



Board of Architects Review Application

04

Phone: 305.460.5245

Email: boardofarchitects@coralgables.com

Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):

(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☐ New Building OR ☒ Alterations / Additions OR ☐ Color Palette Review
2. ☐ Preliminary Approval
- ☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
- ☐ Final Approval

Property Information

Street Address of the Subject Property: 121-123 ALMERIA AVENUE, CORAL GABLES, FL 33134

Property/Project Name: BOYER'S LAW GROUP

Legal description: Lot(s) LOTS 36 & 37 , LOT SIZE 50.000 X 100

Block(s) BLOCK 11 Section(s) C GABLES CRAFTS SEC PB

Folio No. 0341170053010

Owner(s): BA+R REALITY, LLC.

Mailing Address: 2333 PONCE DE LEON BLVD., PENTHOUSE 1120. CORAL GABLES, FLORIDA 33134.

Telephone: (305) 512-7600 Fax (786) 509-9100

Other Email ROB@BOYERSLAW.COM

Architect(s)/Engineer(s)/Contractor(s): G ALVAREZ STUDIO INC.

800 S. DOUGLAS ROAD, LA PUERTA DEL SOL, SUITE 180.

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: CORAL GABLES, FL 33134

Telephone: (305) 371-81400 Business Fax

Other Email CVIDAL@GALVAREZSTUDIO.COM

Project Information

Project Description(s): THE SCOPE OF WORK ENTAILS AN EXTERIOR AND INTERIOR RENOVATION OF AN EXISTING OFFICE BUILDING. BUILDING ELEMENTS ARE BEING RENOVATED TO CURRENT CODE COMPLIANCE AND REQUIREMENTS WITH THE EXCEPTION OF THE REAR STAIRCASE THAT HAS BEEN DENOTED AS AN EXISTING EXTERIOR STAIR TO REMAIN.

Estimated project cost*: \$1.1 MILLION

(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): SUBMITTED FOR PERMIT : JUNE 14TH 2021



Board of Architects Review Application

Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12 midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

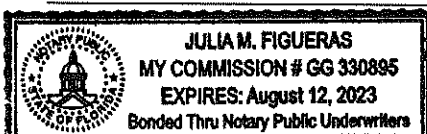
NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED

Agent/Owner Print Name: Robert Boyers Mgr. BA&R Realty		Agent/Owner Signature: 	
Address: 2333 Ponce de Leon Blvd, Pt 1120, Coral Gables, FL 33134			
Telephone: 305-512-7600	Fax: (780) 509-8021	Email: Robert.boyers@kw.com	
		Architect(s)/Engineer(s)/Contractor(s) Print Name: Christian A. Vidal	
		Architect(s)/Engineer(s)/Contractor(s) Signature: 	
		Address: G. Alvarez Studio Inc.	
		800 S. Douglas Road, Puerta Del Sol, Suite Coral Gables, FL 33134	
Telephone: 13051371-8400		Fax: N/A	
Email: cvidale@galvarezstudio.com			

STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this 17th day of August in the year 2021 by Christian A. Vidal who has taken an oath and is personally known to me or has produced _____ as identification.

My Commission Expires:



STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this _____ day of _____ in the year 20____ by _____ who has taken an oath and is personally known to me or has produced _____ as identification.

My Commission Expires: _____

Notary Public



09/24/2021

City of Coral Gables
Development Services – Board of Architects
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134

Project Name: Boyer's Law Group
Project Location: 121-123 Almeria Avenue, Coral Gables, FL 33134.
Process Number: BL21067947

RE: Scope of Work

Dear Board of Architects:

Hereby this letter, G. Alvarez Studio, Inc. intends to describe the scope of work planned for this project. This project entails the interior and exterior renovation of an existing office building as a level 3 alteration per FBC Existing Building Code classification of work. Building elements are being renovated to current code compliance and requirements except for the rear staircase that has been denoted as an existing exterior "open-air" stair to remain. This area will only undergo a cosmetic renovation.

