

5840 North Bay Road Residence

5840 N. BAY ROAD
MIAMI BEACH , FL 33140

Design Review Board
Pre-Application Meeting
02.06.20

FIRST SUBMISSION:
02.17.20

FINAL SUBMISSION:
03.09.20

REQUESTS-

- 1) Design review for a new single family home
- 2) Waiver of section 141-105(b)(4)(c) to permit 93% of second floor volume where 70% is permitted
- 3) Waiver of section 142-106(2)(d) to allow the two-story side elevation along the interior side yard in excess of 60' without an 8' break in the architecture
- 4) Variance from section 142-105 allowing 35.5% lot coverage where a maximum of 30% is permitted

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIORS

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T>305.448.4200 F>305.448.4215



1 RENDERING
R1.0 | R1.0

N.T.S.

DRB SET 03.09.20

CMA Design Studio, Inc.

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

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: RENDERINGS

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R1.0



1 RENDERING
R2.0 | R2.0

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SHEET NO.:

R2.0



1

RENDERING

R3.0 | R3.0

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SHEET NO.:

R3.0



1
R4.0 | R4.0

RENDERING

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SHEET NO.:

R4.0



1

RENDERING

R5.0 | R5.0

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SHEET NO.:

R5.0



1 RENDERING
R6.0 | R6.0 N.T.S.

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SHEET NO.:

R6.0



1 RENDERING
R7.0 | R7.0 N.T.S.

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SHEET NO.:

R7.0



1

RENDERING

R8.0 | R8.0

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SHEET NO.:

R8.0



1

RENDERING

R9.0 | R9.0

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SHEET NO.:

R9.0



1 RENDERING
R10.0 | R10.0 N.T.S.

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SHEET NO.:

R10.0



1 RENDERING
R11.0 | R11.0 N.T.S.

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SHEET NO.:

R11.0

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1 PERSPECTIVE IN CONTEXT
R12.0 R12.0 N.T.S.

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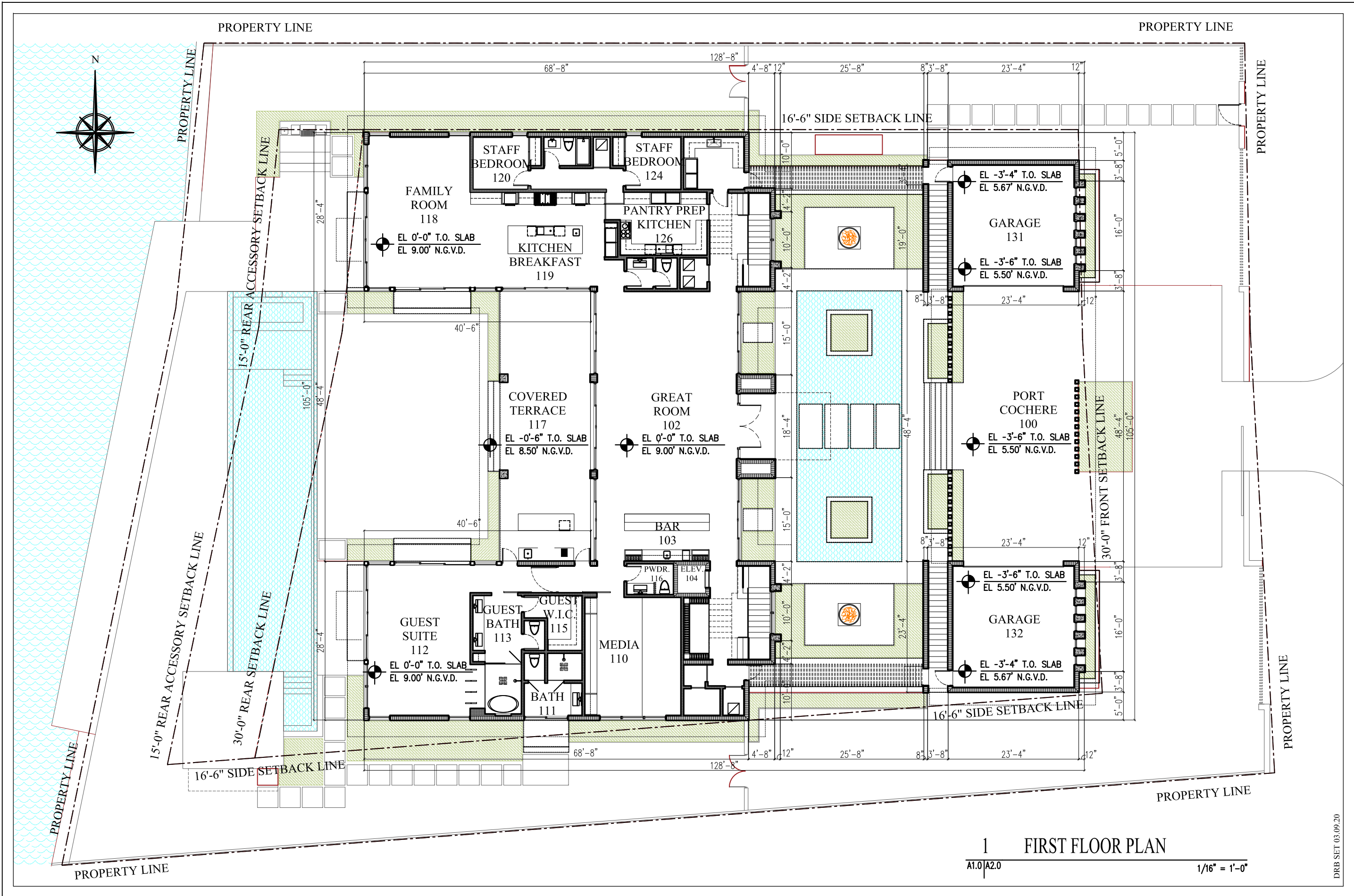
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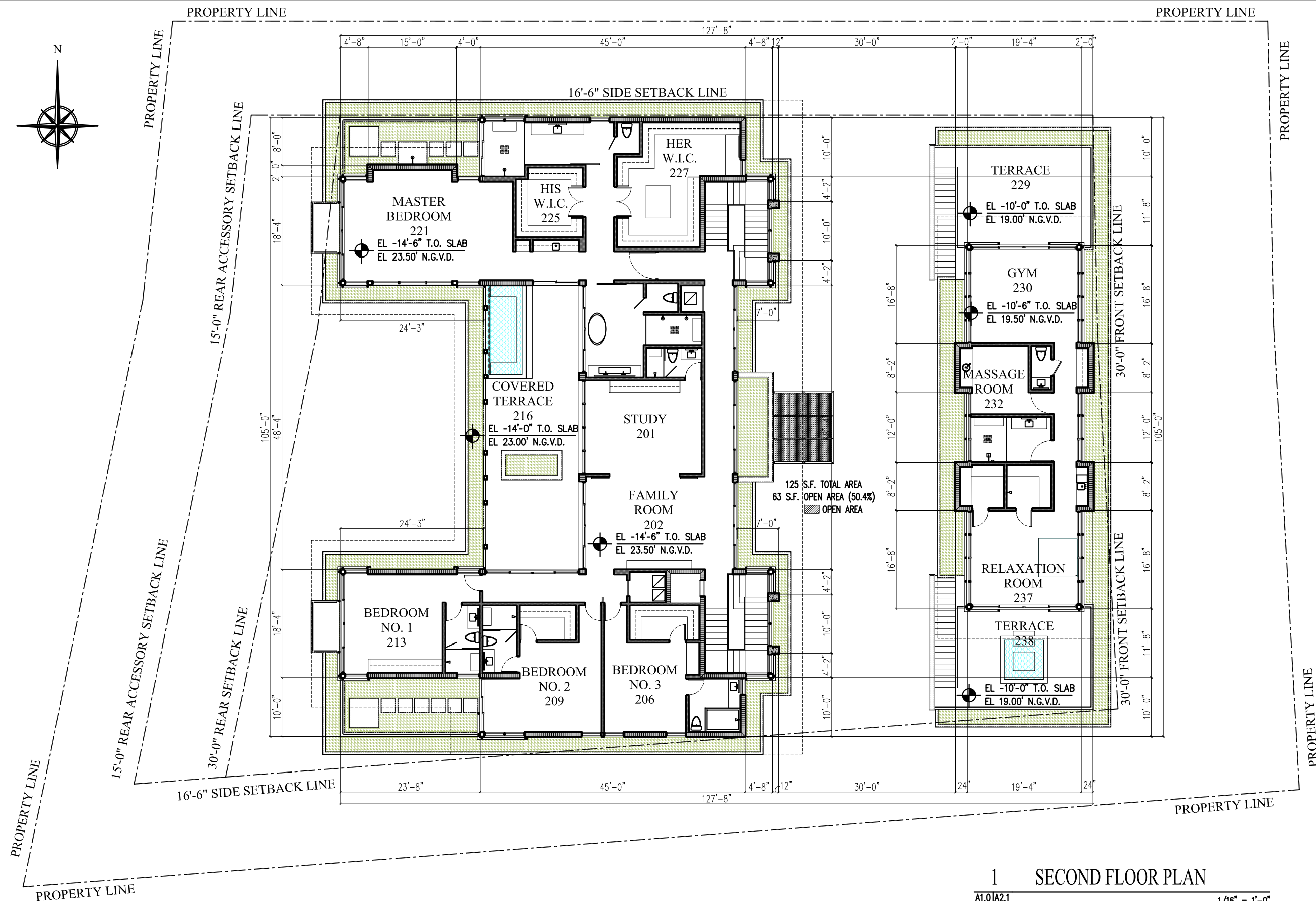
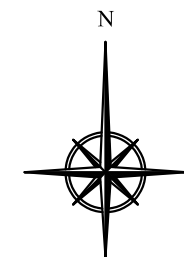
SEAL

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SHEET NO.:

