



UCHIKO MIAMI - DESIGN REVIEW BOARD

12.11.2023

PROJECT BACKGROUND

- The renderings located at the right reflect the City of Miami Beach approved base building documentation
- The restaurant design that you see here was showcasing a generic tenant, for sales purposes

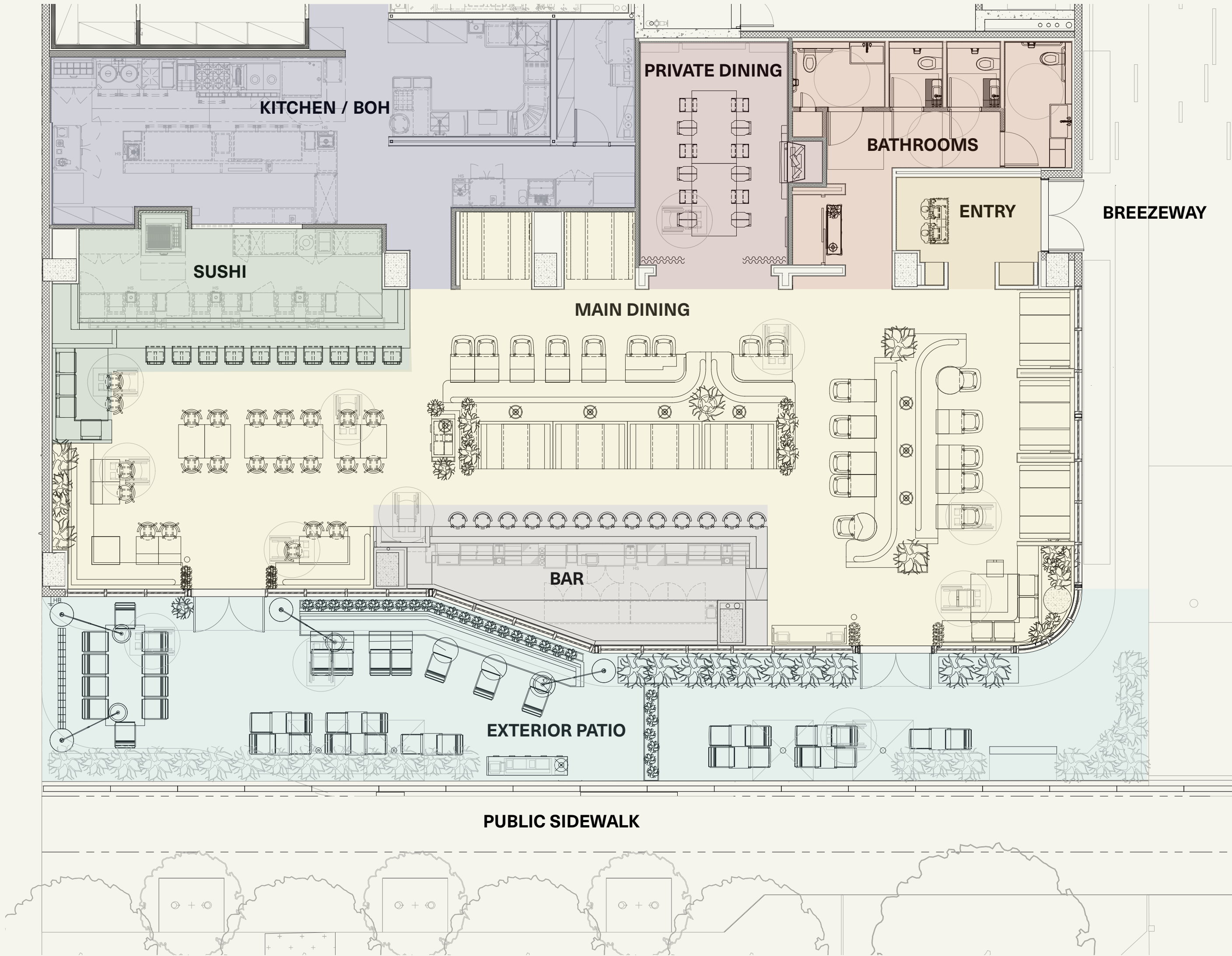
DESIGN APPROACH

- When Islyn Studio was engaged to design the restaurant now known as Uchiko for Hai Hospitality, our intent was to create a space that felt highly contextual to its location, activated the street-scape and engaged with the adjacent marina
- Before touching the plans, we started with extensive site research, developing a design rooted in Miami Beach, but more importantly, rooted in Sunset Harbour

