

**To:** Warwick Wicksman [REDACTED]  
**From:** Jeffrey Epstein  
**Sent:** Wed 11/24/2010 1:16:14 AM  
**Subject:** Re:

no need to have such large decks as there is no sun 5 ft on north 13 ft south, shift pool and living north,, need to put showers , steam under garden. should have one window north close to east end,, maybe sliding opening in north center,, also south window would be at far east end,,

On Tue, Nov 23, 2010 at 8:40 PM, Warwick Wicksman [REDACTED] wrote:

Jeffrey and Gary,

Here are the notes on the new design direction, from our calls with each of you this week. I attached a new plan diagram, for scale and scope only. Tom will create alternate layouts moving the living room and pool around, depending on what makes sense, and ties the spaces together.

Main Pool:

- Size: approx. 20'x70'
- Enclosed on all sides.
- Three large windows on east. Potential for one window on north, with operable cover/shutter/barn door. Potential for one window on south, if position allows for view.
- Approx 20' ceiling.
- 12'-15' deck on all sides.
- Changing/restrooms built into area below garden.
- Stair to garden at southwest corner.
- Stair to terrace at northwest corner, with access to terrace (and over to master bedroom), and service road below.
- Finish floor at approx +35' to +38'.

Living Room:

- Size: approx 30'x50'
- Windows on north and east.

- Large deck over pool on east.
- Finish floor at +59'.

Main Residence:

- Omit added structure north of existing office. Create landscape courtyard/terrace extension in that area, with feature (sculpture or fountain).
- Terrace north of living room may be sloped landscape or "boulders".
- This area may also include a smaller, open pool. Gensler to also consider alternate locations for this pool, closer to guest cottages.

Gary, as we discussed, the approved work authorization was to move forward with the previously approved layout, taking it to a more refined level, to create a starting base for engineering and construction documents. We are now back to "square one" on this. We will use the current approval for this new effort, on a T+M basis, as we develop the new plan. When the new plan is approved, we can address any additional scope/fee needs to get to the engineering/cd starting base.

We will send you some plan studies early next week.

Thanks, and have a Happy Thanksgiving!

Warwick

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**Warwick Wicksman, AIA**  
Principal

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[Click here to view Gensler's 2010 Annual Report.](#)

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**From:** Gary Kerney [mailto:[GKerney@landmarklandco.com](mailto:GKerney@landmarklandco.com)]  
**Sent:** Sunday, November 21, 2010 1:26 PM  
**To:** Warwick Wicksman  
**Cc:** Jeffrey Epstein

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**Subject:**

Warwick

Jeffrey is on island and concluded we need to enclose the pool. attached is the new concept.

the pool is outlined in red, and a living room sits on top with a colonnade on the east and south matching the existing structures.

Attached is a terrace sketch which run to the stairs. we need to try and reduce the height of the wall at the top of the stairs as you come up the steps from the master bedroom.

Please give me a call first opportunity to review the attached.

Gary

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