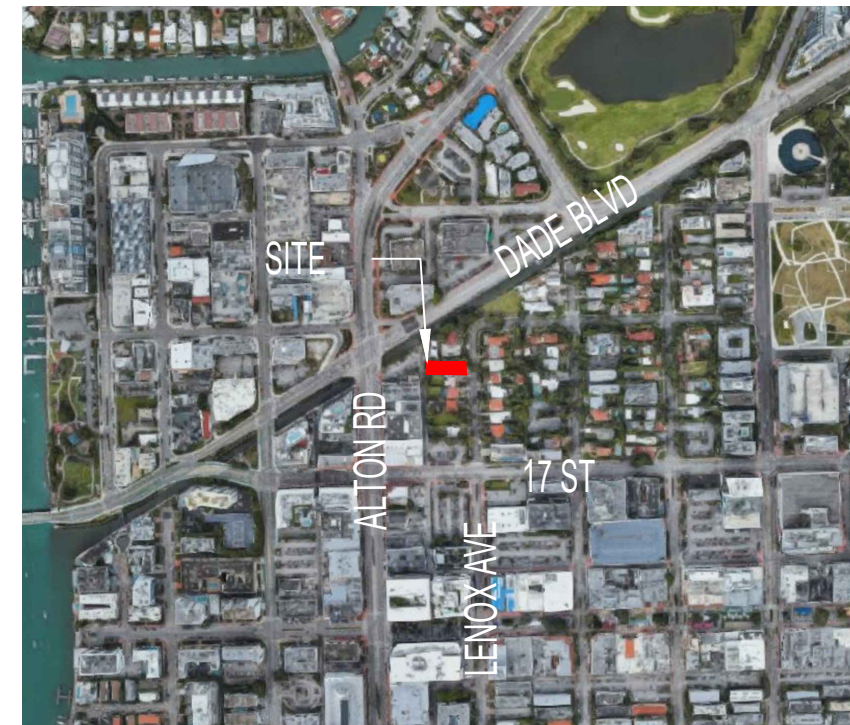


FELDMAN FAMILY RESIDENCE

1760 LENOX AVENUE
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD FINAL LANDSCAPE SUBMITTAL (HPB23-0593) 09/11/2023

INDEX OF DRAWINGS		
DESCRIPTION		
(HISTORIC PRESERVATION BOARD LANDSCAPE SUBMITTAL)		
1	L-1	LANDSCAPE INDEX
2	L-2	LANDSCAPE NOTES
3	L-3	LANDSCAPE CALCULATIONS
4	L-4	LANDSCAPE IMAGES
5	L-5	GROUND LEVEL RENDERED PLAN
6	L-6	TREE DISPOSITION PLAN
7	L-7	TREE MITIGATION PLAN
8	L-8	GROUND LEVEL LANDSCAPE PLAN
9	L-9	GROUND LEVEL PLANTING DETAILS



FELDMAN FAMILY RESIDENCE

1760 LENOX AVE. MIAMI BEACH, FL ORIDA 33139

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LANDSCAPE INDEX

GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, Lighting please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.
7. A Tree Protection Plan shall be provided prior to the issuance of a building permit.
8. A Tree Care & Watering plan shall be submitted prior to the issuance of a building permit.
9. All existing and proposed utilities will be verified prior to the issuance of a building permit, and will be adequately screened from sight by landscape materials.

GENERAL GRADING NOTES

1. All grading information outside the below grade parking decks provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions. Careful attention should be given to the grading plans concerning the shapes and formations of proposed slopes.
7. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

IRRIGATION NOTES

1. All landscaped areas within the property shall be irrigated with automatic irrigation system which shall utilize well and/or domestic water supply.
2. Irrigation system shall be equipped with rain sensor.
3. Irrigation system shall provide 100% coverage. Plans will be submitted prior to the issuance of a building permit.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami Beach.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.
15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

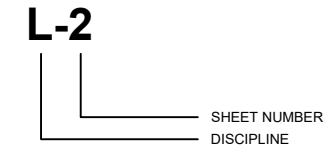
PLANTING SPECIFICATIONS

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect.
2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
3. All trees must be guyed or staked as shown in details.
4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect shall declare the project substantially complete.
9. Substantial completion constitutes the beginning of guarantee period.
10. Contractor to replace rejected plant within two (2) weeks of notice.
11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:



2. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 01 TO 99.

3. DRAWING NUMBER EXAMPLES:

L-2 LANDSCAPE NOTES

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LANDSCAPE NOTES



LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District: RS 4 Lot Area: 0.17 Acres 7,500 s.f.

