



TOTAL FLOOR AREA=284.301sqmtr

CONCEPTUAL LAYOUT
PLAN

NOTES			
GENERAL			
1. All dimensions are shown in mm unless otherwise specified.			
2. Drawings are not to be scaled.Only figured dimensons to be used.			
3. The contractor must check and verify all dimensions on site before commencement of any work.			
4. Conflicts must be clarified before work begins.			
CONSTRUCTION & CIVIL WORKS			
1. All slabs at ground level to be poured over 1000 gauge polythene sheeting on 50mm stone dust on hardcore.			
2. All soil under slabs and all around external foundations to be poisoned for termite control.			
3. All soils on cut embankments to be stabilized. The slope not to exceed the natural angle of refuse.			
STRUCTURAL			
1. All black cotton soils to be removed from below all buildings and paved surfaces. Buildings to be clear of black cotton soil to a distance of 3M.			
2. All paved surfaces to be clear of black cotton soil to a distance of 500mm outside the edge of the surface.			
3. For all R.C work, refer to Structural Engineer's detail.			
4. Depth of the foundation to be determined on site to S.E's approval.			
5. All walls less than 200mm thick to be reinforced with hoop irons at every alternate course.			
6. All adjacent rc work and masonry walls to be tied with strap irons at every course.			
MECHANICAL			
1. All plumbing and drainage to comply with city council specifications			
2. All service ducts to be accessible from all floors			
3. SVP denotes soil vent pipe to be provided at the head of the drainage			
4. Drains passing beneath buildings and driveways to be encased in			
5. All underground foul and waste drain pipes shall be upvc to comply with BSS3255			
6. All inspection chambers covers and framing shall be cast iron to comply with BS497 TABLE 2 GRADE A.			
7. The storm water pipe to comply with BS 556.			
8. Minimum slope in the drain to be 1%.			
9. No chases will be allowed in the slabs for the pipes. Sleeves will be 150mm concrete concrete surround.			
10. All testing of pipes must be completed before plastering.			
11. All mechanical work must be coordinated with electrical and any			
12. PV denotes permanent ventilations.			
13. No cutting of concrete without the express approval of the Architect or S.E.			
ELECTRICAL			
1. All conduits must be laid before plastering			
REVISIONS			
Project title:			
Client:			
Client signature:			
Architect Signature:			
Drawing Title:			
Designed: S.Kariuki			
Drawn: S.Kariuki			
Scale: 1: 100			
Date: July 2016			
Checked:			
Job no. 1316			
Drawing Sheet No.			