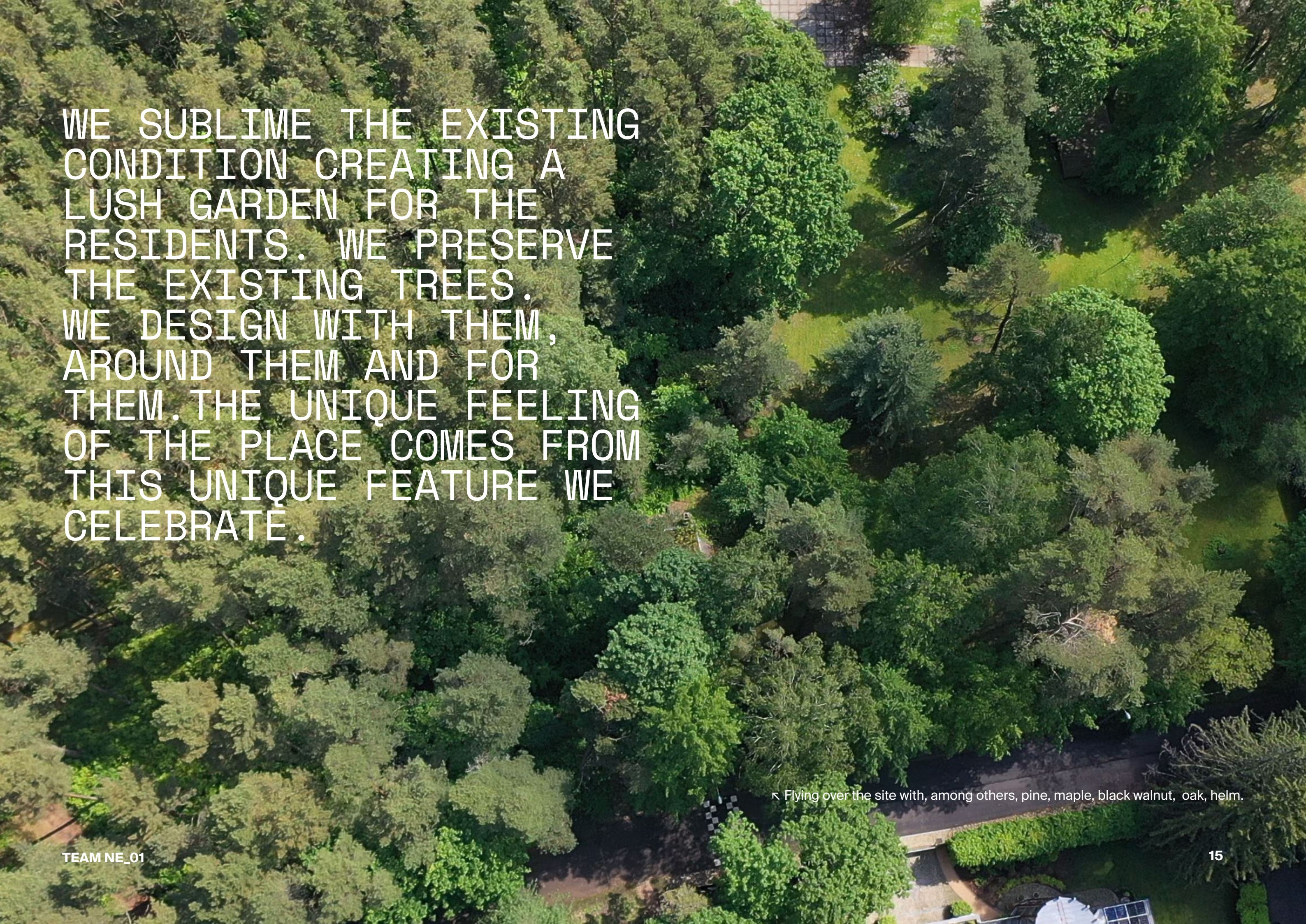


2 . MASTER PLAN & LANDSCAPE

An aerial photograph of a dense forest. The trees are mostly green, with some darker green and some lighter green, indicating different species and possibly different stages of growth or health. The canopy is thick, and the ground is mostly obscured by the trees. The text is overlaid on the left side of the image.

WE SUBLIME THE EXISTING
CONDITION CREATING A
LUSH GARDEN FOR THE
RESIDENTS. WE PRESERVE
THE EXISTING TREES.
WE DESIGN WITH THEM,
AROUND THEM AND FOR
THEM. THE UNIQUE FEELING
OF THE PLACE COMES FROM
THIS UNIQUE FEATURE WE
CELEBRATE.

◀ Flying over the site with, among others, pine, maple, black walnut, oak, elm.

