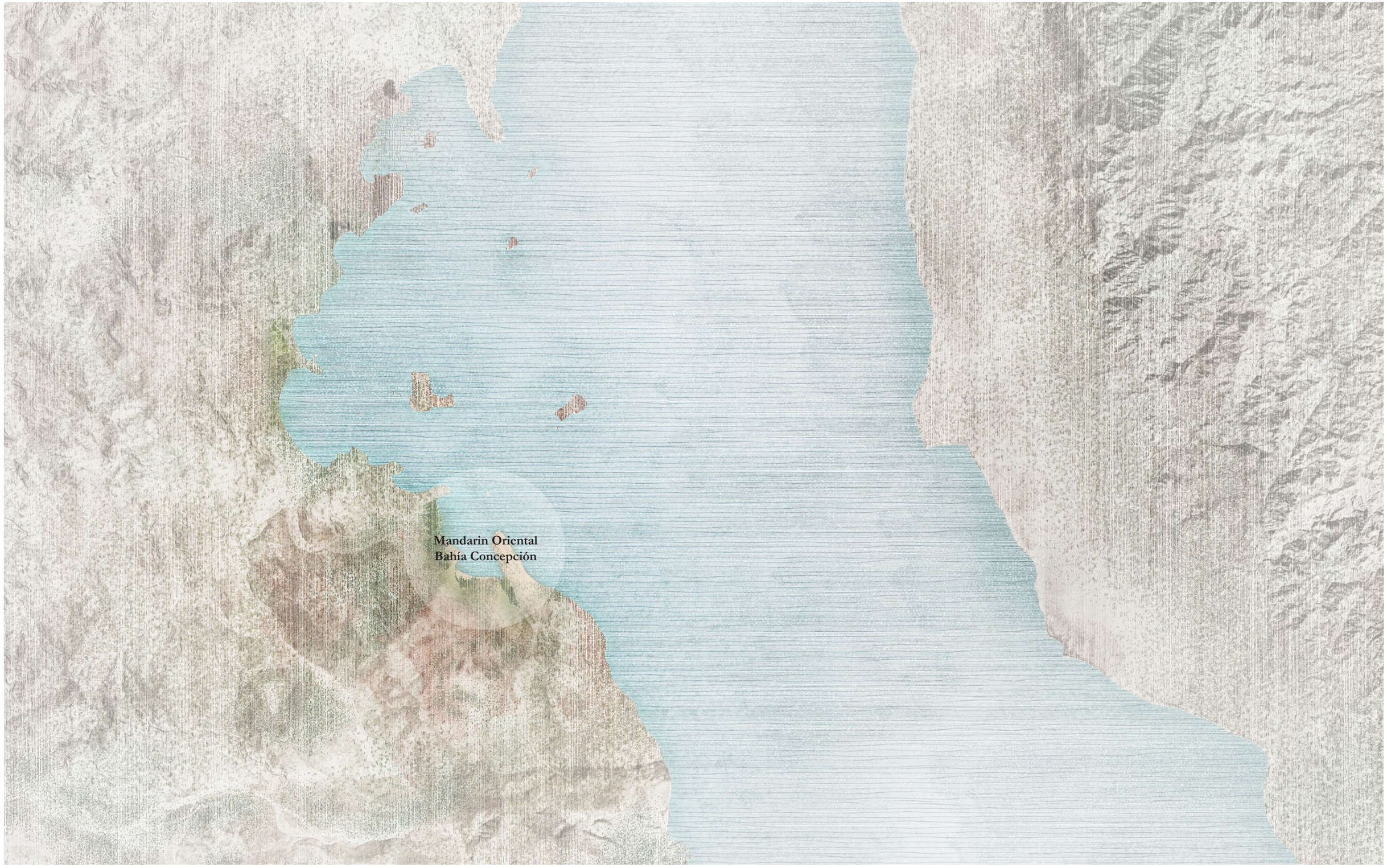
MANDARIN ORIENTAL
BAHÍA CONCEPCIÓN

BAJA CALIFORNIA SUR, MÉXICO

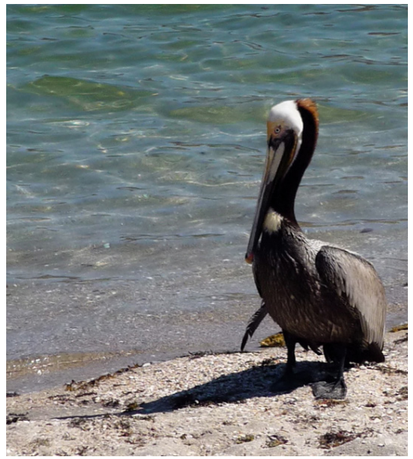
MANUEL CERVANTES ESTUDIO

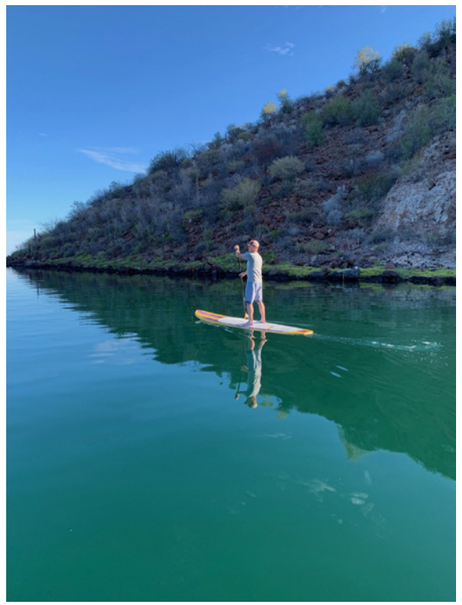
Bahía Concepción
Baja California Sur, México


Mandarin Oriental
Bahía Concepción

Site Plan

SEA PRO





shell beach
beach to be improved
white sand beach

Moderation in Use

"Everywhere we should provide enough for the people's use and then stop. Anything over and above this is wasteful and does not add to the benefit of the people, so the sage kings did not do it."

"Provide enough to fill what is empty and sustain the spirit, give strength to the limbs and make the ears and eyes sharp and keen; then stop."

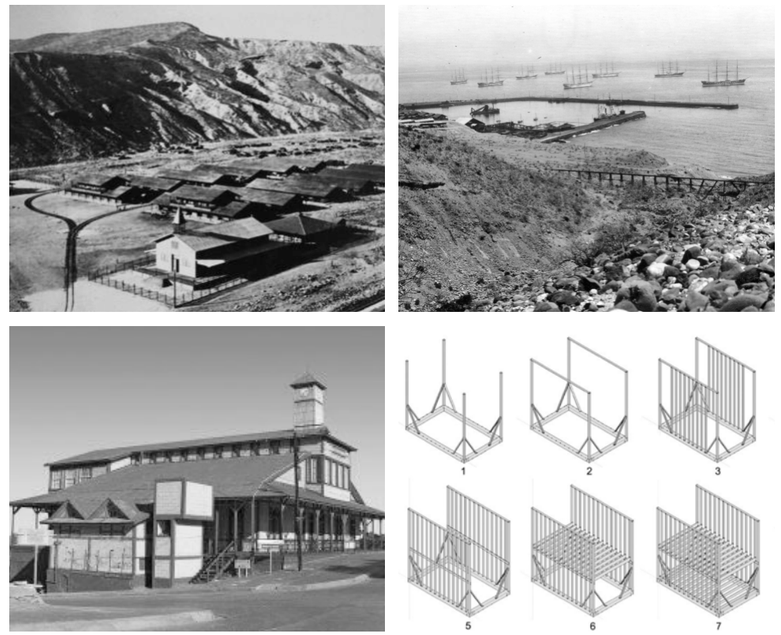
"If the use of the resources is without waste, the people are not overburdened and the increase of benefit is considerable."

"Why does he make dwellings and houses? To keep out the wind and cold for winter and withstand the heat and the rain of summer, and to provide protection against thiefs and robbers. What is merely ornamental and does not add to these objectives, he schews."

Moderation in Use
The Book of Master Mo
Mo Zi

Santa Rosalía de Mulegé, Spanish Mission, 1705

The early Spanish Missions were built with masonry stone walls and adobe bricks. Wood was used for beams and roofs. Due to the lack of local wood, the wood used in Spanish Missions was transported from Sinaloa by sailboats to Baja California.

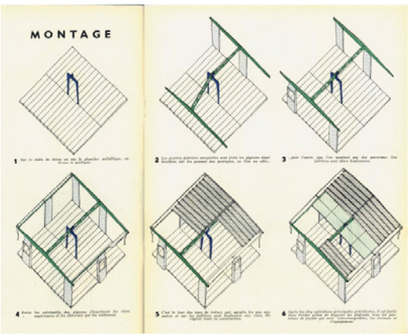


Santa Rosalía, Industrial Village, 1885

Buildings in Santa Rosalía were built with the balloon frame system. At the end of the 19th century, sailboats transported the wood from California to Santa Rosalia´s port. This wood was used for the construction of the entire town. Prefab facades and prefab structural elements were also used.

Buildings were raised from the ground by structural wood posts and studs. They were built with gabled roofs and overhangs to protect the interior spaces from heavy rain and sunlight.

Alexander Gustave Eiffel had designed a pre-fabricated metal church in 1884 as a prototype for missionary churches in France's tropical colonies. Built in 1887 to be strong enough to withstand severe tropical weather, the church is made from galvanized iron. Years later, an official for the French Boleo Mining Company learned of the church being stored in a Brussels warehouse. He purchased it and had the church shipped to Santa Rosalía where it was reassembled in 1897. It was given the name 'Iglesia de Santa Bárbara'.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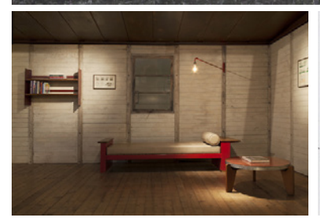

