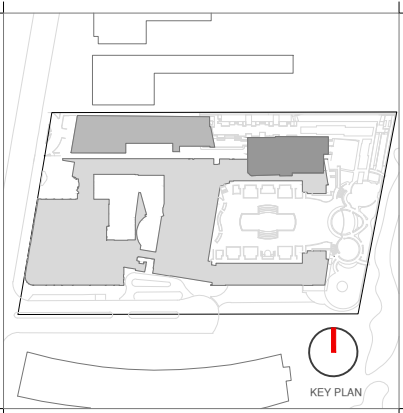
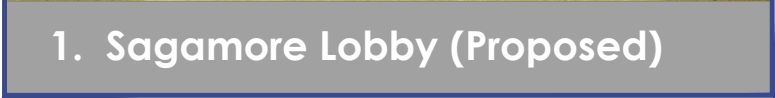




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c. # AR0012578

RITZ-SAGAMORE

Date	05-08-2023	Sheet No. A0.51
Scale	1"=50'-0"	
Project	2018	

Remodeling Sagamore Lobby Area.
Lower Corridor Slab align corridor floor with lobby level.

A



3. Rear Lobby (existing)



3. Rear Lobby (proposed)



4. Corridor (existing)



4. Corridor (proposed)

A - INTERIOR SCOPE OF WORK AREAS

Remodeling Sagamore Rear Lobby
Remodeling Lobby corridor.

Rev.	Date	Rev.	Date

HPB
FINAL SUBMITTAL

Ritz-Sagamore
1 Lincoln Road
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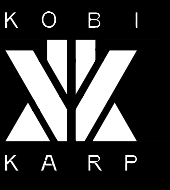
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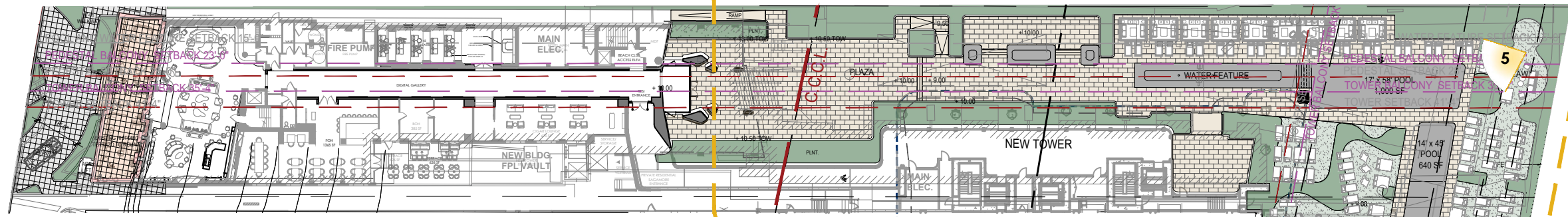
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SCOPE OF WORK
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.
Scale	1"=50'-0"	A0.52
Project	2018	



5. Pool Deck (existing)



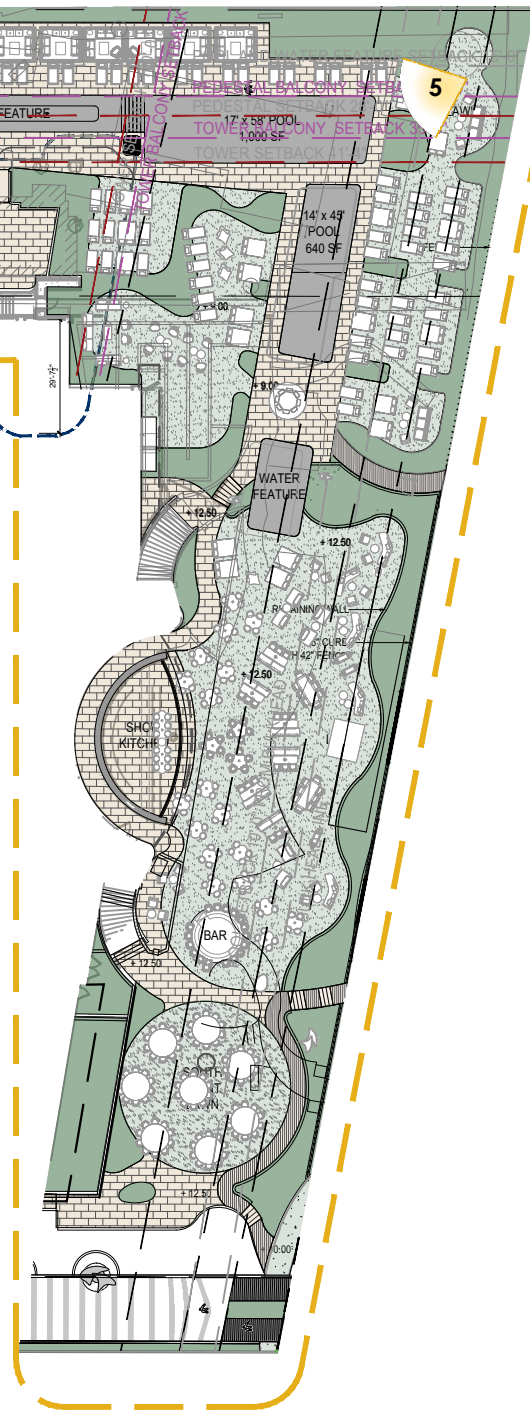
5. Pool Deck (proposed)



