

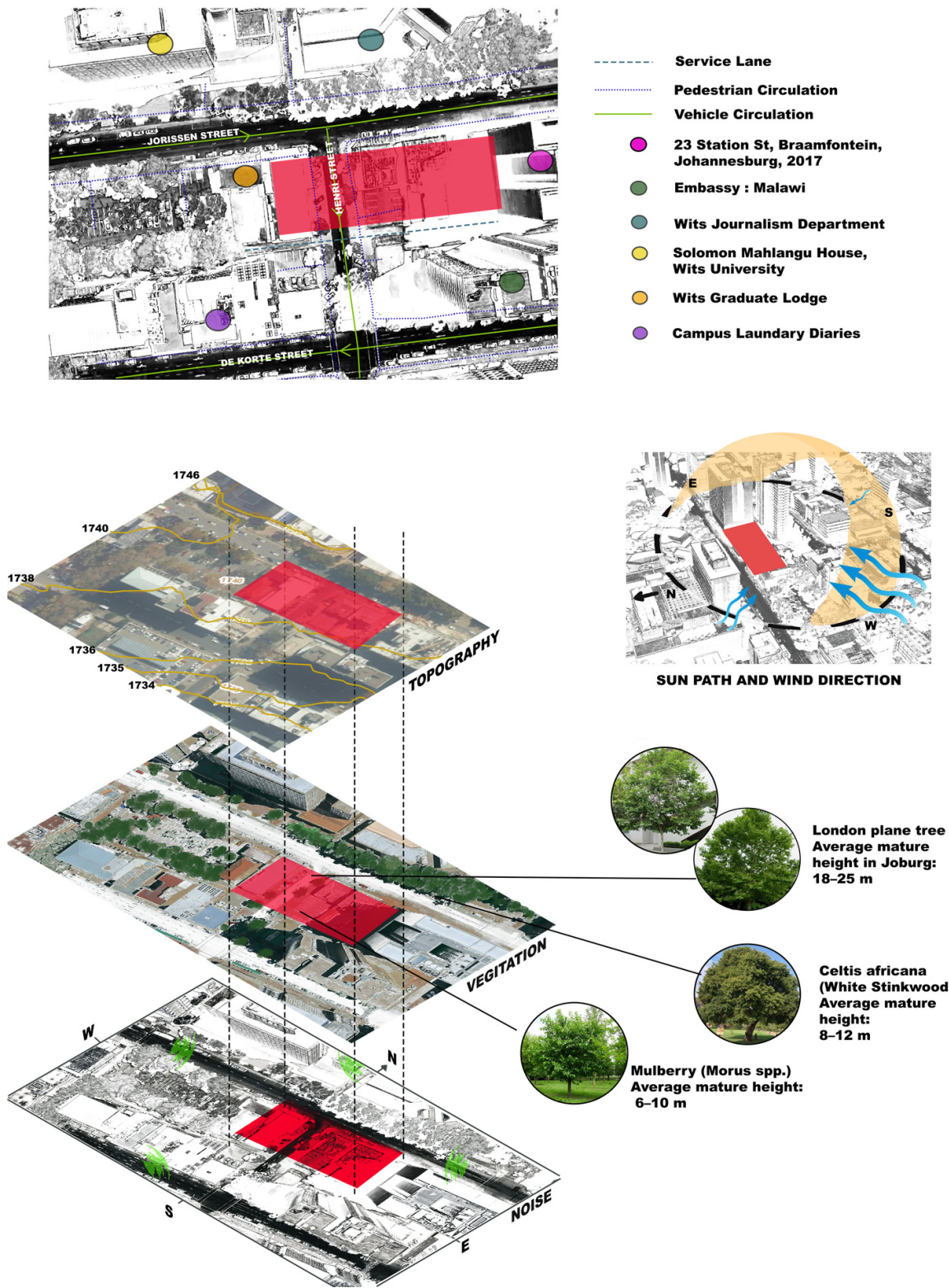
MIXED-USE COMMUNITY LIBRARY

The design should also be supplemented by mixed-use programmes which will encourage the community to gather, participate and play, while contributing to the environmental regeneration, resilience and biodiversity. Together, the library and the outlined mixed-use programmes should embody Braamfontein’s new unique identity and form the heart of the precinct.

