

JENETOPULOS GROUP

7300 S.W. 105 TERRACE, MIAMI, FLORIDA 33156-3841
OFFICE (305) 663-2991 BEEPER 889-9695 FAX 665-0262

LETTER OF INTENT

November 23, 2020 as written by Robert Brown and Todd Davis on behalf of the design team.

To Whom It May Concern:

The Soria Residence, at 753 Majorca Ave, Coral Gables, was built in 1948 as a Mediterranean Revival cottage. It underwent a major renovation and addition in 2016. During that last renovation and addition much of the unique Mediterranean vernacular detailing was lost due to what we believe were cost overruns by the developer. We assume that to widen or retain a profit margin on the flip, many of the details that were on the approved architectural drawings were not completed: column capitals and column bases, trim and depth of texture / materiality. As a result the house that we have been charged to improve upon is currently void of character, architectural style, and detail.

The materials and details that we are proposing have been carefully considered, composed and detailed to bring back some the lost architectural drama, sense of place, and vernacular detailing and to improve upon the current scale-less contemporary version of the original Mediterranean Revival architectural style.

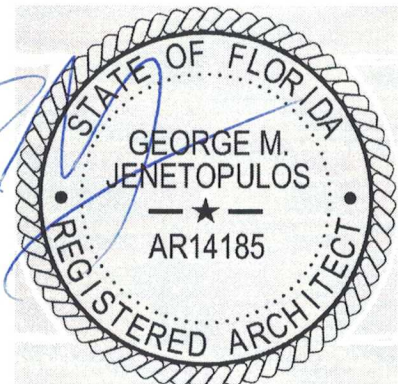
In order to achieve the goals set forth by the client, we have proposed a new more formal entry gate into the private and formal Front Garden. The Entry sequence is enhanced by a new formal layout of hardscape and landscape including a new coral stone clad fountain which will provide the pleasant sound of moving water for the Owner when using their new Front Garden as well as to the pedestrian passing by the house on the public sidewalk.

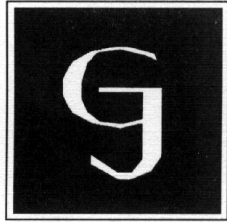
The existing Entry Portico is currently void of any detail and we have proposed to add coral stone rustication to break down the bland oversized massing to a more human scale while adding texture and architectural character that would have been typical on a true Mediterranean Revival home. To further add texture, detail and architectural interest to the home's street-facing facades, we are proposing top hinge shutters. Other benefits of the shutters are to provide protection from the sun and to help reduce solar heat gain, thereby reducing energy consumption.

All design decisions, architectural styling and details were made with the Owner, the house's history, and the history of the Coral Gables' community in mind.

Sincerely,

George Jenetopulos, Florida Architect #14185
Jenetopulos Group, Florida Firm #F000145
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September 8, 2020

PROPOSED EXTERIOR DESIGN VIEWS CONCEPT AND VIEWS FROM BROWN DAVIS ARCHITECTURE & INTERIORS

Alex & Tricia Soria
753 Majorca Avenue
Coral Gables, FL 33134-3754



#1 - Street View - Majorca Avenue, new entry gate feature

Existing 48" metal fence and 72" tall Potocarpus hedge to remain.
New 44" x 70" Bronze metal entry gate, 5' CBS wall and four 72"
coral clad pillars with coral stone cap. See Elevation Sheet A-3



#2 - Aerial View - Majorca Avenue

New Coral Stone Cladding, Granite walkways, Bronze shutters, Fixed french doors in dining room with Juliette Balcony, Landscape feature 18" deep coral clad fountain.



#3 - South Lawn & Entry features - Majorca Avenue

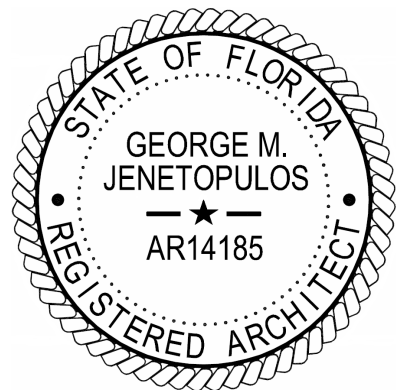
New Coral Stone Cladding, Granite walkways, Bronze shutters, Fixed french doors in dining room with Juliette Balcony, Landscape feature 18" deep coral clad fountain.

