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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:**

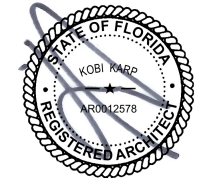
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingham Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Tel:** 416.588.1668  
**Email:**

**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:**  
**Name:** Desimore Consulting Engineering  
**Address:** 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  
**Tel:** +1(305) 573 1818  
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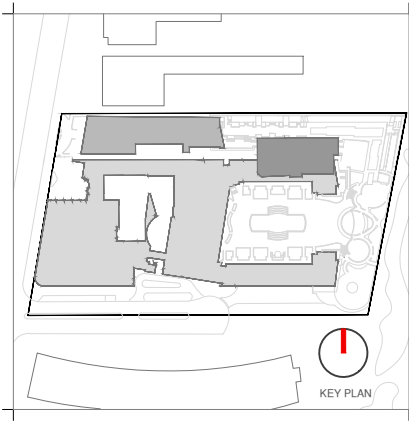


**ENLARGED FLOOR PLAN**

RITZ-SAGAMORE

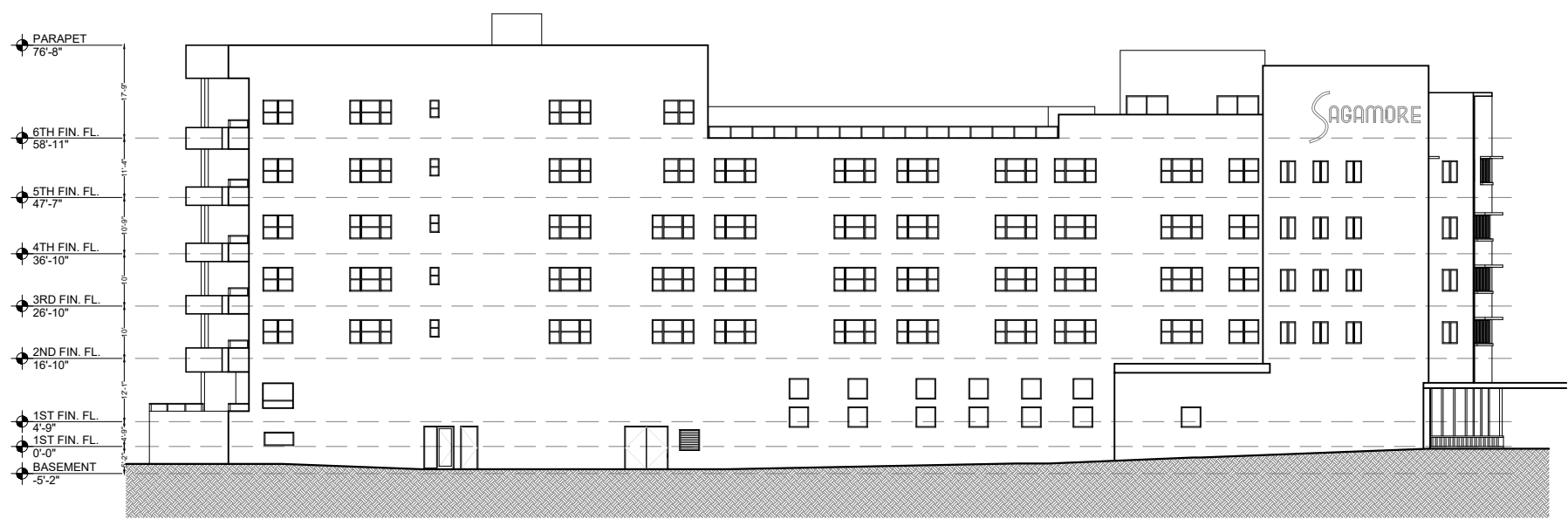
Date	11-12-2021	Sheet No.	A2.35
Scale	1/32" = 1'-0"		
Project	2018		

**1 ENLARGED TOWER ROOF PLAN**  
 SCALE: 1/32" = 1'-0"

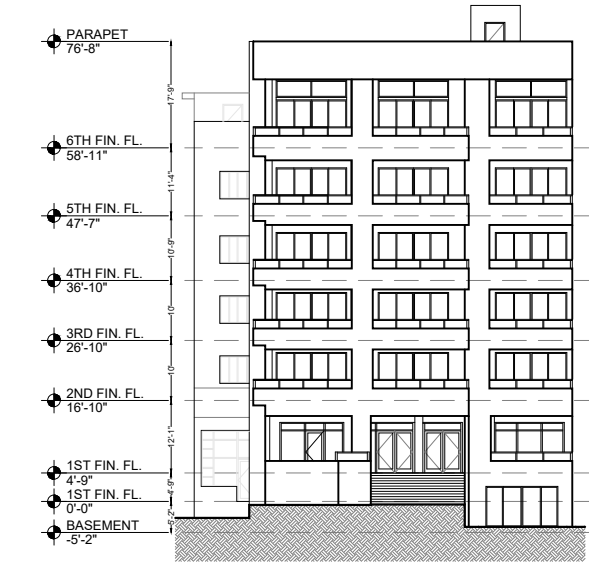


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1 NORTH ELEVATION  
SCALE: 1/32" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/32" = 1'-0"

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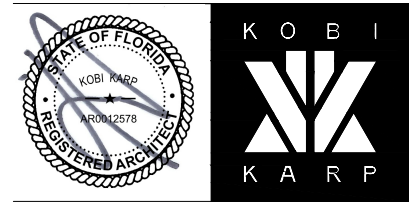
**Consultant:** STUDIO MUNGE.  
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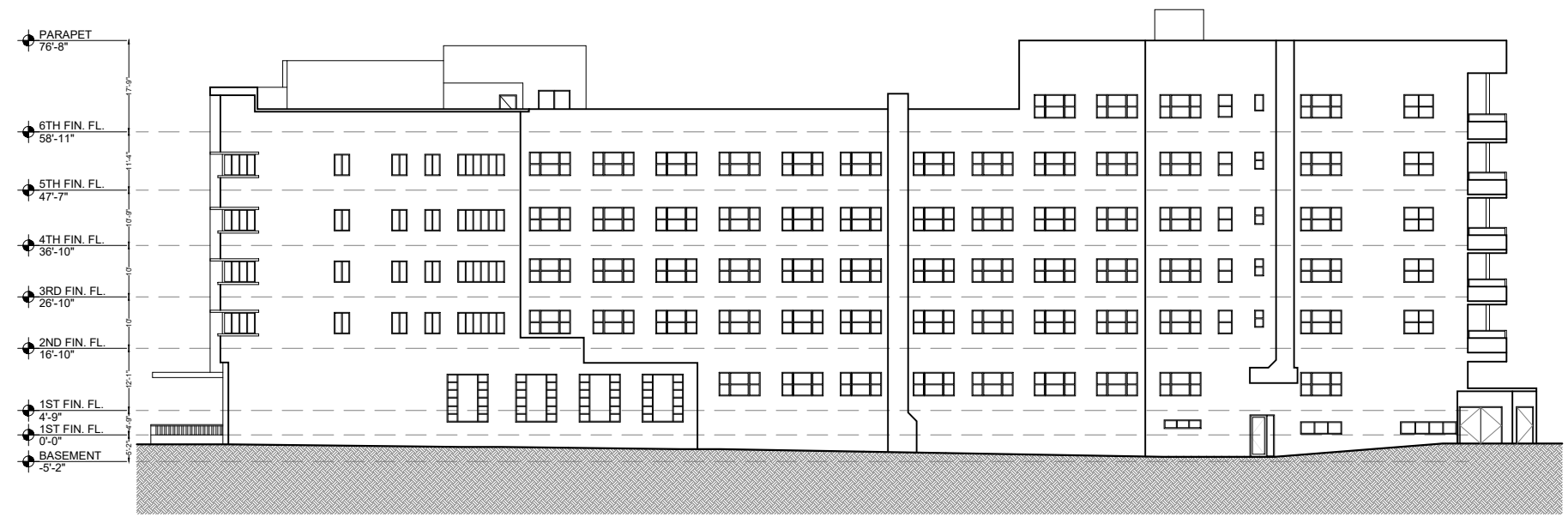
**Architect of Record:** Kobi Karp Architecture and Interior Design, Inc.  
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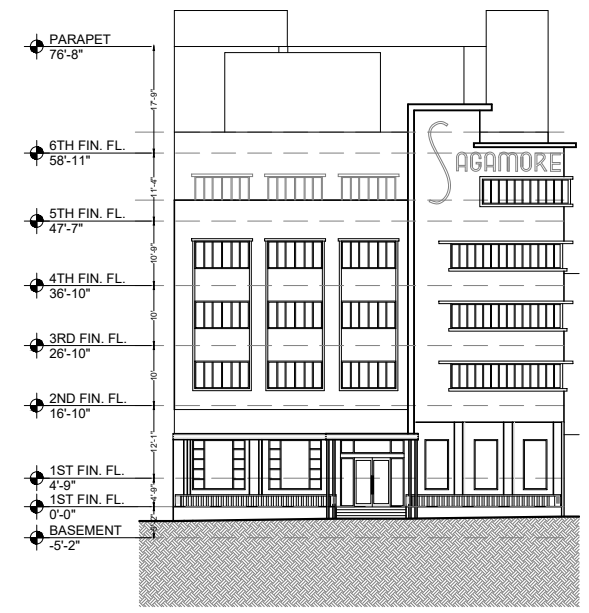
EXISTING ELEVATIONS

SAGAMORE

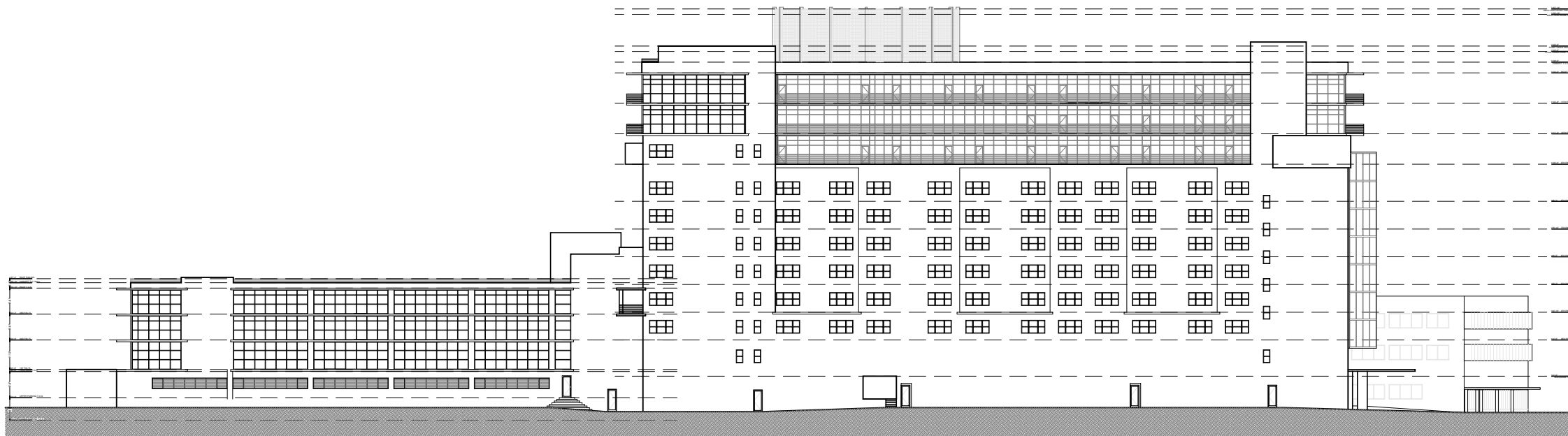
Date	11-12-2021	Sheet No.	
Scale	AS SHOWN		A4.00
Project	2018		



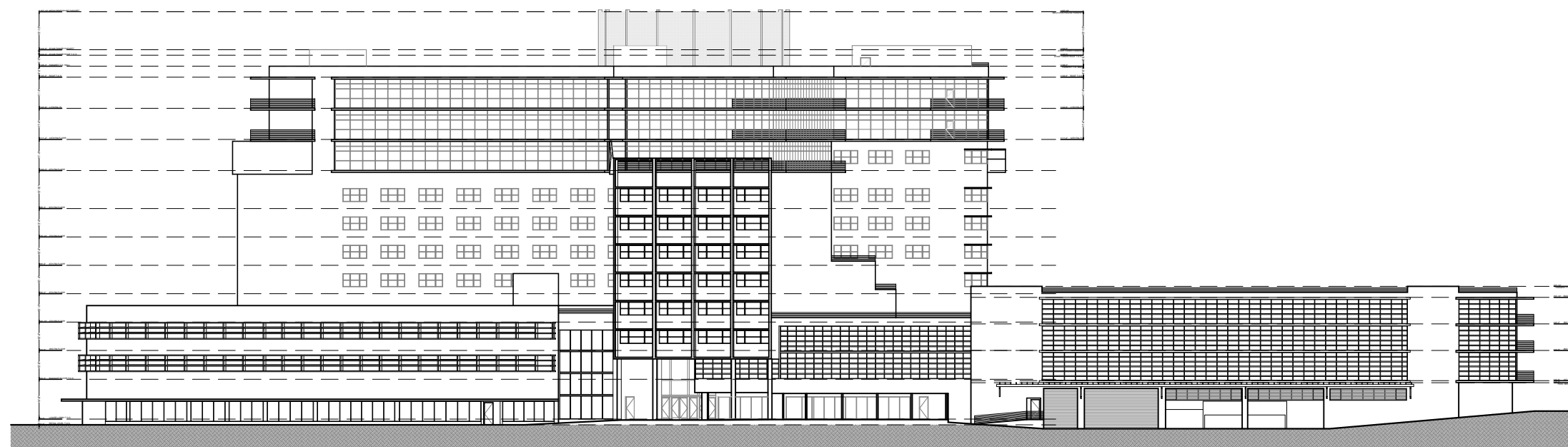
3 SOUTH ELEVATION  
SCALE: 1/32" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/32" = 1'-0"



