

# BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, Florida 33141

PB LOT SPLIT SET- FINAL SUBMITTAL

PB23-0599

May 30, 2023

SCOPE OF WORK - SPLITTING EXISTING TRIPLE LOT FOLLOWING ORIGINALLY PLATTED LOT  
LINES FOR LOTS 9, 10, 11 OF NORMANDY ISLE OCEANSIDE, PB25, PAGE 60.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

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

# INDEX OF DRAWINGS

## ARCHITECTURAL DRAWINGS

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G1.2C	SITE PHOTOGRAPHS	A1.1	LOT 10 - KEY AREAS PLAN	P5.0	LOT 9 - PERSPECTIVE	A2.0	LOT 10 - FIRST FLOOR PLAN
G1.2D	SITE PHOTOGRAPHS	A1.1A	LOT 10 - KEY AREAS PLAN	R1.0	LOT 9 - AXONOMETRIC VIEW	A2.1	LOT 10 - SECOND FLOOR PLAN
G1.2E	SITE PHOTOGRAPHS	A1.1B	LOT 10 - KEY AREAS PLAN	A2.0	LOT 9 - FIRST FLOOR PLAN	A2.2	LOT 10 - ROOF TERRACE FLOOR PLAN
G1.2F	SITE PHOTOGRAPHS	A1.1C	LOT 10 - KEY AREAS PLAN	A2.1	LOT 9 - SECOND FLOOR PLAN	A4.0	LOT 10 - ROOF PLAN
G1.2G	SITE PHOTOGRAPHS	A1.1D	LOT 10 - MASSING DIAGRAM	A2.2	LOT 9 - ROOF TERRACE FLOOR PLAN	A5.0	LOT 10 - BUILDING ELEVATION
G1.2H	SITE PHOTOGRAPHS	A1.1E	LOT 10 - MASSING DIAGRAM	A4.0	LOT 9 - ROOF PLAN	A5.1	LOT 10 - BUILDING ELEVATION
G1.2I	SITE PHOTOGRAPHS	A1.0	LOT 11 - SITE PLAN	A5.0	LOT 9 - BUILDING ELEVATION	A5.2	LOT 10 - BUILDING ELEVATION
G1.2J	SITE PHOTOGRAPHS	A1.0A	LOT 11 - ZONING DATA SHEET	A5.1	LOT 9 - BUILDING ELEVATION	A5.2A	LOT 10 - BUILDING ELEVATION
G1.2K	PROPOSED SITE VIEW	A1.1	LOT 11 - KEY AREAS PLAN	A5.2	LOT 9 - BUILDING ELEVATION	A5.3	LOT 10 - BUILDING ELEVATION
G1.2L	PROPOSED SITE VIEW	A1.1A	LOT 11 - KEY AREAS PLAN	A5.2A	LOT 9 - BUILDING ELEVATION	A5.3A	LOT 10 - BUILDING ELEVATION
G2.0	SUPERIMPOSED PLAN	A1.1B	LOT 11 - KEY AREAS PLAN	A5.3	LOT 9 - BUILDING ELEVATION	A6.0	LOT 10 - BUILDING SECTIONS
G2.0A	SUPERIMPOSED PLAN	A1.1C	LOT 11 - KEY AREAS PLAN	A5.3A	LOT 9 - BUILDING ELEVATION	A6.1	LOT 10 - BUILDING SECTIONS
G2.0B	SUPERIMPOSED PLAN	A1.1D	LOT 11 - MASSING DIAGRAM	A6.0	LOT 9 - BUILDING SECTIONS	A6.2	LOT 10 - BUILDING SECTIONS
A1.0	LOT 9 - SITE PLAN	A1.1E	LOT 11 - MASSING DIAGRAM	A6.1	LOT 9 - BUILDING SECTIONS	A6.3	LOT 10 - BUILDING SECTIONS
A1.0A	LOT 9 - ZONING DATA SHEET	A1.0	EXISTING LOT - SITE PLAN	A6.2	LOT 9 - BUILDING SECTIONS	P1.0	LOT 11 - PERSPECTIVE

