

1355 N.W. 97th AVE SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

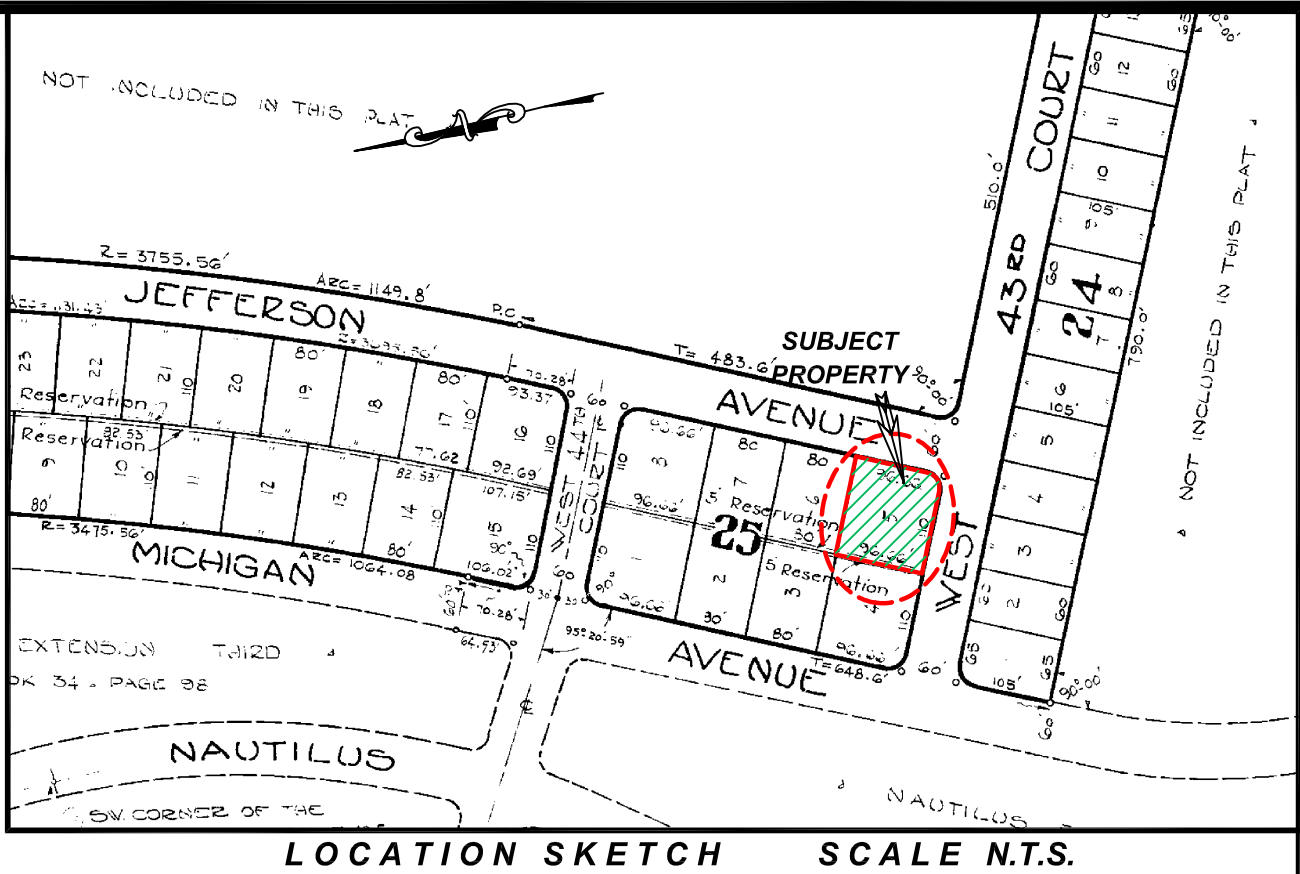
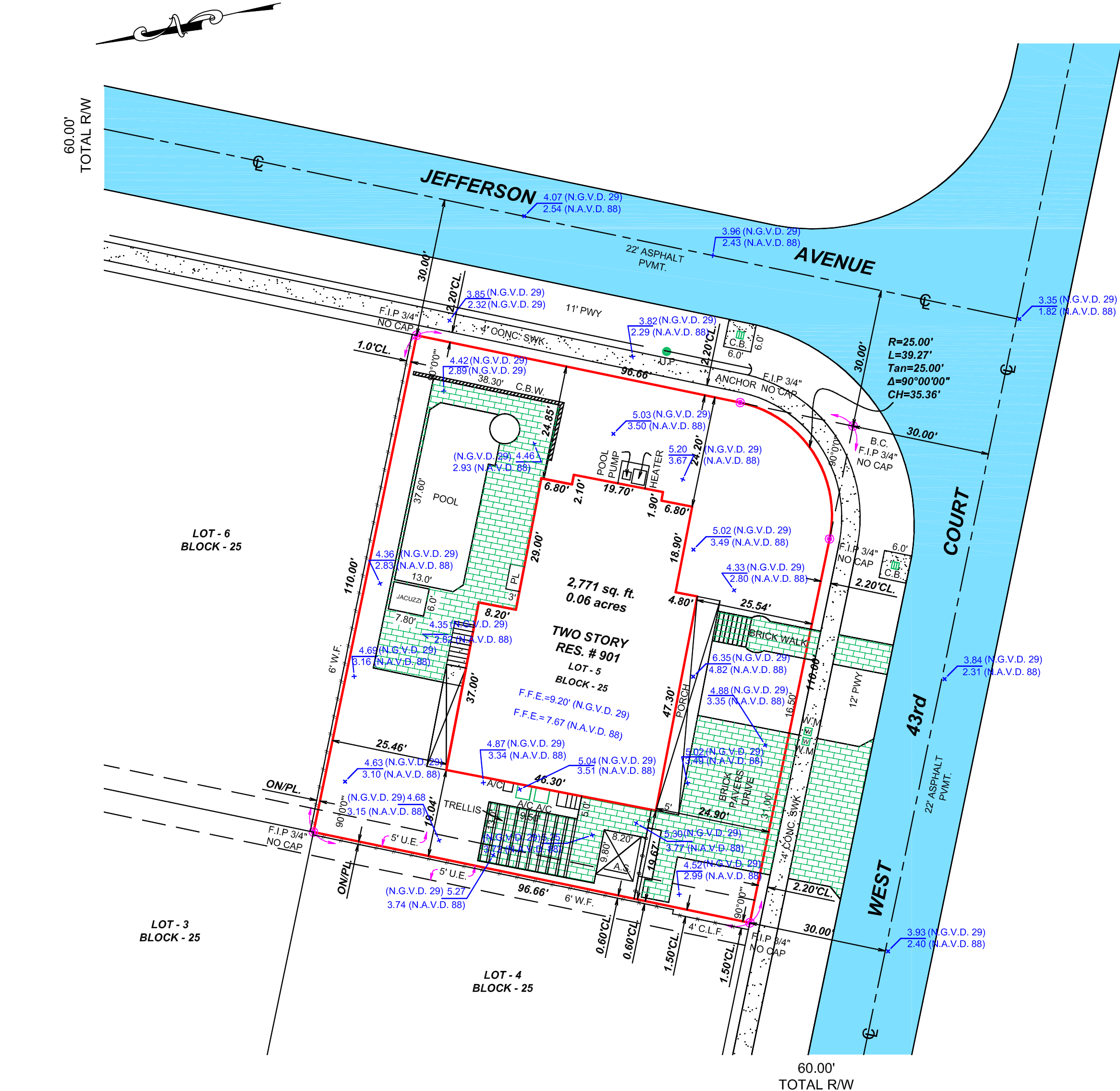
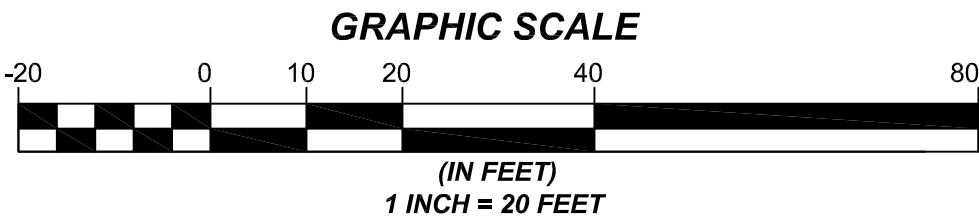
DRAWN BY: AL.

