



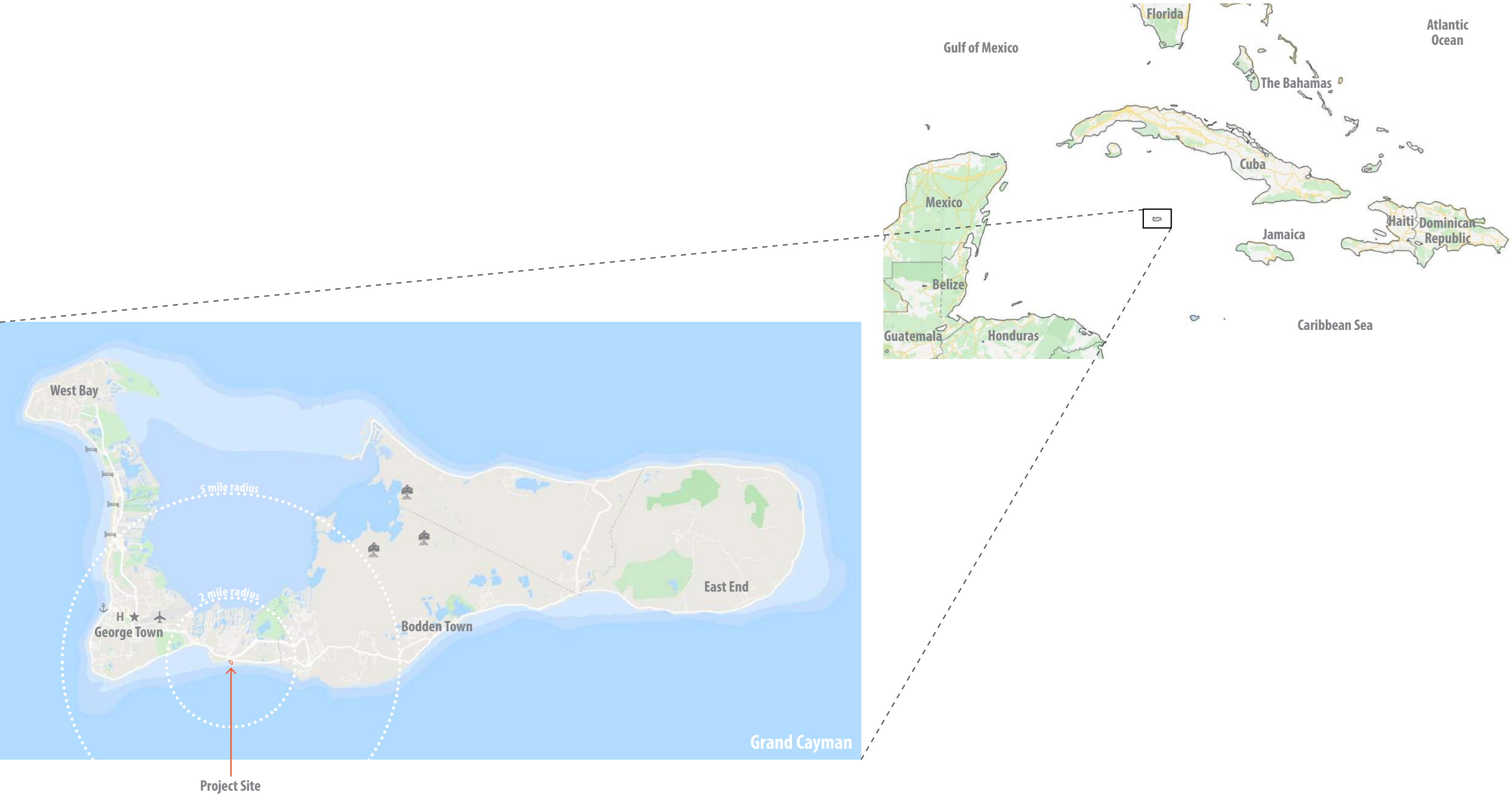
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Sunset Bay Retirement

Grand Cayman, Cayman Islands

Conceptual Design Package

12/8/2020



Context



- Major Road
- Minor Road

The project is located at 500 Prospect Point Rd in Sunset Bay in the Cayman Islands. The site currently has an estate and amenities that are to be demolished. Vehicular access is along Prospect Point Road. The property has water/beach-front acreage with incredible sunset views over the ocean.

Project Site



Context

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 1 - Overall photo of the site from drone positioned to the south over the ocean.

Photo 2 - Photo looking northwest across the property from the southeast corner of the project site.

Photo 3 - Photo looking southwest across the property from the northeast corner of the project site.

Photo 4 - Photo looking east at the existing estate from the west side of the project site.

Photo 5 - Photo looking north at the existing private beach (most of the site is rocky waterfront).

Photo 6 - (for reference) Photo looking east at adjacent condo property .

Drone Photographs

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SPOT LEVELS OVER
BLOCK 25B, PARCELS 14, 17, 18 & 244
(combined)
GRAND CAYMAN

Scale 1:500

50 25 0 50 100
FEET

INSET A
(NOT TO SCALE)

184°23'55" AB
2.6' NL1

ERIC CRONIER LTD. 2020
LICENSED LAND SURVEYOR
P.O. BOX 30410, Grand Cayman, KY1-1202, B.W.I.
345-946-4100 (tel) ec@condw.ky (e-mail)

LEGEND

NOTES

- NON-BEACONED BOUNDARY LINES, ABUTMENTS & RIGHTS-OF-WAYS MAY HAVE BEEN OBTAINED FROM THE REGISTRY MAP AND THEIR PLOTTED POSITIONS SHOULD THEREFORE BE CONSIDERED APPROXIMATE.
- THE ORIGIN OF THIS PLAN IS THE CAYMAN ISLANDS NATIONAL GRID SYSTEM (UTM). ALL DISTANCES SHOWN ARE IN DECIMAL FEET. SCALE FACTOR IS 0.999492 i.e. 100.0' PLAN DISTANCE IS 100.038' GROUND DISTANCE 10,000 sq. ft. PLAN AREA IS 10,007.6 sq. ft. GROUND AREA
- LEVELS ARE RELATED TO CAYMAN ISLANDS GOVERNMENT NATIONAL DATUM.
- REPORT ANY DISCREPANCIES IMMEDIATELY.

I CERTIFY ALL DIMENSIONS TO BE CORRECT

ERIC M. CRONIER
LICENSED LAND SURVEYOR

THIS PLAN WAS PREPARED EXCLUSIVELY FOR SUNSET BAY LTD. AND NO PERSON MAY COPY, REPRODUCE OR ALTER THIS PLAN WITHOUT THE WRITTEN PERMISSION OF ERIC CRONIER LTD.

