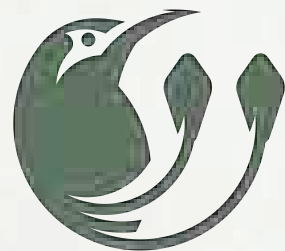


# GUJANA

# VISTA



SPHERA

VIDA  
MASTERPLANNING  
+ DESIGN



# Context map



Driving ETA & Distance from Guanavista Property		Km	Hours
	To Liberia	116	2:21
	To San José	250	4:50
	To Nicoya	64.1	1:40
	To Nosara	12.7	25 min
	Internal roads		
	Ferry route to Puntarenas		
	Guanavista Property		
	Ostional Wildlife Refuge		
	Nicoya Peninsula Protected areas		
	National Parks and Wildlife areas		



NICOYA PENINSULA, COSTA RICA



# Ostional Wildlife Refuge

The Ostional Wildlife Refuge is the second most important place in the world for the protection and nesting of the **olive ridley sea turtle**. The refuge was created in 1984 to protect the animals from poachers known for stealing turtle eggs for commercial purposes.

Turtles nest at Ostional year round, but peak time is during rainy season. “*Arribadas*” (turtle arrivals), which is how this phenomenon is commonly known, often occur during September, October, and November.

The refuge also acts as a buffer zone between the ocean and the land, protecting the coastal environment from erosion and sedimentation. The Ostional Wildlife Reserve extends 15 km along the shoreline, including the beaches of Ostional, Nosara and Guiones. It is only a narrow, 200 m wide strand of beach, but extends inland along the estuaries of the rivers and mangrove swamps where it also protects large colonies of birds.



PHOTO TAKEN FROM A DRONE, OF AN ARRIBADA IN EARLY NOVEMBER, 2022





# Ambient Lighting

REFERENCE IMAGERY



BOLLARDS WITH LOW HEIGHT FOR PATHWAYS



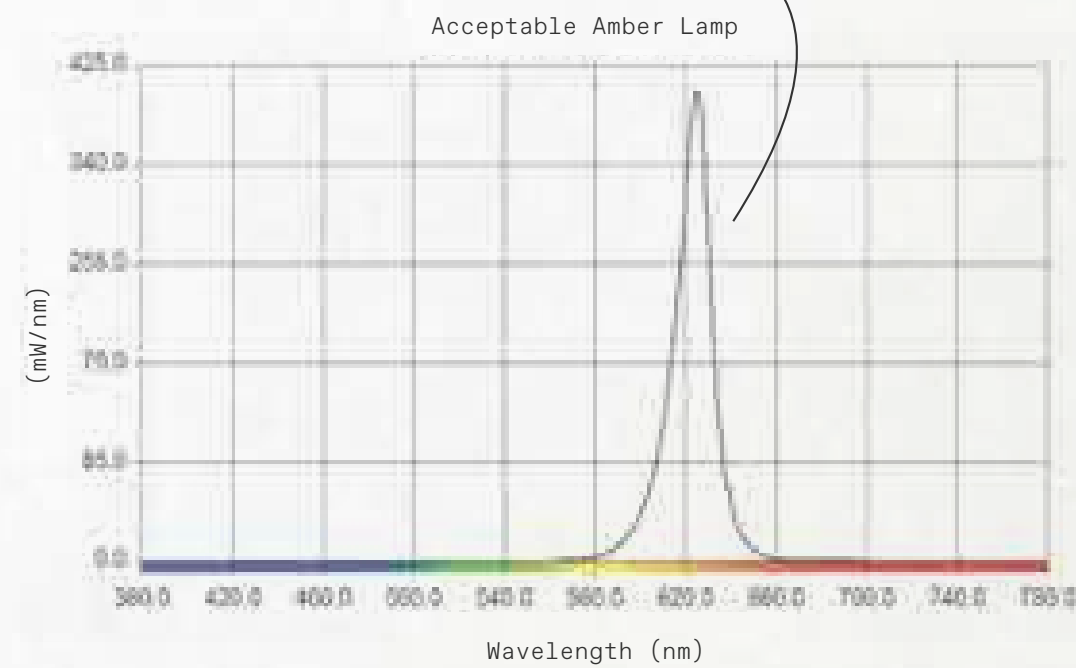
BOLLARDS WITH MEDIUM HEIGHT FOR ROADS

## A LIGHTING DESIGN THAT SUPPORTS TURTLE PROTECTION

Guanavista is located at the Ostional Wildlife Refuge for sea turtle protection. Low fixtures with a shielded light source have least impact on turtle nesting activities.

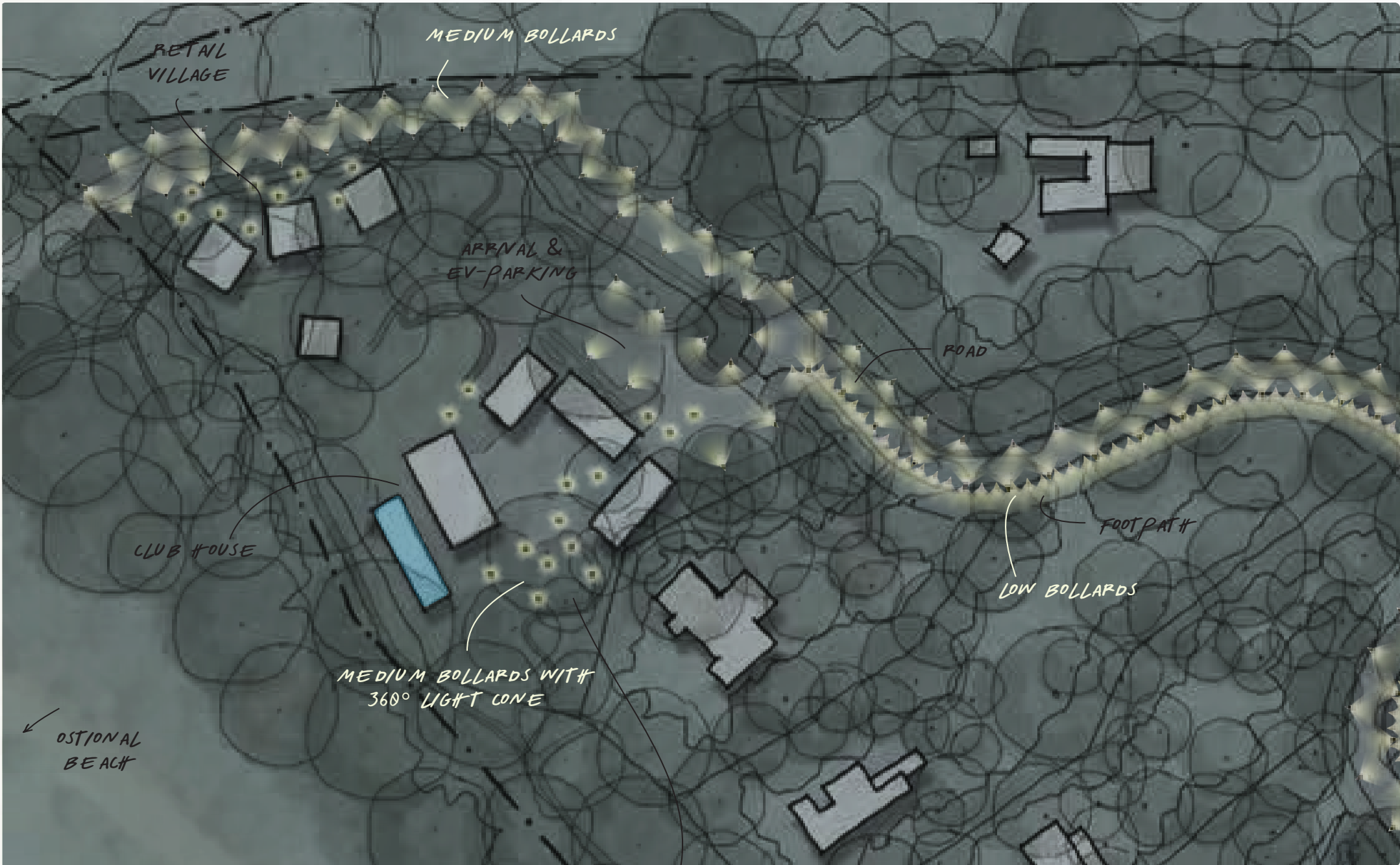
Acceptable lamps emit amber colored light with long wavelengths. The warm light additionally blends in with the bark of the trees of Guanavista's forest.

