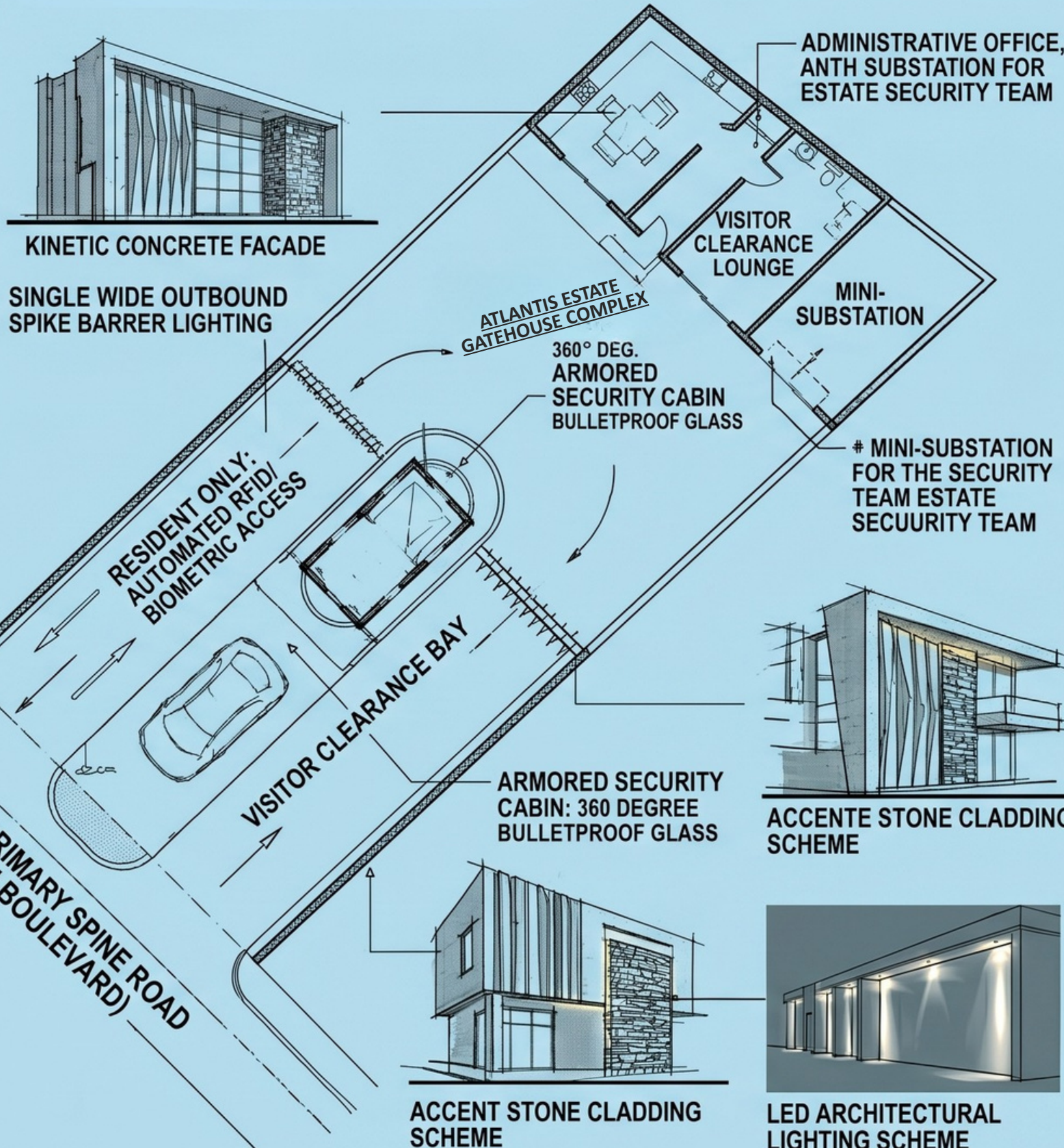
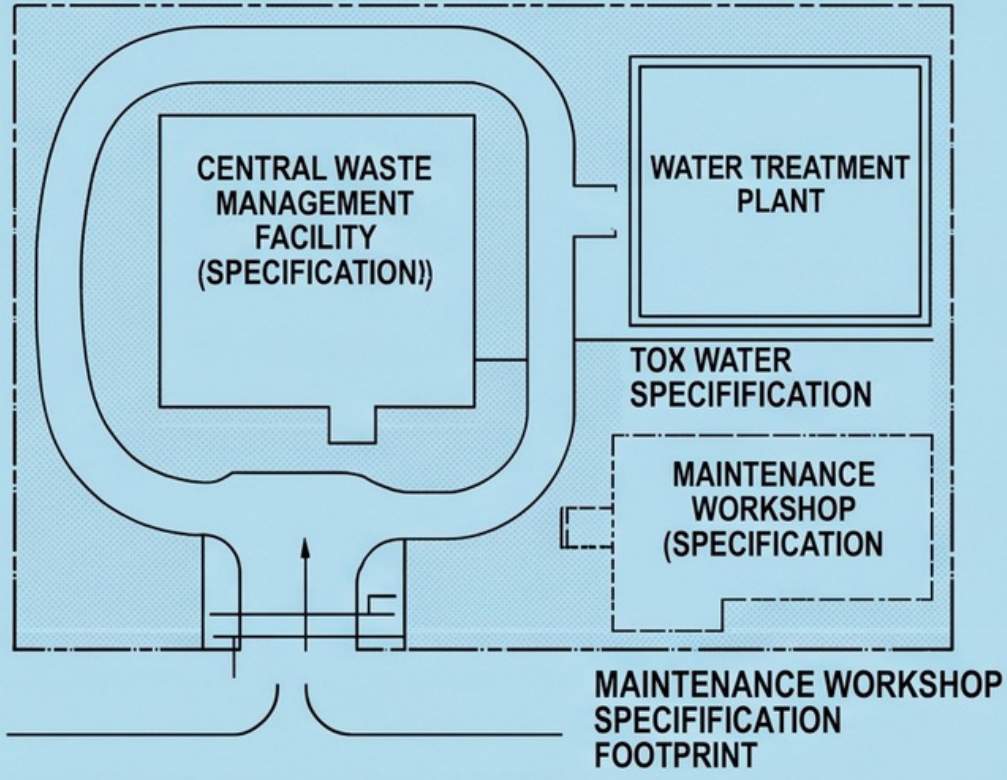