Exterior Renovations

The exterior renovations in this project entail the re-design of the main building façade as denoted in the enclosed rendering view. Refer to cover sheet G001. In addition, the rear elevation of the building will have a new metal screen system surrounding the perimeter of the existing outdoor balcony terrace, which is to remain. This area will undergo a cosmetic renovation that involves new flooring, metal screen enclosure, outdoor lighting, and furnishings. The higher roof of the building is existing to remain. The renovation does include the replacement of the existing scuppers, and the addition of downspouts and gutters throughout. There is a lower roof structure in the rear of the building that is getting demolished to accommodate new "open-air" parking. This area is intended to have a future canopy structure to shelter parked vehicles from rain and sunlight.

Main Façade Renovation.

The existing façade will be partially demolished and renovated to accommodate new façade design. The main façade design does contain a new roof section that will receive Spanish roof tiles to match existing. New arched openings in the main façade will create an outdoor breezeway in front of the public sidewalk to address ADA accessibility into the building. New impact rated (with corresponding Miami Dade N.O.A.) will be provided under separate permit by delegated vendor and engineer. Window and door style shall be French type, bronze metal finish. The façade will be illuminated by a series of transitional wall sconces in between arch ways. Refer to sheet A200 and renderings for more information. The façade will also have a series of horizontal moldings defining the levels of the building, which will be painted a lighter color.



Rear Façade Renovation.

Refer to sheet A200 for the intended renovation to this side of the building, which will receive new aluminum screens to provide privacy to the existing outdoor balcony. New wall lighting shall be provided on this elevation as well as new scuppers and downspouts to match new windows and doors. New railings at rear stair shall be provided.

Interior Renovations

Interior renovations in this project entail the addition of a LULA elevator system, an interior stairwell enclosure as the secondary means of egress for the second-floor space, a new ADA complaint restroom facilities and tenant spaces for office use. The building will be a multi-tenant facility with the building owner office premises located on the second floor with exclusive access to the outdoor terrace and rear “open-air” stair. One unique feature of the owner premises is that to maintain the character of the original main façade, the “tower” area was converted from an “open-air” double height space into a habitable area belonging to the new conference room.

The tenant spaces on the ground floor will be leased to another user business occupancy user, most likely another law firm. Office spaces consist of a series of offices, conference rooms and support rooms.

Refer to engineering drawings for mechanical, electrical, plumbing, fire protection and fire alarm scopes of work.

All low voltage, audio visual, and security scopes of work shall be separately permitted by others under the master building permit.

Contractor shall provide the design team with shop drawings for all sub-trade scope of work including but not limited to fire protection, fire alarm, among others.

Regards,



Christian Vidal

Christian Vidal, AIA
G. Alvarez Studio, Inc.
Vice – President



Date: 09/24/2021

City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Project Name: BOYERS LAW GROUP
Project Location: 121-123 ALMERIA AVENUE, CORAL GABLES, 33134.
Process Number: **Coral Gables BL21067947**

To Whom It May Concern:

Revisions to permit set are as follow:

BUILDING DEPARTMENT COMMENTS

FIRE

COMMENT #1: SHEETS LS101.1 & 101.2 PROVIDE COMPLETE DESIGN CRITERIA FOR ALL PORTABLE FIRE EXTINGUISHERS. DESIGN CRITERIA SHALL INCLUDE THE LOCATION, SIZE, FIRE PROTECTION RATING, AND MOUNTING INSTRUCTIONS. PORTABLE FIRE EXTINGUISHERS SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 2A10BC.

RESPONSE: REFER TO SHEET G011 FOR MOUNTING INSTRUCTIONS. REFER TO GENERAL SHEET NOTES ON SHEETS LS101.1 & LS101.2 FOR LARSEN FIRE EXTINGUISHER CABINET SPECIFICATION. REFER TO SHEETS LS101.1 & LS101.2 FOR FIRE EXTINGUISHER CABINET LOCATIONS.

COMMENT #2: SHEETS LS101.1 & LS101.2: PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE PUBLIC AREAS ALONG THE PATH OF EGRESS. PROVIDE A PORTABLE FIRE EXTINGUISHER NEAR THE FIRST FLOOR FRONT DOOR AND IN THE RECEPTION AREA OF THE SECOND FLOOR.

RESPONSE: FIRE EXTINGUISHER CABINET HAS BEEN ADDED TO CORRIDOR NEAR THE FIRST FLOOR FRONT DOOR AND IN THE RECEPTION AREA OF THE SECOND FLOOR, REFER TO SHEETS LS101.1 AND LS101.2.

