



AERIAL VIEW - EXISTING RESIDENCE



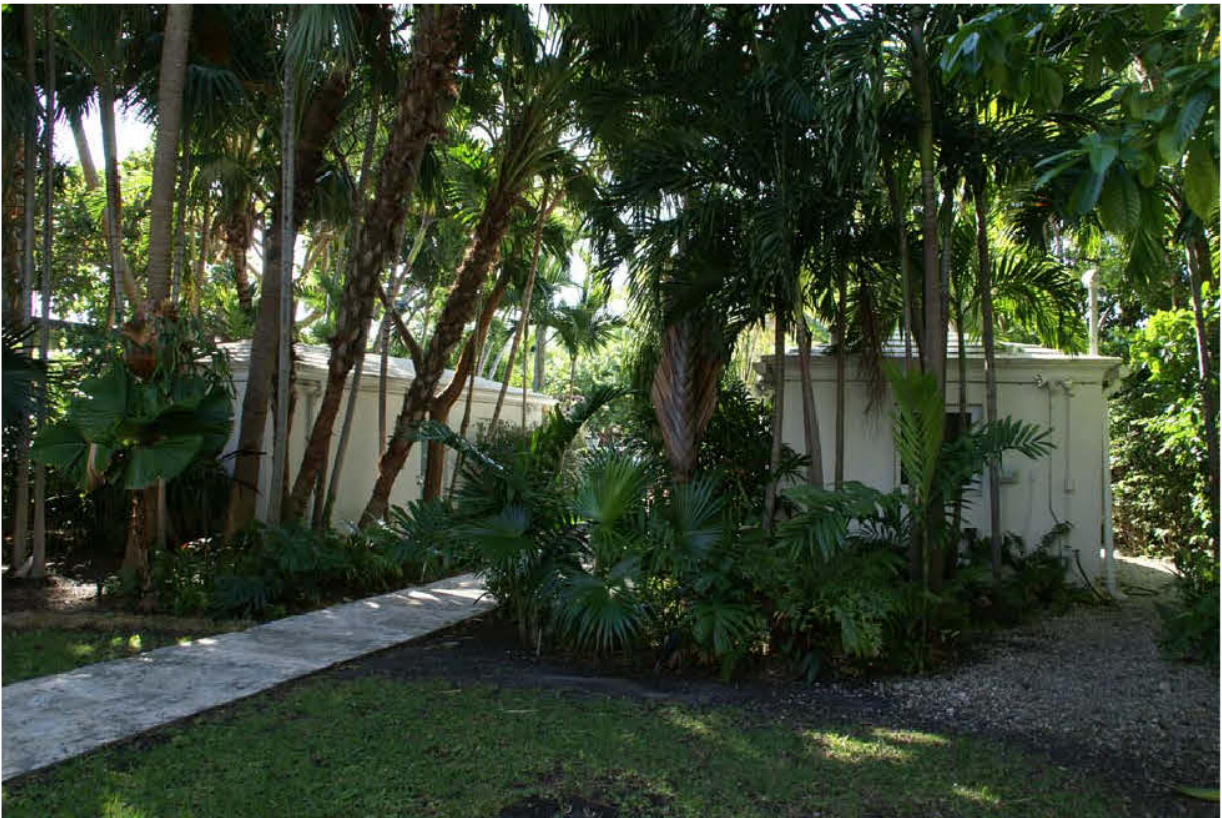
AERIAL VIEW - EXISTING RESIDENCE



FRONT VIEW - EXISTING RESIDENCE



EXISTING RESIDENCE - FRONT OF GARAGE & GUESTHOUSE



EXISTING RESIDENCE - REAR OF GARAGE & GUESTHOUSE



EXISTING RESIDENCE - MAIN BUILDING FRONT



EXISTING RESIDENCE - MAIN BUILDING FRONT



EXISTING RESIDENCE - MAIN BUILDING FRONT



EXISTING RESIDENCE - EAST INTERIOR SIDE YARD



EXISTING RESIDENCE - MAIN BUILDING REAR



EXISTING RESIDENCE - MAIN BUILDING REAR

DRAWING TITLE	
EXISTING- EXTERIOR PHOTOS	
REVISION	DATE
1.	01/06/2020
DRB COMMENTS	



EXISTING DOCK AT WATERFRONT



EXISTING RESIDENCE - MAIN BUILDING REAR FROM EXISTING DOCK



EXISTING RESIDENCE - MAIN BUILDING REAR

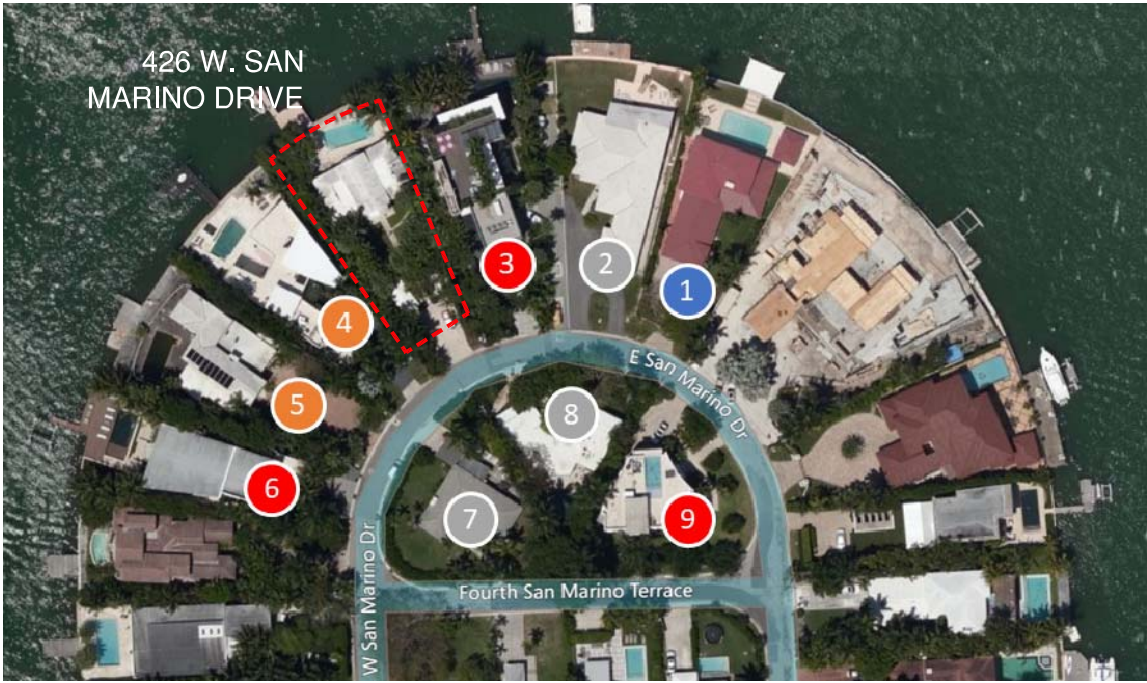


EXISTING RESIDENCE - WEST INTERIOR SIDE YARD



**AERIAL LOCATION MAP**

NOT TO SCALE



**NEIGHBORHOOD ANALYSIS**

NOT TO SCALE



1. 427 E. SAN MARINO DRIVE
