

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive (Lot 9)
Miami Beach, Florida 33141

DRB SET - FINAL SUBMITTAL - DRB25-1106

September 11, 2025

SCOPE OF WORK - NEW SINGLE FAMILY RESIDENCE ON ORIGINALLY PLATTED LOT LINE FOR
LOT 9 OF NORMANDY ISLE OCEANSIDE, PB25, PAGE 60.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

232 Andusia Avenue • Suite 101 • Coral Gables, Florida 33134

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lconn@cmadsi.com

Date: 2025.07.11

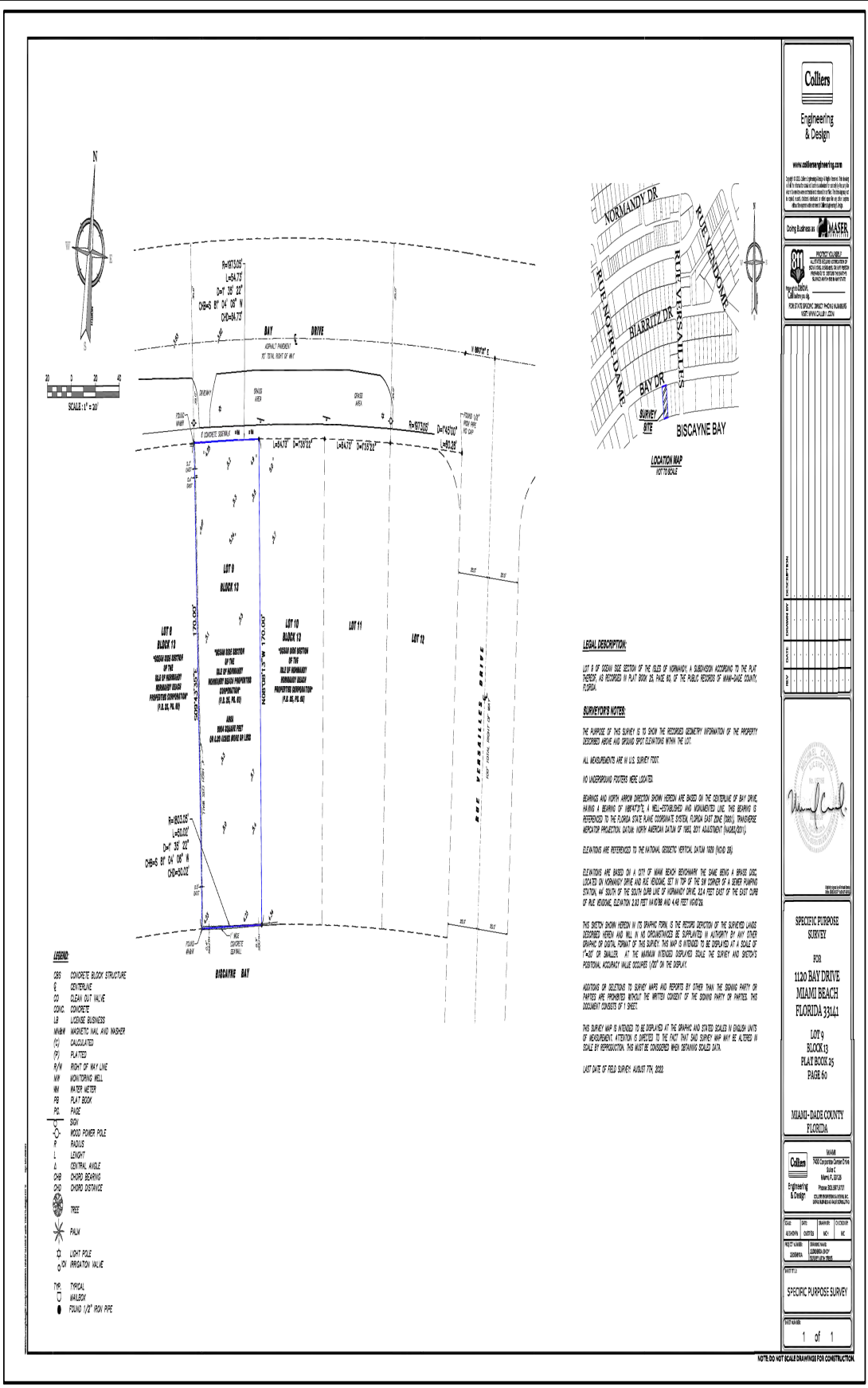
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L. M. MASER, P.E., S.F.S.
1000 W. BAY DRIVE, SUITE 100
MIAMI BEACH, FLORIDA 33134
TEL: 305.448.4200

