



1100 5th Street

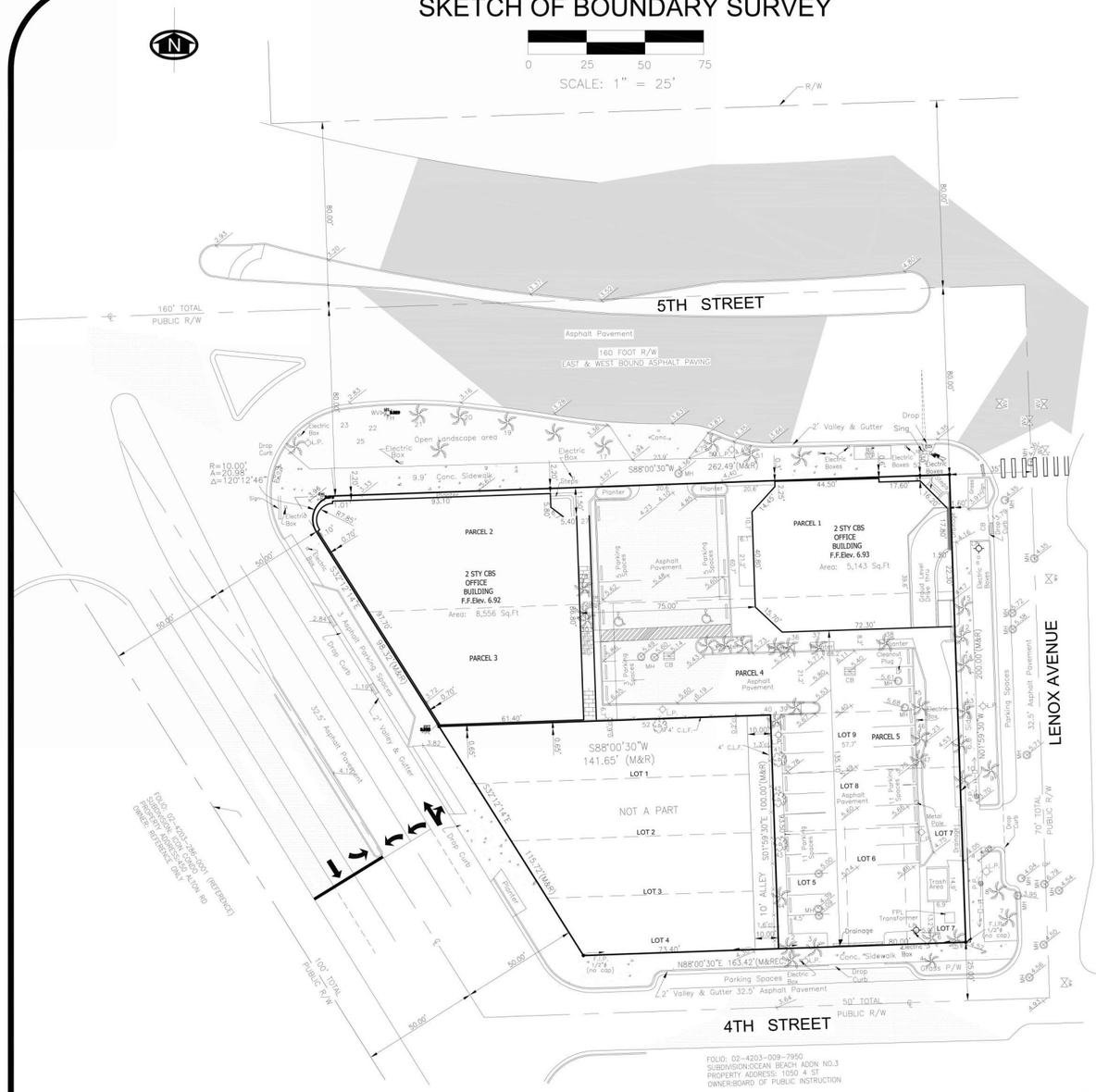
FINAL SUBMITTAL - DRB FILE NUMBER DRB23-0982

New Five-Story Office Building:
- *Restaurant/Retail*
- *Parking*
- *Three Levels of Offices*

Souto Moura Arquitectos S.A. ZYSCOVICH

March 10, 2024

SKETCH OF BOUNDARY SURVEY



LOCATION MAP



SITE PHOTO



AN ARBORIST MUST CONFIRM ALL THE THREE NAMES CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES, LAND SURVEYORS ARE NOT ARBORIST

TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.6'	25'	12'
2–5	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	50'
6	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	20'	12'
7–8	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	20'	12'
9–12	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
13	LIVE OAK	QUERCUS VIRGINIANA	1.3'	20'	20'
14	LIVE OAK	QUERCUS VIRGINIANA	0.8'	25'	20'
15	LIVE OAK	QUERCUS VIRGINIANA	0.7'	20'	18'
16	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	40'
17–26	CANARY DATE PALM	PHOENIX CANARIENSIS	1.5'	20'	20'
27	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'	5'
28–29	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'	5'
30–31	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'	5'
32–38	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.3'	20'	7'
39–40	ROYAL PALM	ROYSTONIA ELATA	1.0'	50'	50'
41–43	LIVE OAK	QUERCUS VIRGINIANA	1.2'	20'	18'
16	ROYAL PALM	ROYSTONIA ELATA (to be removed)			
45–51	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	12'	6'
52	LIVE OAK	QUERCUS VIRGINIANA	2.0'	60'	60'

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, 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:

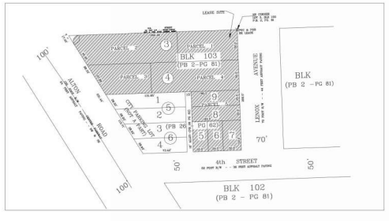
PARCEL 1:
THE EAST 100 FEET OF LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOT 3, LESS THE EAST 100 FEET THEREOF AND LESS THAT PORTION THEREOF WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST TANGENT TO THE NORTH LINE OF SAID LOT 3 AND TANGENT TO THE SOUTHWESTERLY LINE OF SAID LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA.

PARCEL 3:
LOT 4, LESS THE EAST 145.6 FEET THEREOF, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PARCEL 4:
THE EAST 145.6 FEET OF LOT 4, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, 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 103, THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ALL OF ABOVE DESCRIBED PARCELS 1, 2, 3, 4, AND 5 BEING NOW KNOWN AS:
ALL OF LOTS 3 AND 4, IN BLOCK 103, OF OCEAN BEACH FLA., ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, 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 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST AND TANGENT TO BOTH THE NORTH AND SOUTHWESTERLY LINES OF SAID LOT 3;

TOGETHER WITH:
LOTS 5, 6, 7, 8 AND 9, OF RESUBDIVISION OF LOTS 5 AND 6, BLOCK 103, OF THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



JOB SPECIFIC SURVEYOR NOTES:

1. 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 PANEL No. **12086C-0319L**, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)

   LAND AREA OF SUBJECT PROPERTY: 32,650(+/-) SQ FT
2. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. M-39**, WITH AN ELEVATION OF 8.27 **FEET**
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°59'30"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF NW LENOX AVE., AS SHOWN ON PLAT BOOK 149 AT PAGE 25 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

CERTIFY TO
THE ALTON VENTURE LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
BPSK DEVELOPMENT LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
GATEWAY MB LLC

SITE ADDRESS: 1100 5th STREET, MIAMI BEACH, FL 33139
JOB NUMBER: 22-528
DATE OF SURVEY: MAY 25, 2022 / SEPTEMBER 20,2023 (UPDATE)
FOLIO #: 02-4203-009-8190

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE; STRUCTURE (BLDG.); CONCRETE BLOCK WALL; METAL FENCE; WOODEN FENCE; CHAIN LINK FENCE; WOOD DECK/DOCK; ASPHALTED AREAS; CONCRETE; BRICKS OR PAVERS; ROOFED AREAS; WATER (EDGE OF WATER); AIR CONDITIONER; POOL PUMP; WATER HEATER; CATCH BASIN; MANHOLE; O.H. OVERHEAD ELECT.; POWER POLE; LIGHT POLE; HANDICAP SPACE; FIRE HYDRANT; EASEMENT LINE; WATER VALVE; TV-CABLE BOX; WATER METER; CONC. LIGHT POLE

ABBREVIATIONS:
A = CURVE
A/C = AIR CONDITIONING UNIT
B.M. = BENCH MARK
B.R. = BENCH RAIL
Blk/Cem. = BLOCK CORNER
CALC'D = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CLEAR
CONC. = CONCRETE
D.W.E. = DRAINAGE MAINT. EASEMENT
D = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
F.M.E. = FLOWAGE EASEMENT
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N.D. = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
M.D.C.R. = MIAMI-DADE COUNTY RECORDED
MH = MANHOLE
M = MONUMENT
L = MONUMENT LINE
N NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R&D. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
SDH = SET DRILL HOLE
S.N.D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.B.M. = TEMPORARY BANK
U.E. = UTIL. EASEMENT
W.F. = WOODEN POLE
S = SECTION LINE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 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 GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

ed pino
Digitally signed by ed pino
Date: 2023.11.07 10:29:37 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE INDICATED TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MAY NOT BE VERIFIED ANY ELECTRONIC COPIES.

ED PINO — PROFESSIONAL LAND SURVEYOR AND MAPPER — STATE OF FLORIDA — LS 6771
DATE: NOVEMBER 7, 2023

These drawings and specifications are the property and copyright of American Services of Miami, Corp. and shall not be reused without written permission.

REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
265 GERALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

FOR: BPSK DEVELOPMENT LLC
SCALE: 1" = 25'
DESIGNED BY: EP
DRAWN BY: X
CHECKED BY: EP
FIELD BOOK No.
PAGE No.
DATE: 11/07/23
APPROVED BY: EP

ORDER No. 22-528
SHEET No. 1

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

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'/80'***		**76'-4"**	
11	Number of Stories:	**N/A**	**1**	**5**	
12	FAR:	**2.0 - 65,300 SF**		**1.99 - 65,274 SF**	
13	Gross square footage:	**N/A**		**101,424 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**	

** an additional 5' of height is allowed if the first habitable level is at least 14' in height, as measured from DFE to the top of the 2nd floor slab*

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:23:40-04'00'
REGISTERED ARCHITECT

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

	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 0.4)			
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:	40		40 on Lenox Ave.	
53	Long-Term Bicycle Parking, location and Number of racks	115		115 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		7.66' NGVD	5.96' NGVD	5.96' NGVD	5.96' NGVD

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:23:47-04'00'
REGISTERED ARCHITECT

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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	17,169	SF	400	SF/space	42.9	spaces
Office L4	17,169	SF	400	SF/space	42.9	spaces
Office L5	17,169	SF	400	SF/space	42.9	spaces
Total	51,507	SF			129	spaces
Restaurant	214	Seats	4	Seats/space	54	spaces
Total Office + Restaurant					**183**	**spaces**

Shared Parking

	Weekdays				Weekends					
	Day		Evening		Day		Evening		Night	
Office	100%	129	5%	7	10%	13	5%	7	5%	7
Restaurant	50%	27	75%	41	75%	41	90%	49	10%	6
Total req.		**156**		**48**		**54**		**56**		**13**

Alternative Parking Incentives

		Max Reduction		Reduction provided			
Bicycle parking, long term	1 space / 5 bikes	15%	23	15%	23	115	Bikes
Bicycle parking, short term	1 space / 10 bikes	15%	23	3%	4	40	Bikes
Carpool/vanpool	3 spaces / 1 car/vanpool spaces	10%	15	6%	9	3	Carpool/Vanpool spaces
Drop-off	3 spaces / 1 curbside drop off stall		9		3	1	Drop-off stall
Scooter/moped/motorcycle	1 space / 3 spaces, off-street	15%	23	3%	4	12	Scooter stalls
Showers	2 spaces / shower facility		8		8	4	Shower stalls
Total Reduction			**101**		**51**		
	Max 50% Total Reduction		**78**				
				Spaces required	**105**		
				Spaces provided incl. 5 ADA spaces	**105**		

