



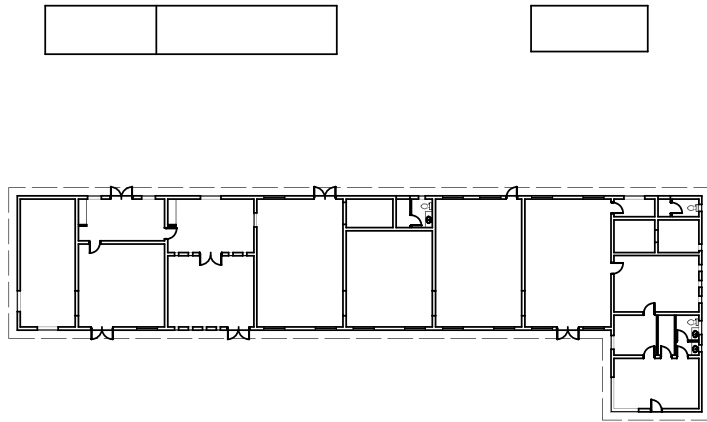
NESBITT
GROUP OF COMPANIES

SITE & BUILDING PLANS

336 LION DRIVE, CHIREDDI

PROPERTY SALES CONTACT

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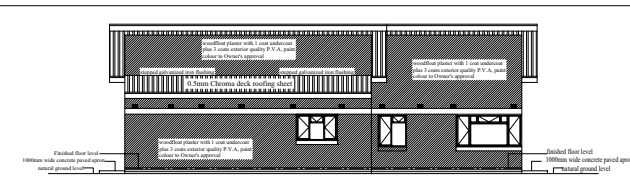
5224 m² Stand Size

ROAD FRONTAGE

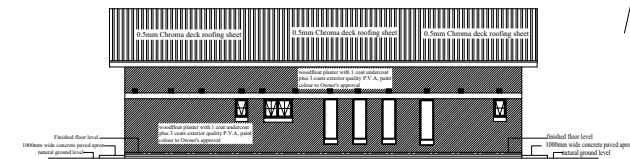


DETAILS

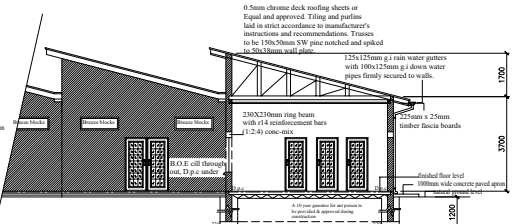
- 6 Storerooms
- 3 Retail Shops
- 2 Offices
- 2 Staff Quarters - 5 Rooms
- 5224 m² Stand Size
- 420 m² Built Up
- Ample Rig Manoeuvrability
- Tenant Occupied
- Municipal Water