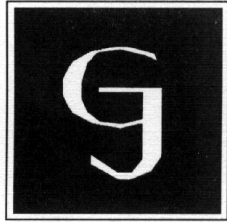


#4 - Aerial View - Corner of Cortez Street & Majorca Avenue

New Coral Stone Cladding, Granite walkways, Bronze shutters, Fixed french doors in dining room with Juliette Balcony, Landscape feature 18" deep coral clad fountain. New Service gates to granite covered driveway to match new front entry gate.

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EXISTING EXTERIOR ELEVATION PHOTOS

Alex & Tricia Soria

753 Majorca Avenue

Coral Gables, FL 33134-3754

EXISTING EXTERIOR ELEVATION PHOTOS for Residential interior remodel, exterior walkways, driveway, pool deck, decorative cladding, fountain, ground lighting, pool heater and standby generator installation at 753 Majorca Avenue, Coral Gables, Florida Folio #03-4108-001-2720 **NO SQUARE FOOTAGE ADDED.**

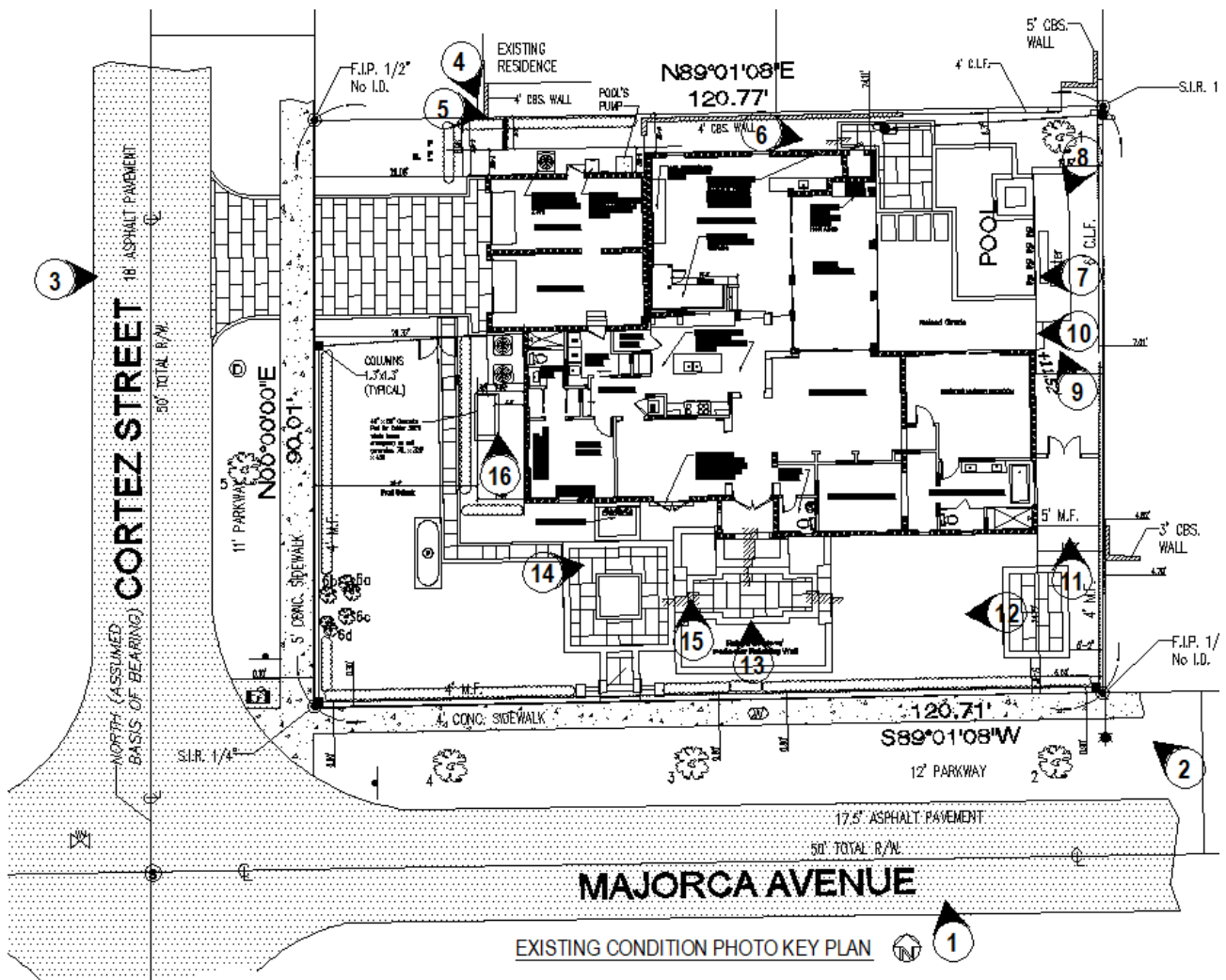


PHOTO LOCATION KEY PLAN NOT TO SCALE



#1 - Existing South Elevation (Majorca Avenue)

Majorca Ave is considered the side street for zoning purposes.



#2 - Existing Southeast Elevation (Majorca Avenue)

Majorca Ave is considered the side street for zoning purposes.



#3 - Existing West Elevation (Cortez Street)

Cortez Street is considered the front for zoning purposes.



#4 - Existing North Elevation

Left side of garage side of home for zoning purposes.



#5 - Existing North Elevation

Two story interior side of home for zoning purposes.



#6 - Existing North Elevation

