



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
 16 Bay Drive
 Miami Beach, FL 33141
TITLE: LOT 10 — PERSPECTIVE

SEAL
 07.11.25
 Lysse Christine Coon
 FL Architect
 AR29959
 A.A.2600730

SHEET NO:
P1.0

1 LOT 10 - STREET VIEW
 PLO/P1.0

Digitally signed by
 lynn@cmadsi.com
 Date: 2025.07.11
 13:25:01-04:00'

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1 LOT 10 - FRONT VIEW
P2.0/P2.0

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lcegn@cmadsi.com
Date: 2025.07.11
13:25:02-04'00'

DRB FINAL SUBMIT 13.07.25

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
1610 BAY DRIVE, MIAMI BEACH, FL 33141
TITLE: LOT 10 — PERSPECTIVE

SEAL
07.11.25
Lysse Christine Coon
FL Architect
AR29959
AA2600730

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
 16111 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: LOT 10 — PERSPECTIVE

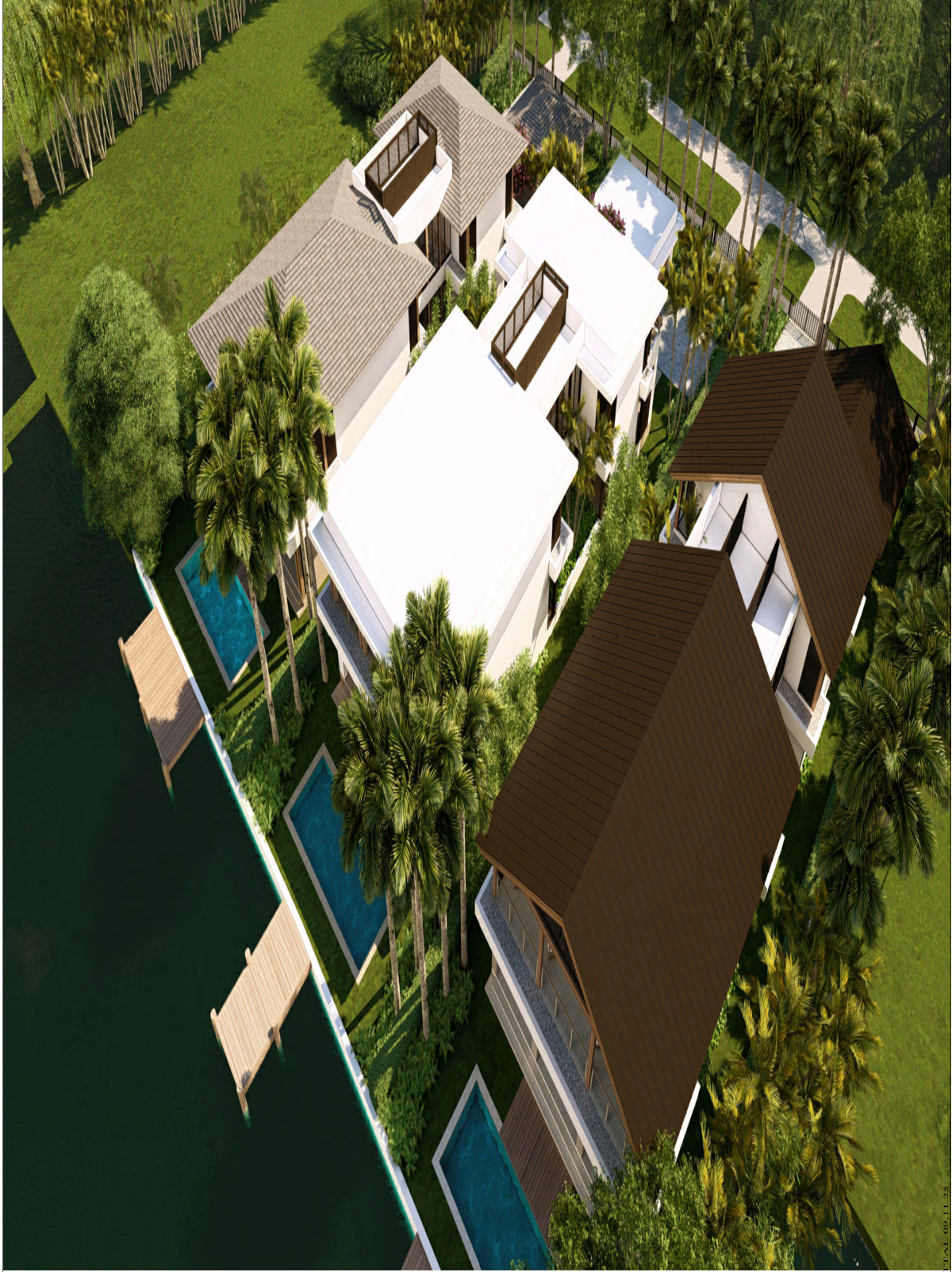
SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29959
 A.A.2600730

SHEET NO:
P3.0

1 LOT 10 - REAR VIEW
 P3.0/P3.0

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 lynn@cmadsi.com
 Date: 2025.07.11
 13:25:03-04'00'

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1 LOT 10 - REAR AERIAL VIEW
 P4.0 P4.0
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 kreg@cmadsi.com
 Date: 2025.07.11
 13:25:04-04:00'

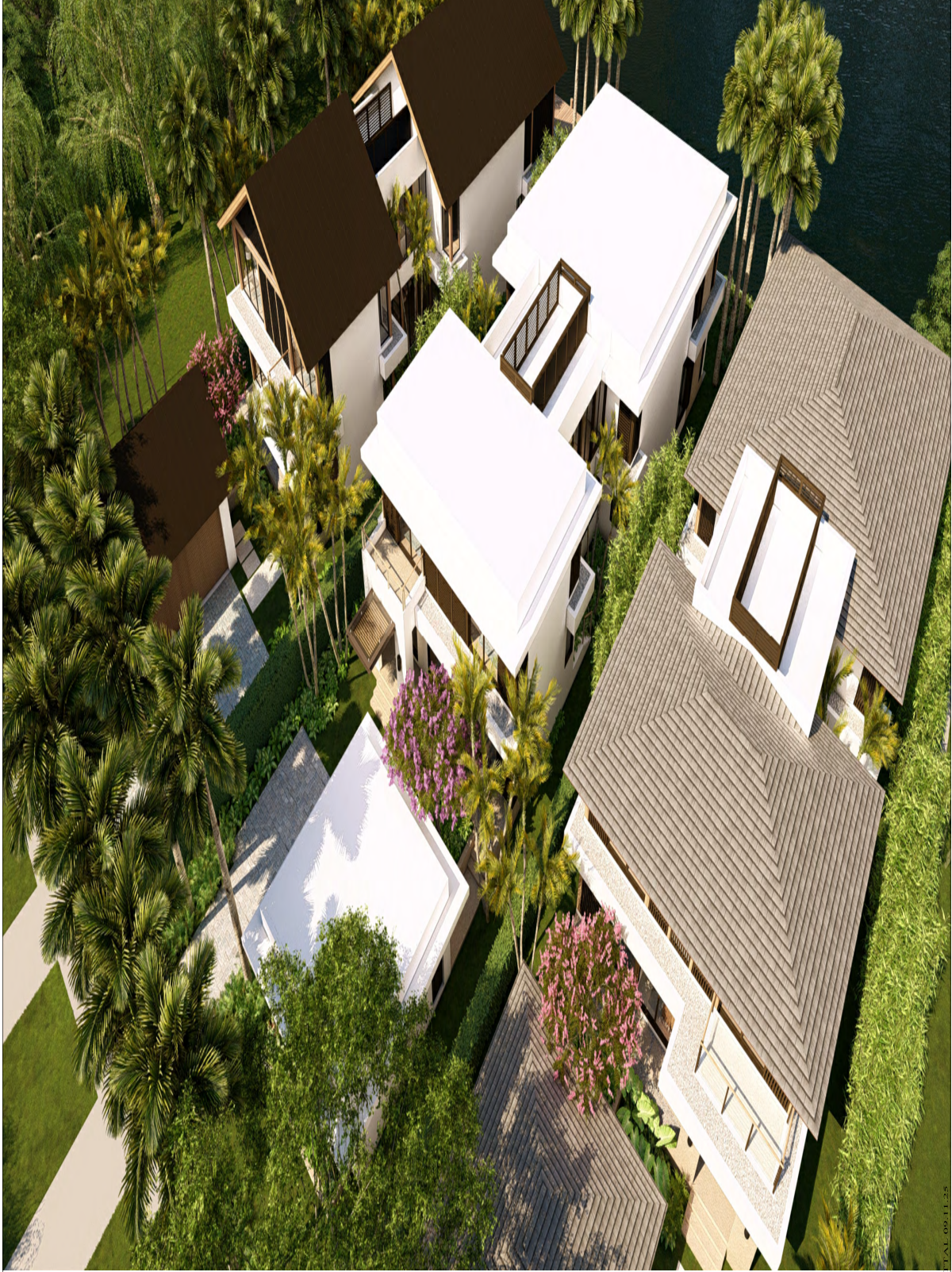
DRB FINAL SUBMITTAL - 09-11-25

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
 1001 Bay Drive, Suite 101
 Miami Beach, FL 33141
TITLE: LOT 10 — PERSPECTIVE

SEAL
 07.11.25
 Lyssa Christine Com
 FL Architect
 AR29959
 AA2600730

SHEET NO:
P4.0



1 LOT 10 - FRONT AERIAL VIEW
 P5.0 P5.0
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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
 1000 Bay Drive, Unit 101
 Miami Beach, FL 33141
TITLE: LOT 10 — PERSPECTIVE

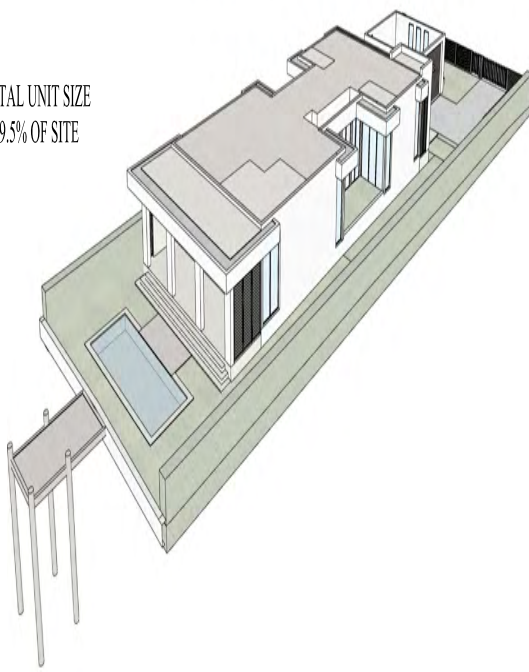
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 07/11/25
 Lyssa Christine Coon
 FL Architect
 AR99659
 AA2600730

SHEET NO:
P5.0



1 LOT 10 - NORTH AXONOMETRIC PLAN
R1.0/1.0 N.T.S.

TOTAL UNIT SIZE
49.5% OF SITE



2 LOT 10 - SOUTH AXONOMETRIC PLAN
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iconn@cmadstudio.com
Date: 2025.07.11
13:25:06-04:00' N.T.S.

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

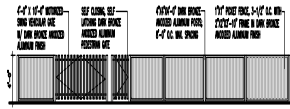
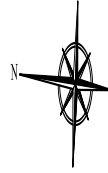
BAY DRIVE REALTY RESIDENCE
Miami Beach, FL 33141
TITLE: LOT 10 — AXONOMETRIC PLAN

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

SHEET NO:
R1.0

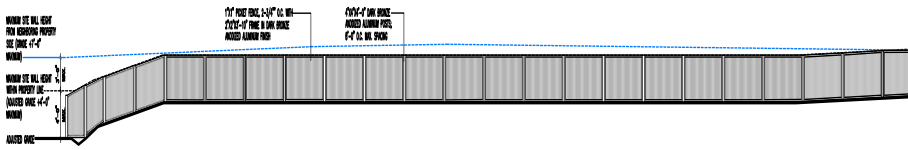
NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA

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.



