

# VIDORA RESORT

CONCEPTUAL DESIGN  
**VIDORA RESORT**  
 MANUEL ANTONIO  
 PUNTARENAS - COSTA RICA



- 1 PUBLIC ROAD
- 2 SECURITY GATE
- 3 MAIN ROAD (5m)
- 4 SECONDARY ROAD (3.5m)
- 5 BRIDGE (5m)
- 6 BRIDGE (3.5m)
- 7 SERVICE ROAD (3.5m)



CONCEPTUAL MASTER PLAN  
 0 10 50 100m  
 ESCALA 1:1000

# MAIN BUILDING

CONCEPTUAL MASTER PLAN

Main Access

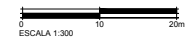


SCHEMATIC DESIGN

**VIDORA RESORT**  
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- ① MAIN BUILDING
- ② PUBLIC ROAD
- ③ RESTAURANT PARKING
- ④ RESTAURANT
- ⑤ GUESTS AND VISITORS ENTRANCE
- ⑥ SERVICE AND EMERGENCY ENTRANCE
- ⑦ SECURITY GATE
- ⑧ LOBBY ENTRANCE
- ⑨ PARKING ENTRANCE (BASEMENT)
- ⑩ MAIN ROAD (5m)
- ⑪ SECONDARY ROAD (3.5m)
- ⑫ BRIDGE (5m)
- ⑬ DEVELOPABLE AREA (FUTURE PHASE)



# HILLTOP RESIDENCE

CONCEPTUAL MASTER PLAN

SCHEMATIC DESIGN

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- ① RESIDENCE \_ TYPE A \_ 3BR
- ② RESIDENCE \_ TYPE B \_ 2BR
- ③ RESIDENCE \_ TYPR C \_ 2 AND 3BR
- ④ CLUB HOUSE / GOLF CAR PARKING
- ⑤ MAIN ROAD (5m)
- ⑥ SECONDARY ROAD (3.5m)
- ⑦ BRIDGE (5m)
- ⑧ FOREST RESIDENCE

0 10 20m  
ESCALA 1:300

# HOTEL ZOOM

CONCEPTUAL MASTER PLAN



SCHEMATIC DESIGN

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- ① HOTEL
- ② PUBLIC ROAD
- ③ SECURITY GATE
- ④ MAIN ROAD (5m)
- ⑤ SECONDARY ROAD (3.5m)
- ⑥ BRIDGE (3.5m)
- ⑦ SERVICE ACCESS
- ⑧ OWNERS RESIDENCE
- ⑨ FOREST RESIDENCE

0 10 20m  
ESCALA 1:300

# OWNER'S RESIDENCE

CONCEPTUAL MASTER PLAN

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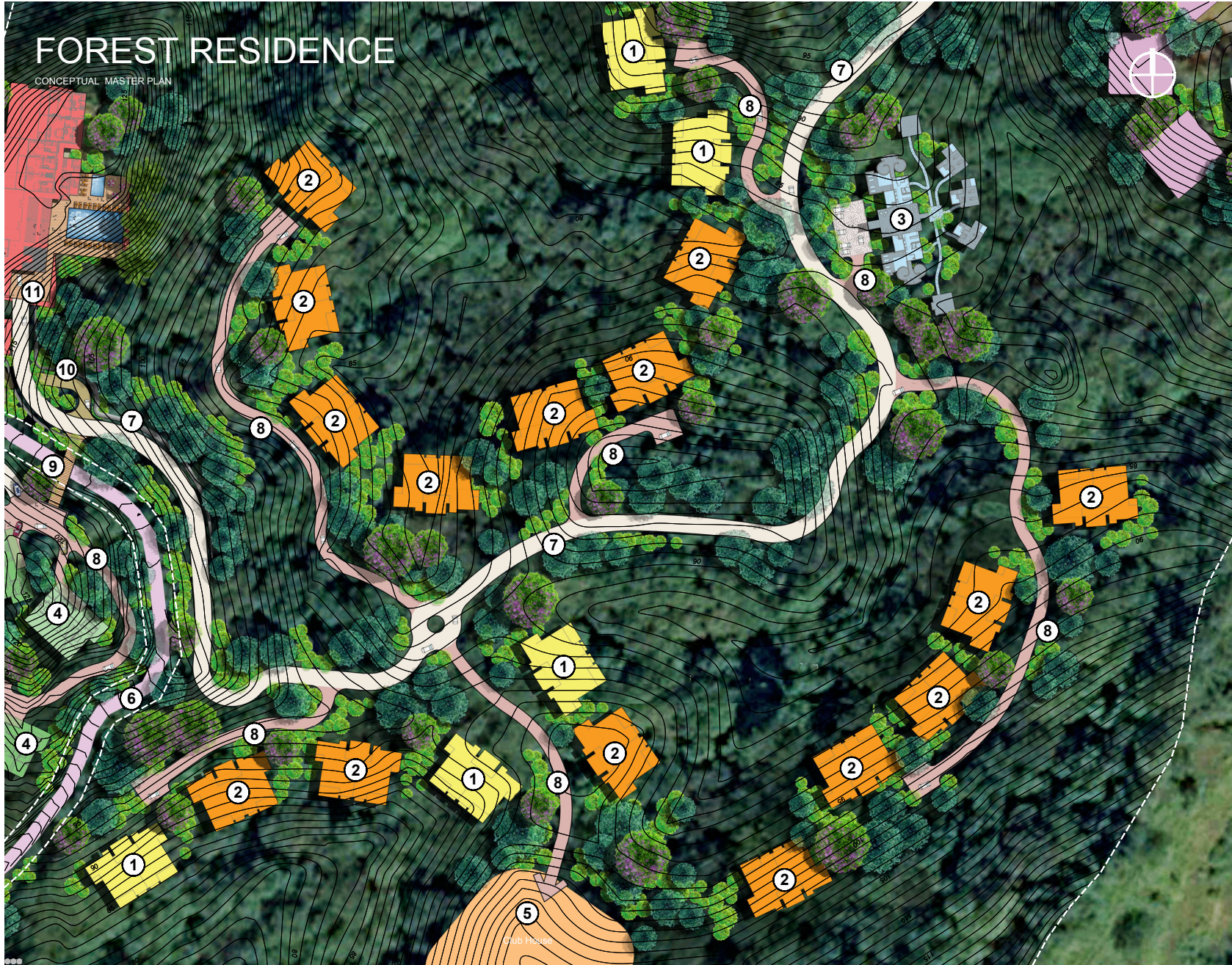


