DAP1 APPLICATION FOR
'SHORELINE COLLECTION'
LOTS 18D & 18C - ROSEWOOD TUCKERS POINT
'36 -38 HARBOUR DRIVE', HAMILTON PARISH
HS 02, BERMUDA

APPROVED
July 12th, 2023
DEVELOPMENT APPLICATIONS BOARD

D-1 SHORELINE COLLECTION

1. DO NOT SCALE DRAWINGS
2. DIMENSIONS ARE GIVEN IN IMPERIAL MEASURE.
3. "JSM" DENOTES JOB SITE MEASURE REQUIRED.
4. "CCD" DENOTES CRITICAL CLEAR DIMENSION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD MEASUREMENTS AND DIMENSIONS, AND MUST REPORT ALL DISCREPANCIES TO OBMI LTD. PRIOR TO COMMENCING WORK.
6. ALL WORK IS TO BE CARRIED OUT ACCORDING TO ALL RELEVANT CODES AND STANDARDS, AND AS PER ANY SPECIFICATIONS AND DETAILS, ISSUED BY OBMI LTD., IN THESE DRAWINGS.
7. ALL MATERIALS TO BE NEW, UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS UNLESS NOTED OTHERWISE.
9. WHEREVER THE WORDS "PROVIDE" OR "SUPPLY AND INSTALL" ARE USED, IT SHALL BE UNDERSTOOD TO MEAN "PROVIDE AND INSTALL INCLUSIVE OF ALL LABOUR, MATERIALS, INSTALLATION, TESTING AND CONNECTIONS FOR THE ITEM/ITEMS WHICH IT REFERENCES.
10. CONTRACTOR TO PROVIDE PROTECTION FOR ALL EXISTING SYSTEMS AND FINISHES AND WORK DONE TO DATE AND MAKE GOOD ANY DAMAGES OCCURRING DURING CONSTRUCTION.
11. TRADES TO REMOVE ALL DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION. COORDINATE REMOVAL WITH OWNER ON A DAILY BASIS FOR THE DURATION OF THE WORK.
12. UPON COMPLETION OF THE WORK, ALL TOOLS, SURPLUS MATERIALS AND WASTE MATERIALS SHALL BE REMOVED. PROVIDE CLEAN UP AND LEAVE THE PREMISES IN CLEAN CONDITIONS.
13. TRADES TO EXAMINE EXISTING CONDITION ON SITE AFFECTING THE WORK OF THIS PROJECT. NO CLAIM FROM PAYMENT SHALL BE MADE FOR EXTRA WORK MADE NECESSARY BY CIRCUMSTANCES ENCOUNTERED DUE TO CONDITIONS WHICH WERE VISIBLE UPON OR REASONABLY INFERABLE FROM AN EXAMINATION OF SITE PRIOR TO SUBMISSION OF THE QUOTE. THIS INCLUDES BUT NOT LIMITED TO SERVICES ABOVE THE CEILING.
14. ALL TRADES SHALL COOPERATE TO FACILITATE SPEEDY EXECUTION OF WORK. WHILE SUBCONTRACTOR'S ARE COMPLETING WORK, THEY SHALL PROTECT ALL WORK AND MATERIALS OF OTHER TRADES.
15. CONTRACTOR SHALL REMOVE EXISTING EQUIPMENT AND FINISHES NOT REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO RETAIN ALL LEFTOVER FINISHES AND TURN THEM OVER TO OWNER AT COMPLETION OF WORK.
17. ALL MATERIALS TO BE DELIVERED AND STORED IN ORIGINAL PACKING IN A DRY PROTECTED AREA AND AS PER MANUFACTURER'S INSTRUCTIONS. DELIVERY AND STORAGE DETAILS TO BE CONFIRMED WITH OWNER.
18. CONTROL SAMPLES, AS REQUESTED, TO BE PROVIDED TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION AND/OR FABRICATION.
19. REPRODUCIBLE SHOP DRAWINGS, AS REQUESTED, TO BE PROVIDED BY DESIGNER'S REVIEW PRIOR TO START OF FABRICATION. DESIGNER WILL REVIEW AND TURN AROUND WITHIN THREE WORKING DAYS.
20. MATCH EXISTING TYPE OF CONSTRUCTION, FINISHING, AS REQUIRED TO PATCH OR EXTEND EXISTING WORK, UNLESS OTHERWISE NOTED. CONTRACTOR TO DETERMINE EXISTING SPECIFICATIONS BY INSPECTION.
21. ALL NEW BLOCKWORK TO BE TOOTHED INTO EXISTING.
22. ALL SHORING AND/ OR UNDER-PINNING REQUIRED DURING DEMOLITION AND CONSTRUCTION WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
23. CONTRACTOR TO REPAIR ANY DEFECTS (STRUCTURAL OR OTHERWISE) IN ALL SLABS, STAIRWAYS AND WALLS BEFORE INSTALLING FINISHES.
24. UNLESS OTHERWISE NOTED ALL FILL TO BE PACKED IN 2' LAYERS WETTING AND MECHANICALLY ROLLING EACH LAYER TO FORM WELL COMPACTED EARTH TO RECEIVE SLABS.
25. UNLESS OTHERWISE NOTED ALL NEW LINTELS FOR DOORS AND WINDOWS TO BE 10" DEEP X THICKNESS OF WALL REINFORCEMENT WITH 3-NO. 12MM DIA. BARS 2" FROM BOTTOM. 8" MIN BEARING BOTH SIDES.
26. UNLESS OTHERWISE NOTED ALL INTERIOR AND EXTERIOR WALLS TO BE CHIPPED AND RENDERED AFTER ALL WINDOWS, PLUMBING PIPES, CONDUIT, ETC. HAVE BEEN INSTALLED.

B-1 GENERAL NOTES

1. CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE AGENT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
2. CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO AGENT FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S APPROVAL.
3. CONTRACTOR SHALL CO-ORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.
4. DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
5. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY.

A-1 CONTRACTOR RESPONSIBILITIES

C-3 PROJECT CONTACTS

OWNER:	TP Hotelco Ltd 'Victoria Place' #31 Victoria Street Hamilton, HM10 Bermuda - Attn: Gencom	GENERAL CONTRACTOR	-	MECHANICAL	-
ARCHITECT/DESIGNER:	OBM Limited Woodbourne Hall #1 Gorham Road Hamilton, HM08 Bermuda - Attn: Colin Campbell	ELECTRICAL	-		
STRUCTURAL ENGINEER	-	PLUMBING	-		



A-3 LOCATION PLAN

C-6 PROJECT DATA

APPROVED FINAL PLANING NUMBER:	-
APPROVED BUILDING PERMIT NUMBER:	-
ZONING:	TOURISM / COASTAL RESERVE/
SITE AREA;	0.67ha (1.65 ACRES) - SF
GROSS INTERNAL FLOOR AREA:	
EXISTING:	0 SF
PROPOSED:	
BUILDING - A	17,970 SF
BUILDING - B	15,838 SF
ANCILLARY GARAGES- C	2,529 SF
TOTAL:	36,338 SF
ROOF AREA FOR WATER CATCHMENT:	
BUILDING - A	4,772 SF
BUILDING - B	4,772 SF
TOTAL:	9,544 SF
WATER TANK VOLUME	89,018 GAL
FIRE TANK VOLUME	27,213 GAL

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SUBMITTAL & ISSUE:
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No.	Description	Date
2	Draft DAP1 Set	2022.10.03
4	DAP1 Submission	31 may 23

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Shoreline Collection
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DRAWING:
COVER SHEET - DAP1

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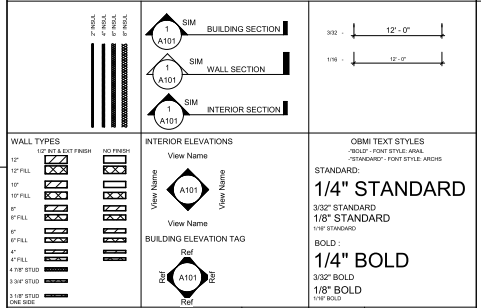
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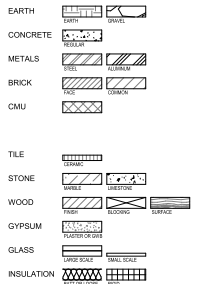
ABBREVIATIONS

A		CO2	CARBON DIOXIDE	EXP	EXPOSED	HW	HOT WATER	MIN	MINIMUM	RB	RESILIENT BASE	UG	UNDERGROUND
A/C	AIR CONDITIONING	COL	COLUMN	EXPN	EXPANSION	HWC	HOT WATER CIRCULATING	MLO	MAIN LUGS ONLY	RCP	REINFORCED CONCRETE PIPE	UH	UNIT HEATER
AB	ANCHOR BOLT / AIR BLENDER	COMB	COMBINATION / COMBINE	EXT	EXTERIOR	HZ	HERTZ	MM	MILLIMETER	RD	ROOF DRAIN	UR	URINAL
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	COMP	COMPRESSIBLE	F		I		MO	MASONRY OPENING	REF	REFERENCE	UV	UNIT VENTILATOR
AC	ALTERNATING CURRENT / AIR COMPRESSOR	CONC	CONCRETE	F	FIRE MAIN	IA	INSTRUMENT AIR	MTD	MOUNTED	REFL	REFLECTED	V	
ACP	ASBESTOS CEMENT PIPE	CONN	CONNECTION	FA	FIRE ALARM	IC	INTERCOM	MTG	MOUNTING	REG	REGISTER	V	VOLT
ACU	AIR CONDITIONING UNIT	CONST	CONSTRUCTION	FCU	FAN COIL UNIT	ID	INSIDE DIAMETER	MULL	MULLION	REINF	REINFORCED	VAV	VARIABLE AIR VOLUME
AD	AREA DRAIN	CONT	CONTINUOUS / CONTINUATION	FD	FLOOR DRAIN / FIRE DAMPER	IE	INVERT ELEVATION	MV	MEDICAL VACUUM	REQD	REQUIRED	VB	VINYL BASE
ADA	AMERICANS WITH DISABILITIES ACT	CONTR	CONTRACTOR	FD / SD	COMBINATION FIRE AND SMOKE DAMPER	IF	INSIDE FACE	N		REV	REVERSE / REVISION	VC	VERTICAL CURVE
ADJ	ADJACENT / ADJUSTABLE	CORR	CORRIDOR	FDC	FIRE DEPARTMENT CONNECTION	IN	INCH	N	NITROGEN	RF	RETURN FAN	VCP	VITRIFIED CLAY PIPE
ADR	ACCESS DOOR	CP	CEMENT PIPE	FDN	FOUNDATION	INSUL	INSULATION	N2O	NITROUS OXIDE	RGS	RIGID GALVANIZED STEEL	VCT	VINYL COMPOSITION TILE
AFF	ABOVE FINISH FLOOR	CPT	CARPET	FDR	FEEDER	INT	INTERIOR	NEC	NATIONAL ELECTRICAL CODE	RH	ROOF HOOD / RELATIVE HUMIDITY / REHEAT	VERT	VERTICAL
AHJ	AUTHORITY HAVING JURISDICTION	CSF	CUBIC FEET PER SECOND	FE	FIRE EXTINGUISHER	J		NFPA	NATIONAL FIRE PROTECTION	RHC	REHEAT COIL	VEST	VESTIBULE
AHU	AIR HANDLING UNIT	CT	CERAMIC TILE / COOLING TOWER	FEC	FIRE EXTINGUISHER CABINET	JAN	JANITOR	NIC	NO IN CONTRACT	RM	ROOM	VFD	VARIABLE FREQUENCY DRIVE
AL	ALUMINUM	CTR	CENTER	FH	FIRE HYDRANT	JB	JUNCTION BOX	NO	NUMBER	RO	ROUGH OPENING	VTR	VENT THROUGH ROOF
ALT	ALTERNATE	CU	CONDENSING UNIT	FHC	FIRE HOSE CABINET	JP	JOCKEY PUMP	NOM	NOMINAL	ROW	RIGHT OF WAY	VWC	VINYL WALL COVERING
APPROX	APPROXIMATELY	CUH	CABINET UNIT HEATER	FIN	FINISH	JST	JOIST	NTS	NOT TO SCALE	S		W	
APT	APARTMENT	CUYD	CUBIC YARD	FIX	FIXTURE	JT	JOINT	O		S	STAIR / STAIN / SURFACE / SANITARY	W	WATT / WATER
ARCH	ARCHITECT(URAL)	CW	COLD WATER	FL	FLOOR	K		O/S	OFFSET	SA	SUPPLY AIR / SOUND ATTENUATOR	W/	WITH
ASPH	ASPHALT	D		FM	FORCE MAIN / FACTORY MUTUAL	KC MIL	THOUSAND CIRCULAR MILS	OA	OUTSIDE AIR	SAN	SANITARY	W/O	WITHOUT
ATB	AIR TERMINAL BOX	D	DRAIN / DIFFUSER	FP	FIREPROOFING / FIRE PUMP	KCJ	KEYED CONSTRUCTION JOINT	OBD	OPPOSED BLADE DAMPER	SCH	SCHEDULE	WAGD	WATER ANESTHESIA GAS DISPOSAL
ATC	ACOUSTICAL TILE CEILING	DA	DENTAL AIR	FPM	FEET PER MINUTE	KIT	KITCHEN	OC	ON CENTER	SD	SMOKE DAMPER / SUB DRAIN	WC	WATER CLOSET
ATD	AIR TRANSFER DUCT	DBL	DOUBLE	FR	FIRE RATED	KPA	KILOPASCALS	OD	OUTSIDE DIAMETER	SECT	SECTION	WD	WOOD
ATU	AIR TERMINAL UNIT	DEPR	DEPRESSED	FRP	FIBERGLASS REINFORCED PLASTIC	KS	KITCHEN SINK	OF	OUTSIDE FACE	SF	SUPPLY FAN	WDW	WINDOW
AUX	AUXILIARY	DEPT	DEPARTMENT	FS	FLOW SWITCH	KV	KILOVOLT	OPNG	OPENING	SHT	SHEET	WH	WATER HEATER / WALL HYDRANT
AVG	AVERAGE	DET	DETAIL	FT	FEET	KVA	KILOVOLT AMPERE	OPP	OPPOSITE	SIM	SIMILAR	WP	WEATHERPROOF
AZ	AZIMUTH	DF	DRINKING FOUNTAIN	FTG	FOOTING	KW	KILOWATTS	OX	OXYGEN	SOG	SLAB-ON-GRADE	WPFG	WATERPROOFING
B		DIA	DIAMETER	FVC	FIRE VALVE CABINET	L		OZ	OUNCE	SP	SUMP PUMP	WS	WATER STOP
BB	BALLED AND BURLAPPED	DIAG	DIAGONAL	G		L	LITER	P		SPEC	SPECIFICATIONS	WT	WEIGHT
BD	BOARD	DIFF	DIFFUSER	G	GAS / GRILLE	LA	LABORATORY AIR	P	PAINT / PUMP / PENDANT	SQ	SQUARE	WWF	WELDED WIRE FABRIC
BDD	BACK DRAFT DAMPER	DIP	DUCTILE IRON PIPE	GA	GAGE	LAB	LABORATORY	PA	PASCAL	SS	SERVICE SINK / STORM SEWER	X	
BE	BOTTOM ELEVATION	DISC	DISCONNECT	GALV	GALVANIZED	LAM	LAMINATE	PART	PARTITION	SSO	STORM SEWER OVERFLOW	XFMR	TRANSFORMER
BL	BUILDING LINE	DISP	DISPENSER	GB	GRAB BAR	LAV	LAVATORY	PAVT	PAVEMENT	SSTL	STAINLESS STEEL	Y	
BLDG	BUILDING	DIST	DISTRIBUTION	GBD	GRAVITY BACKDRAFT DAMPER	LBS	POUNDS	PC	POINT OF CURVATURE	STA	STATION	YD	YARD
BLKG	BLOCKING	DK	DECK	GEN	GENERATOR	LF	LINEAR FEET	PCF	POUNDS PER CUBIC FOOT	STD	STANDARD	YH	YARD HYDRANT
BM	BENCH MARK / BEAM	DL	DEAD LOAD	GFRC	GLASS FIBER REINFORCED CONCRETE	LIN	LINEAR	PED	PEDESTAL	STE	STANDARD TAPERED END		
BR	BARE ROOT	DN	DOWN	GI	GALVANIZED IRON	LL	LIVE LOAD	PERP	PERPENDICULAR	STIFF	STIFFENER		
BRG	BEARING	DO	DITTO	GL	GLASS	LLH	LONG LEG HORIZONTAL	PHC	PREHEAT COIL	STIR	STIRRUP		
BTU	BRITISH THERMAL UNIT	DPR	DAMPER	GLB	GLASS BLOCK	LLV	LONG LEG VERTICAL	PHVAC	PLUMBING, HEATING, VENTILATING AND AIR CONDITIONING	STL	STEEL		
BTUH	BRITISH THERMAL UNIT PER HOUR	DR	DOOR	GP	GLAZED PAINT	LMU	LIGHTWEIGHT MASONRY UNITS			STOR	STORAGE		
C		DS	DOWNSPOUT	GPM	GALLONS PER MINUTE	LONG	LONGITUDINAL	PI	POINT OF INTERSECTION	STR	STRUCTURAL		
C/C	CENTER TO CENTER	DV	DENTAL VACUUM	GR	GRADE	LPM	LITERS PER MINUTE	PIV	POST INDICATOR VALVE	SUSP	SUSPENDED		
CAB	CABINET	DWG	DRAWING	GRV	GRAVITY ROOF VENTILATOR	LT	LIGHT	PKG	PARKING	SW	SWITCH		
CB	CIRCUIT BREAKER / CATCH BASIN	DWL	DOWEL	GWB	GYPSUM WALLBOARD	LT WT	LIGHT WEIGHT	PL	PLASTIC LAMINATE / PROPERTY LINE / PLATE	SWGR	SWITCHGEAR		
CC	COOLING UNIT	DWP	DOMESTIC WATER PUMP	GYP	GYPSUM	LTG	LIGHTING	PLAS	PLASTER	SYM	SYMMETRICAL		
CE	COVER ELEVATION	E		H		LV	LABORATORY VACUUM	PLBG	PLUMBING	T			
CEM	CEMENT	EA	EACH / EXHAUST AIR	HB	HOSE BIBB	LVL	LEVEL	PLF	POUNDS PER LINEAR FOOT	T	TREAD		
CFM	CUBIC FEET PER MINUTE	EF	EACH FACE / EXHAUST FAN	HC	HEATING COIL	M		PLYWD	PLYWOOD	T&B	TOP AND BOTTOM		
CG	CORNER GUARD	EJ	EXPANSION JOINT	HDNR	HARDENER	M	METER	PNL	PANEL	T&G	TONGUE AND GROOVE		
CH	CHILLER	EL	ELEVATION	HDW	HARDWARE	M2	SQUARE METER	PR	PAIR	TC	TOP OF CURB		
CI	CURB INLET / CAST IRON	ELEC	ELECTRIC(AL)	HDWD	HARDWOOD	M3	CUBIC METER	PROJ	PROJECTION	TE	TOP ELEVATION		
CIP	CAST IRON PIPE	ELEV	ELEVATOR	HK1E	HOOK ONE END	MA	MEDICAL AIR	PRV	PRESSURE REGULATING VALVE	TEL	TELEPHONE		
CJ	CONTROL JOINT OR CONTRACTION JOINT	EMBED	EMBEDMENT	HK2E	HOOK TWO ENDS	MAINT	MAINTENANCE	PSF	POUNDS PER SQUARE FOOT	TEMP	TEMPERATURE		
CKT	CIRCUIT	EMD	ESTIMATED MAXIMUM DEMAND	HM	HOLLOW METAL	MAR	MARBLE	PSI	POUNDS PER SQUARE INCH	TERR	TERRAZZO		
CL	CENTER LINE	EMT	ELECTRICAL METAL TUBING	HORIZ	HORIZONTAL	MAS	MASONRY	PT	POINT OF TANGENCY	TLT	TOILET		
CLG	CEILING	EQ	EQUAL	HP	HORSEPOWER	MAT	MATERIAL	PTVC	POINT OF VERTICAL CURVATURE	TOPO	TOPOGRAPHY		
CLO	CLOSET	EQUIP	EQUIPMENT	HPT	HIGH POINT	MAX	MAXIMUM	PVC	POLYVINYL CHLORIDE	TOS	TOP OF STEEL		
CLR	CLEAR	ET	EXPANSION TANK	HR	HOUR	MBH	1000 BTUH	PVI	POINT OF VERTICAL INTERSECTION	TOW	TOP OF WALL		
CM	CENTIMETER	EVAC	MEDICAL GAS EVACUATION	HS	HIGH STRENGTH	MDO	MEDIUM DENSITY OVERLAY	PVT	POINT OF VERTICAL TANGENCY	TP	TOP OF PAVEMENT		
CMH	CUBIC METER PER HOUR	EW	EACH WAY	HT	HEIGHT	MECH	MECHANICAL	Q		TRANS	TRANSVERSE		
CMP	CORRUGATED METAL PIPE	EWC	ELECTRICAL WATER COOLER	HTG	HEATING	MET	METAL	QT	QUARRY TILE	TYP	TYPICAL		
CMT	CERAMIC MOSAIC TILE	EWH	ELECTRICAL WATER HEATER	HTR	HEATER	MFR	MANUFACTURER	R		U			
CMU	CONCRETE MASONRY UNIT	EXH	EXHAUST	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	MG	MOTOR GENERATOR / MEDICAL GAS	R	RADIUS / REGISTER	U	URINAL		
CO	CLEANOUT / CARBON MONOXIDE	EXIST	EXISTING			MH	MANHOLE	RA	RETURN AIR	UC	UNDERCUT		