OPEN SPACE

A. Square feet of required Open Space, as indicated on site plan:
 Lot Area = 7,500 s.f. x 70 % = 5,250 s.f. REQUIRED/ PROVIDED
5,250 4,999

LAWN AREA CALCULATION

A. Maximum lawn area (sod) permitted 50 % x 4,999 s.f. REQUIRED/ PROVIDED
2,500 775

TREES

A. Number of trees required per lot, less existing number of trees meeting minimum requirements = 7 Lot trees minimum
2 trees per lot (front yard) minus 0 existing trees REQUIRED/ PROVIDED
3 trees per lot (backyard) minus 0 existing trees 2 2
3 3

B. Palms allowed in addition to tree requirement: 0 0

C. % Natives required: Number of trees provided x 30% = 2 3

D. % Drought tolerant and low maintenance: Number of trees provided x 50% = 3 5

E. Street Trees (maximum average spacing of 20' o.c.):
50 linear feet along street / 20 = 3 3

Palms permitted to count in addition to street trees on 1:1 basis: 0 0

F. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.): 0 linear feet along street / 20 = 0 0

G. Diversity of tree species required: 2 2

SHRUBS

A. Number of shrubs required: Number of site + street trees required x 12 = 60 68

B. % Native shrubs required: Number of shrubs provided x 50% = 34 66

LARGE SHRUBS/SMALL TREES

A. Number of large shrubs/small trees required: 10% of required shrubs 6 7

B. % Native large shrubs/small trees required: 50% or provided 4 7

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EXISTING STREET TREE
BULNESIA ARBOREA
VERA WOOD



EXISTING STREET TREE
CASSIA FISTULA
GOLDEN SHOWER



EXISTING STREET TREE
DELONIX REGIA
ROYAL POINCIANA



EXISTING PALM
COCOS NUCIFERA
COCONUT PALM



EXISTING PALM
ROYSTONIA REGIA
ROYAL PALM



EXISTING PALM
SABAL PALMETTO
CABBAGE PALM



TREE - 12' HEIGHT
LIGUSTRUM JAPONICUM
JAPANESE PRIVET



TREE - 12' HEIGHT
MYRCIANTHES FRAGRANS
SIMPSONS STOPPER



EXISTING HEDGE - 6' HEIGHT
CLUSIA GUTTIFERA
SMALL LEAF CLUSIA



EXISTING HEDGE - 6' HEIGHT
PIMENTA RACEMOSA
BAYRUM



EXISTING HEDGE - 6' HEIGHT
PODOCARPUS MACROPHYLLUS
JAPANESE YEW



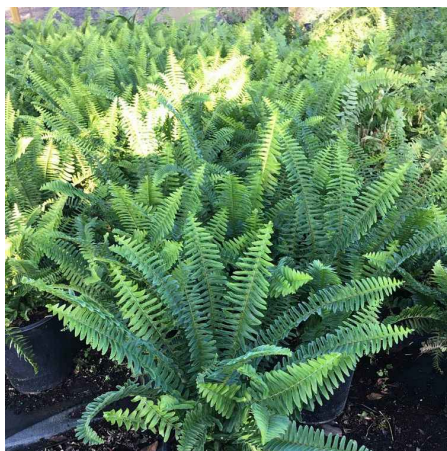
SHRUB - 2.5' HEIGHT
ALCANTAREA ODORATA
SILVER BROMELIAD



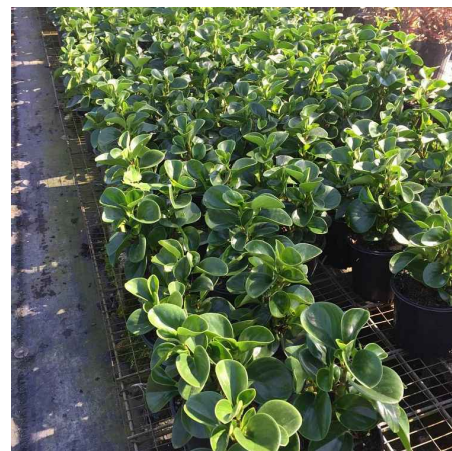
TALL SHRUB - 6' HEIGHT
EUGENIA FOETIDA
SPANISH STOPPER



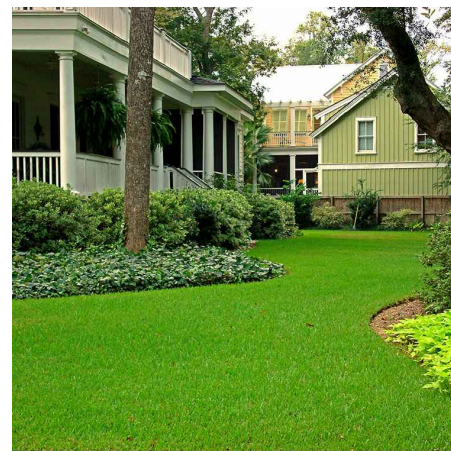
SHRUB - 2.5' HEIGHT
ILEX VOMITORIA
SCHILLINGS DWARF



