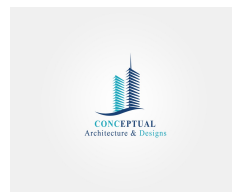




BAY ROAD DEVELOPMENT

ARCHITECT:



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Cell:(649) 342-4272
dameko.dean@gmail.com
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RESIDENTIAL

LOCATION:

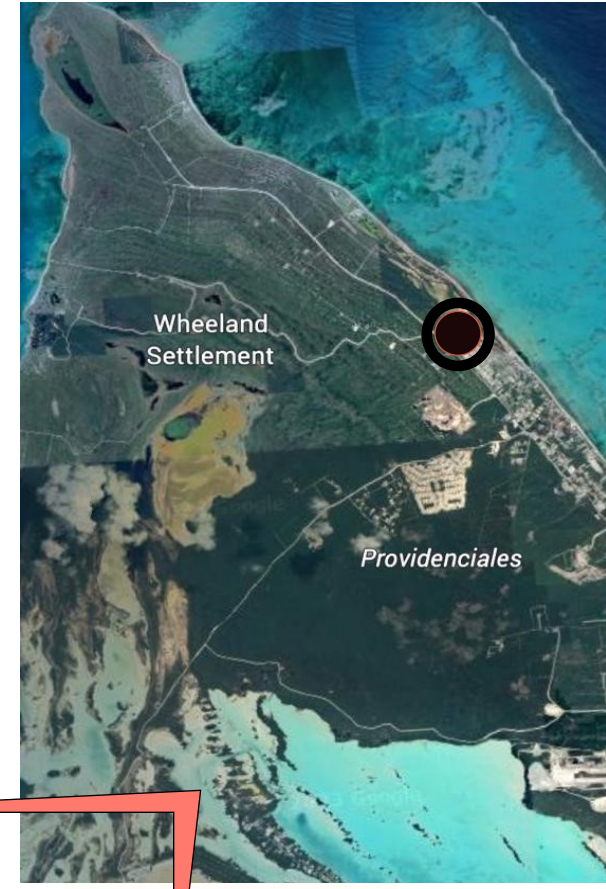
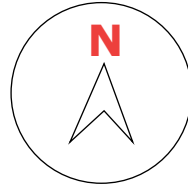
BLOCK 60501, PLOT 220
PROVIDENCIALES
TURKS AND CAICOS ISLANDS

AREA:

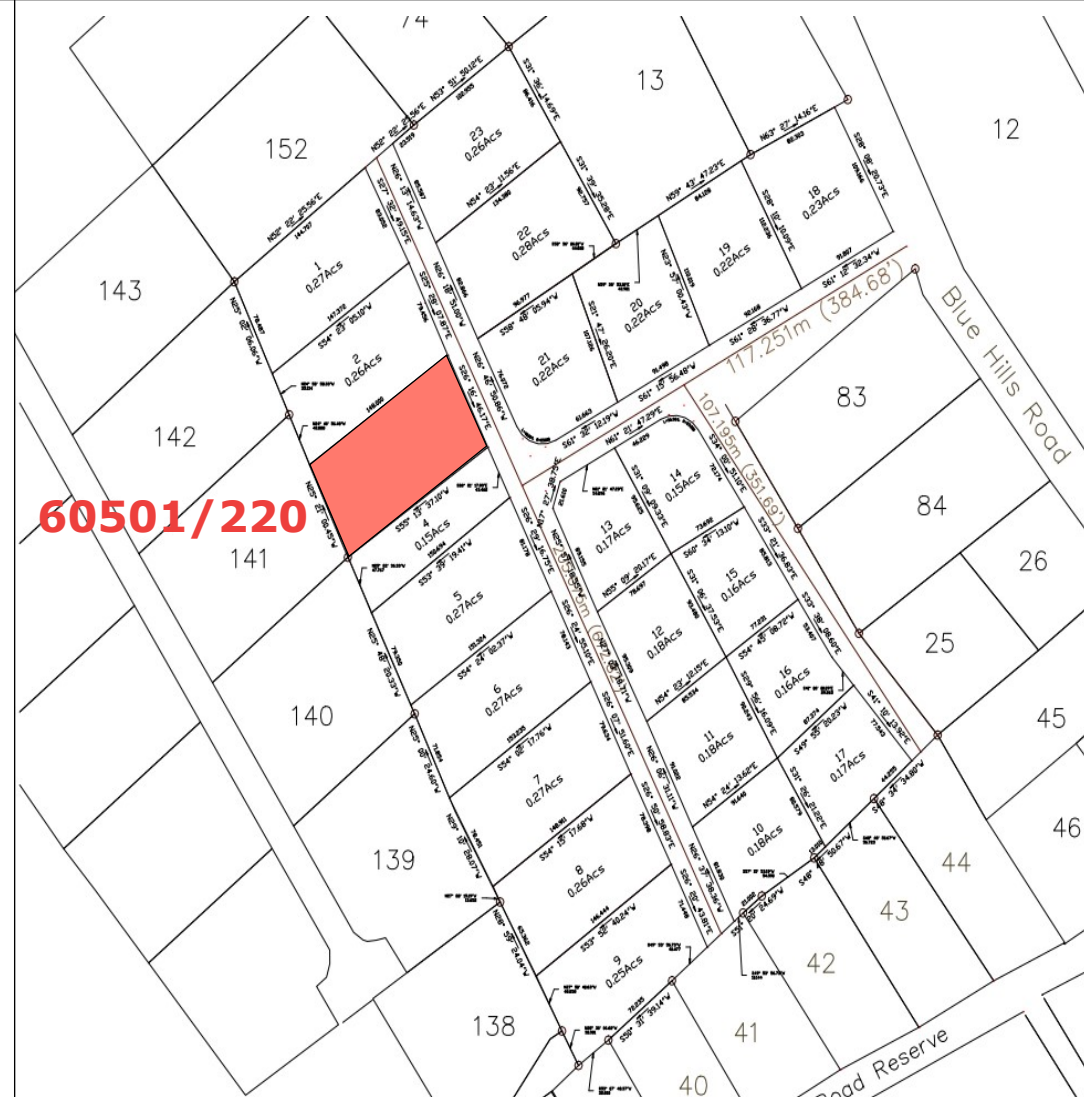
1366.32SQFT. TOTAL NEW CONSTRUCTION
11,191.84SQFT. TOTAL PLOT AREA

NOTE:

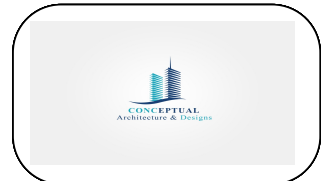
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1 ISLAND LOCATION PLAN
A1.1 scale



2 LOT LOCATION PLAN
A1.1 scale



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e-mail

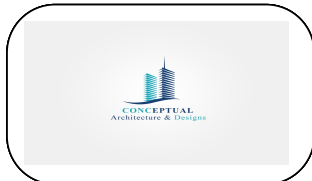
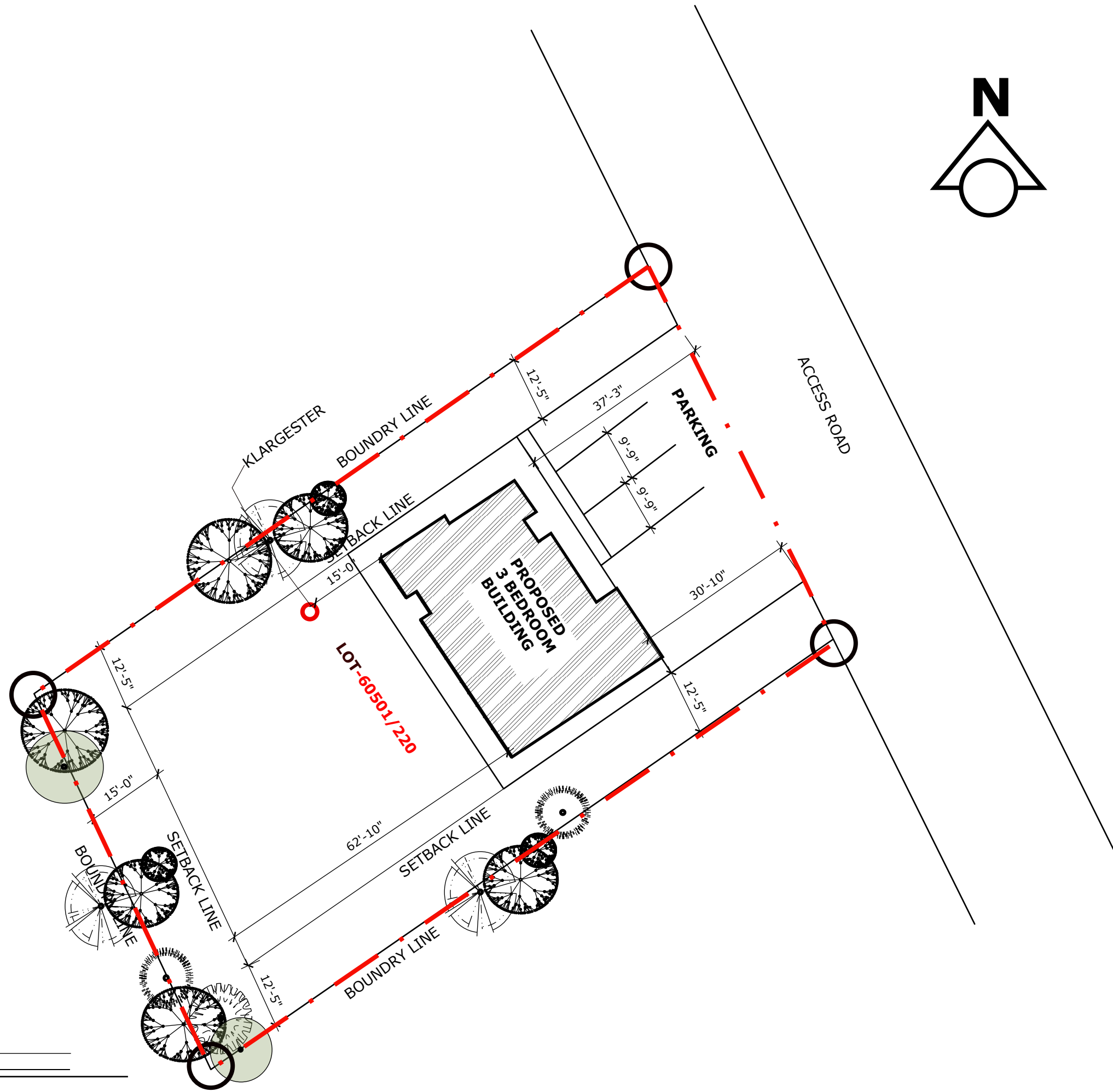
BAY ROAD DEVELOPMENT
60501/220
SITE MAP

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1 SITE PLAN
A1.1 scale 1"=20'



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BAY ROAD DEVELOPMENT
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SITE PLAN

