



1 LOT 9 - STREET VIEW  
 PLO/PLO

Digitally signed by  
 wqgn@cmadsi.com  
 Date: 2025.07.11  
 13:23:51-04:00'

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**  
 1000 BAY DRIVE, UNIT 9  
 MIAMI BEACH, FL 33141  
**TITLE: LOT 9 — PERSPECTIVE**

**SEAL**  
 07.11.25  
 Lyssie Christine Com  
 FL Architect  
 AR29659  
 AA2600730

**SHEET NO:**  
 P1.0



1 LOT 9 - FRONT VIEW  
P2.0/P2.0

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lgegn@cmadsi.com  
Date: 2025.07.11  
13:23:52-04'00'

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**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**  
1300 BAY DRIVE, UNIT 9  
MIAMI BEACH, FL 33141  
**TITLE: LOT 9 — PERSPECTIVE**

**SEAL**  
07.11.25  
Lysse Christine Com  
FL Architect  
AR99659  
AA2600730

**SHEET NO:**  
**P2.0**



**CMA Design Studio, Inc.**  
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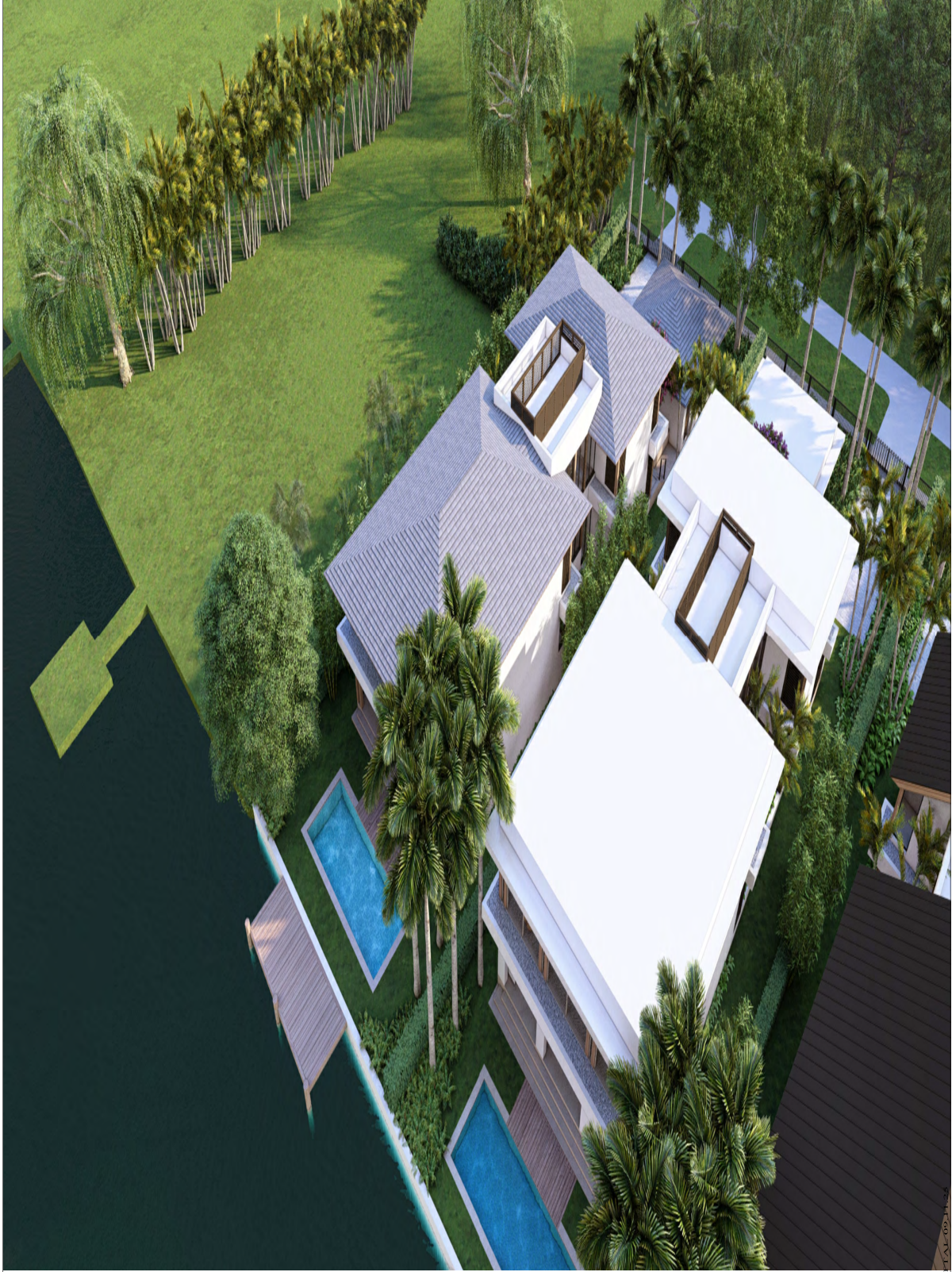
**BAY DRIVE REALTY RESIDENCE**  
 1000 BAY DRIVE, UNIT 9  
 MIAMI BEACH, FL 33141  
**TITLE: LOT 9 — PERSPECTIVE**

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR29959  
 AA25000730

**SHEET NO:**  
**P3.0**

1 LOT 9 - REAR VIEW  
 PLO/P3.0  
 Digitally signed by  
 lynn@cmadsi.com  
 Date: 2025.07.11  
 13:23:52-04'00'

DRB FINAL SUBMIT 09.11.25



1 LOT 9 - REAR AERIAL VIEW  
 P4.0 P4.0 Digitally signed by  
 lgegn@cmadsi.com  
 Date: 2025.07.11  
 13:23:54-04'00'

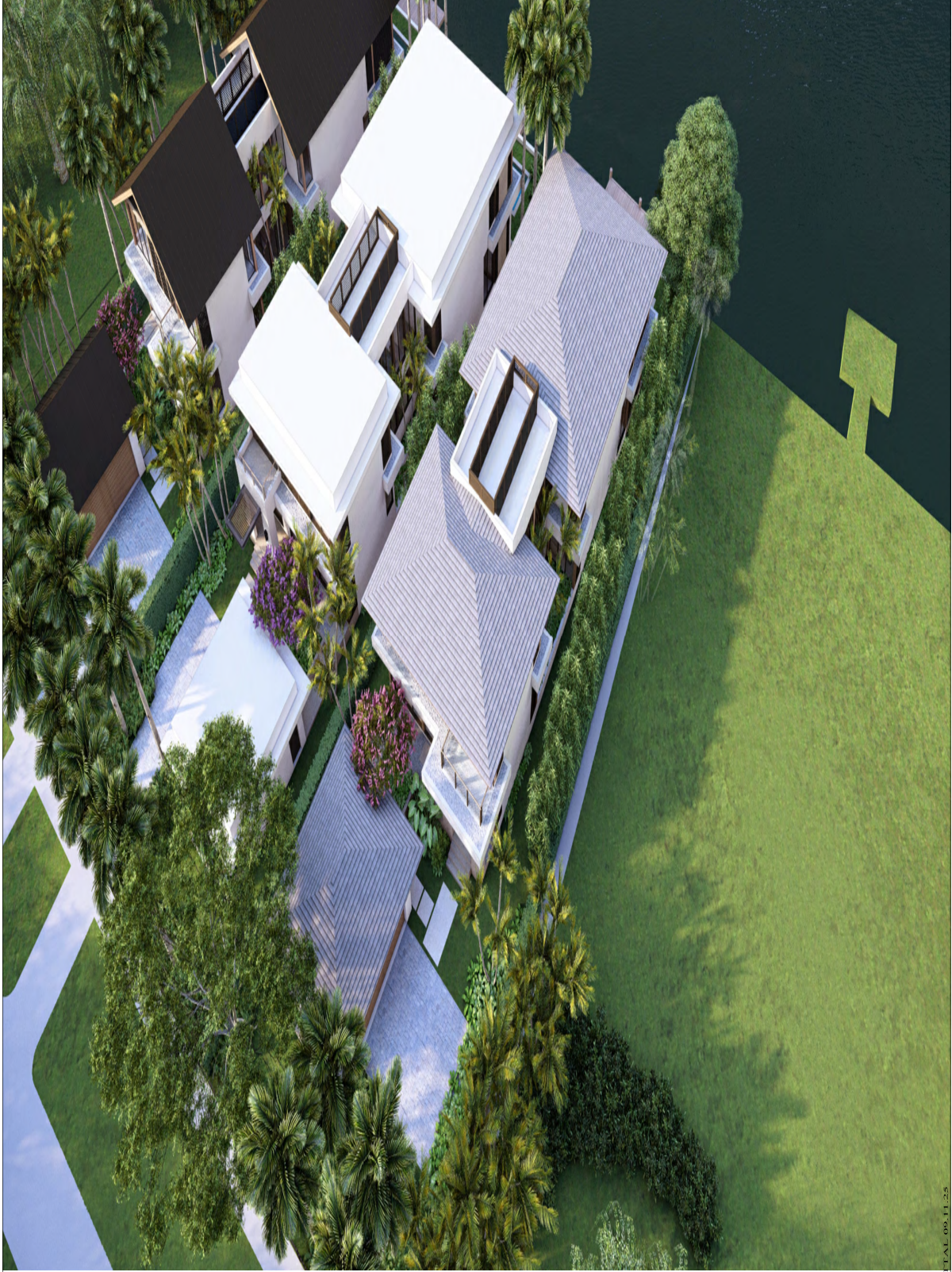
DRB FINAL SUBMITTAL - 05-24

**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**  
 1000 Bay Drive, Suite 100  
 Miami Beach, FL 33121  
**TITLE: LOT 9 - PERSPECTIVE**

**SEAL**  
 07.11.25  
 Lyssa Christine Com  
 FL Architect  
 AR29959  
 AA2600730

**SHEET NO:**  
**P4.0**



1 LOT 9 - FRONT AERIAL VIEW  
 P5.0 P5.0  
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 lgegn@cmadsi.com  
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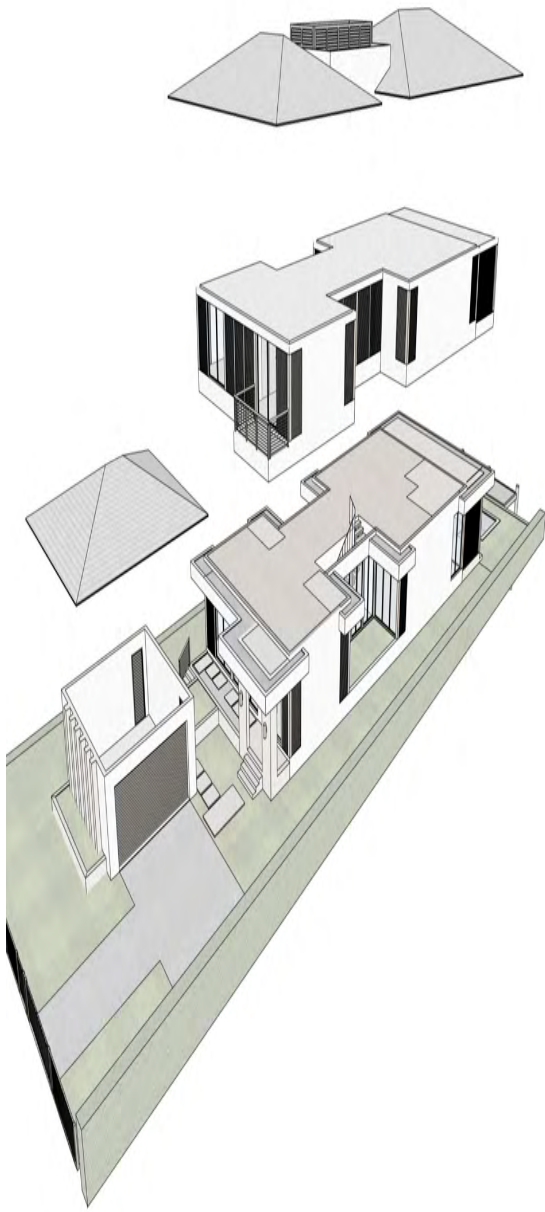
DRG FINAL SUBMITTAL 09-11-25