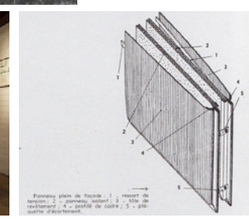

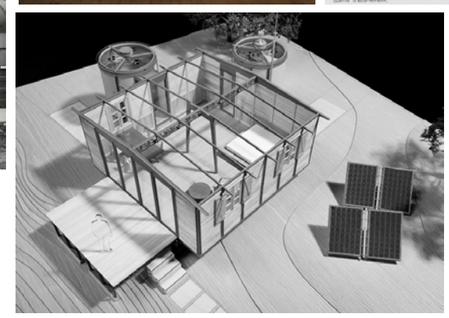

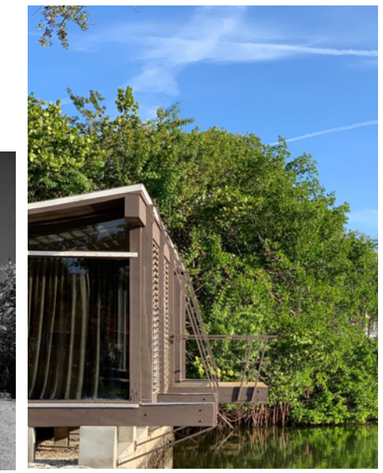

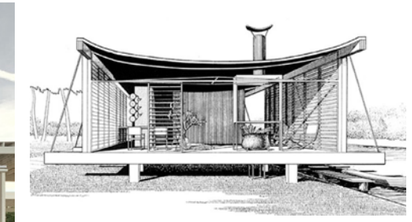

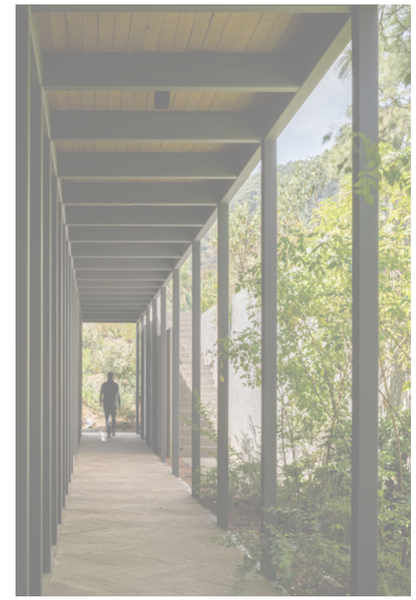

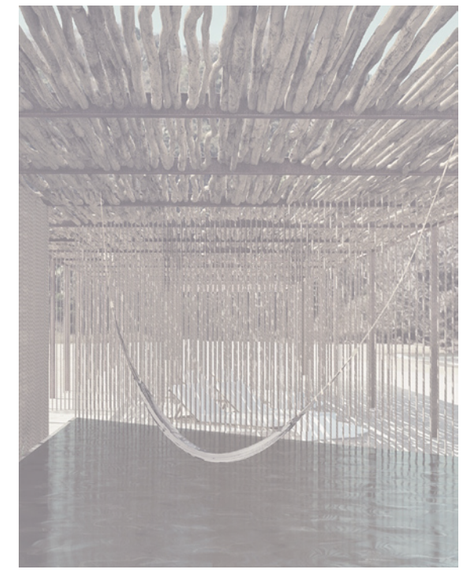

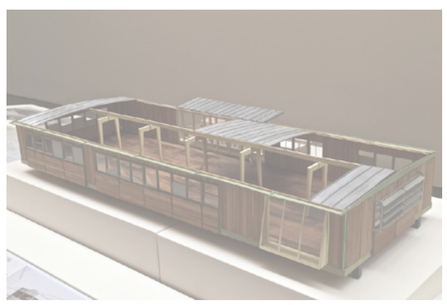

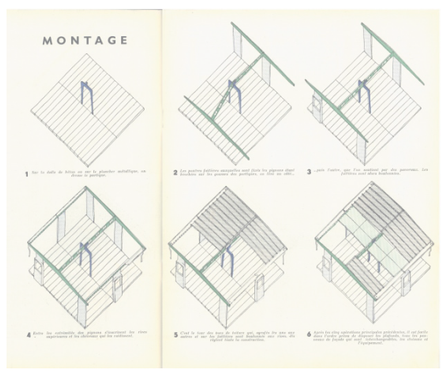
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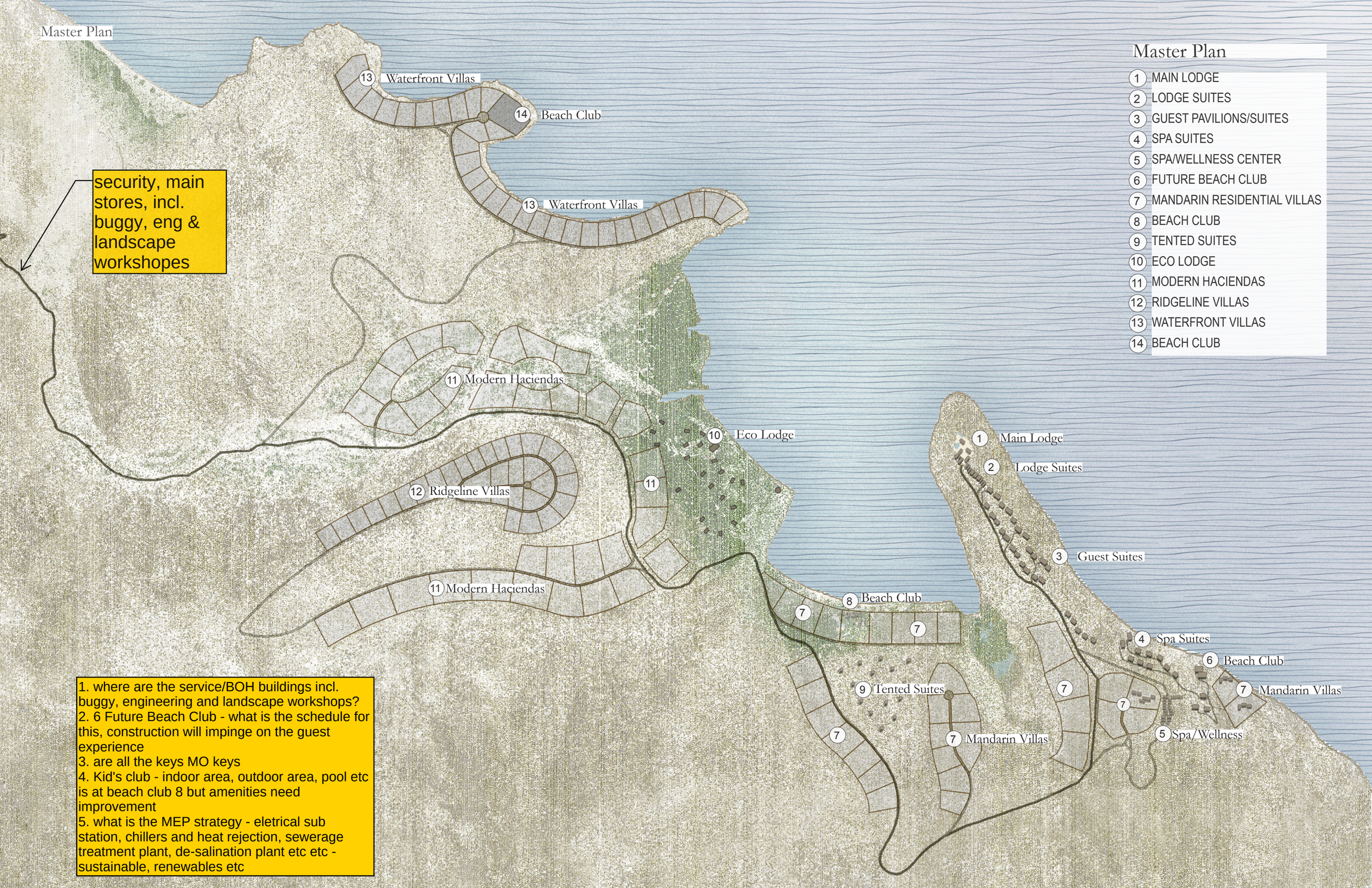


Master Plan

1. MAIN LODGE
2. LODGE SUITES
3. GUEST PAVILIONS/SUITES
4. SPA SUITES
5. SPA/WELLNESS CENTER
6. FUTURE BEACH CLUB
7. MANDARIN RESIDENTIAL VILLAS
8. BEACH CLUB
9. TENTED SUITES
10. ECO LODGE
11. MODERN HACIENDAS
12. RIDGELINE VILLAS
13. WATERFRONT VILLAS
14. BEACH CLUB

Mandarin Oriental Bahía Concepción

Stand-alone Guest Suites/Pavilions

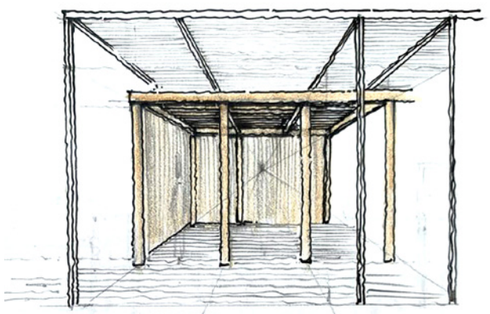
Hotel Site Plan - Main Lodge & Guest Pavilions

1 GUEST PAVILIONS
2 MAIN LODGE

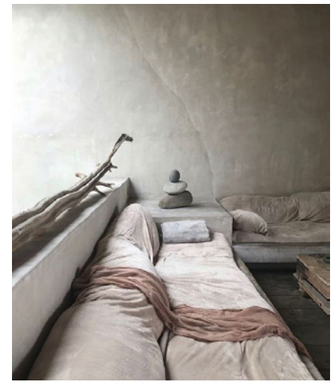
Site Plan - Guest Pavilions

Guest Pavilion with Pool - Sample Conceptual Floor Plan Option A

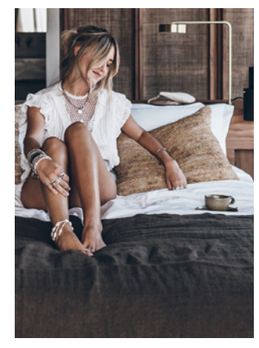
Guest Pavilion with Pool - Sample Conceptual Floor Plan Option B

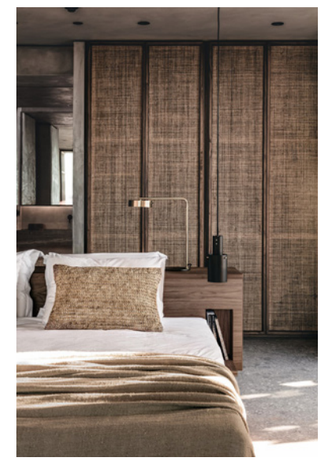


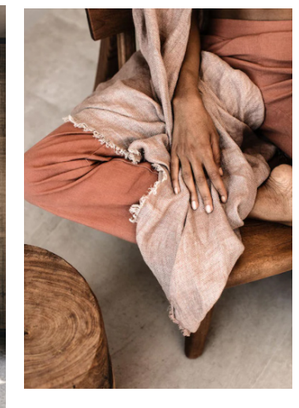
Guest Pavilion, Section

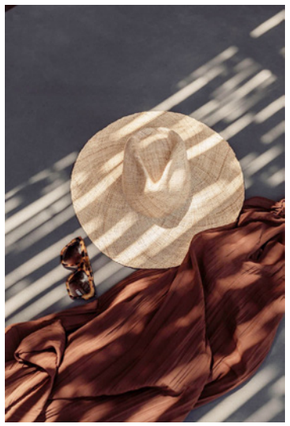


some colour is required, can be in the FF&E, art and accessories but colour is required









Guest Pavilion - Interior View

Guest Pavilion - Exterior View

Guest Pavilion

Mandarin Oriental Bahía Concepción

Main Lodge

Site Plan - Main Lodge

Floor Plan Level 0 (Arrival & Suites)

where is the vertical transportation?

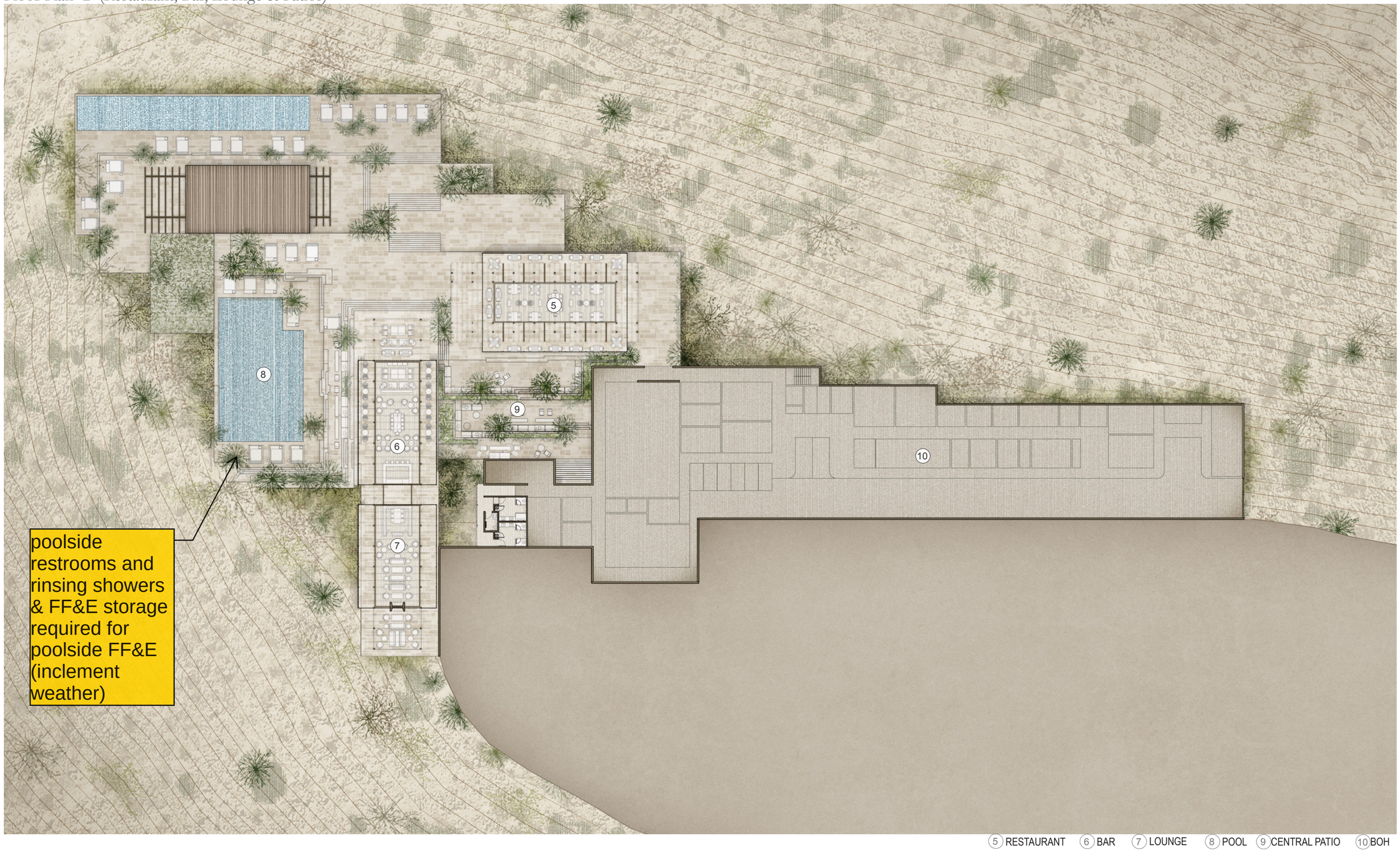
satelite housekeeping pantry required ca. 30 sqm

Floor Plan -1 (Retail, Library & Suites)

2 MAIN LODGE SUITES 3 RETAIL 4 LIBRARY

satelite housekeeping
pantry required ca. 30 sqm

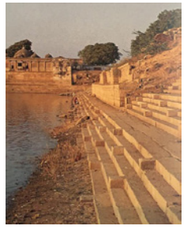
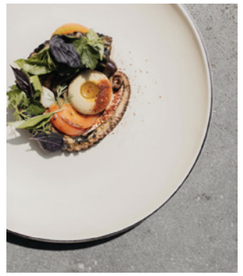
Floor Plan -2 (Restaurant, Bar, Lounge & Patios)

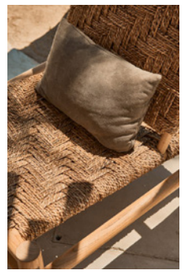
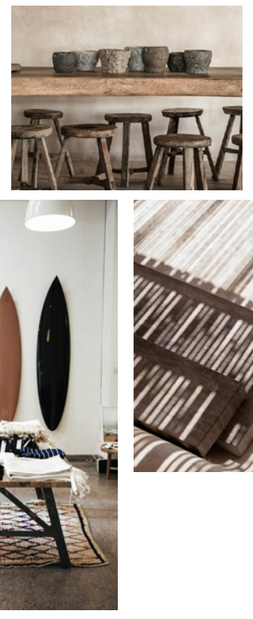