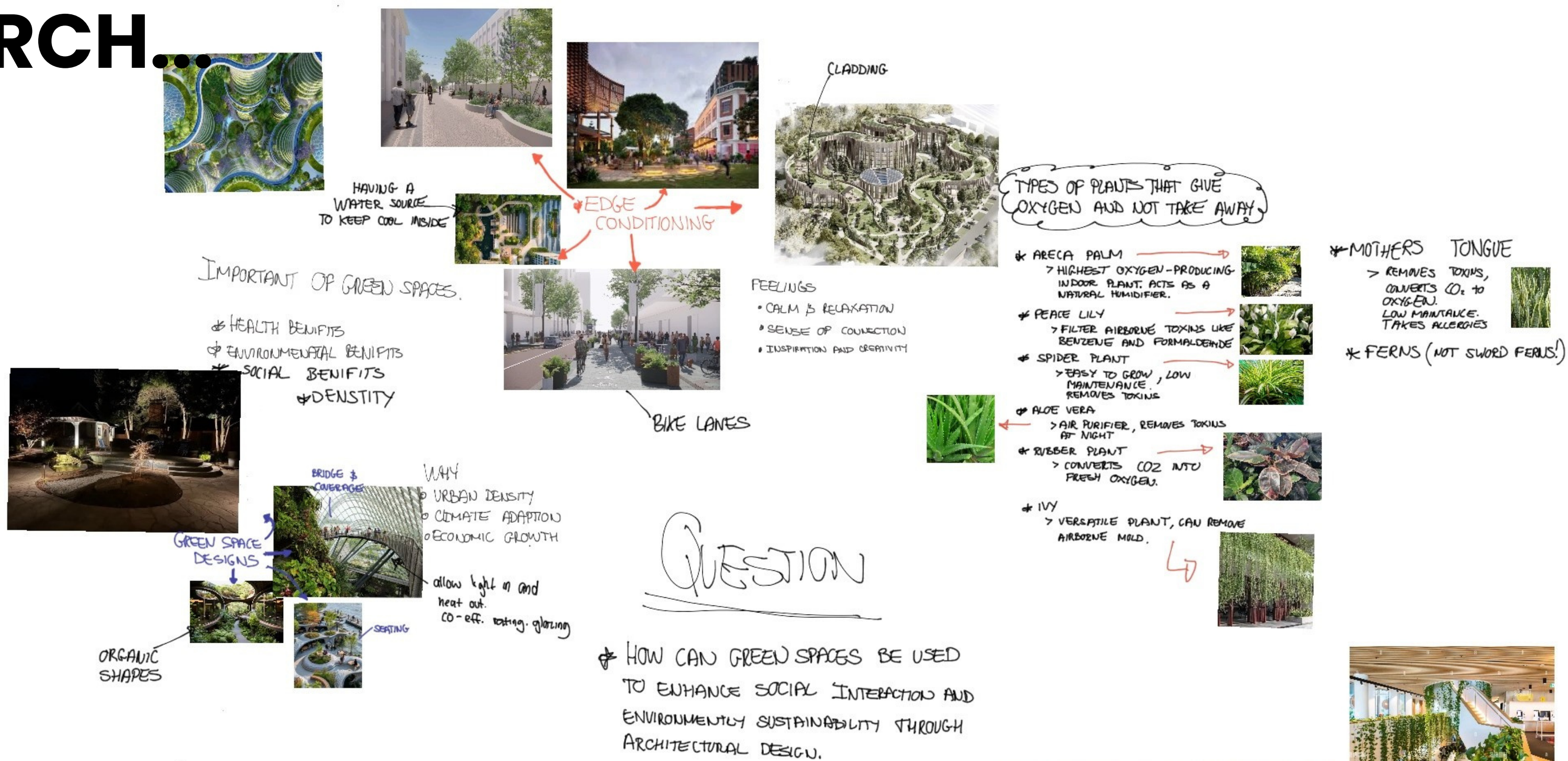
LOCATION

The Site is located :
Jorissen street
Braamfontein
Johannesburg

MICRO SITE ANALYSIS



RESEARCH...



• SINGAPORE'S GREEN HEART



LOOKED AT THE BUILDINGS ORGANIC FLOW.
AND COURTYARD SPACE.

GREENERY → SINGAPORE



CURVED ROOFS → FRANK GEHRY



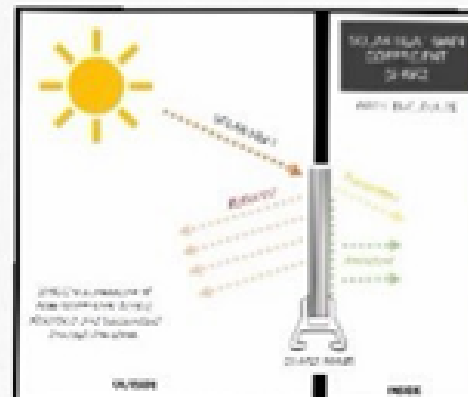
THE FOUNDATION
LOUIS VUITTON

> the glazing 'sails' are
supported by a steel
and wood frame.

GLAZING PANELS

> CO-EFFICIENT
RATING GLAZING.

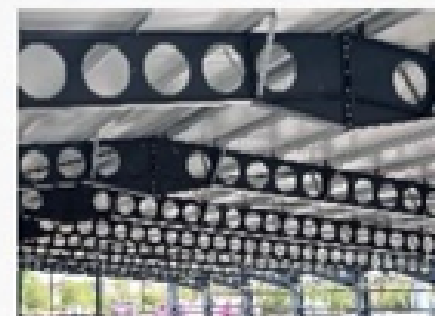
- ALLOWS LIGHT IN, AND
HEAT OUT.
- SOLAR HEAT GAIN
COEFFICIENT (SHGC)



ROOF STRUCTURE

> CASTELLATED BEAMS

- EXCELLENT FOR CURVED ROOFS,
EASE OF FABRICATION INTO SHAPES.
- STANDARD STAINLESS STEEL I-BEAM.
- HIGH STRENGTH-TO-WEIGHT RATIO.
INCREASED DEPTH ENHANCES BENDING
STIFFNESS, ALLOWING LONGER
CLEAR SPANS WITH LIGHTER SECTIONS.