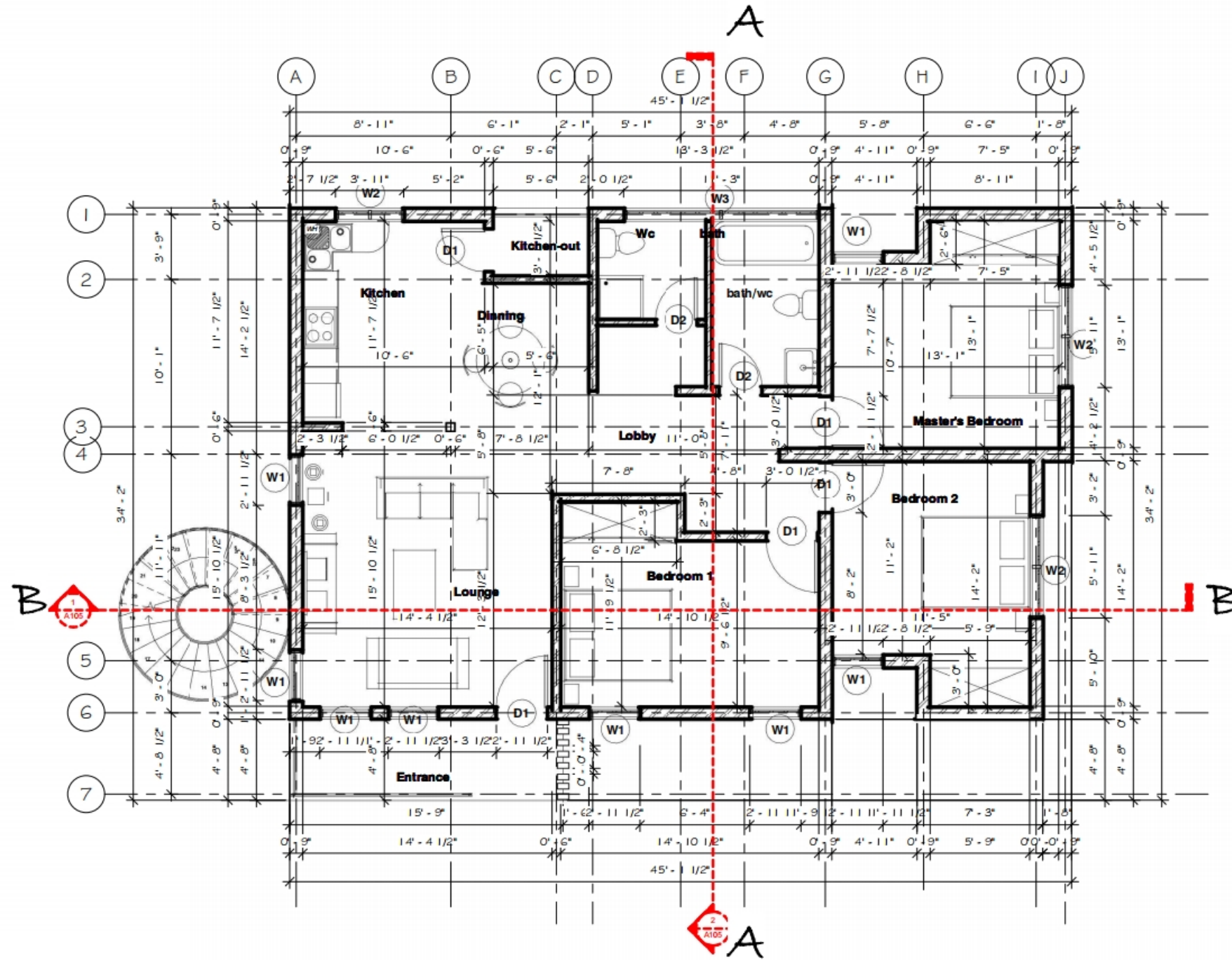
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 Project number:

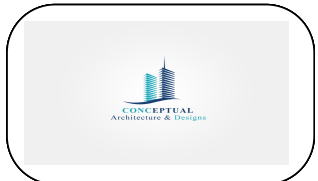
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3 BEDROOM



GROUND FLOOR



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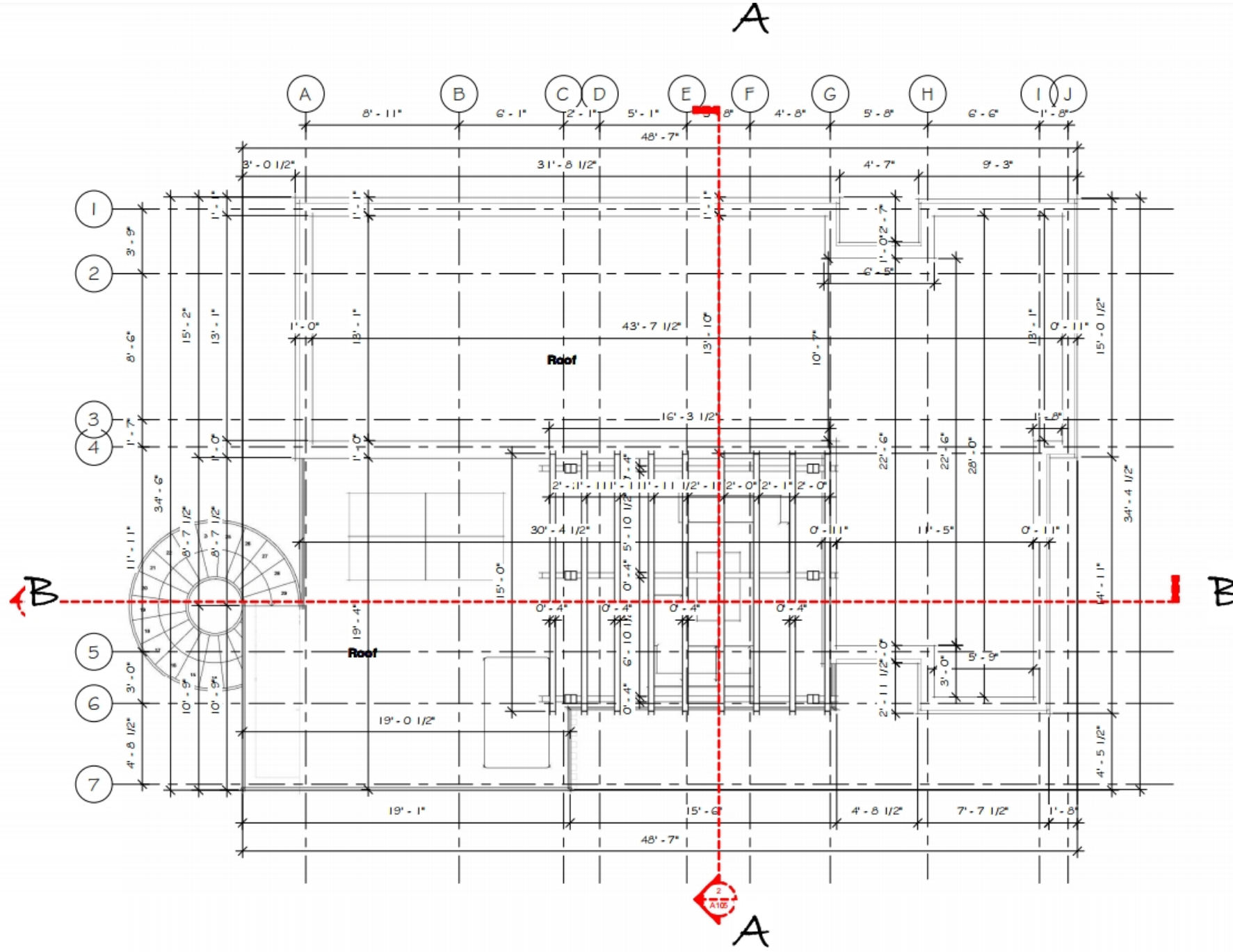
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GROUND FLOOR

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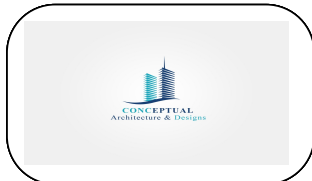
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3 BEDROOM



ROOF FLOOR



REVISION		
NO.	Description	Date

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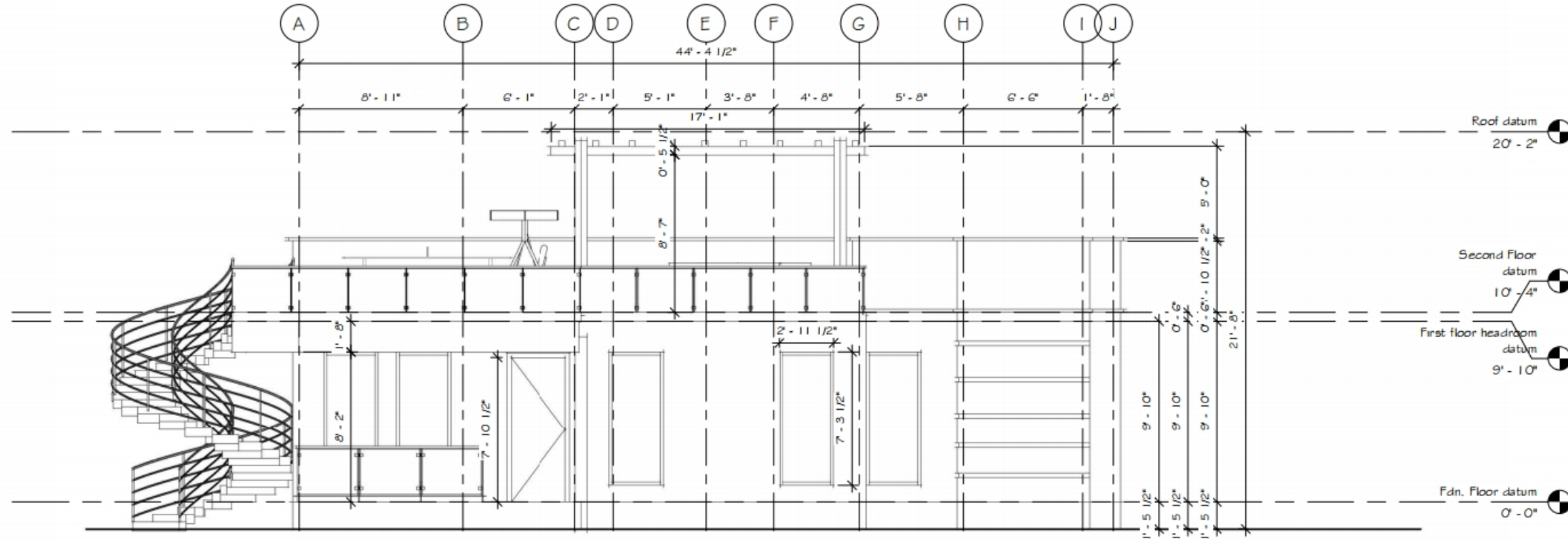
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ROOF PLAN

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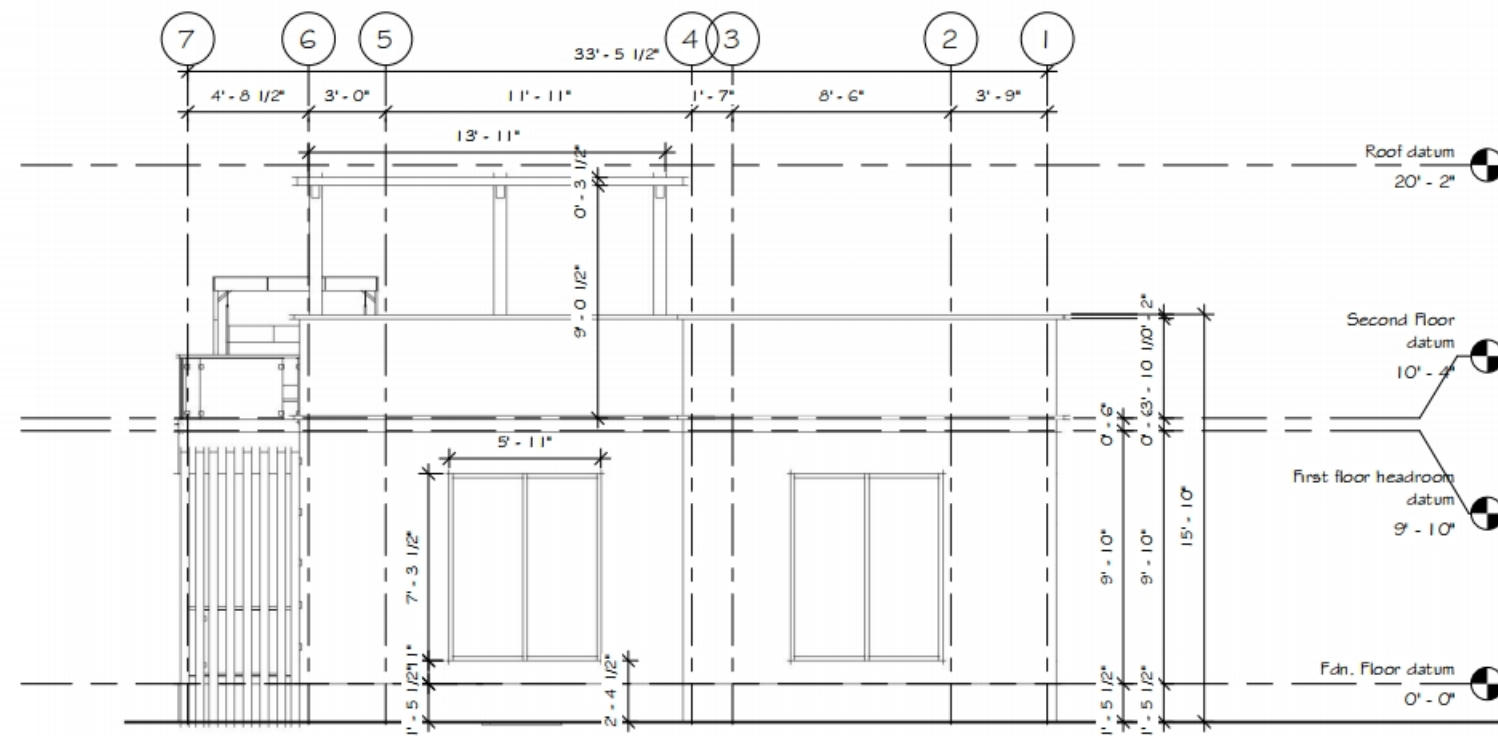
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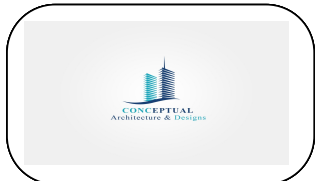
3 BEDROOM