- ① OWNERS RESIDENCE \_ TYPE A (3BR)
- ② OWNERS RESIDENCE \_ TYPE B (4BR)
- ③ PUBLIC ROAD
- ④ BOH ENTRANCE (LOADING DOCK)
- ⑤ SECURITY GATE
- ⑥ MAIN ROAD (5m)
- ⑦ SECONDARY ROAD (3.5m)
- ⑧ BRIDGE (3.5m)
- ⑨ SERVICE ACCESS
- ⑩ HOTEL ACCESS
- ⑪ FOREST RESIDENCE

0 10 20m  
ESCALA 1:300

# FOREST RESIDENCE

CONCEPTUAL MASTER PLAN



SCHEMATIC DESIGN

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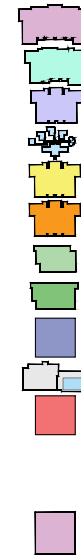
- ① FOREST RESIDENCE \_ 1 STORY
- ② FOREST RESIDENCE \_ 2 STORY
- ③ SPA
- ④ OWNERS RESIDENCE
- ⑤ CLUB HOUSE
- ⑥ PUBLIC ROAD
- ⑦ MAIN ROAD (5m)
- ⑧ SECONDARY ROAD (3.5m)
- ⑨ BRIDGE (3.5m)
- ⑩ SERVICE ACCESS
- ⑪ HOTEL ACCESS

ESCALA 1:300  
0 10 20m

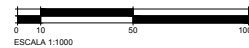
# PHASES FOR THE PROJECT



	I	II	III	TOTAL
MAIN ROAD (5m)	1 346.58 lm	—	■	1 346.58 lm
SECONDARY ROAD (3.5m)	478.16 lm	619.96 lm	■	1 098.12 lm
MAIN BRIDGE (5m)	33 lm	—	—	33 lm
SECONDARY BRIDGE (3.5m)	25 lm	—	—	25 lm
HILLTOP RESIDENCE 1	4	—	—	4
HILLTOP RESIDENCE 2	1	—	—	1
HILLTOP RESIDENCE 3	4	—	—	4
SPA	1	—	—	1
ONE-STORY DUPLEX	—	5	—	5
TWO STORY DUPLEX	—	15	—	15
OWNER'S RESIDENCE_A	3	—	—	3
OWNER'S RESIDENCE_B	3	—	—	3
MAIN BUILDING	1	—	—	1
CLUB HOUSE	1	1	—	2
HOTEL	1	—	—	1
WATER TREATMENT PLANT	■	■	■	■
GARBAGE AND RECYCLING AREA	■	■	■	■
CONDOMINIUM BUILDINGS	—	—	■	■
BUILDINGS IN TOTAL	19	21	■	40
APROX. AREA PER PHASE	75 880.63 m <sup>2</sup>	61 962.02 m <sup>2</sup>	10 503.97 m <sup>2</sup>	148 346.62 m <sup>2</sup>



