

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:**

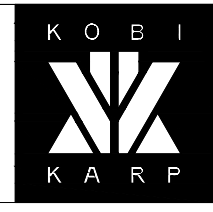
**Consultant:** STUDIO MUNGE.  
**Name:**   
**Address:** 25 Wingo Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Tel:** 416.588.1668  
**Email:**

**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  
**Address:** Miami, FL 33137  
**Tel:** 305.755.3833  
**Email:**

**Consultant:**   
**Name:** Desimore Consulting Engineering  
**Address:** 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

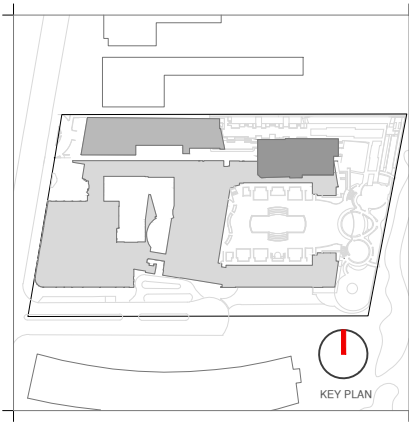
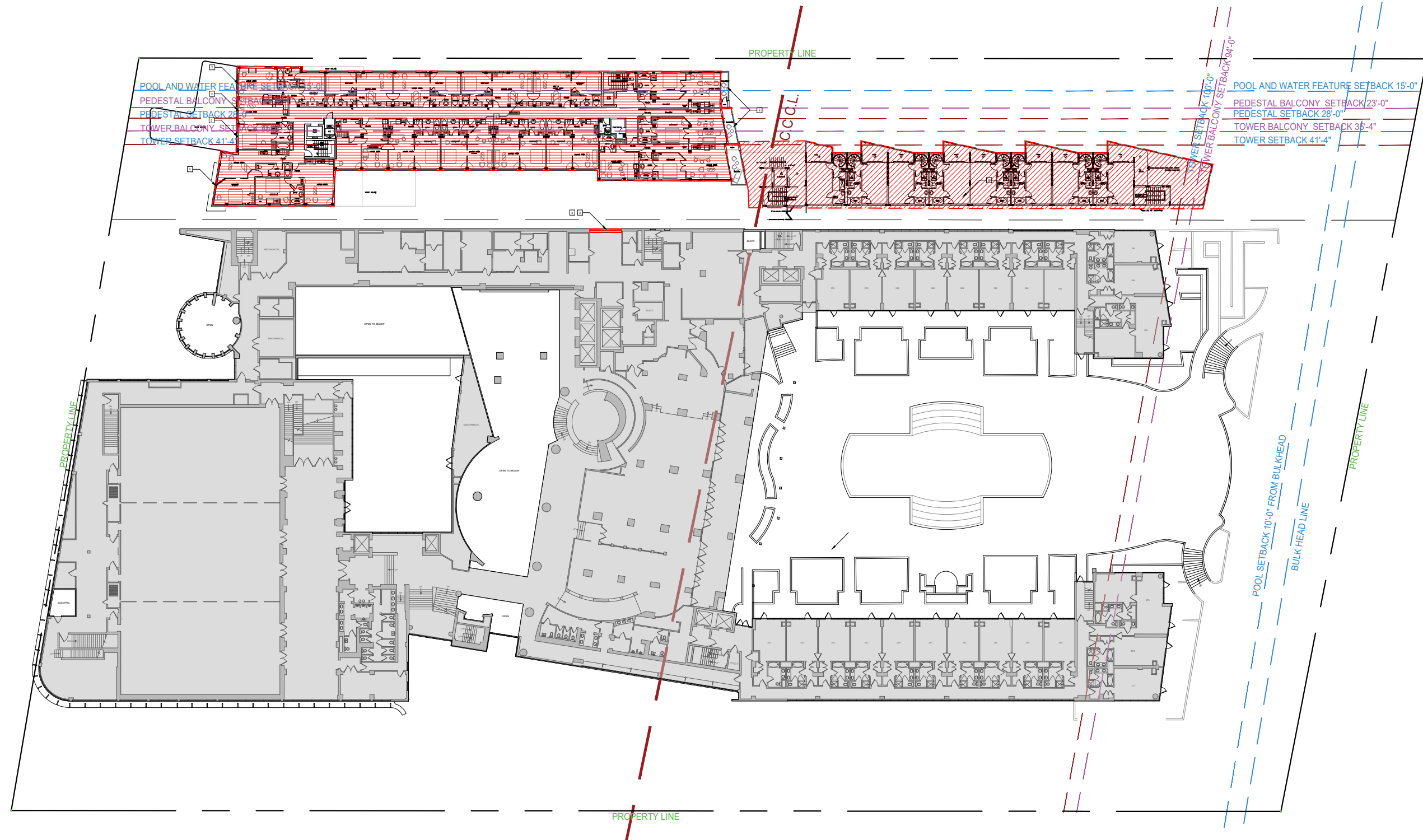


KOBI KARP  
Lic. # AR0012578  
**REAR YARD AREA DIAGRAMS**  
RITZ-SAGAMORE

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

HPB SUBMITTAL





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**HPB**  
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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**

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.