COMMENT #3: SHEETS LS101.2 AND A101.2: NEED TO CHANGE THE DOOR SWING FOR DOOR D213 AT THE TOP OF THE STAIRS. DOOR NEEDS TO OPEN IN THE DIRECTION OF EGRESS TRAVEL.

RESPONSE: DOOR SWING HAS BEEN UPDATED TO OPEN IN THE DIRECTION OF EGRESS TRAVEL., REFER TO SHEETS LS101.2 AND A101.2.

COMMENT #4: SHEET A100 MISSING.

RESPONSE: SHEET A100 HAS BEEN ADDED, REFER TO SHEET.

COMMENT #5: SHEETS A501 & A601: PER AHJ FRAMELESS GLASS DOORS AND WALLS SHALL HAVE A PERMANENTLY INSTALLED DISTRACTION MARKING. DISTRACTION MARKING SHALL BE INSTALLED AT A HEIGHT OF BETWEEN 55 INCHES AND 63 INCHES ABOVE FINISHED FLOOR.

RESPONSE: FRAMELESS GLASS DOORS AND WALLS HAVE WILL HAVE A PERMANENTTT INSTALLED DISTRACTION MARKING. FOR MORE DETAILED INFORMATION FOR THE FRAMELESS GLASS DOORS AND PARTITIONS REFER TO SHEET A601 FOR DOOR TYPES.

COMMENT #6: SHEET A400: NEW HANDRAILS SHALL BE INSTALLED TO PROVIDE A CLEARANCE OF NOT LESS THAN 2 1/4 IN. BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS ATTACHED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN NFPA 101, 7.2.2.4.5. 7.

RESPONSE: REFER TO SHEET A400 FOR HANDRAIL DETAIL.

COMMENT #7: ELECTRICAL SHEETS: OCCUPANCY SENSORS UTILIZED FOR LIGHTING SHALL MEET THE REQUIREMENTS OUTLINED IN NFPA 101, 7.8.1.2.2 AND NEED TO BE TIED IN TO THE FIRE ALARM SYSTEM.

RESPONSE: REFER TO ENGINEERING DRAWINGS AND RESPONSE LETTER

COMMENT #8: SHEETS E3 & E4: CLEARLY IDENTIFY EMERGENCY LIGHTING ON THE PLANS.

RESPONSE: REFER TO ENGINEERING DRAWINGS AND RESPONSE LETTER.

COMMENT #9: SHEET E3: PROVIDE AN ILLUMINATED EXIT SIGN IN THE ELEVATOR CLEARLY DEFINING THE PATH OF EGRESS.

RESPONSE: REFER TO LS101.1 FOR ILLUMINATED EXIT SIGN IN THE ELEVATOR LOBBY CLEARLY DEFINING THE PATH OF EGRESS. REFER TO ENGINEERING DRAWINGS AND RESPONSE LETTER FOR MORE INFORMATION.

COMMENT #10: SHEETS E3 AND E4: PROVIDE EMERGENCY LIGHTING IN THE CONFERENCE ROOM, AND LOUNGE.

RESPONSE: REFER TO ENGINEERING DRAWINGS AND RESPONSE LETTER.

COMMENT #11: PLANS INDICATE THAT A FIRE ALARM SYSTEM IS TO BE INSTALLED. PROVIDE COMPLETE DESIGN CRITERIA IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN FLORIDA ADMINISTRATIVE CODE 61G15-32.008. CLEARLY IDENTIFY ON THE PLANS THE CLASS AND STYLE OF FIRE ALARM SYSTEM TO BE INSTALLED. ALSO PLEASE PROVIDE PLANS WITH THE LOCATIONS OF ALL DEVICES AND THE CANDELA RATING FOR ALL VISUAL NOTIFICATION DEVICES. PROVIDE SMOKE DETECTION IN ALL UNOCCUPIED SPACES AND HEAT DETECTORS IN BOTH LOUNGES

RESPONSE #11: NO FIRE ALARM SYSTEM IN THE SCOPE OF WORK. REFER TO SHEET LS101.1 AND LS101.2. REFER TO ENGINEERING DRAWINGS AND RESPONSE LETTER.