## PHASES

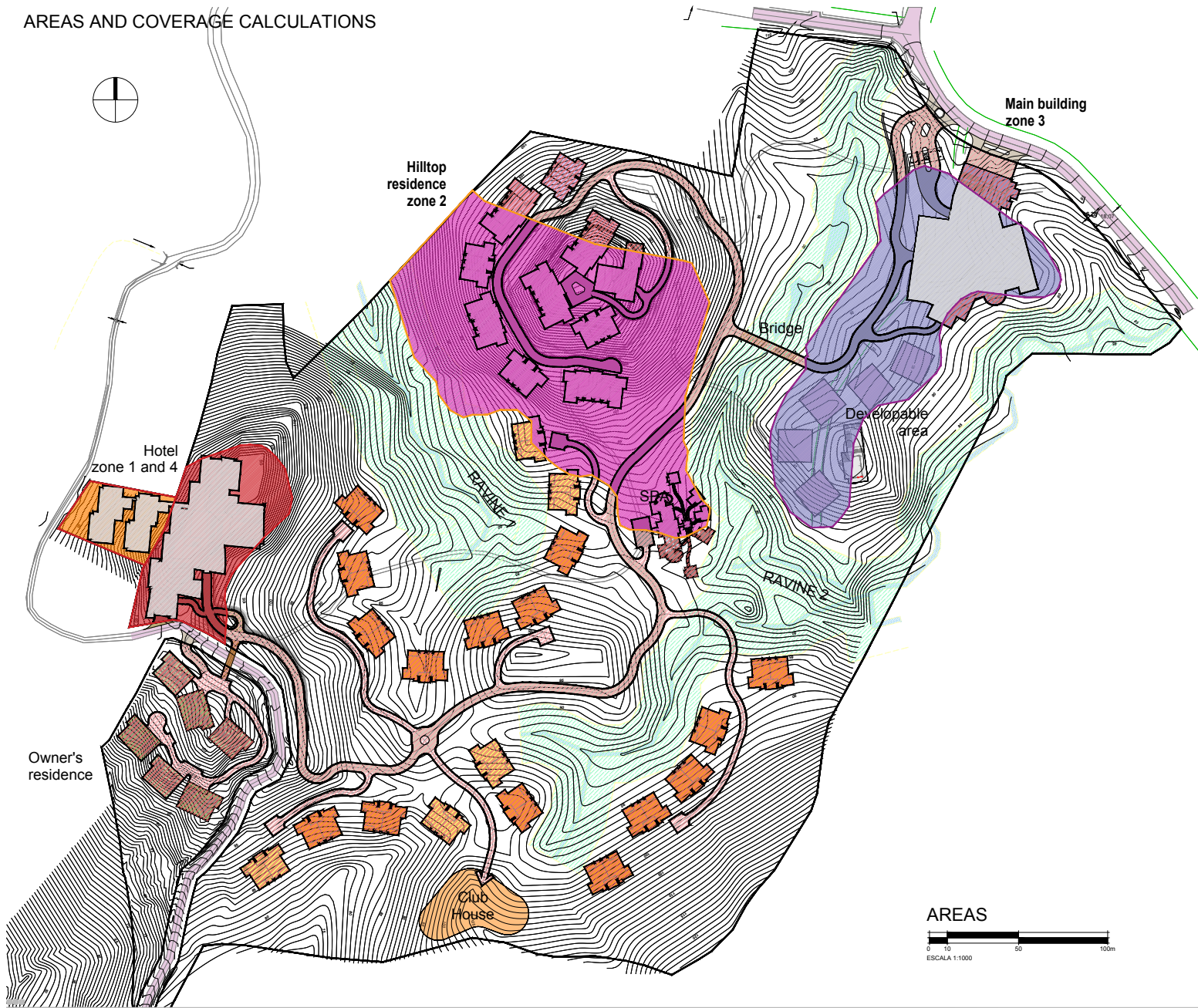


■ TO BE DEFINED

# AREAS AND COVERAGE CALCULATIONS

SCHEMATIC DESIGN

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HILLTOP RESIDENCE			
FOOTPRINT	BUILDING DESCRIPTION	TOTAL BUILDINGS	TOTAL UNITS
	TYPE B 2 BR	4 BUILDINGS 4 units per building	16 UNITS
	TYPE A 3 BR	4 BUILDINGS 4 units per building	16 UNITS
	TYPE C 2 AND 3 BR	1 BUILDING 4 units per building	4 UNIT
	CLUB HOUSE	-	-
<b>TOTAL</b>		<b>9 RESIDENTIAL BUILDINGS</b>	<b>36 UNITS</b>

OWNER'S RESIDENCE			
FOOTPRINT	BUILDING DESCRIPTION	TOTAL BUILDINGS	TOTAL UNITS
	TYPE A (BR)	3 BUILDINGS	3 UNITS
	TYPE B (BR)	3 BUILDINGS	3 UNITS
<b>TOTAL</b>		<b>6 BUILDINGS</b>	<b>6 UNITS</b>

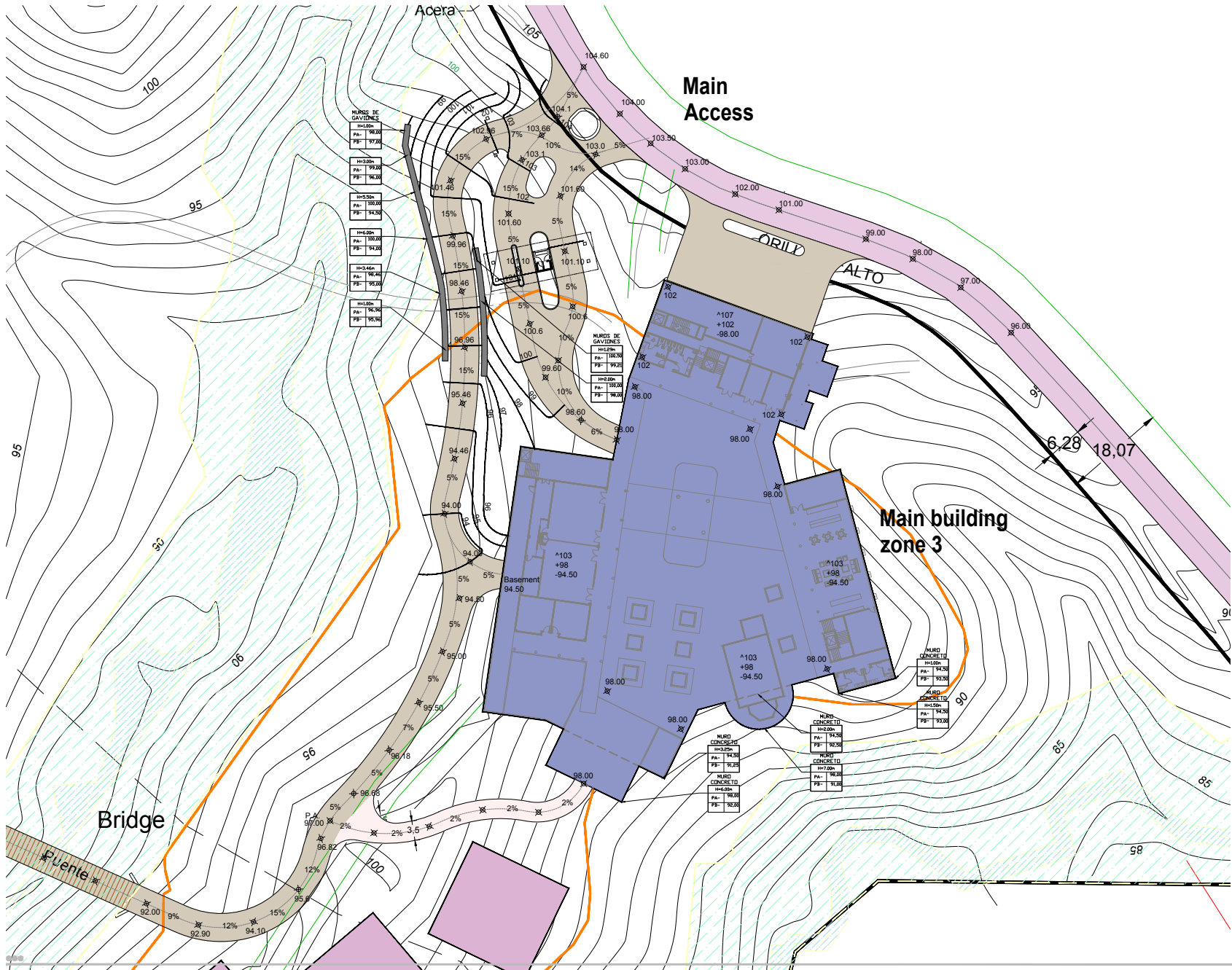
FOREST RESIDENCE			
FOOTPRINT	BUILDING DESCRIPTION	TOTAL BUILDINGS	TOTAL UNITS
	1 STORY HOUSE 1 UNIT	5 BUILDINGS 2 units per building	10 UNITS
	2 STORY HOUSE 1 UNIT	15 BUILDINGS 4 units per building	60 UNITS
<b>TOTAL</b>		<b>17 BUILDINGS</b>	<b>70 UNITS</b>
CLUB HOUSE		600 m <sup>2</sup>	