Total Loading Required

Office	51,507	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**

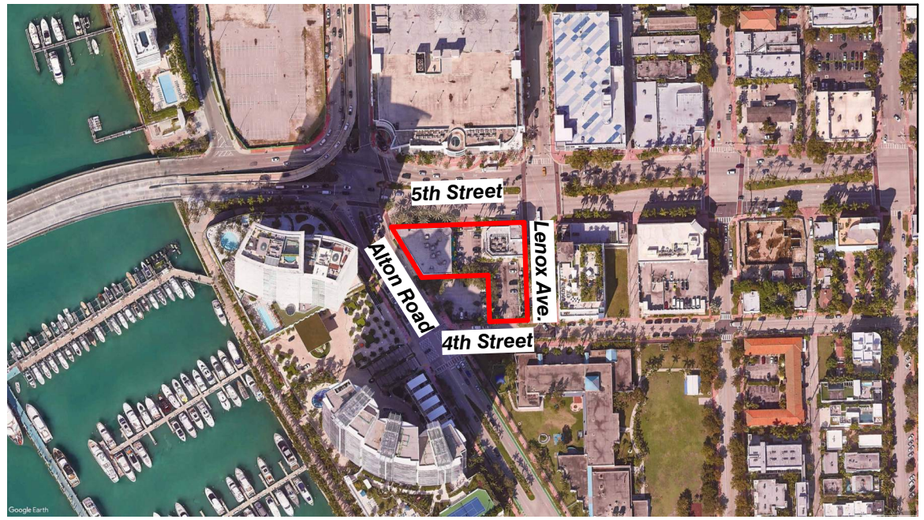
STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
Bernard Zyscovich
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:23:54-04'00'
REGISTERED ARCHITECT

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

Drawing Index

00	COVER
0.1	Survey
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
0.10	Context Photos
0.11	Context Photos
0.12	Context Photos
0.13	Demolition Plan
1.1	Level 1
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)
1.9	Alternate Parking Calculations
1.10	On-Street Parking
1.11	Open Court Compliance Diagram
2.1	North Elevation
2.2	East Elevation
2.3	South Elevation
2.4	West Elevation
2.5	Section
2.6	Cross Sections
2.7	Building Height Detail
2.8	Lenox Sidewalk Transitions
2.9	Brise Soleil Detail
2.10	Garage Screening
2.11	Bathroom Line-of-Sight Study
2.12	5th Street Sidewalk Elevation Waiver Diagram
3.1	Rendering
3.2	Rendering
3.3	Rendering
3.4	Rendering
3.5	Rendering
3.6	Rendering
3.7	Rendering
3.8	Rendering
4.1	Materials
4.2	Eduardo Souto de Moura
4.3	Eduardo Souto de Moura Projects
4.4	Eduardo Souto de Moura Projects





Location Maps

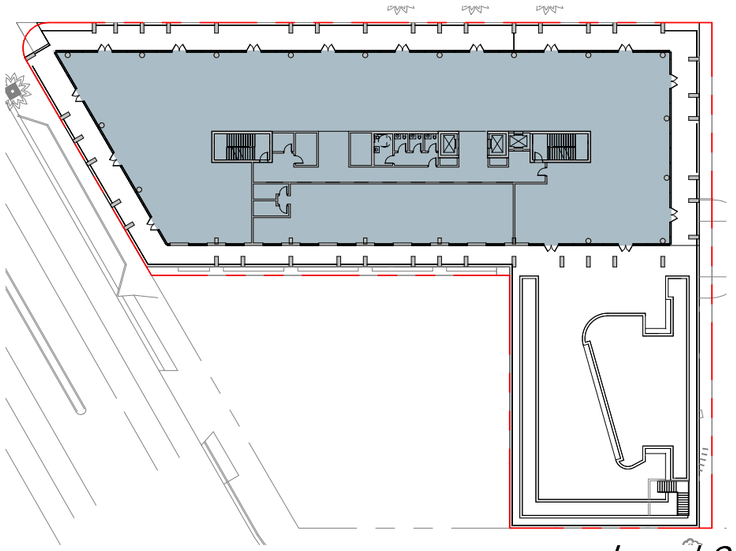


No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 2024.

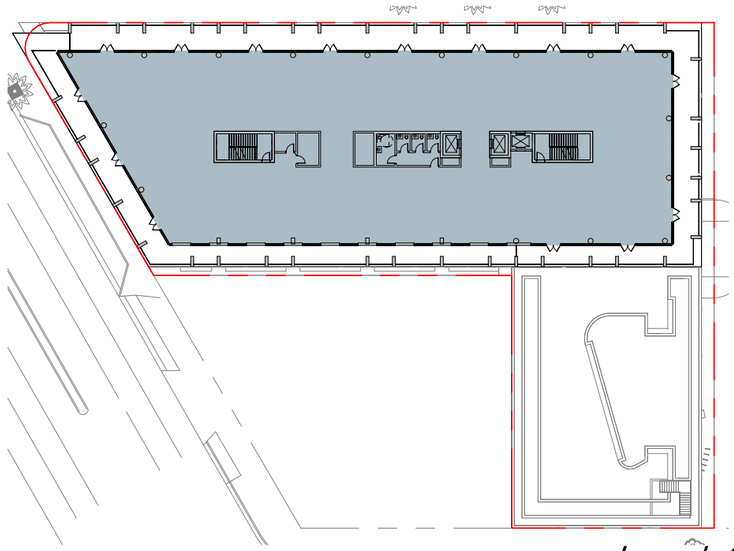
Souto Moura Arquitectos S.A. ZYSCOVICH

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521

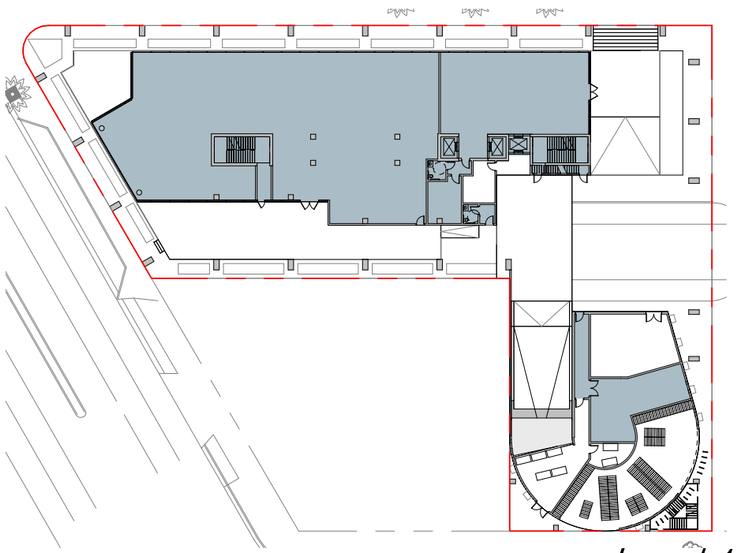
e info@zyscovich.com
w www.zyscovich.com



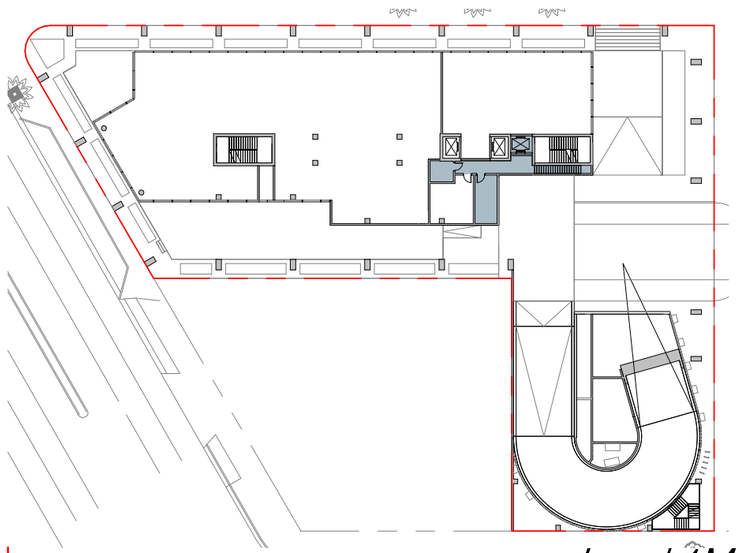
Level 3



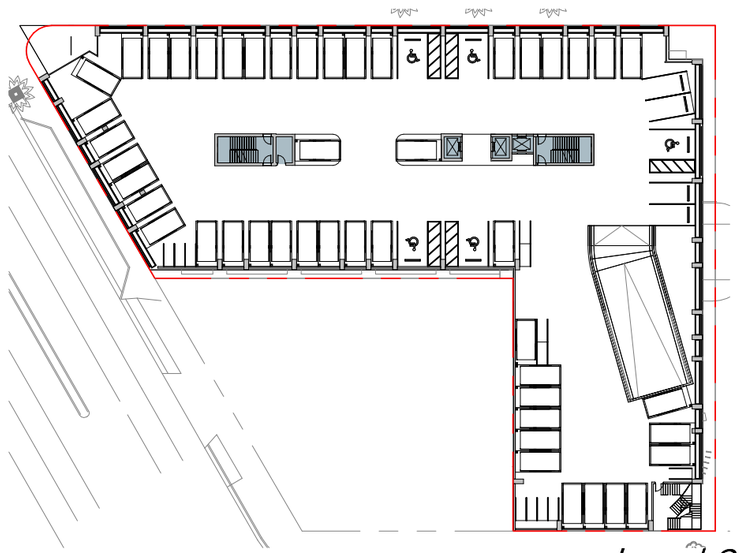
Level 4



Level 1



Level 1M



Level 2

FAR

Level	Area
Level 1 (NGVD 8.83')	12,104 SF
Level 1M	663 SF
Level 2	817 SF
Level 3	17,169 SF
Level 4	17,169 SF
Level 5	17,169 SF
Roof	183 SF
	65,274 SF

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

Gross Areas

Level	Area
Level 1 (NGVD 8.83')	17,019 SF
Level 2	31,979 SF
Level 3	17,169 SF
Level 4	17,169 SF
Level 5	17,169 SF
Roof	918 SF
	101,424 SF

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Bernard Zyscovich
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:24:10-04'00'

1100 5th Street

Miami Beach, Florida | FAR Diagrams and Gross Areas | 1" = 60'-0" | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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



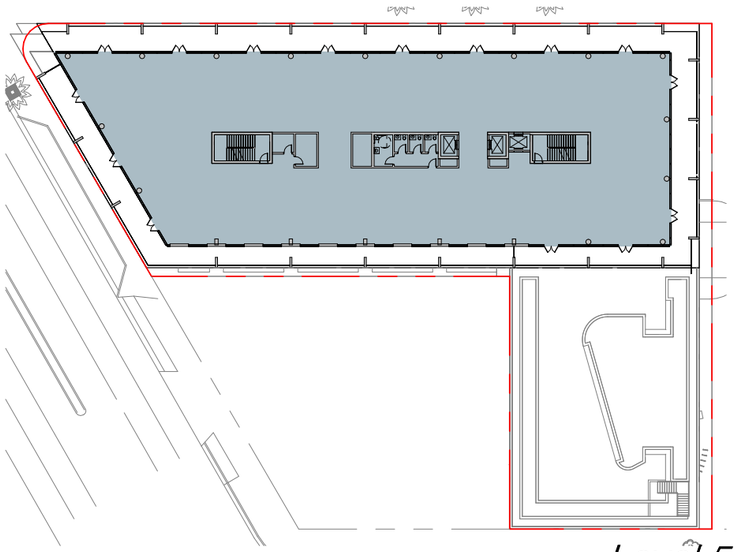
FAR

Level	*Area*
Level 1 (NGVD 8.83')	*12,104 SF*
Level 1M	*663 SF*
Level 2	*817 SF*
Level 3	*17,169 SF*
Level 4	*17,169 SF*
Level 5	*17,169 SF*
Roof	*183 SF*
	65,274 SF