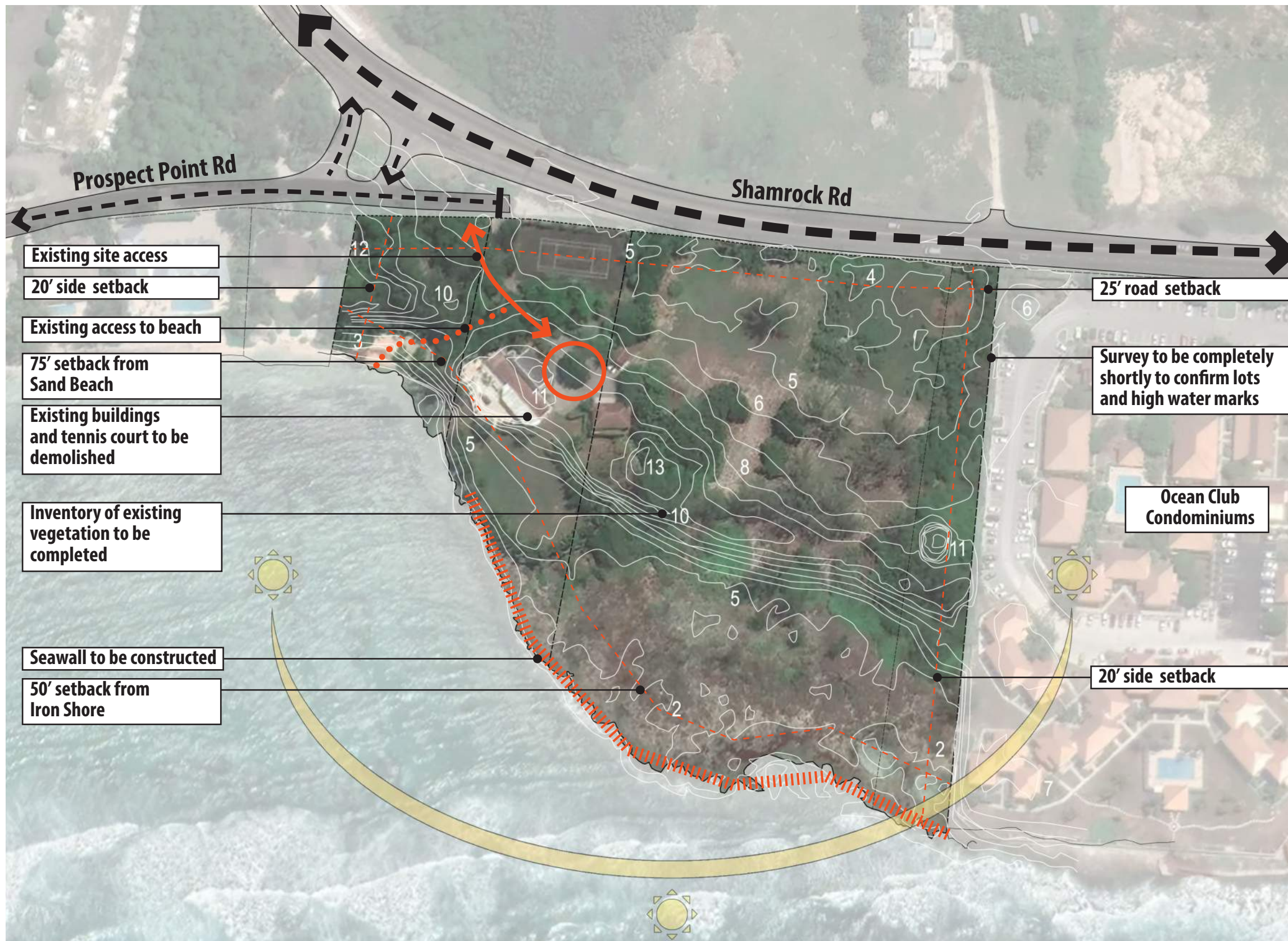
AMENDMENTS		
No.	DESCRIPTION	DATE

DATE: 3 December 2020	SHEET: 1 of 1
FIELD: DG, WB	OFFICE: EC
JOB #: 20027	DWG #: 25B17T

Topo Survey (December 3, 2020)

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Development and Planning Regulation (2020 Revision)

Land Use Guidelines

Zoning District

Beach Resort/Residential (BRR)

Permitted Uses

Beach Resorts, Detached houses, Semi-detached houses, Duplexes

Conditional Uses

Guest Houses, Apartments, Cottage Colony, Tourism Related Development
(where deemed suitable by the CPA)

Site Development Guidelines

Density

Apartments (20 units/60 bedrooms per acre) Independent Living
 Guest House Bedrooms (30 rooms per acre) Assisted Living
 Cottages (10 units per acre), per client meeting with CPA 11/10/2020

Parking

200 spaces total required per zoning code (excluding 1 each for the cottages)
CPA will consider 120 spaces
9'x18' standard width w/ 24' wide drive aisle

Minimum Setbacks

Side:	20 ft.
Road (single storey)	20 ft.
Road (2+ storeys)	25 ft.
Waterfront (setback from high watermark)	
Sand Beach or Mangrove	75 ft.
Iron Shore	50 ft.
Canal / Inland Waterway	20 ft.

Maximum Building Height

4 storeys or 55 ft, with no facade exceeding 25 ft.

Site Coverage

40% Maximum, per client meeting with CPA 11/10/2020
Excludes parking, access roads and pathways
Includes ancillary structures like swimming pools, gazebos etc.

Public Right of Way

CPA will accept two (2) 6' ROW at each end of the property within the setbacks

Landscape Design Guidelines

A Landscape Plan illustrating the landscaping scheme must be submitted with any development application.

Site Data

Area: 8.25 Ac. (December 3, 2020 Survey)



Flooding

29. (1) Reclaimed land for development and public areas shall comply with the minimum soil levels and other requirements prescribed from time to time by the *Mosquito (Research and Control) Law (2007 Revision)*.
- (2) Where land is adjacent to the sea, a canal or inland waterway, the finished floor level of all buildings on the land shall be **at least seven feet above mean sea level;** and, where land is in any other location, the finished floor level of all buildings on the land shall be at least five feet above mean sea level.



APEC Flood Risk Review:

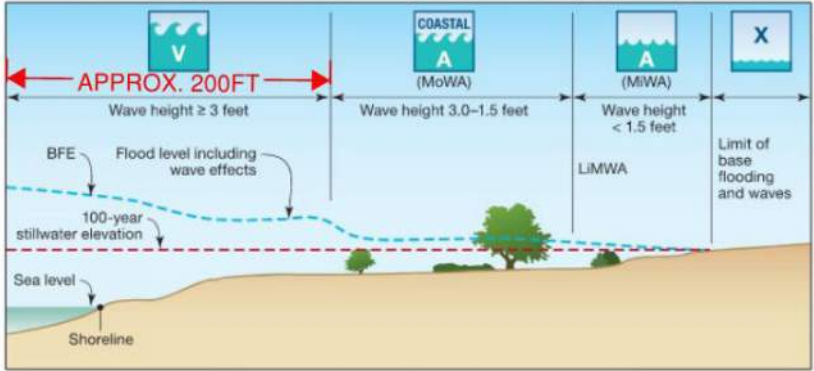
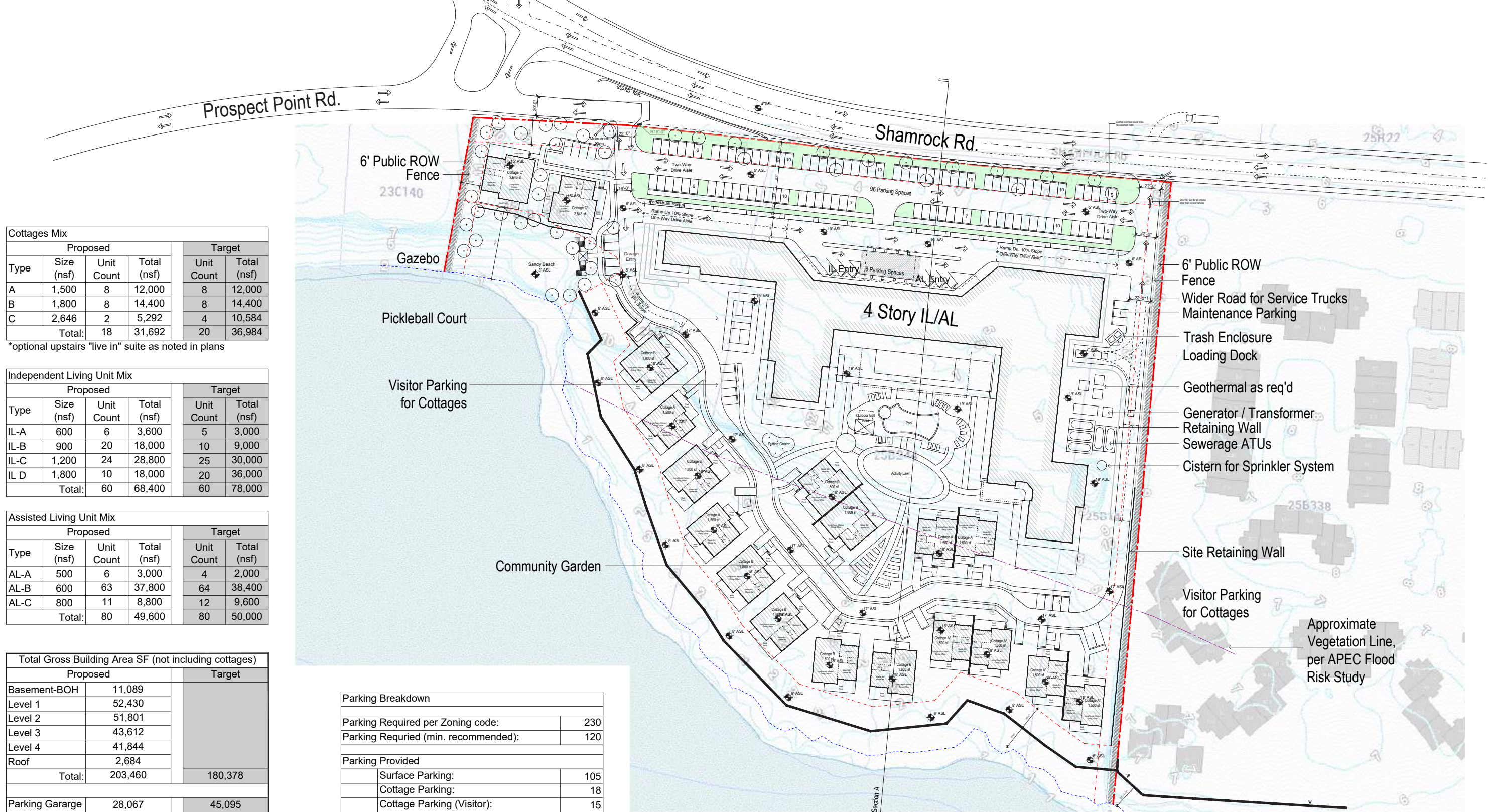


Figure 3-53. Typical shoreline-perpendicular transect showing stillwater and wave crest elevations and associated flood zones





Cottages Mix					Target	
Type	Size (nsf)	Unit Count	Total (nsf)		Unit Count	Total (nsf)
A	1,500	8	12,000		8	12,000
B	1,800	8	14,400		8	14,400
C	2,646	2	5,292		4	10,584
Total:		18	31,692		20	36,984

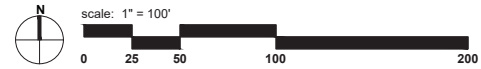
*optional upstairs "live in" suite as noted in plans

Independent Living Unit Mix					Target	
Type	Size (nsf)	Unit Count	Total (nsf)		Unit Count	Total (nsf)
IL-A	600	6	3,600		5	3,000
IL-B	900	20	18,000		10	9,000
IL-C	1,200	24	28,800		25	30,000
IL D	1,800	10	18,000		20	36,000
Total:		60	68,400		60	78,000

Assisted Living Unit Mix					Target	
Type	Size (nsf)	Unit Count	Total (nsf)		Unit Count	Total (nsf)
AL-A	500	6	3,000		4	2,000
AL-B	600	63	37,800		64	38,400
AL-C	800	11	8,800		12	9,600
Total:		80	49,600		80	50,000

Total Gross Building Area SF (not including cottages)			
Proposed		Target	
Basement-BOH	11,089		
Level 1	52,430		
Level 2	51,801		
Level 3	43,612		
Level 4	41,844		
Roof	2,684		
Total:	203,460	180,378	
Parking Garage	28,067		45,095
Total GSF:	231,527		225,473

Parking Breakdown	
Parking Required per Zoning code:	230
Parking Required (min. recommended):	120
Parking Provided	
Surface Parking:	105
Cottage Parking:	18
Cottage Parking (Visitor):	15
Parking Garage:	53
Total Parking Provided:	