SPECIFIC PURPOSE SURVEY

FOR
1120 BAY DRIVE
MIAMI BEACH
FLORIDA 33141

LOT 9
BLOCK 13
PLAT BOOK 26
PAGE 64

MIAMI-DADE COUNTY
FLORIDA

DATE: 08/07/2022
SCALE: 1" = 20'

1 of 1

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BAY DRIVE REALTY RESIDENCE
1120 BAY DRIVE
MIAMI BEACH, FL 33141
TITLE: SITE SURVEY

SEAL

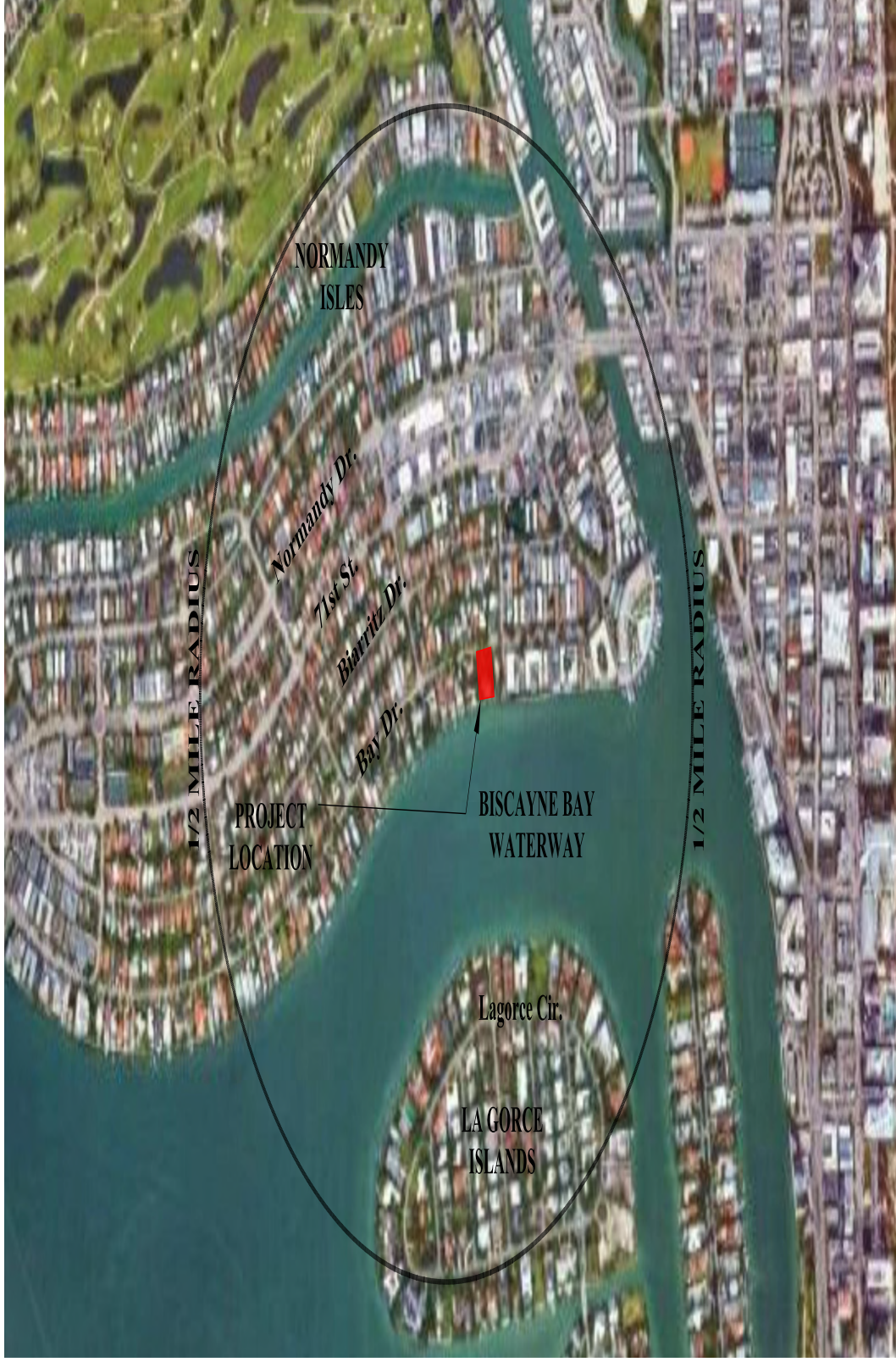
07.11.25
Lysanne Christine Coon
FL Architect
AK99059
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SHEET NO:
G1.1A

1 SITE SURVEY
G1.1A

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1/2 MILE RADIUS

1/2 MILE RADIUS

PROJECT LOCATION

BISCAYNE BAY WATERWAY

NORMANDY ISLES

Normandy Dr.

