manufacturing defects.

Appraisal of the above shall be done against ruling manufacturing specifications and standards at the date of manufacture.
The supplier or manufacturer of sanitaryware (sanware) must be able to repair or exchange any defective product.
All sanware products shall be installed by a registered or accredited manufacturer's installer.
Sanware shall be used with or included in installations where water temperatures are outside of the temperature range stipulated for that product, or as laid down in the Standards for water supply and drainage (SANS 10252 & 10254) or an equivalent international standard.
Products shall be installed according to manufacturer's installation instructions or according to valid Water Regulations and general good plumbing practice.
All pipe work shall be flushed for clearance of dirt or debris in pipework prior to the use of terminal fittings.
All sanware handling shall be as per manufacturer's instruction.
All consumables e.g., filters, filter cartridges, aerators, batteries seals or hoses shall be used as per manufacturer's instruction.
All sanitaryware shall carry a warranty valid for:

- 20 years for taps & mixers, wastes, capillary and compression fittings
- 5 years for showerheads.
- 2 years for electronic mixers components and valves.
- 2 years for valves (geyser and toilet)
- 10 years for multi-layer pipe system must be used with compression fittings and Safe inserts.
- 10 years on all baths, shower trays and vanities.
- 10 years on all sanitaryware
- 6 months on all toilet seats.

ee. Carports

The carports shall be as per civil engineers' drawings. Shop drawings shall be required for Engineers' approval.

ff. Signage and white boards
The C*ontractor* shall ensure that existing signage and whiteboards are carefully removed, kept safe and re-installed.
New interior signage shall be provided in the reception area and for boardrooms.

4.2.11 List of Drawings

Drawings issued by the *Employer*

Description		
Drawing No.	Rev.	Description
Architectural Drawings		
XDN.E.0037-1-100-A-LA-0001-01	OA	Demolition layout
XDN.E.0037-1-100-A-GA-0001-01	OA	Reception GA Layout Plan, Elevations and Sections
XDN.E.0037-1-100-A-LA-0002-01	OA	Reception floor finishes, ceilings
XDN.E.0037-1-100-A-LA-0003-01		
XDN.E.0037-1-100-A-LA-0004-01	OA	Entrance Ramps
XDN.E.0037-1-100-A-LA-0005-01		
XDN.E.0037-1-100-A-LA-0006-01	OA	Kitchens Layout Plan, Elevations and Sections
XDN.E.0037-1-100-A-LA-0007-01	OA	Kitchens Layout Plan, Elevations and Sections
XDN.E.0037-1-100-A-SC-0001-01	OA	Reception Schedules & Details
XDN.E.0037-1-100-A-LA-1001-01	OA	Engineering Kitchens Layout Plan, Elevations and Sections
XDN.E.0037-1-100-A-LA-1002-01	OA	Red Section Kitchens Layout Plan, Elevations and Sections
XDN.E.0037-1-100-A-LA-1003-01	OA	Passage Layout Plan and Detail
XDN.E.0037-1-100-A-GA-1001-01	OA	First storey layout and demolition plan
XDN.E.0037-1-100-A-GA-1002-01	OA	First storey proposed layout plan
XDN.E.0037-1-100-A-DE-1001-01	OA	Ablutions 01 Details
XDN.E.0037-1-100-A-DE-1002-01	OA	Ablutions 02 Details
XDN.E.0037-1-100-A-DE-1003-01	OA	Ablutions 03 Details
XDN.E.0037-1-100-A-DE-1004-01	OA	Ablutions 04 Details
XDN.E.0037-1-100-A-DE-1005-01	OA	Ablutions 05 Details
XDN.E.0037-1-100-A-DE-1006-01	OA	Ablutions 06 Details
XDN.E.0037-1-100-A-DE-1007-01	OA	Ablutions 07 Details

XDN.E.0037-1-100-A-DE-1008-01	OA	Window Blinds and Screen Details
XDN.E.0037-1-100-A-GA-2001-01	OA	Layout Plan
XDN.E.0037-1-100-A-LA-2001-01	OA	Queen Elizabeth Board room
XDN.E.0037-1-100-A-DE-2003-01	OA	Female Ablution Detail
XDN.E.0037-1-100-A-LA-3003-01	0A	Phase One Sequence drawings
		Sequence drawings
		Phase Two Sequence drawings
		Sequence drawings