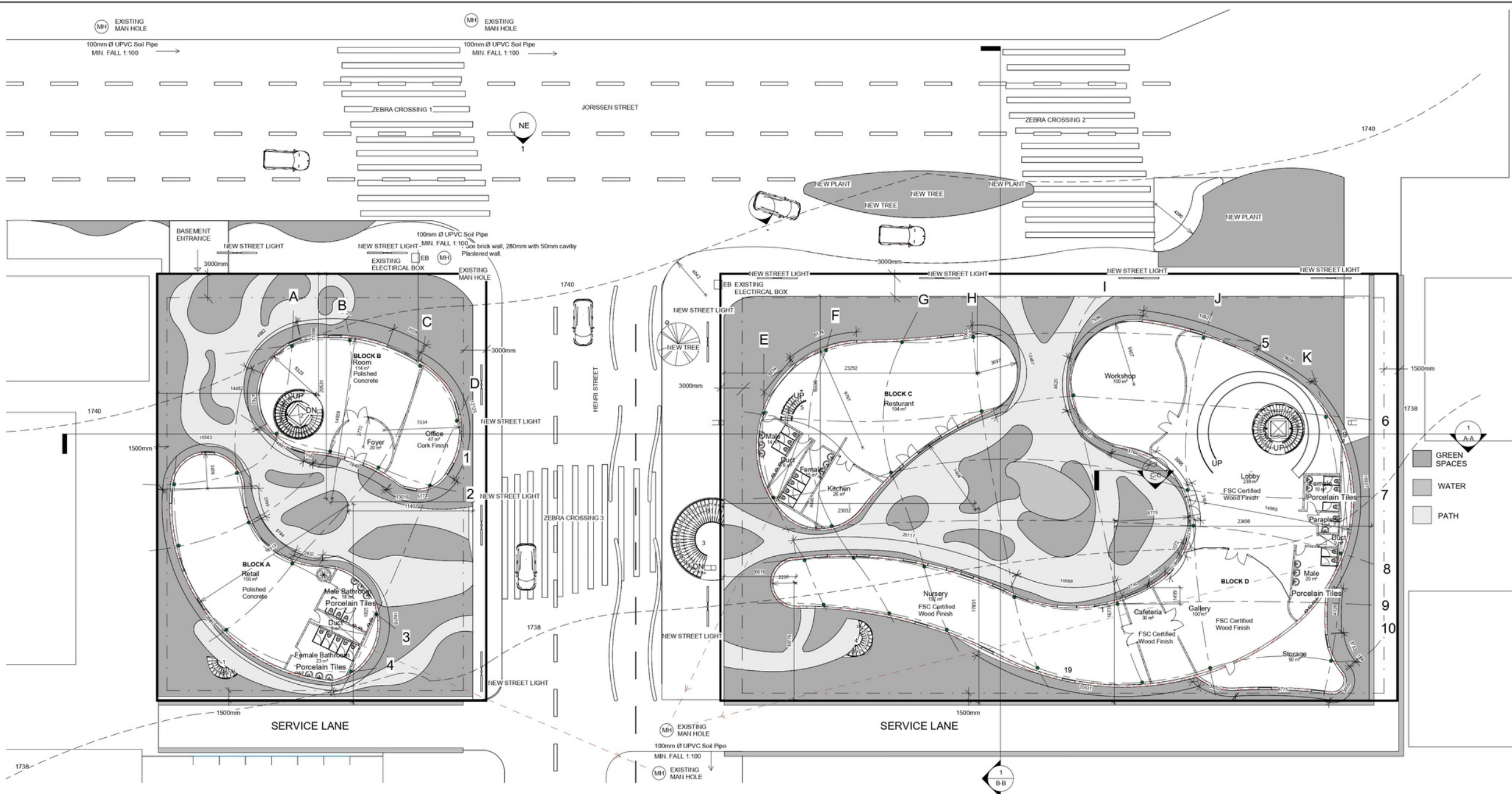


MATERIALS

° STAINLESS STEEL

- REFLECTS NATURE,
VISUALLY EXTENDING
THE GREENERY AND BLENDING
BUILDING INTO ENVIRONMENT.
- ITS CORROSION-RESISTANT, AND
MOISTURE-RICH
- STAINLESS STEEL 2316 GRADE.