71st St.

Biarritz Dr.

Bay Dr.

Lagorce Cir.

LA GORCE ISLANDS

1 CONTEXT LOCATION PLAN

G1.2

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BAY DRIVE REALTY RESIDENCE
 232 ANDALUSIA AVENUE SUITE 101 CORAL GABLES, FLORIDA 33134
 MIAMI BEACH, FL 33121
TITLE: CONTEXT LOCATION PLAN

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO:
 G1.2

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BISCAYNE BAY
WATERWAY

PROJECT
LOCATION

1 LOCATION PLAN
612/61.2A

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SEAL

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SHEET NO.:

G1.2A

BAY DRIVE REALTY RESIDENCE
232 ANDALUSIA AVENUE, SUITE 101
MIAMI BEACH, FL 33134

TITLE: CONTEXT LOCATION PLAN

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RUE NOTRE DAME

RUE VERSAILLES DR.

Bay Dr.

PROJECT
LOCATION

BISCAYNE BAY
WATERWAY

1 KEY PLAN
G1.2B/G1.2B

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BAY DRIVE REALTY RESIDENCE
1120 BAY DRIVE
MIAMI BEACH, FL 33141
TITLE: PHOTOGRAPHS KEY PLAN

SEAL
07.11.25
Lysse Christine Conn
FL Architect
AR9969
AA2600730

SHEET NO:
G1.2B



1 1100 BAY DRIVE
6/28/25 6/1.2C N.T.S.



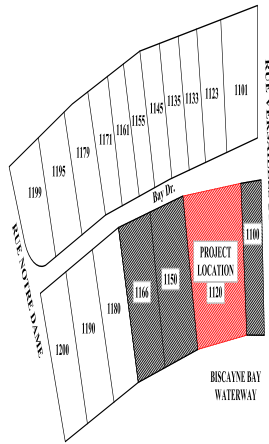
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6/28/25 6/1.2C N.T.S.



3 1150 BAY DRIVE
6/28/25 6/1.2C N.T.S.



4 1166 BAY DRIVE
6/28/25 6/1.2C N.T.S.



5
6/28/25 Digitally signed by
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13:23:39-04'00" N.T.S.

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BAY DRIVE REALTY RESIDENCE
N. Bay Dr. 1120
Miami Beach, FL 33141
TITLE: NEIGHBORING CONTEXT

SEAL
07.11.25
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A.A.26000730

SHEET NO:
6/1.2C

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1 1180 BAY DRIVE
6/28/20 N.T.S.



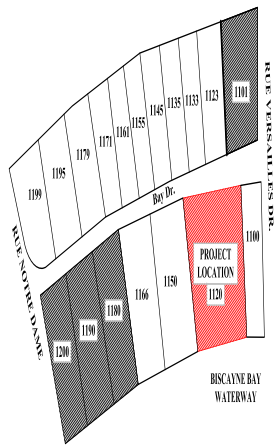
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6/28/20 N.T.S.



3 1200 BAY DRIVE
6/28/20 N.T.S.



4 1101 BAY DRIVE
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BAY DRIVE REALTY RESIDENCE
MIAAMI BEACH, FL 33141
TITLE: NEIGHBORING CONTEXT

SEAL
07.11.25
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A-12600730

SHEET NO:
G1.2D

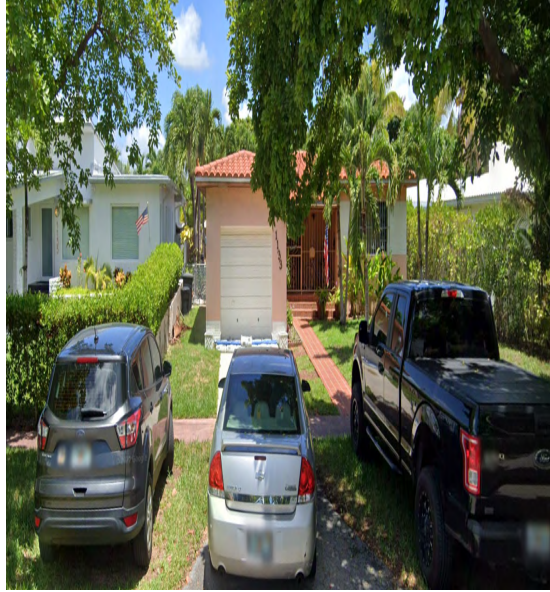
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1 1123 BAY DRIVE

GL2B/61.2E

N.T.S.