GROUNDCOVER - 1' HEIGHT
NEPHROLEPIS EXALTATA
BOSTON FERN



GROUNDCOVER - 1' HEIGHT
PEPEROMIA OBTUSIFOLIA
BABY RUBBER PLANT



SOD
STENOTAPHRUM SECUNDATUM 'PALMETTO'
ST. AUGUSTINE PALMETTO



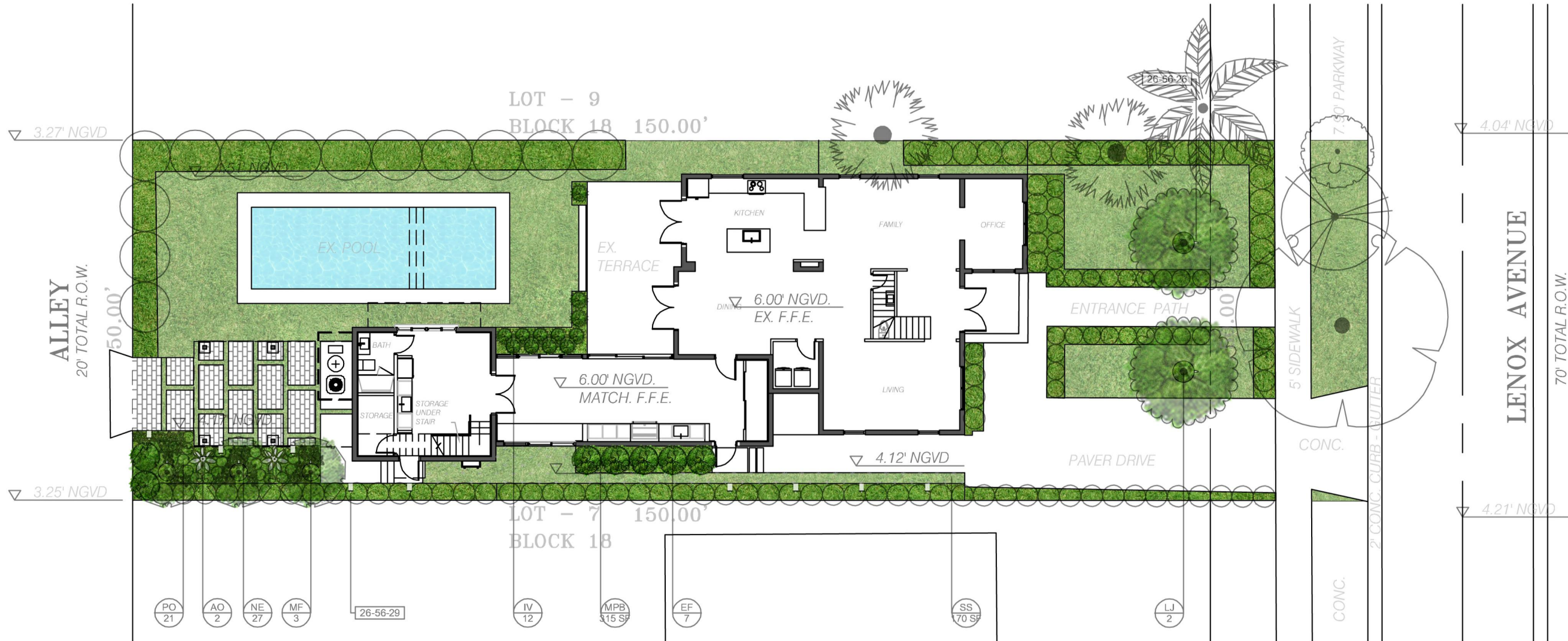
MULCH
TYPE: MINI PINE BARK
COLOR: NATURAL

