



1100 5th Street

FINAL SUBMITTAL

New Five-Story Office Building:

- *Restaurant/Retail*
- *Parking*
- *Three Levels of Offices*

February 25, 2024

ZYSCOVICH
Souto Moura Arquitectos S.A.

SKETCH OF BOUNDARY SURVEY



LOCATION MAP



SITE PHOTO



THREE LIST

No.	Tree Name	Botanical Name	T.S.N.	Height	Spread
1	BRICKLAW PALM	ROSEAPERTHE PALM	1.0	20	12
2	BRICKLAW PALM	ROSEAPERTHE PALM	1.0	20	12
3	BRICKLAW PALM	ROSEAPERTHE PALM	1.0	20	12
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99	BRICKLAW PALM	ROSEAPERTHE PALM	1.0	20	12
100	BRICKLAW PALM	ROSEAPERTHE PALM	1.0	20	12

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers - Planners - Surveyors
CORPORATE OFFICE
100 CLEVELAND AVENUE
SUITE 200
MIAMI, FL 33136
PHONE: 305-555-8827
WWW.ASMI.COM

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify that the above parcels, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 100 FEET OF LOT 3, OF BLOCK 105, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOT 3, LESS THE EAST 100 FEET THEREOF AND LESS THAT PORTION THEREOF WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 30 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST TANGENT TO THE NORTH LINE OF SAID LOT 3 AND TANGENT TO THE SOUTHWEST LINE OF SAID LOT 1, OF BLOCK 105, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
LOT 4, LESS THE EAST 100 FEET THEREOF, OF BLOCK 105, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:
THE EAST 100 FEET OF LOT 4, OF BLOCK 105, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:
LOTS 5, 6, 7, 8, AND 9 OF RESUBDIVISION LOTS 5 AND 6, BLOCK 105, OF OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL OF AFORESAID PARCELS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 BEING NOW KNOWN AS:
ALL OF LOTS 3 AND 4 IN BLOCK 105, OF OCEAN BEACH, P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 3 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 30 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST TANGENT TO BOTH THE NORTH AND SOUTHWEST LINES OF SAID LOT 3.

TOGETHER WITH:
LOTS 5, 6, 7, 8, AND 9, OF RESUBDIVISION LOTS 5 AND 6, BLOCK 105, OF OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PREPARED UNDER MY SUPERVISION AND I AM A TRUE AND CORRECT COPY OF THE ORIGINAL AND I HAVE THEREIN SET FORTH THE "STANDARD OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 61J-7 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LANS, CHAPTER 402.03 FOR THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GRANT ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

Digitally signed by Ed Pino
Date: 2023.11.07 10:29:37 -05'00'



- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY FLOOD NO. 22000C-0000A, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD).
 - LAND AREA OF SUBJECT PROPERTY: 32,690 (+/-) SQ FT
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODESIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BEACH PLAT NO. 30, WITH AN ELEVATION OF 8.17 FEET.
 - BOUNDINGS SHOWN HEREON ARE BASED ON AN ASSUME PRESSION OF N45°10'30"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF HIGH LENOX AVE., AS SHOWN ON PLAT BOOK 149 AT PAGE 25 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFY TO:
THE LION VENTURE LLC, ITS SUCCESSORS
ANCHOR ASSOCIATES, A.T.J.M.A.
BANK DEVELOPMENT LLC, ITS SUCCESSORS
ANCHOR ASSOCIATES, A.T.J.M.A.
GATEWAY P.W. LLC

- SURVEYOR LEGEND (IF ANY APPLIES)**
- 1. LOT 100
 - 2. LOT 101
 - 3. LOT 102
 - 4. LOT 103
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ITEM #	Zoning Information				
1	Address:	1100 5th STREET, MIAMI BEACH, FL 33139			
2	Board and file numbers :	PB23-0636			
3	Folio number(s):	02-4203-009-8190			
4	Year constructed:		Zoning District / Overlay:	CPS-2	
5	Based Flood Elevation:	8.00 FEET NGVD	Grade value in NGVD:	3.33' - 6.35'	
6	Lot Area:	32,650(+/-) SQ FT	Lot Depth:	100.00' / 141.65'	
7	Lot width:	262.49' / 200.00' / 80.00' / 97.70'			
8	Minimum Unit Size	N/A	Average Unit Size:	N/A	
9	Existing use:	RETAIL	Proposed use:	OFFICE/RETAIL	
		Maximum	Existing	Proposed	Deficiencies
10	Height:	75'		74'-11"	
11	Number of Stories:	N/A	1	5	
12	FAR:	2.0 - 65,300 SF		1.99 - 65,253 SF	
13	Gross square footage:	N/A		101,381 SF	
14	Square Footage by use:	N/A			
15	Number of units Residential:	N/A		N/A	
16	Number of units Hotel:	N/A		N/A	
17	Number of seats:	N/A		N/A	
18	Occupancy load:	N/A		N/A	
19	Density (per Comprehensive Plan):	N/A		N/A	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	0'		N/A	
21	Side Setback:			N/A	
22	Side Setback facing street:	0'		N/A	
23	Side Setback interior:	0'		N/A	
24	Rear Setback:	0'		N/A	
	At Grade Parking:				
25	Front Setback:			N/A	
26	Side Setback:			N/A	
27	Side Setback facing street:			N/A	
28	Side Setback interior:			N/A	
29	Rear Setback:			N/A	
	Pedestal:				
30	Front Setback:	0'		0'	
31	Side Setback:	0'		0'	
32	Side Setback facing street:	0'		0' / 5'	
33	Side Setback interior:	0'		0'	
34	Rear Setback:	5'		N/A	
	Tower:				
35	Front Setback:	0'		N/A	
36	Side Setback:			N/A	
37	Side Setback facing street:	0'		N/A	
38	Side Setback interior:	0'		N/A	
39	Rear Setback:	10' - when abutting residential		N/A	

