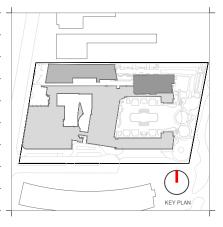


RITZ-SAGAMORE

HPB23-0574



Rev.	Date	Rev.	Dat

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FINAL SUBMITTAL

Ritz-Sagamore 1 Lincoln Road Miami Beach, FL 33139

Di Lido Beach Resort LLC. EBJ Sagamore LLC. Sobe Sky Development LLC. Di Lido Beach Resort Hotel Corpo



KOBI KARP Lic. # AR0012578

COVER

RITZ-SAGAMORE

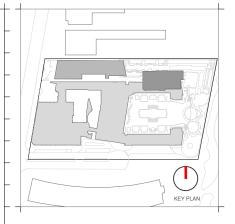
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A0.04	LOCATION PLAN
A0.05	AERIAL VIEW
A0.06	CONTEXT AERIAL VIEW
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FINAL SUBMITTAL

Ritz-Sagamore

1 Lincoln Road Miami Beach, FL 33139

Di Lido Beach Resort LLC. EBJ Sagamore LLC. Sobe Sky Development LLC. Di Lido Beach Resort Hotel Corporation

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KOBI KARP Lic. # AR0012578

DRAWING INDEX

RITZ-SAGAMORE

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		REMAIN RITZ AN	D SAGAMORE BLD	•
RITZ	HOTEL		Sage	amore
	FAR AREA			FAR AREA
Basement	8,785 **		Basement	0 **
Ground	65,715		Ground	10,607
2nd Floor	65,856		2nd Floor	11,726
3rd Floor	60,169		3rd Floor	11,726
4th Floor	44,244	1	4th Floor	11,726
5th Floor	26,639		5th Floor	11,275
6th Floor	24,397	1	6th Floor	4,218
7th Floor	24,393	1	Totals	61,278
8th Floor	24,397	1	-	
7th Floor	24,327	1		
10th Floor	24,387	1		
11th Floor	24,383	1		
Totals	417,692			
		_		
RITZ	LOTAREA	FAR RATIO	MAX FAR	FAR AVAILA
PER SURVEY	163,813	3	511,439	93,748 *
SAGAMORE	LOTAREA	FAR RATIO	MAX FAR	FAR AVAILA
Lot AREA	44,848	2	89696	28,418

FAR SUMMARY						
Ritz FAR	Sagamore FAR	Total FAR Available				
93,748 *	28,418	122,166				
* Includes 20,000 SF per Sec. 142-246	5 (a) (3)					

