
GROVE EXCHANGE
claremont

NEW PROPERTY VENTURES WILL EMBARK ON THE FOLLOWING IMPROVEMENTS AND EXTENSIONS TO GROVE EXCHANGE

- Upgrade all common area lobbies and "Chill Zone" atrium
- 2 new floors added (5th & 6th) Floor, together with 4th Floor available around central atrium ± 1450m²/ floor.
- The 2 new floors to be ± 3.0m floor to ceiling height (penthouse floors) with full glass curtain wall façade
- All 3 floors have exquisite north facing mountain views.
- Up to 4 parking bays /100m² available in secure basement.
- Floors easily sub-dividable
- "A" grade specification – top CCTV security and access control
- Generous Base Specification and Tenant allowances
- Over 200 roof mounted solar panels equate to a 3 star Existing Building Green Building Council rating
- Fibre optic cable installed for cost effective and lightening fast Internet and data.

Renewable Energy (Green Building Rating)
Grove Exchange is providing a renewable energy source by placing over 200 solar P.V. panels situated on the flat roof portion of the existing building.

This over R1 million project will produce over 80 000kw/h of solar electricity per annum which will be used to power the building's basement parking and common area lighting. This, together with energy efficient L.E.D lighting and other low carbon footprint initiatives, will enable Grove Exchange to qualify for a 3 star Existing Building Rating from the Green Building Council of South Africa.

GENERAL FINISHES SPECIFICATION

FLOOR FINISHES

The lobby and toilet areas will be fitted with high quality floor tiles.
The office floors will be finished with a 40mm flat screed to take the floor finish selected by the tenant. Actual floor finish costs will be debited against the Tenant Installation Allowance.
R.C Fire Escape and plant room will have a "grano" concrete finish.
Steel Fire Escapes will have GMS treads and risers.
Balconies will consist of hard wood timber decking.

INTERNAL WALL FINISHES

All ablutions and central lobby tea kitchens will be tiled with a high quality wall tile.
Office walls will be plastered and painted with one coat Acrylic PVA.
Partition walls and finishes costs will be debited against the Tenant Installation Allowance.

CEILINGS

Skimmed ceilings in lobbies and ablution areas.
The landlord will provide suspended lay-in acoustic ceilings to the offices.

LOADING

Live load - personnel @ 250kg/m²
Structural load - partitions @ 100kg/m²
Occupation ratio - 4th floor - 1 person/10m² and 5th/6th floors - 1 person/12m²

FIBRE OPTIC INFRASTRUCTURE

The landlord has facilitated through, Cybersmart high speed fibre service, an uncapped fibre connection to Grove Exchange. This allows tenants a fibre based Internet connection at speeds of 100mbs and higher direct to the tenancy at affordable prices. As part of this package there will be limited free WiFi available in the Grove Exchange common areas and the 3rd floor atrium chill room.

SECURITY

Security access to each new floor with tag card/biometric access.
CCTV security in all lobby areas monitored at security office.

GENERAL BUILDING UPGRADE

In addition to the above Base Specifications to the two new office floors, the building will be upgraded as follows:

External Building
Painting
New Building Signage
Parking Control Facility
External Paving

Toilets/Kitchen
All toilet and kitchen areas to have new wall and floor finishes
All units to be upgraded.

Lobby Areas (Main Ground Floor and All Floors)
New Reception Desk
New Wall and Floor Finishes
Enhanced Lighting
New Tenant and Safety/Compliance Signage

AC AND VENTILATION

AIR CONDITIONING SYSTEM

The air conditioning system shall comprise of the following systems:

Central Thermal Plant
A central thermal plant will consist of one air cooled chiller sized for the total load of the two extra floors. Chilled water will be reticulated to both extra floors.

Office Spaces
The offices shall be served by a combination of chilled water ducted fan coil and cassette units. The units shall be of constant air volume type. The air conditioning units shall be connected by means of insulated chilled water piping to the chilled water generation plant located on the roof. Conditioned air from each unit shall be supplied through systems of insulated sheet metal ducting and distributed to the areas through ceiling mounted constant air volume diffusers. Recirculated air shall be returned through grilles in the offices via the ceiling voids and circulated back to the units.

Centralised outside air supply for health and amenity will be ducted from the roof via risers. The required quantity of outside air shall be reticulated into the ceiling voids to mix into the air conditioning unit's return air mixing plenums.

The air conditioning units shall be automatically controlled to provide the required temperature conditions in heating and cooling, and shall be switched on and off automatically via the mechanical control system. The units shall also be controlled by means of a wall mounted adjustable room thermostat by varying the chilled water flow in accordance with demand. The units will also have an option for after-hours control.