LEAST IMPACT FOR SEA TURTLE NESTING



# Schematic Level Lighting Plan

GUANAVISTA 100% SCHEMATIC MASTERPLAN



## LIGHTING FOR TURTLE PROTECTION

- ▼ **ROADSIDE LIGHTING**  
Medium bollards: Fixtures 55 cm high,  
Light mounted 45 cm high
- ▽ **LIGHTING FOR FOOTPATHS**  
Low bollards: Fixtures 40 cm high,  
Light mounted 30 cm high
- **LIGHTING FOR COMMON AREAS**  
Medium bollards with 360° light cone:  
Fixtures 55 cm high,  
Light mounted 45 cm high

\* ALL LIGHTS ARE EQUIPPED  
WITH SHIELDED LAMPS

BOLLARDS WITH 360° LIGHT CONES HIGHLIGHT  
SELECTED MEETING SPACES AT NIGHT





*VIEWS FROM THE PROPERTY DURING AN ARRIBADA, SEA TURTLES HATCHING IN THE WILDLIFE REFUGE AT THE END OF THE DAY DURING A STUNNING PACIFIC SUNSET.*

N

2

X

70% DEVELOPMENT PROGRAM - PHASE 1



0 20 50 100 200 m

OSTIONAL, GUANACASTE \* COSTA RICA



# Schematic Masterplan

GUANAVISTA - 100% SCHEMATIC MASTERPLAN





# Sustainable Building Guide

GUANAVISTA 100% SCHEMATIC MASTERPLAN



- BUILDING GUIDE**
- Lot area
  - Area for building - max. 2 stories and 25 % coverage)
  - View easements: min 45° prime view kept free, min 60 m wide
  - Setbacks from the road easements: 8 m to be planted with local Guanacaste forest species
  - River setbacks according to regulations
  - Protection of existing trees: Large trees are integrated into the architectural design



0 20 50 100 200 m

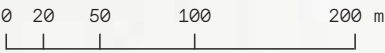
# Circulation Diagram

GUANAVISTA 100% SCHEMATIC MASTERPLAN



Roads		
	Main Coastal Road (Public)	
	Public Access Road *	1,145 m
	Primary Road	1,520 m
	Secondary Road *	200 m
Trail Network		
	Hiking Trails	4700 m
	Suspension Bridge	36 m
	Bridges or Culverts	
Car Parking Spaces		
	Arrival and External Guests	28
	Club House	[12]
	Commercial Village Delivery (+ Informal Roadside Parking)	2
	Operation's Center (Service & Staff only)	6

\* Road distances to the main coastal road.  
[1] Car parking spaces at the club house according to legal requirements. Regular parking for guests is provided at the main entrance. Access to the club house takes place by e-vehicle, on foot, or by bike.



OSTIONAL, GUANACASTE \* COSTA RICA



*THE OBTIONAL BEACH IS ALSO AN AMAZING SURF DESTINATION -IT IS KNOWN FOR ITS CONSISTENT SURF CONDITIONS, PERFECT WAVES, AND BEAUTIFUL SCENERY - VIEW FROM THE EXISTING RESIDENCE IN THE PROPERTY.*



# Reforestation

## EXISTING LAND COVER

The site consists of a former *Pochote* plantation, which has not been maintained in the recent years and slowly regenerates back into a natural forest. Pochote (*Pachira quinata*) is native to Costa Rica's dry to wet tropical forests. Although the most common tree on site, pochote is listed as vulnerable in the IUCN Red List (2009) due to over-exploitation and habitat loss in the wild.

Pochote is commonly used for living fences, and its roots traditionally serve for the treatment of diarrhea. But the main reason for its exploitation is the use of its wood. The heartwood is a uniform pale pinkish when freshly cut, and becomes light to dark reddish-brown upon exposure. It is sharply demarcated from the pale grey to yellowish sapwood. The wood is used for construction, furniture, doors, boat building, manufacturing, and suitable for production of plywood and veneer.

Most forest cover still consists mainly of pochote. Regenerative reforestation includes taking out a portion of the pochote trees and replacing them with other species in order to recreate a mixed forest habitat. This enables to re-use the wood as design features of the Guanavista community.

