

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
Tel:
Email:

Consultant: STUDIO MUNGE.
Name: 25 Wingo Road, Suite 224
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: 786.717.8564
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: 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

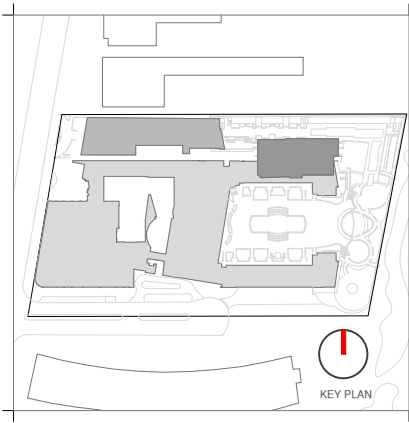
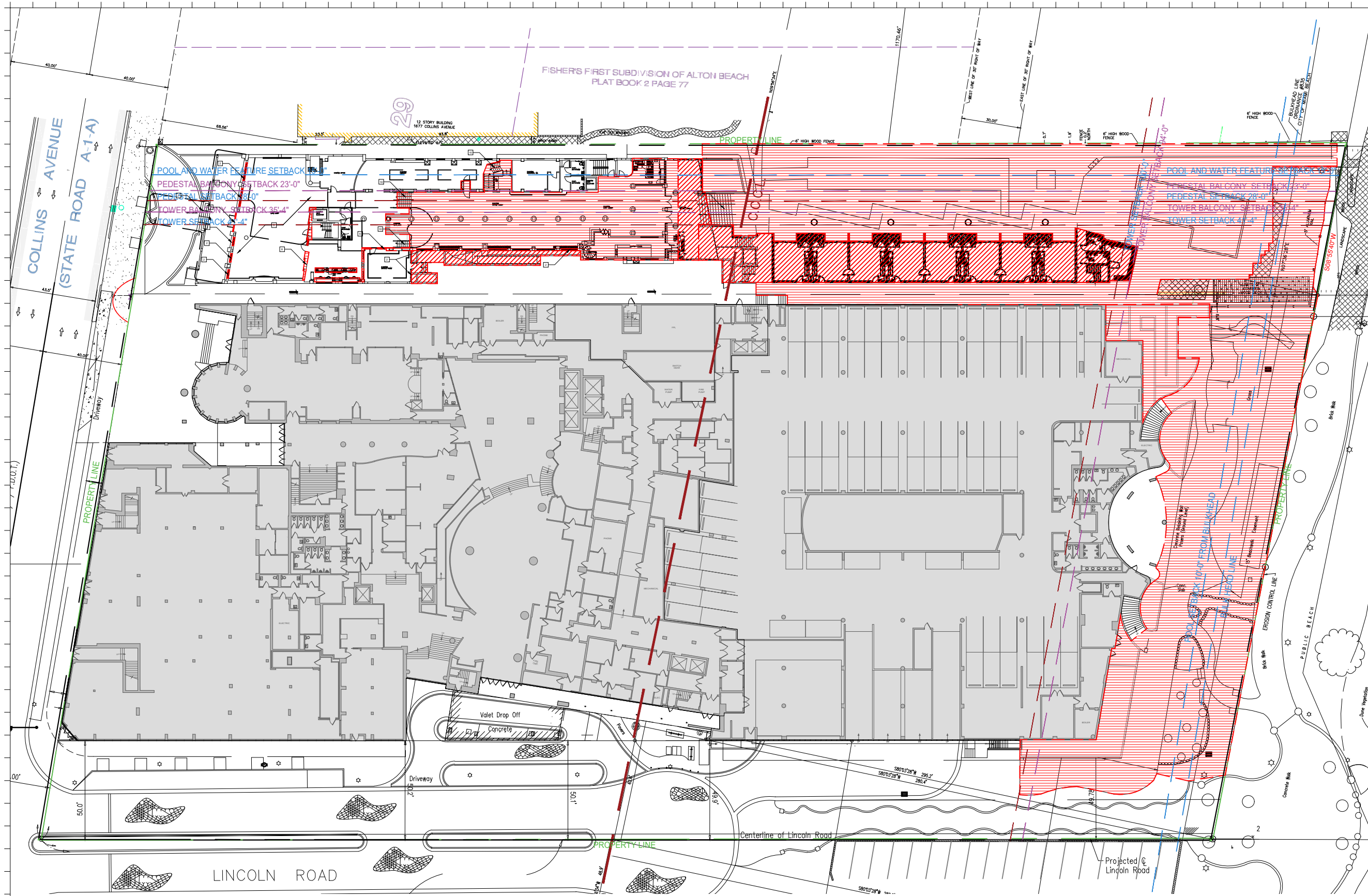


KOBI KARP
Lic. # AR0012578
REAR YARD AREA DIAGRAMS

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A6.15
Scale	1/16" = 1'-0"		
Project	2018		

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DEMOLITION PLAN
RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.01
Scale	AS SHOWN		
Project	2018		

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

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS, WINDOWS, & SLABS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING TO BE REMOVED

