



WATERFALL CORPORATE CAMPUS – BUILDING 1

No 1 Letaba Close, Jukskei View X 117

4 Star Green Star – Office Design v1.1



AFRICA
South Africa

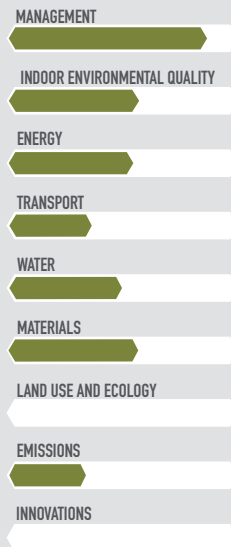
Office Design v1.1



TOTAL POINTS:

50

CATEGORY SCORES:



This is the first of 6 commercial office buildings to be constructed at Waterfall Corporate Campus. The building consists of two basements and ground plus two floors.

Sustainable building features include:

- VRV condensers provide heating and cooling to the building, assisting the building to achieve a high level of thermal comfort. A separate fresh air system delivers a minimum of 12.5ℓ/s/p to the office Usable area.
- Efficient lighting (<1.5w/m²/100lux) & occupancy sensors, and energy uses of 100kVA or greater, and lights and power are separately metered and automatically recorded.
- Water efficient fittings and fixtures are installed and all major water uses are sub-metered & recorded via an automated monitoring system. In addition, rainwater harvesting is used for irrigation, complementing a smart irrigation system.
- The office space has excellent daylight levels, and daylight glare is controlled through interior blinds. More than 60% of the floor plate has a direct line of sight to the outdoors.
- Indoor pollutants such as VOCs from paints, adhesives & sealants and carpets as well as composite timber products are avoided by the use of low VOC and low Formaldehyde products. Air quality is further safeguarded by the introduction of tenant exhaust risers used to extract printer pollutants from Usable Area.
- The building is located close to public transport routes, and fuel efficient parking bays for cars and motorbikes are installed to encourage better choices when it comes to the daily commute. This is further supported by the installation of cycling facilities which are the ultimate low carbon commuter choice. Cycling to work promotes occupants to be more active and therefore healthier.

PROJECT TEAM:

OWNER ATTACQ	FIRE ENGINEER Chimera Fire Protection	STRUCTURAL ENGINEERS L&S Consulting (Pty) Ltd	MAIN CONTRACTOR Group Five
ARCHITECTS LYT Architects	MECHANICAL ENGINEER WSP	SUSTAINABLE BUILDING CONSULTANT WSP	PROJECT MANAGER LYT
ELECTRICAL ENGINEER Plantech Associates	QUANTITY SURVEYORS Quest Cost Consulting	WET SERVICES Hydrocon	

FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	5,694 m²
TOTAL COMMERCIAL OFFICE AREA:	5,128 m²
CAR PARKING AREA:	6,299 m²