R12.0





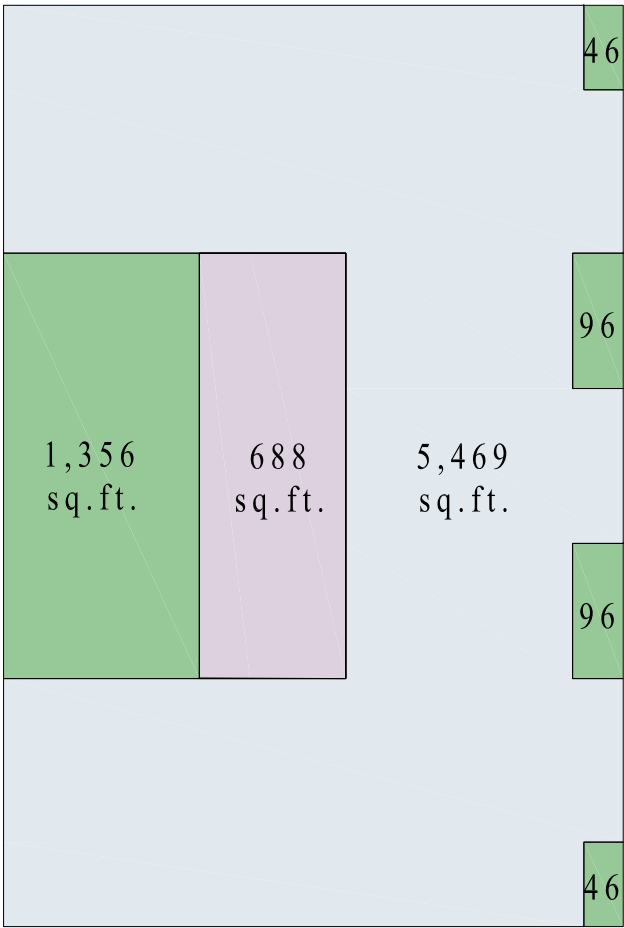
1 SECOND FLOOR PLAN
A1.0/A2.1 1/16" = 1'-0"

LOT COVERAGE

TOTAL LOT AREA	27,636 SF
2% OF LOT AREA	552.7 SF
FIRST FLOOR A/C AREA	5,469 SF
SECOND FLOOR A/C AREA ABOVE	1,260 SF
GARAGE NON A/C AREA	868 SF
AREAS ENCLOSED ON 3 SIDES	2,236 SF
(1,640 GREEN SPACE)	

TOTAL: 9,833 SF

LOT COVERAGE	PERMITTED	PROVIDED
PERMITTED (30%):	8,290.8 SF	9,833 SF
		(35.5%)



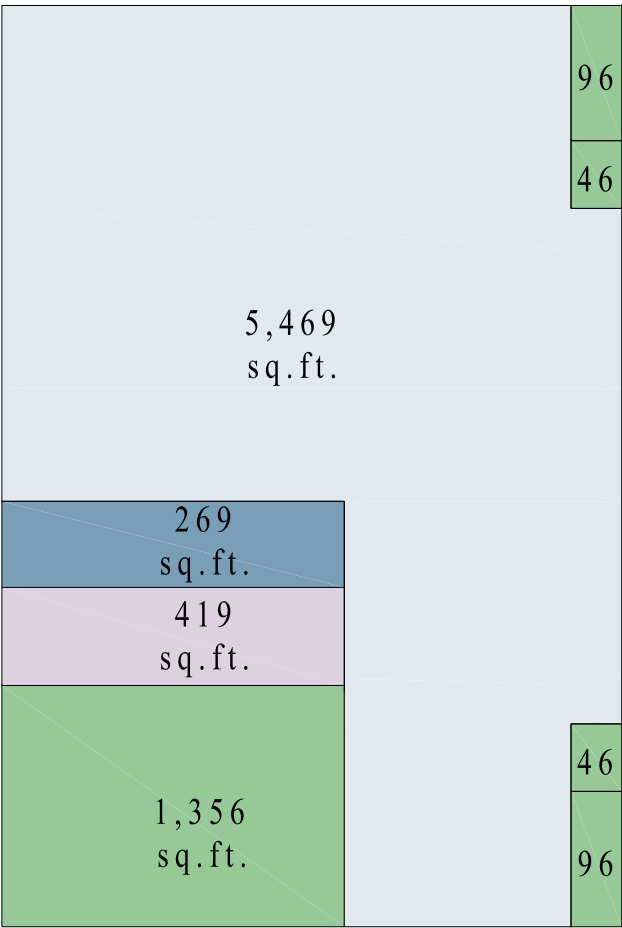
1 PROPOSED LOT COVERAGE
A1.0E | A1.0E N.T.S.

LOT COVERAGE

TOTAL LOT AREA	27,636 SF
2% OF LOT AREA	552.7 SF
FIRST FLOOR A/C AREA	5,469 SF
SECOND FLOOR A/C AREA ABOVE	1,260 SF
GARAGE NON A/C AREA	868 SF
COVERED TERRACE OVER 10'-0" DEPTH	419 SF
(1,640 GREEN SPACE)	

TOTAL: 8,016 SF

LOT COVERAGE	PERMITTED	PROVIDED
PERMITTED (30%):	8,290.8 SF	8,214 SF
		(29.0%)



2 REARRANGED LOT COVERAGE
A1.0E | A1.0E N.T.S.

- LOT COVERAGE AREA
- GREEN SPACE
- TERRACE AREAS COUNTED AS LOT COVERAGE
- TERRACE AREAS WITHIN 10'-0" NOT COUNTED AS LOT COVERAGE

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TITLE: LOT COVERAGE COMPARISON

SEAL

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SHEET NO.:

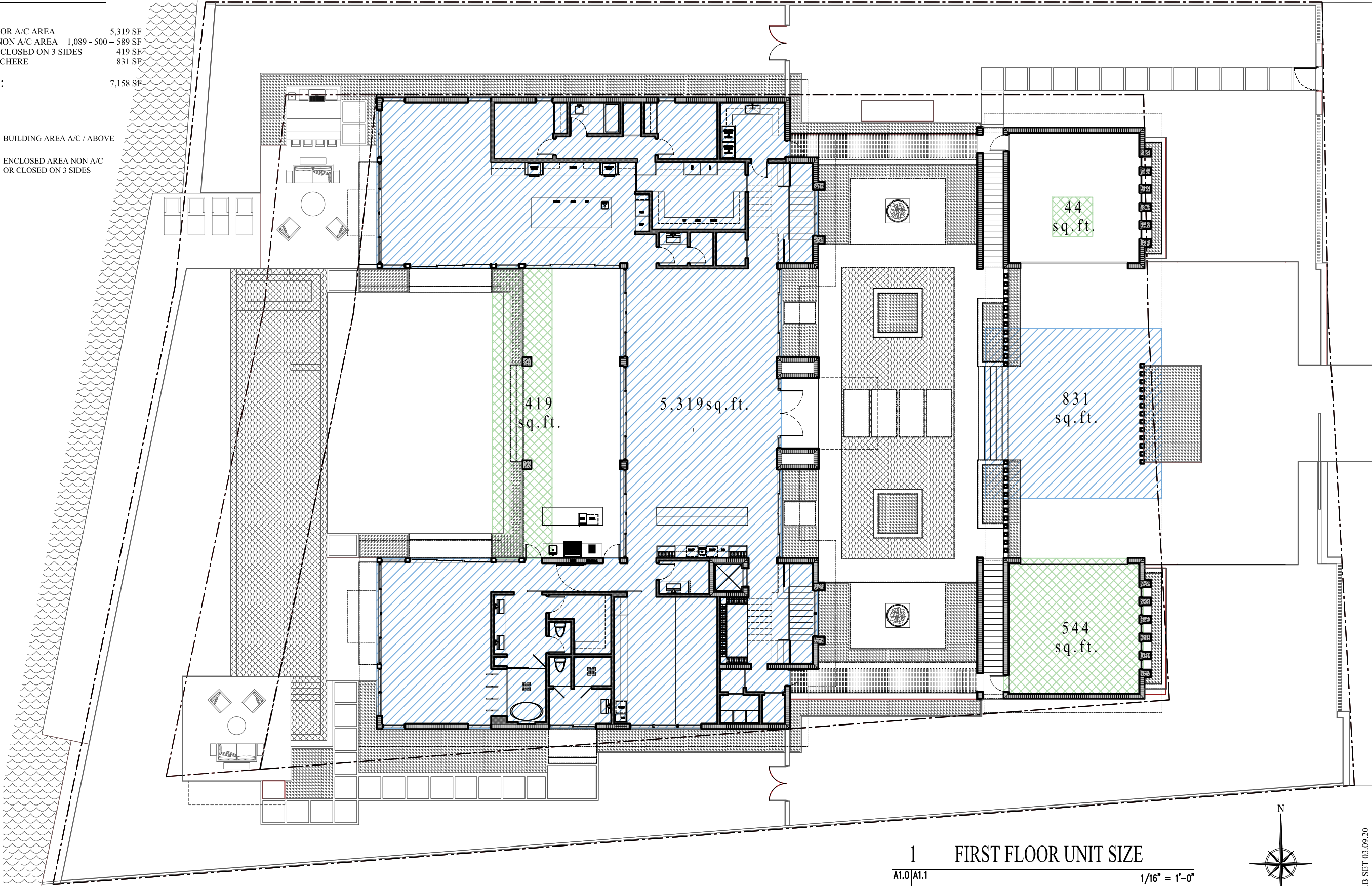
A1.0E

FIRST FLOOR UNIT SIZE

FIRST FLOOR A/C AREA 5,319 SF
GARAGE NON A/C AREA 1,089 - 500 = 589 SF
AREAS ENCLOSED ON 3 SIDES 419 SF
PORTE COCHERE 831 SF

TOTAL: 7,158 SF

- BUILDING AREA A/C / ABOVE
- ENCLOSED AREA NON A/C OR CLOSED ON 3 SIDES



1 FIRST FLOOR UNIT SIZE
A1.0 | A1.1 1/16" = 1'-0"



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TITLE: KEY AREA PLAN

SEAL

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AA26000730

SHEET NO.:

A1.1

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ARCHITECTURE PLANNING INTERIOR DESIGN

