

AJO ABENA HOUSE II

Proposed 2-Storey Residence with Double Garage

Western Region, Ghana · Plot 70 ft × 100 ft (21.34 × 30.48 m) · Architectural drawing set — Issue P1, 02 October 2026

DRAWING INDEX

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AREA SUMMARY

Plot area	650.4 m²
Building footprint (ground, 15.0 × 16.0 m)	240.0 m²
Plot coverage	36.9 %
Net internal area — ground floor	212.0 m²
Net internal area — first floor	140.4 m²
Terrace (balcony) / roof terrace	37.6 / 30.8 m²
Total net internal area	352.4 m²
Gross floor area (2 floors, to outer walls)	≈ 405 m²

DESIGN ADAPTATIONS (floor-plan layout unchanged)

- Footprint enlarged from 15.0 × 14.0 m to 15.0 × 16.0 m to use the plot (36.9 % coverage); room positions & adjacencies as the concept plan.
- Rooms resized to 150/225 mm block modules, 3.0 m ceilings; corridor 0.8 → 1.2 m, hallway 0.85 → 1.1 m; garage 5.5 × 6.0 m (true double).
- Doors added only where a room had no access; visitor WC door moved to the lobby; bedroom-4 door moved to the corridor (stair is a void at first-floor level).
- Windows added to habitable rooms lacking one (master bedroom ×2, storage louvre, pantry louvre, corridor ends, Bed 4).

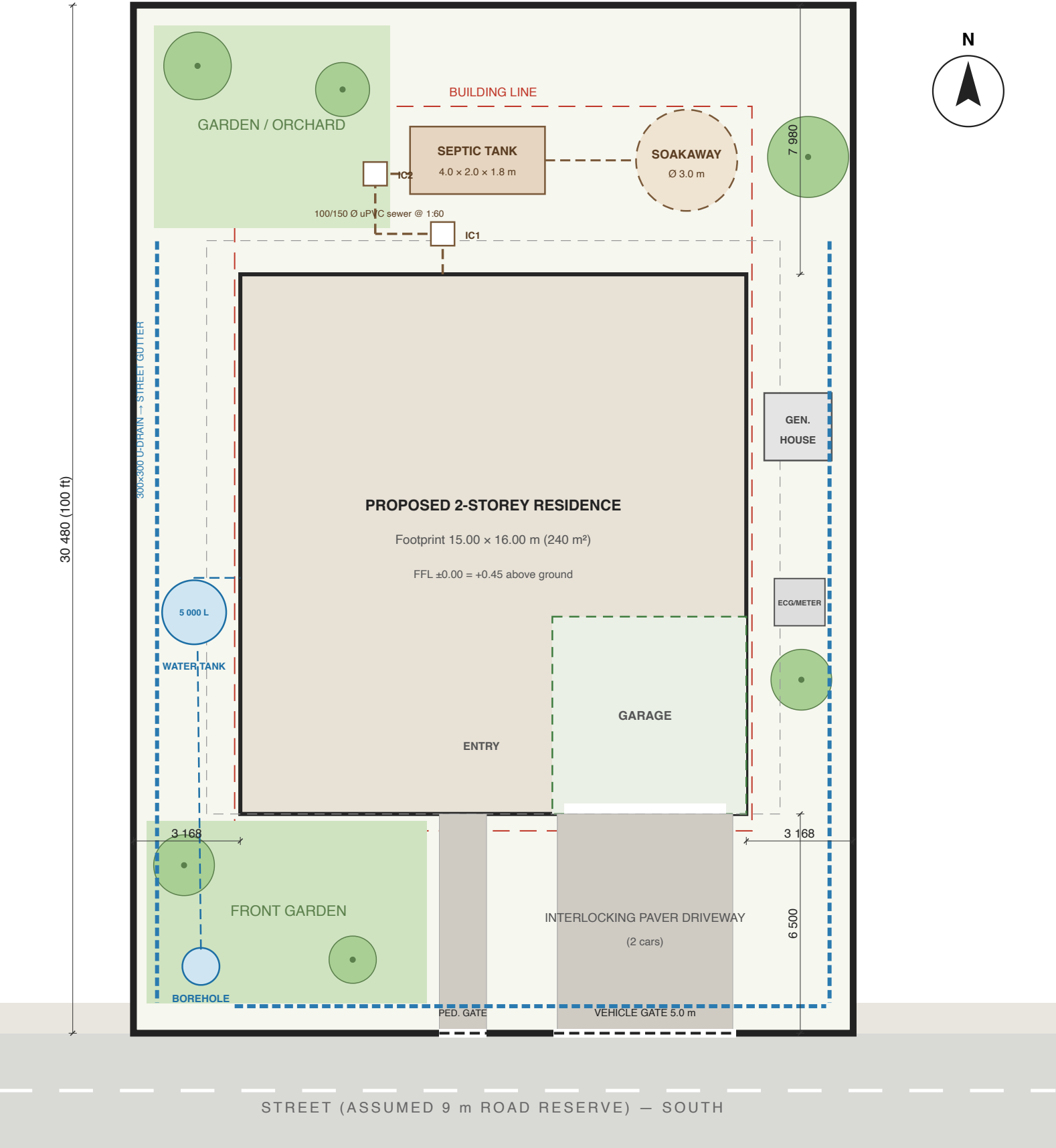
GENERAL NOTES

- Do not scale from drawings; written dimensions govern. Verify on site and report discrepancies to the Architect.
- Units: dimensions in mm, levels in metres. Ground floor FFL ±0.00 (= +0.45 m above finished ground).
- Compliance: Ghana Building Regulations (LI 1630, 1996), Ghana Building Code (GS 1066:2018) and local MMDA/Development Planning Dept. requirements — to be verified by the registered architect/planner before submission.
- Structure: RC frame (columns/beams/slabs) with sandcrete block infill, designed by a registered Structural Engineer (GhIE) after a geotechnical investigation. Foundation depth/type shown in sections is indicative only.
- Walls: 225 mm external, 150 mm internal sandcrete blocks (min. 3.5 N/mm²), plastered both sides. DPC 150 mm above ground.
- Termite pre-treatment of soil and plinth; 1000-gauge polythene DPM under 150 mm ground slab on compacted hardcore.
- Climate: hot-humid, ≈ 1 500–2 000 mm rain/yr — flat roofs min. 1:60 fall, 900 mm parapets, rainwater pipes to U-drains, plinth 450 mm, cross-ventilation to all habitable rooms, projecting canopies for sun/rain shading.
- Internal wet rooms (visitor WC, Bed 4 ensuite) and utility room have no external wall: mechanical extract required.
- Electrical: ECG supply; provision for generator change-over and PV/inverter (≈ 5 kWp). MEP design by licensed engineers.
- Water: GWCL main + borehole + 5 000 L ground tank + 2 × 2 000 L roof tanks. Sewage: septic tank & soakaway (A-01).
- Fire & safety: min. 2 extinguishers per floor, smoke detectors, 1.1 m guard rails at stairwell, terraces and roof terrace.
- Orientation (street to the south) is assumed; north arrow and boundaries to be confirmed by a licensed surveyor.
- Concept plan interpretation: see notes on A-02/A-03 for the few places where the source plan was ambiguous.

