

Find below the architects' design narrative setting forth some of his thinking regarding the Pointe Esprit Conceptual Design, followed by 37-design sketches of various elements of the concept. The complete business opportunity document is available for download at:

<http://www.pointteesprit.com/>

PROJECT NARRATIVE

Two entry pylons (01) mark the site of Pointe Esprit as something wholly different, unique, and special. A long drive behind winds along the steep terrain, sloping dramatically to Little Bay and the Atlantic beyond – lined with palm trees, succulent plantings, pedestrian walks, and low bollards.

A series of 35 condominium buildings (02) are set on either side of the drive. Each building has a total of 9 units, made up of 1 Studio apartment, 3 1-Bedroom units, and 4 2-Bedroom units, with 18 of the buildings having an additional 2-Bedroom penthouse, for a total of 35 Studios, 105 1-Bedrooms, 140 2-Bedrooms, and 18 Penthouses – 298 units in total.

Each building fronts a gravel parking courtyard on side and planted retaining walls on the other, with dedicated lawns (03), pools, and gazebos (04) disbursed throughout the development. Further, a private clubhouse and pool deck (05) for the sole use of the condominiums is accommodated adjacent to the hotel site, with pergolas and barbecues for residents' use. A wide staircase leads down from this to the Lagoon below, passing through a dense garden and bosque (06) – filled with unique Caribbean native plantings and trees. At its termination, a boardwalk cuts through the mangroves to the edge of the Lagoon itself (07), where it meets up with a long winding series of nature walks.

Two large parking structures (08) are set into the hillside, offering 460 parking spaces over 5 levels. These structures are accessed from the main porte cochere (12), which itself is located at the culmination of the long entry drive.

An open air lobby (13) is the hotel guest's first on-the-ground encounter with the development, and it does not disappoint, centered on a wide skylight atrium and fountain, with rich appointments drawn from distant lands and ocean-going cultures. To the left is a wide reception desk with the hotel services behind; to the right, guest room access, and beyond, a long fountain-lined courtyard. This courtyard (14) is ringed with wide arcades to filter the bright morning and midday sun, lined on the left by small shops and a day market, and the right by a few ground-level guest rooms.

The hotel itself (16) is 6 stories above grade, but is set against a retaining wall so as to minimize its height and not impose on the residences above. Four floors of 52 standard rooms, 10 rooms on the ground floor, and 35 penthouse suites with private decks offer a total of 253 rooms. The hotel tower itself is made up of single-loaded corridor floors,

allowing ample light and air for the room-access hallways. Each floor is accessed by two circulation courts (17) – tall open-air rooms ringed by balconies, stairs, and elevators. Above one of these courts is a tall belvedere tower (15) – a public observation deck that calls to mind the belfries of ancient hillside towns.

Opposite the hotel tower, a low single-story building houses the more mundane services of the hotel, with a service yard (09) opposite the parking structures for shipping and receiving, ample space for laundry and kitchens (10), with the main restaurant (11) looking over the pool deck and Little Bay itself. Underground sewage treatment is anticipated to be placed just behind this bar where it meets with the Lagoon.

The pool deck (18) anchors the hotel complex to the waterfront, where a crescent-shaped pool centers on a circular open-air pool bar (19), with a long infinity-edge pool beyond (20), just above the beach below (22) – its edge less flow of water seeming to run right into the Bay below. Two beach access staircases (21) flank this pool, with two pylon towers adjacent, housing an elevator and restrooms for the pool and beach uses. On the east end of the pool deck, just beyond the restaurant, a shallow bridge (26) across the lagoon channel gives access to more even beachfront.

A raised Jacuzzi pool (23) is set on the west edge of the pool deck, below a series of stairs and retaining walls that lead up to the chapel above (24). This structure is a retreat for the hotel proper, offering sunrise and afternoon yoga sessions, as well as hosting exotic island weddings, complimented by a gazebo pavilion (25) looking over the Atlantic beyond.

PERPECTIVES NARRATIVE

01 – Entry gates at sunrise (Sketch 026)

Two pylons mark the entrance to the building site just off of Link One, their white cubic volumes topped with miniature pyramids to entice the passerby to inquire just what lies beyond. Heavy plantings surround the gateway, with Caribbean natives interspersed with bougainvillea shrubs, tall palms, and the occasional Floridian conifer. A low series of white retaining walls cascade from the hill above, where stepped buildings twinkle in the pre-dawn light – a vibrant community waking to meet another day in paradise.

02 – Hotel drive at sunrise (Sketch 027)

The winding drive drops quickly, baring the majestic blue of the Atlantic beyond, framed by the towering palms that line the cobbled roadway, interspersed with blue agave and succulent species. A low porte cochere beckons just beyond a slowly trickling fountain, while the hotel tower rises just below the steep slopes of Cay Hill – welcome to Pointe Esprit.

03 – Hotel lobby at midday (Sketch 028)

The open air lobby is bright and luxurious, centered on a shallow fountain ringed in aquamarine tiles, and bathed in ample sunlight from the skylight overhead, which also offers shelter should the trade winds change and blow wet with rain. Large pots hold more palms, which combined with the colonnades and exotic floor tiles echo of distant shores and sea-faring cultures of yore. A wide reception desk anchors the left edge of the room, while a daylight portal to the right leads to one's rooms via enchanting corridors and courtyards.

04 – Hotel courtyard at midday (Sketch 029)

Flanked by the hotel tower to the right and the restaurant and shops to the left, the long central courtyard is the heart of the hotel, with the pool deck, beach, and Atlantic beyond, and a long line of reflecting ponds and planters down its middle. Flowering species take center stage, giving pause to the guests and staff who pass through here on their way to the many amenities the resort has to offer, while palm trees carry through the theme of the long drive way, their leaves rustling in the slightest breeze.

05 – Chapel & studio at midday (Sketch 030)

High above the pool deck below, the chapel is a calm retreat from the world below, where the entirety of Little Bay and Great Bay beyond can be taken in a single vista. One may retire here for afternoon yoga, or find themselves a guest at an exotic island wedding. At this height the breezes are stronger, but the air is quieter, and the heart a little more isolated and at ease.

06 – Condominium clubhouse & lagoon garden at late afternoon (Sketch 031)

Rising above the lagoon is a wide set of stairs, set in local cobble stonework, and stepped deep into the steep rise of the terrain, overgrown here and there by wild native species and large sagebrush that is fragrant to the touch. Above the steps is a low plinth, a private clubhouse for the condominium owners and their guests – itself a private haven from the hotel complex. Loggias and gazebos offer the perfect spot for an evening barbecue soiree, as the sun begins to drop behind Cay Hill beyond.

07 – Condominium penthouse at sunset (Sketch 032)

Set above the treeline, and ringed with pergolas, the glass-wrapped penthouse is the ideal long term retreat at Pointe Esprit. From here, the glowing clouds and sky tinge orange in the sun's setting glow, as lights in the hotel tower nearby wink on one by one. The deep terrace offers a perfect place to witness the drama of the Caribbean sunset, high enough to see Fort Amsterdam and Great Bay in the distance, and to feel the cool of the evening begin to drop in.

08 – Condominium buildings and drive at sunset (Sketch 033)

While no one *wants* to leave Pointe Esprit, a way back to civilization must be accounted for. Yet even here, the calm collected drama that is the site is not left to chance. The divided drive is oriented to a prominent nearby peak, flanked again by the tall palms and cascading plantings, with the stepped condominiums on either side – terracing up the hillside to the left, and down to the lagoon on the right. Low lighted bollards offer an intimate glow to the drive itself and the sidewalks beyond.

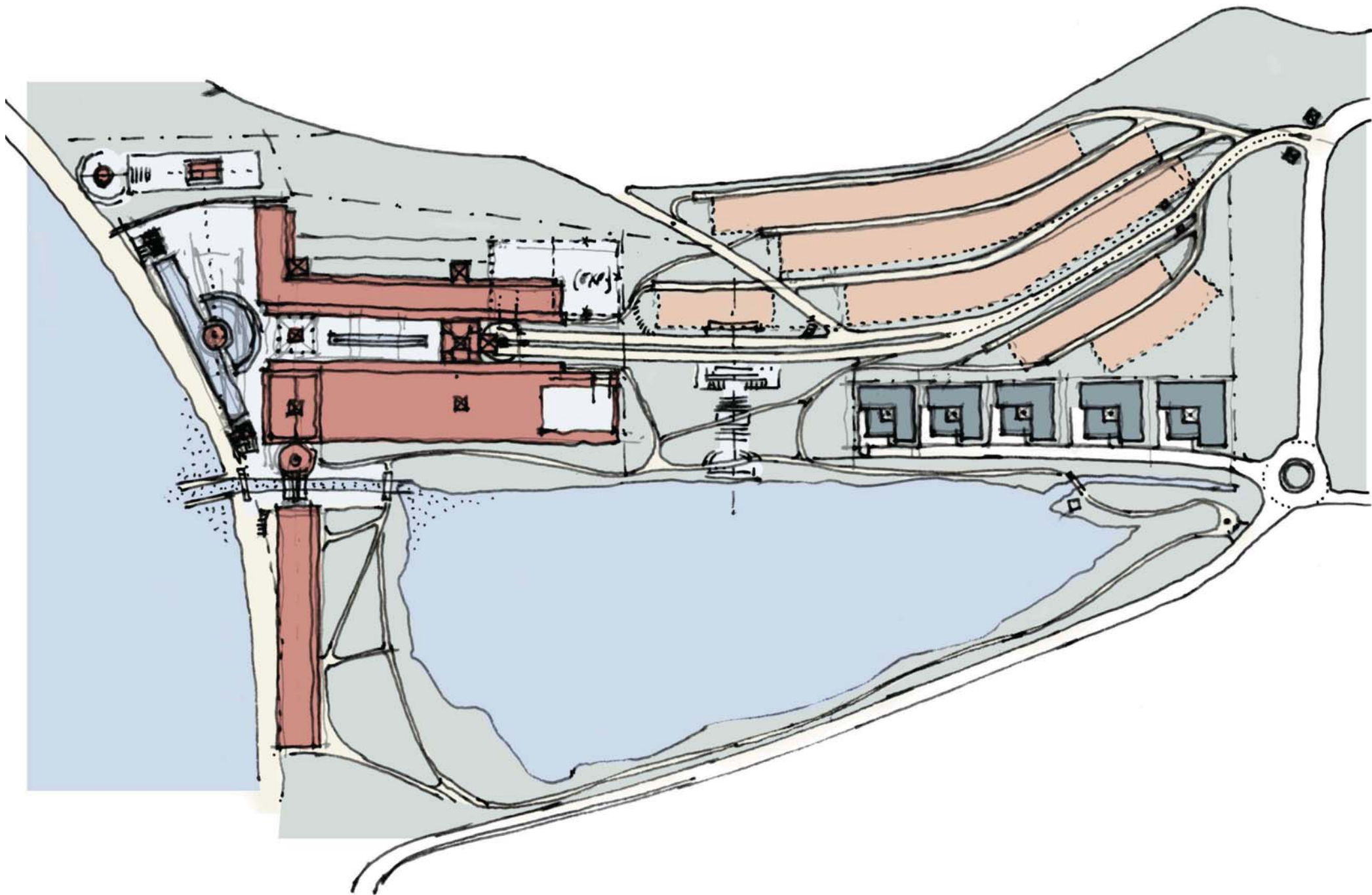
09 – Hotel & condominium complex at evening from across Little Bay (Sketch 034)

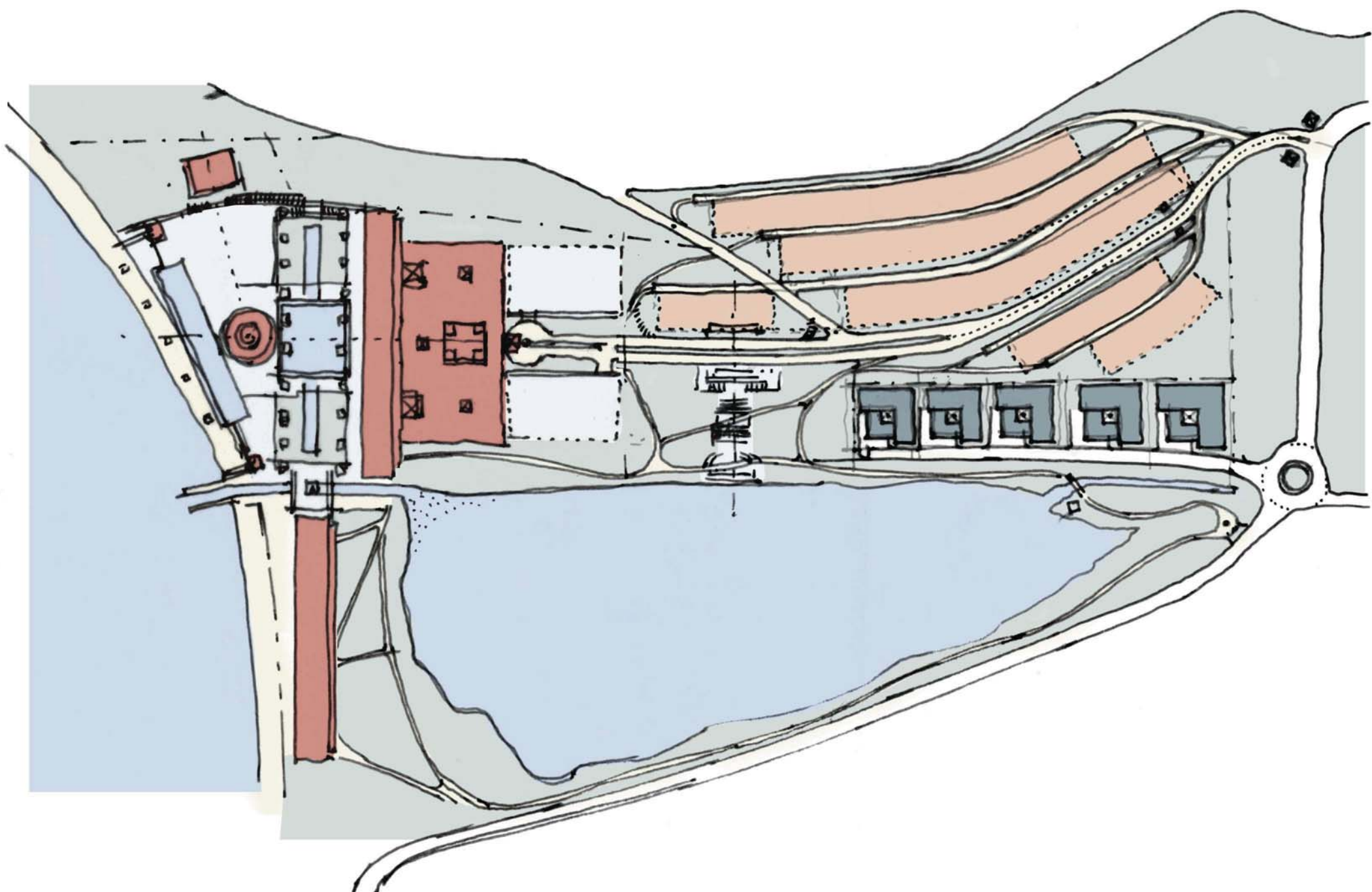
From across Little Bay, Pointe Esprit is a magical beacon. The hotel itself bathed in the soft glow of the courtyard beneath, and the restaurant pavilions shining warmly through two generous skylights. Two large towers that offer access to the beach from the pool deck have now become lighthouses on the water, turning to the Bay and the Atlantic beyond in the same way that the two pylons anchor the site at the roadway – bidding all who pass by 'welcome' to Pointe Esprit.

