



ESCROW PROPERTIES

RESIDENTIAL

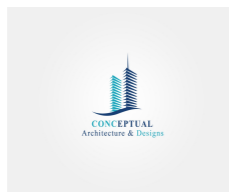
LOCATION:

BLOCK 61111, PLOT 63
 PROVIDENCIALES
 TURKS AND CAICOS ISLAND

AREA:

28221.09SQFT. TOTAL NEW CONSTRUCTION
 33043.72SQ.FT. TOTAL PLOT AREA

ARCHITECT:

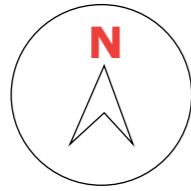


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 Cell:(649) 342-4272
 dameko.dean@gmail.com
 Facebook: Conceptual Arch.
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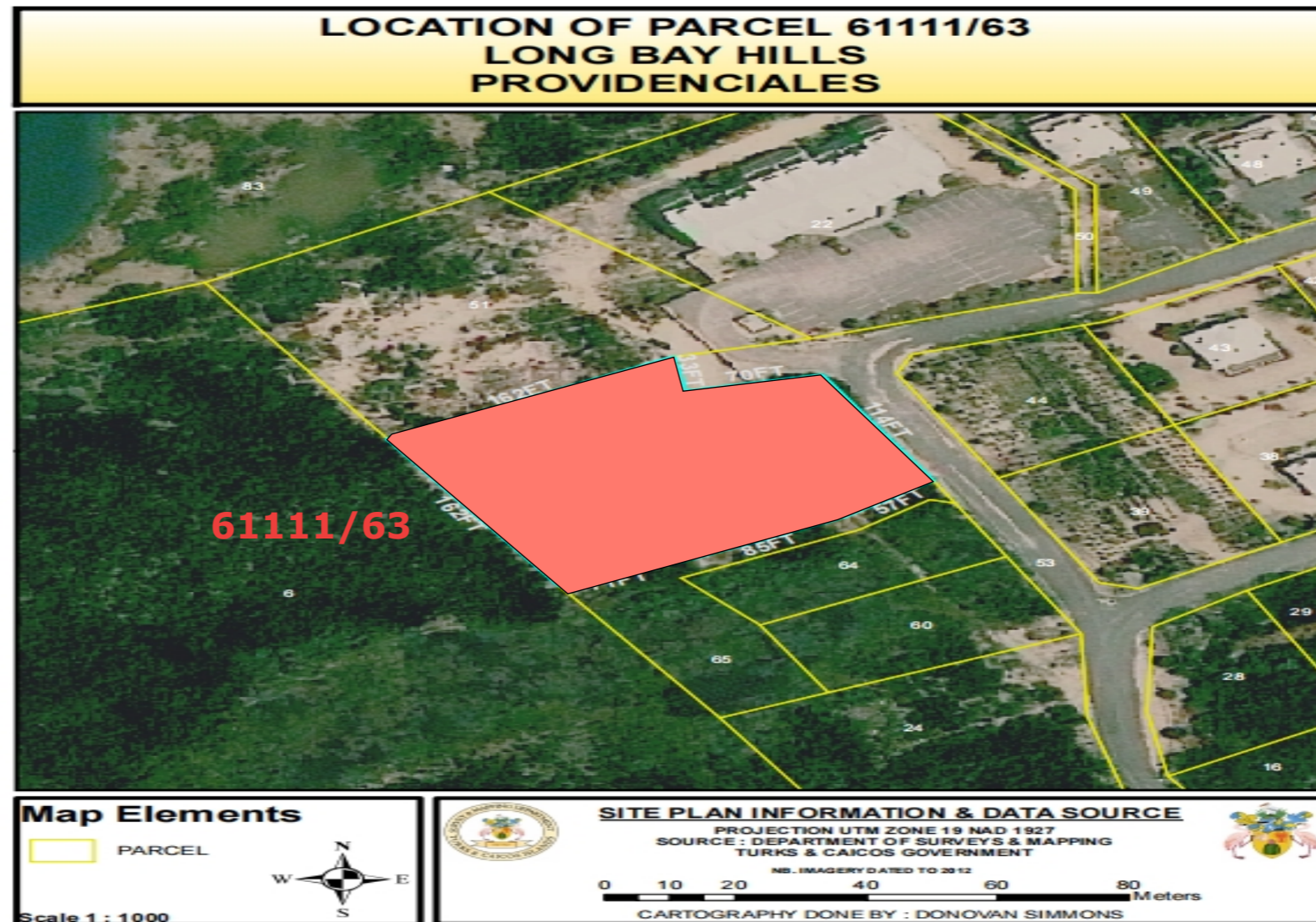
PROJECT PROFLIE	
GROUND FLOOR	9407.03 SQFT
SECOND FLOOR	9407.03 SQFT
THIRD FLOOR	9407.03 SQFT

NOTE:

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1 ISLAND LOCATION PLAN
A1.1 scale



Map Elements

PARCEL

Scale 1 : 1000

SITE PLAN INFORMATION & DATA SOURCE

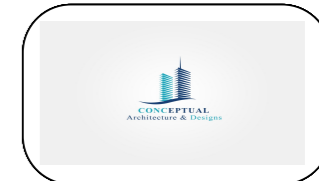
PROJECTION UTM ZONE 19 NAD 1927
SOURCE : DEPARTMENT OF SURVEYS & MAPPING
TURKS & CAICOS GOVERNMENT

NO. IMAGERY DATED TO 2012

0 10 20 40 60 80 Meters

CARTOGRAPHY DONE BY : DONOVAN SIMMONS

2 LOT LOCATION PLAN
A1.1 scale



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NO.	Description	Date

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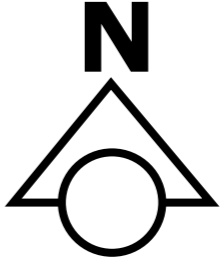
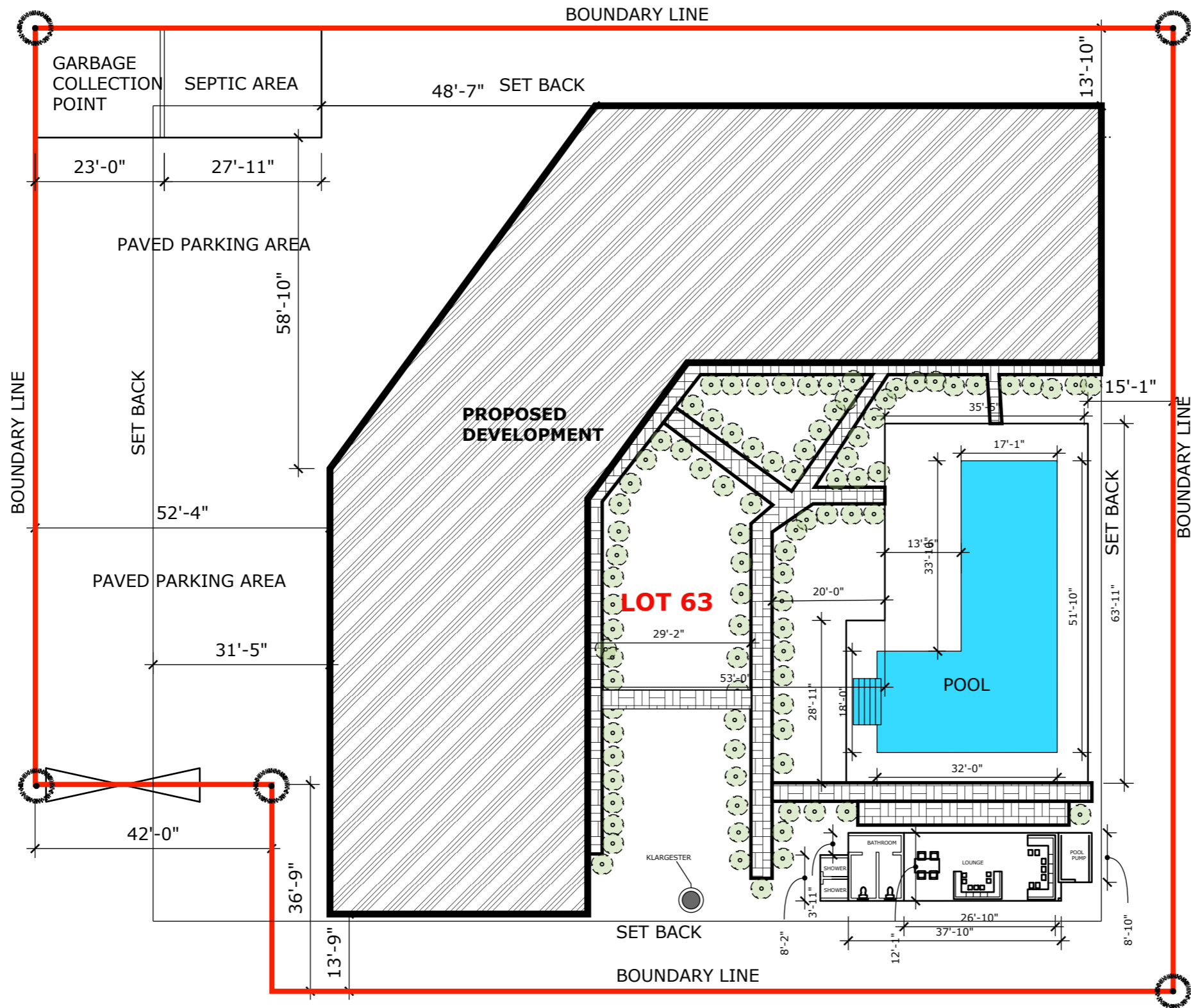
61111/63

SITE MAP

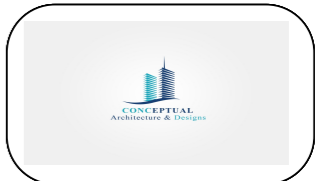
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Checked by: DAMEKO DEAN
Date: MAY 2023
Scale: AS SHOWN
Sheet Number A1.1
Project number:

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



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 SITE PLAN

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ESCROW PROPERTIES

A3.1



ESCROW PROPERTIES

A3.1.1



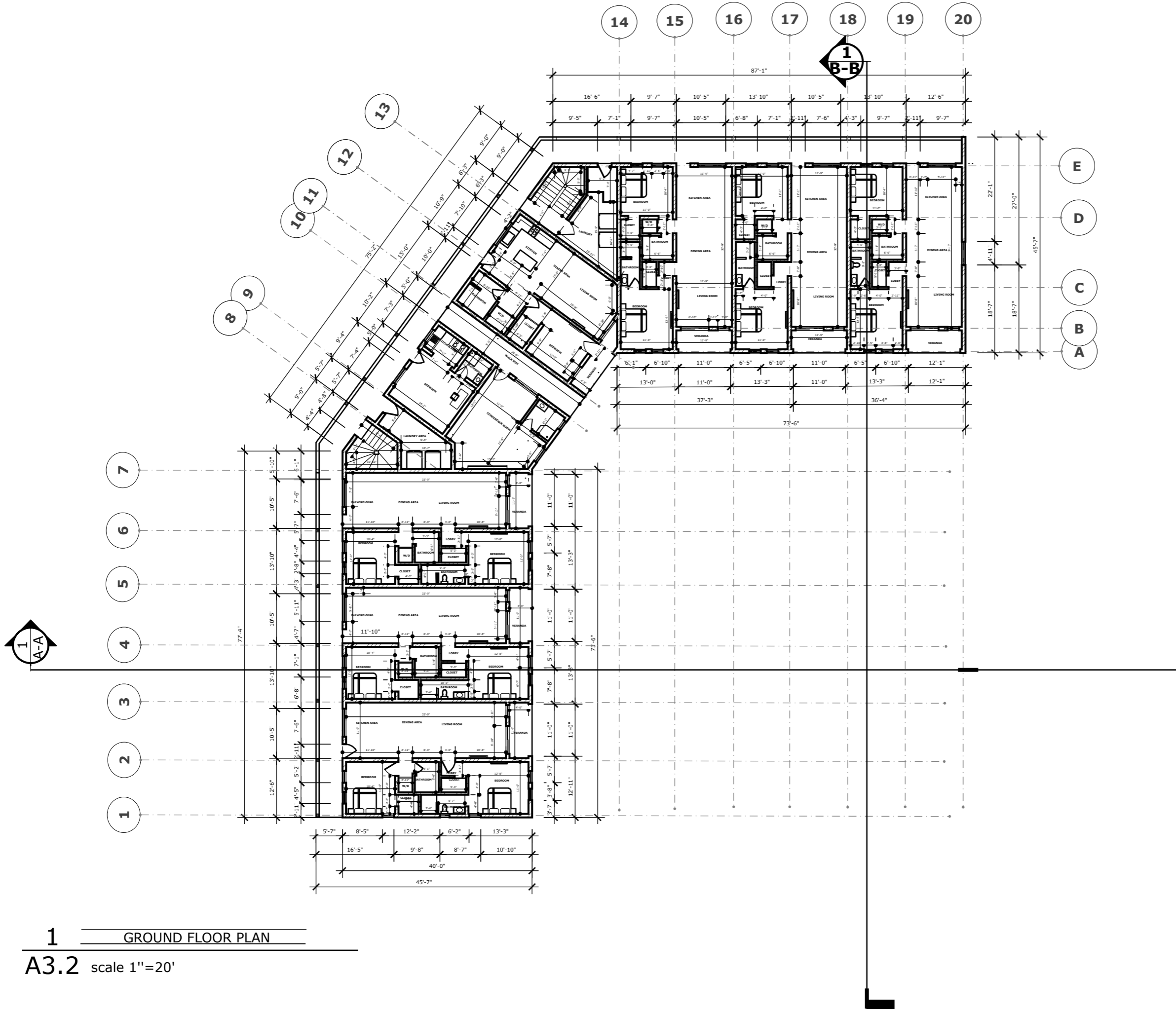
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A3.1.2