**K O B I**  
**K A R P**

KOBI KARP  
Lic. # AR0012578

**DEMOLITION PLAN**

RITZ-SAGAMORE

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





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**HPB**  
FINAL SUBMITTAL

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Miami Beach, FL 33139

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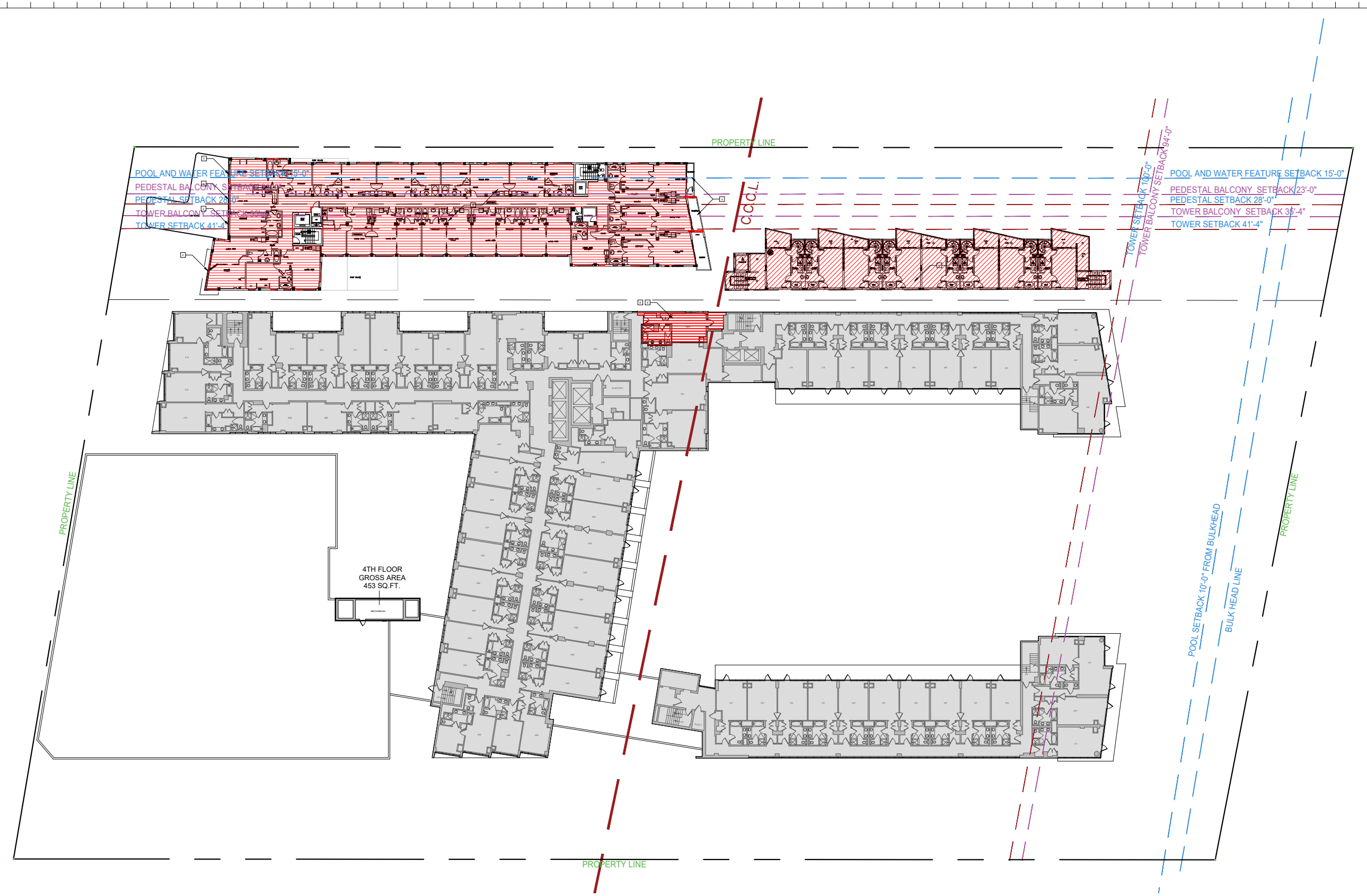
**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28TH ST  
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**DEMOLITION PLAN**

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

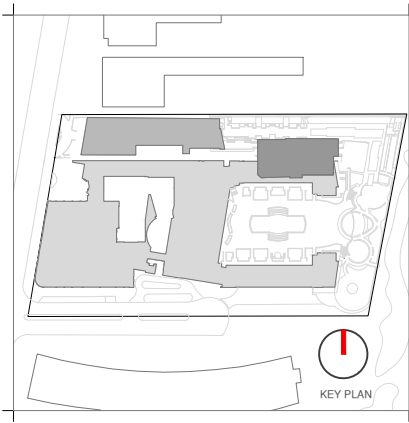
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE INTERIOR PARTITIONS
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR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

**DEMOLITION GENERAL NOTES**

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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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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**HPB**  
FINAL SUBMITTAL

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Miami Beach, FL 33139

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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