6. Beach Restaurant (existing)



6. Beach Restaurant (proposed)



A - EXTERIOR SCOPE OF WORK AREAS

Remodeling Pool Deck Area
New Beach Restaurant

Rev.	Date	Rev.	Date

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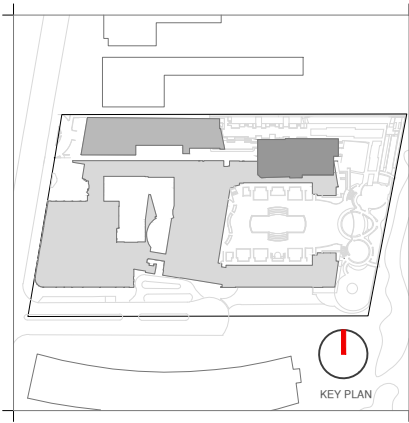
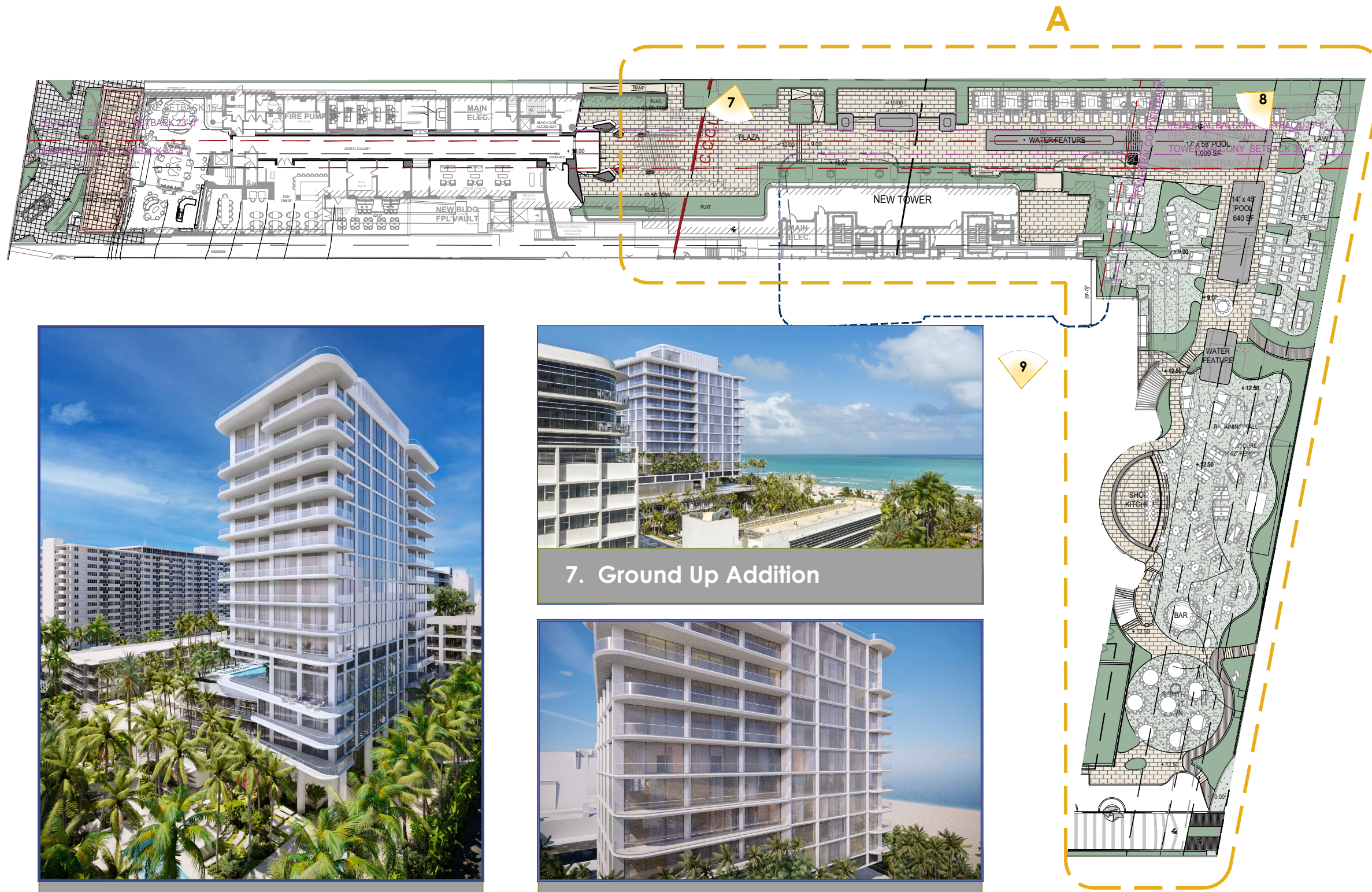


