

EXISTING FAR	
RITZ	44,244 S.F.
SAGAMORE	16,319 S.F.



Rev.	Date	Rev.	Date

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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:
Email:

Consultant: STUDIO MUNGE.
Name: 25 Wrigold Avenue,
Address: Toronto, ON Canada M6B 1P8
Address:
Tel: 416.588.1668
Email:

Consultant: LANDSCAPE ARCHITECT
Name: Naturalifical.
Address: 6915 Red Road, Suite 224
Address: Coral Gables, FL 33143
Tel: 786.717.6564
Email:

Consultant: MEP
Name: MG Engineering,
Address: 6915 Red Road, Suite 224
Address: 2800 Biscayne Blvd
Tel: Miami, FL, 33137
Email: 305.755.3833

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

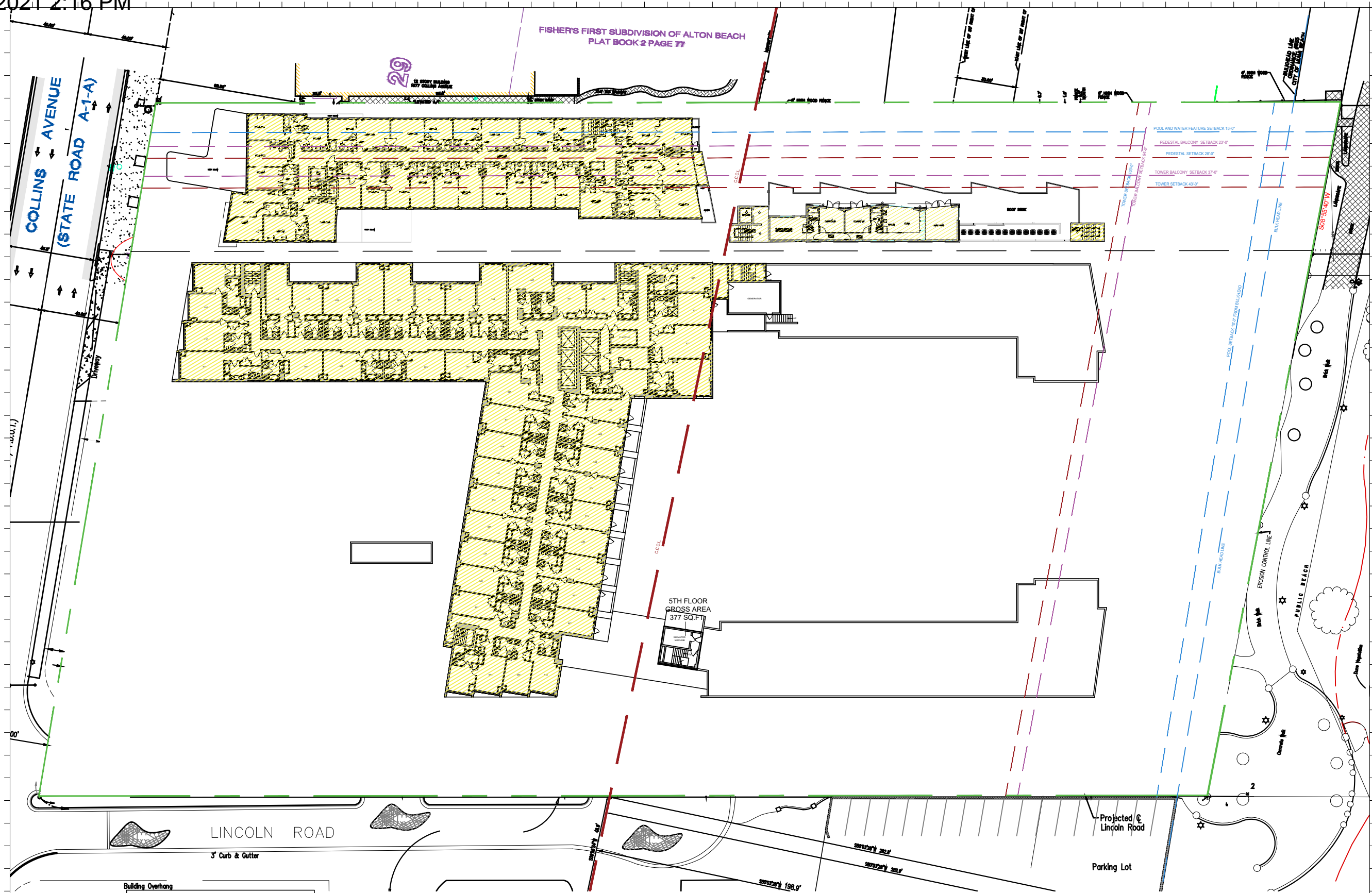
Architect of Record: Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
 Miami, Florida 33137 USA
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EXISTING FAR
RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A1.04
Scale	1"=50'-0"		
Project	2018		

1 EXISITNG FAR 4TH FLOOR PLAN
 SCALE: 1" = 50'-0"



Building Overhang	
EXISTING FAR	
RITZ	26,639 S.F.
SAGAMORE	13,934 S.F.

Rev.	Date	Rev.	Date

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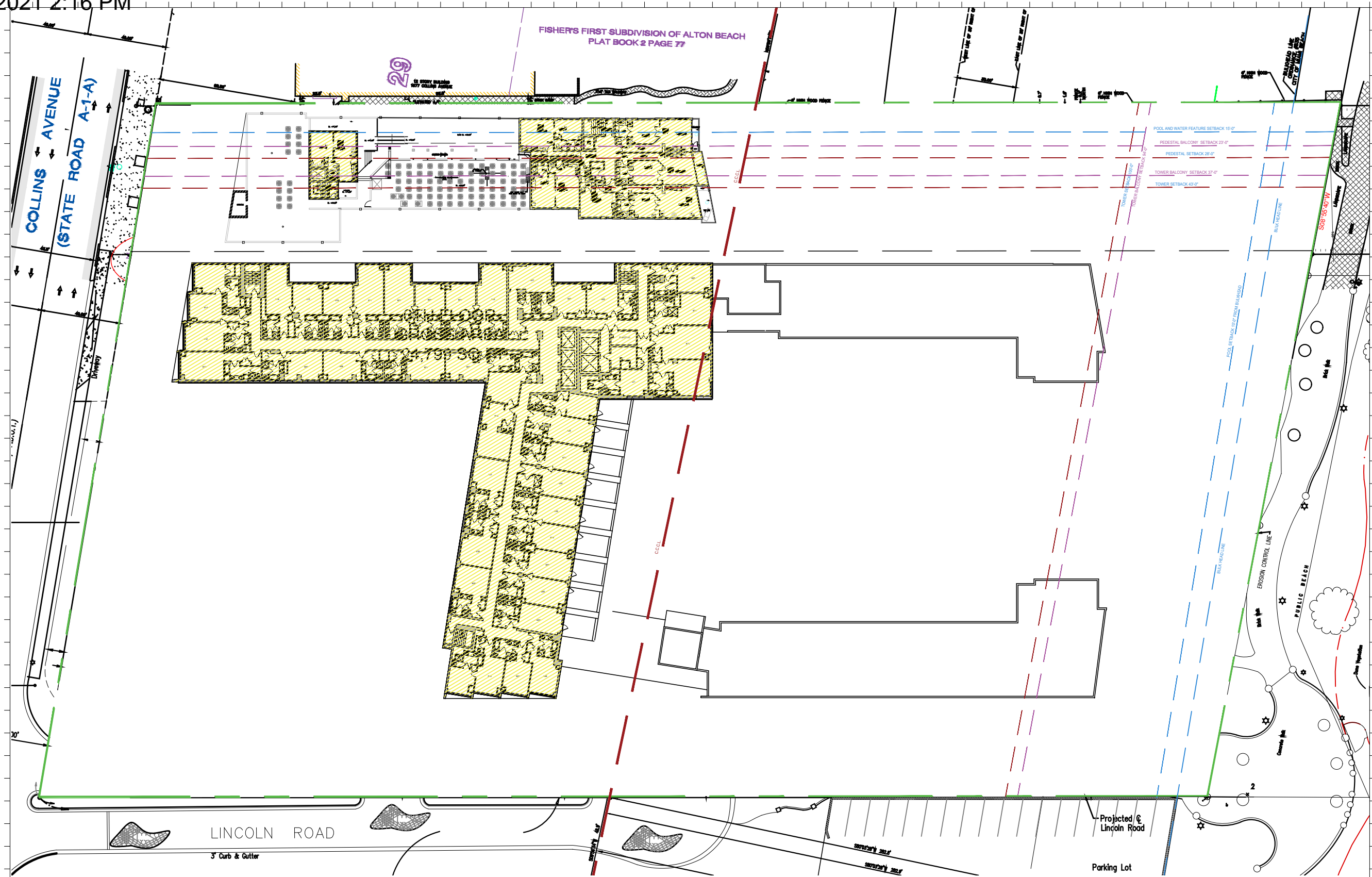
Architect of Record: Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
 Miami, Florida 33137 USA
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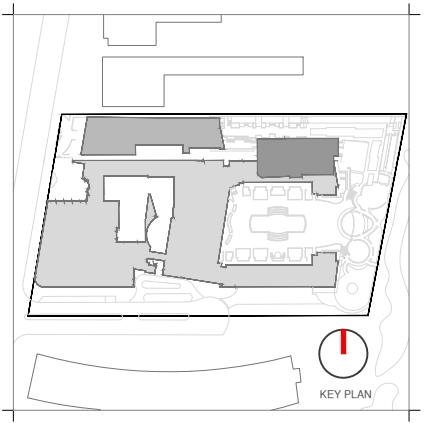
EXISTING FAR
 RITZ-SAGAMORE

1 EXISITNG FAR 5TH FLOOR PLAN
 SCALE: 1" = 50'-0"

Date	11-12-2021	Sheet No.	A1.05
Scale	1"-50'-0"		
Project	2018		



EXISTING FAR	
RITZ	24,397 S.F.
SAGAMORE	4,218 S.F.



