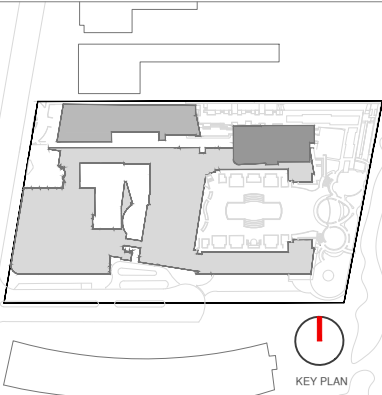




RITZ-SAGAMORE

HPB23-0574



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COVER

RITZ-SAGAMORE

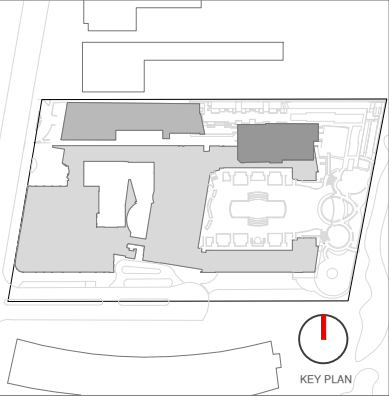
Date	05-08-2023	Sheet No.
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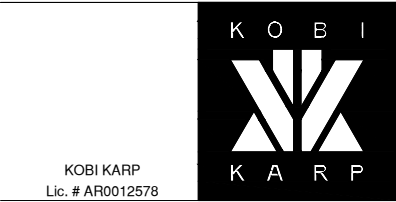
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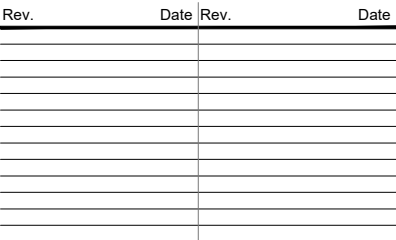
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RITZ-SAGAMORE

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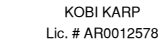
** 1/2 of the basement included in the calculation

Seating / O.C.C Chart / Parking					
RITZ					
Floor Level	Room Name	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
Ground	New Retail from 1999 Permit	2,819 SF			8
	Lobby Bar	In Historic Ritz	51 Occupants	52 Occupants	N/A
	New Beach Side Restaurant	In Historic Ritz	60 Seats	180 Seats	45
	Restaurant	In Historic Ritz	564 Occupants	565 Occupants	N/A
Level 2	All Day Restaurant/Pool Deck	In Historic Ritz	203 Seats	204 Seats	N/A
Totals					
SAGAMORE					
Floor Level	Room Name	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
Ground	Book Store/Coffee Shop	In Historic Sagamore	N/a	10 Seats	N/A
	Cigar Lounge	In Historic Sagamore	N/A	20 Seats	N/A
	Pool Restaurant	In Historic Sagamore	N/A		
	Restaurant	In Historic Sagamore	142 Seats	60 Seats	N/A
Totals					
UNIT PARKING REQUIREMENTS					
Unit Type	Proposed Density	Area	Existing Seats/Occupants		Parking Required
Hotel (Ritz)	374 Existing	New rooms from 1999 Permit	N/A	.5/unit x 173	87
Hotel (Sagamore)	60	In Historic Sagamore	N/A	N/A	N/A
550-999 SF	0	New Tower	N/A	1	0
1000-1200 SF	12	New Tower	N/A	1.5	18
+ 1200 SF	38	New Tower	N/A	2	76
Total					234
Grand Total 234 Spaces					