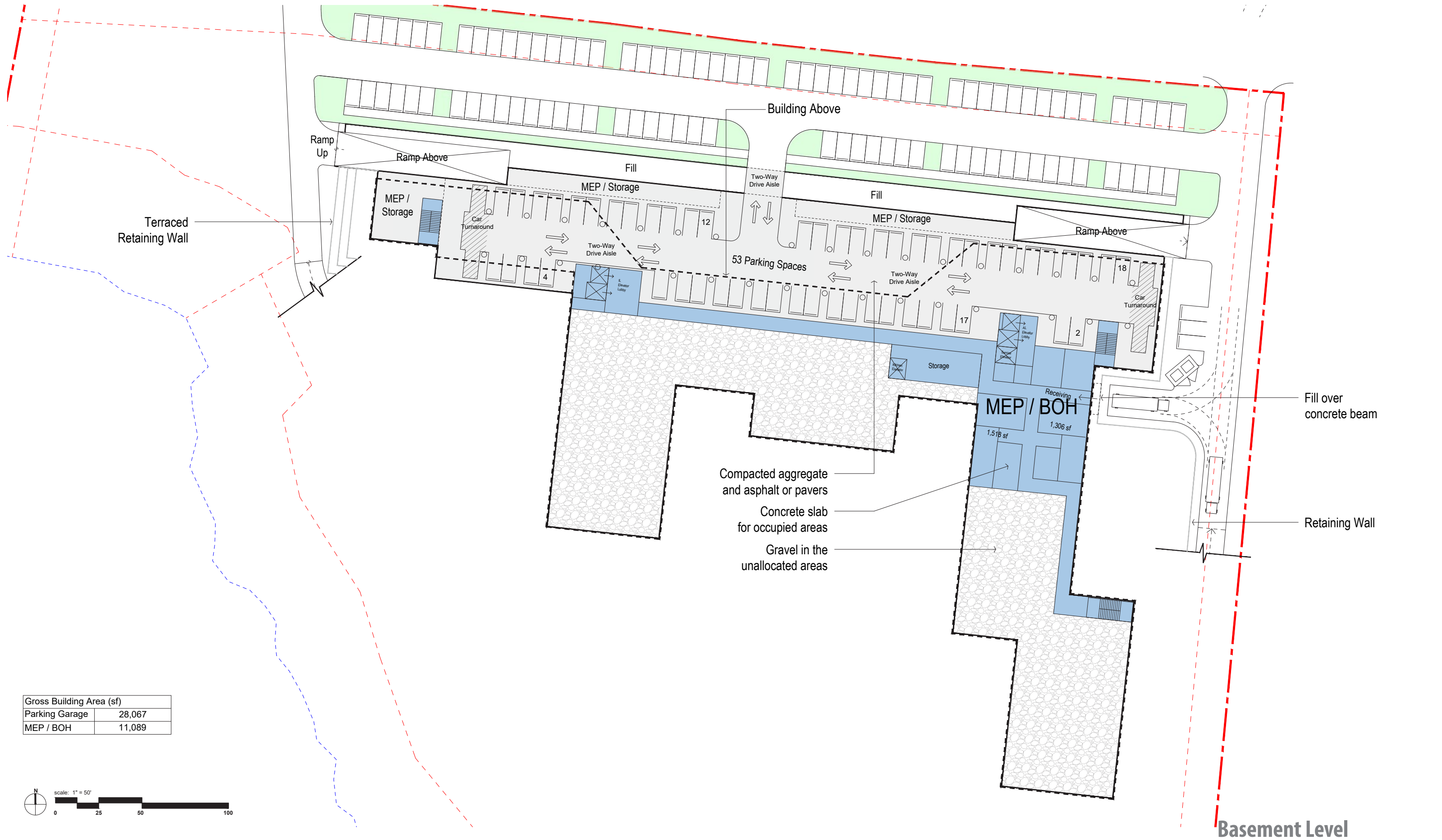


Site Plan

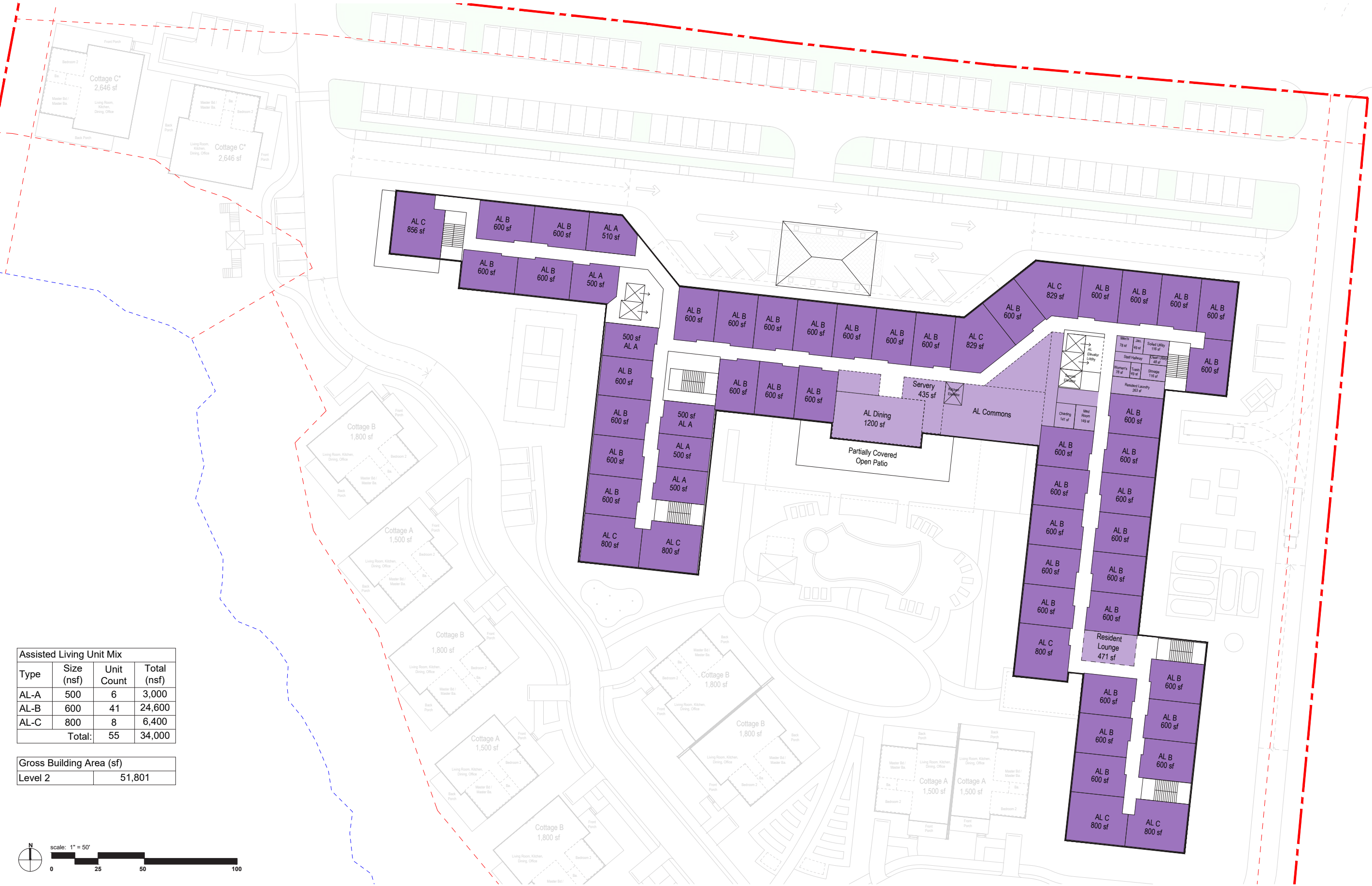
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Gross Building Area (sf)	
Parking Garage	28,067
MEP / BOH	11,089



Assisted Living Unit Mix			
Type	Size (nsf)	Unit Count	Total (nsf)
AL-A	500	6	3,000
AL-B	600	41	24,600
AL-C	800	8	6,400
Total:		55	34,000

Gross Building Area (sf)	
Level 2	51,801



Level 2

Independent Living Unit Mix

Type	Size (nsf)	Unit Count	Total (nsf)
IL-A	600	3	1,800
IL-B	900	7	6,300
IL-C	1,200	12	14,400
IL-D	1,800	4	7,200
Total:		26	29,700

Gross Building Area (sf)

