

GREAT ST JAMES
LITTLE ST JAMES
US VIRGIN ISLANDS

PRELIMINARY MASTER CONCEPT-REVISION

|| R A D Y C A

ZONING PLAN



GREAT ST JAMES



- PRIVATE AREAS
- PUBLIC AREAS
- SERVICE AREAS

LITTLE ST JAMES



GREAT ST JAMES

1. GRAND PAVILION
2. SPA
3. MAIN PRIVATE BEACH
4. MAIN DOCK
5. LADIES RESIDENCE
6. MASTER OFFICE
7. MASTER RETREAT
8. POSSIBLE CINEMA LOCATIONS
9. INTEREST POINT (X-MAS COVE)
10. EXISTING LANDING-POSSIBLE SERVICE DOCK/BARGE
11. HELICOPTER LANDING HOUSE/ATV GARAGE
12. OWNER'S LANDING SITE
13. POSSIBLE ALTERNATE DOCK
14. INTEREST POINT
15. INTEREST POINT/LANDING/DOCK
16. BARRIER FROM BAD VIEWS



LITTLE ST JAMES

17. BEACH AREA
18. SECONDARY PAVILION (TREE)
19. GARAGE
20. FRENCH GARDEN/GUEST HOUSES
21. CONFERENCE ROOM
- 21a. EXISTING MOVIE ROOM
22. SEMI PRIVATE OFFICE TO REMAIN
23. SEMI PRIVATE POOL AREA TO REMAIN
24. TERRACES (VIETNAMESE RICE FIELD TYPE)
25. CONTEMPLATION POINT(SUNRISE/SUNSET) MASSIVE BUILDING-PROTECT WIND
26. INTERSTING POINT (OLD TENNIS COURT)
27. SUN DIAL TO REMAIN
28. CAPRI TYPE FISHERMAN'S BOAT HOUSE
29. FUNHOUSE POINT
30. LARGE OROTTO
31. INTEREST POINT
32. YOGA BEACH (SUNRISE)/LADIES GYM
33. MAIN KITCHEN/LAUNDRY
34. CARETAKER'S HOUSE
- 34a. NEW DOCK HOUSE
35. SERVICE HANGAR AREA-ENGINEERING/GARAGE-BIG BUILDING
36. GREEN WALL/SOUND BARRIER





