

ITEM #	Project Information		
1	Address:	4225 N Bay Rd. Miami Beach, FL 33140	
2	Folio number(s):	02-3222-011-1490	
3	Board and file numbers :		
4	Year built:	N/A	Zoning District: RS-4
5	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD: 3.22'
6	Adjusted grade (Flood+Grade/2):	5.61' NGVD	Free board: 1.00'
7	Lot Area:	6,296 S.F.	
8	Lot width:	65'	Lot Depth: 100'
9	Max Lot Coverage SF and %:	1,888 S.F (30%)	Proposed Lot Coverage SF and %: 2,056 S.F (32.6%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: 0 S.F
11	Front Yard Open Space SF and %:	845 S.F (65%)	Rear Yard Open Space SF and %: 916 S.F (73%)
12	Max Unit Size SF and %:	3,148 S.F (50%)	Proposed Unit Size SF and %: 3,145 S.F (49%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 1,534 S.F
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval) N/A
15			Proposed Second Floor Unit Size SF and % : 1,611 S.F
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 0 S.F

Zoning Information / Calculations		Required	Existing	Proposed	Deficiencies
17	Height:	24'		24'	
18	Setbacks:				
19	Front First level:	20'		20'	
20	Front Second level:	40'		29'-6"	10'-6"
21	Side 1:	7'-6"		9'-3"	
22	Side 2 or (facing street):	8'-9"		9'-7"	
23	Rear:	20'		21'-8"	
	Accessory Structure Side 1:	N/A			
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	N/A			
26	Sum of side yard :	16'-3"		18'-10"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				


Notes:
If not applicable write N/A

App/PlanRev1-16v.1

[illegible]

OSVALDO MARRERO
ARCHITECT
IM • K&B
REG. # AR0015952

SEAL : AR0015952
AZ26003029



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STATUTES, CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2020)

NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

ZONING DATA SHEET

TOMA DESIGN GROUP
INC.

Tel: (305) 401-3223 Fax: (305) 466-4077
20000 NE 30th Ave. #1001 13875 E. Palmino Drive
Aventura, FL 33180 Southwest Ranches, FL 33330

Date	09/07/2021
Drawn by	M.T.
Checked by	M.L.
Scale: AS SHOWN	

Sheet N:

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CAD ID:



SEAL : AR0019552
A4-28003029

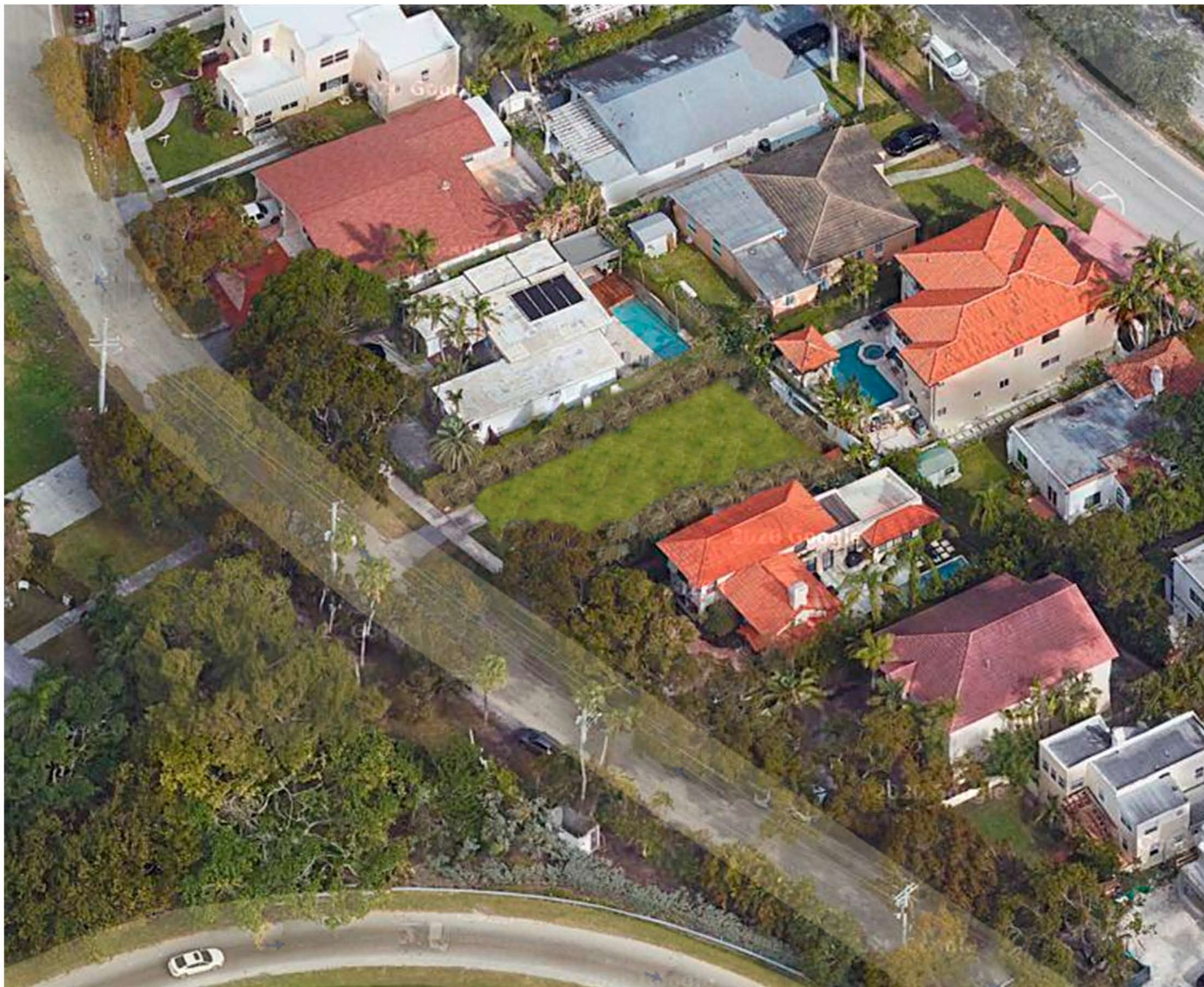
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LOCATION CONTEXT PLAN

Scale:
AS SHOWN

ZN -2.0

CAD ID:

[illegible]

OSVALDO MARRERO
ARCHITECT
NA • NCARB.



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dnQualifier=A01410C0000017A865
13AE00007530, cn=Osvaldo Marrero
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NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

AXONOMETRIC SATELLITE PHOTO

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Tel: (305) 401-2223 Fax: (305) 406-4077
20900 NE 30th Ave. #1001 13075 E. Palomino Drive
Aurora, FL 33180 Southwest Ranches, FL 33309

Date	06/09/2021
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NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL. 33140

CURRENT SITE PHOTO

TOMA DESIGN GROUP
INC.

Tel (305) 421-2223 Fax (305) 466-4077
20900 NE 30th Ave, #1001 13975 E. Palomino Drive

Reviewed by	06/09/2021
Approved by	M.T.
Checked by	M.L.

