

GSJ

PHONE CALL INVENTORY LIST

2018.06.18

1. Great St. James - Buildings overall location:
 - Chateau is correct in the Center but align center with existing beach stairs.
 - Helicopter landing site is correct on North-East point of GSJ.
 - Office site is correct on East point of GSJ.
 - Pending roads, service roads, landscape, and connection from the Dock.

2. Beach level Entry/Approach:
 - Need two (2) entrances. One directly from Dock up the stairs into the house. Second one, covered next to security where bikes can be pulled up to/park and walk directly into the house. (Back entrance)
 - 20'-25' Promenade at beach level with transition spaces (BBQ, Firepit, water feature) Promenade runs along the beach approximately where existing TikiBar is.

3. Chateau Main Floor (1st Floor)
 - Huge Living area. Approx. 30'x60'. On the center overlooking the pool/water.
 - Large Kitchen to one side. With a great view. Approx. 30'x40'. With a Pantry approx. 12'x15'. Storage closet + Freezer Area. Large room for storage & cleaning equipment.
 - Covered Terrace outside kitchen to eat when weather allows. Breakfast area inside kitchen.
 - Three small (3) staff rooms. Approx. 10'x14'.
 - Private sitting room-separate from Living area. Approx. 14'x16'.
 - Sitting room looking into the water (Occasionally and when weather allows doors/windows will be open).
 - Private TV Room-For [REDACTED] and her friends. Her TV Room.
 - Piano Room. Approx. 30'x20'.

4. Chateau Pool deck (1st Floor)
 - Located approx. 15' above beach level.
 - 100' long pool.
 - Areas for sunbathing.
 - Outdoor covered terraces for relaxing.
 - Underneath pool deck: Area for security personnel in the evening (wall to left of model by the trees) With video cameras.

5. Chateau Master Bedroom (2nd Floor)
 - Located on the center of the building overlooking the pool/water.
 - Terrace outside access from bedroom but covered.
 - Dressing room: Approx. 10'x10' size. Not dark
 - His Sitting Room: with telephone, desk & sofa. Get to it down the hallway past the bathroom. Approx. size: 25'x30'.
 - Massage area off bathroom off sitting room.
 - Her Sitting Room: on the opposite side with an extra sitting area for friends approximate size: 12'x15' with bathroom.
 - Pantry outside the bedroom. To get water, etc.
 - Service Pathway so Maids can service the rooms without crossing on private hallway. Linked to a Laundry Room.

6. Chateau Master Bathroom (2nd Floor)
 - Bathroom has to have great views.
 - Mr. Epstein sleeps on left side of headboard (Access to toilet room from this side)
 - His Master Bath: Shower & Steam previous approved layout. No outdoor shower.
 - Her Master Bath: Sauna, Bath tub, Shower & outdoor shower.
 - Right side (Access to Her Bath)
 - Possibility of leaving the shower without having to cross through the bedroom again (In case the other person is sleeping)

7. Chateau Ladies Quarters (3rd Floor)
 - Three suites as previously discussed.

8. Upper Terrace (4th Floor)
 - Concrete benches with cushions. Nothing that can be blown away by wind. On terrace overlooking the water.
 - Small sitting rooms looking into the water (Occasionally and when weather allows doors/windows will be open). To have a higher view.