^{** 1/2} of the basemant included in the calcualtion

PROPOSED AREAS - NEW TOWER

	LEVELS	UNITS	COMMON AREA+BOH	AMENITIES	NEW BRIDGE CONNECTION	BALCONIES & TERRACES	GFA	EFFICIENCY	FAR
+	ROOF		769 SQ.FT.						769 SQ.FT.
	LEVEL 15	6,976 SQ.FT.	1,430 SQ.FT.			2,130 SQ.FT.	10,536 SQ.FT.	17%	8,406 SQ.FT.
1	LEVEL 14	7,536 SQ.FT.	1,430 SQ.FT.			2,130 SQ.FT.	11,096 SQ.FT.	16%	8,966 SQ.FT.
	LEVEL 13	7,536 SQ.FT.	1,430 SQ.FT.			2,130 SQ.FT.	11,096 SQ.FT.	16%	8,966 SQ.FT.
	LEVEL 12	7,536 SQ.FT.	1,430 SQ.FT.			2,130 SQ.FT.	11,096 SQ.FT.	16%	8,966 SQ.FT.
1	LEVEL 11	7,536 SQ.FT.	1,430 SQ.FT.			2,130 SQ.FT.	11,096 SQ.FT.	16%	8,966 SQ.FT.
	LEVEL 10	7,536 SQ.FT.	1,430 SQ.FT.			1,925 SQ.FT.	10,891 SQ.FT.	16%	8,966 SQ.FT.
+	LEVEL 9	7,536 SQ.FT.	1,430 SQ.FT.			1,925 SQ.FT.	10,891 SQ.FT.	16%	8,966 SQ.FT.
	LEVEL 8	7,536 SQ.FT.	1,430 SQ.FT.			1,925 SQ.FT.	10,891 SQ.FT.	16%	8,966 SQ.FT.
1	LEVEL 7	7,536 SQ.FT.	1,430 SQ.FT.			1,925 SQ.FT.	10,891 SQ.FT.	16%	8,966 SQ.FT.
	LEVEL 6	7,536 SQ.FT.	1,430 SQ.FT.			3,675 SQ.FT.	12,641 SQ.FT.	16%	8,966 SQ.FT.
	LEVEL 5	-	2,152 SQ.FT.	7,794 SQ.FT.		6,250 SQ.FT.	16,196 SQ.FT.	-	9,946 SQ.FT.
1	LEVEL 4	4,177 SQ.FT.	1,708 SQ.FT.			916 SQ.FT.	6,801 SQ.FT.	29%	5,885 SQ.FT.
	LEVEL 3	4,177 SQ.FT.	1,708 SQ.FT.		512 SQ.FT.	916 SQ.FT.	7,313 SQ.FT.	27%	6,397 SQ.FT.
+	LEVEL 2	-	1,192 SQ.FT.		512 SQ.FT.		1,704 SQ.FT.	-	1,704 SQ.FT.
	LEVEL 1	1	3,864 SQ.FT.				3,864 SQ.FT.	-	3,864 SQ.FT.
1		83,154 SQ.FT.	25,693 SQ.FT.	7,794 SQ.FT.	1,024 SQ.FT.	30,107 SQ.FT.	147,003 SQ.FT.		117,665 SQ.FT.

		5ti /0.5.5.5ht	/ D I-i		
		Seating / O.C.C Chart / RITZ	Parking		
Floor Level	Room Name	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
	New Retail from 1999 Permit	2.819 SF		,,,	8
L . –	Lobby Bar	In Historic Ritz	51 Occupants	52 Occupants	N/A
Ground	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
	Book Store/Coffee Shop	In Historic Sagamore	N/a	10 Seats	N/A
Ground	Cigar Lounge	In Historic Sagamore	N/A	20 Seats	N/A
Ground	Pool Restaurant	In Historic Sagamore	N/A		
	Restaurant	In Historic Sagamore	142 Seats	60 Seats	N/A
Totals					
		UNIT PARKING REQUIR	REMENTS		
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

MIAMIBEACH

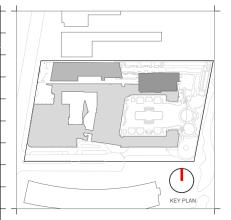
Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1 Lincoln Road, 1671 Collins Ave, Mi	ami Beach, FL, 33139		
2	Board and File numbers:				
3	Folio number(s):	02-3234-019-0520 02-3234-019-0530	02-3234-019-0570		
4	Year constructed:		Zoning District:	RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL	
5	Historic Designation	Local: Ocean Drive/ Collins Ave His	Local: Ocean Drive/ Collins Ave Historic District		
		National: Miami Beach Architecture	ıl District		
6	Flood Zone:	Flood Zone AE & Flood Zone X			
7	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	6.83' NG VD	•
8	Design Flood Elevation:	13'-0" NGVD			
9	Max. Wave Crest Elevation:	15'-0" NGVD			
10	Adjusted grade (Flood+Grade/2)	N/A			
11	Lot Area:	1671 COLLINS AVE = 44,848 SF/ 1 LIN	COLN ROAD = 163,813 SF		208,661 SF TOTAL / 4.79 AC
12	Lot Width	350.00	Lot Depth:	594.47	•
13	Minimum Unit Size	550 SF	Average Unit Size:	2,000 SF	
14	Existing User	HOTEL / RESTAURANT	Proposed Use:	HOTEL/ RESIDENTIAL / RESTAURANT / RETAIL	
14	Existing User	HOTEL / RESTAURANT	Proposed Use:	HOTEL/ RESIDENTIAL / RESTAURANT / RETAIL	

