

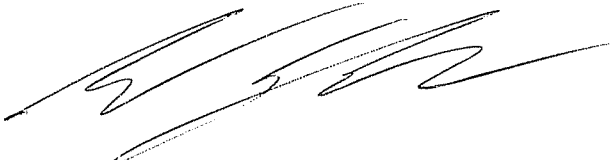
Letter of Intent

Demolition and reconstruction of 5001 Coney Weston Place:

The decision to raze our existing house has been a long process. My brother, Michael Gustavson, is an architect that lived with our family for over a year. In that timeframe we spent countless hours and multiple house designs trying to remodel the existing home to suit our needs while maintaining the esthetic of the neighborhood.

The problems with the existing house are: a flat roof that leaks, a roof drain that gets clogged, a roof drain that freezes in the winter, a roof drain that leaks into the basement, landscaping that drains water towards the house, water damage in the basement walls, foundation that sits too low relative to the ground, cracks in the foundation surrounding garage and sun porch, cracks in the floor of the sun porch, forced air ventilation system that cannot be cleaned because it runs through concrete planks, ventilation system that runs straight to the siding of the house then up into registers which cannot be insulated sufficiently from the exterior, which leads to electric and gas bills over \$500 in the winter for a 1300 sq ft home, the west end of the home extends beyond our building envelope and would need to be removed to significantly remodel the house, essentially the west third of the house would need to be removed because of foundation issues and the east third would be removed due to zoning issues.

We are working with PEA Builders and Steve Homa to build an energy efficient, ranch style home that fits with the character of our neighborhood. After demolition in September, we planned to have construction completed in 6 to 8 months. The design of the house from my brother in concert with PEA Builders has created a home that suits our family's needs while fitting the neighborhood better than our existing house.



Katie Gustavson

Mark and Katie Gustavson