2 1133 BAY DRIVE

GL2B/61.2E

N.T.S.



3 1135 BAY DRIVE

GL2B/61.2E

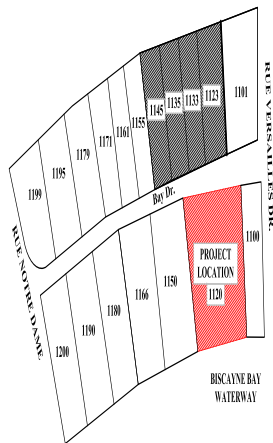
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4 1145 BAY DRIVE

GL2B/61.2E

N.T.S.



5
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BAY DRIVE REALTY RESIDENCE
 PHASE 1
 MIAMI BEACH, FL 33141
TITLE: NEIGHBORING CONTEXT

SEAL
 07.11.25
 Lyssa Christine Corn
 FL Architect
 AR99659
 A-12600730

SHEET NO:
GL1.2E

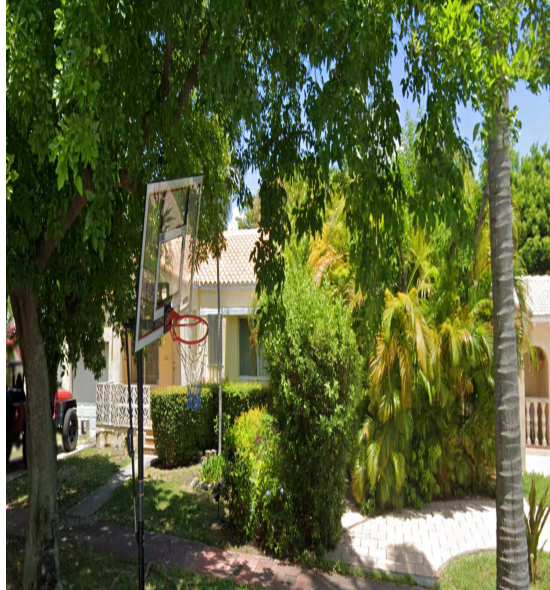
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1 1155 BAY DRIVE

6/28/25

N.T.S.



2 1161 BAY DRIVE

6/28/25

N.T.S.



3 1171 BAY DRIVE

6/28/25

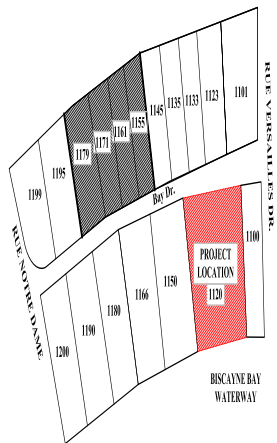
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4 1179 BAY DRIVE

6/28/25

N.T.S.



5
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 kcorn@cmadsi.com
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6/28/25

N.T.S.

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BAY DRIVE REALTY RESIDENCE

1179 BAY DRIVE
 MIAMI BEACH, FL 33134

TITLE: NEIGHBORING CONTEXT

SEAL

07.11.25
 Lyssa Christine Corn
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SHEET NO.:

G1.2F

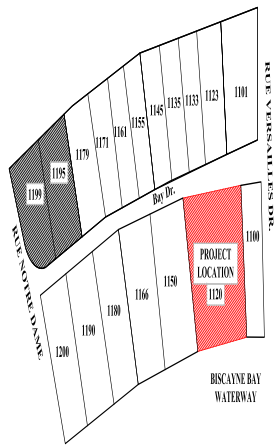
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1 1195 BAY DRIVE
6/28/26 N.T.S.



2 1199 BAY DRIVE
6/28/26 N.T.S.