COMMERCIAL SERVICES, GATEHOUSE, & SECURITY LAYOUT

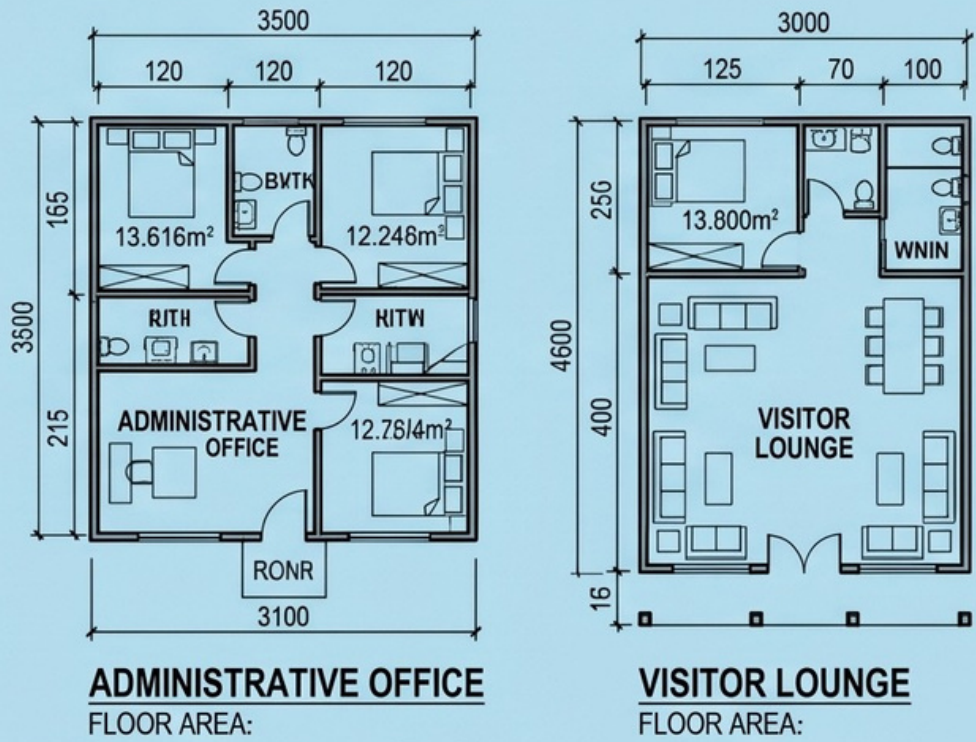
9.76 HA ALLOCATION ESTABLISHMENT/ THE ADDO ROAD FRONTAGE,
ATLANTIS ESTATE GATEHOUSE COMPLEX