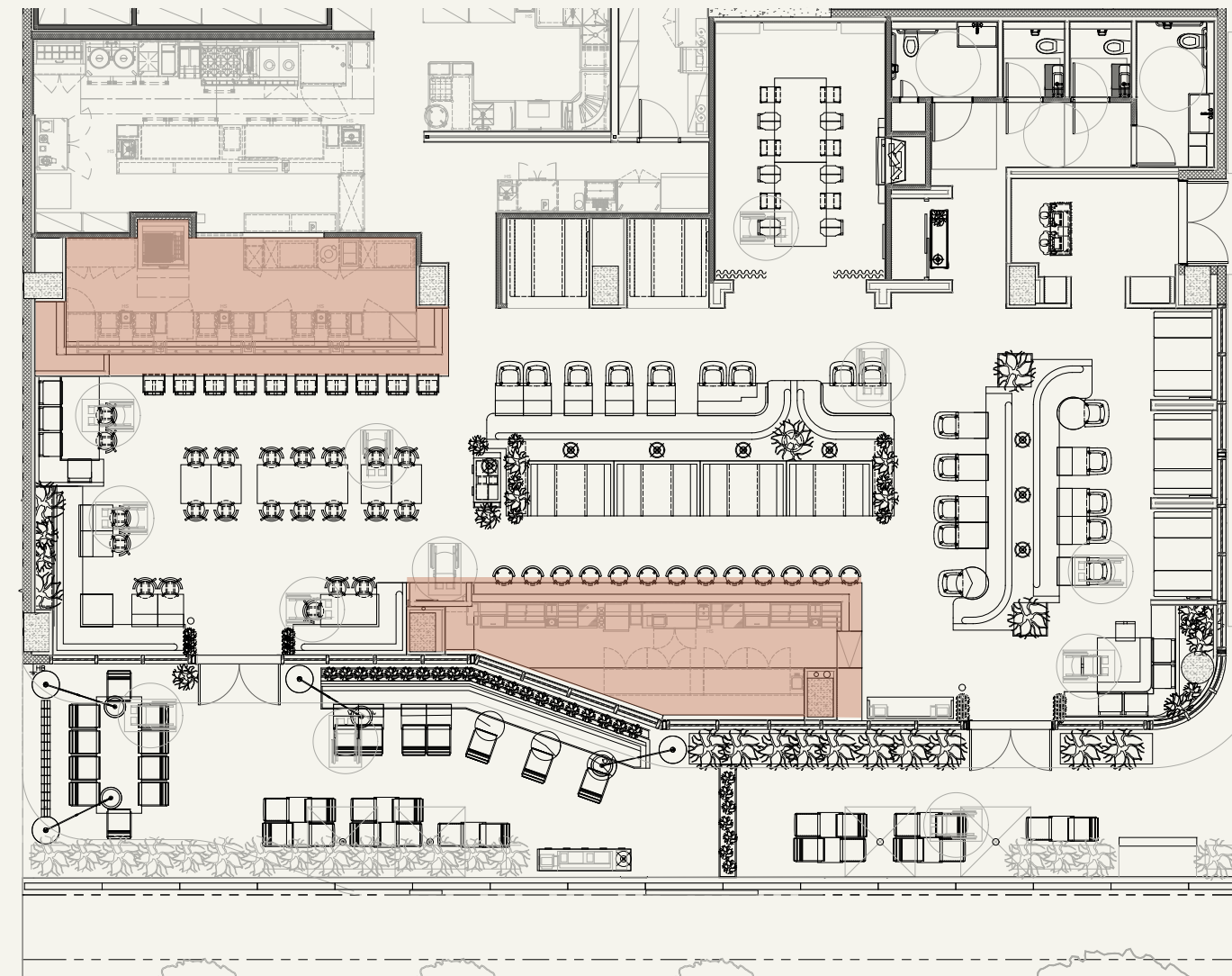


1.1 APPROVED INTENT

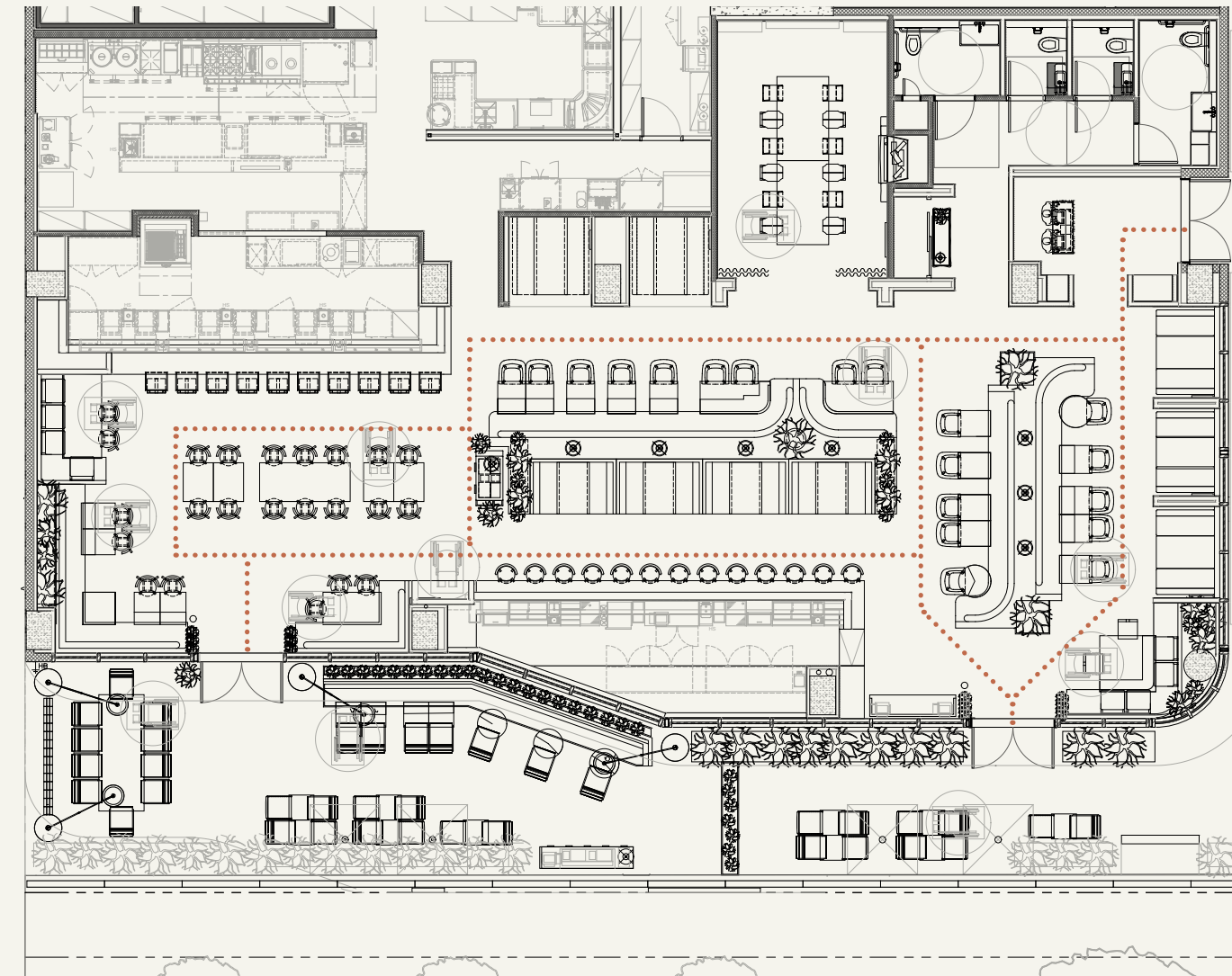
- ENTRY
- BATHROOMS
- PRIVATE DINING
- SUSHI
- MAIN DINING
- BAR
- PATIO
- KITCHEN / BOH