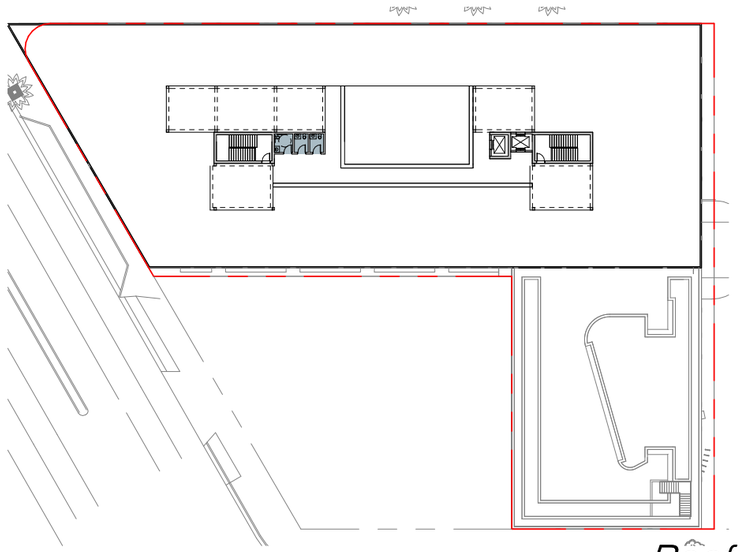
Site Area: *32,650 SF*
FAR: *2.0*
Allowable Area: *65,300 SF*

Gross Areas

Level	*Area*
Level 1 (NGVD 8.83')	*17,019 SF*
Level 2	*31,979 SF*
Level 3	*17,169 SF*
Level 4	*17,169 SF*
Level 5	*17,169 SF*
Roof	*918 SF*
	101,424 SF



Level 5



Roof

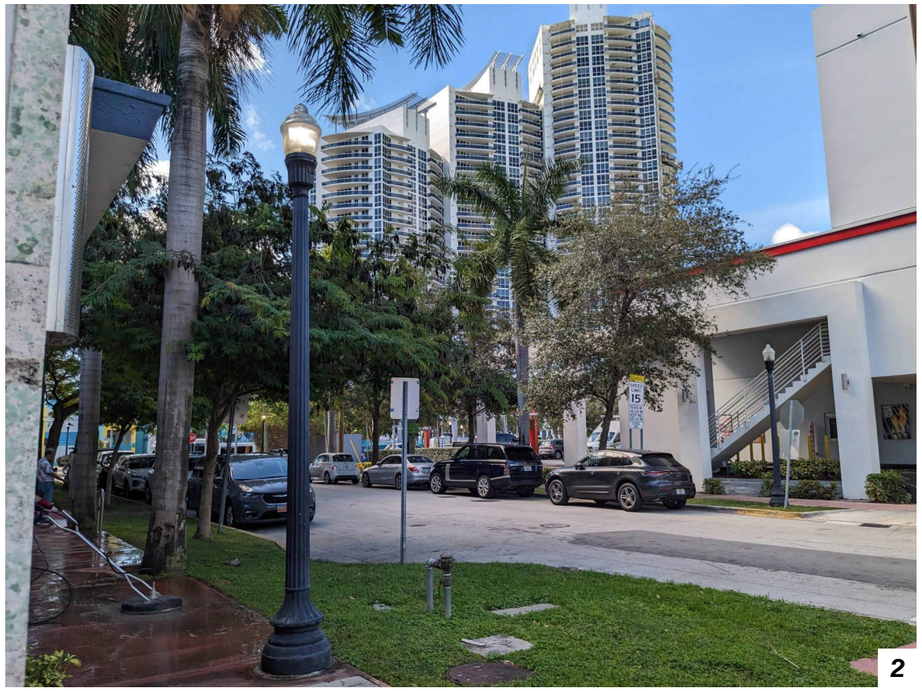
1100 5th Street | **Miami Beach, Florida** | *FAR Diagrams and Gross Areas* | *1" = 60'-0"* | *March 10, 2024*

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 2024.

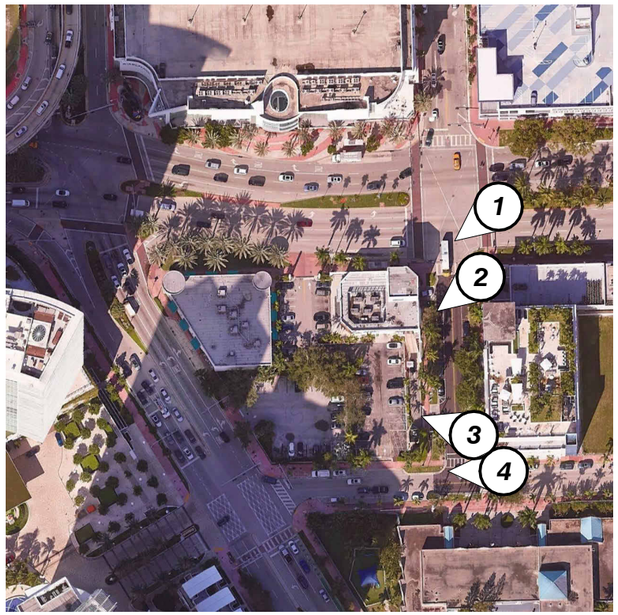
Souto Moura Arquitectos S.A. ZYSCOVICH
100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521
e info@zyscovich.com
w www.zyscovich.com



1



2



3

4

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:24:25-04'00'

Photos taken: 11/07/2023

1100 5th Street | **Miami Beach, Florida** | Site Photos | | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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



1



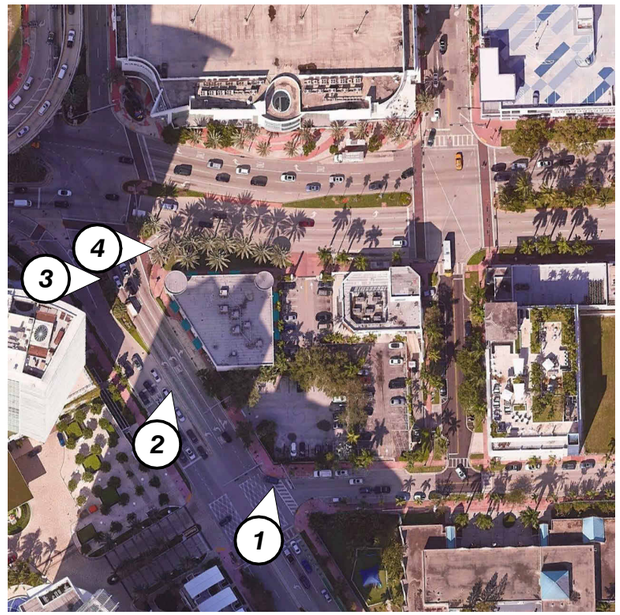
2



3



4



STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:24:33-04'00'

Photos taken: 11/07/2023

1100 5th Street

Miami Beach, Florida

Site Photos

March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 2024.

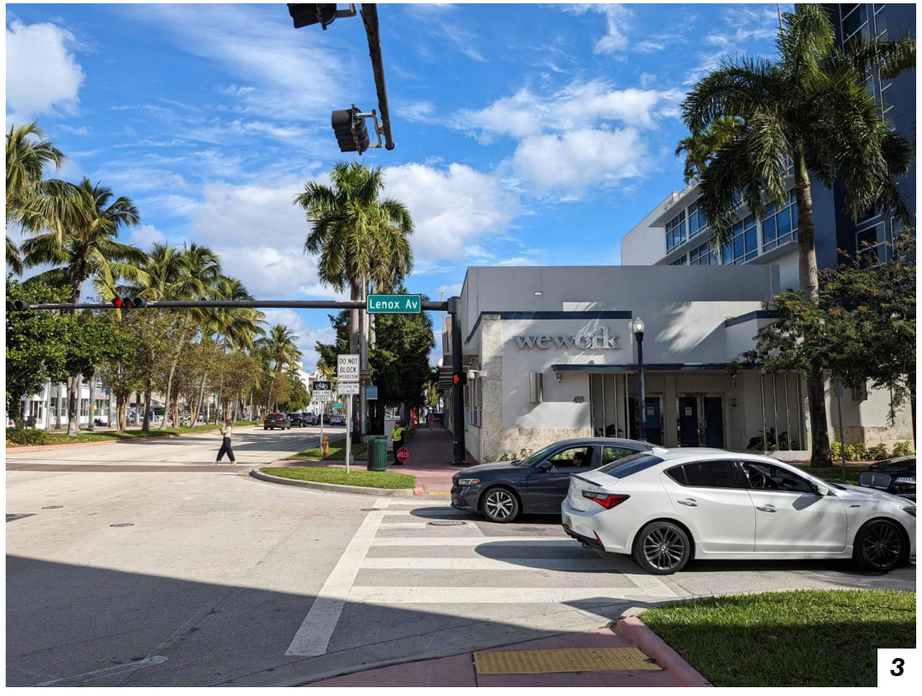
Souto Moura Arquitectos S.A. ZYSCOVICH
100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521
e info@zyscovich.com
w www.zyscovich.com



1



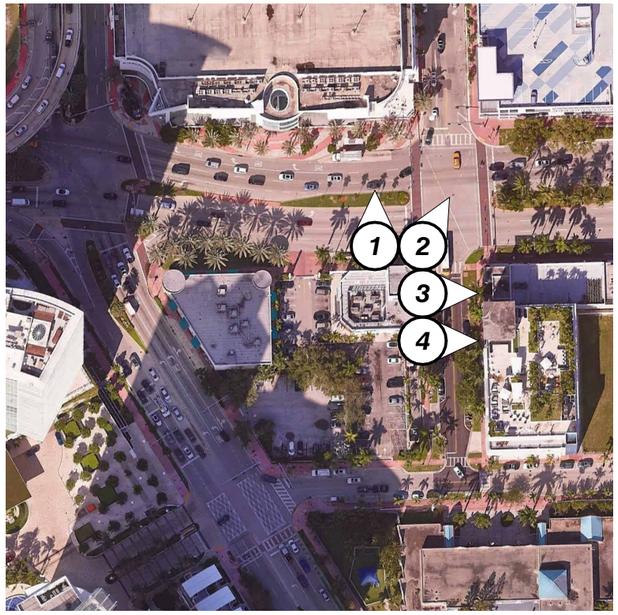
2



3



4



STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:24:40 -05'00'

Photos taken: 12/07/2023

1100 5th Street | **Miami Beach, Florida** | Context Photos | | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

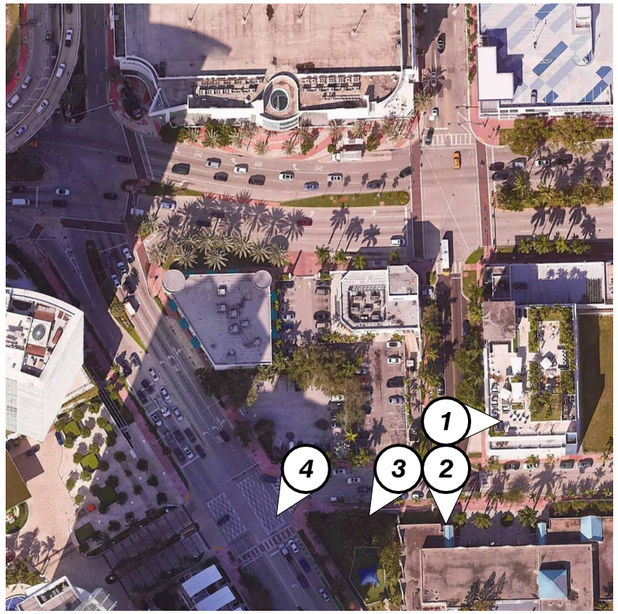


1



2

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Bernard Zyscovich
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:24:49-04'00'





3



4

Photos taken: 12/07/2023

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 2024.