1 NORTH ELEVATION SCALE: 1" = 50'-0"



2 SOUTH ELEVATION SCALE: 1" = 50'-0"

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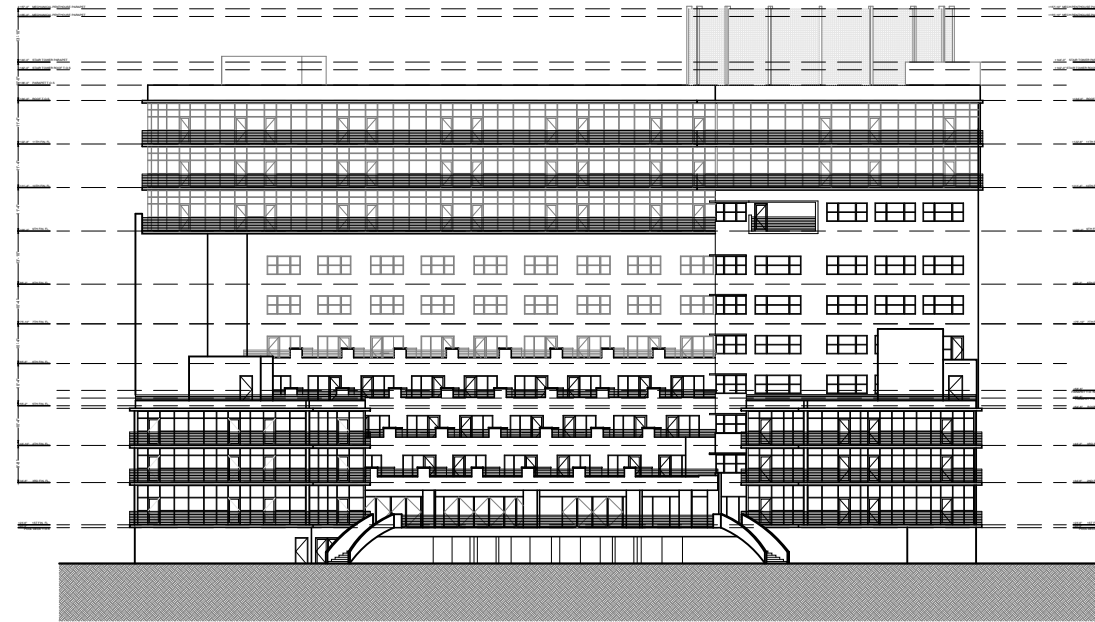
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571 NW 26TH ST  
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EXISTING ELEVATIONS

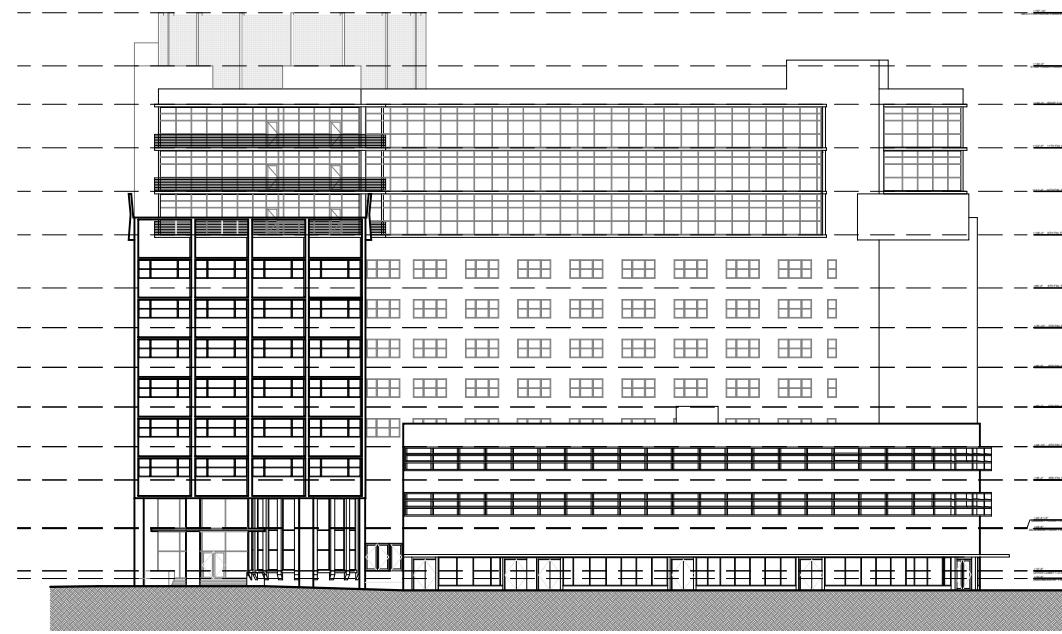
RITZ

Date	11-12-2021	Sheet No.	A4.01
Scale	AS SHOWN		
Project	2018		



1 EAST ELEVATION

SCALE: 1" = 50'-0"



2 WEST ELEVATION

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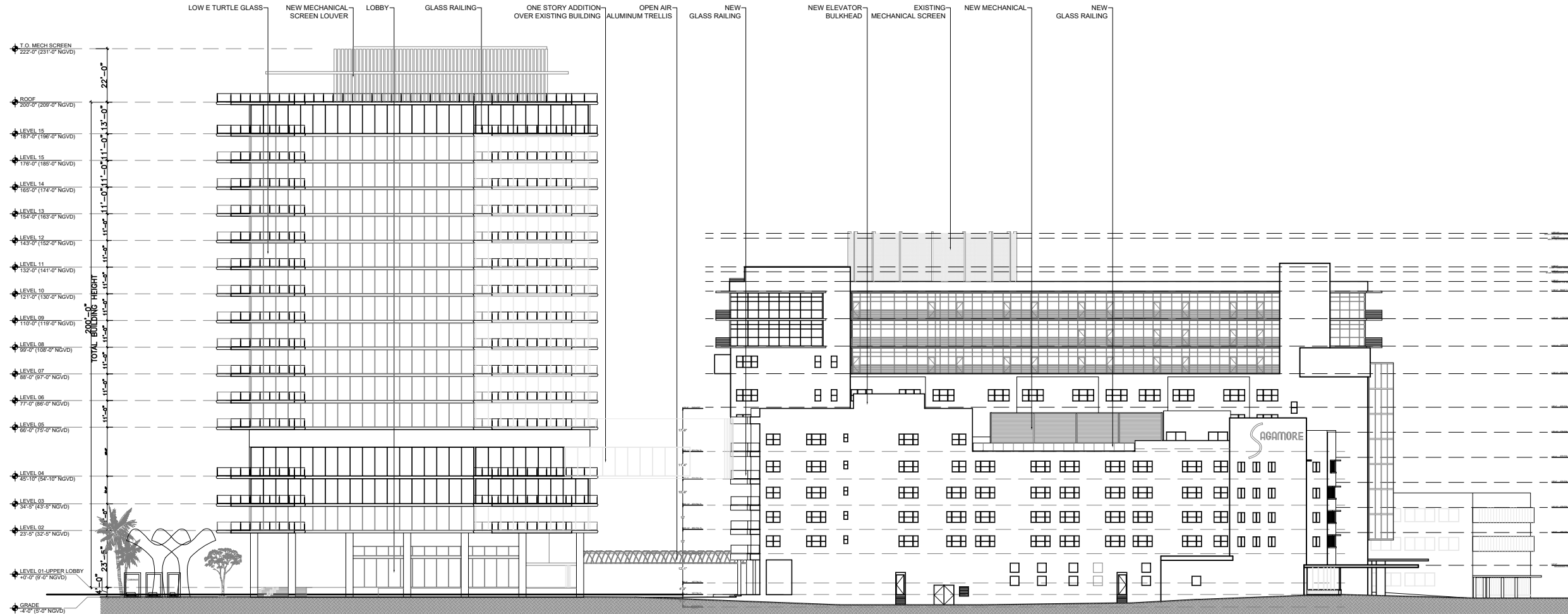
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EXISTING ELEVATIONS

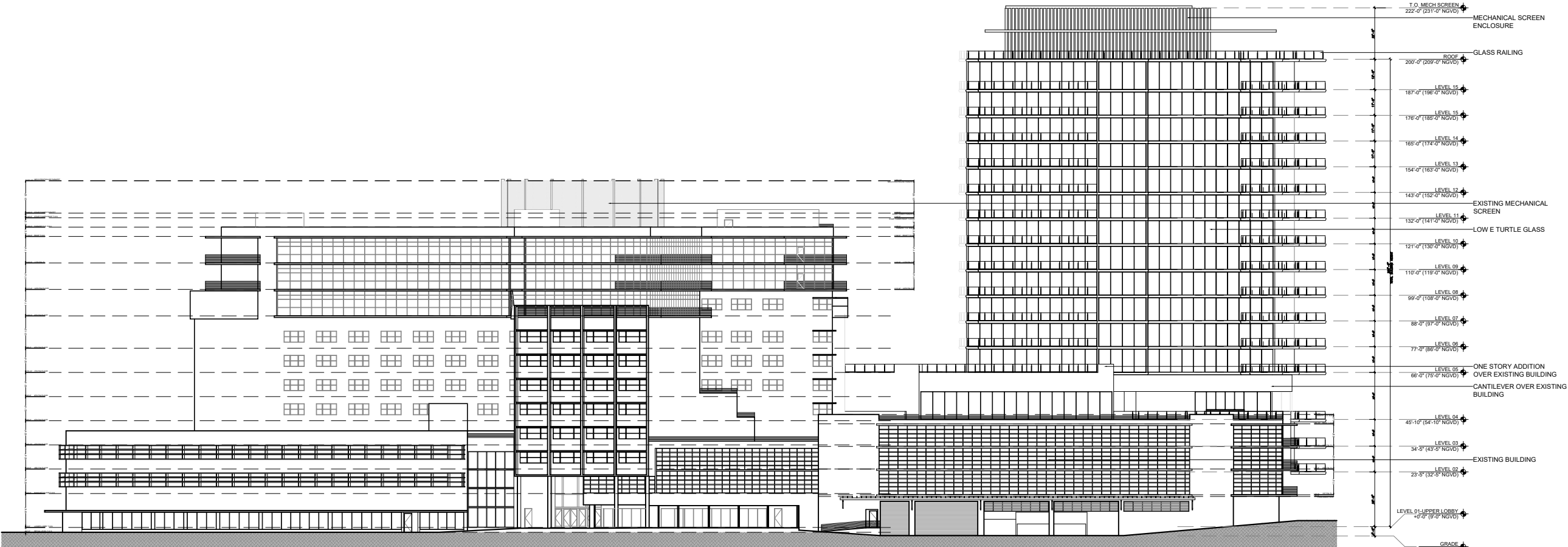
RITZ

Date	11-12-2021	Sheet No.	A4.02
Scale	AS SHOWN		
Project	2018		



1 NORTH ELEVATION

SCALE: 1" = 50'-0"



2 SOUTH ELEVATION

SCALE: 1" = 50'-0"



