

ALL DIMENSIONS TO BE VERIFIED ON SITE. ANY ERRORS OR INCONSISTENCIES TO BE REPORTED TO CTX IMMEDIATELY.

Do not scale drawings. Any missing or unclear dimensions to be reported to CTX for clarification.

All concrete to be a minimum of 3000 psi at 28 days. Reinforcing is to be galvanised grade 60 ksi steel. Pour slabs, beams and columns in continuous operations.

Lap bars over supports only. Steel to be lapped as follows: T10 20" | T12 24" | T16 32" | Mesh: one square

All foundations shall be on sound bedrock. If unsuitable material is encountered, the engineer must be consulted. All electrical installation shall conform to Article 27 of the BOCA National Building Code.

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-ZONING	RESIDENTIAL 2
-LOT SIZE	34,878 SQ FT
-SITE COVERAGE	
EXISTING -	3,294 SQ FT
PROPOSED -	1,640 SQ FT
TOTAL -	4,934 SQ FT
HARD SURFACING -	5,759 SQ FT
-SITE COVERAGE PERCENTAGE	
EXISTING -	9.4%
PROPOSED -	4.7%
TOTAL -	14.1%
HARD SURFACING -	16.5%
-FLOOR AREA [UNIT 1]	
EXISTING -	2,230 SQ FT
PROPOSED -	2,215 SQ FT
TOTAL -	4,445 SQ FT
-FLOOR AREA [UNIT 2]	
EXISTING -	N/A SQ FT
PROPOSED -	N/A SQ FT
TOTAL -	N/A SQ FT
-TANK CAPACITY	
EXISTING -	28,000 GAL
PROPOSED -	0 GAL
TOTAL -	28,000 GAL
-NUMBER OF CESSPITS	
EXISTING -	2
PROPOSED -	0
TOTAL -	2
-AREA OF ROOF	
EXISTING -	2,800 SQ FT
PROPOSED -	1,394 SQ FT
TOTAL -	4,194 SQ FT

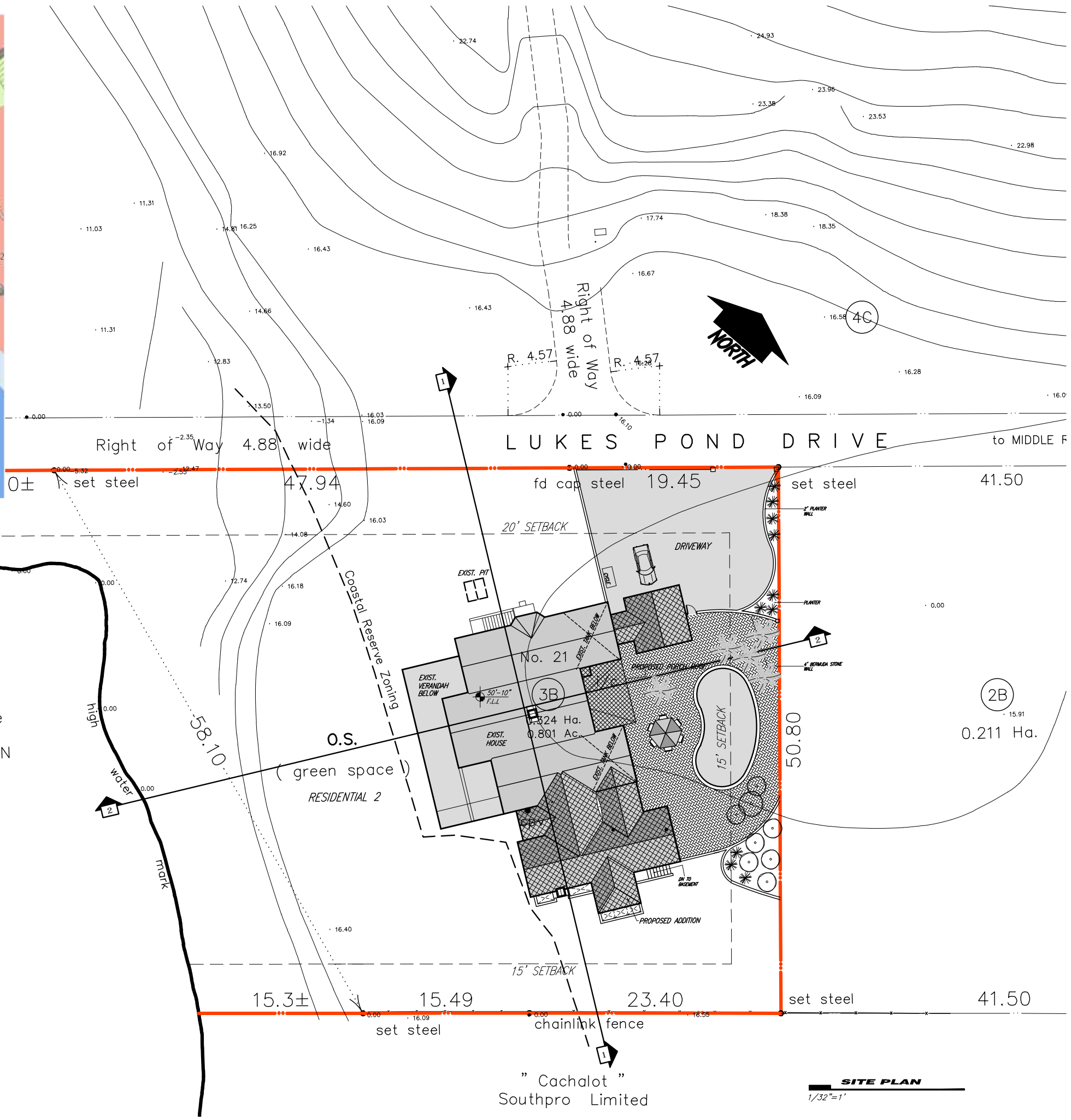
SITE PLAN HAS BEEN PREPARED FROM BCEC DWG SV 14883/1/5. ALL DIMENSIONS TO BE VERIFIED ON SITE