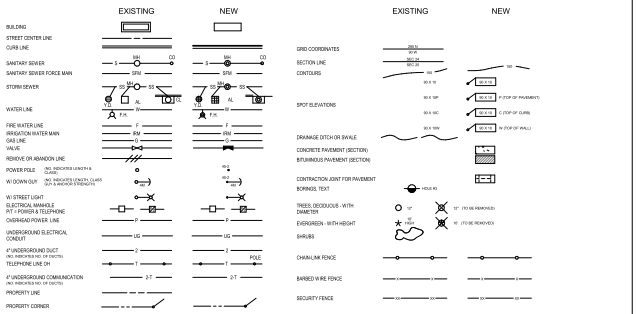
GENERAL SYMBOLS



MATERIALS



SITE SYMBOLS



OBMI
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F 441.292.1687

OWNER:

Company
Address
Address

CONSULTANTS:

SUBMITTAL & ISSUE:
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No.	Description	Date
2	Draft DAP1 Set	2022.10.03
3	DAP1 Submission	2022.xx.xx

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PROJECT:
Shoreline Collection
GENCOM

DRAWING:
ABBREVIATIONS, SYMBOLS NOTES, DRAWING INDEX

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APPROVED
July 12th, 2023
DEVELOPMENT APPLICATIONS BOARD

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
CHECKED BY:	SCALE:
Checker	As indicated

PAGE NUMBER:
A-001



1 LOCATION PLAN

SCALE:1" = 300'-0"



2 L-000 LOCATION PLAN -SITE ZOOM

1" = 60'-0"

APPROVED

July 12th, 2023

DEVELOPMENT APPLICATIONS BOARD

IMAGE UNDERLAY FROM TUCKERS POINT WEBSITE

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LOCATION PLAN
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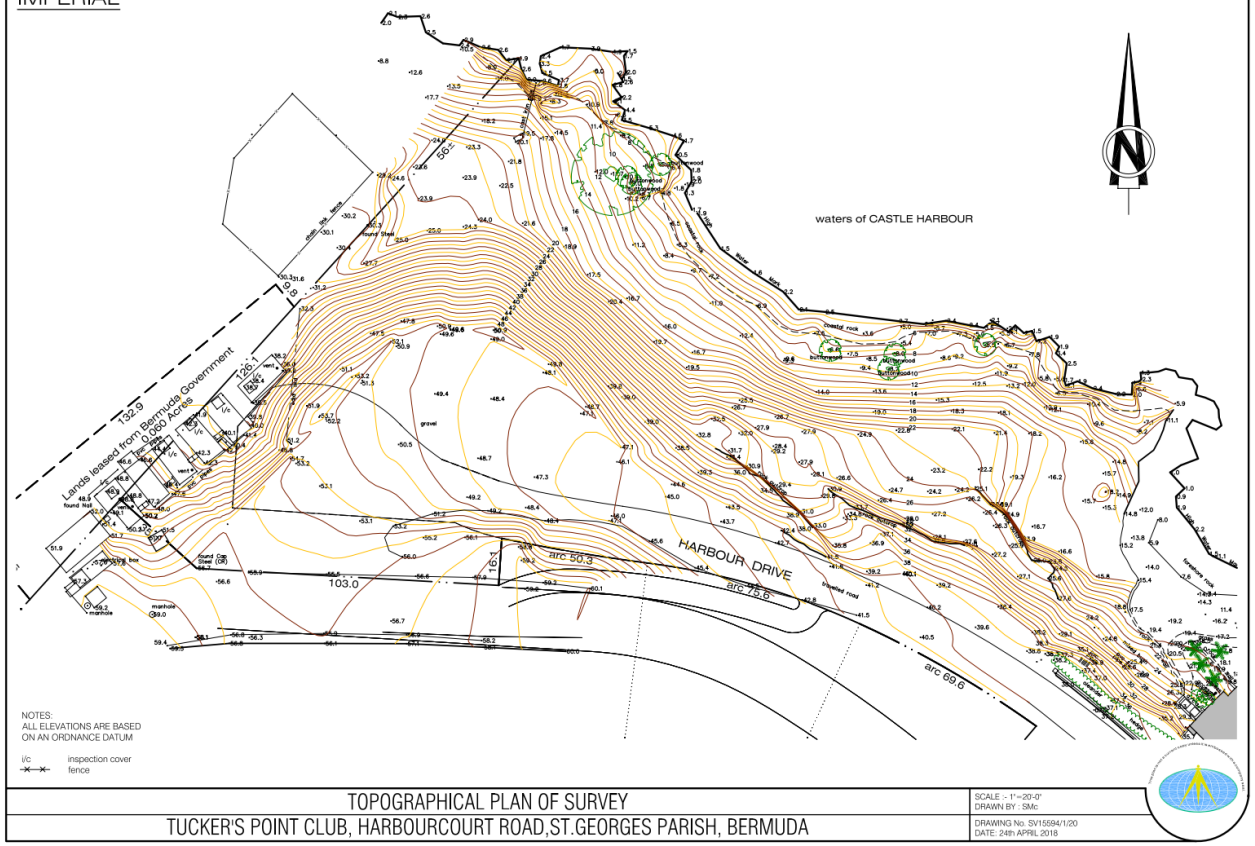
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Author	BE22015
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PAGE NUMBER:
L-000

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D						
C						
B						
A						

BERMUDA-CARIBBEAN ENGINEERING CONSULTANTS LIMITED

IMPERIAL



TOPOGRAPHICAL PLAN OF SURVEY

TUCKER'S POINT CLUB, HARBOURCOURT ROAD,ST.GEORGES PARISH, BERMUDA

SCALE - 1"=20'-0"
DRAWN BY : SMc

DRAWING No: SV15594/1/20
DATE: 24th APRIL 2018

APPROVED
July 12th, 2023
DEVELOPMENT APPLICATIONS BOARD

A- 1 SURVEY

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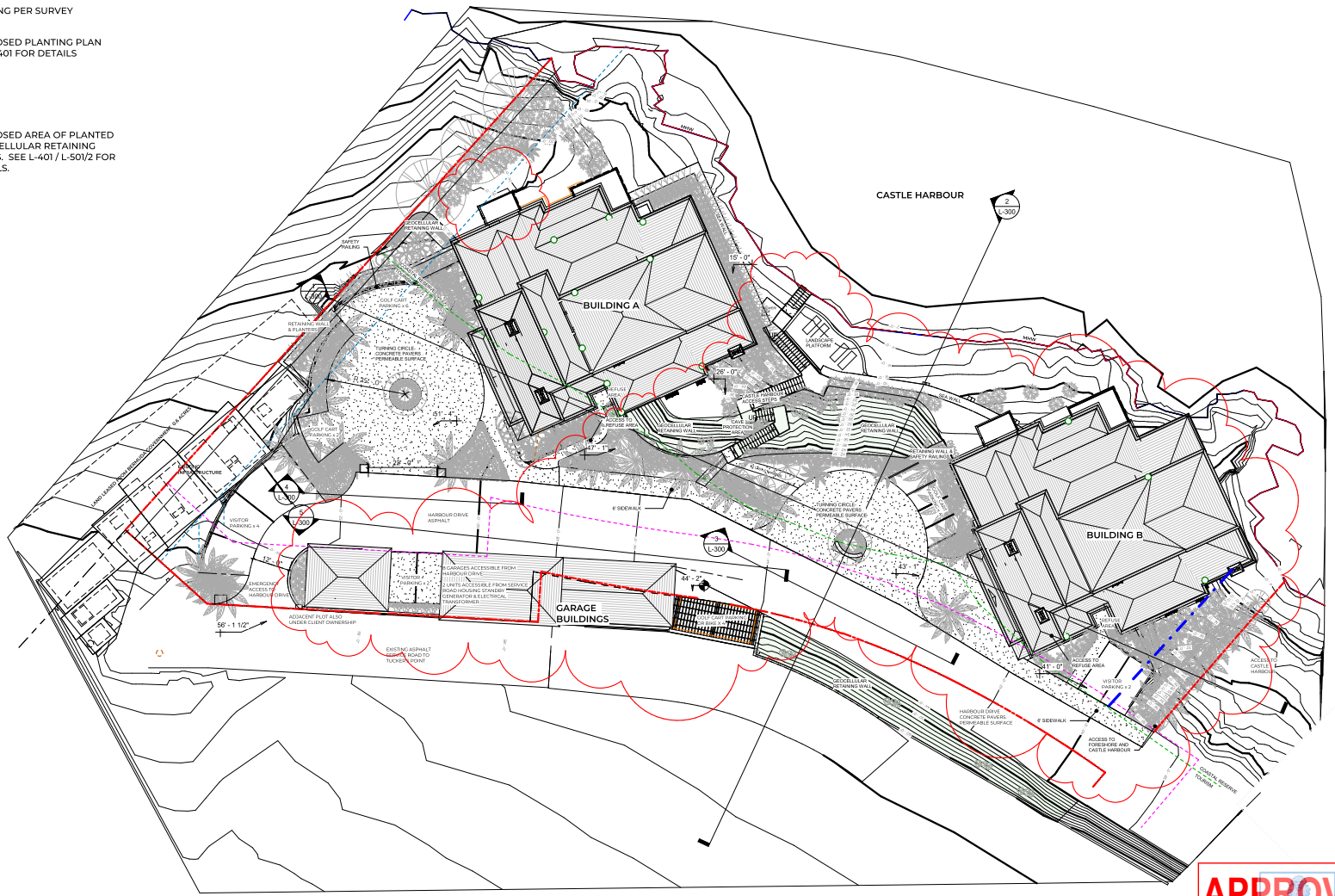
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SITE PLAN - EXSITING / SURVEY

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1 PROPOSED SITE PLAN

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DRAWING:
SITE PLAN - PROPOSED

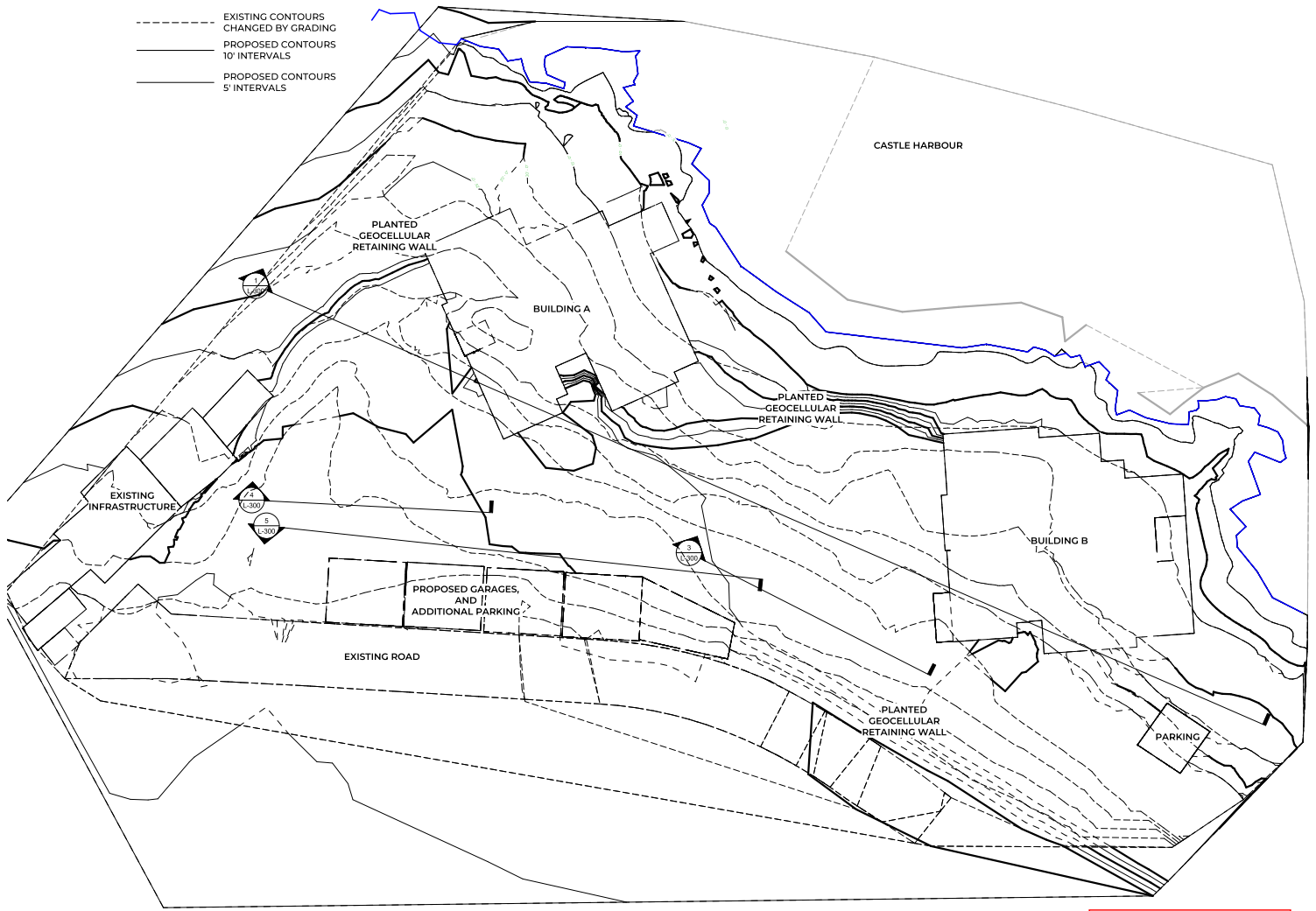
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CHECKED BY:	SCALE:
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PAGE NUMBER:
L-002

Topography Schedule (Cut/Fill)

Phase Created	Mark	Fill	Cut	Net cut/fill
New Construction	Current Topography	28771 CF	398 CF	28373 CF
New Construction	Current Topo - Water	48 CF	1867 CF	-1818 CF
New Construction	Pad - B 2	0 CF	25753 CF	-25753 CF
New Construction	Pad - A 2	2210 CF	30778 CF	-28568 CF
New Construction		12 CF	2767 CF	-2755 CF
New Construction		0 CF	1894 CF	-1894 CF
New Construction		0 CF	2468 CF	-2468 CF
New Construction		0 CF	3222 CF	-3222 CF
New Construction		0 CF	2783 CF	-2782 CF
New Construction		24 CF	191 CF	-167 CF
New Construction		445 CF	118 CF	326 CF
New Construction		473 CF	187 CF	286 CF
New Construction		19 CF	353 CF	-334 CF
New Construction		0 CF	0 CF	0 CF
New Construction		12 CF	55 CF	-43 CF
New Construction		4 CF	5 CF	-1 CF
New Construction		1544 CF	0 CF	1544 CF
New Construction		6201 CF	4728 CF	1472 CF
New Construction		0 CF	0 CF	0 CF
New Construction		0 CF	0 CF	0 CF
New Construction		0 CF	1307 CF	-1307 CF
New Construction		0 CF	550 CF	-550 CF
New Construction: 22				-39661 CF
Grand total: 22				-39661 CF



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1 SITE PLAN - GRADING

SCALE: 1/16" = 1'-0"

