

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive (Lot 10)
Miami Beach, Florida 33141

DRB SET - FINAL SUBMITTAL - DRB25-1108

September 11, 2025

SCOPE OF WORK - NEW SINGLE FAMILY RESIDENCE ON ORIGINALLY PLATTED LOT LINE FOR
LOT 10 OF NORMANDY ISLE OCEANSIDE, PB25, PAGE 60.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

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

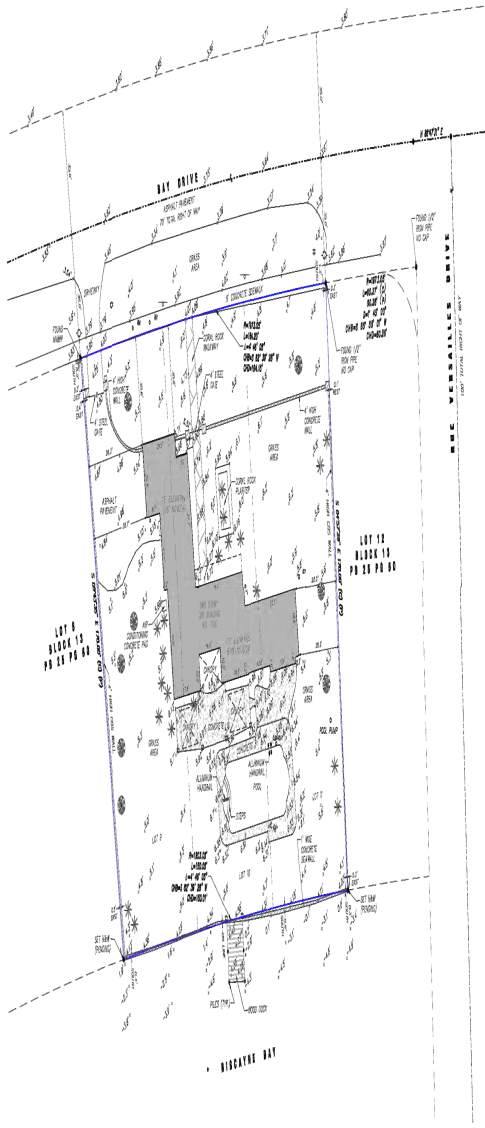
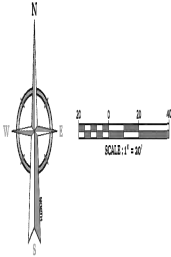
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INDEX OF DRAWINGS

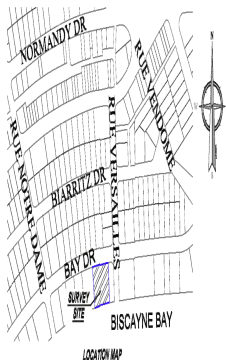
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- LEGEND**
- CSB CONCRETE BLOCK STRUCTURE
 - C CENTERLINE
 - CO CLEAN OUT VALVE
 - COB CONCRETE
 - LB LOGS/BUSHES
 - MHW MANDATORY WALL AND WALKER
 - (C) CALCULATED
 - (P) PLANTED
 - R/W RIGHT OF WAY LINE
 - MW MONITORING WELL
 - MW WATER METER
 - PP PLANT ROOM
 - PS PILE
 - S SW
 - WOP WOOD PILE
 - R RADIUS
 - L LIGHT
 - A CENTRAL ANGLE
 - CHD CHORD BEARING
 - CHD CHORD DISTANCE
 - TR TREE
 - PAW PALM
 - LP LIGHT POLE
 - OR ORIGINATOR VALUE
 - TR TYPICAL
 - W WALKER
 - FF FINISH FLOOR



LEGAL DESCRIPTION

LOTS 9 AND 11 OF BLOCK 13 SECTION 17 OF THE CITY OF MIAMI, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
NO UNDERGROUND UTILITIES WERE LOCATED.

BEARINGS AND NORTH-SOUTH DIRECTIONS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BAY DRIVE, HAVING A BEARING OF 180°00'00" AND A DISTANCE OF 100.00 FEET TO THE CENTERLINE OF BIARRITZ DRIVE, HAVING A BEARING OF 135°00'00" AND A DISTANCE OF 100.00 FEET TO THE CENTERLINE OF BAY DRIVE. THE BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EPOCH 2011 (NAD 83), THROUGH THE HORIZONTAL PROJECTION DATUM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) (NAD83/2011).