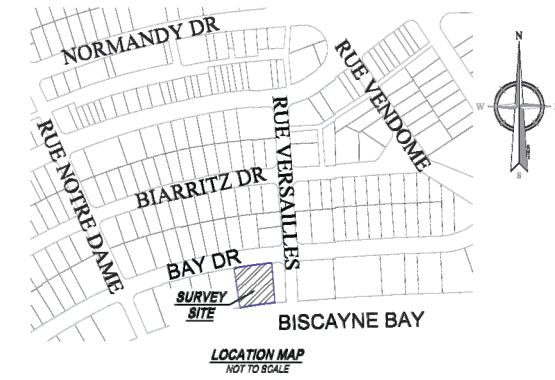
# INDEX OF DRAWINGS II

## ARCHITECTURAL DRAWINGS (CONT.)

P2.0	LOT 11 - PERSPECTIVE	L100	LOT 9 - TREE DISPOSITION NOTES	L001	LOT 11 - GENERAL SITE NOTES
P3.0	LOT 11 - PERSPECTIVE	L101	LOT 9 - TREE DISPOSITION NOTES	L100	LOT 11 - TREE DISPOSITION NOTES
P4.0	LOT 11 - PERSPECTIVE	L102	LOT 9 - TREE DISPOSITION SCHEDULE	L101	LOT 11 - TREE DISPOSITION NOTES
P5.0	LOT 11 - PERSPECTIVE	L103	LOT 9 - TREE DISPOSITION PLAN	L102	LOT 11 - TREE DISPOSITION SCHEDULE
R1.0	LOT 11 - AXONOMETRIC VIEW	L300	LOT 9 - MATERIALS PLAN	L103	LOT 11 - TREE DISPOSITION PLAN
A2.0	LOT 11 - FIRST FLOOR PLAN	L700	LOT 9 - PLANTING SCHEDULE & NOTES	L300	LOT 11 - MATERIALS PLAN
A2.1	LOT 11 - SECOND FLOOR PLAN	L701	LOT 9 - TREE & PALM PLANTING PLAN	L700	LOT 11 - PLANTING SCHEDULE & NOTES
A2.2	LOT 11 - ROOF TERRACE FLOOR PLAN	L702	LOT 9 - UNDERSTORY PLANTING PLAN - GROUND LEVEL	L701	LOT 11 - TREE & PALM PLANTING PLAN
A4.0	LOT 11 - ROOF PLAN	L703	LOT 9 - UNDERSTORY PLANTING PLAN - SECOND LEVEL	L702	LOT 11 - UNDERSTORY PLANTING PLAN - GROUND LEVEL
A5.0	LOT 11 - BUILDING ELEVATION	L704	LOT 9 - PLANTING DETAILS	L703	LOT 11 - UNDERSTORY PLANTING PLAN - SECOND LEVEL
A5.1	LOT 11 - BUILDING ELEVATION	LCVR	LOT 10 - COVER PAGE	L704	LOT 11 - PLANTING DETAILS
A5.2	LOT 11 - BUILDING ELEVATION	L001	LOT 10 - GENERAL SITE NOTES		
A5.2A	LOT 11 - BUILDING ELEVATION	L100	LOT 10 - TREE DISPOSITION NOTES		
A5.3	LOT 11 - BUILDING ELEVATION	L101	LOT 10 - TREE DISPOSITION NOTES		
A5.3A	LOT 11 - BUILDING ELEVATION	L102	LOT 10 - TREE DISPOSITION SCHEDULE		
A6.0	LOT 11 - BUILDING SECTIONS	L103	LOT 10 - TREE DISPOSITION PLAN		
A6.1	LOT 11 - BUILDING SECTIONS	L300	LOT 10 - MATERIALS PLAN		
A6.2	LOT 11 - BUILDING SECTIONS	L700	LOT 10 - PLANTING SCHEDULE & NOTES		
A6.3	LOT 11 - BUILDING SECTIONS	L701	LOT 10 - TREE & PALM PLANTING PLAN		

## LANDSCAPE DRAWINGS

LCVR	LOT 9 - COVER PAGE	L702	LOT 10 - UNDERSTORY PLANTING PLAN - GROUND LEVEL
L001	LOT 9 - GENERAL SITE NOTES	L703	LOT 10 - UNDERSTORY PLANTING PLAN - SECOND LEVEL
		L704	LOT 10 - PLANTING DETAILS
		LCVR	LOT 11 - COVER PAGE