1100 5th Street

Miami Beach, Florida

Zoning Data

February 25, 2024

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Souto Moura Arquitectos S.A. **ZYSCOVICH**

100 N Biscayne Blvd. 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

0.2

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1		1	
41	Total number of parking spaces:	105		105	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	See parking calculation (Sheet 1.8)			
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	105		105	
44	Parking Space Dimensions:	8'-6" x 18'-0"		8'-6" x 18'-0"	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	N/A		90°	
46	ADA Spaces:	5		5	
47	Tandem Spaces:	N/A		0	
48	Drive aisle width:	22'		22'	
49	Valet drop off and pick up:	N/A		3 drop off 3 pick up	
50	Loading spaces:	3		3	
51	Trash collection area:			1	
52	Short-term Bicycle Parking, location and Number of racks:	60		67 at Mobility Hub / Bike Storage and onstreet	
53	Long-Term Bicycle Parking, location, and Number of racks	65		72 at Mobility Hub / Bike Storage	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:			Restaurant	
55	Number of seats located outside on private property:			68	
56	Number of seats inside:			146	
57	Total number of seats:			214	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):				
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):				
61	Proposed hours of operation:				
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):		Yes		
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):		No		
64	Is this a contributing building?:		No		
65	Located within a Local Historic District?:		No		
	Future Crown of Road	5th Street	Lenox Ave.	4th Street	Alton Road
66		6.96' NGVD	5.96' NGVD	5.96' NGVD	5.96' NGVD

1100 5th Street

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Miami Beach, Florida

Zoning Data

February 25, 2024

Souto Moura Arquitectos S.A. ZYSCOVICH

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

Areas

Level	Name	Area Type	Area
Level 1 (NGVD 8.83')	Office Lobby	Office	1,970 SF
Level 1 (NGVD 8.83')	Elev Lobby	Office	115 SF
Level 1 (NGVD 8.83')	Restaurant	Restaurant	7,204 SF
Level 1 (NGVD 8.83')	A/C Trash	BOH	148 SF
Level 1 (NGVD 8.83')	Elec/Switchgear	BOH	781 SF
Level 1 (NGVD 8.83')	FCC	BOH	209 SF
Level 1 (NGVD 8.83')	FPL Vault	BOH	834 SF
Level 1 (NGVD 8.83')	Kitchen Trash	BOH	258 SF
Level 1 (NGVD 8.83')	Mail	BOH	259 SF
Level 1 (NGVD 8.83')	Mobility Hub / Bike Sto.	MOBILITY HUB	1,647 SF
Level 1 (NGVD 8.83')	RR	BOH	62 SF
Level 1 (NGVD 8.83')	Trash and Recycling	BOH	853 SF
Level 1 (NGVD 8.83')	Valet	BOH	115 SF
			14,455 SF
Level 1M	Dom. Water Pumps	BOH	86 SF
Level 1M	Fire Pumps	BOH	325 SF
Level 1M	MDF	BOH	197 SF
			607 SF
Level 2	Parking and Ramp	Parking	29,339 SF
			29,339 SF
Level 3	Common Area	Common Area	1,690 SF
Level 3	Elec	BOH	135 SF
Level 3	IDF	BOH	77 SF
Level 3	Office	Office	11,771 SF
Level 3	Amenity	Office	2,551 SF
			16,225 SF
Level 4	Elec	BOH	135 SF
Level 4	IDF	BOH	77 SF
Level 4	Office	Office	16,013 SF
			16,225 SF
Level 5	Elec	BOH	135 SF
Level 5	IDF	BOH	77 SF
Level 5	Office	Office	16,013 SF
			16,225 SF
			93,075 SF

Parking Calculations

Total Parking Required

Office L1	0	SF	300	SF/space	0.0	spaces
Office L3	16,000	SF	400	SF/space	40.0	spaces
Office L4	16,000	SF	400	SF/space	40.0	spaces
Office L5	16,000	SF	400	SF/space	40.0	spaces
Total	48,000	SF			120	spaces
Restaurant	214	Seats	4	Seats/space	54	spaces
Total Office + Restaurant					174	spaces

