



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
 1111 Bay Drive, Unit 1111
 Miami Beach, FL 33141
TITLE: LOT 11 — PERSPECTIVE

SEAL
 07.11.25
 Lyssie Christine Coon
 FL Architect
 AR99659
 AA2600730

SHEET NO:
P1.0

1 LOT 11 - STREET VIEW
 PLO/P1.0

Digitally signed by
 lynn@cmadsi.com
 Date: 2025.07.11
 13:25:47-04'00'

DRB FINAL SUBMIT 11-09-25



1 LOT 11 - FRONT VIEW
P20/P20

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w@gnn@cmaadsi.com
Date: 2025.07.11
13:25:49-04:00'

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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
1120 Bay Drive (Lot 11)
Miami Beach, FL 33141
TITLE: LOT 11 - PERSPECTIVE

SEAL

07.11.25
Lynise Christine Conn
FL Architect
AR94069
AA32600730

SHEET NO.:

P2.0



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
 11 Bay Drive, Miami Beach, FL 33141
TITLE: LOT 11 — PERSPECTIVE

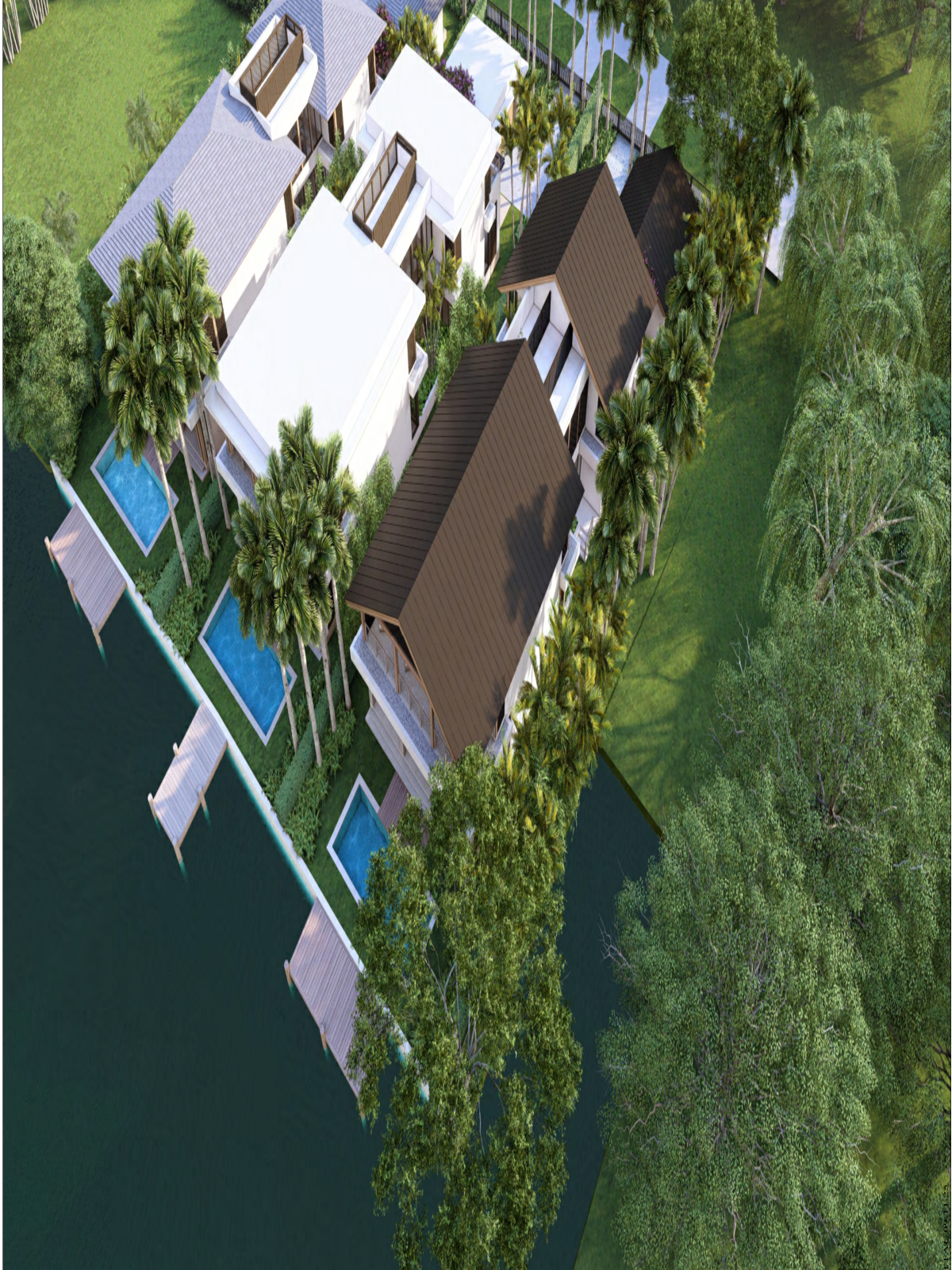
SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29959
 AA2600730

1 LOT 11 - REAR VIEW
 P3.0/P3.0

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 lynn@cmadsi.com
 Date: 2025.07.11
 13:25:50-04'00'

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SHEET NO:
 P3.0



1 LOT 11 - REAR AERIAL VIEW
 P4.0 P4.0
 Digitally signed by
 kreg@cmadsi.com
 Date: 2025.07.11
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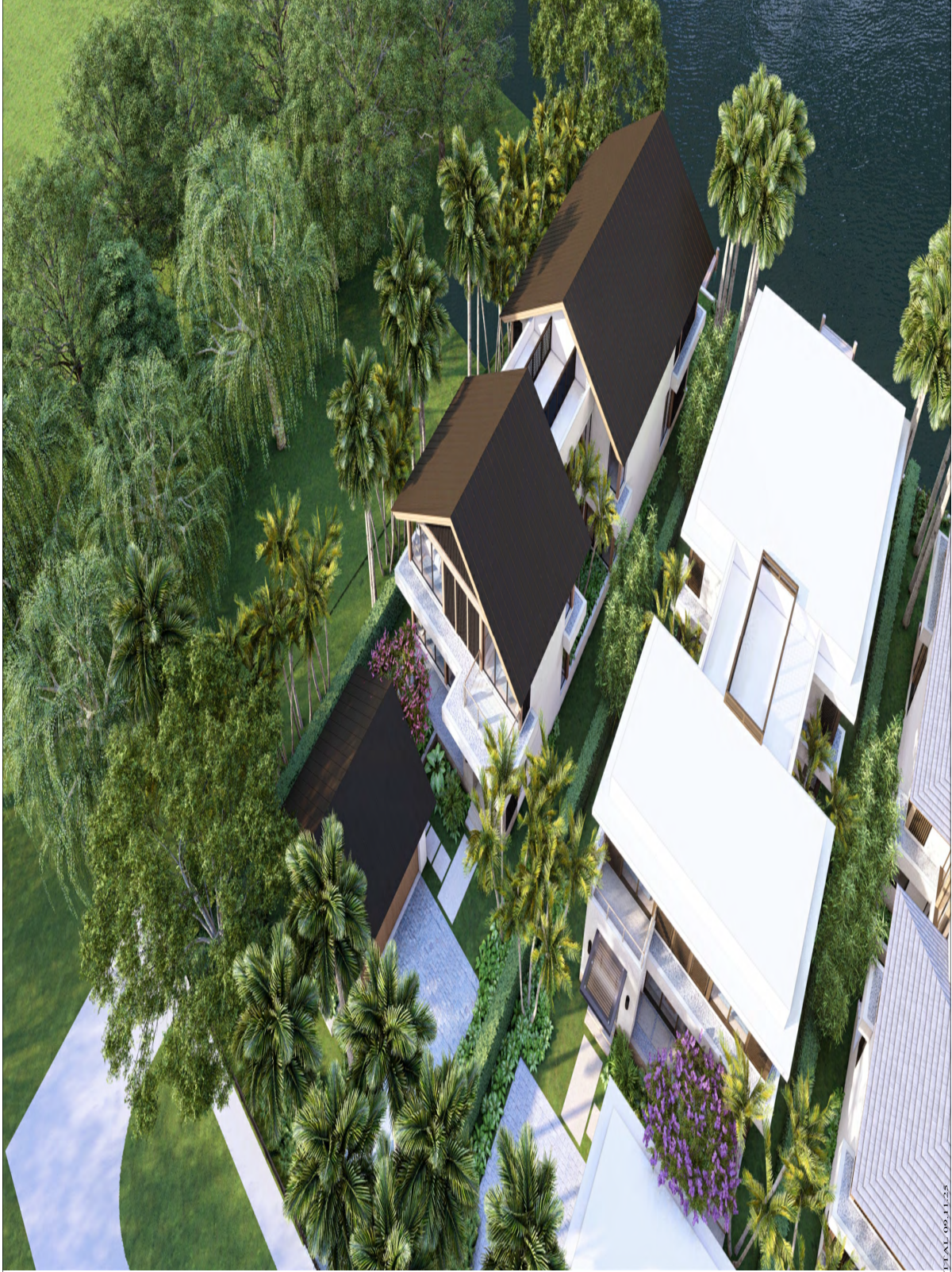
DRB FINAL SUBMIT 13.07.25

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
 1111 BAY DRIVE, LOT 11
 MIAMI BEACH, FL 33141
TITLE: LOT 11 — PERSPECTIVE

SEAL
 07.11.25
 Lyssa Christine Com
 FL Architect
 AR29959
 AA2600730

SHEET NO:
P4.0



1 LOT 11 - FRONT AERIAL VIEW
 P5.0
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 lre@cmadsi.com
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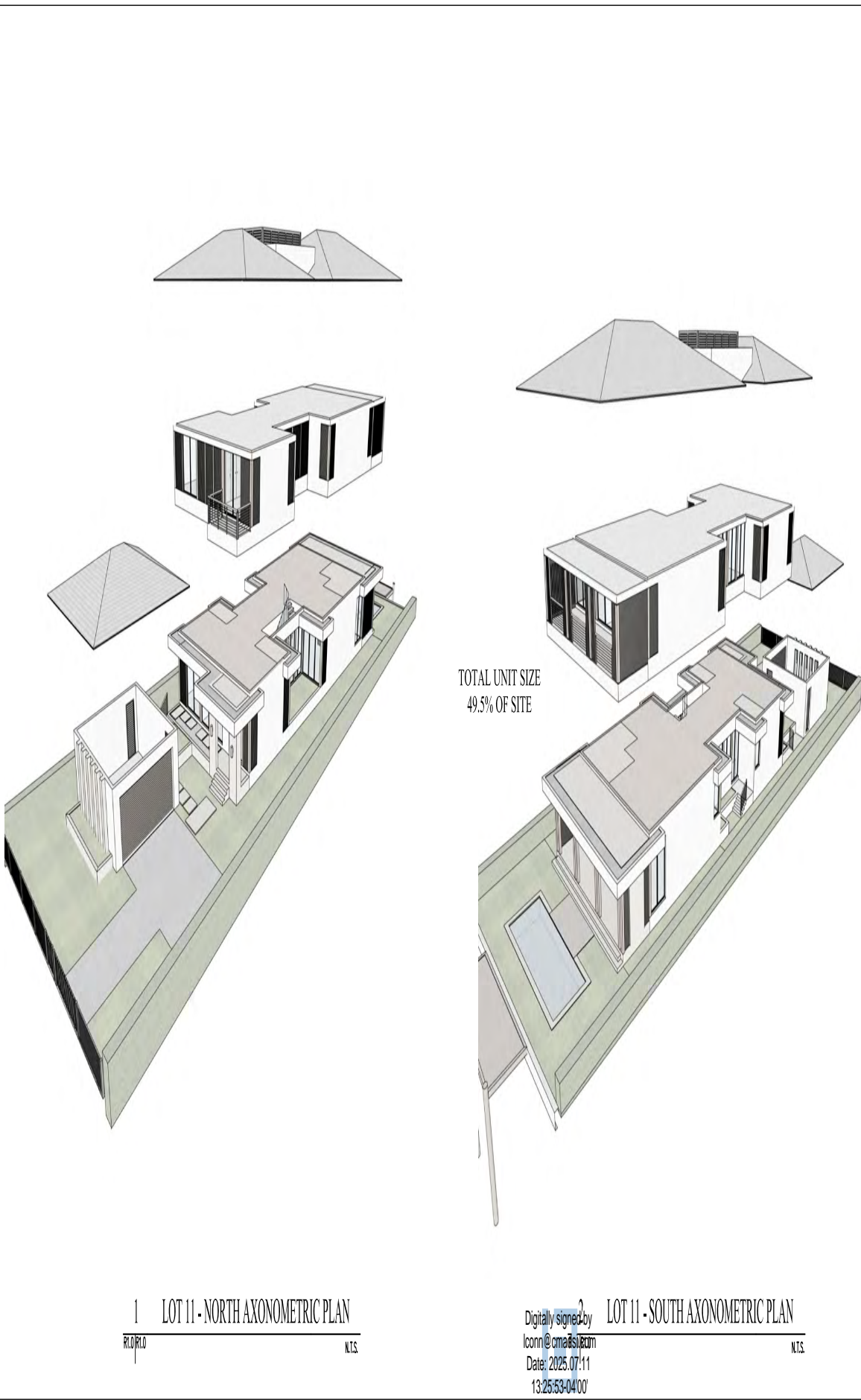
DRB FINAL SUBMITTAL 09/11/25