LOT B #21 LUKES POND DRIVE SOUTHAMPTON PARISH, BERMUDA

REF: sDs 01952
DATE: JULY 2011
SCALE: AS NOTED



LOCATION PLAN
NTS



SITE PLAN
1/32"=1'



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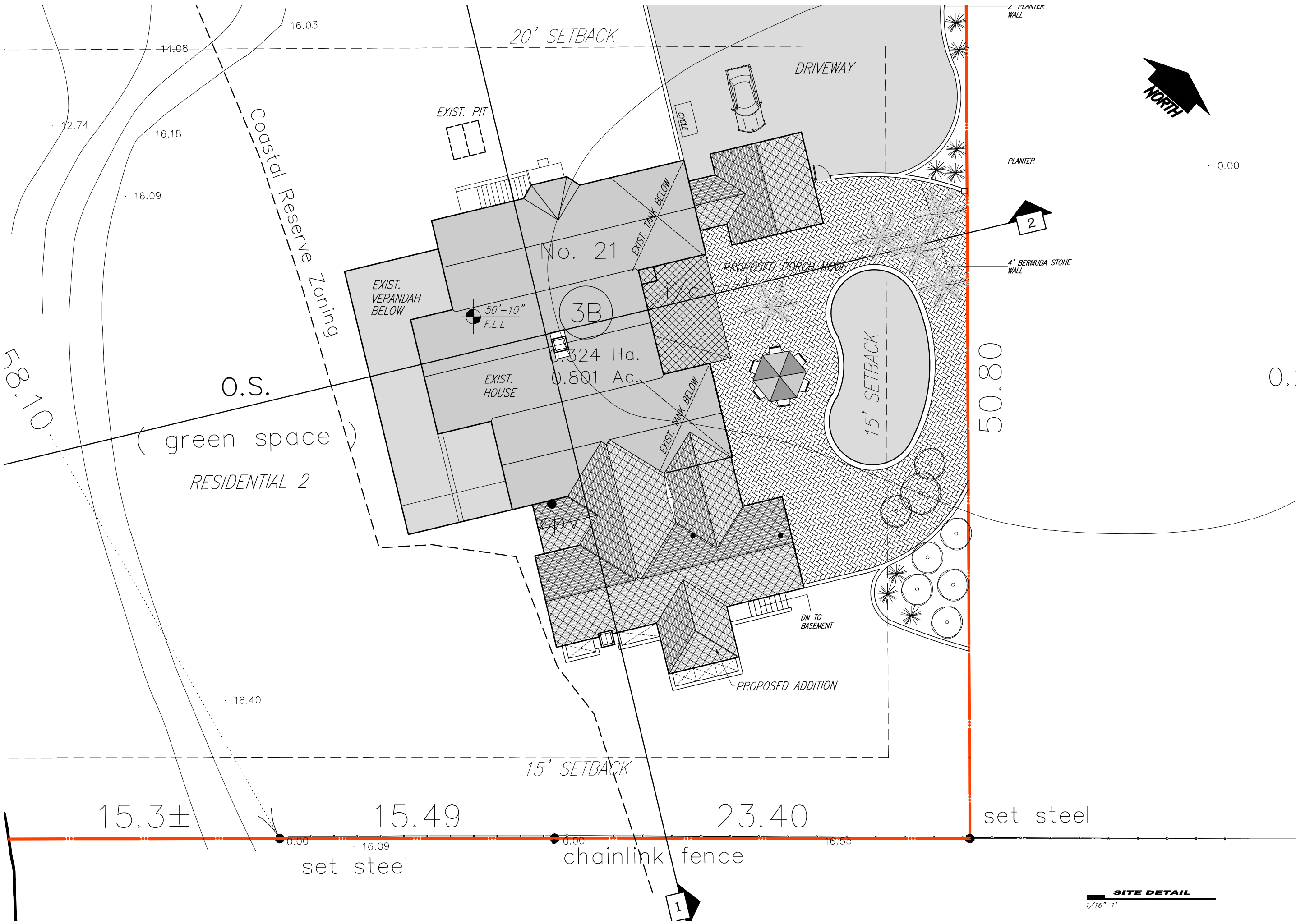
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LOT B
#21 LUKES POND
DRIVE
SOUTHAMPTON
PARISH, BERMUDA

