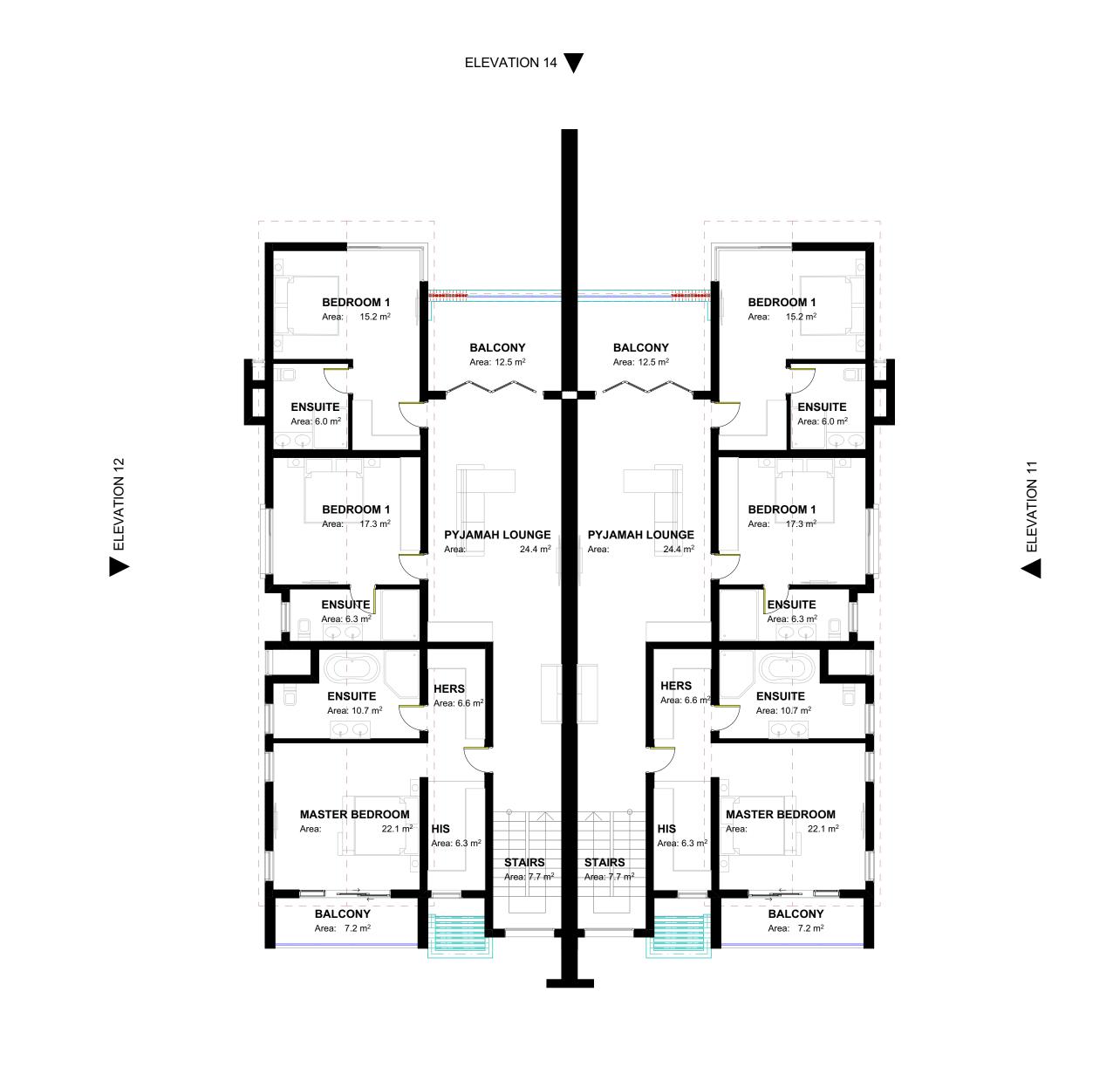
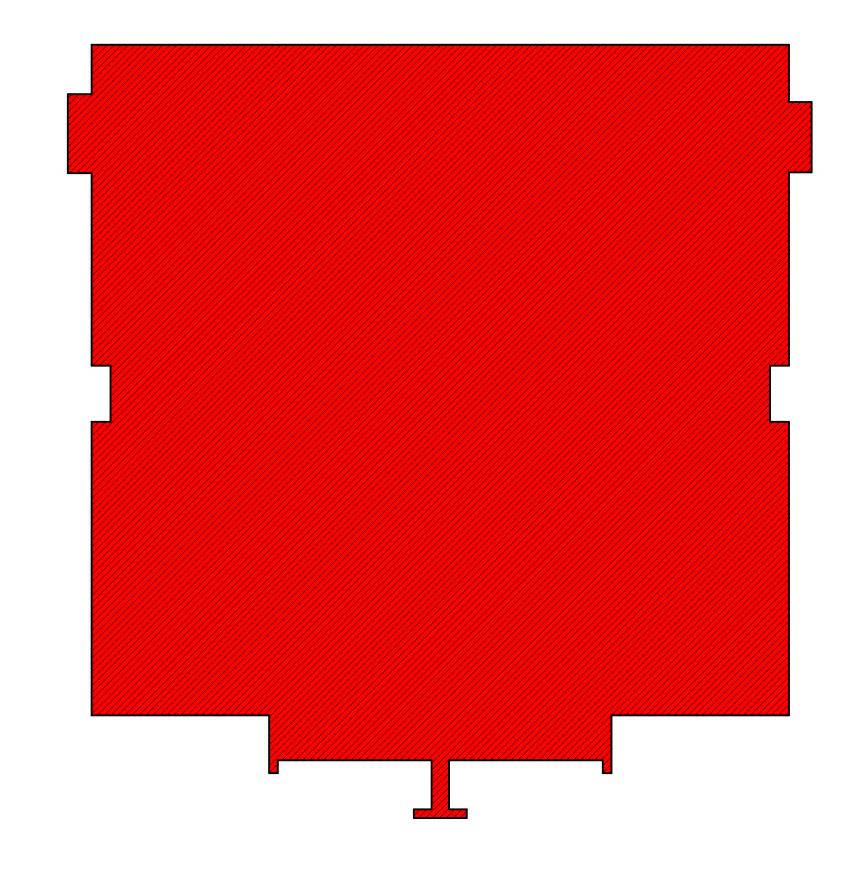
4 BEDROOM DOUBLE STOREY SEMI-DETACHED DUPLEX