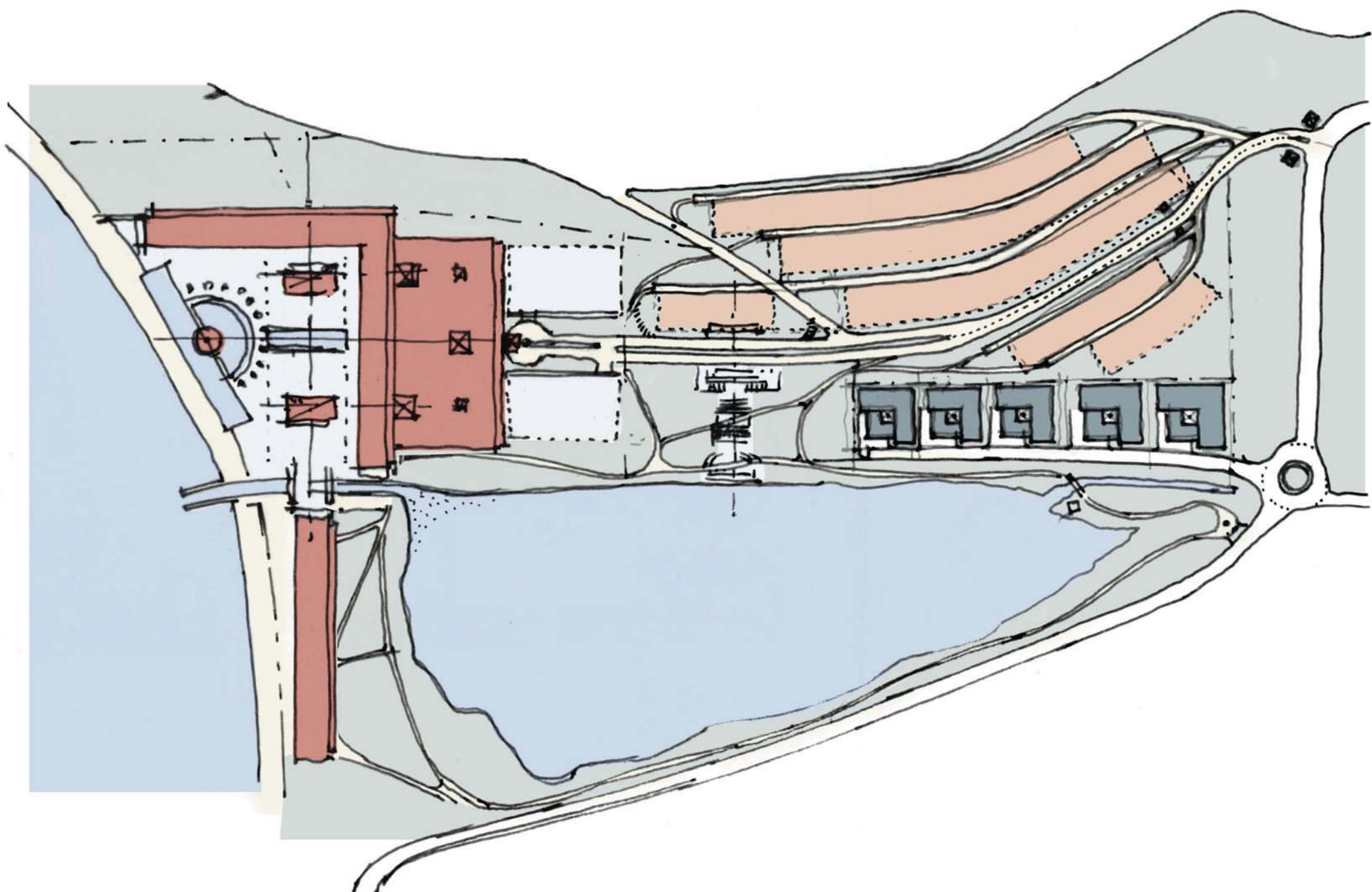
10 – Conceptual Site Plan

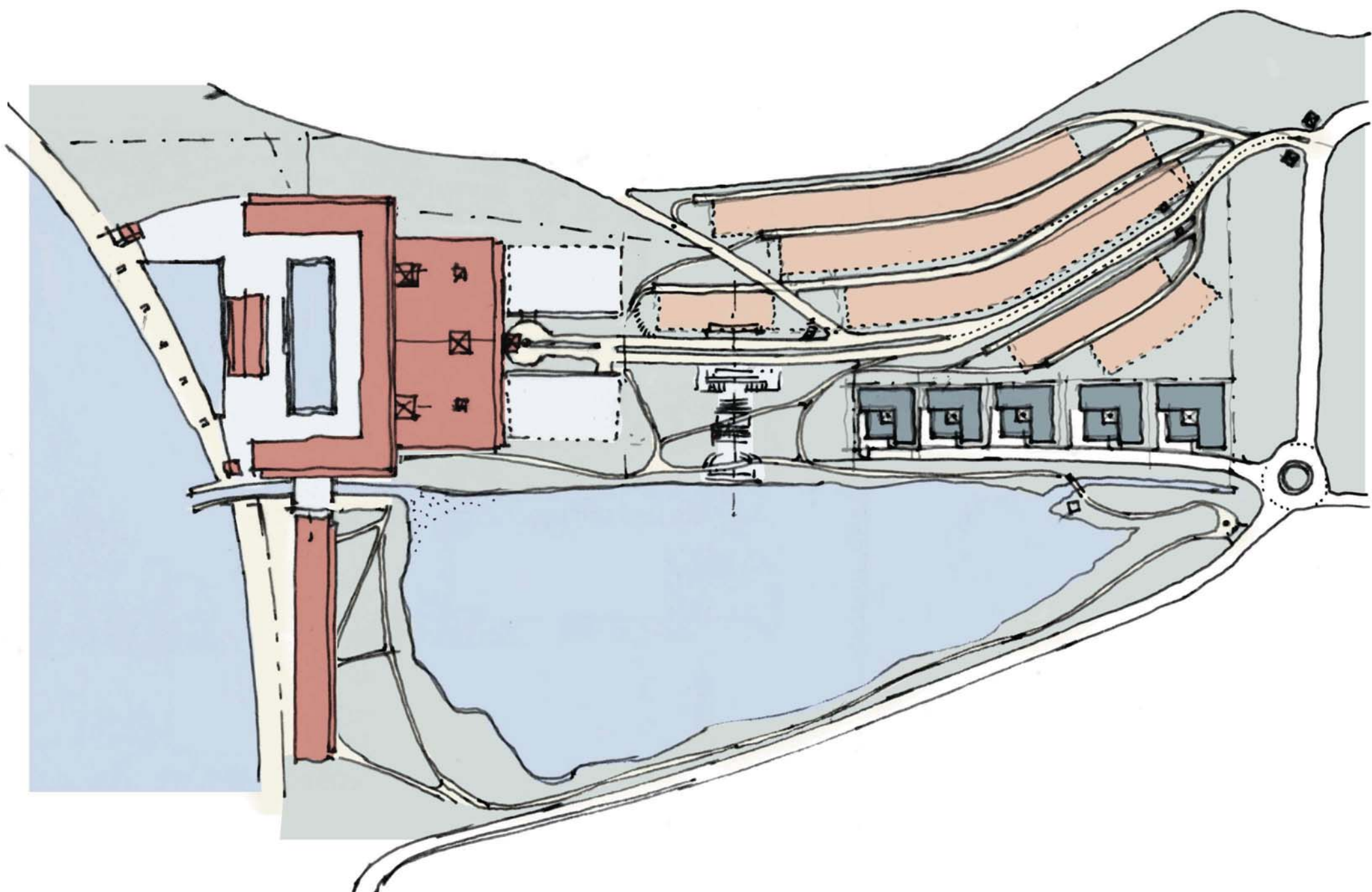
11 – Conceptual Site Plan Legend

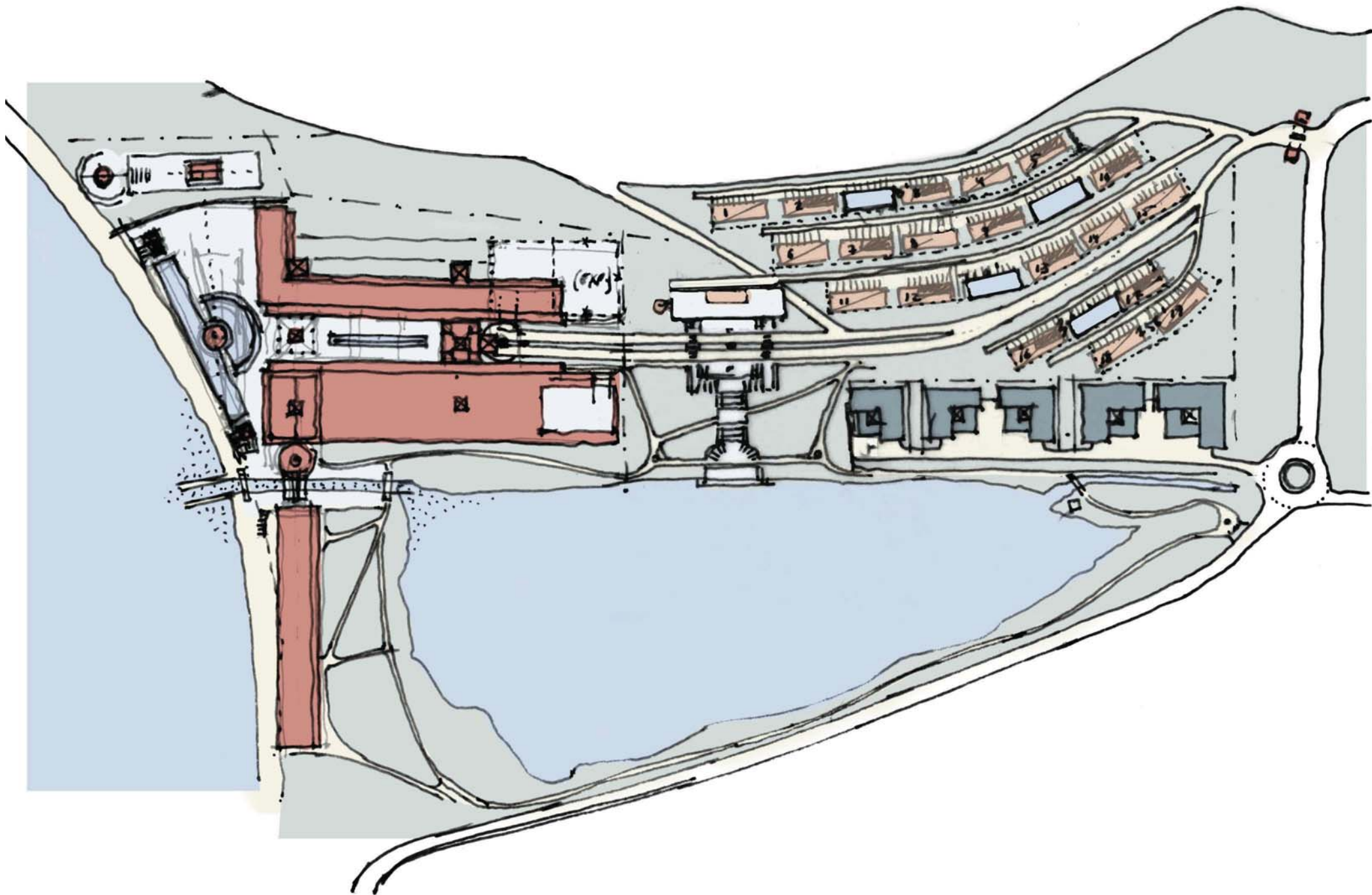
12 – Conceptual Site Pan View Orientations