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A/1a

SITE DETAIL
1/16"=1'

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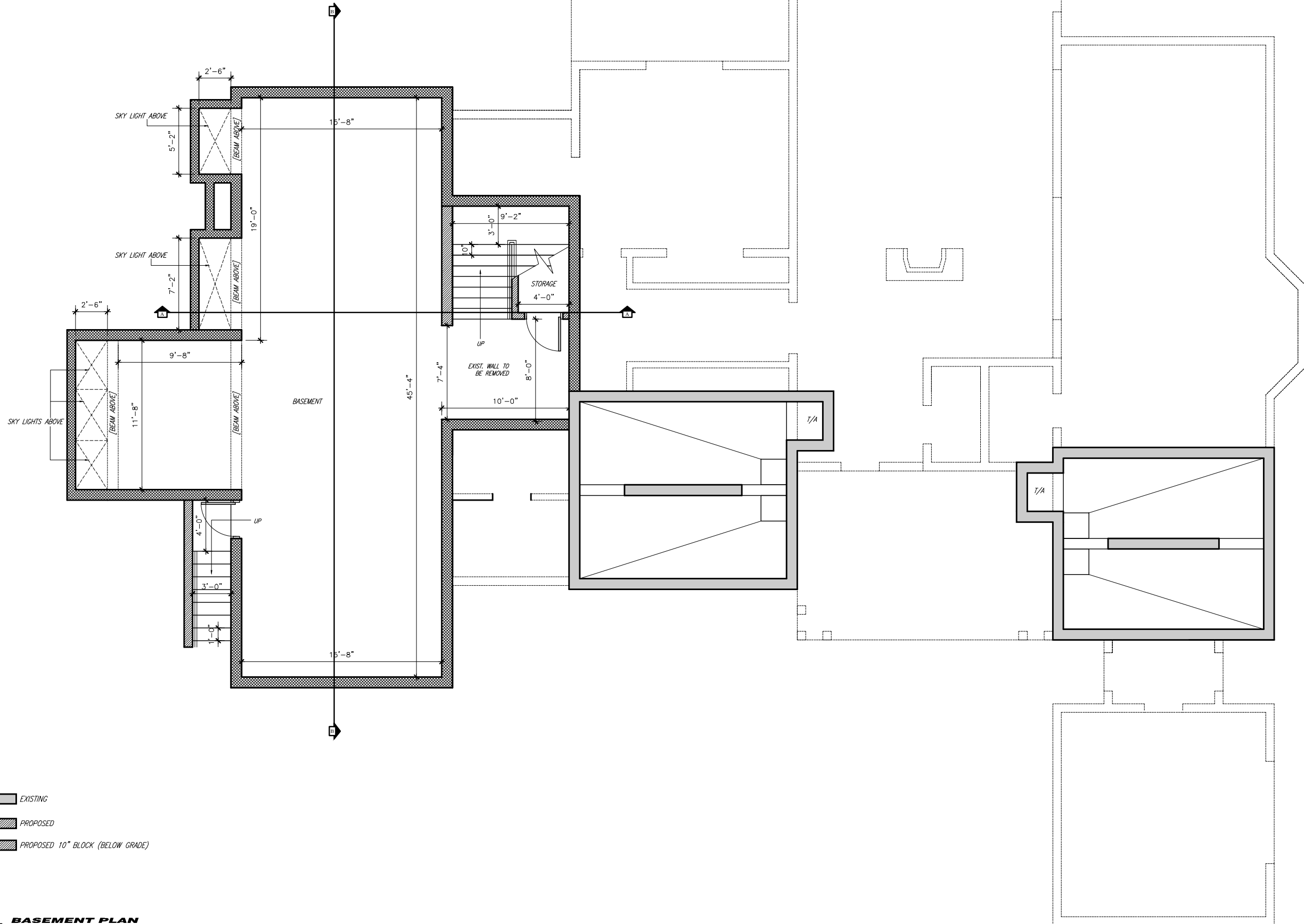
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- EXISTING
- PROPOSED
- PROPOSED 10" BLOCK (BELOW GRADE)

BASEMENT PLAN
1/8"=1'