AREAS				
ZONES	TOTAL AREA	PERMITTED CONSTRUCTION AREA	COVERAGE	STATUS
ZONE 1	5,549,8778 m <sup>2</sup> (20.2% of the property)	2,774,94 m <sup>2</sup> (50% of zone 1)	3,195.47 m <sup>2</sup> (57.98% of zone 1)	423.33 m <sup>2</sup> (7.42%) ONLY PERMITTED AREA
ZONE 4	1,863,6460 m <sup>2</sup> (7.09% of the property)	931.82 m <sup>2</sup> (50% of zone 4)	990.9736 m <sup>2</sup> (53.17% of zone 4)	68.15 m <sup>2</sup> (3.73%) OVER PERMITTED AREA
ZONE 2	20,548,1918 m <sup>2</sup> (79.5% of the property)	10,274,096 m <sup>2</sup> (50% of zone 2)	5,192.43 m <sup>2</sup> (50.52% of zone 2)	1,081.67 m <sup>2</sup> (5.27%) BELOW PERMITTED AREA
ZONE 3	12,968,1243 m <sup>2</sup> (50.2% of the property)	6,479,0621 m <sup>2</sup> (50% of zone 3)	3,876,8284 m <sup>2</sup> (59.85% of zone 3)	2,601.24m <sup>2</sup> (40.15%) BELOW PERMITTED AREA
REMAINING AREA	147,181,3134 m <sup>2</sup> (576.3% of the property)	14,718,1313 m <sup>2</sup> (10% of remaining area)	14,925.71 m <sup>2</sup> (10.15% of remaining area)	1,806.58 m <sup>2</sup> (12.24%) OVER PERMITTED AREA
<b>TOTAL</b>	<b>188,099,2676 m<sup>2</sup></b> (100%)	<b>35,176,0494 m<sup>2</sup></b> (18.7% of the property)	<b>28,181,4127 m<sup>2</sup></b> (14.98% of the property)	8,995.70 m <sup>2</sup> (4.78%) BELOW

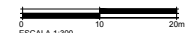
COVERAGE SPECIFICATIONS				
ZONES	CONTENT	STREET COVERAGE 50%	BUILDING COVERAGE	TOTAL
ZONE 1	HOTEL	151,7961 m <sup>2</sup> (50% of total street area 2.74% of zone 1)	3,043,8745 m <sup>2</sup> (54.94% of zone 1)	3,195.47 m <sup>2</sup> (57.98% of zone 1)
ZONE 4	HOTEL (HABITACIONES)	-	990.9736 m <sup>2</sup> (53.17% of zone 4)	990.9736 m <sup>2</sup> (53.17% of zone 4)
ZONE 2	HILLTOP RESIDENCE & SPA	864,8127 m <sup>2</sup> (50% of total street area 4.71% of zone 2)	4,327,6220 m <sup>2</sup> (21.06% of zone 2)	5,192.43 m <sup>2</sup> (25.27% of zone 2)
ZONE 3	MAIN BUILDING	570,5475 m <sup>2</sup> (50% of total street area 4.40% of zone 3)	3,306,2809 m <sup>2</sup> (25.52% of zone 3)	3,876,8284 m <sup>2</sup> (30.02% of zone 3)
REMAINING AREA	RES., OWNER'S RES. & CLUB HOUSE	4,104,3113 m <sup>2</sup> (30% of total street area 2.76% of remaining area)	10,821,3994 m <sup>2</sup> (7.30% of remaining area)	14,925.71 m <sup>2</sup> (10.14% of remaining area)
<b>TOTAL</b>		<b>5,691,47 m<sup>2</sup></b> (50% of street area) (3.03% of the property)	<b>22,489.95 m<sup>2</sup></b> (11.96% of the property) (14.98% of the property)	<b>28,181,4127 m<sup>2</sup></b>