NO ENCUMBRANCES WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON. THE OWNERSHIP OF THE INTERESTS AND/OR USES OF THE SHOWN HEREON HAS NOT BEEN DETERMINED. THE LOCATION OF UTILITIES ON OR ADJACENT TO THE PROPERTY HAS NOT BEEN DETERMINED. THE SURVEYOR HAS PERFORMED A VISUAL INSPECTION OF THE PROPERTY TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.

POINT OF BEGINNING IS SHOWN HEREON AS BEING THE INTERSECTION OF THE CENTERLINE OF BAY DRIVE AND THE CENTERLINE OF BIARRITZ DRIVE. THE BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EPOCH 2011 (NAD 83), THROUGH THE HORIZONTAL PROJECTION DATUM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) (NAD83/2011).

ENCUMBRANCES ARE REFERENCED TO THE NATIONAL GEODETIC REFERENCE DATUM (NAD 83).

ENCUMBRANCES ARE BASED ON A COPY OF A PLAN BEING RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LOCATED AT 11200 BAY DRIVE, MIAMI BEACH, FLORIDA 33141, BLOCK 13, PLAT BOOK 15, PAGE 60, DATED 09/25/2011, AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE BEARING AND DISTANCE OF THE CENTERLINE OF BAY DRIVE IS CORRECT.

DISTANCES ARE NOTED AS COMPARED TO CALCULATIONS FROM THE RECORD PLAT AND ARE CALCULATED UNLESS OTHERWISE SHOWN.

THE SUBJECT PROPERTY LIES WITHIN A SPECIAL ZONING DISTRICT AREA SHOWN ON THE NATIONAL GEODETIC REFERENCE DATUM, EPOCH 2011 (NAD 83), THROUGH THE HORIZONTAL PROJECTION DATUM, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) (NAD83/2011). THE ZONING DISTRICT IS 11200 BAY DRIVE, MIAMI BEACH, FLORIDA 33141, BLOCK 13, PLAT BOOK 15, PAGE 60, DATED 09/25/2011, AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE BEARING AND DISTANCE OF THE CENTERLINE OF BAY DRIVE IS CORRECT.

THIS SURVEY SHOWS HEREON IN ITS ENTIRETY THE RECORD SECTION OF THE SHOWN HEREON AND ALL ENCUMBRANCES AS SHOWN ON THE RECORD SECTION OF THIS SURVEY. THE MAP IS INTENDED TO BE SUPERSEDED BY A SCALE OF 1" = 40' OR SMALLER. IN THE EVENT OF A DISCREPANCY BETWEEN THIS SURVEY AND OTHER SURVEYS, THIS SURVEY SHALL CONTROL.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SURVEYOR OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THIS DOCUMENT CONSISTS OF 1 SHEET.

THIS SURVEY MAP IS INTENDED TO BE SUPERSEDED BY THE GRAPHIC AND TEXTUAL DATA IN ENGLISH UNITS OF MEASUREMENT ATTACHED TO THE PLAN THAT THIS SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN MAKING SCALED DATA.

LAST DATE OF FIELD SURVEY: FEBRUARY 10TH, 2024.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO THE HEREIN NAMED FROM AND/OR PERSONS THAT IN MY PROFESSIONAL OPINION, THIS MAP OR PLAN OF THE HEREIN SHOWN PROPERTY IS TRUE AND CORRECT AS RECEIVED BY ME AND PLANNED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR MEASUREMENTS THEREON MEET THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN CHAPTER 463, PART 1, F.L.A.C. ADMINISTRATIVE CODE, UNDER SECTIONS 463.10(1) AND 463.10(2) AND IS A BOUNDARY SURVEY AS SET FORTH IN SECTION 463.10(1)(b).

