

NOV 12 1965



Oceanic Properties Inc
Inter-office Memo
Pacific Coast Area

October 27, 1965

To: Joe McClelland

Copies:

Geoff Fairfax

From: Emmett De Moss

FOR CUT.

E.R.A.

Subject: The Sea Ranch/Future Condominium Units

In building any future condominium units, I suggest that we give careful consideration to the following points. I have enumerated them in their order of importance as a deterrent to successful marketing:

DON'T USE THIS CONSTRUCTION BUDGET TO BE ESTABLISHED LATER. GWF.

1. The price must be kept at or below a \$25,000.00 mean.

2. More privacy must be provided. I do not think that we should have any units with a single four-poster. As a minimum, they should have a bedroom capable of being closed off completely with either a four-poster or loft-type arrangement providing additional sleeping space.

3. Cubic footage should not be quite as extensive. This just requires more dollars to be spent on construction and later in maintenance bills and does not quite provide the extra footage that is needed for living space.

LIVING SPACE HAS A VERTICAL DIMENSION AS WELL AS A HORIZONTAL DIMENSION. GWF.

4. If possible, consideration should be given to the opening of units right out onto the ground. Units No. 5 and No. 7 are particularly desirable because they allow access from an individual unit to the ocean bluff.

GOOD

5. Radiant heat should not be used. This adds to the cost and is not serving as a major marketing item.

IF WE HAVE SLABS ON GRADE WE SHOULD HAVE RADIANT HEAT. GWF.

6. More ventilation needs to be provided. The units are exceedingly warm now on all of the hot days. More windows or vents should be added to allow a greater circulation of air.

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GEOFFREY W. FAIRFAX

7. The windows although strategically placed do not provide in some instances a maximum amount of visibility, i.e. windows in Units 5, 6, and 7 are below eye-level when standing and looking out to the ocean. Additionally, very few of the bedrooms have windows looking onto the surf.

8. More storage space should be provided both for closets in the individual units as well as for storage in the carports for heavier and bulkier items.

9. If the skylights are used again, they should be of a clear glass so that the stars and moon can be seen. Additionally, some sort of shade should be provided so as to eliminate the serious glare in the early hours of the morning.

10. The placement of lights and the light switches can be more thoroughly thought out so as to provide for easier livability. Many lights now are glaring and directed in the eyes of people in the dining rooms as well as in the bathroom.

11. Perhaps, the bathrooms should be located on an outer wall so as to eliminate the necessary ventilator fans which must be provided when the bathrooms are kept on the interior of the unit. People seem to object to the fan noise as well as the clanking even when they are not in use.

12. Perhaps, tinted glass may be used if it is not too expensive in future units to eliminate the resulting ocean reflection of the sunlight in the late afternoon.

13. I believe that the interior should not be quite as rough. There are many complaints about the ability to keep the units clean with the very rough exposed lumber.

14. More thought has to be given to small items in and around the kitchen such as drawers for silverware and shelf space.

ERDM/pa

CLEAN WIRE?
MAINTENANCE?
GWF

LET'S KEEP
THE CLEAN GLASS
WE CAN ALWAYS
SHADE IF NEC.
GWF

KEEP THE
ROUGH STUFF-
& KEEP THE
CLEAN.
GWF

CONSIDER
RE-SAWN

GOOD, IF
BUDGET
ALLOWS.