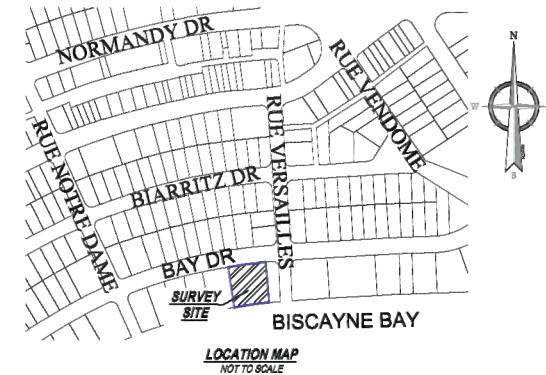


*Michael Cardo*  
MICHAEL CARDO  
PROFESSIONAL SURVEYOR & MAPPER # 715  
STATE OF FLORIDA  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.**

**SHEET NO.:**  
**G1.1**



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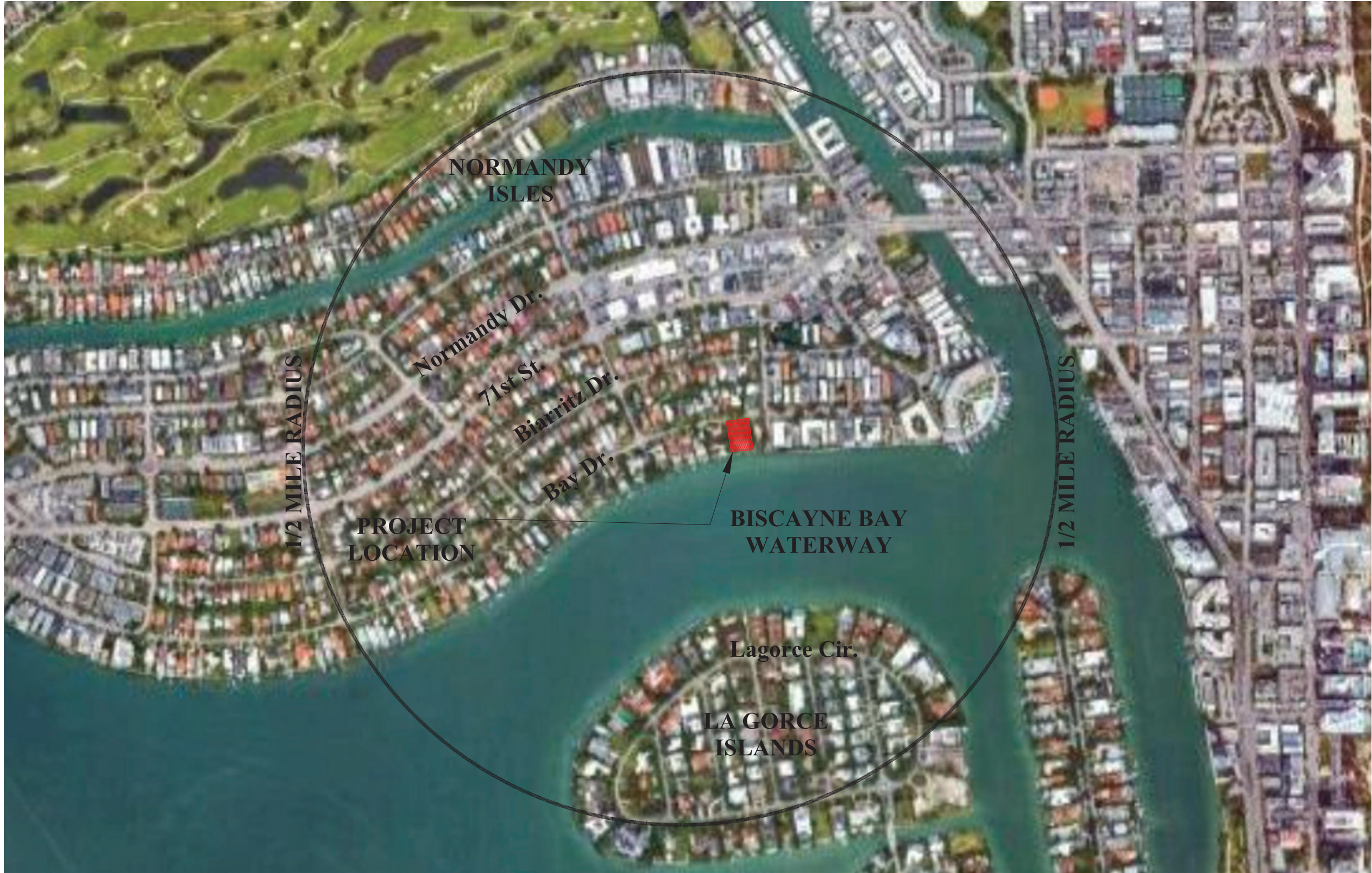
<p><b>BAY DRIVE REALTY RESIDENCE</b></p> <p>1120 Bay Drive Miami Beach, FL 33141</p>	<p><b>TITLE: SITE SURVEY</b></p>
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**SEAL**