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

**DEMOLITION GENERAL NOTES**

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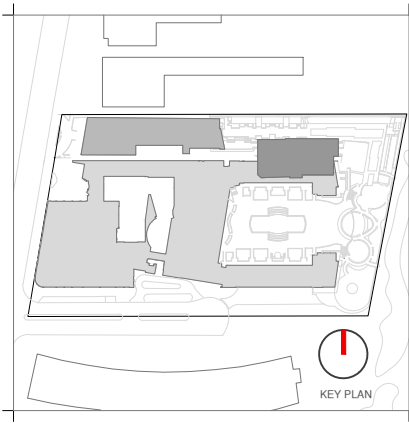
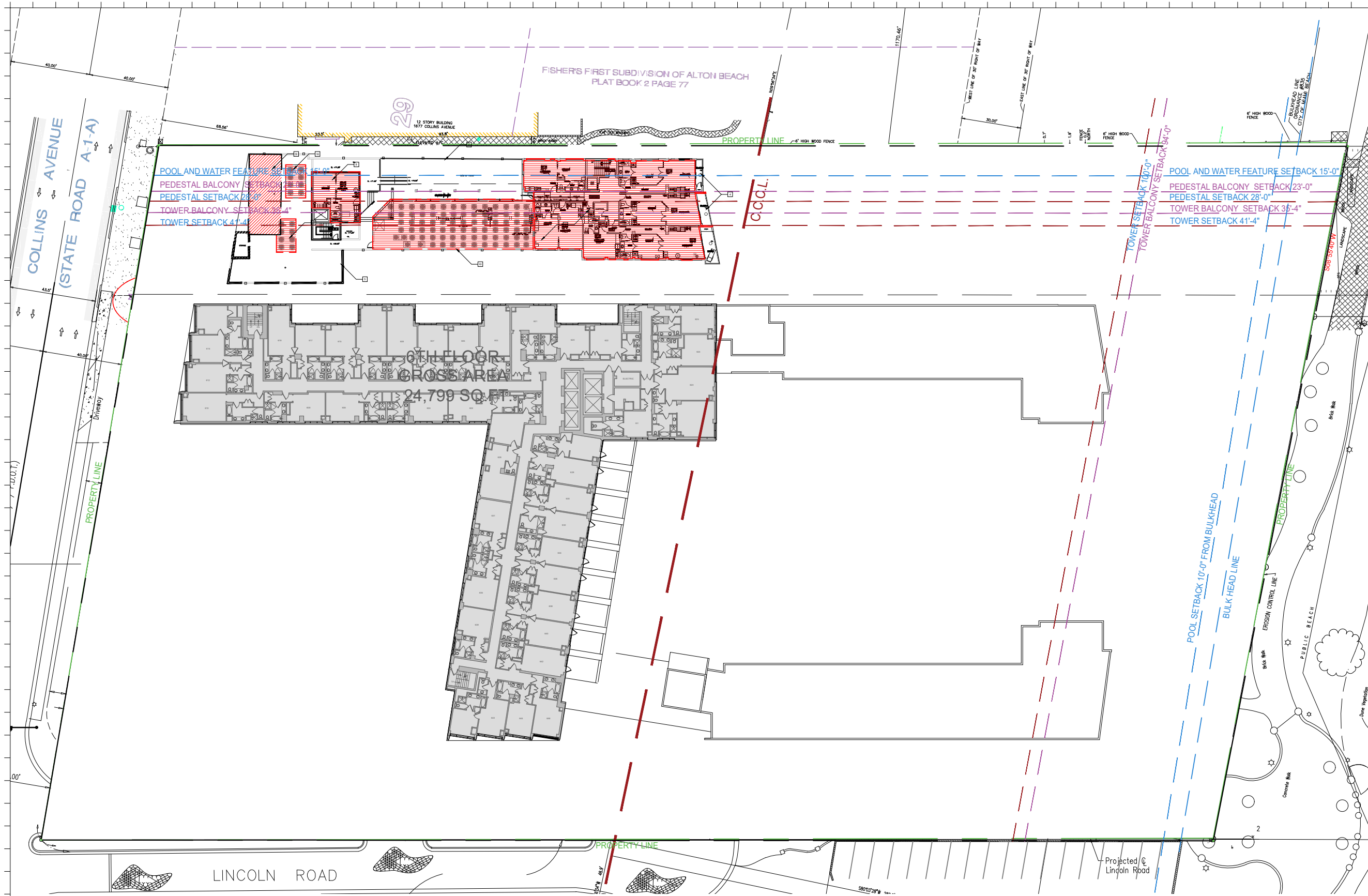
KOBI KARP  
Lic. # AR0012578



**DEMOLITION PLAN**

RITZ-SAGAMORE

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



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

**Consultant:** STUDIO MUNGE.  
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**KOBI KARP**  
Lic. # AR0012578

**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
	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	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

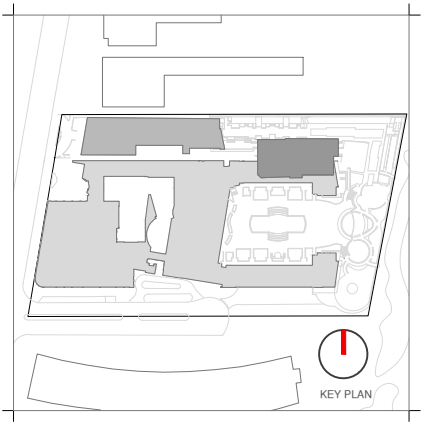
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**HPB**  
FINAL SUBMITTAL

