



SCHEDULE OF FINISHES : REVISIONS


Rev. N°.	Date	Description
A	10/06/2025	Tiled skirting specification to match detail on page 704
B	13/06/2025	Revision of Paving specification for walkways and parking area

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Room No.	Room Name	Floor Finish	Skirtings	Walls & Dado	Ceiling	Other Fittings or Notes
	Warehouse	F1		WA4/ WA5	-	
	Admin Block - Clock Cards Room	F2	S2	WA5	C2	
	Admin Block - Drivers Ablution	F5	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins and the walls of the Showers
	Admin Block - Male Change room	F5	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins and the walls of the Showers
	Admin Block - Female Change room	F5	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins and the walls of the Showers
	Admin Block - Server Room	F3	S2	WA5	C2	
	Admin Block - Lobby	F3	S2	WA5	C2	
	Admin Block - Reception	F3	S2	WA5	C2	
	Admin Block - Assisted Ablution	F2	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins
	Admin Block - Green Room	F2	S2	WA5	C2	WA2 as splash back behind joinery 300mm high
	Admin Block - Store Room	F2	S2	WA5	C2	
	ICV Room	F1	S2	WA5	C1	
	Receiving Admin Open Plan Office	F3	S2	WA5	C2	
	Receiving Admin Male Ablution	F2	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins
	Receiving Admin Universal/Female Ablution	F2	S2	WA1/ WA2	C2	WA2 only on behind the

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						Toilets and Wash Basins
	Receiving Admin Drivers Ablution	F5	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins and the walls of the Showers
	Guard House	F2	S2	WA5	C2	WA2 as splash back behind joinery 300mm high
	Guard House Ablution	F2	S2	WA2	C2	
	Fire Sprinkler Pump House	F1		WA5	C1	
	Refuse Room	F1		WA1/ WA2		
	Walkways	F7/ F8		WA7		
	Admin Block - First Floor – Balcony	F10	S2	WA7		
	Admin Block - First Floor – Male Ablution	F2	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins
	Admin Block - First Floor – Boardroom	F4	S1	WA5	C2	
	Admin Block - First Floor – Female Ablution	F2	S2	WA1/ WA2	C2	WA2 only on behind the Toilets and Wash Basins
	Admin Block - First Floor – Passage	F3	S2	WA5	C2	
	Admin Block - First Floor – Kitchenette	F3	S2	WA5	C2	WA2 as splash back behind joinery 300mm high
	Admin Block - First Floor – Open Plan Office	F3	S2	WA5	C2	
	Admin Block - First Floor – Office 1	F3	S2	WA5	C2	
	Admin Block - First Floor – Office 2	F3	S2	WA5	C2	
	Admin Block - First Floor – Fire escape	F3	S2	WA5	C2	
	Ducts			WA7		

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SCHEDULE OF FINISHES AND SPECIFICATION FOR INTERNAL WORK:

GENERAL NOTES:

GENERAL

1. All Architectural & Engineering drawings & specifications to be read in conjunction & any discrepancies to be brought to the attention of the Principal Agent.
2. Contractor is responsible for careful & safe storage of all building materials & components in designated areas on site. Any damage caused due to incorrect handling or storing will be for the Contractor's account.
3. Plumbing and drainage installations and all components used are to conform to NBR and SANS standards, as well as local municipal requirements as applicable. All work to be completed by a registered qualified plumber.
4. No silicone sealant is allowed to be used on this project. Only approved polysulphide sealants are permitted.
5. Plascon recommended process to obtain paint application guarantee to be strictly adhered to. Refer to Project Action Sheet to be completed in enclosed Plascon specification.
6. All fixing holes need on the steel work or required to be pre drilled prior to any steel work being Hot Dipped Galvanized

GENERAL INTERIOR


1. The Contractor shall provide all necessary dust sheets, covers etc and shall exercise due care to prevent damage to any surfaces and finishes. The Contractor shall keep all areas of the works tidy & prevent accumulation of rubbish, dirt or rubble arising from the works. Any damage whatsoever caused to the works by the Contractor during construction shall be completely repaired or replaced by the Contractor at this own expense to the satisfaction and approval of the Client or Principal Agent.