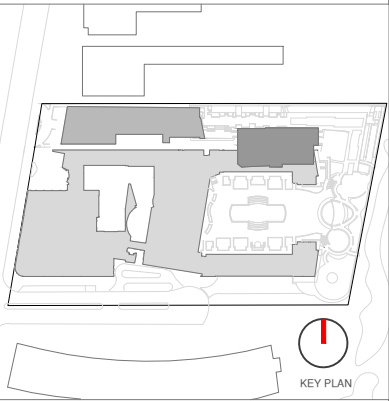
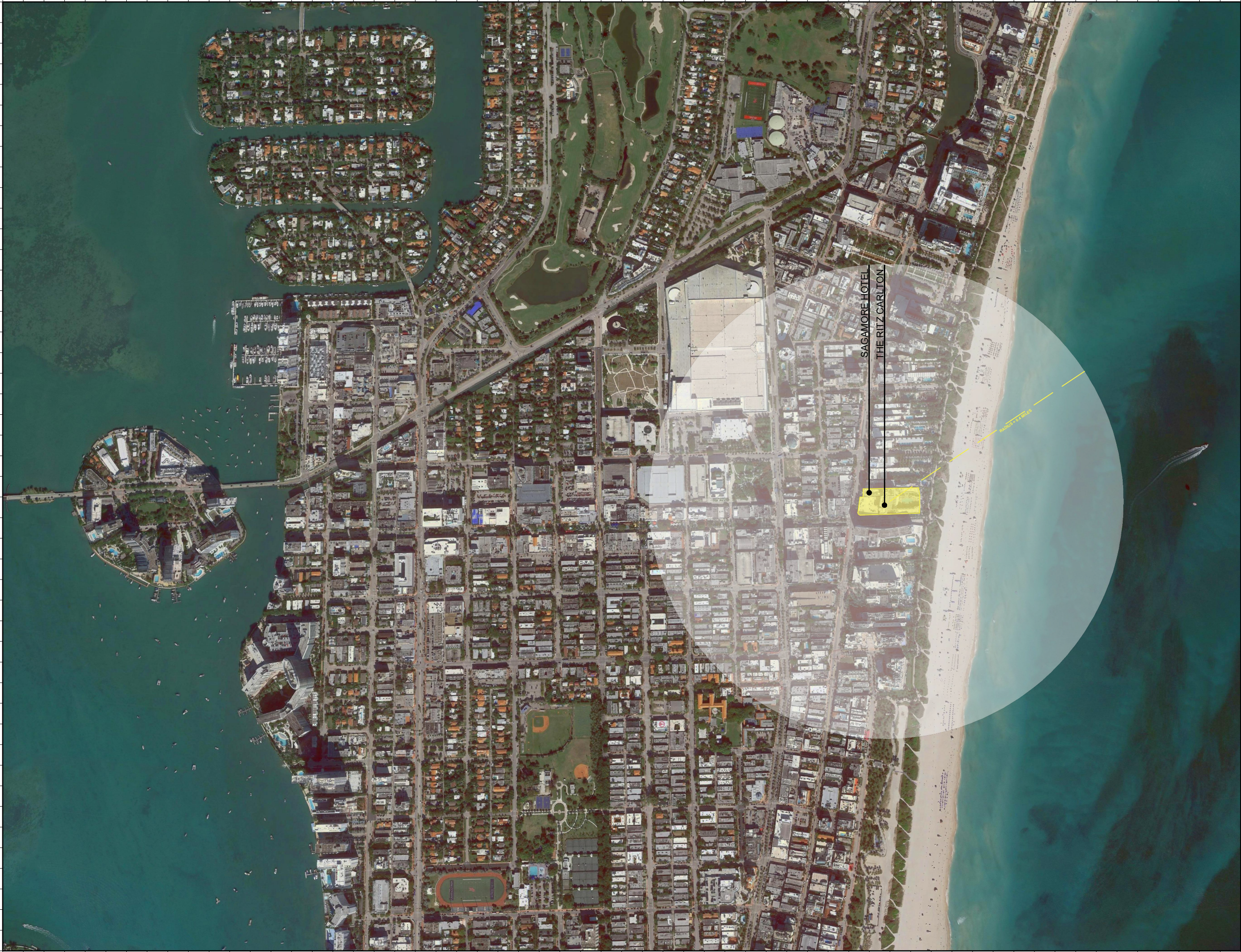
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RITZ-SAGAMORE

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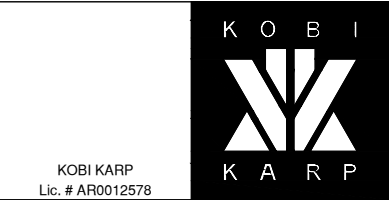
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LOCATION PLAN/ AERIAL VIEW

RITZ-SAGAMORE

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EXISTING
SAGAMORE HOTEL

EXISTING RITZ
CARLTON HOTEL

EXISTING SAGAMORE
CABANAS TO BE REMOVED

EXISTING OUTDOOR
RESTAURANT AND EVENT SPACE

1 EXISTING

RESTORED
SAGAMORE HOTEL

EXISTING RITZ
CARLTON HOTEL

NEW RESIDENTIAL TOWER AND
ASOCIATED EXTERIOR SPACES

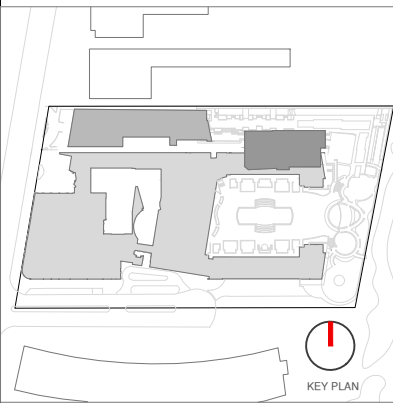
RENOVATED OUTDOOR
RESTAURANT AND EVENT SPACE

NEW RITZ CARLTON ENTRY
CANOPY

REDEVELOPED 100 BLOCK
ROADWAY AND BEACH ACCESS

FOR REDEVELOPED 100 BLOCK
ROADWAY AND BEACH ACCESS
SEE HPB APPLICATION #(PENDING)

