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BLUE INVESTMENT SPE., LTD., CITY OF HAMILTON, BERMUDA

Location Plan:

Project Information:

PROJECT ADDRESS: 91 FRONT STREET

OWNER: BLUE INVESTMENT SPE., LTD.

PLANNING APPLICATION

No. 6 Wharf

72.84'

70.00'

Tel: 441-232-6563   bwarch.bm

PLANNING AND BOMA STANDARD

PROPOSED STORIES: 9

EXISTING GROSS AREA: 27,000 SF (APPROX.)

PROPOSED PERCENTAGE SITE COVERAGE: 99.6%

EXISTING PERCENTAGE SITE COVERAGE: 100%

PROPOSED SITE COVERAGE: 9,750 SF

EXISTING SITE COVERAGE: 9,994 SF

ARCHITECTURAL:

DRAWING LIST:

PL1 COVER SHEET, SITE PLAN
PL2 EXISTING PLAN, FIRST FLOOR
PL3 EXISTING PLAN, SECOND FLOOR
PL4 EXISTING PLAN, THIRD FLOOR
PL5 RECONSTRUCTION, FOURTH FLOOR
PL6 RECONSTRUCTION, FIFTH FLOOR
PL7 RECONSTRUCTION, SIXTH FLOOR
PL8 EXISTING PLAN, FIFTH FLOOR
PL9 EXISTING PLAN, SIXTH FLOOR
PL10 CONSTRUCTION DETAILS, EXISTING PLAN
PL11 CHANCERY LANE - EXISTING
PL12 FIFTH FLOOR - EXISTING
PL13 CHANCERY LANE - PROPOSED
PL14 FIRST FLOOR - PROPOSED

#89 PAVING & WORKS ON CHANCERY LANE TO BE COMPLETED IN CONJUNCTION W/ CoH

#52 STAIRS TO BE REBUILT

#91 VERANDAH

#93 RETAIL ENTRANCE

CHANCERY LANE

BUILDING ENTRANCE

LOT A 0.026 AC (1,064.32 SF)

LOT B 0.114 AC (4,965.84 SF)

LOT C 0.229 AC (9,975.24 SF)

LOT 3 0.116 AC (4,504.66 SF)

LOT 4 0.073 AC (3,179.88 SF)

LOT 6 0.042 AC (1,826.6 SF)

LOT 7 0.026 AC (996.24 SF)

Lot C = 4,969.5 SF (.114 AC)

Lot B = 3,197.8 SF (.073 AC)

Lot A = 1,826.6 SF (.042 AC)

91 FRONT STREET

BLUE INVESTMENT SPE., LTD., CITY OF HAMILTON, BERMUDA

PL1 : COVER SHEET, SITE PLAN

REFERENCE: 22 046
MEMBRANE ROOF FINISH SYSTEM TO MATCH TYPICAL PLASTER TEXTURE.

INSULATED PANES WITH LOW E COATING (NON REFLECTIVE)
PREFINISHED ALUMINUM FRAMES, TYPICALLY BRONZE / WOOD-LOOK

WOOD CAP ON FIBREGLASS PICKETS

STONE PAVERS, FULL SIDEWALK PERIMETER

MATERIAL FINISH

91 FRONT STREET
BLUE INVESTMENT SPE., LTD., CITY OF HAMILTON, BERMUDA
MEMBRANE ROOF FINISH SYSTEM TO MATCH TYPICAL PLASTER TEXTURE.

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MATERIAL FINISH

91 FRONT STREET
BLUE INVESTMENT SPE., LTD., CITY OF HAMILTON, BERMUDA

PLANNING APPLICATION
2 AUGUST 2023
SCALE: AS NOTED
PL9 : ELEVATIONS
MEMBRANE ROOF FINISH SYSTEM TO MATCH TYPICAL PLASTER TEXTURE.

