

PZ24-12000003
580 Briny – Design Narrative
10/02/2024

DRC Comment Response

Nautical Moderne Description per the Code:

The Nautical Moderne architectural substyle is a combination of International, Art Deco, Miami Modern (MiMo), and other modern styles, infused with elements that make projects reminiscent of ocean liner cruise ships. Used mostly in mid- and high-rise construction, this substyle emphasizes a horizontal orientation resembling the decks of a ship, metal detailing (e.g., balcony rails.), rounded exterior walls and details, and continuous balconies on substantial portions of upper floors. The building facade is typically characterized by extensive use of glass. Additionally, nautical-themed details on both the building and the site, such as wooden bollards resembling posts found at a dock and connected by rope, flag poles, and similar elements can be used to help achieve cohesion in the overall theme.

Nautical Moderne Photographic Examples:



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The proposed project design conforms with the Nautical Moderne architectural substyle by emphasizing the horizontal elements of the building through continuous balconies with glass railings and extensive glazed openings. The balconies and canopy are rounded which is reminiscent of the nautical design expressed by ships. A minimal modern color palette is proposed as conforms with the Nautical Modern examples provided in the code.

The project is conforming with the Nautical Moderne Architectural Substyle per the requirements of code section 155.3703.F.7.d through i as outlined below.

155.3703.F.7.d. Building Façade Articulation

TABLE 155.3703.F.7.d: BUILDING FACADE ARTICULATION			
ARTICULATION ELEMENT AND STANDARD (R= REQUIRED; A= ALLOWED; X= PROHIBITED)	ARCHITECTURAL SUBSTYLE		
	TROPICAL OLD FLORIDA	TROPICAL CONTEMPORARY	NAUTICAL MODERNE
Front porch	A ¹	A ¹	A ¹
Minimum depth (feet)	8	8	8
Minimum percentage of facade width must span	80	80	80
Stoop	A ¹	A ¹	A ¹
Minimum depth (feet)	4	4	4
Minimum width (feet)	6	6	6
Basic storefront	A	A	A
Canopy storefront	A	A	A
Gallery storefront	A	A	A
Minimum depth (feet)	8	8	8
Percentage of facade width gallery must span	100	100	100
Arcade storefront	A	A	A
Minimum depth (feet)	8	8	8
Percentage of facade width arcade must span	100	100	100
NOTES: 1. Allowed only along building facades that are set back more than five feet from the lot's street frontage or that face a courtyard or patio formed in accordance with Section 155.3703.F.3, Formation of Courtyard or Patios.			

Storefront glazing system is incorporated at the lobby and retail space on the ground floor and ample glazing is provided on all facades on the upper floors.

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155.3703.F.7.e. Primary Façade Materials

TABLE 155.3703.F.7.e: PRIMARY FAÇADE MATERIALS			
FACADE MATERIAL (R= REQUIRED; A= ALLOWED; X= PROHIBITED)	ARCHITECTURAL SUBSTYLE		
	TROPICAL OLD FLORIDA	TROPICAL CONTEMPORARY	NAUTICAL MODERNE
Wood	A	A	X
Metal panel	X	A	A
Brick	X	A	X
Concrete	X	A	A
Coral stone	A	A	X
Other stone	X	A	A
Stucco	A	A	A
Cement board	A	A	X

The primary façade materials for the project are smooth and scored stucco (painted white) and glass, which are also the primary materials that are utilized in the Nautical Moderne Photographic examples provided in the code.

