



101 SOUTH OCEAN BLVD Sustainable Development Narrative

February 28, 2024

Project Description: The proposed development includes 220 hotel rooms with a ground level lobby and bar, rooftop bar and pool, and ground floor drop-off area in a 15-story building on S. Ocean Blvd / A1A. The ground floor and three levels of an enclosed parking garage define the buildings base and podium. The tower is setback from the podium and defined by 10 floors of hotel guestrooms. The buildings top is defined by a rooftop bar and pool with wide views of the East, South and West. All roofs are flat roofs with extended parapets.

The project will incorporate several sustainable strategies as identified in 155.5802.

Design Feature	Feature Description	Points
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads of 150 mph	4
Infill Development	The project is an infill development being built on previously developed lot occupied by a vacant / unused local bank	4
Parking Structure	At least 75 percent of the development's total number of required off-street parking spaces are contained in a parking deck or garage.	2
White Roof	All roof surfaces are painted white	2
Total points		12

Nathan Hoofnagle
Senior Project Manager, CPTED Certified, NCARB, LEED GA