2 PROPOSED



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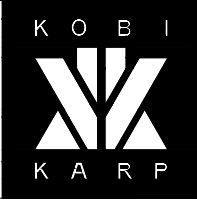
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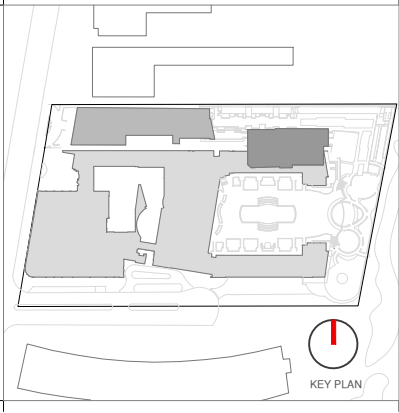


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Lic. # AR0012578

PROPOSED VS EXISTING

RITZ-SAGAMORE

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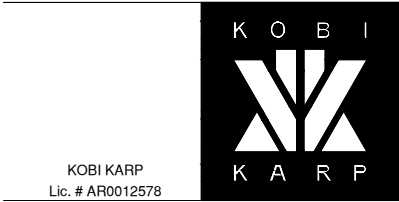
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CONTEXT
SURROUNDING BUILDINGS

Date	05-08-2023	Sheet No.
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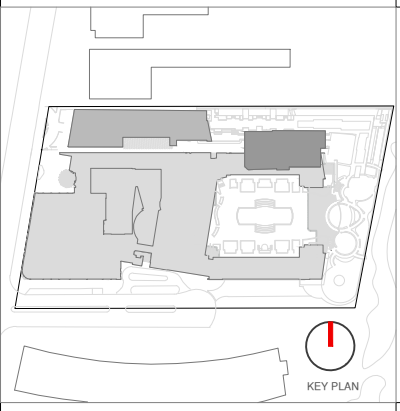
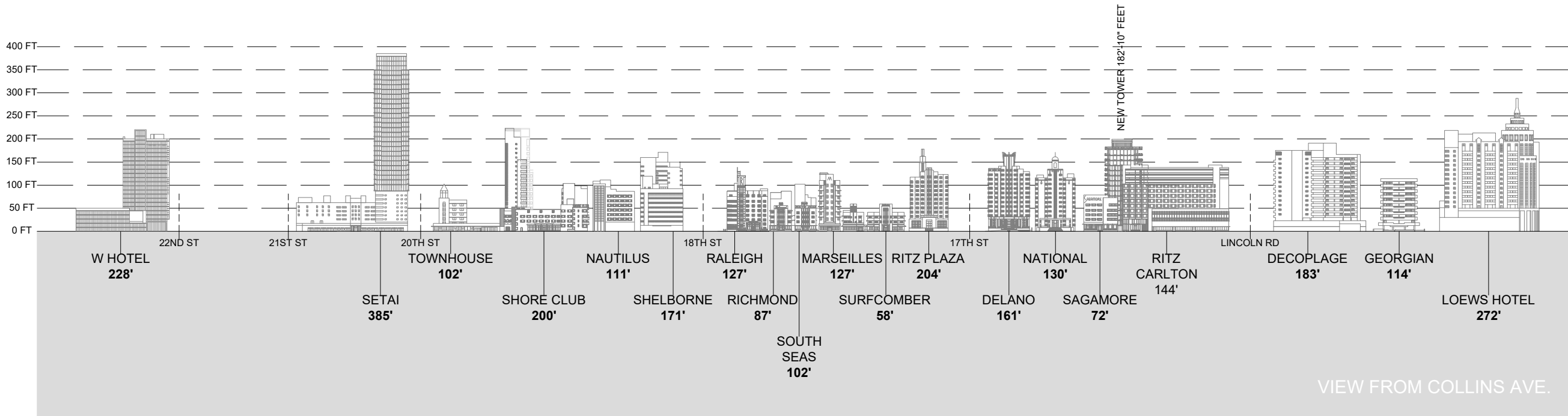
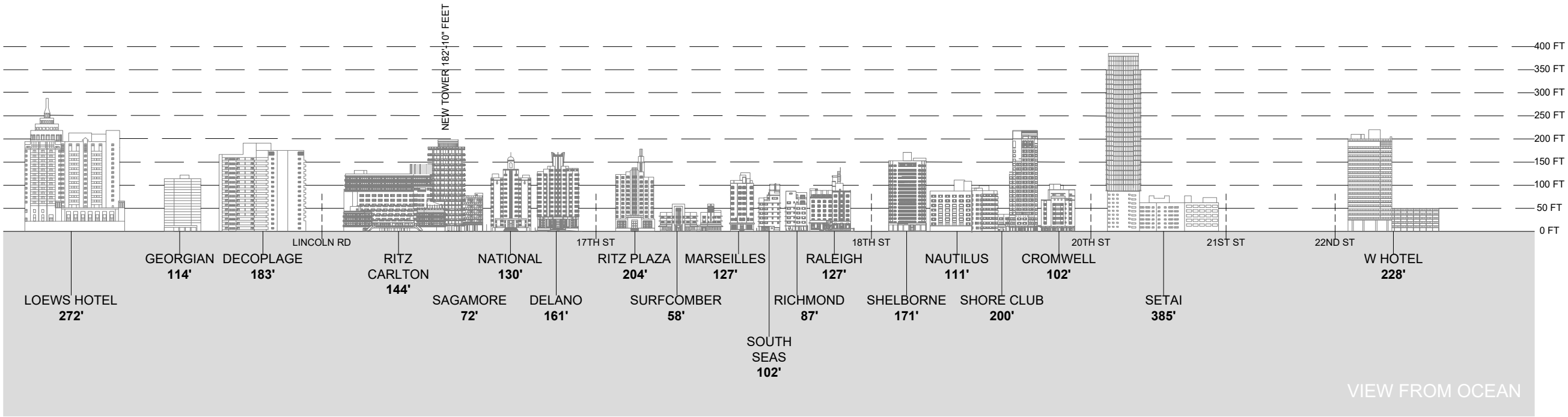
THE DECOPLAGE - COLISH & GROSSMAN, 1965