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BAY DRIVE REALTY RESIDENCE
 MIAMI BEACH, FL 33141
TITLE: LOT 11 — PERSPECTIVE

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 AA2600730

SHEET NO:
P5.0



TOTAL UNIT SIZE
49.5% OF SITE

1 LOT 11 - NORTH AXONOMETRIC PLAN
N.T.S.
R1.0

2 LOT 11 - SOUTH AXONOMETRIC PLAN
N.T.S.
R1.0

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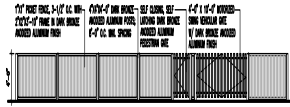
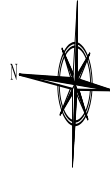
BAY DRIVE REALTY RESIDENCE
Miami Beach, FL 33141
TITLE: LOT 11 — AXONOMETRIC PLAN

SEAL
07.11.25
Lysse Christine Conn
FL Architect
AK9969
AA2600730

SHEET NO:
R1.0

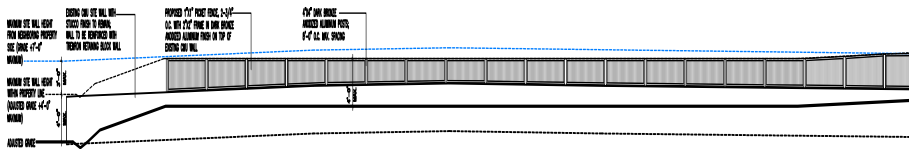
NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA

ITEM #		
1.	FLOOD ZONE:	AE +8
2.	FIRM MAP NUMBER	12086C0307L
3.	BASE FLOOD ELEVATION (BFE):	+7.00' N.A.V.D./+8.56' N.G.V.D.
4.	PROPOSED FLOOD DESIGN ELEVATION:	+9.50' N.A.V.D./+11.06' N.G.V.D.
5.	CROWN OF ROAD ELEVATION	+4.40' N.A.V.D./+5.96' N.G.V.D.
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE
8.	LOWEST ELEV. OF EQUIPMENT	+9.00' N.A.V.D./+10.56' N.G.V.D.
9.	LOWEST ADJACENT GRADE	+5.70' N.A.V.D./+7.26' N.G.V.D.
10.	HIGHEST ADJACENT GRADE	+7.00' N.A.V.D./+8.56' N.G.V.D.



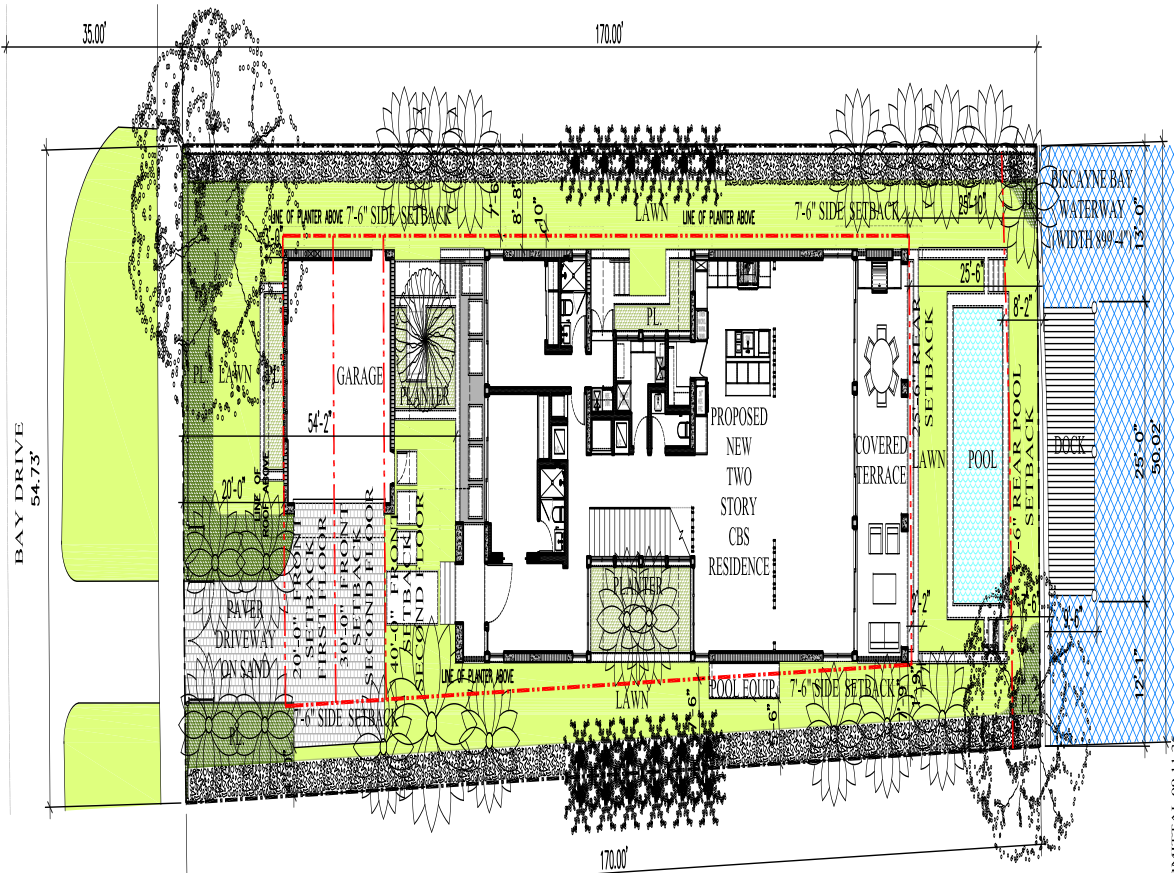
1 LOT 11 - FRONT PROPERTY FENCE

AL01ALO N.T.S.



2 LOT 11 - EAST SIDE PROPERTY WALL

AL01ALO N.T.S.



3 LOT 11 - SITE PLAN

AL01ALO

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BAY DRIVE REALTY RESIDENCE
 MIAMI BEACH, FL 33141
 TITLE: LOT 11 - SITE PLAN

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SHEET NO:
 A1.0

SINGLE FAMILY RESIDENTIAL - LOT 11 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:	PR23-0599	
4.	YEAR BUILT:	MULTIPLE-PRE: 1942	ZONING DISTRICT: RS-4
5.	BASED FLOOD ELEVATION:	AE: 7.00' NAVD/8.56' NGVD	GRADE VALUE IN NAVD: 4.40' NAVD/5.96' NGVD
6.	ADJUSTED GRADE	5.70' NAVD/7.26' NGVD	FREE BOARD: -2.00' (9.00' NAVD/10.56' 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 %:	840 SF (77.0%)	REAR YARD OPEN SPACE SF AND %: 824 (65.4%) (136% 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	25'-2"	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'-2"	N/A
21. SIDE 1 (WEST):	25% WIDTH COMBINED (7'-6" MIN.)	N/A	7'-9"	N/A
22. SIDE 2 (EAST):	25% WIDTH COMBINED (7'-6" MIN.)	N/A	8'-8"	N/A
23. REAR:	15% LOT DEPTH OR 20' MIN. (20'-6" MIN.)	N/A	25'-0"	
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:	4' 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"	8'-2"
FRONT PROVIDED	3'-0"	SIDES (WATERS EDGE OF POOL)	7'-6"	7'-6"	12'-0"
REAR ALLOWED	6'-4.5" (5'-0" MAX.) (25% OF 25'-0')				13'-6"
REAR PROVIDED	3'-0"				
EAST SIDE ALLOWED	1'-0.5" (25% OF 7'-6")				
EAST SIDE PROVIDED	0'-10"				
WEST SIDE ALLOWED	1'-0.5" (25% OF 7'-6")				
WEST SIDE PROVIDED	1'-9"				

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lconn@omads.com
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13:25:55-0400'

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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: LOT 11 - ZONING DATA SHEET

SEAL

07.11.25
Lysse Christine Conn
FL Architect
AR9969
AA2600730

SHEET NO.:

A1.0A

DRB FINAL SUBMITTAL 09.11.25



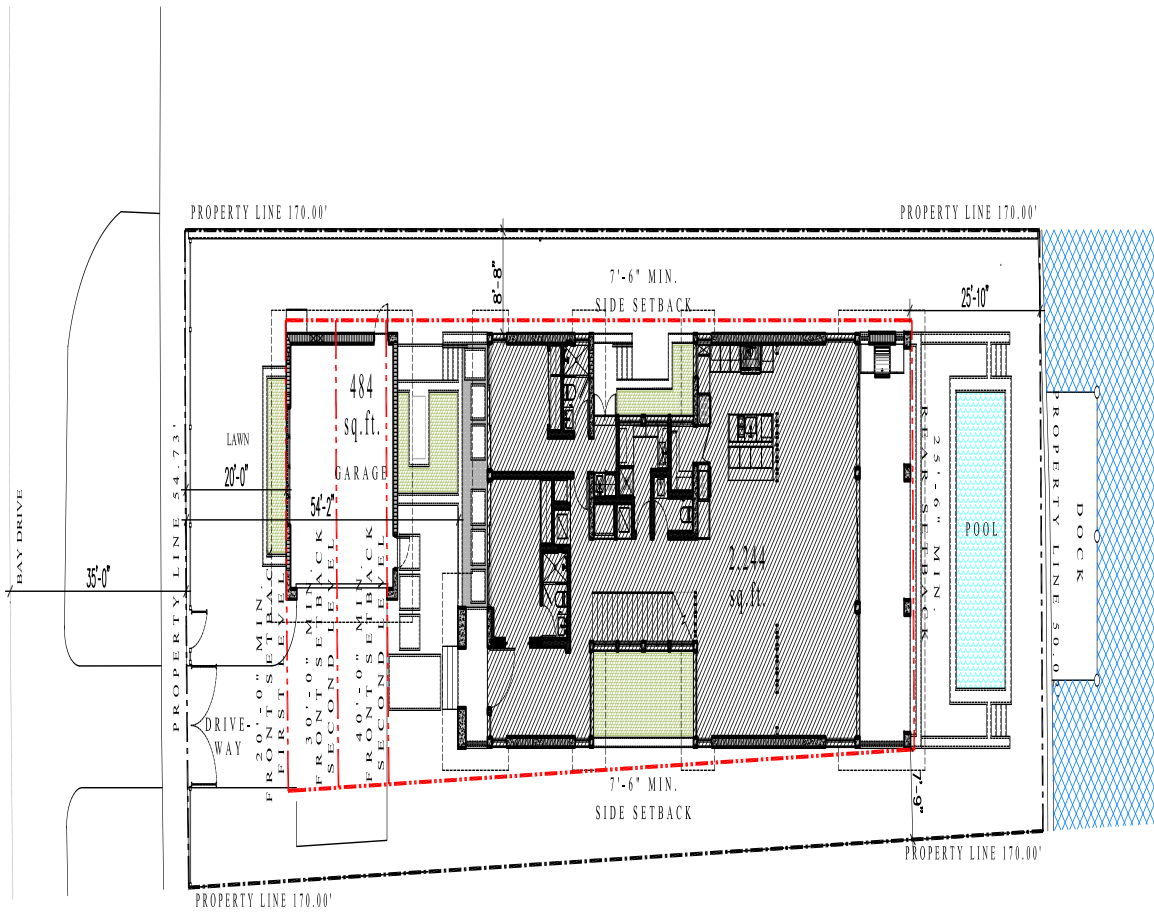
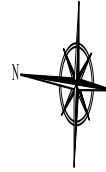
FIRST FLOOR UNIT SIZE:

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%)



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BAY DRIVE REALTY RESIDENCE
 111 Bay Drive (Lot 11)
 Miami Beach, FL 33141
TITLE: LOT 11 - KEY AREA PLAN

SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29059
 AA2600730

SHEET NO:
A1.1

1 LOT 11 - FIRST FLOOR UNIT SIZE
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 13:25:56-0400'

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FIRST FLOOR UNIT SIZE:

FIRST FLOOR A/C AREA 2,244 SF
 GARAGE NON A/C AREA (494 SQ. FT. - 500 SQ. FT. = 0 SQ. FT.)