Two story interior side of home at glass cabana door to be blocked in



#7 - Existing East Elevation at pool area
Two story rear of home for zoning purposes



#8 - Existing Northwest Elevation at pool area
One story interior side of home for zoning purposes.



#9 - Existing Pool and Deck area

Existing Pool coping and deck to be raised approx 9 inches per plan



#10 - Existing Extended overhang North Elev. at pool area
Extended overhang to be trimmed back in line with main o.h.



#11 - Existing Southeast Pool Barrier Gate

To be replaced with new code compliant gate.



#12 - Existing South Lawn (Majorca Avenue)

Majorca Ave is considered the side street for zoning purposes.



#13 - Existing Main Entry (Majorca Avenue)

Majorca Ave is considered the side street for zoning purposes.



#14 - Existing Main Entry -side view (Majorca Avenue)

Majorca Ave is considered the side street for zoning purposes.



#15 - Existing Dining Rm Window South Elev(Majorca Ave)

Majorca Ave is considered the side street for zoning purposes.
To be cut down for new fixed french doors with Juliette Balcony.



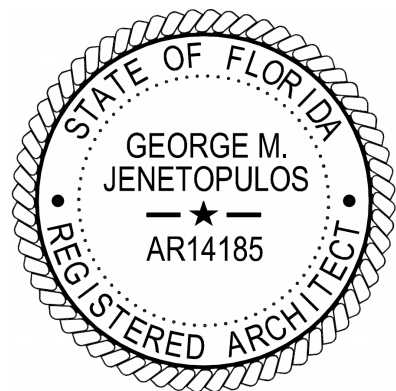
#16 - Existing West Elevation at Air Handlers (Cortez Street)

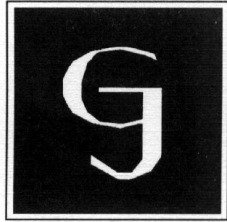
Cortez Street is considered the front for zoning purposes.

AHU's to remain, LP tank is removed for new 500g underground.

Area to also have Emergency Standby Generator.