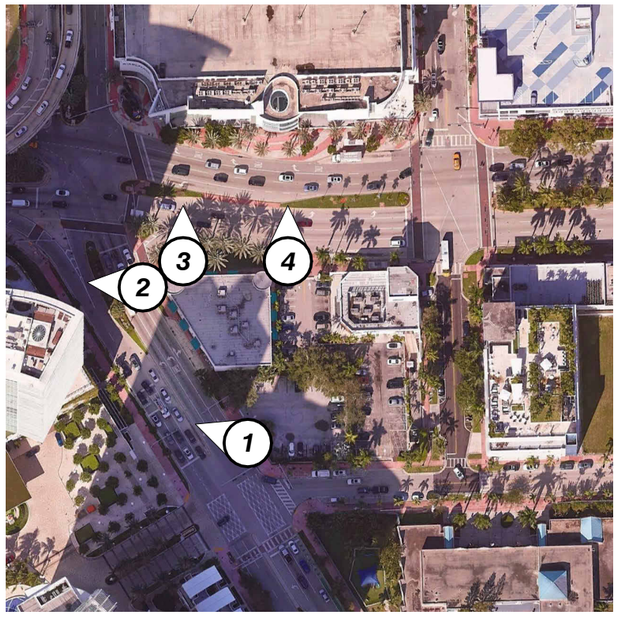
Souto Moura Arquitectos S.A. ZYSCOVICH
100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521
e info@zyscovich.com
w www.zyscovich.com



1



2





3



4

Photos taken: 12/07/2023

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT

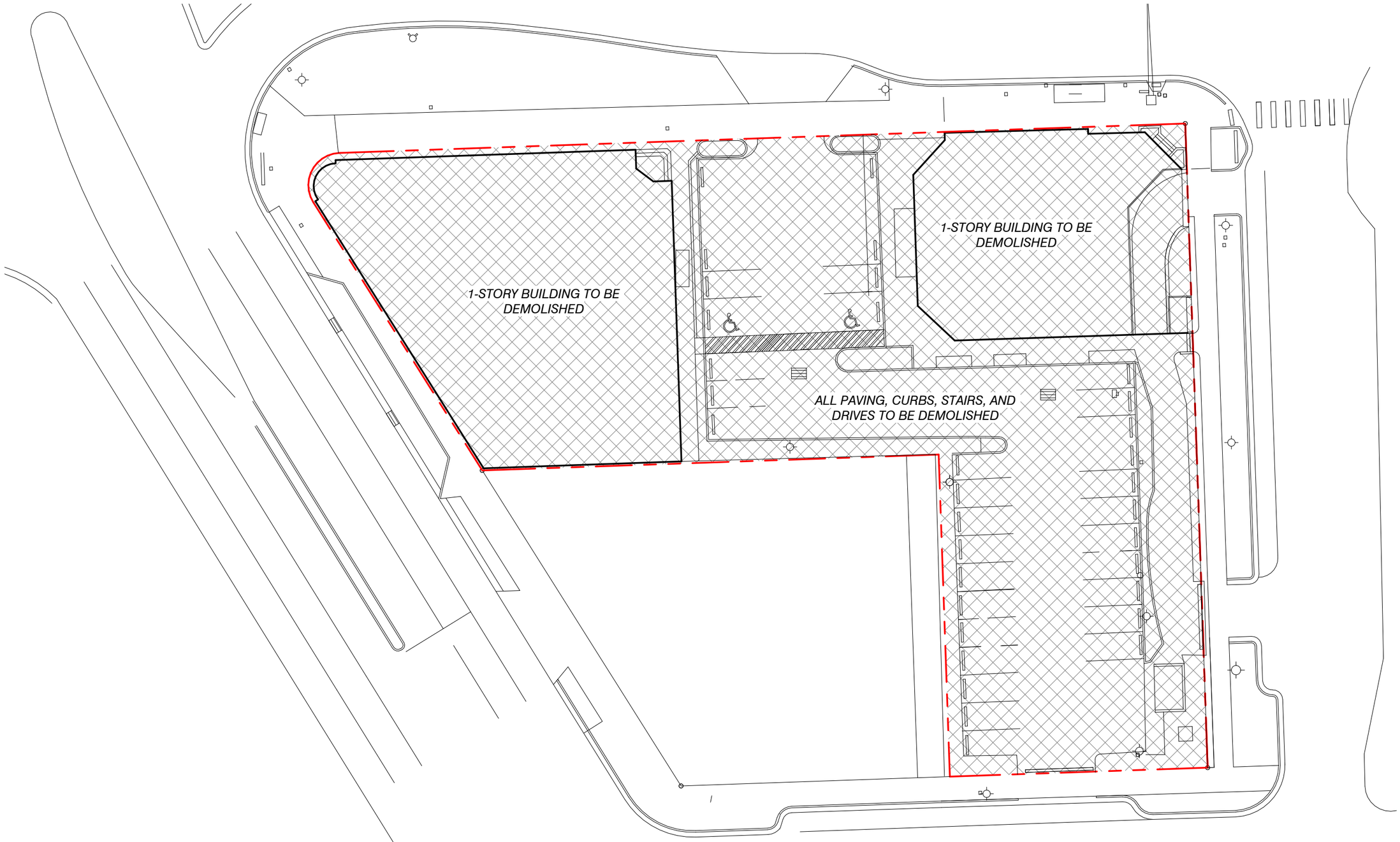
Bernard Zyscovich
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:24:56 -04'00'

1100 5th Street

Miami Beach, Florida | *Context Photos* | *March 10, 2024*

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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



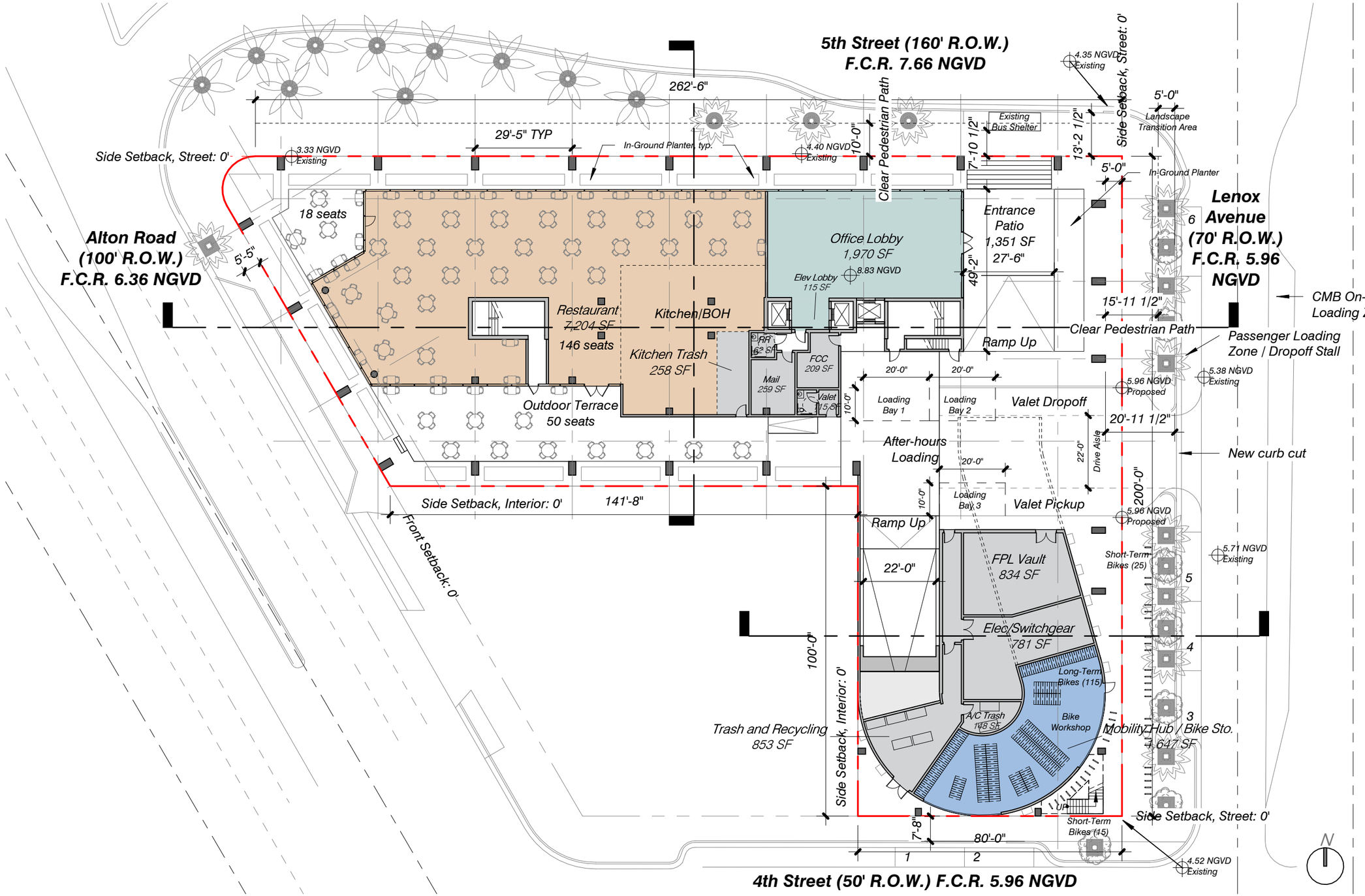
STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.14 14:25:03-04'00'

1100 5th Street

Miami Beach, Florida | Demolition Plan | 1" = 30'-0" | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

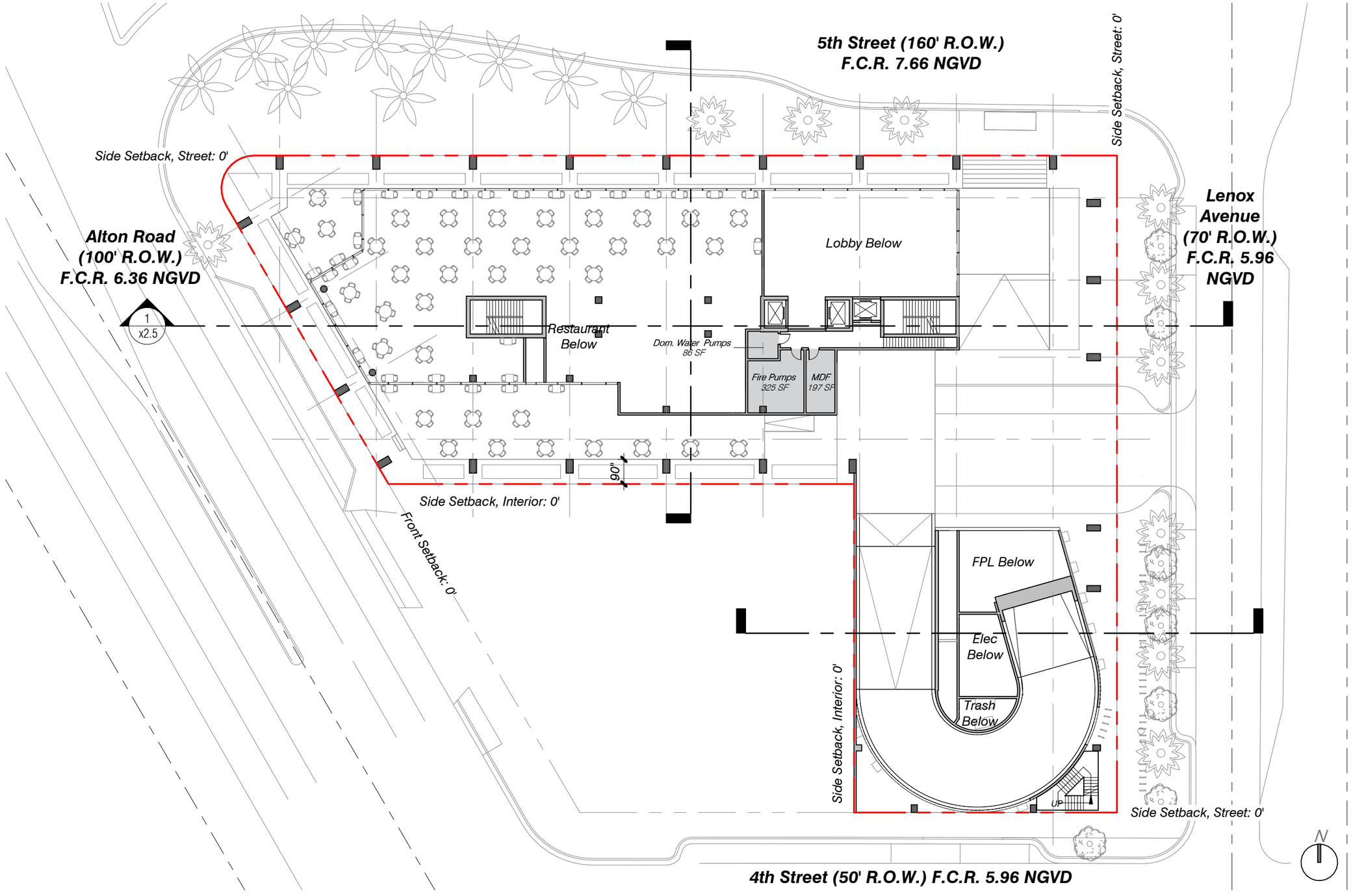


STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:31:10-04'00'
REGISTERED ARCHITECT

