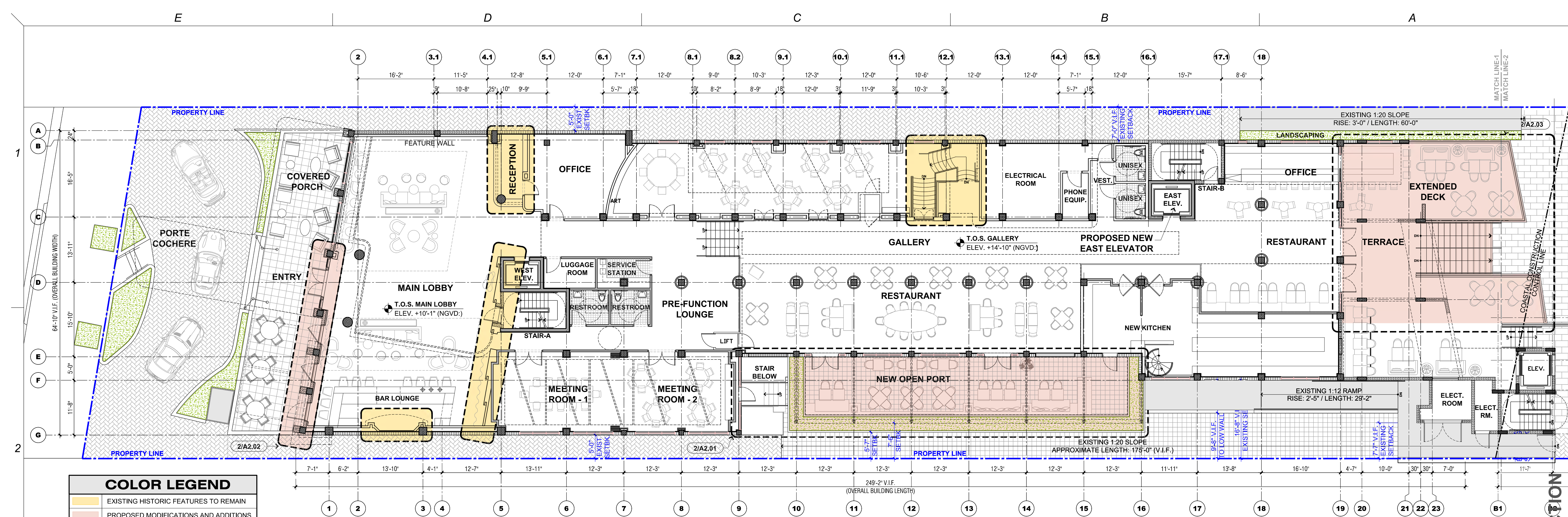
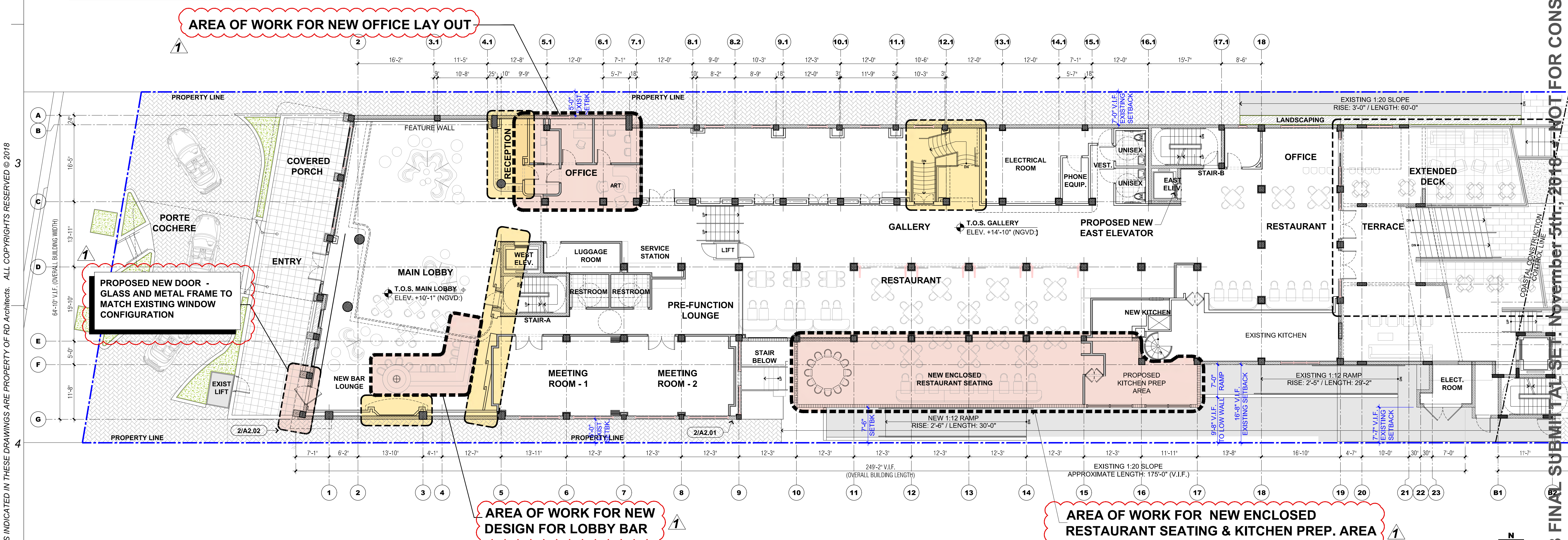




1 OVERALL FLOOR PLAN - HISTORIC BUILDING - LEVEL 1 (AS PREVIOUSLY APPROVED BY HPB)
SCALE: 3/32" = 1'-0"



2 OVERALL PROPOSED FLOOR PLAN - HISTORIC BUILDING- LEVEL 1
SCALE: 3/32" = 1'-0"

PROJECT:
SAGAMORE
1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.762.2679 C: 305.282.0005
Email: info@rda-archint.com
www.rda@rda-archint.com / AA26002510

INTERIOR DESIGNER:
BA - HAUS KNF
5000 BISCAYNE BLVD. SUITE 110, MIAMI FL 33131
+1.305.571.8444 WWW.BHKNF.COM

MEP+FP CONSULTANT:
Florida Engineering Services
34 N.W. 168th Street
North Miami Beach, FL 33169
Off : 305.653.0212
email: fesmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1599 SW 30th Avenue, Suite 20
Boynton Beach Florida 33426
Contact: Gary McDougle P.E.
Off : 561.752.5440
email: gary@specsf.com

LANDSCAPE ARCHITECT:
Laura Llerena & Associates
13170 S.W. 128th Street #207
Miami, Florida 33186
Contact: Laura Llerena
Off : 305.256.1199
email: lhernandez@lllerena-associates.com

KEY PLAN

SIGNATURE / DATE / SEAL

NOT VALID IF MISSING SIGNATURE

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

HPB FINAL SUBMITAL WINDOW MODIFICATION

Issue: Issue Date / For
(1) 11.05.2018 / HPB Final Submittal
(2) 11.05.2018 / Modification of HPB

DDCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Overall Plan Main Building Level 1
- Approved by HPB
- Proposed Plan

