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Miami Beach, FL 33139

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Name: EBJ Sagamore LLC.
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Email:

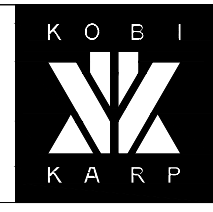
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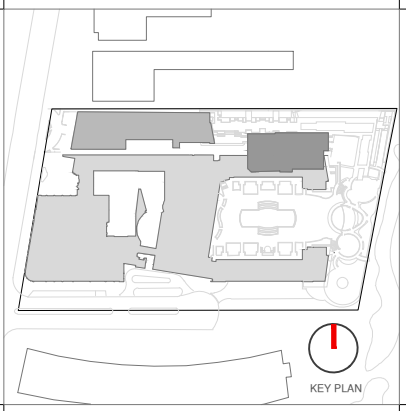
EXTERIOR RENDERINGS

RITZ-SAGAMORE

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○ SAGAMORE GARDEN ENTRANCE



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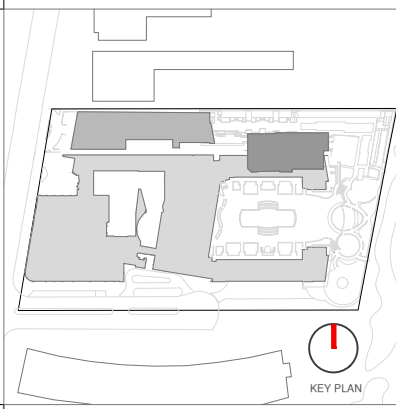


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RITZ-SAGAMORE

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NORTH GARDEN



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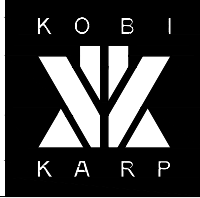
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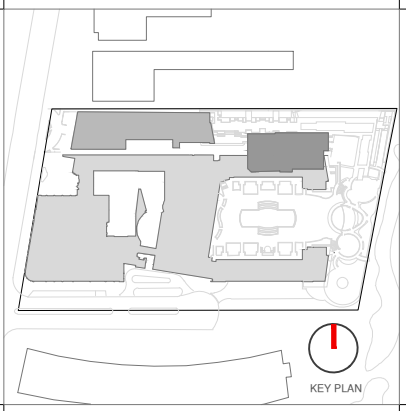
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EXTERIOR RENDERINGS

RITZ-SAGAMORE

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GARDEN LOUNGE



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EXTERIOR RENDERINGS
RITZ-SAGAMORE

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RESIDENTIAL GARDEN ENTRANCE



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RITZ-SAGAMORE

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○ POOL DECK

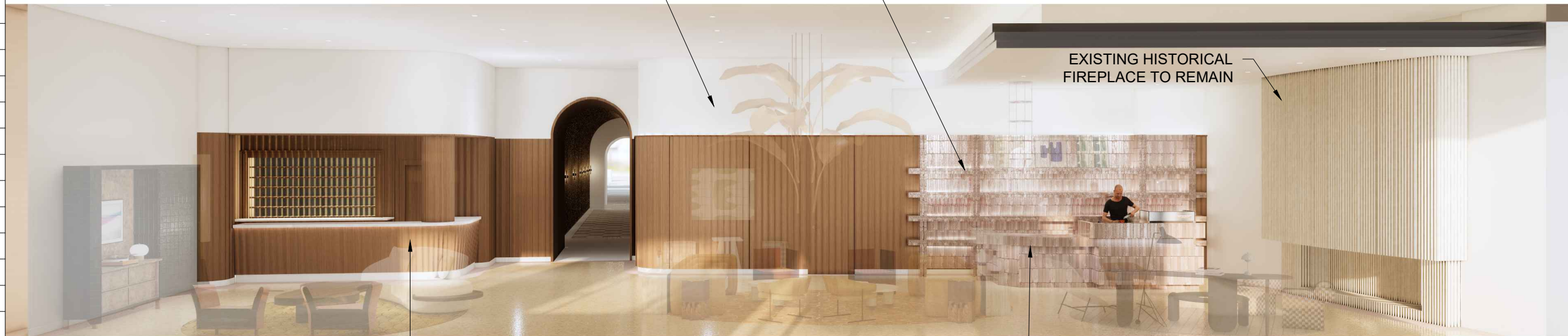


EXISTING HISTORICAL
FIREPLACE TO REMAIN

EXISTING SAW TOOTH
WALL TO REMAIN

PROPOSED DISPLAY
SHELVES

1 PROPOSED LOBBY WEST VIEW

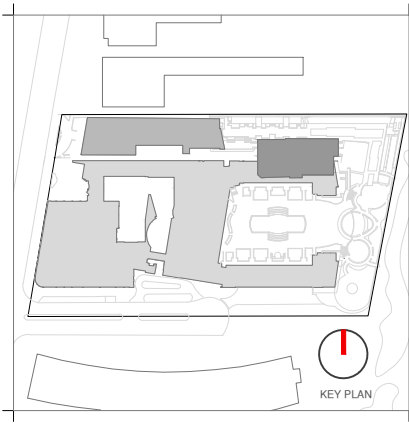
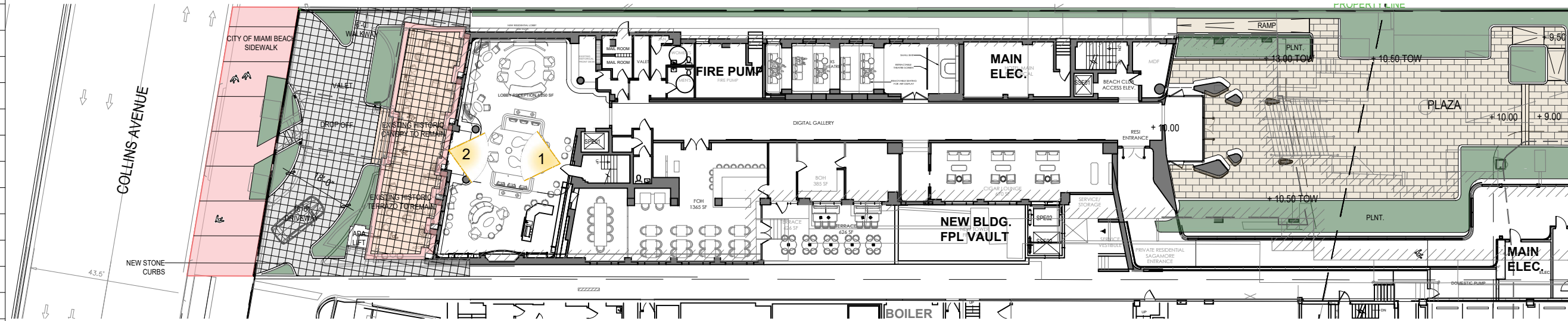


REFURBISHED EXISTING
RECEPTION DESK

PROPOSED COFFEE
BAR

EXISTING HISTORICAL
FIREPLACE TO REMAIN

2 PROPOSED LOBBY EAST VIEW



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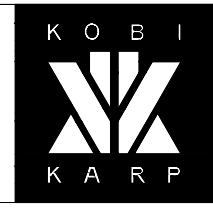
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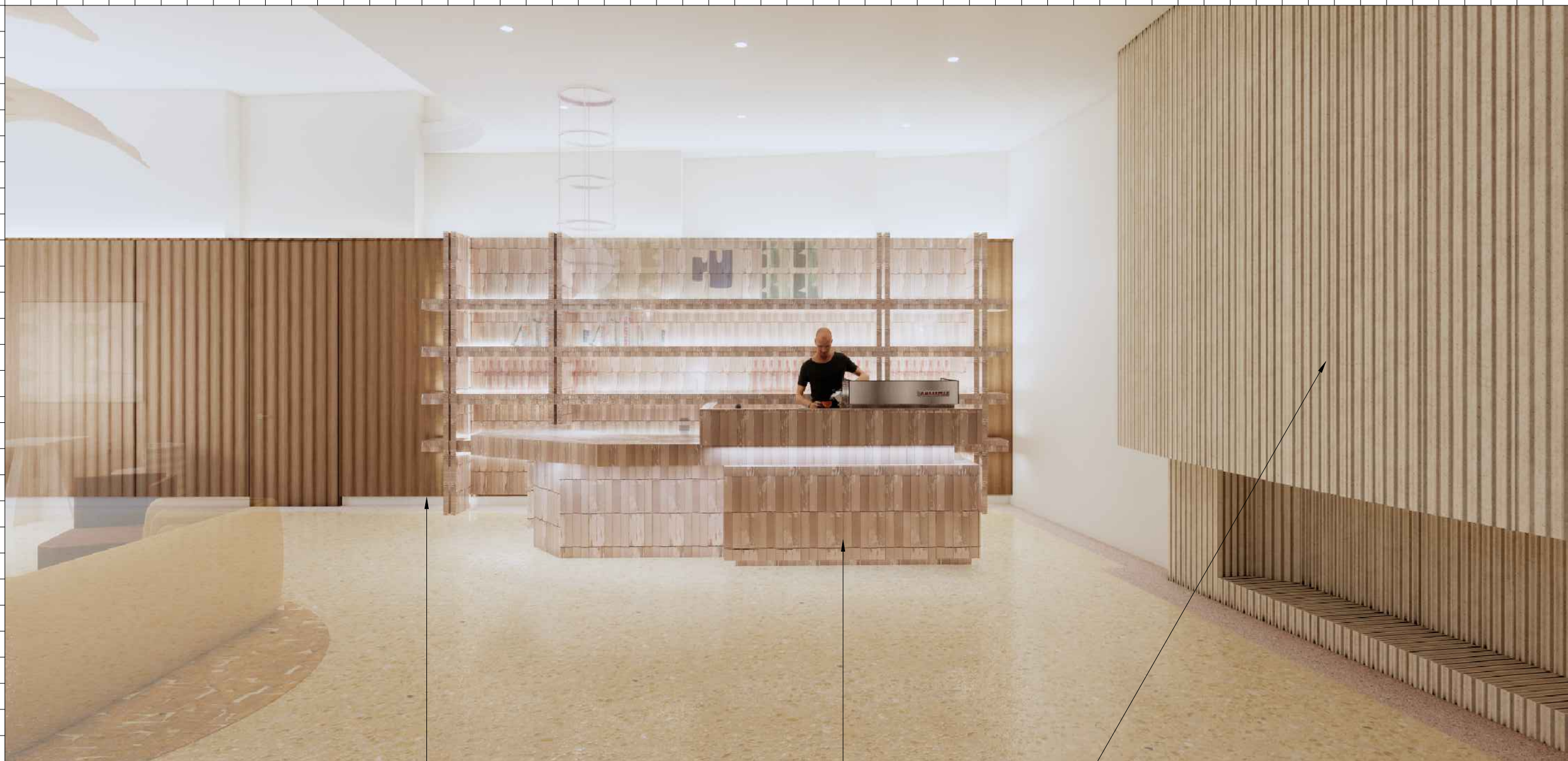
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Project 2018	

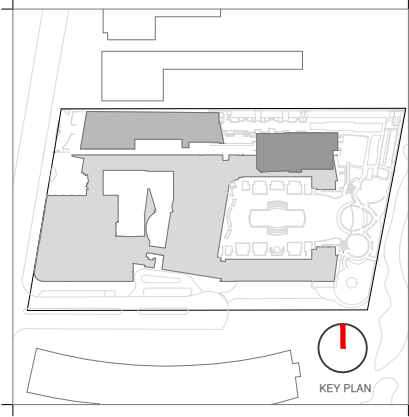


EXISTING STONE BASEBOARD TO BE RESTORED

PROPOSED COFFEE BAR

EXISTING HISTORICAL FIREPLACE TO REMAIN

PROPOSED BAR AT LOBBY



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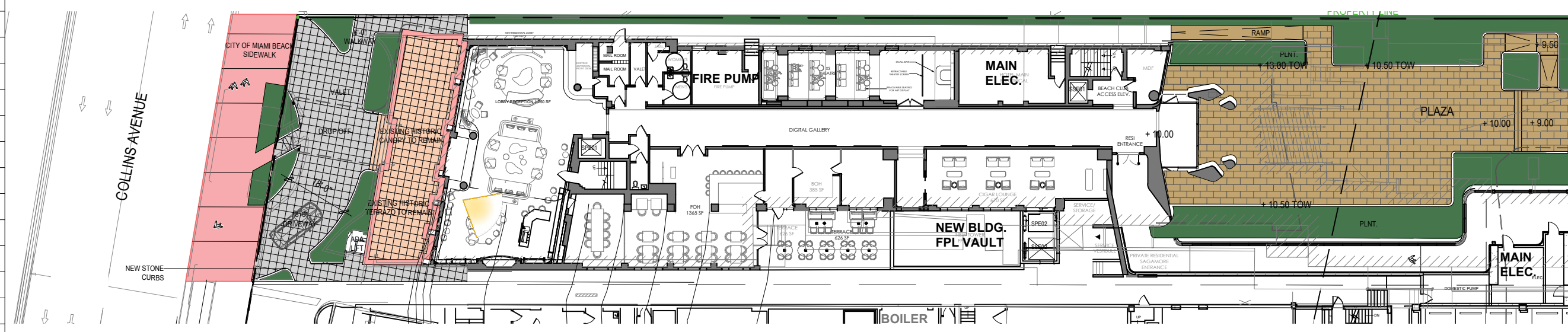