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 Miami Beach, FL 33139

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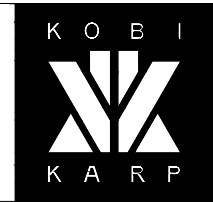
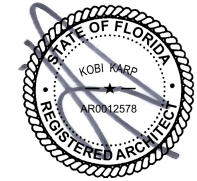
**Consultant:** STUDIO MUNGE.  
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**Name:** Naturalical.  
**Address:** 6915 Red Road, Suite 224  
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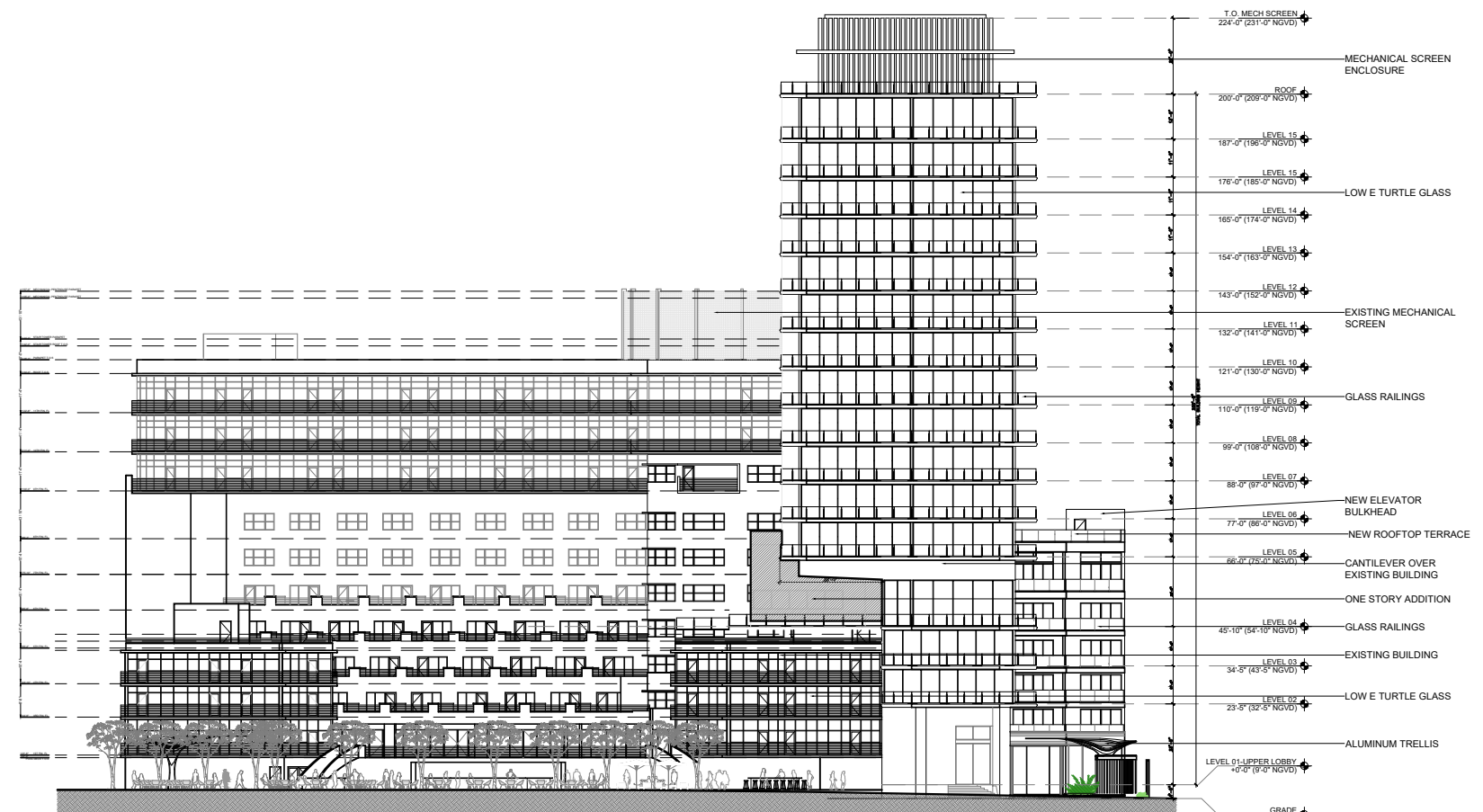
**Consultant:**  
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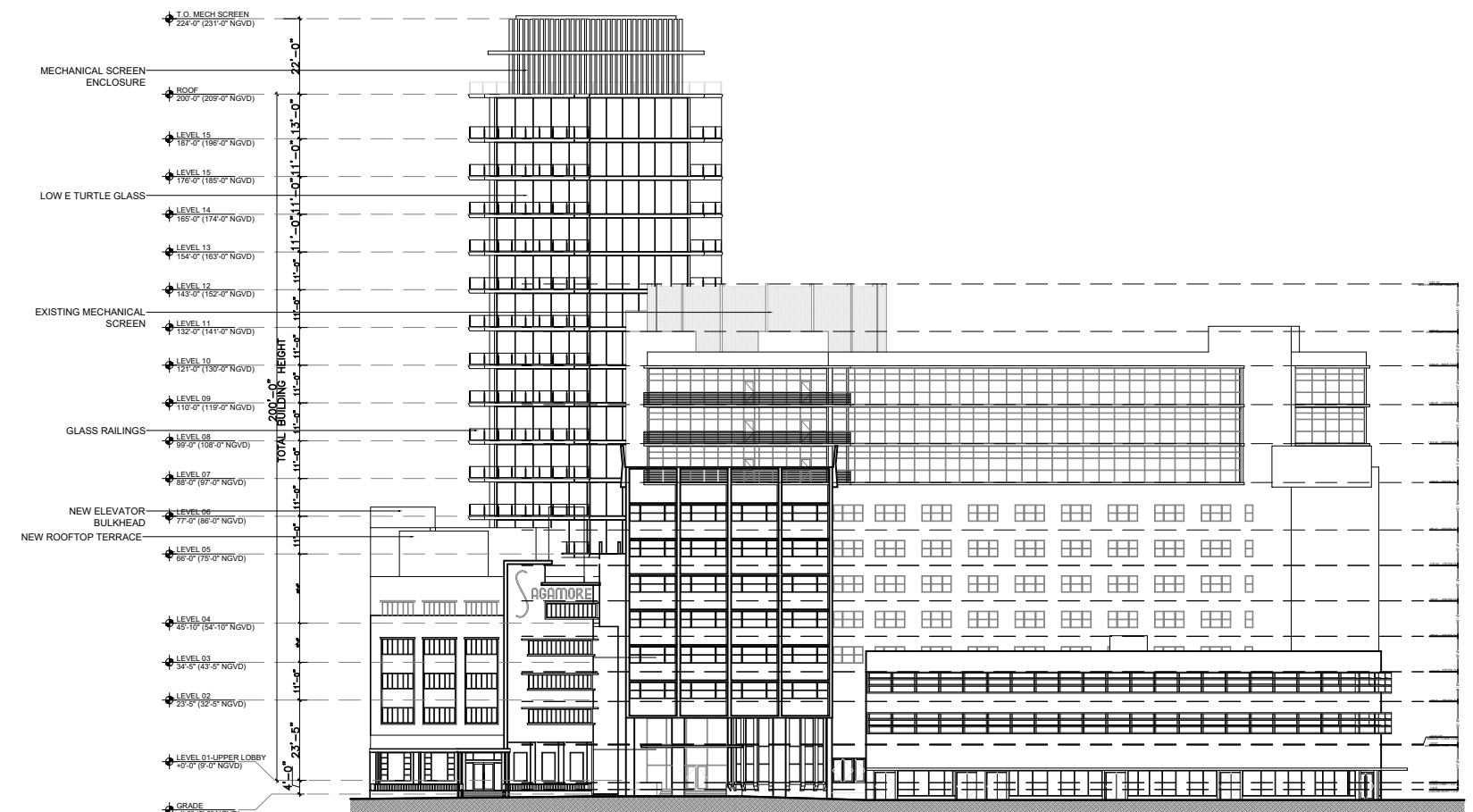
**PROPOSED ELEVATIONS**  
**RITZ-SAGAMORE**

Date	11-12-2021	Sheet No.	A4.03
Scale	AS SHOWN		
Project	2018		



1 EAST ELEVATION

SCALE: 1" = 50'-0"



2 WEST ELEVATION

SCALE: 1" = 50'-0"



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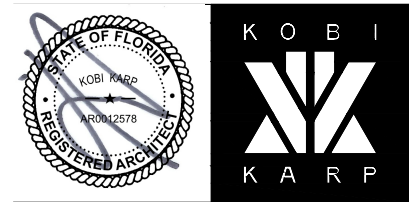
**Consultant:** STUDIO MUNGE.  
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 571 NW 28TH ST  
 Miami, Florida 33137 USA  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



PROPOSED ELEVATIONS

RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A4.04
Scale	AS SHOWN		
Project	2018		



1 NORTH ELEVATION

SCALE: 1" = 50'-0"



2 SOUTH ELEVATION

SCALE: 1" = 50'-0"



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**PROPOSED COLOR ELEVATIONS**  
**RITZ-SAGAMORE**

Date	11-12-2021	Sheet No.	A4.05
Scale	1" = 50'-0"		
Project	2018		



1 EAST ELEVATION

SCALE: 1" = 50'-0"



2 WEST ELEVATION

SCALE: 1" = 50'-0"



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PROPOSED COLOR ELEVATIONS  
RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A4.06
Scale	1" = 50'-0"		
Project	2018		

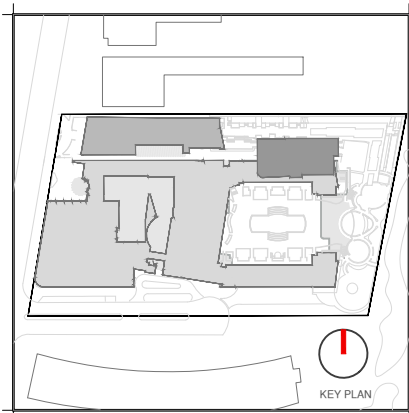




- ① PREFINISHED SILVER ANODIZED ALUMINUM MECHANICAL LOUVERS
- ② PREFINISHED SILVER ANODIZED ALUMINUM FRAMES AND CLEAR TURTLE IMPACT PROOF GLAZING.
- ③ PREFINISHED SILVER ANODIZED ALUMINUM AND CLEAR GLAZING RAILING.
- ④ ALL WHITE FINISH WILL BE WHITE PAINTED STUCCO
- ⑤ WINDOWS AND FRAMES TO MATCH HISTORIC CONFIGURATION
- ⑥ PREFINISHED SILVER ANODIZED ALUMINUM TRELLIS STRUCTURE

PREFINISHED SILVER ANODIZED ALUMINUM TRELLIS STRUCTURE ⑥

① EAST ELEVATION  
SCALE: 1" = 50'-0"



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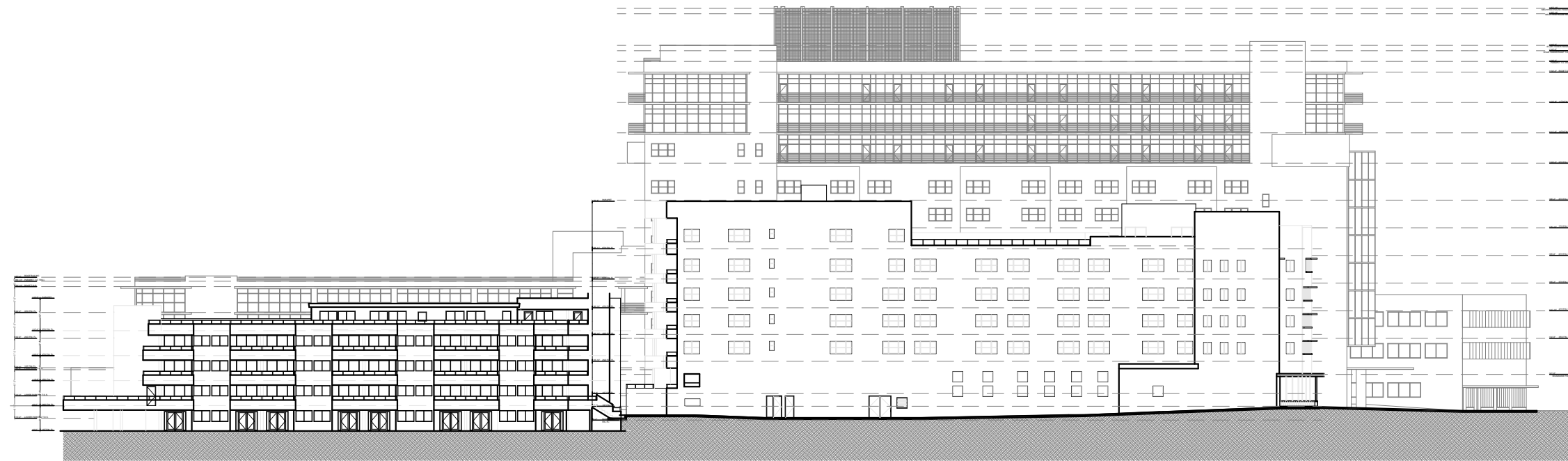
PROPOSED COLOR ELEVATIONS  
RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A4.06.A
Scale	1" = 50'-0"		
Project	2018		

- ① PREFINISHED SILVER ANODIZED ALUMINUM MECHANICAL LOUVERS
- ② PREFINISHED SILVER ANODIZED ALUMINUM FRAMES AND CLEAR TURTLE IMPACT PROOF GLAZING.
- ③ PREFINISHED SILVER ANODIZED ALUMINUM AND CLEAR GLAZING RAILING.
- ① PREFINISHED SILVER ANODIZED ALUMINUM VERTICAL SOLAR SHADE DEVICES
- ④ ALL WHITE FINISH WILL BE WHITE PAINTED STUCCO
- ⑤ WINDOWS AND FRAMES TO MATCH HISTORIC CONFIGURATION
- ⑥ PREFINISHED SILVER ANODIZED ALUMINUM TRELLIS STRUCTURE

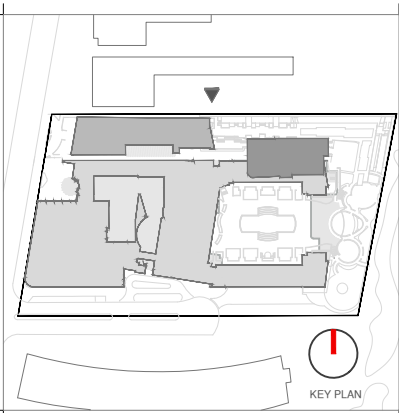


② WEST ELEVATION  
SCALE: 1" = 50'-0"



1 EXISTING NORTH ELEVATION

SCALE: 1" = 50'-0"



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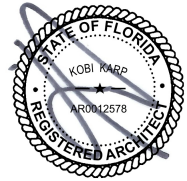
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**Address:** 6915 Red Road, Suite 224  
**Address:** 2800 Biscayne Blvd  
**Tel:** Miami, FL 33137  
**Email:** 305.755.3833

**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.  
**Name:** 571 NW 28TH ST  
**Address:** Miami, Florida 33137 USA  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



**COMP ELEVATIONS NORTH**  
**RITZ-SAGAMORE**

Date	11-12-2021	Sheet No.	A4.07
Scale	AS SHOWN		
Project	2018		

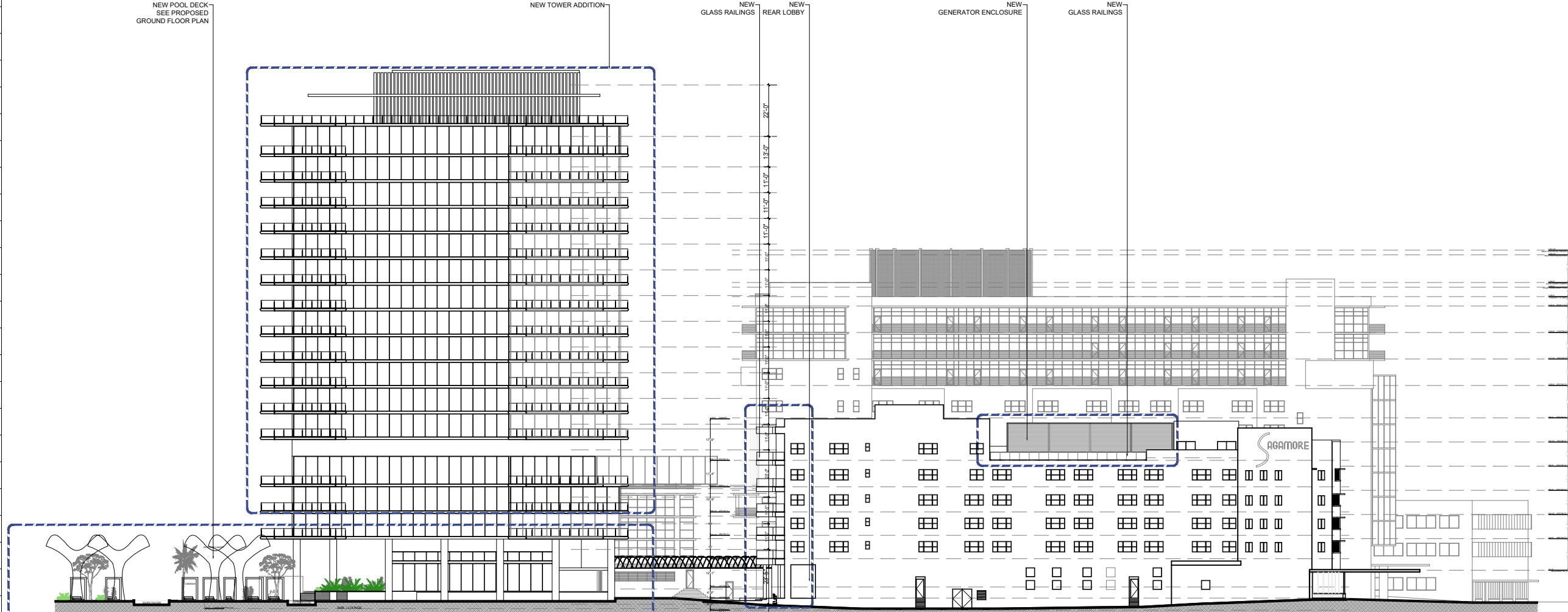
NEW POOL DECK  
SEE PROPOSED  
GROUND FLOOR PLAN