Sheet N:

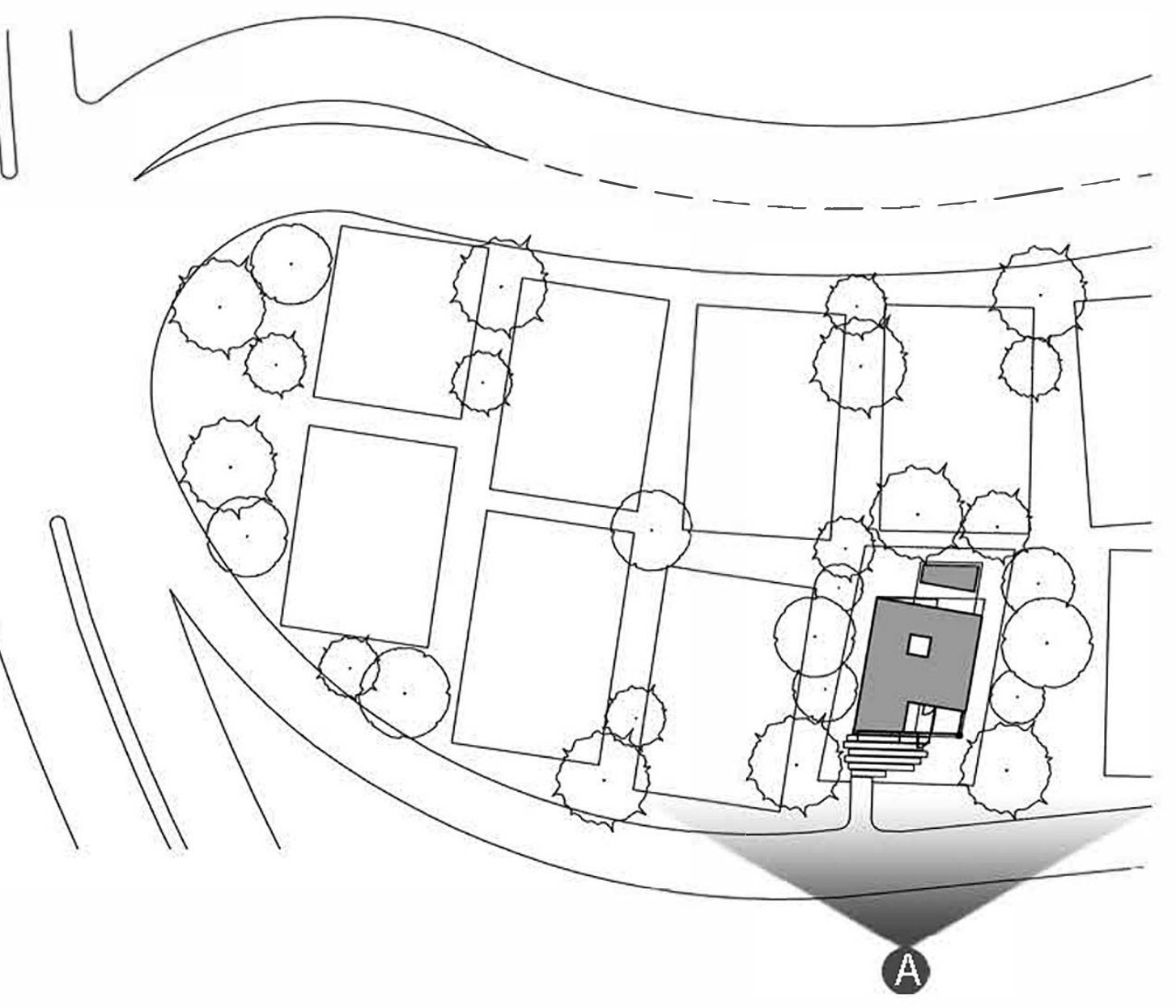
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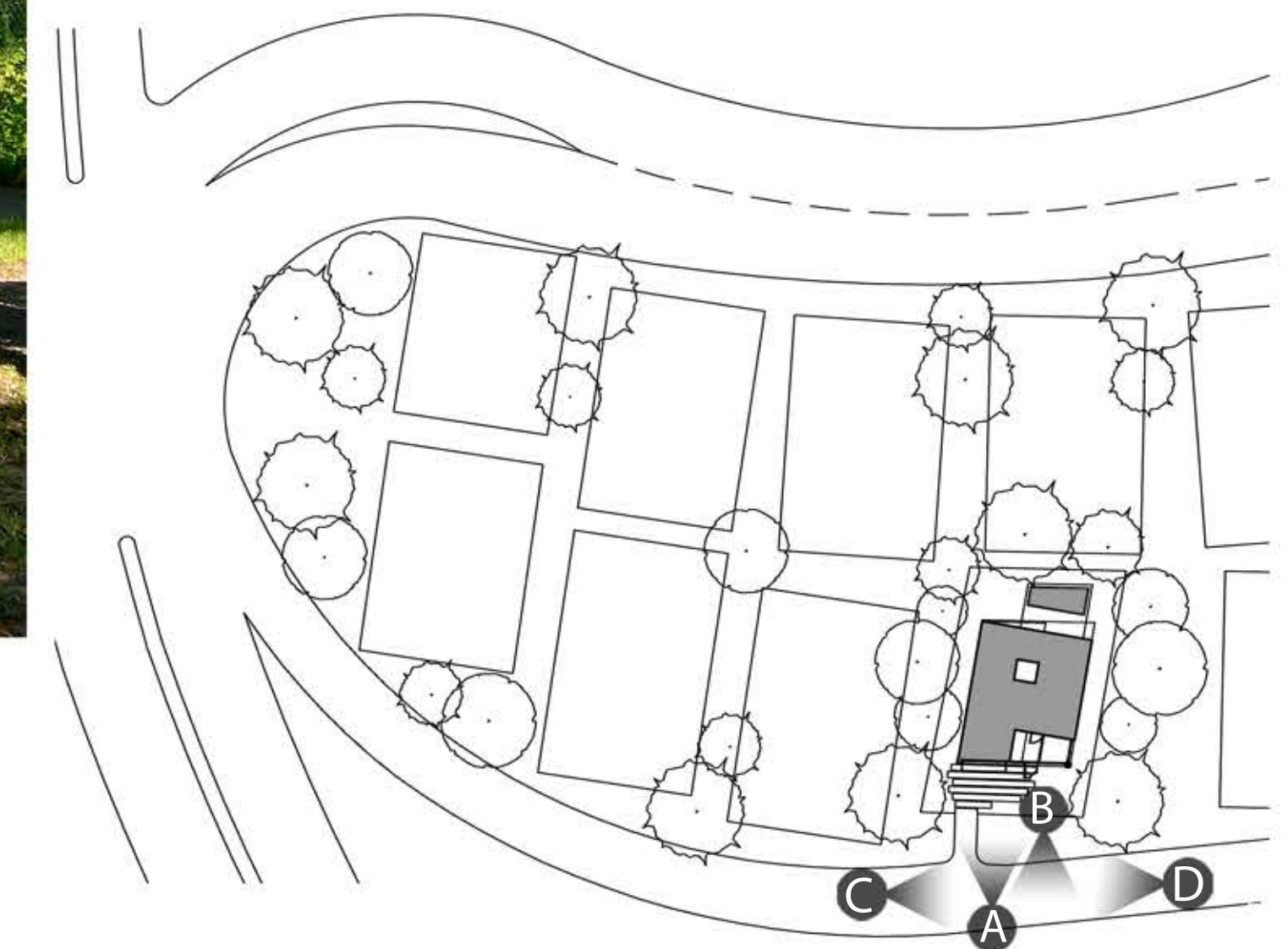


4225 N Bay Rd

A



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OSVALDO MARRERO
ARCHITECT
MA • NCARB.