COLLIER ENGINEERING AND DESIGN

Handwritten Signature
MAYELI PEREZ
PROFESSIONAL SURVEYOR & MAPPER # 7102
STATE OF FLORIDA
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

Colliers
Engineering & Design
www.colliersengineering.com
11200 BAY DRIVE, MIAMI BEACH, FLORIDA 33141
305.448.4200

Doing Business in
MIAMI
801
11200 BAY DRIVE, MIAMI BEACH, FLORIDA 33141
305.448.4200

NO.	DESCRIPTION	DATE
1	BOUNDARY SURVEY	02/10/24



BOUNDARY SURVEY
FOR
11200 BAY DRIVE
MIAMI BEACH
FLORIDA 33141
LOTS 9-11
BLOCK 13
PLAT BOOK 15
PAGE 60
MIAMI-DADE COUNTY
FLORIDA

Colliers
Engineering & Design
11200 BAY DRIVE, MIAMI BEACH, FLORIDA 33141
305.448.4200

DATE: 02/10/24
SCALE: 1" = 40'
PROJECT: BOUNDARY SURVEY
SHEET NO.: 1 OF 1
PROJECT LOCATION: 11200 BAY DRIVE, MIAMI BEACH, FLORIDA 33141

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, FLORIDA 33141
TITLE: SITE SURVEY

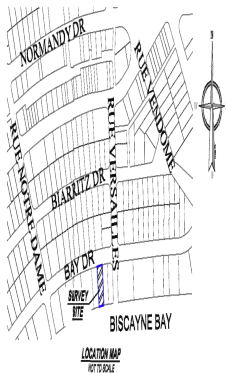
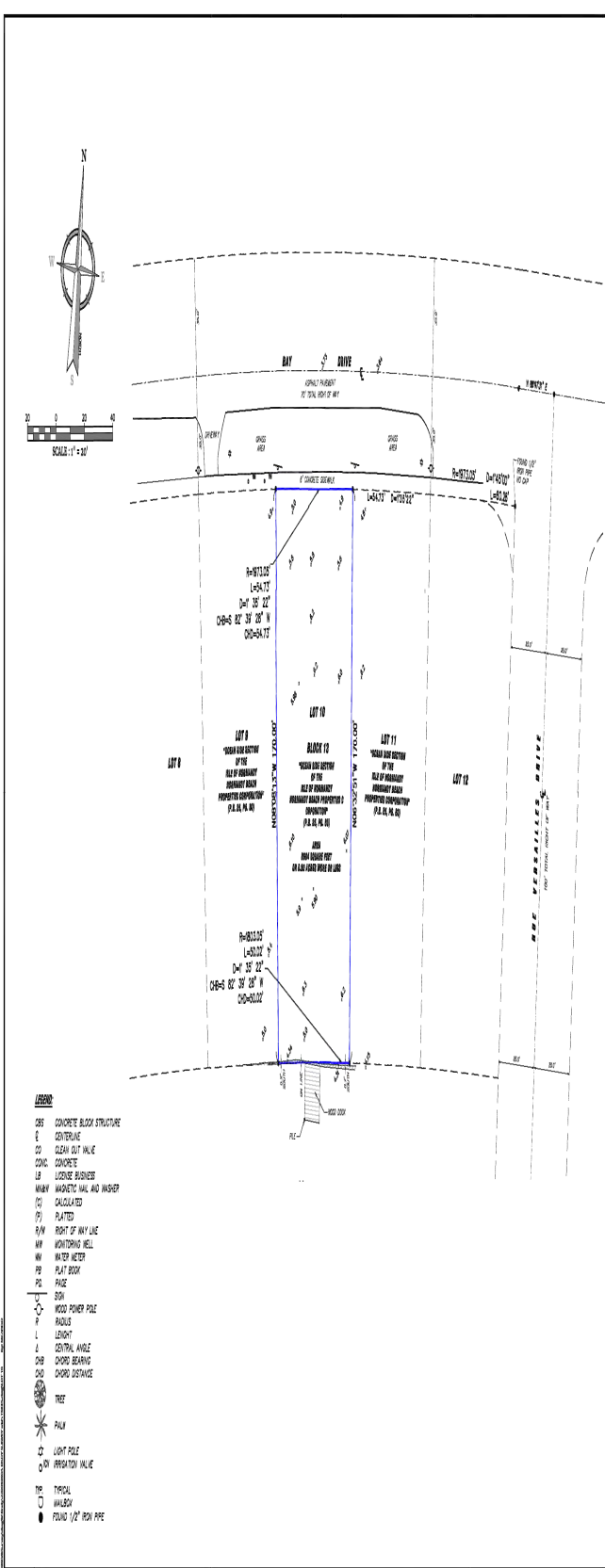
SEAL
07.11.25
Lysse Christine Coon
FL Architect
AK29959
AA2600730

