



SAGE VIP MENLYN MAINE EPSILON

Cnr Aramist Boulevard & Southern Cross Street, Menlyn Maine, Waterkloof Glen X2 Pretoria, SA



4 Star Green Star SA - Office v1 Design Rating
Achieved in October 2012



Softline VIP is a rapidly growing company based in the Eastern suburbs of Pretoria. Having outgrown their current property they opted to purchase a new, purpose built building in the Menlyn Maine precinct. Softline VIP is focused on providing an excellent work life balance for their staff. The building is designed to provide good indoor environmental quality for the staff ensuring the health and wellbeing of the staff, and goes as far as to provide site grown fresh vegetables for the canteen. In addition Softline VIP which is a subsidiary of the global company SAGE is committed to reducing the environmental footprint of the company reducing the energy consumed in the building and ensuring that the design supports water use efficiency and resilience.

Sustainable building features include:

- Outside lighting makes use of CFL bulkhead lamps to illuminate balcony and green roof areas, and metal halide lamps are used to light the planter boxes.
- Motion sensors are installed which switch off lights in areas that are unoccupied.
- All rainwater that is captured from the roof is directed to this tank which is subsequently treated and used for flushing toilets in the building taking pressure off the municipal water supply and also reduces the erosive impact of contributing to peak storm water entering the municipal storm water system.
- The site also experiences high ground water seepage rates. The groundwater is collected in a 27m³ sump located below basement -5. This water is pumped to the irrigation tank at roof level for watering the vegetable garden.

PROJECT TEAM:

DEVELOPER
Menlyn Maine Investment Holdings (Pty) Ltd

ARCHITECTS
Boogertman & Partners

ELECTRICAL ENGINEER
Rowling Wales & Partners

MECHANICAL ENGINEER
C3 Engineers

WET SERVICES ENGINEER
S J Franklin

PROJECT MANAGER
Pro Arnan

QUANTITY SURVEYORS
Pentad Quantity Surveyors (PTY) Ltd

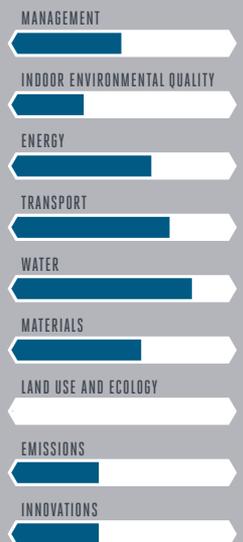
STRUCTURAL ENGINEERS
WSP Structures

SUSTAINABLE DESIGN CONSULTANT
WSP GREEN by DESIGN

TOTAL POINTS:

58

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **11 985 m²**

TOTAL COMMERCIAL OFFICE AREA: **10 227 m²**

CAR PARKING AREA: **18 776 m²**