1 Ground Floor
1 : 200

PROPERTY AND ZONING

ERF	2025
TOWNSHIP NAME	JOHANNESBURG
STREET NAME	40 JORISSEN ST
USE ZONE	BUSINESS 1
COVERAGE	100%
BUILDING LINES	
JORISSEN ST	3m
WESTERN EDGE	1,5m
EASTERN EDGE	1,5m
HENRI ST	3m
BUILT AREA	1983m2
SITE AREA	5949m2
FAR	3,0

SCHEDULE OF AREAS

BLOCK A

RETAIL	150m2
MALE BATHROOM	18m2
FEMALE BATHROOM	23m2
DUCT	6m2
TOTAL BLOCK A	197m2

BLOCK B

OFFICE	47m2
FOYER	20m2
ROOM	114m2
TOTAL	181m2

BLOCK C

RESTURANT	194m2
MALE	14m2
FEMALE	15m2
DUCT	8m2
KITCHEN	26m2
TOTAL	257m2

BLOCK D

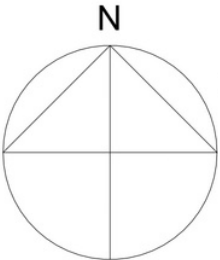
WORKSHOP	100m2
GALLERY	100m2
MALE	19m2
FEMALE	10m2
PARAPLEGIC	3m2
DUCT	9m2
LOBBY	237m2
CAFFETERIA	30m2
STORAGE	50m2
NURSERY	191m2
TOTAL	749m2

