

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive (Lot 11)
Miami Beach, Florida 33141

DRB SET - FINAL SUBMITTAL - DRB25-1107

September 11, 2025

SCOPE OF WORK - NEW SINGLE FAMILY RESIDENCE ON ORIGINALLY PLATTED LOT LINE FOR
LOT 11 OF NORMANDY ISLE OCEANSIDE, PB25, PAGE 60.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

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

Digitally signed by

lconn@cmadsi.com

Date: 2025.07.11

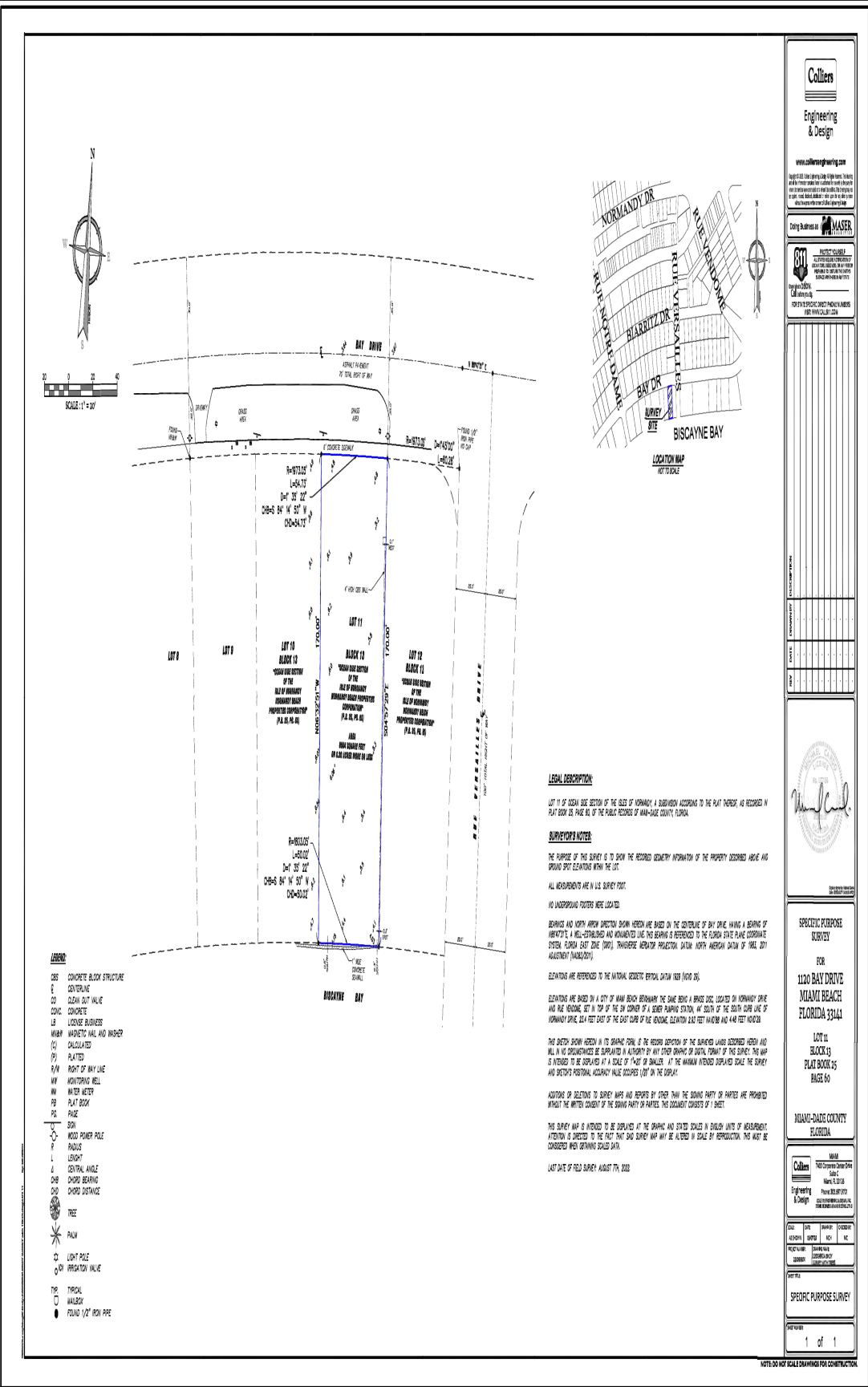
13:25:30-04:00'

