

# Savanna Greens ESTATE

A haven of peace and quiet.

A Property of Mintvilla Housing

## Contact

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# LIVING *Room*



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# DINING *Room*



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# KITCHEN



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**OPEN** *Kitchen*

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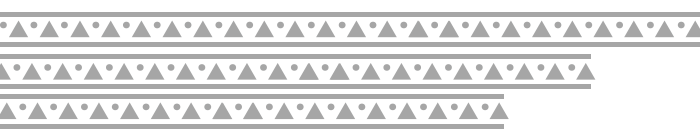


## MASTER BEDROOM

*Ensuite*

Spacious bathroom room with  
space for customizations.





## **GUEST** *Bedroom*

Second bedroom fitted  
with wardrobe.



## **CHILDREN** *Bedroom*

Third bedroom with  
wardrobe and proximity  
to common bathroom.



# *Estate*

## **AMENITIES**

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## ABOUT *Us*

**S**avanna Greens Estate is located in Joska, along Kangundo road, just 35 km from the bustling Nairobi City. It's situated in a quiet serene environment ideal for a home, with close proximity to all amenities.

We have various payment options for Savanna Greens Estate in the gated community:

**KES 5.8M for cash up-front customers only.**

**KES 5.9M for mortgage customers.**

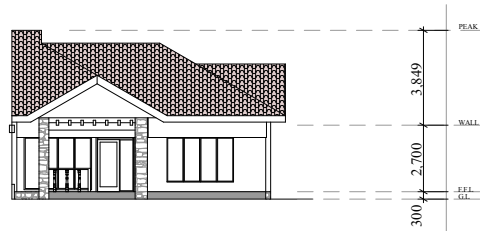
**KES 5.9M for cash payment plan up to 90 days.**

### Contact

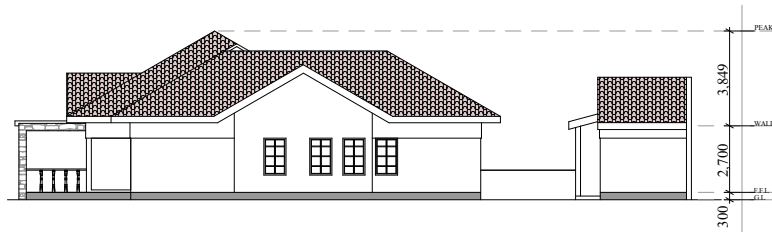
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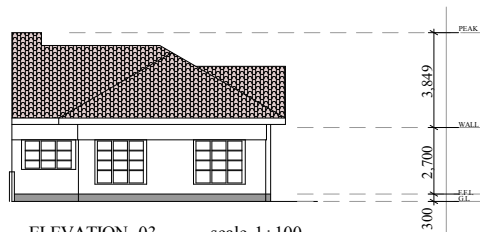
# FLOORPLAN



ELEVATION 01      scale 1 : 100



ELEVATION 02      scale 1 : 100



ELEVATION 03      scale 1 : 100

## FOUNDATION SPECIFICATONS

R.C foundation to S.E.'s details 150mm thick concrete floor slab (mix 1:2:4), plus B.R.C A142 mesh laid on 100g polythene sheet  
plus anti-termite treatment on 50mm murrum blinding on well compacted hardcore  
300mm thick natural stone substructure wall  
600x200mm concrete strip foundation laid on substratum with adequate withstanding strength to transmitted foundation walls

## ROOF SPECIFICATION

Box profile roofing sheets @25° pitch on 30x25mm battens on 150x50mm rafters @ 600 cc  
trussed @ 1800 cc on Roof Truss to S.E Detail 150X50mm tie beam  
225X25mm Weather fascia Board. plus 3 coats gloss paint  
300X300mm RC ring beam to SE specs plastered and painted to approval

### WALL SPECIFICATIONS

200mm thick Masonry external superstructure wall cement : sand mortar mix (1:3)  
150mm thick Masonry internal superstructure wall  
200mm deep Reinforced Concrete ring beam to SE specs; 12mm plastered and painted to approval  
Internal superstructural walls plaster finish, Key finish to external superstructural walls