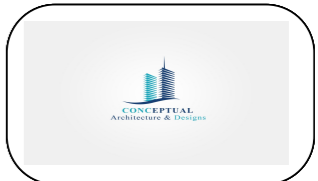


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A3.1.2



1 GROUND FLOOR PLAN
A3.2 scale 1"=20'



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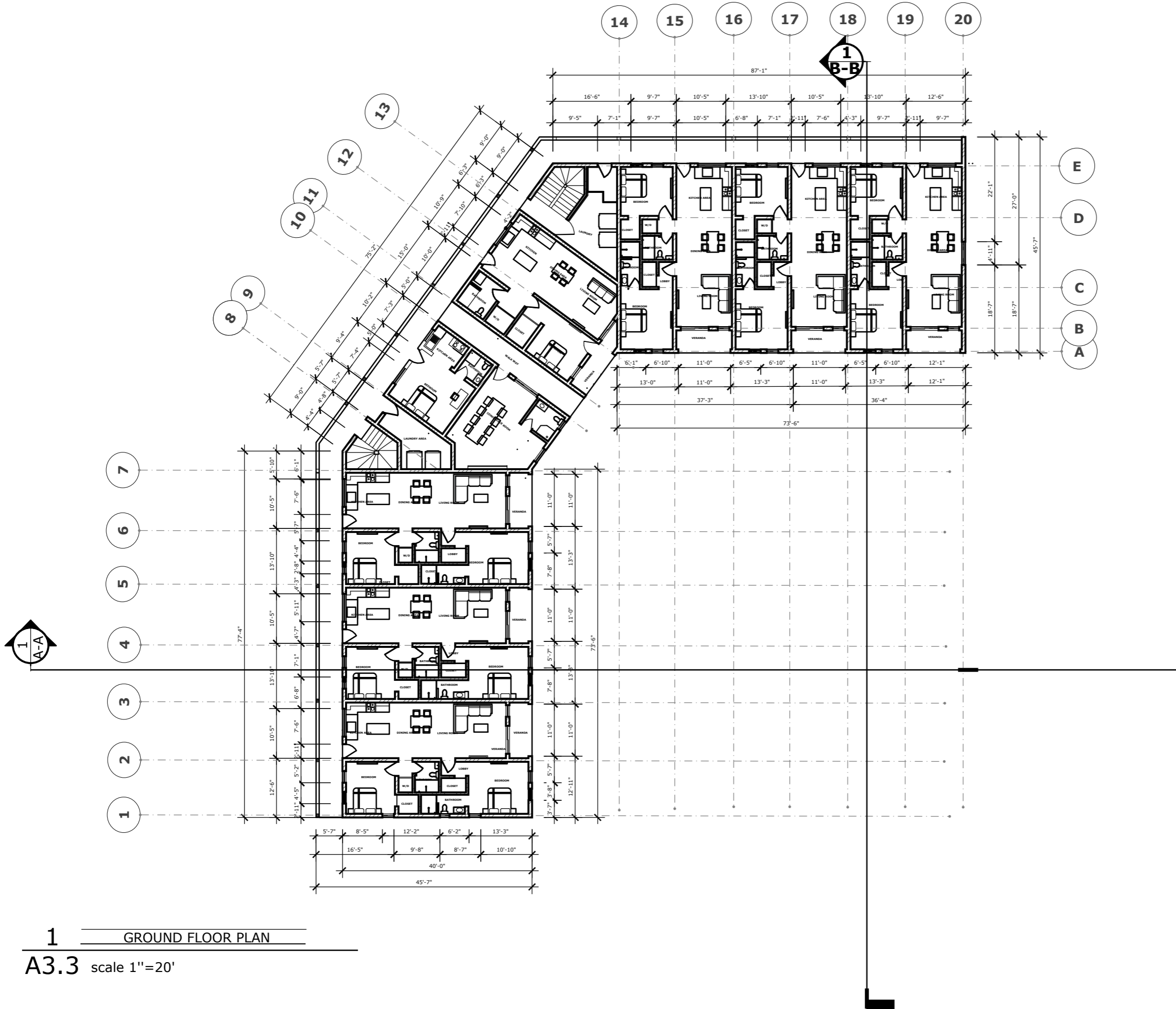
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GROUND FLOOR PLAN

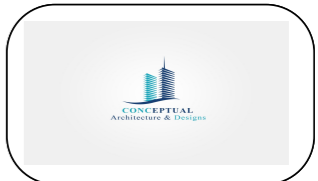
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1 GROUND FLOOR PLAN
A3.3 scale 1"=20'



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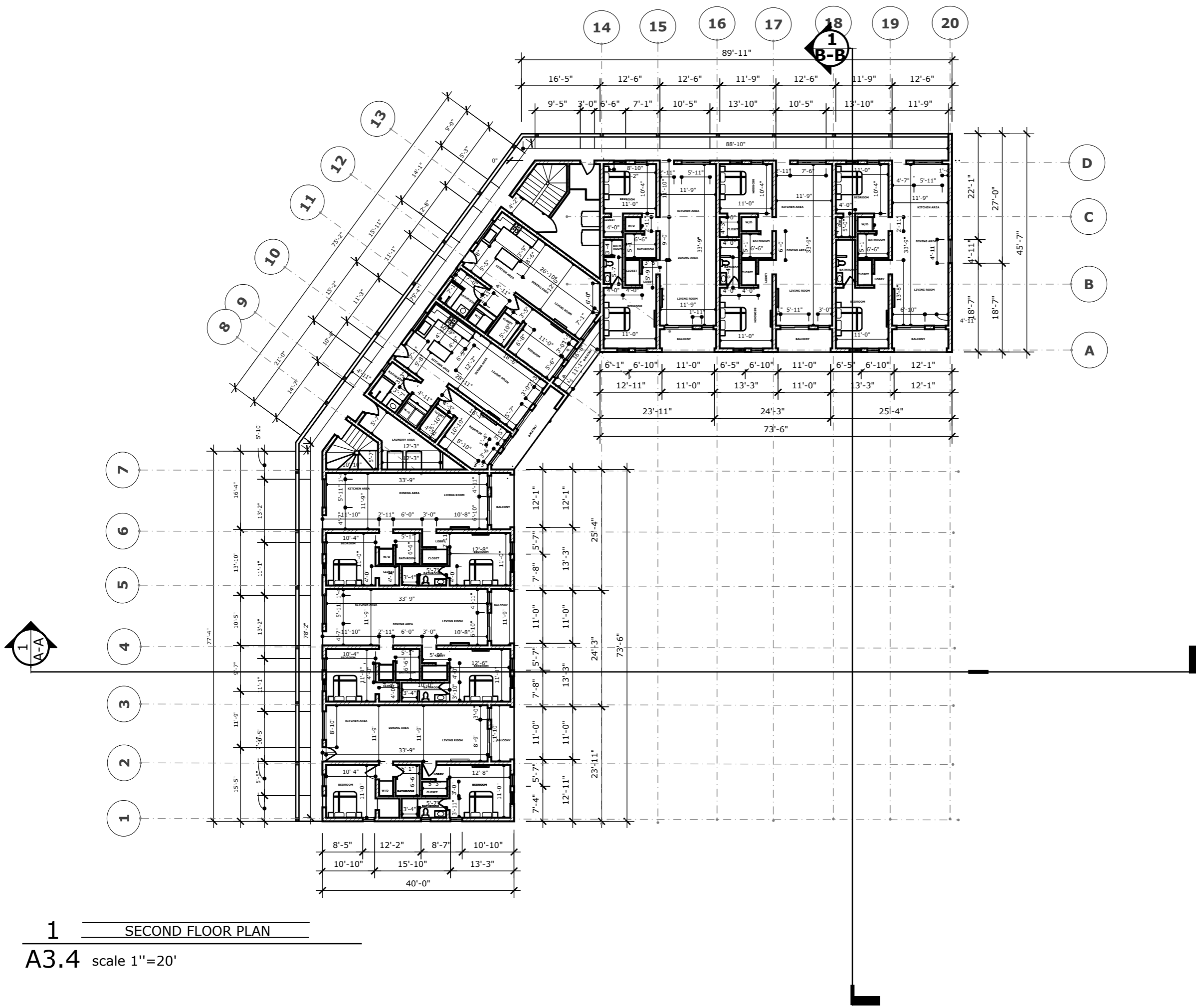
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GROUND FLOOR PLAN

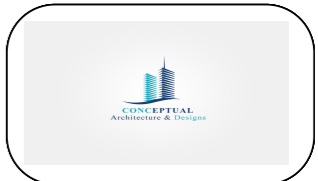
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1 SECOND FLOOR PLAN
A3.4 scale 1"=20'



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NO.	Description	Date

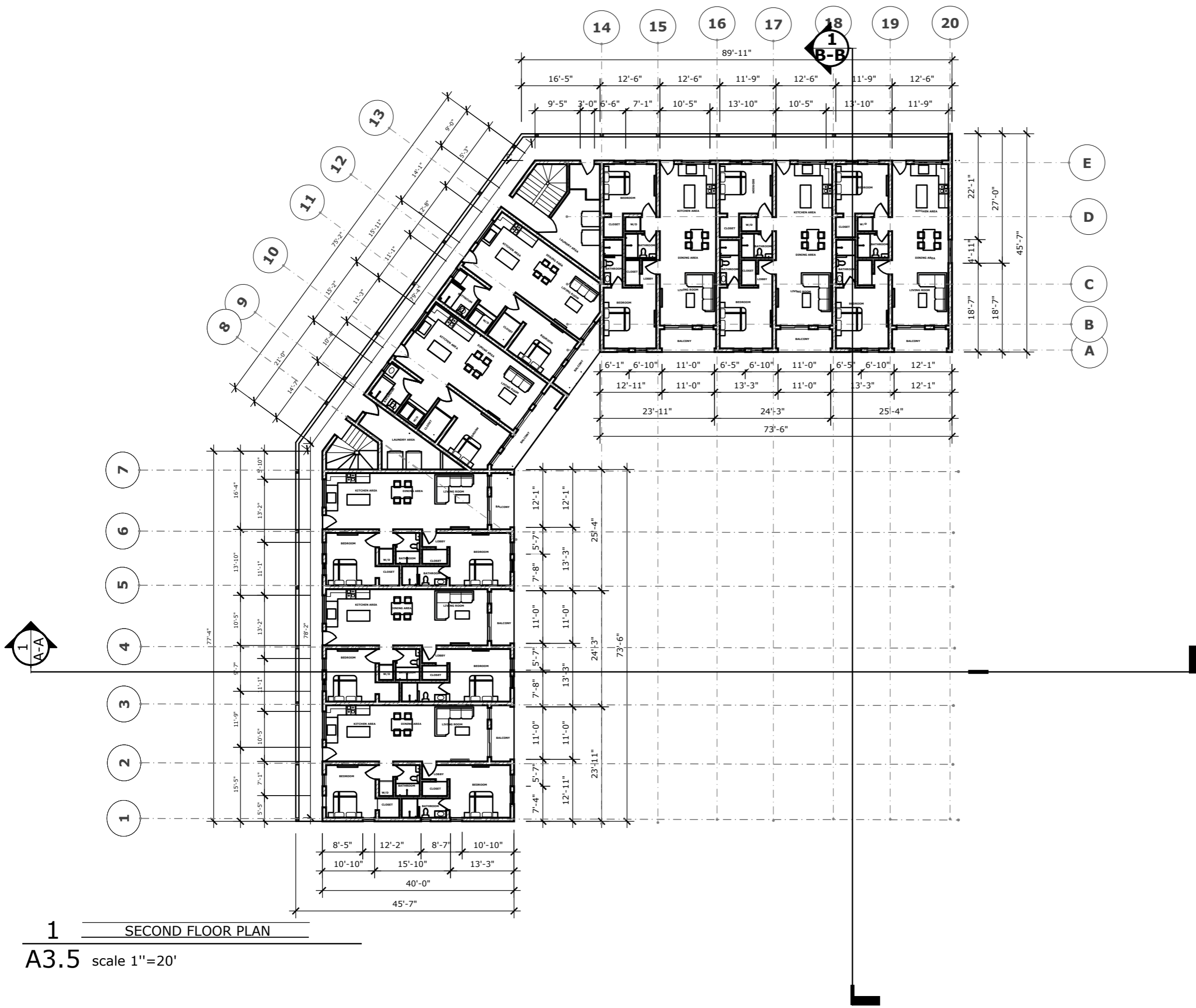
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SECOND FLOOR PLAN

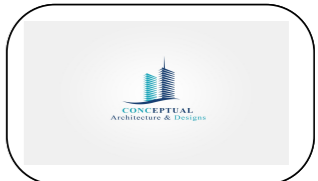
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 Project number:

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1 SECOND FLOOR PLAN
A3.5 scale 1"=20'