Rev.	Date	Rev.	Date

Ritz-Sagamore
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 Miami Beach, FL 33139

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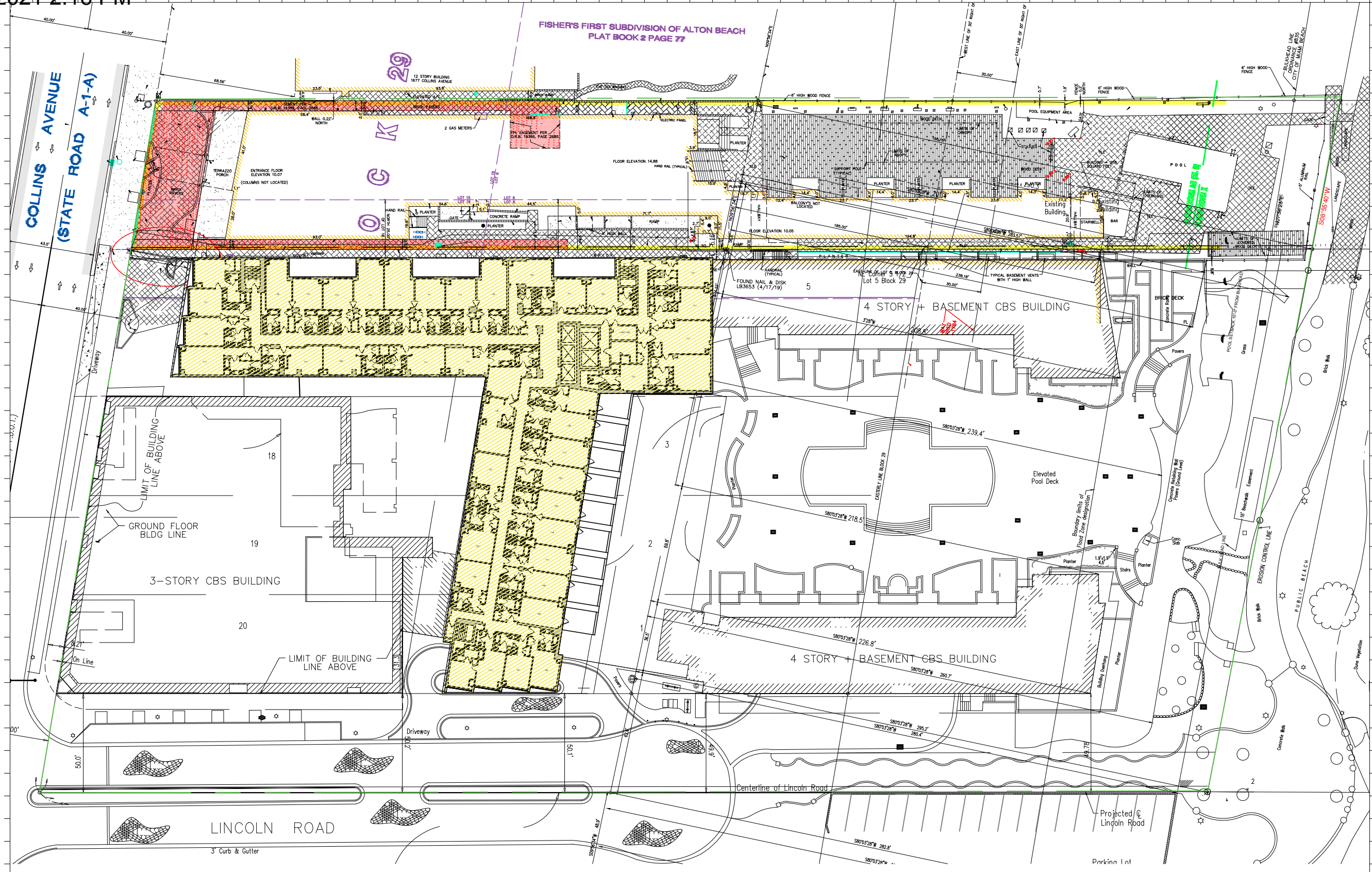
Architect of Record: Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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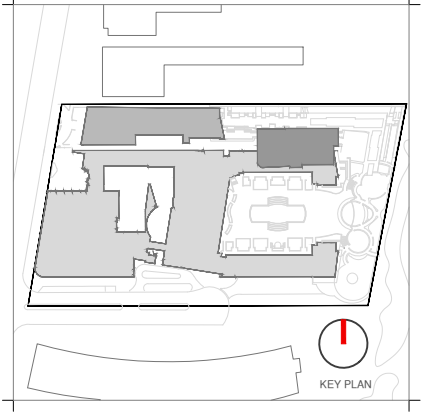
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RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A1.06
Scale	1"=50'-0"		
Project	2018		

① EXISITNG FAR 6TH FLOOR PLAN
 SCALE: 1" = 50'-0"



EXISTING FAR	
RITZ	24,393 S.F.
SAGAMORE	



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Ritz-Sagamore
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 Miami Beach, FL 33139

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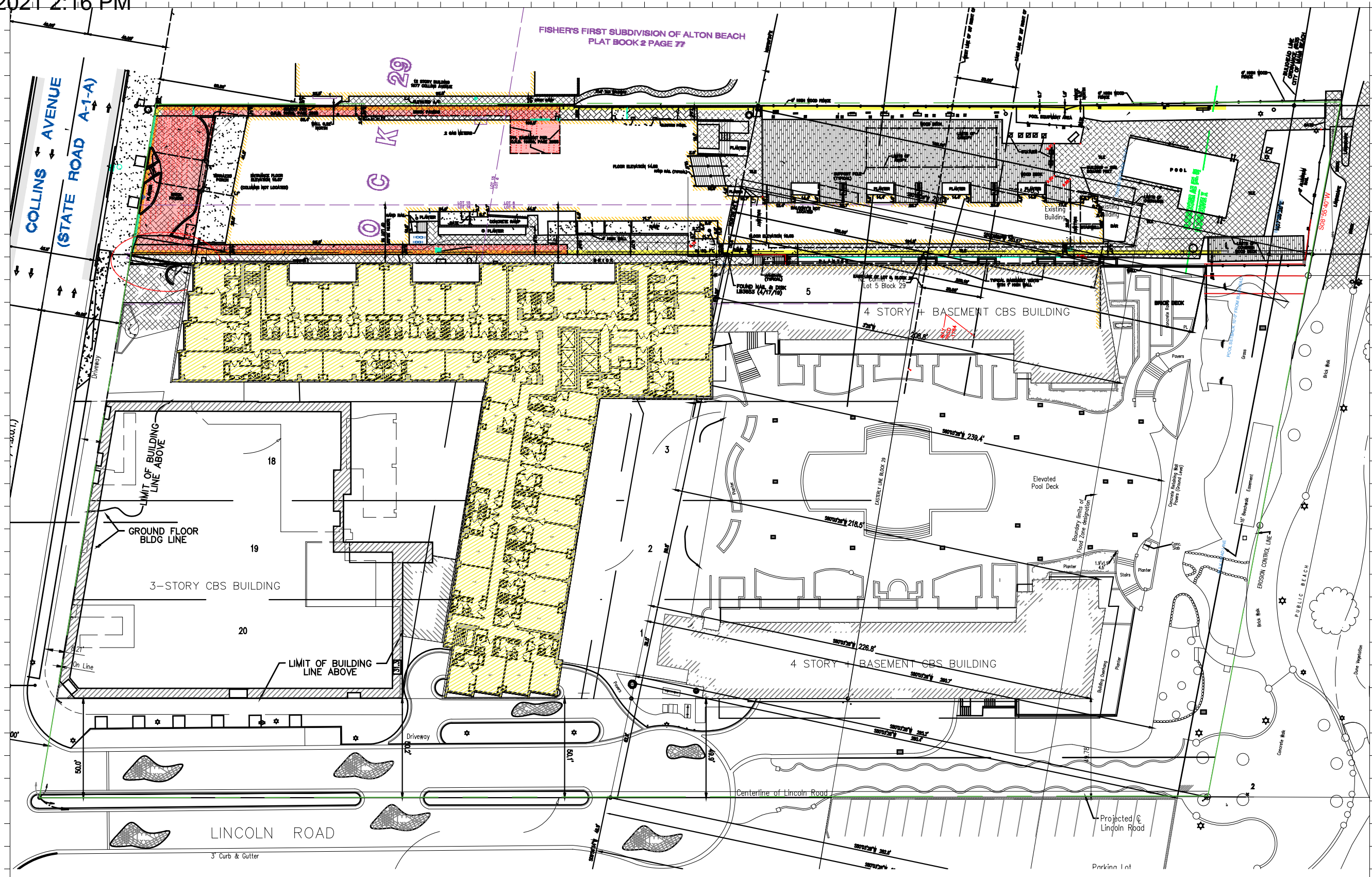
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EXISTING FAR
RITZ-SAGAMORE

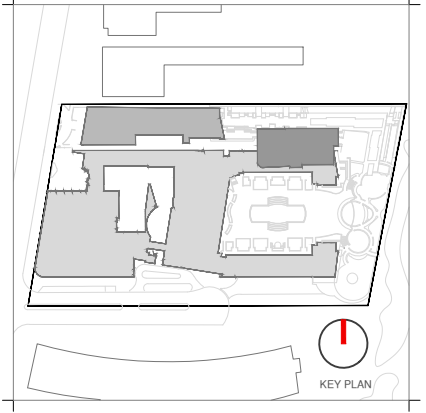
Date	11-12-2021	Sheet No.	
Scale	1"=50'-0"		A1.07
Project	2018		