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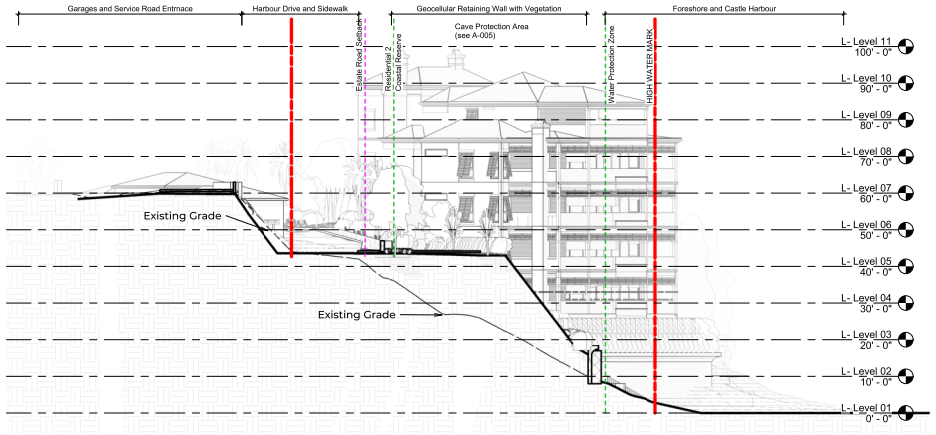
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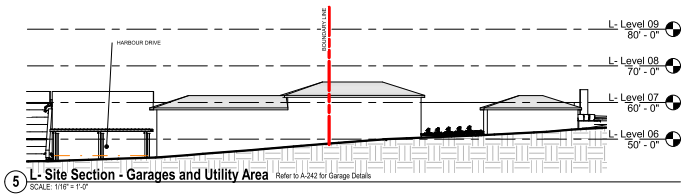
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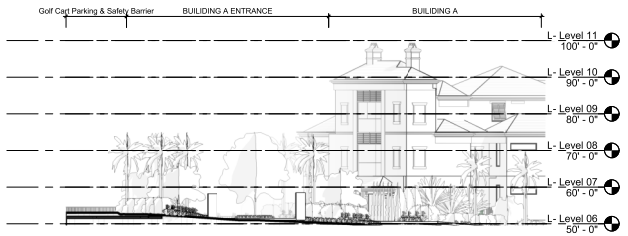
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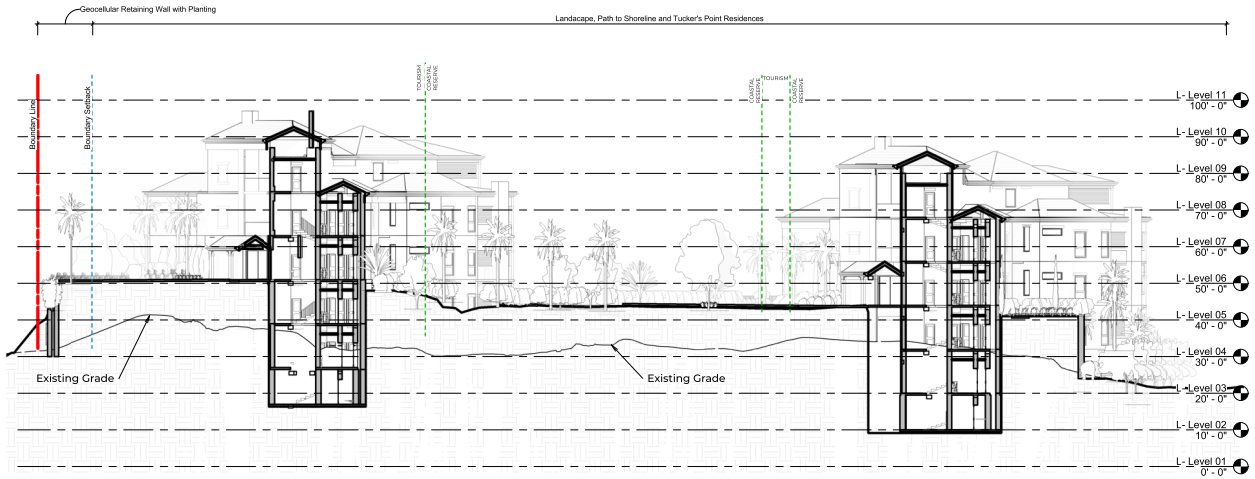
2 L-Site Section N-S
SCALE: 1/16" = 1'-0"



5 L- Site Section - Garages and Utility Area
SCALE: 1/16" = 1'-0"
Refer to A-242 for Garage Details

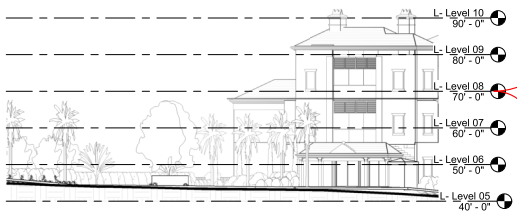


4 L-Entrance A
SCALE: 1/16" = 1'-0"



1 Site Section -E-W
SCALE: 1/16" = 1'-0"

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3 L-Entrance B
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SITE SECTIONS

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L-300

PLANT LIST

ROSEWOOD SHORELINE COLLECTION - Plant List

DAP1 APPLICATION: 23.0513

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	SUGGESTED NOTES
TREES					
Albizia lebbeck	Black Ebony	1	20 GAL	As Noted	4' Clear Stem
Cedrela odorata	Bermuda Cherrywood	5	50 GAL	As Noted	
Canella alba	Canella	3	50 GAL	As Noted	4' Clear Stem
Coccoloba uvifera	Bay Grape	6	20 GAL	As Noted	
Delonix regia	Poinciana	1	20 GAL	As Noted	
Frangipani rubra	Frangipani	4	50 GAL	As Noted	2 Clear Stems
Juniperus bermudiana	Bermuda Cedar	1	50 GAL	As Noted	
Lagerstroemia indica	Crape Myrtle / Queen	1	50 GAL	As Noted	Dark Pink
Strelitzia nicolai	Giant Bird of Paradise	4	50 GAL	suckerless	
Swietenia mahogany	West Indian Mahogay	1	50 GAL	15' Centers	4' Clear Stem
Terminalia catappa	West Indian Almond	3	50 GAL	As Noted	4' Clear Stem
PALMS					
Cocos nucifera	Coconut Palm	4	20 GAL	As Noted	4' Clear Stem
Cycas revoluta	Sago Palm	3	20 GAL	As Noted	
Hyophorbe verschaffeltii	Spindle Palm	3	40 GAL	As Noted	4' Clear Stem
Phoenix canariensis	Canary Island Date Pa	3	45 GAL	As Noted	4' Clear Stem
Phoenix roebelenii	Dwarf Date Palm	2	20 GAL	As Noted	4' Clear Stem
Sabal bermudana	Bermuda Palmetto	8	45 GAL	As Noted	4' Clear Stem
Washingtonia robusta	Washingtonian Palm	8	45 GAL	As Noted	4' Clear Stem
SHRUBS					
Codiaeum ariemcianse	Turkey Berry	9	1 GAL	As Noted	
Cordia rnexicocana	Giant Natal Plum	7	3 GAL	As Noted	
Chrysacios bermudiana	Bermuda Snowberry	7	3 GAL	As Noted	
Conocarpus erectus	Buttonwood	10	3 GAL	As Noted	
Conocarpus erectus	Buttonwood	27	1 GAL	As Noted	Low Variety
Conocarpus erectus Sericeus	Silver Buttonwood	10	3 GAL	As Noted	
Dodonaea viscosa	Senseza Dogwood	15			variegated
Duranta reflexa	Sprig of India	3	10 GAL	As noted	
Canella occidentalis	Star Lavender	5		suckerless	
Hibiscus rosa-sinensis	Hibiscus	42	3 GAL	As Noted	Mixed colour
Ixora coccinea	Ixora, Red	7	3 GAL	suckerless	
Jamaicha intagerrima	Jamaicha	20	3 GAL	As Noted	
Murraya paniculata	Mock Orange	42	3 GAL	suckerless	
Nerium oleander	Dwarf Oleander	34	3 GAL	As Noted	Salmon
Nerium oleander	Oleander	18	3 GAL	As Noted	Single Pink
Rhapidophyllum indica	Indian Hawthorn	20	3 GAL	As Noted	Low Variety
Rhapidophyllum indica	Indian Hawthorn	7	3 GAL	As Noted	Large
Pittosporum tobira	Pittosporum	3	3 GAL	As Noted	
Pittosporum tobira Variegated	Variegated Pittosporu	10	3 GAL	As Noted	
Plumbago auriculata	Plumbago	27	3 GAL	As Noted	
Plumbago auriculata	Plumbago	600	POG	per pocket	
Pseudanthemum	Steak Plant	4	3 GAL	As Noted	Purple leaf
Rhoeo spathacea	Moses-in-the-cradle	15	1 GAL	As Noted	
Rhoeo spathacea officinalis	Bleeding - upright	15	1 GAL	As Noted	Upright variety
Sophora tomentosa	Coastal Sophora	9	1 GAL	suckerless	
Strelitzia reginae	Bird of Paradise	39	15 GAL	As Noted	
Westringia fruticosa	Westringia	10	1 GAL	As Noted	
Viburnum odoratissimum	Viburnum	66	3 GAL	As Noted	
SUB-SHRUBS/GROUNDCOVERS/GRASSES					
Agapanthus africanus	Agapanthus	33	1 GAL	As Noted	
Agave attenuata	Foxtail Agave	28	3 GAL	As Noted	
Agave attenuata	Foxtail Agave	75	Cutting	per pocket	
Aloe arborescens	Candelabra Aloe	100	Cutting	per pocket	
Bismarckia arborescens	Sea Ox-eye	1600	POG	per pocket	50% Green / Silver Mix
Dietes bicolor	African Iris - Yellow	100	POG	per pocket	
Dietes grandiflora	African Iris - White	37	1 GAL	suckerless	
Dracaena reflexa	Dracaena Pleasure	200	POG	As Noted	
Hedychium undilatus	Night Blooming Cerus	20	1 GAL	suckerless	
Lantana	Lantana	39	1 GAL	As Noted	Yellow (not multi colour)
Liriope muscari	Giant Lily Turf	435	1 GAL	As Noted	
Liriope muscari variegated	Giant Lily Turf - variega	40	1 GAL	As Noted	
Ophiopogon japonicus	Mondo Grass	30 SQ FT	Sprigs	Staggered pattern	At 3" centers
Osteospermum ecklonis	African Daisy	700	POG	per pocket	50% mix purple and white. Not hybrid
Tradescantia spathacea	Tweed Plant	126	POG	per pocket	
Yucca aloifolia	Spanish Bayonet	75	POG	per pocket	
BULBS					
Hymenocallis caribaea	Spider Lily	95	Bulb B	As noted	
Hymenocallis caribaea	Spider Lily	200	Bulb B	Per Pocket	
VINES					
Allemanda cathartica	Allemanda	5	1 GAL	As Noted	Yellow
Bougainvillea sp.	Bougainvillea	3	1 GAL	As Noted	Magenta
Canavalia rosea (C. lineata)	Bay Bean	164	POG	suckerless	
Canavalinus chilensis	Common Ice Plant	1305	Cutting	Staggered	

Total Plants 5,564

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BOUNDARY LINE
CONSERVATION ZONING BOUNDARY
15' SETBACK LINE
20' SETBACK LINE
HIGH WATER MARK (HWM)
EXISTING PER SURVEY

PROPOSED PLANTING PLAN
SEE L-401 FOR DETAILS

PROPOSED AREA OF PLANTED GEO-CELLULAR RETAINING WALLS. SEE L-401 / L-501/2 FOR DETAILS.



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LANDSCAPE PLAN

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1 PROPOSED LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

GEOWEB® MSE Version 1.0 — Shoreline Collection

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Shoreline Collection

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PROJECT IDENTIFICATION

Title: Shoreline Collection
Project Number: PR23010
Designer: Sam Justice, PE

Description:
Revision 1



Design Philosophy and Program Developed by:

ADAMA Engineering, Inc.
Dov Leshchinsky, Ph.D.
12042 SE Sunnyside Rd., Suite 711
Clackamas, OR 97015, USA

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GEOWEB® MSE Version 1.0 — Shoreline Collection

Shoreline Collection

Product Specification – GEOWEB® GW30V8 Wa

GENERAL

GEOWEB® wall sections are manufactured from textured, perforated strips of high density polyethylene that are bonded together to create a network of interconnected cells. Fascia strips are non-perforated, UV-stabilized for long-term durability and are available in green and tan colors. Fascia strips are also available with pre-punched I-slots for establishing consistent mechanical junctions across the face of the wall using ATRA Key connectors. GEOWEB® walls c be used in a variety of earth retaining structure configurations including; 1) mechanically-stabilized earth (MSE) walls; 2) steepened slopes: 3) multilayered systems; and, 4) gravity retaining walls.

DIMENSIONS

Parameter	Units	Value
Cell Depth	inch (mm)	8 (200)
Cell Size (Length x Width +/- 10%)	inch (mm)	10.5 x 13.0 (267 x 330)
Expanded Section Width	No Cells Feet (m)	9 Fixed: 8.67 (2.64)
Expanded Section Length	No Cells Feet (m)	3, 4, 5, 6, 7 Varies: 2.63 to 6.13 (0.80 to 1.87)

STRUCTURAL INTEGRITY AND SYSTEM PERFORMANCE

Parameter	Units	Value
Minimum Short Term Seam Peel Strength	lbf/in (N/cm)	>80 (142)
Long-Term Seam Peel Strength (standard 4-inch sample width) (1)	lb (N)	160 (710)
Internal Junction Efficiency	%	> 100
Mechanical Junction Efficiency (Connection Type: ATRA Key) (2)	%	> 100
Peak Friction Angle Ratio (δ/Ø) (3)	Unitless	0.95

MATERIAL PROPERTIES

Parameter	Test Method	Units	Value
Polymere Density	ASTM D1505 or D792	g/cm³	0.935-0.965
Carbon Black Content (4)	ASTM D1603	%	1.5 - 2.0
Sheet Thickness Prior to Texture	ASTM D5199	mm (mil)	1.27 (50), -5% +10%
Sheet Thickness After Texture	ASTM D5199	mm (mil)	1.52 (60), -5% +10%
Texture Type/Shape	—	—	Rhomboidal
Texture Density	—	indentations/cm²	22 - 31

DURABILITY

Parameter	Test Method	Units	Value
Environmental Stress Crack Resistance	ASTM D1693	hrs	> 5,000
Resistance to Oxidation (5)	EN ISO 13438	yrs	> 50
Resistance to Weathering (6)	EN 12224	%	100

Notes

See notes on following page

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GEOWEB® MSE Version 1.0 — Shoreline Collection

Shoreline Collection

Product Specification – GEOWEB® GW30V8 Wa (continues)

NOTES :

(1) A 100-mm (4.0 in.) wide seam sample shall support a 72.5 kg (160 lb) load for a period of 7 days minimum in a temperature-controlled environment undergoing a temperature change on a 10 hour cycle from ambient room to 54° C (130° F). Ambient room temperature is per ASTM E 41.

(2) Junction efficiency determined as a percentage of junction performance (EN ISO 13426-1) to perforated strip performance (EN ISO 10319).

(3) Typical design value for clean granular infill material (i.e. - coarse sand or crushed aggregate). Consult with manufacturer to confirm value for other types of infill materials.

(4) Standard black HDPE strips. For tan/green fascia strips, hindered amine light stabilizer (HALS) content will be 2.0% by weight of carrier.

(5) Predicted to be durable for a minimum of 50 years in natural soil with a pH between 4 and 9 and at a soil temperature ≤ 25°C.

(6) 100% of original tensile strength retained following exposure to intense UV radiation and accelerated weathering in accordance with EN 12224.

UK CA CE
0359 | 21 1213 | 21
ISO 9001:2015 Certified

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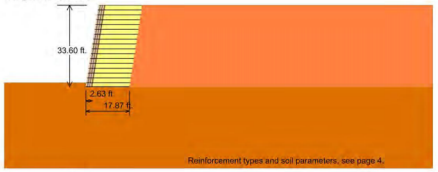
GEOWEB® MSE Version 1.0 — Shoreline Collection

GEOMETRY AND LOADING DATA – for GEOWEB® Walls

Height of slope, H [ft]	33.60
Slope angle, i °	81.00
Horizontal length, A [ft]	5.00
Horizontal length, B [ft]	0.00
Backslope angle, β °	0.00
Slope at bottom of wall, α °	0.00
Embedment depth (in front of slope) [ft]	1.60
Surcharge load over A, Q1 [lb/ft ²]	0.00
Surcharge load over backslope B, Q2 [lb/ft ²]	0.00
Surcharge load away from backslope, Q3 [lb/ft ²]	0.00

NOTES:
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2. The evaluation assumes that the slope is globally stable. Engineer of record shall verify global stability.
3. Limit the drop of infill to less than 3 feet (1 meter) to prevent panel distortion.
4. Refer to GEOWEB® Earth Retention System Installation Guideline (www.prestogeo.com) for installation procedures.
5. If applicable, install geotextile and geogrids in accordance with Manufacturer's specifications.

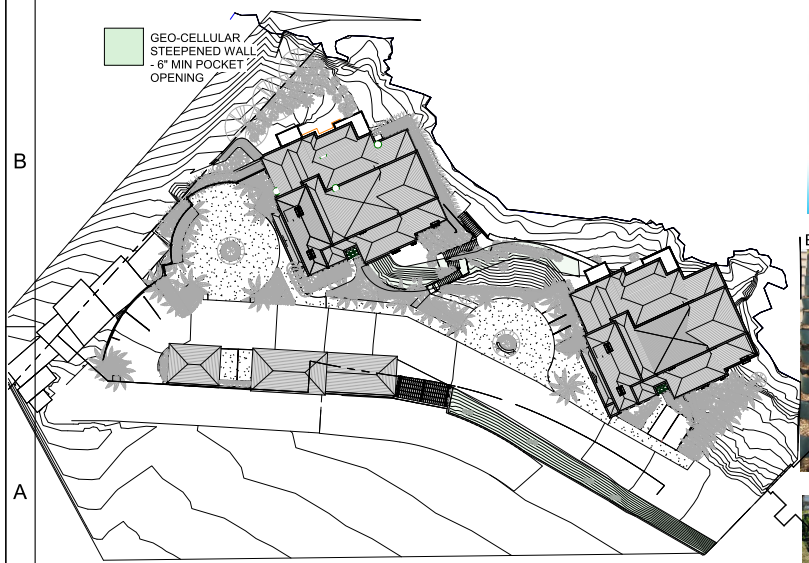
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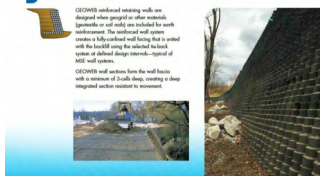
SCALE:
0 10 20 30 40 50 [ft]

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GEOWEB GRAVITY RETAINING WALL SPECIFICATIONS AND TYPICAL ELEVATIONS



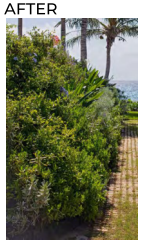
1 L-501 GEOCELL LOCATION PLAN 1" = 30'-0"



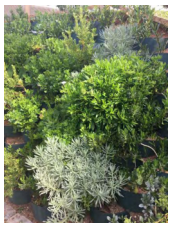
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AFTER

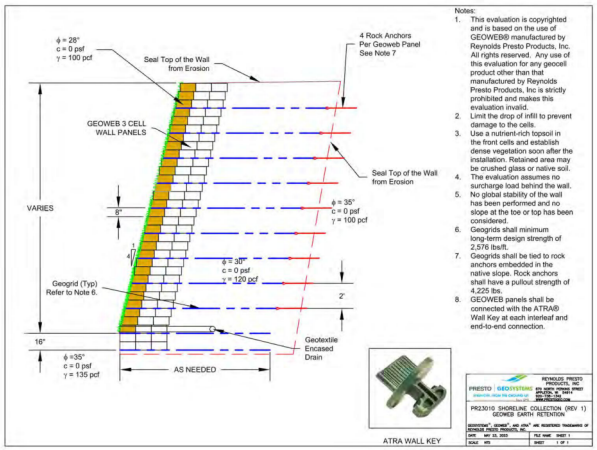


PLANT DETAILS









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2. Limit the drop of infill to prevent damage to the cells.
3. Use a nutrient-rich topsoil in the front cells and establish dense vegetation soon after the installation. Retained area may be crushed glass or native soil.
4. The evaluation assumes no surcharge load behind the wall.
5. No global stability of the wall has been performed and no slope at the toe or top has been considered.
6. Geogrids shall minimum long-term design strength of 2,576 lbs/ft.
7. Geogrids shall be tied to rock anchors embedded in the native slope. Rock anchors shall have a pullout strength of 4,225 lbs.
8. GEOWEB panels shall be connected with the ATRA® Wall Key at each interleaf and end-to-end connection.

