

Hi Jeffrey,

By Friday March Tuesday 14th 2017; we will be ready to do a formal presentation package base on the brief below, either in person, or by Skype. Please let me know your choice of location and if your schedule allows.

Also it would be good to have enough time to explain very concisely the floor plans and why we are approaching it this way.

We are hoping that we will have enough feed back from that session to move in the best direction.

In relation to the package that I mentioned above, it will consist of the following (if I'm missing something you want to include please let me know in the next few days):

**Master plan location of the house on the island**

**Zoning House Plan**

**Floor plans of all areas connected at 1:200 scales**

**Each House Zone area at 1:100 scale upper and lower areas**

**Landscape master plan indicating the different possibilities of these landscape garden areas and diverse styles concepts**

**Three transversal sections**

**Two color finished main renderings (one aerial and one eye level view) a series of vignettes to help explain the different areas**

**3 Image boards**

**Calculation sq meters or sq feet**

Also Attached is the tentative brief with the notes taken on previous conversations for your review and comment:

**Tropical Island House** would spread out through a big sloping terrain that is looking towards the beach (in the protected cove of the island) looking towards the north.

The house will be separated by lush gardens (in between buildings) of the three major Zones and connected by a cover trellis corridor springing from the Main Hall arrival.

**These three buildings or "House zones"** will have very distinctive interiors (in color and congruent styles) that will make these buildings very adapted to your

specific needs. They will also add a variety or sense of spaces and moods to the overall house.

One building is for:

**1. - The Main Master Bedroom** which will be located at a higher-elevation than the rest of the House, but it will only be of two storey's in height with a thatch roof that is hurricane resistant. Meaning it is a concrete roof anchored to the house or columns but with the appearance of a thatched roof and wooden ceilings.

**2. -The Main living** room area will also be a two storey's building at the same level as the master bedroom but 4 meters below the living room area will be the Lower Hall and corridors to movie Theater, and entertainment Den.

**3. -The Main Dining** will also have upper and lower lounge areas. Making it a three-storey's building with covered terraces.

**The Breakfast area** will be adjacent to the dining but separated from the kitchen, to avoid unwanted noise and will access to an out door terrace.

**Kitchen** will connect to all areas by a separate service corridor and service stairs to the terraces, pool, and lounges below, also the kitchen will not have a direct view to the pools but a long view towards the ocean and adjacent hills similar to Little St. James kitchen north window.

Now I will describe each individual zone:

### **1, - The Master Bedroom:**

Private spaces in a large Master Suite area and it is important to avoid car noise and make this bug free.

These buildings will be separated about 20 meters (about 60 feet) from the Main House by means of a covered trellis corridor and a gazebo in between.

The Master bedroom should have it's own covered arrival that has protection from the sun and rain.

An entrance hall with view towards the ocean through a lounge living room and immediately connected by nice doors to a more private Master bedroom

The entrance hall would have stairs connecting to the mezzanine office (working desk and library with 360 ocean views) and looking into the living space area

**Master Bathroom** with plenty of Space and Jacuzzi, indoor shower, outdoor shower, indoor toilet, sauna looking towards interior garden and a large master closet room just on the opposite side

\*Note the master bedroom will be close to the pool and gym.

## **2. -The Main House Building**

Arrival covered and protected by the sun and rain.

Main Entrance Hall. Connected to the main corridors leading to Master bedroom to the left and dining to the right with enough separation (60 feet's) to allow lush gardens in between.

Just as one would enter the views will directed to the ocean through the Piano Room large window

The Main living room to the left of the piano room will have ocean views but would also be looking at the lush garden that is in between the Master Bedroom to give enough outdoor space to preserve privacy.

This living room is sharing space with the piano room at different level just three steps above.

An out door tropical garden towards the right, is fronting the dining building terraces with attractive stone walls enhancing the natural sloping terrain and a covered stairs connection to a lower Hall below that leads to an entertainment den, and movie theatre just exactly below the Living room location.

## **3. - Main Dining area**

This zone has a large covered terrace area with a tremendous ocean view and is oriented to the north. Which will also have views towards the terrace and pool below.

The main corridor that approaches the dining area and leads to the kitchen will have access to three defined areas. One being the breakfast area.

Another being a hall with access to the connecting stairs that leads you to above and below levels, an another a breakfast nook with filtering view towards the breakfast room, facing the east.

But this particular nook room has windows an is facing the west hills

**Breakfast area** with large windows facing the sunrise will also have a pergola terrace.

**Second floor lounge** is on top of the dining area with views towards the ocean and serviced by the kitchen.

**Lower floor Lounge** at the pool terrace level.

\*Please note these two upper and lower floors are also capable of hosting a formal dinner as the dining area by being connected to the main kitchen through a service corridor and service stairs.

### **Large Kitchen**

With all amenities and large storage, will be connected to all the spaces by a central service corridor with access to the breakfast terrace, an alternative helicoidally hidden stairs will access to second floor lounge through a pantry bridge. The kitchen will face the south with views to the arrival road

**Terrace with** infinity pool, gardens an Gym will be connected to main spa building below (same area where the tennis is located today and the existing boat dock.)

Of course there will be more refinements but I'm using this to guide me on this second attempt. As you noticed I'm trying to expand and spread the house to create lush and attractive seating around the house. With this approach I have no doubt it will create a very attractive set of scenarios and enjoyable settings for your Island house.

It's a large house and we trying to do our best to interpret your desire through Architecture. We want you to have the best Island retreat possible.

Talk to you shortly, perhaps Monday 27th, but in any event please comment so we can keep moving in your right direction

Please let me know your comments

Regards