



# ALICE LANE BUILDING 1

Corner of 5th Street & Fredman Drive, Sandton, Johannesburg, SA



**4 Star Green Star SA - Office v1 Design Rating**

Achieved in February 2013

Alice Lane Building A is an office development located on the Cnr of 5th St and Fredman Dr. in Sandton, Johannesburg. Building-A is the first phase of the 3 phase development and 20568m<sup>2</sup> GFA and 13867m<sup>2</sup> UA. This is made up by 8 office levels and 6 parking levels. The building meets the 80/20 conditional requirement. A Virgin Active, located on the parking levels, has been excluded from the office areas. The structure of the building is predominantly concrete.

## Sustainable building features include:

- Energy efficient lighting and air-conditioning systems.
- Building's design allows occupants external views from their work spaces.
- Designed to allow a maximum amount of natural light into the building.
- The building is also located on a brownfield site and did not require the disturbance of previously unused land for construction.

## PROJECT TEAM:

### OWNERS

Standard Bank, Pivotal Fund and The Alice Lane Trust

### ARCHITECTS

Paragon

### ELECTRICAL ENGINEERS

Taemane

### FIRE ENGINEERS

IFE

### MECHANICAL ENGINEERS

C3

### MAIN CONTRACTORS

WBHO

### PROJECT MANAGERS

Abland

### QUANTITY SURVEYORS

Quanticost

### STRUCTURAL AND CIVIL ENGINEERS

L&S Consulting

### GREEN STAR SA CONSULTANTS

Solid Green Consulting

### WET SERVICES

Ramsden Consulting

### LANDSCAPE ARCHITECTS

Insite

TOTAL POINTS:

**53**

POINTS ALLOCATION:

MANAGEMENT



INDOOR ENVIRONMENTAL QUALITY



ENERGY



TRANSPORT



WATER



MATERIALS



LAND USE AND ECOLOGY



EMISSIONS



INNOVATIONS



## PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

**20 568 m<sup>2</sup>**

TOTAL COMMERCIAL OFFICE AREA:

**16 765 m<sup>2</sup>**

CAR PARKING AREA:

**18 046 m<sup>2</sup>**