GREAT ST JAMES PRIVATE COMMON AREAS

- 1. GRAND PAVILION
- 2. SPA
- 3. MAIN PRIVATE BEACH
- 4. MAIN DOCK



GREAT ST JAMES

RENDERING

GRAND PAVILION



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GREAT ST JAMES

MOODBOARD

GRAND PAVILION

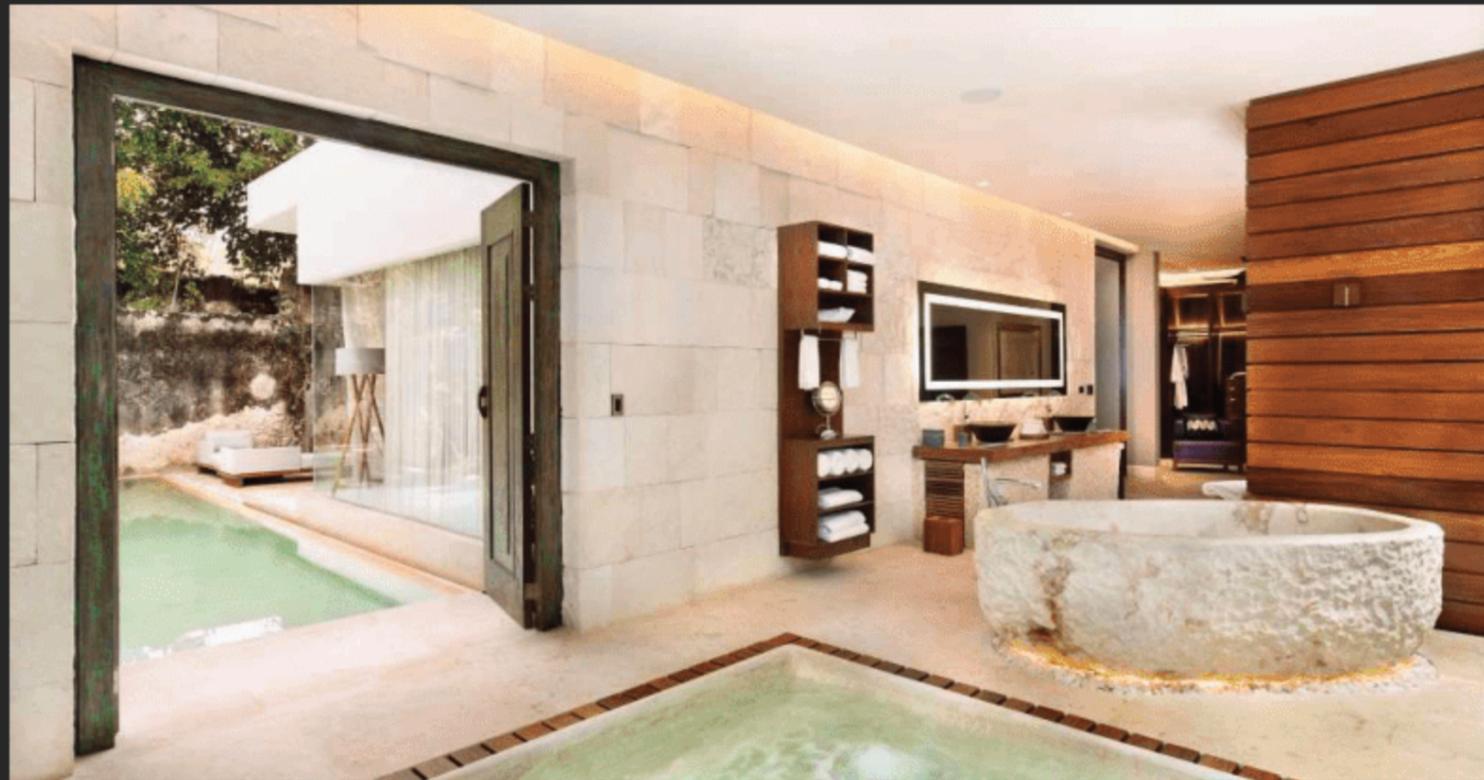
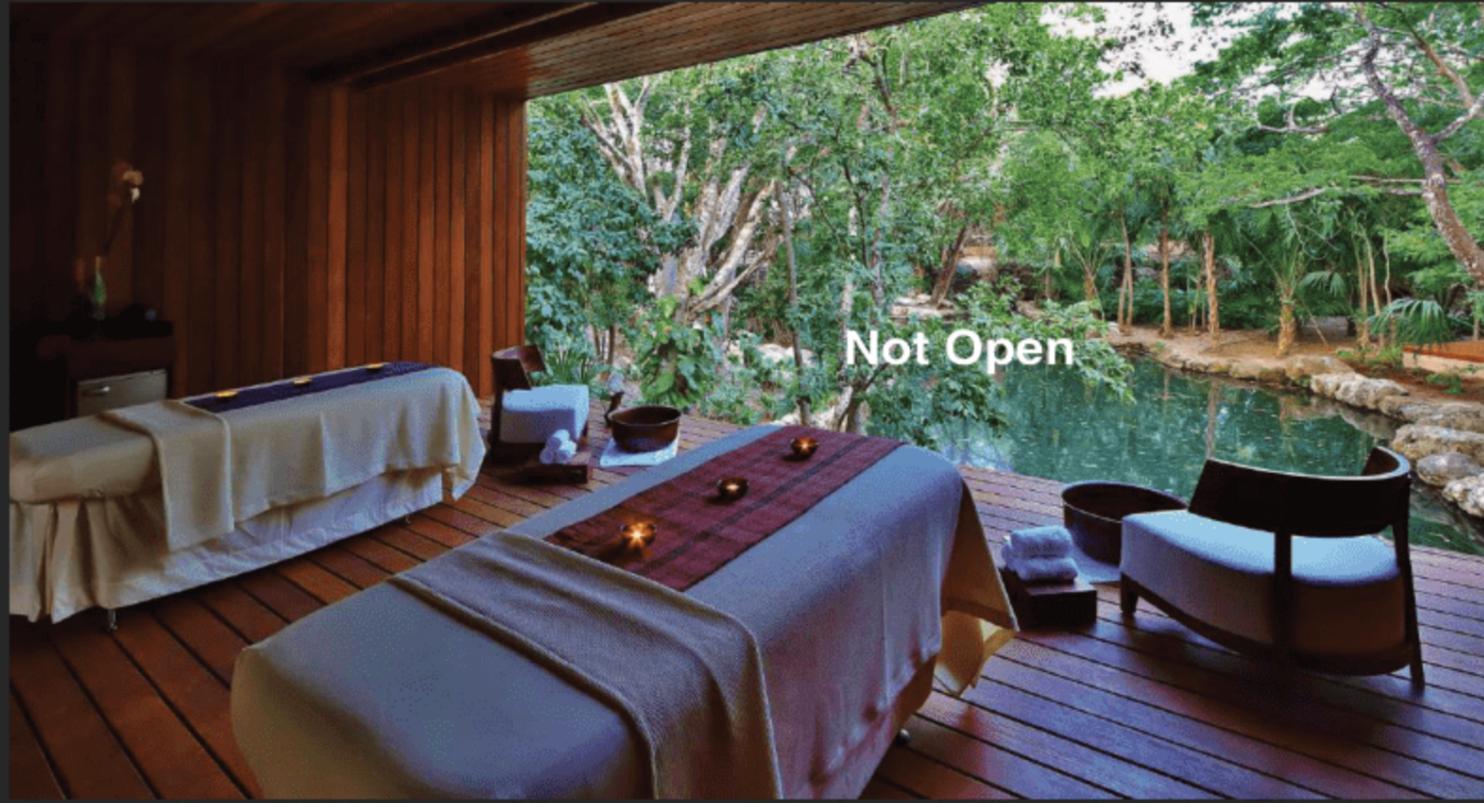


