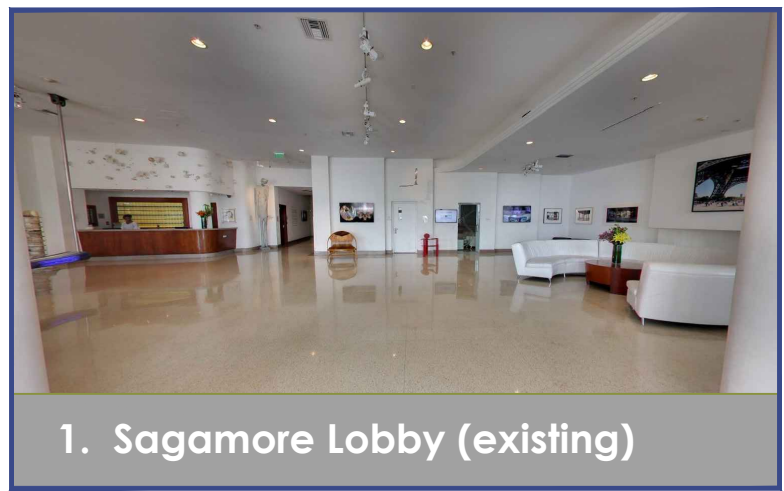
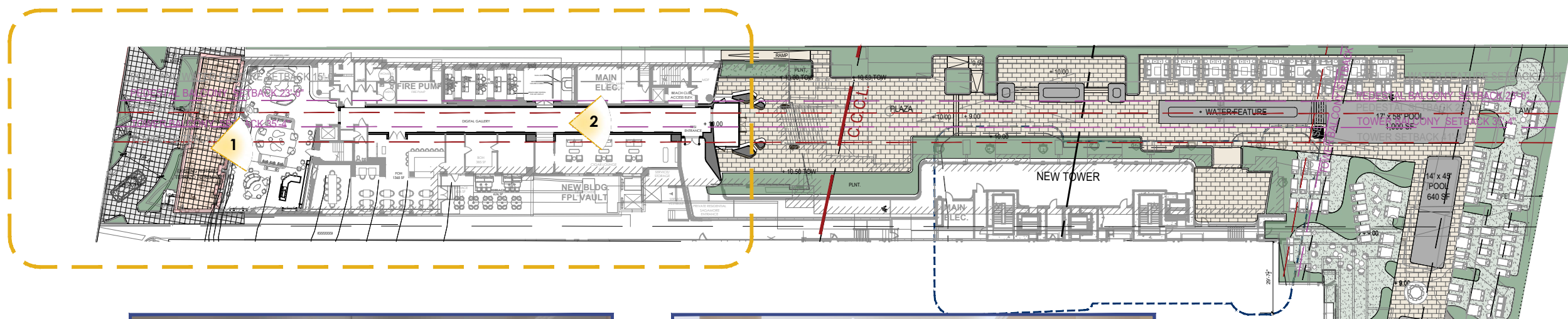