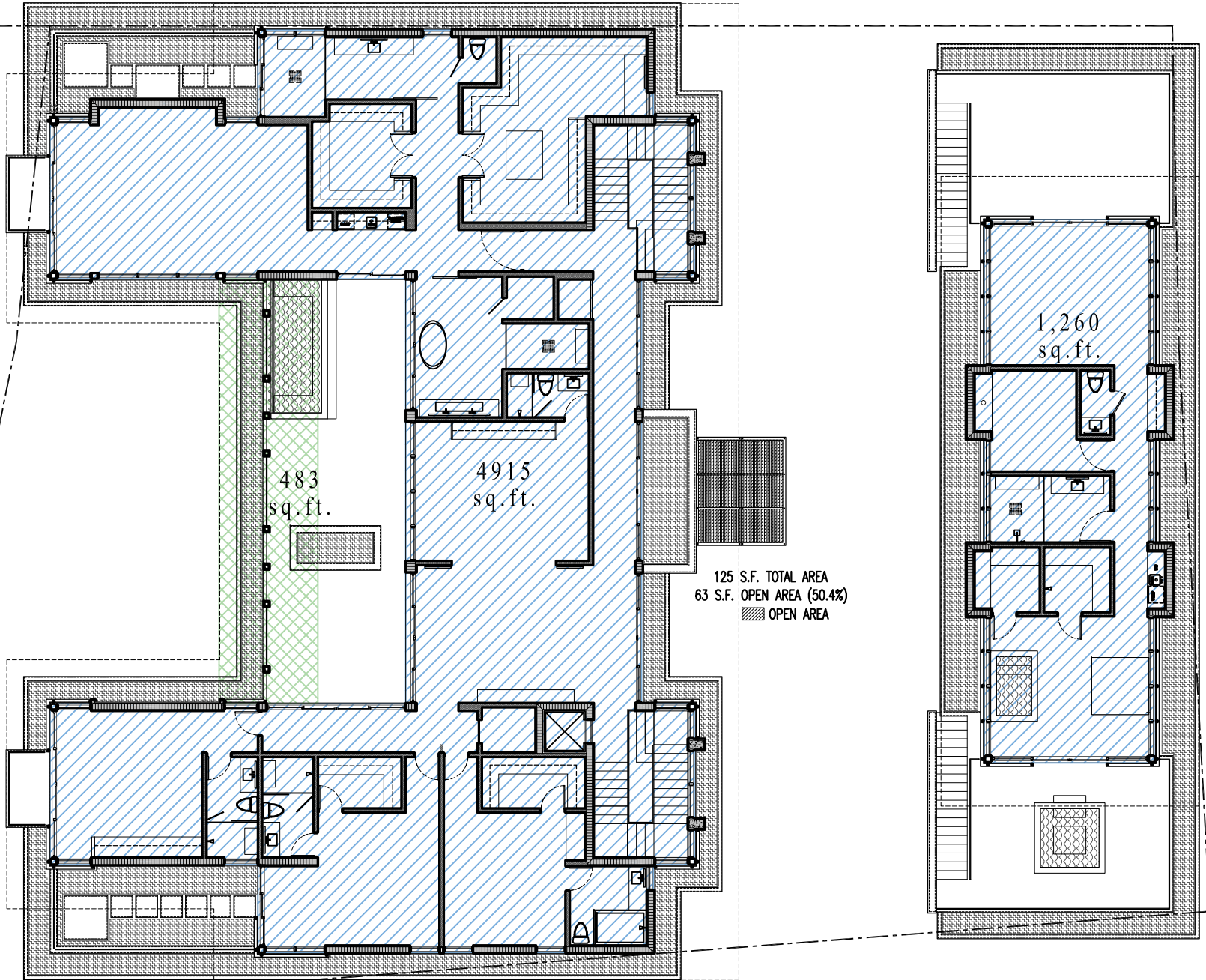
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SECOND FLOOR UNIT SIZE

SECOND FLOOR A/C AREA 6,175 SF
AREAS ENCLOSED ON 3 SIDES 483 SF

TOTAL: 6,658 SF

- BUILDING AREA A/C
- ENCLOSED AREA NON A/C OR CLOSED ON 3 SIDES



1 SECOND FLOOR UNIT SIZE
A1.0 | A1.1A
1/16" = 1'-0"



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TITLE: KEY AREA PLAN

SEAL
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SHEET NO.:
A1.1A

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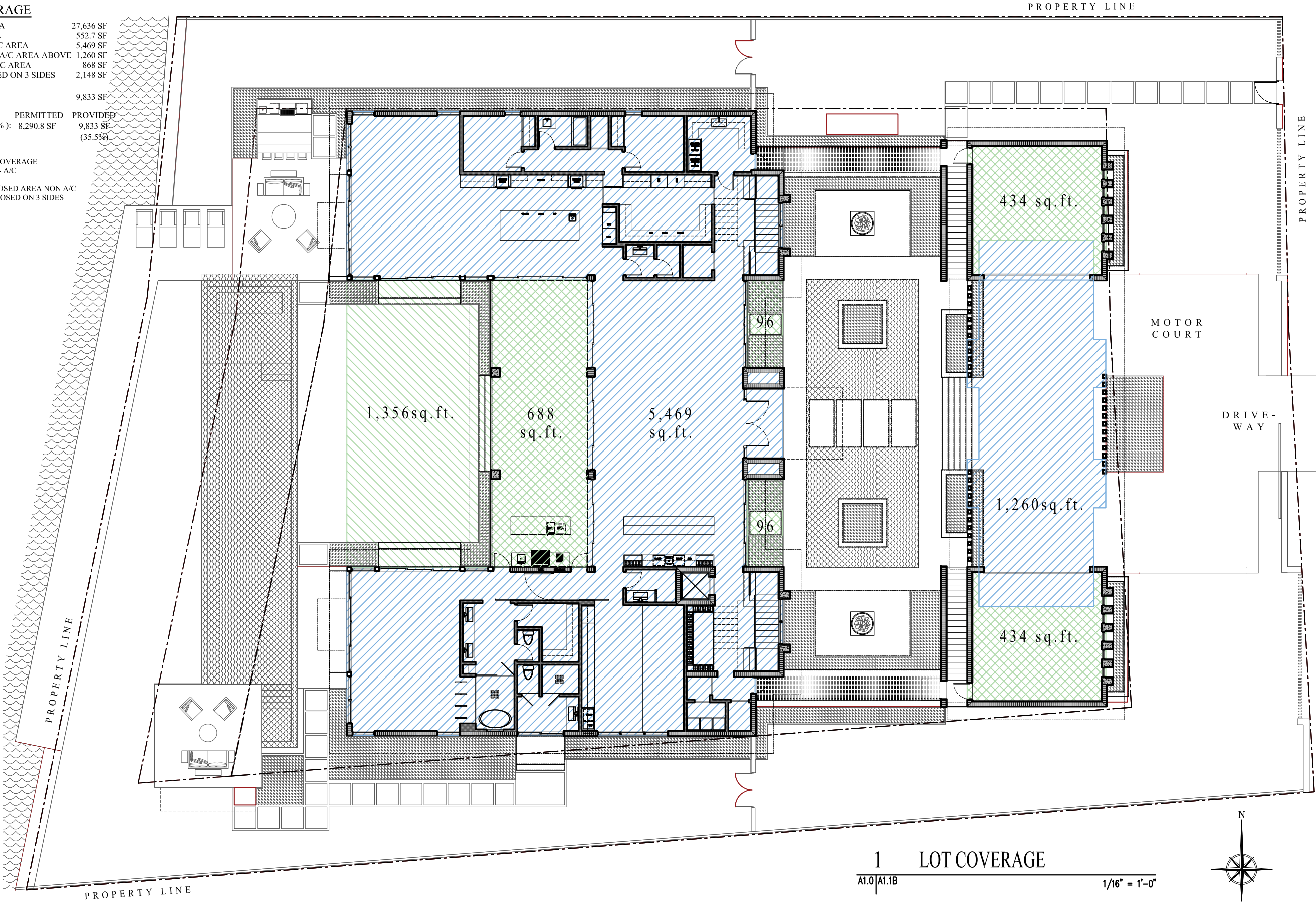
LOT COVERAGE

TOTAL LOT AREA	27,636 SF
2% OF LOT AREA	552.7 SF
FIRST FLOOR A/C AREA	5,469 SF
SECOND FLOOR A/C AREA ABOVE	1,260 SF
GARAGE NON A/C AREA	868 SF
AREAS ENCLOSED ON 3 SIDES	2,148 SF

TOTAL: 9,833 SF

LOT COVERAGE	PERMITTED	PROVIDED
PERMITTED (30%):	8,290.8 SF	9,833 SF (35.5%)

- LOT COVERAGE
AREA- A/C
- ENCLOSED AREA NON A/C
OR CLOSED ON 3 SIDES



1 LOT COVERAGE
A1.0/A1.1B 1/16" = 1'-0"



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TITLE: KEY AREA PLAN

SEAL

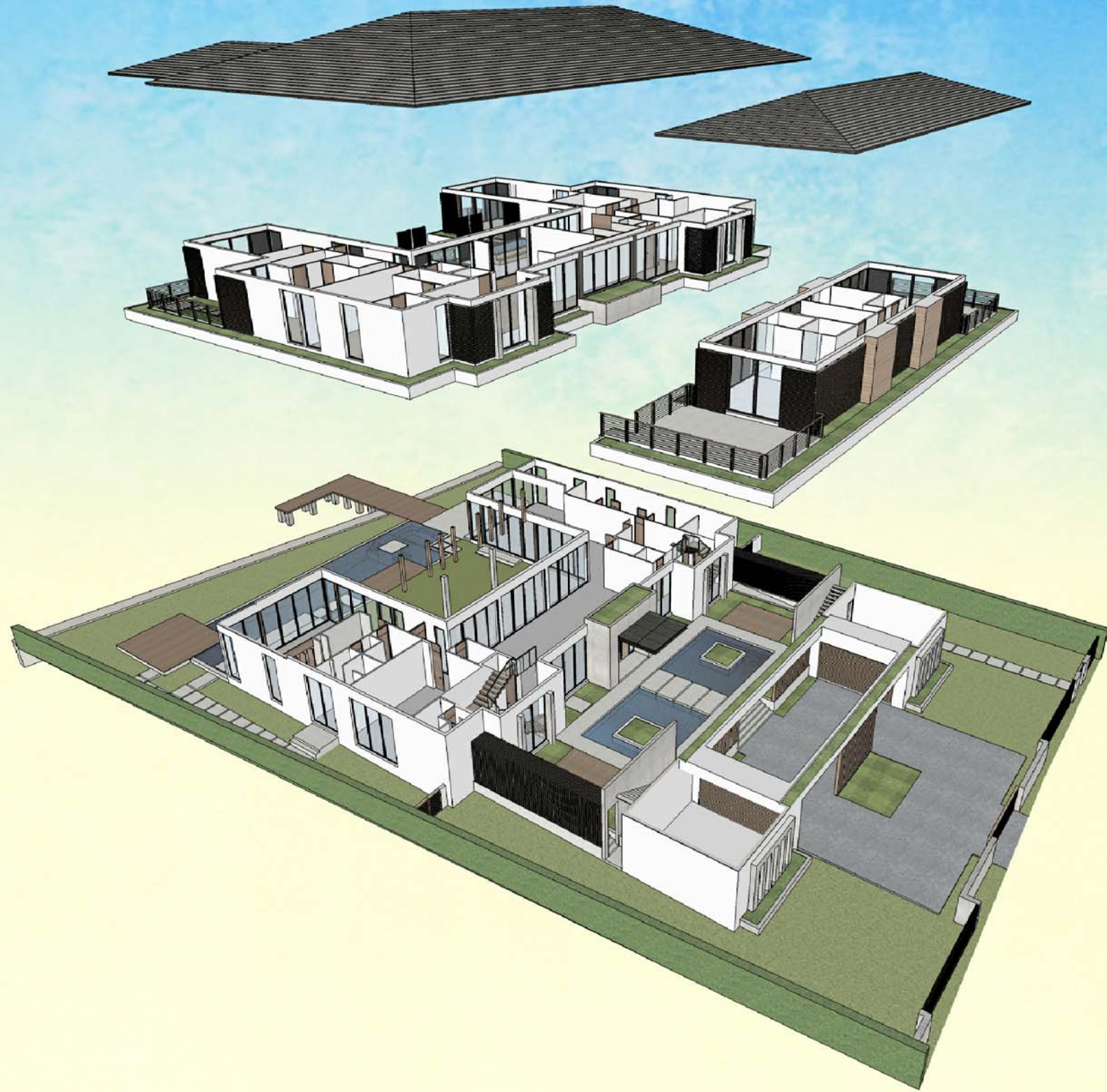
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SHEET NO.:

A1.1B

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WAIVER REQUEST

SECOND FLOOR
93% OF FIRST FLOOR

TOTAL UNIT SIZE
49.9% OF SITE

1 EXPLODED AXON
A1.0C/A1.0C

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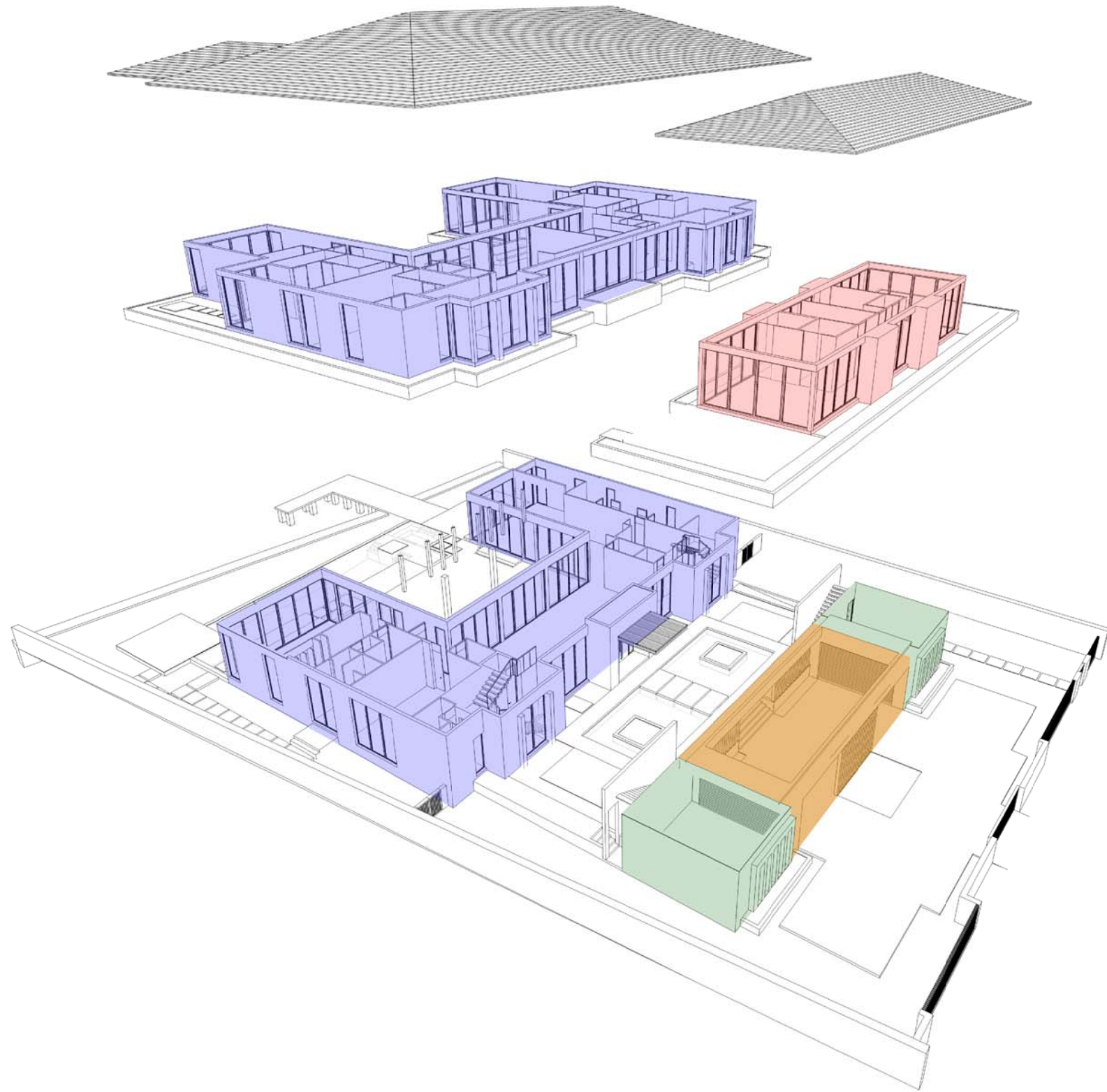
TITLE: EXPLODED AXON

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.0C



WAIVER REQUEST

SECOND FLOOR
93% OF FIRST FLOOR

TOTAL UNIT SIZE
49.9% OF SITE

1 SHADED LINE DRAWING AXON
A1.0D/A1.0D N.T.S.

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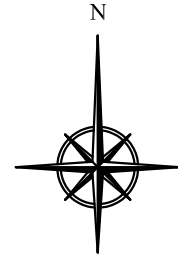
TITLE: SHADED LINE DRAWING AXON

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.0D



1 ROOF PLAN
A1.0 | A4.0
1/16" = 1'-0"

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TITLE: ROOF PLAN

SEAL

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SHEET NO.:

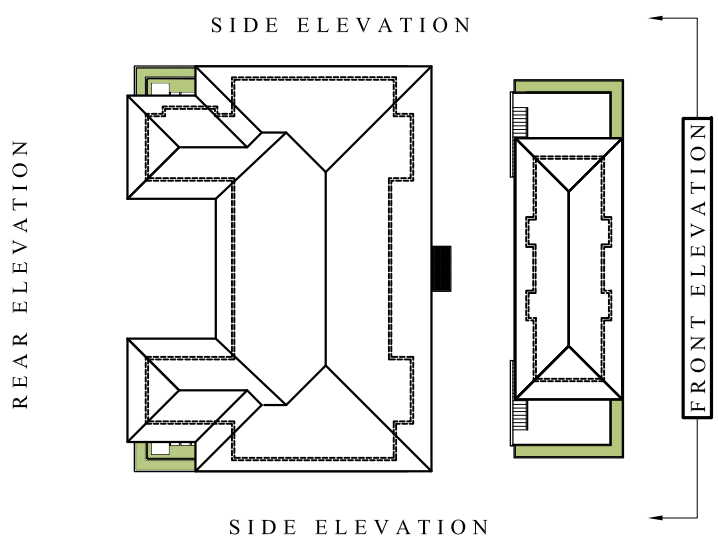
A4.0



1 FRONT ELEVATION
A1.0 | A5.0 1/16" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 6 RECTIFIED DOMINICAN CORAL STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 9 TRANSPARENT CUMARU WOOD SCREEN, STAINED & SEALED W/ SIKKENS
- 10 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING

- 11 ALUMINUM RAILING W/ POST TENSIONED WIRES, TYP.
- 12 ALUMINUM CASEMENT WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
- 13 STEEL COLUMN W/ ANODIZED FINISH DARK BRONZE
- 14 CUMARU SIDING, STAINED & SEALED W/ SIKKENS
- 16 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
- 17 DECORATIVE OVERHEAD GARAGE DOOR, SLATTED WOOD APPLIQUE (STAINED)
- 18 VEGETATED LIVING WALL (GREEN WALL)
- 19 STEEL COLUMN W/ CUMARU CLADDING; STAINED & SEALED W/ SIKKENS
- 20 STEEL & CUMARU CANOPY



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5840 North Bay Road Residence
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TITLE: FRONT ELEVATION

SEAL
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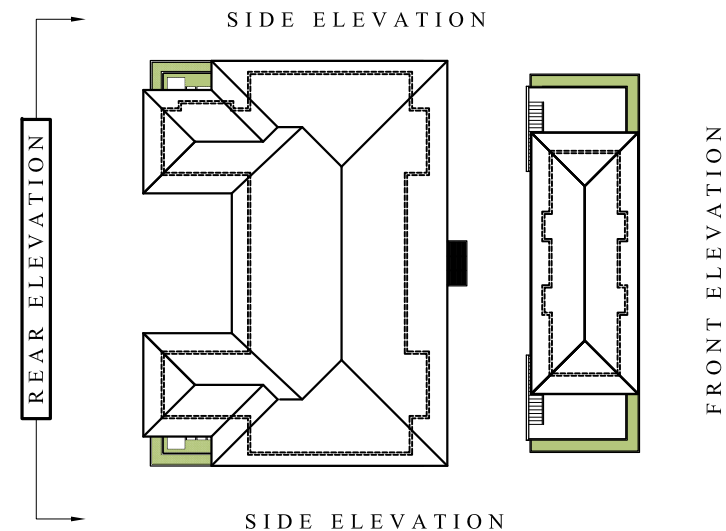
SHEET NO.:
A5.0



1 REAR ELEVATION
A1.0 | A5.1 1/16" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
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TITLE: REAR ELEVATION

SEAL

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SHEET NO.:

A5.1



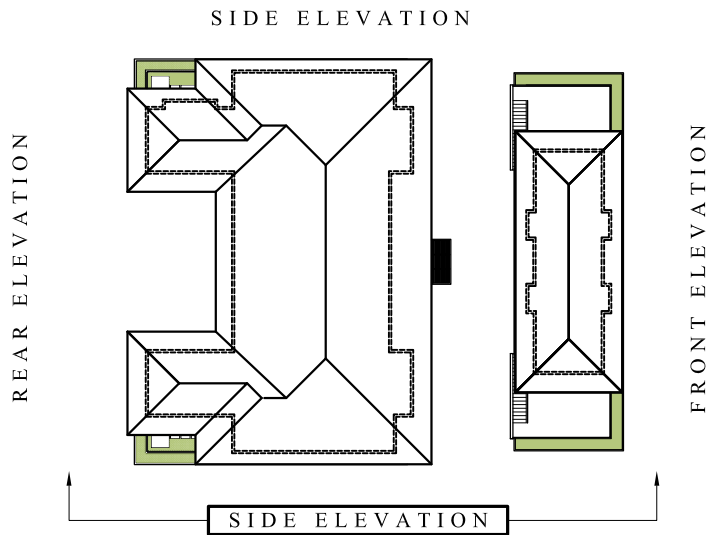
1 SIDE ELEVATION

A1.0 | A5.2

1/16" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
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TITLE: SIDE ELEVATION