COMMENTS #12: PROVIDE COMPLETE DESIGN CRITERIA FOR THE ACCESS CONTROL SYSTEM.

RESPONSE: REFER TO KEYNOTES ON SHEETS A103.1, A103.2, A102.1, A102.2 AND ENGINEERING DRAWINGS FOR COMPLETE DESIGN CRITERIA FOR THE ACCESS CONTROL SYSTEM.

BUILDING

COMMENT #1: IS PARKING AREA A GARAGE OR OPEN-AIR PARKING?

RESPONSE: FUTURE ALUMINUM CANOPY STRUCTURE WITH AN AWNING CANVAS FIELD WILL COVER AN OPEN-AIR PARKING BELOW. STRUCTURE IS TO BE PERMITTED BY OTHERS IN A SEPARATE FILING UNDER THE MASTER PERMIT.

COMMENT #2: SEE SECTION 1210.2.2 FBC FOR TOILET ROOM WALL FINISH.

RESPONSE: REFER TO SHEET A611 FOR RECTIFIED PORCELAIN TILE (PT-4) SPEC TO BE USED FOR TOILET ROOM WALL FINISH. REFER TO SHEET A401 FOR LOCATION OF TILE.

COMMENT #3: ARE THERE EXISTING OVERFLOW SCUPPERS?

RESPONSE: THERE ARE EXISTING OVERFLOW SCUPPERS TO REMAIN. SCOPE OF WORK CALLS FOR NEW GUTTERS AND DOWNSPOUTS. REFER TO SHEET A200 FOR RENOVATION DRAWINGS. REFER TO SHEET D201 FOR LOCATION OF EXISTING OVERFLOW SCUPPERS TO REMAIN.

ZONING

COMMENT: SEC.2-201 D. 9. G. REQUIRES MIN. 88% LIGHT TRANSMISSION INTO GROUND FLOOR SPACE FROM ROW.

RESPONSE: LIGHT TRANSMISSION INTO THE GROUND FLOOR IS CURRENTLY AT 23%. WEST AND EAST ELEVATIONS HAVE EXISTING TO REMAIN BUILDINGS ON THE SIDES MAKING IT UNFEASIBLE TO TRANSMIT LIGHT FROM THESE TWO SIDES OF THE BUILDING. NORTH FAÇADE CURRENTLY PROPOSES TWO 6' WIDE BY 4' TALL WINDOWS, ONE IN THE LOUNGE ROOM AND ANOTHER ONE IN A PRIVATE OFFICE. THE REMAINING PORTION OF THE NORTH WALL ON THE GROUND FLOOR SHARES WALL WITH A RESTROOM AND A CORRIDOR WITH THE EXIT DOOR TOWARDS THE PARKING LOT WHICH ARE NOT IDEAL PLACES TO PLACE WINDOWS IN THE GIVEN LAYOUT AND DESIGN.

BOA PLAN REVIEW

COMMENT #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.

RESPONSE: PROJECT IS FOR MULTI-TENANT USERS; DESIGN CRITERIA HAS BEEN UPDATED ACCORDINGLY. ZONING COMPLIANCE STATEMENT HAS BEEN CORRECTED. REFER TO SHEET G001.

COMMENT #2: PROVIDE MORE SPECIFIC INFORMATION/DETAILS FOR PROPOSED REAR CANOPY OVER PARKING AREAS 2- PROVIDE MORE SPECIFIC INFORMATION/DETAILS FOR PROPOSED SECOND FLOOR BALCONY SCREENS.

RESPONSE: FUTURE ALUMINUM CANOPY STRUCTURE WITH AN AWNING CANVAS FIELD WILL COVER AN OPEN-AIR PARKING BELOW. FUTURE CANOPY STRUCTURE WILL BE PERMITTED BY OTHERS UNDER MASTER PERMIT. ALUMINUM BALCONY SCREENS WILL BE PERMITTED BY OTHERS UNDER MASTER PERMIT. SHOP DRAWINGS WILL BE PROVIDED BY OTHERS. REFER TO SHEETS A102.1, A102.2 & A402 FOR MORE INFORMATION. ALL CANOPY LABELS HAVE BEEN UPDATED TO CLARIFY OPEN-AIR PARKING.

