

**GREAT ST JAMES**  
**LITTLE ST JAMES**  
US VIRGIN ISLANDS

**PRELIMINARY MASTER CONCEPT-REVISION III**

|| R A D Y C A

# ZONING PLAN



GREAT ST JAMES



- PRIVATE AREAS
- PRIVATE 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. ATV GARAGE
- 12. OWNER'S TERRACE
- 13. INTEREST POINT
- 14. INTEREST POINT/POSSIBLE DOCK
- 15. BARRIER FROM BAD VIEWS
- 16. SERVICE DOCK



# LITTLE ST JAMES

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

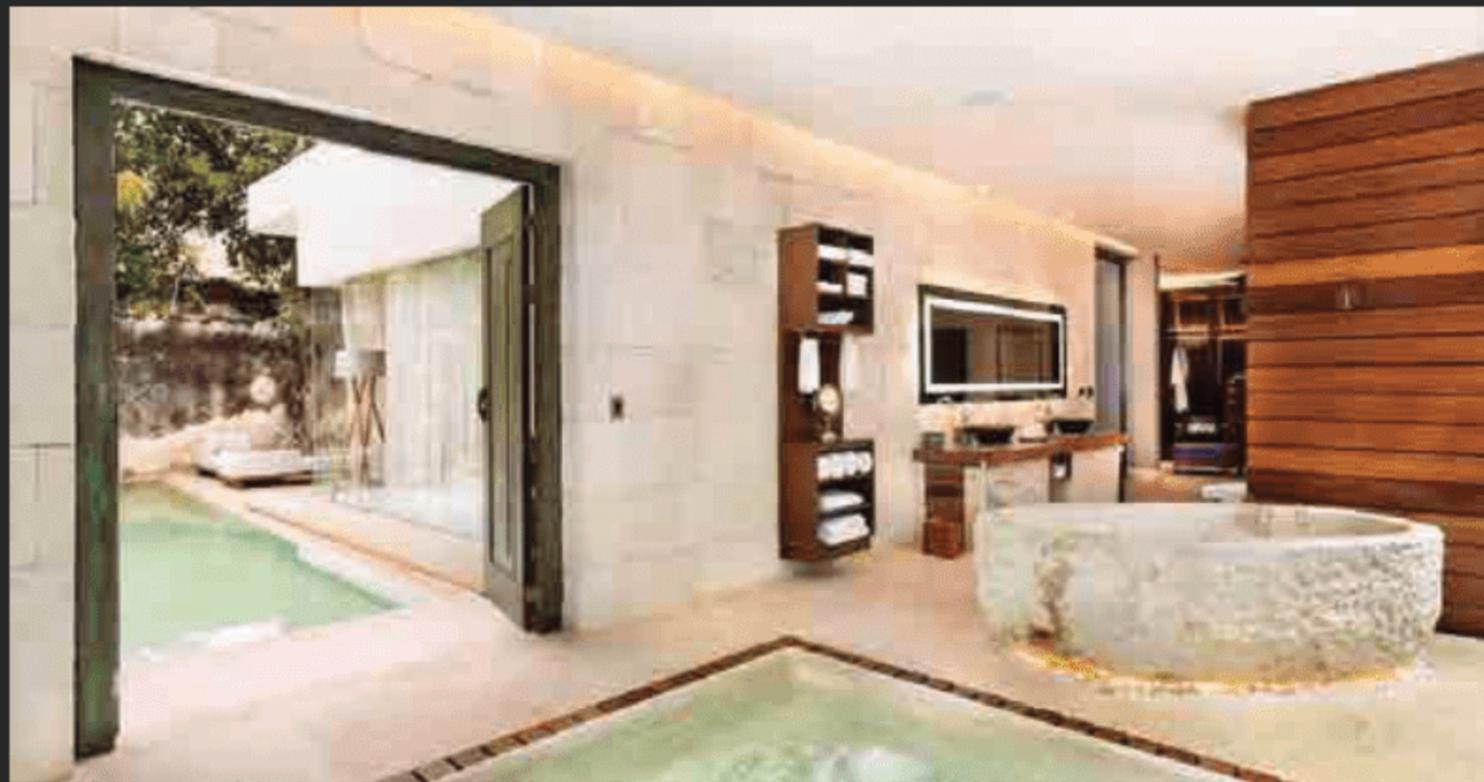
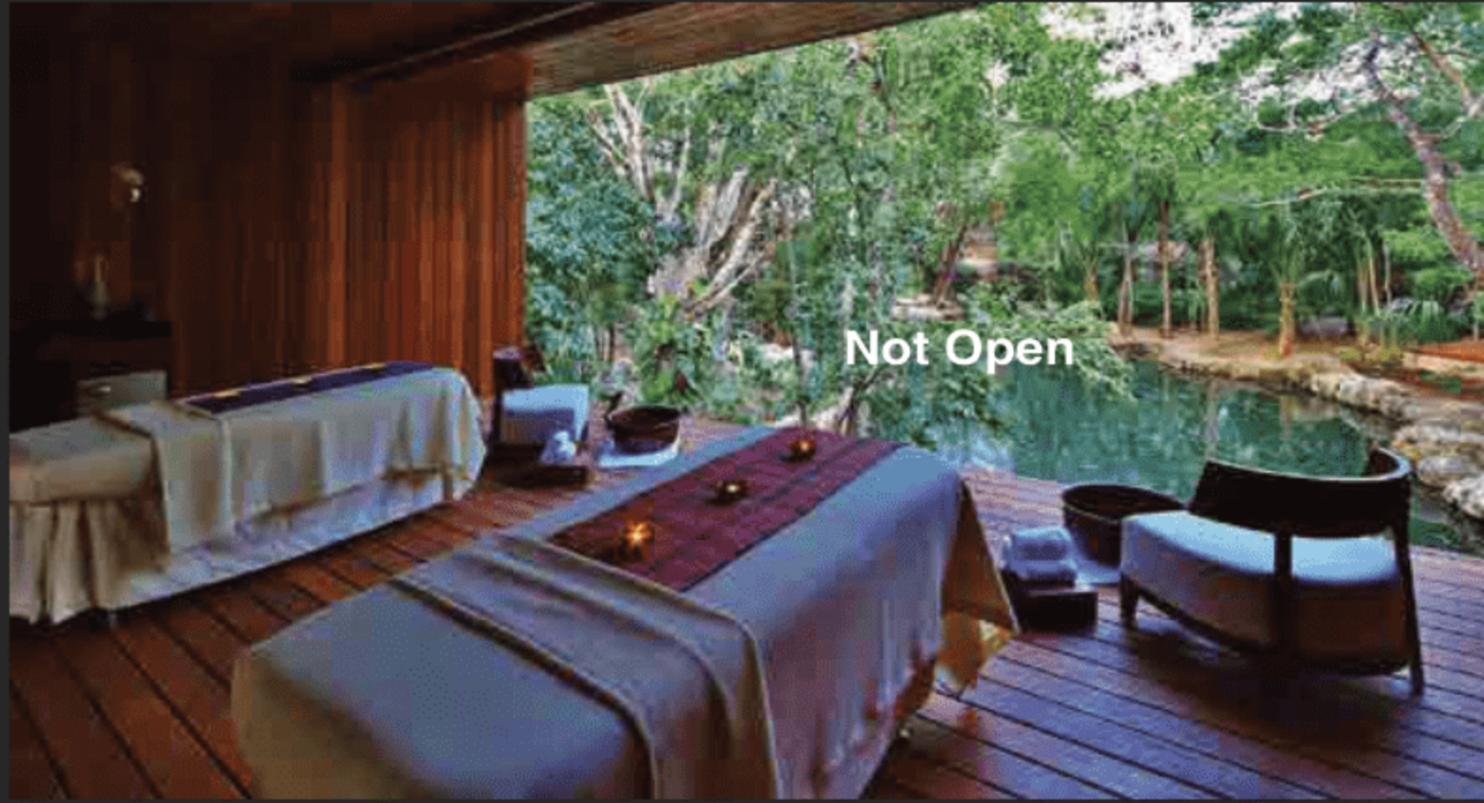


