

MASTERPLAN LEMON KEY

The project is located in one of the privileged areas of the Dominican Republic, El Limón, on the North coast of the province of Samaná, where its beaches of brilliant and golden sand, temperate and crystalline waters, seabeds that treasure an excellent life, Surrounded by a magnificent tropical environment and coconut groves, and an outstanding natural element that is the Lemon Key in front of the plot.

The plot has a total of 1,222,936.75 m². and a beach front of 800 m. linear, its main access is via the Las Terrenas highway (El Limón), and a private access road to the property. The Juan Bosch international airport, "El Catey" is just 30 minutes away, and the town of Samaná just 20 minutes away, is interesting due to the source of human resources that may be needed to cover the services in the complex. The surface area of the project is irregular with a slightly sloping topography starting from the lowest level of the sea towards the interior of the land.



Situation



Parcel

The Master plan is designed with 4 hotels, the first also integrates a complex of Condo-Suites facing the sea and the fourth includes a complex of Apartments and Villas around the Golf course, Convention Center, Casino, Spa Center, Center Shopping, medical center and pharmacy, supermarket, themed restaurants, and multiple leisure areas, swimming pools and sports area, in addition to the 18-hole golf course. The complex consists of 2,944 rooms.

The golf course, with a total area of 536,641.62 m², consists of 18 holes, a driving range and clubhouse, all within a large coconut grove, surrounded by live water courses and lakes.