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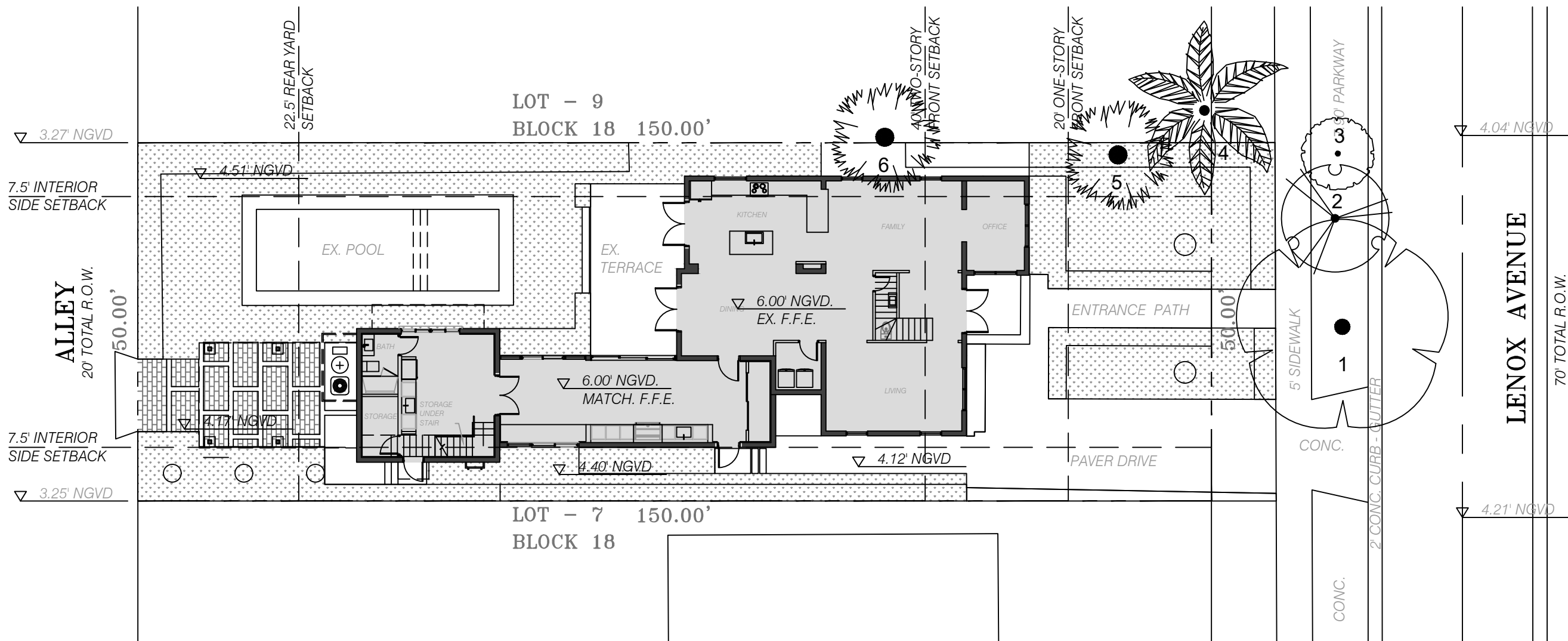
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GROUND LEVEL RENDERED PLAN

SCALE 1/16" = 1'-0"



TREE DISPOSITION SCHEDULE								
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CANOPY	DISPOSITION
	1	Cassia fistula	Golden Shower	30'	15'	12"	177 sf	Remain
	2	Delonix regia	Royal Poinciana	20'	10'	11"	79 sf	Remain
	3	Bulnesia arborea	Verawood	12'	8'	4"	51 sf	Remain
	4	Cocos nucifera	Coconut Palm	40'	15'	12"	177 sf	Remain
	5	Sabal palmetto	Cabbage Palm	30'	12'	24"	114 sf	Remain
	6	Sabal palmetto	Cabbage Palm	20'	12'	24"	114 sf	Remain
TOTAL REMOVED DBH						0"		