NEW TOWER ADDITION

NEW GLASS RAILINGS  
NEW REAR LOBBY

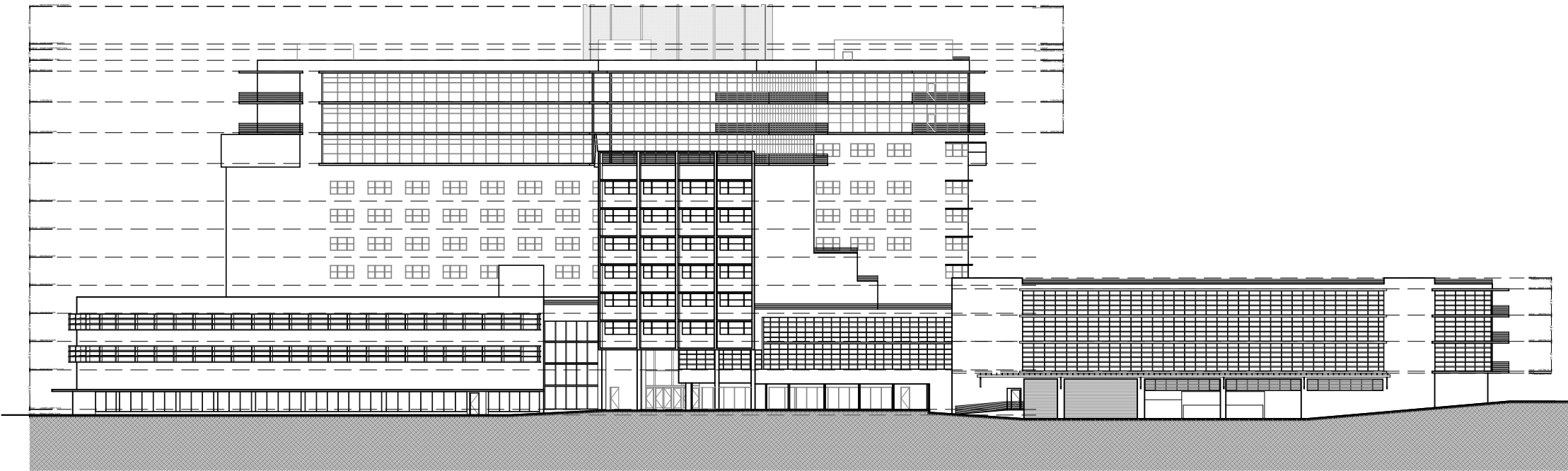
NEW GENERATOR ENCLOSURE

NEW GLASS RAILINGS



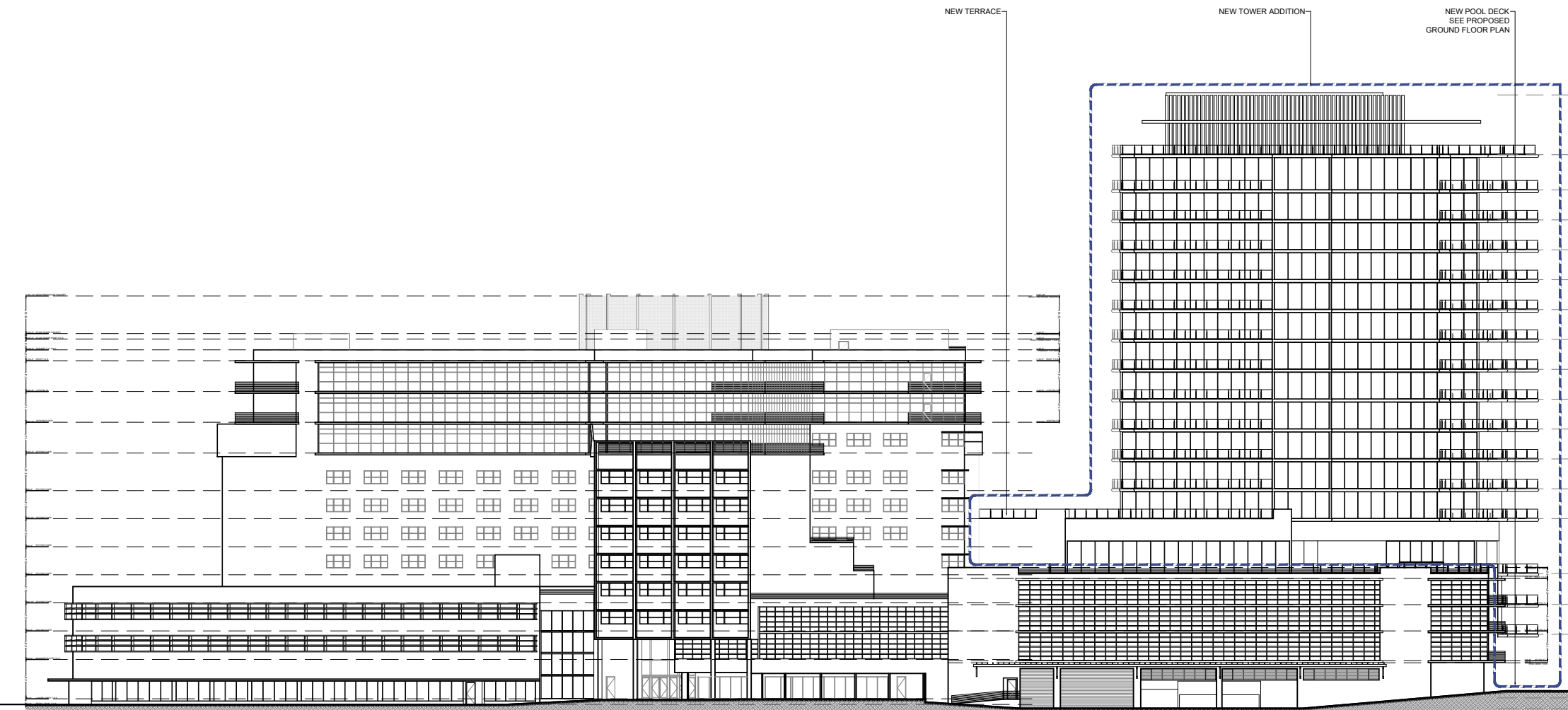
2 PROPOSED NORTH ELEVATION

SCALE: 1" = 50'-0"



1 EXISTING SOUTH ELEVATION

SCALE: 1" = 50'-0"



2 PROPOSED SOUTH ELEVATION

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:**

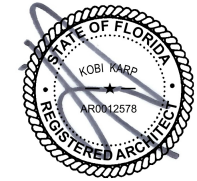
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingham Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Tel:** 416.588.1668  
**Email:**

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

**Consultant:** MEP  
**Name:** MG Engineering,  
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**Tel:** Miami, FL 33137  
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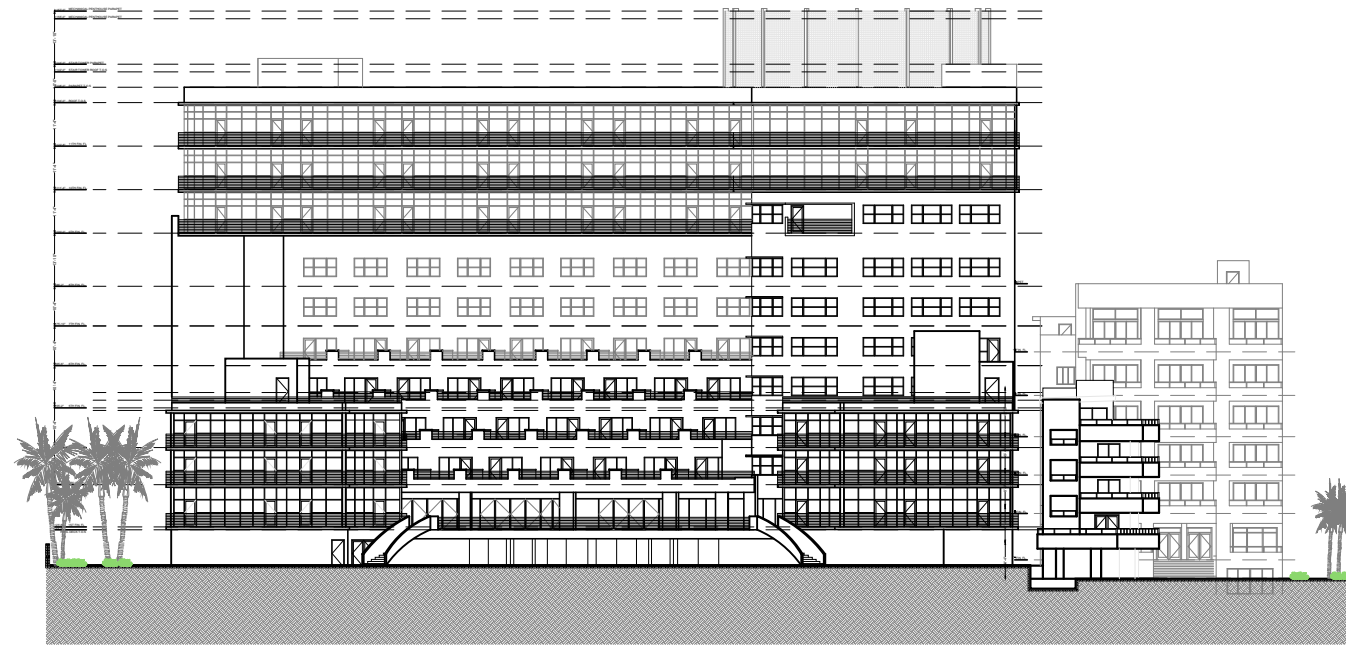
**Consultant:** Desimore Consulting Engineering  
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**Address:** Miami, FL 33131  
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**Email:**

**Architect of Record:** Kobi Karp Architecture and Interior Design, Inc.  
**Address:** 571 NW 25TH ST  
**Address:** Miami, Florida 33137 USA  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



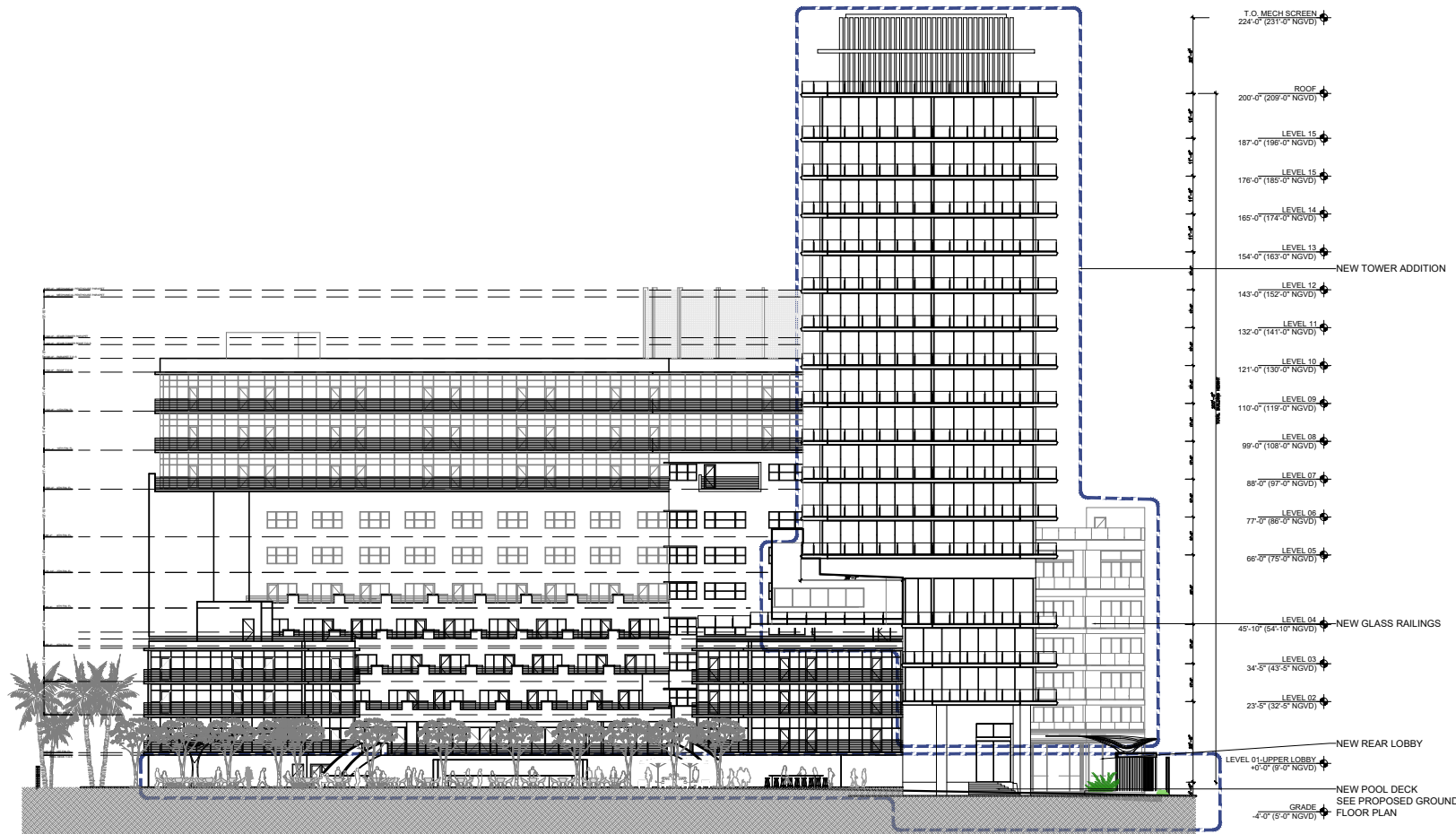
COMP ELEVATIONS SOUTH  
RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A4.08
Scale	AS SHOWN		
Project	2018		