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

**SHEET NO.:**  
**G 1.1A**





1  
G1.2 | G1.2  
CONTEXT LOCATION PLAN  
N.T.S.

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: CONTEXT LOCATION PLAN

SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2

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





**PROJECT  
LOCATION**

**BISCAYNE BAY  
WATERWAY**

1 LOCATION PLAN  
G1.2 | G1.2A N.T.S.



<b>BAY DRIVE REALTY RESIDENCE</b> 1120 Bay Drive Miami Beach, FL 33141	<b>TITLE: CONTEXT LOCATION PLAN</b>
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<b>SEAL</b>  03.24.23 Lynsie Christine Conn FL Architect AR99059 AA26000730
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<b>SHEET NO.:</b> <b>G1.2A</b>
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1 KEY PLAN  
G1.2B | G1.2B N.T.S.

BAY DRIVE REALTY RESIDENCE  
1120 Bay Drive  
Miami Beach, FL 33141  
TITLE: PHOTOGRAPHS KEY PLAN

SEAL  
03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:  
G1.2B

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1 1100 BAY DRIVE  
G1.2B | G1.2C N.T.S.



2 1120 BAY DRIVE  
G1.2B | G1.2C N.T.S.

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BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: NEIGHBORING CONTEXT

SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2C





1 1180 BAY DRIVE  
G1.2B | G1.2D N.T.S.



2 1190 BAY DRIVE  
G1.2B | G1.2D N.T.S.

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BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: NEIGHBORING CONTEXT

SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2D





1 1200 BAY DRIVE  
G1.2B | G1.2E N.T.S.



2 1101 BAY DRIVE  
G1.2B | G1.2E N.T.S.

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

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
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TITLE: NEIGHBORING CONTEXT

SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2E





1 1123 BAY DRIVE  
G1.2B | G1.2F N.T.S.



2 1133 BAY DRIVE  
G1.2B | G1.2F N.T.S.

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TITLE: NEIGHBORING CONTEXT

SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2F





1 1135 BAY DRIVE  
G1.2B | G1.2G N.T.S.



2 1145 BAY DRIVE  
G1.2B | G1.2G N.T.S.

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Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2G





1 1155 BAY DRIVE  
G1.2B | G1.2H N.T.S.



2 1161 BAY DRIVE  
G1.2B | G1.2H N.T.S.

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SEAL  
03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:  
G1.2H





1 1171 BAY DRIVE  
G1.2B | G1.2I N.T.S.



2 1179 BAY DRIVE  
G1.2B | G1.2I N.T.S.

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TITLE: NEIGHBORING CONTEXT

SEAL

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Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2I





1 1195 BAY DRIVE  
G1.2B | G1.2J N.T.S.



2 1199 BAY DRIVE  
G1.2B | G1.2J N.T.S.

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BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: NEIGHBORING CONTEXT

SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2J





1 1120 BAY DRIVE (PROJECT LOCATION)  
G1.2B | G1.2K N.T.S.

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BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: PROPOSED SITE VIEW

SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2K





1 1120 BAY DRIVE (PROJECT LOCATION)  
G1.2B | G1.2L N.T.S.

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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

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G1.2L

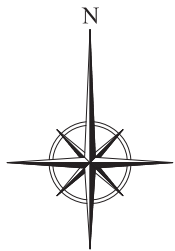




1  
G2.0 | G2.0

SUPERIMPOSED PLAN

N.T.S.



SEAL

03.24.23  
Lynsie Christine Conn  
FL Architect  
AR99059  
AA26000730

SHEET NO.:

G2.0

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: SUPERIMPOSED PLAN

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