THE DELANO HOTEL - ROBERT SWARTBURG, 1947



NATIONAL HOTEL - ROY FRANCE, 1940



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HPB
FINAL SUBMITTAL

Ritz-Sagamore
1 Lincoln Road
Miami Beach, FL 33139

Owner: Di Lido Beach Resort LLC.
Name: EBJ Sagamore LLC.
Address: Sobe Sky Development LLC.
Tel: Di Lido Beach Resort Hotel Corporation
Email:

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Email:

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Email: 786.717.8564

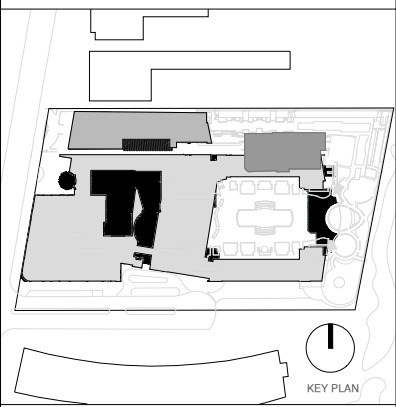
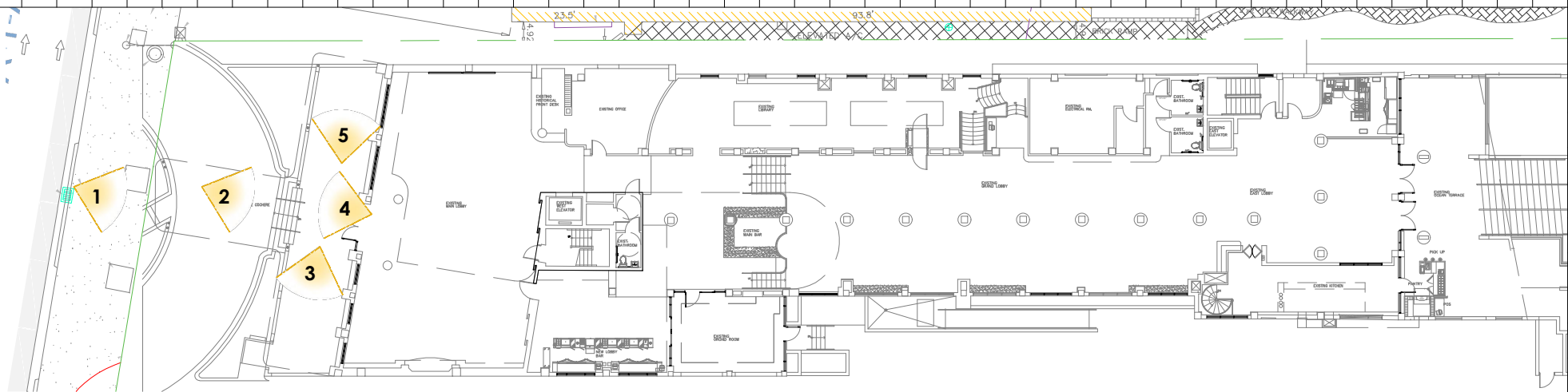
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305.755.3833

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RITZ-SAGAMORE		
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EXISTING CONDITIONS

SAGAMORE

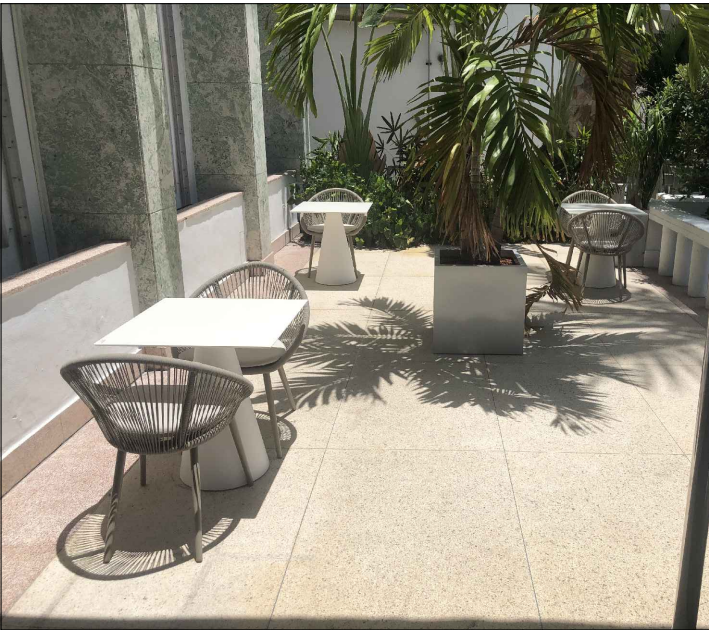
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Scale	NTS	A0.30
Project	2018	