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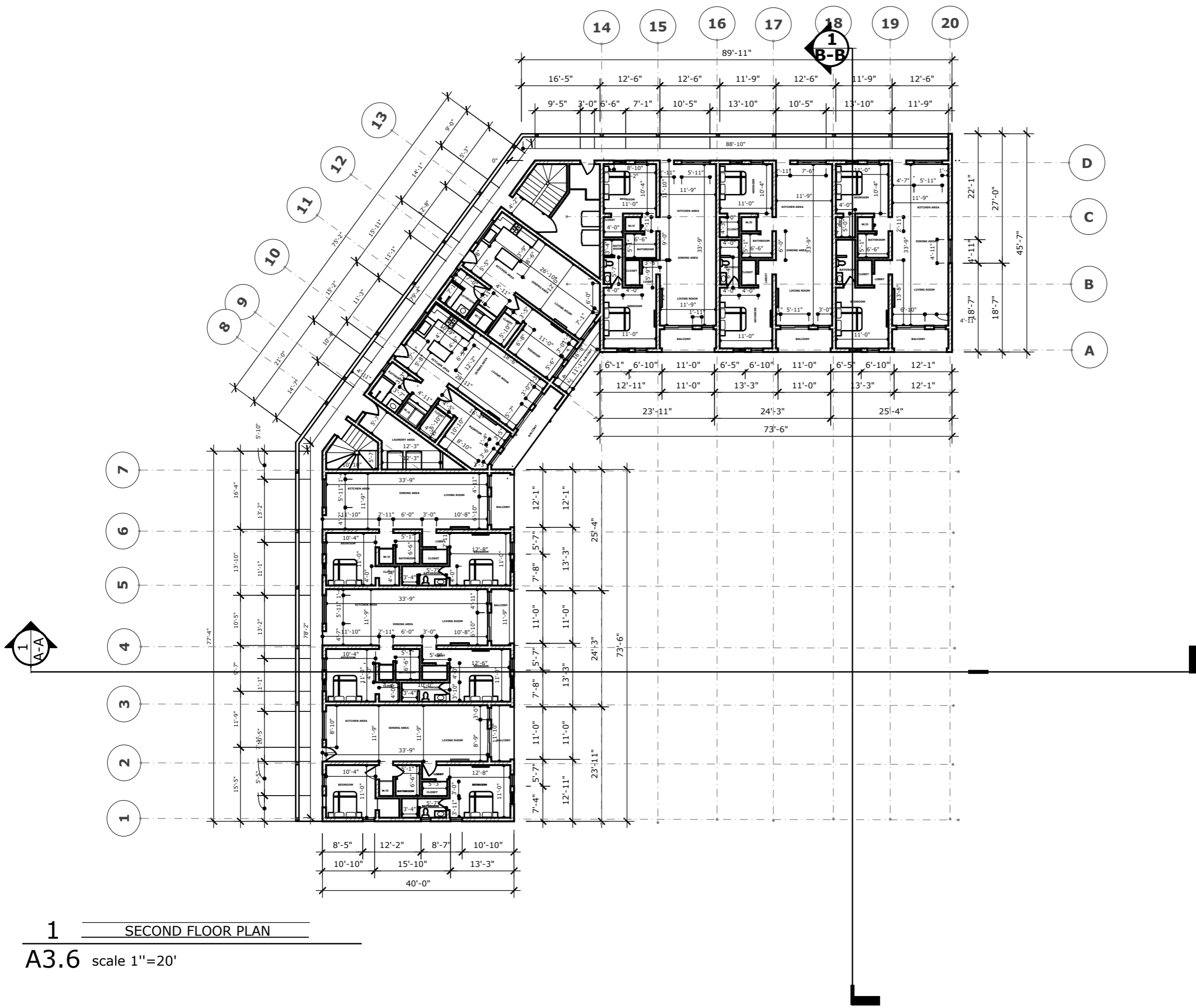
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SECOND FLOOR PLAN

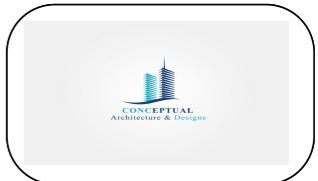
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1 SECOND FLOOR PLAN
A3.6 scale 1"=20'



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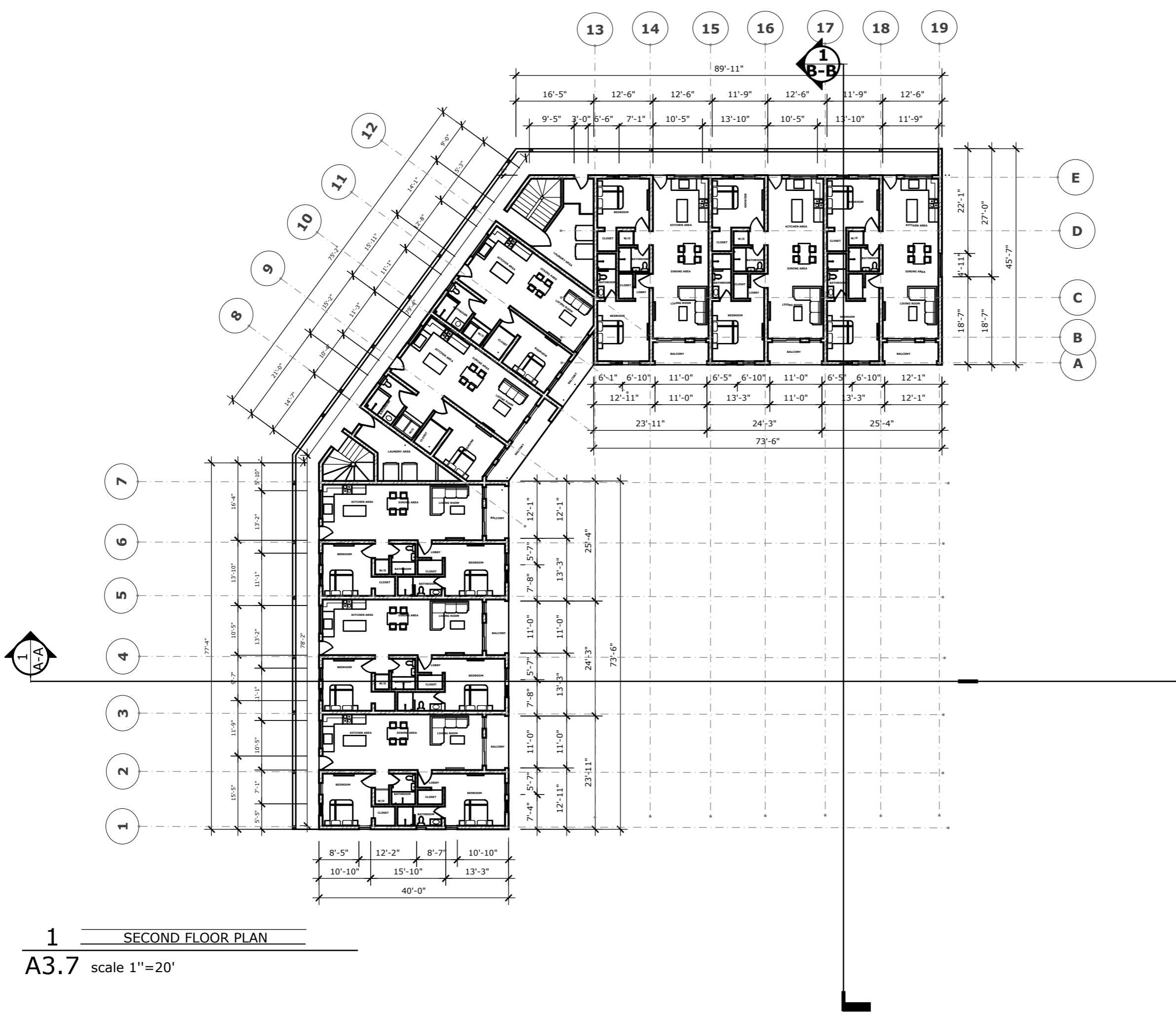
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THIRD FLOOR PLAN

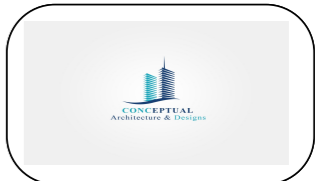
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1 SECOND FLOOR PLAN
A3.7 scale 1"=20'



REVISION		
NO.	Description	Date

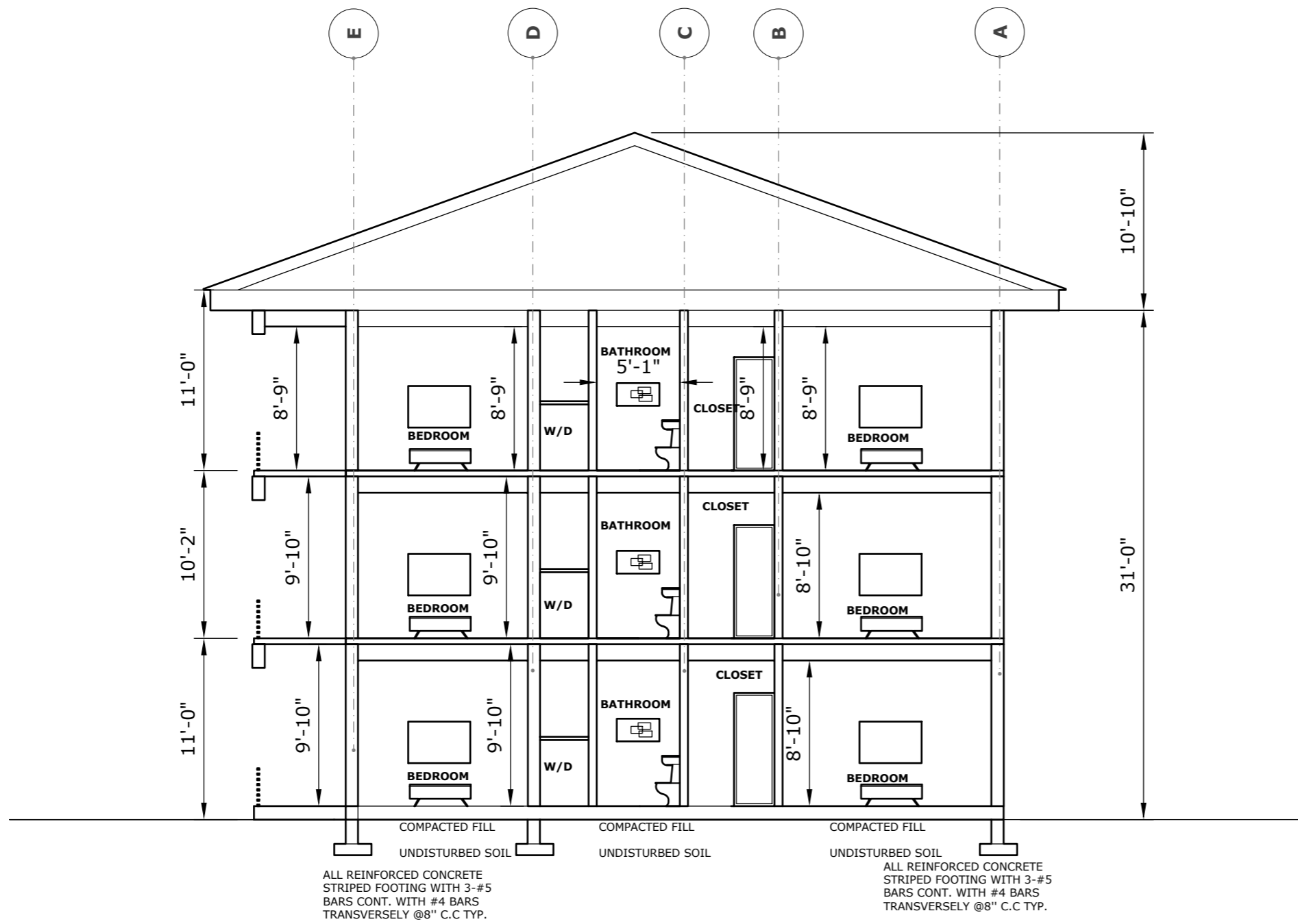
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THIRD FLOOR PLAN

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1 SECTION A-A
A4.1 scale 1/8"=1'-0"



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NO.	Description	Date

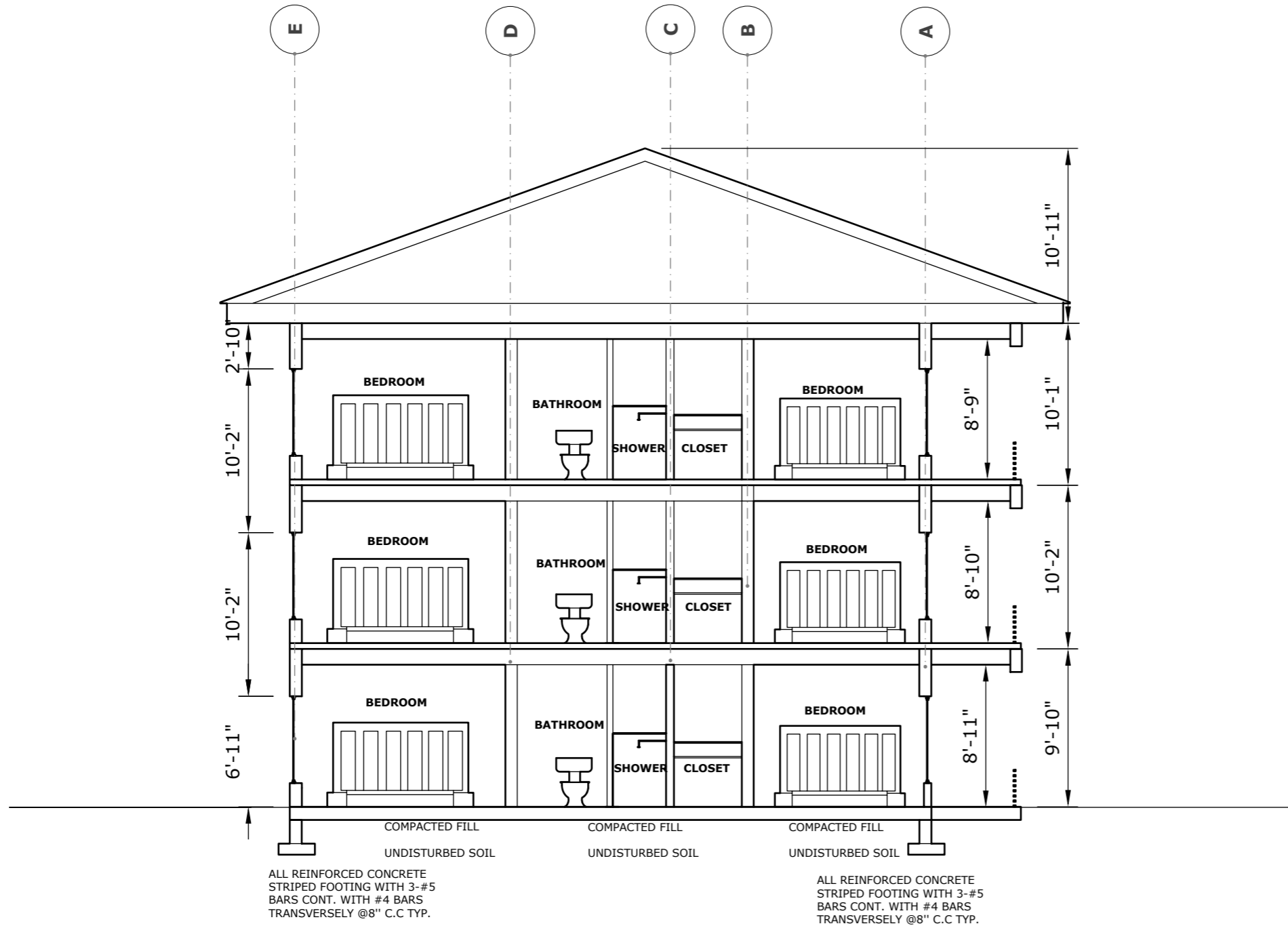
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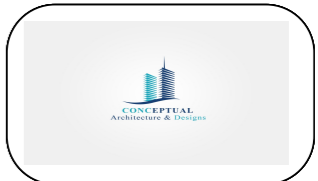
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1 SECTION B-B
A4.2 scale 1/8"=1'-0"