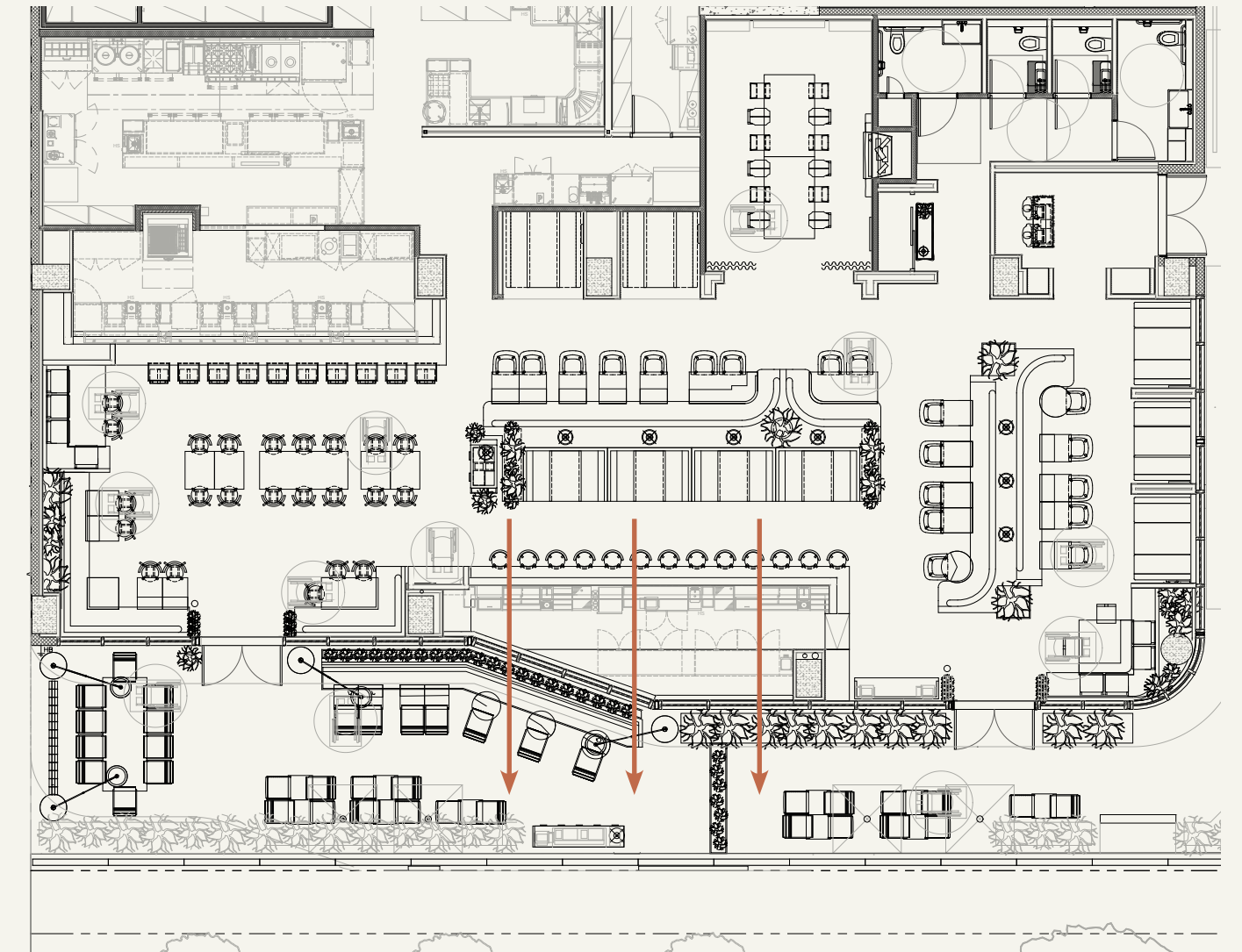
1.2 PROPOSED FURNITURE PLAN



1. DISTINCT SUSHI AND BEVERAGE COUNTER EXPERIENCES THAT ANCHOR THE SPACE

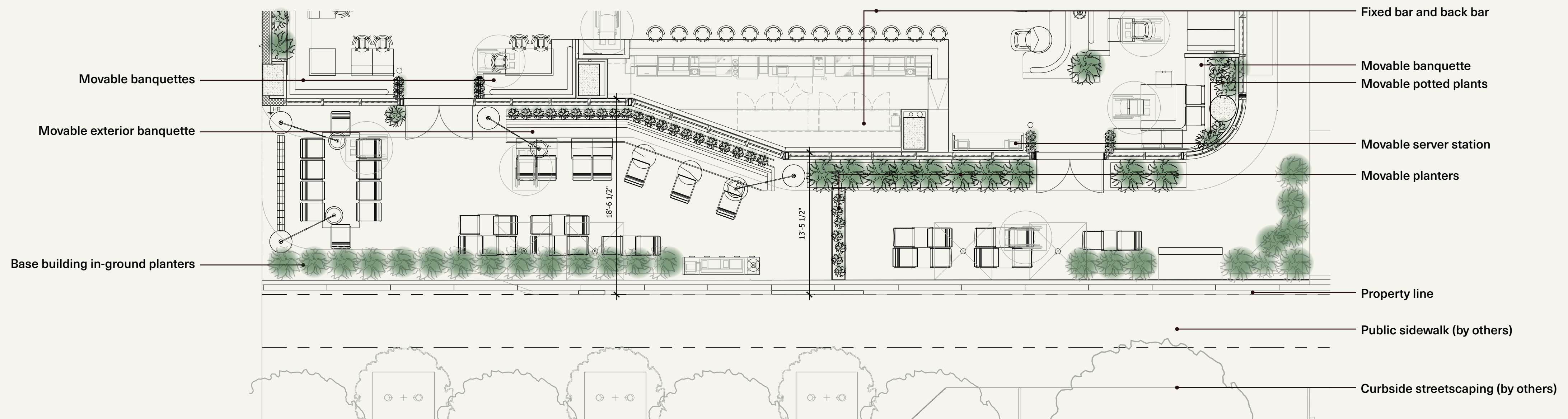


2. OPTIMIZED CIRCULATION AND MAXIMIZED SEATING CAPACITY



3. PATRON ENGAGEMENT AND CONNECTION WITH MARINA, FRAMING SUNSET VIEWS LOOKING OUT

1.3 BAR PLACEMENT JUSTIFICATION



CITY OF MIAMI BEACH FEEDBACK

- “Sec. 118-251(a)(16) of the City’s Land Development Regulations requires all portions of a project fronting a street or sidewalk to incorporate an architecturally appropriate amount of transparency at the first level in order to *achieve pedestrian compatibility and adequate visual interest.*”
- “Ultimately, the goal is that the fixed furniture is not blocking any visibility from the pedestrian level by setting back the equipment.”

ISLYN COMMENT

- The majority of the elements located at the storefront have been designed to be movable; this includes all loose furniture, planters and banquettes. The biggest exception is the bar.