TOTAL GROUND FLOOR AREA

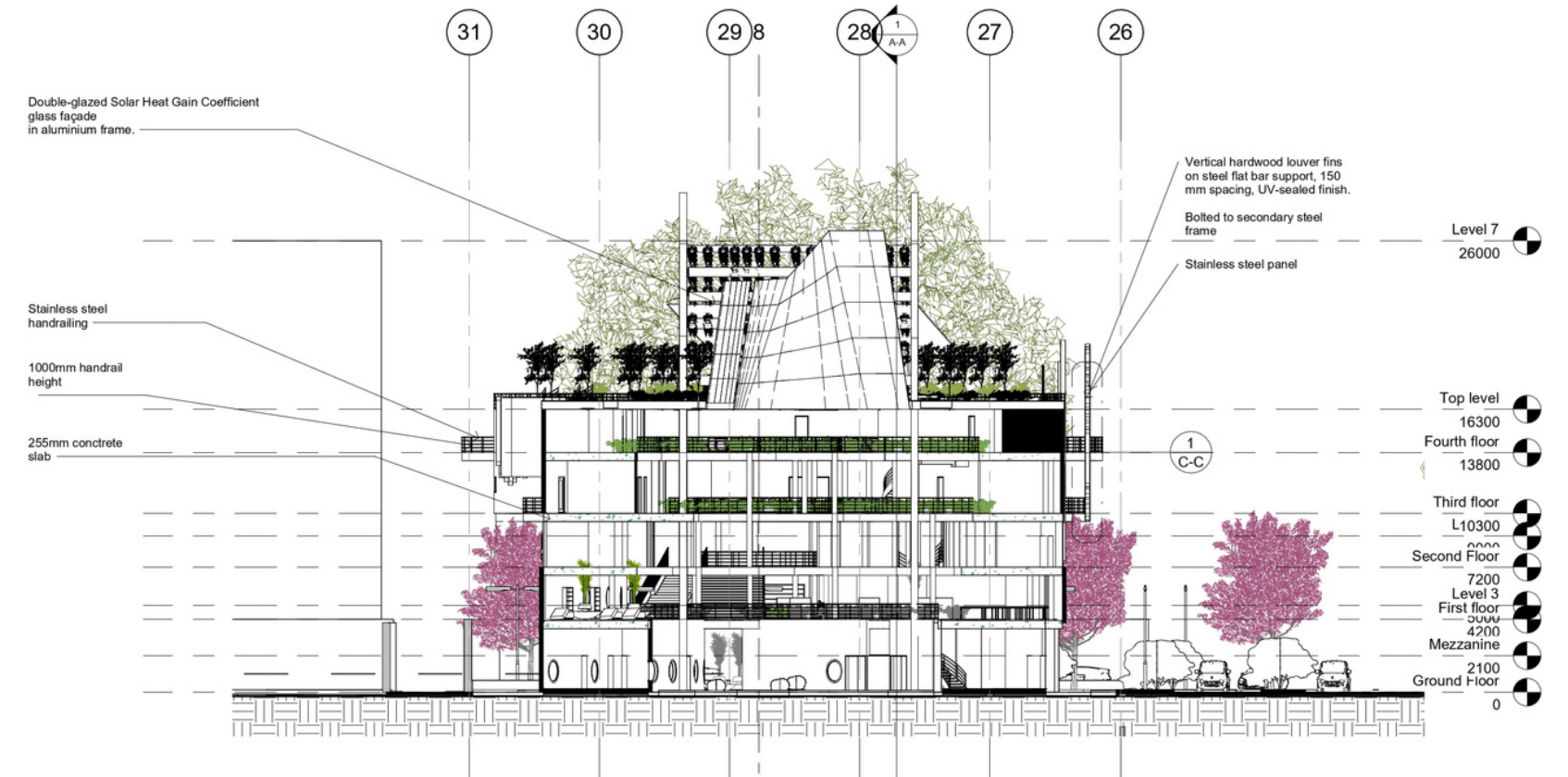
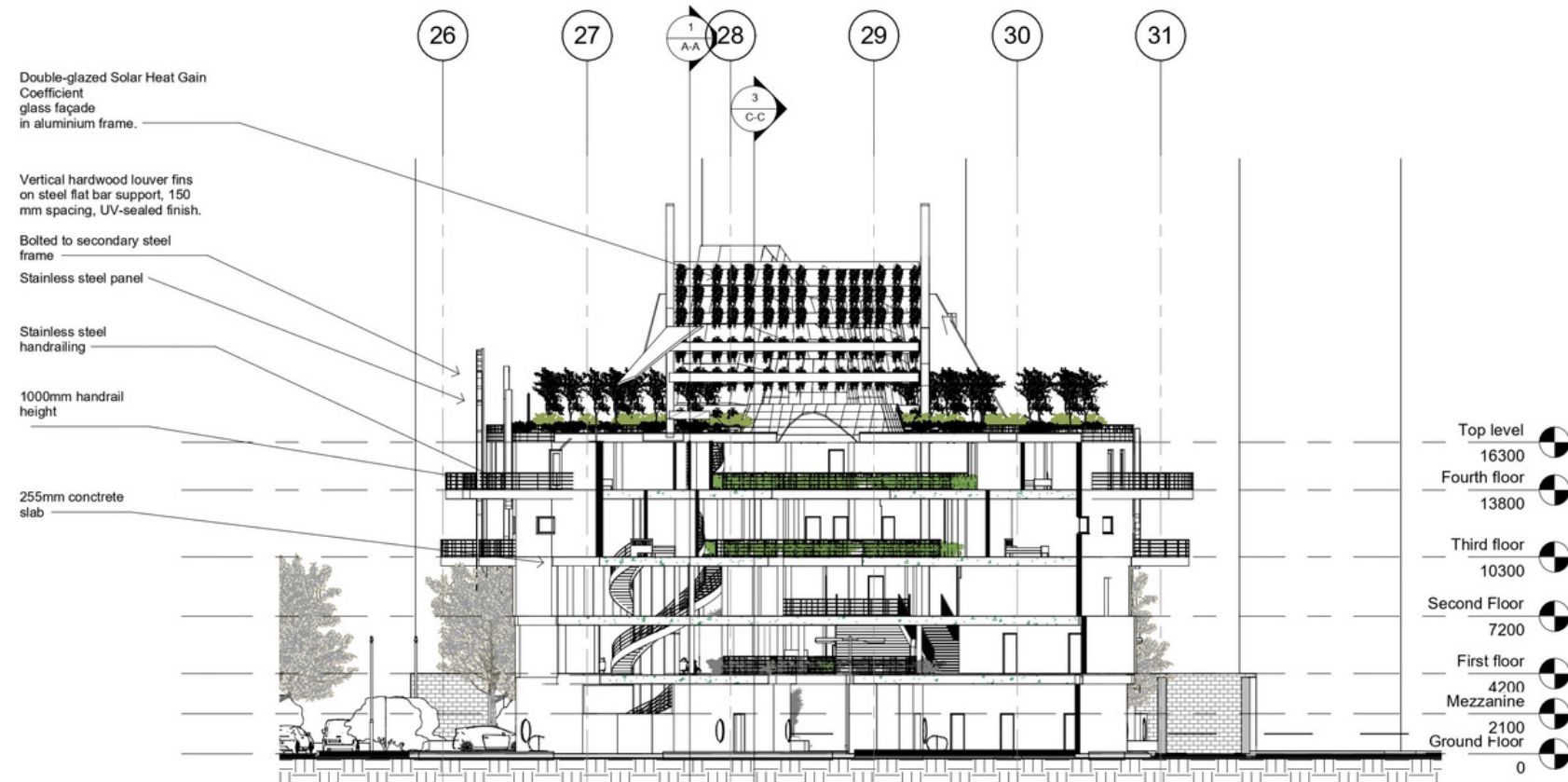