MASTERPLAN OVERVIEW

1/1000



KEY MASTERPLAN PRINCIPLES



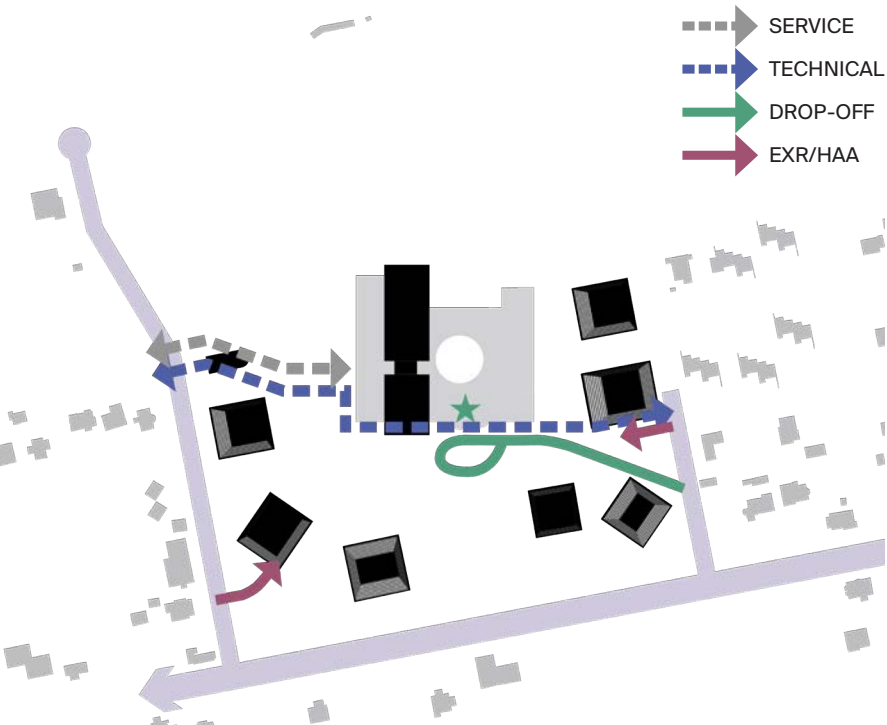
1-TREE PRESERVATION PRINCIPLES



2-UNDERGROUND PARKING AND TECHNICAL SPINE



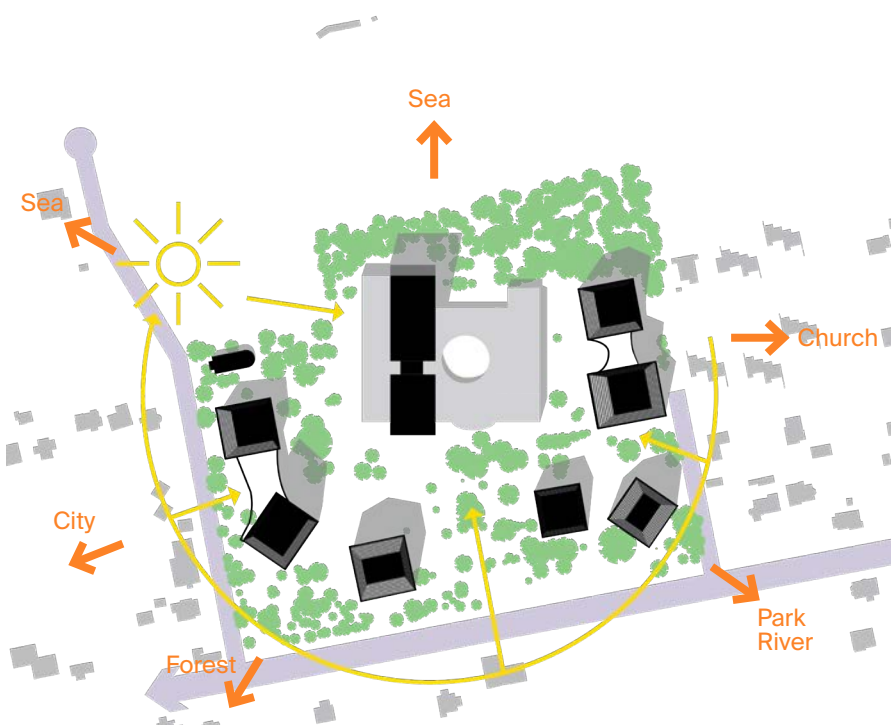
3-VOLUME PLACEMENT OF RESIDENCES



4-ACCESSES (DROP-OFF, SERVICE, RESIDENTS)



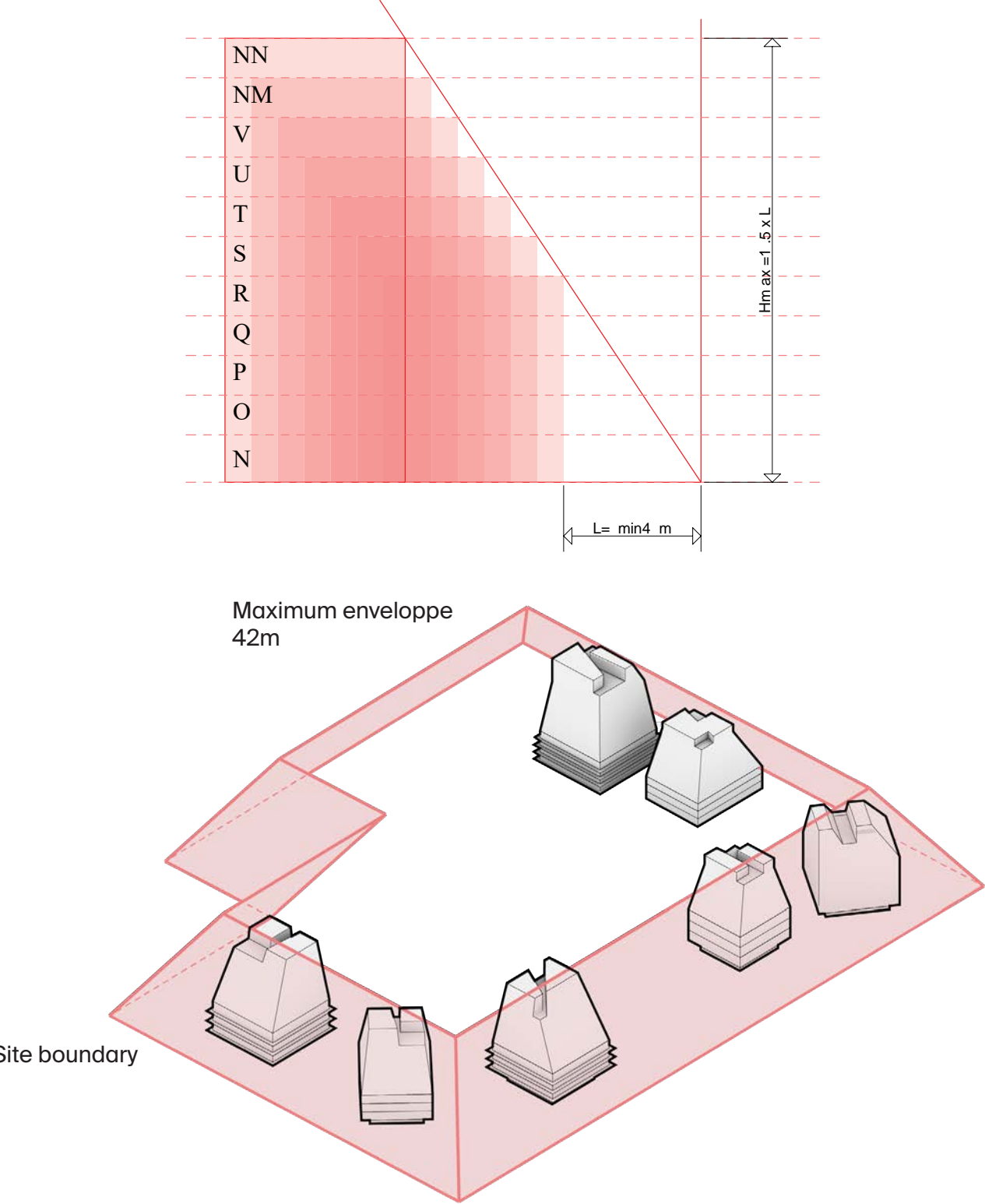
5-CULTURAL PATH, PEDESTRIAN CONNECTION AND HOT-SPOT