- While the bar is located within 10’ of the storefront, note that it’s set back a minimum of 13’ from the pedestrian experience at the sidewalk, buffered by our engaging and inviting outdoor patio at the start of our property line.

1.4 PROPOSED STOREFRONT FURNITURE PLAN



Base building terrace above

Glass corner facade

Decorative operable wood shutters window treatments located on the interior of the restaurant

Fully finished and thoughtfully detailed back bar.
**Bar area centered on the space will show an activated and inviting picture frame view into the restaurant, with guests facing out, connecting them to the street and highlighting marina views*

Base building storefront system

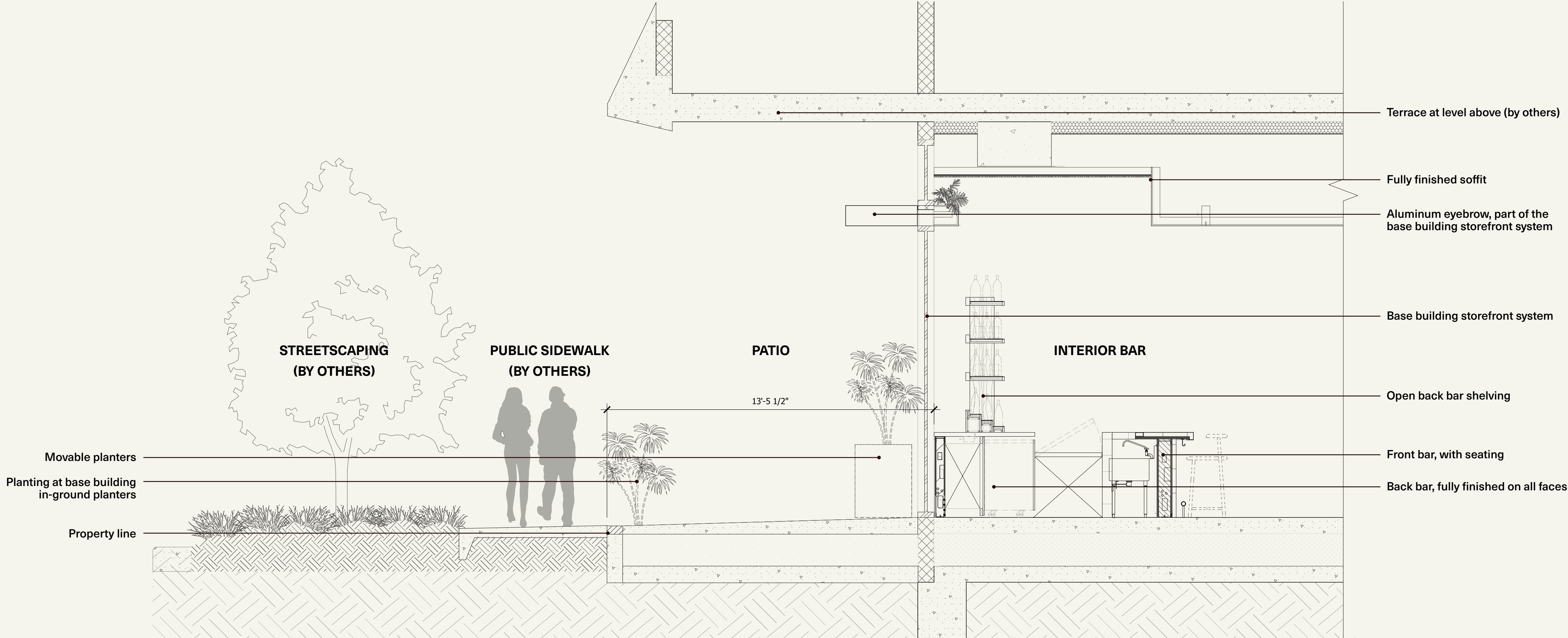
Movable and fully finished on all sides (interior and exterior) banquettes, service stations and planter boxes alongside loose FFE