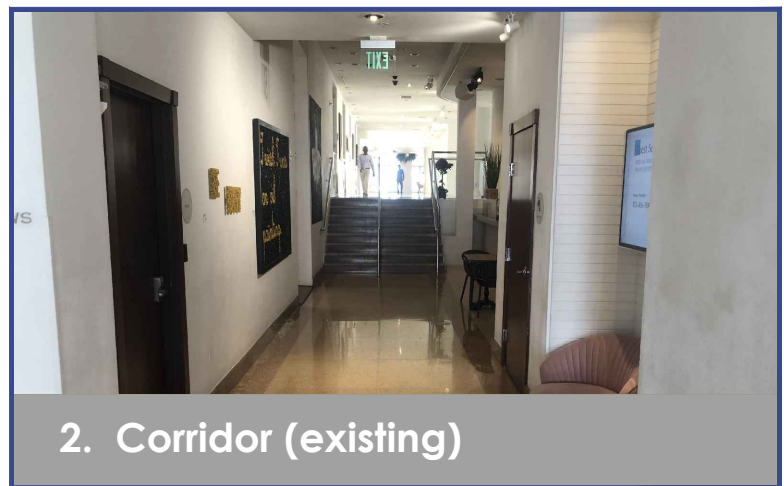
A



1. Sagamore Lobby (existing)



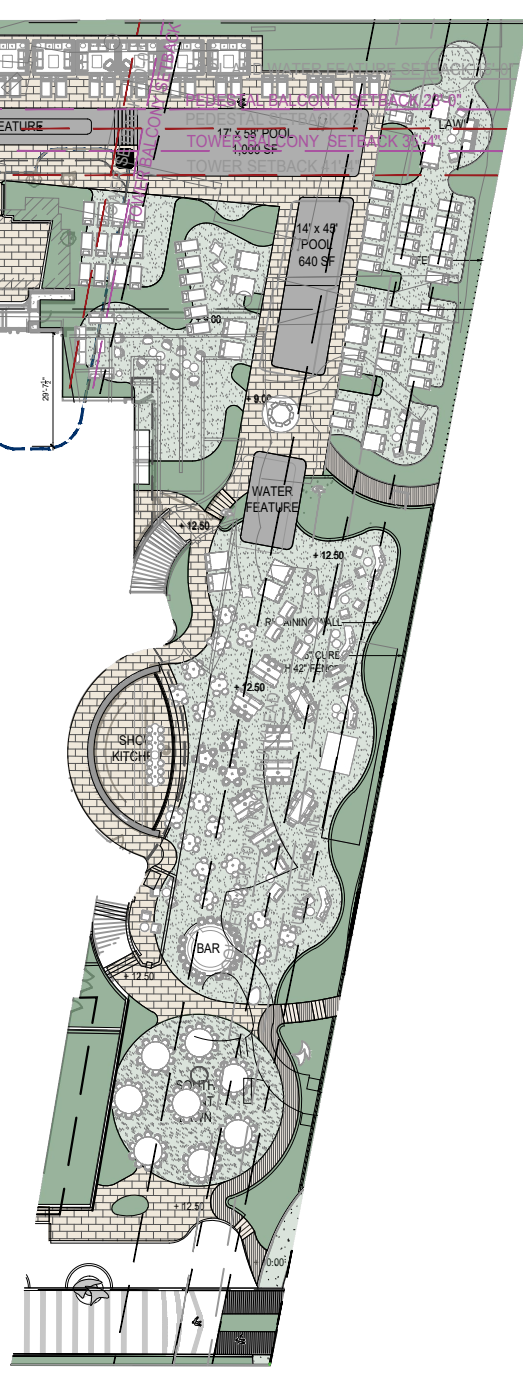
1. Sagamore Lobby (Proposed)



2. Corridor (existing)



2. Corridor (proposed)



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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Email:

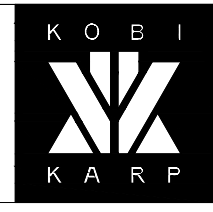
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

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: Desimore Consulting Engineering
Name: 800 Brickell Avenue, 6th Floor
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Email:

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



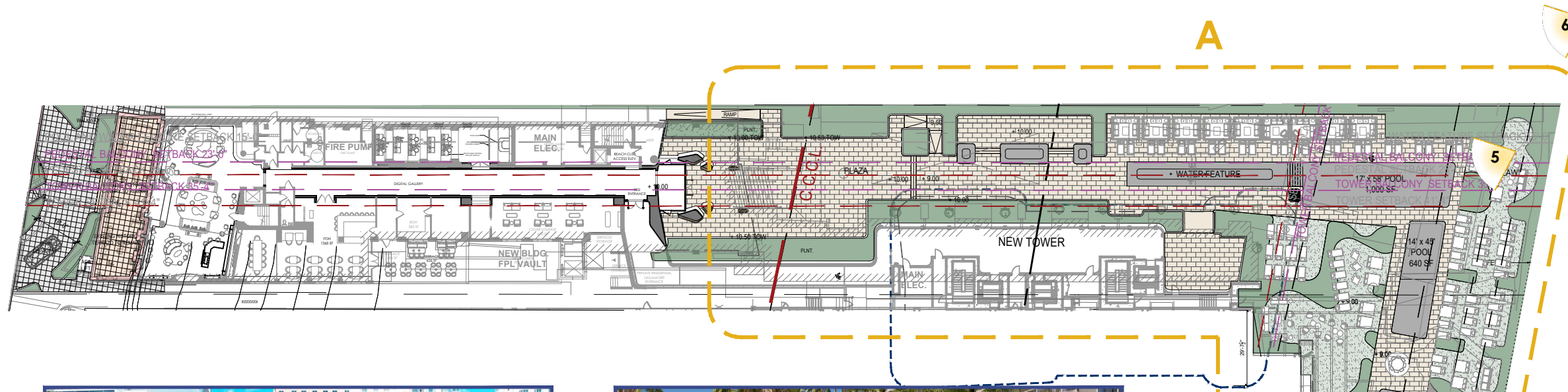
KOBI KARP
Lic. # AR0012578
SCOPE OF WORK

