

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 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: 786.717.8564
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
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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

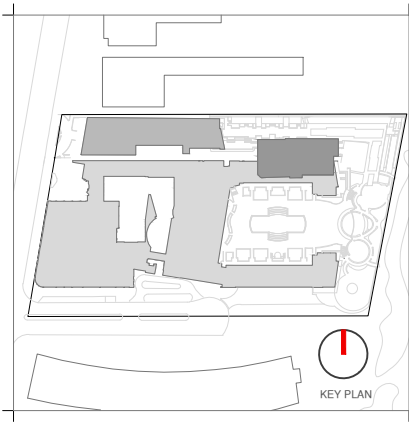
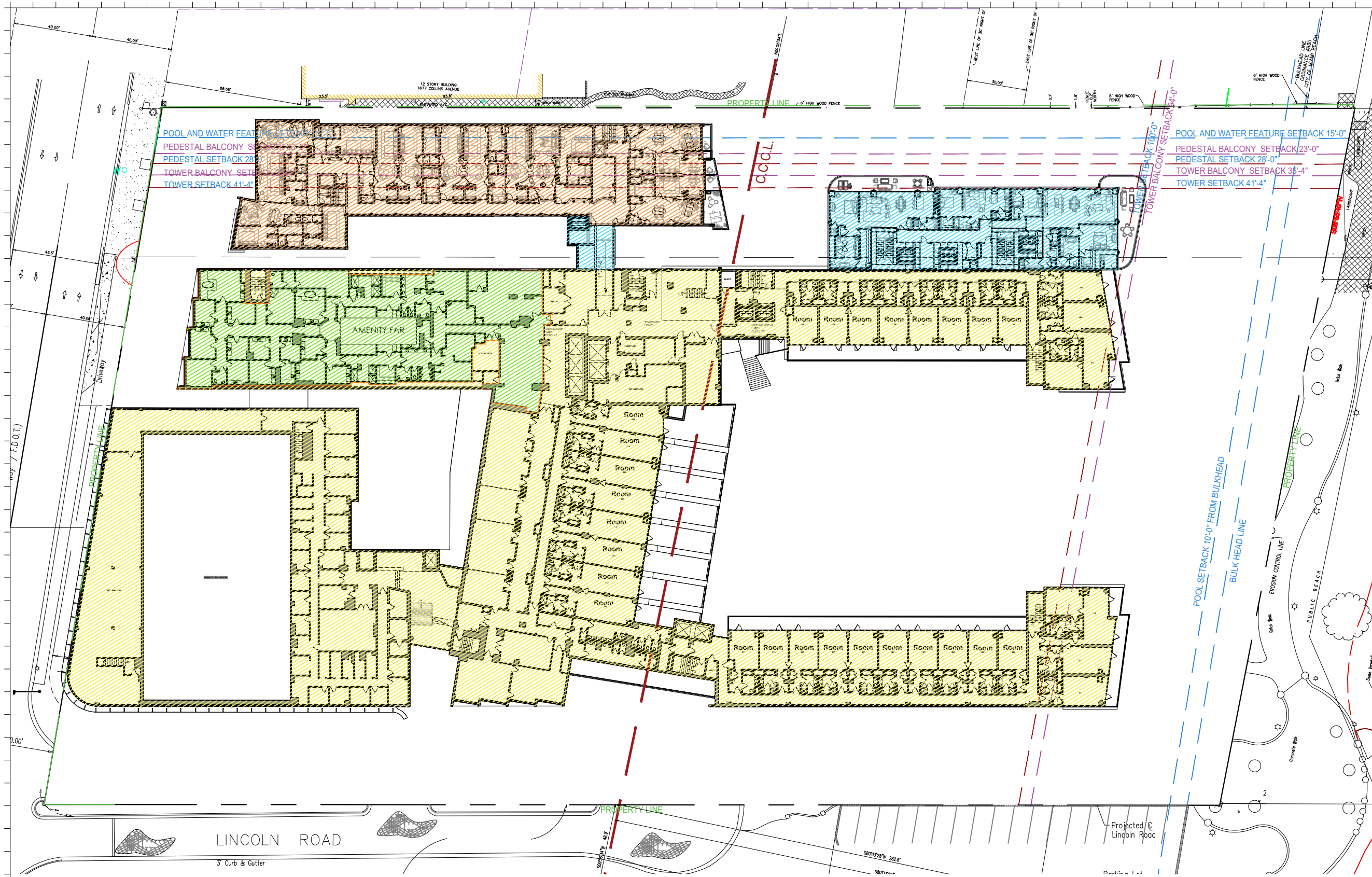


PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR	
RITZ	65,715 S.F.
AMENITIES	
SAGAMORE	10,607 S.F.
NEW TOWER	4,865 S.F.

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

Date	05-09-2023	Sheet No.	A1.21
Scale	1"=50'-0"		
Project	2018		



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Miami Beach, FL 33139

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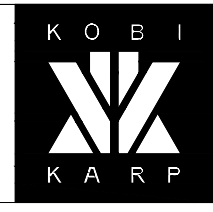
Consultant: STUDIO MUNGE.
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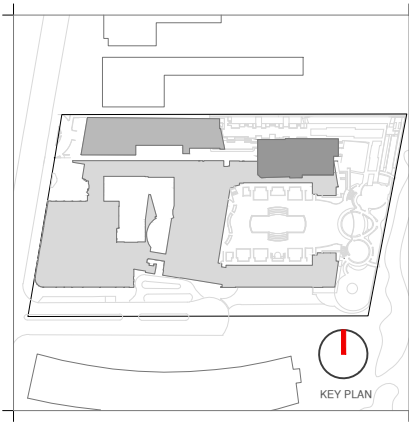
PROPOSED FAR

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.23
Scale	1"=50'-0"		
Project	2018		

PROPOSED FAR		
RITZ	50,241 S.F.	
AMENITIES	9,928 S.F.	
SAGAMORE	11,726 S.F.	
NEW TOWER	6,377 S.F.	

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



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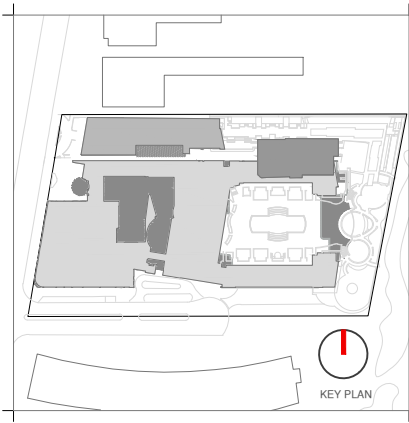
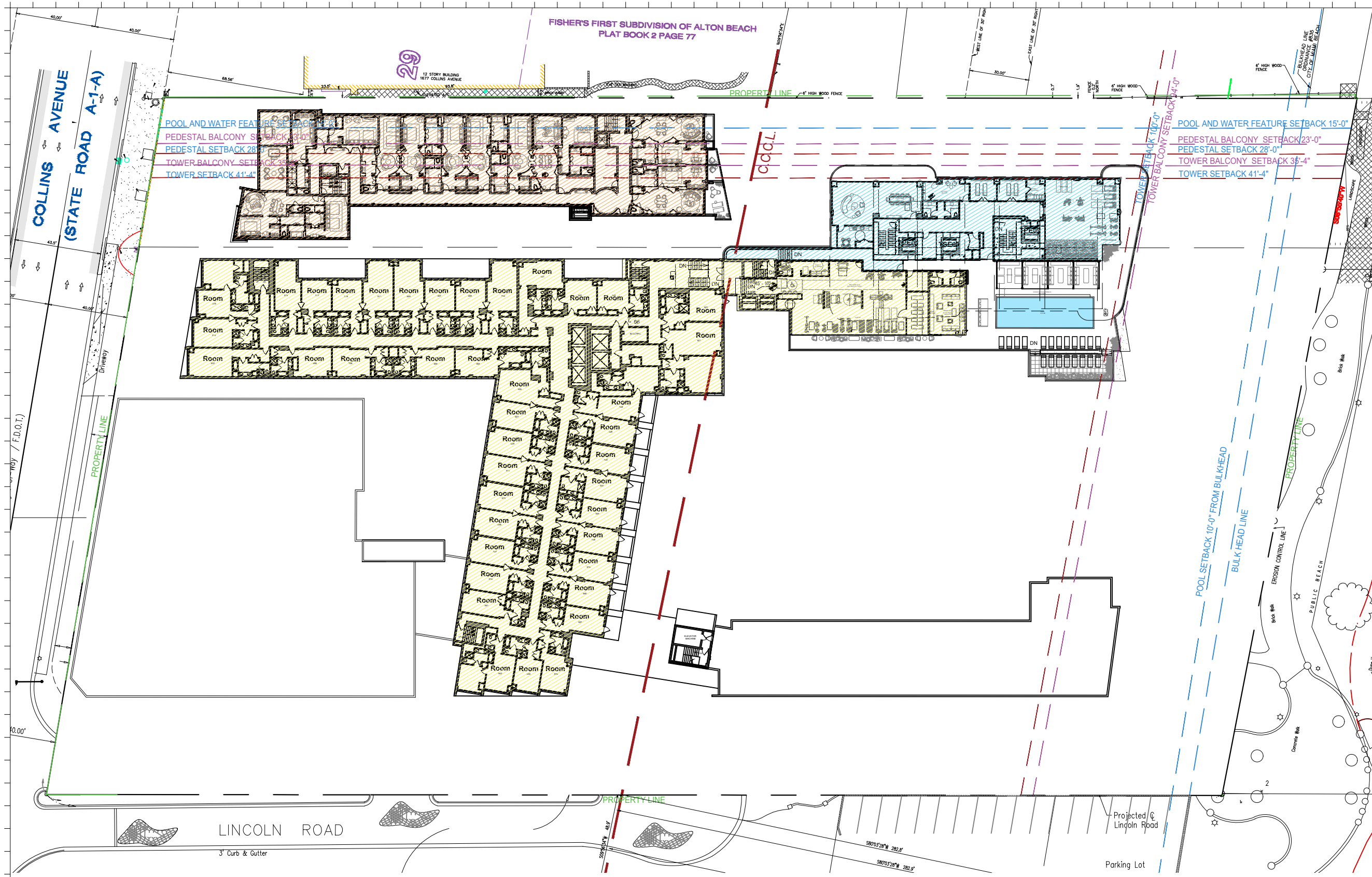
Kobi Karp
Lic. # AR0012578

PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR	
RITZ	44,244 S.F.
AMENITIES	
SAGAMORE	11,726 S.F.
NEW TOWER	5,885 S.F.

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

Date	05-09-2023	Sheet No.	A1.24
Scale	1"=50'-0"		
Project	2018		



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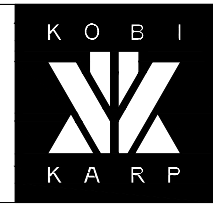
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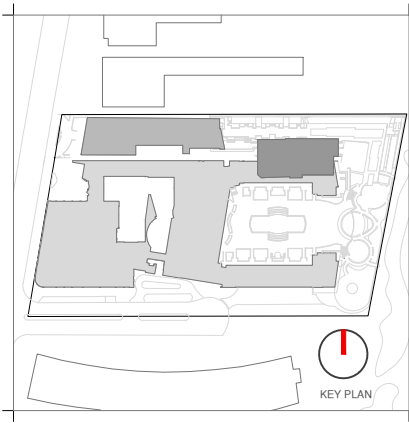
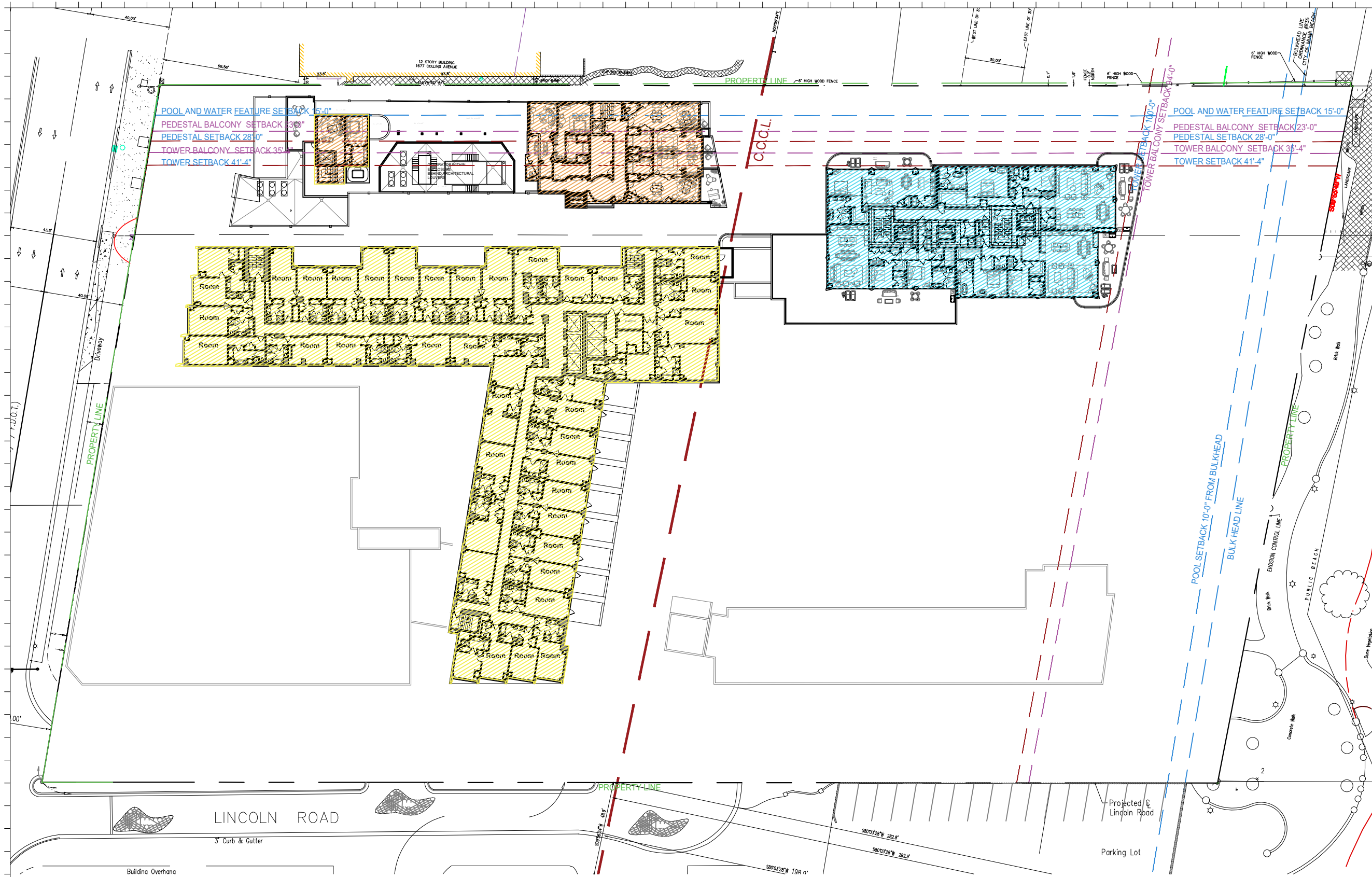


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Lic. # AR0012578
PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR	
RITZ	30,308 S.F.
AMENITIES	
SAGAMORE	11,726 S.F.
NEW TOWER	6,277 S.F.