FELDMAN FAMILY RESIDENCE

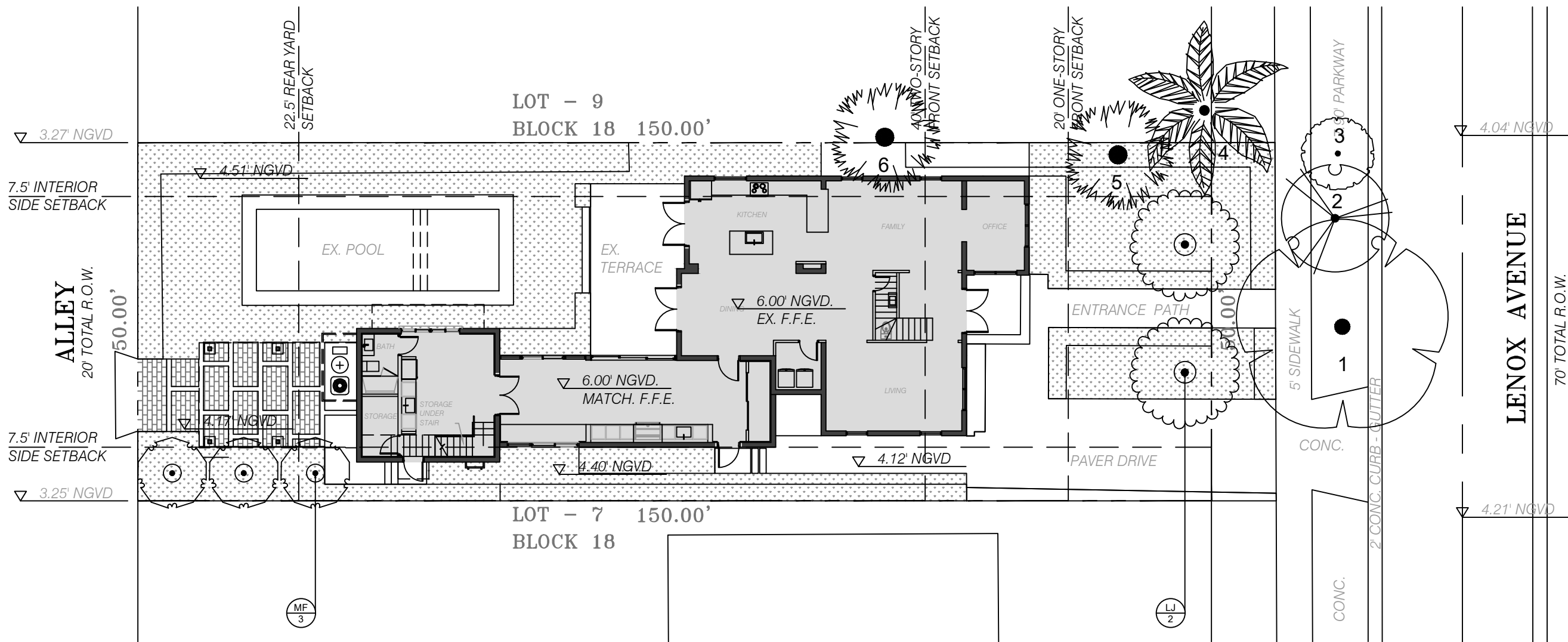
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TREE DISPOSITION PLAN

SCALE 1/16" = 1'-0"



TREE MITIGATION SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT	TOTAL DBH
	MF	3	Myrcianthes fragrans	Simpson's Stopper	12'	6'	2"	MT, Lifted	Yes	Yes	6"
	LJ	2	Ligustrum japonicum	Japanese Privet	12'	6'	2"	MT, Lifted	No	Yes	4"
TOTAL PROPOSED DBH											10"
TOTAL REMOVED DBH											0"
MITIGATION SURPLUS DBH											10"
MITIGATION REQUIREMENTS											MET

SECTION 46-61 TREE REPLACEMENT CHART

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (minimum of 2" DBH x 6' spread in canopy x 12' in height)	OR	Total number of replacement trees required (minimum of 4" DBH x 8' spread in canopy x 16' in height)	OR	Contribution to Tree Trust Fund
2"-3"	1	or	0	or	\$1,000.00
4"-6"	2	or	1	or	\$2,000.00
7"-12"	4	or	2	or	\$4,000.00
13"-18"	6	or	3	or	\$6,000.00
19"-24"	8	or	4	or	\$8,000.00
25"-30"	10	or	5	or	\$10,000.00
31"-36"	12	or	6	or	\$12,000.00
37"-42"	14	or	7	or	\$14,000.00
43"-48"	16	or	8	or	\$16,000.00
49"-60"	20	or	10	or	\$20,000.00