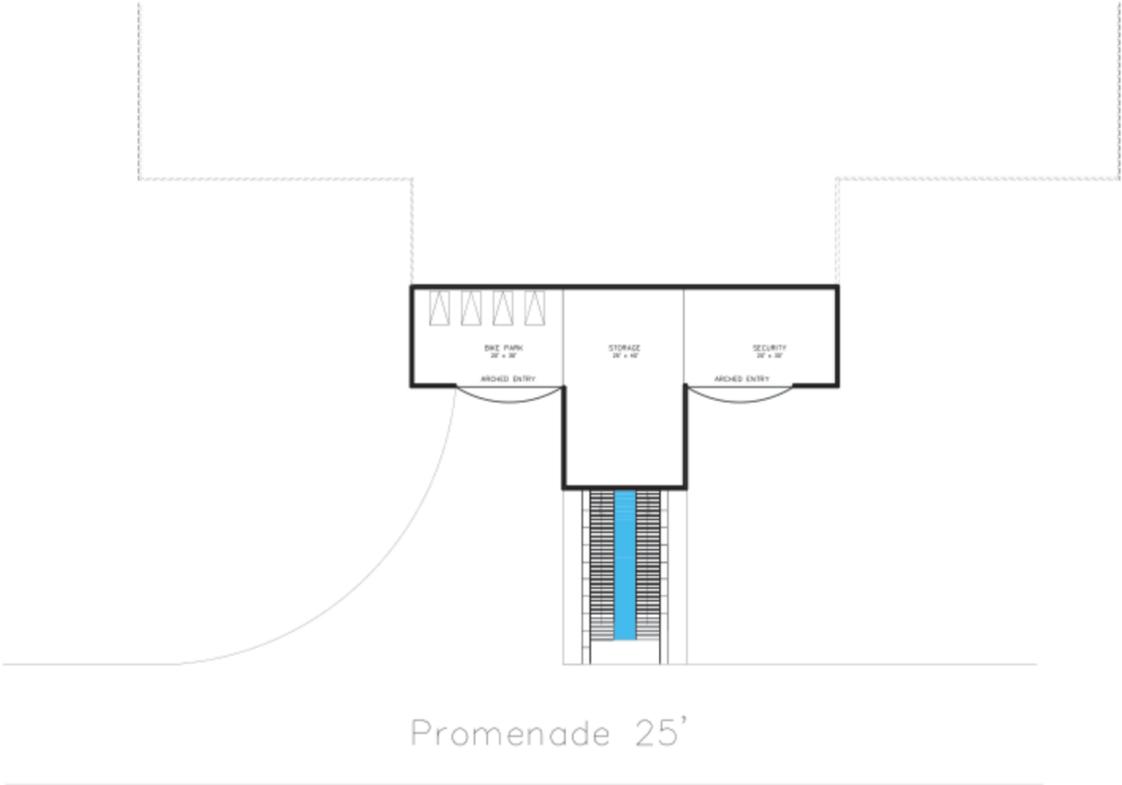
9. Keep in Mind:
 - Large vestibules, gracious foyer areas.
 - Need elevator. With a back-up generator.
 - Cleaning & storage area upstairs and downstairs.
 - Movie Room on a separate building. Approved as presented but missing railings.
 - No Gym in the Main Chateau building.
 - Indoor garage for bikes.
 - No grand stairway. Enclosed stair. To get into the stair you enter and open a door.