## STRUCTURE TO Eng SPECIFICATIONS

Ground Floor Beam = 300 x 200mm  
Slab = 150mm Thick

## GROUND LEVEL FLOOR CONSTRUCTION

100mm R.C slab on 200mm quarry stone foundation walls on 150 x 450 mm wide R.C footing strip floor slab laid on 0.5 mm thick low density polyethene film with rigorously taped joints and minimum 200mm laps on 50mm well rolled quarry dust or murrum blinding on minimum 300mm thick well compacted hardcore  
All R.C work to S.E.'s details and specs

## WALL CONSTRUCTION

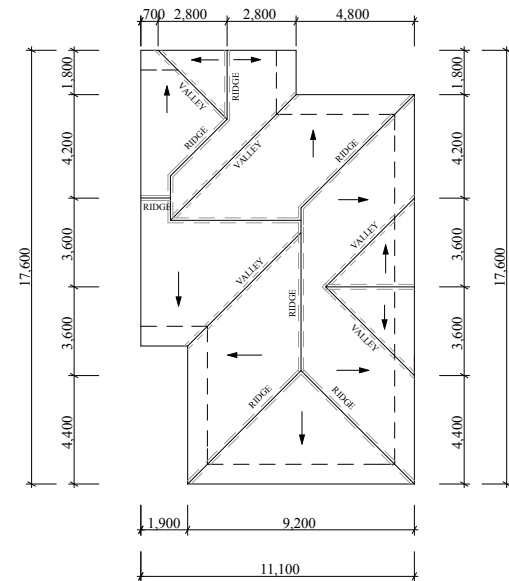
Machine dressed quarried stone walling to dimensions indicated on floor plans reinforced at every alternate course with 15mm hoop iron

**EXTERNAL GROUND LEVEL**

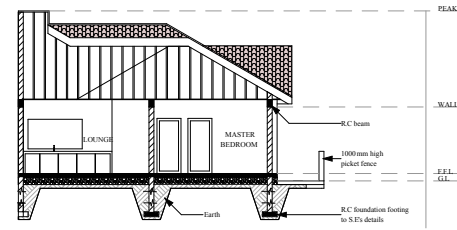
Hessian based bituminous felt DPC under all ground floor wall

## ROOFING

Box profile roofing sheets @ 30° pitch on 30 x 25mm battens on 150 x 50mm rafters @ 600 cc trussed @ 1800cc, on 150x 50mm tie beam.



ROOF PLAN      scale 1 : 100



SECTION S - S 1      scale 1 : 100

## DOORS AND WINDOWS GENERALLY

all doors and windows are to schedule and detail INTERNAL DOOR:  
69x44mm s.w top, bottom and side frames  
44 x 44mm s.w. intermediate horizontal framing at 300mm centres, 4i  
both sides 10x44mm s.w timber edging all finished  
and painted to approval EXTERNAL DOORS panel doors comprising  
44mm top, bottom and middle rails and 94 x 44mm side rails all  
internally grooved to receive 19mm thick glass panels moulded at edges WI  
windows are standard steel casement with 6mm glass panels  
(obscure glass for bathrooms & WC's)

## EXTERNAL WALL FINISHES

Generally colour and product references for paints are to approval 2<sup>nd</sup> cement:sand (1:3) render painted with 2no.undercoats and 1 no.overcoat floors

## CEILING CONSTRUCTION

125mm THICK rogh render ceiling to 100mm slab painted to spec

## NOTES

1. All dimensions are in millimeters unless otherwise specified.
2. All dimensions should be checked on site and any discrepancies be reported to the architect before the work commences.
3. All works to be carried out in accordance with the local authority regions.
4. Use figured dimensions only, do not scale from the drawing.
5. Walls below 200mm thick to be reinforced with hoop iron at every alternate course.
6. DPC to be laid under all walls and to be min. 150mm above finished floor level.
7. All drainage pipes passing under building and drive way to be encased with 150mm thick concrete surround.
8. All Inspection Chambers (IC) in driveways to heavy duty coverhase
9. All reinforced concrete works in to be in accordance with structural engineer's details.
10. 500 gauge polythene dm (damp proof membrane) and anti-termite treatment to be provided under ground floor concrete slab.
11. Foundation depth to be determined on site as per engineer's instructions.
12. Permanent Ventilation (PV) to be provided all openings as indicated on plans above