**BAY DRIVE REALTY RESIDENCE**  
 1000 BAY DRIVE, SUITE 101  
 MIAMI BEACH, FL 33121  
**TITLE: LOT 9 — PERSPECTIVE**

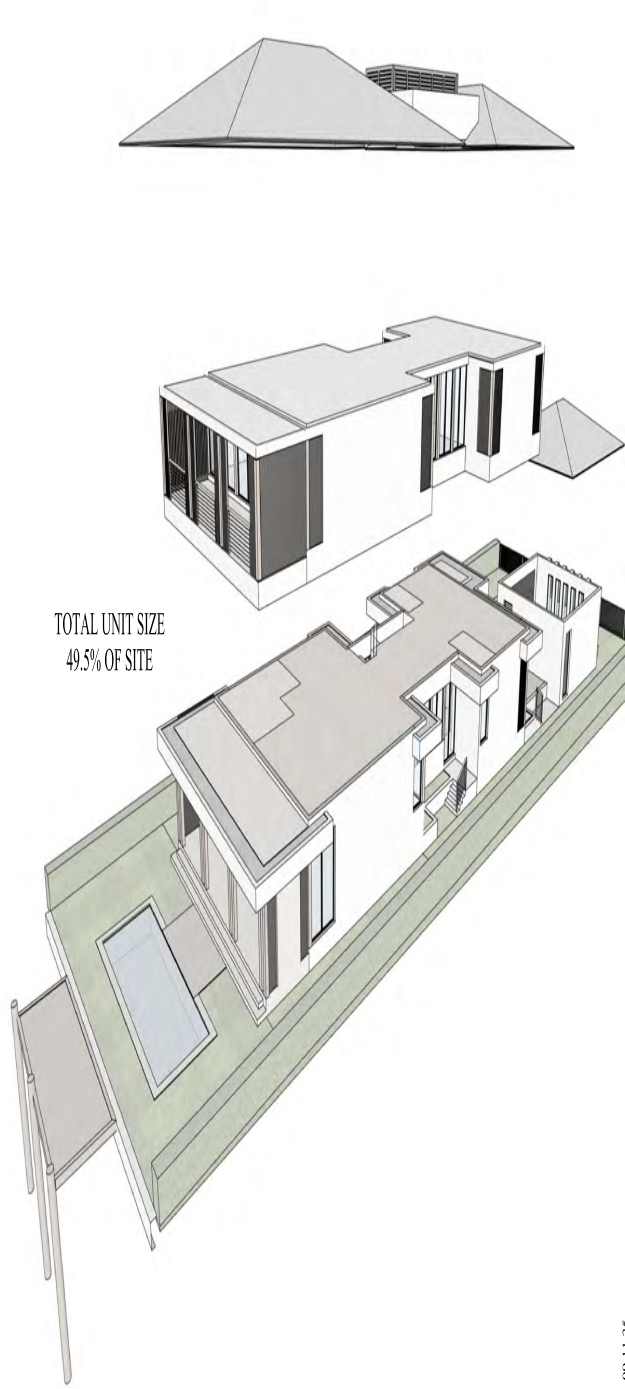
**CMA Design Studio, Inc.**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR99659  
 AA2600730

**SHEET NO:**  
**P5.0**



1 LOT 9 - NORTH AXONOMETRIC PLAN  
R1.0/1.0 N.T.S.



TOTAL UNIT SIZE  
49.5% OF SITE

2 LOT 9 - SOUTH AXONOMETRIC PLAN  
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iconn@cmadsi.com  
Date: 2025.07.11  
13:23:56-04'00' N.T.S.

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**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**  
1000 Bay Drive  
Miami Beach, FL 33141  
**TITLE: LOT 9 — AXONOMETRIC PLAN**

**SEAL**  
07.11.25  
Lysse Christine Conn  
FL Architect  
AK99659  
A.A.26000730

**SHEET NO:**  
**R1.0**



**SINGLE FAMILY RESIDENTIAL - LOT 9 ZONING DATA SHEET**

ITEM#	ZONING INFORMATION		
1.	ADDRESS:	1120 BAY DRIVE, MIAMI BEACH, FL, 33141	
2.	FOLIO NUMBER(S):	02-3210-013-2170	
3.	BOARD AND FILE NUMBERS:	PB-23-0699	
4.	YEAR BUILT:	MULTIPLE	ZONING DISTRICT: RS-4
5.	BASED FLOOD ELEVATION:	AE: 7.00' NAVD/8.50' NGVD	GRADE VALUE IN NAVD: 4.40' NAVD/5.90' NGVD
6.	ADJUSTED GRADE:	5.70' NAVD/7.20' NGVD	FREE BOARD: +2.00' (9.00' NAVD/10.50' NGVD)
7.	LOT AREA:	8,904 SF	
8.	LOT WIDTH:	54'-9"	LOT DEPTH: 170'-0"
9.	MAX LOT COVERAGE SF AND %:	2,671 SF (30%)	PROPOSED LOT COVERAGE SF AND %: 2,424 SF (27.2%)
10.	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF: 500 SF
11.	FRONT YARD OPEN SPACE SF AND %:	854 SF (78.4%)	REAR YARD OPEN SPACE SF AND %: 810 (64.3%)(135% SIDE YARDS)
12.	MAX. UNIT SIZE SF AND %:	4,452 SF (50%)	PROPOSED UNIT SIZE SF AND %: 4,407 (49.5%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE: 2,244 SF (25.2%)
14.	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %: N/A - BUT AT LEAST 35% OF SECOND FLOOR FRONT FACADE IS SETBACK MORE THAN 5' - SEE FLOOR PLANS
15.			PROPOSED SECOND FLOOR UNIT SIZE SF AND %: 2,163 SF (24.3%)
16.			PROPOSED ROOF DECK AREA SF AND (NOTE: MAX IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW): N/A

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17. HEIGHT:				
FLAT ROOF:	24'-0"	N/A	N/A	N/A
SLOPED ROOF:	27'-0"	N/A	23'-4"	N/A
18. SETBACKS:				
19. FRONT FIRST LEVEL:	20'-0" (MIN.)	N/A	20'-0"	N/A
20. FRONT SECOND LEVEL:	30'-0" (MIN.)	N/A	54'-11"	N/A
21. SIDE 1 (WEST):	25% WIDTH COMBINED (7'-6" MIN.)	N/A	8'-8"	N/A
22. SIDE 2 (EAST):	25% WIDTH COMBINED (7'-6" MIN.)	N/A	7'-9"	N/A
23. REAR:	15% LOT DEPTH OR 20' MIN. (20'-6" MIN.)	N/A	25'-6"	
ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	N/A	N/A
24. ACCESSORY STRUCTURE SIDE 2 OR FACING STREET:	7'-6"	N/A	N/A	N/A
25. ACCESSORY STRUCTURE REAR:	+OF REQUIRED REAR YARD	N/A	N/A	N/A
26. SUM OF SIDE YARD:	15'-0"	N/A	15'-0"	N/A
27. LOCATED WITHIN A LOCAL HISTORIC DISTRICT?		NO		
28. DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?		NO		
29. DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO		

ROOF OVERHANGS INTO REQUIRED YARD		SWIMMING POOL SETBACKS		REQUIRED	PROVIDED
FRONT ALLOWED	7'-0" (5'-0" MAX.) (25% OF 30')	REAR (WATERS EDGE OF POOL)	7'-6"	7'-6"	
FRONT PROVIDED	3'-0"	SIDES (WATERS EDGE OF POOL)	7'-6"	12'-4"	15'-4"
REAR ALLOWED	6'-4.5" (5'-0" MAX.) (25% OF 25'-0')				
REAR PROVIDED	4'-6"				
EAST SIDE ALLOWED	1'-0.5" (25% OF 7'-4')				
EAST SIDE PROVIDED	1'-10"				
WEST SIDE ALLOWED	1'-0.5" (25% OF 7'-4')				
WEST SIDE PROVIDED	0'-0"				

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 iconn@omads.com  
 Date: 2025.07.11  
 13:23:58-04'00'

**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: LOT 9 — ZONING DATA SHEET**

**SEAL**

07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR9969  
 AA2600730

**SHEET NO.:**

**A1.0A**

DRB FINAL SUBMITTAL 09.11.25

 BUILDING AREA (A/C)  
 ENCLOSED AREA (NON A/C)

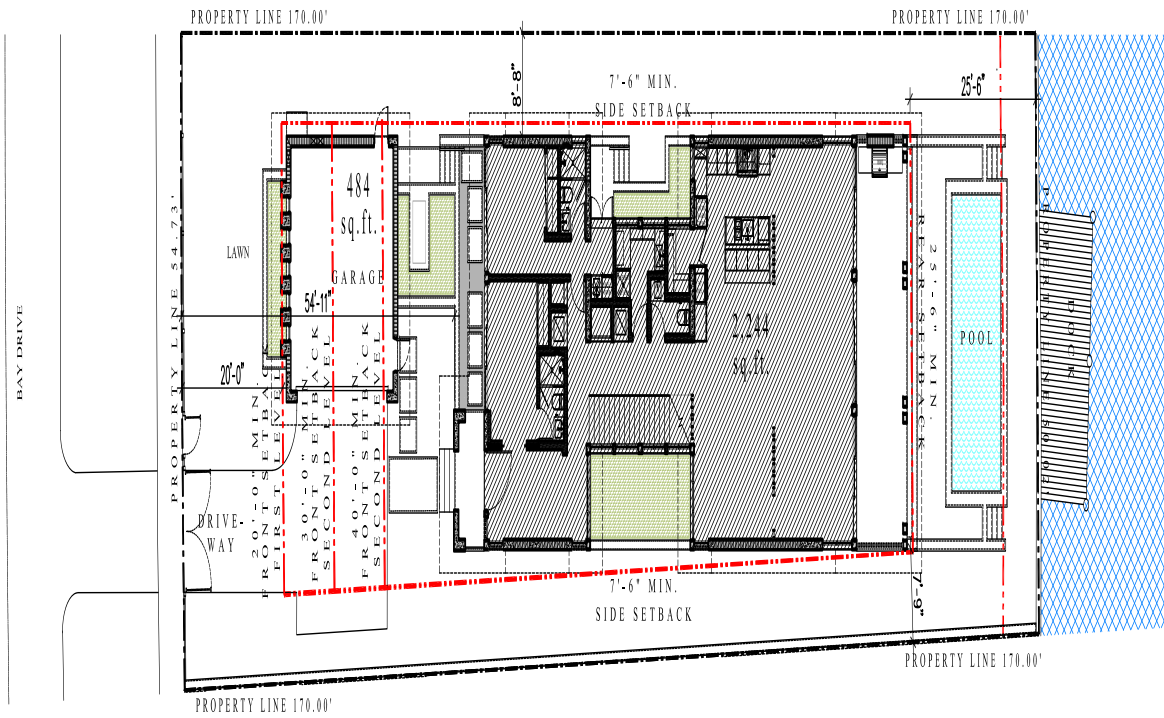
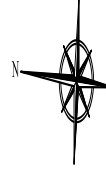
**FIRST FLOOR UNIT SIZE:**

FIRST FLOOR A/C AREA 2,244 SF  
 GARAGE NON A/C AREA (484 SQ. FT. - 500 SQ. FT. = 0 SQ. FT.)  
 FIRST FLOOR UNIT SIZE TOTAL: 2,244 SF

**SECOND FLOOR UNIT SIZE:**

SECOND FLOOR A/C AREA 2,163 SF  
 SECOND FLOOR UNIT SIZE TOTAL: 2,163 SF

TOTAL UNIT SIZE PROPOSED: 4,407 SF (49.5%)  
 MAXIMUM ALLOWED UNIT SIZE: 4,452 SF (50%)



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**BAY DRIVE REALTY RESIDENCE**  
 101 BAY DRIVE  
 MIAMI BEACH, FL 33134  
**TITLE: LOT 9 — KEY AREA PLAN**

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR29659  
 AA26000730

**SHEET NO:**  
**A1.1**

1 LOT 9 - FIRST FLOOR UNIT SIZE  
 Drawn by:   
 lconn@cmadsi.com  
 1/04 Date: 2025.07.11  
 13:23:59-04:00

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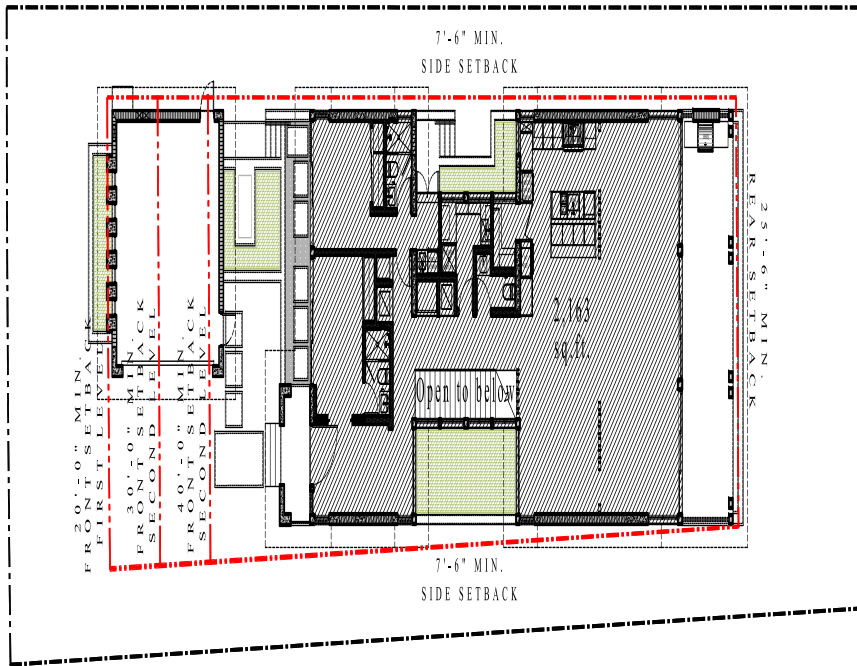
**FIRST FLOOR UNIT SIZE:**