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-0001348-2

SHEET No. 1 OF 1

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 5, BLOCK 25, OF NAUTILUS EXTENSION FOURTH
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 40,
PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

901 W 43 CT
MIAMI BEACH, FL 33140

CERTIFICATIONS:

RICARDO NEVAREZ

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # D-157-R. LOCATOR NO. 3223 SW ELEVATION 4.92 FEET OF N.G.V.D. OF 1929
- THIS IS A SPECIFIC PURPOSE SURVEY.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY, THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOTE:

Measured lot size area (NET): 10,498 Sq. Ft.
Recorded lot size area (GROSS): 10,632.6 Sq. Ft.

BY: GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: UP-DATED -08-26-2015

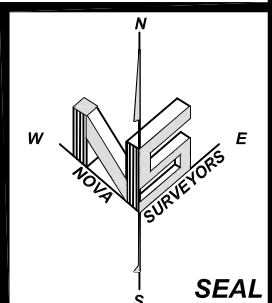
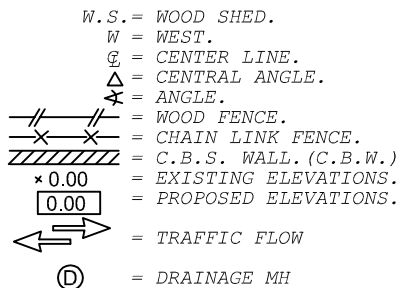
REVISED ON: UP-DATED 05-06-2016