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SCOPE OF WORK
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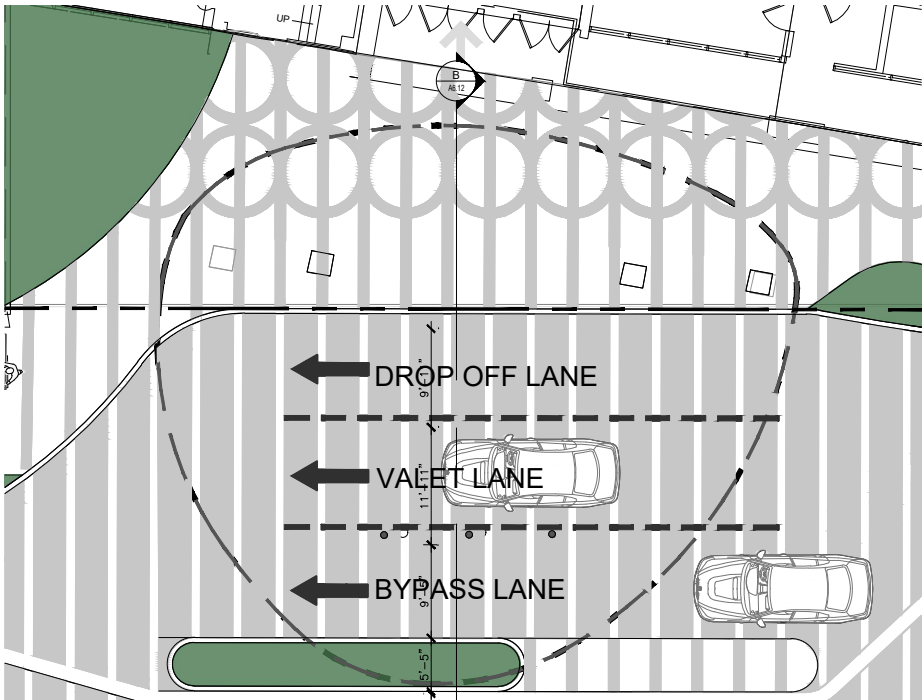
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SCOPE OF WORK
RITZ-SAGAMORE