SHEET NO:
G1.1

1 SITE SURVEY
G1.1/68.1

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lconn@cmadsi.com
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13:24:45-0400

DRB FINAL SUBMITTAL 09.11.25



LEGAL DESCRIPTION
 LOT 10 OF OCEAN SIDE SECTION OF THE CITY OF MIAMI BEACH, A SUBDIVISION ACCORDING TO THE PLAT TITLED, AS RECORDED IN PLAT BOOK 68, PAGE 104 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:
 THE PURPOSE OF THIS SURVEY IS TO SHOW THE RECORDED GEOMETRY INFORMATION OF THE PROPERTY DESCRIBED HERE AND SURROUND SPOT BEARINGS WITHIN THE LOT.
 ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 NO UNDERGROUND SYSTEMS WERE LOCATED.
 BEARINGS AND NORTH ARROW DIRECTION BEARINGS WERE BASED ON THE CENTRAL LINE OF BAY DRIVE HAVING A BEARING OF N49°20'12" E A WELL-ESTABLISHED AND MONUMENTED LINE. THIS BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (FZ05), TRANSVERSE MERIDIAN PROJECTION DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) (NAD83 2011).
 BEARINGS ARE REFERENCED TO THE NATIONAL GEODETIC REFERENCE DATUM 1983 (NAD 83).
 ELEVATIONS ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK. THE SAME BEING A BRASS DISC LOCATED ON NORMANDY DRIVE AND BAY DRIVE. THE SAME BEING A BRASS DISC LOCATED ON THE CORNER OF A SEWER PLUMBING STATION, 44' SOUTH OF THE SOUTH CURB LINE OF NORMANDY DRIVE, 124' FEET EAST OF THE EAST CURB OF BAY DRIVE. ELEVATION 125.75 FEET (MVD) AND 4.00 FEET (MVD).
 THE BENCH SHOWN HEREIN IN THIS DRAWING IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER DRAWING OR SURVEY OF THIS SURVEY. THIS MAP IS INTENDED TO BE SUPERSEDED AT A SCALE OF 1"=40' OR SMALLER. AT THE MAXIMUM INTENDED SUPERSEDED SCALE THE SURVEY AND SPOTS POSITION, ACCURACY VALUE, COORDINATE (1/20") IN THIS SURVEY.
 ADDITIONS OR DELETIONS 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 SCALED UNITS IN DIMENSION UNITS OF MEASUREMENT. A WARNING IS DIRECTED TO THE FACT THAT THIS SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 LAST DATE OF FIELD SURVEY: AUGUST 17th, 2022

- LEGEND**
- CSB CONCRETE BLOCK STRUCTURE
 - C CENTERLINE
 - CO CLEAN OUT HOLE
 - CONC CONCRETE
 - CB CONCRETE BUSINESS
 - MB METAL BUSINESS AND WALKER
 - (C) CALCULATED
 - (P) PLANTED
 - R/W RIGHT OF WAY LINE
 - WH WINDING HELL
 - WM WATER METER
 - FB PLAT BOOK
 - PZ PAZE
 - SK SKIM
 - WOOD POWER POLE
 - R RAILROAD
 - L LINDENT
 - CA CENTRAL ANGLE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - TREE
 - PAW PAW
 - LP LIGHT POLE
 - PR PRESTON VALUE
 - TR TRAIL
 - WALKWAY
 - FOUND 1/2" IRON PIPE