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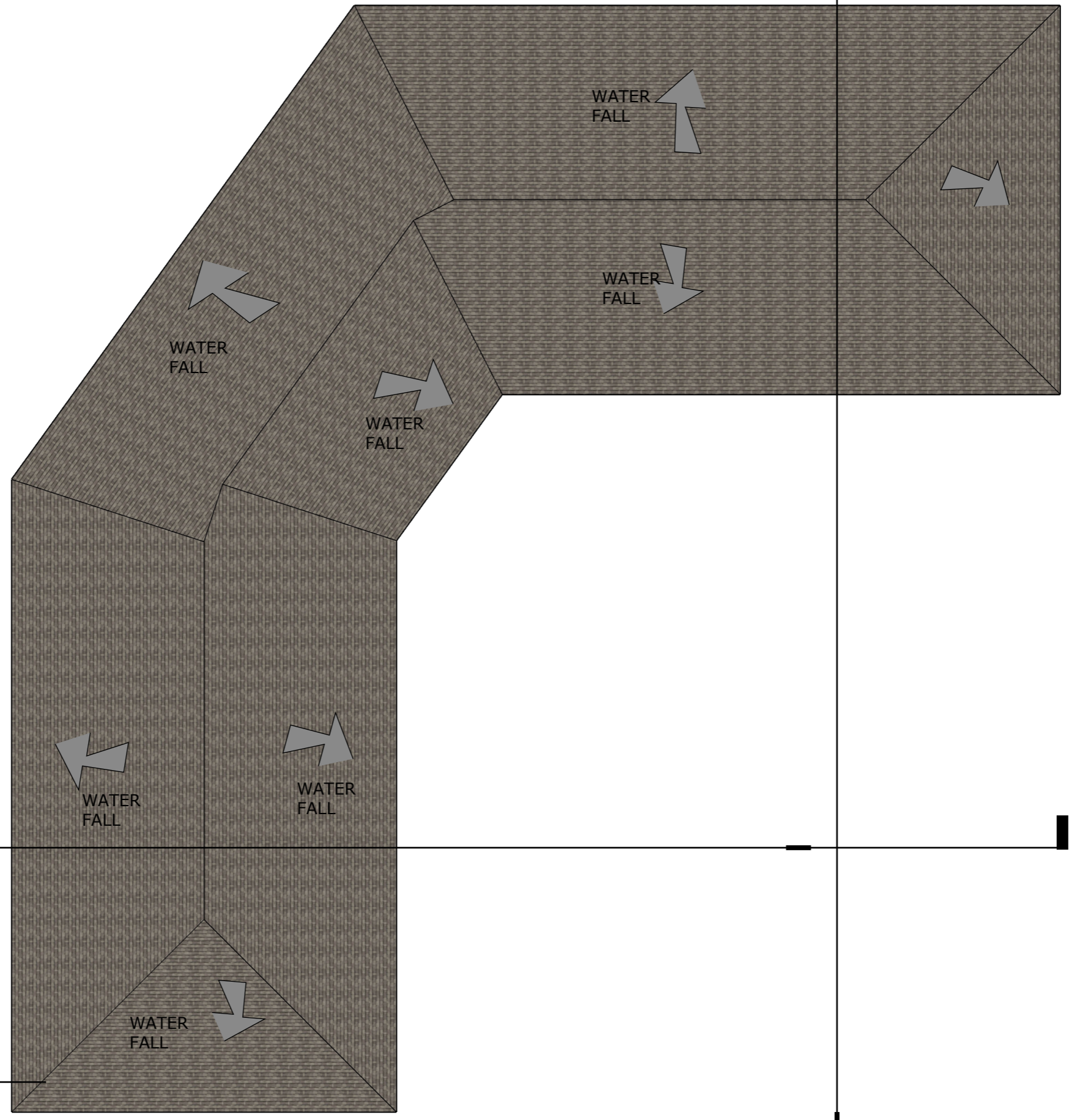
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SECTION

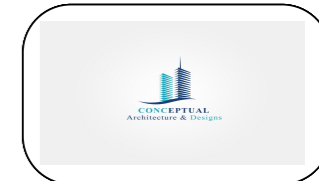
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1 ROOF PLAN
RF scale 1"=20'



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ROOF PLAN

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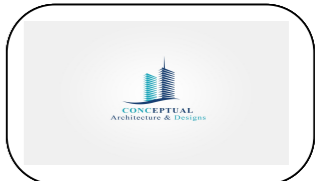
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1 APPROACH ELEVATION
A6.1 scale 1/16"=1'-0"



1 RIGHT ELEVATION
A6.1 scale 1/16"=1'-0"



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ELEVATIONS

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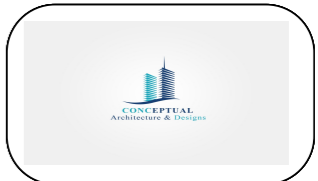
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1 REAR ELEVATION
A6.2 scale 1/16"=1'-0"



1 LEFT ELEVATION
A6.2 scale 1/16"=1'-0"



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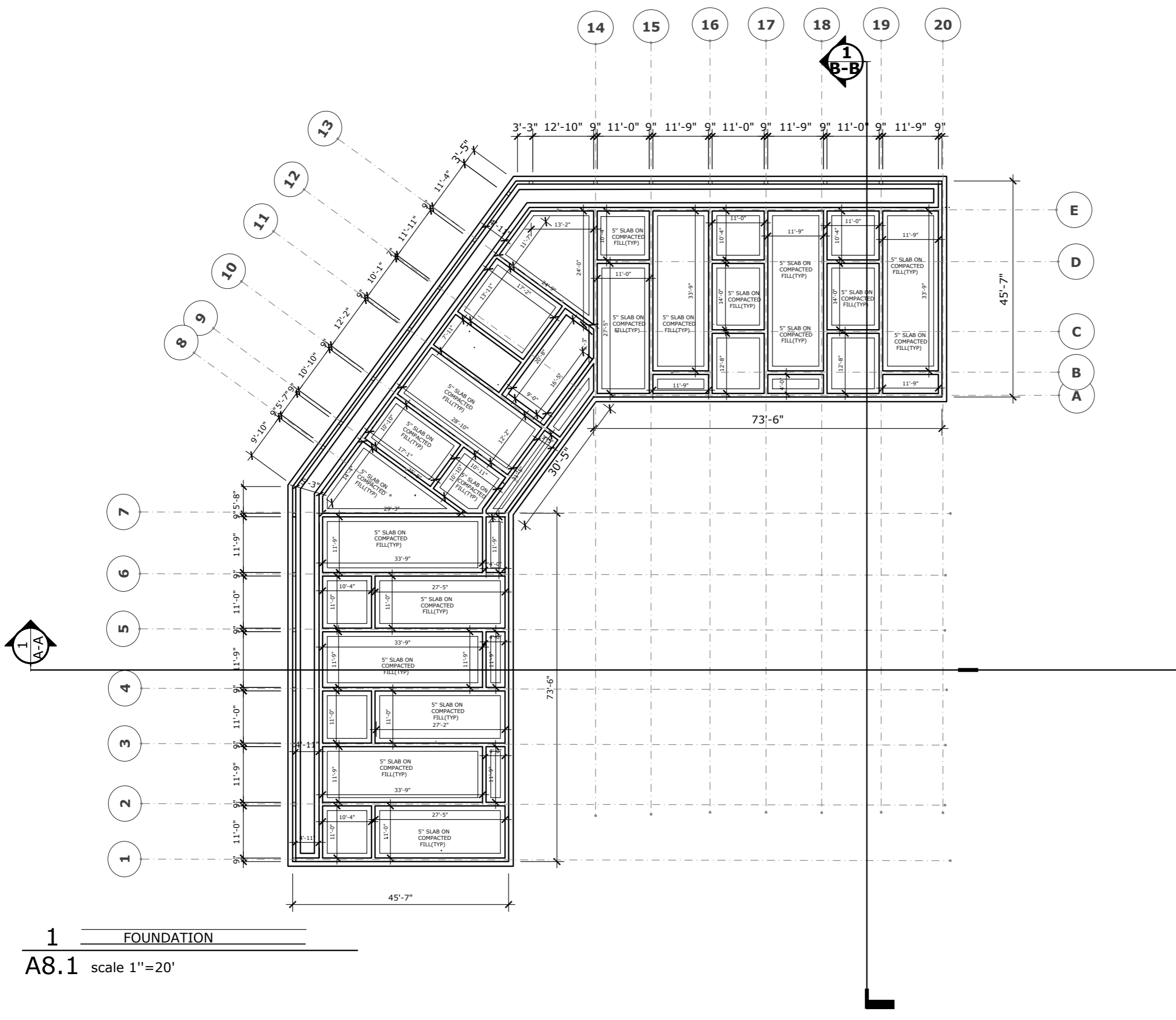
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ELEVATIONS

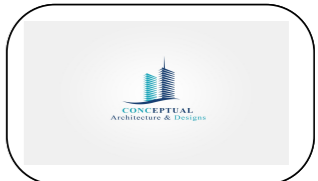
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1 FOUNDATION
A8.1 scale 1"=20'



REVISION		
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FOUNDATION PLAN

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1 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.

SERVICES

- ALL SERVICES ARE TO BE VERIFIED AND LOCATED PRIOR TO EXCAVATION.

FOOTING EXCAVATION

- ALL FOOTINGS ARE TO BE FOUNDED ON UNDISTURBED SAND A MIN. 2'-0" BELOW ORIGINAL GRADE ON SITE BUT NOT LESS THAN SHOWN ON ARCHITECTURAL DRAWINGS.
- FOOTINGS ARE TO BE FORMED 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 MEASURED LIFTS AND COMPACT TO 95% OF THE FILL MATERIALS' MAXIMUM STANDARD PROCTOR DRY DENSITY.

NOTE:

- 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 SPLICES, PLACEMENT, FIXING 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 WWF.
- 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 VAPOR 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.