RITZ-SAGAMORE

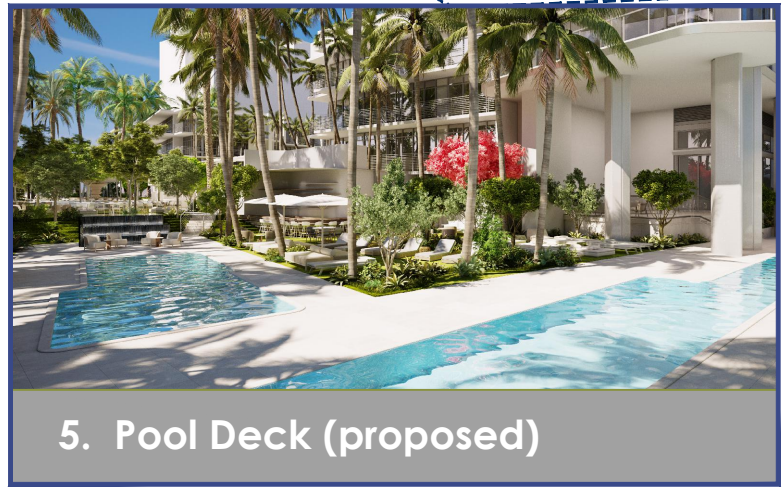
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Scale	1"=50'-0"		
Project	2018		

A - INTERIOR SCOPE OF WORK AREAS

Remodeling Sagamore Lobby Area.
Lower Corridor Slab align corridor floor with lobby level.



5. Pool Deck (existing)



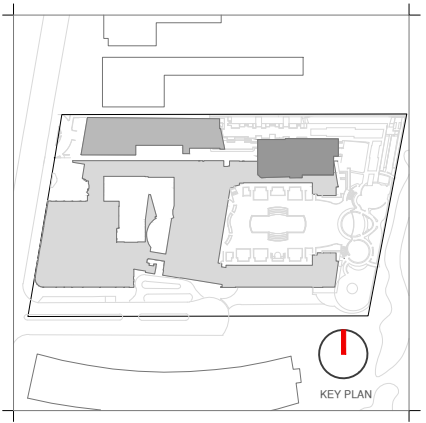
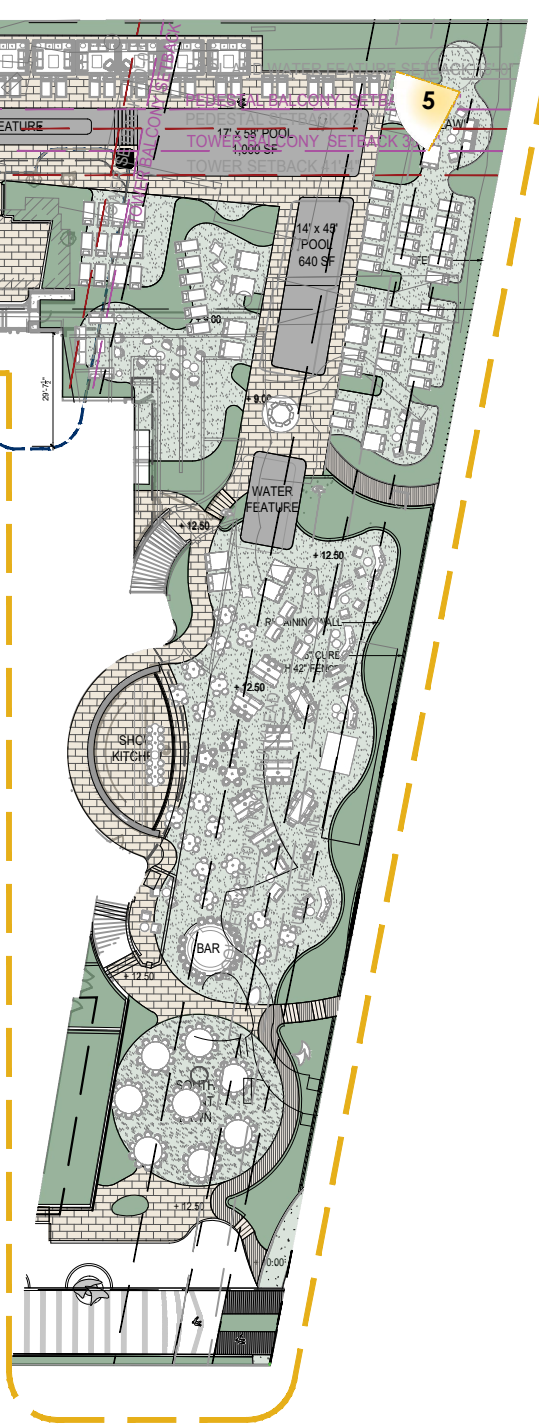
5. Pool Deck (proposed)