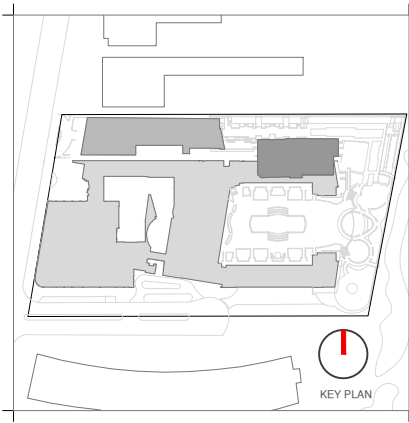
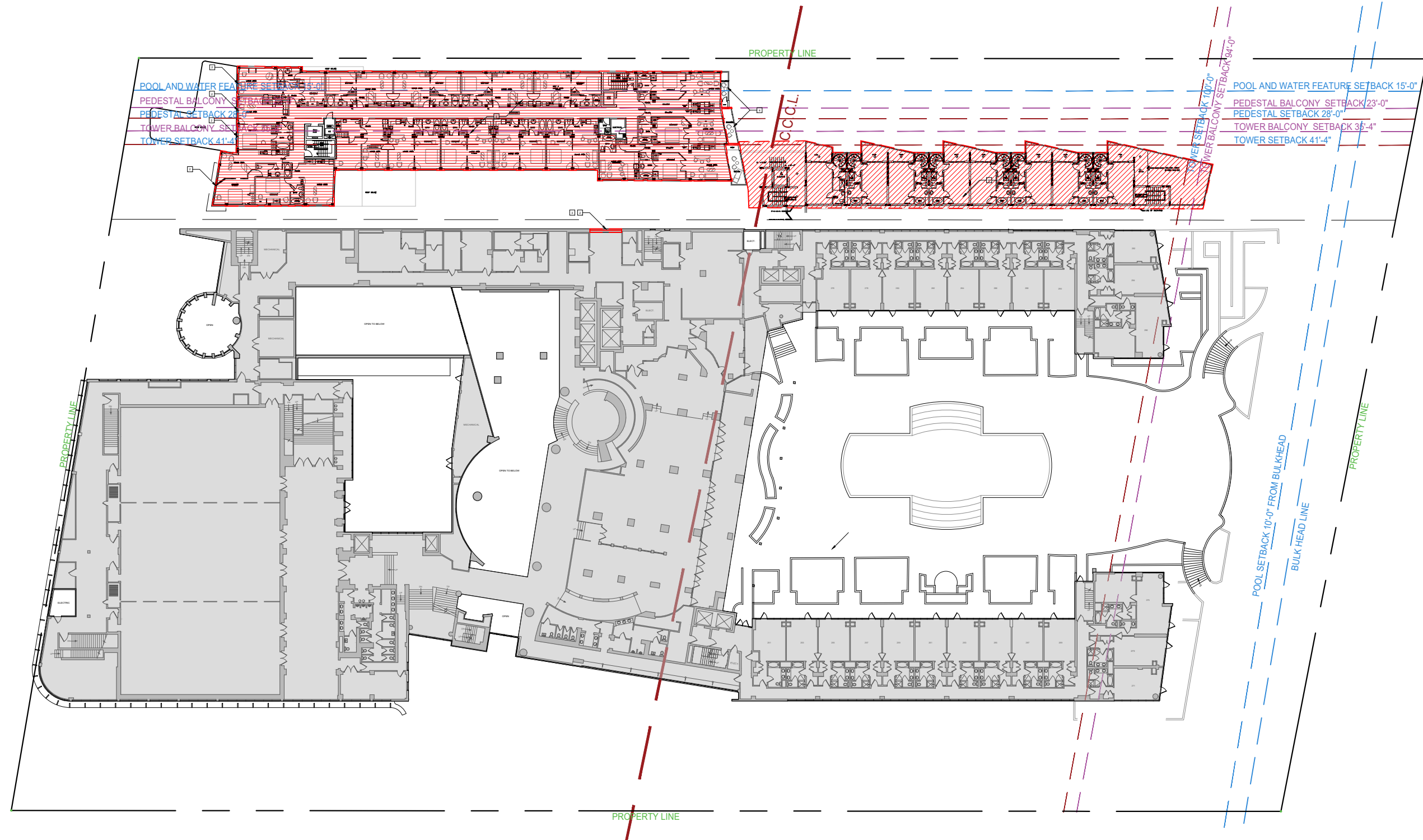
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.

2- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.

3- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.



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

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING TO BE REMOVED

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE INTERIOR PARTITIONS
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	ENTIRE STRUCTURE TO BE REMOVED

DEMOLITION GENERAL NOTES

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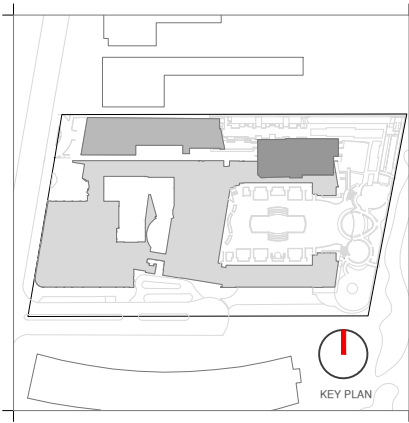
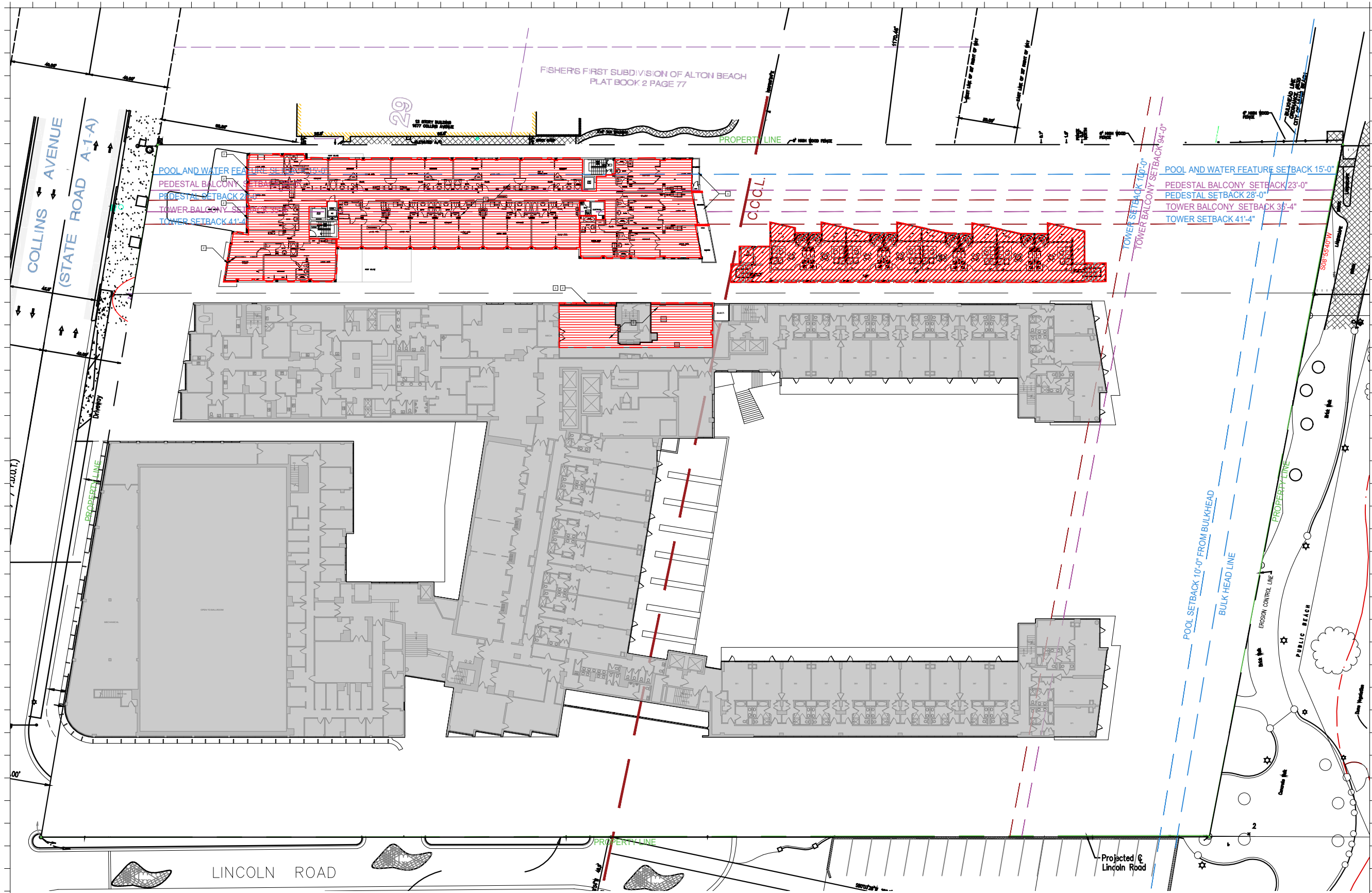
K O B I
K A R P