STREET		2,393.93 lineal meters	
Width 3.5m	1,098.12 m	Width 5m	1,346.88 m



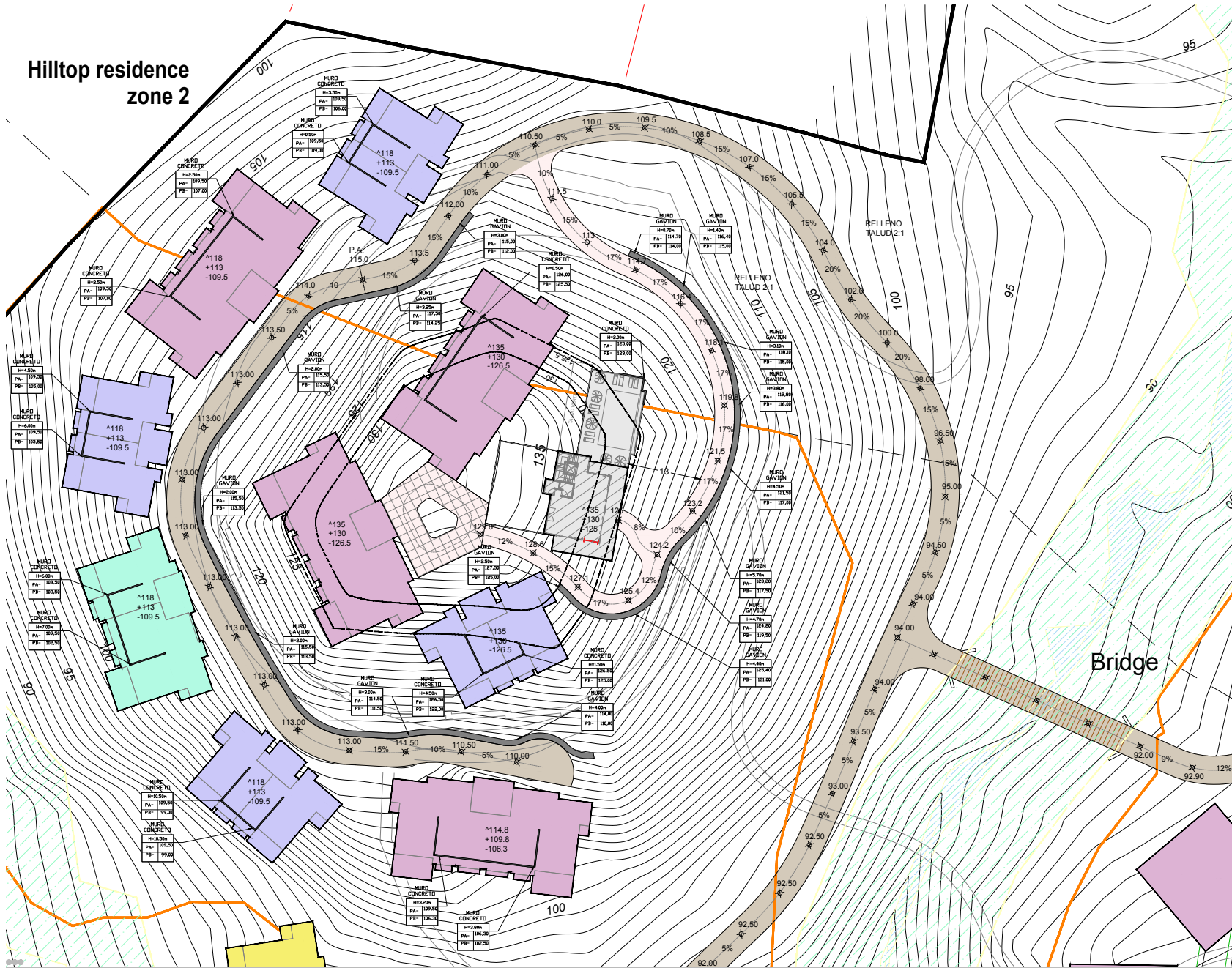


**ZOOM - MAIN BUILDING**

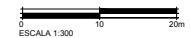