A VULNERABLE SPECIES

VALUABLE LUMBER

A FORMER POCHOTE PLANTATION





# Reforestation Strategy

GUANAVISTA 70% PRELIMINARY CONCEPTUAL MASTERPLAN



EXISTING TREES

- Old pochote plantation
- Mixed secondary forest



EXISTING TREES, PROPOSED VEGETATION AND BIOLOGICAL CORRIDOR CONNECTIVITY

- Existing trees
- Existing secondary forest
- Proposed reforestation
- Biological corridors

*TIMELESS DESIGN CREATES PLACES  
FOR ALL LIVING ORGANISMS*

# Reforestation

## EXAMPLES OF RELEVANT NATIVE TREE SPECIES

*TABEBUIA ROSEA*, KNOWN AS ROBLE DE SABANA, IS USED IN SOIL ENRICHMENT SYSTEMS AND ECOLOGICAL RESTORATION OF DRY AREAS, SILVOPASTORAL SYSTEMS, ON BOUNDARIES AND AS SHADE TREE. IT IS FOUND ALL OVER THE COUNTRY WITH A BIGGER CONCETRATION ON THE PACIFIC COAST.



*ZYGIA LONGIFOLIA*, KNOWN AS SOTA CABALLO, IS IDEAL FOR HONEY-PRODUCTION AND ARBORICULTURE PROJECTS AS IT ATTRACTS BEES.



*HANDROANTHUS OCHRACEUS*, KNOWN AS CORTEZ AMARILLO, IS WELL KNOWN FOR IT'S SPLENDIDE YELLOW FLOWERS. OVER 30 DIFFERENT INSECTS FEED FROM THIS TREE AND SO DO MONKEYS.





# Reforestation

## EXAMPLES OF RELEVANT NATIVE TREE SPECIES

*ENTEROLOBIUM CYCLOCARPUM*, KNOWN AS ÁRBOL DE GUANACASTE.  
THE FLOWERING BLOSSOMS AND SEEDS OF GUANACASTE ARE AN IMPORTANT SOURCE OF FOOD FOR DANTAS, MACAWS AND WILD BOARS. ITS LUXURIANT TREE TOP PROVIDES AMPLE SHADE.  
THE GUANACASTE TREE IS THE NATIONAL TREE OF COSTA RICA.



MANY DIFFERENT KINDS OF BEES, FLIES, BUTTERFLIES, WASPS, AND HUMMINGBIRDS CAN BE OBSERVED VISITING THE SHOWY PINK FLOWERS OF *SAMANEA SAMAN*, KNOWN AS CENÍZARO.  
ALSO BIRDS EAT ITS FRUITS.

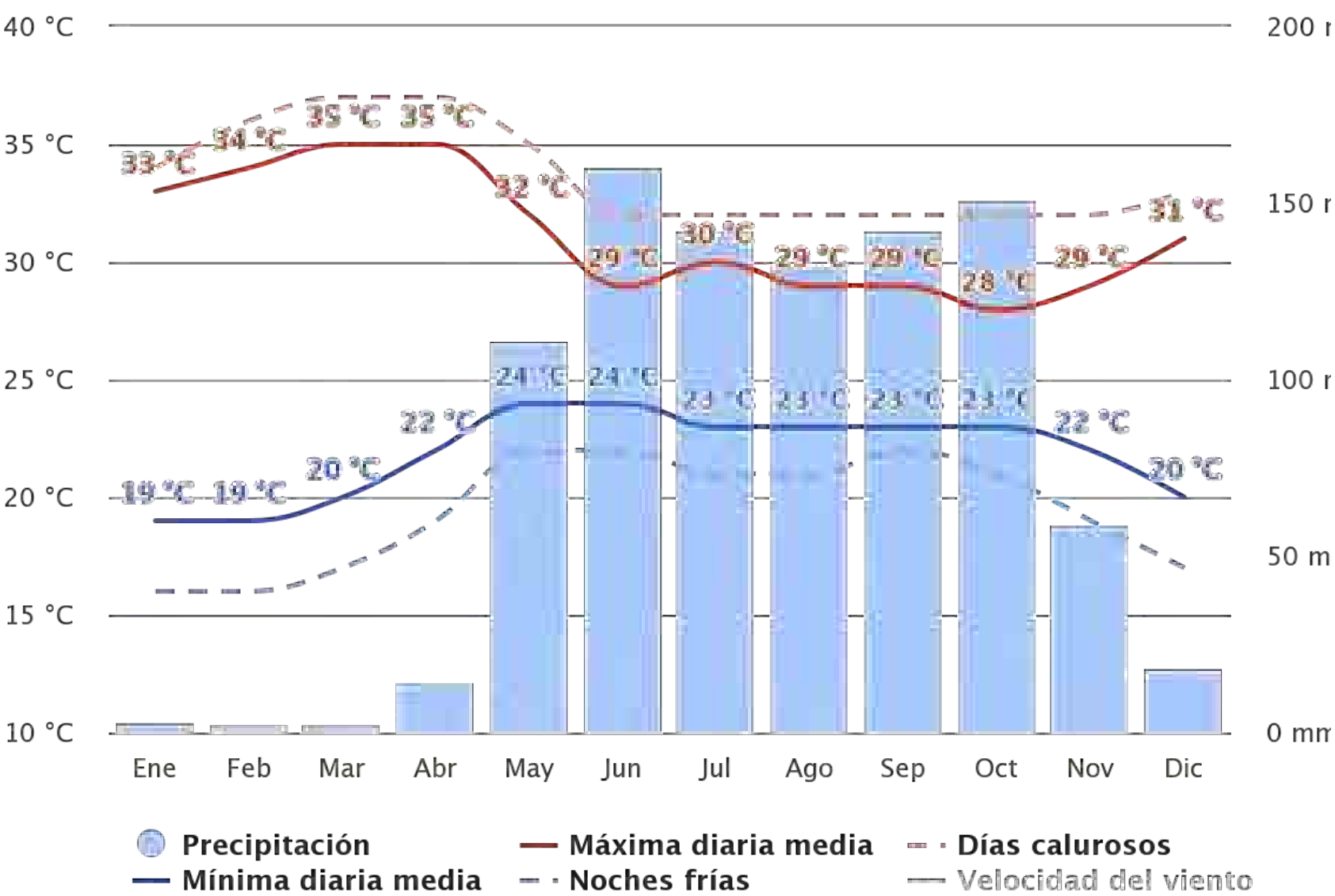


*SWIETENIA MACROPHYLLA*, KNOWN AS CAOBA, IS A VULNERABLE SPECIE THAT HAS BECOME RARE AS IT HAS BEEN USED FOR OVER 400 YEARS FOR FURNITURE AND COMMERCIAL PURPOSES DUE TO IT'S UNIQUE RED-PINK COLORED WOOD.



# Climate analysis

We analyze the climate conditions of Ostional, to determine the best bioclimatic strategies for the project. In order to achieve an energy conscious design and environmental responsive architecture to ensure thermal comfort in the project.





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# Vegetation

The vegetation integrated in the building provides additional thermal insulation, protection from solar radiation and regulates the temperature.

