

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

**PLOT 4, CADASTRAL ZONE E-29 LUGBE EAST DISTRICT 1,
FCT ABUJA.**



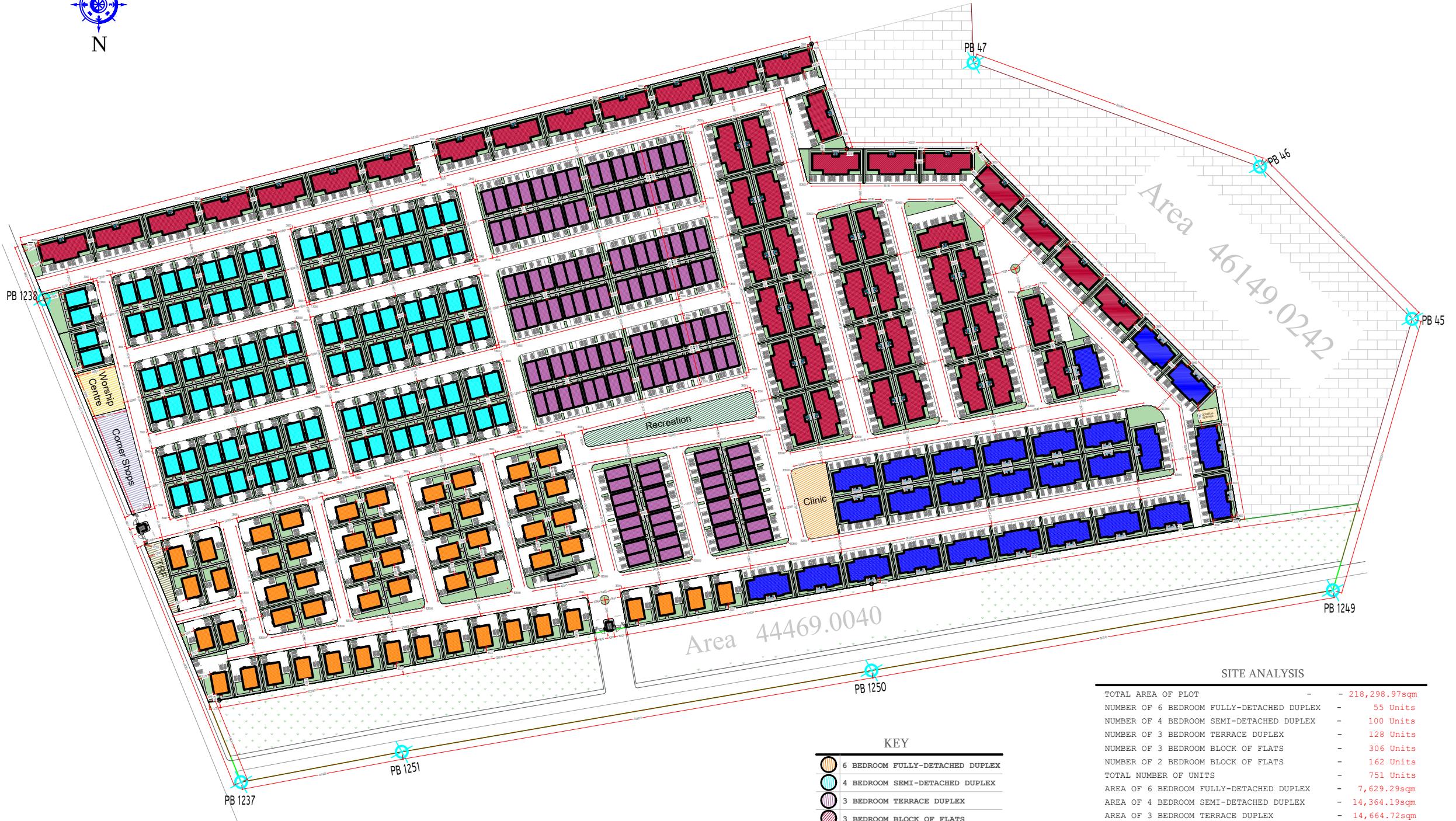
CLIENT: VON GARDEN CITY LIMITED.

DEVELOPER: TAYYIB HOMES LIMITED

JANUARY, 2024

ARCHITECTURAL WORKING DRAWING

09075347606

**SITE ANALYSIS**

TOTAL AREA OF PLOT	-	-	218,298.97sqm
NUMBER OF 6 BEDROOM FULLY-DETACHED DUPLEX	-	-	55 Units
NUMBER OF 4 BEDROOM SEMI-DETACHED DUPLEX	-	-	100 Units
NUMBER OF 3 BEDROOM TERRACE DUPLEX	-	-	128 Units
NUMBER OF 3 BEDROOM BLOCK OF FLATS	-	-	306 Units
NUMBER OF 2 BEDROOM BLOCK OF FLATS	-	-	162 Units
TOTAL NUMBER OF UNITS	-	-	751 Units
AREA OF 6 BEDROOM FULLY-DETACHED DUPLEX	-	-	7,629.29sqm
AREA OF 4 BEDROOM SEMI-DETACHED DUPLEX	-	-	14,364.19sqm
AREA OF 3 BEDROOM TERRACE DUPLEX	-	-	14,664.72sqm
AREA OF 3 BEDROOM BLOCK OF FLATS	-	-	19,239.64sqm
AREA OF 2 BEDROOM BLOCK OF FLATS	-	-	10,029.68sqm
AREA OF SITE OFFICE	-	-	95.54sqm
AREA OF CORNER SHOPS	-	-	1,232.67sqm
AREA FOR CLINIC	-	-	1,067.53sqm
AREA FOR WORSHIP CENTRE	-	-	745.98sqm
AREA FOR RECREATION	-	-	1,558.82sqm
AREA RESERVED FOR TRANSFORMER	-	-	371.88sqm
AREA FOR CENTRAL SEWAGE	-	-	104.00sqm
AREA OF GATE HOUSE	-	-	45.36sqm
TOTAL AREA OF ROAD & DRAINAGE	-	-	56,313.13sqm
TOTAL NUMBER OF PARKING LOTS	-	-	1,952 Lots
TOTAL AREA DEVELOPED	-	-	66,041.42sqm
% OF SITE DEVELOPED	-	-	30.25%

Notes

ARCHITECT NOT ANSWERABLE TO ANY WORK
- ITEM NOT SUPERVISED BY HIM.

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ARCHITECT

OPEG DESIGN STUDIO LTD.
opegdesignstudio@gmail.com
+234 (0) 9075347606

CONSULTANT
ARC ABU SIYAKA
(MNIA)

DEVELOPER
TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT
VON GARDEN CITY
LIMITED

**PROPOSED HOUSING
ESTATE DEVELOPMENT**

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE**ESTATE SITE LAYOUT****DRAWING STATUS****ARCHITECTURAL WORKING
DRAWING**

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 01
SCALE	1 : 3000	DATE
		JANUARY, 2024.







Notes

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+234 (0) 9075347606

CONSULTANT
ARC ABU SIYAKA
(MNIA)

EVELOPER TAYYIB HOMES LTD

No.	Date	Sign	Revision Details

PROJECT NO.

CLIENT
**VON GARDEN CITY
LIMITED**

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE LAYOUT

ARCHITECTURAL WORKING DRAWING

**ESIGNED
MANUEL Q. OYELADE**

— 2 —

RAWN E. O. (08062610728)

HECKED

DRWG. NO.

CALE **DATE**
1 : 750 JANUARY, 2024.

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PB 47

ARCHITECT

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CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

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ESTATE DEVELOPMENT**

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE LAYOUT

DRAWING STATUS

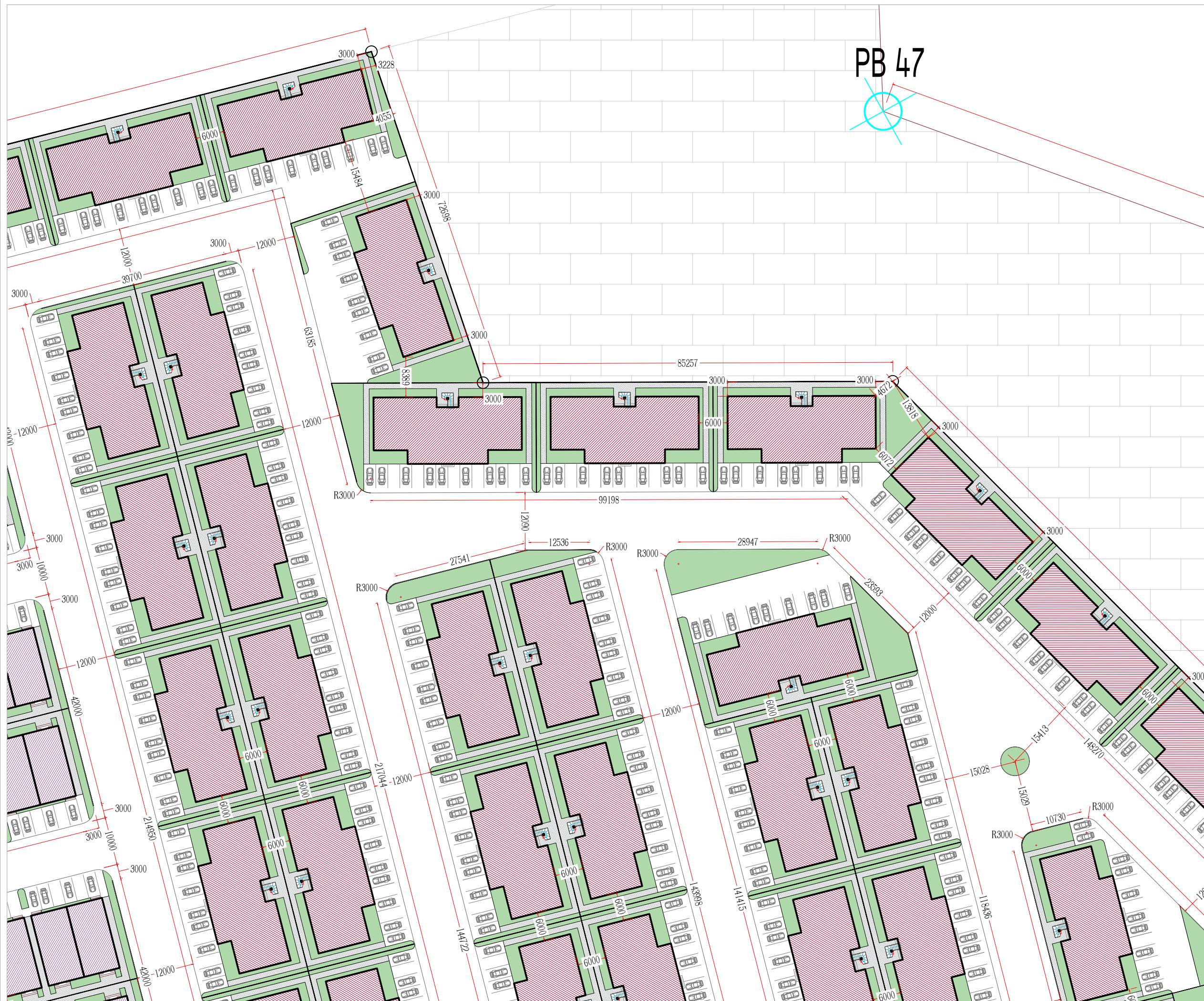
**ARCHITECTURAL WORKING
DRAWING**

DESIGNED	SEAL
EMMANUEL O. OYELADE	

DRAWN	E. O. (08062610728)	DRWG. NO.
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CHECKED	ARC ABU SIYAKA	AWD - 01 ^D
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SCALE	1 : 750	DATE	JANUARY, 2024.
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DEVELOPER TAXXIB HOMES LTD

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED
EMMANUEL Q. OVELAD

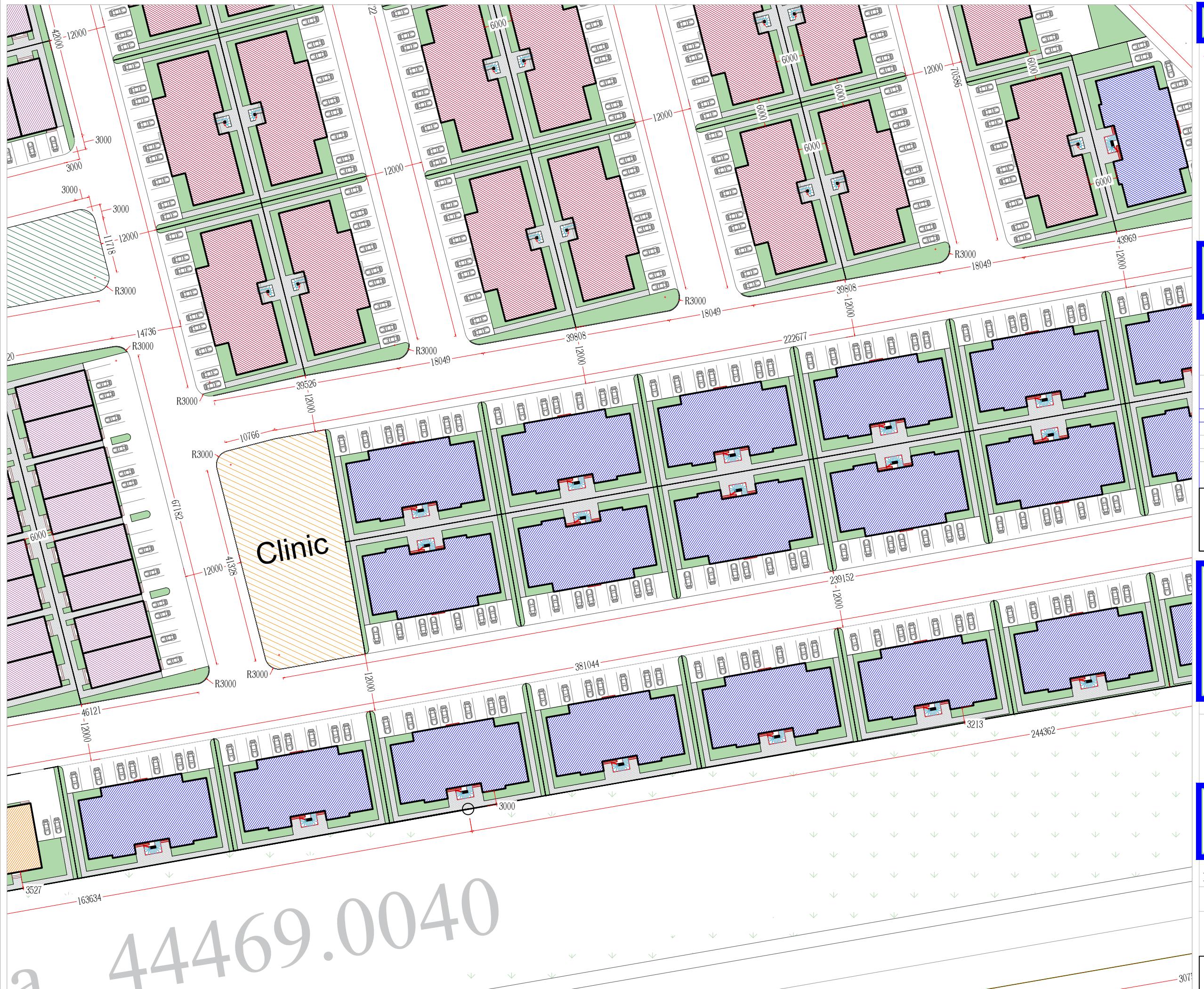
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DRAWN F. O. (08062610728)

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DEVELOPER TAXXIB HOMES LTD

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED
EMMANUEL O. OYEJADE

DRAWN F. O. (08062610728)

CHECKED

10 of 10

SEAL

DRWG. N

AWD - 01^F

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TAYYIB HOMES LTD

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

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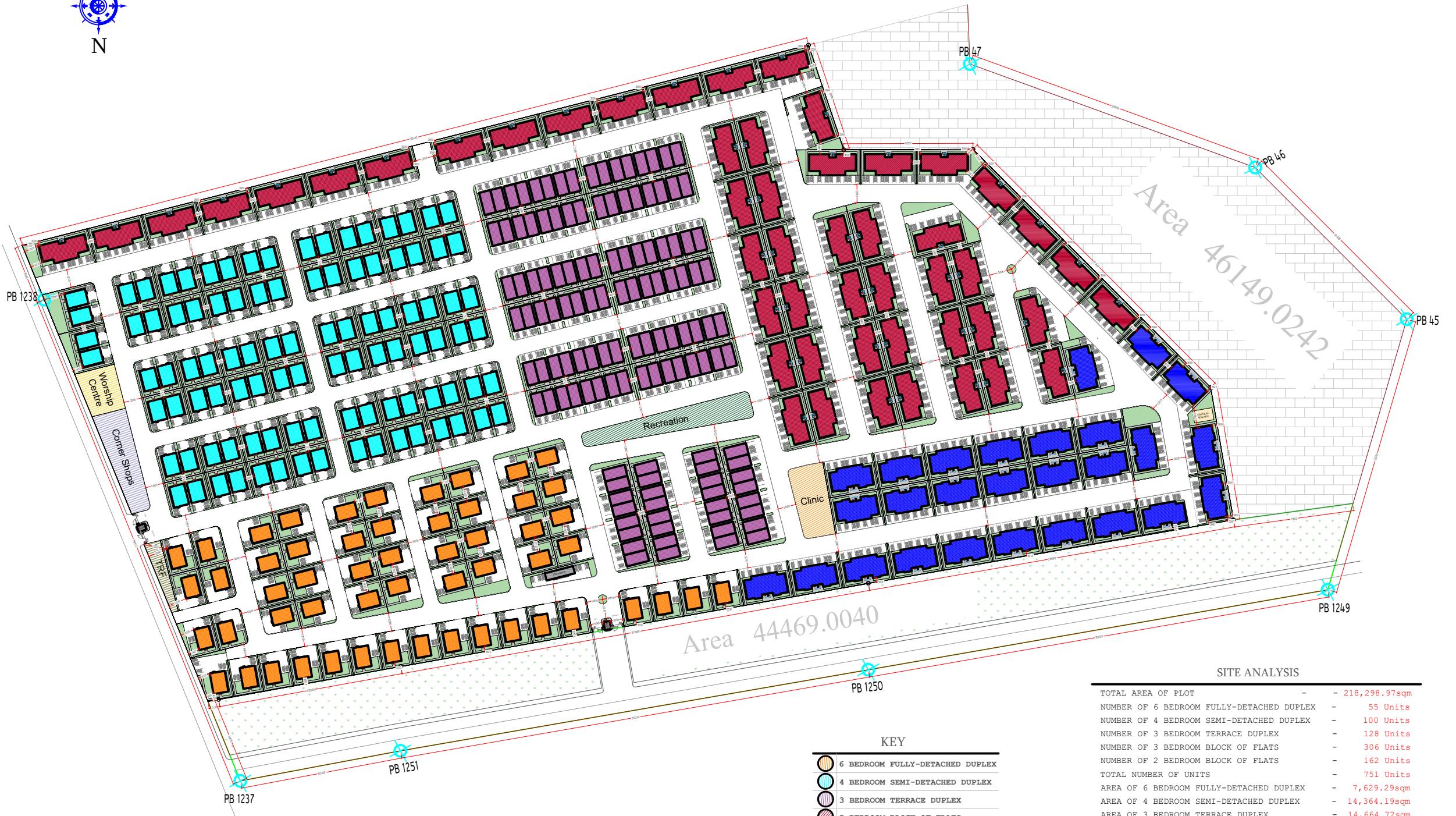
DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
DRAWN BY	DRWG. NO.
CHECKED	
ARC ABU SIYAKA	AWD - 01G
SCALE	DATE
1 : 750	JANUARY, 2024.



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+234 (0) 9075347606**CONSULTANT****ARC ABU SIYAKA**
(MNIA)**DEVELOPER****TAYYIB HOMES LTD**

No. DATE SIGN REVISION DETAILS

PROJECT NO.**CLIENT****VON GARDEN CITY**
LIMITED**PROPOSED HOUSING
ESTATE DEVELOPMENT**

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.**PAGE TITLE****ESTATE SITE PLAN****DRAWING STATUS****ARCHITECTURAL WORKING
DRAWING****DESIGNED**

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 02

SCALE

1 : 3000

DATE

JANUARY, 2024.



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CONSULTANT
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DEVELOPER TAXXIB HOMES LTD

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PROJECT NO.

CLIENT
**VON GARDEN CITY
LIMITED**

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE PLAN

第5章 一元函数微分学

ARCHITECTURAL WORKING DRAWING

DESIGNED
EMMANUEL O. OYEJADE

654

DRAWN F O (08062610728)

CHECKED	DRWG. NO.
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ARC ABU SIYAKA AWD - 02^A

SCALE DATE
1 : 750 JANUARY, 2024.

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TAYYIB HOMES LTD

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ESTATE DEVELOPMENT**

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PAGE TITLE**ESTATE SITE PLAN****DRAWING STATUS****ARCHITECTURAL WORKING
DRAWING****DESIGNED**

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

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ARC ABU SIYAKA

SCALE

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COUNSLTANT

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(MNIA)**

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS
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PROJECT NO.

VON GARDEN CITY LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE PLAN

DRAWING STATUS

ARCHITECTURAL WORKING

DRAWING

EMMANUEL O. OYELADE

DRAWN E. O. (08062610728) DRWG. NO.

ARC ABU SIYAKA

SCALE _____ **DATE** _____





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COUNSELLOR

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DEVELOPER

TAYYIB HOMES LTD

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWINGS

ANSWER

DESIGNED
EMMANUEL O. OVELADE

BRUNNEN E. O. (09062610728)

— 2 —

SEAL

CHECKED

ARC AD

1 - E

SCALE

JANUARY, 2024.



SITE ANALYSIS

TOTAL AREA OF PLOT	-	-	218,298.97sqm
NUMBER OF 6 BEDROOM FULLY-DETACHED DUPLEX	-	-	55 Units
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CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ESTATE SITE ANALYSIS

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 03

SCALE

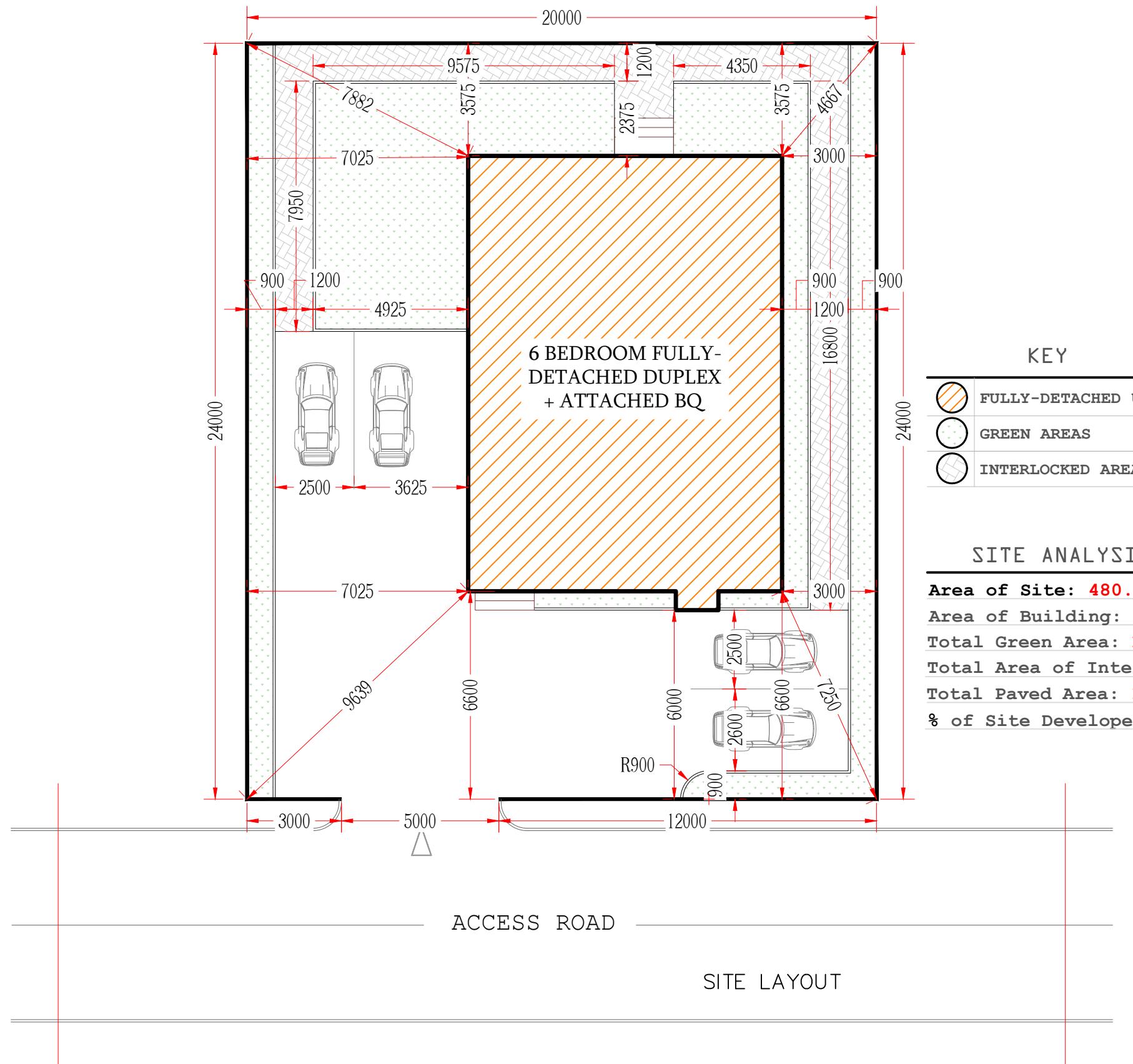
NTS

DATE

JANUARY, 2024.

**6 BEDROOM FULLY-DETACHED
DUPLEX (55 UNITS)**

09075347606



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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SITE LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN E. O. (08062610728)	DRWG. NO.
CHECKED	AWD - 04
SCALE	DATE
1 : 150	JANUARY, 2024.

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SITE LANDSCAPE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

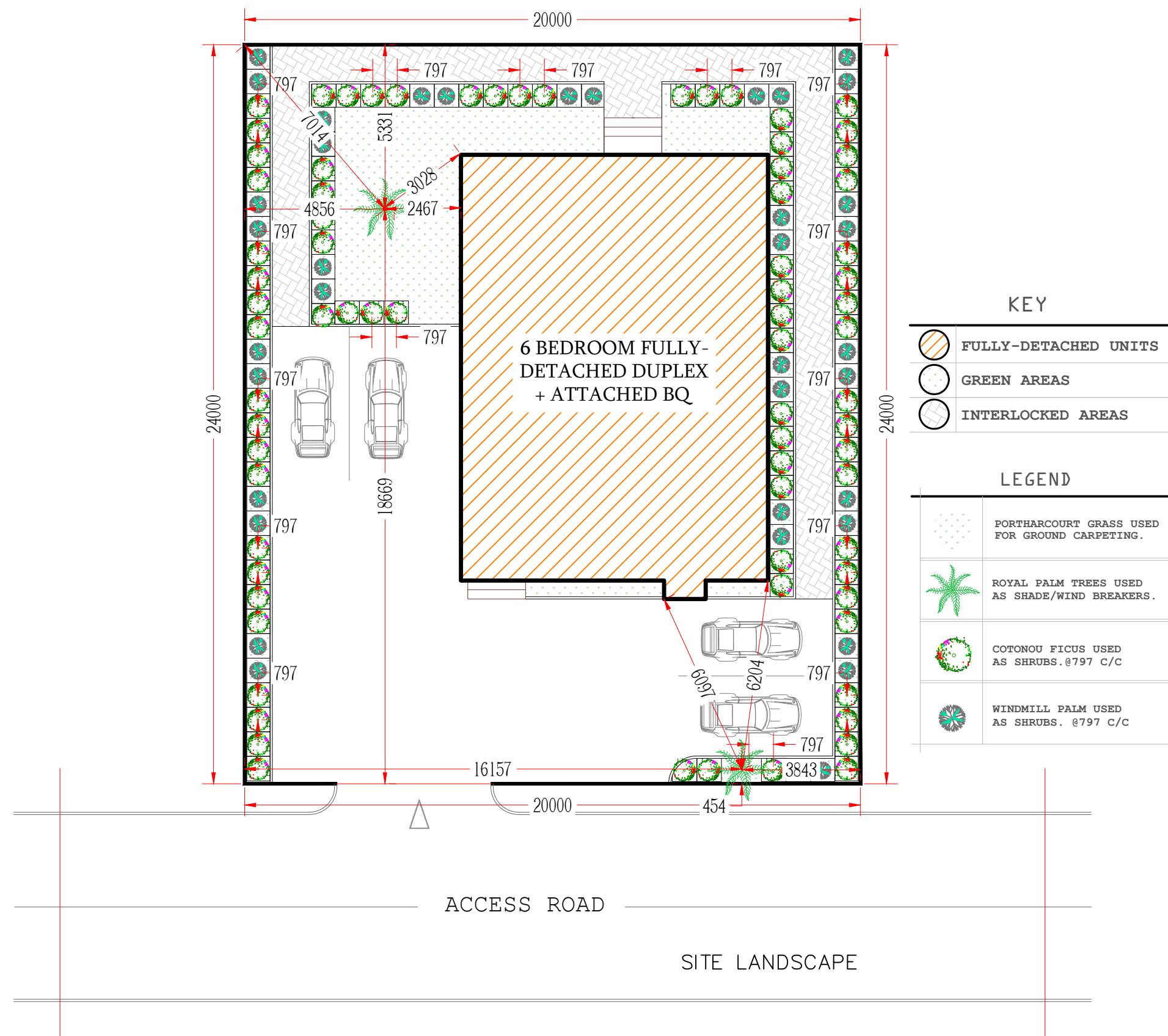
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SITE PLAN

DRAWING STATUS

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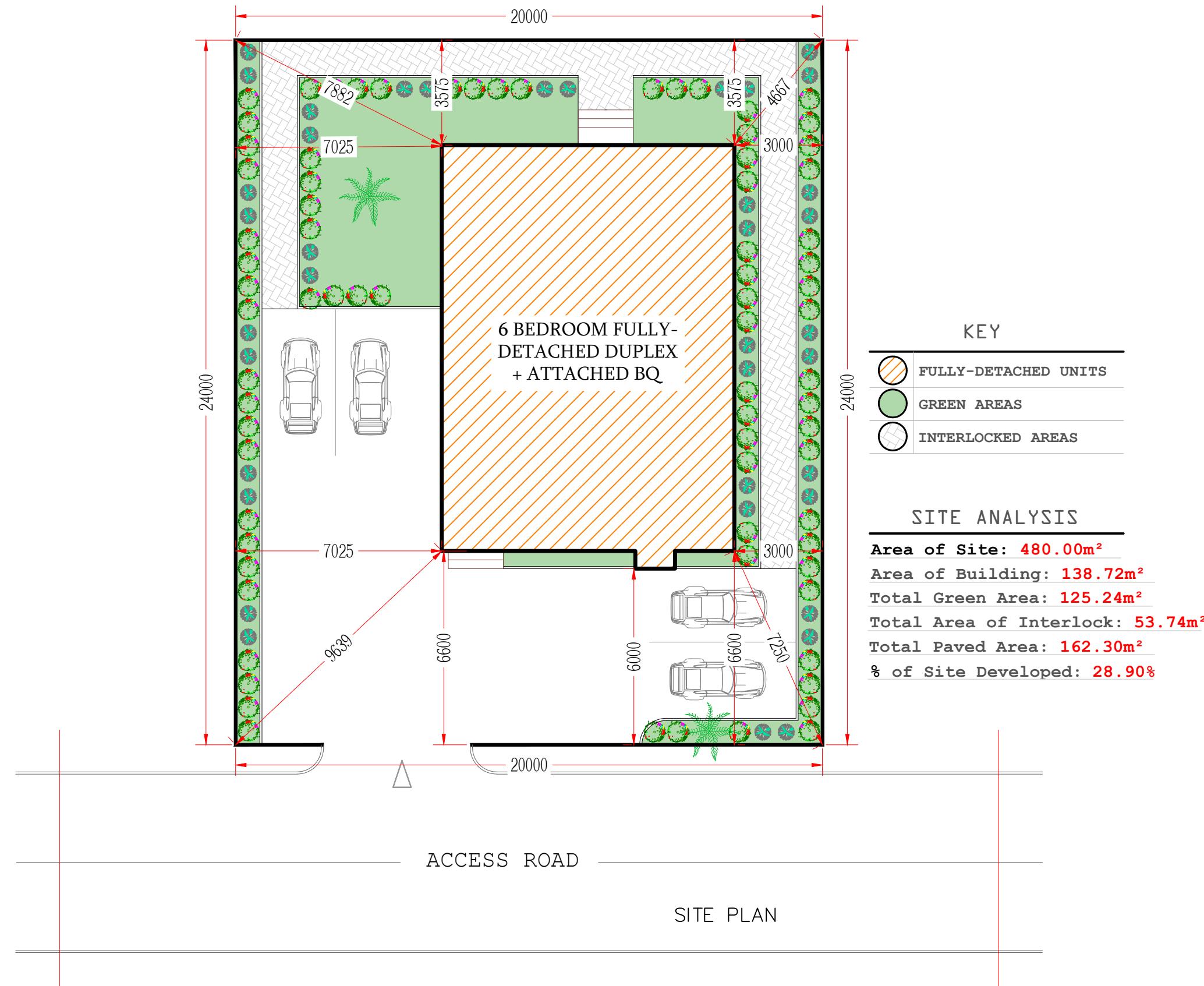
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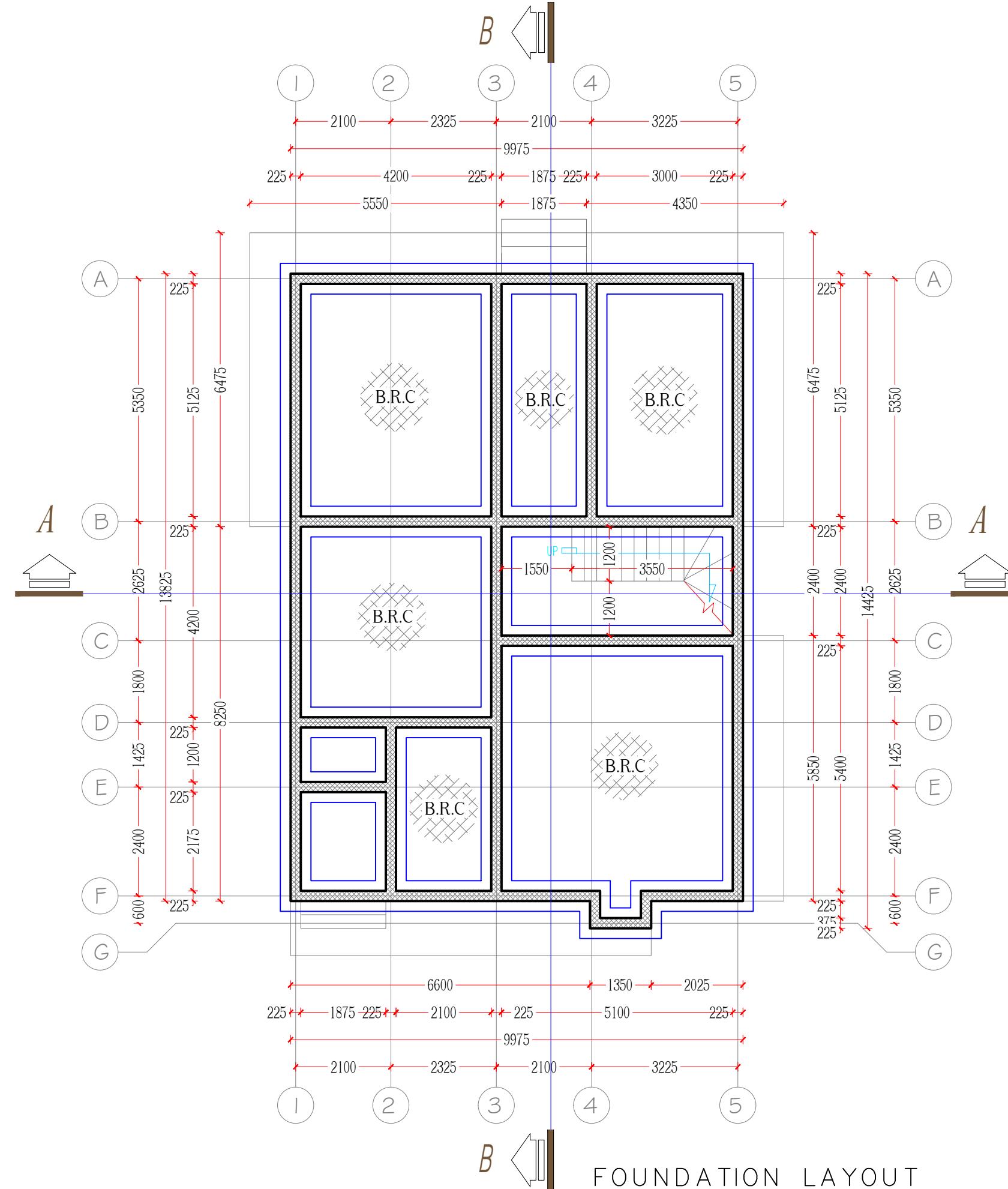
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ARCHITECT

OPEG DESIGN STUDIO LTD.
opegdesignstudio@gmail.com
+234 (0) 9075347606

CONSULTANT
ARC ABU SIYAKA
(MNIA)

DEVELOPER TAXXIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT
**VON GARDEN CITY
LIMITED**

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FOUNDATION LAYOUT

DRAWING STATUS

**DESIGNED
EMMANUEL O. OYEJIA**

DRAWN E Q (08062610728)

CHECKED

ARC ABU SIYAKA AWD - 07

SCALE
1 : 100

DATE

Notes

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CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

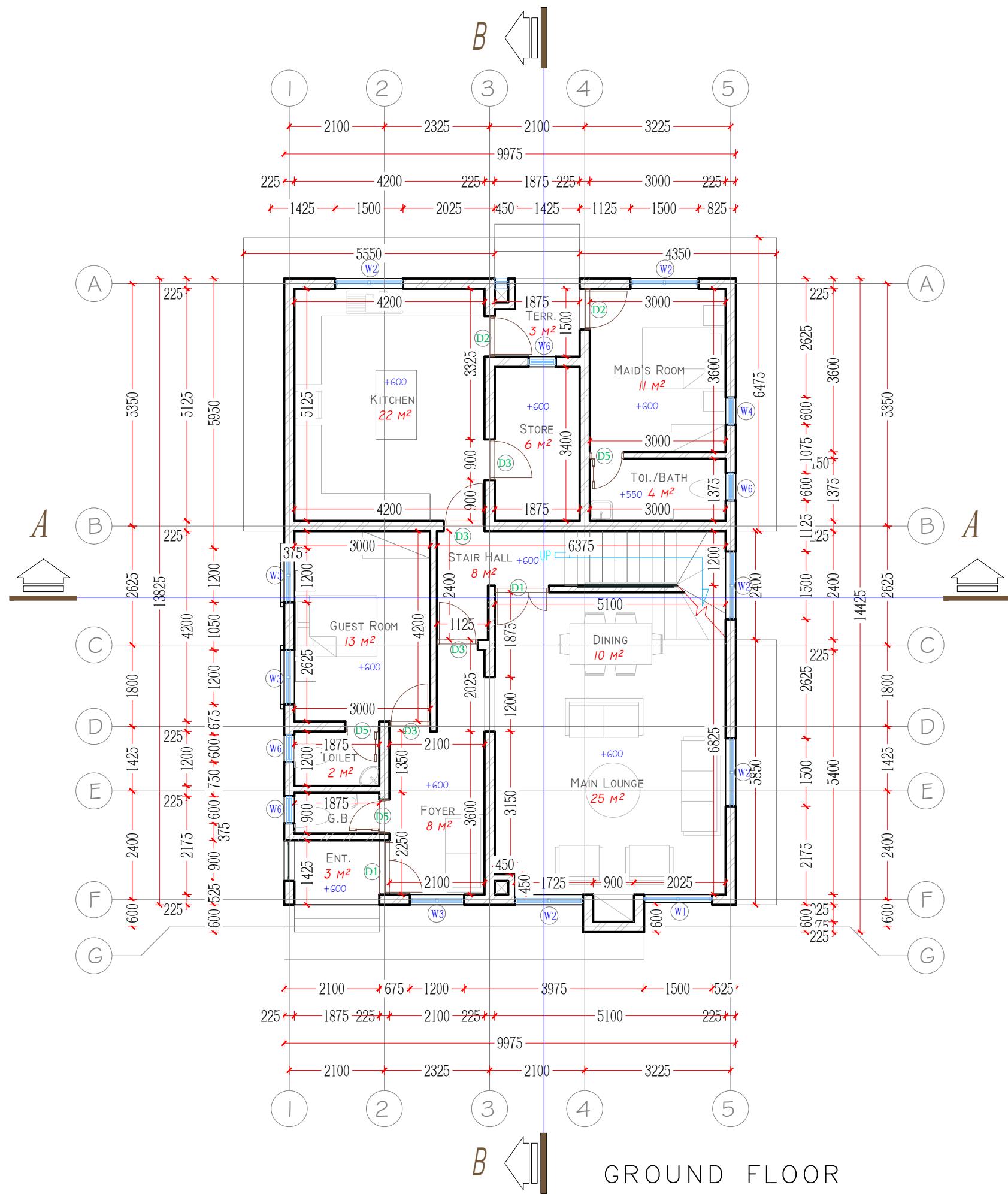
AWD - 08

SCALE

1 : 100

DATE

JANUARY, 2024.



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TAYYIB HOMES LTD

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CLIENT

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

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ARC ABU SIYAKA

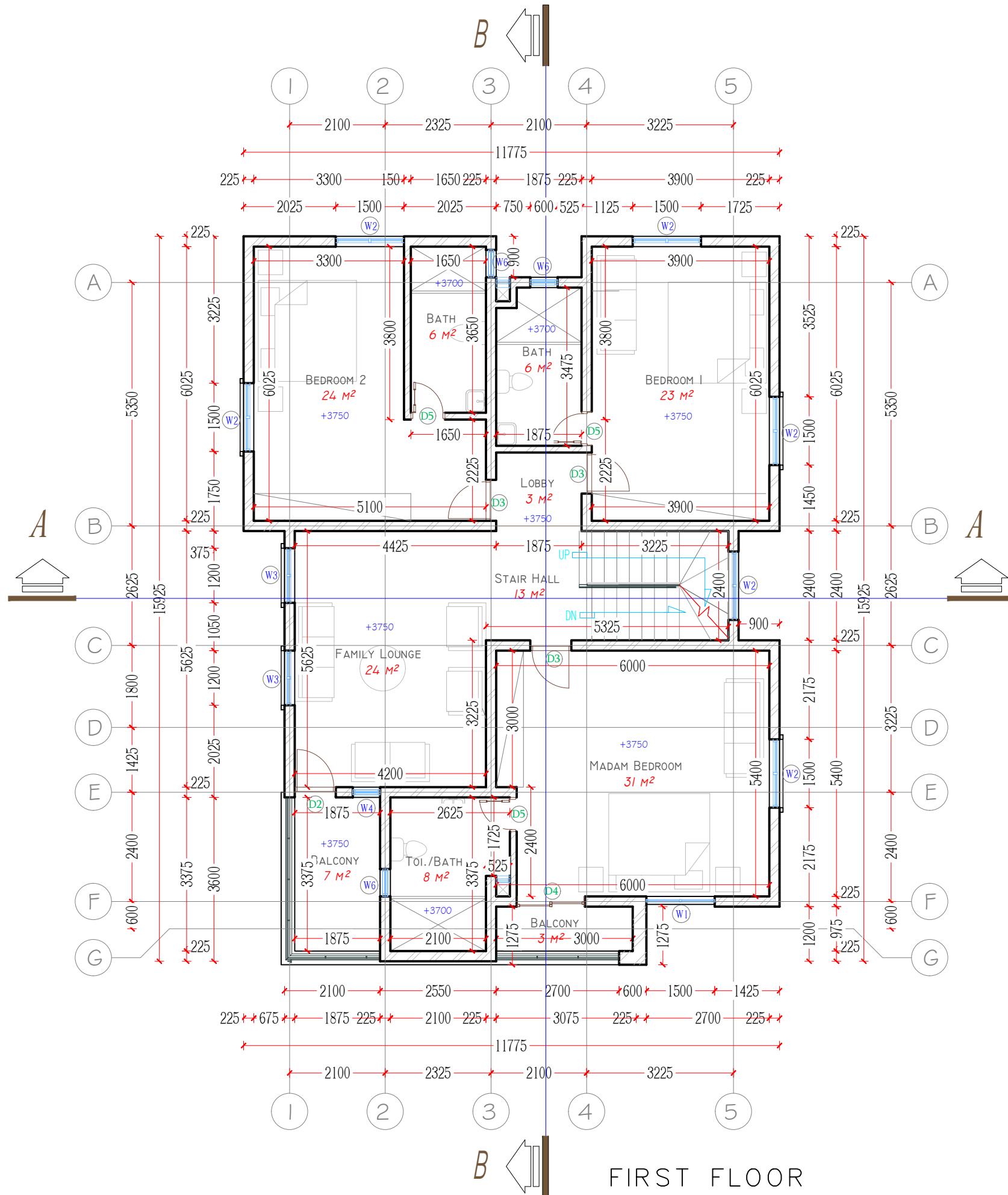
AWD - 09

SCALE

1 : 100

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JANUARY, 2024.



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DEVELOPER

TAYYIB HOMES LTD

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PROJECT NO.

CLIENT

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

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ARC ABU SIYAKA

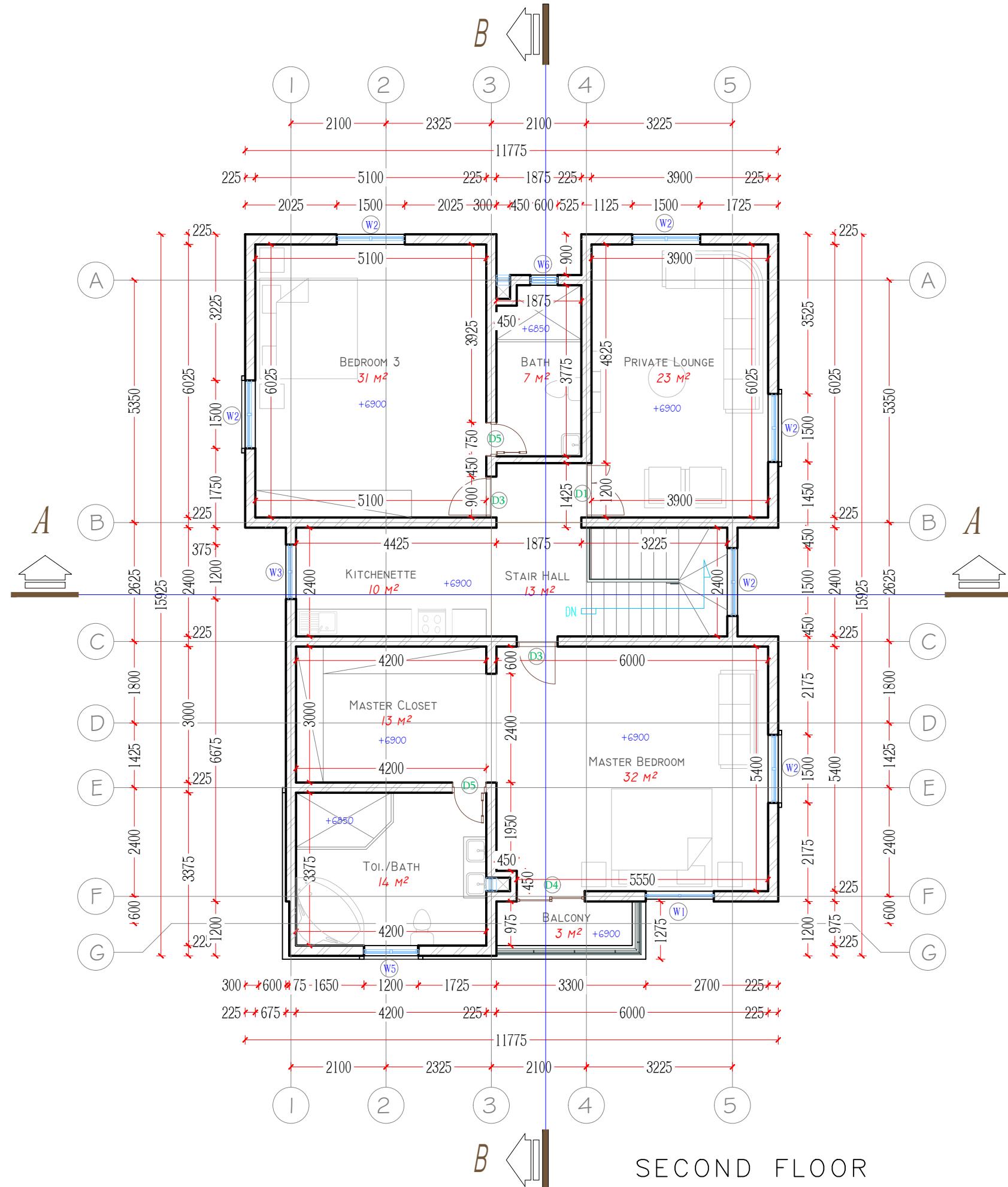
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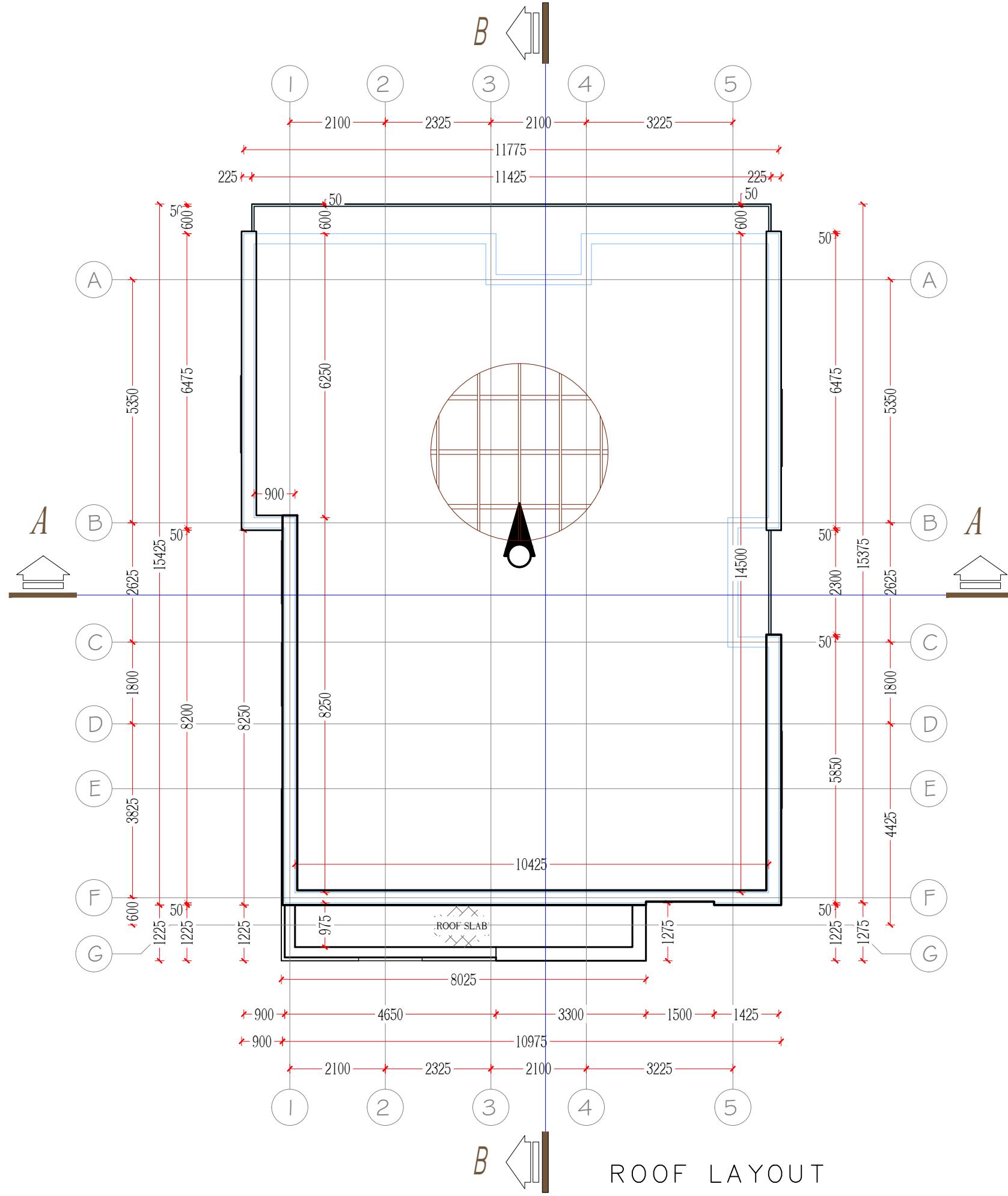
SCALE

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COUNSELLOR

**ARC ABU SIYAKA
(MNIA)**

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ROOF LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED  SEAL

BRUNNEN

DRAWN E. O. (08062610/28) DRWG. NO.
CHECKED

154

SCALE DATE
1 : 100 JANUARY, 2024.