PROJECT	SHEET TITLE	SCALE	SIZE	REV	SHEET No.
AJO ABENA HOUSE II	Cover Sheet, Index & General Notes	NTS	A3	P1	A-00
Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana	ARCHITECTURAL · PLANNING SUBMISSION DRAFT	DATE	STATUS	DRAWN	
Plot: 21.34 m × 30.48 m (70 ft × 100 ft) · 650 m²	Do not scale. Verify all dimensions on site.	02 Oct 2026	For approval	AI-assisted	

SITE PLAN

SCALE 1 : 150



SITE DATA

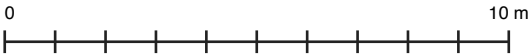
Plot size	21.34 m × 30.48 m (70 ft × 100 ft)
Plot area	650.4 m² (7 000 sq ft)
Building footprint	240.0 m² (incl. garage)
Plot coverage	36.9 % (typical limit ≈ 50–60 %)
Gross floor area (GFA)	≈ 405 m² over 2 floors (+ 68 m² open terraces)
Setbacks provided	Front 6.50 · Rear 7.98 · Sides 3.17 m
Orientation (assumed)	Street frontage to SOUTH; confirm on site
Parking	2 in garage + 2 on driveway
Boundary wall	2.1 m sandcrete/RC wall; 1.8 m railing at street
Levels	FFL ±0.00 = 0.45 m above finished ground
Water	GWCL connection + borehole + 5 000 L tank
Sewage	Septic tank + soakaway (no public sewer assumed)
Power	ECG + generator/solar provision

SITING NOTES

- Setbacks follow common Ghanaian district-assembly practice; confirm with the Western Region MMDA Development Planning Dept. and the road class before submission (front setback may be 4.5–6.0 m depending on road).
- Septic tank ≥ 3 m from building and ≥ 15 m from borehole (provided ≈ 28 m); soakaway ≥ 1.5 m from boundary.
- Site slopes away from the house at 1:100 min. to the U-drains; plinth 0.45 m above finished ground (heavy rainfall zone).
- Termite soil treatment before any concrete; keep planting ≥ 2 m from foundations.
- Surveyed boundaries, topography and soil report are not available — this layout is indicative until a land survey is done.

LEGEND

- boundary wall
- building line (setback)
- sewer / septic
- water supply
- surface drain



PROJECT
AJO ABENA HOUSE II

Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana
Plot: 21.34 m × 30.48 m (70 ft × 100 ft) · 650 m²

SHEET TITLE
Site Plan & Drainage Layout

ARCHITECTURAL · PLANNING SUBMISSION DRAFT
Do not scale. Verify all dimensions on site.

SCALE
1 : 150

DATE
02 Oct 2026

SIZE
A3

STATUS
For approval

REV
P1

DRAWN
AI-assisted

SHEET No.

A-01

GROUND FLOOR PLAN

SCALE 1 : 100



ROOM SCHEDULE — GROUND FLOOR

ROOM	SIZE (m)	AREA (m²)	NOTE
MASTER BEDROOM	irregular	15.9	L-shaped; net of ensuite & W.I.R.
ENSUITE	2.30 × 2.80	6.4	
W.I.R.	1.70 × 1.90	3.2	
KITCHEN	3.90 × 5.60	21.8	+ island
PANTRY	2.70 × 2.00	5.4	
UTILITY	2.70 × 3.45	9.3	Mech. extract (no ext. wall)
SCULLERY	2.65 × 3.30	8.7	
STORAGE	2.65 × 2.15	5.7	
LIVING AREA	4.80 × 4.00	19.2	
STAIRCASE	3.90 × 4.00	15.6	18 risers @183 mm, 17 goings @235 mm
DINING ROOM	5.50 × 3.60	19.8	
GARAGE (Double Bay)	5.50 × 6.00	33.0	2 cars; roller shutter 4.8 m
STUDY	4.80 × 5.60	26.9	
VISITOR WC	1.30 × 2.00	2.6	Mech. extract (no ext. wall)
LOBBY	2.45 × 2.00	4.9	
ENTRY FOYER	3.90 × 3.45	13.5	

Net internal area (excl. open terraces) 212.0

GENERAL NOTES

- Dimensions in millimetres on grid centrelines; levels in metres. FFL 0.00 = plinth top, +0.45 above finished ground.
- External walls 225 mm sandcrete blocks (250 overall incl. plaster); internal 150 mm blocks (150 overall).
- RC frame to Structural Engineer's design; soil investigation required before foundation design.
- Termite pre-treatment, 1000-gauge DPM under slab and DPC at plinth (min. 150 mm above ground).
- Doors/windows are scheduled on sheet A-08; items not shown on the concept plan are flagged 'added' there.
- Visitor WC door moved from the Study wall to the Lobby (client instruction); opens into the lobby.
- Garage: 4.8 × 2.4 m roller shutter; 150 mm kerb to separate floor from lobby.

LEGEND

- wall (poché) --- grid line ○ grid bubble ↶ door swing
- Section lines A-A (N-S) and B-B (E-W) are shown on sheet A-07.



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Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana
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SHEET TITLE
Ground Floor Plan

ARCHITECTURAL · PLANNING SUBMISSION DRAFT
Do not scale. Verify all dimensions on site.