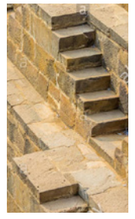
Floor Plan -3 (Pool Cafe)

11 POOL CAFE 12 POOL 13 BOH

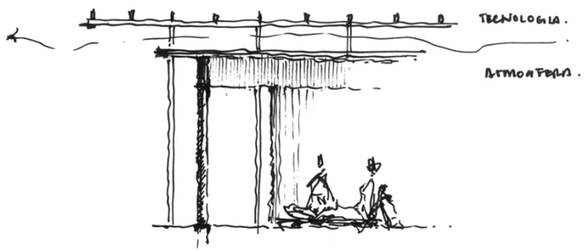
Beach view from Main Lodge

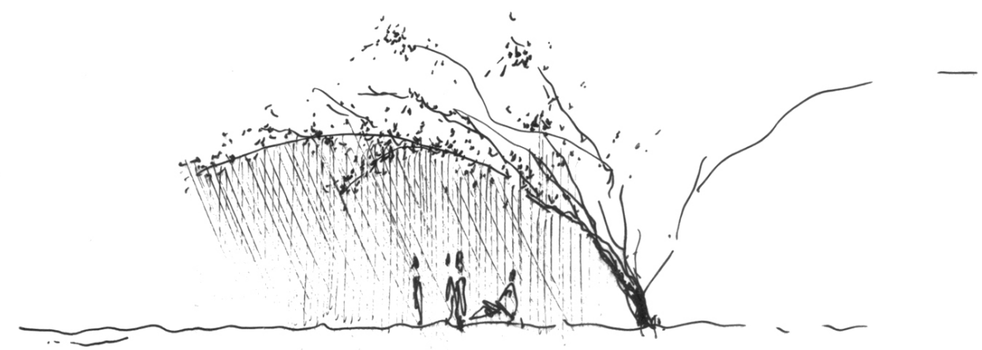





Floor Plan - Bar & Restaurant



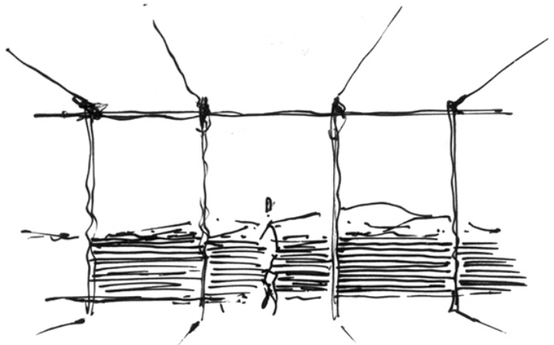
Bar & Pool Area, Exterior View



Bar & Pool Area

Floor Plan - Restaurant & Central Patio

Restaurant



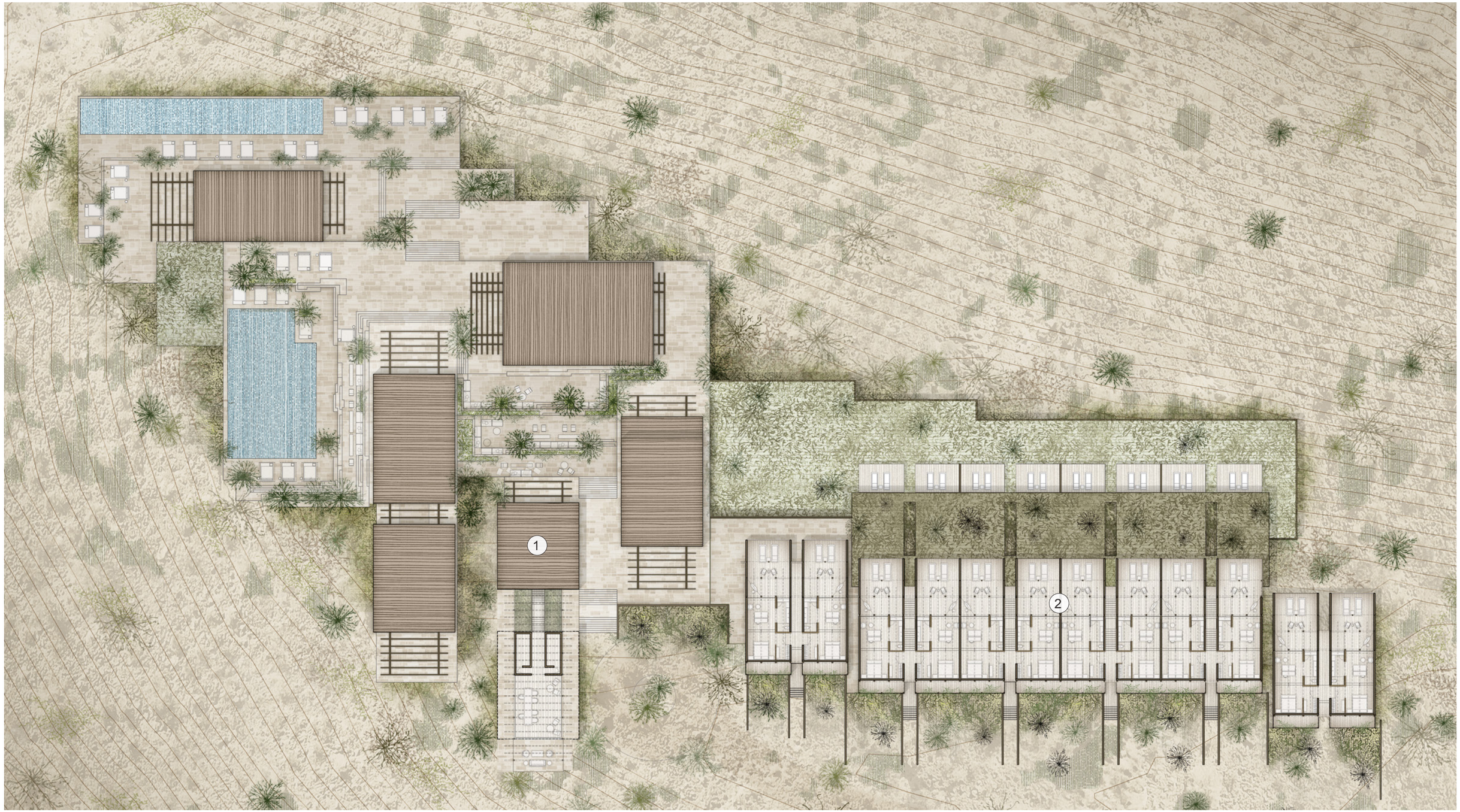
Bay view from Restaurant

Firepits and exterior seating

Restaurant View

Sunset View from Main Lodge Peninsula

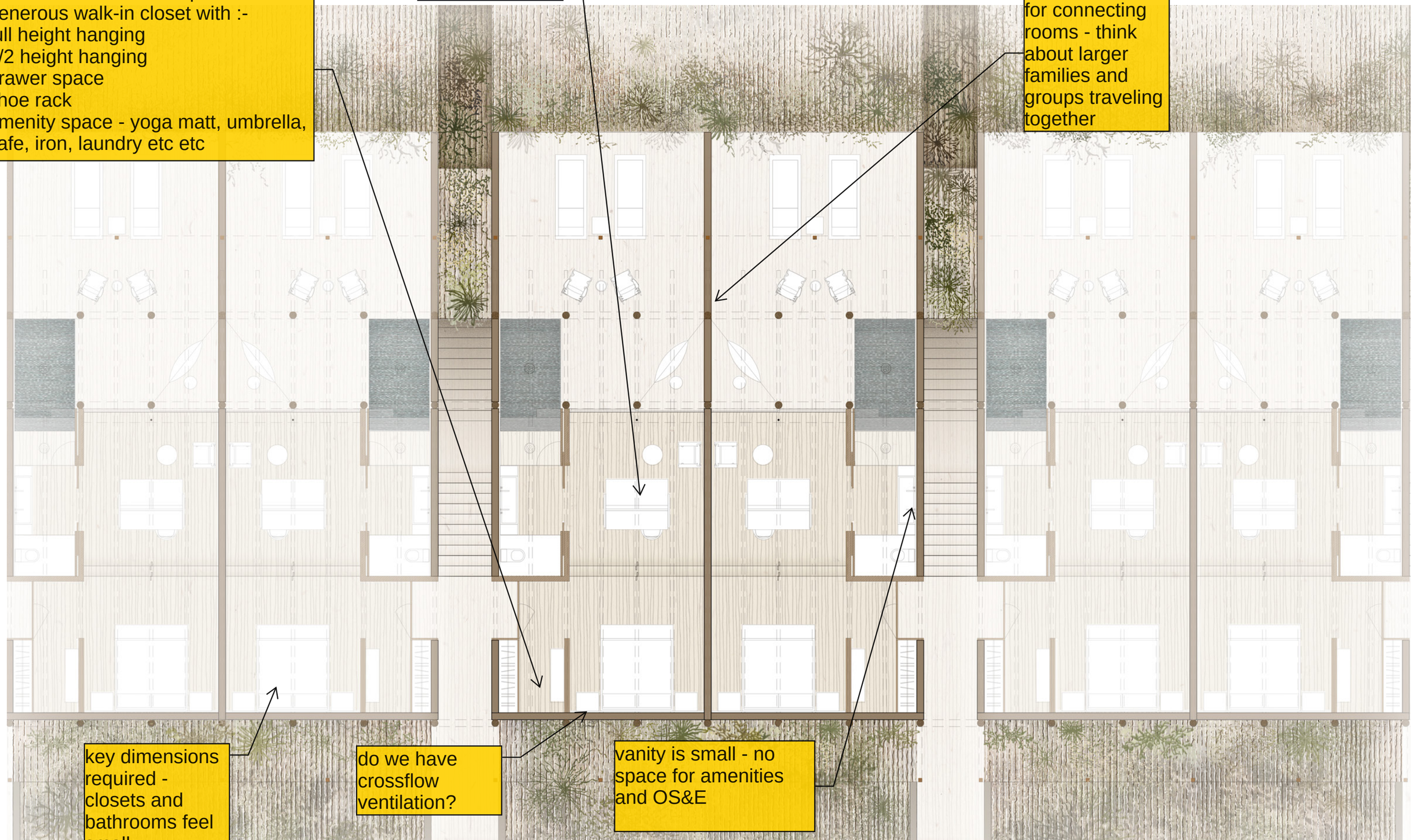
Floor Plan - Main Lodge Suites



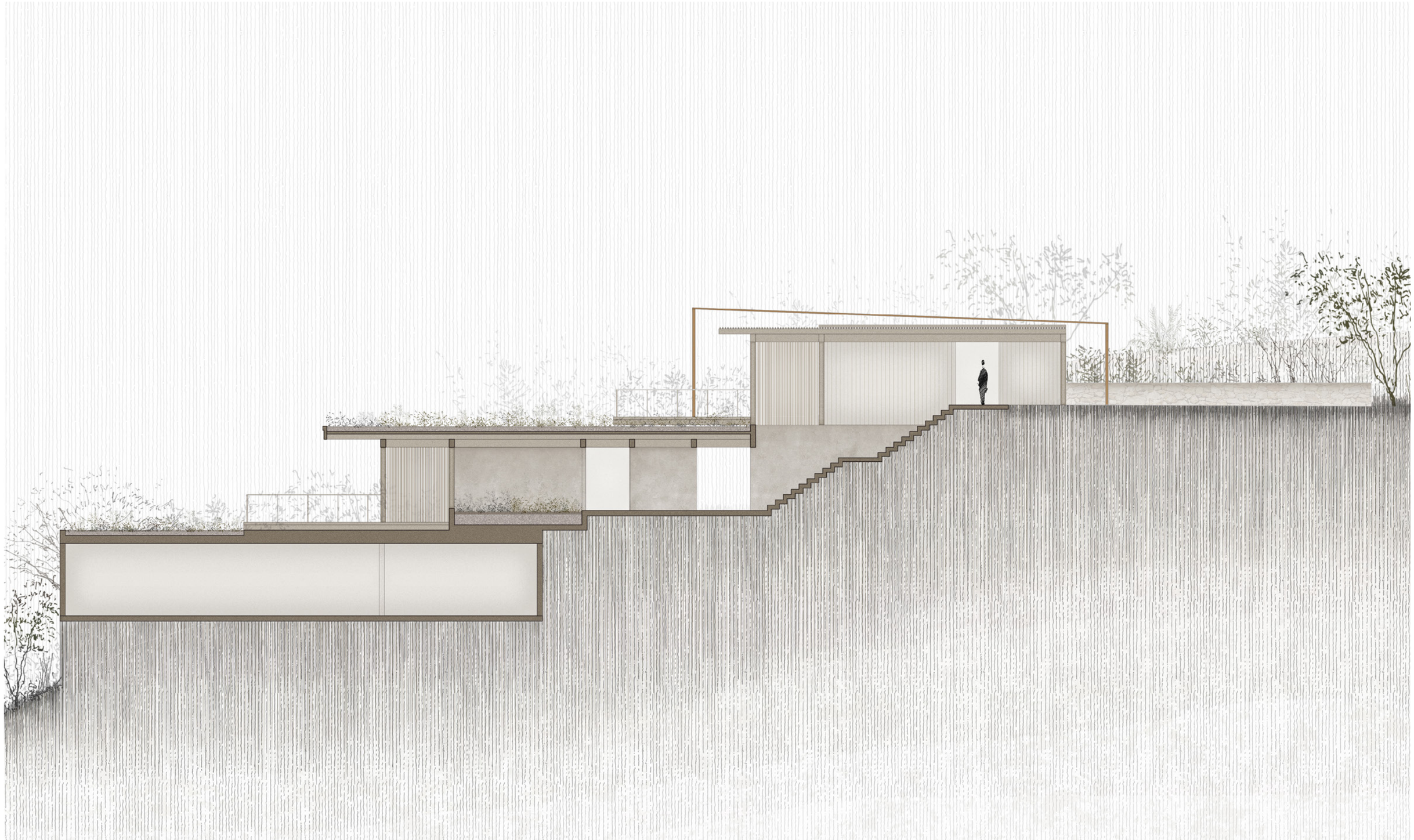
vertical transportation strategy required for guest and service