Notes

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TAYYIB HOMES LTD

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CLIENT

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ROOF PLAN

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

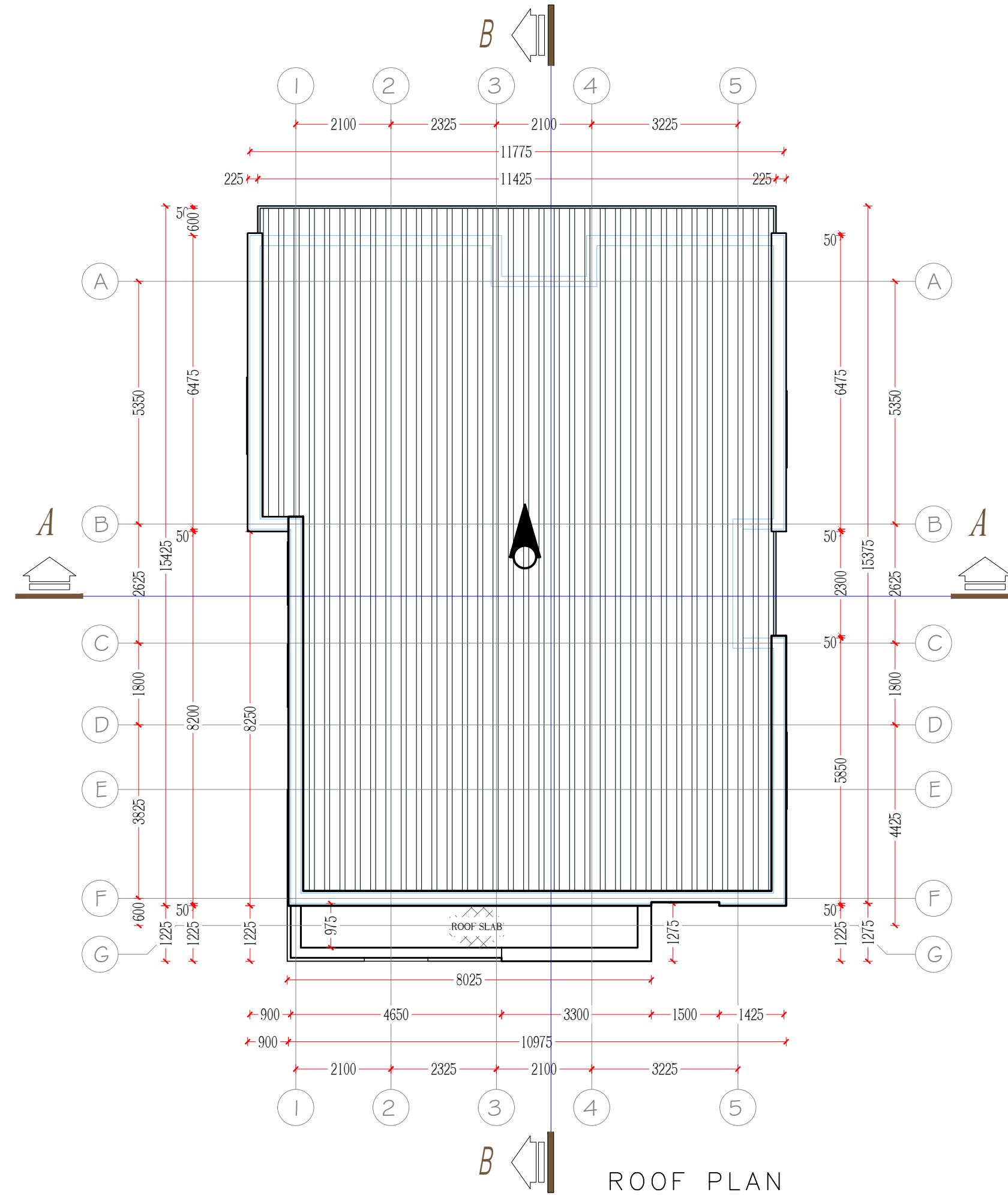
AWD - 12

SCALE

1 : 100

DATE

JANUARY, 2024.



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DEVELOPER TAYYIB HOMES LTD

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**VON GARDEN CITY
LIMITED**

PROPOSED HOUSING ESTATE DEVELOPMENT

AT
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED  SEAL
EMMANUEL O. OYELADE

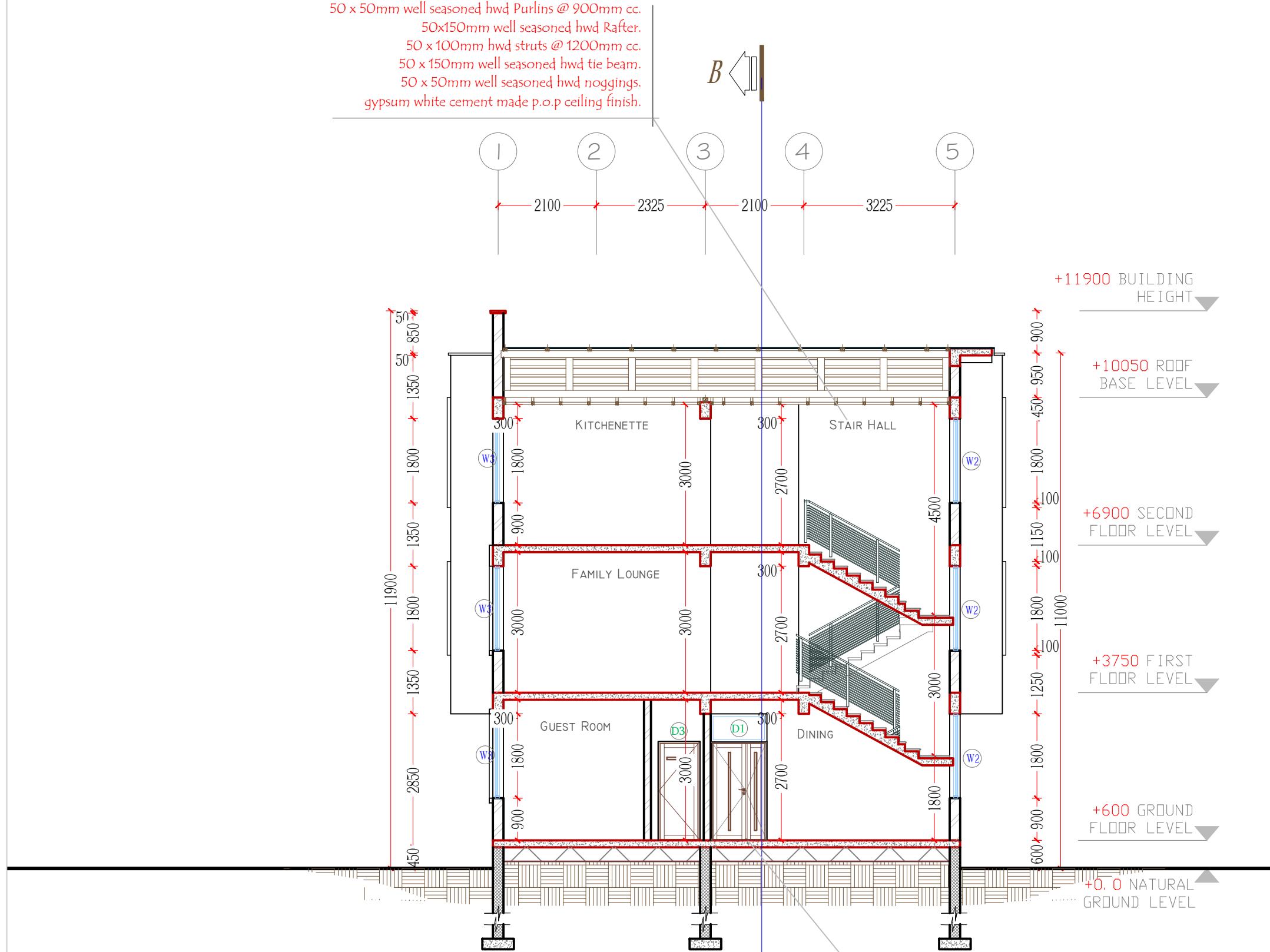
DRAWN E. O. (08062610728)

CHECKED DRWG. NO.

SCALE DATE
1 : 100 JANUARY 2024

SECTION A-A

0.55mm factory made long span alum.sheet.
50 x 50mm well seasoned hwd Purlins @ 900mm cc.
50x150mm well seasoned hwd Rafter.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.



- floor finish sand/cement mix.
- 150mm mass concrete floor slab.
- B.R.C mesh
- 450mm hardcore of broken stones.
- polythene damp proof membrane.
- foundation wall filled with weak concrete.
- 675 x 225mm concrete foundation footing to Engr's spec.

Notes

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TAYYIB HOMES LTD

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PROJECT NO.

CLIENT

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LIMITED

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AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

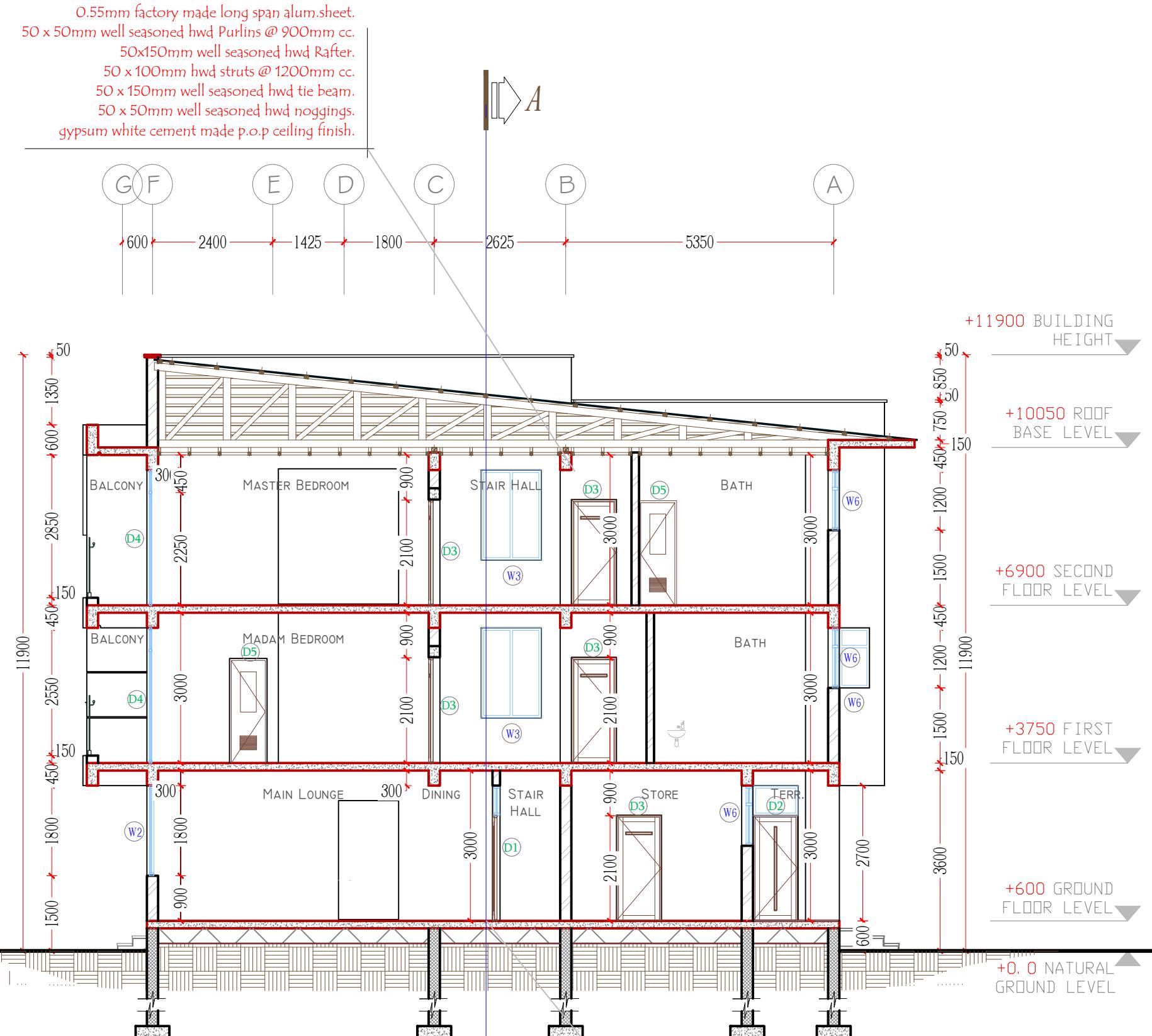
ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	

DRAWN	DRWG. NO.
E. O. (08062610728)	

CHECKED	AWD - 14
ARC ABU SIYAKA	

SCALE	DATE
1 : 100	JANUARY, 2024.



+11900 BUILDING
HEIGHT

+10050 ROOF
BASE LEVEL

+6900 SECOND
FLOOR LEVEL

+3750 FIRST
FLOOR LEVEL

+600 GROUND
FLOOR LEVEL

+0.0 NATURAL
GROUND LEVEL

Notes

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TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.**CLIENT**

VON GARDEN CITY
LIMITED

**PROPOSED HOUSING
ESTATE DEVELOPMENT**

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE**ELEVATION****DRAWING STATUS****ARCHITECTURAL WORKING
DRAWING****DESIGNED**

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

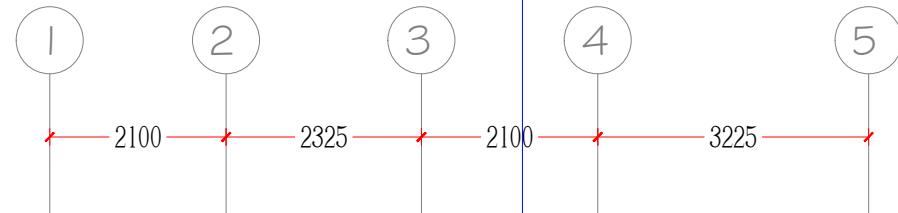
AWD - 15

SCALE

1 : 100

DATE

JANUARY, 2024.

B

+11900 BUILDING
HEIGHT

+10050 ROOF
BASE LEVEL

+6900 SECOND
FLOOR LEVEL

+3750 FIRST
FLOOR LEVEL

+600 GROUND
FLOOR LEVEL

+0.0 NATURAL
GROUND LEVEL

APPROACH VIEW

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DEVELOPER

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

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DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 16

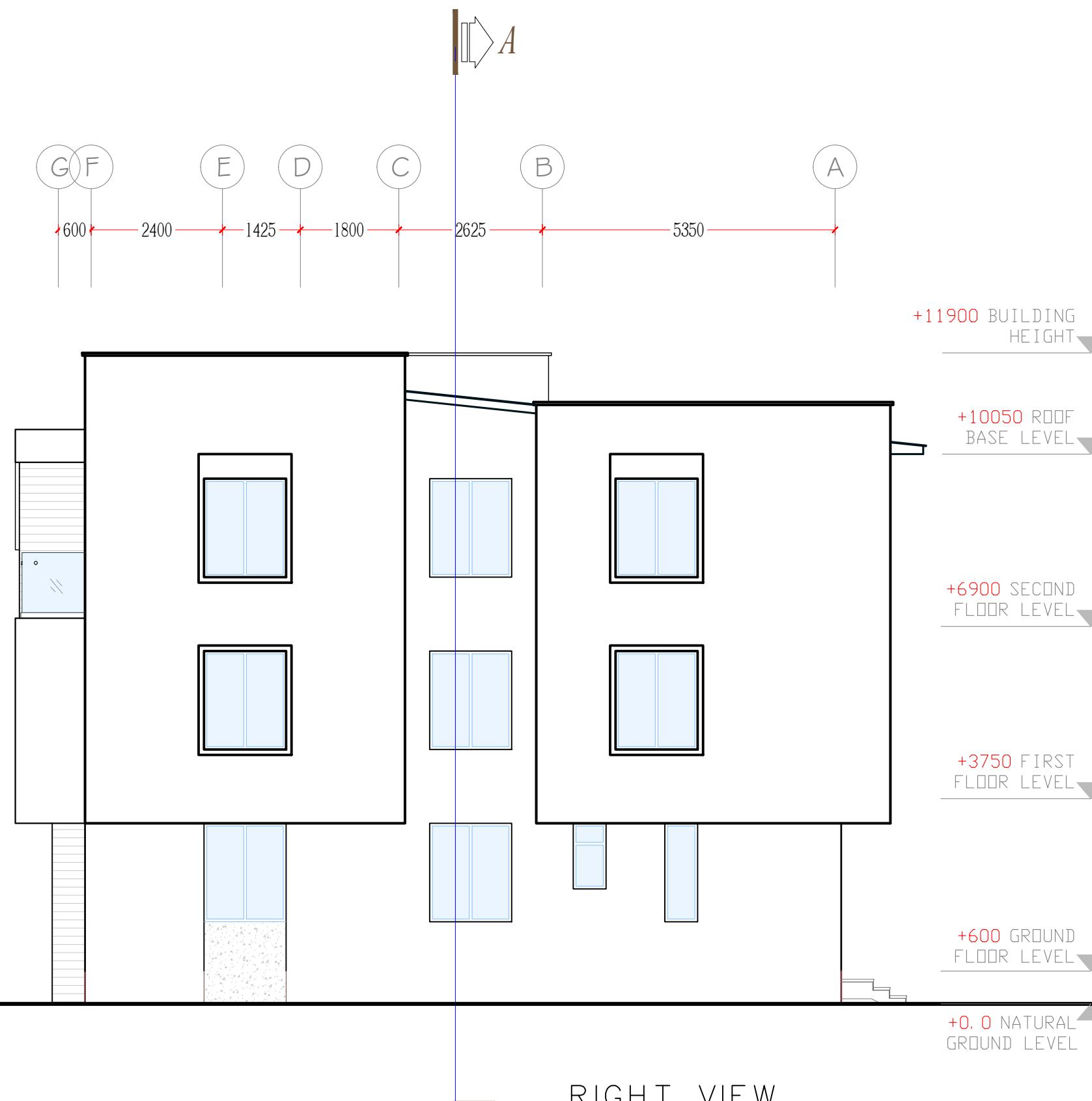
SCALE

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DATE

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RIGHT VIEW



Notes

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DRAWING****DESIGNED**

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AWD - 15

SCALE

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B

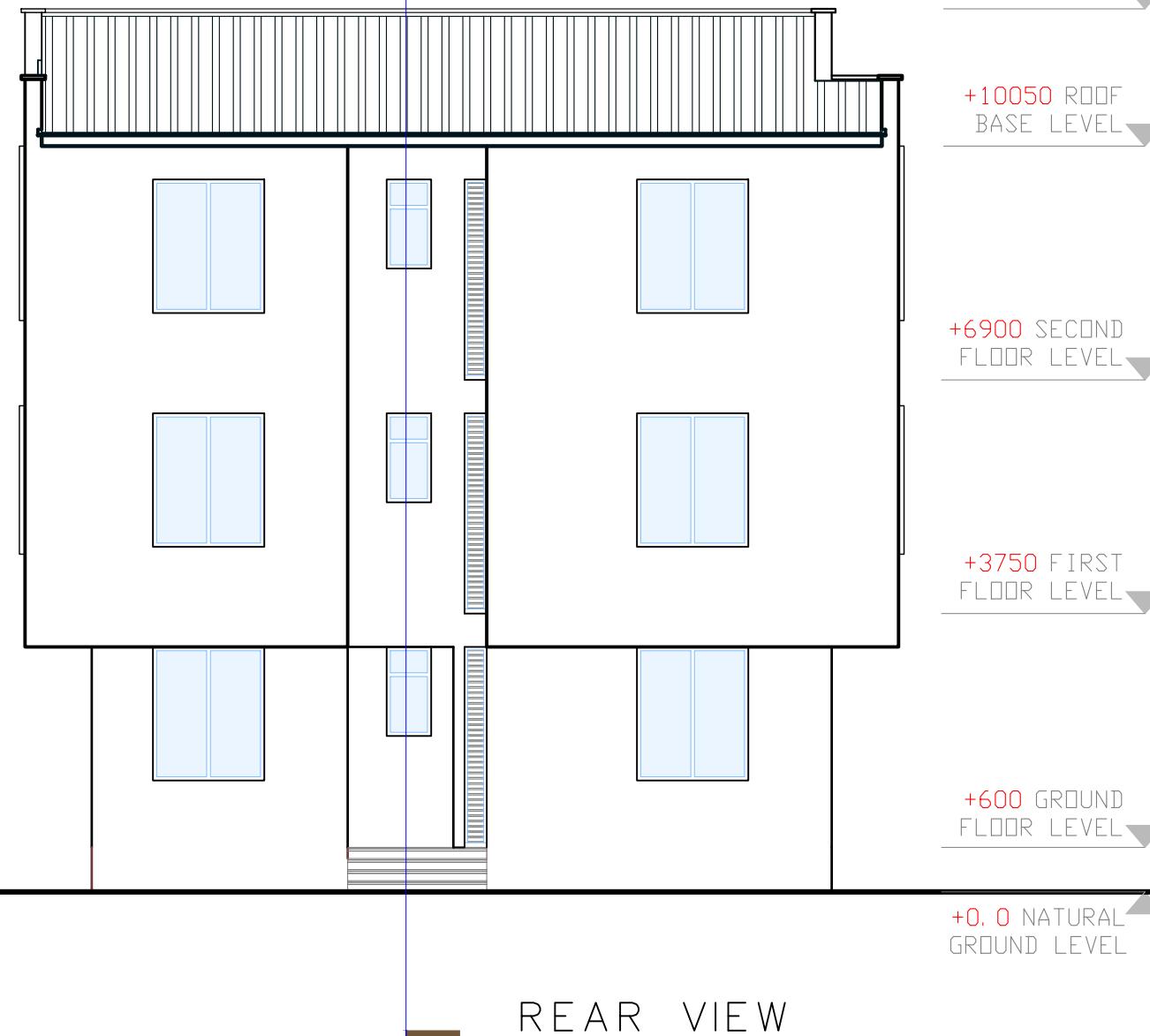
5

4

3

2

1



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ESTATE DEVELOPMENT**

AT

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PAGE TITLE**ELEVATION****DRAWING STATUS****ARCHITECTURAL WORKING
DRAWING****DESIGNED**

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SEAL

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ARC ABU SIYAKA

AWD - 18

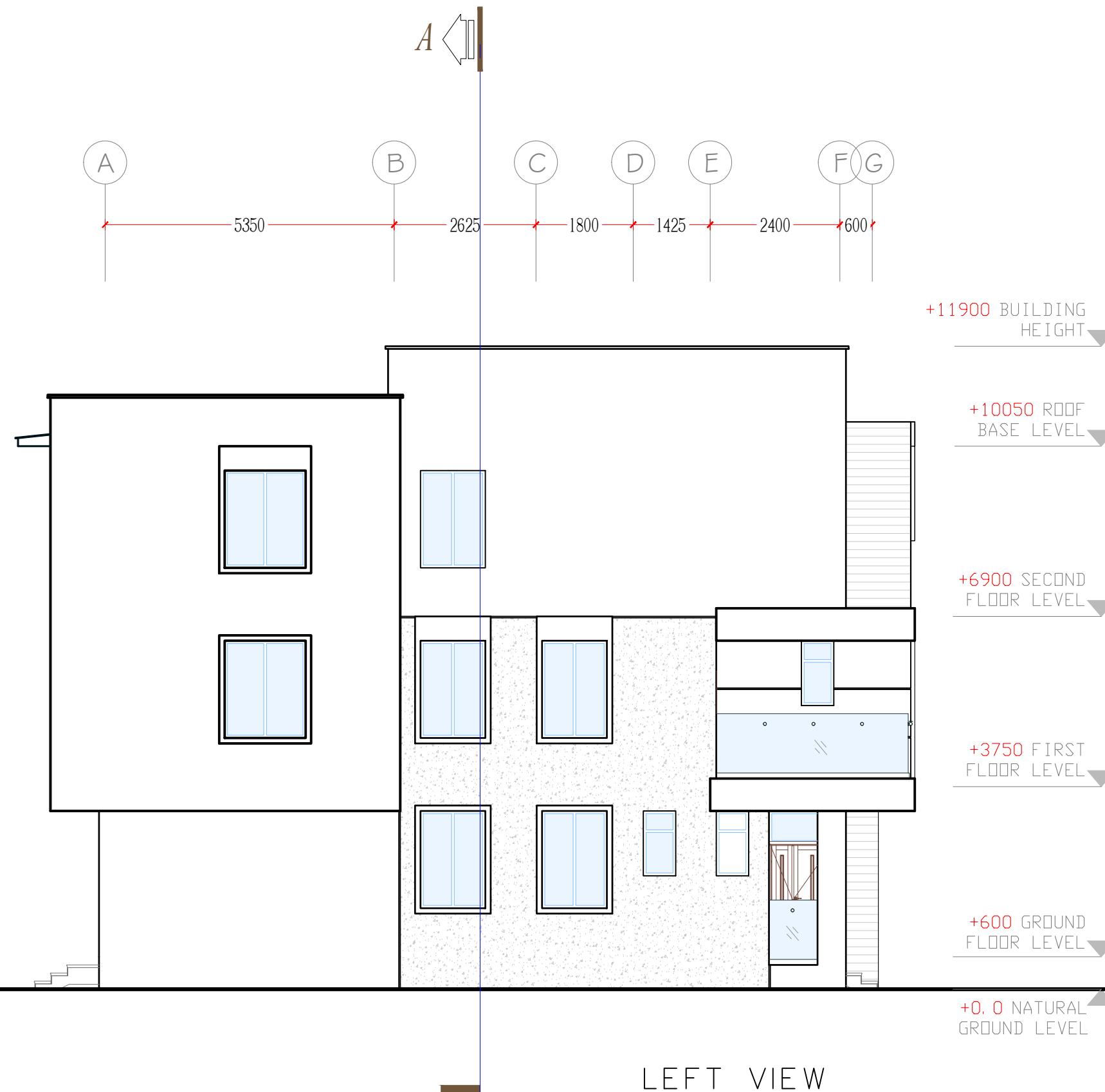
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A



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AT

PLOT 4, CADASTRAL ZONE E-29
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PAGE TITLE

SCHEDULE

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

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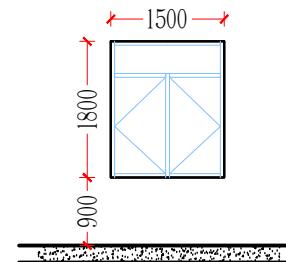
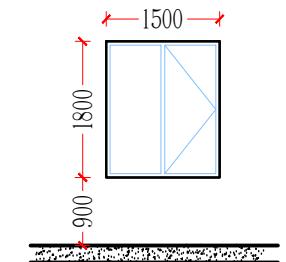
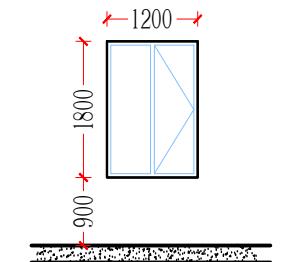
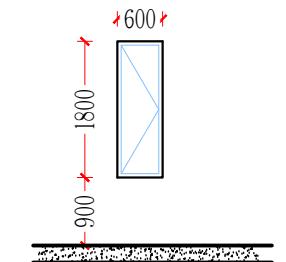
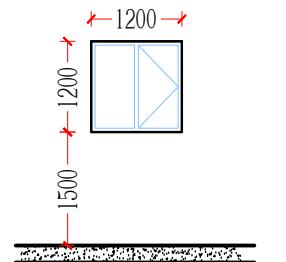
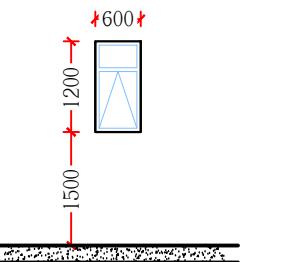
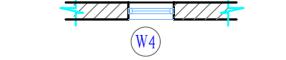
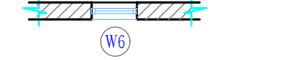
AWD - 19

SCALE

1 : 100

DATE

JANUARY, 2024.

WINDOW SCHEDULE						
DIAGRAM						
SIZE	1500 x 1800	1500 x 1800	1200 x 1800	600 x 1800	1200 x 1200	600 x 1200
SYMBOL						
LOCATION	Main Lounge, Madam's & Master's Bedroom	Main Lounge, Stair Hall, Bedrooms & Kitchen	Ante Room, Family Lounge Dining & Kitchenette	Bedroom & Family Lounge	Conveniences	Conveniences & Store
DESCRIPTION	white side hung casement window of aluminum frames & glass panes				white top hung Casement window of aluminum frames & glass panes with fixed light	
NUMBER REQ FOR GROUND FLOOR	1	5	3	1	-	4
NUMBER REQ FOR FIRST FLOOR	1	6	2	1	-	3
NUMBER REQ FOR SECOND FLOOR	1	6	1	-	1	1
TOTAL NUMBER REQUIRED	3	17	6	2	1	8

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CONSULTANT

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(MNIA)

DEVELOPER

TAYYIB HOMES LTD

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LIMITED

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AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 20

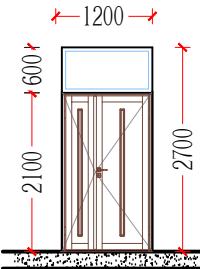
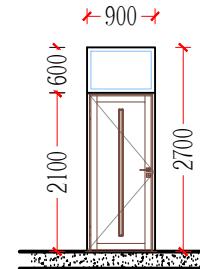
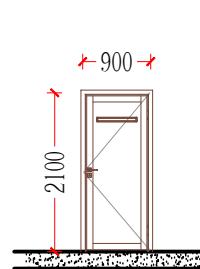
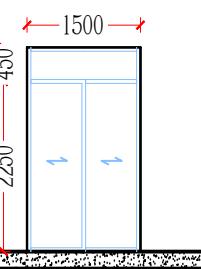
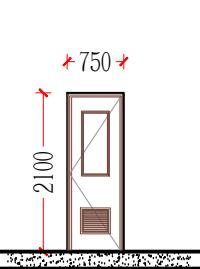
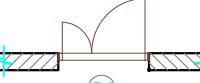
SCALE

1 : 100

DATE

JANUARY, 2024.

DOOR SCHEDULE

DIAGRAM					
SIZE	1200 X 2700	900 X 2700	900 X 2100	1500 X 2700	750 X 2700
SYMBOL					
LOCATION	Main entrance, Ante Room & Main Lounge	Maid's Room, Balcony & Kitchen Exit.	Bedrooms, Kitchen & Store	Master & Madam's Bedroom	Conveniences
DESCRIPTION	Double leaf, double swing Security door	Single leaf, single swing imported Security door	Single leaf, single swing imported Stanley door	Imported glazing slide door	Single leaf, single swing imported Stanley door
NUMBER REQ FOR GROUND FLOOR	3	2	4	-	3
NUMBER REQ FOR FIRST FLOOR	-	1	3	1	3
NUMBER REQ FOR SECOND FLOOR	1	2	2	1	2
TOTAL NUMBER REQUIRED	4	5	9	2	8

FINISHES SCHEDULE

SERIAL NO.	BUILDING TYPE	DESCRIPTION	FLOOR FINISHES				WALL FINISHES				CEILING FINISHES				SKIRTING FINISHES										
			TOTAL NO REQUIRED	VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	LOOSE HYDROLYC CONCRETE TILES	NON-SLIP CERAMIC TILES	EMULSION PAINT	WALL PAPER	TEXTURED PAINT	VARIETY OF SATIN PAINT	GLAZED CERAMIC TILES	SUSPENDED CEIL.- GYPSUM BOARD	EMULSION PAINT	P.V.C CEILING	P.O.P	VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	LOOSE HYDROLYC CONCRETE TILES
6 BEDROOM FULLY-DETACHED DUPLEX WITH ATTACHED MAID'S ROOM	01	ENTRANCE PORCH	1					●			●							●			●		●		
	02	ANTE ROOM	1				●				●							●			●		●		
	03	LOUNGE	3	●							●			●				●			●	●	●		
	04	DINING	1	●										●				●			●	●	●		
	05	BEDROOMS	7							●		●		●		●				●				●	
	06	KITCHEN	1		●										●				●			●			
	07	STORE	1	●								●							●			●			
	08	STAIR HALL	1				●							●				●			●		●		
	09	TOILET (GROUND FLOOR)	3		●										●			●			●				
	10	TOILET (1ST FLOOR)	3		●										●			●			●				
	11	TOILET (2ND FLOOR)	2		●										●			●			●				
	12	CLOSET	1											●		●		●			●				
	13	BALCONY	3					●							●			●			●		●		
	14	KITCHENETTE	1		●													●			●				

Notes

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ARCHITECT

OPEG DESIGN STUDIO LTD.
opegdesignstudio@gmail.com
+234 (0) 9075347606

COUNSULTANT

**ARC ABU SIYAKA
(MNIA)**

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

RACE TITLE

SCHEDULE

DRAWING STATISTICS

ARCHITECTURAL WORKING
DRAWING

DESIGNED

EMMANUEL OYEJADE

DRAWN F O (08062610728)

CHECKED ABC ARULGUNAKA

1

SCALE
1 : 100

SCALE DATE
1 : 100 JANUARY, 2024.

**4 BEDROOM SEMI-DETACHED
DUPLEX (100 UNITS)**

09075347606

Notes

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CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

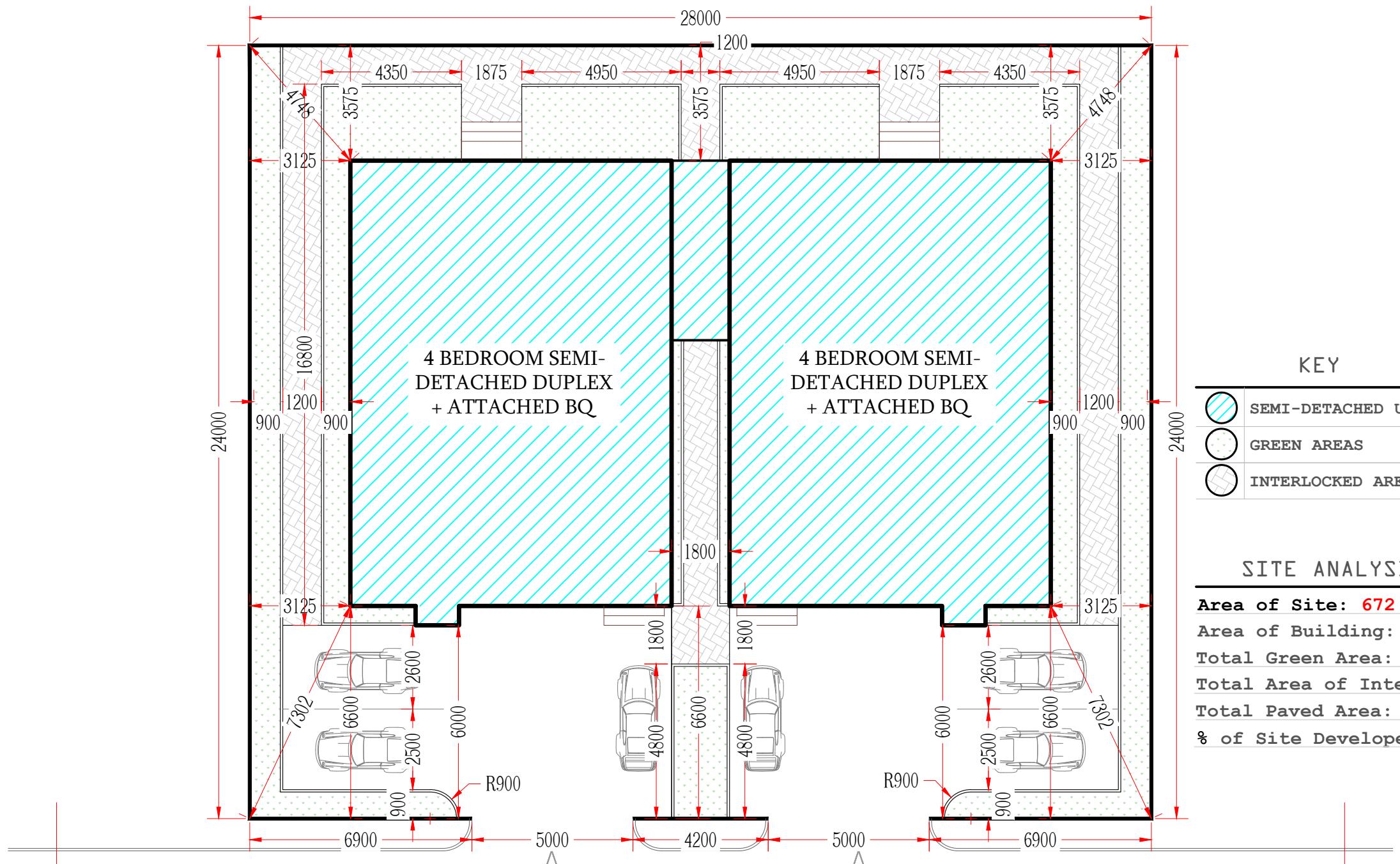
PAGE TITLE

SITE LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 22
SCALE	1 : 150	DATE
		JANUARY, 2024.



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CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SITE LANDSCAPE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

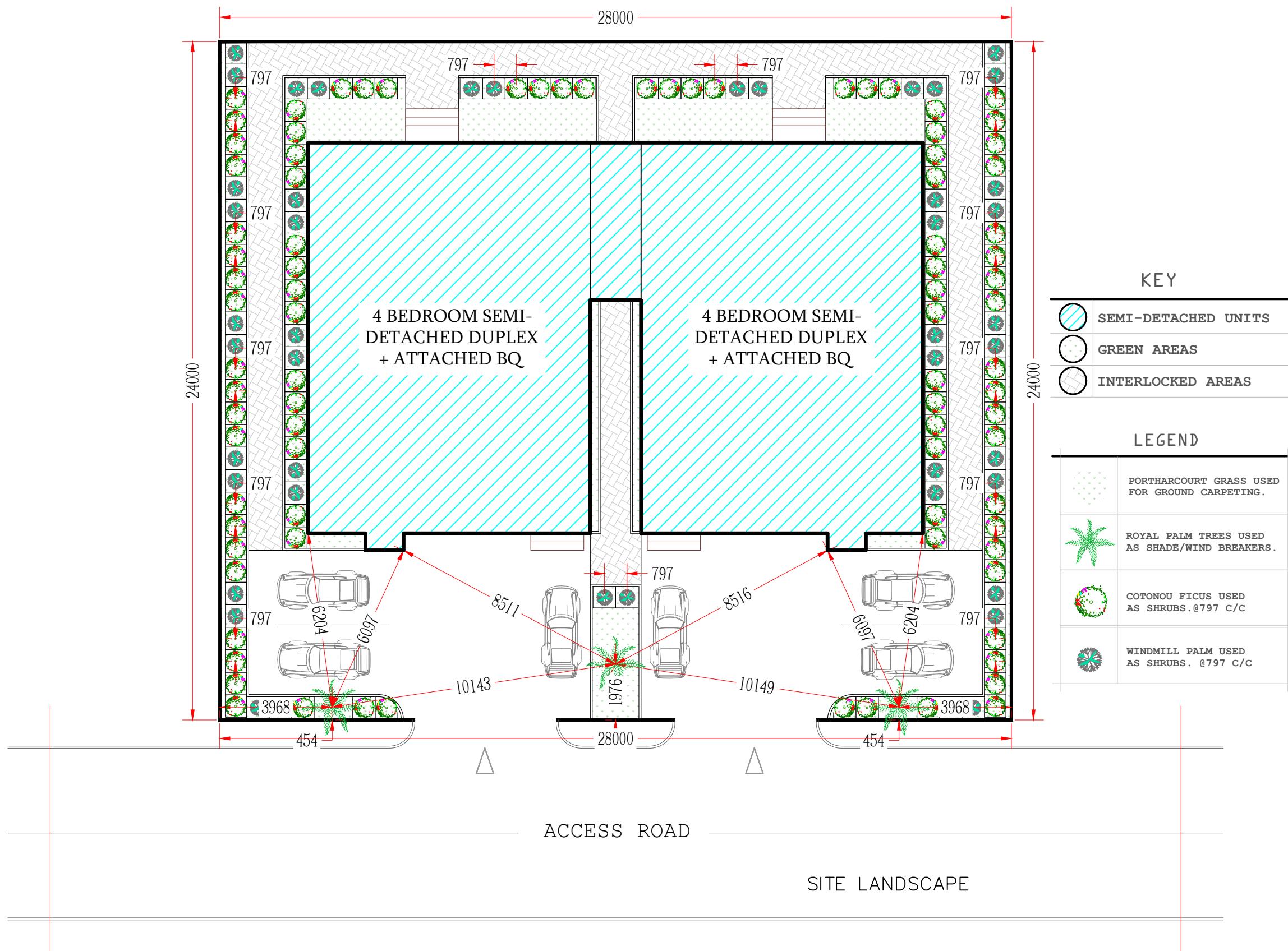
AWD - 23

SCALE

1 : 150

DATE

JANUARY, 2024.



ACCESS ROAD

SITE LANDSCAPE

Notes

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CONSULTANT

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(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

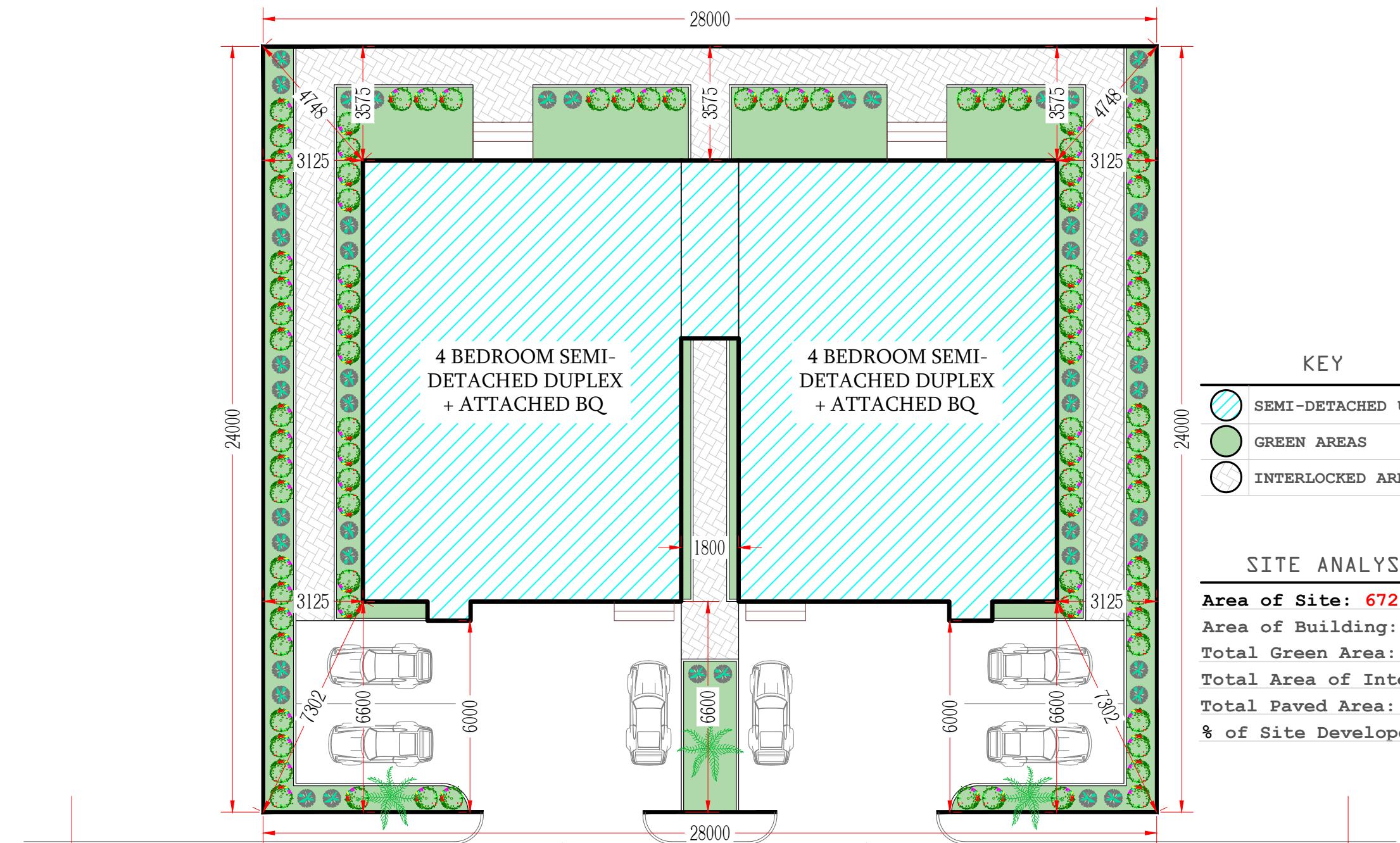
PAGE TITLE

SITE PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 24
SCALE	DATE
1 : 150	JANUARY, 2024.



ACCESS ROAD

SITE PLAN

Notes

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DEVELOPER

TAYYIB HOMES LTD

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PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FOUNDATION LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

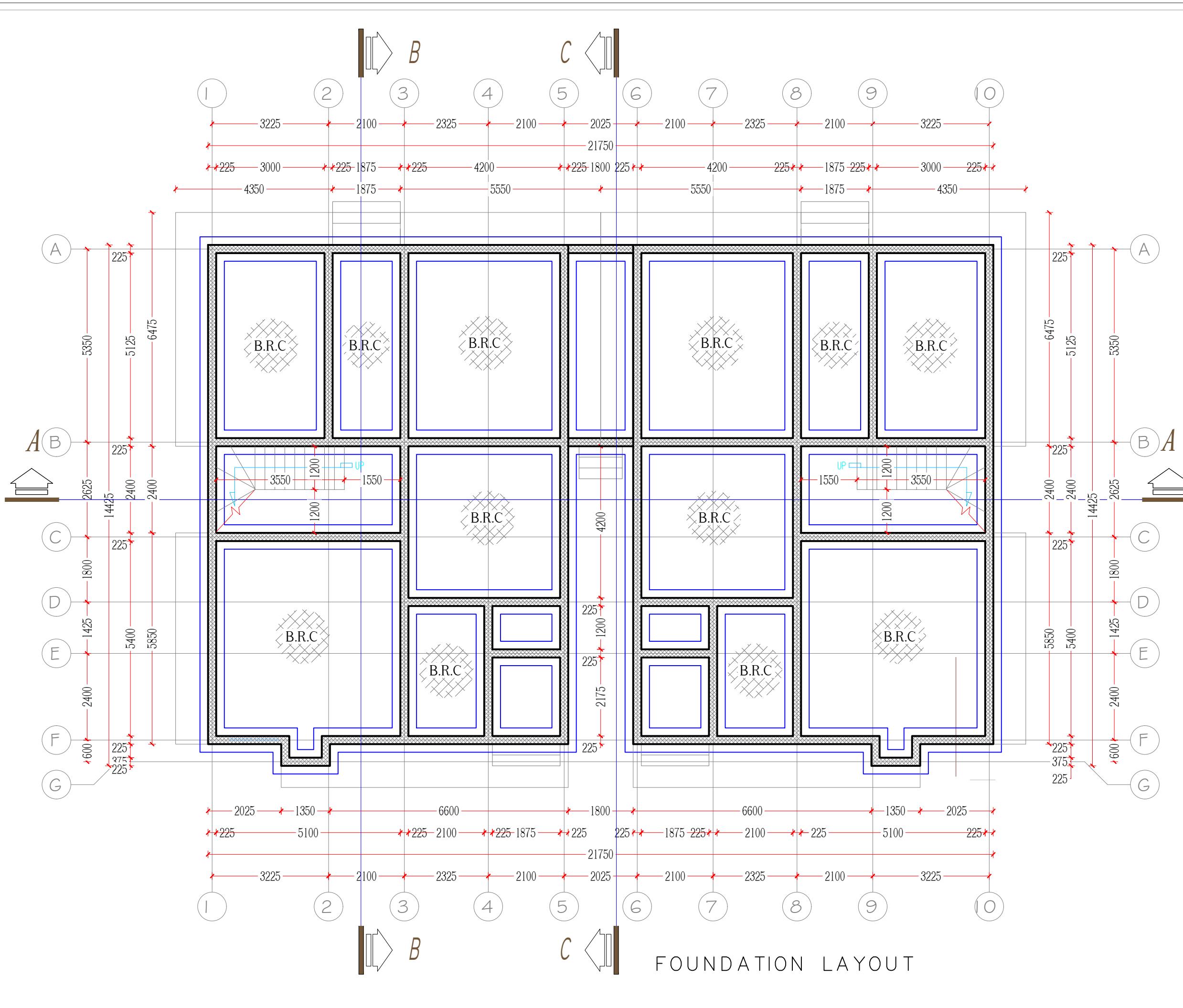
AWD - 25

SCALE

1 : 100

DATE

JANUARY, 2024.