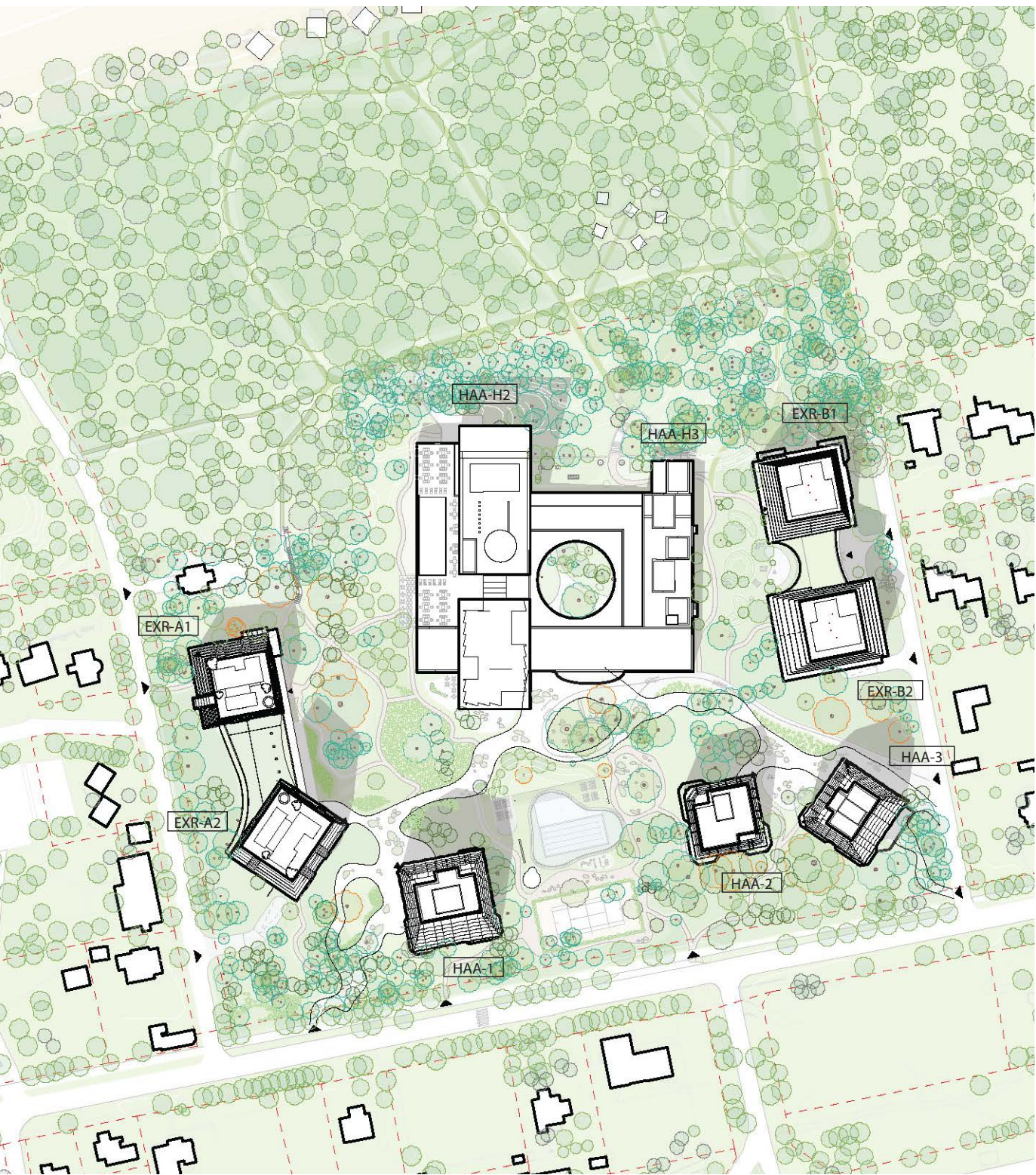
6-PLACEMENT TO OPTIMIZE SUN ON THE SITE

INSERTION NEW VOLUMES

CARVING THE VOLUM FROM THE REQUIREMENTS TO CREATE CONES SHAPED BUILDING



SITUATIONPLAN WITH INSERTED VOLUMS



SITE SECTION

1/2000 & 1/500

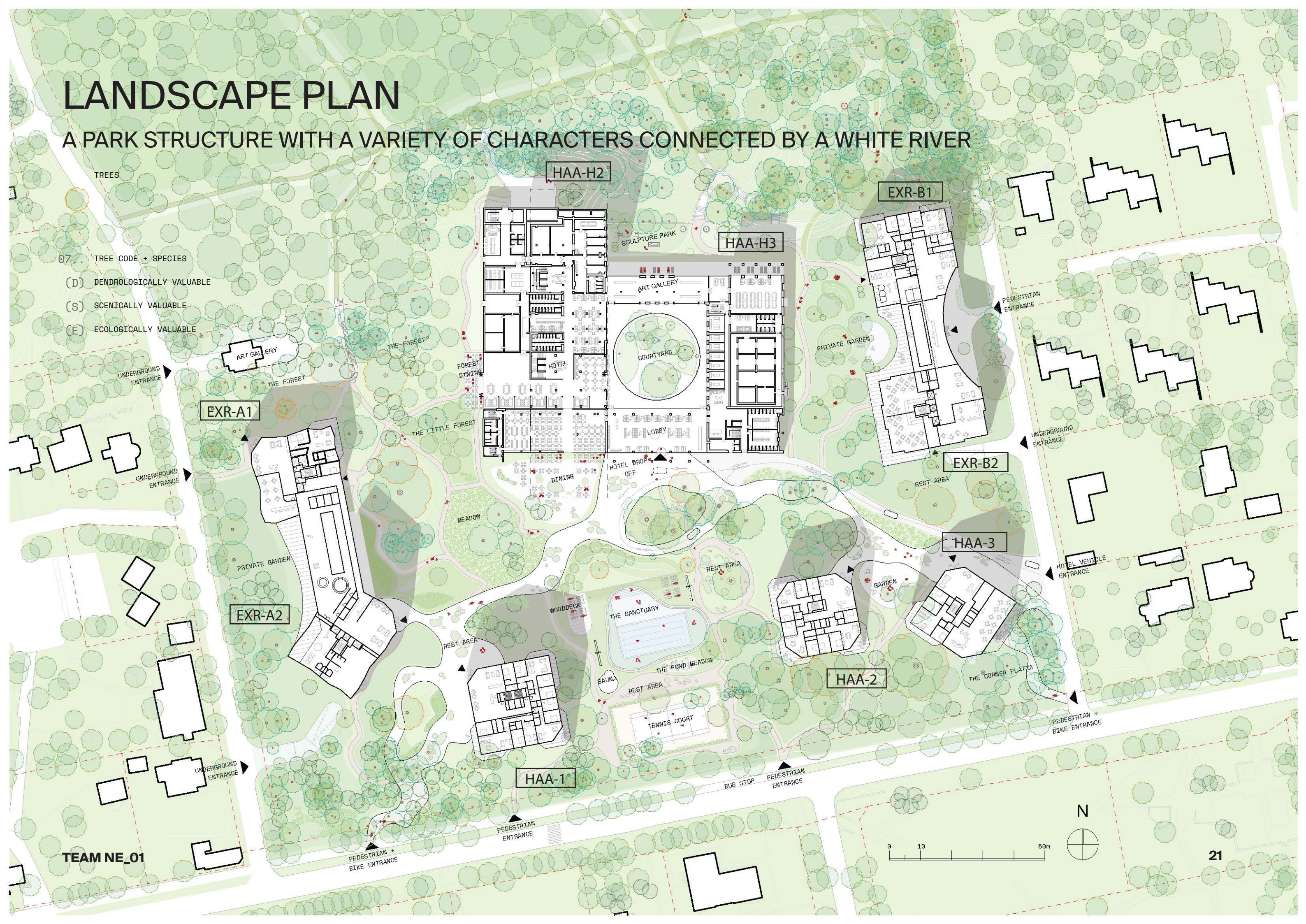


SURFACE CALCULATION

PROJECT PARAMETERS		HOTEL			APARTMENTS												
					HOTEL-ADJACENT APARTMENTS							EXCLUSIVE RESIDENCE					
		low - rize/ plinth	H1	H2	HAA-H1	HAA-H2	HAA-H3	HAA-1	HAA-2	HAA-3	PLINTH A	ExR-A1	ExR-A2	PLINTH B	ExR-B1	ExR-B2	
		existing	new	top floors new	new bow to old	rooftop cabs	7x7	6x6	6x6	public	7x7	6x8	public	7x7	6x8		
TOTAL GBA *	m2	25,960			24,564						30,902						
		81,426															
Total Aboveground Area	m2	11,000	9,360	5,600	1,999	2,484	925	7,832	4,934	6,390	2,042	7,593	6,260	2,110	7,518	5,379	
Total Underground Area	m2	15399,8															
Footprint Area	m2	5,730	0	0	0	290	0	851	709	723	2,076	766	735	2,143	815	886	
Number of Floors	units	2	7	5	2	9	2	11	8	11	1	11	9	1	11	9	
Floor NET Area *, incl.	m2	8,090	5,360	4,523	1,653	1,823	803	6,425	4,281	5,056	1,752	6,496	5,126	1,619	6,703	4,584	
- Public Areas	m2	1,480	186	0							1,506			1,333			