SECTION 46-61 TREE SPECIES DIVERSITY CHART

REQUIRED NUMBER OF TREES	REQUIRED MINIMUM NUMBER OF SPECIES
01-10	2
11-20	3
21-30	4
31-40	5
41 OR GREATER	6

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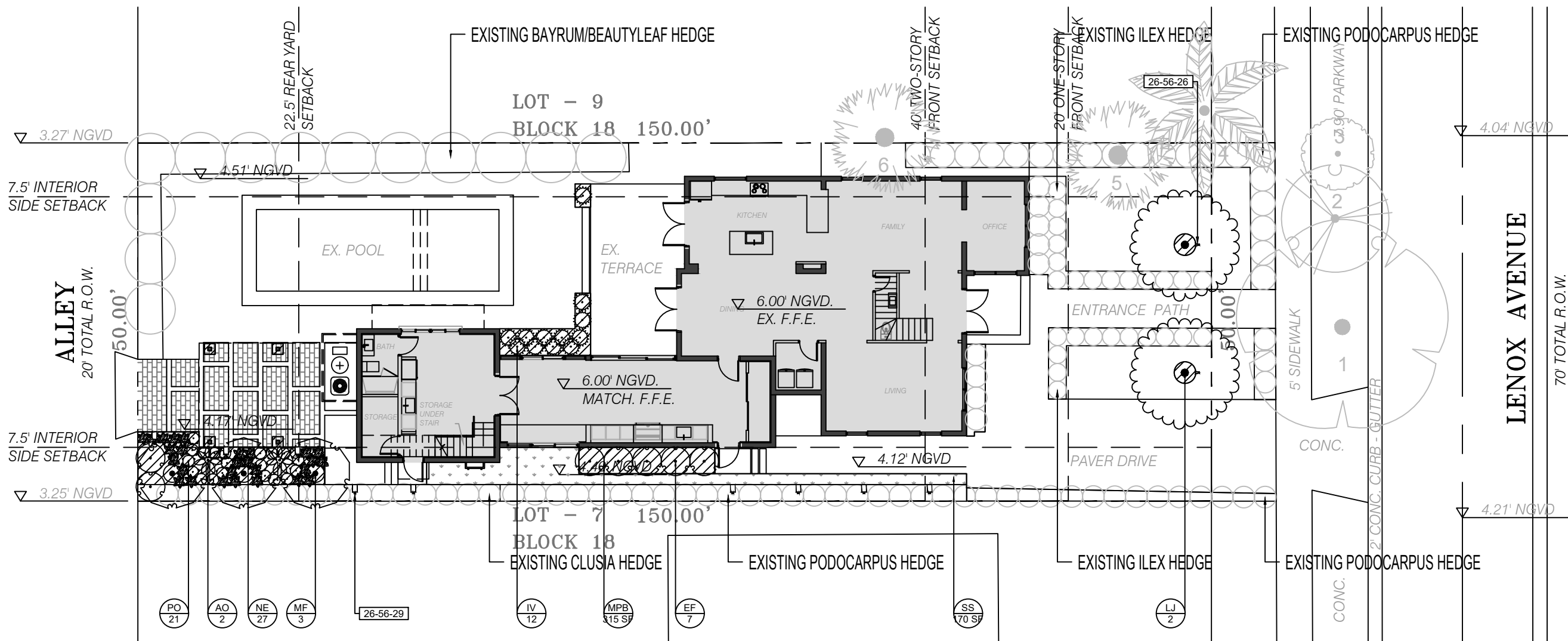
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TREE MITIGATION PLAN

SCALE 1/16" = 1'-0"





PROPOSED TREE SCHEDULE										
SITE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT
	MF	3	Myrcianthes fragrans	Simpson's Stopper	12'	6'	2"	MT, Lifted	Yes	Yes
	LJ	2	Ligustrum japonicum	Japanese Privet	12'	6'	2"	MT, Lifted	No	Yes

PROPOSED SHRUB & GROUNDCOVER SCHEDULE										
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT	
	AO	2	Alcantarea odorata	Silver Bromeliad	2.5'	3'	7G	No	Yes	
	EF	7	Eugenia foetida	Spanish Stopper	6'	4'	15G	Yes	Yes	
	IV	18	Ilex vomitona	Schillings Dwarf	2'	2'	3G	Yes	Yes	
GROUNDCOVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT	
	NE	27	Nephrolepis exaltata	Boston Fern	1'	1'	1G	Yes	Yes	
	PO	21	Peperomia obtusifolia	Baby Rubber Plant	1'	1'	1G	Yes	Yes	
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL	NATIVE	DROUGHT	
	SSP	170 st	Stenotaphrum secundatum 'Palmetto'	St. Augustine Palmetto	Flat			No	Yes	
MULCH	CODE	QTY	TYPE	DEPTH	SIZE					
	MPB	315 st	Mini Pine Bark Nuggets	2" - 3"	3/4" - 1 1/4"					

LANDSCAPE LIGHTING SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
	26-56-26	ITEM: Landscape Flood Lighting APPLICATION: Tree Uplight MANUFACTURER: TBD PRODUCT: TBD COLOR: Warm White	5
	26-56-29	ITEM: Landscape Path Lighting APPLICATION: Groundcover Beds/Area Lighting MANUFACTURER: TBD PRODUCT: TBD COLOR: Warm White	9