GROUND FLOOR







GROUND FLOOR PLAN

CLOSET Area: 3.9 m²

Area: 4.8 m²

GUEST BEDROOM

LOUNGE

Area: 22.3 m²

1:100

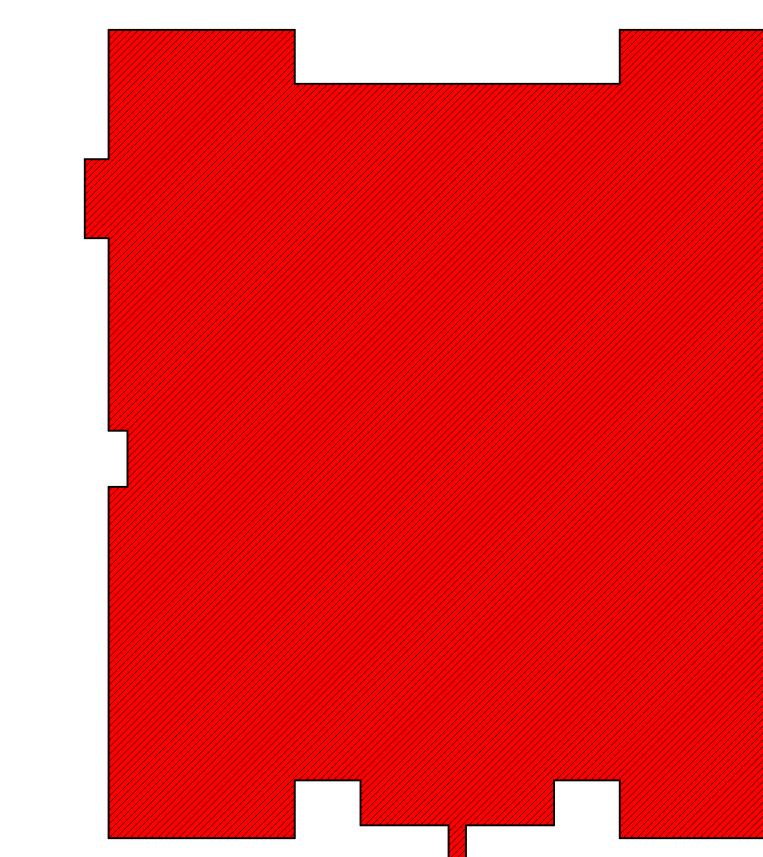
FIRST FLOOR PLAN

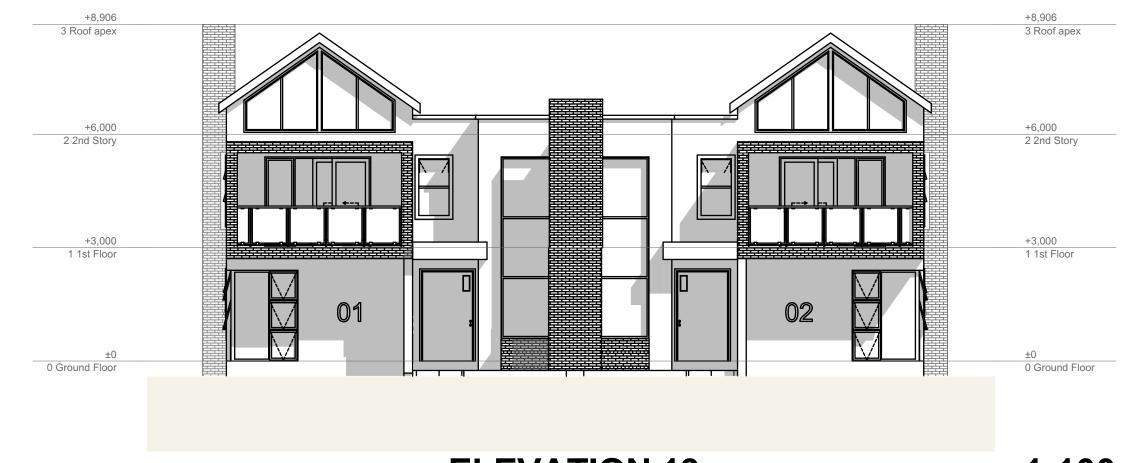
ELEVATION 13

FIRST FLOOR

PLINTH AREA: 377sqm

1:100





ELEVATION 13

ELEVATION 14

ALFRESCO

UTILITIES UTILITIES

LOUNGE

Area: 21.2 m²

CLOSET Area: 3.9 m²

GUEST BEDROOM

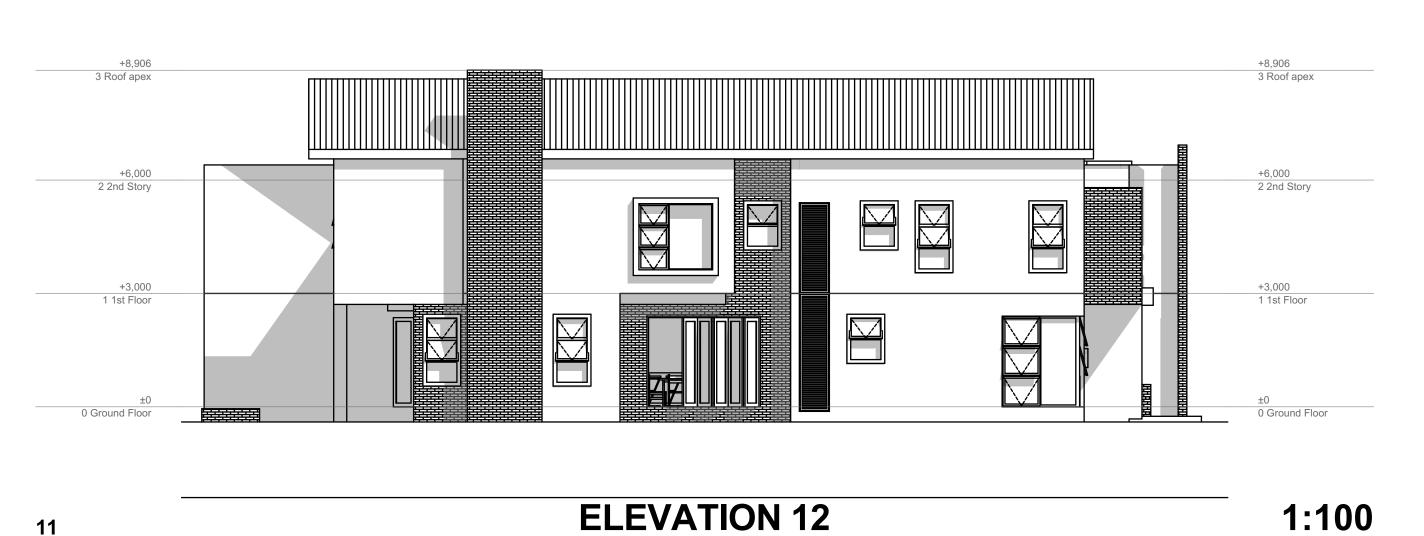
Area: 22.3 m²



ELEVATION 14

1:100





ASSETCORE ENGINEERING®

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND START OF WORK OR DURING SETTING OUT. REPORT TO THE ARCHITECT ALL AMBIGUITIES, DISCREPANCIES, OMISSIONS, ERRORS OR DEPARTURES FROM GOOD PRACTICE.

BEFORE TENDERING, EXAMINE THE SITE AND ASCERTAIN THE EXTENT AND NATURE OF ALL CONDITIONS AFFECTING THE WORK, NOT EXCLUDING THE LOCATION OF ALL BURIED SERVICES WHICH MAY HAVE TO BE PROTECTED, MOVED, OR REMOVED

MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS DESCRIBED ON THE DRAWINGS THE CONTRACTOR SHALL NOTIFY AND OBTAIN THE APPROVAL OF THE PLANNING DEPARTMENT AND / OR THE FIRE PREVENTION OFFICER FOR ANY WORKS UNDER THEIR RESPECTIVE JURISDICTION REQUIRING INSPECTIONS PRIOR TO COVERING UP OR PROCEEDING

Aluminium storm-blade roof louvres with 12mm stainless steel vermin screen on the inside rebate. 'Harvey' Curved barge board cover over roof louvre openings.

Grade 20 MPa concrete. 700x230mm concrete strip footing for 230mm brickwork, 575 x 230mm under 115mm internal partitions. Depth to be determined by site conditions - min 900mm. Brickwork under DPC to have brickforce every 2 courses. Common bricks to have