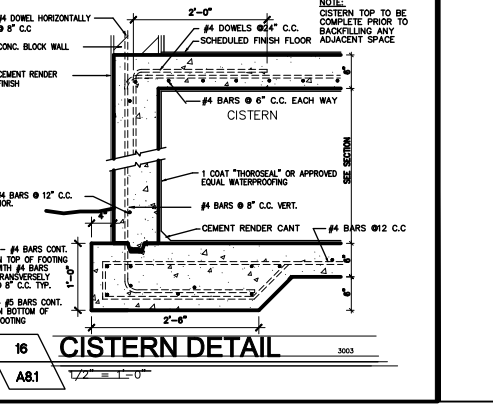
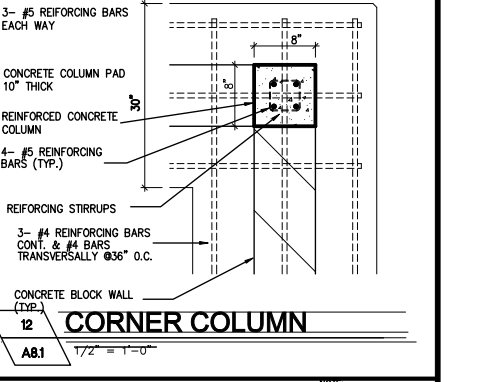
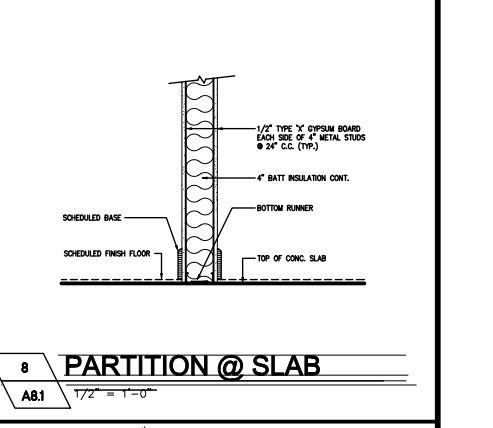
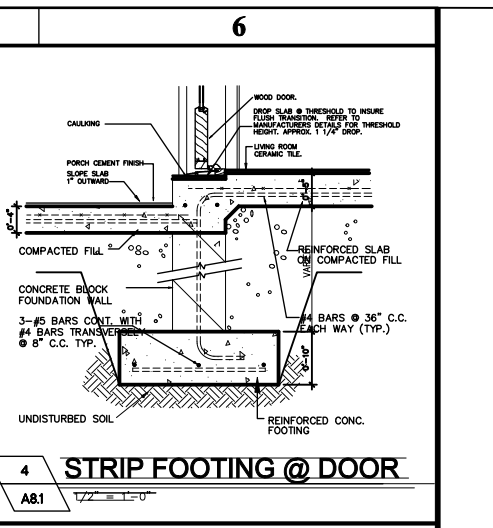
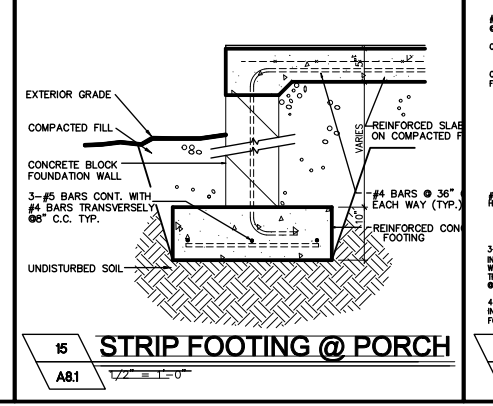
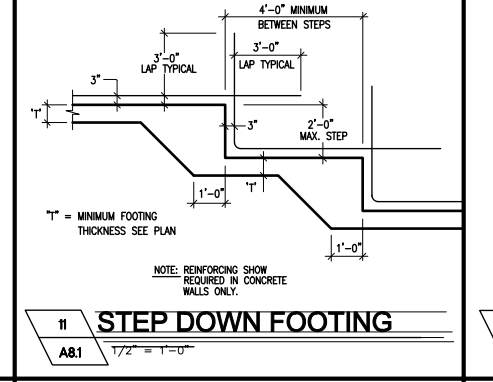
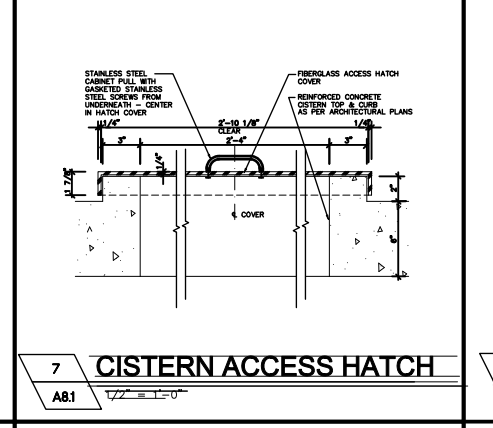
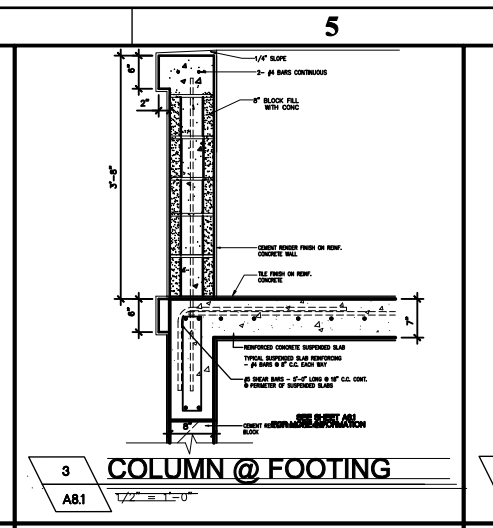
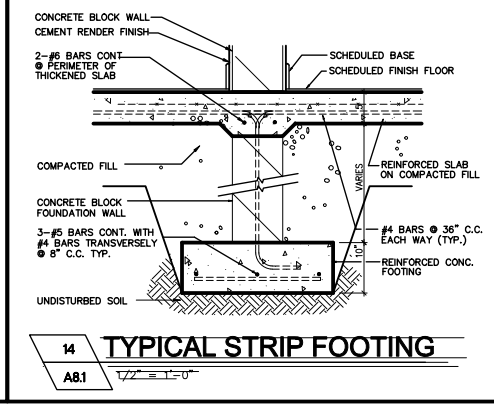
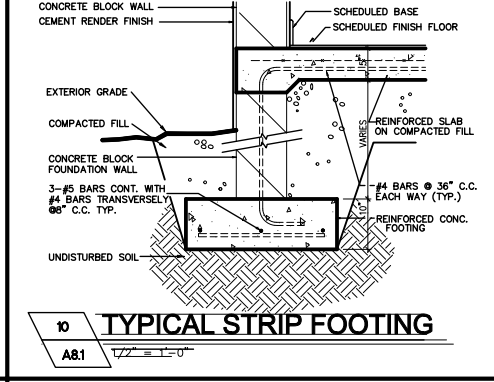
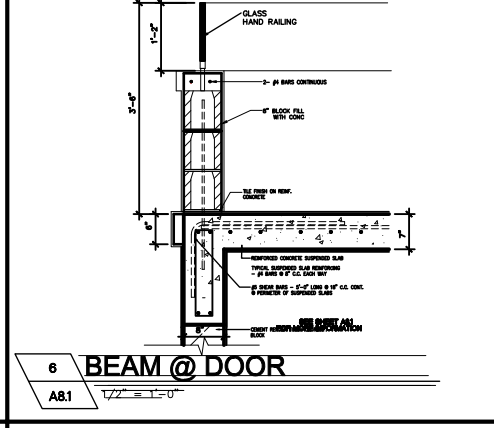
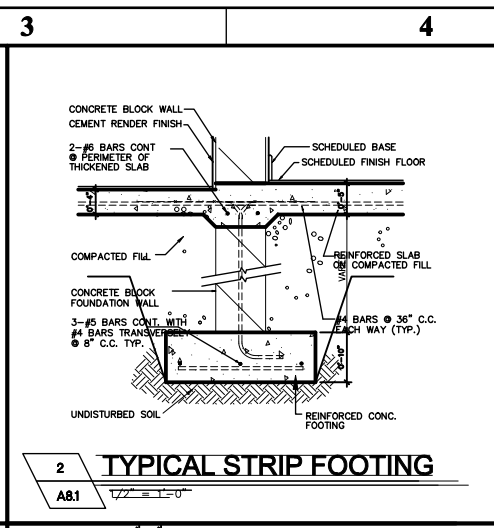
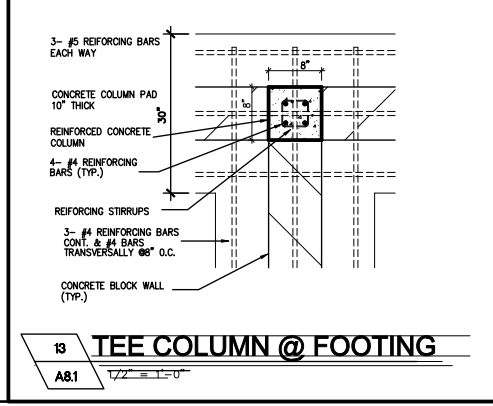
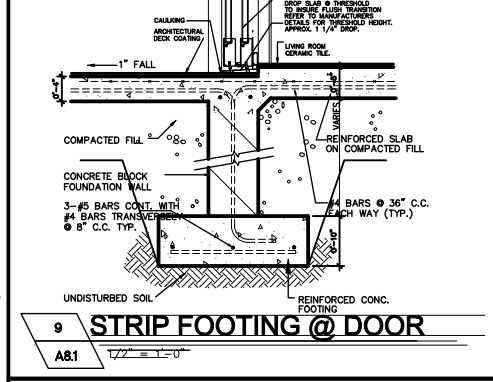
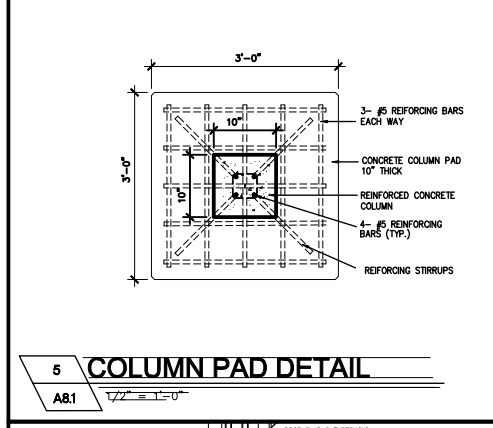
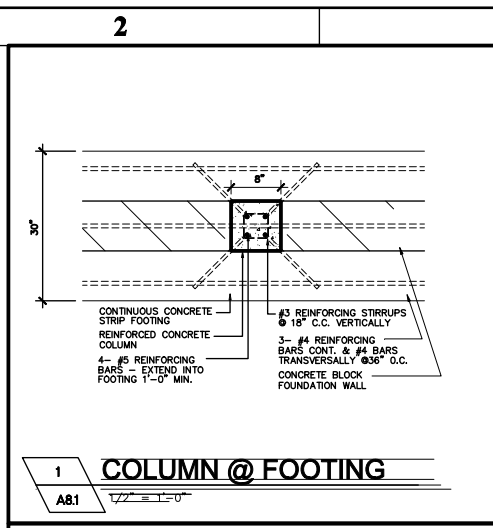
CONCRETE:


- 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.

A) FOOTINGS, INTERIOR SLAB-ON-GRADE	SPECIFIED 28 DAY STRENGTH 3500 psi. SLUMP 3" ± 1".
B) SUSPENDED SLABS EXTERIOR SLAB-ON GRADE	SPECIFIED 28 DAY STRENGTH 4000 psi. SLUMP 3" ± 1".
C) 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.





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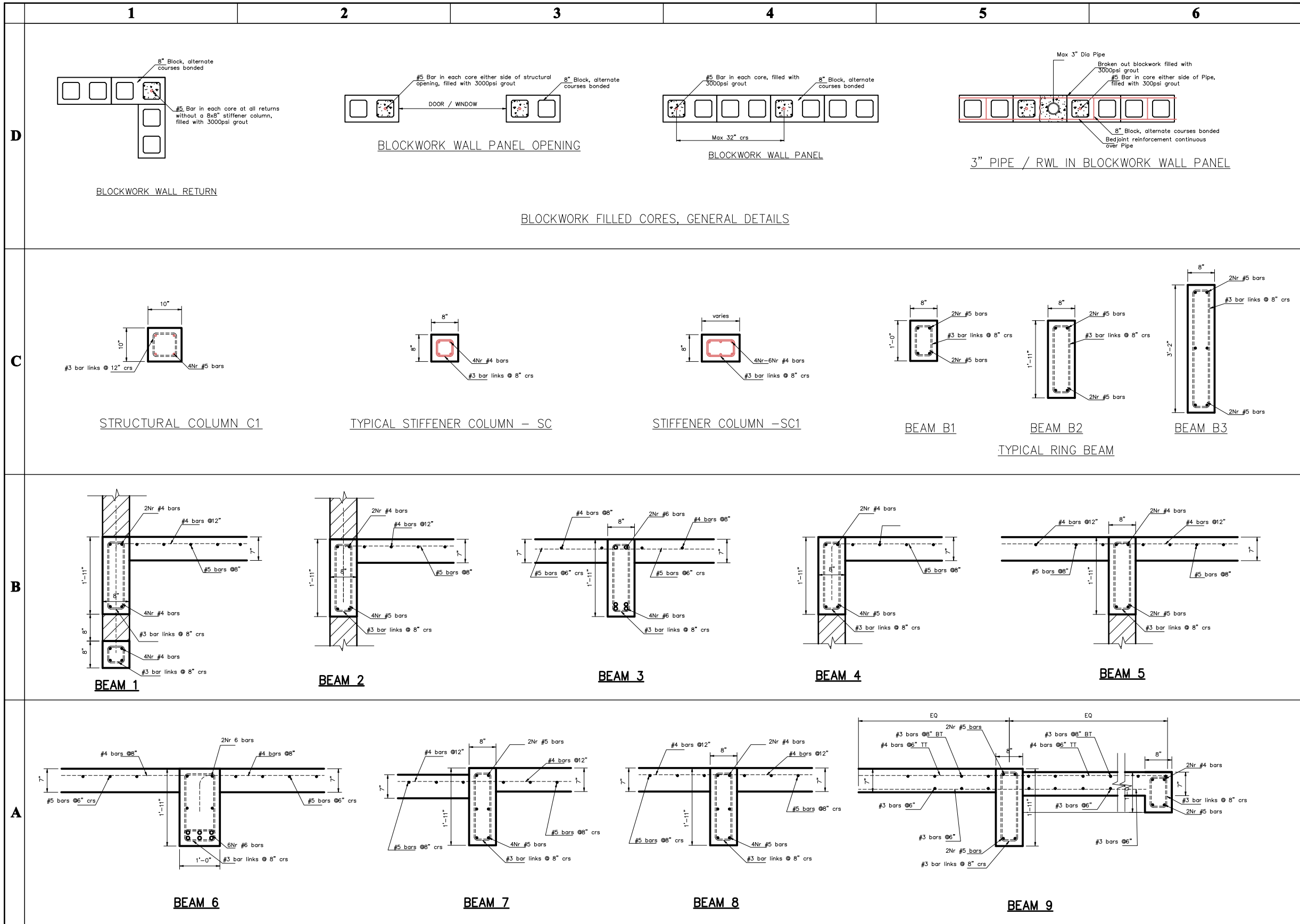
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CONCRETE DETAILS

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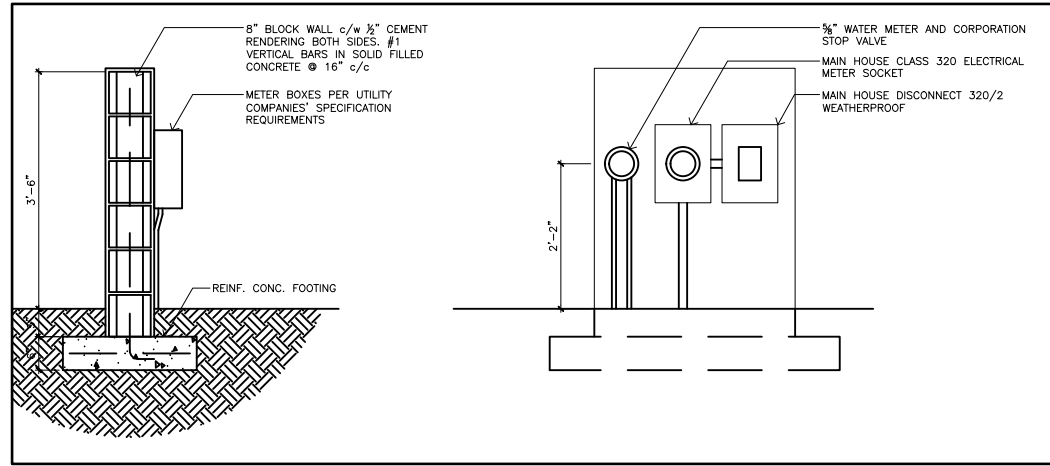
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BEAM DETAILS