		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
10	Height				-
	Architectural District-New Construction	200'-0" *		182'-10"	
	Ground Floor Additions Sec. 142-246(e), (3)	25'-0" *		23'-8"	
1.1	Number of Stories				-
	Architectural District-New Construction	20 STORIES		1.5 STORYTOWER	
	Ground Floor Additions	2 STORIES			
12	FAR: 1 Lincoln Road 3.0 + 1671 Collins 2.0	601,135 SF	478,970 SF	596,635 SF	
13	Gross Square Footage	N/A	N/A		-
14	Square Footage by use	N/A	N/A	N/A	-
1.5	Number of Units Residential	N/A	N/A	30 UNITS	-
16	Number of Units Hotel	N/A	477	434 UNITS	-
17	Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART	=
18	Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART	-
	*Sec. 142-1161 Height regulation exceptions.				

117	Intumber of sedis	N/A	IN/ M	REFER TO SEATING/O.C.C CHART	-
18	Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART	-
	*Sec. 142-1161 Height regulation exceptions.				
	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	At-Grade Parking Lot				
19	Front Setback (Collins ave/ West):	20'-0"	N/A	N/A	-
20	Side Setback (Interior/ North):	17'-6"	N/A	N/A	-
21	Side Setback (Lincoln Rd/ South):	17'-6"	N/A	N/A	-
22	Rear Setback (East):	50' from BL	N/A	N/A	-
	Subterranean/ Pedestal Oceanfront/ LVL 0-5				
23	Front Setback (Collins ave/ West):	20'-0"	56'-9" RITZ	56'-9" RITZ	EXISTING STRUCTURES TO REMAIN
24	Side Setback (Interior/ North):	28'-0"	7'4" SAGAMORE	5'-0" SAGAMORE	EXISTING STRUCTURES TO REMAIN
25	Side Setback (Lincoln Rd/ South):	28'-0"	49'-6" RITZ	49'-6" RITZ	EXISTING STRUCTURES TO REMAIN
26	Rear Setback (East):	100'-0"	45'-8" RITZ	45'-8" RITZ	EXISTING STRUCTURES TO REMAIN
	Tower Oceanfront*				
27	Front Setback (Collins ave/ West):	100'-0"	N/A	340'-0"	=
28	Side Setback (Interior/ North):	41'-4" HABITABLE/35'-4" BALCONY	N/A	41"-4" HABITABLE SPACE / 35'-4" BALCONY PRJECTION	-
29	Side Setback (Lincoln Rd/ South):	75'-0"	N/A	231'-0"	-
30	Rear Setback (East):	100'-0"	N/A	94'-0" BALCONY PROJECTION / 100'-0" HABITABLE SPACE	-
	Detached Additions at 25 FT max height				
31	Front Setback (Collins ave/ West):	N/A	N/A	N/A	
32	Side Setback (Interior/ North):	5'-O"	N/A	N/A	
33	Side Setback (Lincoln Rd/ South):	5'-O"	N/A	N/A	
34	Rear Setback (East):	50' from BL	N/A	N/A	
	*Sec. 142-246(f)(1)	'			
	*** See Survey for existing conditions				
	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
31	Parking District No 1				
32	Total # of parking spaces	234 PER CHART PROVIDED	247	236	-
33	# of parking spaces per use (Provide a	SEE CHART PROVIDED	N/A		
	separate chart for a breakdown calculation)	SEE CHART FROVIDED			
34	Valet Drop off and pick up		N/A	ON SITE	=
35	Loading zones and Trash collection areas		N/A	ONSITE	-
36	Bike Racks	129	N/A	129	-
			<u> </u>		
37	Is this a contributing building?			YES	
38	Located within a Local Historic District?			YES	
_					
	Notes: If not applicable write N/A				
					1
	Notes: FAR calculated per Ordinance ZBA2019-0 *SEE PARKING REQUIREMENTS (A)	3077			