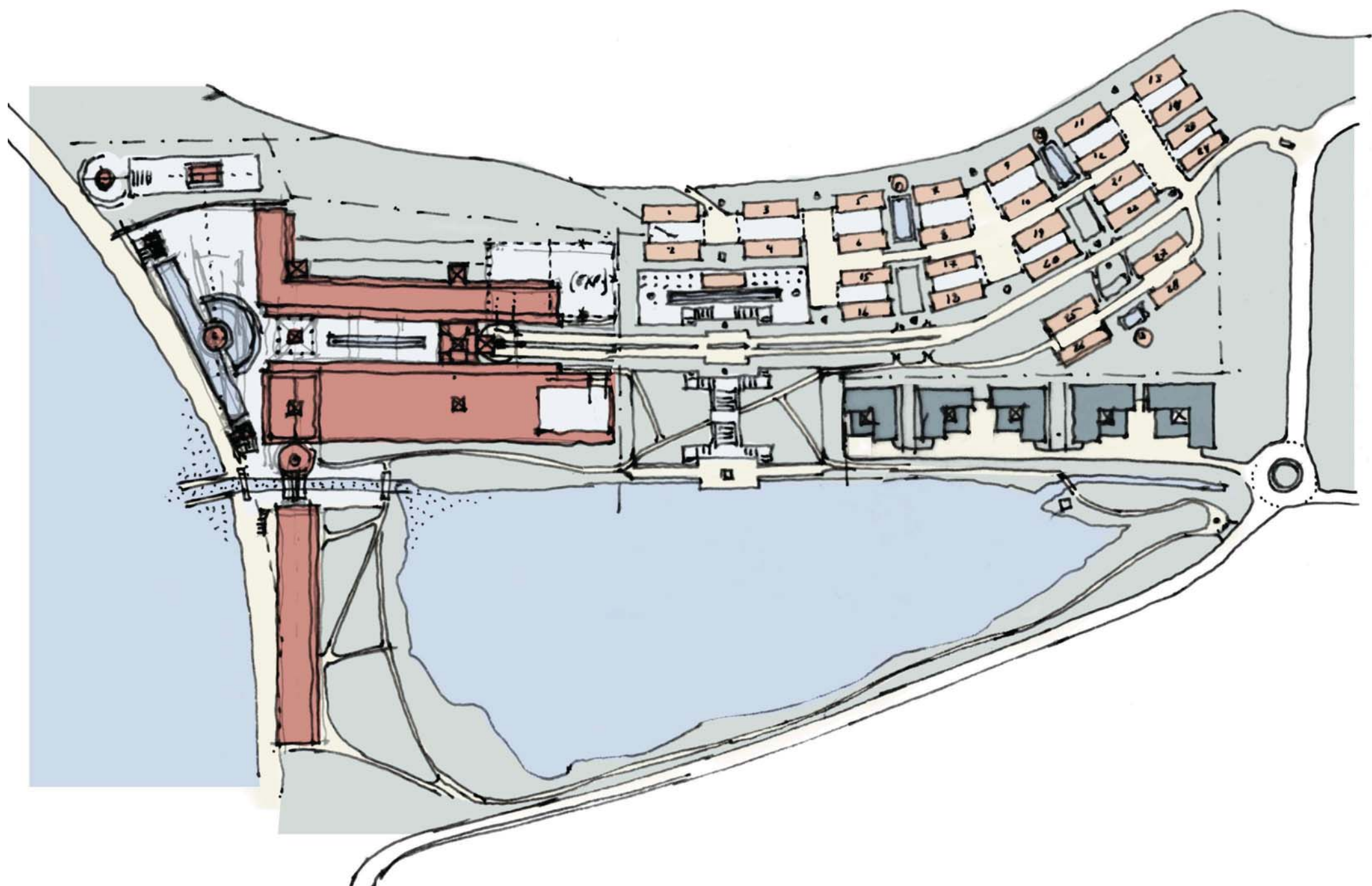


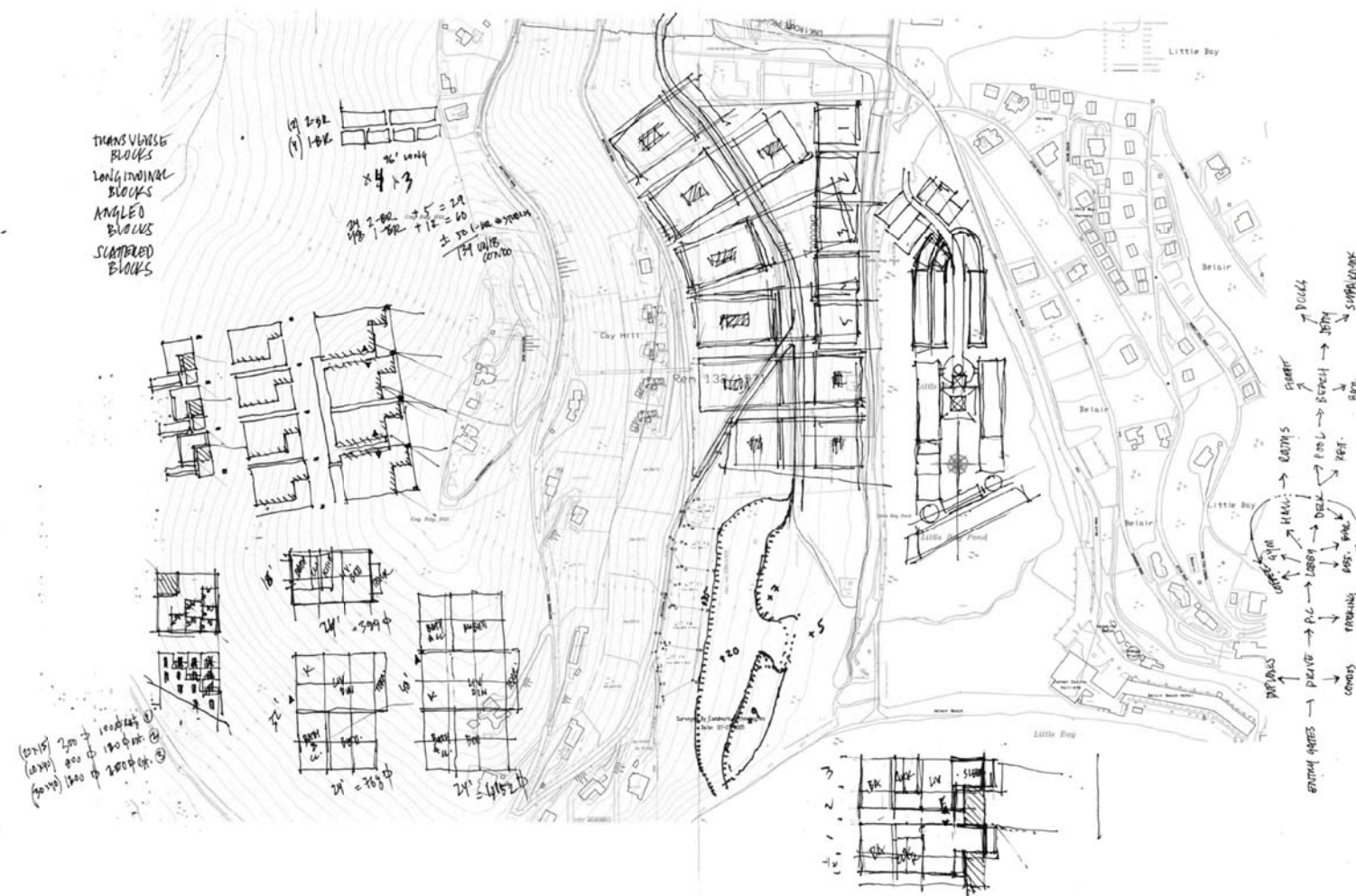


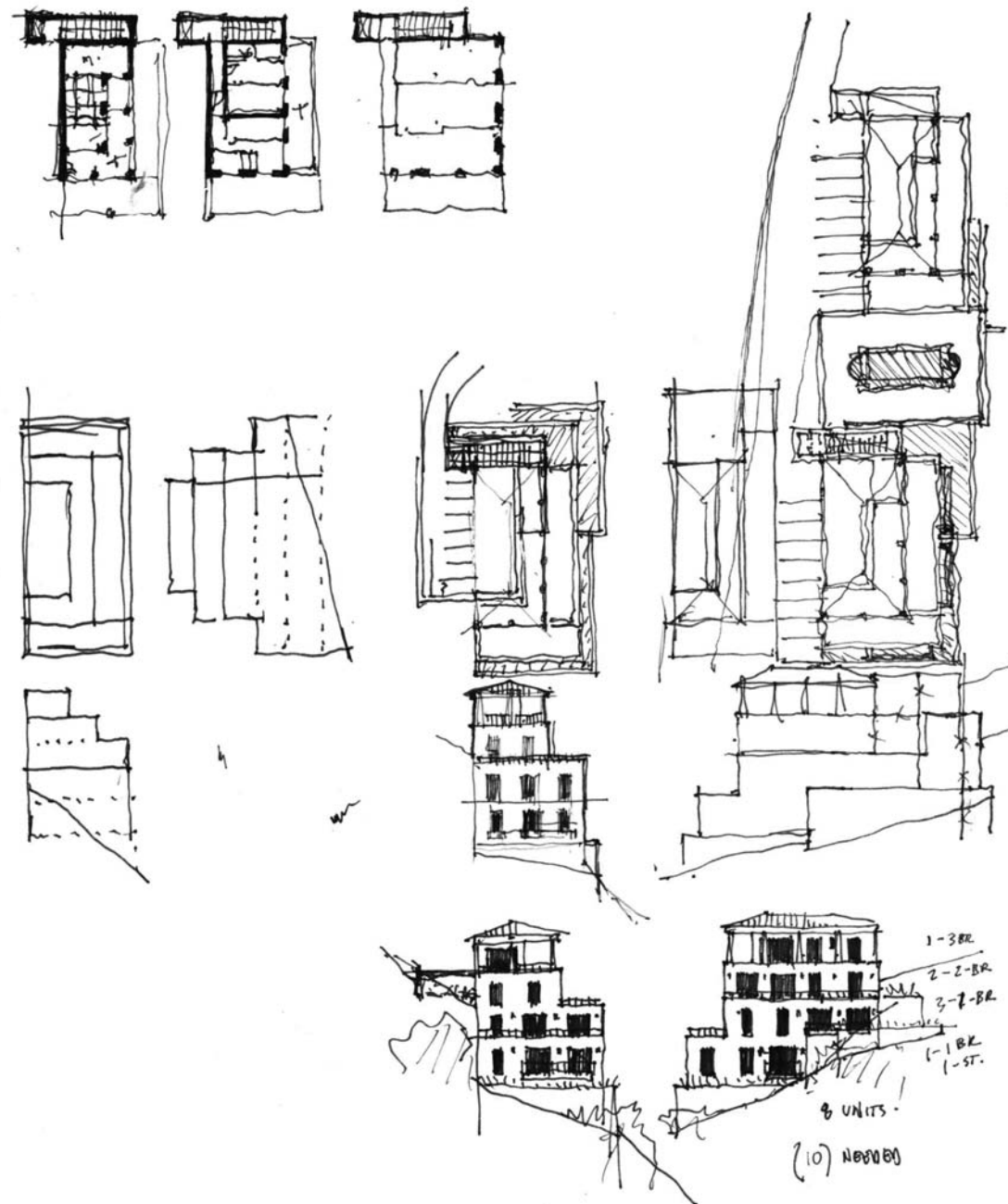




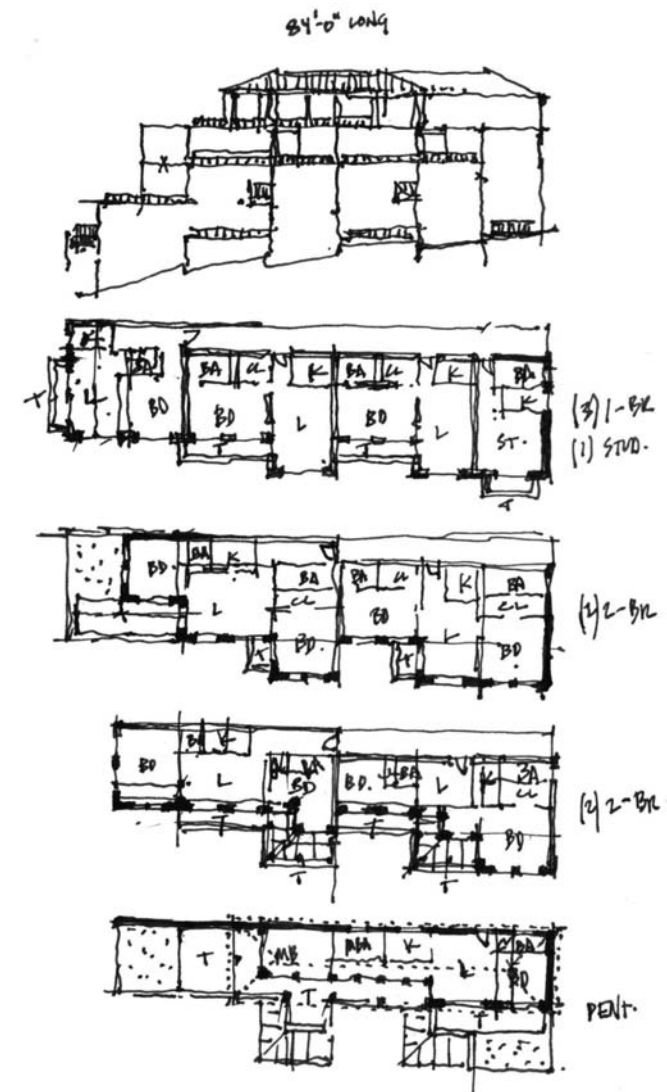


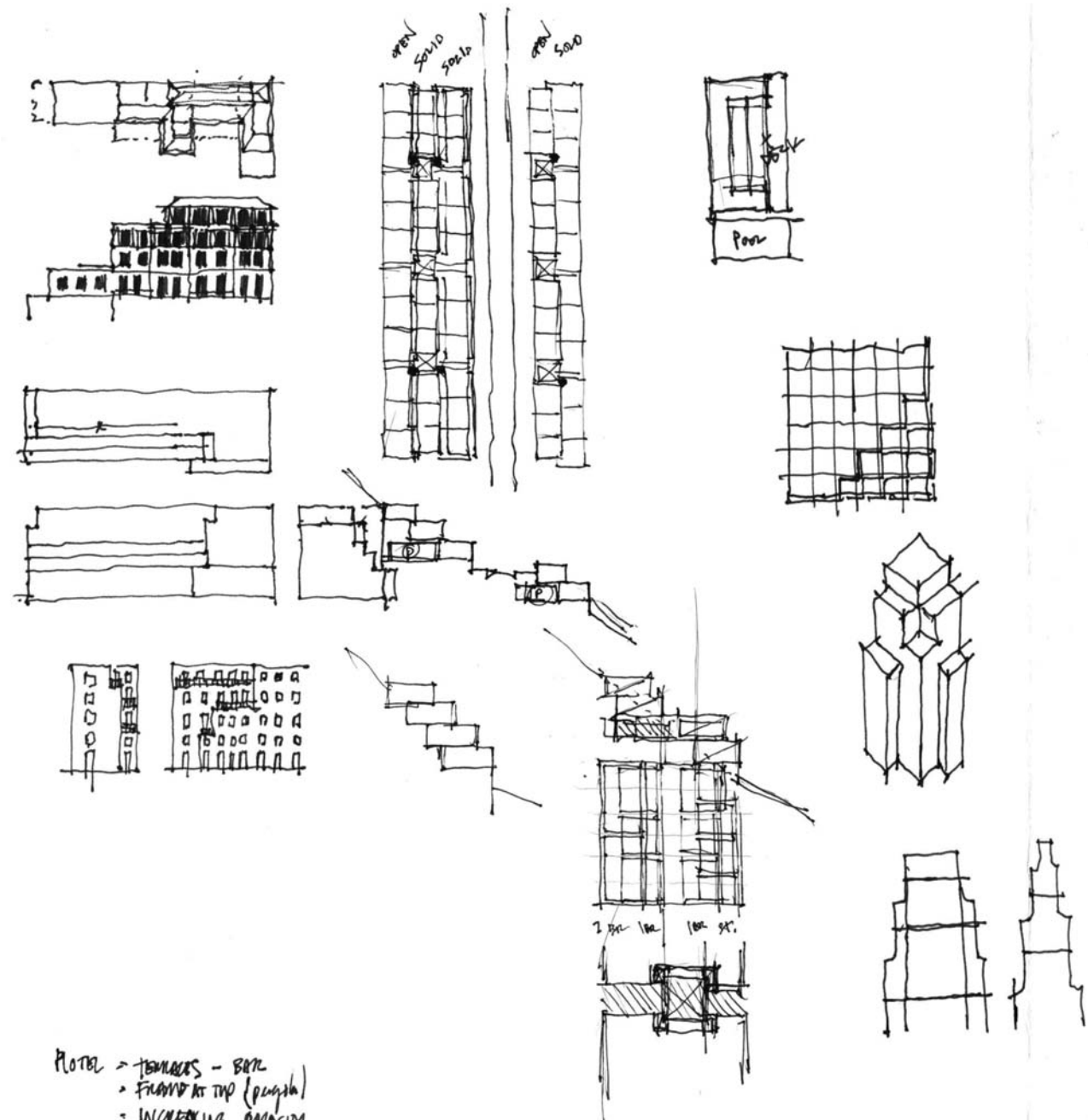




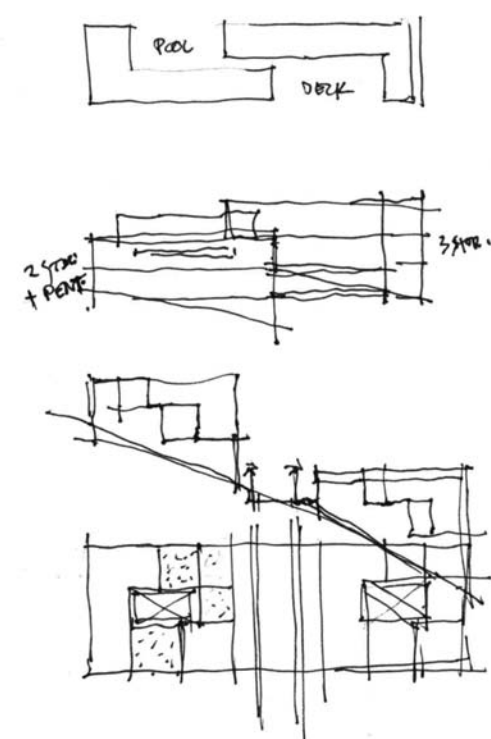
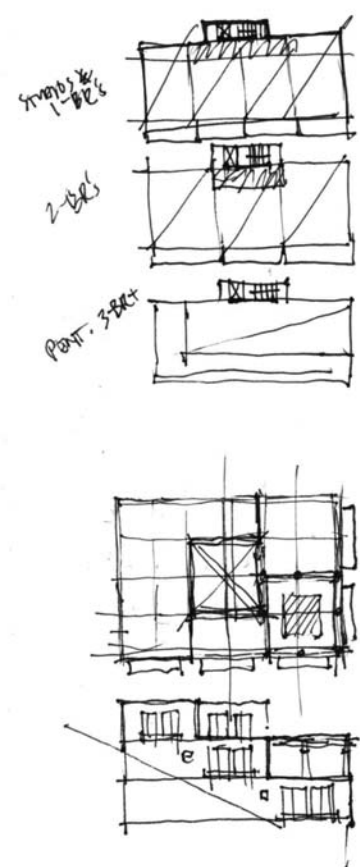


FOR EVERY (A) BUDS, PROVIDE
COMMUNAL POOL, BBQ, PERGOLA.