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

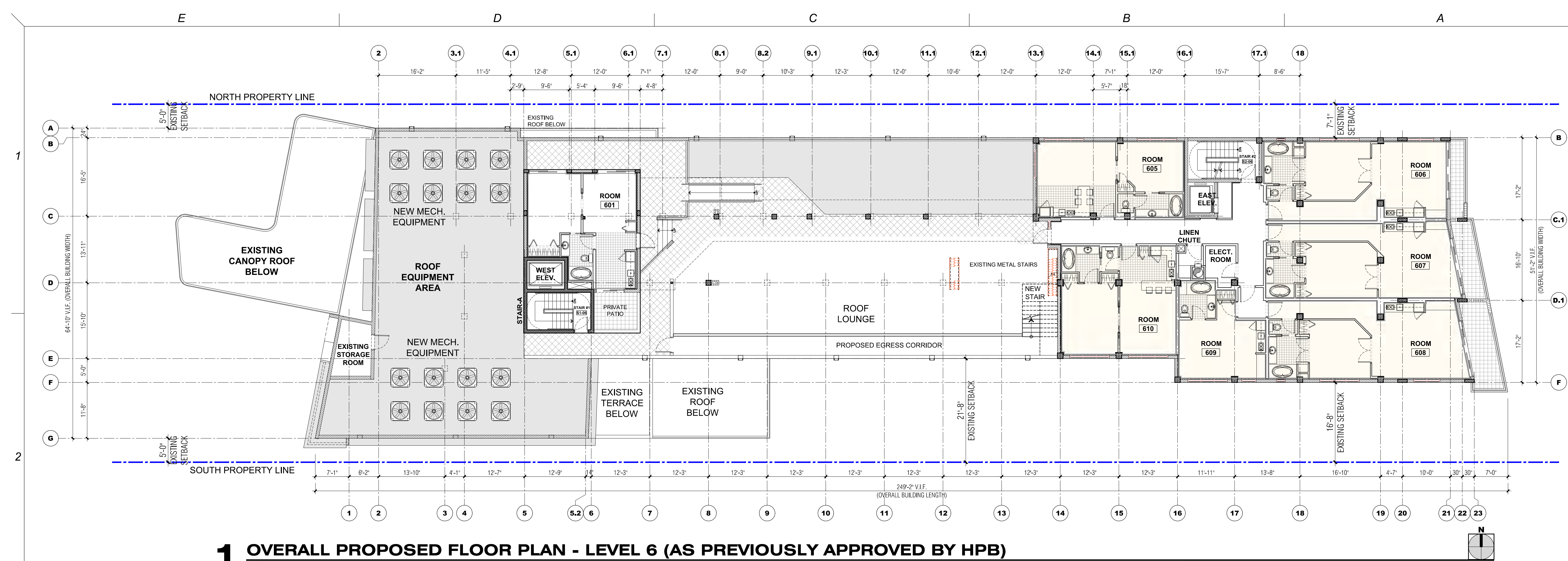
SHEET NO.

A1.01

11/2018 8:18:02 PM

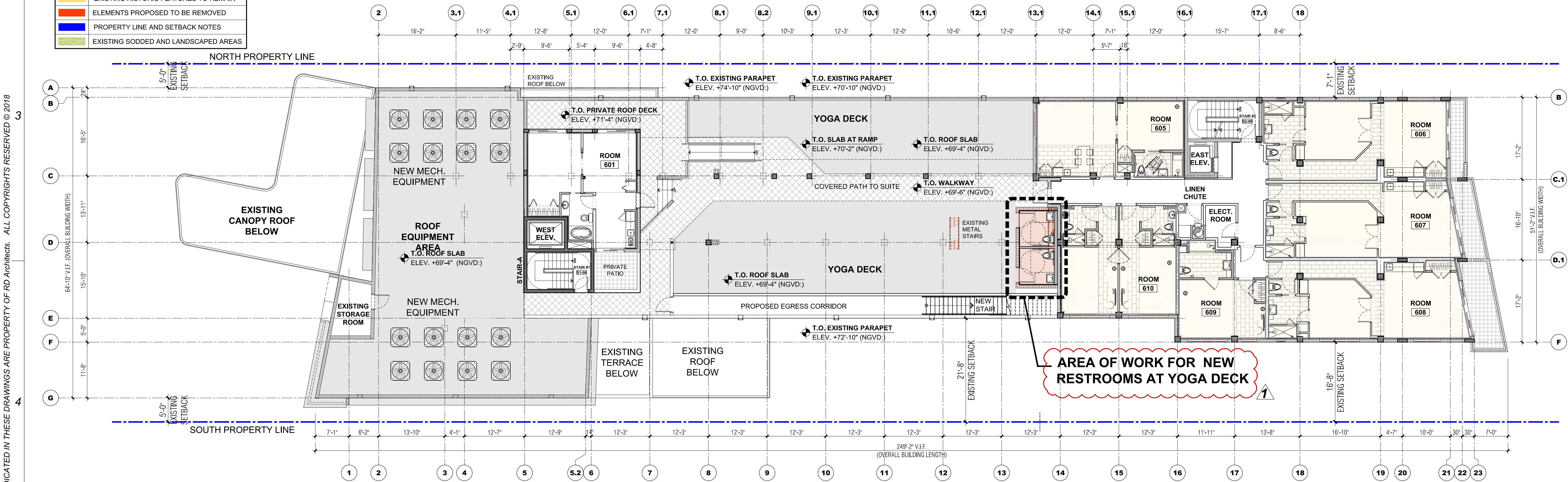
© 2018 RDA

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD Architects. ALL COPYRIGHTS RESERVED © 2018



1 OVERALL PROPOSED FLOOR PLAN - LEVEL 6 (AS PREVIOUSLY APPROVED BY HPB)
SCALE: 3/32" = 1'-0"

COLOR LEGEND	
	EXISTING BUILDING INTERIOR SPACE
	EXISTING HISTORIC FEATURES TO REMAIN
	ELEMENTS PROPOSED TO BE REMOVED
	PROPERTY LINE AND SETBACK NOTES
	EXISTING SODDED AND LANDSCAPED AREAS



2 OVERALL PROPOSED FLOOR PLAN - LEVEL 6
SCALE: 3/32" = 1'-0"

PROJECT:
SAGAMORE
1671 Collins Avenue, Miami Beach, FL 33139
PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

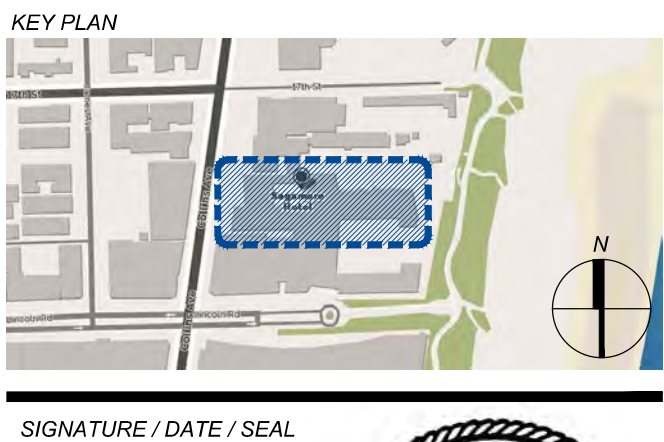
ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.762.2679 C: 305.282.0005
Email: info@rda-archint.com
www.rda@rda-archint.com / AA26002510

INTERIOR DESIGNER:
BA - HAUS KNF
5000 BISCAYNE BLVD. SUITE 110, MIAMI FL 33137
+1.305.571.8444 | WWW.BHKNF.COM

MEP+FP CONSULTANT:
Florida Engineering Services
34 N.W. 168th Street
North Miami Beach, FL 33169
Off : 305 . 653 . 0212
email: fesmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1599 SW 30th Avenue, Suite 20
Boynton Beach Florida 33426
Contact: Gary McDougle P.E.
Off : 561 . 752 . 5440
email: gary@specsf.com

LANDSCAPE ARCHITECT:
Laura Llerena & Associates
13170 S.W 128th Street #207
Miami, Florida 33186
Contact: Laura Llerena
Off : 305 . 256 . 1199
email: lhernandez@lillerena-associates.com



SIGNATURE / DATE / SEAL
NOT VALID IF MISSING SIGNATURE
Victor H. Rodriguez,
Registered Architect
State of Florida # AR0094965

HPB FINAL SUBMITTAL WINDOW MODIFICATION

Issue	Issue Date / For
①	11.05.2018 / HPB Final Submittal
②	11.05.2018 / Modification of HPB

DDCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Overall Proposal Floor Plan - Level 6

SCALE: 3/32" = 1'-0"
SHEET NO.

