



Eastshore Int'l Corp ▪ 237 S. Dixie Hwy. ▪ Floor 4 - Suite 458 ▪ Coral Gables, FL 33133 ▪ (305) 648-2006 ▪ AAC001608

Two Story Addition to Historic Residence for:
Brent Rogers and Alyssa Pensirikul
1615 Country Club Prado
Coral Gables, FL 33134

Letter of Intent/Scope of Work

Existing: This is a post-depression, pre-World War II two-story residence, built in 1939 for "Tropical American Homes" and designed by APUZZO & TSCHUMY Architects. The original house consisted of a covered entry patio, an adjacent open-air patio with fountain, two car garage, kitchen, dining, living room, screened porch in the right rear of the floor plan, and four bedrooms with three bathrooms. The house was designed with ubiquitous Coral Gables Mediterranean details and proportions. Records indicate, in an undated plan prepared by Martin Hauri Architect, that the open-air patio adjacent to the covered entry patio in the front of the residence was roofed over. New roof tile was installed to match the existing. A circa 1974 plan by J. Puentes & Associates Architects enclosed the previously open portion of the covered entry patio, extending the extant bedroom towards the front. The proportions, materials, and finishes match those of the principal residence. In 2015, the Garage Doors were replaced. In 2016, the roofing was changed to Ceramica Vereva Clay Cap & Pan Barrel Roof Tile in Dark Brown. Also in 2016, the windows (23) and doors (3) were replaced with Impact Resistant Aluminum Framed units in dark bronze with clear Low E Glazing. The screened porch in the right rear of the floor plan was also enclosed. Records indicate that the driveway was changed to brick pavers in 2018.

Demolition as indicated on plans:

- Remove existing kitchen plumbing fixtures, appliances, and cabinets.
- Remove cabinet in garage as indicated and prepare for new door opening.
- Remove portion of raised floor joists in kitchen area.
- Remove select windows in Dining Room, Powder Room, and Garage Storage Room.
- Remove portion of masonry wall and roof above current kitchen.
- Remove French door adjacent to powder room to create cased opening into new construction.
- Prepare opening in back garage wall to create door opening to new construction.
- Prepare portion of roof above dining and garage to receive new construction.

Proposed improvements as illustrated on plans:

- Create vestibule linking the Dining Room area to the new Family Room and Kitchen.
- Create new Bar area and work desk in area between vestibule and Den.
- Create new Laundry & Mud Room to serve as a connector to the new Kitchen.
- Create a one-story hand-framed Covered Porch with flat roof to the east of the new Kitchen/Family Room.
- Create new pool and pool patio to the east of the aforementioned covered porch.

- Create two new bedrooms with walk-in closets and baths above the new Kitchen/Family Room.
- Create new area for A/C Compressors.
- The existing wood gazebo shall be repaired as needed to remedy rust and chipping.
- Windows and exterior doors shall be impact resistant units to match existing units in finish and glazing.
- All materials, finishes, and surfaces shall match the existing residence, as shown.

Respectfully submitted for your review and comment,

Ignacio Zabaleta

Ignacio J. Zabaleta, AR 0012101

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