



VIEW OF IMMEDIATE CONTEXT OF BUILDING - COLLINS AVENUE



VIEW OF IMMEDIATE CONTEXT SOUTH OF BUILDING - COLLINS AVENUE

1 IMMEDIATE CONTEXT IMAGES

SCALE: NTS



VIEW OF IMMEDIATE CONTEXT ACCROSS COLLINS AVENUE



VIEW OF IMMEDIATE CONTEXT NORTH OF BUILDING - COLLINS AVENUE

2 IMMEDIATE CONTEXT IMAGES

SCALE: NTS

PROJECT:
SAGAMORE

1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / Sagamore, LLC
104 West 40th Street, 14th Floor
New York, NY 10018

ARCHITECT OF RECORD:
R+N Architecture
420 E. Palmetto Park Road, Boca Raton, Florida 33432
Office: 786.762.2679 C: 305.282.0005
Email: vn.rodriguez@rns-archint.com
www.rns-archint.com / AA26002510

INTERIOR DESIGNER:
R+N Architecture

MEP+FP CONSULTANT:

STRUCTURAL ENGINEER:



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Victor H Rodriguez
Date: 2021.08.28
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Victor H. Rodriguez,
Registered Architect
State of Florida # AR0094965

**DRB FINAL SUBMITTAL
POOL DECK C.U.P.**

Issue: Issue Date / For:
(1) 08.09.2021 / DRB First Submittal
(2) 08.30.2021 / DRB Final Submittal

- Building Context
DDCI Project #: 2021.050
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Images of Building's
Immediate Context

SCALE: NTS

SHEET NO.

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DRB FINAL SUBMITTAL SET, August 30th., 2021 - NOT FOR CONSTRUCTION



VIEW OF MAIN BUILDING FRONT FACADE FROM COLLINS AVENUE

1 BUILDING EXTERIOR IMAGES
SCALE: NTS



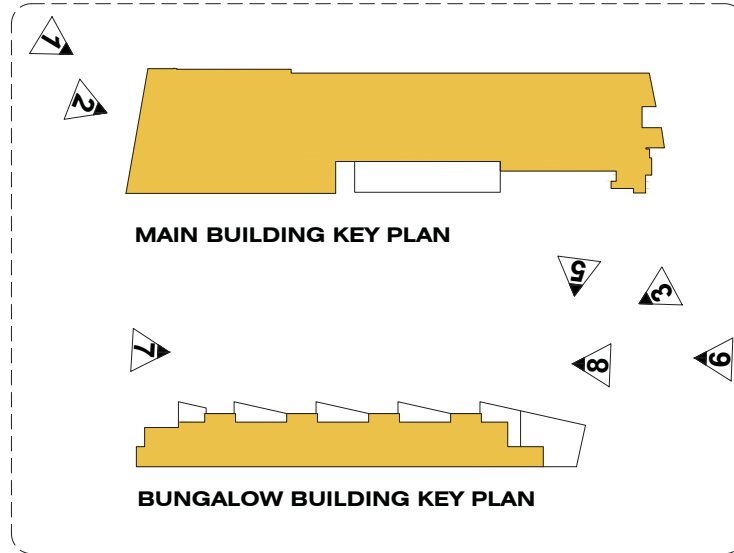
DETAIL OF MAIN BUILDING FRONT FACADE FROM COLLINS AVENUE

2 BUILDING EXTERIOR IMAGES
SCALE: NTS



VIEW OF BUNGALOWS AND INTERIOR COURTYARD FROM POOL DECK

3 BUILDING EXTERIOR IMAGES
SCALE: NTS



MAIN BUILDING KEY PLAN

BUNGALOW BUILDING KEY PLAN

4 PHOTOGRAPHS KEY PLAN FOR SHEETS A1.08 & A1.09
NTS

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SHEET INDEX
- Exterior Images of
Existing Building