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SPECIFIC PURPOSE SURVEY

FOR
1120 BAY DRIVE
MIAMI BEACH
FLORIDA 33141

LOT 10
BLOCK 13
PLAT BOOK 68
PAGE 104

MIAMI-DADE COUNTY
FLORIDA

SPECIFIC PURPOSE SURVEY

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

SEAL

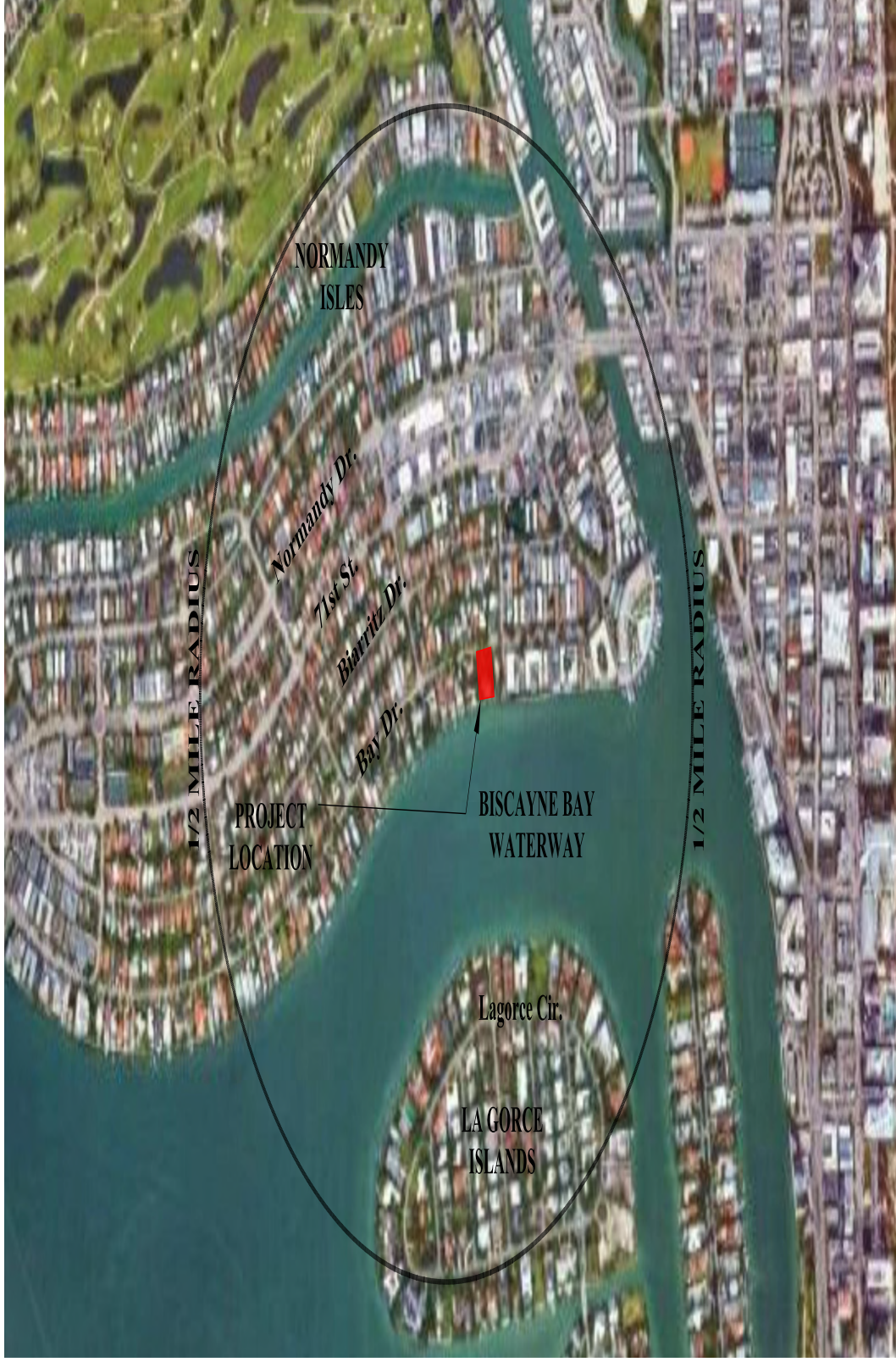
07.11.25
 Lysse Christine Conn
 FL Architect
 AR29959
 A.A.2600730

SHEET NO:
 G1.1A

1 SITE SURVEY
 6/16/25
 Digitally signed by
 lconn@cmadsi.com
 Date: 2025.07.11
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DRB FINAL SUBMITTAL 09.11.25



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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 N.Siccon@cmadsi.com
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 13:24:47-04'00'



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

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO:
 G1.2



BISCAYNE BAY
WATERWAY

1 LOCATION PLAN
6/2/2025

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SEAL

07.11.25
Lysse Christine Conn
FL Architect
AR99659
A.A.26000730

SHEET NO.:

G1.2A

BAY DRIVE REALTY RESIDENCE
1610 BAY DRIVE
MIAMI BEACH, FL 33141

TITLE: CONTEXT LOCATION PLAN

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RUE NOTRE DAME

Bay Dr.

RUE VERSAILLES DR.