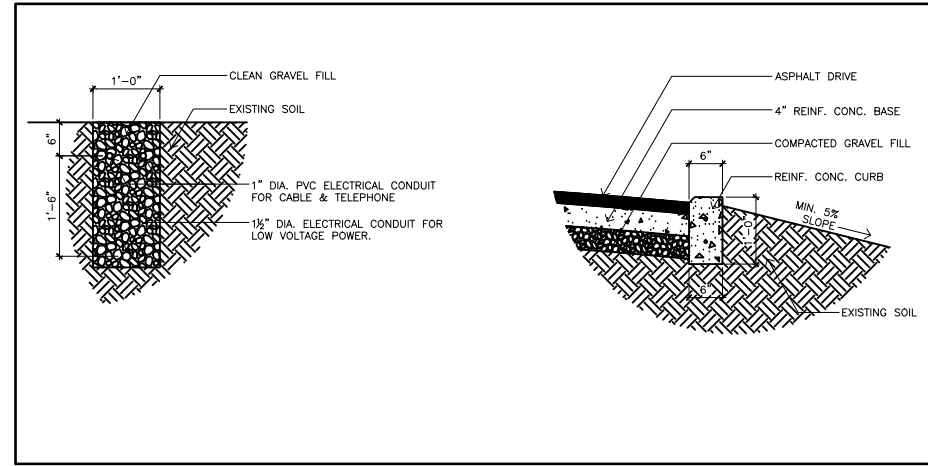
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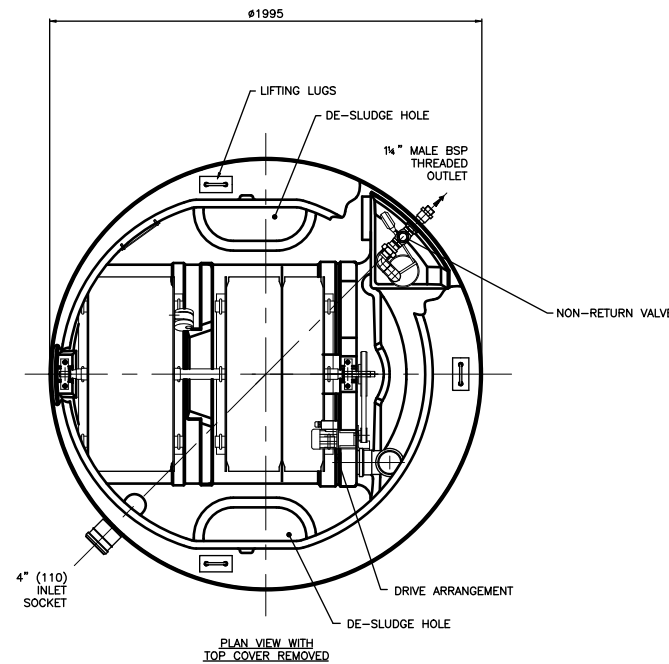
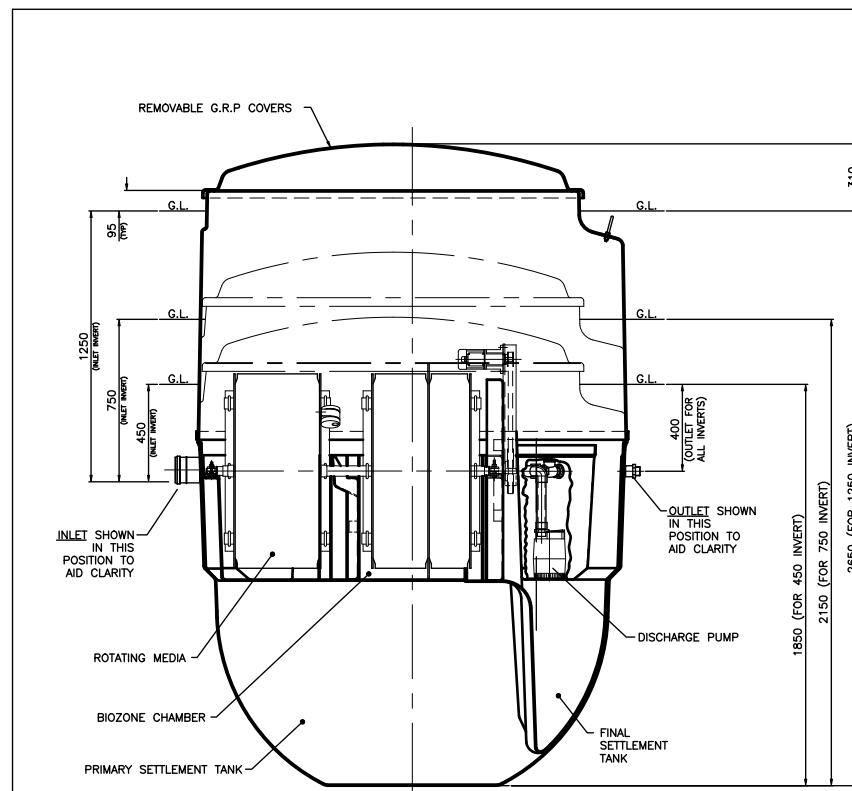


2 METER WALL SECTION & ELEVATION
A1.1 NTS



3 UTILITY TRENCH SECTION
A1.1 NTS

4 CURB SECTION
A1.1 NTS



DRY WEIGHT (INCLUDING PALLET)	Kg	FULL WEIGHT (EXCLUDING PALLET)	Kg
450 INVERT	310	450 INVERT	3290
750 INVERT	325	750 INVERT	3305
1250 INVERT	380	1250 INVERT	3360

- NOTES:-
1. BIODISC TANK & COVER ARE MANUFACTURED IN GLASS REINFORCED POLYESTER (G.R.P.) COVER IS FINISHED IN GREEN TO BS 4800 TINT 12:B:25
 2. FOR DESLUDGING PROCEDURE SEE MAINTENANCE HANDBOOK.
 3. ELECTRICAL SUPPLY:- 240 VOLTS, 2 AMPS, SINGLE PHASE. (THREE PHASE OPTIONAL). CONTROL PANEL SUPPLIED.
 4. BIODISC MUST ONLY BE LIFTED BY 3 LUGS PROVIDED.
 5. 3 DRAIN INVERTS AVAILABLE. DIMENSIONS ON DRAWING GROUND LEVEL TO COVER 95mm TYP. CAN BE REDUCED BY GROUND FINISH TO APPROX 25mm
 6. FOR INSTALLATION, MAINTENANCE & DESLUDGE DETAILS REFER TO P00093, P00094 & P00095

1 SEWAGE SYSTEM DETAIL
A1.1 NTS



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


































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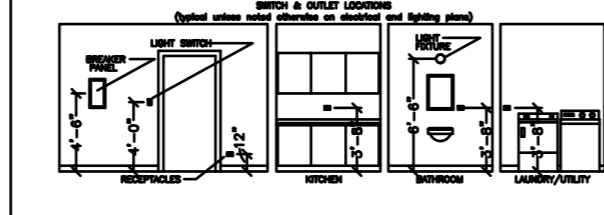


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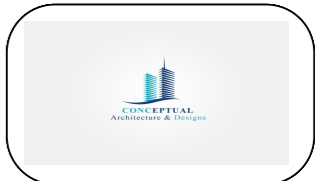
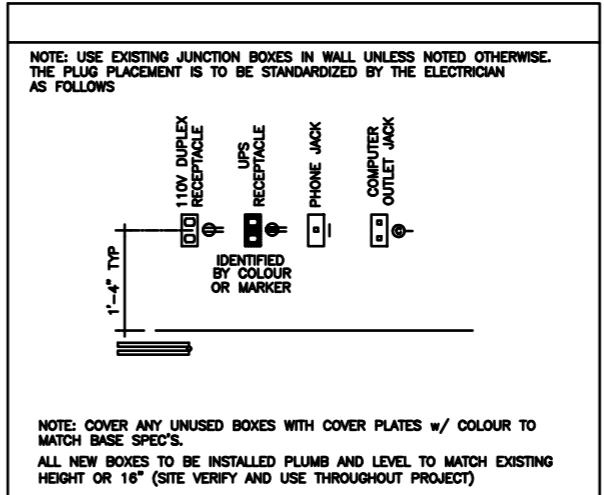
-  CEILING MOUNTED LIGHT FIXTURE
LOCATION:
-  CEILING MOUNTED RECESSED LIGHT FIXTURE
LOCATION:
-  WALL MOUNTED RECESSED LIGHT FIXTURE
LOCATION:
-  SPOT LIGHT
LOCATION:
-  WALL SCONCE LIGHT FIXTURE
MOUNTED AT 6'-4" (76") AFF
LOCATION:
-  WALL MOUNTED SECURITY LIGHT w MOTION DETECTOR & PHOTOCCELL
LOCATE 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.
DUPLX 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)



120 VOLT OUTLET
FOR HOT WATER
HEATER

120 VOLT OUTLET
FOR OVEN &
MICROWAVE



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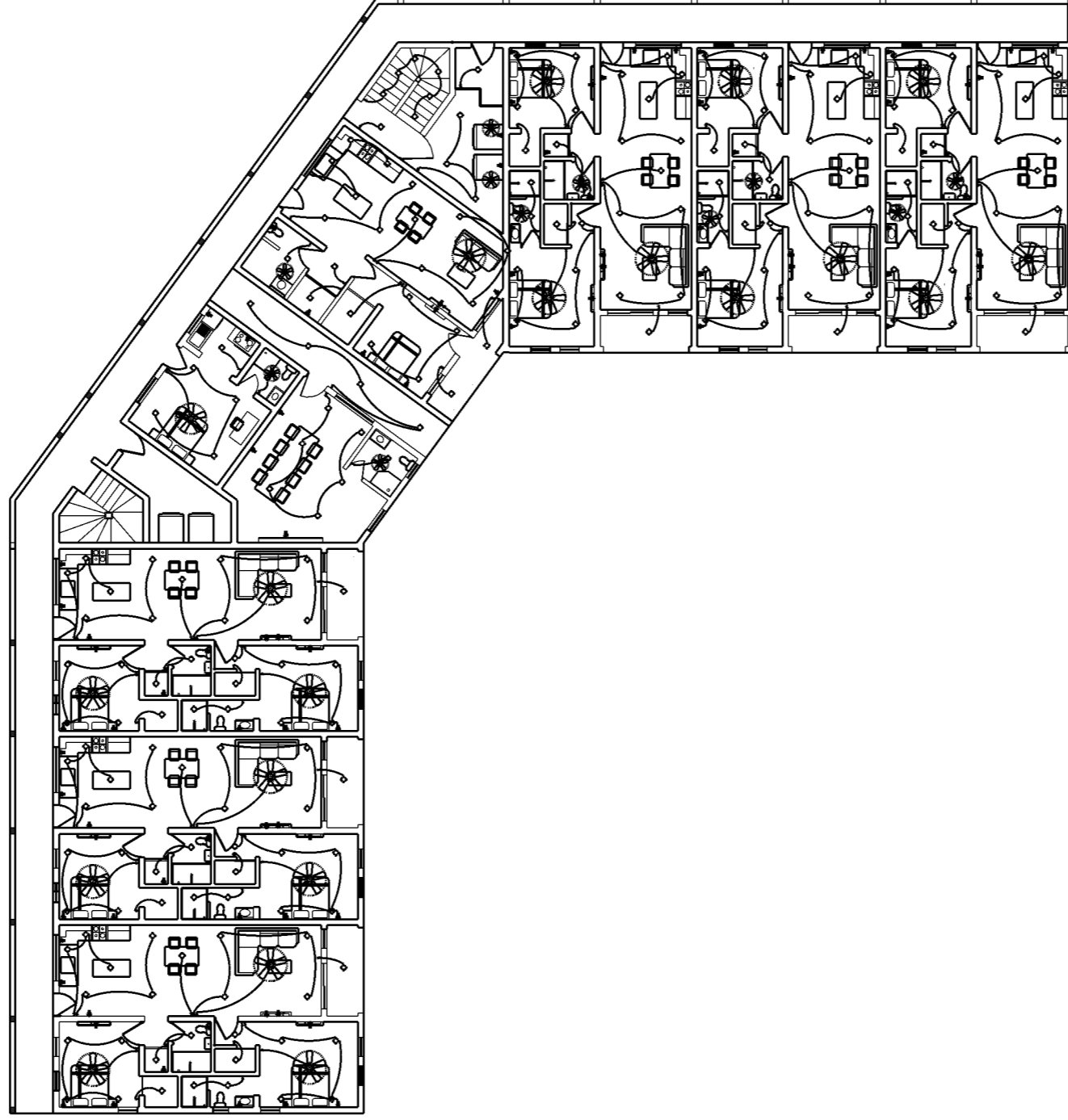
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ELECTRICAL LEGEND

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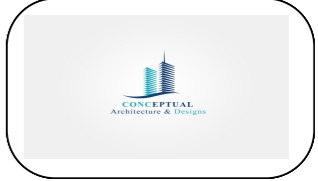
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1 GROUND FLOOR ELECTRICAL PLAN

E1.1 scale 1"=20'