1 APPROACH ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



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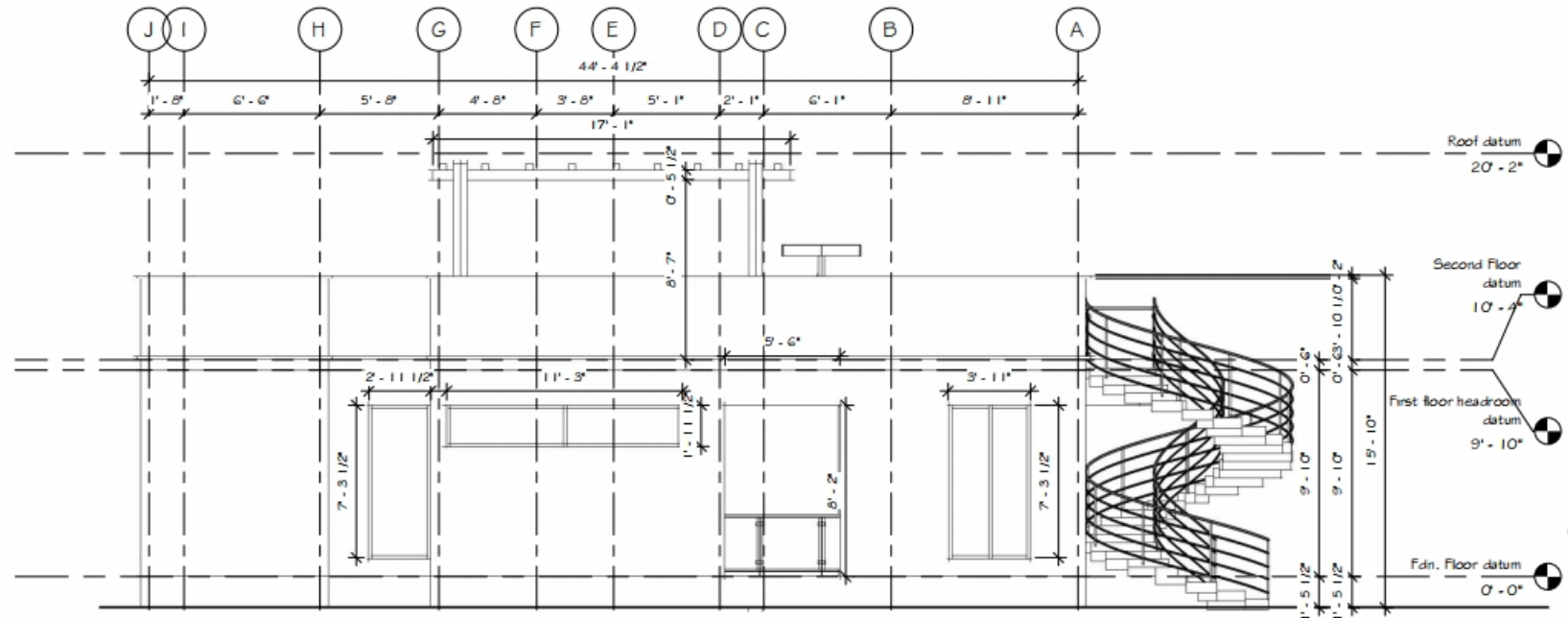
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60501/220
ELEVATIONS

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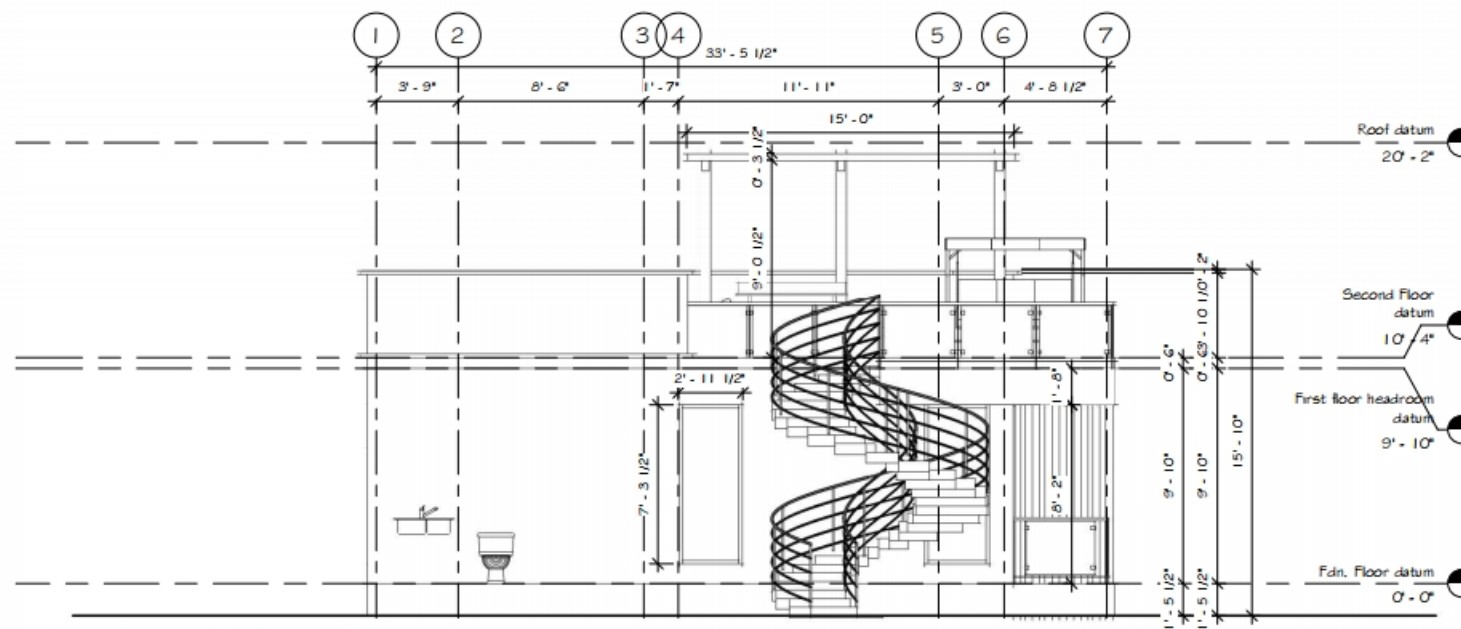
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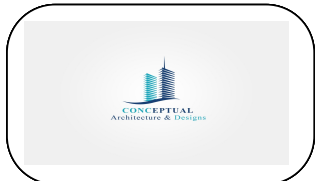
3 BEDROOM



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



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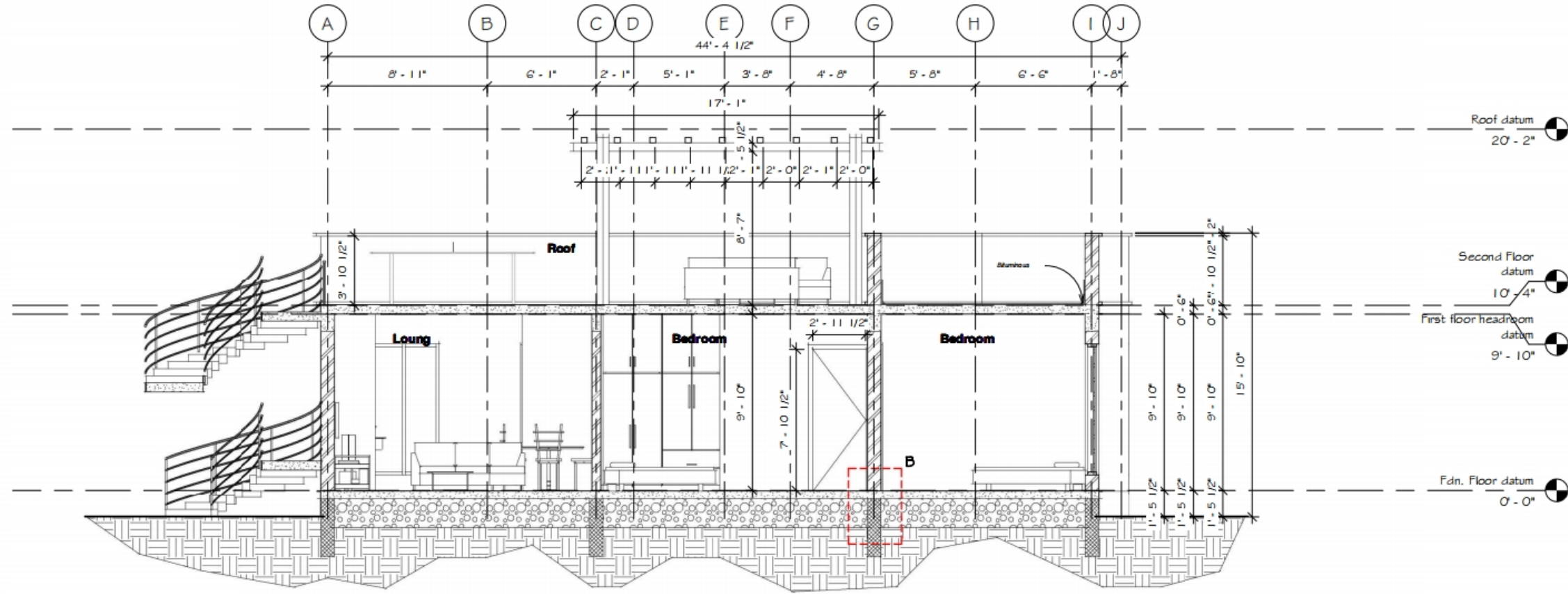
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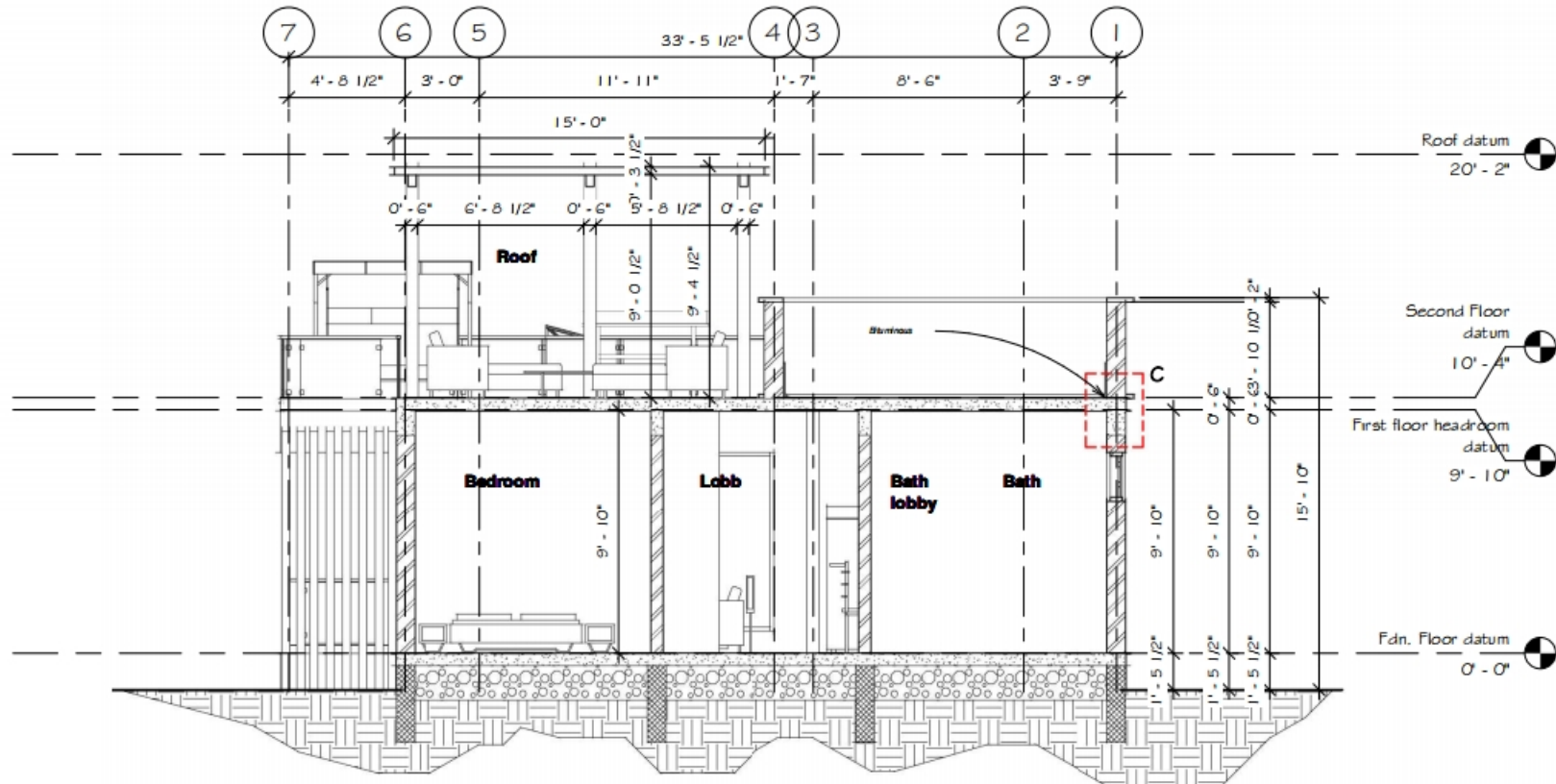
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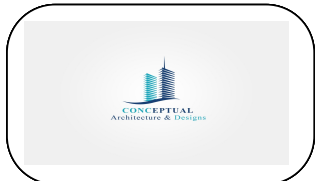
3 BEDROOM