FIRST FLOOR A/C AREA 2,244 SF  
 GARAGE NON A/C AREA (484 SQ. FT. - 500 SQ. FT. = 0 SQ. FT.)  
 FIRST FLOOR UNIT SIZE TOTAL: 2,244 SF

**SECOND FLOOR UNIT SIZE:**

SECOND FLOOR A/C AREA 2,163 SF  
 SECOND FLOOR UNIT SIZE TOTAL: 2,163 SF

TOTAL UNIT SIZE PROPOSED: 4,407 SF (48.5%)  
 MAXIMUM ALLOWED UNIT SIZE: 4,452 SF (50%)



1 LOT 9 - SECOND FLOOR UNIT  
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 Date: 2025.07.11  
 13:24:00-04:00

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

**BAY DRIVE REALTY RESIDENCE**  
 1000 BAY DRIVE  
 MIAMI BEACH, FL 33134  
**TITLE: LOT 9 — KEY AREA PLAN**

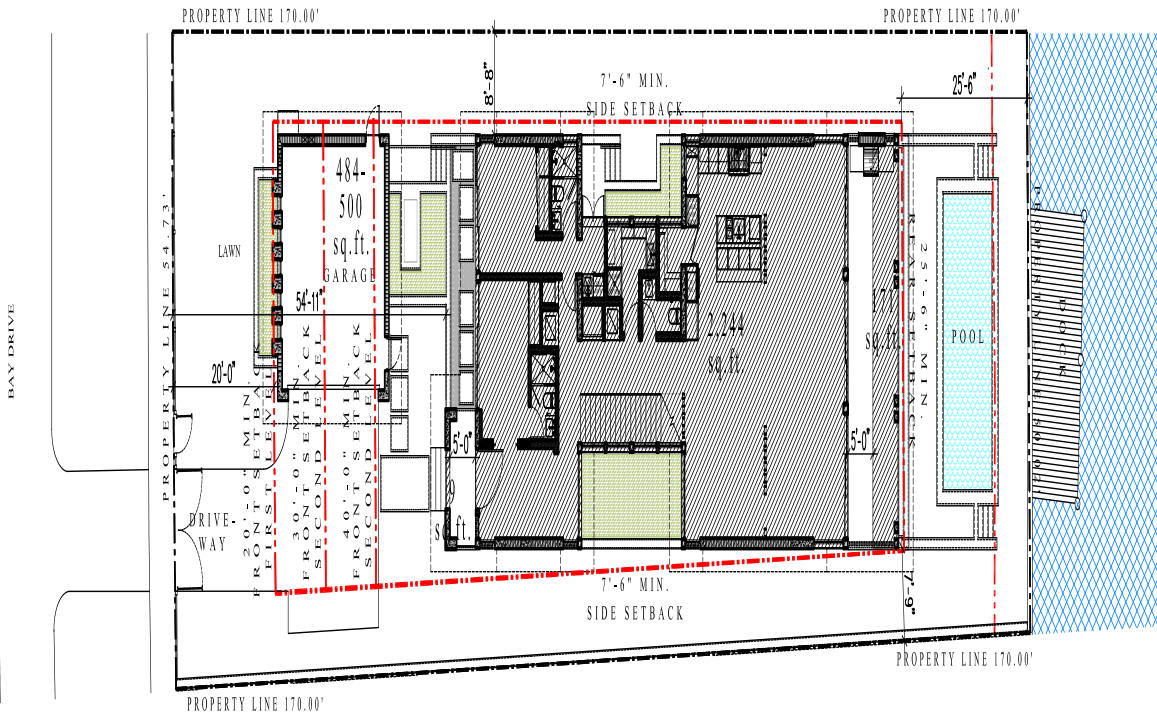
**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR29059  
 AA2600730

**SHEET NO:**  
**A1.1A**



**LOT COVERAGE**

TOTAL LOT AREA		8,925 SF
FIRST FLOOR A.C AREA		2,244 SF
GARAGE NON A.C AREA (448-500=0 SF)		
COVERED TERRACE		180 SF
<b>TOTAL:</b>		<b>2,424 SF</b>
LOT COVERAGE (60%)	PERMITTED	PROVIDED
	2,677 SF	2,424 SF (27.15%)



1 LOT 9 - LOT COVERAGE  
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 lcoon@cmadsi.com  
 1/8" = 1' Date: 2025.07.11  
 13:24:01-04:00'

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**  
 N. 10th St. #100  
 Miami Beach, FL 33141  
**TITLE: LOT 9 — KEY AREA PLAN**

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR29059  
 AA26000730

**SHEET NO:**  
**A1.1B**



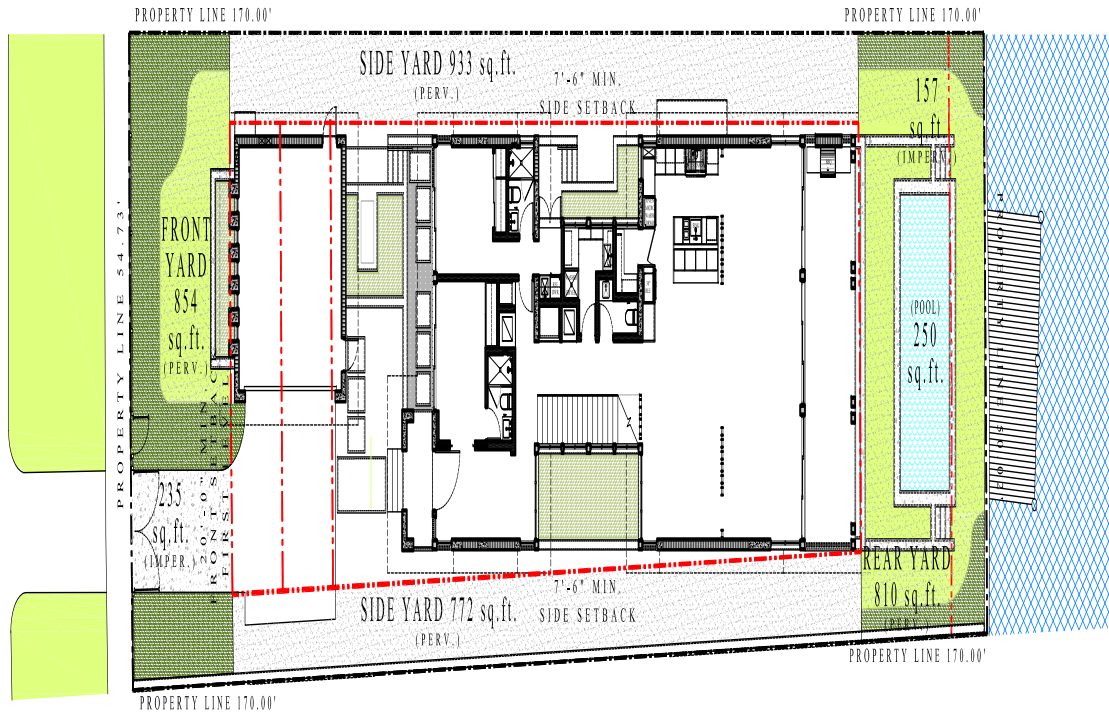
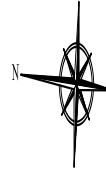
**FRONT SETBACK AREAS:**

FRONT SETBACK AREA	1,089 SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	544 SF	50% (REQUIRED)
LANDSCAPING / GRASS OPEN SPACE	854 SF	78.4% (PROVIDED)
IMPERVIOUS HARDSCAPE	235 SF	21.6%

**REAR SETBACK AREAS:**

REAR SETBACK AREA	1,260 SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	882 SF	70% (REQUIRED)
	630 SF	50% (MIN. REQUIRED)
LANDSCAPING / GRASS OPEN SPACE REAR YARD	810 SF	64.3% (PROVIDED)
LANDSCAPING / GRASS OPEN SPACE INCLUDING SIDE YARDS	1,705 SF	135.3% (PROVIDED)

(6). At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may not count toward this requirement. The aforementioned sodded or landscaped pervious open space requirement may be reduced to less than 70 percent (70%) but shall be no less than 50 percent (50%), provided that additional sodded or landscaped pervious area is included along an interior or street side elevation, the area of which is equal to or greater than the deficiency in the 70% rear yard requirement.



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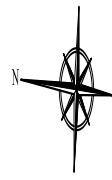
**BAY DRIVE REALTY RESIDENCE**  
 1000 BAY DRIVE  
 MIAMI BEACH, FL 33141  
**TITLE: LOT 9 - KEY AREA PLAN**

**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR29059  
 AA2600730

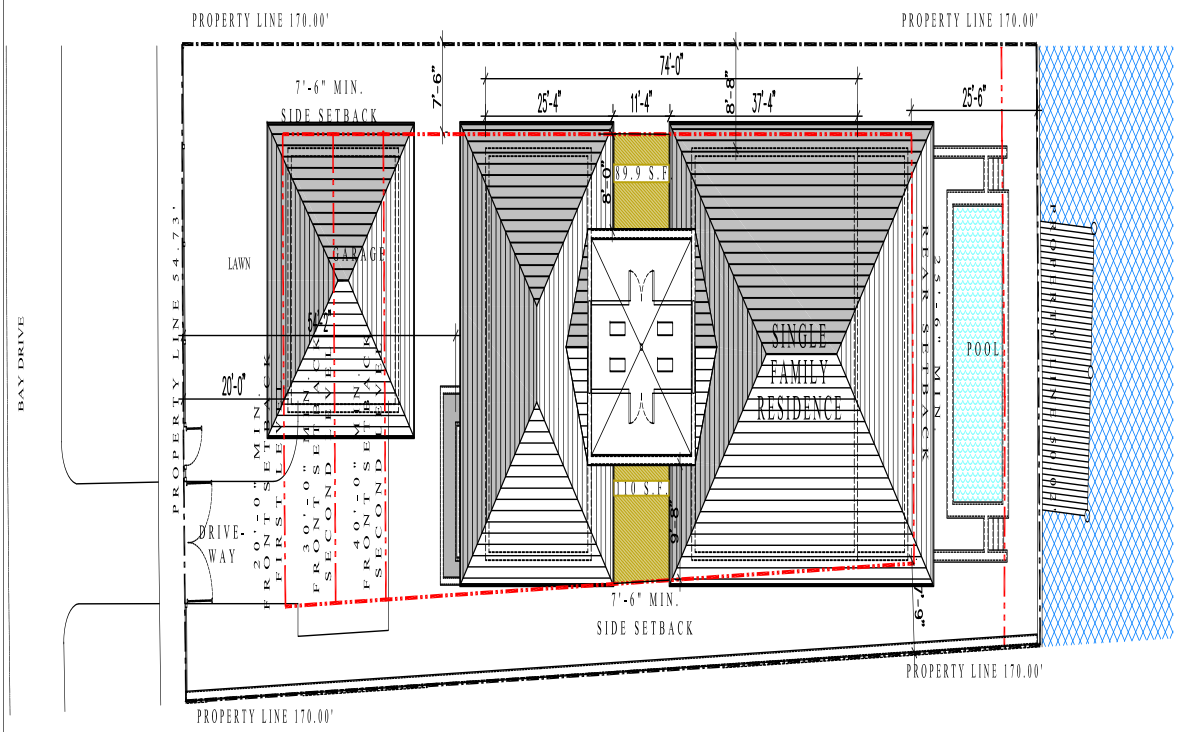
**SHEET NO:**  
**A1.1C**

1 LOT 9 - FRONT & REAR OPEN SPACE  
 Digitally signed by  
 lconn@cmadsi.com  
 Date: 2025.07.11  
 13:24:02-0400'

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REQUIRED OPEN SPACE: 1% OF LOT AREA = 89.04 S.F.  
 PROPOSED SIDE 1 = 89.85 S.F.  
 PROPOSED SIDE 2 = 110 S.F.



