

# FAIRMONT SOUTHAMPTON

---

SUPPLEMENTAL MASTERPLAN  
RESIDENTIAL DENSITY STUDY

MARCH 31<sup>st</sup>, 2023





# FAIRMONT SOUTHAMPTON





2009 MASTER PLAN & SDO



Parcel	Building Type		# Bedrooms	Proposed Number of Units		Total Tourist Bedrooms	Total Residential Bedrooms	Target Unit Size		Total Build Area	Total NET Build Area	Number of Storeys	
				Tourism	Residential			GSF	NSF				
Turtle Hill	Fractional	2BR	2	17	-	34	-	2,100	1,890	35,700	32,130	2	
	Fractional	3BR	3	32	-	96	-	2,600	2,340	83,200	74,880	2	
	Fractional	4BR	4	8	-	32	-	3,100	2,790	24,800	22,320	3	
	Villas	3BR	3	-	7	-	21	2,600	2,340	18,200	16,380	2	
	TOTAL			57	7	162	21			161,900	145,710		
Golf Villas	Villas	2BR	2	-	5	-	10	2,100	1,890	10,500	9,450	2	
	Villas	3BR	3	-	15	-	45	2,600	2,340	39,000	35,100	2	
	TOTAL			-	20	-	55			49,500	44,550		
Hilltop Villas	Villas	3BR	3	-	10	-	30	2,600	2,340	26,000	23,400	2	
	TOTAL			-	10	-	30			26,000	23,400		
Golf Fractional	Fractional	3BR	3	14	-	42	-	2,600	2,340	36,400	32,760	2	
	TOTAL			14	-	42	-			36,400	32,760		
South Road Townhomes	Available to Bermudians only	2BR	2	-	22	-	-	1,375	1,238	30,250	27,236	2	
	TOTAL			-	22	-	-			30,250	27,236		
TOTAL				71	59	204	106			304,050		273,656	
				130		310							



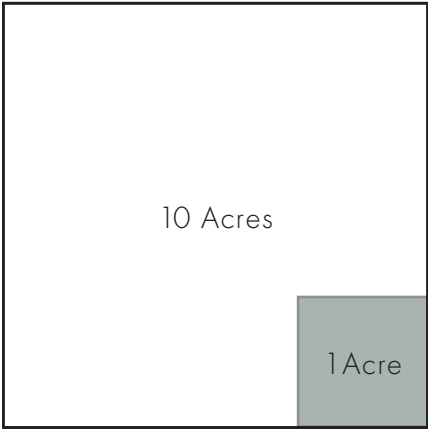
2023 PROPOSED MASTER PLAN

2009 Proposed Masterplan

Parcel	Building Type		# Bedrooms	Proposed Number of Units		Total Tourist Bedrooms	Total Residential Bedrooms	Target Unit Size		Total Build Area	Total NET Build Area	Number of Storeys	
				Tourism	Residential			GSF	NSF				GSF
Turtle Hill	Fractional	2BR	2	17	-	34	-	2,100	1,890	35,700	32,130	2	
	Fractional	3BR	3	32	-	96	-	2,600	2,340	83,200	74,880	2	
	Fractional	4BR	4	8	-	32	-	3,100	2,790	24,800	22,320	3	
	Villas	3BR	3	-	7	-	21	2,600	2,340	18,200	16,380	2	
	TOTAL			57	7	162	21			161,900	145,710	2	
Golf Villas	Villas	2BR	2	-	5	-	10	2,100	1,890	10,500	9,450	2	
	Villas	3BR	3	-	15	-	45	2,600	2,340	39,000	35,100	2	
	TOTAL				20		55			49,500	44,550	2	
Hilltop Villas	Villas	3BR	3	-	10	-	30	2,600	2,340	26,000	23,400	2	
	TOTAL				10		30			26,000	23,400		
Golf Fractional	Fractional	3BR	3	14	-	42	-	2,600	2,340	36,400	32,760	2	
	TOTAL			14		42				36,400	32,760		
South Road Townhomes	Available to Bermudians only	2BR	2	-	22	-	-	1,375	1,238	30,250	27,236	2	
	TOTAL				22		-			30,250	27,236		
TOTAL				71	59	204	106				304,050	273,656	
				130		310							