Base building in-ground planters

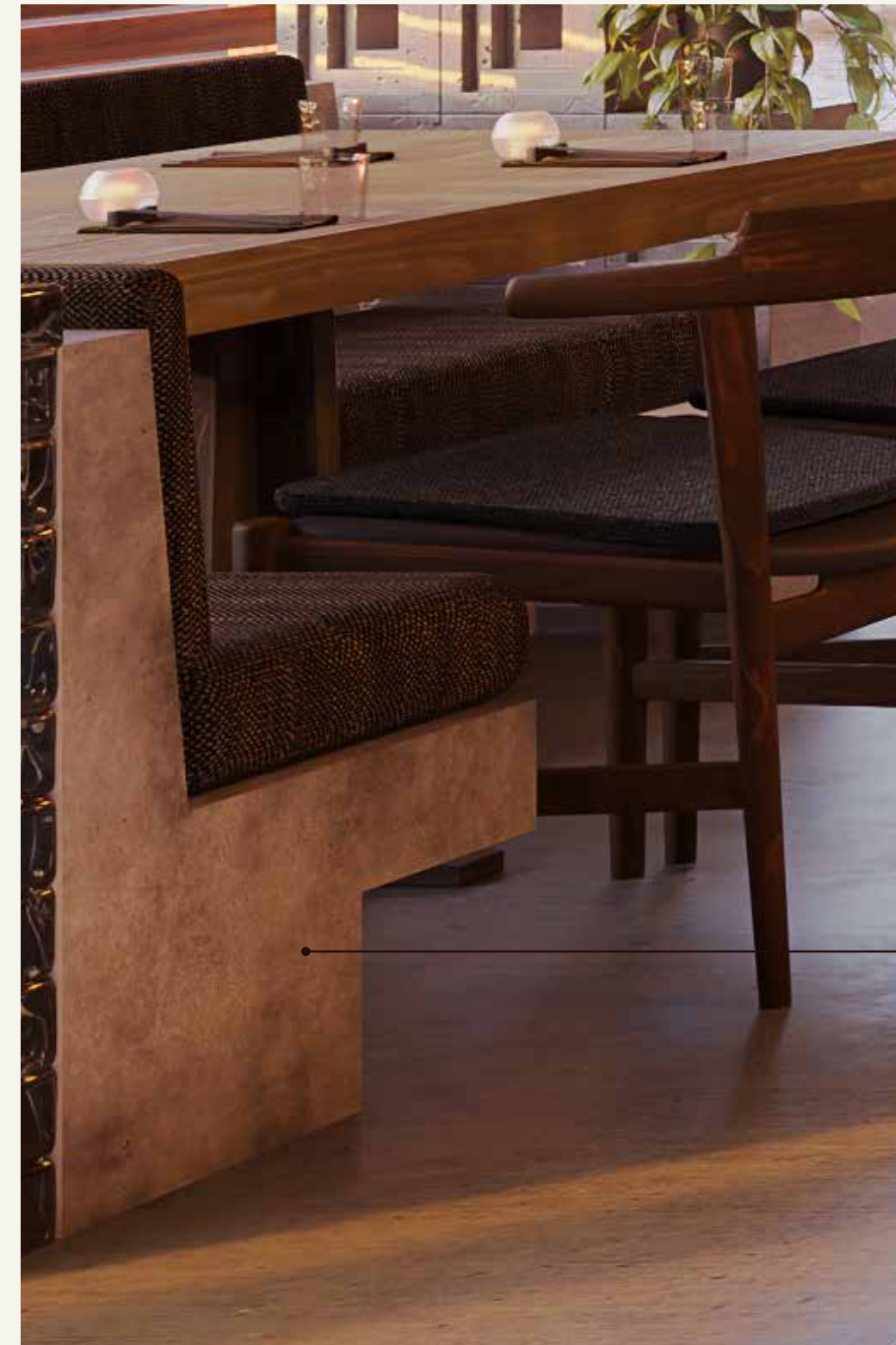
