



PTMCS TOWNHOUSE DEVELOPEMENT

Architectural Assistant - (2017-2018)

FMA Archtects Ltd

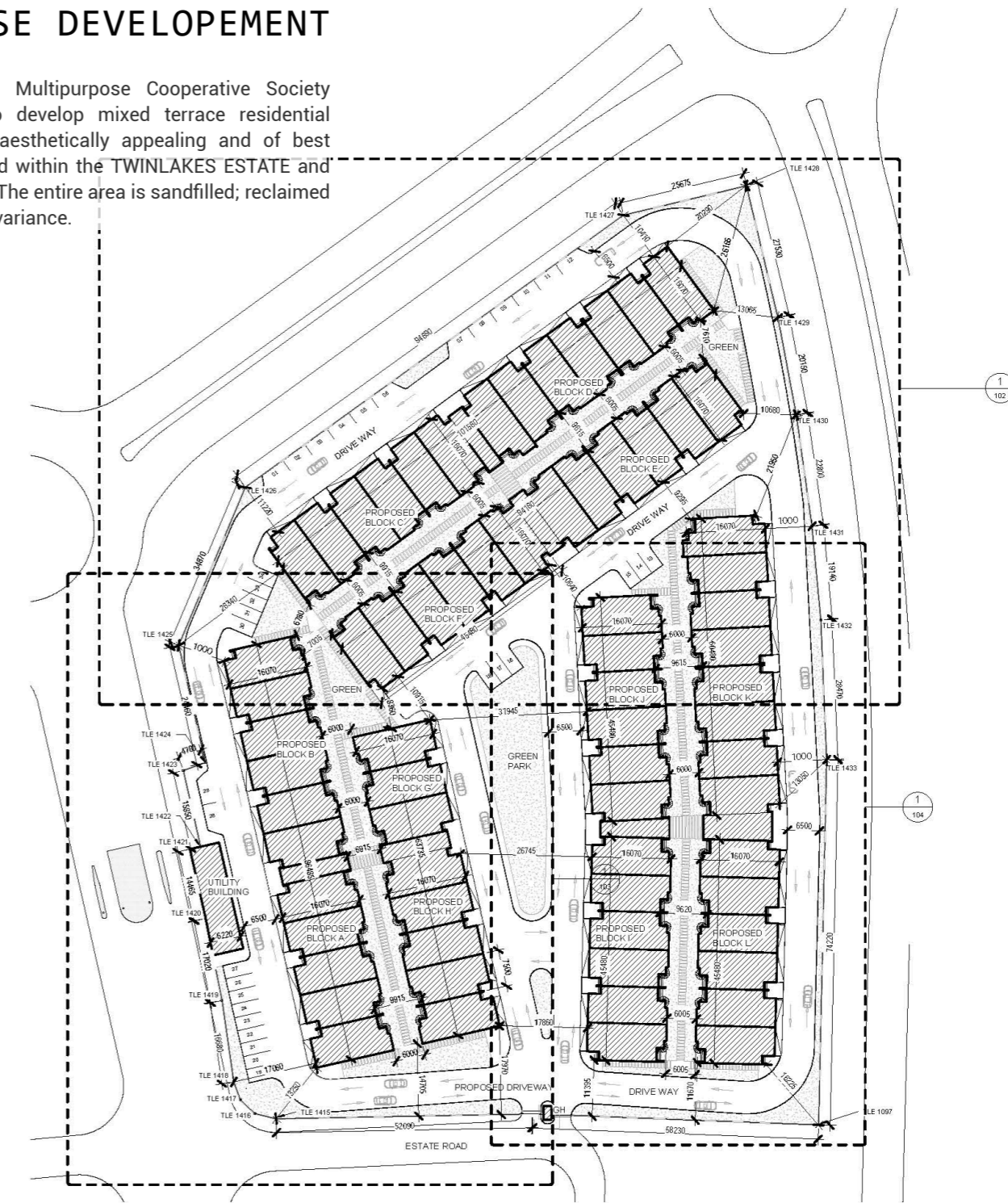
Project Type - Residential Townhouses

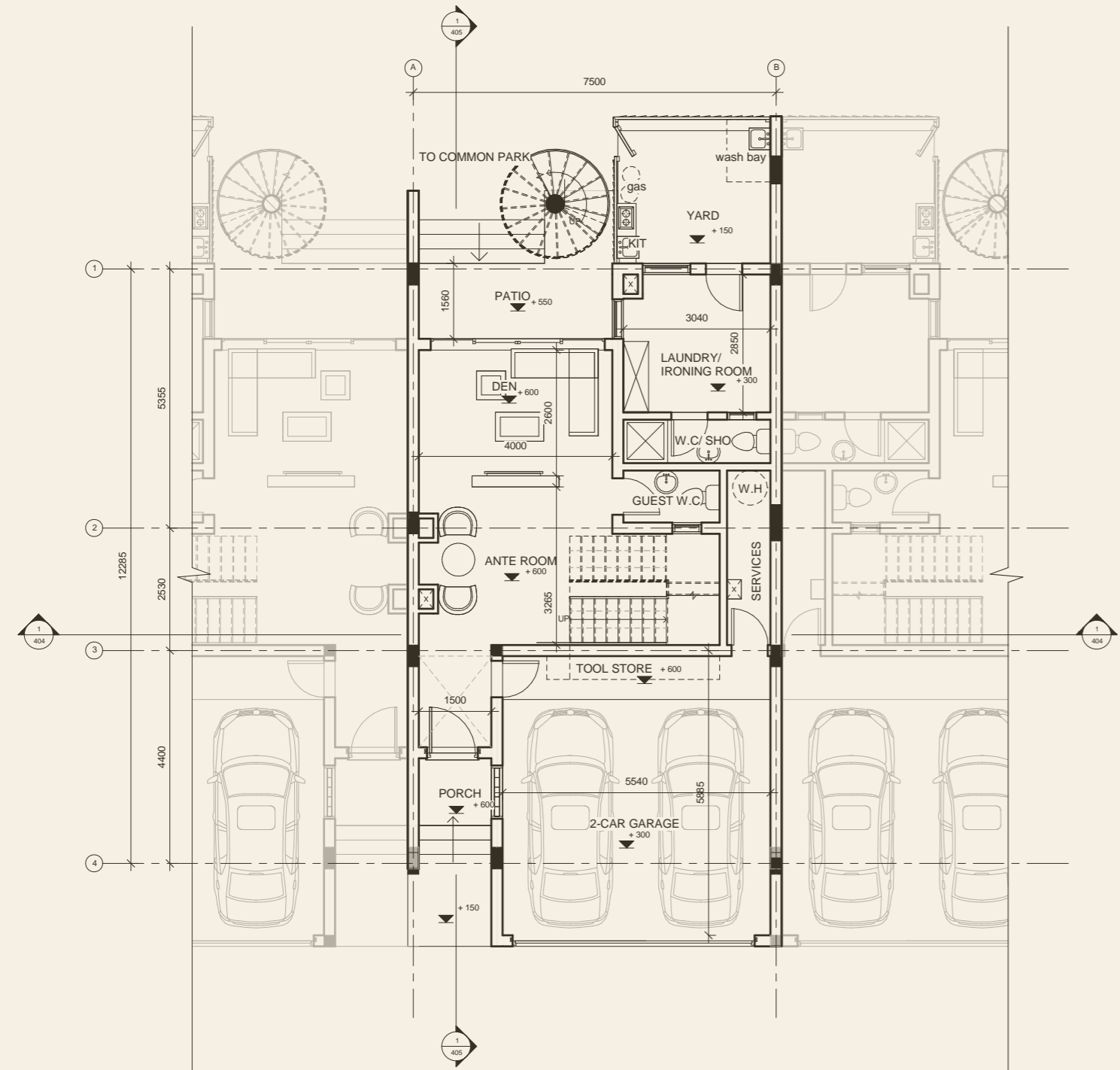
Location - Lekki, Lagos



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The clients; Chevron Employees Multipurpose Cooperative Society (CEMCS) plot owners desired to develop mixed terrace residential townhouses that are functional, aesthetically appealing and of best economic value. The site is located within the TWINLAKES ESTATE and measures appx 20,034sqm in size. The entire area is sandfilled; reclaimed land with little or no topographical variance.