1 Section A-A
1/4" = 1'-0"



2 Section B-B
1/4" = 1'-0"



REVISION		
NO.	Description	Date








































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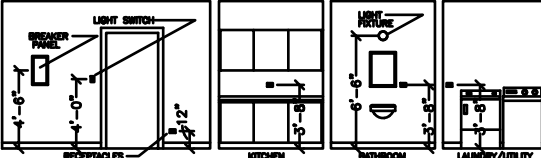
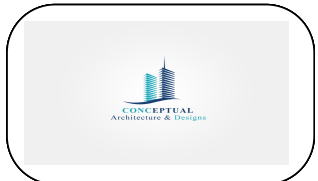
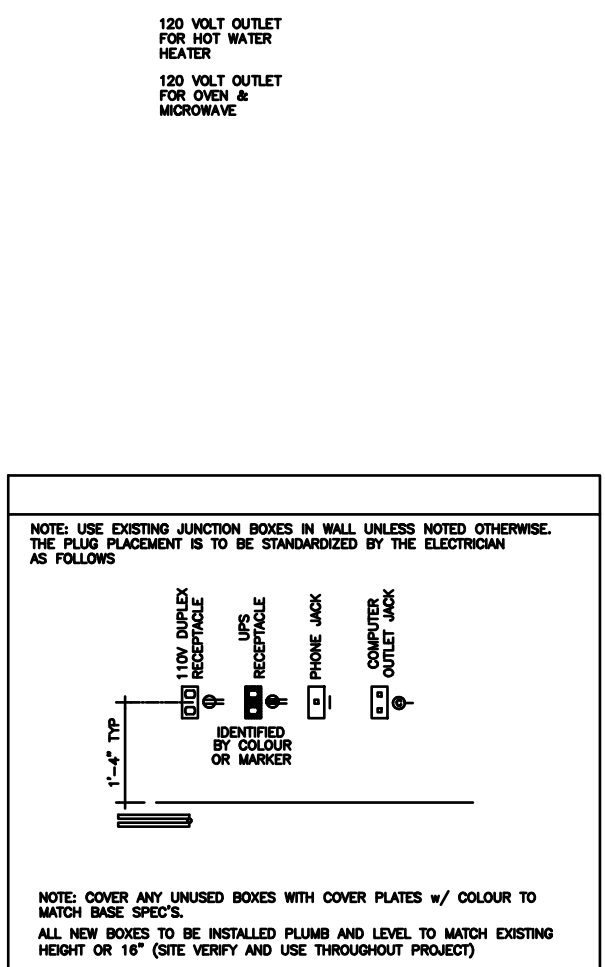
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Sheet Number 07
Project number:

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 CEILING MOUNTED LIGHT FIXTURE
LOCATION:
 CEILING MOUNTED RECESSED LIGHT FIXTURE
LOCATION:
 WALL MOUNTED RECESSED LIGHT FIXTURE
LOCATION:
 SPOT LIGHT
LOCATION:
 WALL SCONCE LIGHT FIXTURE
MOUNTED AT 6'-4" (76") AFF
LOCATION:
 WALL MOUNTED SECURITY LIGHT w MOTION DETECTOR & PHOTOCCELL
LOCATE SECURITY LIGHT 8" BELOW FASCIA BOARD, 12" BACK FROM CORNER UNLESS NOTED OTHERWISE
 110 VOLT DUPLEX RECEPTACLE - 16" A.F.F.
 110 VOLT DUPLEX RECEPTACLE - 42" A.F.F. ON ATTACHED SKETCHES
 GROUND FAULT CIRCUIT INTERRUPTER
USE NEAR SINKS IN KITCHEN/BATH
 110 VOLT DUPLEX RECEPTACLE - 16" A.F.F. WEATHER PROOF
 110 VOLT DUPLEX RECEPTACLE - 16" A.F.F. SPLIT WIRED-ONE TO PLUG, ONE TO LIGHT SWITCH
 110 VOLT DUPLEX RECEPTACLE - 16" A.F.F. DUPLEX ON SEPERATE CIRCUITS
 110 VOLT DUPLEX RECEPTACLE - 16" A.F.F. QUAD PLUG CONFIGURATION
 110 VOLT DUPLEX RECEPTACLE SURFACE MOUNTED ON FLOOR
 220 VOLT RECEPTACLE
 COMPUTER OUTLET
 TELEPHONE JACK
 FAX OUTLET
 TELEVISION OUTLET
 PUSH SWITCH (DOOR BELL)
 DOOR BELL @ 96" AFF
 SMOKE DETECTOR / ALARM
 MOTION DETECTOR
 THERMOSTAT
 LIGHT SWITCH @ 54" AFF
 TRIPLE POLE LIGHT SWITCH @ 54" AFF
 FAN SWITCH OR RHEOSTAT @ 54" AFF
 REMOTER CONTROLLED SWITCH @ 54" AFF
 DIMMER SWITCH @ 54" AFF
 A BREAKER PANEL @ 54" TO <-STANDARD POWER
 B BREAKER PANEL @ 54" TO <-UPS
 WIRE IN CEILING OR WALL
 STEREO SYSTEM LOCATION-ROUTE SPEAKER WIRES HERE
 STEREO SPEAKER WIRE BOX
 CEILING MOUNTED RECESSED FAN
LOCATION: BATHROOMS
 AIR CONDITIONER SUPPLY UNIT
 AIR CONDITIONER CONDENSER UNIT
 CEILING MOUNTED FAN
52" ~ MIN. RADIUS
WITH OR WITHOUT LIGHT AS SPEC'ED
 TRACK LIGHT w/
HALOGEN LAMPS

NOTE: COVER ANY UNUSED BOXES WITH COVER PLATES w/ COLOUR TO MATCH BASE SPEC'S.
 ALL NEW BOXES TO BE INSTALLED PLUMB AND LEVEL TO MATCH EXISTING HEIGHT OR 16" (SITE VERIFY AND USE THROUGHOUT PROJECT)

SWITCH & OUTLET LOCATIONS
 (typical unless noted otherwise on detailed and lighting plans)

REVISION		
NO.	Description	Date

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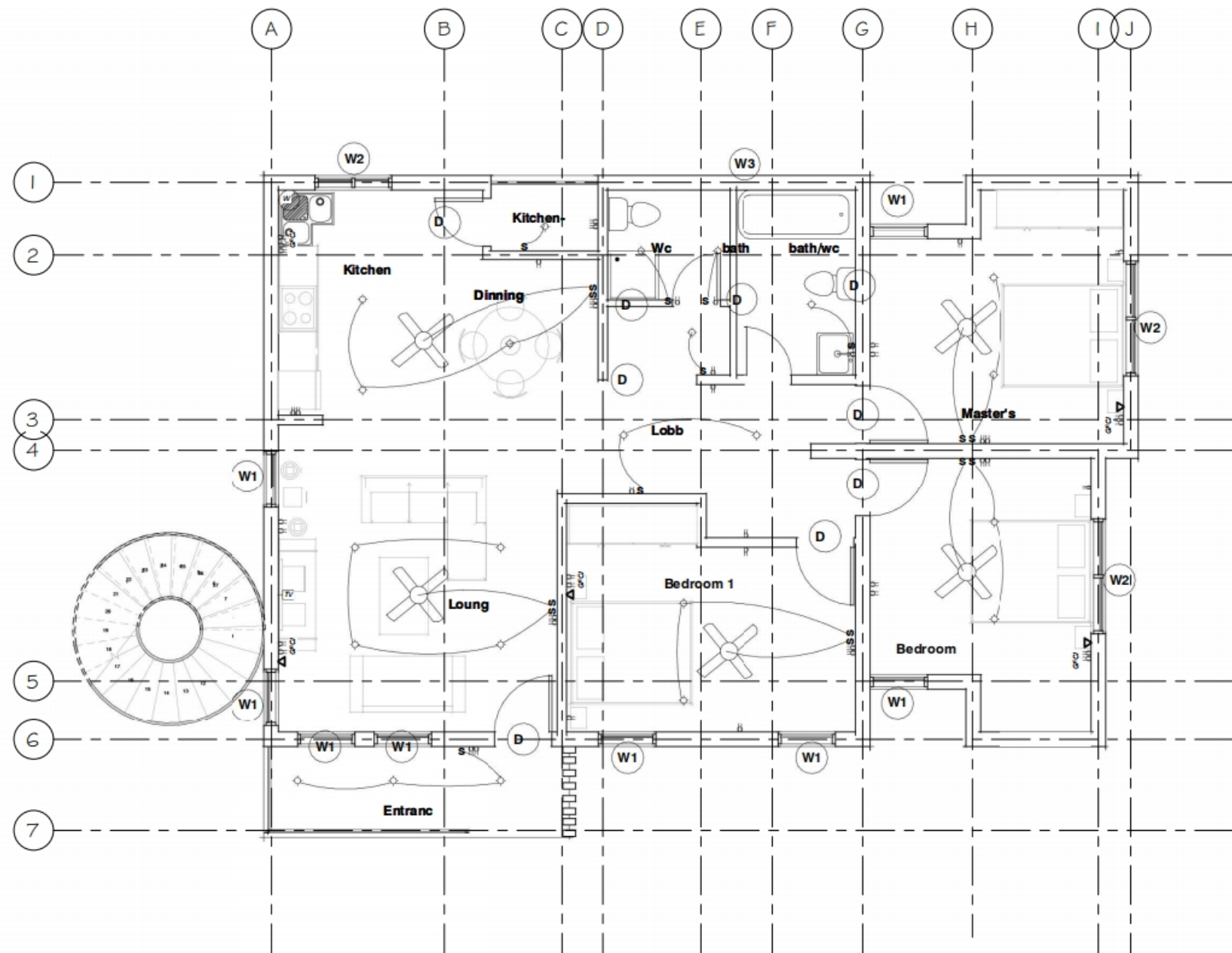
BAY ROAD DEVELOPMENT
 60501/220
ELECTRICAL LEGEND

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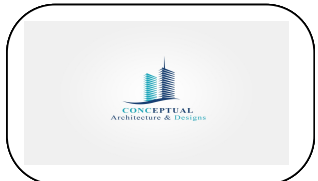
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3 BEDROOM



1 GROUND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE (VERIFY LOCATIONS W/ OWNER)
	FLUORESCENT LIGHT
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	PILOT SWITCH
	TELEPHONE OUTLET (VERIFY LOCATIONS W/ OWNER)
	TELEVISION OUTLET (VERIFY LOCATIONS W/ OWNER)
	WALL MOUNTED LIGHT FIXTURE
	DOORBELL BUTTON
	THERMOSTAT (VERIFY LOCATIONS)
	CEILING EXHAUST FAN
	CEILING FAN W/ LIGHT
	CEILING EXHAUST FAN W/ LIGHT
	WALL SCONCE



