

Ditleff Point

Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-5

This lot has an unusual shape with a very narrow section facing, East and paralleling the Estate Road. A wider part of the property, virtually perpendicular to the narrow piece, faces essentially South and East. Access works best at the intersection of these two elements, entering the property at contour 28'. This will allow access both to the narrow area to the South, as well as the larger area to the East. The narrow segment is not suitable for the main structure, but could be used for small Guest Cottage, located between the 20' and 40' contour lines. Because of this location's proximity to the Estate Road, these Guest Cottages should not extend more than one-story above the 30' contour line. On the Northeastern portion of the lot is the culmination of a secondary ridge. Along the shore line, there is a significant cliff above that has a relatively gentle area, which is most suitable for the Main house. If the home is located between 40' and 60' contour lines, it should not exceed one-story above the 50' contour. This will keep the majority of the roof line below the 70' contour of the ridge that would be directly behind. At the same time, locating the house along the 50' contour will allow for Sunrise and Sunset views. By extending the house horizontally verses vertically, the visual impact on the land as viewed from the water will be minimized. Because of its high visibility, the material and colors will be such that they blend in with the natural hues. The slope of the roof shall be similar to the slope of the adjacent hillside. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff 1/3 the height of the adjacent cliff.

