



**TROPICAL
ARCHITECTURAL
GROUP LTD.**

#1 BERTHAZE COURT
GODFREY NIXON WAY
P.O. Box 12218 KY1-1010
GRAND CAYMAN
CAYMAN ISLANDS
TEL: (345) 947-5849
E-MAIL: INFO@TAG.KY
WEB: HTTP://WWW.TAG.KY

General Notes

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II. Drawings, specifications and other documents prepared by Tropical Architectural Group are instruments used solely with respect to this project, and the Architect shall retain all common law, statutory and other reserved rights including copyright. The owner shall be permitted to retain copies of the Architect's drawings, specifications and other documents for information and reference in connection with Owner's use and occupancy of project. The Architect's documents shall not be used by anyone for other projects, changes to this project, or for completion of this project by others except by explicit agreement of the Architect. Upon any unauthorized use, reuse or modification to Architect's documents, the Owner agrees to indemnify, defend and hold the Architect harmless from and against claims, suits, demands, losses and expenses resulting from such unauthorized use.
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Project Name:
**Proposed La Paidion
2-Storey "6 Units"
Apartment**

Client Name:
Winsome Prendergast

Block/Parcel:	Location:
9A11	West Bay
Drawn by:	Date of Issue:
KMA	7/17/2019

Drawing Title:
Site Plan

I HEREBY CERTIFY THAT ALL DIMENSIONS
SHOWN ON THIS DRAWING ARE CORRECT

SIGNED:

Approval Stamps:

Drawing No:

C-101

SUBMISSION SET

PROJECT CLASSIFICATION
Type of Project: New Construction
Land Zoning: Low Density Residential

SITE DATA & DENSITY
Area of Site: 54,450 sq ft / 43,560 == 1.25 acres
Apartments Allowed @ 15 / acre: 15 x 1.25 = 18 Apartments
No. of Apartments Proposed: 12 Apartments
Bedrooms (APT) allowed @ 24 / acre: 24 x 1.25 = 30 Bedrooms
No. of Bedrooms (APT) Proposed: 16 Bedrooms
Townhouses Allowed @ 15 / acre: 15 x 1.25 = 18.75 Townhouses
No. of Townhouses Proposed: 8 Townhouses
Bedrooms (TH) allowed @ 24 / acre: 24 x 1.25 = 30 Bedrooms
No. of Bedrooms (TH) Proposed: 24 Bedrooms

Site Coverage Allowed @ 54,450 x .30 = 16,335 sq ft
Total Building Footprint == xxx sq ft
Apartments (Building 1 & 2) 2 x 3,136 sq ft == 6,272 sq ft
Townhouses (Building 3 & 4) 2 x 2,830 sq ft == 5,660 sq ft
Clubhouse & Gym == 1,396 sq ft
Site Coverage: 34,328 sq ft / 54,450 sq ft == 26.84%

BUILDING AREAS
Proposed Apartment Building 1 (Units #1-6) == 6,019 sq ft
Ground Floor @ 3,136 sq ft
Second Floor @ 2,883 sq ft
Proposed Apartment Building 2 (Units #7-12) == 6,019 sq ft
Ground Floor @ 3,136 sq ft
Second Floor @ 2,883 sq ft
Proposed Townhouse Building 3 (Units #13-16) == 8,175 sq ft
Ground Floor @ 2,830 sq ft
Second Floor @ 2,753 sq ft
Third Floor @ 2,592 sq ft
Proposed Townhouse Building 4 (Units #17-20) == 8,175 sq ft
Ground Floor @ 2,830 sq ft
Second Floor @ 2,753 sq ft
Third Floor @ 2,592 sq ft
Proposed Clubhouse & Gym == 1,641 sq ft
Ground Floor @ 1,304 sq ft
(Trellis included @ 306 sq ft)
Second Floor @ 337 sq ft
(Trellis included @ 337 sq ft)

Total Project Floor Area: 30,029 sq ft

BUILDING HEIGHTS (FGL TO APEX)
Proposed Apartments (Building 1 & 2) Bldg Height: 23'-8"
Proposed Townhouses (Building 3 & 4) Bldg Height: 32'-8"
Proposed Gym & Cabana Bldg Height: 19'-6"