PRESTO GEOSYSTEMS — REYNOLDS PRESTO PRODUCTS, INC. — PR23010 SHORELINE COLLECTION (REV 1) GEOWEB EARTH RETENTION

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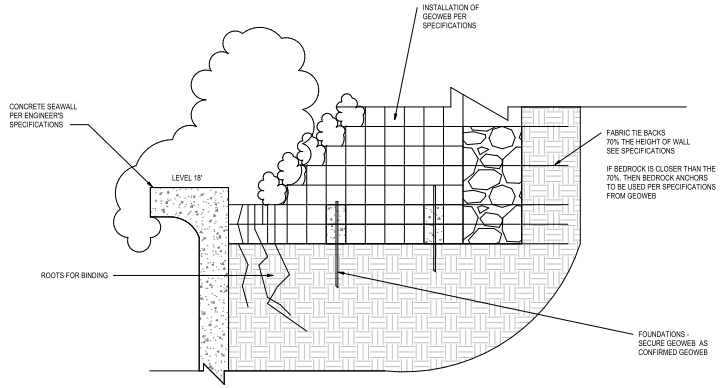
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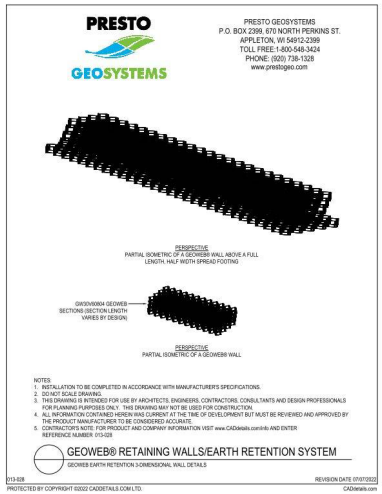


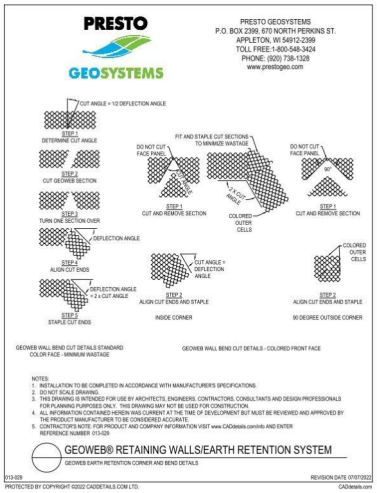
ROCK ANCHOR (DETAIL)



1 **FOUNDATION DETAIL - GEOWEB**
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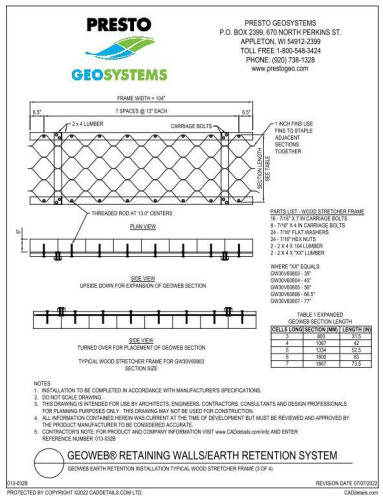




Figure 1 ATRA Wall Key Unit (Green & Tan Options)

Figure 2 ATRA Wall Key connection of adjacent GEOWEB Retaining Wall sections

GEOWEB GRAVITY RETAINING WALL 3D GRAVITY RETAINING WALL DETAILS AND INSTALLATION SPECIFICATIONS

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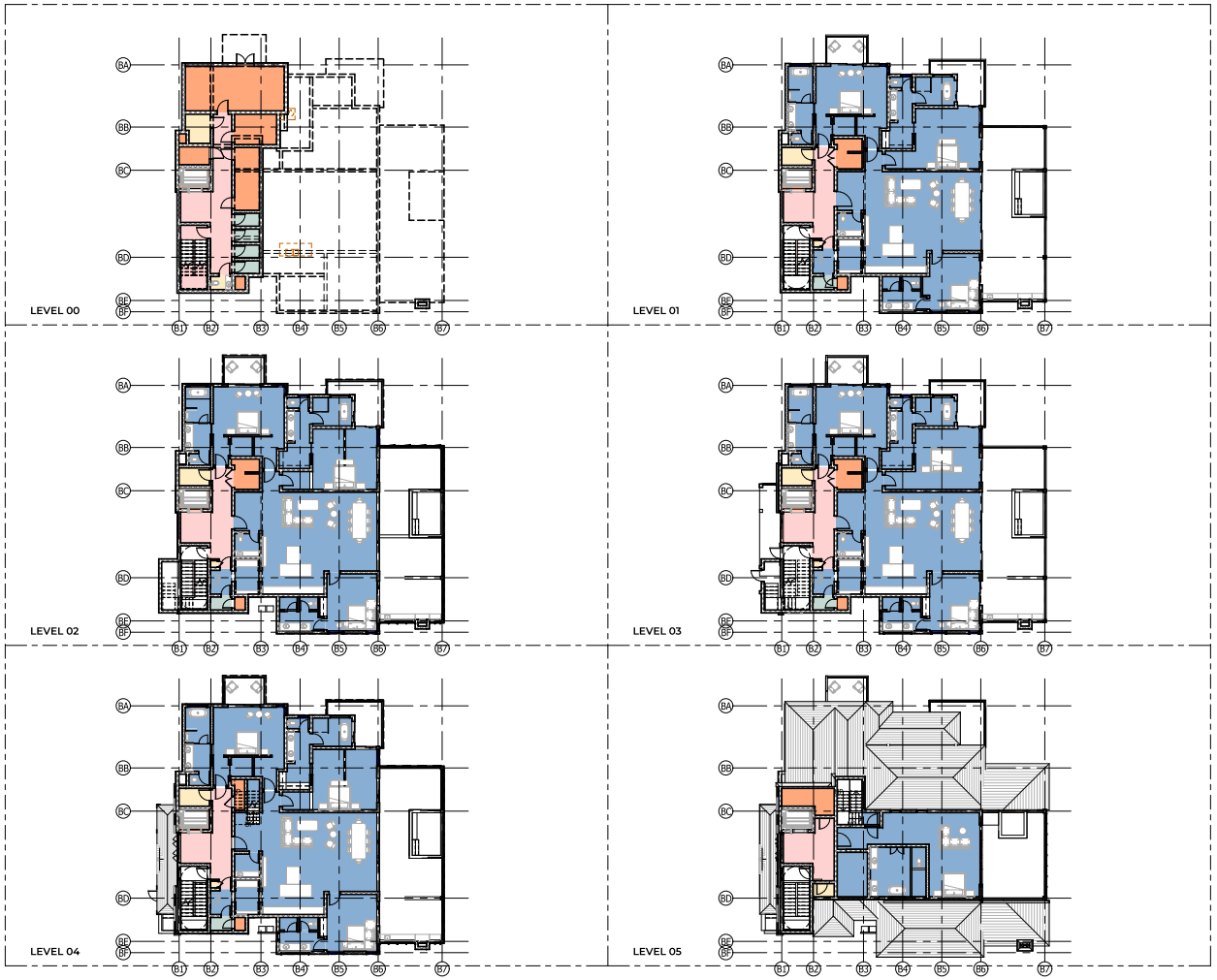
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TYPICAL AREAS - BUILDING B



Area Schedule (Net Areas)		Residential Units	Amenity	Back of House	Circulation	MEP
Level	Area	Area	Area	Area	Area	Area
BUILDING A						
A- Level 00	3184 SF	0 SF	159 SF	22 SF	333 SF	2665 SF
A- Level 01	2915 SF	2560 SF	22 SF	47 SF	227 SF	59 SF
A- Level 02	2822 SF	2471 SF	22 SF	43 SF	227 SF	59 SF
A- Level 03	2911 SF	2514 SF	22 SF	43 SF	227 SF	104 SF
A- Level 04	2912 SF	2546 SF	22 SF	92 SF	227 SF	26 SF
A- Level 05	1238 SF	952 SF	0 SF	22 SF	175 SF	88 SF
	15983 SF	11043 SF	247 SF	269 SF	1417 SF	3001 SF
BUILDING B						
Level 00	1318 SF	0 SF	102 SF	76 SF	460 SF	680 SF
Level 01	2914 SF	2560 SF	22 SF	47 SF	227 SF	59 SF
Level 02	2913 SF	2558 SF	22 SF	47 SF	227 SF	59 SF
A- Level 02	4 SF	2560 SF	22 SF	4 SF	227 SF	59 SF
Level 03	2914 SF	2591 SF	22 SF	47 SF	227 SF	26 SF
A- Level 03	4 SF	952 SF	0 SF	4 SF	175 SF	88 SF
Level 04	2912 SF	11221 SF	190 SF	47 SF	1545 SF	971 SF
C BUILDINGS - GARAGES AND MECHANICAL				22 SF		
	14217 SF	0 SF	1653 SF	291 SF	0 SF	0 SF
		0 SF	0 SF		0 SF	422 SF
C- Level 02	1655 SF	0 SF	1654 SF	0 SF	0 SF	423 SF
C- Level 03	845 SF	22264 SF	2091 SF	422 SF	2962 SF	4394 SF
	2500 SF			423 SF		
Grand total	32700 SF			983 SF		