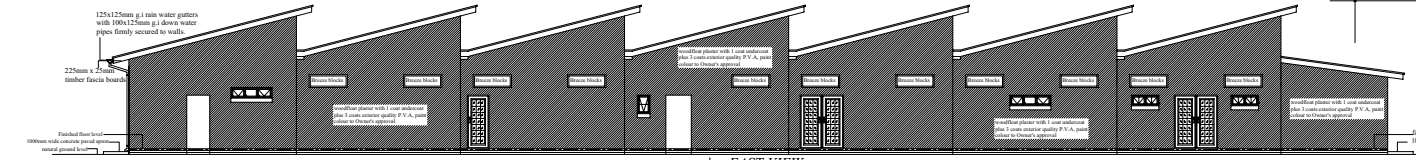
EAST VIEW
SCALE 1:100



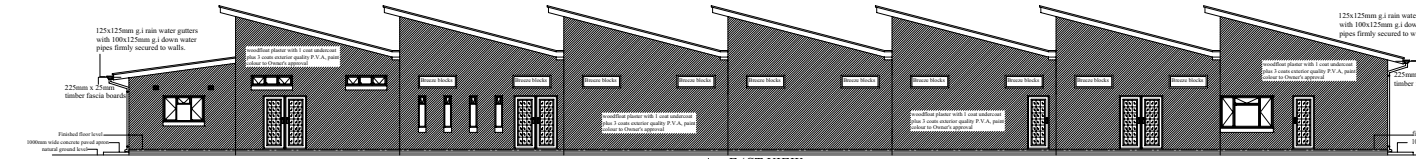
EAST VIEW
SCALE 1:100



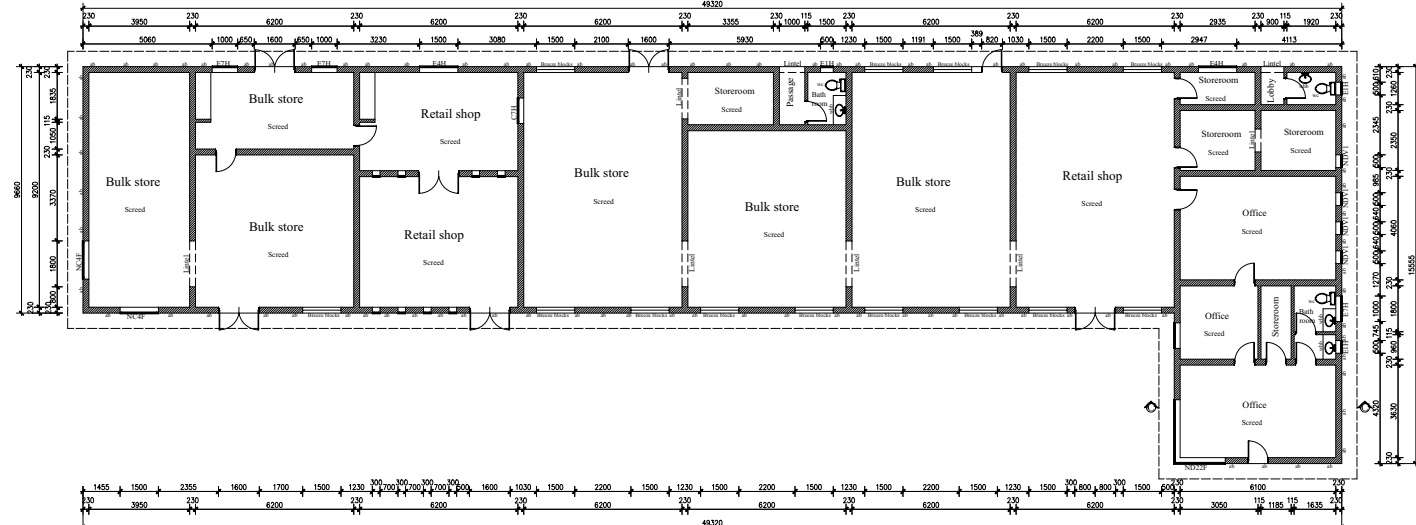
SECTION C-C
SCALE 1:100



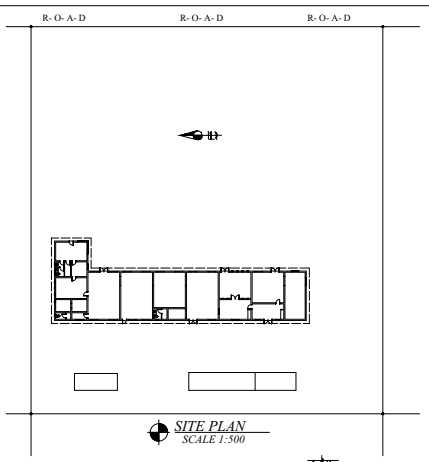
EAST VIEW
SCALE 1:100



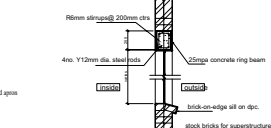
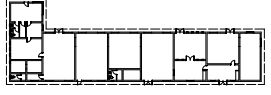
EAST VIEW
SCALE 1:100



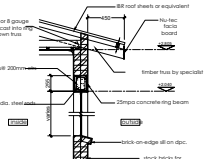
FLOOR PLAN
SCALE 1:100



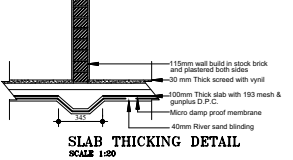
SITE PLAN
SCALE 1:500



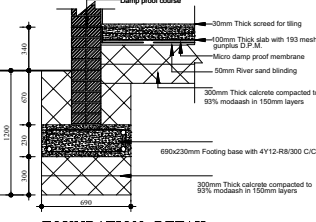
Ring beam & typical sill detail
SCALE 1:25



EAVE DETAIL & TYPICAL SILL
SCALE 1:25



SLAB THICKENING DETAIL
SCALE 1:50



FOUNDATION DETAIL
SCALE 1:80

figured dimensions to be taken in preference to scaling off drawings.