GSJ SPACE PLANNING DIAGRAM | REVISED III
JUNE 29 2018
MAIN COMPOUND | GREAT SAINT JAMES USVI

GSJ SPACE PLANNING DIAGRAM

JUNE 29 2018

MAIN COMPOUND
GREAT SAINT JAMES | USVI



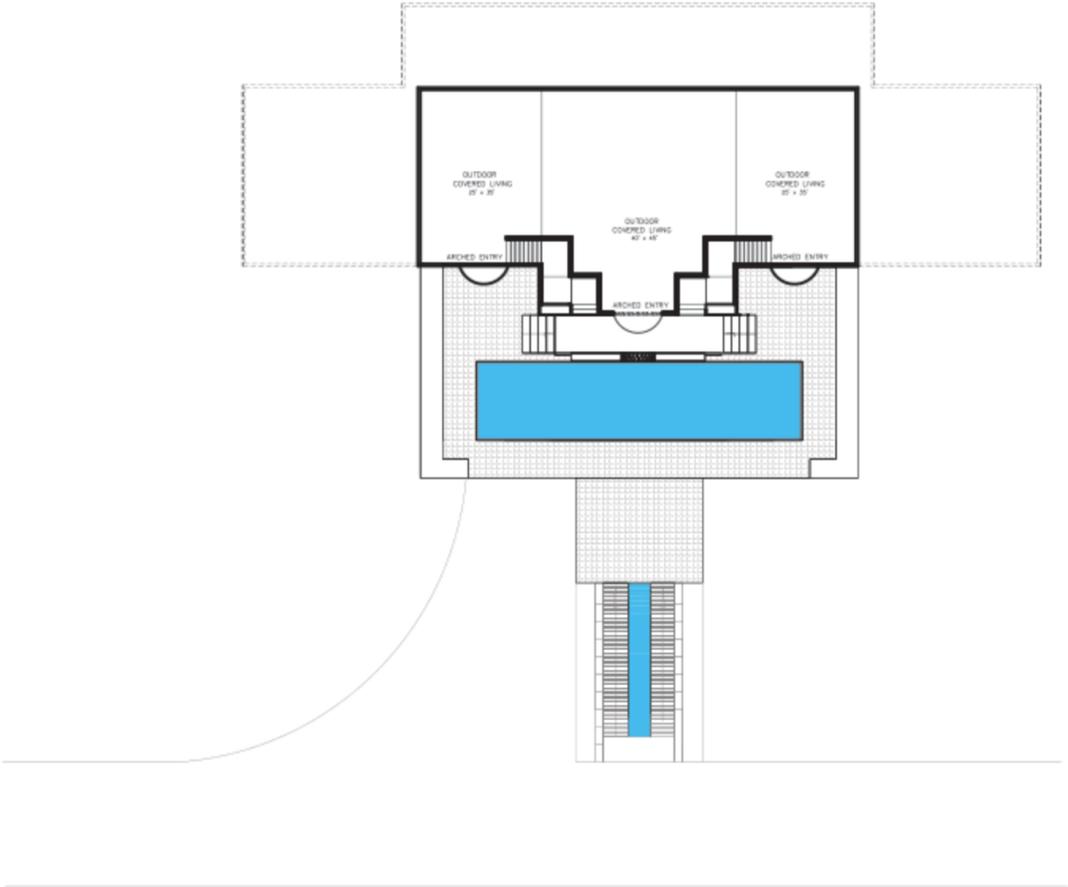
BEACH LEVEL

GSJ 01



GSJ SPACE PLANNING DIAGRAMS | JUNE 29 2018

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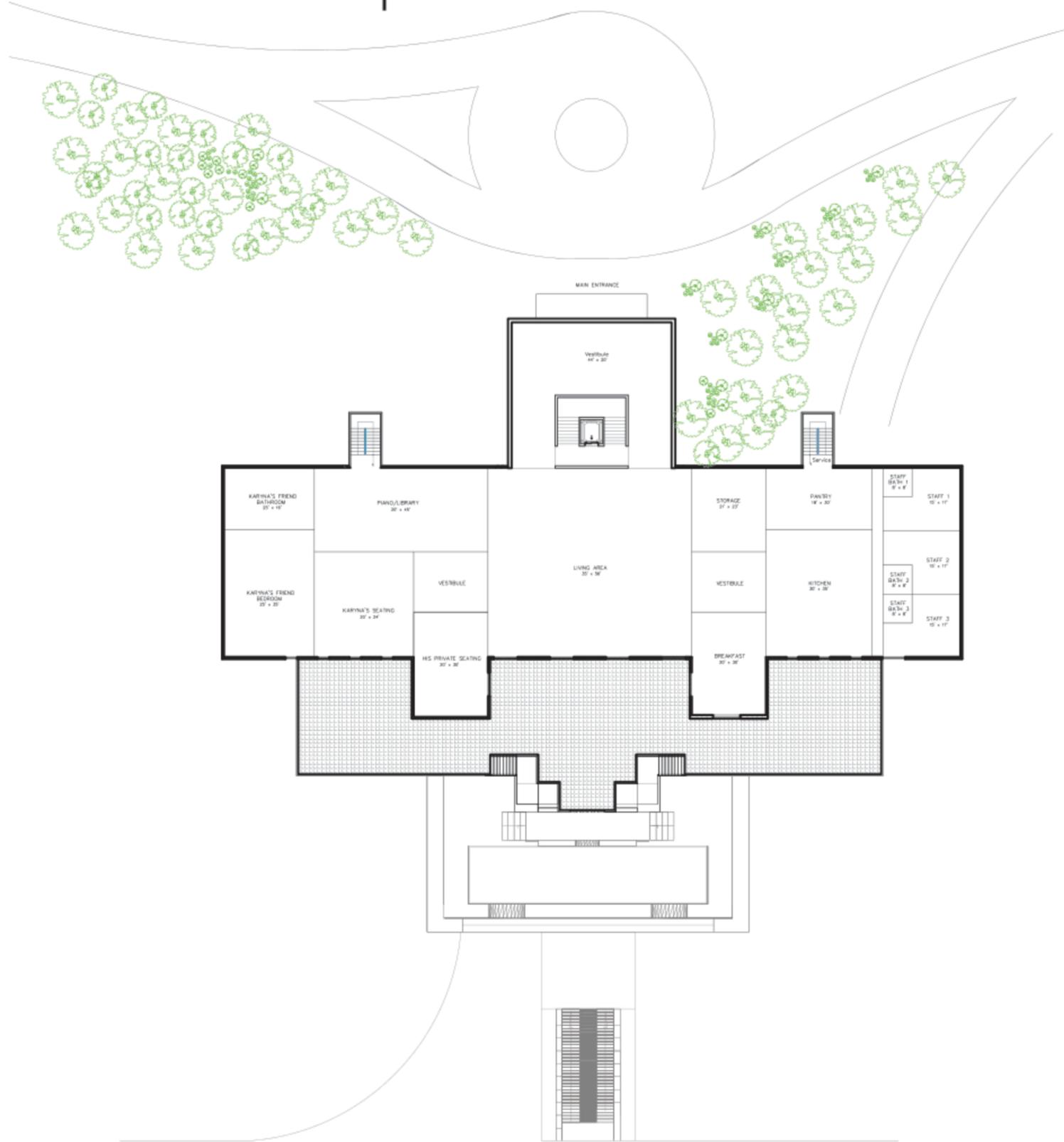
POOL LEVEL