COMMERCIAL SERVICES ZONE



COMMERCIAL SERVICES ZONE FOOTPRINT: SCALED LAYOUT



PLAN NO:- ETT / 1933 / PROV / 2025 / LA

EARTH TRICK TECHNOLOGY
99, OBAFEMI AWOLOWO WAY,
BALOGUN B/S, IKEJA, LAGOS
08057381268, 08096596677
E-mail : walim77@yahoo.com

SURV. ALIM O. S. MNIS
SURVEYOR
DATE: 09 / 12 / 2025

ETI - OSA LOCAL GOVERNMENT AREA

SCALE:- 1:2000

AREA:- 195.021 HECTARES (481.898 ACRES)

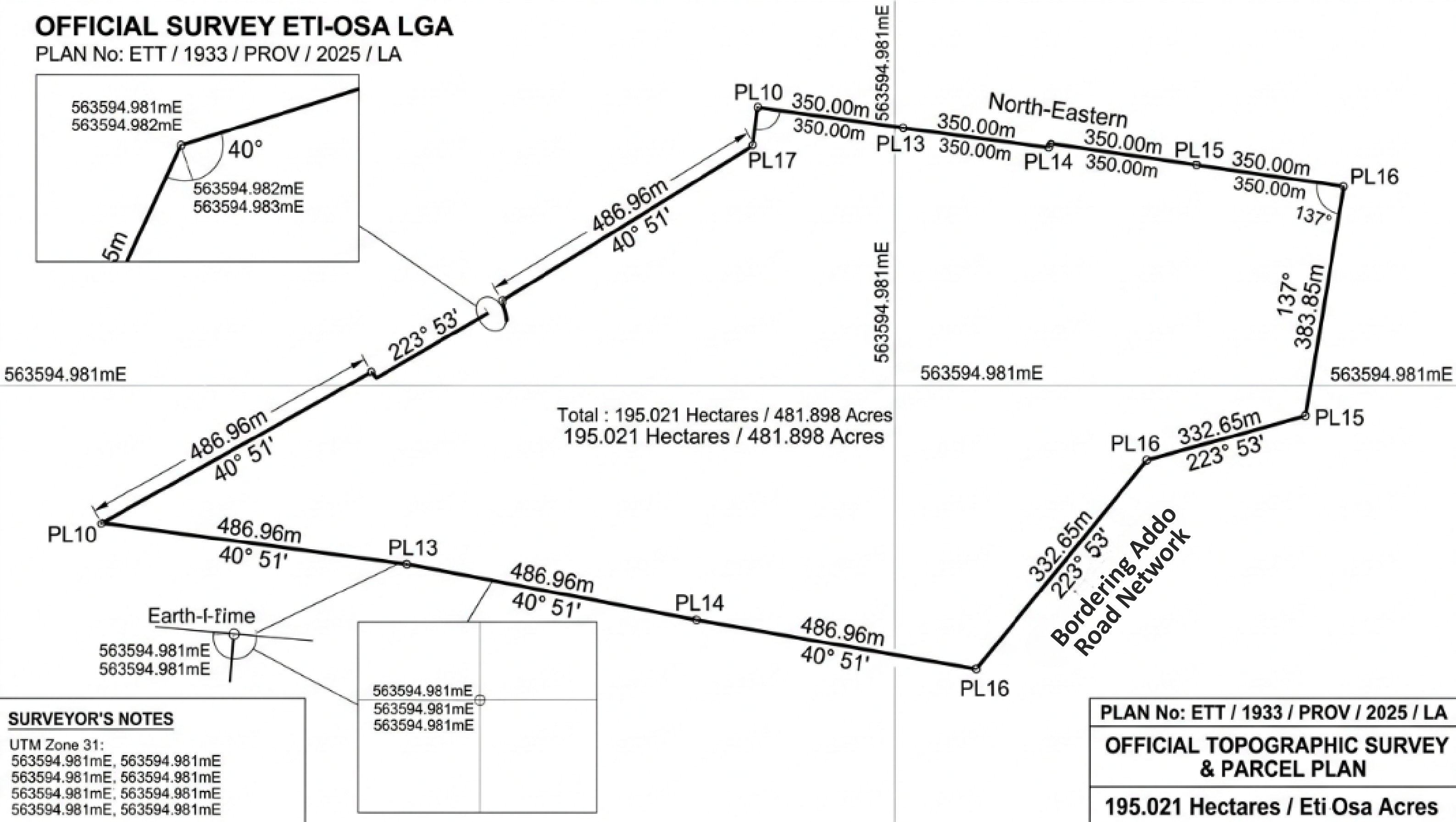
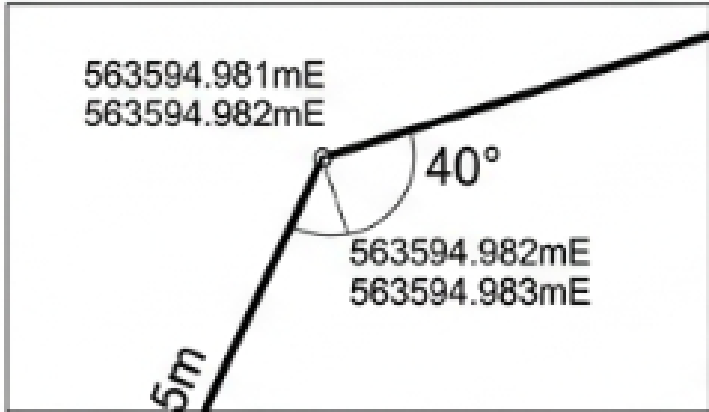
565594.98mE