2023 Proposed Masterplan

Parcel	Building Type		# Bedrooms	Proposed Number of Units		Total Tourist Bedrooms	Total Residential Bedrooms	Target Unit Size		Total Build Area	Total NET Build Area	Number of Storeys
				Tourism	Residential			GSF	NSF	GSF	NSF	
Turtle Hill	Attached Unit	2BR	2	9	-	18	-	1,900	1,710	17,100	15,390	3
	Attached Unit	3BR	3	10	-	30	-	2,200	1,980	22,000	19,800	2
	Attached Unit	3BR	3	39	-	117	-	2,200	1,980	85,800	77,220	3
	Attached Unit	4BR	4	10	-	40	-	2,800	2,520	28,000	25,200	2
	TOTAL			68		205				152,900	137,610	
Hilltop Villas	Attached Unit	2BR	2	-	60	-	120	2,165	1,950	129,900	117,000	6
	Attached Unit	3BR	3	-	30	-	90	2,819	2,540	84,570	76,200	6
	Attached Unit	4BR	4	-	30	-	120	3,666	3,300	109,980	99,000	6
	TOTAL				120		330			324,450	292,200	
Golf Units	Residence Type A	2BR Villa	2	8		16		1,726	1,555	13,808	12,440	
	Residence Type CBC	2 BR Penthouse	2	10		20		2,048	1,845	20,480	18,450	
	Residence Type CBC	3BR Penthouse	3	14		42		2,672	2,407	37,408	33,698	
	Residence Type A.2	2BR Villa Enlarge	2	14		28		2,409	2,170	33,726	30,380	
	TOTAL			46		106				105,422	94,968	
South Road	Attached Unit	3BR	3		9		27	2,819	2,540	25,371	22,860	3
	Attached Unit	4BR	4		18		72	3,666	3,300	65,988	59,400	3
	TOTAL				27		99			91,359	82,260	
TOTAL				114	147	311	429			674,131	607,038	
				261		740						



- 2BR Attached Unit
- 3BR Attached Unit
- 4BR Attached Unit
- Mixed Units





2023 PROPOSED MASTER PLAN Overall Plan



Parcel	Building Type		# Bedrooms	Proposed Number of Units		Total Tourist Bedrooms	Total Residential Bedrooms	Target Unit Size		Total Build Area		Total NET Build Area	Number of Storeys
				Tourism	Residential			GSF	NSF	GSF	NSF		
Turtle Hill	Attached Unit	2BR	2	9		18		1,900	1,710	17,100	15,390	3	
	Attached Unit	3BR	3	10	-	30	-	2,200	1,980	22,000	19,800	2	
	Attached Unit	3BR	3	39	-	117	-	2,200	1,980	85,800	77,220	3	
	Attached Unit	4BR	4	10		40	-	2,800	2,520	28,000	25,200	2	
	TOTAL			68		205				152,900	137,610		
Hilltop Villas	Attached Unit	2BR	2	-	60	-	120	2,165	1,950	129,900	117,000	6	
	Attached Unit	3BR	3	-	30	-	90	2,819	2,540	84,570	76,200	6	
	Attached Unit	4BR	4	-	30	-	120	3,666	3,300	109,980	99,000	6	
	TOTAL				120		330			324,450	292,200		
Golf Units	Residence Type A	2BR Villa	2	8		16		1,726	1,555	13,808	12,440	4	
	Residence Type CBC	2 BR Penthouse	2	10		20		2,048	1,845	20,480	18,450		
	Residence Type CBC	3BR Penthouse	3	14		42		2,672	2,407	37,408	33,698		
	Residence Type A.2	2BR Villa Enlarge	2	14		28		2,409	2,170	33,726	30,380		
	TOTAL			46		106				105,422	94,968		
South Road	Attached Unit	3BR	3		9		27	2,819	2,540	25,371	22,860	3	
	Attached Unit	4BR	4		18		72	3,666	3,300	65,988	59,400	3	
	TOTAL				27	311	99			91,359	82,260		
TOTAL				114	147	311	429			674,131	607,038		
				261		740							