- Residential Units
- Amenity
- Back of House
- Circulation
- MEP

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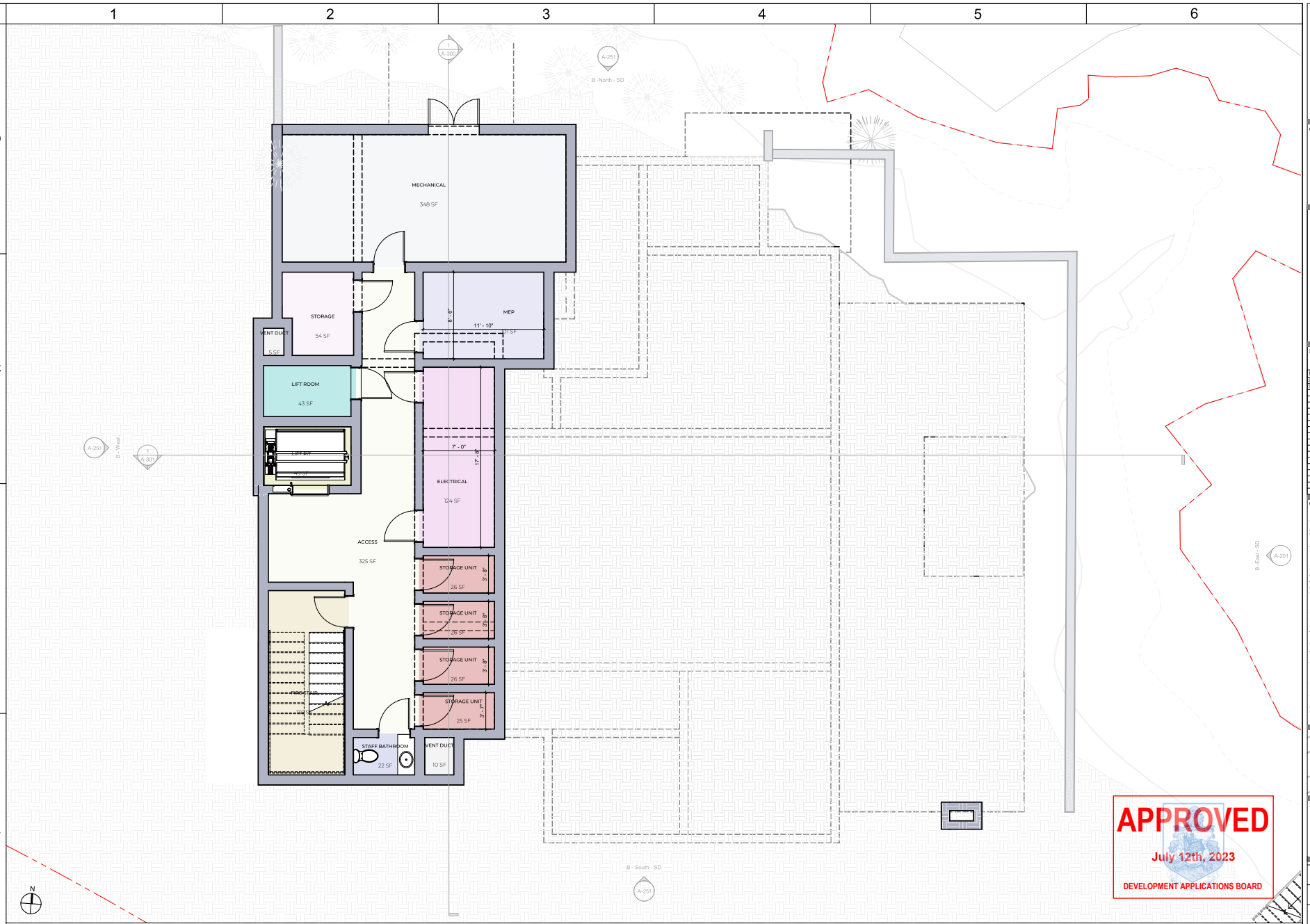
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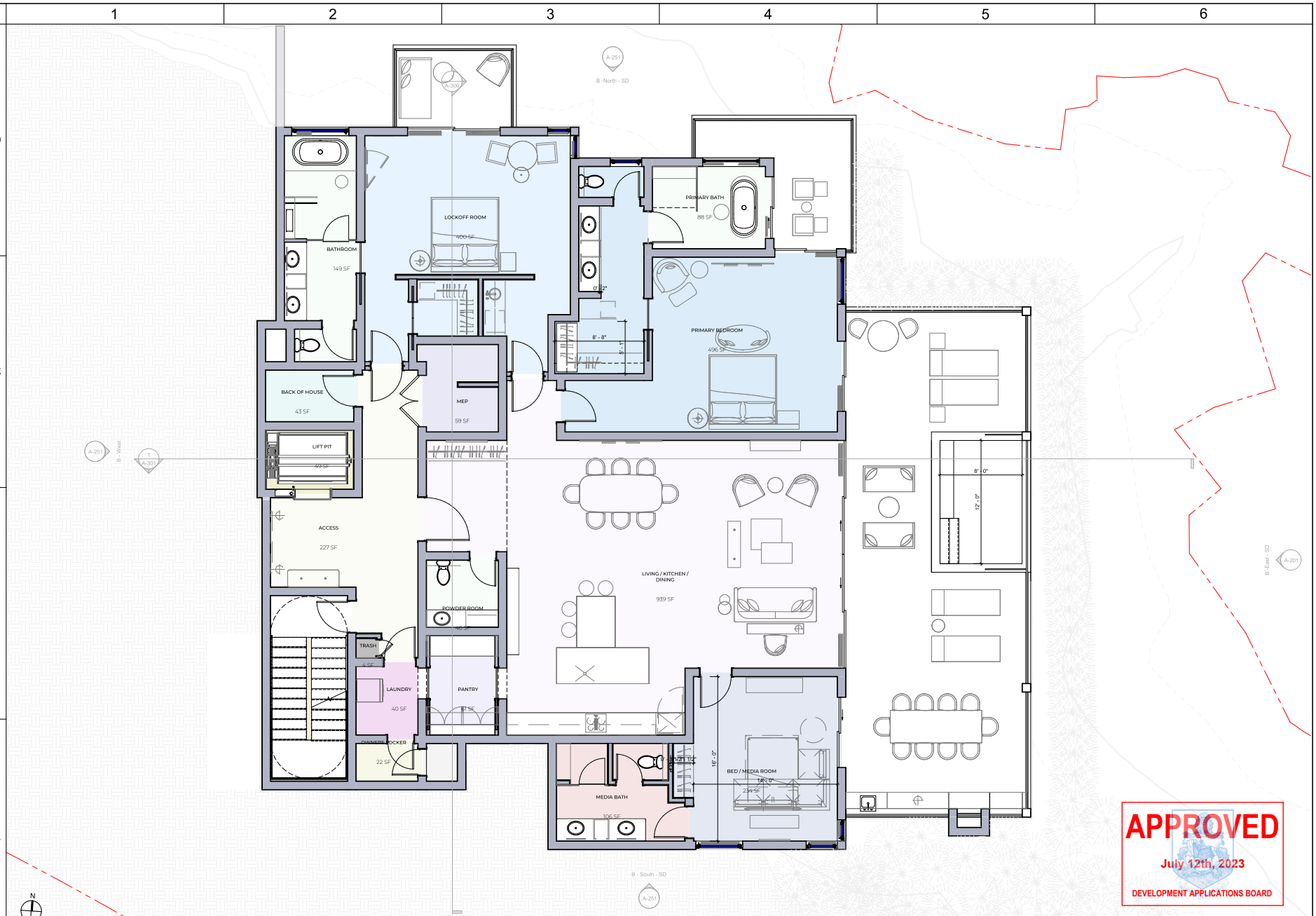
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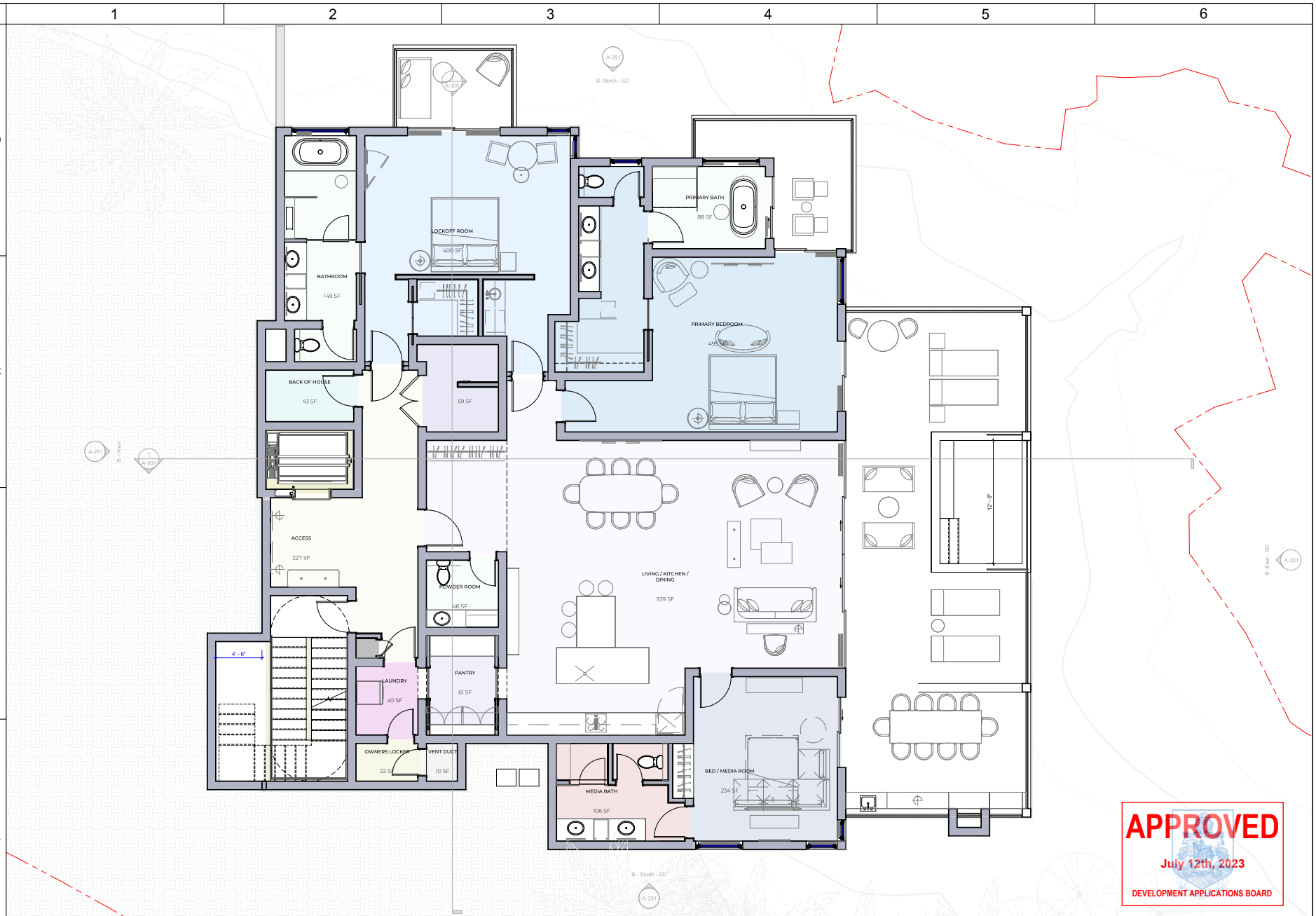
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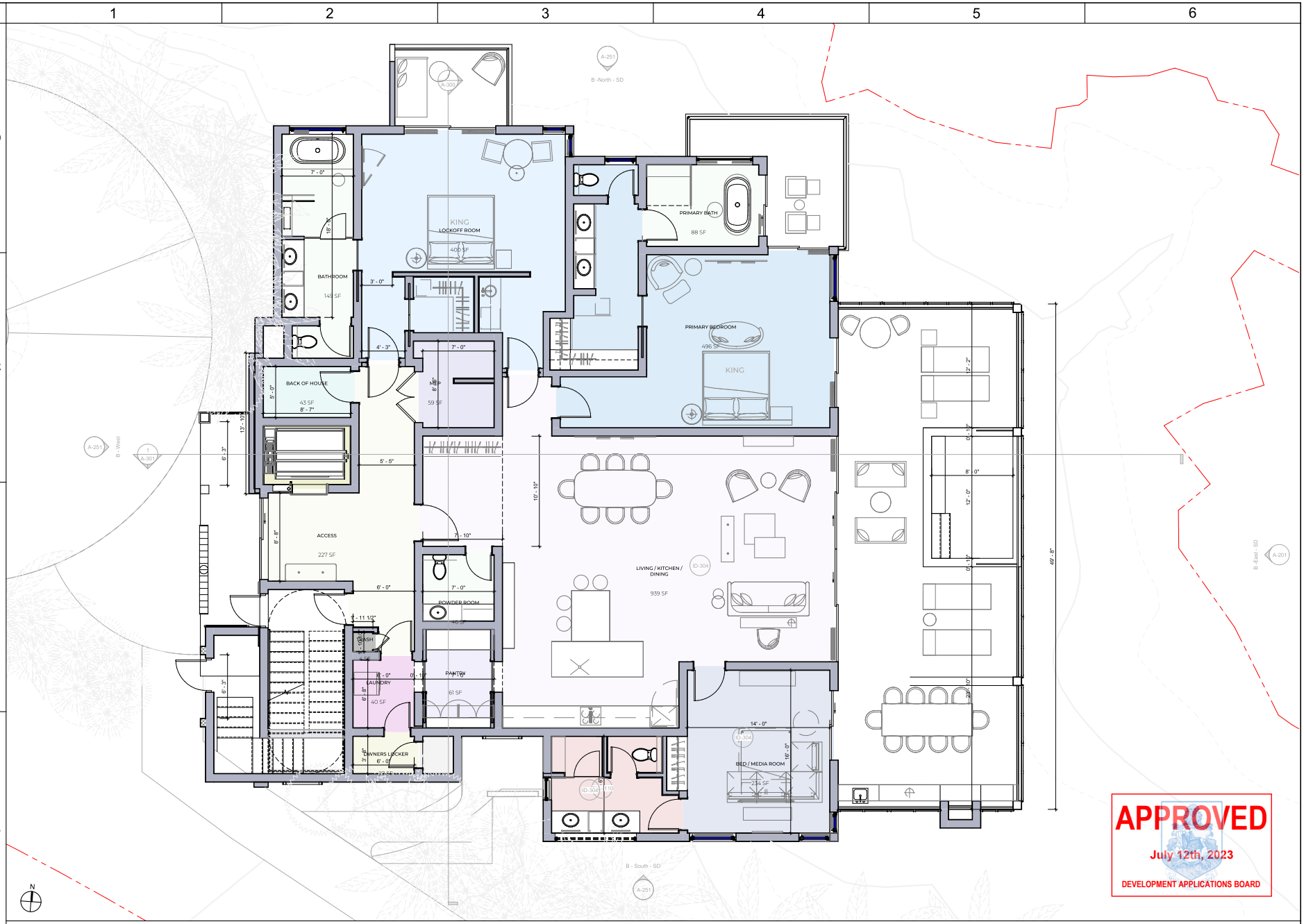
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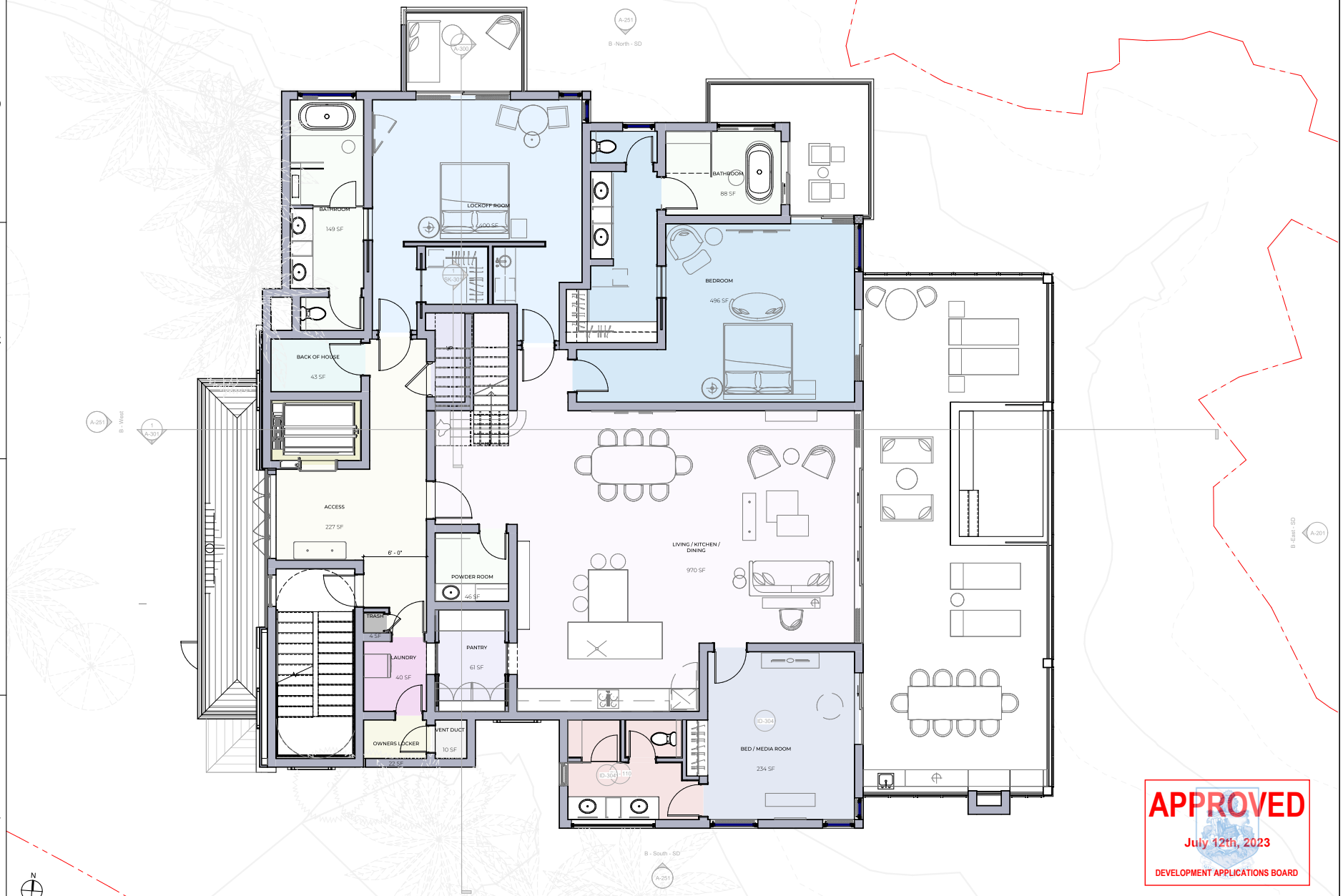
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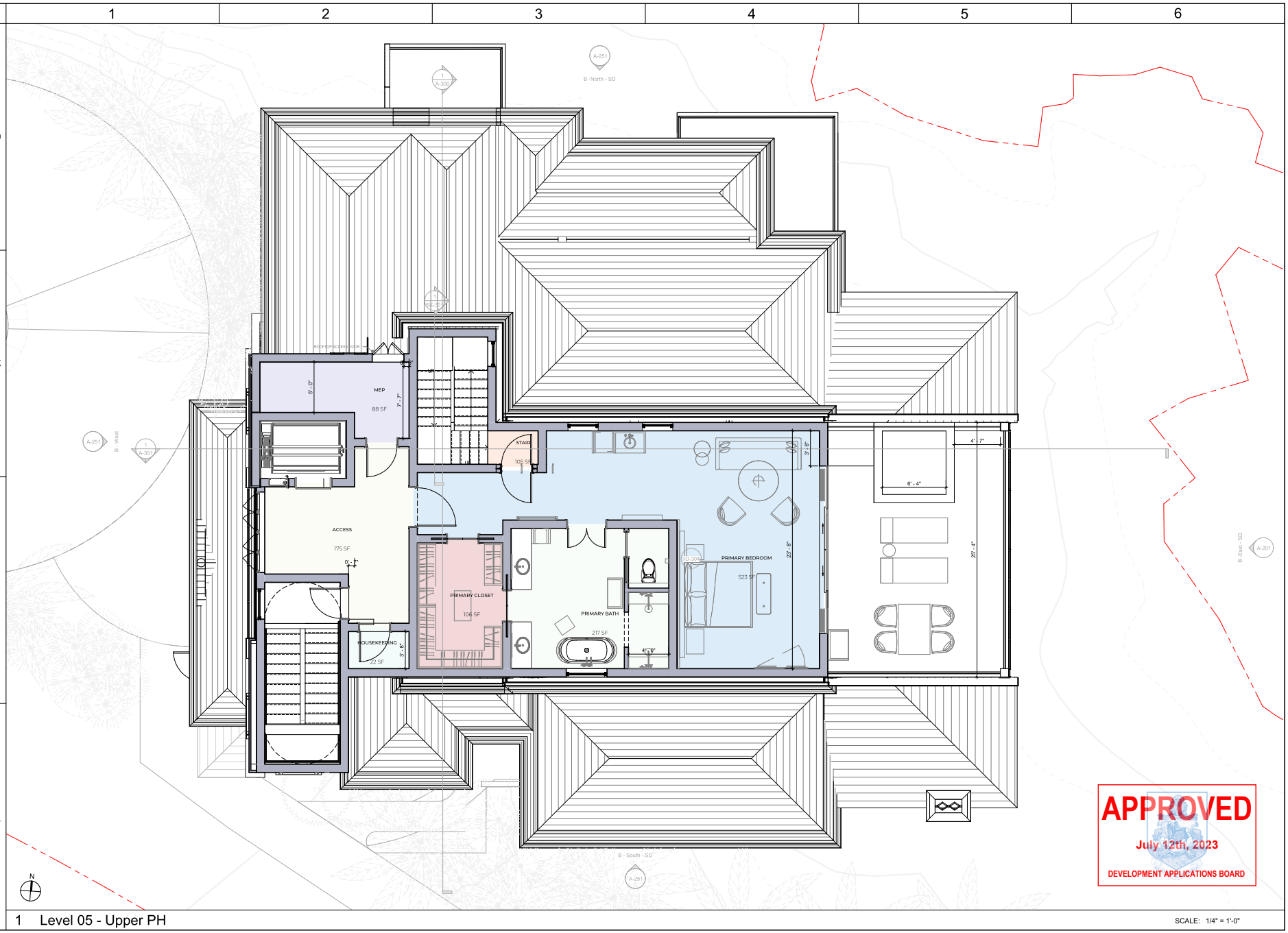
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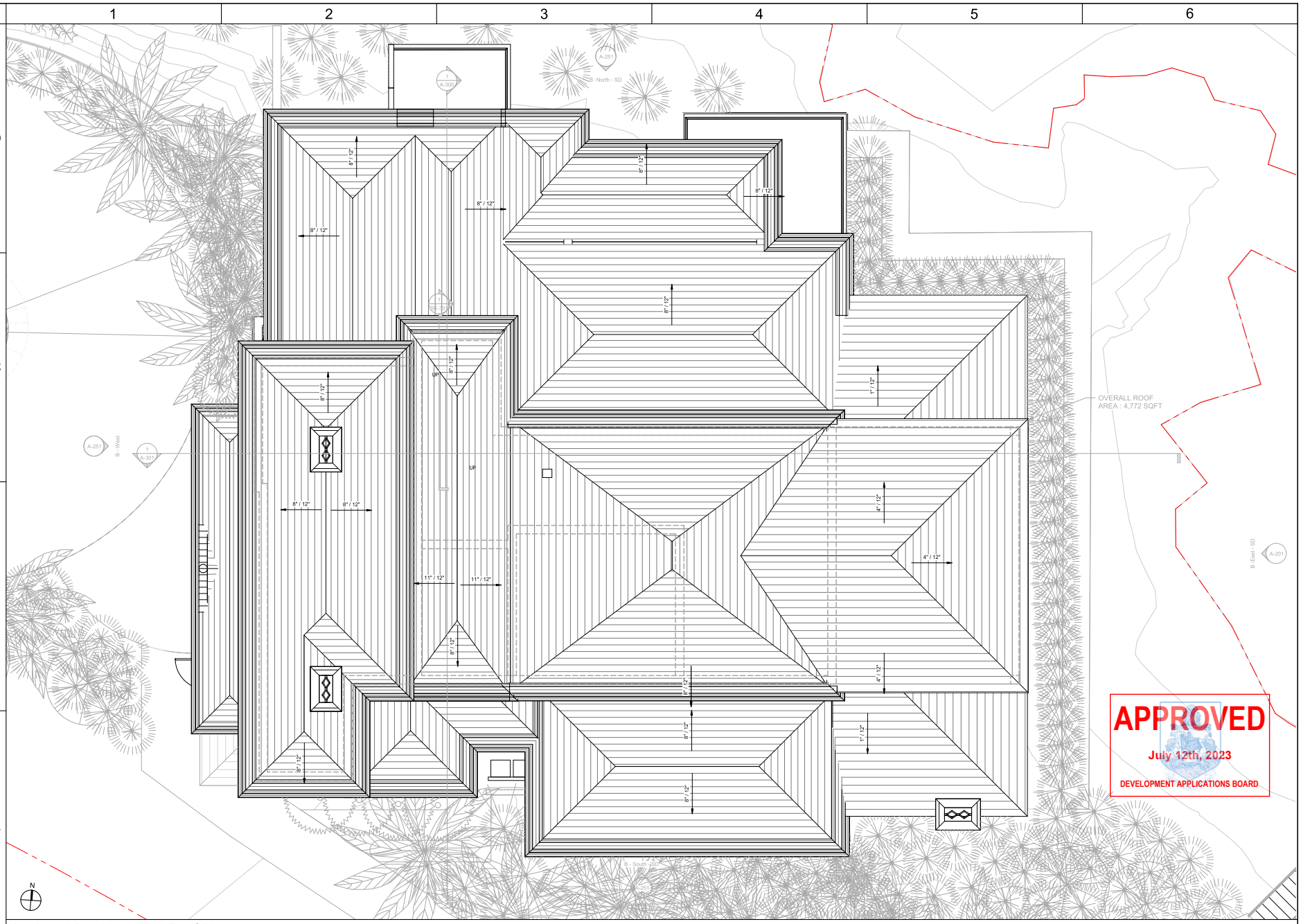
PROJECT:
Shoreline Collection
GENCOM

DRAWING:
UPPER PENTHOUSE LEVEL - B

20/01/2023 12:40:05 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
CHECKED BY:	SCALE:
Checker	1/4" = 1'-0"