SURV. ALIMI O. S. minis
SURVEYOR
DATE: 09 / 12 / 2025

OFFICIAL SURVEY ETI-OSA LGA

PLAN No: ETT / 1933 / PROV / 2025 / LA



Earth-f-time

563594.981mE
563594.981mE

563594.981mE
563594.981mE
563594.981mE

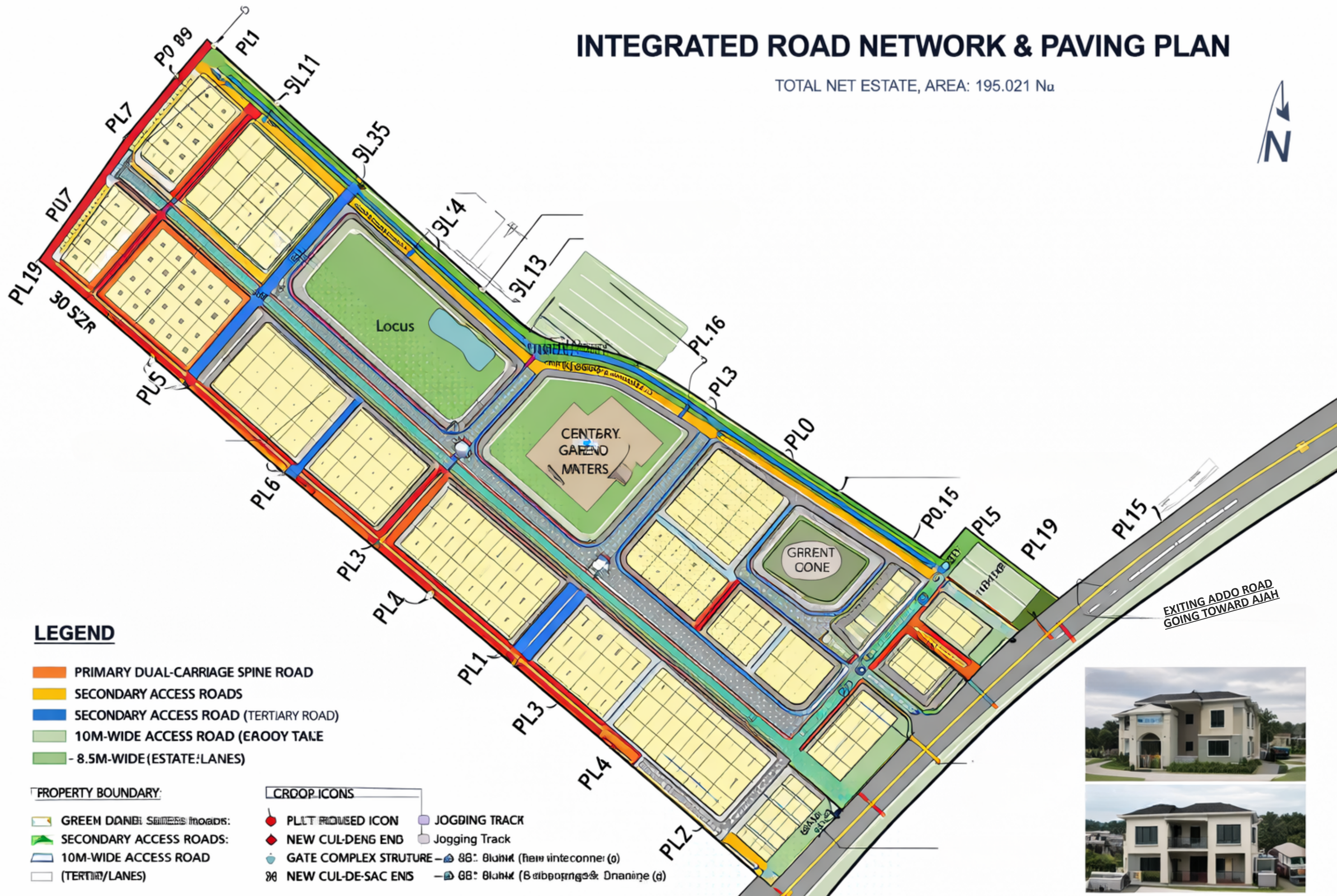
SURVEYOR'S NOTES

UTM Zone 31:
563594.981mE, 563594.981mE
563594.981mE, 563594.981mE
563594.981mE, 563594.981mE
563594.981mE, 563594.981mE

PLAN No: ETT / 1933 / PROV / 2025 / LA
OFFICIAL TOPOGRAPHIC SURVEY & PARCEL PLAN
195.021 Hectares / Eti Osa Acres

INTEGRATED ROAD NETWORK & PAVING PLAN

TOTAL NET ESTATE, AREA: 195.021 Na



LEGEND

- █ PRIMARY DUAL-CARRIAGE SPINE ROAD
- █ SECONDARY ACCESS ROADS
- █ SECONDARY ACCESS ROAD (TERTIARY ROAD)
- █ 10M-WIDE ACCESS ROAD (EADOOY TAKE
- █ - 8.5M-WIDE (ESTATE LANES)

PROPERTY BOUNDARY:

- █ GREEN DANGER SIGN: INROADS:
- █ SECONDARY ACCESS ROADS:
- █ 10M-WIDE ACCESS ROAD
- █ (TERTIARY/LANES)

CROOP ICONS

- PLT PROPOSED ICON
- ◆ NEW CUL-DE-SAC END
- GATE COMPLEX STRUCTURE
- ◆ NEW CUL-DE-SAC END
- JOGGING TRACK
- ◆ Jogging Track