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**BAY DRIVE REALTY RESIDENCE**  
 1000 N. Bay Drive  
 Miami Beach, FL 33141  
**TITLE: LOT 9 — MASSING DIAGRAM**

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR29059  
 AA2600730

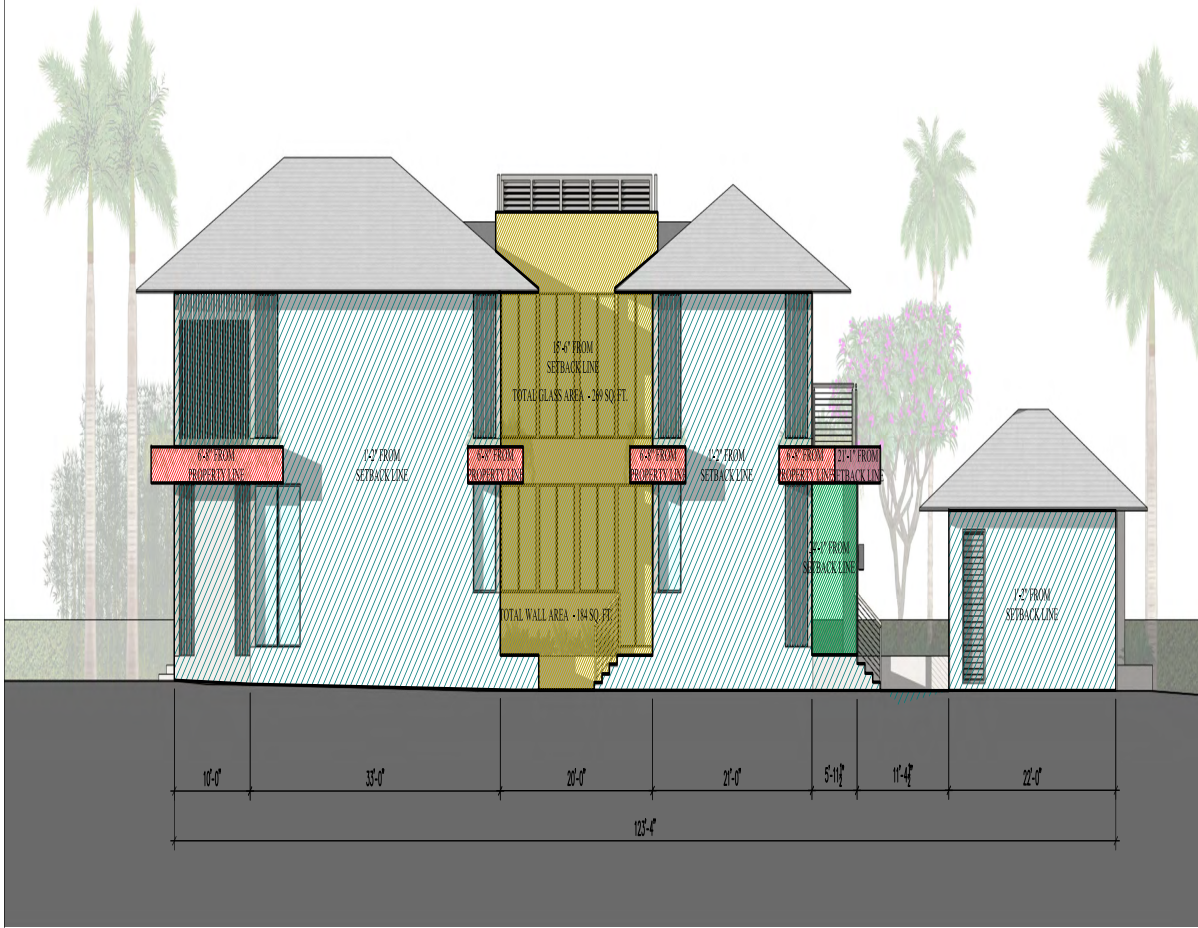
**SHEET NO:**  
**A1.1D**

1 LOT 9 - MASSING DIAGRAM Digitally signed by  
 lcoon@cmadsi.com  
 1/16" = 1' Date: 2025.07.11  
 13:24:03-04:00'

DRB FINAL SUBMITTAL 09.11.25

MASSING DISTRIBUTION ALONG EAST ELEVATION

- VOLUME CLOSEST TO PROPERTY LINE (PLANTER - 6'-8" FROM PROPERTY LINE)
- VOLUME FARTHER FROM PROPERTY LINE (1'-2" FROM SETBACK LINE/8'-4" FROM PROPERTY LINE)
- VOLUME FARTHER FROM PROPERTY LINE (8'-0" FROM SETBACK LINE/15'-4" FROM PROPERTY LINE)
- VOLUME FARTHER FROM PROPERTY LINE (21'-1" FROM SETBACK LINE/28'-7" FROM PROPERTY LINE)
- VOLUME FARTHEST FROM PROPERTY LINE (24'-1" FROM SETBACK LINE/31'-7" FROM PROPERTY LINE)



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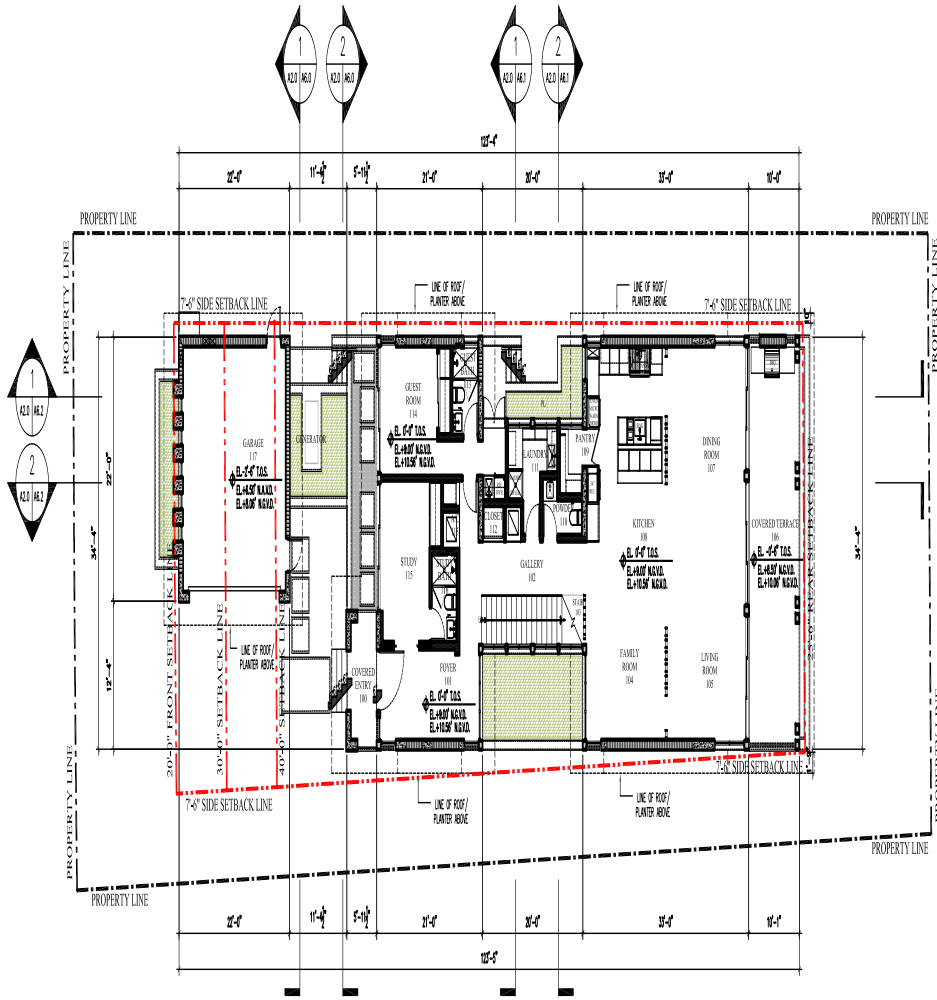
**BAY DRIVE REALTY RESIDENCE**  
 1305 BAY DRIVE  
 MIAMI BEACH, FL 33134  
**TITLE: LOT 9 — MASSING DIAGRAM**

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR99659  
 AA2600730

**SHEET NO:**  
**A1.1E**

1 LOT 9 - EAST ELEVATION - MASSING  
 Digitally signed by  
 lconn@cmadsi.com  
 Date: 2025.07.11  
 13:24:04-04:00

DRB FINAL SUBMITTAL 09.11.25



1 LOT 9 - FIRST FLOOR PLAN  
 A2.0/A2.0 1/16" = 1'-0"

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 iconn@cmadsi.com  
 Date: 2025.07.11  
 13:24:05-04:00'

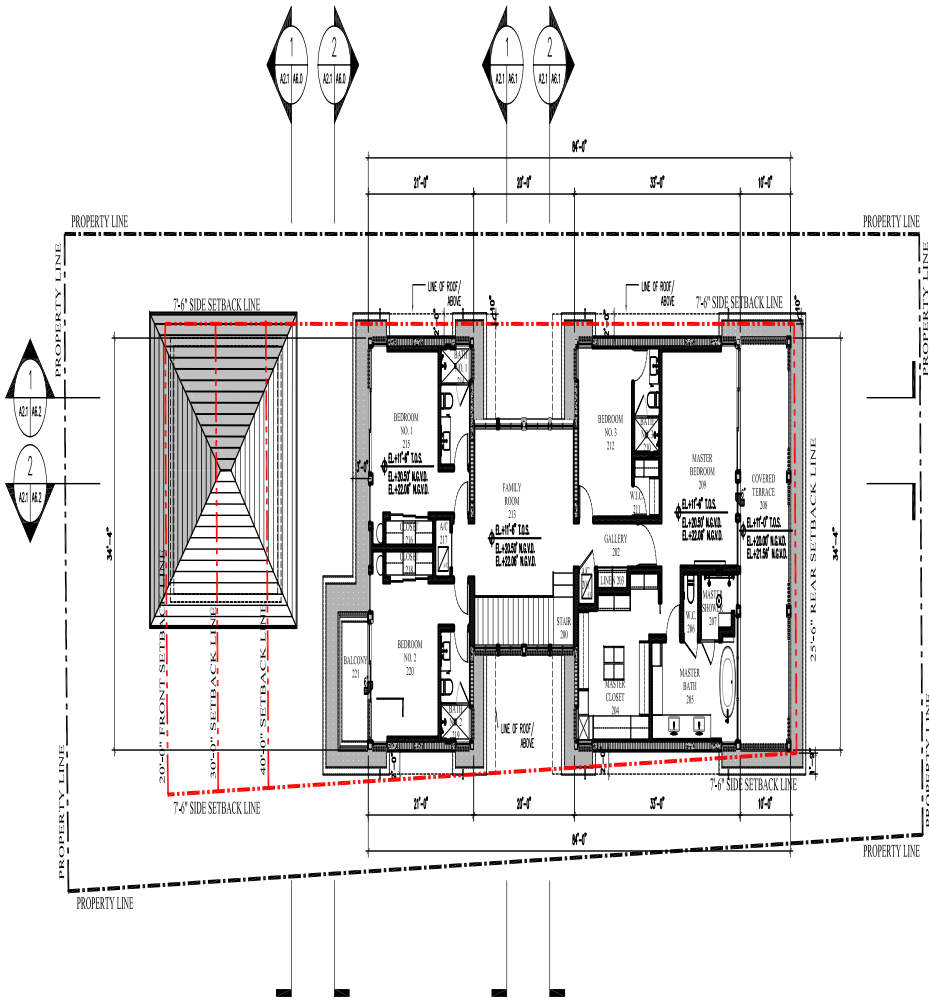
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**BAY DRIVE REALTY RESIDENCE**  
 101 BAY DRIVE  
 MIAMI BEACH, FL 33141  
**TITLE: LOT 9 - FIRST FLOOR PLAN**

**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR29059  
 AA26000730

**SHEET NO:**  
**A2.0**



1 LOT 9 - SECOND FLOOR PLAN

A2.1/A2.1

1/16" = 1'-0"

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 iconn@omads.com  
 Date: 2025.07.11  
 13:24:06-04'00'