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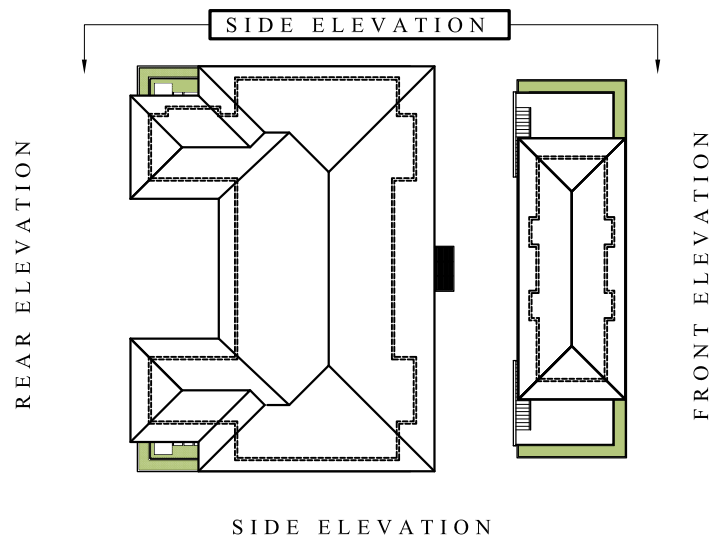
A5.2



1 SIDE ELEVATION
A1.0 | A5.3 1/16" = 1'-0"

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TITLE: SIDE ELEVATION

SEAL

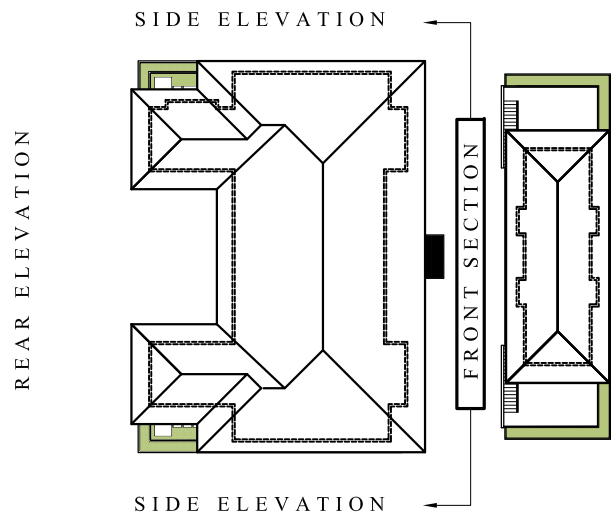
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SHEET NO.:

A5.3



1 FRONT BUILDING SECTION
A1.0 | A6.0 1/16" = 1'-0"



DRB SET 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: FRONT BUILDING SECTION

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

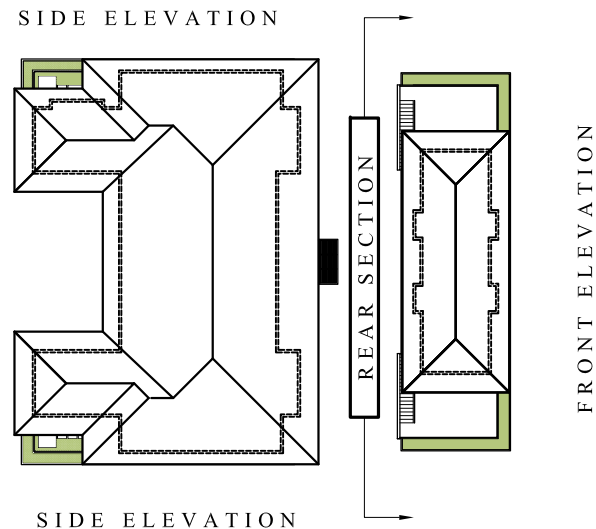
A6.0

CMA Design Studio, Inc.

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



1 REAR BUILDING SECTION
A1.0 | A6.1 1/16" = 1'-0"



DRB SET 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: REAR BUILDING SECTION

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

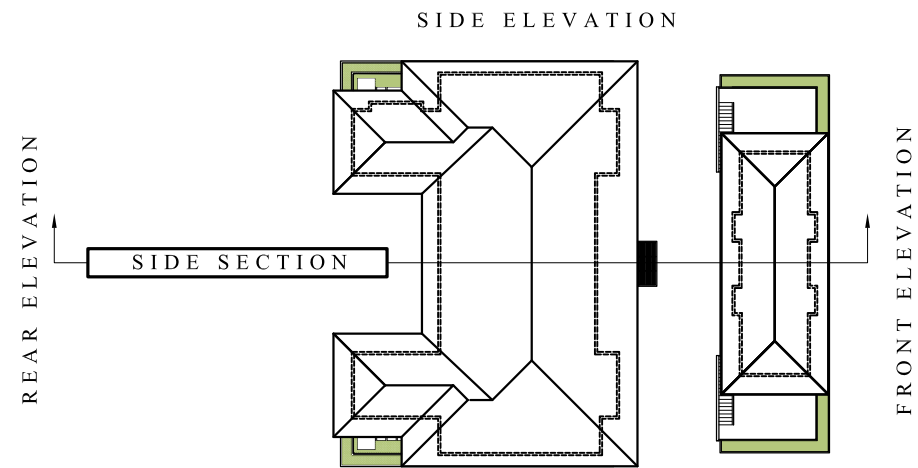
A6.1

CMA Design Studio, Inc.

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



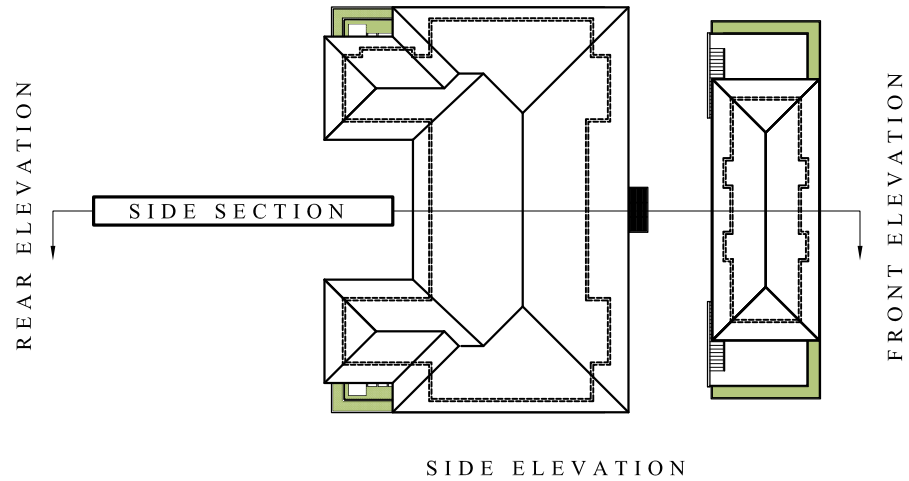
1 SIDE BUILDING SECTION
A1.0 | A6.2 1/16" = 1'-0"



DRB SET 03.09.20



1 SIDE BUILDING SECTION
A1.0 | A6.3 1/16" = 1'-0"



DRB SET 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SIDE BUILDING SECTION

