

Rev.	Date	Rev.	Date

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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:**

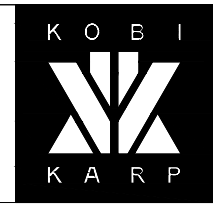
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingold Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Address:** 416.588.1668  
**Tel:**  
**Email:**

**Consultant:** LANDSCAPE ARCHITECT  
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**Consultant:** MEP  
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Lic. # AR0012578

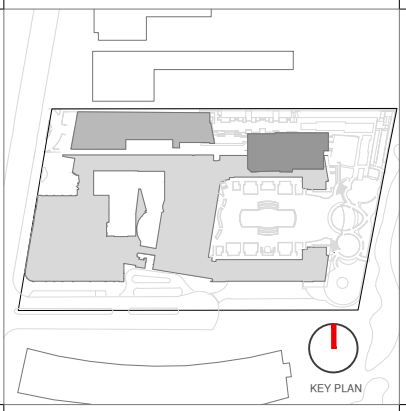
**EXTERIOR RENDERINGS**

**RITZ-SAGAMORE**

Date	05-08-2023	Sheet No.	A0.72
Scale			
Project	2018		



○ SAGAMORE GARDEN ENTRANCE



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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.  
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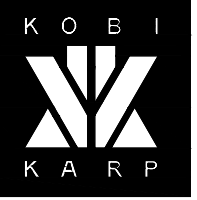
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingold Avenue,  
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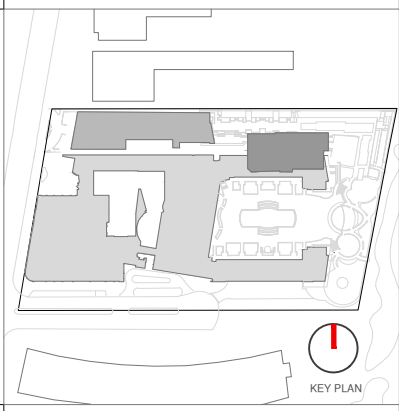


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**EXTERIOR RENDERINGS**  
**RITZ-SAGAMORE**

Date	05-08-2023	Sheet No.	A0.73
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NORTH GARDEN



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**HPB**  
FINAL SUBMITTAL

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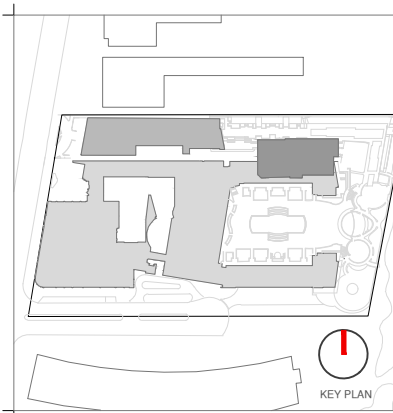
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**EXTERIOR RENDERINGS**

**RITZ-SAGAMORE**

Date	05-08-2023	Sheet No.	A0.74
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GARDEN LOUNGE



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**HPB**  
FINAL SUBMITTAL

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1 Lincoln Road  
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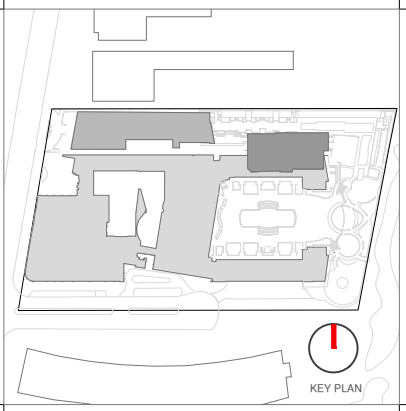
**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
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**EXTERIOR RENDERINGS**  
**RITZ-SAGAMORE**

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RESIDENTIAL GARDEN ENTRANCE



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**HPB**  
FINAL SUBMITTAL

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

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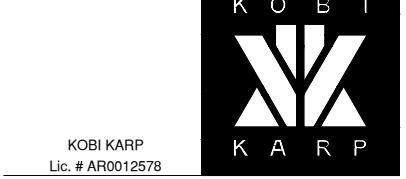
**Consultant:**  
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**EXTERIOR RENDERINGS**

**RITZ-SAGAMORE**

Date	05-08-2023	Sheet No.	A0.76
Scale			
Project	2018		

○ POOL DECK

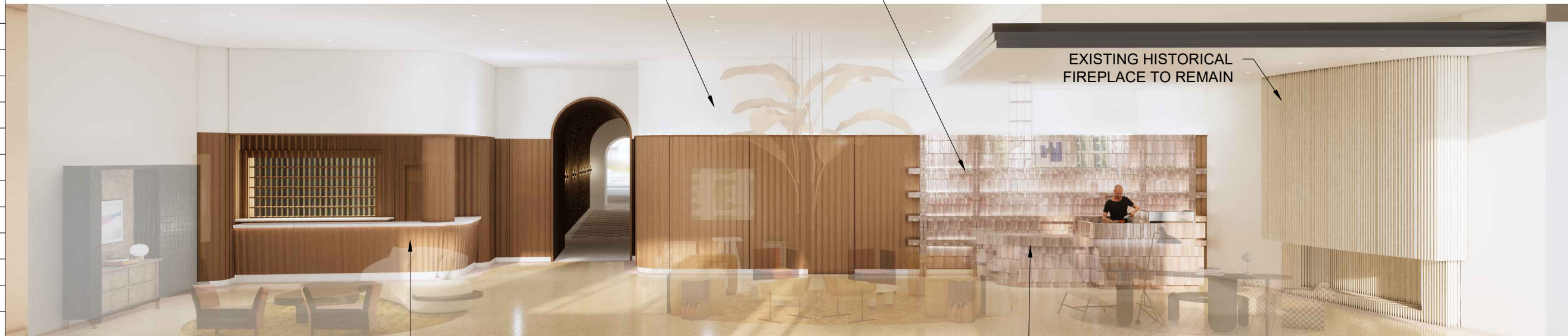


EXISTING HISTORICAL  
FIREPLACE TO REMAIN

EXISTING SAW TOOTH  
WALL TO REMAIN

PROPOSED DISPLAY  
SHELVES

1 PROPOSED LOBBY WEST VIEW

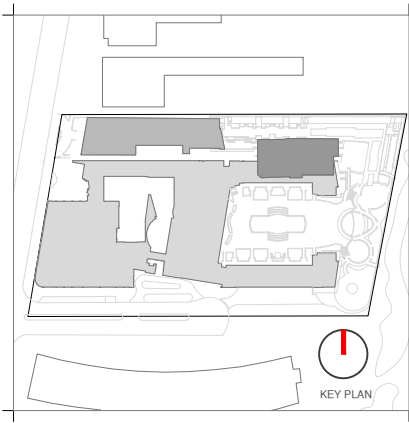
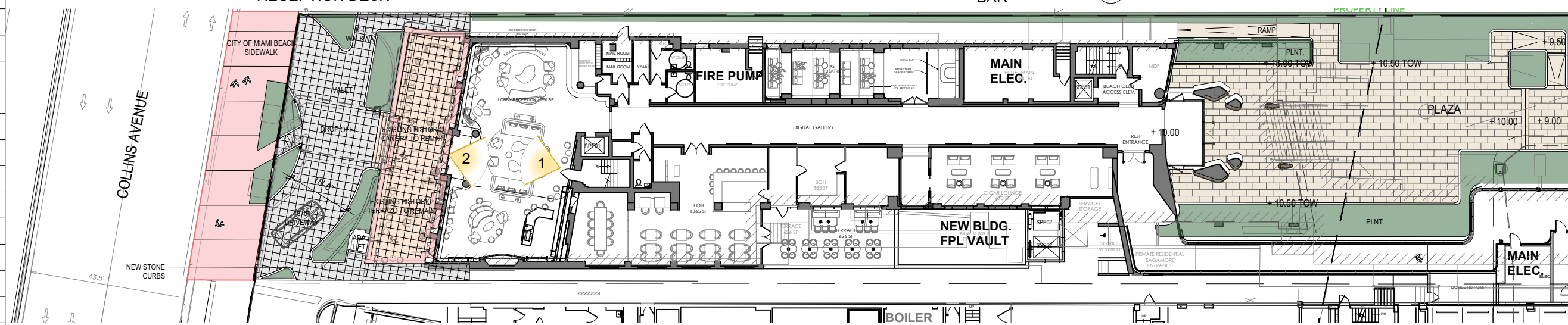


REFURBISHED EXISTING  
RECEPTION DESK

PROPOSED COFFEE  
BAR

EXISTING HISTORICAL  
FIREPLACE TO REMAIN

2 PROPOSED LOBBY EAST VIEW



Rev.	Date	Rev.	Date

**HPB**  
FINAL SUBMITTAL

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1 Lincoln Road  
Miami Beach, FL 33139

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**Name:** EBJ Sagamore LLC.  
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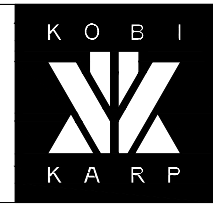
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingold Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Tel:** 416.588.1668  
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**Consultant:** LANDSCAPE ARCHITECT  
**Name:** Naturalifical,  
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**Consultant:** MEP  
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**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28TH ST  
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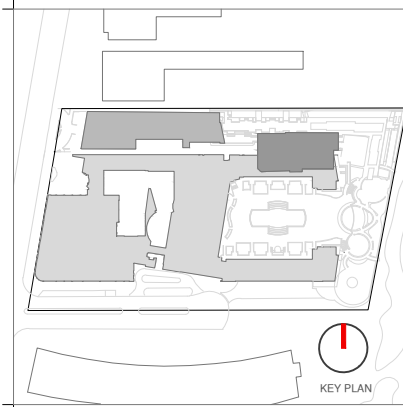


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Lic. # AR0012578  
**INTERIOR RENDERINGS**

RITZ-SAGAMORE	
Date 05-09-2023	Sheet No.
Scale 1"=50'-0"	A0.80
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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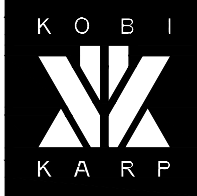
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingold Avenue,  
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**Consultant:** LANDSCAPE ARCHITECT  
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**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
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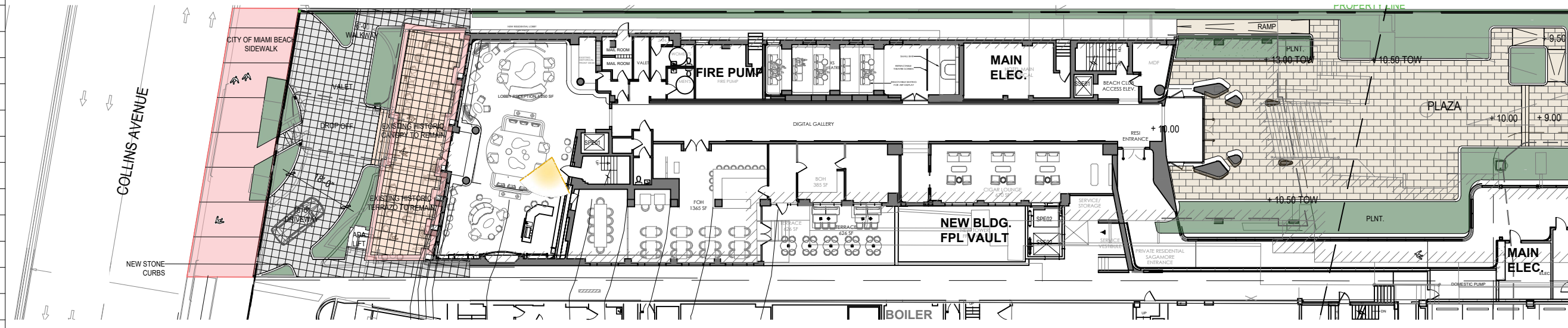