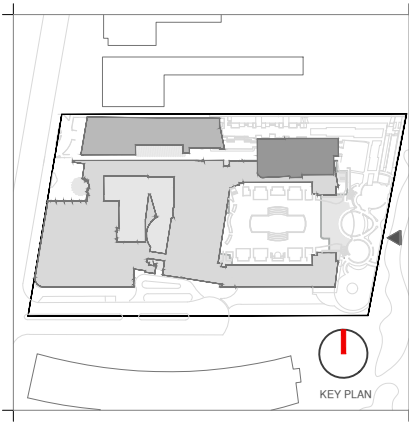
1 EXISTING EAST ELEVATION

SCALE: 1" = 50'-0"



2 PROPOSED EAST ELEVATION

SCALE: 1" = 50'-0"



Rev.	Date	Rev.	Date

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**Email:**

**Consultant:** MEP  
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**Address:** Miami, FL 33131  
**Tel:** 305.441.0755  
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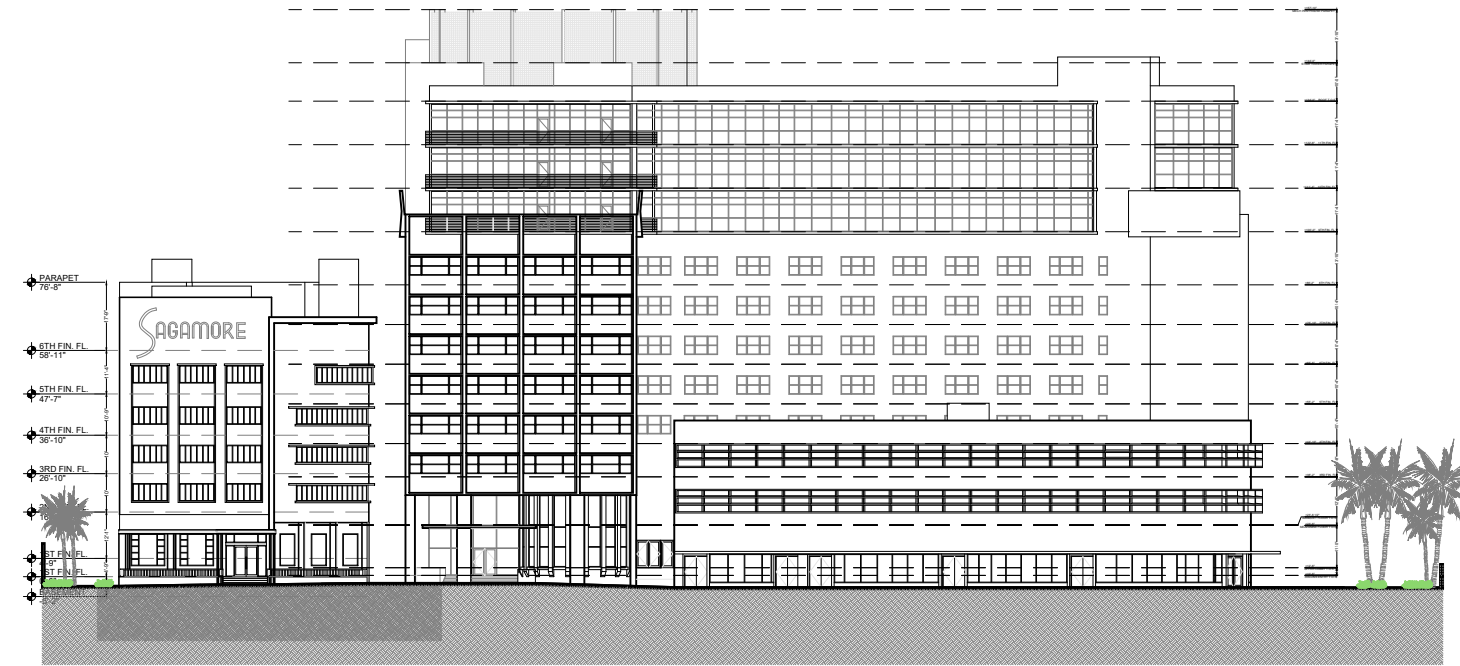
**Architect of Record:** Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28TH ST  
Miami, Florida 33137 USA  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3766



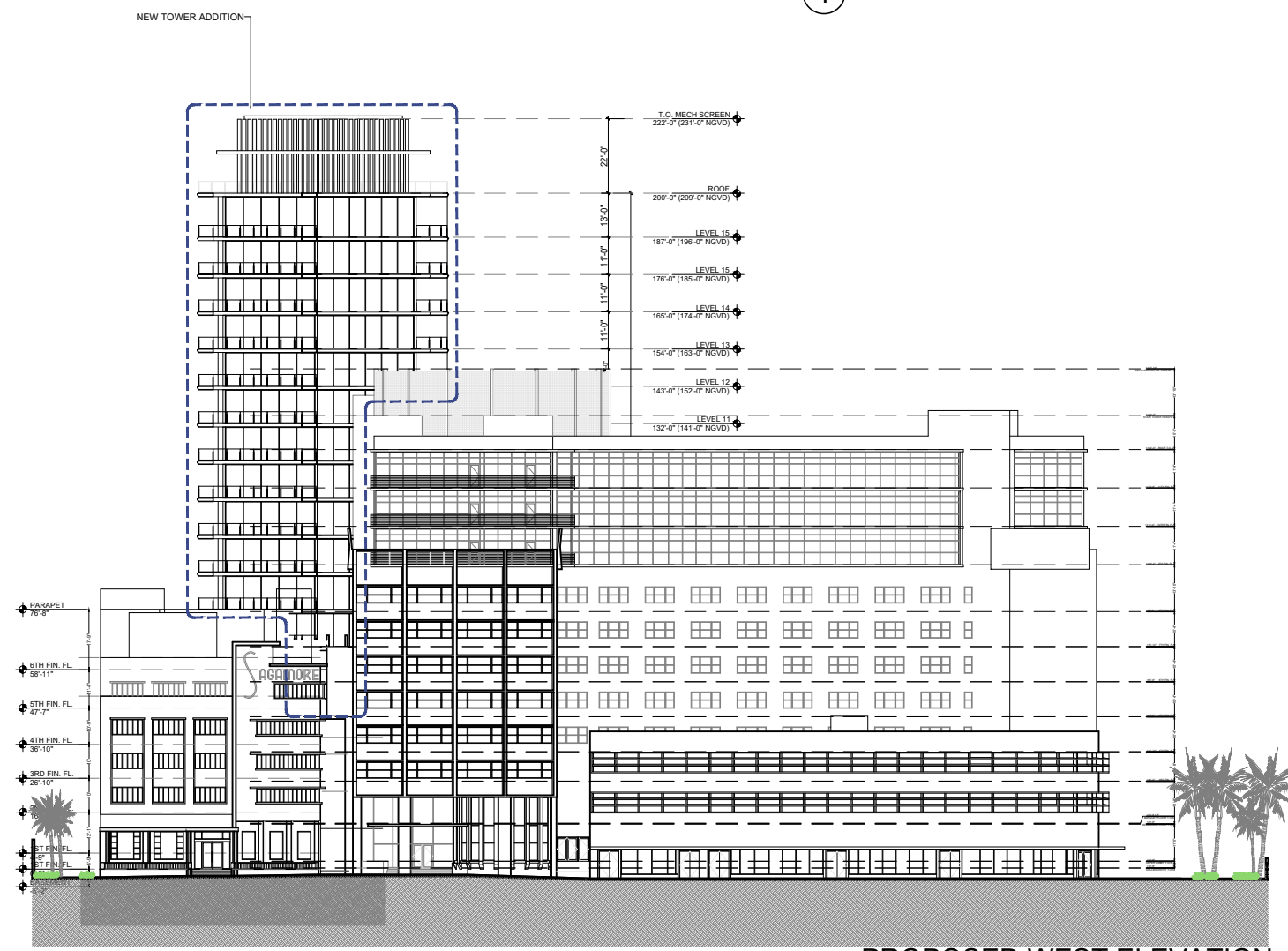
COMP ELEVATIONS EAST

RITZ-SAGAMORE

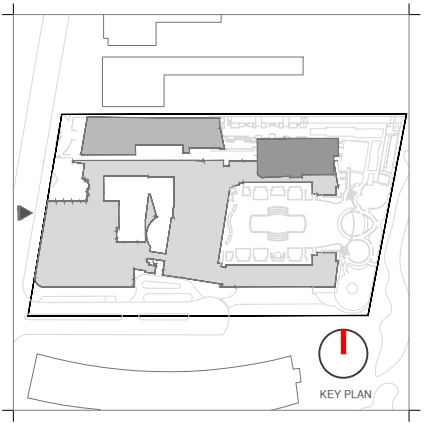
Date	11-12-2021	Sheet No.	A4.09
Scale	AS SHOWN		
Project	2018		



1 EXISTING WEST ELEVATION SCALE: 1" = 50'-0"



2 PROPOSED WEST ELEVATION SCALE: 1" = 50'-0"



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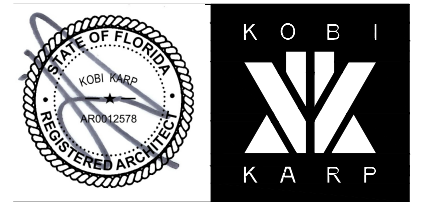
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wrigold Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Address:**  
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**Tel:** Miami, FL, 33137  
**Email:** 305.755.3833

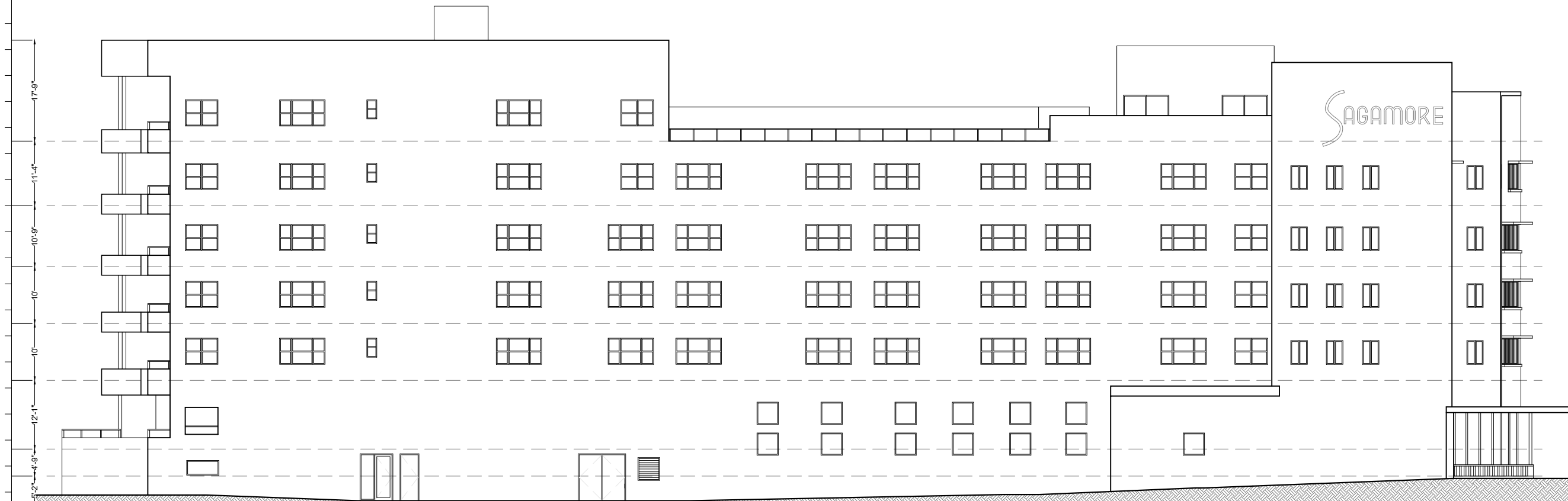
**Consultant:**  
**Name:** Desimore Consulting Engineering  
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**Address:** Miami, FL 33131  
**Tel:** 305.441.0755  
**Email:**

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



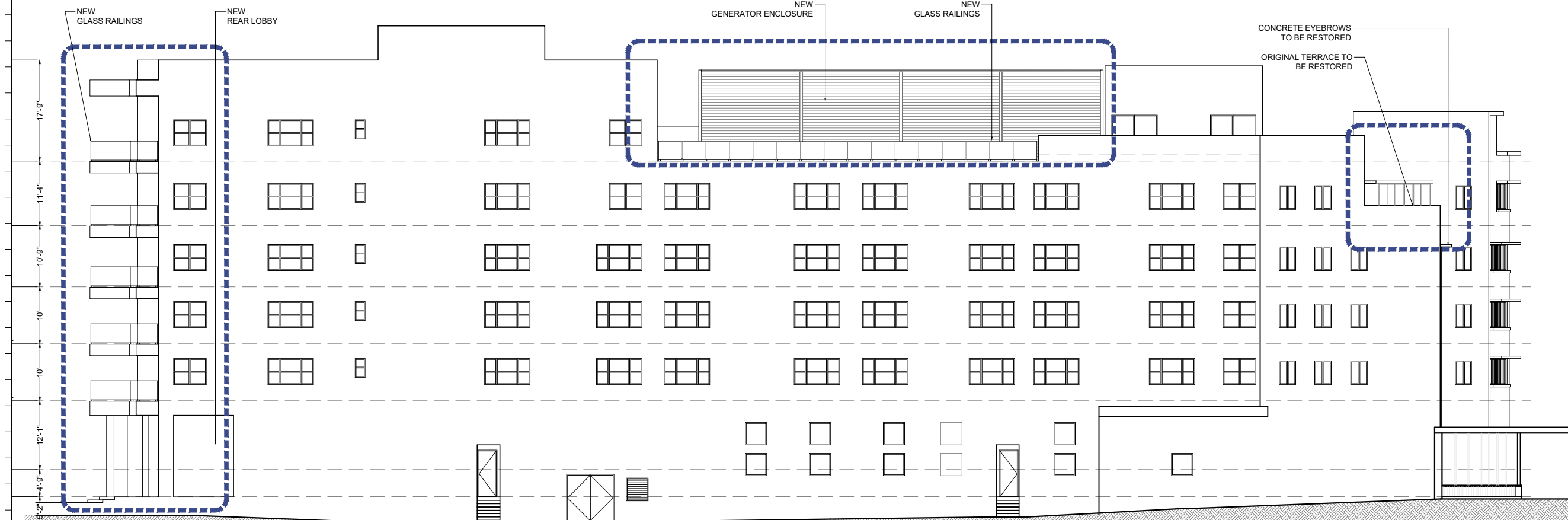
COMP ELEVATIONS WEST  
 RITZ-SAGAMORE

Date	11-12-2021	Sheet No.	A4.10
Scale	AS SHOWN		
Project	2018		



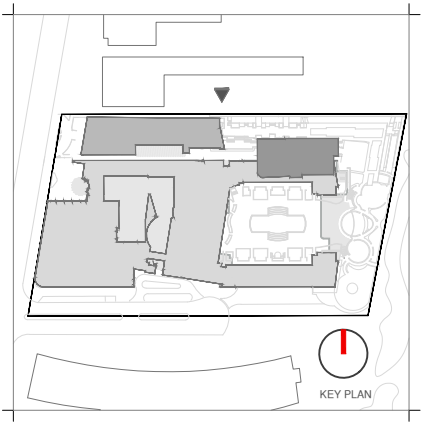
1 EXISTING NORTH ELEVATION

SCALE: 1" = 20'-0"