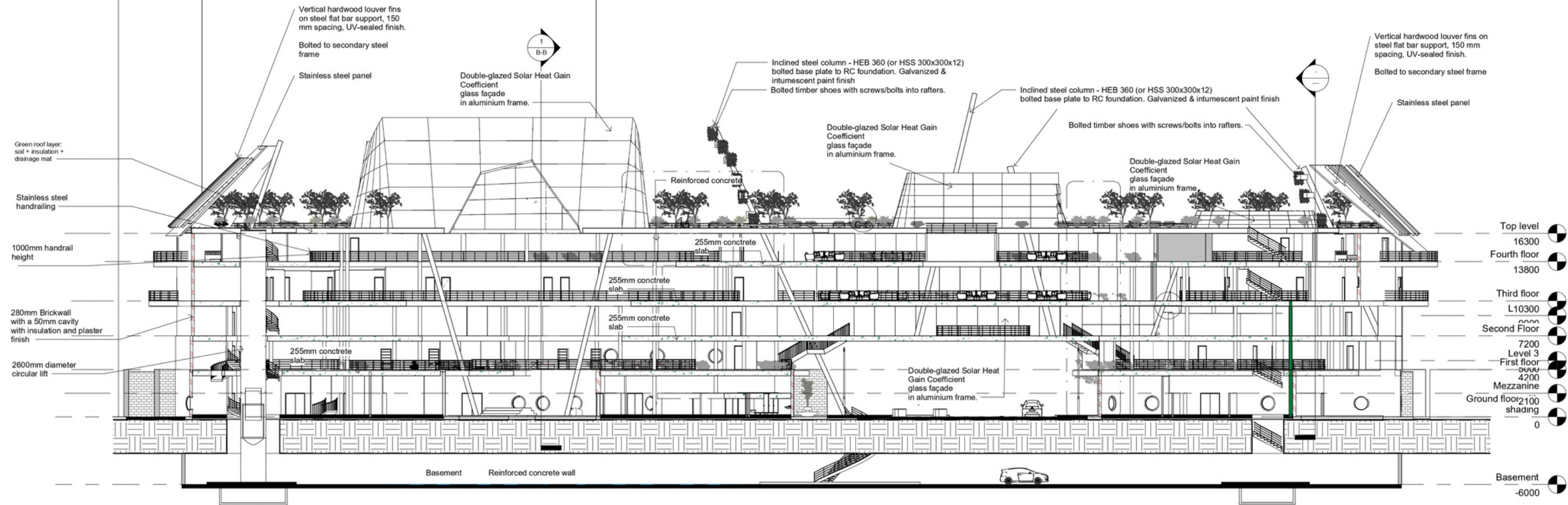
BLOCK A	197m2
BLOCK B	181m2
BLOCK C	257m2
BLOCK D	749m2
TOTAL	1384m2