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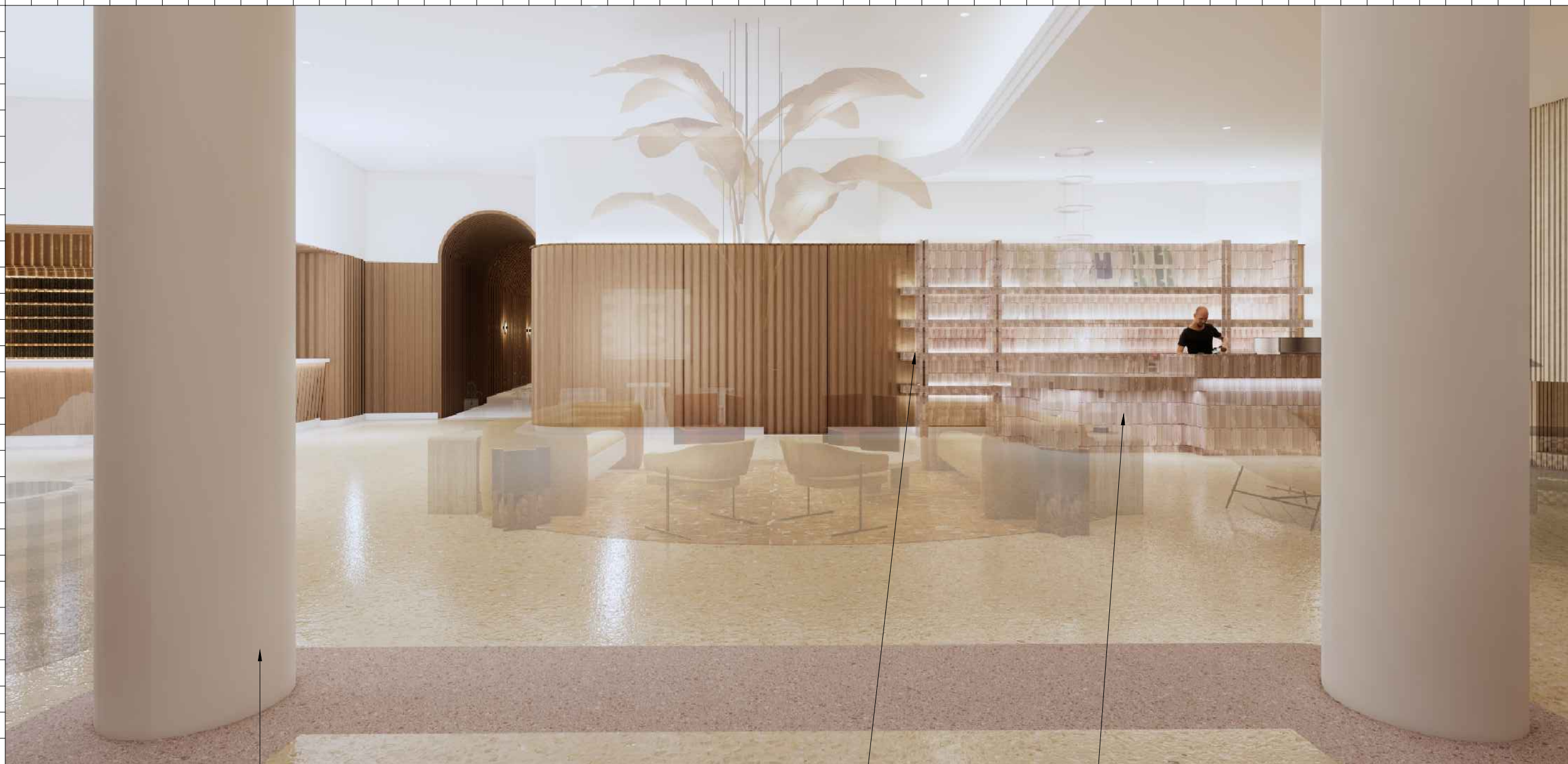
**INTERIOR RENDERINGS**

RITZ-SAGAMORE

EXISTING STONE BASEBOARD TO BE RESTORED    PROPOSED DISPLAY SHELVES    PROPOSED COFFEE BAR    EXISTING HISTORICAL FIREPLACE TO REMAIN    EXISTING TERRAZZO FLOORING TO BE RESTORED    PROPOSED LOBBY BAR



Date	05-08-2023	Sheet No.	A0.83
Scale			
Project	2018		

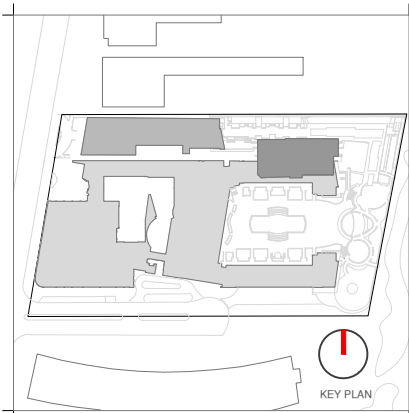


EXISTING STONE  
BASEBOARD TO BE  
RESTORED

PROPOSED DISPLAY  
SHELVES

PROPOSED COFFEE  
BAR

LOBBY ENTRY VIEW



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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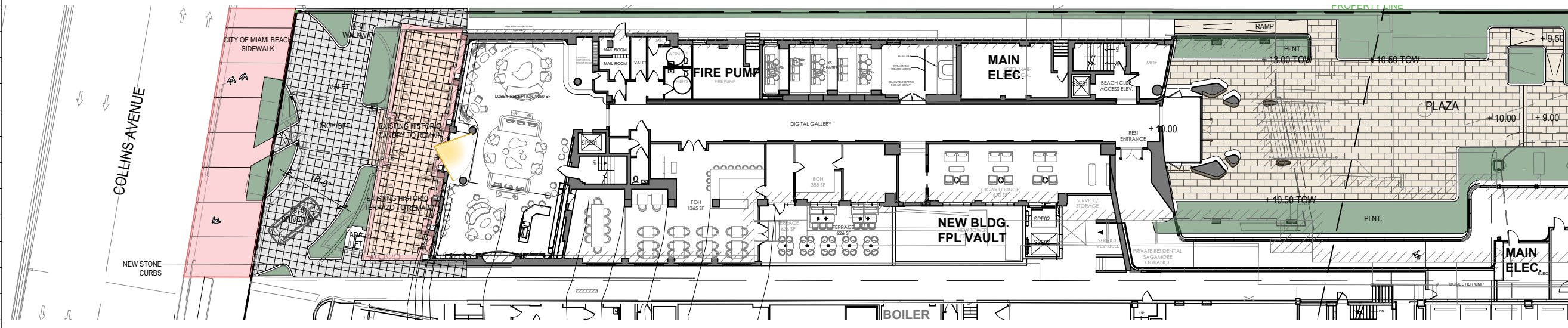
**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
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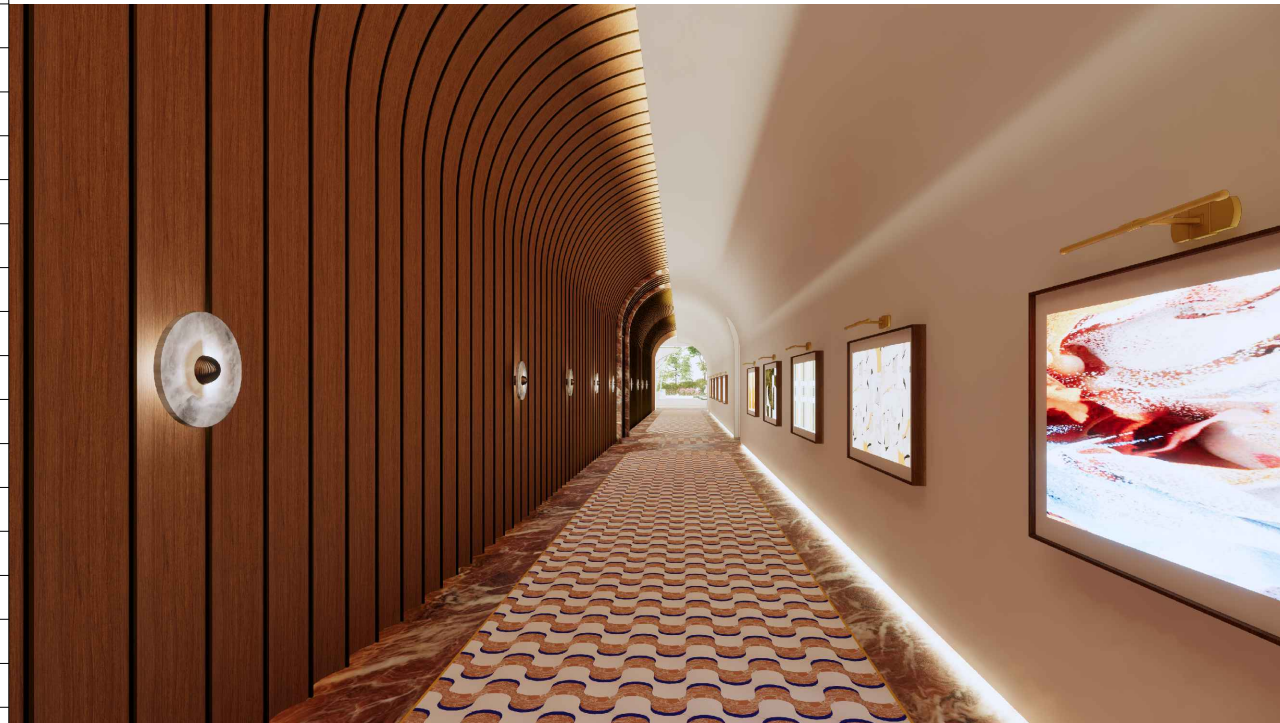
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INTERIOR RENDERINGS

RITZ-SAGAMORE



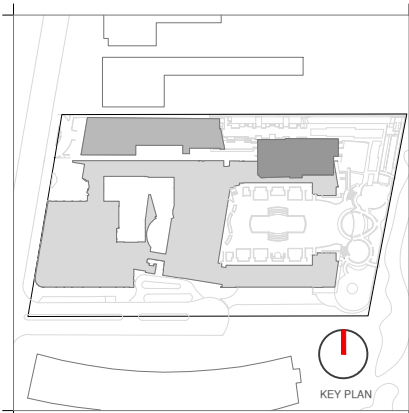
Date	05-08-2023	Sheet No.	A0.84
Scale			
Project	2018		