FIRST FLOOR UNIT SIZE TOTAL: 2,244 SF

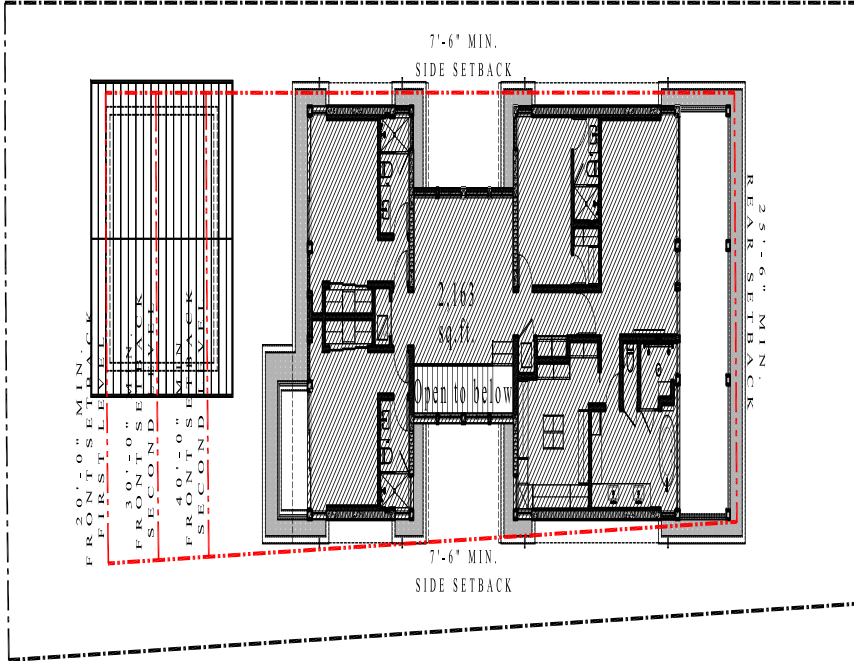
SECOND FLOOR UNIT SIZE:

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
 1111 Bay Drive, Lot 11
 Miami Beach, FL 33134
TITLE: LOT 11 - KEY AREA PLAN

SEAL

07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29659
 AA2600730

SHEET NO.:

A1.1A

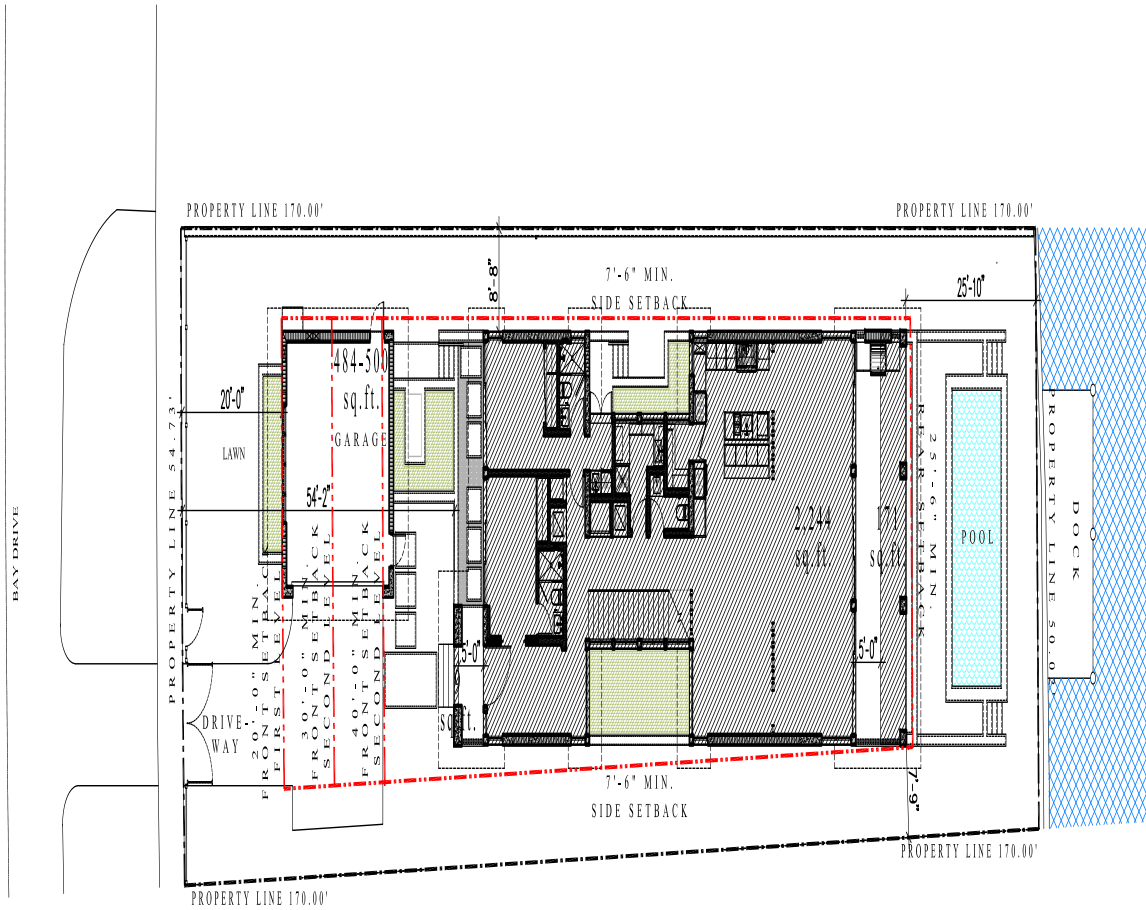
1 LOT 11 - SECOND FLOOR UNIT PLAN
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 lconn@cmadsi.com
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 13:25:58-04:00

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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
TOTAL:		2,424 SF
LOT COVERAGE (60%)	PERMITTED	PROVIDED
	2,671 SF	2,424 SF (27.2%)



1 LOT 11 - LOT COVERAGE
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 lcon@cmadsi.com
 1/8" = 1' Date: 2025.07.11
 13:25:59-04:00'




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BAY DRIVE REALTY RESIDENCE
 1111 BAY DRIVE
 MIAMI BEACH, FL 33134
TITLE: LOT 11 - KEY AREA PLAN

SEAL
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SHEET NO:
A1.1B

-  LANDSCAPE OPEN SPACE
-  LANDSCAPE OPEN SPACE - SIDE YARD
-  HARDSCAPE AREA



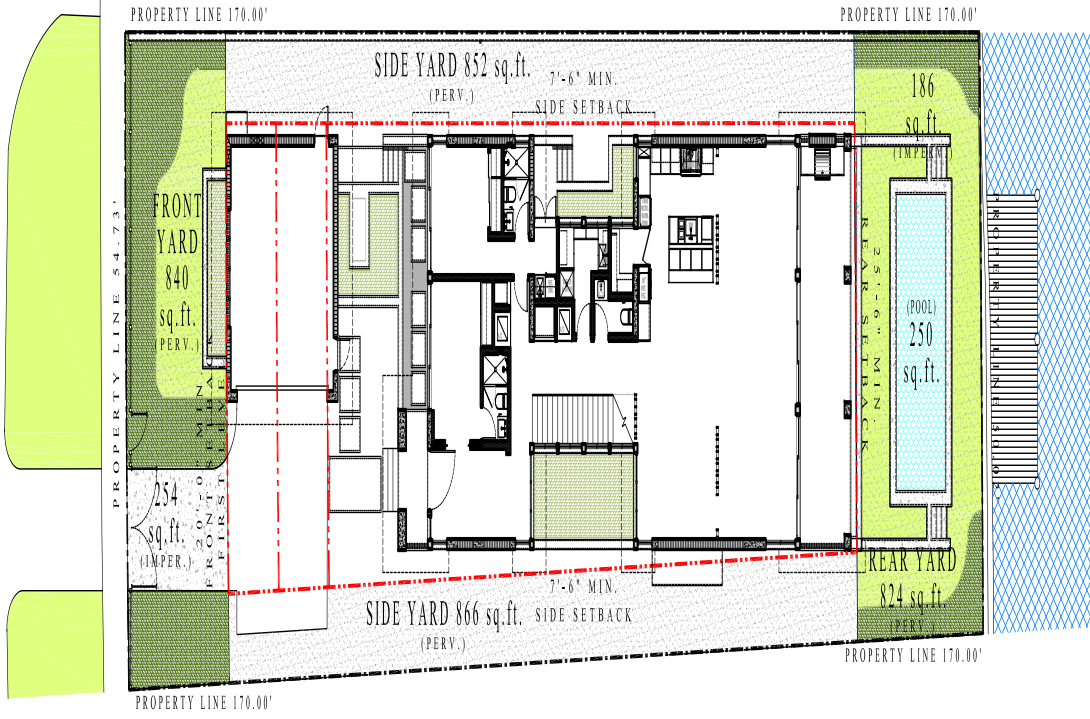
FRONT SETBACK AREAS:

FRONT SETBACK AREA	1,090 SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	545 SF	50% (REQUIRED)
LANDSCAPING / GRASS OPEN SPACE	840 SF	77.0% (PROVIDED)
IMPERVIOUS HARDSCAPE	250 SF	23.0%

REAR SETBACK AREAS:

REAR SETBACK AREA	1,260 SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	882 SF	70% (REQUIRED)
	610 SF	50% (MIN. REQUIRED)
LANDSCAPING / GRASS OPEN SPACE REAR YARD	824 SF	65.4% (PROVIDED)
LANDSCAPING / GRASS OPEN SPACE INCLUDING SIDE YARDS	1,718 SF	136.3% (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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 1111 BAY DRIVE, MIAMI BEACH, FL 33134
TITLE: LOT 11 - KEY AREA PLAN

SEAL

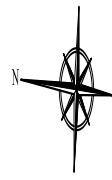
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 AA2600730

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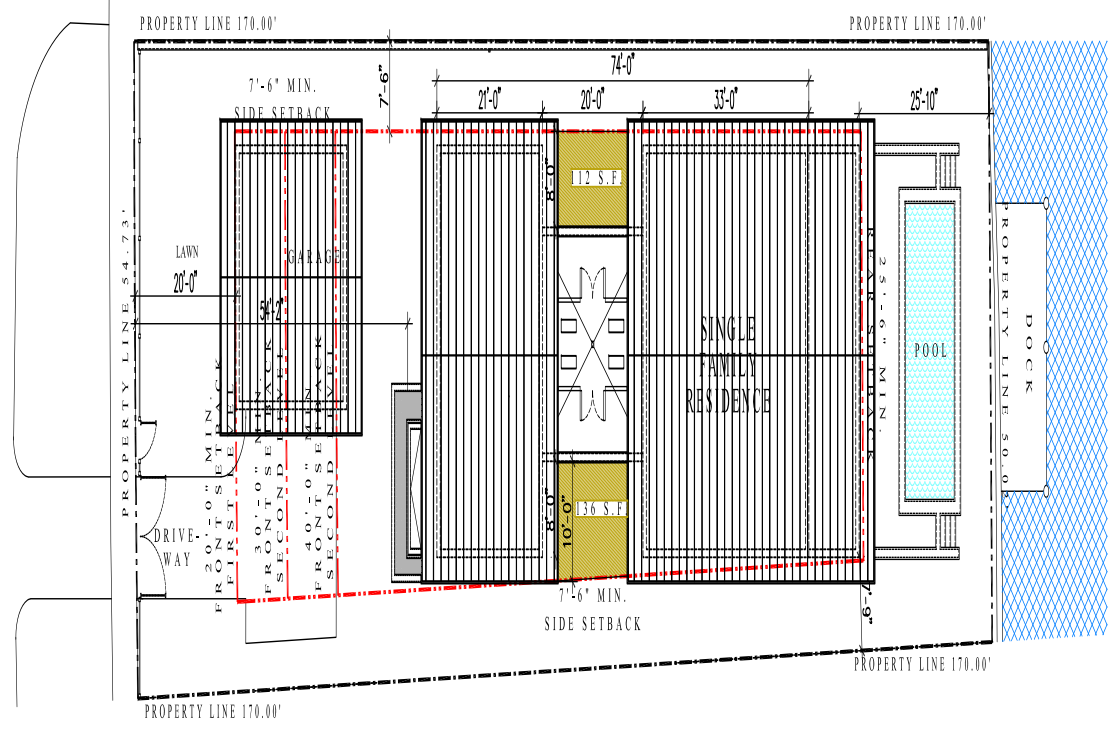
A1.1C

1 **LOT 11 - FRONT & REAR OPEN SPACE**
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 lconn@cmaadi.com
 Date: 2025.07.11
 13:26:00-0400

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REQUIRED OPEN SPACE: 1% OF LOT AREA = 89.04 S.F.
 PROPOSED SIDE 1 = 112 S.F.
 PROPOSED SIDE 2 = 136 S.F.