SCALE
1 : 100

DATE
02 Oct 2026

SIZE
A3

STATUS
For approval

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P1

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SHEET No.
A-02

FIRST FLOOR PLAN

SCALE 1 : 100



ROOM SCHEDULE — FIRST FLOOR

ROOM	SIZE (m)	AREA (m²)	NOTE
MASTER BEDROOM	irregular	11.5	L-shaped; net of ensuite & W.I.R.
ENSUITE	2.10 × 2.60	5.5	
W.I.R.	1.70 × 1.30	2.2	
BEDROOM 2	irregular	14.7	Net of ensuite
ENSUITE	2.20 × 2.20	4.8	
BEDROOM 3	irregular	14.2	Net of ensuite
ENSUITE	2.20 × 2.20	4.8	
BEDROOM CORRIDOR	14.50 × 1.20	17.4	
FAMILY LOUNGE	4.80 × 4.00	19.2	
STAIRCASE	3.90 × 4.00	15.6	18 risers @183 mm, 17 goings @235 mm
BEDROOM 4	irregular	17.0	Net of ensuite
ENSUITE	1.90 × 2.00	3.8	Mech. extract (no ext. wall)
HALLWAY	4.80 × 1.10	5.3	
LANDING	3.90 × 1.10	4.3	
TERRACE (Balcony)	8.85 × 4.25	37.6	Open to sky
ROOF TERRACE (over garage)	5.50 × 5.60	30.8	Open to sky · optional

Net internal area (excl. open terraces) 140.4

NOTES

- The bedroom corridor is kept continuous (the source plan showed dividing walls at the grid lines).
- Corridor widened to 1.20 m and hallway to 1.10 m (originally 0.8 m) for furniture/egress.
- Stair void (hatched/dashed) runs from the north landing to 8.67 m; guard rail 1.10 m min. around void.
- Terrace and roof terrace: 1.10 m balustrade, 1:80 falls to scuppers, waterproofed screed.
- Bedroom 4 ensuite has no external wall — mechanical extract fan to roof/duct.
- Bed 4 enters from the corridor; stair arrives into the corridor via a 3.3 m cased opening.
- Low screen wall on grid B across terrace retained from the source plan (1.1 m high).

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Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana
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SHEET TITLE
First Floor Plan

ARCHITECTURAL · PLANNING SUBMISSION DRAFT
Do not scale. Verify all dimensions on site.

SCALE
1 : 100

DATE
02 Oct 2026

SIZE
A3

STATUS
For approval

REV
P1

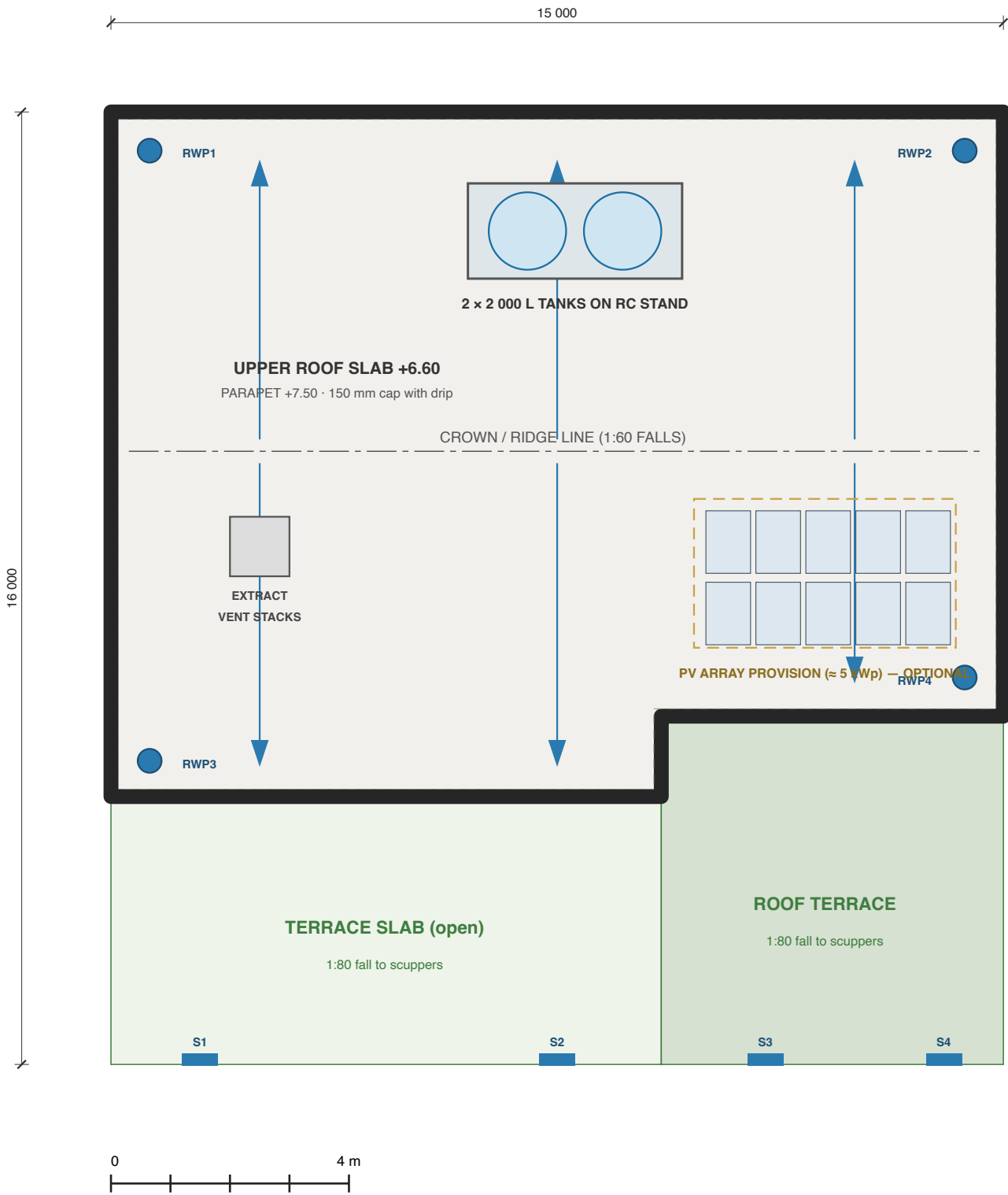
DRAWN
AI-assisted

SHEET No.

A-03

ROOF PLAN

SCALE 1 : 100



ROOF NOTES

- Flat RC roof slab, lightweight screed to falls $\geq 1:60$ (terraces 1:80), 2-coat bituminous or torch-on membrane, turned up 150 mm at parapets and protected with UV-reflective finish / tiles.
- Parapet 0.90 m high (to +7.50) with 150 mm RC coping and drip groove; internal lined gutters not used (leak-prone).
- RWP1–RWP4: 100 mm $\varnothing$ uPVC rainwater pipes, outlets via 150 x 75 scuppers; discharge to splash pads $\rightarrow$ U-drain.
- Terrace/roof-terrace scuppers S1–S4 discharge clear of the facade with drip; non-slip tile finish on terraces.
- Roof-top tanks: 2 x 2 000 L polytanks on RC stand over bearing walls/beams — structural check required.
- Optional PV array: roof loads, fixings and inverter room to be confirmed by the electrical engineer.
- Heavy rain zone ($\approx 1\,500\text{--}2\,000$ mm/yr): do not reduce falls; provide overflow scuppers 50 mm above main outlets.
- Alternative: low-pitch IT4/aluzinc roof over the flat slab is acceptable if the client prefers lighter maintenance.