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1 Lincoln Road  
Miami Beach, FL 33139

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**DEMOLITION PLAN**  
RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	D1.08
Scale	AS SHOWN		
Project	2018		

**1 DEMO 8TH FLOOR PLAN**  
SCALE: 1" = 50'-0"

**DEMOLITION LEGEND**

	EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
	REMOVE INTERIOR PARTITION WALLS & WINDOWS ONLY
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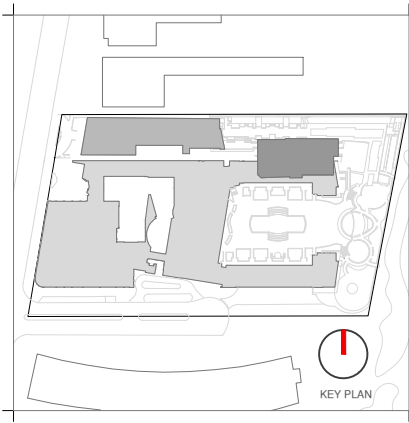
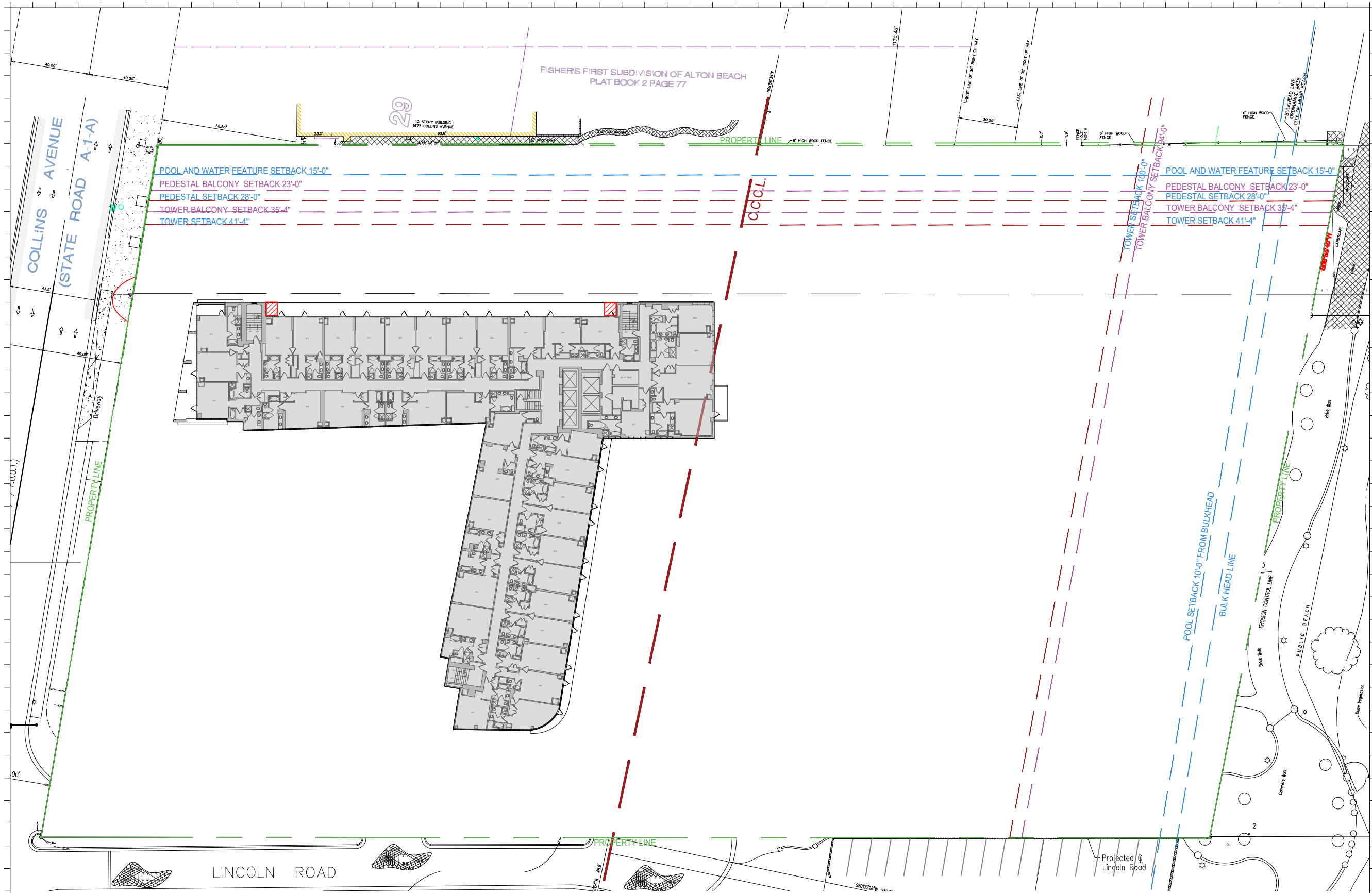
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU 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**

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**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

