Existing warehouse to be demolished.

Existing warehouse to be demolished. Facade to be maintained and refurbished as laundromat as per architects plan.

Existing warehouse to be demolished. Facade to be maintained and refurbished as laundromat as per architects plan.

Existing garage to be demolished.

Existing carport to be demolished.

Existing carport to be demolished.

Existing carport to be demolished.

Existing carport to be demolished.

Existing carport to be demolished.

Existing carport to be demolished.

Existing carport to be demolished.

Existing store to be refurbished as per architects plan.

Existing store to be refurbished as per architects plan.

Existing store to be refurbished as per architects plan.

Existing store to be refrmphished as per architects plan.

Existing stair to be demolished.

Existing outhouse to be demolished.

Existing outhouse to be demolished.

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Existing outhouse to be demolished.
demolition plan first floor
services layout ground floor
design layout first floor_
Samora Machel Avenue elevation
courtyard perspective
0.58mm CORTEN ‘Brownbuilt Klip-Lok’ 406 roof sheeting fixed with concealed interlocking fixing to 75x50x20x2 galvanised steel cold rolled tipped channel at maximum 1100c/s

2mm profiled galvanised steel sheet as gutter lapped to underside of sheeting at purlin

300x100x45, 4kg/m galvanised mills steel parallel flange channel bolt fixed to H section columns with M16 bolts as per engineer's detail

75mm thick blanket type insulation closely fitted, with ends butted firmly together and laid loose on top of ceiling boards

12mm gypsum (ceiling) board fixed to 30x30mm galvanised mild steel angles at min 600mm centres to be painted with one coat primer and 2 coats wall it all as per schedule

254x254x73 kg/m galvanised steel H-section as column at centres as per ground floor plan bolt fixed to concrete stub column as per engineer's detail.

0.58mm CORTEN ‘Brownbuilt Klip-Lok’ 406 sheeting as wall cladding fixed with concealed interlocking

38x18 South African Pine timber battens as carrier structure for cladding

0.375 polyethylene waterproofing membrane as vapour barrier to be lapped under galvanised steel gutter detail

12.5mm fibre cement board fixed as per specialist details

22mm internal plywood board fixed with clout nails to supporting framework. All timber to be treated with min two coats internal grade sealant as per finishing schedule
slab to wall connection detail

0.35mm CORTEN "Brownbuilt Klip-Lok" 406 sheeting as wall cladding fixed with concealed interlocking

38x38 South African Pine timber battens as carrier structure for cladding

0.375 polypropylene waterproofing membrane as vapour barrier to be lapped under galvanised steel gutter detail

1.2mm fibre cement board fixed as per specialist details

22mm internal plywood board fixed with coach nails to supporting framework, all timber to be treated with min two coats Internal g sealant as per finishing schedule

Existing wall

4mm carpet tile laid on min 30mm cement screed with adhesive as specialist details

76x38 Galvanised mild steel channel as skirting detail

2mm galvanised steel profiled gutter sloped towards downpipes

190x40x10 18.2kg/m galvanised steel unequal angle as roof closer dressed to edge of existing wall with joint sealant

170mm composite concrete slab system consisting of Bond Lok decking units type 30/300 manufactured from 1.2mm thick 0.275 galvanised steel with Interlocking male and female units as per specialist detail supported on galvanised steel angled fixed to steel beams at 1000 c/c as per engineers detail

385x165x4329/m galvanised I section as beam bolt fixed to H sections with M16 bolts to engineers detail

Existing steel beam
Handwood (meranti or similar) balustrade handrail treated with one coat preservative and minimum 2 coats sealant fixed to steel dowel at 400 c/cs with epoxy.

5mm diameter galvanised mild steel dowel welded to top bar of balustrade.

50x50x3 mm Galvanised mild steel angle as vertical balustrade supports with welded angles to form balustrade frame. Angle to be bolt fixed. All steel work to be hot dip galvanised as per SANS 121/ISO.

Stainless steel expanded mesh balustrade infill panels in future.

2 profile connected to steel frame with 3mm galvanised steel flats and eye bolts as per manufacturers details. All steel work to be separated with polysulphide separators. Minimum 2 layers bituminous torch on waterproofing layer laid as per specialists detail on min 30 mm concrete screed to fall towards fullbore outlets.

100mm stainless steel flat profile (FB128C) fullbore cast into roof slab connected to 110mm diameter downpipes fixed within H-profile column.

3mm galvanised steel flats bolt fixed to supporting galvanised steel angle balustrade framework.

Gravel layer.

50x50x3 mm Galvanised steel angle welded to top of steel channel for dressing of screw with 30x30x3mm galvanised steel angle edgeing site welded as per engineers detail. All welding to receive min 1 coat spray on galvanising layer.

300x100x45kg/m parallel flange galvanised mild steel channel as roof edge.

50x50x3mm Galvanised mild steel angle welded to steel channel to support edge profile of composite slab.

170mm composite concrete slab system consisting of Bond Lok decking units type 50/300 manufactured from 1.2mm thick G275 spelter galvanised steel with interlocking male and female units as per specialist detail supported on galvanised steel angled fixed to steel beams at 1800 c/cs as per engineers detail.

Aluminium louvered ventilation panel fixed with 50x50 galvanised mild steel angels to 120x60x5 RHS supporting frame.

Poly sulphide separator to be placed between aluminium and steel elements.
120x60x4 galvanised mild steel rectangular hollow section as supporting frame welded to RHS vertical supports.

Aluminium sliding window as per specialists details fixed with 50x50x3 aluminium angles to supporting screen structure.

790x250x300 fibre cement planter box by specialist. Planting by specialist.

75x50x3mm GMS unequal angle frame welded to vertical supporting structure.

100mm concrete surface bed on 0,25 micron polyolefin membrane laid on 50mm sandblinding on compacted soil in layers of maximum 150mm compacted to 90-95% mod astho.

76x38x6,7kg/m Galvanised parallel flange mild steel channel cast into concrete wall.

3mm 30mm cement screw slope to floor drainage outlets topped with 4mm Flowfresh antimicrobial polyurethane resin floor finish as per specialists details stainless steel flat profile floor drain and waste pipe connected to grease trap.
model perspectives cnr Avenue 25 September and Samaora Machel Avenue
model perspective Samora Machel Avenue
model perspective rear courtyard