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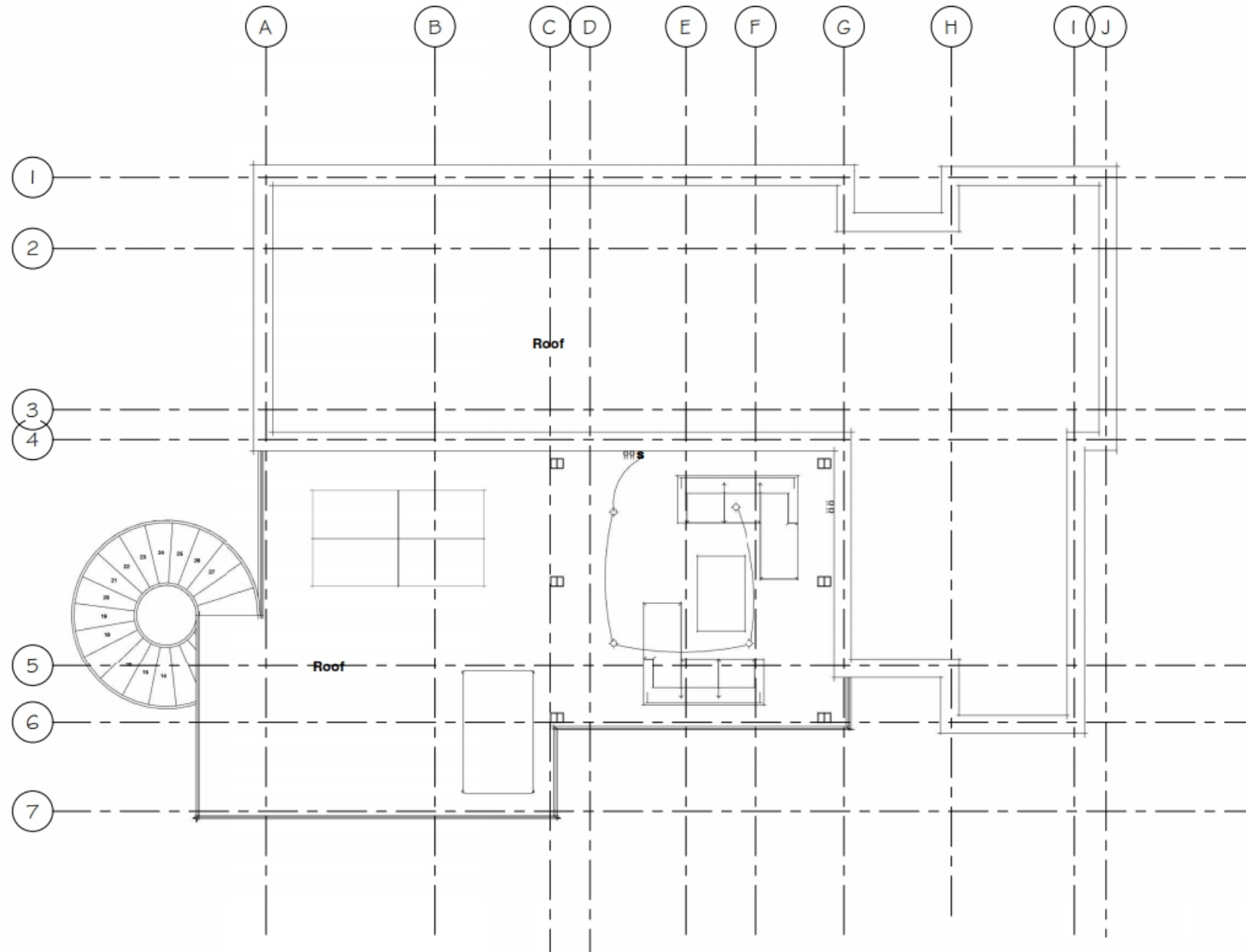
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ELECTRICAL

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3 BEDROOM



ROOF FLOOR ELECTRICAL PLAN

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE (VERIFY LOCATIONS W/ OWNER)
	FLUORESCENT LIGHT
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	PILOT SWITCH
	TELEPHONE OUTLET (VERIFY LOCATIONS W/ OWNER)
	TELEVISION OUTLET (VERIFY LOCATIONS W/ OWNER)
	WALL MOUNTED LIGHT FIXTURE
	DOORBELL BUTTON
	THERMOSTAT (VERIFY LOCATIONS)
	CEILING EXHAUST FAN
	CEILING FAN W/ LIGHT
	CEILING EXHAUST FAN W/ LIGHT
	WALL SCONCE

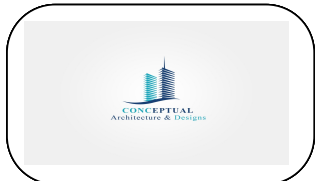
ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS & MAKE ANY NECESSARY ADJUSTMENTS.

SMALLEST WIRE SIZE TO BE 12-2.

ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE & ANY OTHER APPLICABLE REGULATIONS OR CODES, AT THE SITE.

ALL SMOKE DETECTORS TO BE HARD-WIRED TOGETHER WITH BATTERY BACKUP.

CONTRACTOR TO LOCATE PHONE, CABLE, ETC. AS PER OWNER'S SPECIFICATIONS.



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60501/220
ELECTRICAL PLAN

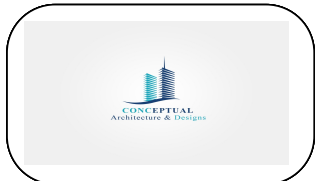
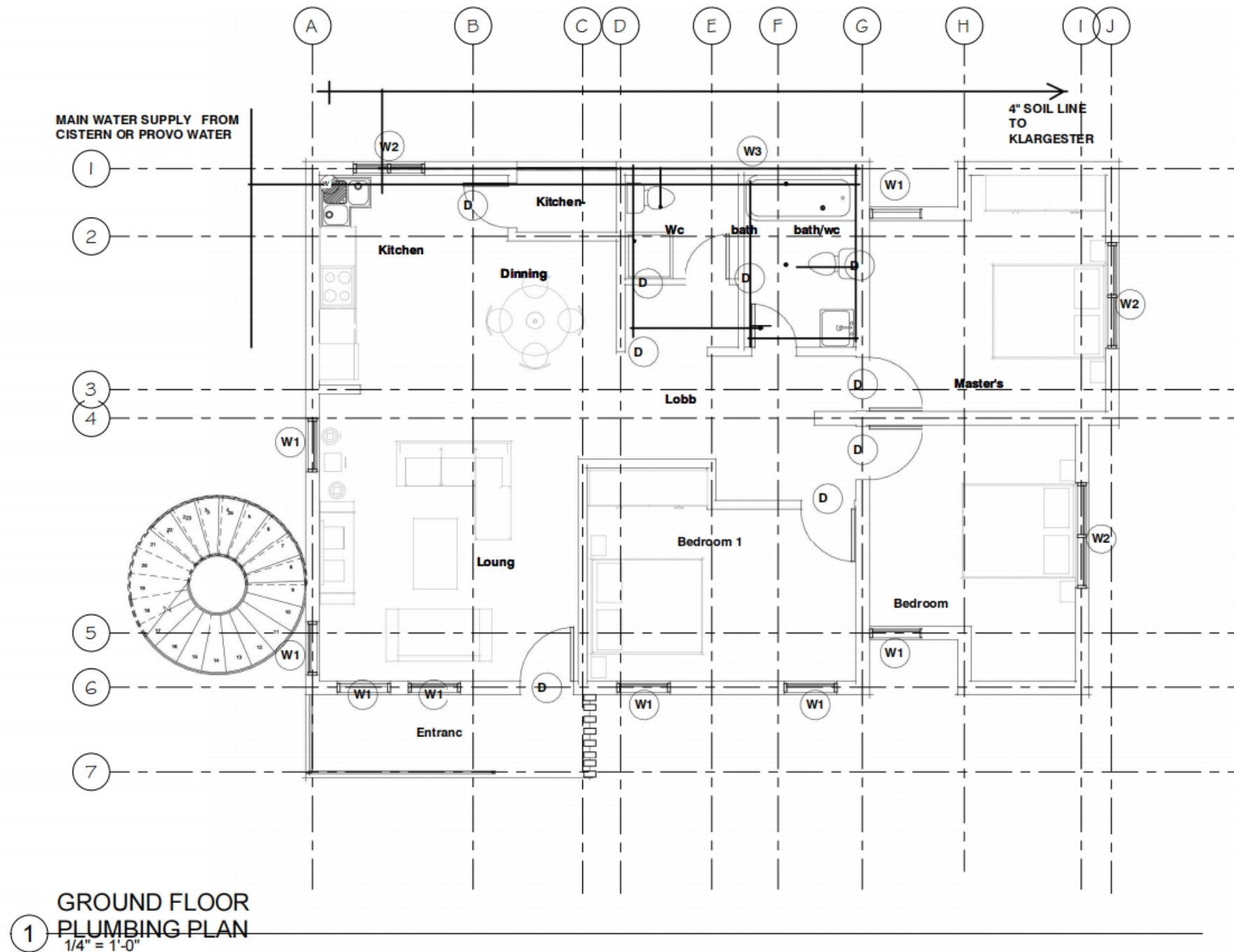
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3 BEDROOM



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NO.	Description	Date

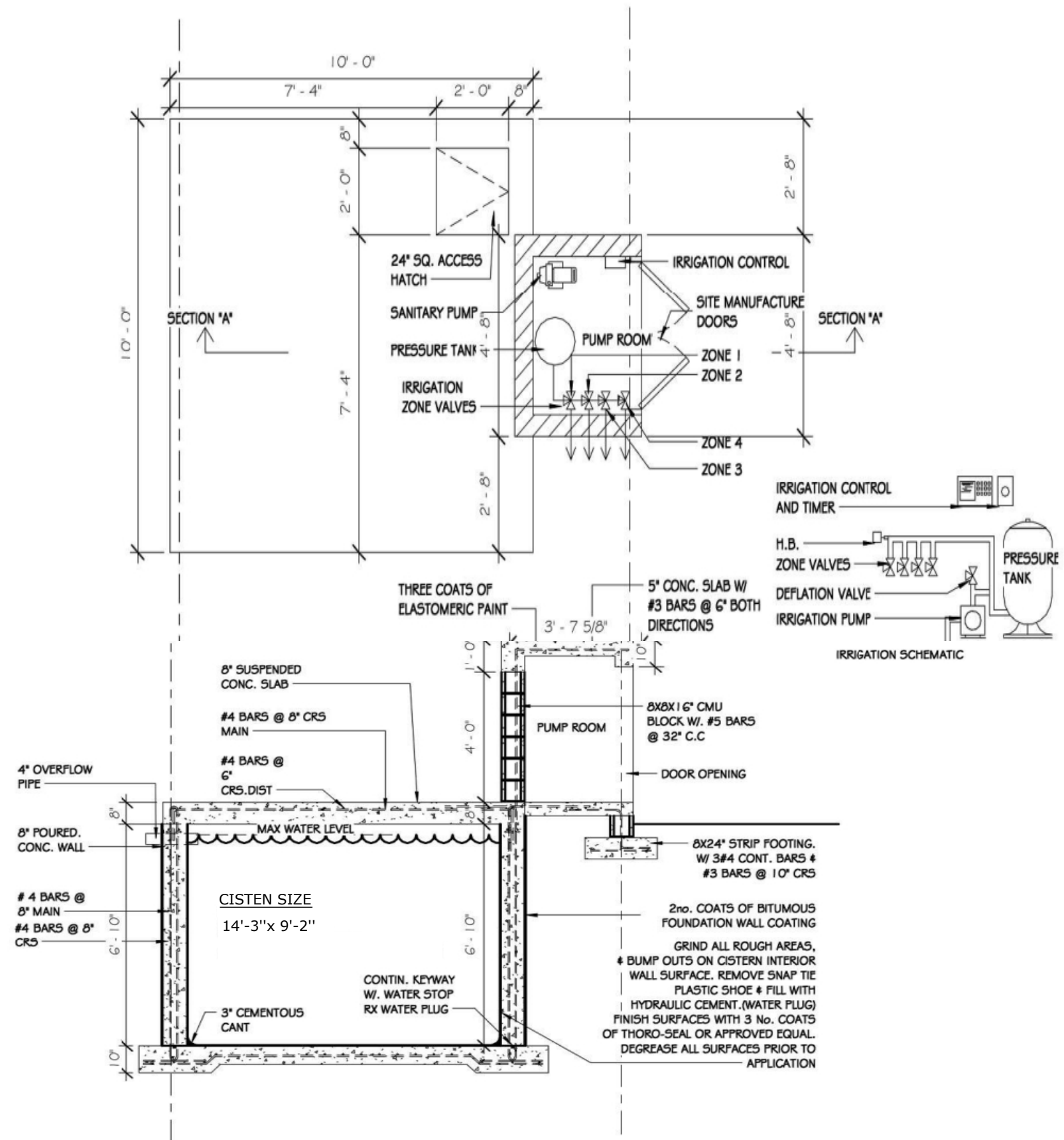
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BAY ROAD DEVELOPMENT
60501/220
PLUMBING