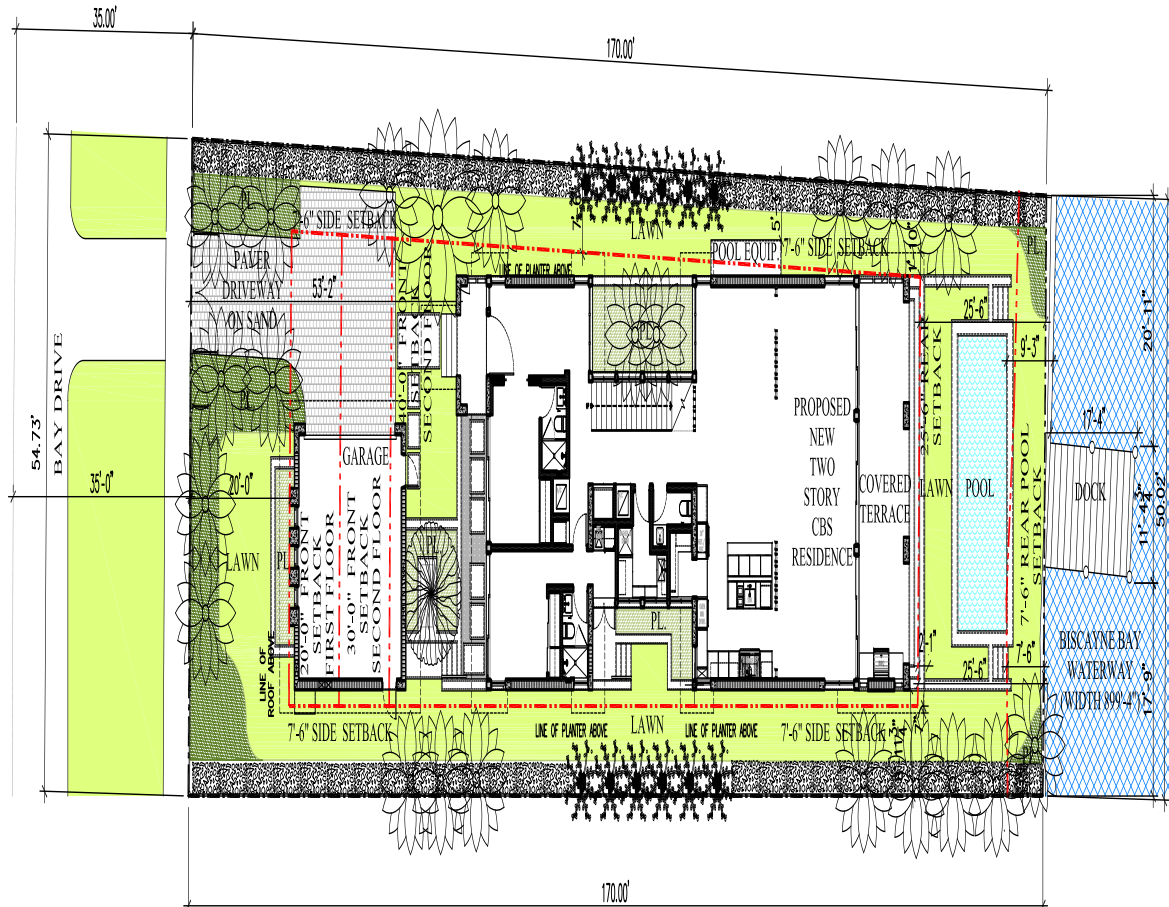
1 LOT 11 - FRONT PROPERTY FENCE

AL0/A1.0 N.T.S.



2 LOT 11 - SIDE PROPERTY WALLS

AL0/A1.0 N.T.S.



3 LOT 10 - SITE PLAN

AL0/A1.0

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13:25:07-0400'

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Miami Beach, FL 33141
TITLE: LOT 10 - SITE PLAN

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AA2600730

SHEET NO:
A1.0

SINGLE FAMILY RESIDENTIAL - LOT 10 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:	PB23-4599	
4.	YEAR BUILT:	MULTIPLE	ZONING DISTRICT: RS-4
5.	BASE 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: +2.50' (9.50' NAVD/11.06' 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 (78.5%)	REAR YARD OPEN SPACE SF AND %: 826 (65.5%)(1,731 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	23'-6"	N/A
SLOPED ROOF:	27'-0"	N/A	N/A	N/A
18. SETBACKS:				
19. FRONT FIRST LEVEL:	20'-0" (MIN.)	N/A	21'-0"	N/A
20. FRONT SECOND LEVEL:	30'-0" (MIN.)	N/A	53'-9"	N/A
21. SIDE 1 (WEST):	25% WIDTH COMBINED (7'-6" MIN.)	N/A	7'-6"	N/A
22. SIDE 2 (EAST):	25% WIDTH COMBINED (7'-6" MIN.)	N/A	8'-11"	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:	1/4 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

FRONT ALLOWED	7'-6" (5'-0" MAX.) (25% OF 30')
FRONT PROVIDED	14'-0"
REAR ALLOWED	6'-4.5" (5'-0" MAX.) (25% OF 25'-6")
REAR PROVIDED	3'-9"
EAST SIDE ALLOWED	14'-0.5" (25% OF 7'-6")
EAST SIDE PROVIDED	14'-0"
WEST SIDE ALLOWED	14'-0.5" (25% OF 7'-6")
WEST SIDE PROVIDED	0'-9"

SWIMMING POOL SETBACKS

	REQUIRED	PROVIDED
REAR (WATER'S EDGE OF POOL)	7'-6"	7'-6"
SIDES (WATER'S EDGE OF POOL)	7'-6"	12'-7" 13'-1"

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BAY DRIVE REALTY RESIDENCE
LOT 10
Miami Beach, FL 33141
TITLE: LOT 10 - ZONING DATA SHEET

SEAL

07.11.25
Lysse Christine Coon
FL Architect
AR99659
AA2600730

SHEET NO.:

A1.0A

Digitally signed by
lconn@cmadsi.com
Date: 2025.07.11
13:25:07-0400'

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

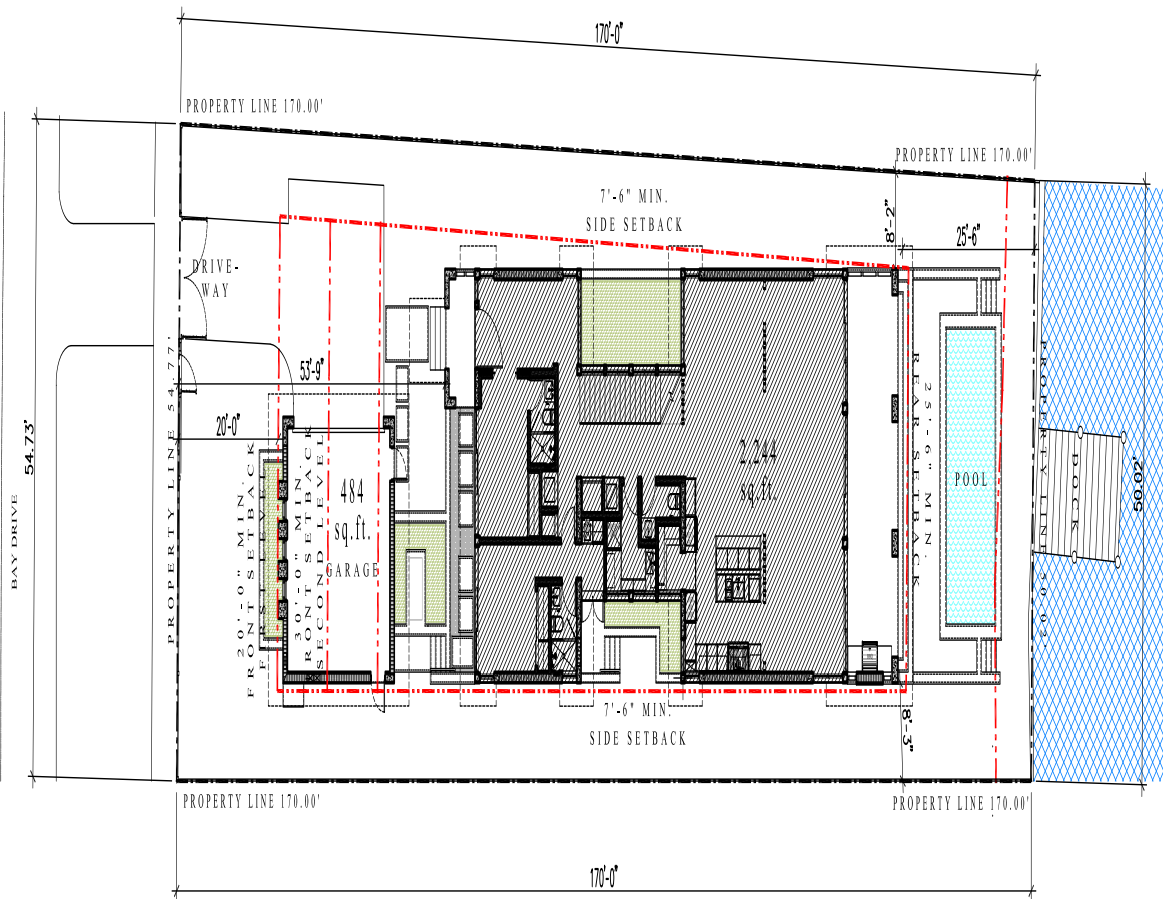
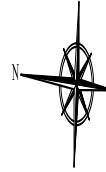
SECOND FLOOR UNIT SIZE:

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%)



1 LOT 10 - FIRST FLOOR UNIT SIZE
 ALD/AL1
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 13:25:08-04:00

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BAY DRIVE REALTY RESIDENCE
 1611 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: LOT 10 — KEY AREA PLAN

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO:
A1.1



FIRST FLOOR UNIT SIZE:

FIRST FLOOR A.C AREA 2,244 SF
 GARAGE/NON A.C AREA (444 SQ. FT. - 500 SQ. FT. = 0 SQ. FT.)

FIRST FLOOR UNIT SIZE TOTAL: 2,244 SF

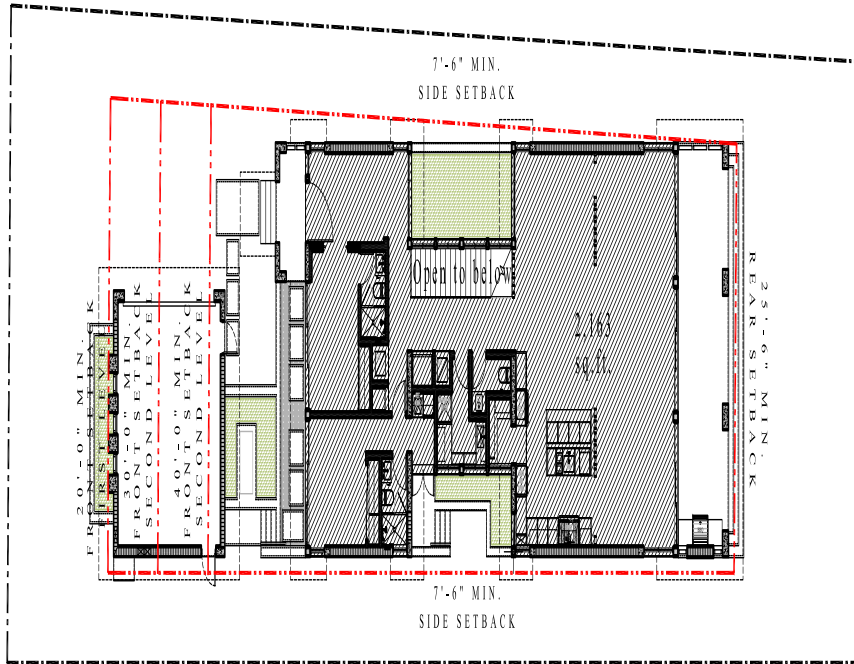
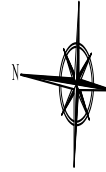
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SECOND FLOOR A.C AREA 2,163 SF

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MAXIMUM ALLOWED UNIT SIZE: 4,452 SF (50%)



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BAY DRIVE REALTY RESIDENCE
 1611 Bay Drive, Miami Beach, FL 33141
TITLE: LOT 10 — KEY AREA PLAN

SEAL

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

SHEET NO.:

A1.1A

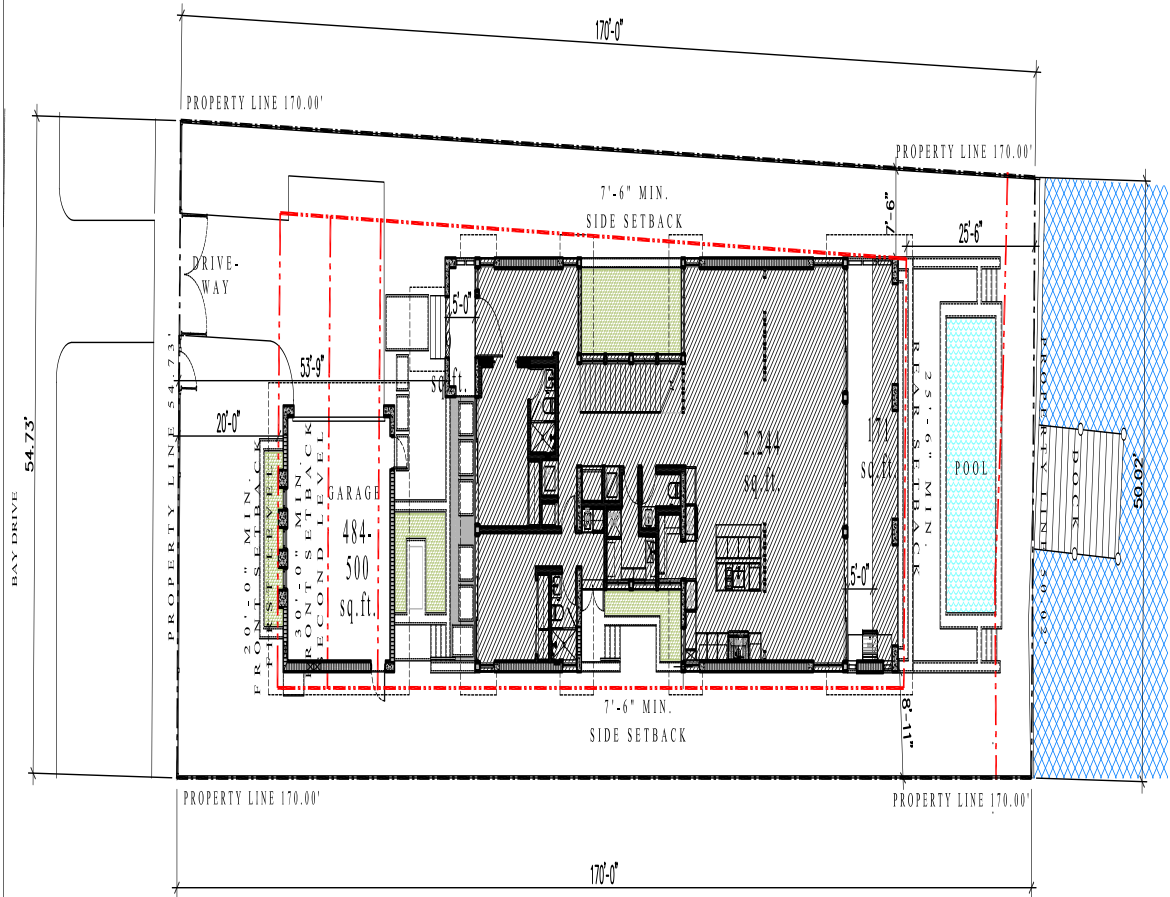
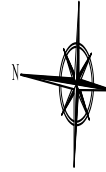
1 LOT 10 - SECOND FLOOR UNIT PLAN
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 Date: 2025/07/11
 13:25:09-04:00