- Keys/ Apartments Area	m2	250	3,797	3,426	1,229	1,346	512	4,826	3,199	3,690		4,876	3,970		5,463	3,622	
- Balconies	m2	43	560	840	168	477		1,376	852	1,230		1,411	1,006		1,040	858	
- Roof / Ground Terraces	m2	1,650	818	0	256		291	223	230	136	246	208	150	286	200	104	
TOTAL NUMBER Keys/apartments		5	70	53	9	9	4	41	26	31		33	26		33	24	
	units	128			120							116					
TOTAL PARKING NUMBER, incl	units	52			60				69			97			97		
Aboveground	units																
Underground -1	units	52			60				69			97			97		

LANDSCAPE PLAN

A PARK STRUCTURE WITH A VARIETY OF CHARACTERS CONNECTED BY A WHITE RIVER



LANDSCAPE - ASSETS

A PARK STRUCTURE WITH A VARIETY OF CHARACTERS CONNECTED BY A WHITE RIVER



GREEN AND WHITE NETWORK ENHANCING BIODIVERSITY

- Creating various paths to preserve the existing vegetations and enhance the experience of a nature-based experience
- Main white cultural paths organise the movement East-West and link the different types of residences, from ExR, HAA and Hotel. It creates a soft area for pedestrian and bikes.
- The rich diversity of paths allows for many activities to happen and art to be placed while retaining a sense of intimacy and exception.