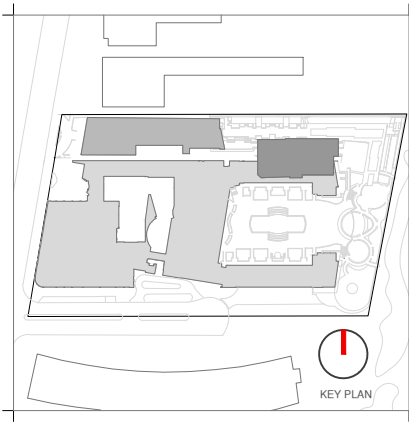
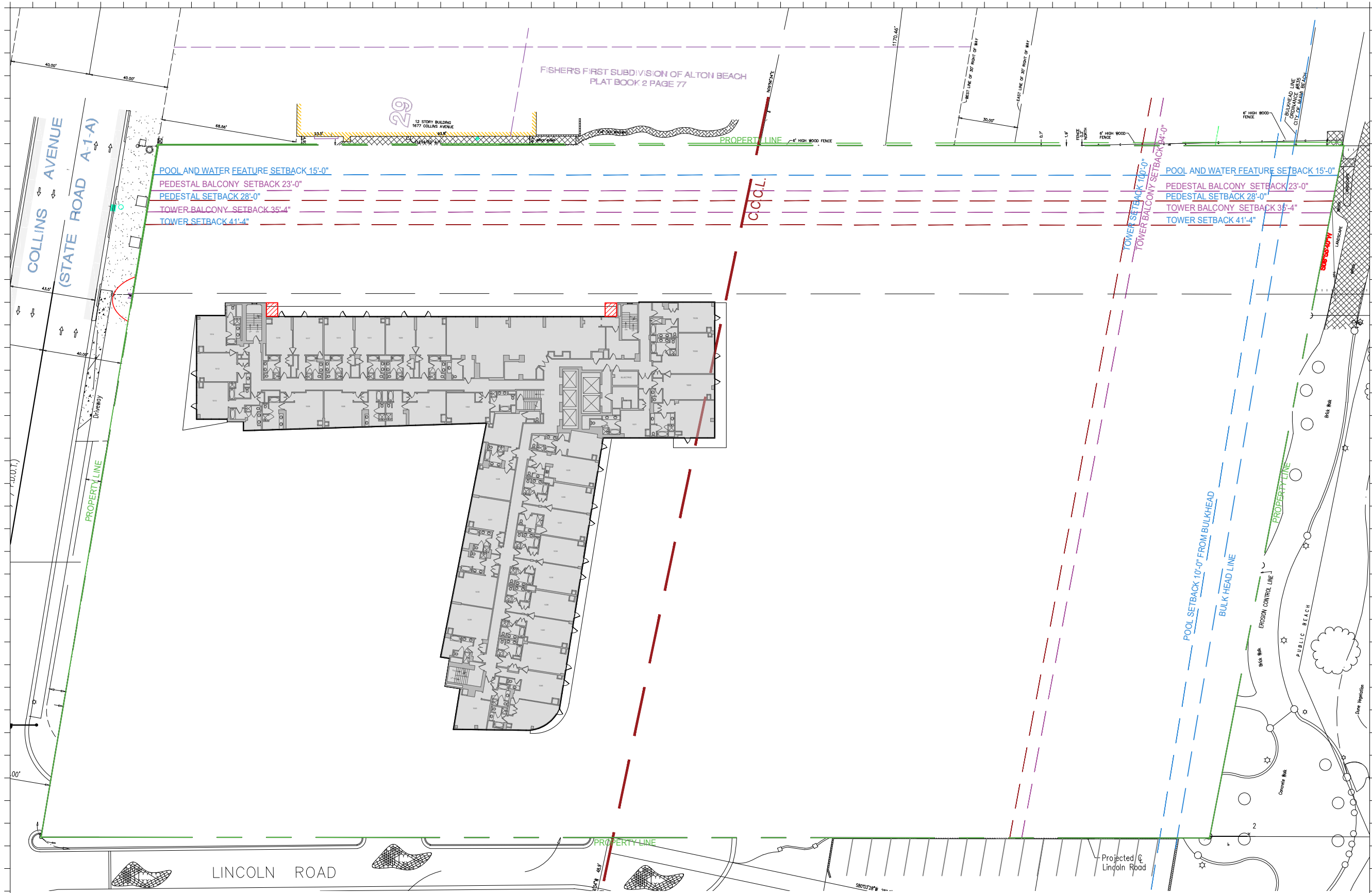
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2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU BLOCK TO BE REMOVED	6	EXISTING DOOR / WINDOW TO BE REMOVED	9	EXISTING COLUMNS TO BE REMOVED
				10	EXISTING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

**DEMOLITION GENERAL NOTES**

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  
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  
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**Consultant:** MEP  
Name: MG Engineering.  
Address: 6915 Red Road, Suite 224  
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**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.  
Name: 571 NW 28TH ST  
Address: Miami, Florida 33137 USA  
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Fax: +1(305) 573 3766



KOBI KARP  
Lic. # AR0012578

**DEMOLITION PLAN**  
RITZ-SAGAMORE

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

**1 DEMO 10TH 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

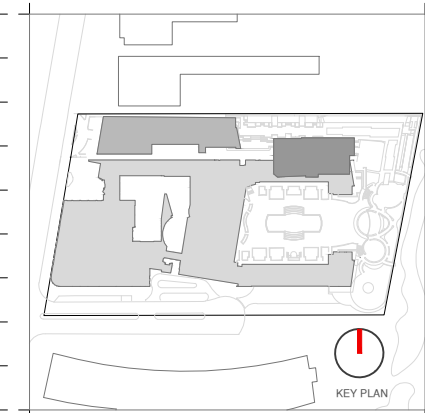
1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
2	EXISTING DOOR / WINDOW TO BE REPLACED	5	TERRAZZO FLOOR TO BE REPAIRED/ RESTORED	8	REMOVE PORTIONS OF WALL PER HISTORIC DESIGN
3	EXISTING CMU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