6. Beach Restaurant (existing)



6. Beach Restaurant (proposed)



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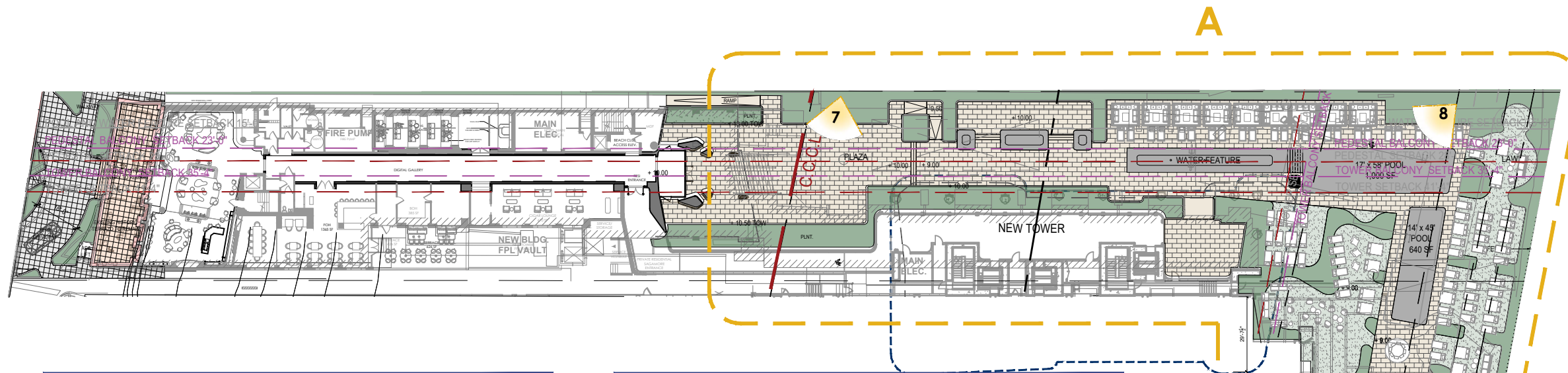
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SCOPE OF WORK
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A0.53
Scale	1"=50'-0"		
Project	2018		

A - EXTERIOR SCOPE OF WORK AREAS

Remodeling Pool Deck Area
New Beach Restaurant



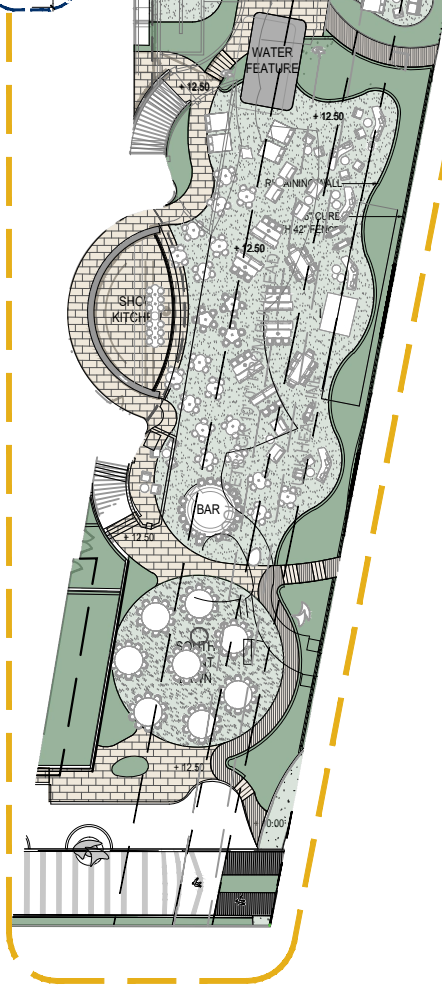
8. Ground Up Addition



7. Ground Up Addition



9. New Building balconies



Rev.	Date	Rev.	Date

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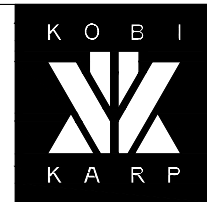
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Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
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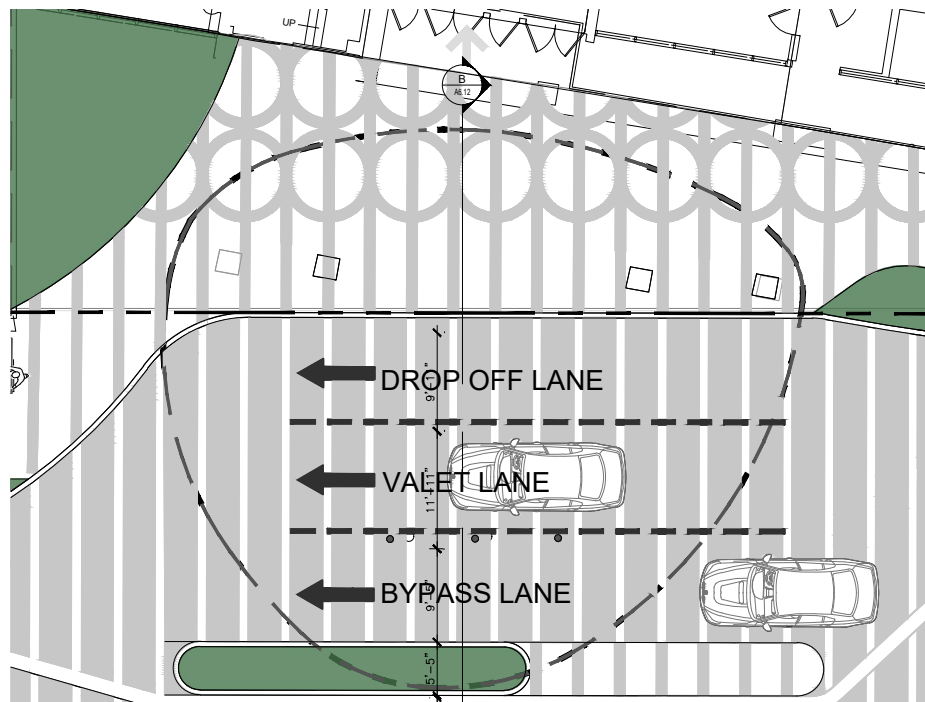
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SCOPE OF WORK
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A0.54
Scale	1"=50'-0"		
Project	2018		

