



40NORTH
Landscape Architects & Planners



Company Profile

October 2009

Who We Are
What We Do
Selected Projects
Contact

www.40northdesign.com

Who We Are: Mission Statement



Luxor Hilton Resort - New Karnak, Egypt

40NORTH is a full service landscape architecture and planning practice that specializes in resort planning and hospitality environments. We place an emphasis on the design and successful implementation of outdoor environments for clients around the world.

We believe that each project should be functional, innovative, and also appropriate to the surrounding environment. Our goal is to produce creative, responsible, and one-of-a-kind environments for every client. The work we do at 40NORTH ranges from conceptual planning and visioning to construction documents and site administration for the outdoor environments we design.

Who We Are: USA

John Galloway

Managing Director (USA) / CEO

John Galloway started the company in the summer of 2005, after a decade working at EDSA of Fort Lauderdale, Florida. He acts as the Managing Director of the US Office, and assumes the role of lead designer and project manager of most 40NORTH projects. His experience includes the site engineering and design of large scale destination resorts, boutique hotels, urban design, and regional master planning projects around world. In the past decade most of his efforts have involved projects in the Middle East and North Africa. John is an illustrator and communicates through sketching and photography.

John attended Kansas State, works and lives on the farm with his wife and two daughters, and considers the plains of Western Kansas his home.



Matthew Lewis

Design Director

As a Design Director at 40NORTH, Matthew Lewis is involved in the design and project management of many of the international projects at 40NORTH. He has extensive experience in the development of residential and resort projects around the world, with an emphasis on sustainable planning and eco-tourism. Mr. Lewis' extensive travels have allowed him to focus on traditional planning and construction techniques in combination with modern technologies.

Matt attended The Ohio State University and played goalkeeper for the Virgin Atlantic Strollers Football Club in Beijing China (2002-03 Season).



Joshua Cheek

Design Director

Joshua Cheek joined 40NORTH in May of 2007 after working for various design companies in the Kansas City area, where he has spent many years designing and implementing both large and small-scale projects. Joshua is a Design Director in the office, spearheading many of the technical responsibilities related to 3D design and detailed project documentation.

Joshua studied at Kansas State, resides in Weston, Missouri, and vacations in sunny Western Kansas, USA.



Katie Galloway

Chief Financial Officer

Katie is the beauty and the brains at 40NORTH. She is involved in all matters involving the finances of the company. She has a B.A. in Business Administration from the University of Kansas, and prior to joining 40NORTH she was a senior sales representative for the US pharmaceutical company Merck and Company.

In addition to keeping track of the financial aspects of the company, Katie is also our moral compass. Being a mother of two girls, she makes sure that we have a sense of decorum in the studio, we are eating healthy, and we are recycling whatever we can. She is an amazing cook and without question best meals we eat come from her kitchen.



Who We Are: Costa Rica

Matthew J Flynn

Managing Director (Costa Rica)

Matthew Flynn joined 40NORTH in the Winter of 2006 after working for EDSA in Beijing and Fort Lauderdale. Matthew is the Managing Director in charge of our expansion into Central America, and he has extensive experience in the management, planning, and implementation of international projects. He has the proven ability to reinforce a vision from the initial sketches to the fine details. Matthew draws on his strong foundation in rural and natural landscapes to incorporate regional materials and construction methods into our work, and strives to deliver world-class designs for resorts, resort communities, boutique hotels, and ecolodges.

Matthew is involved in the design and project management of many of 40NORTH's international projects and spearheads several nature-based hospitality projects in the growing Central American market.

Matthew holidays at his family farm near Laidley, Australia.



Johnny Gutierrez

Technical Director

As 40NORTH's Technical Director, Johnny brings over 15 years experience in construction documentation for some of Costa Rica's most influential companies. His job responsibilities have included the design development documentation for architects, landscape architects, and interior designers.

Johnny is an advanced student of civil engineering, he has experience that provides him with knowledge regarding preliminary site and topographical analysis for 40NORTH projects. His breadth of professional experience enables him to also coordinate the smooth running of 40NORTH's busy design studio in San Jose.

To balance his hectic work life, Johnny unwinds by combining new alternative sounds from Asia and the Middle East for his next DJ set, playing percussion, and searching for the meaning of life in books on oriental philosophy.



Andrei Blanco

Design Staff

Andrei Blanco raises the bar in construction documentation by applying his keen eye for detail with his solid foundation in architectural studies. Andrei is in his final year of Architecture (part-time) at the Universidad Central in San Jose, and his strong artistic approach and proficiency in 3D modeling have helped to shape 40NORTH's unique documentation style.

Andrei's primary interests center on creating responsive and functional places where people immediately understand the purpose of design. Prior to joining 40NORTH in the fall of 2007, Andrei worked with WWWC and Oceans Dreams. Both companies are based in Costa Rica.

When he isn't working, Andrei would prefer to be playing chess and entertaining his two year-old son.



Who We Are: The US Office

[Geo + Rv + F + SE + V]

Our US headquarters is located on a 35 acre farm north of the metro Kansas City Area, and 10 minutes from a major international airport.

We designed the office with Hufft Projects last year, and a year later we are now working from the new space. The new 75 m² office space was the reuse of an existing block machine shed on the farm. We reclaimed the old ceiling joists, had century old cypress beams milled for the floor, used energy efficient windows and doors, soy insulation, and a corrugated metal roof. Generally we tried to be as responsible as possible in the selection of the construction materials and design of the space.

Maybe when we add the wind turbine we'll submit it to LEED for the little gold star.