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Lic. # AR0012578

DEMOLITION PLAN

RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.02
Scale	AS SHOWN		
Project	2018		



Rev.	Date	Rev.	Date

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Lic. # AR0012578

DEMOLITION PLAN
RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.03
Scale	AS SHOWN		
Project	2018		

1 DEMO 3RD FLOOR PLAN

SCALE: 1" = 50'-0"

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING TO BE REMOVED

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE INTERIOR PARTITIONS
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STRUCTURE TO BE REMOVED

DEMOLITION GENERAL NOTES

1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.

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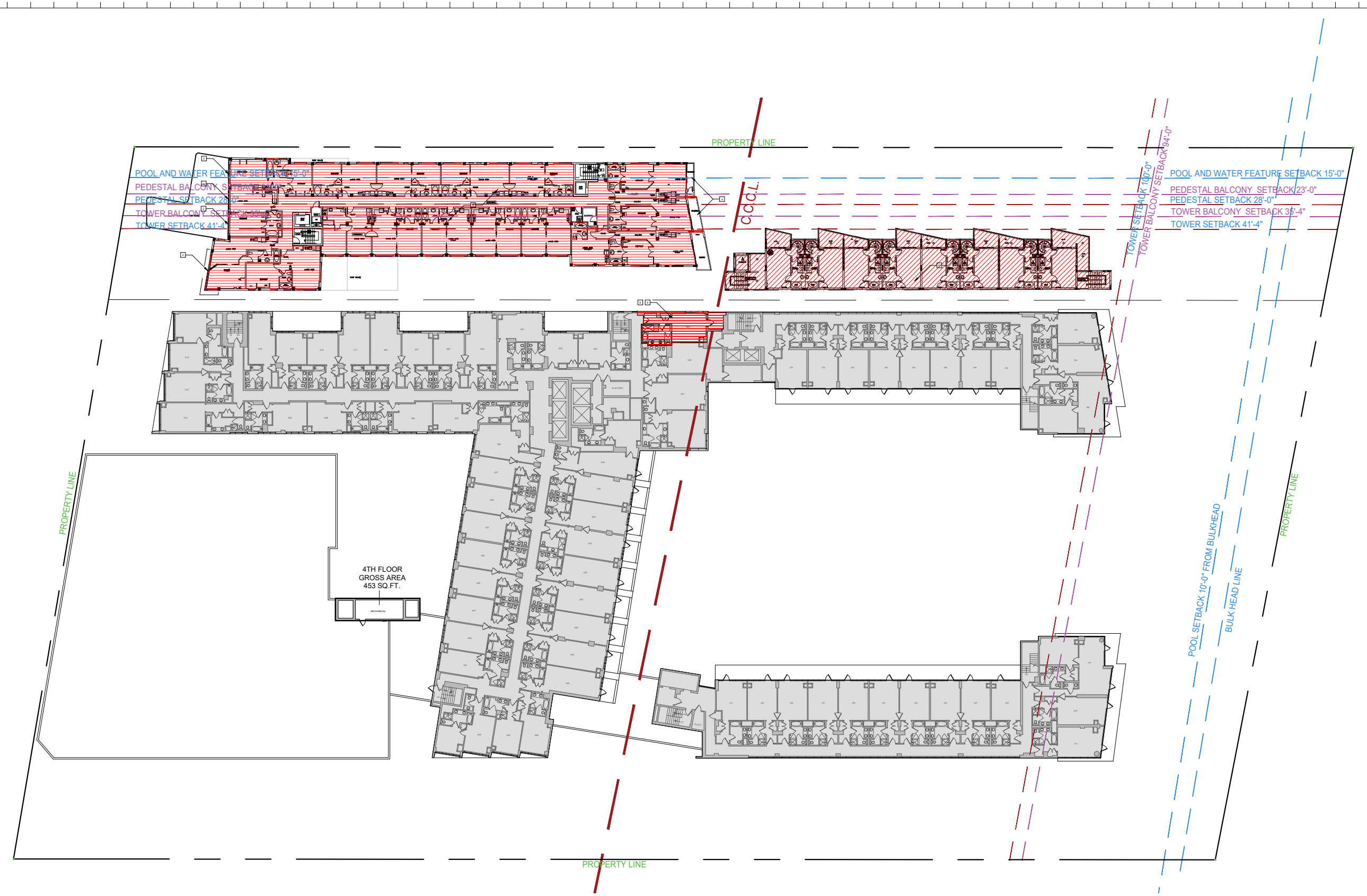
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DEMOLITION PLAN
RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.04
Scale	AS SHOWN		
Project	2018		



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

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING TO BE REMOVED

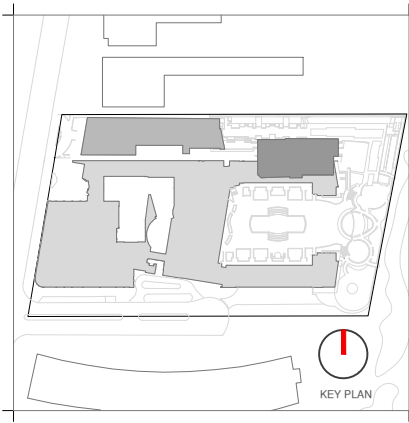
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE INTERIOR PARTITIONS
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING SLAB TO BE REMOVED
				10	ENTIRE STRUCTURE TO BE REMOVED