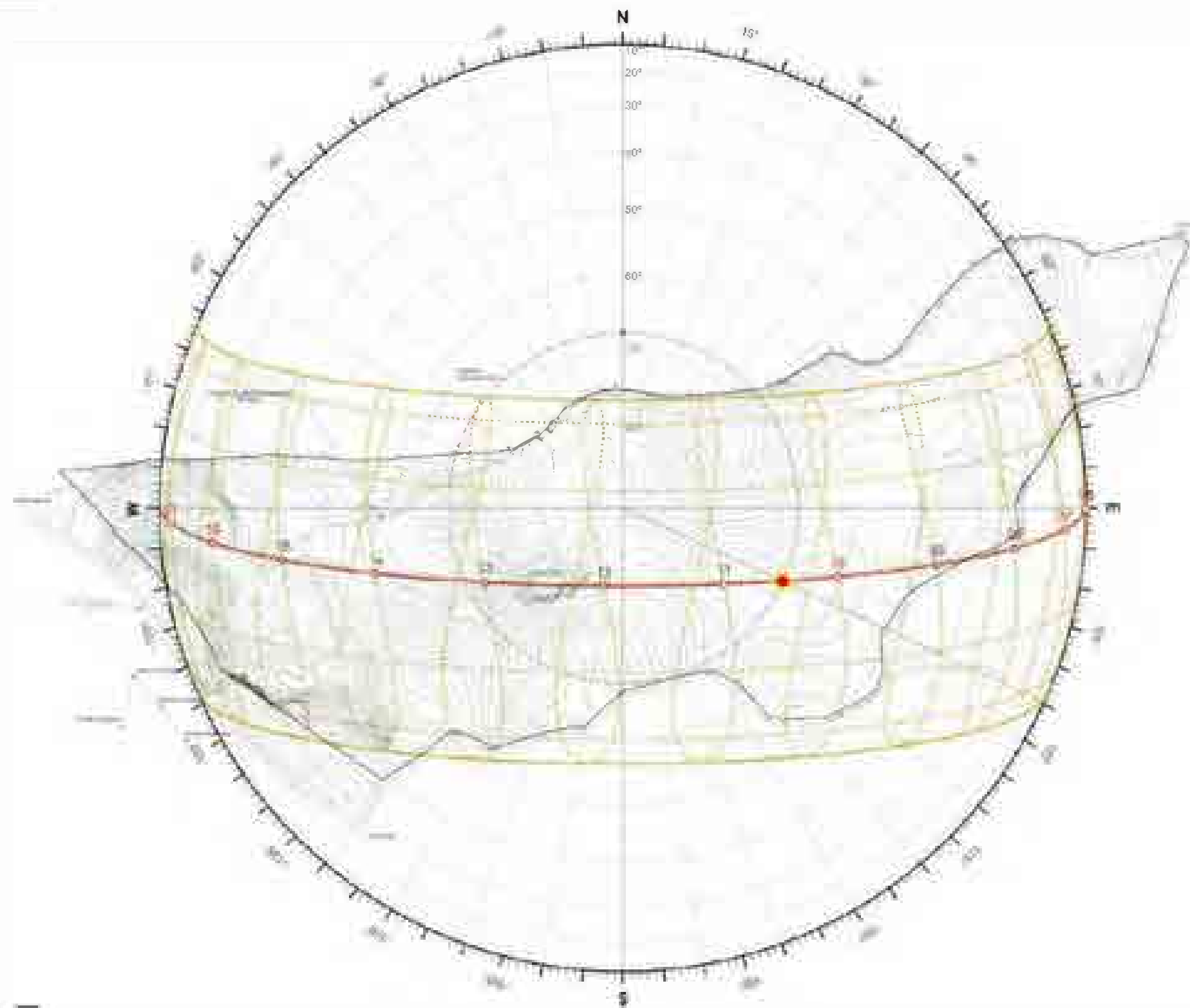
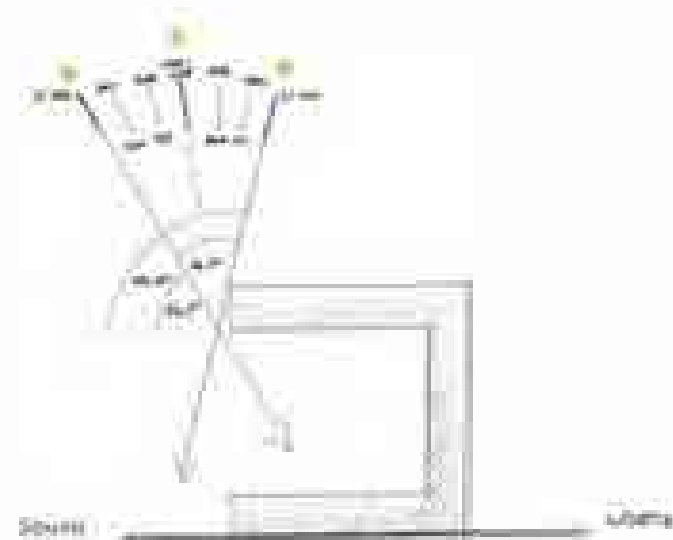
Strategically placed vegetation around a building can reduce temperatures and humidity through shading, evapotranspiration and wind channeling.





## sun analysis

- sun path
- solar angles

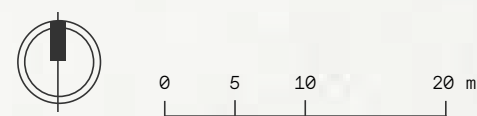


# Arrival Layout Club House & Retail Village



- 1. Existing gate, main access for guests of the retail village
- 2. Informal roadside parking
- 3. Bicycle parking, parking for special needs & delivery
- 4. Creek and access bridges
- 5. Retail village
- 6. Access to the apartments
- 7. Walking path to the beach
- 8. Trail access to the club house
- 9. Electric vehicle and bicycle parking spaces
- 10. Club house phase 1: Open lounge, lap pool and changing rooms
- 11. Club house phase 2: coworking spaces, gym, restaurant kitchen, and library
- 12. Nature based playground
- 13. Yoga shala

