

### 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

## Comment Responses.

Historic Preservation Board Submittal.

International Inn Hotel.

2301 Normandy Drive,

Miami Beach, Florida 33141.

May 8, 2023 Final Submittal

### 1. VARIANCES

a. A variance is not required to retain the existing parking spaces at the east side of the parking lot.

**Response:** Noted, this request was removed.

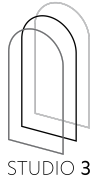
b. Staff is not in favor of the variance for the FPL transformer located within the required front yard. Staff is supportive of the alternate location between the building and the west side of the parking lot.

**Response:** We believe that the FPL transformer pad should be located at the corner of the property as we have proposed as the variance request. The reason being the unique context of our site. The hotel is historically designated not within a historic district. To have a large out of place transformer pad in the parking lot facing the main entrance that is visible to both the pedestrian and cars pulling up we feel distracts from the historic nature of the site. Especially that this was a motel the parking lot is an important part of the story. Also since the FPL clearance requirements do not allow any landscaping/obstructions except for grass around it, it would be completely visible. Their standard detail is a green 65" tall enclosure, we are waiting on confirmation if any alternative colors are available to finish it in.

If located along the street then proper screening (landscape and property fence) can be provided hiding it from both the street and main entrance of the building. Furthermore since FPL requires an easement leading toward the transformer pad, this would make for the easiest implementation for maintenance between property owner and FPL.

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## 2. DEFICIENCIES IN PRESENTATION

a. Overall, the plans submitted are very technical and staff recommends the plans be further refined in a manner that a non-architect can easily understand.

**Response:** These were updated with more diagrams, photographs and colored drawings.

b. Provide a colored/rendered site plan.

**Response:** Provided

c. Sheet E1.4, the 2nd level catwalks count as FAR

**Response:** Updated

d. Sheet A1.4: at the 2nd level, the new circulation catwalk between stairs counts as FAR and the converted private balconies can only be excluded from FAR if they are determined to be projecting.

**Response:** Updated

e. Provide a unit size chart indicating the hotel unit number and the square footage of the hotel unit.

**Response:** Included on the FAR diagram sheets. One calculation for Existing and another for Proposed rooms.

f. Provide an enlarged plan with dimensions and elevation drawings of the revised porte-cochere.

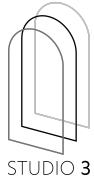
**Response:** Provided, see landscape drawings and architectural drawings for more information.

g. Provide a rendering of the revised porte-cochere and front of building.

**Response:** Additional renderings added.

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**h.** Provide enlarged plans with dimensions and elevation drawings of the lobby. Clearly indicate all elements that are proposed to be retained and restored.

**Response:** (From Saladino Design Studios): See plans

Restored Elements: Phonebooths, Terrazzo Flooring & Accent Wall by Stairs

New Elements: Elevator, Decorative Screen, Reception Area, Niche Seating

**i.** Provide an enlarged plan of the rear yard with dimensions.

**Response:** Provided, see landscape drawings

**j.** Provide details of the proposed canopy structure within the rear yard.

**Response:** Additional sheet added to Architectural set with more drawings

**k.** Sheet V1.0 should be located to the end of the presentation. The railing details should be moved to a new sheet. For the railing details, provide photos of the existing railings, and detail drawings of the existing railings to demonstrating that the proposed railings next to the proposed so that the Board can understand that the proposed modifications are compatible with the original designs.

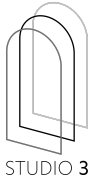
**Response:** Variance request diagrams were moved towards the end. Railings given a new separate sheet with existing photos and drawings of the existing conditions.

**l.** It is not clear if the lobby glass walls are proposed to be replaced. If the lobby glass walls are proposed to be replaced, provide details of realistic replacement products including glass and mullion sizes.

**Response:** As noted in letter of intent and on drawings now there was additional language added. All lobby storefront windows are to be replaced with new Impact Insulated Glass Thermally Broken storefronts, details provided in drawings. Vertical tube steels will be inspected by a Structural Engineer and will remain in good condition if not they will be repaired/replaced in place. The spacing and sizing of the storefront to remain the same as existing.

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**m.** Please clarify what mechanical equipment is proposed to be located within the new rooftop mechanical enclosure. The height of the equipment should be reduced to the greatest extent possible. Staff recommends exploring locating the equipment closer to the shed roof to lessen its visibility.

**Response:** Additional engineer from MEP engineer added onto a separate sheet with each unit dimensioned and labeled. We disagree about locating the equipment in any other location. If moved toward the shed roof it actually increases visibility from the main street and bridge, especially since the bridge is elevated. Located in the middle of the roof it provides the most angle to help shield the view of them by utilizing the existing roof overhangs which are longer over the catwalks. The location as shown on the plans is the optimal location.

**n.** Provide existing and proposed details for the replacement of the existing through the wall/window AC units with PTAC units. Show area of demo proposed for larger PTAC units.

**Response:** Detailed drawings provided

**o.** Section 142-1132(j): decks not associated with swimming pools have a setback of 7.5' from the rear and side property lines and may not occupy more than 30% of the required rear yard. This would apply to the deck areas at the north and south sides at the rear but not the actual pool deck.

**Response:** As per e-mail correspondence with Jake Seiberling "...the entire rear deck area can extend to the seawall. The sides must comply with required setbacks for a pool deck." The planters between the pool deck and side property lines were increased to comply.

**p.** Dimension all driveways, drive aisles and parking spaces.

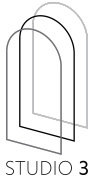
**Response:** See parking diagram sheet

**q.** Provide existing/demolition and proposed interior elevation drawings

**Response:** To be included in Interior Design, see drawings

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### 3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends that the design of the canopy structure at the rear deck be refined to be more differentiated from the angled columns of the building so as not to be perceived as part of the original design.

**Response:** We respectfully disagree and recommend the design as proposed. This is a prominent facade from the bridge and adding in a new element to differentiate could possibly lead to it feeling out of place. For example round tube steels are only found on circulation supports (interior/exterior). We feel tying into what the contextual design is at the balcony and providing something that is cohesive and feels like it could have always been there is the ideal scenario.

b. Staff recommends that the new architectural details within the lobby be refined to be more consistent with the Post War Modern style.

**Response:** (From Saladino Design Studios): The natural architecture of the hotel has beautiful angles and curves, which we are emphasizing with the new decorative screen. Not only is the screen element very much of the time but the pattern and simple white color brings balance to the lobby. The design accentuates the main wall by color blocking and symmetry. Through the use of few colors and ornamentation we were able to design a fresh post war modern interpretation which can be playful, instagramable, and tie into the future design of the rest of the hotel.

#### Landscape Comments:

1. Refer to the Chapter 46 Tree Preservation Ordinance for information regarding the tree protection, tree replacement, and plans required such as the tree survey and tree disposition plan.

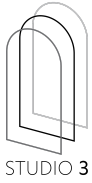
a. **Response:** (From ULU Studio): See Sheet L-3 for Tree Protection & Disposition Plan

2. Refer to the Chapter 126 Landscape Ordinance for the minimum landscape requirements.

a. **Response:** (From ULU Studio): Noted.

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3. Provide the CMB landscape legend form affixed to the landscape plans. Note that palms do not count towards the minimum number of required lot and street trees.
  - a. **Response:** (From ULU Studio): See SHEET L-5 for Landscape Legend. Street Requirement Met.

Thank you so much,

Jamie Moshe Straz AIA

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