① LOBBY GALLERY VIEW



② GARDEN ENTRY VIEW



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**HPB**  
FINAL SUBMITTAL

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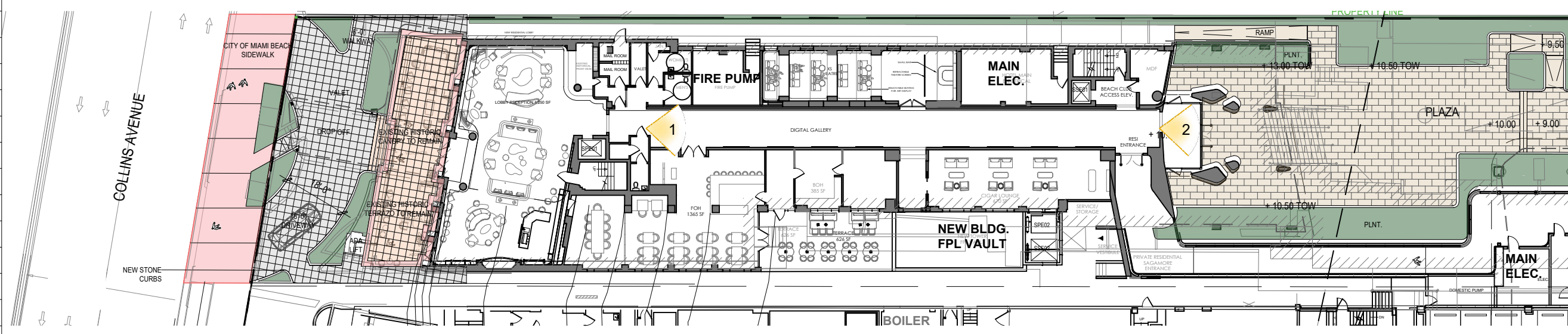


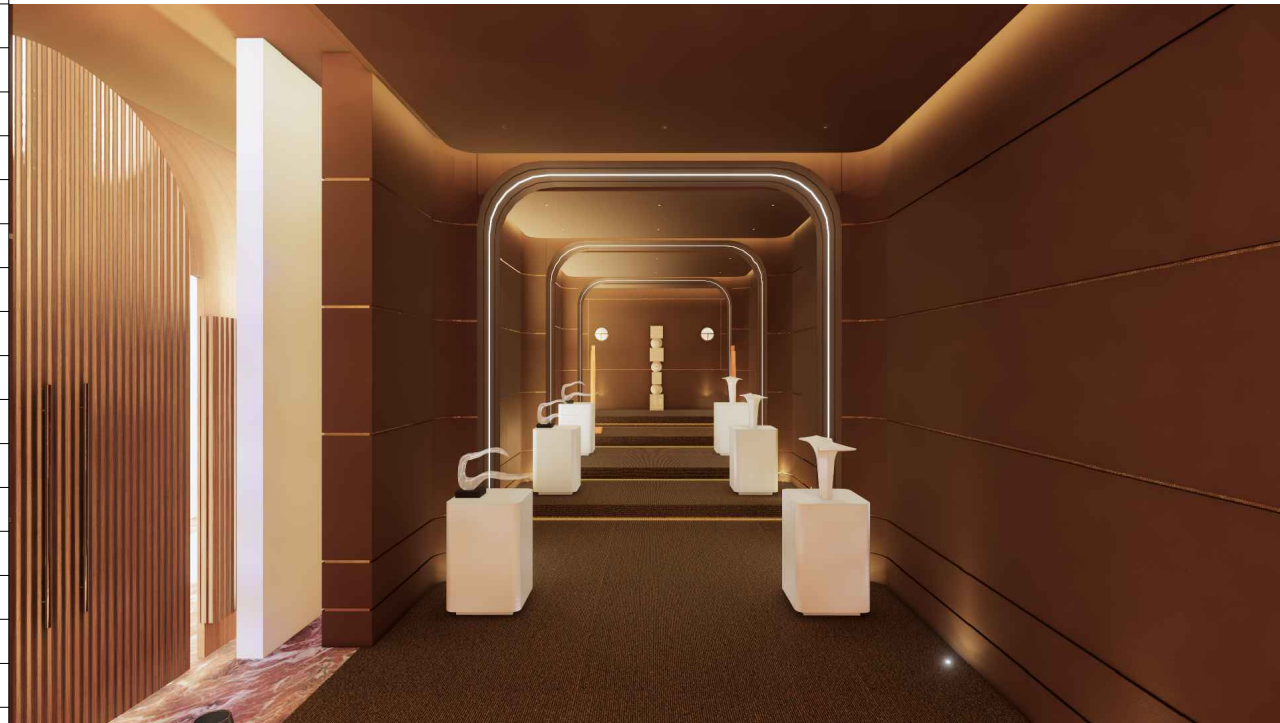
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**INTERIOR RENDERINGS**

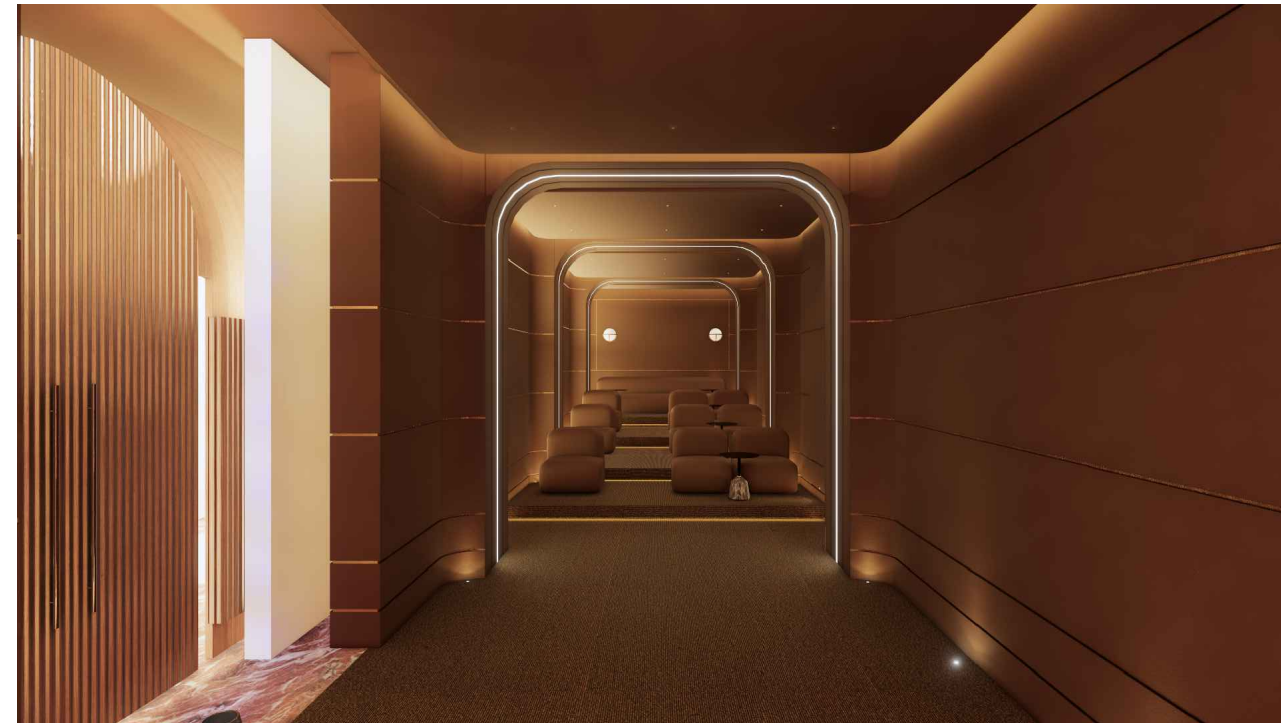
**RITZ-SAGAMORE**

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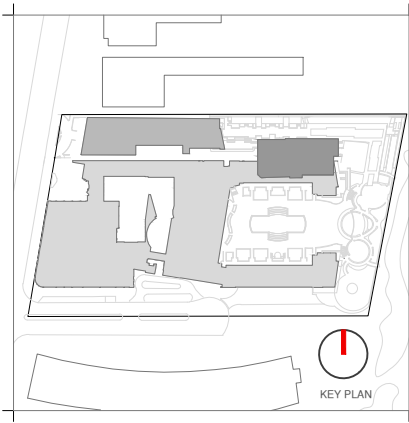




① GALLERY WITHOUT SEATING



② GALLERY WITH SEATING



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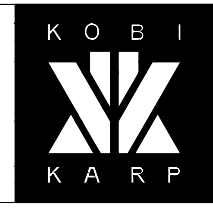
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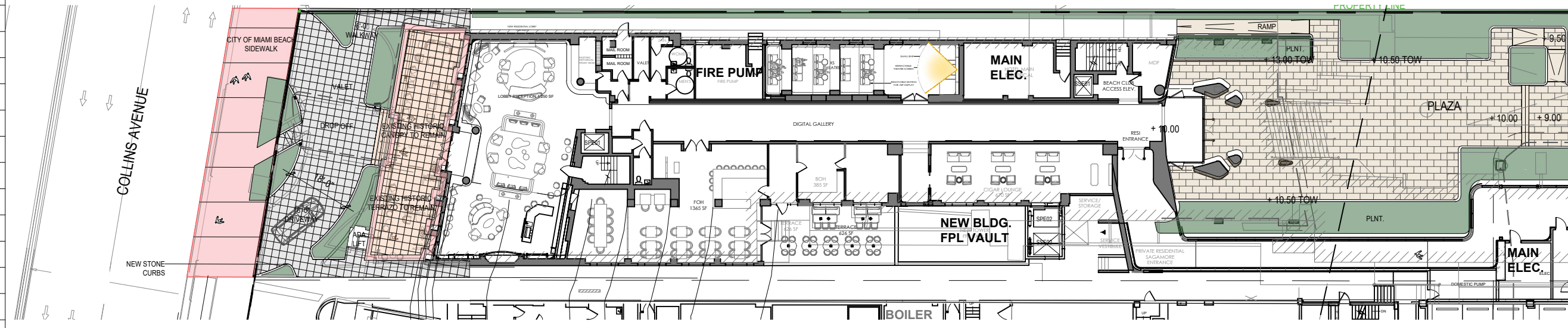
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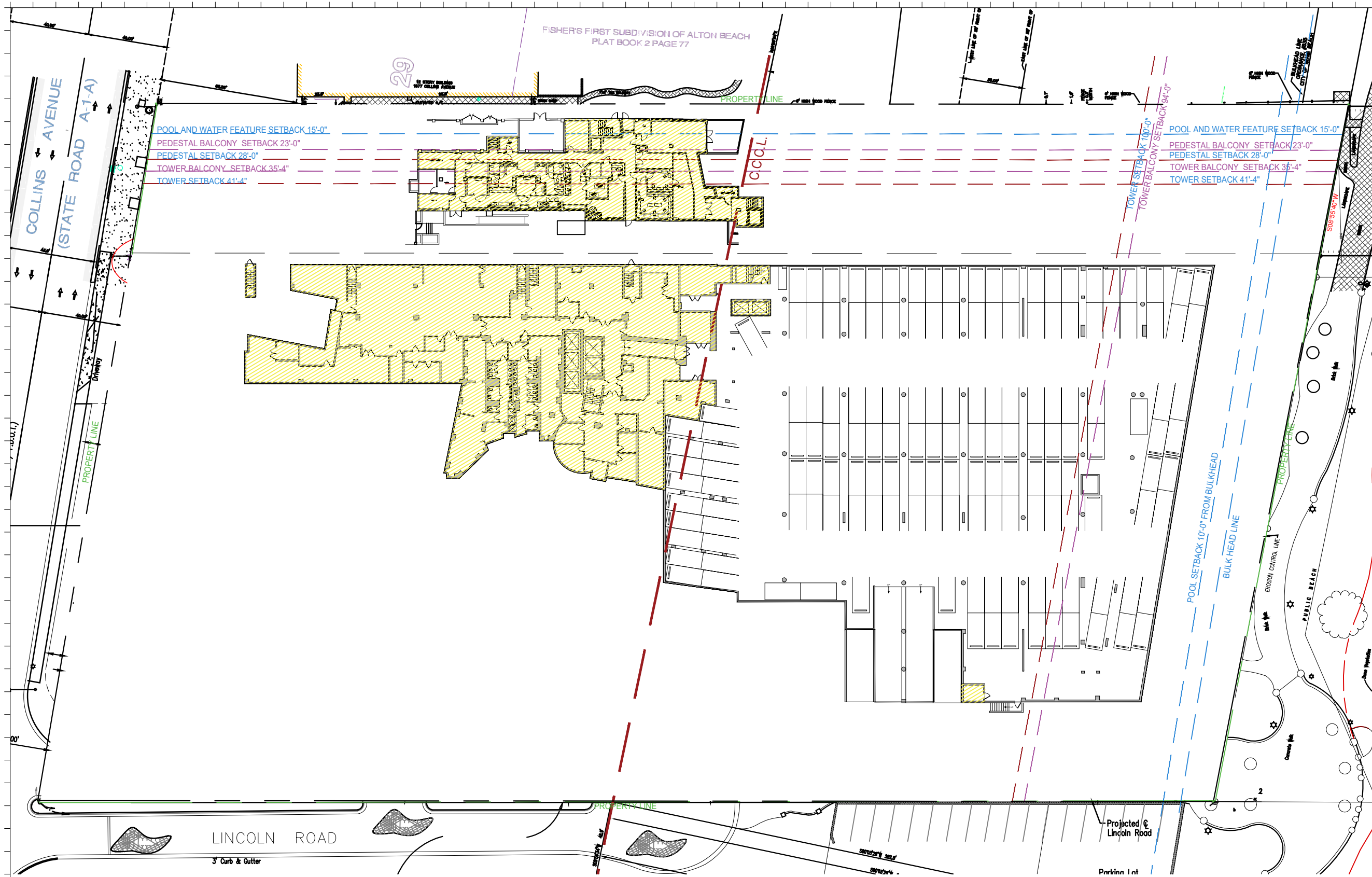