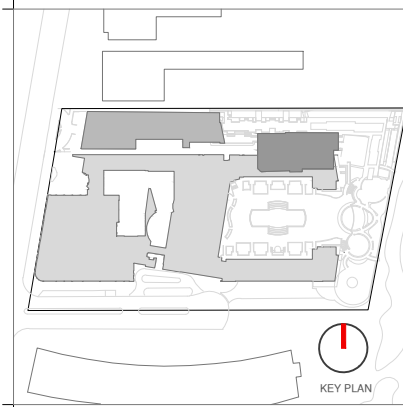
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RITZ-SAGAMORE

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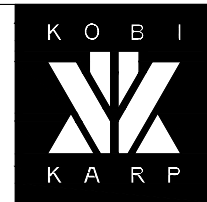
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INTERIOR RENDERINGS

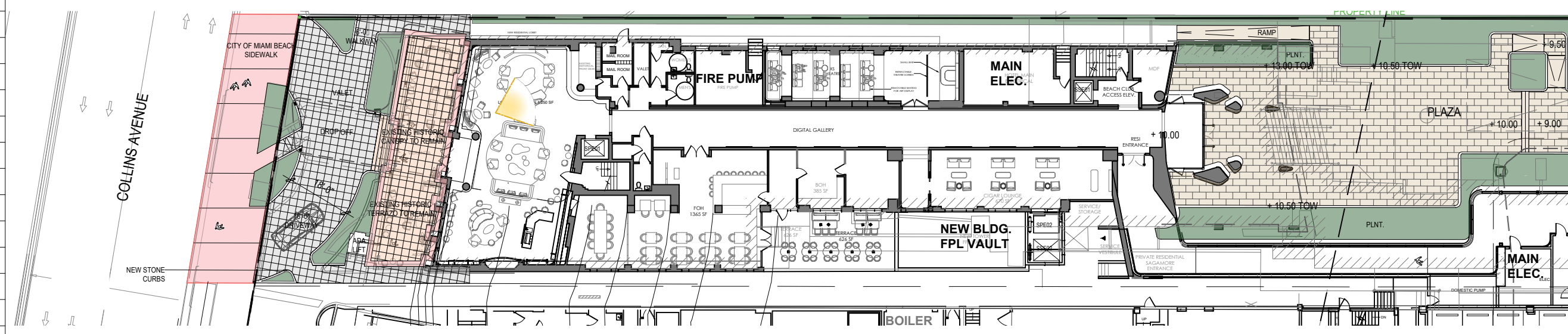
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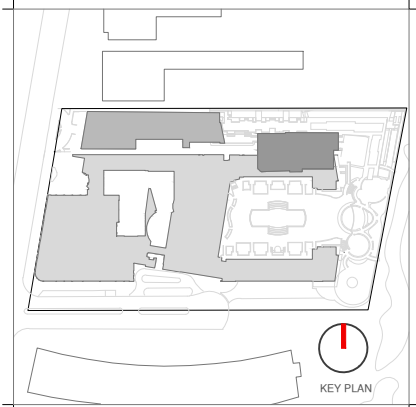
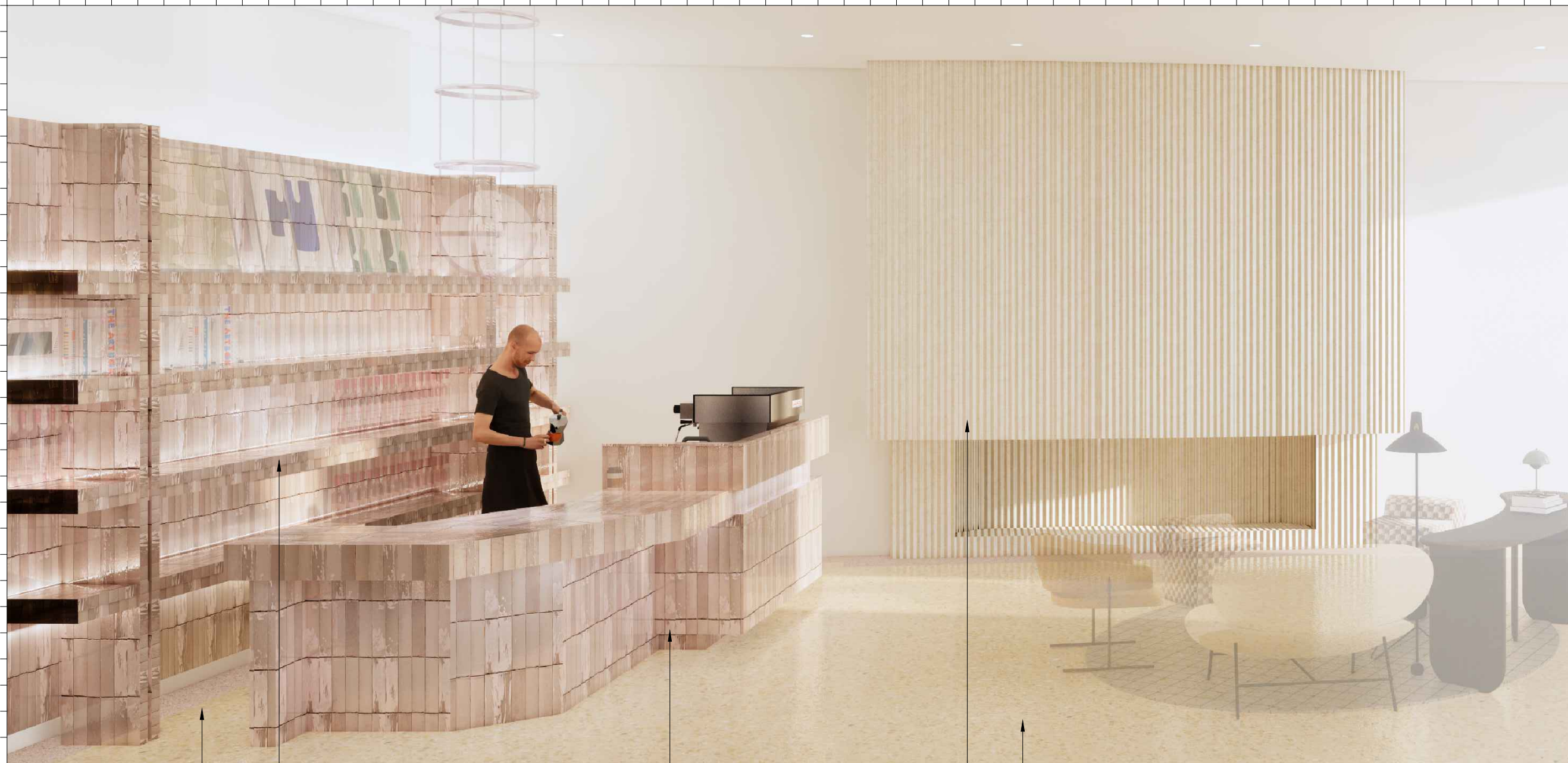
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EXISTING STONE BASEBOARD TO BE RESTORED

EXISTING TERRAZZO FLOORING TO BE RESTORED

PROPOSED LOBBY NORTH VIEW





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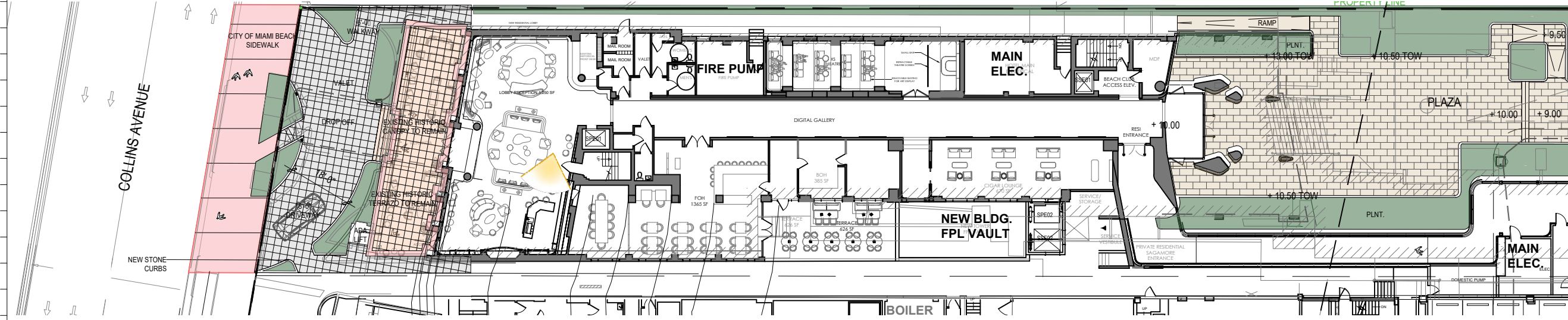
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INTERIOR RENDERINGS

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A0.83
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EXISTING STONE BASEBOARD TO BE RESTORED PROPOSED DISPLAY SHELVES PROPOSED COFFEE BAR EXISTING HISTORICAL FIREPLACE TO REMAIN EXISTING TERRAZO FLOORING TO BE RESTORED PROPOSED LOBBY BAR



COLLINS AVENUE

NEW STONE CURBS

CITY OF MIAMI BEACH SIDEWALK

VALET

DROP OFF

EXISTING HISTORICAL TERRAZZO TO REMAIN

EXISTING HISTORICAL TERRAZZO TO REMAIN

APART

VALET

VALET

FIRE PUMP

MAIN ELEC.

NEW BLDG. FPL VAULT

MAIN ELEC.

BOILER

GREENLINE

RAMP

PLNT.

+13.00 T.O.W.

+10.50 T.O.W.

+9.50

PLAZA

+10.00

+9.00

+10.50 T.O.W.

PLNT.

PLNT.

PLNT.

RES. ENTRANCE

RES. ENTRANCE

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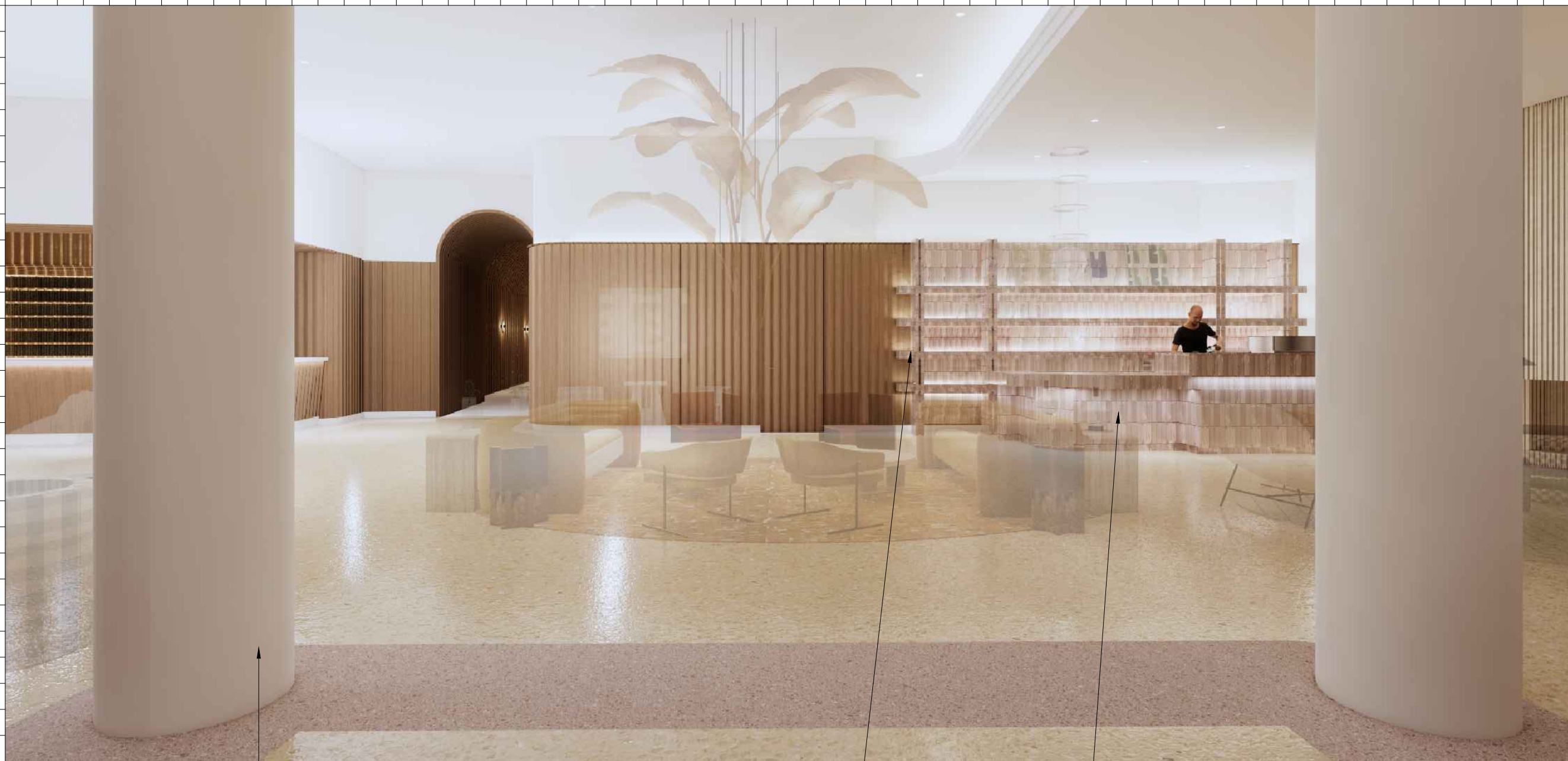
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RES. ENTRANCE