1
VIEW FROM COLLINS AVENUE



2
PORTE COCHERE TOWARDS LOBBY



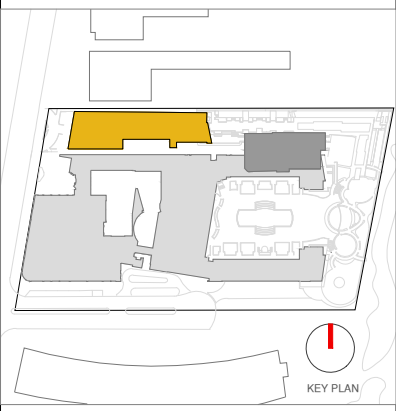
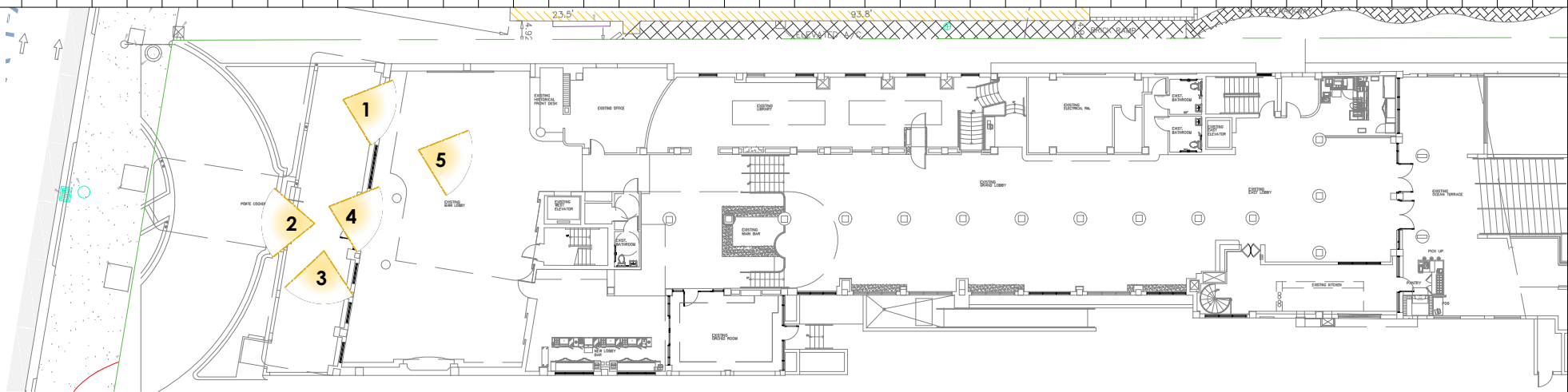
3
EXTERIOR LOBBY LOUNGE TOWARDS THE RITZ



4
LOBBY TOWARDS PORTE COCHERE



5
EXTERIOR LOBBY LOUNGE TOWARDS THE NATIONAL



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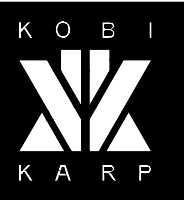
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EXISTING CONDITIONS