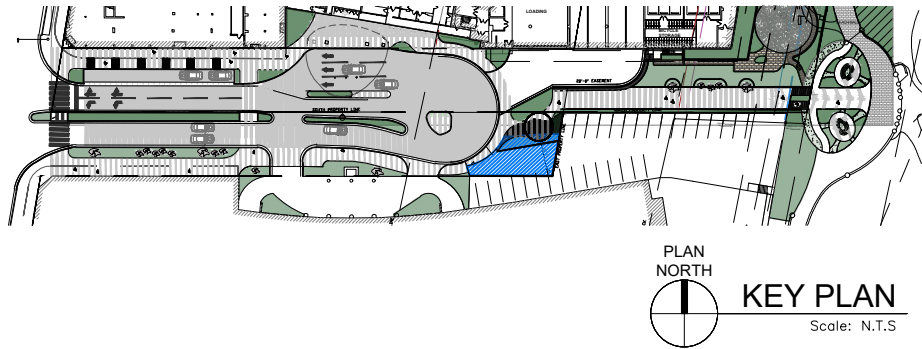
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Project	2018	

A - EXTERIOR SCOPE OF WORK AREAS

15 Story Residential Building cantilevered over Ritz North Lanai



8. NEW CANOPY



EXTERIOR SCOPE OF WORK AREAS

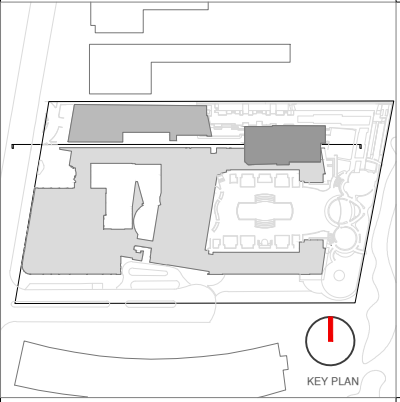
New Drop Off Canopy



8. NEW CANOPY



8. NEW CANOPY



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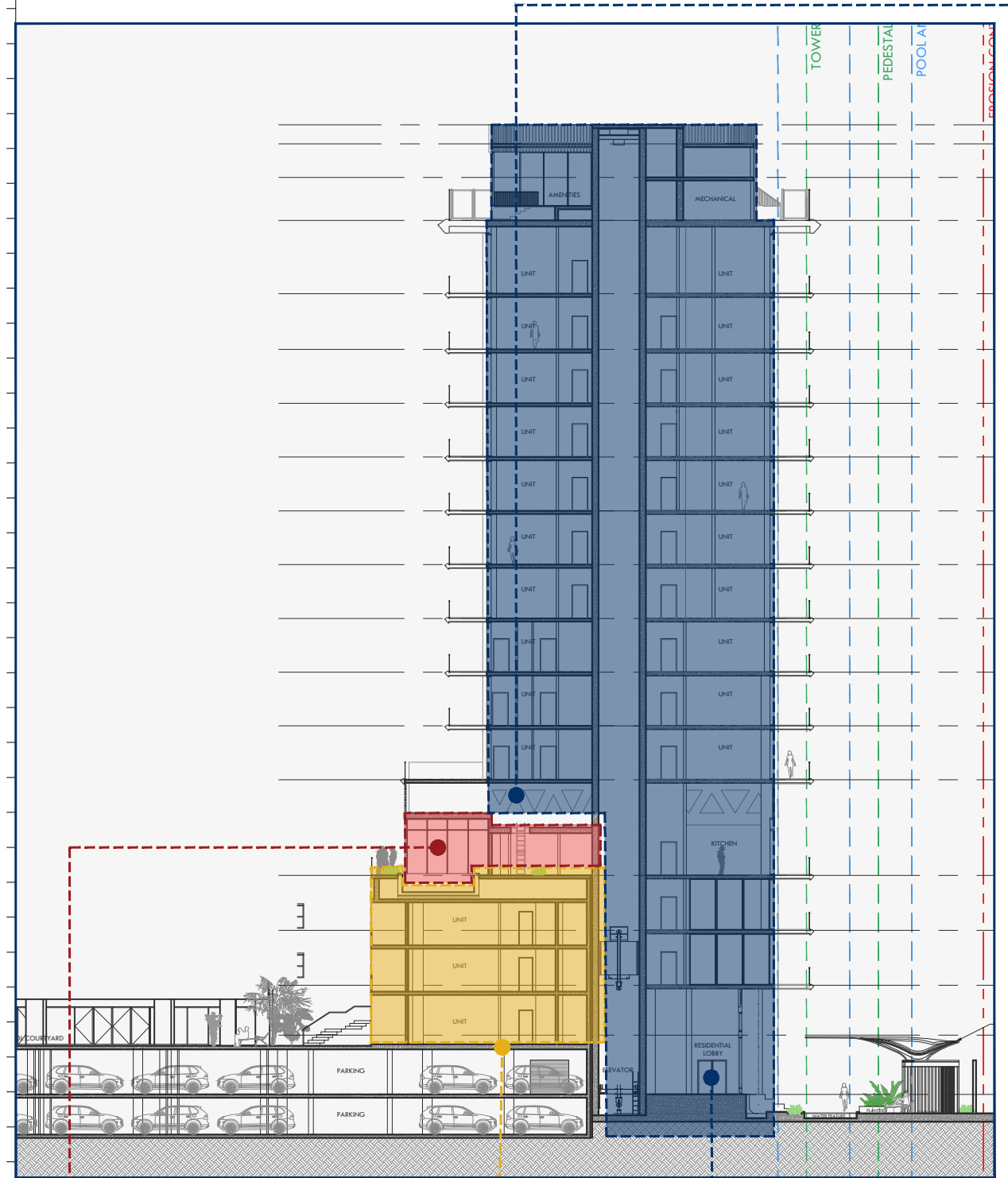
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K O B I
K A R P