1 MAIN LODGE
2 MAIN LODGE SUITES

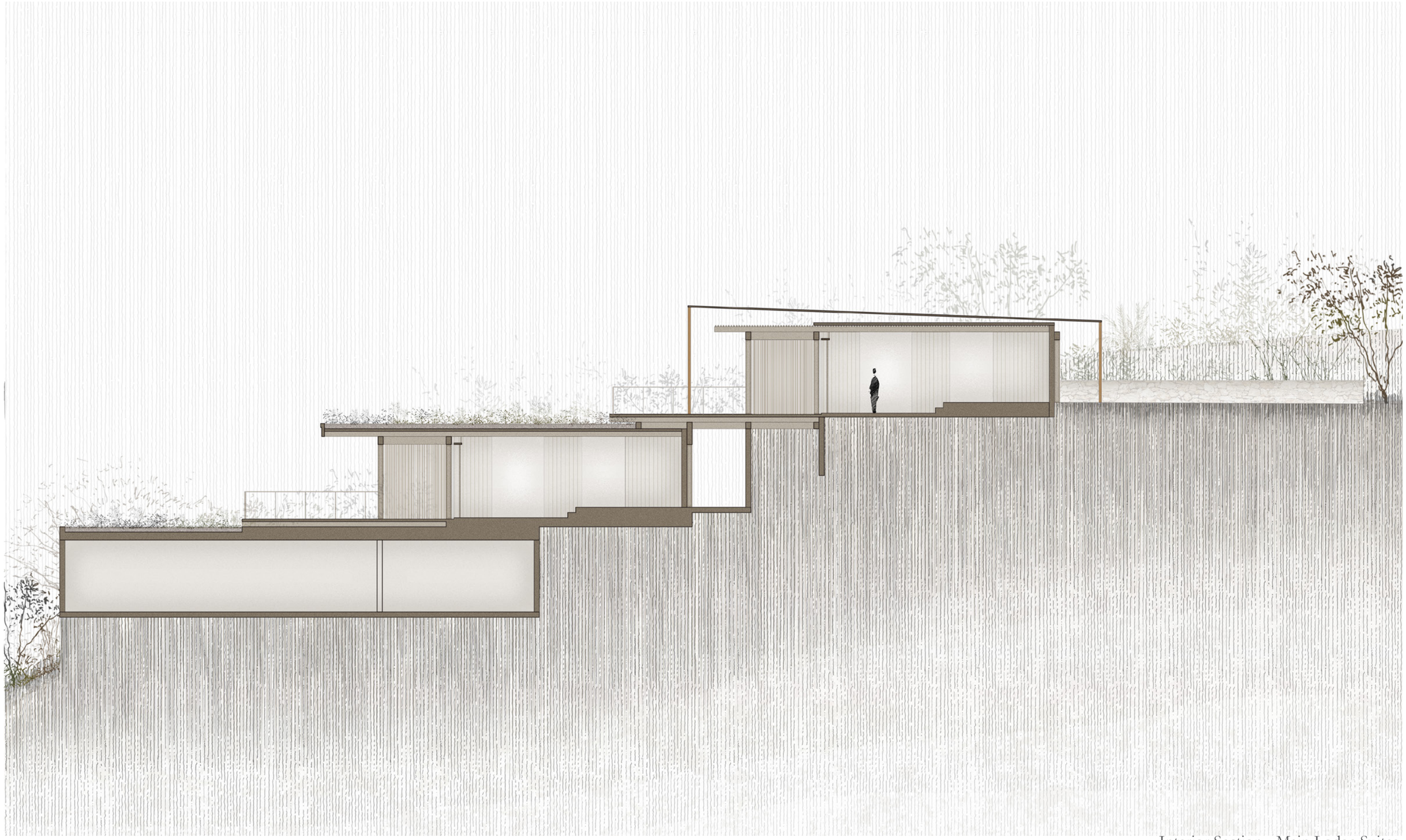
Main Lodge Suites - Exterior View



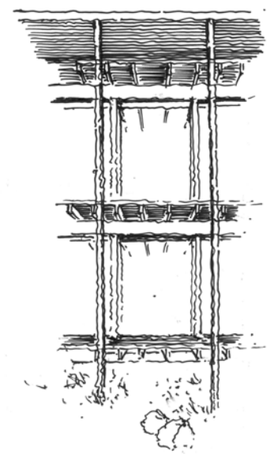
Floor Plan - Lodge Suites Option B



Stairs Section - Main Lodge Suites



Interior Section - Main Lodge Suites



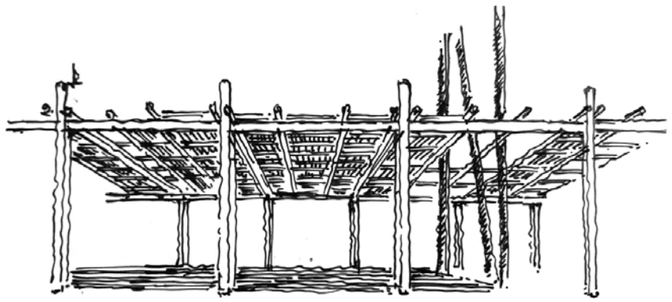
Main Lodge Suites - Exterior View

Mandarin Oriental Bahía Concepción

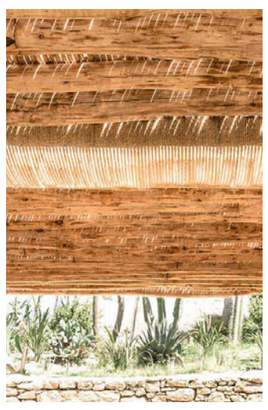
with the BOH being at the main lodge all service traffic is required to come to this point, suggest operations (offices, eng, laundry, buggy and landscape workshops not be in this location)

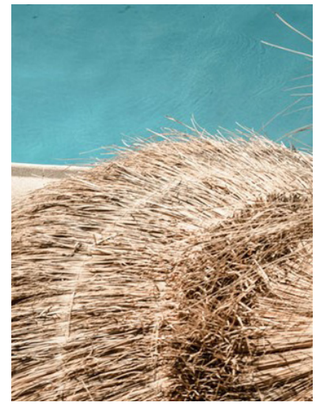
Beach Club

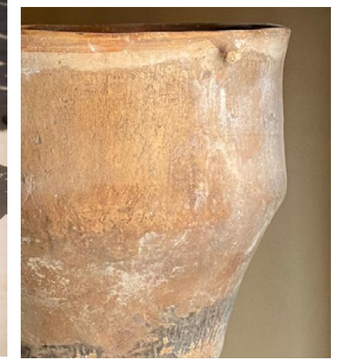
1km beach and will widen to 35m wide
beach club to be here