PARKING REQUIREMENTS
Parking and driveway area: 17,886 sq ft
Parking reqd. @ 1.5 space per APT/TH: 12 APT x 1.5 == 18 spaces
Parking reqd. @ 1.5 space per APT/TH: 8 TH x 1.5 == 12 spaces
Parking reqd. @ 1,304/300 sq ft per Gym/Clubhouse == 4.35 spaces
Regular Parking proposed: 35 spaces
Handicapped Parking: 2 spaces

DRAINAGE AND SEWAGE DISPOSAL
Catch Basin & Disposal Wells
Waste Water Treatment Plant



1

Site Plan

SCALE: 1" = 20'

0 10' 20' 40'



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Project Name:
**Proposed La Paidion
2-Storey "6 units"
Apartment
Building #2**

Client Name:
Winsome Prendergast

Block/Parcel: **9A11** Location: **West Bay**

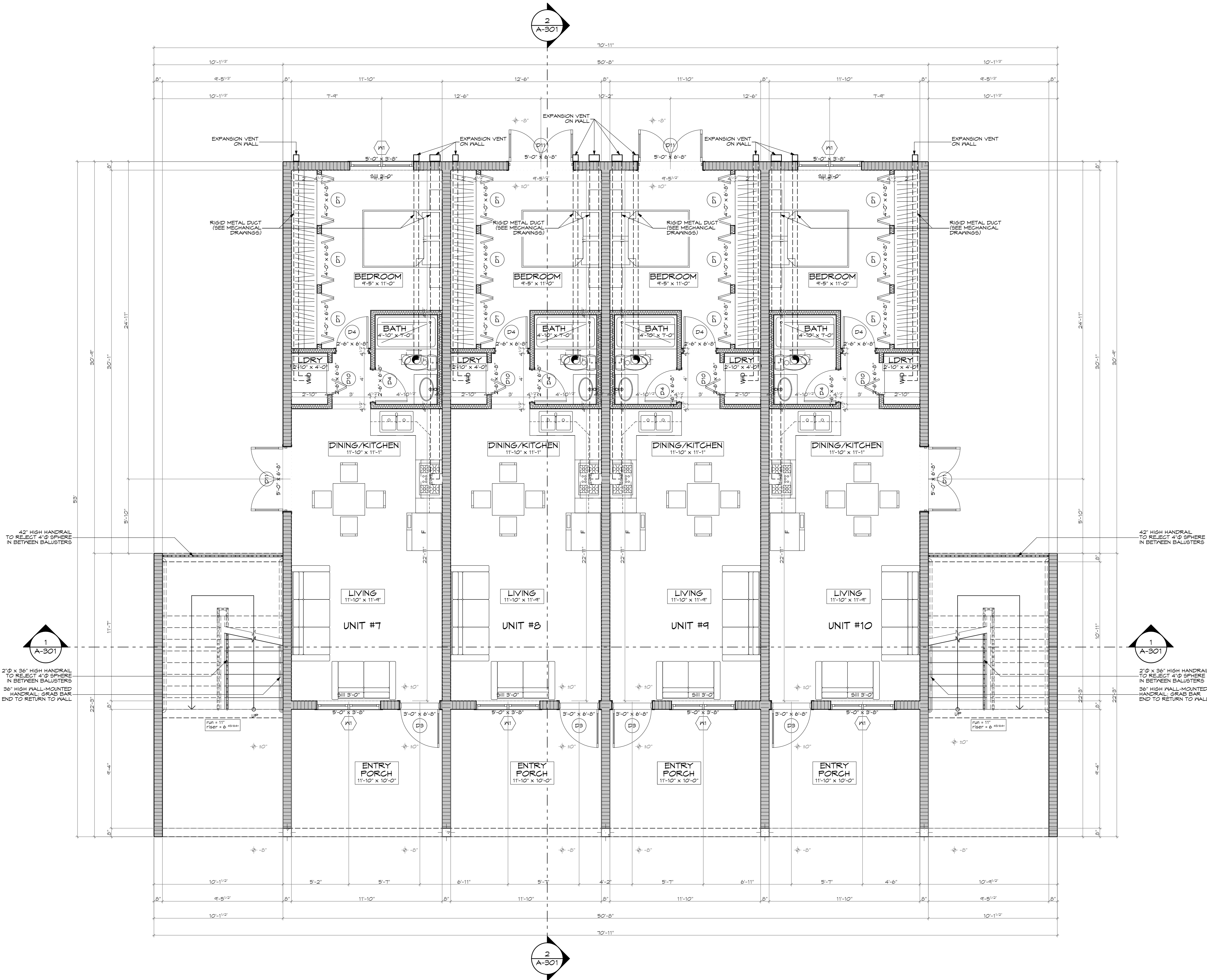
Drawn by: **KMA** Date of Issue: **7/17/2019**