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

COVER	R1.0 AXONOMETRIC VIEW	A7.0 FRONT YARD SECTION
INDEX	A1.0 SITE PLAN	A7.1 SIDE YARD SECTION
G1.1 SURVEY- EXISTING PROPERTY	A1.0A ZONING DATA SHEET	
G1.1A SURVEY- LOT SPLIT	A1.1 KEY AREAS PLAN	
G1.2 CONTEXT LOCATION PLAN	A1.1A KEY AREAS PLAN	
G1.2A LOCATION PLAN	A1.1B KEY AREAS PLAN	
G1.2B KEY PLAN	A1.1C KEY AREAS PLAN	
G1.2C SITE PHOTOGRAPHS	A1.1D MASSING DIAGRAM	
G1.2D SITE PHOTOGRAPHS	A1.1E MASSING DIAGRAM	
G1.2E SITE PHOTOGRAPHS	A2.0 FIRST FLOOR PLAN	
G1.2F SITE PHOTOGRAPHS	A2.1 SECOND FLOOR PLAN	
G1.2G SITE PHOTOGRAPHS	A2.2 ROOF TERRACE FLOOR PLAN	
G1.2H CONTEXTUAL LINE ELEVATION DRAWING	A4.0 ROOF PLAN	
G1.2I PROPOSED WATER VIEW	A5.0 BUILDING ELEVATION	
G1.2J PROPOSED STREET VIEW	A5.1 BUILDING ELEVATION	
G1.2K PROPOSED STREET CONTEXT VIEW	A5.2 BUILDING ELEVATION	
G1.2L PROPOSED STREET CONTEXT VIEW	A5.2A BUILDING ELEVATION	
G2.0 SUPERIMPOSED PLAN	A5.3 BUILDING ELEVATION	
P1.0 PERSPECTIVE	A5.3A BUILDING ELEVATION	
P2.0 PERSPECTIVE	A6.0 BUILDING SECTIONS	
P3.0 PERSPECTIVE	A6.1 BUILDING SECTIONS	
P4.0 PERSPECTIVE	A6.2 BUILDING SECTIONS	
P5.0 PERSPECTIVE	A6.3 BUILDING SECTIONS	

Digitally signed by
lconn@cmadsi.com
Date: 2025.07.11
13:25:31-04'00'



- LEGEND:**
- CSB CONCRETE BLOCK STRUCTURE
 - C COVERLINE
 - CO CLEAN OUT VALVE
 - CONC CONCRETE
 - LB LICENSE BUSINESS
 - MBM MASONRY WALL AND WINDOW
 - PCY CALCULATED
 - PL PLATED
 - R/M RIGHT OF WAY LINE
 - MF MONITORING WELL
 - MW WATER METER
 - FB FLY BUSH
 - PS PAISE
 - SPW SPOW
 - WOP WOOD FRAME POLE
 - RADIUS
 - L LIGHT
 - LA LIGHT
 - CA CENTRAL ANGLE
 - DBS CHORD BEARING
 - DDO CHORD DISTANCE
 - TR TREE
 - PAW PALM
 - LP LIGHT POLE
 - PRP PRESTATION VALVE
 - TRF TRUCK
 - WALDSON
 - FOUND 1/2" IRON PIPE

LEGAL DESCRIPTION:
 LOT 11 OF SOUTH SIDE SECTION OF THE CITY OF MIAMI, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTE:
 THE PURPOSE OF THIS SURVEY IS TO SHOW THE RECORDED GEOMETRY INFORMATION OF THE PROPERTY DESCRIBED ABOVE AND SHOW SPREAD ELEVATIONS WITH THE LOT.
 ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 NO UNDERGROUND UTILITIES WERE LOCATED.
 BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREIN ARE BASED ON THE CONTINUITY OF BAY DRIVE HAVING A BEARING OF N89°37'14" E, A WELL-ESTABLISHED AND MONUMENTED LINE. THIS BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA STATE GRID (FORS), TRANSVERSE MERIDIAN PROJECTION DATUM: NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011).
 ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC DATUM, DATUM 1983 (NGD 83).
 ELEVATIONS ARE BASED ON A CITY OF MIAMI BENCH MARK, THE SAME BEING A BRASS DISC LOCATED ON NORMANDY DRIVE AND THE VERTICAL SET IN TOP OF THE 30" CORNER OF A SEWER PLUMBING SYSTEM, 44' SOUTH OF THE SOUTH SIDE LINE OF NORMANDY DRIVE, 244' FEET EAST OF THE EAST CURB OF BAY DRIVE. ELEVATION 138.72 FEET MVDMS AND 148.72 FEET MVDMS.
 THIS SHEET SHOWN HEREIN IN ITS ENTIRETY IS THE RECORD VERSION OF THE SURVEY LAYOUT DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ANY OTHER DRAWING OR DIGITAL FORMAT OF THIS SURVEY. THIS MAP IS INTENDED TO BE SUPERSEDED AT A SCALE OF 1"=40' OR SMALLER. AT THE MARIAN INTEREST SURVEY SCALE THE SURVEY AND SHEETS' POSITIONAL ACCURACY VALUE OCCURS 1/8" ON THE SURFACE.
 ADJUSTED OR SELECTED TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SURVEY PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 1 SHEET.
 THIS SURVEY MAP IS INTENDED TO BE SUPERSEDED AT THE DRAWING AND PRINTED SCALES IN DOUBLE UNITS OF MEASUREMENT. INTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MAY BE CONSIDERED AS AN UNDESIRABLE SCALED DRAWING.
 LAST DATE OF FIELD SURVEY: AUGUST 7TH, 2022