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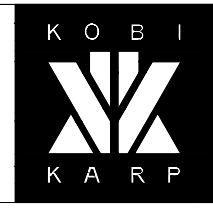
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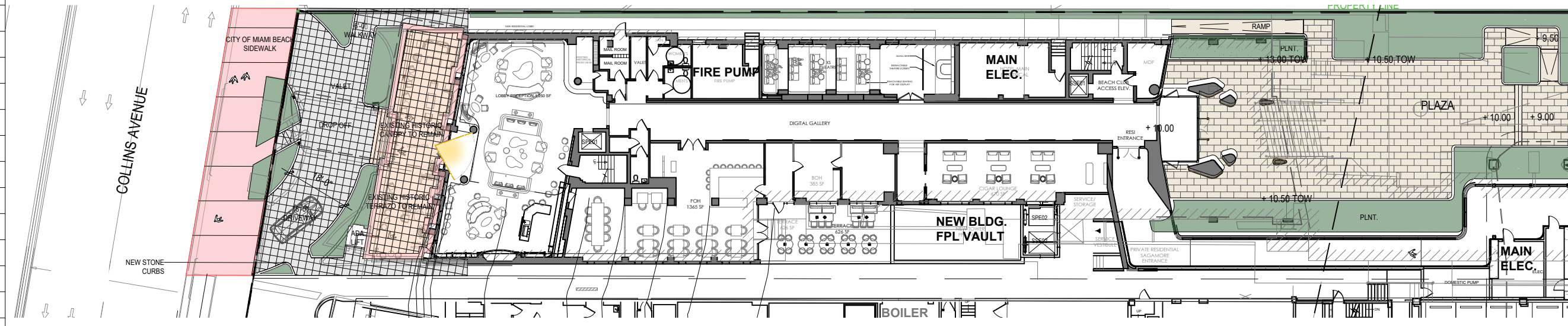


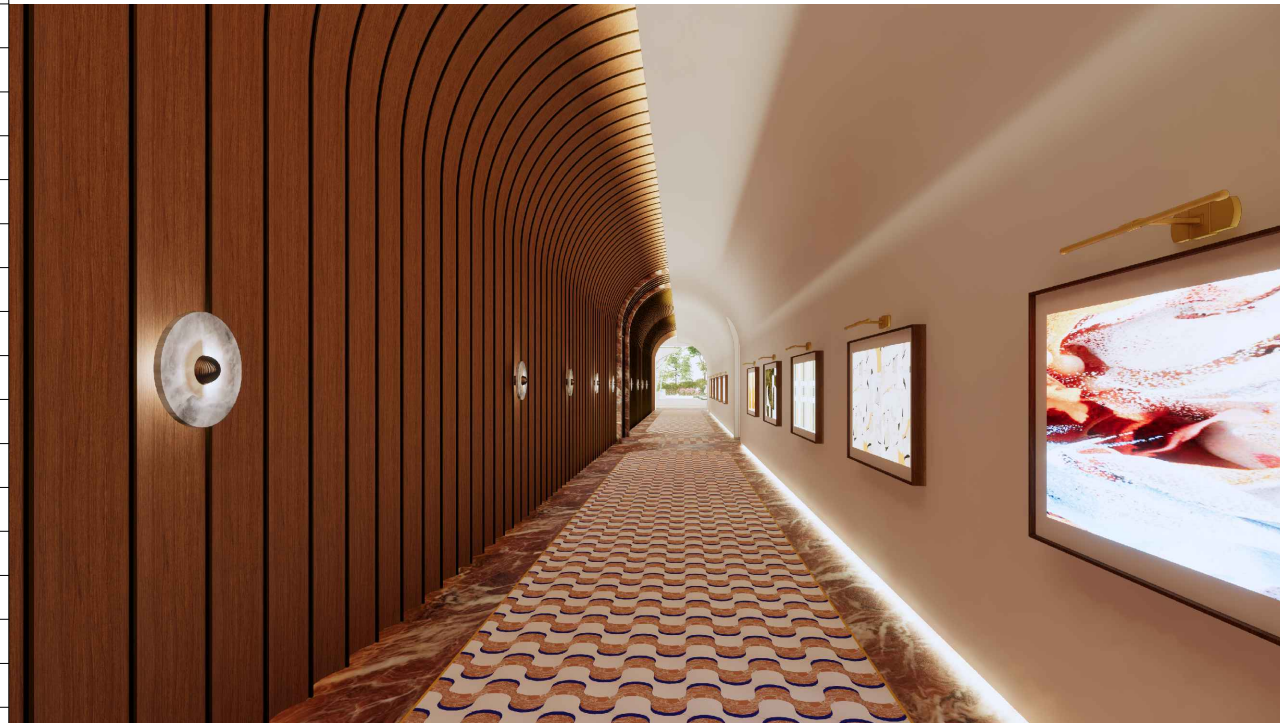
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INTERIOR RENDERINGS

RITZ-SAGAMORE

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EXISTING STONE BASEBOARD TO BE RESTORED PROPOSED DISPLAY SHELVES PROPOSED COFFEE BAR LOBBY ENTRY VIEW

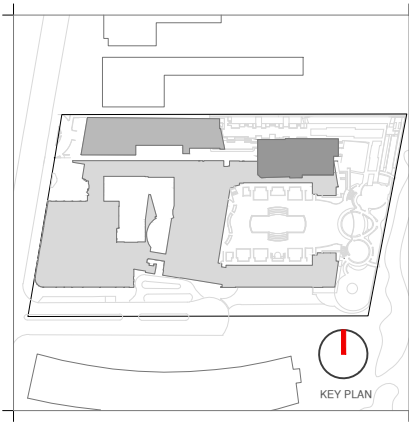




① LOBBY GALLERY VIEW



② GARDEN ENTRY VIEW



Rev.	Date	Rev.	Date

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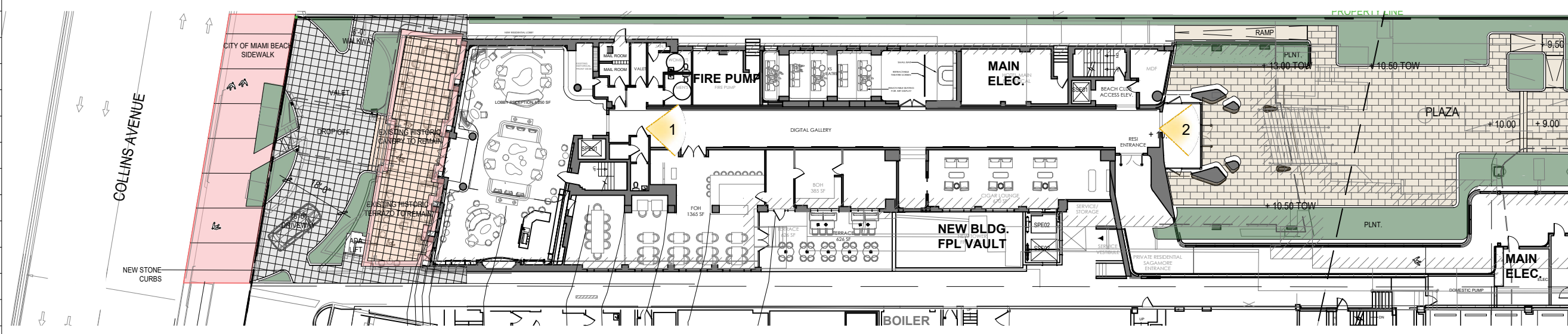


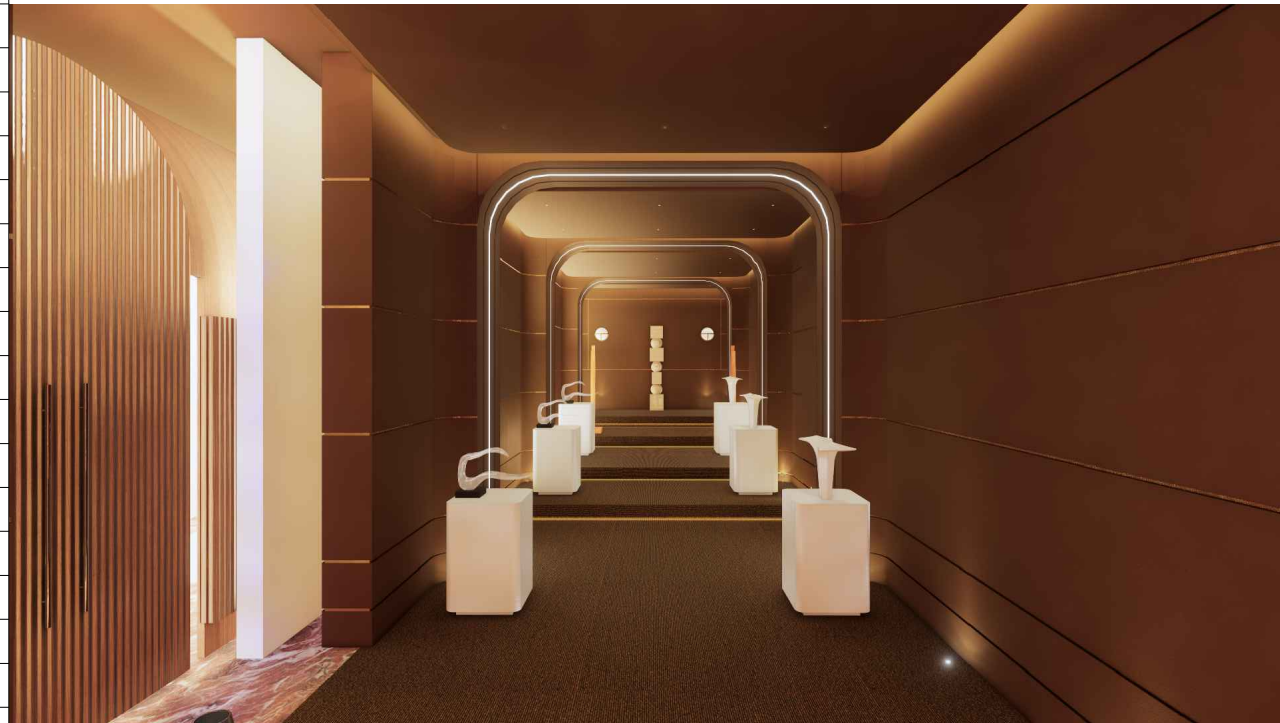
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Lic. # AR0012578

INTERIOR RENDERINGS

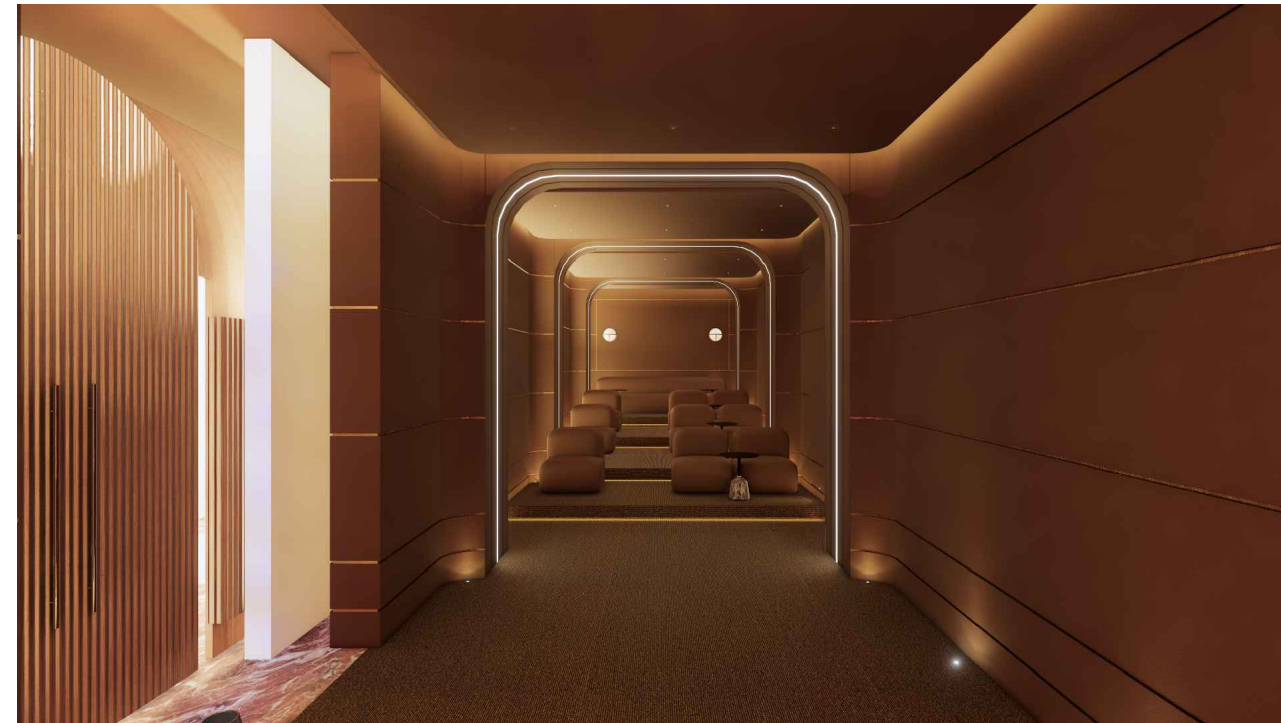
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Date	05-08-2023	Sheet No.	A0.85
Scale			
Project	2018		