INSULATED PANES WITH LOW E COATING (NON REFLECTIVE)
PREFINISHED ALUMINUM FRAMES, TYPICALLY BRONZE / WOOD-LOOK
WOOD CAP ON FIBERGLASS PICKETS
STONE PAVERS, FULL SIDEWALK PERIMETER

MATERIAL FINISH

91 FRONT STREET
BLUE INVESTMENT SPE., LTD., CITY OF HAMILTON, BERMUDA

PLANNING APPLICATION
2 AUGUST 2023
SCALE: AS NOTED
PL.10 : ELEVATIONS
1. Existing building site to be demolished.
2. Contractor to provide written demolition methodology for review and approval of architect and structural engineer.
3. Worsened plans and details to be compared and reviewed with the AG.
4. Remove debris, and other materials resulting from demolition operations from building site before transferring and legally disposing of site.
5. Contractor will supply all plant and equipment with the work not authorised before undertaking any work on site.
6. If hazardous materials are encountered during demolition operations comply with applicable regulations, laws and ordinances concerning hazard materials and hazardous waste. Any violation of these laws will result in the termination of the contract.
7. Assumed load capacity of existing slabs are 50 PSF.
8. Floor plan drawings are diagrammatic and do not represent entire building, including interior partitions. Contractor to review conditions on site.
9. Contractor to perform building survey of each adjacent building complete with dated photographic records of party walls, floors, glazing and lateral bracing walls. Survey to include any records of known leads and any structural defects. All known structural defects shall be marked, dated and monitored during demolition.

**Legend**

- MASONRY LOAD BEARING WALLS W/ TIMBER ROOF CONSTRUCTION
- CAST IRON COLUMNS AND BEAMS SUPPORTING CONCRETE SLAB
- STEEL FRAME W/ MASONRY INFILL WALLS, CORRUGATED STEEL DECK W/ CONCRETE SLAB
- CONCRETE SLAB ON GRADE W/ REINFORCED CONCRETE PERIMETER AND WATER TANK WALLS

**PLANNING APPLICATION**

**D2: DEMO - EXISTING FLOOR PLANS**

**91 FRONT STREET**

BLUE INVESTMENT SPE., LTD., CITY OF HAMILTON, BERMUDA

**SCALE: AS NOTED**

**REF: 20 046**

**Tel: 441-232-6563, bwarch.bm**

**PLANNING APPLICATION**

2 AUGUST 2023
GENERAL DEMO NOTES

1. EXISTING BUILDING IN ITS ENTIRETY TO BE DEMOLISHED.
2. CONTRACTOR TO PROVIDE WRITTEN DEMOLITION METHODOLOGY FOR REVIEW AND APPROVAL OF ARCHITECT AND STRUCTURAL ENGINEER.
3. WORKING PLANS AND DETAILS TO BE COMPLETE, AND SUBMITTED WITH THE RFP.
4. REMOVE MORTAR, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL BURIED SERVICES WITH THE RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORK ON SITE.
6. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
7. ADEQUATE LOAD CAPACITY OF EXISTING SLABS ARE 50 PSF.
8. FLOOR PLAN DRAWINGS ARE DIAGRAMMATIC AND DO NOT REPRESENT ENTIRE BUILDING, INCLUDING INTERIOR PARTITIONS. CONTRACTOR TO REVIEW CONDITIONS ON SITE.
9. CONTRACTOR TO PERFORM BUILDING SURVEY OF EACH ADJACENT BUILDING COMPLETE WITH DATED PHOTOGRAPHIC RECORDS OF PARTY WALLS, FLOORS, GLAZING AND LATERAL BRACING WALLS. SURVEY TO INCLUDE ANY RECORD OF LEAD LEAFAGE AND ANY RECORD OF KNOWN LEADS.

DEMO NOTIFICATIONS

DEMO NOTIFICATIONS TO BE PERFORMED FLOOR BY FLOOR FROM THE TOPE DOWN.

1. STRIP OFF AND REMOVE ALL MEP PLANT AND EQUIPMENT.
2. DISASSEMBLE TIMBER ROOF STRUCTURE AND REMOVE GLAZING, FITTINGS AND FIXTURES BEFORE CAREFULLY BREAKING AND REMOVING MASONRY PARTY WALLS.
3. BACK PROP, AS REQUIRED, CUT AND CARRY AWAY SECTIONS OF THE SLABS OR ONGOING THAT WILL MAINTAIN STRUCTURAL STABILITY FOR THE ADJACENT BUILDING DURING DEMOLITION.
4. BACK PROPPING AND INFILL PARTITIONS TO BE UNPLUGGED AND OUTSIDE PARTY WALLS TO BE UNPLUGGED AND REMOVE ANY RECORD OF LEAD LEAFAGE AND ANY RECORD OF KNOWN LEADS.
5. THE CONTRACTOR SHALL FIELD MONITOR ALL BURIED SERVICES WITH THE RELEVANT AUTHORITIES BEFORE UNPLUGGING AND REMOVING ANY WORK ON SITE.