Shared Parking

Weekdays				Weekends						
Day		Evening		Day		Evening		Night		
Office	100%	120	5%	6	10%	12	5%	6	6	
Restaurant	50%	27	75%	41	75%	41	90%	49	10%	6
Total req.		147	47		53		55		12	

Alternative Parking Incentives

		Max Reduction		Reduction provided		
Bicycle parking, long term	1 space / 5 bikes	15%	22	9%	13	65
Bicycle parking, short term	1 space / 10 bikes	15%	22	4%	6	60
Carpool/vanpool	3 spaces / 1 car/vanpool spaces	10%	14	6%	9	3
Drop-off	3 spaces / 1 curbside drop off stall		9		3	1
Scooter/moped/motorcycle	1 space / 3 spaces, off-street	15%	22	2%	3	9
Showers	2 spaces / shower facility		8		8	4
Total Reduction		97				
		Max 50% Total Reduction		73		
				Spaces required		105
				Spaces provided incl. 5 ADA spaces		105

Total Loading Required

Office	48,000	SF	Over 10,000 SF but not over 100,000 SF	2 spaces
Restaurant	16,000	SF	Over 2,000 SF but not over 10,000 SF	1 space
Total req.				3 spaces

Bikes
Bikes
Carpool/Vanpool spaces
Drop-off stall
Scooter stalls
Shower stalls

Drawing Index

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- 0.2 Zoning Data
- 0.3 Zoning Data
- 0.4 Areas, Parking, and Loading Calculations
- 0.5 Drawing Index & Location
- 0.6 FAR Diagrams and Gross Areas
- 0.7 FAR Diagrams and Gross Areas
- 0.8 Site Photos
- 0.9 Site Photos
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- 0.11 Context Photos
- 0.12 Context Photos
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- 1.1M Level 1M
- 1.2 Level 2
- 1.3 Level 3
- 1.4 Level 4
- 1.5 Level 5
- 1.6 Roof
- 1.7 Upper Roof
- 1.8 Alternate Parking Plans (non-mechanical)
- 1.10 On-Street Parking
- 2.1 North Elevation
- 2.2 East Elevation
- 2.3 South Elevation
- 2.4 West Elevation
- 2.5 Section
- 2.6 Building Height
- 2.7 Brise Soleil Detail
- 2.8 Garage Screening
- 3.1 Rendering
- 3.2 Rendering
- 3.3 Rendering
- 3.4 Rendering
- 3.5 Rendering
- 3.6 Rendering
- 3.7 Rendering
- 3.8 Rendering



Location Maps

1100 5th Street

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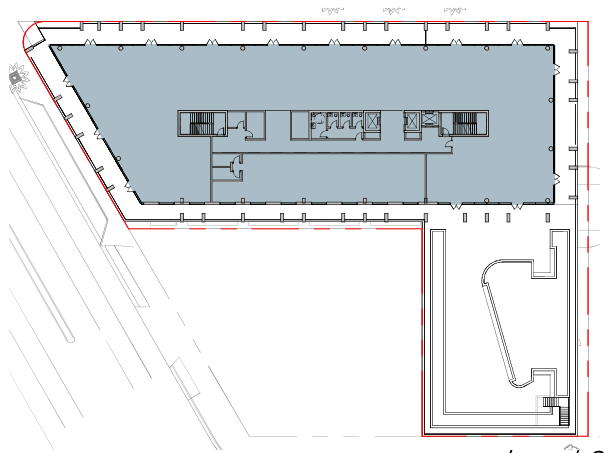
Drawing Index & Location

February 25, 2024

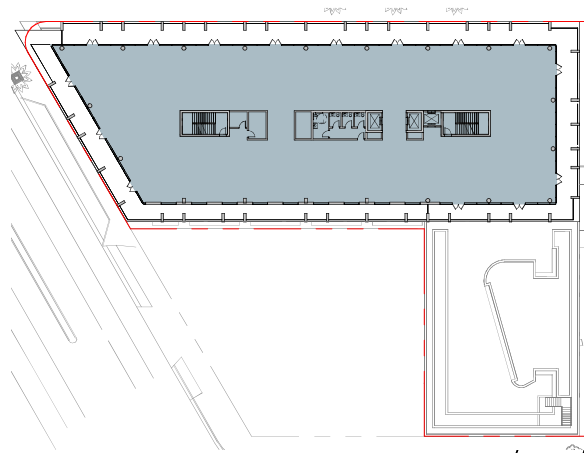
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100 N Biscayne Blvd. 27th Fl
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t 305.372.5222 f 305.577.4521

