

**To:** Gary Kerney [REDACTED]  
**Cc:** [REDACTED]  
jeevacation@gmail.com[jeevacation@gmail.com]; Bryan Oakes [REDACTED]  
**From:** Warwick Wicksman  
**Sent:** Thur 8/12/2010 11:23:42 PM  
**Subject:** RE: LSJ living room and screening room

Hi Gary,

I am following up on our conversation about converting the existing living room into the screening room, and adding a new living room towards the east. I have some concerns about this that we need to review together:

- The current layout of the main residence areas has the Living Room, the main "public space", centrally located, on access with the main stairs, and adjacent the kitchen and guest cottages. I think this makes a lot of sense. It is the prime gathering space, and should be centrally located.
- I understand the concerns about the Living Room being "dark". I think this could be resolved, by incorporating similar features that would be used in a new the living room. For example, adding some large windows, similar to the expanded Kitchen, could brighten up the room, and make it more usable.
- The Living Room, re-worked upper terrace and pool area all flow together, making sense of this space. I do not think locating the Screening Room in that prime gathering space overlooking the pool makes as much sense.
- The Screening Room itself functions separately from the rest of the residence areas. It will be probably be used less frequently, and could stand alone from the other spaces, without impacting the use of the other spaces.
- The existing Living Room would require significant demolition to be converted into a professional screening room, and it would be substantially smaller than what we previously discussed.
  - We would need to add acoustical walls within the building. I think this will reduce the overall usable space to about 21' wide x 32' long.
  - We need about 9' for the projection booth and 4' for the speaker chase. That would leave the screening room itself about 21' wide x 18' deep.
  - The screen would end up being about 18' wide x 10' tall. Within the current building height, it would be too close to the floor and ceiling.
  - We would need to raise the booth about 4'-5', to get the projector to the correct elevation, above the heads of the viewers. It looks like we do not have sufficient headroom for that.
  - We may be able to create one step on the floor, to create a stadium seating effect, but we do not have enough headroom to do more than that,

- To keep within the existing building envelope, we would need to excavate down below grade to create sufficient headroom clearances.

These concerns lead to the idea that we renovate the existing Living Room, adding windows to make it feel brighter and more pleasant, and we consider adding a smaller screening room, more similar in scale to the existing Living Room, east of the Living Room. We can make it smaller to fit more with the rest of the buildings scale, yet accommodate professional screening room features.

Gary, we talked about the fact that we have now exhausted the current redesign allowance, and you requested a new Work Authorization to continue the conceptual design work. However, I propose we do the following first:

1. We are preparing some diagrams that graphically show the concerns we have with the Living Room conversion to screening room.
2. We will prepare some diagrams that show this new layout, similar to the latest design, but with a smaller, more in-scale but still professional Screening Room.
3. Once that we review this together, we can either:
  - a. Move forward with a new design proposal for the overall project, or
  - b. Split the pool area and screening room apart contractually, allowing us to proceed with pool area development towards a permit, and pursue the alternate screening room concepts separately. (This would speed up your main construction schedule.)

As to a meeting on the Island on 8/30, I do not think that leaves us enough time to develop this new concept, and prepare the 3D images for review. Once we discuss this more, and figure out the right path, we can establish a schedule for deliverable and meetings. I think it would be closer to 9/15/10.

I look forward to your comments! Doug, please weigh in on your thoughts!

Thanks!

Warwick

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**Warwick Wicksman, AIA**  
Principal



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USA

-----Original Message-----

From: Gary Kerney [mailto: [REDACTED]]

Sent: Wednesday, August 11, 2010 8:43 AM

To: Warwick Wicksman

Subject:

If possible the 30 and 31 of aug at island. Gary

Sent from my iPhone