

## Jamie Mannon

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**Subject:** FW: Prelim. Colored Elevation

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**From:** Daniel Ginburg <dginburg@steininvest.com>  
**Sent:** Tuesday, May 28, 2024 10:24 AM  
**To:** Jake Wise <jwise@cegengineering.com>; Jamie Mannon <jmannon@cegengineering.com>  
**Cc:** Anthony Williams <awilliams@steininvest.com>  
**Subject:** FW: Prelim. Colored Elevation

Jake and Jamie,  
Please see below for responses for the architectural detail. Please let me know if this will suffice.

Thanks  
Daniel

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**From:** Joel Dennis <[jdennis@redarchitecture.com](mailto:jdennis@redarchitecture.com)>  
**Sent:** Tuesday, May 28, 2024 10:18 AM  
**To:** Daniel Ginburg <[dginburg@steininvest.com](mailto:dginburg@steininvest.com)>  
**Cc:** Adam Sauer <[Adam@steininvest.com](mailto:Adam@steininvest.com)>; Jason Dolan <[JDolan@redarchitecture.com](mailto:JDolan@redarchitecture.com)>  
**Subject:** RE: Prelim. Colored Elevation

Daniel,

Sorry in advance for the lengthy email, but I think it would be useful to clarify the design based on the criteria in the code (185.134). I will include the style, each criterion defined per that style, and our response to how that criterion is addressed in our design. Please note that per the code, these requirements are for architectural elevations facing public right-of-ways. Therefore, the "blank" rear façade should not cause issue.

- (1) Florida Vernacular Architectural Style
  - a) Metal Framed Construction
  - b) Synthetic stucco utilized at cornices, lap siding utilized at recessed hardie board panels (Marked as HS-1 on colored elevations).
    - i. Main materiality was listed as hardie board due to concerns of using stucco/EIFS in hazardous weather locations. However, this could be a simple switch to stucco if required.
  - c) Brick wainscot – utilized for considerable portions of each façade.
  - d) Galvalume metal roof as basis of design. (Can be clarified on drawings if required, we only showed a dashed roofline beyond on colored elevations).
  - e) **Operable** shutters that match the window width.

- i. Due to the function of the building, we can't functionally design for operable shutters. However, the intent is for the lap siding on the front and side facades to reflect a similar look/feel. The grouping/arrangement of this siding also coordinates with the window widths.
- f) Limited color palette to pastel colors or white.
  - i. The only arguable item would be the gray and green utilized for "The Space Shop Storage" branding.
- g) Overhang that has a minimum of 60" width and encompasses **a minimum of 50% of the main building.**
  - i. This is another instance of arguing functionality. All overhangs, whether above display/office windows, or above the loading doors, all meet the 60" min. width requirement. However, meeting the 50% minimum façade coverage with awnings would mean that we would need roughly an additional 45' width of awnings on the front elevation. If required to add more, I propose we could add more overhangs over the recessed hardie board panels to match the display/office windows.
- h) No blank wall to exceed four hundred (400 square feet of area).
  - i. Another item to argue functionality/feasibility. The area in question would be the third floor façade that is mostly blank hardie panel. If the reviewer calls attention to the East/Front and South/Side elevation, I would argue that the span of the front elevation (+/- 292') articulates changes in the façade to a reasonable extent.
- i) No singular façade exceeds 100' in length without a minimum 16" break. This break is articulated with a directional change. We could provide a footprint plan if necessary to show the directional changes.
- j) **No part of the exterior finish shall utilize metal cladding.**
  - i. Per the code section 185.134(A), this requirement applies to elevations facing public right-of-ways. The rear elevation should be exempt.
- k) We can coordinate as needed with any site design for the requirement of the outdoor public space.

Again, sorry for the lengthy email. Please feel free to give me a call if you'd like to discuss.

Thank you,

**Joel Dennis**

Designer

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*Please note that my email address has changed from [jdennis@redarchitects.com](mailto:jdennis@redarchitects.com) to [jdennis@redarchitecture.com](mailto:jdennis@redarchitecture.com). You will still be able to contact me at my prior email address; however, I encourage you to update your records so that we may stay connected.*