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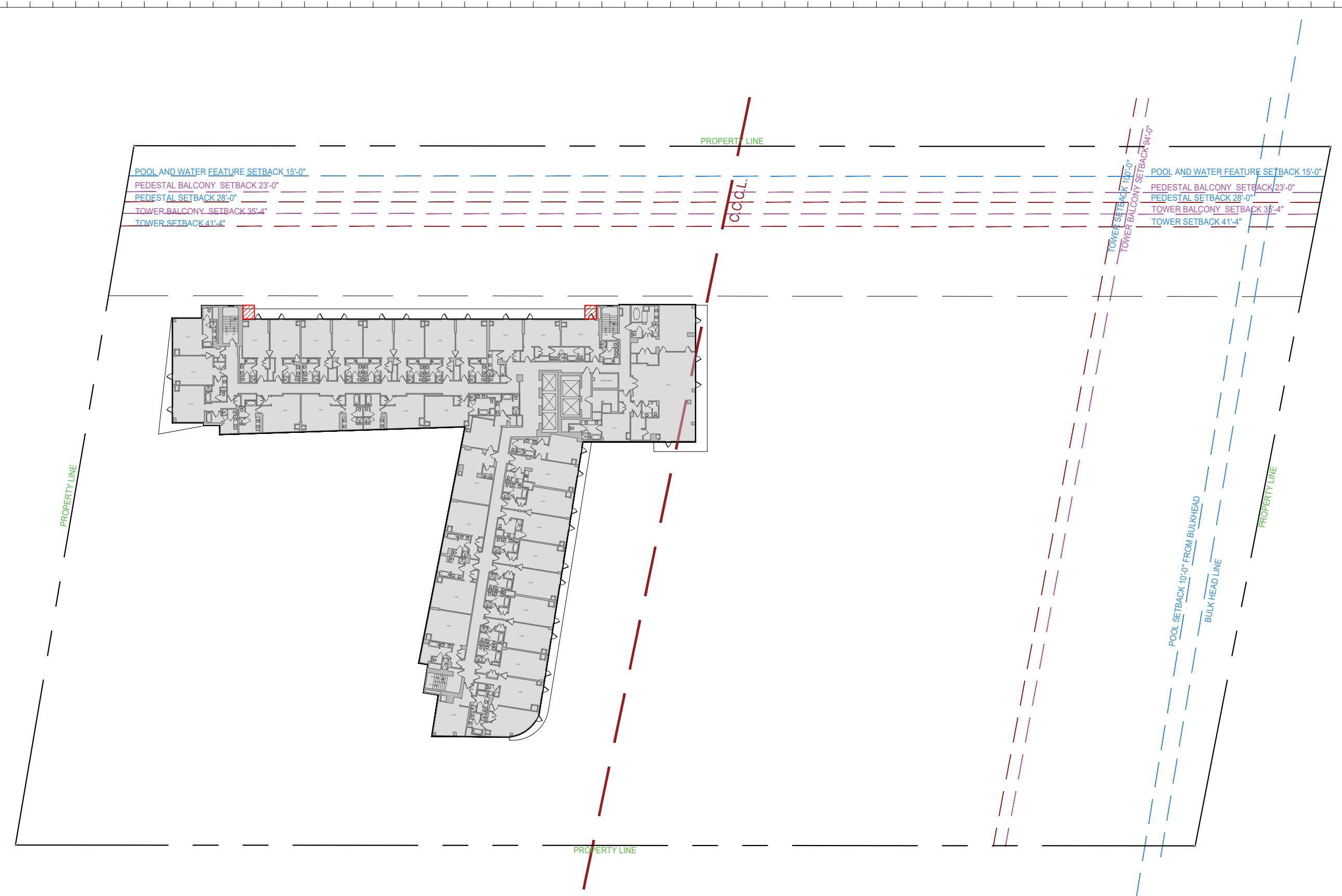
**Consultant:** Desimore Consulting Engineering  
**Name:** 800 Brickell Avenue, 6th Floor  
**Address:** Miami, FL 33131  
**Tel:** 305.441.0755  
**Email:**

**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
**Name:** 571 NW 28TH ST  
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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