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Hilltop residence  
zone 2

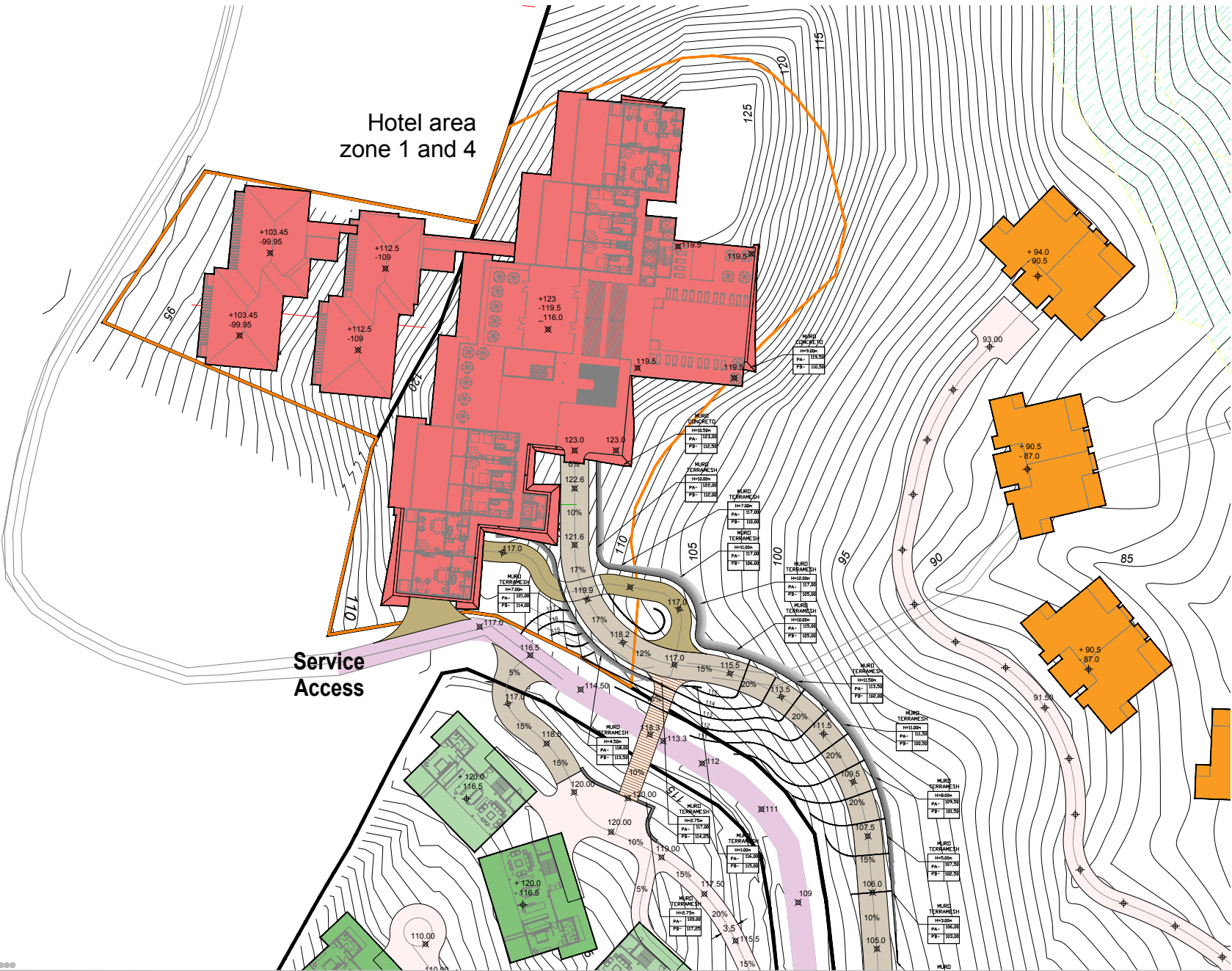


ZOOM - HILLTOP RESIDENCE





Hotel area  
 zone 1 and 4