GENERAL EXTERIOR

1. Refer to the Civil Engineer's drawings for all hardstand roads, paved areas, and drainage and stormwater layouts. Civil works levels and structural floor levels to be built according to the relevant Civil or Structural Engineers' drawings.
2. Refer to the Electrical & Mechanical Engineers' drawings for site services layouts.
3. External services such as manholes, sewer inspection points, irrigation control boxes, etc. to be marked on the nearest kerb and to be captured by means of coordinates on an as-built drawing to be provided by the civil contractor.

GENERAL PAINT REQUIREMENTS

1. Paint Specification External and Internal Walls.
Pure Acrylic alkali and waterproof coating that dries to a smooth stain resistant and washable low/medium sheen finish, UV-resistant, flexible, bridges hairline cracks and hides minor imperfections
All surfaces to be prepared and primer/final coats applied as per manufactures specification.
Colour by Architect/Client, as per previously issued finishing schedule
2. Paint Specification Door frames, doors, etc;
Water based, premium quality non drip enamel finish,
All surfaces to be prepared and primer/final coats applied as per manufactures specification.
Colour by Architect/Client, as per previously issued finishing schedule
3. Paint Specification and colours to be approved by ELIDZ.
4. Paint Specification, Application, etc to include a 5 year Contractors Guarantee

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Floor Finishes

FLOOR COVERING SPECIFICATION:

F1 Concrete Floor Finish

As per engineer's specifications and in accordance with the ELIDZ Design specification and criteria: Heavy Industrial 2024 Ver1

F2 INDUSTRIA CHARCOAL, size 600 x 600mm

Fixed to internal floor screed with TAL Goldstar 6hr Tile adhesive mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile colour (Grey ,excess grout on the surface to be cleaned with water as work proceeds.

F3 INDUSTIRA GREY, size 600 x 600mm

Fixed to internal floor screed with TAL Goldstar 6hr Tile adhesive mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile colour (Grey ,excess grout on the surface to be cleaned with water as work proceeds.

F4 BELGOTEX BERBER POINT 650 COLOUR ROCK, size 500 x 500mm

Stainproof Miracle Fibre (Polypropylene) structured needlepunch Nexbac SABS Class 3 fire rating grade general / medium commercial commercial carpet tiles, size 500 x 500 x 8mm thick, all installed by approved installer in accordance with SANS 10186:2010, the code of practice for textile floor coverings.

F5 INDUSTRIA CHARCOAL Slip Resistance 600 x 600mm (Non Slip)

Tiles laid on cement screed with TAL GOLDSTAR 6hr tile adhesive mixed with TAL

BOND. Prime balcony floor with TAL FLOOR PRIMER if wood-floated screed or a slurry of TAL KEYCOAT & TAL KEYMIX if steel-floated screed. Grout with TAL WALL AND FLOOR GROUT mixed with TAL BOND, colour: Grey and sealed with TAL GROUT SEALER. Refer to the enclosed detailed TAL specification for preparation & installation requirements.

Contact: Wimpie Grobler @ Tile Africa East London – 082 493 0281

F6 INDUSTRIA CHARCOAL Slip Resistance 600 x 600mm (Non Slip)

Tiles cut to 300 x 50mm strips & laid on cement screed to falls with TAL GOLDSTAR 6hr tile adhesive mixed with TAL BOND.

NOTE: Prime shower floor with TAL FLOOR PRIMER if wood-floated screed or a slurry of TAL KEYCOAT & TAL KEYMIX if steel-floated screed. Once primed, the shower floor must be waterproofed with TAL SUPERFLEX I flexible acrylic based waterproofing compound & membrane. Waterproofing also to be applied at shower waste & around taps & rose plumbing. Moisture content of screed must be strictly adhered to before applying waterproofing.


Grout with TAL WALL AND FLOOR GROUT mixed with TAL BOND, colour: Grey and sealed with TAL GROUT SEALER.

Contact: Wimpie Grobler @ Tile Africa East London – 082 493 0281

F7 BOSUN URBAN block (Grey) 200x100x60mm Walkways

Colour: Grey or equally approved

laid in stretched bond in accordance with SANS 1200 MJ and CMA Concrete Block Paving Manuals, with a minimum longitudinal fall of 1% on a transverse fall of at least 2% on 25mm compacted sand

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bed with fine jointing sand swept and vibrated into joints, all laid on subgrade conforming to SANS 1200D Degree of Accuracy.

Paving to be inspected and re-sanded after three (3) months

All layer-works, sub-base preparation and final surface levels to Civil Engineer's details.