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COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS
-----	------	------	------------------

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

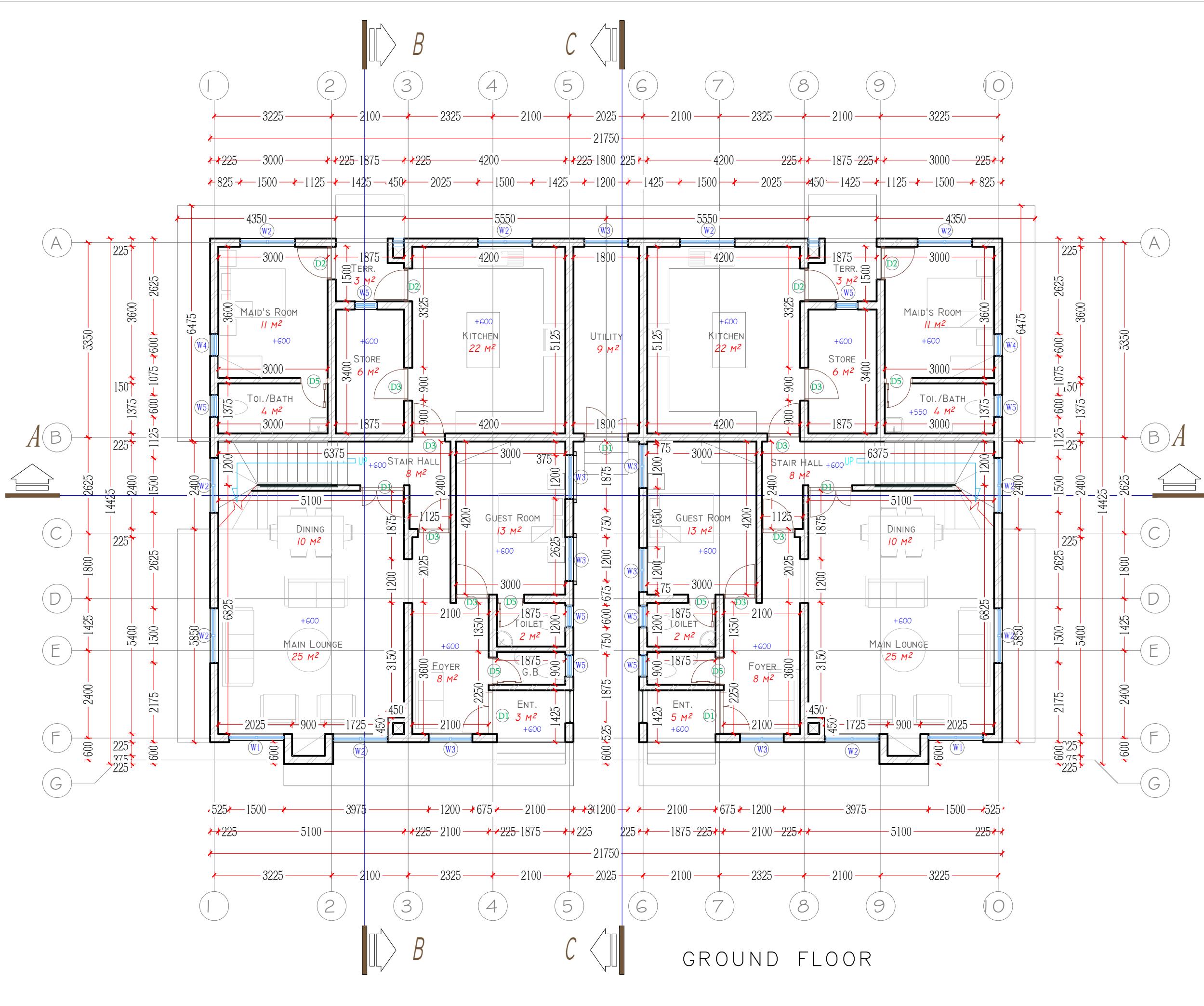
AWD - 26

SCALE

1 : 100

DATE

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DEVELOPER

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PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

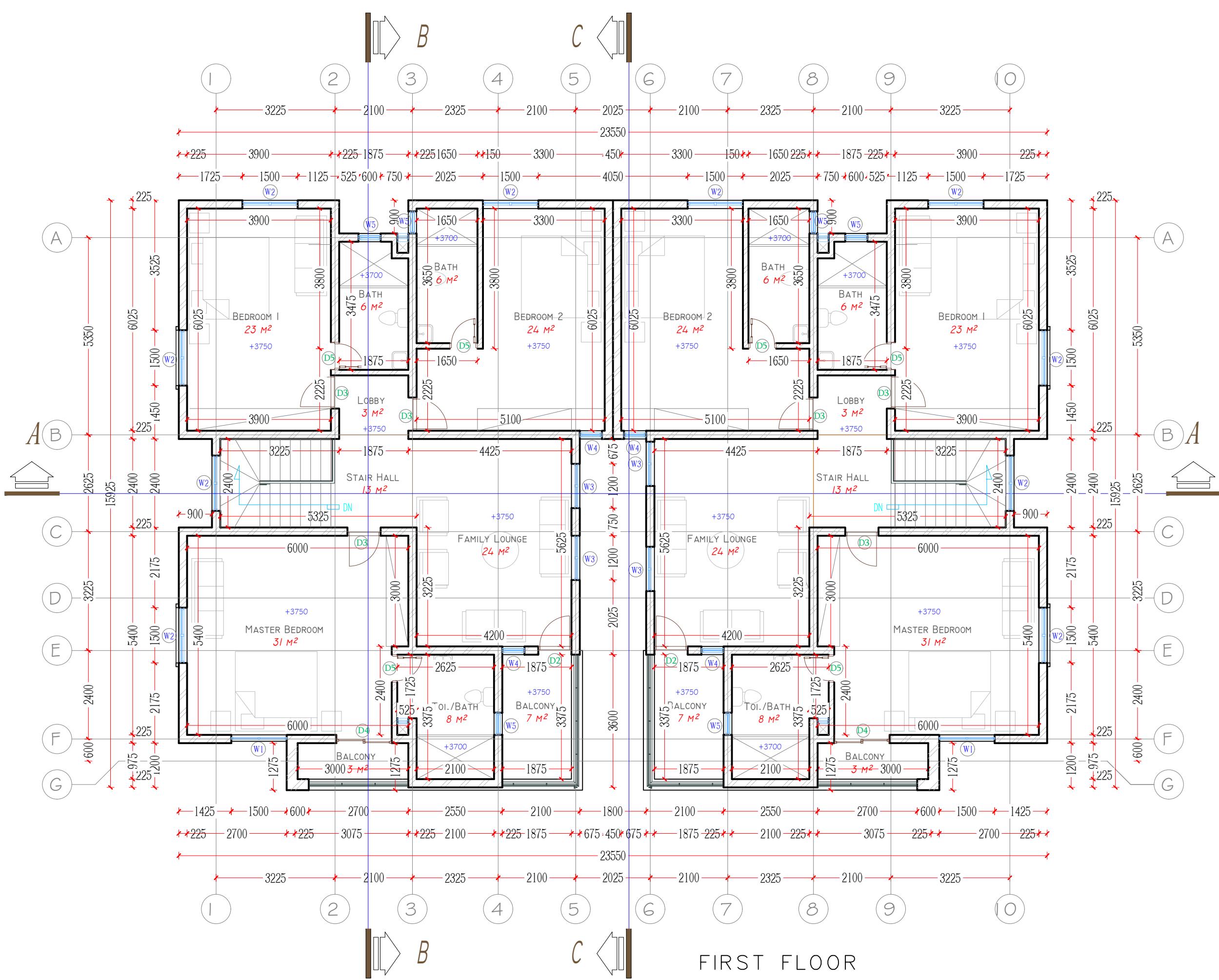
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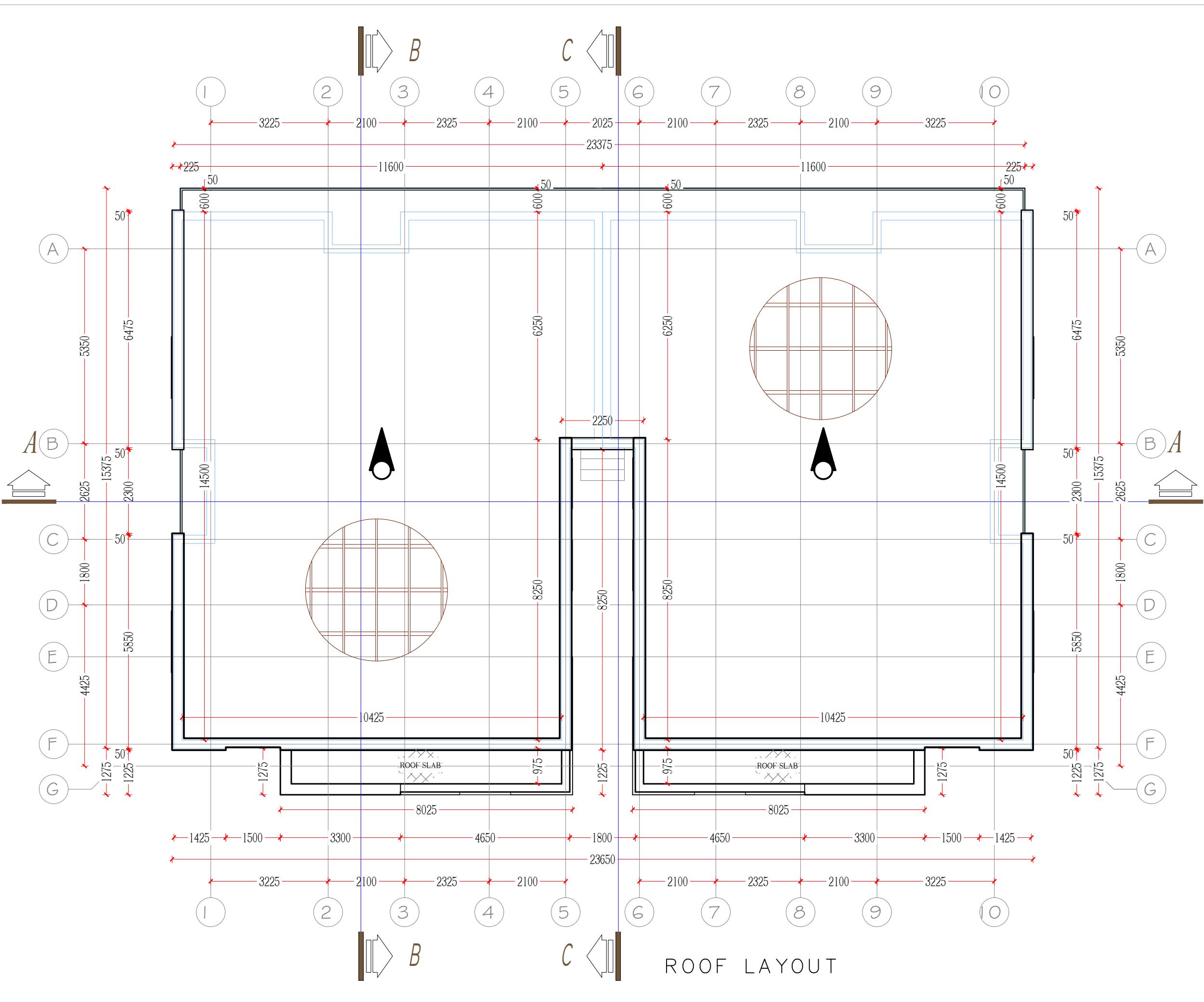
SCALE

1 : 100

DATE

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CONSULTANT

ARC ABU SIYAKA

(MNIA)

DEVELOPER TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

PROJECT NO.

CLIENT
**VON GARDEN CITY
LIMITED**

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

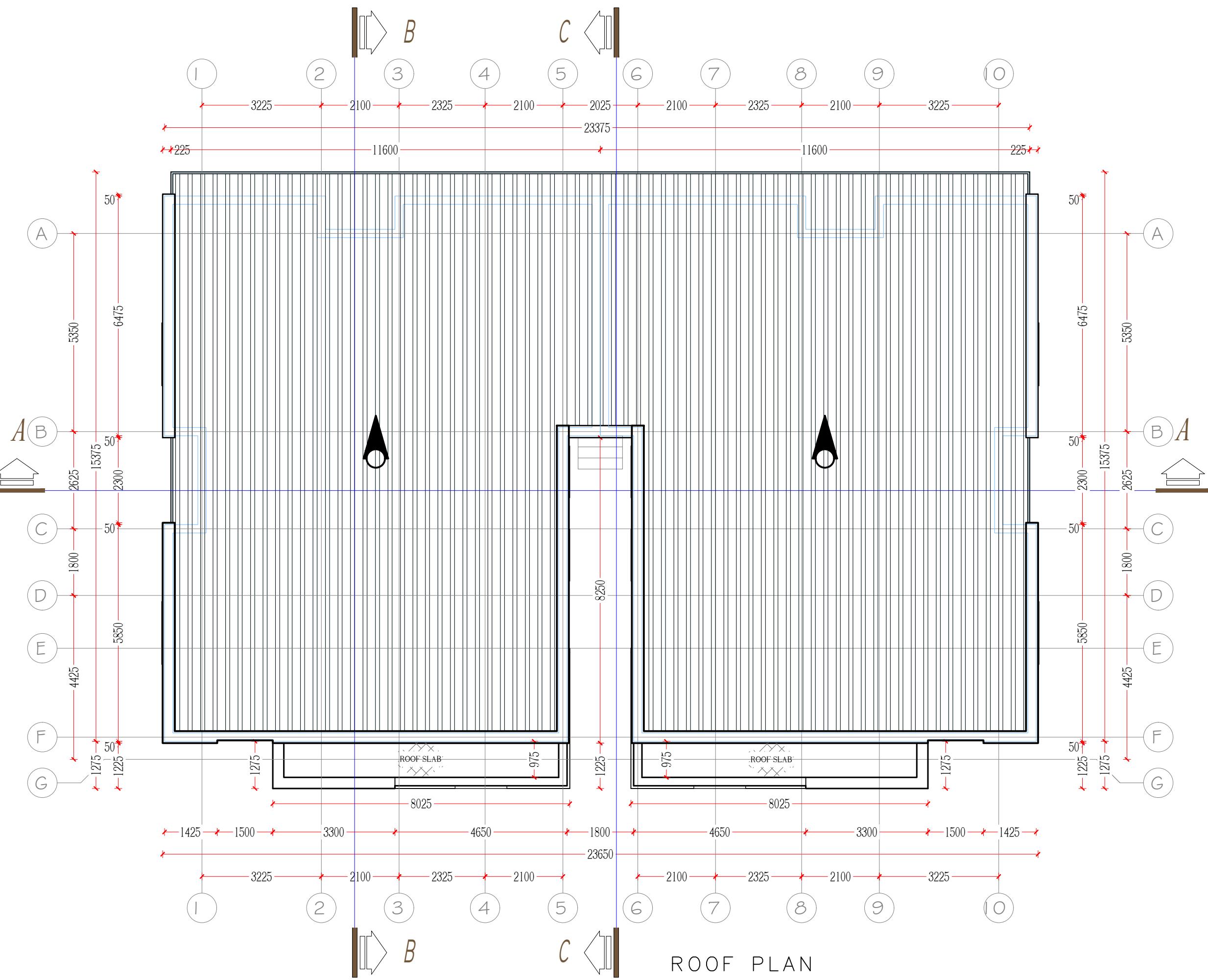
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

RACE TITLE

CHECKED

ARC ABU SIYAKA AWD - 28

SCALE DATE
1 : 100 JANUARY, 2024.



Notes

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COUNSELLOR
ARC ABU SIYAKA
(MNIA)

DEVELOPER TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.:

PROJECT NO.

CLIENT VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ROOF PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

**DESIGNED
EMMANUEL O. OYELAI**

DRAWN E. O. (0806261072)

CHECKED
ARC ABU SIYAKA

SCALE DATE
1 : 100 JANUARY, 2024.

Notes

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CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

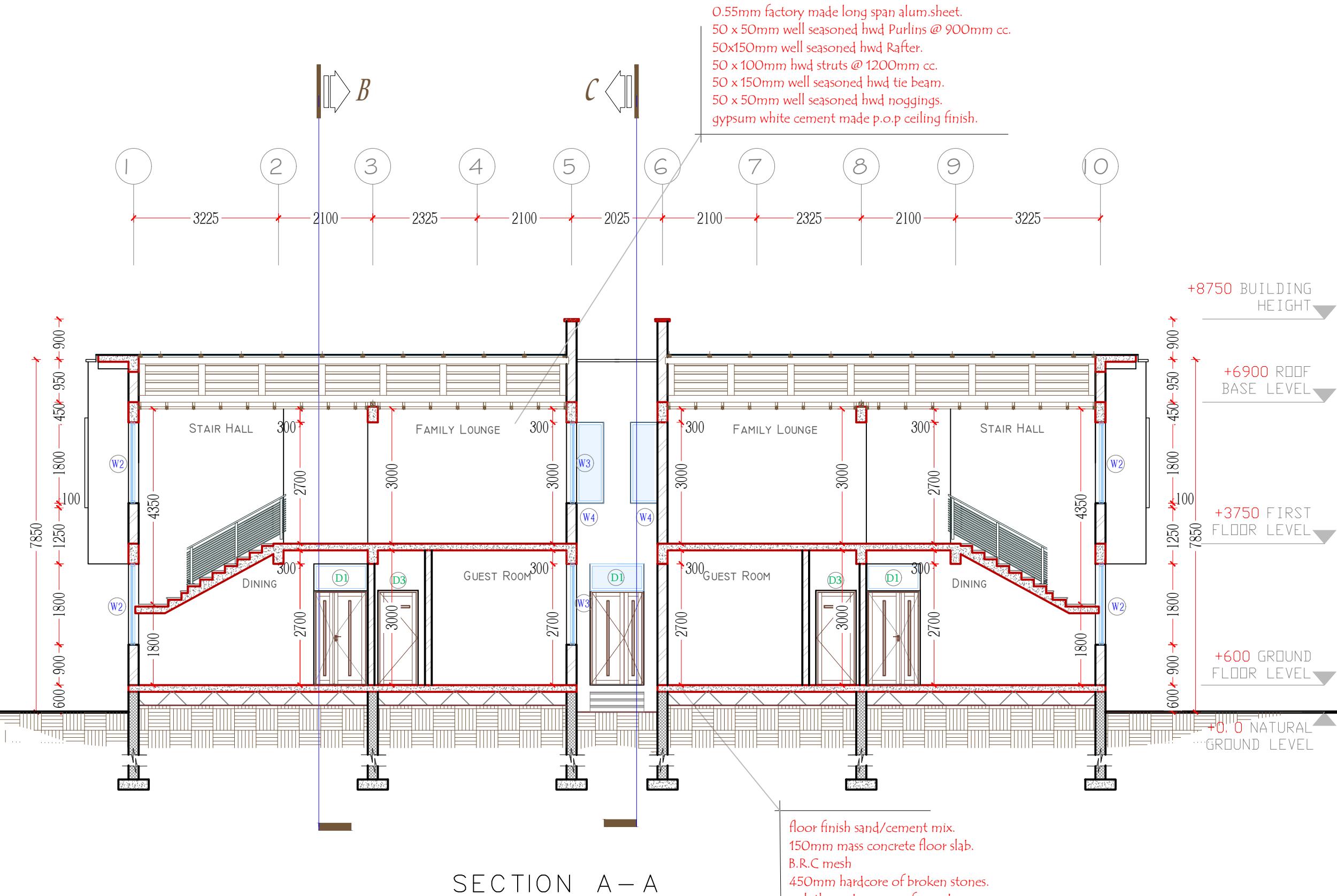
AWD - 30

SCALE

1 : 100

DATE

JANUARY, 2024.



+8750 BUILDING HEIGHT	+6900 ROOF BASE LEVEL	+3750 FIRST FLOOR LEVEL	+600 GROUND FLOOR LEVEL	+0.0 NATURAL GROUND LEVEL
SECTION				
DRAWING STATUS				
ARCHITECTURAL WORKING DRAWING				
DESIGNED	EMMANUEL O. OYELADE	SEAL		
DRAWN	E. O. (08062610728)	DRWG. NO.		
CHECKED	ARC ABU SIYAKA	AWD - 30		
SCALE	1 : 100	DATE	JANUARY, 2024.	

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COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 31

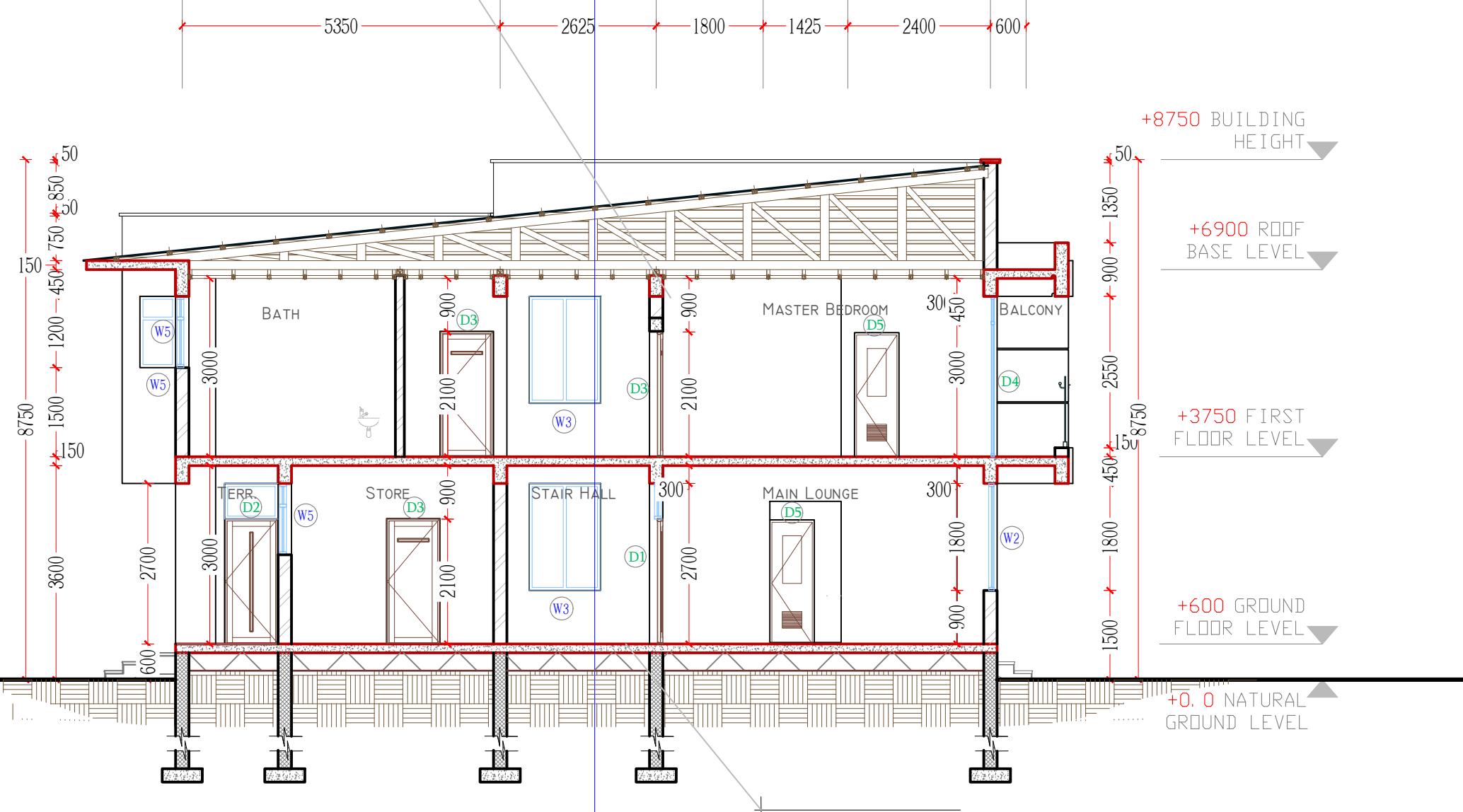
SCALE

1 : 100

DATE

JANUARY, 2024.

0.55mm factory made long span alum.sheet.
50 x 50mm well seasoned hwd Purlins @ 900mm cc.
50x150mm well seasoned hwd Rafters.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.



floor finish sand/cement mix.
150mm mass concrete floor slab.
B.R.C mesh
450mm hardcore of broken stones.
polythene damp proof membrane.
foundation wall filled with weak concrete.
675 x 225mm concrete foundation footing to Engr's spec.

Notes

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ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 32

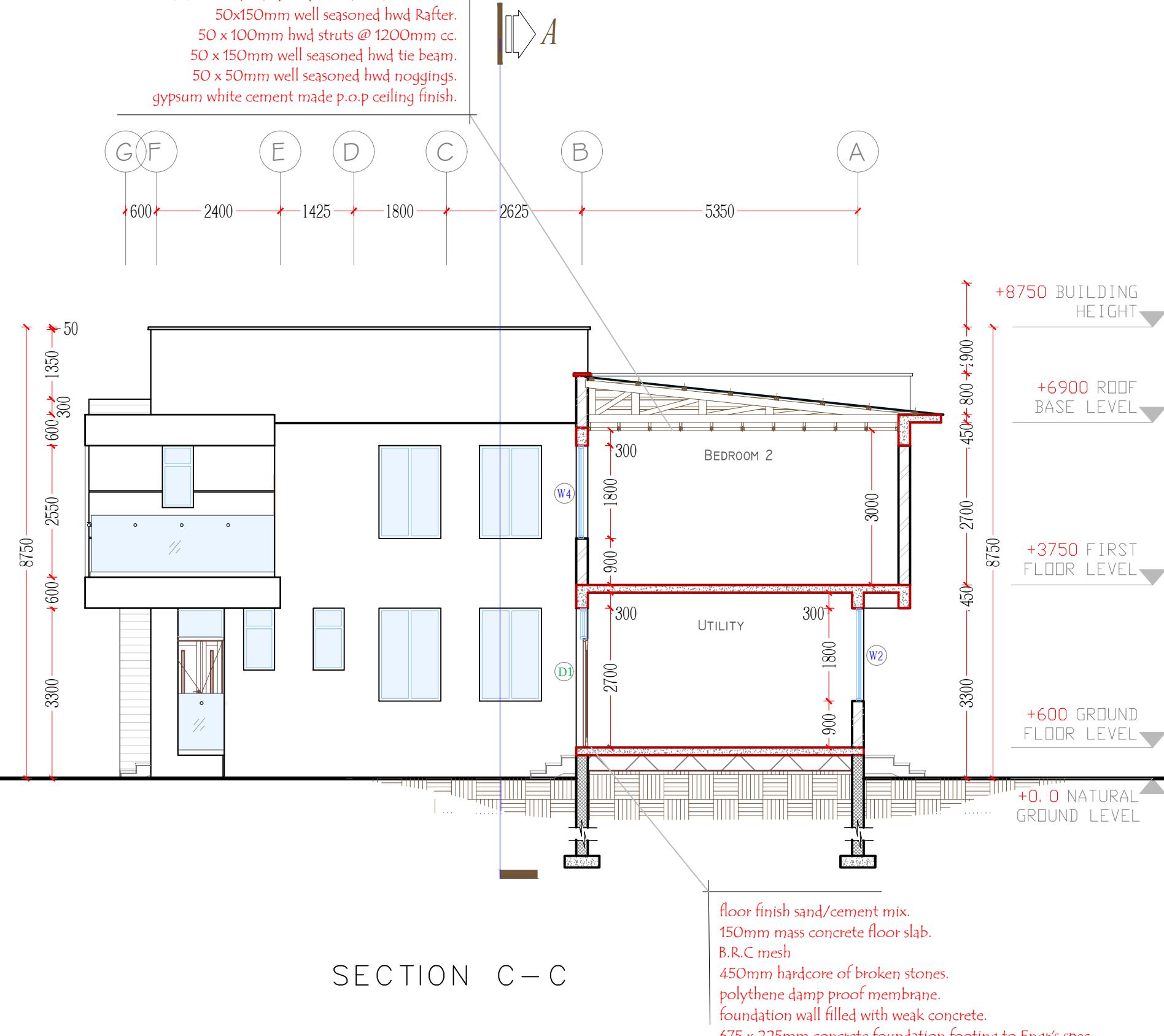
SCALE

1 : 100

DATE

JANUARY, 2024.

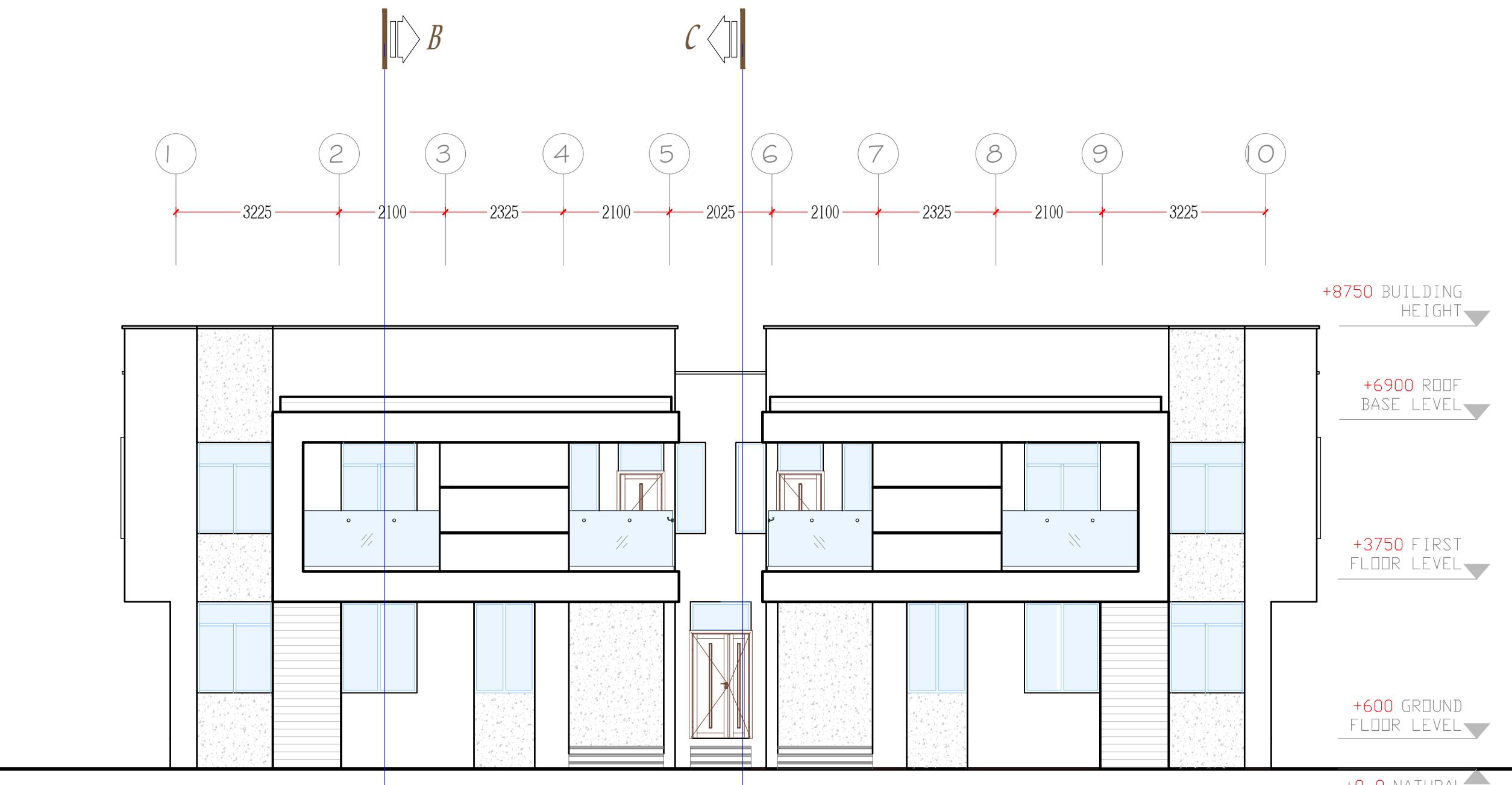
0.55mm factory made long span alum.sheet.
50 x 50mm well seasoned hwd Purlins @ 900mm cc.
50x150mm well seasoned hwd Rafter.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.



Notes

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+234 (0) 9075347606

COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 33
SCALE	DATE
1 : 100	JANUARY, 2024.

Notes

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ARCHITECT

OPEG DESIGN STUDIO LTD.
opegdesignstudio@gmail.com
+234 (0) 9075347606

COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

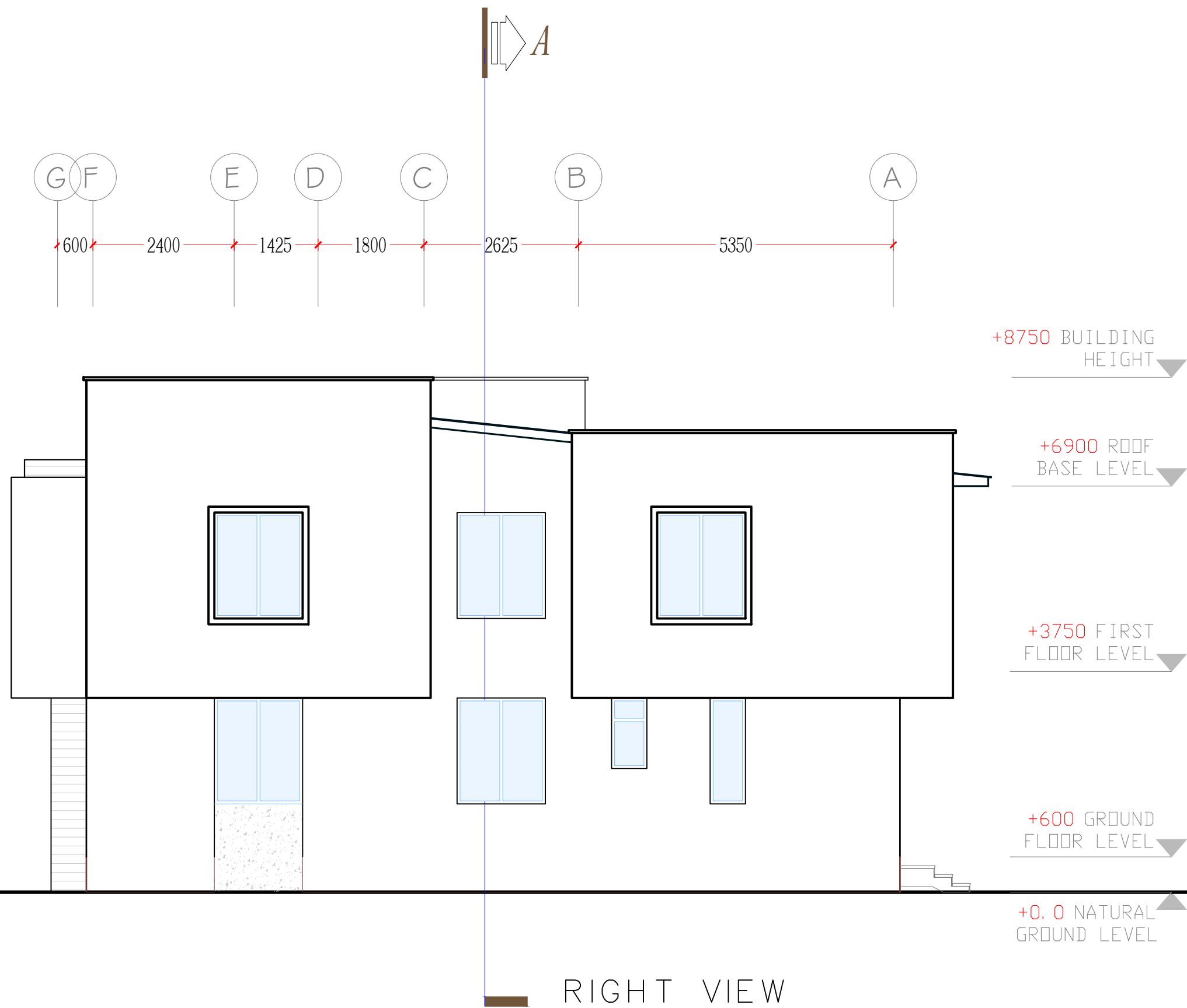
AWD - 34

SCALE

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DATE

JANUARY, 2024.



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PAGE TITLE

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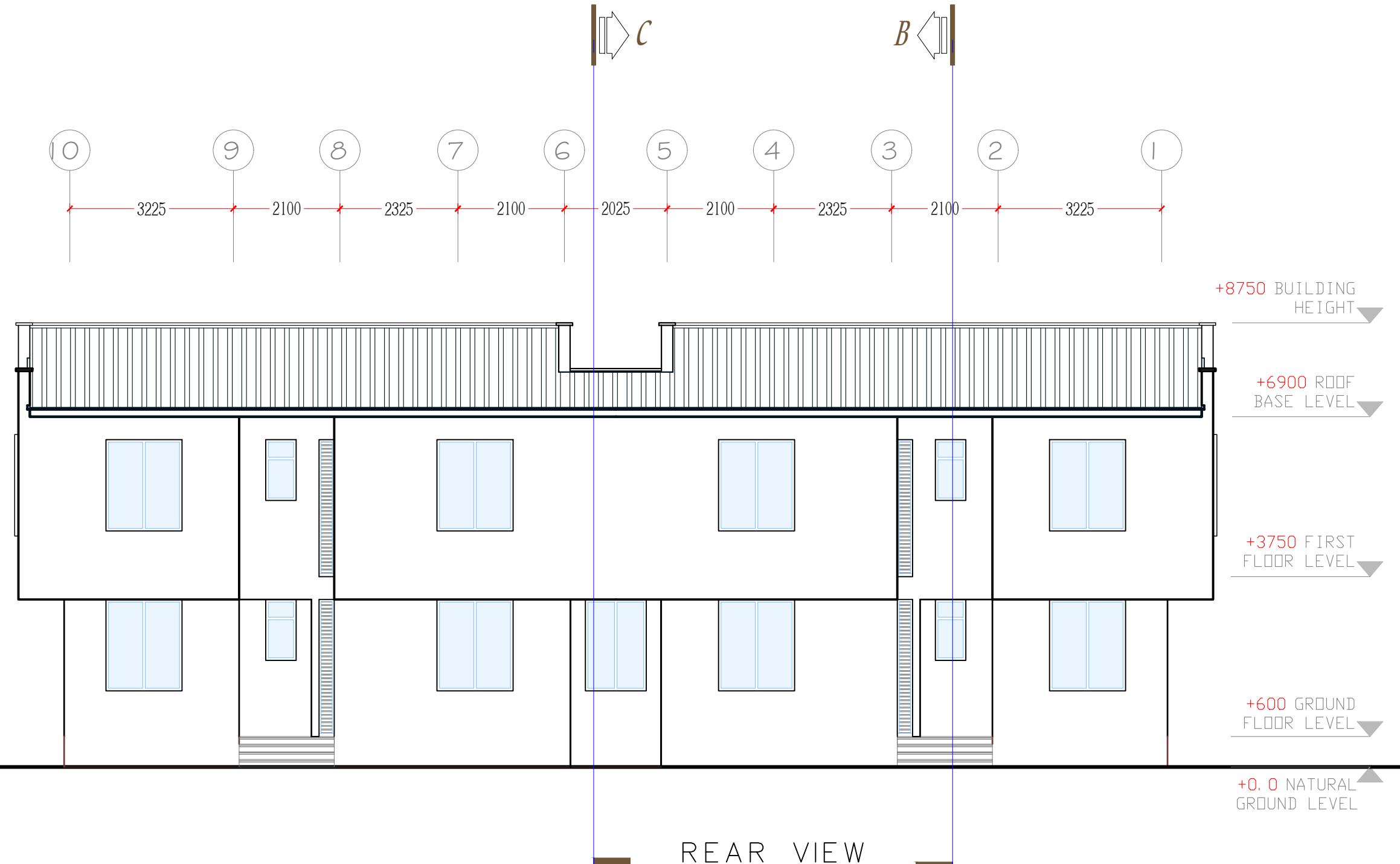
SCALE

1 : 100

DATE

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REAR VIEW



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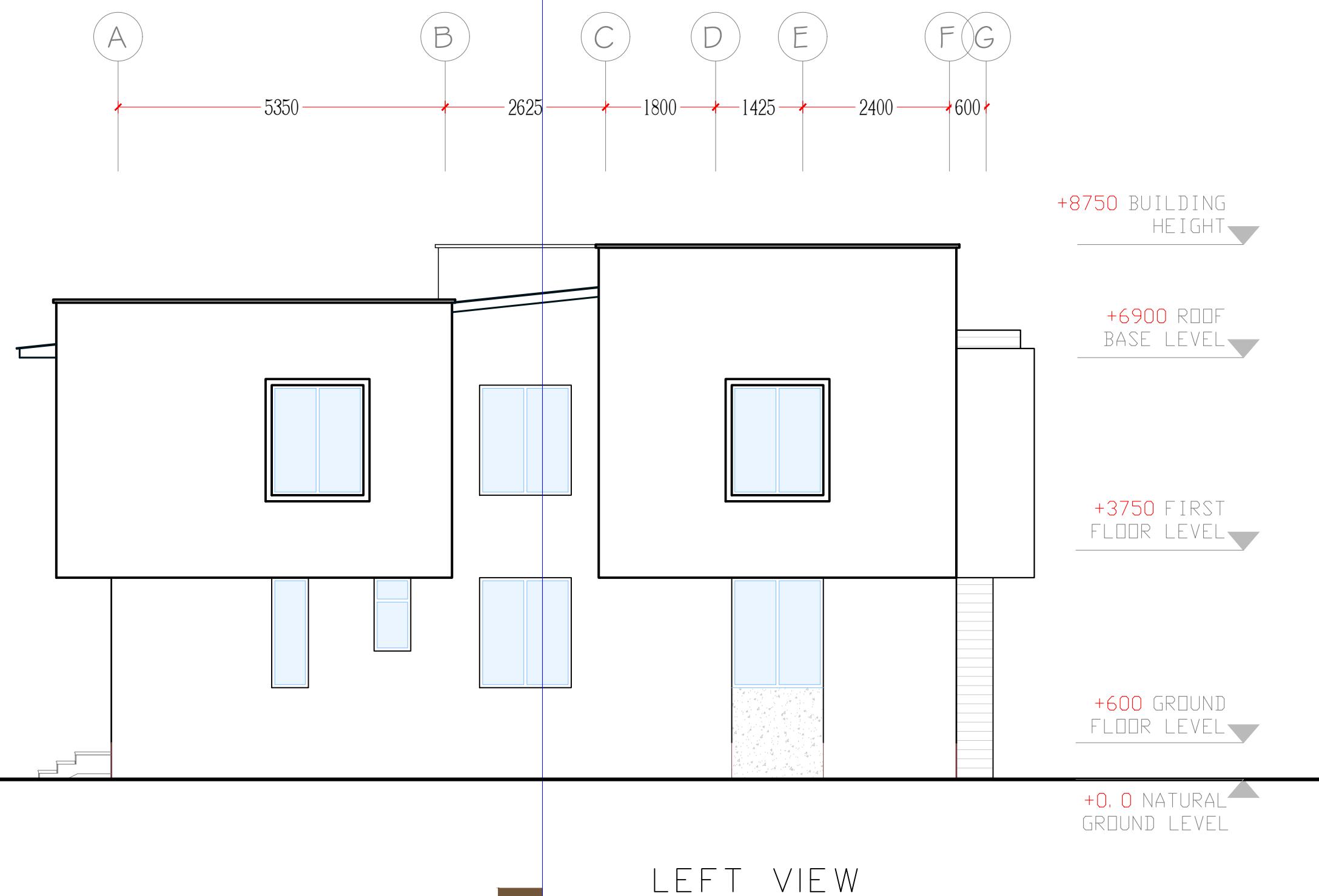
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PAGE TITLE

SCHEDULE

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ARC ABU SIYAKA

AWD - 37

SCALE

1 : 100

DATE

JANUARY, 2024.

WINDOW SCHEDULE

DIAGRAM					
SIZE	1500 x 1800	1500 x 1800	1200 x 1800	600 x 1800	600 x 1200
SYMBOL					
LOCATION	Main Lounge, Madam's & Master's Bedroom	Main Lounge, Stair Hall, Bedrooms & Kitchen	Ante Room, Family Lounge Dining & Kitchenette	Bedroom & Family Lounge	Conveniences & Store
DESCRIPTION	white side hung casement window of aluminum frames & glass panes			white top hung Casement window of aluminum frames & glass panes with fixed light	
NUMBER REQ FOR GROUND FLOOR	2	10	7	2	8
NUMBER REQ FOR FIRST FLOOR	2	10	4	4	6
TOTAL NUMBER REQUIRED	4	20	11	6	14

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ARC ABU SIYAKA

AWD - 38

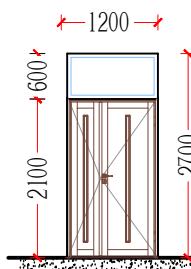
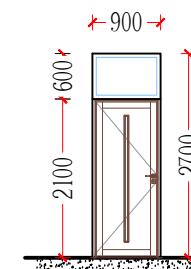
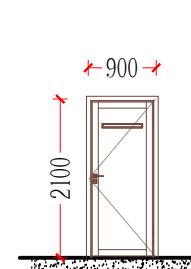
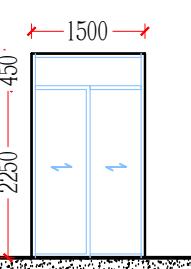
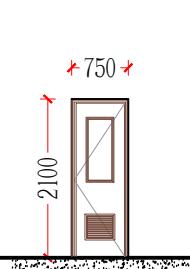
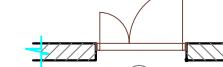
SCALE

1 : 100

DATE

JANUARY, 2024.

DOOR SCHEDULE

DIAGRAM					
SIZE	1200 X 2700	900 X 2700	900 X 2100	1500 X 2700	750 X 2700
SYMBOL					
LOCATION	Main entrance, Ante Room & Main Lounge	Maid's Room, Balcony & Kitchen Exit.	Bedrooms, Kitchen & Store	Master & Madam's Bedroom	Conveniences
DESCRIPTION	Double leaf, double swing Security door	Single leaf, single swing imported Security door	Single leaf, single swing imported Stanley door	Imported glazing slide door	Single leaf, single swing imported Stanley door
NUMBER REQ FOR GROUND FLOOR	7	4	8	-	6
NUMBER REQ FOR FIRST FLOOR	-	2	6	2	6
TOTAL NUMBER REQUIRED	7	6	14	2	12

FINISHES SCHEDULE

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AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN E. O. (08062610728)	DRWG. NO.
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ARC ABU SIYAKA	AWD - 39
SCALE	DATE
1 : 100	JANUARY, 2024.

3 BEDROOM TERRACE DUPLEX (128 UNITS)

09075347606

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PROPOSED HOUSING ESTATE DEVELOPMENT

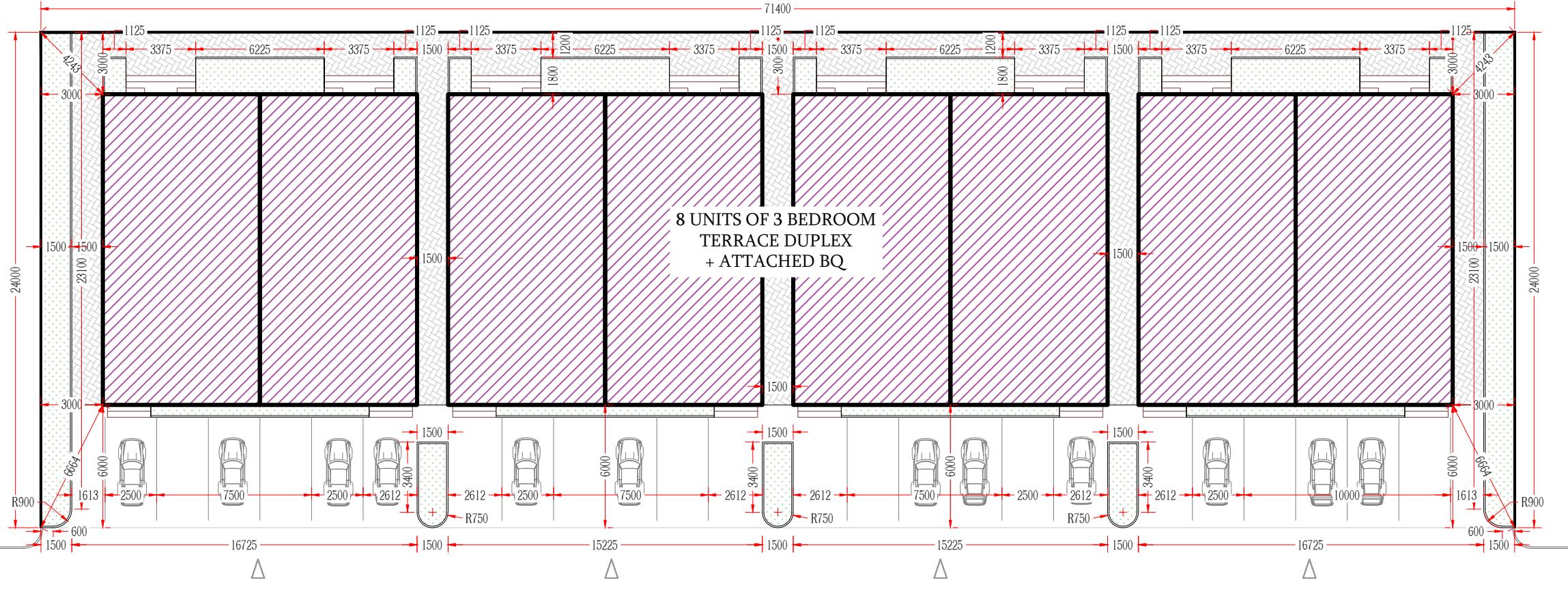
AT

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

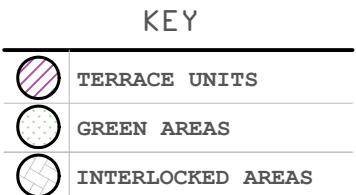
SITE LAYOUT

SITE LAYOUT



SITE ANALYSIS

Area of Site: 1,713.60m²
Area of Building: 916.55m²
Number of Units : 8 Units
Total Green Area: 176.00m²
Total Area of Interlock: 232.76m²
Total Paved Area: 388.29m²
% of Site Developed: 53.49%



DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

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ARC ABU SIYAKA	AWD - 40
SCALE	DATE
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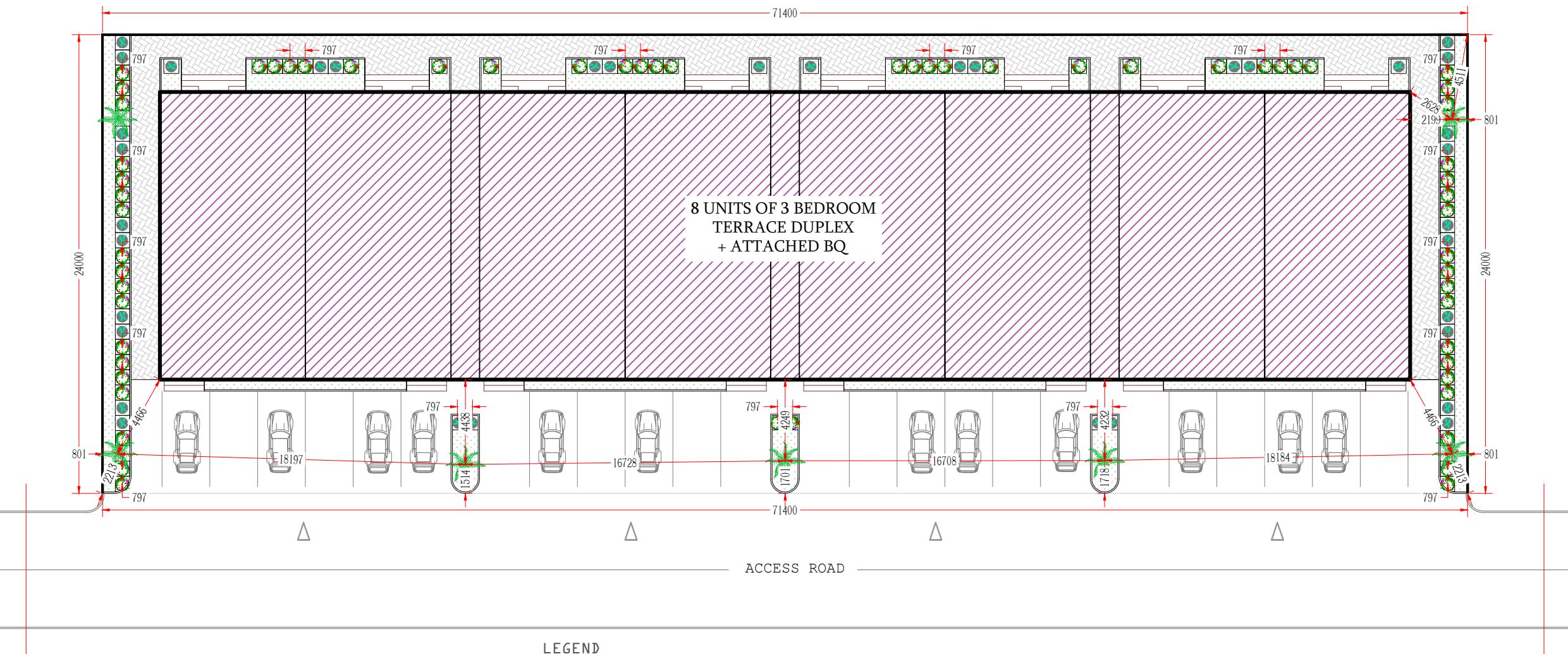
PAGE TITLE

SITE LANDSCAPE

DRAWING STATUS

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SCALE	DATE
1 : 250	JANUARY, 2024.