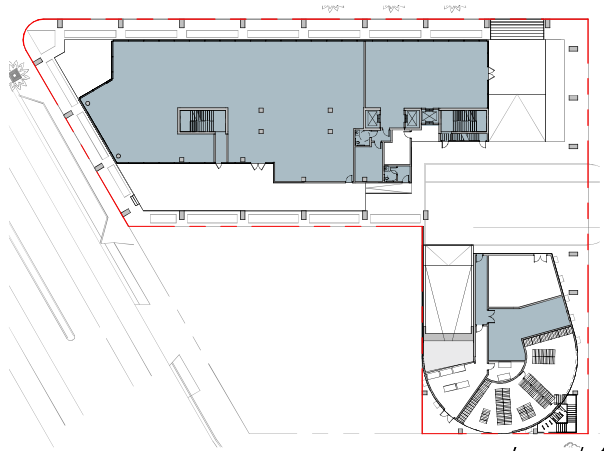
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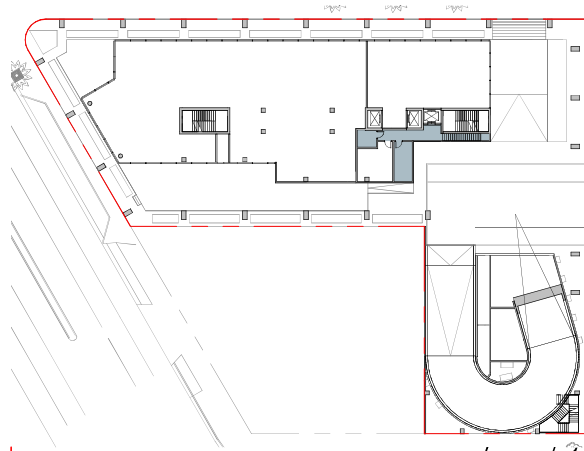
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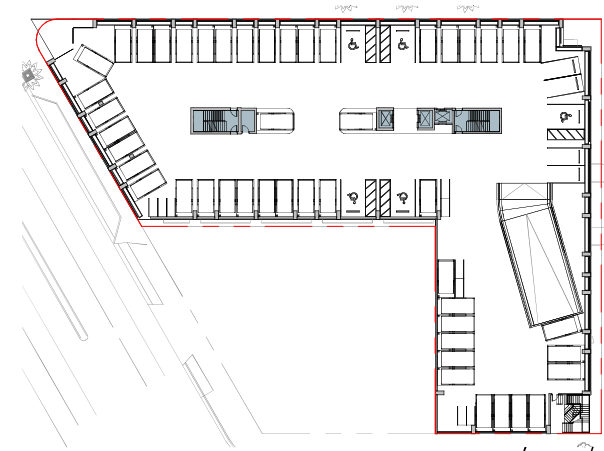
Level 4



Level 1



Level 1M



Level 2

FAR

Level	Area
Level 1 (NGVD 8.83')	12,104 SF
Level 1M	595 SF
Level 2	817 SF
Level 3	17,246 SF
Level 4	17,246 SF
Level 5	17,246 SF
	65,253 SF

Gross Areas

Level	Area
Level 1 (NGVD 8.83')	17,124 SF
Level 2	31,979 SF
Level 3	17,118 SF
Level 4	17,118 SF
Level 5	17,118 SF
Roof	923 SF
	101,381 SF

Site Area: 32,650 SF
 FAR: 2.0
 Allowable Area: 65,300 SF

1100 5th Street

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FAR Diagrams and Gross Areas

1" = 60'-0"

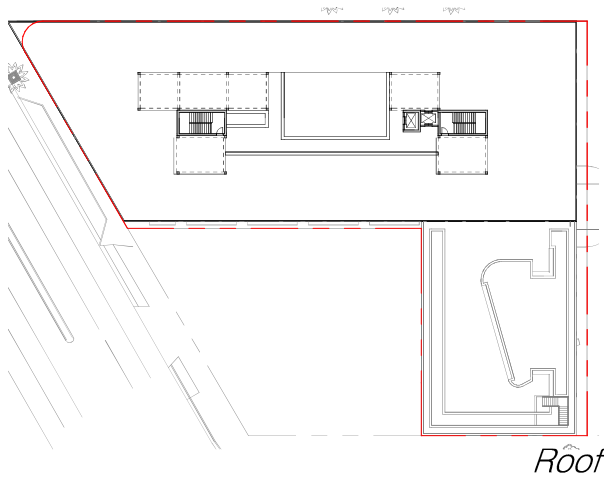
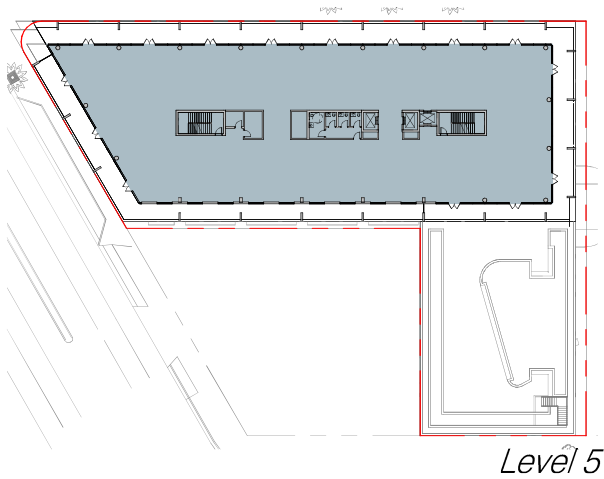
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Souto Moura Arquitectos S.A. ZYSCOVICH