SCALE: NTS

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AERIAL VIEW OF POOL DECK

5 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF PATIO DECK LOOKING EAST

7 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF POOL DECK AND PATIO DECK

6 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF PATIO DECK LOOKING WEST

8 BUILDING EXTERIOR IMAGES

SCALE: NTS

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SHEET INDEX

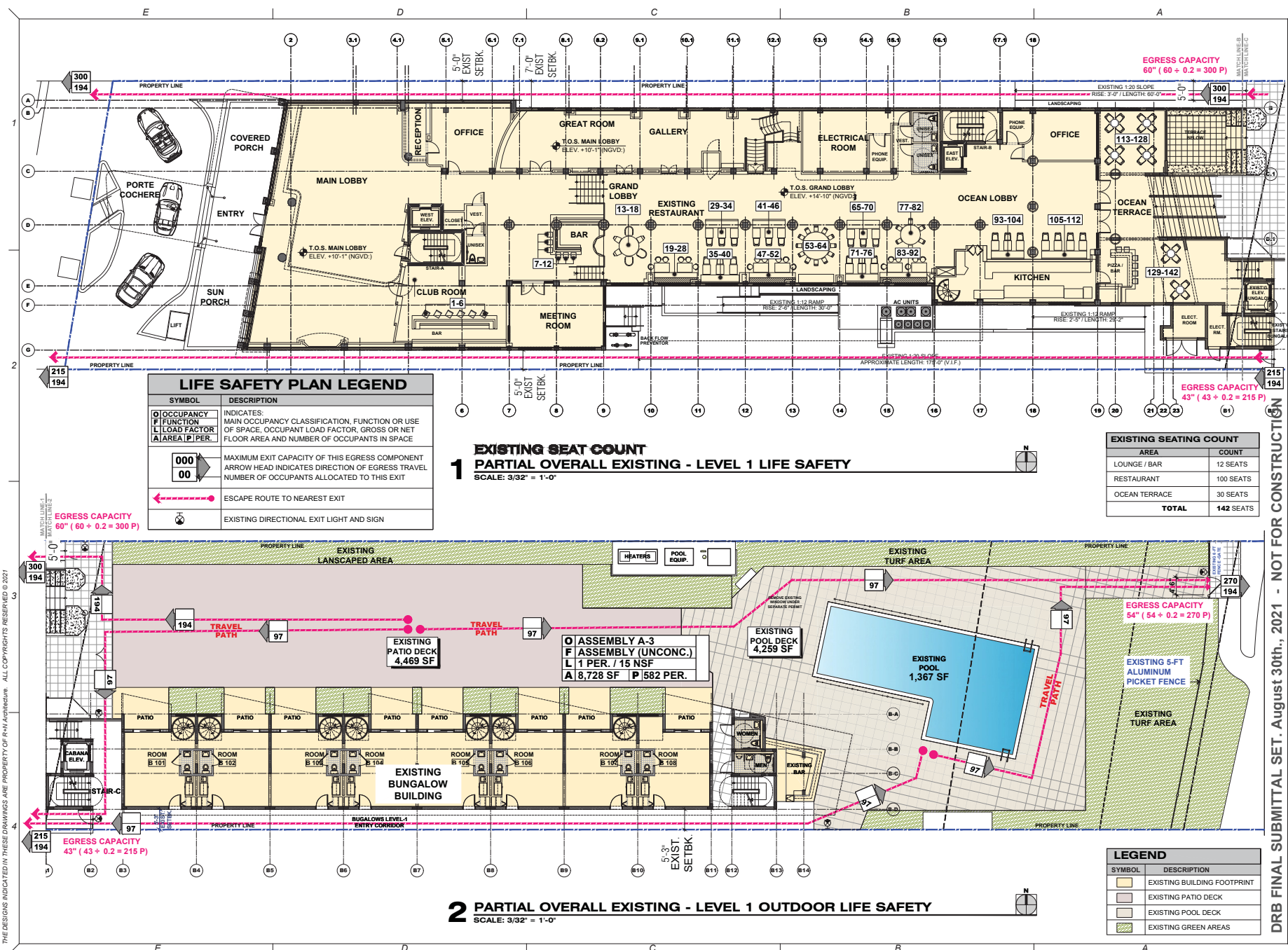
- Images of Patio Deck
and Pool Deck

SCALE: NTS

SHEET NO.