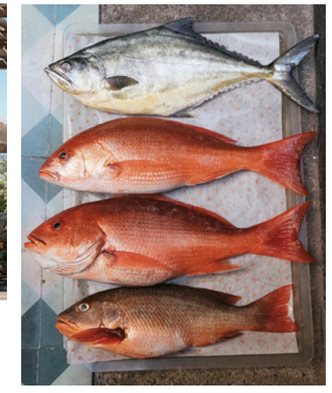


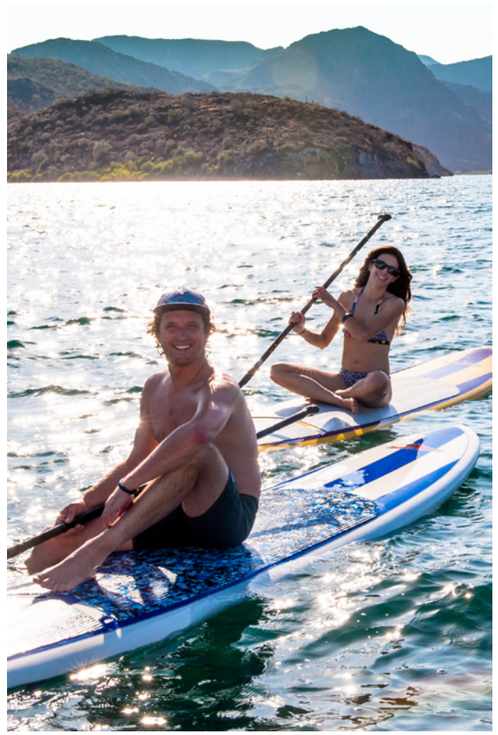
Site Plan - Beach Club



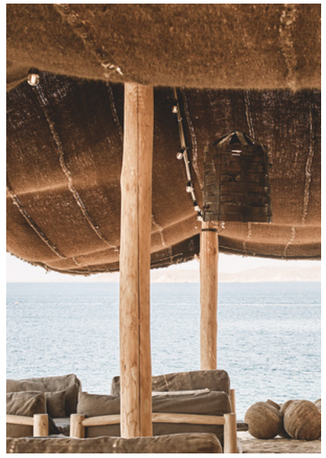






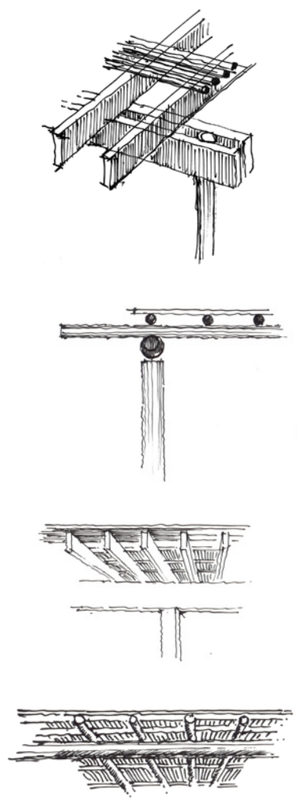


Floor Plan - Beach Club House



Beach Club House

Beach Deck & Pool



Beach Club House

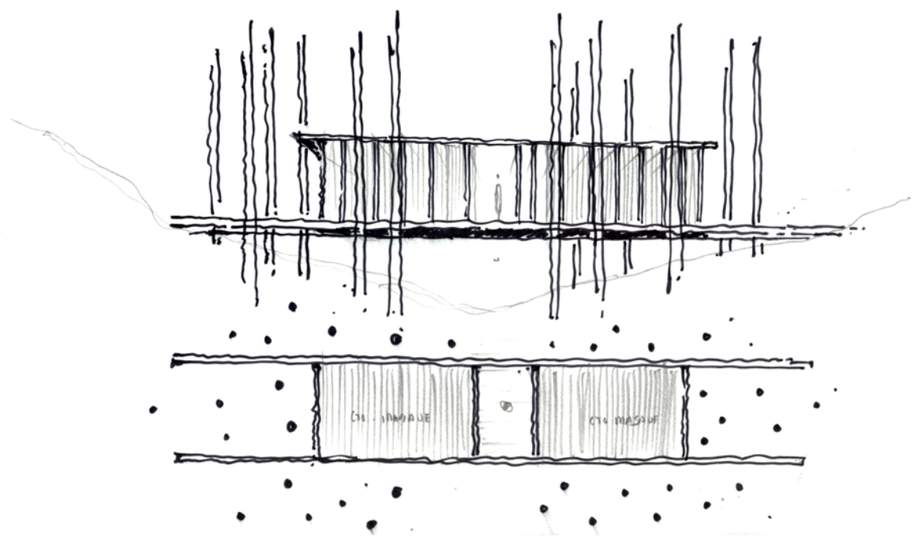
Exterior Views - Beach Deck

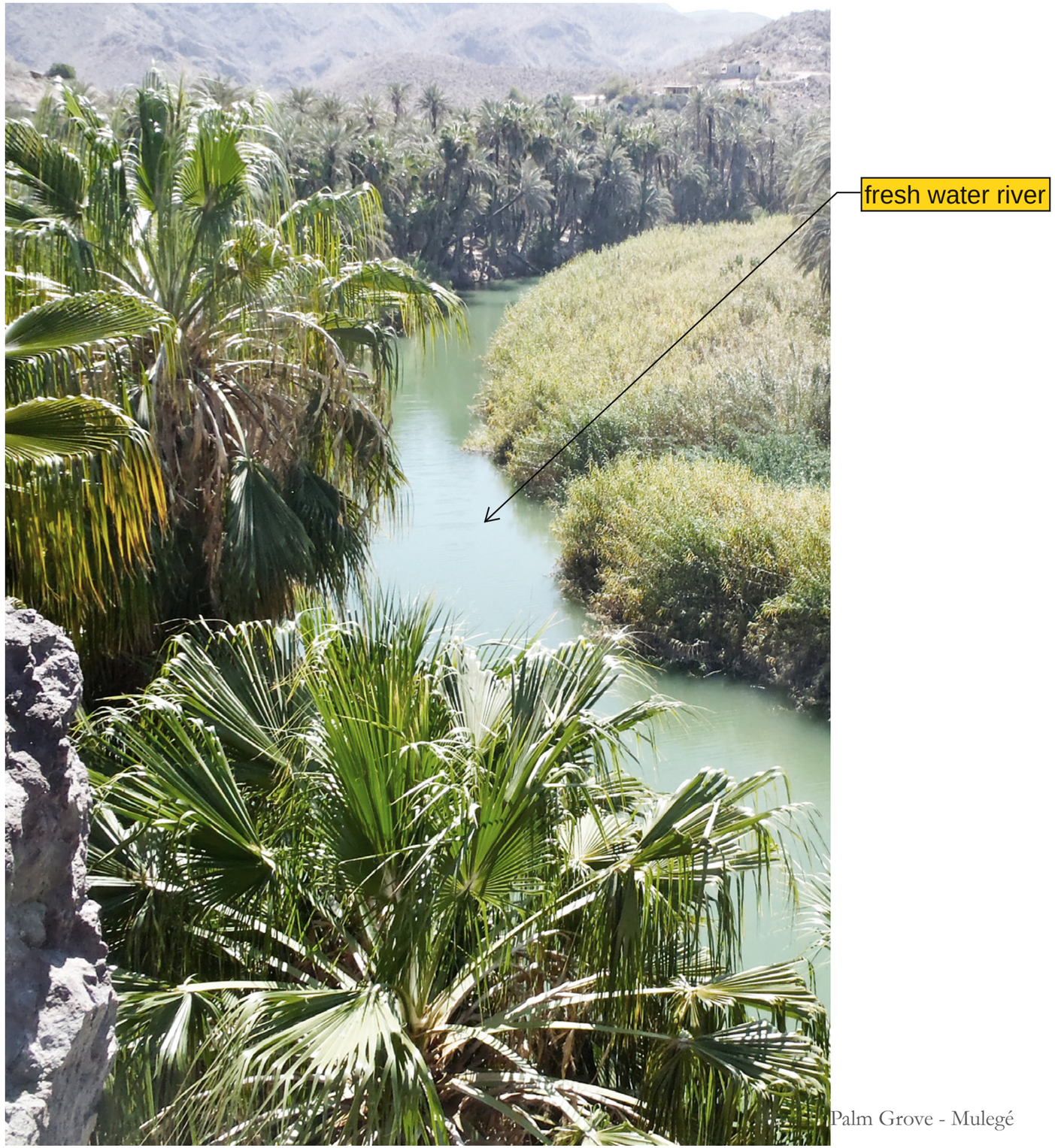
Beach Club House View

Mandarin Oriental Bahía Concepción

Spa/Wellness Center

300m shell beach to be untouched





Palm Grove - Mulegé

Site Plan - Wellness Center

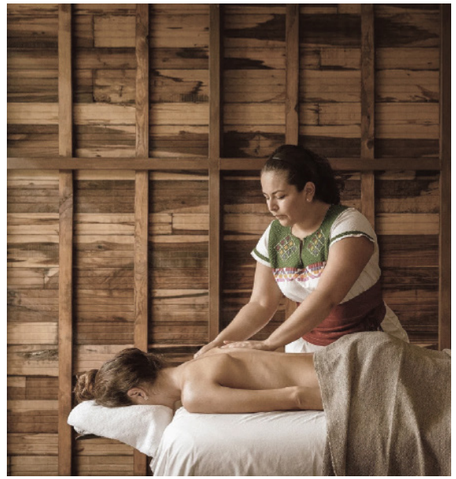
Floor Plan - Wellness Center

Spa BOH required :-

More modules as required for Stores, offices, pantry, staff lounge, MEP space etc

Monstera

BPQC
BPQC
BPQC



CHARLESTON
LOS ANGELES

Wellness Center

Floor Plan - Wellness Center

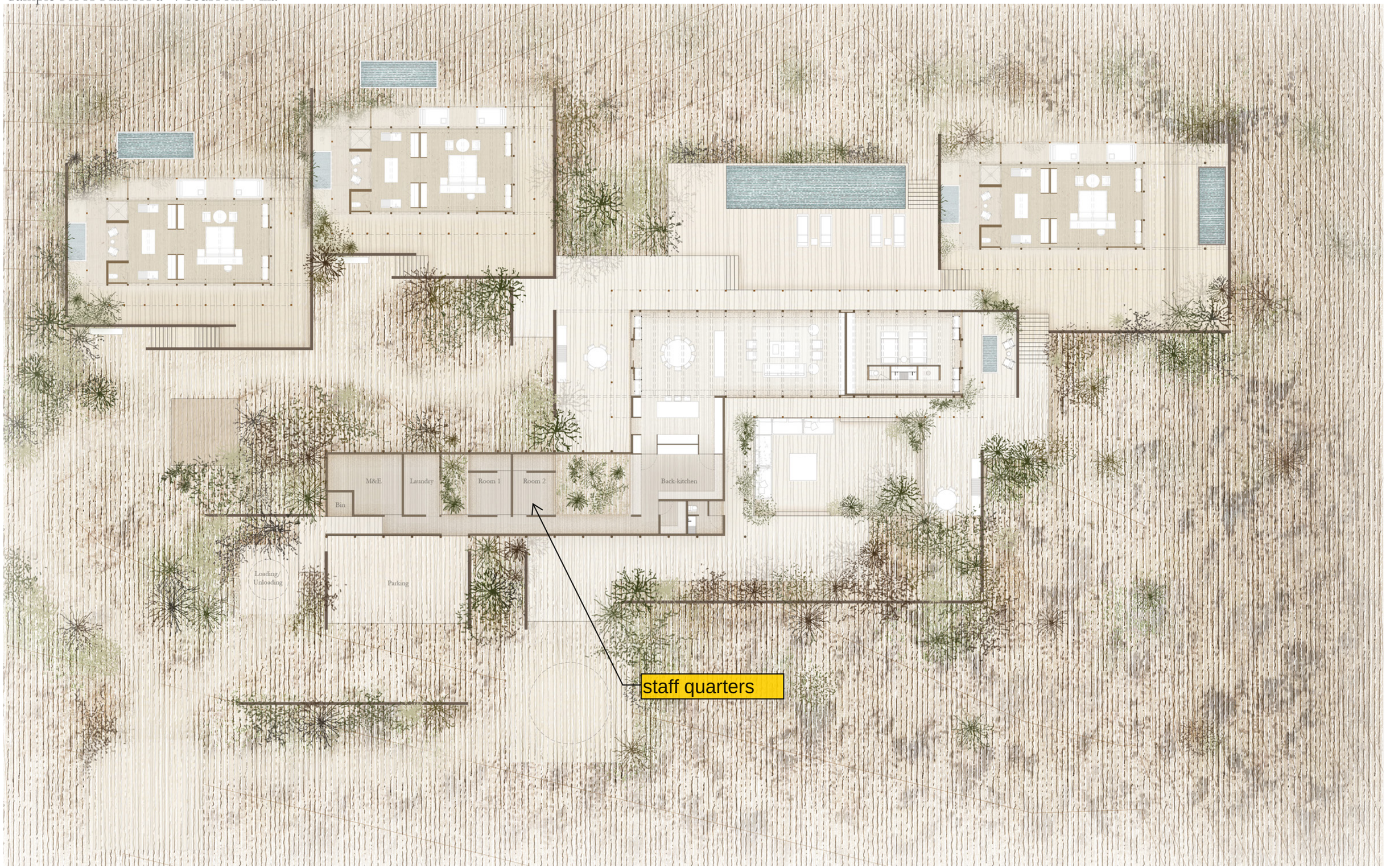
Floor Plan - Wellness Center

Wellness Center, exterior View

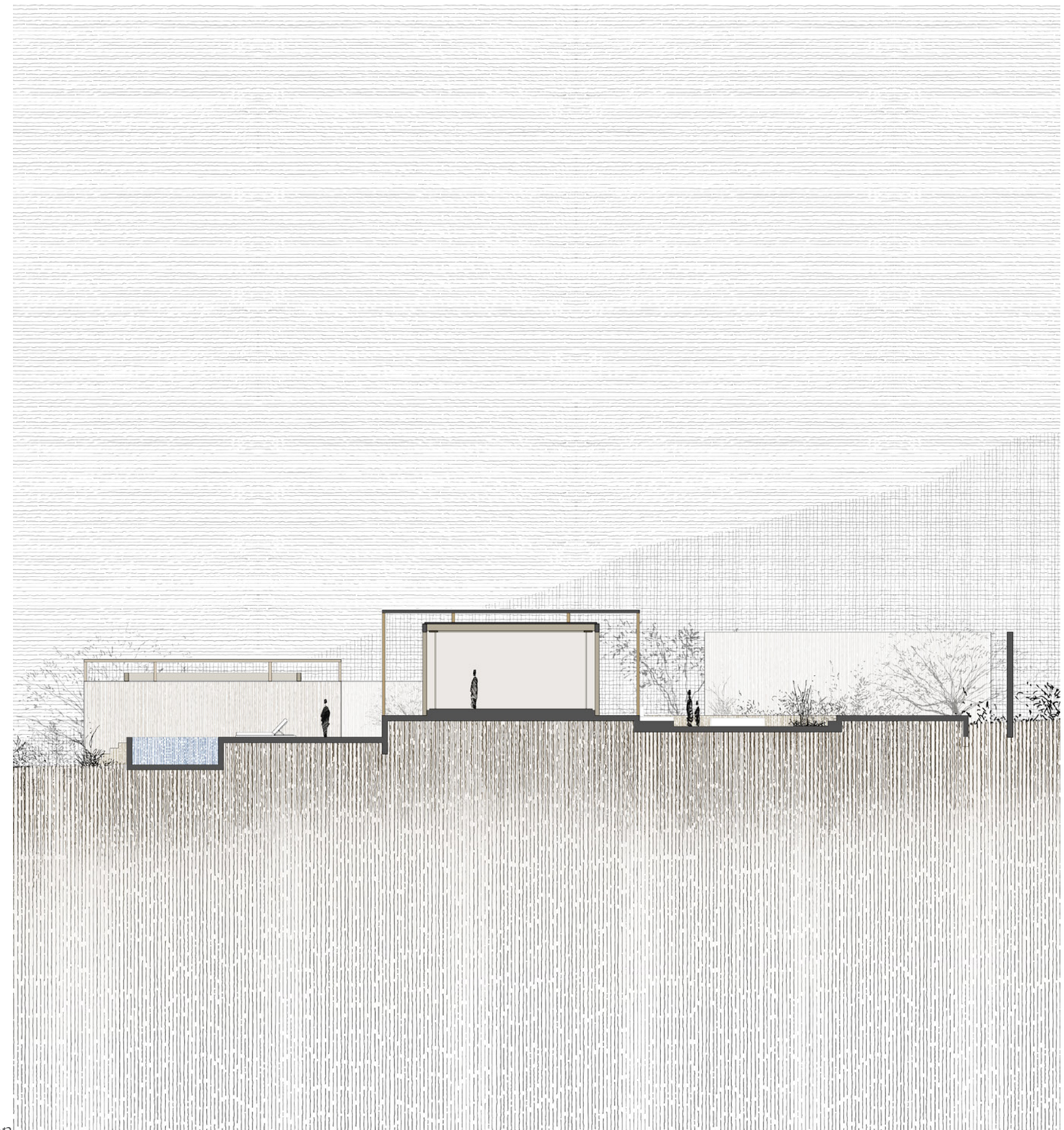
Mandarin Oriental Bahía Concepción

Mandarin Oriental Residences (Villas)

Sample Floor Plan for a 4-bedroom Villa



Villa, exterior view



Section

Villa's pool

Villa's Living Room

Villa's Patio and Fire Pit

Mandarin Oriental Bahía Concepción

Mandarin Oriental, Bahía Concepción View

spa
hotel
beach club

Master Plan

1. MAIN LODGE
2. LODGE SUITES
3. GUEST PAVILIONS/SUITES
4. SPA SUITES
5. SPA/WELLNESS CENTER
6. FUTURE BEACH CLUB
7. MANDARIN RESIDENTIAL VILLAS
8. BEACH CLUB
9. TENTED SUITES
10. ECO LODGE
11. MODERN HACIENDAS
12. RIDGELINE VILLAS
13. WATERFRONT VILLAS
14. BEACH CLUB

Master Plan
13 Waterfront Villas
14 Beach Club
13 Waterfront Villas
11 Modern Haciendas
10 Eco Lodge
12 Ridgeline Villas
11
11 Modern Haciendas
1 Main Lodge
2 Lodge Suites
3 Guest Suites
8 Beach Club
7
7
4 Spa Suites
6 Beach Club
9 Tented Suites
7
7
7 Mandarin Villas
7
7
7 Mandarin Villas
5 Spa/Wellness
Master Plan
1 MAIN LODGE
2 LODGE SUITES
3 GUEST PAVILIONS/SUITES
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5 SPA/WELLNESS CENTER
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13 WATERFRONT VILLAS
14 BEACH CLUB

