



# UPPER GRAYSTON BLD F

126 Ann Crescent, Strathavon, Sandton, Johannesburg, SOUTH AFRICA



**Green Star SA – OFFICE v1  
As Built Rating**

Achieved in March 2015

Upper Grayston Block F, is the first building to achieve a 6 Star -Green Star SA Office v1 – As built Rating in Gauteng. Demonstrating 'World Leadership'. The building is situated in the heart of Sandton, just off Ann Crescent. The building is a relatively small office building, it was speculative office development and it is fully tenanted a year after final completion. The building is situated at Upper Grayston Office park adjacent to Block E, which received a 5 Star – Green Star SA Office v1 As Built. The passive design features (orientation, shading, etc) have resulted in a good energy efficient building; efficient systems and renewable energy make the building even better.

## Sustainable building features include:

- Photo Voltaic System. Fifty-three square metres of photovoltaic (PV) panels have been installed on the roof, designed to meet 15% of the building's peak demand at its highest production. The system has no battery to store energy and works by first drawing energy from the panels before using the mains power connection to meet demand.
- Rainwater harvesting, treatment and reuse. Rainwater is captured from the roof, collected, filtered and treated to potable water standards and pumped into storage tanks on the roof (9m<sup>3</sup>/ 9kL in total). Harvested rainwater is used for all applications in the building, including toilets, shower and taps. Municipal supply water is only used when the rainwater has been depleted. Hot water, generated through a solar panel system, is continuously circulated to provide hot water relatively fast when opening the tap.

- Live metering display. Most green buildings have energy and water meters installed to monitor usage and indicate problems or leaks. Block F has gone one step further. By developing a simple way to connect users to their energy and water use so they have a means to control usage. Tenants could even compete and set targets, as well as use the data for reporting purposes. Block F then took it even further to automate the billing of each tenant, and to do so very accurately, so that tenants pay for what they use.
- Green Star SA accredited professional team. Every member of the professional project team wrote and passed the exam by the Green Building Council and are now certified as Green Star SA Accredited professionals. Team members can now be the principal participant in the design team on all current and future projects, assisting the other project teams to integrate Green Star aims and processes.

## PROJECT TEAM:

<b>DEVELOPER</b> BRYDENS COMMERCIAL PROPERTIES	<b>QUANTITY SURVEYORS</b> RUSSELL IRONS & ASSOCIATES	<b>MECHANICAL ENGINEERS</b> CLIMATRON PROJECTS
<b>ARCHITECTS</b> BROMAG	<b>ELECTRICAL ENGINEERS</b> VBI PROJECTS	<b>MAIN CONTRACTOR</b> FARGUHARSON PROJECTS
<b>CIVIL ENGINEER</b> DMC CONSULTING ENGINEERS	<b>STRUCTURAL ENGINEERS</b> MVW CONSULTING ENGINEERS	<b>LANDSCAPE CONTRACTOR</b> STRAWBERRY FIELDS MAINTENANCE
<b>SUSTAINABLE BUILDING CONSULTANT</b> SOLID GREEN CONSULTING	<b>COMMISSIONING AGENT</b> CARDINAL COMMISSIONING SERVICES	<b>PROJECT MANAGER</b> BRYDENS COMMERCIAL PROPERTIES
<b>ACOUSTIC CONSULTANTS</b> ACOUSTIC DESIGN	<b>FIRE ENGINEER</b> DYNAMIC FIRE SOLUTIONS	<b>LIFT SPECIALIST</b> UNITED ELEVATORS
<b>LIVE METERING CONSULTANTS</b> SOLID GREEN CONSULTING- SOLID INSIGHT		

TOTAL POINTS:

79

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	2 175m <sup>2</sup>
TOTAL COMMERCIAL OFFICE AREA:	2 175m <sup>2</sup>
CAR PARKING AREA:	2 071m <sup>2</sup>