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# GREAT ST JAMES

## MOODBOARD

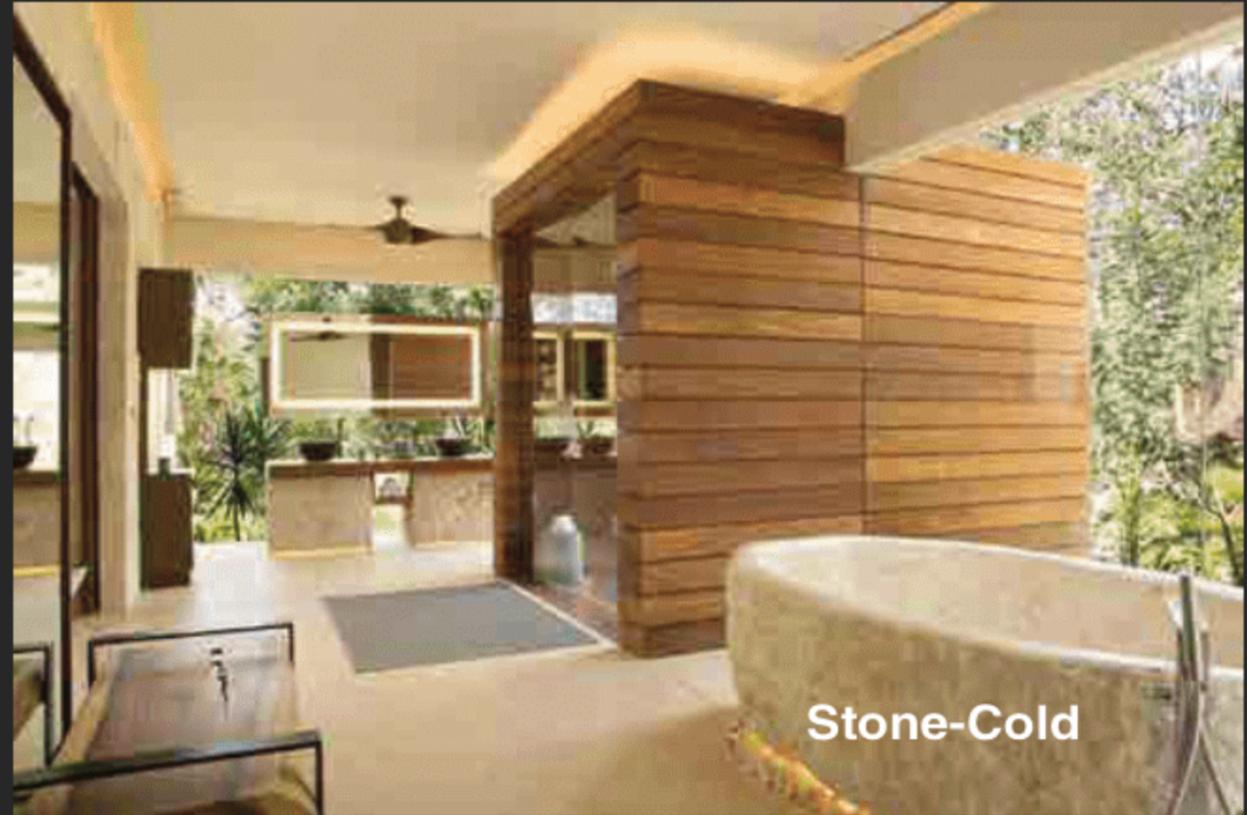
## SPA RETREAT



# GREAT ST JAMES

## MOODBOARD

## SPA RETREAT



Stone-Cold



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# GREAT ST JAMES

## MOODBOARD

## SPA RETREAT



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# 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