SAGAMORE

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1
HISTORIC LOBBY



2
ENTRANCE FACING COLLINS AVENUE



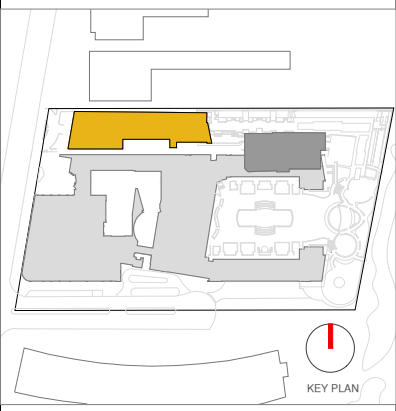
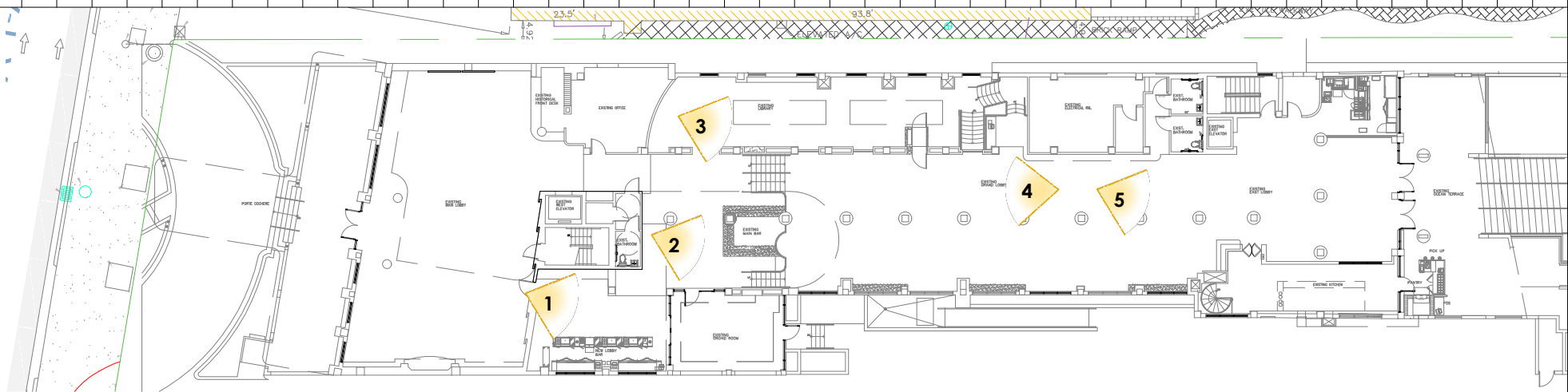
3
LOBBY LOUNGE



4
ENTRANCE FACING COLLINS AVENUE



5
LOBBY CORRIDOR



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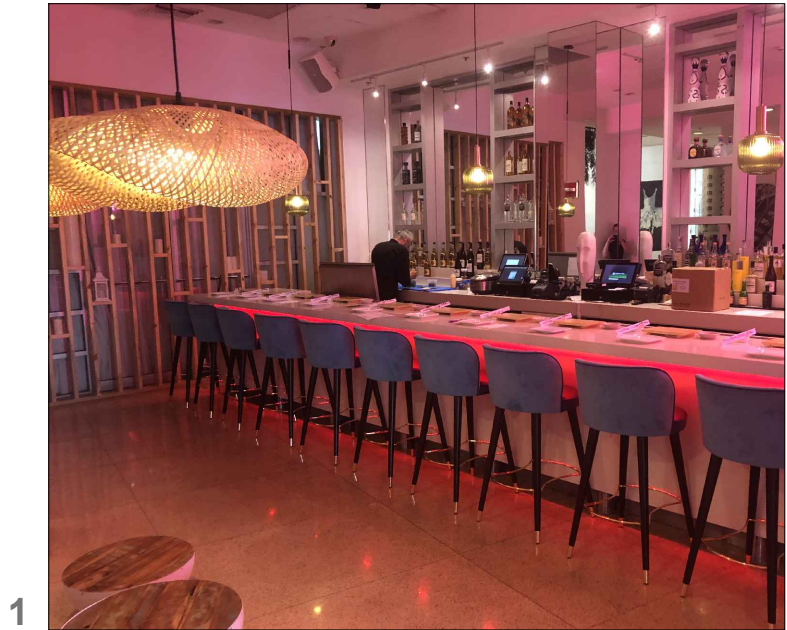


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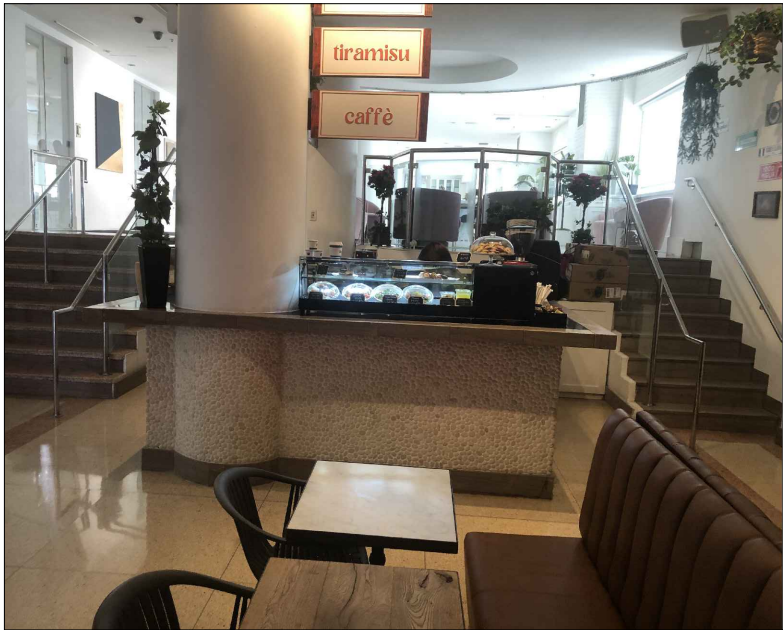
EXISTING CONDITIONS