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KEY PLAN

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SHEET INDEX

- Existing Overall Life Safety Plan

SCALE: 3/32" = 1'-0"

SHEET NO.

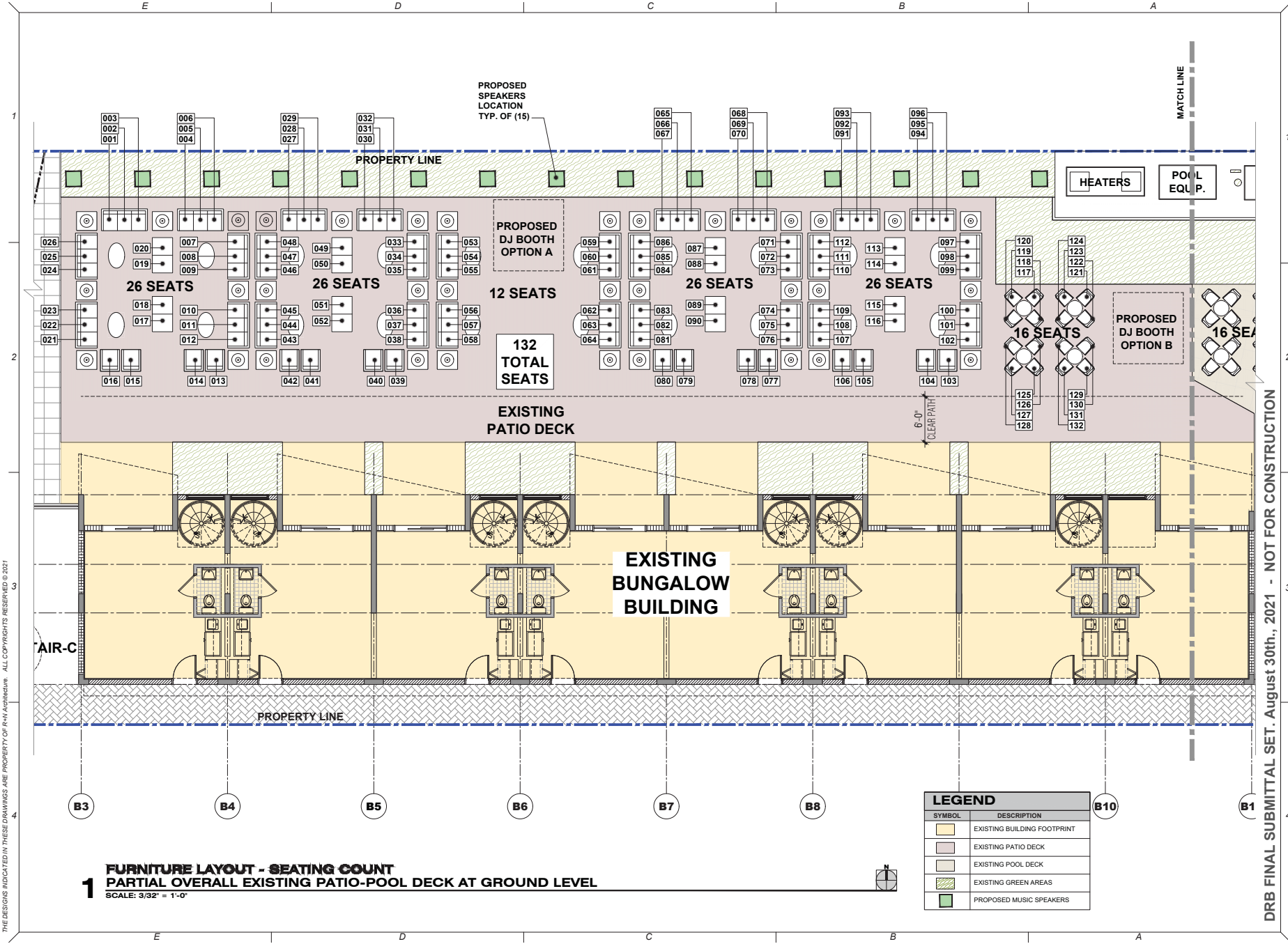
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1 FURNITURE LAYOUT - SEATING COUNT
PARTIAL OVERALL EXISTING PATIO-POOL DECK AT GROUND LEVEL
SCALE: 3/32" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING BUILDING FOOTPRINT
	EXISTING PATIO DECK
	EXISTING POOL DECK
	EXISTING GREEN AREAS
	PROPOSED MUSIC SPEAKERS