GSJ|02

|| R A D Y C A

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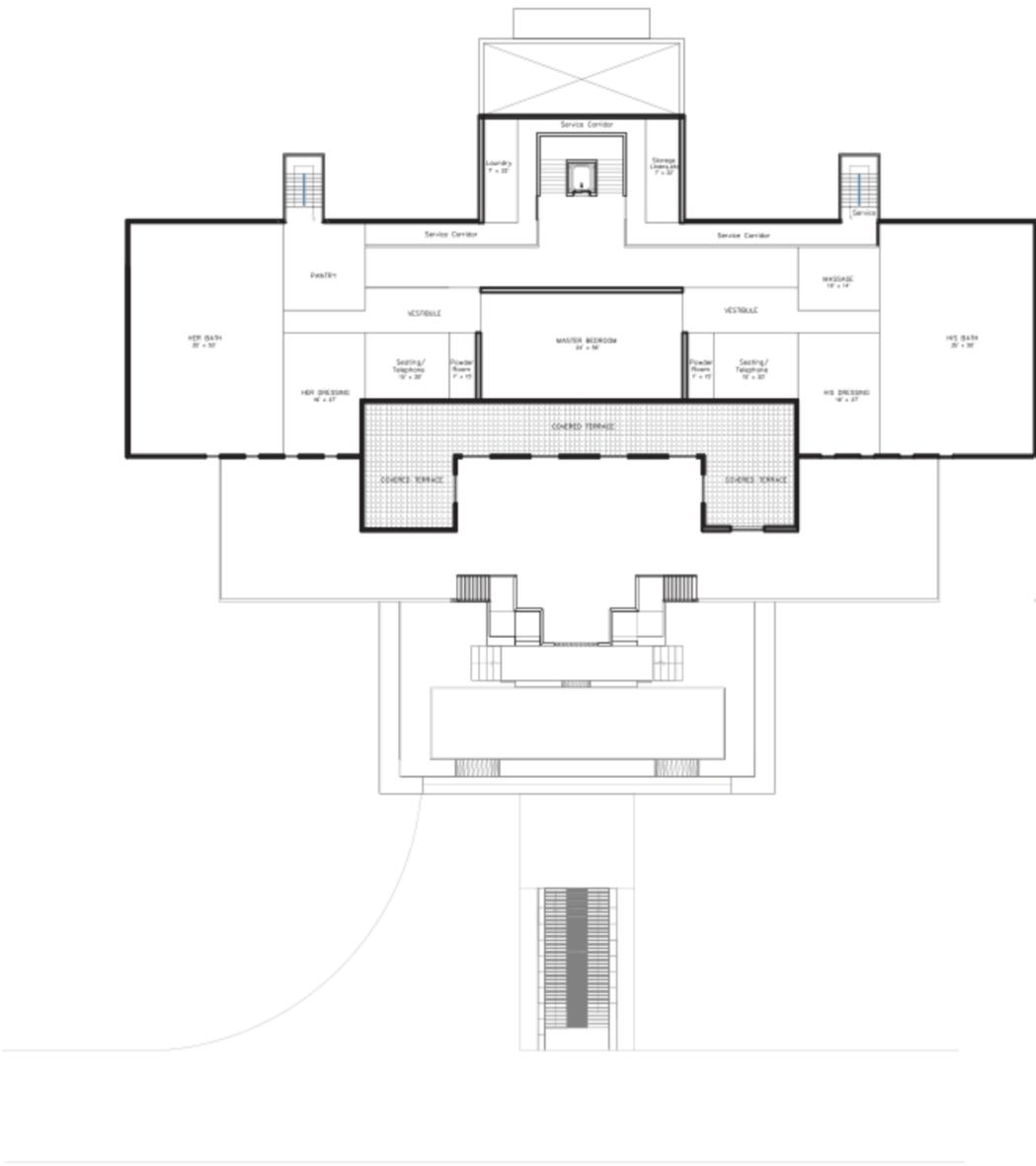


