



CSM
SA
ARCHITECTS

A photograph of a grand, classical-style interior. The room features a high ceiling with a white coffered pattern. Two large, white, fluted columns stand in the foreground, framing the view. In the background, three large, white, arched doorways lead to a balcony or terrace. The view through the arches shows a dark blue night sky, palm trees, and a body of water with distant lights. The interior is furnished with a white sofa, a beige armchair, a dark wood coffee table, and a white armchair. The floor is made of light-colored stone tiles.

TIMELESS, SUSTAINABLE, DESIGN.

MODERN

2, 4, 6

CLASSIC

8, 10, 12, 14

FLORIDA

16, 18

WEST INDIES

20, 22, 24, 26, 30, 32

MEDITERRANEAN

34, 36, 38

TRANSITIONAL

40, 42

RENOVATION

44, 46, 48, 50, 52

Design work at CMSA is our fuel and our focus.

We pride ourselves at consistently satisfying our clients desires and dreams. Our clients become long-lasting friends and patrons of our work. The size or complexity does not matter – just the drive to provide amazing design work fuels our professional satisfaction. Our motto and guideline for our passion is timeless, sustainable, design.

We are very proud to share this fraction of our work with you. Our design abilities transcend any one particular style as we are our clients' architects. You can be assured each one of these completed designs have our heart and soul within them. We think it shows – enjoy.







The clients have been living on this property in the home they built approximately 35 years ago and were ready for a change. The former house, in its time was fabulous, but now it had faded somewhat, was below base elevation and dated. The property is secluded with spectacular waterfront views and glorious sunsets. The design inspiration came from the extraordinary water views in all directions.

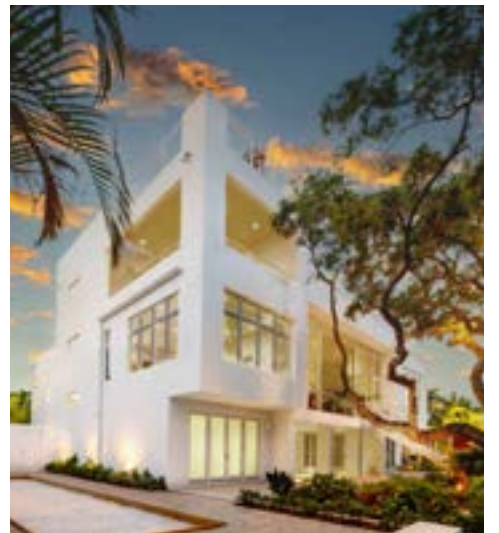
The client's style was modern. The feel was to be clean, sharp, yet comfortable. The result is a combination of glass and stucco melded together with warm tones of composite wood and stone.



The design blends traditional geometry with innovative details, including floor-to-ceiling glass dormers, multiple hip roof sections, and a striking 46-foot sliding door that opens the home to sweeping waterfront views. Situated on a prominent Bird Key corner, the property demanded careful consideration from every angle. This residence also represents a milestone for the firm — the first to pair CMSA's architectural expertise with its full interior design services.

This home was inspired by classic Farmhouse Foursquare architecture, reimagined for modern Sarasota living.







Rising three levels with a rooftop terrace, the residence blends crisp lines, expansive glass, and indoor–outdoor living. Framed views of a centuries-old live oak anchor the design, while shaded gardens and terraces create a seamless connection between home and nature.

A modern retreat in Boca Grande that unites architecture and landscape.

CLASSIC





Listed in June 2025 and sold in just 25 days, this Gulf-front estate set a Sarasota County record with its \$30.3 million closing—the highest residential sale as of 2025. Originally designed by CMSA in 2005, the 19,000+ sq. ft. residence continues to embody timeless coastal architecture, exceptional craftsmanship, and enduring value.

Groin vaults in a symmetrical pattern define an elegant walkway. A twenty foot diameter skylight bring in ample natural light to this three story atrium and the interior balconies throughout the home.