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SEAL

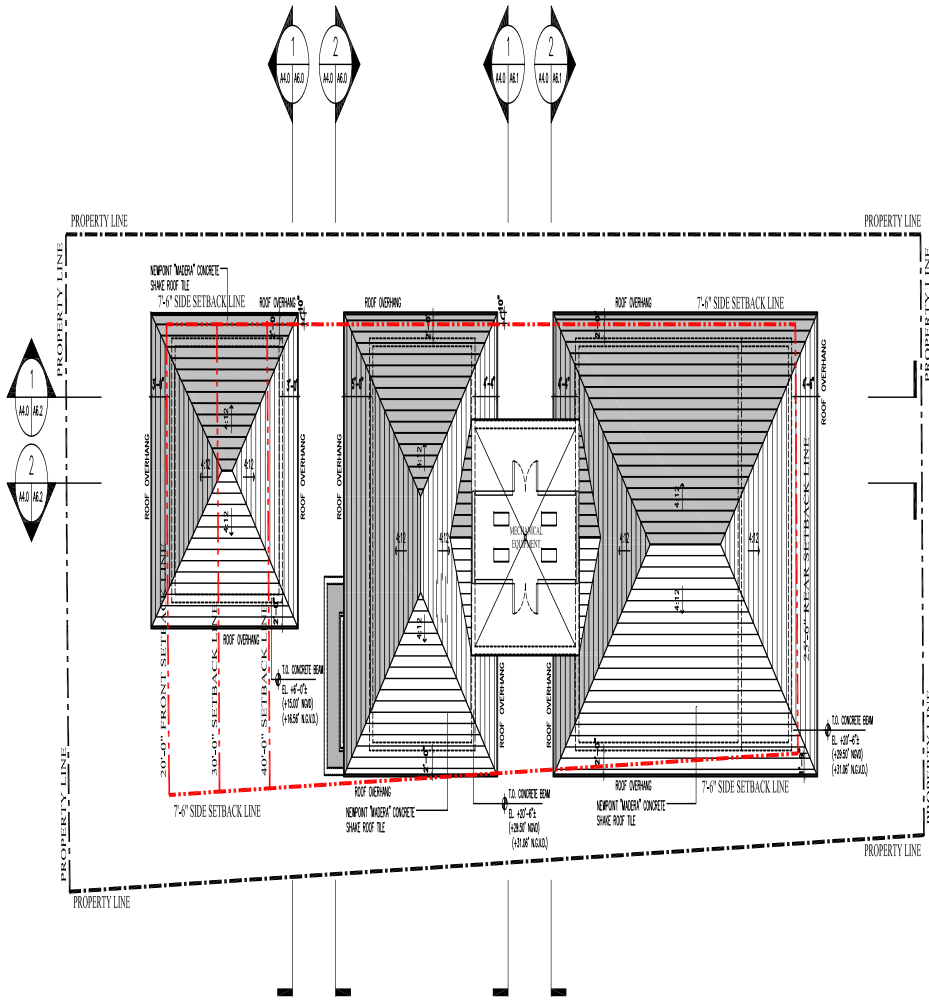
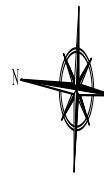
07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR29959  
 AA2600730

SHEET NO.:

A2.1

**BAY DRIVE REALTY RESIDENCE**  
 5000 Bay Drive, Unit 101  
 Miami Beach, FL 33141  
**TITLE: LOT 9 — SECOND FLOOR PLAN**

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



1 LOT 9 - ROOF PLAN

A4.0/A4.0 1/16" = 1'-0"

Digitally signed by  
 iconn@cmadsi.com  
 Date: 2025.07.11  
 13:24:07-04:00'

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**BAY DRIVE REALTY RESIDENCE**  
 1000 BAY DRIVE, UNIT 905  
 MIAMI BEACH, FL 33131  
**TITLE: LOT 9 - ROOF PLAN**

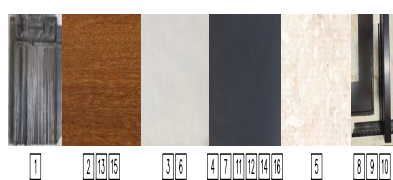
**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR29059  
 AA2600730

**SHEET NO:**  
 A4.0

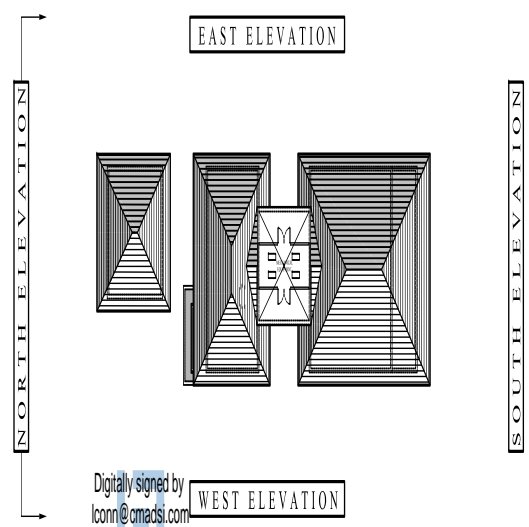
DRB FINAL SUBMITTAL 09.11.25



1 LOT 9 - NORTH ELEVATION  
 1/8" = 1'-0"



- 1 NEWPOINT "MODERA" CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LINE-BASED PAINT
- 4 DARK BRONZE ANODIZED ALUMINUM BRISE-SOLEIL SYSTEM
- 5 CORALINA PALLADIUM STONE BRUSHED FINISH
- 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH
- 7 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM
- 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING
- 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 10 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 11 ALUMINUM DOOR, DARK BRONZE FINISH
- 12 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP.
- 13 STEEL COLUMN W/ CUMARU WOOD FINISH
- 14 STEEL COLUMN W/ DARK BRONZE FINISH
- 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING
- 16 DARK BRONZE ANODIZED ALUMINUM VEHICULAR GATE AND FENCE



Digitally signed by  
 iconn@cmadsi.com  
 Date: 2025.07.11  
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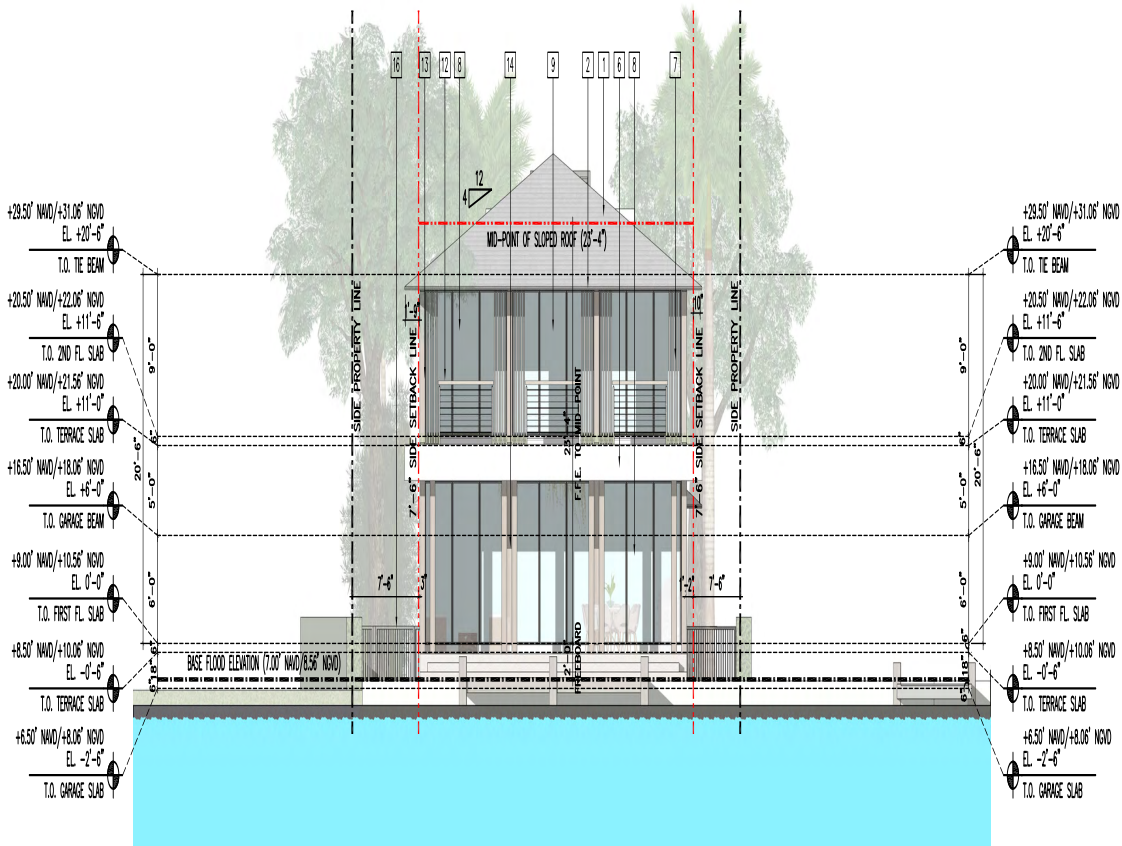
**CMA Design Studio, Inc.**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

**BAY DRIVE REALTY RESIDENCE**  
 101 Bay Drive  
 Miami Beach, FL 33121  
**TITLE: LOT 9 - NORTH ELEVATION**

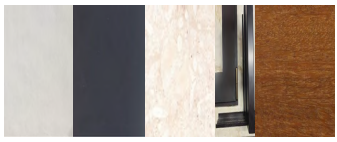
**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR99059  
 AA2600730

**SHEET NO:**  
**A5.0**

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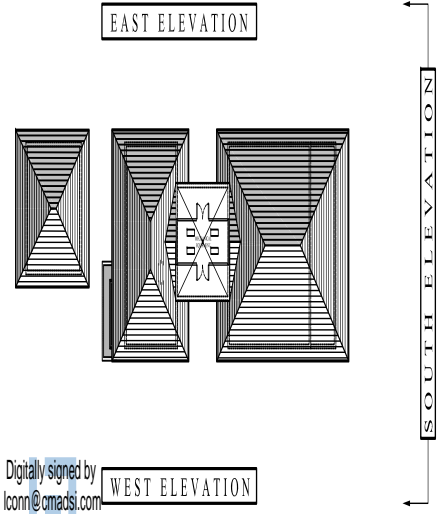
1 LOT 9 - SOUTH ELEVATION  
 A1.0/A5.1 3/32" = 1'-0"



1 4 2 5 9 10 11 14 16 3 12 8 7 9 13 15

- 1 NEWPOINT "MODENA" CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEAN LINE-BASED PAINT
- 4 DARK BRONZE ANODIZED ALUMINUM BRISE-SOLEL SYSTEM
- 5 CORALLINA PALLADIUM STONE BRUSHED FINISH
- 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH
- 7 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM
- 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING
- 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 10 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 11 ALUMINUM DOOR, DARK BRONZE FINISH
- 12 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP.
- 13 STEEL COLUMN W/ CUMARU WOOD FINISH
- 14 STEEL COLUMN W/ DARK BRONZE FINISH
- 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING
- 16 DARK BRONZE ANODIZED ALUMINUM VEHICULAR GATE AND FENCE

NORTH ELEVATION



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**BAY DRIVE REALTY RESIDENCE**  
 101 Bay Drive  
 Miami Beach, FL 33141  
**TITLE: LOT 9 - SOUTH ELEVATION**

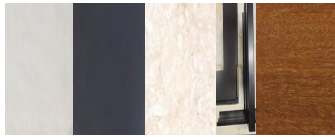
**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR99059  
 AA2600730

**SHEET NO:**  
**A5.1**

DRB FINAL SUBMITTAL 09.11.25



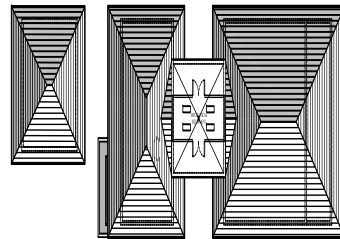
1 LOT 9 - WEST ELEVATION (PARTIAL)  
 A1.0/A5.2 3/20' = 1'-0"



1 4 2 5 9 10 11 14 16 3 12 6 7 8 13 15

- |  |   |
|--|---|
| 1 NEIPOINT "MADERA" CONCRETE SHAKE ROOF TILE                                     | 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING                     |
| 2 CUMARU WOOD FASCHA BOARD (STAINED) W/ COPPER METAL DRIP EDGE                   | 10 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING                            |
| 3 SMOOTH STUCCO FINISH, CALCEM LINE-BASED PAINT                                  | 11 ALUMINUM DOOR, DARK BRONZE FINISH  |
| 4 DARK BRONZE ANODIZED ALUMINUM BRISE-SOLEIL SYSTEM                              | 12 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 5 CORALINA PALLADIUM STONE BRUSHED FINISH  | 13 STEEL COLUMN W/ CUMARU WOOD FINISH   |
| 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH   | 14 STEEL COLUMN W/ DARK BRONZE FINISH   |
| 7 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM                                 | 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING                                      |
| 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING | 16 DARK BRONZE ANODIZED ALUMINUM VEHICULAR GATE AND FENCE                             |

NORTH ELEVATION



SOUTH ELEVATION

Digitally signed by  
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 Date: 2025.07.11  
 13:24:10-04'00"