1 EXISTING FAR 7TH FLOOR PLAN
 SCALE: 1" = 50'-0"



EXISTING FAR	
RITZ	24,397 S.F.
SAGAMORE	

1 EXISTING FAR 8TH FLOOR PLAN
SCALE: 1" = 50'-0"



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Miami Beach, FL 33139

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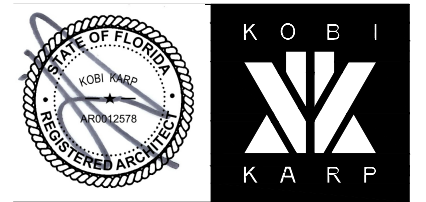
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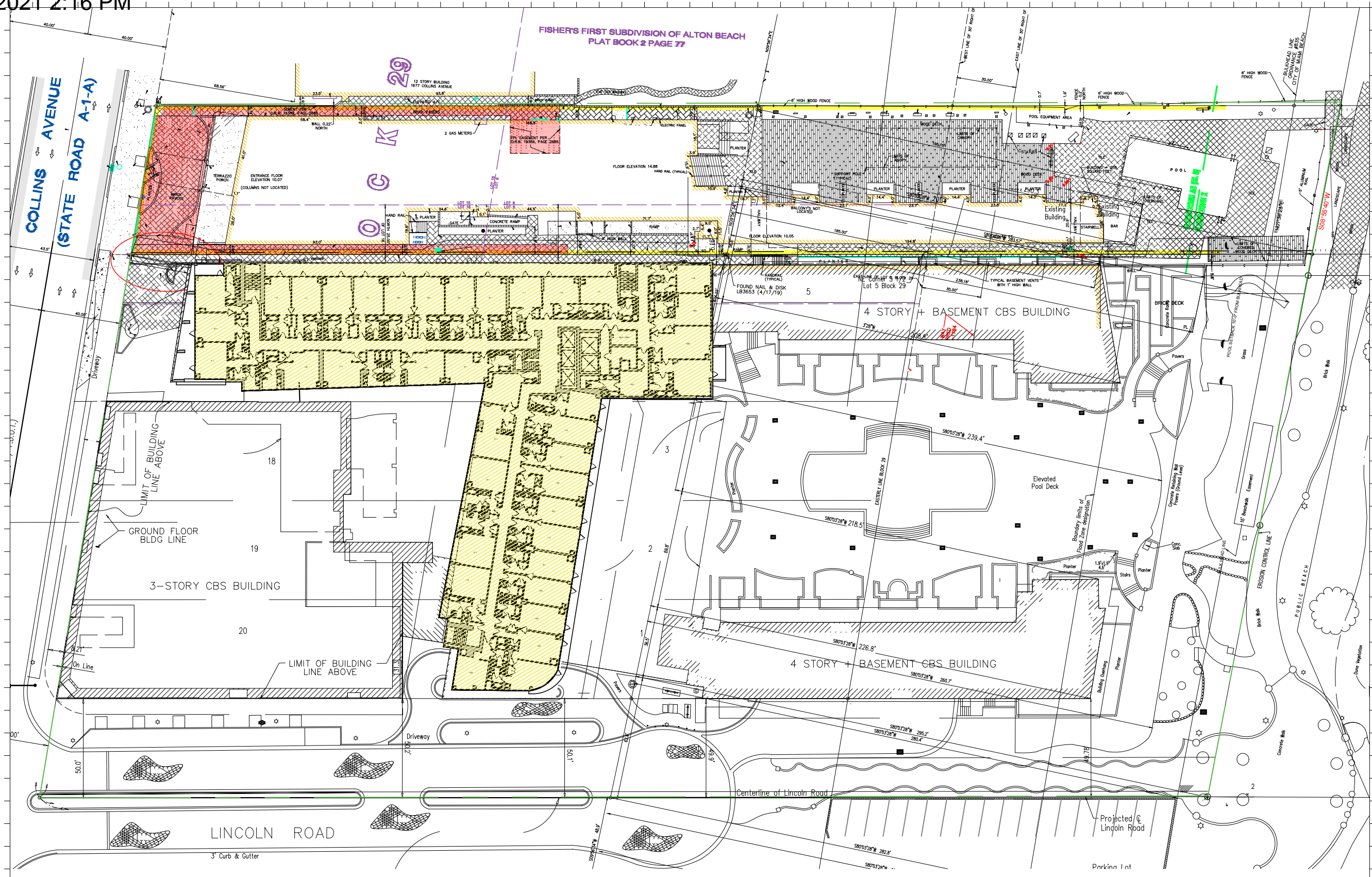
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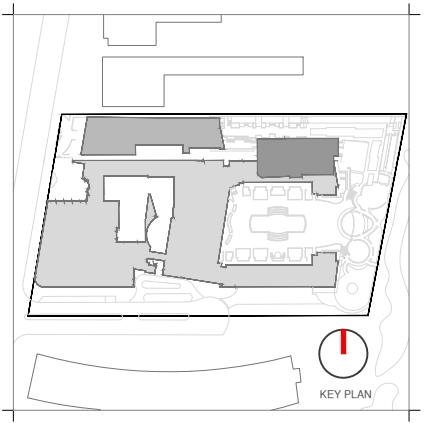


EXISTING FAR
RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A1.08
Scale	1"=50'-0"		
Project	2018		



EXISTING FAR	
RITZ	24,327 S.F.
SAGAMORE	



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 Miami Beach, FL 33139

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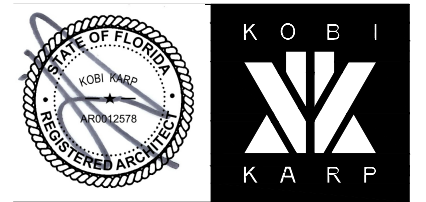
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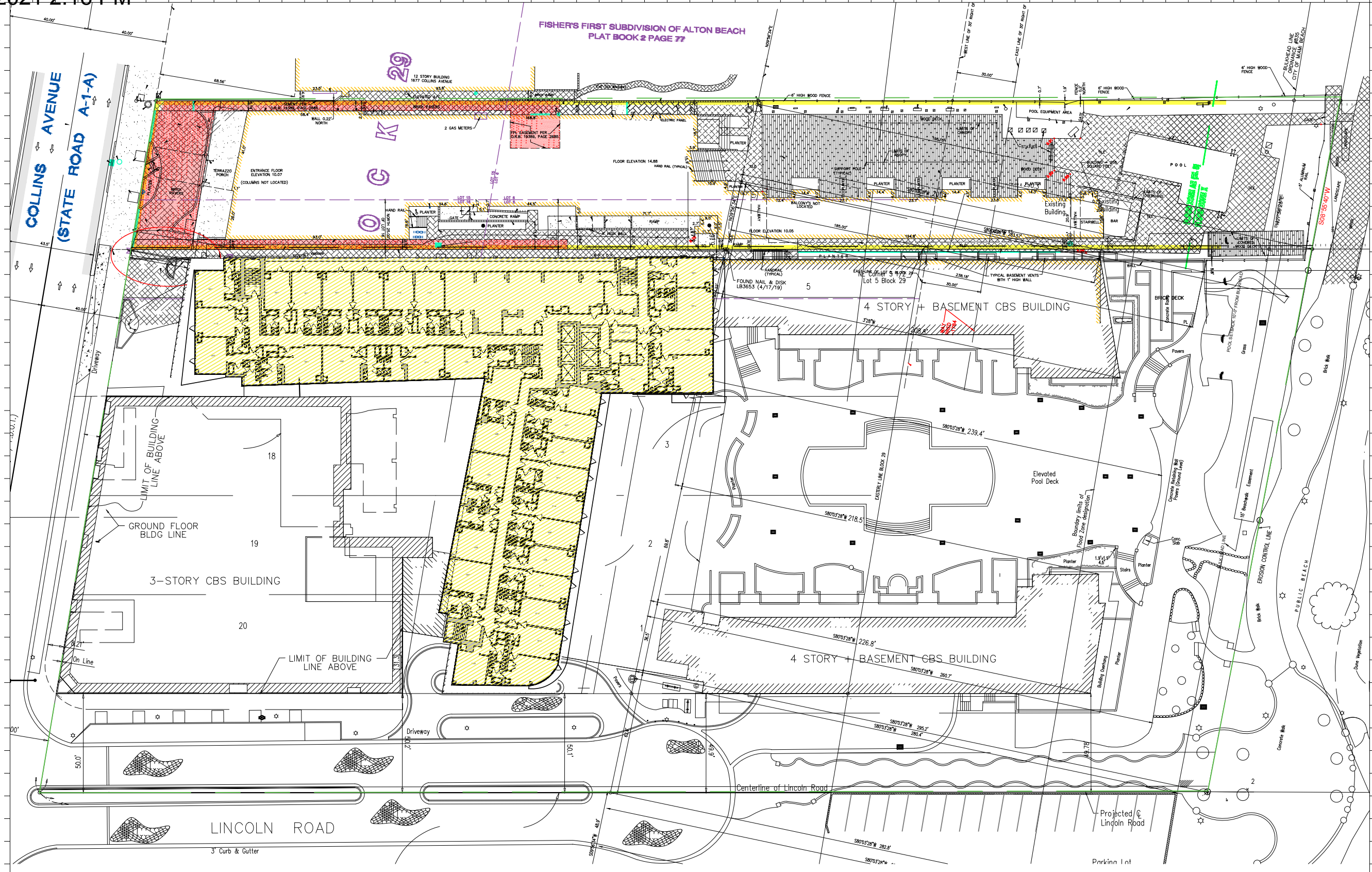
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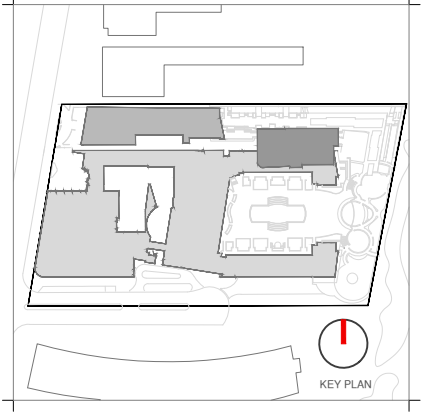
EXISTING FAR
 RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	
Scale	1"=50'-0"		A1.09
Project	2018		