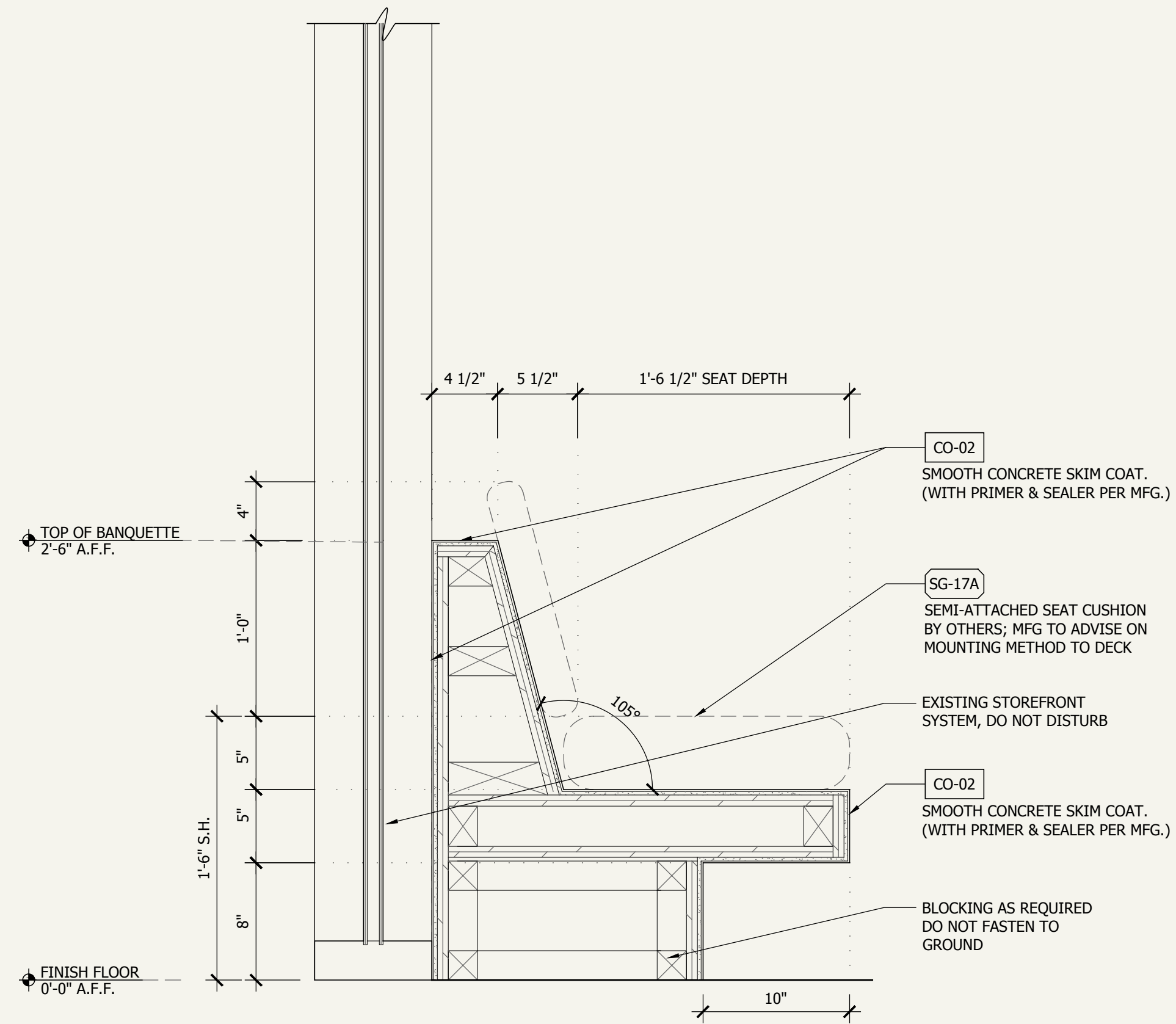
1.5 EXPERIENCE FROM STREET