Colliers
Engineering & Design

www.colliersengineering.com

Being Authorized by MASAER

PROFESSIONAL SEAL
L. CHRISTOPHER COLLIER
REGISTERED PROFESSIONAL ENGINEER
NO. 12547
STATE OF FLORIDA

SPECIFIC PURPOSE SURVEY

FOR

1120 BAY DRIVE
MIAMI BEACH
FLORIDA 33444

LOT 11
BLOCK 11
PLAT BOOK 25
PAGE 60

MIAMI-DADE COUNTY
FLORIDA

NAME
L. CHRISTOPHER COLLIER
DATE
MAY 12, 2023
PROFESSIONAL ENGINEER
NO. 12547
STATE OF FLORIDA

SCALE: 1"=30'

DATE: 05/12/23

PROJECT: 1120 BAY DRIVE

1 of 1

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

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

SEAL

07.11.25
 Lysiae Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO:
G1.1A

1 SITE SURVEY
 G1.1A
 Digitally signed by
 lconn@cmadsi.com
 Date: 2025.07.11
 13:25:33-0400'



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

612/612

Digitally signed by
 N.Siccon@cmadsi.com
 Date: 2025.07.11
 13:25:33-04'00'



DRB FINAL SUBMITTAL 09/11/25

SEAL
 07/11/25
 Lyssa Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO.:
 G1.2

BAY DRIVE REALTY RESIDENCE
 Miami Beach, FL 33141
TITLE: CONTEXT LOCATION PLAN

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



BISCAYNE BAY
WATERWAY

1 LOCATION PLAN
612/61.2A

Digitally signed by
N.Siccon@cmadsi.com
Date: 2025.07.11
13:25:35-04'00'



DRB FINAL SUBMITTAL 09/11/25

SEAL

07.11.25
Lysse Christine Conn
FL Architect
AK99659
A.A.2600730

SHEET NO.:

G1.2A

BAY DRIVE REALTY RESIDENCE
MIAMI BEACH, FL 33141

TITLE: CONTEXT LOCATION PLAN

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



RUE NOTRE DAME

Bay Dr.

RUE VERSAILLES DR.

PROJECT
LOCATION

1120

BISCAYNE BAY
WATERWAY

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

Digitally signed by
N.SiConn@cmadsi.com
Date: 2025.07.11
13:25:36-04'00'



DRB FINAL SUBMITTAL 09/11/25

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
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: 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 N.T.S.



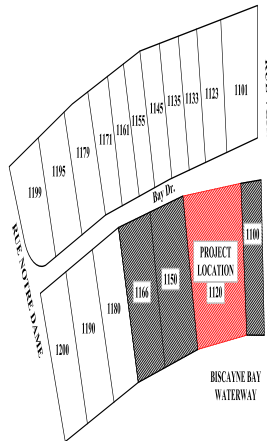
2 1120 BAY DRIVE
6/28/25 N.T.S.



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



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



5
6/28/25 N.T.S.
Digitally signed by
Klynn Korn
Date: 2025.07.11
13:25:36-04'00'

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

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

SEAL
07.11.25
Lysse Christine Korn
FL Architect
AK29959
A.A.26000730

SHEET NO:
G1.2C

DRB FINAL SUBMITTAL 09/11/25



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



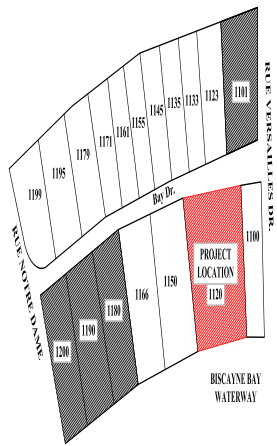
2 1190 BAY DRIVE
6/28/20 N.T.S.