PROJECT LOCATION

BISCAYNE BAY WATERWAY

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

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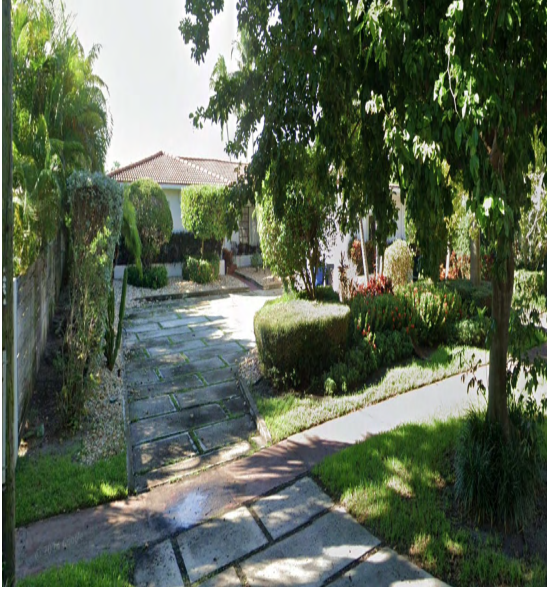
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BAY DRIVE REALTY RESIDENCE
1611 BAY DRIVE
MIAMI BEACH, FL 33141
TITLE: PHOTOGRAPHS KEY PLAN

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

SHEET NO:
G1.2B

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



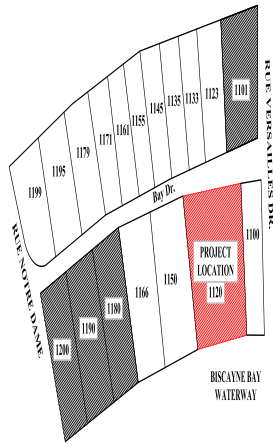
2 1190 BAY DRIVE
6/28/20 N.T.S.



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



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



5
6/28/20 N.T.S.
Digitally signed by
K. Korn
Date: 2025.07.11
13:24:51-0400

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

SEAL
07.11.25
Lysse Christine Korn
FL Architect
AR99659
A.A.26000730

SHEET NO:
G1.2D

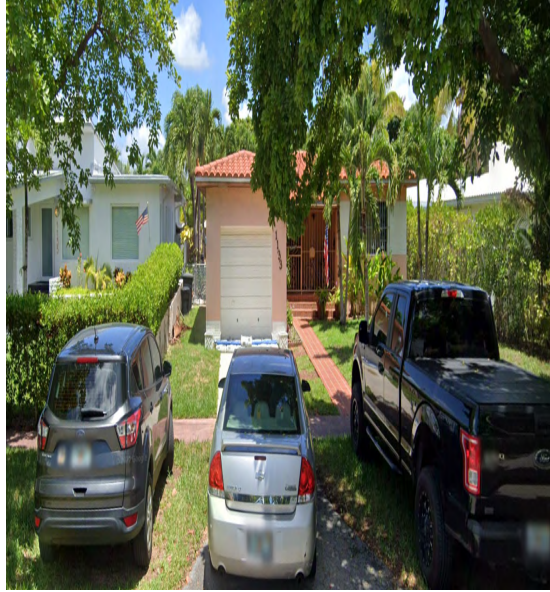
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1 1123 BAY DRIVE

6/28/25

N.T.S.



2 1133 BAY DRIVE

6/28/25

N.T.S.



3 1135 BAY DRIVE

6/28/25

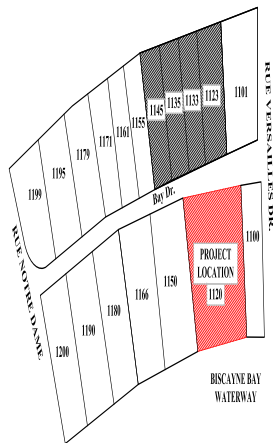
N.T.S.



4 1145 BAY DRIVE

6/28/25

N.T.S.



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 K. Korn
 Date: 2025.07.11
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6/28/25

N.T.S.