1100 5th Street	Miami Beach, Florida	Level 1	1" = 30'-0"	March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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



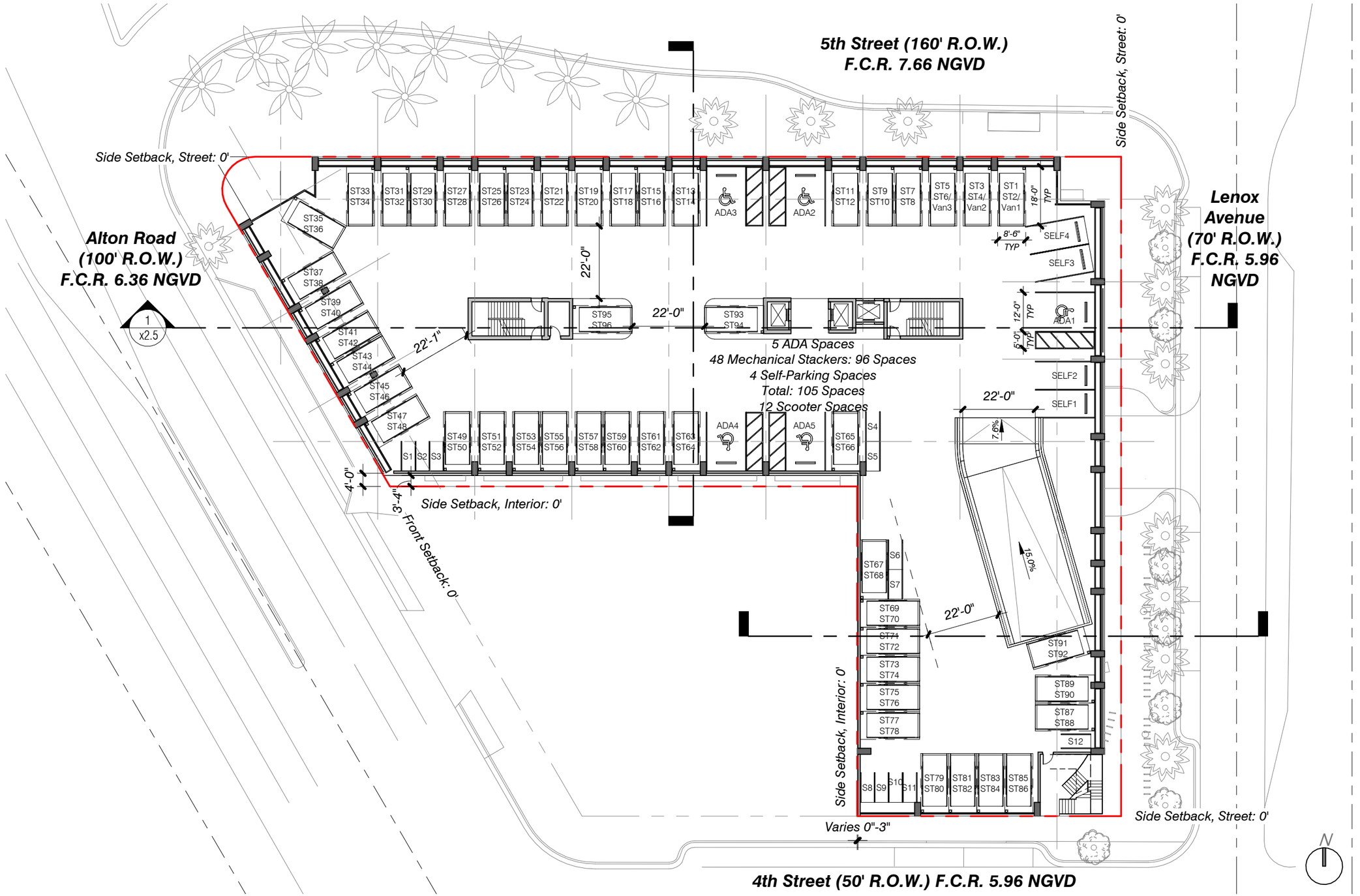
STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:31:22 -04'00'

1100 5th Street

Miami Beach, Florida | Level 1M | 1" = 30'-0" | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

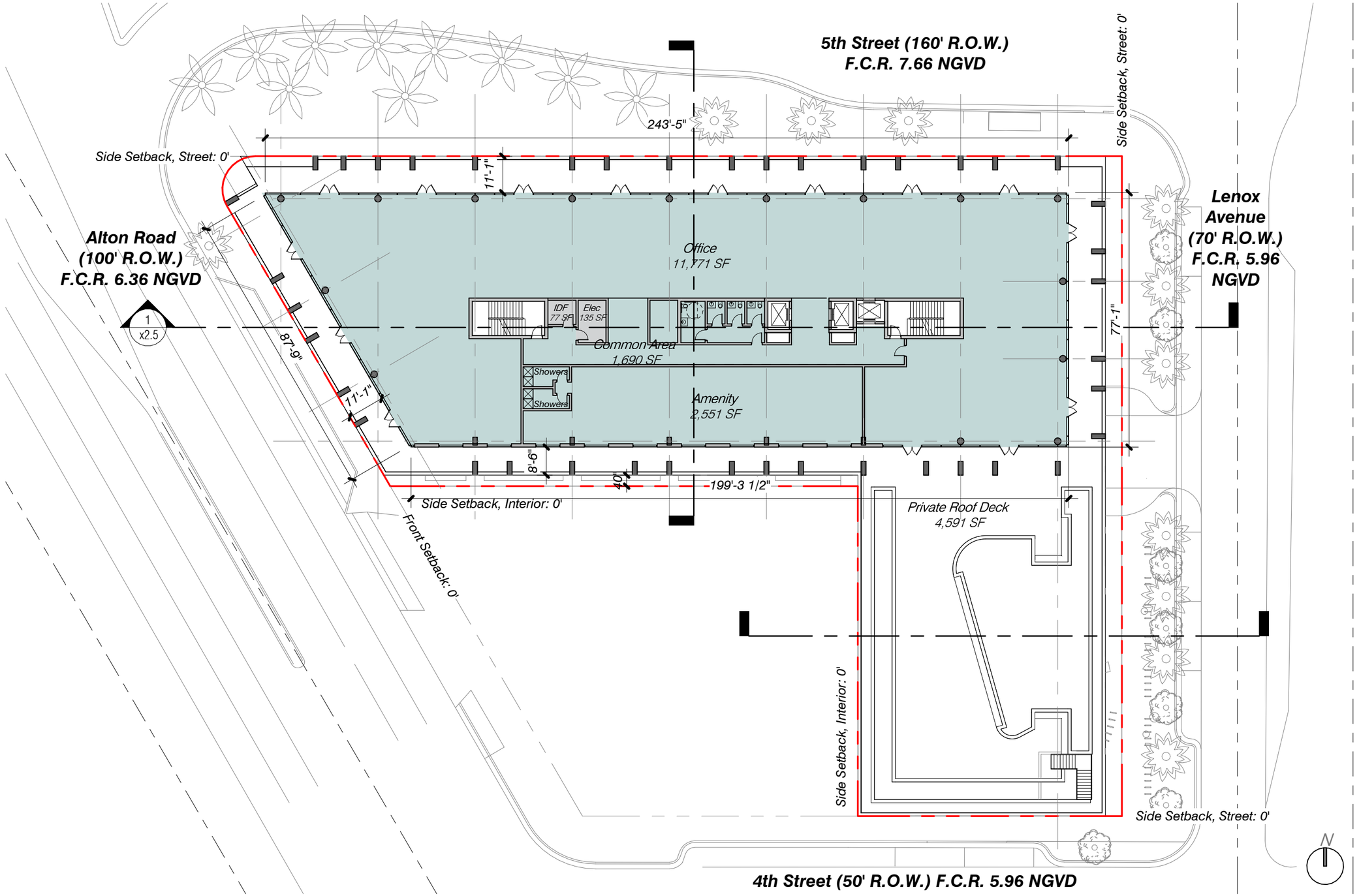


STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Bernard Zyscovich
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:31:32-04'00'

1100 5th Street | **Miami Beach, Florida** | Level 2 | 1" = 30'-0" | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

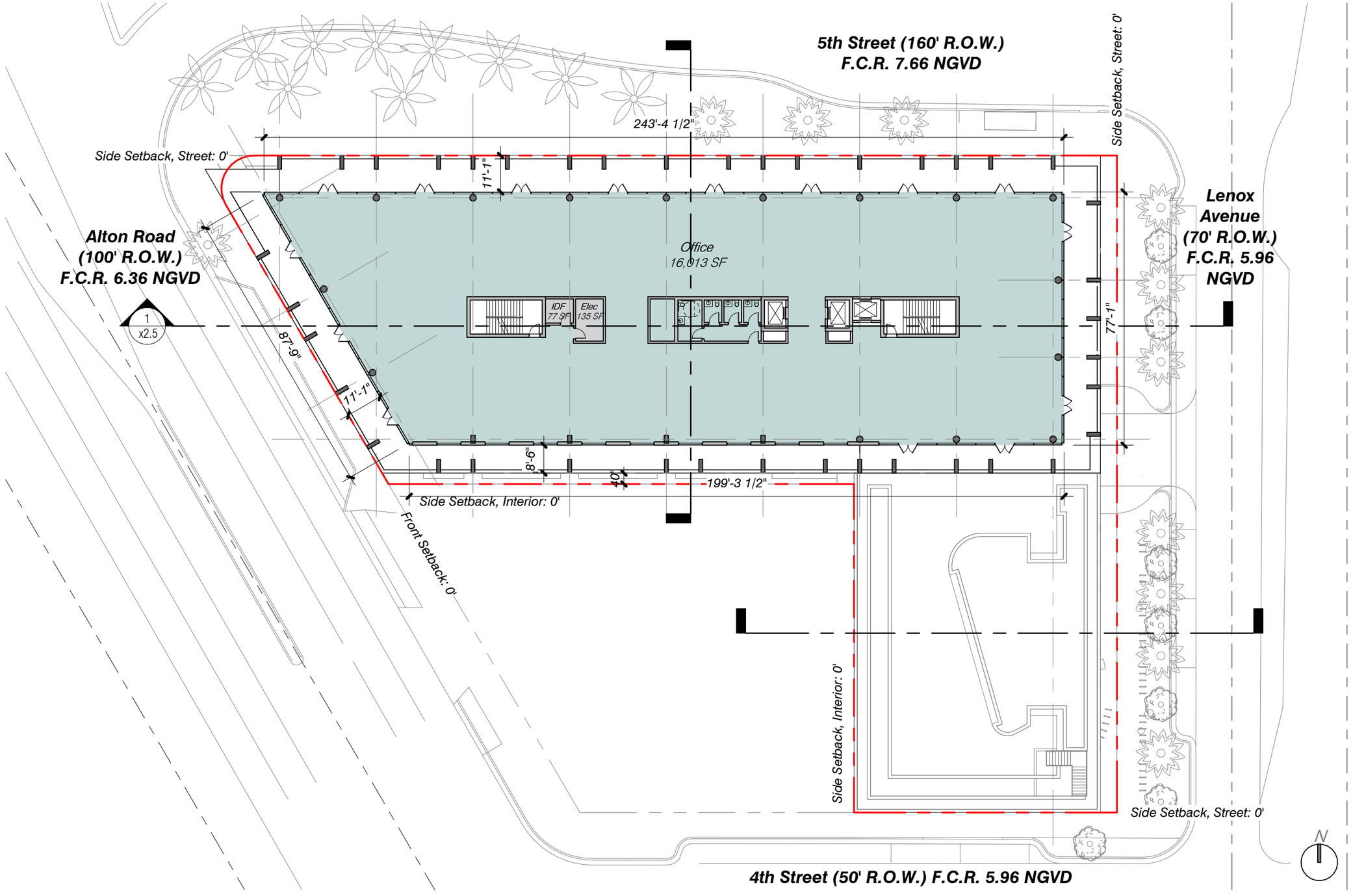


STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:31:42-04'00'