Heating in winter shall be provided by means of electric resistance heater banks within each fan coil unit.

Cooling and Heating Load Calculations
Cooling and heating load calculations will be carried out using an appropriate computer program with a minimum of 10% design safety factor allowed. Diversity will be applied to thermal plant sizing in accordance with good engineering practice.

AIR CONDITIONING FUNCTIONAL AND PERFORMANCE REQUIREMENT

Design Parameters
Ambient Design Conditions

Summer	Cooling
Winter	Heating

100 % saturated *Internal Design Conditions*

No specific control over humidity other than inherent dehumidification over the cooling coils, with the conditions expected to fall within the comfort range as a result of the design and selection of cooling units.
Toilet areas and stair shafts are uncontrolled.
Ambient Extremes
The whole system and each component thereof shall be capable of safe and stable control and operation within the limits of the following extreme conditions:
Summer

Winter
Beyond these limits, the plant may be de-energised by the intervention of internal safety devices.
The internal design conditions nominated above may not be maintained under these ambient extremes.

Design Assumptions
Roof and Façade Thermal Construction
We have based our calculations on the following thermal properties:

Assumed Building Element Thermal Construction (internal to external)

Heading	Overall Mass (kg/ m³)	Construction Makeup
Roof	646	Gypsum Ceiling Ceiling Air Space 80mm Lambdaboard (0.024 W/m.K) => R-Val. 3.3 m^2.K/W
Exterior Walls	61	25mm Gypsum Board 50mm Isoboard (0.03 W/m.K) => R-Val. 1.67 m^2.K/W 0.7mm Rheinzink Sheeting

Assumed Glazing Thermal Properties – Centre of Pane (internal to external)

Heading	Solar Heat Gain Co-Efficient	Description
External Glazing	0.28	8.38mm E-Range Solarvue 12mm Airgap 8.38 Single Clear

Population Density
The population density for the offices is generally based on 1 person per 12 m^2.
(Note: this is different to the GBCSA Green Star Notional Building population density of 1 person per 15 m^2).
Outside Air Ventilation Rate

Fresh air requirements have been designed in accordance with GBCSA Green Star IEQ-1 at 12.5 litres per second per person at the above density, which corresponds to a 150% improvement on the National Building Regulation SANS-10400-O: 2008. Fresh air demand control flow via. Carbon dioxide sensing has not been designed for.

Lighting Load
Our calculations have allowed for a lighting load of 11 W/m^2 (as advised by H McAvinchey).
(Note: this is different to the GBCSA Green Star Notional Building Lighting Load of 12 W/m^2).
Also note that this is an allowance of a lighting load for the expected tenant fit-out and is anticipated to be a conservative estimate. This is not the currently tendered design lighting load.

Equipment Loads
Our calculations have allowed for an equipment load of 30 W/m^2 (as advised by H McAvinchey).

Noise Levels
Noise levels measured at a distance of not more than 3 meters away from any air outlet, return air grille or opening:

Office Spaces	NC 38
Toilets	NC 45

VENTILATION SYSTEMS
The central atrium will also have a smoke exhaust provision designed by the Fire Consultant.
Stairwell Pressurisation
Naturally Ventilated.

Lift Shaft Pressurisation
The lift shafts will be pressurised in the event of a fire in accordance with statutory regulations.

General Exhaust
Toilets will be provided with centralised exhaust in accordance with statutory regulations.

ELECTRICAL & ELECTRONIC INSTALLATIONS

Grove Place is supplied with a Low Voltage (LV) supply from City of Cape Town.
An 11kv Medium Voltage (MV) substation is located in the building (substation No 4071).

The MV substation contains a Gas Fire Suspension System and Fire Curtain which is situated in the building's parking area.

The building has a dedicated 200kva emergency power generator, this serves the building's emergency power only.

The building has a dedicated UPS which serves the building's security control and building management room.

The building's LV distribution system is located within the LV room adjacent to the generator room.

The main LV panel is rated at 1250A.
Each new floor will be supplied with ample power (approximately 200A per floor inclusive of air conditioning load).