100 N Biscayne Blvd., 27th Fl
 Miami, FL 33132 2304
 t 305.372.5222 f 305.577.4521

e info@zyscovich.com
 w www.zyscovich.com

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FAR

Level	Area
Level 1 (NGVD 8.83')	12,104 SF
Level 1M	595 SF
Level 2	817 SF
Level 3	17,246 SF
Level 4	17,246 SF
Level 5	17,246 SF
	65,253 SF

Gross Areas

Level	Area
Level 1 (NGVD 8.83')	17,124 SF
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	101,381 SF

Site Area: 32,650 SF
 FAR: 2.0
 Allowable Area: 65,300 SF

1100 5th Street

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FAR Diagrams and Gross Areas

1" = 60'-0"

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Souto Moura Arquitectos S.A. ZYSCOVICH

100 N Biscayne Blvd., 27th Fl
 Miami, FL 33132 2304
 t 305.372.5222 f 305.577.4521

e info@zyscovich.com
 w www.zyscovich.com

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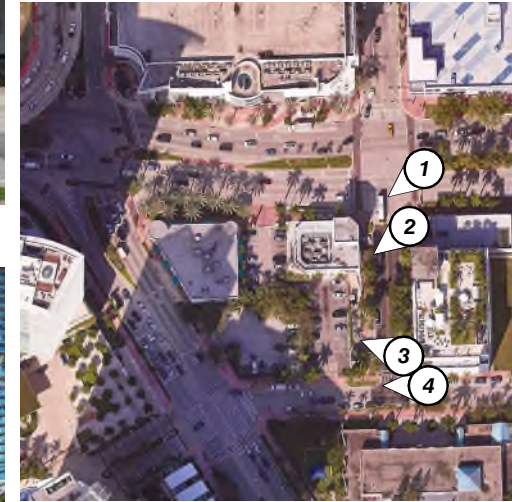
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3



4



Photos taken: 11/07/2023

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Miami Beach, Florida

Site Photos

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Souto Moura Arquitectos S.A. **ZYSCOVICH**

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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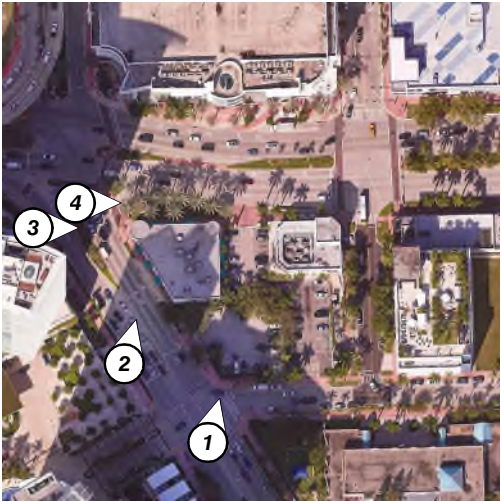
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Site Photos

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Souto Moura Arquitectos S.A. **ZYSCOVICH**

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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1



2



3



4



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Miami Beach, Florida

Context Photos

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100 N Biscayne Blvd., 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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1