LEGEND

	PORTHARCOURT GRASS USED FOR GROUND CARPETING.
	ROYAL PALM TREES USED AS SHADE/WIND BREAKERS.
	COTONOU FICUS USED AS SHRUBS. @797 C/C
	WINDMILL PALM USED AS SHRUBS. @797 C/C

KEY

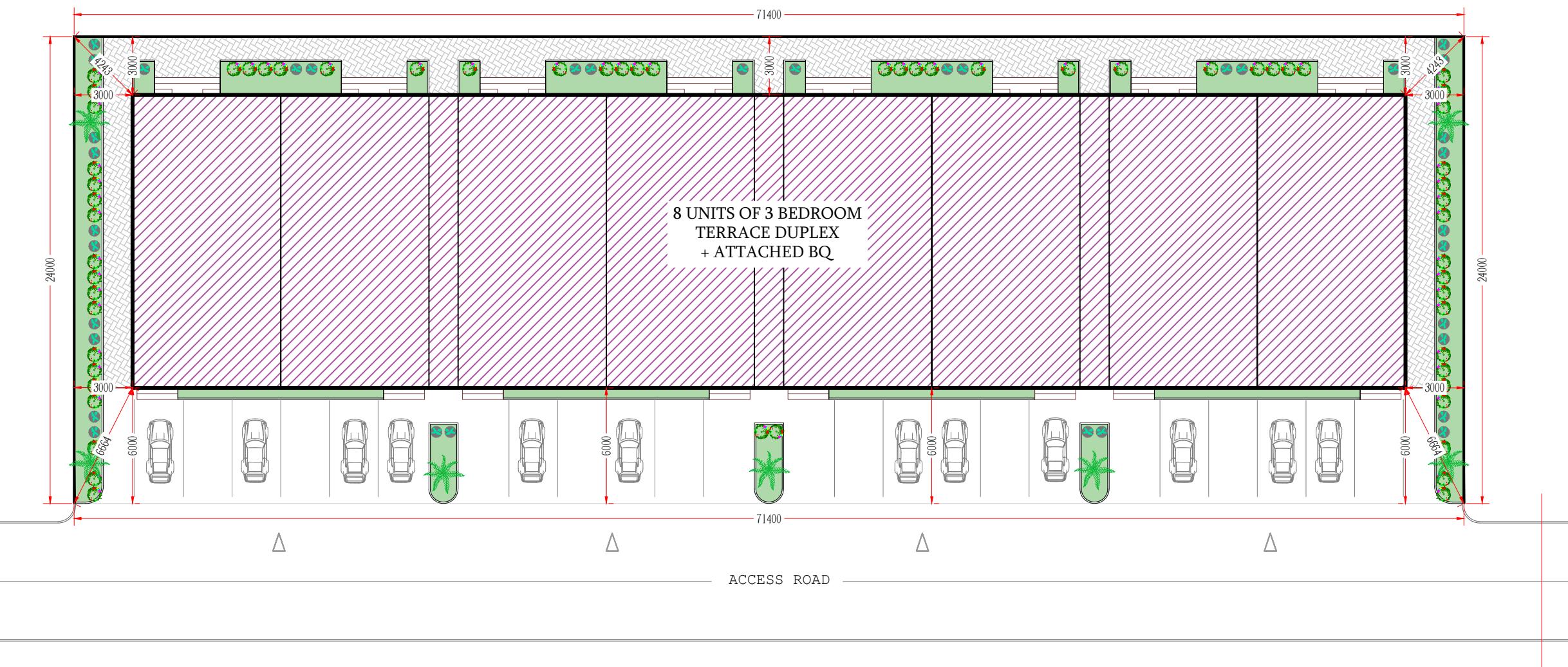
	TERRACE UNITS
	GREEN AREAS
	INTERLOCKED AR

SITE LANDSCAPE

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% of Site Developed: 53.49%

KEY	
	TERRACE UNITS
	GREEN AREAS
	INTERLOCKED AREAS

SITE PLAN

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SITE PLAN

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SCALE	DATE
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PAGE TITLE

FOUNDATION LAYOUT

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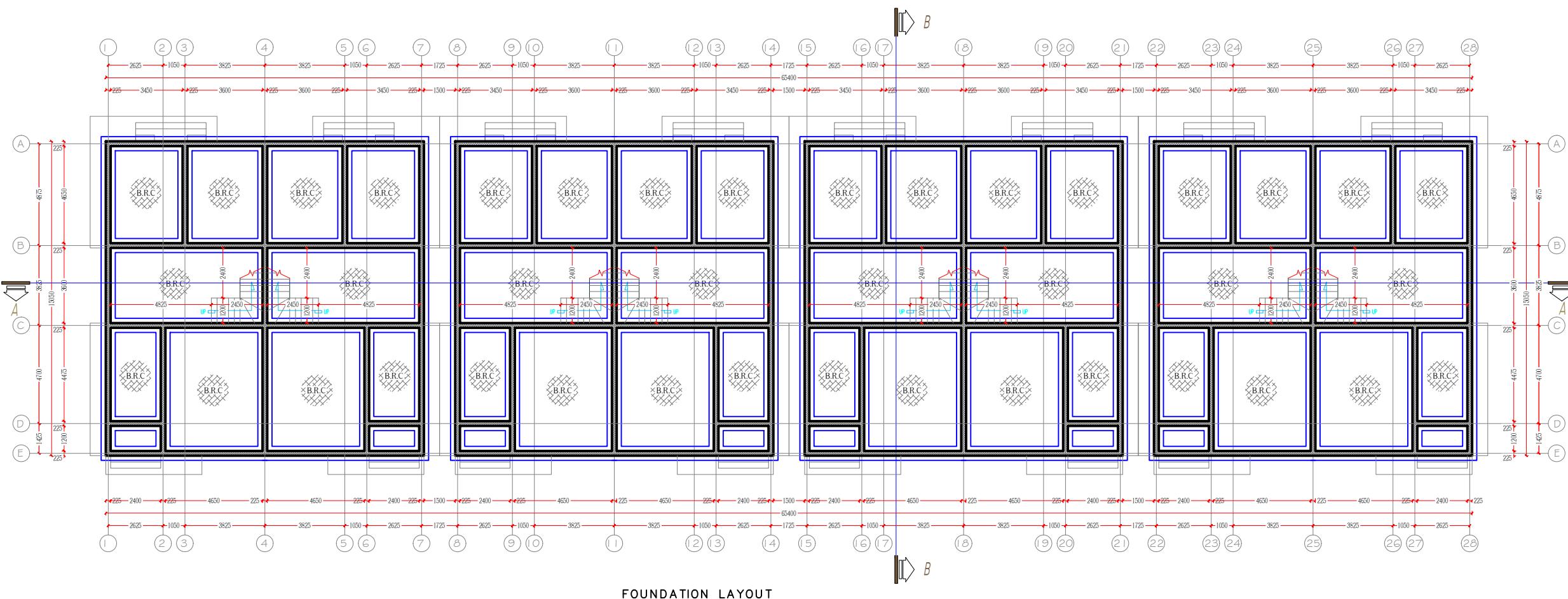
AWD - 43

SCALE

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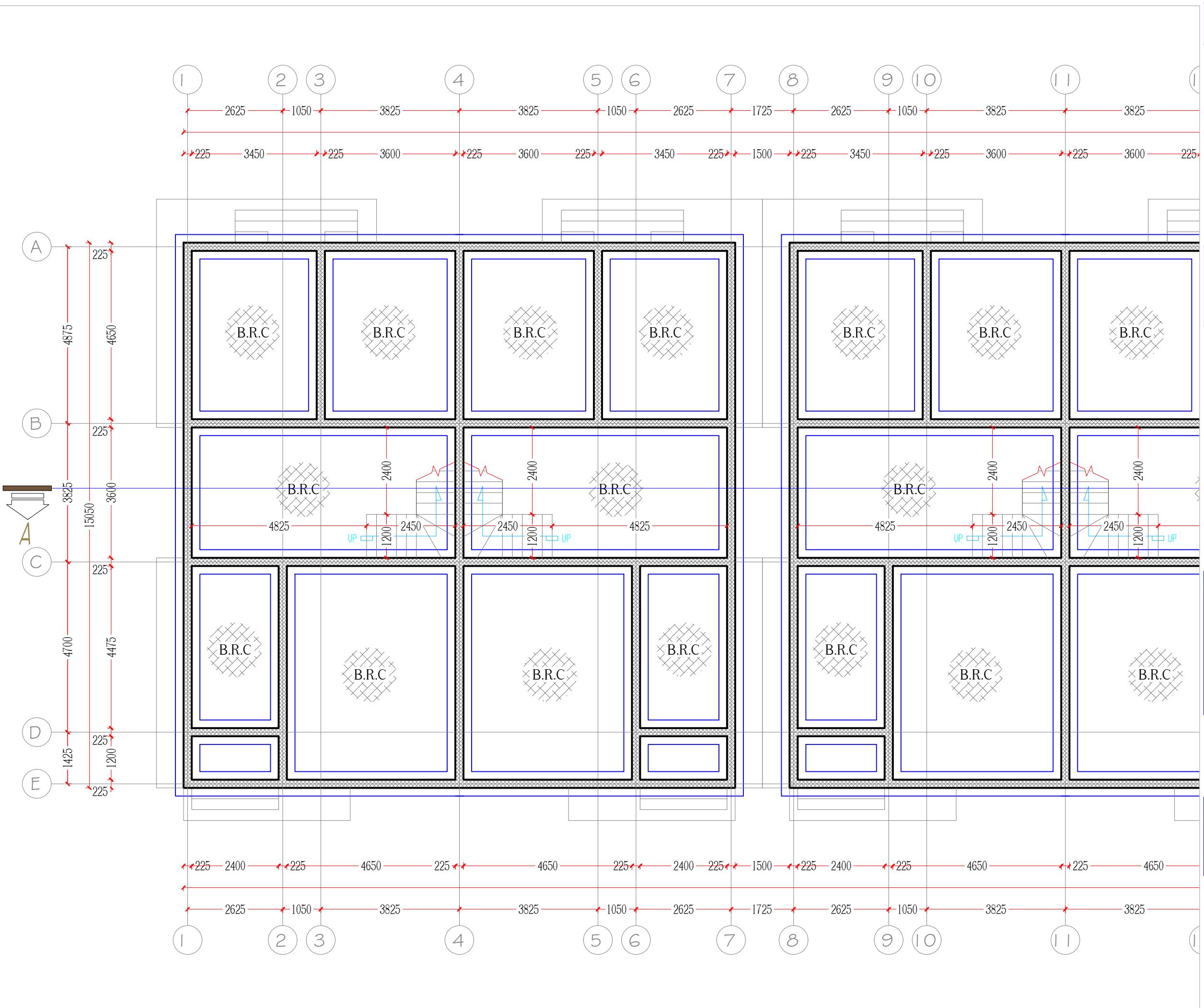
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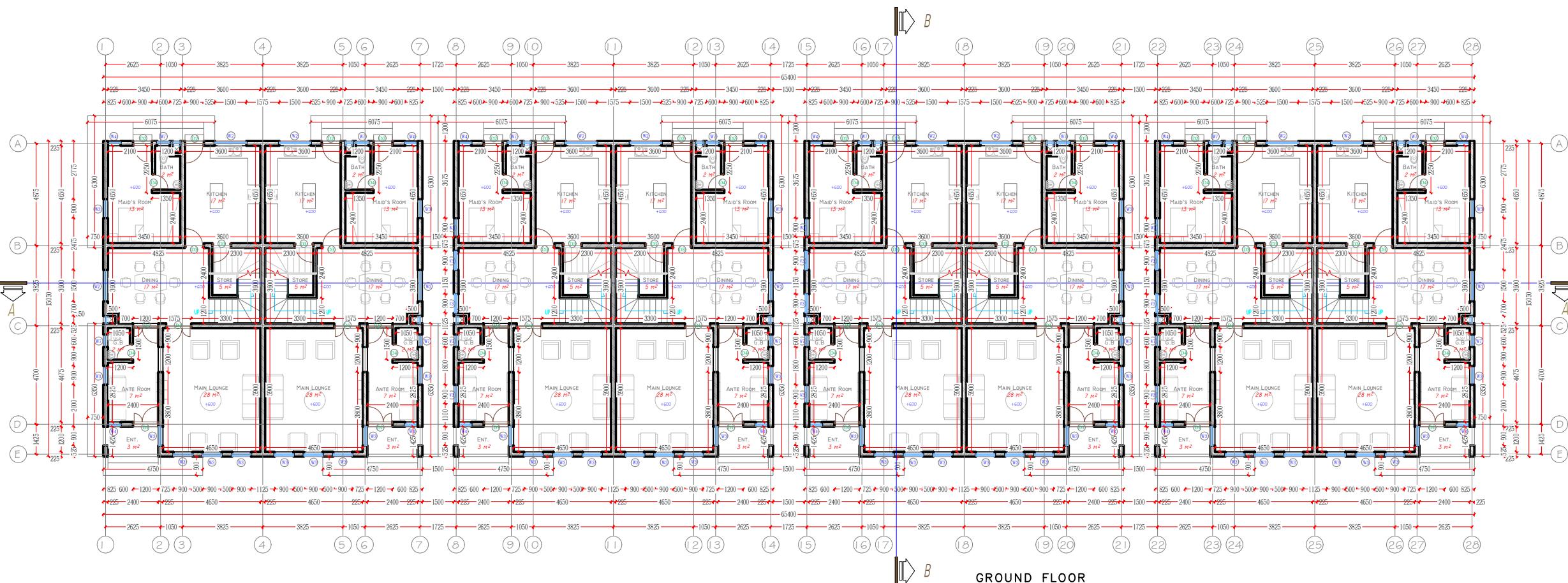
PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

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EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
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ARC ABU SIYAKA	AWD - 44
SCALE	DATE
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PAGE TITLE

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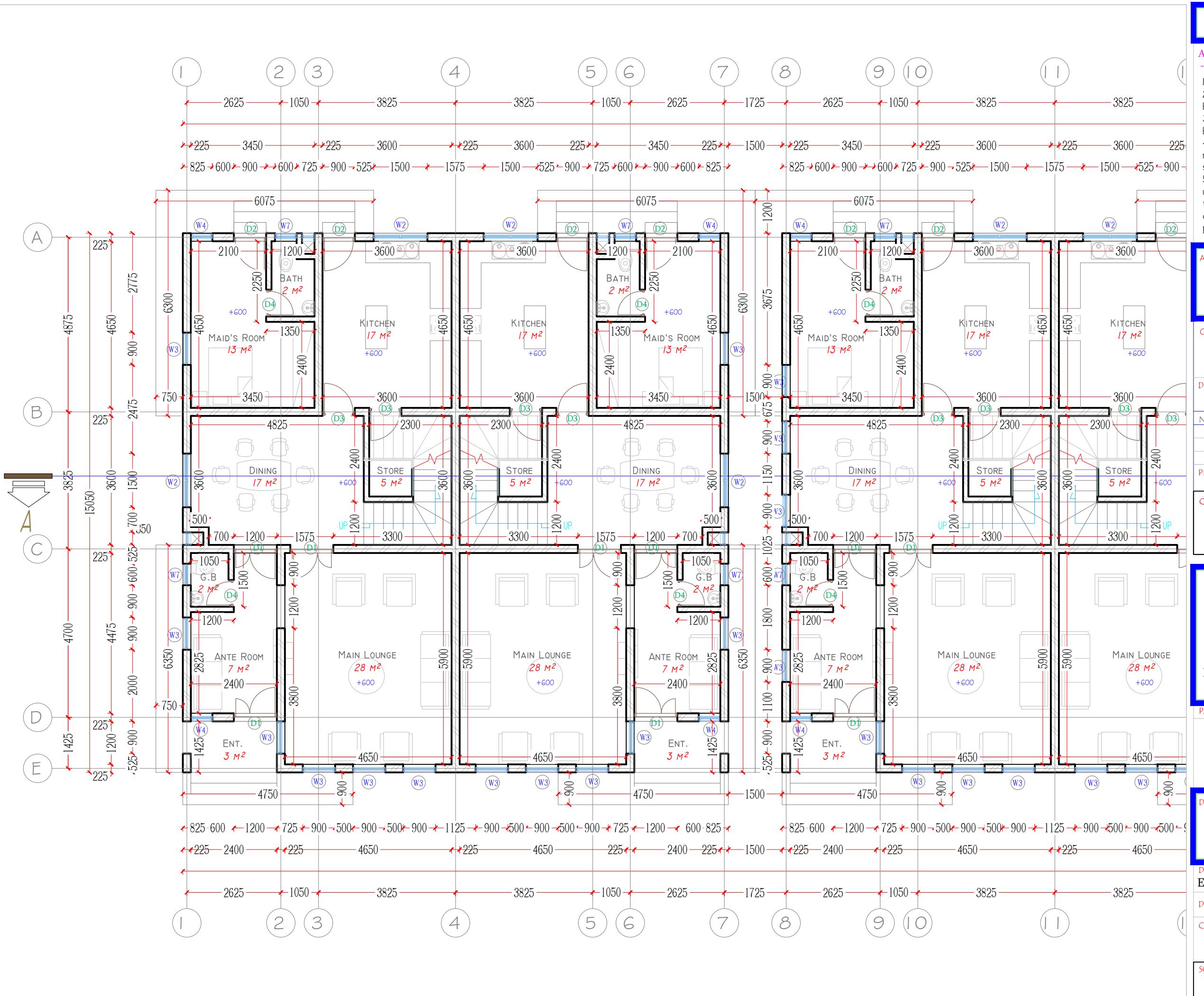
AWD - 44A

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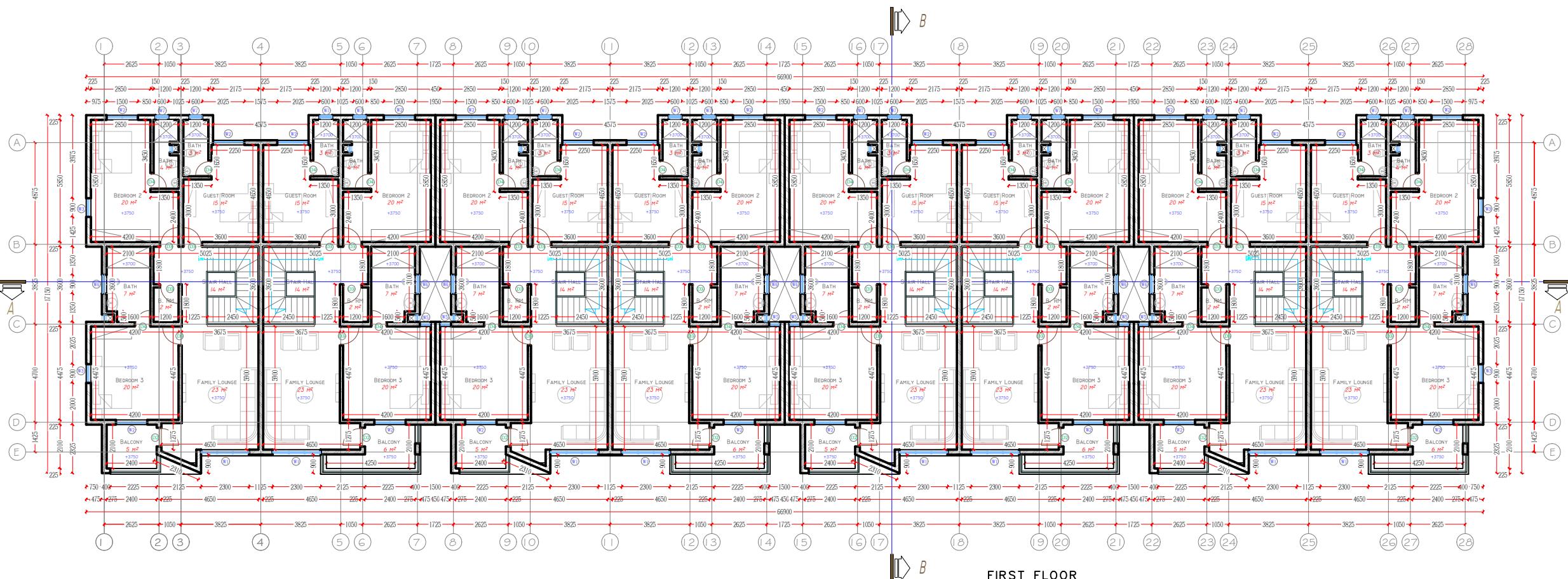
PAGE TITLE

FLOOR PLAN

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DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 45
SCALE	DATE
1 : 200	JANUARY, 2024.



Notes

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ARCHITECT

OPEG DESIGN STUDIO LTD.

opegdesignstudio@gmail.com
+234 (0) 9075347606

COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS
-----	------	------	------------------

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

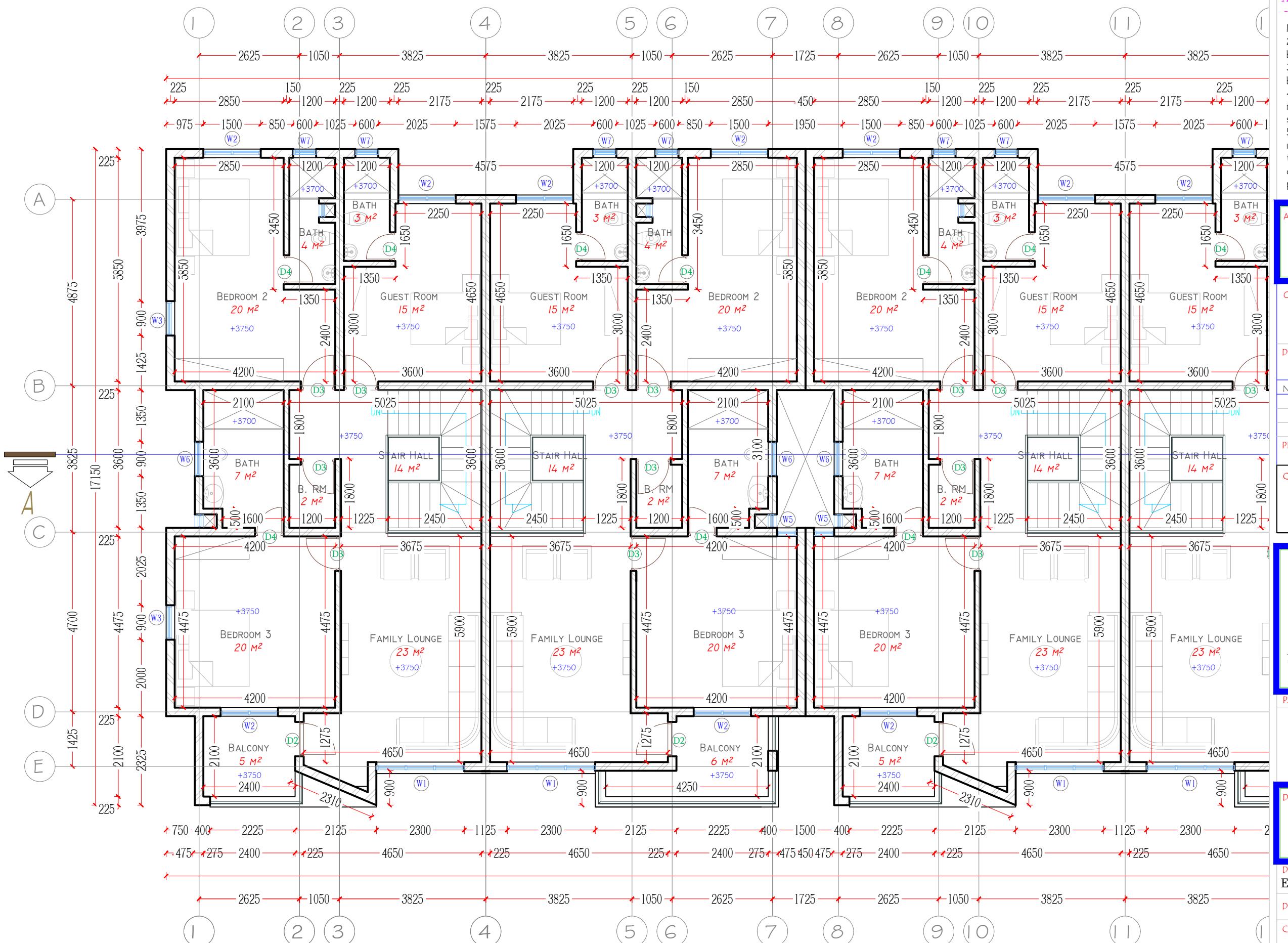
AWD - 45A

SCALE

1 : 100

DATE

JANUARY, 2024.



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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

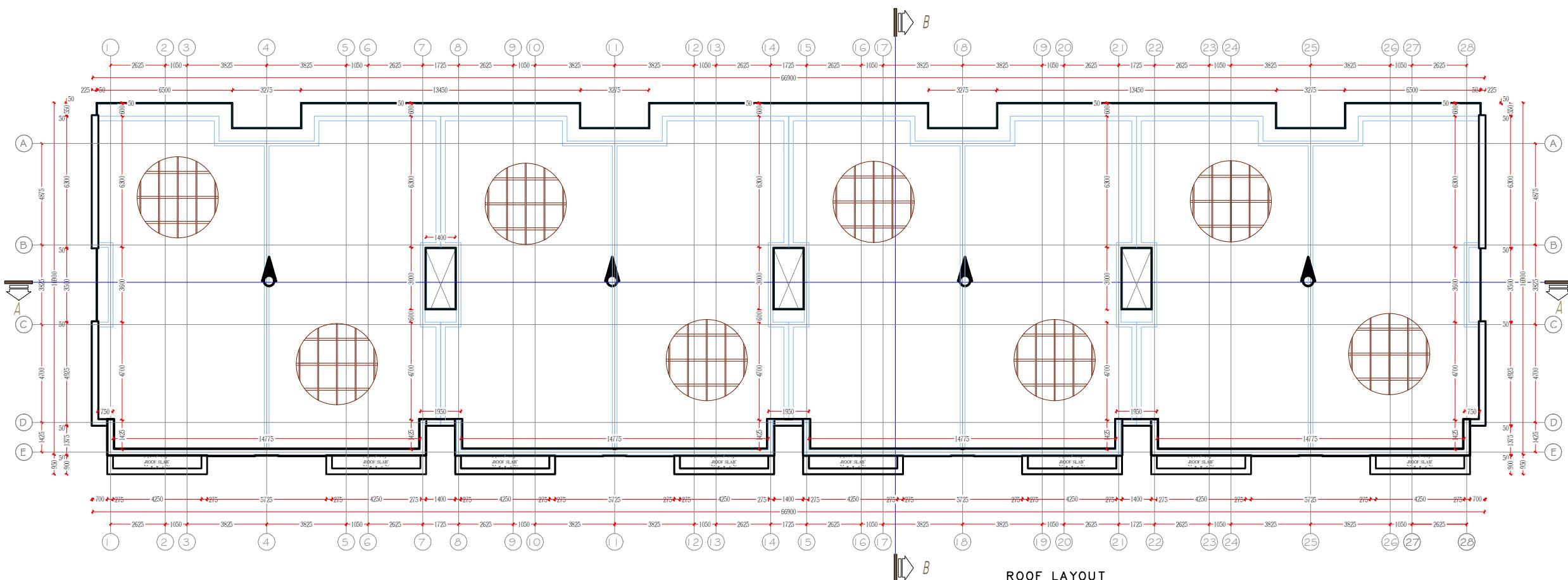
PAGE TITLE

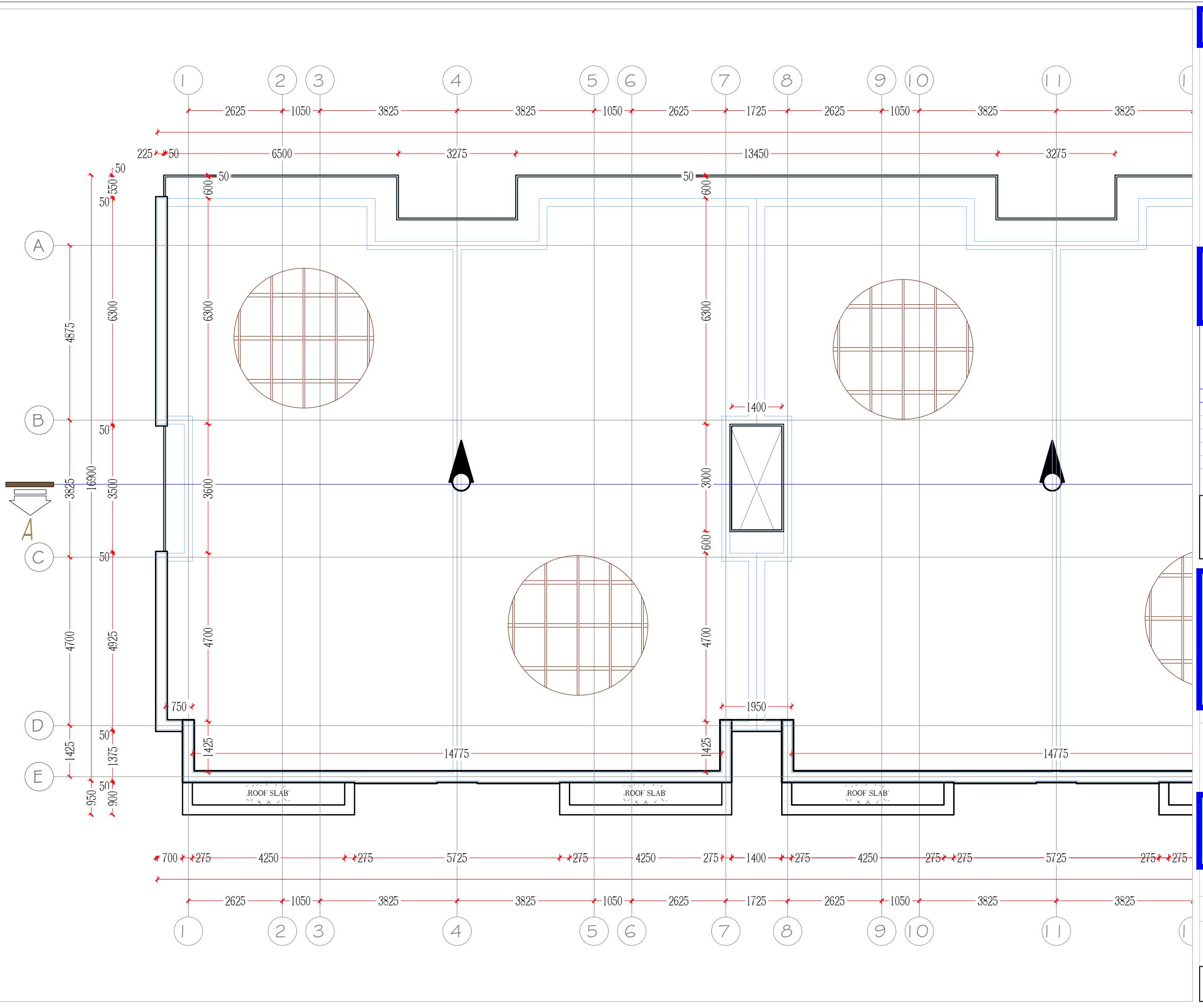
ROOF LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 46
SCALE	DATE
1 : 200	JANUARY, 2024.





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CONSULTANT
ARC BABATUNDE G.E
(MNIA) F/2821

PROJECT NO. _____
CLIENT _____
PETER OKOLO & COMPANY

PROPOSED HOUSING ESTATE DEVELOPMENT

AT
PLOT 66, CADASTRAL ZONE C05,
KAFE DISTRICT, FCT-ABUJA.

PAGE TITLE

ROOF LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED  SEAL
EMMANUEL O. OYEJADE

DRAWN E. O. OYELADE DRWG. NO.

~~HECKED~~ ARC BABATUNDE G.E
(MNIA) F/2821 AWD - 46^A

CALE	DATE
1 : 100	AUGUST, 2023.

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COUNSELLOR

ARC ABU SIYAKA
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DEVELOPER

TAYYIB HOMES LTD

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PROJECT NO.

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

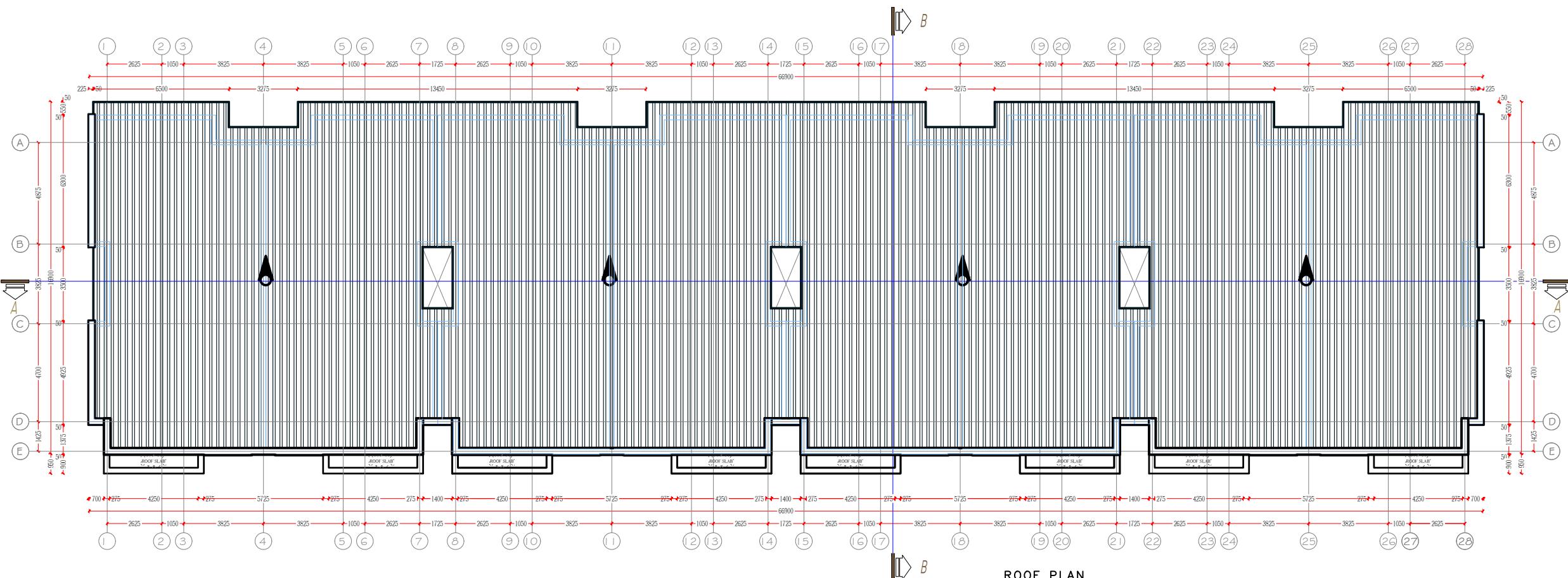
PAGE TITLE

ROOF PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 47
SCALE	DATE
1 : 200	JANUARY, 2024.



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AT

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PAGE TITLE

ROOF PLAN

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ARCHITECTURAL WORKING DRAWING

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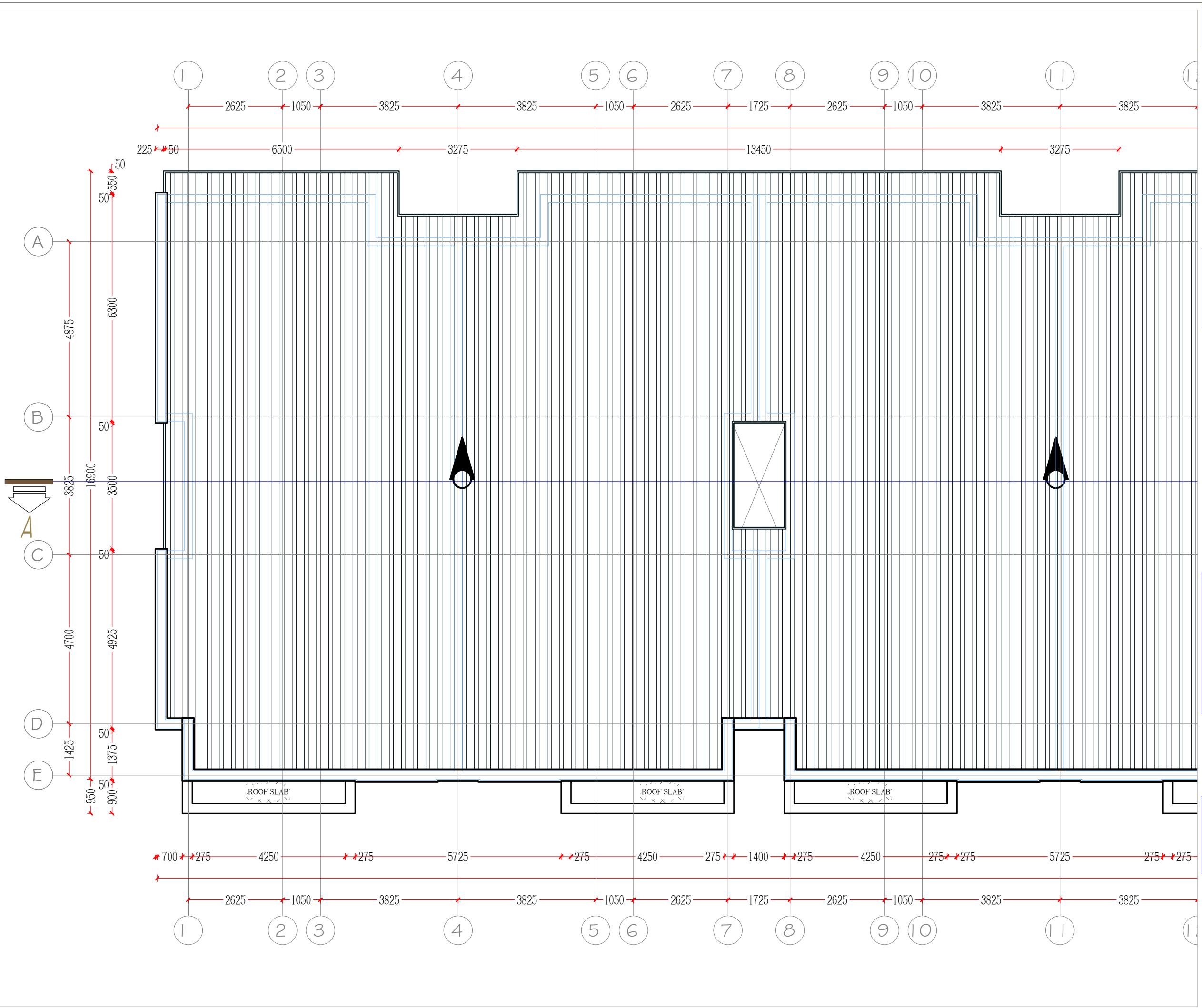
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AT

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

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E. O. (08062610728)

DRWG. NO.

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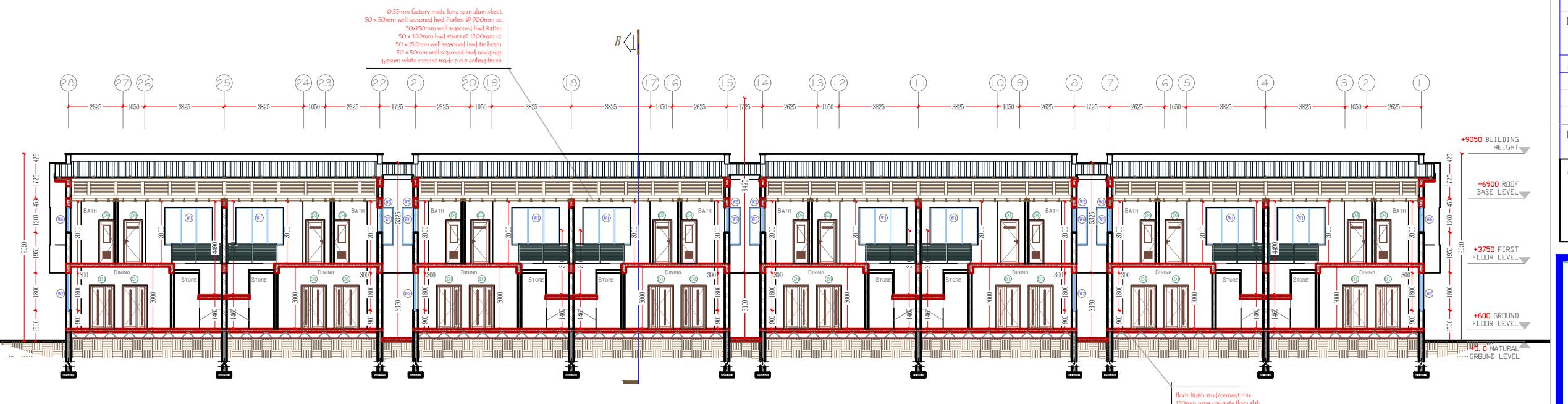
AWD - 48

SCALE

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

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**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

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E. O. (08062610728)

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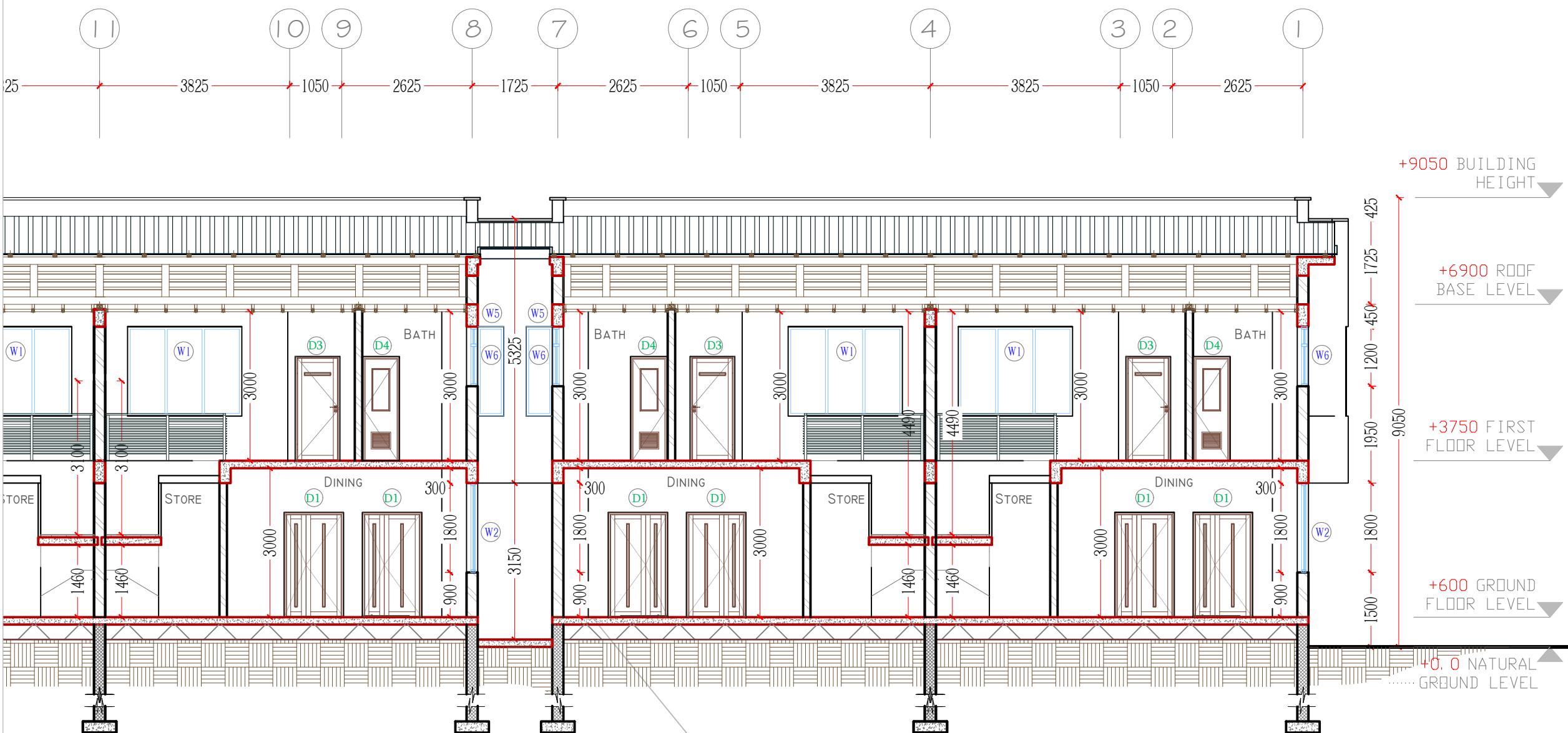
AWD - 48^A

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PAGE TITLE

SECTION

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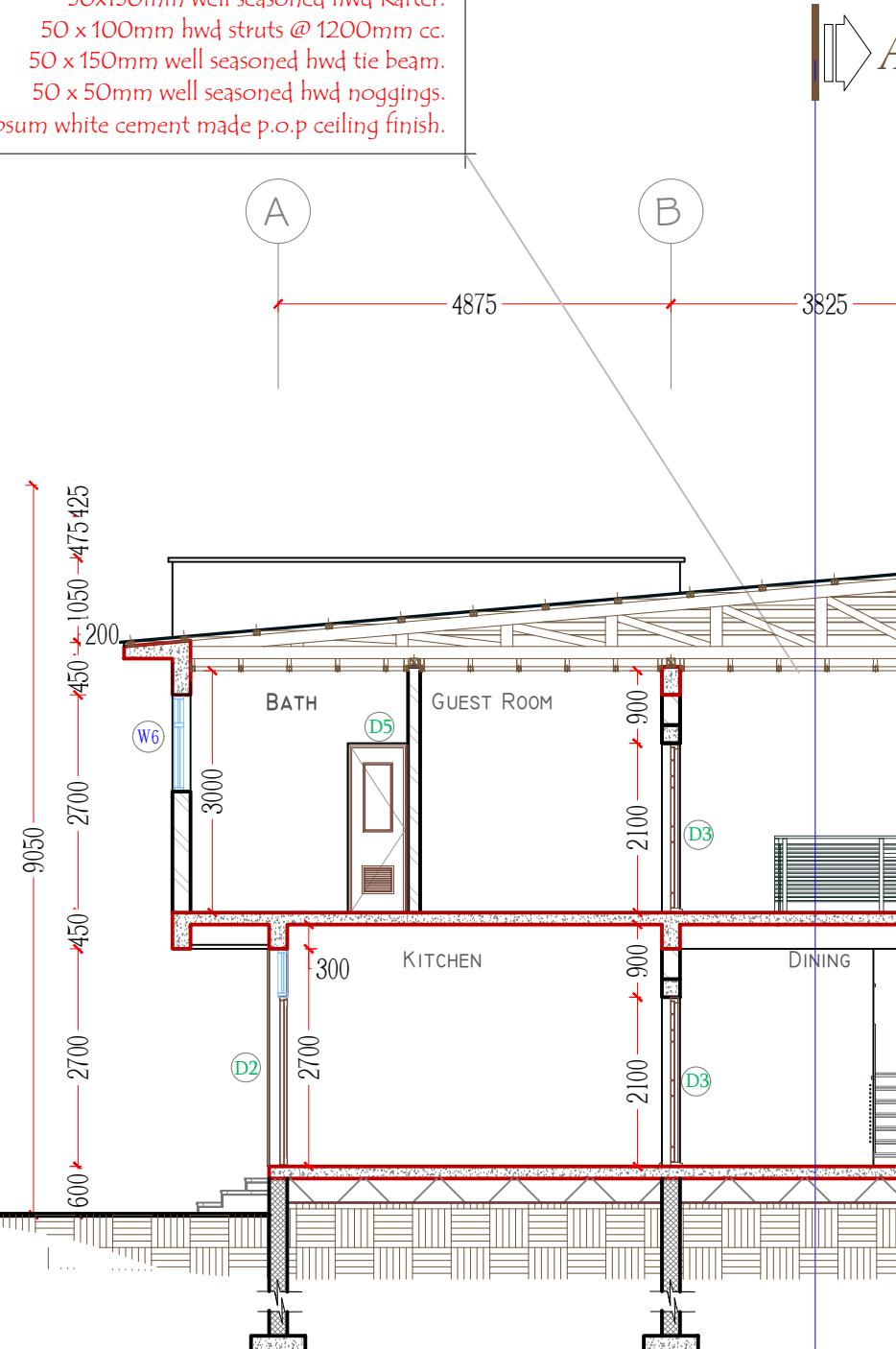
SCALE

1 : 100

DATE

JANUARY, 2024.