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Lic. # AR0012578  
**INTERIOR RENDERINGS**

RITZ-SAGAMORE

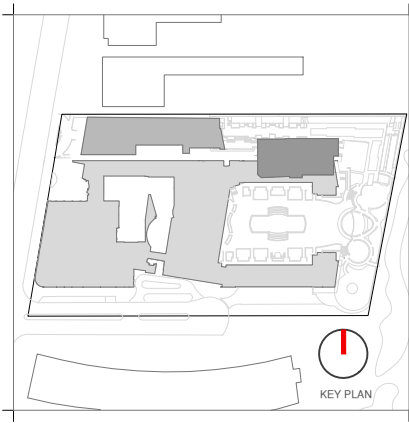
Date	05-08-2023	Sheet No.	A0.86
Scale			
Project	2018		





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:**

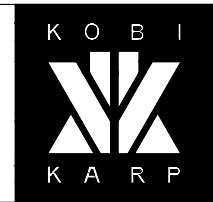
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingham Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
**Tel:** 416.588.1668  
**Email:**

**Consultant:** LANDSCAPE ARCHITECT  
**Name:** Naturalical,  
**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:** 2900 Biscayne Blvd  
**Email:** Miami, FL, 33137  
305.755.3833

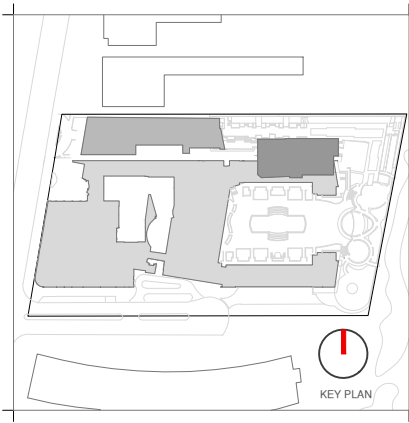
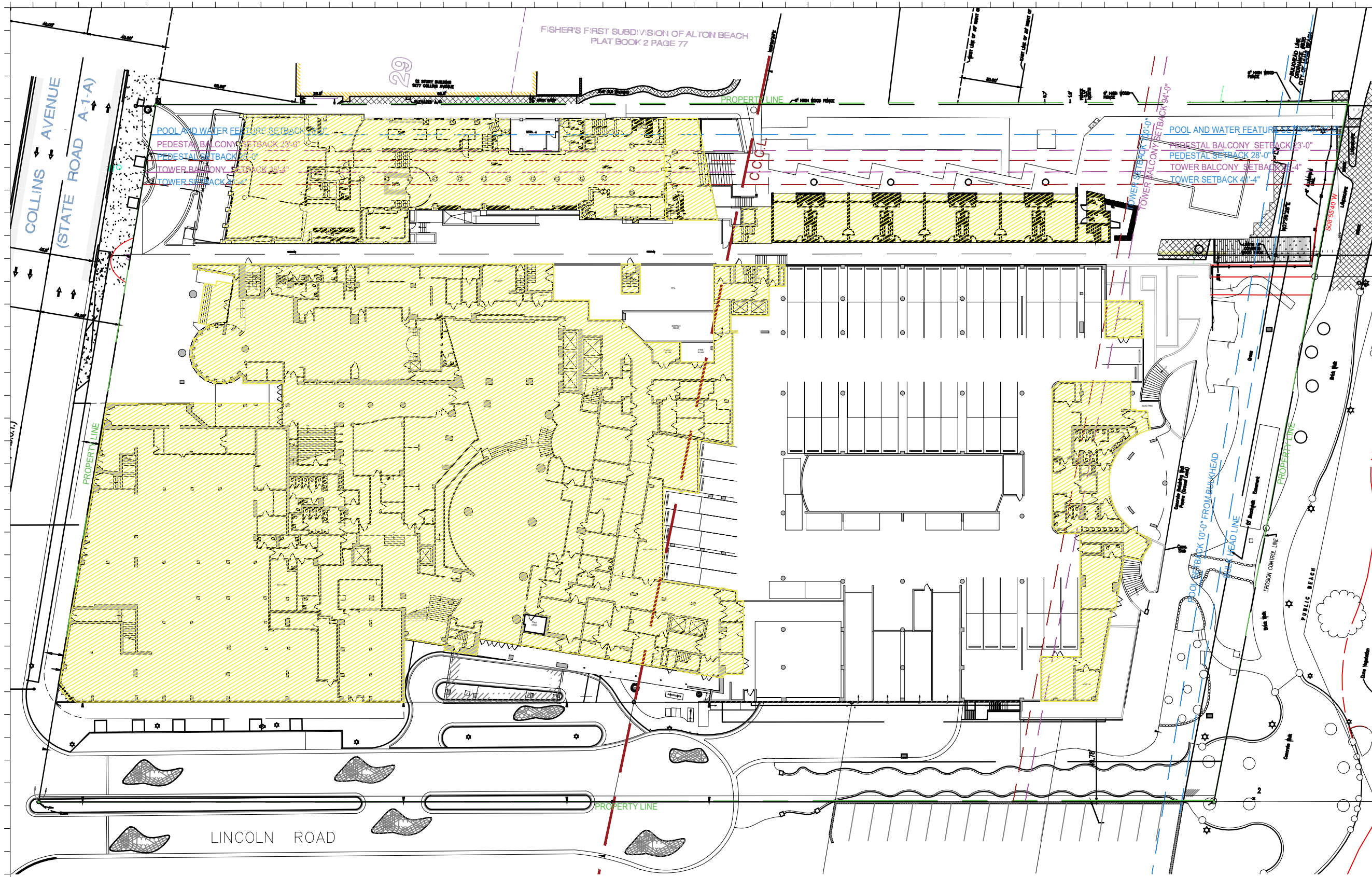
**Consultant:** Desimore Consulting Engineering  
**Name:** 800 Brickell Avenue, 6th Floor  
**Address:** Miami, FL 33131  
**Tel:** 305.441.0755  
**Email:**

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



KOB I KARP  
Lic. # AR0012578  
**EXISTING FAR**  
RITZ-SAGAMORE

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



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**Ritz-Sagamore**  
1 Lincoln Road  
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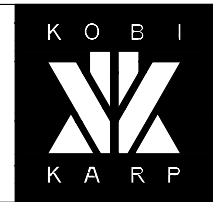
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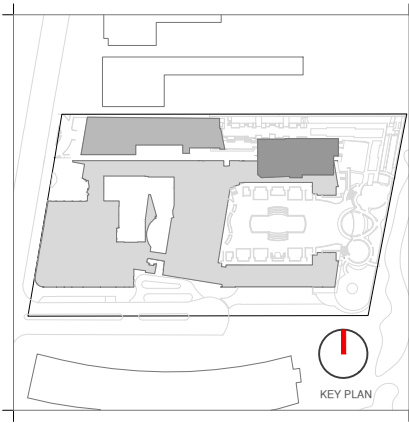
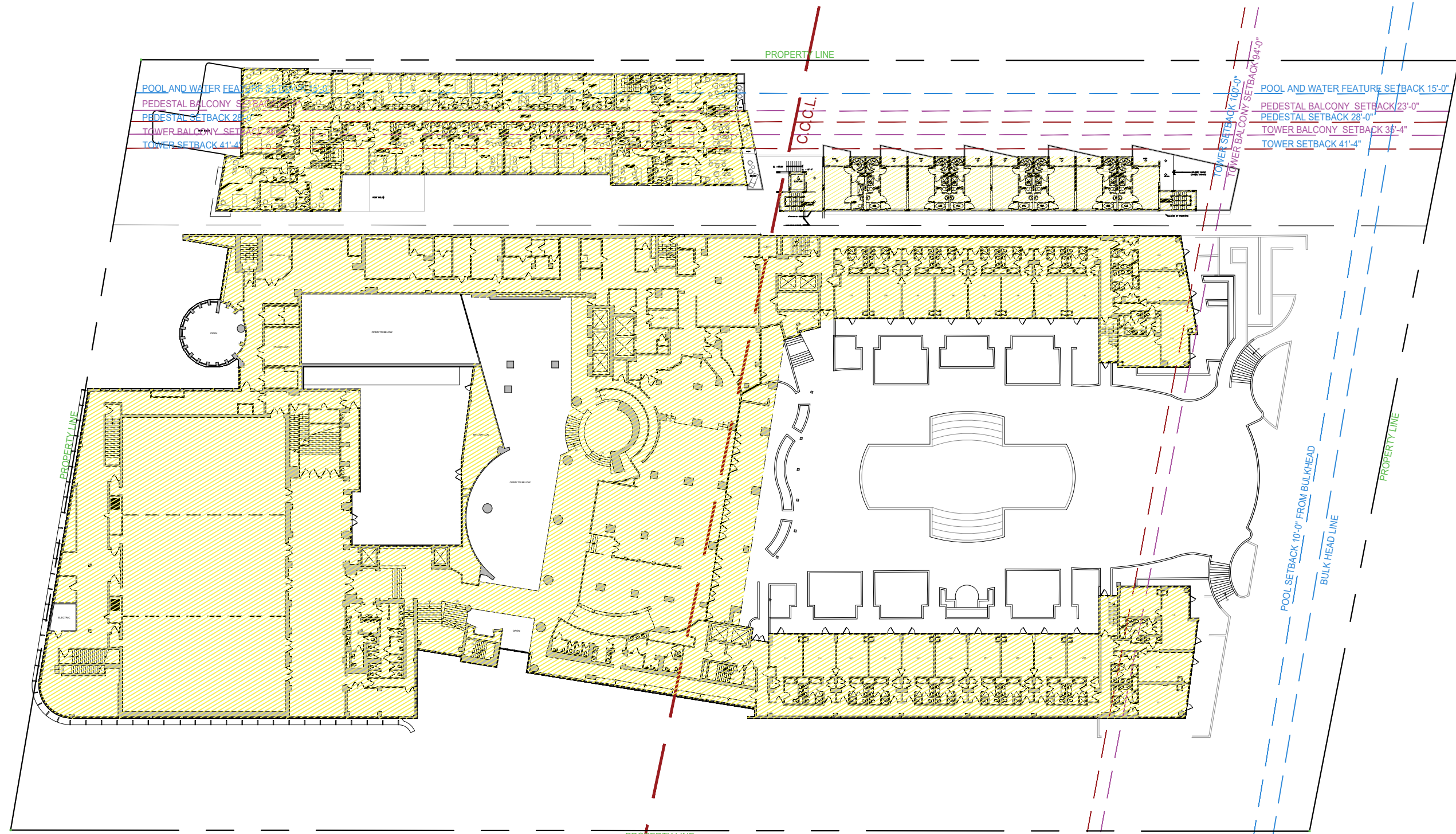
Kobi Karp  
Lic. # AR0012578