BLUE STRUCTURE FOR WELL-BEING AND LEISURE

- A hospitality experience by the sea enhanced by a rich offer of water elements.
- The blue network creates a loop that is connected by the paths and link it to the different scale of the site.
- Rainwater management and high ambition sustainability for the project are part of the blue infrastructure to reuse water as much as possible.



THE HEALTH SANCTUARY

- We propose an exceptional outdoor area in the most precious part of the valuable tree.
- A health destination for future travellers that connect nature with luxury
- it is a Nest for self-care that understands the Baltic love for nature and the need for global visitors to recharge in unique places surrounding by nature.
- A natural pond to swim in, with outdoor yoga facilities, outdoor sauna and tennis, with rest area under the most valuable trees
- The Sanctuary takes the hospitality experience all year round with possibility to passively heat the pond, use sauna all year round, or let the water freeze to ice skate



SECRETS IN THE FOREST

- To increase public interaction and unique offer in a unique place, we place off the grid sauna hubs for residents and visitors to book.
- We are taking the forest experience to the next level with a path punctuated with art.
- Off-grid construction and totally removable.



DAY HOUSE BY THE SEA

- As full vision for the extended perimeter of the hotel we propose day cabin for hotel residents to spend time by the beach with the chance to take shelter from the windy shoreline
- Chance to give the project a high design profile with small architecture what shows this resort cares at all scales.
- Off-grid construction and totally removable with possibility to connect to the grid for water upon verifications.

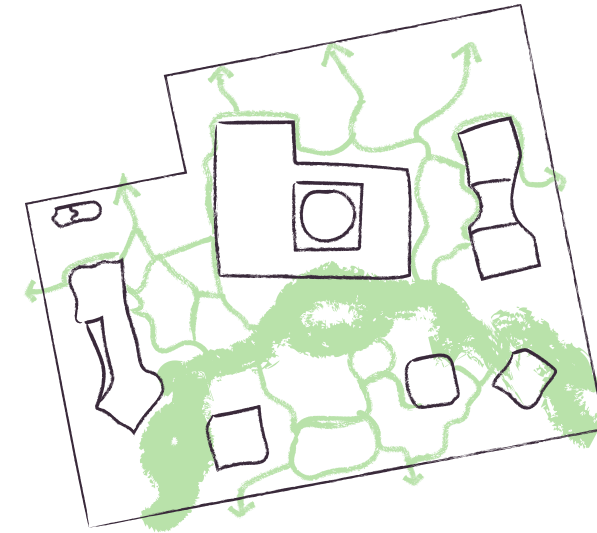
LANDSCAPE - ASSETS

GREEN AND WHITE NETWORK ENHANCING BIODIVERSITY



View from the HAA residence toward the Hotel lobby ↑

A white and green river flows around the park in front of the hotel and connects the different open air amenities, exclusives and haa residences. This path celebrates the local biodiversity and highlights the many important species that makes walking in the beautiful park one of the project's strongest quality.



↑ Location on site

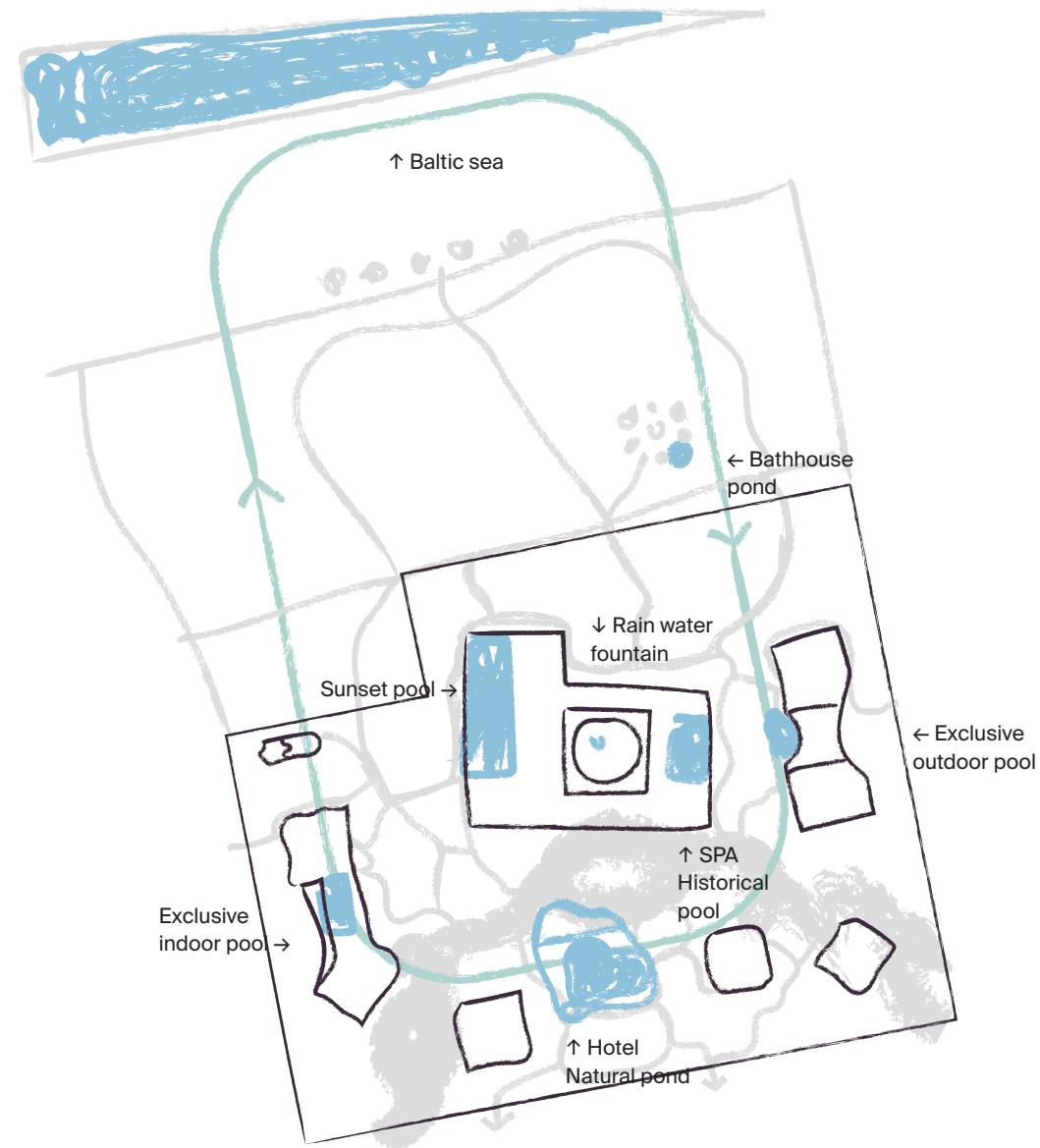
↓ Louvre Lens – Sanaa & Mosbach paysagistes, Saint-Mandé . 14