# 2023 PROPOSED MASTER PLAN GOLF



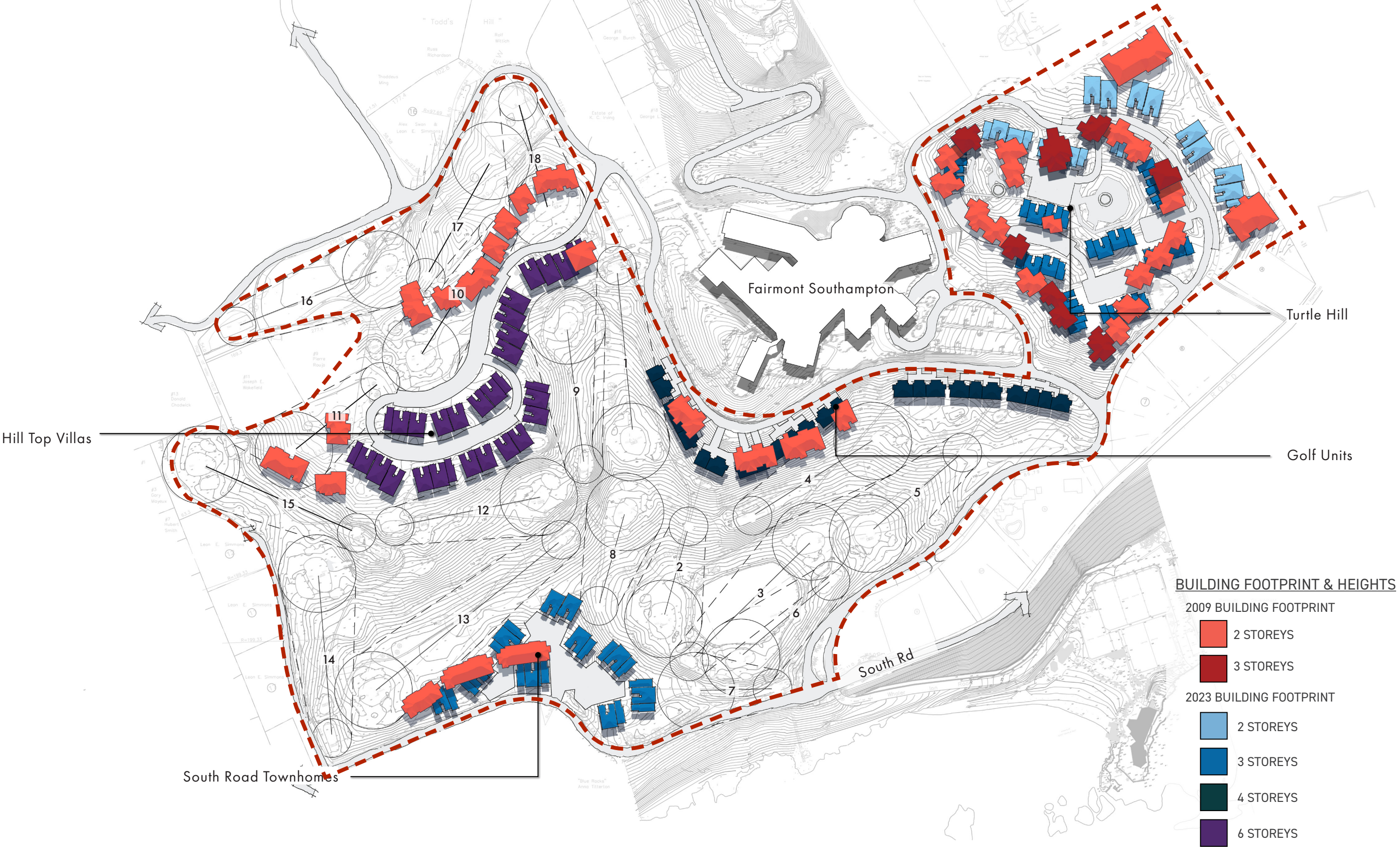


# 2023 PROPOSED MASTER PLAN Building Heights





# 2009 VS 2023 PROPOSED MASTER PLAN FOOTPRINT





# 2023 PROPOSED MASTER PLAN Parking Quantities





# 2009 MASTER PLAN & ZONING

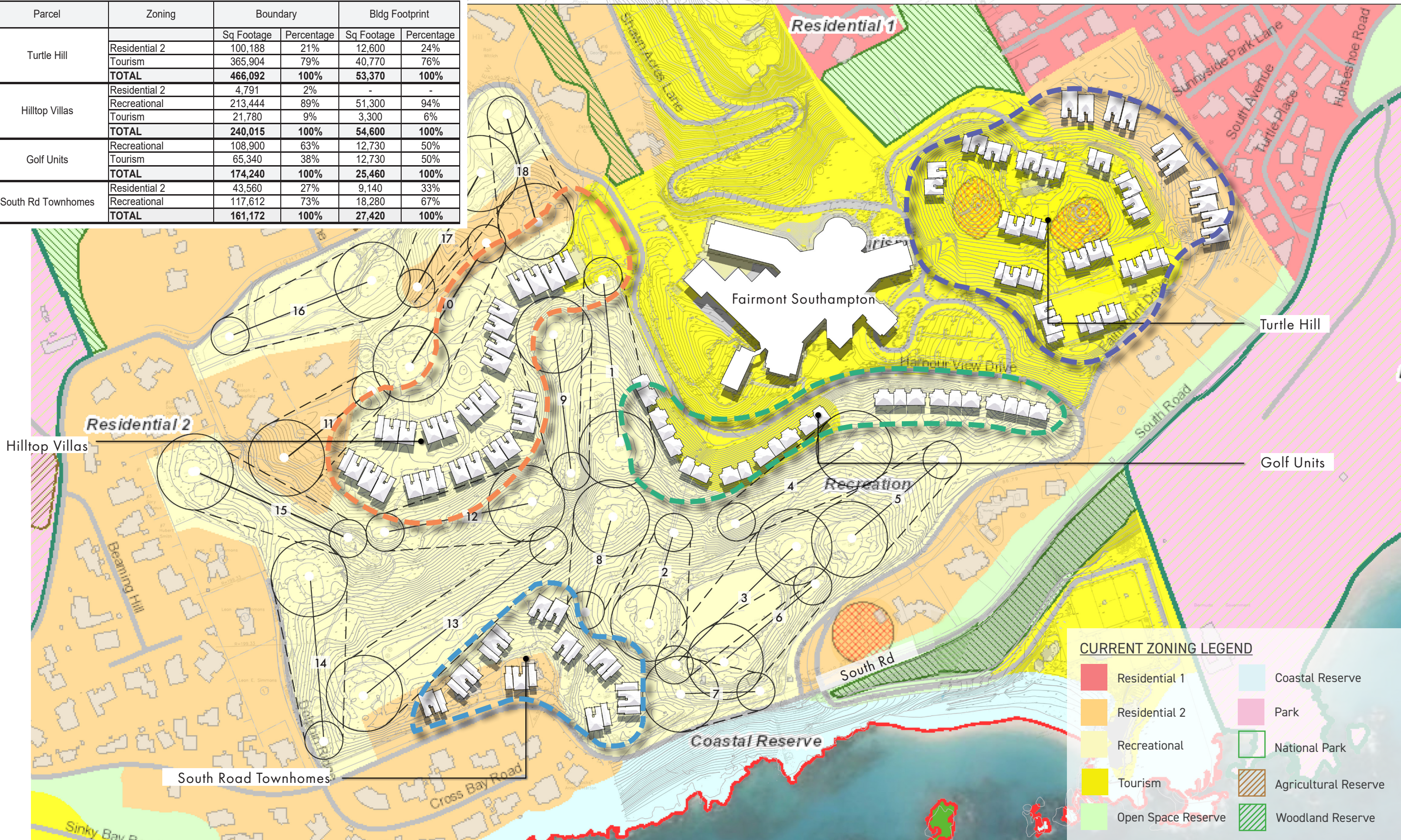
Parcel	Zoning	Boundary		Bldg Footprint	
		Sq Footage	Percentage	Sq Footage	Percentage
Turtle Hill	Residential 2	141,372	28%	8,190	12%
	Tourism	364,740	72%	60,945	88%
	<b>TOTAL</b>	<b>506,112</b>	<b>100%</b>	<b>69,135</b>	<b>100%</b>
Golf Villas	Residential 2	70,986	52%	11,700	53%
	Recreational	58,104	42%	10,575	47%
	Tourism	8,144	6%	-	-
	<b>TOTAL</b>	<b>137,234</b>	<b>100%</b>	<b>22,275</b>	<b>100%</b>
Hilltop Villas	Residential 2	52,845	100%	11,700	100%
	<b>TOTAL</b>	<b>52,845</b>	<b>100%</b>	<b>11,700</b>	<b>100%</b>
Golf Fractional Units	Tourism	69,011	100%	16,380	100%
	<b>TOTAL</b>	<b>69,011</b>	<b>100%</b>	<b>16,380</b>	<b>100%</b>
South Rd Townhomes	Residential 2	68,024	100%	13,618	100%
	<b>TOTAL</b>	<b>68,024</b>	<b>100%</b>	<b>13,618</b>	<b>100%</b>