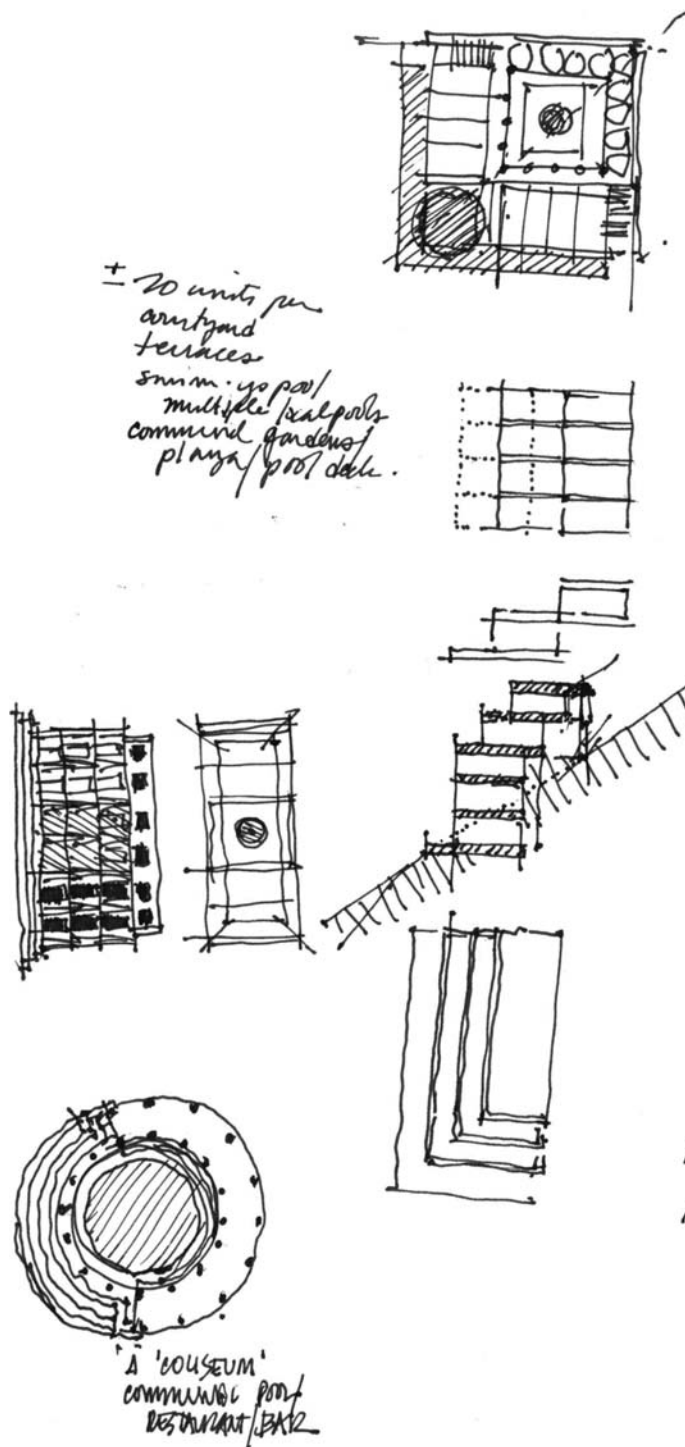
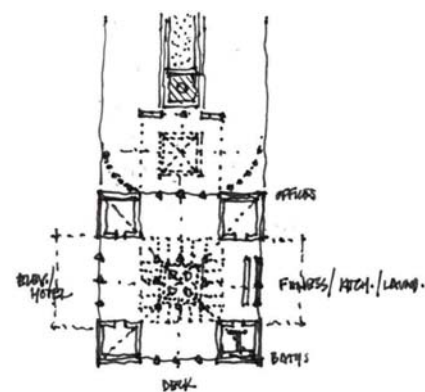
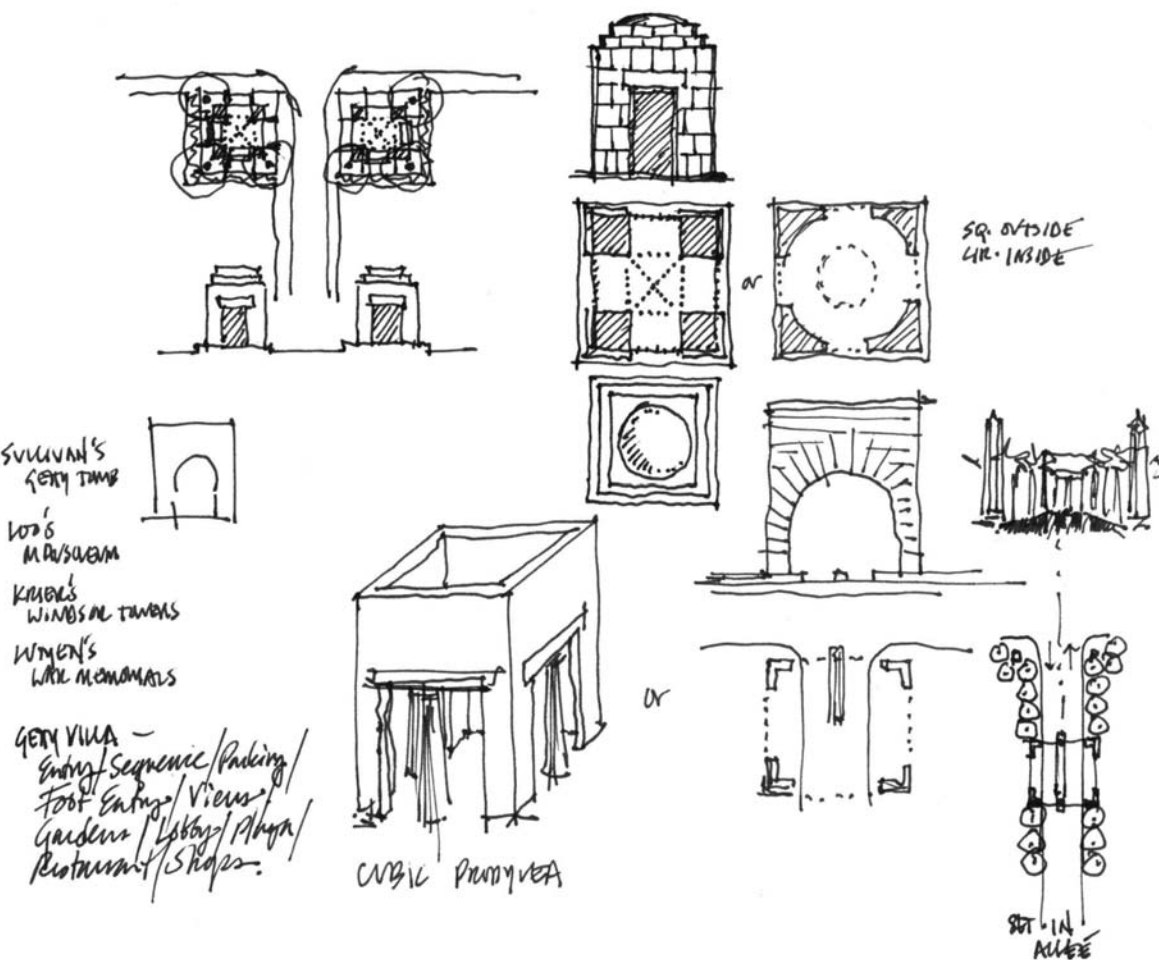




STUDIO : 200-320 D
1-BR : 750-800 D
2-BR : 1,150-1,300 D



Plot - TERRACES - BR
- FRONT AT TOP (depth)
- INCREASING POROSITY
- more open, deeper terraces at top
- walls, shallow terraces at bottom
- AQUATIC AT GROUND
CONDO - TERRACE UNITS
PERGOLAS & PATIOS throughout
SOBRIE, STONE, BASE AT GROUND
BOTH MINIMAL & WIDE OPENINGS

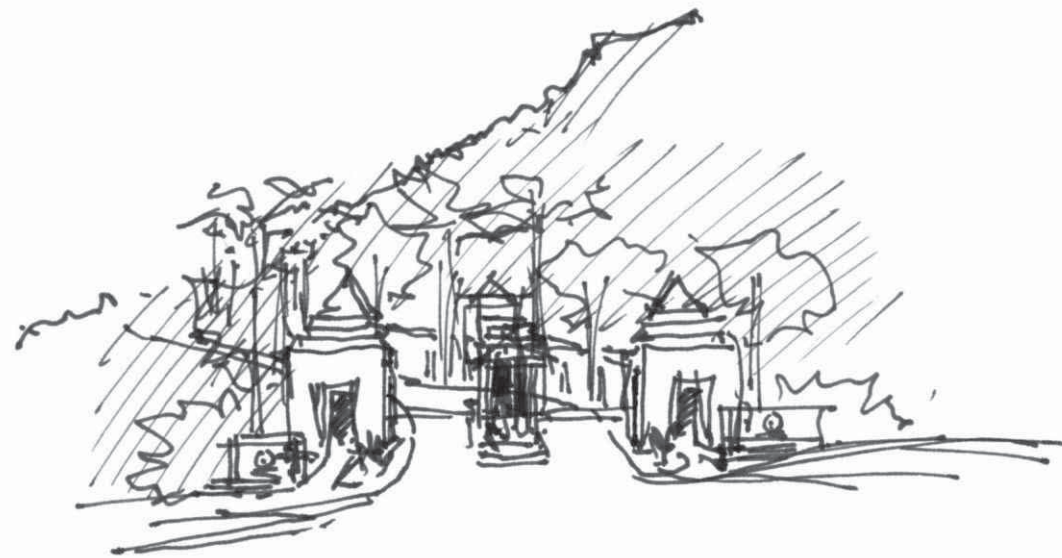


+ 20 units per
apartment
terraces
swim. up pool/
multiple pool/pools
communal gardens/
playa/pool deck.

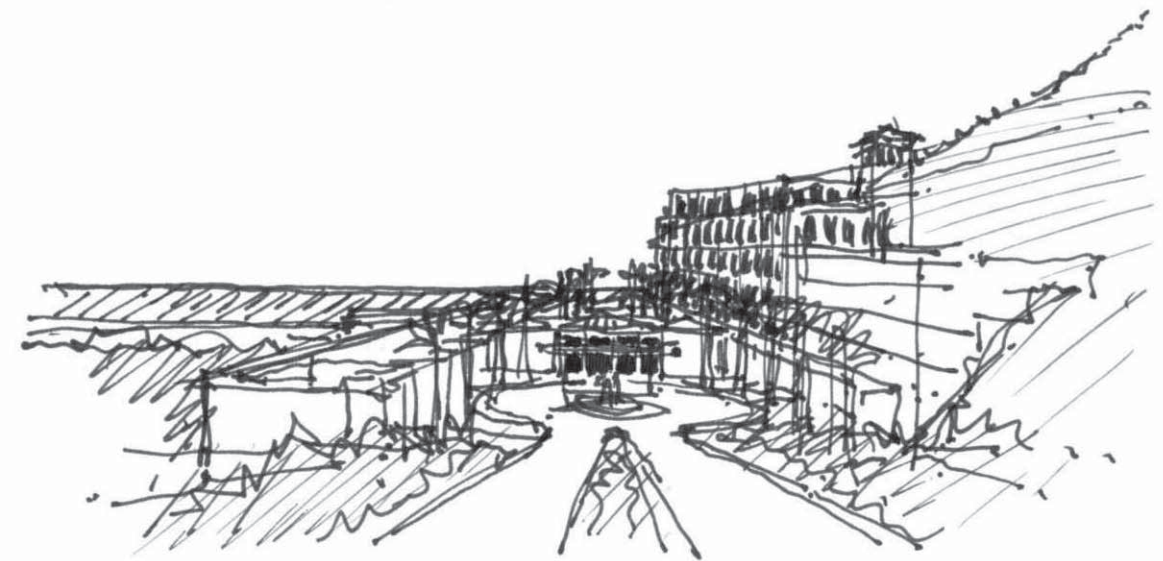
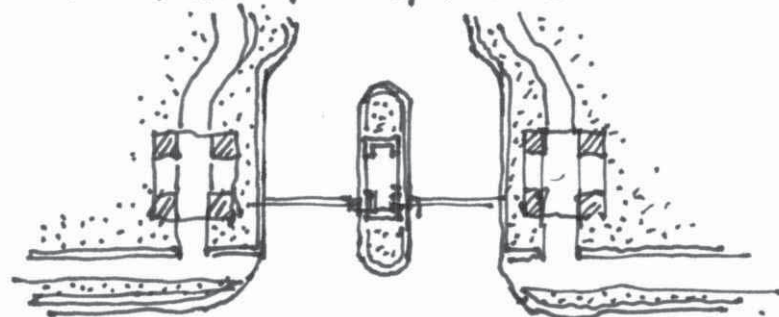
PROPOSED PROGRAM

- PARKING
- PORTE COCHERE
- LOBBY
- RESTAURANT or
- POOL/BAR/REST. OL/SPA
- SWIM. UP BAR/POOL/SPA
- SPA
- SHOPS/MARKET (0-10) ?
- GYM
- CAFE/TAKE-OUT
- TERRACED COURTYARD
- 1 & 2-BR SUITES
- SEMI-DETACHED
- 2-BR VILLAS
- GARDENS - shade/pergola
- SMALL 'COMMUNITY' POOLS/SPAS
- CENTRAL SERVICE
- BEACHFRONT HOTEL
- SUITES & STD. RMs.
- STD. MINE BARS (3)
- PIERS? WATERPOINTS? *jetty*
- BEACH ACCESS? *jetty*
- MEETING/ EVENT ROOMS *jetty*
- ENTRY/PROPYER
- wedding indoor outdoor combo...

PELICAN HILL 2-BRS
& 1-BRS
IN COURTS, TERRACED.