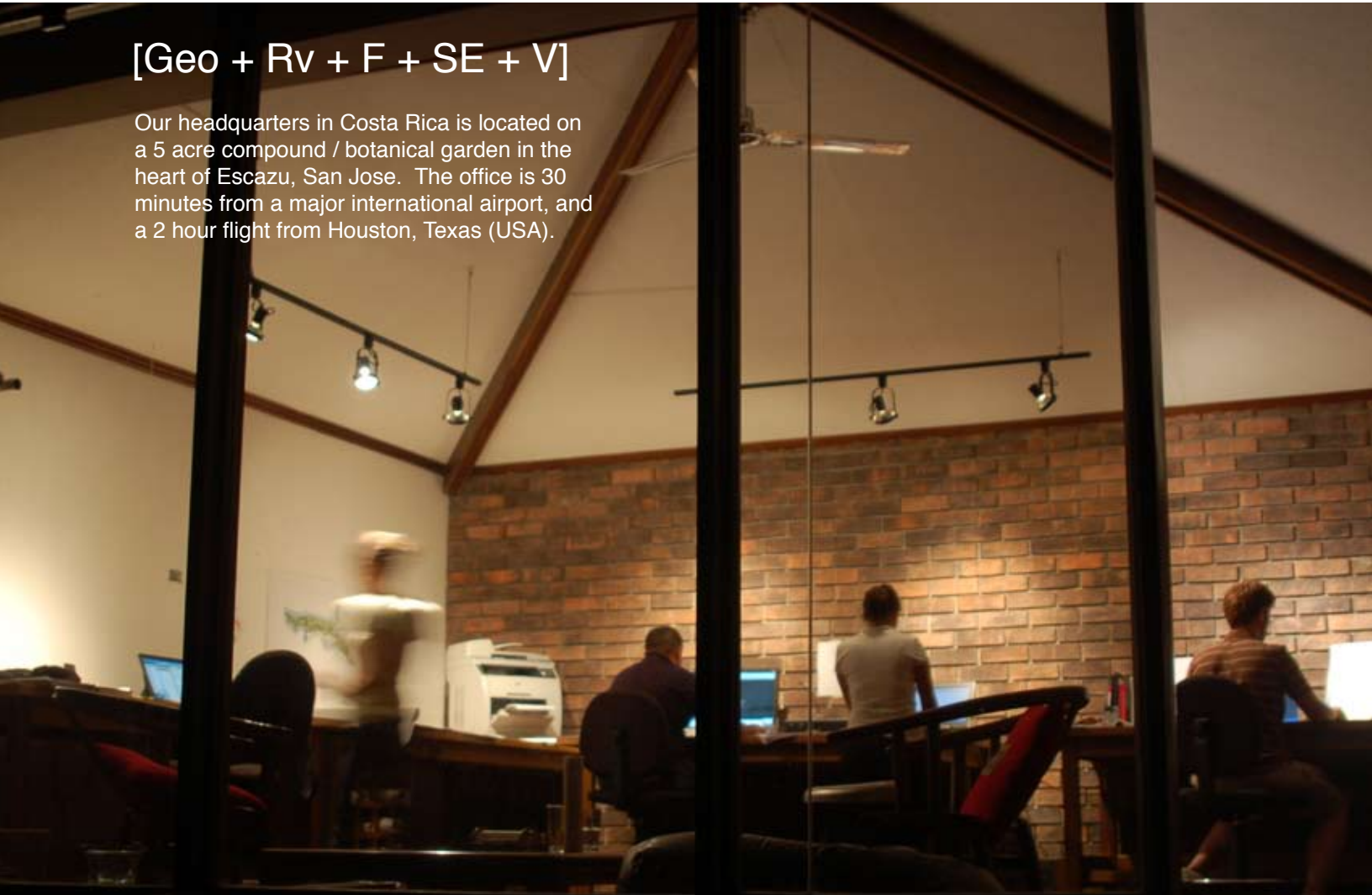


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Who We Are: The Central American Office

[Geo + Rv + F + SE + V]

Our headquarters in Costa Rica is located on a 5 acre compound / botanical garden in the heart of Escazu, San Jose. The office is 30 minutes from a major international airport, and a 2 hour flight from Houston, Texas (USA).



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Who We Are: Corporate Responsibility

[Su]


Most of our work occurs away from our offices in the US and Central America, and that requires travel by air for almost every project we work on. 40NORTH has tried to become a carbon neutral company from year one. We purchase carbon credits that offset our corporate carbon footprint, we have planted trees at our corporate headquarters, and we recycle everything we can.

We have donated our time and money towards local NGO entities in the regions we work, including the Don Bosco Organization. In the past we have also donated to reStart, the Upper Egypt Fund, and Native Energy.

These modest financial contributions are the very least that we can do as a professional practice, and we make them an integral part of our overall business plan.

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What We Do: Collaboration



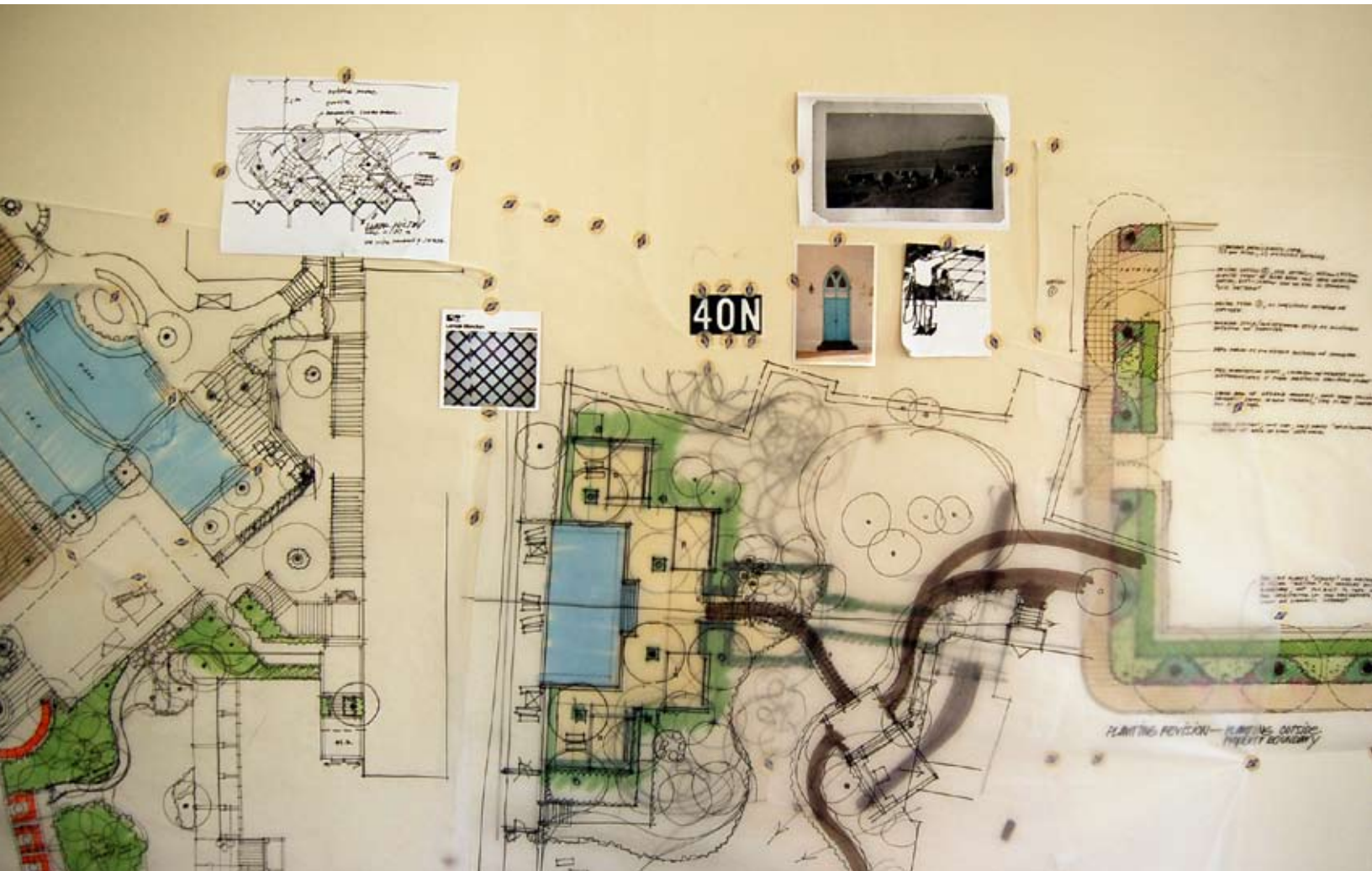
Granada, Spain. We met friends and colleagues in Madrid and caught the high speed train (VFT) to Grenada. After 4 hours in the Bar Car we were at the Court of the Oranges in The Alhambra.

The process of collaboration with the entire design team is one of the most challenging and rewarding aspects of each project. This creative process is a combination of different experiences, attitudes, and talents, and in the end the project is always better for the differing points of view. In addition, we often are working on projects in developing countries or economies, and our experience allows us to consider these cultural and logistic challenges on every project.

For us it starts with drawing and the photos we take, having conversations and listening to everyone involved: The client, the design team we exchange ideas with, and the contractors - just to name a few. This combination of creative tools help us to understand the changing world around us, and to make each project a one-of-a-kind experience. We concentrate on getting it right as well as getting it completed, and this is one of the primary reasons that 40NORTH sets itself apart from it's peers.

40NORTH has extensive experience in both large and small hospitality environments, from large conceptual master planning and site engineering projects, to the design of the most intricately detailed aspect of these environments. We have over 40 years of combined experience in the profession, and most of our projects are with repeat clients who engage us as they are planning their next big thing.

What We Do: The Process



We're not mathematicians. We're landscape architects. To us this is not a 9 to 5 job, it's what we spend our days and nights talking about and working on. We continually refine our craft by observing and experiencing the world around us. We incorporate these experiences into every project we undertake, and we believe that the result is that each project has a unique character or signature. The resulting project has a formula or pattern that evolves as the project moves forward. It could for example be expressed as simply as this:

$$\frac{\text{Inspiration [Ins]} \times \text{Effort [Ef]}}{\text{The Design Team [Dt]}} = \text{The Projects We Work On [Pr]}$$

Projects are obviously more complicated than this. This formula is not something that is written down or copied like a recipe. It's a combination of thoughts, ideas, experiences, and a thousand other unconscious processes we may not even be aware of. All of these factors work together - from the sketchbook to the punchlist - in the design of each project we undertake.

What We Do: Our Process

[Cn]

Marfa, Texas. 40NORTH and extended friends went to the high plateau of West Texas to see the Marfa Lights Festival, eat some good food, and learn more about modern artist Donald Judd. Stay at the Thunderbird Motel, and for breakfast get the brisket burritos at Conchita's on Highway 90.



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What We Do: Our Process



[Com]

We Still Draw. In an increasingly digital age, we find it important to combine traditional methods of thinking and problem solving with new communication and documentation tools available to designers.

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What We Do: Our Process



[Fd + Co]

We spent a week in Southwest Turkey visiting different nurseries and soaking up the local culture. We ate grilled fish and fresh bread for 7 days straight - watch out for the Raki and water.

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What We Do: Our Process

[Gr+ V]

Platte County, Missouri is known for it's Burley Tobacco farms, the furthest west that the crop is grown in North America.



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What We Do: Our Process

[Dev]

Windermere Island is an out island to the Eleuthera Islands in the Bahamas. French explorer Jacques-Yves Cousteau considered this beach to be one of the two finest in the entire world. Eat at Tippy's in Governor's Harbor if you get the chance.

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What We Do: Our Process

[Ge + Wea]

Between the Chihuahuas and Chinati Mountains is desolate Presidio County, Texas - currently a focus of activity for hotelier Liz Lambert, who understands the meaning of 'quality of space'.

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What We Do: Our Process

[Loc]

Matthew Flynn and Matt Lewis each spent more than a year living in Beijing, China: working, traveling, and immersing themselves in the culture completely. Spend the night at one of the ancient guardhouses of the Great Wall.



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What We Do: Our Process



[Mat + Sch]

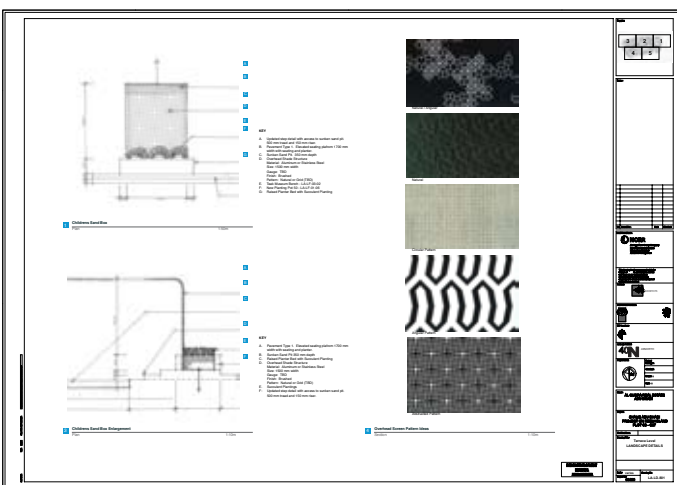
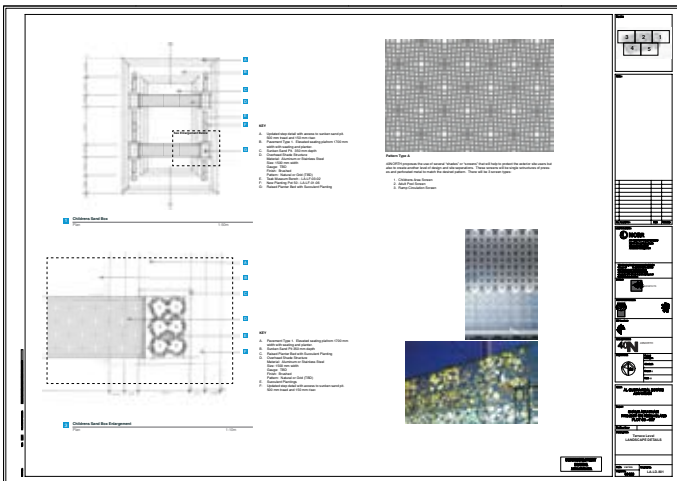
We've been lucky enough to work on projects all over the world, we have experience working with contractors, builders, and artisans in developing countries. We bring this valuable experience to every project.

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What We Do: Project Experience



Image Credit: NORR Architects



Abu Shades Development

Location: Abu Dhabi, United Arab Emirates (UAE)
Scale: 2 Acres
Client: Al Qudra Development
Design Team: NORR + 40NORTH
Construction Cost: Confidential
Scope: Full Services

This project is a 35 story residential tower on Reem Island along the Arabian Sea coast of the Emirate of Abu Dhabi. The 5 tower skyscraper has an amenity deck for the residents of the tower which consists of five luxury resort swimming pools and a large open public space on Level 8.

An addition to the residential component of the project, the lower floors contain parking for the residents and high end luxury retail shopping in the Shams district of Abu Dhabi.

The project is currently in the design development stage and construction should continue through 2011. 40NORTH is working with architects NORR on the project, and is providing full design services for the project.

www.alqudraholding.ae

What We Do: Project Experience



40NORTH is working with KPF Architects of London and Silverfox Studios of Singapore to create a signature corporate headquarters for ADIA, a style which combines **hospitality and business** for both employees and visitors.

Photo Credit: Flickr.com



Abu Dhabi Investment Authority

Location: Abu Dhabi, United Arab Emirates (UAE)
Scale: 2 Acres
Client: Abu Dhabi Investment Authority (ADIA)
Design Team: Silverfox Studios + Focus Hospitality + iLab + 40NORTH
Construction Cost: Confidential
Scope: Full Services

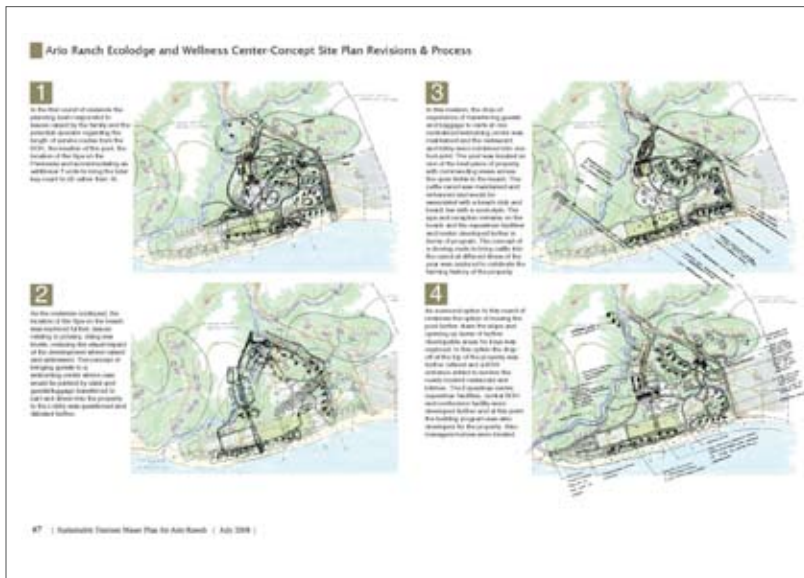
This important project in the Emirate of Abu Dhabi involves a collaboration with Silverfox Studios and the London office of KPF to redesign and rebrand the corporate headquarters for the Abu Dhabi Investment Authority (ADIA), one of the world's largest sovereign wealth funds.

40NORTH is involved in the redesign of all exterior site work and site elements, including a new roof terrace above the existing parking garage and newly redesigned executive spa. 40NORTH is working with Schletterer Spas of Austria on the exterior pool terrace associated with the Spa. The work should be completed by Spring 2011.

www.adia.ae

What We Do: Project Experience

The Nicoya Peninsula of Costa Rica is remote by any standard - 5 hours by car from San Jose. Better leave by 2pm to catch the 5pm ferry. 4WD is a must.



Ario Ranch

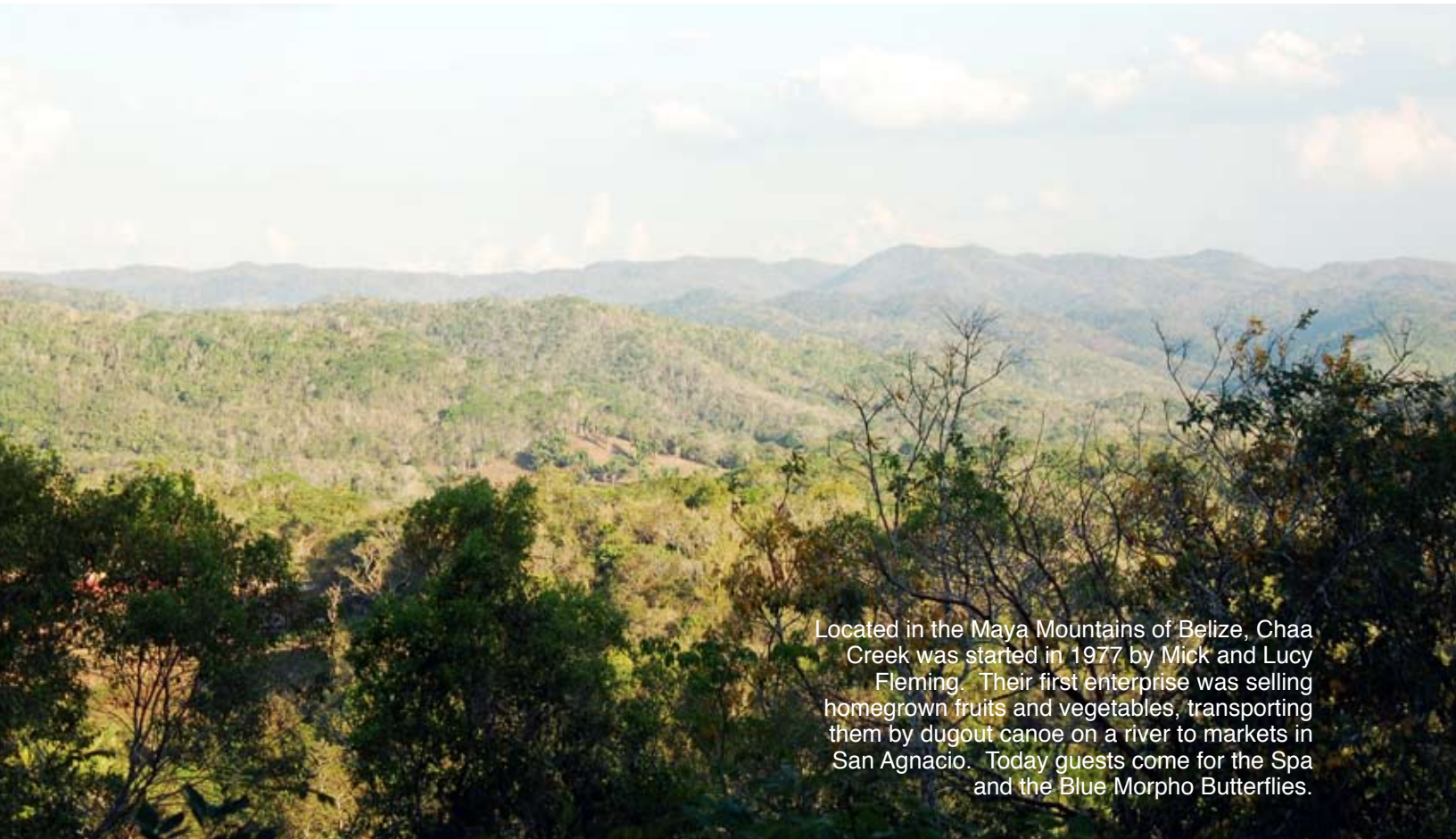
Location: Nicoya Peninsula, Costa Rica
Scale: 1,925 Hectares (4,700 Acres)
Client: Grew Family Trust
Design Team: Mehta Design + 40NORTH
Construction Cost: Confidential
Scope: Full Services

The clients have farmed Ario Ranch for over 30 years and wish to create a world-class sustainable development, as well as to promote and implement sustainable rural-land management practices in the broader region. The client has created a preservation area on the property managed by a non-profit preservation group in conjunction with MINAE - Costa Rica's environmental protection agency.

Working with HM Design, 40NORTH created the Master Plan as well as the phasing plan for the 20 year build-out of the project. A Concept Master Plan was developed for the first phase of development to include a 25 key ecolodge and wellness center, an equestrian center, conference facility, and 10 luxury rental pool villas. The site planning of the first phase was based on extensive site analysis and routine visits to the property.

The first phase of the project is planned to move forward to Schematic Design in the first quarter of 2009.

What We Do: Project Experience



Located in the Maya Mountains of Belize, Chaa Creek was started in 1977 by Mick and Lucy Fleming. Their first enterprise was selling homegrown fruits and vegetables, transporting them by dugout canoe on a river to markets in San Agnacio. Today guests come for the Spa and the Blue Morpho Butterflies.



Chaa Creek Reserve Master Plan

Location: San Agnacio, Belize
Scale: 162 Hectares (400 Acres)
Client: The Lodge at Chaa Creek
Design Team: HM Design + 40NORTH
Construction Cost: Undisclosed
Scope: Eco Tourism Master Plan, continuing services

Engaged by HM Design to work as part of multidisciplinary team to develop a 20 year Master Plan for the renovation and expansion of the award winning Chaa Creek Ecolodge. 40NORTH co-planned the Master Plan as well as the design of a new architectural program to include; new entry sequence and welcoming center, new guest amenities including resort pool, bar and restaurants and a range of new accommodation including; single villas, summer camp facilities and luxury rental pool villas.

The design team spent 10 days on site working to identify the strengths and weakness of the operation and carried out extensive reconnaissance of the natural assets of the property and the region. The approved Master Plan was developed in close collaboration with the client team and the lodge staff who contributed a wealth of knowledge and experience to the process. The Master Plan was completed in the summer of 2007 and the client team is now developing a strategy to move forward with the first phase.

<http://www.chaacreek.com/spa/about/>

What We Do: Project Experience

The existing habitat of the Central Missouri landscape was the inspiration for the pool and outdoor public areas of the house. The concept started with fireflies caught in a canning jar at dusk, and the end result is almost better than the real thing.



The Curved House

Location: Springfield, Missouri (USA)
Scale: 17.5 acres
Client: Mr. and Mrs. David McQueary
Design Team: Hufft Projects + MAKE Studios + 40NORTH
Construction Cost: Confidential
Scope: Full Services

The Curved House is a high end residential project in Springfield, Missouri (USA). The project began as a collaboration and general design direction from Matthew Hufft of Hufft Projects as the architect of the residence, and has expanded to the master plan for a 17 acre compound in Springfield.

This modern residence is set within a restored tall grass prairie of Eastern Gama Grass and Big Bluestem Grass, species that are native to Central Missouri. Also included in the project is a soccer half-pitch, sculptural mounding, walnut grove, and garden shed clad in native white oak. Also on the property is a 3 ton sculpture clad in 10 gauge steel plate, acting as a frame or "aperture" for the residence. The sculpture was designed by 40NORTH and MAKE Studios.

40NORTH was involved in the overall master planning of the project as well as detailed design in specific areas adjacent to the residence, including the swimming pool, firepit, and the Japanese-inspired zen garden. The project was completed and handed over to the Client in the Summer of 2009.

What We Do: Project Experience



Photo Credit: Flickr.com



Deyinah Island Visioning Study

Location:	Abu Dhabi, United Arab Emirates (UAE)
Scale:	200 acres
Client:	Tourism and Development Investment Company (TDIC)
Design Team:	Silverfox Studios + AR43 + 40NORTH
Construction Cost:	Confidential
Scope:	Conceptual Master planning

40NORTH was involved in the conceptual master planning of Deyinah Island, on the territorial boundary line between the Emirate of Dubai and the State of Qatar in the Arabian Sea.

The program for the project involved the incorporation of two (2) boutique hotels in a clustered formation along the coastline. Also included were retail areas, a new sporting marina with support facilities, a refurbished airport with a 1 km landing strip, golf, and the restoration and preservation of sea turtle breeding grounds on the north end of the island. The island is a former military base and many of the infrastructure upgrades are in place currently.

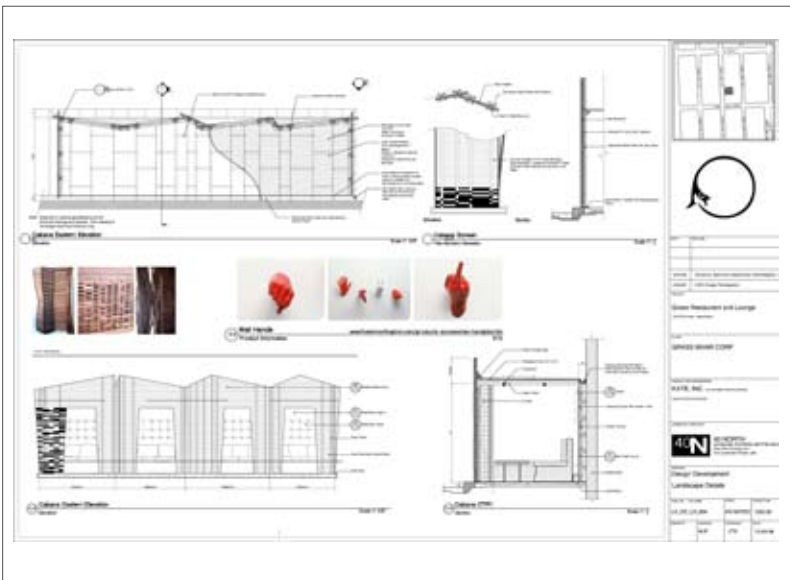
www.tdic.ae

What We Do: Project Experience



This project has the distinction of being the first project designed by 40NORTH to be built. Located in Miami's Design District, this local lounge bar and restaurant starts to get out of hand about 2 am. Get the Grilled daily fish, and be sure check out the bottle menu.

Photo Credit: Flickr.com



Grass Lounge

Location: Design District, Miami Florida
Scale: 50 x 75 ft. (3500 Sq. Ft)
Client: The Legion of Doom
Design Team: Maxime Dautresme + 40NORTH
Construction Cost: Undisclosed
Scope: Full Services

GRASS Restaurant & Lounge is an existing outdoor lounge located in the Design District in Miami, Florida. The new design of the property includes a new indoor space, an expanded restaurant component, as well as a complete redesign of the exterior courtyard. The design of the outdoor space is presented as the tranquil chill retreat from the hyper-decadent interior of the club.

40NORTH worked with French designer Maxime Dautresme and hospitality architects Telesco Associates on the project, and provided Conceptual Design and Design Development for all outdoor spaces. The project reopened in March 2007 and is consistently rated as one of Miami's top evening venues.

www.grasslounge.net

What We Do: Project Experience

The first polo matches were played in Persia in the 5th Century BC with teams of 100 men and their horses competing with one another in a simulated battle for the King.



La Promesa

Location: Panama City, Panama
Scale: 2500 Hectares (6,125 Acres)
Client: Confidential
Design Team: Gensler + Pete Dye Golf + 40NORTH
Construction Cost: Undisclosed
Scope: Full Services

La Promesa is a mixed-use community development in Panama City. The property's natural assets include several creeks, pristine forested areas and mountainous plateaus rising to almost 1000m above sea level with views to both sides of the Isthmus.

40NORTH is working with a multi-disciplinary team including US Firm Gensler to develop the Master Plan and Landscape Concept for the first phase of development, which includes an equestrian center, polo fields and club house, destination hotel and conference facility, a 27 hole golf course, golf and polo condos as well as private homes on rural lots. 40NORTH is working closely with a team of naturalist to route hiking and bird-watching trails in forested areas as well as identifying areas suitable to create Nature Reserves for the enjoyment of future generations.

The project is currently in Concept Design phase and construction on the Golf Course commenced early in 2008.

What We Do: Project Experience



We designed the fiber optic lights in the pool to complement the night sky over the Valley of the Kings to the West, and the wide infinity edge pools embrace the Nile River Valley of Luxor. Catch the Sound and Light Show at Karnak Temple.



Luxor Hilton Resort

Location: New Karnak, Egypt
Scale: 6.0 acres, 250 keys
Client: JAICORP
Design Team: W&A + Focus Hospitality + PLD + 40NORTH
Construction Cost: \$45M USD Total Construction
Scope: Full Services

The newly renovated Luxor Hilton project is a 6 acre, 250 key resort on the Nile River in Luxor, Egypt. This project is a refurbishment of an existing resort hotel that is retaining the Hilton Worldwisd Resorts-brand. The project was a complete refurbishment of the existing facilities, and it will include 3 new F&B outlets, a portion of the rooms have been converted to a destination spa, the first in Luxor. The Lux Spa includes 4 individual treatment bungalows. A large main pool with an infinity edge overlooking the Nile River has been incorporated into the site, complete with a new outdoor kitchen and destination bar.