DEMOLITION GENERAL NOTES

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

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
- EXISTING TO BE REMOVED

- | | | |
|---|---|--|
| 1 EXISTING DOOR / WINDOW TO REMAIN | 4 EXISTING RAILING TO BE REMOVED & REPLACED | 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 EXISTING DOOR / WINDOW TO BE REPLACED | 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED | 8 REMOVE INTERIOR PARTITIONS |
| 3 EXISTING CMU BLOCK TO BE REMOVED | 6 EXISTING DOOR / WINDOW TO BE REMOVED | 9 EXISTING COLUMNS TO BE REMOVED |
| | | 10 EXTERIOR WALLS, WINDOWS AND INTERIOR PARTITIONS TO BE REMOVED |

DEMOLITION GENERAL NOTES

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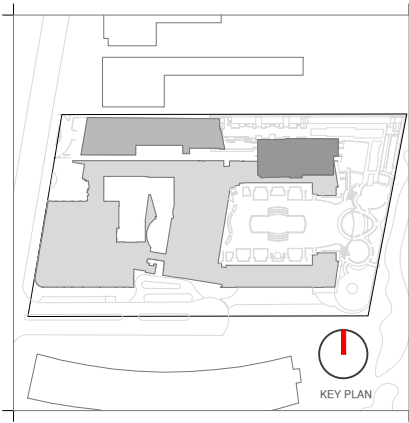
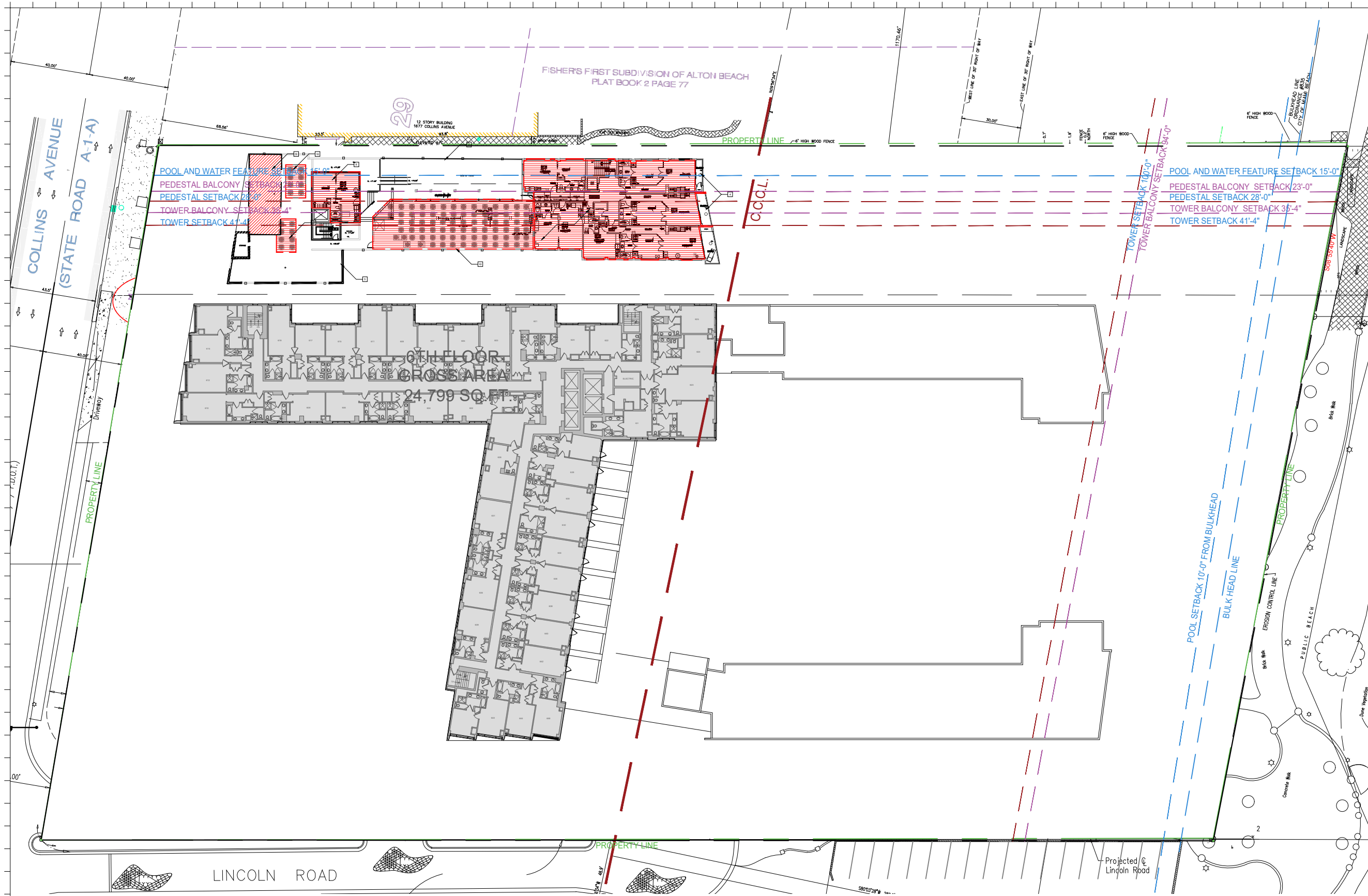
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DEMOLITION PLAN

RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.05
Scale	AS SHOWN		
Project	2018		



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DEMOLITION PLAN
RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.06
Scale	AS SHOWN		
Project	2018		