**LOT B
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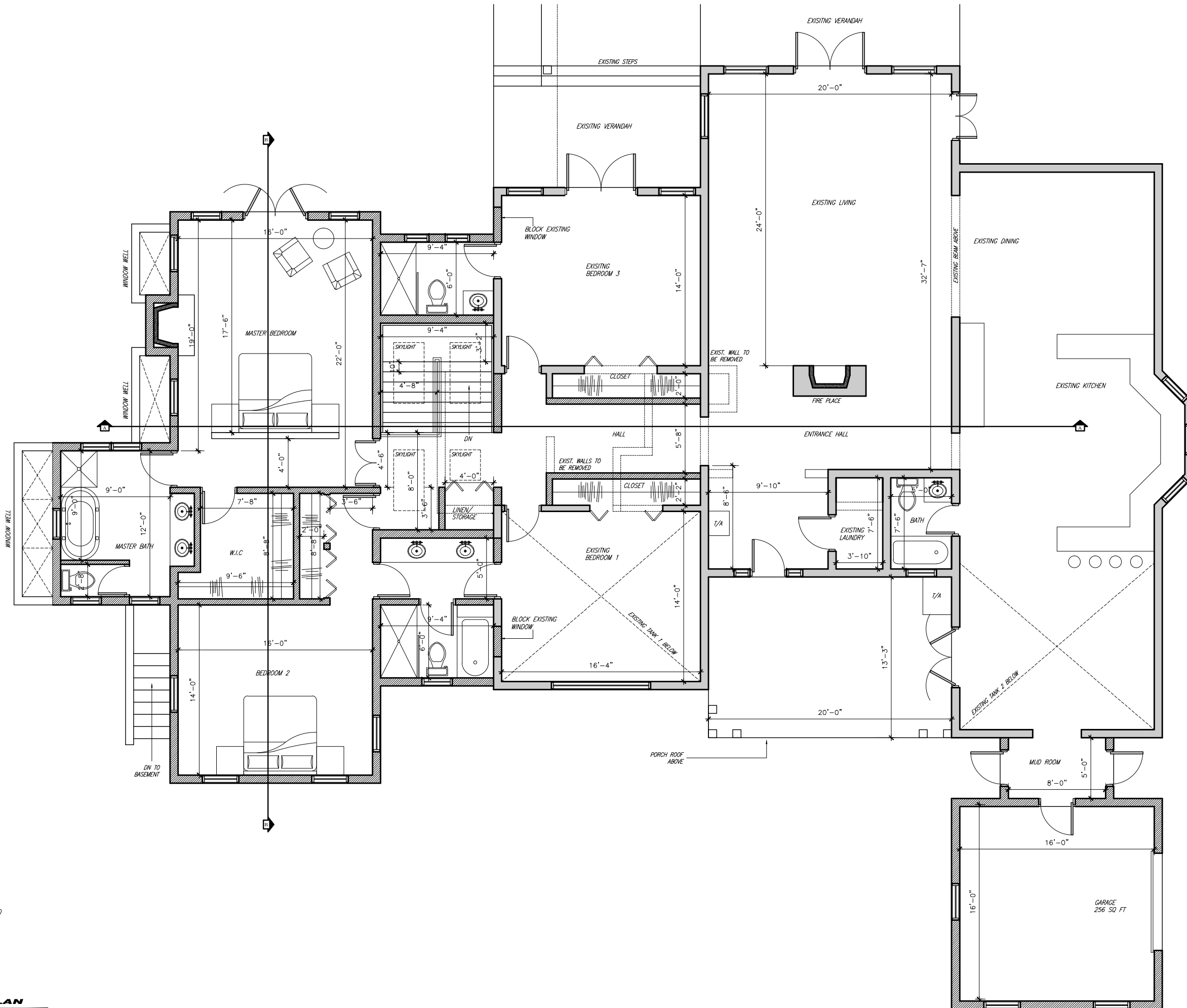
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EXISTING
PROPOSED

FLOOR PLAN

1/8"=1'

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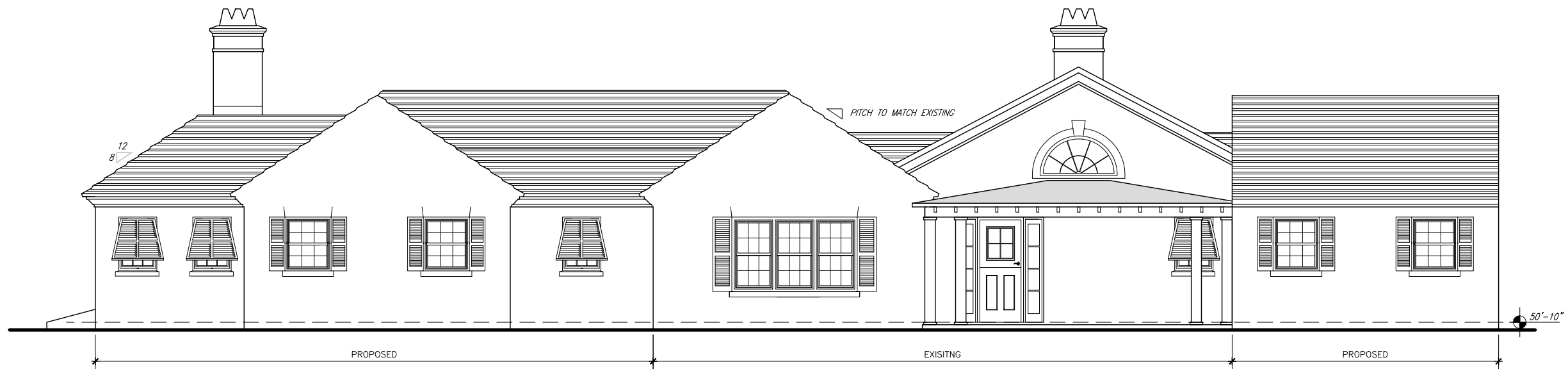
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WEST ELEVATION
1/8"=1'