ENLARGED AREA



# Club House

ILLUSTRATIVE SECTION VIEW TOWARDS EAST





# Retail Village

ILLUSTRATIVE SECTION VIEW TOWARDS EAST



HERBS & BERRIES

BUILDINGS EMBEDDED IN THE SLOPE  
WITH A PRIVATE ACCESS FROM THE BACK  
TO THE TOP FLOOR APARTMENTS

DELIVERY &  
BICYCLE PARKING

↑  
ACCESS  
ROAD

ENTRY BRIDGE

RETAIL VILLAGE

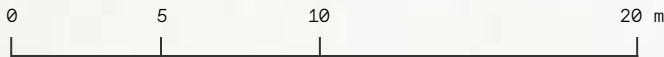
YOGA SHALA

NATURE BASED  
PLAY

TO CLUB  
HOUSE →

FRESH COFFEE, A SPORTS EQUIPMENT  
RENTAL AND THE GUANAVISTA STORE

SCALE BAR





Schematic design for retail village

# Retail Village

GROCERY SHOP



TROPICAL FRUTERIA STAND, SERVING FRESH COCONUT WATER AND TYPICAL FRESH FRUITS AND VEGS



COFFEE SHOP

SPORTS & SURF EQUIPMENT SHOP & RENTAL





# Retail Village.



TERRACES AT THE CREEK & UP THE HILL WITH VIEWS



TRAIL FROM THE RETAIL VILLAGE  
TO OSTIONAL BEACH



A PATH LEADS UP TO THE CLUB HOUSE -  
WITH HERBS AND BERRIES ALONG IT

# Retail Village.

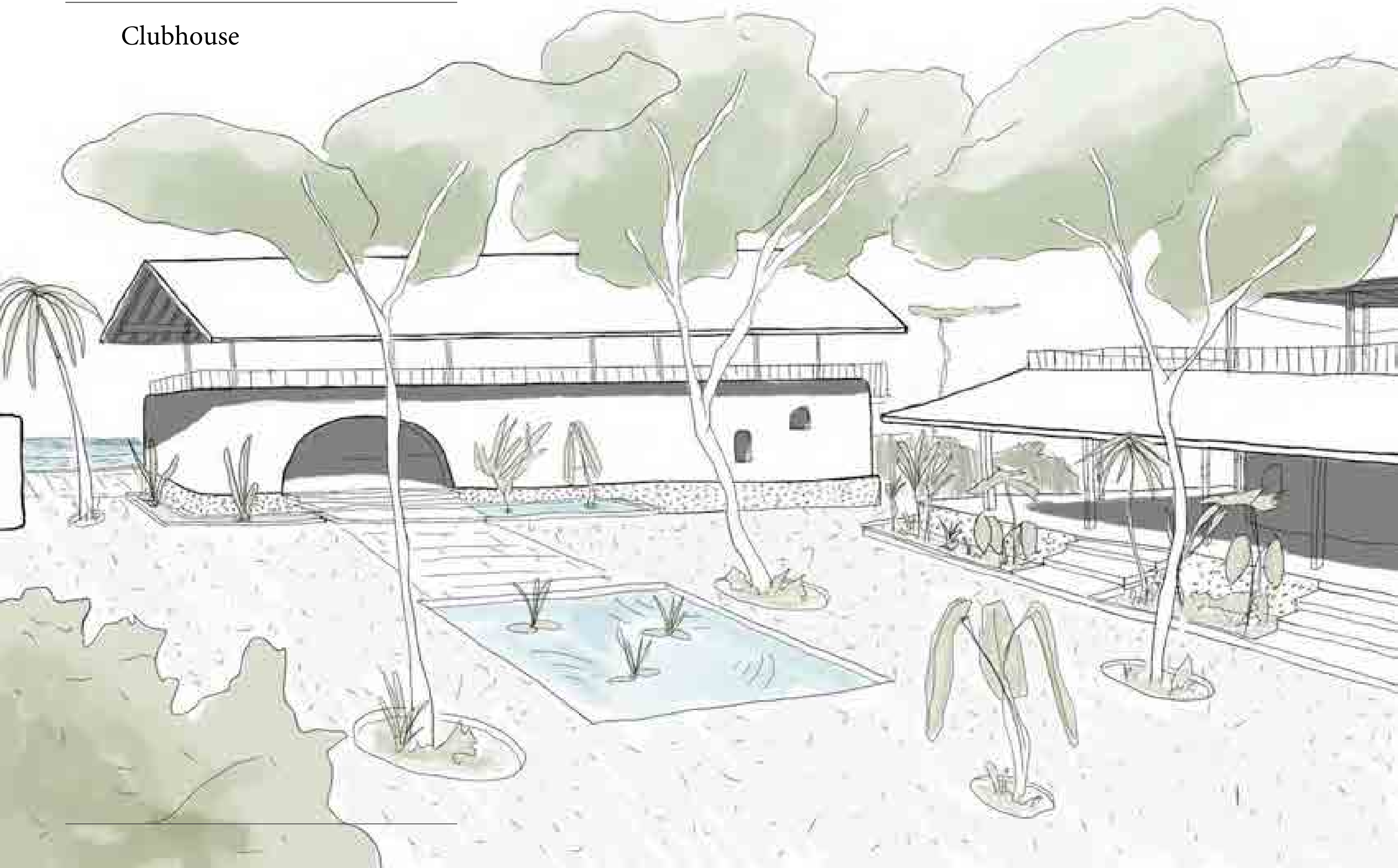
*SPACES WITH VIEWS, EMBEDDED IN NATURE*



*APARTMENTS FOR RENT ON THE TOP FLOOR*

---

## Clubhouse







View from club house shows multiple surf breaks, turtle nesting and spectacular sunsets





