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**From:** jeffrey E. <jeevacation@gmail.com>  
**Sent:** Monday, February 13, 2017 6:11 PM  
**To:** Philippe VAN DEN BROEK  
**Subject:** Re: G&L St-James island

privacy for me most important so main house is=just me, guest houses for 4 guests separate =rom me. Movie theatre NOT move room , a full=ize commercial 15 meter screen, bigges= problem is wind , and sun. no open terraces =no one sits under direct sun. . area near cu=rent little pool is most protected from wind, . sp= down by beach , massage jacuzzi big pool, gym, etc. =A0

On =on, Feb 13, 2017 at 11:43 AM, Philippe VAN DEN BROEK <[REDACTED]>  
<mailto:[REDACTED]> wrote:

Bonjour Jeffrey,

Regardi=g my visit on your property, here my comments and what I need to know abou= your project as a first step:

Little Saint-Ja=es Island:

Regarding what Karen explained me,=you would like some idea as for example:

- How to block the wind=where the main pool is without loosing the view: Stone wall & door win=ow can be a solution.
- How to create privacy for each guest bed=ooms which are in front the main house and the main pool: simple structure=( wood IPE) and some planters can be a solution.
- you may=have some other request.

Regarding Great Saint-James Island:

I=have understood you would like to build a new house above the existing one=

Karen has explained me you would like to have a real house so y=u don't have to go outside from your bedroom to the living area or=the kitchen (...).

We will have to talk abo=t:

- the program of the house : how many bedrooms ... ever= options you would like in your house ( gym, spa, cinema room ...), =onnected or not to the house.
  - the size of the house regarding =he rules from the government: we need to know what is possible or not.
  - the architectural aspect: I will send you some pictures of several= projects with diferents style ( classic & modern). It will help =e to know more about your taste. (You talk about the villa UTOPIC).
  - <=iv>- the position of the villa you prefer. I have seen there is several be=utiful place where the house can be, but you may have your idea and reason= I need to know all of that to understand what you are looking for.
- <=iv>

I have to know more about our mission :

-a- Design : plan, cross section, elevations, 3D . Every thing you need to apply for a building permit, or simply to have some idea.

-b- Detail plans: it is more precise layout so you can use them for the contractor and the construction.

-c- Decoration: inside .

Then regarding all of that, we can make a proposal ( contract) before to start.

One thing very important: we need the survey of every area you want us to work on.

We can organize a call at your convenience.

Best regards

PS: Please download PDF file using the link below:

<https://www.dropbox.com/sh/kag4re3u8k0b8zz/AACCGg0BVGPP-tGbeWbQwjFha?dl=0>  
<<https://www.dropbox.com/s/kag4re3u8k0b8zz/AACCGg0BVGPP-tGbeWbQwjFha?dl=0>>

Philippe VAN DEN BROEK

architecte d.p.l.g=/div>cel: (+ [REDACTED])

63, rue de la Paix

BP 703 - GUSTAVIA

tel: [REDACTED]

mail: [REDACTED]>

website: <= href="http://www.architectonik.fr" target="\_blank">www.architectonik.fr

facebook: architectonik.stbarth

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