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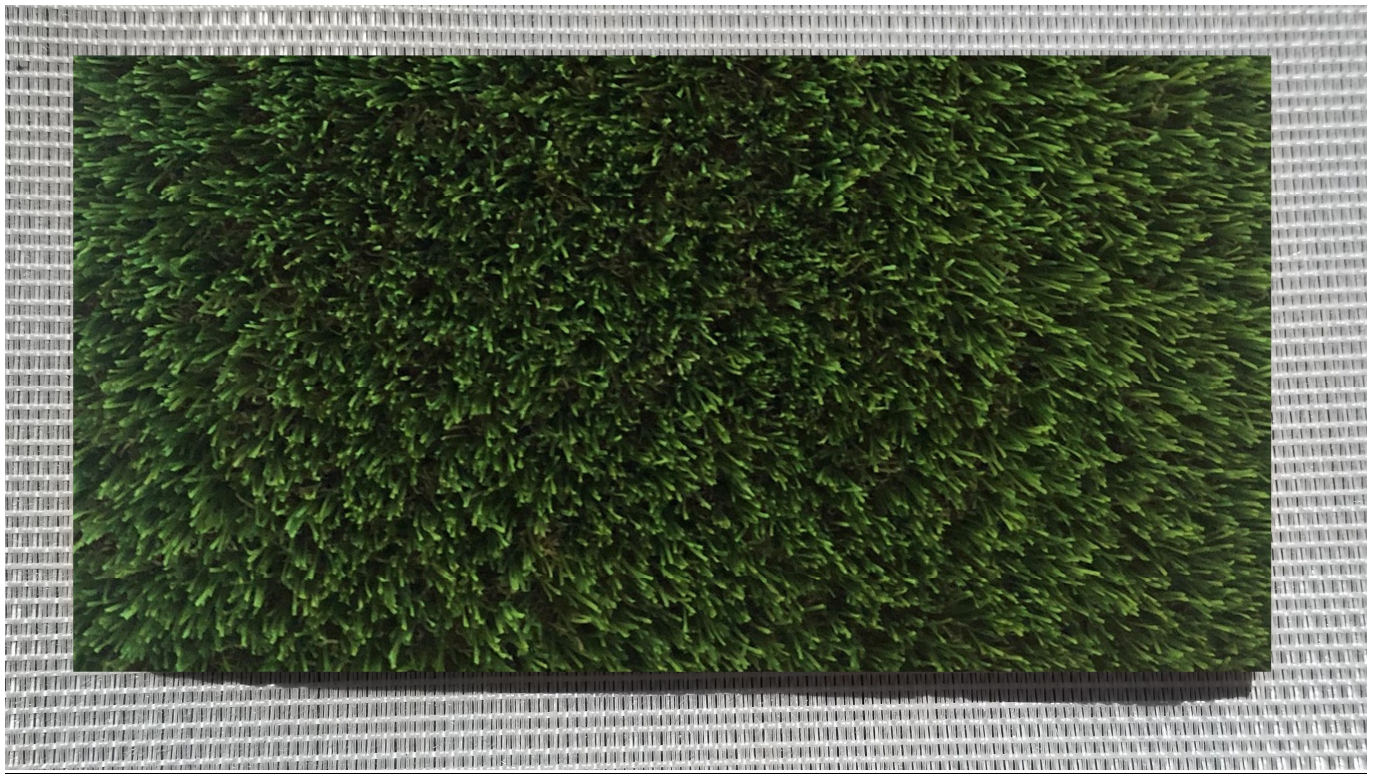
EXTERIOR MATERIAL SAMPLES

Alex & Tricia Soria
753 Majorca Avenue
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EXTERIOR MATERIAL SAMPLES for Residential interior remodel, exterior walkways, driveway, pool deck, decorative cladding, fountain, ground lighting, pool heater and standby generator installation at 753 Majorca Avenue, Coral Gables, Florida Folio #03-4108-001-2720 **NO SQUARE FOOTAGE ADDED.**