# Club House



*SPACES TO SHARE AND ENJOY*



*SPACES TO CELEBRATE SPECIAL EVENTS AND GATHERINGS*



# Club House



SHARED KITCHEN AND OPEN AREAS  
FOR COMMUNITY ACTIVITIES



# Club House

NATURE-BASED PLAY



HILL SLIDE AND GIANT PLAY NET  
AND A LOT MORE TO DISCOVER



INTEGRATED HERB AND BERRY GARDEN FOR FORAGING

# Textures



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# Look & Feel



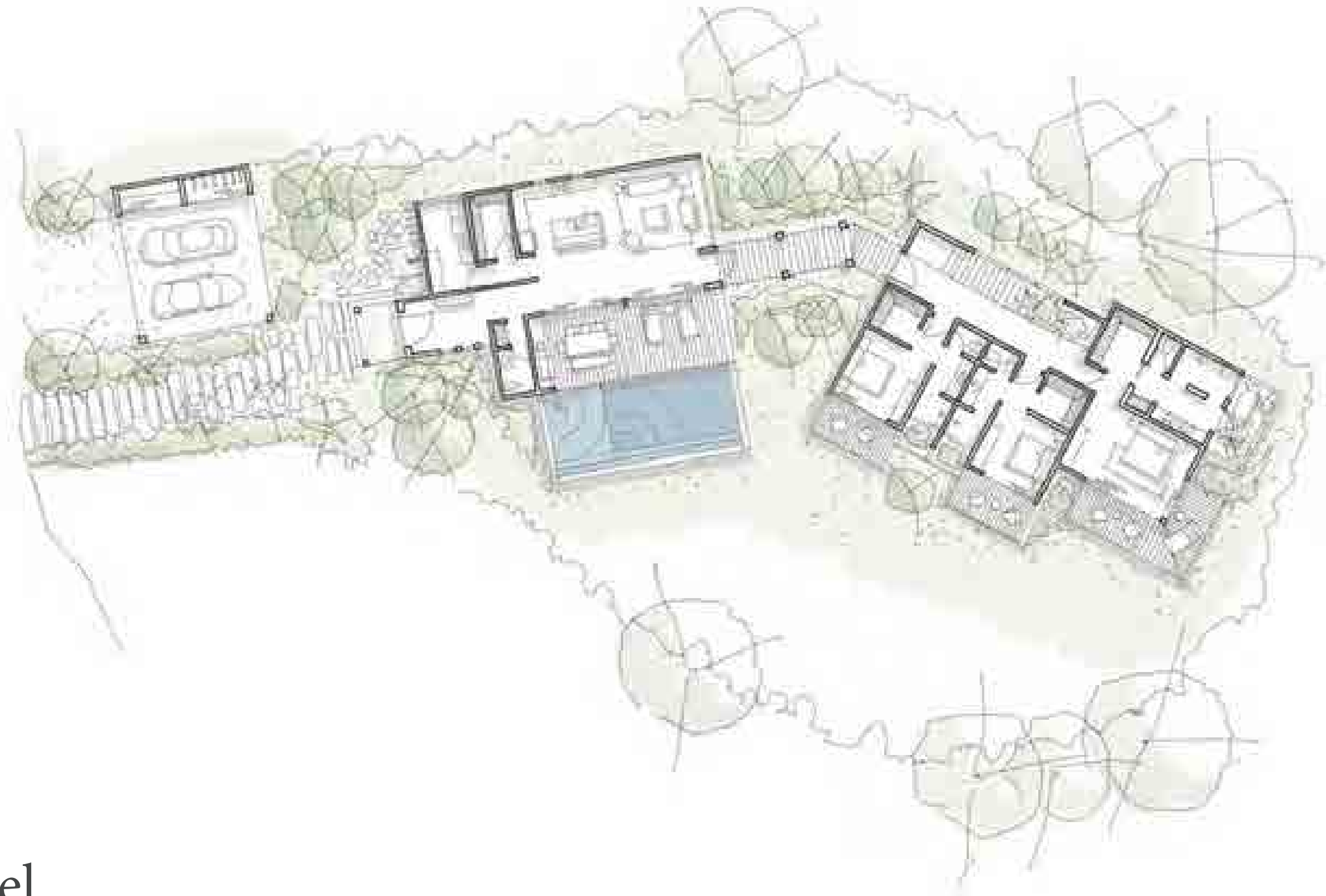




Phase 1 architectural renders

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lot 07



first level

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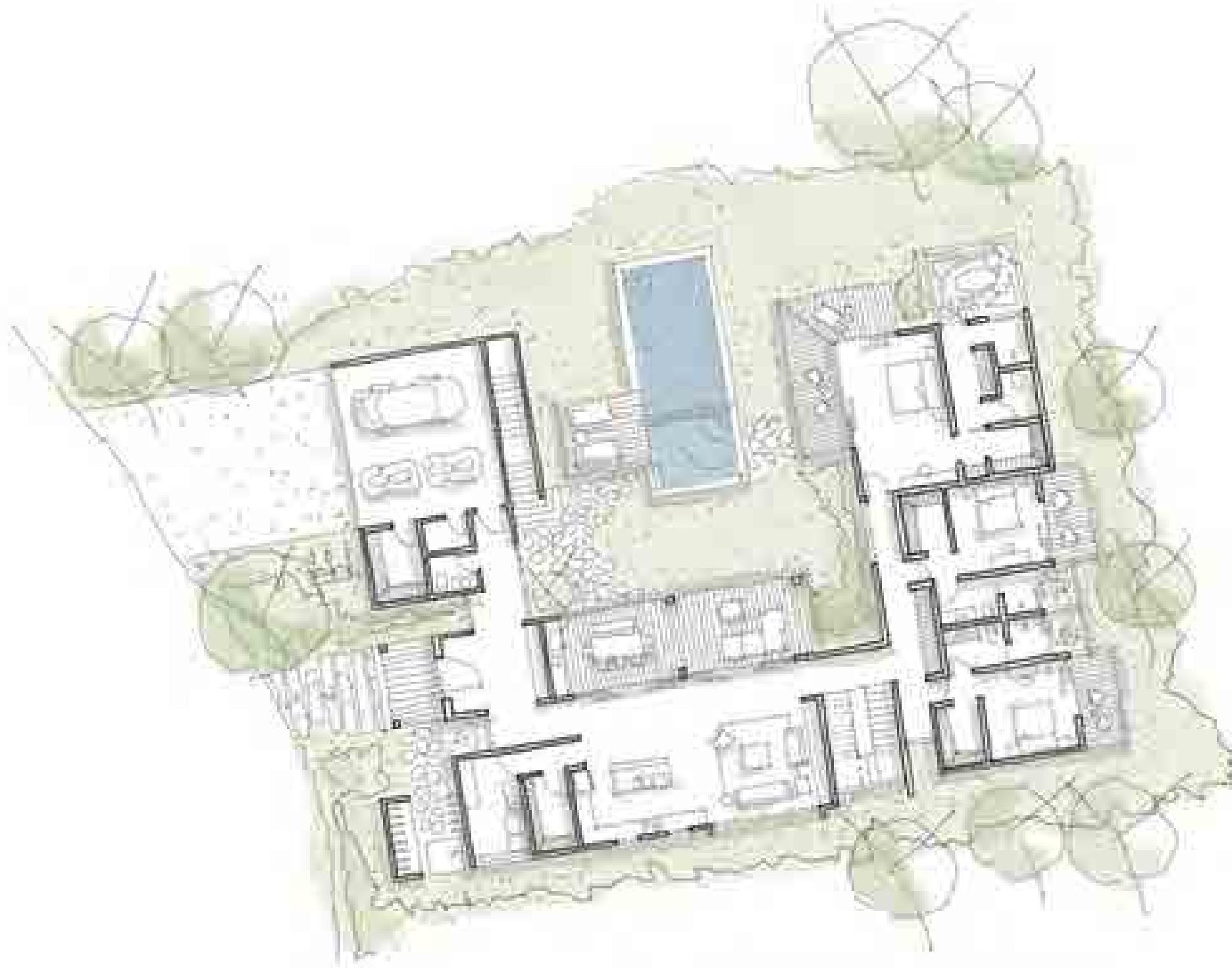