2



3



4



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Context Photos

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100 N Biscayne Blvd., 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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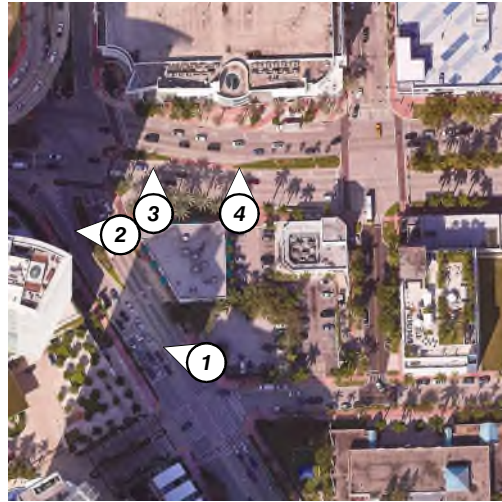
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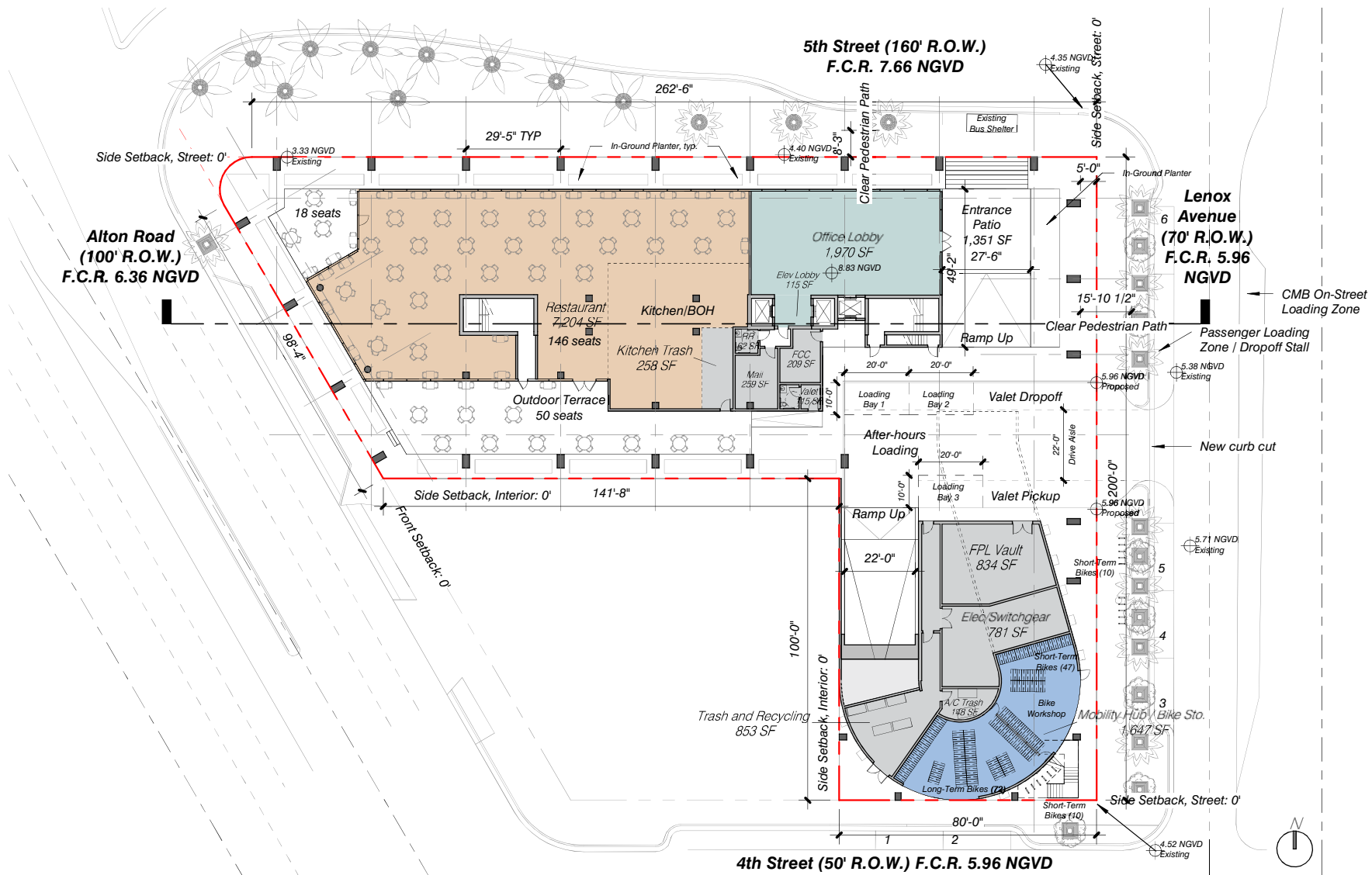
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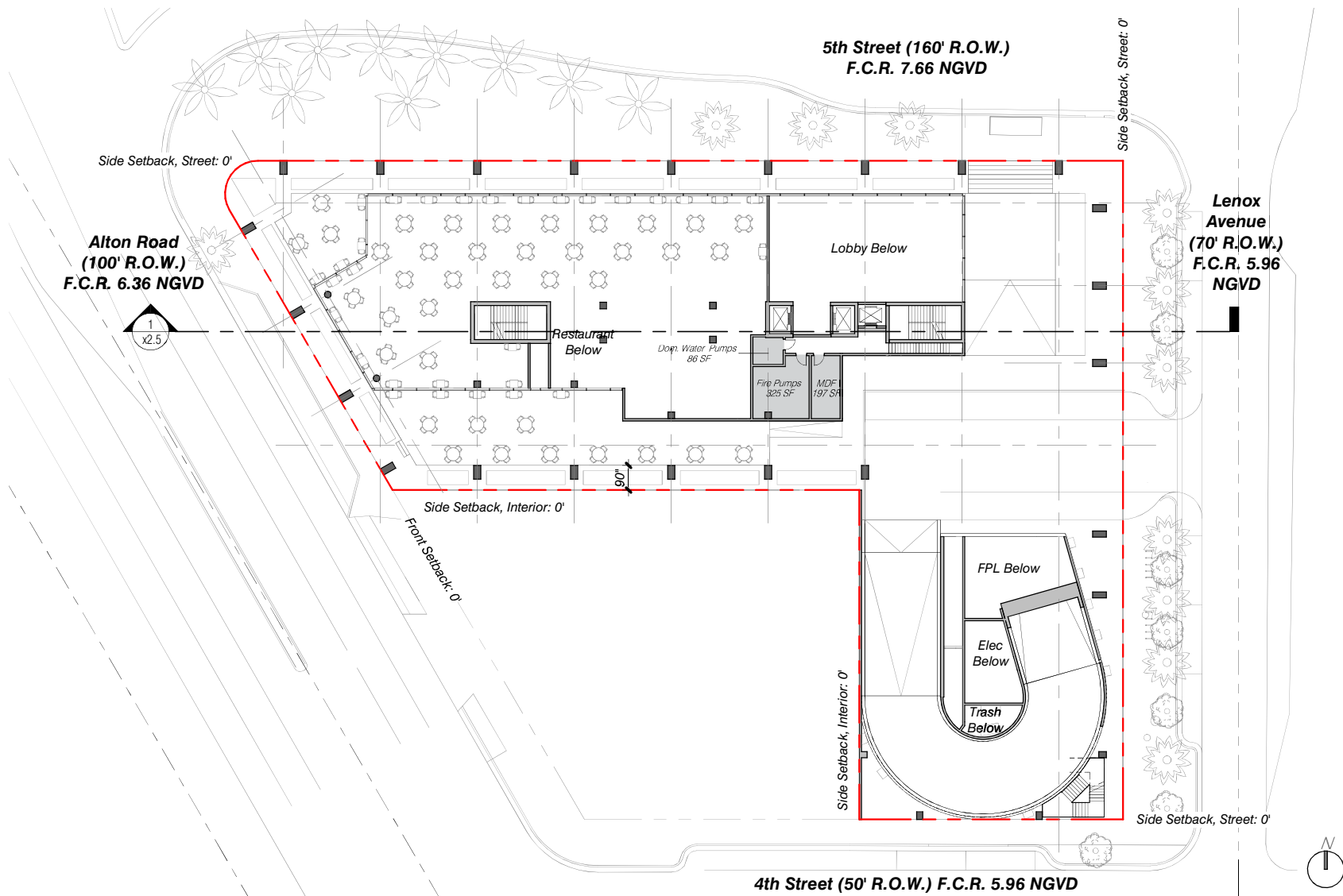
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100 N Biscayne Blvd., 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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Miami Beach, Florida