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BAY DRIVE REALTY RESIDENCE

16
 Miami Beach, FL 33141

TITLE: NEIGHBORING CONTEXT

SEAL

07.11.25
 Lyssa Christine Korn
 FL Architect
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 A.A.26000730

SHEET NO.:

G1.2E

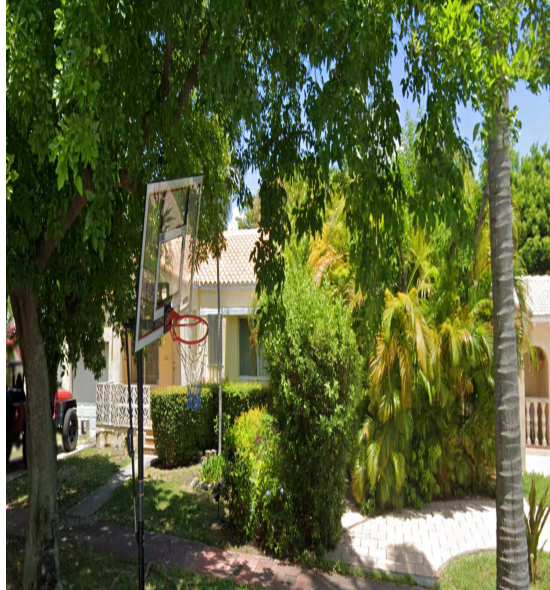
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1 1155 BAY DRIVE

6/28/25

N.T.S.



2 1161 BAY DRIVE

6/28/25

N.T.S.



3 1171 BAY DRIVE

6/28/25

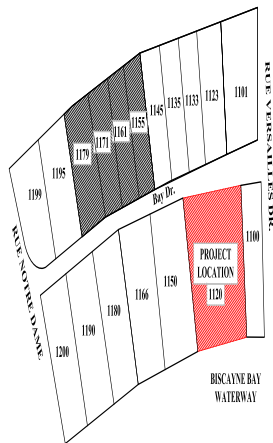
N.T.S.



4 1179 BAY DRIVE

6/28/25

N.T.S.



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K. Lynn
klynn@cmadsi.com
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13:24:53-04'00'

6/28/25

N.T.S.

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

SEAL
07.11.25
Lysse Christine Coon
FL Architect
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SHEET NO:
G1.2F

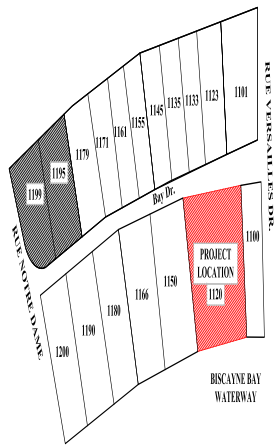
DRB FINAL SUBMITTAL 09.11.25



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
K. Lynn
klynn@cmadsi.com
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13:24:54-04:00' N.T.S.

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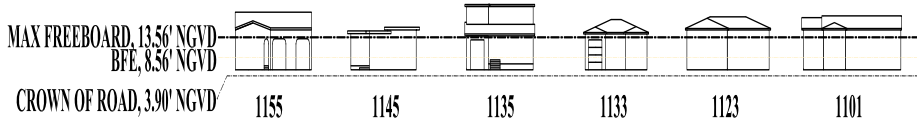
BAY DRIVE REALTY RESIDENCE
1195 BAY DRIVE
MIAMI BEACH, FL 33141
TITLE: NEIGHBORING CONTEXT

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

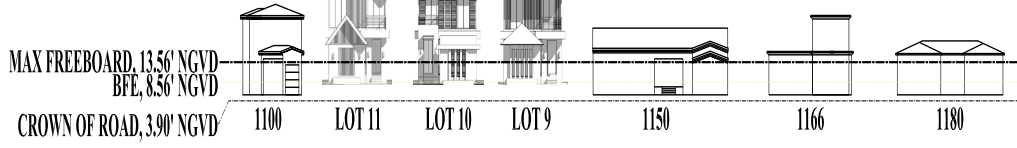
SHEET NO:
G1.2G

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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
1611 BAY DRIVE, UNIT 110
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
 iconn@cmadsi.com
 Date: 2025.07.11
 13:24:56-04'00'

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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)

6/28/25

NTS
 Digitally signed by
 iconn@cmadsi.com
 Date: 2025.07.11
 13:24:57-04'00'

DRB FINAL SUBMITTAL 06/25

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: PROPOSED SITE VIEW

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

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
 13:24:58-04'00'

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
 AR29959
 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
 iconn@cmadsi.com
 Date: 2025.07.11
 13:24:59-04'00'