Logements – Mars architectes, Sla Gellerup New Nature Park



LANDSCAPE - ASSETS

BLUE STRUCTURE FOR WELL-BEING AND LEISURE



The project is conceived with a particular attention to the water as a key feature. It spans from the very nature of a resort by the beach to rainwater management. One paradox is that although we are near the sea, we do not experience it directly on the ground floor. We have developed a serie of water feature that brings back this element inside the site and offers a wide range of qualities: Indoor spa, outdoor natural pond, sunset pool on the deck, exclusive baths and pools for residences.

Historical pool



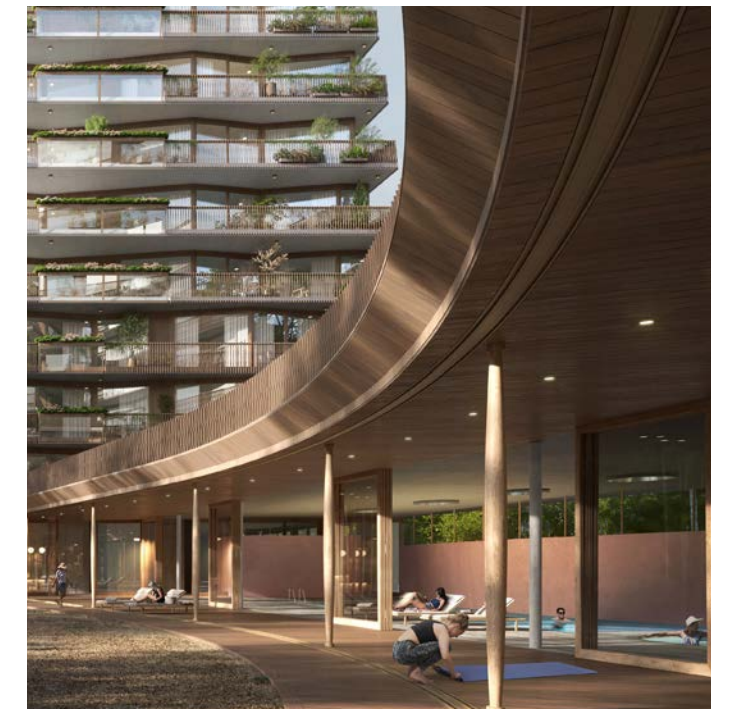
Sunset pool



Natural pond



Exclusive indoor pool

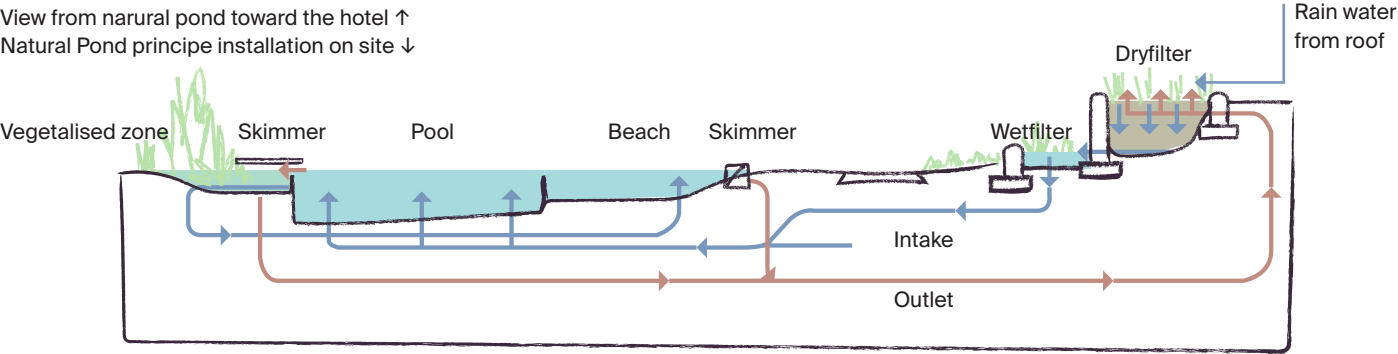


LANDSCAPE - ASSETS

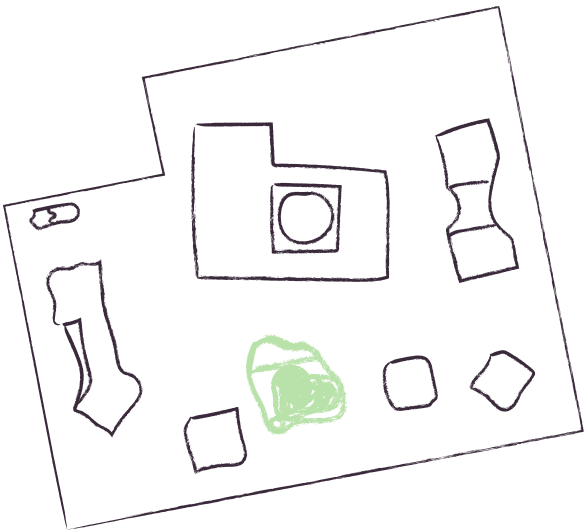
THE HEALTH SANCTUARY



View from natural pond toward the hotel ↑
Natural Pond principle installation on site ↓



Protected but open and surrounded by the most important trees of the park, the natural pond and swimming pool of the hotel offers an exceptional feature for high end for the hospitality concept. One can spend the day around the planted water protected from the wind and in the later afternoon reach the pool on the west terrace or go to the beach to enjoy the sunset. In the water the facility can be used as a ice skate ring for recreation and special event. The tennis and sauna are part of the Health sanctuary.