PAGE NUMBER:
A-105



1 Level 05 - Upper PH-Roof Plan

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

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2	Draft DAP1 Set	2022.10.03
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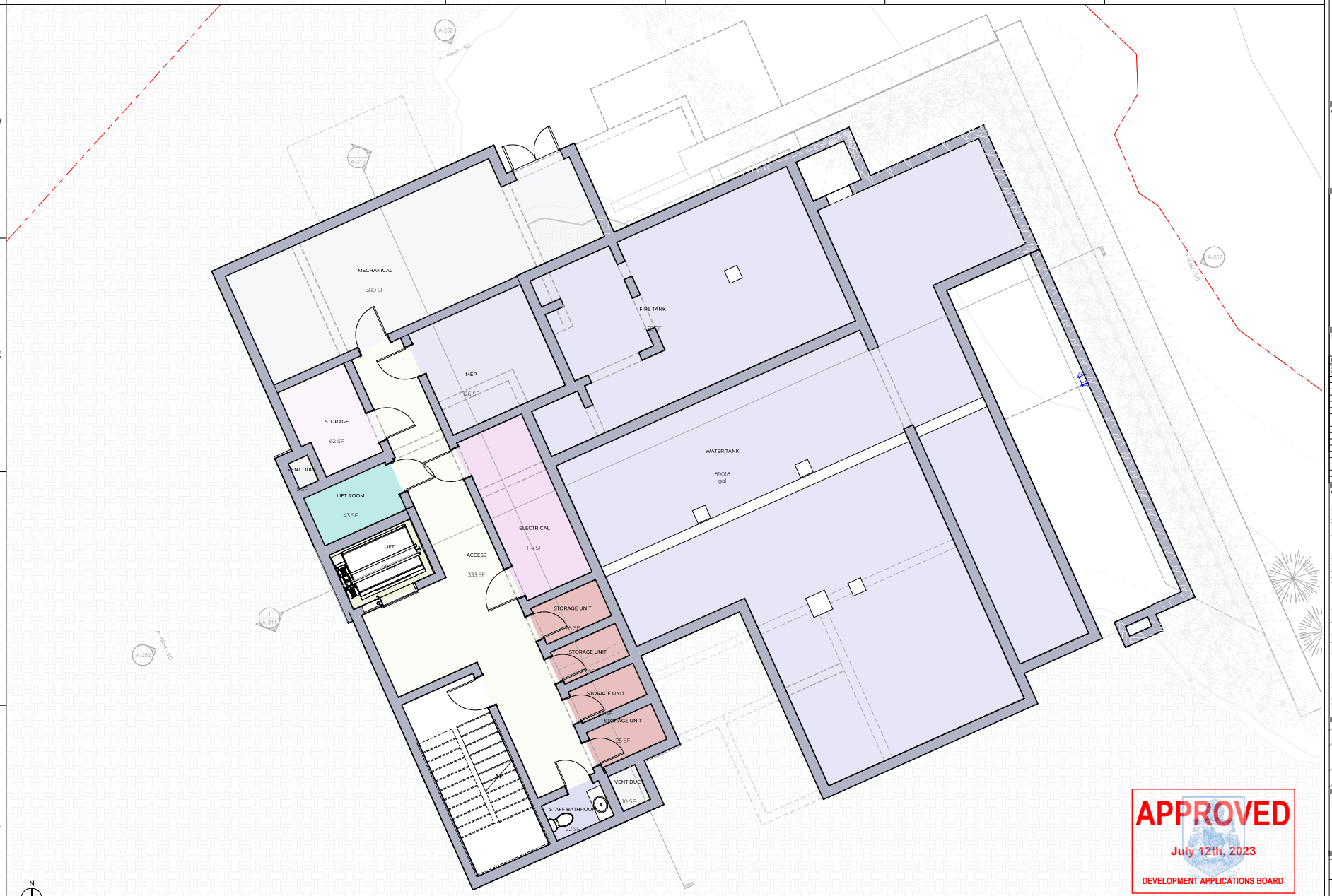
PROJECT:
Shoreline Collection
GENCOM

DRAWING:
ROOF PLAN - B

20/01/2023 12:40:06 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
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A-106



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1 A- Level 00 - SD

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

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PROJECT:
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DRAWING:
LOWER GROUND LEVEL - A

20/01/2023 12:40:10 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
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A-110



1 A- Level 01 - SD

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2	Draft DAP1 Set	2022.10.03
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PROJECT:
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DRAWING:
FIRST LEVEL PLAN - A

08/19/22

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A-111



1 A- Level 02 - SD

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SECOND LEVEL PLAN -A
20/01/2023 12:40:18 AM

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A-112



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DRAWING:
THIRD LEVEL PLAN - A

20/01/2023 12:40:23 AM

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Author	BE22015
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A-113



1 A- Level 04 - SD

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

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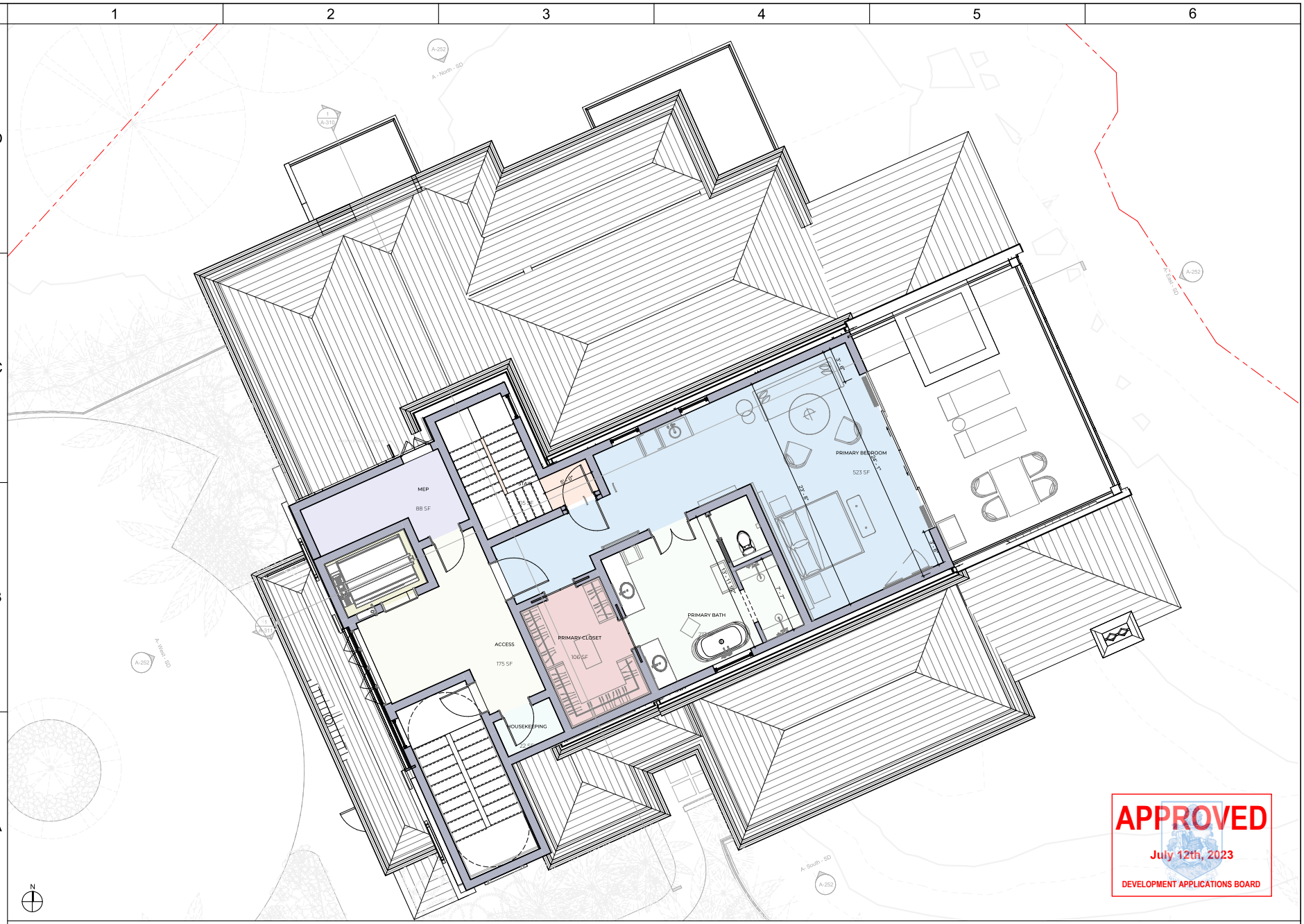
PROJECT:
Shoreline Collection
GENCOM

DRAWING:
FOURTH LEVEL PLAN - A

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Author	BE22015
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A-114



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1 A- Level 05 - SD

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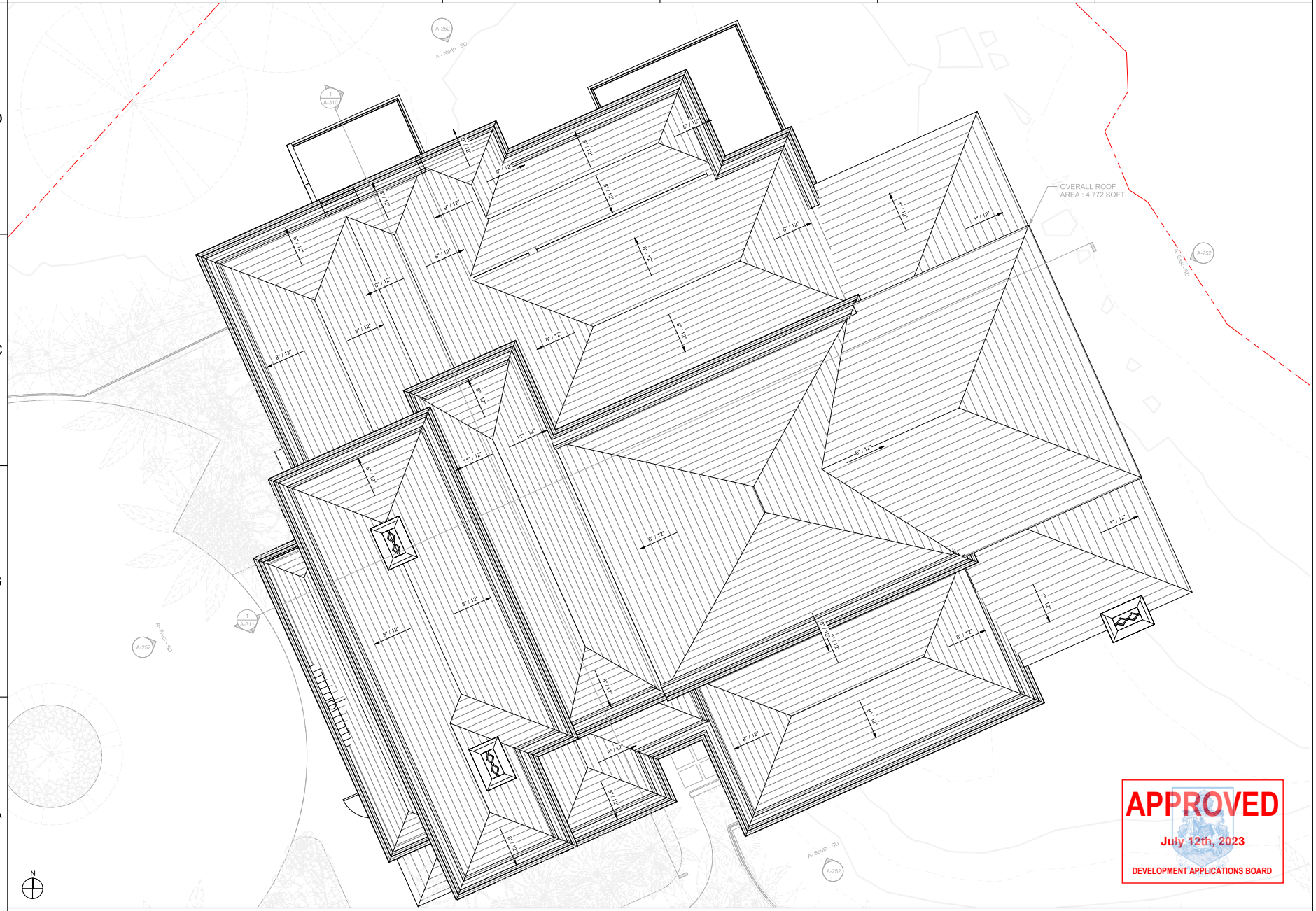
PROJECT:
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DRAWING:
UPPER PENTHOUSE LEVEL -A

08/19/22

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
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A-115



1 A- Level 05 - Roof Plan

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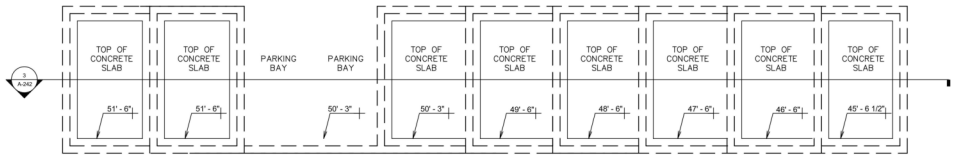
PROJECT:
Shoreline Collection
GENCOM

DRAWING:
ROOF PLAN - A

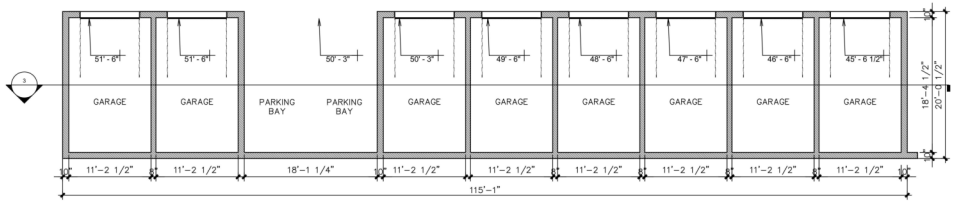
20/01/2023 12:40:35 AM

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Author	BE22015
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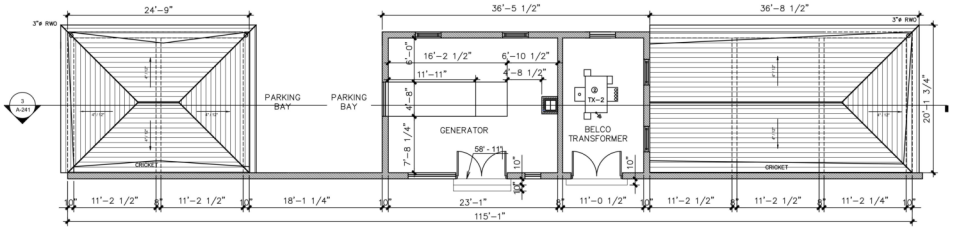
PAGE NUMBER:
A-116



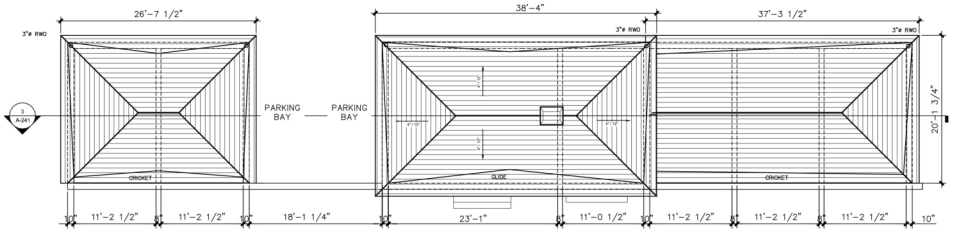
1 A-141 BUILDING C - FOUNDATION PLAN



2 A-141 BUILDING C - LOWER LEVEL



3 A-141 BUILDING C - UPPER LEVEL



4 A-141 BUILDING C - ROOF PLAN



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1	DAP1 Revision	2023.05.12

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PROJECT:
SHORELINE COLLECTION
GENCOM

DRAWING:
BUILDING C - GARAGE BLOCK PLANS

DRAWN BY:	OBMI PROJECT #:
SJS	BE22015.100
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PGS	1/8" = 1'-0"

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A-141



1 EAST ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"



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2 NORTH ELEVATION - BUILDING B

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3	DAP1 Submission	2023.01.27
5	DAP1 Revisions	2023.05.11

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PROJECT:
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DRAWING:
B -EAST & NORTH ELEVATIONS

5/11/2023 2:22:22 PM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
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Checker	1/8" = 1'-0"

PAGE NUMBER:
A-201



1 WEST ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"

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PROJECT:
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B -WEST & SOUTH ELEVATIONS

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Author	BE22015
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A-202



1 EAST ELEVATION - BUILDING A

SCALE: 1/8" = 1'-0"



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2 NORTH ELEVATION - BUILDING A

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PROJECT:
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A - EAST & NORTH ELEVATIONS

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Author	BE22015
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PAGE NUMBER:
A-203



1 WEST ELEVATION - BUILDING A

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING A

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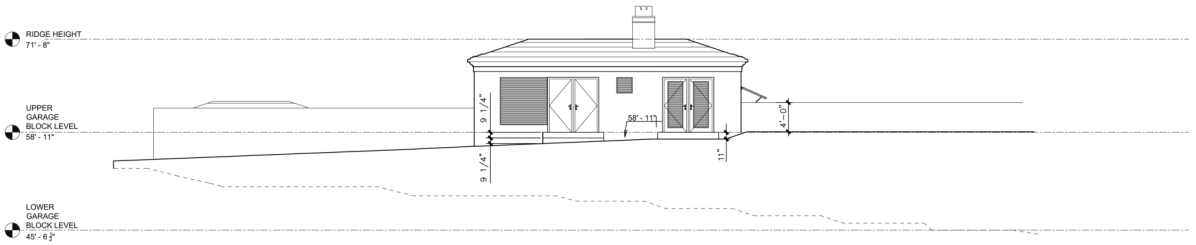
PROJECT:
Shoreline Collection
GENCOM

DRAWING:
A - WEST & SOUTH ELEVATIONS

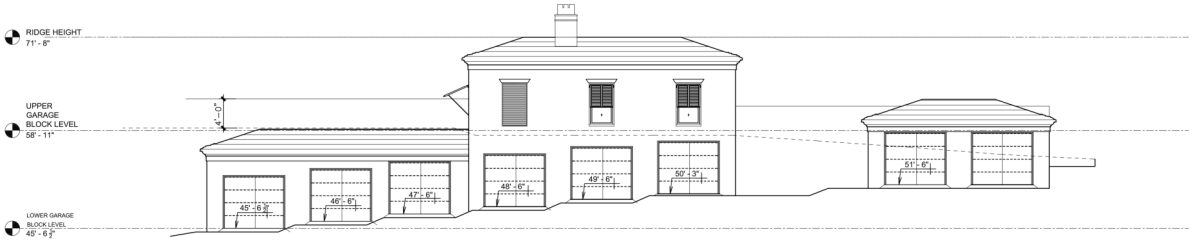
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DRAWN BY:	OBMI PROJECT #:
Author	BE22015
CHECKED BY:	SCALE:
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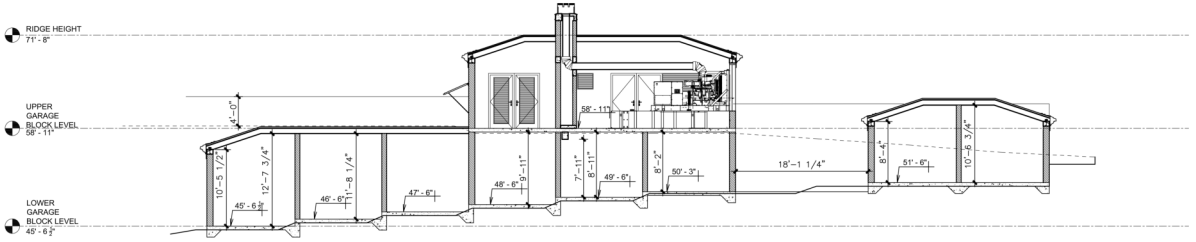
PAGE NUMBER:
A-204