A1.02

HPB FINAL SUBMITTAL SET. November 5th., 2018 - NOT FOR CONSTRUCTION

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD Architects. ALL COPYRIGHTS RESERVED © 2018

1

2

3

4

UNIT COUNT (AS PREVIOUSLY APPROVED BY HPB)

EXISTING

MAIN BUILDING ROOMS COUNT LEVELS 2-5							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
2-501	657 SF	2-508	530 SF	2-515	589 SF	601	551 SF
2-502	676 SF	2-509	739 SF	2-516	589 SF	605	534 SF
2-503	604 SF	2-510	749 SF	2-517	588 SF	606	722 SF
2-504	642 SF	2-511	847 SF			607	667 SF
2-505	523 SF	2-512	346 SF			608	679 SF
2-506	526 SF	2-513	589SF			609	345 SF
2-507	559 SF	2-514	589 SF			610	588 SF
28 ROOMS		28 ROOMS		12 ROOMS		7 ROOMS	

TOTAL
75 ROOMS

PROPOSED (PREVIOUSLY APPROVED BY HPB)

MAIN BUILDING ROOMS COUNT LEVELS 2-5							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
2-501	309 SF	2-508	278 SF	2-515	722 SF	2-522	294 SF
2-502	260 SF	2-509	244 SF	2-516	667 SF	2-523	294 SF
2-503	373 SF	2-510	293 SF	2-517	679 SF	2-524	294 SF
2-504	316 SF	2-511	293 SF	2-518	345 SF	2-525	294 SF
2-505	311 SF	2-512	237 SF	2-519	294 SF	2-526	294 SF
2-506	319 SF	2-513	577SF	2-520	294 SF	2-527	294 SF
2-507	317 SF	2-514	534 SF	2-521	294 SF	2-528	294 SF
28 ROOMS		28 ROOMS		28 ROOMS		28 ROOMS	

TOTAL
112 ROOMS

PROPOSED (PREVIOUSLY APPROVED BY HPB)

MAIN BUILDING ROOMS COUNT LEVEL 6							
ROOM No.	AREA	ROOM No.	AREA				
601	551 SF	606	722 SF				
		607	667 SF				
		608	679 SF				
		609	345 SF				
605	534 SF	610	588 SF				
2 ROOMS		5 ROOMS					

TOTAL
7 ROOMS

TOTAL PROPOSED ROOMS AT MAIN BUILDING = 119

ROOM COUNT PER
PREVIOUSLY
APPROVED HPB

PROPOSED

MAIN BUILDING ROOMS COUNT LEVELS 2-3							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
2-301	309 SF	2-309	244 SF	2-318	722 SF	2-326	294 SF
2-302	260 SF	2-310	293 SF	2-319	667 SF	2-327	294 SF
2-303	373 SF	2-311	293 SF	2-320	679 SF	2-328	294 SF
2-304	316 SF	2-312	237 SF	2-321	345 SF	2-329	294 SF
2-305	311 SF	2-314	294 SF	2-322	294 SF	2-330	294 SF
2-306	319 SF	2-315	243 SF	2-323	294 SF	2-331	294 SF
2-307	317 SF	2-316	243 SF	2-324	294 SF		
2-308	278 SF	2-317	241 SF	2-325	294 SF		
16 ROOMS		16 ROOMS		16 ROOMS		12 ROOMS	

TOTAL
60 ROOMS

PROPOSED

MAIN BUILDING ROOMS COUNT LEVELS 4-5							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
4-501	309 SF			4-518	722 SF	4-526	294 SF
4-502	260 SF	4-510	537 SF	4-519	667 SF	4-527	294 SF
4-503	373 SF			4-520	679 SF	4-528	294 SF
4-504	316 SF	4-512	530 SF	4-521	345 SF	4-529	294 SF
4-505	311 SF			4-522	294 SF	4-530	294 SF
4-506	319 SF	4-514	534 SF	4-523	294 SF	4-531	294 SF
				4-524	294 SF		
4-508	595 SF	4-516	488 SF	4-525	294 SF		
14 ROOMS		8 ROOMS		16 ROOMS		12 ROOMS	

TOTAL
50 ROOMS

PROPOSED (PREVIOUSLY APPROVED BY HPB)

MAIN BUILDING ROOMS COUNT LEVEL 6							
ROOM No.	AREA	ROOM No.	AREA				
601	551 SF	606	722 SF				
		607	667 SF				
		608	679 SF				
		609	345 SF				
605	534 SF	610	588 SF				
2 ROOMS		5 ROOMS					

TOTAL
7 ROOMS

TOTAL PROPOSED ROOMS AT MAIN BUILDING = 117

HPB FINAL SUBMITTAL SET. November 5th., 2018 - NOT FOR CONSTRUCTION

PROJECT:

SAGAMORE

1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER :

EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:



RD Architects

1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.762.2679 C: 305.282.0005
Email: info@rda-archint.com
www.rda@rda-archint.com / AA26002510

INTERIOR DESIGNER:



MEP+FP CONSULTANT:

Florida Engineering Services

34 N.W. 168th Street
North Miami Beach, FL 33169
Off : 305 . 653 . 0212
email: fesmain@bellsouth.net



STRUCTURAL ENGINEER:

Specialty Engineering Consultants, Inc.

1599 SW 30th Avenue, Suite 20
Boynton Beach Florida 33426
Contact: Gary McDougle P.E.
Off : 561 . 752 . 5440
email: gary@specsf.com

LANDSCAPE ARCHITECT:



13170 S.W 128th Street #207
Miami, Florida 33186
Contact: Laura Llerena
Off : 305 . 256 . 1199
email: lhernandez@lillerena-associates.com

KEY PLAN



SIGNATURE / DATE / SEAL

NOT VALID IF
MISSING
SIGNATURE



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

HPB FINAL SUBMITAL
WINDOW MODIFICATION

Issue: Issue Date / For
① 11.05.2018 / HPB Final Submittal
② 11.05.2018 / Modification of HPB