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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 10 - LOT COVERAGE
 Digitally signed by
 lcoon@cmadsi.com
 1/8" = 1' Date: 2025.07.11
 13:25:10-04:00

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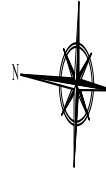
BAY DRIVE REALTY RESIDENCE
 16
 Miami Beach, FL 33141
TITLE: LOT 10 — KEY AREA PLAN

SEAL
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SHEET NO:
A1.1B

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-  LANDSCAPE OPEN SPACE
-  HARDSCAPE AREA
-  WATER FEATURE POOL AREA



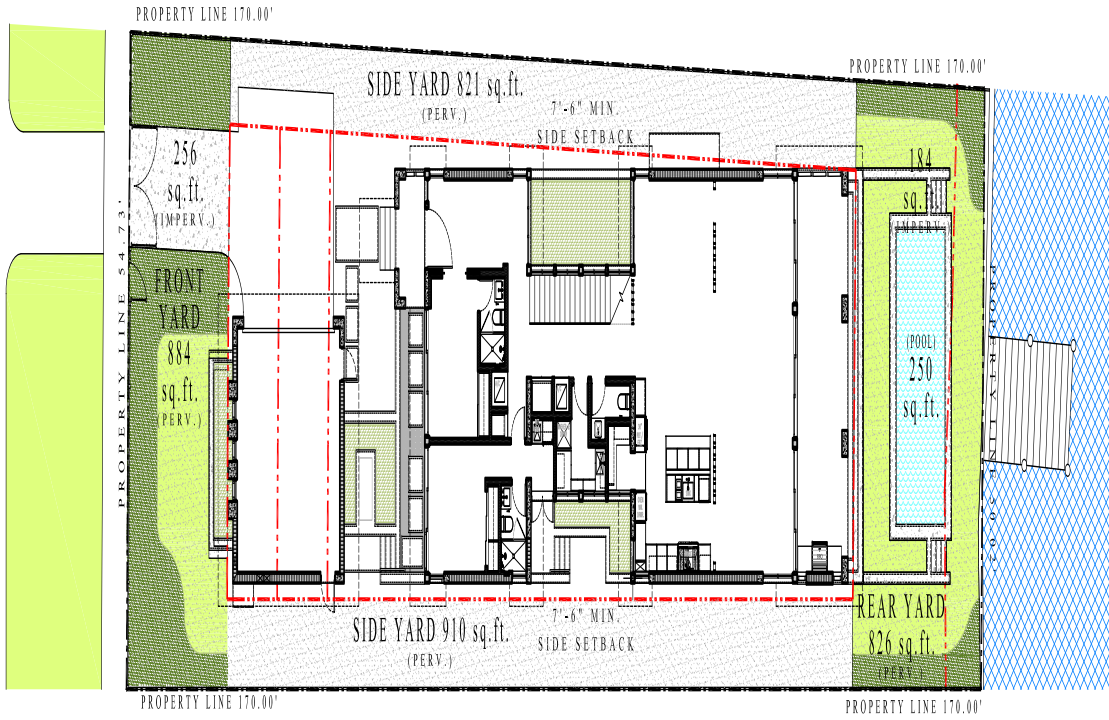
FRONT SETBACK AREAS:

FRONT SETBACK AREA	1,088 SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	544 SF	50% (REQUIRED)
LANDSCAPING / GRASS OPEN SPACE	854 SF	78.5% (PROVIDED)
IMPERVIOUS HARDSCAPE	234 SF	21.5%

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	826 SF	65.5% (PROVIDED)
LANDSCAPING / GRASS OPEN SPACE INCLUDING SIDE YARDS	1,731 SF	137.4% (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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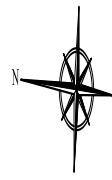
BAY DRIVE REALTY RESIDENCE
 1616 BAY DRIVE, MIAMI BEACH, FL 33141
 TITLE: LOT 10 — KEY AREA PLAN

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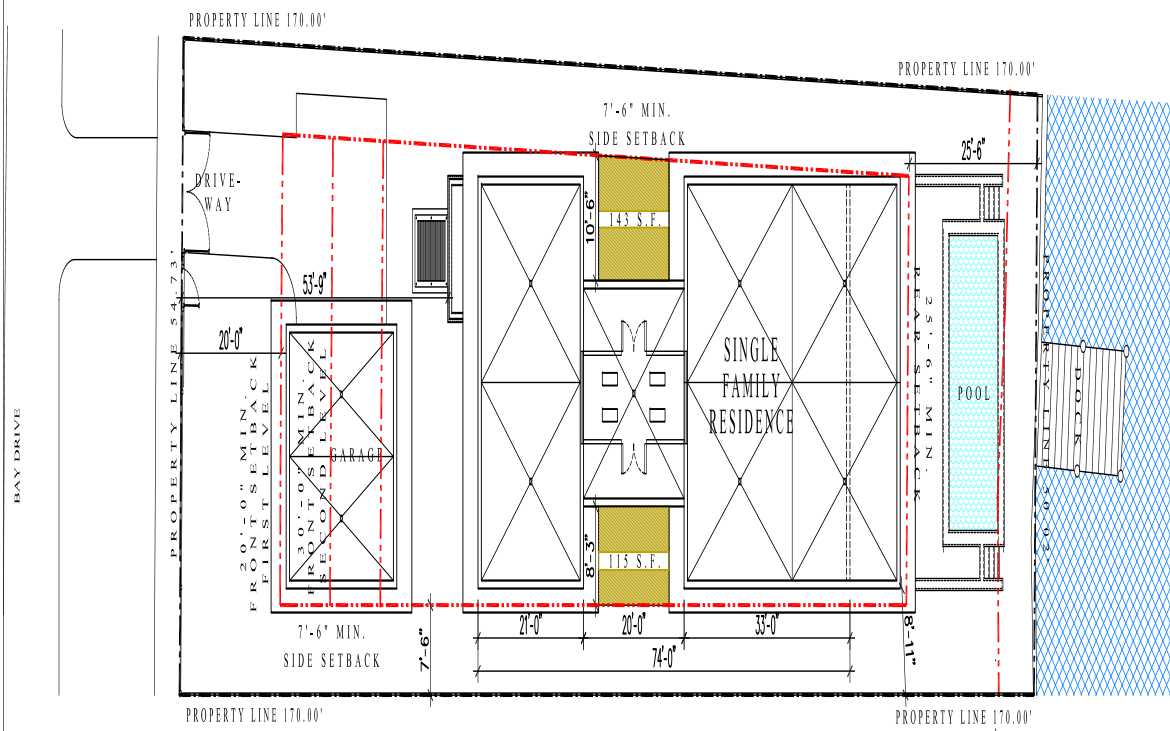
SHEET NO.:
 A1.1C

1 LOT 10 - FRONT & REAR OPEN SPACE
 Digitally signed by
 lconn@cmadsi.com
 Date: 2025.07.11
 13:25:11-0400'

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REQUIRED OPEN SPACE: 1% OF LOT AREA = 89.04 S.F.
 PROPOSED SIDE 1 = 115 S.F.
 PROPOSED SIDE 2 = 143 S.F.



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BAY DRIVE REALTY RESIDENCE
 16
 Miami Beach, FL 33141
TITLE: LOT 10 — MASSING DIAGRAM

SEAL
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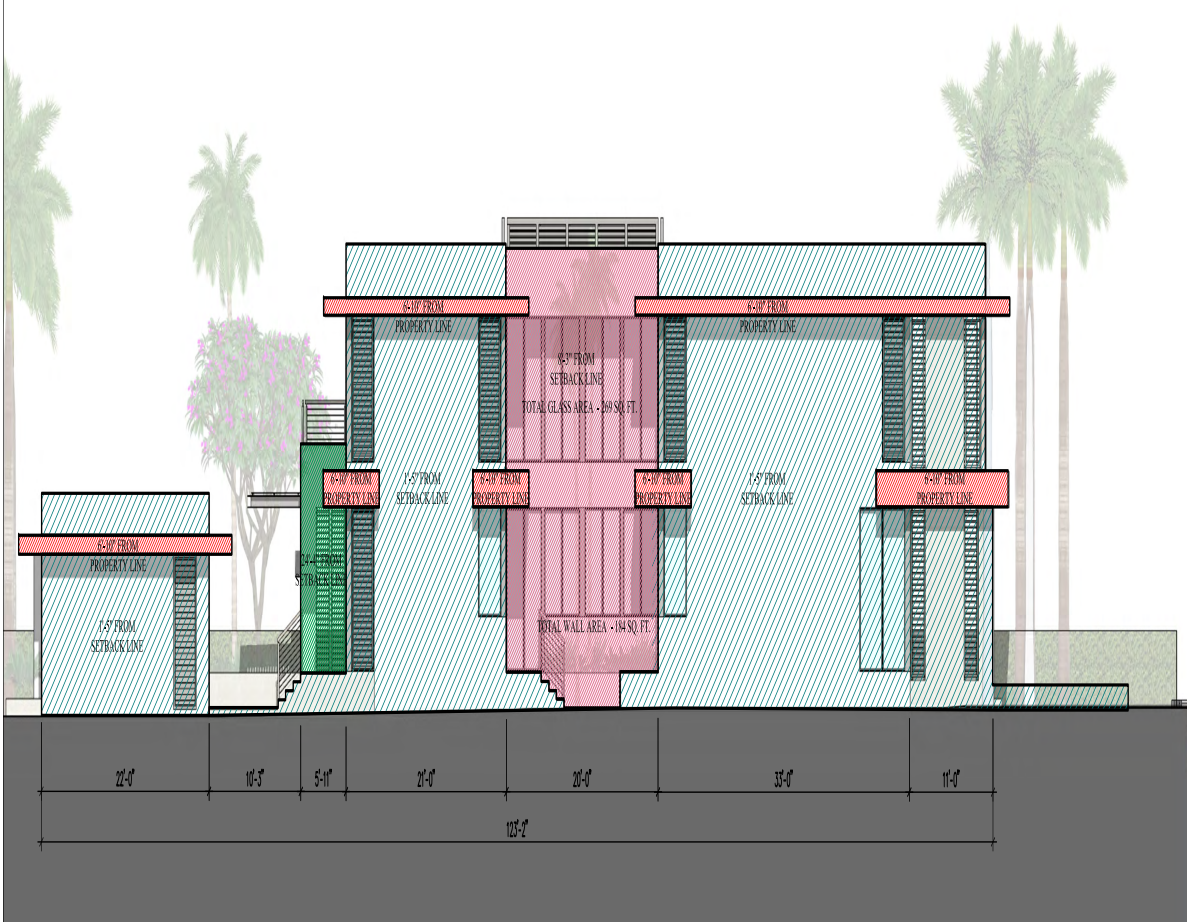
SHEET NO:
A1.1D

1 LOT 10 - MASSING DIAGRAM
 Digitally signed by
 lcoon@cmadsi.com
 1/16" = 1" Date: 2025.07.11
 13:25:12-04'00"

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MASSING DISTRIBUTION ALONG WEST ELEVATION

- VOLUME CLOSEST TO PROPERTY LINE (PLANTER - 6'-10" FROM PROPERTY LINE)
- VOLUME FARTHER FROM PROPERTY LINE (1'-5" FROM SETBACK LINE/8'-1" FROM PROPERTY LINE)
- VOLUME FARTHEST FROM PROPERTY LINE (8'-2" FROM SETBACK LINE/15'-9" FROM PROPERTY LINE)
- VOLUME FARTHEST FROM PROPERTY LINE (2'-4" FROM SETBACK LINE/31'-10" FROM PROPERTY LINE)



22'-0" 10'-5" 5'-11" 21'-0" 20'-0" 33'-0" 11'-0" 123'-0"