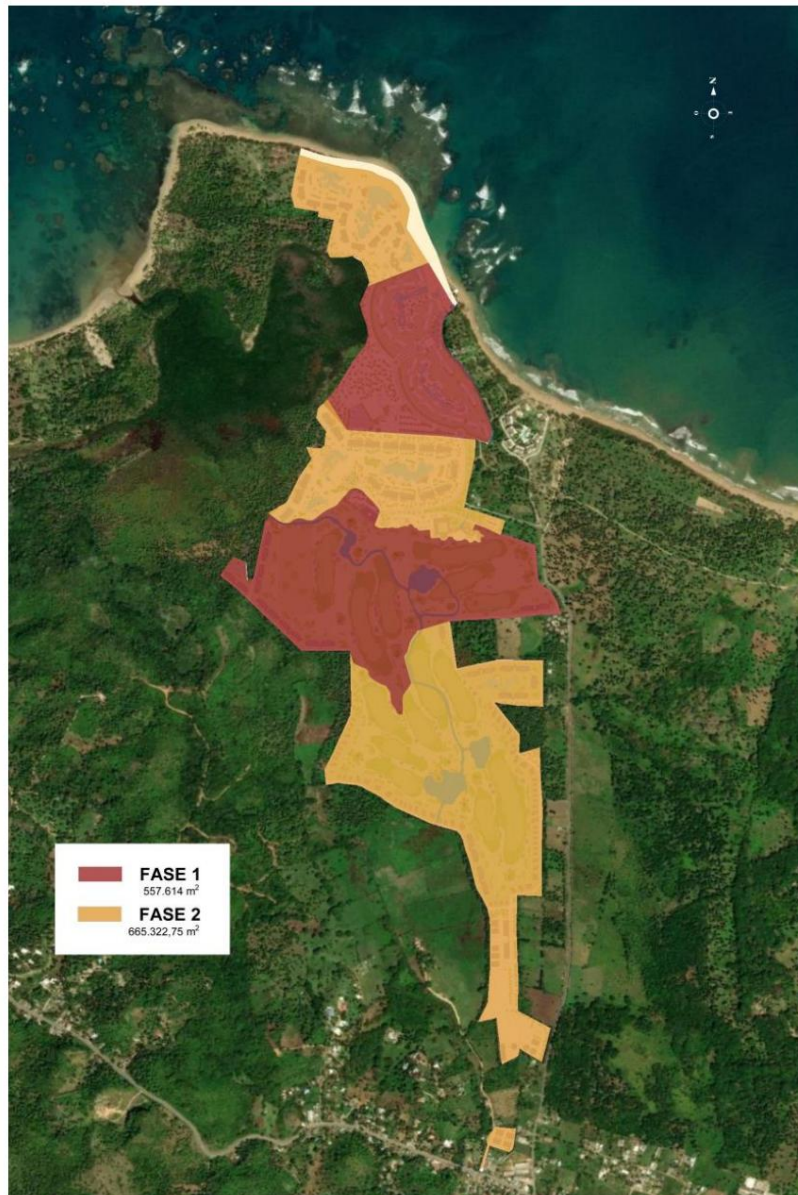


Masterplan

MASTERPLAN

The Master Plan will be developed in two phases. Phase 1 will house hotel 1, 5* with 298 rooms and the 5 *Plus “Condo-Suites” complex with 216 rooms, a shopping plaza, and the beginning of construction of the first 9 holes of Golf, clubhouse and driving range, all of this will be located on a surface total of **557,614m²**.

In the 2nd phase, 3 hotels will be developed, 2 of them 5* and 5* plus with 700 and 400 rooms respectively, as well as a fourth that includes “Apartments and Villas, with 1,330 rooms around the Golf. A shopping plaza with a Thalasso Spa, Convention Center, Casino, Spa Center, Shopping Center, restaurants and an innovative Hospitality Training School, located in the urban center of El Limón, intended for the training of personnel at the service of the complex. In addition, the execution of the 18-hole course will be completed, executing the remaining 9 holes. This 2nd phase is developed on an area of **665,322.75m²**.



Phases

HOTEL 1º 5* AND CONDO-SUITES 5* PLUS.

This complex is made up of a hotel with 298 rooms and 151 Condo units, all of which is developed with a modern design of buildings in the shape of a

rectangular boxes with 2 floors, and the most recessed ones up to 3 and 4 floors high. And divided into two areas, one of them intended for a hotel with 9 buildings facing the sea and the other area intended for Condo-Suites with 12 buildings, with a green area and views of the sea. In the center of the two areas is the Lobby building with a biological pool, cascading down to the Beach Club, Marinero restaurant, located on a wooden platform above the sand and with a sinuous-shaped pool on different levels and waterfalls.

In the Lobby building is located the buffet on the ground floor, the Gym and Spa on the upper floor and in the middle the lobby itself with its bar and seating areas, all of them with great views.

The hotel pool is made up of two large rectangles joined by a bisector formed by a curve that forms an artificial beach, locating a Pool Bar inside the water. One of the rectangles is located very close to the beach, forming an infinity pool with the sea, the other rectangle already within the hotel area is surrounded by tree pits with different plants.

The pool of the Condo-Suites complex is designed according to the linear shape of the buildings, thus we have a very elongated narrow pool with inlets and outlets where hammocks and planters are located in the water with various areas. pergoladas.





HOTEL 2º 5 *

The design of hotel 2 with 700 rooms is based on two very important premises. The first is to locate the lobby as high as possible and on a virtual axis towards the botanical garden and towards the horizon with the sea in the background, and the second is to create a curvilinear exterior design effect for the room building, which adopts the soft movement of beach waves.



The lobby offers the client a “WOW” effect when they enter, a spacious, large, fresh, majestic but simple building, with a lot of light, not only because of the glass front with sea views but also with two ceilings in the form of glass vaults that They remind us of the “glass palace”, with its iron structures. Inside the lobby and, under the iron vaults, there is the reception desk on one side, an iron fountain in the center, and the lobby-bar on the other side.



In front, the covered terrace with spectacular views, a first platform with an infinity pool, and a very large second platform with another infinity pool, both would be landscaped with coconut trees on both sides, respecting the double infinity effect. The elevators and the staircase core will be located on the right side of the Lobby along with the themed restaurants on different levels.



On the second platform and under the lobby, there is the main buffet of the Hotel with a large solarium and two swimming pools, one of them with an artificial beach and infinity effect over the sea with coconut trees on both sides, the entire front of the buffet is a terrace deck that has a waterfall, giving this area a feeling of freshness and spaciousness. Under the large buffet we find the hotel's entertainment with a large room on different levels to develop shows.

The rooms have been created to adapt to the exterior design of the building, with large individual curved terraces (private pools on the first level), highlighting the modern and fluid character of the design.





LUXURY HOTEL 3°. 5* PLUS.