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

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
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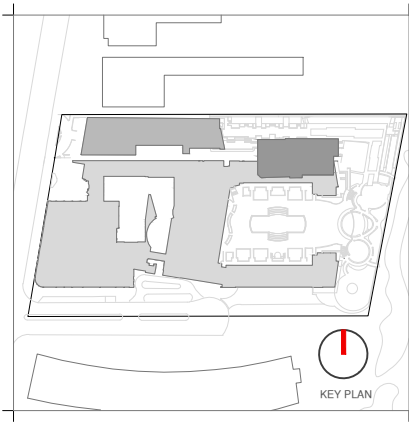
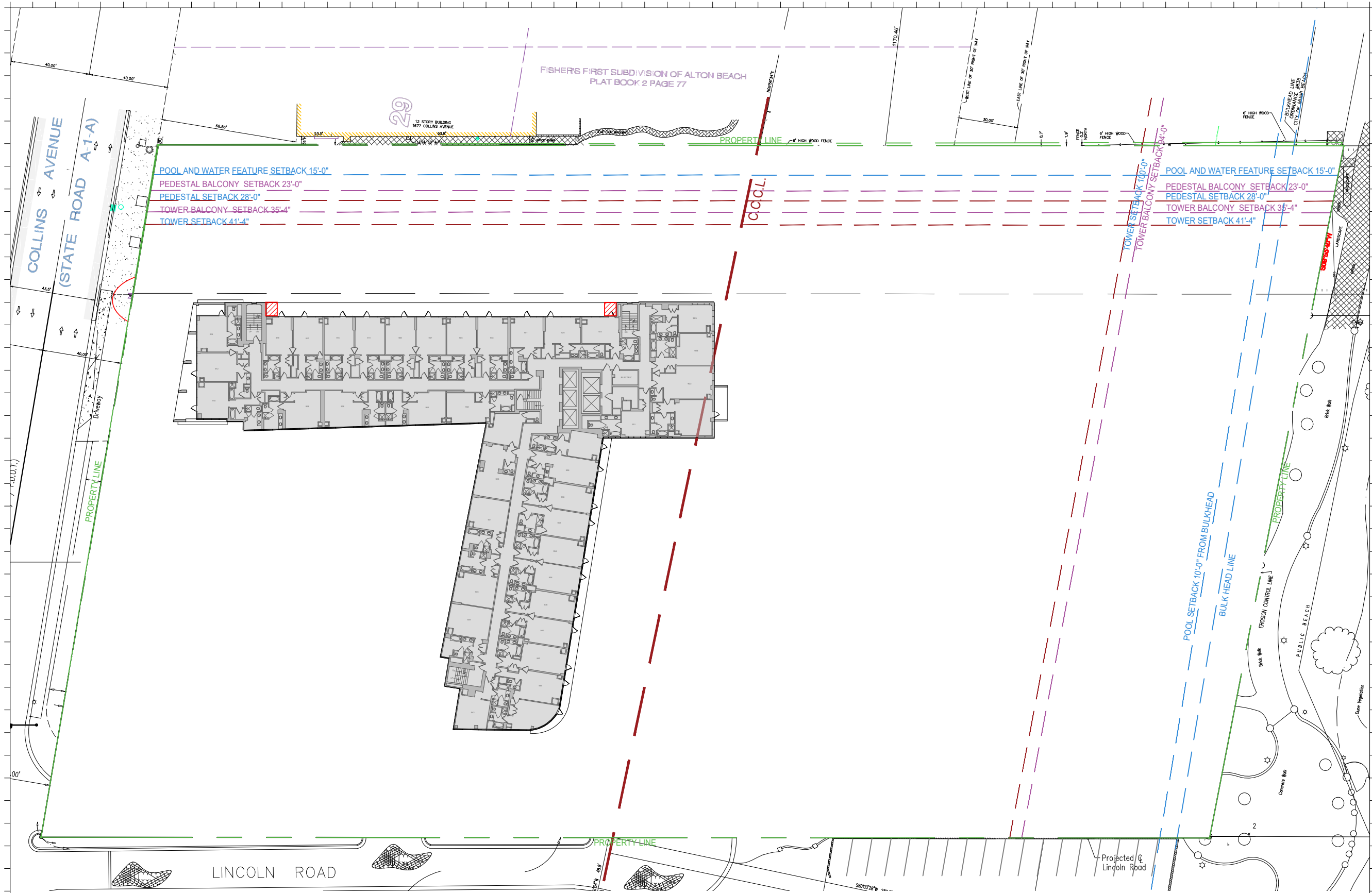
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2	EXISTING DOOR / WINDOW TO BE REPLACED	5	EXISTING STRUCTURE TO BE REMOVED	8	REMOVE INTERIOR PARTITIONS
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	REMOVE EXISTING MECHANICAL EQUIPMENT

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KOBI KARP
Lic. # AR0012578

DEMOLITION PLAN
RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.09
Scale	AS SHOWN		
Project	2018		