2 PROPOSED NORTH ELEVATION

SCALE: 1" = 20'-0"



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**Name:** MG Engineering,  
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**Tel:** 2800 Biscayne Blvd  
**Email:** Miami, FL, 33137  
305.755.3833

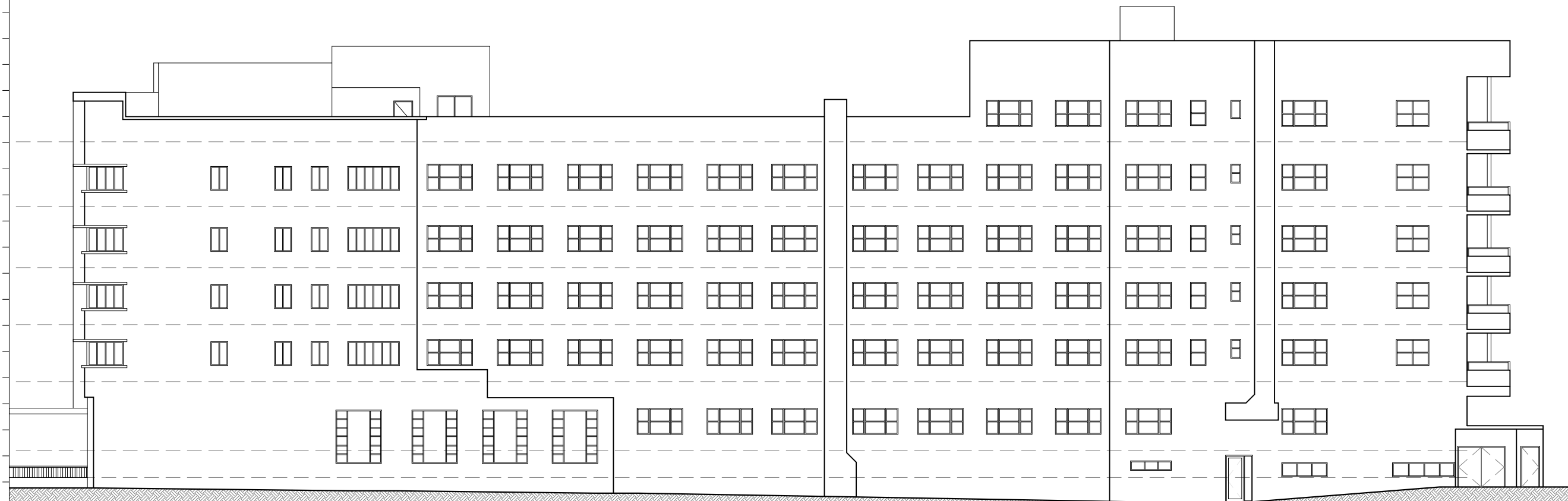
**Consultant:** Desimore Consulting Engineering  
**Name:** 800 Brickell Avenue, 6th Floor  
**Address:** Miami, FL 33131  
**Tel:** 305.441.0755  
**Email:**

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

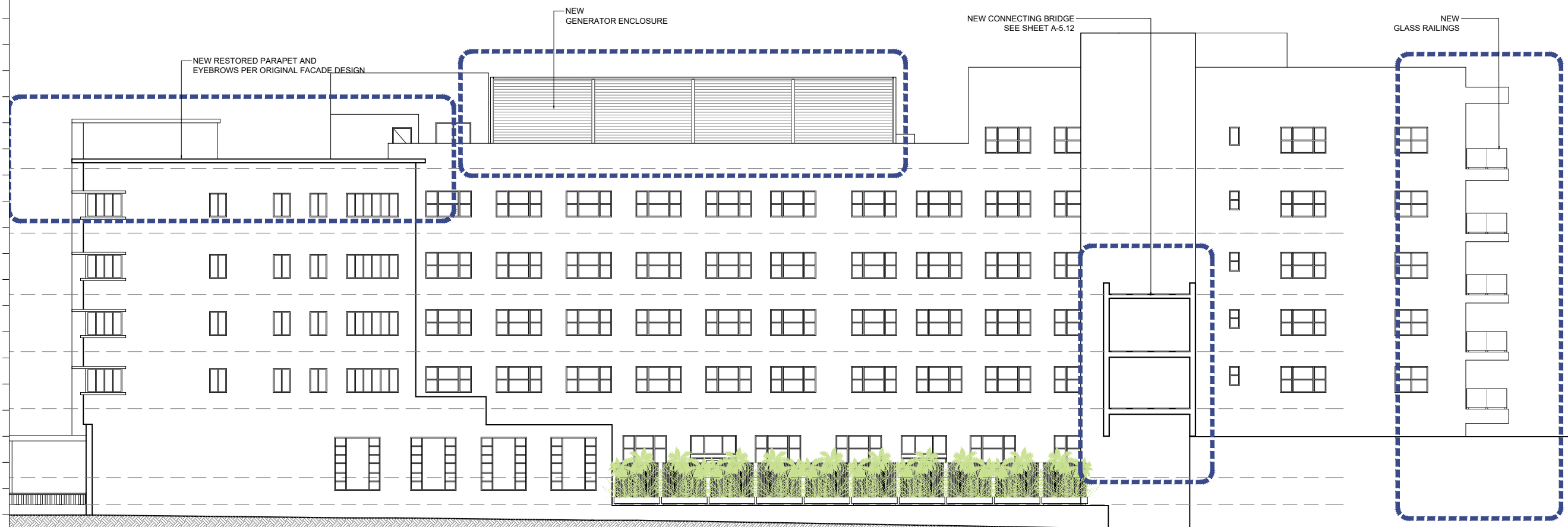


COMP ELEVATIONS NORTH  
SAGAMORE

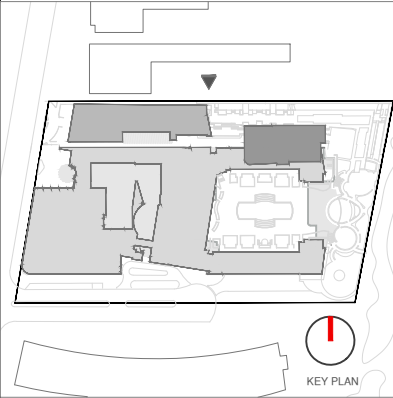
Date	11-12-2021	Sheet No.	A4.11
Scale	AS SHOWN		
Project	2018		



1 EXISTING SOUTH ELEVATION SCALE: 1" = 20'-0"



2 PROPOSED SOUTH ELEVATION SCALE: 1" = 20'-0"



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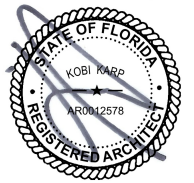
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingo Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Tel:** 416.588.1668  
**Email:**

**Consultant:** LANDSCAPE ARCHITECT  
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**Email:** 305.755.3833

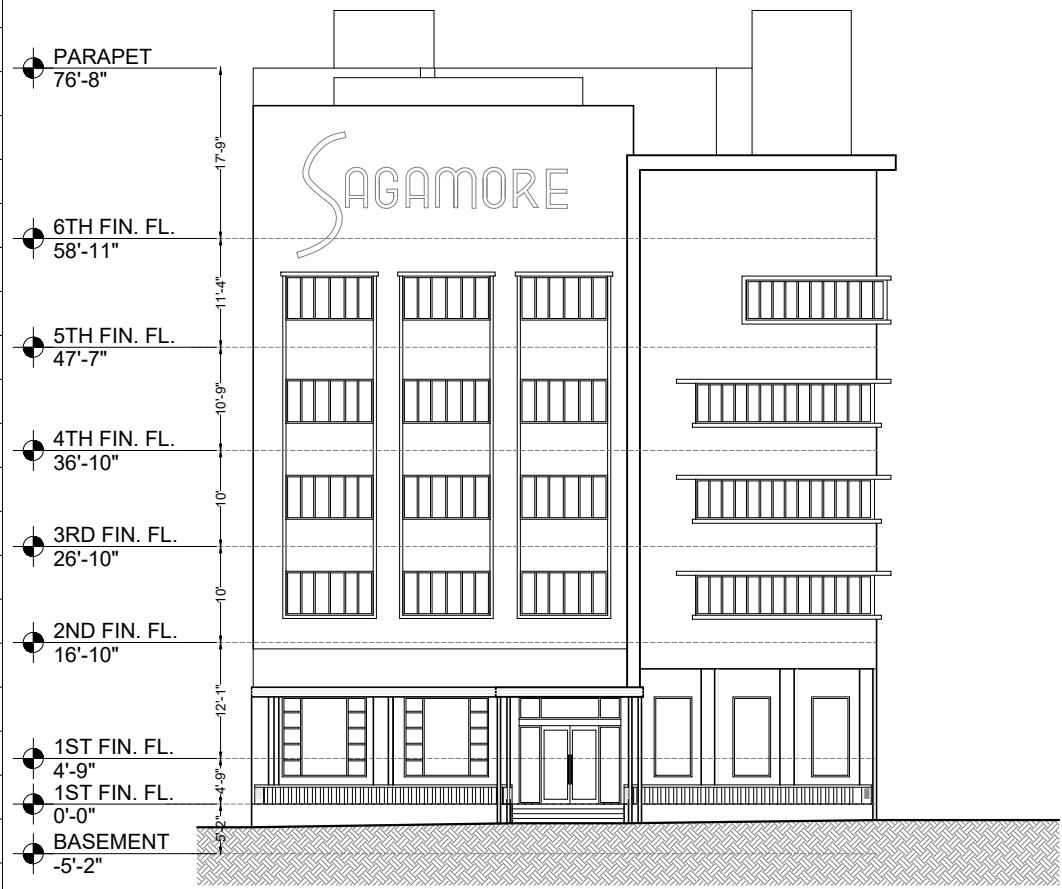
**Consultant:** Desimore Consulting Engineering  
**Name:** 800 Brickell Avenue, 6th Floor  
**Address:** Miami, FL 33131  
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**Email:**

**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



COMP ELEVATIONS SOUTH  
SAGAMORE

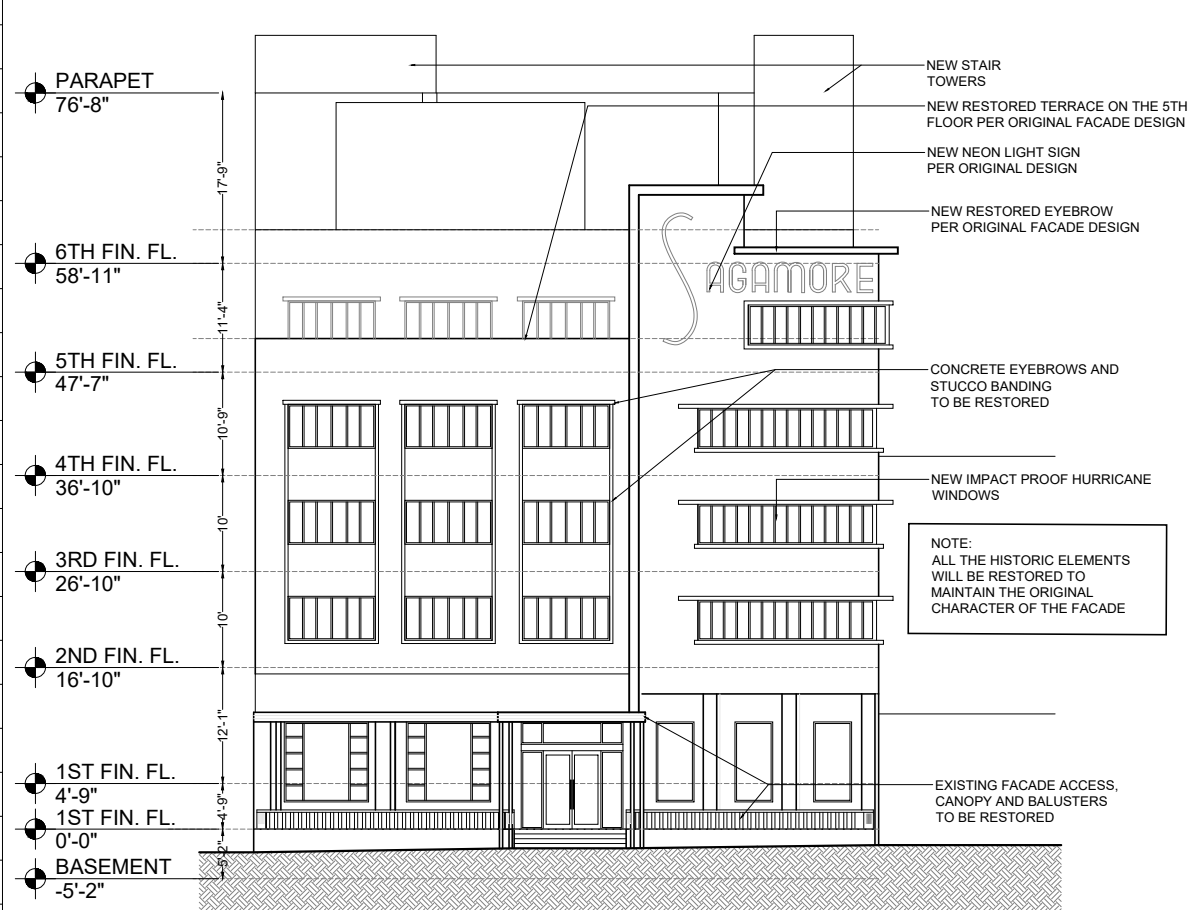
Date	11-12-2021	Sheet No.	A4.12
Scale	AS SHOWN		
Project	2018		