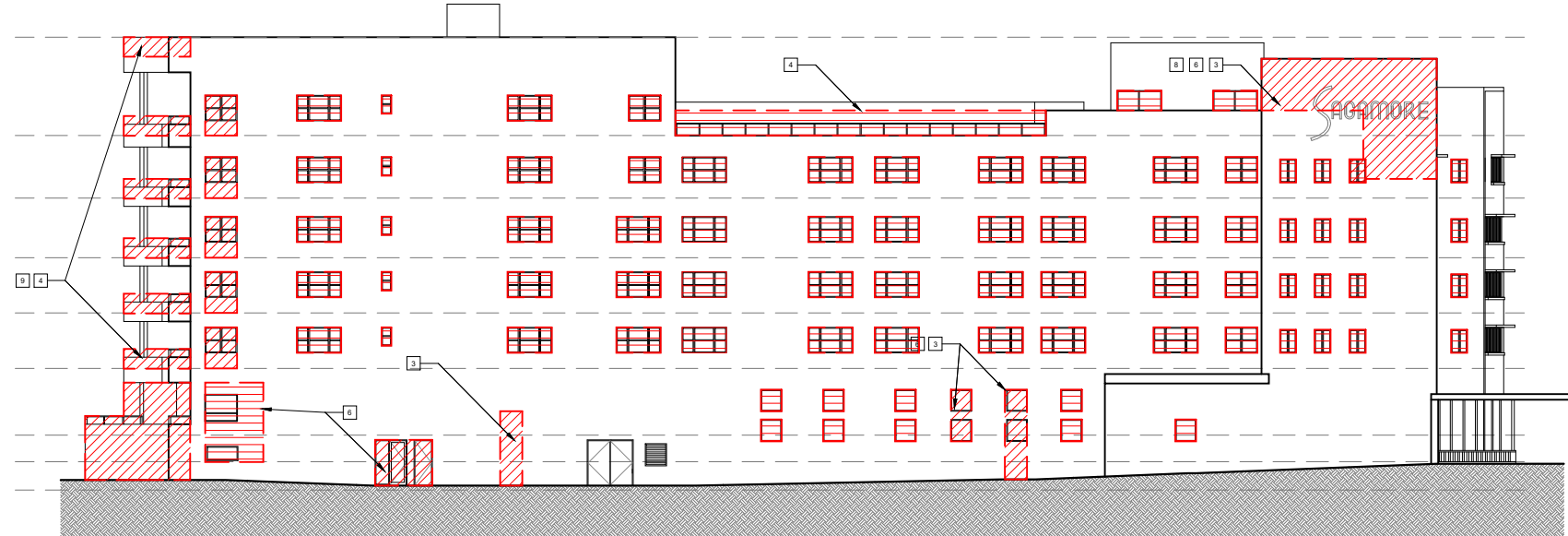
- |   |                                       |   |  |    |  |
|---|---------------------------------------|---|--|----|--|
| 1 | EXISTING DOOR / WINDOW TO REMAIN      | 4 | EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7  | TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 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**

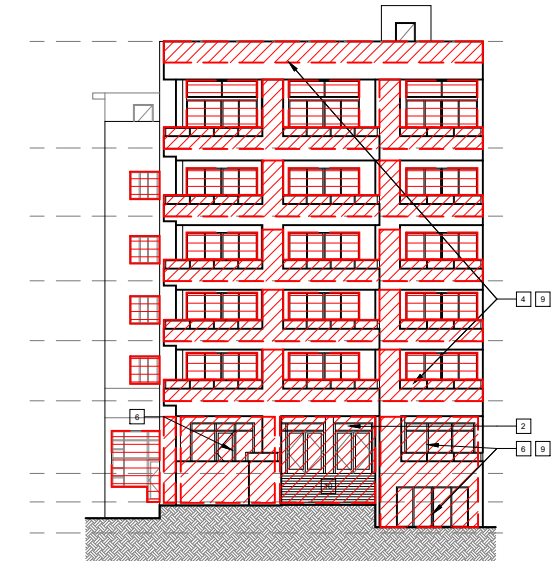
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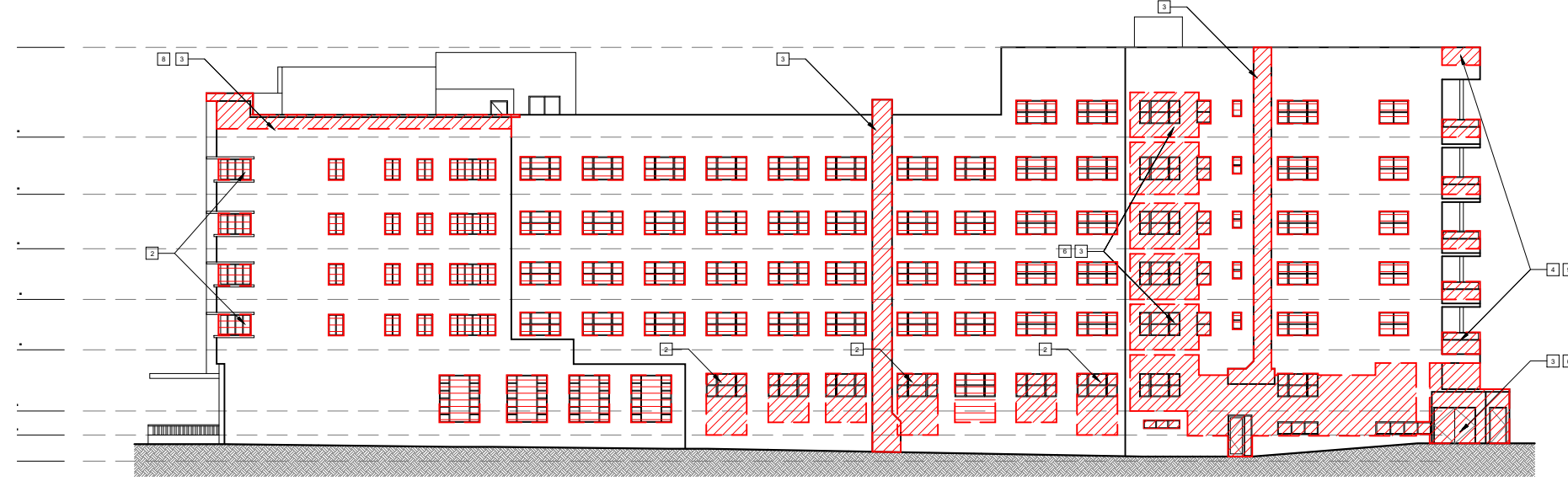
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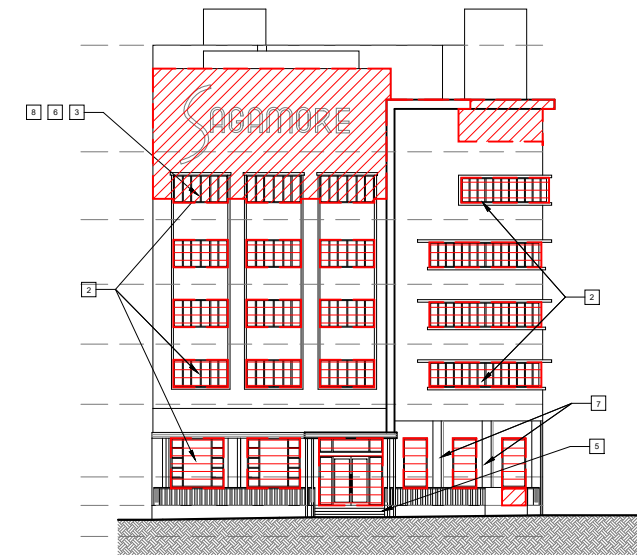
1 NORTH ELEVATION  
SCALE: 1/32" = 1'-0"