The design of this hotel is based on individual buildings in a polygonal, boxes framed in a rectangular structure, seeking that each module design is different from the other. This hotel has 400 rooms all with sea views.

Access to the Lobby already gives us a glimpse of the spectacular design, with stepped fountains and garden areas, it offers us a careful feeling of arriving at a hotel with great detail, highlighting the landscape qualities that the environment offers us. Based on that beauty, the Lobby rises above the ground to have all the wonderful views of the enclave. The lobby is made up of three large modules, one in front and two on the sides. The module located in front enjoys sea views, the interior is designed to be an imposing space flanked by columns, on the roof a large skylight that offers lots of light and at the end of the module a covered terrace.

The two side modules also offer views of the beach and the turquoise sea. It contains the lobby bar, with large terraces both covered and uncovered, a patio with stairs and elevators to facilitate vertical communication and a solarium with an infinity pool facing the sea. There is also the main buffet, with a large pergola and a relaxation pool, a second buffet.

COMMERCIAL VILLAGE

In the 1st phase there is a small shopping plaza where it will be located, a restaurant, a small supermarket and pharmacy and a children's garden, with a weight area. sports.

And in the 2nd phase, a larger shopping plaza will become one of the nerve centers of the project. Housing restaurants, bars, shops, Thalasso Spa, a casino theater and convention center. A hospitality school will also be located that will be a reference in the world of tourism. As well as more sports areas.

HOTEL 4 CONDOS AND VILLAS GOLF 5 *

A beautiful and modern complex of villas and condo buildings is developed around the golf course, in the highest area of the land giving its owners the privacy and comfort they need.



GOLF COURSE

The complex's Golf Course is integrated as a sports practice area but also represents a fundamental element in the landscape configuration of the project.

In order to preserve the relationship of clients with the Caribbean environment in which they are located, the fundamental characteristic of this Golf Course is to be surrounded by hundreds of coconut trees, and streams with lakes, preserving the vegetation of the existing coconut grove and interrelating it with the new project.

The 18-hole Golf Course covers **536,641.62** square meters and It has two 9-hole courses, both starting and ending at the Club House.



Golf course



General Infographic

GENERALITIES

Heights.

Both hotels are developed mainly on 4 levels, with buildings of 2, 3 and 4 floors. The Town is developed on two levels.

Service areas.

Each Hotel consists of its own service areas, such as kitchens, warehouses, engine rooms, loading and unloading areas.

These service areas are at the ground floor level, but the design of the project leaves them hidden under landscaping and the building itself.

There is a centralized service area to house general infrastructure such as laundry, general warehouses, etc.

Gardening.

The gardening will be carried out with native vegetation, tropical plants, abusing the coconut tree to preserve, in a certain way, the existing coconut tree.

INFRASTRUCTURE

Electrical Installations and Air Conditioning

The medium voltage electrical system is designed in accordance with the voltages and electrical frequencies, specific to the national local network, 12470 v/7200 v- 69 kv. This The system will consist of a ring network, which will interconnect each of the electrical substations (Transformer set, disconnecter, protection), with each other, and must be located in the vicinity of the area or building to be fed, in order to shorten the distance between feeders. low voltage electrical.

The brands specified for electrical equipment and materials commonly used in the Dominican Republic and of the highest quality. The civil works necessary for the installation of equipment, such as concrete bases, sheds to house equipment, etc.

They are designed with adequate sizes that ensure their correct operation, as well as the free introduction or extraction of equipment. The design of the hotel's electrical system will have two sources of supply, which will be:

- Primary - which corresponds to the company supplying the electrical service local.
- Secondary - which will come from a generating plant based on a diesel engine (gasoil), with a Generation capacity equal to the total load demanded plus an additional 20% for possible future loads and protection against consumption peaks. The automatic transfer system must be through an automatic synchronization control module. The storage of fuel that will feed the electric power generating plant, contemplate One Day Tank, and a tank that covers the needs of electric energy generation, for a week uninterruptedly. The room of the generating plant will have acoustic insulation and natural ventilation.