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



4 1101 BAY DRIVE
6/28/20 N.T.S.



5
6/28/20
Digitally signed by
K. Korn
korn@cmaadi.com
Date: 2025.07.11
13:25:38-04'00'
N.T.S.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

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

SEAL
07.11.25
Lysse Christine Korn
FL Architect
AR99659
AA26000730

SHEET NO:
G1.2D

DRB FINAL SUBMITTAL 09/11/25

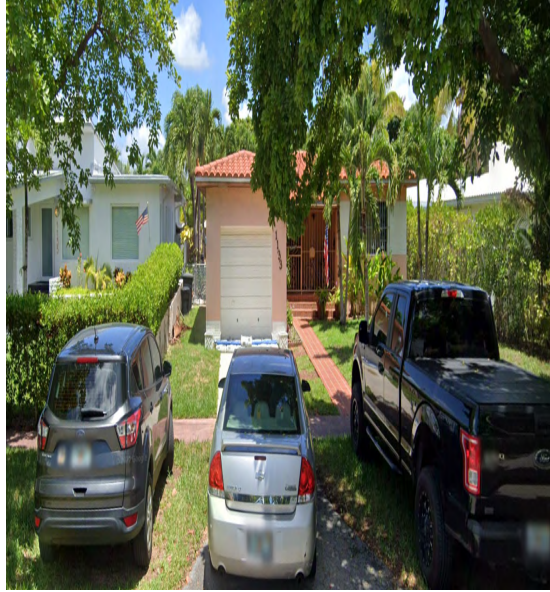
©2025 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.



1 1123 BAY DRIVE

GL2B/G1.2E

N.T.S.



2 1133 BAY DRIVE

GL2B/G1.2E

N.T.S.



3 1135 BAY DRIVE

GL2B/G1.2E

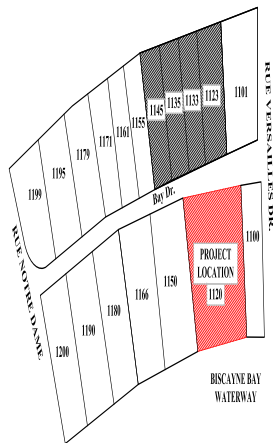
N.T.S.



4 1145 BAY DRIVE

GL2B/G1.2E

N.T.S.



5
 Digitally signed by
 KYLE CORN
 kcorn@cmahsi.com
 Date: 2025.07.11
 13:25:39-04'00'

GL2B/G1.2E

N.T.S.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE

MIAMI BEACH, FL 33134

TITLE: NEIGHBORING CONTEXT

SEAL

07.11.25
 Lyssa Christine Corn
 FL Architect
 AR99659
 A.A.26000730

SHEET NO.:

G1.2E

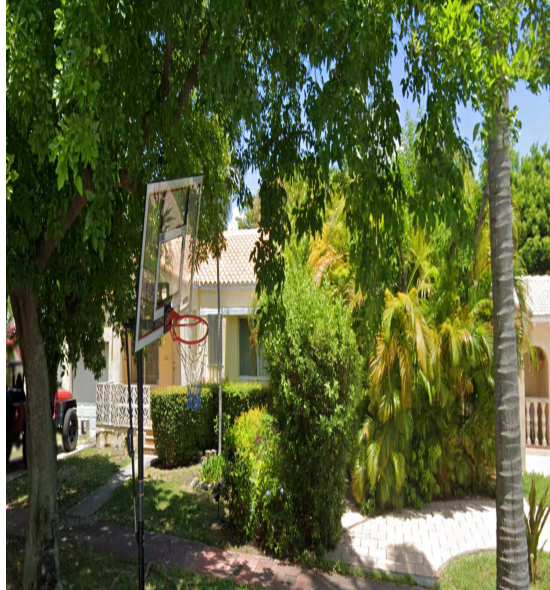
DRB FINAL SUBMITTAL 09/11/25



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

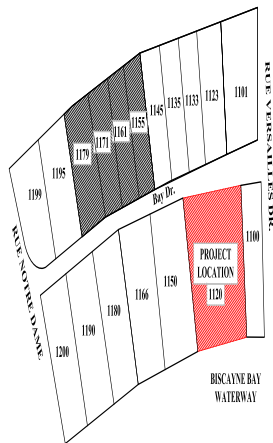
N.T.S.