Level 3	43,612
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Level 3

Independent Living Unit Mix

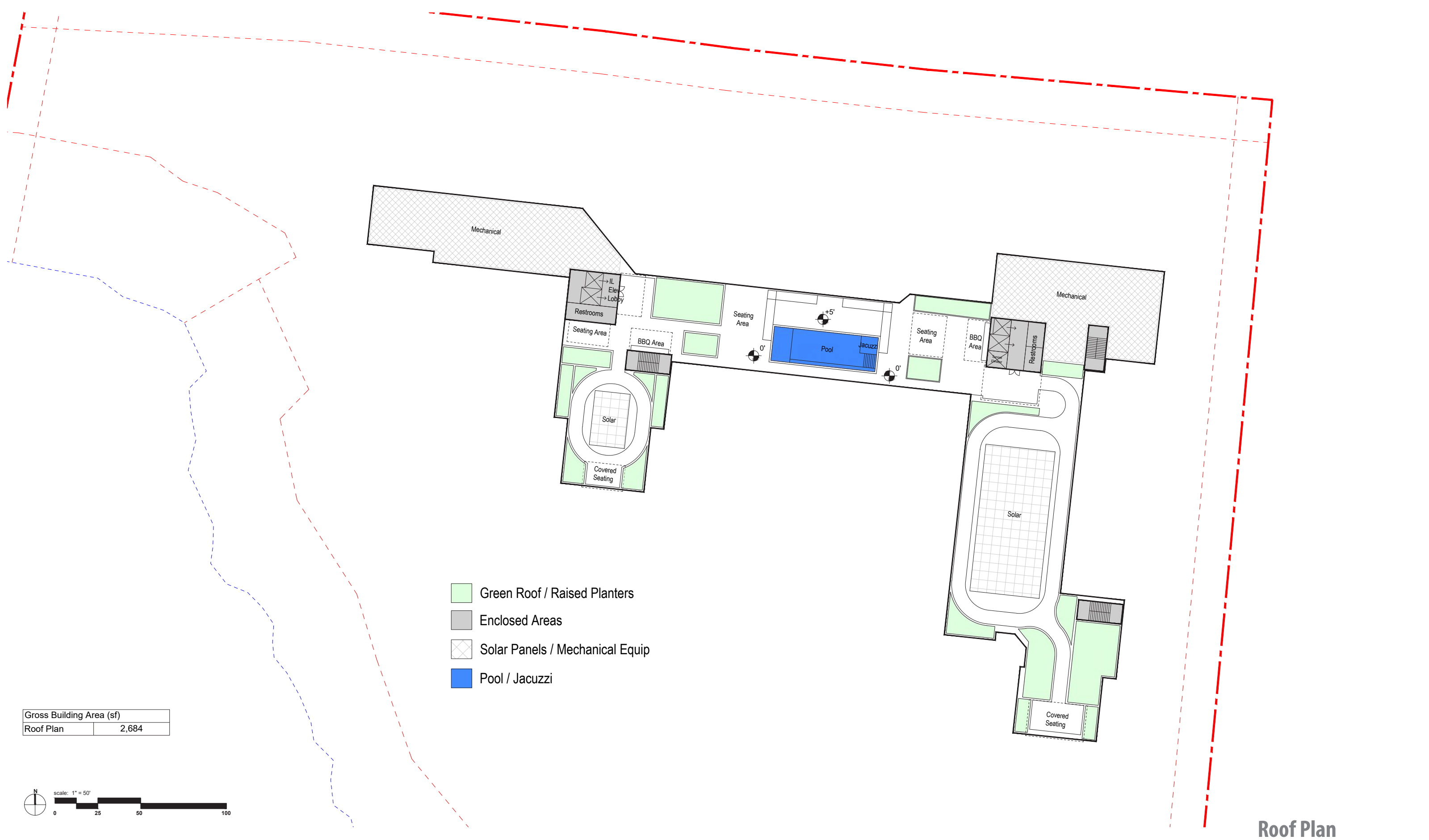
Type	Size (nsf)	Unit Count	Total (nsf)
IL-A	600	3	1,800
IL-B	900	7	6,300
IL-C	1,200	10	12,000
IL-D	1,800	6	10,800
Total:		26	30,900

Gross Building Area (sf)

Level 4	41,844
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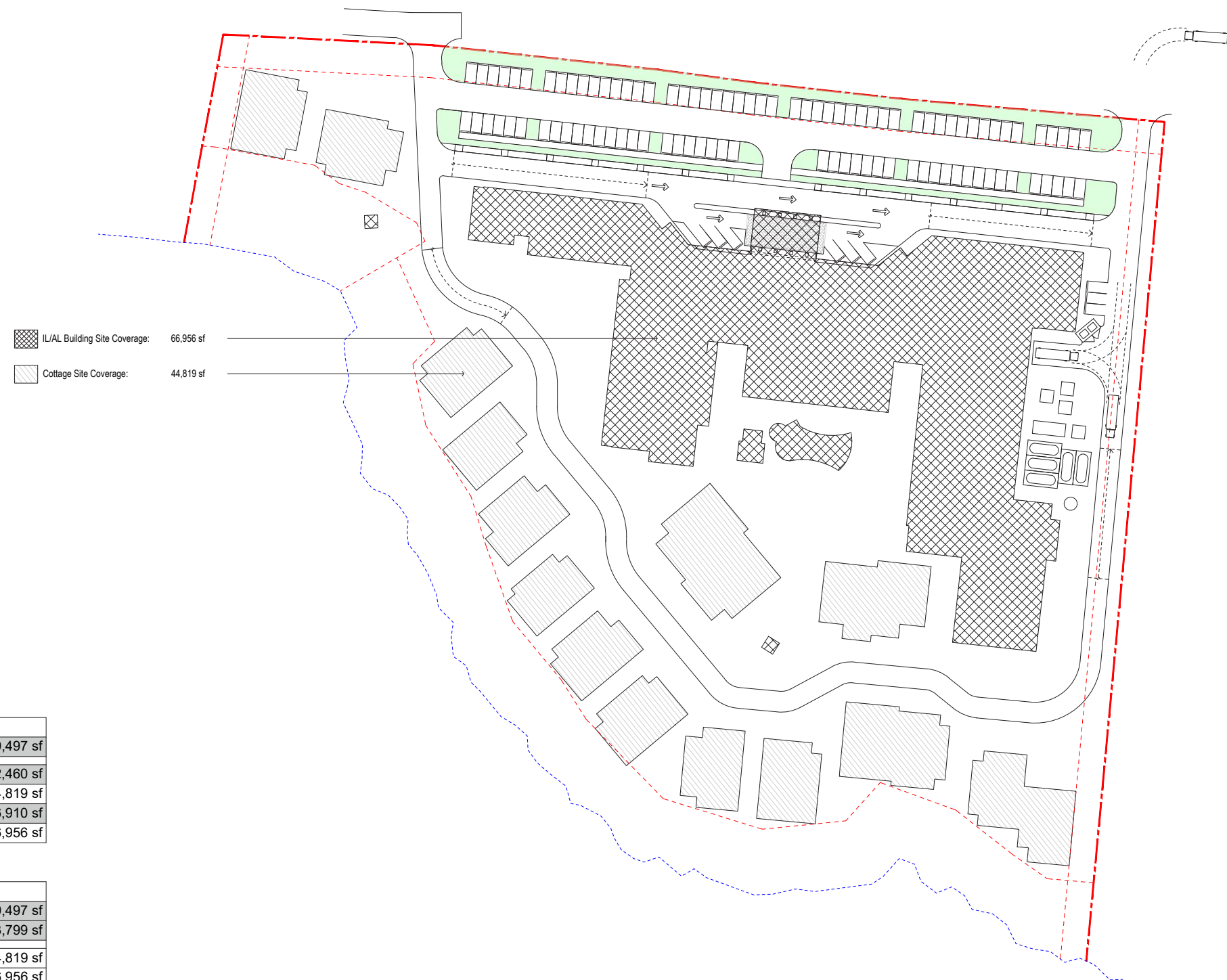


Level 4



Gross Building Area (sf)	
Roof Plan	2,684

Roof Plan



Site Coverage (Method 1)				
Total Site Area:	8.25 Acres			359,497 sf
Site Area for Cottages	3.50 Acres			152,460 sf
Proposed Cottage Coverage Area:		29.4%		44,819 sf
Site Area for IL/AL Bldg.	4.75 Acres			206,910 sf
Proposed IL/AL Bldg. Coverage Area:		32.4%		66,956 sf

Site Coverage (Method 2)				
Total Site Area:	8.25 Acres			359,497 sf
Total Permitted Site Coverage:		40.0%		143,799 sf
Proposed Cottage Coverage Area:				44,819 sf
Proposed IL/AL Bldg. Coverage Area:				66,956 sf
Total Proposed Coverage Area:		31.1%		111,775 sf