F8 BOSUN URBAN block interlocking (Grey) 200x100x80mm Parking Area

Colour: Grey or equally approved

laid in stretched bond in accordance with SANS 1200 MJ and CMA Concrete Block Paving Manuals, with a minimum longitudinal fall of 1% on a transverse fall of at least 2% on 25mm compacted sand bed with fine jointing sand swept and vibrated into joints, all laid on subgrade conforming to SANS 1200D Degree of Accuracy.

Paving to be inspected and re-sanded after three (3) months

All layer-works, sub-base preparation and final surface levels to Civil Engineer's details.

F9 Concrete hardstand

As per engineers specifications

Concrete finish to be Light panned

F10 INDUSTRIA CHARCOAL Slip Resistance 600 x 600mm (Non Slip) - Balcony

Tiles laid on cement screed to falls with TAL GOLDSTAR 6 tile adhesive mixed with TAL BOND.

Cement screed laid on waterproofing system as described below. NOTE: Prime balcony floor with TAL FLOOR PRIMER if wood-floated screed or a slurry of TAL FLOORKEY & TAL KEYMIX if steel-floated screed. Once primed, the balcony floor must be waterproofed with TAL SUPERFLEX I flexible acrylic based waterproofing compound & membrane. Waterproofing also to be applied at floor drains or spouts. Moisture content of screed must be strictly adhered to before applying waterproofing. Grout with TAL WALL AND FLOOR GROUT mixed with TAL BOND, colour: Grey and sealed with TAL GROUT SEALER.

- Cement micro screed to be laid on top of concrete slab to falls to drainage point, allowing a minimum screed thickness of 30mm. Screed to be laid once provision has been made for proper grip. No traffic allowed on screed during curing process.
- Waterproofing to be applied to balcony floor before applying screed & floor tiles by means of torch-on membrane for application on flat & inverted roof systems.
- Complete waterproofing installation by an approved installer in strict accordance with manufacturer's specifications.

SKIRTINGS

S1 TIMBER SKIRTING

Treated SAP timber skirting 69mmx22mm, primed with pink primer and painted. Plugged, sealed and screwed to wall surfaces. Painted in accordance to Plascon specification document and match timber door colours.

S2 TILE SKIRTING


100mmx600mm Full body porcelain floor tile skirting (to match floor tile. On Goldstar adhesive. Trims to be stainless steel and in accordance with drawing number 704

Walls and Dado

WA1 INDUSTRIA GREY, size 600 x 600mm

fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.

Tiles to be approved by client and architect

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WA2 **WHITE WALL TILE**, size 300 x 600mm
fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
Tiles to be approved by client and architect

WA3 **CUBICAL SOLUTIONS ABLUTION WALLS**,
A modular frameless system with supporting powder coated aluminium D shaped headrail with partitions, mid and end panels fixed at the same height and floor anchored with adjustable supporting feet. All ironmongery in 304 and 316 grade stainless steel
Board type to be Compact High Pressure Laminate.
Colour to be confirmed by Client


Cubicle solutions CPHL cast acrylic urinal screen (Colour to be confirmed)

WA4 **EXTERNAL PLASTER AND PAINT WALLS:**
As Per Plascon Schedule attached
Colour: Off Shore 50



WA5 **INTERNAL PLASTER AND PAINT WALLS**
As Per Plascon Schedule attached
Colour: Off Shore 50



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WA6 INTERNAL PLASTER AND PAINT WALLS (WET AREAS)

As Per Plascon Schedule attached

Colour: Off Shore 50



WA7 FACE BRICK EXTERNAL FINISH

COROBRIK "PAMPAS Satin FBS

Facebrick walls to be stretcher bond with **ruled joints**

WA8 WHITE WALL TILE, size 300 x 600mm

Tiles applied to waterproofed wall surfaced with TAL GOLDSTAR 6 tile adhesive mixed with TAL BOND.

NOTE: Prime shower walls with TAL FLOOR PRIMER if wood-trowelled plaster or a slurry of TAL FLOORKEY & TAL KEYMIX if steel-trowelled plaster. Once primed, the shower walls must be waterproofed with TAL SUPERFLEX I flexible acrylic based waterproofing compound & membrane. Waterproofing to be applied to entire shower cubicle, including around taps & rose plumbing. Moisture content of wall plaster must be strictly adhered to before applying waterproofing. Grout with TAL WALL AND FLOOR GROUT mixed with TAL BOND, colour: White and sealed with TAL GROUT SEALER.