NOTES:
foundation:
700x230 concrete strip footing to take 230mm brickwork, 500 x 230mm under 150mm internal partition. Depth to be determined by site conditions - min 1200mm. Brickwork under DPC to have brickwork every 2 courses.
slab:
100mm concrete floor slab in 1:3:6 mixture on minimum 150mm rammed fill after removal of all loose turf-ant-proof treatment underfill and to 1500 beyond curtilage of roof. Slab level to be minimum 200mm above natural ground level.
brickwork:
Above DPC, brickwork every four courses. Prestressed lintels over door and window openings. External brickwork wood/best sand/cement render to take two coats external PVA paint. Kitchen and bathroom areas to have white glazed wall tile to door head - render and set + pva. All other rooms render and set to take two coats external quality pva.

roof:
0.5mm chrome deck roofing sheets or Equal and approved. Tiling and pointing laid in strict accordance to manufacturer's instructions and recommendations. Trusses to be 50x38mm SW pine notched and spiked to 50x38mm wall plate.
ceiling:
12mm plasterboard ceiling nailed to 38x38mm timber battens fixed to underside of the beams. Trusses styro leon plaster finish with 150mm smooth margins. 150mm wood cross moulding cornice. 3 coats external pva ceiling paint.
painter:
All surfaces to be free of dust and rust. All gutters and downpipes to have 1 coat etching primer one undercoat and two coats rubbed down between coats. Doors, door frames, and window frames to have one undercoat and two coats oil rubbed down between coats.

drainlayer/plumber:
All water taps to be cobra or equal approved. All toilet pans and cisterns to be white close-coupled complete with white plastic seats. All WHBs white pedestal by Beta. 600mm wide x 760mm mirror above every wall. White porcelain soap holder to every shower recessed into brickwork. 100 litre roof-mounted water heater. One stainless steel vegetable prep. sink to kitchen.

FLOORS:
Finishes to rooms as indicated on floor plans. 900x300mm non-slip ceramic floor tiles to toilets and bathroom and kitchen. Ground floor slab on damp proof membrane. Polythene 20mm sand blinding on back fill to structural Eng's specifications and approval. All back fill to receive anti-proof treatment and guarantee certificate to be issued by specialist.

WINDOWS:
Burglar bars to fixed and opening lights through out. Brick on edge sill with dpc under to be put on each window (see section).

ROOM VENTILATION:
Minimum of four air vents per room, exact positioning to be to builder's discretion. Rooms without direct external ventilation to have either perforated trap door or egg-crate ceiling or preferably mechanical ventilation to be used.

SEWERAGE:
All drains below ground level to be salt glazed cast-iron pipes. All pipes above ground level to be cast iron, drain takes under the floor slab to be cast iron and to be encased in concrete. Inspection eyes to be provided at every pipe bend and junction. Graduated 150mm steel perforated pipe to be minimum 160 below ground level. Gradient of 1:100. cast iron pipe above ground level to be minimum 1.80, level to be 450mm below NGL at start of drain.

ASSOCIATED Dwg No.	DRAWING DESCRIPTION
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0399	
0400	

N & B HOLDINGS

PROPOSED WAREHOUSE ON STD 77 LION DRIVE CHIREZI TOWN

ELEVATION, SECTIONAL DETAIL
FLOOR PLANS LAYOUT

SCALE	BY	PAPER SIZE	AL	DATE	NUMBER
1:100	ENG	A3		1772	
DESIGN	ENG				
DRAW	ENG				
CHECKED	ENG				
DATE					