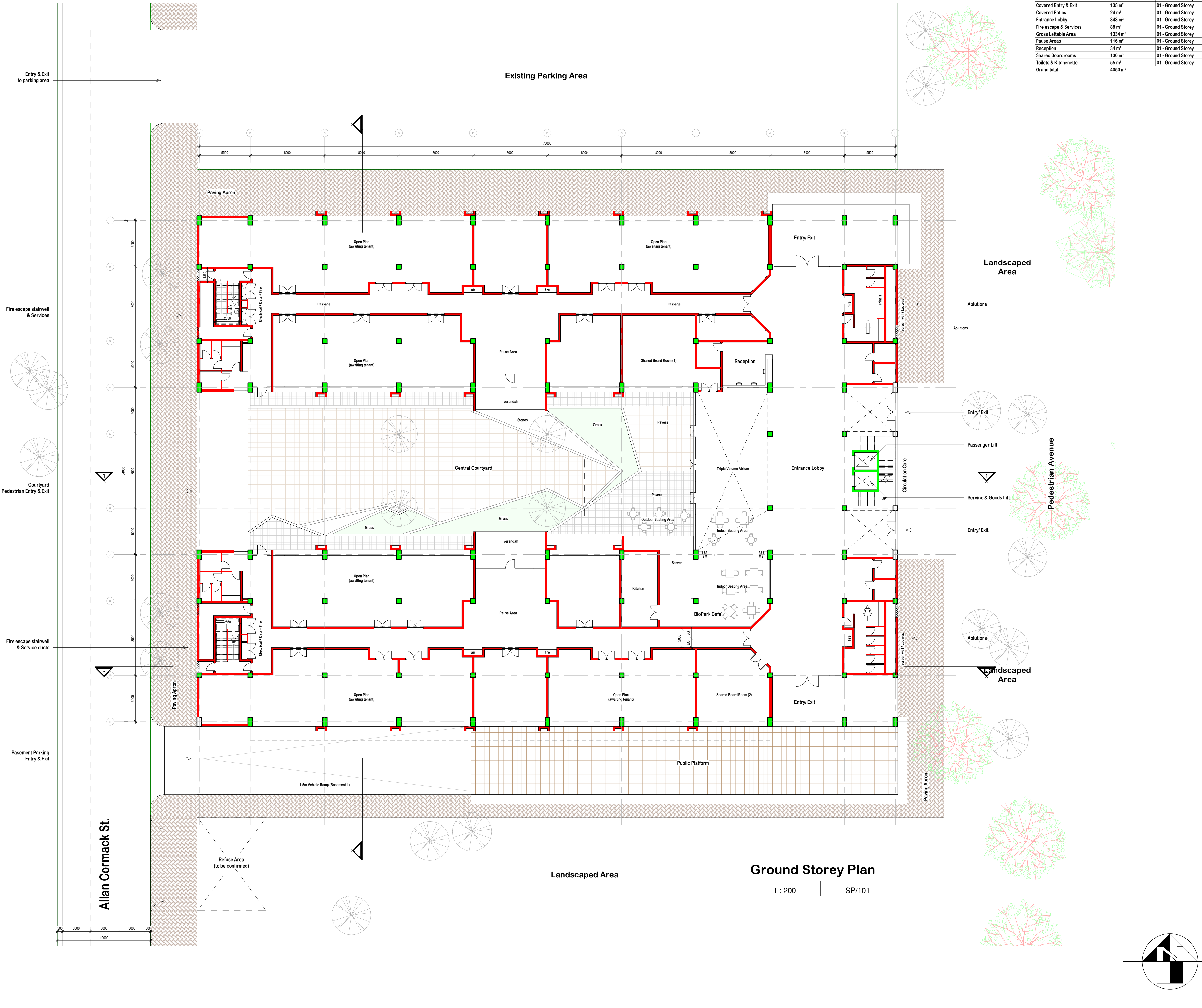




G.F Area Schedule (Rentable)		
Name	Area	Level
Ablutions	143 m²	01 - Ground Storey
Cafe	124 m²	01 - Ground Storey
Central Courtyard	963 m²	01 - Ground Storey
Circulation	561 m²	01 - Ground Storey
Covered Entry & Exit	135 m²	01 - Ground Storey
Covered Patios	24 m²	01 - Ground Storey
Entrance Lobby	343 m²	01 - Ground Storey
Fire escape & Services	88 m²	01 - Ground Storey
Gross Lettable Area	1334 m²	01 - Ground Storey
Pause Areas	116 m²	01 - Ground Storey
Reception	34 m²	01 - Ground Storey
Shared Boardrooms	130 m²	01 - Ground Storey
Toilets & Kitchenette	55 m²	01 - Ground Storey
Grand total	4050 m²	

GENERAL NOTES:

FIGURED DIMENSIONS ONLY TO BE USED.

COORDINATES BASED ON MSL. DATUM.

DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE REPORTED TO ENGINEERS IMMEDIATELY THEY BECOME EVIDENT.

SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE OR INSTALLATION.

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NOTES:

- Excavations for foundations and all reinforcing must be approved by the engineer before any concrete is cast.
- All bases are symmetrical about the center lines unless otherwise shown.
- Specifications:
 - Reinforced concrete work SABS 1200g
 - Structural steel work SABS 1200h
 - Pointwork on steel SABS 1200h
- Concrete work: all brickwork are load bearing and must be completed before commencing with the construction of the concrete slab.
- Minimum concrete cover:
 - Bases 75mm
 - Columns 40mm
 - Beams 25mm
 - Slabs 12mm or dia.
- Concrete: all ready mixed concrete will only be approved if a mix design and cement grading by SABS is submitted to the engineer.
- Test cubes minimum must be tested by an independent soil laboratory.
- All imported cement approved by SABS must be approved by the engineer on the bases of:
 - All cement must be bought in one batch and treated to SABS 1200g.
 - A mix design must be submitted.
 - 4 sets of 3 test cubes must be submitted with age of testing as follows:
 - 3 cubes @ 7days
 - 3 cubes @ 14days
 - 3 cubes @ 21days
 - 3 cubes @ 28days
- Concrete cube strength at 28 days:
 - Blinding 15MPa
 - Foundations 20MPa
 - Columns 25MPa
 - Beams 25MPa
 - Slabs 25MPa

Revision	Date	Issued for	Approved
		Preliminary	
		Information	
		Tender Contract	
		Measurement	
		Construction	
		Approval	

Discipline	Signature	Pr. Number	Date
Architecture			
Engineering			
Client			

Client:
THE INNOVATION HUB
Innovation Catalyst for Gauteng City Region
A subsidiary of the Gauteng Growth and Development Agency

Signature of Approval:

Date:

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E-mail: info@phunga.co.za,
Web: www.phunga.co.za

Bio Park (Phase 3)

Sketch Proposal

Project Name:	BioPark Phase 3
Project Number:	J177/30
Project Address :	Allan Cormack St, Pretoria Portions 5 & 6 of Erf 30
Project Description:	Proposed New Building

Bio-Tech Facility

Ground Storey Plan

Drawing Number: SP/101	Rev. Number:
Date: 15/11/2017	Scale: 1 : 200

Drawn by:

Checked by: