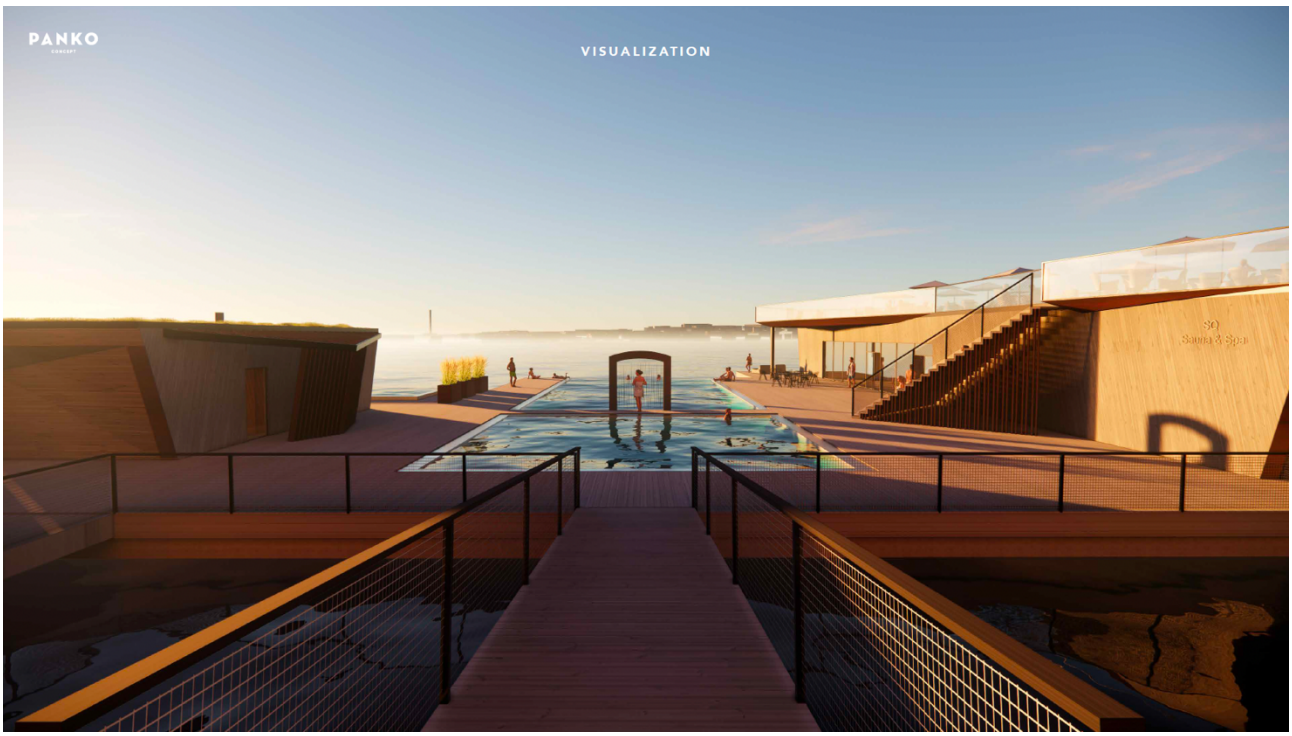


ELITE HOTEL MARINA TOWER

ATT. 1 INITIAL BUILDING DESCRIPTION

Bluet

July 4th, 2022

1. INITIAL DELIVERY CONTENTS FOR FLOATING INFRASTRUCTURE AND POOLS – BLUET

This initial building description is made following the design approved by the customer during Phase I.

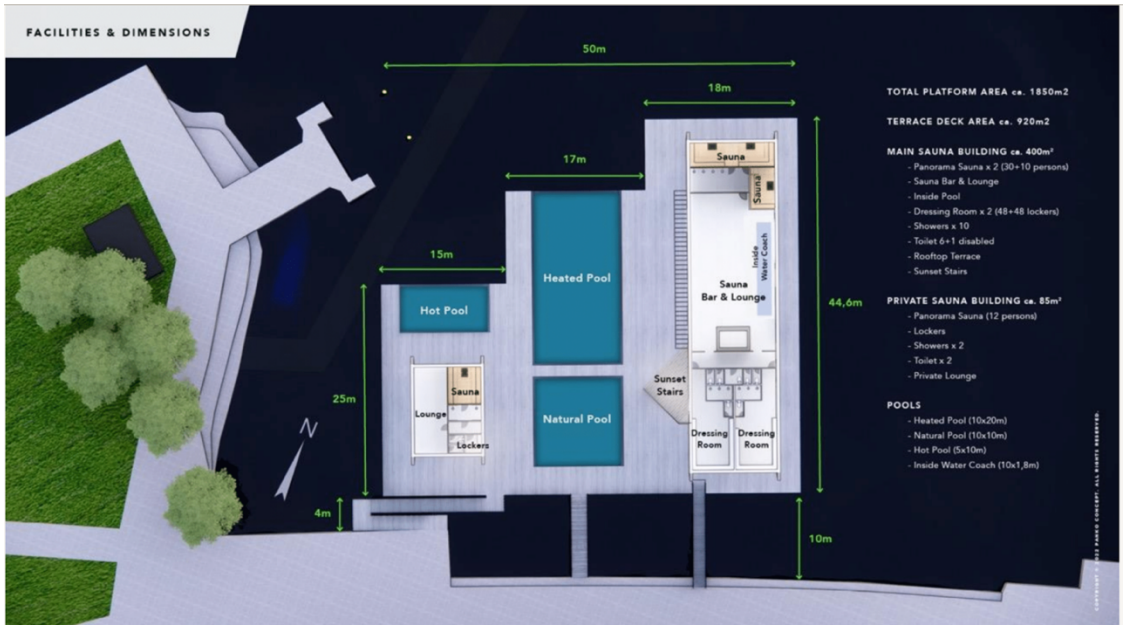


Figure 1 Design provided by PANKO & BLUET

The floating solution presented is a custom made, based on Bluet® Megapontoon and Bluet Steel foundation structure. The solution is more durable compared to the standard solution and can withstand the challenging wave conditions of the site without requiring an additional breakwater (needs final confirmation during next design phase with more site data).

The purpose of this building description is to provide the project parties with an initial description of the designed materials and structures. The concept phase price estimate has been calculated with the described dimensions, products, materials and amounts presented in this building description.

Please note, that the building description will be updated according to further design works.

1.1. POOLS AND MATERIALS

The pools designed to the concept are based on Bluet® Floating Pools-product range.

The 20m Heated Lap Pool and the Natural Water Pool will be built from Bluet® Steel Barge Pool by splitting the large barge module (mid infra module) in two. Natural Water Pool is a closed circulation type pool. Water for the Natural Water Pool will be taken from the sea to the closed biofiltering circulation system, and after this brought to the pool.

Private sauna will be located on the left megapontoon structure. The small Hot Spa Pool is a separate Bluet® Barge Structure located in front of the left megapontoon.

The Couch Pool (inside spa lounge) will be built of Bluet® Multiuse Pool, and together with bigger sauna building will be located on another megapontoon (on the right side). The Couch Pool and the Hot Spa Pool are using the same infiltration system.

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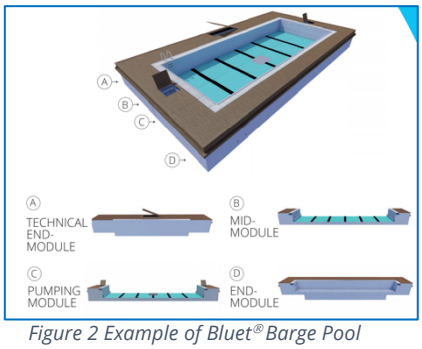


Figure 2 Example of Bluet® Barge Pool


Figure 3 Example of Stainless Steel Pool


Figure 4 Example of Infinity Edge

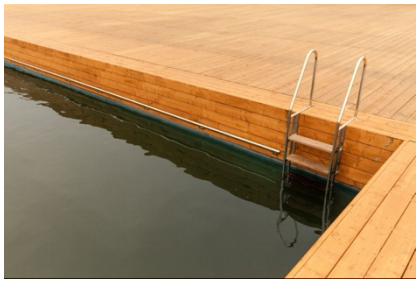

Figure 5 Example of Natural Water Pool


Figure 6 Example of stainless steel grid

Pool 1, 2, 3: Bluet® Steel Barge Pool (outdoor pools)

- Hot Spa Pool, dimensions: 5,0m x 10,0m x 1,2m (depth), water temperature 34-37°C

☒ Technical module
☒ Pump-module
☐ End-module
☒ Infinity edge (OPTIONAL)
The barge pool can be transformed into an infinity pool by replacing the end module with an infinity edge.

Materials:

☐ Painted steel
☒ Acid-proof stainless steel
☐ Epoxy coating
☐ Polyurea coating
Bluet® provides as an option for the inner pool structure (side walls, staircase, corners, gutters) to be stainless steel

- Heated Lap Pool, dimensions 20,0m x 10,0m x 1,55m (depth), water temperature 27°C (width might change due to sundeck space needs)

☒ Technical end module
☒ Mid module
☒ Pump module
☐ End module
☒Infinity edge

Inner pool material for the Heated Lap Pool can be:

☐ Painted steel
☐ Acid-proof stainless steel
☒ Epoxy coating
☒ Polyurea coating

The pool is insulated, so the surrounding water does not affect and cool the heated pool water. The thickness of the insulation is modified according to the local climate conditions.

- Natural water pool, dimensions: 7,5m x 10,0m x 1.35m (depth)
  - width might change to 7,5 due to sundeck space needs
  - No filtering system needed (good surrounding water quality)

☒ Technical module
☒ Mid-module
☒ Pump-module
☒ End-module

Floating steel foundation / Steel barge is used.
Inner pool material for the Natural Water Pool can be:

☐ Painted steel
☐ Acid-proof stainless steel
☒ Epoxy coating
☒ Polyurea coating

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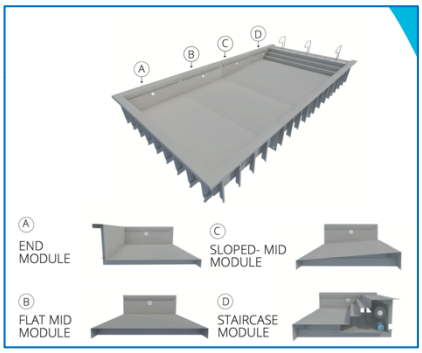


Figure 7 Example of Bluet® Multiuse Pool

Pool 4: Bluet® Multiuse Pool (inside pool)

- Couch Pool: Bluet® Multiuse Pool

Heated narrow, inside "Couch Pool" with a view, dimensions: 10,0m x 1,8m x 1,2 m (depth), water temperature 35-37°C

- ☒ End module
- ☒ Sloped- mid module
- ☒ Flat mid module
- ☒ Staircase module
- ☒ Pool benches (OPTION)

Materials:

- ☐ Painted steel
- ☒ Acid-proof stainless steel
- ☐ Epoxy coating
- ☐ Polyurea coating

Bluet® Technical Module

There are 4 technical underwater spaces in the floating foundation: three for the four pools and one sauna buildings.
One technical space is used for the Heated Lap Pool and it is located between Heated Lap Pool and Natural Water Pool. Another technical space is used for the Hot Spa Pool and inside Couch pool (same circulation), and it is located next to Hot Spa Pool. Third technical space is reserved for the Natural Water Pool and it is placed between Natural Water Pool and the bridge.
The fourth technical space is needed for necessary needed MEP-services for the buildings (no need to use floor space for technical room needs).

Bluet® Technical modules are built into separate standard sized prefabricated containers and in addition to all MEP-services for saunas, also the water filtration systems for the mentioned pools. The technical containers are submerged into the barges and to megapontoon. The technical module can be entered using foldable stairs through a hatch on the deck.

An additional Bio-filtration system for the Natural Water pool is on planned on land to the park area next to the hotel.

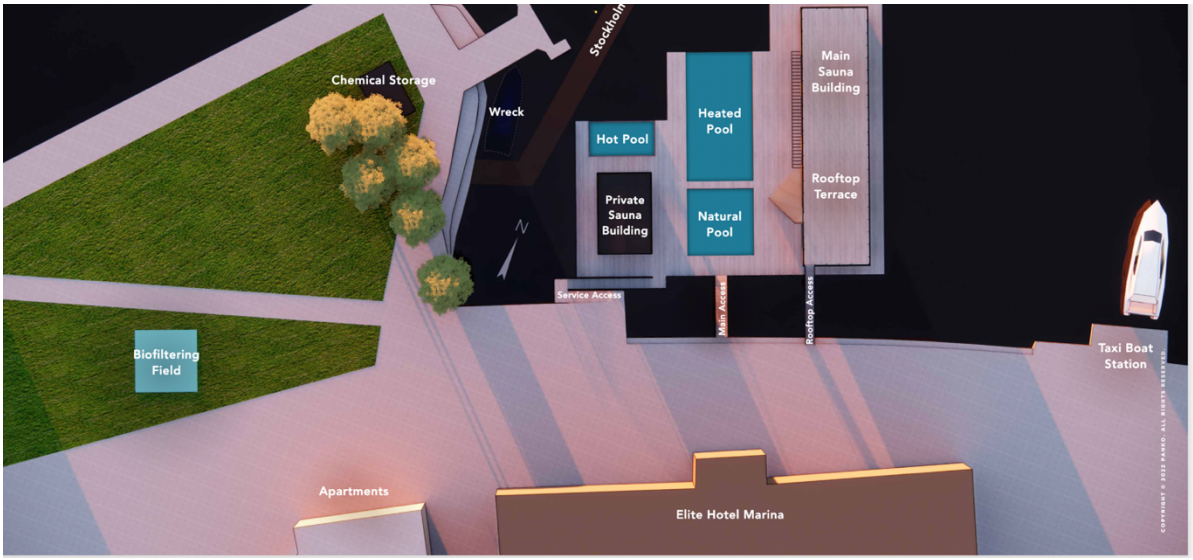


Figure 8 Design provided by PANKO & BLUET (with Biofiltering field)

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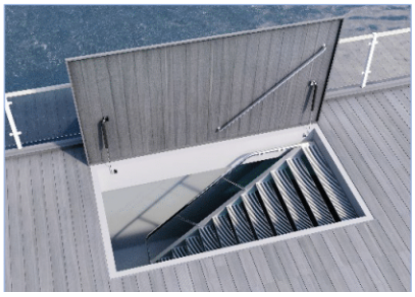


Figure 9 Bluet® Technical Module, entrance hatch

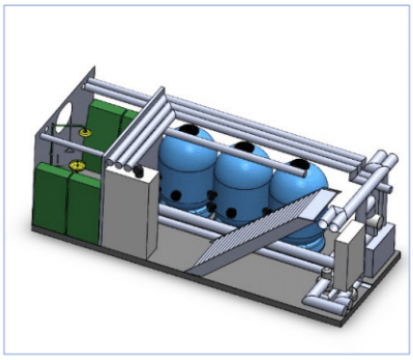


Figure 10 Example of Bluet® Technical Module

Technical module:
– Lights
– Insulation
– Drainage
– Access hatch with foldable stairs
– Ventilation
– Heating / cooling
– Power output
– Emergency shower
– Air compressor

Pool technology:
– Filter (Ø1200mm) 3pcs
– Filtration masses
– Valves in the front pipes for automatic flushing
– 2pcs filtration pump with frequency control
– Required coarse filters
– Rapid flow pump
– Delay tank 3 m^3
– Electric automation center
– Pressure transducer
– Current transducer
– Switch board
– Chemical regulator and sensors
– Chemical pumps
– Chlorine tank 200l, Acid tank 100l, Flocking chemicals / lye dosing can
– Remote controlled
– Energy usage monitor

Heating:
– Pool is connected to municipal MEP system. Required system power output 150 kW.

NOTE: Technical Container With MEP-Services for the saunas and restaurants will be specified later

1.2. FLOATING FOUNDATION & DECK

The floating foundation has the estimated total area of be 1850m^2. A concrete megapontoon is placed at each side of the floating platform and in the middle is a steel barge structure. One more small barge structure is located in the left top corner next to the megapontton.



Figure 11 Example of a megapontoon

Bluet® Megapontoon (total area app. 1100 m^2)
– 2 concrete megapontoons
– Material: reinforced concrete
– Sizes are project specific customized

Barge structure (total are app. 705m^2)
– Steel and concrete
– Technical Pool modules are located inside barge structures and MEP Technical module is located in the megapontoon on the right.

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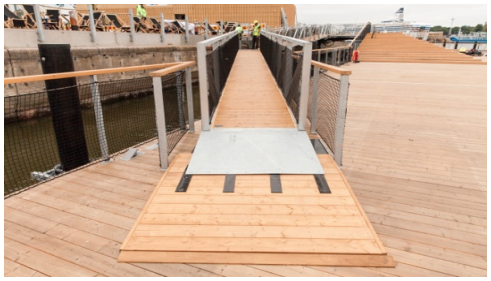



Figure 14-15 Examples of bridge structure, slope plate and net fence

Deck

☐Deck material
☒OrganoWood®
☐Kebony®
☐Accoya®

OrganoWood® is modified with silicon that gives a long life and silver-grey hue. The patented technology gives the timber rot protection, creates a water repellent surface, and improves the flame protection.

Anchoring:

Anchoring types:

☐ Chain anchoring
☐ Seaflex®
☐ Dual Docker®
☒ Pile anchoring
☐ Chain and rope anchoring

– The platform is estimated to be anchored by using pile anchoring system (local contractor responsibility)

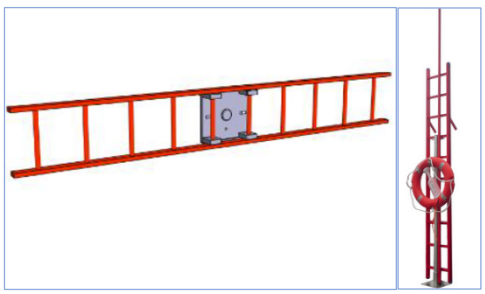
Bridge:

– 3 access bridge enable access from shore and quay to the floating platform: main access bridge, service/disable access, rooftop access
– Dimensions and materials to be specified
– Slope plates might be added to the design to enable the mobility of the bridges (due to e.g. changes in water level)

Note: Bluet will provide schematic bridge movement analysis and drawing. Bluet will do technical design for the gangway allowing the access to the platform. Design of the fixed bridge is not included in Bluet's responsibility.

1.3. PRODUCT: ACCESSORIES

Our wide selection of accessories plays an essential role in enhancing the user experience, both in the sense of practicality and overall atmosphere.



