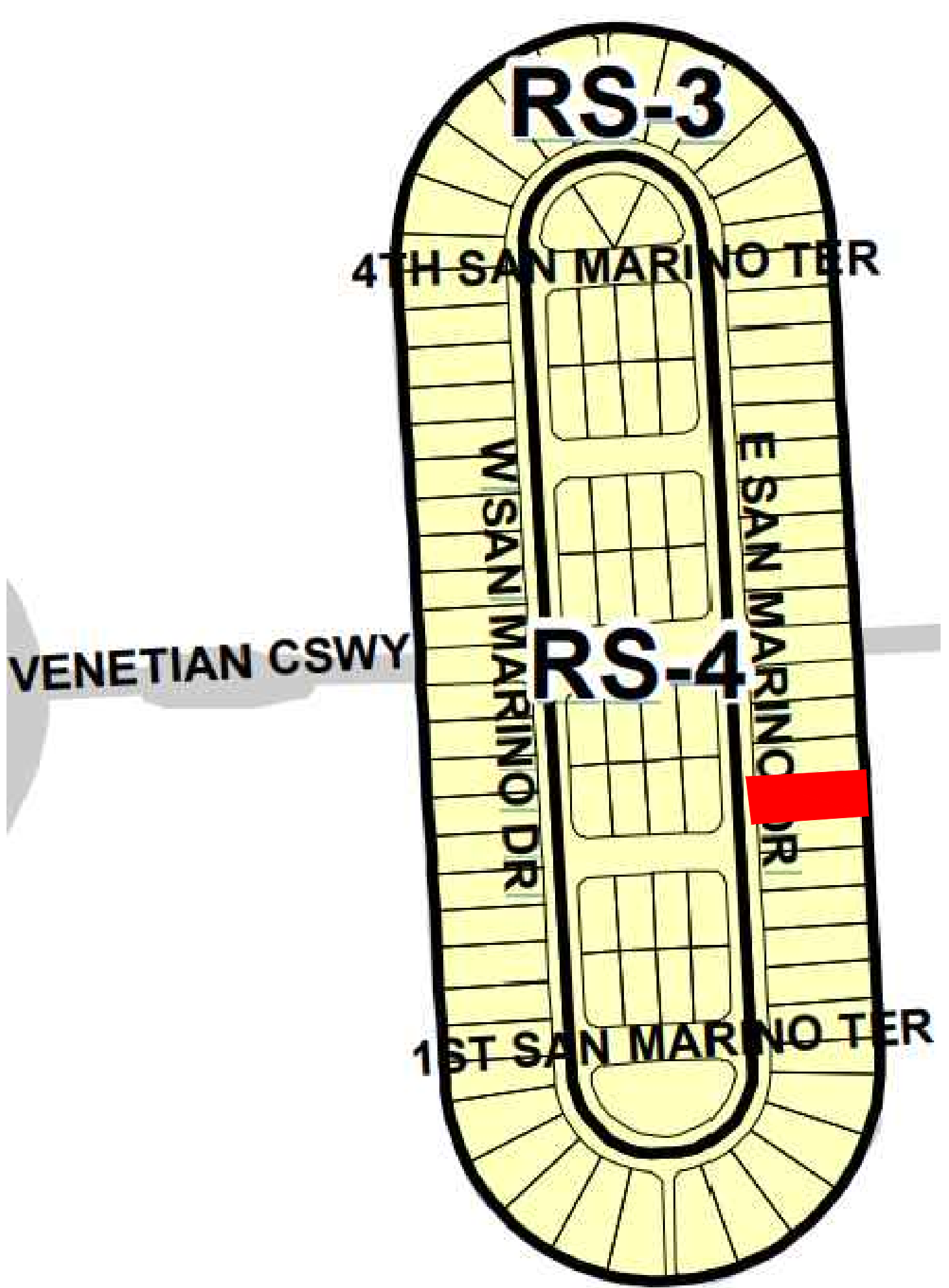




PARTIAL MIAMI BEACH ZONING MAP



AERIAL VIEW

|                                 |      |                                               |                     |         |
|---------------------------------|------|-----------------------------------------------|---------------------|---------|
| PROJECT NAME:                   |      | 205 EAST SAN MARINO RESIDENCE                 |                     |         |
| PROPERTY ADDRESS                |      | 205 EAST SAN MARINO DRIVE, MIAMI BEACH, 33139 |                     |         |
| ZONING DATA                     |      | REQUIRED                                      | PROVIDED            | NOTES   |
| CLASSIFICATION                  | RS-3 |                                               |                     |         |
| FLOOD ZONE                      | AE-9 |                                               |                     |         |
| MIN. FLOOD ELEVATION (BFE + 1') |      | 10.00' NGVD                                   | 10'-9" NGVD         |         |
| EST. GRADE                      |      | 4.26' NGVD                                    | 4.26' NGVD          |         |
| ADJUSTED GRADE                  |      | 6.63' NGVD                                    | 6.63' NGVD          |         |
| MAX LOT COVERAGE                |      | 5,512.5 S.F. (30%) MAX                        | 4,382 S.F. (23.85%) |         |
| MAX UNIT SIZE                   |      | 9,187.5 S.F. (50%)                            | 8,117 S.F. (44.5%)  |         |
| BUILDING HEIGHT                 |      | REQUIRED                                      | PROVIDED            | NOTES   |
| MAX BUILDING HEIGHT             |      | 24'-0" (28'-0" BY WAIVER)                     | 27'-6"              | *WAIVER |
| SETBACKS                        |      | REQUIRED                                      | PROVIDED            | NOTES   |
| FRONT SETBACK                   |      | 30'-0"                                        | 30'-0"              |         |
| FRONT SETBACK (2ND FLR)         |      | 30'-0"                                        | 58'-10 1/2"         |         |
| REAR SETBACK                    |      | 26'-3"                                        | 44'-1 1/2"          |         |
| SIDE SETBACK                    |      | 26'-3"                                        | 26'-3"              |         |
| FLOOR RATIO PERCENTAGE          |      | REQUIRED                                      | PROVIDED            | NOTES   |
| MAIN HOUSE                      |      |                                               |                     |         |
| a. FIRST FLOOR (VOLUMETRIC)     |      |                                               | 4,345 S.F.          |         |
| b. SECOND FLOOR (VOLUMETRIC)    |      |                                               | 3,161 S.F.          |         |