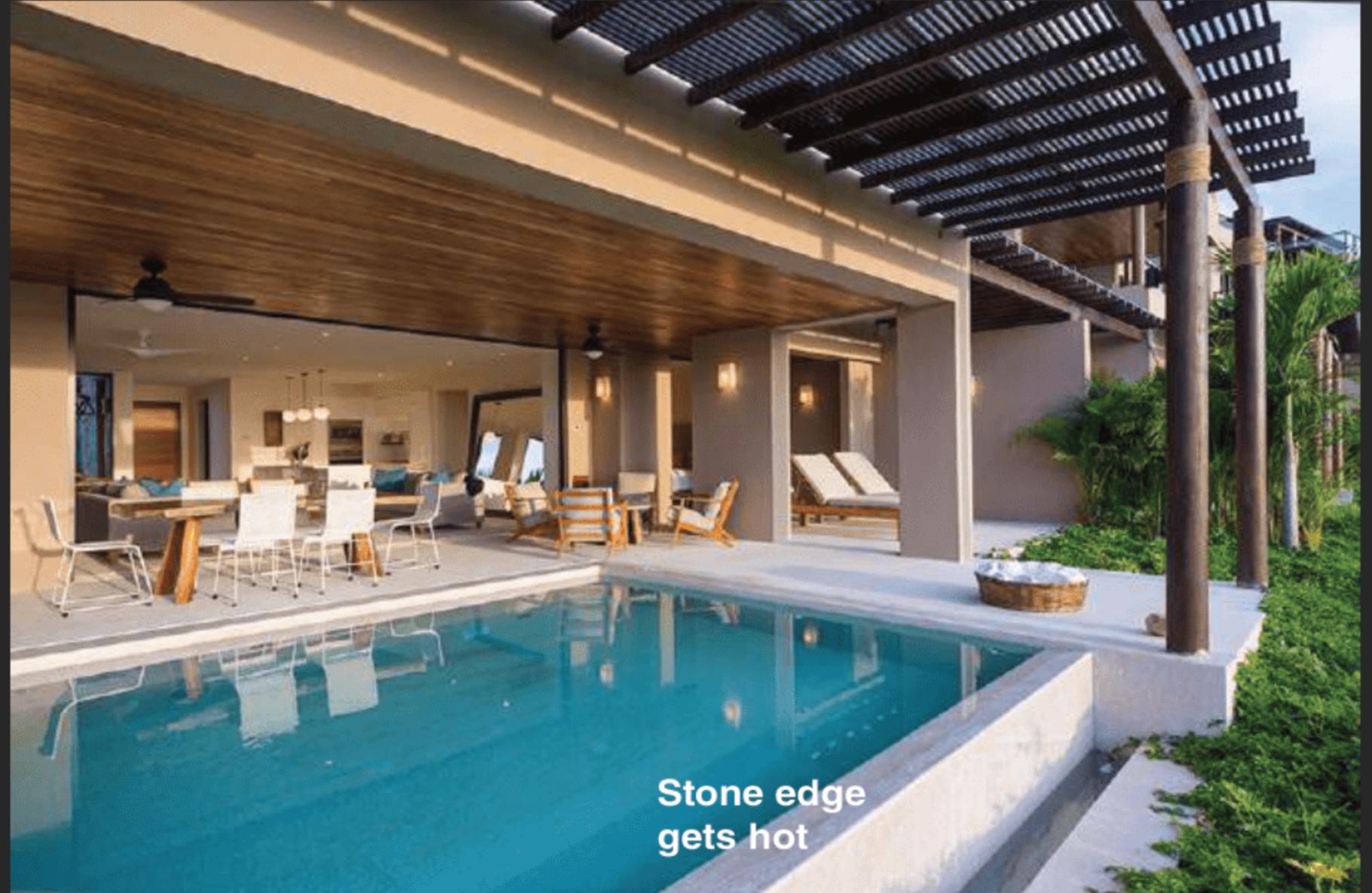




# GREAT ST JAMES

MOODBOARD

MASTER RETREAT



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# GREAT ST JAMES

## MOODBOARD

## MASTER RETREAT



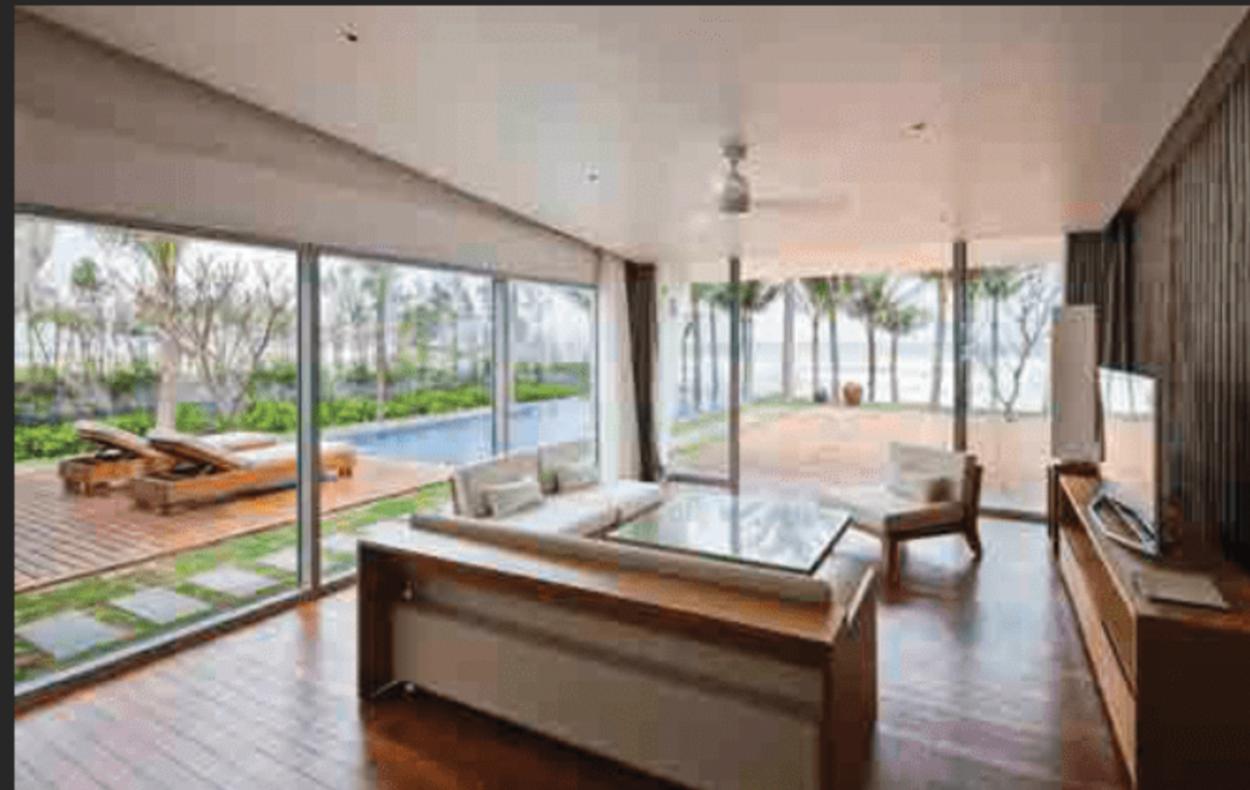


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# GREAT ST JAMES

## MOODBOARD

## MASTER OFFICE



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Too many materials



# GREAT ST JAMES LADIES' AREAS

5. LADIE'S RESIDENCE / KITCHEN





# GREAT ST JAMES

MOODBOARD

LADIES RESIDENCE



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# GREAT ST JAMES

## MOODBOARD

## LADIES RESIDENCE



Too many textures