Level 1M

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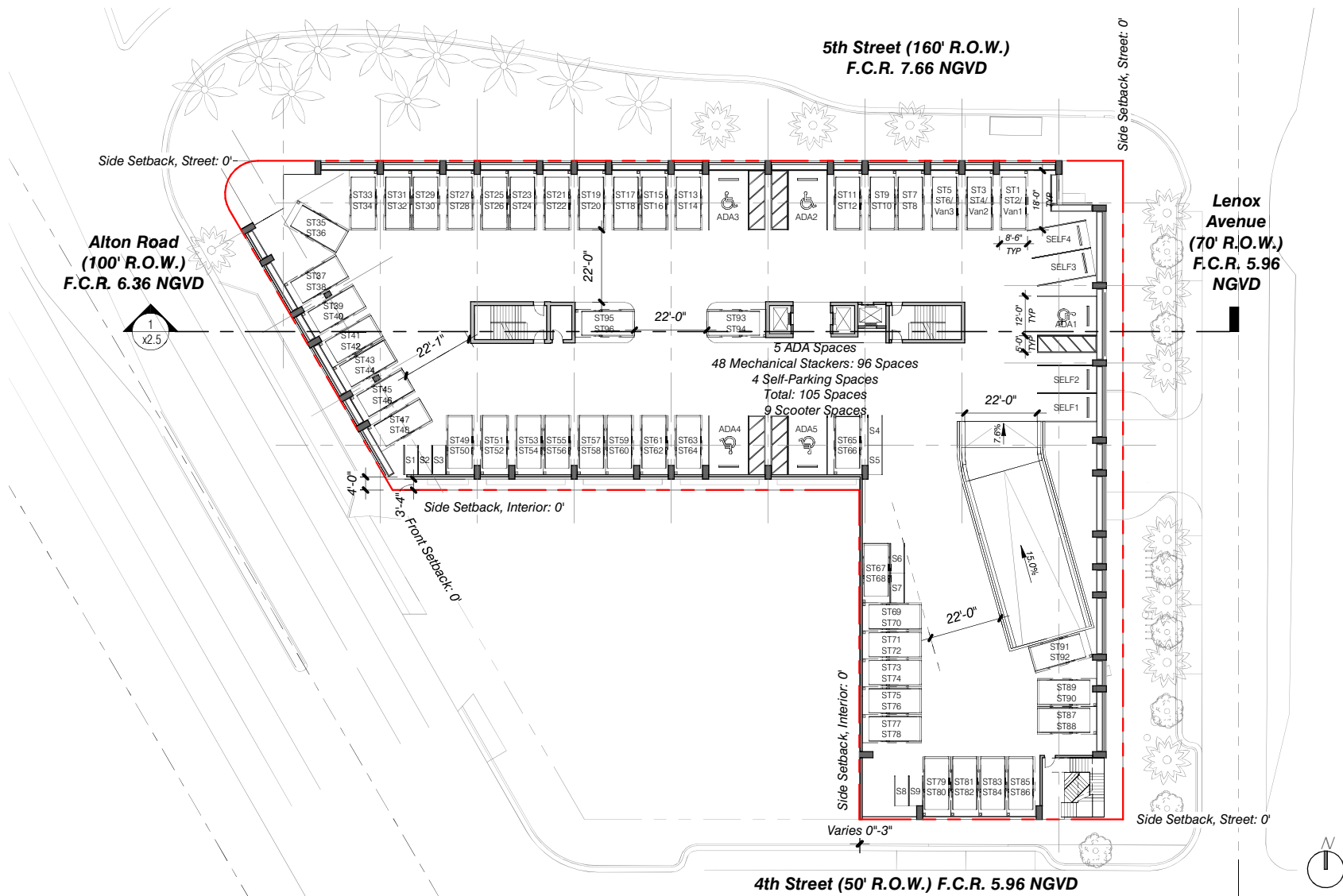
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Souto Moura Arquitectos S.A. **ZYSCOVICH**