A - EXTERIOR SCOPE OF WORK AREAS

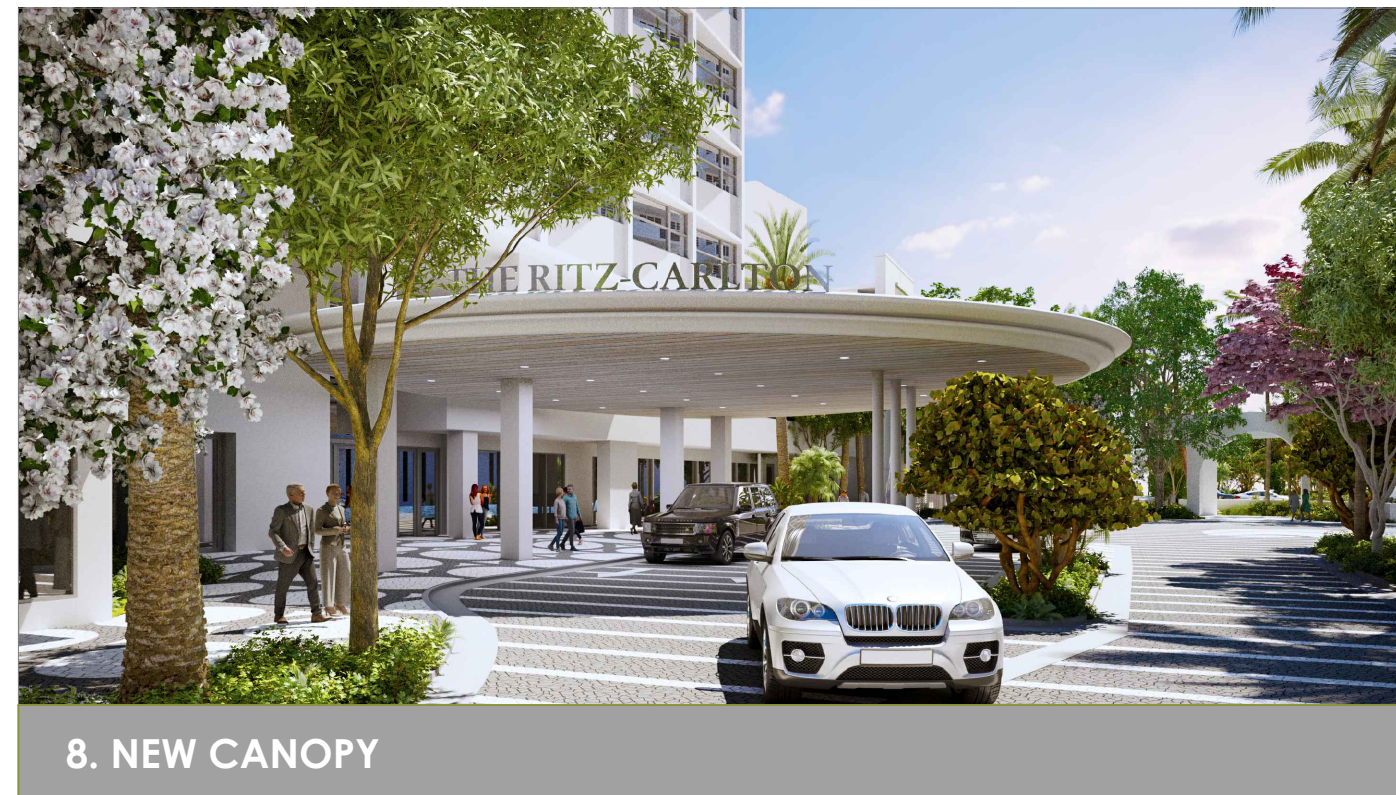
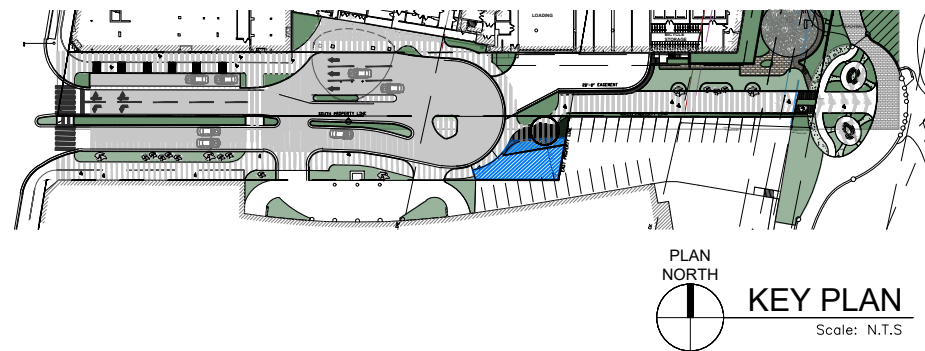
15 Story Residential Building cantilevered over Ritz North Lanai