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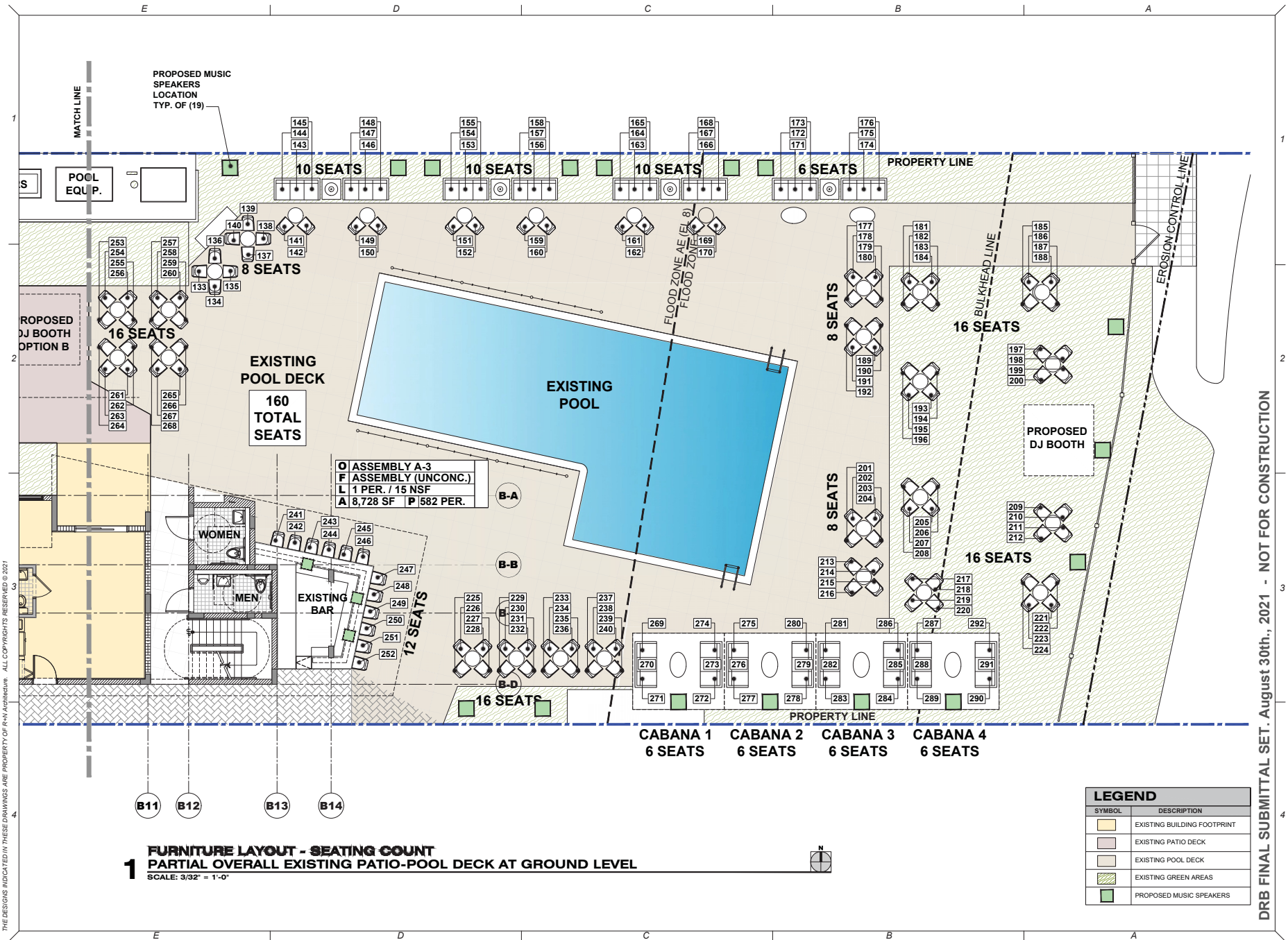
SHEET INDEX