CLASSIC





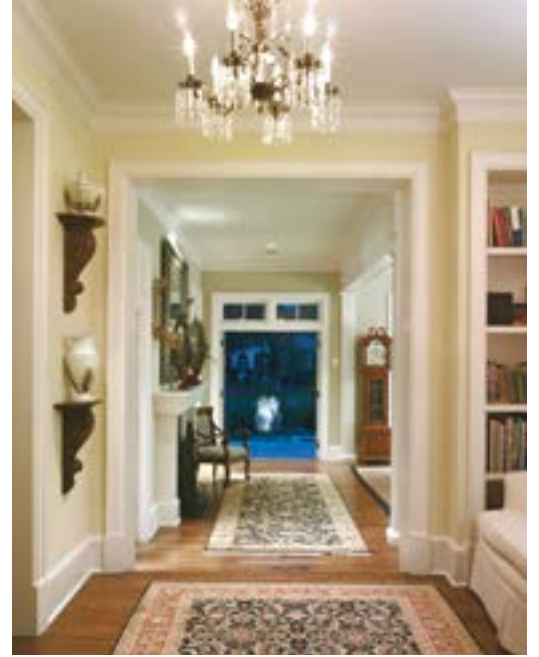
From the waterfront elevation of Palladian grace to the poolside guest house, this Pass front home exudes symmetry, balance and order. Views from the interiors out to the waterfront spaces are eye candy for your senses.

The art of Georgian architecture is in the mastery of balance, proportion and scale. Too much is a faux-pas and too little is an insult. Knowing the perfect blend is the art.



This residence is the first of three homes for our client. After the design and construction of this home the client purchased the two adjacent lots and surrounded themselves with our architecture. Quite a compliment from a sophisticated client.

Based on a European approach to Georgian architecture the specialty venues of this home include a magnificent approach elevation, sunken seating pavilions and a dramatic entry view to the water as you enter the home.





One of the CMSA partners' former homes is a recipe for casual living. Where outdoor living was a priority and entertaining was paramount. The intimacy of personal spaces meld with the playful façade for a complete home.

This bayfront residence captures the low country grace of a relaxed Georgian design.



It's all about the view and exposure. An angled family room to capture the downtown view intertwines with the relaxed venue of Florida architecture. Natural light and view corridors give this home a relaxed but, organized ambiance. The roof top terraces leads one's eyes from downtown to the Gulf of Mexico. Combining the simplicity of Modern with the grace of Floridian becomes a perfect match.

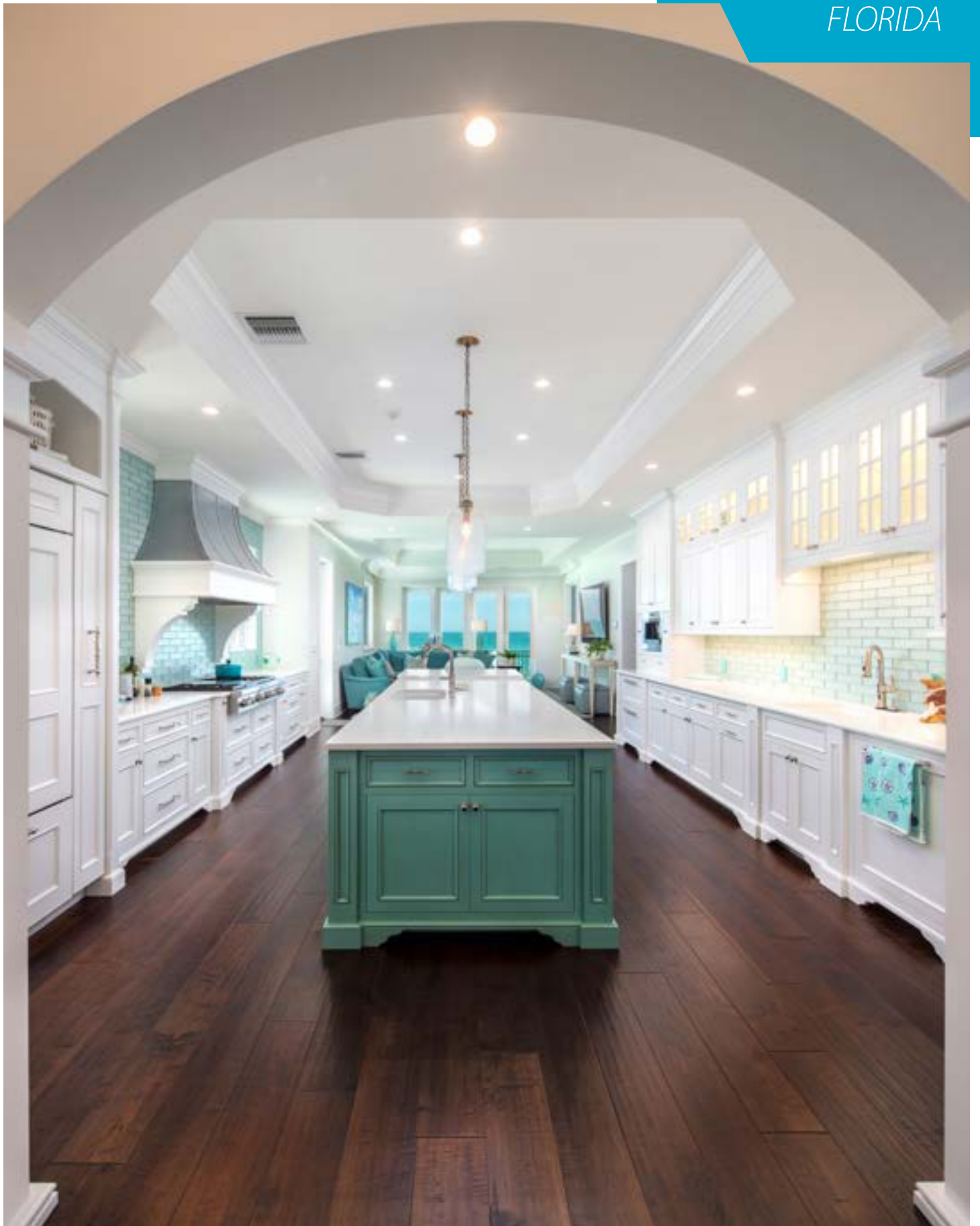
Melding the Florida vernacular with the modern finish is successful on this Bayfront residence.