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

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING TO BE REMOVED

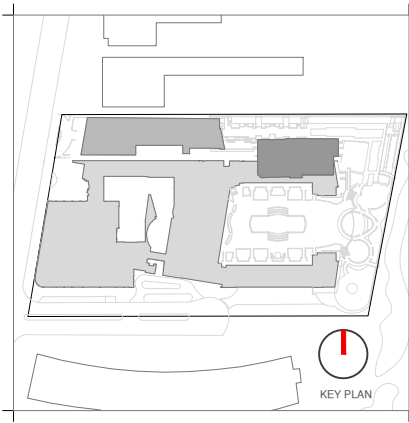
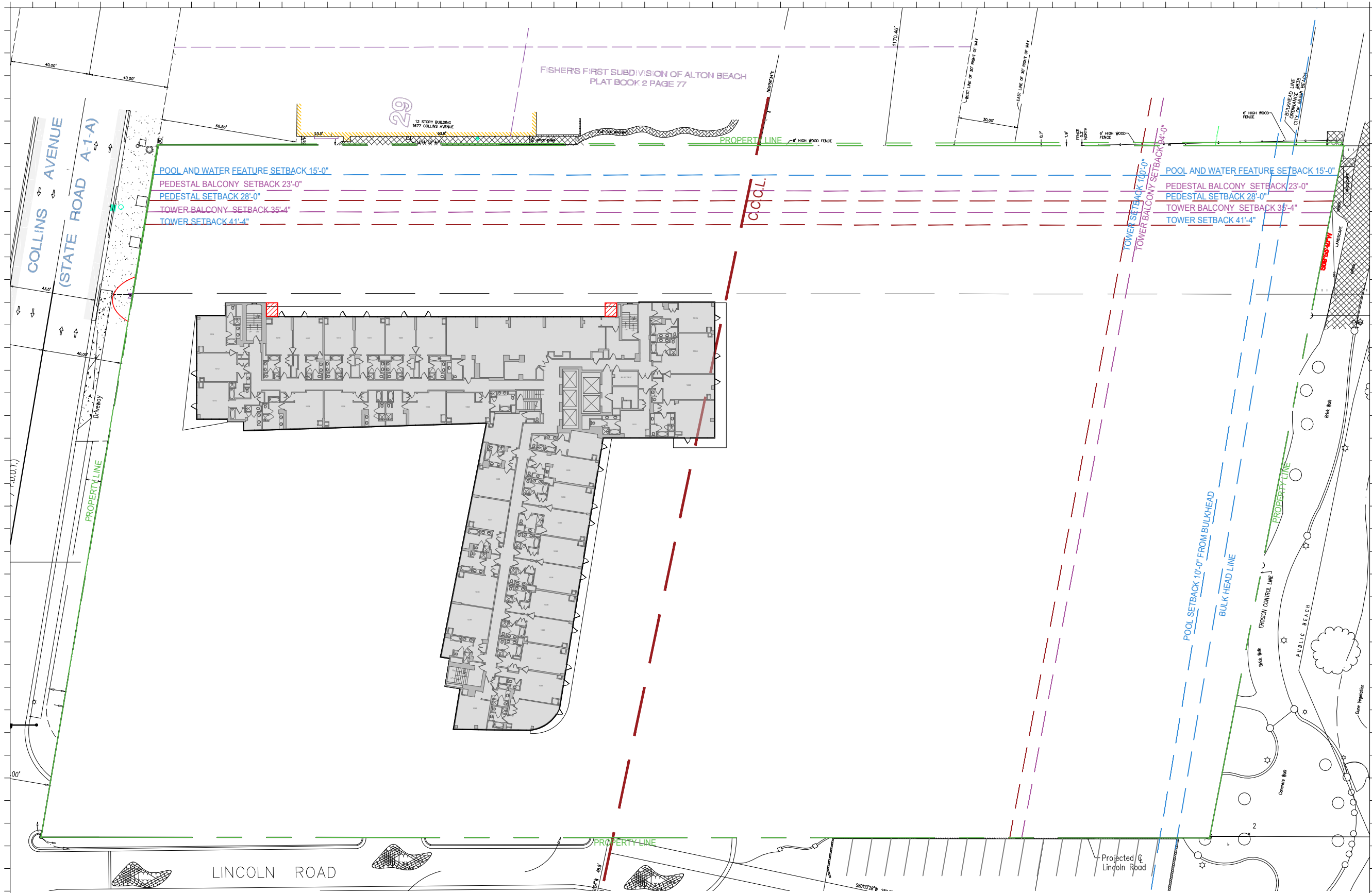
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

1- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY WALLS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.

2- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHOP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.

3- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.



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
Tel:
Email:

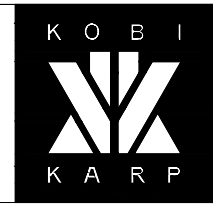
Consultant: STUDIO MUNGE.
Name:
Address: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
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Consultant: LANDSCAPE ARCHITECT
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Consultant: MEP
Name: MG Engineering.
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KOBI KARP
Lic. # AR0012578
DEMOLITION PLAN

RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.10
Scale	AS SHOWN		
Project	2018		

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING TO BE REMOVED

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

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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
Tel:
Email:

Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
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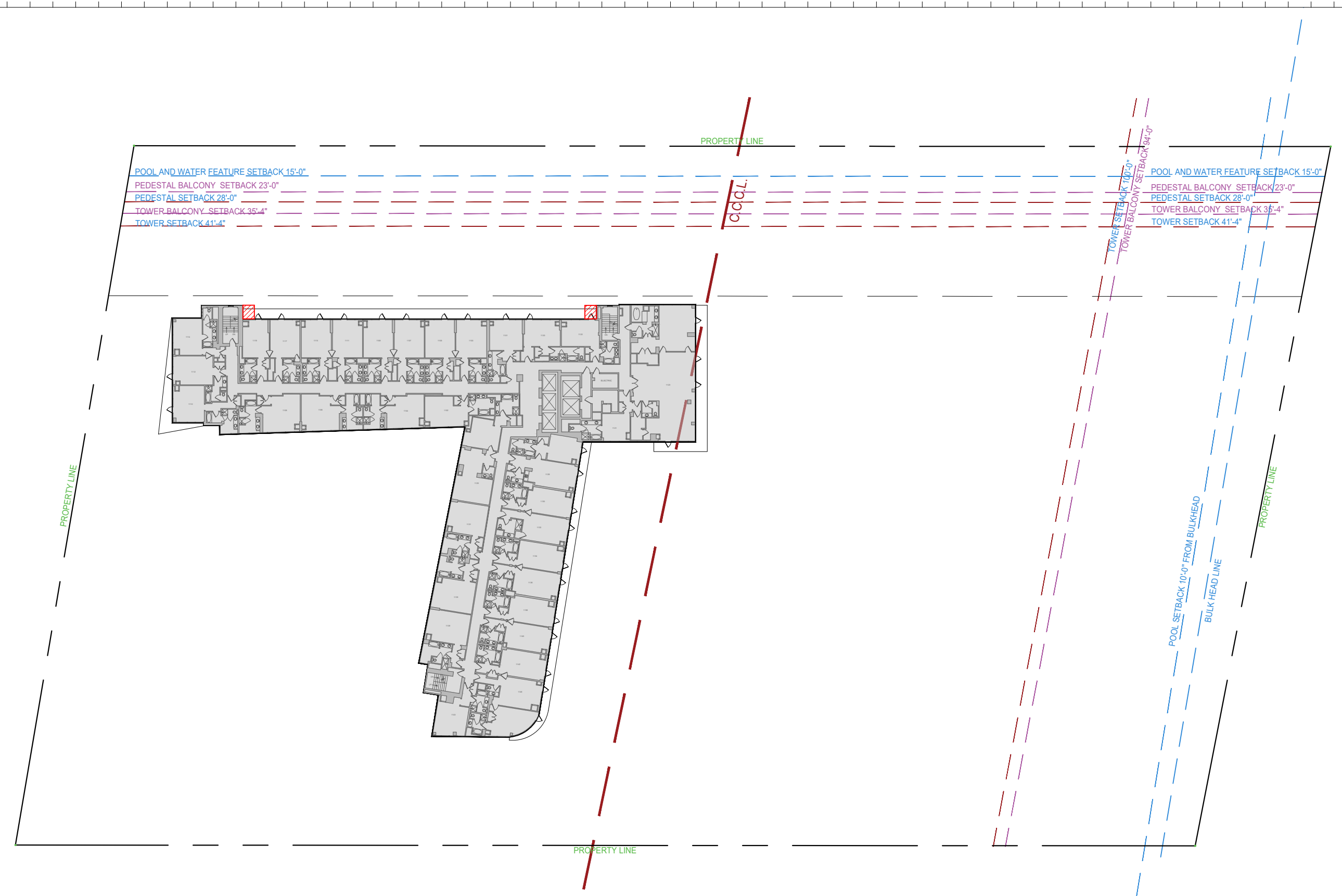
Consultant: Desimore Consulting Engineering
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DEMOLITION PLAN
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	D1.11
Scale	AS SHOWN		
Project	2018		