compressive strength of 5MPa min.

complete with white plastic seats. White porcelain toilet roll holder recessed into wall. All WHBs white pedestal by 'Beta.' or 'Vaal'. Master bedroom to have different colour to other baths. White porcelain soap holder to every shower recessed inside brickwork Minimum 100 litre roofmounted water heater on geyser tray with overflow pipe.

SolarTech 200 litre North-facing solar-geyser with pressure tank and regulator on indicated slab:
100mm concrete floor slab in 1:3:6 mixture minimum. 150mm rammed fill after removal of all

loose turf-ant-proof hardcore to be of inert material with no organic material. Strictly 1:4 mixture for mortar. In other circumstances 1:3 mixture ratio to be used

Common brick and face brick to have compressive strength of 5MPa and 12MPa min. respectively. Above DPC, brickforce every five courses. Prestressed lintels over door and window openings. External brickwork woodfloat sand/cement render. Interior wet areas render and two coats external PVA paint. Kitchen set + pva. All other rooms render and set to take two coats external quality pva.

Concrete wire gauzed Air-Vents to the exterior. Seamless rendering with plaster to be ensured.

floor finishes:

Bathroom & toilet shall be of non-slip glazed ceramic tiles or 80% white stone terazzo All other rooms to have the specified floor finish or other approved by architect and client. Garage to have power-floated concrete. All sliding doors to have lower sliding track flush and to below FFL.