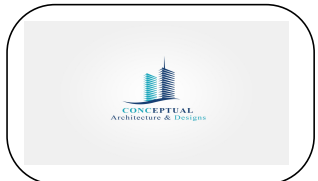
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1 CISTERN
3/8" = 1'-0"



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60501/220
DETAILS

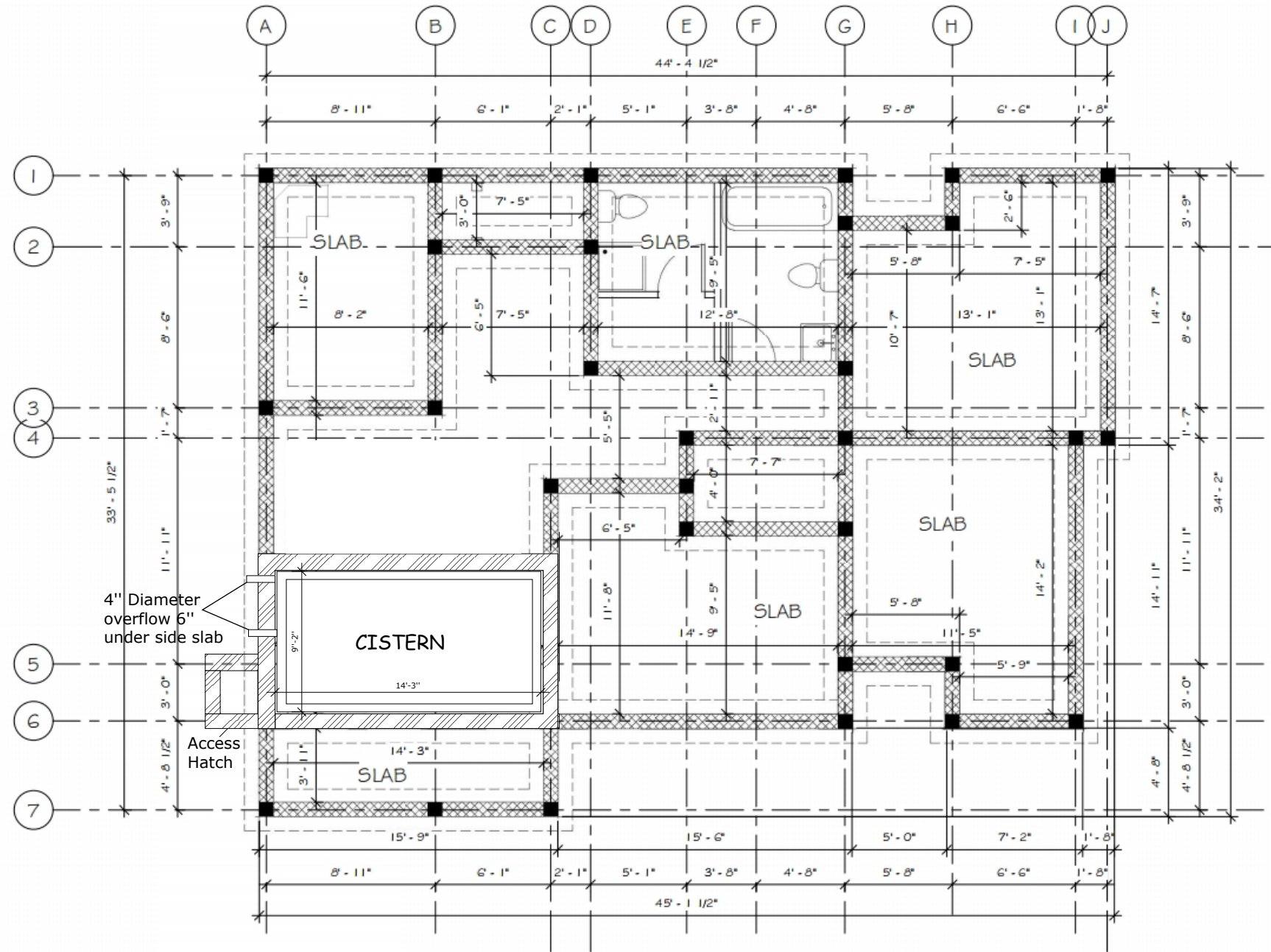
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Project number:

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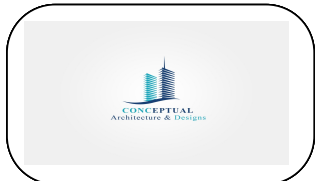
3BEDROOM



1 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION NOTES:

1. OWNER SHALL HAVE ALL FOOTING SIZES VERIFIED BY A LICENSED STRUCTURAL ENGINEER, BASED ON SOILS ANALYSIS AT SITE, PRIOR TO CONSTRUCTION.
2. FOUNDATION SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH FOUNDATION PLAN AND MAKE NECESSARY ADJUSTMENTS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER DRAINAGE AT SITE.
6. GLUE ALL STUR-DI-FLOOR PLYWOOD TO FLOOR FRAMING AND NAIL SECURELY W/ RING-SHANK NAILS.
7. ALL FOUNDATION DETAILS ARE TYPICAL. SOME VARIATIONS MAY OCCUR. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS AT SITE.



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BAY ROAD DEVELOPMENT
60501/220
FOUNDATION

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CONSTRUCTION NOTES

- CO-ORDINATE ALL STRUCTURAL WORK AND DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL WORK AND DRAWINGS.
- REPORT ANY DISCREPANCIES OR CONFLICTS IN DIMENSIONS AND/OR DETAILS TO THE ARCHITECT PRIOR TO COMMENCING THE WORK IN QUESTION.
- ALL STRUCTURAL WORK TO BE IN ACCORDANCE WITH THE TURKS & CAICOS ISLANDS BUILDING CODE 1998 EDITION AND OTHER APPLICABLE STANDARDS AS NOTED BELOW.

EXCAVATION AND BACKFILL WITHIN & ADJACENT TO BUILDING

- STRIP ALL TOP SOIL FROM THE BUILDING SITE AND STOCKPILE ON SITE AS DIRECTED BY THE ARCHITECT.
- ALL SERVICES ARE TO BE VERIFIED AND LOCATED PRIOR TO EXCAVATION.
- FOOTING EXCAVATION
 - ALL FOOTINGS ARE TO BE FOUND ON UNDISTURBED SAND A MIN. 2"-0" BELOW ORIGINAL GRADE ON SITE BUT NOT LESS THAN SHOWN ON ARCHITECTURAL DRAWINGS.
 - FOOTINGS ARE DESIGNED FOR A SAFE ALLOWABLE BEARING PRESSURE OF 4000 PSF.
 - PRIOR TO FORMING FOOTING, EXPOSED SUB-GRADE TO BE REVIEWED BY ARCHITECT TO CONFIRM THE ALLOWABLE BEARING PRESSURE.

BACKFILL - WITHIN BUILDING

- PROOF ROLL ALL AREAS WHICH ARE TO RECEIVE SLAB ON GRADE AND REMOVE ALL SOFT AND OTHERWISE COMPRESSIBLE MATERIAL.
- PLACE APPROVED SEA SAND (MARLE) FILL IN 8" LOOSE MEASURE LIFTS AND COMPACT TO 95% OF THE MATERIALS' MAXIMUM STANDARD PROCTOR DRY DENSITY.
- DIRECTLY BENEATH THE SLAB-ON-GRADE, PLACE 8" OF MARLE COMPACTED TO 100% STANDARD PROCTOR DENSITY.

BACKFILL - ADJACENT TO BUILDING

- PLACE AND COMPACT APPROVED FREE-DRAINING GRANULAR FILL IN 8" LOOSE MEASURE LIFTS AND COMPACT TO 95% OF THE FILL MATERIALS' MAXIMUM STANDARD PROCTOR DRY DENSITY.
- NOTE:
1) WHEN BACKFILLING AND COMPACTING EITHER INTERIOR OR EXTERIOR FOUNDATION WALLS, THE HEIGHT DIFFERENCE OF FILL ON EITHER SIDE OF THE WALL SHALL NOT EXCEED 8".

CAST-IN-PLACE CONCRETE AND CONCRETE REINFORCING

- ALL CONCRETE WORK INCLUDING MATERIALS, MIXING, PLACING, CURING, HOT WEATHER PROTECTION AND FORMWORK IN ACCORDANCE ACI 318.1 M-89 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- ALL CONCRETE REINFORCING INCLUDING MATERIALS, FABRICATION, DETAILING, LAP SPICES, PLACEMENT, FINISH AND COVER IN ACCORDANCE WITH RELEVANT ASTM STANDARDS EXCEPT AS PROVIDED IN ACI 318.
- INTERIOR SLABS-ON-GRADE SHALL CONFORM TO ACI STANDARD 302-1969 "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" AND ACI STANDARD 301-1972 (REVISED 1975) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".

- FOLLOW ELEVATIONS SHOWN ON DRAWINGS WITH A MAXIMUM VERTICAL TOLERANCE OF ± 1/4 INCH.
- ALL EXTERIOR SLABS ARE TO RECEIVE A UNIFORM MACHINE FLOAT OR HARDWOOD FLOAT FINISH AFTER BLEED WATER HAS RETREATED.
- FOR FLOORS TO RECEIVE TILE TOPPING FINISHES, THE SLAB IS TO BE COMPLETED WITH A LIGHT SINGLE PASS STEEL TROWEL FINISH. DO NOT OVER-TROWEL TO CREATE A DENSE COMPACT SURFACE.
- ALL SLABS-ON-GRADE SHALL BE FREE OF ALL CHATTER MARKS, RIDGES AND DEPRESSIONS.
- ALL INTERIOR SLABS TO RECEIVE A FINAL STEEL TROWEL FINISH UNLESS NOTED OTHERWISE.

- TYPICAL SLAB-ON-GRADE CONSTRUCTION SHALL BE 5" CONCRETE SLAB WITH 6x6 W/F.
- LAP WELDED WIRE FABRIC ONE FULL MESH PLUS 2".
- FOR SLAB-ON-GRADE CONSTRUCTION, SUPPORT WELDED WIRE FABRIC ON 4"x4"x3" CONCRETE BRICKS SPACED AT 4'-0" ON CENTRE EACH WAY.
- VAPOUR BARRIER IS TO BE LAPPED 8" MINIMUM AT JOINTS AND TURNED UP AT SLAB EDGES. IMMEDIATELY PRIOR TO PLACING CONCRETE, INSPECT VAPOUR BARRIER AND PATCH ALL PUNCTURES.

- PROVIDE EITHER CONSTRUCTION JOINTS OR SAWCUT CONTROL JOINTS AS DETAILED ON DRAWINGS AT ALL LOCATIONS SHOWN ON FOUNDATION PLAN AND AT ALL POINTS WHERE THE SLAB PASSES OVER AN INTERIOR FOUNDATION WALL (TYPICALLY AT DOORWAYS).
- SAWCUT CONTROL JOINTS ARE TO BE CUT WITHIN 24 HOURS OF POURING THE SLAB-ON-GRADE OR WHEN THE CONCRETE HAS SUFFICIENTLY CURED TO PREVENT THE SURFACE FROM CHIPPING AT THE SAWCUT.

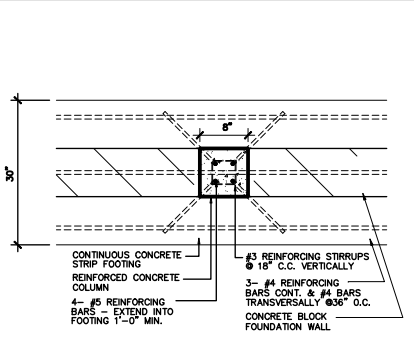
- THE LOCATION OF SLAB-ON-GRADE CONSTRUCTION JOINTS AND SAWCUT CONTROL JOINTS IN AREAS TO RECEIVE STONE TOPPING FINISH ARE TO BE CO-ORDINATED WITH STONE TOPPING CONTROL JOINTS.
- DO NOT START CONCRETE PLACING UNTIL THE ARCHITECT HAS REVIEWED AND APPROVED ALL PREPARATIONS INCLUDING FORMS, JOINTS AND REINFORCING.
- NOTIFY THE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF ANY LARGE MAJOR POUR.