**EXISTING FAR**  
**RITZ-SAGAMORE**

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

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

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



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1 Lincoln Road  
Miami Beach, FL 33139

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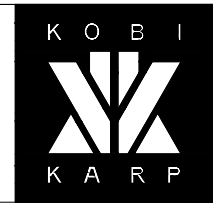
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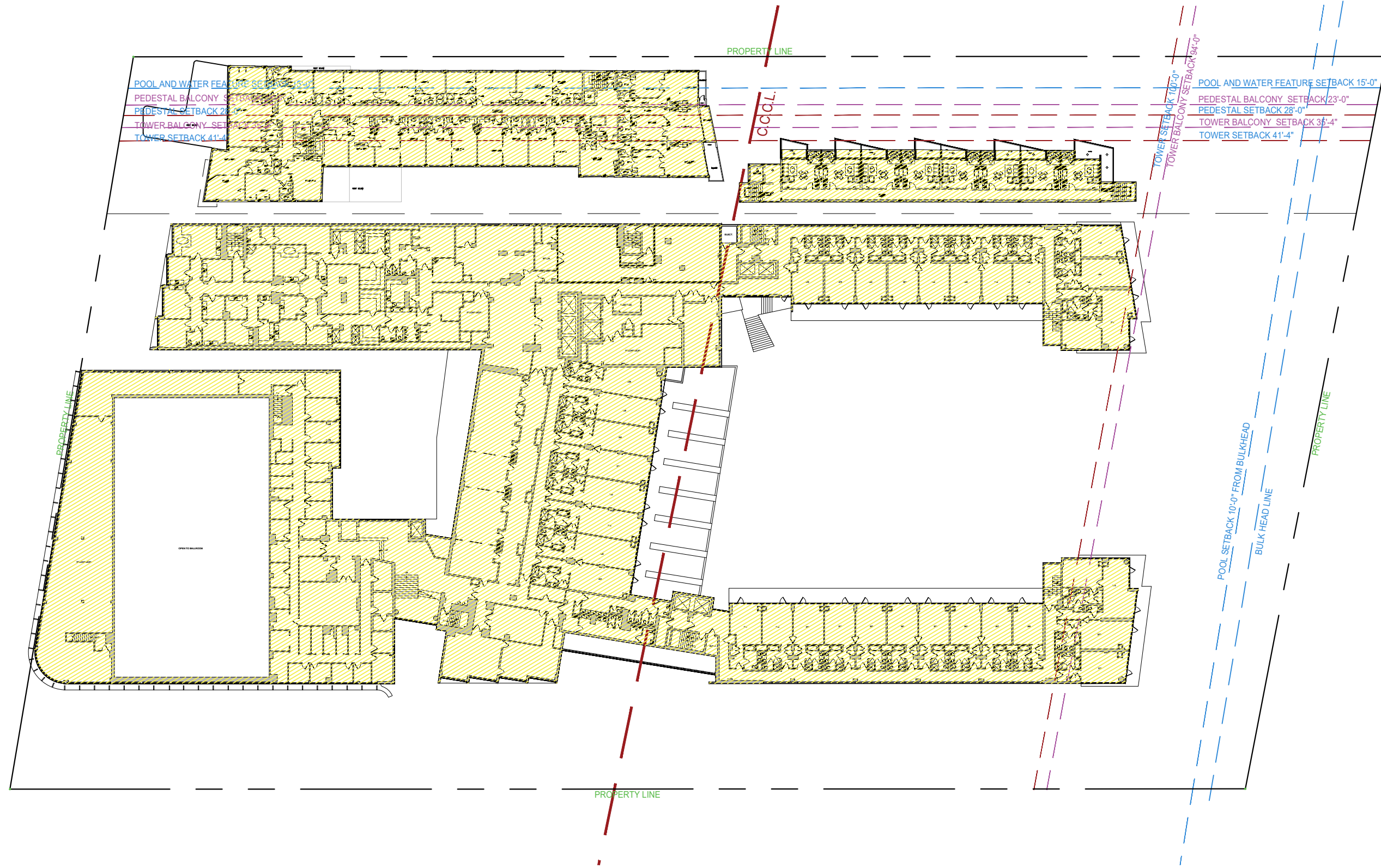
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**EXISTING FAR**  
RITZ-SAGAMORE

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

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

Date	05-08-2023	Sheet No.	A1.02
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"

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



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**HPB**  
 FINAL SUBMITTAL

**Ritz-Sagamore**  
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 Miami Beach, FL 33139

**Owner:** Di Lido Beach Resort LLC.  
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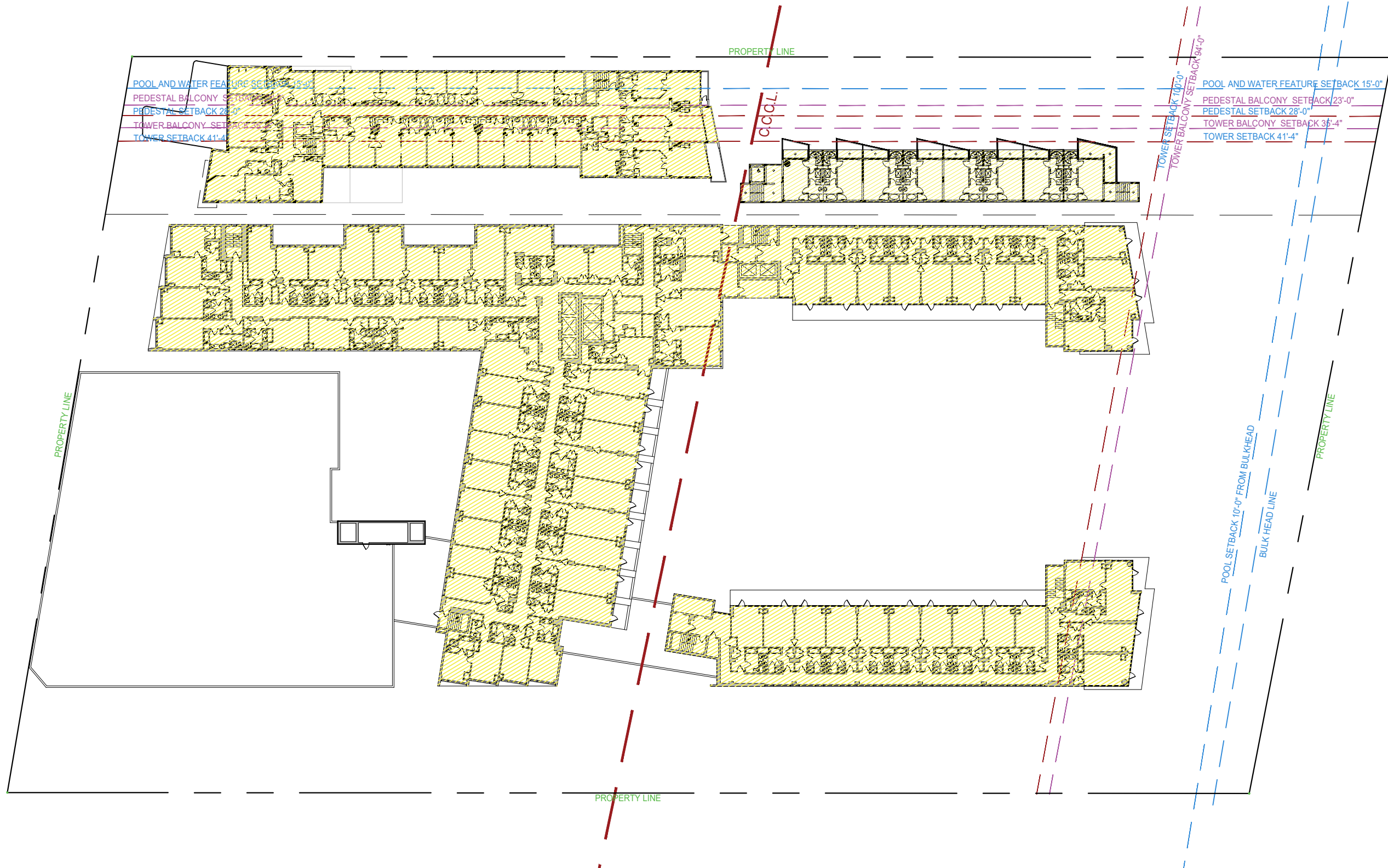