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

Date	05-09-2023	Sheet No.	A1.25
Scale	1"=50'-0"		
Project	2018		



Rev.	Date	Rev.	Date

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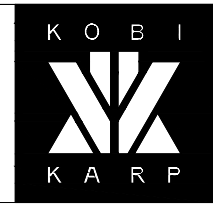
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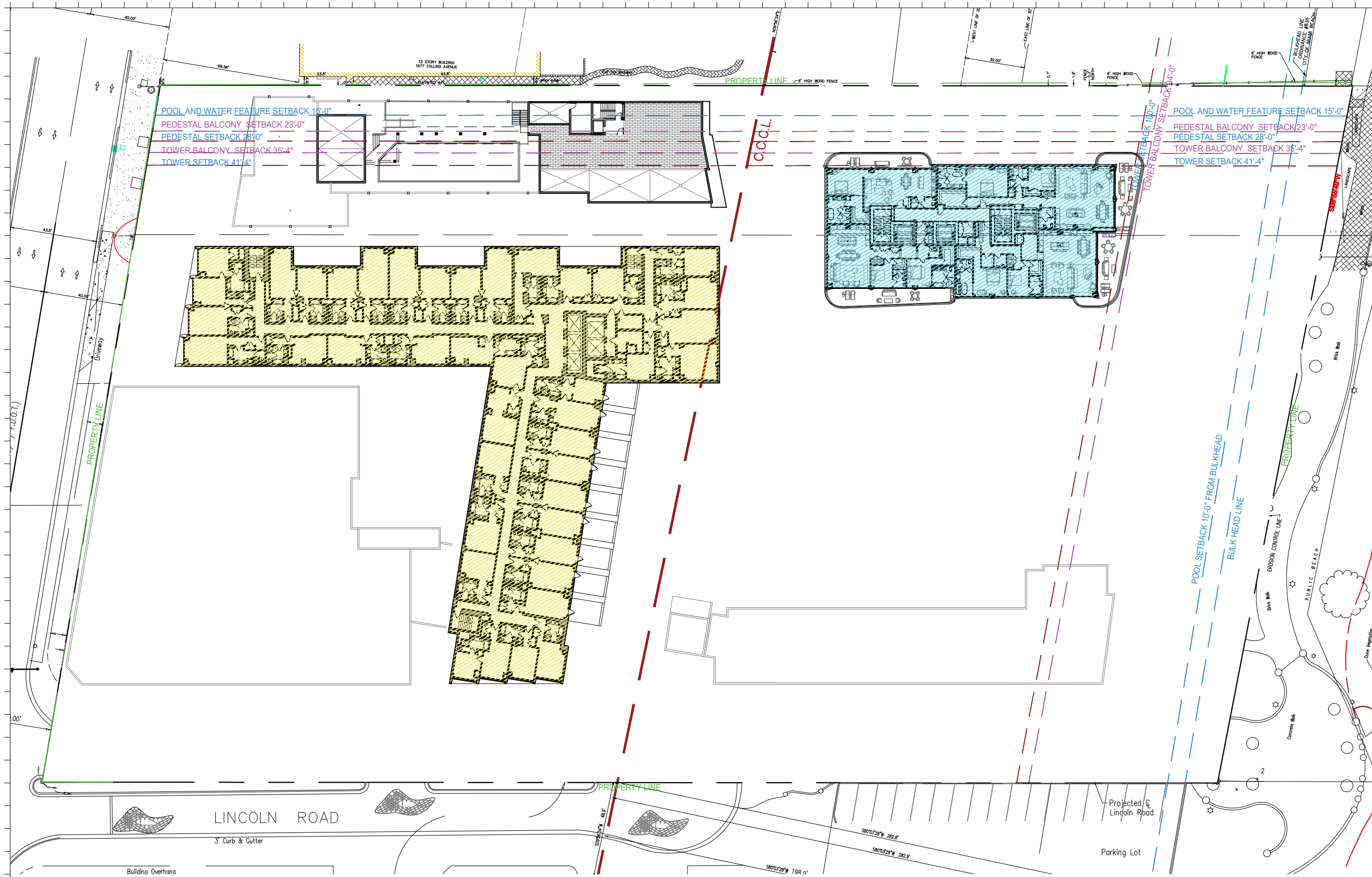
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PROPOSED FAR

RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	A1.26
Scale	1"=50'-0"		
Project	2018		

PROPOSED FAR	
RITZ	24,397 S.F.
AMENITIES	
SAGAMORE	4,218 S.F.
NEW TOWER	8,966 S.F.

1 **PROPOSED FAR 6TH 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"

PROPOSED FAR		
RITZ	24,393 S.F.	
AMENITIES		
SAGAMORE		
NEW TOWER	8,966 S.F.	

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

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: EBU Sagamore LLC.
Address: Sobe Sky Development LLC.
Address: Di Lido Beach Resort Hotel Corporation
Tel:
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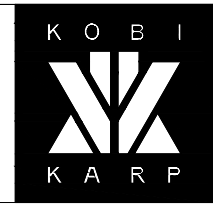
Consultant: STUDIO MUNGE.
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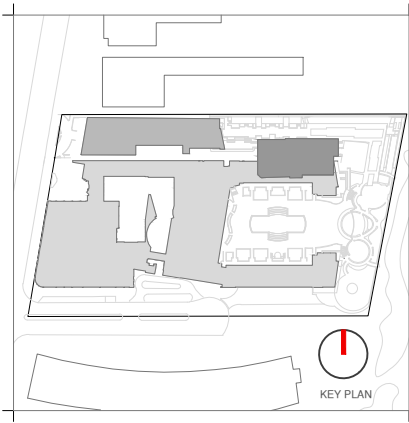
Consultant: Desimore Consulting Engineering
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KOBI KARP
 Lic. # AR0012578
PROPOSED FAR
 RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.27
Scale	1"=50'-0"		
Project	2018		



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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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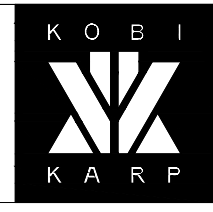
Consultant: STUDIO MUNGE.
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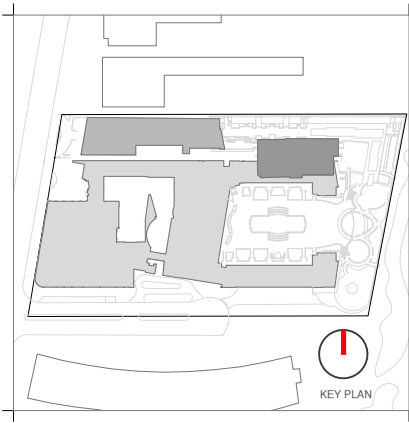
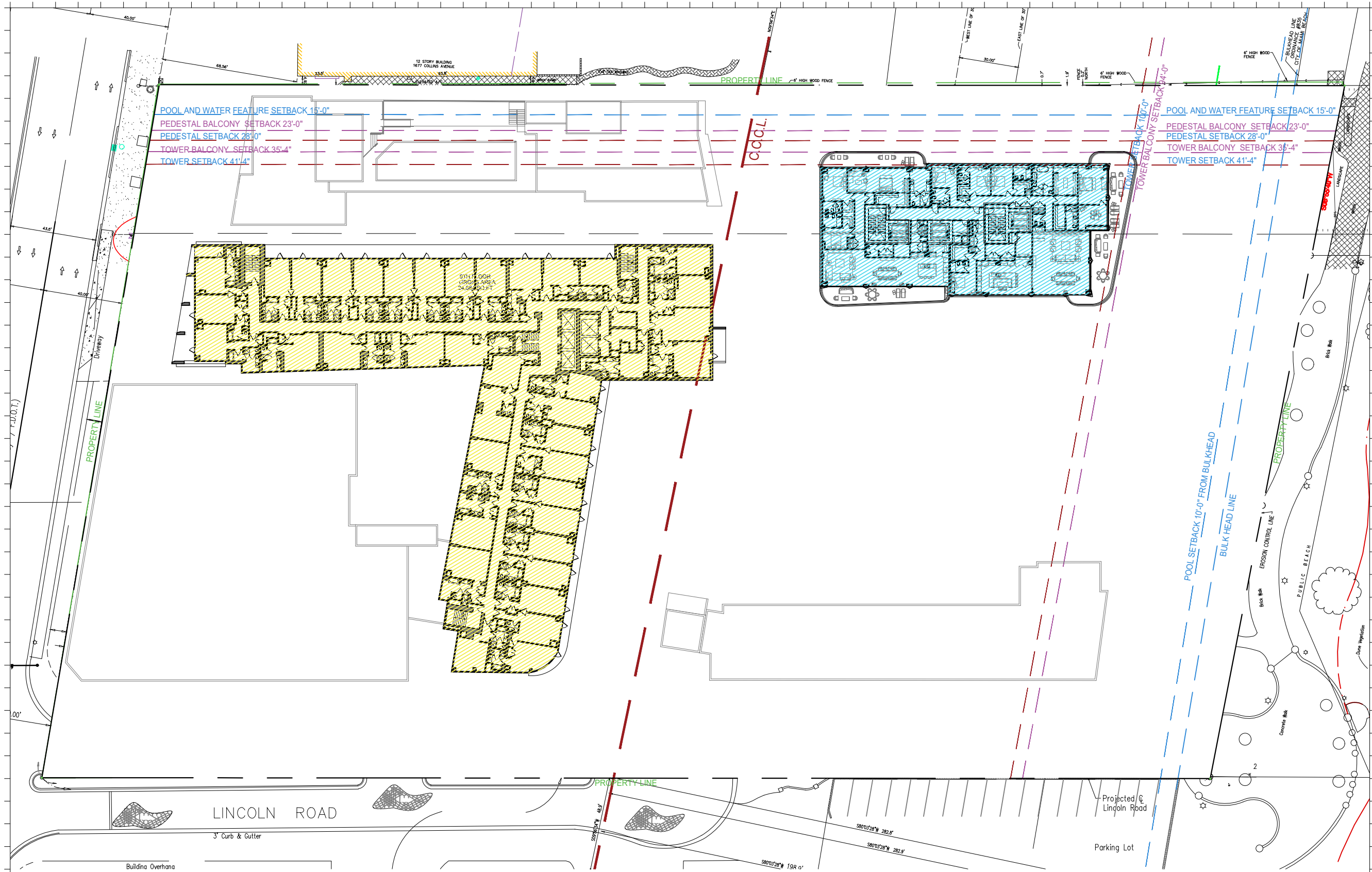
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PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR	
RITZ	24,397 S.F.
AMENITIES	
SAGAMORE	
NEW TOWER	8,966 S.F.