1 EXISTING FAR 9TH FLOOR PLAN
 SCALE: 1" = 50'-0"



EXISTING FAR	
RITZ	24,387 S.F.
SAGAMORE	



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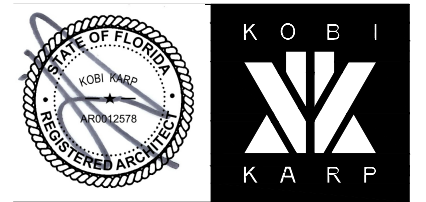
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Consultant: LANDSCAPE ARCHITECT
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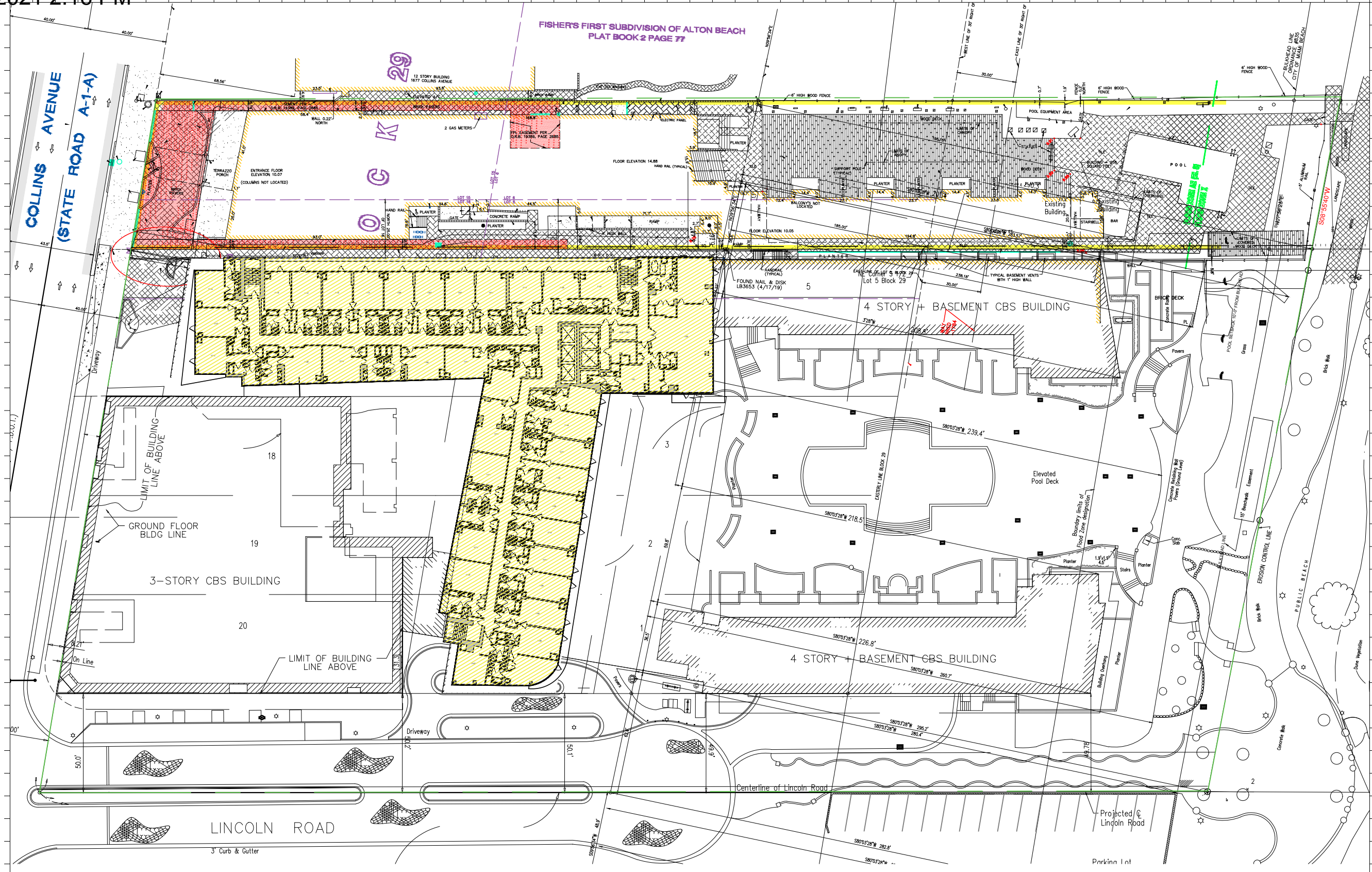
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
 Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



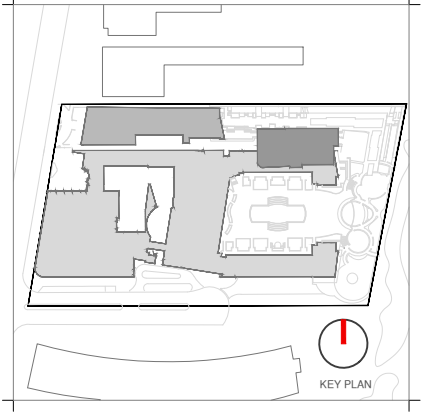
EXISTING FAR
 RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	
Scale	1"=50'-0"		A1.10
Project	2018		

1 EXISTING FAR 10TH FLOOR PLAN
 SCALE: 1" = 50'-0"



EXISTING FAR	
RITZ	24,383 S.F.
SAGAMORE	



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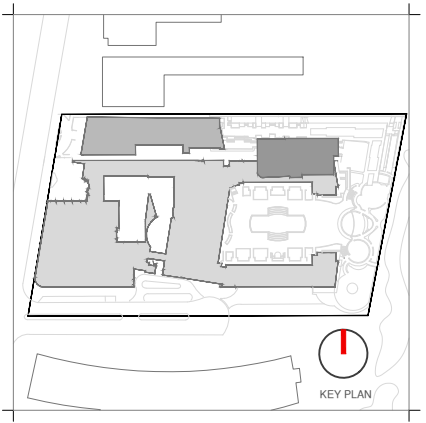
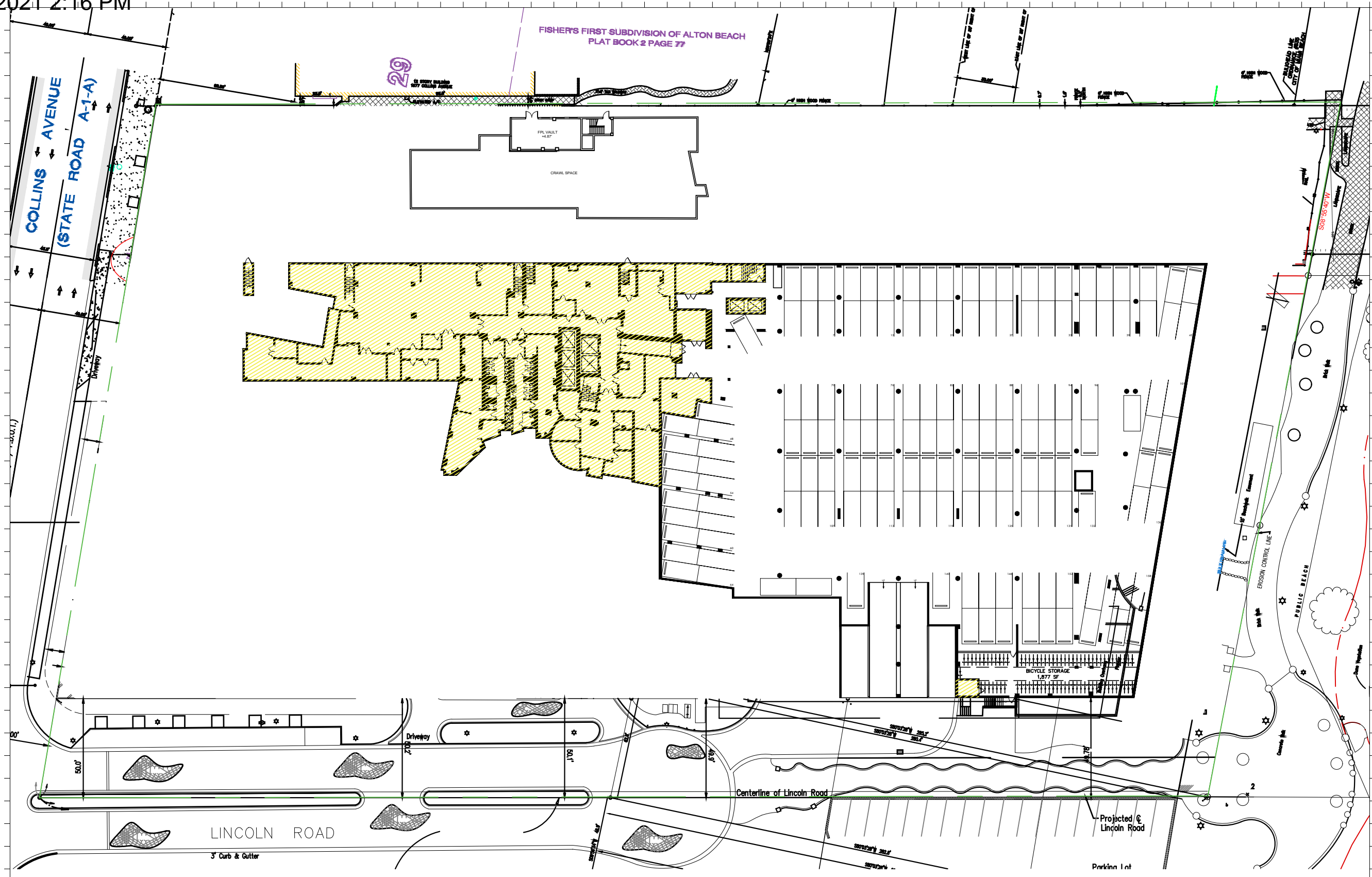
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EXISTING FAR
 RITZ-SAGAMORE