4 1179 BAY DRIVE

6/28/25

N.T.S.



5
 Digitally signed by
 KEYVAN
 kcorn@cmadsi.com
 Date: 2025.07.11
 13:25:40-04'00'

6/28/25

N.T.S.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE

MIAMI BEACH, FL 33141

TITLE: NEIGHBORING CONTEXT

SEAL

07.11.25
 Lyssa Christine Corn
 FL Architect
 AR29959
 A.A.26000730

SHEET NO.:

G1.2F

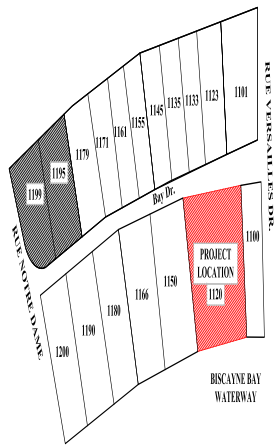
DRB FINAL SUBMITTAL 09/11/25



1 1195 BAY DRIVE
6/28/25 N.T.S.



2 1199 BAY DRIVE
6/28/25 N.T.S.



3
6/28/25
Digitally signed by
Klynn Korn
korn@cmaadsi.com
Date: 2025.07.11
13:25:41-04:00' N.T.S.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

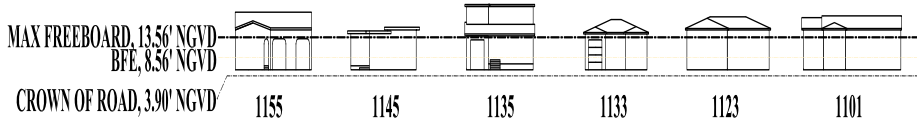
BAY DRIVE REALTY RESIDENCE
1120 BAY DRIVE
MIAMI BEACH, FL 33141
TITLE: NEIGHBORING CONTEXT

SEAL
07.11.25
Lysse Christine Korn
FL Architect
AR99659
AA2600730

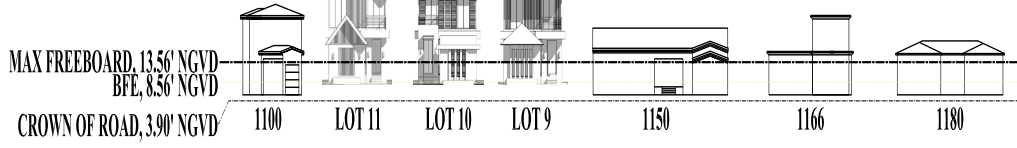
SHEET NO:
G1.2G

DRB FINAL SUBMITTAL 09.11.25

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.

Digitally signed by
lconn@cmadsi.com
Date: 2025.07.11
13:25:42-04'00'



DRB FINAL SUBMITTAL 09/11/25

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
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: CONTEXTUAL LINE ELEVATION

SEAL
07/11/25
Lysse Christine Conn
FL Architect
AR99659
A.A.26000730

SHEET NO:
G1.2H



1 1120 BAY DRIVE (PROJECT LOCATION)

G1.21

NTS
 Digitally signed by
 lconn@cmadsi.com
 Date: 2025.07.11
 13:25:43-04'00'

DRB FINAL SUBMITTAL

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 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 WATERWAY VIEW

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR99659
 A.A.26000730

SHEET NO.:
G1.21



1 1120 BAY DRIVE (PROJECT LOCATION)

G1.2J

NTS
Digitally signed by
lconn@cmadsi.com
Date: 2025.07.11
13:25:44-04'00'

DRB FINAL SUBMITTAL 08/11/25

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

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

SEAL
07.11.25
Lynise Christine Conn
FL Architect
AR99659
A.A.26000730

SHEET NO.:
G1.2J



1 1120 BAY DRIVE (PROJECT LOCATION)

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

Digitally signed by
 iconn@cmadsi.com
 Date: 2025.07.11
 13:25:45-04'00'

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 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
 Lyssa Christine Conn
 FL Architect
 AR99659
 A.A.26000730

SHEET NO.:
G1.2K

DRB FINAL SUBMITTAL 09.11.25



1 1120 BAY DRIVE (PROJECT LOCATION)

G1.2L N.T.S.