1100 5th Street	Miami Beach, Florida	Level 3	1" = 30'-0"	March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

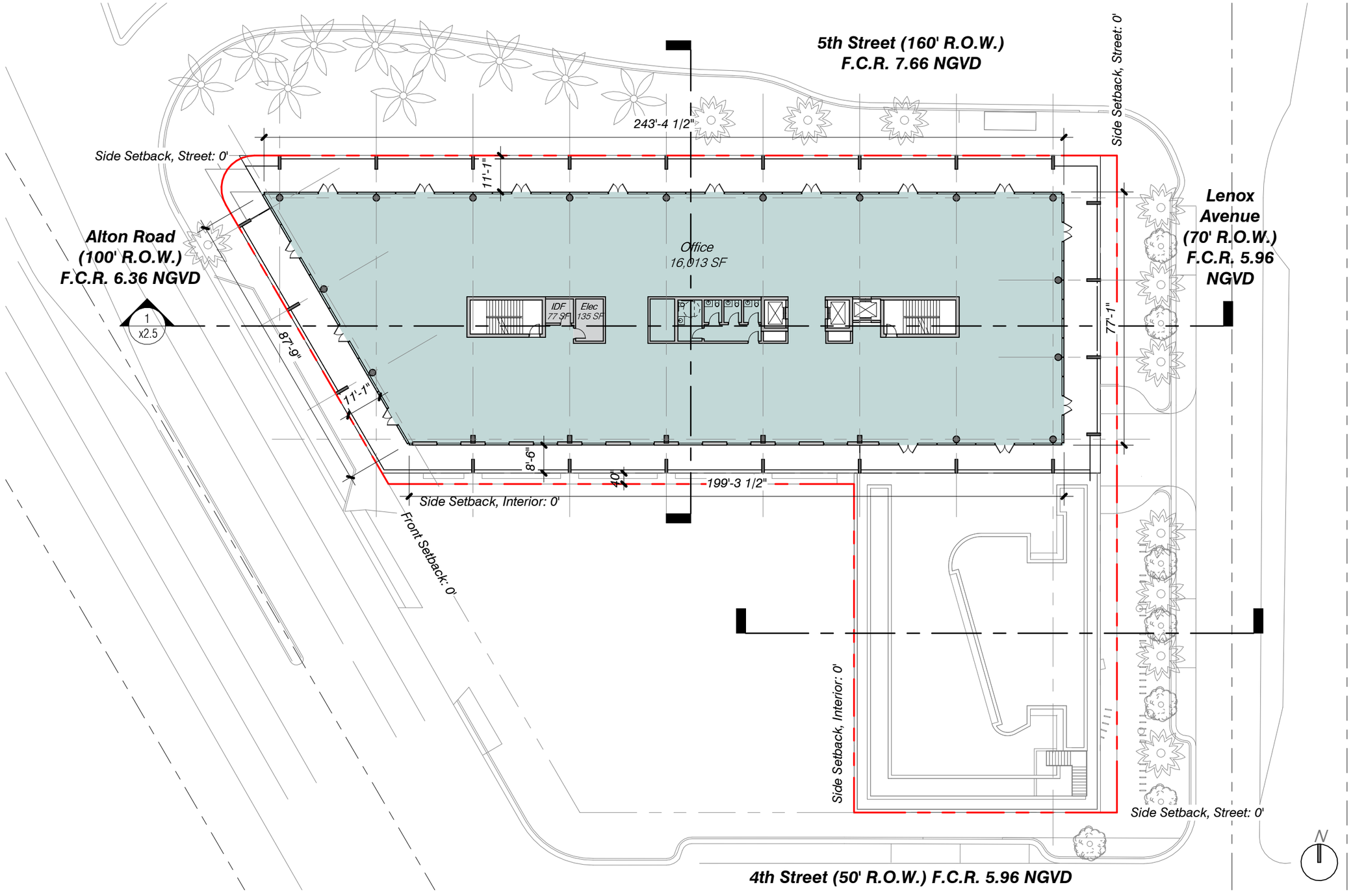


STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:31:58 -04'00'

1100 5th Street	Miami Beach, Florida	Level 4	1" = 30'-0"	March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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



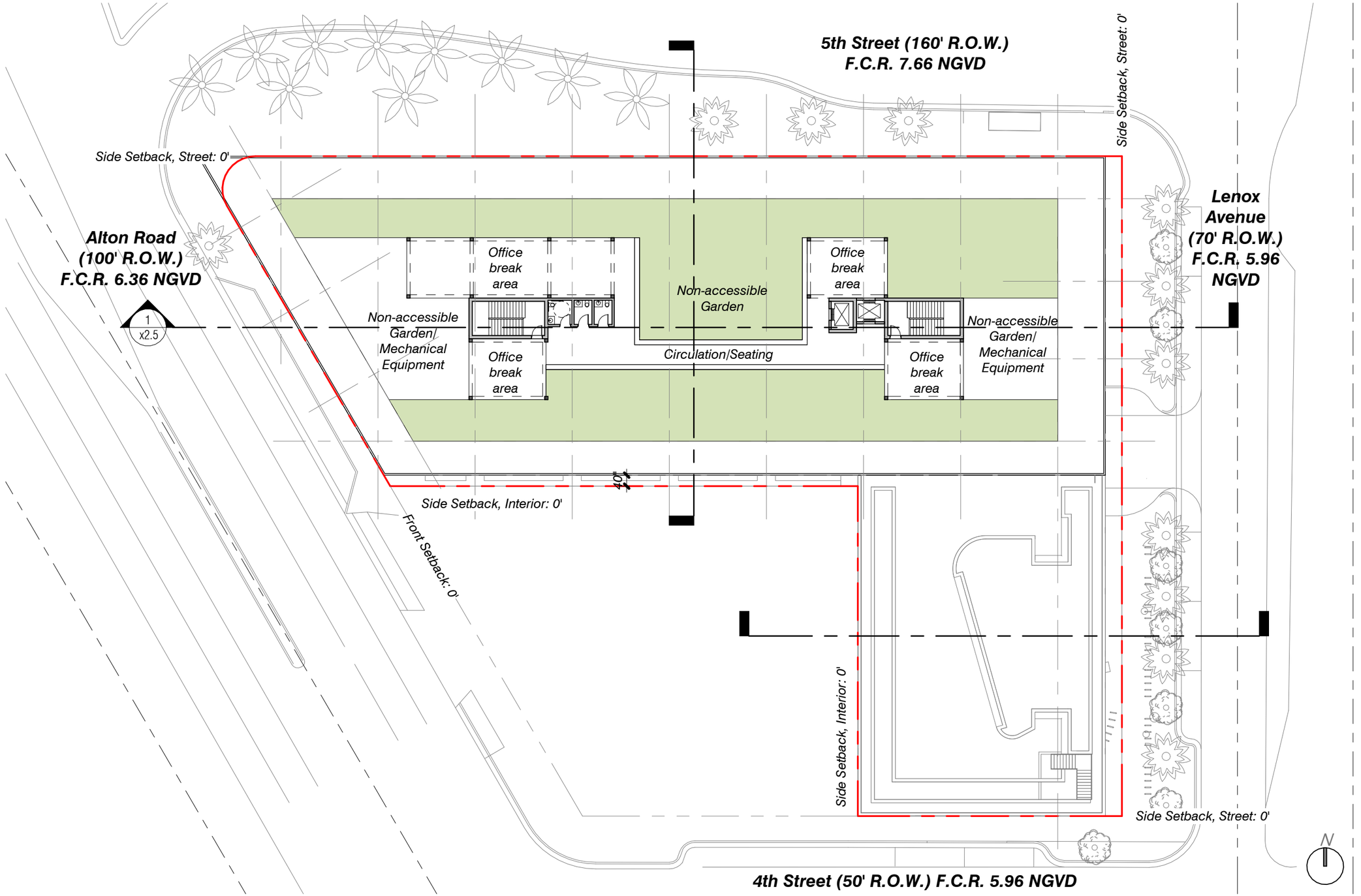
STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:32:10-04'00'

1100 5th Street

Miami Beach, Florida | Level 5 | 1" = 30'-0" | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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

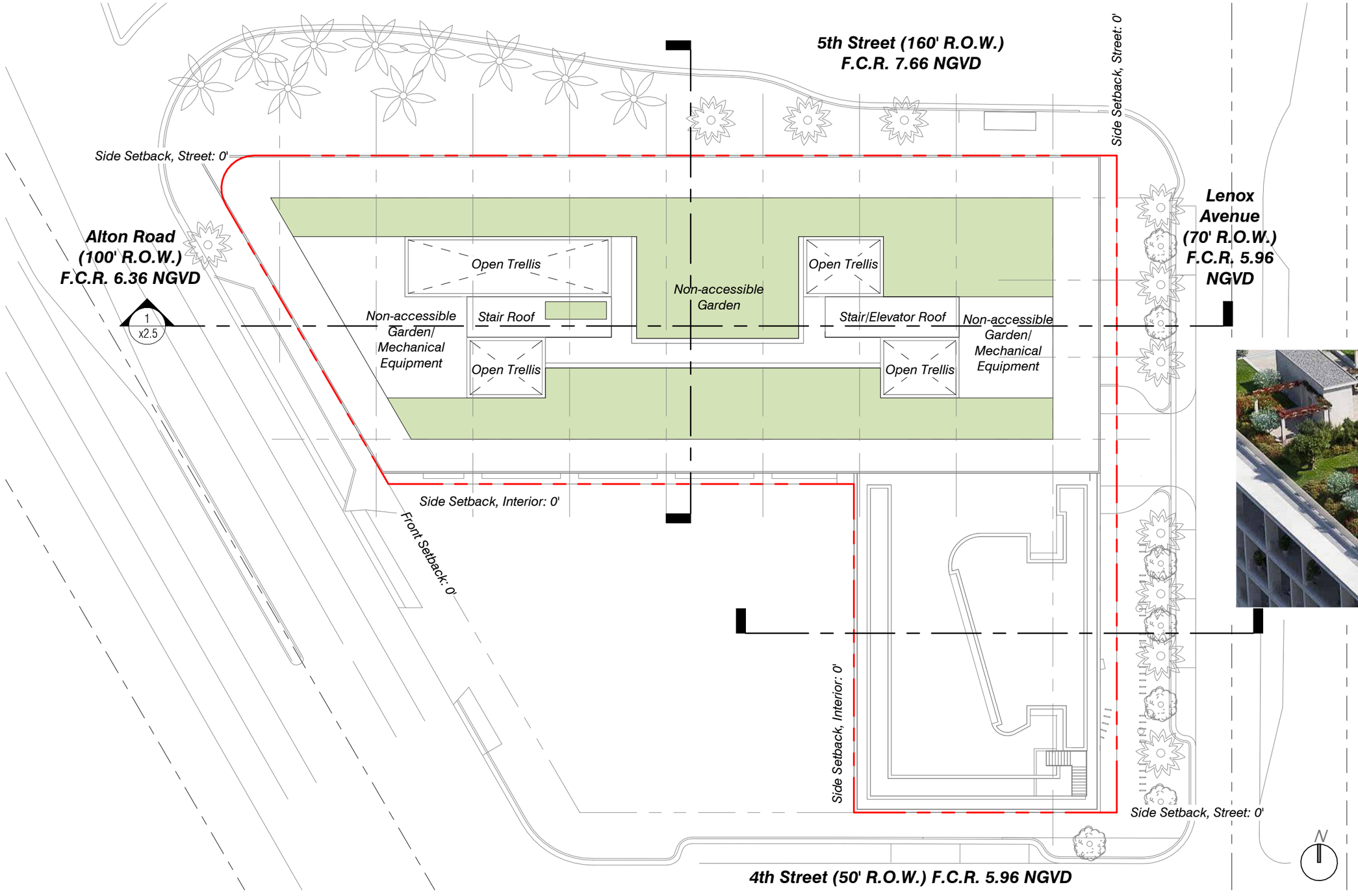


STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:32:28 -04'00'