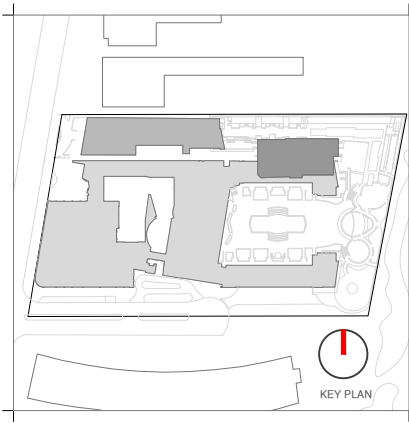




① GALLERY WITHOUT SEATING



② GALLERY WITH SEATING



Rev.	Date	Rev.	Date

HPB
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.
Tel: Di Lido Beach Resort Hotel Corporation
Email:

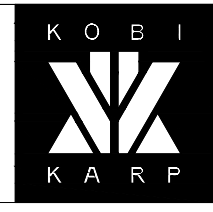
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

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

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

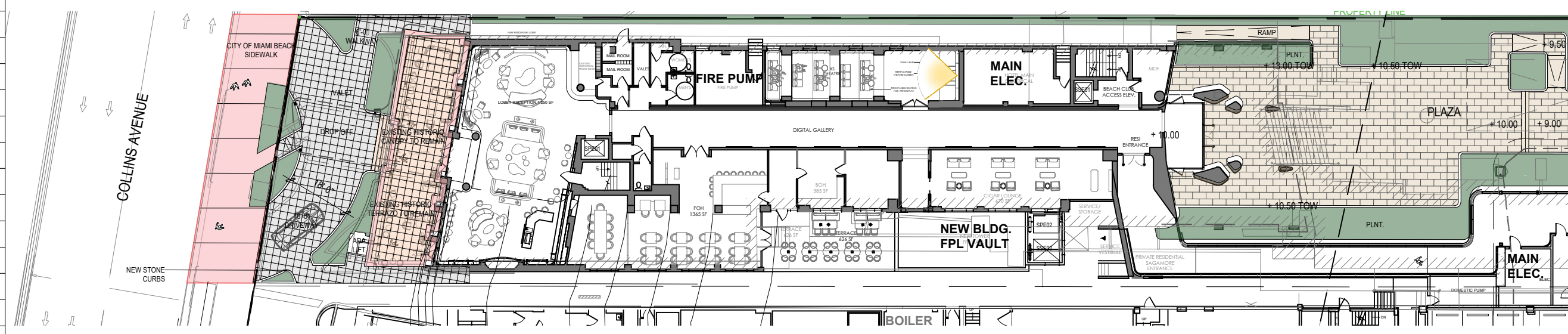
Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: 571 NW 28TH ST
Address: Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

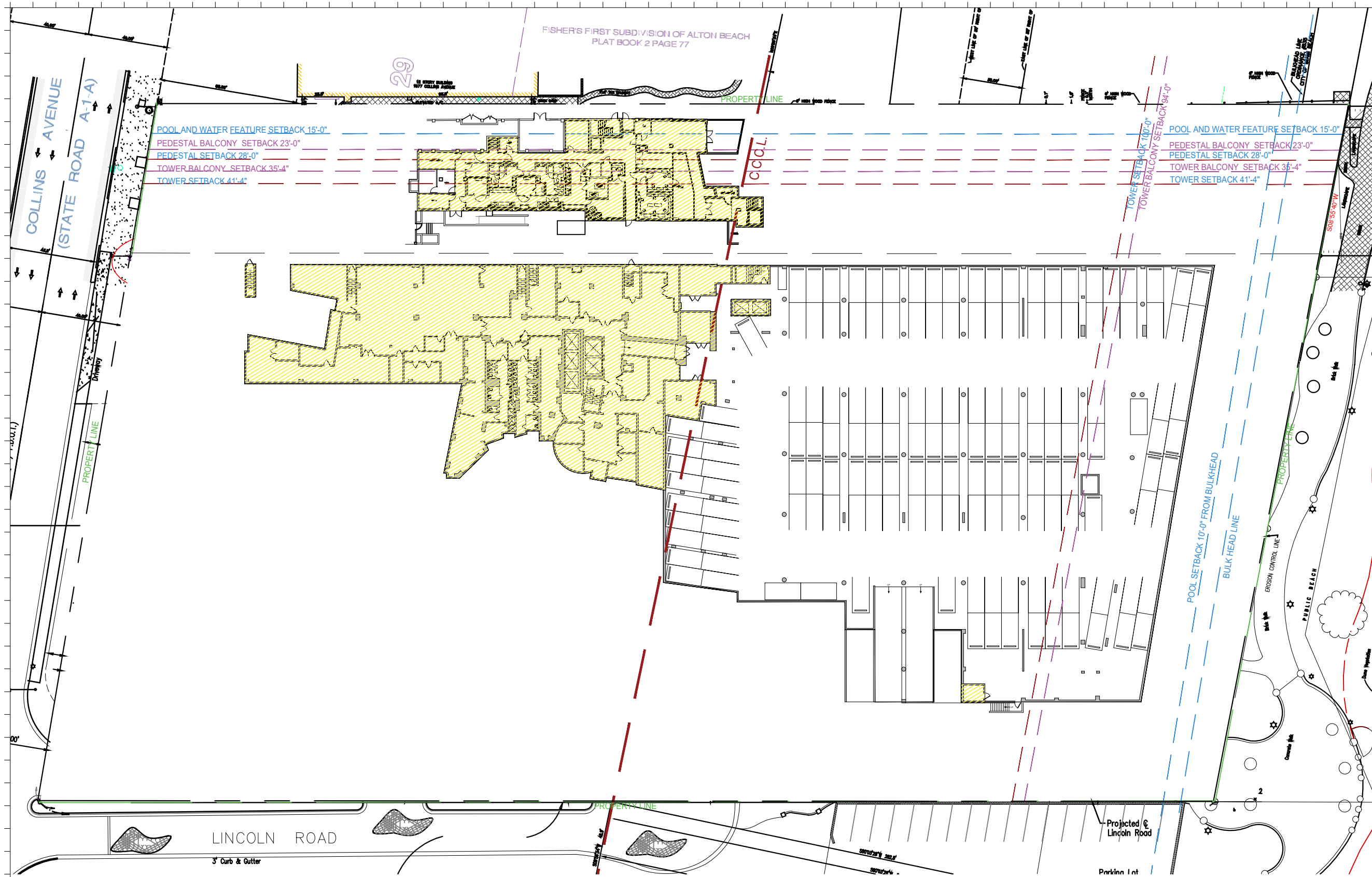


KOBI KARP
Lic. # AR0012578
INTERIOR RENDERINGS

RITZ-SAGAMORE

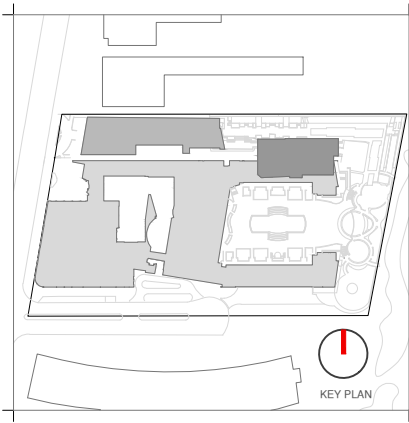
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Scale			
Project	2018		





EXISTING FAR		
RITZ	8,785 S.F.	
SAGAMORE	3,397 S.F.	

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



Rev.	Date	Rev.	Date

HPB
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.
Tel: Di Lido Beach Resort Hotel Corporation
Email:

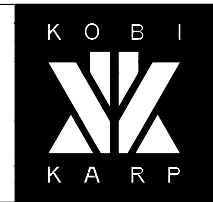
Consultant: STUDIO MUNGE.
Name: 25 Wingham Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

Consultant: LANDSCAPE ARCHITECT
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Email: 786.717.8564

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

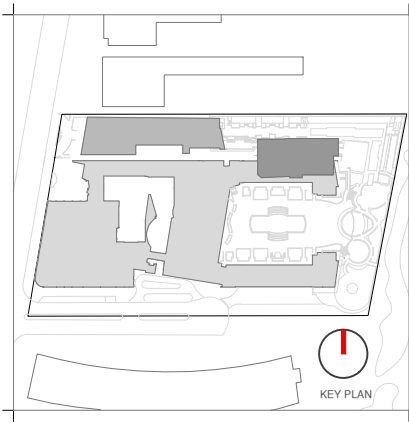
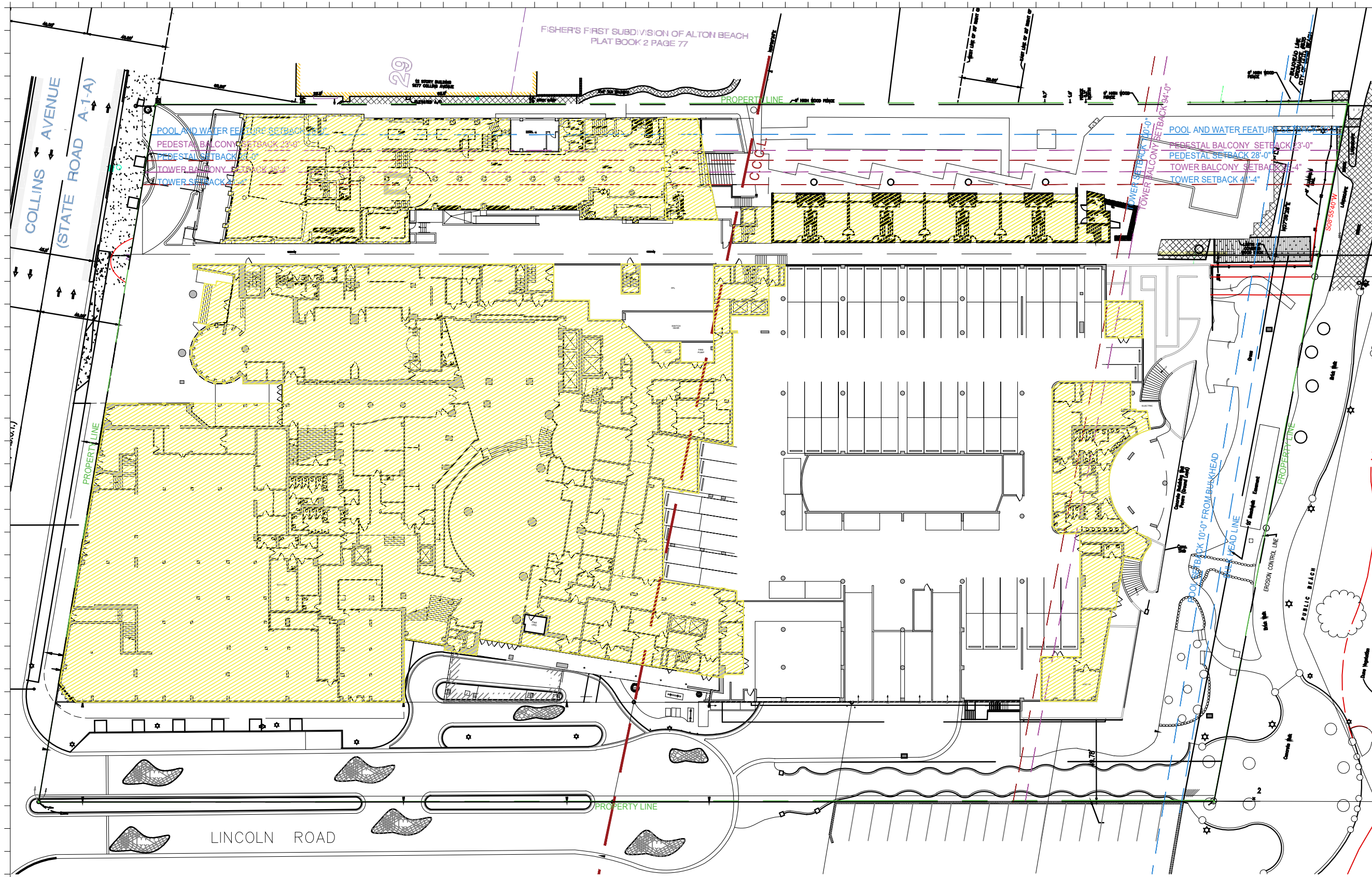
Consultant: Desimore Consulting Engineering
Name: 800 Brickell Avenue, 6th Floor
Address: Miami, FL 33131
Tel: 305.441.0755
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28TH ST
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Fax: +1(305) 573 3766



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Lic. # AR0012578
EXISTING FAR
RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	A1.00
Scale	1"=50'-0"		
Project	2018		



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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:
Email:

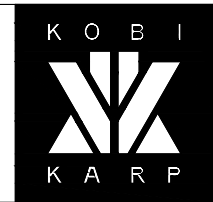
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