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 120651/0309/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 7 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT.	C.S. = CONCRETE SLAB.	F.N. = FOUND NAIL.	O.V. = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT	H. = HIGH (HEIGHT)	PVMT. = PAVEMENT.	R.P. = RADIUS POINT.
A/S = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	I.N. & E.G. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	RGE. = RANGE.
ASPH. = ASPHALT.	DRIVEWAY = DRIVEWAY	L.B. = LICENSED BUSINESS	P/L = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	E = DEGREES.	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	STY. = STORY.
B.LDG. = BUILDING.	E. = EAST.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SWK. = SIDEWALK.
B.M. = BENCH MARK	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.M.E. = LAKE MAINTENANCE EASEMENT.	PT. = POINT OF TANGENCY.	S.I.P. = SET IRON PIPE L.B. #6044.
B.M.H. = BELLSOUTH MANHOLE	ELEV. = ELEVATION.	M. = MEASURED DISTANCE.	POB. = POINT OF BEGINNING.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	ENCH. = ENCROACHMENT.	MON. = MONUMENT LINE.	P.R.C. = POINT OF REVERSE CURVE	" = SECONDS
C = CALCULATED	F.H. = FIRE HYDRANT.	M/H = MANHOLE.	P.B. = PLAT BOOK.	T = TANGENT.
C.B. = CATCH BASIN.	F.I.P. = FOUND IRON PIPE.	M/L = MONUMENT LINE.	P.C. = PAGE.	TWP. = TOWNSHIP.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.I.R. = FOUND IRON ROD.	N.A.P. = NOT A PART OF.	PRM. = PERMANENT REFERENCE MONUMENT.	UTIL. = UTILITY.
CBW. = CONCRETE BLOCK WALL.	F.F.E. = FINISHED FLOOR ELEVATION.	N. = NORTH.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	U.P. = UTILITY POLE.
CH. = CHORD.	F.N.D. = FOUND NAIL & DISK.	N.T.S. = NOT TO SCALE.	R. = RECORDED DISTANCE.	W.M. = WATER METER.
CH.B. = CHORD BEARING.	FR = FRAME.	# = NO.		W.F. = WOOD FENCE.
CL = CLEAR	FT = FEET.	O/S = OFFSET.		
C.L.F. = CHAIN LINK FENCE.				
C.M.E. = CANAL MAINTENANCE EASEMENTS.				



DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.					
SECTION A - PROPERTY INFORMATION				FORM INSURANCE COMPANY USE	
A1. Building Owner's Name RICARDO NEVAREZ				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 901 W 43 CT				Company NAIC Number:	
City MIAMI BEACH			State FLA.		Zip Code 33140
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 5, BLOCK 25, NAUTILUS EXTENSION FOURTH, PB 40, PG 68					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential					
A5. Latitude/Longitude: Lat. 25°46'51.37"N Long. 80°16'01.13"W Horizontal Datum: <input type="radio"/> NAD 1927 <input checked="" type="radio"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1.A					
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:		
a) Square footage of crawlspace or enclosure(s) 523.0 sq ft			a) Square footage of attached garage N/A sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 3			b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A		
c) Total net area of flood openings in A8.b 523.0 sq in			c) Total net area of flood openings in A9.b N/A sq in		
d) Engineered flood openings? <input type="radio"/> Yes <input checked="" type="radio"/> No			d) Engineered flood openings? <input type="radio"/> Yes <input checked="" type="radio"/> No		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number MIAMI BEACH 120651			B2. County Name MIAMI-DADE		B3. State FLA.
B4. Map/Panel Number 12086C0309	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/ Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7 FT
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="radio"/> FIS Profile <input checked="" type="radio"/> FIRM <input type="radio"/> Community Determined <input type="radio"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="radio"/> NGVD 1929 <input type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input checked="" type="radio"/> No Designation Date: N/A <input type="radio"/> CBRS <input type="radio"/> OPA					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input checked="" type="radio"/> Finished Construction					
C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/A, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a -h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.					
* A new Elevation Certificate will be required when construction of the building is complete.					
Benchmark Utilized: D-131 Vertical Datum: NGVD 1929					
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="radio"/> NGVD 1929 <input type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.					
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)		7	-	11	<input checked="" type="radio"/> feet <input type="radio"/> meters
b) Top of the next higher floor		9	-	20	<input checked="" type="radio"/> feet <input type="radio"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)		N/A	-		<input checked="" type="radio"/> feet <input type="radio"/> meters
d) Attached garage (top of slab)		N/A	-		<input checked="" type="radio"/> feet <input type="radio"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)		5	-	04	<input checked="" type="radio"/> feet <input type="radio"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)		6	-	31	<input checked="" type="radio"/> feet <input type="radio"/> meters
g) Highest adjacent (finished) grade next to building (HAG)		6	-	71	<input checked="" type="radio"/> feet <input type="radio"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support		6	-	31	<input checked="" type="radio"/> feet <input type="radio"/> meters

ELEVATION CERTIFICATE

OMB Control Number: 1660-0008

Expiration: 11/30/2018

901 W 43 CT

MIAMI BEACH

FLA.

33140

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?

☒ Yes ☐ No

Certifier's Name
GEORGE IBARRA

License Number
2534

Title
LAND SURVEYOR

Company Name
NOVA SURVEYORS INC

Address
1355 NW 97 AVE #200

City
Miami

State
FLA.

Zip Code
33172

Signature

Date
05/10/2016

Telephone
+1 (305) 264-2660



Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)"

SECTION C2(E) LOWEST ELEVATION OF MACHINERY = 5.04 FT THE A/C PAD; LATITUDE AND LONGITUDE DETERMINED BY SURVEYOR USING GOOGLE EARTH. CROWN OF ROAD ELEV= 3.93 FT

Signature

Date 05/10/2016

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ☒ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ - _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ - _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is _____ - _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name: RICARDO NEVAREZ

Address
901 W 43 CT

City
MIAMI BEACH

State
FL

ZIP Code
33140

Signature

Date

Telephone

Comments

☐ Check here if attachments.