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

DEMOLITION LEGEND

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE
	EXISTING TO BE REMOVED

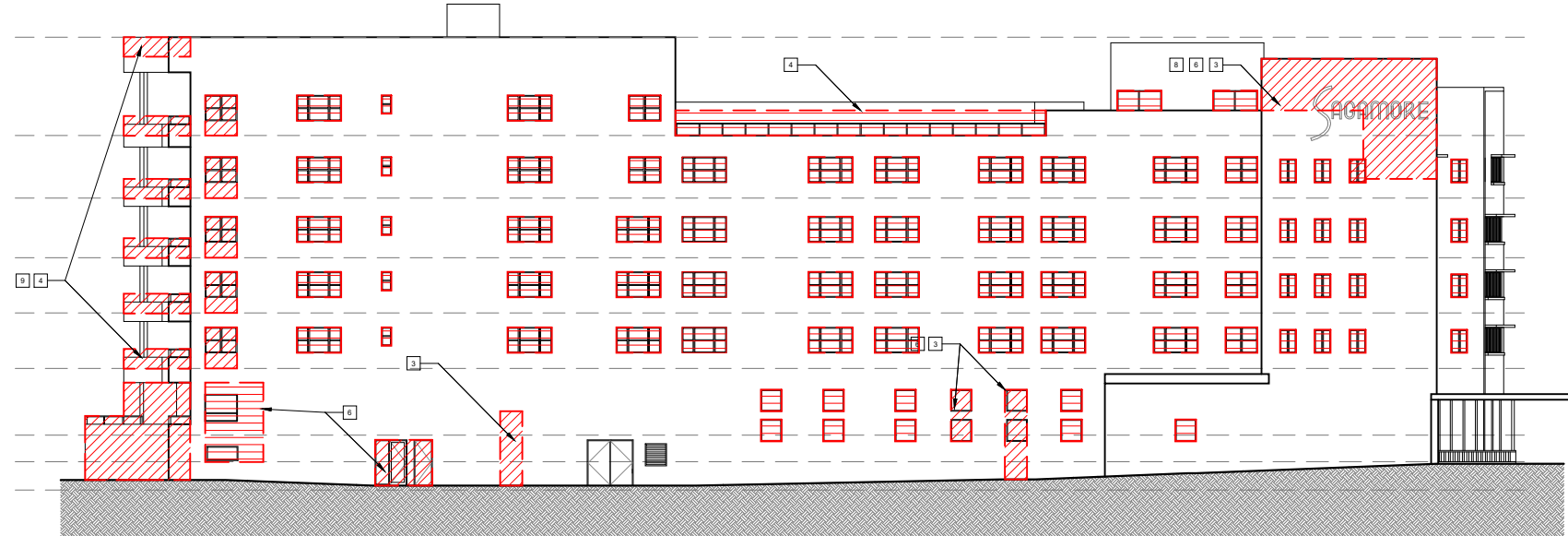
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2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

DEMOLITION GENERAL NOTES

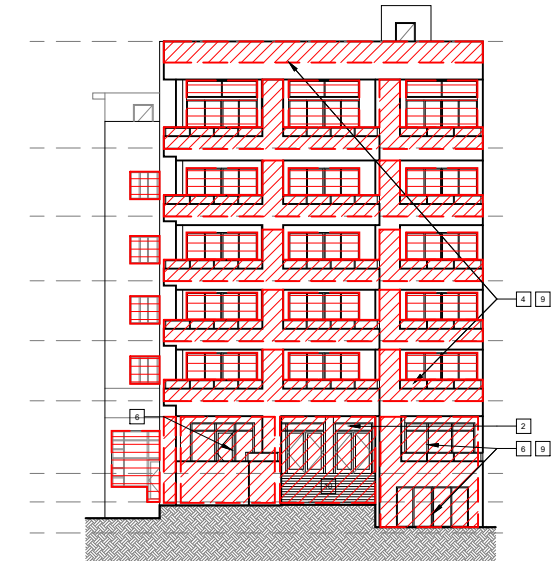
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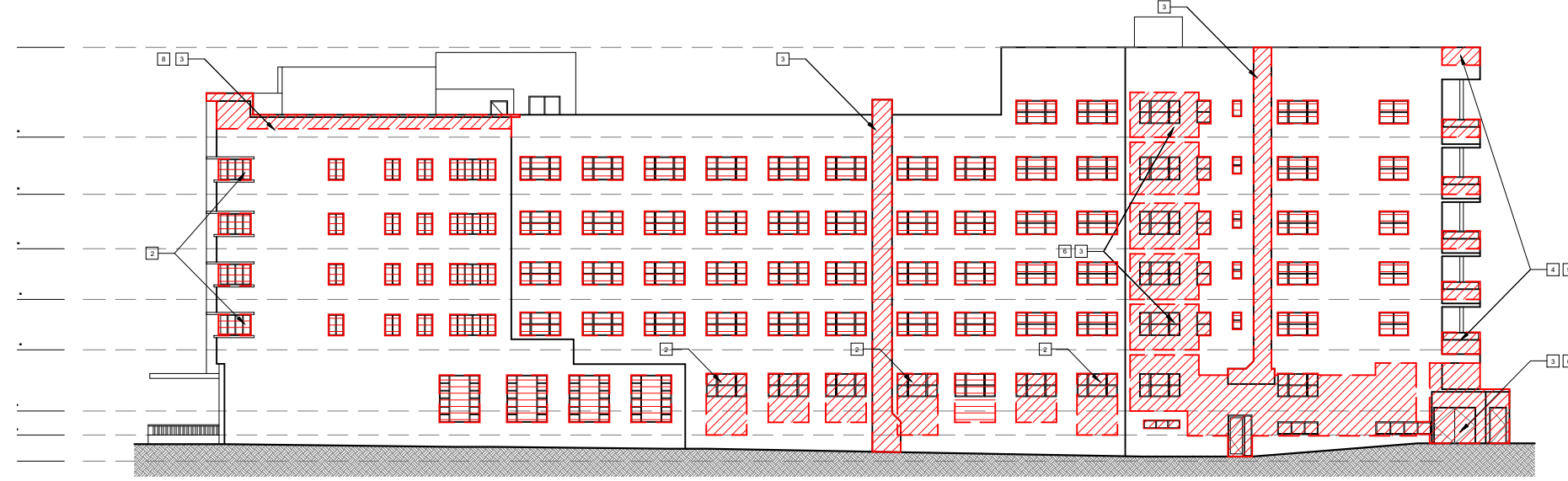
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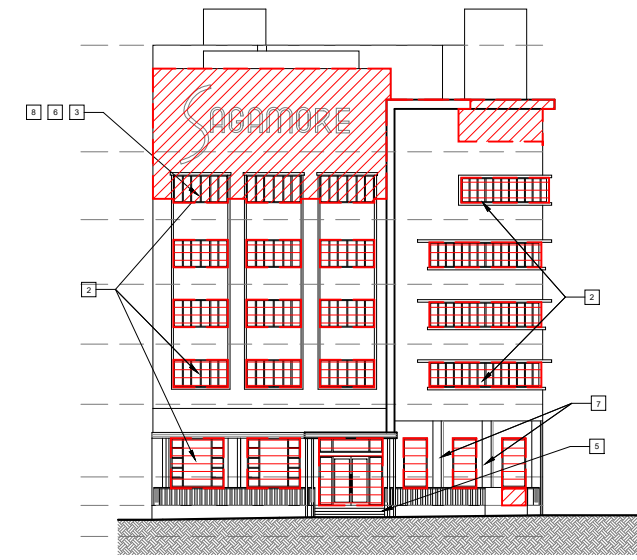
1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