WA9 PARTITION WALL SYSTEM 90MM


Side 1 consisting of outer layer RhinoBoard® 12.5 mm (1), Side 2 consisting of outer layer RhinoBoard® 12.5 mm(2) (locally manufactured, ISO 9001 & 14001 certification, recycled paper content, Ecospecifier, Greentag level B listing, non-combustible to SANS 10177-5) fixed to both sides of the frameworks using Gyproc Sharp-point Screws 25 mm (face layer) at maximum 220 mm centres. 63.5 mm Gypframe® UltraSTEEL® Studs (3) (locally manufactured, recycled content, ISO 9001 & 14001 certification) friction fitted into top and bottom 63.5 mm Gypframe® UltraSTEEL® Tracks (4) at 600 mm centres. Floor and head track fixed with one line of proprietary fixing spaced at maximum 600 mm centres. Gypframe® UltraSTEEL® Deep Track is not required. Apply Gyproc RhinoTape® to all joints and internal corners. No insulation required. Install Gypframe® Corner Bead to all external corners. For Skimmed Finish: Cover entire drywall surface with 1 layer of Gyproc RhinoLite®. For Jointed finish: Cover Gyproc RhinoTape® with 2 coats of Gyproc RhinoGlide® (5) (locally manufactured). Apply sealant (supplied by others) between the building structure and the drywall framework. Bulk fill the gaps at the base of the drywall and any gaps exceeding 5 mm using Gyproc RhinoLite® or Gyproc RhinoGlide®

Doors and Window Frames

ALUMINIUM DOORS & WINDOWS SPECIFICATION:

All to AAMSA and SAGGA specifications and regulations: Colour as per door & window schedule.

DOORS: Refer to Door schedule (300) and Ironmongery Schedules respectively

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WINDOWS: Refer to Window schedule (400) and Ironmongery Schedules respectively

Clear glazing specifications per our schedules on the Factory and internal Glazing;

PG SmartGlass® Intruderprufe® Clear normal strength laminated safety glass, complying with SANS 1263 Part 1 with name of the manufacturer permanently marked on each sheet visible after glazing, glazed in accordance with NBR N schedule 1 and SABS 0137.

Administration external W01, Shopfront & Sliding doors.

PG SmartGlass® SolarShield® S20 Grey normal strength laminated reflective coated safety glass, complying with SANS 1263 Part 1 with name of the manufacturer permanently marked on each sheet visible after glazing, glazed in accordance with NBR N schedule 1 and SABS 0137.

- Application = architectural glass solutions
- Glass Solution = comfort & energy saving glass solutions
- Visible Light Transmission = 13%
- Visible Light Reflection = 9
- Solar Heat Gain Coefficient = 0.27
- Shading Coefficient = 0.31
- U-Value = 5.80.

Glazing to Gatehouses except in the Ablutions

PG SmartGlass® ColourVue™ Cool Grey normal strength coloured laminated safety glass, complying with SANS 1263 Part 1 with name of the manufacturer permanently marked on each sheet visible after glazing, glazed in accordance with NBR N schedule 1 and SABS 0137.

- Visible Light Transmission = 42%
- Visible Light Reflection = 5
- Solar Heat Gain Coefficient = 0.63
- Shading Coefficient = 0.72
- U-Value = 5.80.

Glazing to Ablutions

6.75mm Decorlam laminated safety glass, complying with SANS 1263 Part 1, 2 or 3 with name of the manufacturer permanently marked on each sheet visible after glazing, glazed in accordance with NBR schedule 1 and SABS 0137.

Ceilings


C1 UNDERSIDE OF CONCRETE SLABS

Underside of concrete slabs to be filled and rubbed down and painted with 1 coat of plaster and an undercoat and 2 coats of exterior quality PVA to a colour selected by client and architect or equally approved

C2 DROP IN CEILING PANELS, size 600 x 600mm

Lay Gyproc Gyprex® White 600mm x 600mm ceiling tile into the Gypframe™/DONN ceiling grid. Ceiling grid consisting of Gyproc/DONN Wall Angle (SM25/M6) fixed to the perimeter wall using fixings at 300mm centres. Space Gypframe™/ DONN Main Tees T38 FR at 1200mm centres. Suspend main tees using Gyproc Pre-stretched Galvanised Hanger wire 2.5mm thick or Gyproc hanger strap 19mm at 1200mm centres. Gyproc Pre-stretched Galvanised Hanger wire shall be put through the main tees hole and would wind 3 times around itself. 2 steel pop-rivets or one Gyproc Wafer Head Tek screw 13mm shall be used to fix the hanger strap to the main tees web. Install Gypframe™/DONN Cross Tees T38V/T32V (1200 long) at 600mm centres to create a 1200mm x 600mm ceiling grid. Install Gypframe™/DONN Cross Tees T38V/T32 (600 long) into the 1200mm long cross tees to create a 600mm x 600mm grid. Main tee should be fixed to the wall using angle cleats.