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BAY DRIVE REALTY RESIDENCE
 1101 Bay Drive, Miami Beach, FL 33141
TITLE: LOT 11 - MASSING DIAGRAM

SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29659
 AA2600730

SHEET NO:
A1.1D

1 LOT 11 - MASSING DIAGRAM
 Digitally signed by
 lcoon@cmadsi.com
 1/8" = 1' Date: 2025.07.11
 13:26:01-04:00'

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MASSING DISTRIBUTION ALONG EAST ELEVATION

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



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TITLE: LOT 11 - MASSING DIAGRAM

SEAL

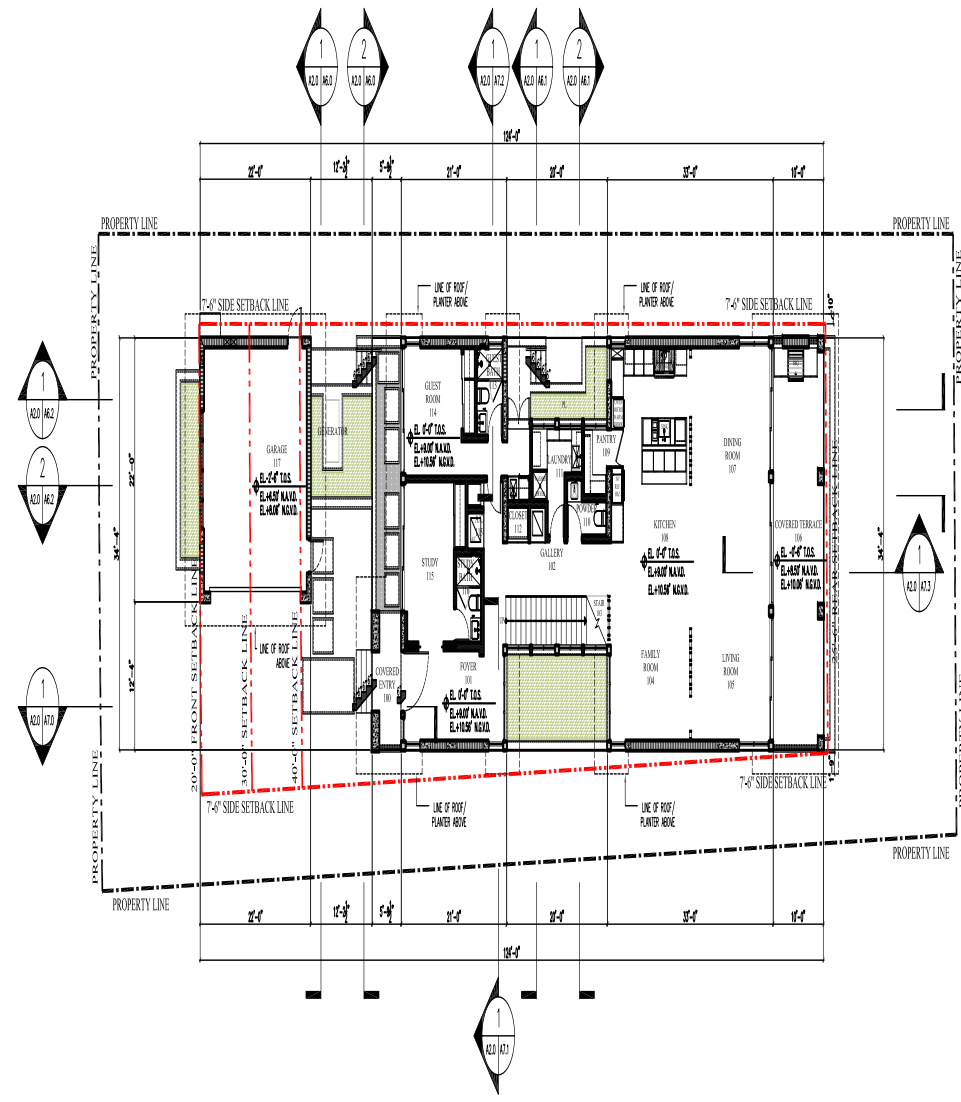
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 Lyssa Christine Coon
 FL Architect
 AR9969
 AA2600730

SHEET NO.:

A1.1E

1 LOT 11 - MASSING DIAGRAM
 Digitally signed by
 lcoon@cmadsi.com
 3/16" = 1/8" Date: 2025.07.11
 13:26:02-04:00

DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - FIRST FLOOR PLAN
 A20/A20 1/16" = 1'-0"

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 iconn@cmadsi.com
 Date: 2025.07.11
 13:26:03-04:00'

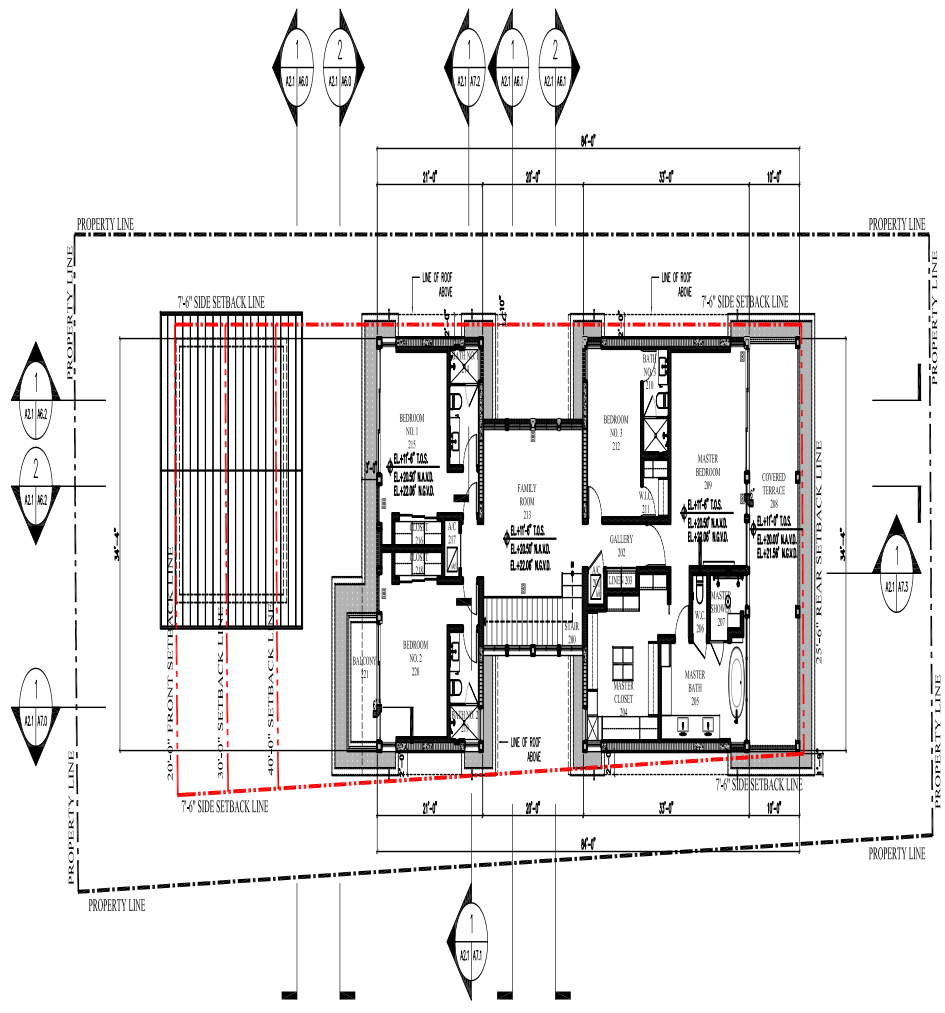
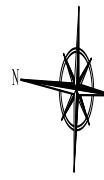
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BAY DRIVE REALTY RESIDENCE
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 MIAMI BEACH, FL 33141
TITLE: LOT 11 - FIRST FLOOR PLAN

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29059
 AA26000730

SHEET NO.:
A2.0

DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - SECOND FLOOR PLAN
 A2.1/A2.1 1/16" = 1'-0"

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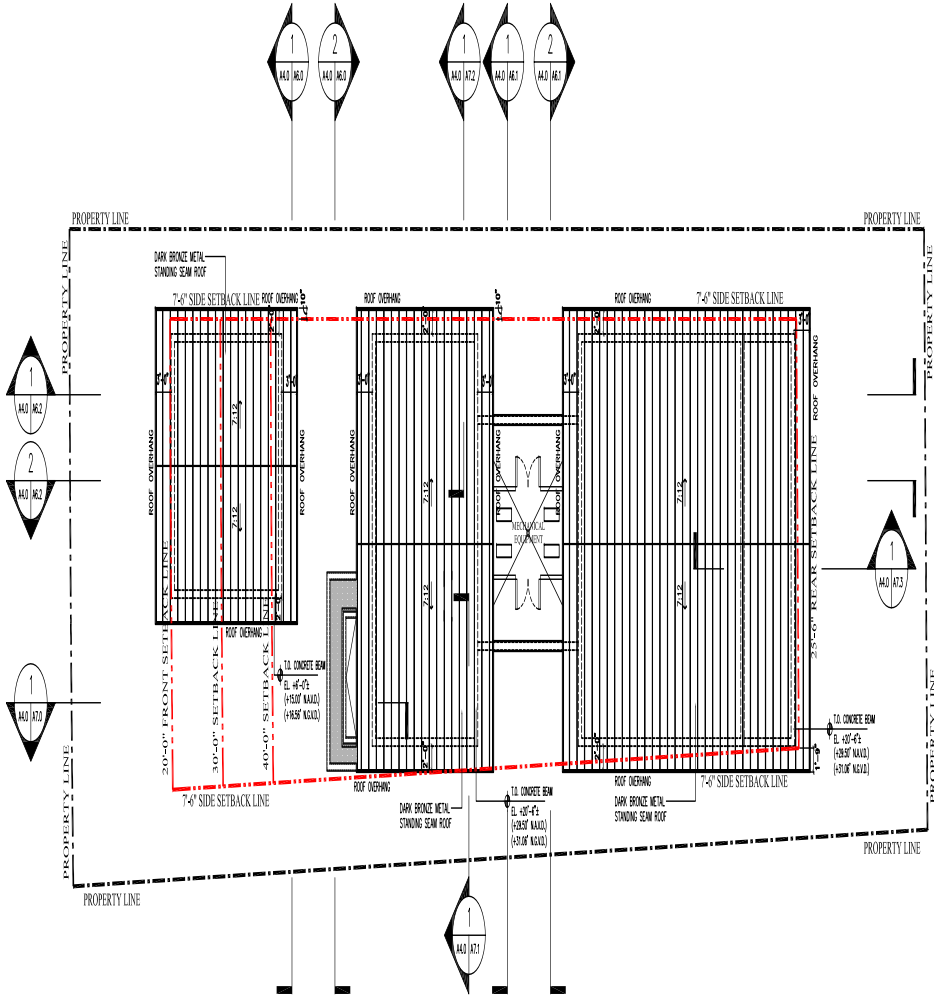
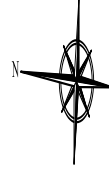
BAY DRIVE REALTY RESIDENCE
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TITLE: LOT 11 - SECOND FLOOR PLAN

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A2.1

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1 LOT 11 - ROOF PLAN

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

Digitally signed by
 iconn@cmadsi.com
 Date: 2025.07.11
 13:26:05-0400'