ASSUMED LOAD CAPACITY OF EXISTING SLABS ARE 50 PSF.

PLAN DIMENSIONS: 2592.0X1728.0

LEVEL 5

LEVEL 4

91 FRONT STREET
BLUE INVESTMENT SPE., LTD., CITY OF HAMILTON, BERMUDA

REF: 22 046
PLANNING APPLICATION 2 AUGUST 2023
SCALE: AS NOTED
D3: DEMO - EXISTING FLOOR PLANS

LEGEND
- EXISTING BUILDING
- CONCRETE SLAB
- CONCRETE COLUMN AND BEAMS
- CAST IN PLACE CONCRETE
- STEEL FRAMES IN MASONRY WALLS
- STEEL FRAMES IN CONCRETE SLAB
- CONCRETE PLUMBING JOINTS
- MINOR MASONRY, INTERIOR CONCRETE WALLS
- MASONRY WALLS
- TIMBER FRAMED ROOF W/ ROOFING SHINGLING
- CAST IN PLACE CONCRETE PILLAR-STEEL FRAME W/ MASONRY INFILL WALLS, CORRUGATED STEEL DECK W/ CONCRETE SLAB
GENERAL DEMO NOTES

1. EXISTING BUILDING IN ITS ENTIRETY TO BE DEMOLISHED.
2. CONTRACTOR TO PROVIDE WRITTEN DEMOLITION METHODOLOGY FOR REVIEW AND APPROVAL OF ARCHITECT AND STRUCTURAL ENGINEER.
3. HAZARDOUS PLANT AND ENGINEERING TO BE COMPLIED WITH.
4. REMOVE EMBRACE AND OTHER MATERIALS INSTALLING FROM EXISTING BUILDING SITE.
5. Dismantle timber roof structure and remove ancillary fittings and fixtures before carefully removing and replacing existing party walls.
6. BACK PROPPING AS REQUIRED. CUT AND CARRY AWAY SECTIONS OF THE SLAB IN SUCH A MANNER THAT ALL RELEVANT BRACING CAN BE LEFT IN PLACE.
7. If hazardous materials are encountered during demolition or excavation, consult applicable regulations, laws and ordinances concerning material, handle all and protect personnel and the general public from possible injury.
8. ASSUMED LOAD CAPACITY OF EXISTING SLABS ARE 50 PSF.
9. CONTRACTOR TO PERFORM BUILDING SURVEY OF EACH ADJACENT BUILDING COMPLETE WITH DATED PHOTOGRAPHIC RECORDS OF PARTY WALLS, FLOORS, CEILINGS AND INTERIOR PARTITIONS. CONTRACTOR TO REVIEW CONDITIONS ON SITE.

DEMO NOTES

1. DEMOLISH TO BE PERFORMED FLOOR BY FLOOR FROM THE TOP DOWN.
2. STOP OFF AND REMOVE ALL MEP PLANT AND EQUIPMENT.
3. Dismantle timber roof structure and remove ancillary fittings and fixtures before carefully removing and replacing existing party walls.
4. BACK PROPPING AS REQUIRED. CUT AND CARRY AWAY SECTIONS OF THE SLAB IN SUCH A MANNER THAT ALL RELEVANT BRACING CAN BE LEFT IN PLACE.
5. If hazardous materials are encountered during demolition or excavation, consult applicable regulations, laws and ordinances concerning material, handle all and protect personnel and the general public from possible injury.
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REMARKS:

MEASUREMENTS TO BE TAKEN APROXIMATELY FLOOR TO FLOOR FROM THE TOP DOWN.

PRESENTATION DRAWINGS ARE DIAGRAMMATIC AND DO NOT REPRESENT ENTIRE BUILDING, INCLUDING INTERIOR PARTITIONS. CONTRACTOR TO REVIEW CONDITIONS ON SITE.

CONCRETE SLAB ON GRADE W/ REINFORCED CONCRETE PERIMETER AND WATER TANK WALLS

CONCRETE SLAB 90' X 90' SUPPORTING CONCRETE SLAB

STEEL FRAME W/ MASONRY INFILL WALLS, CORRUGATED STEEL DECK W/ CONCRETE SLAB

MASONRY LOAD BEARING WALLS W/ TIMBER ROOF CONSTRUCTION

CAST IRON COLUMNS AND BEAMS SUPPORTING CONCRETE SLAB

LEGEND

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