PROJECT
AJO ABENA HOUSE II

Proposed 2-Storey Residence · 70 ft x 100 ft Plot · Western Region, Ghana
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SHEET TITLE
Roof Plan

ARCHITECTURAL · PLANNING SUBMISSION DRAFT
Do not scale. Verify all dimensions on site.

SCALE
1 : 100

DATE
02 Oct 2026

SIZE
A3

STATUS
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REV
P1

DRAWN
AI-assisted

SHEET No.

A-04

FRONT (SOUTH) ELEVATION

SCALE 1 : 100

REAR (NORTH) ELEVATION

SCALE 1 : 100



PARAPET +7.50

ROOF SLAB +6.60

FIRST FLOOR +3.30

FFL ±0.00

GL -0.45

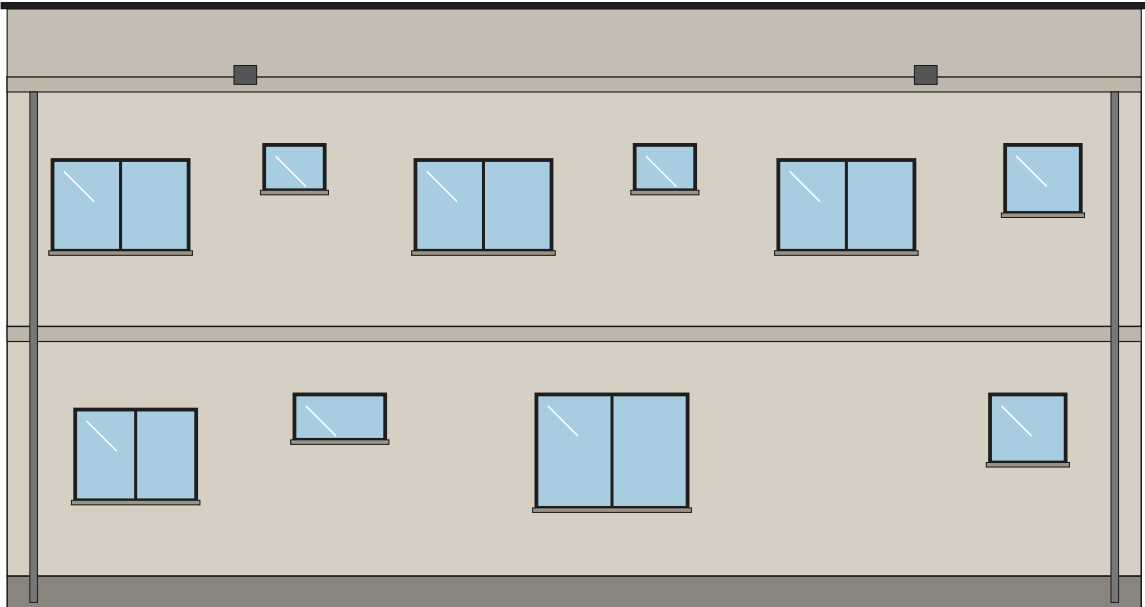
PARAPET +7.50

ROOF SLAB +6.60

FIRST FLOOR +3.30

FFL ±0.00

GL -0.45



EXTERNAL FINISHES

- Textured cement/sand render, off-white/stone grey (weather-resistant, algae-inhibiting paint)
- Terracotta facing brick cladding — entrance & Bed 4 feature panels
- Black powder-coated aluminium frames, canopy fascia, balustrade and louvre screen
- Clear/laminated glazing; obscure glass to wet rooms
- Timber-look soffit to entrance canopy
- Plinth: granite-chip/rough render, 450 mm above ground

NOTES

- Elevations are derived from the approved floor plans: terrace at front-left, roof terrace over the garage (front-right).
- Front-left first-floor bay is open terrace with balustrade; Bed 4 opens to the roof terrace through 2.4 m sliding doors.
- The reference image showed a balcony on the right and a single garage door — this set follows the floor plans (double garage).
- Roofs are flat slabs with parapets; slatted aluminium screen on the front-right parapet as in the reference image.
- All openings to receive burglar-proofing; ground-floor windows fitted with mosquito screens.

PROJECT
AJO ABENA HOUSE II

Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana

Plot: 21.34 m × 30.48 m (70 ft × 100 ft) · 650 m²

SHEET TITLE

Front & Rear Elevations

ARCHITECTURAL · PLANNING SUBMISSION DRAFT

Do not scale. Verify all dimensions on site.

SCALE

1 : 100

DATE

02 Oct 2026

SIZE

A3

STATUS

For approval

REV

P1

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SHEET No.

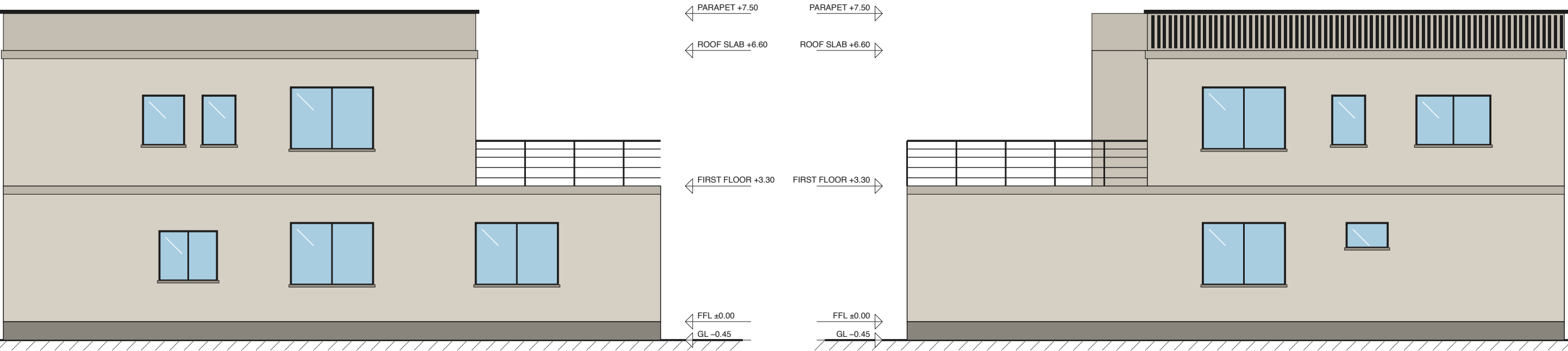
A-05

WEST ELEVATION (left of house)