40NORTH was responsible for all site improvement design, from conceptual design of the project to construction administration services.

The resort opened to hotel guests in the Spring of 2009, and slowly the hotel is gaining recognition as one of the best resorts in Egypt.

www.hilton.co.uk/luxor

What We Do: Project Experience



Local craftsmen and tradesmen from around the Nile Valley have been working for the past 18 months completing the new Lux Spa at the newly renovated Luxor Hilton Resort. Most of the materials used in the site work was sourced locally in Egypt.

Lux Spa

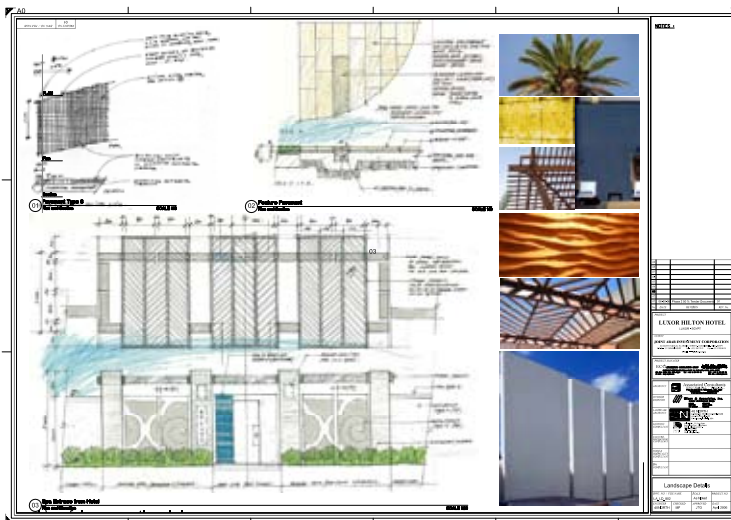
Location: New Karnak, Egypt
Scale: 2.5 Acres, 10 treatment rooms, Pool
Client: JAICORP
Design Team: W&A + Schletterer + Focus + PLD + 40NORTH
Construction Cost: \$45M USD Total Project Construction
Scope: Full Services

This project is a second phase of the Luxor Hilton project in New Karnak, Egypt. This phase of the project represents an expanded design program of 10 individual treatment rooms, which each have a private plunge pool and outdoor treatment courtyard. Also included is a 150 square meter infinity edge pool overlooking the Nile River.

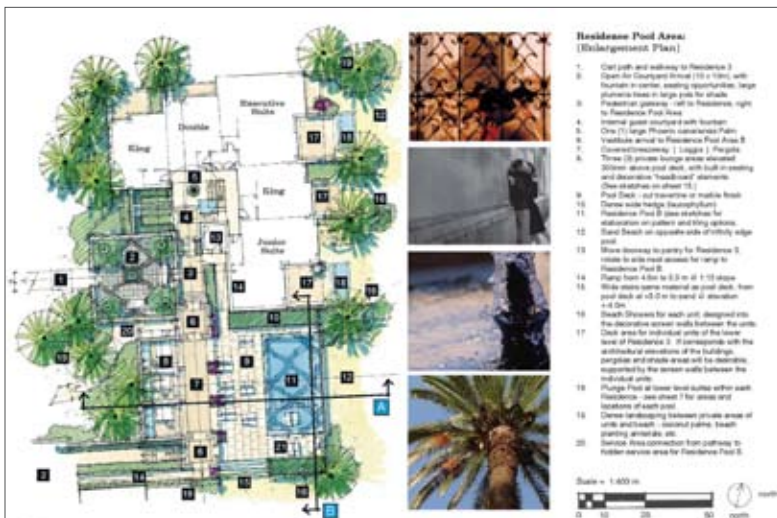
40NORTH was responsible for complete design services for the project, from conceptual design through construction administration. 40NORTH was in coordination with other design consultants throughout the process, working with noted hospitality design firm Wilson & Associates and spa designers Schletterer of Austria.

The Lux Spa opened in the summer of 2009, and is now open to guests. 86% of visitors rate the property as 'excellent' on Tripadvisor.com.

www.hilton.co.uk/luxor



What We Do: Project Experience



One & Only The Palm

Location: Palm Jumeirah, Dubai, United Arab Emirates (UAE)
Scale: 15 Acres, 95 Key Boutique Hotel
Client: Mirage Mille Leisure & Development
Design Team: CK + WA + DSA + Studio Lumen + 40NORTH
Construction Cost: \$150M USD Total Construction
Scope: Full Services

This project is an extension to an existing resort in one of the fastest growing cities in the world, Dubai. The concept for the project is as an exclusive extension to the existing resort, accessible primarily by boat from the existing resort.

The project is located on the Palm Jumeirah in Dubai, and it has elements of Andalusian style incorporated into the design. The project includes a Manor House, private villas, suites organized into residential-scaled compounds, and a luxury destination spa.

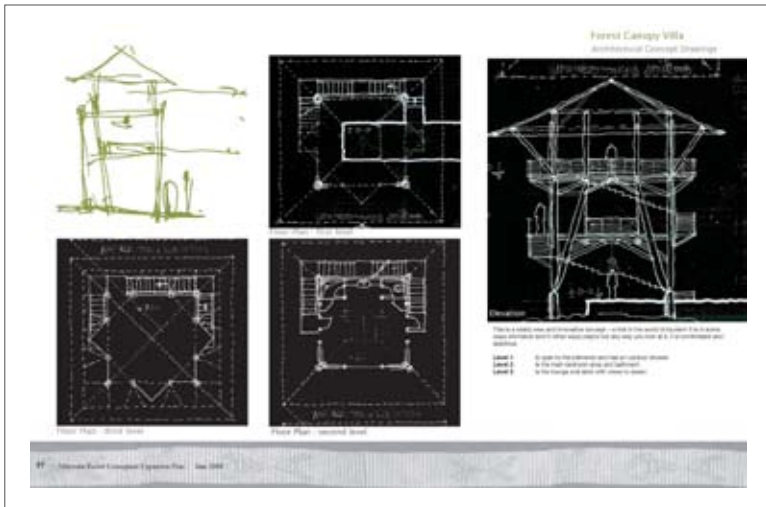
40NORTH is responsible for full design services for the project, from conceptual design of the project through to construction administration. The resort is currently under construction and is scheduled to be opened December 2010.

www.oneandonlyresorts.com

What We Do: Project Experience



95 percent of the staff of Nihiwatu are from the island, and as the Nihiwatu Resort continues to be a leader in sustainable tourism worldwide, it strives to create a tourism model which gives more than it takes.



