

To: Jeffrey Epstein[jeevacation@gmail.com]; Gary Kerne [REDACTED]
Cc: Tom Sz [REDACTED]
From: Warwick Wicksman
Sent: Fri 3/11/2011 5:03:17 PM
Subject: Main Residence and Flagpole Pool

Jeffrey and Gary,

We need to address a couple of issues on how we are proceeding with the Main Residence and the Flagpole Pool.

Main Residence:

It looks like we are getting close to a final *conceptual* layout. Some of the comments we are seeing are programmatic in nature – massing and basic heights – appropriate for where we are in the design process. But some are too detail-oriented for the phase we are in right now – railing details, roof spring lines, hardscape patterns, etc. Those need to be studied after concept is done. We need to step the back a bit, and get basic concept resolved, before we launch into the next level of design.

Here is what I propose for the Main Residence:

- We need to focus on the scheme with the terrace at 44' and the switch-back stair. We can still adjust all of the elevations and stepping, but it sounds like the scheme with the straight run stairs from the main residence down (+47' version) was not preferred.
- We need to look at a couple a couple of basic options for where the living room floor elevation; +42', +44', +47', etc.
- We need to review the basic levels of the stepped terraces, and include the views from the bedroom area.
- We need to take the photo-realistic patterns off the model, and just show the massing. I think the stone pattern is distracting our focus. The finishes and details for this (stone vs. plaster walls, railing/wall details, etc.) would be part of the next design phase.

Flagpole Pool:

Jeffrey, I need to understand from you how you want to proceed with this flagpole pool

area. It looks as if it is going to be built, before we have a chance to complete the design it! I do not want risk of that happening, and your being dissatisfied with the end design. At this point, we have almost completed the concept, incorporating what we discussed during our work session last week (outdoor living room for cabanas with low sloped roofs, revised approach, etc), into the design. We need to do to send you the new model views, which we can do once the Main Residence is resolved. However, we are now being asked to draft the pool building so it can be fast-tracked and built! Aside from this not being part of our scope of work, I need to emphasize that this building has not been designed yet. We just have a conceptual layout. For example, we proposed one large sliding glass door facing the pool, centered on the main axis. Now we are told to make it two smaller ones, due to shipping and storm protection. That may not be the right solution – center point on that wall being a post. One smaller slider with two windows may be a more appropriate solution. We also do not know what the interior looks like, especially the bathroom.

Here is what I propose for the Flagpole Pool:

- Let us finish concept, including a revised west elevation for the pool building. When that is done, we will prepare design drawings – floor and roof plan, basic elevations, basic sections. Then you can have your local engineer do the structural portions for the permits.

Jeffrey, please send me your comments on this. Tom and team are currently addressing your notes from yesterday on the design.

Thanks,

Warwick

Warwick Wicksman, AIA
Principal



Gensler
2500 Broadway
Suite 300
Santa Monica, California 90404
USA

<http://www.Gensler.com>

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