RELEVANT ZONING DATA

FRONT SETBACK: JEFFERSON AVE
SIDE SETBACK: W 43RD CT

REQUIRED FRONT SETBACK: 20'
EXISTING FRONT SETBACK: 22'-6"

REQUIRED SIDE STREET SETBACK: 15'
EXISTING SIDE STREET SETBACK: 22.54'

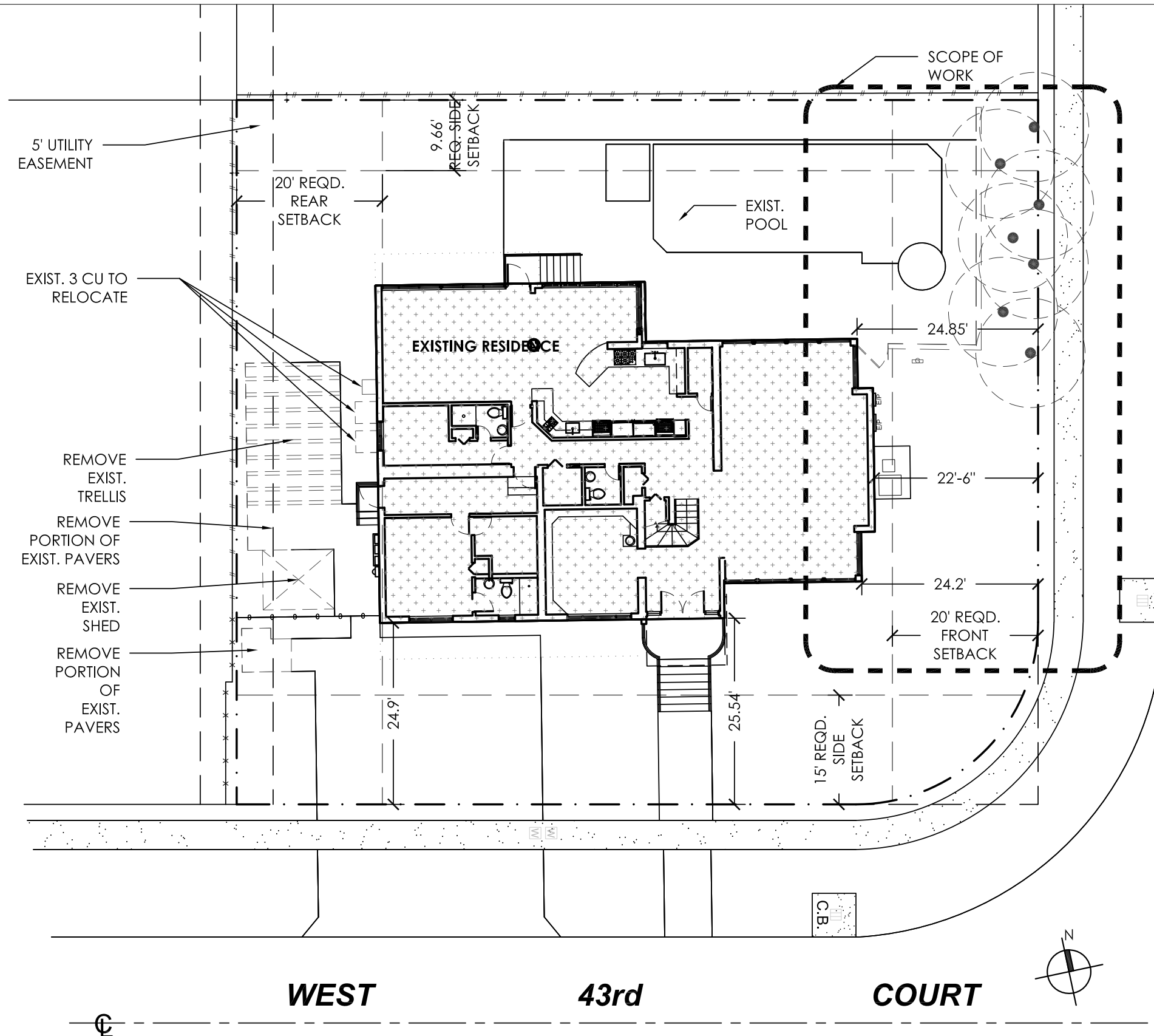
GRADE (AS DEFINED BY PUBLIC WORKS): 5.26' NGVD

BFE: 7.00' NGVD

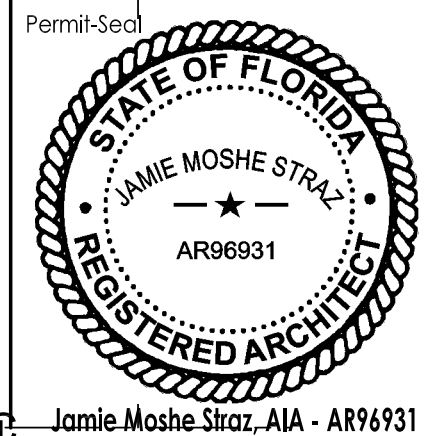
ADJUSTED GRADE: 6.13' NGVD

NO NEW BUILDING ADDITION TO SITE

OPEN SPACE REQUIRED:
SEE NEXT PAGE



JEFFERSON
AVENUE



REINES & STRAZ, LLC
975 41st Street, Suite 407
Miami Beach, Florida 33140
Tel: 305.397.8779
Fax: 305.675.8502
www.reines-straz.com
AA26002849