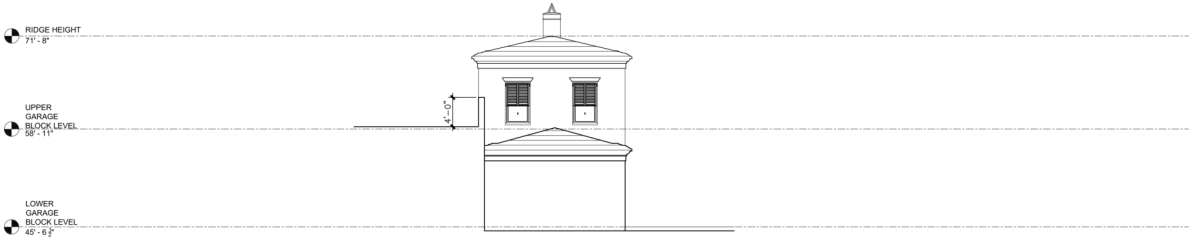
1 A-241 BUILDING C - REAR ELEVATION



2 A-241 BUILDING C - FRONT SW ELEVATION



3 A-241 BUILDING C - SECTION



4 A-241 BUILDING C - SIDE SE ELEVATION

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1	DAP1 Revision	2023.05.12

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PROJECT:
SHORELINE COLLECTION
GENCOM

DRAWING:
BUILDING C - GARAGE BLOCK ELEVATIONS AND SECTIONS

DRAWN BY:	OBMI PROJECT #:
SJS	BE22015.100
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PGS	1/8" = 1'-0"

PAGE NUMBER:
A-241



1 SOUTH ELEVATION - B

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - B

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - B

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - B

SCALE: 1/8" = 1'-0"

Facade Materiality Legend

- Painted Elements - Green/Blue
- Painted Elements - White
- Shutters - Wood
- Back Painted Glass - Dark Grey, Semi Transparent
- Window & Doors - Dark Metal Frames, Clear Glass
- Balustrades - Clear Glass

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PROJECT:
Shoreline Collection
GENCOM

DRAWING:
B- ELEVATIONS - MATERIALITY

20/01/2023 12:41:26 AM

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Author	BE22015
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A-251



1 SOUTH ELEVATION - A

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - A

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - A

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - A

SCALE: 1/8" = 1'-0"

Facade Materiality Legend

- Painted Elements - Green/Blue
- Painted Elements - White
- Shutters - Wood
- Back Painted Glass - Dark Grey, Semi Transparent
- Window & Doors - Dark Metal Frames, Clear Glass
- Balustrades - Clear Glass

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GENCOM

DRAWING:

A-ELEVATIONS - MATERIALITY

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Author	BE22015
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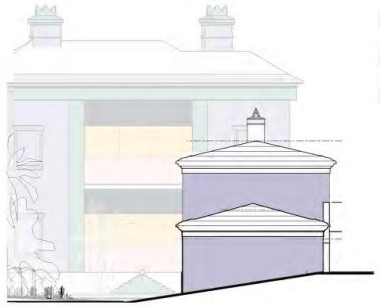
PAGE NUMBER:

A-252



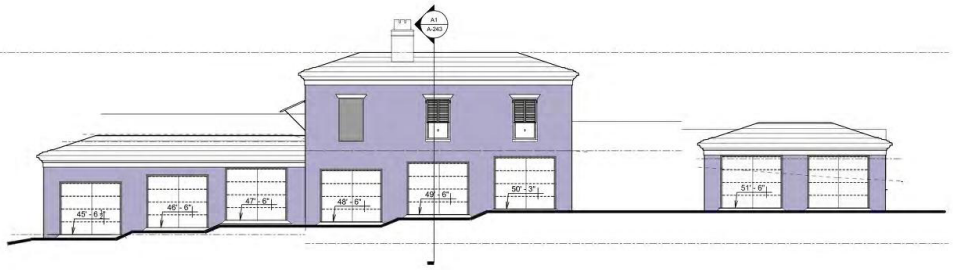
1 SOUTH ELEVATION - C

SCALE: 1/8" = 1'-0"



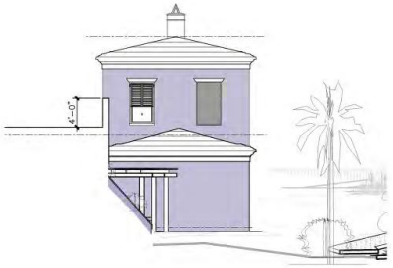
2 WEST ELEVATION -C

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - C

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - C

SCALE: 1/8" = 1'-0"

Facade Materiality Legend

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- Painted Elements - White
- Shutters - Wood
- Back Painted Glass - Dark Grey, Semi Transparent
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3	DAP1 Submission	2022.xx.xx
4	DAP1 Submission	31May23

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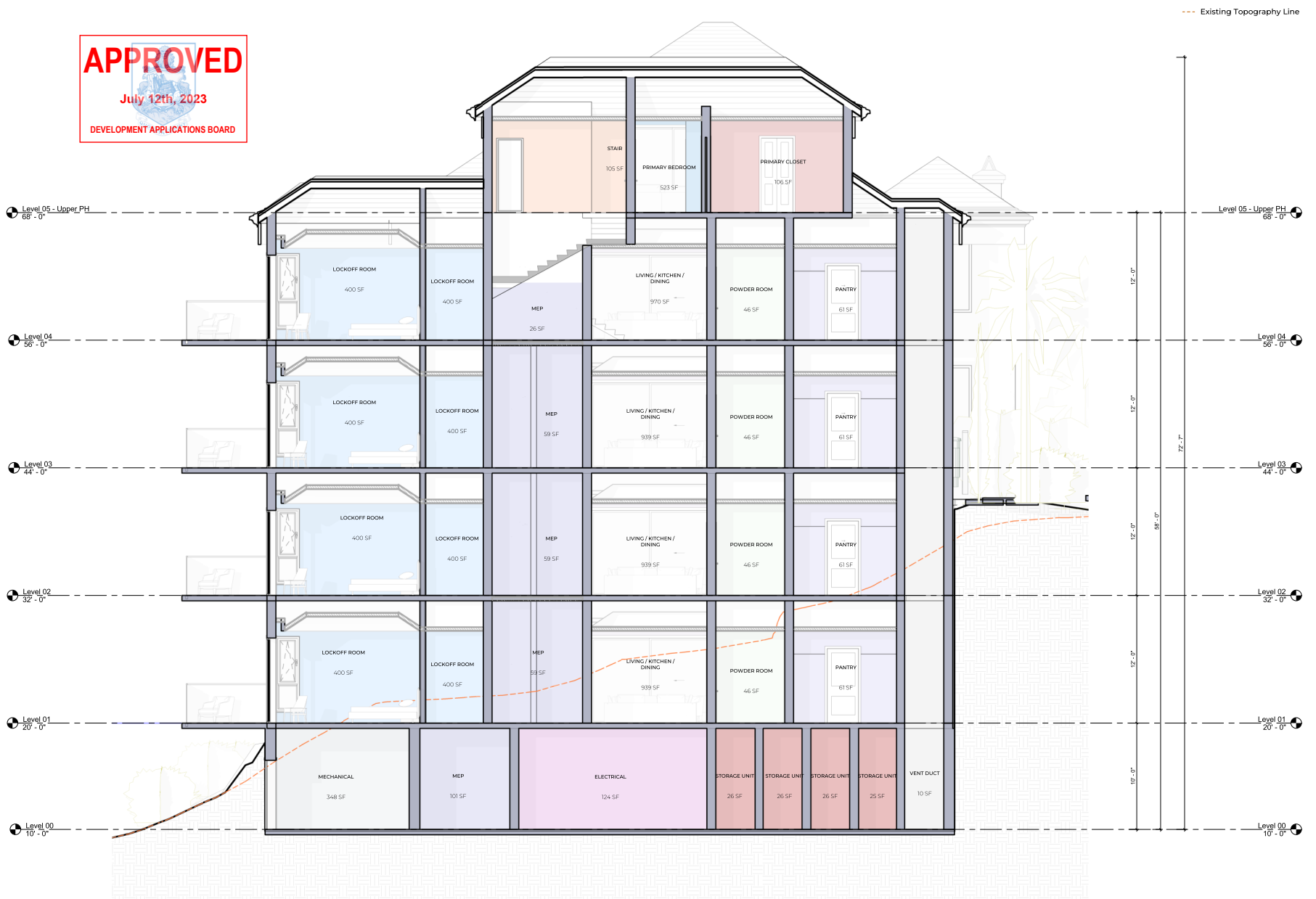
PROJECT:
Shoreline Collection
GENCOM

DRAWING:
C- ELEVATIONS - MATERIALITY

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Author	BE22015
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A-253

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1 SECTION A - NS - BUILDING B

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

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2	Draft DAP1 Set	2022.10.03
3	DAP1 Submission	2022.xx.xx

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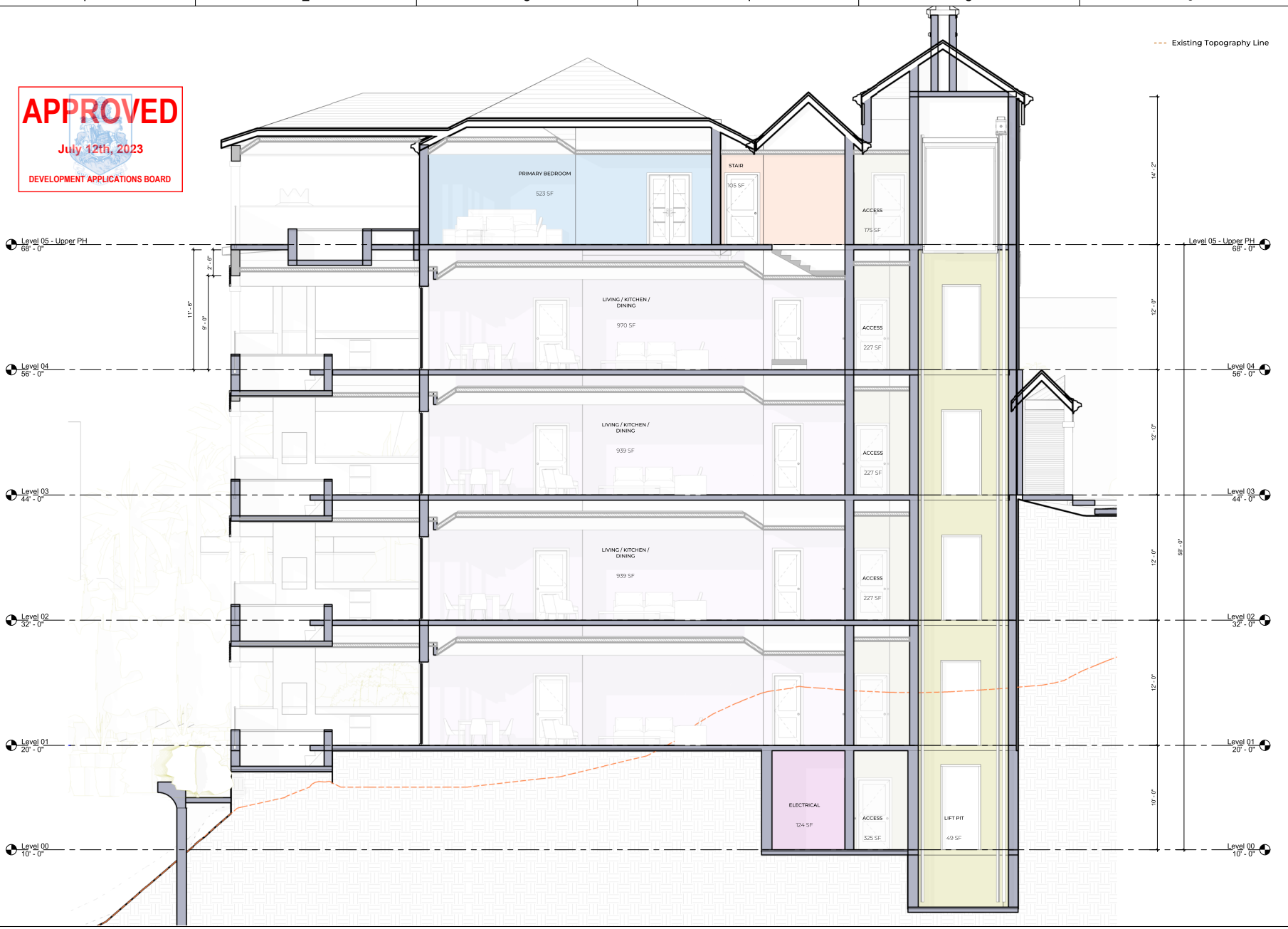
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GENCOM

DRAWING:
BUILDING B - SECTIONS
20/01/2023 12:41:53 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
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Checker	As indicated

PAGE NUMBER:
A-300



1 SECTION - EW - BUILDING B

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

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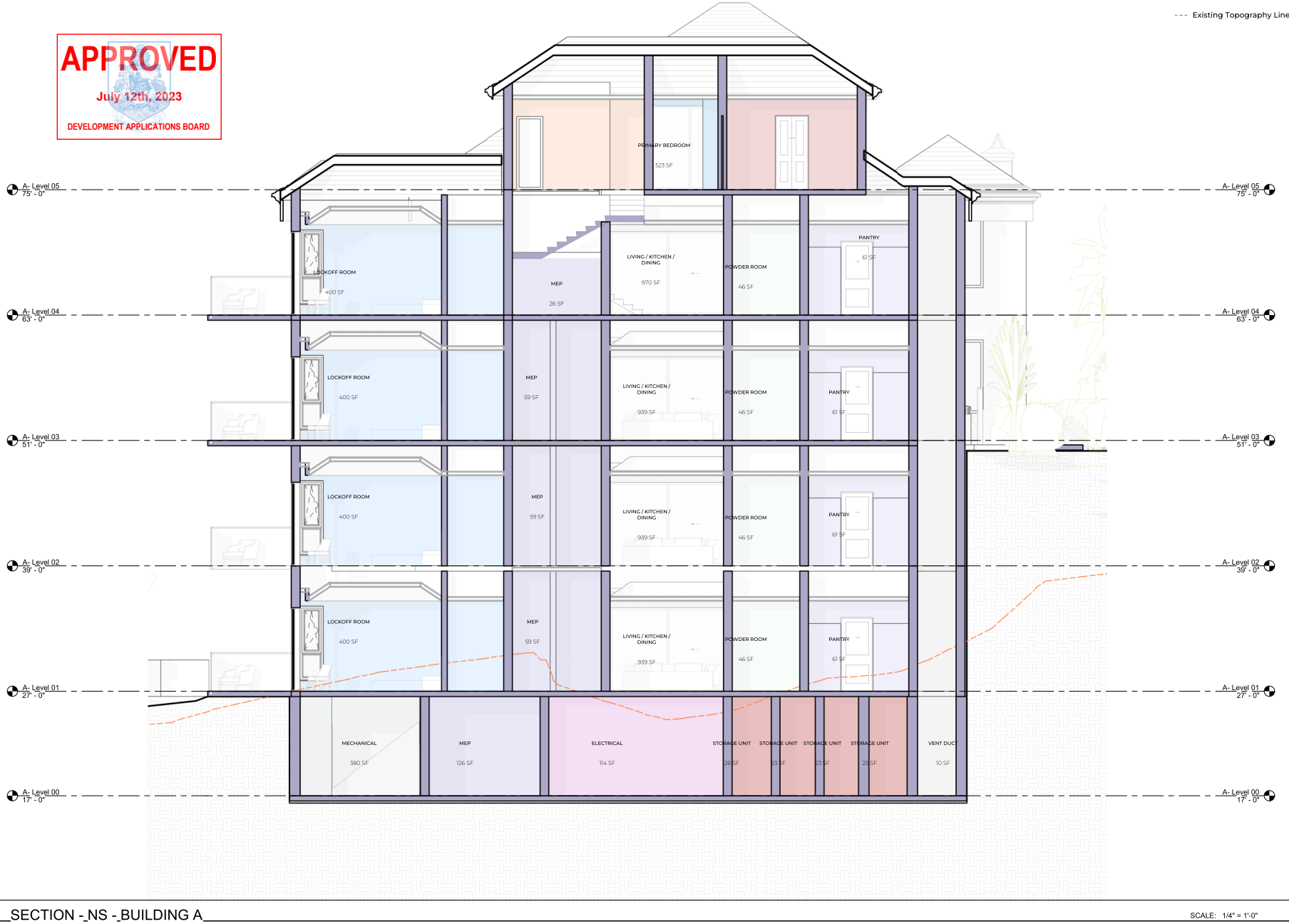
PROJECT:
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DRAWING:
BUILDING B - SECTIONS
20/01/2023 12:42:01 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
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PAGE NUMBER:
A-301

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July 12th, 2023
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1 SECTION - NS - BUILDING A

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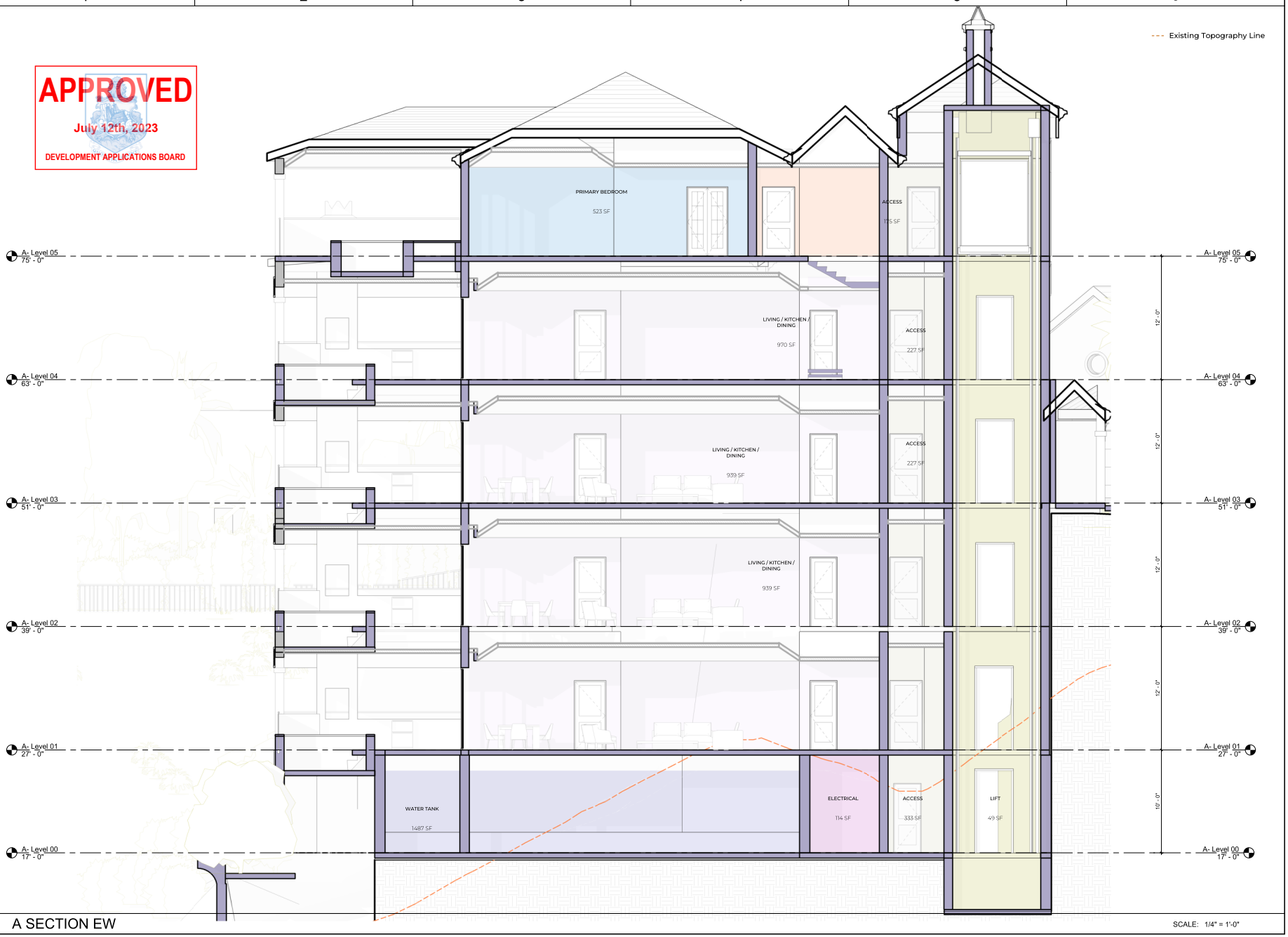
PROJECT:
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GENCOM