STAIR NO.	NUMBER OF STEPS	LEVEL
1	24	GROUND TO FIRST
2	28	GROUND TO FIRST
3	34	BASEMENT TO GROUND
4	24	GROUND TO FIRST
5	13	GROUND TO MEZZAINE
6	40	GROUND TO FIRST

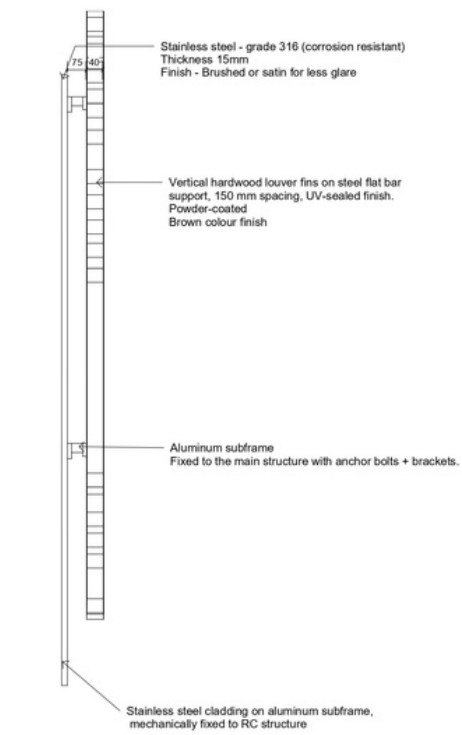
--- BUILDING LINE
--- BOUNDARY LINE





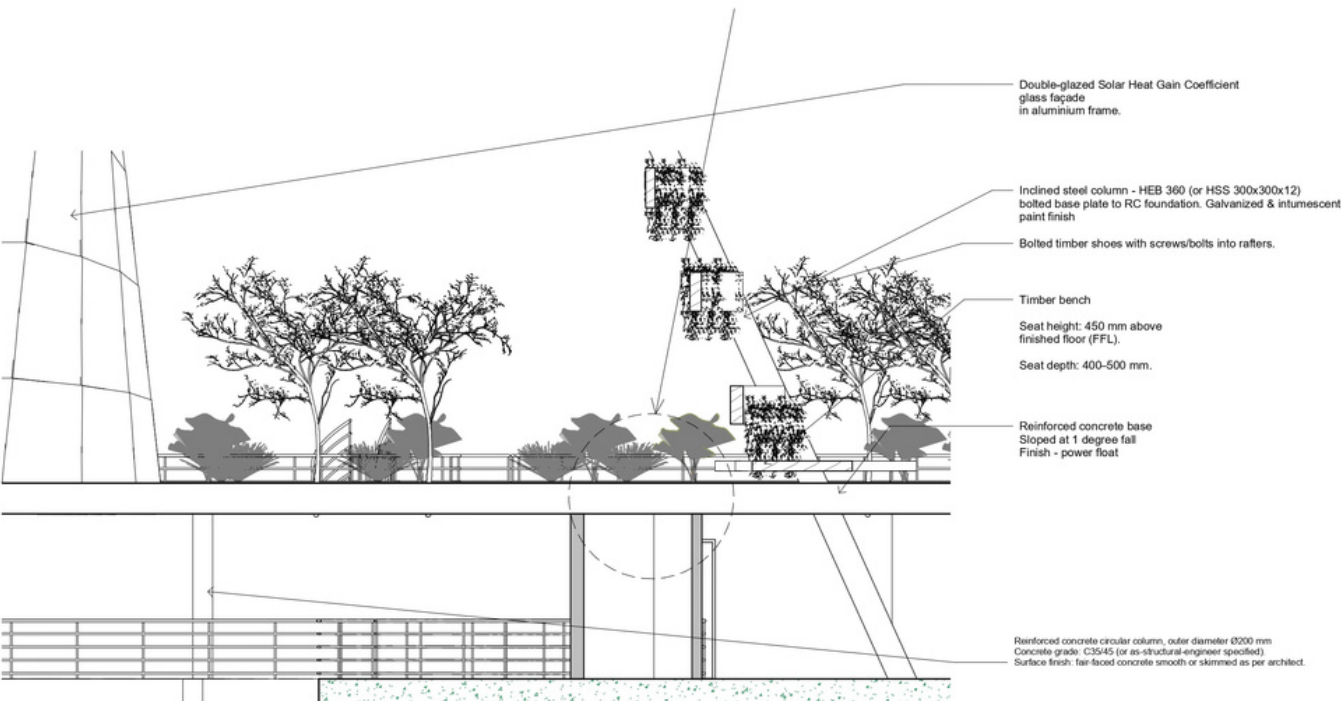
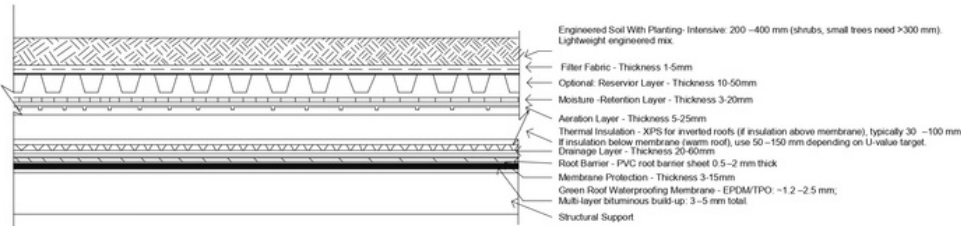