SCOPE OF WORK

Date	05-08-2023	Sheet No.
Scale	NTS	A0.54.1
Project	2018	

29'-7" CANTILEVERED STRUCTURE



Diagrammatic section N/S

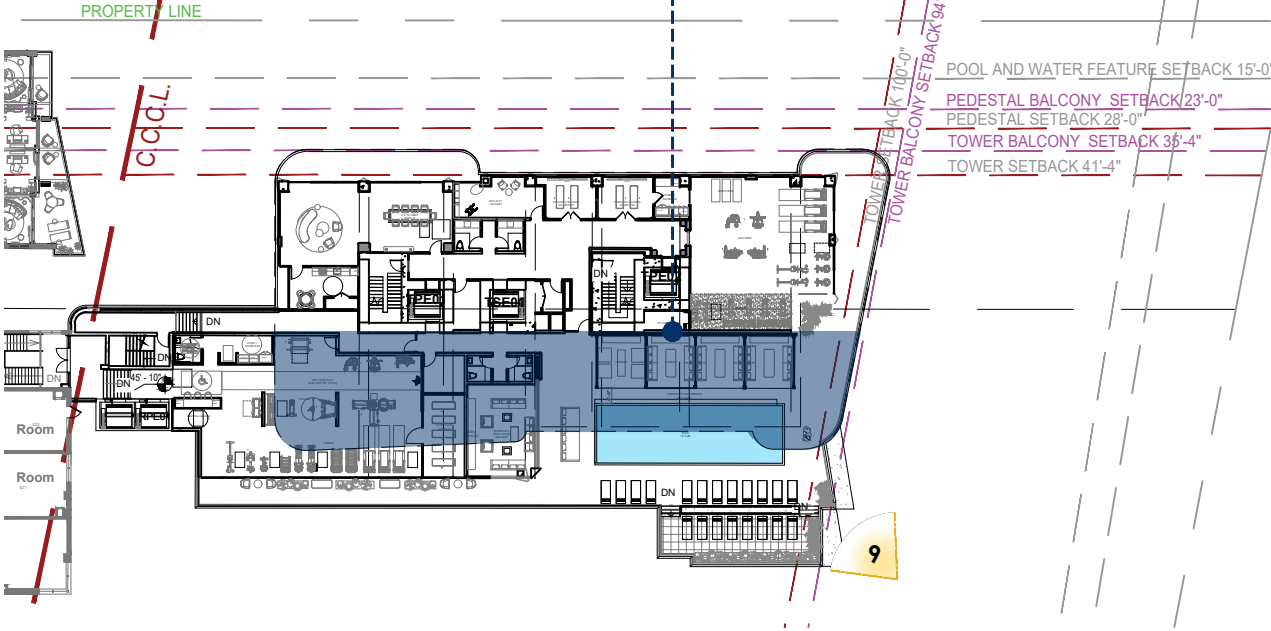
ROOF-TOP ADDITION

NON CONTRIBUTING PORTION

TOWER ADDITION

EXTERIOR SCOPE OF WORK AREAS (Exhibit 1)