- Seating Layout Options

SCALE: 3/32" = 1'-0"

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SHEET INDEX

- Pool Deck Seating

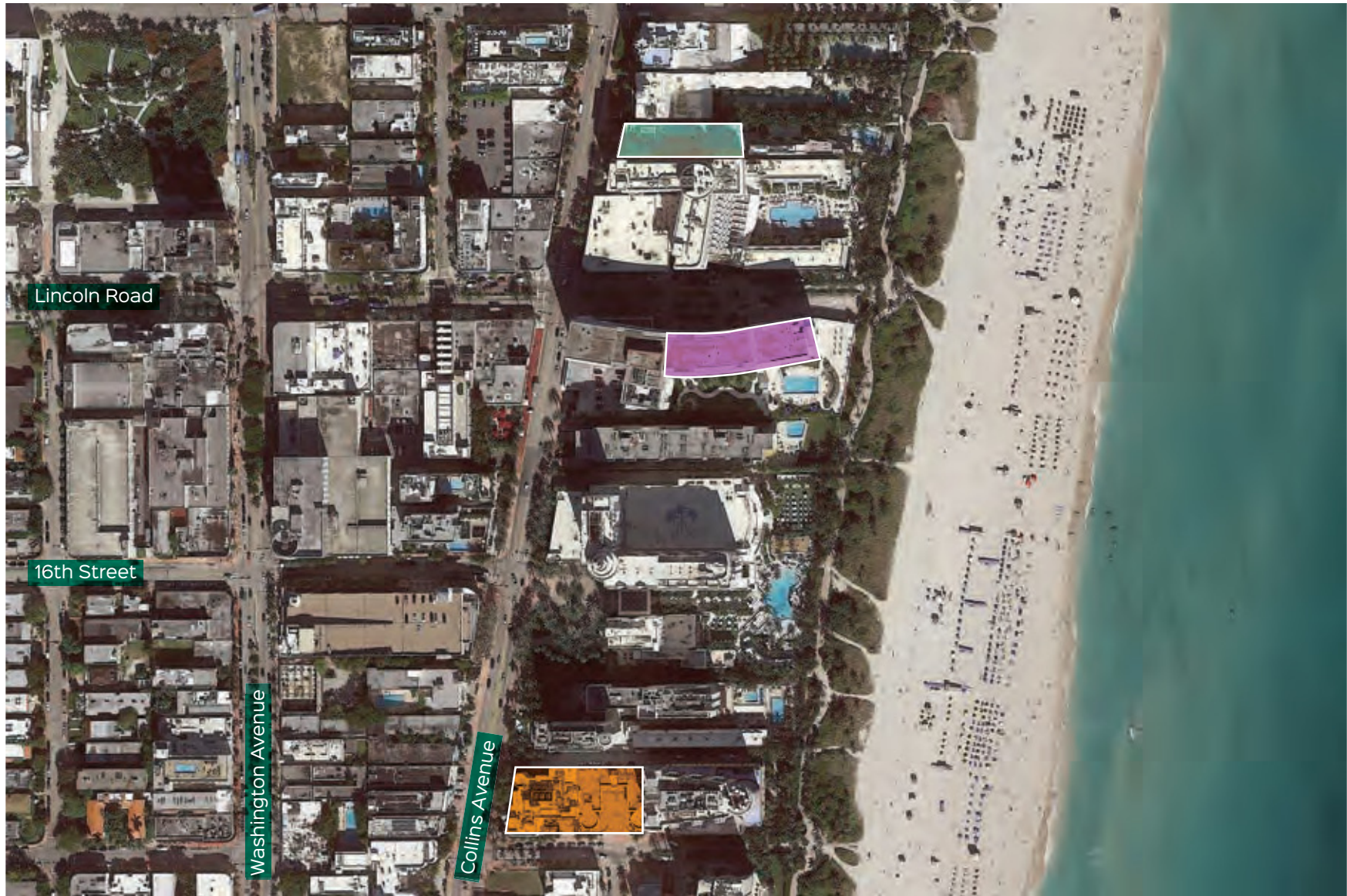
SCALE: 3/32" = 1'-0"