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Oswaldo Marrero
DN: c=US,
o=Marrero and
Associates Architect
and Planner,
dnQualifier=A01410
C0000017A865E13A
E00007530,
cn=Oswaldo Marrero
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NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

SURROUNDING PHOTOS

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Aventura, FL 33180 Southwest Ranches, FL 33330

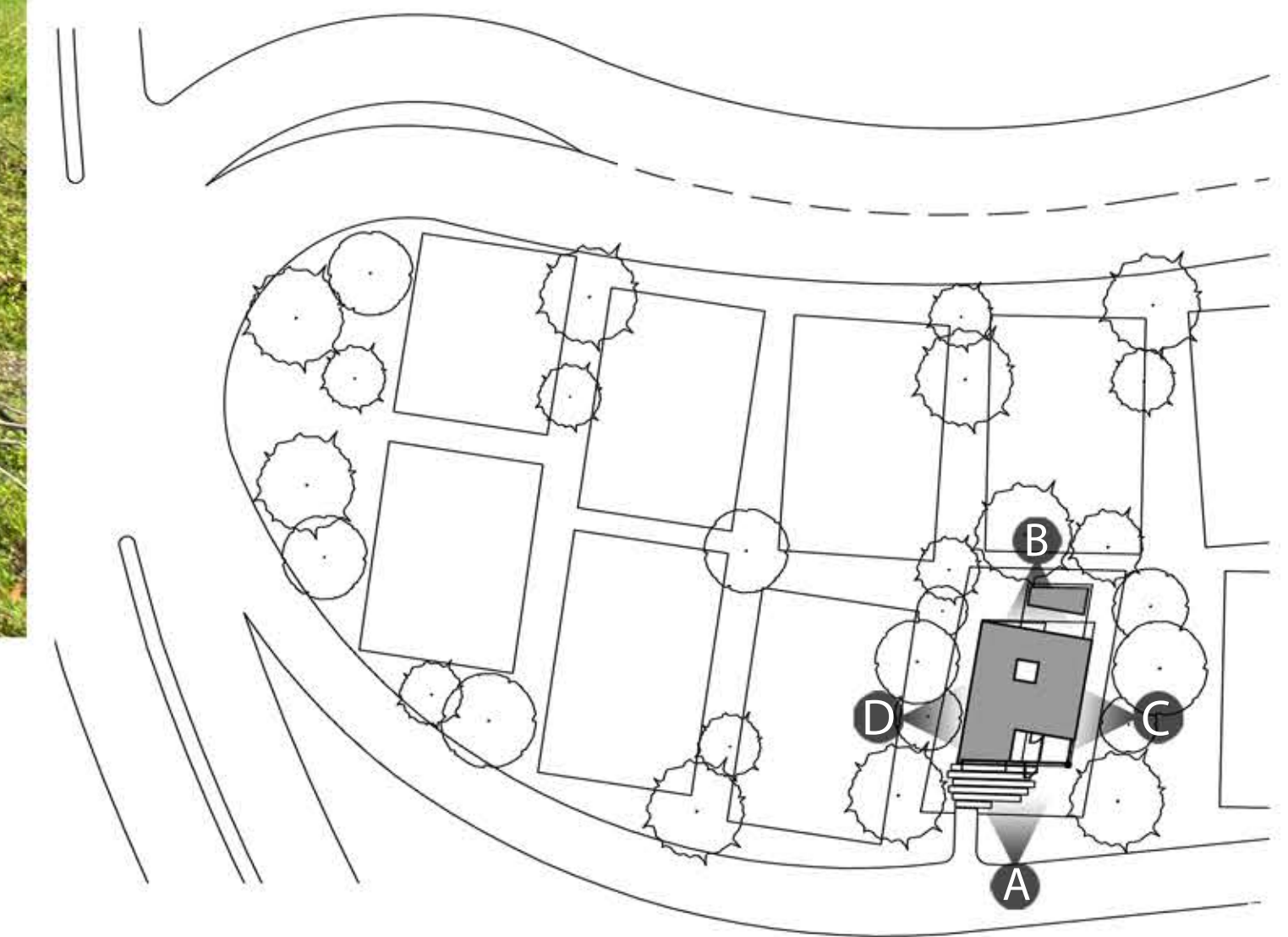
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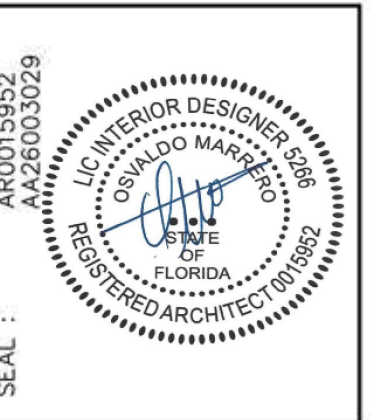
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DOI: 10.1002/for

[illegible]

OSVALDO MARRERO
ARCHITECT
MA • NCARB
REG. # AR0015952



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DN: c=US, o=Marrero and Associates Architect and Planner, dnQualifier=A01410C0000017A865E13AE00007530, cn=Osvaldo Marrero
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4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

SURROUNDING PHOTOS

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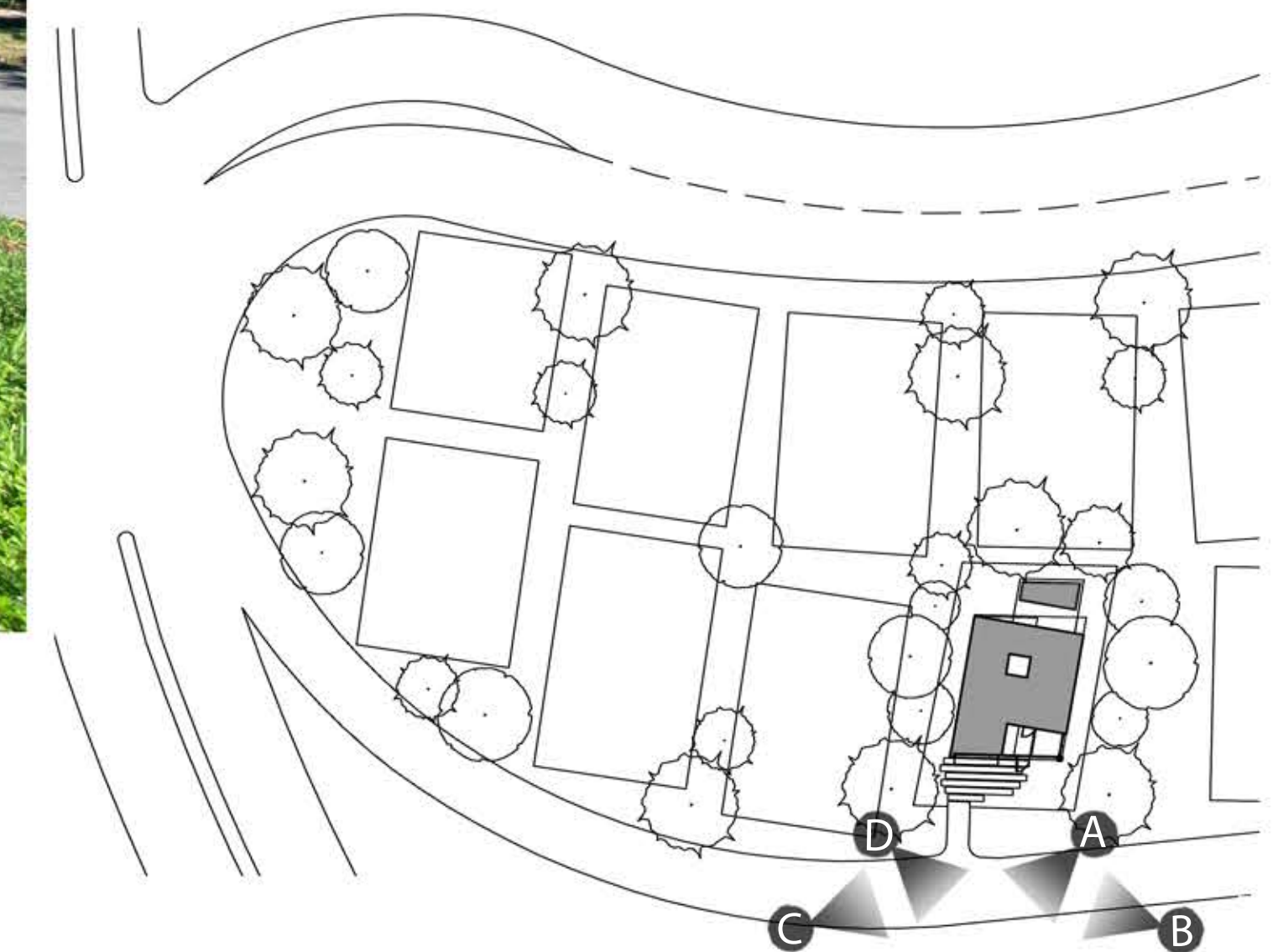
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Aventura, FL 33180 Southwest Ranches, FL 33330