1.6 EXPERIENCE AT INTERIOR

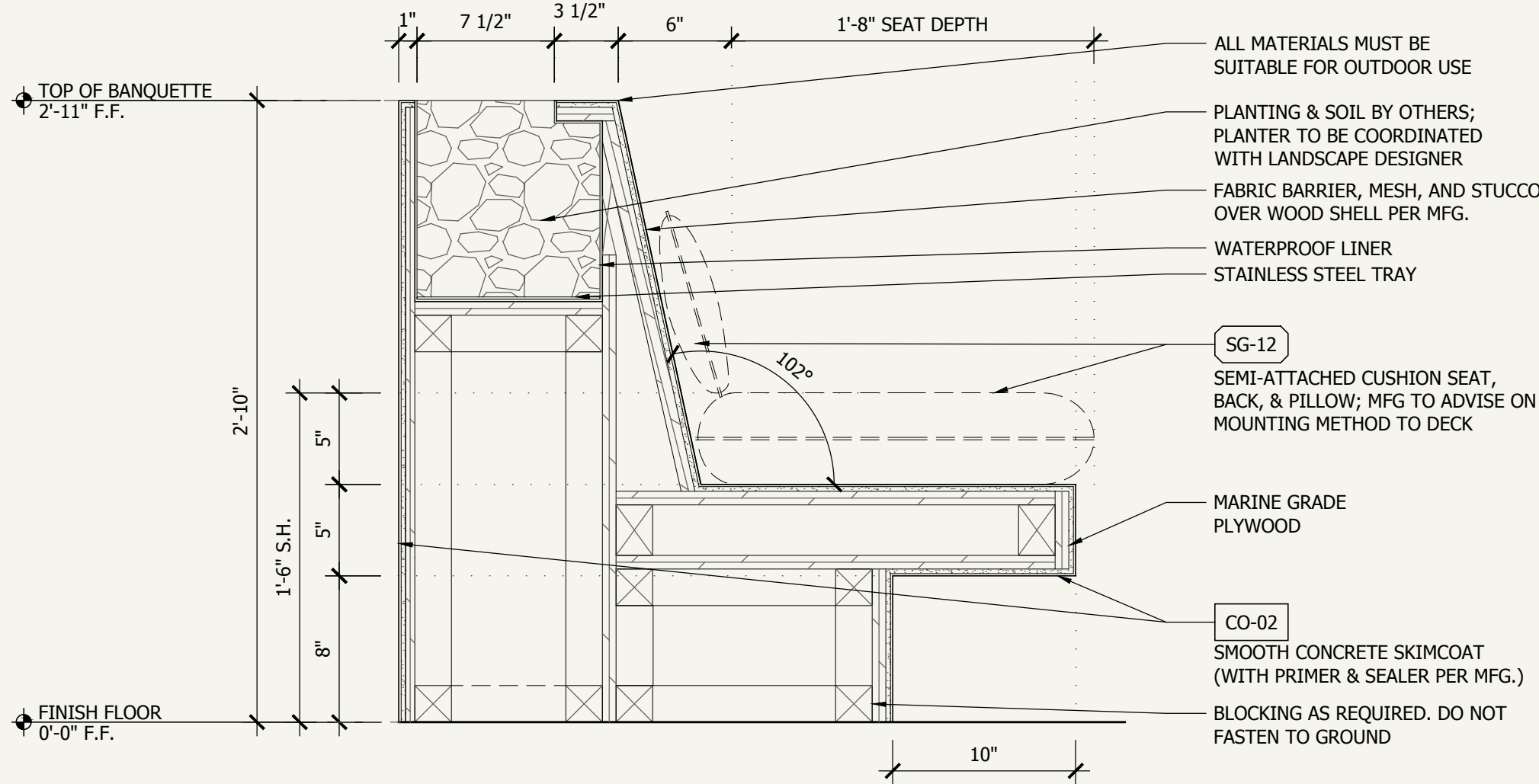


1.7 SECTION THROUGH BAR



Skim-coated plywood to give the appearance of a fixed banquette while still remaining loose and movable

1.8 TYPICAL MOVABLE BANQUETTE DETAILS



Skim-coated marine-grade waterproofed plywood to give the appearance of a fixed banquette while still remaining loose and movable

1.9 EXTERIOR MOVABLE BANQUETTE DETAILS

THANK YOU!



UCHIKO MIAMI

ADDENDUM