Consultants

Nevarez Residence

Equip. Relocation & Site Improvements
901 W 43rd Ct, Miami
Beach, FL 33140

No.	Description	Date

Existing Overall Site Plan

Project number NEV-901W43CT
Date 05.25.2015

A-1



1

SOUTH ELEVATION



3

NORTH ELEVATION



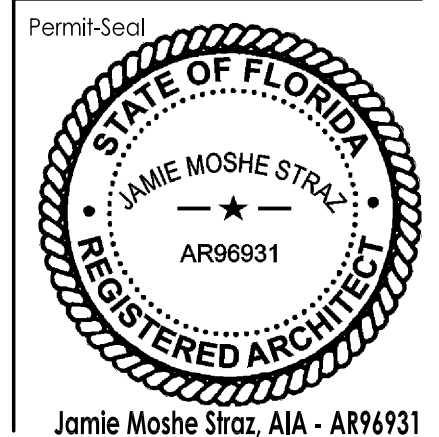
2

EAST ELEVATION



4

WEST ELEVATION



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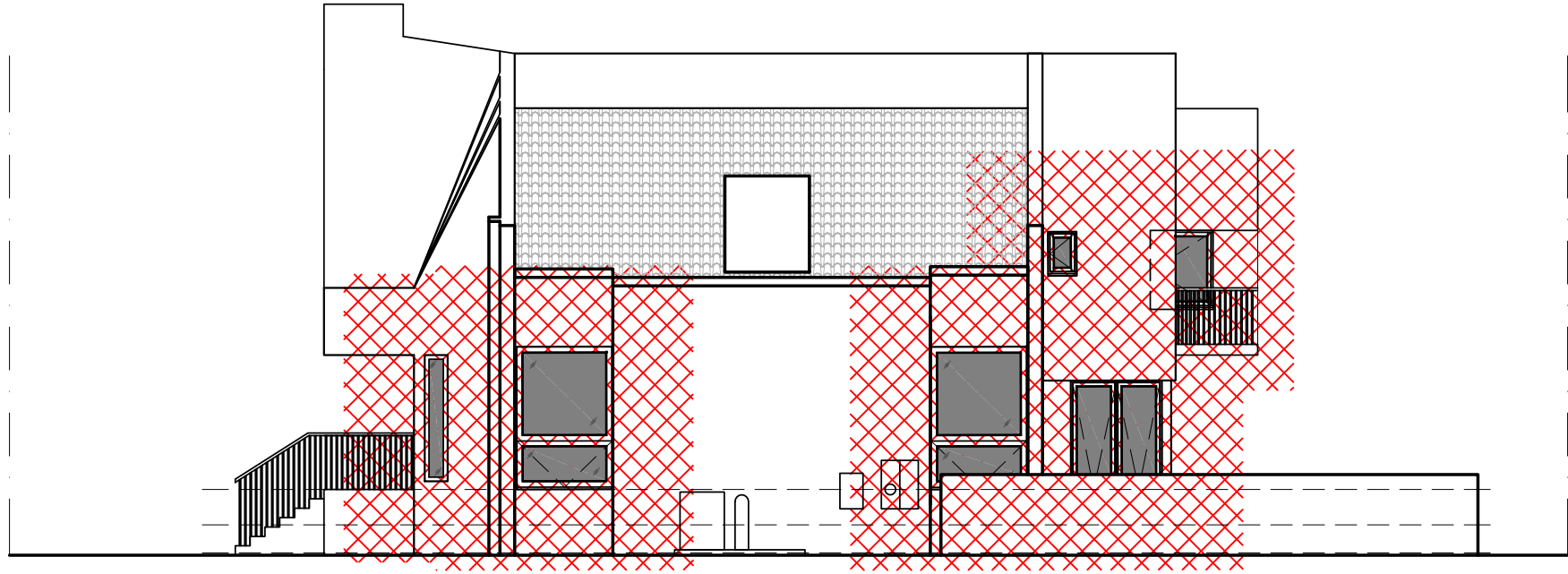
Equip. Relocation & Site Improvements
 901 W 43rd Ct, Miami
 Beach, FL 33140