COMMENT #3: SHOW PROPOSED LOCATION FOR HVAC EQUIPMENT ON ROOF PLAN. IDENTIFY TWO FREE STANDING PROJECTIONS ABOVE PARAPETS. CLARIFY ALL EXISTING PARAPET HEIGHTS ABOVE ROOF PLANE.

RESPONSE: REFER TO SHEET A105 FOR PROPOSED LOCATION FOR HVAC EQUIPMENT ON ROOF PLAN AND EXISTING PARAPET HEIGHTS ABOVE ROOF PLANE.

COMMENT #4: SPECIFY ALL PROPOSED WINDOW TYPES ON WINDOW SCHEDULE AND SHOW GLAZING TINT. HORIZONTAL ROLLINGS WINDOWS ARE NOT APPROPRIATE FOR PROPOSED ARCHITECTURAL STYLE.

RESPONSE: REFER TO SHEET A601 FOR PROPOSED WINDOW TYPES, ROLLING WINDOWS WILL FOLLOW THE SAME GRID STYLE AS THE MAIN FAÇADE WINDOWS AND DOORS. REFER TO SHEET A611 FOR GLAZING TINT UNDER GLASS FILM (GF-1).

COMMENT #5: CLARIFY GROUND FLOOR COLUMN SHAPES ON COVERED WALKWAY. DEMOLITION PLANS SHOW ROUND COLUMNS TO REMAIN AND PROPOSED PLAN SHOW RECTANGULAR COLUMNS.

RESPONSE: ROUND COLUMNS ARE EXISTING TO REMAIN. EXISTING ROUND COLUMNS WILL BE CHASED INTO SQUARED COLUMNS. THE NEW COLUMNS WILL FOLLOW THE SAME SQUARE TREATMENT FOR DESIGN CONSISTENCY.

COMMENT #6: PROPOSED ARCHES ARE SAWCUTTING EXISTING STRUCTURAL BEAMS AT TOWER ELEMENT, CLARIFY SCOPE OF DEMOLITION WORK. WINDOW AND ARCH BELOW SHALL ALIGN AT TOWER ELEMENT.

RESPONSE: REFER TO SHEET D201 & D202 FOR SCOPE OF DEMOLITION WORK IN ELEVATION. WINDOW AND ARCH BELOW ALIGN IN ELEVATION. WINDOW ABOVE IS CENTERED WITHIN TOWER ELEMENT IN ELEVATION AND ALCOVE AREA IN PLAN. ARCH BELOW FOLLOWS TREATMENT OF OTHER ARCHES ON THE GROUND FLOOR IN ORDER TO EMPHASIZE CONSISTENCY ON THE GROUND FLOOR FAÇADE.

PUBLIC WORKS

COMMENT: INDICATE PROPERTY LINE ON SITE PLAN SO WE CAN INDICATE IF PROPOSE WORK AFFECTS ROW.

RESPONSE: REFER TO SHEET LS101.1 FOR PROPERTY LINE INDICATIONS.

CLARIFICATIONS

- **G001:** CLARIFICATION OF RENDER TITLE AND ADDITION OF NORTH SYMBOL ON LOCATION MAP. REFER TO SHEET.
- **G002:** ADDITION SHEET A100 AND A402 TO SHEET INDEX AND REVISION ENGINEERING LOGS. REFER TO SHEET.
- **G003.2:** CLARIFICATION OF SURVEY SCALE. REFER TO SHEET.
- **D101.1:** CLARIFICATION OF EXISTING COLUMNS AND WALLS TO REMAIN. REFER TO SHEET.
- **D101.2:** CLARIFICATION OF EXISTING WALLS AND ROOFS TO REMAIN AND TO BE DEMOLISHED. REFER TO SHEET.
- **D101.3:** CLARIFICATION OF EXISTING ROOFS TO REMAIN AND EXISTING ITEMS ON ROOF TO BE REMOVED. REFER TO SHEET.
- **LS101.1:** CLARIFICATION OF LOCATION OF EXIT SIGNS AND PATHS OF EGRESS.
- **A100:** NEW SHEET SHOWING SPACE PLANS FOR BOTH PROPOSED LEVELS. REFER TO SHEET.