EAST ELEVATION
1/8"=1'



SOUTH ELEVATION
1/8"=1'

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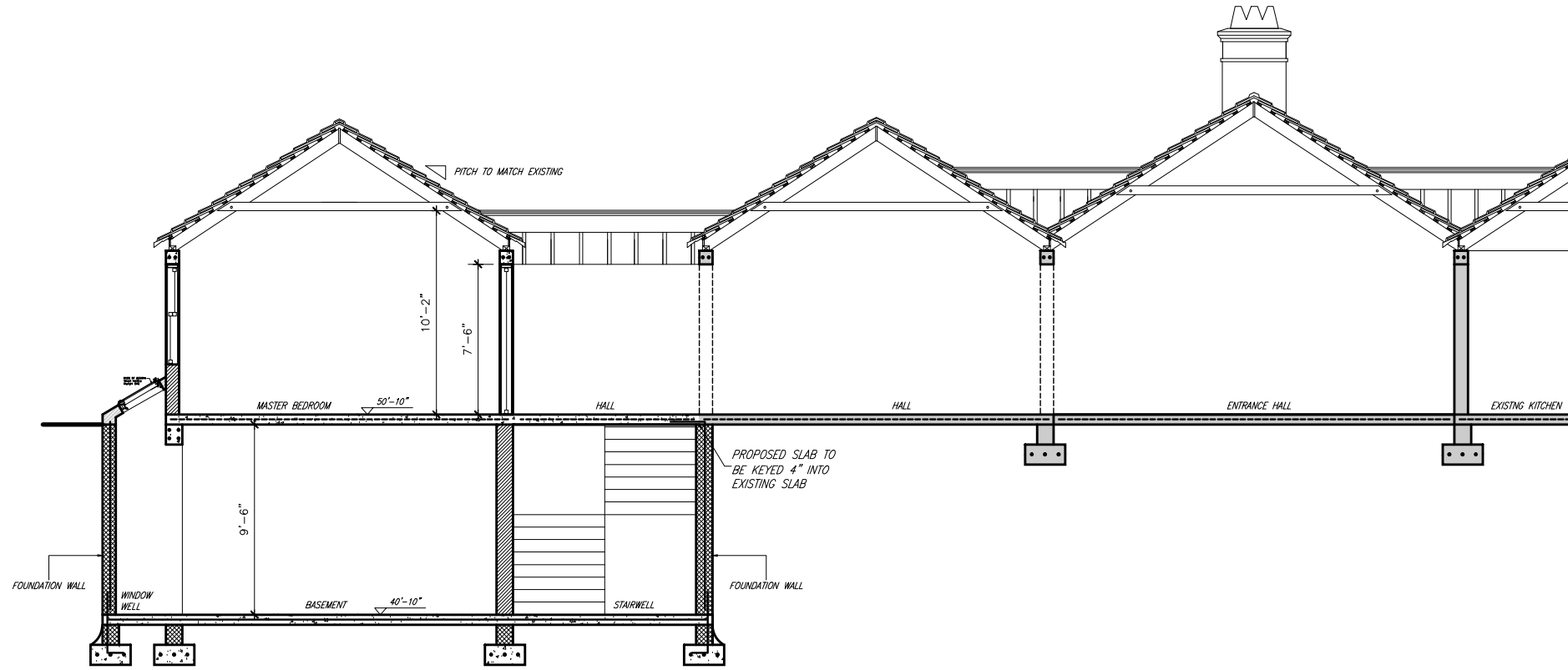
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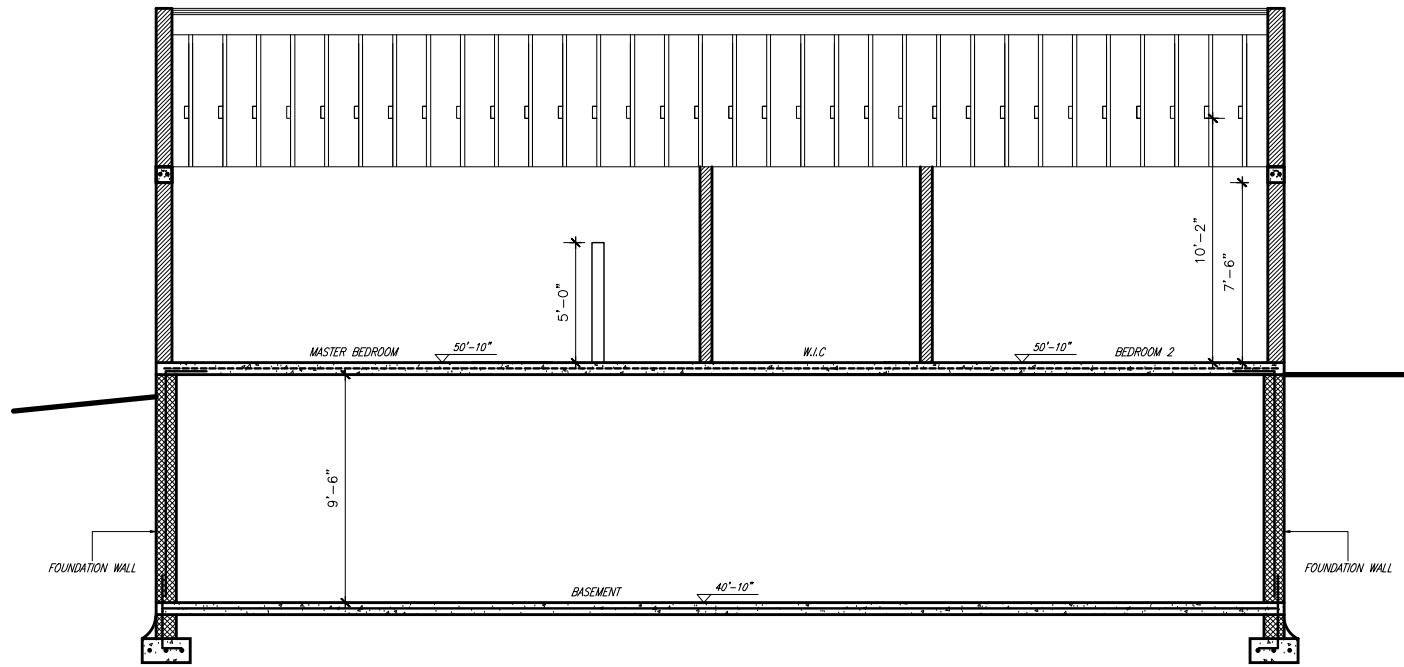
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SECTION A
1/8"=1'