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

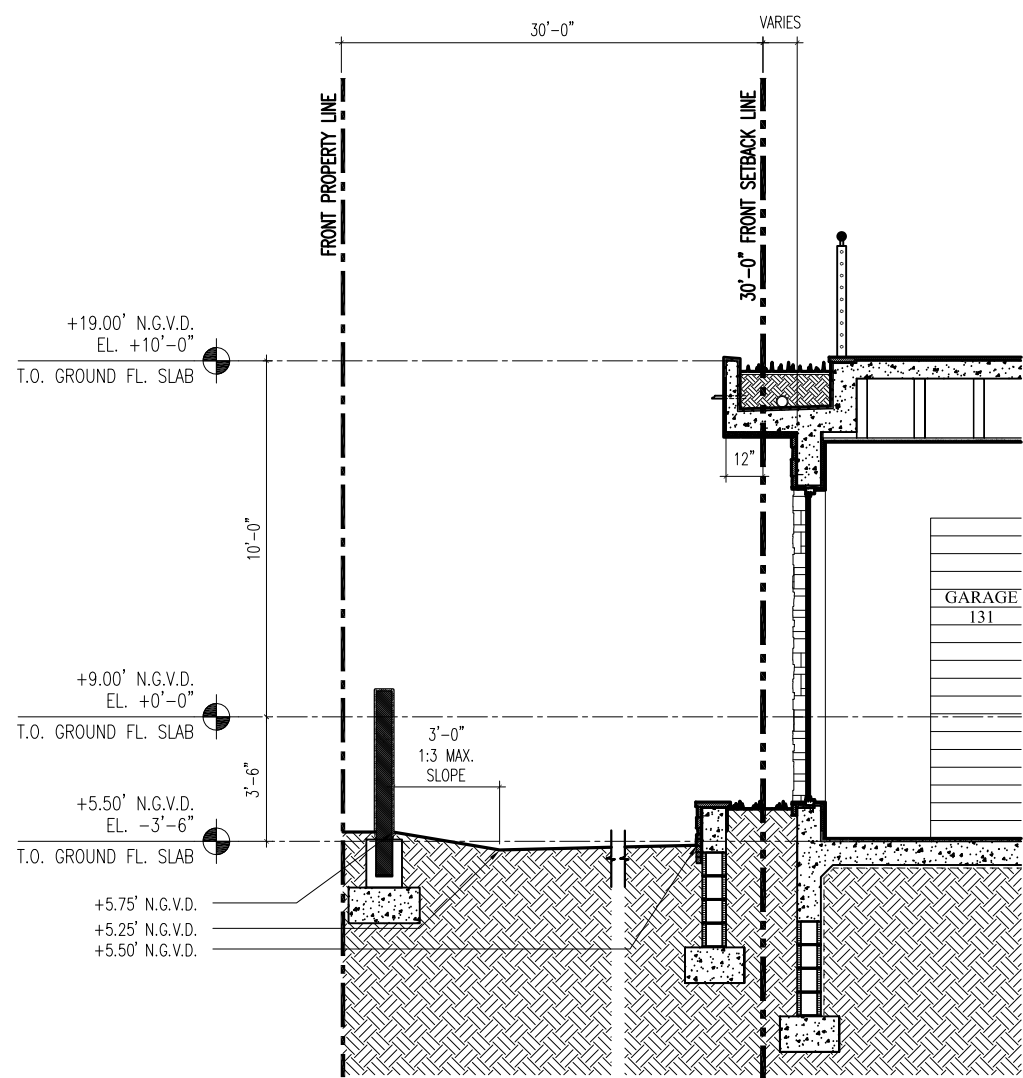
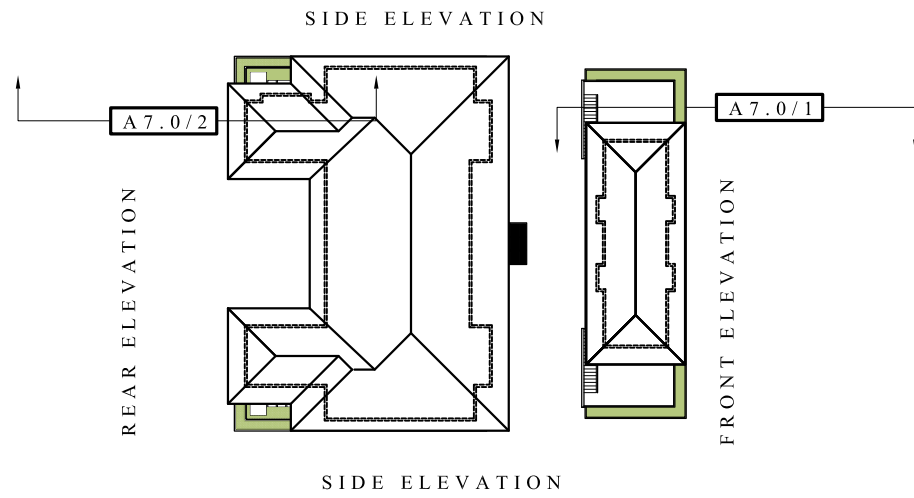
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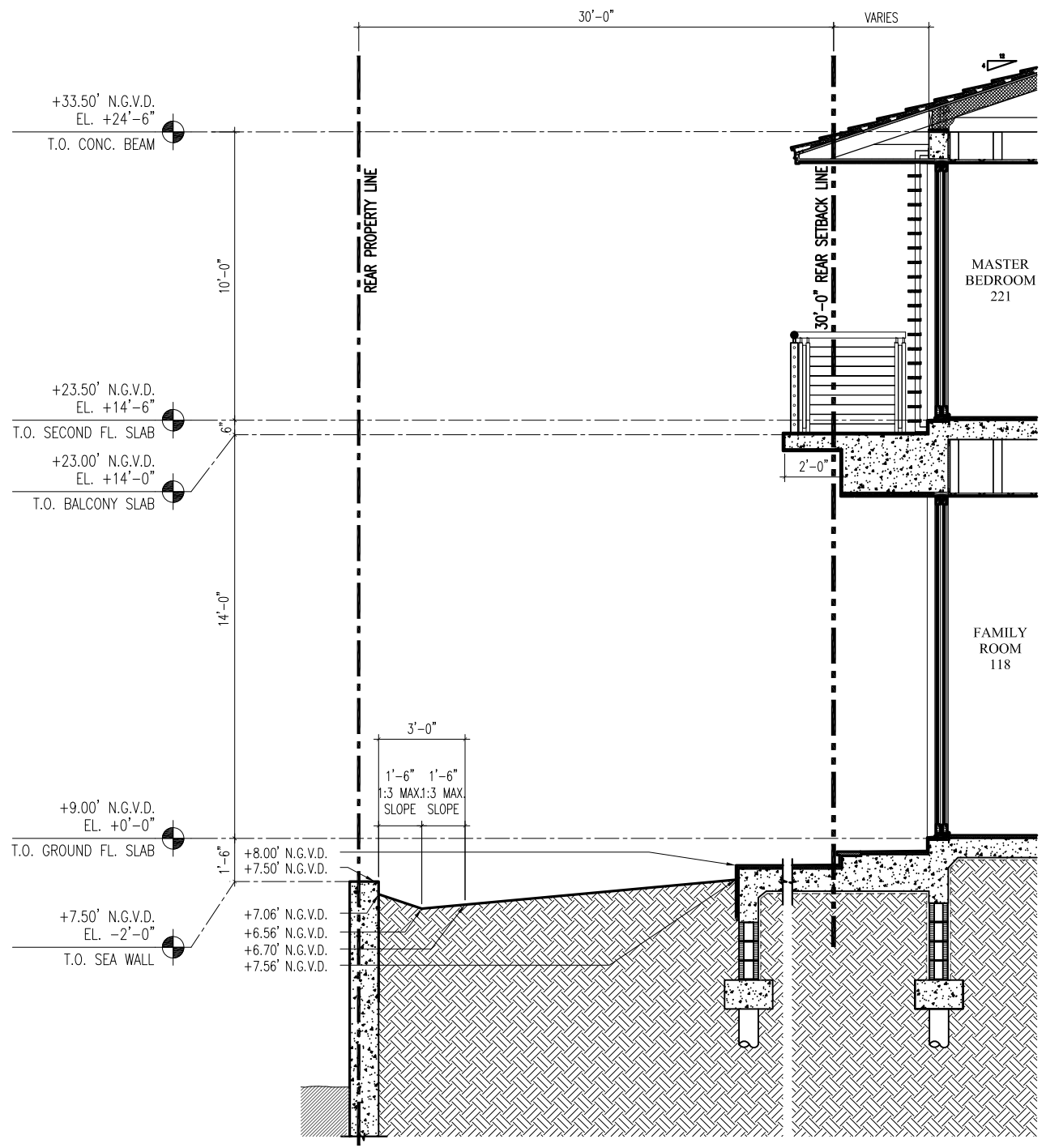
CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

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



1 FRONT YARD SECTION
A1.0 | A7.0
3/16" = 1'-0"



2 REAR YARD SECTION
A1.0 | A7.0
3/16" = 1'-0"

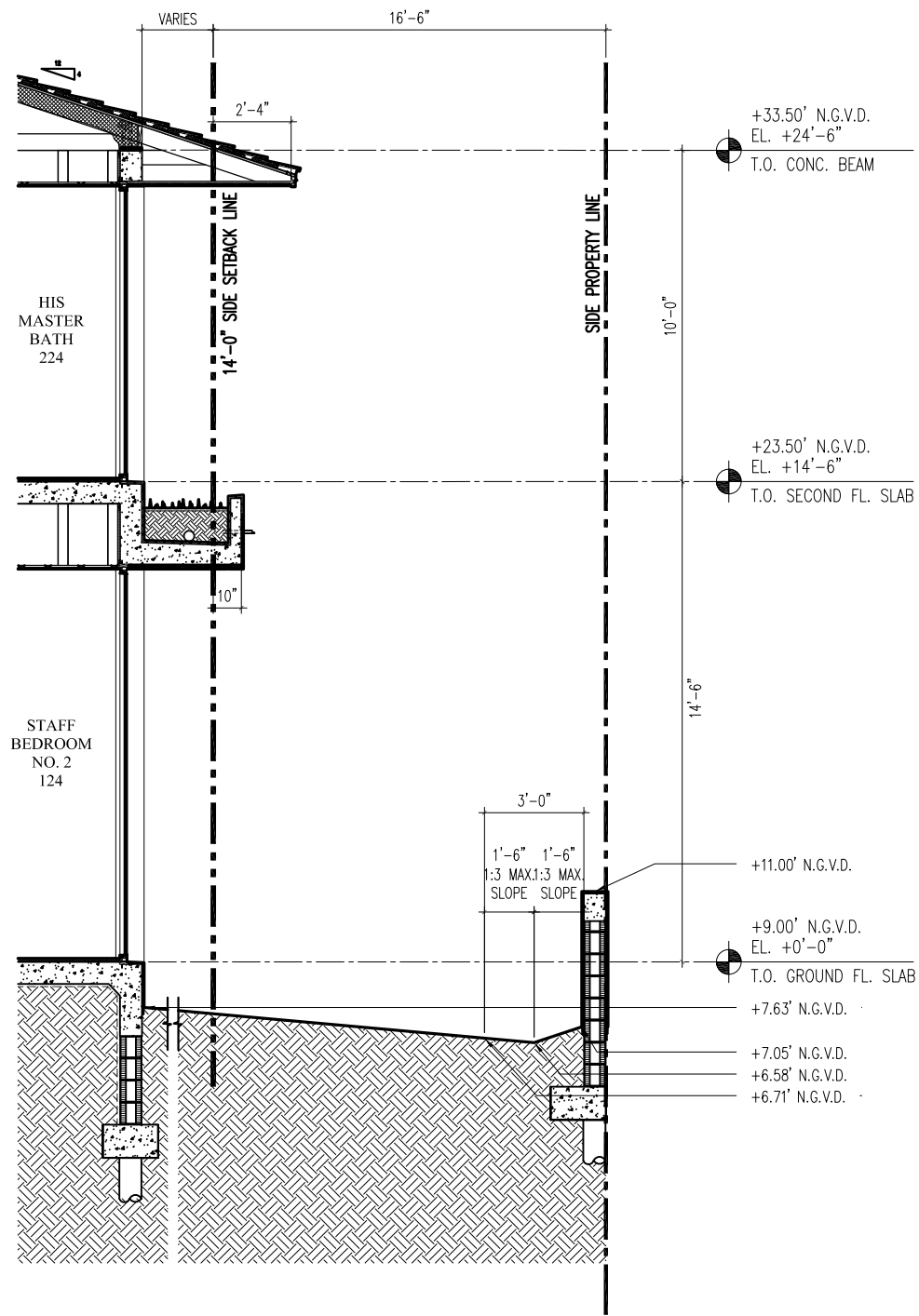
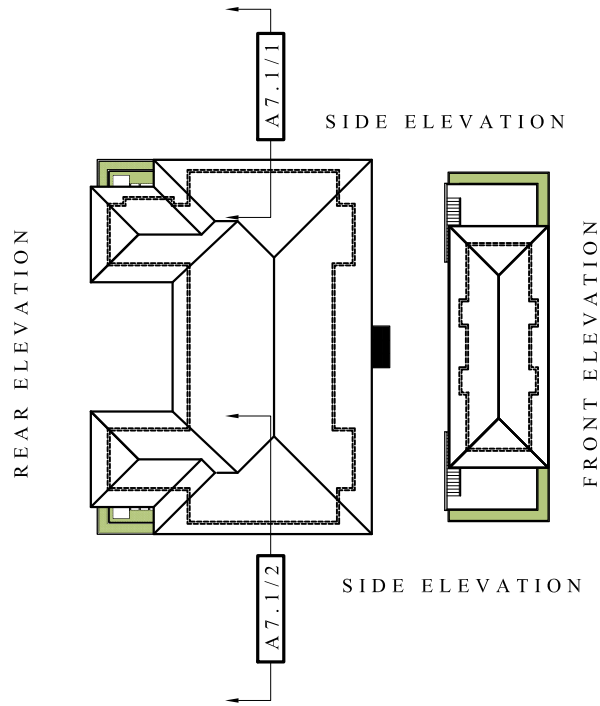
DRB SET 03.09.20