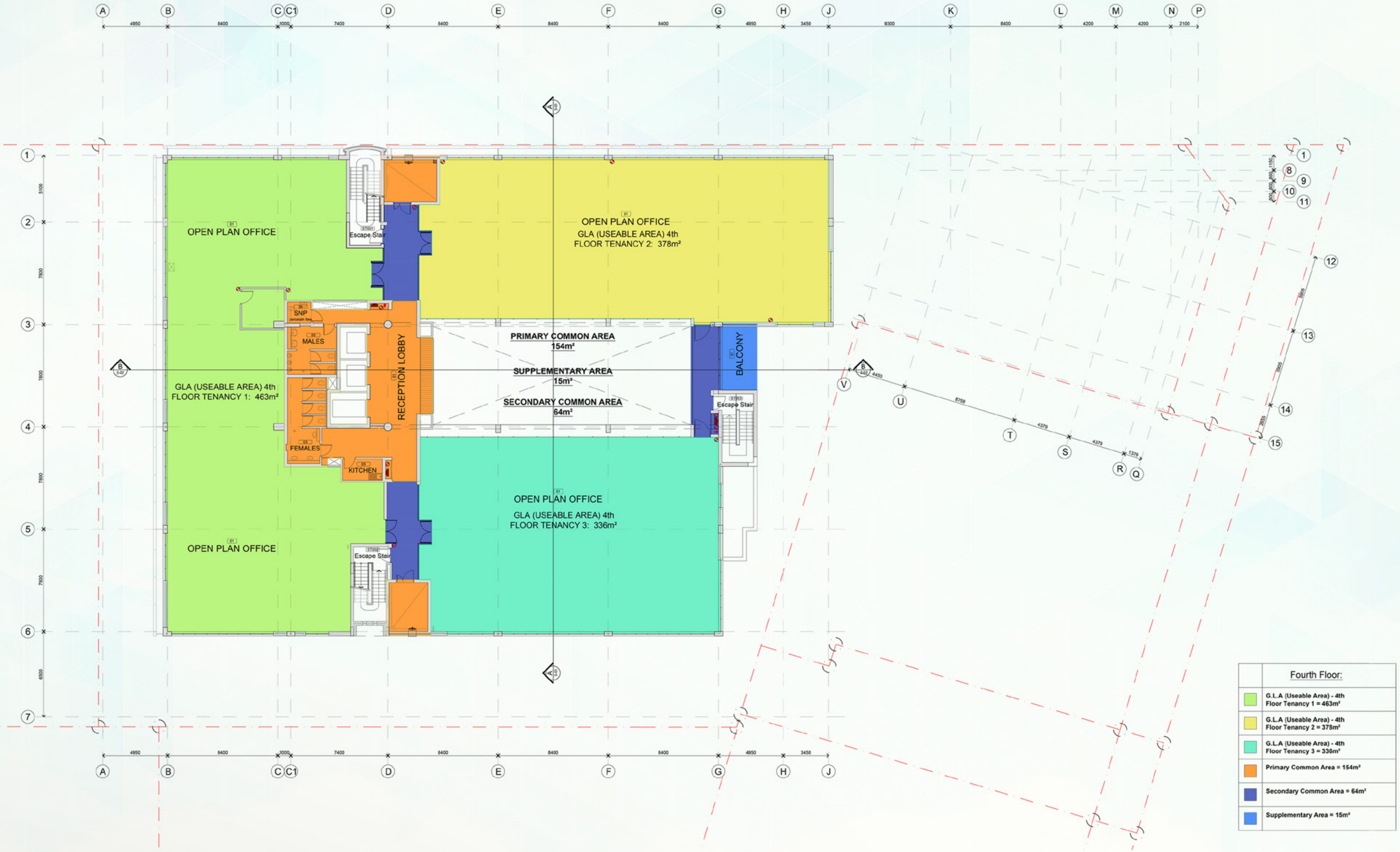
Each floor will be fitted with a distribution board including meter.

Lighting
All new office floors will be supplied with the following lighting:
Recessed 2x28w mellow light florescent luminaire within the offices.
Recessed LED down lighters in lobbies, passages and bathrooms.
Master timer switch control of lighting.

Power
All new office floors will be supplied with the following power points.
1x16A normal and 1 red 16A dedicated S.S.O per workstation (situated in ceiling void) for power poles to be supplied by tenant.
2 tier power skirting with 1x16A and 1 red 16A dedicated S.S.O per workstation.

Storage Generator and UPS
Provision will be made for the 5th & 6th floor tenant to locate a standby generator in the parking area adjacent to the LV room. The cost of the generator, maintenance, operation and repair of such will be for the tenant's account as well as any adjustments to the LV panel and reticulation costs of the standby power. The tenant may also provide their own dedicated UPS System.