Low Voltage Electrical Project, the low voltage electrical system, designed in accordance with the voltages and electrical frequency, the electrical pipe for the low voltage network, buried or embedded in walls and slabs, or hidden on a ceiling or inside of sheetrock walls, it must be made of PVC for electrical use. The electrical pipe for the low voltage network, embedded in pool walls, must be made of cemented RD hydraulic PVC.

The electrical piping for the low voltage network, exposed to the elements, such as roofs or exterior walls, will be of the MT type for electrical use. The electrical pipe for the low voltage network, installed superimposed in work environments, such as machine rooms or workshops, protected against mechanical damage and may be of the MT or PVC type for electrical use. The electrical piping for the low voltage network, in areas close to gas or diesel tanks, must be of the MT type for electrical use, proof of burst.

The location of electrical panels must be freely accessible and ventilated. In the rooms, design of a system that suspends the flow of ice water when the terrace and entrance doors are opened, and that suspends the operation of the fan & coil when the card is removed from the cardswitch. A cardswitch must be included in the design, which will suspend the operation of the lighting and air conditioning system, without affecting the outlets. Two three-way master switches should be installed, one right next to the cardswitch and another next to the main bed, which suspends all the lighting circuits in the room. The fan & coils will have a disconnecting device right next to it, on the ceiling, for safe operation during operation.

maintenance.

Lighting intensity control should be considered in the following public areas:

- Lobby.
- Restaurants.
- Bars.

GFCI type outlets in wet areas. Outdoor waterproof outlets (weather cover). When an outlet is intended to supply a device continuously, because its position is fixed, a circuit specially intended for that use must be allocated within the electrical panel of the area. As a rule, the ground system must be integral, which means that all electrical devices must be connected to a single ground network.

Lightning rod systems must have their ground network and this in turn must be connected through a bridge conductor to the ground network of the electrical system.

In relation to the machine room, a room must be considered especially intended to house the main electrical equipment of the hotel and with air conditioning, in order to maintain a favorable temperature for the operation of the equipment and keep all the electrical equipment in the rooms. and material specifications, described with Model brand and characteristics in the plans, its technical sheets in the technical memory, eco, moisture-free.

Air conditioning and DHW production.

The air conditioning of the hotels will have high-performance heat pumps condensed by water, obtained from wells that will be drilled in the area less than 100 meters from the maritime boundary, the water extracted from these wells may also be used to fill the pools that are decided to be saltwater.

A control system will be installed that allows simultaneous use of both the cold and the heat produced by the heat pumps. Solar panels will be installed. The heat obtained from this installation will be used to heat swimming pools and prepare domestic hot water. The system will use high-efficiency Chillers that will produce ice water to carry to all the complex's rooms. These pipes will be pre-insulated with Polyurethane with a minimum of 1-1/2" thickness to

avoid cold losses. The different areas of the complex will have air handlers or fan coils, which through ducts will be responsible for providing comfort in all areas.

In addition to the heat obtained by the solar energy system, the hotels will have two other sources of heat energy: that from the condensation of the heat pumps of the air conditioning system, which will be used to heat swimming pools and preheat the DHW, and that from heat pumps with a high condensation temperature of 80 °C that will be used only to habitually raise the DHW temperature up to

60 °C or up to 70 °C when the legionella prevention treatment is carried out. DHW accumulation tanks will be available to guarantee service during peak hours.

The entire Hot Water production and distribution system will be insulated with polyethylene with a minimum thickness of 1" to avoid temperature loss in the system, ensure efficient service, ensure the quality of the supply and reduce operating costs.

A hot water recirculation or return system will be used throughout the complex, with the intention that the user experience is that of instantly receiving the service. Polypropylene and polyethylene pipes will be used in the distribution of Hot Water.

Plumbing and Sanitation.

Several drinking water reserve cisterns will be built with the capacity to supply the two hotels, commercial town, apartments and villas, for three days. The water in the cisterns will be treated from a bacteriological and physical-chemical point of view to guarantee the quality of the water supplied. For this we will use filters, softeners, osmosis and chlorination.

There will be a constant pressure group that will distribute the water through pipes to all areas, guaranteeing the adequate service pressure. Polypropylene and cross-linked polyethylene pipes will be used for distribution.