Rev.	Date	Rev.	Date

HPB

FINAL SUBMITTAL

Ritz-Sagamore 1 Lincoln Road — Miami Beach, FL 33139

Di Lido Beach Resort LLC. EBJ Sagamore LLC. Sobe Sky Development LLC. Di Lido Beach Resort Hotel Corporatio

STUDIO MUNGE. 25 Wingold Avenue, Toronto, ON Canada M6B 1P8 416.588.1668

Consultant:
Name
Address
Address
Address
Address
Coral Gaboles, FL 33143
Email

LANDSCAPE ARCHITECT
Naturalficial.
S915 Red Road, Suite 224
Coral Gaboles, FL 33143
FRail

| Consultant: | MEP | Mame | MG Engineering, | Address | 6915 Red Road, Suite 224 | Address | 2800 Biscayne Blvd | Tel: | Miami, Ft., 33137 | Email | 305,755,3833 |

Consultant: Name Address Address Tel: Email Desimore Consulting Engineering 800 Brickell Avenue, 6th Floor Miami, FL 33131 305.441.0755

Architect:
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Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP Lic. # AR0012578

PROJECT DATA

RITZ-SAGAMORE

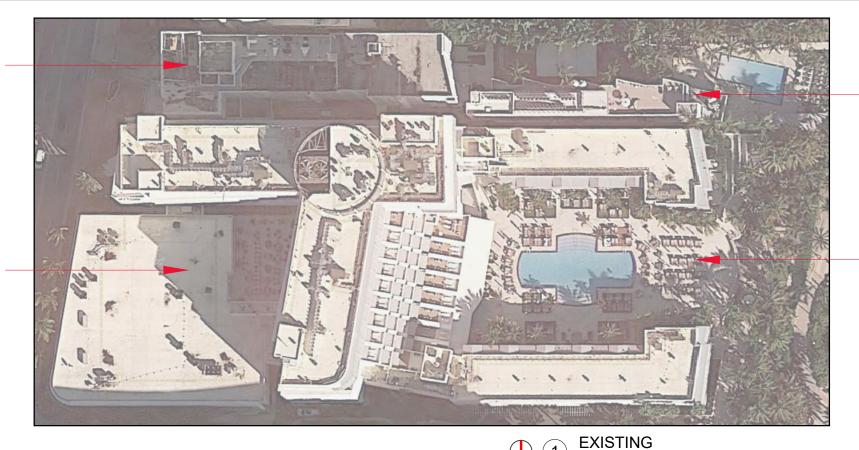
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Project	2018	



EXISTING SAGAMORE HOTEL

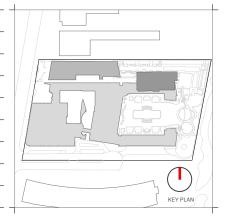
EXISTING RITZ

CARLTON HOTEL



EXISTING SAGAMORE CABANAS TO BE REMOVED

EXISTING OUTDOOR RESTAURANT AND EVENT SPACE



HPB

FINAL SUBMITTAL

Ritz-Sagamore 1 Lincoln Road Miami Beach, FL 33139

Di Lido Beach Resort LLC. EBJ Sagamore LLC. Sobe Sky Development LLC. Di Lido Beach Resort Hotel Co