↑ Location on site
↓ Aker Brygge / MAPT, Herzog and demeuron natural pool, latvian pond ice skating



LANDSCAPE - ASSETS

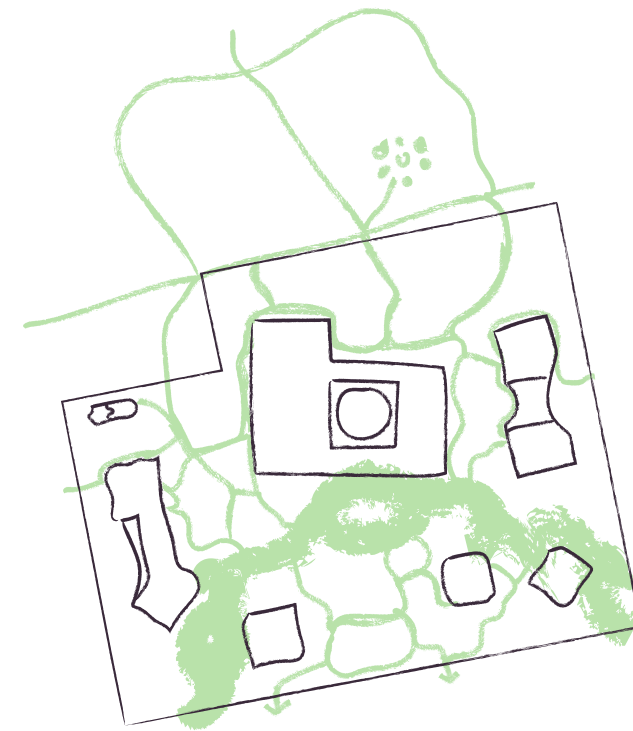
SECRETS IN THE FOREST



A cluster of saunas to use by day or by night in the forest ↑

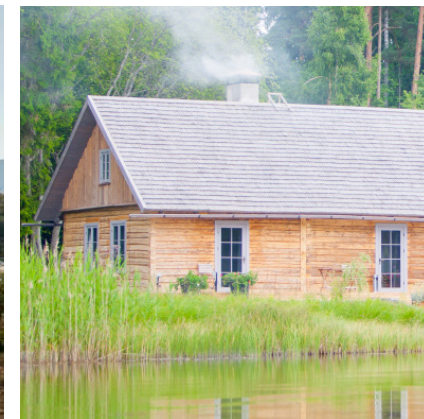
We locate our saunas as temporary structures with no foundation, on legs so that they leave no trace in the nature. They are placed on known remains of existing buildings in the forest and remain a light addition to the resort experience. It also connects the hotel to the beach house and the sea.

For Latvians, 'sauna' is a deep, spiritual experience that is uniquely personal and special each and every time. This is because they truly believe the hot steam purifies both the body and the soul. Latvian saunas are traditionally 'wet' saunas, created by pouring water over swelteringly hot stones to produce a dense vapour. According to locals, the ideal temperature is around 86° C.



↑ Location on site

↓ Traditional latvian saunas and bathhouse, SALT - Saunas Rintala
Eggertsson Architects



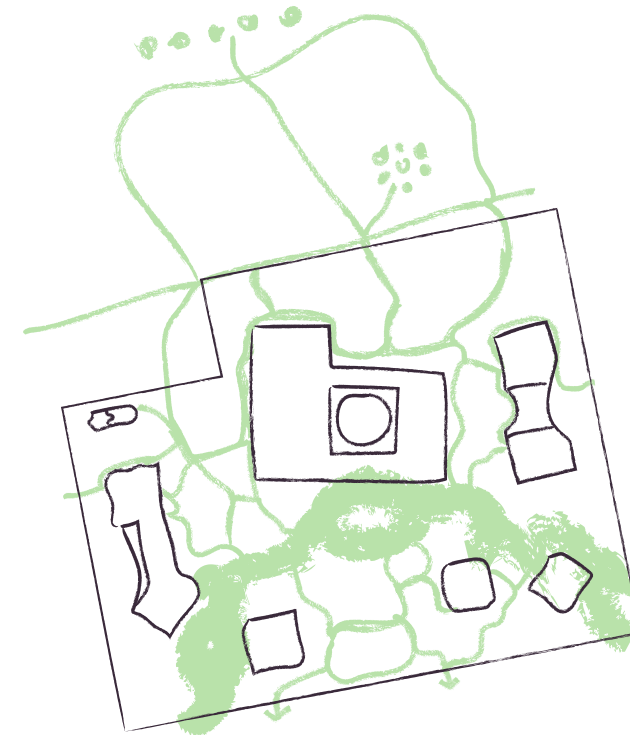
LANDSCAPE CHARACTER AREAS

DAY HOUSE BY THE SEA



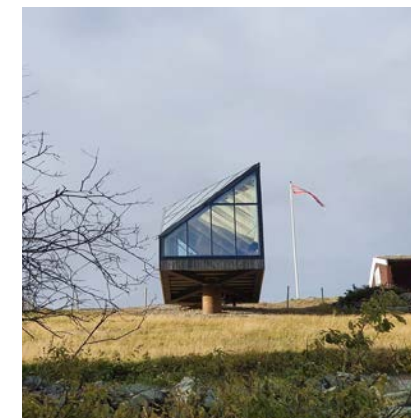
Elevated from the ground and built in wood 100% off-grid, this day cabin for guests offers a break from the wild baltic sea ↑

Ensuring the cabin didn't detract from the spectacular views, or impact upon the natural landscape, were both key considerations. This serie of day cabin are designed like little jewel on the forest edge in-between the sand and the vegetations. In order to protect the littoral inhabitat we lift the building and create a robust envelope toward the sea. This will be place to be to feel like you are by yourself in front of the beautiful baltic shoreline.