CONCRETE:

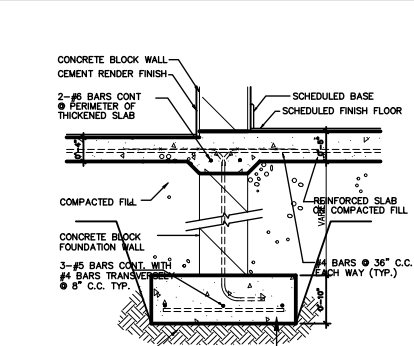
- THE COMPRESSIVE STRENGTH OF ALL CONCRETE IS TO BE DETERMINED FROM TEST CYLINDERS MADE IN ACCORDANCE WITH INDUSTRY STANDARDS. CONTACT TESTING COMPANY FOR CORRECT CYLINDER FORMING AND CURING PROCEDURES PRIOR TO ANY CONCRETE POUR ON SITE. REFER TO TESTING SECTION FOR REQUIRED TESTS AND NUMBER CYLINDERS.
 - FOOTINGS, INTERIOR SLAB-ON-GRADE: SPECIFIED 28 DAY STRENGTH 3500 psi. SLUMP 3" ± 1".
 - SUSPENDED SLABS EXTERIOR SLAB-ON GRADE: SPECIFIED 28 DAY STRENGTH 4000 psi. SLUMP 3" ± 1".
 - CONCRETE COLUMNS AND BEAMS: SPECIFIED 28 DAY STRENGTH 4000 psi.

MASONRY:

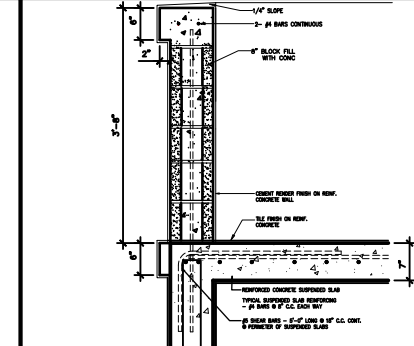
- ALL MASONRY WORK INCLUDING MATERIALS, MIXING, LAYING, WORKMANSHIP AND PROCEDURES IN ACCORDANCE WITH ACI 530-92-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND CUBIC PART 2 SECTION 4-STRUCTURAL REQUIREMENTS-BLOCK MASONRY.
- CONCRETE MASONRY UNITS TO HAVE A UNIT COMPRESSIVE STRENGTH OF 11.3 MPa. (1500 psi) MINIMUM BASED ON GROSS AREA.
- MORTAR TO BE TYPE "S".
- PROVIDE CONTINUOUS HOT DIP GALVANIZED LADDER TYPE MASONRY REINFORCING AT 16" ON CENTRE VERTICAL FOR ALL EXTERIOR, SINGLE WYTHE, MASONRY WALLS. MASONRY REINFORCING SHALL CONFORM TO SECTION 15, SUBSECTION 1502 OF THE CARIBBEAN UNIFORM BUILDING CODE. CARRY LADDER REINFORCING THROUGH ALL COLUMNS AND INTO SHER WALLS.



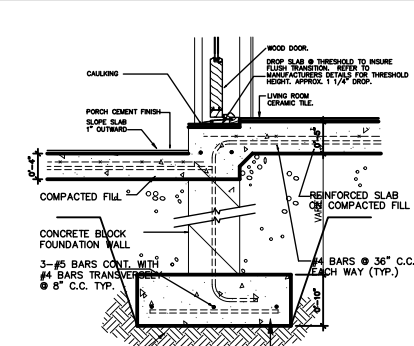
1 COLUMN @ FOOTING
A8.1 1/2" = 1'-0"



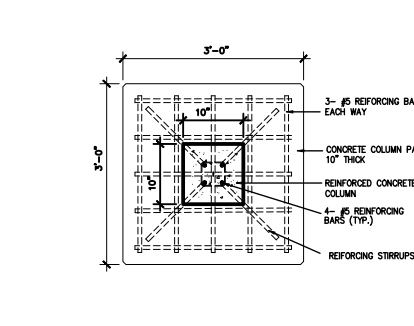
2 TYPICAL STRIP FOOTING
A8.1 1/2" = 1'-0"



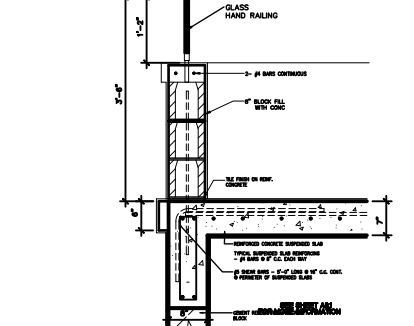
3 COLUMN @ FOOTING
A8.1 1/2" = 1'-0"



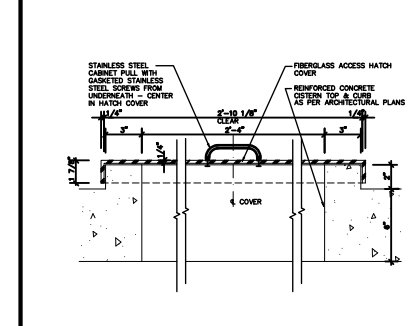
4 STRIP FOOTING @ DOOR
A8.1 1/2" = 1'-0"



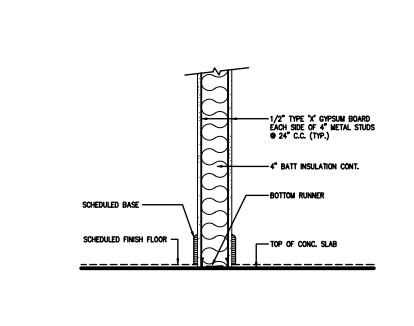
5 COLUMN PAD DETAIL
A8.1 1/2" = 1'-0"



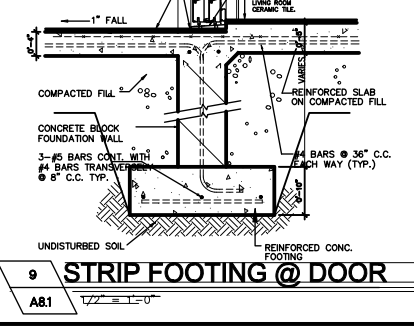
6 BEAM @ DOOR
A8.1 1/2" = 1'-0"



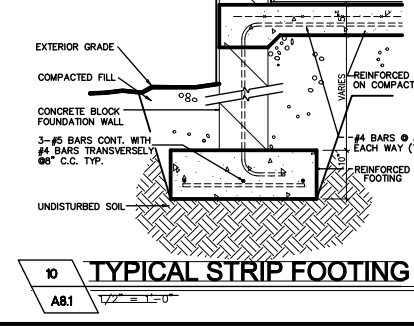
7 CISTERN ACCESS HATCH
A8.1 1/2" = 1'-0"



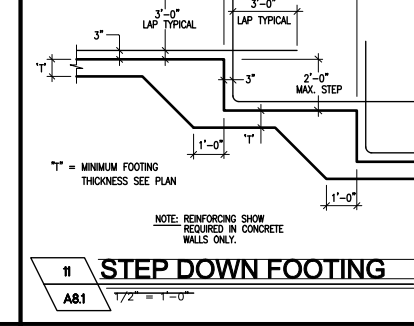
8 PARTITION @ SLAB
A8.1 1/2" = 1'-0"



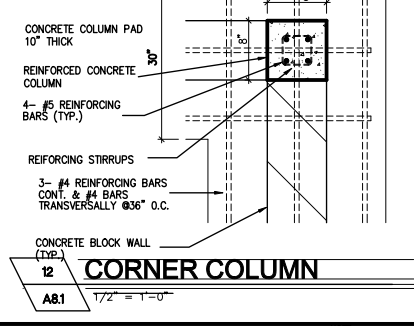
9 STRIP FOOTING @ DOOR
A8.1 1/2" = 1'-0"



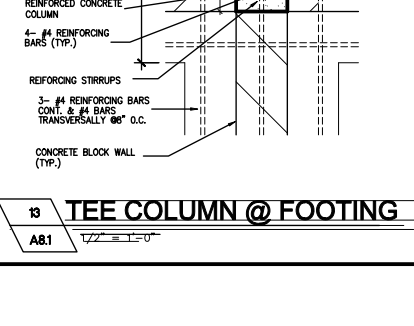
10 TYPICAL STRIP FOOTING
A8.1 1/2" = 1'-0"



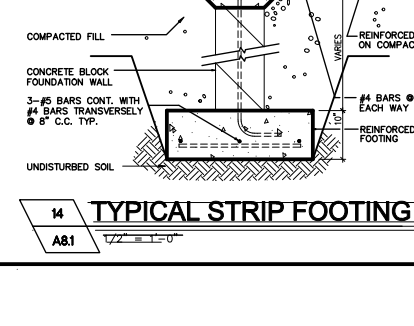
11 STEP DOWN FOOTING
A8.1 1/2" = 1'-0"



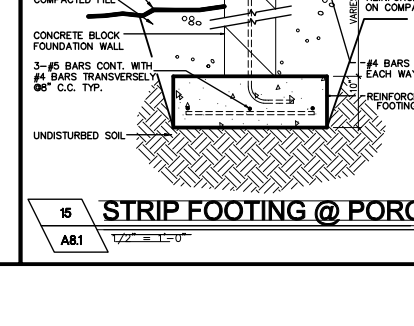
12 CORNER COLUMN
A8.1 1/2" = 1'-0"



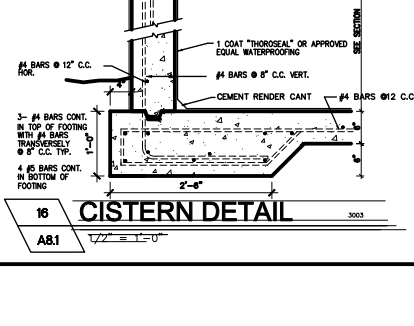
13 TEE COLUMN @ FOOTING
A8.1 1/2" = 1'-0"



14 TYPICAL STRIP FOOTING
A8.1 1/2" = 1'-0"



15 STRIP FOOTING @ PORCH
A8.1 1/2" = 1'-0"



16 CISTERN DETAIL
A8.1 1/2" = 1'-0"



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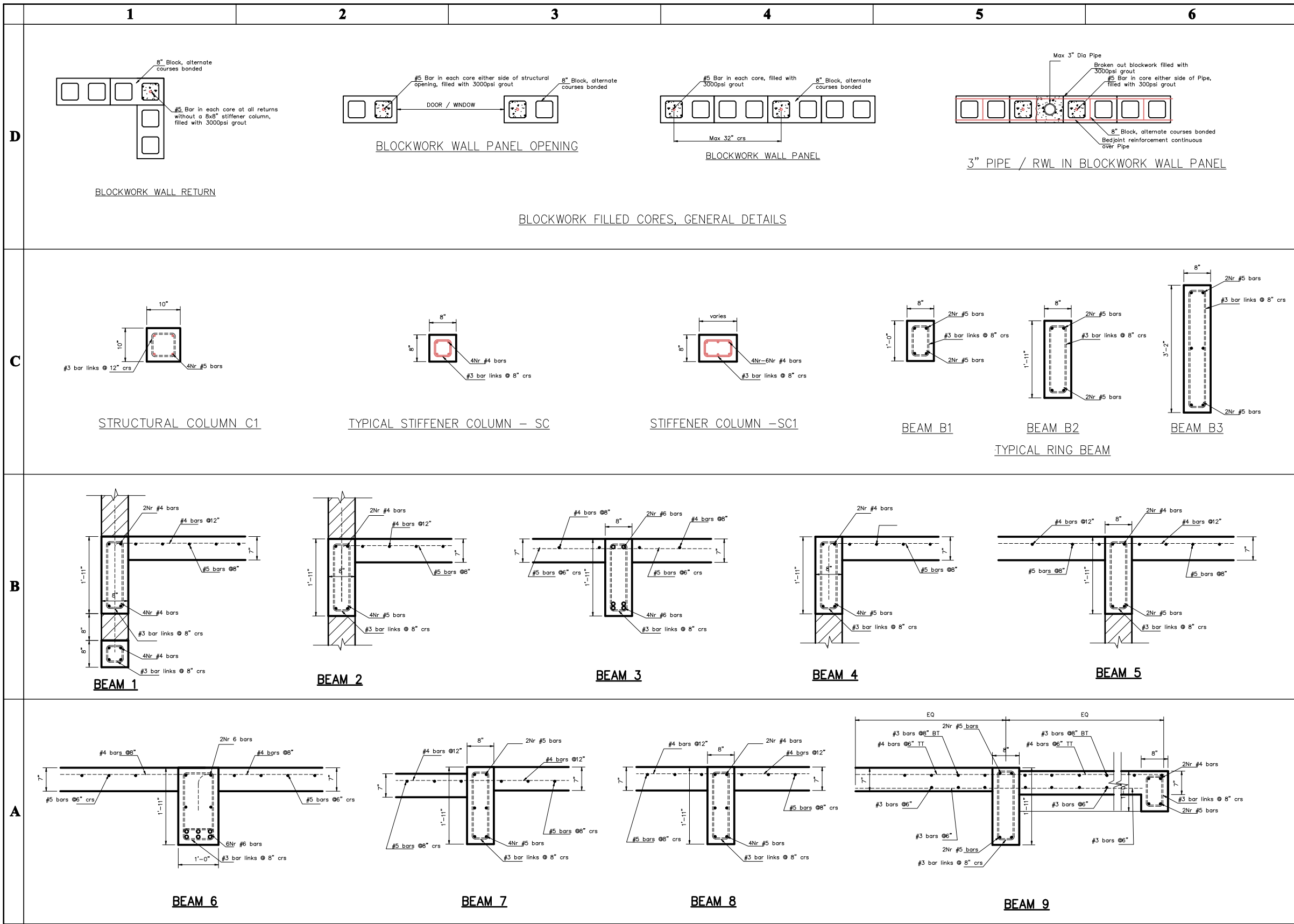
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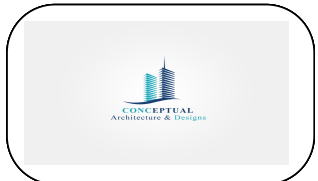
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3BEDROOM