FELDMAN FAMILY RESIDENCE

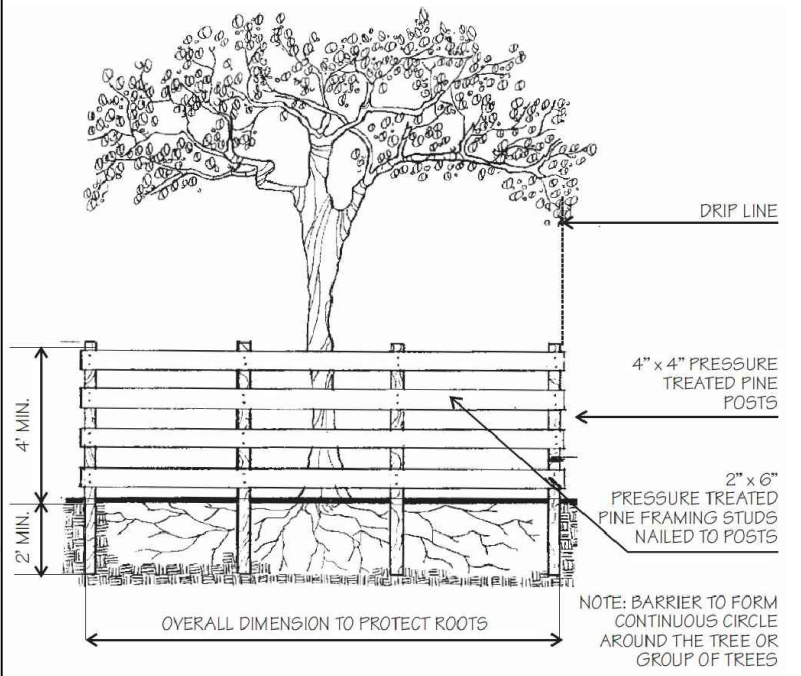
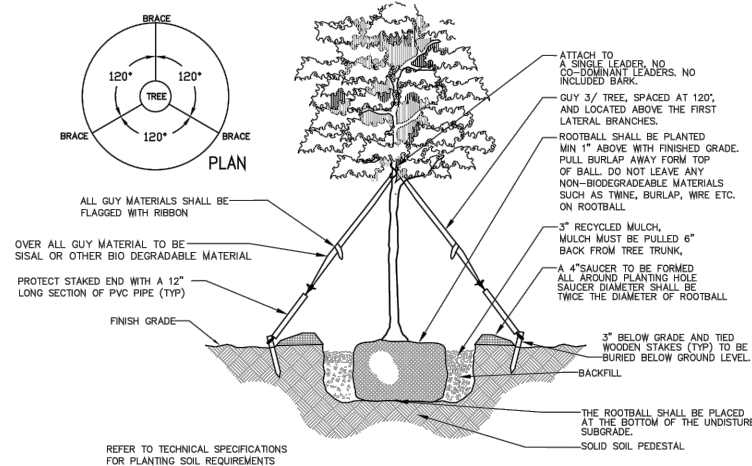
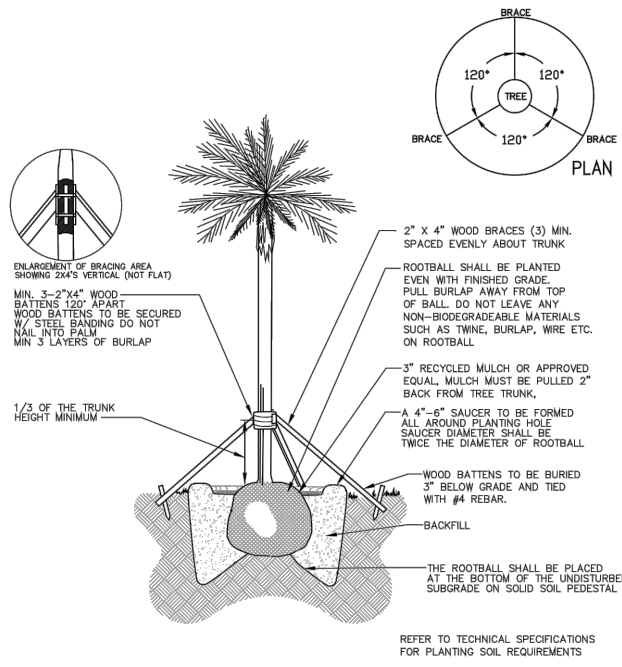
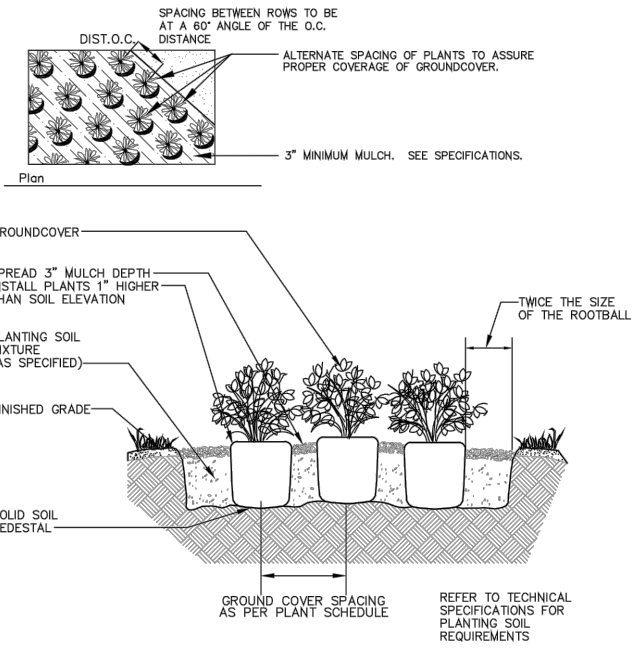
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GROUND LEVEL LANDSCAPE PLAN