1 EXISTING FAR 11TH FLOOR PLAN
 SCALE: 1" = 50'-0"

Date	11-12-2021	Sheet No.	
Scale	1"=50'-0"		A1.11
Project	2018		



Rev.	Date	Rev.	Date

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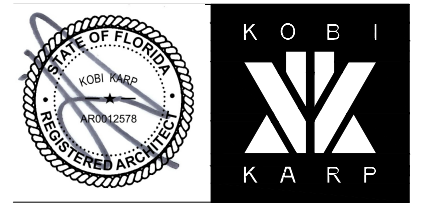
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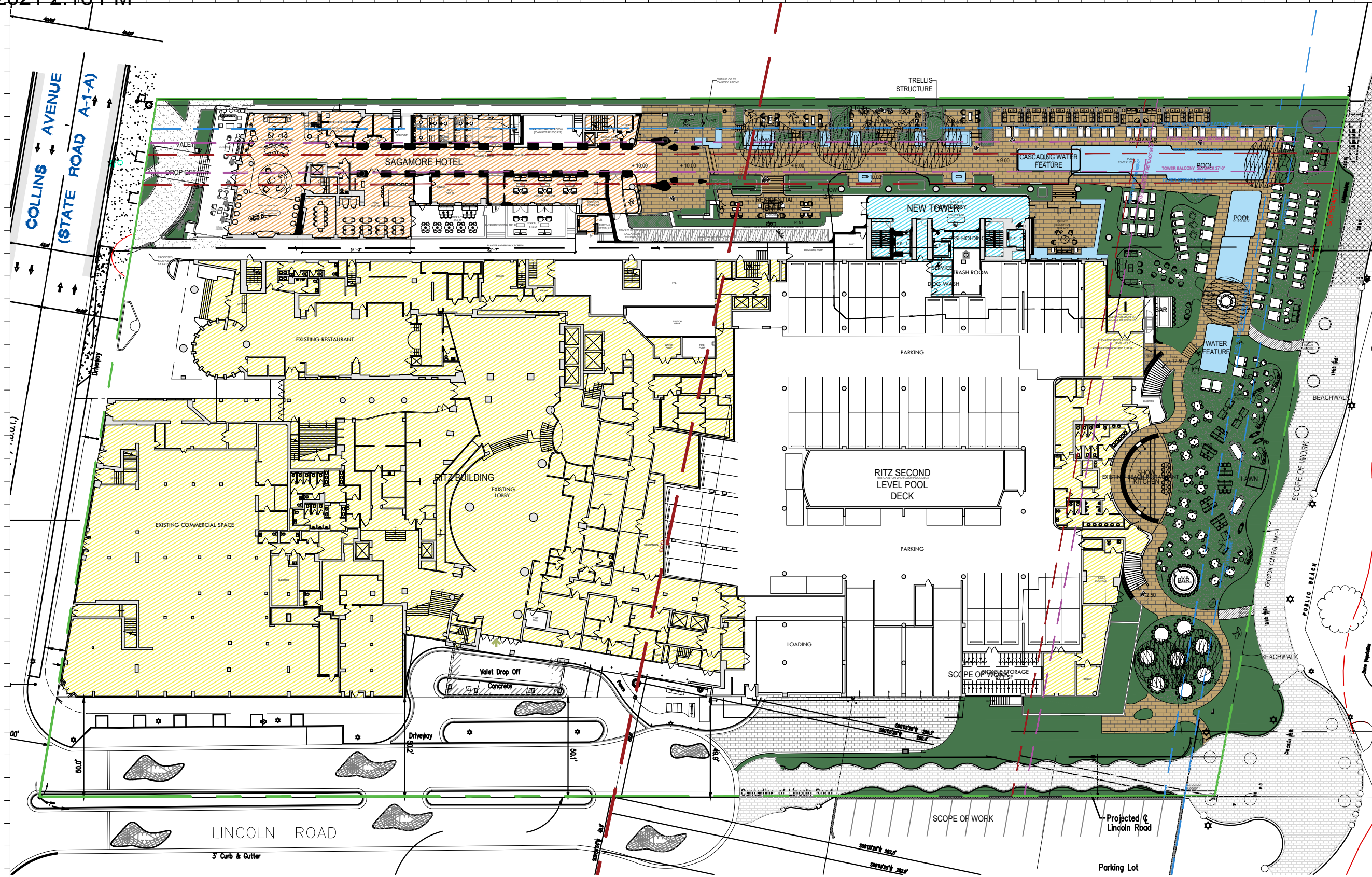
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PROPOSED FAR	
RITZ	8,785 S.F.
AMENITIES	
SAGAMORE	
NEW TOWER	

1 PROPOSED FAR BASEMENT FLOOR PLAN
 SCALE: 1" = 50'-0"

PROPOSED FAR	
RITZ-SAGAMORE	
Date	11-12-2021
Scale	1"-50'-0"
Project	2018
Sheet No.	A1.20



PROPOSED FAR	
RITZ	[Yellow Hatched Box]
AMENITIES	[Orange Hatched Box]
SAGAMORE	[Green Hatched Box]
NEW TOWER	[Blue Hatched Box]



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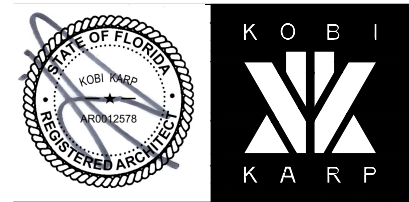
Consultant: STUDIO MUNGE.
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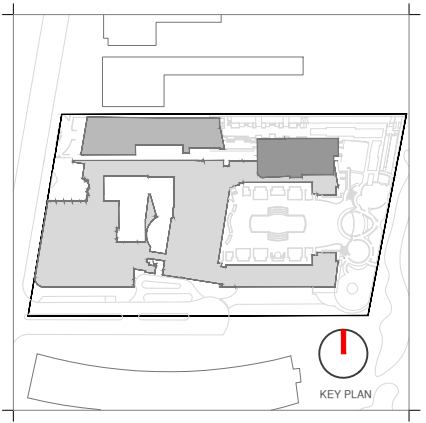
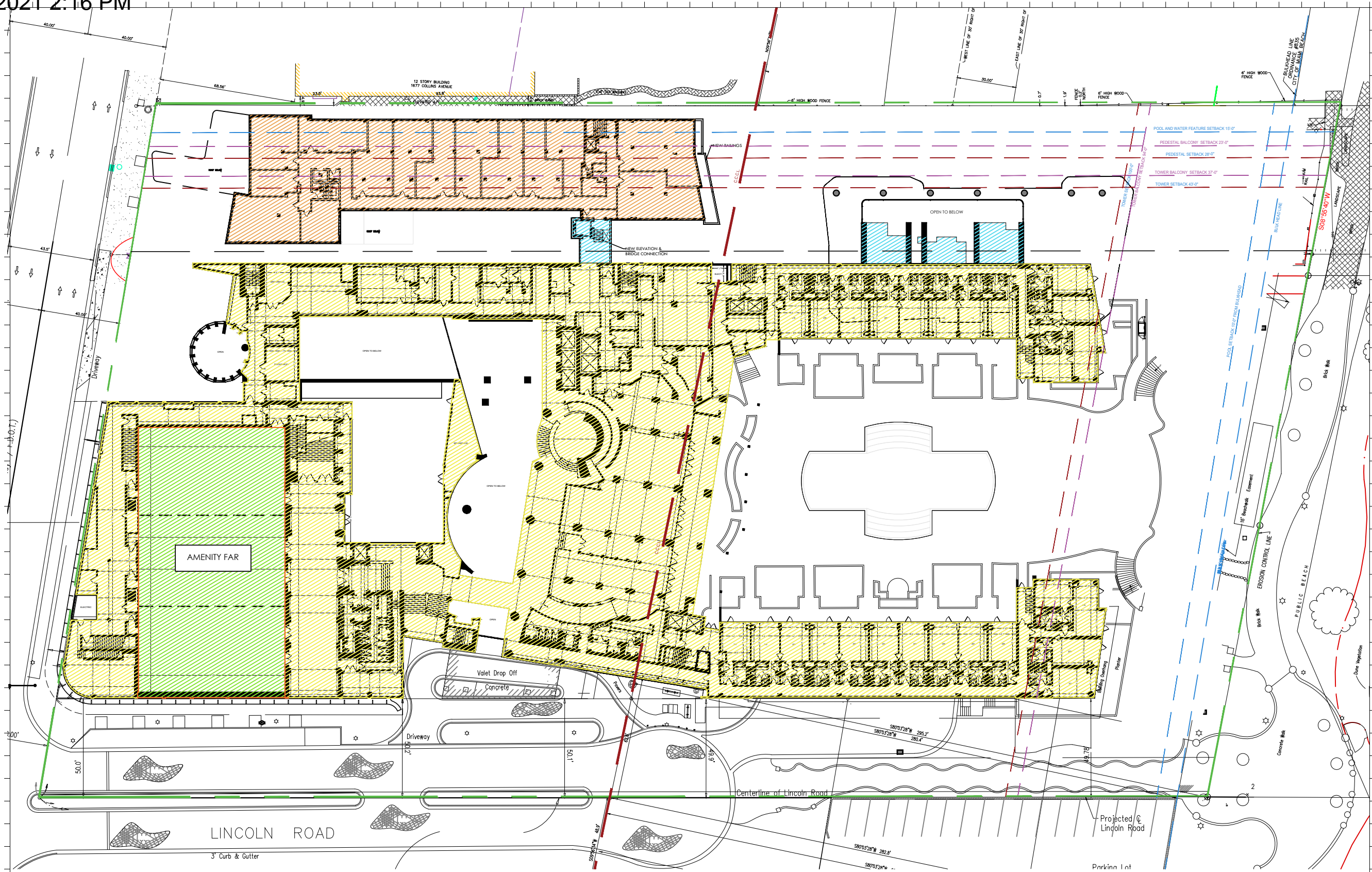
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PROPOSED FAR
RITZ-SAGAMORE