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KOBI KARP Lic. # AR0012578

PROPOSED VS EXISTING

RITZ-SAGAMORE

A0.05 NTS

RESTORED SAGAMORE HOTEL

> EXISTING RITZ **CARLTON HOTEL**



NEW RESIDENTIAL TOWER AND ASOCIATED EXTERIOR SPACES

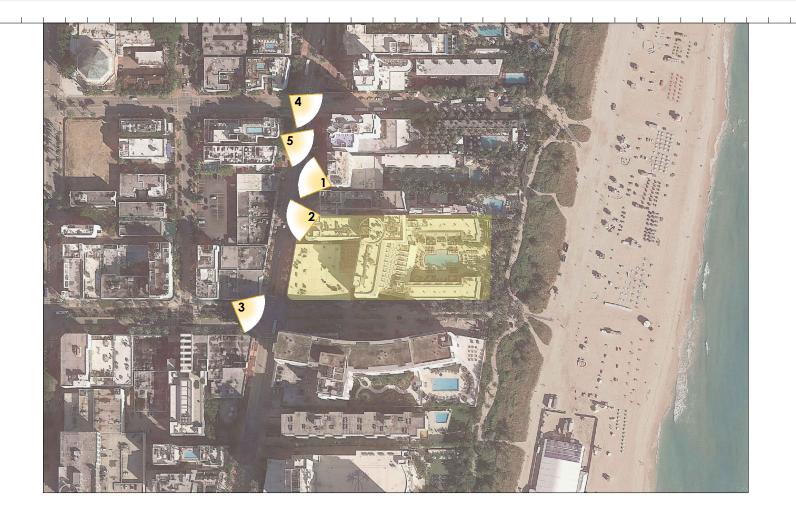
RENOVATED OUTDOOR RESTAURANT AND EVENT SPACE

NEW RITZ CARLTON ENTRY CANOPY

REDEVELOPED 100 BLOCK ROADWAY AND BEACH ACCESS

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

PROPOSED PROPOSED









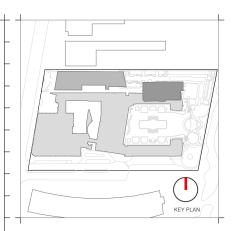


THE DECOPLAGE - COLISH & GROSSMAN, 1965



THE DELANO HOTEL - ROBERT SWARTBURG, 1947





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Ritz-Sagamore 1 Lincoln Road Miami Beach, FL 33139

Di Lido Beach Resort LLC. EBJ Sagamore LLC. Sobe Sky Development LLC. Di Lido Beach Resort Hotel Corpora

LANDSCAPE ARCHITECT Naturalficial. 6915 Red Road, Suite 224 Coral Gables, FL 33143 786.717.6564