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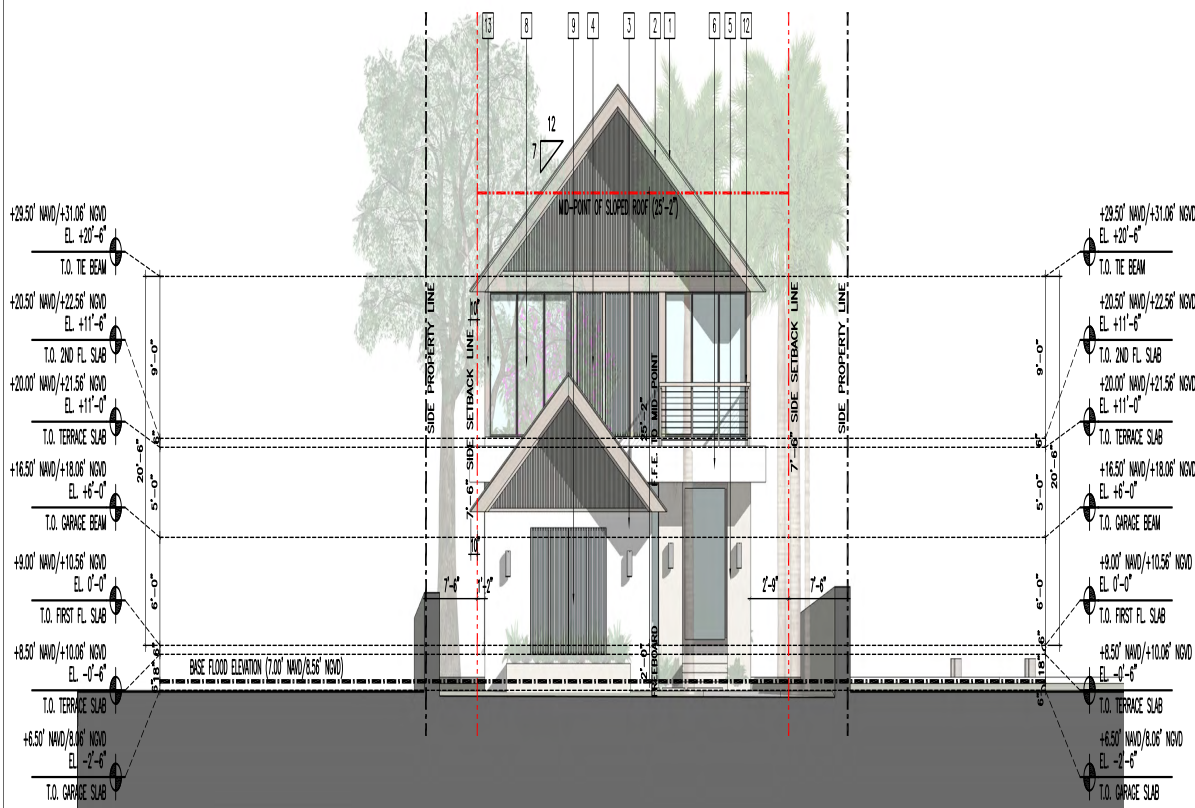
SEAL

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 AR29059
 A426000730

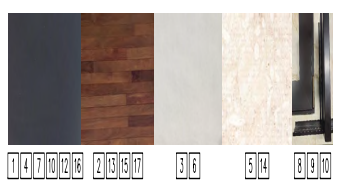
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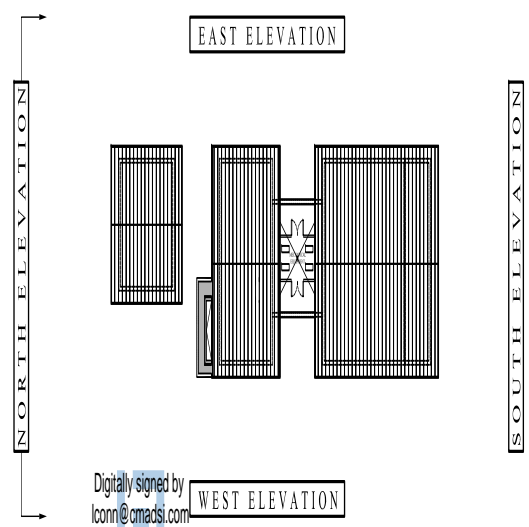
DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - NORTH ELEVATION
 ALO/A50 3/20' = 1'-0"



- | | |
|--|--|
| 1 DARK BRONZE STANDING SEAM METAL ROOF | 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 LINE-BASED PAINT | 11 ALUMINUM DOOR, DARK BRONZE FINISH |
| 4 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM | 12 DARK BRONZE ANODIZED RAILING WITH STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 5 CORALINA PALLADIUM STONE FINISH | 13 STEEL COLUMN W/ CUMARU WOOD FINISH |
| 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH | 14 CONCRETE COLUMN W/ STONE FINISH |
| 7 ALUMINUM SCREEN WITH DARK BRONZE ANODIZED FINISH | 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING |
| 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING | 16 ALUMINUM VEHICULAR SLING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH |
| | 17 LUZZO ECO WOOD TAG CEILING OR EQUIVALENT |



Digitally signed by
 iconn@cmadsi.com
 Date: 2025.07.11
 13:26:06-0400'

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

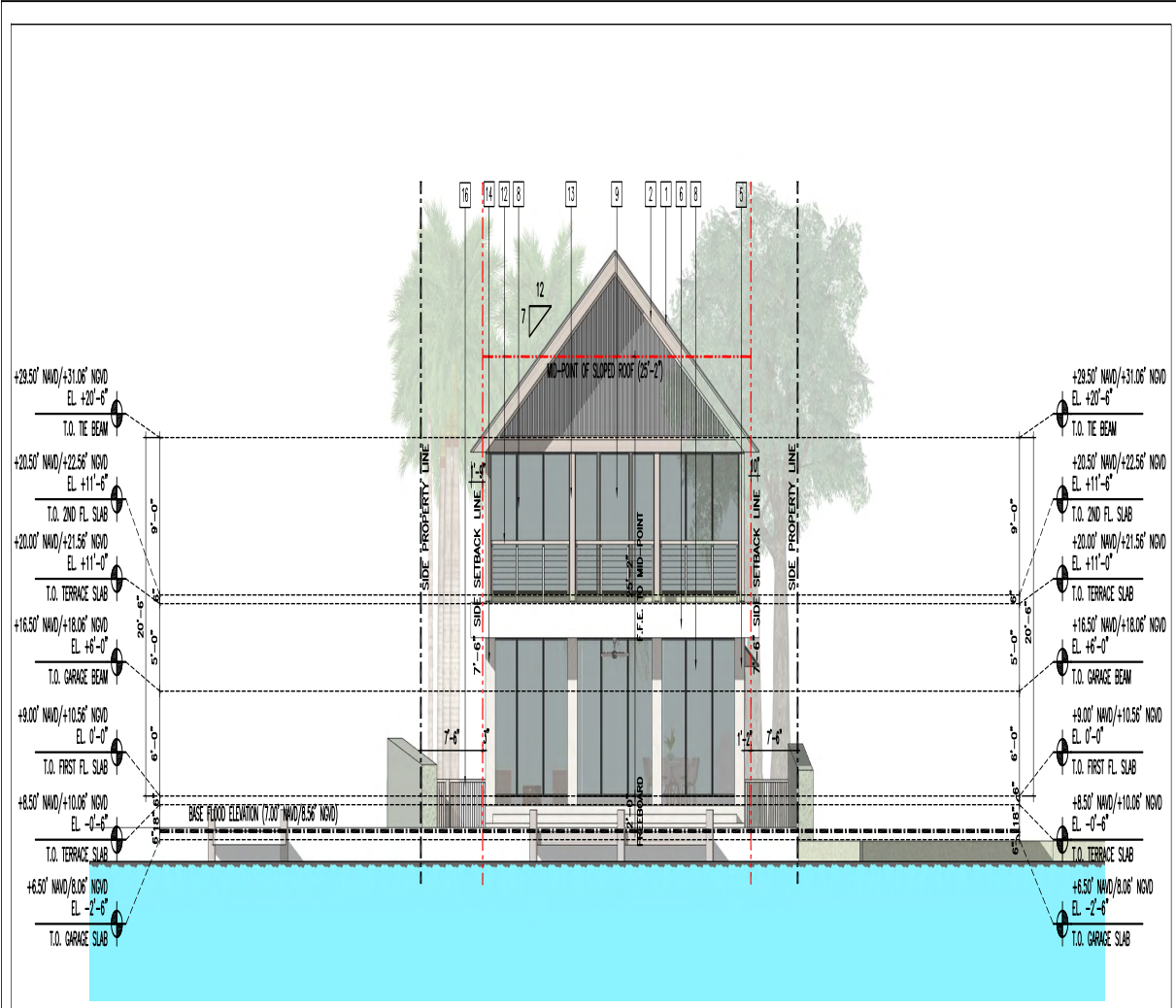
BAY DRIVE REALTY RESIDENCE
 Miami Beach, FL 33141
TITLE: LOT 11 - NORTH ELEVATION

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR99659
 AA2600730

SHEET NO:
A5.0

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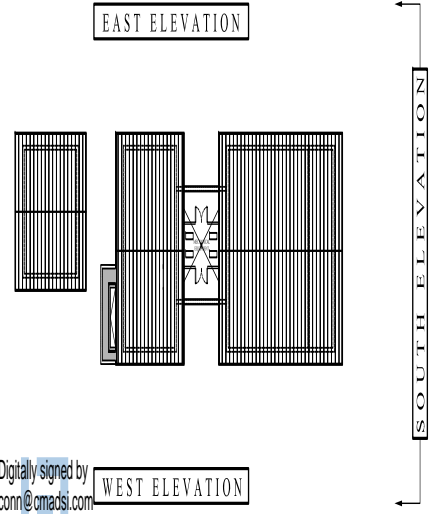
DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - SOUTH ELEVATION
 ALO/A5.1 3/32" = 1'-0"

- | | |
|--|--|
| 1 DARK BRONZE STANDING SEAM METAL ROOF | 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 LINE-BASED PAINT | 11 ALUMINUM DOOR, DARK BRONZE FINISH |
| 4 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM | 12 DARK BRONZE ANODIZED RAILING WITH STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 5 CORALINA PALLADIUM STONE FINISH | 13 STEEL COLUMN W/ CUMARU WOOD FINISH |
| 6 CONCRETE EYEBROW, SMOOTH STUCCO FINISH | 14 CONCRETE COLUMN W/ STONE FINISH |
| 7 ALUMINUM SCREEN WITH DARK BRONZE ANODIZED FINISH | 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING |
| 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING | 16 ALUMINUM VEHICULAR SLING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH |
| | 17 LUZZO ECO WOOD TAG CEILING OR EQUIVALENT |

NORTH ELEVATION



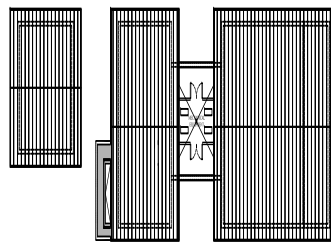
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1 LOT 11 - WEST ELEVATION (PARTIAL)
A5.2 3/32" = 1'-0"

- | | |
|--|--|
| 1 DARK BRONZE STANDING SEAM METAL ROOF | 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING |
| 2 CUARU WOOD FALSA 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 |
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| 5 CORALINA PALLADIUM STONE FINISH | 13 STEEL COLUMN W/ CUARU WOOD FINISH |
| 6 CONCRETE EYEROW, SMOOTH STUCCO FINISH | 14 CONCRETE COLUMN W/ STONE FINISH |
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| 8 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING | 16 ALUMINUM VEHICULAR SLIDING GATE AND FENCE WITH DARK BRONZE ANODIZED FINISH |
| | 17 LUZZO ECO WOOD TAG CEILING OR EQUIVALENT |

NORTH ELEVATION



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WEST ELEVATION

SOUTH ELEVATION

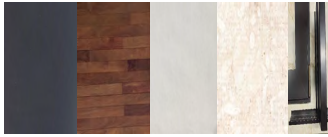
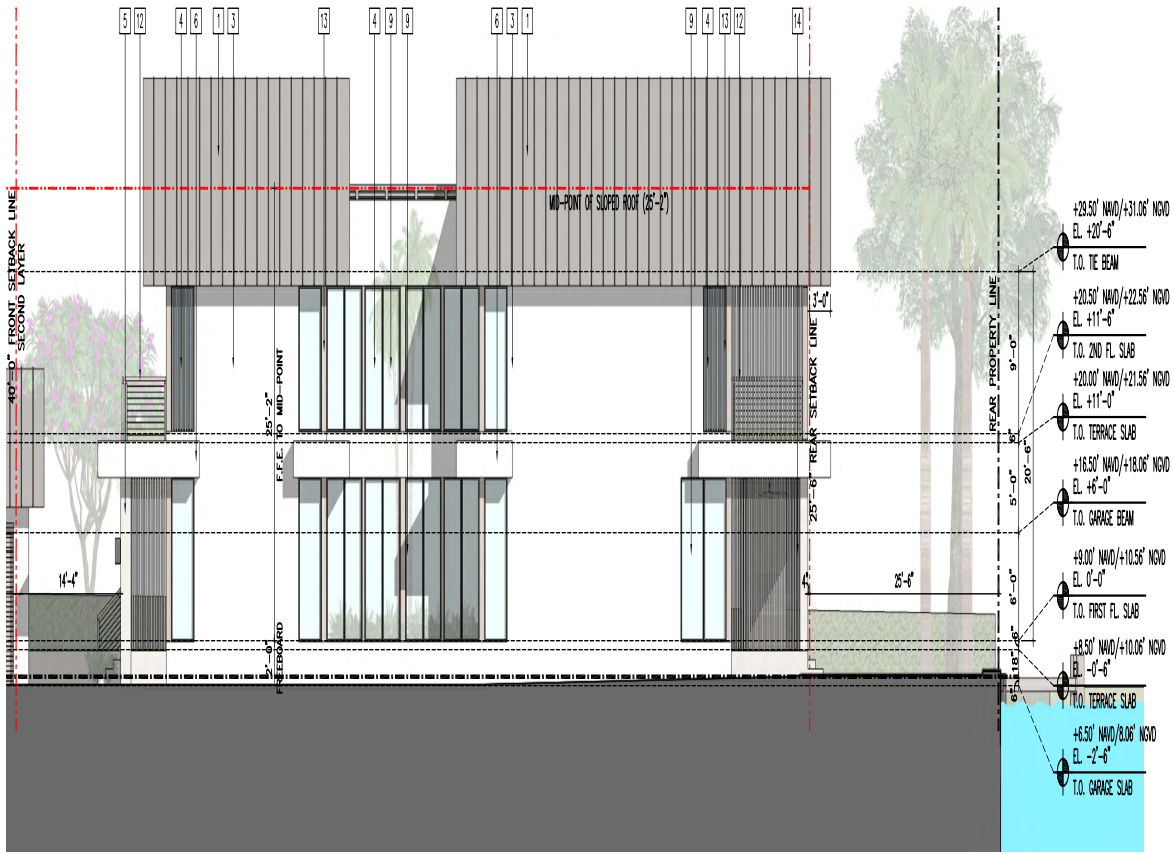
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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
1111 Bay Drive, Lot 11
Miami Beach, FL 33141
TITLE: LOT 11 - WEST ELEVATION