SLANTED STEEL COLUMN



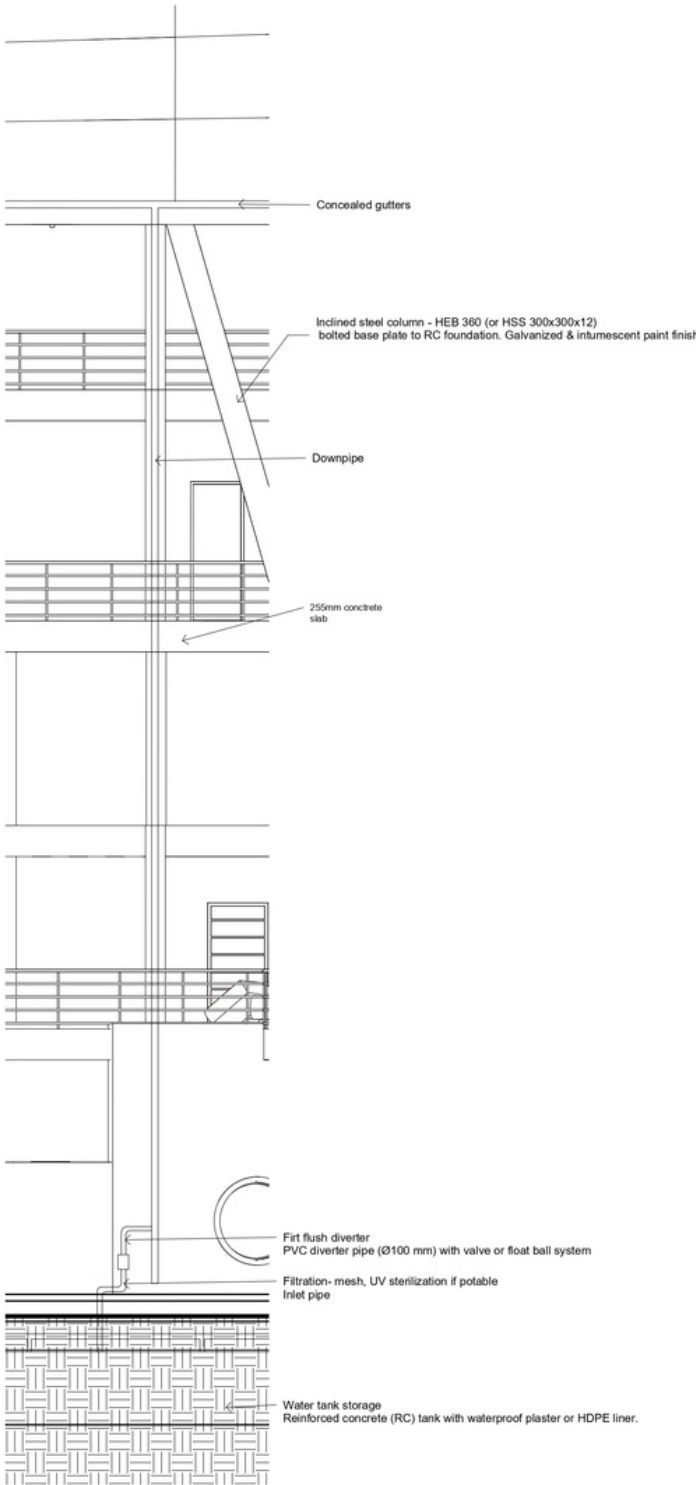
1 Louver detail
1 : 50

Refer to roof detail

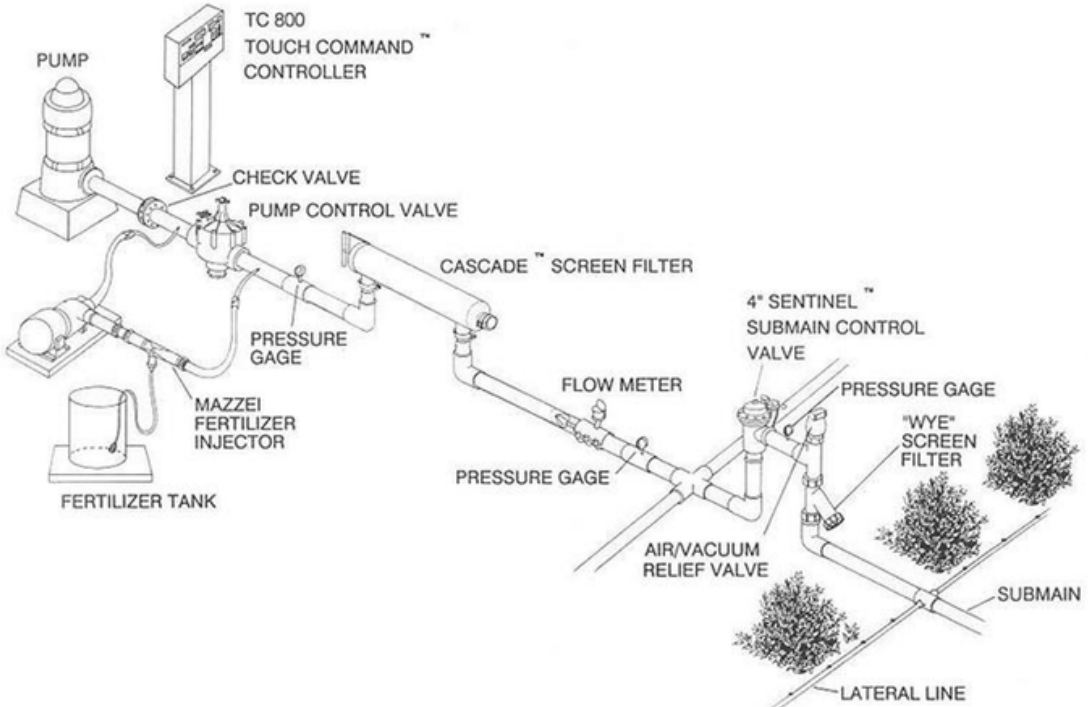


2 Roof detail
1 : 50

RAINWATER HARVESTING SYSTEM



3 Rainwater Harvesting
1 : 50



DIAMETER OF THE PVC PIPE: COMMONLY 16 MM, BUT LARGER SIZES LIKE 19MM AND 25MM ARE USED FOR MAIN LINES •LENGTH: AVAILABLE IN ROLLS FROM 100 TO 500 METERS. EMITTERS (DRIPPERS) •FLOW RATE: •MEASURED IN LITERS PER HOUR (L/H). COMMON RATES INCLUDE 1, 2, 4, AND 8 L/H. LOW-FLOW EMITTERS OF 1 L/H OR LOWER ARE AVAILABLE. •EMITTER TYPE: •CAN BE PRESSURE-COMPENSATING (PC), WHICH DELIVER A CONSISTENT FLOW RATE OVER A RANGE OF PRESSURES, OR NON-PRESSURE-COMPENSATING (NO PC). •SPACING: •THE DISTANCE BETWEEN EMITTERS ON A DRIP LINE CAN RANGE FROM 200 MM TO 2000 MM OR MORE, DEPENDING ON THE PLANT SPACING. OPERATING PRESSURE: SYSTEMS TYPICALLY REQUIRE LOW PRESSURE TO OPERATE EFFICIENTLY. FILTRATION: ESSENTIAL TO PREVENT CLOGGING. BOTH A PRIMARY FILTER AT THE SYSTEM HEAD AND A SECONDARY FILTER AT THE FIELD HEAD ARE RECOMMENDED. CONTROL: ALL VALVES FOR A SPECIFIC AREA SHOULD BE GROUPED TOGETHER AT THE SYSTEM HEAD FOR EASY MANAGEMENT. FITTINGS: NECESSARY FOR CONNECTING COMPONENTS, SUCH AS TEES FOR BRANCHING, ELBOWS FOR TURNS, END CAPS FOR THE END OF LINES, AND GOOF PLUGS TO SEAL UNWANTED HOLES

DESIGN



