



# de Soto & associates

ARCHITECTS, INC.

## Curriculum Vitae

### Tony de Soto, Jr., Architect

National Council of Architectural Registration Boards Certified

#### Profession

Architect

#### Registration

Principal Registration #5158, 1969

NCARB Certification #28,961

*Current Registrations* in the states of Florida, Montana, and Illinois

*Inactive Registrations* in the states of Texas, Colorado, Georgia, Louisiana, Mississippi, Kansas, South Carolina and North Carolina.

*Other Registrations* by reciprocal authorization through the National Council of Architectural Registration Boards in Washington D.C., and each individual state board.

#### Education

The University of Miami at Coral Gables, FL, 1967

Bachelor of Architecture

Minor in Civil Engineering

Minor in Art

#### Experience

*de Soto & Associates, Architects, Inc.,*

Miami, FL and Tallahassee, FL, and Bozeman, MT

1977 – Present – President and C.E.O.

40 + employees

*Antonio de Soto, Jr. A.I.A., Architect.,* Miami, FL

1975 – 1977 – Sole Proprietor

15 + employees

*Filer, Hammond, de Soto & Spain, Architects, Planners, P.A.,* Miami, FL

1969 – 1975 – Managing Partner, Head of Construction Services

60 + employees

*Robert Jerome Filer, A.I.A.,* Coral Gables, FL

1967-1969 – Office Manager and Project Coordinator

20 + employees

*Robert Jerome Filer, A.I.A., Coral Gables, FL*  
1961 – 1967 – Draftsman and Designer, Field Construction  
10 + employees

**Teaching**

- *Contract Documents for Architects*, Guest lecturer to graduating seniors at the University of Miami, School of Architecture (12 years)
- *Design Jury Member*, The University of Miami, School of Architecture (17 years)

**Conferences,  
Seminars, and  
Course Work**

- Various yearly seminars including: design mediums, project management, litigation avoidance, materials analysis and characteristics, soils, finish materials, master planning, urban planning, production systems, cad systems, field inspection criteria, event documentation, public relations, and public presentations.

**Professional  
Associations &  
Awards**

- American Institute of Architects (AIA) – Montana Chapter
- Construction Specification Institute
- RADER Design Award of Excellence, ALCOA Aluminum Award for Design Excellence

**Representative  
Projects**

Analyzed design of jail cell for compliance with the Department of Corrections Standards (DOC chapter 308), consulted as to the exercise of reasonable care by an architect and the enforcement of lease provisions by an owner.

Architectural analysis of numerous slip/trip/fall accidents for compliance with handicap regulations, ADA compliance, building code compliance, latent/patent defects, contractual compliance between architect/owner and architect/contractor, and proper selection or installation of materials.

Analyzed site plans for sufficiency of use, level of detail, and code compliance.

Analyzed property for zoning, and highest and best use analysis for determining sale price.

Evaluated beachfront property for loss of revenue: determined actions required for a reasonable, competent architect to preserve the owner's density and value of property. Quantified the monetary effects of a DNR beach construction set back line combined with a construction moratorium that resulted from an architect's failure to develop a master site plan. Analyzed the existing, deteriorated structure, worked with consultants to determine repair capability of structure, researched applicable zoning codes at time of contractual relationship, evaluated loss of revenue through construction sell out versus construction. Evaluated proper actions by contractor in discharging his duties analyzed contracts for potential breaches.

Building materials specification analysis: worked with a stucco consultant to determine the proper use of materials evaluated the application of the materials. Evaluated the usage of non-galvanized accessories at beachfront property.

Over the past 22 years the firm has enjoyed a varied practice in the architectural field, working on such projects as:

1. Multi-family rental apartments
2. Agency banks
3. Commercial banks
4. Savings and Loan Institutions
5. Multi-family luxury hi-rise and low-rise condominiums
6. Flower distribution corporate headquarters and facilities
7. Food distribution facilities with sub-zero refrigeration both DX and ammonia systems
8. Restaurants
9. Beachfront resort condominium hi-rises
10. National truck rental and repair facilities
11. Recreation resorts with golf course facilities
12. Retail shopping centers
13. Commercial office buildings low rise and mid rise
14. Custom single family residences
15. Recreation facilities
16. Luxury hotels
17. Gambling casinos
18. Flex space facilities

Developed the following projects:

1. 28 unit, three story apartment building
2. 32 unit apartment building, South Miami, FL.
3. 14 story, 119 unit condominium, Hialeah, FL
4. 32 unit resort waterfront condominium, Key West, FL
5. Single family log residence, Bozeman, MT
6. Single family residence (7200 S.F.), Tallahassee, FL