3
6/28/26
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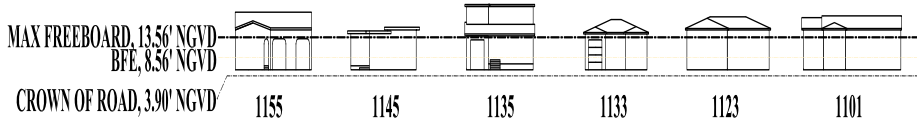
BAY DRIVE REALTY RESIDENCE
ESSEX, FL 33134
MIAMI BEACH, FL 33121
TITLE: NEIGHBORING CONTEXT

SEAL
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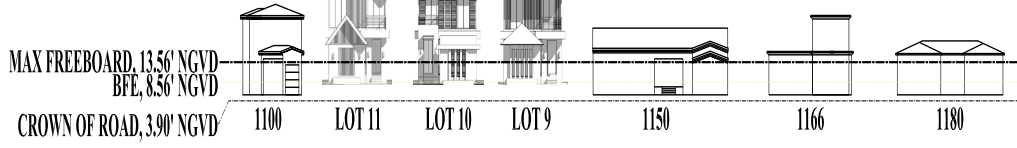
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G1.2G

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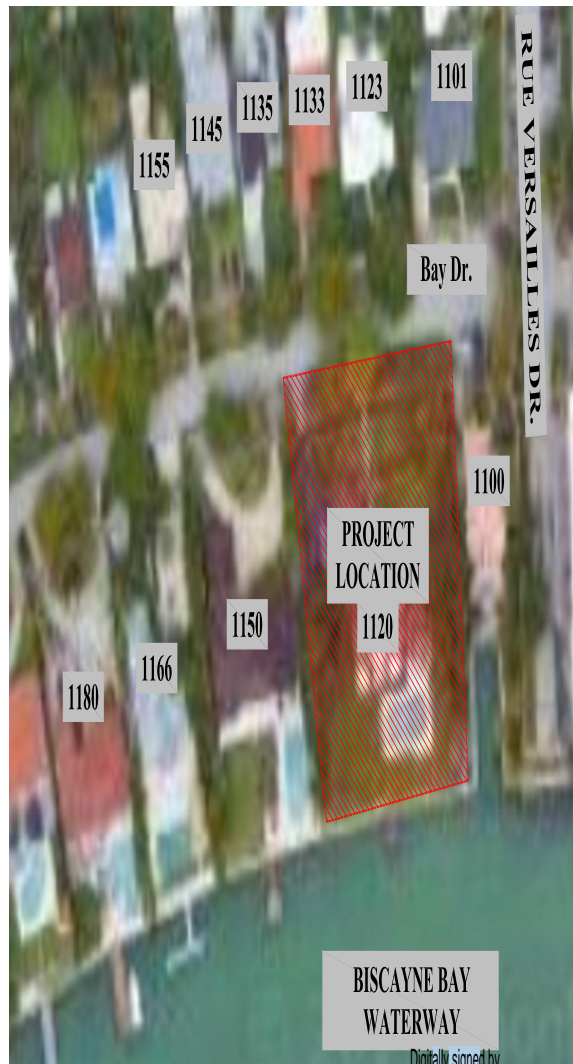
27' MAX. MIDPOINT SLOPE ROOF HEIGHT
24' MAX. FLAT ROOF HEIGHT



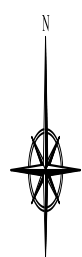
27' MAX. MIDPOINT SLOPE ROOF HEIGHT
24' MAX. FLAT ROOF HEIGHT



1 CONTEXTUAL ELEVATION LINE DRAWING
G.2B/G.2H N.T.S.



2 KEY PLAN
G.2B/G.2H N.T.S.
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BAY DRIVE REALTY RESIDENCE
1120 BAY DRIVE
MIAMI BEACH, FL 33121
TITLE: CONTEXTUAL LINE ELEVATION

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G1.2H



1 1120 BAY DRIVE (PROJECT LOCATION)

G1.21

NTS
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BAY DRIVE REALTY RESIDENCE
 1120 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: PROPOSED WATERWAY VIEW

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 A.A.26000730

SHEET NO:
 G1.21



1 1120 BAY DRIVE (PROJECT LOCATION)

6/12/25 (6/12)

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 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 1120 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: PROPOSED SITE VIEW

SEAL
 07/11/25
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 AR99659
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 G1.2J



1 1120 BAY DRIVE (PROJECT LOCATION)

G1.2K G1.2K N.T.S.

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 Date: 2025.07.11
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BAY DRIVE REALTY RESIDENCE
 1120 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: PROPOSED SITE VIEW

SEAL
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 A.A.26000730

SHEET NO.:
G1.2K



1 1120 BAY DRIVE (PROJECT LOCATION)

G1.2L N.T.S.