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

Date	05-08-2023	Sheet No.	A1.28
Scale	1"=50'-0"		
Project	2018		



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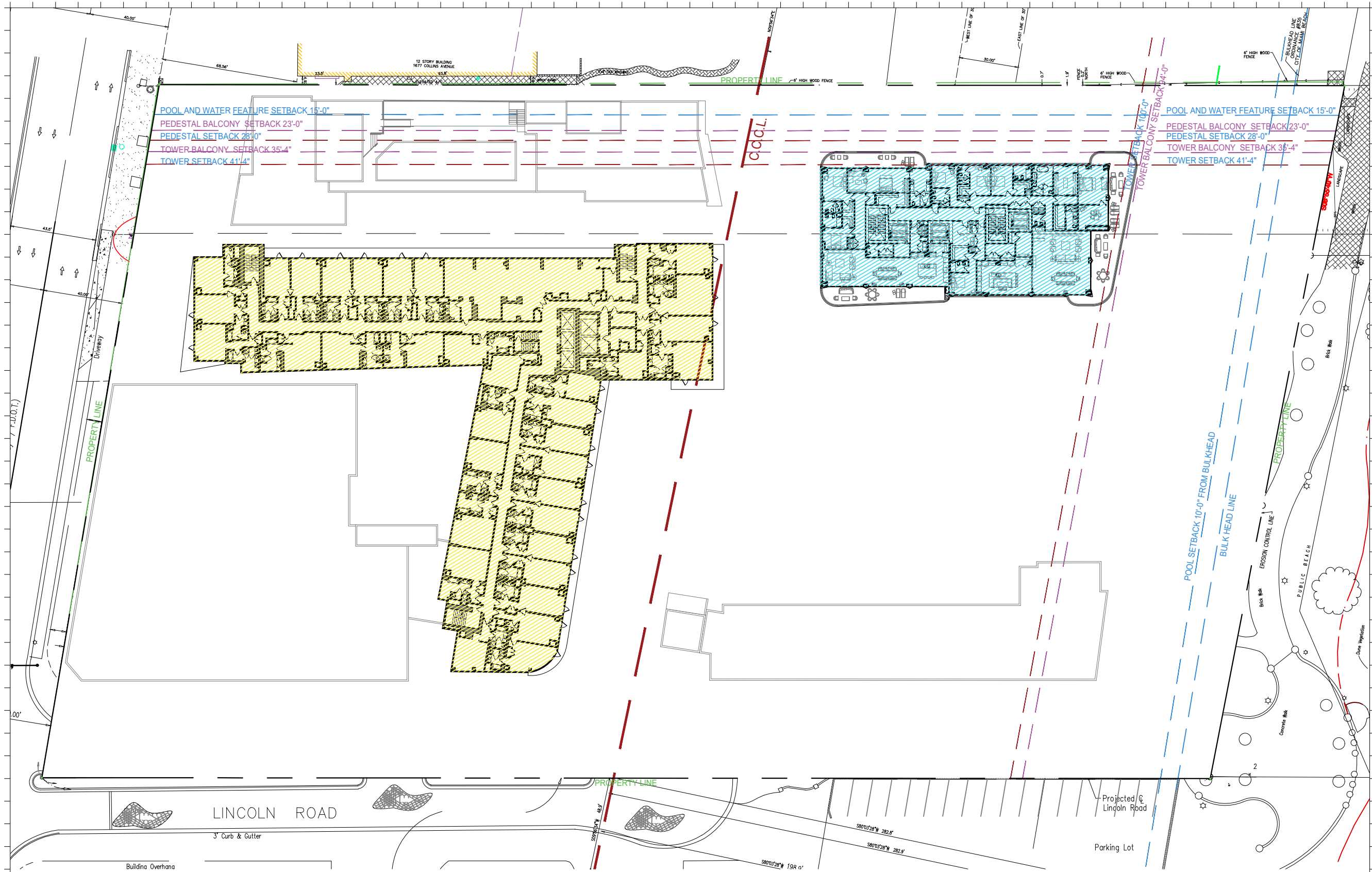
KOBİ KARP
Lic. # AR0012578

PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR	
RITZ	24,327 S.F.
AMENITIES	
SAGAMORE	
NEW TOWER	8,966 S.F.

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

Date	05-08-2023	Sheet No.	A1.29
Scale	1"=50'-0"		
Project	2018		

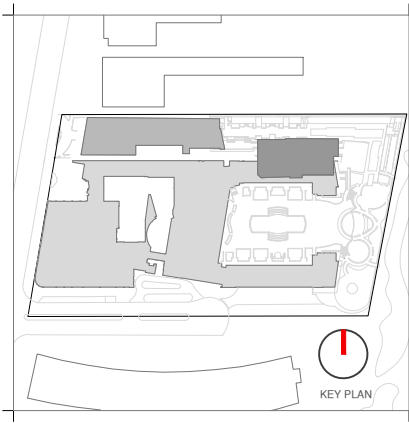


POOL AND WATER FEATURE SETBACK 15'-0"
 PEDESTAL BALCONY SETBACK 23'-0"
 PEDESTAL SETBACK 28'-0"
 TOWER BALCONY SETBACK 35'-4"
 TOWER SETBACK 41'-4"

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"

PROPOSED FAR	
RITZ	24,383 S.F.
AMENITIES	
SAGAMORE	
NEW TOWER	8,966 S.F.

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



Rev.	Date	Rev.	Date

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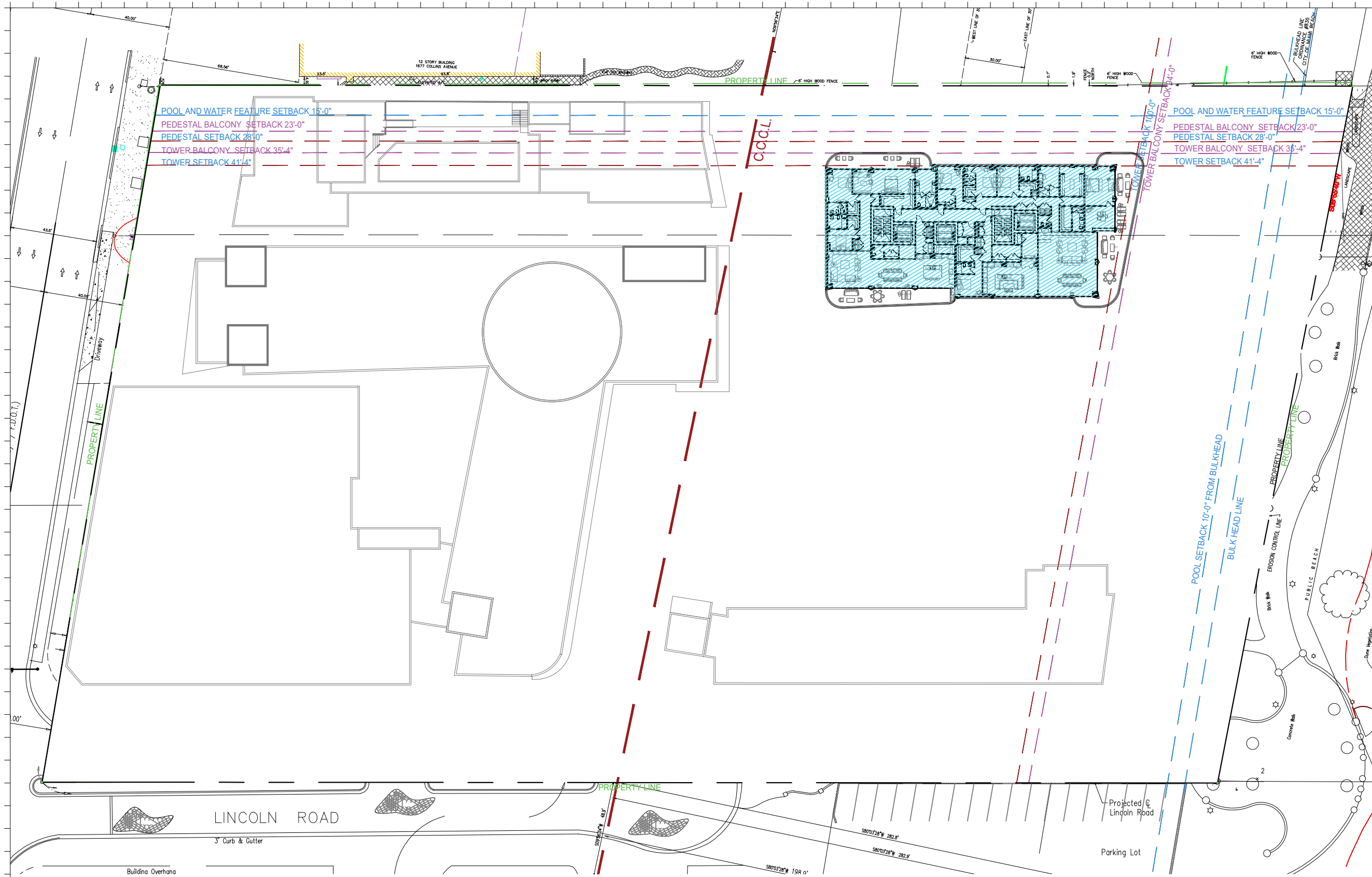
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PROPOSED FAR