2. 431 E. SAN MARINO DRIVE
3. 430 W. SAN MARINO DRIVE
4. 420 W. SAN MARINO DRIVE
5. 410 W. SAN MARINO DRIVE
6. 416 W. SAN MARINO DRIVE
7. 121 4TH SAN MARINO TERRACE
8. 424 E. SAN MARINO DRIVE
9. 400 E. SAN MARINO DRIVE

APPROXIMATE RELATIONSHIP (IN PERCENTAGE)  
OF SECOND FLOOR TO FIRST FLOOR AREA OF  
SURROUNDING PROPERTIES.

- 2nd FL: 80% - 90%
- 2nd FL: 70% - 79%
- 2nd FL: 60% - 69%
- 2nd FL: 50% - 59%

- SURROUNDING PROPERTIES NOT MARKED IN COLOR ARE ONE-STORY



RESIDENCE 1



RESIDENCE 2

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**SAN MARINO RESIDENCE**  
**426 W. SAN MARINO DR.**  
**MIAMI BEACH, FL. 33139**  
**CLIENT: SAN MARINO DEVELOPMENTS LLC**

**FINAL**  
**SUBMITTAL**  
**01-06-2020**

DRAWING TITLE  
**NEIGHBOR-  
HOOD  
ANALYSIS**

REVISION	DATE
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DRB COMMENTS	

SCALE: AS SHOWN

SHEET  
**PHOTOS-4**



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



RESIDENCE 8