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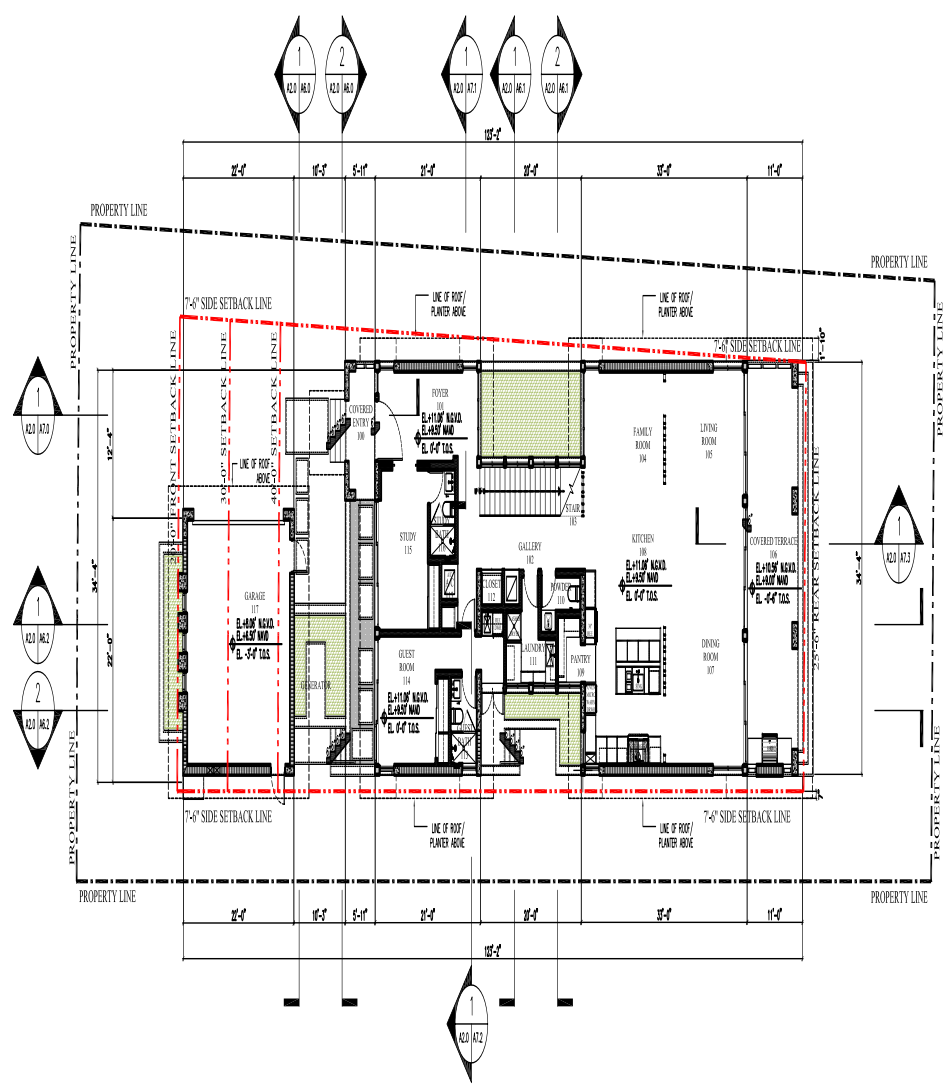
BAY DRIVE REALTY RESIDENCE
 101 Bay Drive, Miami Beach, FL 33141
TITLE: LOT 10 - MASSING DIAGRAM

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SHEET NO:
A1.1E

1 LOT 10 - WEST ELEVATION - MASSING
 Digital signed by
 lconn@cmaadsi.com
 Date: 2025.07.11
 13:25:13-04:00

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1 LOT 10 - FIRST FLOOR PLAN
 A2.0/A2.0 1/16" = 1'-0"

Digitally signed by
 iconn@cmadsi.com
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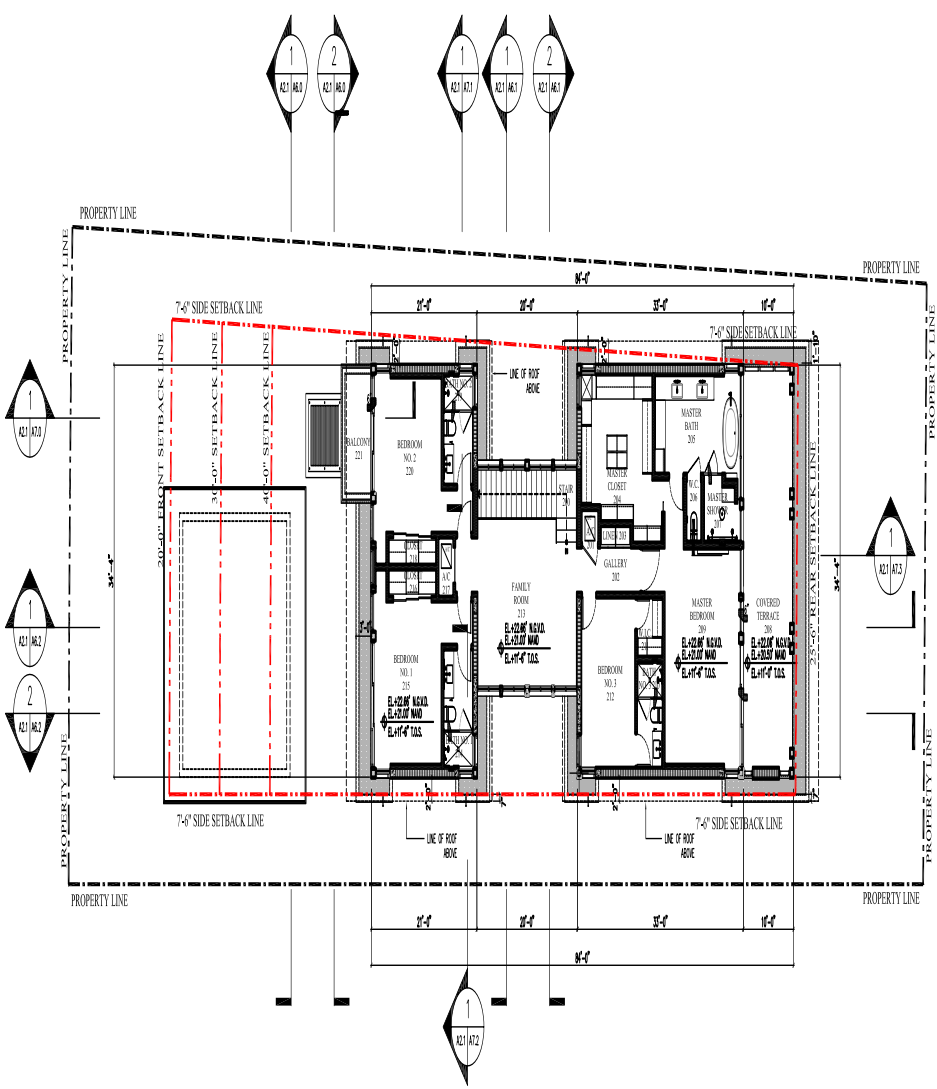
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BAY DRIVE REALTY RESIDENCE
 LOT 10
 MIAMI BEACH, FL 33141
TITLE: LOT 10 - FIRST FLOOR PLAN

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SHEET NO.:
A2.0

DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - SECOND FLOOR PLAN
 A2.1/A2.1 1/16" = 1'-0"

Digitally signed by
 iconn@cmadsi.com
 Date: 2025.07.11
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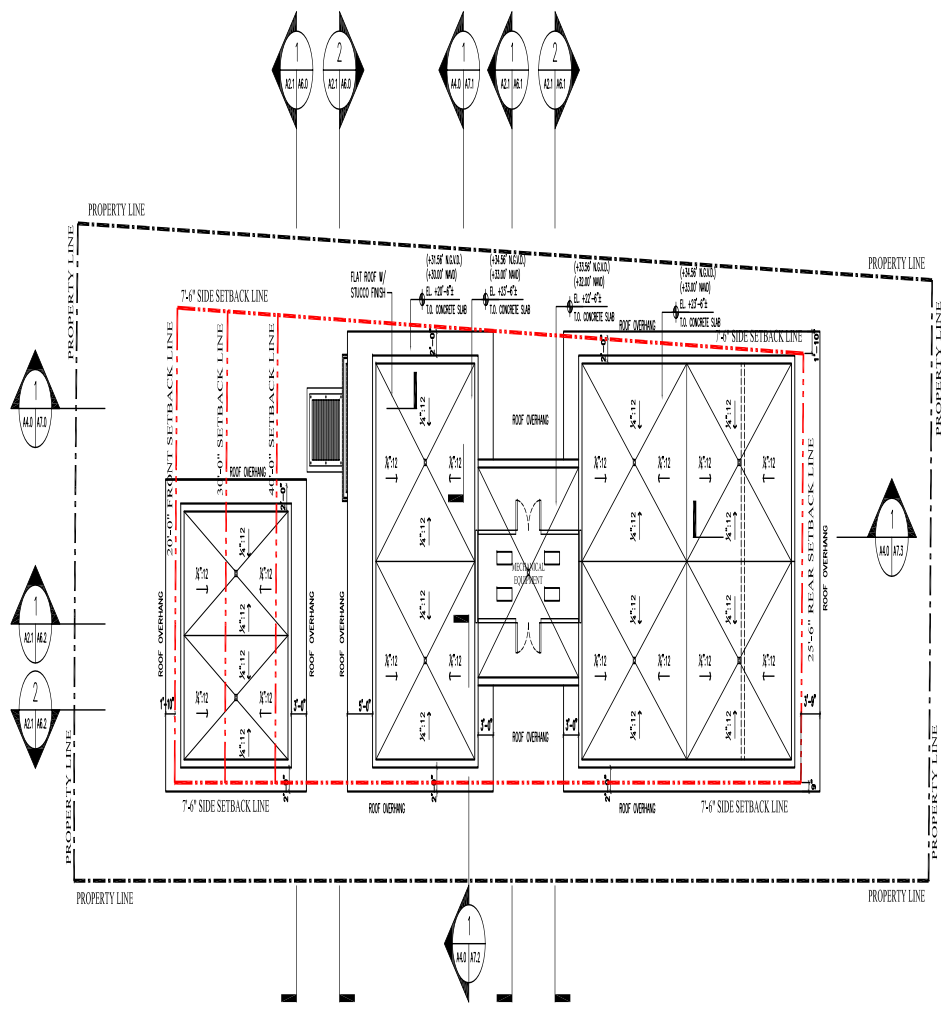
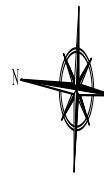
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SHEET NO.:
 A2.1

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1 LOT 10 - ROOF PLAN
 A4.0/A4.0 1/16" = 1'-0"

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 iconn@cmadsi.com
 Date: 2025.07.11
 13:25:17-0400'

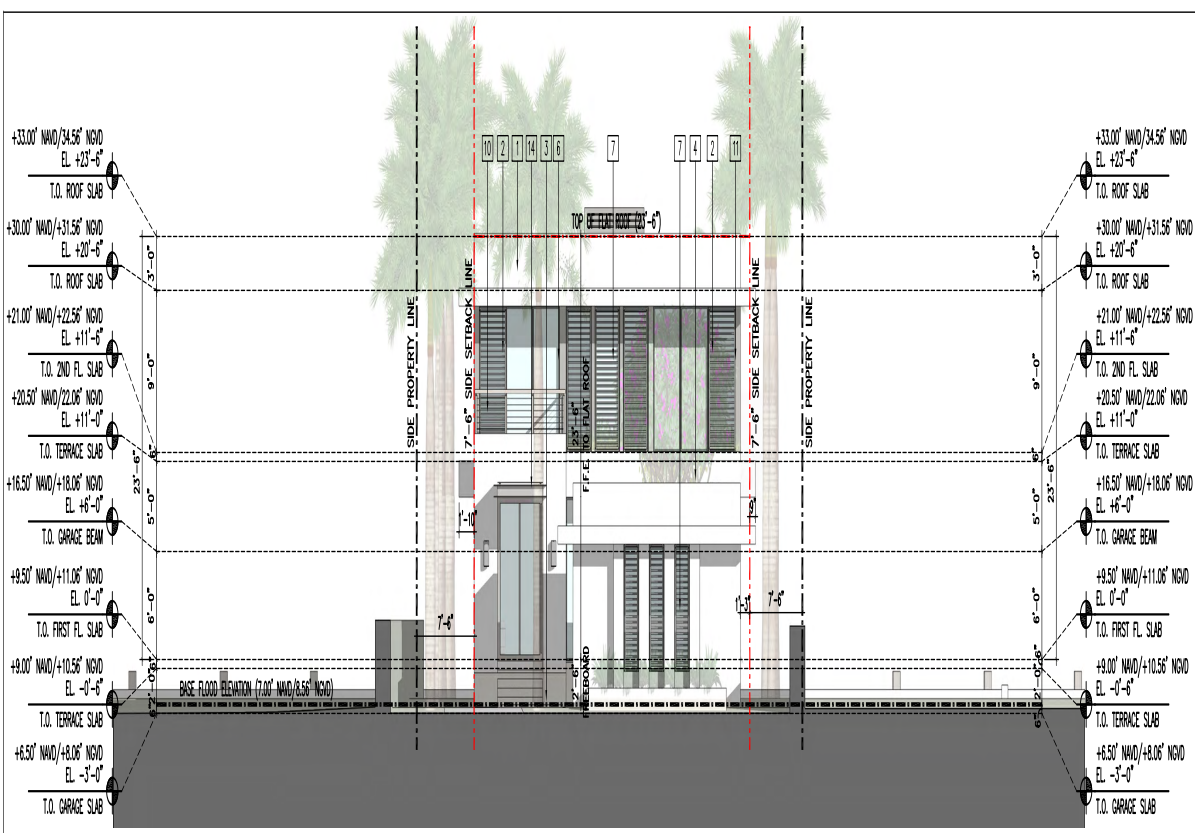
CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 1610 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: LOT 10 - ROOF PLAN