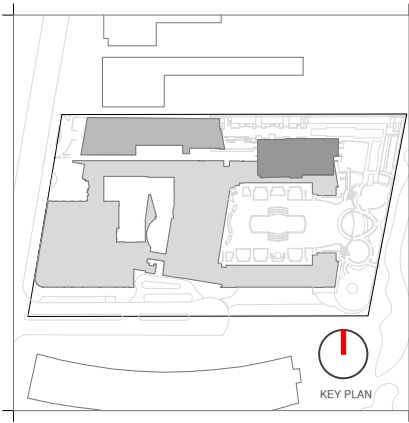
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.31
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 35'-4"
 TOWER SETBACK 41'-4"

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



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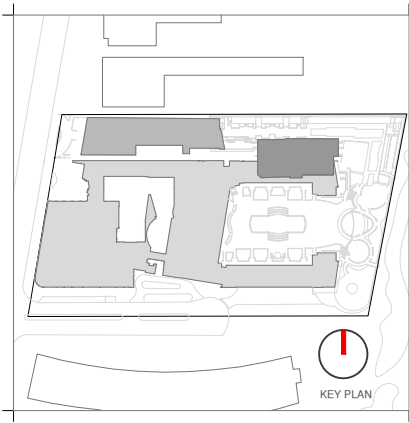
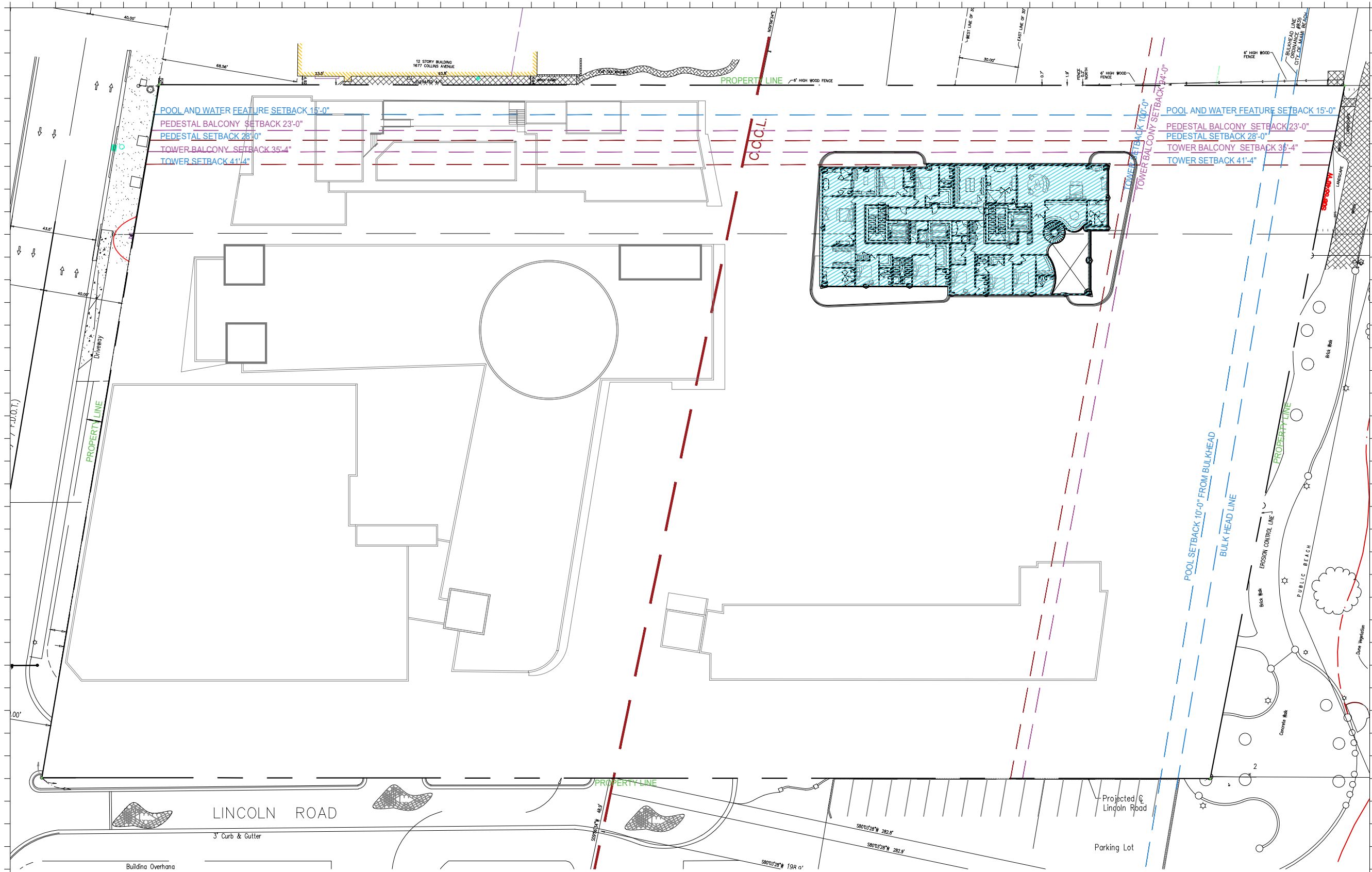
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 Lic. # AR0012578

PROPOSED FAR
 RITZ-SAGAMORE

PROPOSED FAR	
RITZ	
AMENITIES	
SAGAMORE	
NEW TOWER	8,966 S.F.

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

Date	05-08-2023	Sheet No.	A1.32
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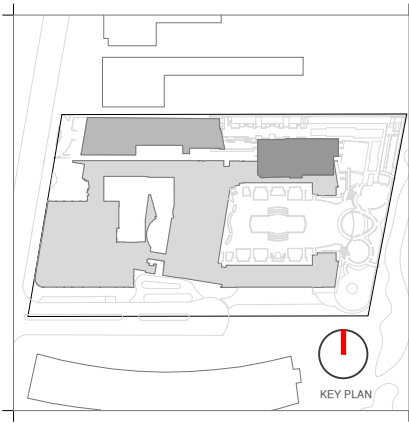
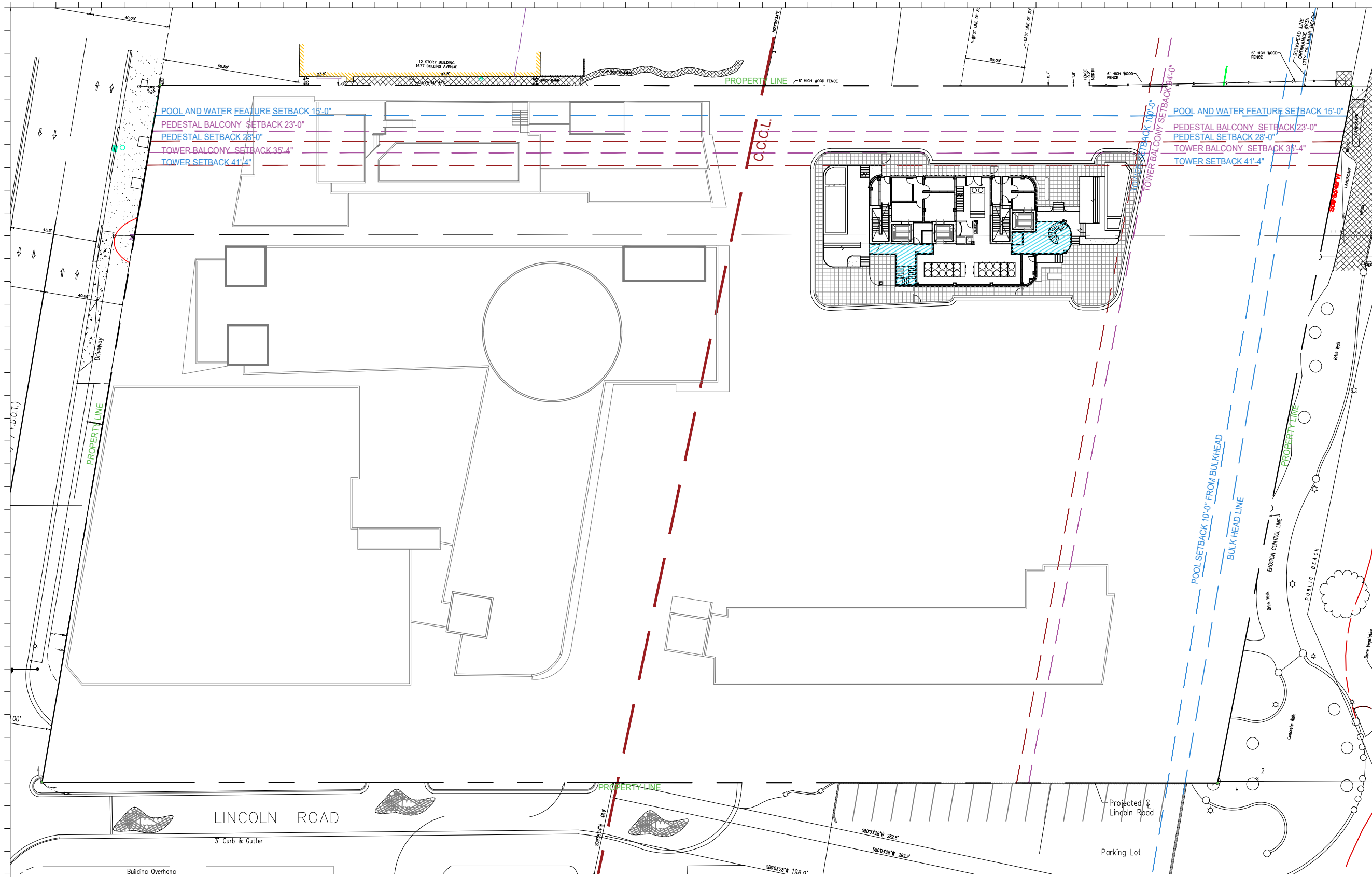
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Lic. # AR0012578

PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR		
RITZ		
AMENITIES		
SAGAMORE		
NEW TOWER	8,406 S.F.	

1 PROPOSED FAR 15TH FLOOR PLAN
SCALE: 1" = 50'-0"

Date	05-08-2023	Sheet No.	A1.35
Scale	1"=50'-0"		
Project	2018		



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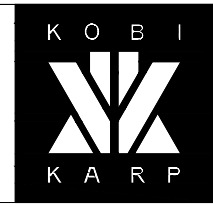
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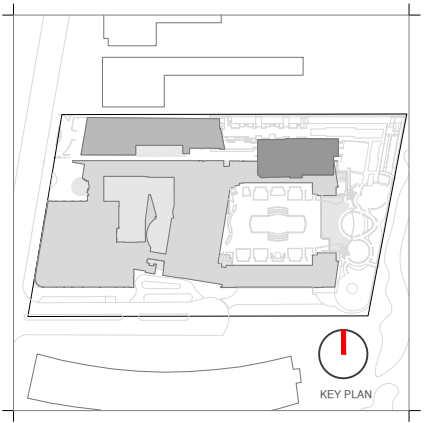
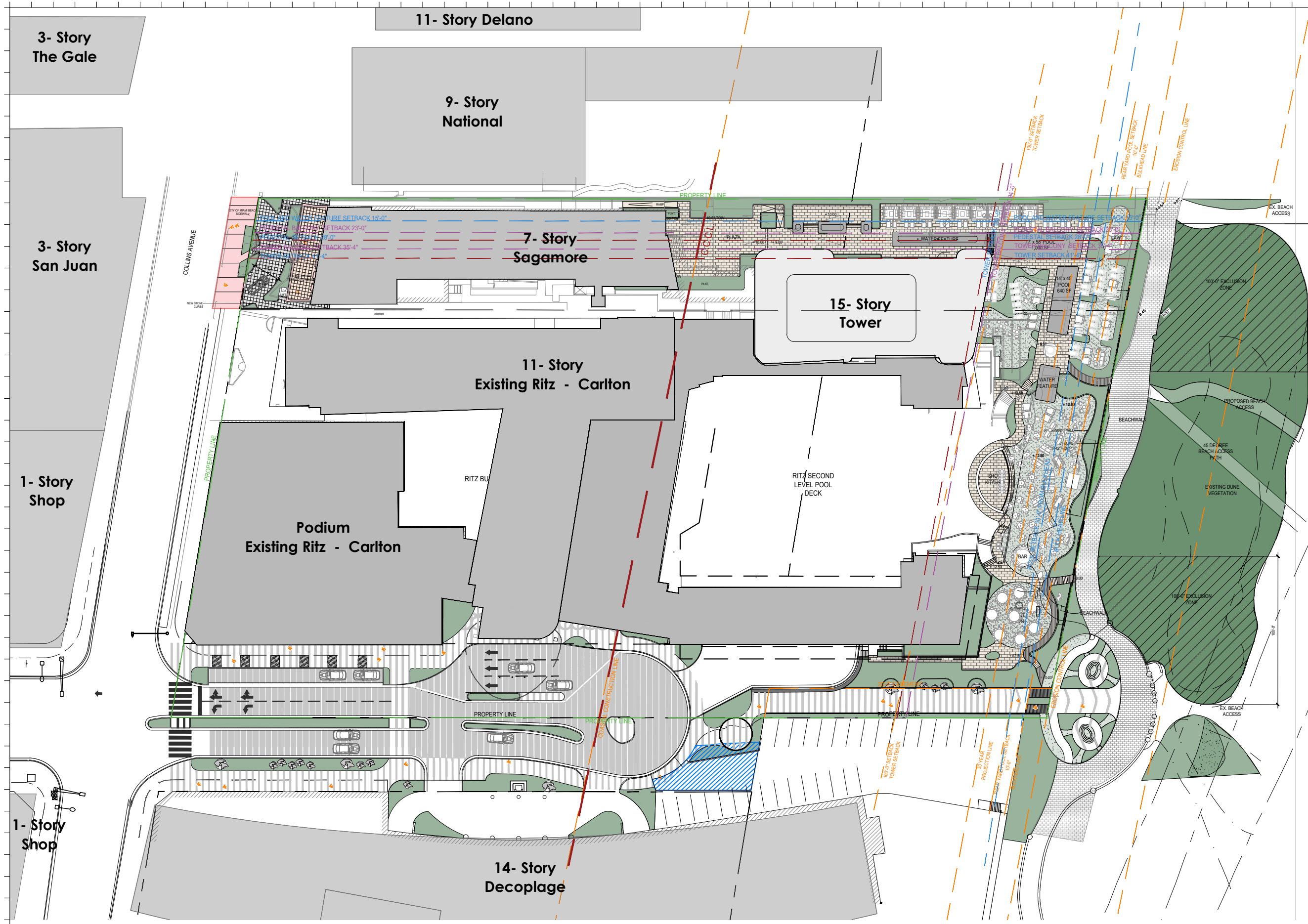
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PROPOSED FAR
RITZ-SAGAMORE

PROPOSED FAR	
RITZ	
AMENITIES	
SAGAMORE	
NEW TOWER	769 S.F.