SECTION B
1/8"=1'

**LOT B
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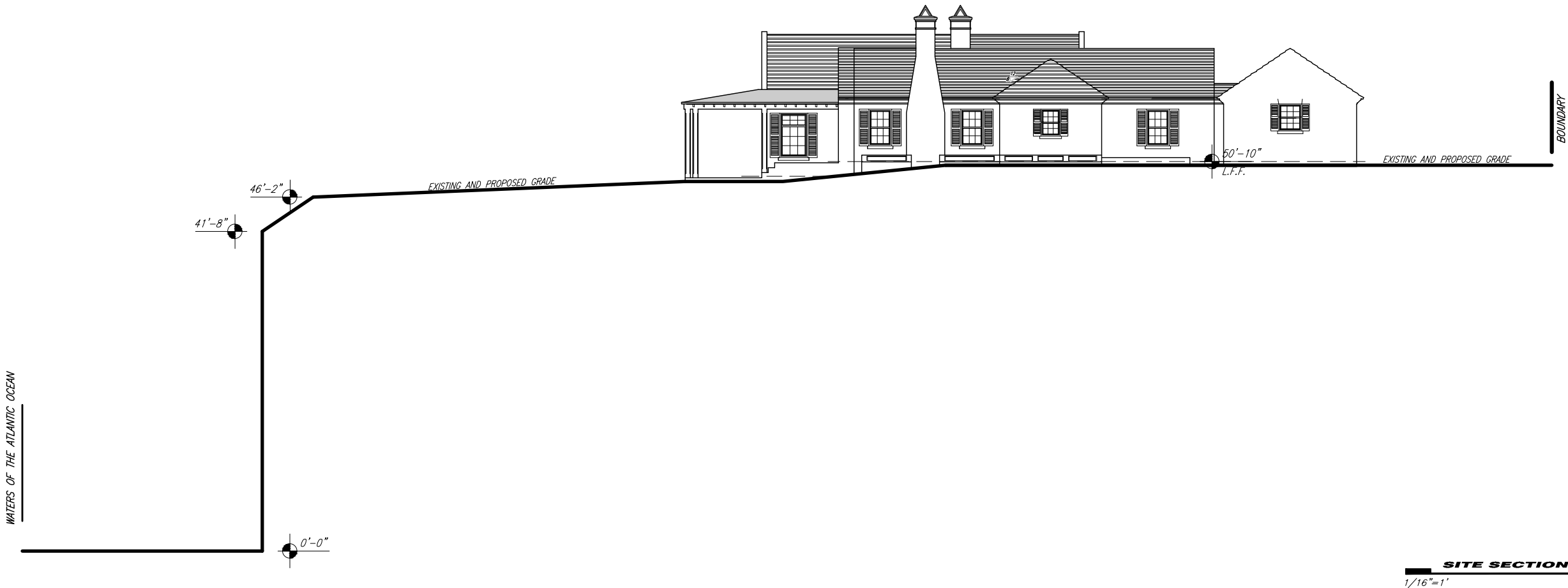
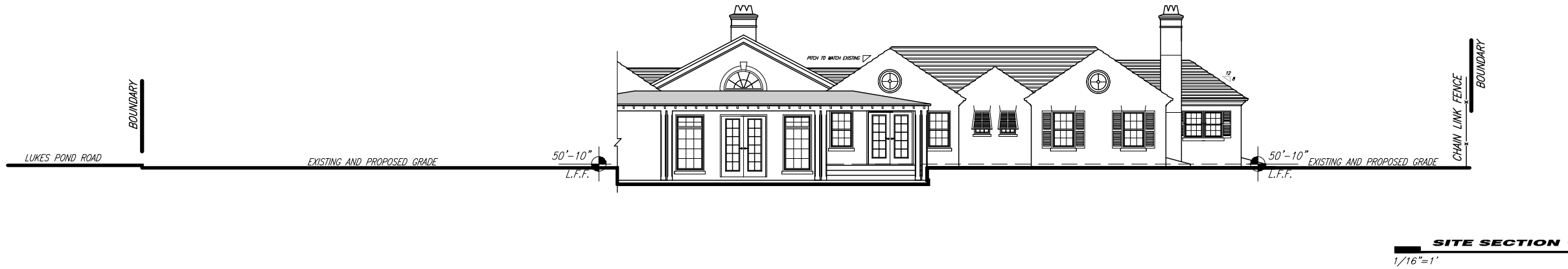