0.55mm factory made long span alum.sheet.
50 x 50mm well seasoned hwd Purlins @ 900mm cc.
50x150mm well seasoned hwd Rafter.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.



SECTION A - A

floor finish sand/cement mix.
150mm mass concrete floor slab.
B.R.C mesh
450mm hardcore of broken stones.
polythene damp proof membrane.
foundation wall filled with weak concrete.
675 x 225mm concrete foundation footing to Engr's spec.

Notes

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COUNSELLOR

ARC ABU SIYAKA (MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

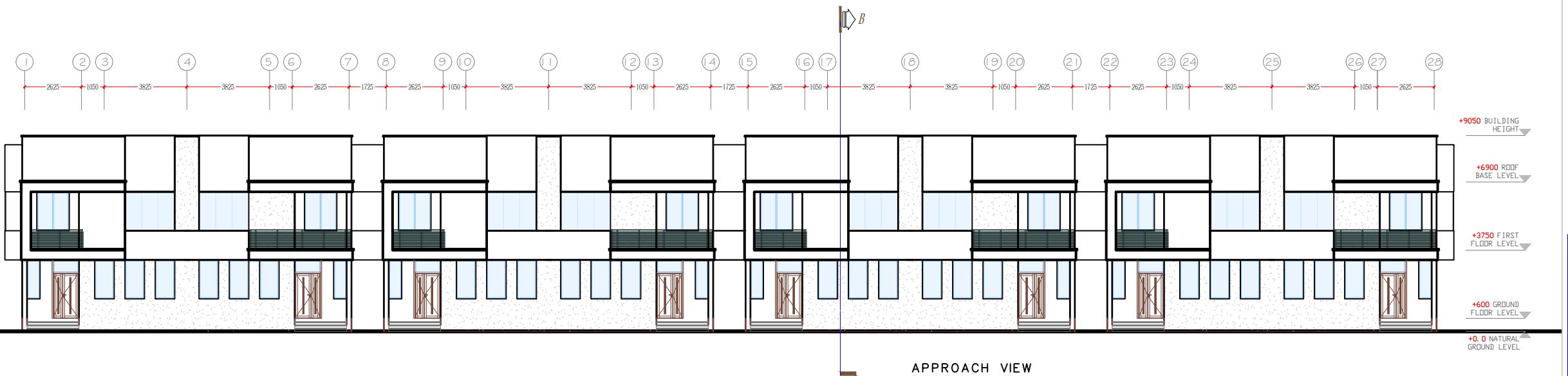
PAGE TITLE

ELEVATION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 50
SCALE	DATE
1 : 200	JANUARY, 2024.



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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

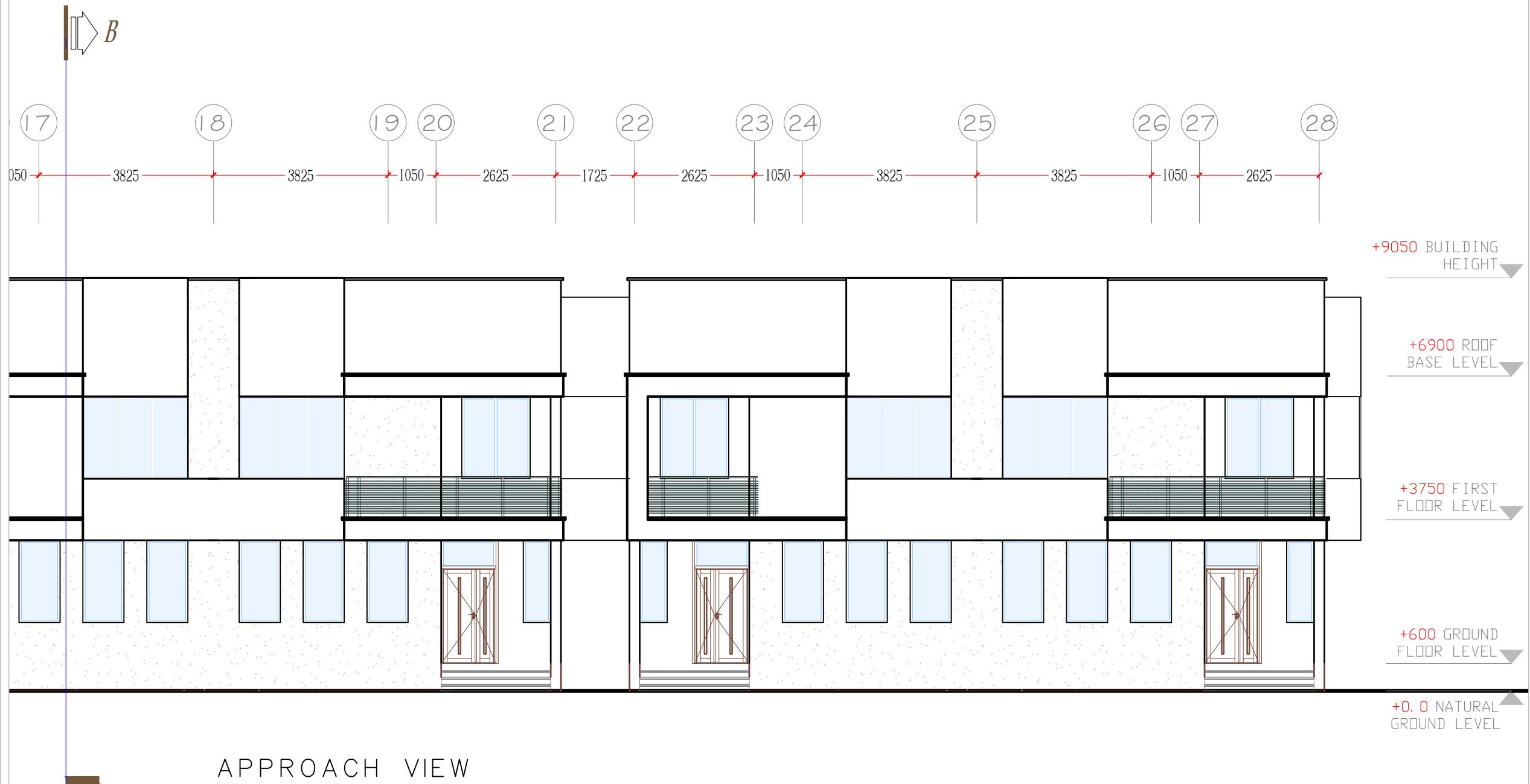
PAGE TITLE

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DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
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ARC ABU SIYAKA	AWD - 50 ^A
SCALE	DATE
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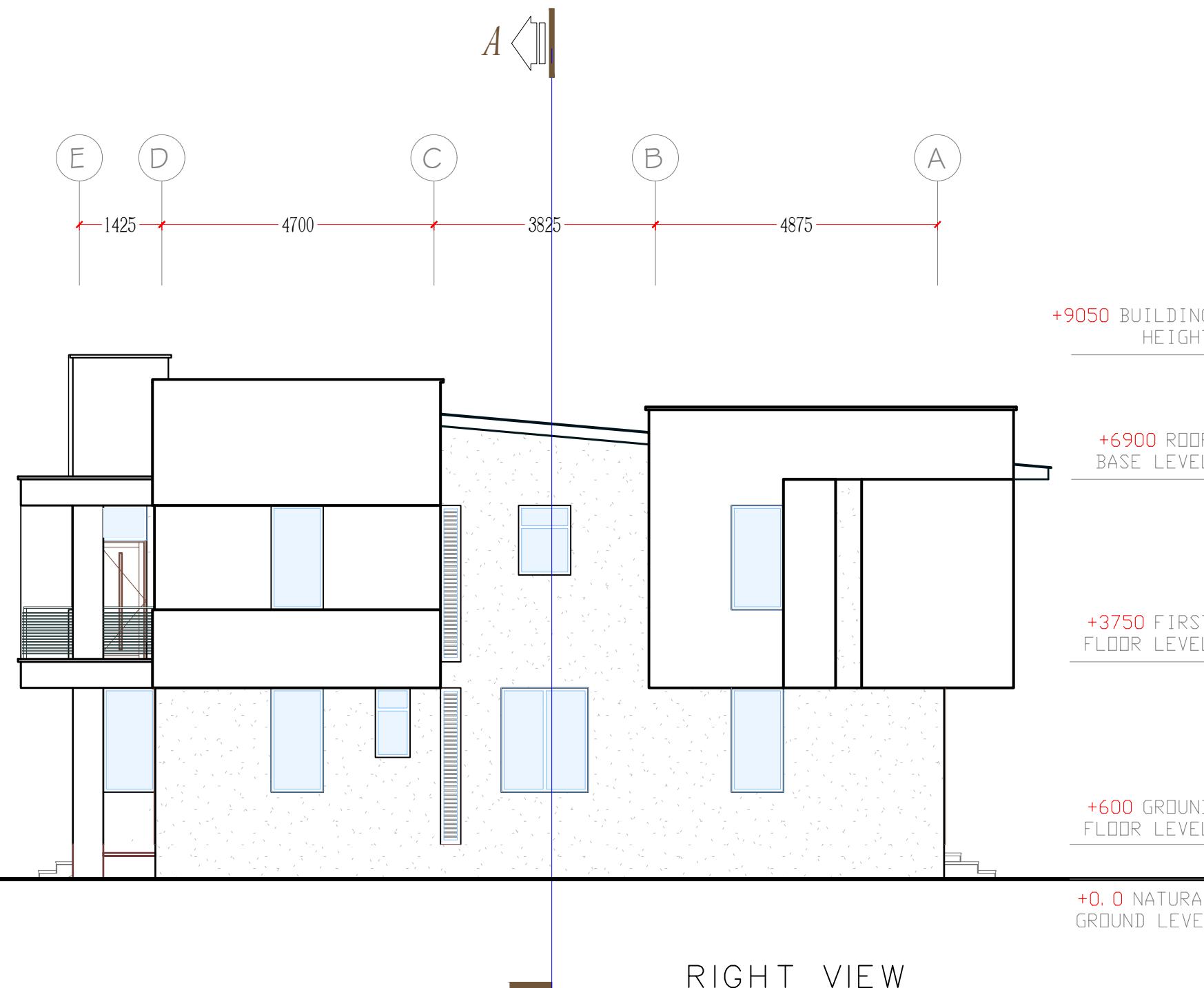
APPROACH VIEW



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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

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DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 51

SCALE

1 : 100

DATE

JANUARY, 2024.

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

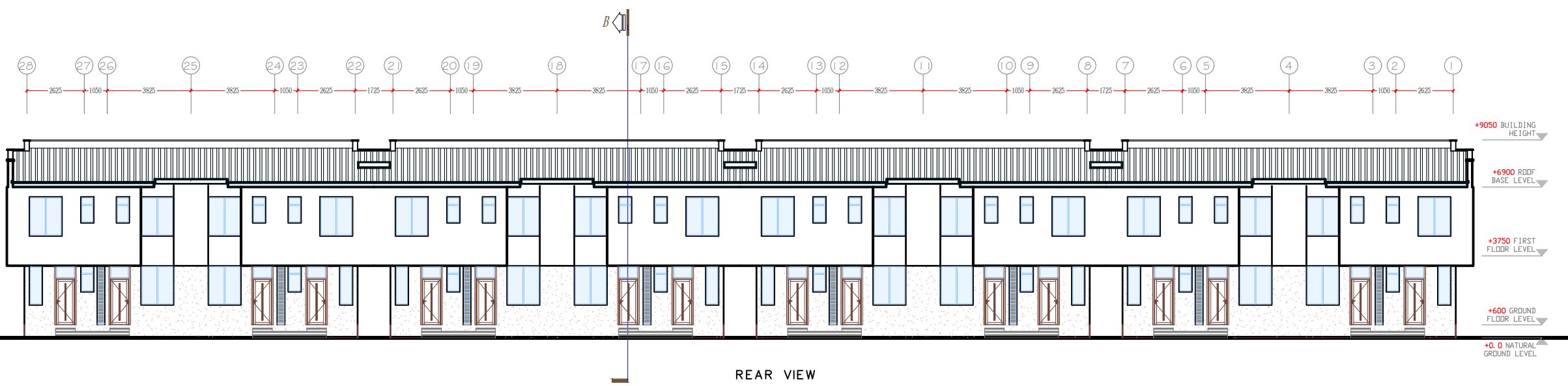
PAGE TITLE

ELEVATION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

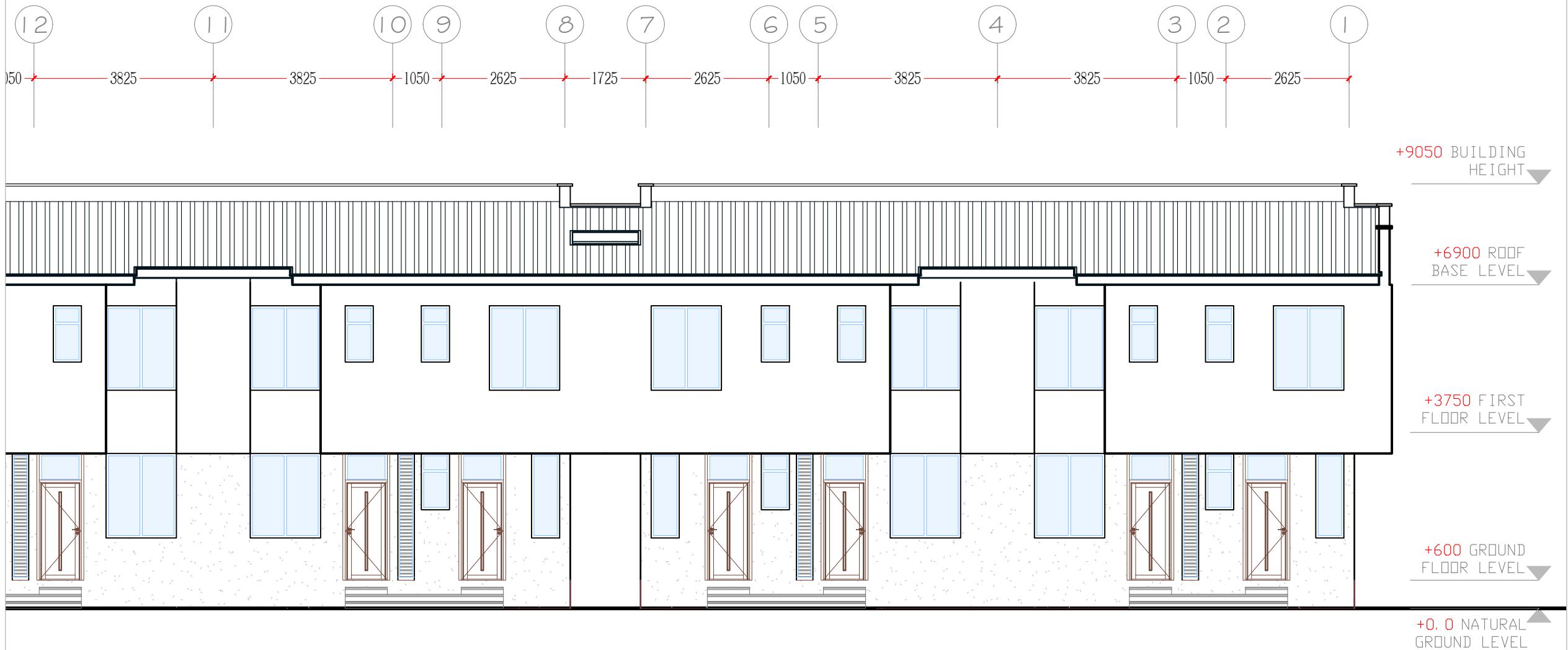
DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 52
SCALE	DATE
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AT
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

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EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
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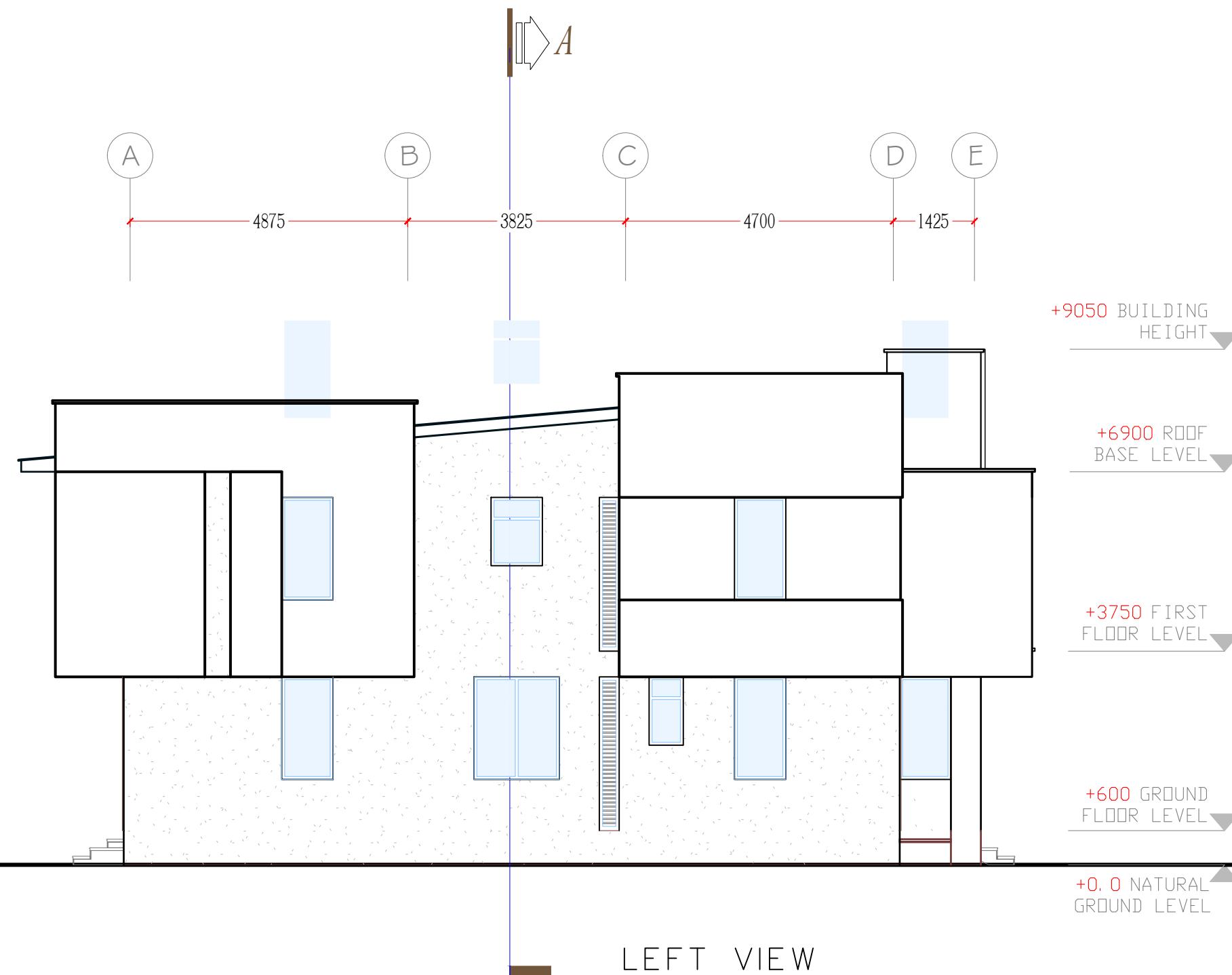
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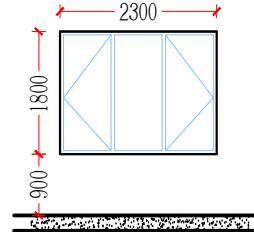
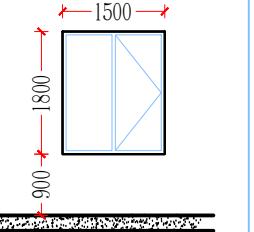
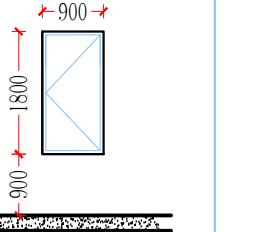
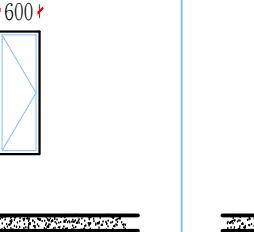
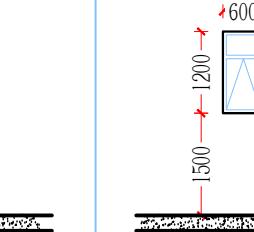
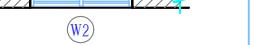


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WINDOW SCHEDULE

DIAGRAM							
SIZE	2300 x 1800	1500 x 1800	900x 1800	600x 1800	525x 1800	900 x 1200	600 x 1200
SYMBOL							
LOCATION	Master's Bedroom, Family Lounge	Dining, Bedroom & Kitchen	Main Lounge, Ante Room & Bedrooms	Ante Room & Maid' Room	Bedroom 3 & Family Lounge	Conveniences	
DESCRIPTION	white side hung casement window of aluminum frames & glass panes				white top hung Casement window of aluminum frames & glass panes with fixed light		
NUMBER REQ FOR GROUND FLOOR	-	13	54	16	-	-	16
NUMBER REQ FOR FIRST FLOOR	8	24	4	-	6	8	8
TOTAL NUMBER REQUIRED	8	37	58	16	6	8	24

ARCHITECT

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CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 54

SCALE

1 : 100

DATE

JANUARY, 2024.

Notes

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ARCHITECT

OPEG DESIGN STUDIO LTD.
opegdesignstudio@gmail.com
+234 (0) 9075347606

CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 55

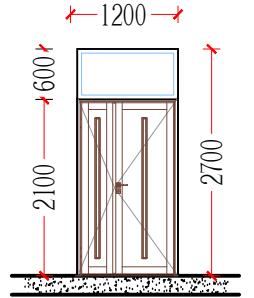
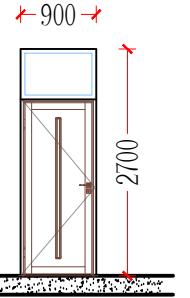
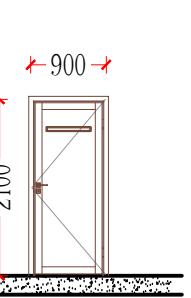
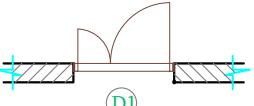
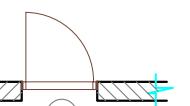
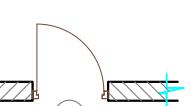
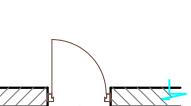
SCALE

1 : 100

DATE

JANUARY, 2024.

DOOR SCHEDULE

DIAGRAM				
SIZE	1200 X 2700	900 X 2700	900 X 2100	750 X 2700
SYMBOL				
LOCATION	Main entrance, Ante Room & Main Lounge	Maid's Room, Balcony & Kitchen Exit.	Bedrooms, Kitchen Store & Box Room	Conveniences
DESCRIPTION	Double leaf, double swing Security door	Single leaf, single swing imported Security door	Single leaf, single swing imported Stanley door	Single leaf, single swing imported Stanley door
NUMBER REQ FOR GROUND FLOOR	24	16	16	16
NUMBER REQ FOR FIRST FLOOR	-	8	32	24
TOTAL NUMBER REQUIRED	24	24	58	40

FINISHES SCHEDULE

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ARCHITECT

OPEG DESIGN STUDIO LTD.

COUNSELLANT

**ARC ABU SIYAKA
(MNIA)**

DEVELOPER

TAYYIB HOMES LTD

PROJECT NO.

WON GARDEN CITY LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED  SEAL
EMMANUEL O. OYELADE

DRAWN E. O. (08062610728) DRWG NO

ARC ABU SIYAKA

SCALE DATE
1 : 100 JANUARY 2024

3 BEDROOM BLOCK OF FLATS (306 UNITS)

09075347606

Notes

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CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SITE LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 57
SCALE	1 : 150	DATE
		JANUARY, 2024.

ACCESS ROAD

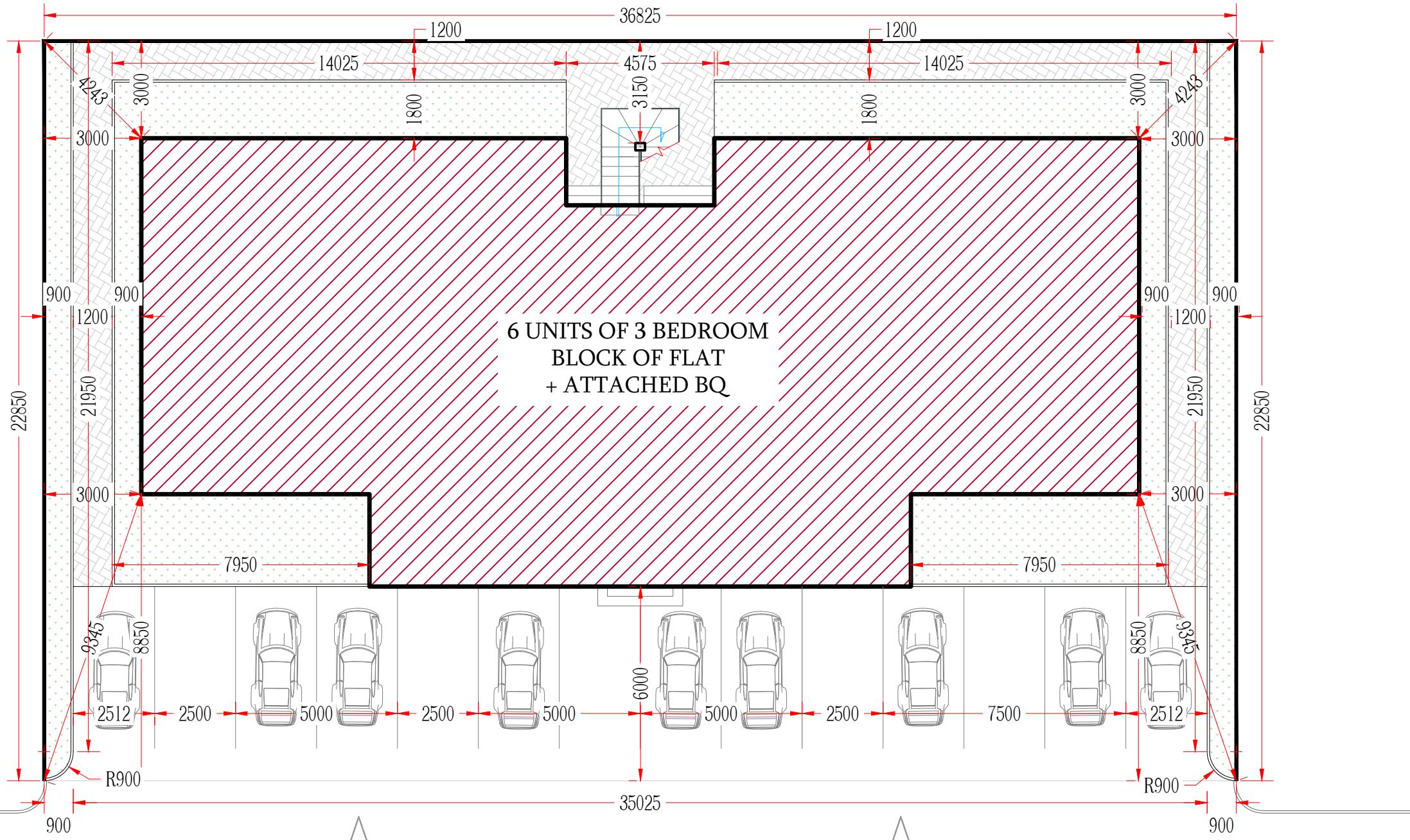
SITE ANALYSIS

Area of Site: 841.45m²
Area of Building: 377.25m²
Total Green Area: 156.39m²
Total Area of Interlock: 90.12m²
Total Paved Area: 217.69m²
% of Site Developed: 44.83%

KEY

	BLOCK OF FLATS
	GREEN AREAS
	INTERLOCKED AREAS

SITE LAYOUT



ACCESS ROAD

SITE LAYOUT

Notes

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(MNIA)

DEVELOPER

TAYYIB HOMES LTD

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PROJECT NO.

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

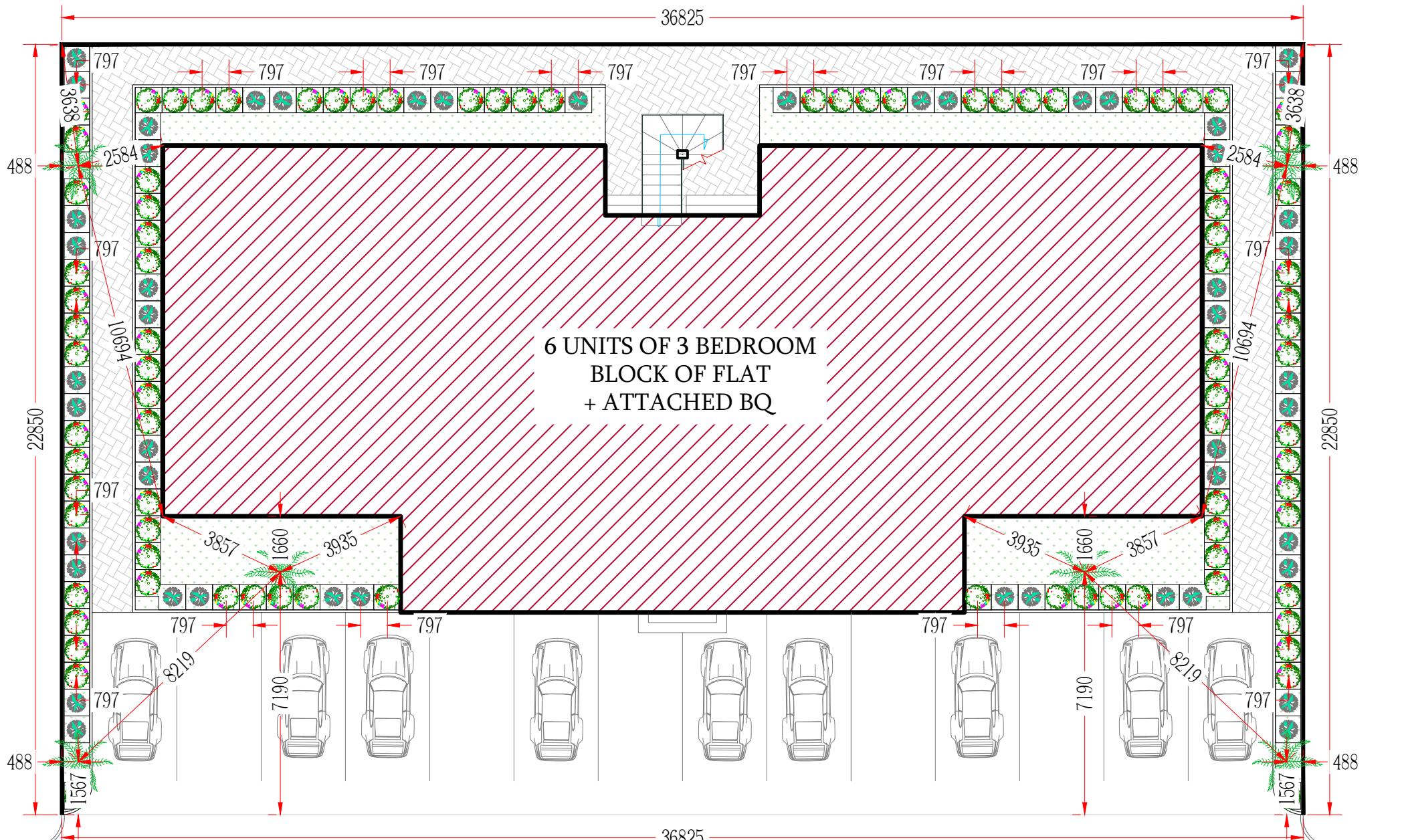
PAGE TITLE

SITE LANDSCAPE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 58
SCALE	1 : 150	DATE
		JANUARY, 2024.



LEGEND

	PORTHARCOURT GRASS USED FOR GROUND CARPETING.
	ROYAL PALM TREES USED AS SHADE/WIND BREAKERS.
	COTONO FICUS USED AS SHRUBS. @797 C/C
	WINDMILL PALM USED AS SHRUBS. @797 C/C

KEY

	BLOCK OF FLATS
	GREEN AREAS
	INTERLOCKED AREAS

ACCESS ROAD

SITE LANDSCAPE

Notes

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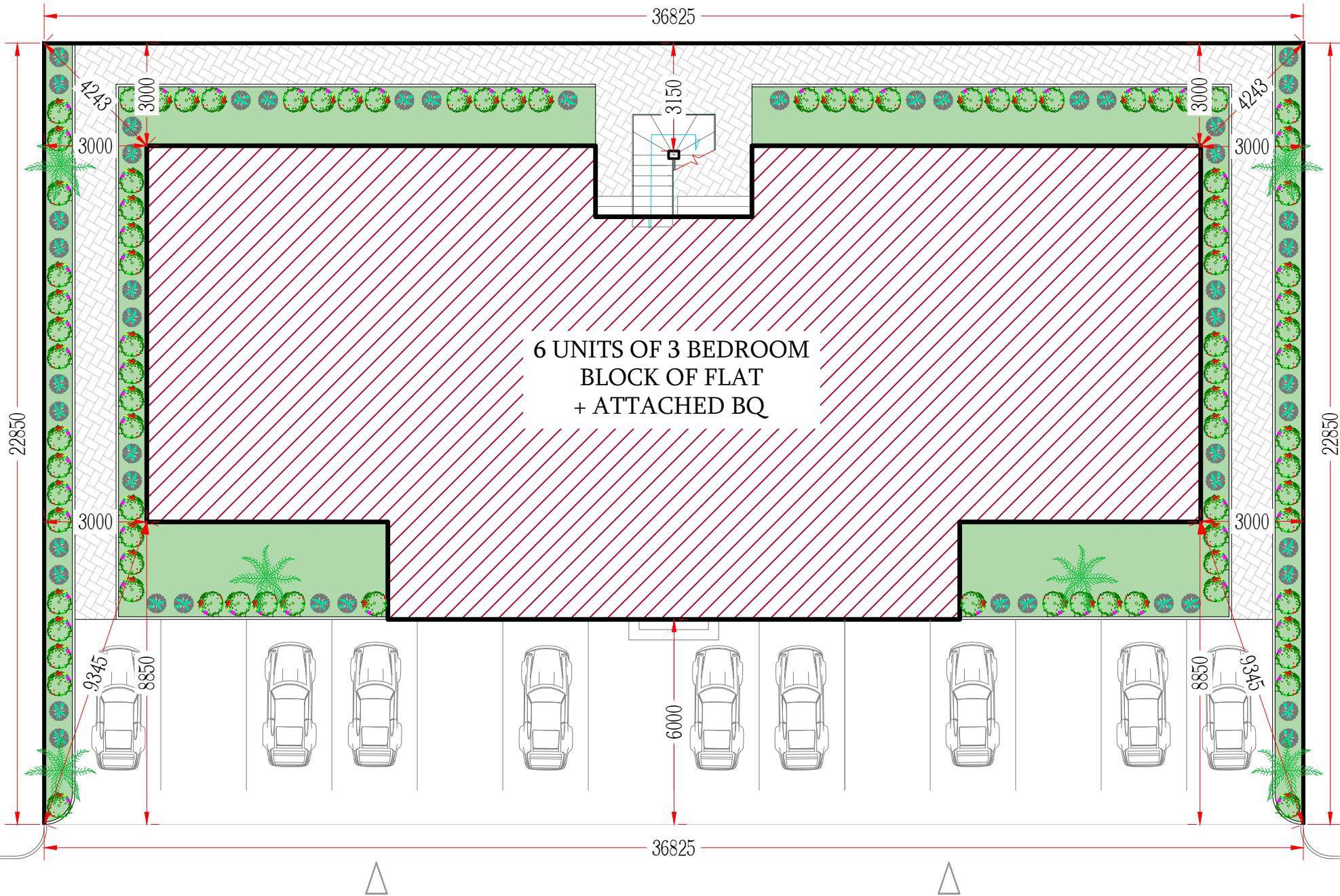
PAGE TITLE

SITE PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 59
SCALE	1 : 150	DATE
		JANUARY, 2024.



SITE ANALYSIS

Area of Site: 841.45m²
Area of Building: 377.25m²
Total Green Area: 156.39m²
Total Area of Interlock: 90.12m²
Total Paved Area: 217.69m²
% of Site Developed: 44.83%

KEY

	BLOCK OF FLATS
	GREEN AREAS
	INTERLOCKED AREAS

ACCESS ROAD

SITE PLAN

Notes

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COUNSELLOR

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DEVELOPER

TAYYIB HOMES LTD

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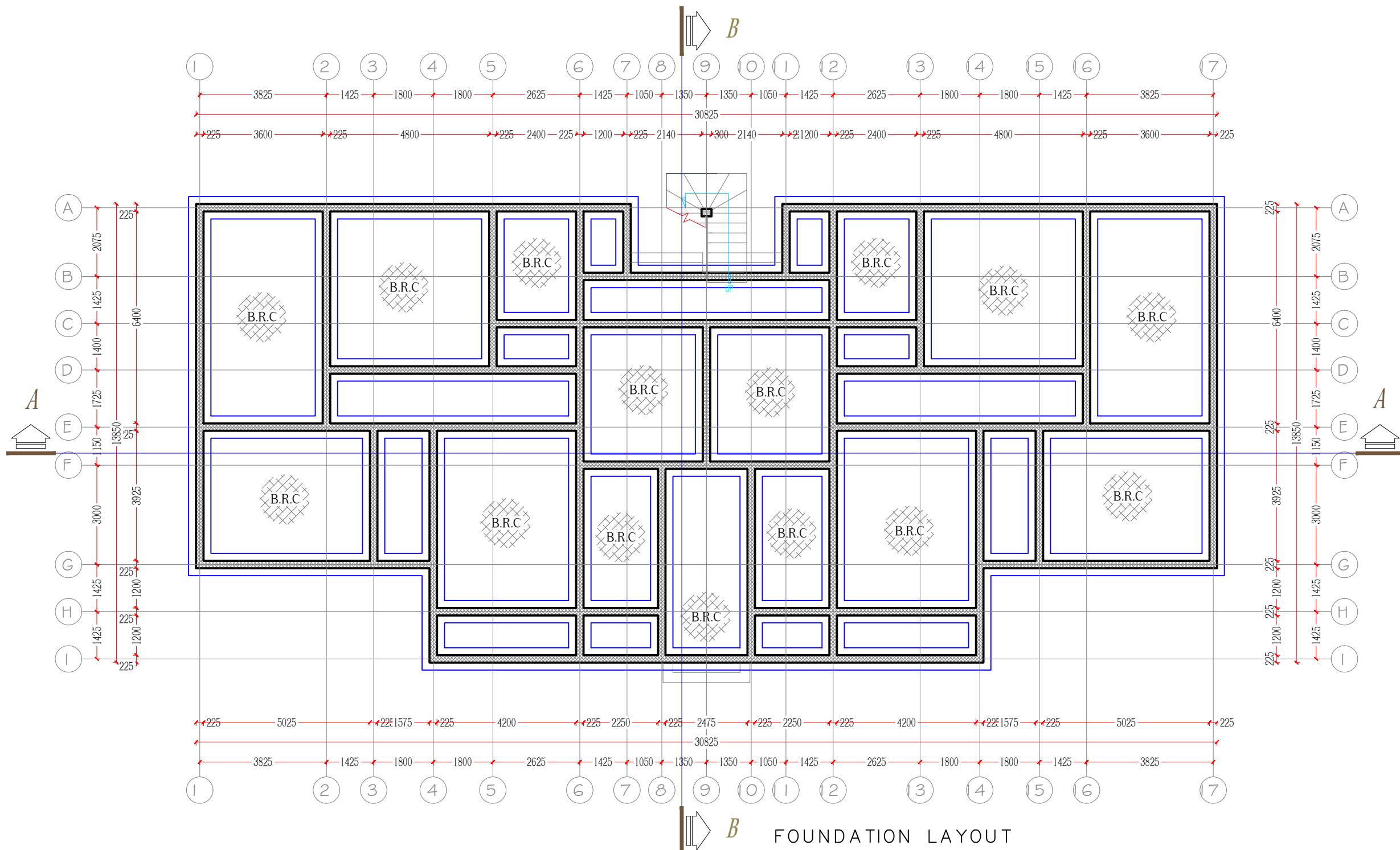
PAGE TITLE

FOUNDATION LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 60
SCALE	DATE
1 : 125	JANUARY, 2024.



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LUGBE EAST DISTRICT 1, FCT-ABUJA.

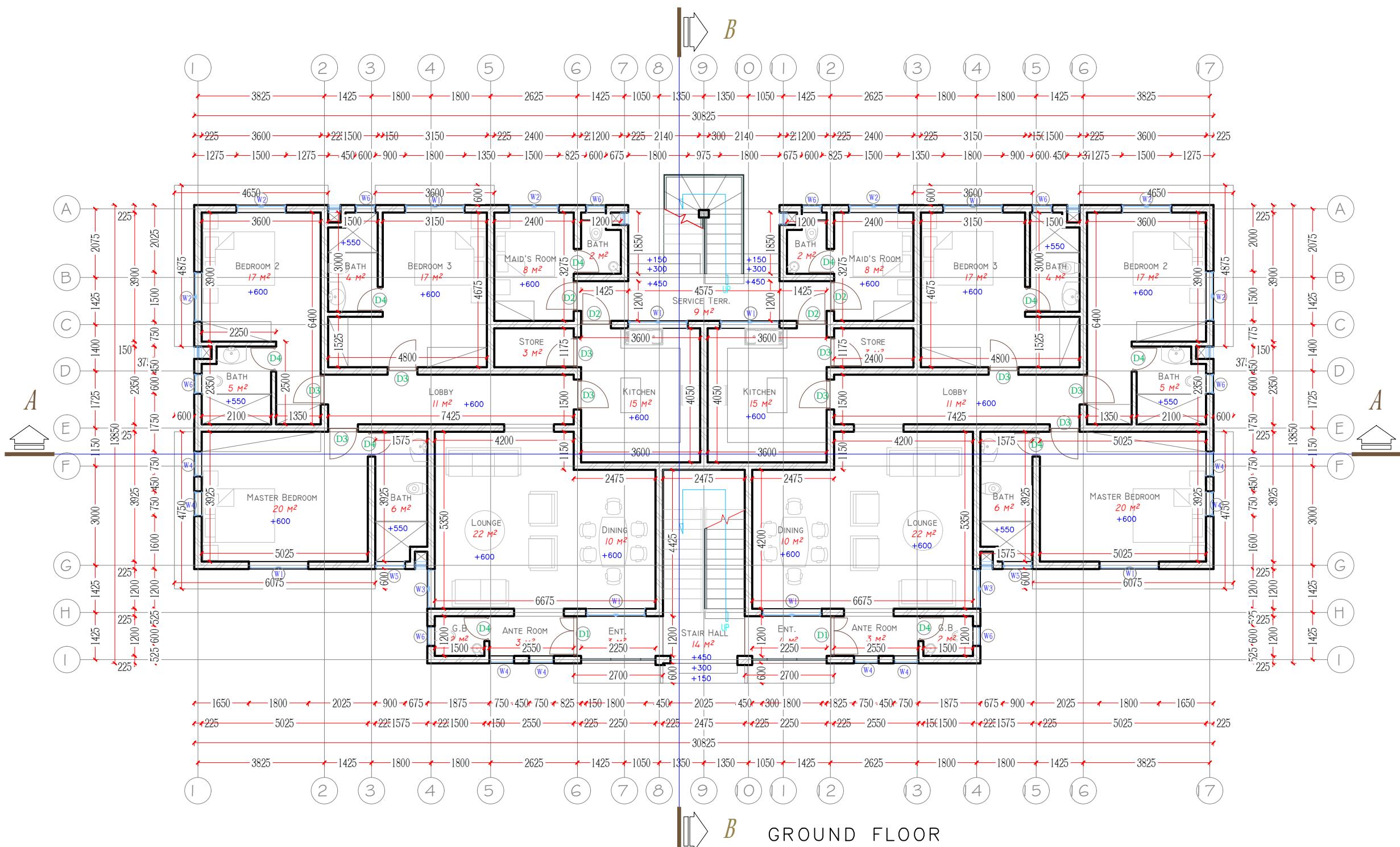
PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 61
SCALE	DATE
1 : 125	JANUARY, 2024.



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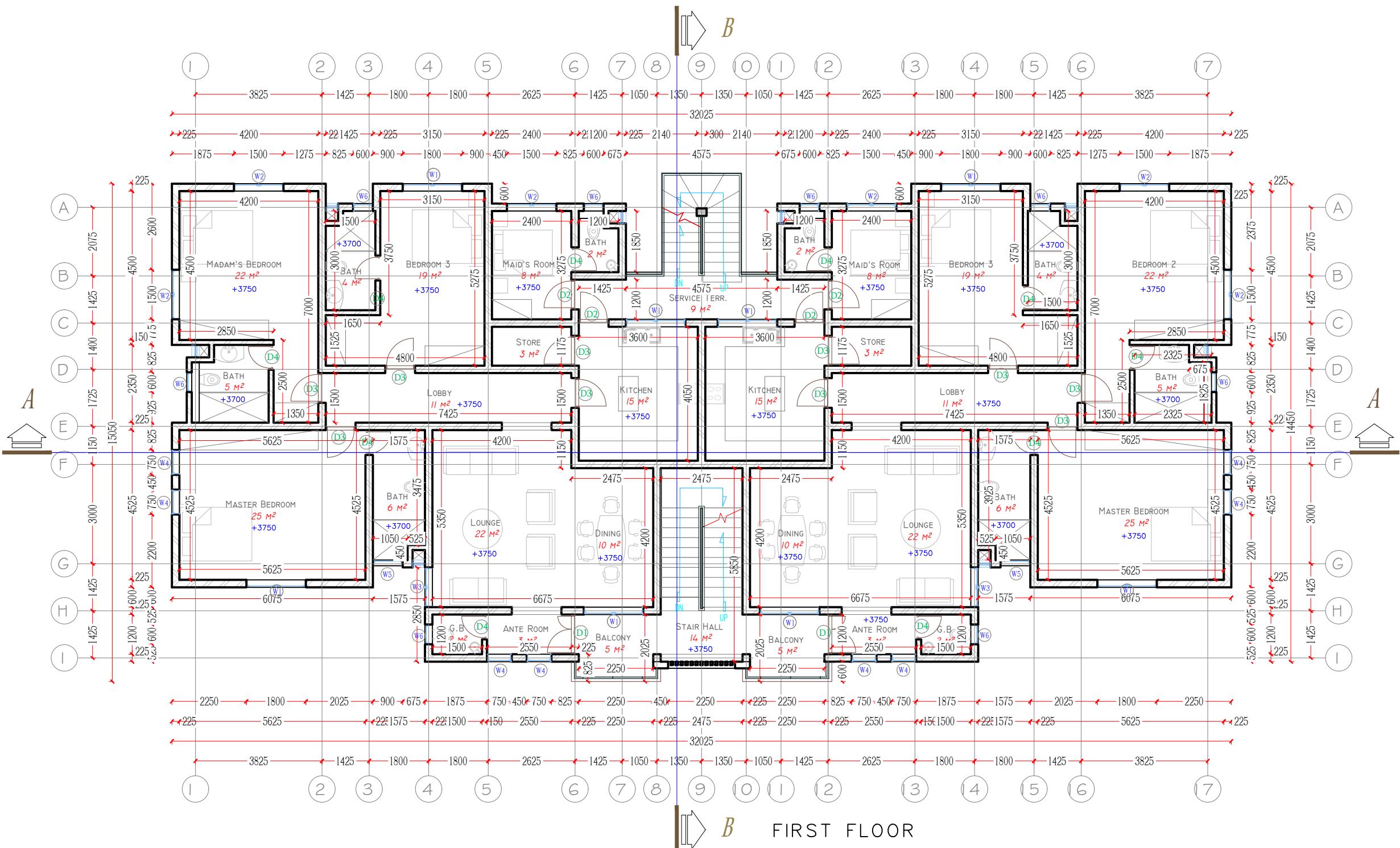
PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 62
SCALE	DATE
1 : 125	JANUARY, 2024.



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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
----------	------

EMMANUEL O. OYELADE

DRAWN	E. O. (08062610728)
-------	---------------------

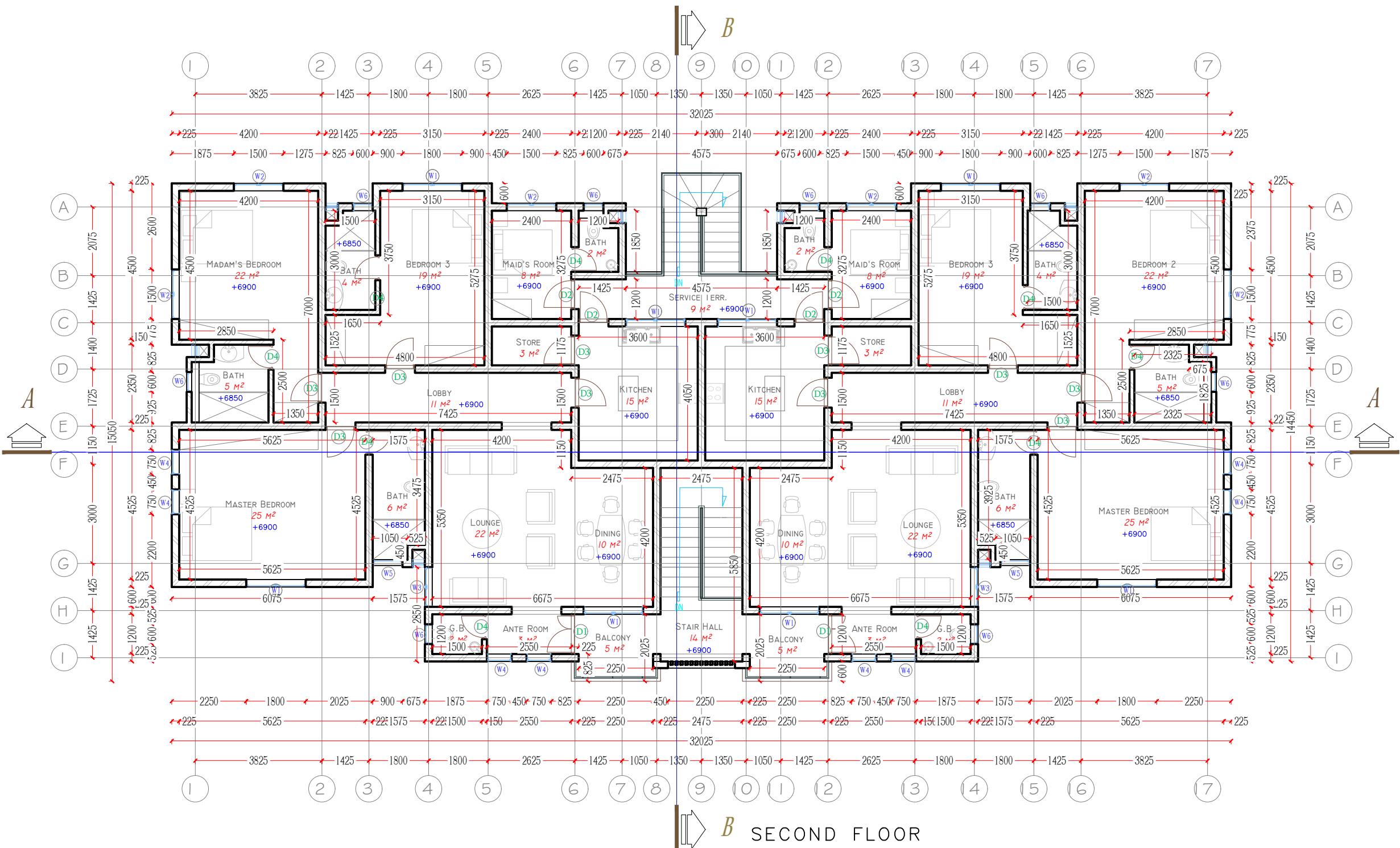
CHECKED	DRWG. NO.
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ARC ABU SIYAKA

AWD - 63

SCALE	DATE
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1 : 125 JANUARY, 2024.