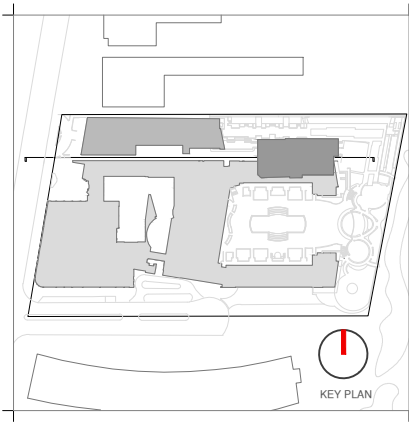
8. NEW CANOPY



8. NEW CANOPY



8. NEW CANOPY



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Email:

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Email:

Consultant: LANDSCAPE ARCHITECT
Name: Naturalistic
Address: 6915 Red Road, Suite 224
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Tel: 786.717.6564
Email:

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Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: 571 NW 26TH ST
Address: Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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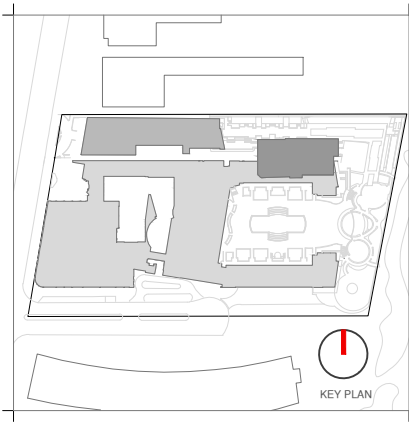
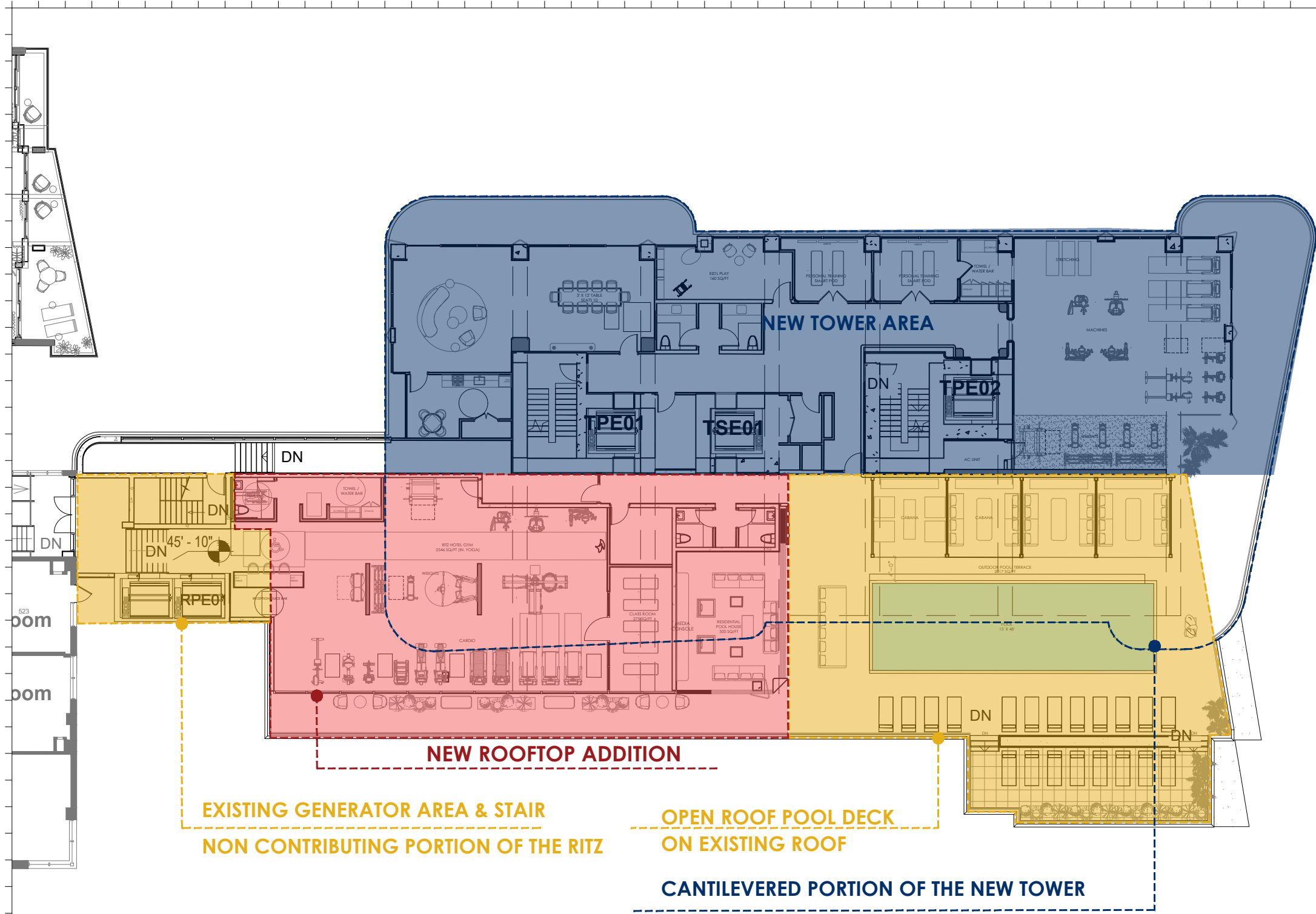
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SCOPE OF WORK