SCHEDULES

WINDOW	W1	WINDOW	W2	DOOR	D	DOOR	D
WINDOW DESCRIPTION	ANODIZED ALUMINIUM CASEMENT WINDOW WITH SINGLE PANEL	WINDOW DESCRIPTION	ANODIZED ALUMINIUM CASEMENT WINDOW WITH DOUBLE PANEL	DOOR DESCRIPTION	Single Leaf Imported Israeli's steel internal door installed with mortise lock & Architrave on both sides	DOOR DESCRIPTION	One Fixed, One Swing Leaf Imported Israeli's steel internal door installed with mortise lock & Architrave on both sides
No(s)	6	No(s)	3	No(s)	3	No(s)	5
WINDOW	W3						
WINDOW DESCRIPTION	ANODIZED ALUMINIUM CASEMENT CURTAIN WALL						
No(s)	1						



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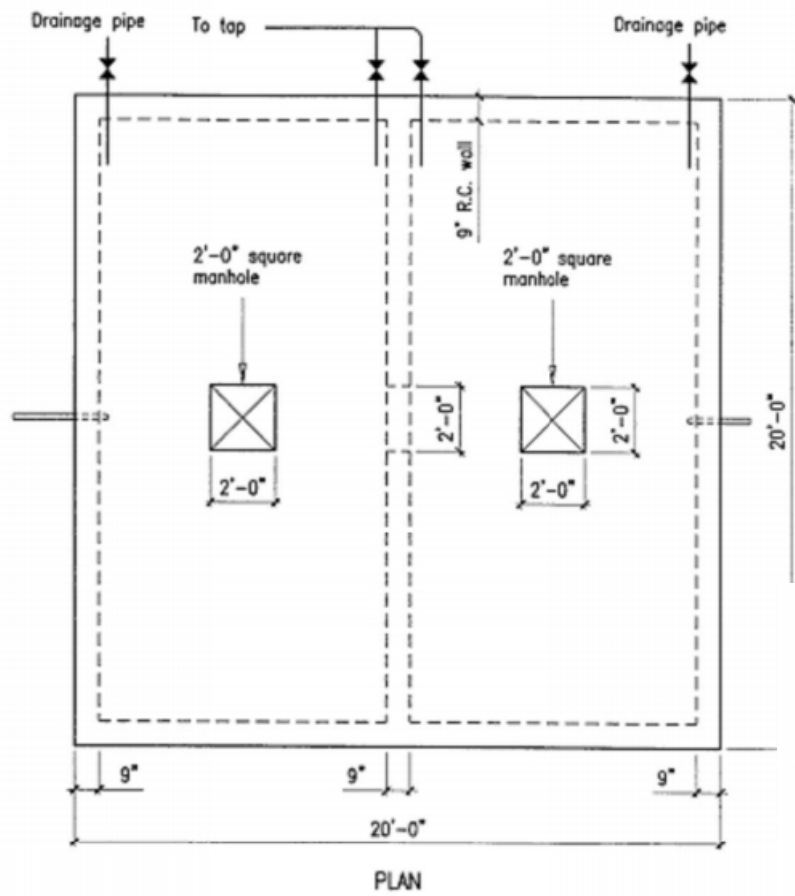
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60501/220
SCHEDULE

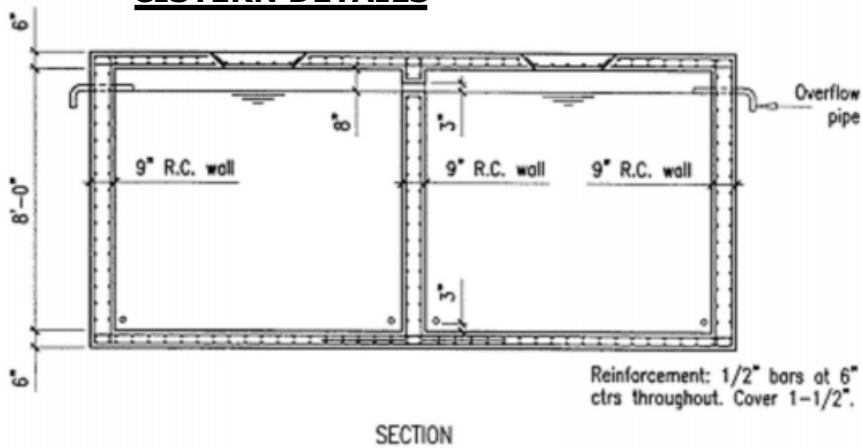
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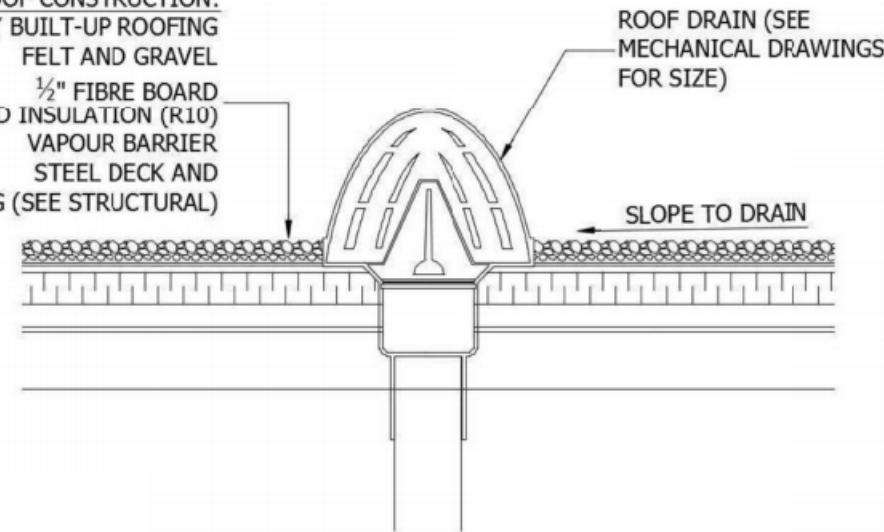
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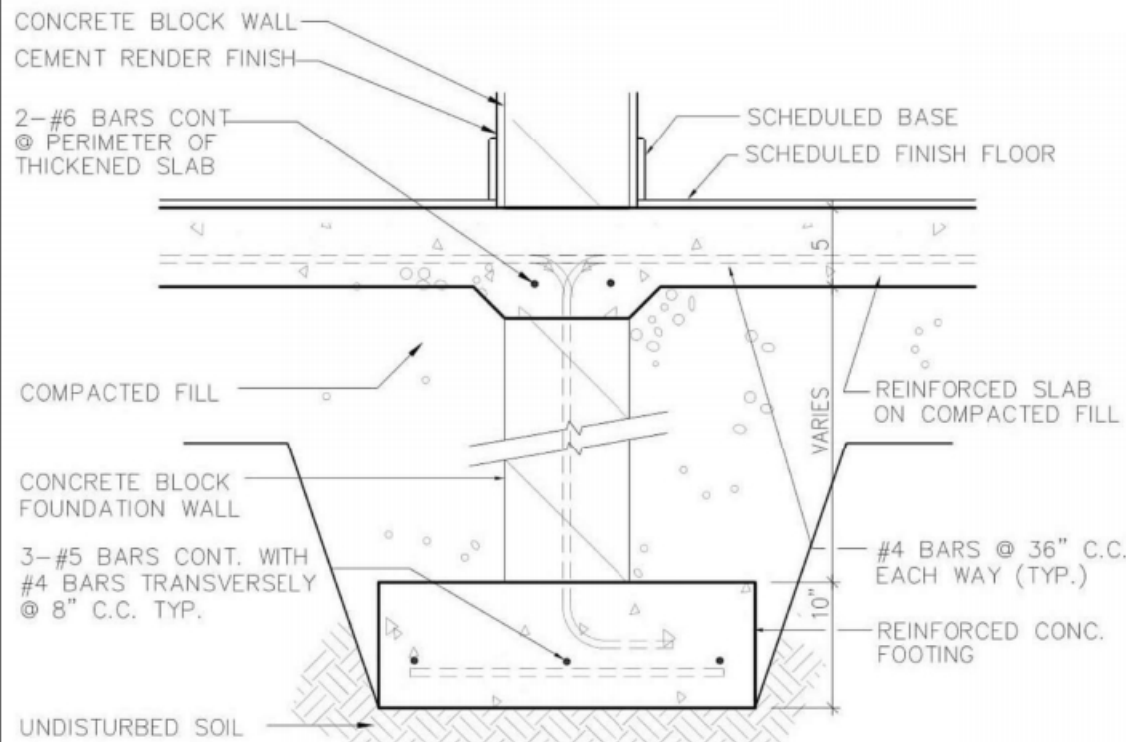


TYPICAL ROOF CONSTRUCTION:
 4 PLY BUILT-UP ROOFING
 FELT AND GRAVEL
 1/2" FIBRE BOARD
 RIGID INSULATION (R10)
 VAPOUR BARRIER
 STEEL DECK AND
 FRAMING (SEE STRUCTURAL)

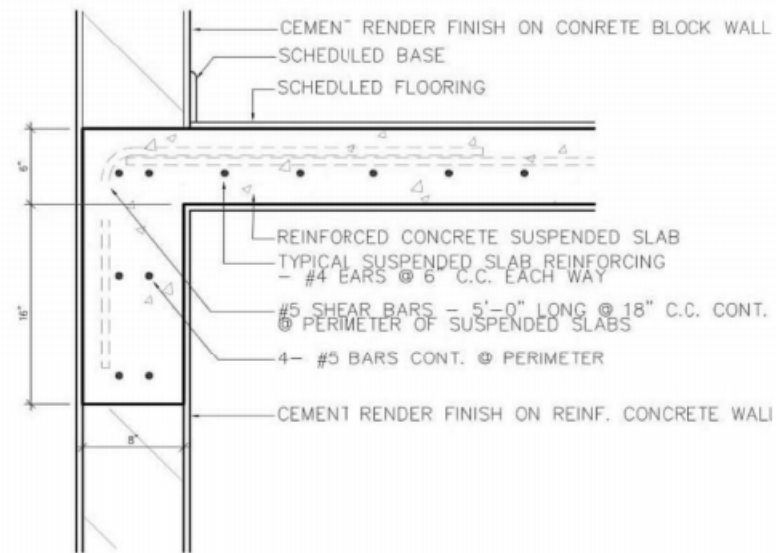


ROOF DRAIN DETAIL

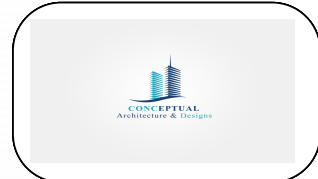
1" = 1'-0"



DET. B



DET. C



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