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NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

SURROUNDING PHOTOS

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Tel (305) 401-2223 Fax (305) 466-4077
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Aventura, FL 33180 Southwest Ranches, FL 33330

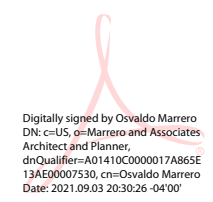
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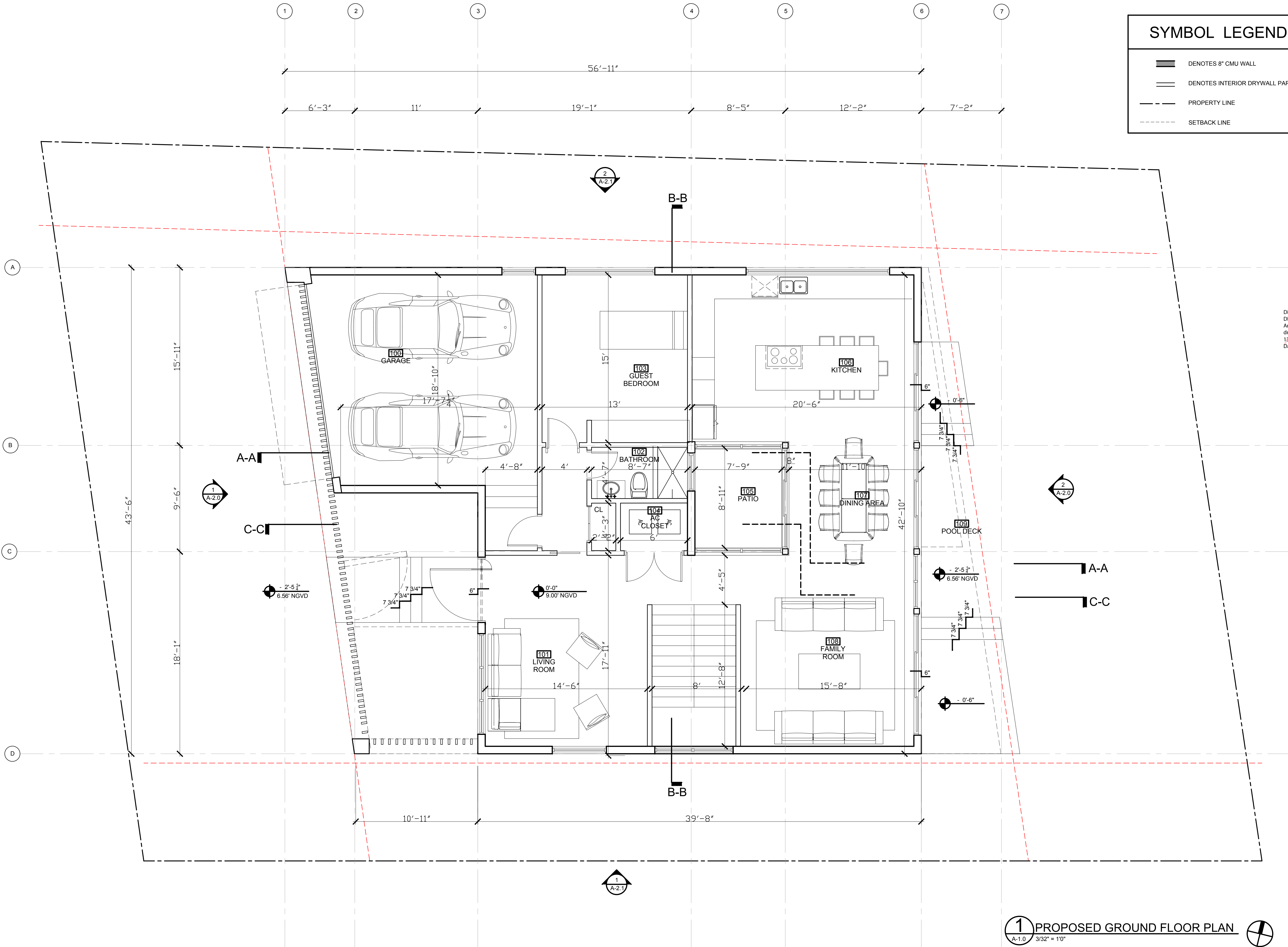
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CAD ID:

1 LOT COVERAGE DIAGRAM
SP-2.0 3/32" = 1'0"

Sheet N°:

SP-2.2

CAD ID:



SYMBOL LEGEND	
	DENOTES 8" CMU WALL
	DENOTES INTERIOR DRYWALL PARTITION
	PROPERTY LINE
	SETBACK LINE

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Revisions		
No.	Date	Description

OSVALDO MARRERO
ARCHITECT
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REC. # AR001952

AR001952
A226003029

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Project: NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

Sheet Title: PROPOSED 1st FLOOR PLAN

TOMA DESIGN GROUP
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Tel: (305) 491-2223
2000 NE 30th Ave, #1001
Aventura, FL 33180

Fax: (305) 498-4277
12875 E. Palmetto Drive
Southwest Ranches, FL 33330

Date	09/07/2021
Drawn by	M.T.
Checked by	MLL
Scale	AS SHOWN

Sheet N:
A-1.0

CAD ID:

1 PROPOSED GROUND FLOOR PLAN
A-1.0 3/32" = 1'0"

SYMBOL LEGEND

DENOTES 8" CMU WALL

DENOTES INTERIOR DRYWALL PARTITION

PROPERTY LINE

SETBACK LINE

Revisions		
No.	Date	Description

OSVALDO MARRERO
ARCHITECT
P.C.
REG. # AR0015952

AR0015952
AA26003029

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Project: NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL 33140

Sheet Title: PROPOSED 2nd FLOOR PLAN

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Tel: (305) 401-2223
20900 NE 20th Ave #100
Aventura, FL 33180