Date	05-08-2023	Sheet No.	A0.54.1
Scale	NTS		
Project	2018		

EXTERIOR SCOPE OF WORK AREAS

New Drop Off Canopy



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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:
Email:

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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
Address: Coral Gables, FL 33143
Tel: 786.717.6564
Email:

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Name: MG Engineering,
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Tel: Miami, FL, 33137
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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

K O B I
K O B I
K A R P
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CANTILEVER EXHIBIT
RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A0.56
Scale	1"=50'-0"		
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5th Floor Plan N/S

EXTERIOR SCOPE OF WORK AREAS (Exhibit 2)

Cantilever over existing Non-Contributing portion of the Ritz. (Cabana Building)

HISTORIC OVERVIEW

The Sagamore and the Ritz Hotel are both located in the Collins Avenue / Ocean Drive Local Historic District and the National Register Historic District in the City of Miami Beach.

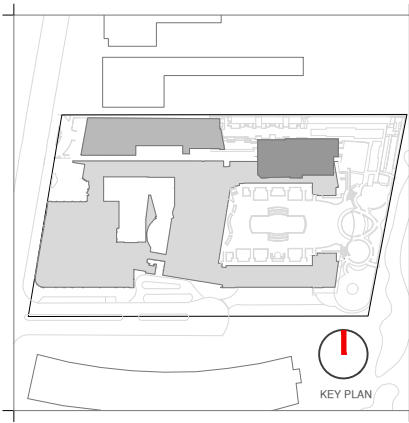
The Miami Beach Architectural District, a National Register District, was established in 1979 through the efforts of the Miami Design Preservation League. The district is commonly referred to as the Art Deco Historic District. Four of the local Miami Beach Historic Districts (Espanola Way, Ocean Drive / Collins Avenue, Museum, and Flamingo Park) together comprise the National Register District.

The subject structure (Sagamore) is an excellent example of the evolution of the City's resort architecture from the fashionable Art Deco styles of the pre-World War II era to the Modern style(s) following the war (sometimes referred to collectively as the International style).

The Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property. The Sagamore was originally constructed with 113 hotel rooms and one apartment suite according to the City of Miami Beach Building Card.

The original Dilido Hotel building was 8 stories tall and contained 303 hotel rooms plus a Coffee Shop, Dining Room and Cocktail Lounge, one 1-bedroom apartment plus 15 efficiency apartments.

Both Structures are located in the 'Fisher's First Subdivision' as platted by Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher.



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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: STUDIO MUNGE.
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: 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: 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



HISTORIC OVERVIEW

RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A0.57
Scale	N/A		
Project	2018		



THE SAGAMORE HOTEL
1671 COLLINS AVENUE MIAMI BEACH, FL 33139



THE RITZ CARLTON DILIDO HOTEL
1669 COLLINS AVENUE MIAMI BEACH, FL 33139

PREDOMINANT MiMo ARCHITECTURAL ELEMENTS

The subject structure (Sagamore) is an excellent example of the evolution of the City's resort architecture from the fashionable Art Deco styles of the pre-World War II era Art Deco to the Modern style(s) following the war (sometimes referred to collectively as the International style).