RADYCA

GREAT ST JAMES

MOODBOARD

SPA RETREAT

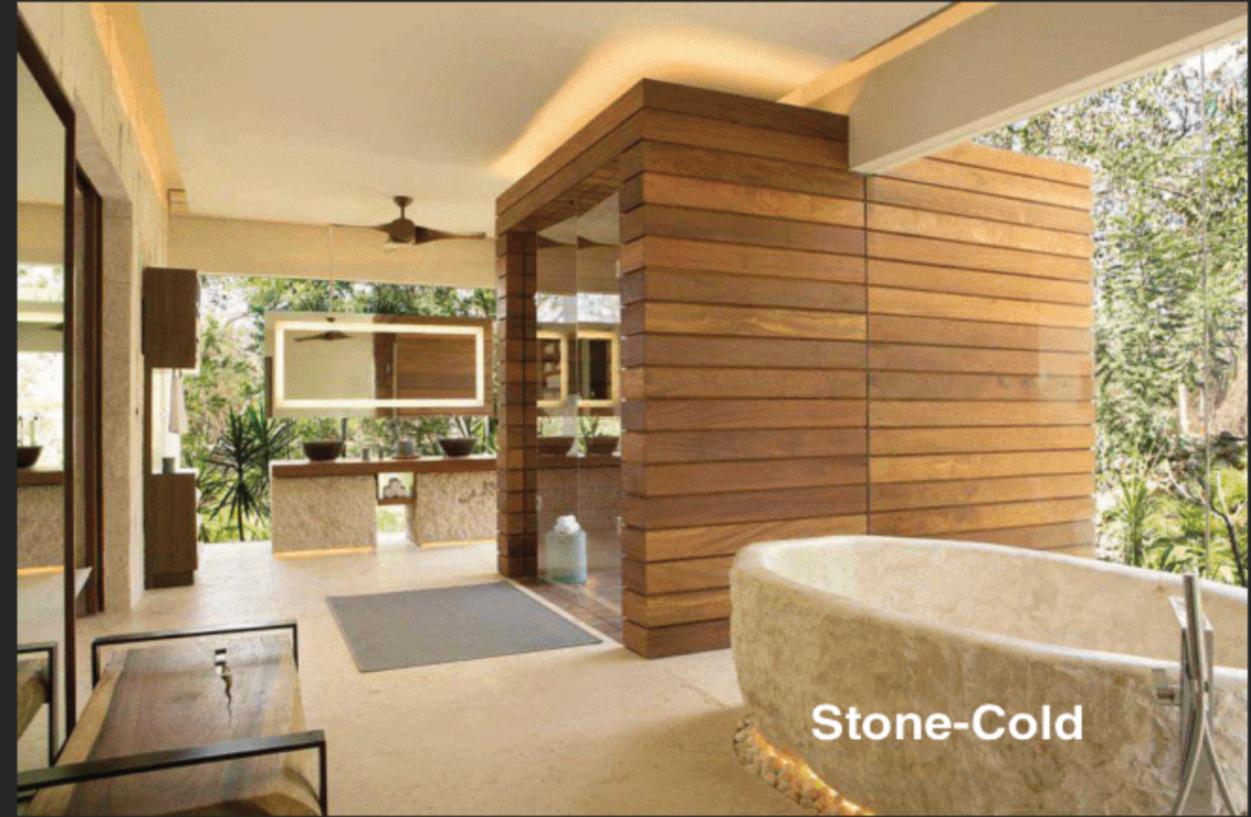


RADYCA

GREAT ST JAMES

MOODBOARD

SPA RETREAT



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GREAT ST JAMES

MOODBOARD

SPA RETREAT



RADYCA

GREAT ST JAMES

MOODBOARD

MAIN PRIVATE BEACH



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GREAT ST JAMES PRIVATE OWNER AREAS