Architectural Program & Areas

Master Plan
13 Waterfront Villas
14 Beach Club
13 Waterfront Villas
11 Modern Haciendas
10 Eco Lodge
12 Ridgeline Villas
11
11 Modern Haciendas
1 Main Lodge
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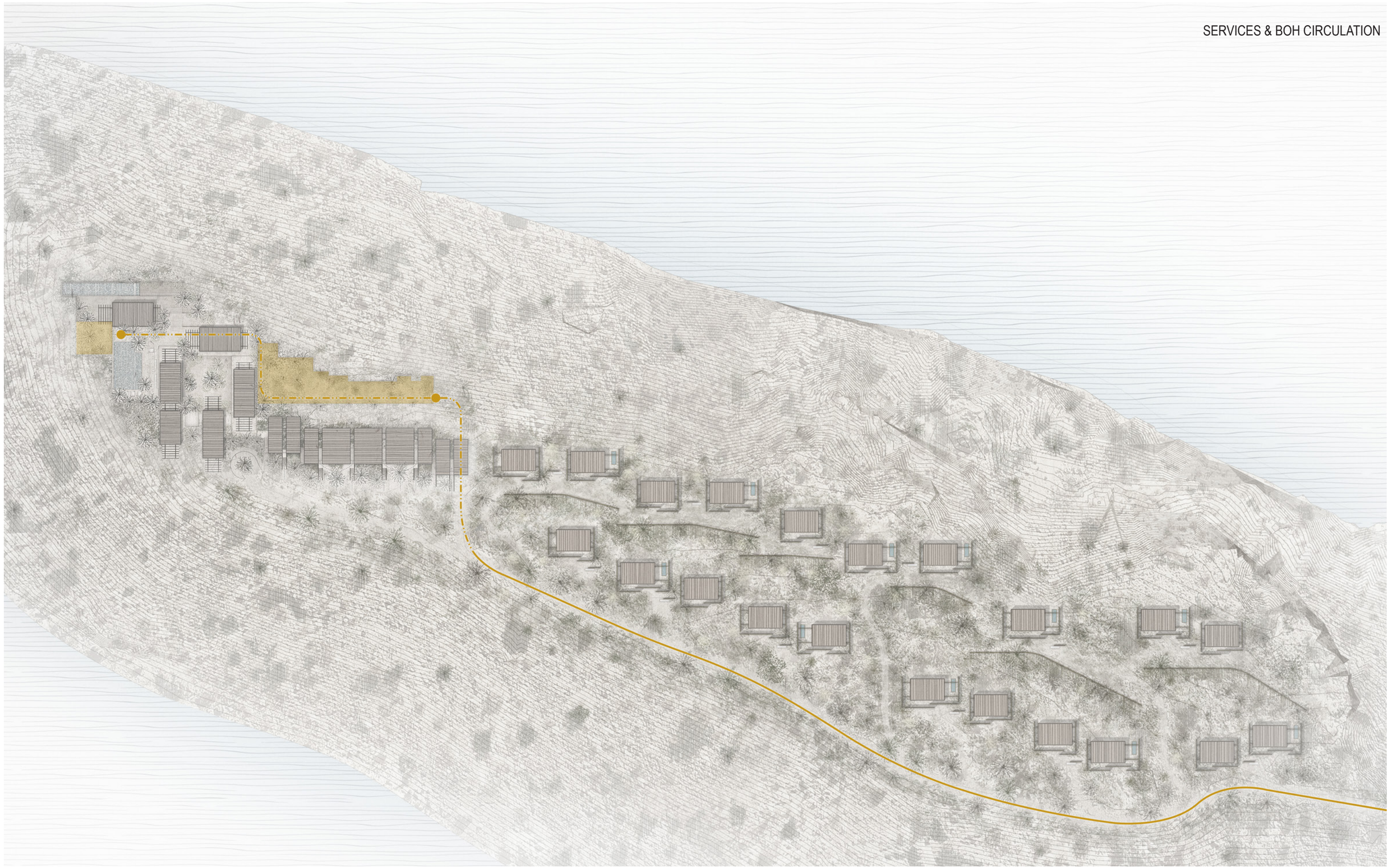
Mandarin Oriental Bahía Concepción

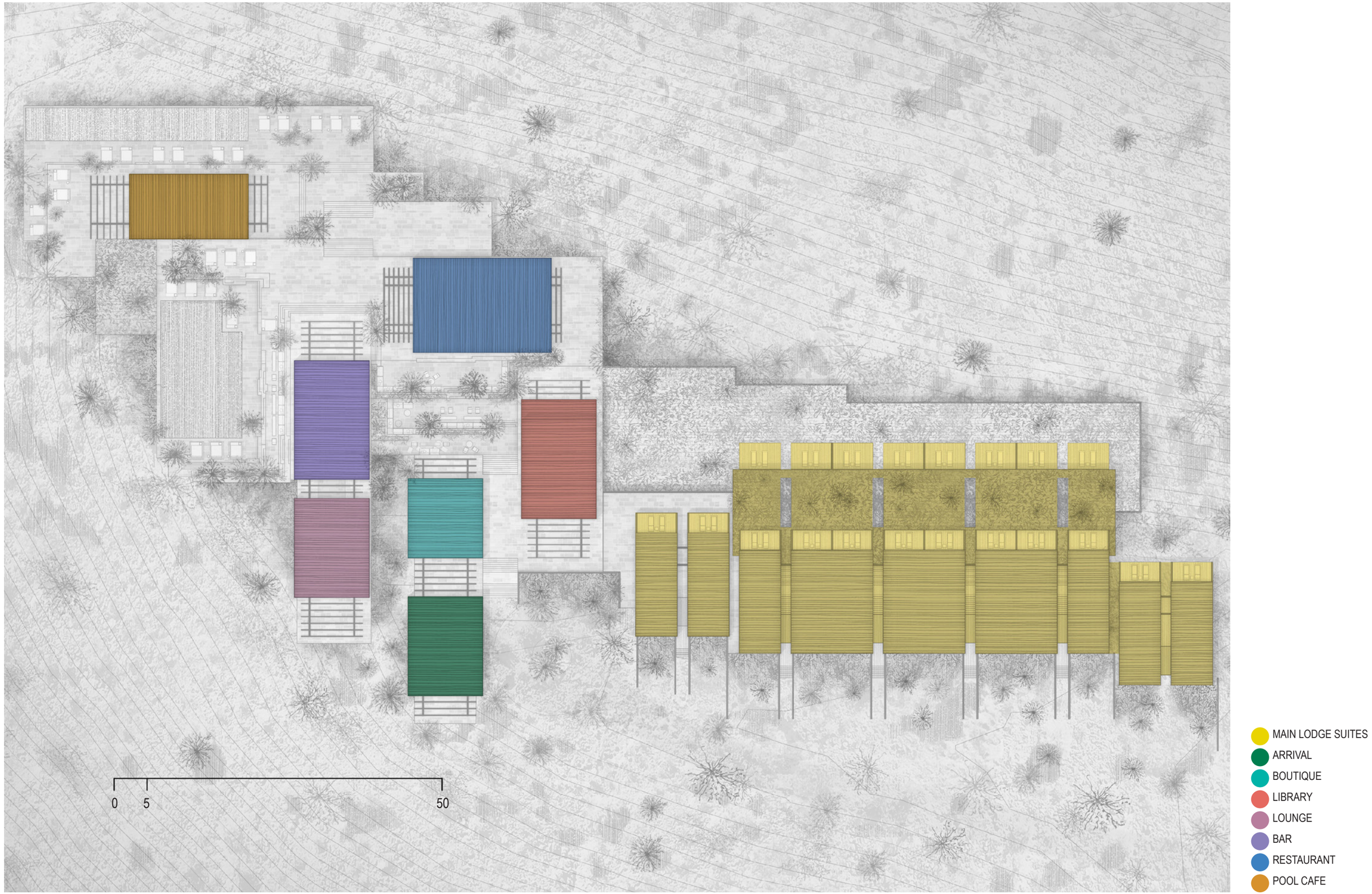
1 MAIN LODGE
2 LODGE SUITES
3 GUEST PAVILIONS/SUITES
4 SPA SUITES
5 SPA/WELLNESS CENTER
6 FUTURE BEACH CLUB
7 MANDARIN RESIDENTIAL VILLAS
8 BEACH CLUB
9 TENTED SUITES
MAIN CAR CIRCULATION
SECONDARY CAR CIRCULATION

Main Lodge & Guest Pavilions

SERVICES & BOH CIRCULATION



Main Lodge


0
5
50
MAIN LODGE SUITES
ARRIVAL
BOUTIQUE
LIBRARY
LOUNGE
BAR
RESTAURANT
POOL CAFE

Floor Level 0

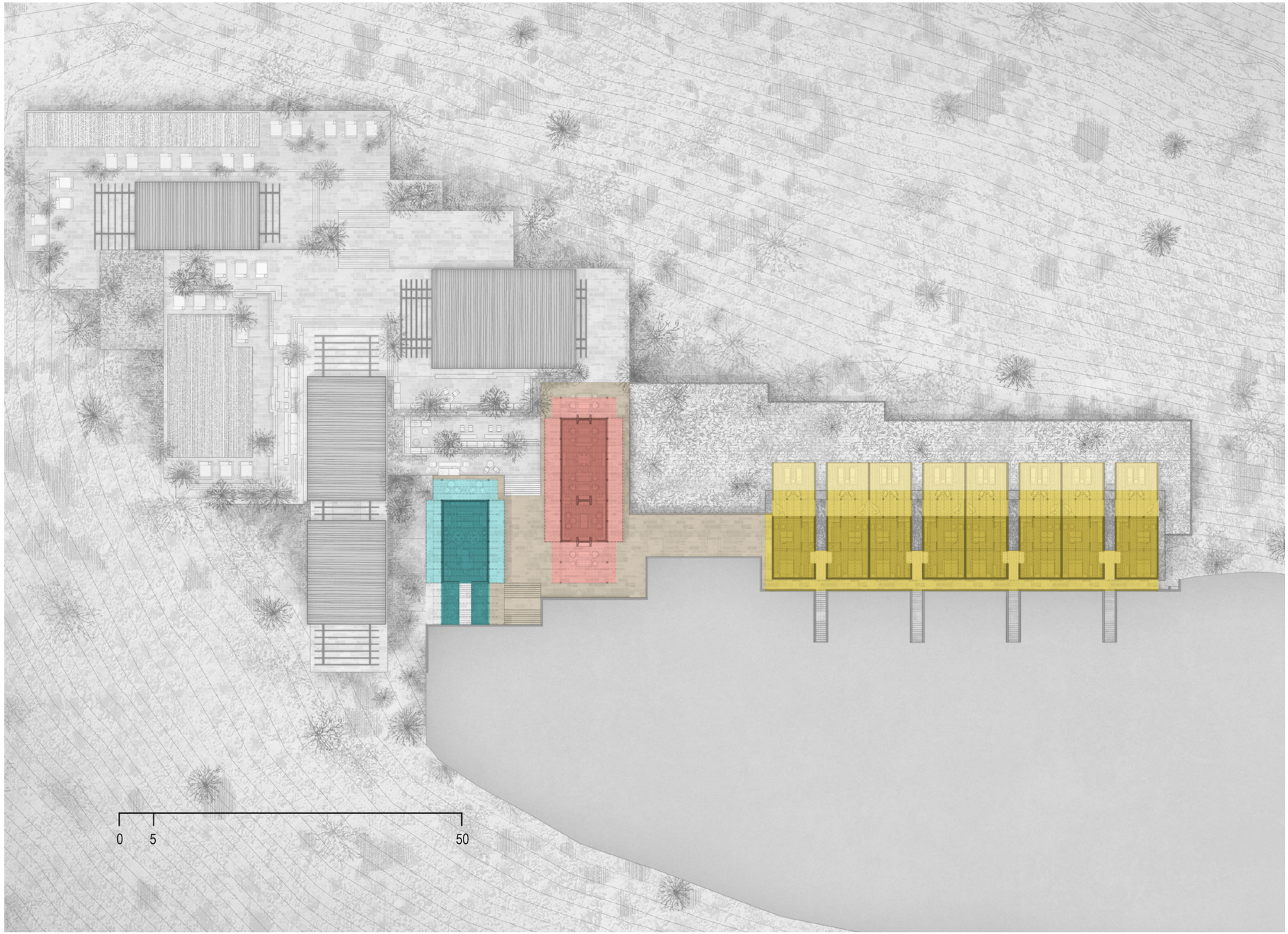
ARRIVAL

- INTERIOR: 147.35 SQM
- EXTERIOR (COVERED): 108.45

MAIN LODGE SUITES (12)