WEST ELEVATION

**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**  
 PROJECT NO. 2501000001  
 MIAMI BEACH, FL 33141

**TITLE: LOT 9 — WEST ELEVATION**

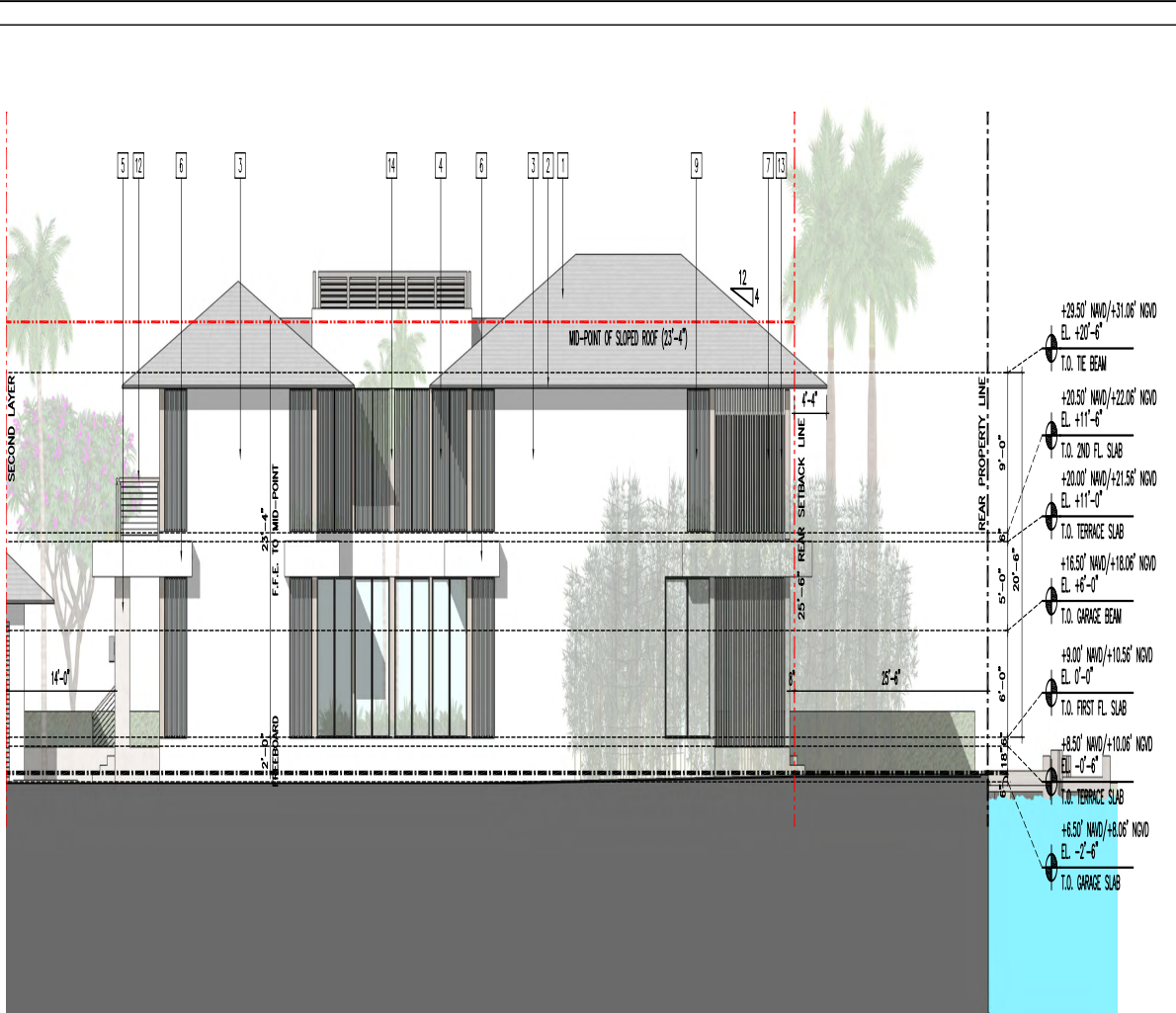
SEAL

07.11.25  
 Lysse Christine Conn  
 FL Architect  
 AR99959  
 A.A.26000730

SHEET NO.:

A5.2

DRB FINAL SUBMITTAL 09.11.25



**CMA Design Studio, Inc.**  
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 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

**BAY DRIVE REALTY RESIDENCE**  
 101 Bay Drive, Suite 101  
 Miami Beach, FL 33141  
**TITLE: LOT 9 - WEST ELEVATION**

**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR99659  
 AA2600730

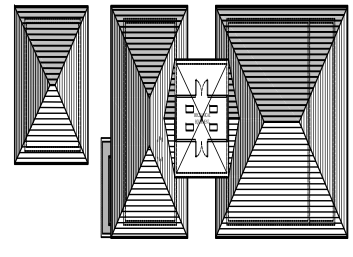
**SHEET NO:**  
**A5.2A**

1 LOT 9 - WEST ELEVATION (PARTIAL)  
 A1.0/A5.2A 3/32" = 1'-0"



- |  |   |
|--|---|
| 1 NEUPONT "MADERA" CONCRETE SHAKE ROOF TILE                                      | 8 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING                     |
| 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE                   | 10 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING                            |
| 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT                                  | 11 ALUMINUM DOOR, DARK BRONZE FINISH  |
| 4 DARK BRONZE ANODIZED ALUMINUM BRISE-SOLEIL SYSTEM                              | 12 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 5 COPALINA PALLADIUM STONE BRUSHED FINISH  | 13 STEEL COLUMN W/ CUMARU WOOD FINISH   |
| 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH   | 14 STEEL COLUMN W/ DARK BRONZE FINISH   |
| 7 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM                                 | 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING                                      |
| 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING | 16 DARK BRONZE ANODIZED ALUMINUM VEHICULAR GATE AND FENCE                             |

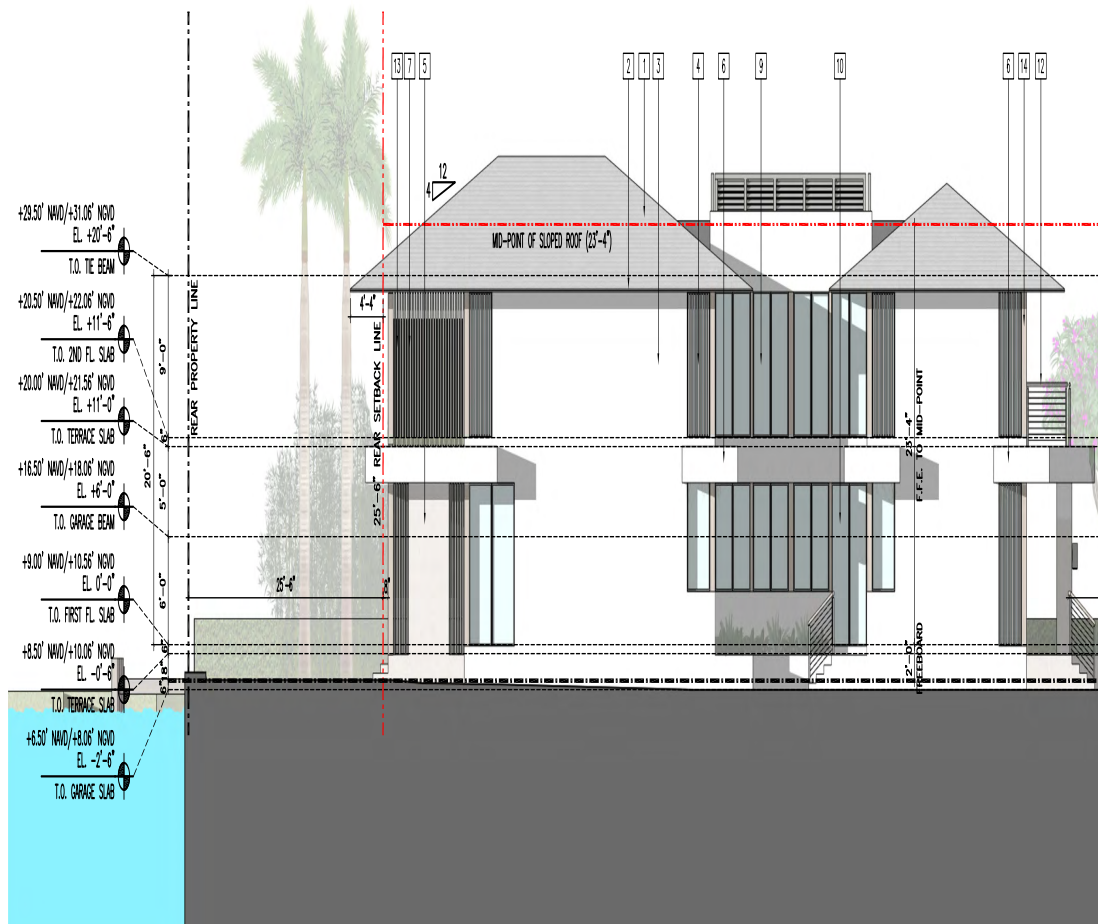
NORTH ELEVATION



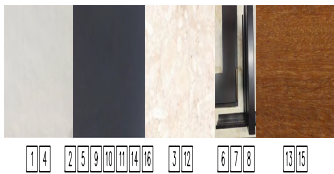
EAST ELEVATION

SOUTH ELEVATION

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 Date: 2025.07.11  
 13:24:11-0400'

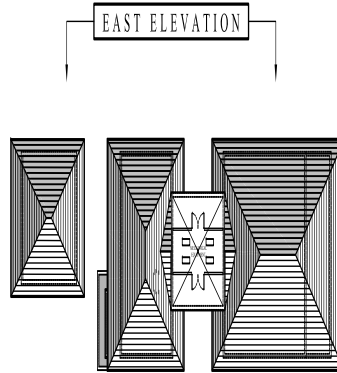


1 LOT 9 - EAST ELEVATION (PARTIAL)  
 A1.0/A5.3 3/32" = 1'-0"



- |  |   |
|--|---|
| 1 NEUPONT "MODENA" CONCRETE SHAKE ROOF TILE                                      | 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING                     |
| 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE                   | 10 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING                            |
| 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT                                  | 11 ALUMINUM DOOR, DARK BRONZE FINISH  |
| 4 DARK BRONZE ANODIZED ALUMINUM BRISE-SOLEIL SYSTEM                              | 12 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 5 CORALINA PALLADIUM STONE BRUSHED FINISH  | 13 STEEL COLUMN W/ CUMARU WOOD FINISH   |
| 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH   | 14 STEEL COLUMN W/ DARK BRONZE FINISH   |
| 7 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM                                 | 15 ALUMINUM GARAGE DOOR WITH CUMARU T&G GLAZING                                       |
| 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING | 16 DARK BRONZE ANODIZED ALUMINUM VEHICULAR GATE AND FENCE                             |

NORTH ELEVATION



WEST ELEVATION  
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 13:24:12-04'00'

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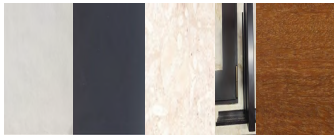
**BAY DRIVE REALTY RESIDENCE**  
 10000 BAY DRIVE  
 MIAMI BEACH, FL 33154  
**TITLE: LOT 9 - EAST ELEVATION**

**SEAL**  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR99659  
 AA2600730

**SHEET NO:**  
**A5.3**



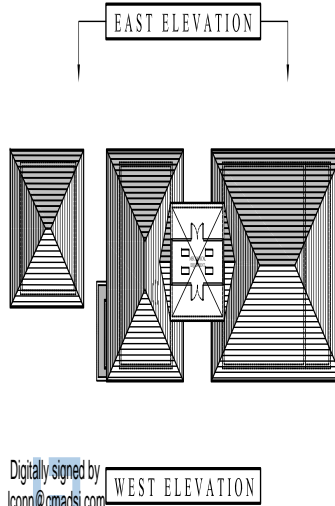
1 LOT 9 - EAST ELEVATION (PARTIAL)  
 A10/A5.3A 3/32" = 1'-0"



1 4 2 3 9 10 11 14 16 3 12 6 7 8 13 15

- |  |  |
|--|--|
| 1 NEWPOINT "MADERA" CONCRETE SHAKE ROOF TILE                                     | 9 ALUMINUM FRID WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING                     |
| 2 CUMARU WOOD FASCHA BOARD (STAINED) W/ COPPER METAL DRIP EDGE                   | 10 ALUMINUM DOOR, DARK BRONZE FINISH CLEAR IMPACT GLAZING                            |
| 3 SMOOTH STUCCO FINISH, CALDEM LINE-BASED PAINT                                  | 11 ALUMINUM DOOR, DARK BRONZE FINISH   |
| 4 DARK BRONZE ANODIZED ALUMINUM BRSE-SOLEL SYSTEM                                | 12 DARK BRONZE ANODIZED ALUMINUM PALING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 5 CORALINA PALLADIUM STONE BRUSHED FINISH  | 13 STEEL COLUMN W/ CUMARU WOOD FINISH  |
| 6 CONCRETE EVERBROW, SMOOTH STUCCO FINISH  | 14 STEEL COLUMN W/ DARK BRONZE FINISH  |
| 7 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM                                 | 15 ALUMINUM GARAGE DOOR WITH CUMARU T&G CLADDING                                     |
| 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING | 16 DARK BRONZE ANODIZED ALUMINUM VEHICULAR GATE AND FENCE                            |