Digitally signed by
 lconn@cmadsi.com
 Date: 2025.07.11
 13:25:46-04'00'

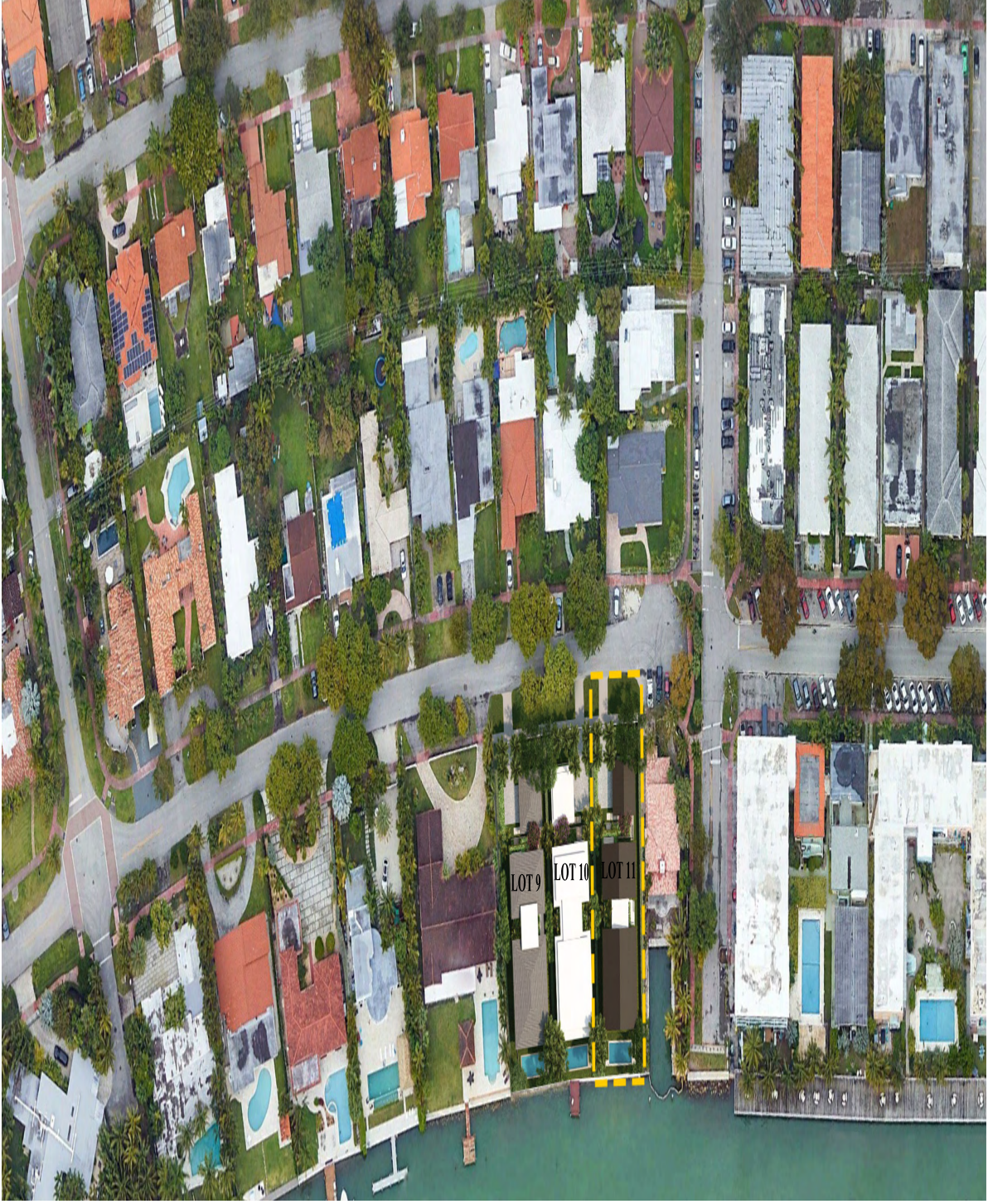
CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

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

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR9969
 A.A.2600730

SHEET NO:
G1.2L

DRB FINAL SUBMITTAL 09.11.25



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



Digitally signed by
lconn@cmadsi.com
Date: 2025.07.11
13:25:46-04'00'

DRB FINAL SUBMITTAL 09/11/25

SEAL

07.11.25
Lynise Christine Conn
FL Architect
AK99659
AA26000730

SHEET NO.:

G2.0

BAY DRIVE REALTY RESIDENCE
MIAMI BEACH, FL 33141

TITLE: SUPERIMPOSED PLAN

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200