EXITING ADDO ROAD
GOING TOWARD AJAH



ADVANCED CIVIL DRAINAGE & STORMWATER SYSTEMS

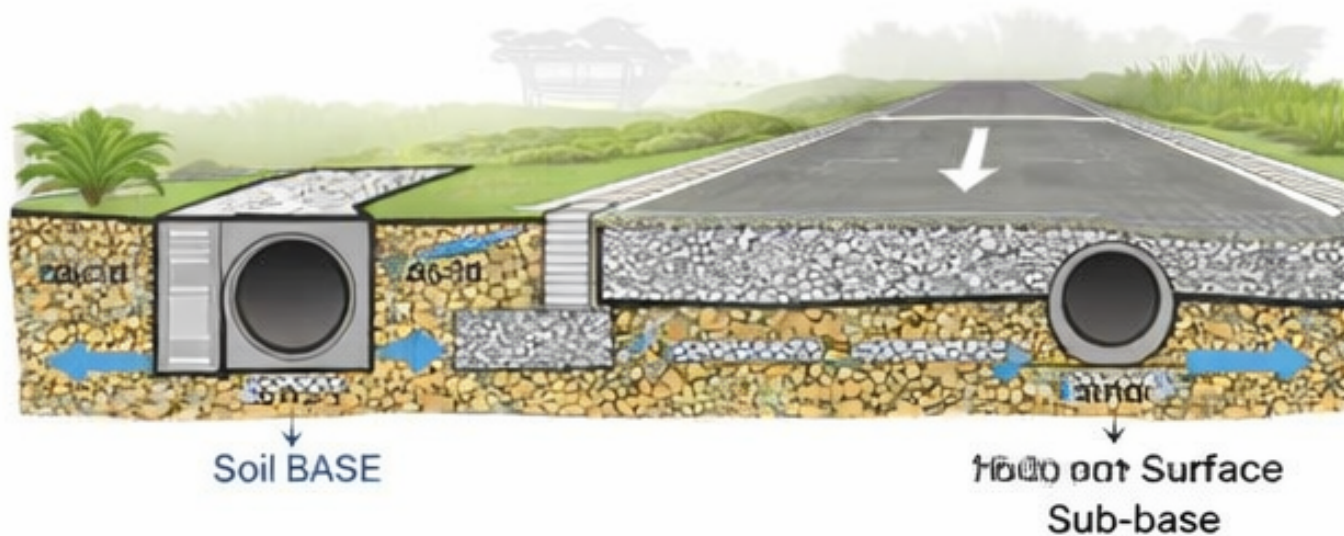
LEGEND

-  Road
-  Main 1200 mm Drain Culvert
-  Side 6000 mm Drain Culvert
-  Perforated Sub-base Pipe
-  Subsurface Soil
-  Stormwater Retention Pond