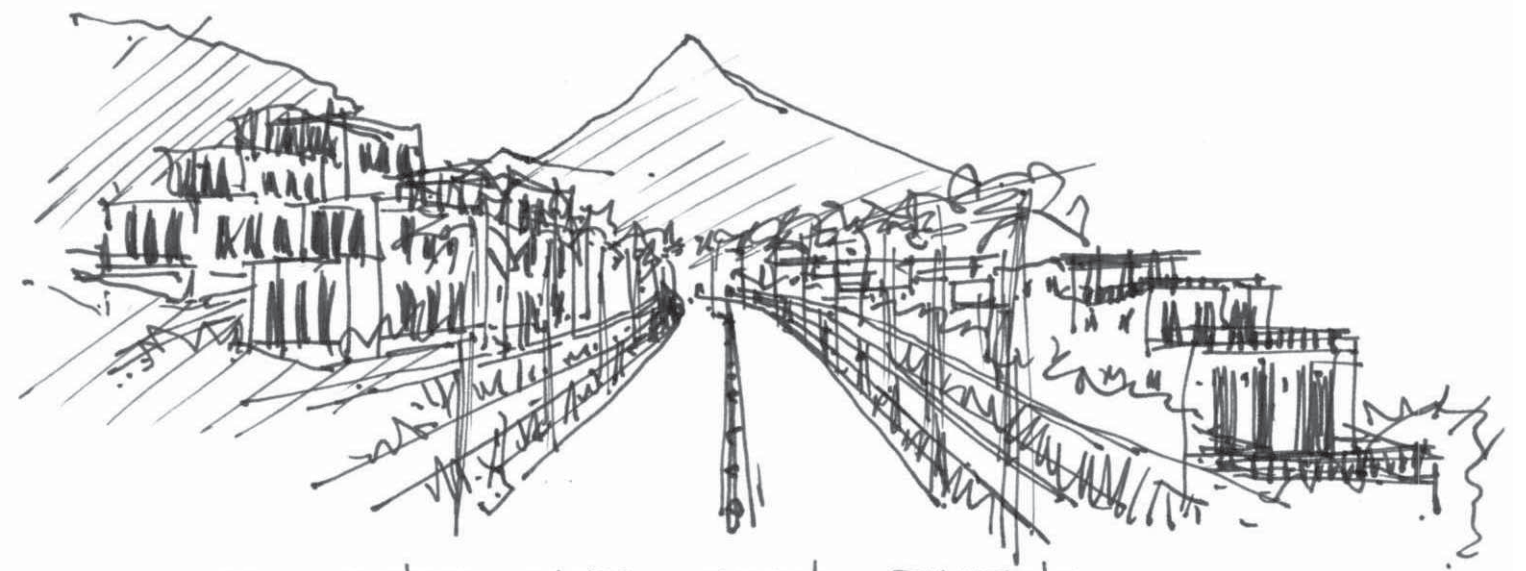
01 ENTRY GATES



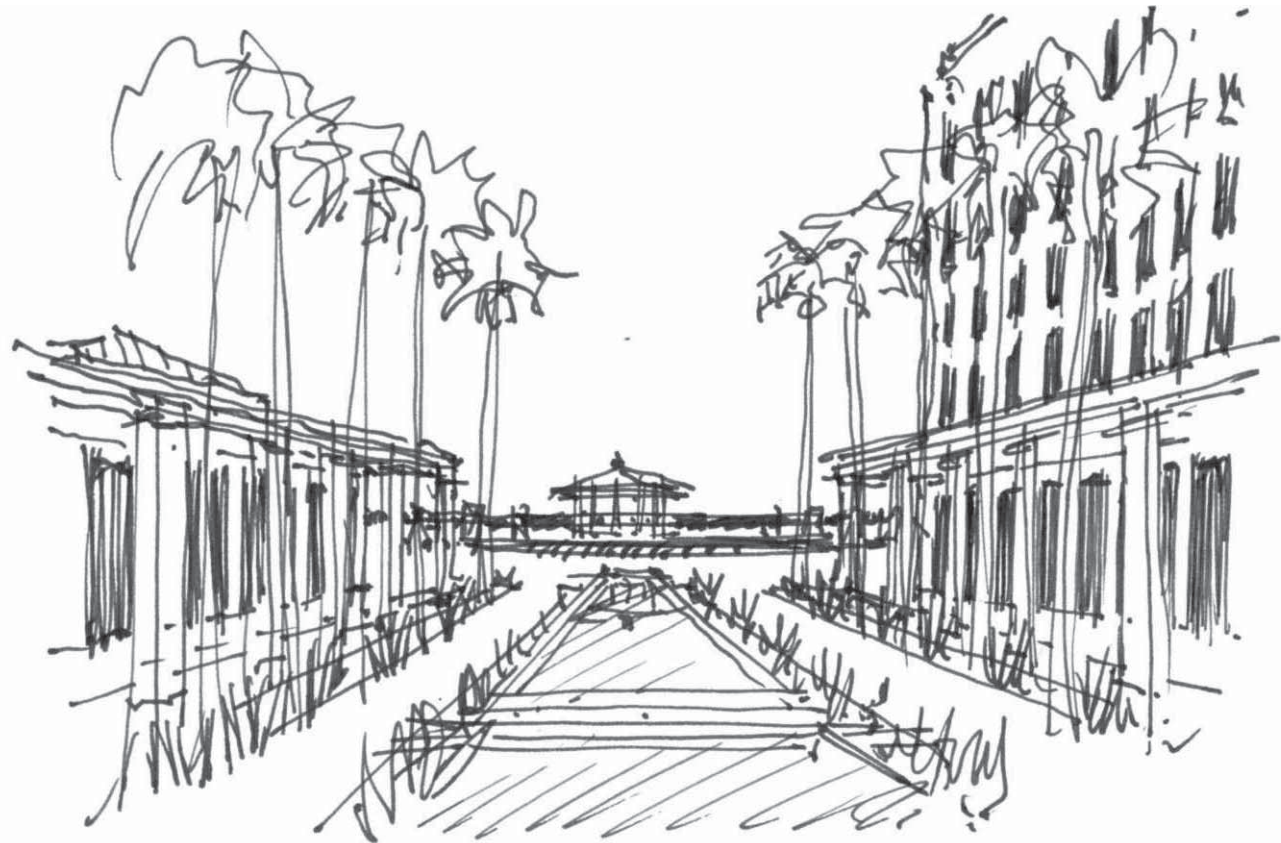
02 PORTE COCHERE



03 VIEW FROM FT. AMSTERDAM



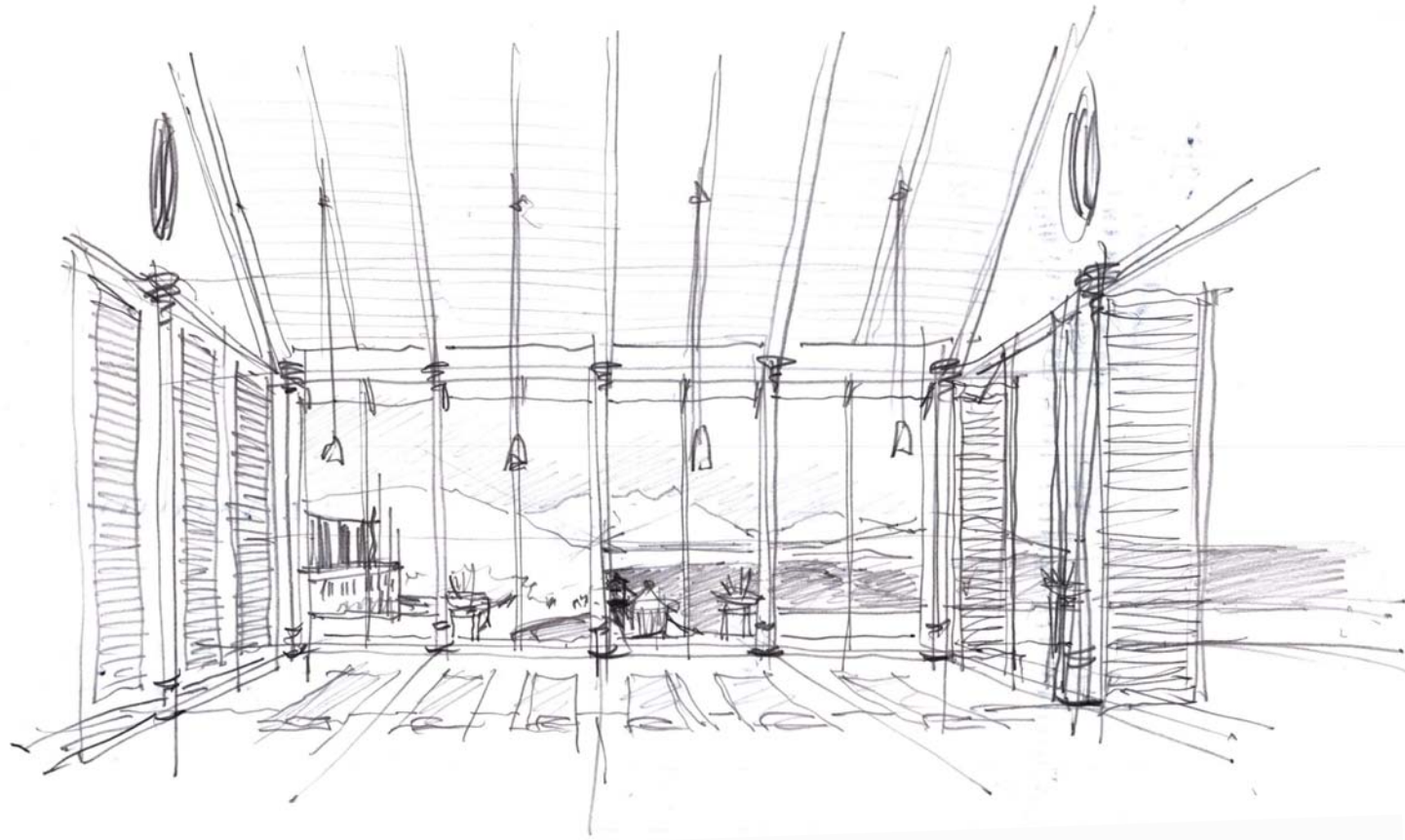
01 CONDO UNITS UPON EXITING



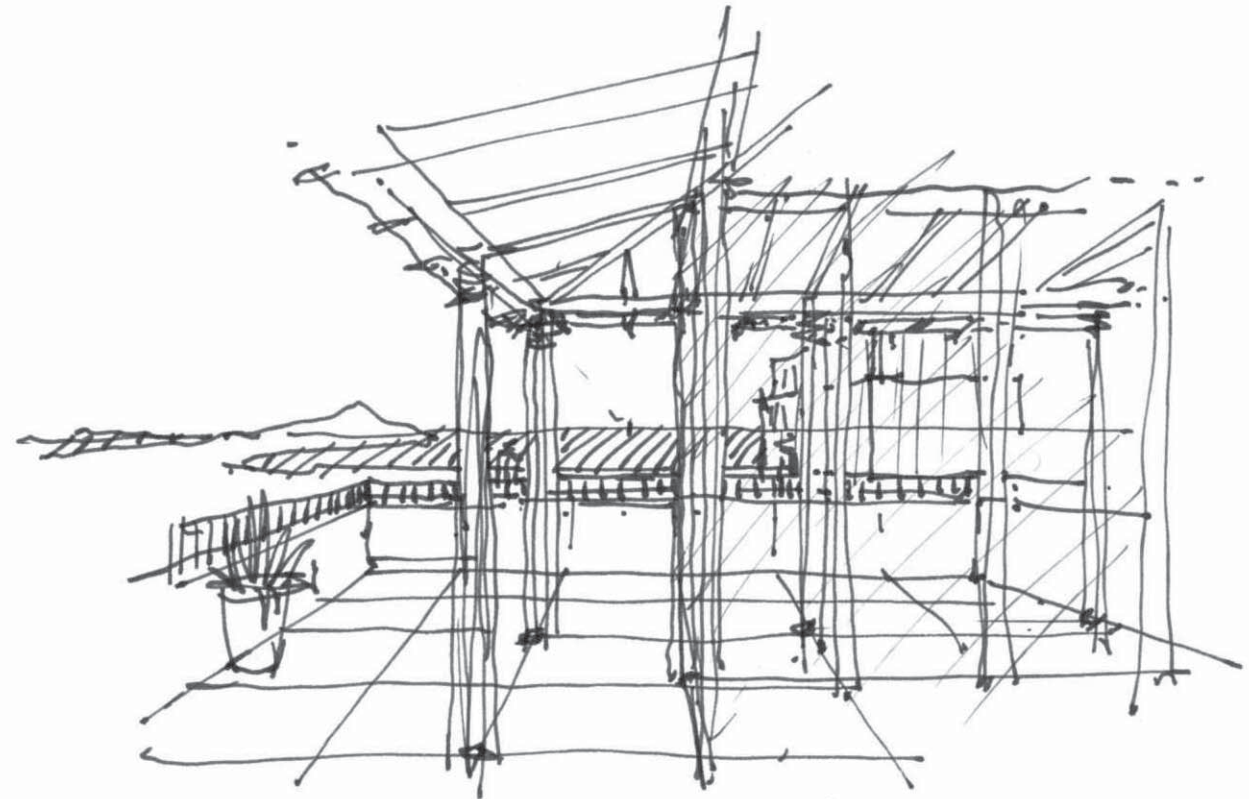
05 HOTEL COURTYARD



08 HOTEL LOBBY



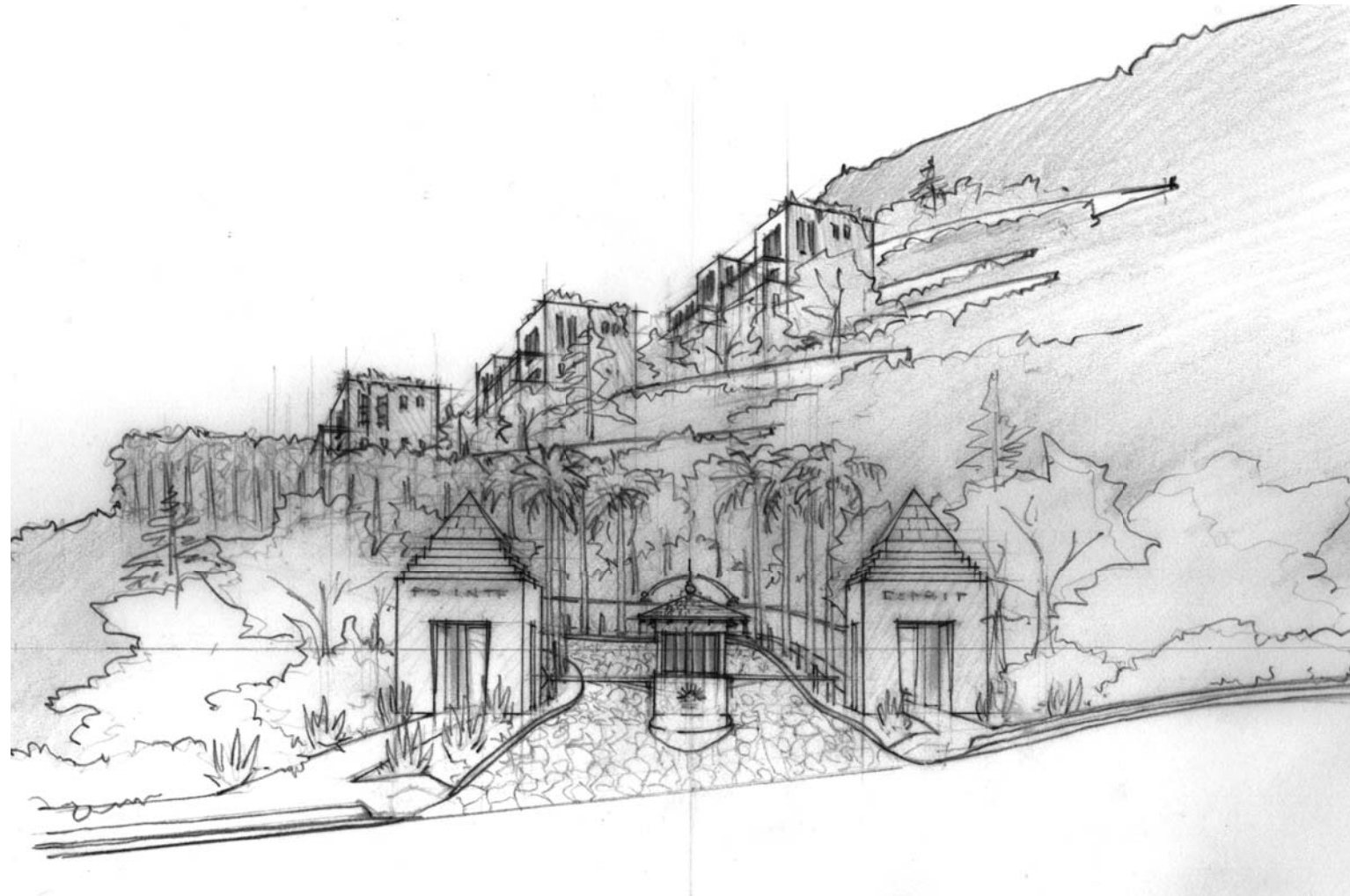
06 FROM WEDDING CHAPEL / YOGA STUDIO .