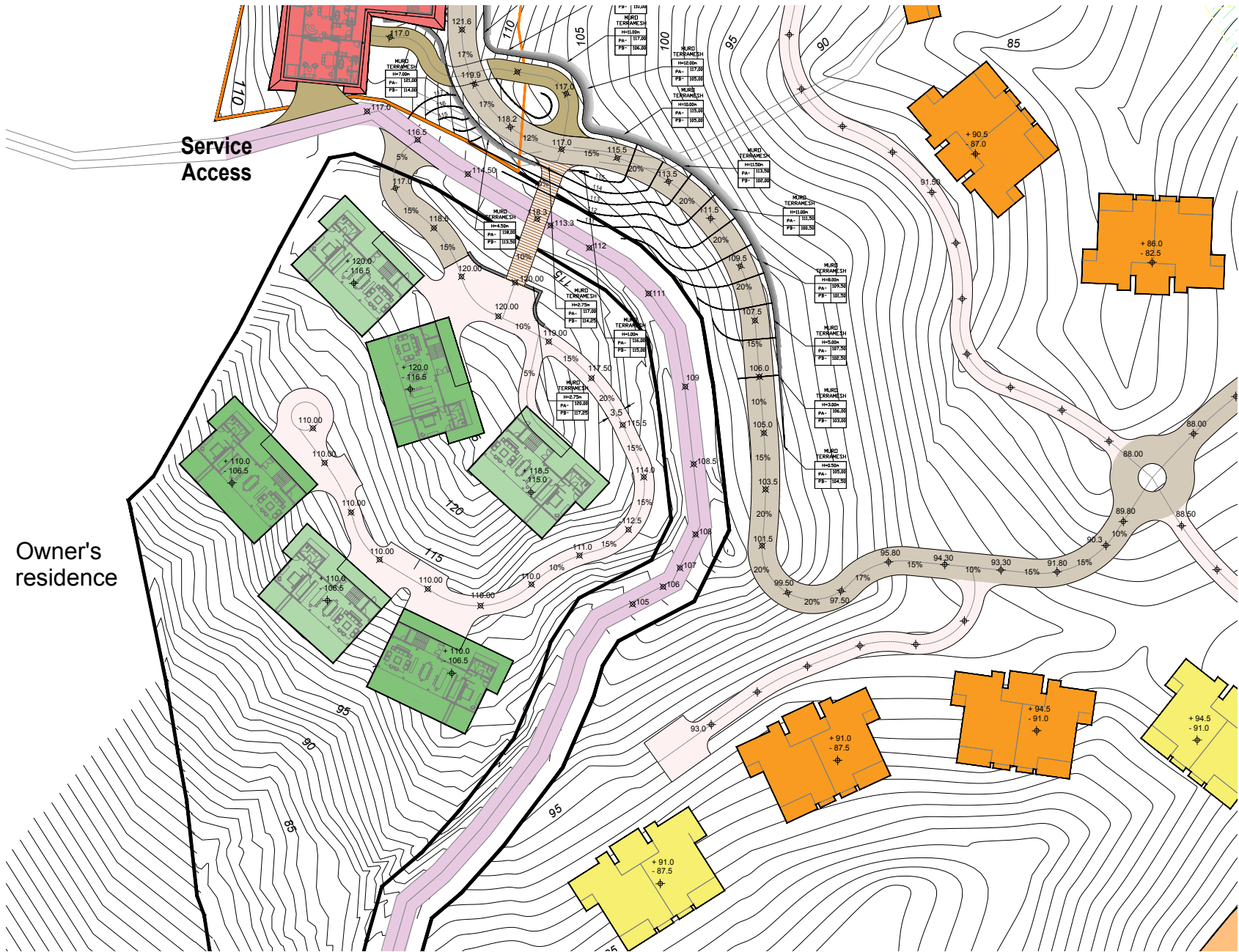


Service  
 Access

ZOOM - HOTEL

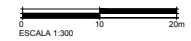
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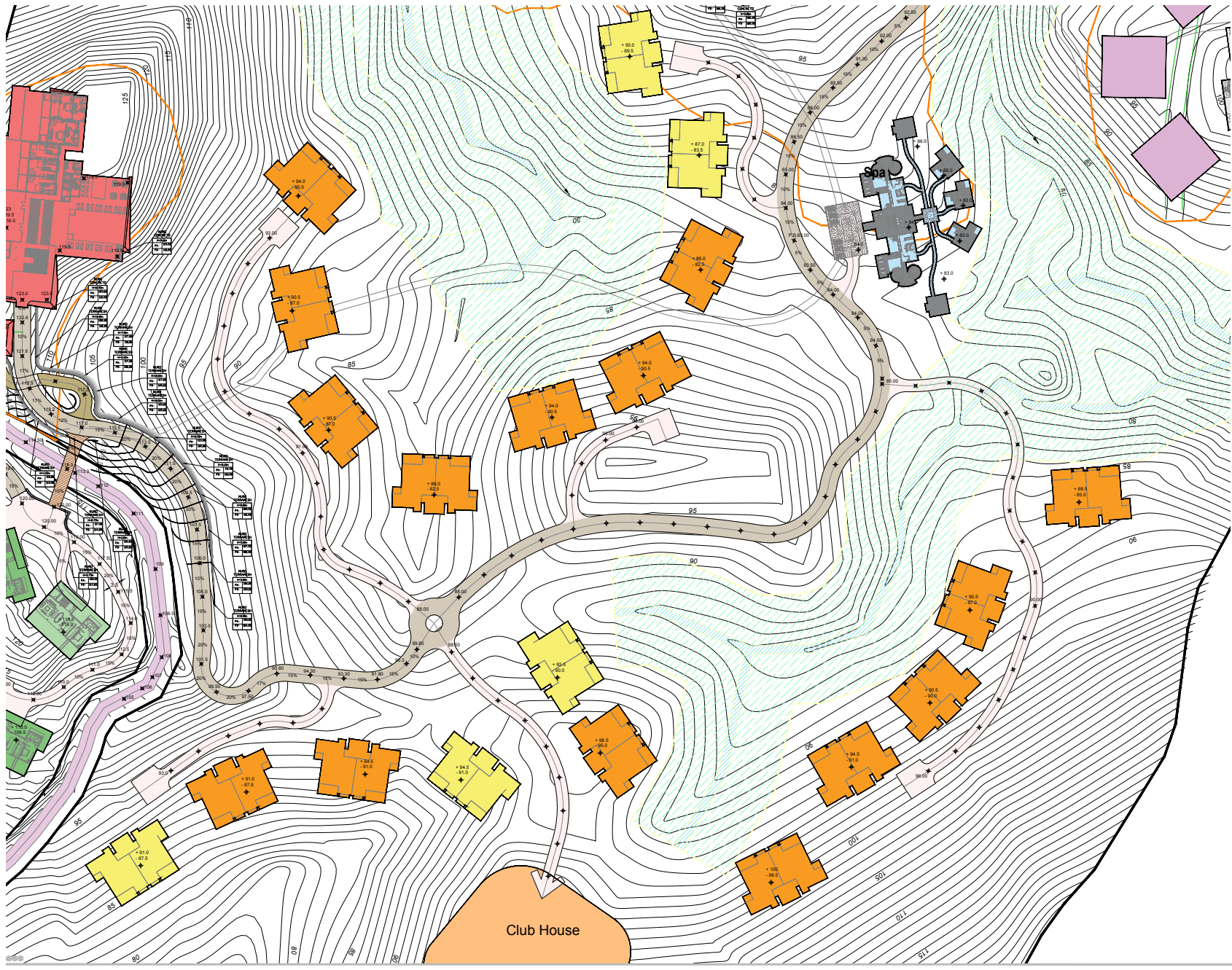