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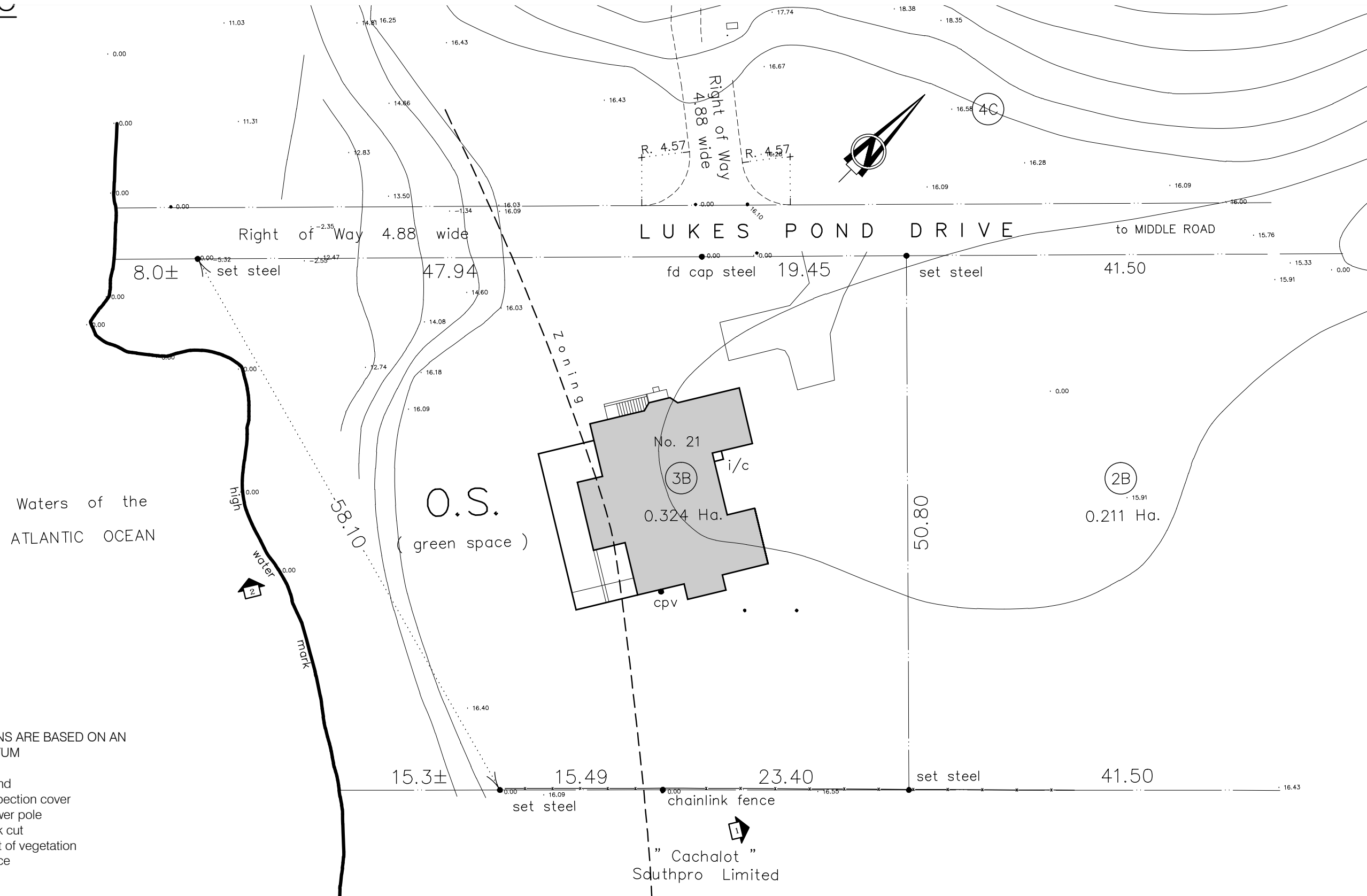
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METRIC