Consultant: LANDSCAPE ARCHITECT
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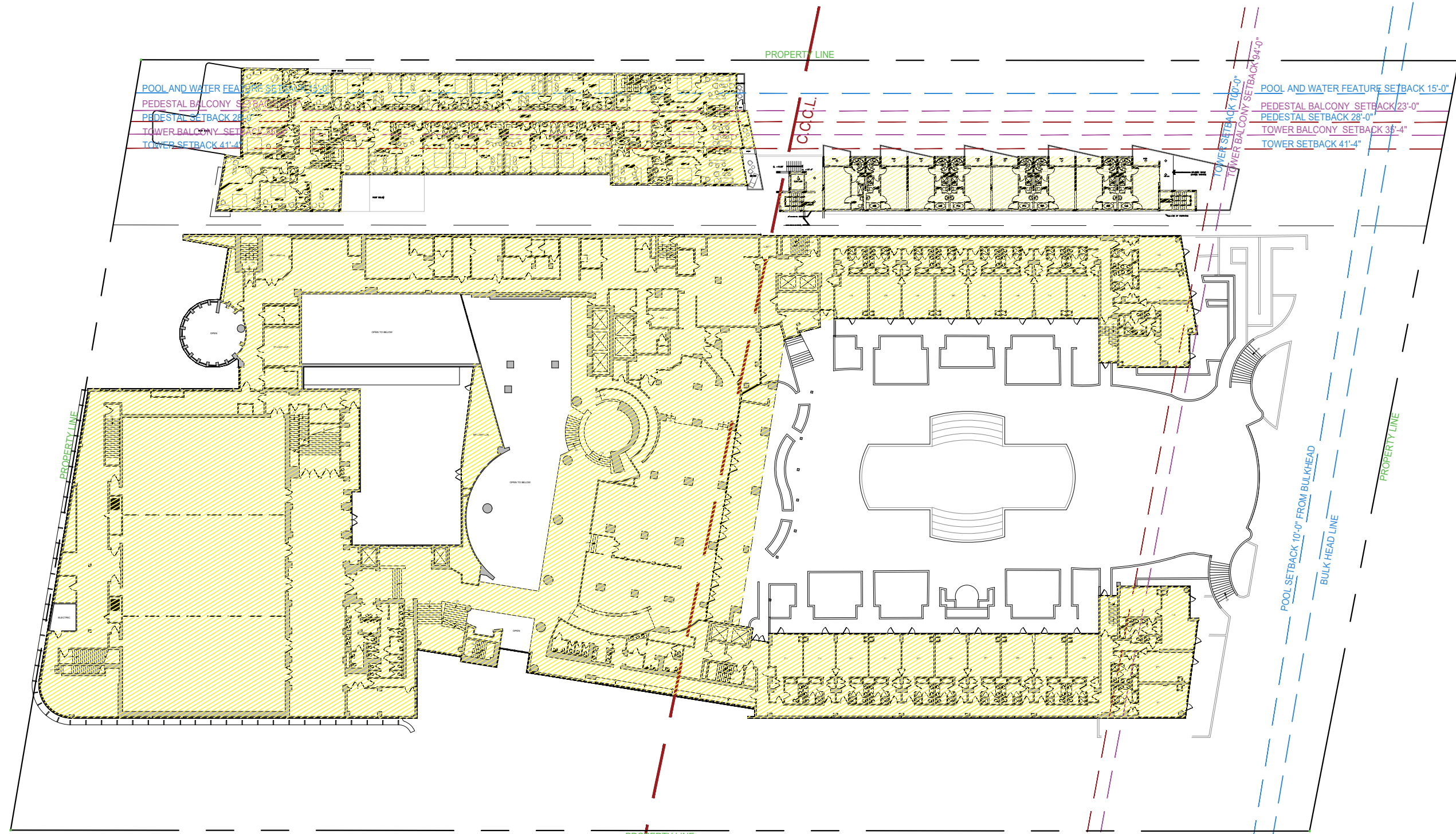
KOBİ KARP
Lic. # AR0012578

EXISTING FAR
RITZ-SAGAMORE

EXISTING FAR		
RITZ	64,596 S.F.	
SAGAMORE	16,856 S.F.	

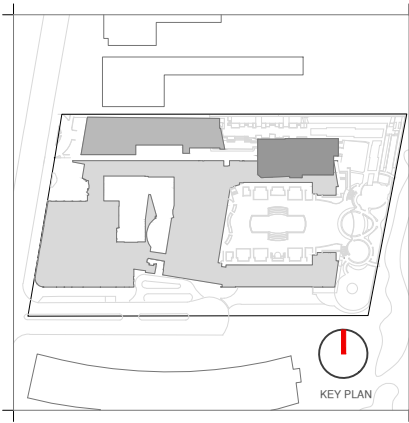
1 EXISTING FAR GROUND FLOOR PLAN
SCALE: 1" = 50'-0"

Date	05-08-2023	Sheet No.	A1.01
Scale	1"-50'-0"		
Project	2018		



POOL AND WATER FEATURE SETBACK 15'-0"
 PEDESTAL BALCONY SETBACK 23'-0"
 PEDESTAL SETBACK 28'-0"
 TOWER BALCONY SETBACK 36'-4"
 TOWER SETBACK 41'-4"

POOL AND WATER FEATURE SETBACK 15'-0"
 PEDESTAL BALCONY SETBACK 23'-0"
 PEDESTAL SETBACK 28'-0"
 TOWER BALCONY SETBACK 36'-4"
 TOWER SETBACK 41'-4"



Rev.	Date	Rev.	Date

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

Owner: Di Lido Beach Resort LLC.
Name: EBJ Sagamore LLC.
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Address: Di Lido Beach Resort Hotel Corporation
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Consultant: STUDIO MUNGE.
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Consultant: LANDSCAPE ARCHITECT
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Consultant: MEP
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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Fax: +1(305) 573 3766

EXISTING FAR		
RITZ	65,856 S.F.	
SAGAMORE	16,319 S.F.	

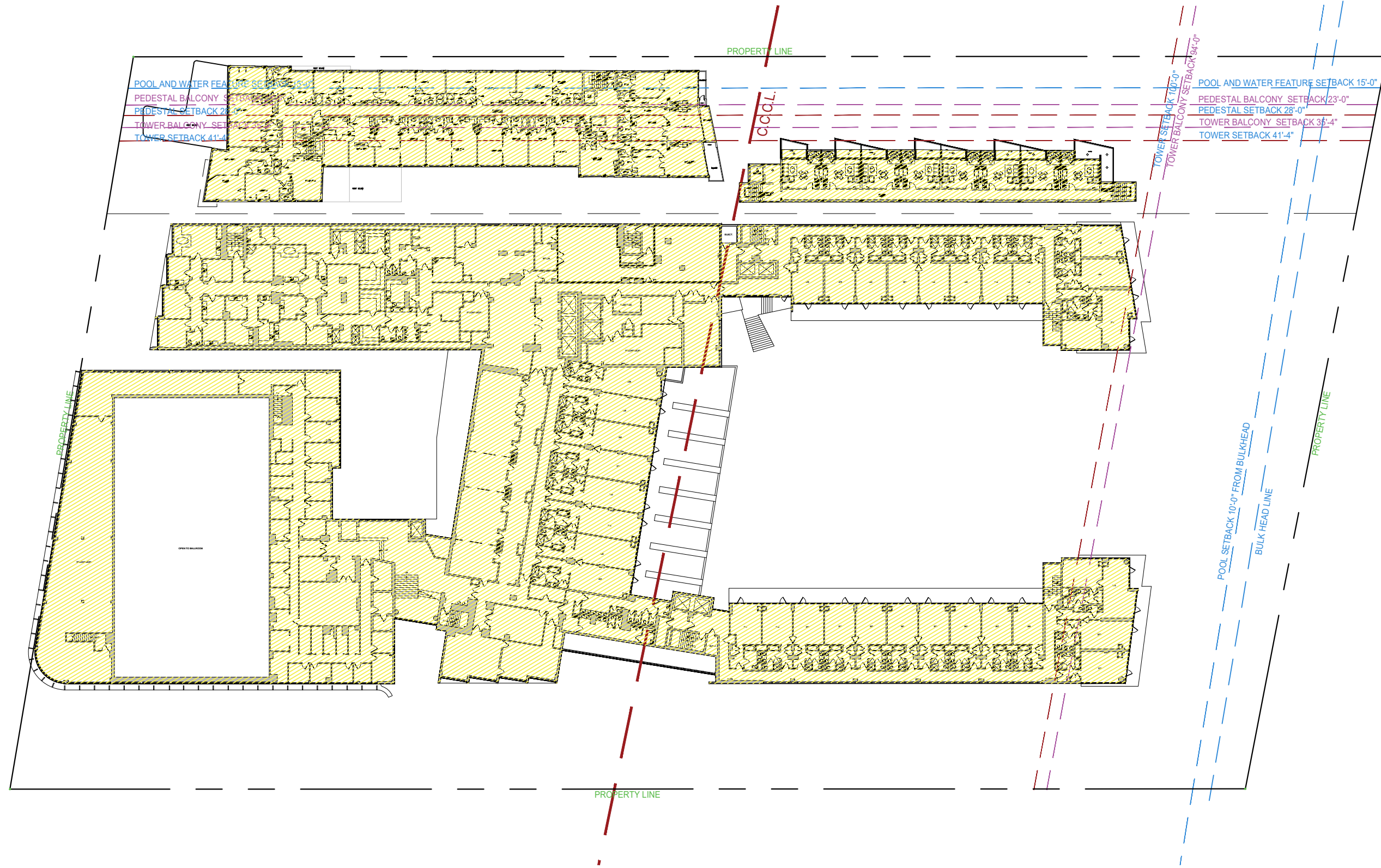
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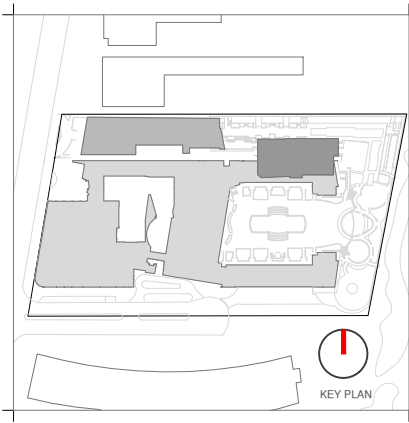
Kobi Karp
 Lic. # AR0012578

EXISTING FAR
 RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.02
Scale	1"=50'-0"		
Project	2018		



EXISTING FAR		
RITZ	50,242 S.F.	
SAGAMORE	60,169 S.F.	



Rev.	Date	Rev.	Date

HPB
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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
Email:

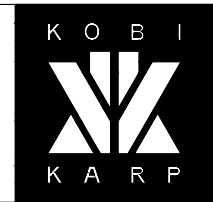
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
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Tel: 416.588.1668
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Consultant: LANDSCAPE ARCHITECT
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Fax: +1(305) 573 3766

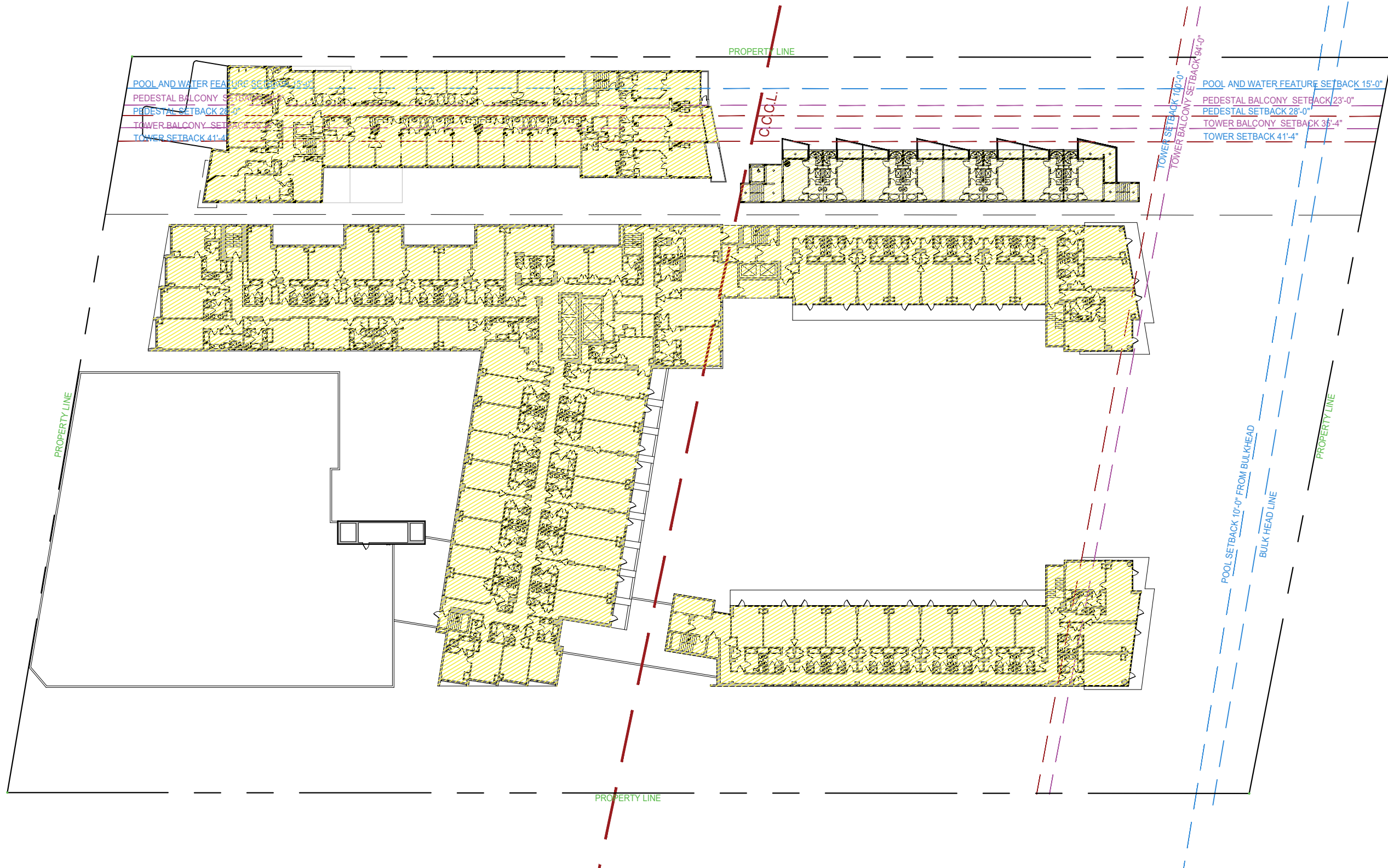


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Lic. # AR0012578

EXISTING FAR
RITZ-SAGAMORE

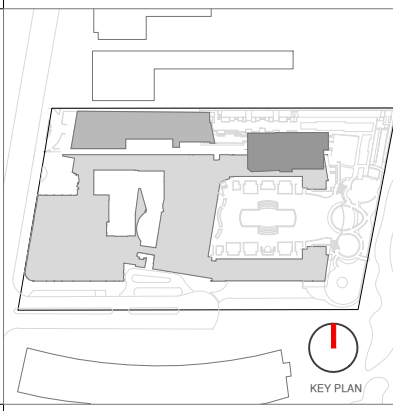
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Scale	1"=50'-0"		
Project	2018		