The wastewater will be served by gravity from the devices to a sump. pumping. We will have several lifts to ensure that the gravity runs are not too long. These pumping stations will be responsible for sending the water to a Wastewater Treatment Plant, which will reduce environmental impacts to the parameters established in our laws and regulations, and then discharge it to its final disposal.

Rainwater will be collected on the roofs, balconies and terraces to be disposed of by gravity in the green areas of the complex. The rest of the runoff will be channeled in the same way towards the gardens and uninhabited spaces so that the natural infiltration of the soil can dispose of them. The residual and stormwater pipes will be made of SDR-26 PVC.

The irrigation system will have an independent constant pressure group. The distribution will be in polyethylene and will have different sprinkler group circuits. These circuits will be programmed with established times so that the entire complex can be watered in a 24-hour period.

Fire protection.

A diesel engine NFPA and local code approved fire pump with a jockey pump or pressure maintainer shall be installed. This system will have c900 PVC pipe for everything that is buried and Black Iron pipes for everything exposed.

- Fire protection facilities will be composed of:
 - Detection and alarm.
 - BIES Network.
 - Sprinkler network in all rooms.
 - Mobile fire extinguishers.
 - Emergency lighting.
 - Automatic extinguishing in the kitchen extraction hoods, generator room, transformers and general LV panel.
 - Exterior hydrants.

The cabinets will have 100' long hoses and the fire extinguishers will be a minimum of 10 Lbs. ABC type for social spaces. The fire suppression system will be in communication with the fire detection system to monitor whether a sprinkler area or cabinets have been activated. It will also be possible to identify if there is a drop in system pressure for maintenance and reliability purposes.

system.

Telecommunications.

The proposed telecommunications (IT) infrastructure will consist of the elements necessary to initially satisfy the following functions:

- The capture and adaptation of sound broadcasting, terrestrial television and satellite television signals and their distribution to points of use.
This distribution will be done through an IPTV network.
- Provide access to the telephone service available to the public and the services that can be provided through said access, through the voice component of the structured cabling infrastructure of the IP network and the necessary telephone exchange or VOIP node that allows the connection of the different rooms or service stations through access to the networks of authorized operators.
- Broadband telecommunications services network through the data component of the structured cabling infrastructure of the IP network and necessary access electronics.
- Broadband telecommunications services network through a network wireless (Wifi) with access points and necessary access electronics.
- Network of other IP image services such as video surveillance, signage and information screens.
- Definition of audiovisual installations in classrooms/meeting rooms or events.
- Centralization of networks in the Data Center/Core of all IP services that may be necessary in the tourist establishment, including servers, controllers, routing units, storage, etc.

Solid waste.

FOR THIS PROJECT THE SYSTEM USED IS THE DEPOSITION OF WASTE AND CATEGORIZED TO SPECIFIC COLD ROOMS USED AS ROOMS REFRIGERATED ROOMS FOR ORGANIC WASTE AND ANOTHER ROOM FOR WASTE INORGANIC, UNTIL FINAL COLLECTION.

This is the alternative, which is presented on the market, to have a refrigerated area with specific temperature treatment that can work between 2 and 8 °C to maintain constant temperatures, which guarantees a high level of prevention of bad odors, contamination and possible pests.

These cold rooms can house a greater number of containers, essentially thinking that for this hotel it would generate a considerable amount of waste, sometimes not acceptable in one or two containers and that require a certain time to be destroyed by the garbage collection services of the Corresponding city council and selected private company.



The collection will be done through a recognized Dominican Company, specialized in the collection and final disposal of solid waste, as well as Sanitary Engineering and

Environmental; in common agreement with the city council Corresponding final deposition thereof



This will be done through your integrated management system Environmental, certified under the ISO 14001 standard as continuous improvement process to reduce its impact on the environment (Regulations applicable in ISO 14001 for hospitality).

Construction materials.

The structure and envelope of the buildings will be made with sustainable prefabricated elements, respecting the environment.

All envelopes will be coated with technical mortars and special white paint, which withstand humidity and temperature differences.

Coral stone will also be very present on the exteriors and bases of the buildings. The interior finishes of the noble areas and rooms will consist of continuous flooring, mainly white.