NOTES:
ALL ELEVATIONS ARE BASED ON AN ASSUMED DATUM

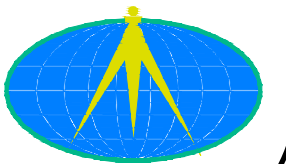
- fd. found
- i/c inspection cover
- pp power pole
- rock cut
- limit of vegetation
- fence

TOPOGRAPHICAL PLAN OF SURVEY

LOT 3B, 21 LUKES POND DRIVE, SOUTHAMPTON PARISH, BERMUDA

SCALE :- 1/32"=1'
DRAWN BY : ATS

DRAWING No. SV 14883 / 1 / 5
DATE: April 19, 2011



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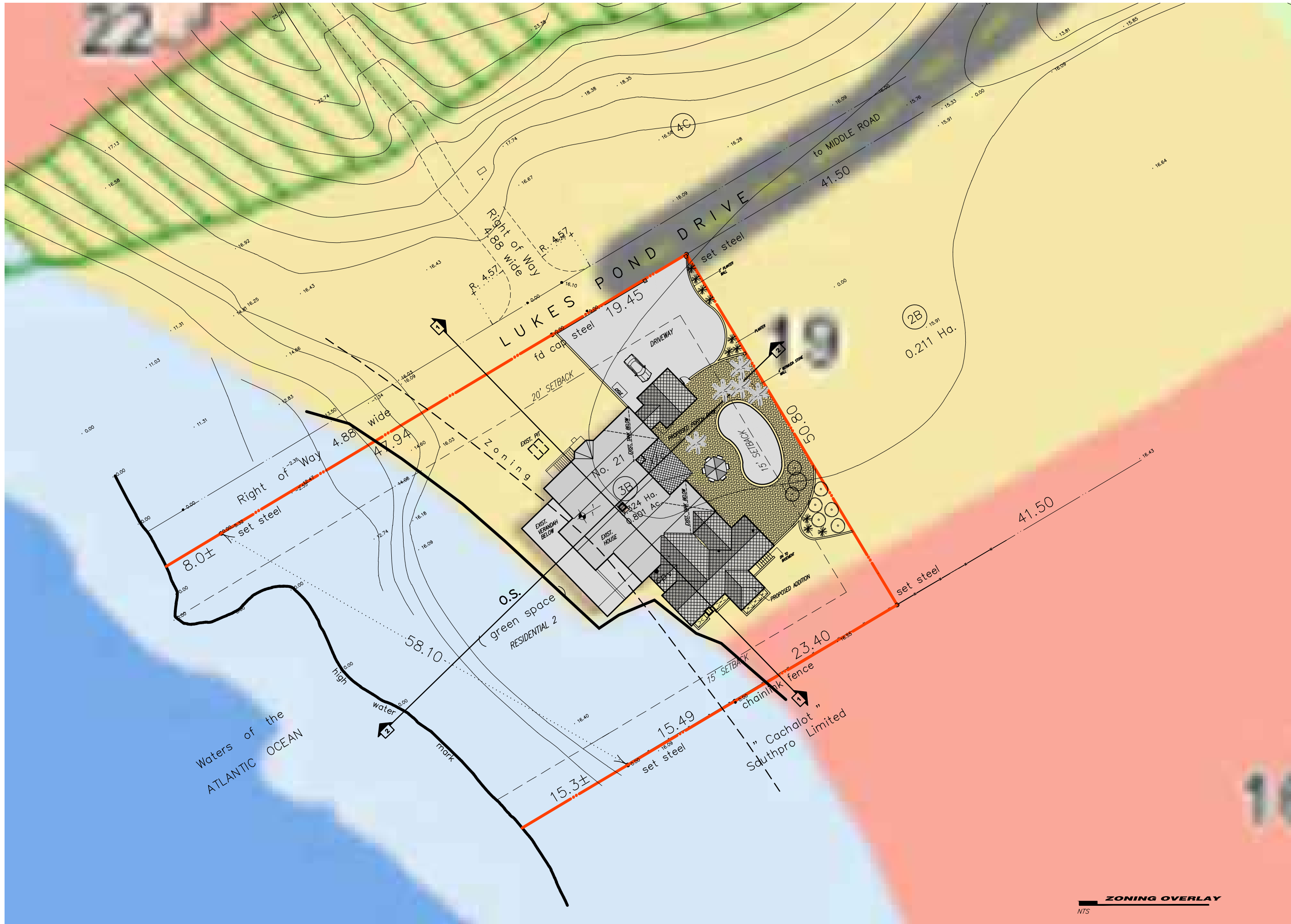
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ZONING OVERLAY
 NTS