NORTH ELEVATION



SOUTH ELEVATION

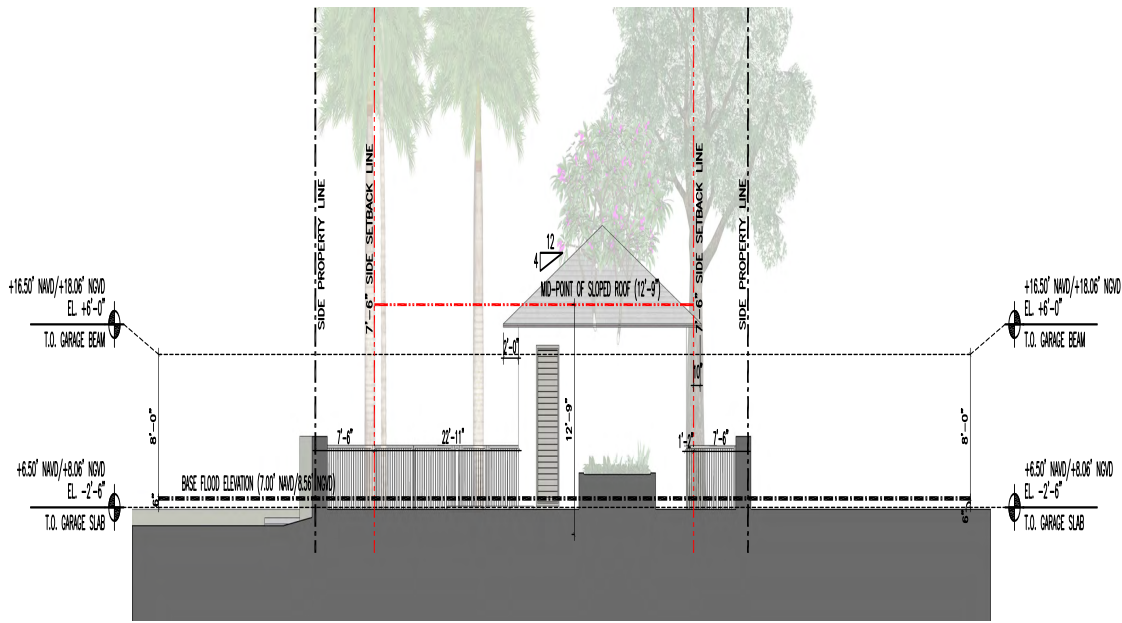
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 iconn@cmadsi.com  
 Date: 2025.07.11  
 13:24:13-0400'

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  
 101 Bay Drive, Suite 101  
 Miami Beach, FL 33141  
 TITLE: LOT 9 - EAST ELEVATION

SEAL  
 07.11.25  
 Lyssa Christine Conn  
 FL Architect  
 AR99659  
 AA2600730

SHEET NO:  
 A5.3A



1 LOT 9 - NORTH BUILDING SECTION

1/0/16/0 3/20" = 1'-0"



2 LOT 9 - SOUTH BUILDING SECTION

1/0/16/0

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lconn@cmadsi.com  
Date: 2025.07.11  
13:24:15-0400'

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

BAY DRIVE REALTY RESIDENCE  
MIRIAM BEACH, FL 33154  
TITLE: LOT 9 — BUILDING SECTIONS

SEAL

07.11.25  
Lynise Christine Conn  
FL Architect  
AK29659  
AA2600730

SHEET NO.:

A6.0

DRB FINAL SUBMITTAL 09.11.25



1 LOT 9 - NORTH BUILDING SECTION

A1.0/A6.1

3/22 = 1'-0"



2 LOT 9 - SOUTH BUILDING SECTION

A1.0/A6.1

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13:24:16-0400

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**BAY DRIVE REALTY RESIDENCE**

1000 Bay Drive, Suite 101  
Miami Beach, FL 33141  
**TITLE: LOT 9 — BUILDING SECTIONS**

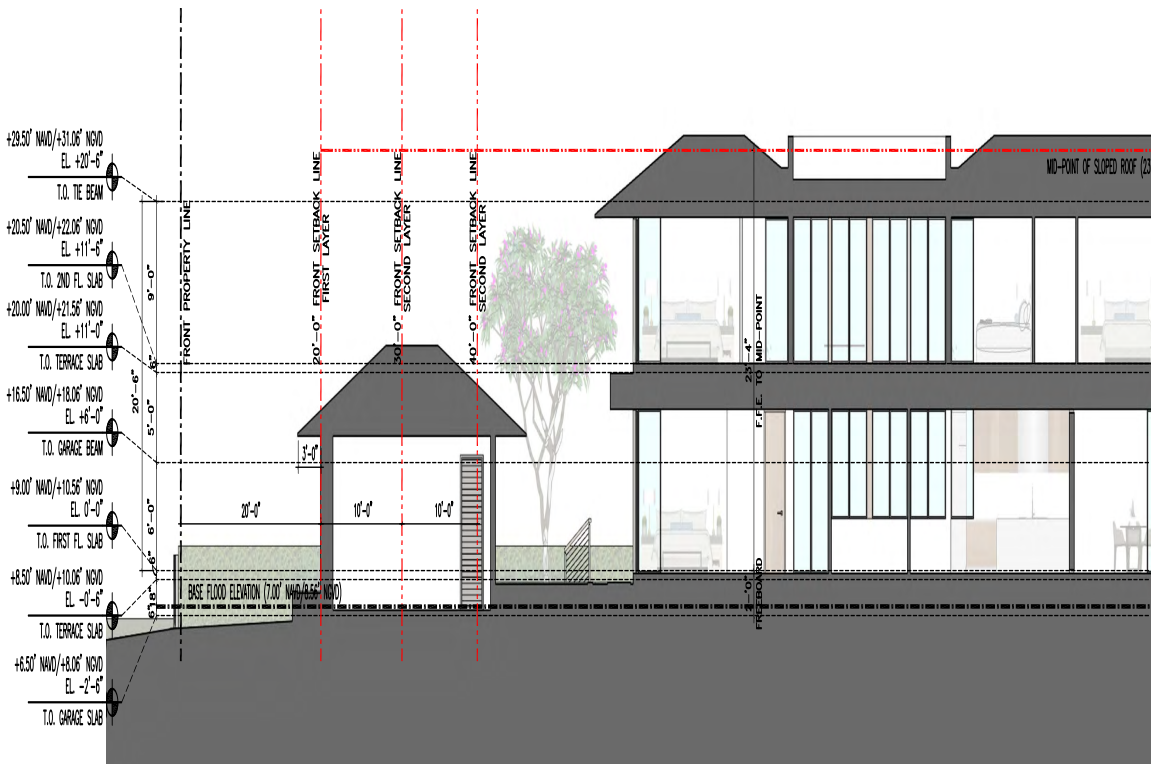
SEAL

07.11.25  
Lysae Christine Coon  
FL Architect  
AR29959  
A.A.2600730

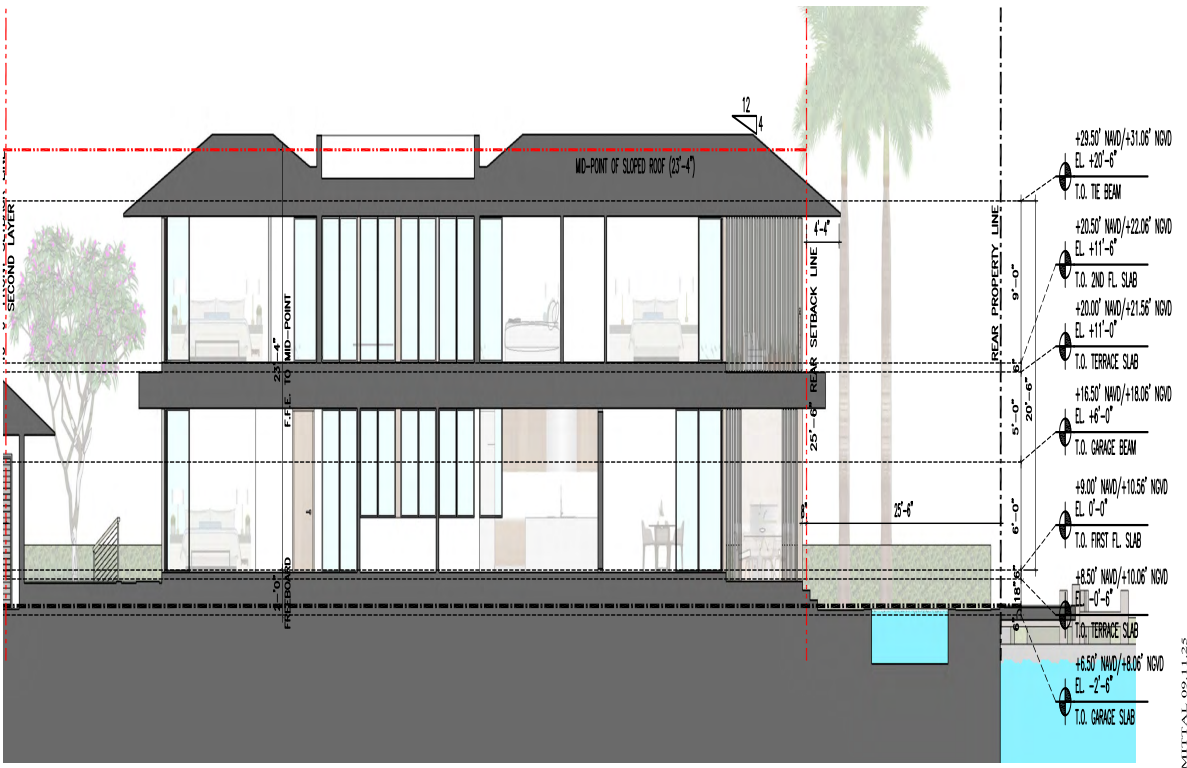
SHEET NO.:

A6.1

DRB FINAL SUBMITTAL 09.11.25



1 LOT 9 - EAST BUILDING SECTION (PARTIAL)  
 A1.0/A6.2 3/20' = 1'-0"



2 LOT 9 - EAST BUILDING SECTION (PARTIAL)  
 A1.0/A6.2  
 Digitally signed by  
 lcc@cmadsi.com  
 Date: 2025.07.11  
 13:24:17-0400'

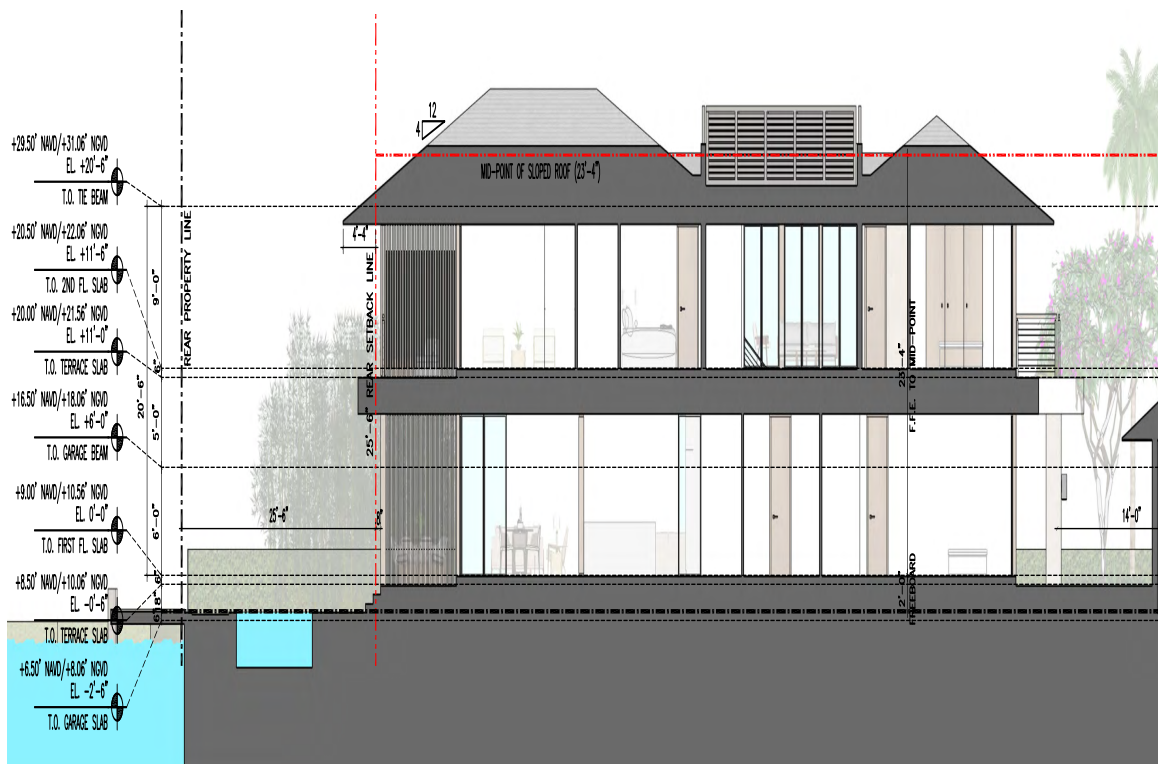
**CMA Design Studio, Inc.**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