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29959
 AA2600730

SHEET NO:
A4.0

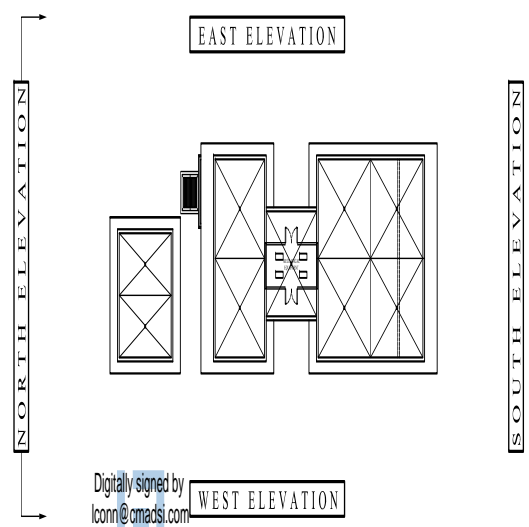
DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - NORTH ELEVATION
 1/8" = 1'-0"



- | | |
|---|--|
| 1 SMOOTH STUCCO FINISH, CALCEM LINE-BASED PAINT | 8 ALUMINUM DOOR, DARK BRONZE FINISH
CLEAR IMPACT GLAZING |
| 2 ALUMINUM BRISE-SOLEL SYSTEM,
DARK BRONZE ANODIZED ALUMINUM | 9 ALUMINUM DOOR, DARK BRONZE FINISH |
| 3 CORALINA PALLADIUM STONE BRUSHED FINISH | 10 DARK BRONZE ANODIZED ALUMINUM RAILING W/
STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH | 11 STEEL COLUMN W/ DARK BRONZE FINISH |
| 5 ALUMINUM SCREEN,
DARK BRONZE ANODIZED ALUMINUM | 12 CONCRETE COLUMN W/ STONE FINISH |
| 6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE
ANODIZED FINISH, CLEAR IMPACT GLAZING | 13 STEEL COLUMN W/ CUMARU FINISH |
| 7 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH,
CLEAR IMPACT GLAZING | 14 ENTRY CANOPY - DARK BRONZE ALUMINUM |
| | 15 ALUMINUM GARAGE DOOR WITH
CUMARU TAG CLADDING |
| | 16 DARK BRONZE ANODIZED ALUMINUM
FINISH VEHICULAR SWING GATE & FENCE |



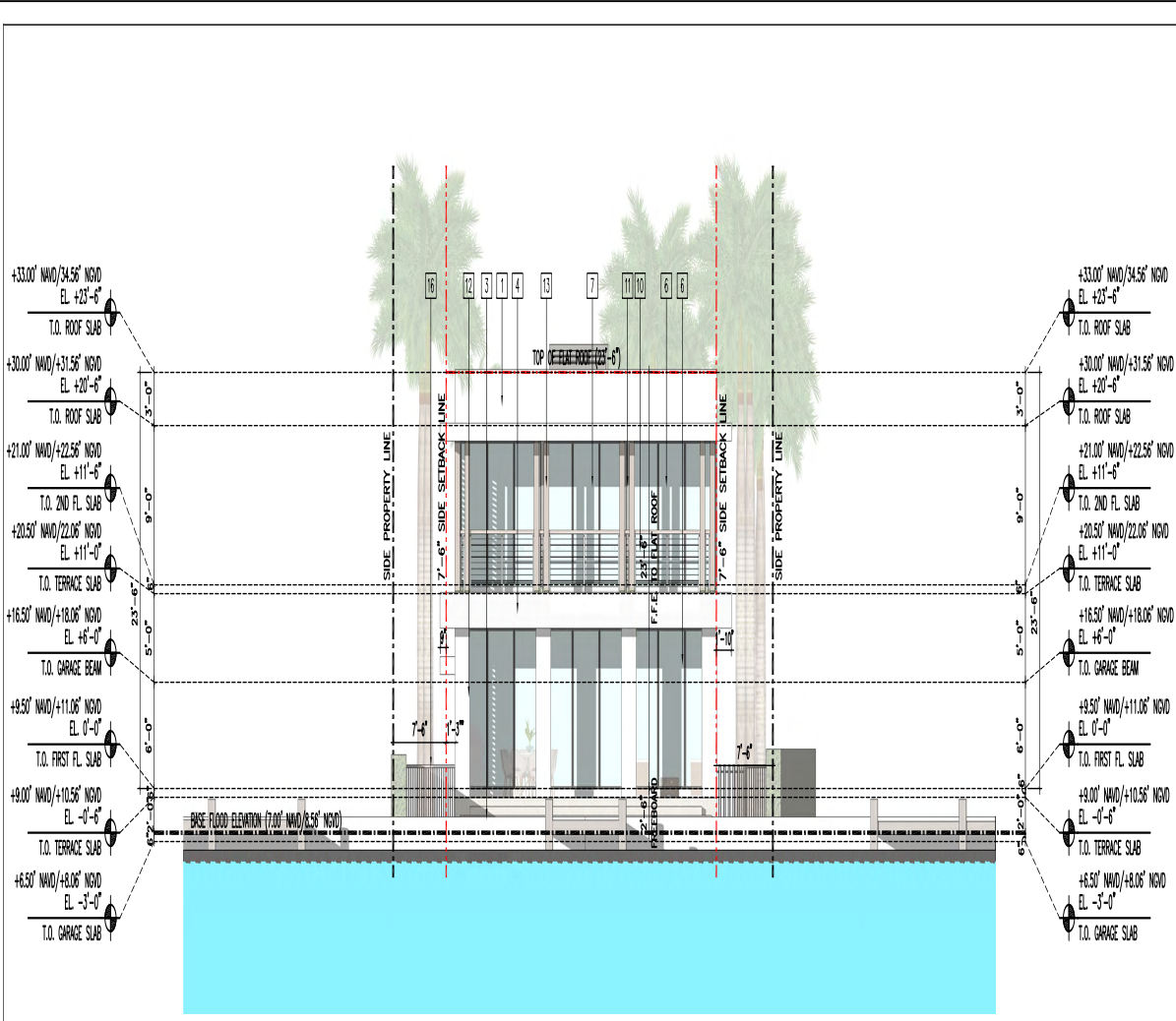
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BAY DRIVE REALTY RESIDENCE
 10 Bay Drive
 Miami Beach, FL 33141
TITLE: LOT 10 - NORTH ELEVATION

SEAL
 07.11.25
 Lysse Christine Coon
 FL Architect
 AR99959
 AA26000730

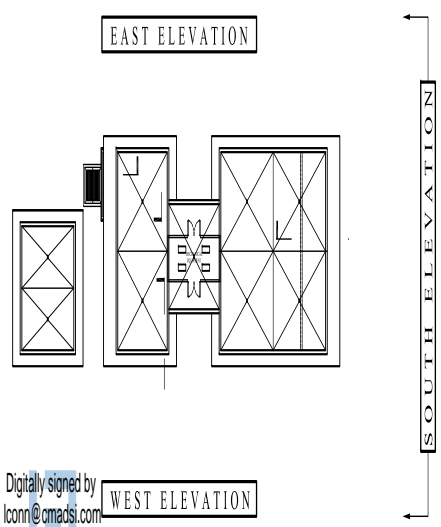
SHEET NO:
A5.0



1 LOT 10 - SOUTH ELEVATION
 A1.0/A5.1 3/32" = 1'-0"

- | | |
|---|--|
| 1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT | 8 ALUMINUM DOOR, DARK BRONZE FINISH
CLEAR IMPACT GLAZING |
| 2 ALUMINUM BRISE-SOLEL SYSTEM,
DARK BRONZE ANODIZED ALUMINUM | 9 ALUMINUM DOOR, DARK BRONZE FINISH |
| 3 CORNINA PALLADIUM STONE BRUSHED FINISH | 10 DARK BRONZE ANODIZED ALUMINUM RAILING W/
STAINLESS STEEL POST-TENSIONED WIRE, TIP. |
| 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH | 11 STEEL COLUMN W/ DARK BRONZE FINISH |
| 5 ALUMINUM SCREEN,
DARK BRONZE ANODIZED ALUMINUM | 12 CONCRETE COLUMN W/ STONE FINISH |
| 6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE
ANODIZED FINISH, CLEAR IMPACT GLAZING | 13 STEEL COLUMN W/ CUMARU FINISH |
| 7 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH,
CLEAR IMPACT GLAZING | 14 ENTRY CANOPY- DARK BRONZE ALUMINUM |
| | 15 ALUMINUM GARAGE DOOR WITH
CUMARU TAG CLADDING |
| | 16 DARK BRONZE ANODIZED ALUMINUM
FINISH VEHICULAR SWING GATE & FENCE |

NORTH ELEVATION



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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
 101 Bay Drive, Suite 101
 Miami Beach, FL 33141
TITLE: LOT 10 - SOUTH ELEVATION

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR99959
 AA2600730

SHEET NO:
A5.1

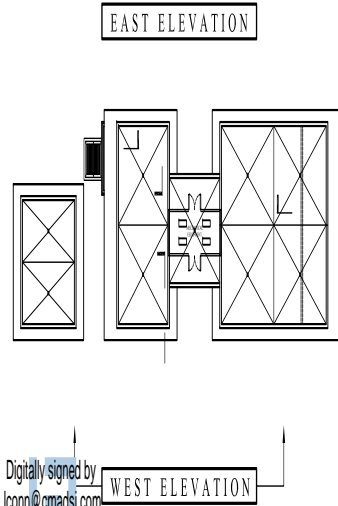
DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - WEST ELEVATION (PARTIAL)
 ALO/ASZ 3/31' = 1'-0"

- | | |
|---|--|
| 1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT | 8 ALUMINUM DOOR, DARK BRONZE FINISH
CLEAR IMPACT GLAZING |
| 2 ALUMINUM BRISE-SOLEIL SYSTEM,
DARK BRONZE ANODIZED ALUMINUM | 9 ALUMINUM DOOR, DARK BRONZE FINISH |
| 3 CORALUM PALLADIUM STONE BRUSHED FINISH | 10 DARK BRONZE ANODIZED ALUMINUM RAILING W/
STAINLESS STEEL POST-TENSIONED WIRE, TYP. |
| 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH | 11 STEEL COLUMN W/ DARK BRONZE FINISH |
| 5 ALUMINUM SCREEN,
DARK BRONZE ANODIZED ALUMINUM | 12 CONCRETE COLUMN W/ STONE FINISH |
| 6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE
ANODIZED FINISH, CLEAR IMPACT GLAZING | 13 STEEL COLUMN W/ CUMARU FINISH |
| 7 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH,
CLEAR IMPACT GLAZING | 14 ENTRY CANOPY- DARK BRONZE ALUMINUM |
| | 15 ALUMINUM GARAGE DOOR WITH
CUMARU TAG CLADDING |
| | 16 DARK BRONZE ANODIZED ALUMINUM
FINISH VEHICULAR SWING GATE & FENCE |

NORTH ELEVATION



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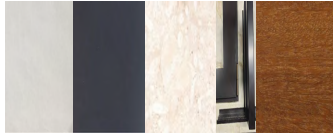
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 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 1610 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: LOT 10 - WEST ELEVATION

SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29959
 AA2600730

SHEET NO:
A5.2

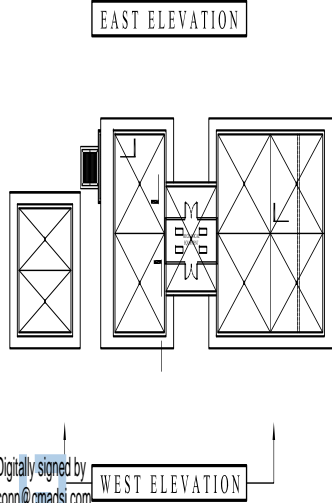
DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - WEST ELEVATION (PARTIAL)
A1.0/A5.2A 3/32" = 1'-0"

- 1 SMOOTH STUCCO FINISH, CALCEIN LIME-BASED PAINT
- 2 ALUMINUM BRISE-SOLEIL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 3 CORIUM PALLADIUM STONE BRUSHED FINISH
- 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH
- 5 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM
- 6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING
- 7 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 8 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 9 ALUMINUM DOOR, DARK BRONZE FINISH
- 10 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TOP
- 11 STEEL COLUMN W/ DARK BRONZE FINISH
- 12 CONCRETE COLUMN W/ STONE FINISH
- 13 STEEL COLUMN W/ CUMARU FINISH
- 14 ENTRY CANOPY - DARK BRONZE ALUMINUM
- 15 ALUMINUM GARAGE DOOR WITH CUMARU TAG CLADDING
- 16 DARK BRONZE ANODIZED ALUMINUM FINISH VEHICULAR SWING GATE & FENCE