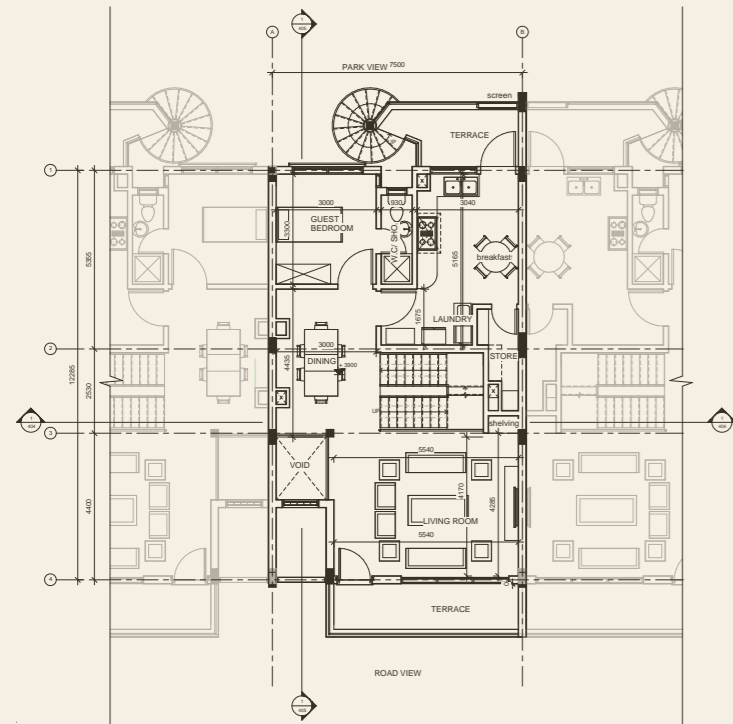


Ground Floor Plan

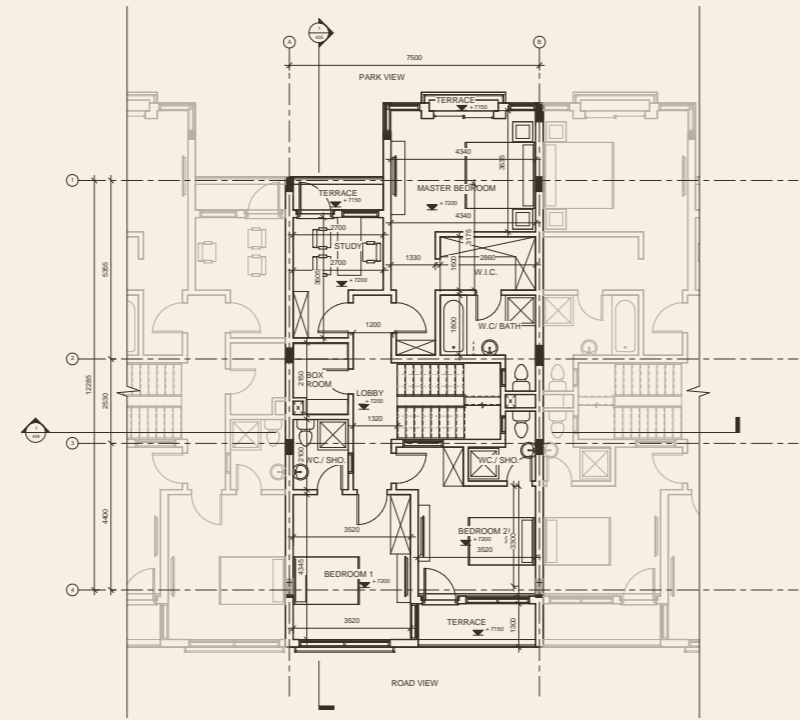


The property is zoned medium density residential at 30units/hectare. The property is within a private estate and hence guided by strict planning regulations. The estate is fully serviced and would be providing security, power, water and other basic essential services. Due to planning regulations; identifying this zone as medium density, the design was constrained to a maximum height of 15 meters; essentially four floors