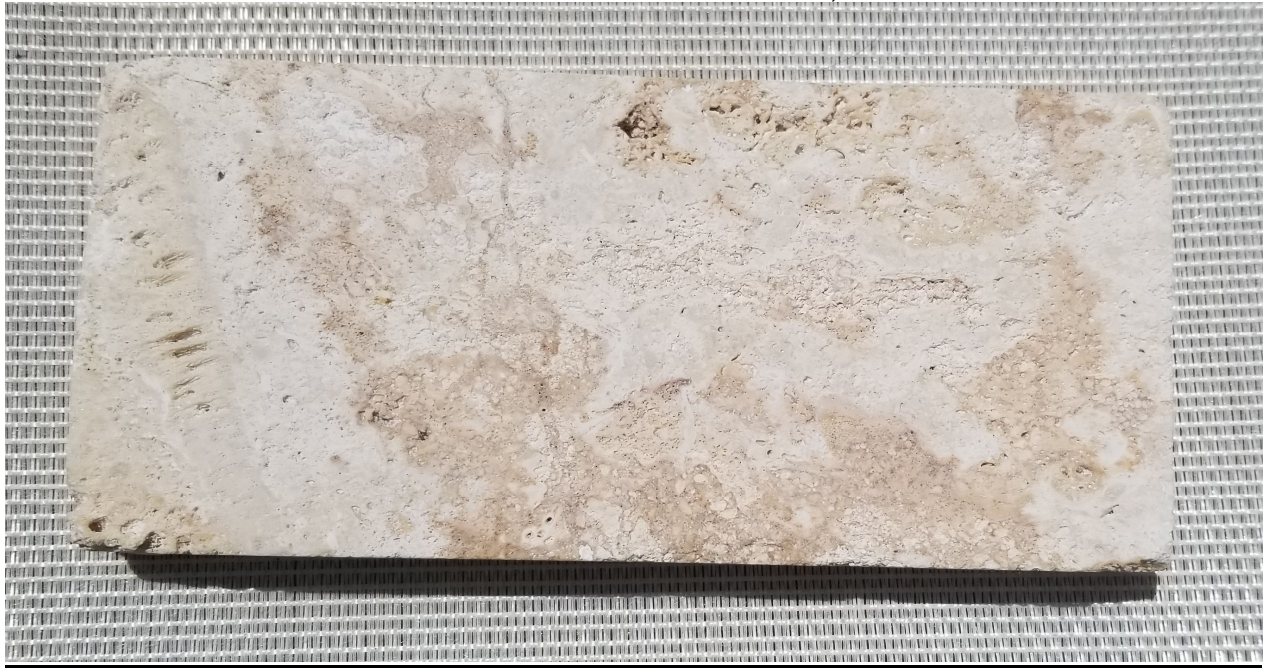
a) Artificial Grass for approx. 285 sf of pool deck.

Synthetic Lawns of Miami, Zoysia, Pile Height 1.969", Gauge: 3/8", Figer Weight 63 oz. Toxicity- Lead free (Sample Attached)



b) Opustone: Coral Stone Saw Cut

1632CSTBENCSCSTCSSAW / 16X32X3/4)

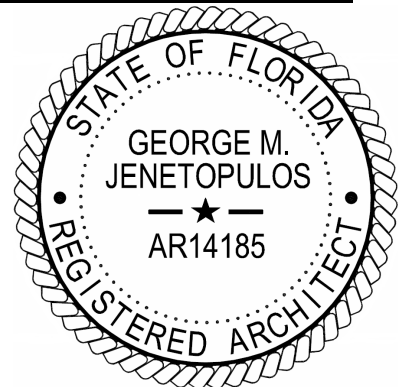


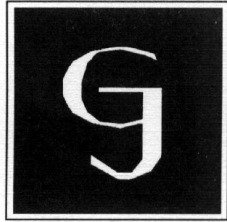
c) Opustone: Grey Barsant Flamed Granite