DDCI Project #: 2016.021

Drawn by: VHR
Approved by: VHR

SHEET INDEX

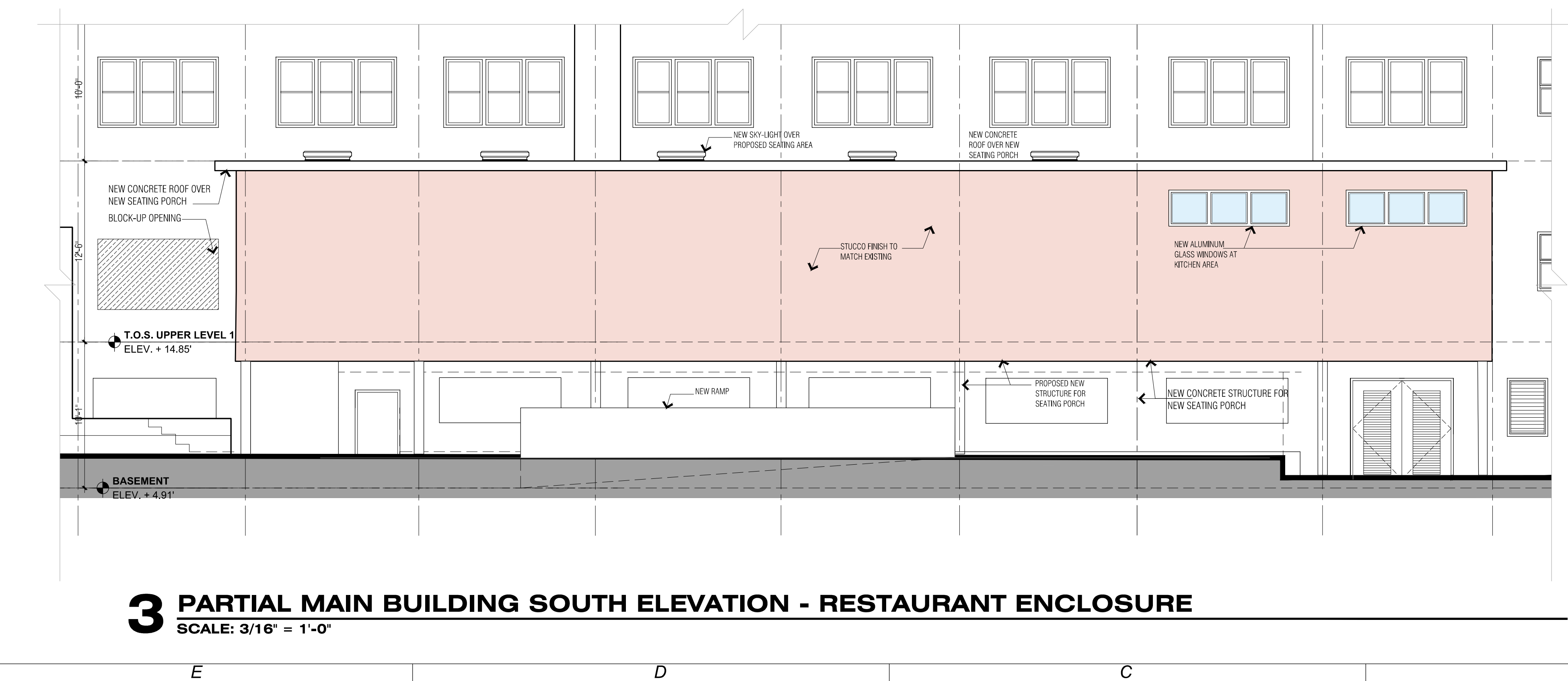
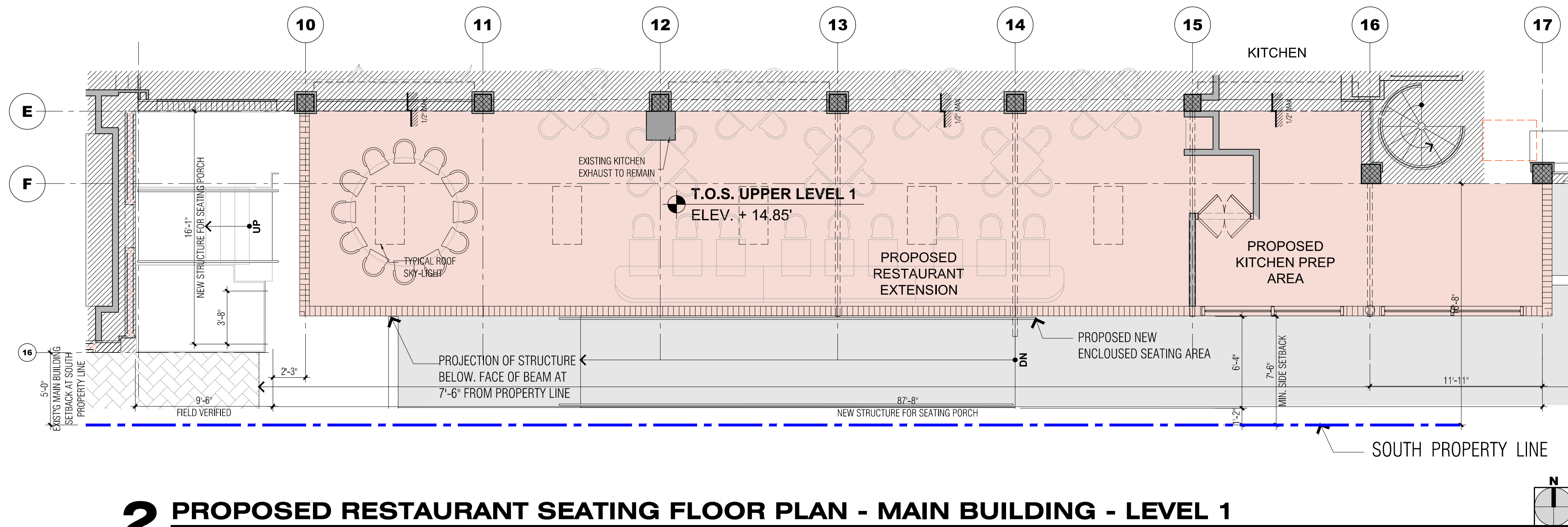
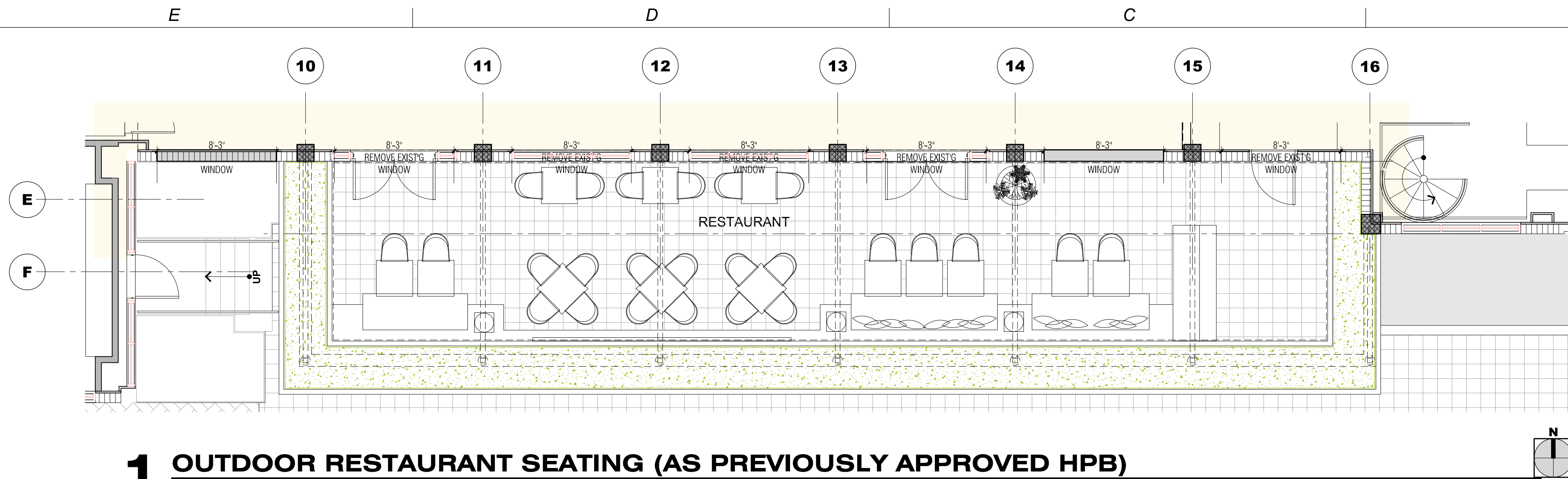
- Guestrooms Count