No.	Description	Date

EXISTING RESIDENCE PHOTOS

Project number NEV-901W43CT
 Date 05.25.2015

A-4



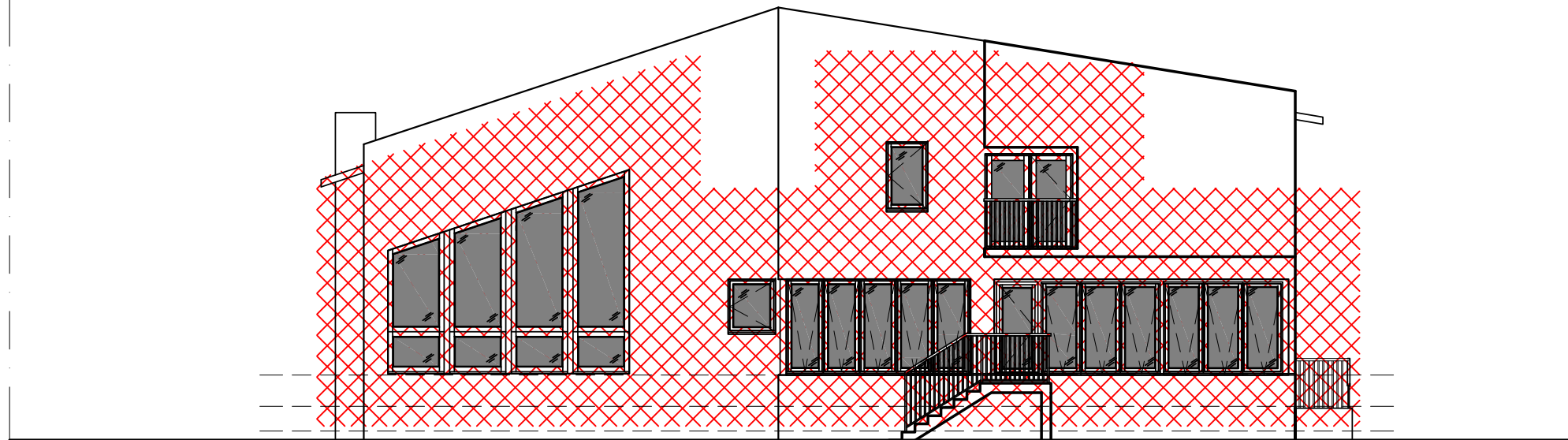
1 EXISTING EAST ELEVATION
3/32" = 1'-0"



4 PHOTO OF NORTH YARD/POOL
NOTE: PHOTO TAKEN 12/2015



3 PHOTO OF NORTH YARD/POOL
NOTE: PHOTO TAKEN 12/2015



2 EXISTING NORTH ELEVATION
3/32" = 1'-0"

NOTE:
RED HATCHED
AREA IS 5' MIN.
CLEARANCE AREA
FOR GENERATOR



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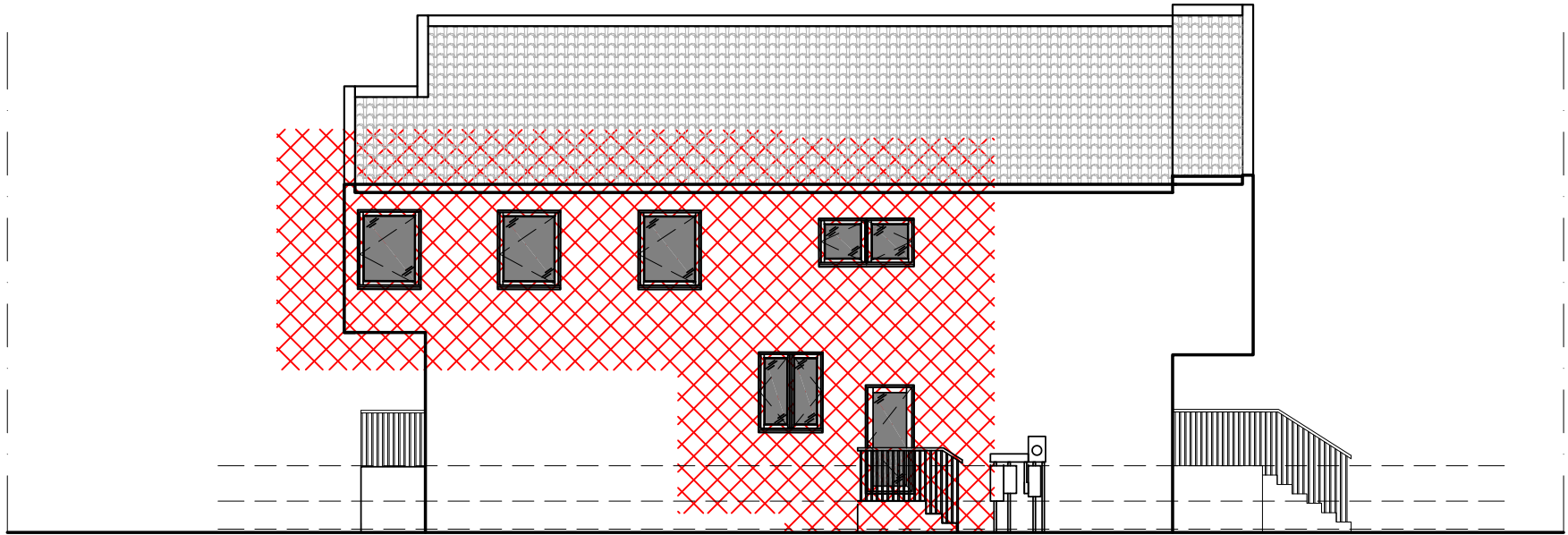
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901 W 43rd Ct, Miami
Beach, FL 33140