0034GRSGRNCFLRGBARSA) / 24x48x5/8



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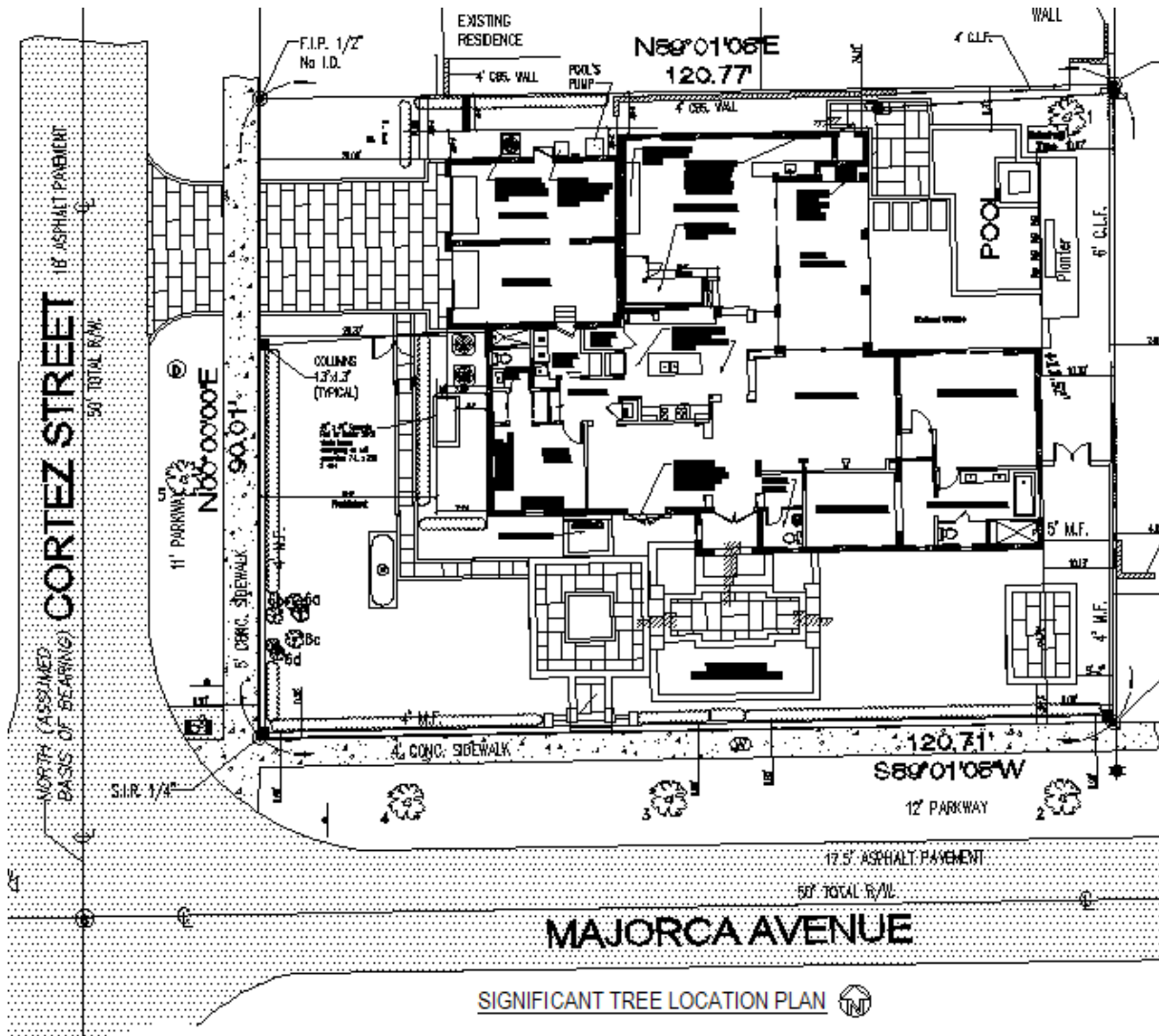
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EXISTING SIGNIFICANT TREE INVENTORY

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EXISTING SIGNIFICANT TREES for Residential interior remodel, exterior walkways, driveway, pool deck, decorative cladding, fountain, ground lighting, pool heater and standby generator installation at 753 Majorca Avenue, Coral Gables, Florida Folio #03-4108-001-2720 **NO SQUARE FOOTAGE ADDED.** **ALL EXISTING SIGNIFICANT TREES TO REMAIN AND BE PROTECTED.**



KEY PLAN NOT TO SCALE



Tree #1 - Deciduous Location: Northeast Corner near pool
Approx: 30" Diameter, 40' tall, 20' spread, Condition: Good



Tree #2 - Deciduous Majorca Ave Street Tree

Location: Swale, southeast Corner

Approx: 30" Diameter, 30' tall, 30' spread, Condition: Good



Tree #3 - Deciduous Majorca Ave Street Tree

Location: Swale, south center

Approx: 36" Diameter, 35' tall, 30' spread, Condition: Good



Tree #4 - Deciduous Majorca Ave Street Tree

Location: Swale, southwest corner

Approx: 12" Diameter, 25' tall, 20' spread, Condition: Good



Tree #5 - Deciduous Cortez Street Tree

Location: Swale, west center

Approx: 12" Diameter, 20' tall, 25' spread, Condition: Good



Tree Group #6 - Deciduous. Location: West Front

- 6a) Twin Trunk each Approx: 12" Diam, 25' tall, 20' spread, Condition: Good
- 6b) Approx: 11" Diam, 20' tall, 15' spread, Condition: Good
- 6c) Approx: 12" Diam, 20' tall, 20' spread, Condition: Good
- 6d) Twin Trunk each Approx: 6" Diam, 15' tall, 10' spread, Condition: Good

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