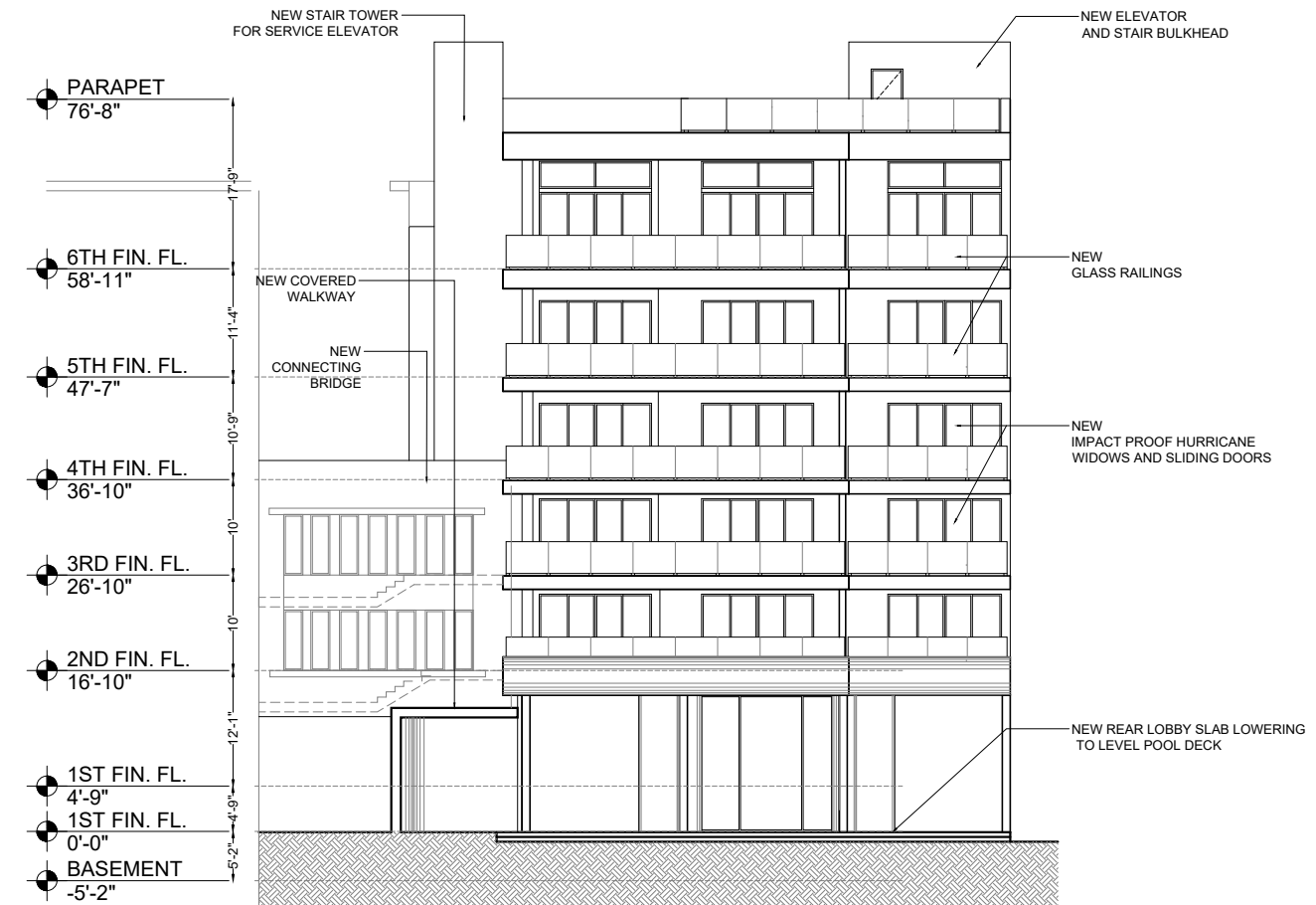
1 EXISTING WEST ELEVATION  
SCALE: 1" = 20'-0"



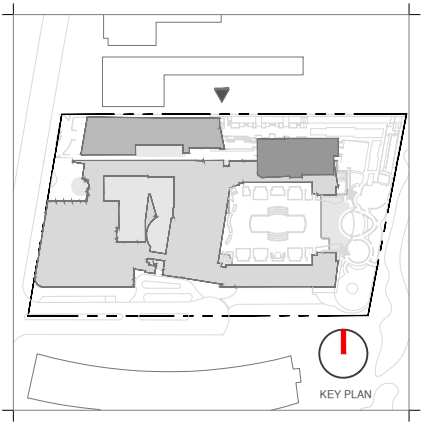
1 EXISTING EAST ELEVATION  
SCALE: 1" = 20'-0"



2 PROPOSED WEST ELEVATION  
SCALE: 1" = 20'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1" = 20'-0"



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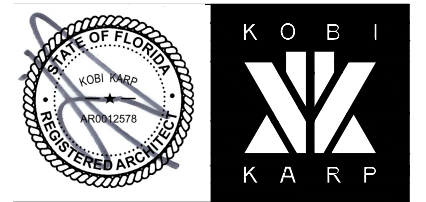
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingham Avenue,  
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**Tel:** 416.588.1668  
**Email:**

**Consultant:** LANDSCAPE ARCHITECT  
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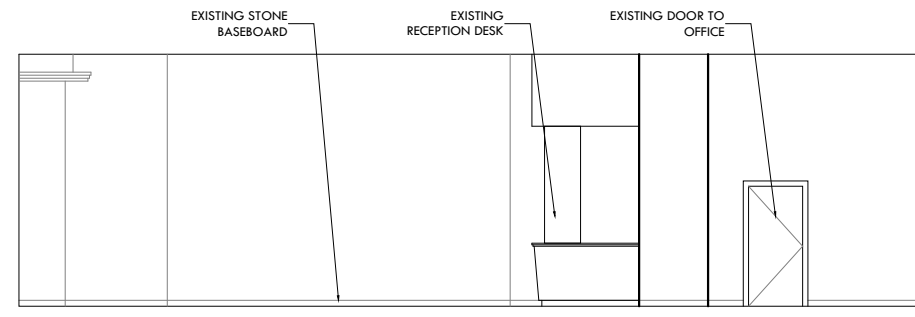


COMP ELEVATIONS WEST&EAST

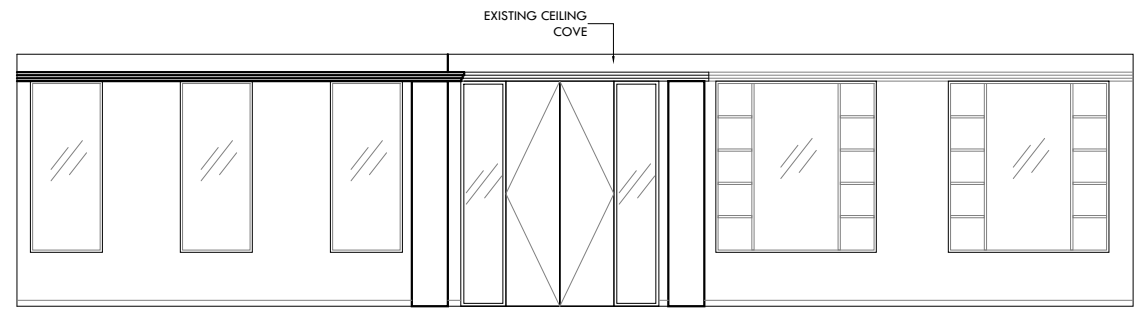
SAGAMORE

Date	11-12-2021	Sheet No.	A4.13
Scale	AS SHOWN		
Project	2018		

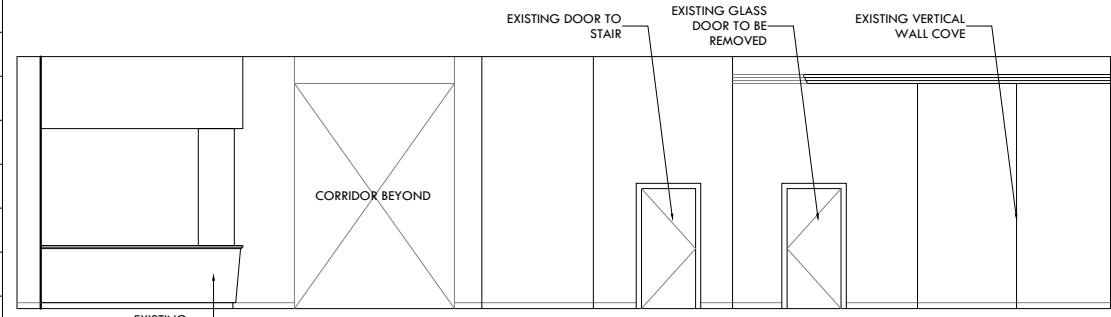




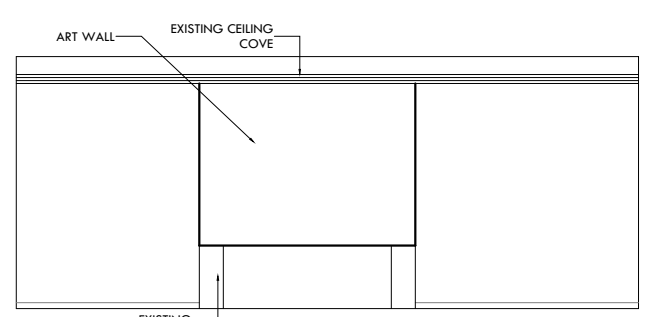
NORTH ELEVATION



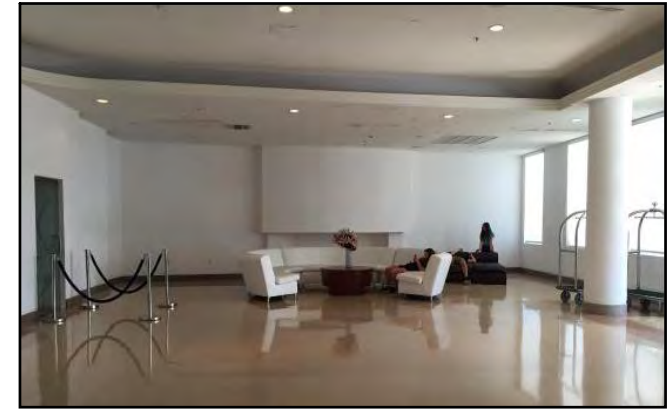
WEST ELEVATION



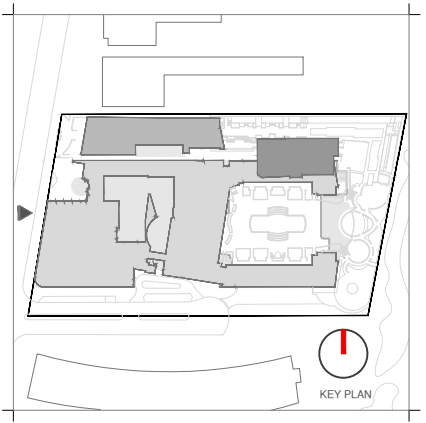
EAST ELEVATION



SOUTH ELEVATION



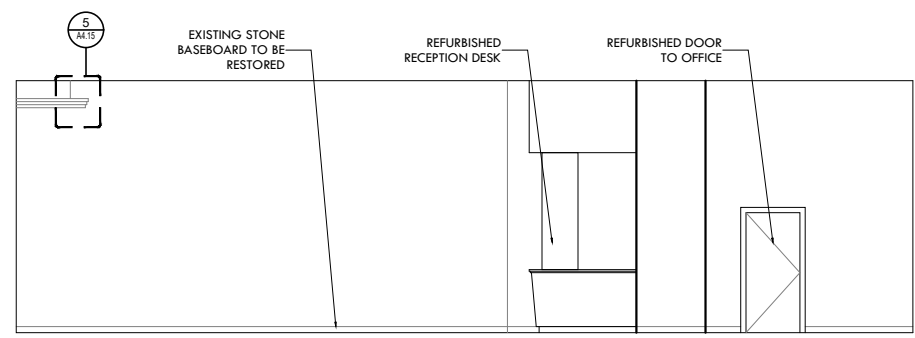
EXISTING SAGAMORE SOUTH LOBBY



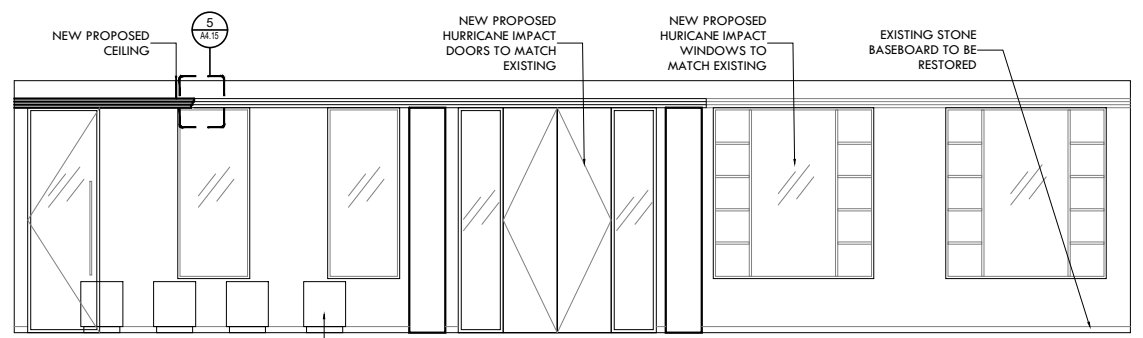
Rev.	Date	Rev.	Date

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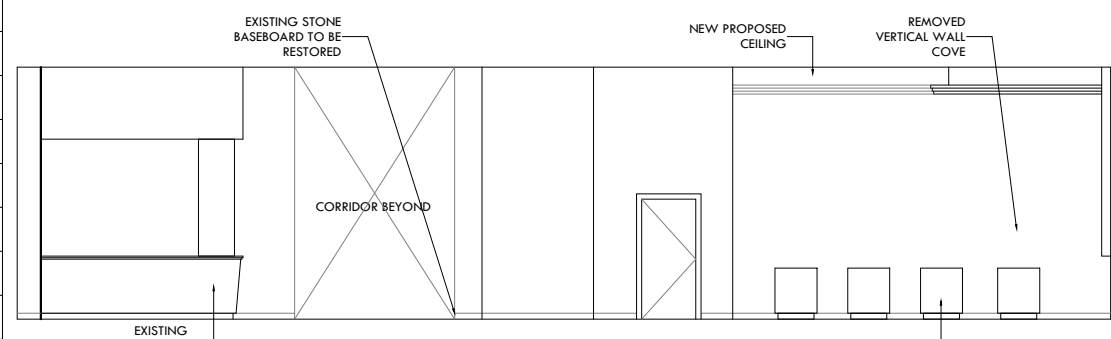
1 EXISTING SAGAMORE LOBBY ELEVATIONS  
SCALE: 3/32" = 1'-0"