SCALE 1 : 100

EAST ELEVATION (garage side)

SCALE 1 : 100



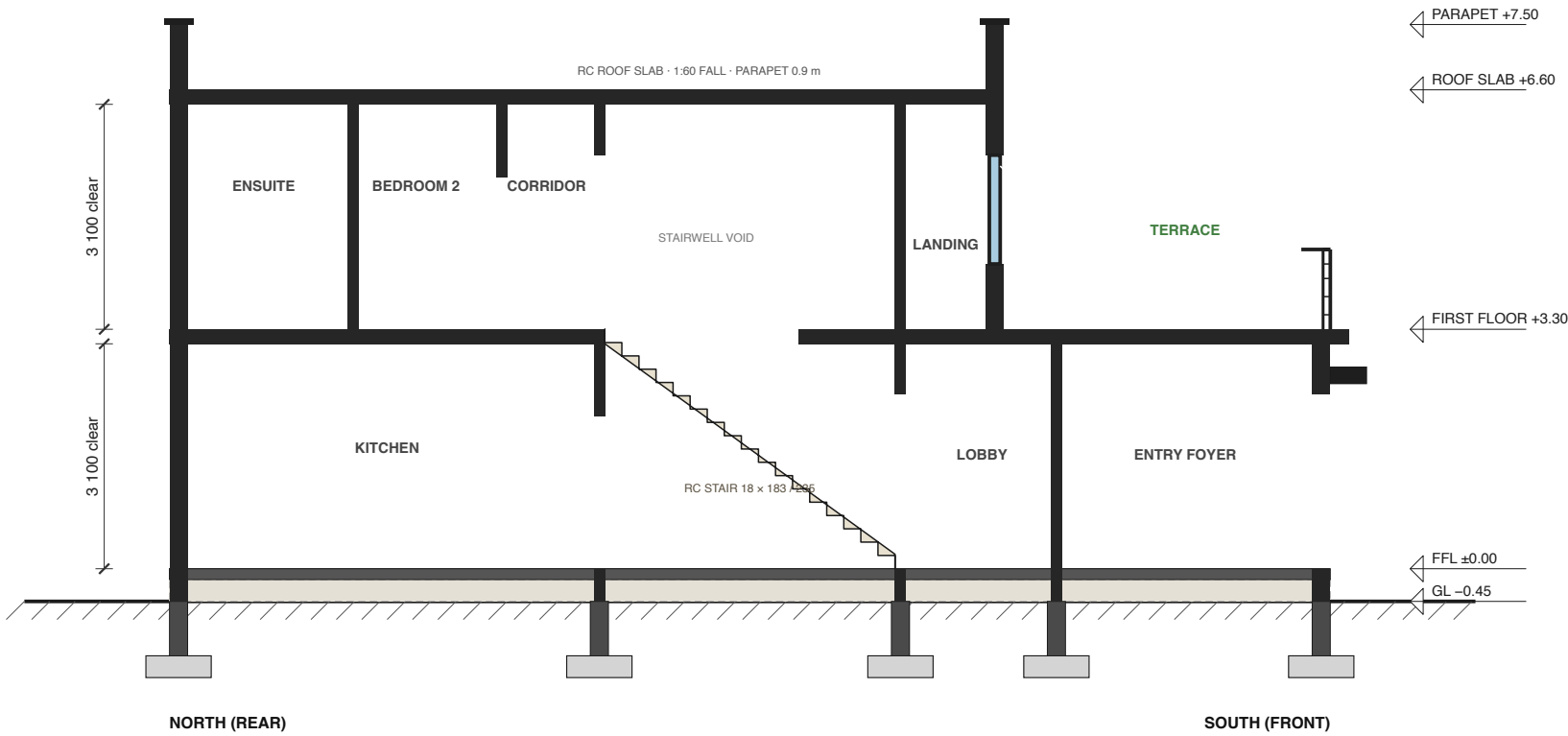
NOTE: West elevation shows north to the left; east elevation shows south to the left (as seen from outside).

Garage roller shutter and entrance are on the front (south) elevation — see A-05.

PROJECT AJO ABENA HOUSE II	SHEET TITLE Side Elevations	SCALE 1 : 100	SIZE A3	REV P1	SHEET No. A-06
		DATE 02 Oct 2026	STATUS For approval	DRAWN AI-assisted	
Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana Plot: 21.34 m × 30.48 m (70 ft x 100 ft) · 650 m²		ARCHITECTURAL · PLANNING SUBMISSION DRAFT Do not scale. Verify all dimensions on site.			

SECTION A-A (N–S through stair, x = 7.15 m)