- Ceiling System: Gyproc Exposed Ceiling System Gyprex® White 600 x 600mm
- Ceiling Grid: exposed ceiling grid.

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Roof Coverings and Side Claddings

- A1 ROOF COVERING**
GRS KLIP-TITE concealed-fix profile roll-formed in continuous lengths and cut to length by a pneumatic cut-off process from certified 0.8mm Aluminium 3004 (H44) Embossed PVDF metallic silver G4 steel
- A2 ROOF COVERING**
GRS KLIP-TITE concealed-fix profile roll-formed in continuous lengths and cut to length by a pneumatic cut-off process from certified 0.8mm Aluminium 3004 (H44) Embossed PVDF Azure Blue G4 steel
- A3 HORIZONTAL SIDE CLADDING**
The side cladding shall be the NU-RIB profile in 3004 0.8mm in an aluminium embossed. The NU-RIB profile shall be roll-formed with 8 trapezoidal ribs at 190.5mm centres giving a nett cover of 762mm. The rib height shall be 29mm.
The profile shall be supplied with a paint finish consisting of a full top coat **Metallic Silver** colour finish to one side.
NU-RIB shall be obtained from Global Roofing Solutions
- A4 HORIZONTAL SIDE CLADDING**
The side cladding shall be the NU-RIB profile in 3004 0.8mm in an aluminium embossed. The NU-RIB profile shall be roll-formed with 8 trapezoidal ribs at 190.5mm centres giving a nett cover of 762mm. The rib height shall be 29mm.
The profile shall be supplied with a paint finish consisting of a full top coat **Azure Blue** colour finish to one side.
NU-RIB shall be obtained from Global Roofing Solutions
- A5 MODEK HEAT STOP GREY POLYCARBONATE**
1.2mm Thick Modek 'Heat Stop Grey' Polycarbonate sheeting to NU-RIB Profile, fixed to steel cladding rails in single lengths to suit high wind areas all in strict accordance with the manufacturer's instructions:
Or equally approved by client and architect
- A6 FLASHING AND COUNTER FLASHING**
All flashing to be **METALIC SILVER**
Refer to details for reference of flashing types.
- A7 FLASHING AND COUNTER FLASHING**
All flashing to be **AZURE BLUE**
Refer to details for reference of flashing types.
- A8 INSULATION - Isover Saint-Gobain'100mm Factorylite**
'Isover Saint-Gobain' 100mm Factorylite" White faced insulation laid over purlins at approximately 2000mm centres including white PVC coated galvanised steel straining wires at 300mm centres installed in strict accordance with the manufacturer's instructions:
- A10 CONCRETE FLAT ROOF**
One Layer 'abe Unigum Biarmato 3mm' waterproofing membrane fully bonded to 'bituprime' primed surface by means of 'torch on fusion' with 100mm side laps and 150mm end lap

External Features

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EX1 GRASSING

Lay Buffalo instant lawn inclusive of rolling and irrigation. Over site, berms, embankments, etc.

EX2 SEEDING

Prepare and apply seed mix (teff, rhodes, cynodon)

EX3 BOLLARDS

As per detail

EX4 ARMCO BARRIERS


As per detail

EX5 COLUMN PROTECTORS

As per detail

EX6 RAINWATER DOWNPIPES

Helderberg Aluminium or similar approved 100 x 75 x 0.6mm aluminium seamless rainwater downpipe, coated on outside with ColourTech G4. Colour: Dove Grey Downpipes secured to walls with aluminium straps of similar colour at max 1500mm centres, plugged to wall. Downpipes to be installed complete with aluminium shoes, bends & swan necks in same colour as required. Joints to be pop-riveted & sealed with approved polysulphide sealer. Note: No silicone sealant permissible on this project. Flange to be provided to securely fix downpipe to GRP box gutter.

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