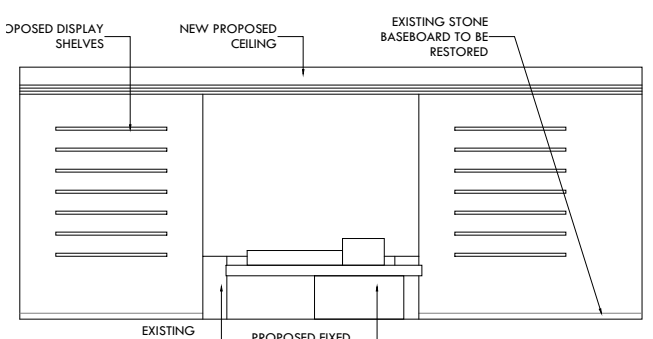
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



PROPOSED SAGAMORE SOUTH LOBBY

3 PROPOSED SAGAMORE LOBBY ELEVATIONS  
SCALE: 3/32" = 1'-0"

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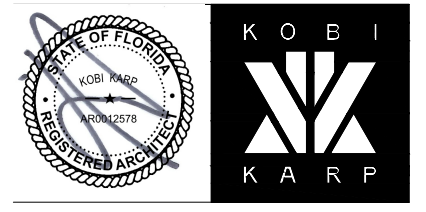
**Consultant:** STUDIO MUNGE.  
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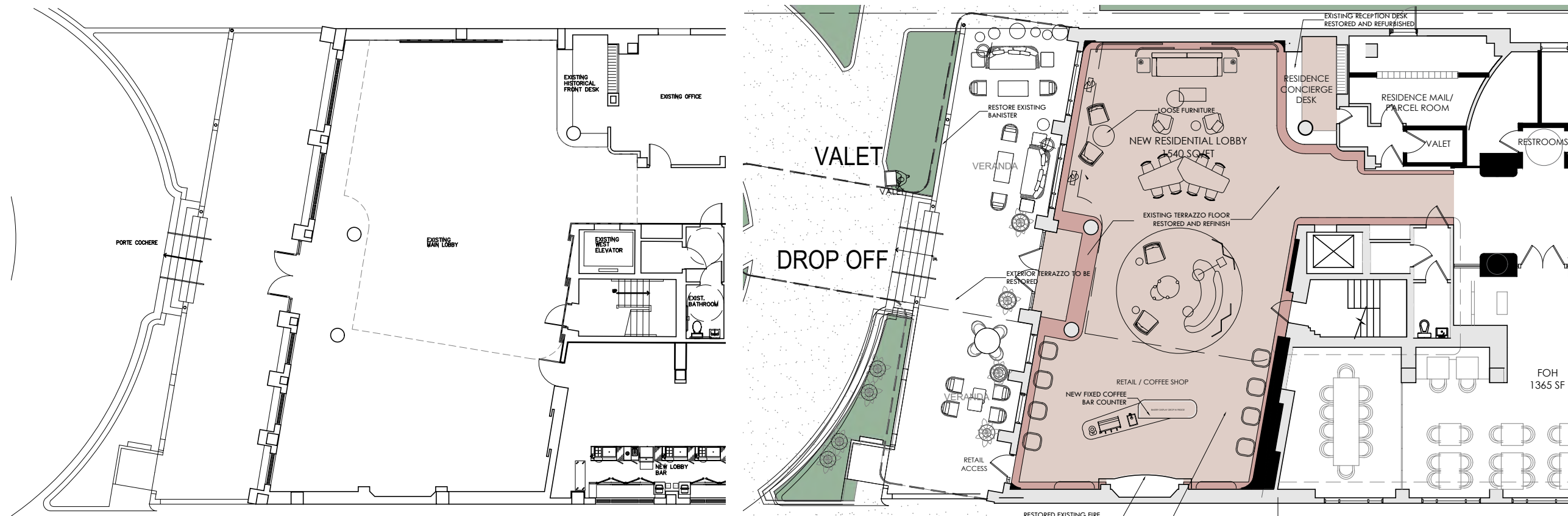
**Architect of Record:** Kobi Karp Architecture and Interior Design, Inc.  
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COMP LOBBY ELEVATIONS

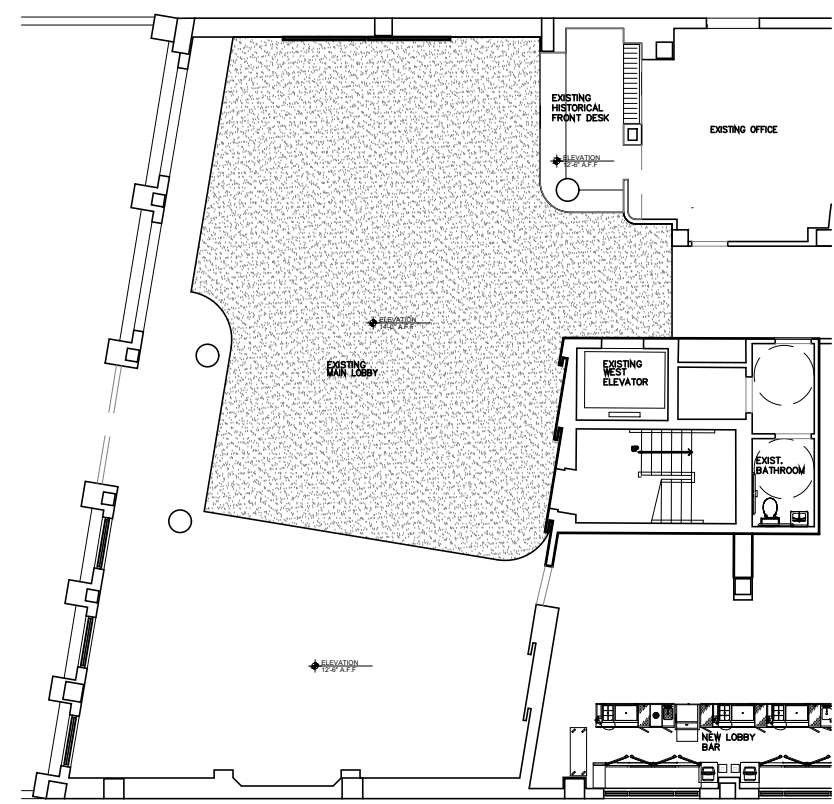
SAGAMORE

Date	11-12-2021	Sheet No.	
Scale	AS SHOWN		A4.14
Project	2018		

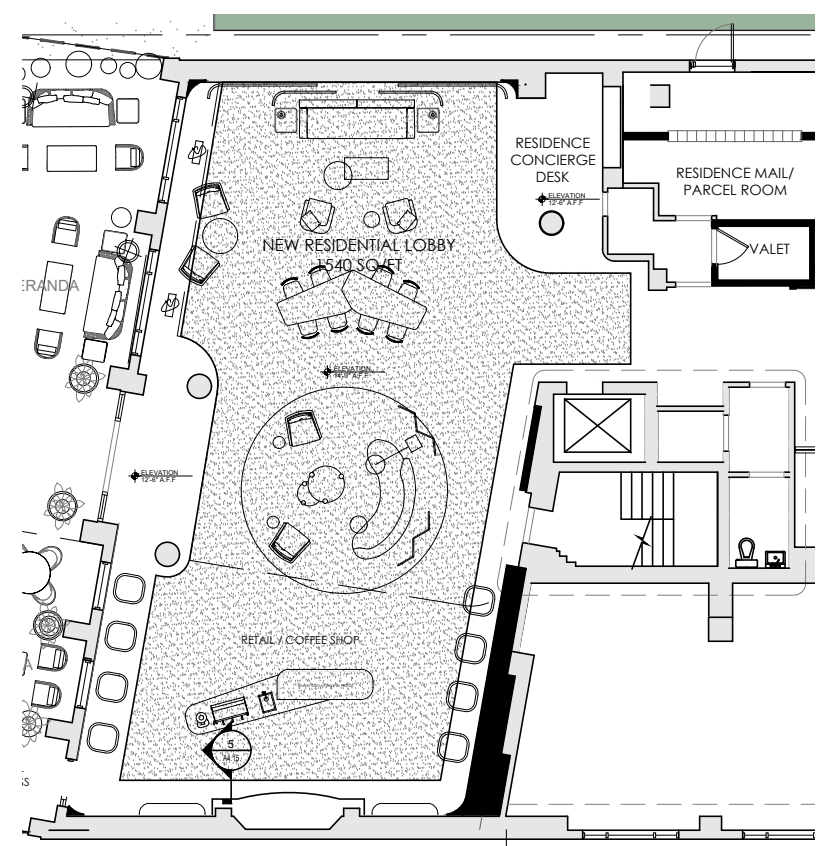


1 EXISTING SAGAMORE LOBBY PLAN  
SCALE: 1/16" = 1'-0"

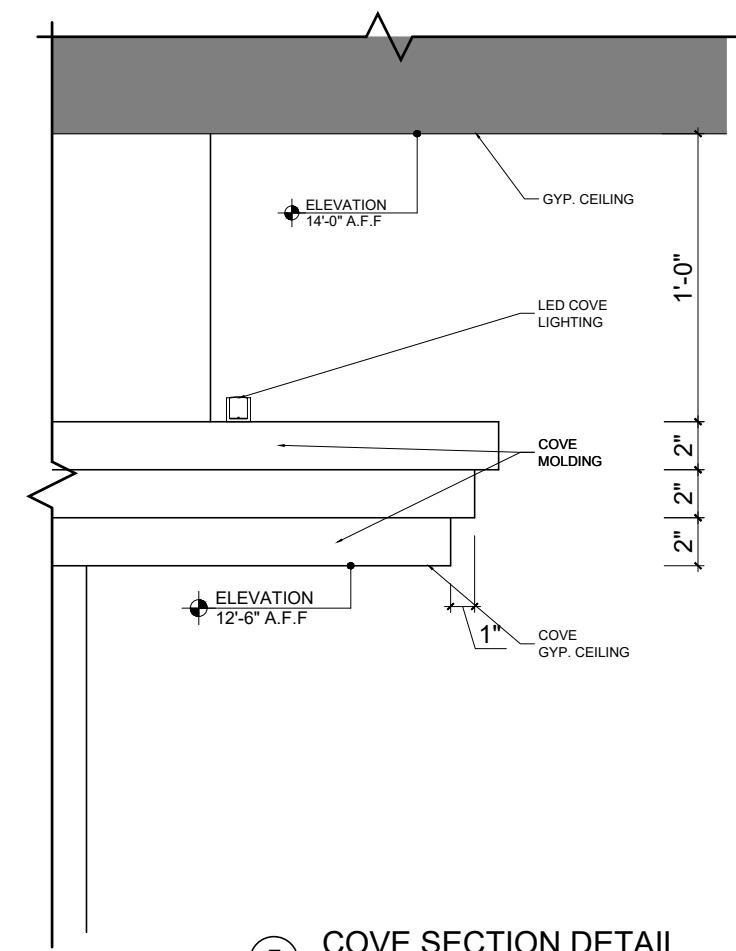
2 PROPOSED SAGAMORE LOBBY PLAN  
SCALE: 1/16" = 1'-0"



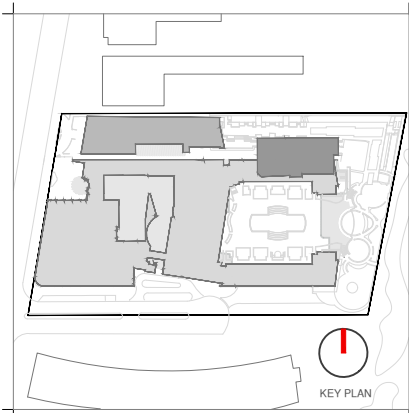
3 EXISTING SAGAMORE LOBBY RCP  
SCALE: 1/16" = 1'-0"



4 PROPOSED SAGAMORE LOBBY RCP  
SCALE: 1/16" = 1'-0"



5 COVE SECTION DETAIL  
SCALE: 1-1/2" = 1'-0"



Rev.	Date	Rev.	Date

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:**

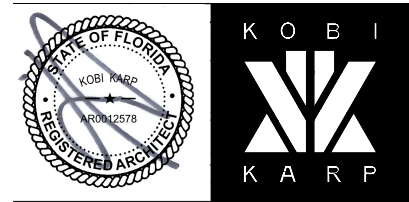
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingold Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Tel:** 416.588.1668  
**Email:**

**Consultant:** LANDSCAPE ARCHITECT  
**Name:** Naturalical.  
**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:**  
**Name:** Desimore Consulting Engineering  
**Address:** 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  
**Tel:** +1(305) 573 1818  
**Fax:** +1(305) 573 3786



COMP LOBBY FLOOR PLANS  
SAGAMORE

Date	11-12-2021	Sheet No.	A4.15
Scale	AS SHOWN		
Project	2018		