SCALE 1 : 100

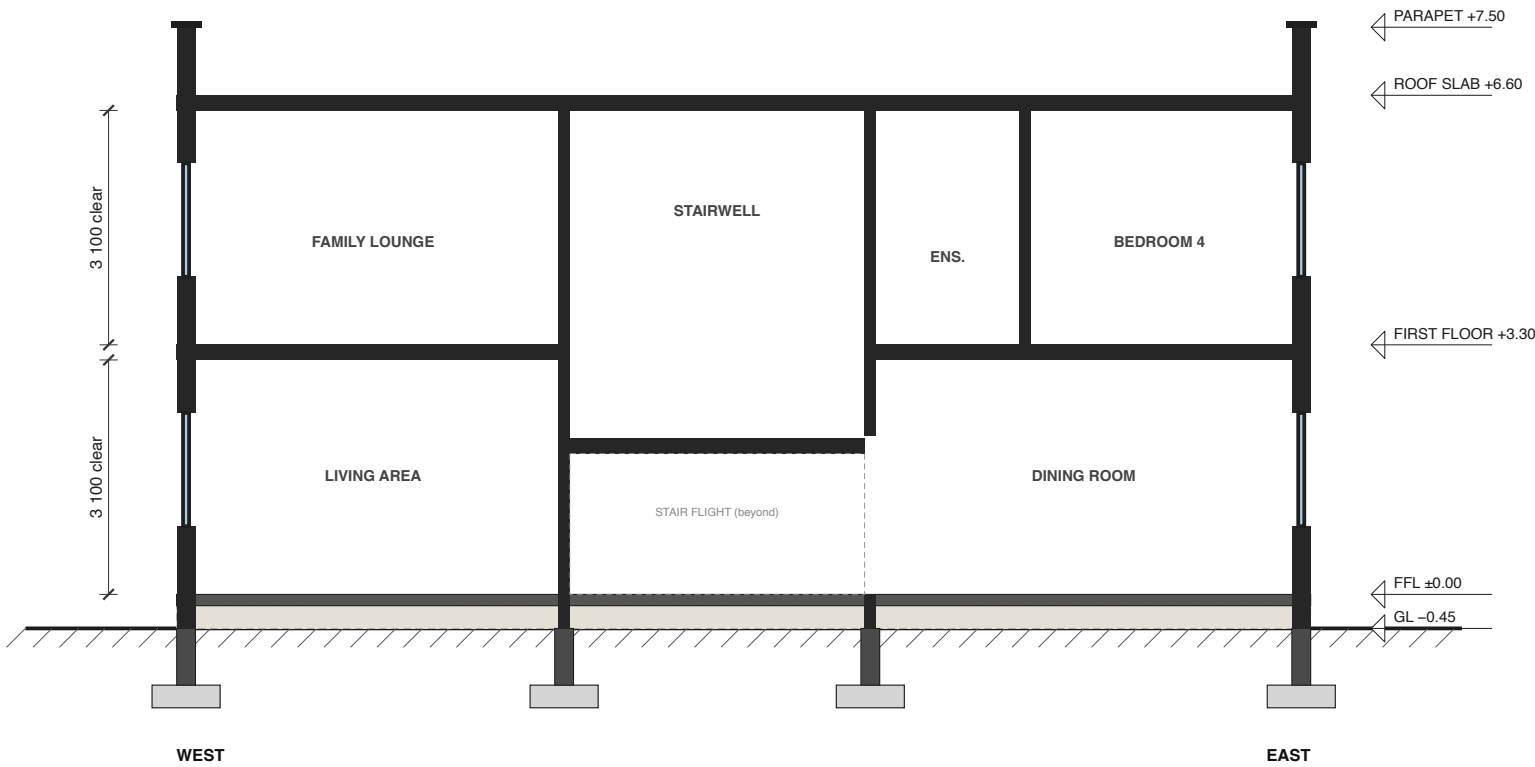


CONSTRUCTION NOTES (indicative)

- Foundations: RC pad/strip footings ≈ 900 × 300 mm at –1.50 m below GL — to Structural Engineer's design after soil test.
- Plinth: 225 mm sandcrete to FFL ±0.00 (450 mm above GL), DPC at top of plinth, termite-treated fill.
- Ground slab: 150 mm RC on 150 mm compacted hardcore and 1000-gauge DPM; vitrified/porcelain tile finish.
- First floor: 200 mm RC slab on RC beams; floor-to-floor 3.30 m, clear height ≈ 3.10 m (3.0 m ceiling).
- Roof: 200 mm RC slab, screed to 1:60 falls, membrane waterproofing, 900 mm parapet with 150 mm RC coping.
- Stair: 18 risers × 183 mm, 17 goings × 235 mm (2R+G = 601 mm), 3.70 m wide with central handrail as per concept plan.
- Stairwell void from the north landing to 8.67 m (headroom ≥ 2.0 m beyond): guard rail 1.10 m min. all round.
- Entrance: 450 mm plinth step (2 risers 150 mm) to door D1 with ramp alternative to be provided for accessibility.
- Section A-A cuts through door heads (D1, D7, D10, D16) and the cased stair opening — shown as lintel/beam zones.

SECTION B-B (E–W through living, stair, dining, y = 7.50 m)

SCALE 1 : 100



PROJECT AJO ABENA HOUSE II	SHEET TITLE Sections A-A & B-B	SCALE 1 : 100	SIZE A3	REV P1	SHEET No. A-07
		DATE 02 Oct 2026	STATUS For approval	DRAWN AI-assisted	
Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana Plot: 21.34 m × 30.48 m (70 ft x 100 ft) · 650 m²	ARCHITECTURAL · PLANNING SUBMISSION DRAFT Do not scale. Verify all dimensions on site.				

DOOR SCHEDULE

SCALE NTS

MARK	LOCATION (from ↔ to)	W × H (mm)	TYPE	SOURCE
G-D01	Entry Foyer ↔ EXTERIOR	1200 × 2400	Steel-framed glazed security door	plan
G-D02	Lobby ↔ Entry Foyer	1200 × 2100	Cased opening (no leaf)	plan
G-D03	Lobby ↔ Garage (Double Bay)	900 × 2100	Timber flush, self-closing (garage)	plan
G-D04	Visitor WC ↔ Lobby	800 × 2100	Timber flush door, hardwood frame	moved
G-D05	Study ↔ Entry Foyer	900 × 2100	Timber flush door, hardwood frame	plan
G-D06	Living Area ↔ Staircase	900 × 2100	Timber flush door, hardwood frame	plan
G-D07	Living Area ↔ Staircase	900 × 2100	Timber flush door, hardwood frame	plan
G-D08	Kitchen ↔ Staircase	900 × 2100	Timber flush door, hardwood frame	plan
G-D09	Utility ↔ Scullery	900 × 2100	Timber flush door, hardwood frame	plan
G-D10	Ensuite ↔ Master Bedroom	800 × 2100	Timber flush door, hardwood frame	plan
G-D11	Master Bedroom ↔ Living Area	900 × 2100	Timber flush door, hardwood frame	added
G-D12	Master Bedroom ↔ W.I.R.	800 × 2100	Timber flush door, hardwood frame	added
G-D13	Kitchen ↔ Pantry	800 × 2100	Timber flush door, hardwood frame	added
G-D14	Kitchen ↔ Utility	900 × 2100	Timber flush door, hardwood frame	added
G-D15	Scullery ↔ Storage	800 × 2100	Timber flush door, hardwood frame	added
G-D16	Staircase ↔ Dining Room	900 × 2100	Timber flush door, hardwood frame	added
G-D17	Staircase ↔ Lobby	1800 × 2100	Cased opening (no leaf)	added
G-D18	Garage (Double Bay) ↔ EXTERIOR	4800 × 2400	Roller shutter (insulated), motor-ready	plan
F-D01	Ensuite ↔ Master Bedroom	800 × 2100	Timber flush door, hardwood frame	plan
F-D02	Master Bedroom ↔ Bedroom Corridor	900 × 2100	Timber flush door, hardwood frame	plan
F-D03	Master Bedroom ↔ W.I.R.	800 × 2100	Timber flush door, hardwood frame	plan
F-D04	Ensuite ↔ Bedroom 2	800 × 2100	Timber flush door, hardwood frame	plan
F-D05	Bedroom 2 ↔ Bedroom Corridor	900 × 2100	Timber flush door, hardwood frame	plan
F-D06	Ensuite ↔ Bedroom 3	800 × 2100	Timber flush door, hardwood frame	plan
F-D07	Bedroom 3 ↔ Bedroom Corridor	900 × 2100	Timber flush door, hardwood frame	plan
F-D08	Bedroom Corridor ↔ Family Lounge	900 × 2100	Timber flush door, hardwood frame	plan
F-D09	Bedroom Corridor ↔ Bedroom 4	900 × 2100	Timber flush door, hardwood frame	plan
F-D10	Ensuite ↔ Bedroom 4	800 × 2100	Timber flush door, hardwood frame	plan
F-D11	Family Lounge ↔ Hallway	900 × 2100	Timber flush door, hardwood frame	added
F-D12	Hallway ↔ Landing	800 × 2100	Timber flush door, hardwood frame	added
F-D13	Hallway ↔ Terrace (Balcony)	1400 × 2400	Aluminium-framed glazed door (laminated)	plan
F-D14	Bedroom 4 ↔ Roof Terrace (Over Garage)	2400 × 2400	Aluminium-framed glazed door (laminated)	plan
F-D15	Bedroom Corridor ↔ Staircase	3300 × 2100	Cased opening (no leaf)	added