1 PROPOSED FAR GROUND FLOOR PLAN
 SCALE: 1" = 50'-0"

Date	11-12-2021	Sheet No.	A1.21
Scale	1"-50'-0"		
Project	2018		



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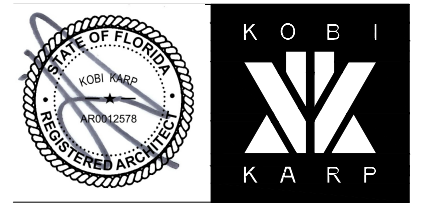
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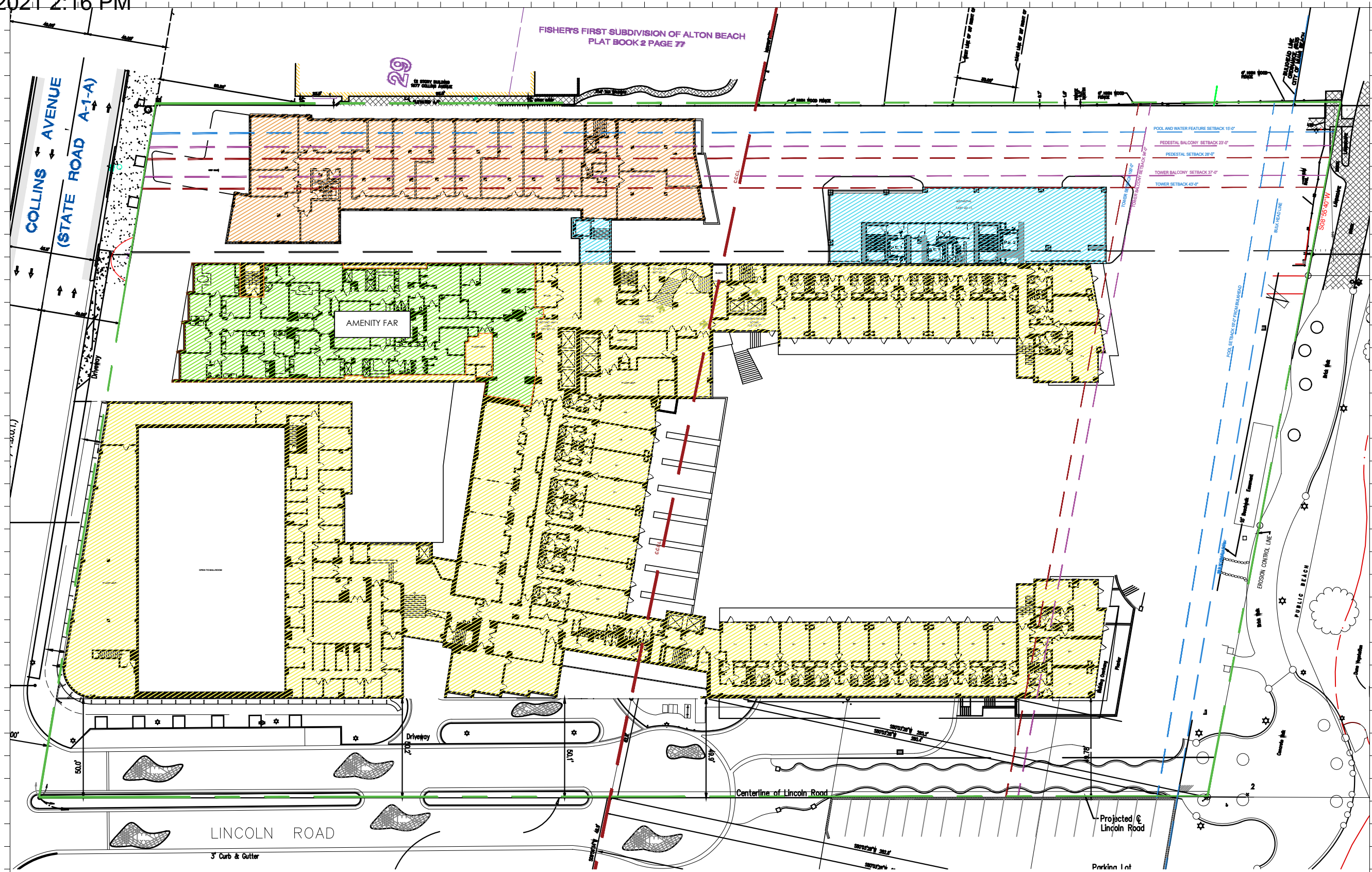
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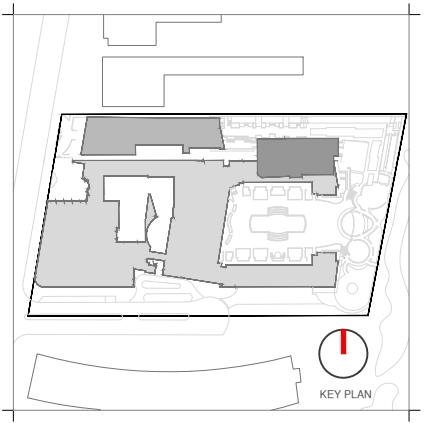
PROPOSED FAR		
RITZ	55,783 S.F.	
AMENITIES	10,073 S.F.	
SAGAMORE	11,726 S.F.	
NEW TOWER	378 S.F.	

1 PROPOSED FAR 2ND FLOOR PLAN
 SCALE: 1" = 50'-0"

PROPOSED FAR		
RITZ-SAGAMORE		
Date	11-12-2021	Sheet No.
Scale	1"=50'-0"	A1.22
Project	2018	



PROPOSED FAR		
RITZ	50,242 S.F.	
AMENITIES	9,927 S.F.	
SAGAMORE	11,726 S.F.	
NEW TOWER	5,467 S.F.	



Rev.	Date	Rev.	Date

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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

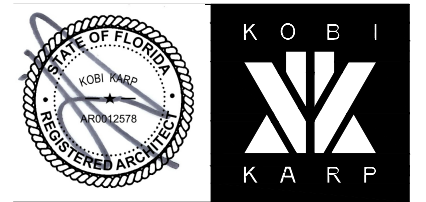
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue.
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

Consultant: LANDSCAPE ARCHITECT
Name: Naturalisical.
Address: 6915 Red Road, Suite 224
Tel: Coral Gables, FL 33143
Email: 786.717.8564

Consultant: MEP
Name: MG Engineering.
Address: 6915 Red Road, Suite 224
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 305.755.3833

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

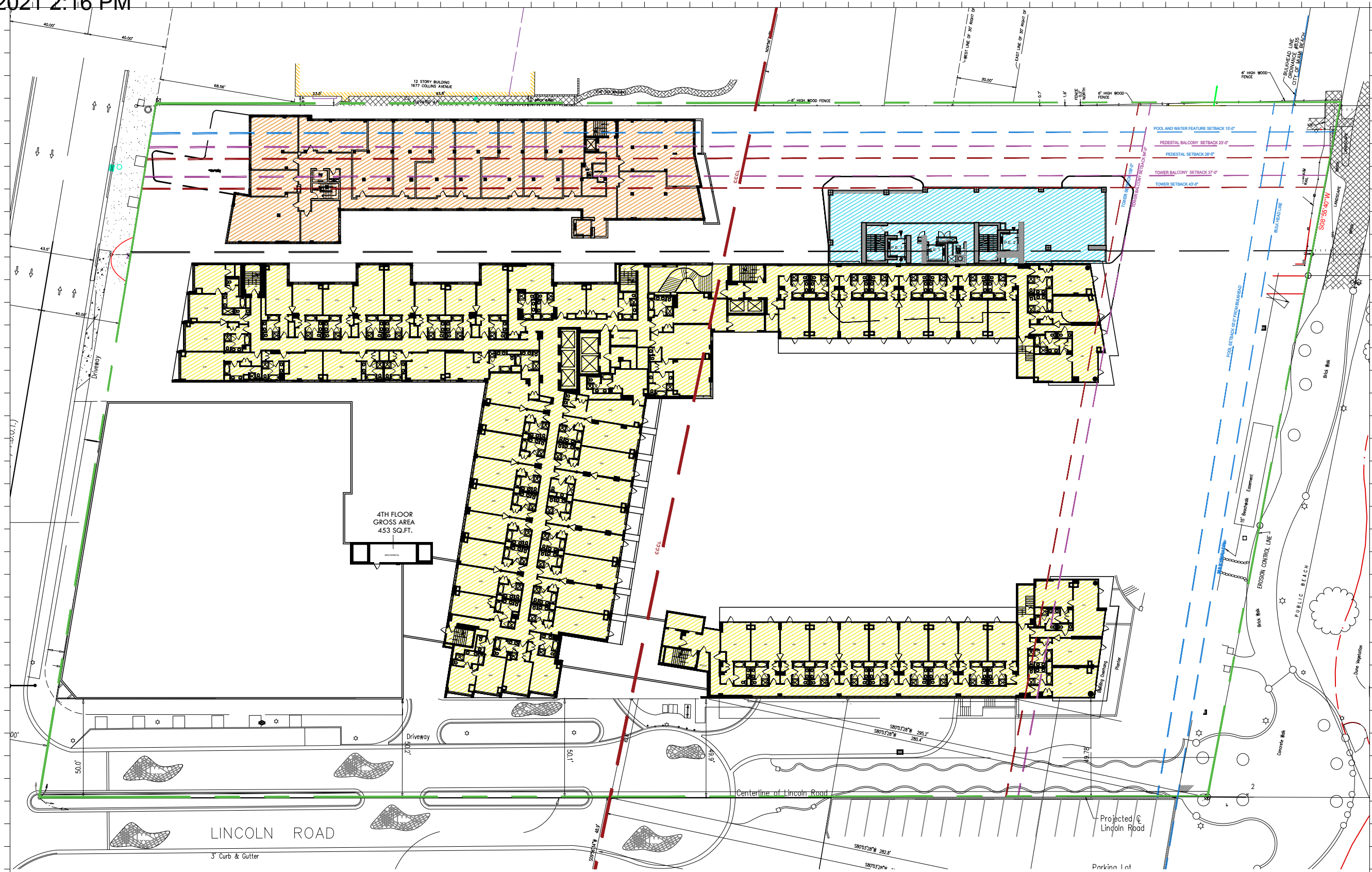
Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28TH ST
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PROPOSED FAR
 RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A1.23
Scale	1"=50'-0"	Project	2018

1 PROPOSED FAR 3RD FLOOR PLAN
 SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

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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:
Email:

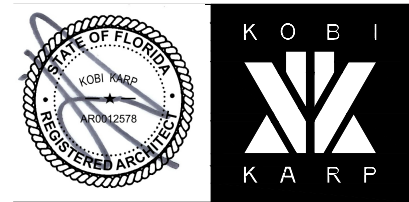
Consultant: STUDIO MUNGE.
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Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