The main level pool is shielded from the northern winds and provides wonderful and elevated water views. The three story apparent height was mitigated by constructing the entire third floor within the second level roof. The polished finishing details are second to none.

This gulf front residence embraces and frames the many views to the Gulf of Mexico.





Indoor living meets exterior pool deck space in the outdoor family room complete with media, fireplace and bar. The clients desire for a gourmet kitchen is a place of gathering for the entire family.

This British West Indies style combines elegance with casual waterfront living.











Based on principles of Balinese architecture water comes right up to the edge of the home on nearly all sides. The design of the home not only creates the inescapable bond of home to water, it is also designed to capitalize on views from every room while providing the ultimate venue for entertaining. The line between indoor and outdoorspace has become nearly indistinguishable creating an intimate and unique year round living space that embodies all that the Florida lifestyle has to offer.

Water is the common element that distinguishes both the setting and the architecture of this Balinese style home nestled along the Bayfront of Siesta Key.



The openness of the floor plan gives plenty of space for indoor and outdoor entertaining. Pool side and lake side water views are captured from all parts of the home.

Taking The Lake Club in Lakewood Ranch to new architectural level was accomplished by this West Indies design.





The tropical setting for this home provided the backdrop for the West Indies design. Natural light bathes every room in this three story residence. Access to Sarasota Bay and the intimate connection to the Gulf of Mexico makes this a water wonderland. The details are clean and fresh depicting the Caribbean feel throughout the entire residence. The front porch sitting area provides a respite area to relax and watch the Gulf go by even before entering the home. The casual but refined interiors mirror the connection to the ever present bodies of water. This is truly barefoot elegance throughout.

This Gulf to Bay residence captures sunrises over Sarasota Bay and the sunsets over the Gulf of Mexico. Spectacular water views from all rooms and terraces.







Each room both indoor and outdoor are finished in the finest of materials. Paneled rooms and stairs interact with West Indies charm for a complete design.

A jewel box design provides internal views and entertaining options. Simple in layout but complex in the material finishing.





Blending tropical elegance with timeless design, this West Indies-inspired residence captures the essence of coastal living. Expansive glass doors and covered terraces connect indoor and outdoor spaces, framing views of the pool and lush surroundings. Light-filled interiors showcase soaring ceilings, refined details, and a palette of natural textures that balance sophistication with comfort.

Every element—from the open living areas to the serene gardens—was designed to invite relaxation, entertainment, and connection to the outdoors.

MEDITERRANEAN





The Palm House is a personal haven created by Rick Oswald for a very discerning couple on the waterfront of Bird Key. The Italianate Tuscan style villa has gained recognition within the community after winning the distinguished Aurora Award in 2012 for the Best Custom Home over \$3 million in the southeastern United States region. The home has also been recognized for its sustainable green design and was recognized as the largest LEED certified home in Sarasota County at that time after garnering a platinum LEED certification.

The homes serves as a stunning example of timeless architecture that will not only withstand the test of time but also the forces that nature may impose upon it.





Mediterranean elegance meets modern finishing. The juxtaposition of the two styles gives credence to an old style with a new finish.

Simplicity of the material selection and the combination of old and new interweave seamlessly.