WINDOW SCHEDULE

SCALE NTS

MARK	ROOM	W × H (mm)	SILL	TYPE
G-W01	Ensuite	1000 × 900	1500	Alum. top-hung, obscure glass
G-W02	Kitchen	2000 × 1500	900	Alum. sliding 2-panel + burglar guard
G-W03	Pantry	1200 × 600	1800	Alum. louvre, obscure
G-W04	Scullery	1600 × 1200	1000	Alum. sliding 2-panel + burglar guard
G-W05	Living Area	2000 × 1500	900	Alum. sliding 2-panel + burglar guard
G-W06	Study	2000 × 1500	900	Alum. sliding 2-panel + burglar guard
G-W07	Master Bedroom	1400 × 1200	1000	Alum. sliding 2-panel + burglar guard
G-W08	Dining Room	2000 × 1500	900	Alum. sliding 2-panel + burglar guard
G-W09	Storage	1000 × 600	1800	Alum. louvre, obscure
G-W10	Entry Foyer	1500 × 2100	300	Fixed laminated glazing
F-W01	Ensuite	1000 × 900	1500	Alum. top-hung, obscure glass
F-W02	Master Bedroom	1800 × 1200	1000	Alum. sliding 2-panel + burglar guard
F-W03	Master Bedroom	1000 × 1200	1000	Alum. sliding 2-panel + burglar guard
F-W04	Ensuite	800 × 600	1800	Alum. louvre, obscure
F-W05	Bedroom 2	1800 × 1200	1000	Alum. sliding 2-panel + burglar guard
F-W06	Ensuite	800 × 600	1800	Alum. louvre, obscure
F-W07	Bedroom 3	1800 × 1200	1000	Alum. sliding 2-panel + burglar guard
F-W08	Bedroom 3	1800 × 1200	1000	Alum. sliding 2-panel + burglar guard
F-W09	Bedroom Corridor	800 × 1200	1000	Alum. sliding + burglar guard
F-W10	Bedroom Corridor	800 × 1200	1000	Alum. sliding + burglar guard
F-W11	Family Lounge	2000 × 1500	900	Alum. sliding 2-panel + burglar guard
F-W12	Bedroom 4	2000 × 1500	900	Alum. sliding 2-panel + burglar guard
F-W13	Landing	2000 × 1500	900	Alum. sliding 2-panel + burglar guard

FINISHES SCHEDULE (typical)

ROOM TYPE	FLOOR	WALLS	CEILING
Living, dining, lounge, study	600×600 porcelain tile + skirting	Plaster, emulsion paint	POP/gypsum, paint
Bedrooms, corridors, foyer	600×600 ceramic/porcelain tile	Plaster, emulsion paint	POP/gypsum, paint
Kitchen, pantry, scullery, utility	Non-slip tile	Wall tile to 1.5 m splash-back, paint above	Moisture-resistant board, paint
Ensuites, visitor WC	Anti-slip tile, fall to drain	Wall tile to 2.1 m, waterproof tanking in showers	PVC / moisture-resistant, paint
Garage, storage	Power-floated concrete, sealer	Plaster, masonry paint	Exposed slab, paint
Staircase	Tile/granite treads, non-slip nosing	Paint; stainless/black steel handrail	Slab soffit, paint
Terraces / roof terrace	Non-slip external tile on waterproofing	Render, exterior paint	—
External	Concrete apron 1.0 m + paver driveway	Cement-sand render, 2 coats exterior paint	Soffit: cement board

Doors marked 'added' were not on the concept plans; they provide access to rooms that otherwise had none.

All external doors/windows: mild-steel burglar-proof grille; ground-floor windows with insect screens.

PROJECT
AJO ABENA HOUSE II

Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana

Plot: 21.34 m × 30.48 m (70 ft × 100 ft) · 650 m²

SHEET TITLE
Door, Window & Finishes Schedules

ARCHITECTURAL · PLANNING SUBMISSION DRAFT

Do not scale. Verify all dimensions on site.

SCALE
NTS

DATE
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SIZE

A3

STATUS

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REV

P1

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SHEET No.

