



-Engineers
-Architects
-Consultants
-Construction Co.

P.O. Box 2224
Road Town, Tortola,
British Virgin Islands. VG 1110
Tel #: 284-441-3354; Fax #: 284-494-2030
Email: KADEngineering@gmail.com

PROJECT:

PROPOSED RESIDENCE FOR MS. MARION BLYDEN

SECTION: S.C.B

LOCALITY: SEA COWS BAY

BLOCK #: 2636B

PARCEL #: 216

LOT AREA: 19,519 SQ.FT.

PROPOSED BUILDING AREA: 1,606 SQ.FT.

PROPOSED FLOOR AREA: 3,000 SQ.FT.

BEDROOMS: 4

BATHROOMS: 4

SITE COVERAGE: 8%

PLOT RATIO: 1:15

CISTERN CAPACITY: 26,540 GALLONS

ESTIMATED COST: \$450,000

ENGINEER: K. WILLIAMS

ARCHITECT: K. ROYER

COVER SHEET

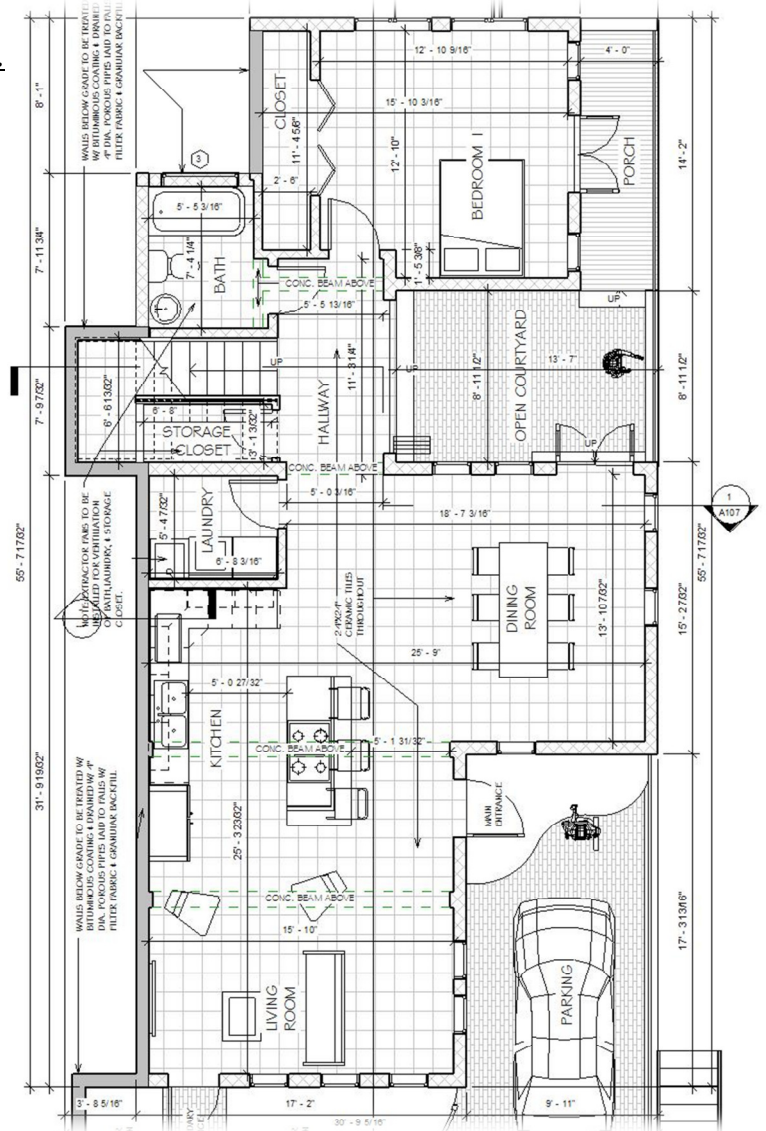


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GROUND FLOOR LAYOUT: 1,228 SQ.FT.