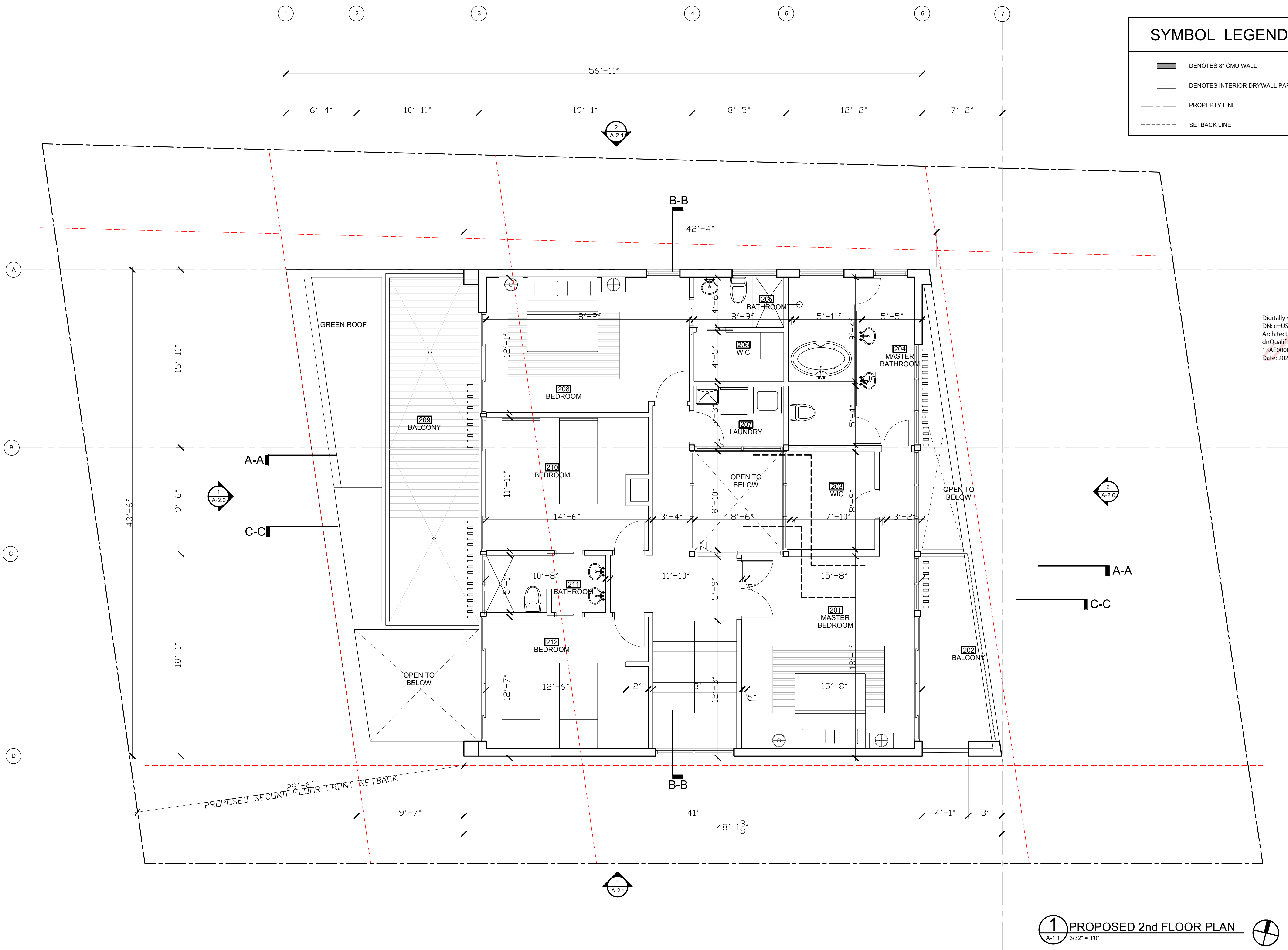
Fax: (305) 488-4877
13875 E. Palmetto Drive
Southwest Ranches, FL 33331

Date	09/07/2021
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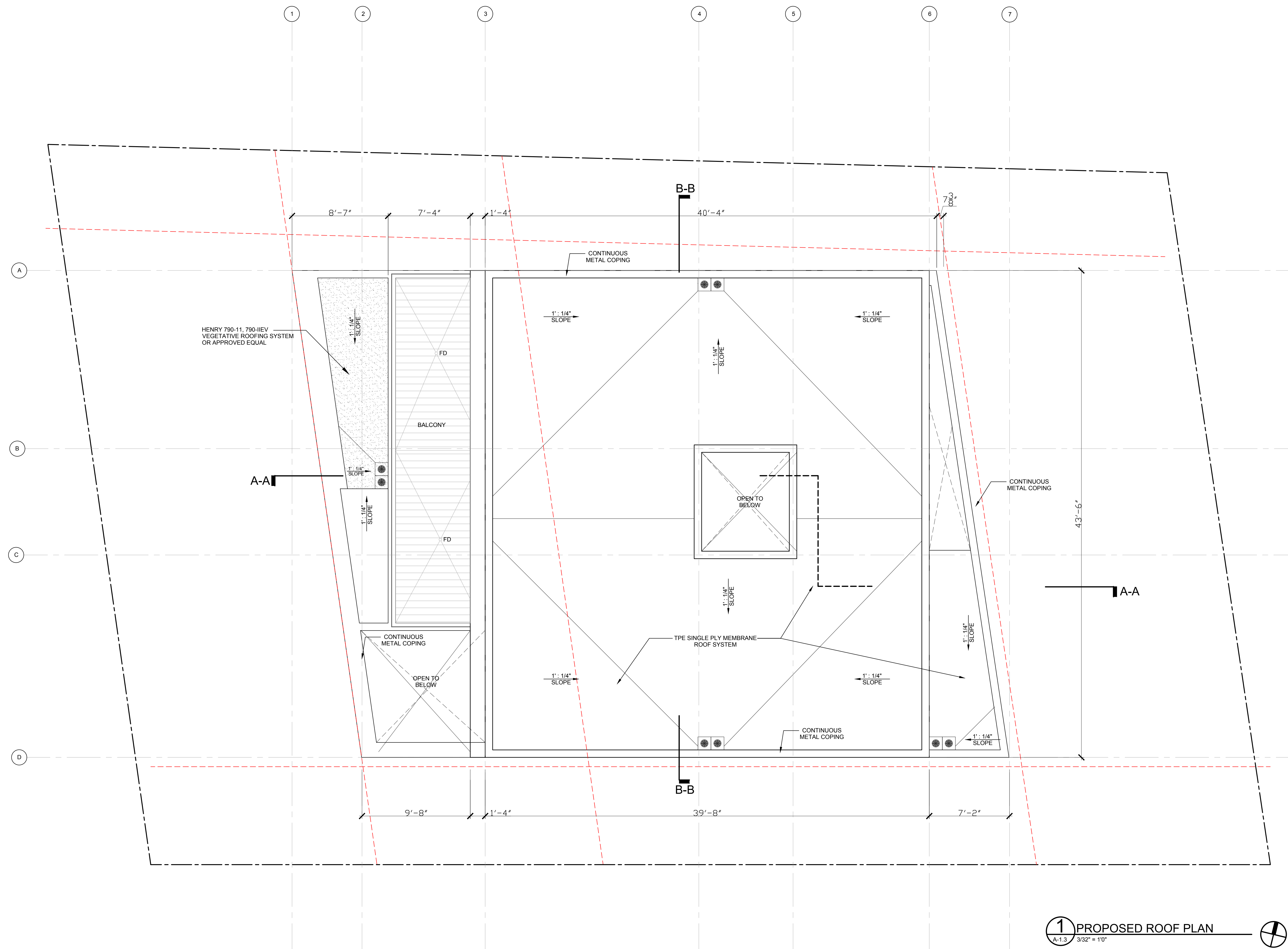
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dnQualifier=A01410C000017A865E
13AE00007530, cn=Osvaldo Marrero
Date: 2021.09.03 20:33:34 -04'00'