NORTH ELEVATION



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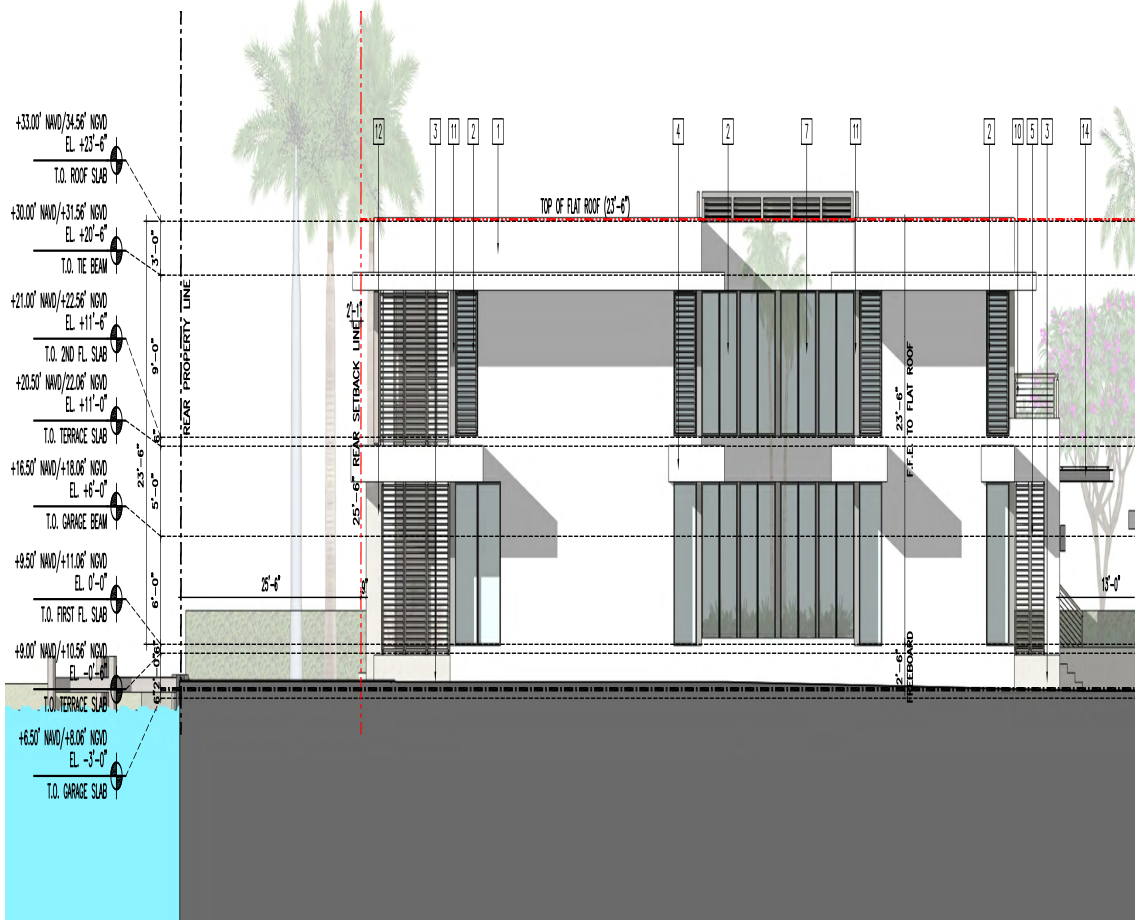
CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
101 Bay Drive, Suite 101
Miami Beach, FL 33141
TITLE: LOT 10 - WEST ELEVATION

SEAL
07.11.25
Lysae Christine Conn
FL Architect
AK99959
AA26000730

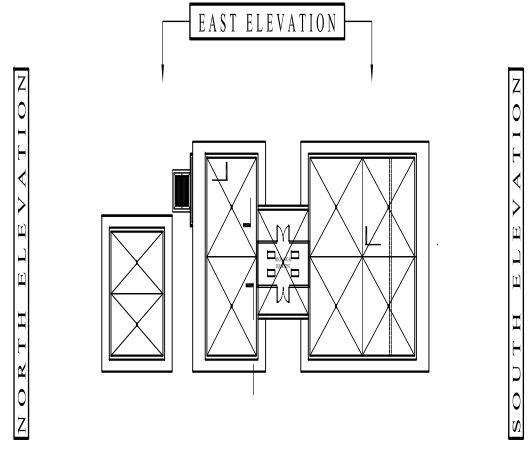
SHEET NO:
A5.2A

DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - EAST ELEVATION (PARTIAL)
 ALO#6.3 3/32" = 1'-0"

- 1 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 2 ALUMINUM BRISE-SOLEL SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 3 CORALINA PALLADIUM STONE BRUSHED FINISH
- 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH
- 5 ALUMINUM SCREEN, DARK BRONZE ANODIZED ALUMINUM
- 6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, CLEAR IMPACT GLAZING
- 7 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 8 ALUMINUM DOOR, DARK BRONZE FINISH, CLEAR IMPACT GLAZING
- 9 ALUMINUM DOOR, DARK BRONZE FINISH
- 10 DARK BRONZE ANODIZED ALUMINUM RAILING W/ STAINLESS STEEL POST-TENSIONED WIRE, TYP.
- 11 STEEL COLUMN W/ DARK BRONZE FINISH
- 12 CONCRETE COLUMN W/ STONE FINISH
- 13 STEEL COLUMN W/ CAMARU FINISH
- 14 ENTRY CANOPY - DARK BRONZE ALUMINUM
- 15 ALUMINUM GARAGE DOOR WITH CAMARU TAG CLADDING
- 16 DARK BRONZE ANODIZED ALUMINUM FINISH VEHICULAR SWING GATE & FENCE



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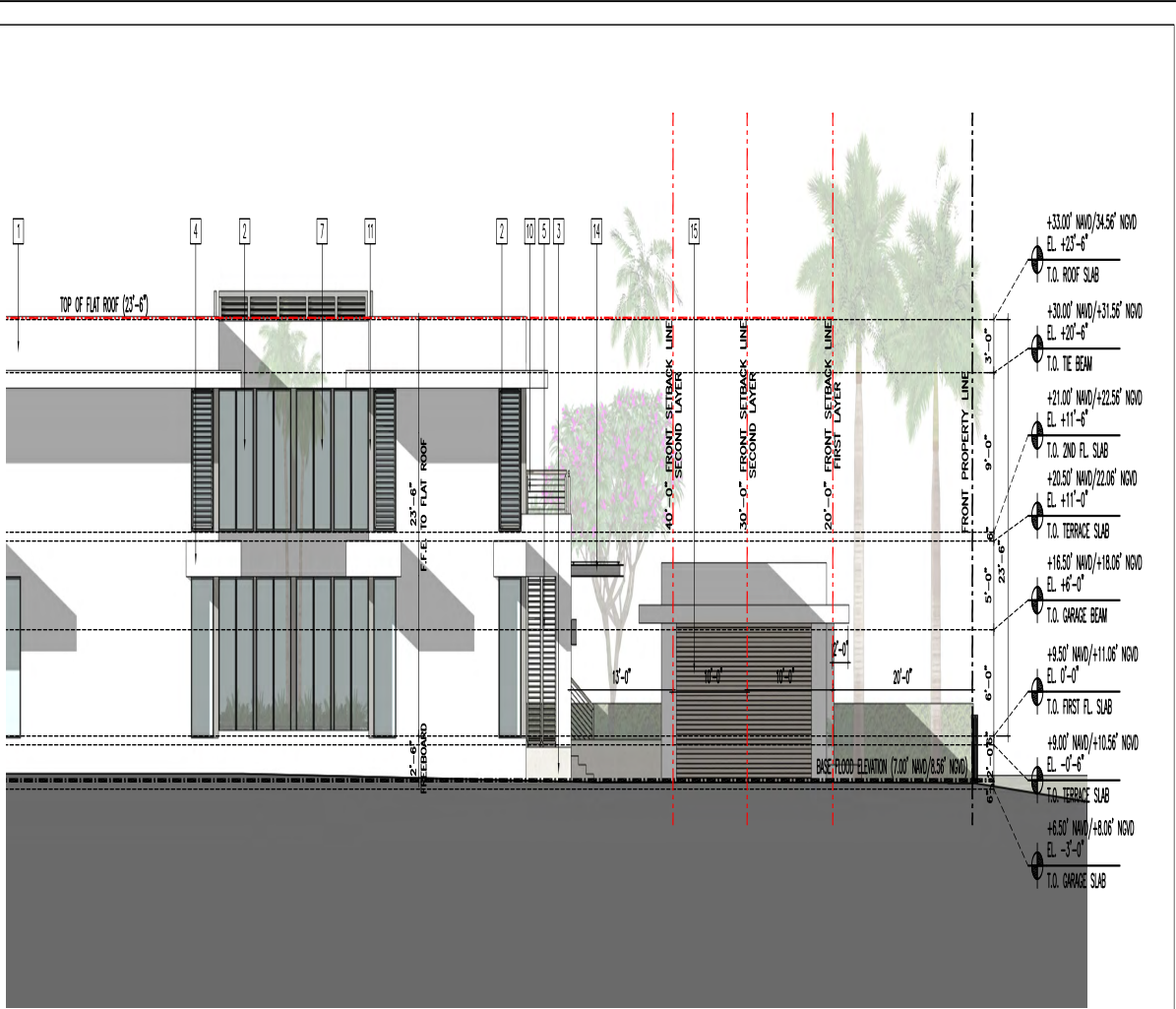
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 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 10 Bay Drive
 Miami Beach, FL 33141
TITLE: LOT 10 - EAST ELEVATION

SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR99659
 AA2600730

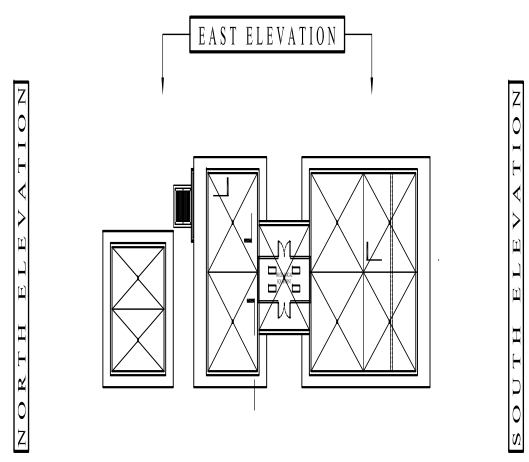
SHEET NO.:
A5.3

DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - EAST ELEVATION (PARTIAL)
A1.0/A5.3A 3/32" = 1'-0"

- | | |
|---|--|
| 1 SMOOTH STUCCO FINISH, CALCEEN LINE-BASED PAINT | 8 ALUMINUM DOOR, DARK BRONZE FINISH
CLEAR IMPACT GLAZING |
| 2 ALUMINUM BRISE-SOLEL SYSTEM,
DARK BRONZE ANODIZED ALUMINUM | 9 ALUMINUM DOOR, DARK BRONZE FINISH |
| 3 CORALINA PALLADIUM STONE BRUSHED FINISH | 10 DARK BRONZE ANODIZED ALUMINUM RAILING W/
STAINLESS STEEL POST-TENSIONED WIRE, TOP. |
| 4 CONCRETE EYEBROW, SMOOTH STUCCO FINISH | 11 STEEL COLUMN W/ DARK BRONZE FINISH |
| 5 ALUMINUM SCREEN,
DARK BRONZE ANODIZED ALUMINUM | 12 CONCRETE COLUMN W/ STONE FINISH |
| 6 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE
ANODIZED FINISH, CLEAR IMPACT GLAZING | 13 STEEL COLUMN W/ CUMARU FINISH |
| 7 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH,
CLEAR IMPACT GLAZING | 14 ENTRY CANOPY- DARK BRONZE ALUMINUM |
| | 15 ALUMINUM GARAGE DOOR WITH
CUMARU TAG CLADDING |
| | 16 DARK BRONZE ANODIZED ALUMINUM
FINISH VEHICULAR SWING GATE & FENCE |