Consultant: LANDSCAPE ARCHITECT
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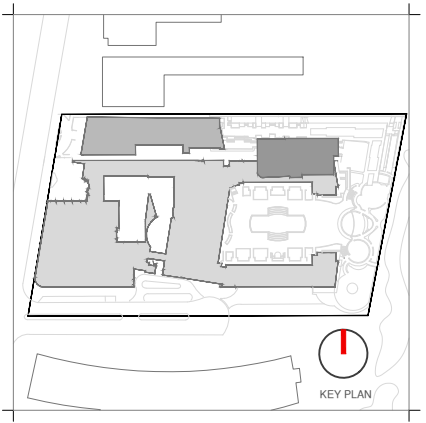
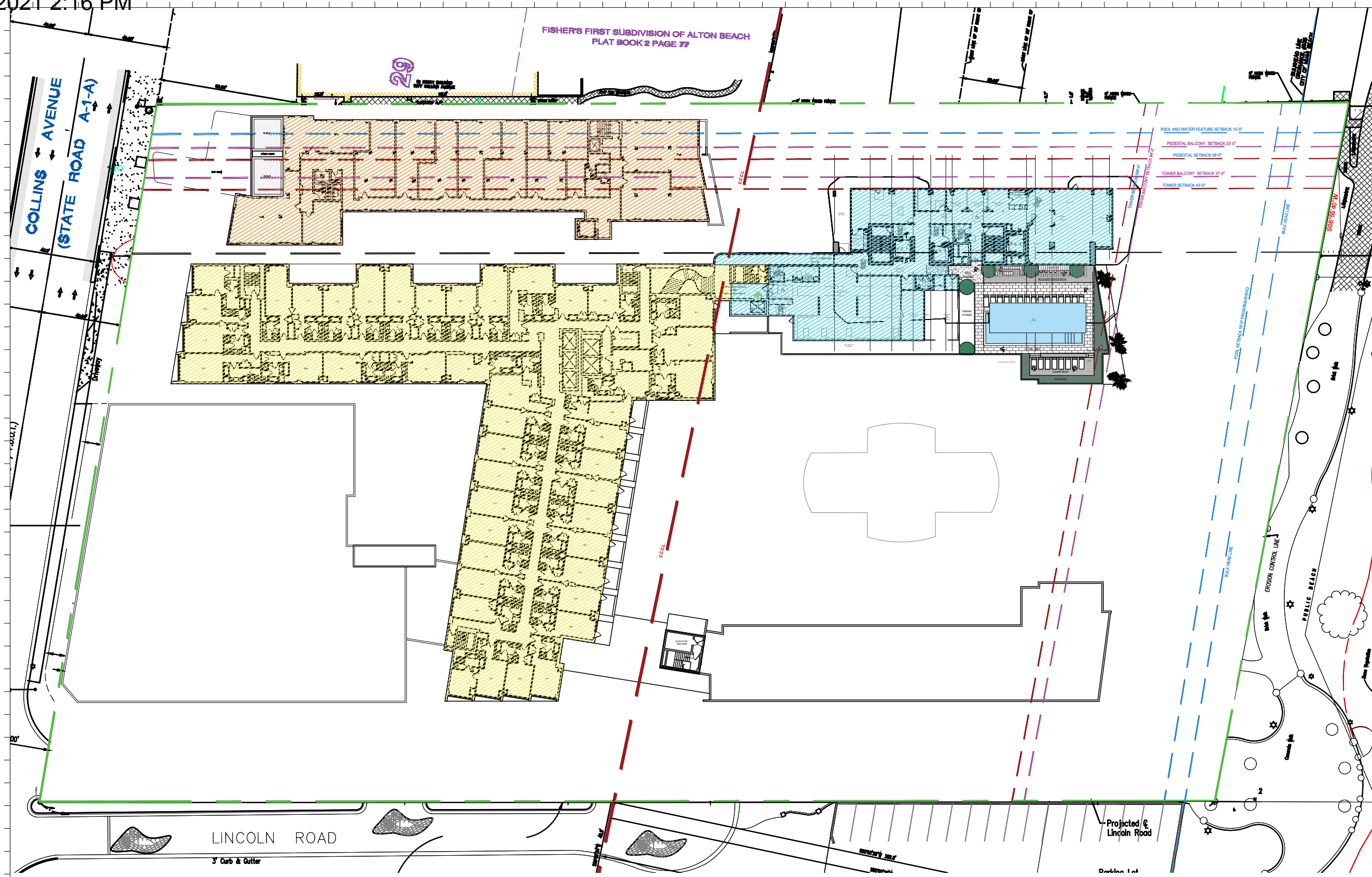


PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR		
RITZ	44,244 S.F.	
AMENITIES		
SAGAMORE	11,726 S.F.	
NEW TOWER	5,069 S.F.	

1 PROPOSED FAR 4TH FLOOR PLAN
 SCALE: 1" = 50'-0"

Date	11-12-2021	Sheet No.	A1.24
Scale	1"=50'-0"		
Project	2018		



Rev.	Date	Rev.	Date

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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: Email:

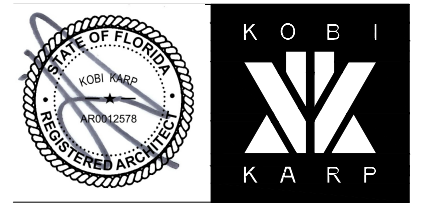
Consultant: STUDIO MUNGE.
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Consultant: LANDSCAPE ARCHITECT
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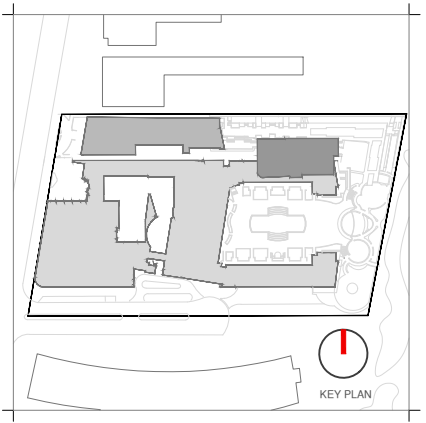
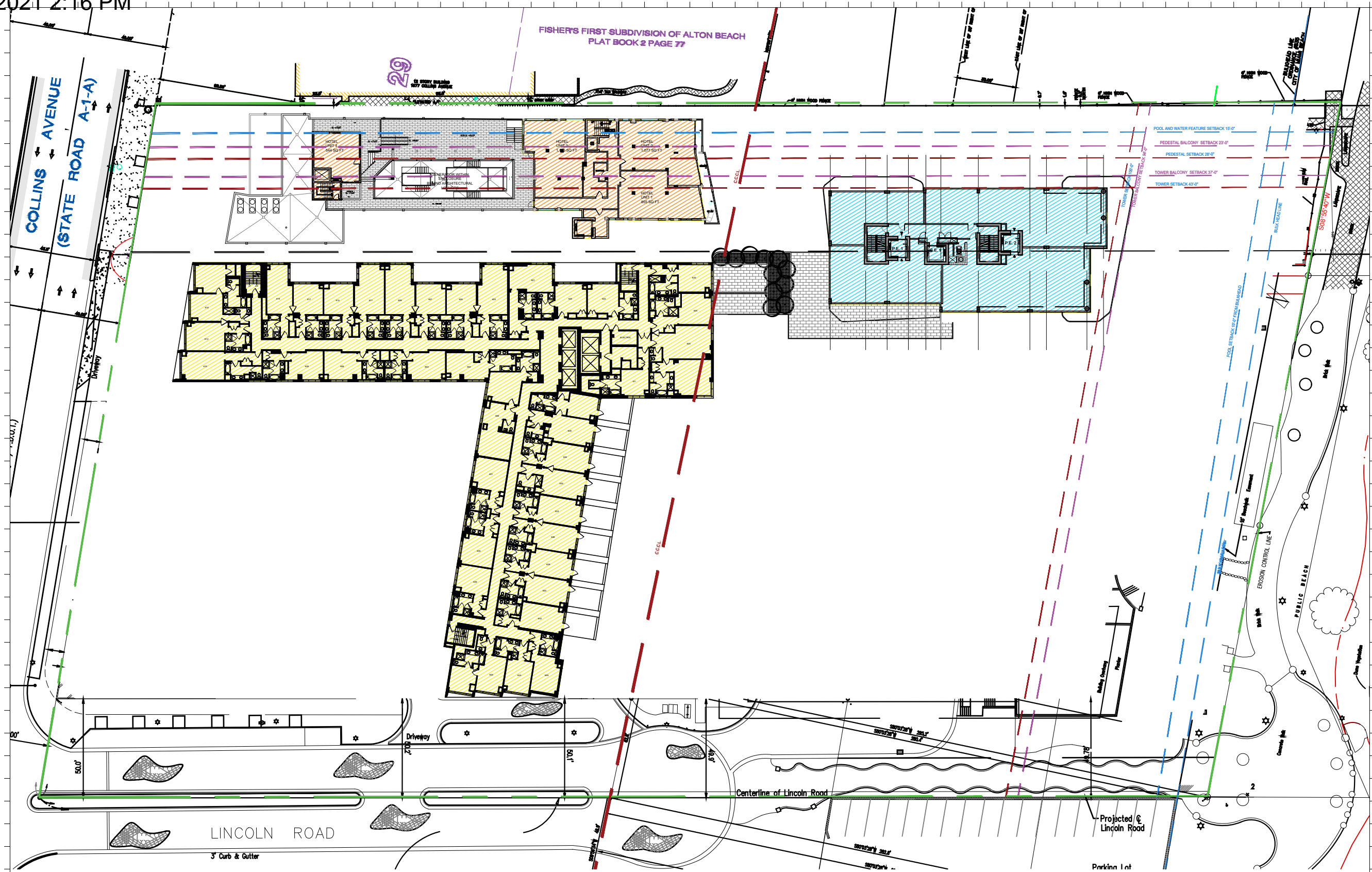