- 6. MASTER OFFICE
- 7. MASTER RETREAT
- 8. POSSIBLE CINEMA LOCATIONS



GREAT ST JAMES

MOODBOARD

MASTER RETREAT

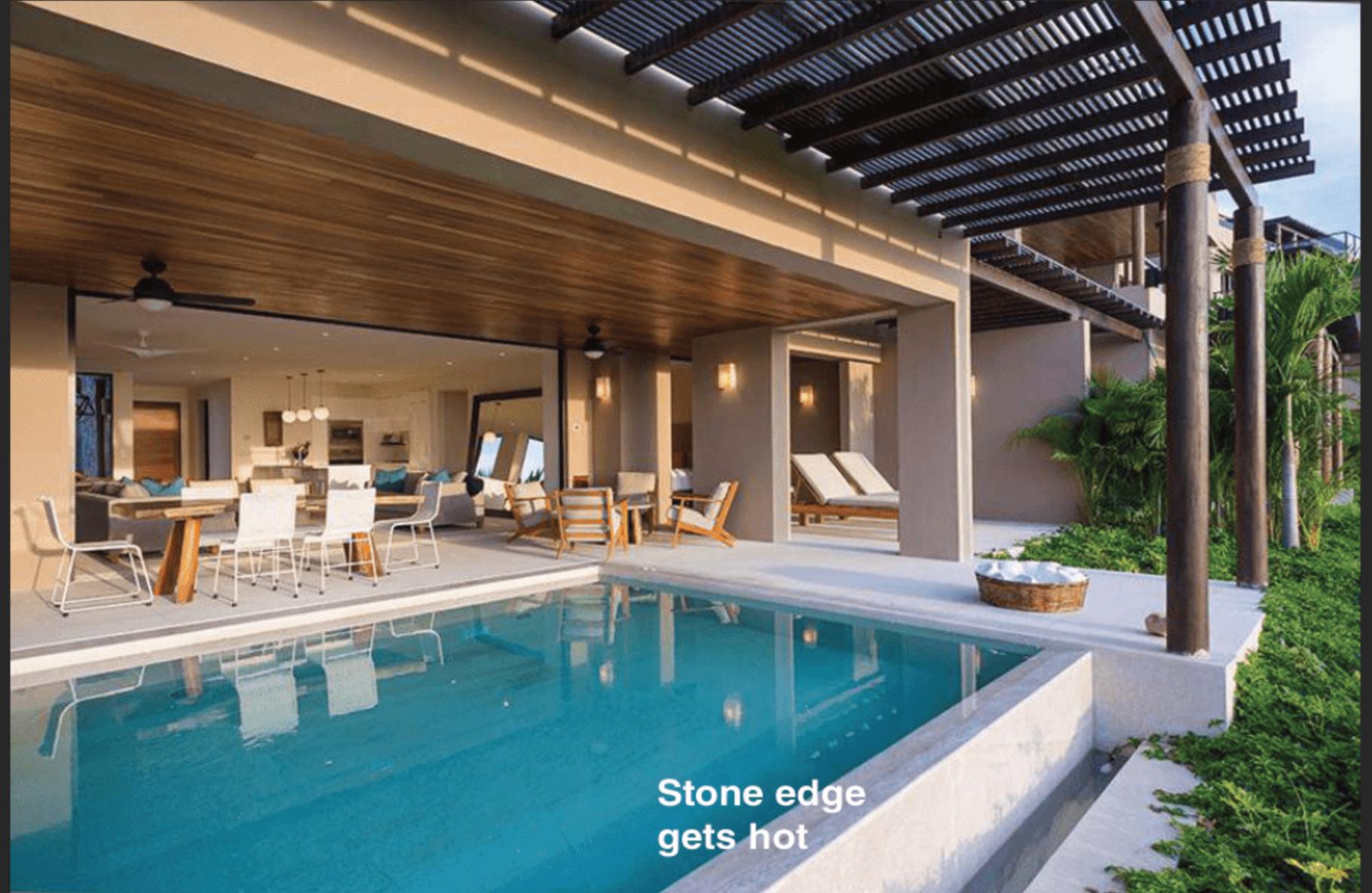


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GREAT ST JAMES

MOODBOARD

MASTER RETREAT



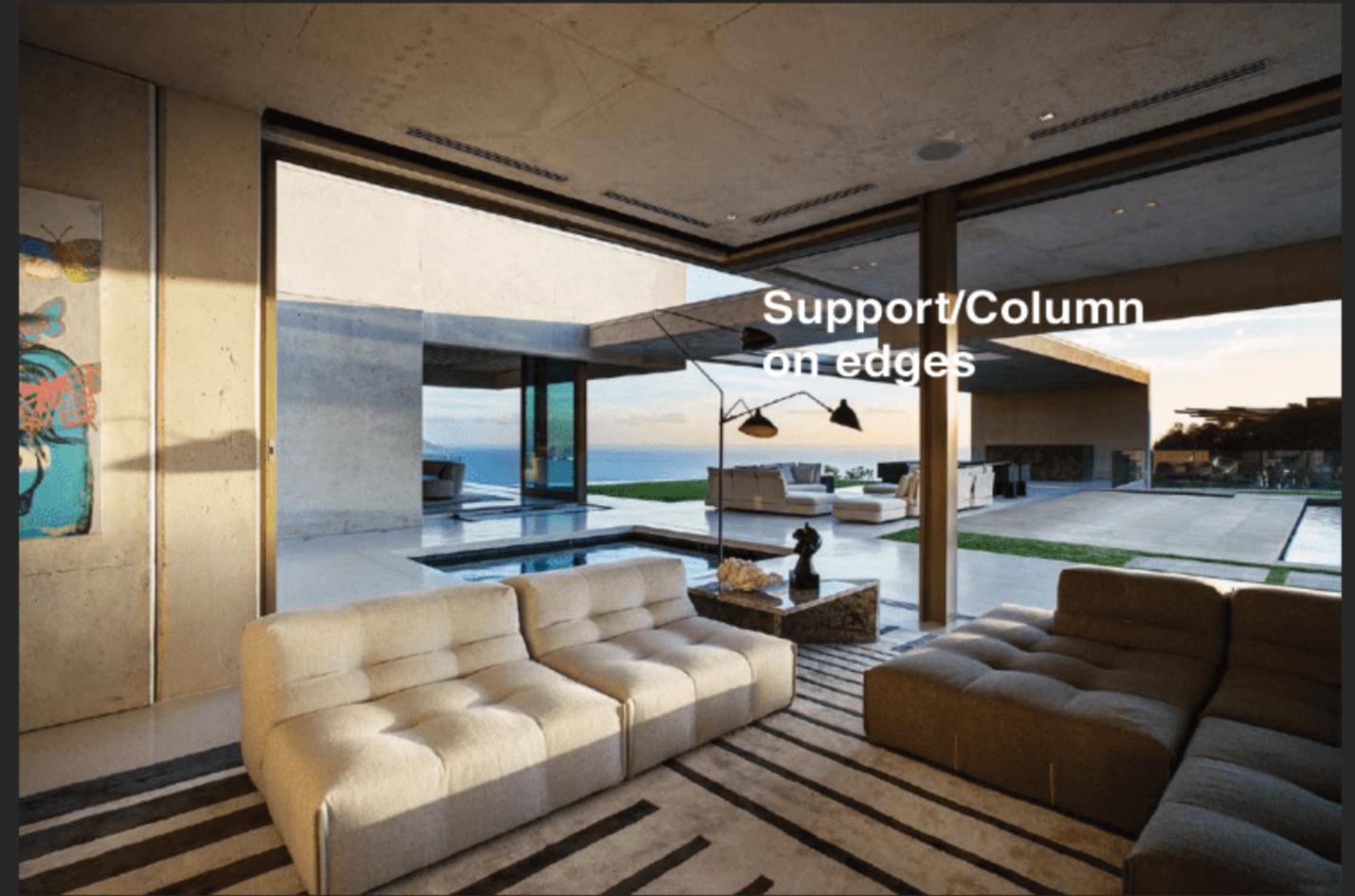
Stone edge
gets hot

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GREAT ST JAMES

MOODBOARD

MASTER RETREAT



GREAT ST JAMES

MOODBOARD

MASTER RETREAT





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GREAT ST JAMES

MOODBOARD

MASTER OFFICE



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Too many materials



GREAT ST JAMES LADIES' AREAS

5. LADIE'S RESIDENCE / KITCHEN



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GREAT ST JAMES

MOODBOARD

LADIES RESIDENCE



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GREAT ST JAMES

MOODBOARD

LADIES RESIDENCE POOL



GREAT ST JAMES

MOODBOARD

LADIES RESIDENCE POOL



Too busy



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GREAT ST JAMES

MOODBOARD

LADIES RESIDENCE POOL



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GREAT ST JAMES PRIVATE RECREATION AREAS

- 8. POSSIBLE CINEMA LOCATIONS
- 9. INTEREST POINT (X-MAS COVE)
- 12. OWNERS LANDING SITE
- 14. INTEREST POINT
- 15. INTEREST POINT/LANDING/DOCK