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GROUND FLOOR
ELECTRICAL

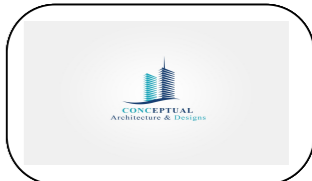
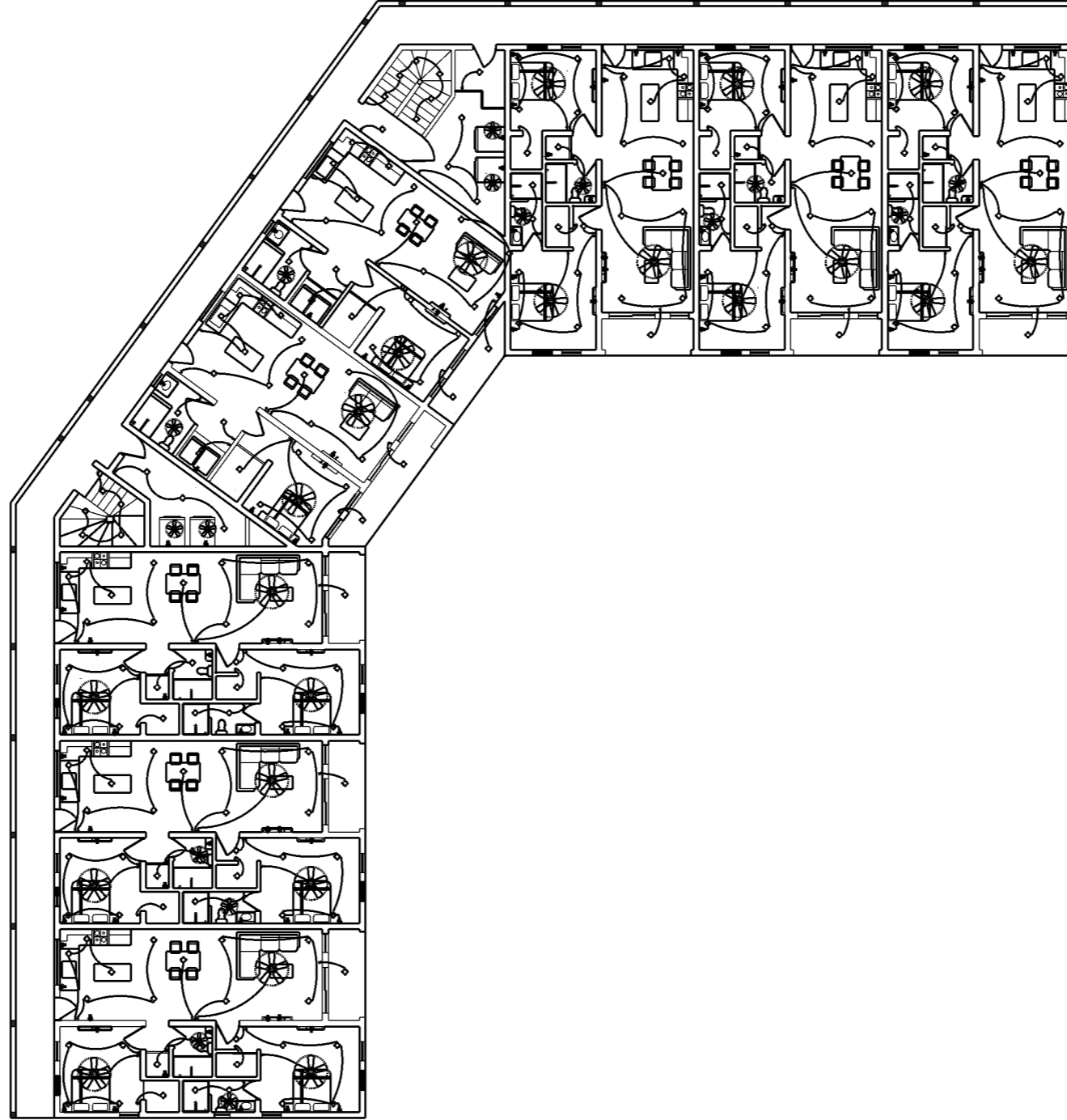
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1 SECOND FLOOR ELECTRICAL PLAN

E1.2 scale 1"=20'



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SECOND FLOOR
ELECTRICAL PLAN

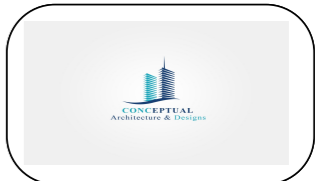
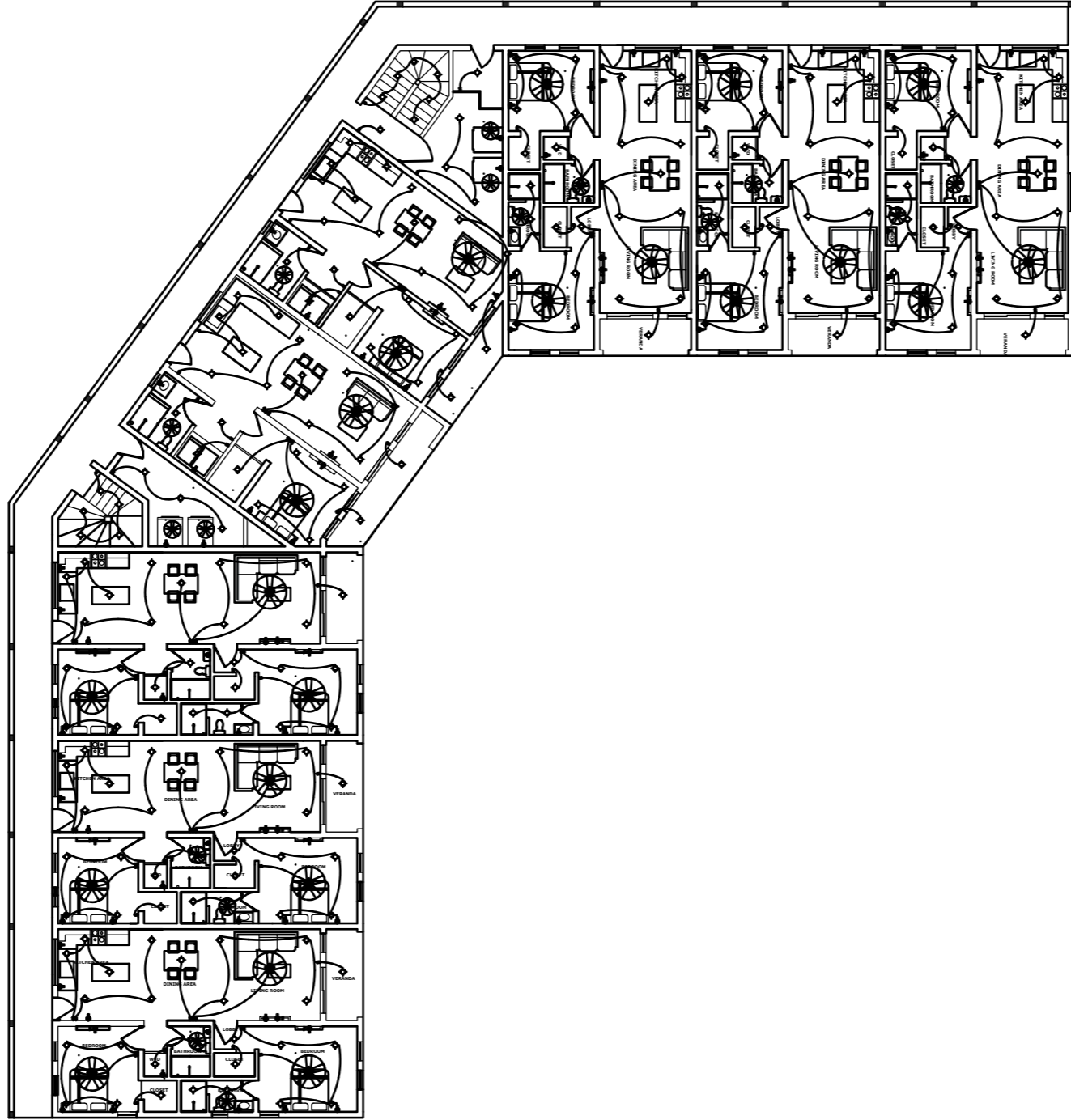
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1 THIRD FLOOR ELECTRICAL PLAN

E1.3 scale 1"=20'



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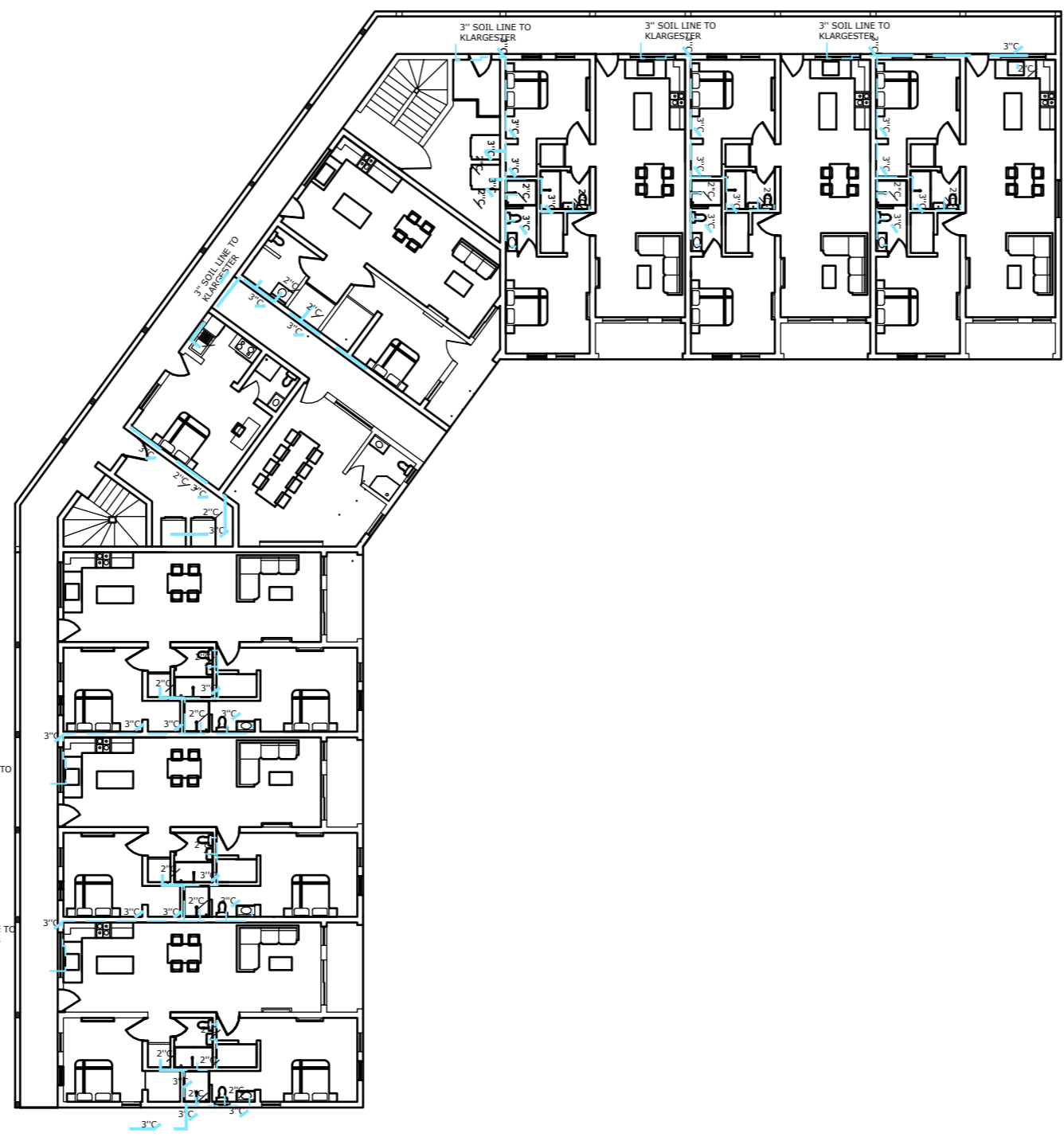
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THIRD FLOOR ELECTRICAL PLAN

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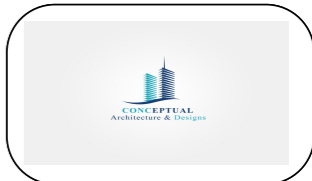
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1 GROUND FLOOR PLUMBING

P1.1 scale 1"=20'



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GROUND FLOOR
PLUMBING

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1 SECOND FLOOR PLUMBING

P1.2 scale 1"=20'



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SECOND FLOOR
PLUMBING

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Cell: (649) 342-4272
dameko.dean@gmail.com
Facebook: Conceptual Arch.
& Des.