1100 5th Street	Miami Beach, Florida	Roof	1" = 30'-0"	March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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





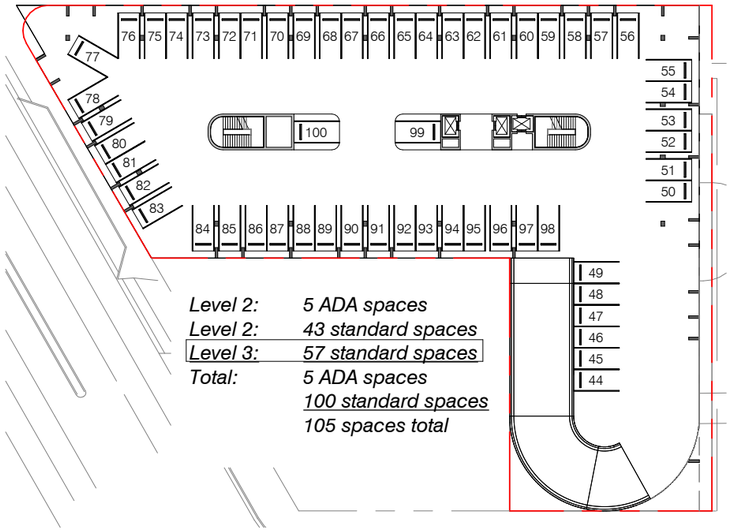
Trellis View

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.10 14:32:42 -04'00'

1100 5th Street | **Miami Beach, Florida** | Upper Roof | | March 10, 2024

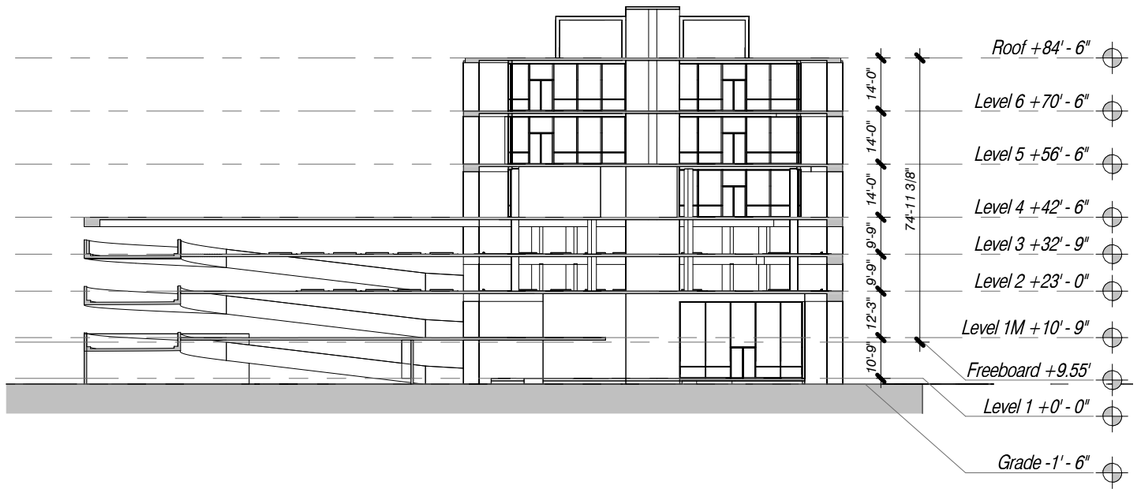
No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 2024.

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



Alternate Parking Level 3

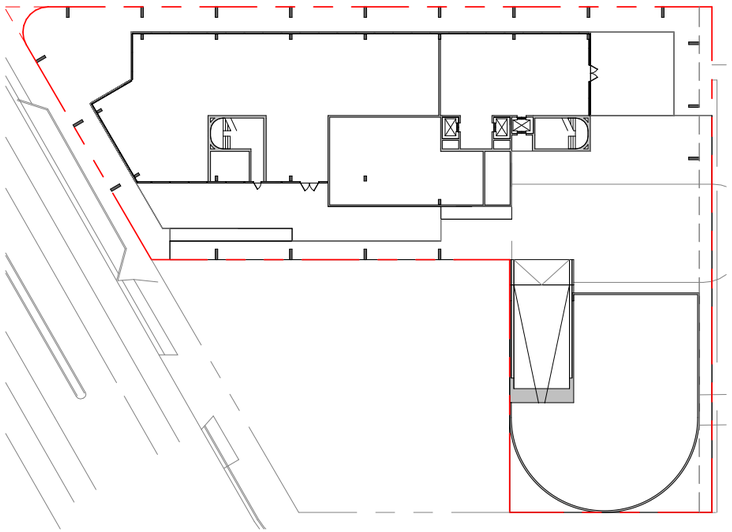
Scale: 1" = 60'-0"



Alternate Parking Section

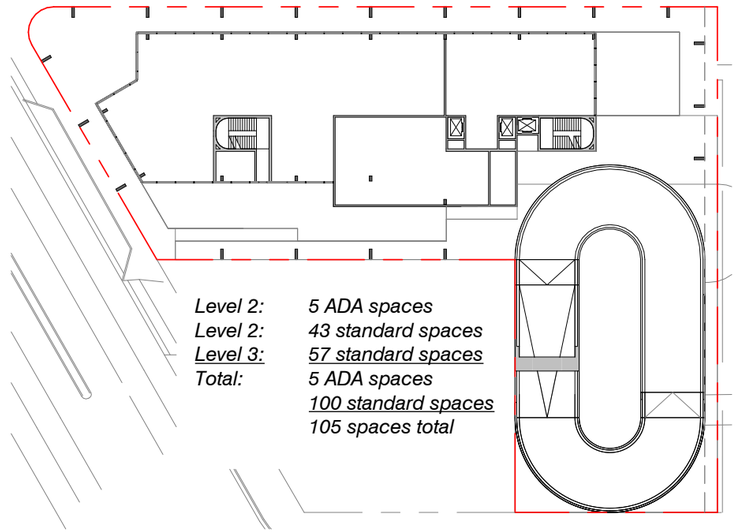
Scale: 1" = 40'-0"





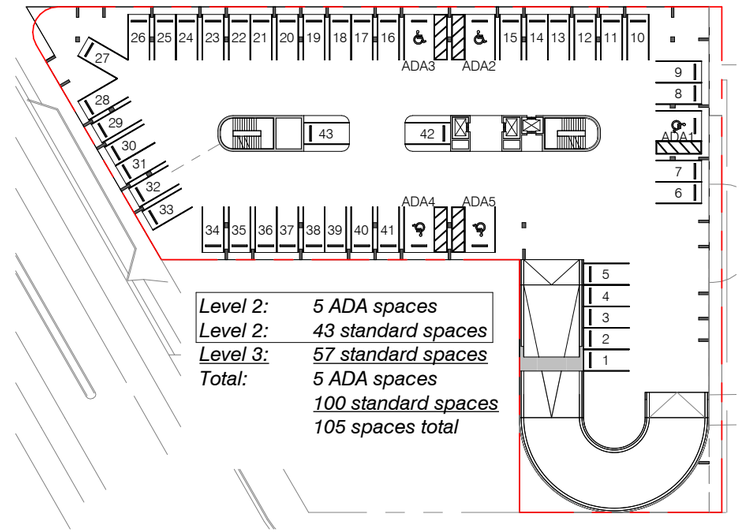
Alternate Parking Level 1

Scale: 1" = 60'-0"



Alternate Parking Mezzanine

Scale: 1" = 60'-0"



Alternate Parking Level 2

Scale: 1" = 60'-0"

1100 5th Street | **Miami Beach, Florida** | Alternate Parking Plans (non-mechanical) | As indicated | March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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



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

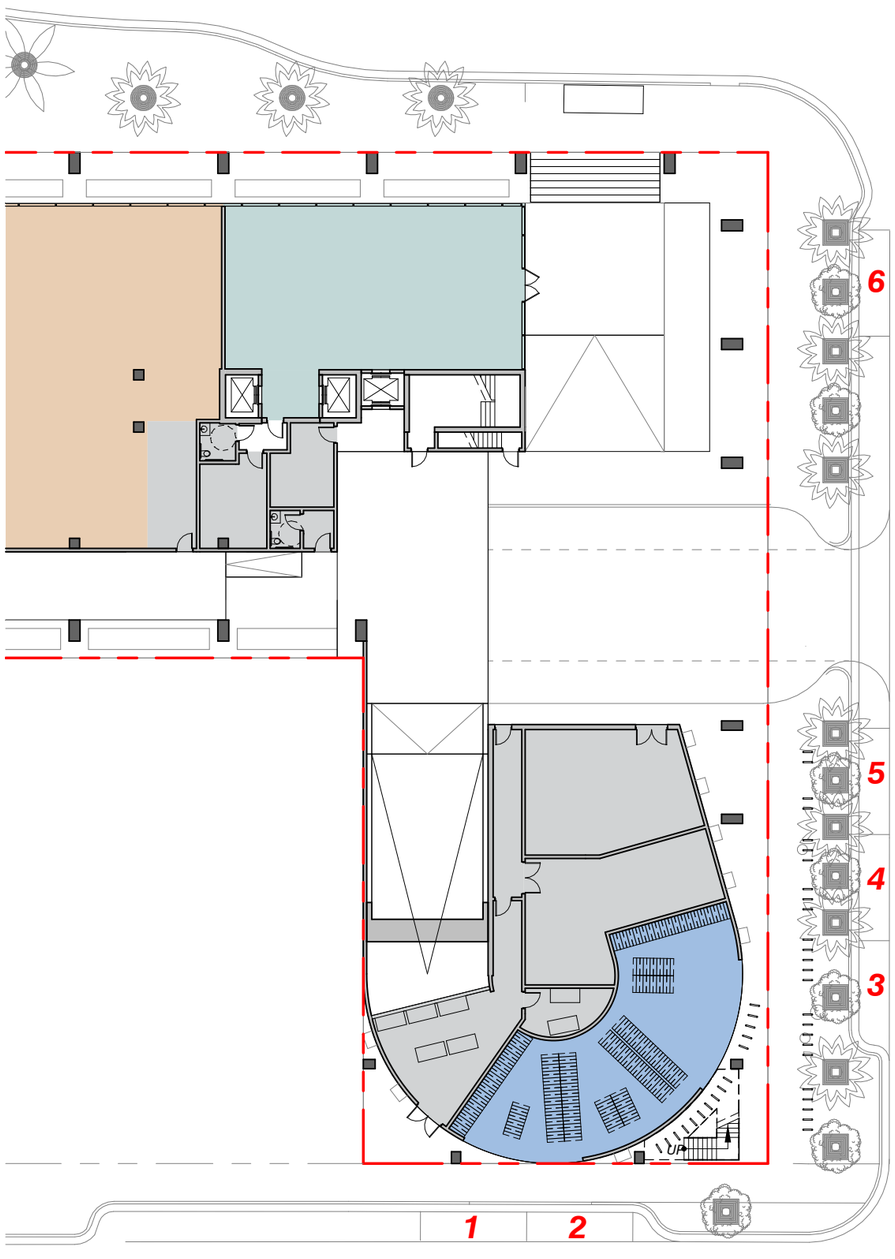
	Weekdays				***Weekends***					
	Day		*Evening*		*Day*		*Evening*		*Night*	
Office	*100%*	*120*	*5%*	*6*	*10%*	*12*	*5%*	*6*	*5%*	*6*
Restaurant	*50%*	*27*	*75%*	*41*	*75%*	*41*	*90%*	*49*	*10%*	*6*
Total req.		***147***		***47***		***53***		***55***		***12***