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

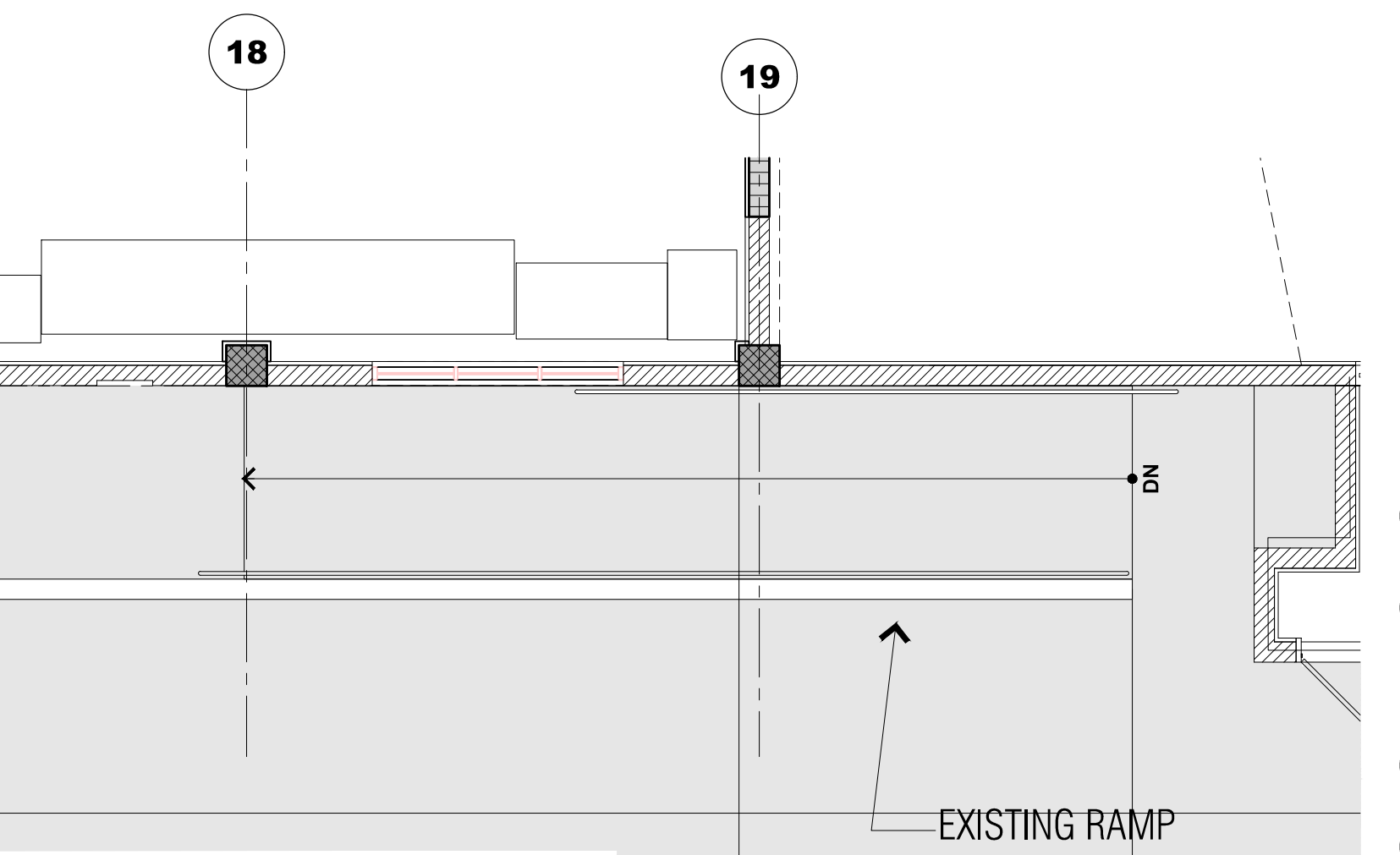
SHEET NO.

A1.03

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD Architects. ALL COPYRIGHTS RESERVED © 2018



VIEW OF SOUTH FACADE
NTS



PROJECT:
SAGAMORE
1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.762.2679 C: 305.282.0005
Email: info@rda-archint.com
www.rda@rda-archint.com / AA26002510

INTERIOR DESIGNER:
BA - HAUS KNF
5000 BISCAYNE BLVD. SUITE 110, MIAMI FL 33137
+1.305.571.8444 | WWW.BHKNF.COM

MEP+FP CONSULTANT:
Florida Engineering Services
34 N.W. 168th Street
North Miami Beach, FL 33169
Off : 305 . 653 . 0212
email: fesmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1599 SW 30th Avenue, Suite 20
Boynton Beach Florida 33426
Contact: Gary McDougle P.E.
Off : 561 . 752 . 5440
email: gary@specsf.com

LANDSCAPE ARCHITECT:
LLA LAURA LLERENA & ASSOCIATES
13170 S.W. 128th Street #207
Miami, Florida 33186
Contact: Laura Llerena
Off : 305 . 256 . 1199
email: lhernandez@lillerena-associates.com

KEY PLAN
13170 S.W. 128th Street #207
Miami, Florida 33186
Contact: Laura Llerena
Off : 305 . 256 . 1199
email: lhernandez@lillerena-associates.com

SIGNATURE / DATE / SEAL
NOT VALID IF MISSING SIGNATURE
Victor H. Rodriguez,
Registered Architect
State of Florida # AR0094965

HPB FINAL SUBMITTAL WINDOW MODIFICATION

Issue	Issue Date / For
1	11.05.2018 / HPB Final Submittal
2	11.05.2018 / Modification of HPB

DDCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Enlarged Proposed Restaurant Seating Porch
- Elevation & Section

SCALE: AS NOTED
SHEET NO.