1ST LEVEL
GSJ|03

RADYCA

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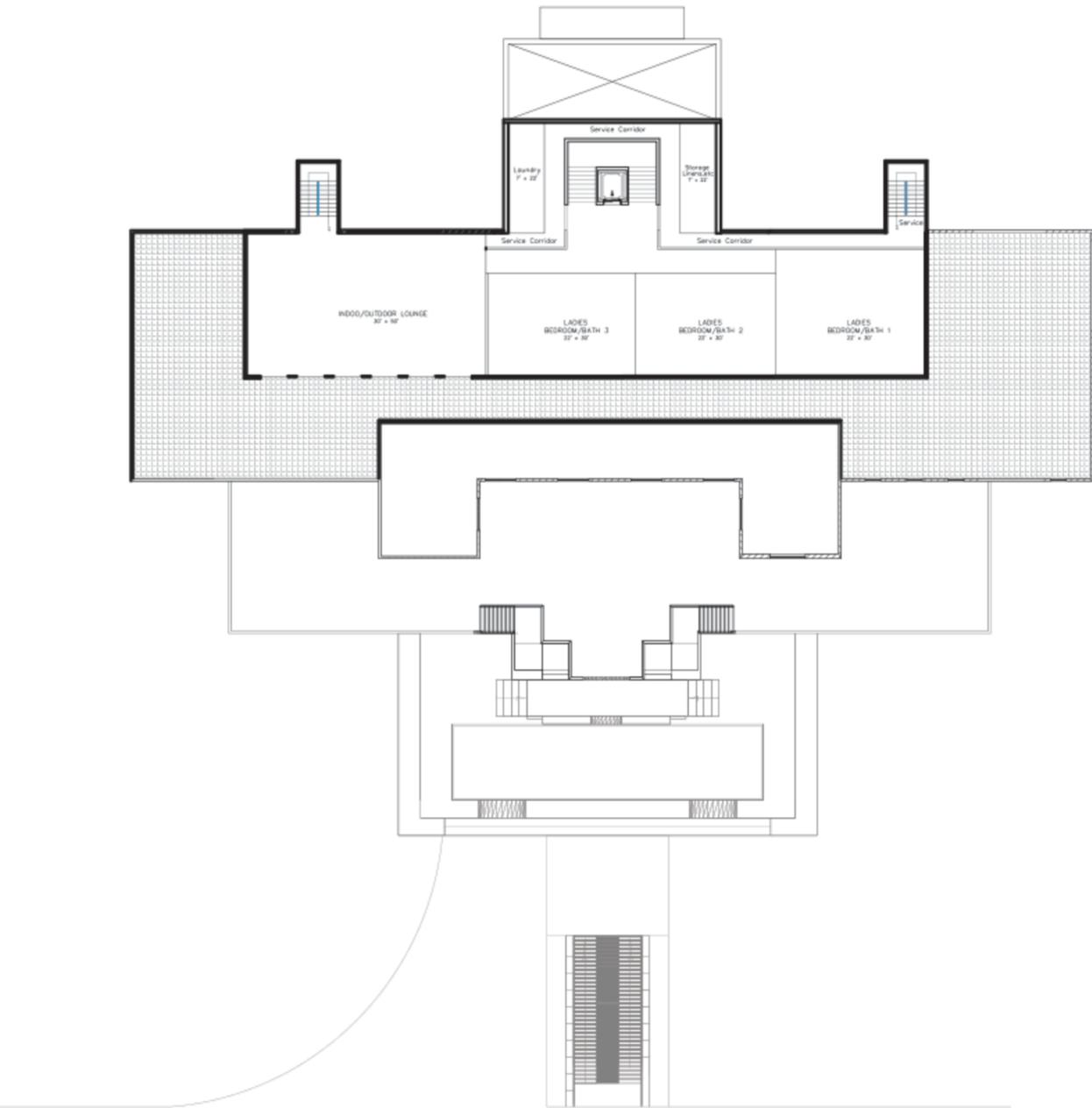
2ND LEVEL