SEAL
07.11.25
Lysae Christine Conn
FL Architect
AR9969
AA2600730

SHEET NO:
A5.2

DRB FINAL SUBMITTAL 09.11.25



1 4 7 10 12 16 2 13 15 17 3 6 5 14 8 9 10

1 LOT 11 - WEST ELEVATION (PARTIAL)
AL0452A 3/22 = 1'-0"

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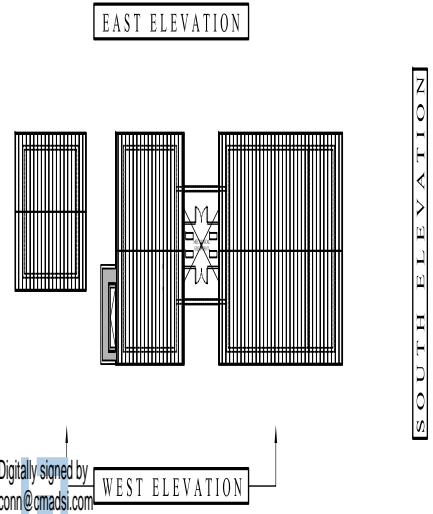
BAY DRIVE REALTY RESIDENCE
1111 Bay Drive, Lot 11
Miami Beach, FL 33141
TITLE: LOT 11 - WEST ELEVATION

SEAL
07.11.25
Lysse Christine Conn
FL Architect
AR99959
AA2600730

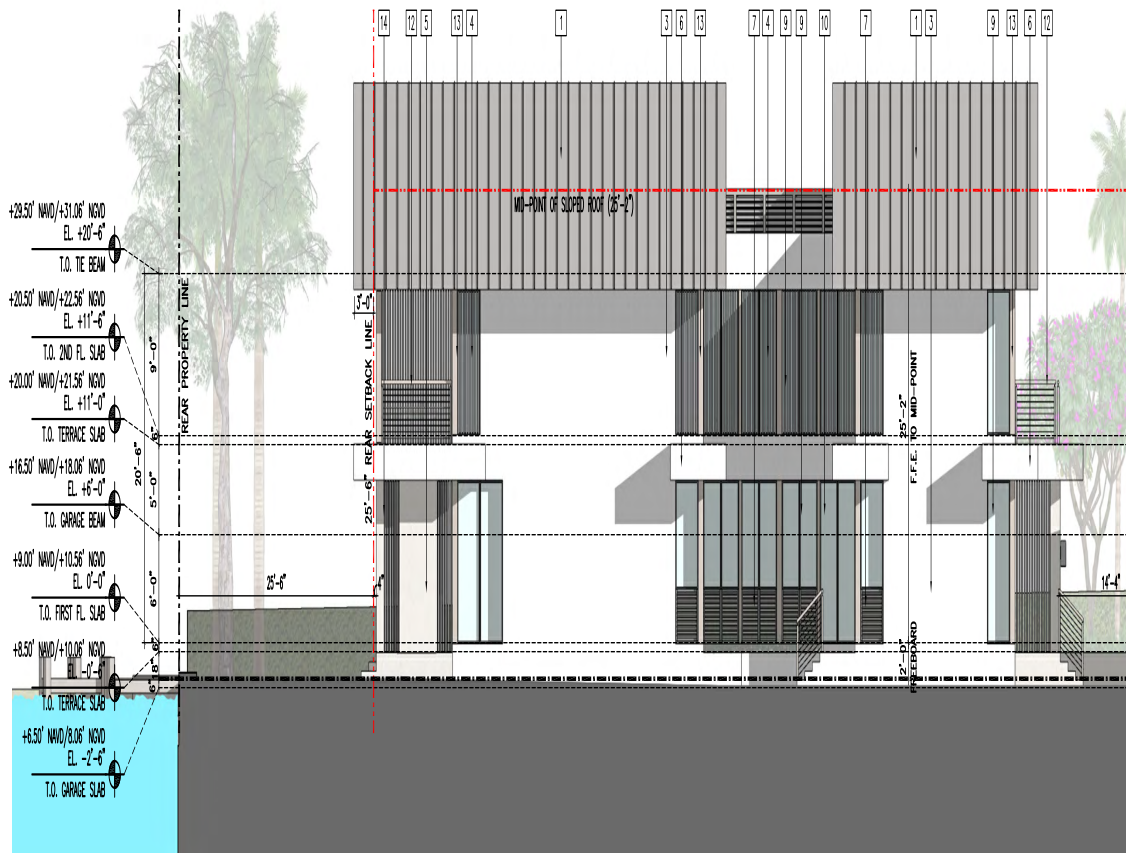
SHEET NO:
A5.2A

- | | |
|--|--|
| 1 DARK BRONZE STANDING SEAM METAL ROOF | 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 |
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| | 17 LUZZO ECO WOOD TAG CEILING OR EQUIVALENT |

NORTH ELEVATION



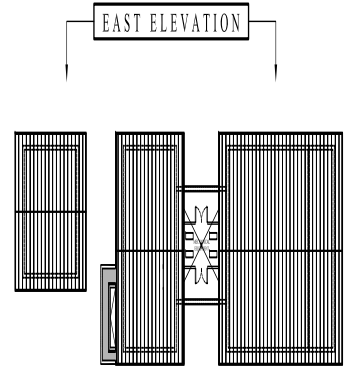
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lconn@cmadsi.com
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1 LOT 11 - EAST ELEVATION (PARTIAL)
 ALO/A5.3 3/32" = 1'-0"

- | | |
|--|--|
| 1 DARK BRONZE STANDING SEAM METAL ROOF | 9 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING |
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| | 17 LUZZO ECO WOOD TAG CEILING OR EQUIVALENT |

NORTH ELEVATION



SOUTH ELEVATION

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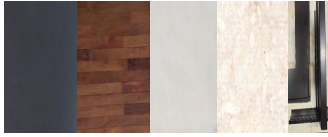
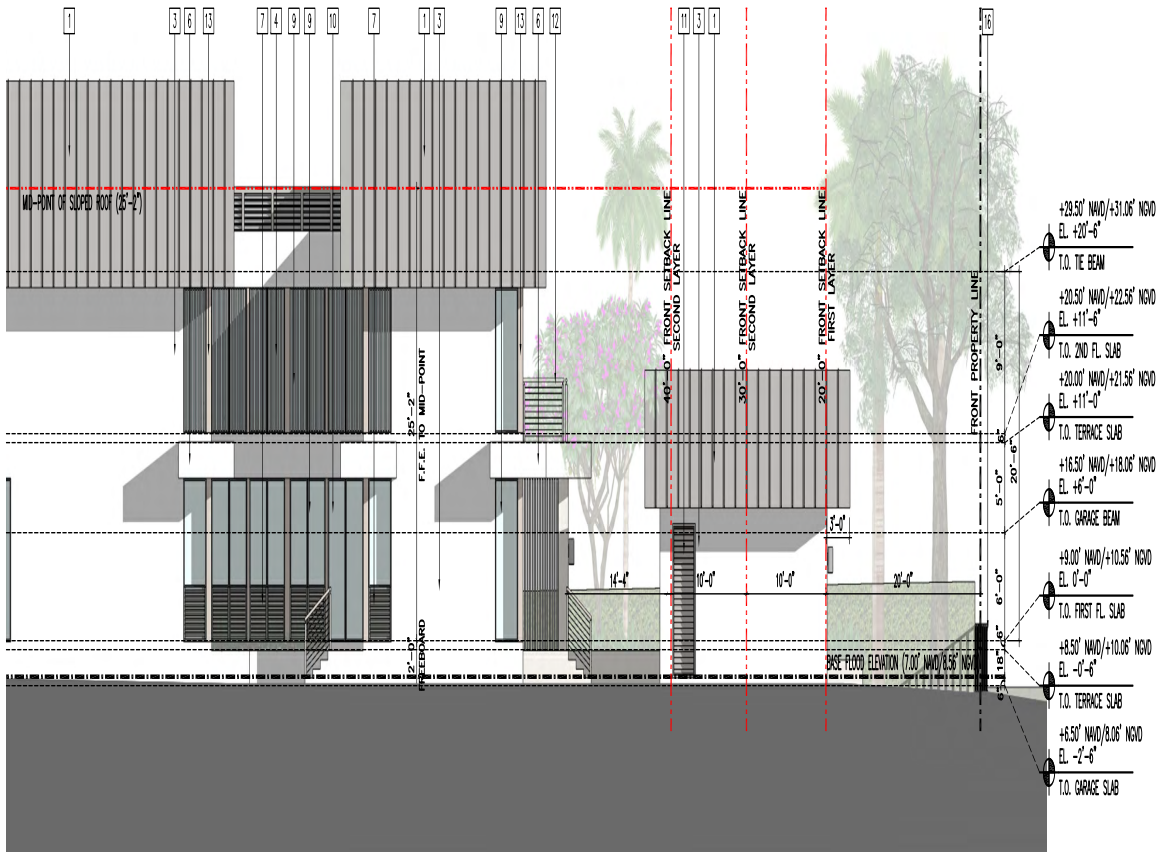
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 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 Miami Beach, FL 33141
TITLE: LOT 11 - EAST ELEVATION

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR99959
 AA2600730

SHEET NO:
A5.3

DRB FINAL SUBMITTAL 09.11.25



1 4 7 10 12 16 2 13 15 17 3 6 5 14 8 9 10

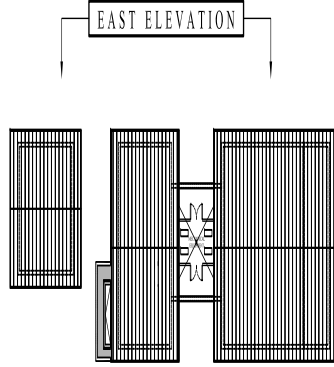
1 LOT 11 - EAST ELEVATION (PARTIAL)

AL0146.3A

3/32" = 1'-0"

- | | |
|--|--|
| 1 DARK BRONZE STANDING SEAM METAL ROOF | 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 |
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| | 17 LUZZO ECO WOOD TAG CEILING OR EQUIVALENT |

NORTH ELEVATION



SOUTH ELEVATION

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lconn@cmadsi.com
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WEST ELEVATION

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ARCHITECTURE PLANNING INTERIOR DESIGN
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BAY DRIVE REALTY RESIDENCE