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 Sheet
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1 THIRD FLOOR PLUMBING

P1.3 scale 1"=20'



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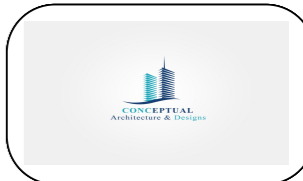
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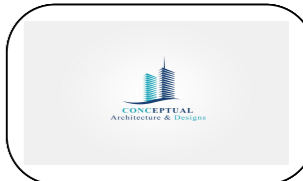
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Date: MAY 2023
Scale: AS SHOWN
Sheet SCD 0.2
Number
Project number:

TYPE	PROFILE	FINISH	DESCRIPTION	MATERIAL	TOTAL
GROUND FLOOR					
1	2'-5" X 3'-11"	ESP/PNT	W1	AL	70
2	4'-11" X 3'-11"	ESP/PNT	W2	AL	14
3	2'-0" X 3'-11"	ESP/PNT	W3	AL	5
SECOND FLOOR					
1	2'-5" X 3'-11"	ESP/PNT	W1	AL	73
2	4'-11" X 3'-11"	ESP/PNT	W2	AL	14
3	2'-0" X 3'-11"	ESP/PNT	W3	AL	3
THIRD FLOOR					
1	2'-5" X 3'-11"	ESP/PNT	W1	AL	70
2	4'-11" X 3'-11"	ESP/PNT	W2	AL	14
3	2'-0" X 3'-11"	ESP/PNT	W3	AL	3

AL □ ALUMINIUM

WINDOW SCHEDULE

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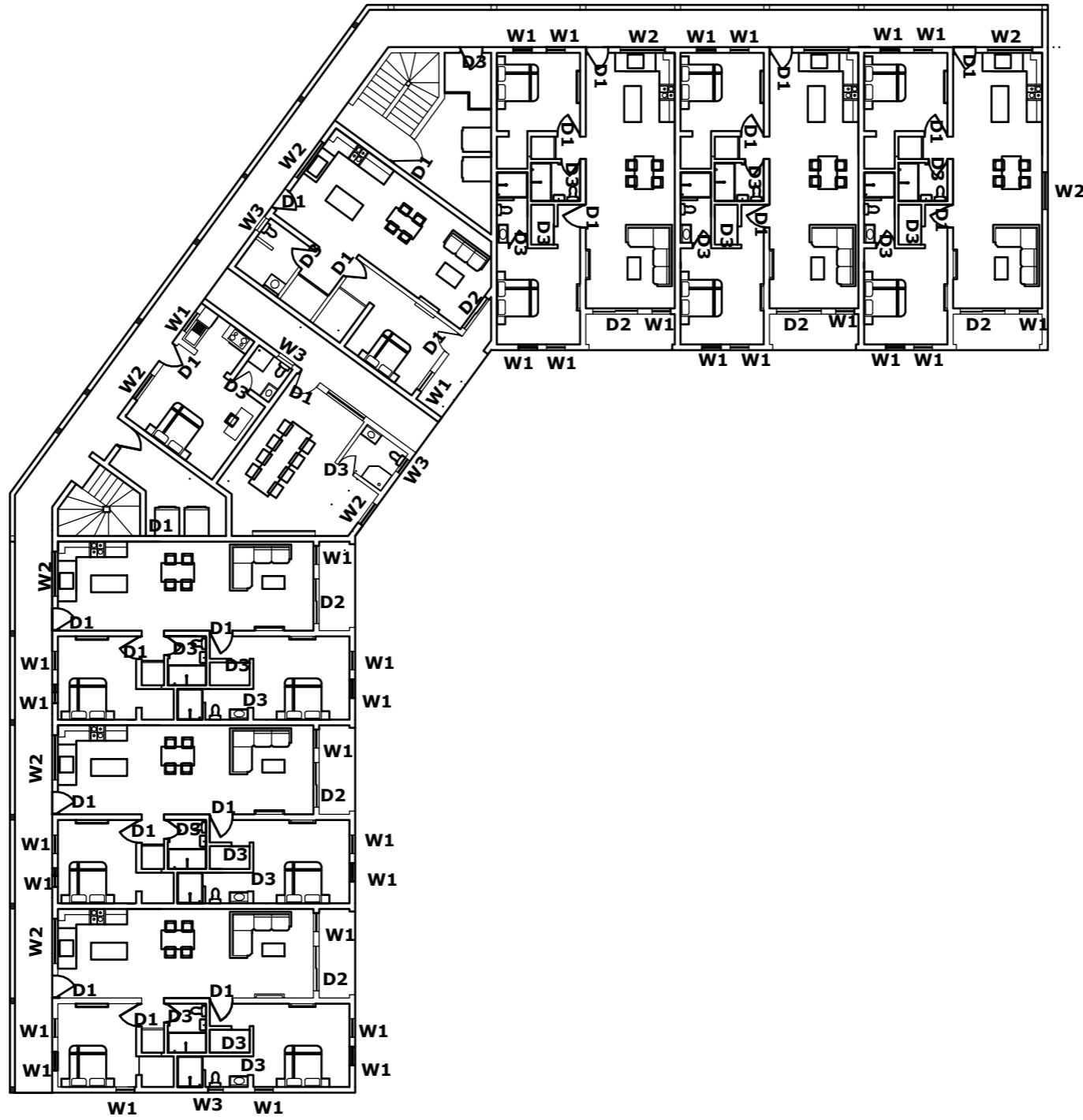
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Scale: AS SHOWN
Sheet SCD 0.1
Number
Project number:

TYPE	PROFILE	FINISH	DESCRIPTION	MATERIAL	TOTAL
GROUND FLOOR					
1	3'-0" X 7'-0"	ESP/PNT	D1	AL	21
2	5'-11" X 7'-0"	ESP/PNT	D2	AL/SLIDING	7
3	2'-5" X 7'-0"	ESP/PNT	D3	WD	19
SECOND FLOOR					
1	3'-0" X 7'-0"	ESP/PNT		AL	21
2	5'-11" X 7'-0"	ESP/PNT	D2	AL/SLIDING	8
3	2'-5" X 7'-0"	ESP/PNT	D3	WD	28
THIRD FLOOR					
1	3'-0" X 7'-0"	ESP/PNT		AL	21
2	5'-11" X 7'-0"	ESP/PNT	D2	AL/SLIDING	8
3	2'-5" X 7'-0"	ESP/PNT	D3	WD	28

AL □ ALUMINIUM
WD □ WOOD

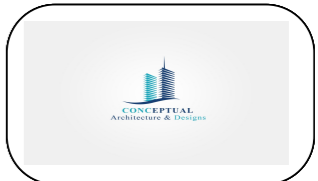
DOOR SCHEDULE

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GROUND FLOOR SCHEDULE

scale 1"=20'



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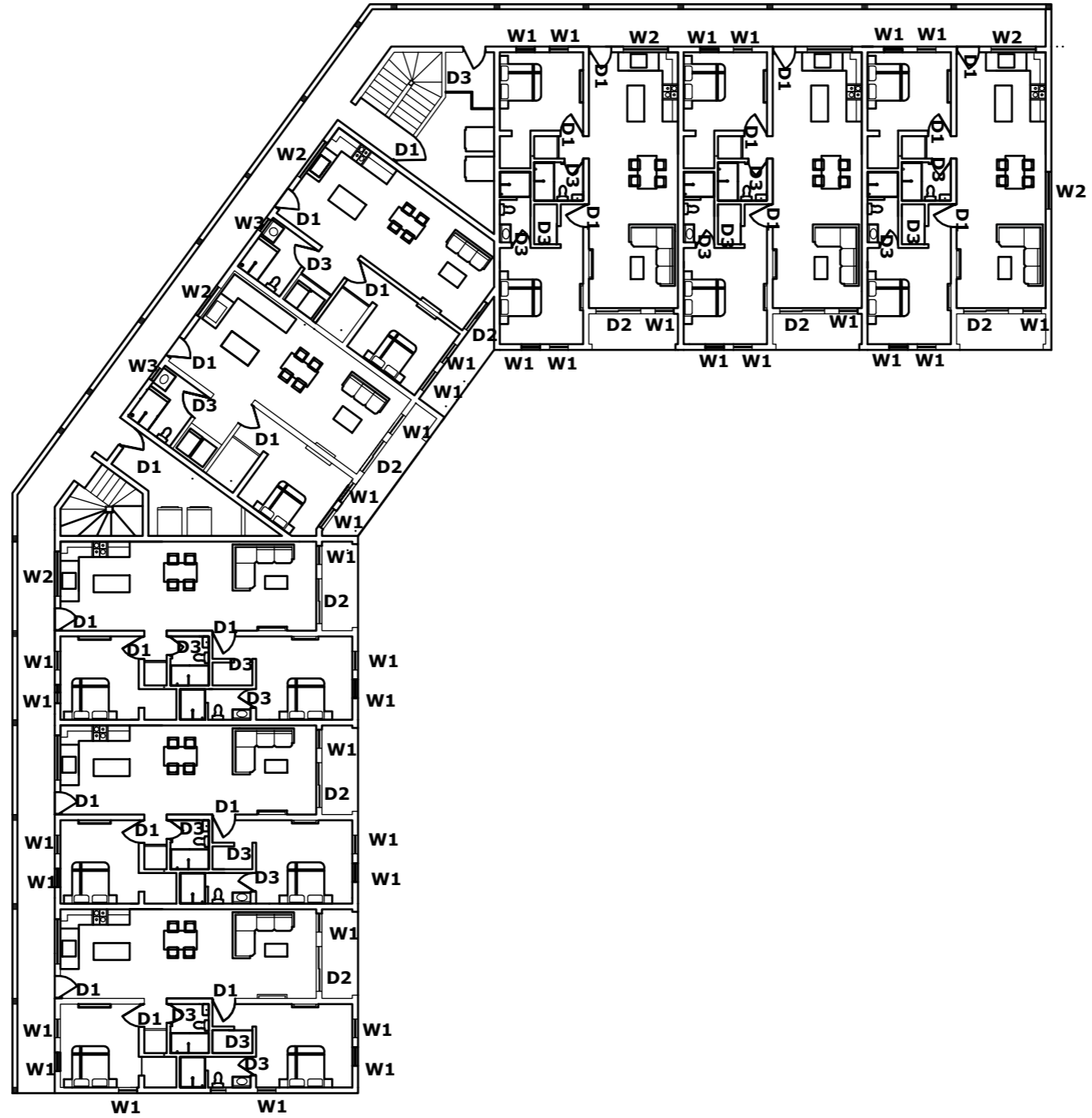
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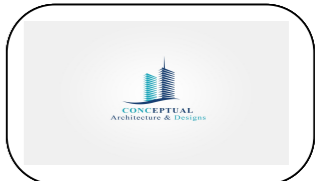
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 Sheet
 Number **SCD1**
 Project number:

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SECOND FLOOR SCHEDULE

scale 1"=20'



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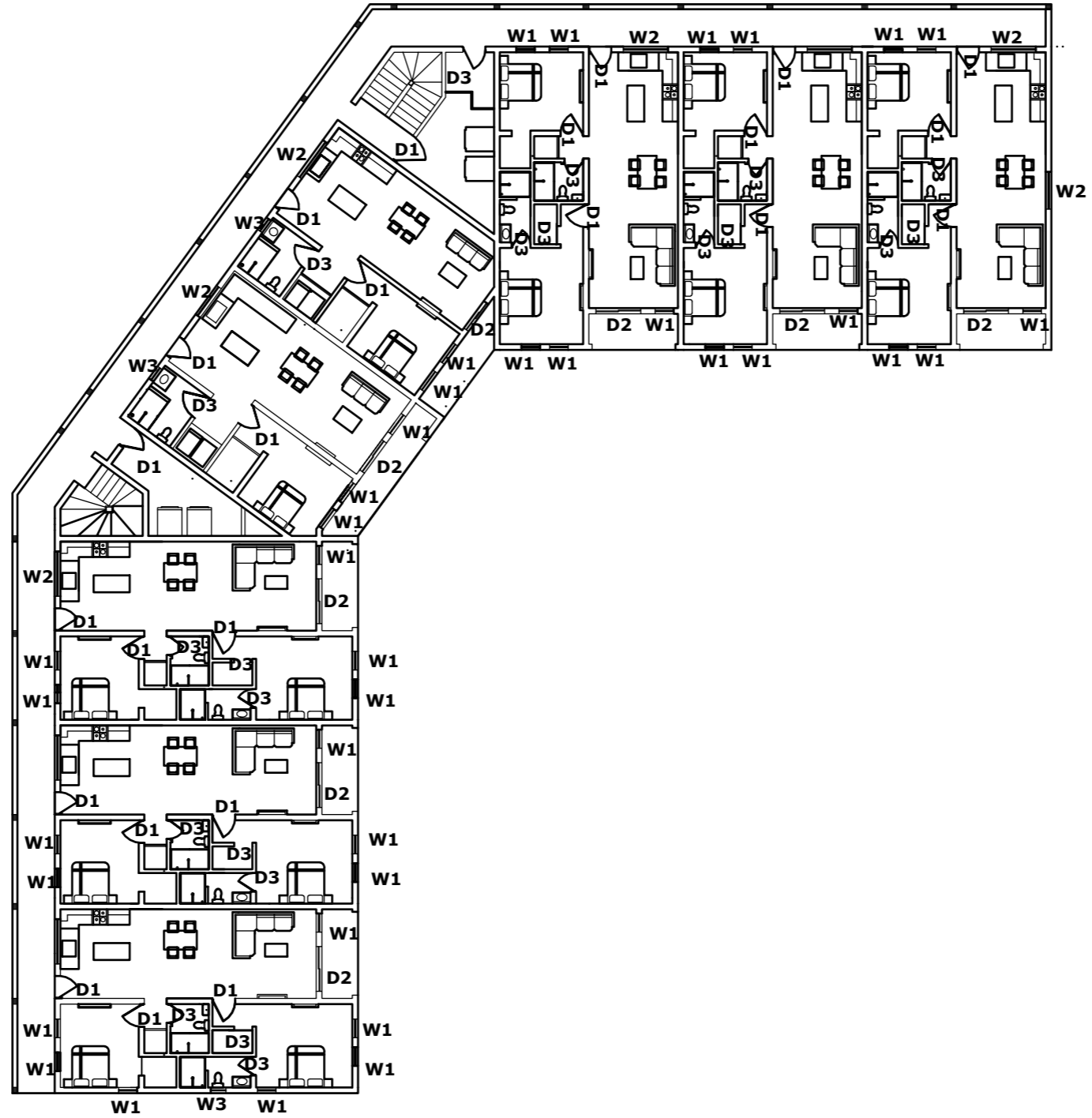
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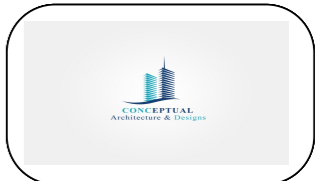
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 Sheet
 Number **SCD2**
 Project number:

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THIRD FLOOR SCHEDULE

scale 1"=20'



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 Number **SCD3**
 Project number:

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