



SUBJECT PROPERTY 1 (1300 SOUTH BISCAINE POINT ROAD)



RESIDENCE 5



RESIDENCE 6



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



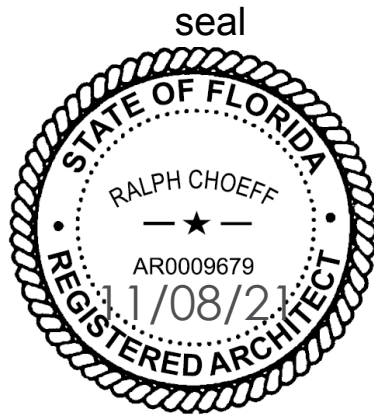
SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS

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COHEN RESIDENCE
1300 S. BISCAINE POINT RD.
MIAMI BEACH, FL 33141



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comm no.
2038

date:
10/12/2021

revised:

sheet no.

G-005



LOCATION MAP



MASSING STUDIES

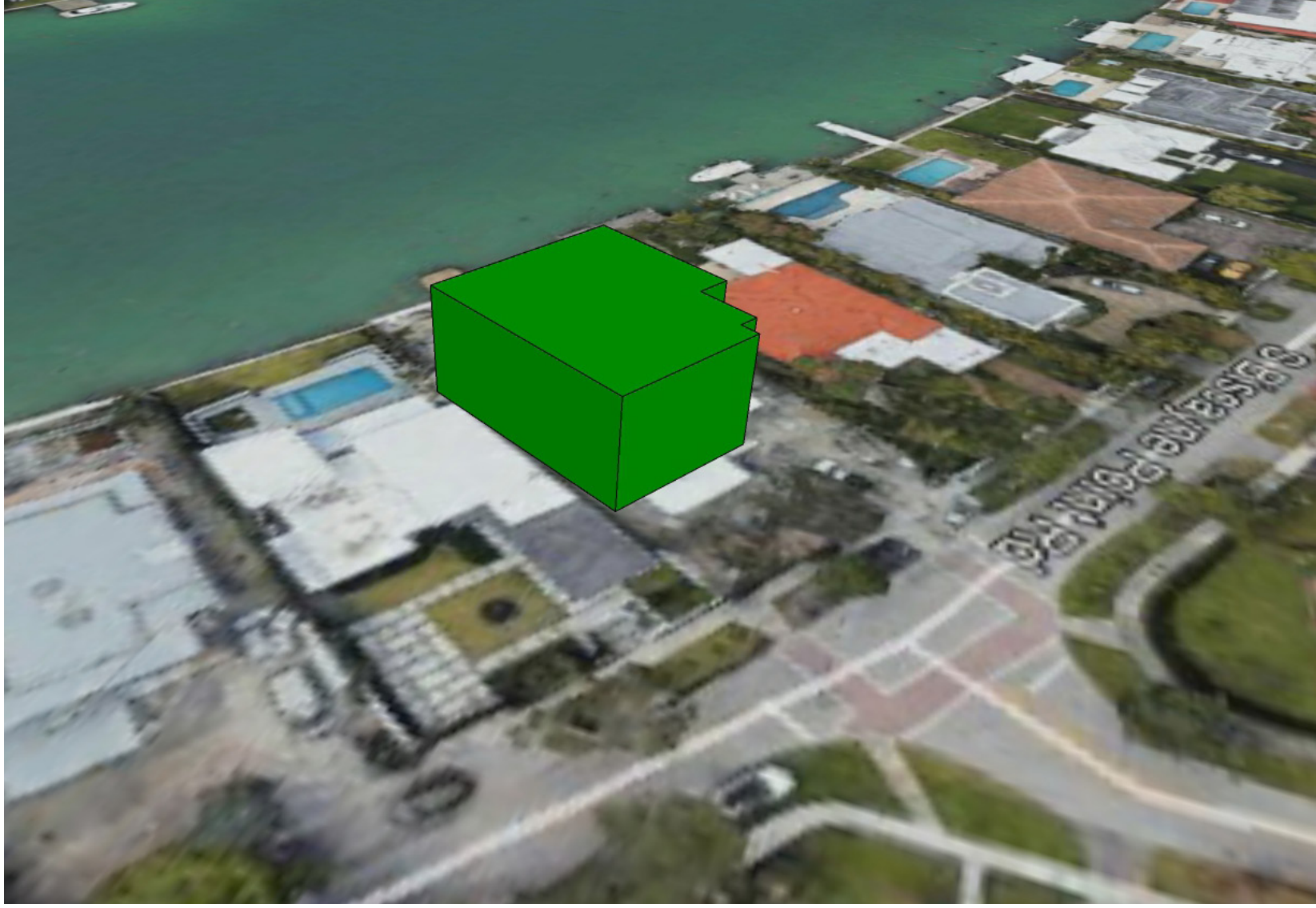
RESIDENCE 4 (BLUE)

1320 S BISCAYNE POINT ROAD, MIAMI BEACH
LOT SIZE: 11,250 SF
FOOTPRINT: 4,269 SF
UNIT SIZE: 38%
FIRST-SECOND FLOOR RATIO:



RESIDENCE 5 (GREEN)

1250 S BISCAYNE POINT ROAD, MIAMI BEACH
LOT SIZE: 11,250 SF
FOOTPRINT: 5,492 SF
UNIT SIZE: 49%
FIRST-SECOND FLOOR RATIO:



PROPOSED RESIDENCE (RED)

1300 SOUTH BISCAYNE POINT ROAD, MIAMI BEACH
LOT SIZE: 11,250 SF
FOOTPRINT: 3,153.1 S.F. (29.1%)
UNIT SIZE: 5,383 S.F. (49.6%)