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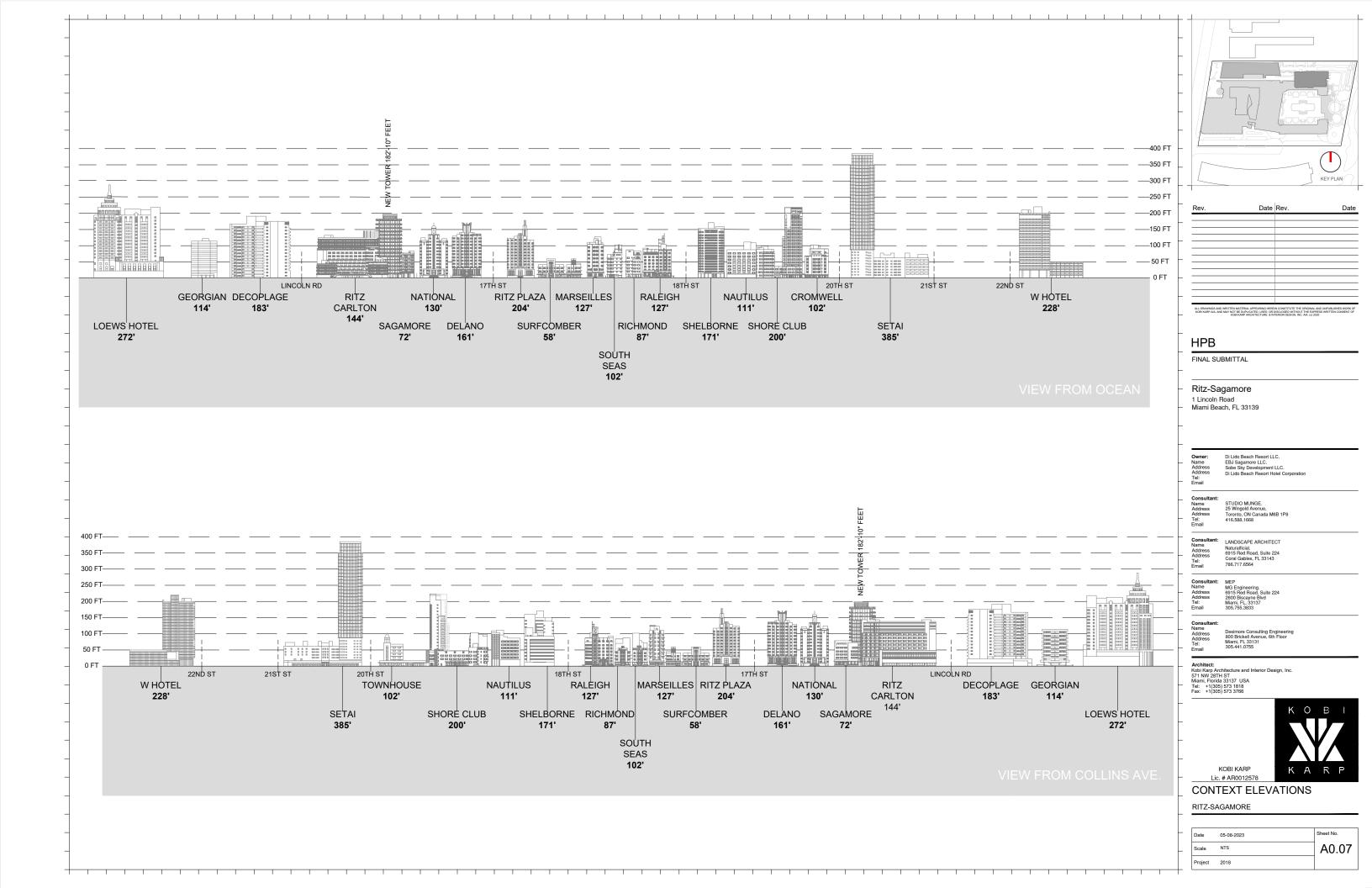


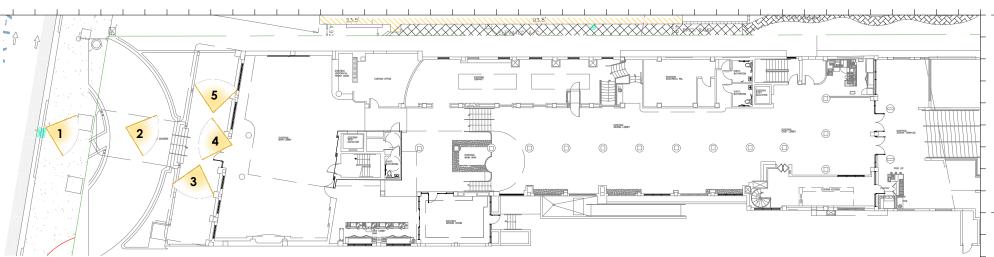
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CONTEXT

SURROUNDING BUILDINGS

_	Date	05-08-2023	Sheet No.
_	Scale	NTS	A0.06
	Project	2018	







VIEW FROM COLLINS AVENUE



PORTE COCHERE TOWARDS LOBBY



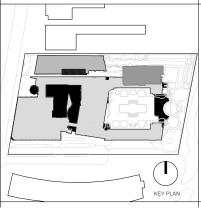
EXTERIOR LOBBY LOUNGE TOWARDS THE RITZ



LOBBY TOWARDS PORTE COCHERE



EXTERIOR LOBBY LOUNGE TOWARDS THE NATIONAL



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Ritz-Sagamore

1 Lincoln Road Miami Beach, FL 33139

Di Lido Beach Resort LLC. EBJ Sagamore LLC. Sobe Sky Development LLC. Di Lido Beach Resort Hotel Corpor.