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lot 08



first level

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lot 10



first level

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# Site Section Forest Pavilion and Creek Valley

ILLUSTRATIVE SECTION VIEW TOWARDS WEST



# Suspension Bridge.

Reference Imagery

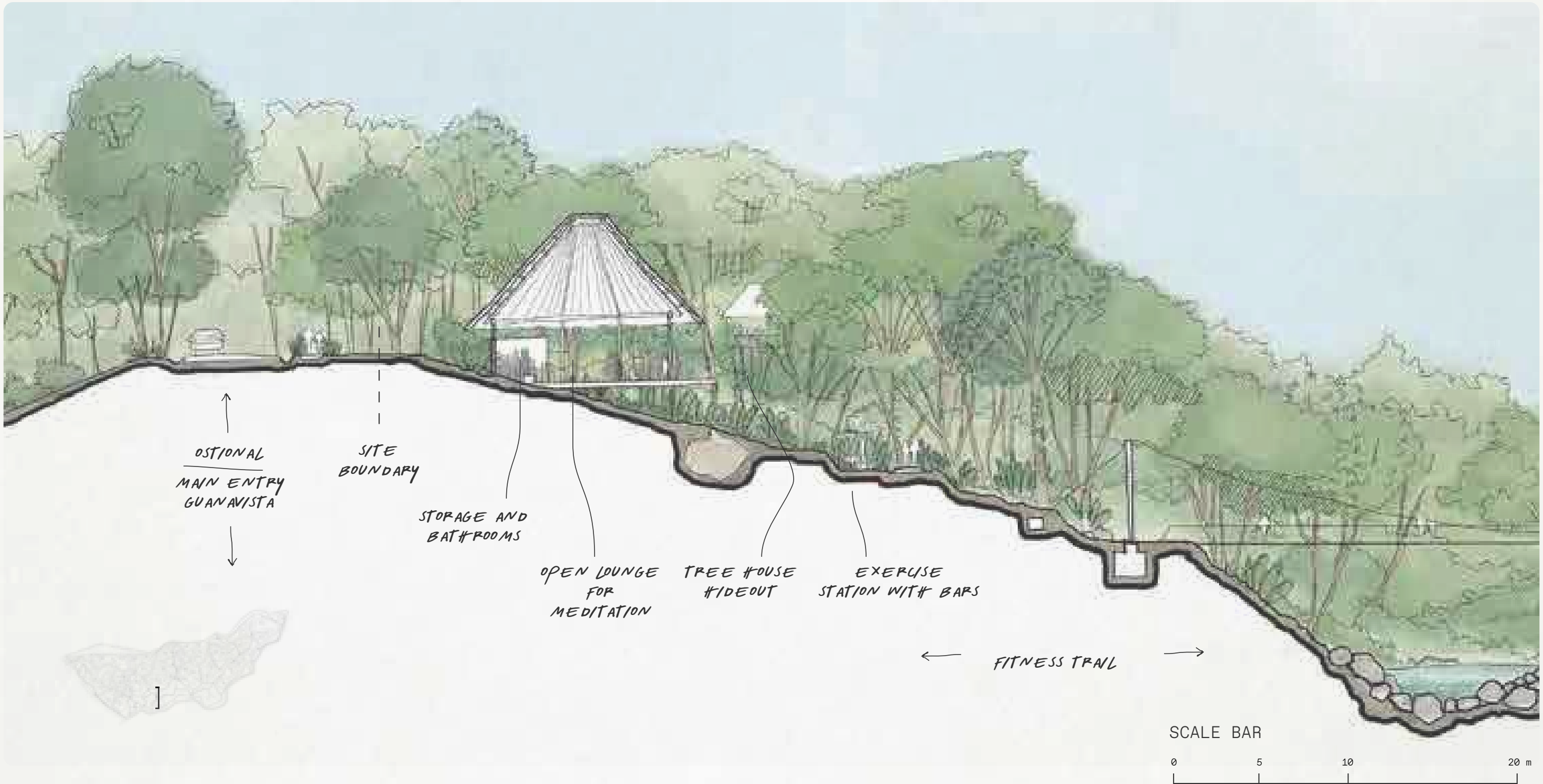


REFERENCE FROM OUR PREVIOUS PROJECTS.



# Forest Pavilion

ILLUSTRATIVE SECTION VIEW TOWARDS WEST



OPTIONAL  
MAIN ENTRY  
GUANAVISTA

SITE  
BOUNDARY

STORAGE AND  
BATHROOMS

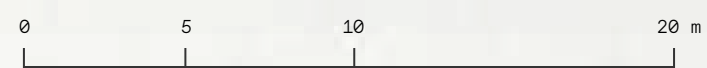
OPEN LOUNGE  
FOR  
MEDITATION

TREE HOUSE  
HIDEOUT

EXERCISE  
STATION WITH BARS

FITNESS TRAIL

SCALE BAR



# Forest Pavilion

*CONTEMPLATION WITH VIEWS*



# Walking and Hiking Trails

ILLUSTRATIVE SECTION







FOREST TRAILS CONECT THE HOMES WITH  
THE COMMON SPACES

# Pedestrian Trails

MATERIAL IMAGERY

TRAILS FOR WALKING AND  
HIKING, PEDESTRIAN  
ACCESS ONLY.

