“Design is about giving order, scale and beauty to the buildings and the space between them.”

Richard Rogers
Drawings

Sketch plans
Sections
Details
Elevations
Perspectives

Reduced representations of relevant 2D and 3D drawings which present the building design and the spaces created as a result, details of connections etc.
proposed medium density housing

Skietpoort Avenue

Extension of Skietpoort Avenue

Salvokop public Reception Space

Extension of 2nd Avenue

Public square and landscaping

Existing dwelling

Koch Street

2nd Avenue

vacant area

reduce existing parking lot

SITE PLAN

Germinate - Architecture of Growth
### Top of Roof
- Height: 2.800
- Finish: Roof tiles according to manufacturer’s specifications
- Flashing: Sanded mild steel flashing coated with Chromadex
- Finish: Painted jalousie panels

### Roof Height
- Height: 3.500
- Finish: Metal tiles according to manufacturer’s specifications
- Flashing: Sanded mild steel flashing coated with Chromadex

### Third Floor
- Height: 3.220
- Finish: Metal tiles according to manufacturer’s specifications
- Flashing: Sanded mild steel flashing coated with Chromadex

### Second Floor
- Height: 3.220
- Finish: Metal tiles according to manufacturer’s specifications
- Flashing: Sanded mild steel flashing coated with Chromadex

### First Floor
- Height: 4.010
- Finish: Metal tiles according to manufacturer’s specifications
- Flashing: Sanded mild steel flashing coated with Chromadex

### Ground Floor
- Height: 0.720
- Finish: Metal tiles according to manufacturer’s specifications
- Flashing: Sanded mild steel flashing coated with Chromadex

### Lower Ground
- Height: 0.000
- Finish: Metal tiles according to manufacturer’s specifications
- Flashing: Sanded mild steel flashing coated with Chromadex

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**Detail G**

- 150mm solid, galvanized steel beam finished with water-based intumescent paint and colour specific enamel
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**Typical Section A-A 1:50**

- **Walkway**
- **Living Unit**
- **Bathroom**
- **Study/Bedroom**
- **Activity Area**
- **Creche**
- **Kunze**
- **Lounge**
- **Kitchen**
- **Glazed Ceramic Tiles**
- **Miracle Fibre (Polypropylene) Heavy Duty Residential Carpet**
- **Compact Fluorescent Task Lighting**
- **Painted Mild Steel Gutter**
- **Downpipe Finished with Water-Based Enamel**
- **Medium Deciduous Tree**
- **2nd Avenue**
- Architecture of Growth

- Green Space

- Multi-use space

- Data projector bracket connected to overhead beam

- Stainless steel framed stackable sliding doors with laminated safety glass to comply with SANS 10400 Part N

- 24W tiltable LED downlight with 45° beam

- Miracle Fibre (Polypropylene) heavy duty commercial carpet

- KOCH STREET

- Pergola/Covered Walkway

- Balcony

- Balcony

- Bythoma lebombo medium deciduous tree

- Medium deciduous tree

- Multi-use space with medium deciduous tree

- Multi-use space with medium deciduous tree

- TYPICAL SECTION B-B

- First floor
  - 4.740
  - (4.740)

- Roof height
  - 8.080
  - (3.340)

- Top of roof
  - 10.890
  - (2.810)
Amenity lighting 3x1Watt LED highlighting column in aluminium casing closed with 6mm thick tempered glass

woven fabric weepguard

Remove topsoil and compact soil in layers of 150mm to a density of at least 90% MOD AASHTO

152x152x30 mild steel H-beam finished with waterbased intumescant paint

50x50x6mm mild steel angle coated with water based anti-corrosion paint colour specific enamel

pre-shaped threaded rod cast into concrete footing and fastened with nut above mild steel angle to engineer's specification

170x100 concrete block pavers

medium aggregate fill beneath groundlight

20MPa Cast-in-situ concrete, column footing according to engineer's specification

DETAIL A

M12 mild steel bolts

203x133x25 mild steel I-Beam finished with waterbased anti-corrosion paint

lap welded joint

M12 mild steel bolts

50x50x6mm mild steel angle finished with waterbased anti-corrosion paint

lap welded joint

152x152x37 mild steel H section coated with water-based intumescant paint and colour specific enamel

Mild steel balustrade with SA Sustainable Hardwood (Saligna) handrail and finished with anti-corrosion waterbased coating and bolted to beam

76x200 South African Sustainable hardwood (Saligna) finished with polywax sealant, bolted to supporting structure

203x133x25 mild steel I-Beam finished with waterbased intumescant paint and colour specific enamel

DETAIL B
Precast concrete lintel reinforced with mild steel for lengths in excess of 1.2m, plastered on all interior surfaces.

5mm recess drip

63x4mm mild steel circular hollow section coated with water-based anti-corrosion paint and colour specific enamel welded at ends to custom plate and bolted to support.

M18 mild steel bolt

Custom cut mild steel section, welded to column.

152x152x37 mild steel H section coated with water-based intumescent paint and colour specific enamel.

Country Satin Facebrick infill

Expanded metal mesh welded to I-beam to allow gripping surface for wetwork.