DRAWING:
BUILDING A - SECTIONS

20/01/2023 12:42:05 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
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PAGE NUMBER:
A-310



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1 A SECTION EW

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PROJECT:
Shoreline Collection
GENCOM

DRAWING:
BUILDING A - SECTIONS

20/01/2023 12:42:09 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
CHECKED BY:	SCALE:
Checker	As indicated

PAGE NUMBER:
A-311

Overall - Area Schedule (IPMS 1)		
Level	Name	Area
A		
A- Level 00	EXTERNAL	3,940 SF
A- Level 01	EXTERNAL	4,574 SF
A- Level 02	EXTERNAL	4,574 SF
A- Level 03	EXTERNAL	4,760 SF
A- Level 04	EXTERNAL	4,597 SF
A- Level 05	EXTERNAL	1,926 SF
		24,370 SF

Overall - Area Schedule (IPMS 1)		
Level	Name	Area
B		
Level 00	EXTERNAL	1,680 SF
Level 01	EXTERNAL	4,574 SF
Level 02	EXTERNAL	4,574 SF
Level 03	EXTERNAL	4,760 SF
Level 04	EXTERNAL	4,597 SF
Level 05 - Upper PH	EXTERNAL	1,926 SF
		22,110 SF

Overall - Area Schedule (IPMS 1)		
Level	Name	Area
C		
C- Level 01	EXTERNAL	480 SF
C- Level 02	EXTERNAL	1,440 SF
C- Level 03	EXTERNAL	960 SF
		2,880 SF
Grand total		49,360 SF

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PROJECT:
Shoreline Collection
GENCOM

DRAWING:
AREA SCHEDULE- EXTERNAL AREA (IPMS 1)

20/01/2023 12:42:21 AM

DRAWN BY:	OBMI PROJECT #:
Author	BE22015
CHECKED BY:	SCALE:
Checker	

PAGE NUMBER:
A-601

Overall - Area Schedule (IPMS 2)		
Name	Comments	Area
A		
A- Level 00		
Common GIA	COMMON BUILDING	3,623 SF
		3,623 SF
A- Level 01		
Common GIA	COMMON BUILDING	439 SF
Lockoff GIA	RENTABLE	601 SF
2 Bed GIA	RENTABLE	2,221 SF
		3,261 SF
A- Level 02		
Common GIA	COMMON BUILDING	439 SF
Lockoff GIA	RENTABLE	601 SF
2 Bed GIA	RENTABLE	2,221 SF
		3,261 SF
A- Level 03		
Common GIA	COMMON BUILDING	442 SF
Lockoff GIA	RENTABLE	601 SF
2 Bed GIA	RENTABLE	2,222 SF
		3,265 SF
A- Level 04		
Common GIA	COMMON BUILDING	400 SF
Lockoff GIA	RENTABLE	604 SF
2 Bed GIA	RENTABLE	2,260 SF
		3,264 SF
A- Level 05		
Common GIA	COMMON BUILDING	358 SF
Upper Penthouse GIA	RENTABLE	938 SF
		1,296 SF
		17,970 SF

Overall - Area Schedule (IPMS 2)		
Name	Comments	Area
B		
Level 00		
Common GIA	COMMON BUILDING	1,491 SF
		1,491 SF
Level 01		
Common GIA	COMMON BUILDING	439 SF
Lockoff GIA	RENTABLE	601 SF
2 Bed GIA	RENTABLE	2,221 SF
		3,261 SF
Level 02		
Common GIA	COMMON BUILDING	439 SF
Lockoff GIA	RENTABLE	601 SF
2 Bed GIA	RENTABLE	2,221 SF
		3,261 SF
Level 03		
Common GIA	COMMON BUILDING	442 SF
Lockoff GIA	RENTABLE	601 SF
2 Bed GIA	RENTABLE	2,222 SF
		3,265 SF
Level 04		
Common GIA	COMMON BUILDING	400 SF
Lockoff GIA	RENTABLE	604 SF
2 Bed GIA	RENTABLE	2,260 SF
		3,264 SF
Level 05 - Upper PH		
Common GIA	COMMON BUILDING	358 SF
Upper Penthouse GIA	RENTABLE	938 SF
		1,296 SF
		15,838 SF

Overall - Area Schedule (IPMS 2)		
Name	Comments	Area
C		
C- Level 02		
Parking Area	COMMON BUILDING	405 SF
Parking Area	COMMON BUILDING	405 SF
Parking Area	COMMON BUILDING	430 SF
Parking Area	COMMON BUILDING	430 SF
		1,669 SF
C- Level 03		
Common GIA		430 SF
Common GIA	COMMON BUILDING	430 SF
		860 SF
		2,529 SF
Grand total		36,338 SF

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PROJECT:
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DRAWING:
AREA SCHEDULE - INTERNAL AREA (IPMS 2)

20/01/2023 12:42:21 AM

DRAWN BY: Author
OBMI PROJECT #: BE22015
CHECKED BY: Checker
SCALE:

PAGE NUMBER:
A-602

Overall -Area Schedule (IPMS 3C)		
Occupant	Name	Area
A		
A- Level 00		
OWNER	VENT DUCT	5 SF
OWNER	VENT DUCT	10 SF
OWNER	STAFF BATHROOM	22 SF
OWNER	LIFT ROOM	43 SF
OWNER	LIFT	49 SF
OWNER	ELECTRICAL	114 SF
OWNER	MEP	126 SF
OWNER	ACCESS	333 SF
OWNER	MECHANICAL	380 SF
OWNER	FIRE TANK	455 SF
OWNER	WATER TANK	1,487 SF
		3,025 SF
TENANT	STORAGE UNIT	23 SF
TENANT	STORAGE UNIT	23 SF
TENANT	STORAGE UNIT	25 SF
TENANT	STORAGE UNIT	26 SF
TENANT	STORAGE	62 SF
		159 SF
		3,184 SF
A- Level 01		
OWNER	TRASH	4 SF
OWNER	BACK OF HOUSE	43 SF
OWNER	MEP	59 SF
OWNER	ACCESS	227 SF
		333 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	POWDER ROOM	46 SF
TENANT	PANTRY	61 SF
TENANT	PRIMARY BATH	88 SF
TENANT	MEDIA BATH	107 SF
TENANT	BATHROOM	149 SF
TENANT	BED / MEDIA ROOM	234 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	PRIMARY BEDROOM	496 SF
TENANT	LIVING / KITCHEN / DINING	939 SF
		2,582 SF
		2,915 SF
A- Level 02		
OWNER	BACK OF HOUSE	43 SF
OWNER	MEP	59 SF
OWNER	ACCESS	227 SF
		329 SF
TENANT	MEDIA BATH	19 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	POWDER ROOM	46 SF
TENANT	PANTRY	61 SF
TENANT	PRIMARY BATH	88 SF
TENANT	BATHROOM	149 SF
TENANT	BED / MEDIA ROOM	234 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	PRIMARY BEDROOM	495 SF
TENANT	LIVING / KITCHEN / DINING	939 SF
		2,493 SF
		2,822 SF
A- Level 03		
OWNER	BACK OF HOUSE	43 SF
OWNER	POWDER ROOM	46 SF
OWNER	MEP	59 SF
OWNER	ACCESS	227 SF
		374 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	PANTRY	61 SF
TENANT	PRIMARY BATH	88 SF
TENANT	MEDIA BATH	106 SF
TENANT	BATHROOM	149 SF
TENANT	BED / MEDIA ROOM	234 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	PRIMARY BEDROOM	496 SF
TENANT	LIVING / KITCHEN / DINING	939 SF
		2,536 SF
		2,911 SF
A- Level 04		
OWNER	TRASH	4 SF

Overall -Area Schedule (IPMS 3C)		
Occupant	Name	Area
OWNER	MEP	26 SF
OWNER	BACK OF HOUSE	43 SF
OWNER	ACCESS	227 SF
		299 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	POWDER ROOM	46 SF
TENANT	PANTRY	61 SF
TENANT	PRIMARY BATH	88 SF
TENANT	MEDIA BATH	107 SF
TENANT	BATHROOM	149 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	PRIMARY BEDROOM	496 SF
TENANT	LIVING / KITCHEN / DINING	970 SF
		2,613 SF
		2,912 SF
A- Level 05		
OWNER	HOUSEKEEPING	22 SF
OWNER	ACCESS	175 SF
		198 SF
TENANT	MEP	88 SF
TENANT	STAIR	105 SF
TENANT	PRIMARY CLOSET	106 SF
TENANT	PRIMARY BATH	217 SF
TENANT	PRIMARY BEDROOM	523 SF
		1,040 SF
		1,238 SF
		15,982 SF
B		
Level 00		

Overall -Area Schedule (IPMS 3C)		
Occupant	Name	Area
OWNER	VENT DUCT	5 SF
OWNER	VENT DUCT	10 SF
OWNER	STAFF BATHROOM	22 SF
OWNER	STORAGE UNIT	25 SF
OWNER	STORAGE UNIT	26 SF
OWNER	STORAGE UNIT	26 SF
OWNER	STORAGE UNIT	26 SF
OWNER	LIFT ROOM	43 SF
OWNER	LIFT PIT	49 SF
OWNER	STORAGE	54 SF
OWNER	MEP	101 SF
OWNER	ELECTRICAL	124 SF
OWNER	FIRE STAIR	136 SF
OWNER	ACCESS	325 SF
OWNER	MECHANICAL	348 SF
		1,317 SF
		1,317 SF
Level 01		
OWNER	TRASH	4 SF
OWNER	BACK OF HOUSE	43 SF
OWNER	MEP	59 SF
OWNER	ACCESS	227 SF
		333 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	POWDER ROOM	46 SF
TENANT	PANTRY	61 SF
TENANT	PRIMARY BATH	88 SF
TENANT	MEDIA BATH	106 SF
TENANT	BATHROOM	149 SF
TENANT	BED / MEDIA ROOM	234 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	PRIMARY BEDROOM	496 SF
TENANT	LIVING / KITCHEN / DINING	939 SF
		2,582 SF
		2,914 SF
Level 02		
OWNER	TRASH	4 SF
OWNER	BACK OF HOUSE	43 SF
OWNER	MEP	59 SF
OWNER	ACCESS	227 SF
		333 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	POWDER ROOM	46 SF
TENANT	PANTRY	61 SF
TENANT	PRIMARY BATH	88 SF
TENANT	MEDIA BATH	106 SF
TENANT	BATHROOM	149 SF
TENANT	BED / MEDIA ROOM	234 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	PRIMARY BEDROOM	495 SF
TENANT	LIVING / KITCHEN / DINING	939 SF
		2,580 SF
		2,913 SF
A- Level 02		
OWNER	TRASH	4 SF
		4 SF
		4 SF
Level 03		
OWNER	TRASH	4 SF
OWNER	BACK OF HOUSE	43 SF
OWNER	MEP	59 SF
OWNER	ACCESS	227 SF
		333 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	POWDER ROOM	46 SF
TENANT	PANTRY	61 SF
TENANT	PRIMARY BATH	88 SF
TENANT	MEDIA BATH	106 SF
TENANT	BATHROOM	149 SF
TENANT	BED / MEDIA ROOM	234 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	PRIMARY BEDROOM	496 SF
TENANT	LIVING / KITCHEN / DINING	939 SF

Overall -Area Schedule (IPMS 3C)		
Occupant	Name	Area
		2,582 SF
		2,914 SF
A- Level 03		
OWNER	TRASH	4 SF
		4 SF
		4 SF
Level 04		
OWNER	TRASH	4 SF
OWNER	MEP	26 SF
OWNER	BACK OF HOUSE	43 SF
OWNER	ACCESS	227 SF
		299 SF
TENANT	OWNERS LOCKER	22 SF
TENANT	LAUNDRY	40 SF
TENANT	POWDER ROOM	46 SF
TENANT	PANTRY	61 SF
TENANT	BATHROOM	88 SF
TENANT	MEDIA BATH	106 SF
TENANT	BED / MEDIA ROOM	234 SF
TENANT	LOCKOFF ROOM	400 SF
TENANT	BEDROOM	496 SF
TENANT	LIVING / KITCHEN / DINING	970 SF
		2,613 SF
		2,912 SF
Level 05 - Upper PH		
OWNER	HOUSEKEEPING	22 SF
OWNER	ACCESS	175 SF
		198 SF
TENANT	MEP	88 SF
TENANT	STAIR	105 SF

Overall -Area Schedule (IPMS 3C)		
Occupant	Name	Area
TENANT	PRIMARY CLOSET	106 SF
TENANT	PRIMARY BATH	217 SF
TENANT	PRIMARY BEDROOM	523 SF
		1,040 SF
		1,238 SF
		14,216 SF
C		
C- Level 02		
OWNER	PARKING	200 SF
OWNER	PARKING	200 SF
OWNER	PARKING	205 SF
OWNER	PARKING	205 SF
OWNER	PARKING	211 SF
OWNER	PARKING	211 SF
OWNER	PARKING	211 SF
OWNER	PARKING	211 SF
		1,653 SF
		1,653 SF
C- Level 03		
OWNER	STORAGE	211 SF
OWNER	STORAGE	211 SF
OWNER	ELECTRICAL TRANSFORMER	211 SF
OWNER	GENERATOR ROOM	211 SF
		844 SF
		844 SF
		2,498 SF
Grand total		32,696 SF

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July 12th, 2023
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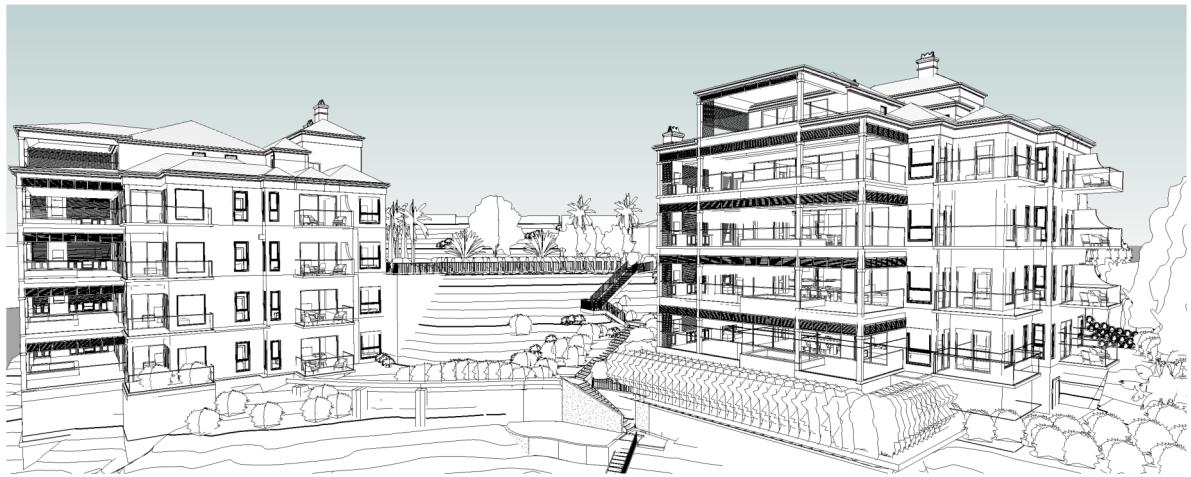
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AREA SCHEDULE - NET INTERNAL AREA (IPMS 3C)

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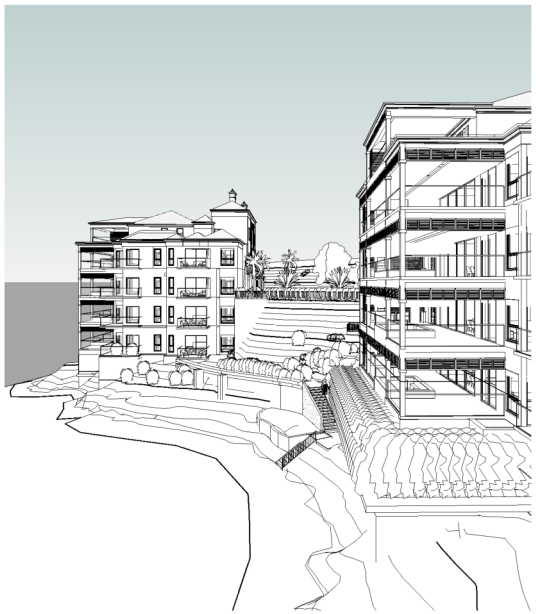


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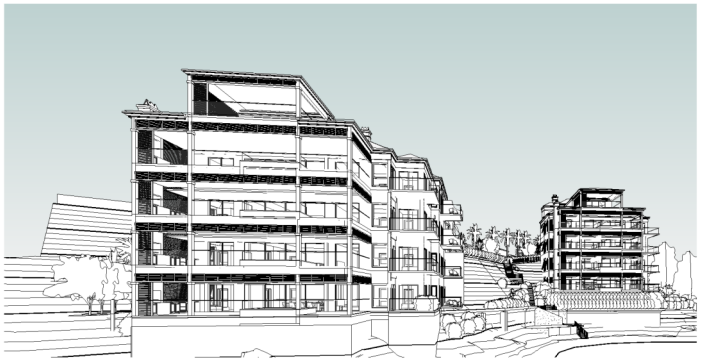
3 B FROM CASTLE HARBOUR



4 HARBOUR DRIVE FROM B



5 FROM VISITOR PARKING SCALE:



6 B FROM CASTLE HARBOUR SCALE:

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0	DAP1 Submission	2023.01.27
5	DAP1 Revisions	2023.06.11

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1 BUILDING B SCALE:



2 BUILDING A TOWARDS B



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