1 PROPOSED FAR 16TH FLOOR PLAN
SCALE: 1" = 50'-0"

Date	05-08-2023	Sheet No.	A1.36
Scale	1"=50'-0"		
Project	2018		



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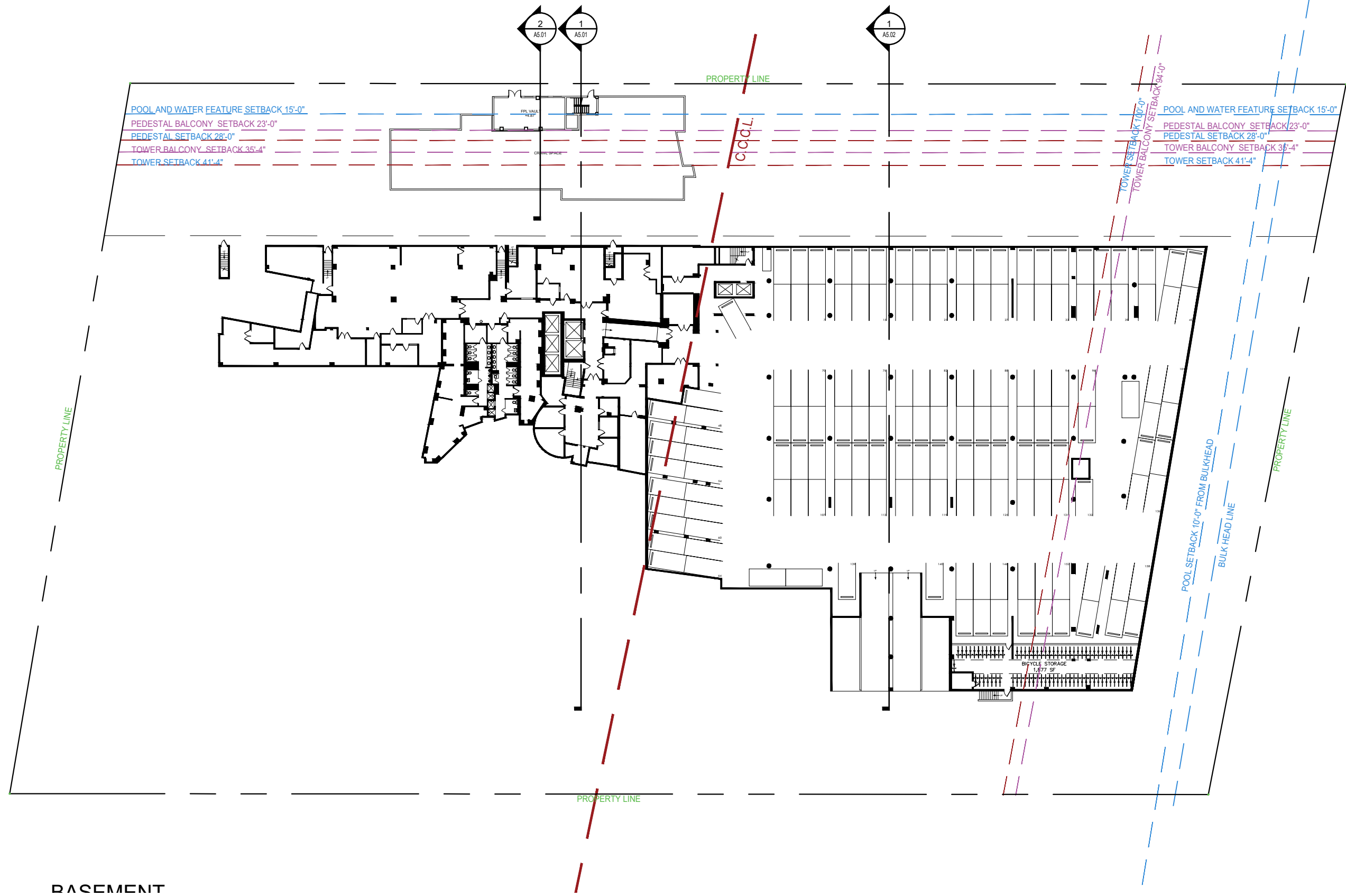
PROPOSED SITE PLAN

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	
Scale	1/64" = 1'-0"		A1.50
Project	2018		

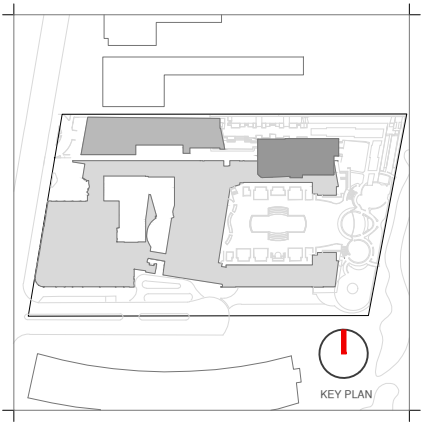
1 SITE PLAN

SCALE: 1/64" = 1'-0"



BASEMENT

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



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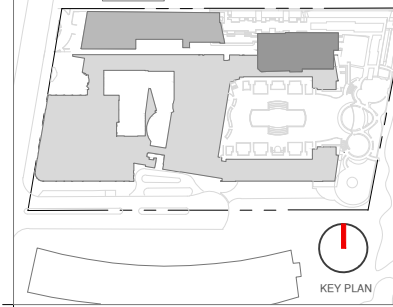
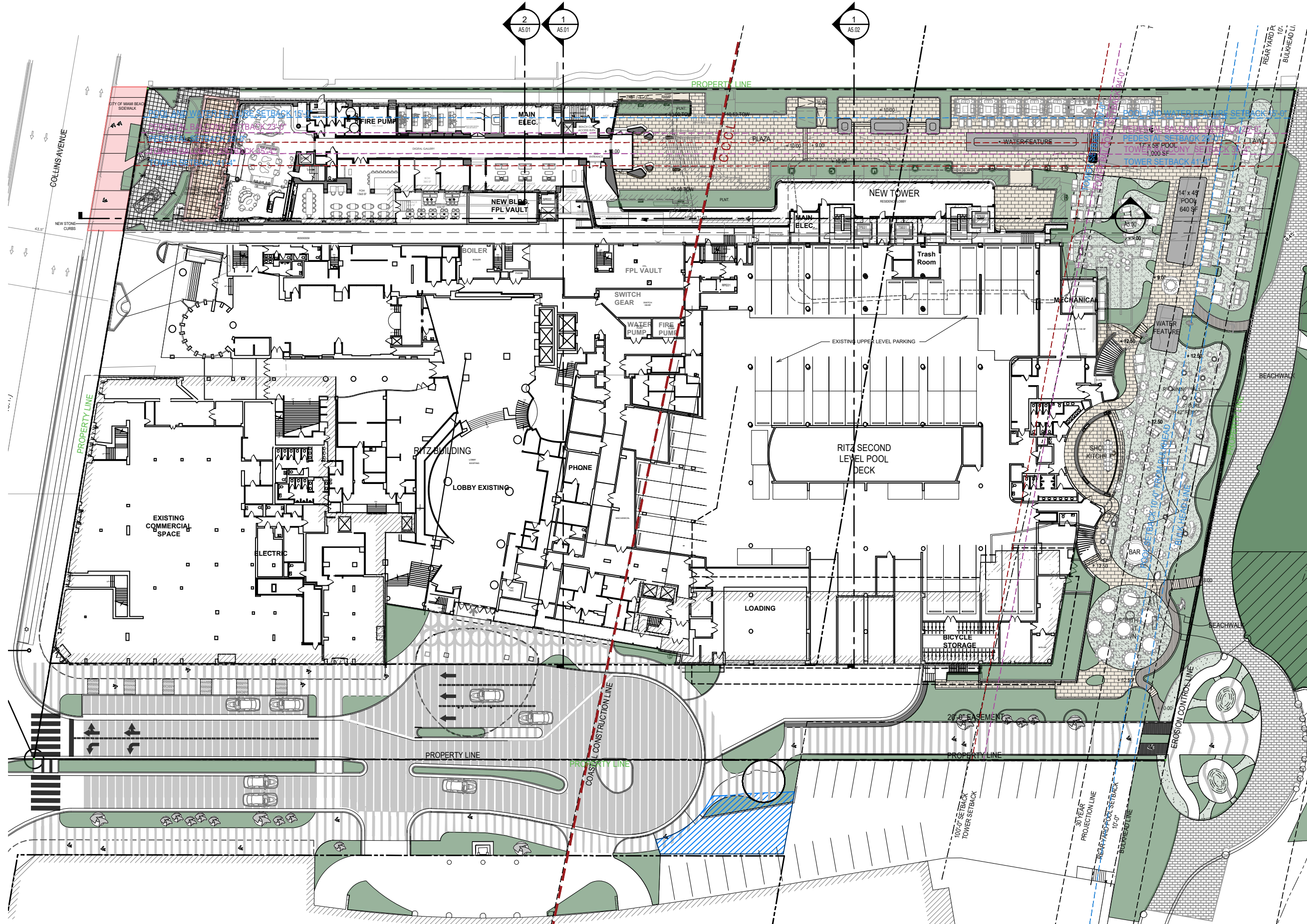
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PROPOSED FLOOR PLAN