GSJ104



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3RD LEVEL

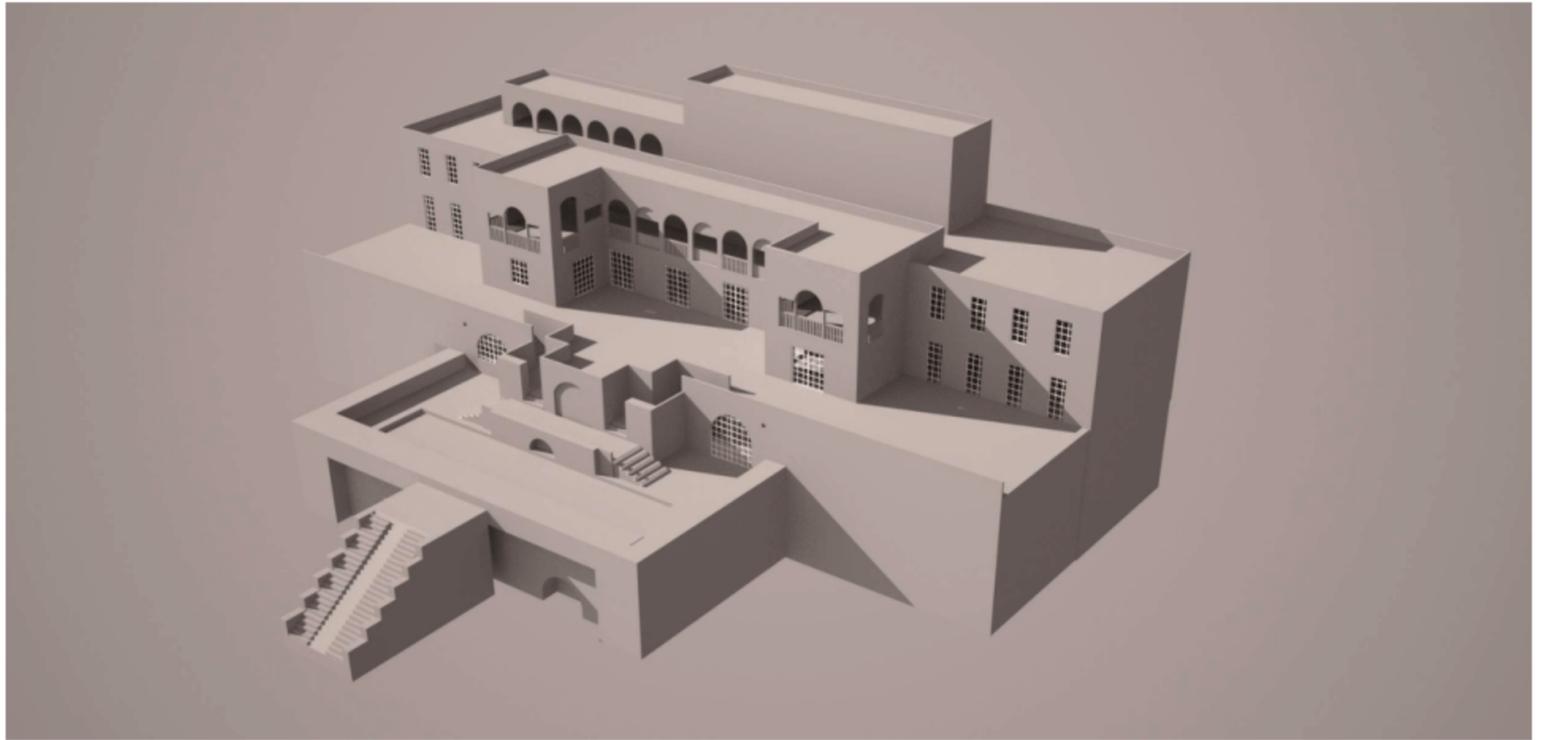