Compacted Aggregate Sub-base

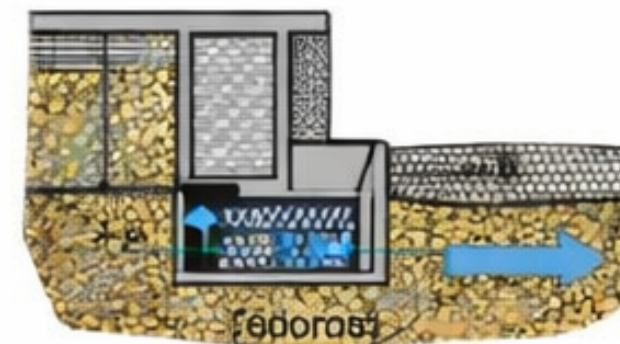
Perforated Sub-base pipes



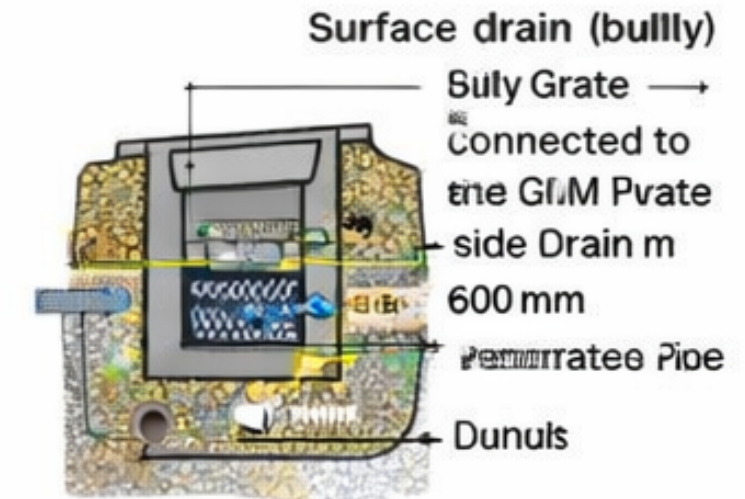
Soil BASE

1200 mm Surface Sub-base

DRAINAGE DETAILS



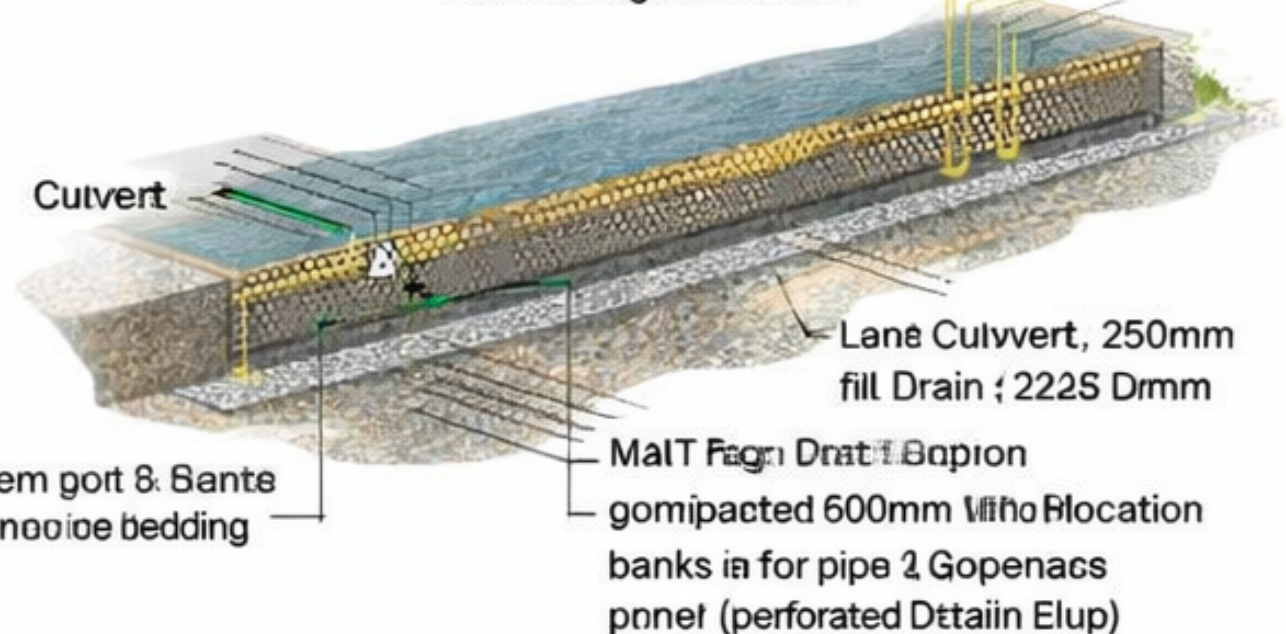
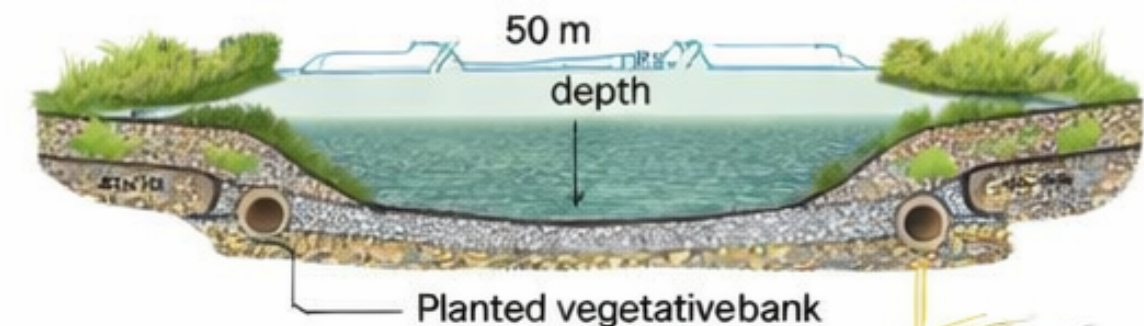
Surface 1200mm Perforated Pipe and Drainage Base



Surface drain (bulky)

Bulky Grate → Connected to the GPM Pipe
side Drain m 600 mm
Perforated Pipe
Dunals

STORMWATER RETENTION/PLD



ATLANTIS ESTATE : 3-BEDROOM SMART BUNGALOW (PROTOTYPE) - PLOT SIZE: 20m x 25m = 500 sqm



FLOOR PLAN

EXTERIOR FEATURES

- Style: Minimalist flat roof design and high green timber poena.
- Finishes: White textured plastered with anti-fungal timber-composite cladding accents.

MACAL CONTMOGNT: 5300 sqm:

- Site like corridor and thangnem ng durign with the napuse patch a green turf.
- Footprint: White textured paint paired with anti-fungal timber-composite cladding claddins accents.

INTERIOR LAYOUT & DIMENSIONS

- Ante-Room & Visitor's Toilet -8.5 sqm - Controlled entry point has toilet scontroled flat nearite pas.
- Main Living & Dining Area -36 sqm Double-open concept ceiling, ont blue-to-wing ceilings and tile. Ut Dining aen to chater chateriter dampoed clagine (30n8) surd.

- Ante-Room & Visitor's Toilet: Bedroom: Plaster-composite a see net bomoom toilet on any 3FOFOOR.
- Finishes: Plaster textured flxtuced oar grem a composited delighs alnd Floor-to-ceiling windows tn natorak cross-yyee etincd.

FRONT ELEVATION

TOTAL FOOTPRINT: ~ 180 sqm



FRONT ELEVATION



REAR ELEVATION