| TOTAL                           |      |                                               | 72.7%               |         |
| LOT COVERAGE                    |      | REQUIRED                                      | PROVIDED            | NOTES   |
| EXISTING LOT SIZE               |      | 18,375 S.F.                                   |                     |         |
| BLDG LOT COVERAGE (MAIN HOUSE)  |      | 5,512.5 S.F. (30% Max.)                       | 4,382 S.F. (23.85%) |         |
| YARD CALCULATIONS               |      | REQUIRED                                      | PROVIDED            | NOTES   |
| Front Setback Calculation       |      |                                               |                     |         |
| AREA                            |      | 3,150 S.F.                                    | 100%                |         |
| IMPERVIOUS AREA                 |      |                                               | 750 S.F. (23.8%)    |         |
| LANDSCAPE AREA                  |      | 1,575 S.F. (50% min.)                         | 2,400 S.F. (76.20%) |         |
| Rear Setback Calculation        |      |                                               |                     |         |
| AREA                            |      | 2,756 S.F.                                    | 100%                |         |
| IMPERVIOUS AREA                 |      |                                               | 823 S.F. (30%)      |         |
| LANDSCAPE AREA                  |      | 1,929 S.F. (70% min.)                         | 1,927 S.F. (70%)    |         |
| MAXIMUM UNIT SIZE               |      | REQUIRED                                      | PROVIDED            | NOTES   |
| MAIN HOUSE: FIRST FLOOR(AC)     |      |                                               | 3,736S.F.           |         |
| MAIN HOUSE: SECOND FLOOR (AC)   |      |                                               | 3,161 S.F.          |         |
| TOTAL (AC)                      |      |                                               | 6,897 S.F.          |         |
| GARAGE NON (AC) 500 S.F.        |      |                                               | 132 S.F.            |         |
| BALCONIES AND OVERHANGS         |      |                                               |                     |         |
| a. FIRST FLOOR                  |      |                                               | 416 S.F.            |         |
| b. SECOND FLOOR                 |      |                                               | 672 S.F.            |         |
| c. SUBTOTAL                     |      |                                               | 1,088 S.F.          |         |
| TOTAL NON (AC)                  |      |                                               | 1,220 S.F.          |         |
| TOTAL UNIT SIZE (AC + NON AC)   |      | 9,187.5 (50%)                                 | 8,117 S.F. (44.2%)  |         |

ZONING CHART

SEAL:

ROBERT BEHAR AR No. 14339