

**To:** jeevacation@gmail.com[jeevacation@gmail.com]; Gary Kerney [redacted]; Jeffrey Epstein[jeevacation@gmail.com]; Tom Sze [redacted]  
**Cc:** Bryan Oakes [redacted]  
**From:** Warwick Wicksman  
**Sent:** Tue 2/8/2011 8:23:15 PM  
**Subject:** RE: Flagpole Pool and Main Residence

I spoke with Jeffrey. We have some re-working to do, and some 3d views to prepare...

Warwick

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**Warwick Wicksman, AIA**  
Principal  
[redacted]

---

**Gensler**  
[redacted]

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**From:** Gary Kerney [mailto:[redacted]]  
**Sent:** Tuesday, February 08, 2011 12:18 PM  
**To:** Warwick Wicksman; Jeffrey Epstein; Tom Sze  
**Cc:** Bryan Oakes  
**Subject:** RE: Flagpole Pool and Main Residence

Warwick

1. the pool equipment belongs off the southeast corner where you have the wall outside the shower. simplifies the stair

Tom give me a call to discuss the flagpole pool, site and building.

[redacted]  
Gary

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**From:** Warwick Wicksman [mailto: [REDACTED]]  
**Sent:** Tue 2/8/2011 2:55 PM  
**To:** Jeffrey Epstein; Tom Sze  
**Cc:** Gary Kerney; Bryan Oakes  
**Subject:** RE: Flagpole Pool and Main Residence

Hi Jeffrey.

Sounds like we have a little disconnect on the flagpole pool, and I want to get us back aligned.

1. We have your original pool images (attached). Are you looking for more images, for additional reference and options? If so, we can provide that.
2. Our conceptual design scope was to propose a couple of options for approach to the pool area, layout of the pool building, and screening. That is what we were trying to convey in the three sketches.
3. Tom showed me the layout for the pool building done by Ferreras. Is that layout set?

Also, attached are some updated plans of the main residence and pool area. I know the stair down to the pool level needs more design studies, but how do you feel about a stair in this location, pushed "out of view" from the terrace area as shown?

Thanks,

Warwick

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**Warwick Wicksman, AIA**  
Principal  
[REDACTED]

---

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**From:** Jeffrey Epstein [mailto:jeevacation@gmail.com]  
**Sent:** Monday, February 07, 2011 2:54 PM  
**To:** Tom Sze  
**Cc:** Warwick Wicksman; Gary Kerney

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**Subject:** Re: Flagpole Pool

by images we are talkin photos.. the parking areas are not interesting the terraces. and top layouts are vital .

On Mon, Feb 7, 2011 at 6:44 PM, Tom Sze <[REDACTED]> wrote:

Jeffrey,

By images, are we talking about elevations, sections and perhaps perspectives?

We understand your frustrations with the plans..but we were showing you different approaches to the pool. Do you prefer a side approach shown in A and B, or a direct approach on axis shown in C? Once we have established a direction, we can easily go into the studies of all the images you want; ie: sections, the elevations to the pergolas and trellis, and the sequence of entry.

I have a meeting from 3-7pm and can call you later.

I am also traveling the next three days but can call you on the road.

Thanks,

Tom

---

**Tom Sze, AIA**

Senior Associate

[REDACTED] Direct  
Main  
Mobile

---

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**From:** Jeffrey Epstein [mailto:[jeevacation@gmail.com](mailto:jeevacation@gmail.com)]

**Sent:** Monday, February 07, 2011 1:39 PM

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**To:** Gary Kerney; Warwick Wicksman; Tom Sze  
**Subject:** Fwd: Flagpole Pool

these are not very helpful at all.. we have discussed repeatedly the issue of images, a plan that shows three parking areas. does little to show privacy, elevations. entry sequence and terraces on the side of the road.. please do not waste one more minute of time with colored drawings , that can be done with a pencil sketch and approved or disapproved.. we talked about privacy repeatedly, there is not drop off area this is my house

----- Forwarded message -----

**From:** Warwick Wicksman <[REDACTED]>  
**Date:** Mon, Feb 7, 2011 at 3:51 PM  
**Subject:** Flagpole Pool  
**To:** Jeffrey Epstein <jeevacation@gmail.com>, "Gary Kerney" <[REDACTED]>  
<[REDACTED]>  
**Cc:** Tom Sze <[REDACTED]>, Bryan Oakes <[REDACTED]>, Doug Schoettle <[REDACTED]>

Jeffrey,

Here are the three conceptual plans for the pool by the flagpole, that Tom worked on over the weekend.

