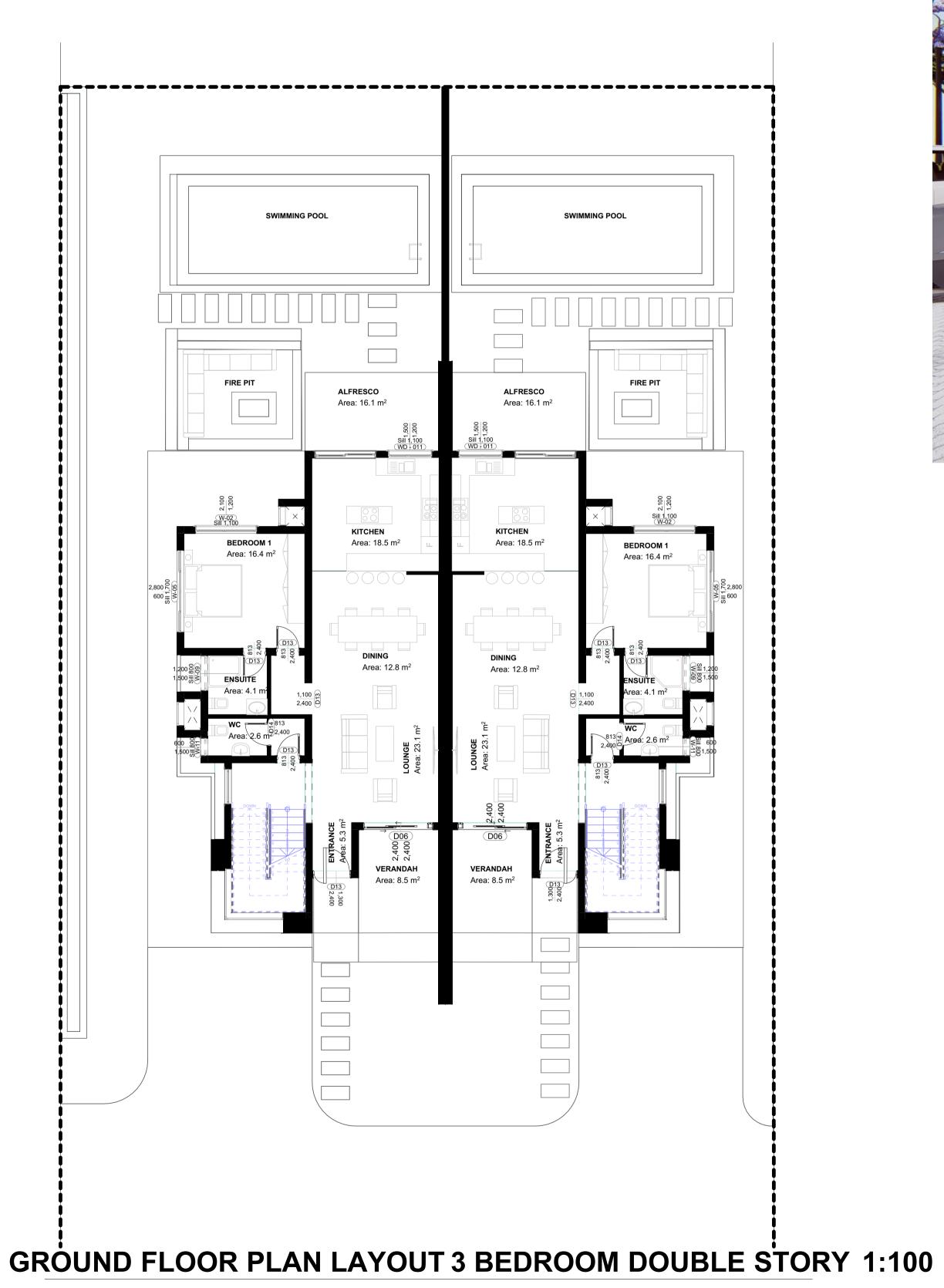
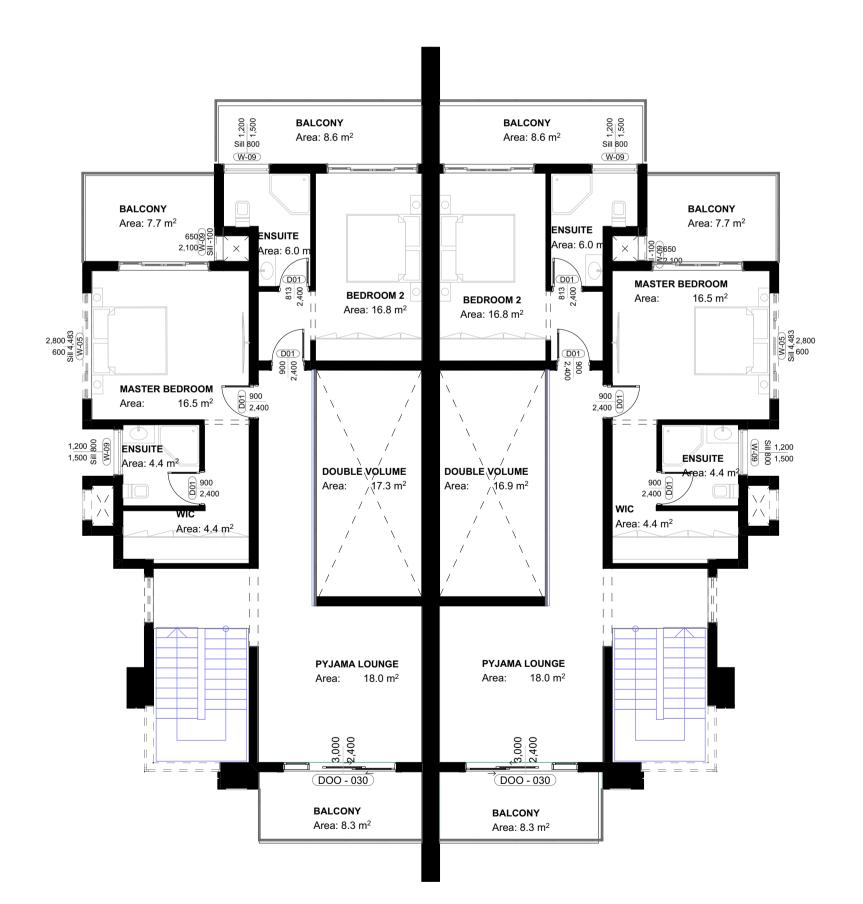
DOUBLE STORY 3 BEDROOM









CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE THE ARCHITECTS OFFICE PRIOR TO START OF WORK OR DURING SETTING OUT. REPORT TO THE ARCHITECT ALL AMBIGUITIES, DISCREPANCIES, OMISSIONS, FERORS 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, OF

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

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

foundation:
Grade 20 MPa concrete. 700x230mm concrete strip footing for 2

OVERING UP OR PROCEEDING

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.

drainlayer/plumber : All water taps to be Cobra or Grohe. All toile

complete with white plastic seats. White porcelain tollet roll holder recessed into wall. All WHB while pedestal by "Beta." or 'Vaal". Master bedroom to have different colour to other baths. Whit porcelain soap holder to every shower recessed inside brickwork Minimum 100 litre roofmounted water heater on geyser tray with overflow pipe. SolarTech 200litre North-facing solar-geyser with pressure tank and regulator on indicated position.

slab: 100mm concrete floor slab in 1:3:6 mixture minimum. 150mm rammed fill after removal o loose turf-ant-proof hardcore to be of inert material with no organic material. Strictly 1:4

brickwork 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.

Bathroom & tollet 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. Garag to have power-floated concrete. All sliding doors to have lower sliding track flush and to below Ff

Sewerage
All drains below ground level to be salt glazed earthenware pipes
Soil pipes above ground level to be cast iron
Drains taken under the floor slab to be cast iron and to be encased in concrete.
Inspection eyes to be provided at every pipe bend and junction
Gradient of 150mm PVC to be minimum 1:50 below ground level.
Gradient of 150mm cast from pipe above ground level to be minimum 1:50

All plumbing rod-ways concreting to be non-extrusive below the ground

water fittings

Shower cabins to be 1100x1100mm min. internal dimension with stainless steel middle state markets to be 100x1100mm min. and concret.

Cobra shower-head (076V/CP) in all showers
Kitchen water mixer to be Cobra TR870
Wash hand basin water mixer to be Cobra TR851
Bathroom wall tiles to be 600x600mm "Silk Naro' with 1mm white grout and Aluminium 10mm

All toilets and kitchen to have a manual 1,250ml, 0.8mm thick stainless steel dispenser with sa 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 square edge trim.

- Master bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and Aluminium 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and Aluminium 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and Aluminium 10mm start bathroom start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and Aluminium 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 10mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 1mm start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 1mm start bathroom start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 1mm start bathroom start bathroom wall tiles to be 600x600mm 'Elite Blanco' with 1mm white grout and 1mm start bathroom start

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.

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
symmetry is to be prioritised. Rooms without direct external ventilation to have either perfo600x600mm trap door or NV.

20mm plywood curtain pelinet to run from bulkhead full length along window side with @20mn vermin screened perforations at 600mm c/c. See detail. Ordinary pelmets above window opening for other rooms with no bulkheads. beams and lintels:

All Beams and lintels above 2m long to engineer's cestign.

Otherwise all other lintels to be precast and pre-stressed r.c. Lintel level to be ontop of 25 brick course and wall plate level above the 34th brick course

painter:

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.

Dons door frames and window frames to have one white undercoat and two coats with

Mester Decrotion a bedroom to nave sky-bule wall colour, Light grey bit, door traines
electricals:

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. EZSA 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
generator or invertor.

Kitchen to have 3 double sockets with 1 round socket fitted 150mm above kitchen cupboards.
Only MKY-45A High-current Logic plus White metal Double pole Surface mounting CCU with
13A switch socket & Noens 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 60mm Tapeze wheels. Both gate brick piers to

a network DOLBY ATMOS® ready AV receiver mounted under the Smart TV.

Wiffi, Internet and Inter-comm

50mm black PVC conduit to lead from Gate to specified position and carry 7.2mm² 50mm black pvC conduit to lead from Gate to specified position and carry 7.2mm² 50mm black pvC conduits object of the property of the position. All service conduishould be concealed and should pass thru the ceiling. 25mm PVC tubing concealing twin-LNB cables to be chased in wall from ceiling to specified position for the Samsung 55' Smart TV

receiver to be located alucushion:





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SABAWO FAMILY
PROPSED SEMI DETACHED
UNITS

IMPLEMENTED BY

	SIGNATURE	DATE	SHEET SIZE		
DESIGNED	A.M		AU		
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VALIDATED	K. M		C = CONSTRUCTION AB = AS BUILT CA = COUNCIL APPROVAL		

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

Drawing Name:

FLOOR PLAN, ELEVATIONS, SITE PLAN, SECTIONS, SCHEDULES AND DETAILS

Sheet No. Area Drawing No.

FIRST FLOOR PLAN LAYOUT 3 BEDROOM DOUBLE STORY 1:100