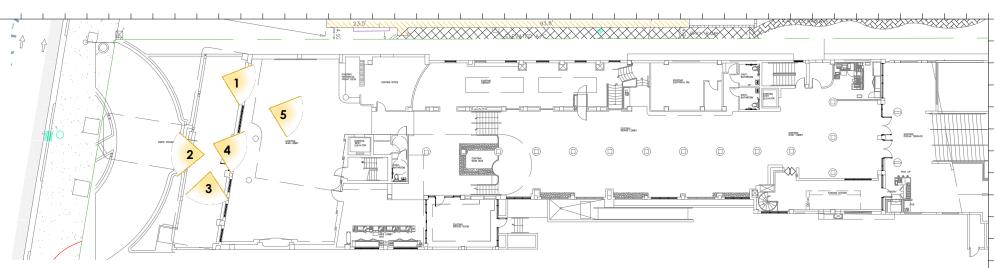
LANDSCAPE ARCHITECT Naturalficial. 6915 Red Road, Suite 224 Coral Gables, FL 33143 786.717.6564

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-	Date	05-08-2023	Sheet No.
-	Scale	NTS	A0.30
	Project	2018	





HISTORIC LOBBY



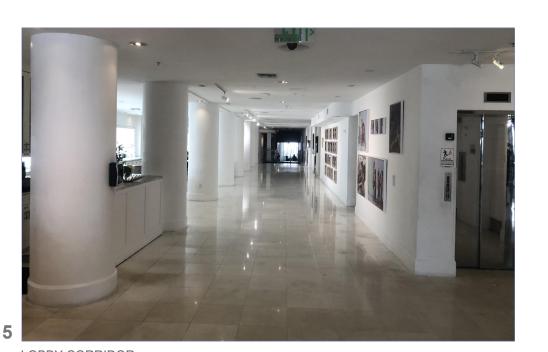
ENTRANCE FACING COLLINS AVENUE



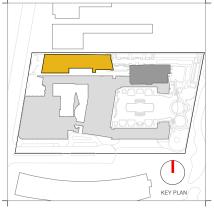
LOBBY LOUNGE



ENTRANCE FACING COLLINS AVENUE



LOBBY CORRIDOR



Rev.	Date	Rev.	Date

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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.
Address	Di Lido Beach Resort Hotel Corporation
Tel:	
F:1	

LANDSCAPE ARCHITECT Naturalficial. 6915 Red Road, Suite 224 Coral Gables, FL 33143 786.717.6564

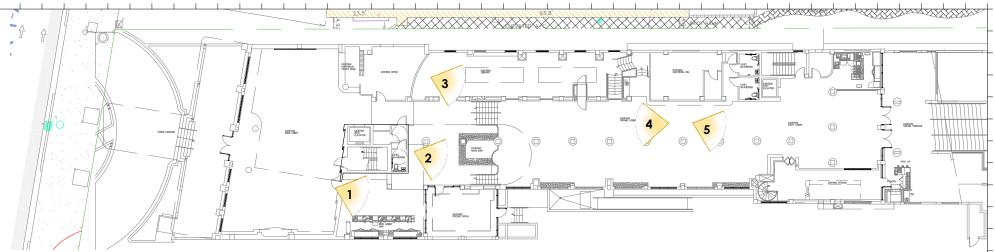
Architect:
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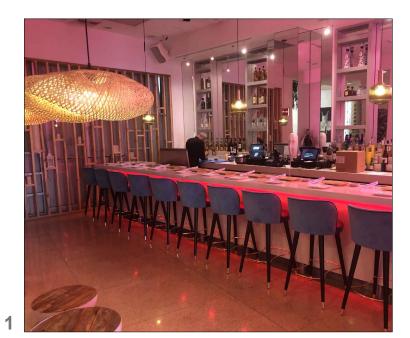