The main difference between the three versions is the arrival point in each. Our current preference is Option C, as it seems to give the pool a little more privacy from the road, and offers a more formal entry. Please send us your comments and thoughts.

We will forward you the latest for the main residence shortly. Bryan is just finishing up some of the drawing, and adding some reference dimensions, to it can be reviewed in the field.

Thanks,

Warwick

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**Warwick Wicksman, AIA**  
Principal  
[REDACTED]

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**From:** Warwick Wicksman  
**Sent:** Friday, February 04, 2011 2:46 PM  
**To:** 'Jeffrey Epstein'  
**Subject:** RE: Living Room and Pool Sections and Elevations

Ok. We will send you some update sketches Monday, for when you are on the Island.

Warwick

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**Warwick Wicksman, AIA**  
Principal

[REDACTED]

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**From:** Jeffrey Epstein [mailto:[jeevacation@gmail.com](mailto:jeevacation@gmail.com)]  
**Sent:** Wednesday, February 02, 2011 7:18 PM  
**To:** Warwick Wicksman  
**Subject:** Re: Living Room and Pool Sections and Elevations

your easts and west s are mixed up.. looking west is into the earth , no window... the terrace on the far east side as i told tom needs to have some structure or meaning . . . the stairs are not included. otherwise ok

On Wed, Feb 2, 2011 at 1:20 PM, Warwick Wicksman <[\[REDACTED\]](mailto:[REDACTED])> wrote:

Just a reminder to send us your comments as soon as you can. Our preference is East/West Section B, as the alignment of the structure is a little more straight forward...

Thanks,

Warwick

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**Warwick Wicksman, AIA**  
Principal

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**From:** Tom Sze  
**Sent:** Tuesday, February 01, 2011 2:33 PM  
**To:** Jeffrey Epstein ([jeevacation@gmail.com](mailto:jeevacation@gmail.com)); Gary Kerney ( )  
**Cc:** Warwick Wicksman; Bryan Oakes  
**Subject:** Living Room and Pool Sections and Elevations

Jeffrey,

Here are sections and elevations for the living room and pool room for your review;

**East/West Section A:**

The **Living Room** north elevation basically mimics the Zorro Ranch Living room.

The large central window has the exact same proportions as Zorro Ranch.

Ceiling height to underside of beam is 18', to underside of ceiling is 20'.

Doors could be solid or glass, panel design is similar to existing doors of original buildings.

**Pool elevation** is similar to the Ritz in Paris. ( From Photos )

Columns are 2'x2', ceiling height to underside of beam is 16', underside of ceiling is 18'.

Large 10'x26' mural at the center with double doors on either side with Oval openings above.

HVAC ducts are placed below the beams.

Lighting fixtures are placed on side of columns similar to the Ritz.

**East/West Section B:**

Spacing of beams are at 15' on center with three bays. Option A has 5 bays at 9' on center.

Central window is slightly smaller but better proportioned to this Living room.

There are no oval shaped openings here.

Pool elevation similar but with three 9'x12' murals at the center.

HVAC ducts are placed to the sides of the beams allowing 18' to underside of beams.

20'-6" to underside of ceiling.

**North/South Section A:**

West elevation shows two sets of doors; solid or glass.

East elevation will be the same.

We need to determine the east and west elevations;

Perhaps windows on the west side and mural on the east side.

Let us know if you have any comments or we can call you.

Thanks,

Tom

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Tom Sze, AIA

Senior Associate  
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