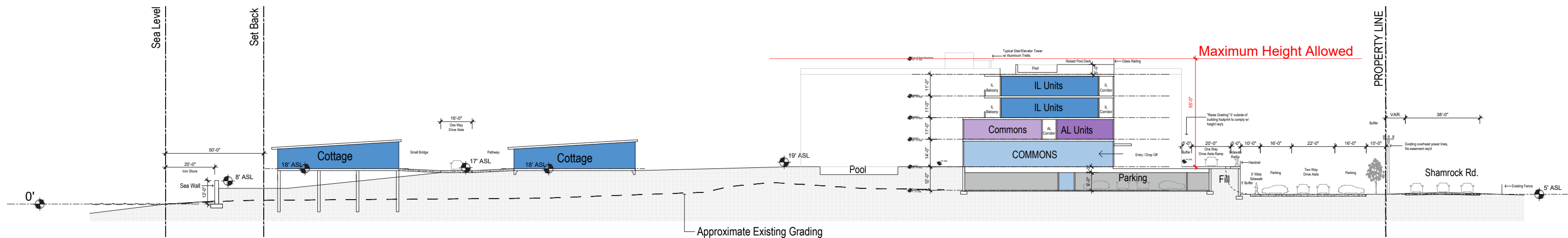


Site Coverage Calculation

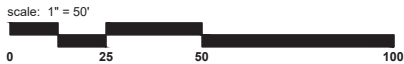
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Section A



Conceptual Site Section

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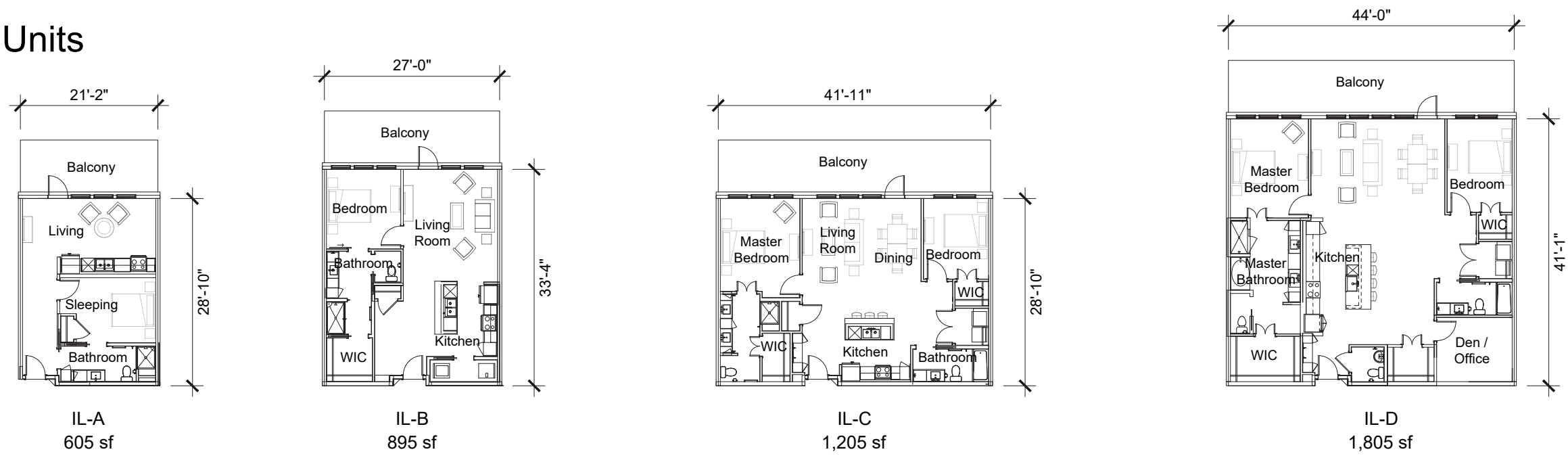
Stacking Diagram

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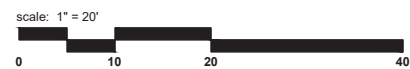
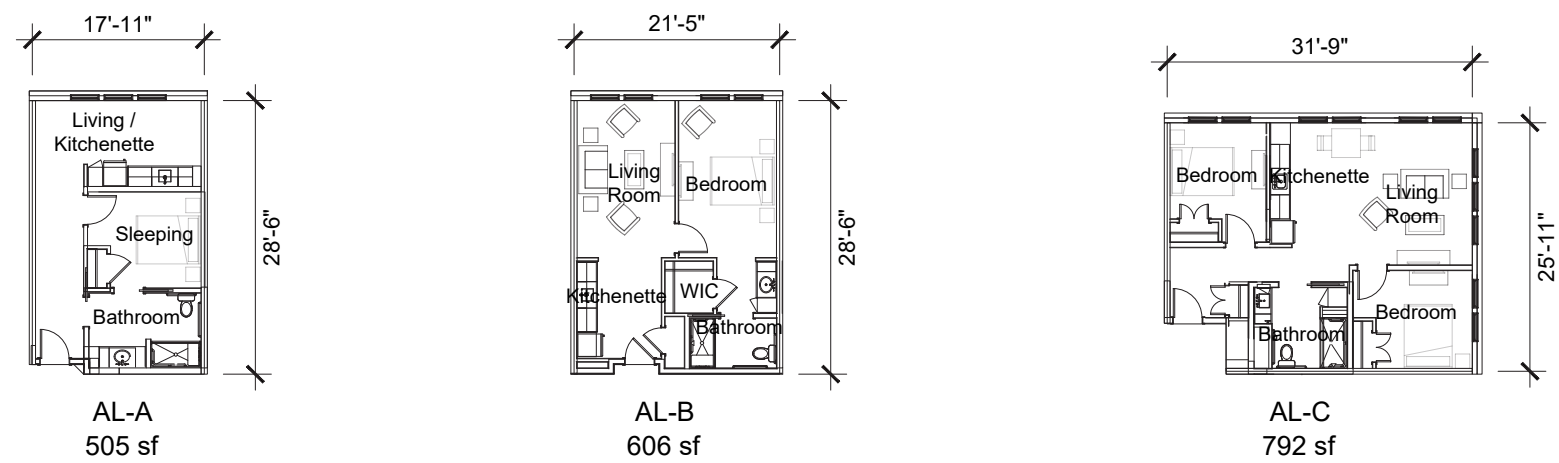
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Typical Independent Living Units