- INTERIOR: 695.76 SQM
- EXTERIOR (COVERED): 585.24 SQM
- EXTERIOR (NOT COVERED): 226.80 SQM

Floor -1



RETAIL

- INTERIOR: 116.59 SQM
- EXTERIOR (COVERED): 81.09 SQM

LIBRARY

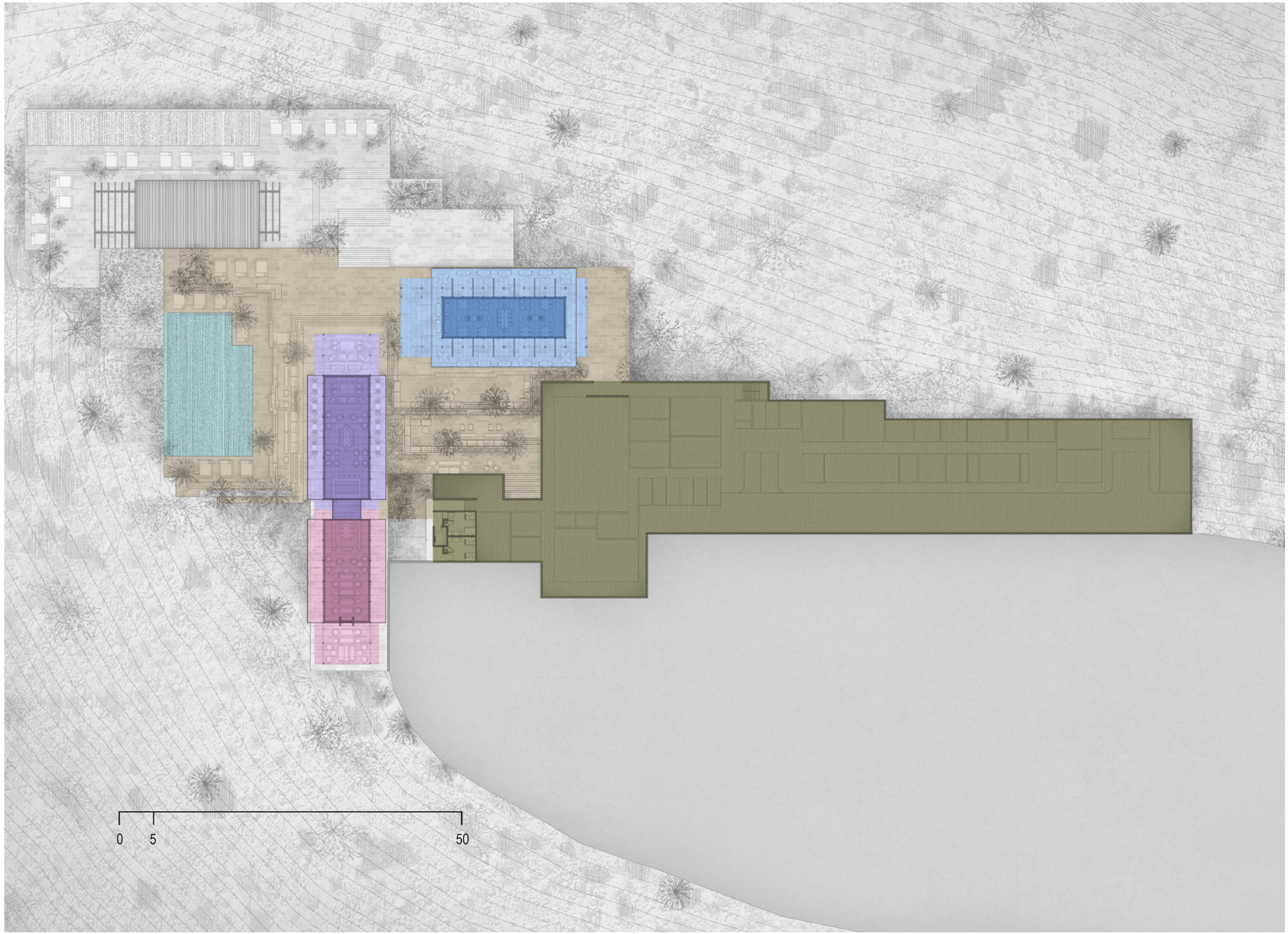
- INTERIOR: 127.4 SQM
- EXTERIOR (COVERED): 163.54 SQM

MAIN LODGE SUITES (8)

- INTERIOR: 461.96 SQM
- EXTERIOR (COVERED): 350.36 SQM
- EXTERIOR (NOT COVERED): 200.8 SQM

EXTERIOR SPACE (NOT COVERED): 584 SQM

Floor -2



RESTAURANT

- INTERIOR: 112.84 SQM
- EXTERIOR (COVERED): 259.95 SQM

BAR

- INTERIOR: 139.16 SQM
- EXTERIOR (COVERED): 143.09 SQM
- POOL: 257.95 SQM

LOUNGE

- INTERIOR: 106.4 SQM
- EXTERIOR (COVERED): 129.89 SQM

EXTERIOR (NOT COVERED): 1217.86 SQM

BOH: 2160.7 SQM

Floor -3

POOL CAFE

- INTERIOR: 112.84 SQM
- EXTERIOR COVERED:146.45 SQM
- POOL: 181.52 SQM

- EXTERIOR (NOT COVERED): 893.57 SQM

- BOH: 571.88 SQM

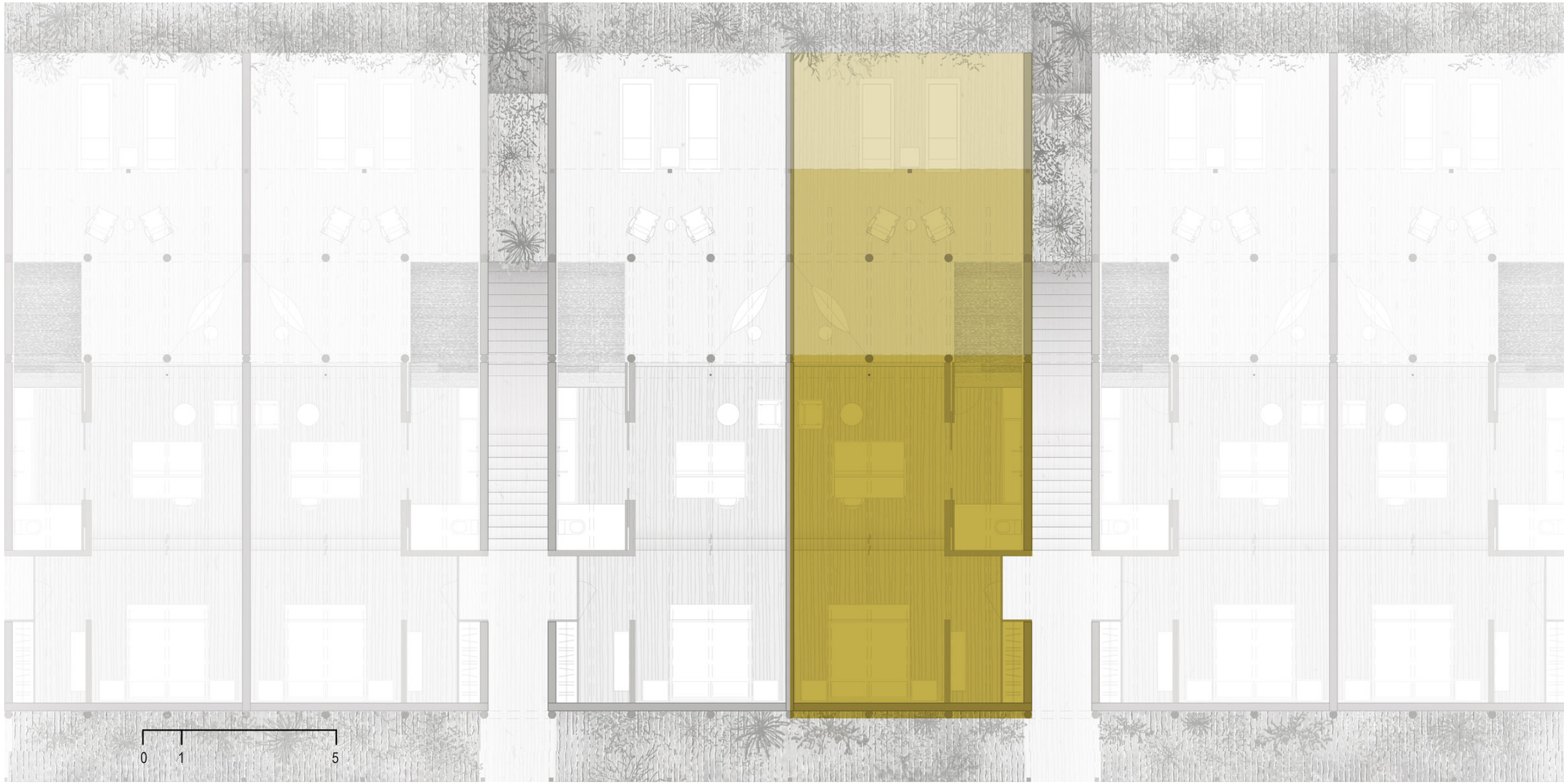
Main Lodge

		Interior sq m	(sq ft)	Exterior sq m (covered)	(sq ft)	Exterior sq m (not covered)	(sq ft)	Pool sq m	(sq ft)
Floor 0						227	2441		
	Arrival	147	1586	108	1167				
Floor -1						584	6286		
	Retail	117	1255	81	873				
	Library	127	1371	164	1760				
Floor -2						1217	13102	258	2777
	Restaurant	113	1215	260	2798				
	Bar	139	1498	143	1540				
	Lounge	106	1145	130	1398				
Floor -3						894	9618	182	1954
	Pool Café	113	1215	146	1576				
Total		**863**	**9285**	**1032**	**11113**	**2922**	**31447**	**439**	**4730**

Main Lodge Suites

		Interior sq m	(sq ft)	Exterior sq m (covered)	(sq ft)	Exterior sq m (not covered)	(sq ft)
Floor 0							
	Main Lodge Suites (12)	696	7489	585	6300	227	2441
Floor -1							
	Main Lodge Suites (8)	462	4973	350	3771	584	6286
Total		**1158**	**12462**	**936**	**10071**	**811**	**8727**

Main Lodge Suite



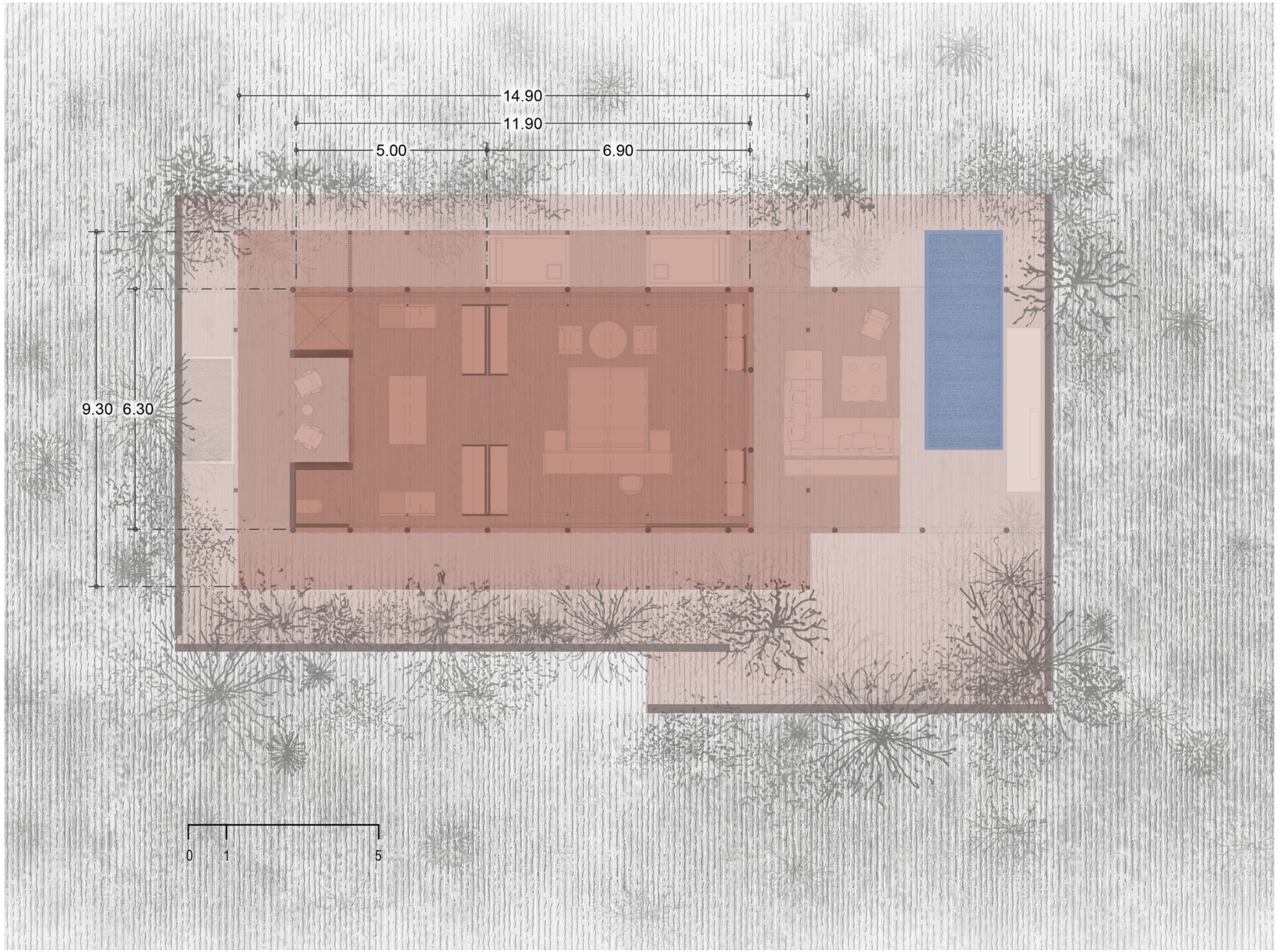
MAIN LODGE SUITE

- INTERIOR: 58.45 SQM
- TERRACE (COVERED): 30.48 SQM
- TERRACE (NOT COVERED): 19.05 SQM

Main Lodge Suites

	Units	Interior (per-unit)	(sq ft)	Terrace (Covered) (per-unit)	(sq ft)	Terrace (Not covered) (per-unit)	(sq ft)
Main Lodge Suites	20	58	629	30	328	19	205
Total	**20**						