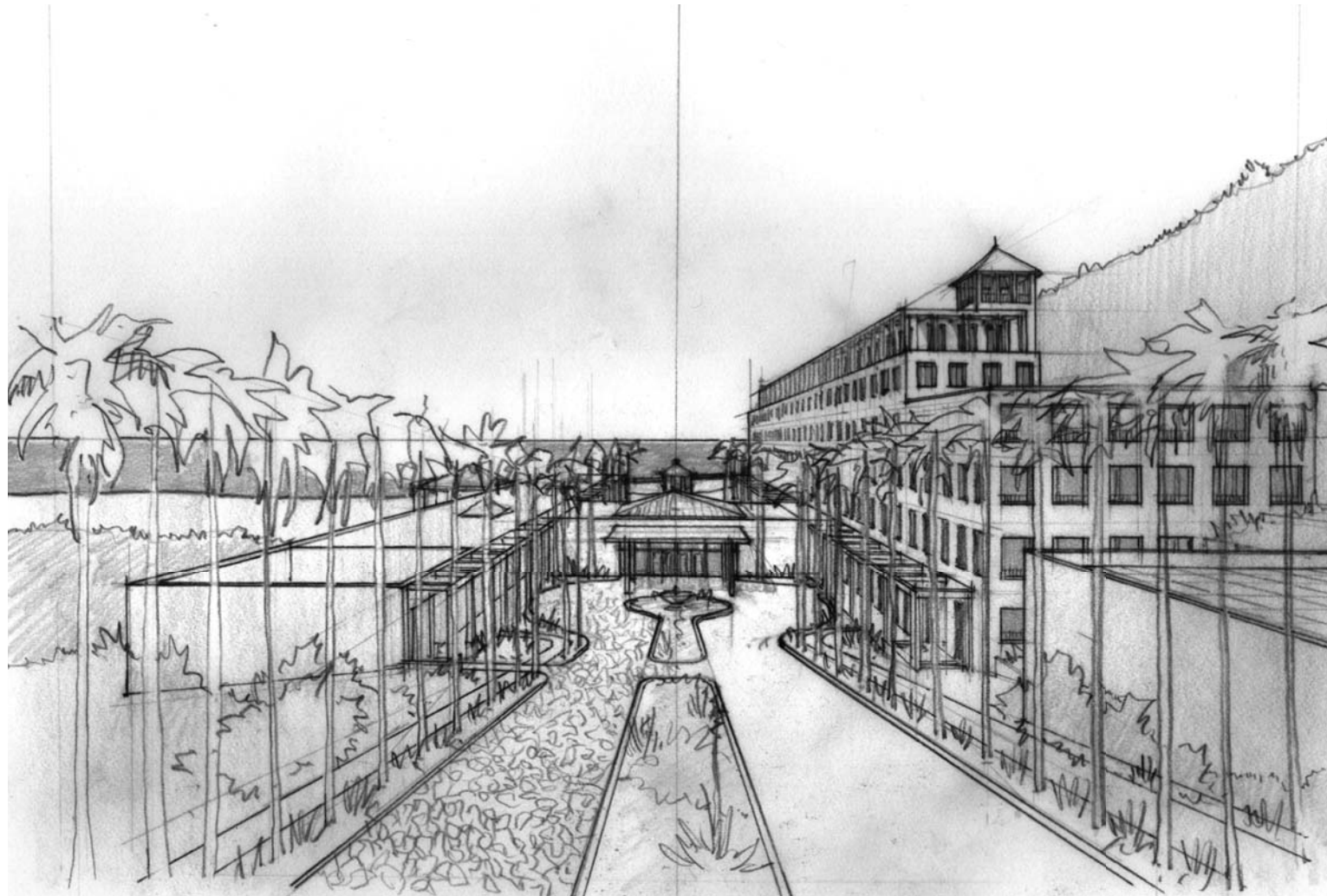


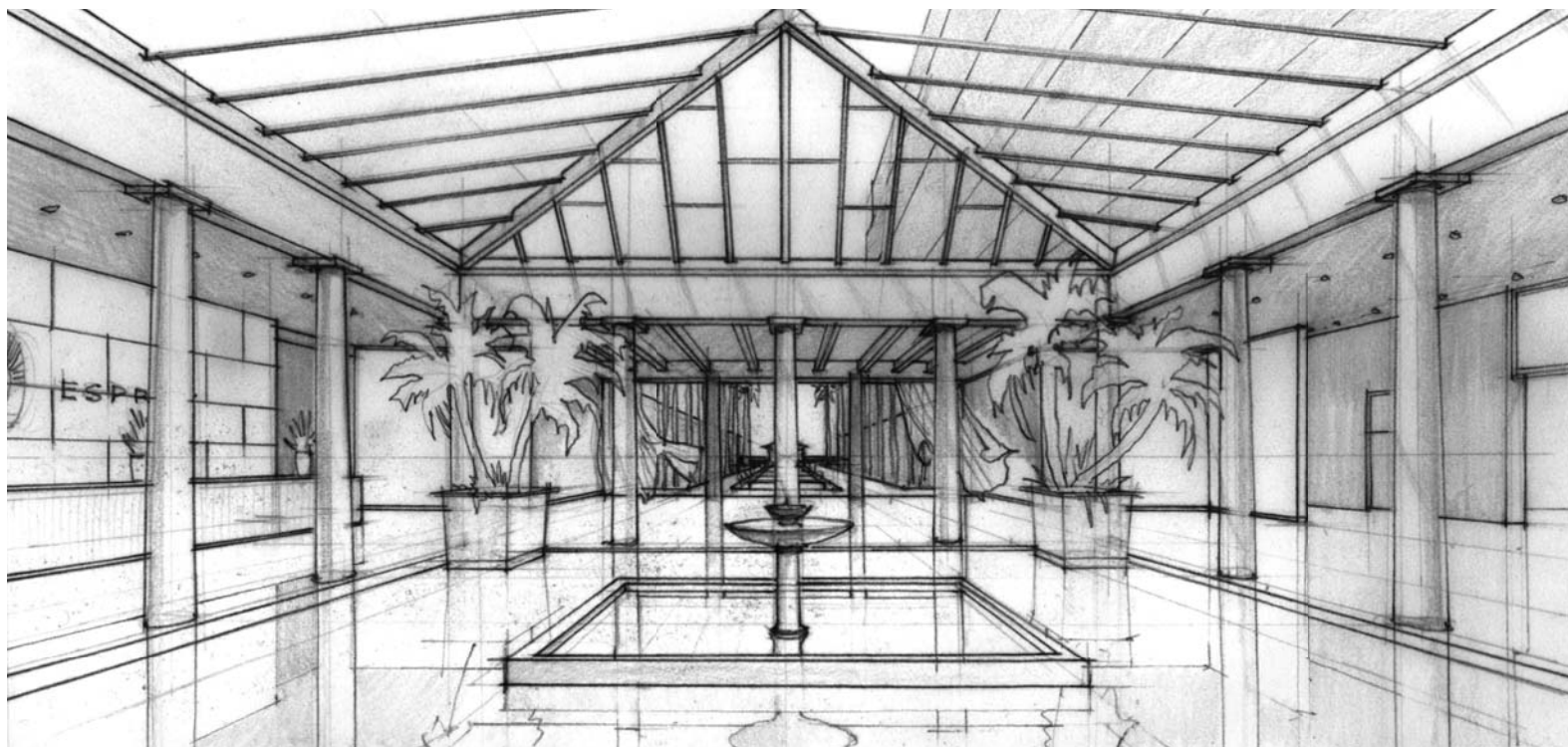
09 FROM CONDO PENTHOUSE TERRACE

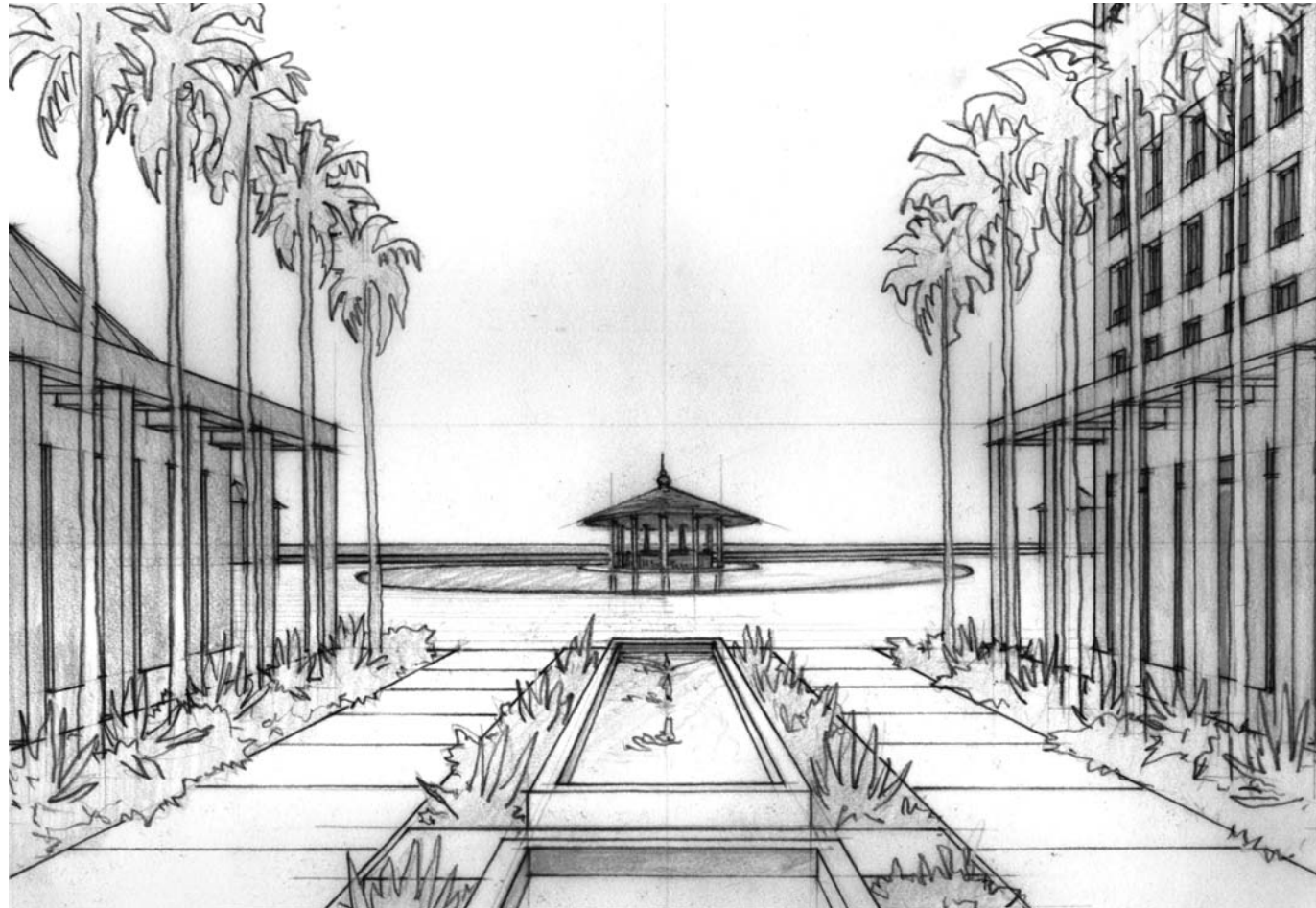


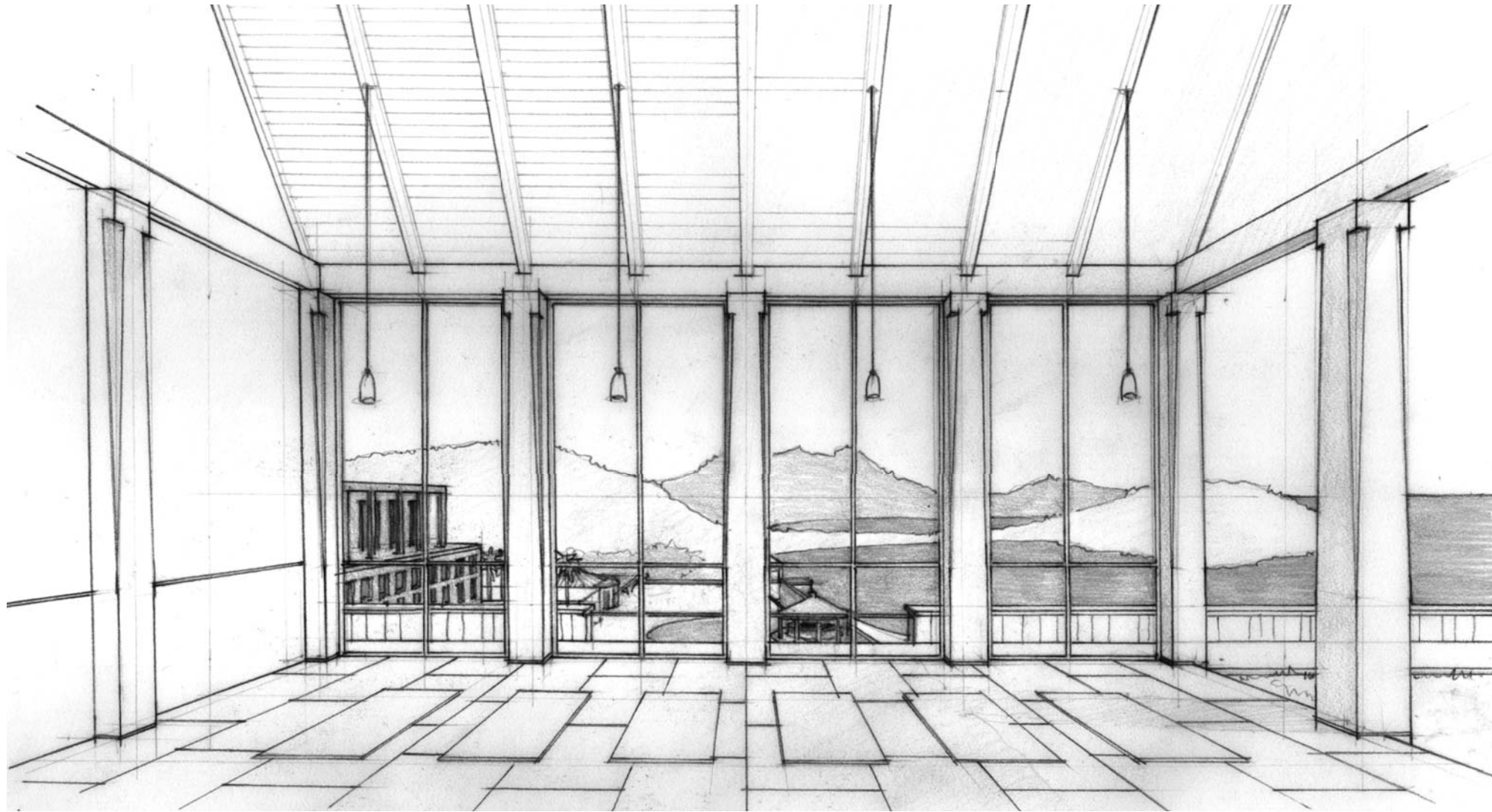
OF LAGOON PARK & STAIRS

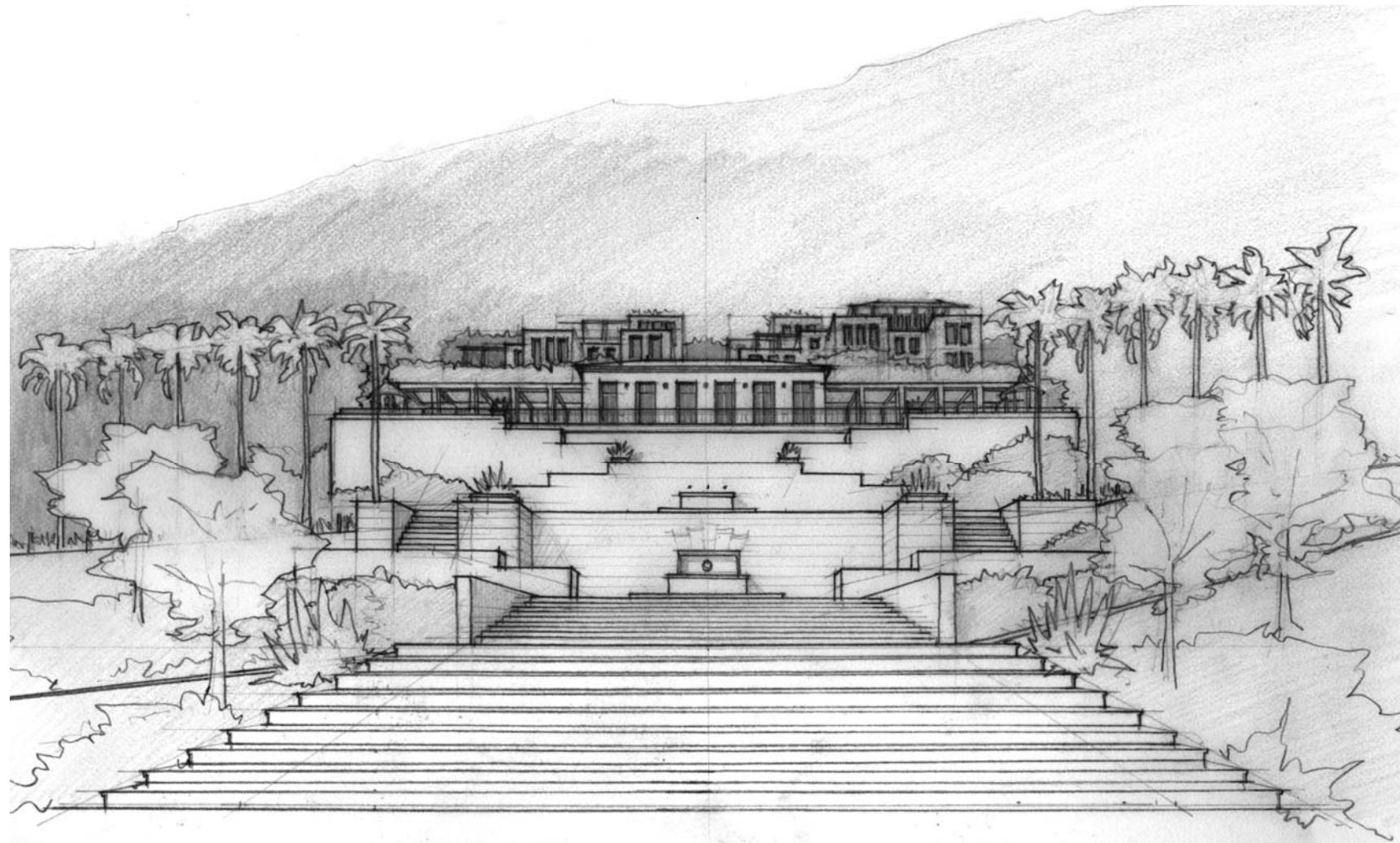


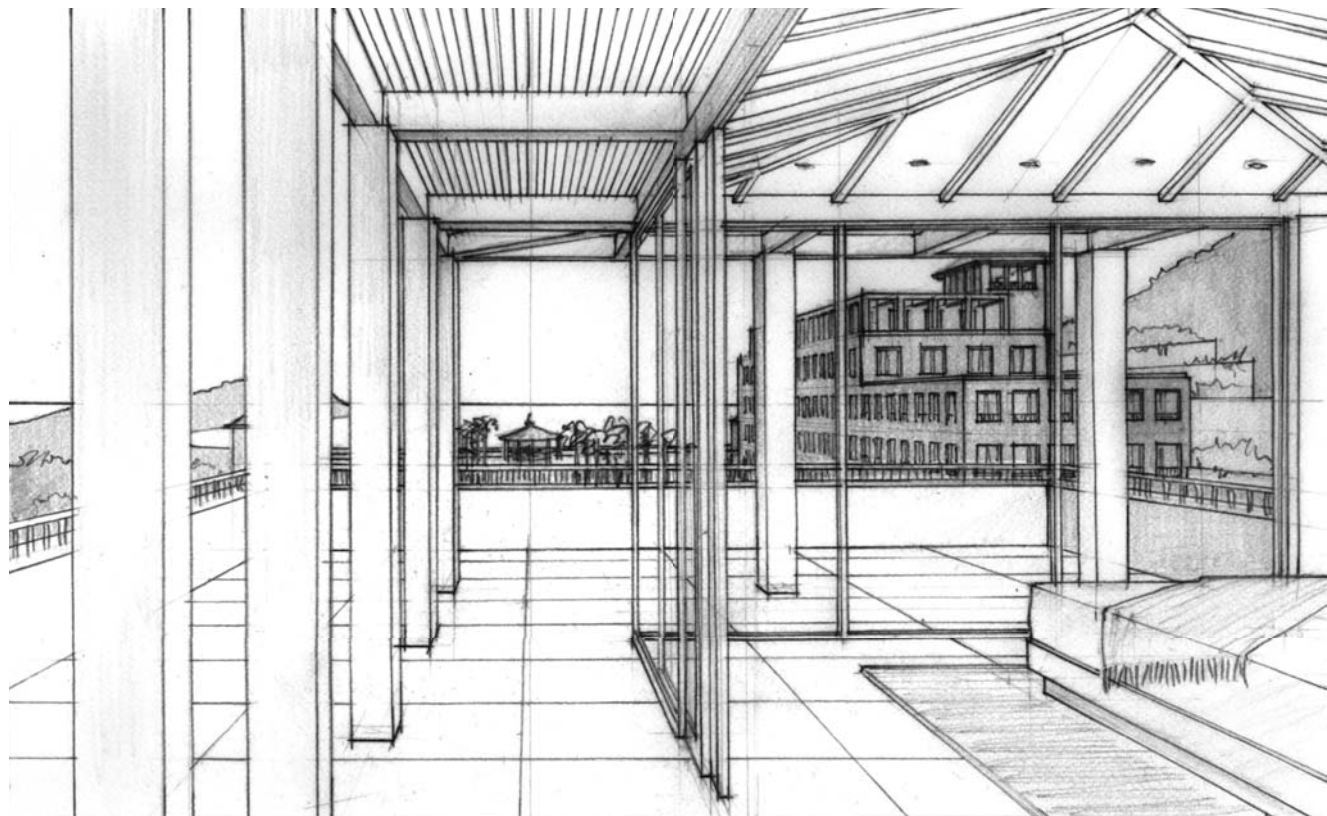


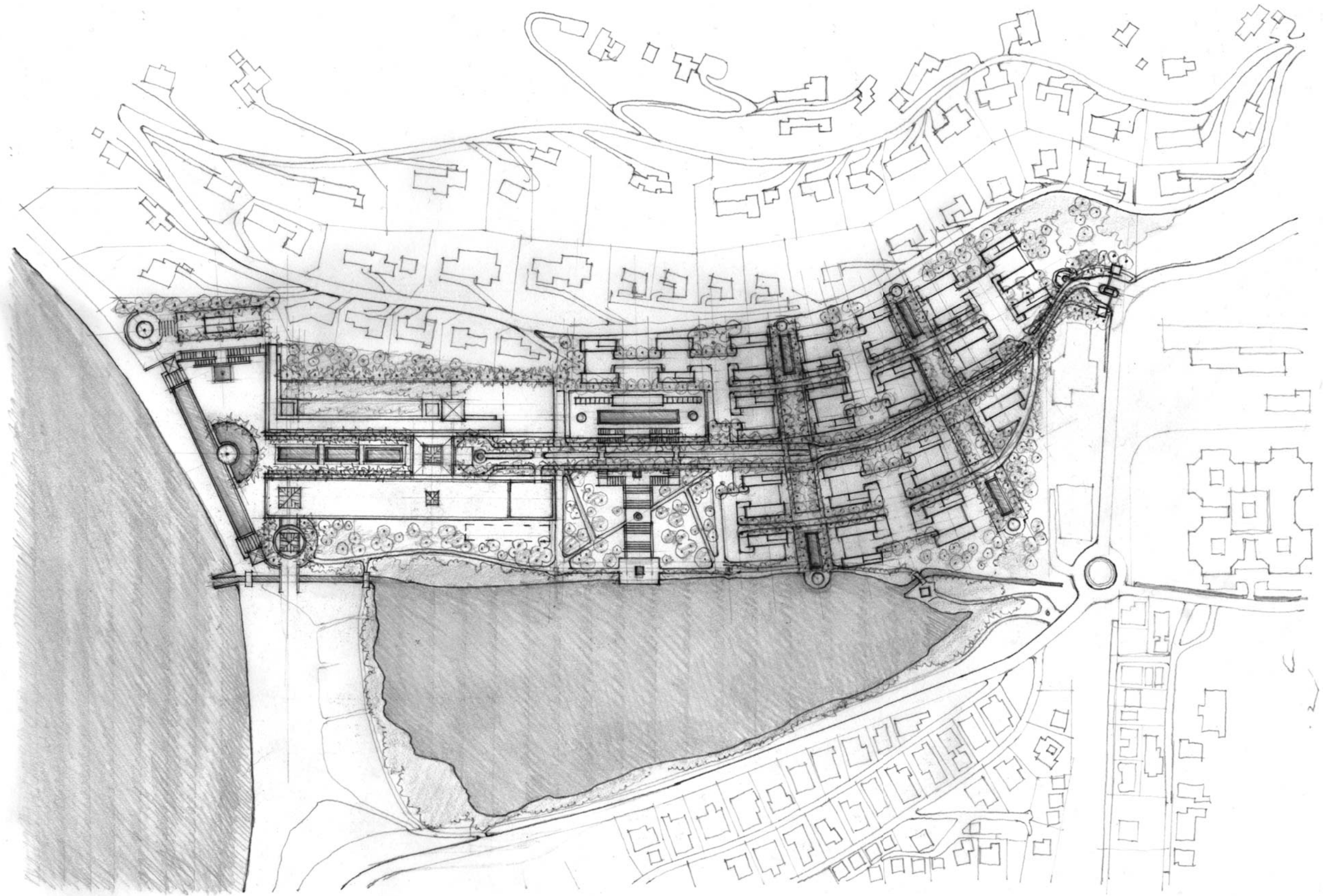