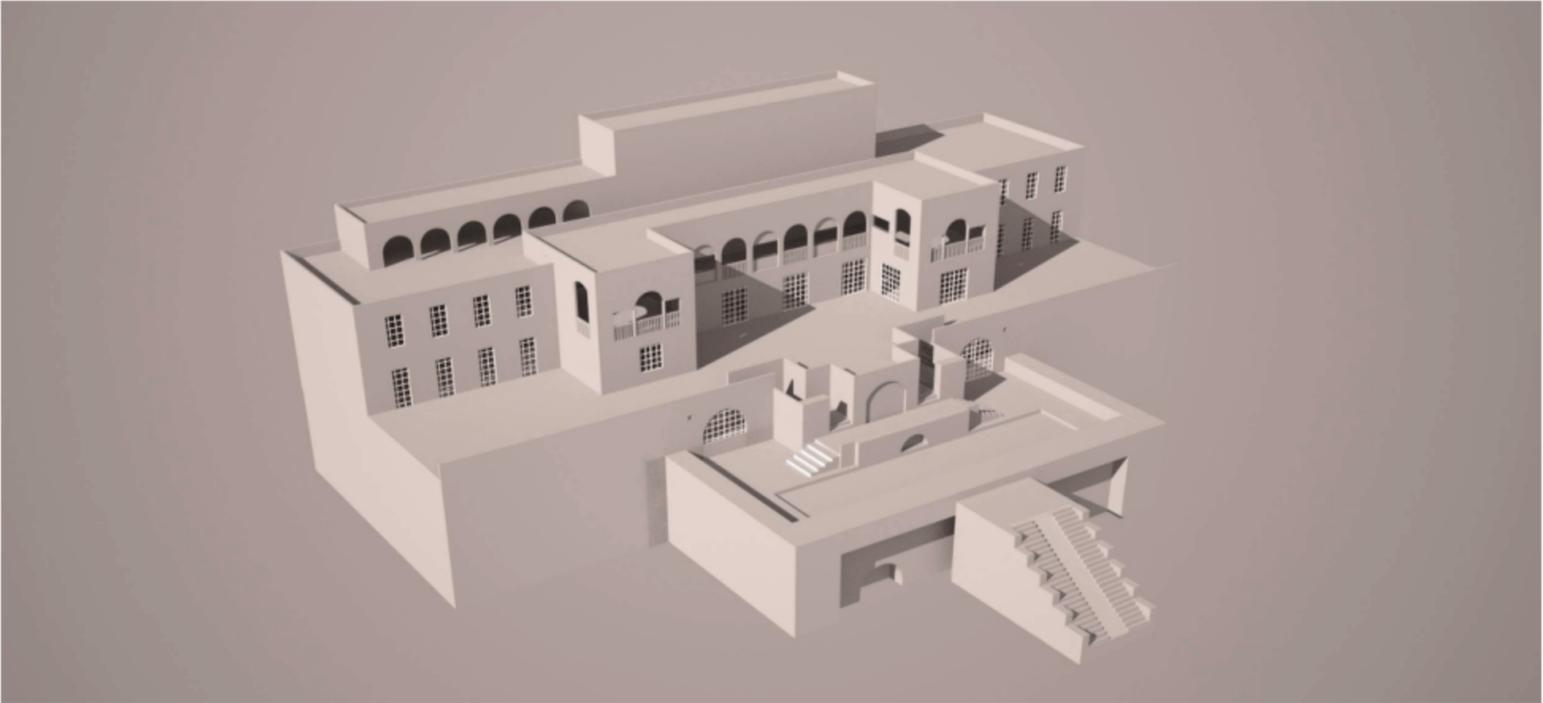
GSJ|05

|| R A D Y C A

GSJ VIEWS

MAIN COMPOUND
GREAT SAINT JAMES | USVI

JUNE 29 2018



GSJ|06

|| R A D Y C A