All drains below ground level to be salt glazed earthenware pipes Drains taken under the floor slab to be cast iron and to be encased in concrete. Gradient of 150mm PVC to be minimum 1:50 below ground level. Gradient of 150mm cast iron pipe above ground level to be minimum 1:50 Invert level to be 450mm below NGL at Head of drain All plumbing rod-ways concreting to be non-extrusive below

water fittings
Shower cabins to be 1100x1100mmmin. internal dimension with stainless steel middle shower drain grating to fall @0.75% from all corners. Cobra shower-head (076V/CP) in all showers Bathroom wall tiles to be 600x600mm 'Silk Naro' with 1mm white grout and Aluminium 10mm

square edge trim. All tile edges to be flash and dead straight with tiles line. All toilets and kitchen to have a manual 1,250ml, 0.8mm thick stainless steel dispenser with satin finish and brass pump mechanism fixed @ 1300mm about 205mm left of sink and basins.

grout. Full tile to start from the bottom to cover full ceiling height - Bathroom wall tiles to be 600x600mm 'Silk Naro' with 1mm white grout and Aluminium 10mm - Master bathroom wall tiles to be 600x600mm 'Elite Bianco' with 1mm white grout and Aluminium 10mm square edge trim.
- Bathroom floor tiles to 600x600mm 'Super white' Hardboard non-slip ceramic tile with 150mm

skirting with joint spacing 1mm grey grout.

window & room ventilation: Concrete casing around aluminium windows with dpc under to be put on each window. 100x25mm deep casing around windows except on face brick facade. Minimum of two air-vents per room, exact positioning to be to builder's discretion although room symmetry is to be prioritised. Rooms without direct external ventilation to have either perforated 600x600mm trap door or MV. 20mm plywood curtain pelmet to run from bulkhead full length along window side with Ø20mm vermin screened perforations at 600mm c/c. See detail. Ordinary pelmets above window

beams and lintels: Otherwise all other lintels to be precast and pre-stressed r.c. Lintel level to be ontop of 25th

brick course and wall plate level above the 34th brick course All surfaces to be free of dust and rust. All gutters and downpipes to have 1 coat etching primmer, one undercoat and two coats rubbed down between coats. Doors, door frames, and window frames to have one white undercoat and two coats white oil rubbed down between coats.

Master bedroom & Bedroom 3 to have sky-blue wall colour, Light grey BIC door frames A qualified electrician shall do all reticulation. 20mm PVC tubing concealed in wall with 2.5mm & 1.5mm copper wires for sockets & lighting respectively. 6mm for the electrical cooker in 25mm PVC Tubing. No off-cuts to be used. ZESA prepaid metre to be non-extrusive and easily accessible and secured to a wall @1,3m centre. Spotlights to be wired separate for min. 5KVA Kitchen to have 3 double sockets with 1 round socket fitted 150mm above kitchen cupboards. Only 'MK' 45A High-current Logic plus White metal Double pole Surface mounting CCU with 13A switch socket & Neons for kitchen stove or cooker. Earth-leakage system to be the 1st choice integrated with square plugs. All ceiling fixtures to be in dead-centre of each room. D5-EVO Centurion gate motor with 4 wireless remote keys. 3.5m opening sliding gate with pedestrian door with 80mm Tapeze wheels. Both gate brick piers to have rounded waterproof luminaries on top for lighting. Ceiling speakers to be in 500x300x250mm chipboard boxes. 2.5mm² speaker wiring to lead to a network DOLBY ATMOS® ready AV receiver mounted under the Smart TV.

Wifi, Internet and Inter-comm 50mm black PVC conduit to lead from Gate to specified position and carry 7.2mm² 50^{¬+}m Fibreoptic cable by ZOL and/or inter-com wire with camera upto Wifi hub position. All service conduits should be concealed and should pass thru the ceiling. 25mm PVC tubing concealing twin-LNB @1200mm. Termination to be of 2-way RF connector outlets and 2 speaker inputs. Intercom receiver to be located in dining room near passage next to kitchen. alucushion:





Dip. Arch, BSc. Arch Studies (Honours), M. Arch (Prof),

7 Kirkwood Road Alexandra Park

Email: kudzimaj@gmail.com Skype: kudzimaj

SABAWO FAMILY PROPSED SEMI DETACHED

IMPLEMENTED BY				
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	SIGNATURE	DATE	۸۸	
DESIGNED	A.M		REVISION B STATUS LEGEND I = INFORMATION T = TENDER C = CONSTRUCTION AB = AS BUILT	
DRAWN	A.M			
VERIFIED	K. M			
VALIDATED	K. M			

Scale: 1:100, 1:200, 1:20, 1:25, 1:10 Drawing Name:

FLOOR PLAN PLINTH AREA

STATUS: CLIENT PRESENTATION

Drawing No.

190225