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140
TITLE: YARD SECTIONS

SEAL
03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A7.0

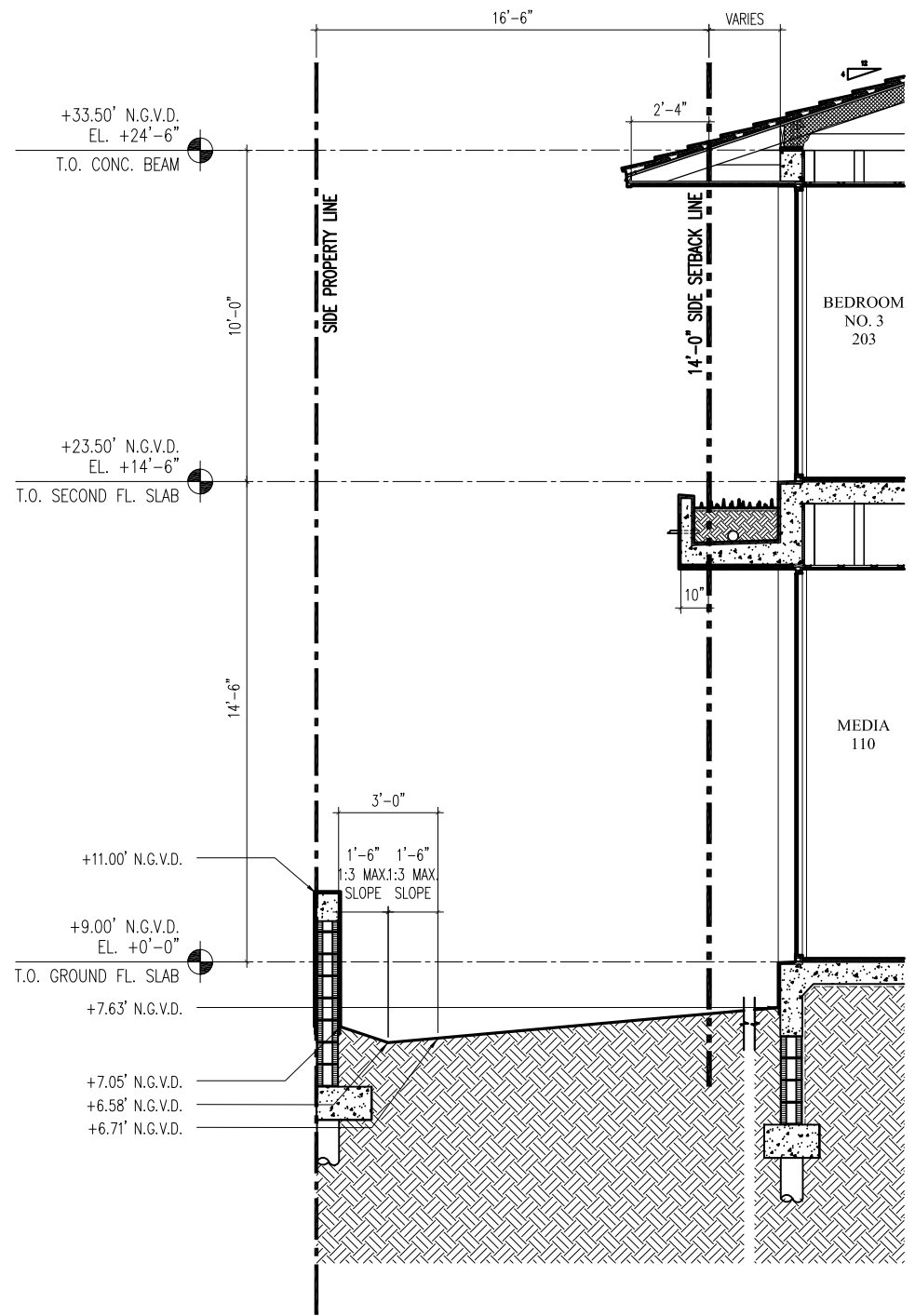
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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 SIDE YARD SECTION

A1.0/A7.1

3/16" = 1'-0"



2 SIDE YARD SECTION

A1.0/A7.1

3/16" = 1'-0"

DRB SET 03.09.20

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

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: YARD SECTIONS

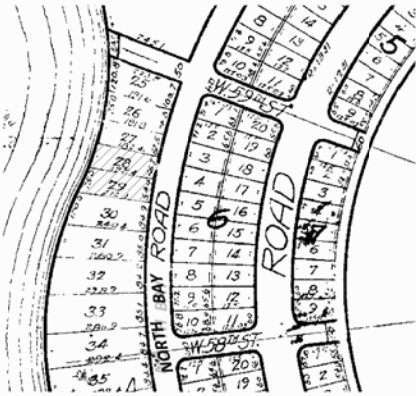
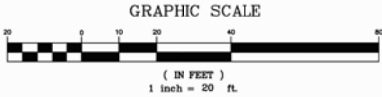
SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

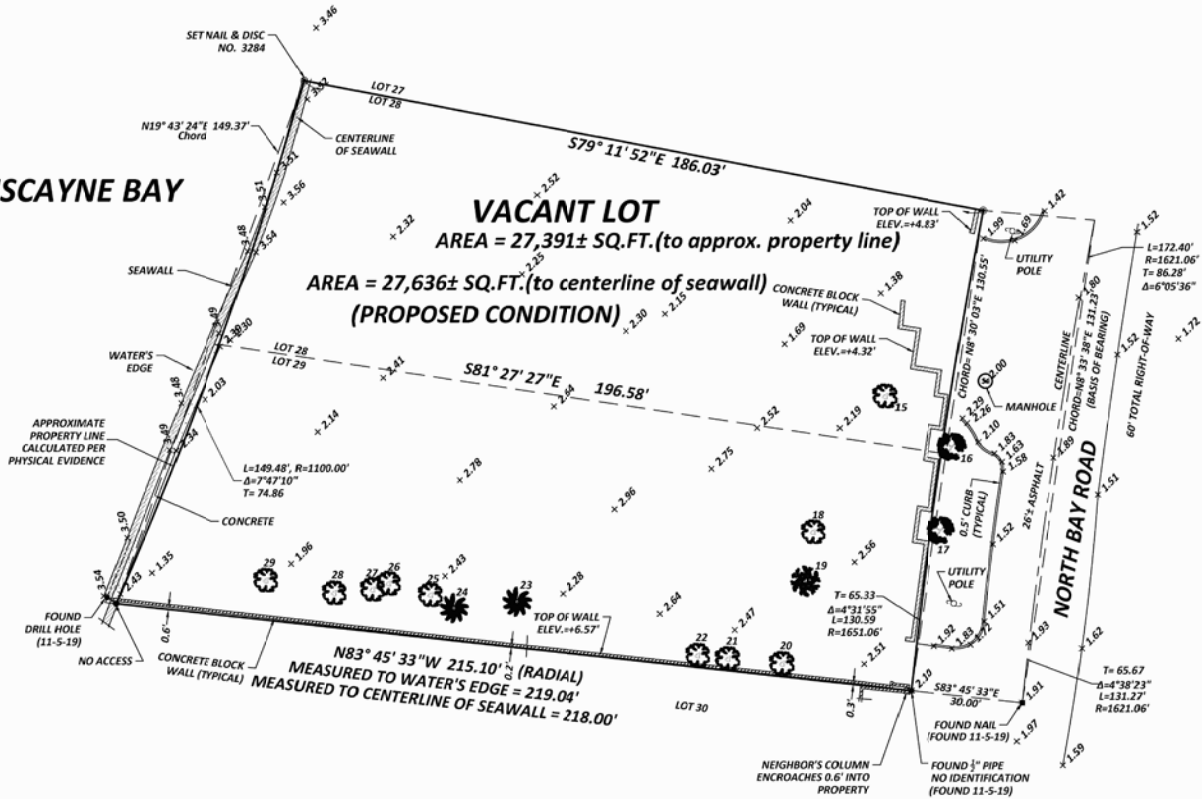
A7.1

BOUNDARY SURVEY



LOCATION SKETCH
NOT TO SCALE

BISCAYNE BAY



#	TREE NAME	DIAMETER(IN)	HEIGHT(FT)	SPREAD(FT)
15	PONGAM	40	35	48
16	CUBAN PALM	14	8	10
17	CUBAN PALM	14	8	10
18	EUPHORBIA	16	30	10
19	AVOCADO TREE	17	35	14
20	PONGAM	16	40	34
21	27 TREE	8	30	10
22	SAPADILLA	18	30	22
23	CHINA FAN PALM	12	30	15
24	CHINA FAN PALM	10	20	15
25	CHINA FAN PALM	8	25	15
26	CHINA FAN PALM	8	25	15
27	CHINA FAN PALM	8	25	15
28	UMBRELLA	61	35	24
29	CHINA FAN PALM	8	20	15

LEGAL DESCRIPTION:
Lots 28 and 29, n Block 1-A, LA GORCE-GULF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.

SURVEY FOR: 5840 N. BAY ROAD
MIAMI BEACH, FL 33140

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 51-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

1) FLOOD ZONE: AE BASE: +8" PANEL NO. 12086C0309L
COMMUNITY NO. 120651 DATE OF MAP: 9-11-09
2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
7) TYPE OF SURVEY: BOUNDARY SURVEY.
8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.
11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE.
13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (51-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
+0.0 DENOTES EXISTING ELEVATION

BENCHMARK: CMB 58-03 R LOCATOR INDEX: INT ALTON ROAD AND W 58TH ST NAIL & WASHER ON SOUTH BULLSIDE
ELEVATION: +4.04' (N.A.V.D.)