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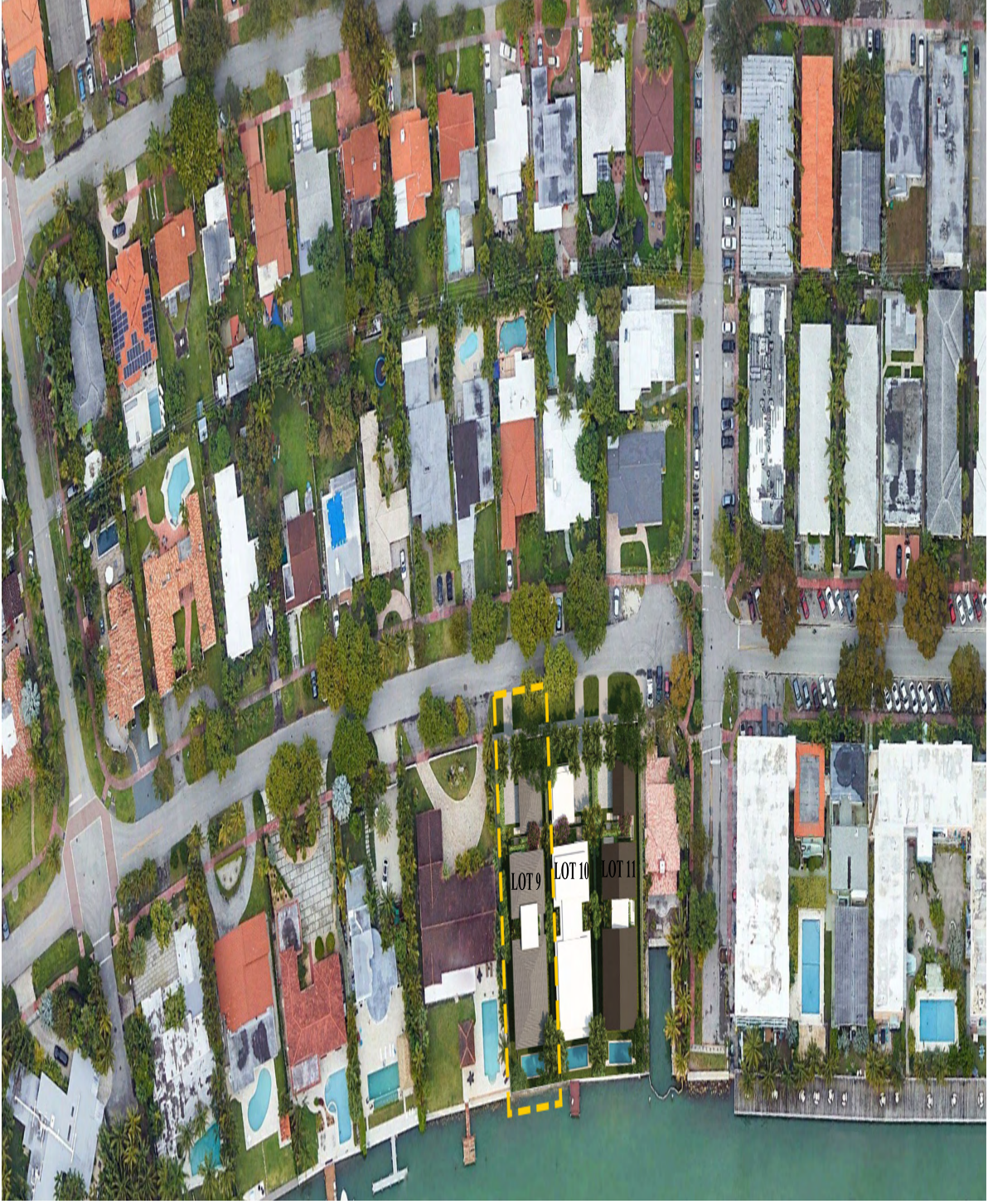
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BAY DRIVE REALTY RESIDENCE
 1120 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: PROPOSED SITE VIEW

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SHEET NO.:
G1.2L



1 SUPERIMPOSED PLAN
G2.0 G2.0 N.T.S.



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SHEET NO.:

G2.0

BAY DRIVE REALTY RESIDENCE
1000 BAY DRIVE, UNIT 100
MIAMI BEACH, FL 33134

TITLE: SUPERIMPOSED PLAN

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