Drawing Title:
Ground Floor Plan

I HEREBY CERTIFY THAT ALL DIMENSIONS
SHOWN ON THIS DRAWING ARE CORRECT

SIGNED: _____

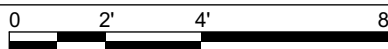
Approval Stamps: _____



WALL LEGEND
8" EXTERIOR CMU WALL 5" REINFORCED CMU BLOCK WALL ALL JOINTS FILLED & GROUTED SAND/CEMENT RENDER BOTH SIDES (SEE STRUCTURAL FOR REINFORCEMENT)
4 1/2" INTERIOR WALL 2" X 4" P.T. LUMBER OR 3 1/2" STEEL STUDS (MIN.) G.A. 2018 18" O.C. BOTH SIDES FINISHED W/ 1/2" GYPSUM BOARD (WATER RESISTANT BC ON BATHROOMS), 5/8" BATT INSULATION IN BET. STUDS

SYMBOL LEGEND
EXHAUST FAN WITH LIGHT
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
SAFETY GLAZING

1 Ground Floor Plan
SCALE: 1/4" = 1'-0"



SUBMISSION SET

Drawing No:

A-101



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**Proposed La Paidion
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Apartment
Building #2**

Client Name:
Winsome Prendergast

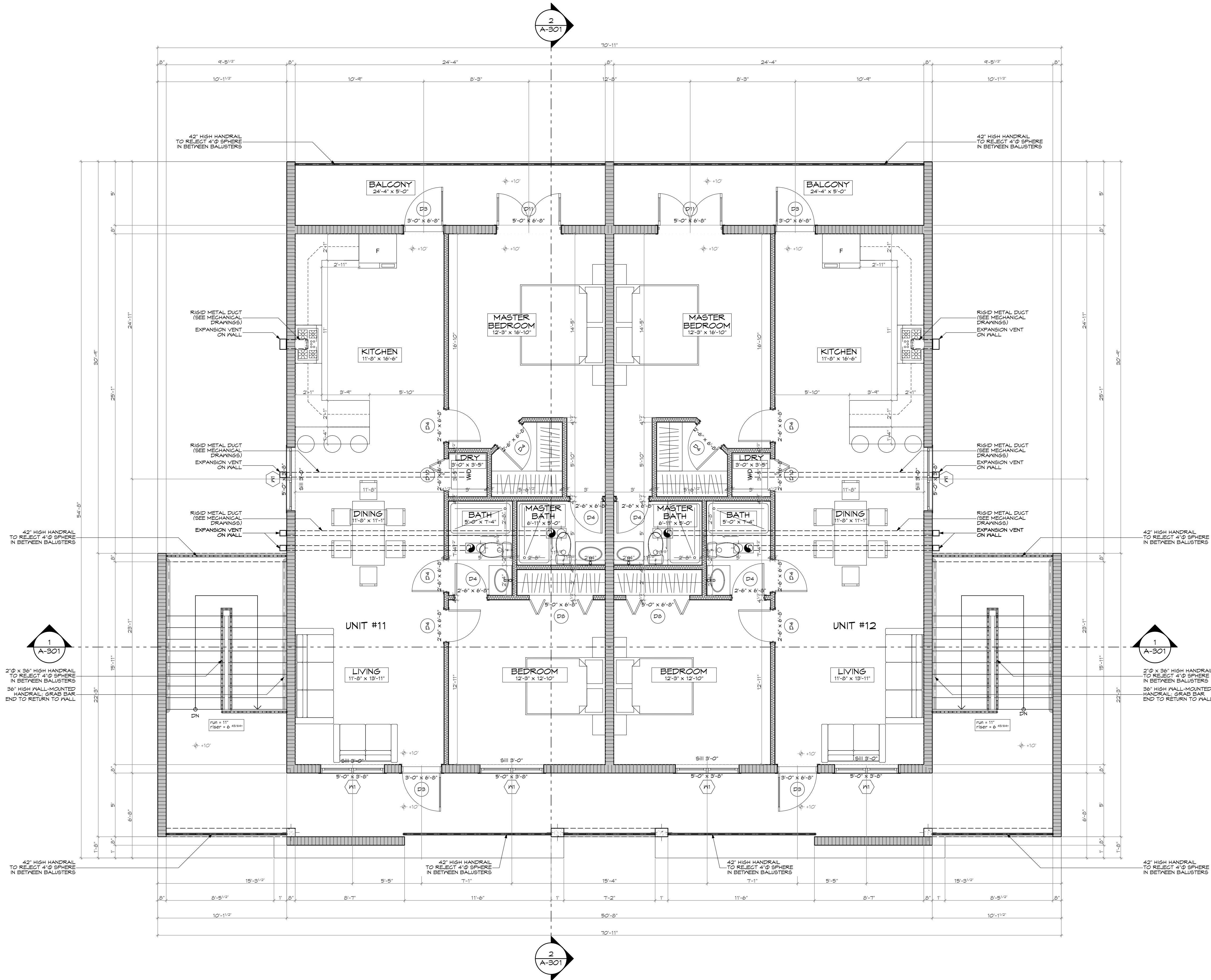
Block/Parcel:	Location:
9A11	West Bay
Drawn by:	Date of Issue:
KMA	7/17/2019