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



POOL AND WATER FEATURE SETBACK 15'-0"
 PEDESTAL BALCONY SETBACK 23'-0"
 PEDESTAL SETBACK 28'-0"
 TOWER BALCONY SETBACK 35'-4"
 TOWER SETBACK 41'-4"

POOL AND WATER FEATURE SETBACK 15'-0"
 PEDESTAL BALCONY SETBACK 23'-0"
 PEDESTAL SETBACK 28'-0"
 TOWER BALCONY SETBACK 35'-4"
 TOWER SETBACK 41'-4"



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Ritz-Sagamore
 1 Lincoln Road
 Miami Beach, FL 33139

Owner: Di Lido Beach Resort LLC.
Name: EBJ Sagamore LLC.
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Address: Di Lido Beach Resort Hotel Corporation
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Consultant: STUDIO MUNGE.
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Address: Coral Gables, FL 33143
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Tel: 305.441.0755
Email:

Architect: 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

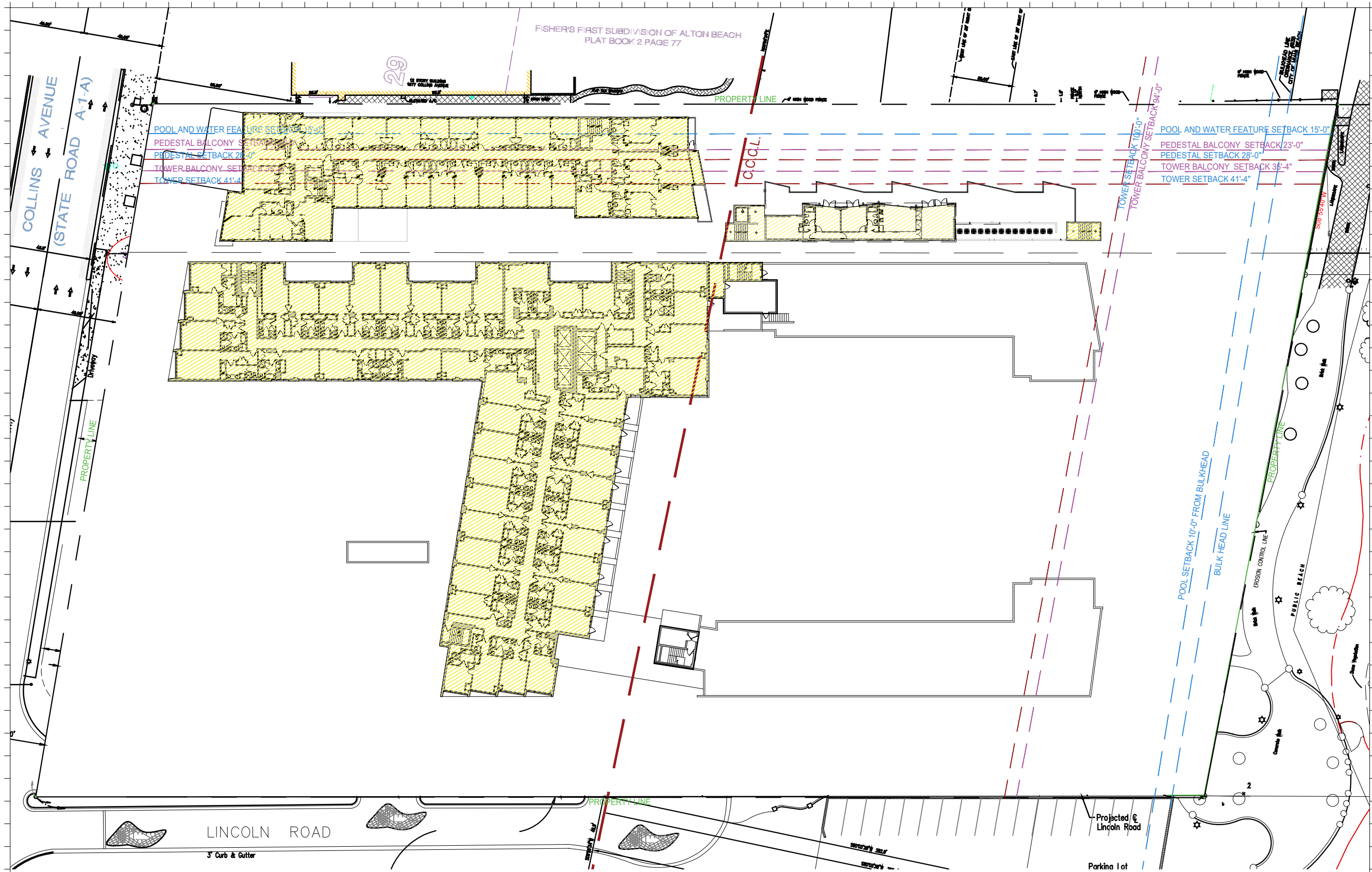
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RITZ	44,244 S.F.	
SAGAMORE	16,319 S.F.	

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

KOBİ KARP
 Lic. # AR0012578

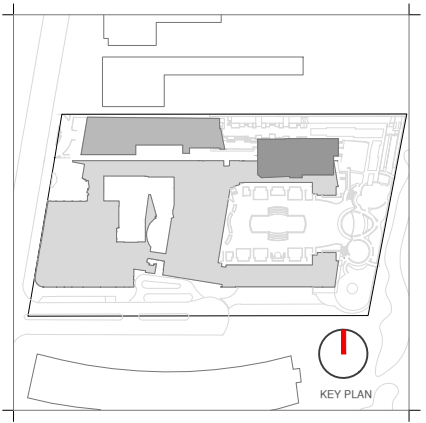
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 RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.04
Scale	1"=50'-0"		
Project	2018		



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RITZ	26,639 S.F.	
SAGAMORE	13,934 S.F.	

1 EXISTING FAR 5TH 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.
Name:
Address: 25 Wingold 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.
Address: 6915 Red Road, Suite 224
Address: 2900 Biscayne Blvd
Tel: Miami, FL, 33137
Email: 305.755.3833

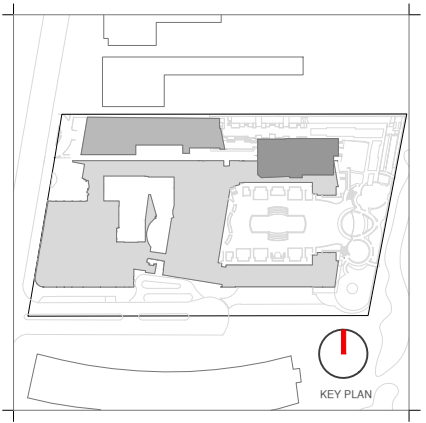
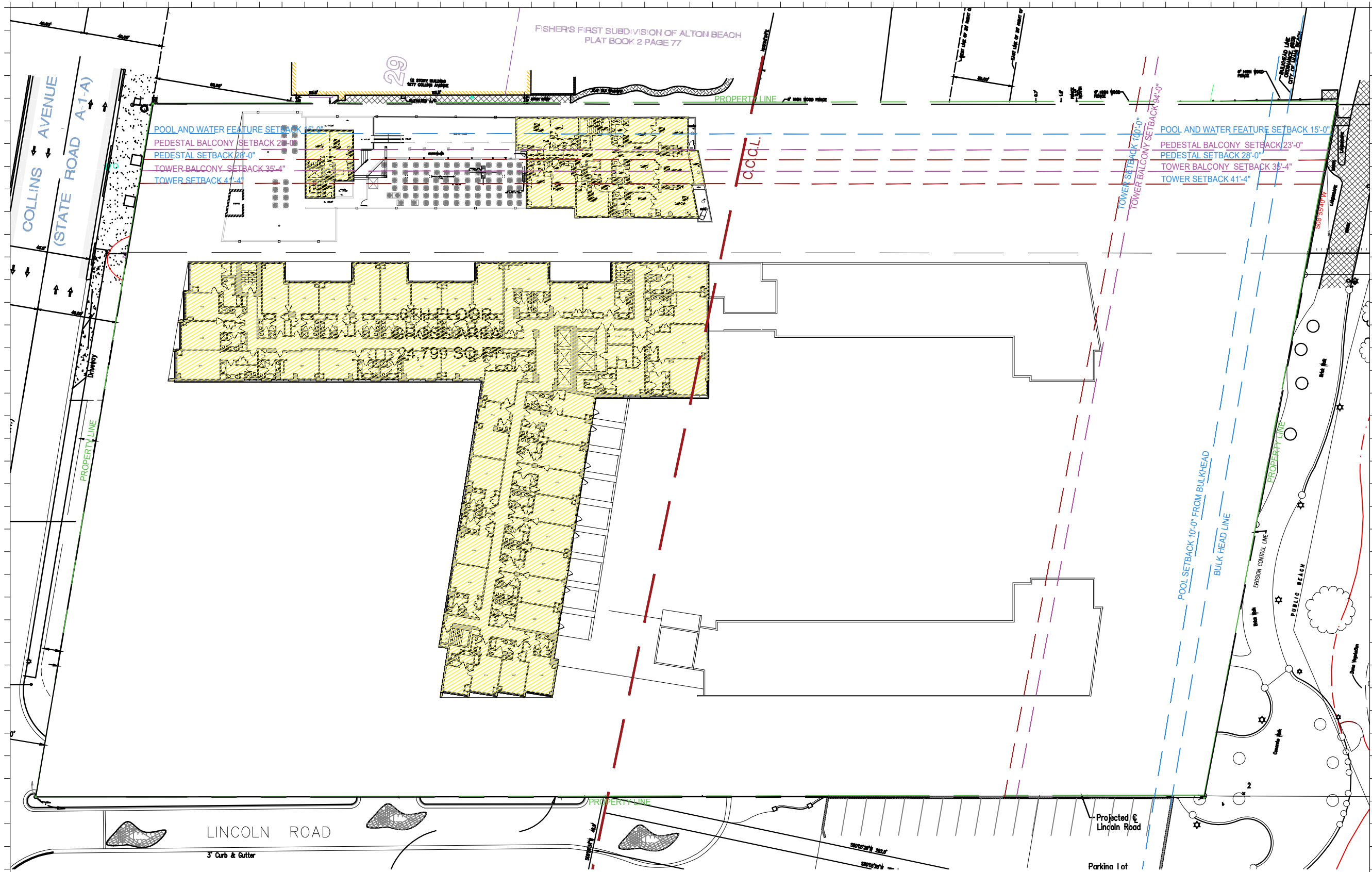
Consultant: Desimore Consulting Engineering
Name:
Address: 800 Brickell Avenue, 6th Floor
Address: Miami, FL, 33131
Tel: 305.441.0755
Email:

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

Date	05-09-2023	Sheet No.	
Scale	1"=50'-0"		A1.05
Project	2018		



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Ritz-Sagamore
1 Lincoln Road
Miami Beach, FL 33139

Owner:
Name: Di Lido Beach Resort LLC.
Address: EBJ Sagamore LLC.
Address: Sobe Sky Development LLC.
Tel: Di Lido Beach Resort Hotel Corporation
Email:

Consultant:
Name: STUDIO MUNGE.
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Email:

Architect:
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571 NW 28TH ST
Miami, Florida 33137 USA
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Fax: +1(305) 573 3766



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Lic. # AR0012578

EXISTING FAR
RITZ-SAGAMORE

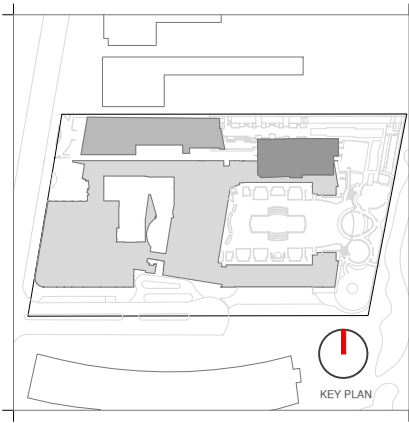
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Scale	1"-50'-0"		A1.06
Project	2018		

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SAGAMORE	4,218 S.F.	