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132, 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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Miami Beach, Florida

Level 2

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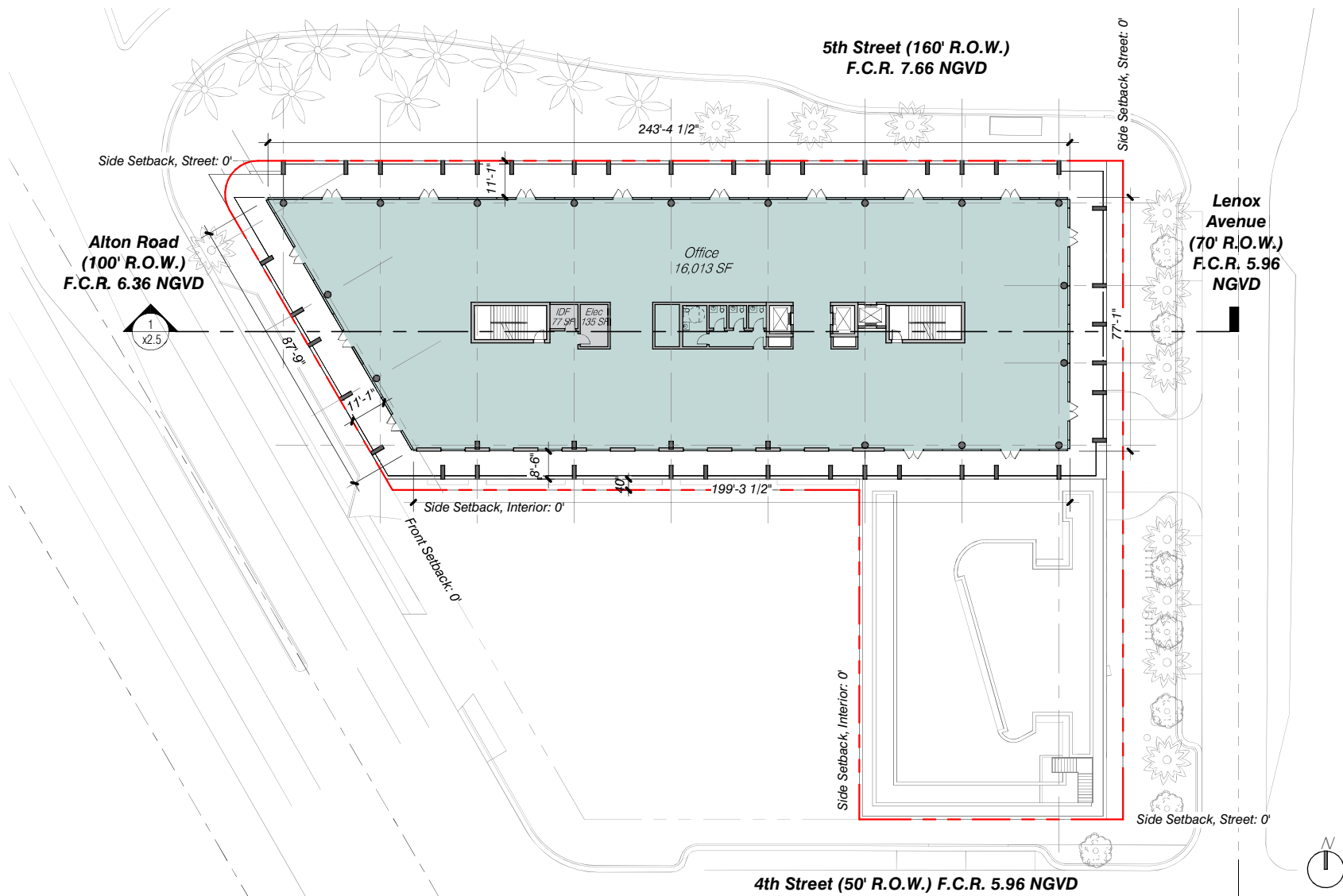
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Souto Moura Arquitectos S.A. **ZYSCOVICH**

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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Level 4

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Souto Moura Arquitectos S.A. **ZYSCOVICH**

100 N Biscayne Blvd., 27th Fl
Miami, FL 33132 2304
t 305.372.5222 f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

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