Safety equipment:

– Rotating steel rescue ladder
– Amount: to be specified (must follow local regulations)
– Ladder can be locked into a vertical position when not in use

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Figure 17 Lifesaving pole

– Lifesaving pole
– Amount: to be specified (must follow local regulations)
– Includes: life buoy, heaving, swinging hook, floating ladder, and a stand
– Fire extinguisher and lifebuoy (must follow local regulations)

– Railing (must follow local regulations)



Figure 18 Example of pool lights

Pool lights:

☒Underwater spotlights
☐RGB
☒Regular LED
☐ Other
– Amount: as a part of Bluet® standard soltuion 2 pcs per module (to be specified later)

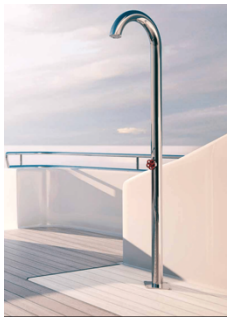


Figure 16 Example of On deck Titano shower

OPTION: On deck, outdoor shower:

– On deck/outdoor shower
– Amount: to be specified
– Shower's wastewater is directed to the drain under the deck



Figure 17 Pool ladder

OPTION: Pool ladder:
– Pool ladder
– Alternative: steps can be made from wood looking composite or aluminum according to clients wishes
– Amount: number of ladders can be customized according to client's wishes

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ELITE HOTELS of SWEDEN

Elite Hotel Marina Tower

SQ Sauna & Spa

PRELIMINARY CONSTRUCTION METHOD DESCRIPTION

28.6.2022

STRUCTURES AND FAÇADES

Foundations
The buildings are set up on floating concrete pontoons which are anchored to the bottom of the bay.

Floors
The floors of the buildings are load-bearing, pre-fabricated massive CLT slab bottoms.

Roof
The buildings are flat-roofed. The load-bearing structure of the upper floor is prefabricated structural veneer wood element and water cover is welded bitumen cream. The dewatering of the upper floor is carried out by external rainwater drainage. Part of the roof surface is green roof.

Partitions
The partitions inside the buildings are pre-fabricated massive timber CLT elements.

Exterior walls
The exterior walls of the buildings are from pre-fabricated massive timber CLT elements. Steel stiffeners are used to attach the elements.

Windows
The windows are factory-painted wood-aluminium windows with the outer frame painted aluminium and an inner frame of black painted wood. The windows are partially equipped with electric curtains.

Doors
The exterior doors are wooden thermally insulated solid doors. Internal intermediate doors are wooden flat doors. The sauna doors are wooden solid doors. Terrace doors are sliding factory-painted aluminium glass doors.

Terraces
On the roof of the main building there is a roof terrace with wooden stairs from the pool terrace. The terraces are wooden (eg. Organowood). The floor structure of the terraces is wooden terrace boarding. There is a glass fence on the roof terrace.

Facade
The façade surface is diagonal thermowood panelling and large glass surfaces.

THE SURFACE MATERIALS OF THE PREMISES, AND EQUIPMENT

Lounge areas
Wooden floor, partially ceramic tiles, without baseboards.
Wooden CLT surface in walls and roofs, decorated with CNC or panelling
Furniture according to the plans
LED lightning

Bar
Waterproof floor
Wooden bar counter
Wooden CLT surface in walls and roofs, decorated with CNC or panelling
Furniture according to the plans
LED lightning

Shower facilities
Floor, Ceramic Tile
Walls, Ceramic Tile
Roof, Wood panel
Furniture according to the plans
LED lightning

Changing room facilities
Wooden floor, partially ceramic tiles, without baseboards.
Wooden CLT surface in walls and roofs, decorated with CNC or panelling
Furniture According to the plans
LED lightning

Toilets
Floor, Ceramic Tile
Walls, Ceramic Tile
Roof, Wood panel
LED lightning
Accessories according to plan

Saunas
Floor, Ceramic Tile
Walls, Wood panel, footboard ceramic tile
Roof, Wood panel
Sauna benches
Accessories Electric heater, LED lighting

BUILDING TECHNOLOGY

The form of heating is an air water heat pump. The shower areas have electrical comfort floor heating.

The buildings will be connected to the regional water and sewerage network. The water pipes are located in the bathroom and toilet inside the CLT elements.
The buildings have mechanical supply and exhaust ventilation with heat recovery.
The buildings will be connected to the regional electricity network. The number of electricity points is implemented to the extent specified in the electrical point drawing.