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 Lic. # AR0012578

**EXISTING FAR**  
 RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	
Scale	1"=50'-0"		A1.03
Project	2018		

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



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



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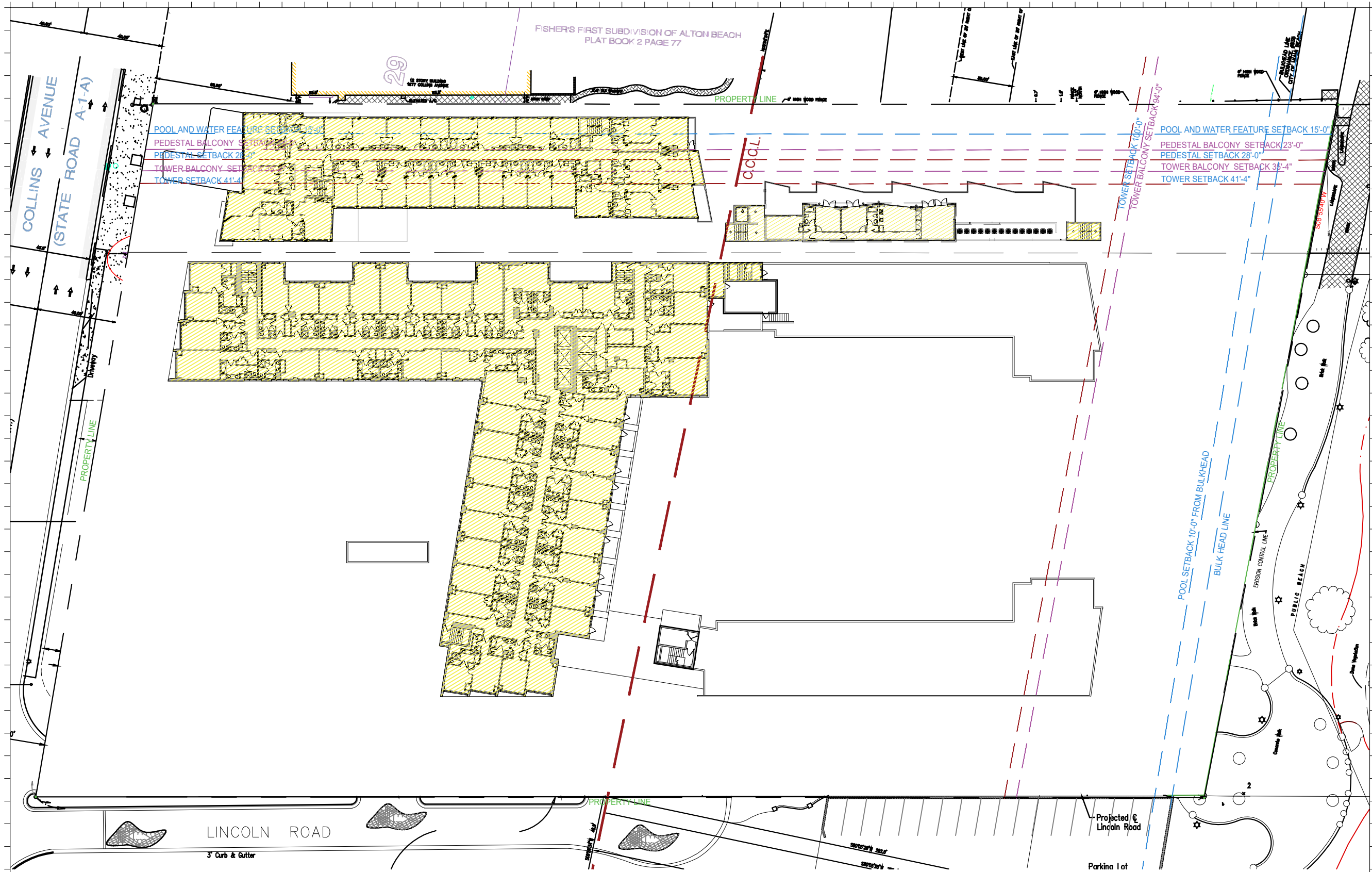


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**EXISTING FAR**  
RITZ-SAGAMORE

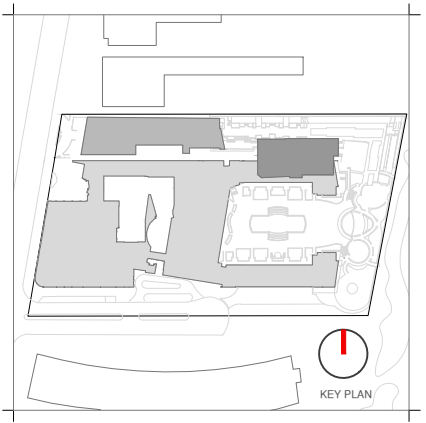
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Scale	1"=50'-0"		
Project	2018		

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



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

1 EXISTING FAR 5TH 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.  
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Toronto, ON Canada M6B 1P8  
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**Consultant:** LANDSCAPE ARCHITECT  
**Name:** Naturalifical.  
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**Tel:** 786.717.8564  
**Email:**

**Consultant:** MEP  
**Name:** MG Engineering.  
**Address:** 6915 Red Road, Suite 224  
2800 Biscayne Blvd  
Miami, FL 33137  
**Tel:** 305.755.3833  
**Email:**

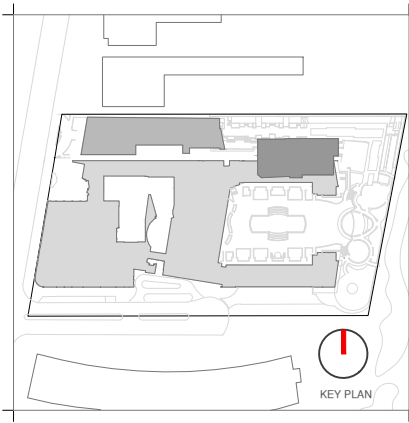
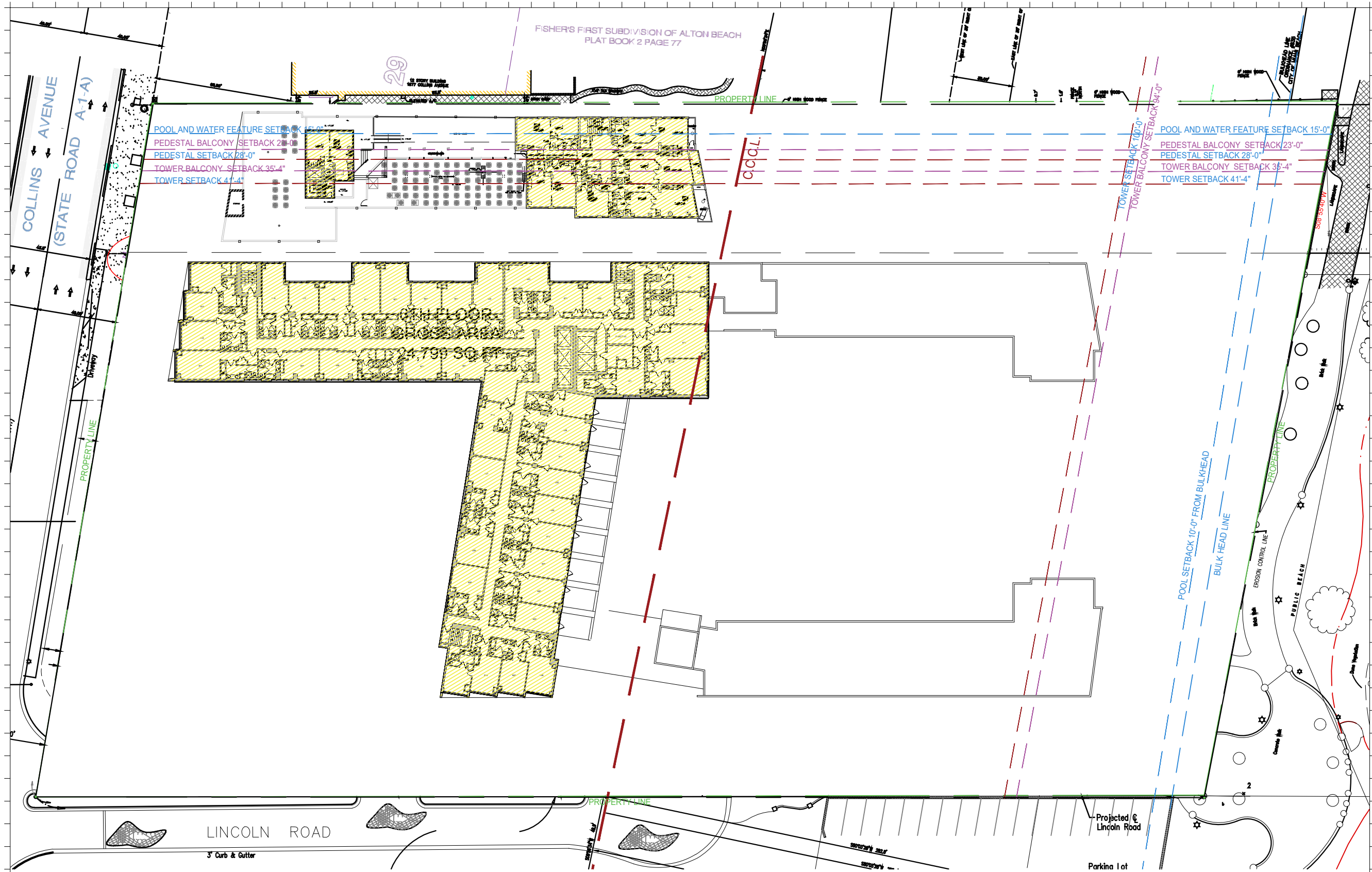
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Miami, FL 33131  
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**KOBI KARP**  
Lic. # AR0012578  
**EXISTING FAR**  
**RITZ-SAGAMORE**