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Scale	NTS	A0.32
Project	2018	



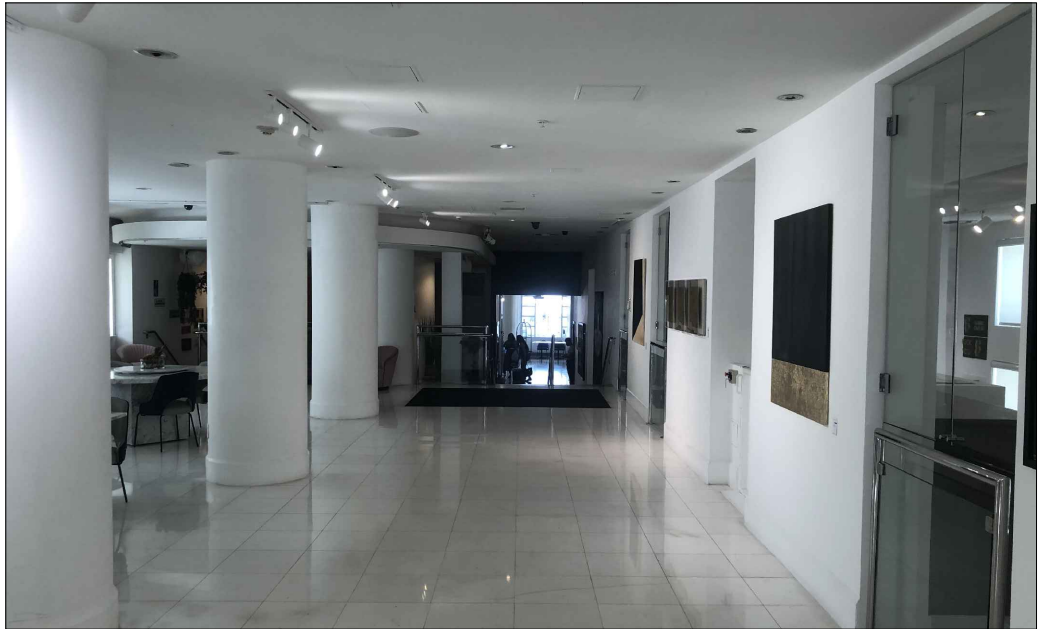
1 LOBBY BAR ADJACENT TO ORCHID ROOM



2 MAIN BAR



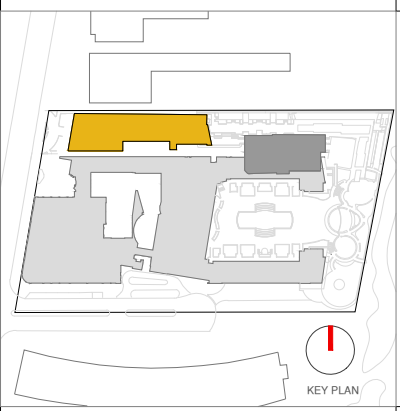
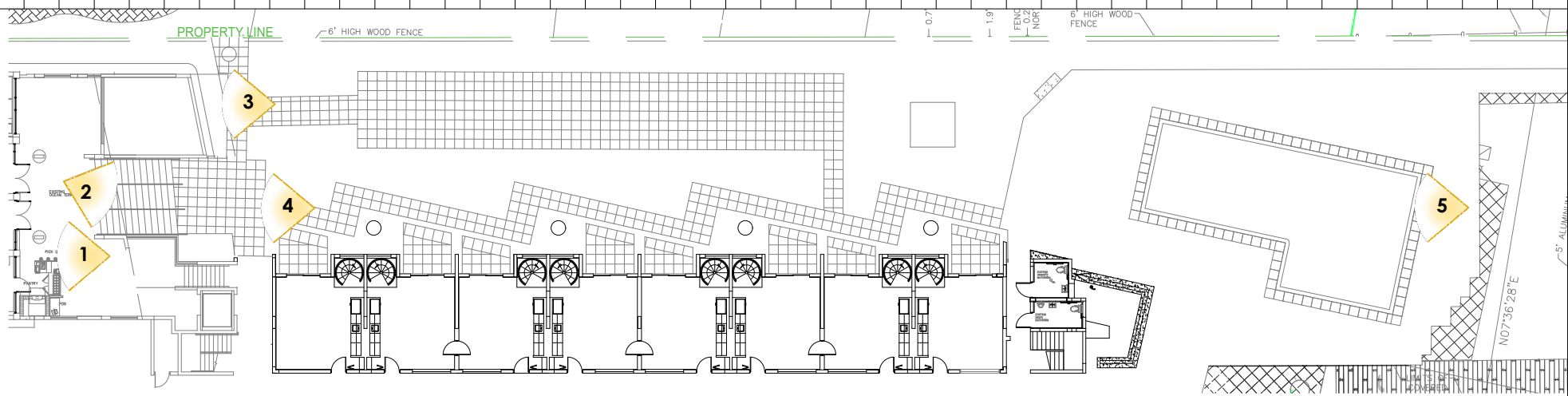
3 LIBRARY



