



140 WEST STREET

140 West Street, Sandton, Johannesburg, 2031

4 Star Green Star – Office Design v1



AFRICA
South Africa

Office Design v1

★★★★

4 Star Rating
Best Practice
CERTIFIED FEBRUARY 2018



TOTAL POINTS:

50

CATEGORY SCORES:



Sustainable building features include:

- The building is running a slim line water chilled HVAC system which uses water from the Potsdam water collection and supply system for the precinct. There are no rain water, grey water or black water collection systems being operated by this building. Irrigation systems, toilets and urinals also make use of the Potsdam water system.
- All open plan, cellular offices and meeting rooms served by chilled water FCU's with electric heating.
- Office lighting design utilises a combination of high daylight availability, occupancy sensors, efficient fittings and lighting levels.
- Sensors connected to the lights, measure natural light levels, and switch lights off when ample light from daylight comes into the building. When natural light levels fall below a certain lighting set point, electric lights are switched on again.
- The sensors also switch off lights when no one is present in the space they serve.

PROJECT TEAM:

OWNER Zenprop	FIRE ENGINEER TWCE Consulting	STRUCTURAL ENGINEERS Sotiralis Consulting	MAIN CONTRACTOR Tiber Bonvec and WBHO
ACCREDITED PROFESSIONAL PJCarew Consulting	LIFT SPECIALIST S4E	FAÇADE ENGINEER A Riley and Associates	PROJECT MANAGER Capex projects
ARCHITECT Paragon Architects	MECHANICAL ENGINEER ARE Consulting	ECOLOGIST Scientific Aquatic Services	INTERIOR DESIGNER Savile Row
ELECTRICAL ENGINEER Quad Consulting	QUANTITY SURVEYORS Schoombie Haartman	WET SERVICES Aurecon	LANDSCAPE MANAGEMENT COMPANY Orche

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	28,070 m ²
TOTAL COMMERCIAL OFFICE AREA:	22,577 m ²
CAR PARKING AREA:	40,672 m ²