GREAT ST JAMES

MOODBOARD

INTEREST POINT



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GREAT ST JAMES

MOODBOARD

INTEREST POINTS



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GREAT ST JAMES

MOODBOARD

INTEREST POINTS



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CARIBBEAN SEA



LITTLE ST JAMES PUBLIC AREAS

- 17. BEACH AREA
- 18. SECONDARY PAVILION TREE
- 19. ATV GARAGE
- 20. FRENCH GARDEN/GUEST HOUSES
- 21. CONFERENCE ROOM - LARGE ROOM
- 21a. EXISTING MOVIE ROOM TO REMAIN
- 22. SEMI PRIVATE OFFICE TO REMAIN





LITTLE ST JAMES

MOODBOARD

SECONDARY BEACH



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LITTLE ST JAMES

MOODBOARD

SECONDARY PAVILION



|| R A D Y C A

LITTLE ST JAMES

MOODBOARD

CONFERENCE ROOM



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LITTLE ST JAMES

MOODBOARD

GUEST AREAS



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CARIBBEAN SEA



LITTLE ST JAMES

SEMI PRIVATE RECREATION AREAS

- 23. SEMI PRIVATE POOL AREA TO REMAIN
- 24. TERRACES (VIETNAMESE RISE FIELD
- 25. LARGE SCALE BUILDING-PROTECT WIND
- 26. INTEREST POINT OLD TENNIS COURT
- 27. SUN DIAL TO REMAIN
- 28. CAPRI FISHERMAN'S BOAT HOUSE
- 29. FUNHOUSE POINT
- 30. LARGE GROTTA
- 31. INTEREST POINT
- 32. YOGA BEACH (SUNRISE)/LADIES GYM