# 2023 PROPOSED MASTER PLAN & ZONING

Parcel	Zoning	Boundary		Bldg Footprint	
		Sq Footage	Percentage	Sq Footage	Percentage
Turtle Hill	Residential 2	100,188	21%	12,600	24%
	Tourism	365,904	79%	40,770	76%
	<b>TOTAL</b>	<b>466,092</b>	<b>100%</b>	<b>53,370</b>	<b>100%</b>
Hilltop Villas	Residential 2	4,791	2%	-	-
	Recreational	213,444	89%	51,300	94%
	Tourism	21,780	9%	3,300	6%
	<b>TOTAL</b>	<b>240,015</b>	<b>100%</b>	<b>54,600</b>	<b>100%</b>
Golf Units	Recreational	108,900	63%	12,730	50%
	Tourism	65,340	38%	12,730	50%
	<b>TOTAL</b>	<b>174,240</b>	<b>100%</b>	<b>25,460</b>	<b>100%</b>
South Rd Townhomes	Residential 2	43,560	27%	9,140	33%
	Recreational	117,612	73%	18,280	67%
	<b>TOTAL</b>	<b>161,172</b>	<b>100%</b>	<b>27,420</b>	<b>100%</b>









2009 View from Morgan's Point:



2023 View from Morgan's Point:





3 D D E S I G N S T U D Y | P a r a d i s e I s l a n d

2009 View from Paradise Island:



2023 View from Paradise Island:





2009 View from Lighthouse:



2023 View from Lighthouse:



Proposed 2023 Hilltop Villas

*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





3 D   D E S I G N   S T U D Y | D o l p h i n   R i d g e - V i e w   A

2009 View from Dolphin Ridge:



2023 View from Dolphin Ridge:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*



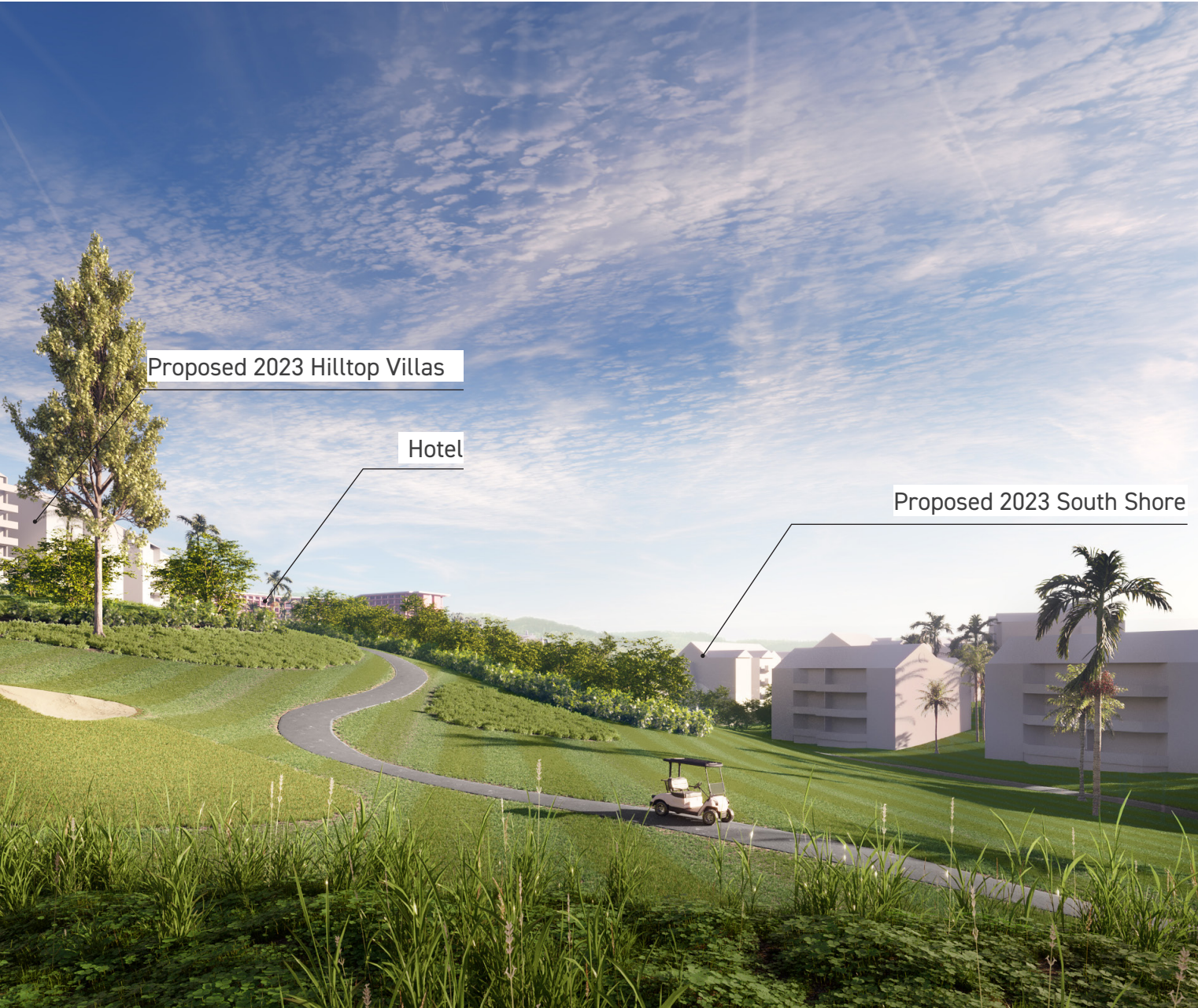


3 D   D E S I G N   S T U D Y | D o l p h i n   R i d g e - V i e w   B

2009 View from Dolphin Ridge:



2023 View from Dolphin Ridge:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





3 D   D E S I G N   S T U D Y | D o l p h i n   R i d g e - V i e w   C

2009 View from Dolphin Ridge:



2023 View from Dolphin Ridge:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