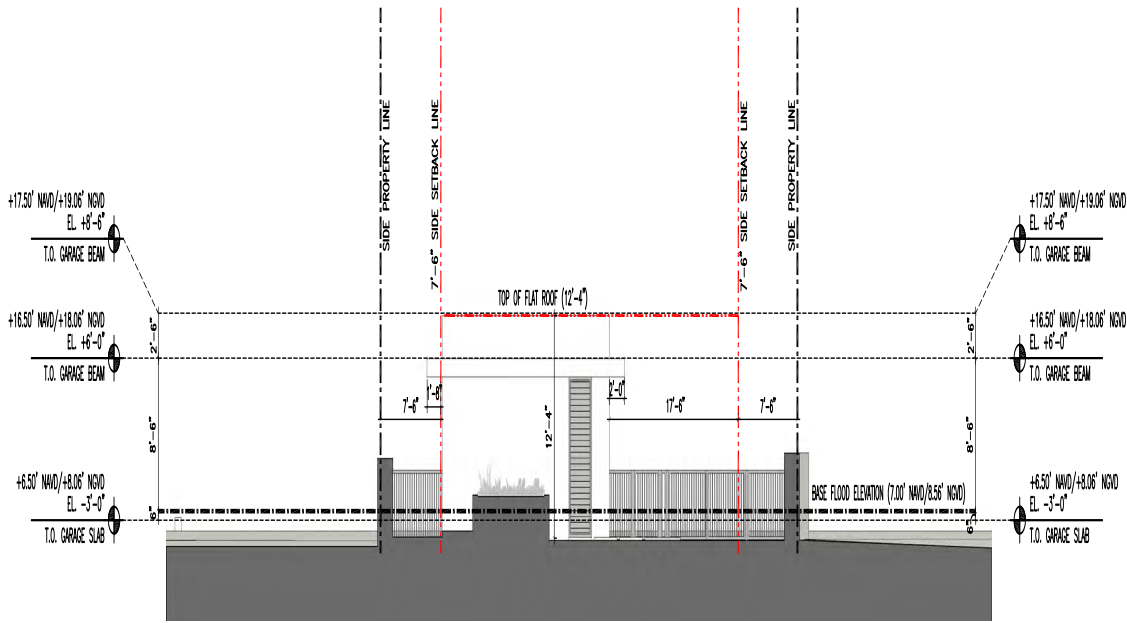
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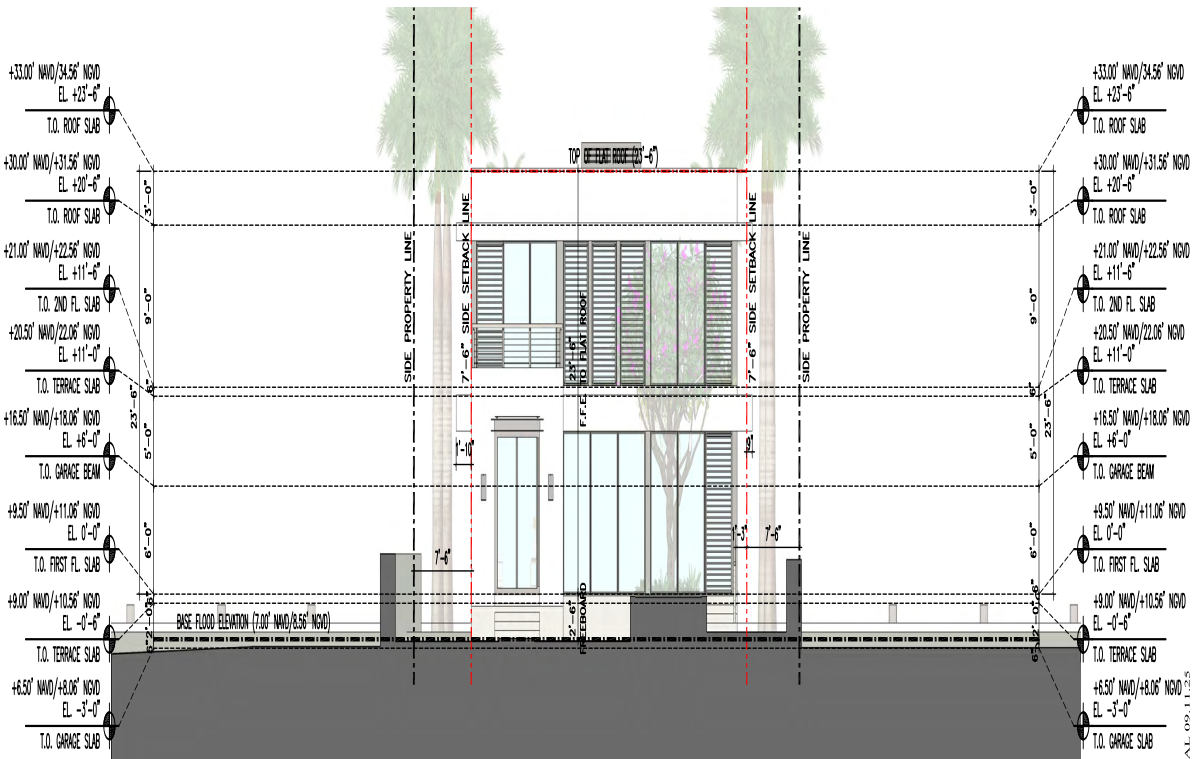
BAY DRIVE REALTY RESIDENCE
101 Bay Drive, Suite 101
Miami Beach, FL 33141
TITLE: LOT 10 - EAST ELEVATION

SEAL
07.11.25
Lysae Christine Conn
FL Architect
AK99659
AA26000730

SHEET NO:
A5.3A



1 LOT 10 - NORTH BUILDING SECTION
 1/0/16/0 3/32" = 1'-0"



2 LOT 10 - SOUTH BUILDING SECTION
 1/0/16/0 Digitally signed by
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 13:25:23-04:00

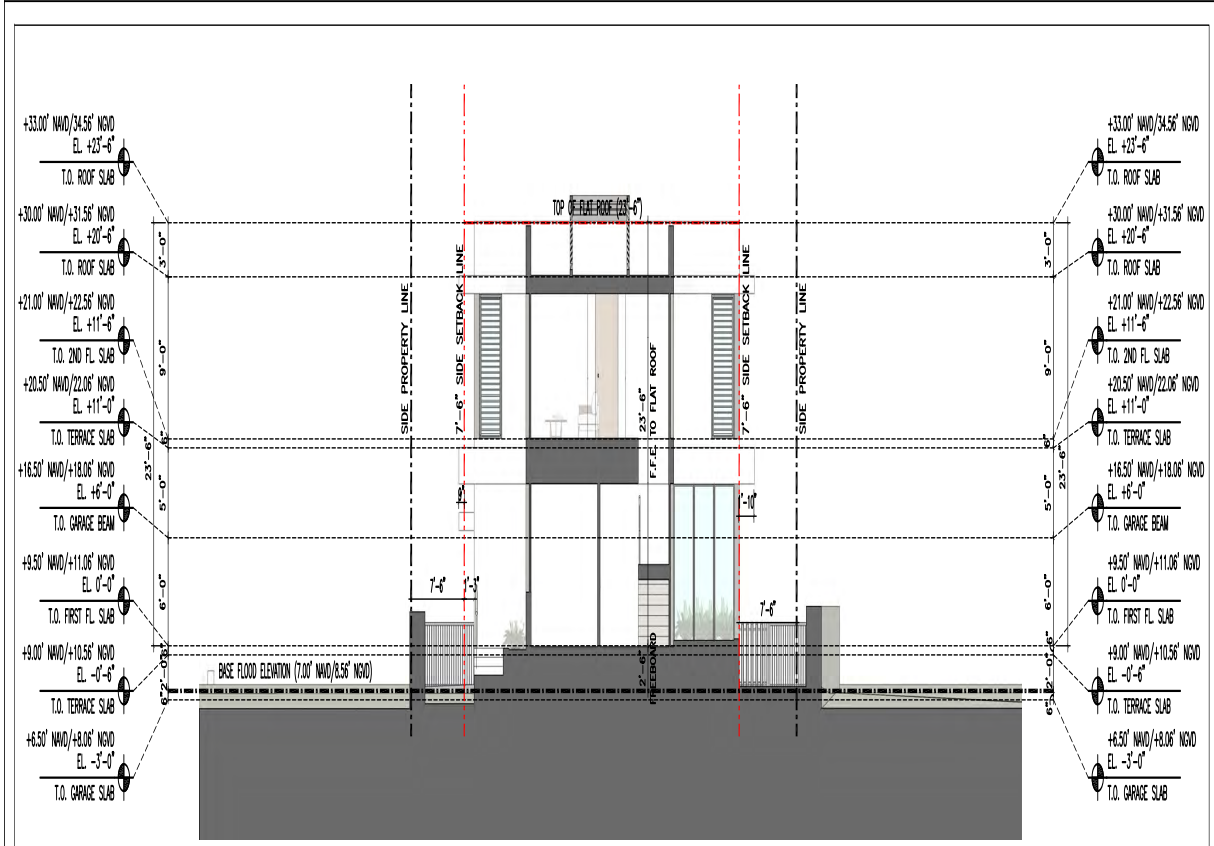
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 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 1611 BAY DRIVE (1611)
 MIAMI BEACH, FL 33141
TITLE: LOT 10 — BUILDING SECTIONS

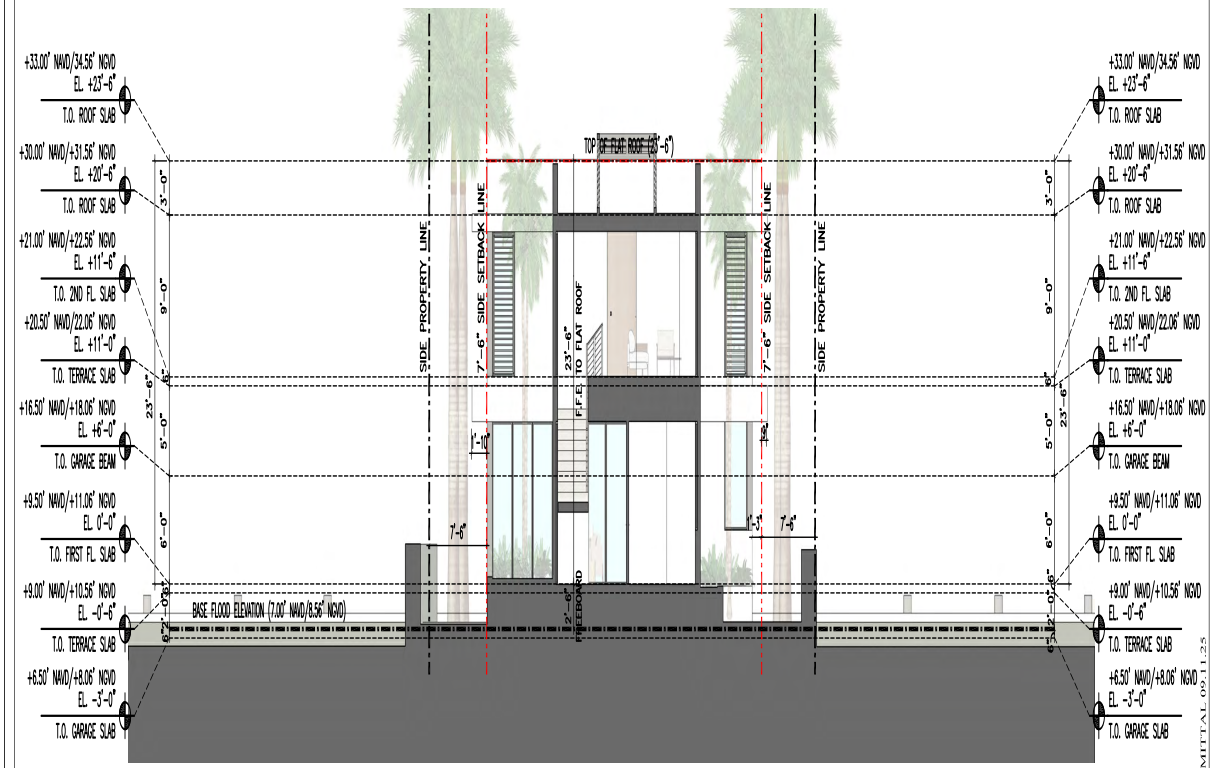
SEAL
 07.11.25
 Lyssie Christine Coon
 FL Architect
 AR29959
 AA2600730

SHEET NO:
A6.0

DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - NORTH BUILDING SECTION
 A1.0/A6.1 3/32" = 1'-0"



2 LOT 10 - SOUTH BUILDING SECTION
 A1.0/A6.1
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 lcomp@cmadcsi.com
 Date: 2025.07.11
 13:25:24-0400