MIAMI BEACH, FL 33141

TITLE: LOT 11 - EAST ELEVATION

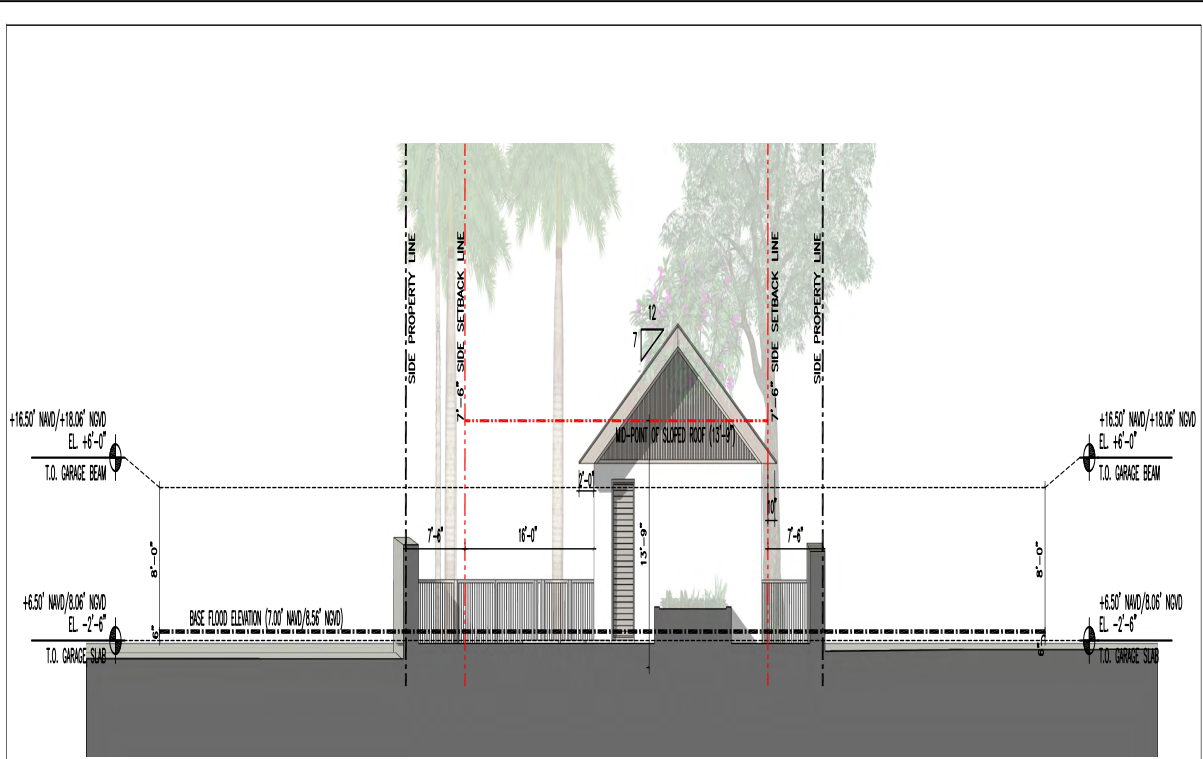
SEAL

07.11.25
Lysse Christine Conn
FL Architect
AR99959
AA2600730

SHEET NO:

A5.3A

DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - NORTH BUILDING SECTION
 1/0/16.0 3/22' = 1'-0"



2 LOT 11 - SOUTH BUILDING SECTION
 1/0/16.0

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 iconn@cmadsi.com
 Date: 2025.07.11
 13:26:13-0400'

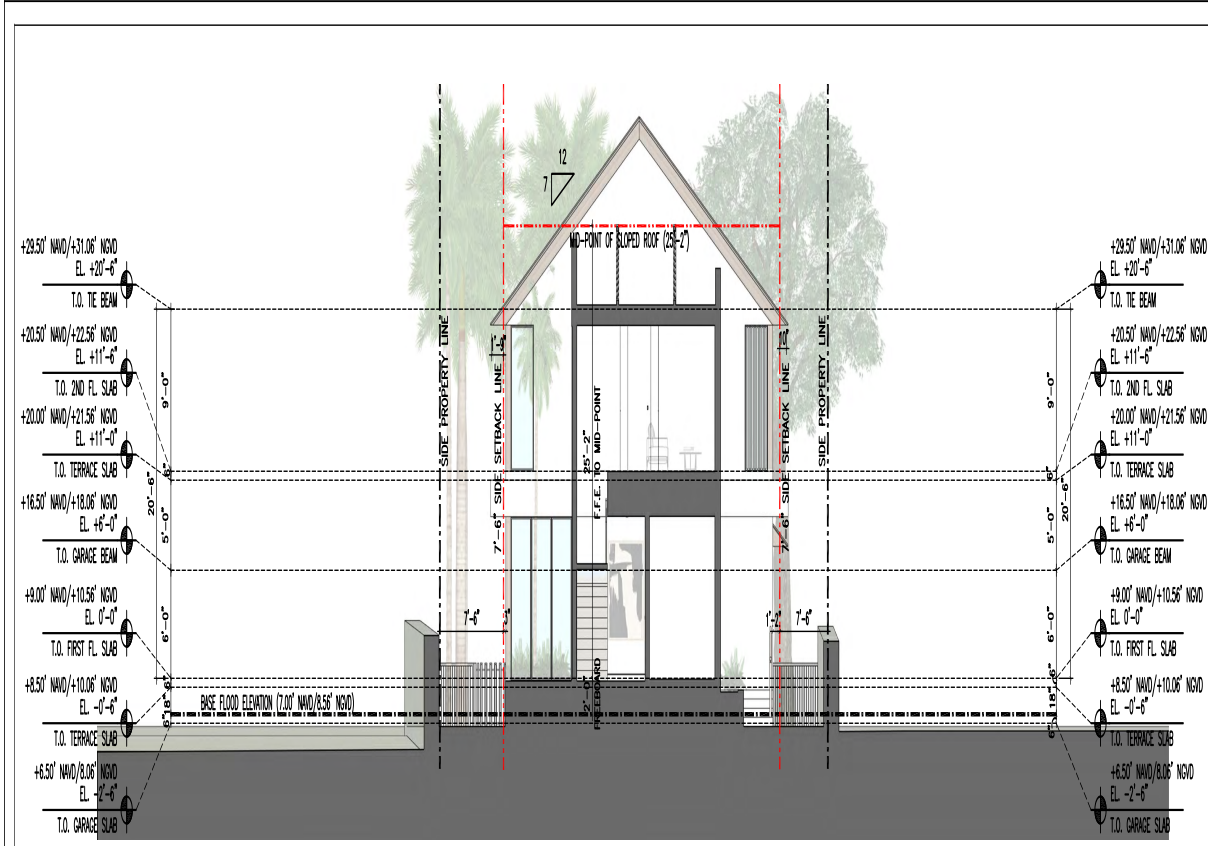
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 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 1111 Bay Drive, Suite 101
 Miami Beach, FL 33141
TITLE: LOT 11 — BUILDING SECTIONS

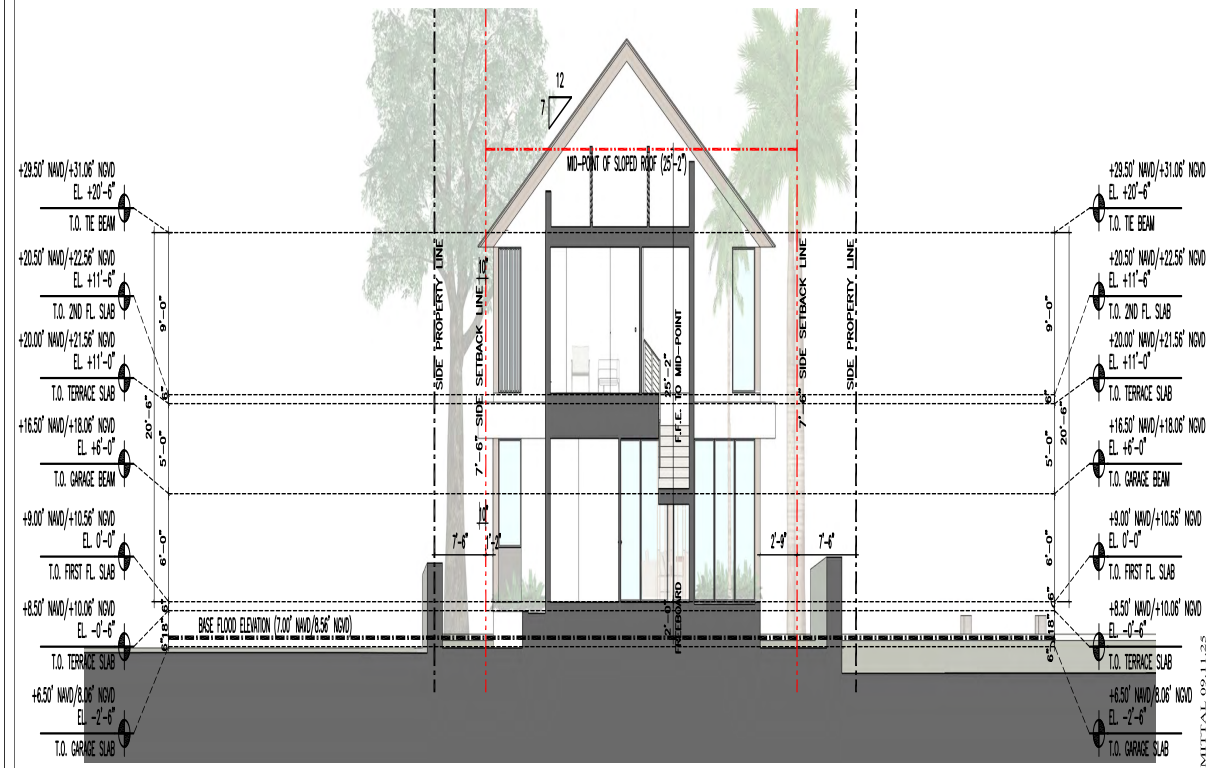
SEAL
 07.11.25
 Lyssie Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO:
A6.0

DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - NORTH BUILDING SECTION
 A1.0/A6.1 3/32" = 1'-0"



2 LOT 11 - SOUTH BUILDING SECTION
 A1.0/A6.1
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 lconn@cmadcsi.com
 Date: 2025.07.11
 13:26:14-04:00'

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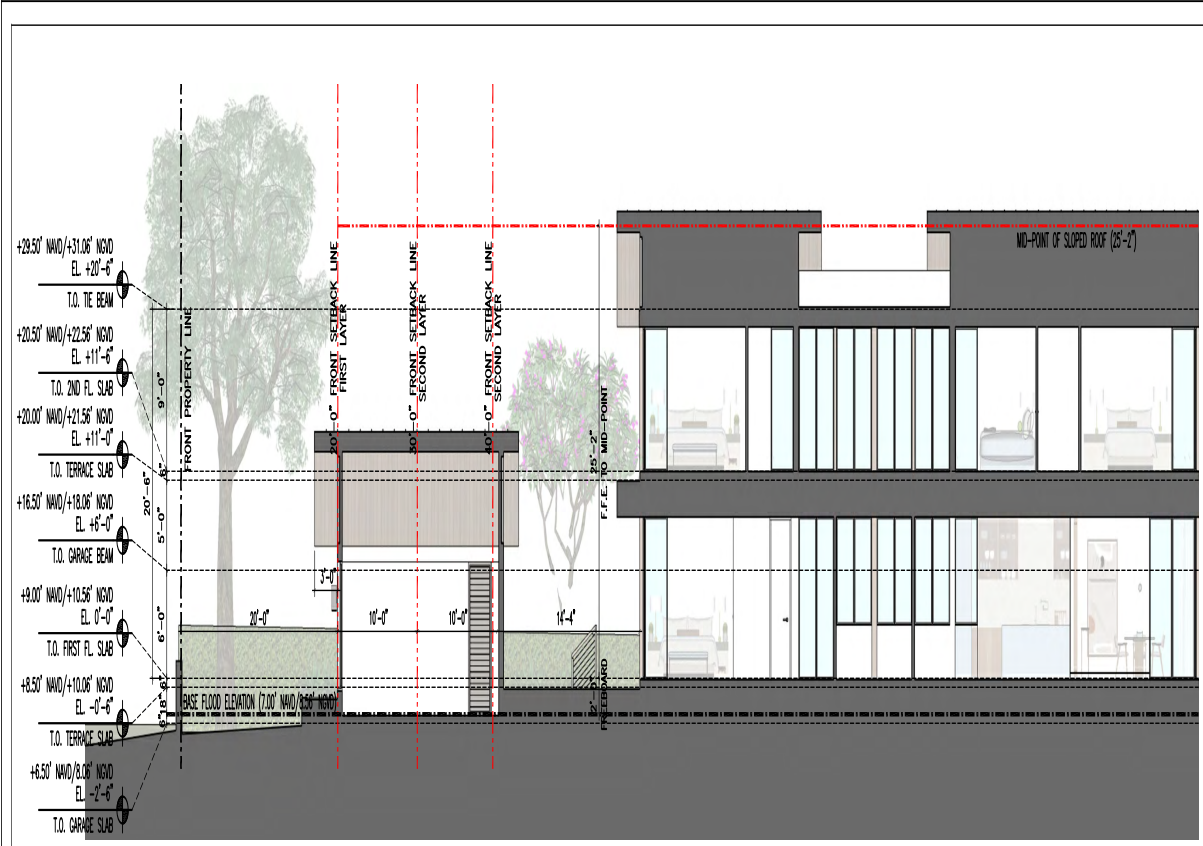
BAY DRIVE REALTY RESIDENCE
 11111 Bay Drive
 Miami Beach, FL 33141
TITLE: LOT 11 — BUILDING SECTIONS

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO:
A6.1

DRB FINAL SUBMITTAL 09.11.25

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1 LOT 11 - EAST BUILDING SECTION
 A1.0/A6.2 3/32" = 1'-0"