Alternative Parking Incentives

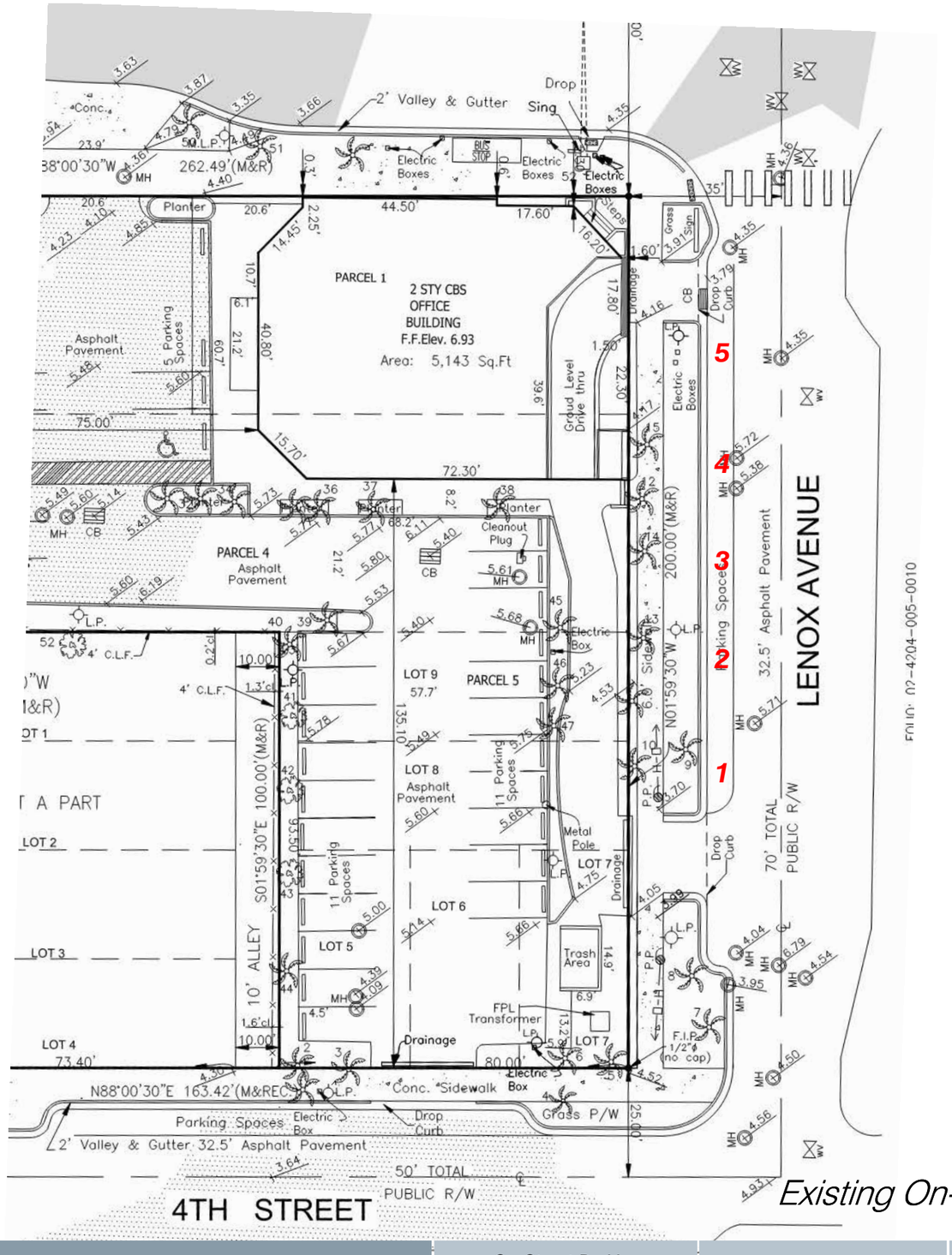
		Max Reduction		***Reduction provided***			
Bicycle parking, long term	*1 space / 5 bikes*	*15%*	*22*	*9%*	*13*	*65*	*Bikes*
Bicycle parking, short term	*1 space / 10 bikes*	*15%*	*22*	*4%*	*6*	*60*	*Bikes*
Carpool/vanpool	*3 spaces / 1 car/vanpool spaces*	*10%*	*14*	*6%*	*9*	*3*	*Carpool/Vanpool spaces*
Drop-off	*3 spaces / 1 curbside drop off stall*		*9*		*3*	*1*	*Drop-off stall*
Scooter/moped/motorcycle	*1 space / 3 spaces, off-street*	*15%*	*22*	*2%*	*3*	*9*	*Scooter stalls*
Showers	*2 spaces / shower facility*		*8*		*8*	*4*	*Shower stalls*
Total Reduction			***97***		***42***		
	Max 50% Total Reduction		***73***				
				Spaces required	***105***		
				Spaces provided incl. 5 ADA spaces	***105***		

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 2024.

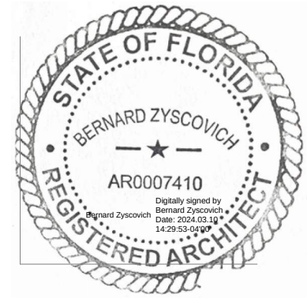
Souto Moura Arquitectos S.A. ZYSCOVICH
100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222 f 305.577.4521
e info@zyscovich.com
w www.zyscovich.com



Proposed On-Street Parking



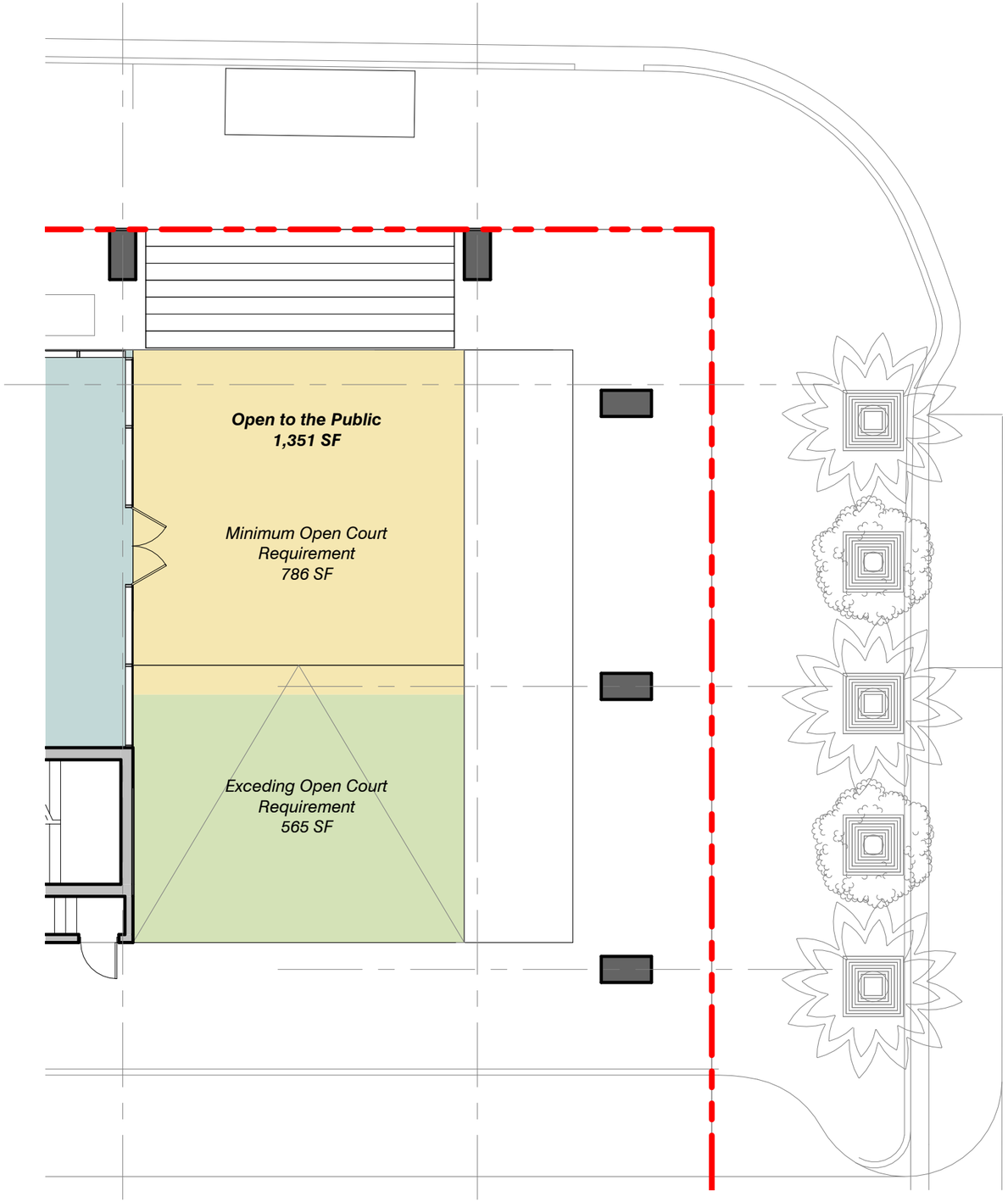
Existing On-Street Parking

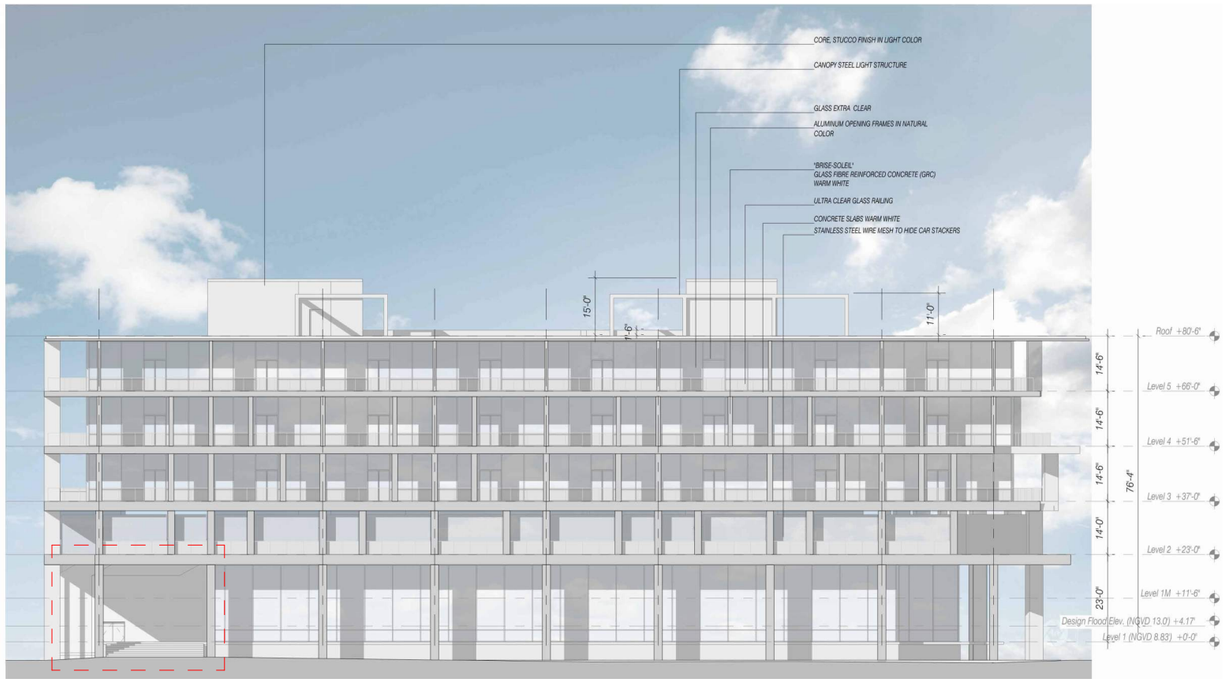


1100 5th Street | *Miami Beach, Florida* | *On-Street Parking* | *March 10, 2024*

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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





STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT
Digitally signed by Bernard Zyscovich
Date: 2024.03.08 14:32:53 -04'00'

1100 5th Street

Miami Beach, Florida

Open Court Compliance Diagram

March 10, 2024

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich, LLC. All designs indicated in these drawings are property of Zyscovich, LLC. All copyrights reserved © 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