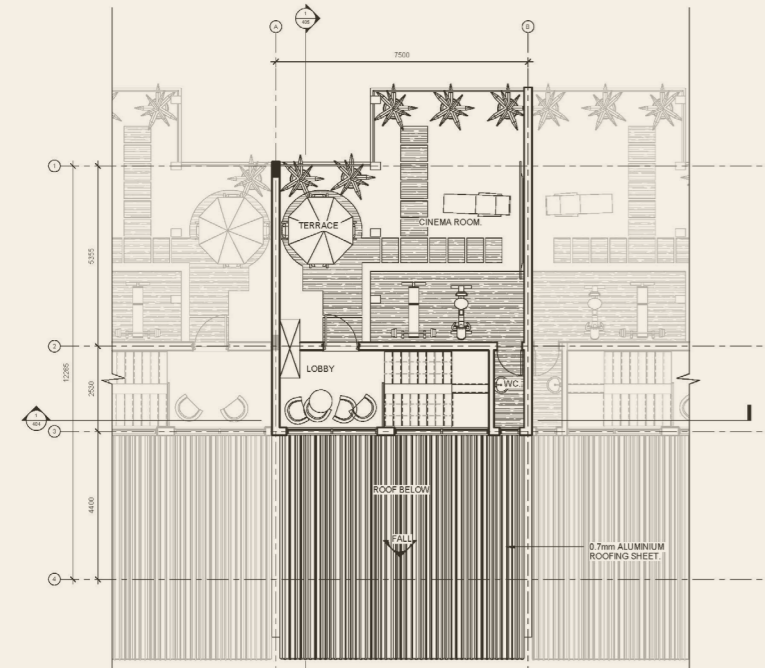




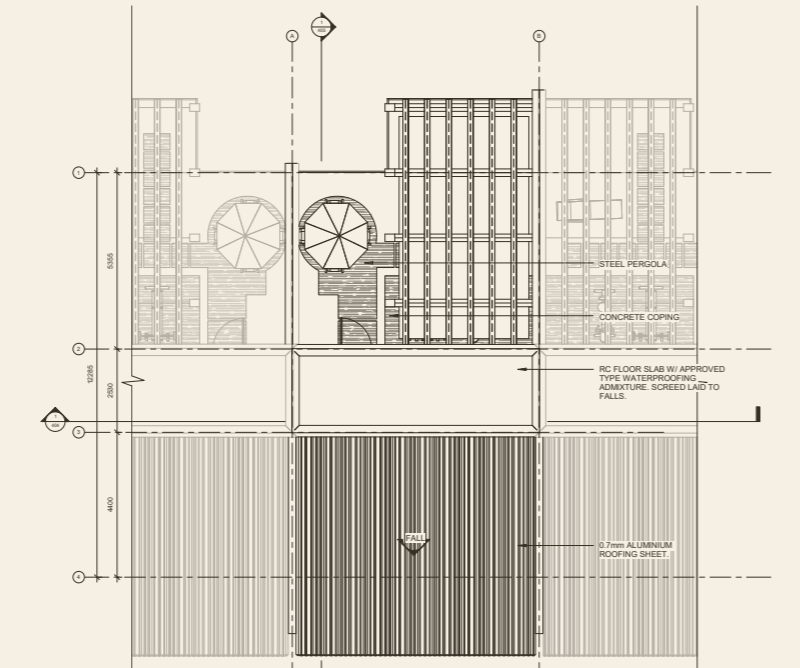
First Floor Plan



Second Floor Plan



Third Floor Plan

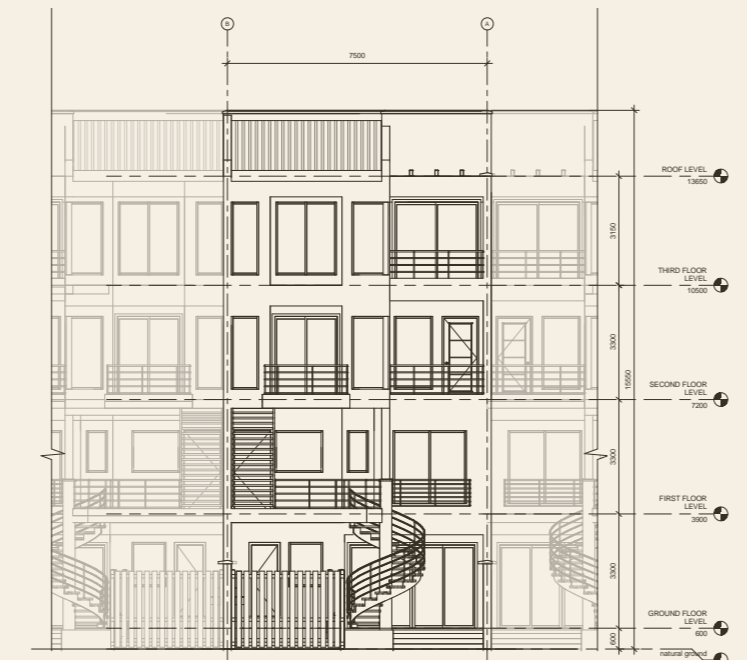
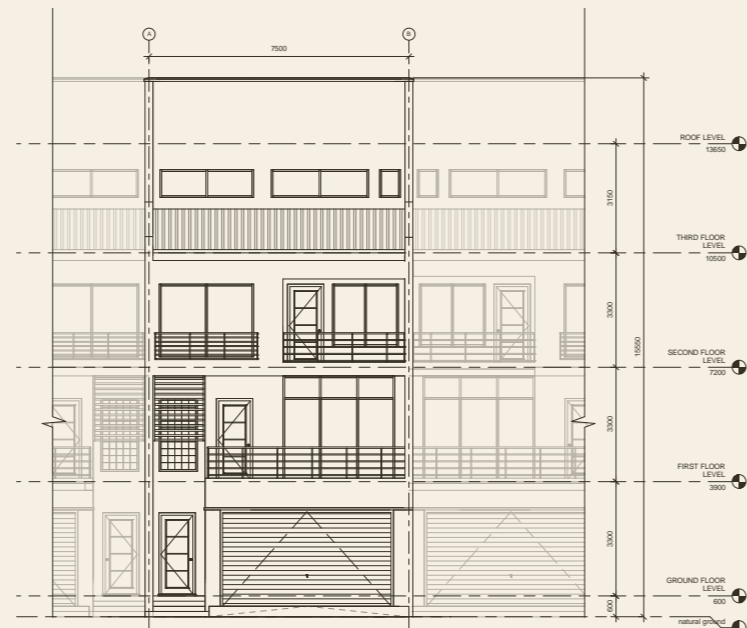
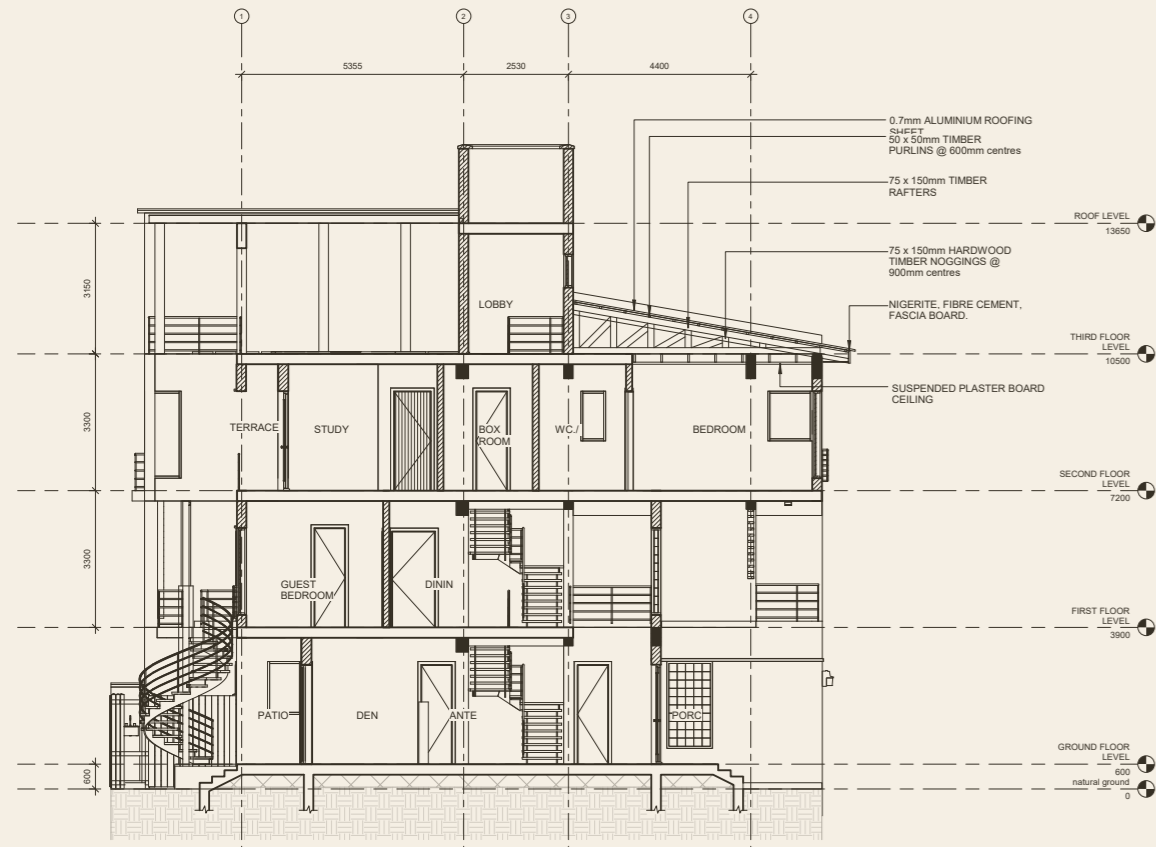


Roof Plan



There are 70 No. townhouses, each one covering a footprint of 114sqm. The units contain 4 bedrooms each, multiple terraces, support spaces and garage for 2 parking spaces. Extra 34 No. parking spaces are provided within the site, as well as facilities for building MEP services and security.







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