No.	Description	Date

EXIST. ELEVATIONS

Project number NEV-901W43CT
Date 06.03.2016

A-4A



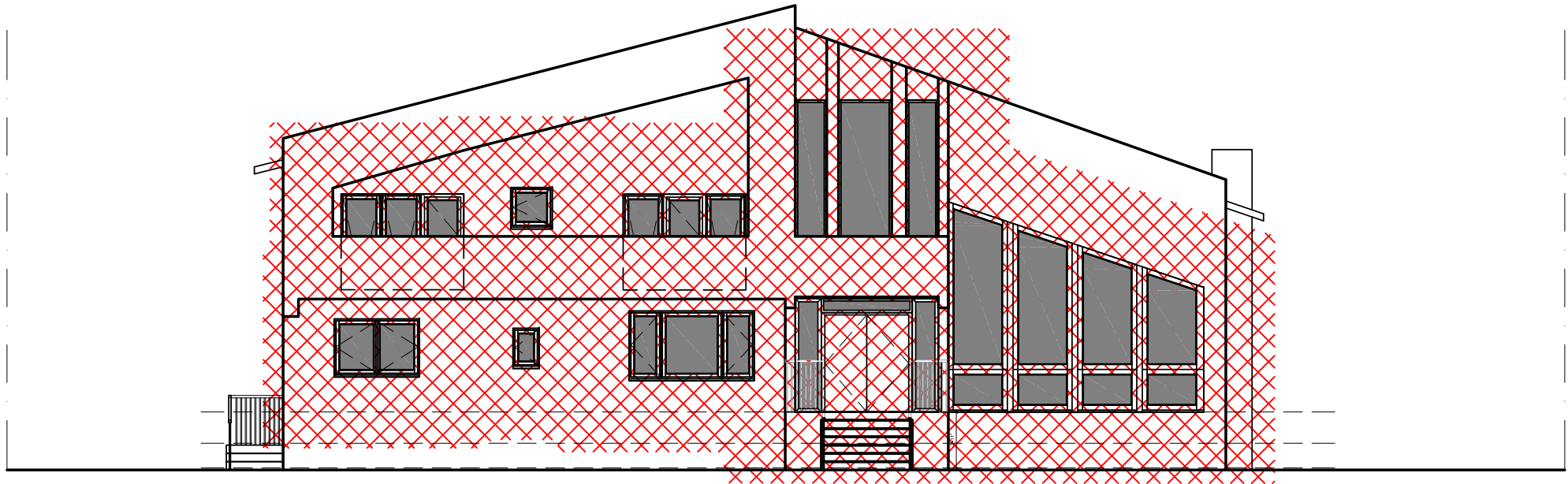
1 EXISTING WEST ELEVATION
3/32" = 1'-0"



3 PHOTO OF WEST YARD
NOTE: PHOTO TAKEN 12/2015

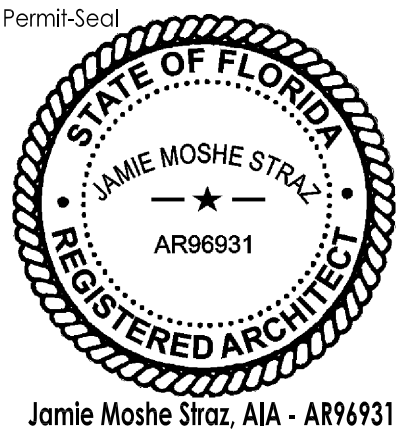


4 PHOTO OF SE YARD



2 EXISTING SOUTH ELEVATION
3/32" = 1'-0"

NOTE:
RED HATCHED
AREA IS 5' MIN.
CLEARANCE AREA
FOR GENERATOR



**REINES
& STRAZ**

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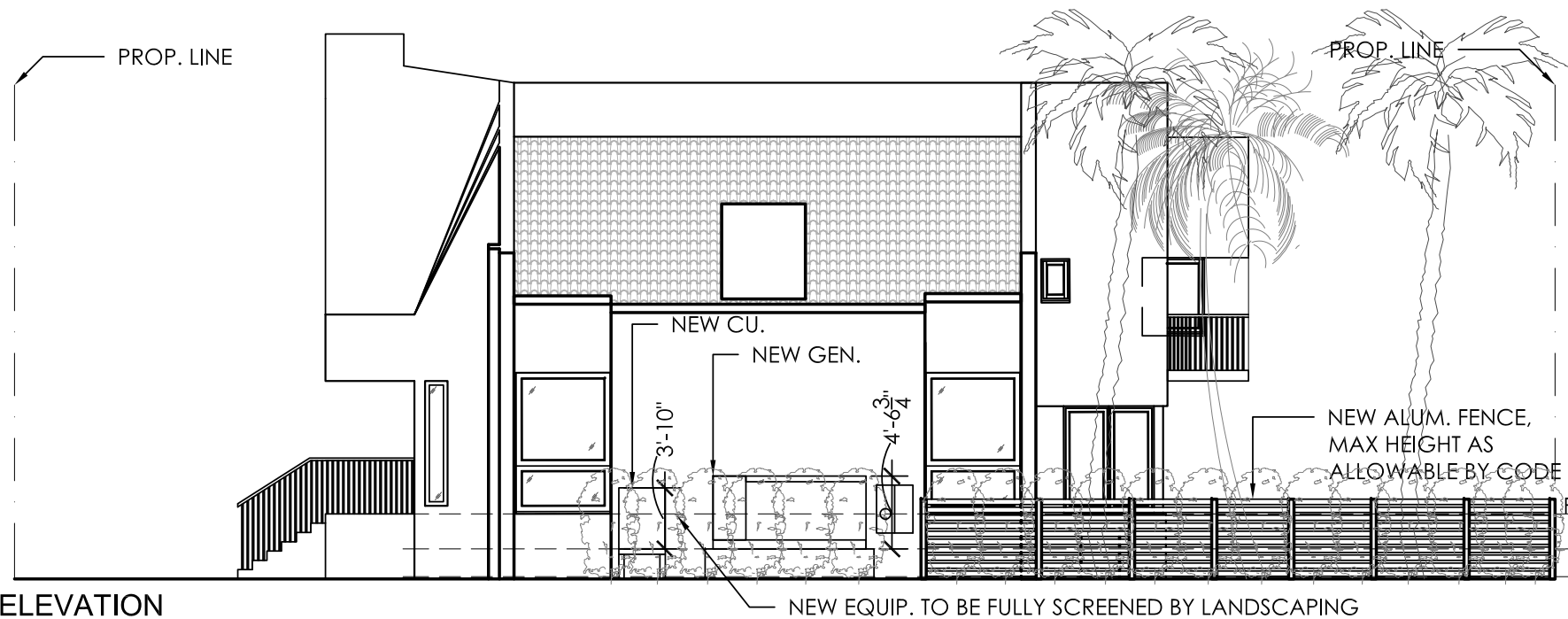
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901 W 43rd Ct, Miami
Beach, FL 33140