4 GRAND LOBBY TOWARDS COLLINS AVENUE



5 GRAND LOBBY TOWARDS POOL



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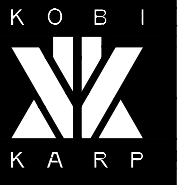
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SAGAMORE

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Scale	NTS	A0.33
Project	2018	



1
PANTRY



2
OCEAN TERRACE TOWARDS POOL



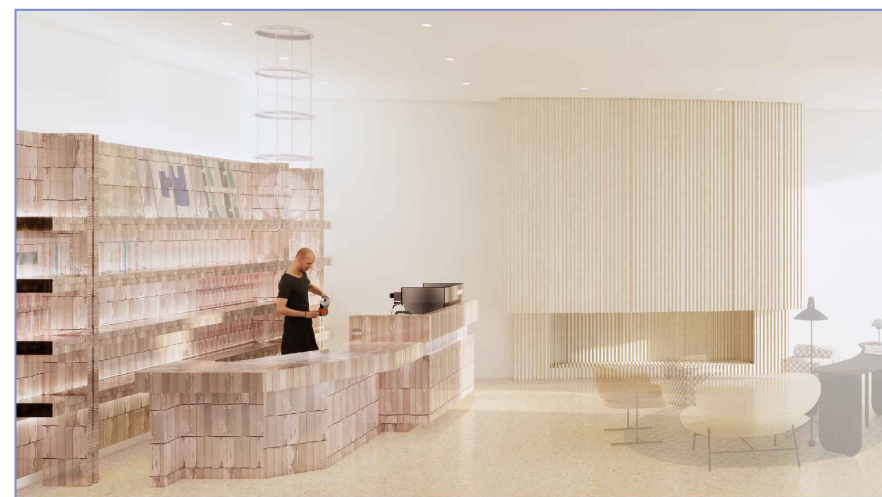
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GYM



4
OCEAN TERRACE TOWARDS COLLINS AVENUE



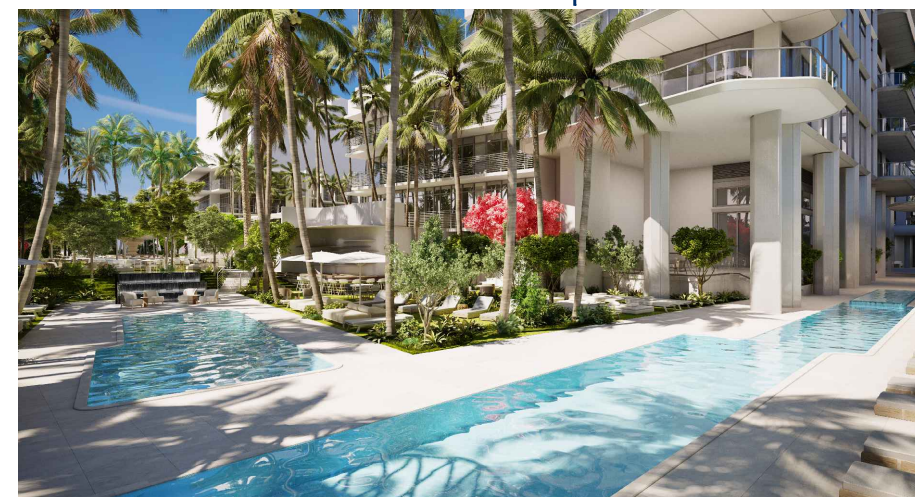
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POOL TOWARDS COLLINS AVENUE



Sagamore Lobby



Sagamore New Door



Rear Yard



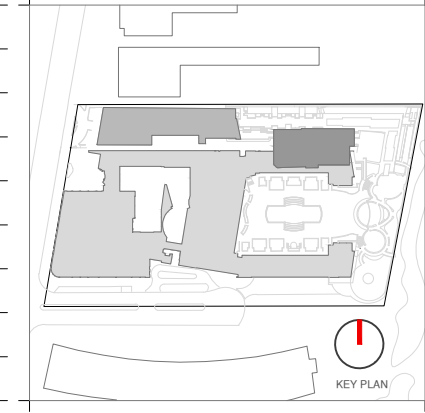
Sagamore Facade - Terrace Restoration

OVERALL PROJECT SCOPE OF WORK

- The Sagamore Lobby, Outdoor seating and corridor.
- Restoration of historic Sagamore facade massing.
- New rear yard, Pool deck, and beach restaurant.
- New Residential building ground up addition
- New Ritz entry canopy.

INTERIOR & EXTERIOR SCOPE OF WORK AREAS

- 1-Proposed Sagamore Area
- 2-Proposed Rear yard & pool deck Area
- 3-Restoration of Sagamore Facade & Addition of Exterior Door



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K O B I

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SCOPE OF WORK RITZ-SAGAMORE

Date	05-08-2023	Sheet No.
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Project	2018	