3 D   D E S I G N   S T U D Y | 1 8 0 °   V i e w   f r o m   D o l p h i n   R i d g e

2009 View from Dolphin Ridge:



2023 View from Dolphin Ridge:





3 D   D E S I G N   S T U D Y | S o u t h   S h o r e - V i e w   A

2009 View from South Shore:



2023 View from South Shore:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





# 3 D D E S I G N S T U D Y | S o u t h S h o r e - V i e w B

2009 View from South Shore:



2023 View from South Shore:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





# 3 D   D E S I G N   S T U D Y | S o u t h   S h o r e - V i e w   C

2009 View from South Shore:



2023 View from South Shore:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





3 D   D E S I G N   S T U D Y | 1 8 0 °   V i e w   f r o m   S o u t h   R d

2009 View from South Rd:



2023 View from South Rd:





3 D   D E S I G N   S T U D Y | S o u t h a m p t o n   R a n g e r s

2009 View from Southampton Rangers:



2023 View from Southampton Rangers:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





3 D   D E S I G N   S T U D Y | R a i l w a y   T r a i l -   T o w a r d s   T u r t l e H i l l

2009 View from Raiway Trail:



2023 View from Raiway Trail:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





# 3 D D E S I G N S T U D Y | R a i l w a y T r a i l - T o w a r d s H i l l t o p

2009 View from Raiway Trail:



2023 View from Raiway Trail:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*





# 3 D   D E S I G N   S T U D Y | M i d d l e   R o a d

2009 View from Middle Rd:



2023 View from Middle Rd:



*\*Renderings above are intended for building massing and location study.  
Actual architectural design intent of buildings is still to be finalized.*