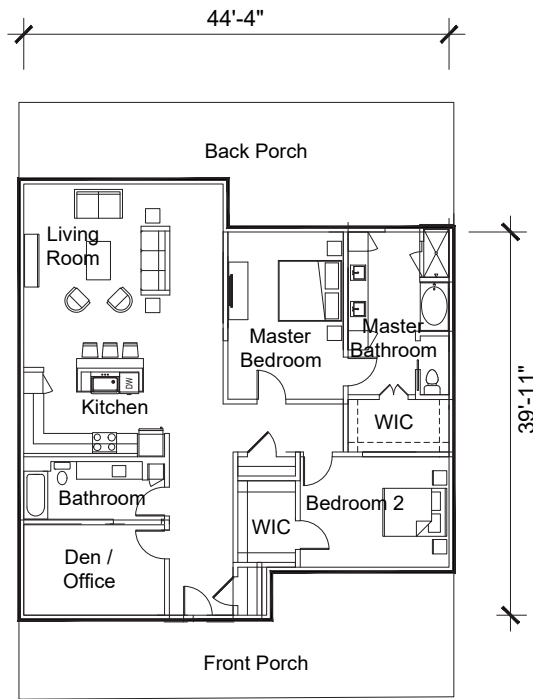


Typical Assisted Living Units



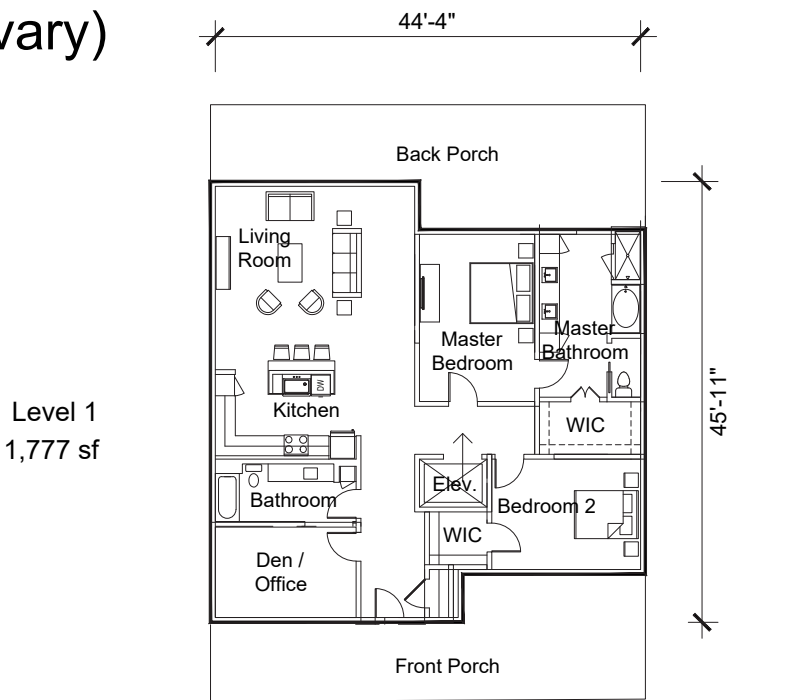
Typical Unit Plans (as a basis for planning)

Typical Cottage
(sizes vary)

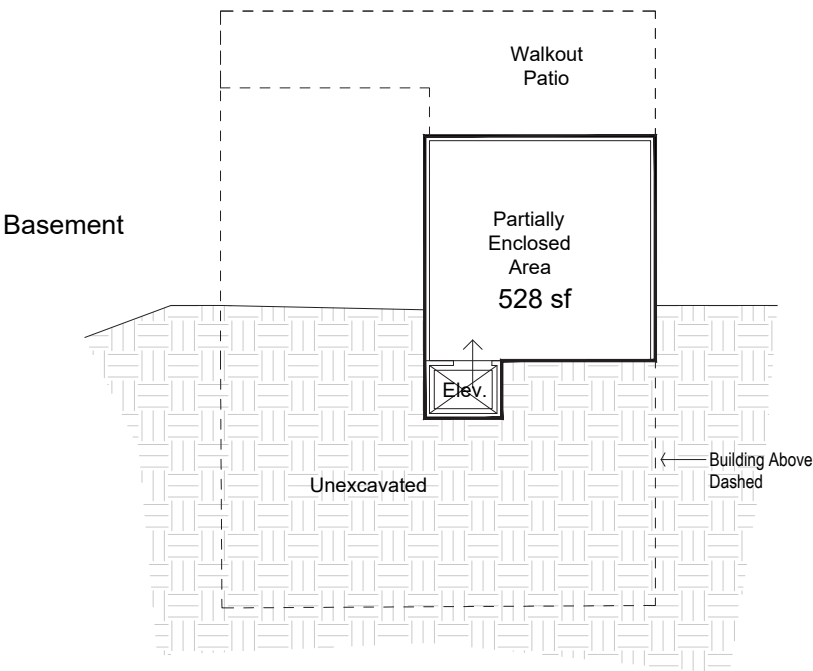


Level 1
1,777 sf

Typical Cottage
w/ Ocean View
(sizes vary)

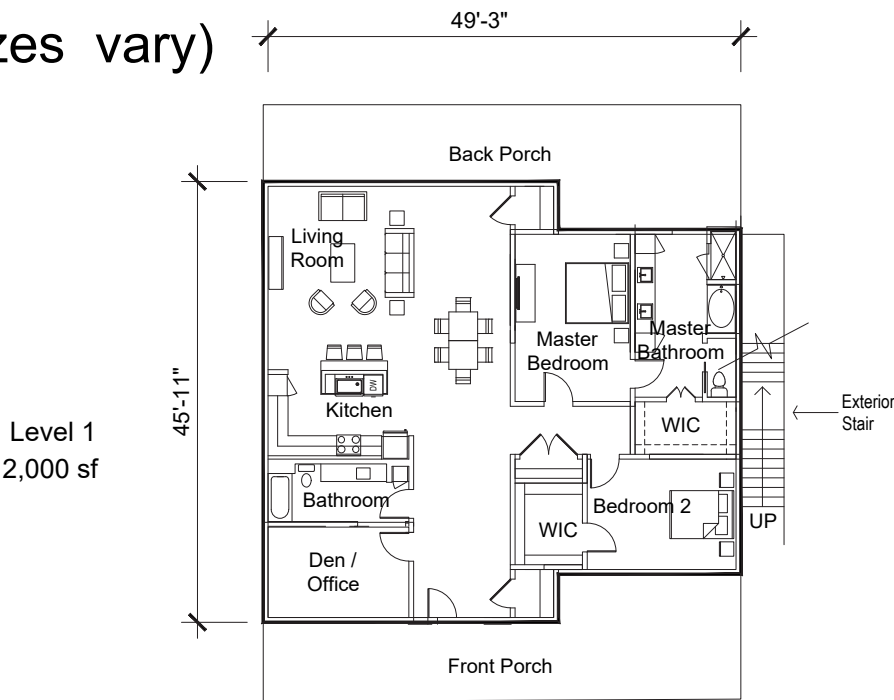


Level 1
1,777 sf

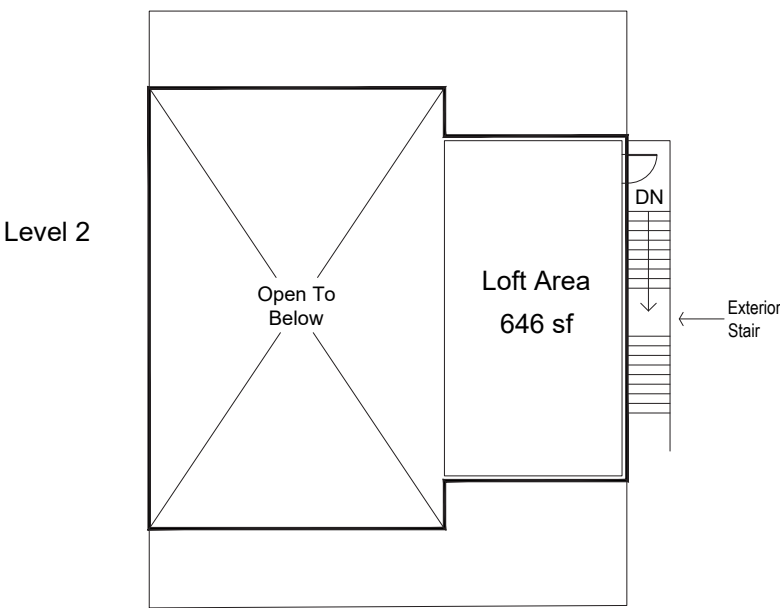


Basement

Typical Cottage
w/ Loft Above
(sizes vary)