1 PROPOSED 2nd FLOOR PLAN

A-1.1 3/32" = 1'0"

[illegible]

OSVALDO MARRERO
ARCHITECT
M. NARB
REC. # A00015552

SEAL :

AR2015552
A02603029

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NATIONAL BOARD OF ARCHITECTS
FLORIDA
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Project: NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

Sheet Title: PROPOSED ROOF PLAN

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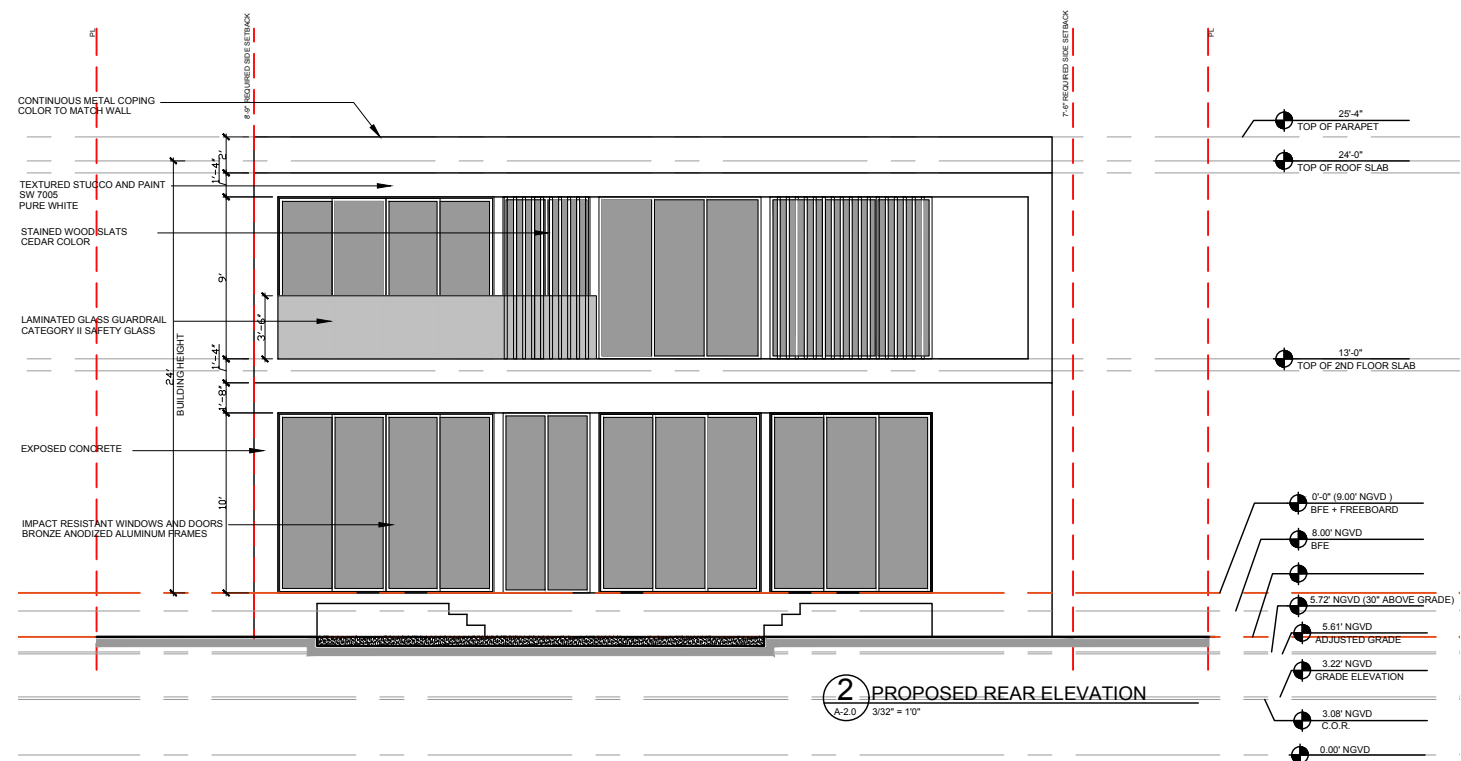
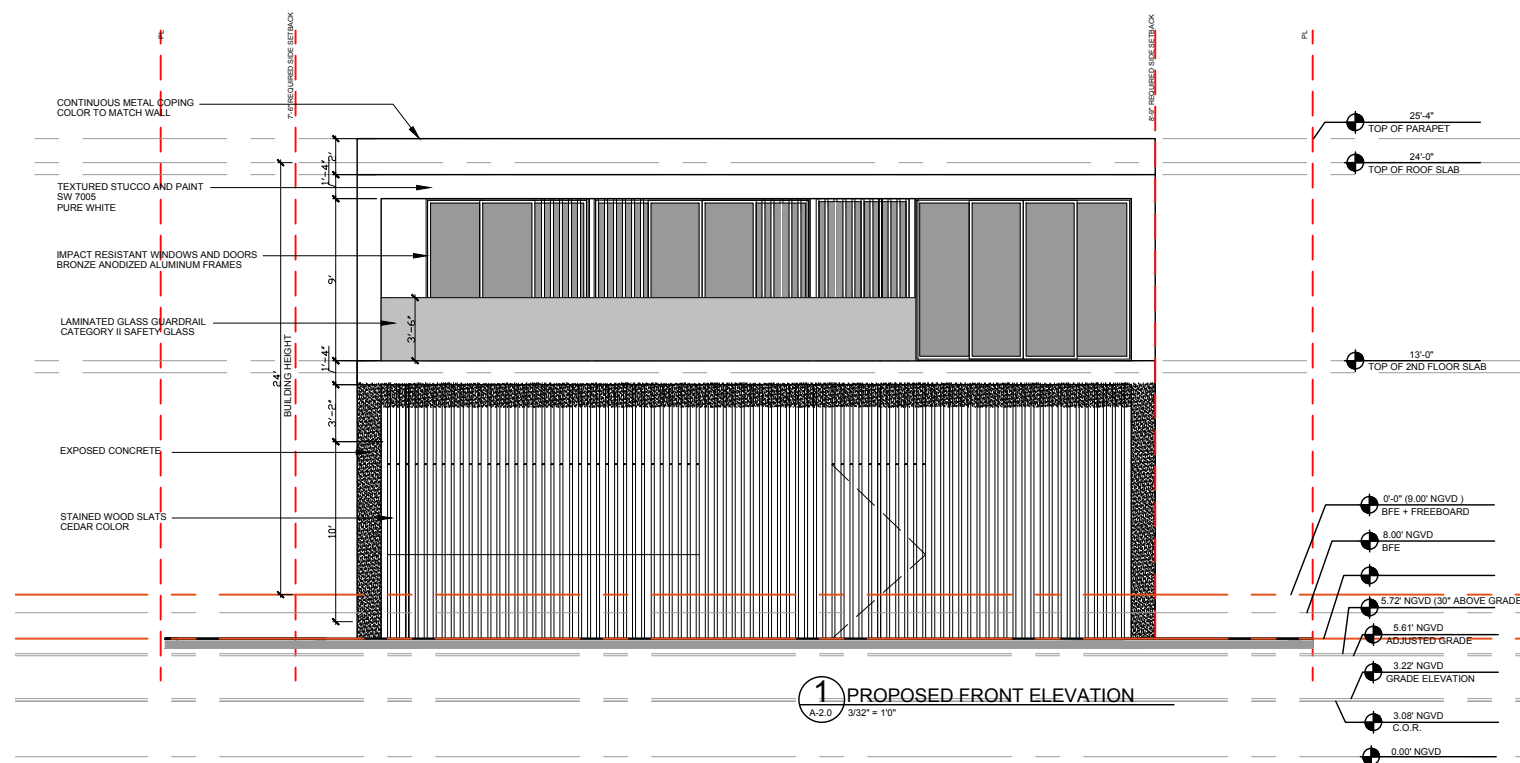
Fax: (305) 446-4777
13675 E. Palomino Drive
Southwest Ranches, FL 33350

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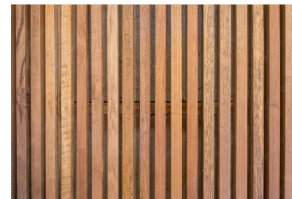
A-1.3.