- **A101.1:** CLARIFICATION OF KEYNOTES, ADDITION OF CALLOUTS FOR REFERENCE AND REVISION OF TENANT SPACE ON GROUND FLOOR AS PER TENANT'S REQUEST. REFER TO SHEET.
- **A101.2:** CLARIFICATION OF KEYNOTES, ADDITION OF ELEVATION MARKS FOR SCREEN SYSTEM, AND ADDITION FOR CALLOUTS. REFER TO SHEET.
- **A102.1:** REVISION OF NUMBER OF SECURITY CAMERAS AS PER TENANT'S REQUEST, ADDITION OF ELEVATOR PIT LIGHTS AND CLARIFICATION OF LOCATION OF PENDANTS ON THE MAIN ENTRANCE. REFER TO SHEET.
- **A102.2:** REVISION OF NUMBER OF SECURITY CAMERAS AS PER TENANT'S REQUEST AND LOCATION CHANGE OF EXIT SIGN IN BALCONY DECK TO BE LOCATED NEXT TO EXIT GATE. REFER TO SHEET.
- **A103.1:** REVISION OF POWER AND DATA REQUIREMENTS AS PER TENANT'S REQUEST AND CLARIFICATION OF RESTROOM EQUIPMENT. REFER TO SHEET.
- **A102.2:** REVISION OF SECURITY FOR EXTERIOR DOORS. REFER TO KEYNOTES ON SHEET.
- **A104.1:** ADDITION OF TRANSITION DETAILS.
- **A104.2:** ADDITION OF TRANSITION DETAILS.
- **A105:** CLARIFICATION OF EXISTING TO REMAIN SCOPE OF WORK, ADDITION OF INFORMATION REGARDING RACKS IN EXISTING TO REMAIN ROOF AND DENOTATION OF LIGHT FIXTURES TO BE PLACED ON SCREEN SYSTEM. REFER TO SHEET.
- **A200:** CLARIFICATION OF EXISTING TO REMAIN SCOPE OF WORK, PLACEMENT REVISION OF GUTTER AND DOWNSPOUTS, AND CLARIFICATION OF KEYNOTES.
- **A201:** CLARIFICATION OF EXISTING TO REMAIN SCOPE OF WORK, ADDITION OF MOUNTED STOP SIGN AT EXTERIOR STAIRS WHICH ARE EXISTING TO REMAIN AND KEYNOTES CLARIFICATION.
- **A202:** REVISION OF INTERIOR ELEVATION OF MILLWORK LOCATED IN THE LOUNGE ROOM DUE TO LAYOUT REVISION OF TENANT SPACE ON THE GROUND FLOOR.
- **A300:** ADDITION OF MOUNTED STOP SIGN AT EXISTING TO REMAIN EXTERIOR STAIRS AND ADDITION OF CLEARANCE NEEDED FOR HEAD SPACE AT INTERIOR STAIRCASE.
- **A301:** CLARIFICATION OF ELEVATOR HOISTWAY NOT TO CUT THROUGH EXISTING JOISTS.
- **A401:** CLARIFICATION OF EQUIPMENT AND ACCESSORIES AT RESTROOMS. REFER TO SHEET.
- **A402:** NEW SHEET FOR PROPOSED SCREEN. REFER TO SHEET.
- **A511:** SHEET TITLE CHANGES AND ADDITION OF ACCESSIBLE PARKING SIGN AND WHEEL STOP DETAILS. REFER TO SHEET.
- **A521:** ADDITION OF TRANSITION DETAILS. REFER TO SHEET.
- **A601:** ADDITION OF WINDOW TYPES AND DOOR TYPES ELEVATIONS, CLARIFICATION OF WINDOW MANUFACTURER PROPOSED AND ADDITION OF NEW DOOR TO DOOR SCHEDULE DUE TO LAYOUT REVISION OF GROUND FLOOR. REFER TO SHEET.



alvarez
STUDIO, INC.

- **A612:** CLARIFICATION OF EQUIPMENT AND ACCESSORIES ON EQUIPMENT SCHEDULE.
- **A621:** ADDITION OF PIT LIGHT FOR ELEVATOR HOISTWAY. REFER TO SCHEDULE.

Regards,



Christian Vidal, AIA
G. Alvarez Studio, Inc.
Vice – President