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LUGBE EAST DISTRICT 1, FCT-ABUJA.

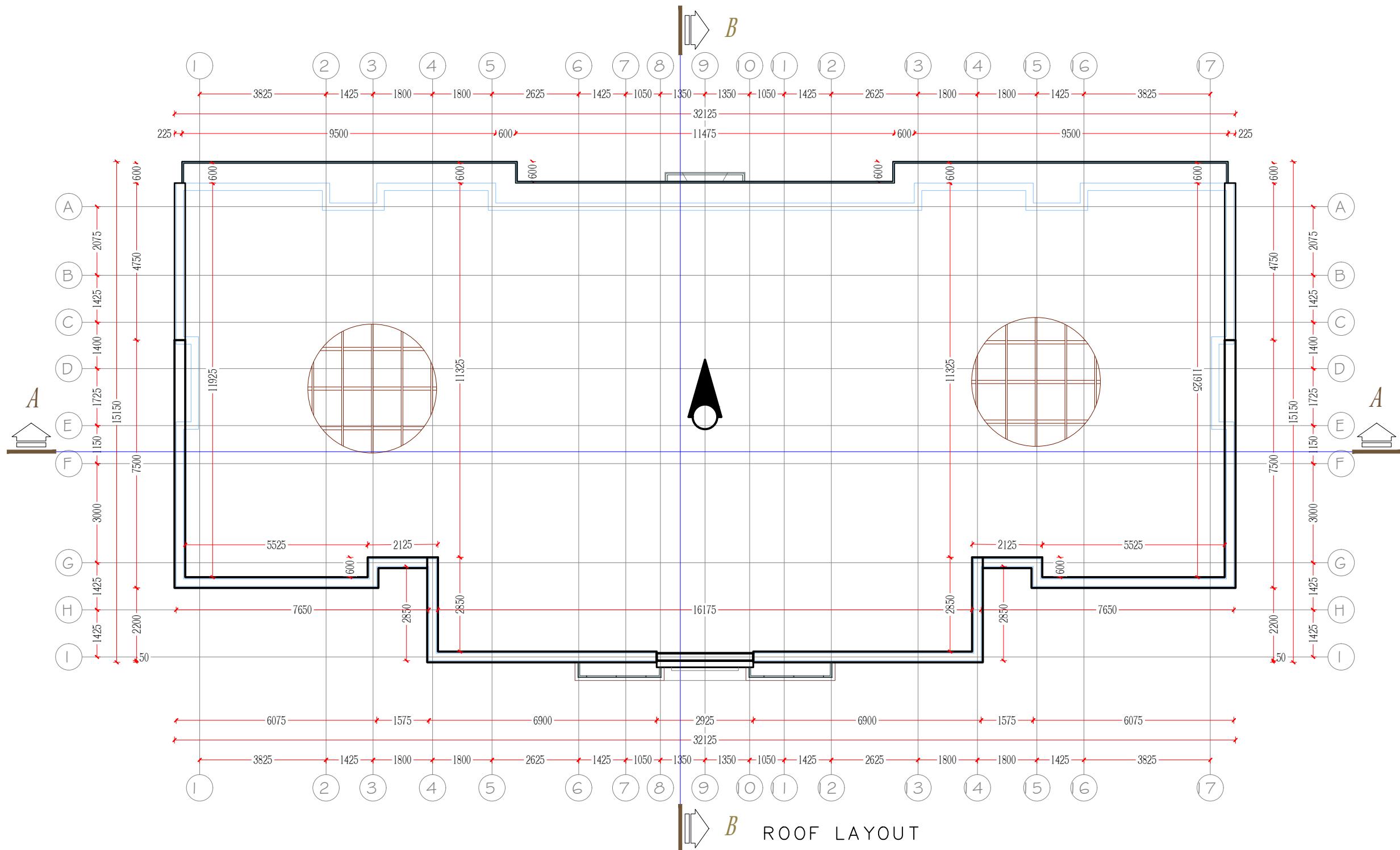
PAGE TITLE

ROOF LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 64
SCALE	1 : 125	DATE
		JANUARY, 2024.



ROOF LAYOUT

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**VON GARDEN CITY
LIMITED**

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ROOF PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 65
SCALE	DATE
1 : 125	JANUARY, 2024.

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

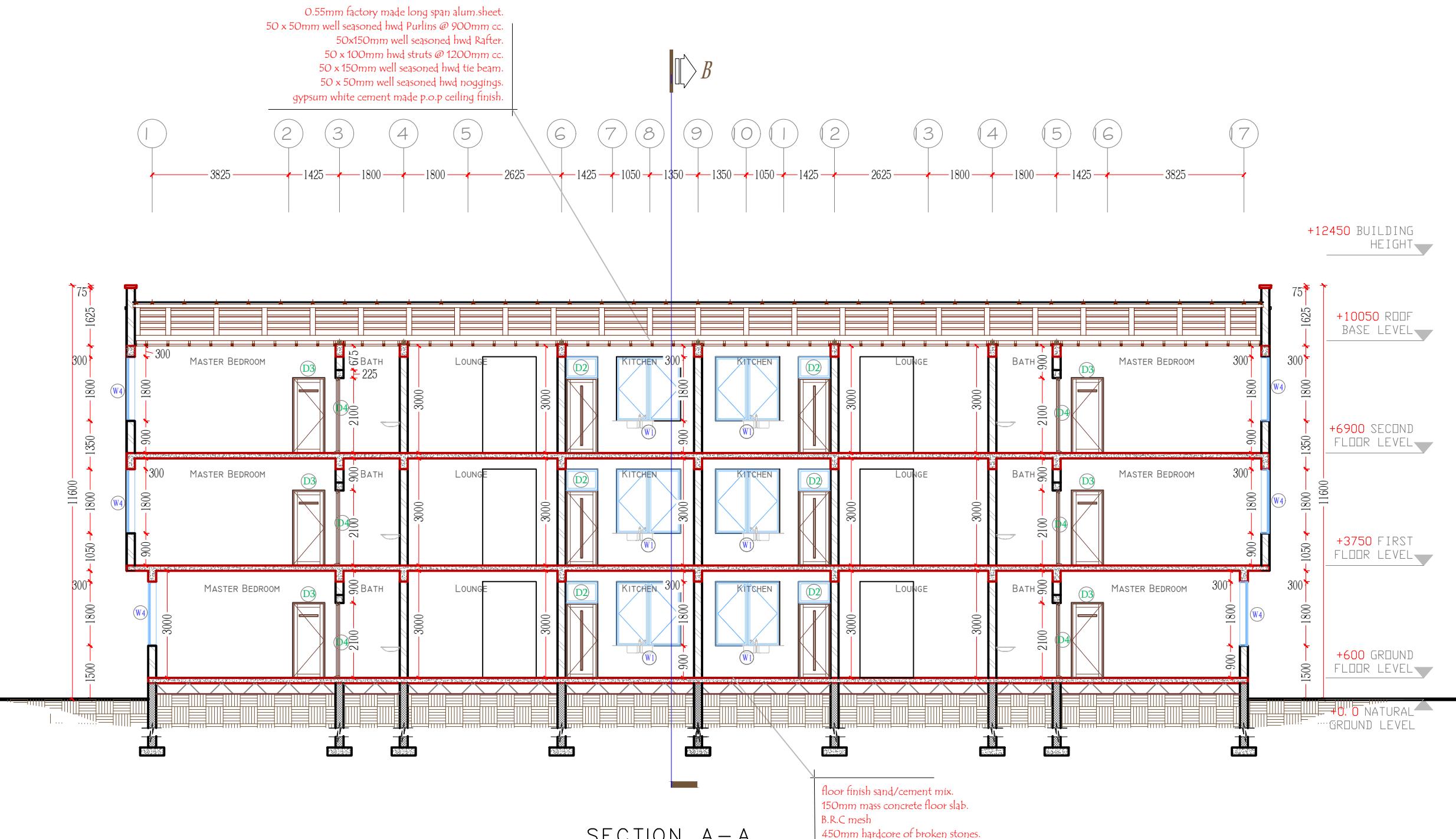
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PAGE TITLE

SECTION

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DRAWING**

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SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 67

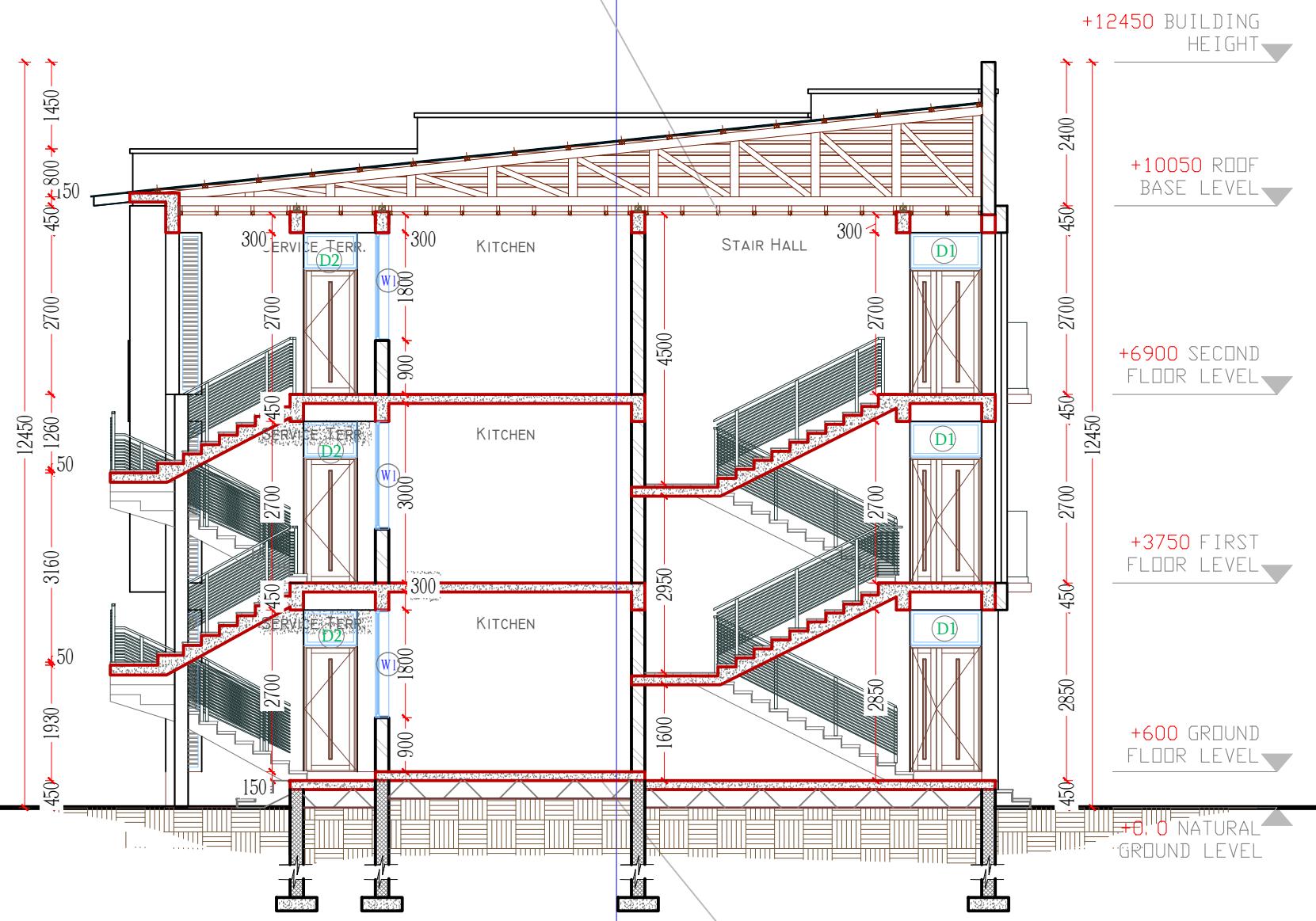
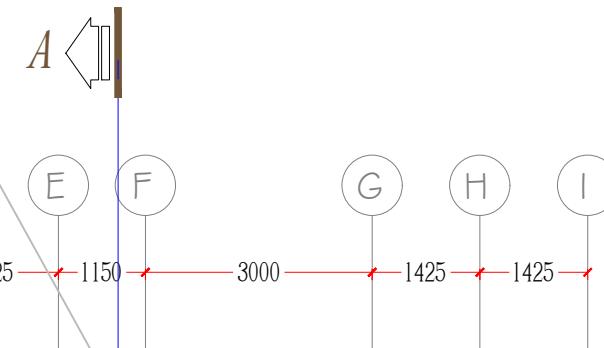
SCALE

1 : 100

DATE

JANUARY, 2024.

0.55mm factory made long span alum.sheet.
50 x 50mm well seasoned hwd Purlins @ 900mm cc.
50x150mm well seasoned hwd Rafters.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.



SECTION B-B

Notes

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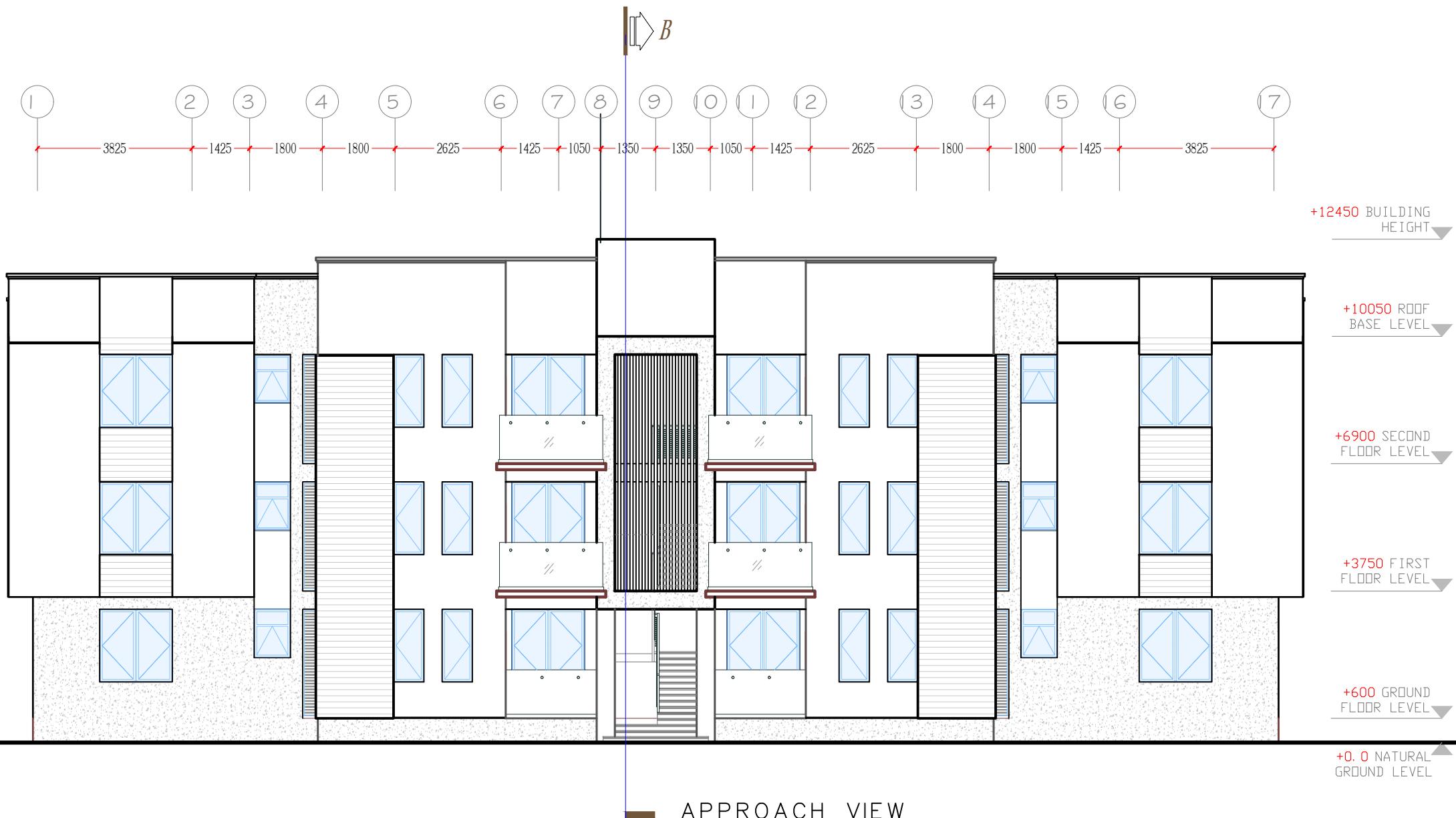
PAGE TITLE

ELEVATION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
CHECKED	DRWG. NO.
ARC ABU SIYAKA	AWD - 68
SCALE	DATE
1 : 125	JANUARY, 2024.



Notes

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ARCHITECT

OPEG DESIGN STUDIO LTD.
opegdesignstudio@gmail.com
+234 (0) 9075347606

COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

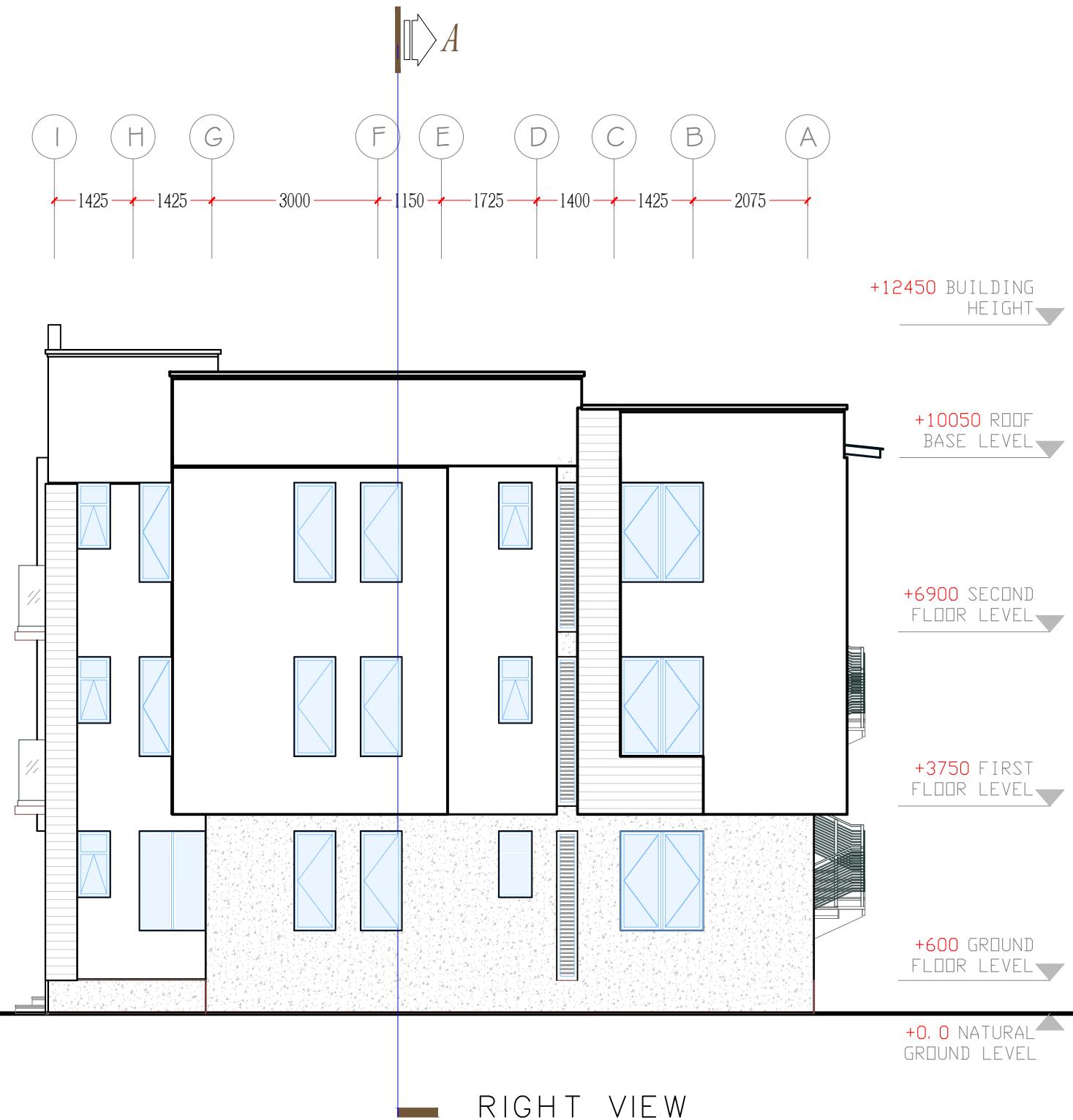
AWD - 69

SCALE

1 : 100

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JANUARY, 2024.



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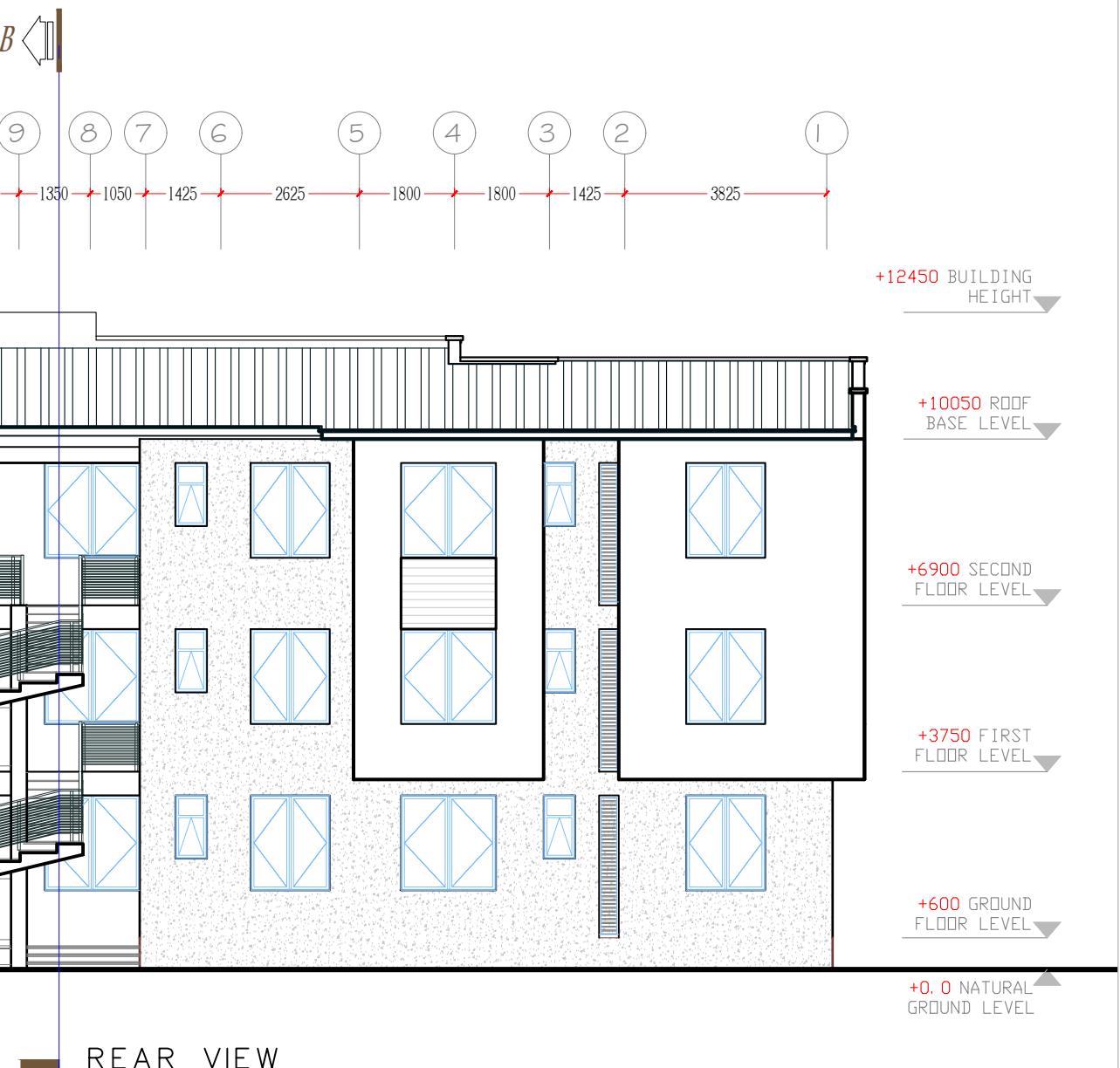
PAGE TITLE

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DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
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ARC ABU SIYAKA	AWD - 70
SCALE	DATE
1 : 125	JANUARY, 2024.



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PAGE TITLE

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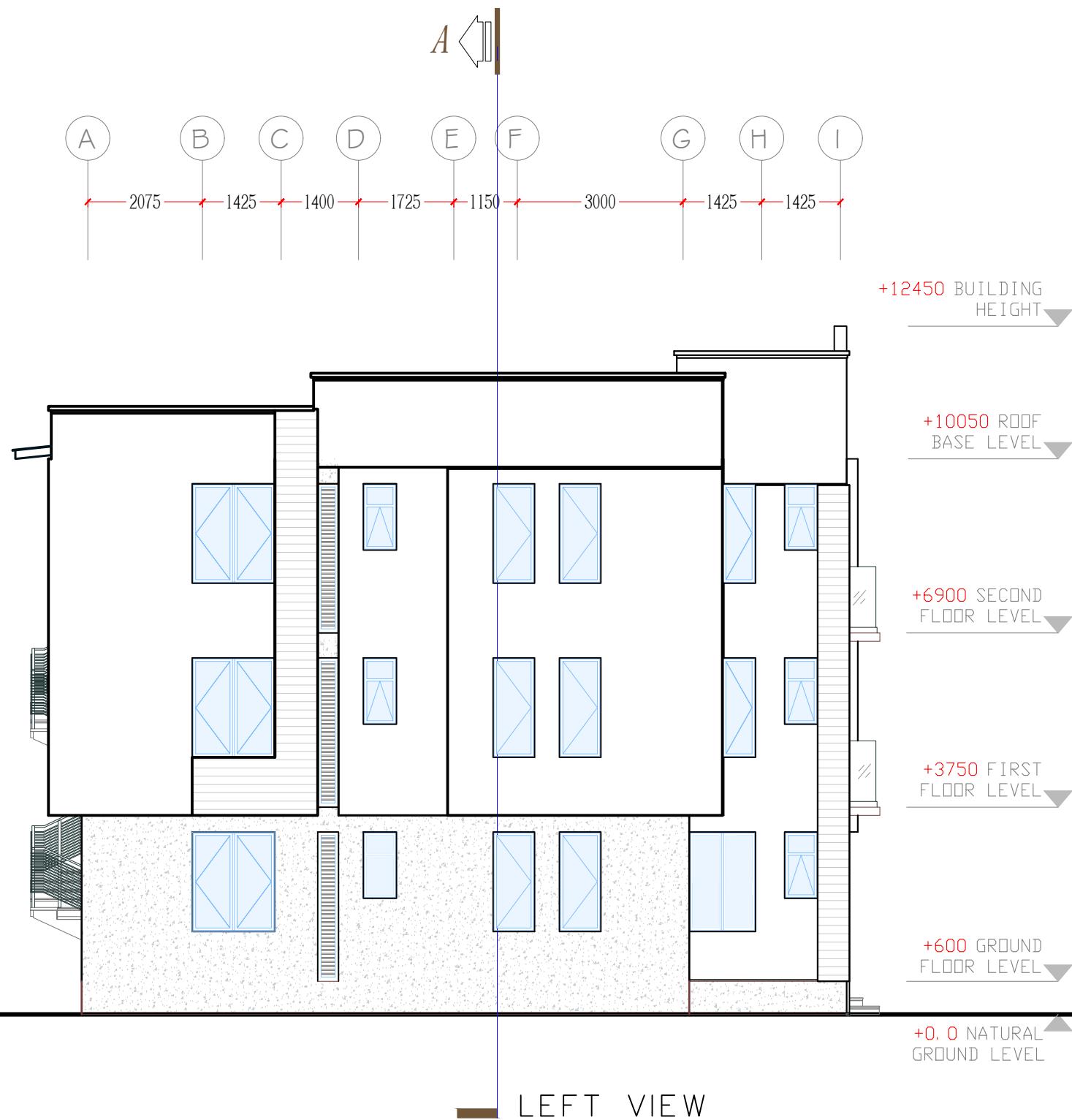
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PAGE TITLE

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ARC ABU SIYAKA

AWD - 74

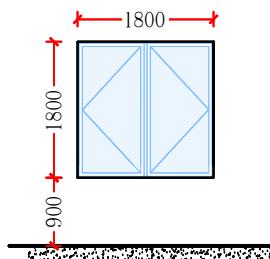
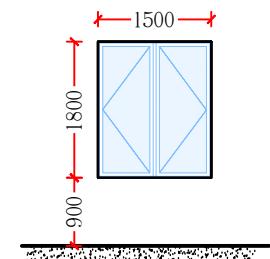
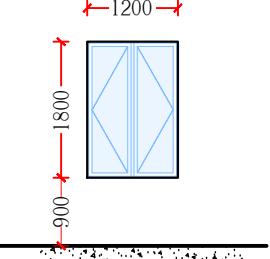
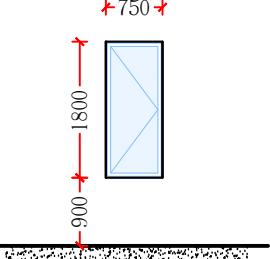
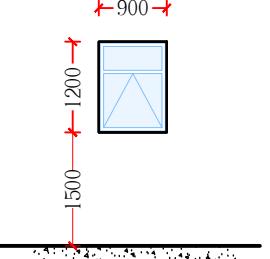
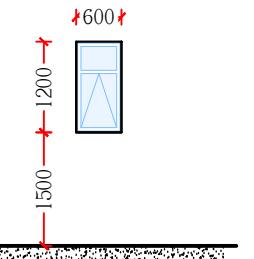
SCALE

1 : 100

DATE

JANUARY, 2024.

WINDOW SCHEDULE

DIAGRAM	1800 x 1800	1500 x 1800	1200 x 1800	750x 1800	900 x 1200	600x 1200
						
						
						
						
						
						
						
						
						
						
						
						
LOCATION	Dining, Master Bedroom, Bedroom 3 & Kitchen	Bedrooms	Main Lounge	Master Bedroom & Ante Room	Conveniences	
DESCRIPTION	white side hung casement window of aluminum frames & glass panes				white top hung casement window of aluminum frames & glass panes	
NUMBER REQ FOR GROUND FLOOR	8	6	2	8	2	8
NUMBER REQ FOR FIRST FLOOR	8	6	2	8	2	8
NUMBER REQ FOR SECOND FLOOR	8	6	2	8	2	8
TOTAL NUMBER REQUIRED	24	18	6	24	6	24

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

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SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 73

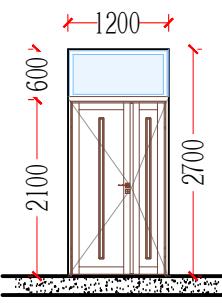
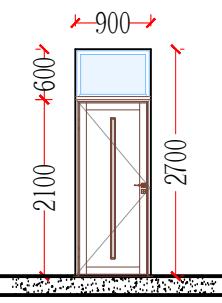
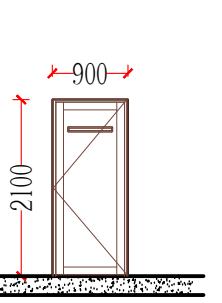
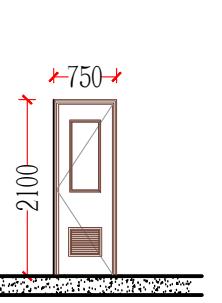
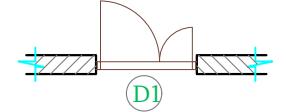
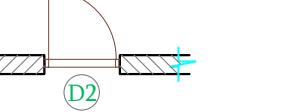
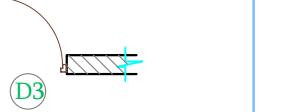
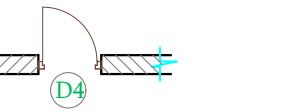
SCALE

1 : 100

DATE

JANUARY, 2024.

DOOR SCHEDULE

DIAGRAM				
SIZE	1200 X 2700	900 X 2700	900 X 2100	750 X 2100
SYMBOL				
LOCATION	Ante Room.	Maid's Bedroom, & Kitchen Exit.	Bedrooms, kitchen, Box Room & Store	Conveniences
DESCRIPTION	Double leaf, double swing Security door	Single leaf, single swing imported Security door	Single leaf, single swing imported Stanley door	Single leaf, single swing imported Stanley door
NUMBER REQ FOR GROUND FLOOR	2	4	10	10
NUMBER REQ FOR FIRST FLOOR	2	4	10	10
NUMBER REQ FOR SECOND FLOOR	2	4	10	10
TOTAL NUMBER REQUIRED	6	12	30	30

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(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

**PROPOSED HOUSING
ESTATE DEVELOPMENT**

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 74

SCALE

1 : 100

DATE

JANUARY, 2024.

FINISHES SCHEDULE

SERIAL NO.	BUILDING TYPE	DESCRIPTION	TOTAL UNITS ON EACH FLOOR	FLOOR FINISHES			WALL FINISHES			CEILING FINISHES			SKIRTING FINISHES			REMARKS										
				VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	SYNTHETIC TURF	NON-SLIP CERAMIC TILES	EMULSION PAINT	WALL PAPER	TEXTURED PAINT	VARIETY OF GLOSS PAINT	GLAZED CERAMIC TILES	SUSPENDED CEIL.- GYPSUM BOARD	P.V.C CEILING	P.O.P	VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	SYNTHETIC TURF	NON-SLIP CERAMIC TILES	
01	6 NO. OF 3-BEDROOM BLOCK OF FLAT WITH ATTACHED BQ	ENTRANCE	2			●											●				●					
02		BEDROOM	24						●	●								●								●
03		BALCONY	4			●												●				●				
04		KITCHEN	6		●												●			●	●					
05		LOUNGE	6	●														●	●	●	●					
06		DINING	6	●														●	●	●						
07		STAIR HALL	2			●												●			●					
08		TOILET (GROUND FLOOR)	10		●												●			●						
09		TOILET (1ST FLOOR)	10		●												●			●						
10		TOILET (2ND FLOOR)	10		●												●			●						
11		STORE	6	●													●		●	●						
12		SERVICE TERRACE	3			●											●			●						

NOTES: 1. APPLY TWO COATS OF EMULSION PAINT ON RENDERED EXTERIOR WALL SURFACES

2. APPLY GRANITE FLOOR TILES TO STAIR CASES AND GENERAL SPACES

2 BEDROOM BLOCK OF FLATS (162 UNITS)

09075347606

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DEVELOPER

TAYYIB HOMES LTD

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SITE LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

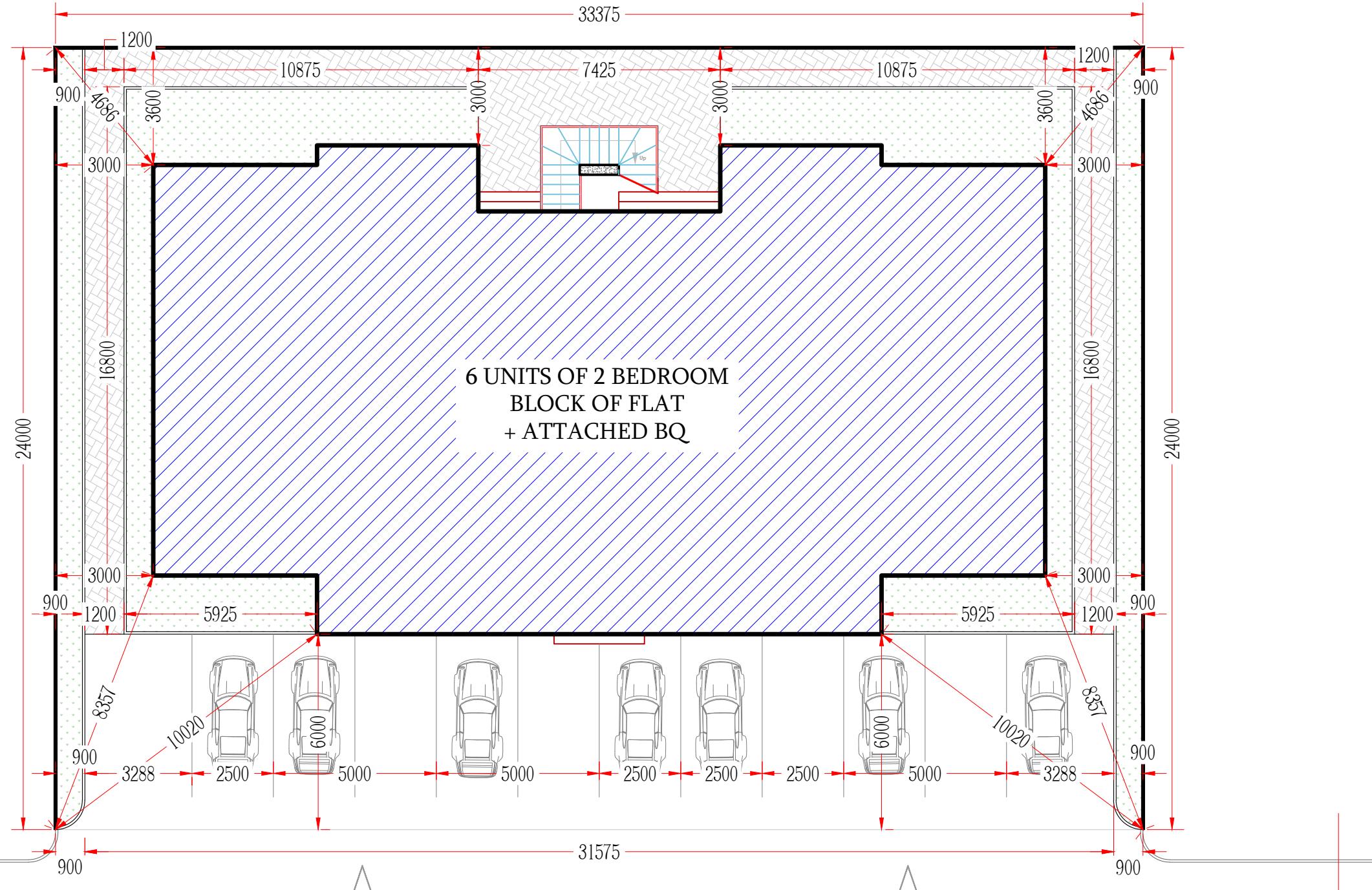
AWD - 75

SCALE

1 : 150

DATE

JANUARY, 2024.



SITE ANALYSIS

KEY

	BLOCK OF FLATS
	GREEN AREAS
	INTERLOCKED AREAS

Area of Site: 801.00m²

Area of Building: 371.47m²

Total Green Area: 124.43m²

Total Area of Interlock: 94.87m²

Total Paved Area: 210.23m²

% of Site Developed: 46.38%

ACCESS ROAD

SITE PLAN

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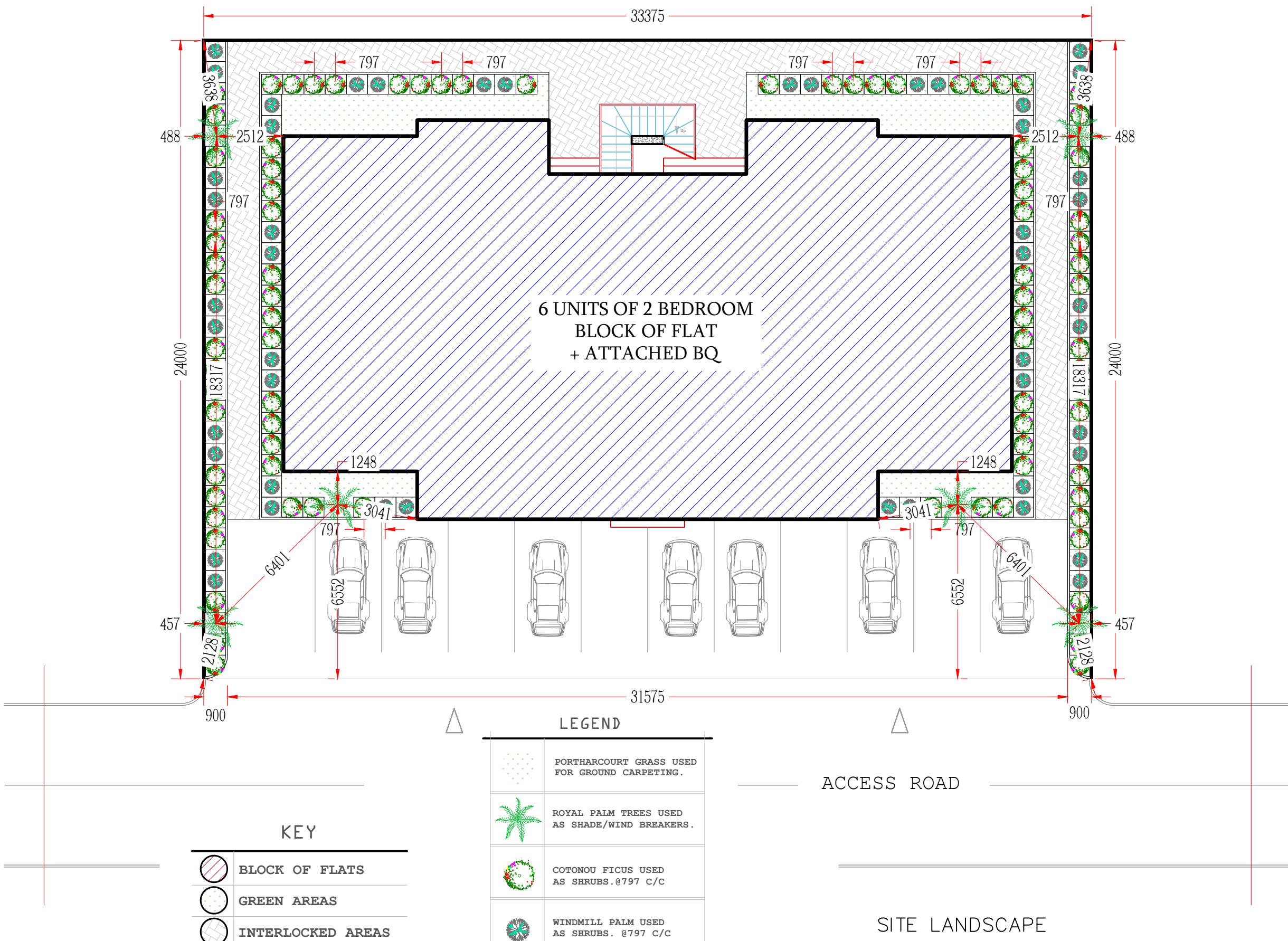
PAGE TITLE

SITE LANDSCAPE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 76
SCALE	1 : 150	DATE
		JANUARY, 2024.