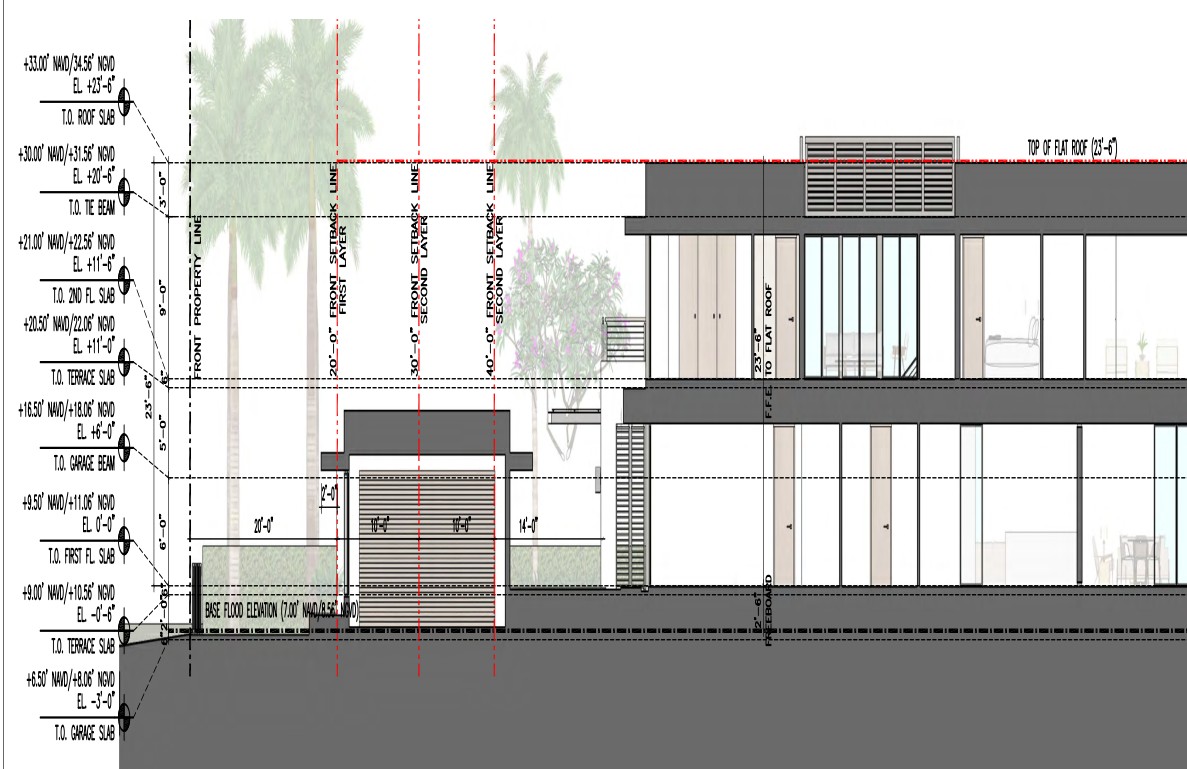
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 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 1615 BAY DRIVE
 MIAMI BEACH, FL 33141
TITLE: LOT 10 — BUILDING SECTIONS

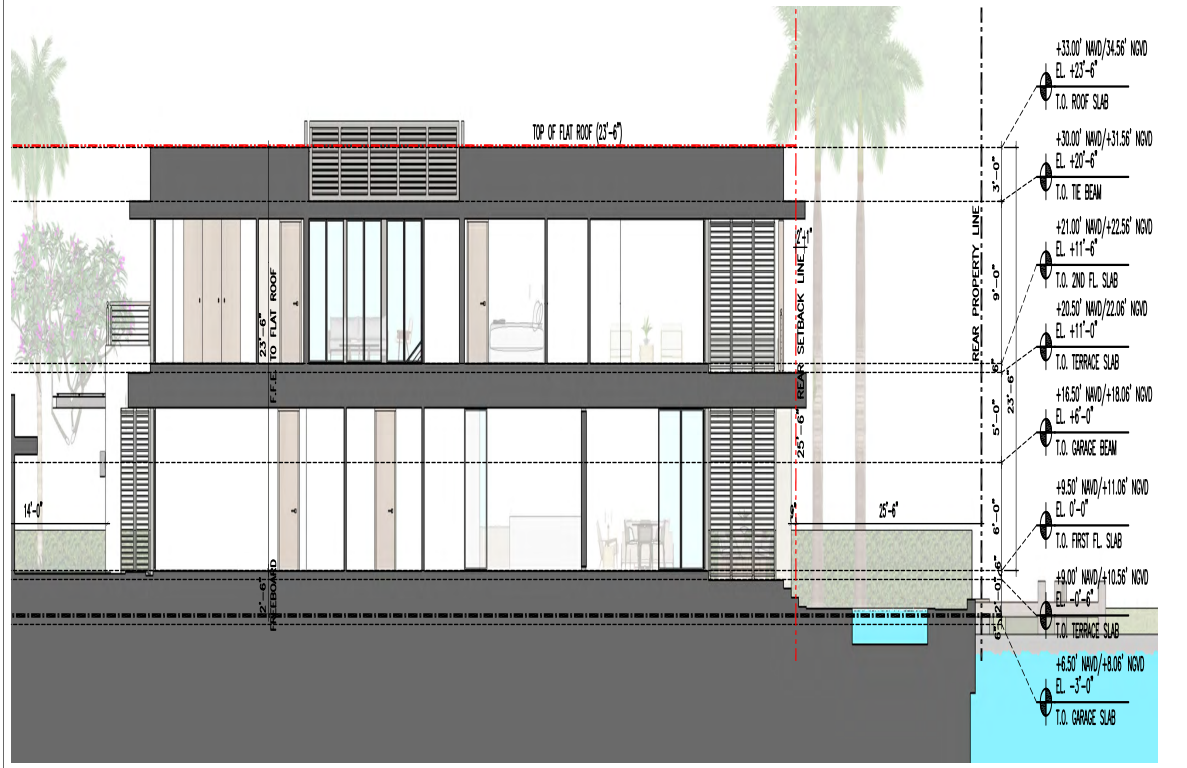
SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29959
 A.A.2600730

SHEET NO.:
A6.1

DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - EAST BUILDING SECTION
 A1.0/A6.2 3/24" = 1'-0"



2 LOT 10 - EAST BUILDING SECTION
 A1.0/A6.2
 ICS designed by
 lcomp@cmadsi.com
 Date: 2025.07.11
 13:25:25-0400

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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
 1610 Bay Drive
 Miami Beach, FL 33141
TITLE: LOT 10 — BUILDING SECTIONS

SEAL
 07.11.25
 Lyssa Christine Coon
 FL Architect
 AR29959
 A.A.2600730

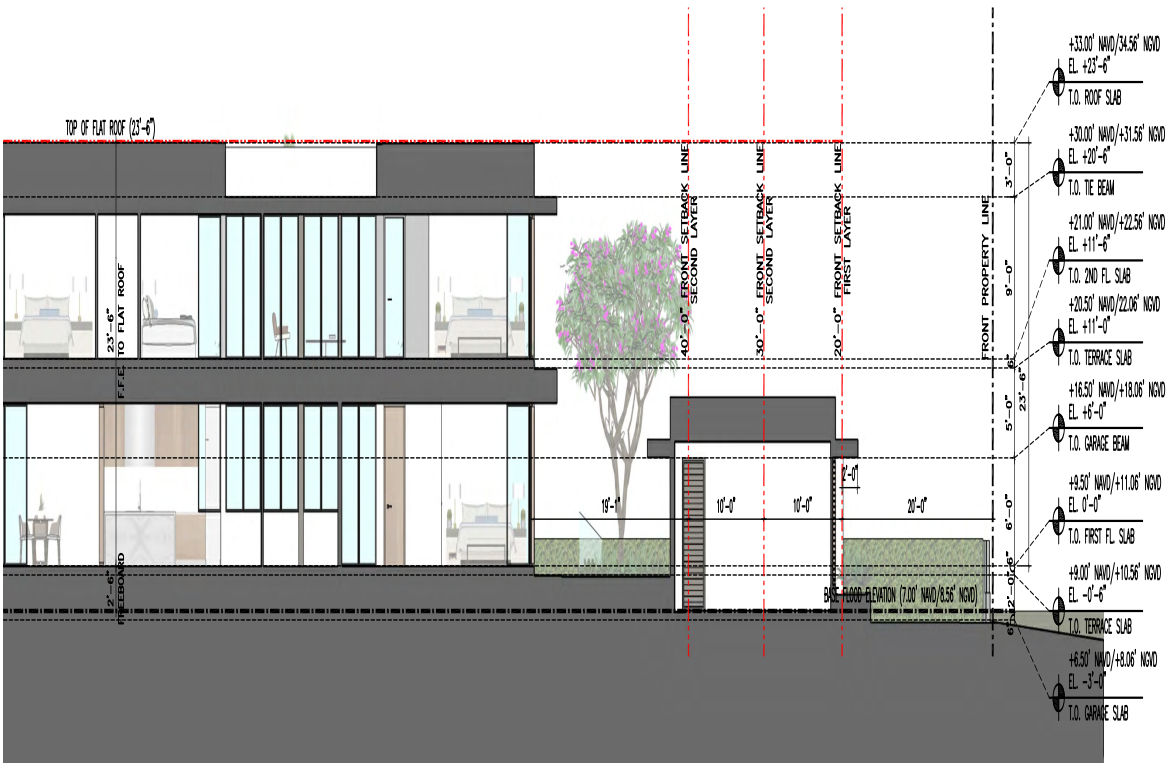
SHEET NO.:
A6.2

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1 LOT 10 - WEST BUILDING SECTION
 A1.0/A6.3 3/22' = 1'-0"



2 LOT 10 - WEST BUILDING SECTION
 A1.0/A6.3
 Digitally signed by
 lcc@cmadsi.com
 Date: 2025.07.11
 13:25:26-0400'

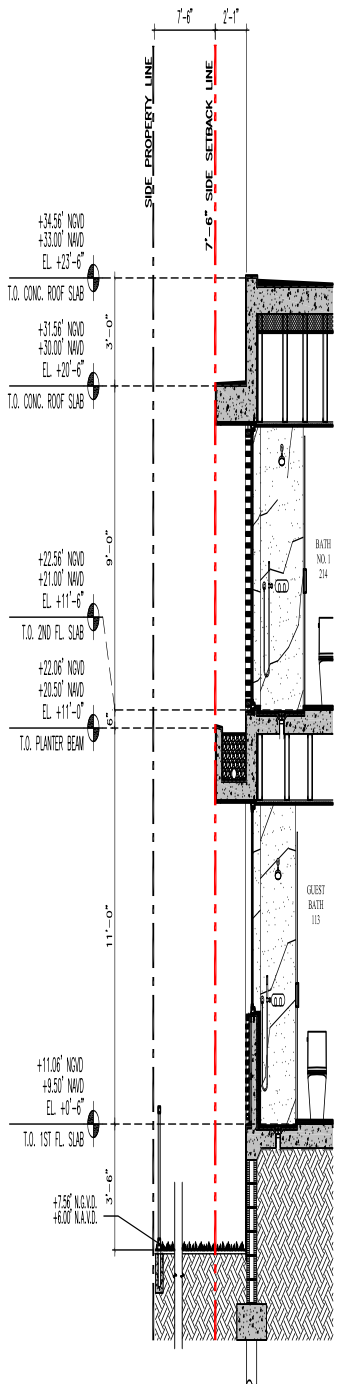
CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
 101 Bay Drive, Suite 101
 Miami Beach, FL 33141
TITLE: LOT 10 - BUILDING SECTIONS

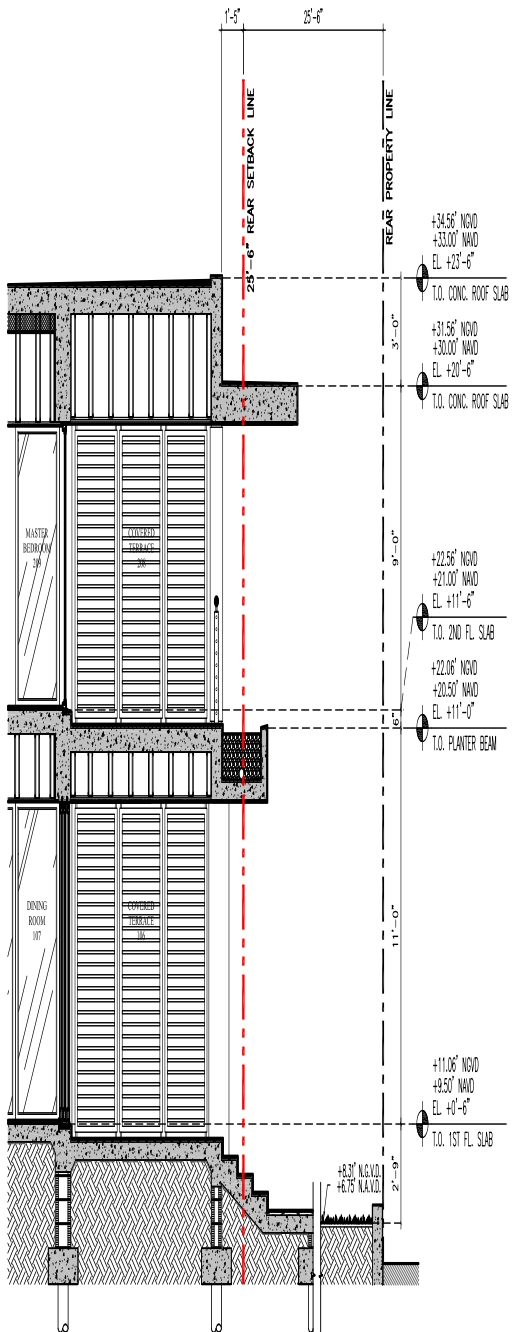
SEAL
 07.11.25
 Lyssae Christine Coon
 FL Architect
 AR29959
 AA2600730

SHEET NO:
A6.3

DRB FINAL SUBMITTAL 09.11.25



1 LOT 10 - SIDE YARD SECTION
 A2.0(A7.1)
 A2.11
 A4.0 3/16" = 1'-0"



2 LOT 10 - REAR YARD SECTION
 A2.0(A7.1)
 A2.11
 A4.0 3/16" = 1'-0"
 Digitally signed by
 iconn@cmadsi.com
 Date: 2025.07.11
 13:25:29-0400'

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
 LOT 10
 Miami Beach, FL 33141
TITLE: LOT 10 - YARD SECTIONS

SEAL
 07.11.25
 Lyssa Christine Conn
 FL Architect
 AR29959
 A.A.26000730

SHEET NO.:
A7.1

DRB FINAL SUBMITTAL 09.11.25