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



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FINAL SUBMITTAL

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

**Owner:** Di Lido Beach Resort LLC.  
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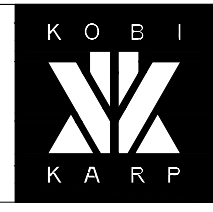
**Consultant:** STUDIO MUNGE.  
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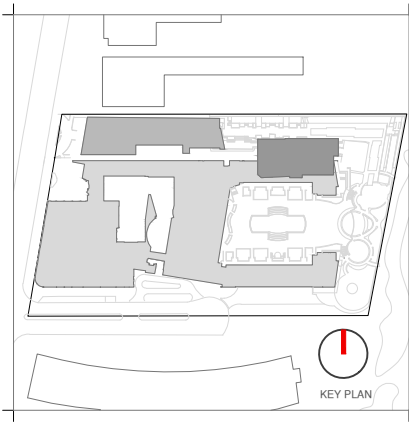
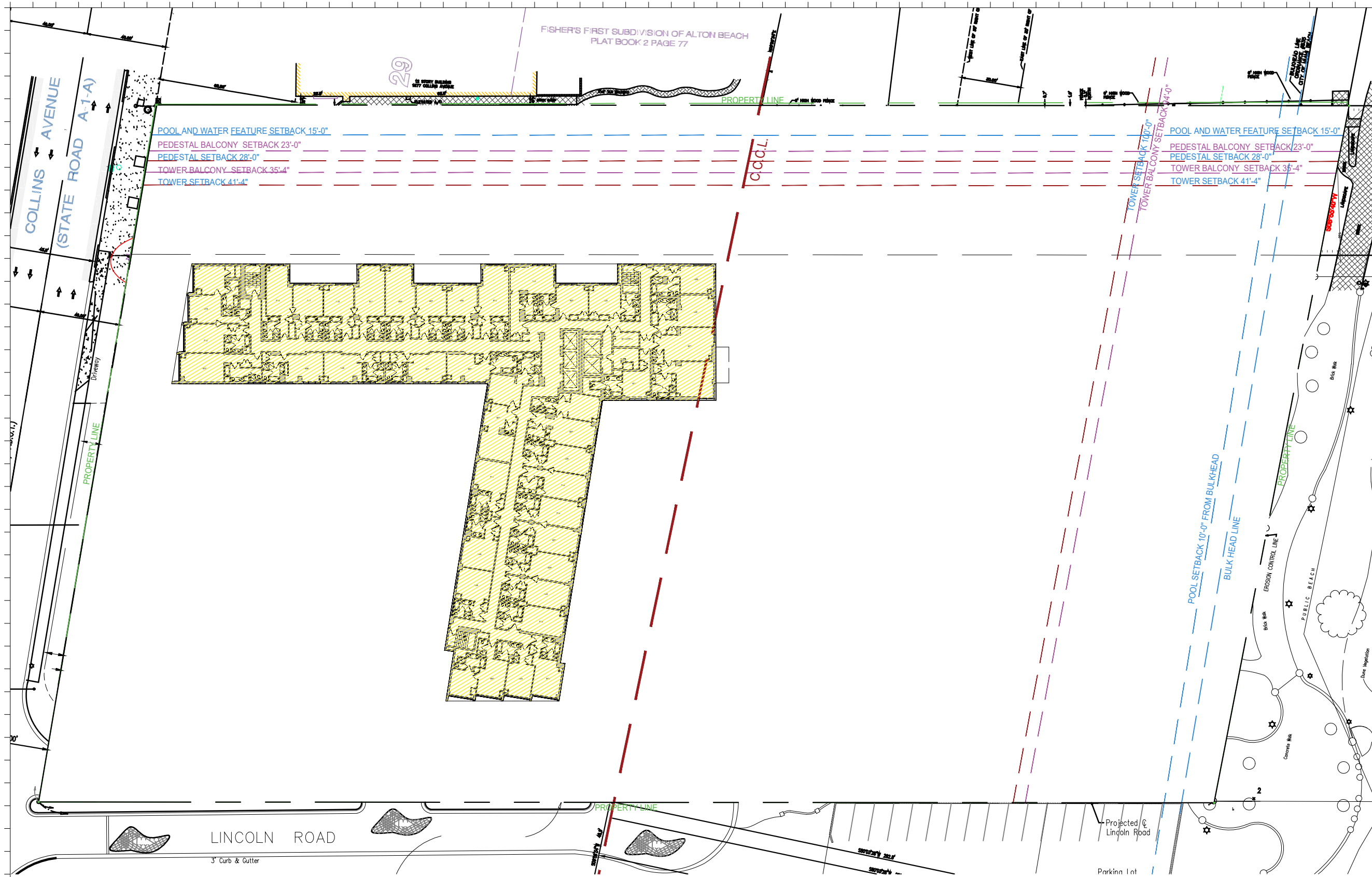
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RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A1.06
Scale	1"-50'-0"		
Project	2018		

EXISTING FAR		
RITZ	24,397 S.F.	
SAGAMORE	4,218 S.F.	

1 EXISITNG FAR 6TH 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: EBJ Sagamore LLC.  
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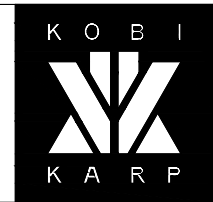
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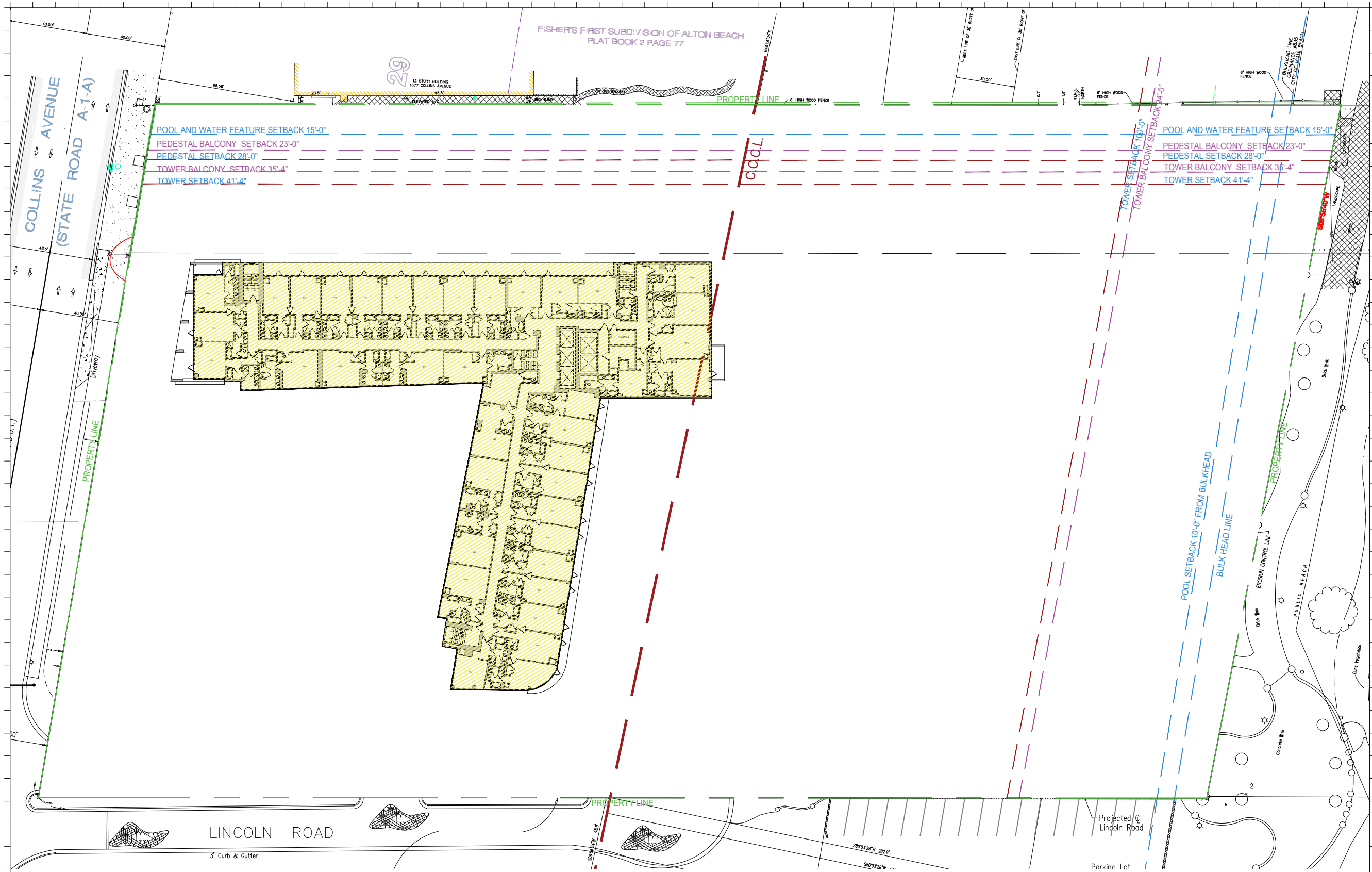


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**EXISTING FAR**  
RITZ-SAGAMORE

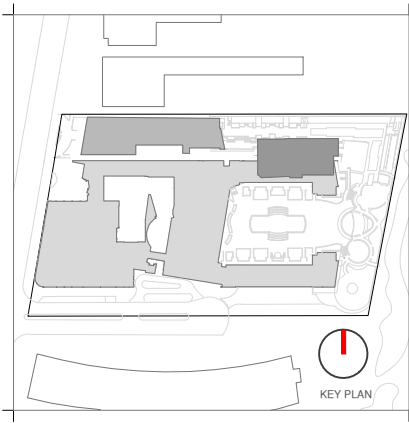
EXISTING FAR		
RITZ	24,397 S.F.	
SAGAMORE		

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

**HPB**  
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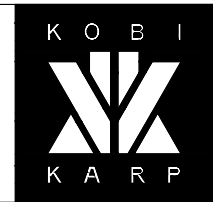
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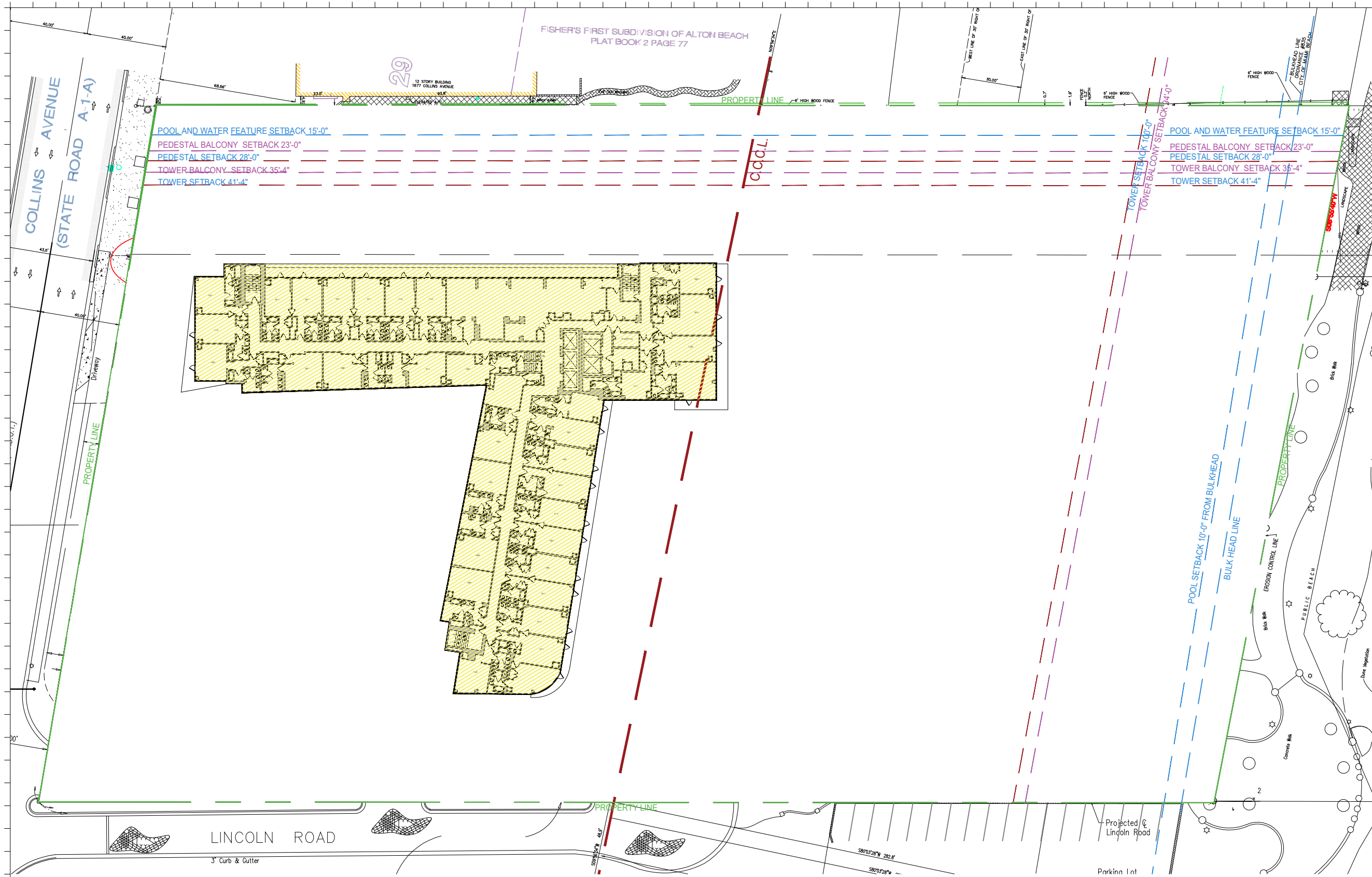


