



101 SOUTH OCEAN BLVD Architectural Style 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.

Project follows the spirit and complies with the Tropical Contemporary Architectural Substyle

The project is defined by the tropical contemporary architectural style by emphasizing verticality, a minimal use of materials and decoration with climate sensitive details such as horizontal shading elements, vertical louvers and dense landscaping at its highly transparent ground floor.

- Verticality is expressed in the breaking down of the massing of the tower and podium into discrete vertical elements, vertical groupings of two and three levels of glazing, 3 story high vertical louvers at the podium and minimal horizontal elements. Parapets are provided at all exterior walls.
- Clean white cubic forms containing glazing, dark blue stucco and faux wood louvers define the projects tropical use of color, materials and decoration.
- Horizontal slab edges are extended to provide additional shading to the glazing where ever they are used. Vertical wood louvers also provide additional shading to glazed areas. The ground floor although heavily glazed is provided with dense vegetation to provide shading and help sustain adequate breezes and enhance the sites microclimate.

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