MEDITERRANEAN





Set along the Gulf of Mexico, this Mediterranean-inspired residence embraces the natural rhythm of the shoreline. The façade's graceful movement mirrors the ebb and flow of the coast, while refined Spanish Colonial details—arched openings, classic proportions, and elegant columns—create timeless sophistication. Expansive terraces and outdoor living spaces open to sweeping ocean views, blending grand scale with serene coastal beauty.

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This waterfront residence blends transitional architecture with coastal living, where expansive windows frame sweeping views of Big Pass and the Gulf. Light-filled interiors, refined detailing, and open gathering spaces create a home equally suited for everyday living and gracious entertaining. Seamless connections to outdoor terraces and breezy water views complete a design that balances sophistication with livability.

Modern comfort meets timeless elegance
on Sarasota Bay.





A stately entry framed by columns leads into interiors designed for both elegance and ease. Expansive glass doors open the home to its outdoor living spaces, where a pool terrace and lush landscaping create a private retreat. By day, the residence showcases clean lines and timeless details; by night, it transforms into a warm, inviting sanctuary that embodies coastal sophistication.

Balanced in design and scale, this transitional residence blends classic proportions with modern livability.



RENOVATION





This extensive renovation included lifting the entire existing 70's structure three feet to be FEMA flood plane compliant. The conforming expansion included an additional roof connected guest suite which embraces the 270 degree water exposure on this "Island within an Island".

An updated and totally renovated Floridian Island Style residence provides a quiet water surrounded sanctuary on a coastal barrier island.



No detail was left unturned as this whole penthouse renovation brought the design up to and beyond current design practices. The entire kitchen was relocated from the east side of the unit to the center of the unit to embrace the open Gulf of Mexico views.

Two level beach front penthouse gets a whole new design.







The major renovation to this Manasota Key beachfront residence included adding a third level and renovating the entire house from top to bottom. The media room also provides an additional bedroom.

The Gulf front views are open from all rooms on all levels.





This waterfront home has been renovated five times by our firm. Our clients prefer to keep their home at the top of the list of Sarasota waterfront homes. Our design span has incorporated from a bedroom expansion for their first child, to renovations providing additional space for their growing family.

The modern design for this home is a play in natural light and waterfront views. Great care has been taken to capture the north exposure and enrich the interiors of the home with an abundance of natural light.

RENOVATION





Originally designed in 1939 by renowned architect Thomas Reed Martin, this bayside residence embodies the timeless elegance of Sarasota's Mediterranean Revival heritage. The two-story, 4,000-square-foot estate captures the grandeur and grace of its era while offering a serene connection to the water and nearby St. Armands Circle. CMSA Architects has been entrusted with re-envisioning this historic property—infusing modern livability and refined craftsmanship while preserving its architectural soul. Through careful renovation and thoughtful design, the home's enduring character continues to shine, honoring its legacy while embracing the present.

CMSA Architects re-envisioned a historic masterpiece—infusing modern comfort while honoring its architectural soul.

SARASOTA BAY



LONGBOAT KEY



CASEY KEY



BIRD KEY

LIDO KEY

SIESTA KEY



BOCA GRANDE

USEPPA ISLAND



DANIEL S. SHAFFER, AIA, VICE PRESIDENT (LEFT)
AND RICK D. OSWALD, PRESIDENT (RIGHT)

WE ARE OUR CLIENTS' ARCHITECT

Founded in 1992 by Clifford Scholz, CMSA has dedicated over five decades to advancing architecture and construction.

His visionary approach, attention to detail, and unwavering standards have built a legacy of quality and excellence that continues to inspire the firm today. CMSA Architects has made a lasting impact in premier communities throughout Florida with custom-designed residences, elegant renovations, golf course developments, and commercial properties. By leveraging the expertise of our highly qualified architects and designers, the firm has grown into a recognized and respected design organization throughout Southwest Florida.

CMSA Architects is committed to designing spaces that reflect our clients' vision and values. Golf course clubhouses, whether large or small, should be thoughtfully designed with functional spaces and ample seating. These spaces serve as a hub for gathering and socializing while offering picturesque views of the course. A well-designed clubhouse enhances the guest experience and embodies the character of its surroundings.

This handbook has been developed to outline the process through which CMSA will collaborate with you to bring value to your project and ensure its successful completion. It provides a concise introduction to the services CMSA offers and an overview of the architect-client agreement.

Rick D. Oswald, *President*

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TIMELESS, SUSTAINABLE, DESIGN.

Mission Statement

We will lead our clients in achieving and exceeding their architectural goals and dreams.

Vision statement

CMSA will provide innovative, sustainable and high quality architectural design services and solutions.



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