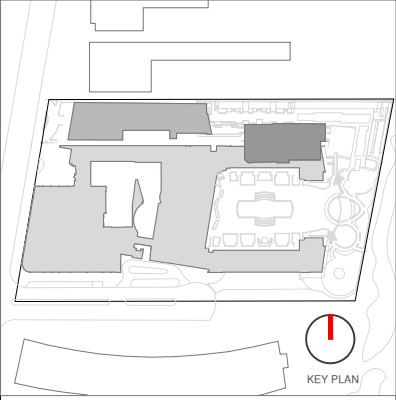
Cantilever over existing Non-Contributing portion of the Ritz. (Cabana Building)



5th Floor Plan N/S



9. New Tower over existing cabana building.



Rev.	Date	Rev.	Date

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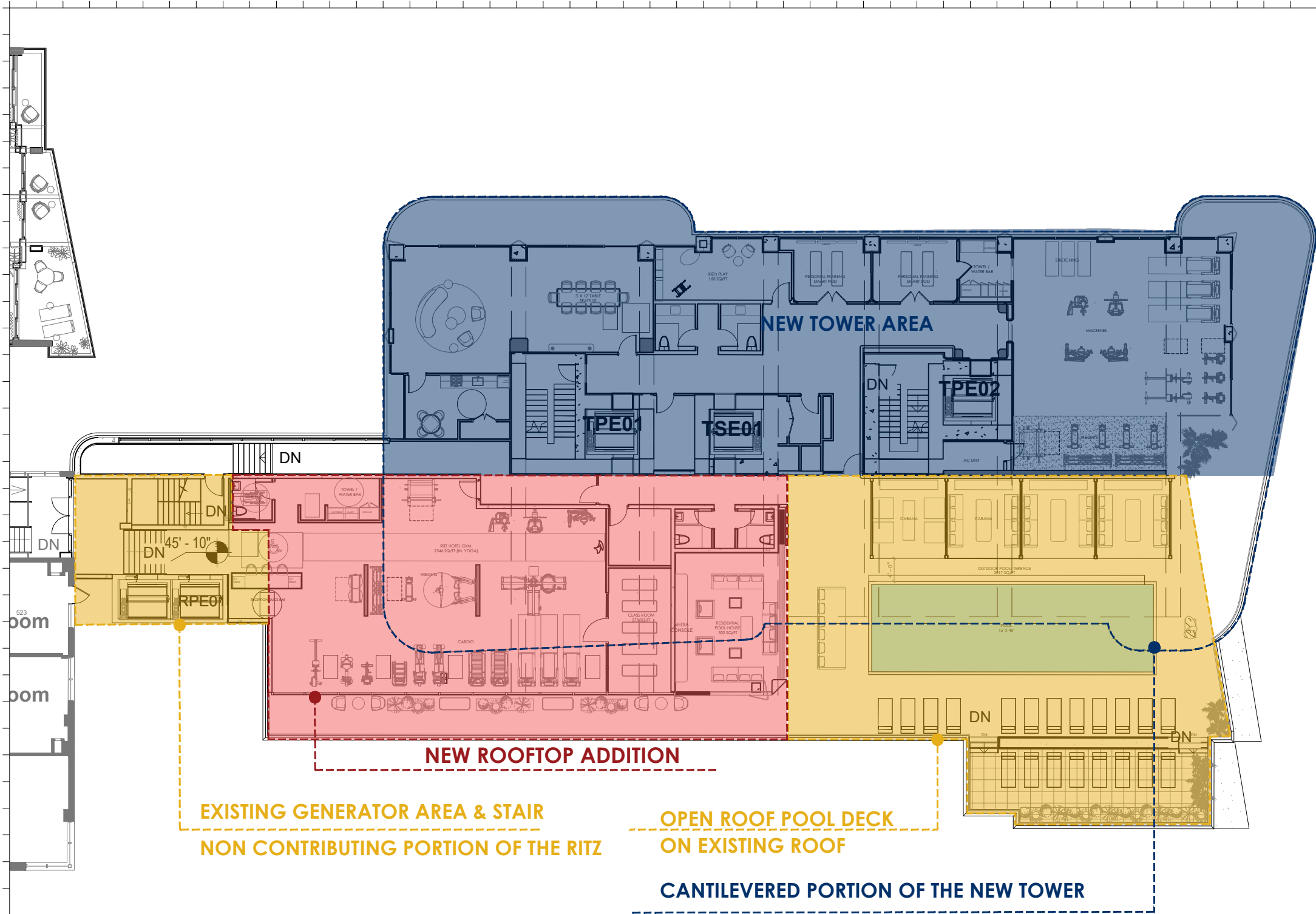
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CANTILEVER EXHIBIT