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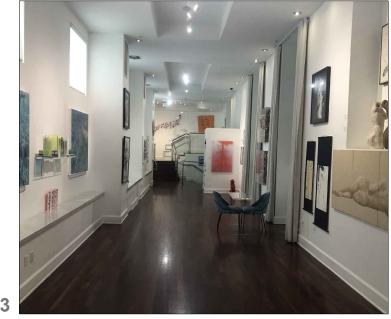




LOBBY BAR ADJACENT TO ORCHID ROOM



MAIN BAR



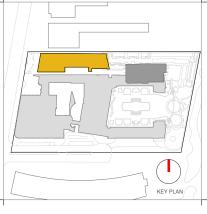
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GRAND LOBBY TOWARDS COLLINS AVENUE



GRAND LOBBY TOWARDS POOL



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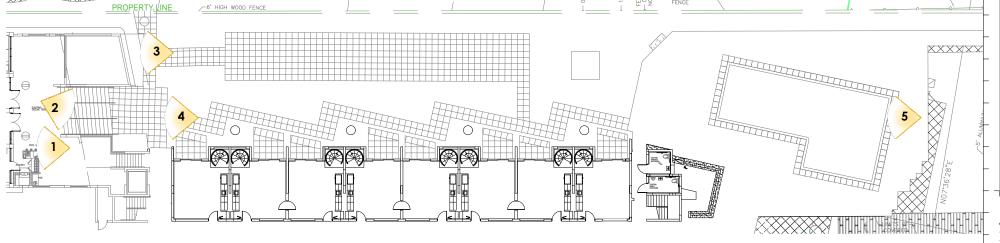
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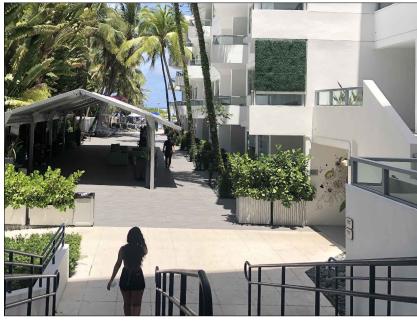
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EXISTING CONDITIONS

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	Project	2018	









OCEAN TERRACE TOWARDS POOL

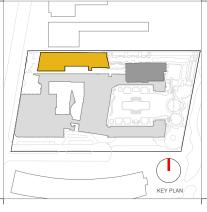
GYM







POOL TOWARDS COLLINS AVENUE



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Ritz-Sagamore

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EXISTING CONDITIONS

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_	Scale	NTS	A0.33
	Project	2018	



Sagamore Facade - Terrace Restoration

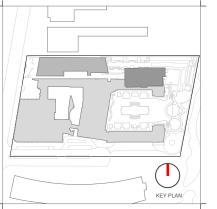


- The Sagamore Lobby, Outdoor seating and corridor.
- Restoration of historic Sagamore facade massing.
- New rear yard, Pool deck, and beach restaurant.
- New Residential building ground up addtion
- New Ritz entry canopy.

Sagamore New Door



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



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FINAL SUBMITTAL

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1 Lincoln Road
- Miami Beach, FL 33139

Owner: Di Lido Beach Resort LLC.
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Address Sobe Sky Development LLC.
Address Di Lido Beach Resort Hotel Corporati
Tel:

Consultant:
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Address Toronto, ON Canada M

Consultant:
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Address
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SCOPE OF WORK

RITZ-SAGAMORE

Date 05-08-2023 Sheet No.

Scale 1"=50'-0" A0.50

Project 2018