Nihiwatu Resort Expansion

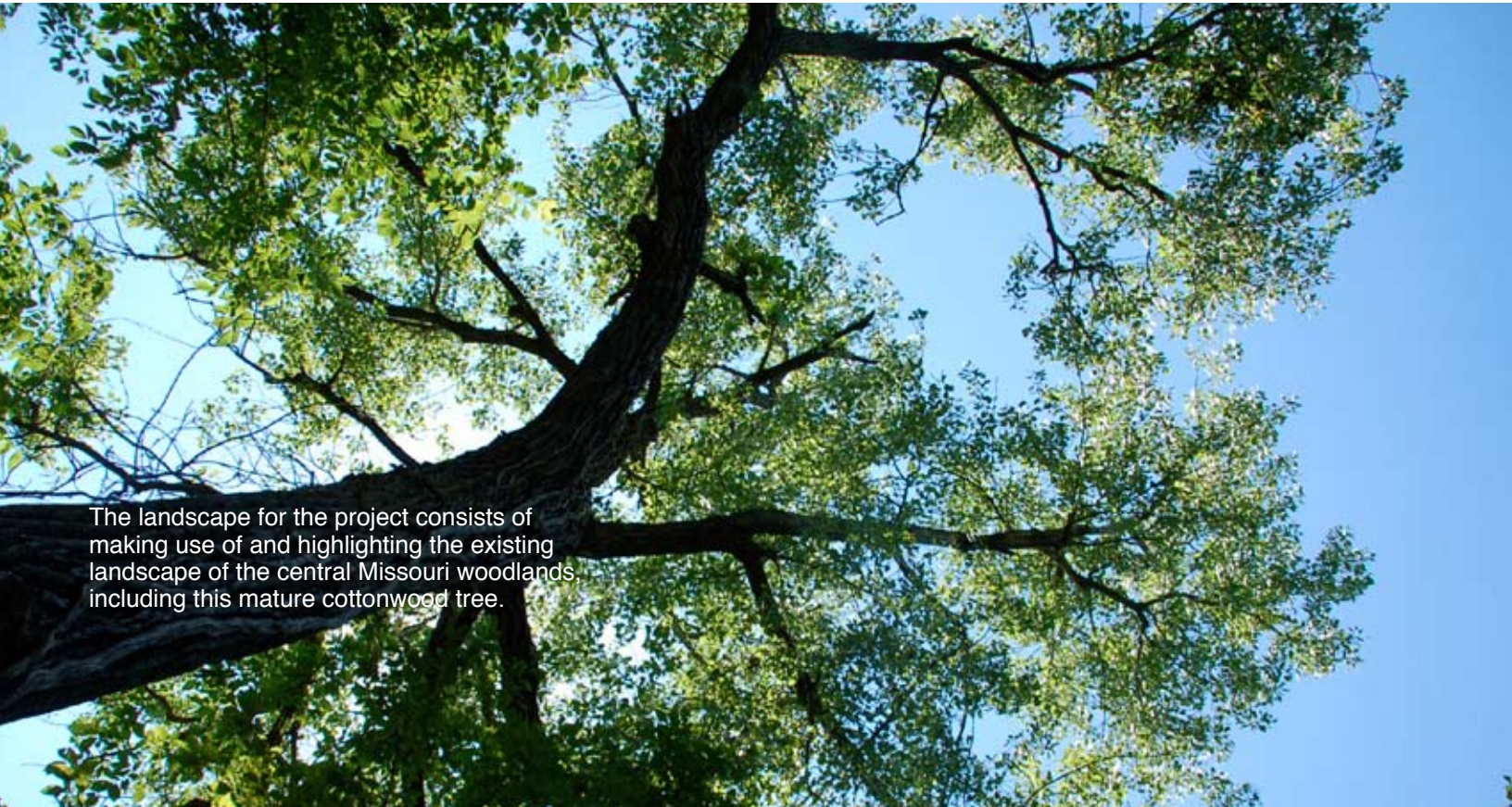
Location: Sumba Island, Indonesia
Scale: 175 Hectares (430 Acres)
Client: PT Indonesia Adventure Sports
Design Team: HM Design + Paul Pholeros + Simon Velez + 40NORTH
Construction Cost: Undisclosed
Scope: Full Services

Nihiwatu is an existing up-market hideaway on the island of Sumba, Indonesia. The resort is famous for its perfect reef break and the SUMBA foundation; a non-profit organization that has kick-started a range of education, health and economic programs on the island. 40NORTH designed the Overall Master Plan with HM Design and Paul Pholeros, one of Australia's most noted environmental architects. Also involved was Colombia's bamboo Architect, Simon Velez. The design team spent 10 days on the island developing the site plan and conceptual architecture for the new program to include; new arrival sequence and guest reception, upgraded guest amenities, new beach club, restaurants and gift shops, spa and wellness center as well as a new accommodation types including private villas.

The project will move to Concept Schematic Design in the later part of 2009. Local architects, engineers and landscape architects will proceed past Design Development as a means of technology and information exchange which is an important philosophy behind international projects of this nature.

<http://www.nihiwatu.com/>

What We Do: Project Experience



The landscape for the project consists of making use of and highlighting the existing landscape of the central Missouri woodlands, including this mature cottonwood tree.



Perry Residence

Location: Joplin, Missouri (USA)
Scale: 7.5 acres
Client: Mr. Bill Perry
Design Team: Hufft Projects + MAKE Studio + 40NORTH
Construction Cost: Confidential
Scope: Full Services

This project is an uber-modern residential compound and photography studio in the woodlands of southern Missouri. Situated on 11 acres of property in the heart of the City of Joplin, 40NORTH is working with Hufft Projects and MAKE Studios of Kansas City to create a one-of-a-kind residential experience for a local artist and businessman.

The skin the facade of the 4000 square foot residence is 14 gauge perforated steel, allowed to weather and rust naturally in the surrounding wooded environment. The architect created an algorithm to determine the opacity of each vertical panel based, determined by the level of privacy the interior space required.

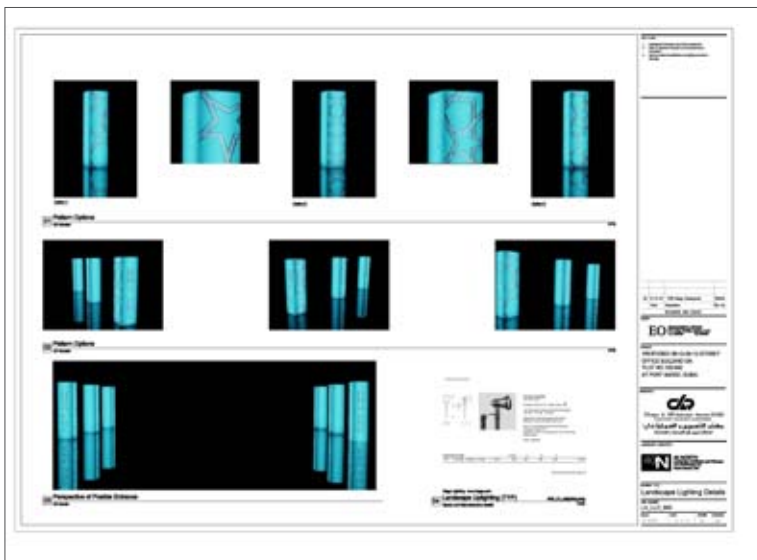
40NORTH provided a master plan framework for the entire property, and design detailing for an informal outdoor kitchen and seating / dining area, as well as several small intimate gardens around the perimeter of the residence.

The project is currently under construction and will be complete in Spring 2010.

What We Do: Project Experience



Located in the Port Saeed section of Diera, in Dubai, this project was completed in Spring 2009. Eventually the Client approved the 15 light sculptures we designed, and had fabricated locally.



Port Saeed Commercial Building

Location: Port Saeed District, Dubai, United Arab Emirates
Scale: 10,000 Square Meters)
Client: EO
Design Team: DAR Architects + 40NORTH
Construction Cost: Undisclosed
Scope: Full Services

This mixed use commercial project is located at the heart one of the Dubai's fastest growing commercial areas, Port Saeed. Rising out of the property is a multi-level commercial building designed by Dubai based architects, DAR.