- LIVING ROOM
- KITCHEN
- DINING ROOM
- LAUNDRY ROOM
- STORAGE CLOSET
- HALLWAY
- OPEN COURTYARD
- BATH
- BEDROOM I
- PORCH



GROUND FLOOR PLAN

THIS MODERN HILLSIDE HOME & ITS BEAUTIFUL SOUTH FAÇADE, WITH TALL WINDOWS ALLOW FOR AN UN-OBSTRUCTED VIEW OF PETER ISLAND, NORMAN ISLAND & THE SURROUNDING ISLANDS IN THE SIR FRANCES DRAKE CHANNEL.



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FEATURES:

- **MAIN ENTRANCE:** THE LIVING ROOM & KITCHEN OF THE MAIN DWELLING IS ACCESSED THROUGH THIS ENTRANCE, WITH A SECONDARY ENTRANCE FROM THE PARKING THROUGH THE FLOWER GARDEN.
- **LIVING ROOM:** THIS GENEROUSLY SIZED LIVING ROOM IS OPEN TO THE KITCHEN, DINING, & HALLWAY, ALLOWING FOR EASY COMMUNICATION WHEN ENTERTAINING OR HOSTING GUESTS.
- **KITCHEN:** THIS KITCHEN IS DISTINGUISHED FROM THE DINING AREA BY AN ISLAND WITH A BAR COUNTERTOP & A COOKTOP SURFACE. AN OPEN COURTYARD IS ACCESSED FROM THE DINING ROOM & HALLWAY.
- **MASTER SUITE:** THIS MASTER SUITE OPENS OUT TO A PORCH & FEATURES A WALK-IN CLOSET & A COMFORTABLE MASTER BATH.
- **ADDITIONAL ROOMS:** THE SECOND BEDROOM ON THE 1ST FLOOR LEVEL OPENS OUT TO A PORCH & IS EQUIPED WITH ITS OWN BATH, WHILE THE 3RD BEDROOM ON THE GROUND FLOOR LEVEL OPENS OUT TO A PORCH & SHARES THE 3RD BATH WITH THE REST OF THE LEVEL. THE 4TH BEDROOM ON THE BASEMENT LEVEL IS EQUIPED WITH A KITCHENETTE & A FULL BATH.
- **PARKING:** THIS PARKING ALLOWS FOR THE COMFORTABLE PARKING & EASY TURN AROUND FOR BOTH THE HOME OWNERS & THE TENANTS.