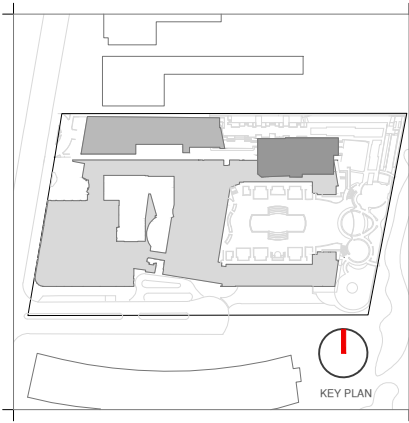
2 EAST ELEVATION
SCALE: 1/32" = 1'-0"



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



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



Rev.	Date	Rev.	Date

HPB
FINAL SUBMITTAL

Ritz-Sagamore
1 Lincoln Road
Miami Beach, FL 33139

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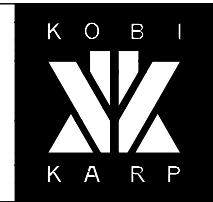
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KOBI KARP
Lic. # AR0012578

EXISTING ELEVATIONS DEMO
SAGAMORE

DEMOLITION LEGEND

	EXISTING WALL TO BE REMOVED IN ITS ENTIRETY
	REMOVE WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING LOW WALL AND RAILING TO BE REMOVED	7	STONE TO BE PROTECTED AND RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMN CLADDING TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

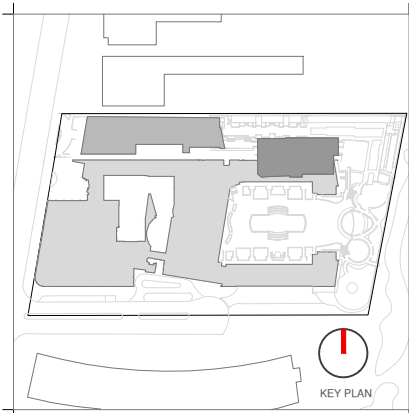
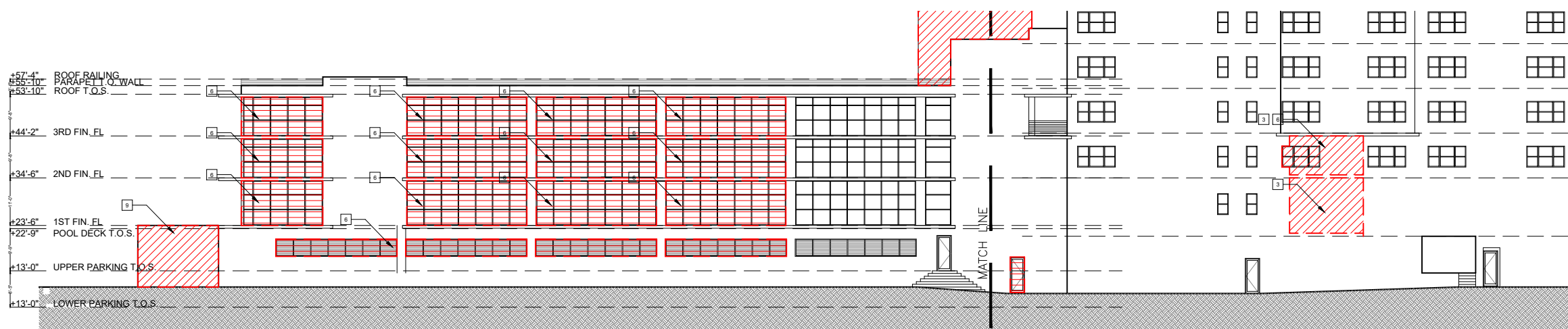
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Date	05-08-2023	Sheet No.	D4.00
Scale	AS SHOWN		
Project	2018		



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HPB
FINAL SUBMITTAL

Ritz-Sagamore
1 Lincoln Road
Miami Beach, FL 33139

Owner: Di Lido Beach Resort LLC.
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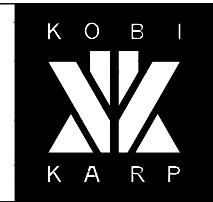
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KOB KARP
Lic. # AR0012578

EXISTING ELEVATIONS DEMO

RITZ

Date	05-08-2023	Sheet No.	D4.01
Scale	AS SHOWN		
Project	2018		

1 NORTH ELEVATION - DEMOLITION
SCALE: 1" = 30'-0"

DEMOLITION LEGEND

	EXISTING WALL TO BE REMOVED IN ITS ENTIRETY
	REMOVE WINDOWS ONLY
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING SLAB AND RAILING TO BE REMOVED	7	STONE TO BE PROTECTED AND RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING STRUCTURE TO BE REMOVED
				10	EXISTING STEPS TO BE REMOVED

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