A-08

ELEMENTAL COST PLAN — MAIN BUILDING

SCALE Q4 2026 prices · GH¢

ELEMENT / ITEM	UNIT	QTY	RATE	AMOUNT
1 PRELIMINARIES				
Site clearance, setting out, temporary fencing/store/water/power, site office	sum	1	95,900	95,900
2 SUBSTRUCTURE				
Excavation, RC footings, plinth walls (450 mm), hardcore, 150 mm slab, DPM, te...	m² footprint	240	1,000	240,000
3 FRAME & FLOORS				
RC columns, beams, 200 mm suspended slabs (first floor + roof), stair, parapet...	m³	165	3,800	627,000
4 WALLING				
225 mm sandcrete block walling – external (≈345 m²)	m²	345	135	46,575
150 mm sandcrete block walling – internal (≈460 m²)	m²	460	105	48,300
Cement-sand plaster both faces (≈1 600 m²)	m²	1,600	50	80,000
Brick cladding feature panels (entrance, Bed 4)	m²	22	340	7,480
5 ROOF				
Roof & terrace slabs: screed to falls, 2-layer membrane, protection (≈233 m²)	m²	233	200	46,600
Rainwater pipes/scuppers, copings flashings, roof drains	sum	1	28,000	28,000
6 WINDOWS				
Aluminium sliding/louvre windows with glazing + burglar proofing (23 no., ≈44 ...	m²	44	3,000	130,800
7 DOORS				
Timber flush internal doors incl. frames, ironmongery (26 no.)	no.	26	2,800	72,800
Main entrance: steel-framed glazed security door + sidelight	no.	1	22,000	22,000
Glazed terrace door (1.4 m) and Bed 4 sliding door (2.4 m)	sum	1	30,000	30,000
Garage roller shutter 4.8 × 2.4 m, motorised	no.	1	28,000	28,000
8 FINISHES				
Floor tiles, 600x600 + screed + skirting (net area + terraces)	m²	421	300	126,300
Wall tiles to wet areas & kitchen splash-backs (≈160 m²)	m²	160	300	48,000
Emulsion paint to walls & ceilings; exterior masonry paint	m²	2,600	35	91,000
Gypsum/POP ceilings (≈350 m²)	m²	350	130	45,500
Stair finishes (tile/granite treads), non-slip nosings	sum	1	48,000	48,000
9 METALWORK				
Balustrades/handrails (terrace, roof terrace, stairwell, stair ≈ 85 m)	m	85	1,300	110,500
Entrance canopy, louvre screen, miscellaneous metalwork	sum	1	40,000	40,000
10 PLUMBING				
Sanitary fittings & taps (4 ensuite, visitor WC, kitchen, scullery, utility)	set	8	14,000	112,000
Water supply & drainage pipework, inspection chambers, roof tanks 2x2 000 L, p...	sum	1	90,000	90,000
11 ELECTRICAL				
Wiring, DB, sockets, lighting (≈405 m²)	m² GFA	405	330	133,650
Generator change-over, earthing, conduits for PV/inverter & AC, extract fans	sum	1	45,000	45,000
12 FITTINGS				
Kitchen units/island, W.I.R. shelving (allowance)	sum	1	100,000	100,000

MAIN BUILDING SUB-TOTAL2,493,405

= GH¢ 6,161 per m² of gross floor area (405 m²)

EXTERNAL WORKS & SERVICES

Boundary wall 2.1 m (sandcrete/RC pillars) ≈ 104 m	m	104	1,850	192,400
Vehicle gate 5.0 m + pedestrian gate (steel)	sum	1	38,000	38,000
Septic tank 4.0x2.0x1.8 m + soakaway Ø3 m + sewer	sum	1	65,000	65,000
Borehole (drilled, cased, pump) + 5 000 L tank & stand	sum	1	95,000	95,000
300x300 U-drains ≈ 110 m	m	110	360	39,600
Generator house + ECG meter room	sum	1	30,000	30,000
Interlocking paver driveway, walkway, 1 m apron (≈150 m²)	m²	150	520	78,000
Landscaping, trees, lawn, external lighting	sum	1	45,000	45,000

EXTERNAL WORKS SUB-TOTAL583,000

PROJECT COST SUMMARY

Main building	2,493,405
External works & services	583,000
Base construction cost	3,076,405
Contingency 7.5 %	230,730
Price escalation 5 %	153,820
TOTAL CONSTRUCTION COST	3,460,956
Architect 4.0 %	138,438
Structural + MEP engineers 2.5 %	86,524
QS / project management 1.5 %	51,914
Site supervision 2.0 %	69,219
Permits, approvals, soil test, survey 1.0 %	34,610

TOTAL PROJECT COST (GH¢)3,841,661

≈ US\$ 314,890 at GH¢ 12.2/US\$ (retail, Sep 2026)

≈ GH¢ 9,492 per m² GFA all-in · construction only GH¢ 8,551/m²

SCENARIOS (total project cost)

Economy	GH¢ 3,073,329 (US\$ 251,912)
Basic finishes, steel-reinforced timber/PVC doors, painted floors in places	
Standard-plus (as priced)	GH¢ 3,841,661 (US\$ 314,890)
Design as drawn, mid-range tiles, aluminium, powder-coated metalwork	
Premium	GH¢ 5,186,242 (US\$ 425,102)
Imported tiles/fittings, glass balustrades, smart/solar systems	

INDICATIVE CASH FLOW (≈ 16 months)

Mobilise, setting out, substructure	M1–2	15 % · GH¢ 519,143
RC frame, slabs, stair	M3–6	30 % · GH¢ 1,038,287
Blockwork, roof, windows (watertight)	M7–9	20 % · GH¢ 692,191
Finishes, MEP, doors, fittings	M10–14	28 % · GH¢ 969,068
External works, snagging, handover	M14–16	7 % · GH¢ 242,267

BASIS & EXCLUSIONS

Quantities measured from drawings A-02...A-08 (±10 %); rates are all-in (materials, labour, overheads, profit) for the Western Region.
Benchmark: Accra Q2 2026 build costs ≈ GH¢ 4 200–5 500/m² standard, > 7 500 premium (Yen.com.gh, Ownkey); this design priced at ≈ GH¢ 6,161/m² (RC frame, 4 ensuite, garage, aluminium/steel finishes). Haulage to remote sites may add 5–10 %.
Excludes: land, VAT/NHIL/GETFund levies if not in rates, loose furniture, appliances, AC units, solar equipment, CCTV, legal fees.
Rates are Q4 2026 estimates and must be confirmed by a Quantity Surveyor and local contractor quotes before budgeting.

PROJECT
AJO ABENA HOUSE II

Proposed 2-Storey Residence · 70 ft × 100 ft Plot · Western Region, Ghana
Plot: 21.34 m × 30.48 m (70 ft × 100 ft) · 650 m²

SHEET TITLE
Preliminary Cost Estimate (GH¢)

ARCHITECTURAL · PLANNING SUBMISSION DRAFT
Do not scale. Verify all dimensions on site.

SCALE
NTS

DATE
02 Oct 2026

SIZE
A3

STATUS
For approval

REV
P1

DRAWN
AI-assisted

SHEET No.

A-09