CAD ID:



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

TEXTURED STUCCO AND PAINT
SW 7005
PURE WHITE



STAINED WOOD SLATS




IMPACT RESISTANT WINDOWS AND DOORS

[illegible]

OSVALDO MARRERO
ARCHITECT
MA • NCARB
REG. # AR0015952

SEAL : AR0015952
AA2603029



The seal is circular with a double-lined border. The outer ring contains the text "LIC INTERIOR DESIGNER 0006" at the top and "REGISTERED ARCHITECT 0015952" at the bottom. The inner circle contains the text "OSWALDO MARINHO" at the top, "C.R.A." in the center, and "F.R.B.A." at the bottom. A stylized signature is written across the center of the seal.

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NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

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INC.**

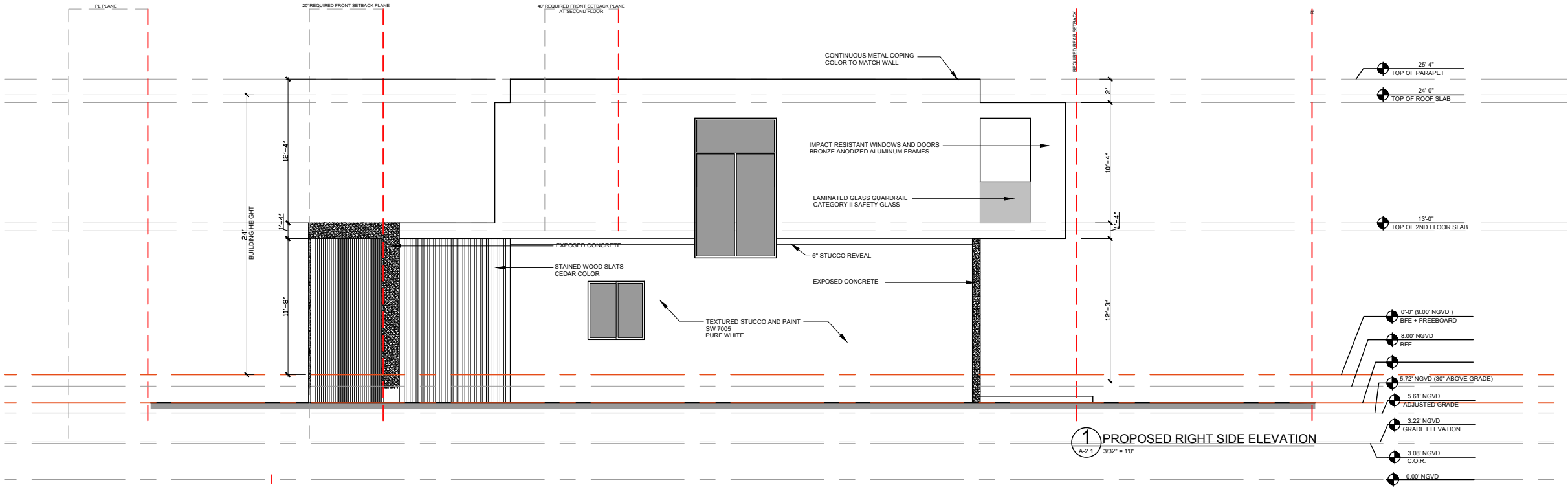
Tel: (305) 401-2223 Fax: (305) 486-4077
20000 NE 30th Ave. #1001 13875 E. Palmetto Drive
Aventura, FL 33180 Southwest Ranches, FL 33330

Date	09/07/2021
Drawn by	M.T.
Checked by	M.L
Scale: AS SHOWN	

Sheet N:

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CAD ID:

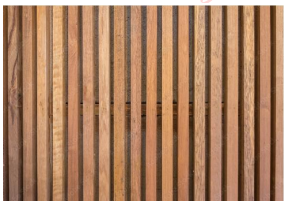


1 PROPOSED RIGHT SIDE ELEVATION

2 PROPOSED LEFT SIDE ELEVATION



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1



STAINED WOOD SLATS
CEDAR COLOR

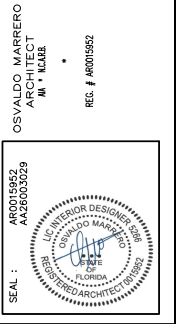


EXPOSED CONCRETE



IMPACT RESISTANT WINDOWS AND DOORS
BRONZE ANODIZED ALUMINUM FRAMES

Revisions		
No.	Date	Description



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NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL 33140

Project:

PROPOSED EXTERIOR ELEVATIONS

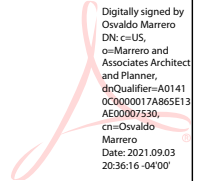
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TOMA DESIGN GROUP
INC.

Tel: (305) 492-4225 Fax: (305) 492-4271
2085 NE 20th Ave, Suite 400 33137, Pompano Beach
Fort Lauderdale, FL 33309

Date: 09/07/2021
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

Sheet No.
A-2.1
CAD ID:



A-2.2 $1/32'' = 1'0''$

OSVALDO MARRERO
ARCHITECT
AM • ILL. 18

REG. # A0007952

SEAL : AR0015952
AA26003029

UNITED STATES OF AMERICA
UNITED STATES ARCHITECTS
OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT

TO THE BEST OF MY KNOWLEDGE THE
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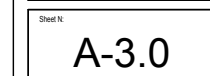
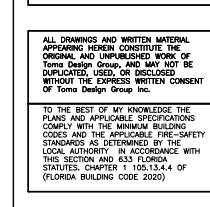
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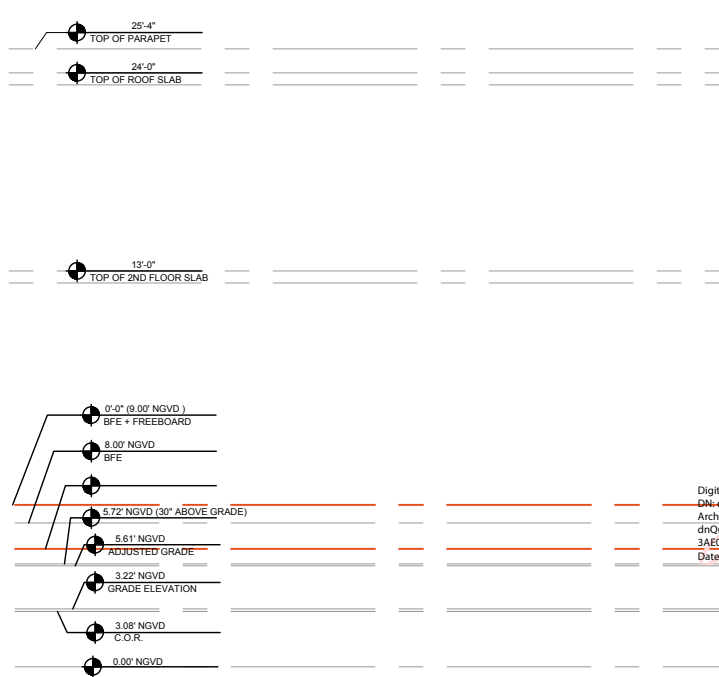
Short Title

Tel: (305) 401-2223 Fax: (305) 466-4077
20200 NE 30th Ave. #1001 13875 E. Palmetto Drive
Aventura, FL 33180 Southwest Ranches, FL 33330

Scale: AS SHOWN

CAD ID:





A-3.1 $3/32" = 1'0"$



2 FENC
A-3.1 1/8" = 1'0"

[illegible]

OSVALDO MARRAS
ARCHITECT
MA • NCARB
REG. # AR0015952

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Aventura, FL 33180

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Southwest Ranches, FL 33350

Date	09/07/2021
Drawn by	M.T.
Checked by	M.L.