A2.03

HPB FINAL SUBMITTAL SET. November 5th., 2018 - NOT FOR CONSTRUCTION

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD Architects. ALL COPYRIGHTS RESERVED © 2018

1

2

3

4



1 EXISTING - DEMO SOUTH EXTERIOR ELEVATION - MAIN BUILDING (AS PREVIOUSLY APPROVED BY HPB)
SCALE: 3/32" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION - MAIN BUILDING
SCALE: 3/32" = 1'-0"

HPB FINAL SUBMITTAL SET. November 5th., 2018 - NOT FOR CONSTRUCTION

PROJECT:

SAGAMORE

1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER :

EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:

RD Architects
1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.762.2679 C: 305.282.0005
Email: info@rda-archint.com
www.rda@rda-archint.com / AA26002510

INTERIOR DESIGNER:

BA - HAUS KNF
5000 BISCAYNE BLVD. SUITE 110, MIAMI FL 33137
+1.305.571.8444 | WWW.BHKNF.COM

MEP+FP CONSULTANT:

Florida Engineering Services
34 N.W. 168th Street
North Miami Beach, FL 33169
Off : 305 . 653 . 0212
email: fesmain@bellsouth.net

STRUCTURAL ENGINEER:

Specialty Engineering Consultants, Inc.
1599 SW 30th Avenue, Suite 20
Boynton Beach Florida 33426
Contact: Gary McDougle P.E.
Off : 561 . 752 . 5440
email: gary@specsfc.com

LANDSCAPE ARCHITECT:

LLA LAURA LLERENA & ASSOCIATES
13170 S.W 128th Street #207
Miami, Florida 33186
Contact: Laura Llerena
Off : 305 . 256 . 1199
email: lhernandez@lillerena-associates.com

KEY PLAN

SIGNATURE / DATE / SEAL

NOT VALID IF MISSING SIGNATURE

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

HPB FINAL SUBMITTAL WINDOW MODIFICATION

Issue	Issue Date / For
①	11.05.2018 / HPB Final Submittal
⚠	11.05.2018 / Modification of HPB

DDCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX

Main Building

- Existing-Demo South Elev
- Proposed North Elevation

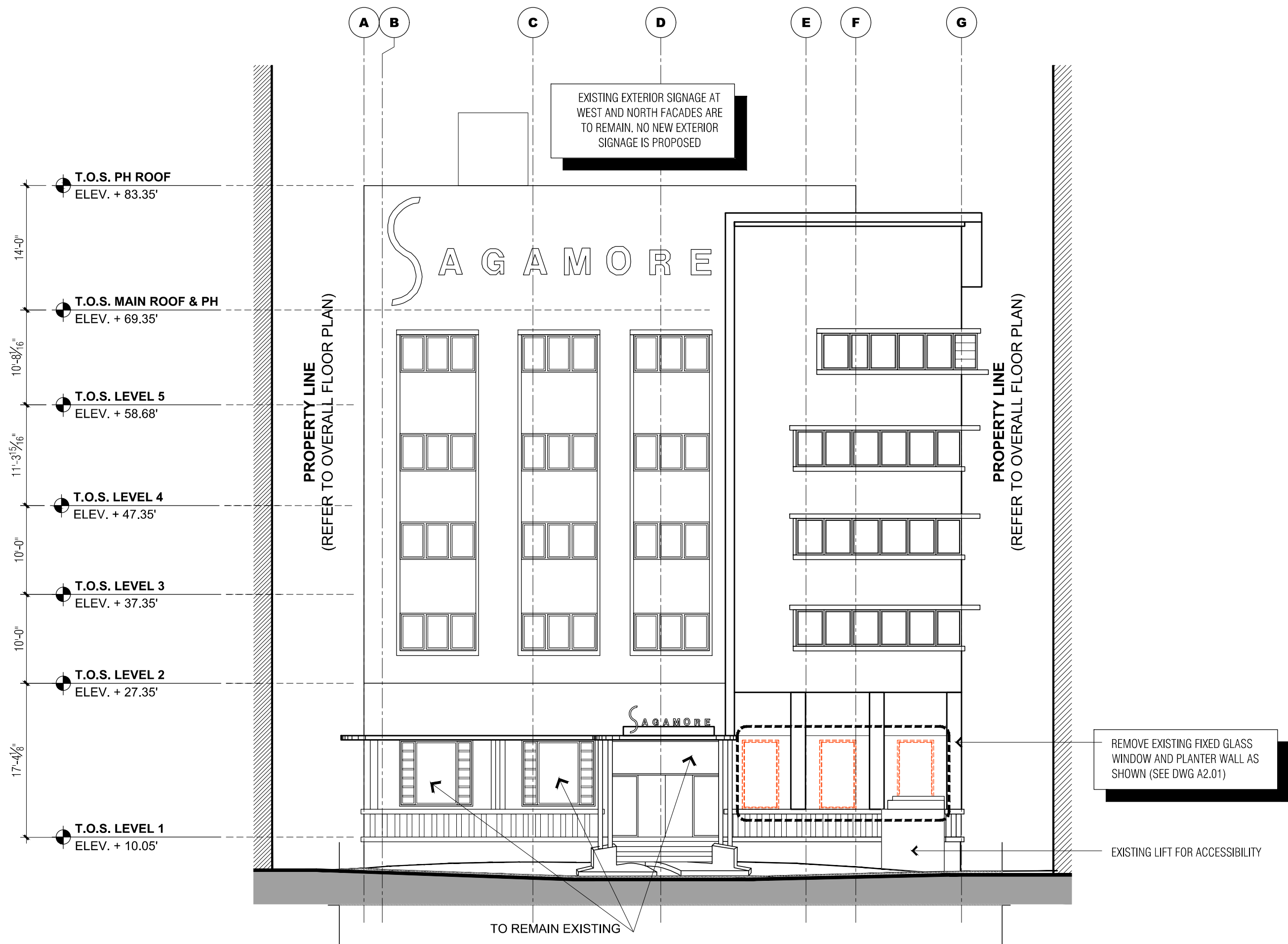
SCALE: 3/32" = 1'-0"

SHEET NO.