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- Project Location
- 1501 Collins Avenue Parking Garage
- 100 Lincoln Road Garage

Exhibit 1

Location Map

Exhibit 16: Existing Conditions Intersection Capacity Analysis
Saturday Midday and Evening Peak Hour Conditions

Intersection	Signalized/ Un-signalized	Direction	Midday Peak		Evening Peak	
			LOS	Delay	LOS	Delay
Collins Avenue / Lincoln Road	S	NB	C	32.2	C	30.0
		SB	C	31.6	C	29.5
		EB	F	121.0	F	154.1
		WB	E+19	95.1	E+2	81.5
		Overall	D	44.2	D	44.9

¹Based on ITE internalization rates between the hotel and restaurant approved by Miami Beach

²Based on Information Provided by Miami Beach

Future with Maximum Occupancy Event Conditions Intersection Capacity Analysis

The intersection of Collins Avenue and Lincoln Road was analyzed for future with maximum occupancy event conditions for the midday and evening peak hours of a typical Saturday. As the venue is seeking a conditional use permit for future unplanned events at the Sagamore Hotel, the intersection was analyzed as if the event began or ended during the midday and evening peak hours of a typical Saturday. Exhibit 23 shows the resulting LOS for the arrival (event start) and departure (event end) conditions for the midday and evening peak hours of a typical Saturday. The analysis shows that the intersection is projected to continue to operate at LOS D during the midday and evening peak hours during the event arrival and departure. Capacity worksheets are included in Attachment D.

**Exhibit 23: Future with Maximum Occupancy Event Conditions
Intersection Capacity Analysis
Saturday Midday and Evening Peak Hour Conditions**

Intersection	Signalized/ Un-signalized	Direction	Midday Peak		Evening Peak		LOS Standard
			LOS	Delay	LOS	Delay	
Collins Avenue / Lincoln Road (Arrival)	S	NB	C	35.0	C	33.4	E+50
		SB	C	33.3	C	31.9	E+50
		EB	E+46	116.5	F	136.4	E+50
		WB	E+15	37.6	E	72.5	E+50
		Overall	D	46.6	D	46.6	E+50
Collins Avenue / Lincoln Road (Departure)	S	NB	D	37.1	C	33.1	E+50
		SB	D	35.3	C	31.8	E+50
		EB	E+36	108.9	F	140.5	E+50
		WB	E+25	99.7	E+32	105.3	E+50
		Overall	D	47.3	D	47.2	E+50