

Scope of Project
Remodeling of 3771 Royal Palm Avenue
Miami Beach, Florida 33140

SCOPE OF WORK

- Overall wish list:
 - Bedroom 2 and 3 to share a larger remodeled bathroom
 - Bedroom 3 to feature a larger closet
 - Redesign the kitchen to an open concept
 - Breakfast terrace
 - Add new master bedroom with walk-in closet and additional small closet
 - Master bathroom to feature double sink vanity and large shower
 - Master Bedroom in relationship to the exterior and located on opposite side of the bedrooms 2 and 3
 - Laundry closet inside the House
 - Storage loft above the garage
 - Powder room
 - Existing fire-place mantle to be preserved and incorporated into the new design
 - Open living room & dining spaces
 - Wide glass impact windows allowing natural light and relationship to the exterior
 - High ceilings
 - Ceiling recessed illumination fixtures
 - Space designated for Dogs crates/playroom
 - Eliminate the existing roof barrel tile and replace for metal roof
 - House roof shall remain at approx. same height
 - Ceramic floor tiles
 - To reinforce existing wood frame floors as necessary to receive Porcelain tile
 - Ceiling crown moldings to keep and promote the design Art-Deco motives
- Maximum increase sq. footage approx.: 600 – 800 sq. feet