## REVISIONS

[illegible]

## PROJECT

Proposed residential development  
on Plot L.R No

## CLIENT

## DRAWING ITEMS

### Elevtions roof plan and section

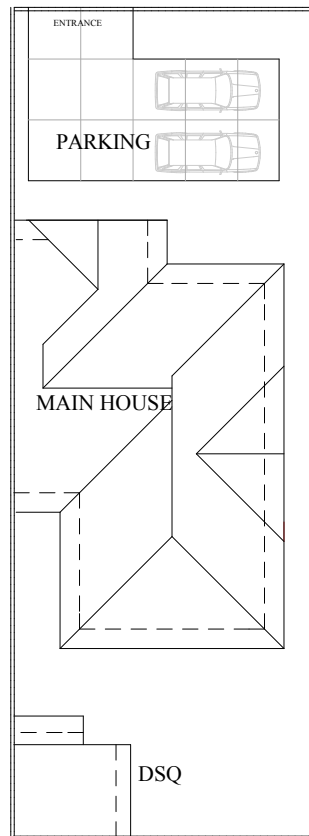
## ARCHITECT

Amkan Consultants ltd  
P.O BOX 686 -00618  
NAIROBI  
Arch Sign

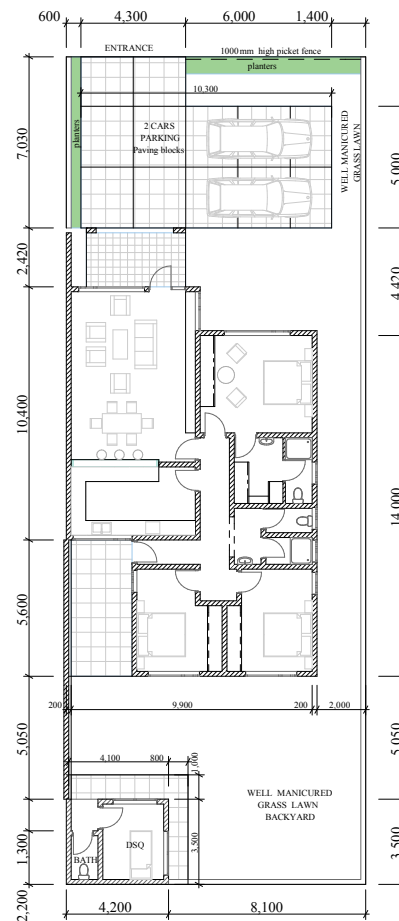
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Date	JUNE 2019	
Drawn	CNM	
Designed by	POA	Job no. MS/003/19
Client's signature		



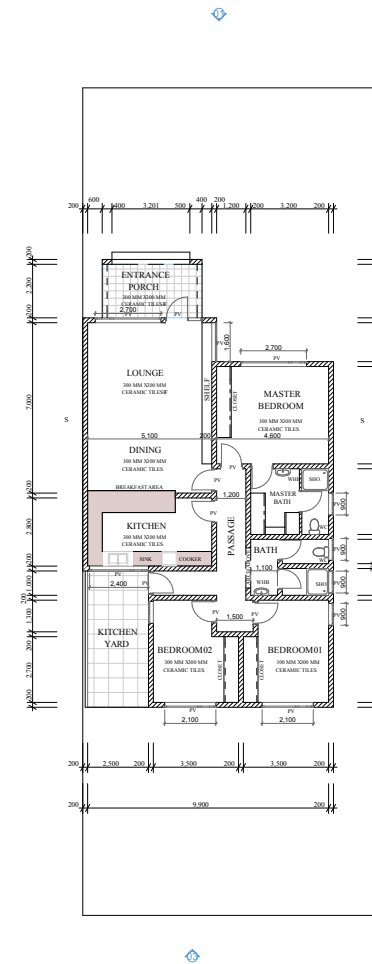
# FLOORPLAN



## SITE PLAN



UNIT SITE PLAN



### GROUND FLOOR PLAN

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### Arch Sign

Scale 1:100

Drg. no.  
002

Date **JUNE 2019**

Drawn	CNM
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Designed by **POA**

Client's signature