RITZ-SAGAMORE	
Date	05-08-2023
Scale	1"=50'-0"
Project	2018
Sheet No.	A2.00



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HPB
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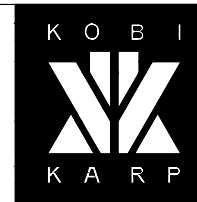
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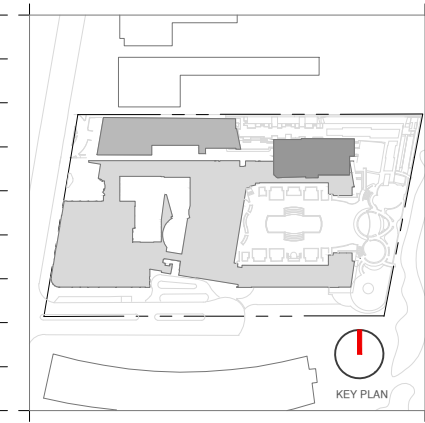
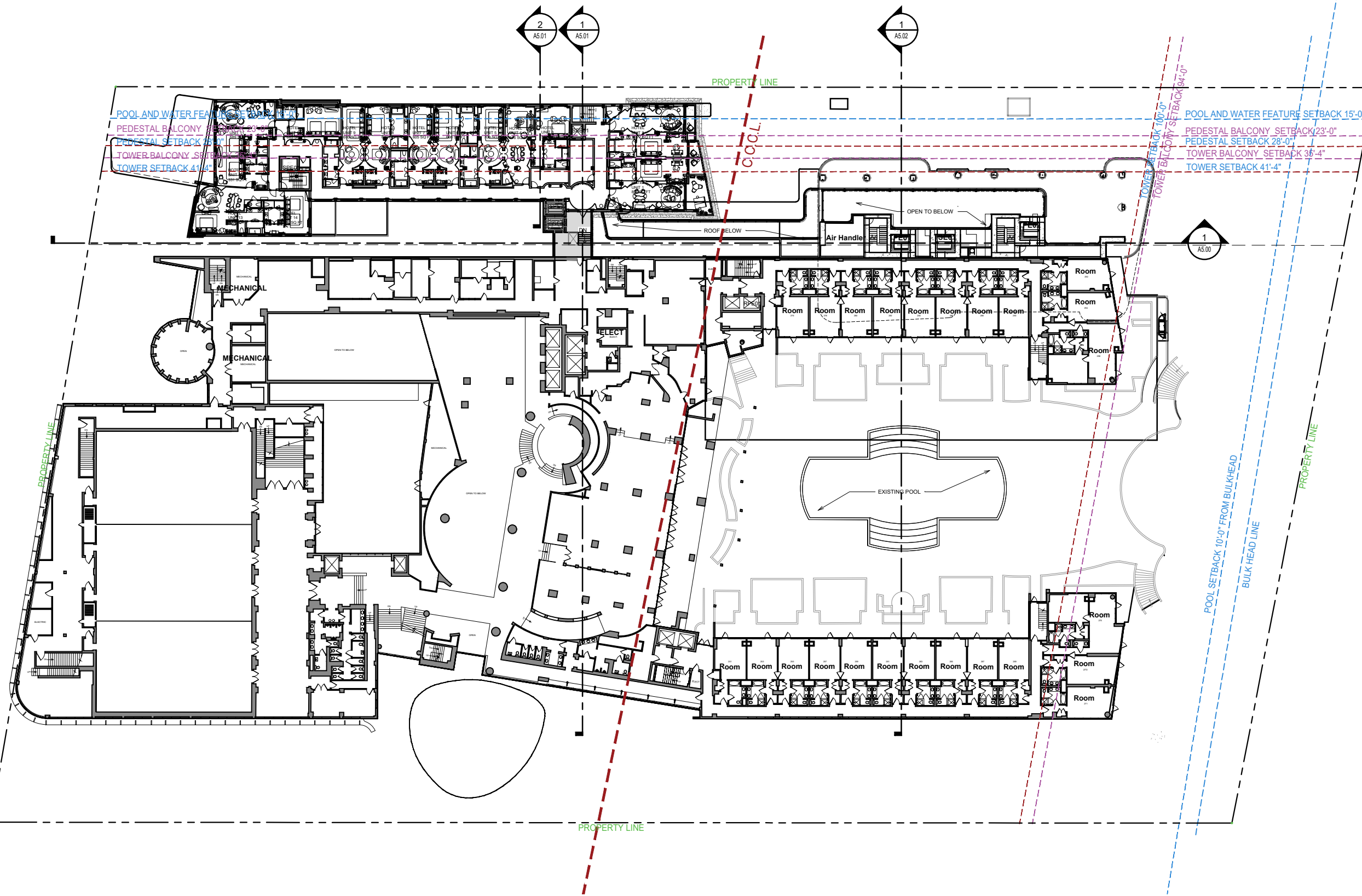
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PROPOSED FLOOR PLAN

RITZ-SAGAMORE

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

Date	05-08-2023	Sheet No.	A2.01
Scale	1"=50'-0"		
Project	2018		



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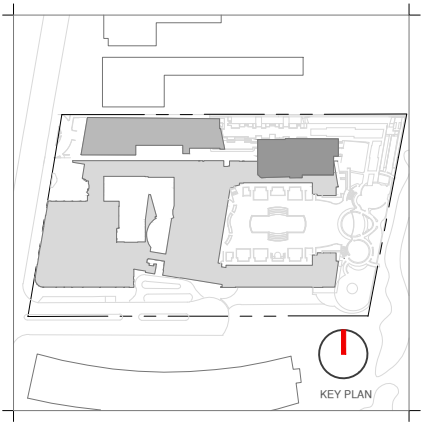
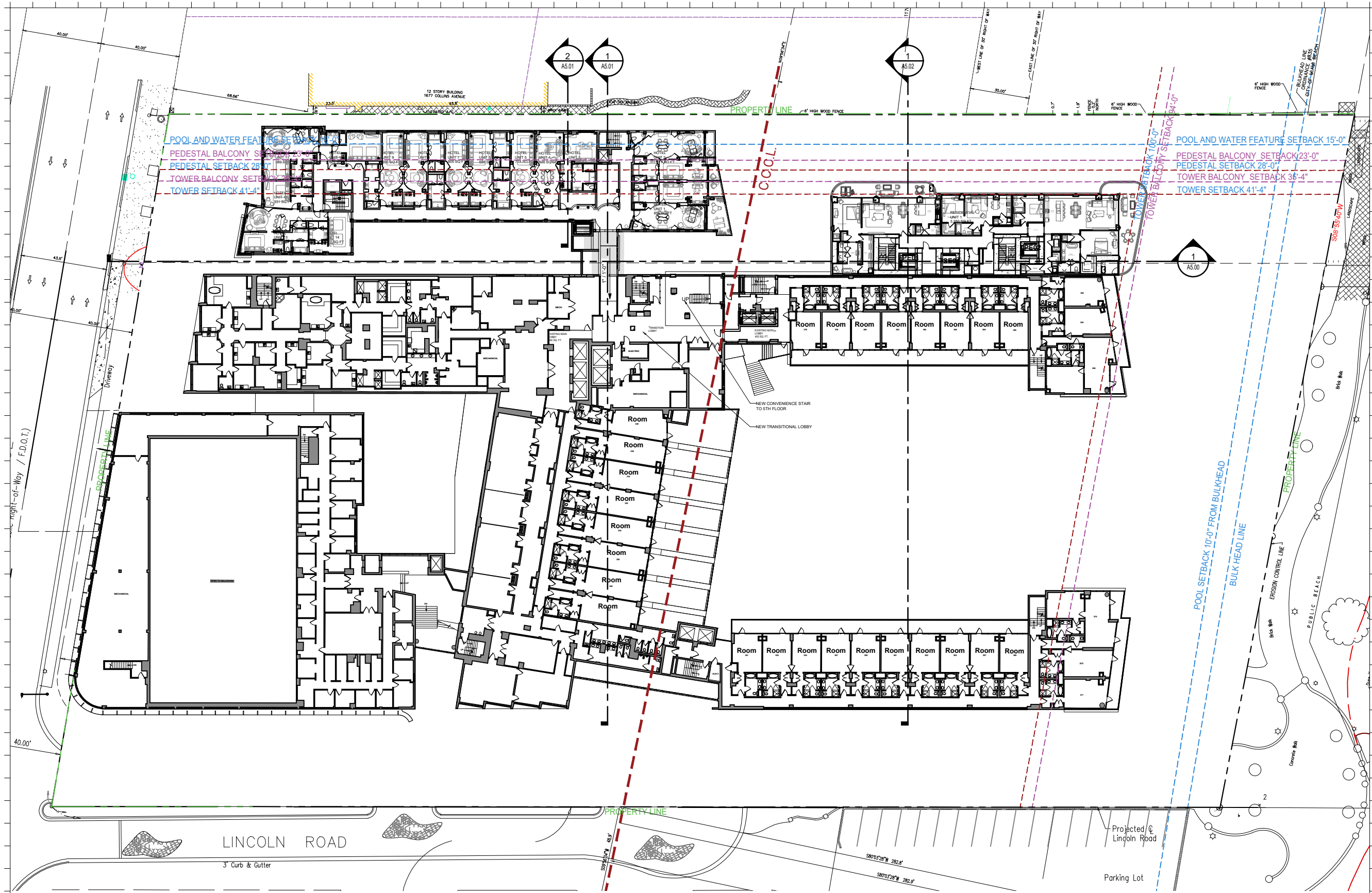
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PROPOSED FLOOR PLAN

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A2.02
Scale	1"=50'-0"	Project	2018

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



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PROPOSED FLOOR PLAN

RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	A2.03
Scale	1"=50'-0"	Project	2018

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