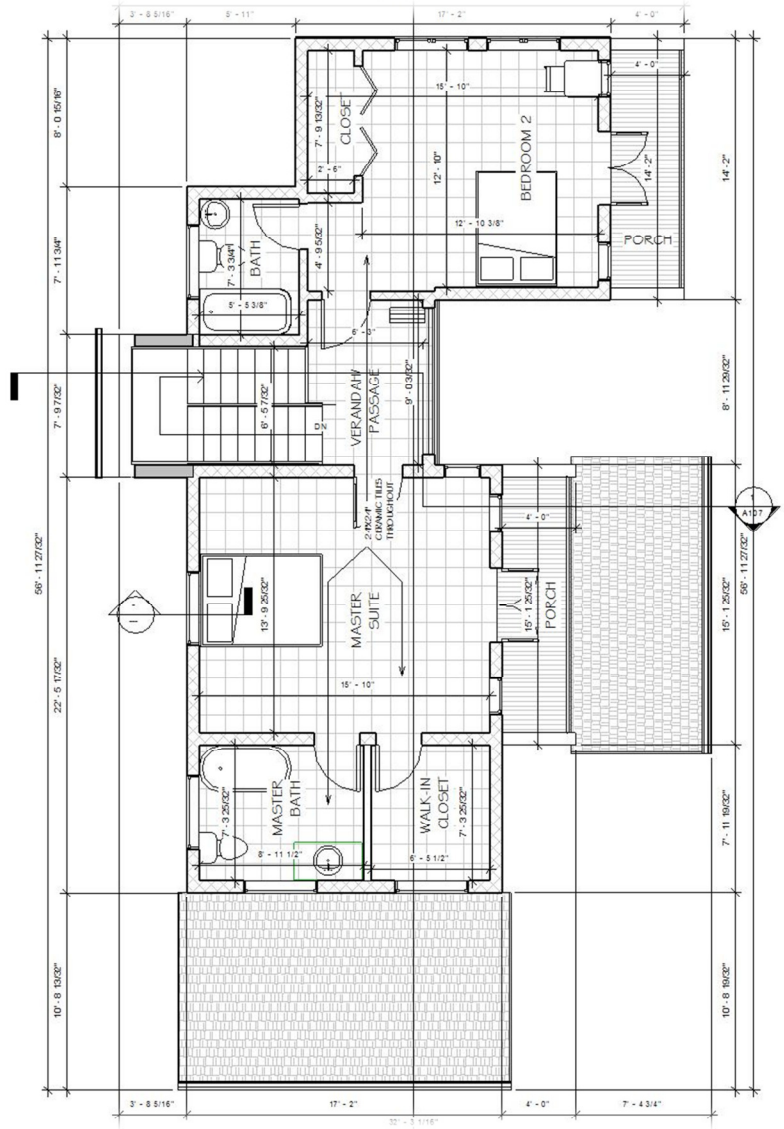


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1ST FLOOR LAYOUT: 795 SQ.FT.

- VE
- RANDAH/PASSAGE
- MASTER SUITE
- PORCH
- MASTER BATH
- WALK-IN CLOSET
- BEDROOM 1
- BATH



1ST FLOOR PLAN

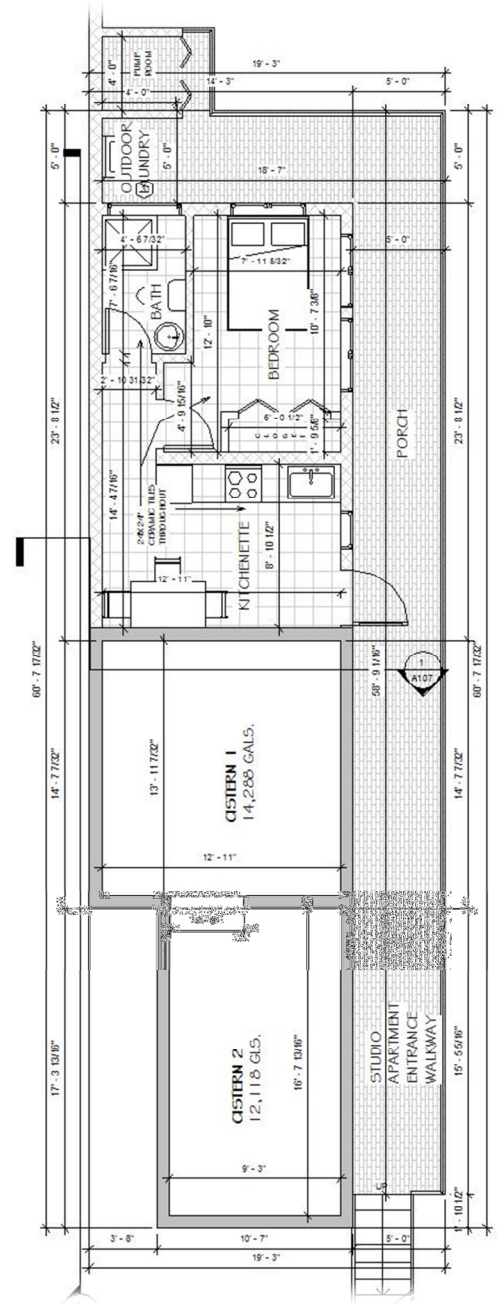


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BASEMENT FLOOR LAYOUT: 1101 SQ.FT.

- CISTERN (26, 540 GALONS)
- ENTRANCE WALKWAY
- KITCHENETTE
- BEDROOM
- BATH
- OUTDOOR LAUNDRY
- PUMP ROOM



BASEMENT LEVEL FLOOR PLAN



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SOUTHERN VIEW OF PROPOSED RESIDENCE





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INTERIOR VIEW OF DINING, KITCHEN & LIVING ROOM