# GREAT ST JAMES

## MOODBOARD

## LADIES RESIDENCE POOL



# GREAT ST JAMES

## MOODBOARD

## LADIES RESIDENCE POOL

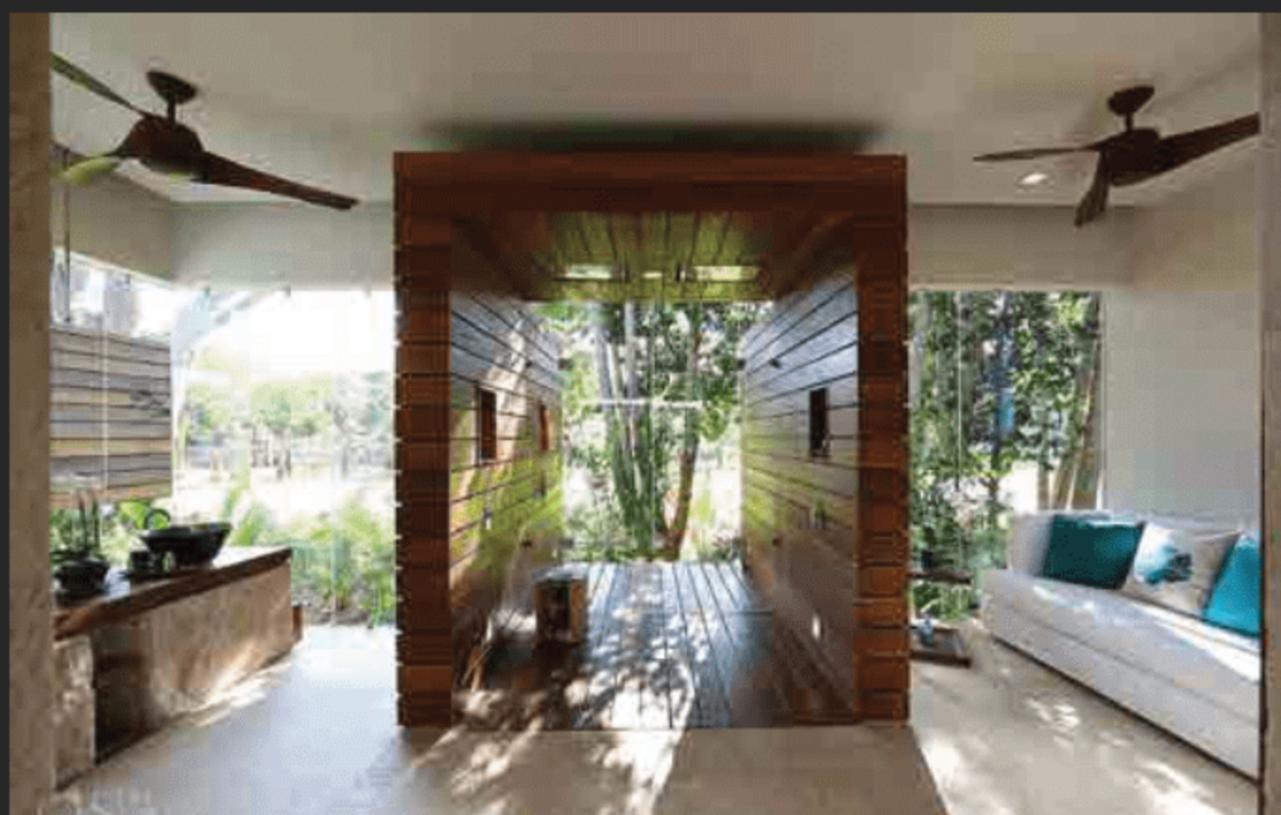


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# GREAT ST JAMES

## 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 TERRACE
- 13. INTEREST POINT
- 14. INTEREST POINT/POSSIBLE DOCK
- 16. SERVICE DOCK



# GREAT ST JAMES

MOODBOARD

INTEREST POINT



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# GREAT ST JAMES

## MOODBOARD

## INTEREST POINTS



|| R A D Y C A

# GREAT ST JAMES

## MOODBOARD

## INTEREST POINTS



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# LITTLE ST JAMES PRIVATE AREAS

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



# LITTLE ST JAMES

MOODBOARD

BEACH



|| R A D Y C A

# LITTLE ST JAMES

## MOODBOARD

## SECONDARY BEACH



# LITTLE ST JAMES

## MOODBOARD

## SECONDARY PAVILION





# LITTLE ST JAMES

## MOODBOARD

## GUEST AREAS



CARIBBEAN SEA



# LITTLE ST JAMES

## SEMI PRIVATE RECREATION AREAS

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



|| R A D Y C A

CARIBBEAN SEA



# LITTLE ST JAMES SERVICE AREAS

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



# LITTLE ST JAMES

## MOODBOARD

## SERVICE AREAS



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