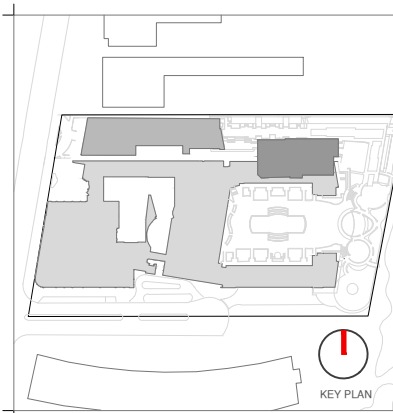
On the Dilido hotel, new design elements, such as open staircases, wide vistas and large expanses of glass, made their first appearance, inspired by the typology and popular imagery of ocean liners.

This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting and prevalent architectural styles of the 1930's (and 1940's), The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s. The hotels from this period were clearly designed to take advantage of their proximity to the beach.



NEW TOWER ADDITION

The evolution of Miami Beach modern pivoted on an increasingly **bold and plastic use of form as ornament after 1938**, and a gradual abstraction of building components into **volumes, surfaces, patterns and lines**. Architects like Lawrence Murray Dixon, Henry Ho-hauser, Anton Skislewicz, Igor Polevitzsky and Albert Anis became bolder in elaborating buildings as **component masses, highlighting precise elemental volumes** that appeared timeless, universal and pure.



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1 Lincoln Road
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Owner: Di Lido Beach Resort LLC.
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Tel:
Email:

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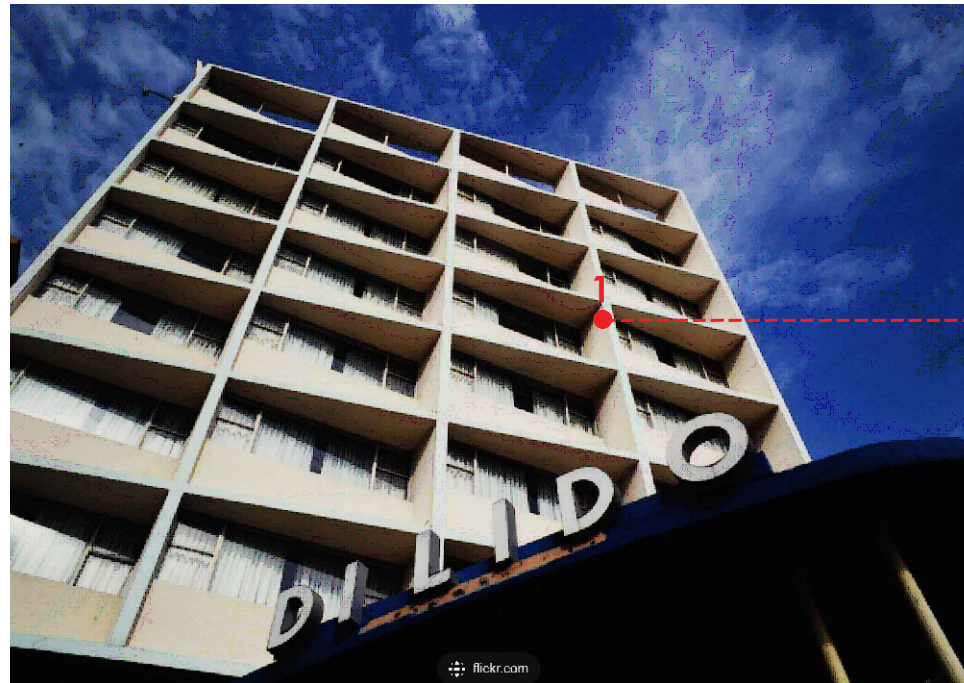
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571 NW 25TH ST
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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RITZ-SAGAMORE	
Date	05-08-2023
Scale	1"=50'-0"
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1. DiLido 'Egg Crate'



1. GFRG CLADDING ON NEW TOWER



2. Alternating Facade Elements



2. Alternating Facade Elements



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Lic. # AR0012578

HISTORIC ADDITION EXHIBIT

RITZ-SAGAMORE

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Scale	1"=50'-0"		
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THE NEW ADDITION RELATES TO THE CONTRIBUTING SURROUNDING BUILDINGS (Exhibit 2)

- 1-GFRG Cladding a contemporary interpretation of the DiLido 'Egg Crate' horizontal and vertical eyebrows
- 2-Existing surrounding buildings have distinguished alternating architectural facade elements
 - A. Horizontal glazing
 - B. Projecting Balconies
 - C. Ornamental Screening
 - D. Alternate Geometry