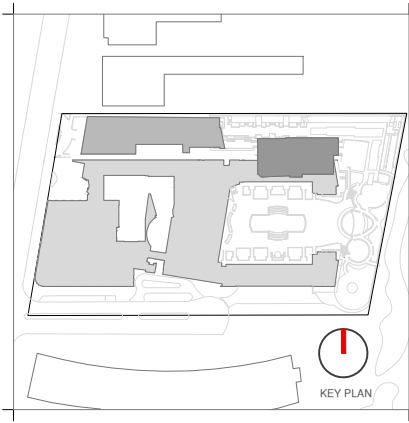
2 EAST ELEVATION  
SCALE: 1/32" = 1'-0"



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



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



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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.  
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**Consultant:** STUDIO MUNGE.  
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**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

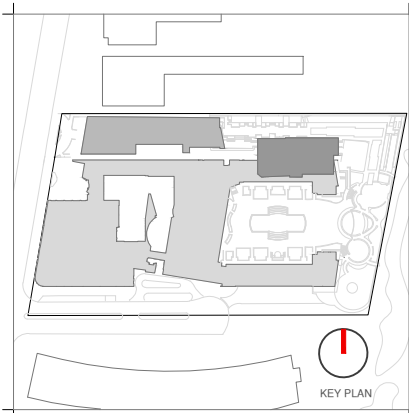
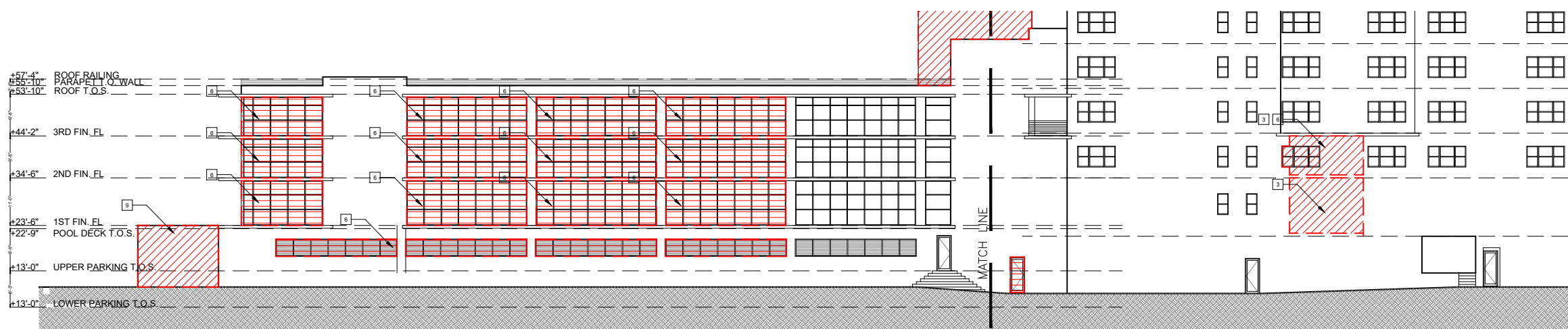
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Date	05-08-2023	Sheet No.	D4.00
Scale	AS SHOWN		
Project	2018		



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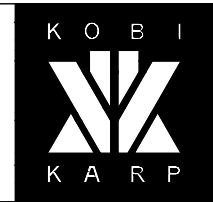
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KOB KARP  
Lic. # AR0012578

**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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