RITZ-SAGAMORE

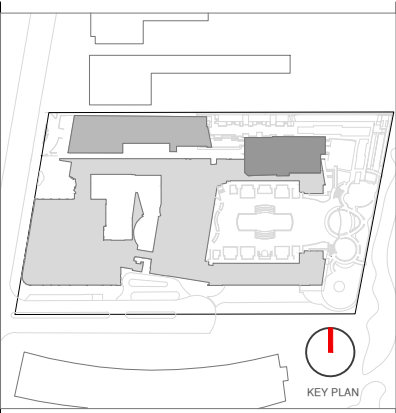
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Scale	1"=50'-0"	A0.55
Project	2018	



5th Floor Plan N/S

EXTERIOR SCOPE OF WORK AREAS (Exhibit 2)

Cantilever over existing Non-Contributing portion of the Ritz. (Cabana Building)



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CANTILEVER EXHIBIT

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.
Scale	1"=50'-0"	A0.56
Project	2018	

HISTORIC OVERVIEW

The Sagamore and the Ritz Hotel are both located in the Collins Avenue / Ocean Drive Local Historic District and the National Register Historic District in the City of Miami Beach.

The Miami Beach Architectural District, a National Register District, was established in 1979 through the efforts of the Miami Design Preservation League. The district is commonly referred to as the Art Deco Historic District. Four of the local Miami Beach Historic Districts (Espanola Way, Ocean Drive / Collins Avenue, Museum, and Flamingo Park) together comprise the National Register District.

The subject structure (Sagamore) is an excellent example of the evolution of the City's resort architecture from the fashionable Art Deco styles of the pre-World War II era to the Modern style(s) following the war (sometimes referred to collectively as the International style).

The Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property. The Sagamore was originally constructed with 113 hotel rooms and one apartment suite according to the City of Miami Beach Building Card.

The original Dilido Hotel building was 8 stories tall and contained 303 hotel rooms plus a Coffee Shop, Dining Room and Cocktail Lounge, one 1-bedroom apartment plus 15 efficiency apartments.

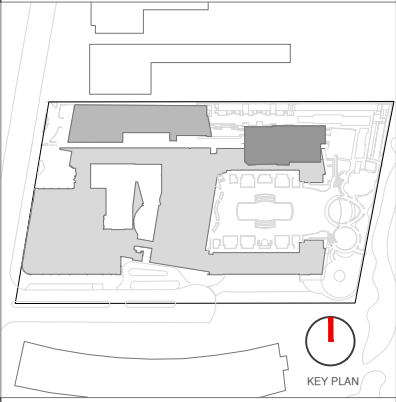
Both Structures are located in the 'Fisher's First Subdivision' as platted by Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher.



THE SAGAMORE HOTEL
1671 COLLINS AVENUE MIAMI BEACH, FL 33139



THE RITZ CARLTON DILIDO HOTEL
1669 COLLINS AVENUE MIAMI BEACH, FL 33139



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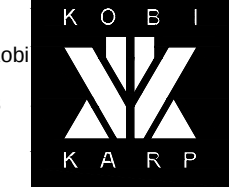
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HISTORIC OVERVIEW

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.
Scale	N/A	A0.57
Project	2018	

PREDOMINANT MIMO ARCHITECTURAL ELEMENTS

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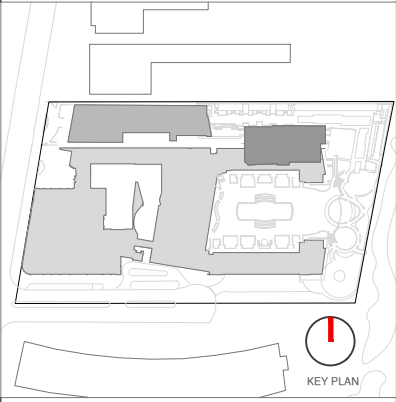
On the Dilido hotel, new design elements, such as open staircases, wide vistas and large expanses of glass, made their first appearance, inspired by the typology and popular imagery of ocean liners.