2 LOT 11 - EAST BUILDING SECTION
 A1.0/A6.2
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 lcorp@cmaadsi.com
 Date: 2025.07.11
 13:26:15-0400

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

BAY DRIVE REALTY RESIDENCE
 1111 Bay Drive
 Miami Beach, FL 33141
TITLE: LOT 11 - BUILDING SECTIONS

SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29659
 A.A.26000730

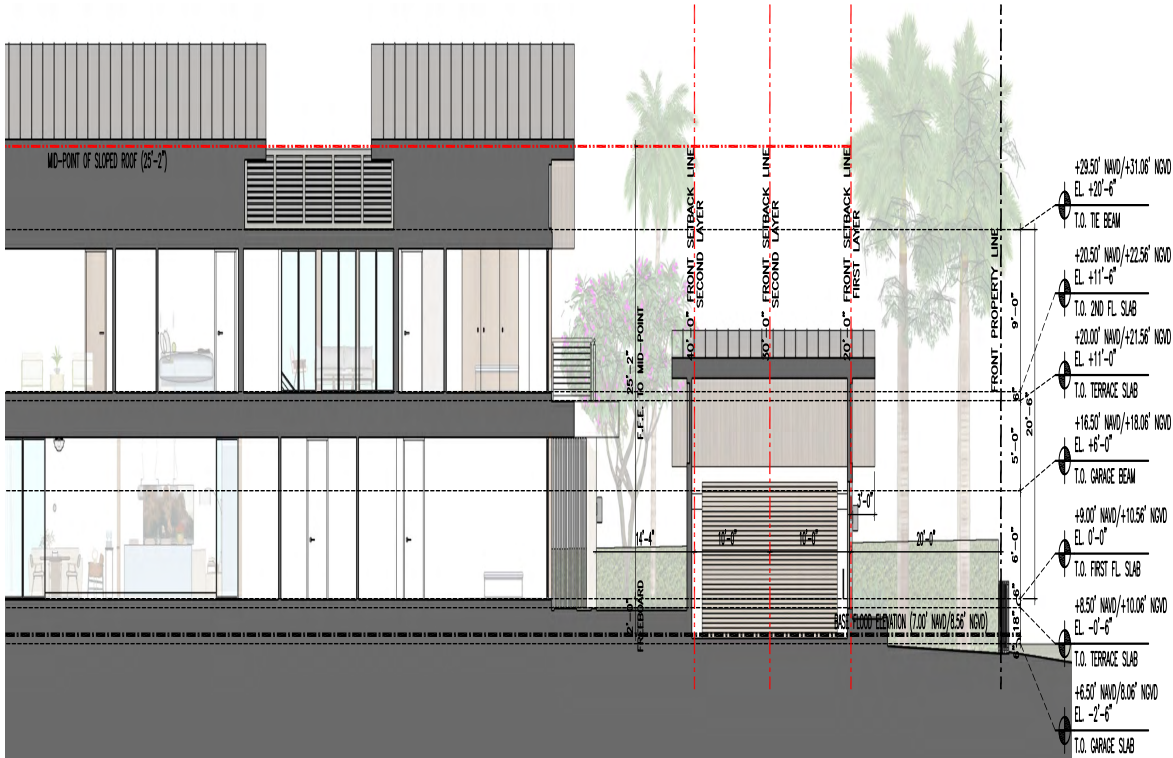
SHEET NO:
A6.2

DRB FINAL SUBMITTAL 09.11.25

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1 LOT 11 - WEST BUILDING SECTION
 A1.0/A6.3 3/32" = 1'-0"



2 LOT 11 - WEST BUILDING SECTION
 A1.0/A6.3
 Digitally signed by
 lcc@cmadcsi.com
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 13:26:16-0400'

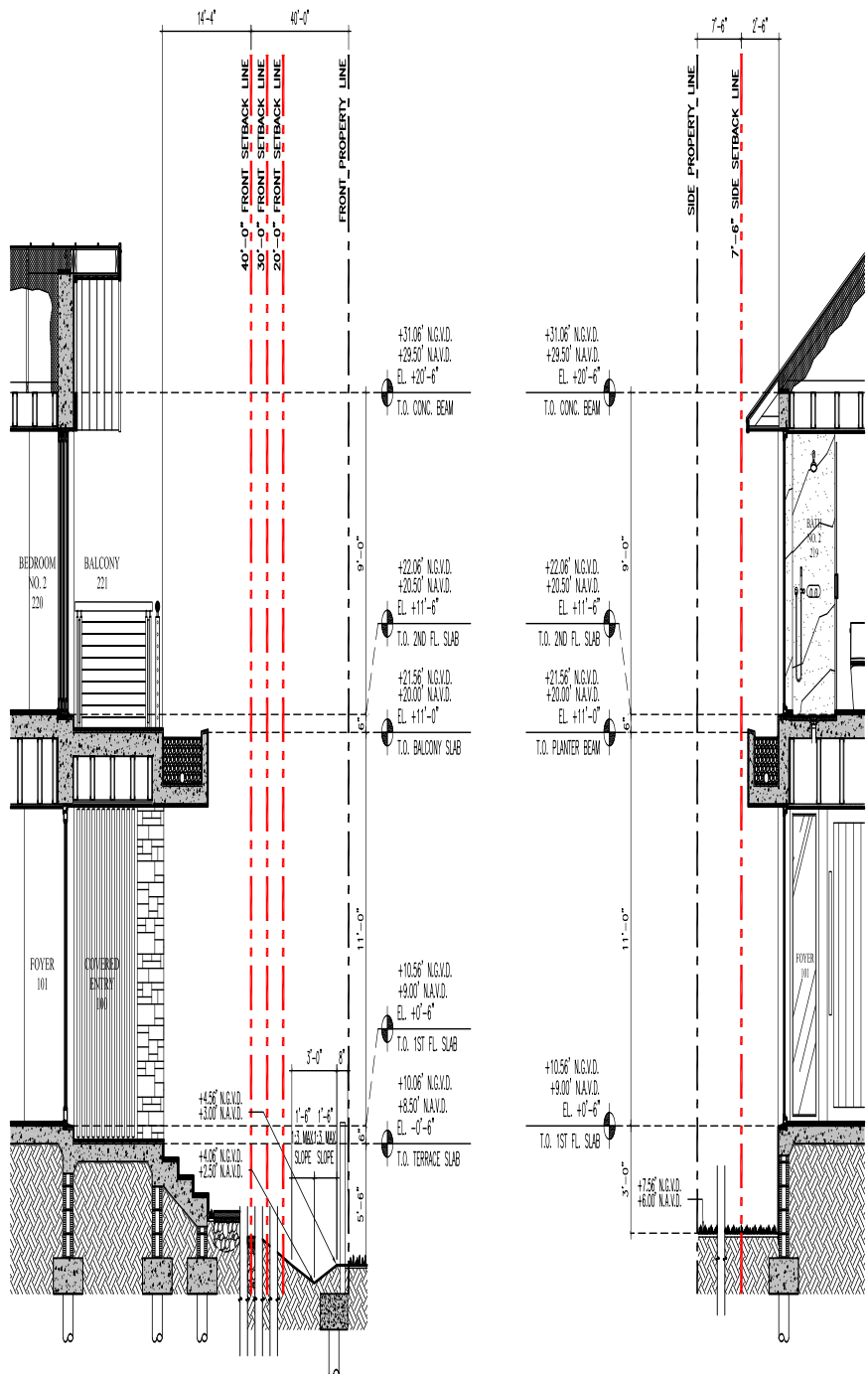
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BAY DRIVE REALTY RESIDENCE
 1111 BAY DRIVE, LOT 11
 MIAMI BEACH, FL 33141
TITLE: LOT 11 - BUILDING SECTIONS

SEAL
 07.11.25
 Lysse Christine Coon
 FL Architect
 AR29959
 A.A.26000730

SHEET NO:
A6.3

DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - FRONT YARD SECTION
 A2.0/A7.0
 A2.11
 A4.0

2 LOT 11 - SIDE YARD SECTION
 A2.0/A7.0
 A2.11
 A4.0

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 13:26:17-0400'

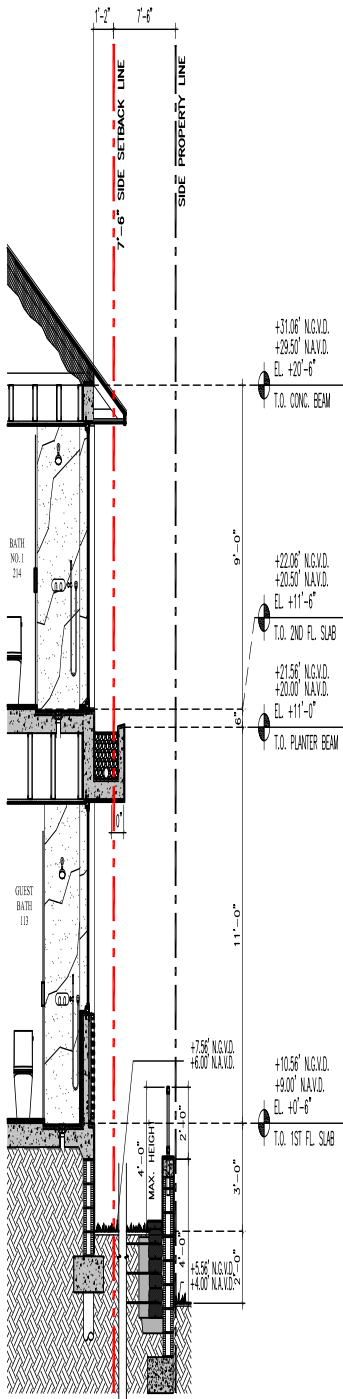
CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 1111 BAY DRIVE, UNIT 1111
 MIAMI BEACH, FL 33134
TITLE: LOT 11 - YARD SECTION

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR99959
 AA2600730

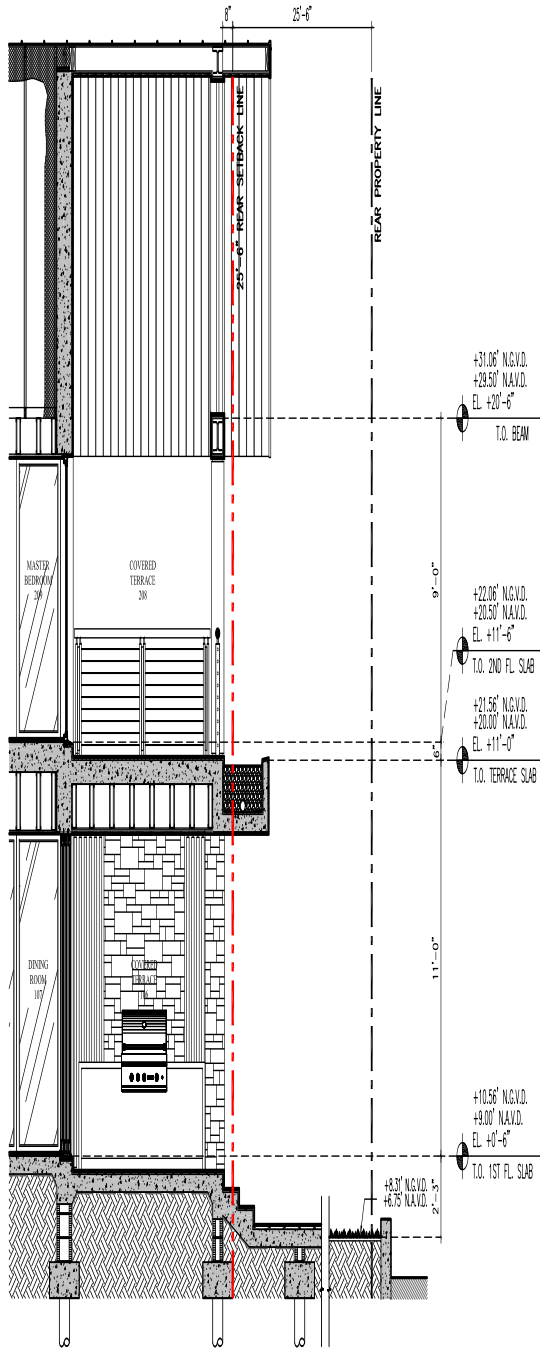
SHEET NO:
A7.0

DRB FINAL SUBMITTAL 09.11.25



1 LOT 11 - SIDE YARD SECTION

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



2 LOT 11 - REAR YARD SECTION

A2.0/A7.1
A2.1 Digitally signed by
A4.0 conn@cmadsi.com
Date: 2025.07.11
13:26:19-0400
3/16" = 1'-0"

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
MIRIAM BRACH, FL 33141
TITLE: LOT 11 - YARD SECTION

SEAL

07.11.25
Lysse Christine Conn
FL Architect
AK99659
AA26000730

SHEET NO.:

A7.1

DRB FINAL SUBMITTAL 09.11.25