No.	Description	Date

EXIST. ELEVATIONS

Project number NEV-901W43CT
Date 06.03.2016

A-4B



SEE LANDSCAPE
DRAWINGS FOR FULL
PROPOSED
LANDSCAPING

ALL BOTTOM OF EQUIP.
TO BE MIN. BFE

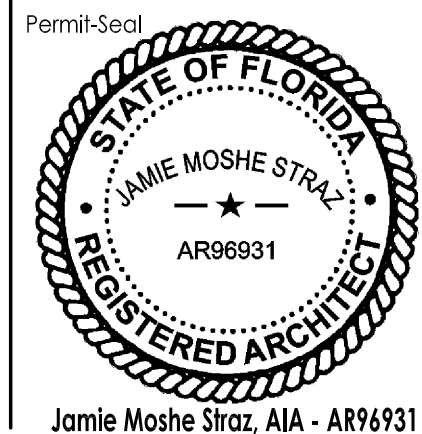
FINAL FENCE DESIGN
TO BE SUBMITTED AT
PERMITTING, TO HAVE
MAXIMUM HEIGHT AS
ALLOWED BY CODE

FFE. +9.2' NGVD
BEE +7.0' NGVD
GRADE +5.26'
NGVD

1 PROPOSED STREET ELEVATION
3/32" = 1'-0"



2 EXISTING STREET ELEVATION



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Nevarez Residence

Equip. Relocation & Site Improvements
901 W 43rd Ct, Miami
Beach, FL 33140

No.	Description	Date

EAST ELEVATIONS

Project number NEV-901W43CT
Date 05.25.2015

A-5



① 4320 N JEFFERSON AVE



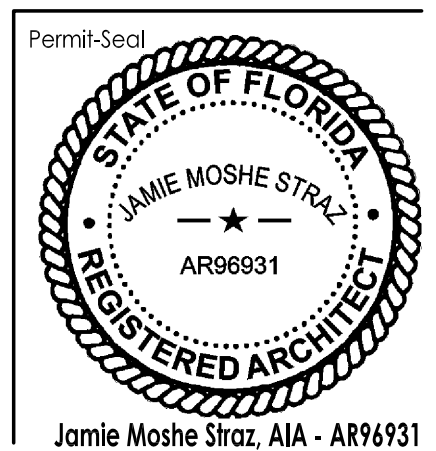
③ 901 W 43RD CT (EAST) (JEFFERSON AVE FACING)



② 901 W 43RD CT (VIEW OF CORNER)



④ 901 W 43RD CT (SOUTH) (W 43RD CT FACING)



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Nevarez Residence

Equip. Relocation & Site Improvements
 901 W 43rd Ct, Miami
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No.	Description	Date

EXISTING PHOTOS

Project number NEV-901W43CT
 Date 05.25.2015

A-6



1

4383 N MICHIGAN AVE (SOUTH)



3

4305 JEFFERSON AVE



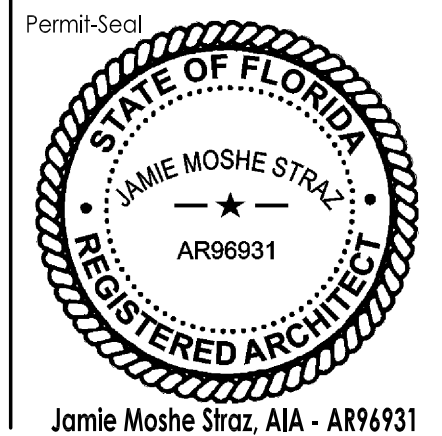
2

901 W 43RD CT (EAST) (FACING JEFFERSON)



4

4315 N JEFFERSON AVE



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Equip. Relocation & Site Improvements
 901 W 43rd Ct, Miami
 Beach, FL 33140

No.	Description	Date

EXISTING PHOTOS

Project number NEV-901W43CT
 Date 05.25.2015

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