LITTLE ST JAMES

MOODBOARD

INTEREST POINT



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LITTLE ST JAMES

MOODBOARD

SEMI PRIVATE POOL



|| R A D Y C A



GREAT ST JAMES

MOODBOARD

LADIES GYM



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CARIBBEAN SEA



LITTLE ST JAMES SERVICE AREAS

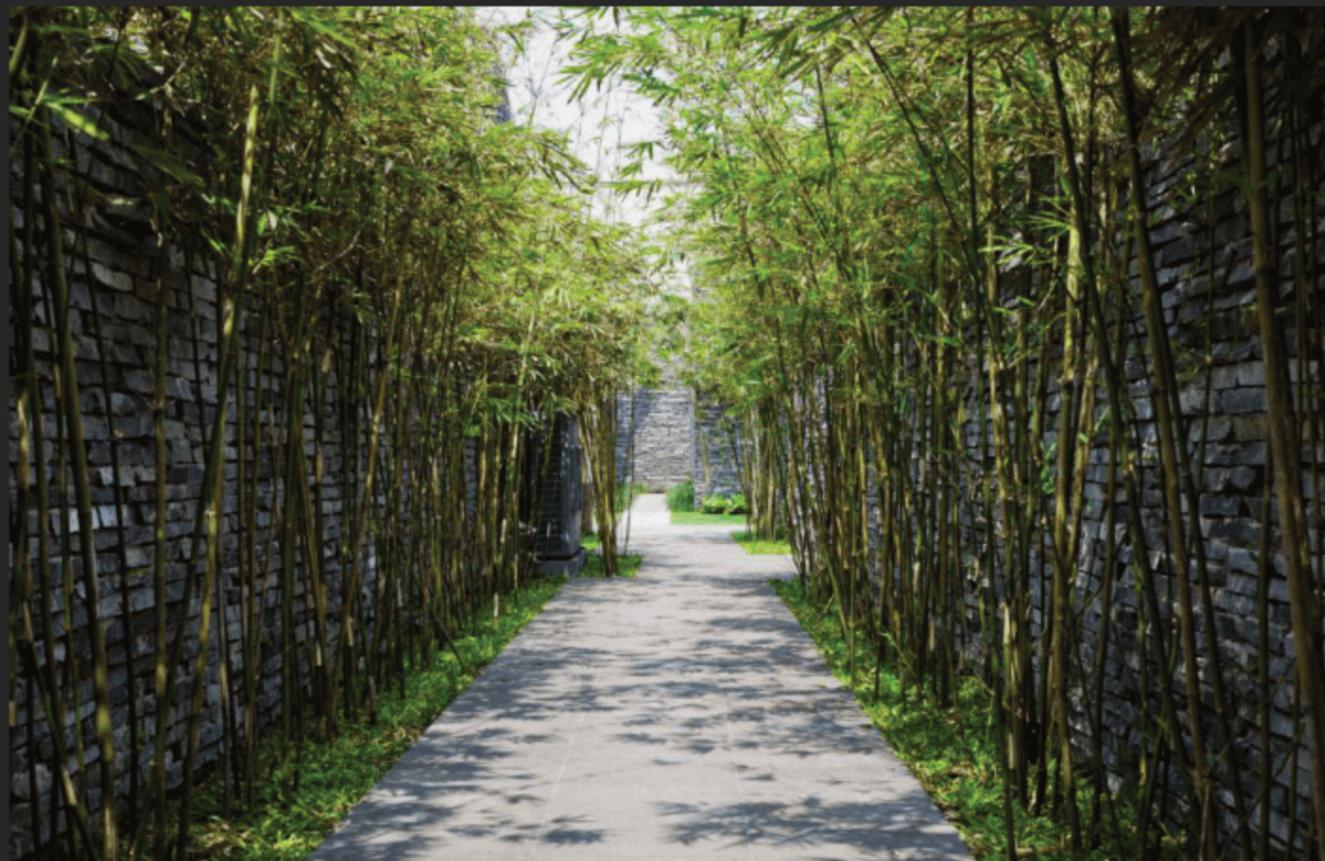
- 33. MAIN KITCHEN/LAUNDRY
- 34. CARETAKER'S HOUSE
- 35. SERVICE HANGAR AREA/ENGINEERING
- 36. GREEN WALL/SOUND BARRIER



LITTLE ST JAMES

MOODBOARD

SERVICE AREAS



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