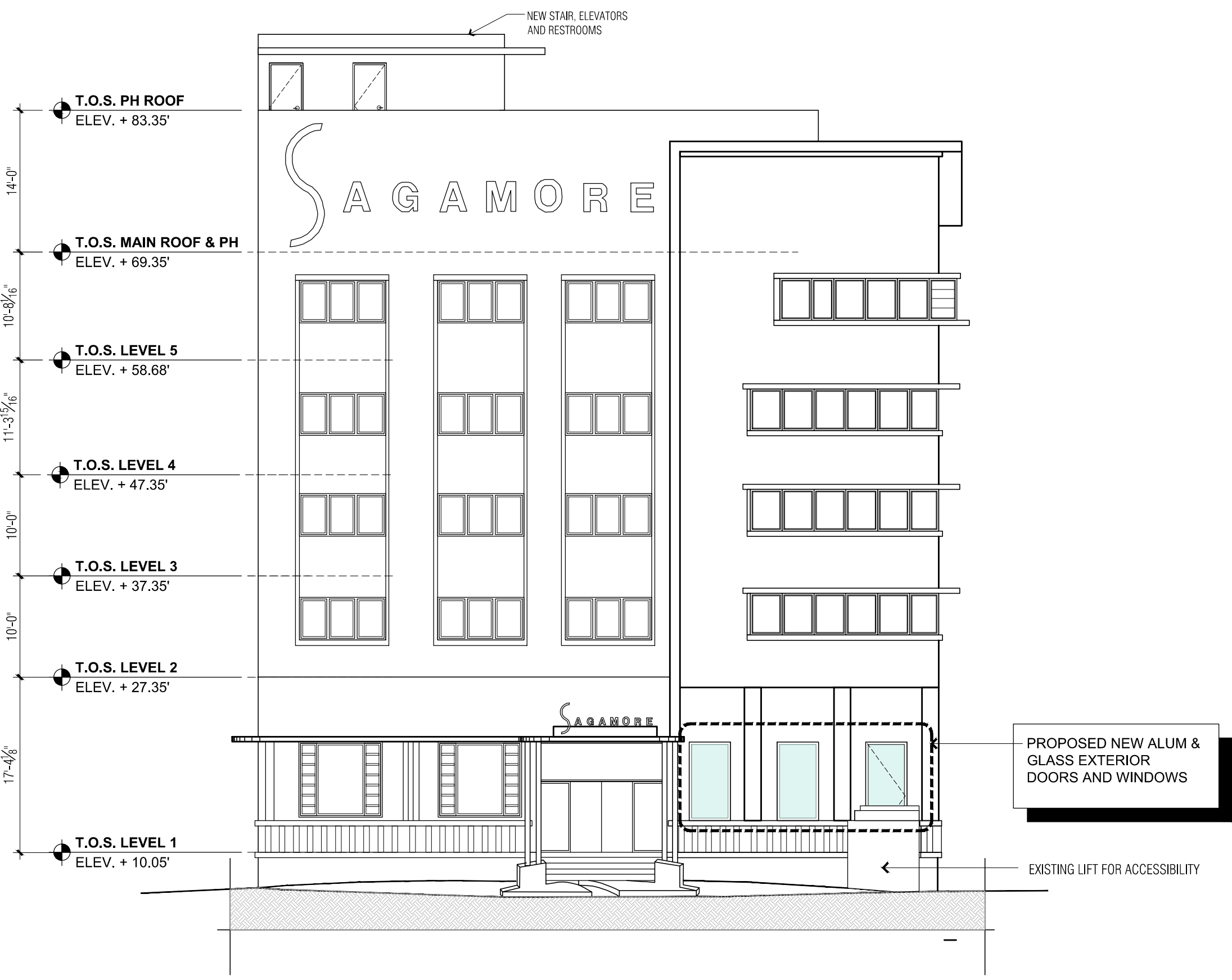
A3.01

© 2018 RDA

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD Architects. ALL COPYRIGHTS RESERVED © 2018



1 EXISTING / DEMOLITION WEST EXTERIOR ELEVATION - MAIN BUILDING
SCALE: 3/32" = 1'-0"



2 PROPOSED WEST EXTERIOR ELEVATION - MAIN BUILDING
SCALE: 3/32" = 1'-0"

HPB FINAL SUBMITTAL SET. November 5th., 2018 - NOT FOR CONSTRUCTION

PROJECT:

SAGAMORE

1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER :

EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:



RD Architects

1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.762.2679 C: 305.282.0005
Email: info@rda-archint.com
www.rda@rda-archint.com / AA26002510

INTERIOR DESIGNER:

BA - HAUS KNF
5000 BISCAYNE BLVD. SUITE 110, MIAMI FL 33137
+1.305.571.8444 | WWW.BHKNF.COM

MEP+FP CONSULTANT:

Florida Engineering Services

34 N.W. 168th Street
North Miami Beach, FL 33169
Off : 305 . 653 . 0212
email: fesmain@bellsouth.net

STRUCTURAL ENGINEER:

Specialty Engineering Consultants, Inc.

1599 SW 30th Avenue, Suite 20
Boynton Beach Florida 33426
Contact: Gary McDougle P.E.
Off : 561 . 752 . 5440
email: gary@specsf.com

LANDSCAPE ARCHITECT:

LLA LAURA LLERENA & ASSOCIATES

13170 S.W 128th Street #207
Miami, Florida 33186
Contact: Laura Llerena
Off : 305 . 256 . 1199
email: lhernandez@lillerena-associates.com

KEY PLAN



SIGNATURE / DATE / SEAL

NOT VALID IF
MISSING
SIGNATURE



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

**HPB FINAL SUBMITAL
WINDOW MODIFICATION**

Issue	Issue Date / For
①	11.05.2018 / HPB Final Submittal
②	11.05.2018 / Modification of HPB

DDCI Project #: 2016.021

Drawn by: VHR

Approved by: VHR

SHEET INDEX

Main Building

- Existing - Demo West Elev.
- Proposed West Exterior

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

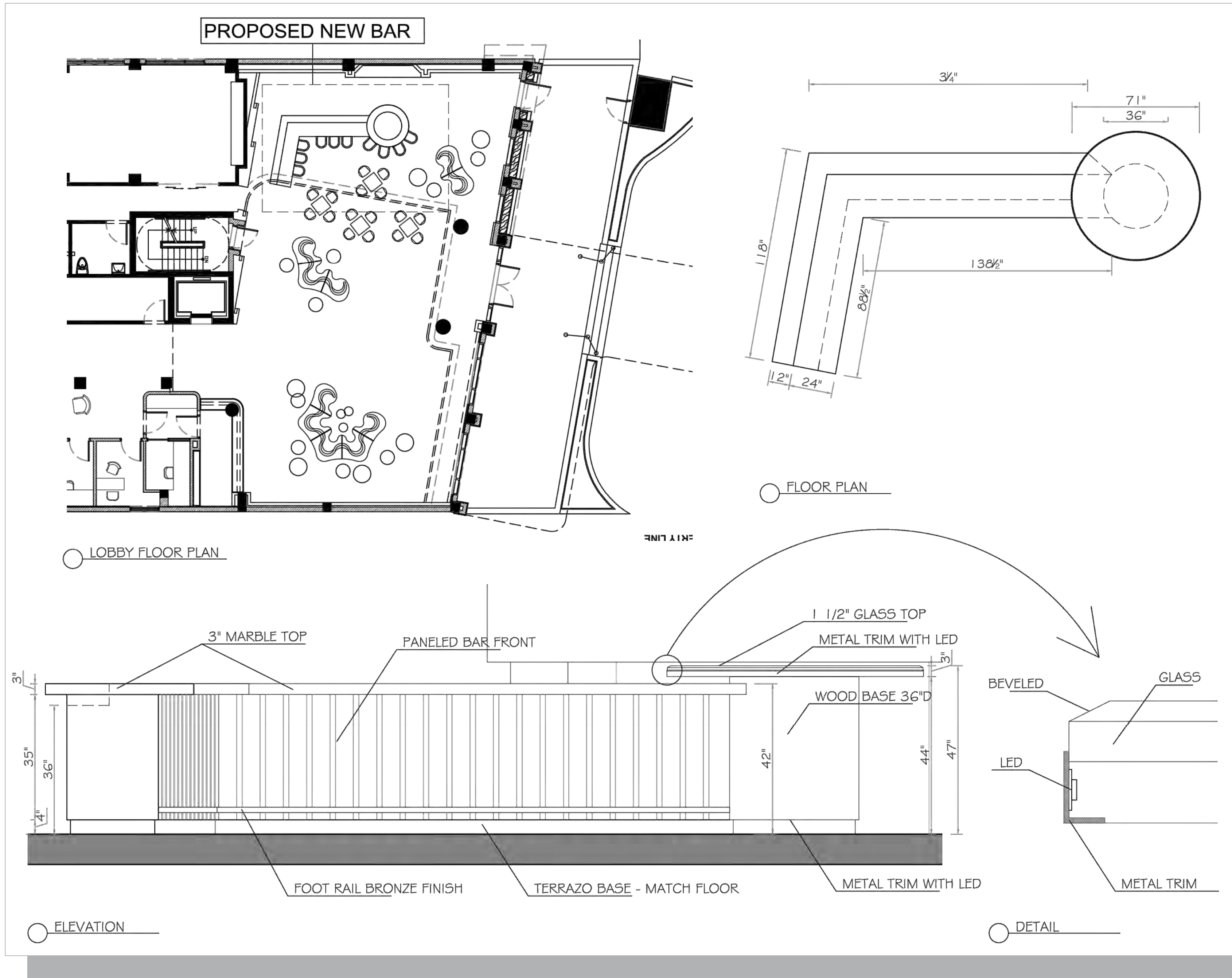
SHEET NO.

