
From: jeffrey E. <jeevacation@gmail.com>
Sent: Tuesday, July 31, 2018 1:16 PM
To: 3BIS Fabrice BOURG
Subject: Re: GSI - Project

i will be Friday thx

On Tue, Jul 31, 2018 at 8:18 AM,=3BIS Fabrice BOURG <[REDACTED]> mailto:[REDACTED] wrote:

Dear Jeffrey

Hope your trip in Marrakech was fine=C2 !

Just to ask you if after thinking on t=e elements from us for this first presentation, you would like to add some=comments and more information that discussed together in our office. See below

We will work on the updating of the pr=ject and layout considering all discussed and more! The project is very ex=iting and amazing, we thank you for this opportunity for us and we will give the best...

The office will be close for 2 weeks f=om August 6 to 20, we will come back to you with a new proposal for the en= of the month.

For a trip to the island it will be di=ficult for us before end of September but we will confirm.</=pan>

Best regards

<<http://www.3bis.archi/>>

Meeting Minutes – Vi=gin Islands Project

Date Monday July 23rd

This meeting and those documents was done as a first base for a good understanding of the client's need, recommendations and feedbacks, with the objective to move forward the project

Project preliminary presentation=<u>

- =A0 Winds & sea stream analysis
- =A0 Island views<=>
- =A0 Sun and shadows =nalysis
- =A0 Island accessibility
- =C2 Main villa location analysis (2=possibilities)
- =A0 Offices building=analysis
- =A0 Staff building
- =A0 Others Island fa=ility's
- =A0 Main Villa preliminary organizational layout for the villa: Ground floor & First =loor, Pool Cabanas Spa & Guests areas

Client's remarks and inputs=<u>

- =A0 Winds & Currents analysis
 - o Strong sea stream on the island south coast (no dock)
 - o Strong sea and winds on the island north east coast (no dock)
 - o West winds need to be take in consideration for the Pool and cabanas location=
 - o The Island water=naturals reservoirs areas are dedicated to the preservation birdlife

=C2

- =A0 Island views<=>
- o Highlighting the=importance of some ugly views on the neighboring islands</=>

=C2

- =A0 Sun and shadows =nalysis

- o The sunshine is strong, the exposure is not necessarily sought
- o The outside area will need a sun and wind blocking protection
 - A0 =/u>

- A0 Island accessibility
 - o The "Hel=pad" will only be a very discrete landing & lift-off platform
 - o Access to the island is not prohibited to the public
 - o Sea boats mooring on the island coast is not prohibited
 - o No docks on the north, east and south of the island (winds and / or currents)<=u>

- A0 Island protected=areas

- o All existing ponds including 15m strip around are strictly protected areas

=C2

- A0 Main villa location

- o Solution 1 will be a better choice (pool and cabanas will be located on the east side of the main villa building)

- A0 Offices building=u>

- o Office on the north east coast need to be relocated in the same area (south facing hill =80% slope)
- o Office in the middle of the island (looking west), to be canceled (views on St Thomas Island=)
- o The views from the offices needs to be without any unappropriated visual intrusions (building, intensive boat traffic etc...). Favoring a south-east or south orientation

- A0 Staff building

- o Buildings=span style="font-size:10.0pt;line-height:115%;font-family:'Arial';,sans-serif" lang="EN-US"> on north as presented to be relocated on the north west coast

- A0 Others Island facilities

- o West beach cabana, location not appropriate South west beach cabana location, to be confirmed
- o Solar power plant=location, to be confirmed

- =A0 Main Villa Preliminary organizational layout for the villa ground floor / First floor including pool spa & guests areas.

o The general organization is appreciated

o Architectural principles : emphasizing on axes, symmetries and square shapes, avoiding any curved shapes, proposing isolated areas

o Master suite to be isolated from guests, from the swimming pool and cabanas and from the main kitchen (noise, smell, etc..)

o Switch the VIP site with the nb4 guest bedrooms

o Create an additional lounge / living room" in the guest's area

o No dining area inside

o No alcohol bar

o The cinema room is too small and need to be extended for a screen size 10 to 12 m long.</=>

Additional comment: usual dimensions for CinemaScope (professional):

Screen 20x8,5m = Room sizes =1x24m

Screen 16x6,81m = Room sizes=56,8x30m

12x5,11m = Room sizes 42,6x1=m

10x4,25m = Room sizes 35,5x1=m – 3BIS recommendation for the project

o A double doors is needed to be placed between the cinema room and an entrance lobby (same as a real theater). A projection/control room need also to be added. Same for a wash room & restroom. This Cinema facility will be relocated on the back of the main villa and underground the hill.

o Direct connection from the garage to the open kitchen area

o No elevators or limited to the essential minimum (electrical power cuts) <=u>

Documents

- =A0 3BIS handed over=a first preliminary sketches package for additional feedbacks from the client

Onsite visit

- =AO Trip to the site=to be scheduled (possible itineraries: Paris /NY / St Thomas o= Paris / St Martin Island / St Thomas)
- =AO 3BIS will update=the Main villa organizational layout for the next meeting

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=AO please note

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