Owner's residence

ZOOM - OWNER'S RESIDENCE

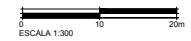


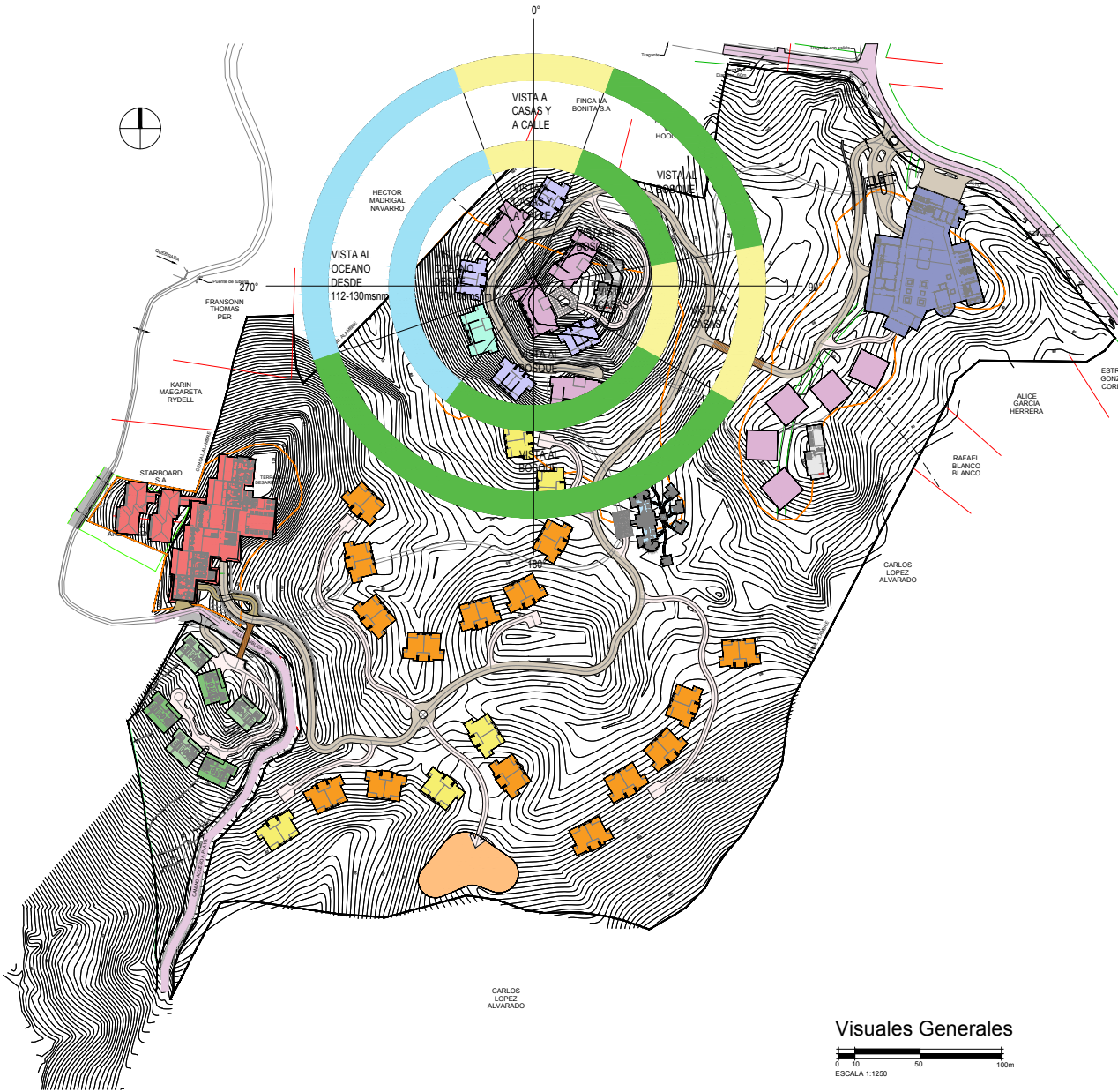


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 PUNTARENAS - COSTA RICA



**ZOOM - FOREST RESIDENCE**





VISTA AL BOSQUE

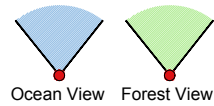
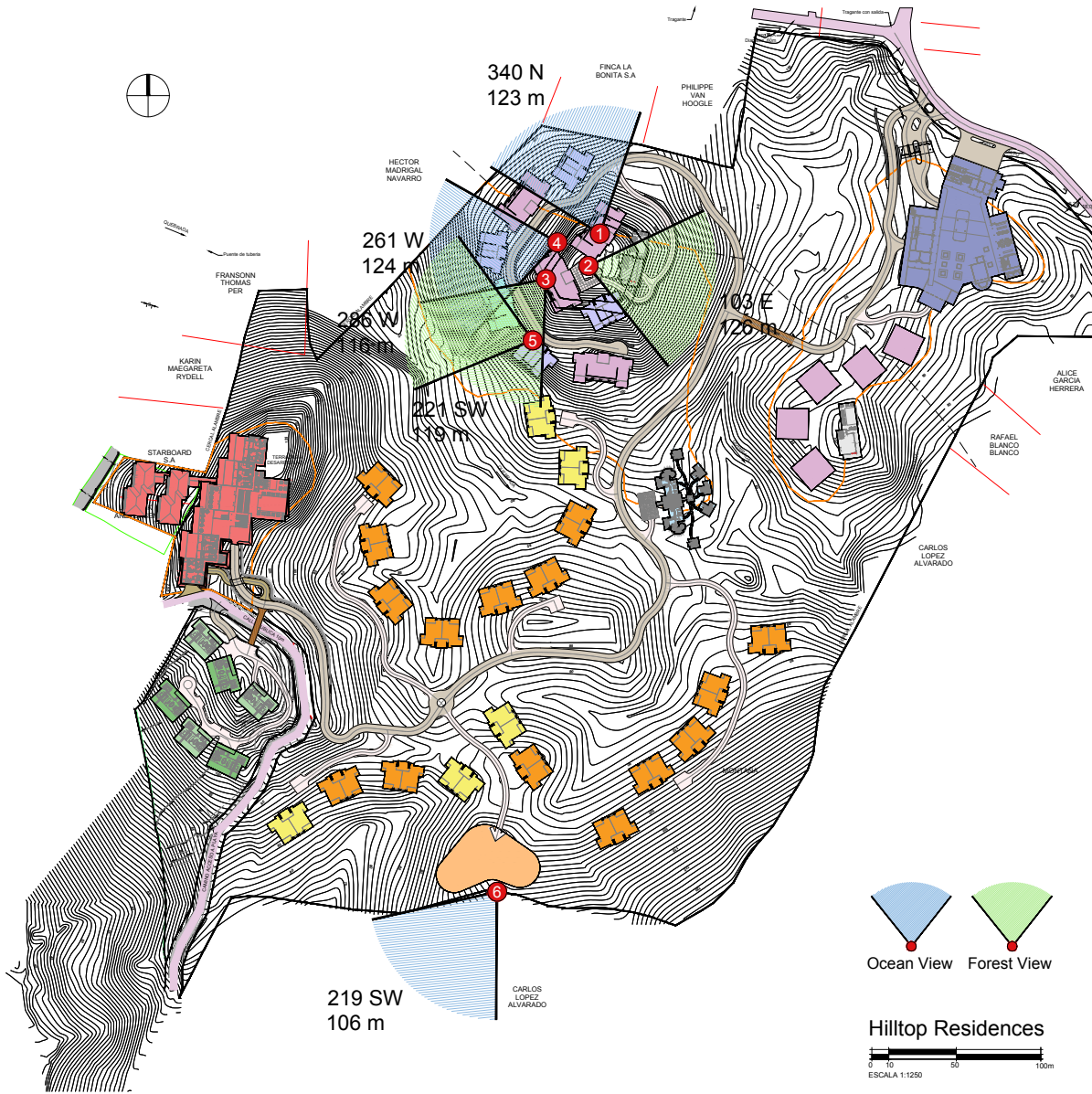


VISTA AL MAR

Visuales Generales



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Hilltop Residences

ESCALA 1:1250