4th Floor Plan



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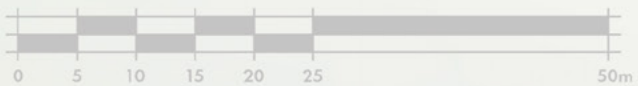
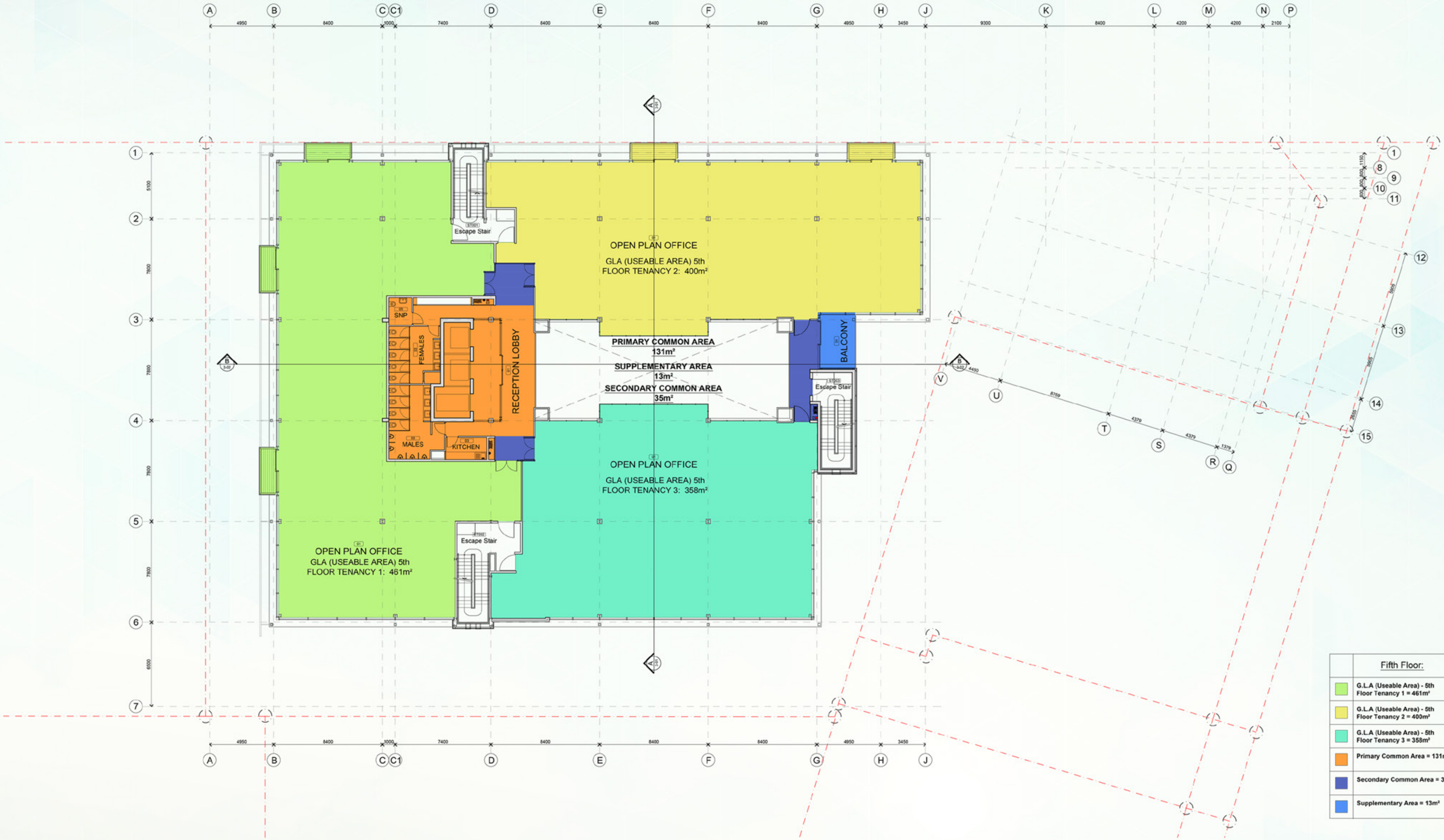


5th Floor Plan



Fifth Floor:	
	G.L.A (Useable Area) - 5th Floor Tenancy 1 = 461m²
	G.L.A (Useable Area) - 5th Floor Tenancy 2 = 400m²
	G.L.A (Useable Area) - 5th Floor Tenancy 3 = 358m²
	Primary Common Area = 131m²
	Secondary Common Area = 35m²
	Supplementary Area = 13m²