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



EXISTING FAR		
RITZ SAGAMORE	24,393 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: EBU Sagamore LLC.
Address: Sobe Sky Development LLC.
Tel: Di Lido Beach Resort Hotel Corporation
Email:

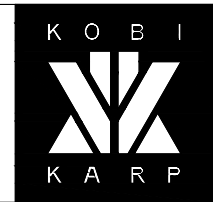
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

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

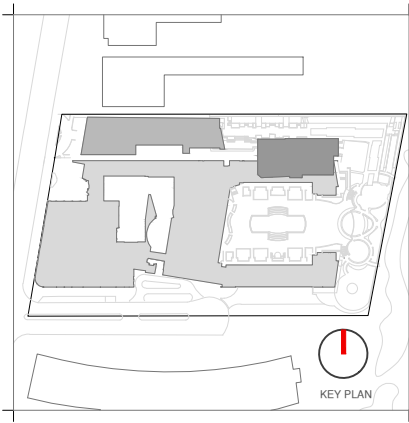
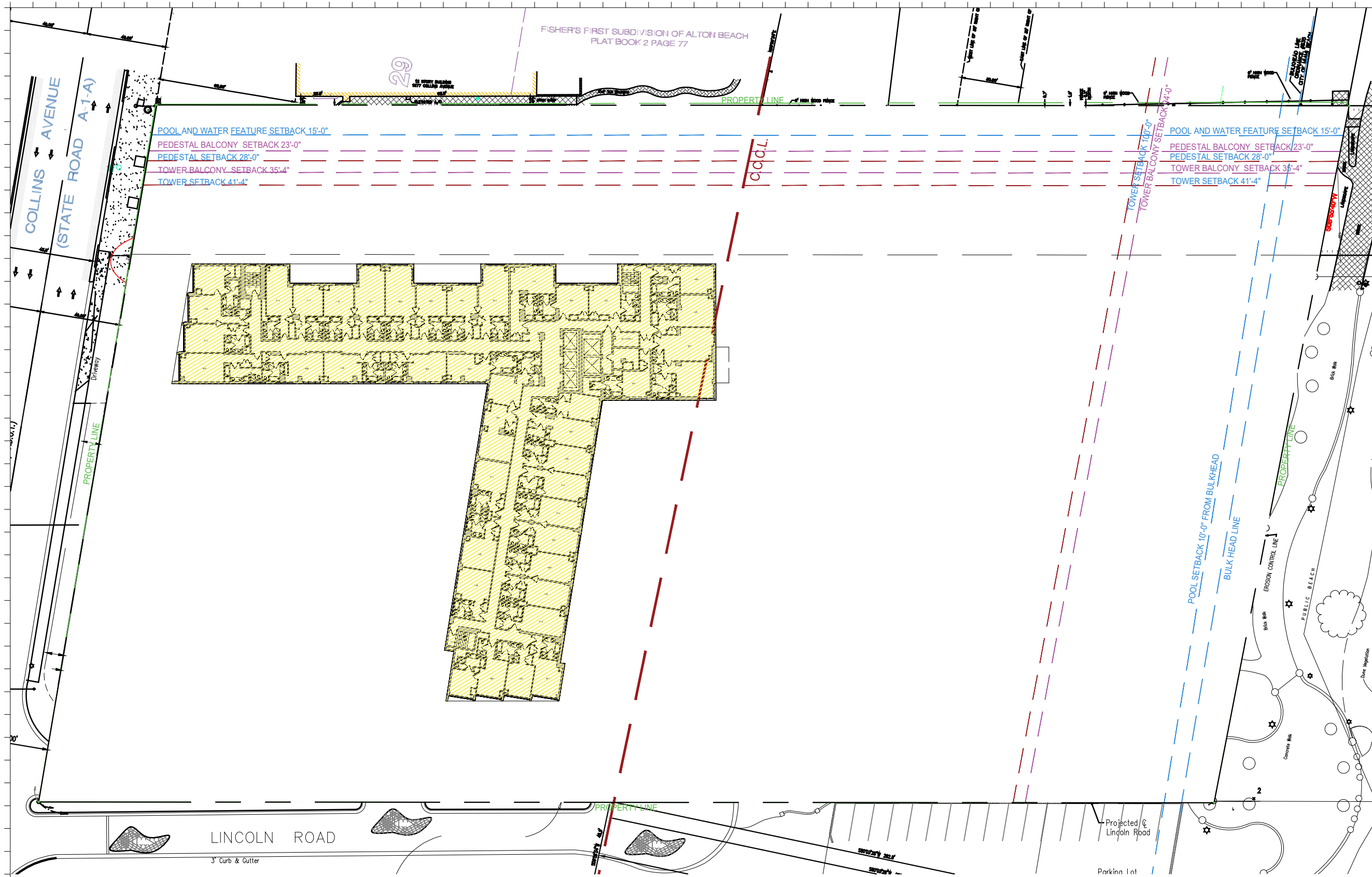


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Lic. # AR0012578

EXISTING FAR
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.07
Scale	1"=50'-0"	Project	2018

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



Rev.	Date	Rev.	Date

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1 Lincoln Road
Miami Beach, FL 33139

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

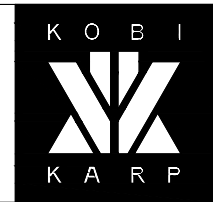
Consultant: STUDIO MUNGE.
Name:
Address: 25 Wingo Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

Consultant: LANDSCAPE ARCHITECT
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Tel: 786.717.6564
Email:

Consultant: MEP
Name: MG Engineering,
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Name:
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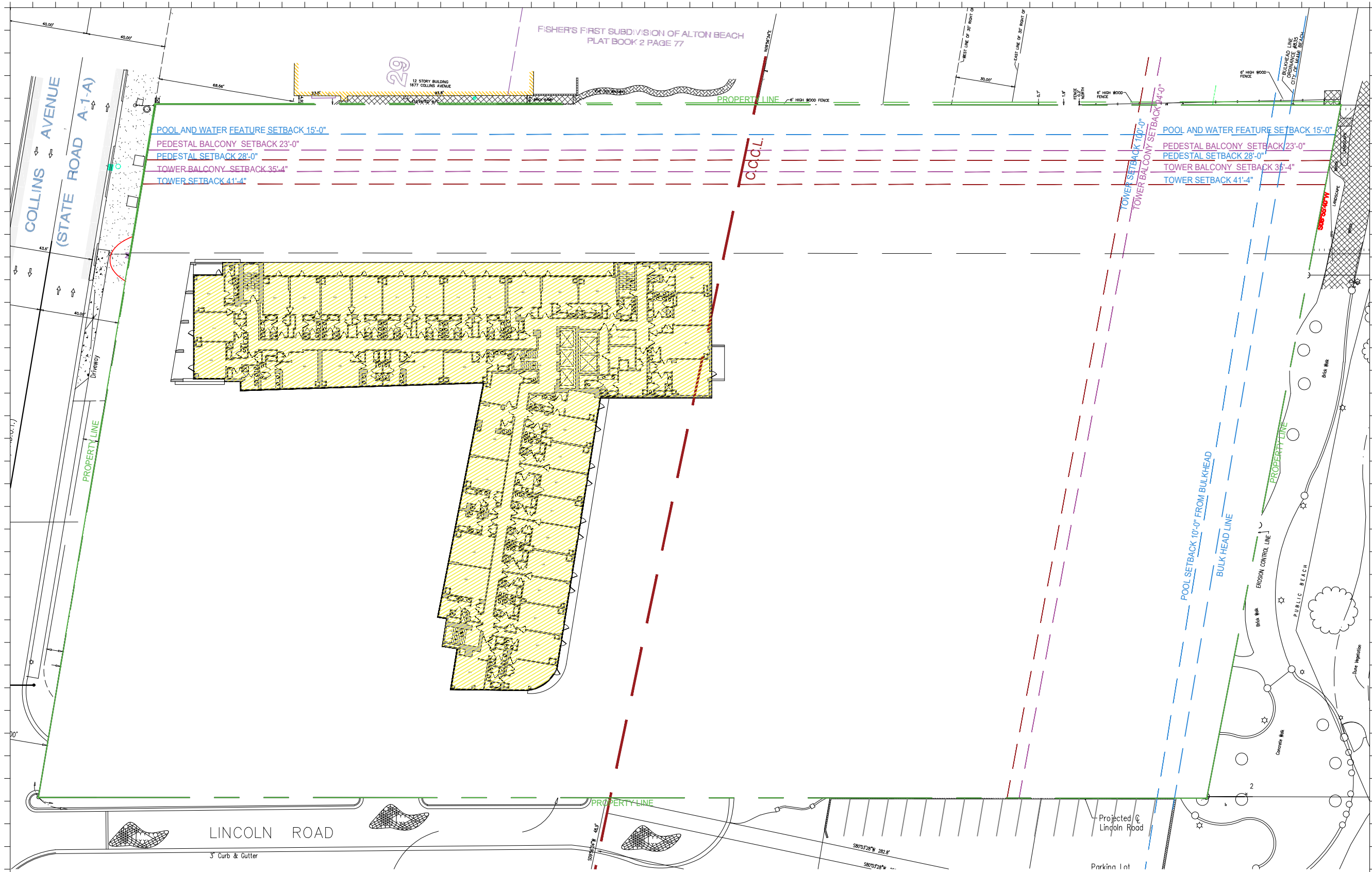
KOBI KARP
Lic. # AR0012578

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RITZ-SAGAMORE

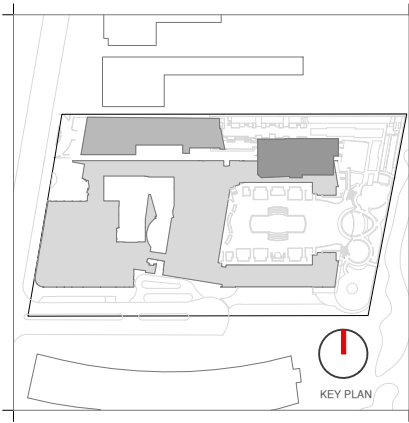
EXISTING FAR		
RITZ	24,397 S.F.	
SAGAMORE		

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

Date	05-08-2023	Sheet No.	
Scale	1"=50'-0"		A1.08
Project	2018		



EXISTING FAR	
RITZ SAGAMORE	24,327 S.F.



Rev.	Date	Rev.	Date

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FINAL SUBMITTAL

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Owner: Di Lido Beach Resort LLC.
Name: EBJ Sagamore LLC.
Address: Sobe Sky Development LLC.
Tel: Di Lido Beach Resort Hotel Corporation
Email:

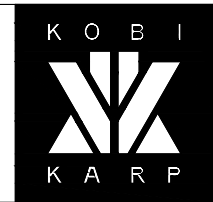
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

Consultant: LANDSCAPE ARCHITECT
Name: Naturalifical,
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
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:

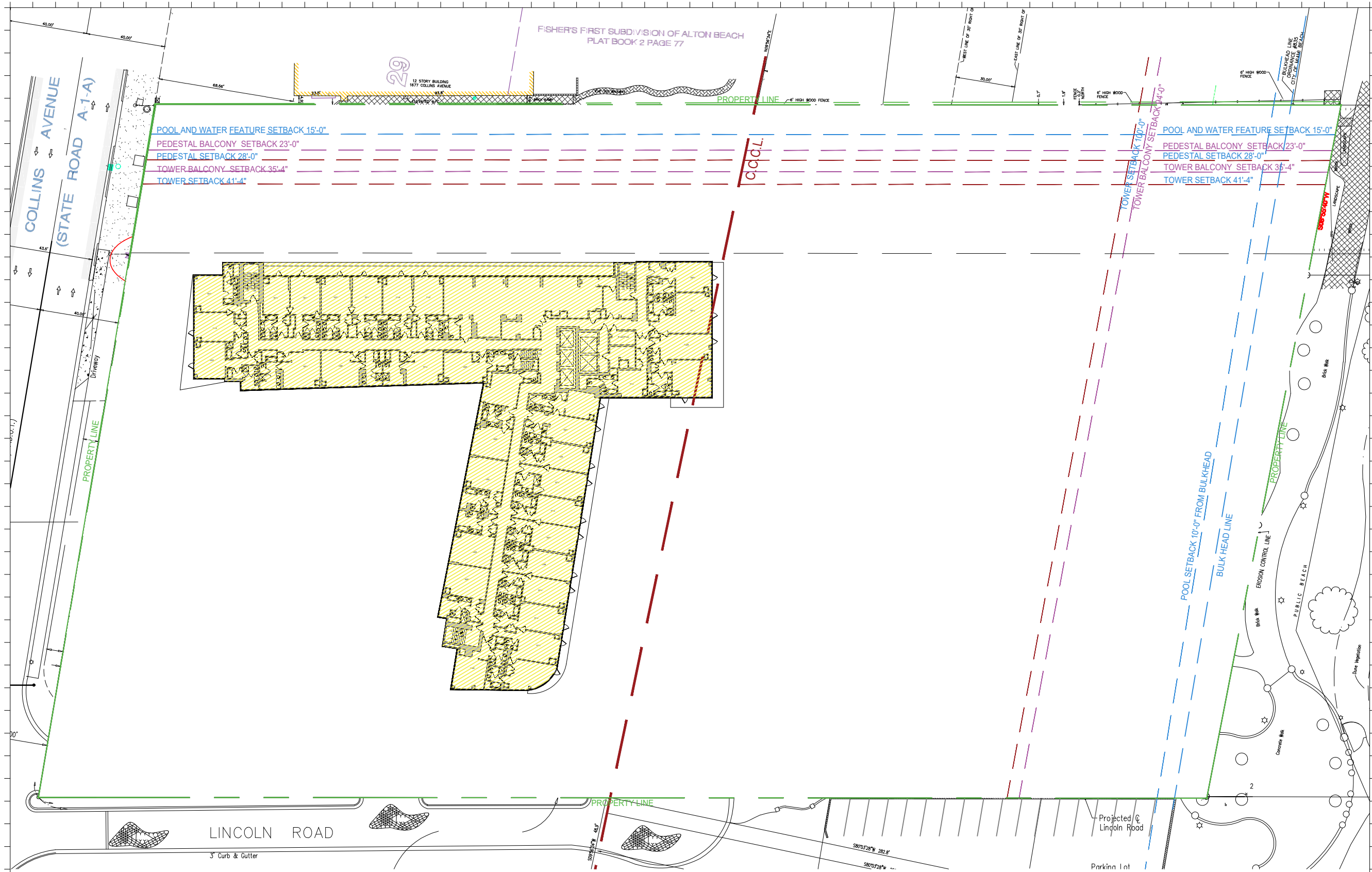
Architect: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28TH ST
Tel: Miami, Florida 33137 USA
Fax: +1(305) 573 1818
+1(305) 573 3766



