



4 STAN ROAD

No.4 Stan Road, Sandown, Sandton



4 Green Star SA - Office As Built v1

Achieved in June 2016



The 4 Stan Road development is a new boutique office development in the heart of Sandton.

The building has two distinct aspects in relation to its context. The west façade facing Stan Road appears to be a solid wall made up of huge full height fins with thin slivers of south facing glazing between them, whereas the north façade with the expansive views towards Bryanston is a shaded fully glazed unitised performance façade.

Above-ground parking is provided with a podium created 5 floors above the street with a landscaped deck onto which the 4 storey offices look onto. This deck creates a sanctuary for the users to break away and enables the office building to stand back from the boundary. The offices are in a loosely triangular shape, providing north-light and avoiding the sense of being crowded by the surrounding buildings.

Sustainable building features include:

- Cyclist facilities have been provided for both building occupants and visitors. 23 bicycle storage spaces, 20 lockers and 2 showers have been provided.
- The building owner has undertaken that after practical completion all the building services will go through a tuning process for a minimum of 12 months. This will include monthly monitoring, quarterly reviews and reporting, and a full re-commissioning service.
- Sub-metering of both water and energy is provided for. These are connected to an automated system which will enable easier collecting, monitoring and recording as well as alert to irregular trends in consumption.

PROJECT TEAM:

OWNER

Sharmane Investments

ARCHITECTS

MDS Architecture

ELECTRICAL ENGINEER

CKR Consulting Engineers

MECHANICAL ENGINEER

Spoormaker & Partners

LANDSCAPE ARCHITECTS

Bertha Wium Landscaping & Insite Landscape Architects

QUANTITY SURVEYORS

Brian Heineberg & Associates

STRUCTURAL ENGINEERS

L&S Consulting Engineers

SUSTAINABLE BUILDING CONSULTANT

Solid Green Consulting

WET SERVICES

CKR Consulting Engineers

MAIN CONTRACTOR

Tiber Bonvec

TOTAL POINTS:

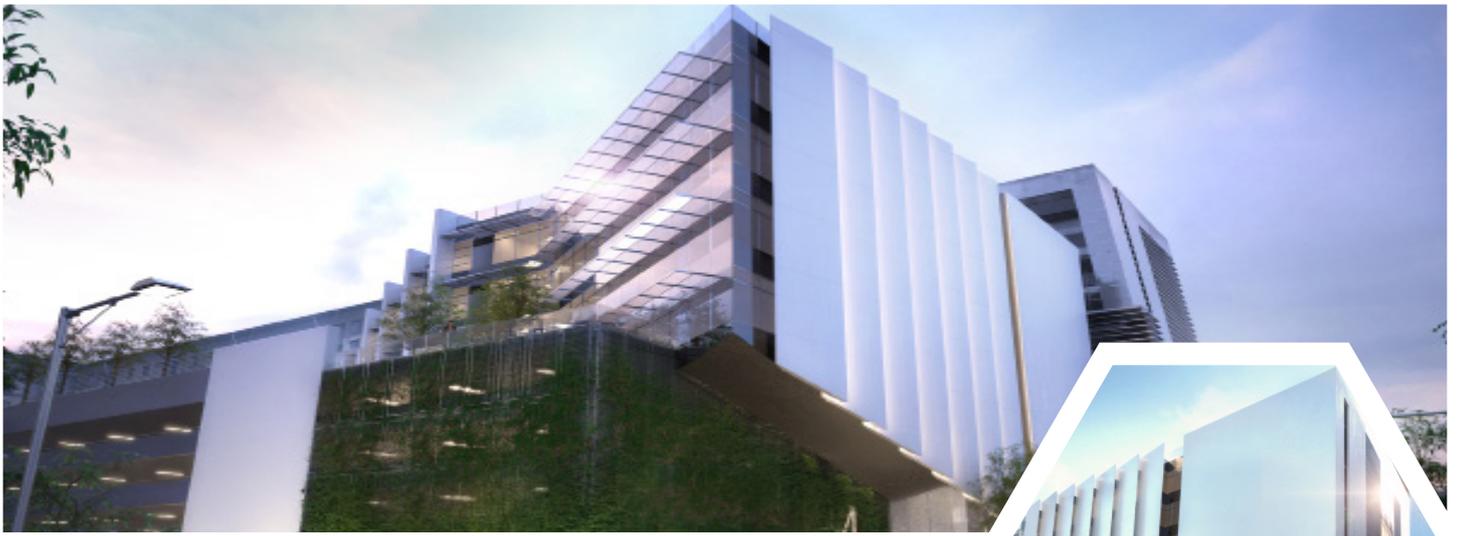
49

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA):	5 227 m ²
TOTAL COMMERCIAL OFFICE AREA:	4 159 m ²
CAR PARKING AREA:	9 097 m ²



4 STAN ROAD

No.4 Stan Road, Sandown, Sandton



**Green Star SA –
Office Design V1**

Achieved in October 2015



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Current tenants are MDS Architecture and Brian Heineberg & Associates with some 2500m² of lettable area still to be occupied.

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PROJECT TEAM:

OWNER
SHARMANE INVESTMENTS (PTY) LTD

ARCHITECTS
MDS ARCHITECTURE

ELECTRICAL ENGINEER
CKR CONSULTING ENGINEERS

WET SERVICES
CKR CONSULTING ENGINEERS

MECHANICAL ENGINEER
SPOORMAKER & PARTNERS

SUSTAINABLE BUILDING CONSULTANT
SOLID GREEN CONSULTING

QUANTITY SURVEYORS
BRIAN HEINEBERG & ASSOCIATES

MAIN CONTRACTOR
TIBER BONVEC

STRUCTURAL ENGINEERS
L&S CONSULTING ENGINEERS

TOTAL POINTS:

51

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **5 227m²**
 TOTAL COMMERCIAL OFFICE AREA: **4 165m²**
 CAR PARKING AREA: **9 097m²**