A3.02

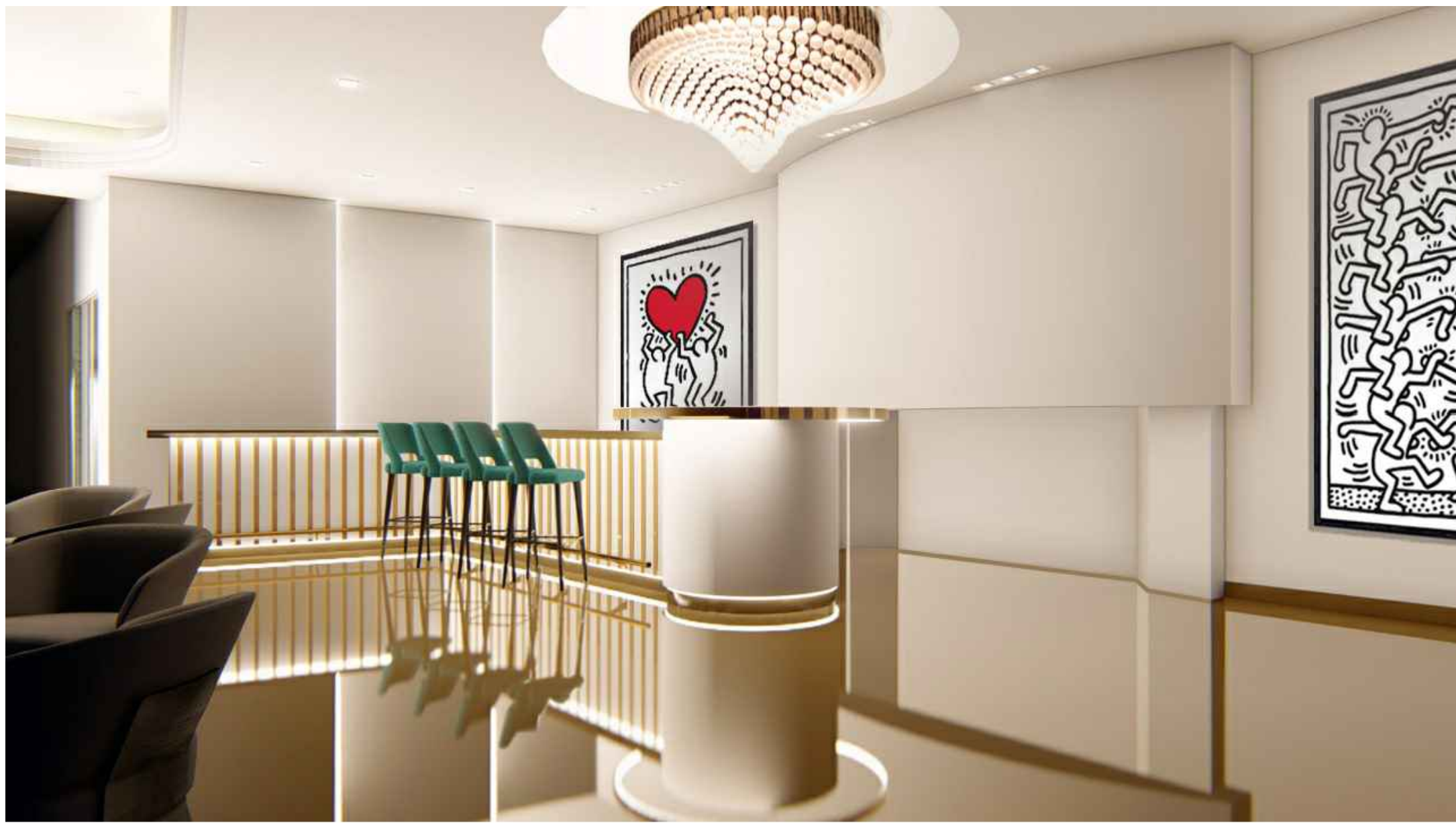
11/4/2018 11:31:54 AM

© 2018 RDA

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD Architects. ALL COPYRIGHTS RESERVED © 2018



1 LOBBY BAR PLAN AND ELEVATION
NTS



2 3D VIEW
NTS



3 3D VIEW
NTS

PROJECT:

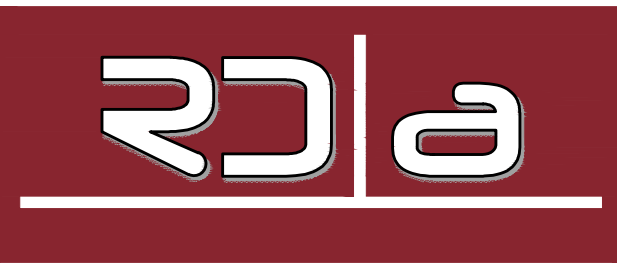
SAGAMORE

1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:

EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:



RD Architects

1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.762.2679 C: 305.282.0005
Email: info@rda-archint.com
www.rda@rda-archint.com / AA26002510

INTERIOR DESIGNER:

by INTERIOR DESIGN + PROCUREMENT
BA - HAUS KNF
5000 BISCAYNE BLVD. SUITE 110, MIAMI FL 33137
+1.305.571.8444 | WWW.BHKNF.COM

MEP+FP CONSULTANT:

Florida Engineering Services

34 N.W. 168th Street
North Miami Beach, FL 33169
Off : 305 . 653 . 0212
email: fesmain@bellsouth.net

STRUCTURAL ENGINEER:

Specialty Engineering
Consultants, Inc.

1599 SW 30th Avenue, Suite 20
Boynton Beach Florida 33426
Contact: Gary McDougle P.E.
Off : 561 . 752 . 5440
email: gary@specsf.com

LANDSCAPE ARCHITECT:

LLA LAURA
LLERENA &
ASSOCIATES

13170 S.W 128th Street #207

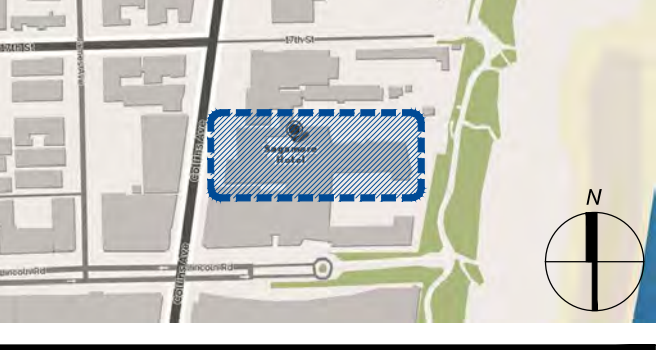
Miami, Florida 33186

Contact: Laura Llerena

Off : 305 . 256 . 1199

email: lhernandez@lllerena-associates.com

KEY PLAN



SIGNATURE / DATE / SEAL

NOT VALID IF
MISSING
SIGNATURE

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



HPB FINAL SUBMITAL
WINDOW MODIFICATION

Issue: Issue Date / For
① 11.05.2018 / HPB Final Submittal
② 11.05.2018 / Modification of HPB

DDCI Project #: 2016.021

Drawn by: VHR

Approved by: VHR

SHEET INDEX

- Lobby Bar Plan & Elev
- 3D Views

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

SHEET NO.

A4.01

11/2/2018 8:39:52 PM

© 2018 RDA

HPB FINAL SUBMITTAL SET. November 5th., 2018 - NOT FOR CONSTRUCTION