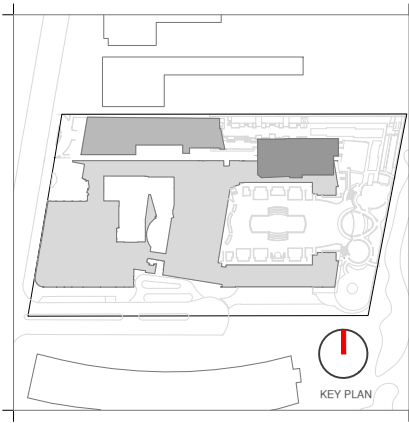
KOBI KARP
Lic. # AR0012578
EXISTING FAR
RITZ-SAGAMORE

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

Date	05-08-2023	Sheet No.	A1.09
Scale	1"=50'-0"		
Project	2018		



EXISTING FAR	
RITZ SAGAMORE	24,387 S.F.



Rev.	Date	Rev.	Date

HPB
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

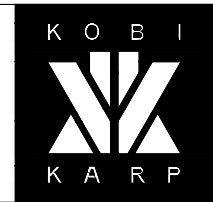
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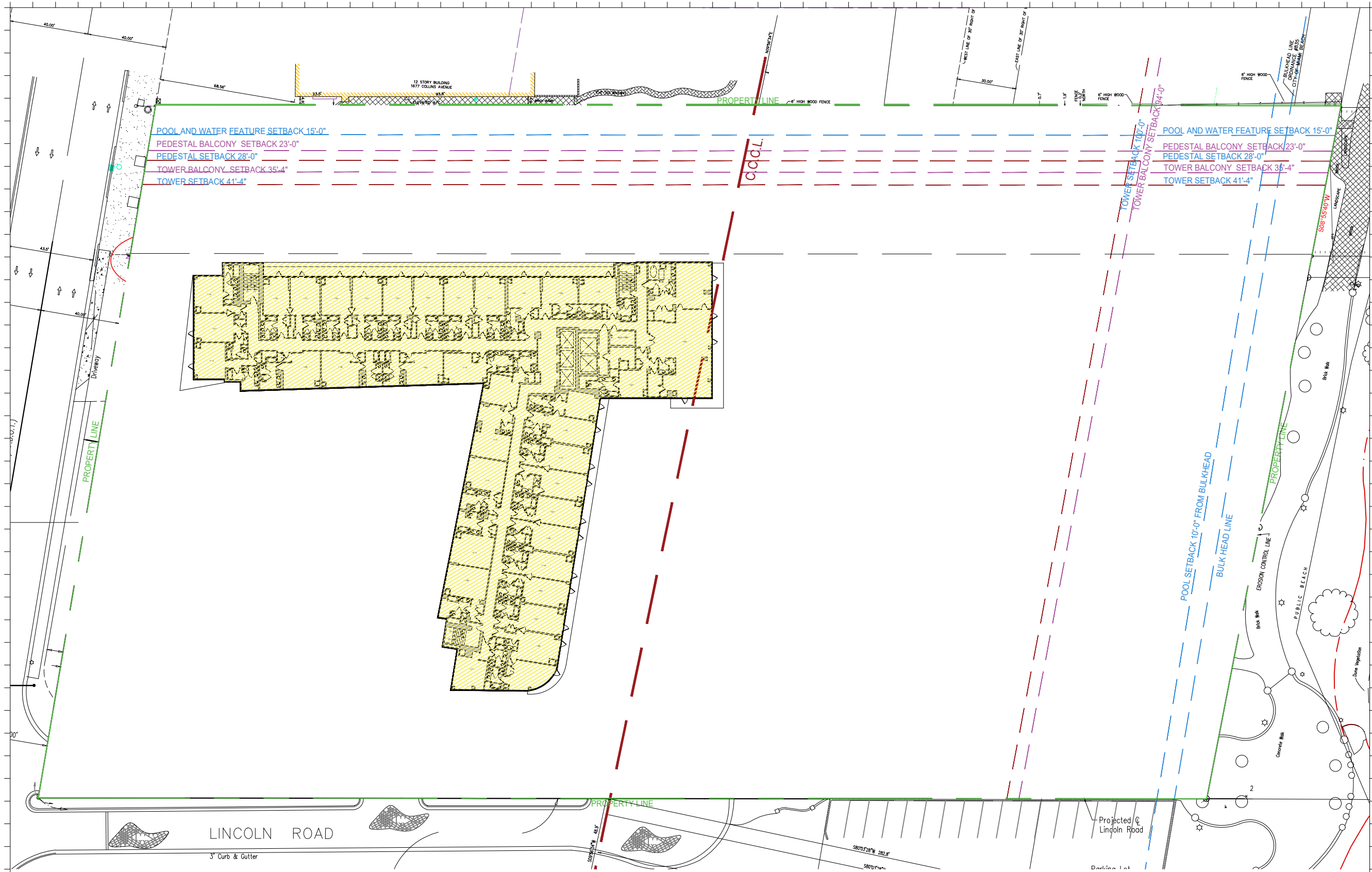


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Lic. # AR0012578

EXISTING FAR
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.10
Scale	1"=50'-0"		
Project	2018		

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

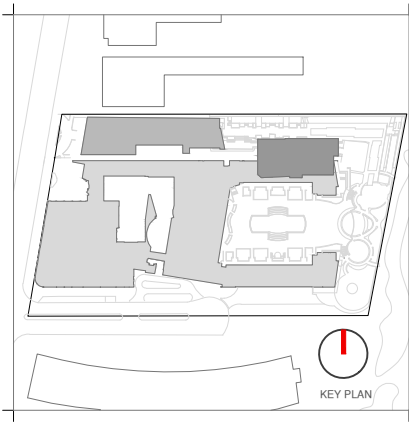


POOL AND WATER FEATURE SETBACK 15'-0"
 PEDESTAL BALCONY SETBACK 23'-0"
 PEDESTAL SETBACK 28'-0"
 TOWER BALCONY SETBACK 35'-4"
 TOWER SETBACK 41'-4"

POOL AND WATER FEATURE SETBACK 15'-0"
 PEDESTAL BALCONY SETBACK 23'-0"
 PEDESTAL SETBACK 28'-0"
 TOWER BALCONY SETBACK 35'-4"
 TOWER SETBACK 41'-4"

EXISTING FAR	
RITZ SAGAMORE	24,383 S.F.

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



Rev.	Date	Rev.	Date

HPB
 FINAL SUBMITTAL

Ritz-Sagamore
 1 Lincoln Road
 Miami Beach, FL 33139

Owner: Di Lido Beach Resort LLC.
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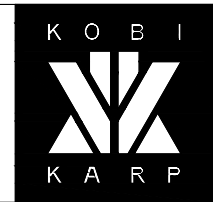
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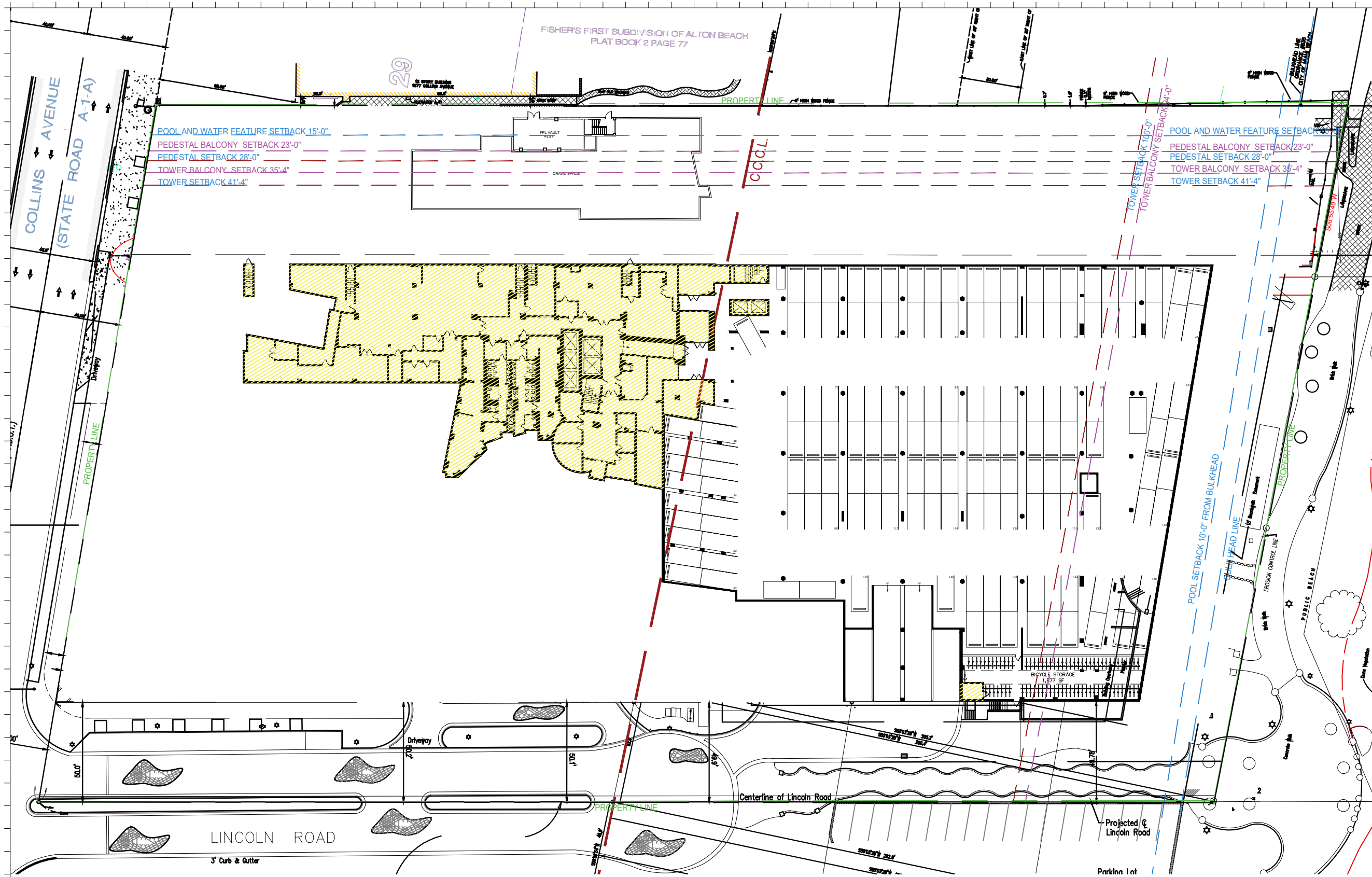
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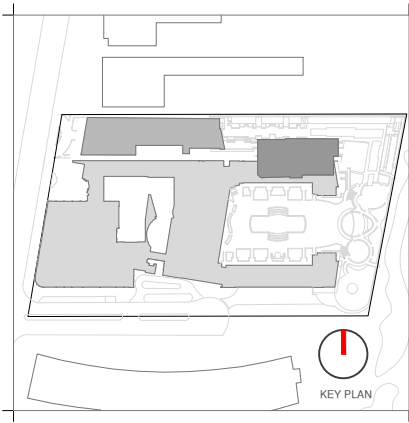


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 Lic. # AR0012578
EXISTING FAR
 RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.11
Scale	1"=50'-0"		
Project	2018		



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



Rev.	Date	Rev.	Date

HPB
FINAL SUBMITTAL

Ritz-Sagamore
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KOBI KARP
Lic. # AR0012578

PROPOSED FAR
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.20
Scale	1"=50'-0"		
Project	2018		

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