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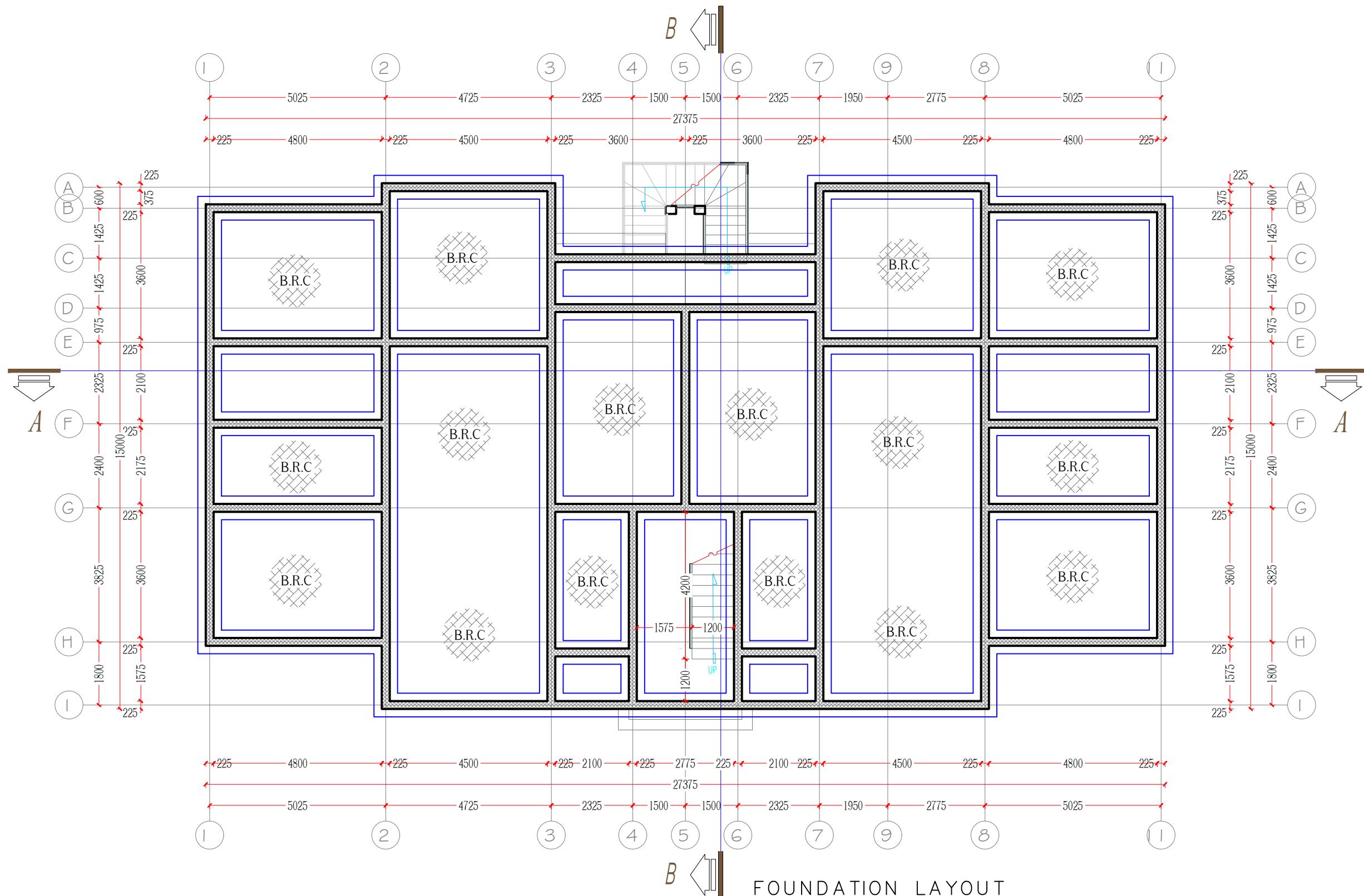
PAGE TITLE

FOUNDATION LAYOUT

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
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CHECKED	ARC ABU SIYAKA	AWD - 78
SCALE	1 : 125	DATE
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FLOOR PLAN

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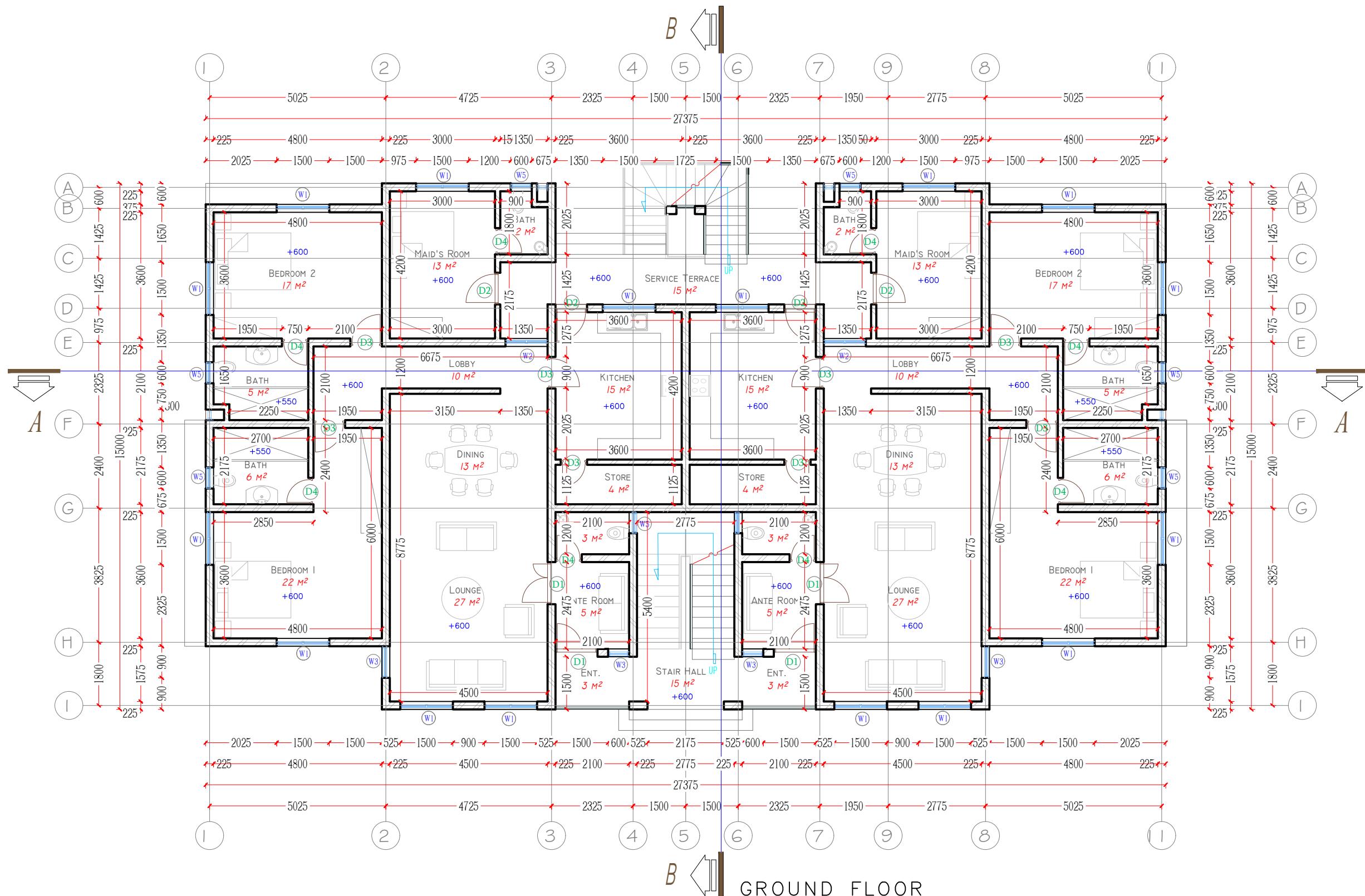
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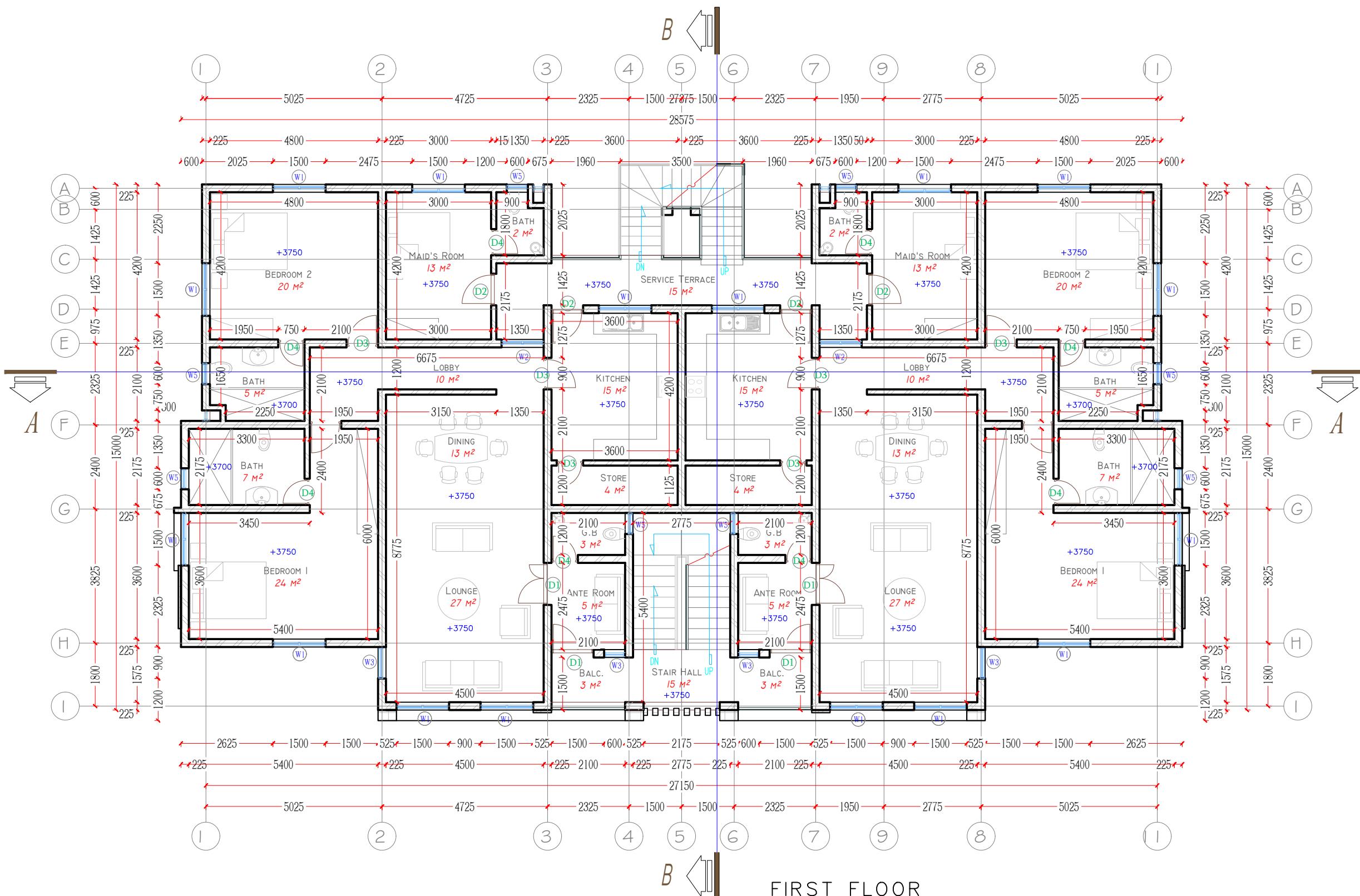
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CHECKED	DRIVING NO.
ABC ABISIYAKA	AWD - 80

SCALE DATE



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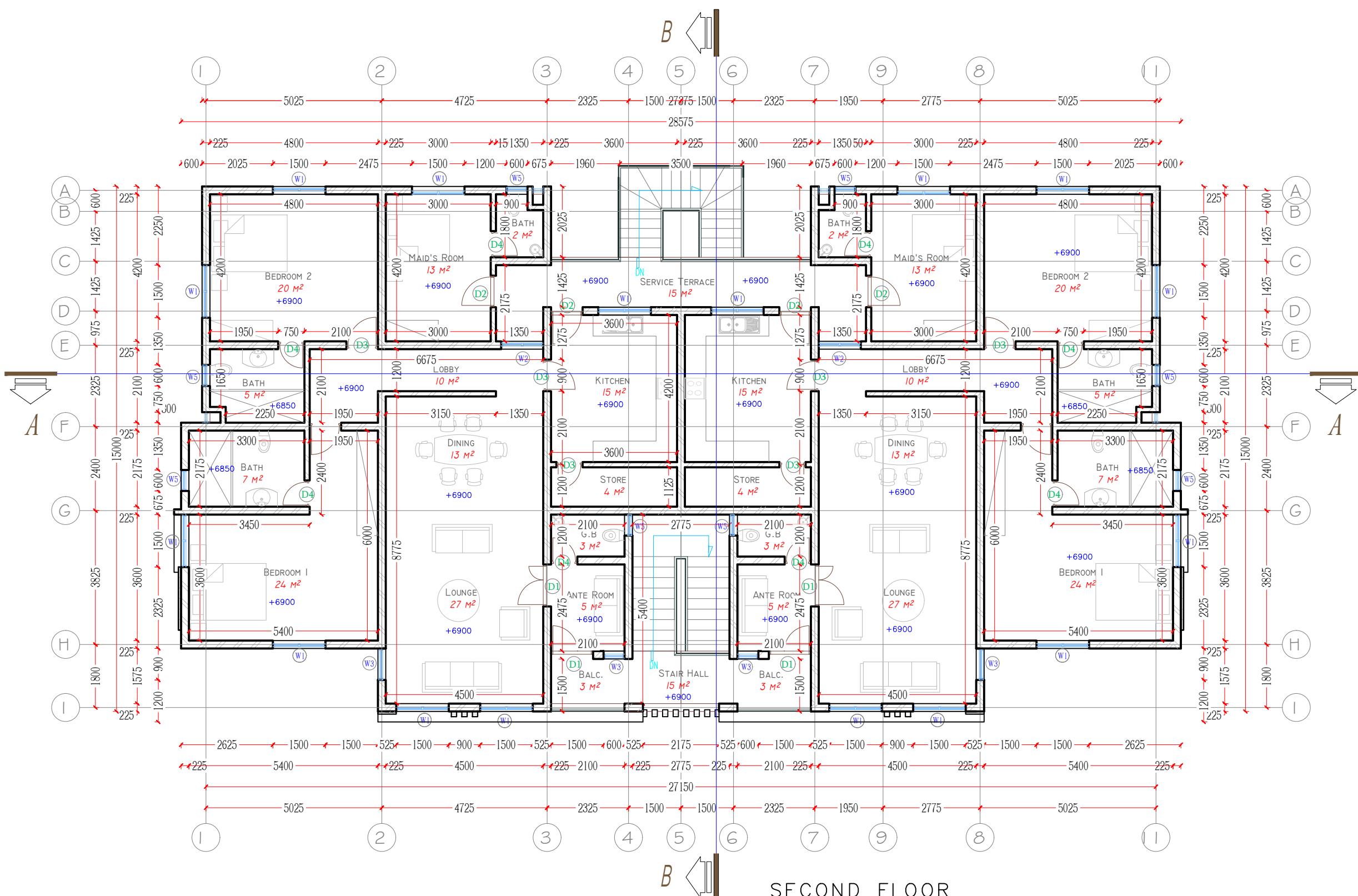
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ARC ABU SIYAKA	AWD - 81

SCALE	1 : 125
DATE	JANUARY, 2024.



SECOND FLOOR

Notes

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ARCHITECT

OPEG DESIGN STUDIO LTD.
opegdesignstudio@gmail.com
+234 (0) 9075347606

CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS
-----	------	------	------------------

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ROOF LAYOUT

DRAWING STATUS

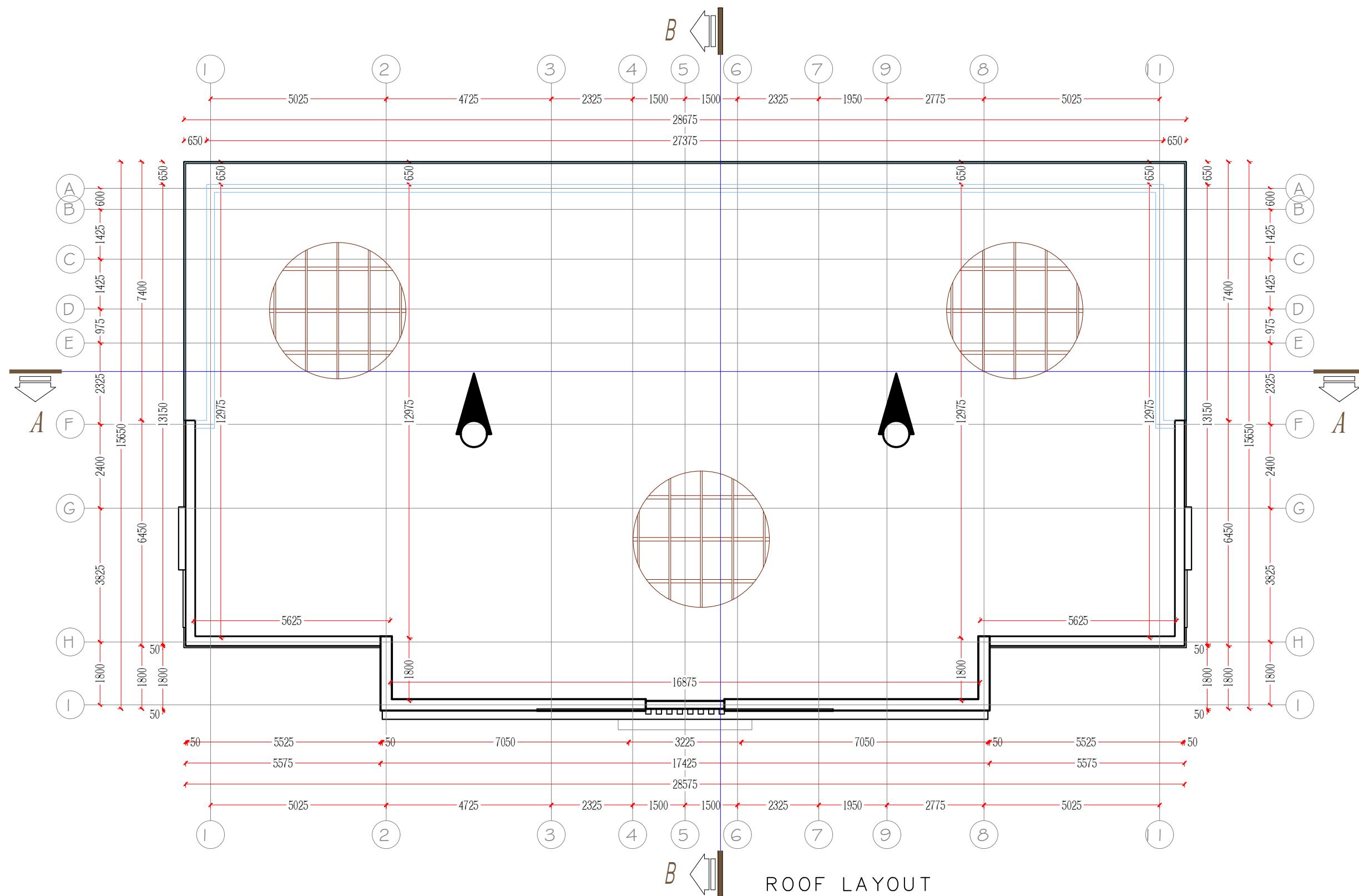
ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	

DRAWN	E. O. (08062610728)
DRWG. NO.	

CHECKED	
ARC ABU SIYAKA	AWD - 82

SCALE	1 : 125
DATE	JANUARY, 2024.



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(MNIA)

DEVELOPER

TAYYIB HOMES LTD

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VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ROOF PLAN

DRAWING STATUS

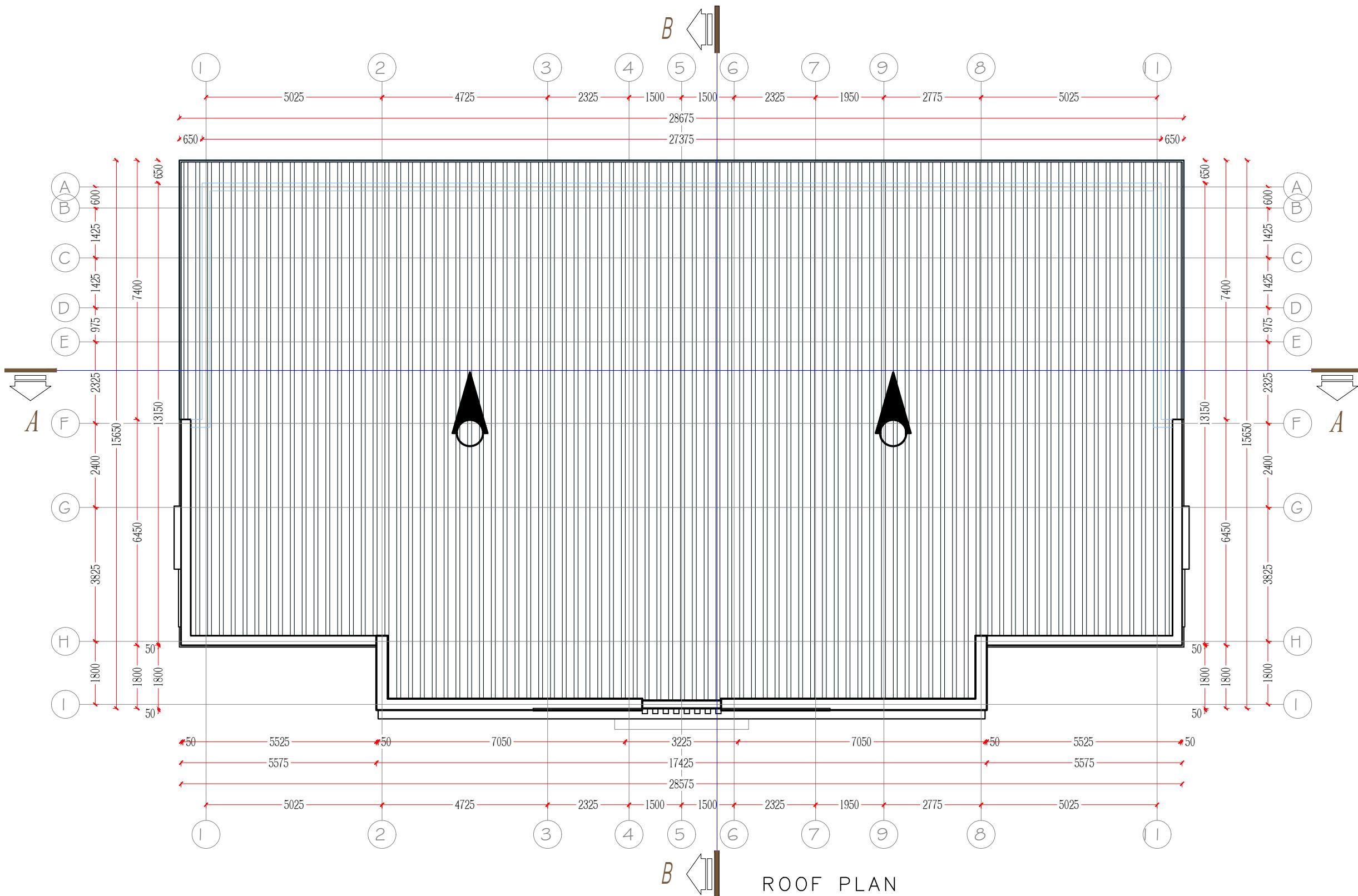
ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	

DRAWN	E. O. (08062610728)
DRWG. NO.	

CHECKED	
ARC ABU SIYAKA	AWD - 83

SCALE	1 : 125
DATE	JANUARY, 2024.



ROOF PLAN

B

B

Notes

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COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

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PROJECT NO.

CLIENT

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

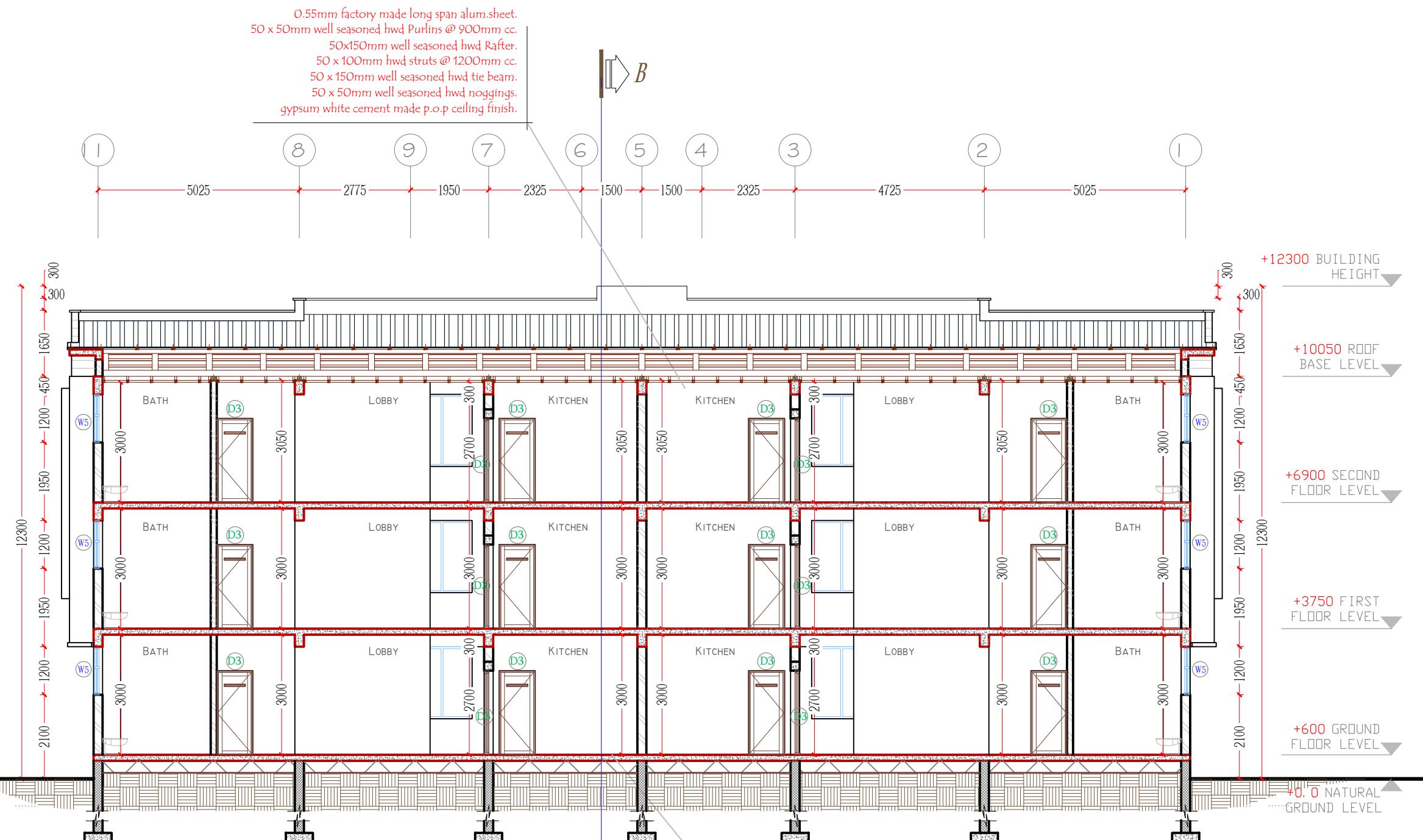
SECTION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 84
SCALE	1 : 125	DATE
		JANUARY, 2024.

SECTION A - A



0.55mm factory made long span alum.sheet.
50 x 50mm well seasoned hwd Purlins @ 900mm cc.
50x150mm well seasoned hwd Rafter.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.

Notes

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 85

SCALE

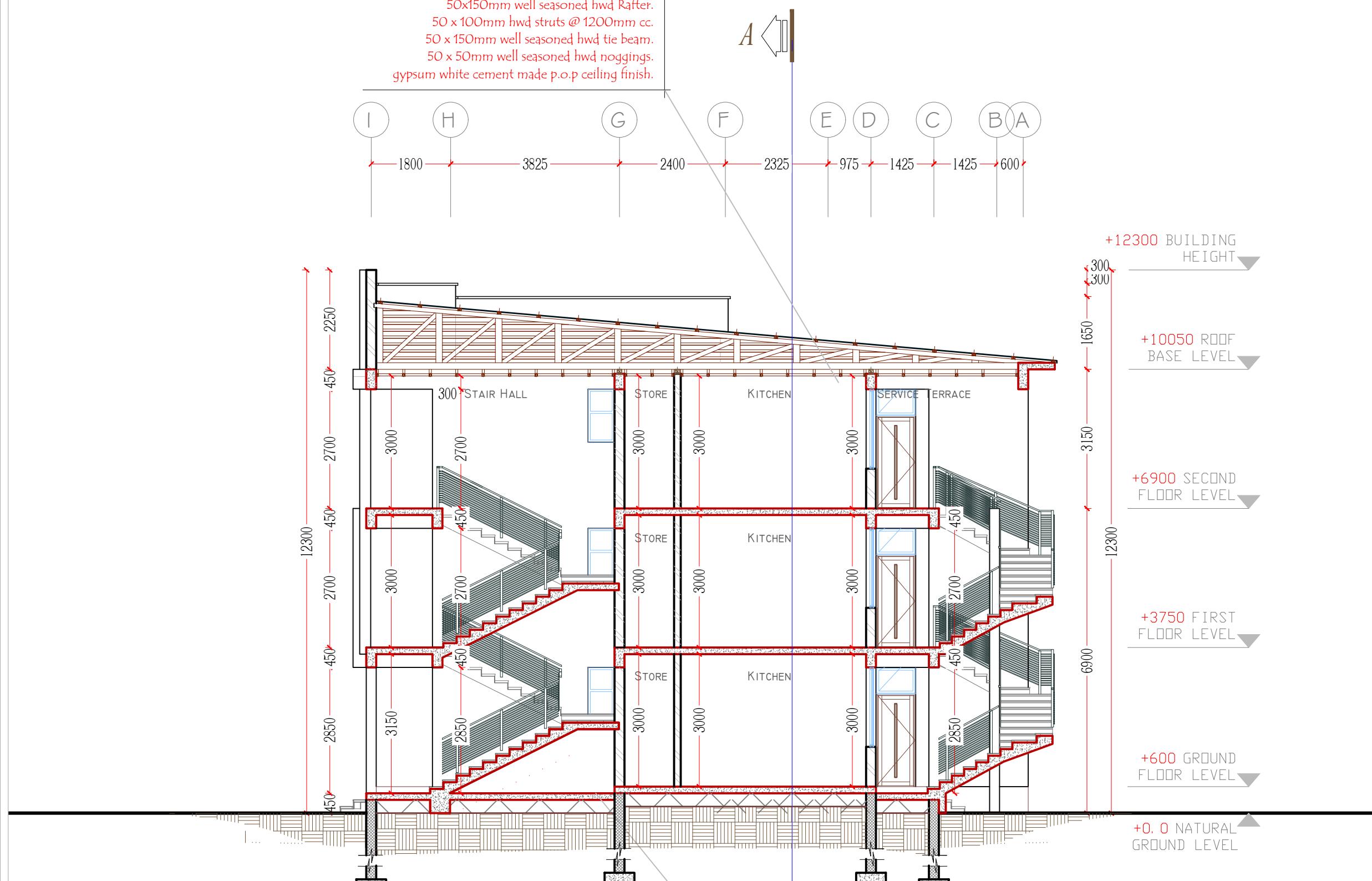
1 : 100

DATE

JANUARY, 2024.

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50x150mm well seasoned hwd Rafters.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.

I 1800 H 3825 G 2400 F 2325 E 975 D 1425 C 1425 B 600 A



+12300 BUILDING
HEIGHT

+10050 ROOF
BASE LEVEL

+6900 SECOND
FLOOR LEVEL

+3750 FIRST
FLOOR LEVEL

+600 GROUND
FLOOR LEVEL

+0.0 NATURAL
GROUND LEVEL

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
DRWG. NO.	
CHECKED	
ARC ABU SIYAKA	AWD - 86
SCALE	DATE
1 : 125	JANUARY, 2024.

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PAGE TITLE

ELEVATION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

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EMMANUEL O. OYELADE

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E. O. (08062610728)

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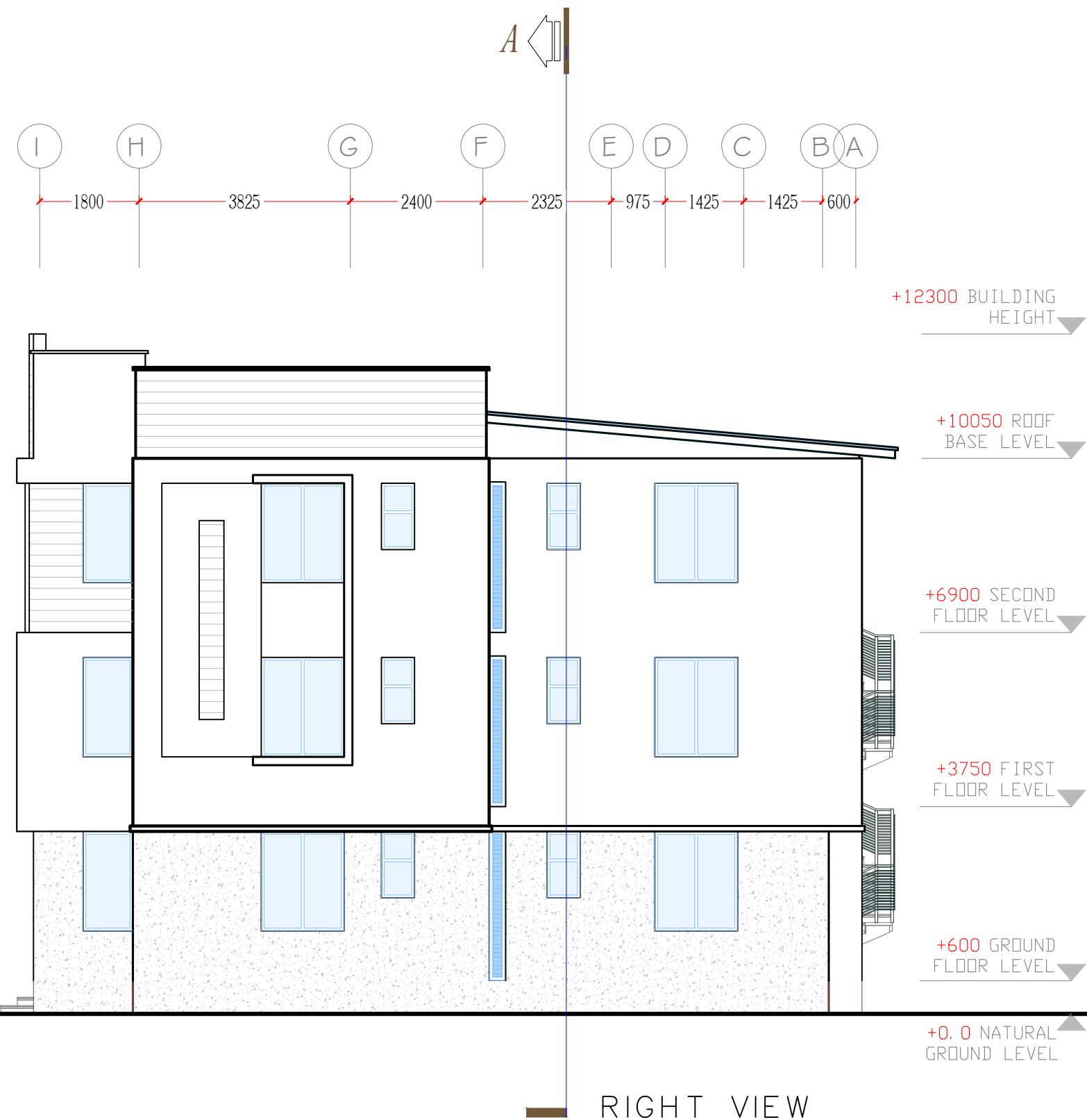
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AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

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SEAL

DRAWN E. O. (08062610728)

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AWD - 88

SCALE

1 : 125

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

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**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

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E. O. (08062610728)

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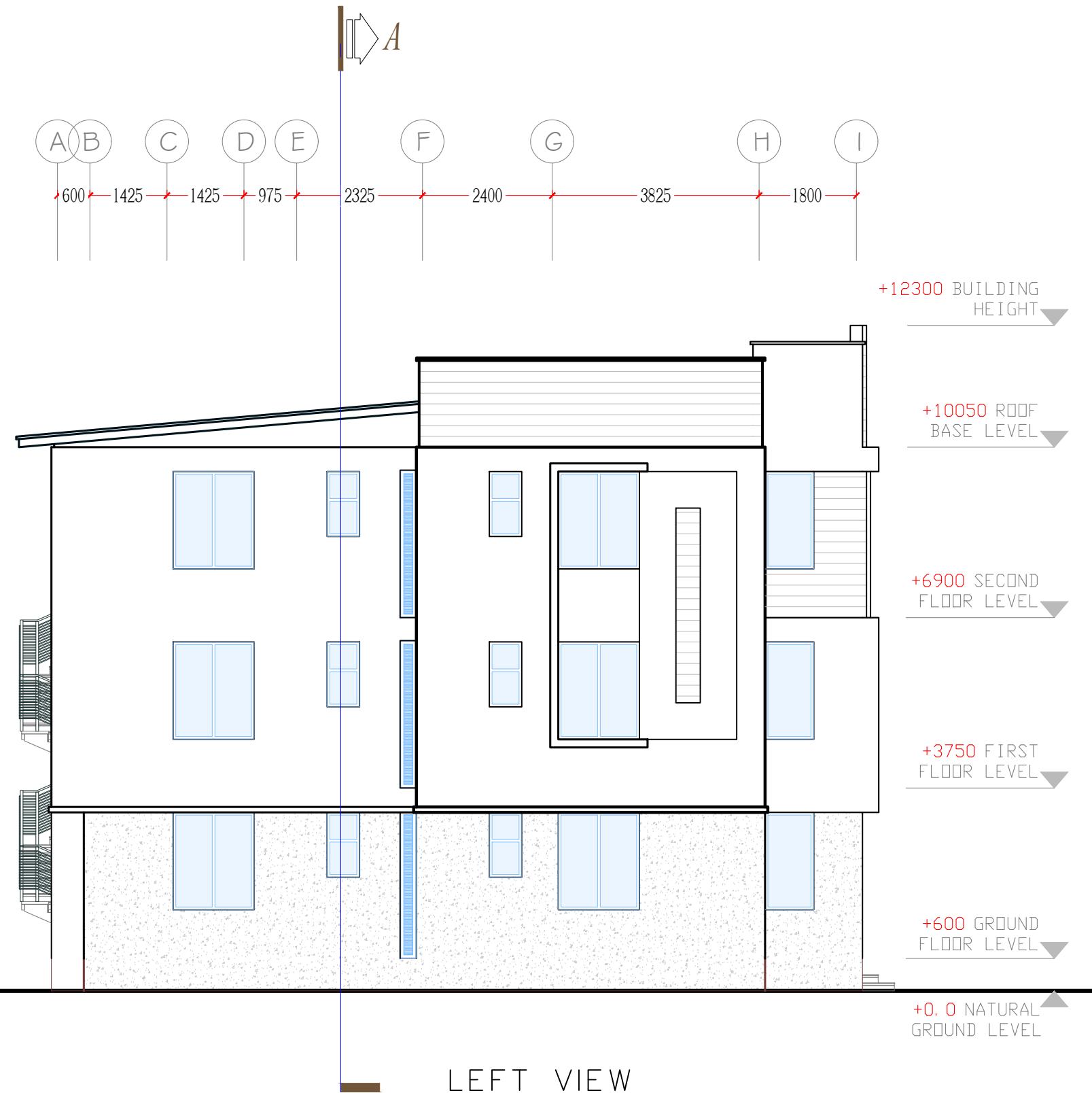
AWD - 89

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 LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
 LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

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ARC ABU SIYAKA

AWD - 90

SCALE

1 : 100

DATE

JANUARY, 2024.

WINDOW SCHEDULE

DIAGRAM	1500 x 1800	1200 x 1800	900x 1800	600x 1800	600x 1200
SIZE	1500 x 1800	1200 x 1800	900x 1800	600x 1800	600x 1200
SYMBOL					
LOCATION	Lounge, Bedrooms & Kitchen	Dining	Lounge	Ante Room	Conveniences
DESCRIPTION	white side hung casement window of aluminum frames & glass panes				white top hung Casement window of aluminum frames & glass panes with fixed light
NUMBER REQ FOR GROUND FLOOR	16	2	2	2	8
NUMBER REQ FOR FIRST FLOOR	16	2	2	2	8
NUMBER REQ FOR SECOND FLOOR	16	2	2	2	8
TOTAL NUMBER REQUIRED	48	6	6	6	24

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN

E. O. (08062610728)

DRWG. NO.

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ARC ABU SIYAKA

AWD - 91

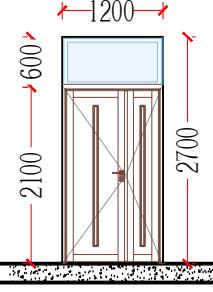
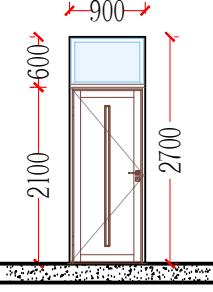
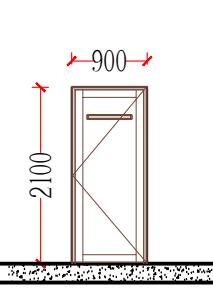
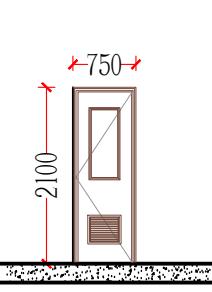
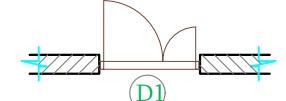
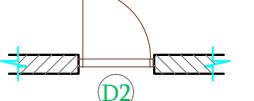
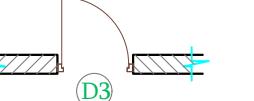
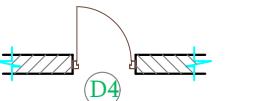
SCALE

1 : 100

DATE

JANUARY, 2024.

DOOR SCHEDULE

DIAGRAM				
SIZE	1200 X 2700	900 X 2700	900 X 2100	750 X 2100
SYMBOL				
LOCATION	Ante Room.	Maid's Bedroom, & Kitchen Exit.	Bedrooms, kitchen, Box Room & Store	Conveniences
DESCRIPTION	Double leaf, double swing Security door	Single leaf, single swing imported Security door	Single leaf, single swing imported Stanley door	Single leaf, single swing imported Stanley door
NUMBER REQ FOR GROUND FLOOR	2	4	8	8
NUMBER REQ FOR FIRST FLOOR	2	4	8	8
NUMBER REQ FOR SECOND FLOOR	2	4	8	8
TOTAL NUMBER REQUIRED	6	12	24	24

Notes

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(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

**PROPOSED HOUSING
ESTATE DEVELOPMENT**

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SCHEDULE

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 92

SCALE

1 : 100

DATE

JANUARY, 2024.

FINISHES SCHEDULE

S. NO.	BUILDING TYPE	DESCRIPTION	TOTAL UNITS ON EACH FLOOR	FLOOR FINISHES			WALL FINISHES			CEILING FINISHES			SKIRTING FINISHES			REMARKS									
				VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	SYNTHETIC TURF	NON-SLIP CERAMIC TILES	EMULSION PAINT	WALL PAPER	TEXTURED PAINT	VARIETY OF GLOSS PAINT	GLAZED CERAMIC TILES	SUSPENDED CEIL. - GYPSUM BOARD	EMULSION PAINT	P.V.C CEILING	P.O.P	VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	SYNTHETIC TURF
01	6 NO. OF 2-BEDROOM BLOCK OF FLAT WITH ATTACHED BQ	ENTRANCE	2			●				●									●			●			
02		BEDROOM	18							●	●								●						
03		BALCONY	4			●													●			●			
04		KITCHEN	6		●														●			●			
05		LOUNGE	6	●							●								●	●					
06		DINING	6	●							●								●	●					
07		STAIR HALL	2			●					●								●			●			
08		TOILET (GROUND FLOOR)	8		●													●			●				
09		TOILET (1ST FLOOR)	8		●													●			●				
10		TOILET (2ND FLOOR)	8		●													●			●				
11		STORE	6	●														●			●				
12		SERVICE TERRACE	3			●												●			●				

NOTES: 1. APPLY TWO COATS OF EMULSION PAINT ON RENDERED EXTERIOR WALL SURFACES

2. APPLY GRANITE FLOOR TILES TO STAIR CASES AND GENERAL SPACES

SITE OFFICE

09075347606

Notes

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COUNSLTANT
ARC ABU SIYAKA
(MNIA)

DEVELOPER TAVVIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

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CLIENT
**VON GARDEN CITY
LIMITED**

PROPOSED HOUSING ESTATE DEVELOPMENT

AT
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1 FCT-ABUJA

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

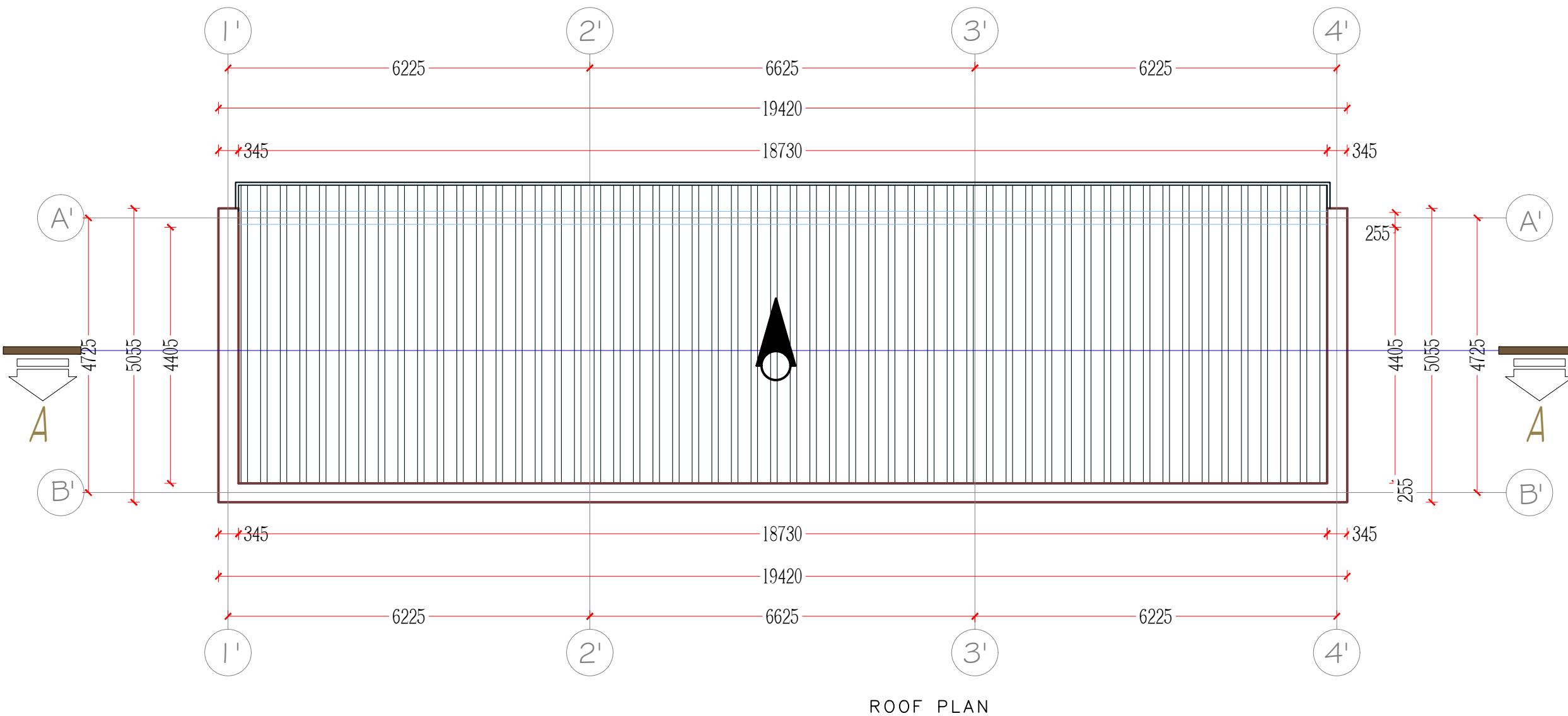
ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN E. O. (08062610728)	DRWG. NO.
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ARC ABU SIYAKA	AWD - 93
SCALE	DATE
1 : 75	JANUARY, 2024.

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PAGE TITLE

ROOF PLAN

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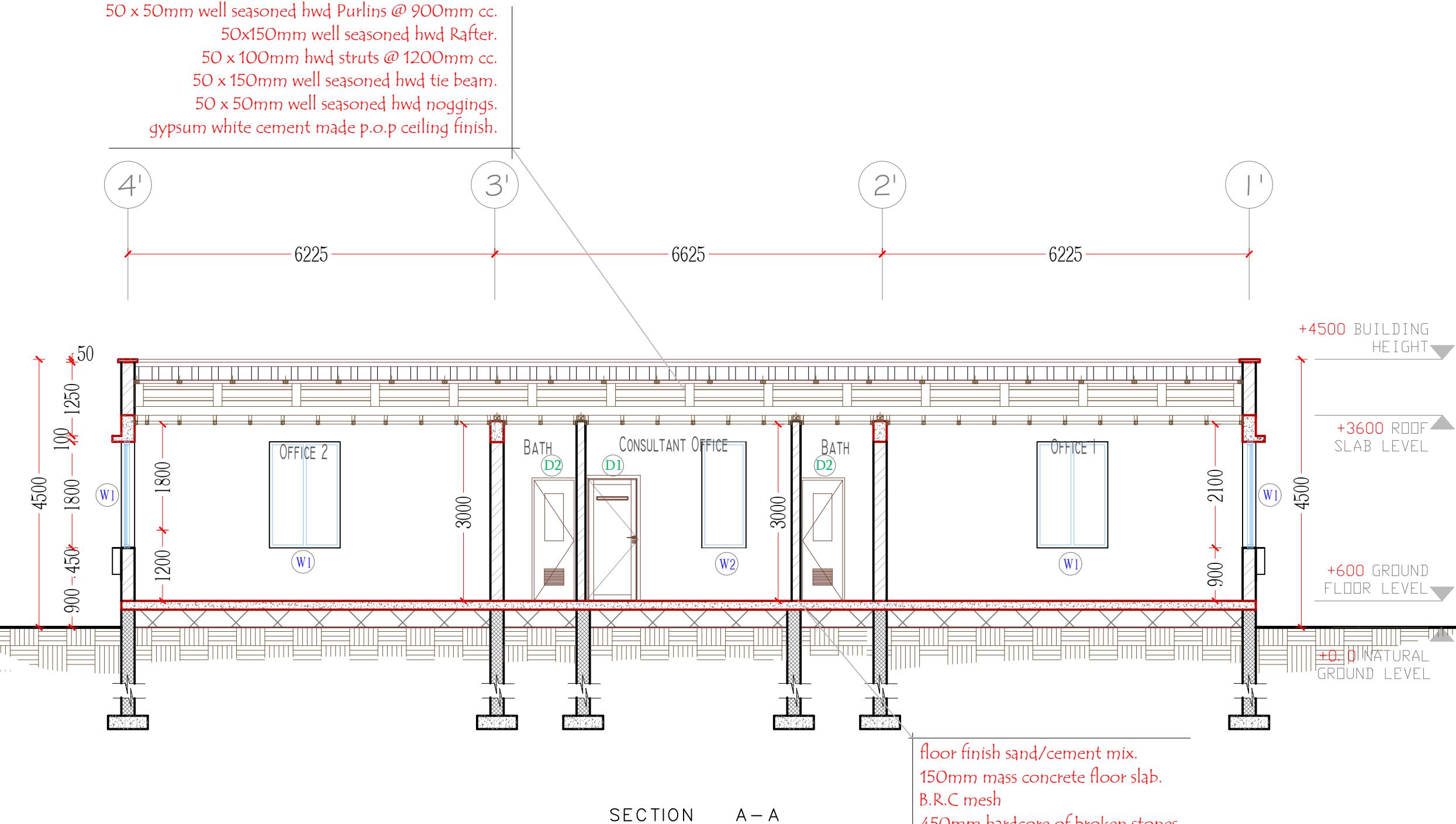
DESIGNED	EMMANUEL O. OYELADE	SEAL
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0.55mm factory made long span alum.sheet.
50 x 50mm well seasoned hwd Purlins @ 900mm cc.
50x150mm well seasoned hwd Rafters.
50 x 100mm hwd struts @ 1200mm cc.
50 x 150mm well seasoned hwd tie beam.
50 x 50mm well seasoned hwd noggings.
gypsum white cement made p.o.p ceiling finish.



ARCHITECT

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+234 (0) 9075347606

CONSULTANT

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

AWD - 95

SCALE

1 : 75

DATE

JANUARY, 2024.

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

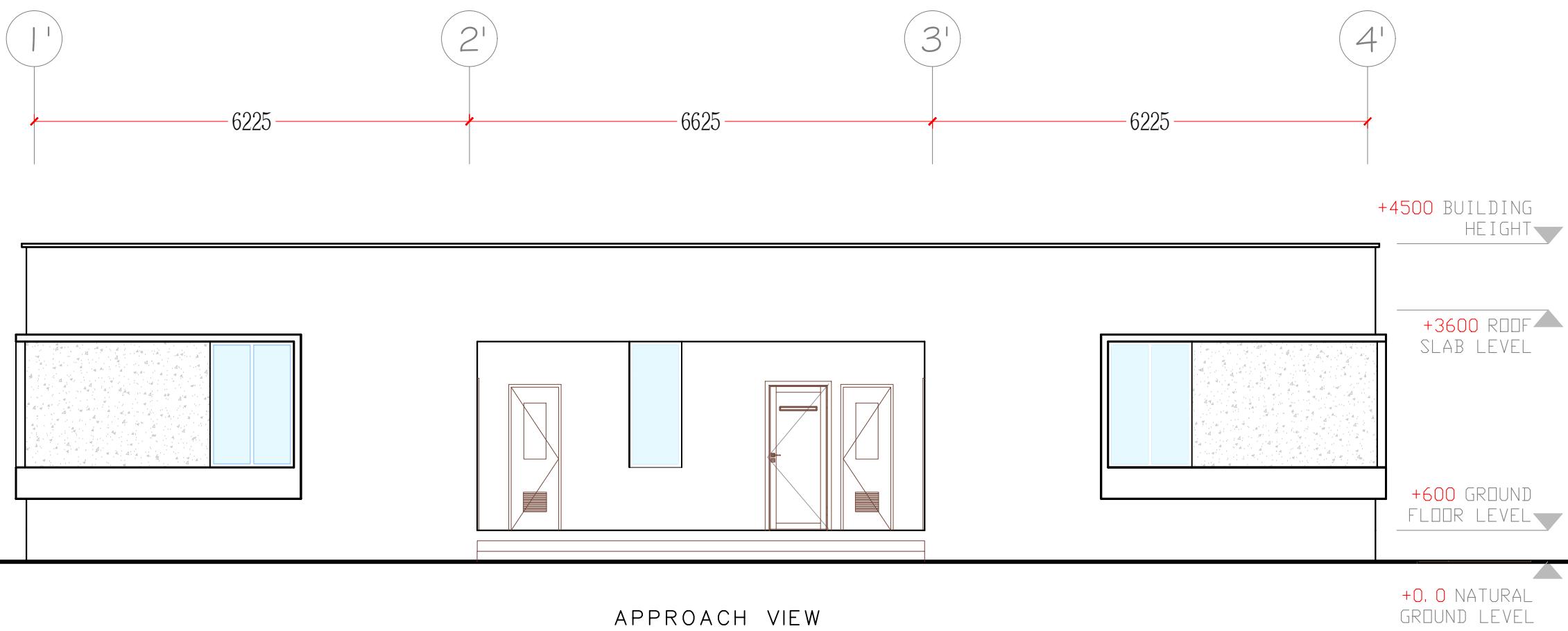
PAGE TITLE

ELEVATION

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
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SCALE	1 : 50	DATE
		JANUARY, 2024.