Level 1
2,000 sf



Level 2



Typical Unit Plans (as a basis for planning)



Client Provided Inspiration Images - Style 1

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Client Provided Inspiration Images - Style 2

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Exterior Character Inspiration Images

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Exterior Character Image - Option 1 (in-progress)

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Exterior Character Image - Option 2 (in-progress)

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-DRAFT- Exterior Character Image (View 2)

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Cayman Islands



I. PROJECT SUMMARY DATA			10/2 - Concept Design Program			
1	Unit Summary		Unit Count	Bedrooms	Total SF	Comments
	A	Independent Living Units	60	105	78,000	
	B	Assisted Living Units	80	92	50,000	
	Subtotal		140	197	128,000	Unit NSF. Measured from corridor side of wall to inside face of exterior wall, centerline of demising walls. Not including balconies
2	Apartment Wing Support					
	A	IL Apartment Wing Support (net)			2,370	
	B	AL Apartment Wing Commons (net)			2,900	
	C	AL Apartment Wing Support Area (net)			2,140	
3	Independent Living Common Area (net)					
	A	Independent Living Commons			9,180	
	B	Assisted Living Commons			5,725	
	C	Back of House (BOH)			4,175	
4	Total Net Building Area				150,315	
5	Grossing Factor				30,063	Estimated 20% (circulation, stairs, elevs, walls, etc)
6	Parking Garage				45,095	Estimated, under IL/AL Building
	Gross Building Area				225,473	Estimated (does not include balconies, patios, porte cochere)
7	Cottages (IL)		20	40	36,120	
	Total Gross Building Area		160	237	261,593	

10/1/2020

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10/2 - Concept Design Program							
II. Independent Living Apartment Area			2 Stories				
1	Apartment Units (IL)		Unit Count	Bedrooms	Area	Total SF	Comments
	IL-A	IL Apartment (Bed Sit)	5	5	600	3,000	Studio
	IL-B	IL Apartment	10	10	900	9,000	1 bedroom + den
	IL-C	IL Apartment	25	50	1,200	30,000	2 bedroom
	IL-D	Pent House Apartments	20	40	1,800	36,000	2 bedroom + den, option to combine adjacent units
Subtotal			60	105		78,000	Unit NSF. Measured from corridor side of wall to inside face of exterior wall, centerline of demising walls. Not including balconies
2	IL Apartment Wing Support (net)		Quantity		Area	Total SF	Comments
	A	Resident Storage Lockers	15		40	600	
	B	Housekeeping Janitor Closets	3		40	120	1 per floor
	C	Trash Rooms	3		100	300	1 per floor
	D	IT/MEP/Electrical/Storage	9		150	1,350	3 per floor
Subtotal						2,370	
III. Assisted Living Apartment Area			2 Stories				
1	Apartment Units (AL)		Unit Count	Bedrooms	Area	Total SF	Comments
	AL-A	AL Apartment (Bed Sit)	4	4	500	2,000	Studio
	AL-B	AL Apartment	64	64	600	38,400	1 bedroom
	AL-C	AL Apartment	12	24	800	9,600	2 bedroom, 2 bathroom
Subtotal			80	92		50,000	Unit NSF. Measured from corridor side of wall to inside face of exterior wall, centerline of demising walls. Not including balconies
2	AL Apartment Wing Commons (net)		Quantity		Area	Total SF	Comments
	A	AL Resident Lounge	2		1,000	2,000	1 per floor
	B	AL Salon	1		600	600	Includes washing/mixing/massage
	C	Resident Laundry	2		150	300	1 per floor
Subtotal						2,900	
3	AL Apartment Wing Support Area (net)		Quantity		Area	Total SF	Comments
	A	Point of Care (Charting)	2		100	200	1 per floor
	B	Med Room	2		75	150	1 per floor
	D	Clean Utility	2		50	100	1 per floor
	E	Soiled Utility	2		50	100	1 per floor
	F	Staff Restroom	4		65	260	2 per floor
	G	Storage	2		75	150	1 per floor
	H	Housekeeping Janitor Closets	2		40	80	1 per floor
	I	Trash Rooms	2		100	200	1 per floor
	J	IT/MEP/Electrical/Storage	6		150	900	3 per floor
Subtotal						2,140	

8.3%
16.7%
41.7%
33.3%

5.0%
80.0%
15.0%



9,180



5,725

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10/2 - Concept Design Program				
VI. Back of House Area Area (net)				
Back of House (BOH)		Quantity	Area	Total SF
15	Kitchen	1	1,775	1,775
	A Chef's Office	1	80	80
16	Back of House			
	A Maintenance Office	1	100	100
	B Maintenance Storage	1	100	100
	C Commercial Laundry			
	i. Soiled Laundry	1	175	175
	ii. Clean Laundry	1	175	175
	iii. Dryer Room	1	50	50
	D Housekeeping	1	150	150
	E Employee Lounge	1	300	300
	F Employee Restroom	2	65	130
	G Storage	1	100	100
	H Main Electrical	1	175	175
	I Emergency Electrical	1	100	100
	J Main Mechanical/ Plumbing	1	125	125
	K Main Telecom (MDF)	1	125	125
	L Fire Pump / Riser Room	1	225	225
	M Receiving	1	250	250
	N Cart/ Can Wash			
	O Janitor	1	40	40
BOH Subtotal				4,175
		Comments		
		Includes: Dry Storage, Cold Storage, Chef's Office, Dishwashing, Wait Station, etc.		
		Exterior doors		
		Lockers, couch, lounge chairs, tables		
		Generator?		
		Exterior door		
		Exterior, covered		





10/2 - Concept Design Program							
VII. Cottage Area							
1	Cottages (IL)		Unit Count	Bedrooms	Area	Total SF	Comments
	A	Cottage A	8	16	1,500	12,000	1 Level, 2 bedroom
	B	Cottage B	8	16	1,800	14,400	1 Level, 2 bedroom + den
	C	Cottage C	4	8	2,000	8,000	1 Level, 2 bedroom + den, optional loft access on level 2
Subtotal			20	40		34,400	NSF, does not include exterior wall thickness
Grossing Factor					5.0%	1,720	
Total Cottage GSF						36,120	

40.0%
40.0%
20.0%

NSF, does not include exterior wall thickness

- Sanitary System
- Geothermal
- Generator
- Transformer



Sunset Bay Retirement

Cayman Islands



10/2 - Concept Design Program

I. Parking Required by Zoning Use

Zoning Designation:		Beach Resort / Residential (BRR)			
		Requirement	# Units Provided	# Required	Comments
	1 Stall Per Unit (Houses & Duplexes)	1.0	20	20	Cottages
	1.5 stalls per Apartment Unit	1.5	140	210	IL and AL Apartment Units
	1 stall per 2 guestrooms (hotel)	1.0	-	-	N/A

Total Required Per Zoning: 230

II. Parking Proposed

		Requirement	# Provided	# Required	Comments
	1 Stall Per IL Unit	1.0	80	80	IL Apartments and Cottages
	0.5 Stalls Per AL Unit	0.5	80	40	AL Apartments, Factors in Staff and Visitor Parking

Total Proposed: 120

10/1/2020

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