↑ Location on site

↓ Scandinavian references of cabin, 100% wooden house



OUTDOOR PROGRAMS

fitness art pavilion playground pool rest area garden BBQ sauna outdoor lounge Tennis fitness

ART GALLERY THE FOREST THE LITTLE FOREST FOREST DINING HOTEL COURT YARD LOBBY DINING TERRACE JAPANESE GARDEN REST AREA WOODDECK THE SPA REST AREA OUTDOOR LOUNGE TENNIS FITNESS

PRIVATE GARDEN SPA PRIVATE POOL REST AREA PLAYGROUND ART GALLERY THE CORNER PLATZA

UNDERGROUND ENTRANCE PEDESTRIAN ENTRANCE PEDESTRIAN + BIKE ENTRANCE BUS STOP

TEAM NE_01

0 10 50m

N

play-ground pavilion 28

TREES STRATEGY

VERY VALUABLE AND VALUABLE TREES WE PRESERVE



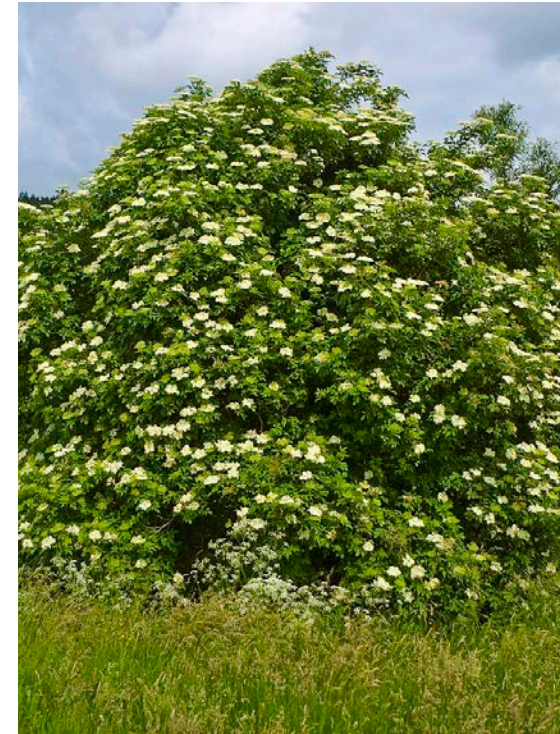
PINE TREES



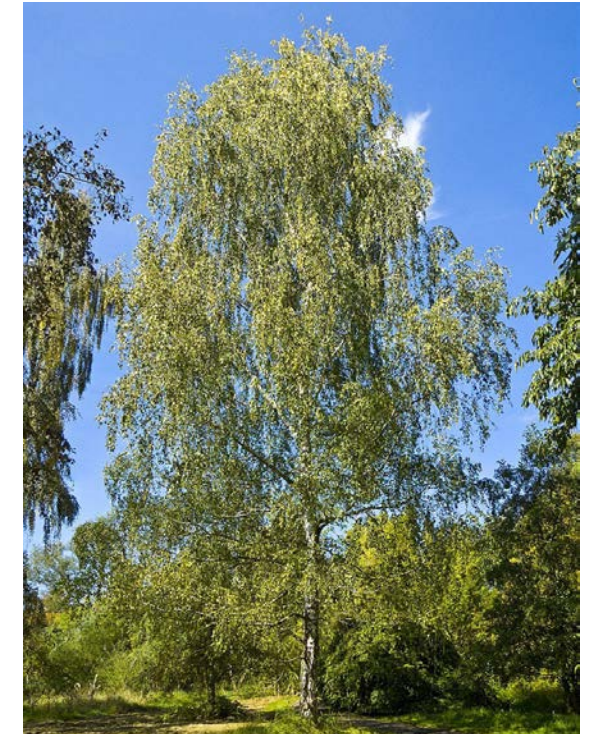
COMMON LINDEN TREE



ELM TREES



BLACK ELDER



BIRCH TREES



ASH



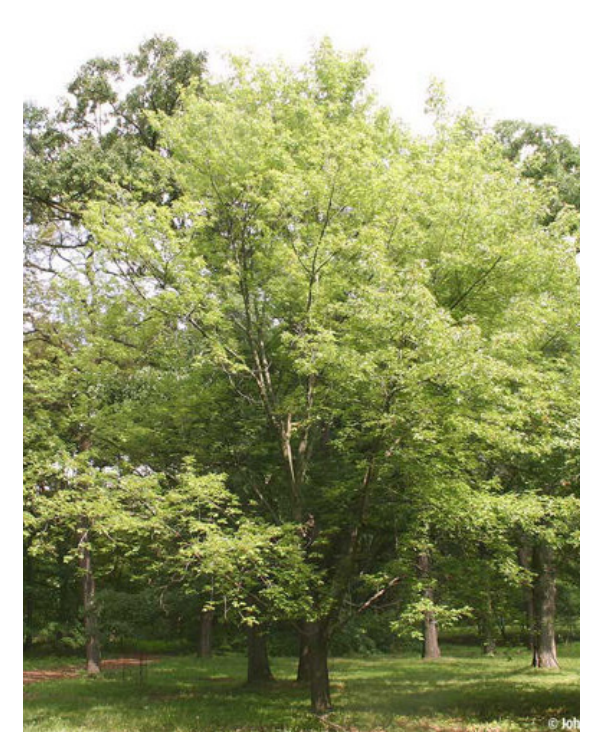
MAPLE TREE



OAK TREE



COMMON QUINCE



SILVER MAPLE

TREES STRATEGY

VERY VALUABLE AND VALUABLE TREES WE PRESERVE