This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting and prevalent architectural styles of the 1930's (and 1940's), The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s. The hotels from this period were clearly designed to take advantage of their proximity to the beach.



NEW TOWER
ADDITION

The evolution of Miami Beach modern pivoted on an increasingly **bold and plastic use of form as ornament after 1938**, and a gradual abstraction of building components into **volumes, surfaces, patterns and lines**. Architects like Lawrence Murray Dixon, Henry Ho-hauser, Anton Skislewicz, Igor Polevitzsky and Albert Anis became bolder in elaborating buildings as **component masses, highlighting precise elemental volumes** that appeared timeless, universal and pure.



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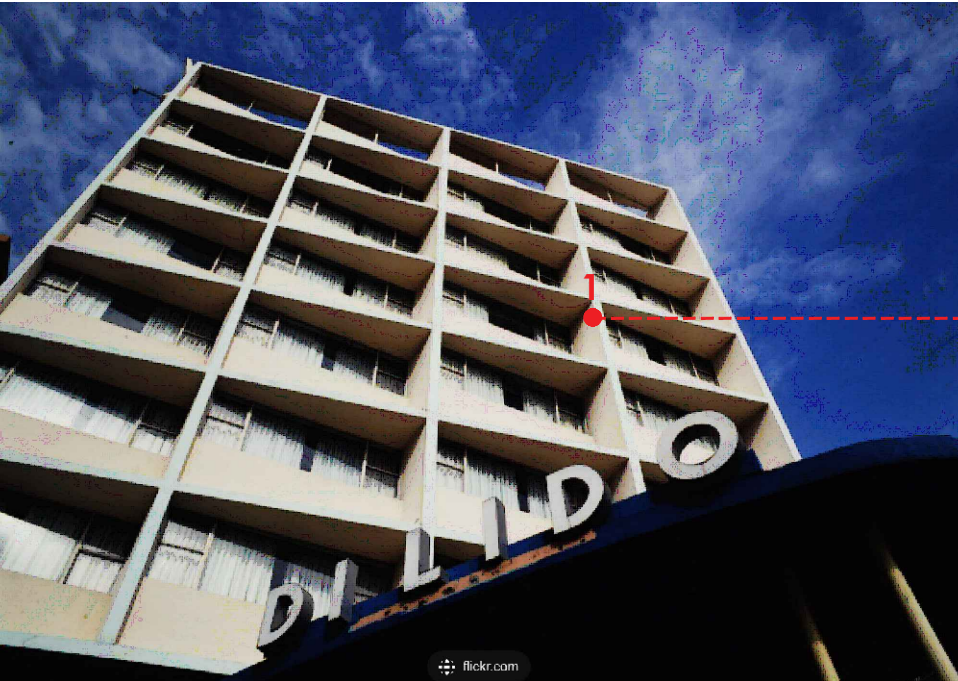
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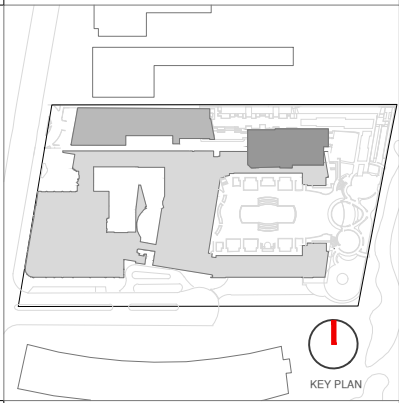
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Project	2018	



1. DiLido 'Egg Crate'



1. GFRC CLADDING ON NEW TOWER



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Scale	1"=50'-0"	A0.59
Project	2018	

THE NEW ADDITION RELATES TO THE CONTRIBUTING SURROUNDING BUILDINGS (Exhibit 2)

- 1-GFRC Cladding a contemporary interpretation of the DiLido 'Egg Crate' horizontal and vertical eyebrows
- 2-Existing surrounding buildings have distinguished alternating architectural facade elements
- A. Horizontal glazing B. Projecting Balconies C. Ornamental Screening D. Alternate Geometry