155.3703.F.7.f. Roof Form

TABLE 155.3703.F.7.f: ROOF FORM			
ROOF FORM TYPE AND DESIGN CHARACTERISTIC OR STANDARD (R= REQUIRED; A= ALLOWED; X= PROHIBITED)	ARCHITECTURAL SUBSTYLE		
	TROPICAL OLD FLORIDA	TROPICAL CONTEMPORARY	NAUTICAL MODERNE
Sloped Roof	A	A ¹	X
Percentage slope required	25-100	n/a	n/a
Material			
Sheet metal	A	n/a	n/a
Slate tiles	X	n/a	n/a
Metal	A	n/a	n/a
Asphalt shingles	X	n/a	n/a
Plastic	X	n/a	n/a
Dormers	A ¹	n/a	n/a
Maximum vertical height of roof above the highest eave line (including dormer eaves) (feet)	6	n/a	n/a
Horizontal eave overhang distance (feet) (minimum - maximum)	2-4 ²	n/a	n/a
Flat Roof	A	R	R
Cornice	R	R	R
Required cornice depth (feet)	1-2	1-2	1-2
Parapet	A	A	A
Required parapet height (feet) ³	3-5	3-5	3-5
NOTES: 1. Allowed only on buildings devoted exclusively to residential use. 2. Greater horizontal eave overhang distances may be provided in the form of an arcade, where columns support the outer edge of the roof. 3. At least 4 feet if public rooftop access is provided.			

The proposed building has a flat roof with a 3'-2" high parapet.

TABLE 155.3703.F.7.g: BALCONY DESIGN			
BALCONY TYPE AND DESIGN STANDARDS (R= REQUIRED; A= ALLOWED; X= PROHIBITED)	ARCHITECTURAL SUBSTYLE		
	TROPICAL OLD FLORIDA	TROPICAL CONTEMPORARY	NAUTICAL MODERNE
Juliette balcony	A	A	A
Outset balcony	A	A	A
Minimum usable depth (feet)	6	6	6
Minimum usable width (feet)	8	8	8
Inset balcony	A	A	A

The balconies meet the minimum 6' depth x 8' width requirements.

155.3703.7.h Window Design

TABLE 155.3703.F.7.h: WINDOW DESIGN			
ROOF FORM TYPE AND DESIGN CHARACTERISTIC OR STANDARD (R= REQUIRED; A= ALLOWED; X= PROHIBITED)	ARCHITECTURAL SUBSTYLE		
	TROPICAL OLD FLORIDA	TROPICAL CONTEMPORARY	NAUTICAL MODERNE
Punched opening window	A	A	A
Vertical orientation (height exceeds width)	R	R	A
Horizontal orientation (width exceeds height)	X	X	A
Minimum spacing between window and doors or other windows/doors along facade (feet)	4	2	2
Maximum width of glazed surface area (feet)	6	6	8
Bay window	A	A	A
Maximum width (feet)	12	18	24
Minimum projection depth from building facade (feet)	2	2	2
Maximum projection depth from building facade (feet)	4	4	4
Minimum glazing height (percentage of window height)	60	60	60
Minimum glazing width (percentage of window width)	80	80	80
Glass curtain wall window	X	A	A
Trim	R	A	X
Material			
Wood	A	A	n/a
Metal	X	A	n/a
Glazing material			
Translucent	X	A	A
Reflective (with reflective metal film/coating)	X	X	A
Clear	R	A	A

Punched opening windows and glass storefront window walls are incorporated throughout the project. No window trim is provided, as is not allowed per the Nautical Moderne architectural substyle.

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TABLE 155.3703.F.7.i: DOOR DESIGN			
DOOR TYPE AND DESIGN CHARACTERISTIC OR STANDARD (R= REQUIRED; A= ALLOWED; X= PROHIBITED)	ARCHITECTURAL SUBSTYLE		
	TROPICAL OLD FLORIDA	TROPICAL CONTEMPORARY	NAUTICAL MODERNE
Solid door	A ¹	A ¹	A ¹
Semi-glazed door	A	A	A
Fully glazed door	A ²	A ²	A ²
Trim	R	A	X
Material			
Wood	A	A	n/a
Metal	X	A	n/a
Glazing material			
Translucent	X	A	A
Reflective (with reflective metal film/coating)	X	X	X
Clear	A	A	A
NOTES: 1. Allowed only along building facades devoted to residential use and that are set back more than five feet from the lot's street frontage or face a courtyard or patio formed in accordance with Section 155.3703.F.3, Formation of Courtyard or Patios. 2. Required along building facades sited along or within five feet of a lot's street frontage.			

Fully glazed doors are provided at the lobby and commercial entrances. Solid doors are provided at the mechanical and back of house areas and are set back more than 5' from the lot's street frontage as required.