Guest Pavilion



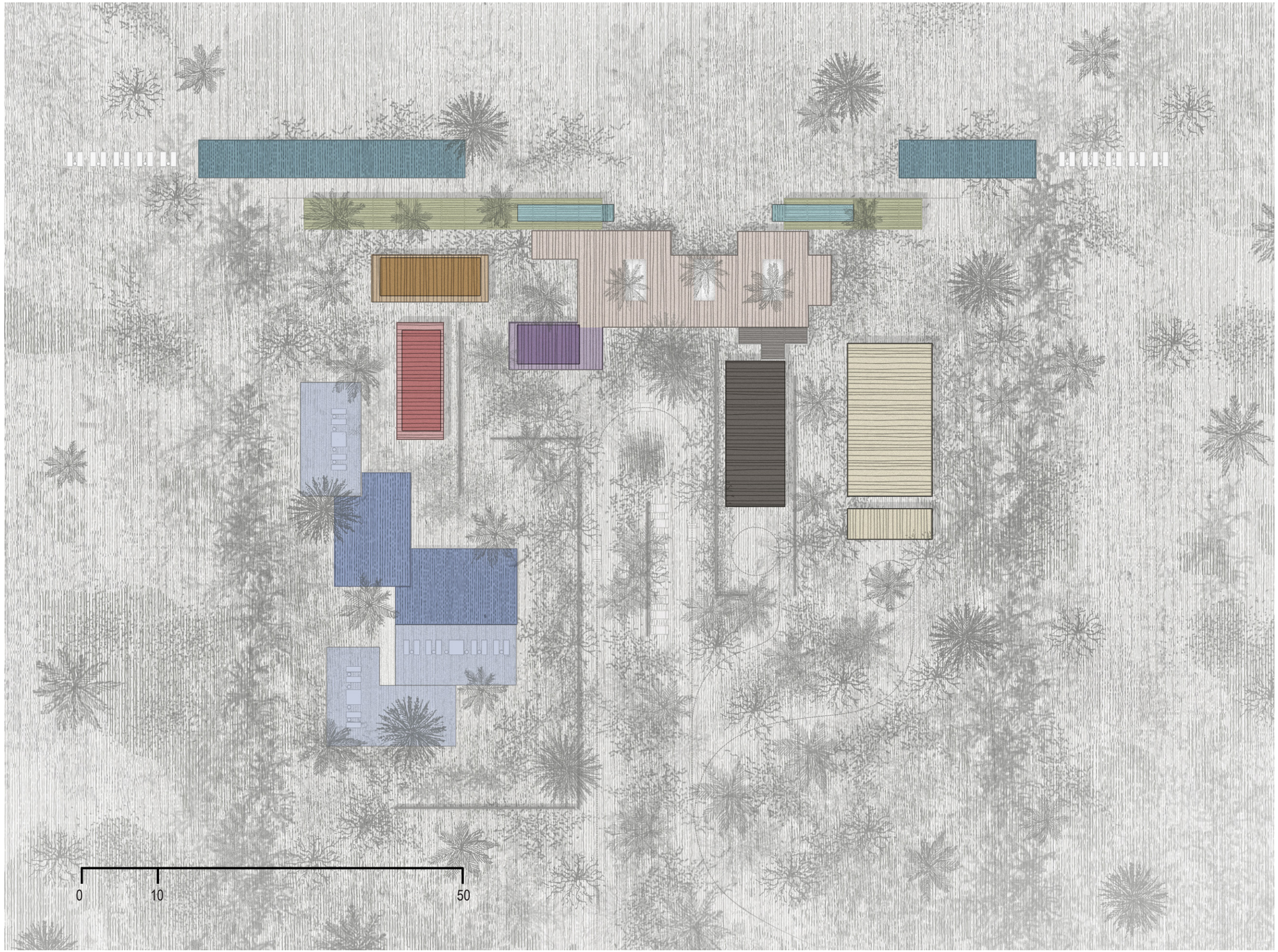
GUEST PAVILLION (W/POOL)

- INTERIOR: 73.72 SQM
- EXTERIOR (COVERED): 82.52 SQM
- EXTERIOR (NOT COVERED): 135.92 SQM
- POOL: 12 SQM

Guest Pavilions

	Units	Interior (per-unit)	(sq ft)	Exterior (Covered) (per-unit)	(sq ft)	Exterior (Not covered) (per-unit)	(sq ft)	Pool (per-unit)	(sq ft)
Guest Pavilion w/pool	7	74	796.54	83	893	136	1463	12	129
Guest Pavilion no pool	19	74	796.54	83	893	136	1463		
Duplex w/pool	7	74	796.54	83	893	136	1463	12	129
Duplex no pool	7	74	796.54	83	893	136	1463		
Total	**40**								

Beach Club



ARRIVAL & BOUTIQUE
- INTERIOR : 39.51 SQM
- EXTERIOR (COVERED): 75.65 SQM

RESTAURANT
- EXTERIOR (COVERED): 395.01 SQM

ADULT'S CHANGING ROOMS
- INTERIOR: 63.85 SQM
- EXTERIOR (COVERED): 94.10 SQM

FAMILY'S CHANGING ROOMS
- INTERIOR: 63.85 SQM
- EXTERIOR (COVERED): 94.10 SQM

BEACH DECK
- EXTERIOR (COVERED): 234.52 SQM
- POOL: 52.95 SQM
- ADULT'S POOL: 264.98 SQM

FAMILY DECK
- EXTERIOR (NOT COVERED): 419 SQM
- POOL: 288.84 SQM

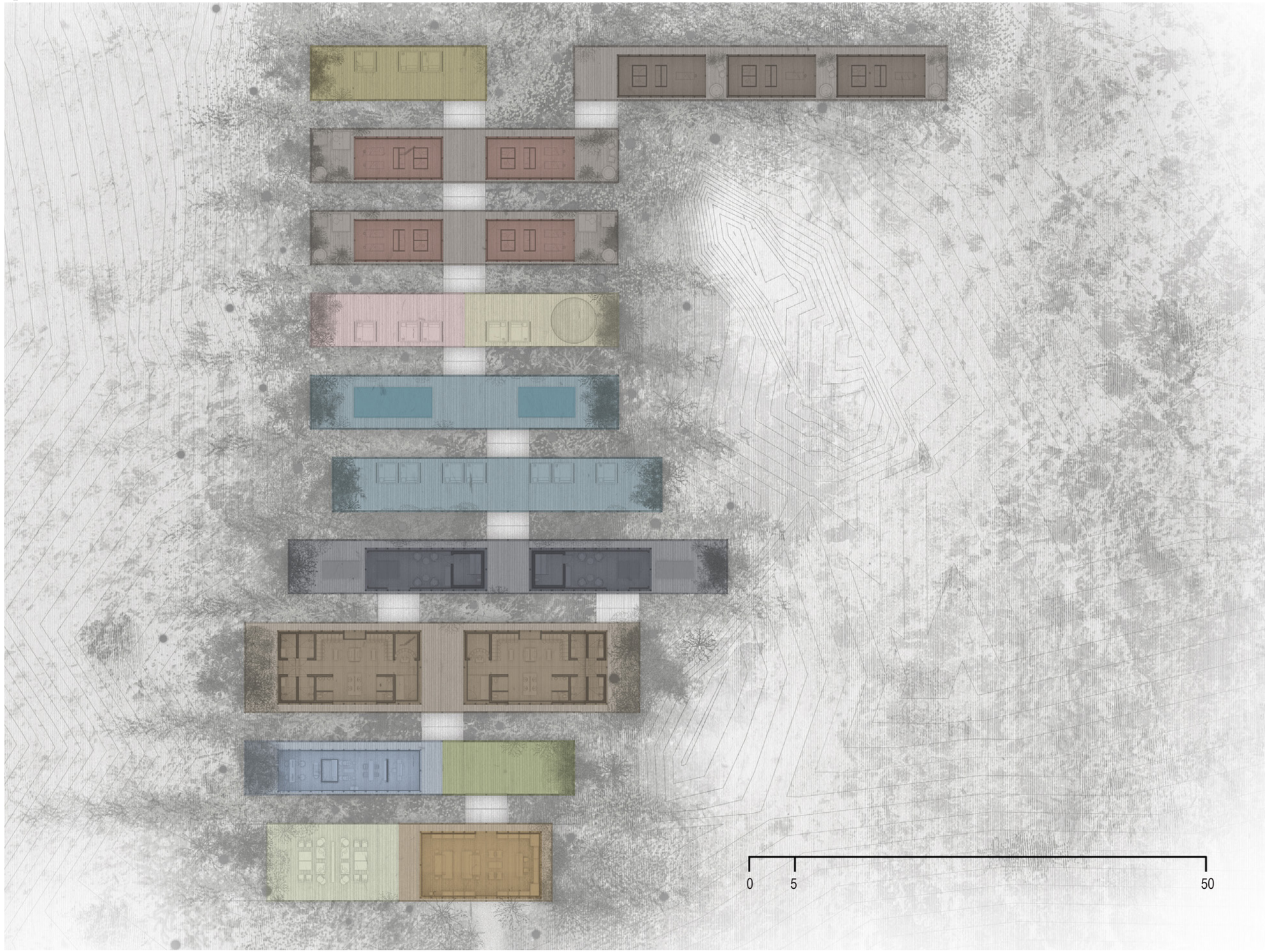
EVENTS SPACE: 220.00 SQM

KITCHEN/BOH
- INTERIOR: 147.25 SQM
- EXTERIOR (COVERED): 25.31 SQM

Beach Club

	Interior sq m	(sq ft)	Exterior sq m (covered)	(sq ft)	Exterior sq m (not covered)	(sq ft)	Pool sq m	(sq ft)
Arrival & Boutique	40	425	76	814				
Restaurant			395	4252				
Adult Changing Rooms	64	687	94	1013				
Family Changing Rooms	64	687	94	1013				
Beach Deck			235	2524			53	570
Adult's Pool							265	2852
Family Deck					419	4510		
Family Pool							289	3109
Events Space	220	2368						
Events Arrival	44	474						
Total	**431**	**4642**	**893**	**9616**	**419**	**4510.1**	**607**	**6531**

Spa/Wellness Center



ARRIVAL TERRACE
- EXTERIOR (COVERED): 125.21 SQM

ENTRY & SHOP
- INTERIOR: 98.12 SQM
- EXTERIOR (COVERED): 68.61 SQM

BEAUTY SALON
- INTERIOR: 74.03 SQM
- EXTERIOR (COVERED): 56.02 SQM

CENTRAL TERRACE
- EXTERIOR (COVERED): 86.85 SQM

MALE & FEMALE LOCKERS
- INTERIOR: 255.16 SQM
- EXTERIOR (COVERED): 178.34 SQM

MALE & FEMALE CHILLOUT
- INTERIOR: 62.74 SQM
- EXTERIOR (COVERED): 163.42 SQM

POOL TERRACES
- EXTERIOR (COVERED): 419.4 SQM
- POOL: 48.5 SQM

MASSAGE PAVILLION
- EXTERIOR (COVERED): 101.25 SQM

TEMAZCAL TERRACE
- EXTERIOR (COVERED): 101.25 SQM

TREATMENT ROOMS (4 DOUBLE)
- INTERIOR: 183.32 SQM
- EXTERIOR (COVERED): 221.68 SQM

TREATMENT ROOMS (3 SINGLE)
- INTERIOR: 137.49 SQM
- EXTERIOR (COVERED): 108.21 SQM

YOGA PAVILLION
- EXTERIOR (COVERED): 116.1 SQM

Spa/Wellness Center

	Interior sq m	(sq ft)	Exterior sq m (covered)	(sq ft)	Exterior sq m (not covered)	(sq ft)	Pool sq m	(sq ft)
Arrival Terrace			125	1348				
Entry and Shop	98	1056	69	739				
Beauty Salon	74	797	56	603				
Central Terrace			87	935				
Male & Female Lockers	255	2747	178	1920				
Male & Female Chillout	63	675	163	1759				
Pool Terraces			419	4514			49	522
Massage Pavilion			101	1090				
Temazcal Terrace			101	1090				
Treatment Rooms (4 Double)	183	1973	222	2386				
Treatment Rooms (3 Single)	137	1480	108	1165				
Yoga Pavilion			116	1250				
Total	**811**	**8728**	**1746**	**18798**	**0**	**0**	**49**	**522**

Sample floor plan for a 4-bedroom Villa

LIVING / DINING / OPEN KITCHEN

- INTERIOR: 130.54 SQM
- EXTERIOR (COVERED): 103.46 SQM
- EXTERIOR (NOT COVERED): 580.7 SQM
- POOL: 41.6 SQM

MASTER BEDROOM

- INTERIOR: 77.72 SQM
- EXTERIOR (COVERED): 75.52 SQM
- EXTERIOR (NOT COVERED): 153.24 SQM
- POOL: 12 SQM

KIDS BEDROOM

- INTERIOR: 55.63 SQM
- EXTERIOR (COVERED): 39.31 SQM
- EXTERIOR (NOT COVERED): 16.25 SQM

GUEST BEDROOMS (PER UNIT)

- INTERIOR: 77.72 SQM
- EXTERIOR (COVERED): 63.28 SQM
- EXTERIOR (NOT COVERED): 140 SQM
- POOL: 12 SQM

BOH: 115 SQM (INTERIOR)

4-bedroom Villa

	Interior sq m	(sq ft)	Exterior sq m (covered)	(sq ft)	Exterior sq m (not covered)	(sq ft)	Pool sq m	(sq ft)
Living/Dining/Open Kitchen	131	1405	103	1114	581	6251	42	448
Master Bedroom	78	837	76	813	153	1649	12	129
Kids Bedroom	56	599	39	423	16	175		
Guest Bedroom 1	78	837	63	681	140	1507	12	129
Guest Bedroom 2	78	837	63	681	140	1507	12	129
BOH	115	1238	40	431	64	689		
Parking			70	753				
Total	**534**	5752	**455**	4896	**1094**	11778	**78**	835

JANUARY 2021

MANUEL CERVANTES ESTUDIO