The street level urban environment supports a range of retail and food outlets and was designed to compliment and reinforce the modern style of architecture. Large palms and trees were utilized to create shaded break-out spaces and secondary plazas for shoppers and office employees to sit and relax. The inclusion of water in the design provides a sense of physiological cooling and provides subtle white noise throughout the day.

40NORTH has provided full service landscape architecture services for the project, from conceptualization of the spaces to construction documents and project administration.

What We Do: Project Experience



The infinity edge Lagoon Pool of the Royal Villa is one of the largest treated bodies of water in Dubai. We designed the pool to be a simulation of a freshwater lagoon, complete with the sounds of frogs, insects, and the *other* city that never sleeps.



Private Island Development

Location: Palm Jumeirah, Dubai, United Arab Emirates (UAE)
Scale: 42 Acres
Client: EO
Design Team: Creative Kingdom + KCA + DAR + 40NORTH
Construction Cost: Confidential
Scope: Full Services

This project is a 42 acre private resort island development located near the Palm Jumeirah, in Dubai, United Arab Emirates. 40NORTH is worked with local architects and project managers, as well as interior architect Khuan Chew & Associates of London (UK) to create a one-of-a-kind private retreat for a VIP Client and her family.

The project included a Royal Villa, a guest Villa + 6 suites, a spa and recreation center, a marina, and extensive private gardens and function areas throughout the island.

40NORTH was responsible for complete design services on the project, from Conceptual master planning and visualization, through design development and construction documentation, to Construction Administration services.

The project was handed over to the Client in October 2009.

What We Do: Project Experience



Private Beach Palace

Location: Palm Jumeirah, Dubai, United Arab Emirates (UAE)
Scale: 15 acres
Client: EO
Design Team: Arif & Bintok + Khuan Chew Associates + 40NORTH
Construction Cost: Confidential
Scope: Full Services

This project is adjacent to the Private Island Development on Palm Jumeirah in Dubai, and it consists of a very large private office and ceremonial majlis, for a VIP family in the Emirate of Dubai. The exterior works include an entry boulevard and arrival area, and private gardens to be utilized during Official State functions or large events, such as Ramadan celebrations and other philanthropic events.

40NORTH was responsible for full design services for the project, from preliminary conceptual visualization to construction administration services. The project is currently under construction and should be complete by the end of 2009.

What We Do: Project Experience



Sea Ranch Lakes Beach Club

Location: Fort Lauderdale, Florida (USA)
Scale: 2.1 Acres
Client: SRLBC Board of Directors
Design Team: Vernon Pierce Architects + 40NORTH
Construction Cost: \$45M USD Total Construction
Scope: Conceptual Master Planning

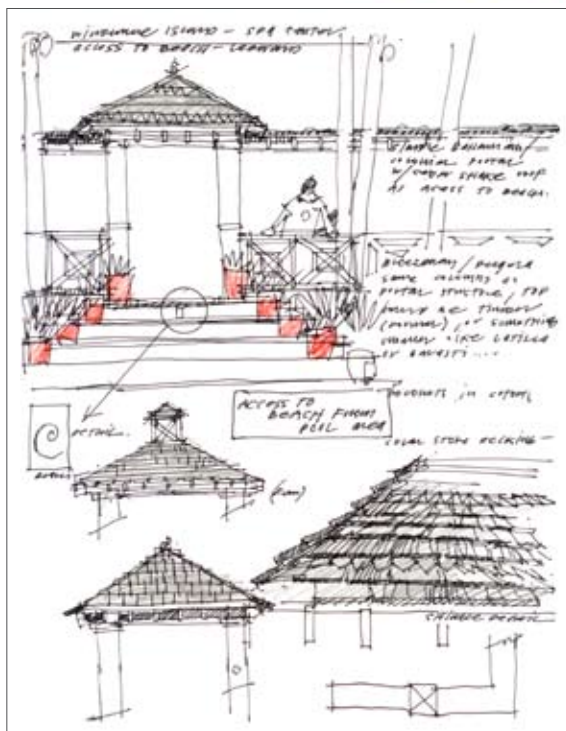
Located between Ft. Lauderdale and Pompano Beach Florida, Sea Ranch Lakes is a private residential community on the Atlantic Ocean which was originally named after the Sea Ranch Lakes Hotel.

40NORTH worked with the community and architect Vernon Pierce to redesign the existing 2 acre private Beach Club facility, taking advantage of the wide beach access and views to the Atlantic Ocean beyond.

The project included a new clubhouse facility and outdoor living room area, as well as updated pool area, barbeque area, and incorporation of native Florida coastal vegetation.

40NORTH provided conceptual master planning services for the Board of Directors of the Property.

What We Do: Project Experience



Windermere Island Club

Location: Windermere Island, Eleuthera (Bahamas)
Scale: 150 Acres, 50 home sites, 75 Key Boutique Hotel
Client: Windermere Island Development
Design Team: Rafael Armachastegui Architects + 40NORTH
Construction Cost: Undisclosed
Scope: Conceptual Master Planning

This project is a 150 acre island development on Windermere Island, an out island to the Island of Eleuthera in the Bahamas. Originally a holiday getaway for the British Monarchy, the club and surrounding area is being developed into a club membership resort with 50 home sites along the northern end of the island, with each lot having more than 2.5 acres of area and 300 feet of beach frontage.

In addition to the home sites, the Club has a boutique hotel component, consisting of 2, 3, and 4 bedroom clustered units around a restaurant and pool area, as well as a destination spa and pool, with individual treatment rooms directly over Savannah Sound.

40NORTH provided conceptual master planning and site engineering site engineering services for the project.

www.windermereisland.com

What We Do: Project Experience

A roadside 300 year old Olive tree has been transplanted into the main courtyard of the Manor House. We'll be eating breakfast beneath it this time next year: a delicious meal of goat cheese, cucumbers, tomatoes, and last nights dinner rolls. Farm eggs by request.



Xanadu Island Resort

Location: Bodrum, Turkey
Scale: 15 acres, 225 key resort hotel
Client: Aydiner Construction Co.
Design Team: DSA + METEX Architects + 40NORTH
Construction Cost: Confidential
Scope: Full Services

This project is a 225 key resort on the Aegean Sea, near the small village of Akyarlar, Turkey. This site was the purported summer home of Hippocrates, the Athenian general and doctor. This new hotel property is located on a small peninsula located an hour south of Bodrum. The property has a dramatic coastline and offers excellent views of both the Turkish coastline and the Greek Island of Kos.

The concept of the resort is of a contemporary resort in the Bodrum-style of southwest Turkey, incorporated into a mature olive grove which serves as the backdrop for the entire property. More than 150 mature olive trees have been secured to be included into the resort, some of which are more than 400 years old.

40NORTH has been involved in all levels of design for the project, from conceptual master planning and concept development and style, through detailed design. The project is currently under construction and should open to guests in Summer 2010.

www.xanaduresort.com.tr

Contact

USA

Physical and
Postal Address:

40NORTH
18475 Lober Road
Weston, Missouri 64098
USA
+1 (954) 376 0215 (p)

Contact: John Galloway

Central America

Physical and
Postal Address:

40NORTH
PO Box 582-1250
ESCAZU
Costa Rica, CA
+506 2228 8857 (p)

Contact: Matthew Flynn

40N