Drawing Title:
Second Floor Plan

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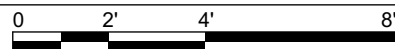
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WALL LEGEND

SYMBOL LEGEND

1 Second Floor Plan
SCALE: 1/4" = 1'-0"



SUBMISSION SET

Drawing No:
A-102



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Proposed La Paidion
2-Storey "6 Units"
Apartment
Building #2

Client Name:

Winsome Prendergast

Block/Parcel:

9A11

Location:

West Bay

Drawn by:

KMA

Date of Issue:

7/17/2019

Drawing Title:

Front & Rear
Elevations

I HEREBY CERTIFY THAT ALL DIMENSIONS
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SIGNED:

[Signature]

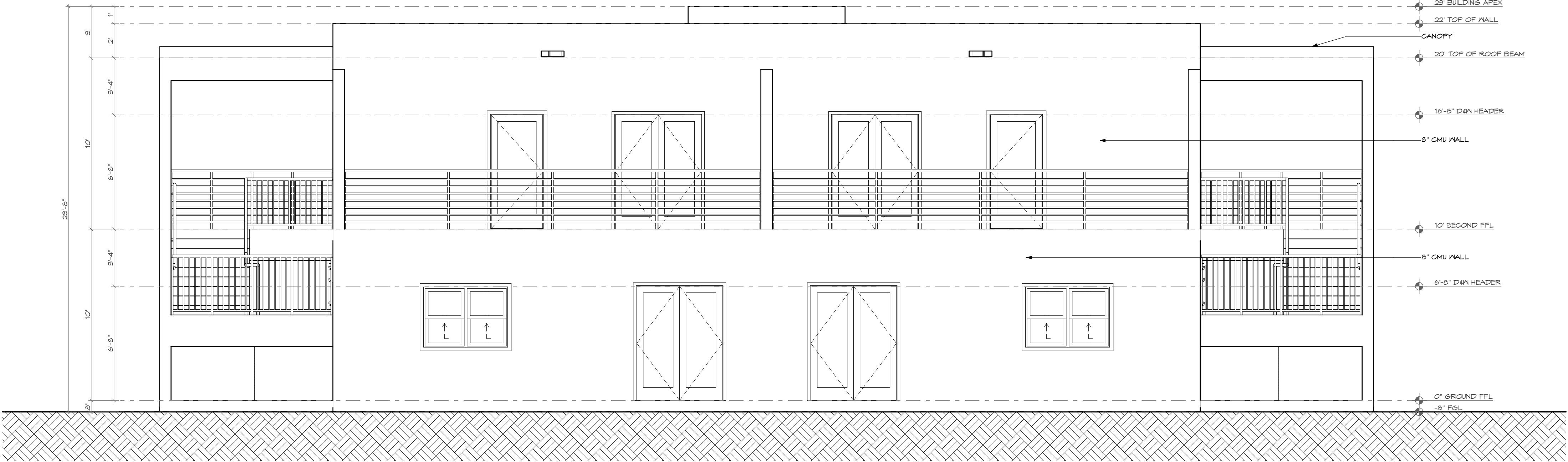
Approval Stamps:



1 Front Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Rear Elevation

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SUBMISSION SET

Drawing No:

A-201