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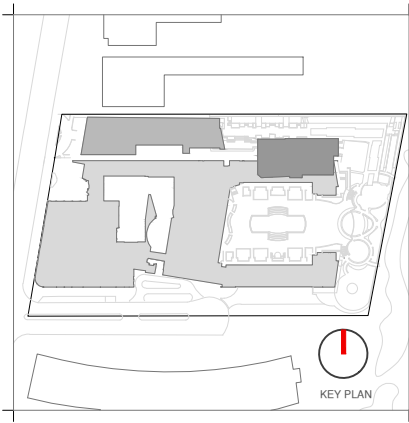
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**RITZ-SAGAMORE**

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

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



EXISTING FAR	
RITZ	24,387 S.F.
SAGAMORE	



Rev.	Date	Rev.	Date

**HPB**  
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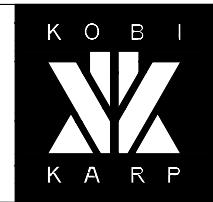
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**Tel:** 2800 Biscayne Blvd  
**Email:** Miami, FL, 33137  
305.755.3833

**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

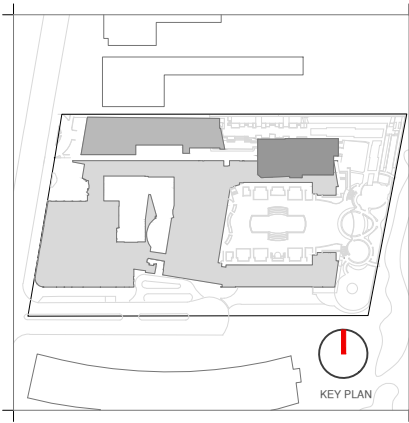
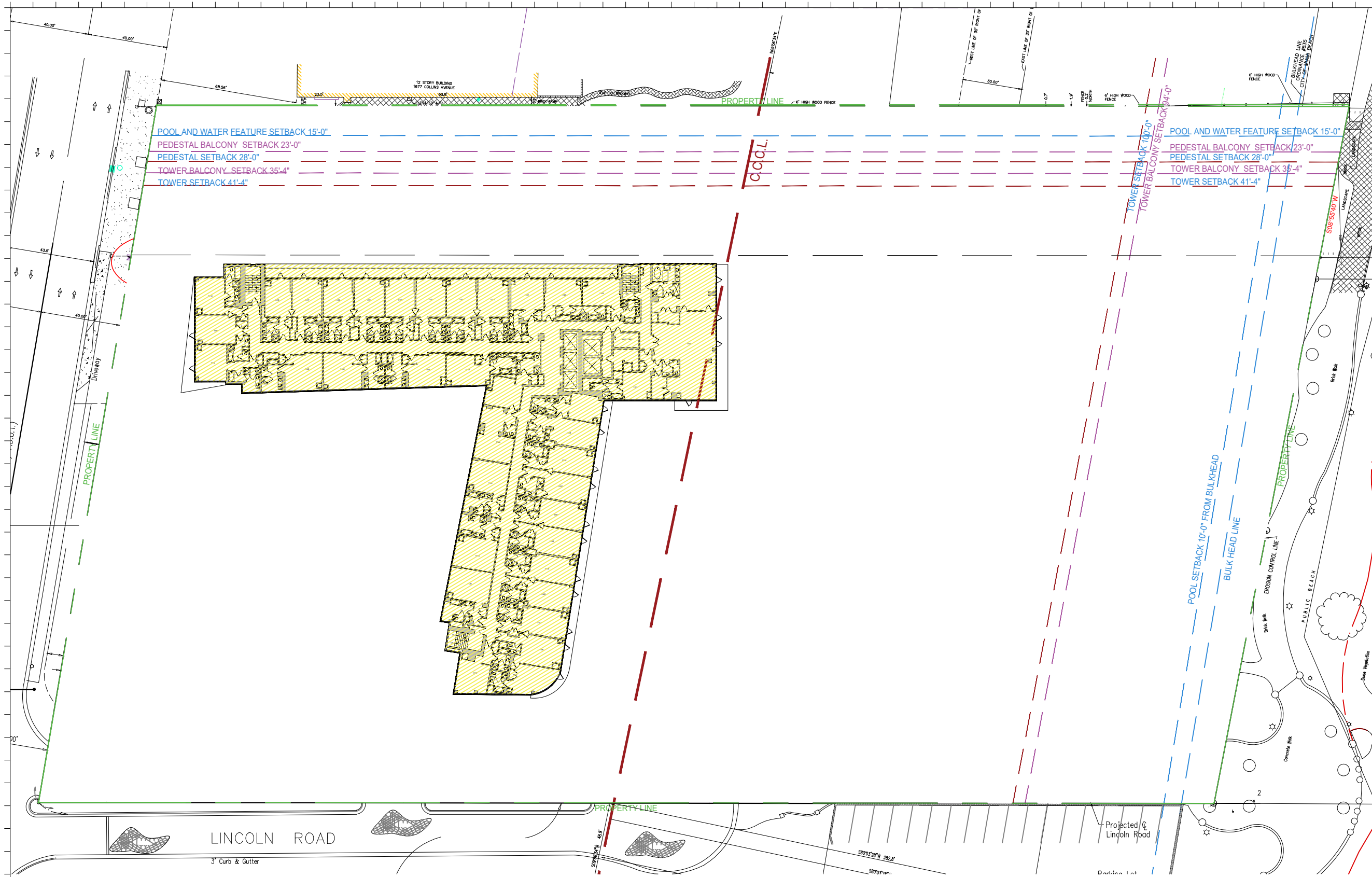


**KOBI KARP**  
Lic. # AR0012578

**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"



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  
**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  
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**Fax:** +1(305) 573 1818  
+1(305) 573 3766

EXISTING FAR		
RITZ	24,383 S.F.	
SAGAMORE		

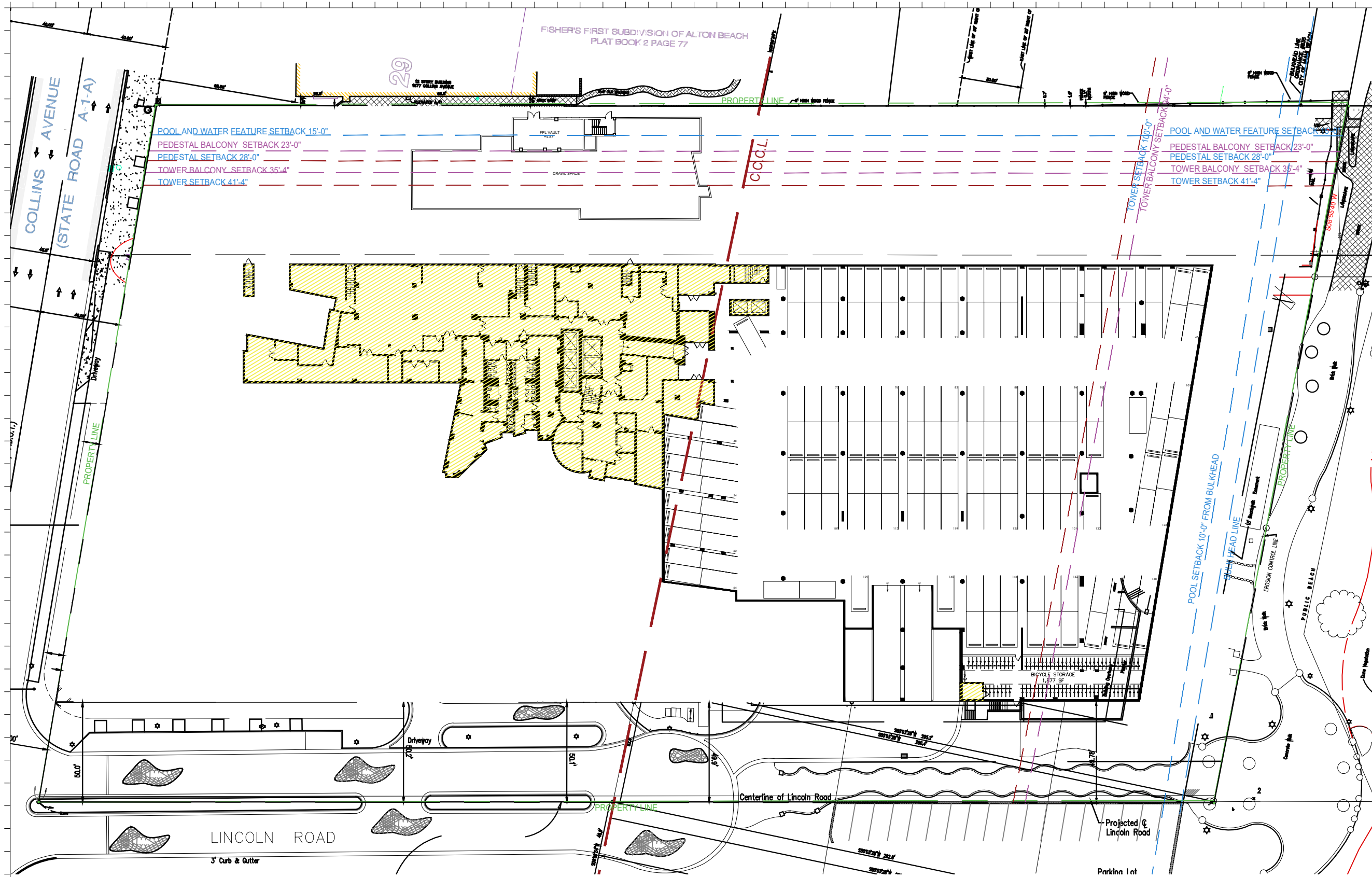
1 EXISITNG FAR 11TH FLOOR PLAN  
SCALE: 1" = 50'-0"

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

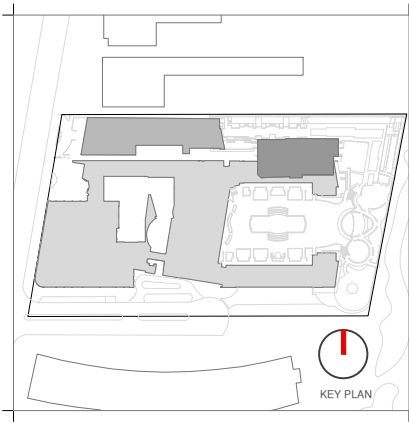
KOBI KARP  
Lic. # AR0012578

**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**  
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:** MEP  
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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"