

PROJECT: Briny Residences
ADDRESS: 305 Briny Avenue
Project Number: PZ21-12000043

Narrative to Accompany Amended AAC Plans

1. Background

Briny Residences (“Project”) is a multifamily development consisting of 40 multifamily residential units and 2,700 square feet of commercial uses. The Project was approved by the City’s Planning and Zoning Board on July 27, 2022 pursuant to PZ Number 21-12000043.

Throughout the permitting process, certain changes needed to be made to the approved plans due to technical requirements (mechanical equipment screening, ventilation requirements, etc.) that could not be reasonably determined during the DRC process. The overall architectural character of the building has not changed, and the minor design changes represent an improvement over the previously-approved plans, both aesthetically and in functionality.

2. Summary of Changes

This application includes the following changes to the elevations:

a. East Elevation

- i. The mechanical equipment enclosure was raised to an elevation of 124.88 NAVD in order to comply with Section 155.5301 of the City’s zoning code. The specific mechanical equipment and manufacturer specifications could not reasonably be obtained during the DRC process. Due the manufacturer specifications and availability of the equipment, the screening needed to be raised;
- ii. Sign location changed due to a refinement of the design;
- iii. Façade change on the second floor pool deck in order to match the change to the internal programming, including additional doors. This part of the façade is recessed from Briny Avenue and will not be visible from the street;
- iv. Louvers were added for emergency generator ventilation requirements;
- v. A fuel fill station was added for the emergency generator;
- vi. A six (6) foot fence was added on the north side of the site for security purposes;
- vii. The two center windows on the first floor were shortened in order to provide for the foundation of the pool on the second floor; and
- viii. Slabs are added between the windows on each floor. This change enhances the horizontal profile of the structure and is more appropriate to the coastal contemporary style of the building, consistent with other new oceanfront

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condominiums. The slab in lieu of the curtain wall is preferred from a technical point of view, providing better soundproofing between the units.

b. North Elevation

- i. Mechanical equipment screening was raised to comply with Section 155.5301 of the City's zoning code;
- ii. Louvers were added for emergency generator ventilation requirements;
- iii. Stairwell was added on the east side of the building to the pool deck to comply with life safety requirements;
- iv. The locations of the perforated metal façade treatment were shifted from the ground floor (which would not have been visible as it's in an interior setback screened with landscaping) to the second floor on the west side of the building;
- v. Steps and guardrails were added due to the grade change;
- vi. Columns were shifted for structural support of the cantilevered tower; and
- vii. Slabs added between the windows on each floor.

c. West Elevation

- i. Mechanical equipment screening on the roof was raised to comply with Section 155.5301 of the City's zoning code;
- ii. Mechanical equipment screening was added on the second floor to conceal future tenant mechanical equipment;
- iii. Added a louver for the future tenant buildout;
- iv. Change in window/door design, including additional glass balconies; and
- v. Slabs added between the windows on each floor.

d. South Elevation

- i. Mechanical equipment screening on the roof was raised to comply with Section 155.5301 of the City's zoning code;
- ii. Mechanical equipment screening was added on the second floor to conceal future tenant mechanical equipment;
- iii. Added a louver for the future tenant buildout;
- iv. Wall vent color was changed to match the wall color; and
- v. Slabs added between the windows on each floor.