BENCHMARK ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 09 DEGREES 17 MINUTES 15 EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY ROAD

FIELD SURVEY DATE: 8-28-18 SCALE: 1" = 20' DRAWN BY: M.G.
DRAWING DATE: 8-30-18 FB: SKETCH DRAWING NO.: 18-0388B
REVISED DATE: 09-25-2019 NEW DRAWING NO.: 19-0462B
REVISED DATE: 11-07-19 (LOT SEPARATION) NEW DRAWING NO.: 19-0558A

BOUNDARY SURVEY

REVISIONS	DATE	BY	DESCRIPTION
1	11-07-2019	11/07/19	REVISIONS SURVEY
2	11-07-2019	11/07/19	LOT SEPARATION
3	11-07-2019	11/07/19	CORRECT LOT DIMENSION
4	11-07-2019	11/07/19	SHOW DIMENSION @ CENTER OF LOT

DATE: 11-07-2019
SCALE: 1" = 20'
DRAWN BY: M.P.R.
M.P.R.
DRAWING NO.: 19-0558A

1 OF 1

SEAL

CMA Design Studio, Inc.

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

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SURVEY

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.1

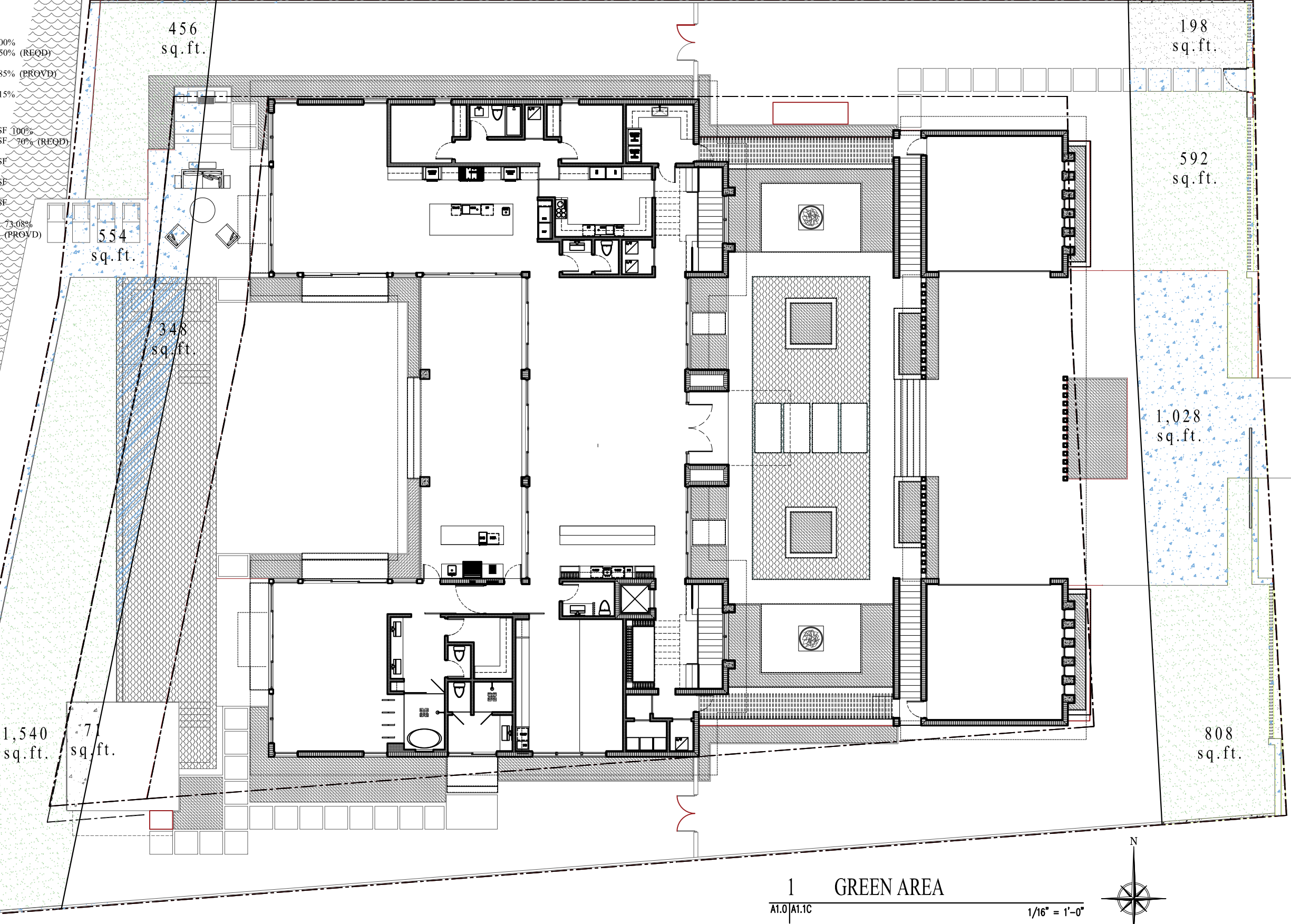
FRONT SETBACK AREAS:

FRONT SETBACK AREA	2,626	SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	1,313	SF	50% (REQD)
LANDSCAPING / GRASS OPEN SPACE	1,598	SF	60.85% (PROVD)
IMPERVIOUS	1,028	SF	39.15%

REAR SETBACK AREAS:

REAR SETBACK AREA	2,969	SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	2,078	SF	70% (REQD)
LANDSCAPING / GRASS OPEN SPACE	1,996	SF	
POOL AREA: 951 SF (50% TOWARDS THE REQUIREMENT)	174	SF	
TOTAL PROVIDED (REAR PERVIOUS OPEN SPACE)	2,170	SF	
IMPERVIOUS	73.08%		(PROVD)

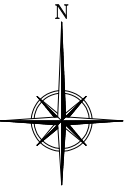
- LANDSCAPE OPEN SPACE
- HARDSCAPE AREA
- WATER FEATURE/ POOL AREA



1 GREEN AREA

A1.0 | A1.1C

1/16" = 1'-0"



DRB SET 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: KEY AREA PLAN

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

A1.1C

CMA Design Studio, Inc.

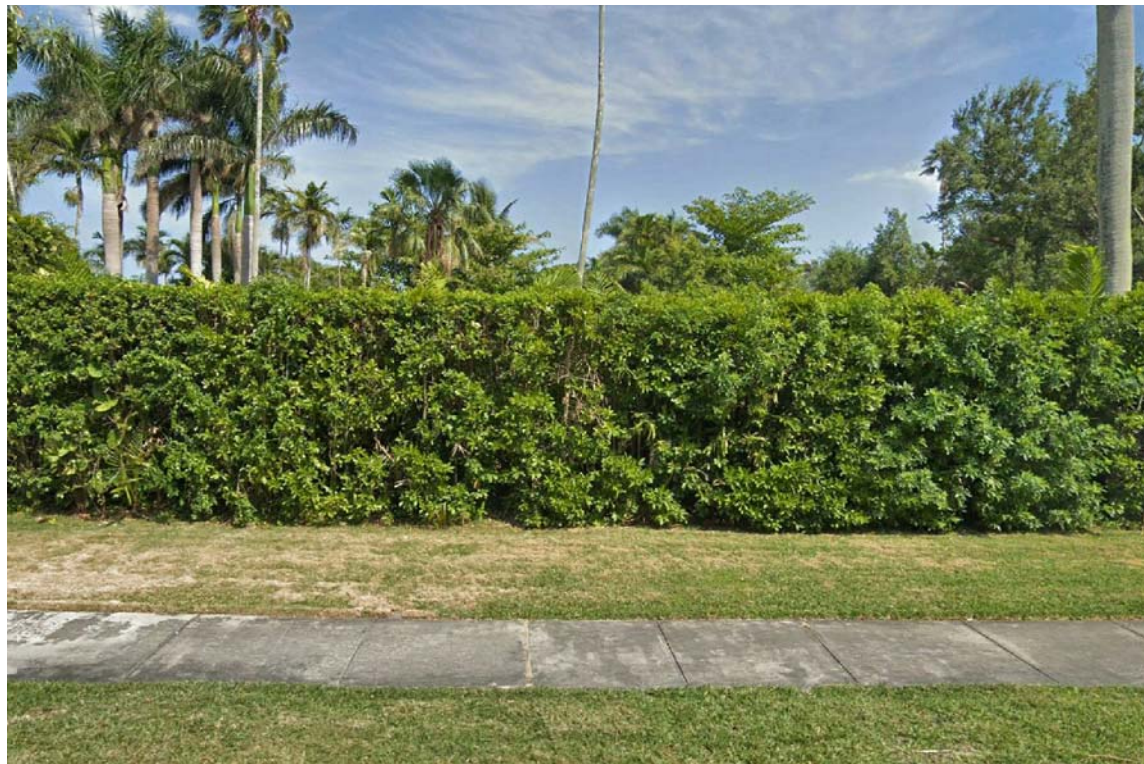
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 5820 N BAY RD



2 5848 N BAY RD



3 5825 N BAY RD



4 5845 N BAY RD

DRB SET 01.28.20

CMA Design Studio, Inc.

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

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: CONTEXT PHOTOGRAPHS

SEAL

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2



1 5835 N BAY RD



2 5839 N BAY RD



3 STREET VIEW



4 VIEW LOOKING WEST

CMA Design Studio, Inc.

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

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SITE PHOTOGRAPHS

SEAL

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3

DRB SET 01.28.20



1 VIEW LOOKING SOUTHWEST



2 VIEW LOOKING NORTH WEST



3 VIEW LOOKING NORTH



4 VIEW LOOKING SOUTH

CMA Design Studio, Inc.

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

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140

TITLE: SITE PHOTOGRAPHS

SEAL

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3A



1 CONTEXT LOCATION PLAN
G1.4 | G1.4 N.T.S.

DRB SET 01.28.20

5840 North Bay Road Residence 5840 North Bay Road Miami Beach, FL 33140	TITLE: CONTEXT LOCATION PLAN
---	------------------------------

SEAL 01.20.20 Lynsie Christine Conn FL Architect AR99059 AA26000730
--

SHEET NO.: G1.4

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



1 LOCATION PLAN
G1.5 | G1.5 N.T.S.

DRB SET 01.28.20

5840 North Bay Road Residence 5840 North Bay Road Miami Beach, FL 33140	TITLE: CONTEXT LOCATION PLAN
---	------------------------------

SEAL 01.20.20 Lynsie Christine Conn FL Architect AR99059 AA26000730
--

SHEET NO.: G1.5

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



1 KEY PLAN
G1.6 | G1.6 N.T.S.

DRB SET 01.28.20

SEAL
01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
G1.6

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140
TITLE: PHOTOGRAPHS KEY PLAN

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



1 PERSPECTIVE IN CONTEXT
R12.0 R12.0 N.T.S.

DRB SET 01.28.20

CMA Design Studio, Inc.

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

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: PERSPECTIVE IN CONTEXT

SEAL

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R12.0



1 PERSPECTIVE IN CONTEXT
R14.0 R14.0 N.T.S.

CMA Design Studio, Inc.

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

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: PERSPECTIVE IN CONTEXT

SEAL

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R14.0