PROPOSED FAR
 RITZ-SAGAMORE

PROPOSED FAR	
RITZ	26,639 S.F.
AMENITIES	
SAGAMORE	
NEW TOWER	

1 PROPOSED FAR 5TH FLOOR PLAN
 SCALE: 1" = 50'-0"

Date	11-12-2021	Sheet No.	A1.25
Scale	1"=50'-0"		
Project	2018		



Rev.	Date	Rev.	Date

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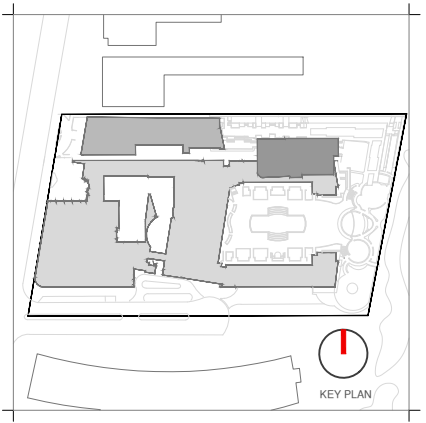
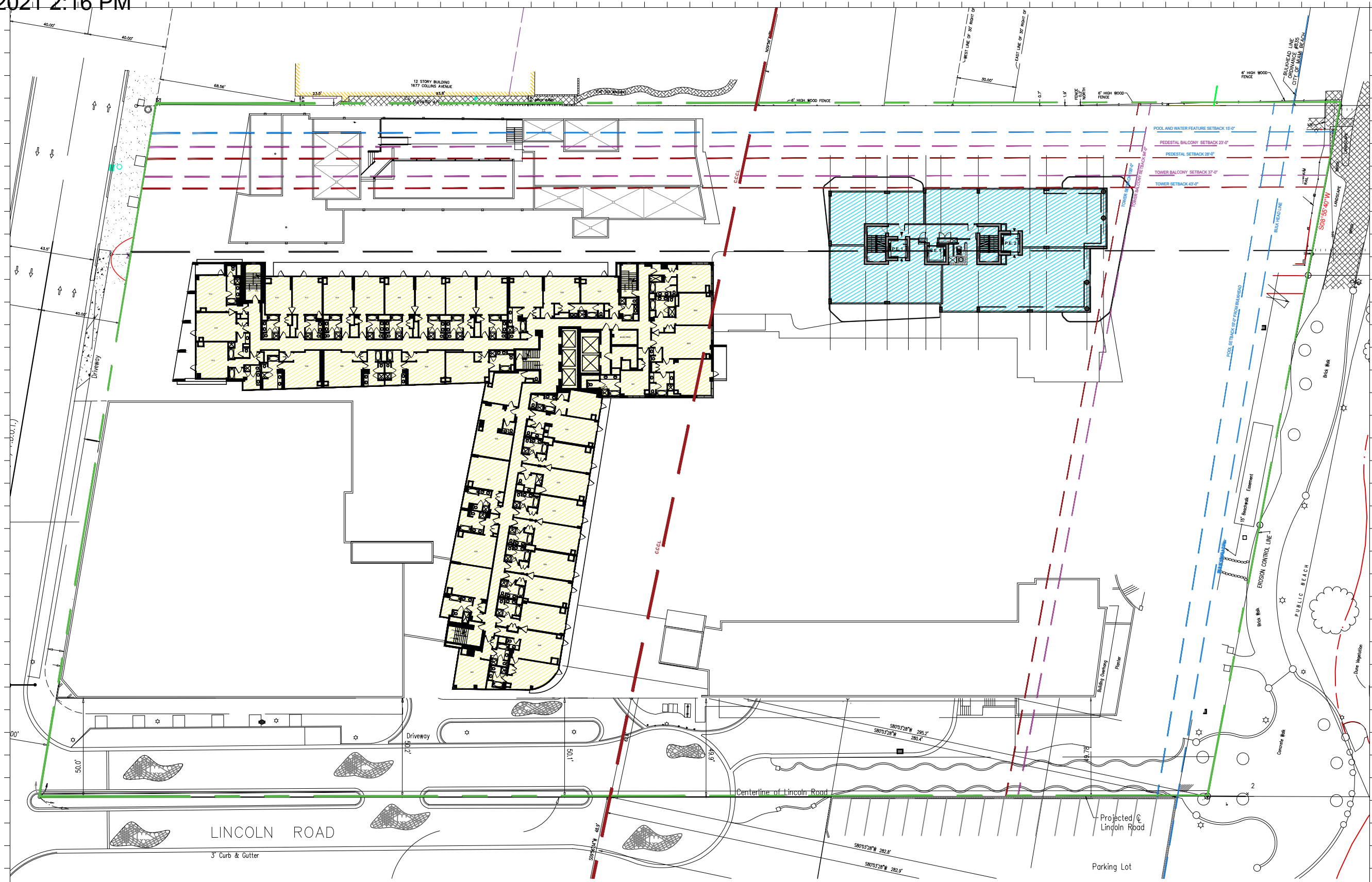
Architect of Record:
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 571 NW 28TH ST
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Tel: +1(305) 573 1818
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PROPOSED FAR		
RITZ	24,397 S.F.	
AMENITIES		
SAGAMORE	4,218 S.F.	
NEW TOWER	8,083 S.F.	

1 PROPOSED FAR 6TH FLOOR PLAN
 SCALE: 1" = 50'-0"

PROPOSED FAR		
RITZ-SAGAMORE		
Date	11-12-2021	Sheet No.
Scale	1"=50'-0"	A1.26
Project	2018	



Rev.	Date	Rev.	Date

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

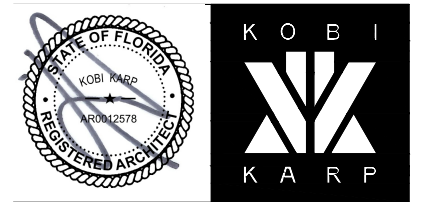
Consultant: STUDIO MUNGE.
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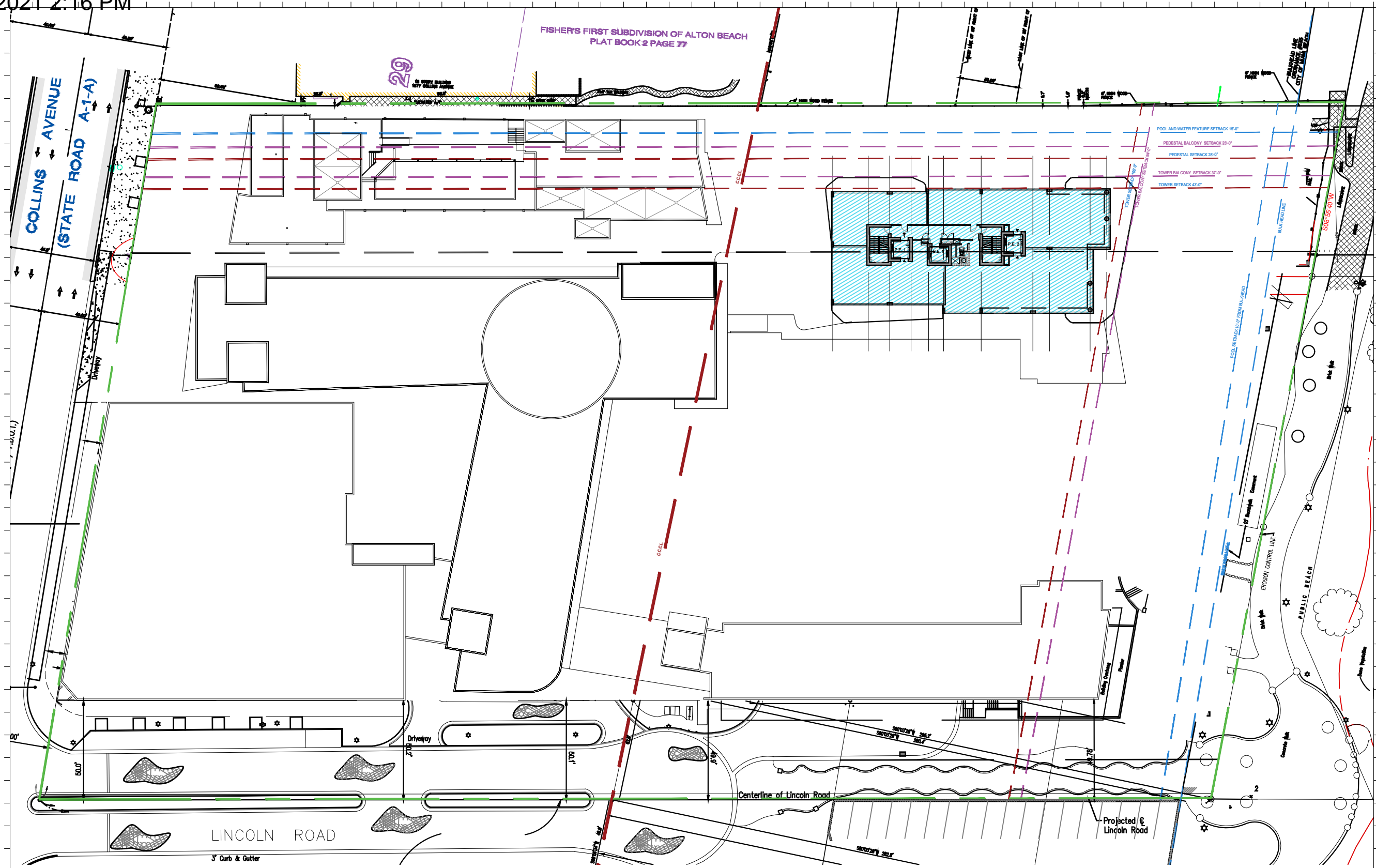


PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR	
RITZ	97,494 S.F.
AMENITIES	
SAGAMORE	
NEW TOWER	32,332 S.F.

1 PROPOSED FAR 8-11TH FLOOR PLAN
 SCALE: 1" = 50'-0"

Date	11-12-2021	Sheet No.	A1.28
Scale	1"=50'-0"		
Project	2018		



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Architect of Record:
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PROPOSED FAR	
RITZ	
AMENITIES	
SAGAMORE	
NEW TOWER	48,498 S.F.

1 PROPOSED FAR 12-17TH FLOOR PLAN
 SCALE: 1" = 50'-0"

PROPOSED FAR	
RITZ-SAGAMORE	
Date	11-12-2021
Scale	1"=50'-0"
Project	2018
Sheet No.	A1.29