SCALE 1/16" = 1'-0"

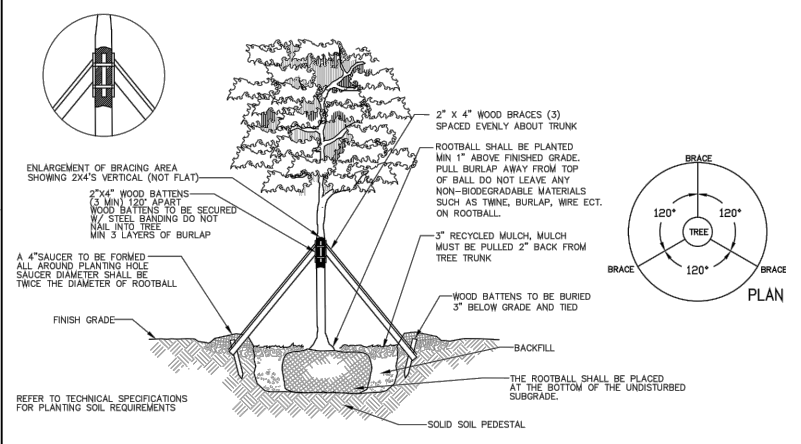
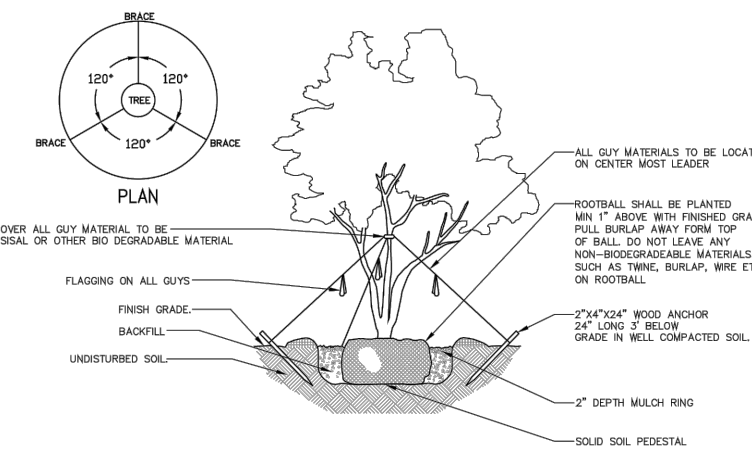
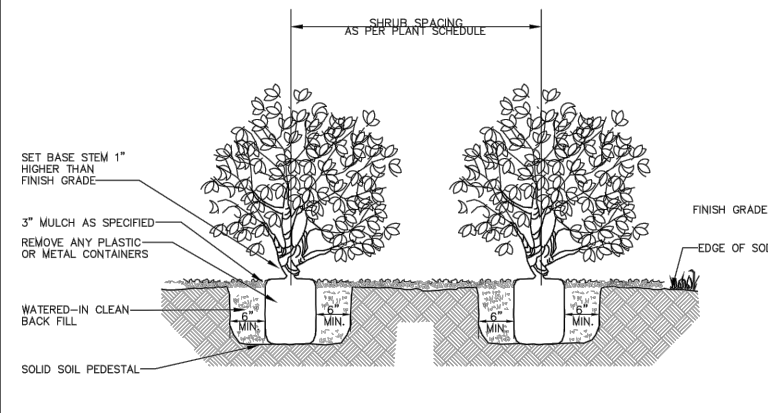


7 GROUND COVER PLANTING
SCALE: NTS

5 PALM PLANTING
SCALE: NTS

3 SMALL TREE PLANTING < 4" CALIPER
SCALE: NTS

1 TREE PROTECTION
SCALE: NTS



6 SHRUB PLANTING
SCALE: NTS

4 MULTI-TRUNK TREE PLANTING
SCALE: NTS

2 LARGE TREE PLANTING > 4" CALIPER
SCALE: NTS

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