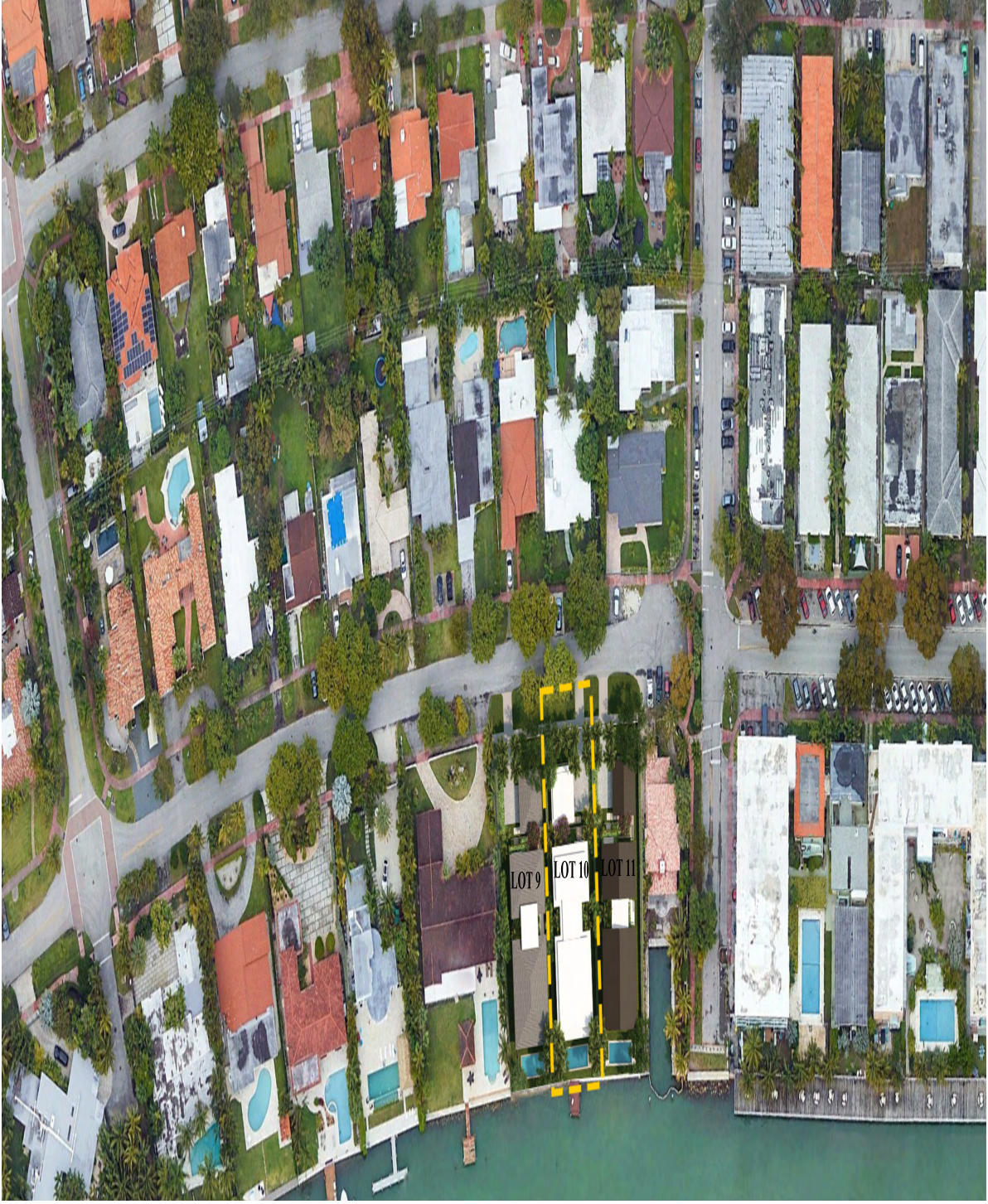
CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

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.:
G1.2L

DRB FINAL SUBMITTAL 09.11.25



1 SUPERIMPOSED PLAN

G2.0/G2.0

N.T.S.

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 iconn@cmadsi.com
 Date: 2025.07.11
 13:24:59-04'00'



DRB P/NA SUBMITTAL 09.11.25

SEAL

07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29059
 A.A.2600730

SHEET NO.:

G2.0

BAY DRIVE REALTY RESIDENCE
 16
 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