

Studio 3

ARCHITECTURE | ART | DESIGN

www.studio3.space

220 71st Street Suite 201, Miami Beach, Florida 33141

Jamie Straz Architecture LLC DBA Studio 3

AR96931 Florida | RA016331 Georgia | 11229 South Carolina

Letter of Intent.

Historic Preservation Board Submittal.

International Inn Hotel.

2301 Normandy Drive,

Miami Beach, Florida 33141.

The International Inn Hotel is a Historically Designated and Prominent site in Miami Beach. Designed by Architect Melvin Grossman and built in 1956, The International Inn (Originally known as the Carnival Motel) was always an iconic entrance piece of architecture. Located at the West side of Normandy Isle, the Hotel was once a streetfront with the old Causeway between Normandy & North Bay Village (prior to the modern Kennedy Causeway).

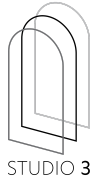
This project presented for approval is a **meaningful modernization** of the Mid Century hotel. While utilizing the existing footprint of the buildings and updating the interior spaces we are able to bring the building into all the modern standards found in our built environment and in hotels while maintaining the historic architecture by Melvin Grossman.

Exterior Scope:

- Full replacement of existing Exterior Windows and Storefront to Insulated Impacted Systems (as well as all Exterior Doors).
- Repairing the existing structure as needed to meet current code and proposed layouts.
- Replacement of all exterior railings to meet current codes while maintaining historic integrity.
- Full replacement of the existing swimming pool and pool deck. Pool deck and existing walkways facing the pool to be elevated to existing BFE to provide ADA accessibility and to be more resilient.
- New Full Site Drainage system for parking & pool deck as well as for full roof runoff.
- New Built Sea Wall to be code compliant to be built over existing sea wall.
- New planters and landscaping throughout the property.
- Conversion of existing porte-cochere to a new pedestrian plaza due to raising of adjacent walkways and the limited ceiling height for vehicles to the existing canopy.
- Relocation of FPL transformer from an enclosed interior vault to an exterior Pad Mount (two location options for approval).
- Relocation of all electrical panels/equipment and pool equipment to courtyard between the two buildings. To be screened and enclosed.
- Addition of new mechanical equipment on roof of middle building, to be fully screened.

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- Repair of Existing Exterior Neon Signage (if feasible, if not replaced with identical)

First Floor:

- Addition of a new LU/LA Elevator for lobby.
- Reconfiguration of bathroom space to provide new Code Compliant restrooms.
- Use of one of the parking lot facing hotel rooms to convert to a “flex space” that could be used for storage or additional back-of-house.
- Enclose the walkway space behind breeze block wall facing FDOT lot to provide for more back-of-house.
- Addition of an enclosed trash room.
- Reconfiguration of existing Cafe to provide for a larger Cafe space and larger Kitchen Space.
- Reconfiguration of storefront leading toward the pool deck.
- Addition of walk up window at the West Facade for the Cafe as well as expanding the existing storefront.
- Replacement of all existing balcony/stair railings to be code compliant while maintaining the existing design.
- Addition of two pool restrooms at existing pool storage room.
- All rooms will be fully renovated.

2nd Floor:

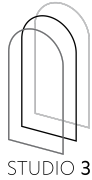
- Addition of an interior corridor in the Middle Building. This is to provide better ADA accessibility to the elevator for the two buildings second floor, providing a covered access to the rooms, and to allow the conversion of the existing catwalks to private room balconies as found in the North Building.
- To accommodate the new corridor, the rooms facing the parking lot will be made smaller. The rooms facing the pool deck will remain the same.
- All rooms will be fully renovated.
- Conversion of first room facing the parking lot to a Back-of-House and for the elevator shaft.
- The other existing room facing the lobby will be slightly smaller to accommodate a new Unisex bathroom for the upstairs bar.
- Removal of added storage room in the upstairs lobby.
- Addition of a permanent bar facing the bay upstairs.
- New retractable canopy with a custom structure to be added next to existing lobby balcony facing pool deck.

General:

- All existing Mechanical, Electrical, Plumbing and Life Safety systems will be fully replaced to be updated and code compliant.

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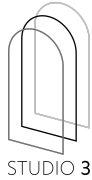
- All interiors will be renovated and replaced. Any historic existing materials, such as poured in place terrazzo, will be attempted to be first repaired and kept and only if not feasible be replaced.
- Proposed Flood Resilience options in addition to the ones mentioned above are currently being studied. Since the existing FFE of the first floor is several feet below required CMB DFE and FEMA BFE there will be need of flood resistance treatment as most as possible while maintaining the existing structure. Items such as speciality glazing that is in addition to NOA/FBC standards for wind mitigation but also for flood conditions for the lower storefronts. Due to the existing conditions, original design intent and modern sizing the hotel room AC units are thru the wall under the room windows. This makes the amount of openings below BFE to be numerous. The amount of permanent installed flood panels would be onerous and an obvious addition. Alternatives such as temporary flood barriers that have been used on other historic sites in South Florida are being considered. At the least the use of Flood Resistant materials when possible for the ground floor interiors.

Variances:

1. The minimum required side yard setback at the South Side of the property. The existing setback is currently 3.7' to an existing breeze block wall that screens the exterior utility room access. The required setback is 16'-6" for this lot. The proposed design is to enclose this space behind the existing wall to maintain the existing height and location of wall. The existing setback will be maintained. Furthermore when the hotel was originally built that facade was not an interior lot but streetfront with a different zoning definition.
2. The required minimum drive aisle width is 22'-0". The existing aisle width is approximately 21'-0". To accommodate both parking spaces to have the correct required depth of 18' as well as to provide a planter between the parking lot rooms and parking lot. The request of a proposed 18'-0" drive aisle, this allows us to maintain the existing amount of parking spaces as well.
3. There are two locations proposed for the new Exterior FPL Transformer Pad. There is one that is behind the required front setback located in an existing planter at the end of the parking lot. The not ideal location for this is that it is quite a large structure that can not be screened with landscaping due to the required FPL clearances and the size of planter. Furthermore, FPL requires an access easement agreement which would be more cumbersome to provide on the interior of the property. There are numerous examples, even within Normandy Isle, of FPL transformer pads located at the sidewalk. The variance is to seek an alternative location of the new FPL transformer pad to be located at the Sidewalk within the property boundaries. This is an ideal location for maintenance and access, as well as keeps the large FPL enclosure away from the historic building and allowing it to be screened with landscaping. The existing fence would be rerouted around the transformer pad at this location. We feel strongly that since

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this is a unique property that is Historically Designated but not within a historic district that the preservation of the main exterior facades should be kept without having this blocking it and therefore the best location is at the corner of the property along the street.

The requested variances were tried to be kept to a minimum. The ones requested above would be extremely helpful to keep both existing conditions and historic preservation.

Thank you so much,

Jamie Moshe Straz AIA

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