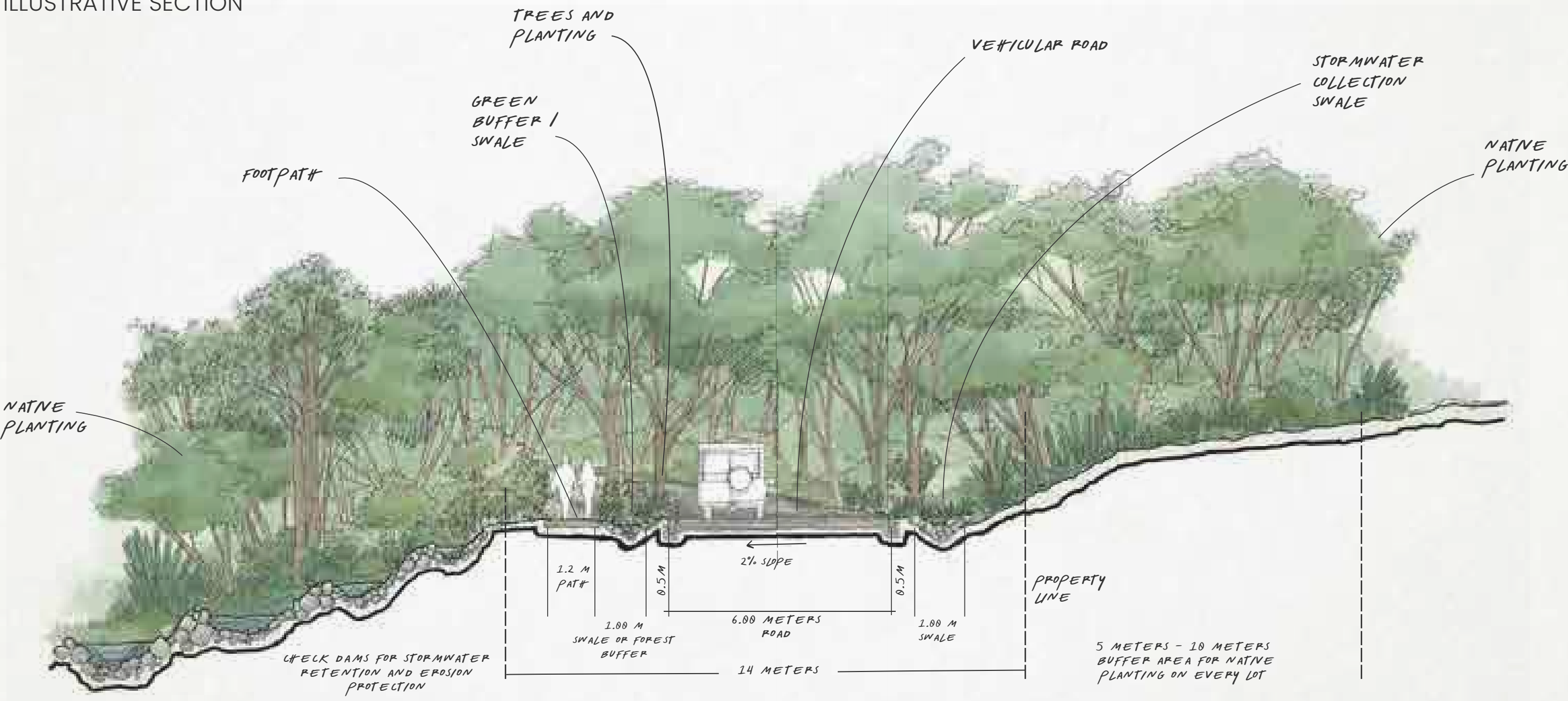
COMPACTED GRAVEL  
ALLOWS FOR INFILTRATION OF  
STORMWATER RUNOFF



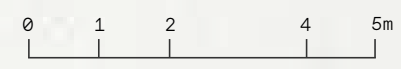
STORMWATER  
COLLECTION SWALES

# Road and Stormwater Protection

ILLUSTRATIVE SECTION



SCALE BAR





# Road Material

MATERIAL IMAGERY



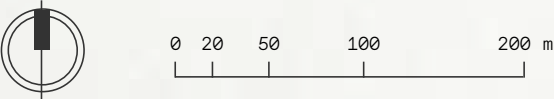
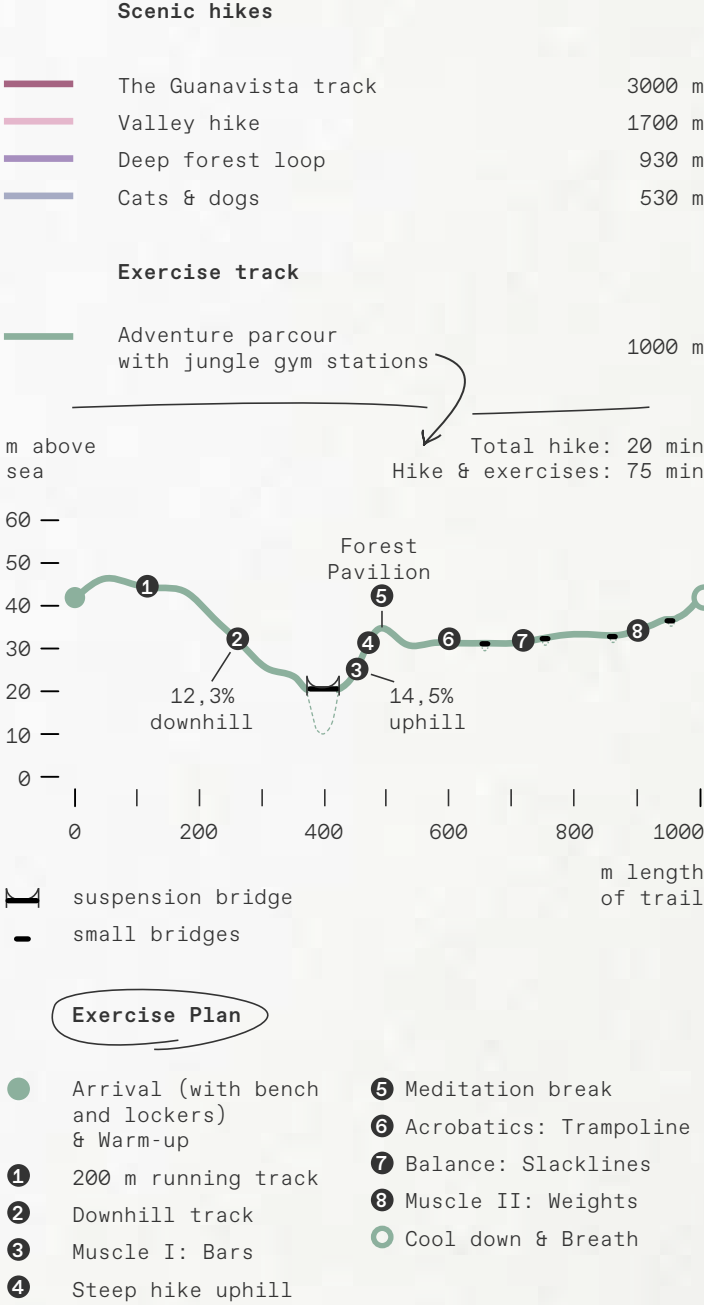
EXAMPLE OF  
CHIP AND TAR ROAD



PARKING SPACES

# Circular Forest Trails

GUANAVISTA 70% SCHEMATIC MASTERPLAN



OSTIONAL, GUANACASTE \* COSTA RICA

# Exercise Stations.

Reference Imagery



JUNGLE GYM EXERCISE STATIONS ALONG THE ADVENTURE TRAIL





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