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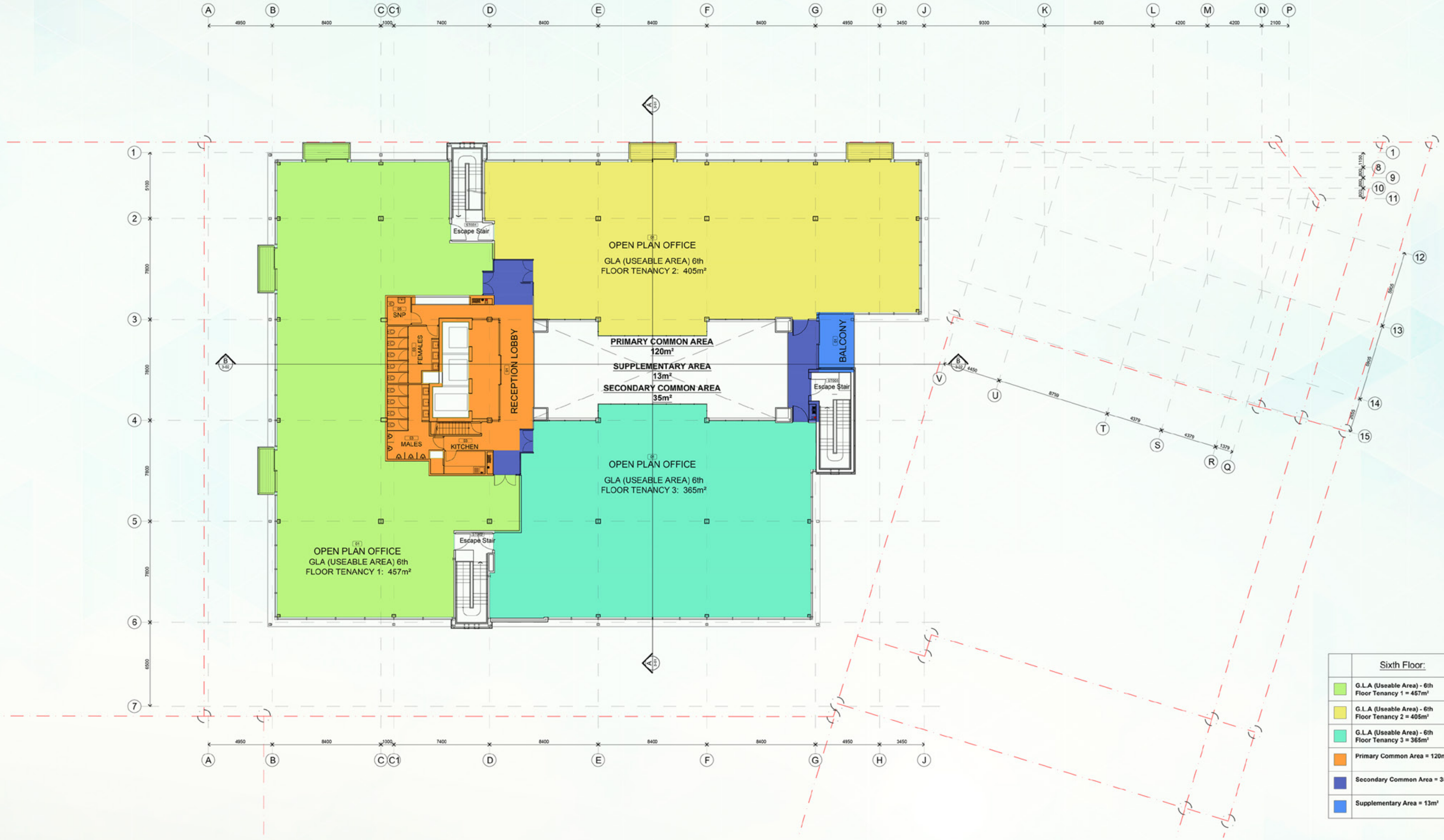
0 5 10 15 20 25 50m

6th Floor Plan



	Sixth Floor:
	G.L.A (Useable Area) - 6th Floor Tenancy 1 = 457m²
	G.L.A (Useable Area) - 6th Floor Tenancy 2 = 405m²
	G.L.A (Useable Area) - 6th Floor Tenancy 3 = 365m²
	Primary Common Area = 120m²
	Secondary Common Area = 35m²
	Supplementary Area = 13m²

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0 5 10 15 20 25 50m

170 Main Road. Cnr Grove Avenue. Claremont. Western Cape

200m to Transport Interchange - 400m to Virgin Active - 180m to Cavendish

33˚58′55.5″S 18˚27′54.1″E

NEW PROPERTY VENTURES

VISION. PLANNING. SOLUTIONS. RESULTS.