

<b>Project</b>	Little St. James Island	<b>Project Number</b>	05.7112.004
<b>Meeting Location</b>		<b>Meeting Date and/or Time</b>	October 26-27, 2010
<input type="checkbox"/> <b>Via Telephone</b>	Little St. James Island	<b>Meeting Number</b>	
<b>Meeting Subject</b>	Design Work Sessions with Owner	<b>File</b>	1MN
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<b>Present</b>	Jeffrey Epstein, Doug Schoettle, Gary Kerney, Warwick Wicksman, Tom Sze		
<b>Distribution</b>	Those present, Andy Cohen, Bryan Oakes, Rich Kahn, Darren Indyke		
<b>Prepared by</b>	Warwick Wicksman	<b>Date Issued</b>	11/1/10
Gensler will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless written notice to the contrary is received by Gensler within seven calendar days of the issue date of these meeting notes.			
<b>Discussion</b>	<b>Action / Decisions Pending / Follow up</b>		

<p>Main Residence:</p> <ul style="list-style-type: none"> <li>• Pool Area:             <ul style="list-style-type: none"> <li>○ Pool to be 19' wide x 60'-63' long. Diving board at east end.</li> <li>○ Pool to be oriented east-west, located east of the living room.</li> <li>○ Pool deck elevation to be at approx. +48'.</li> <li>○ Pool deck: 15'-17' on east, 12' min. on north and south, +/- 25' on east.</li> <li>○ Provide covered sitting area on south (below upper garden). Area to have 10' minimum ceiling height.</li> <li>○ Pool area to include one treatment room, bathroom, shower area and storage. May be in covered seating area, or attached to living room cabana.</li> <li>○ Provide stairs on south and east. No direct line of sight to pool.</li> <li>○ No stone on pool walls; white plaster.</li> <li>○ Glass rail on north side of deck.</li> <li>○ Provide separate access to service road.</li> <li>○ Pool equipment to be located below north deck.</li> </ul> </li> <li>• Living Room Cabana at Pool:             <ul style="list-style-type: none"> <li>○ Locate east of pool, at same elevation of pool deck, with views to north.</li> <li>○ Approx 700-1000 SF. Original size 30'x50' too large for site. Keep centered on pool; east face about 24' wide.</li> <li>○ Living room to be accessed from pool stairs. Final design of upper garden area may include living room access on south/east side.</li> <li>○ May include oversized fireplace.</li> <li>○ May include service areas below.</li> </ul> </li> <li>• Living Room Terrace:             <ul style="list-style-type: none"> <li>○ Terrace area north of existing living room. Main symmetrical with existing living room.</li> </ul> </li> </ul>	
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<ul style="list-style-type: none"> <li>○ New stair from terrace to Master Bedroom and Library to be located in front of north wall of Kitchen. East-west stair to go from terrace at 59', down to landing at 56'-6", then down to lower landing at 54'. North-south stair to connect from 54' down to Master Bedroom stair landing at 47'.</li> <li>○ Locate steps from terrace at north side of living room (+59') to lower terrace (+56'), in 2<sup>nd</sup> and 4<sup>th</sup> bays of terrace arcade (no view of steps from south side of living room breezeways).</li> <li>● Existing Living Room:             <ul style="list-style-type: none"> <li>○ Existing living room to be converted into media room at future date. Scope of work pending. Warwick to provide references for digital projector.</li> </ul> </li> </ul>			
<p>Upper Garden Area and Guest Cottage:</p> <ul style="list-style-type: none"> <li>● Guest Cottage to consist of two bedroom, two bathrooms, sitting area, and entry patio.</li> <li>● Guest Cottage to be set down from upper garden level; roof may be partially visible from garden.</li> <li>● Guest Cottage may contain a lower level for back-of-house, depending on adjacent elevations.</li> <li>● Jeffrey requested design concept for existing deck over new Laundry room, between existing Guest Cottages.</li> <li>● Jeffrey requested design concept for southeast portion of upper garden area, near proposed new cottages, to anchor corner of garden. May include raised landscape feature with observation area.</li> </ul>			
<p>Spa:</p> <ul style="list-style-type: none"> <li>● Spa to consist of:             <ul style="list-style-type: none"> <li>○ 3 standard treatment rooms (may be indoor/outdoor rooms)</li> <li>○ 1 wet/hydrotherapy room</li> <li>○ Sitting area (not large)</li> <li>○ Bathroom/changing room, shower and support spaces.</li> </ul> </li> <li>● Provide entry access from top of nursery terrace at north, and vehicle space at south. Potential access from "Tiki Hut".</li> <li>● Provide ocean and garden views. Avoid pedestrian path in front of treatment rooms to maintain privacy.</li> <li>● Provide outdoor sitting area near top of nursery terrace.</li> <li>● Provide alternate hardscape design for concrete pad at bottom of nursery terrace.</li> </ul>			
<p>Music Room:</p> <ul style="list-style-type: none"> <li>● Single level (no loft space).</li> <li>● Open room with one bathroom and small storage room (no pantry).</li> <li>● Floor-to-ceiling glass with 180 degree view centered on Sail Rock (215 degrees South).</li> <li>● Contemporary/modern building. Glass may be curved, but not a round</li> </ul>			

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building.			
<p>Staff Cottage:</p> <ul style="list-style-type: none"> <li>• Cottage to consist of 4 private bedrooms, with private bathrooms and decks.</li> <li>• Common Room to include Living/Dining/Kitchen</li> <li>• Separate Laundry and Storage Room.</li> <li>• Structure to be built on "stilts", above beach, along roadway, with pull-out area for vehicles.</li> <li>• Owner has CZM-approved plans to be used as reference for program only.</li> <li>• Design to include concrete structure, CMU walls with cement plaster finish, and metal roof.</li> <li>• Mechanical systems to include separate FCU's for each bedroom, and split system for common area.</li> </ul>			
<p>Site Surveys:</p> <ul style="list-style-type: none"> <li>• Warwick to contact Moseley for latest versions of site surveys.</li> <li>• Gary to have Moseley survey Spa, Music Room and Staff Cottage areas. (Spa survey needed ASAP for proposed design studies; Music Room and Staff Cottage surveys not required until Gensler is released to start design.)</li> <li>• See attached images for reference.</li> </ul>			
<p>Misc:</p> <ul style="list-style-type: none"> <li>• See attached conceptual plans ("LSJ Concept Plan 101027 - 1.PDF", "LSJ Concept Plan 101027 - 2.pdf", and "LSJ Concept Plan 101027 - 3.pdf" ) for additional information.</li> <li>• See attached photos for additional comments.</li> </ul>			
End of Meeting Notes			