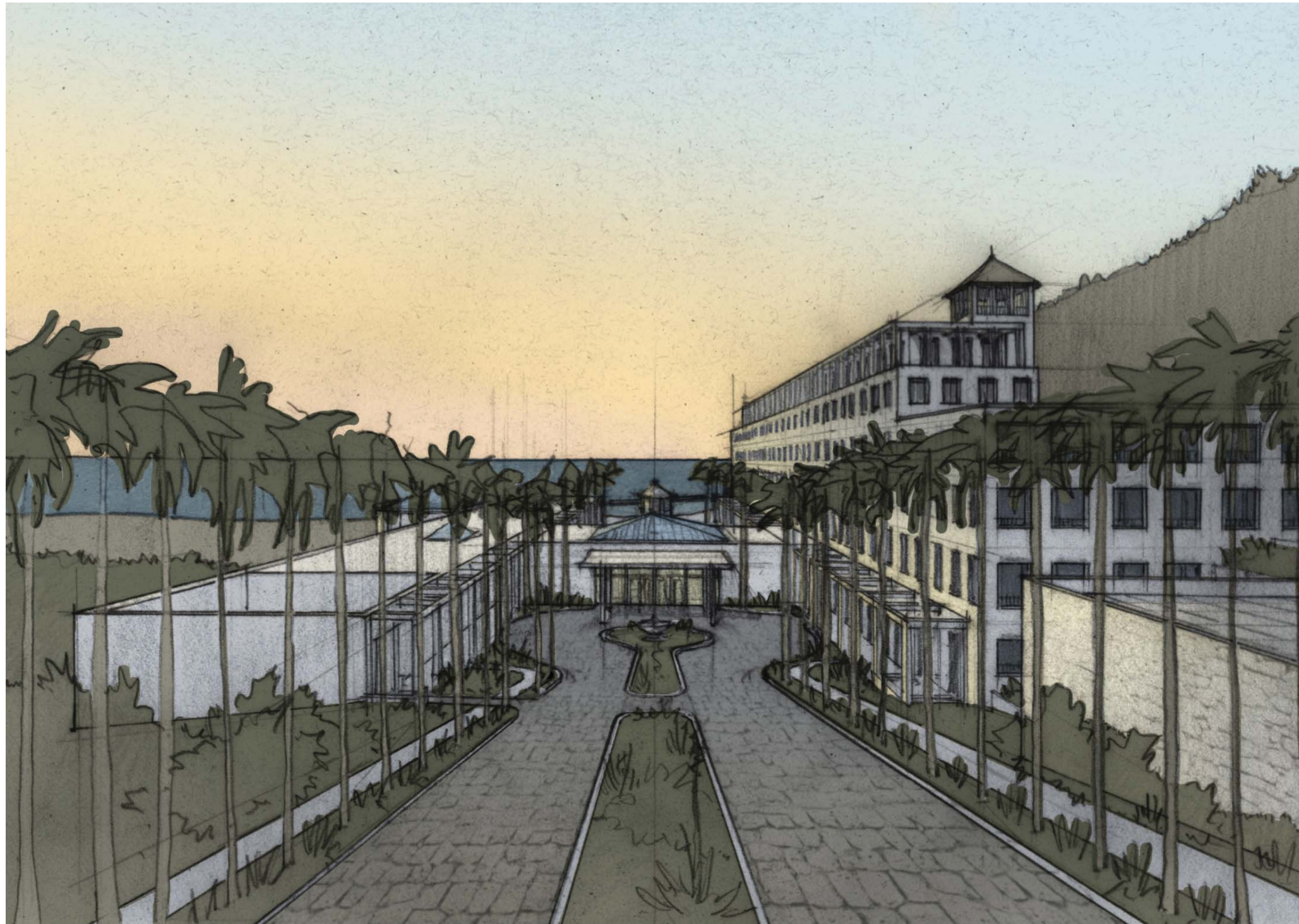










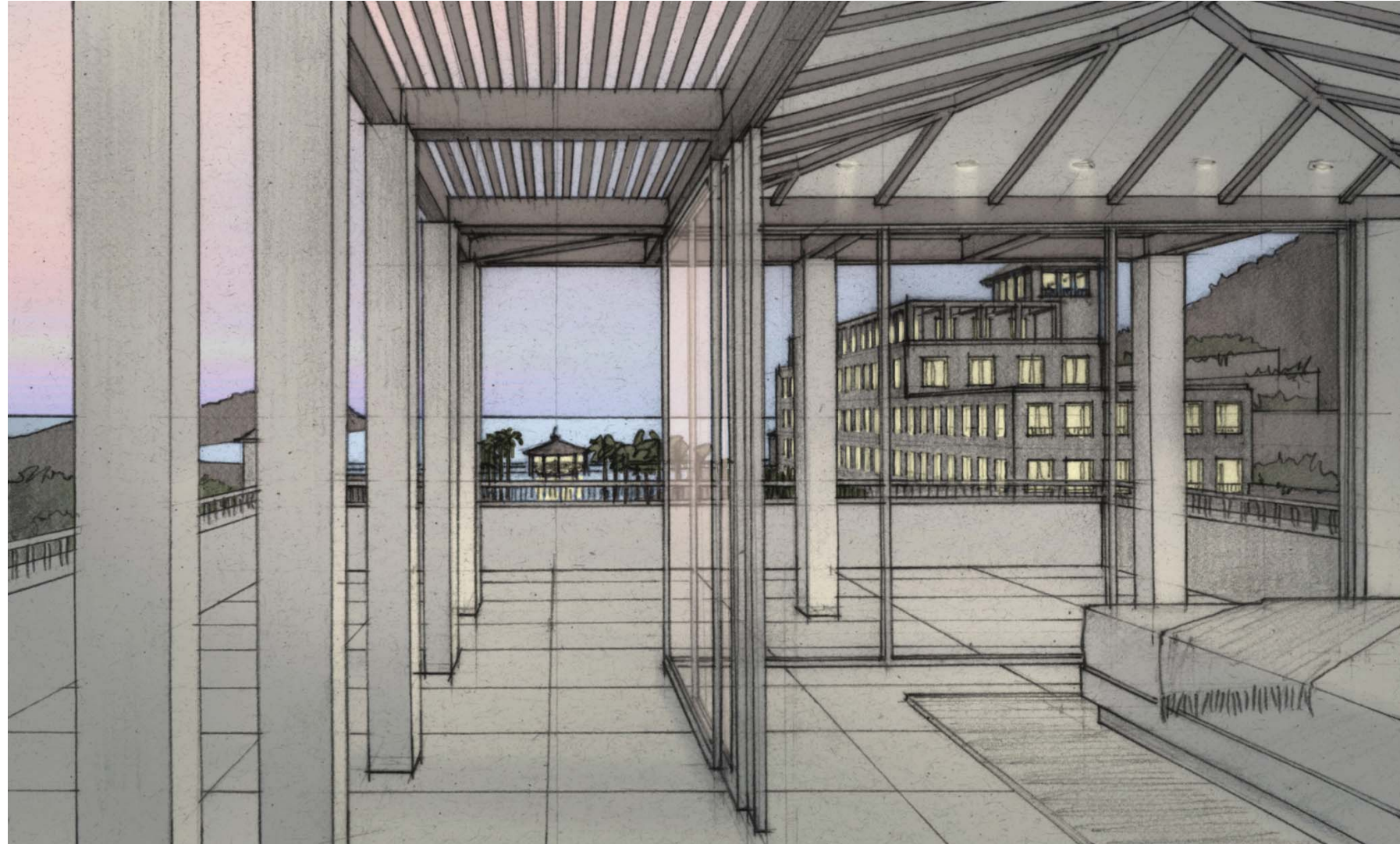


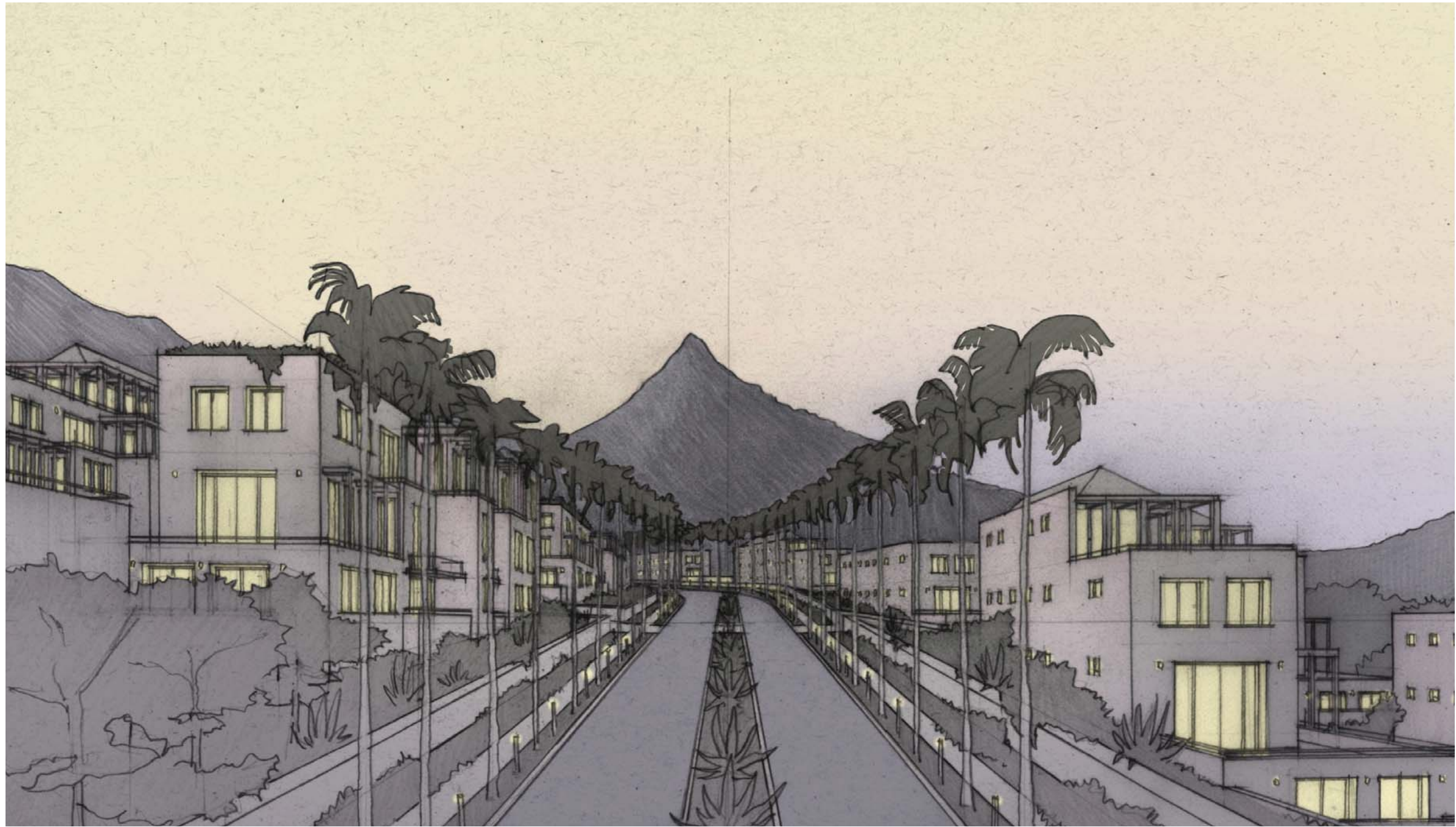


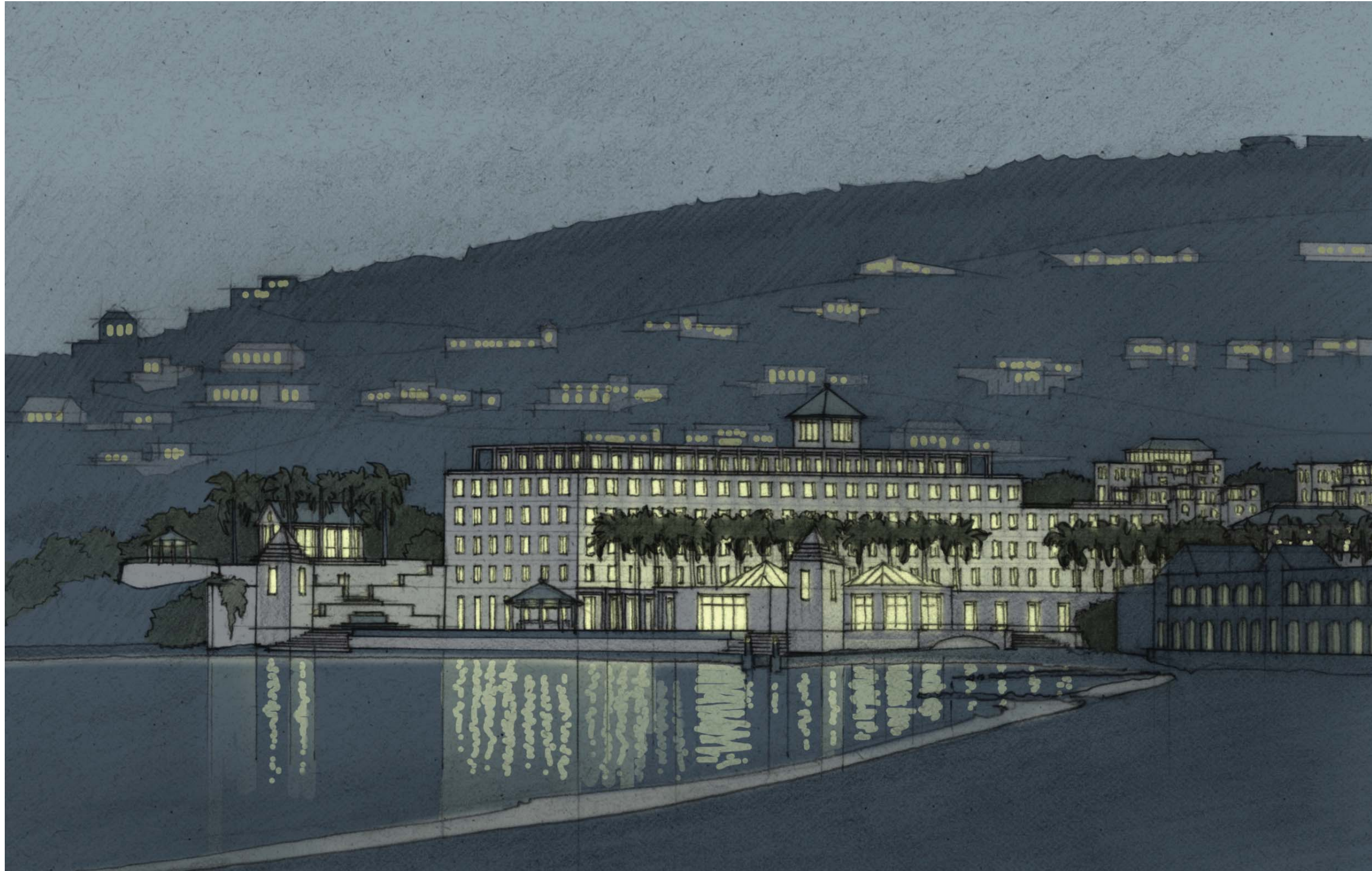


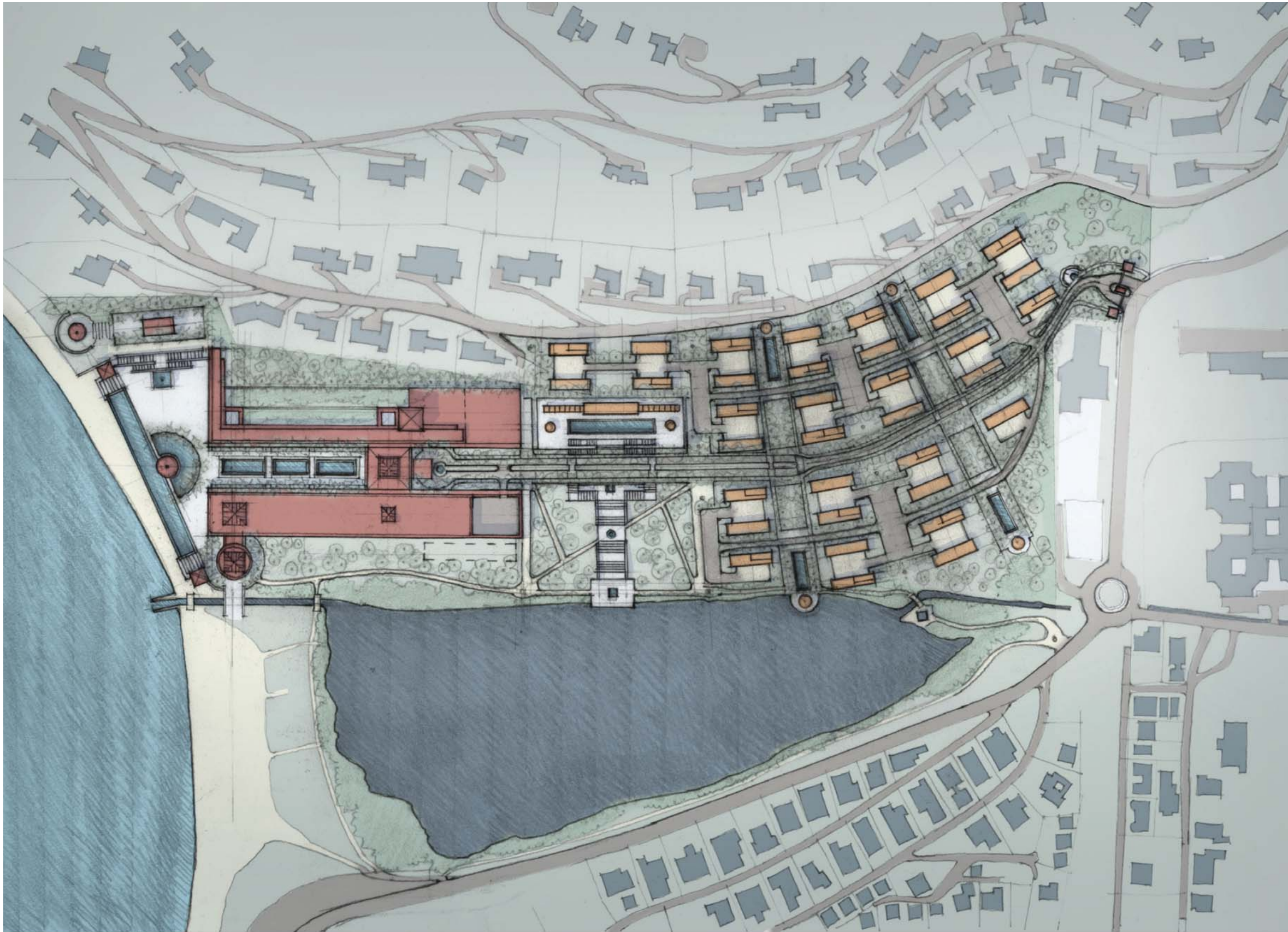














- 01 ENTRY GATES
- 02 CONDOMINIUMS
- 03 PRIVATE LAWN
- 04 PRIVATE POOL & GAZEBO
- 05 CLUB HOUSE & POOL
- 06 LAGOON GARDEN
- 07 LAGOON
- 08 PARKING STRUCTURE
- 09 SERVICE YARD
- 10 LAUNDRY & KITCHENS
- 11 RESTAURANT
- 12 PORTE COCHERE
- 13 LOBBY
- 14 COURTYARD
- 15 BELVEDERE TOWER
- 16 HOTEL TOWER
- 17 CIRCULATION COURT
- 18 POOL DECK
- 19 POOL BAR
- 20 BEACH POOL
- 21 BEACH ACCESS STAIR
- 22 BEACH
- 23 JACUZZI
- 24 CHAPEL & STUDIO
- 25 WEDDING GAZEBO
- 26 CHANNEL BRIDGE