**BAY DRIVE REALTY RESIDENCE**  
 100 BAY DRIVE  
 MIAMI BEACH, FL 33134  
**TITLE: LOT 9 — BUILDING SECTIONS**

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR29959  
 A.A.26000730

**SHEET NO:**  
**A6.2**

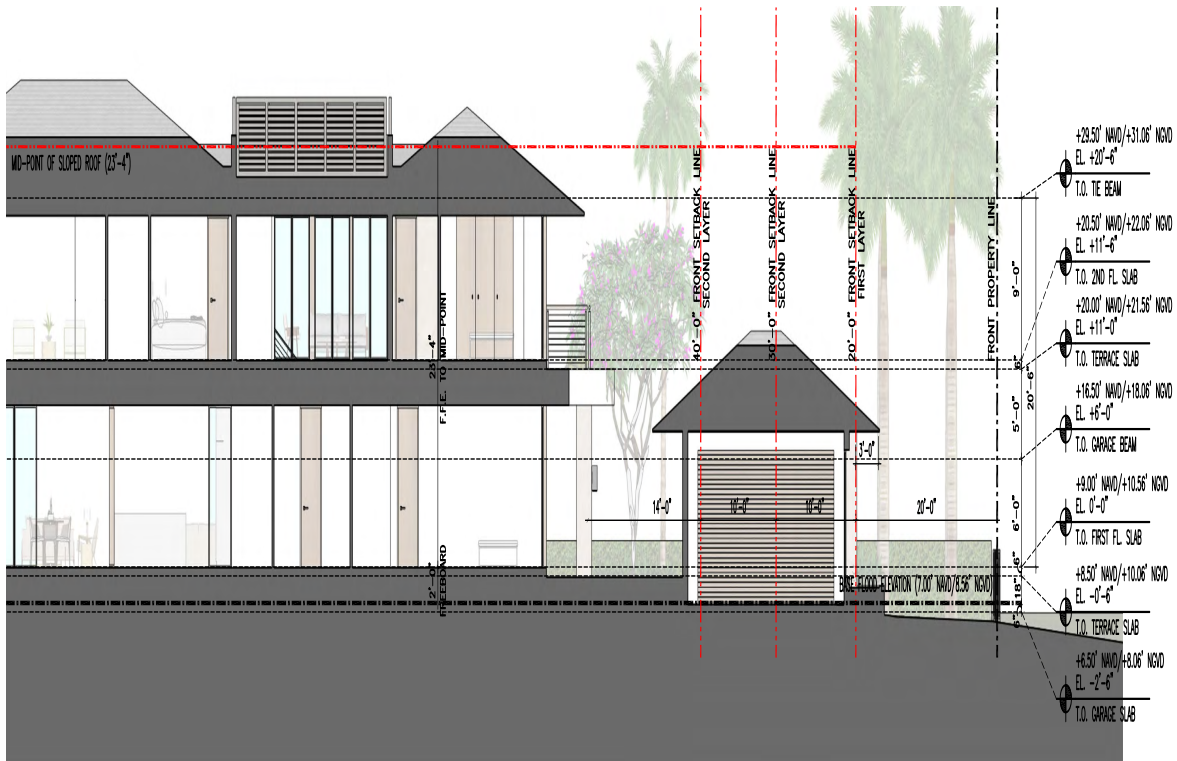
DRB FINAL SUBMITTAL 09.11.25



1 LOT 9- WEST BUILDING SECTION (PARTIAL)

A1.0/A6.3

3/22' = 1'-0"



2 LOT 9- WEST BUILDING SECTION (PARTIAL)

A1.0/A6.3

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lcom@cmads.com  
Date: 2025.07.11  
13:24:18-04'00'

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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: LOT 9 - BUILDING SECTIONS

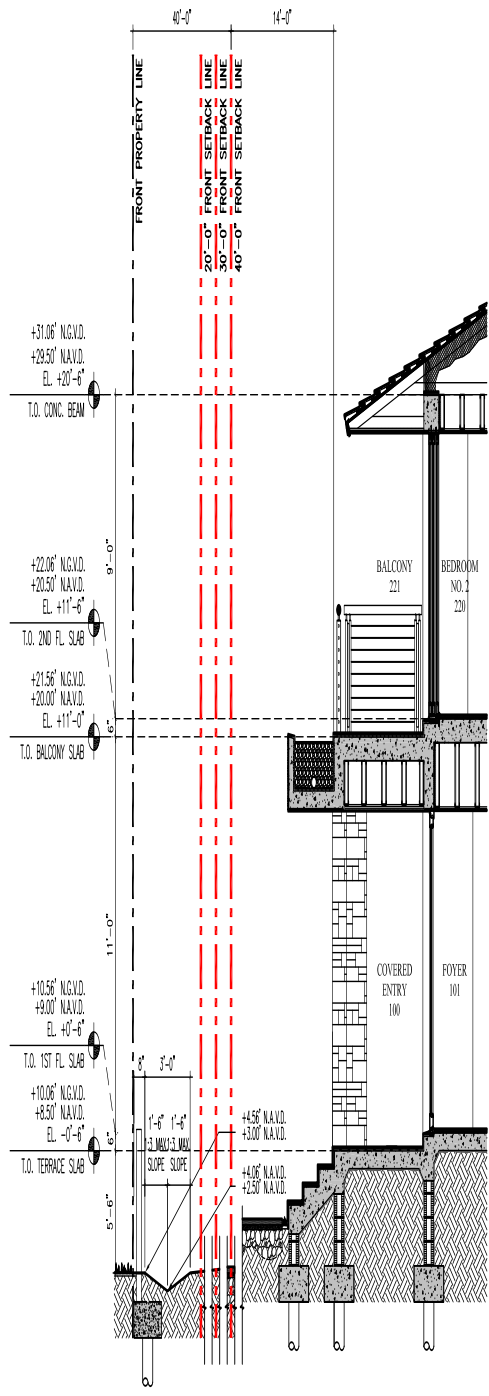
SEAL

07.11.25  
Lysse Christine Com  
FL Architect  
AK9969  
A.A.2600730

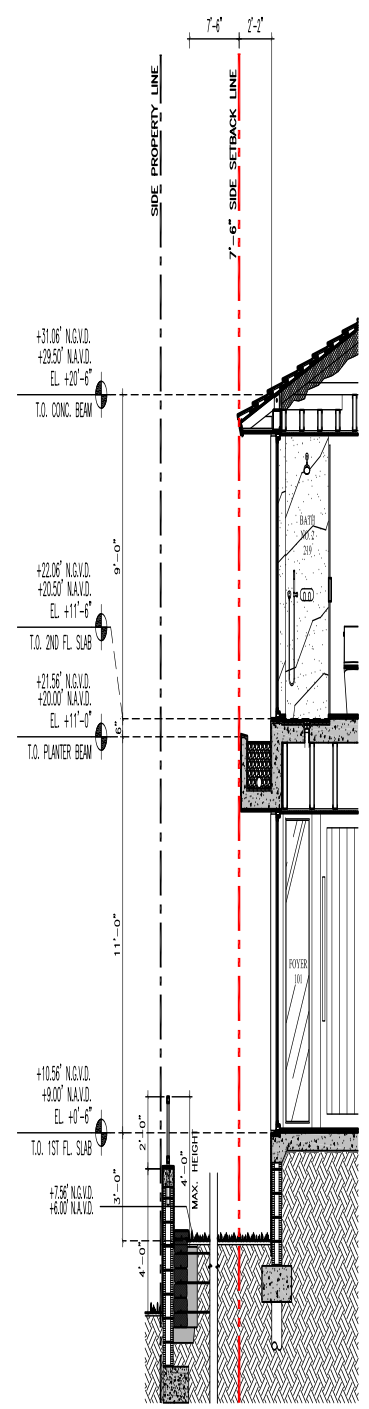
SHEET NO.:

A6.3

DRB FINAL SUBMITTAL 09.11.25



1 LOT 9 - FRONT YARD SECTION  
 A2.0/A7.0  
 A2.11  
 A4.0  
 3/16" = 1'-0"



2 LOT 9 - SIDE YARD SECTION  
 A2.0/A7.0  
 A2.11  
 A4.0  
 3/16" = 1'-0"

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 Date: 2025.07.11  
 13:24:41-0400'

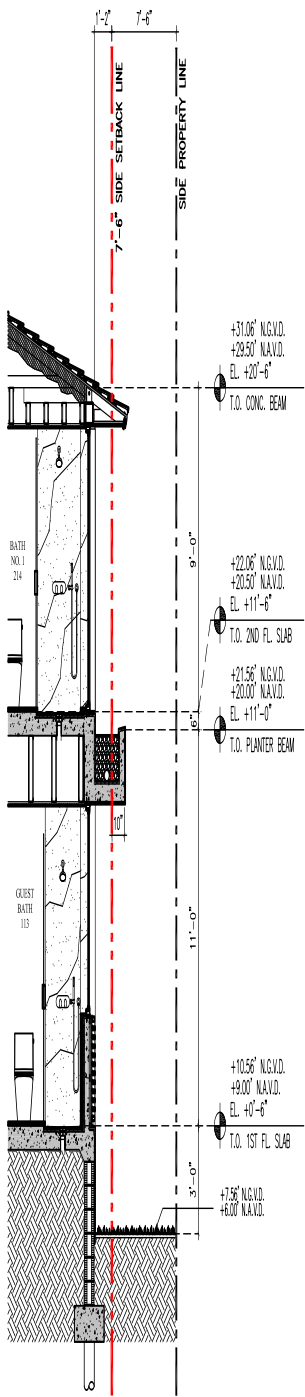
**CMA Design Studio, Inc.**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

**BAY DRIVE REALTY RESIDENCE**  
 101 Bay Drive, Suite 101  
 Miami Beach, FL 33141  
**TITLE: LOT 9 - YARD SECTIONS**

**SEAL**  
 07.11.25  
 Lyssa Christine Coon  
 FL Architect  
 AR99959  
 AA2600730

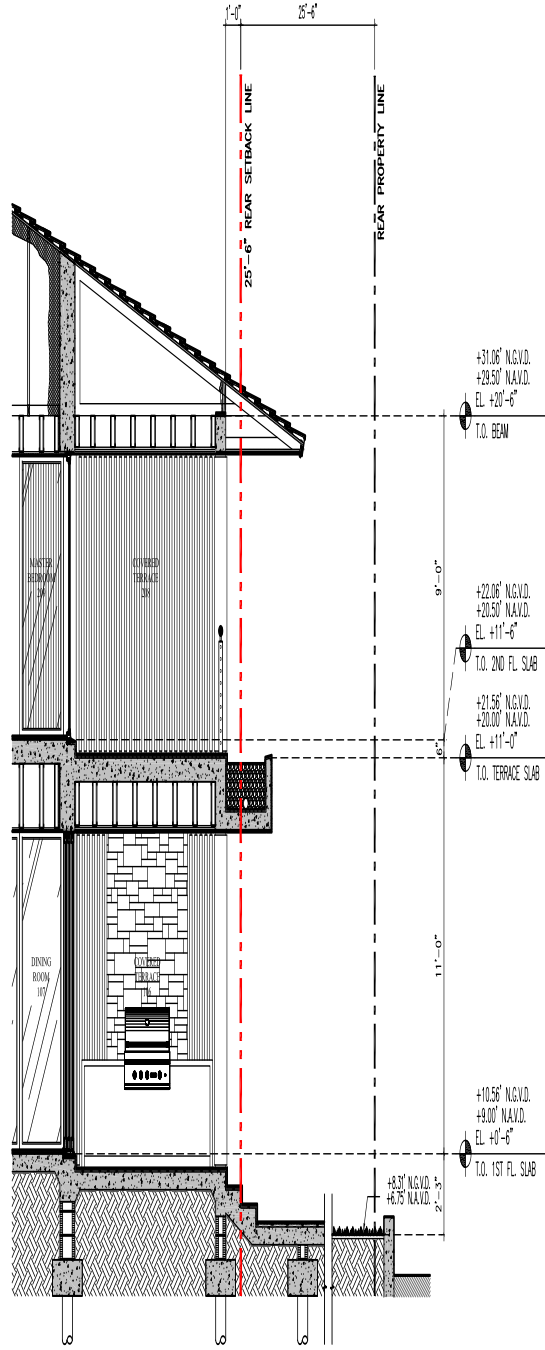
**SHEET NO:**  
**A7.0**

DRB FINAL SUBMITTAL 09.11.25



1 LOT 9 - SIDE YARD SECTION

A2.0/A7.1  
A2.11  
A4.0  
3/16" = 1'-0"



2 LOT 9 - REAR YARD SECTION

A2.0/A7.1  
A2.11  
A4.0  
3/16" = 1'-0"

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iconn@cmadsi.com  
Date: 2025.07.11  
13:24:42-04'00'

**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**  
Phase 1, Lot 9  
Miami Beach, FL 33141  
**TITLE: LOT 9 - YARD SECTIONS**

SEAL

07.11.25  
Lysae Christine Conn  
FL Architect  
AK99959  
AA2600730

SHEET NO.:

A7.1

DRB FINAL SUBMITTAL 09.11.25