76x200 Sustainable local hardwood (Saligna) (Eucalyptus grandis), planed and finished with polywax sealant.

203x133x25 mild steel I-beam finished with waterbased intumescent paint and colour specific enamel.

10mm thick closed cell polyethylene foam strip fixed to beam with epoxy and gap closed with Poly-sulfide sealant to accommodate expansion.

Expanded metal mesh welded to steel beam bent to fit into mortar gap between bricks providing stability.

5mm thick Class II interior plaster

100% Stainproof Miracle Fibre (Polypropylene) VOC tested and approved (GBCSA standard) heavy duty residential carpet.

25mm fine aggregate topping screed

QC decking concrete cast in interlocking channels of 320x54x0.8mm galvanised steel, fixed to beams with pop-rivets.

203x133x35 mild steel I-Beam finished with waterbased intumescent paint and colour specific enamel.

Fibre cement ceiling boards suspended on mild steel hangers fixed to overhead beams.

Expanded metal mesh welded to steel beam bent to fit into mortar gap between bricks providing stability.

5mm thick closed cell polyethylene strips along outside perimeter of window frame to insulate connection and accommodate expansion.

203x133x25 mild steel I-beam finished with waterbased intumescent paint and colour specific enamel.

1.6mm thick mild steel window frames fitted with laminated glass complying to SANS 10-400 Part N.
63x6mm equal sided mild steel angle section finished with water based anti-corrosion paint and fixed with lap joint weld

15° Galvanised steel Shading roofs with a 1370mm overhang

0.50 mm - ISQ550 Z275 Galvanised steel IBR sheeting coated with Chromadek

60x30 mild steel channel finished with waterbased anti-corrosion paint and fixed to beam with lap weld joint

100x80 mild steel I beam finished with waterbased anti-corrosion paint

butt joint welded connection

12mm thick mild steel plate finished with water based anti-corrosion paint

12mm thick mild steel plate finished with water based anti-corrosion paint, lbutt welded to I-beam and bolted with M12 bolts to H-column

6mm L-shaped mild steel section finished with waterbased anti-corrosion paint, welded to H-column and bolted with M12 bolts to I-beam

facebrick infill

DETAIL E

NORTH ELEVATION

Germinate - Architecture of Growth
20mm topping screed with 20mm overhang on either side

topsoil to minimum depth of 200mm

expanded metal mesh welded to steel beam bent to fit into mortar gap between bricks providing stability

305x165x54 mild steel I-Beam finished with waterbased intumescent paint and colour specific enamel

80mm layer of light coloured, smooth non-absorbent natural stones of 15mm nominal size
double layer of Polymer modified bitumen membrane waterproofing on 40mm minimum thickness screed to fall minimum 1:40 and covered with a geocomposite drainage layer of minimum density of 210g/m²

Stainless steel rain water outlet

80mm Ø HDPE drainage pipe cast into concrete slab at minimum fall of 1:80
Cellulose loose fill thermal insulation material treated with fire retardant chemical laid to a depth of min 100mm

120x55x12.5 mild steel PFC coated with water-based intumescent paint and colour specific enamel bolted to supporting column with L-shape 10mm thick steel plate

250 long strip of expanded steel mesh bent into L shape and welded to underside of steel roof beam and cast into mortar of brickwall to provide stability.

6mm thick fibre-cement ceiling board nailed to 115x50 timber branderings with 3.5x4mm diameter galvanised serrated ceiling nails at 150mm centres

1mm IBR hot-dip galvanised mild steel roof sheeting fixed to purlins with 6mm diameter 65mm galvanised steel roof screws with galvanised steel and neoprene flanged washers

50x75 timber purlins at max spacing of 1200mm nailed to timber rafter

200x150 deep 0.8mm thick continuous hot-dip zinc-coated carbon steel sheet gutter laid at 1:500 fall onto 40x5 galvanised mild steel brackets which are fixed to timber roof purlins at max 1000mm centres

15mm flat pressed fibre-cement fascia board drilled and fastened with countersunk 5mm diameter x 50mm cadmium plated screws at max 750mm centres

10mm thick flat unpressed fibre-cement eaves enclosure nailed to 50x50 timber branderings which are nailed to timber rafters

DETAIL G

BRIDGE ARRIVAL ELEVATION
Illustration 8.1-2 Computer rendered perspectives of the exterior

**VIEW OF RETAIL EDGE**

**COFFEE SHOP AND SQUARE**

**WEST ELEVATION**
AERIAL VIEW
BALCONIES AND ROOFS ON THE NORTHERN FACADE

INTERIOR PERSPECTIVE OF A LIVING UNIT

Opposite page
Illustration 8.3 Computer rendered perspective of the exterior
Top to bottom
Illustration 8.4 Computer rendered perspective of the exterior
Illustration 8.5-6 Computer rendered perspectives of a one bedroom living unit

INTERIOR PERSPECTIVE OF A LIVING UNIT
LIVING UNIT WITH BALCONY

Illustration 8.7 Computer rendered perspective of a one bedroom living unit from the north
MODEL PHOTOS

Illustration 8.8-12 Photographs of the final model