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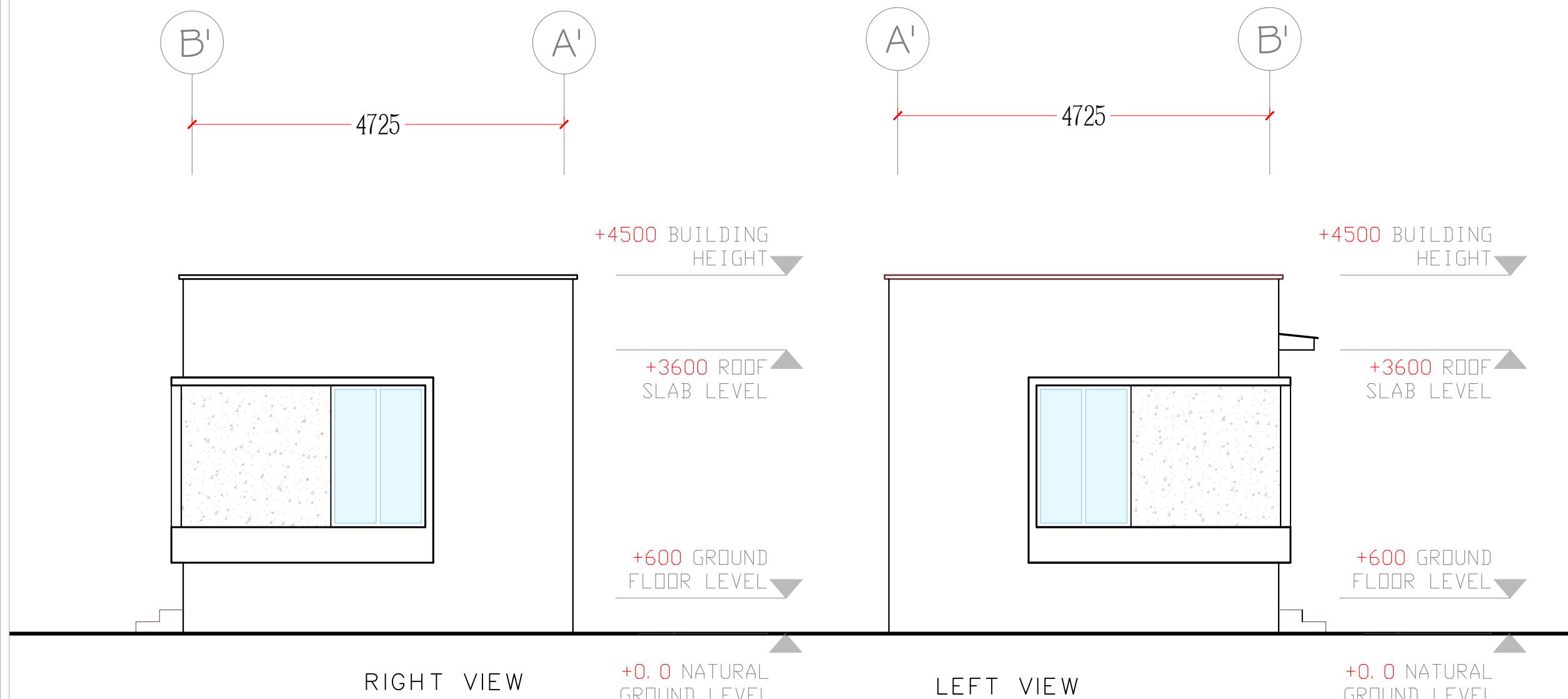
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EMMANUEL O. OYELADE	
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ARC ABU SIYAKA	AWD - 97
SCALE	DATE
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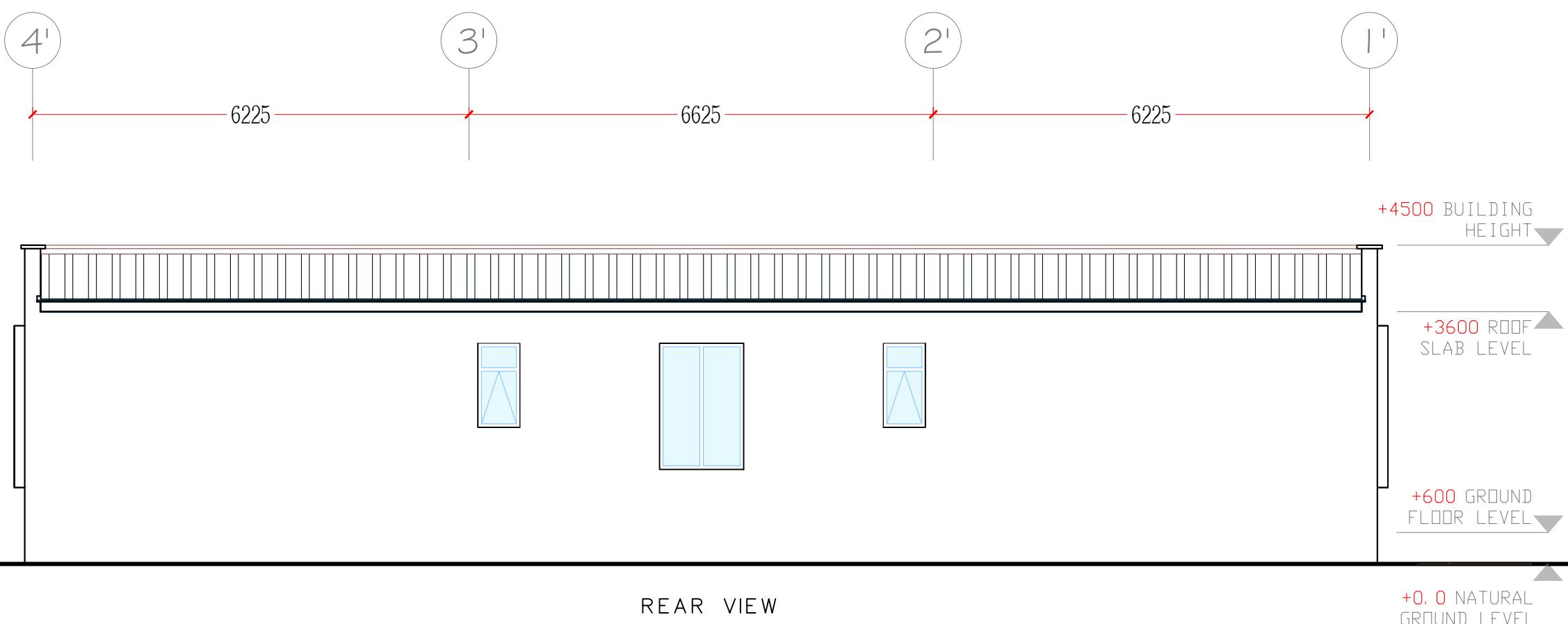
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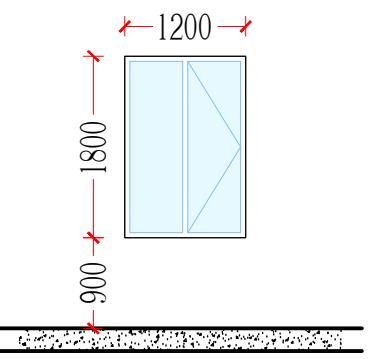
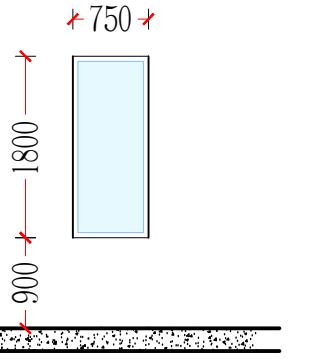
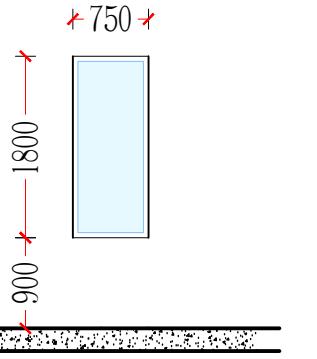
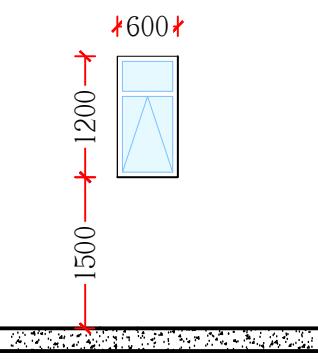
AWD - 99

SCALE

1 : 75

DATE

JANUARY, 2024.

WINDOW SCHEDULE			
DIAGRAM	SIZE	SYMBOL	LOCATION
	1200 x 1800		Offices
	750 x 1800		Consultant Office
	600 x 1200		Conveniences
Black side hung casement window of aluminum frames & glass panes			
TOTAL NUMBER REQ	5	1	2

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DOOR SCHEDULE		
DIAGRAM	900 X 2100	750 X 2100
SIZE	900 X 2100	750 X 2100
SYMBOL		
LOCATION	Offices & Store	Conveniences
DESCRIPTION	Single leaf, single swing imported Security door	Single leaf, single swing imported stanley door
TOTAL NUMBER REQ	3	2

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CLIENT

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LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

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PAGE TITLE

SCHEDULE

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DRAWN

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DRWG. NO.

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FINISHES SCHEDULE

SERIAL NO.	BUILDING TYPE	DESCRIPTION	TOTAL NO REQUIRED	FLOOR FINISHES				WALL FINISHES			CEILING FINISHES			SKIRTING FINISHES				REMARKS							
				VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	LOOSE HYDROLYC CONCRETE TILES	NON-SLIP CERAMIC TILES	EMULSION PAINT	WALL PAPER	TEXTURED PAINT	VARIETY OF GLOSS PAINT	GLAZED CERAMIC TILES	SUSPENDED CELL. - GYPSUM BOARD	EMULSION PAINT	P.V.C CEILING	P.O.P	VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	LOOSE HYDROLYC CONCRETE TILES
01	SITE OFFICE	OFFICES	2			●					●				●					●					
02		CONSULTANT OFFICE	1							●	●				●									●	
03		TOILET	2			●				●				●										●	
		1. APPLY TWO COATS OF EMULSION PAINT ON RENDERED EXTERIOR WALL SURFACES				2. APPLY GRANITE FLOOR TILES TO STAIR CASES AND GENERAL SPACES																			

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**ENTRANCE GATE
&
GATE HOUSE**

09075347606

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PROJECT NO.

CLIENT

PROPOSED HOUSING ESTATE DEVELOPMENT

AT
PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	SEAL
EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
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ARC ABU SIYAKA	AWD - 102
SCALE	DATE
1 : 100	JANUARY, 2024.

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PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

FLOOR PLAN

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DRAWING**

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EMMANUEL O. OYELADE

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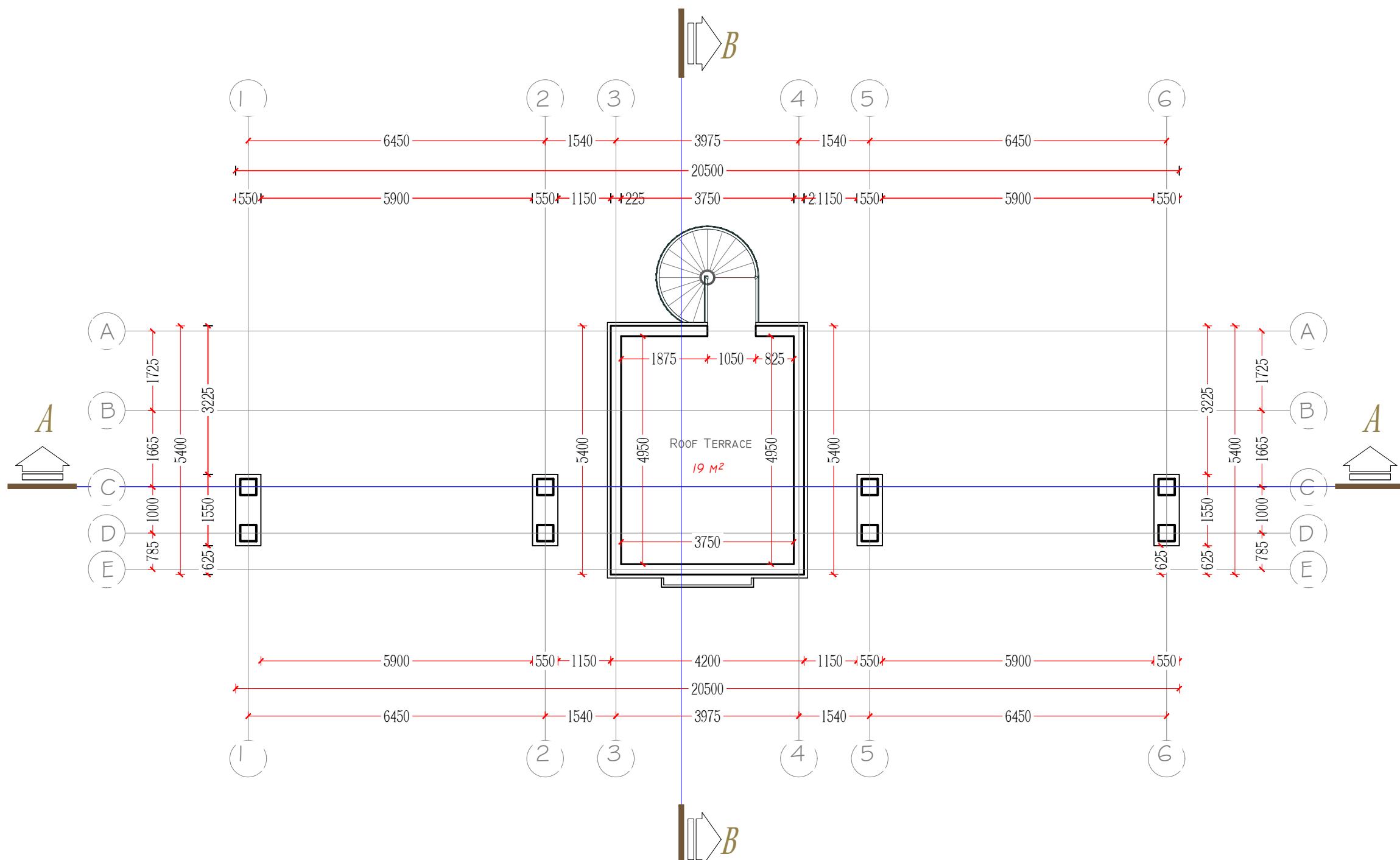
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PENT FLOOR

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ROOF PLAN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADI

SEAI

DRAWN F C

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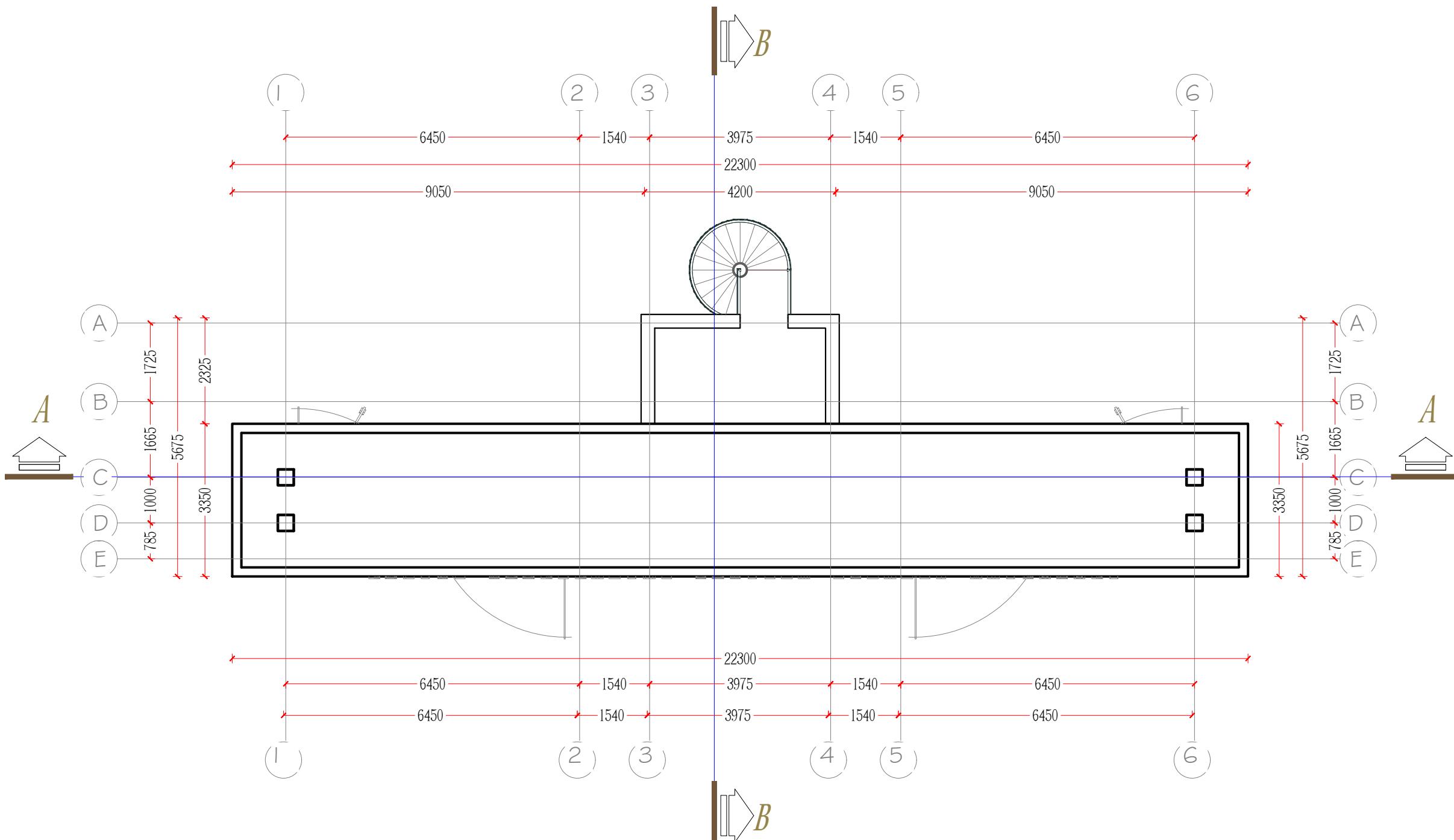
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FIG. 1

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1

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ROOF PLAN

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PROPOSED HOUSING ESTATE DEVELOPMENT

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LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

SECTION

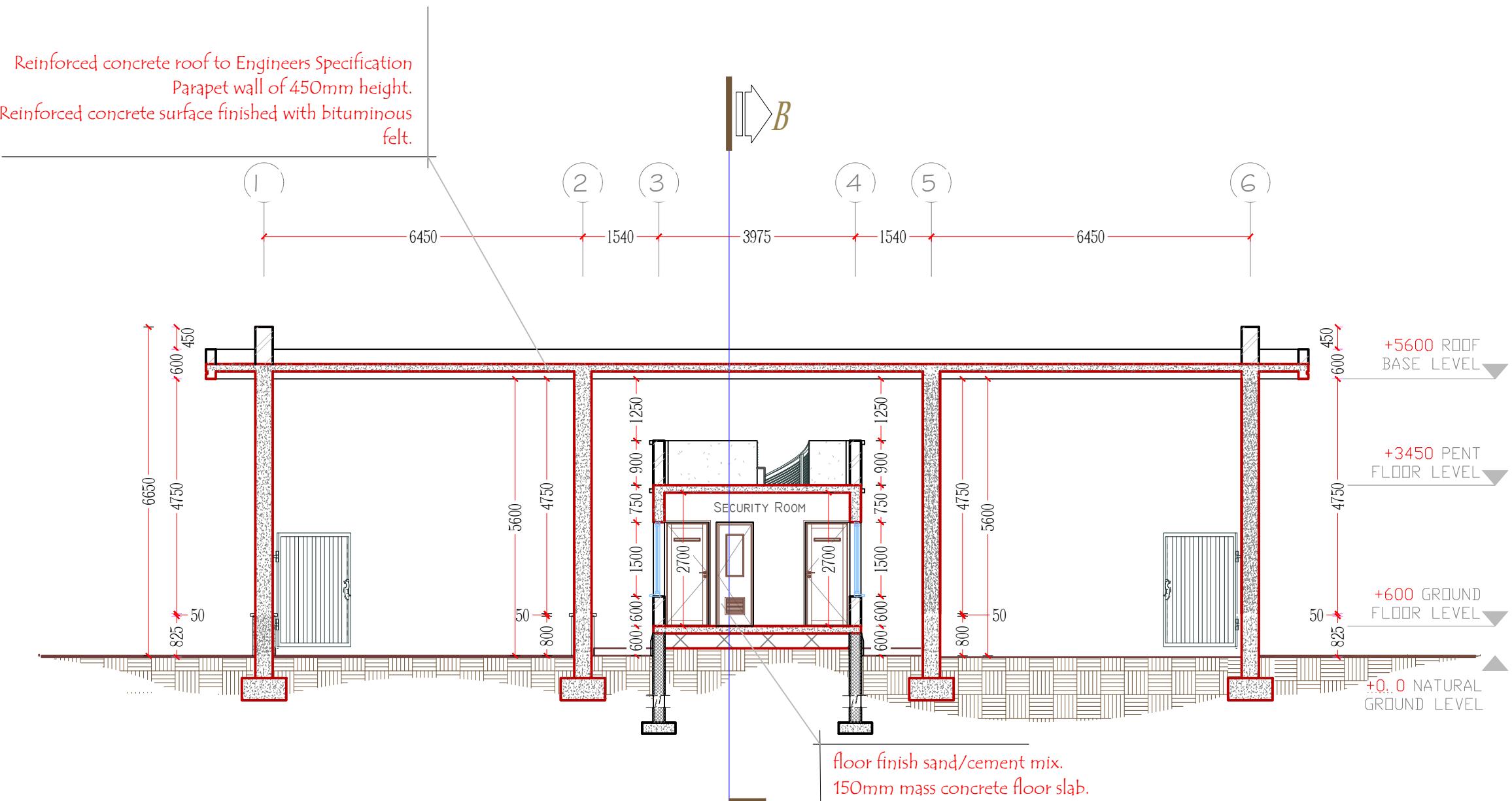
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ARC ABU SIYAKA	AWD - 105
SCALE	DATE
1 : 100	JANUARY, 2024.

SECTION A - A

- floor finish sand/cement mix.
- 150mm mass concrete floor slab.
- B.R.C mesh
- 450mm hardcore of broken stones.
- polythene damp proof membrane.
- foundation wall filled with weak concrete.
- 675 x 225mm concrete foundation footing to Engr's spec.



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AWD - 106

SCALE

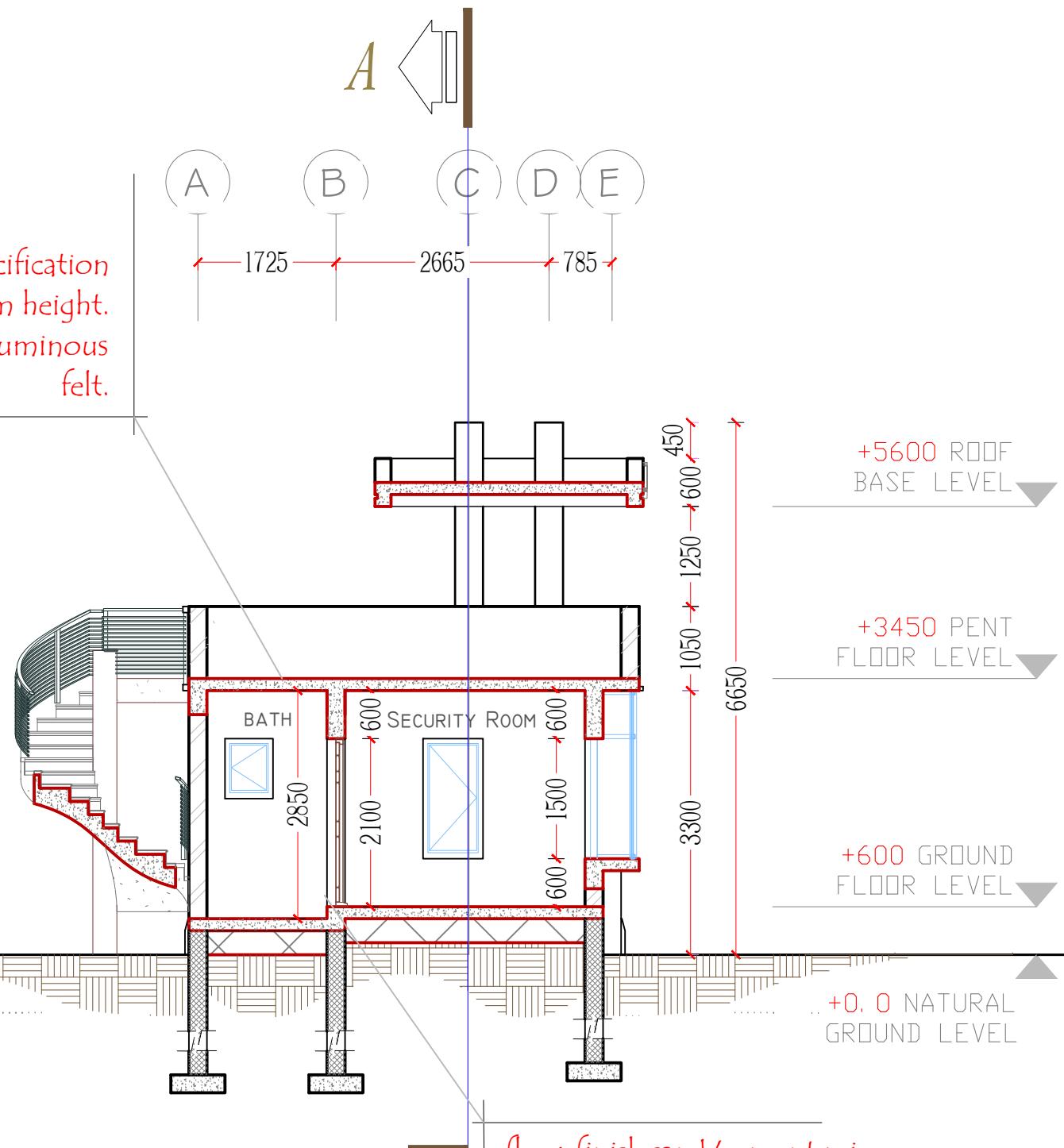
1 : 75

DATE

JANUARY, 2024.

SECTION B – B

Reinforced concrete roof to Engineers Specification
Parapet wall of 900mm height.
Reinforced concrete surface finished with bituminous
felt.



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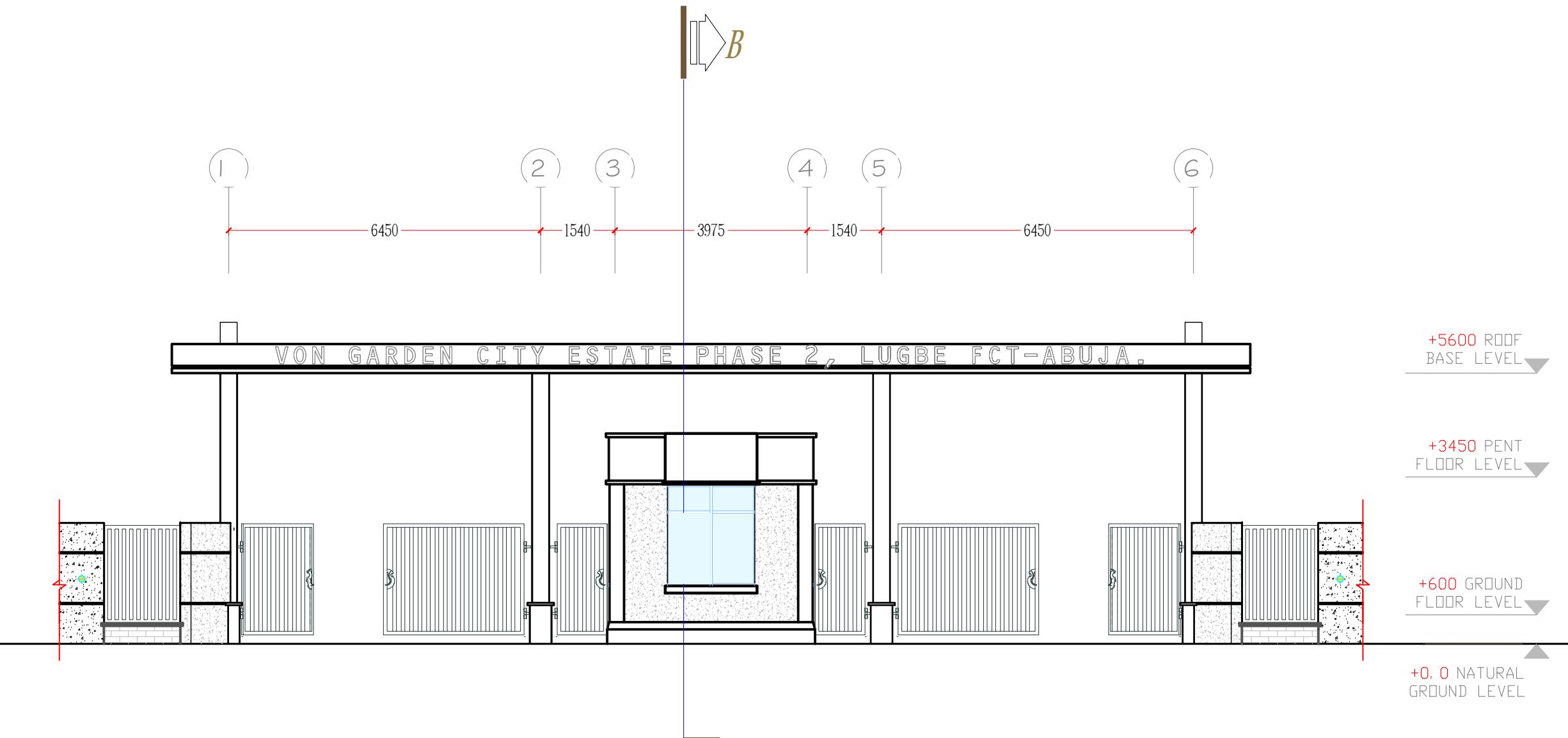
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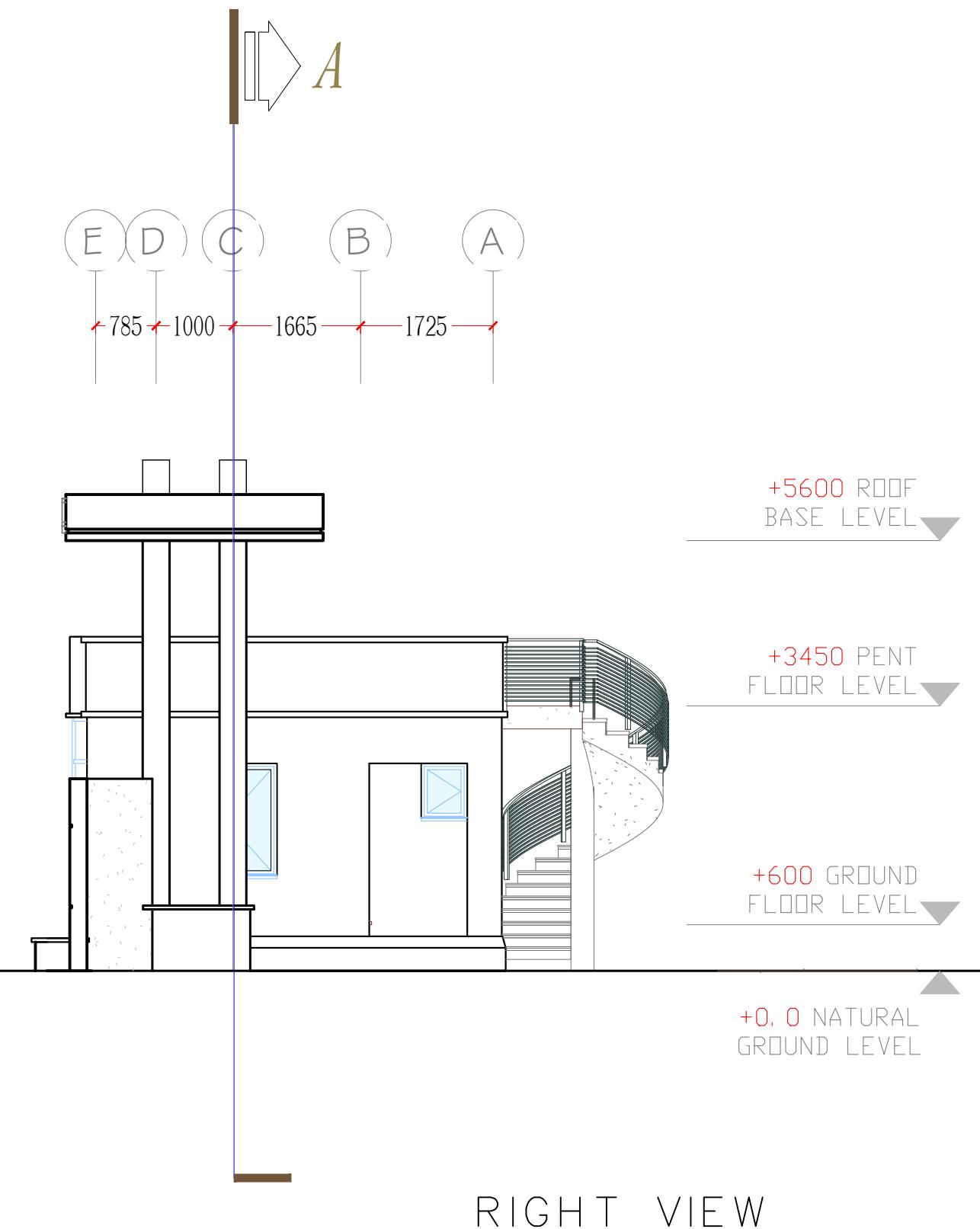
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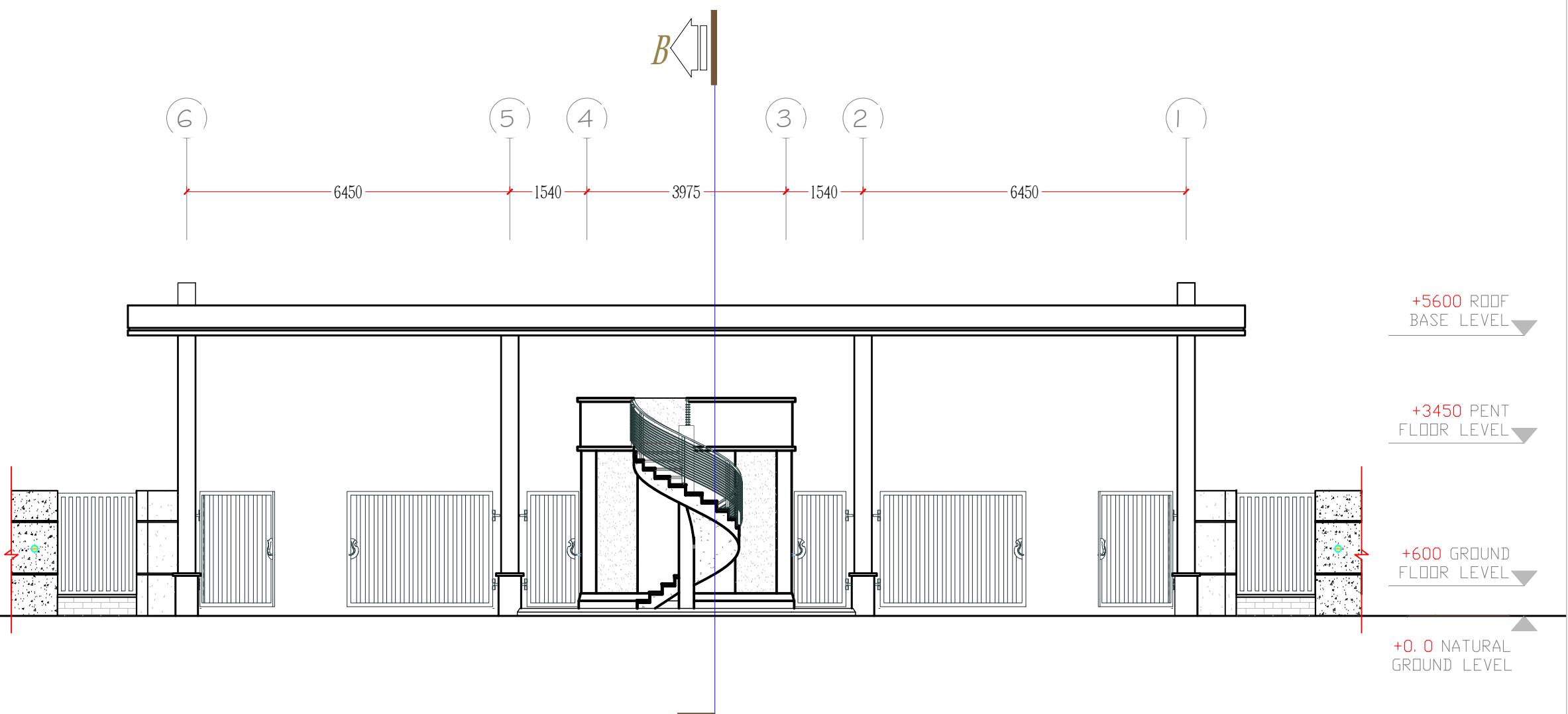
AWD - 109

SCALE

1 : 100

DATE

JANUARY, 2024.



REAR VIEW

Notes

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ARCHITECT

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+234 (0) 9075347606

COUNSELLOR

ARC ABU SIYAKA
(MNIA)

DEVELOPER

TAYYIB HOMES LTD

No.	DATE	SIGN	REVISION DETAILS

PROJECT NO.

CLIENT

VON GARDEN CITY
LIMITED

PROPOSED HOUSING ESTATE DEVELOPMENT

AT

PLOT 4, CADASTRAL ZONE E-29
LUGBE EAST DISTRICT 1, FCT-ABUJA.

PAGE TITLE

ELEVATION

DRAWING STATUS

**ARCHITECTURAL WORKING
DRAWING**

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

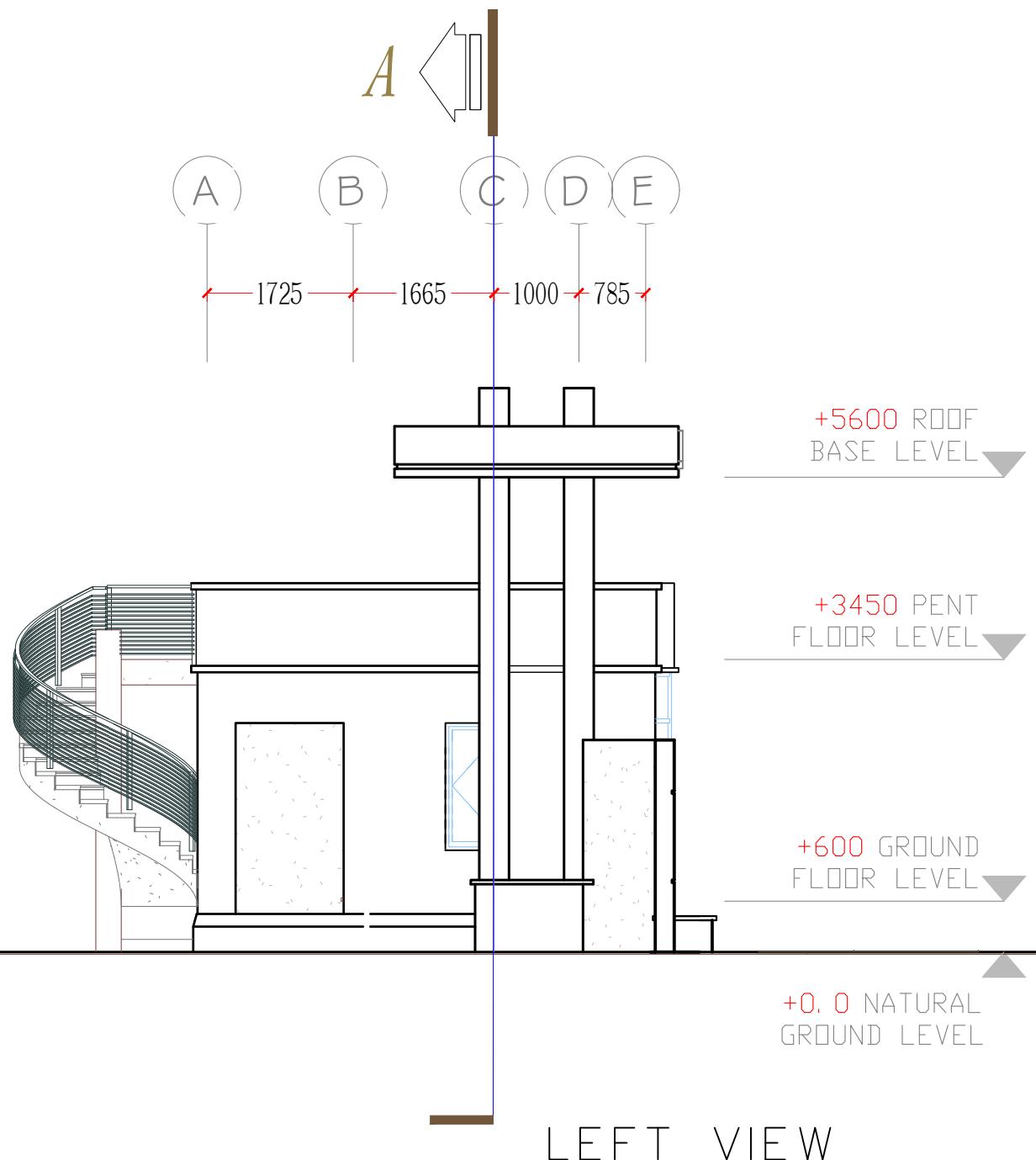
AWD - 110

SCALE

1 : 75

DATE

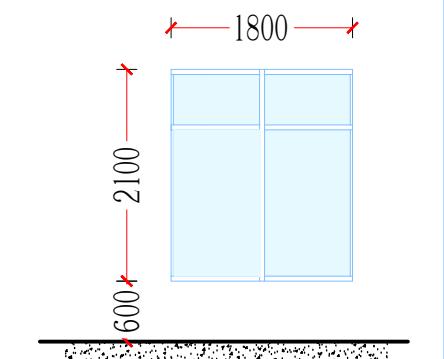
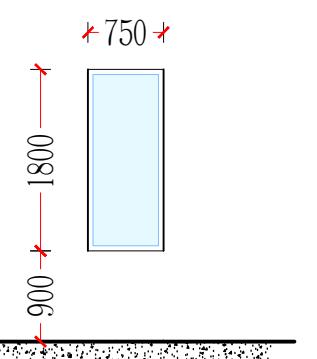
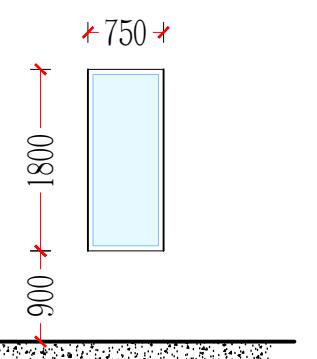
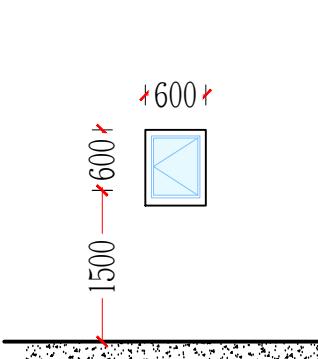
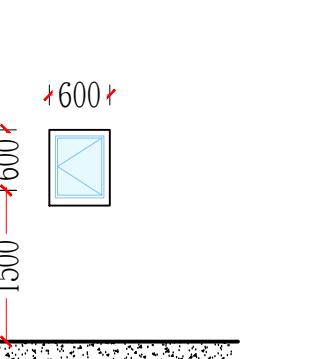
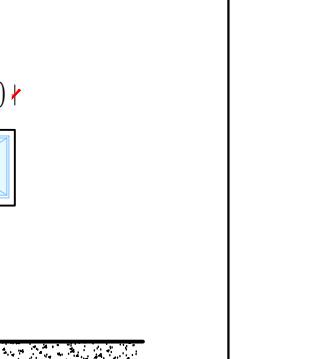
JANUARY, 2024.



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WINDOW SCHEDULE			
DIAGRAM	SIZE	SYMBOL	LOCATION
	1800 x 2100		Security House,
	750x1800		Ante room, Main Lounge.
	600 x 600		Conveniences
Black side hung casement window of aluminum frames & glass panes			
TOTAL NUMBER REQ	1	2	1

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PAGE TITLE

SCHEDULE

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED	EMMANUEL O. OYELADE	SEAL
DRAWN	E. O. (08062610728)	DRWG. NO.
CHECKED	ARC ABU SIYAKA	AWD - 111
SCALE	1 : 75	DATE
		JANUARY, 2024.

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DOOR SCHEDULE		
DIAGRAM	900 X 2100	750 X 2100
SIZE	900 X 2100	750 X 2100
SYMBOL		
LOCATION	security room	Conveniences
DESCRIPTION	Single leaf, single swing imported Security door	Single leaf, single swing imported stanley door
TOTAL NUMBER REQ	2	1

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DRAWING STATUS

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DESIGNED

EMMANUEL O. OYELADE

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DRAWN

E. O. (08062610728)

DRWG. NO.

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ARC ABU SIYAKA

AWD - 112

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FINISHES SCHEDULE

SERIAL NO.	BUILDING TYPE	DESCRIPTION	TOTAL NO REQUIRED	FLOOR FINISHES				WALL FINISHES				CEILING FINISHES				SKIRTING FINISHES				REMARKS					
				VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	LOOSE HYDROLYC CONCRETE TILES	NON-SLIP CERAMIC TILES	EMULSION PAINT	WALL PAPER	TEXTURED PAINT	VARIETY OF GLOSS PAINT	GLAZED CERAMIC TILES	SUSPENDED CEIL. - GYPSUM BOARD	EMULSION PAINT	P.V.C CEILING	P.O.P	VITRIFIED TILE	NON SLIP VITRIFIED TILES	GRANITE	MARBLE	LAMINATED FIBRE	LOOSE HYDROLYC CONCRETE TILES
01	GATE HOUSE	ENTRANCE PORCH	2			●					●					●				●					
02		SECURITY ROOM	2			●					●					●				●					
03		TOILET	1							●			●			●									●
		1. APPLY TWO COATS OF EMULSION PAINT ON RENDERED EXTERIOR WALL SURFACES				2. APPLY GRANITE FLOOR TILES TO STAIR CASES AND GENERAL SPACES																			

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EMMANUEL O. OYELADE	
DRAWN	E. O. (08062610728)
DRWG. NO.	
CHECKED	
ARC ABU SIYAKA	AWD - 113
SCALE	DATE
1 : 100	JANUARY, 2024.

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PAGE TITLE

FENCE DESIGN

DRAWING STATUS

ARCHITECTURAL WORKING DRAWING

DESIGNED

EMMANUEL O. OYELADE

SEAL

DRAWN E. O. (08062610728)

DRWG. NO.

CHECKED

ARC ABU SIYAKA

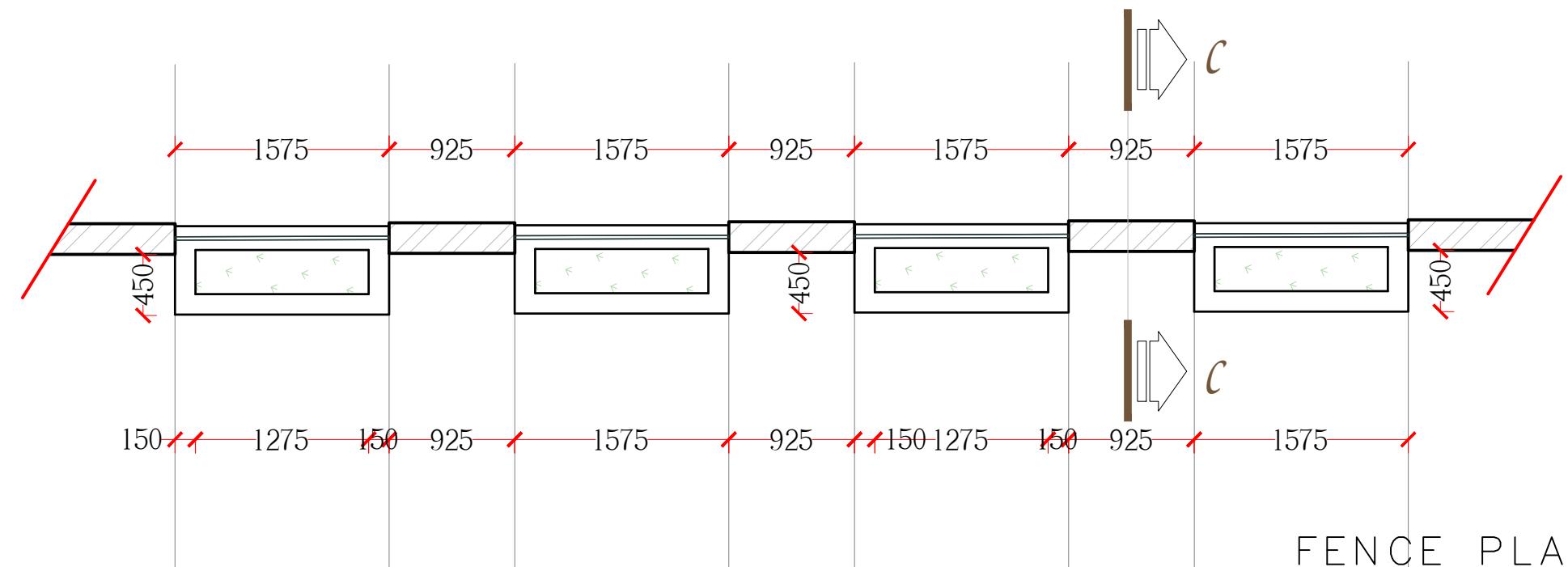
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SCALE

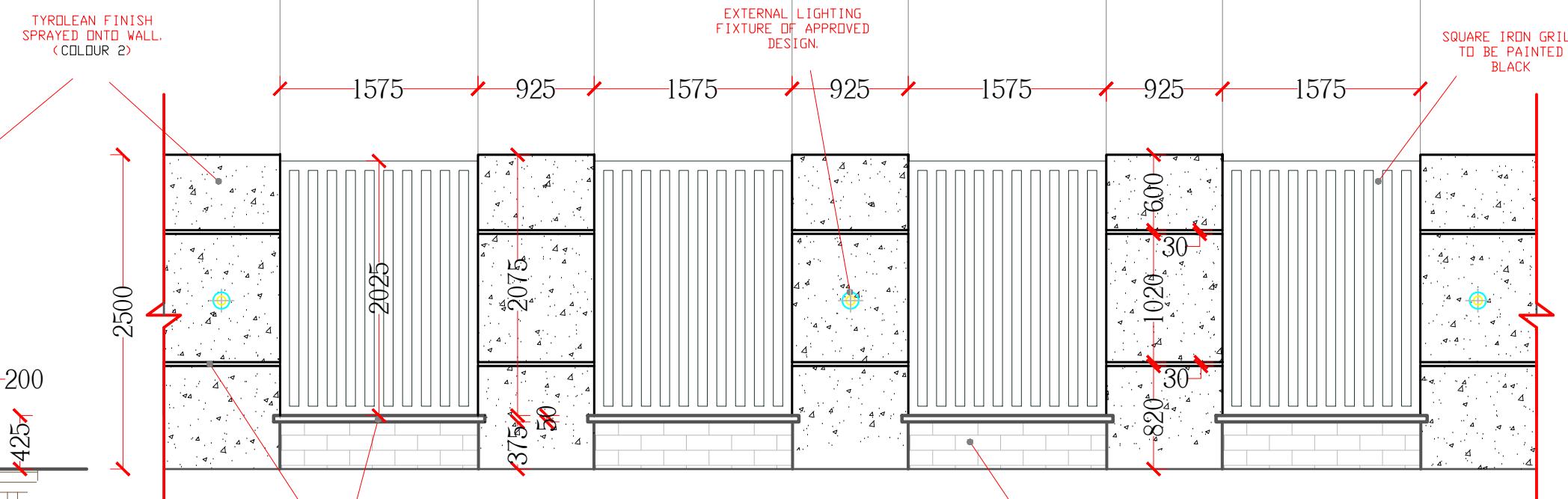
1 : 50

DATE

JANUARY, 2024.



FENCE PLAN



SECTION C-C

FENCE ELEVATION