



City of Coral Gables  
City Architect/Board of Architects  
Staff Comments

DATE OF REVIEW: 08/09/2021  
PROPERTY: 121 ALMERIA AVE  
FOLIO: 03-4117-005-3010  
ZONING DISTRICT: COMMERCIAL  
PERMIT NO.: **BL21067947**  
SCOPE OF WORK: INTERIOR/EXTERIOR ALTERATIONS  
REVIEWER: J. RIESCO

**Action Notes**

**ACTION: DEFERRED**

- 1- CLARIFY DESIGN CRITERIA ON SHEET G001 TO VERIFY IF PROJECT IS FOR SINGLE TENANT OR MULTI-TENANT USERS. CORRECT "ZONING COMPLIANCE" STATEMENT TO INCLUDE EXTERIOR ALTERATIONS TO EXISTING FACADE.
- 2- PROVIDE MORE SPECIFIC INFORMATION/DETAILS FOR PROPOSED REAR CANOPY OVER PARKING AREAS
- 3- PROVIDE MORE SPECIFIC INFORMATION/DETAILS FOR PROPOSED SECOND FLOOR BALCONY SCREENS
- 4- SHOW PROPOSED LOCATION FOR HVAC EQUIPMENT ON ROOF PLAN. IDENTIFY TWO FREE STANDING PROJECTIONS ABOVE PARAPETS. CLARIFY ALL EXISTING PARAPET HEIGHTS ABOVE ROOF PLANE.
- 5- SPECIFY ALL PROPOSED WINDOW TYPES ON WINDOW SCHEDULE AND SHOW GLAZING TINT. HORIZONTAL ROLLINGS WINDOWS ARE NOT APPROPRIATE FOR PROPOSED ARCHITECTURAL STYLE.
- 6- CLARIFY GROUND FLOOR COLUMN SHAPES ON COVERED WALKWAY. DEMOLITION PLANS SHOW ROUND COLUMNS TO REMAIN AND PROPOSED PLAN SHOW RECTANGULAR COLUMNS.
- 7- PROPOSED ARCHES ARE SAWCUTTING EXISTING STRUCTURAL BEAMS AT TOWER ELEMENT, CLARIFY SCOPE OF DEMOLITION WORK. WINDOW AND ARCH BELOW SHALL ALIGN AT TOWER ELEMENT.
- 8- FURTHER REVIEW REQUIRED BY BOARD OF ARCHITECTS.