Scale:

AS SHOWN

Sheet N:

A-3.1

CAD ID:

[illegible]

OSVALDO MARRERO
ARCHITECT
AR. 10002

REG. # 180015952

AR0015952
A242003029

SEAL :

THE INTERIOR DESIGNER'S SEAL
OSVALDO MARRERO
AR. 10002
FLORIDA
REGISTERED ARCHITECT 08/1952

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NAUTILUS 4225 RESIDENCE
4225 N. Bay Rd.
MIAMI BEACH, FL, 33140

2001-2002

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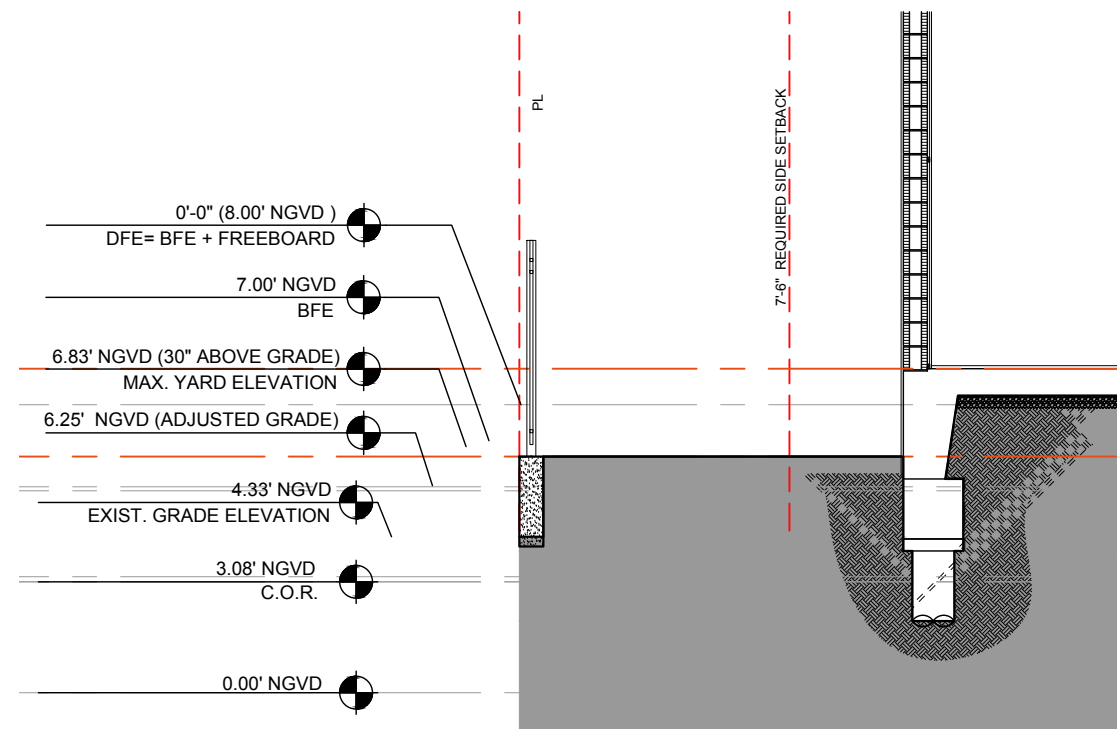
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Date	09/07/2021
Drawn by	M.T.
Checked by	M.L
Scale: AS SHOWN	

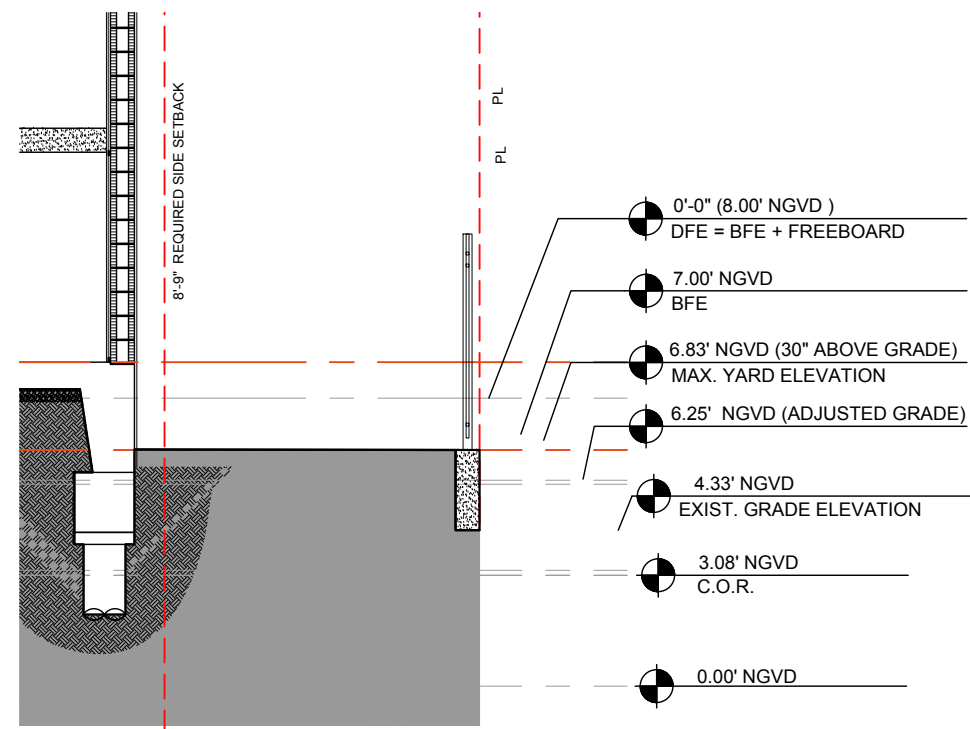
Sheet N°:

A-4.0

CAD ID:



1 PROPOSED LEFT SIDE YARD
A-4.1 $3/16" = 1'0"$



2 PROPOSED RIGHT SIDE YARD
A-4.1 $3/16" = 10"$

Digitally signed by
Osvaldo Marrero
DN: c=US,
o=Marrero and
Associates Architect
and Planner,
dnQualifier=A01410
C0000017A865E13A
E00007530,
cn=Osvaldo Marrero
Date: 2021.09.03
20:39:13 -04'00'

[illegible]

AR0015952
A20003029

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ARCHITECT
MARRERO ARCHITECT
INC. • MIAMI

REG. # AR0015952

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A20003029

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PROPOSED YARD SECTIONS

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Checked by	M.L.
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Sheet N:

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SEAL : APO015952
 AA26003029

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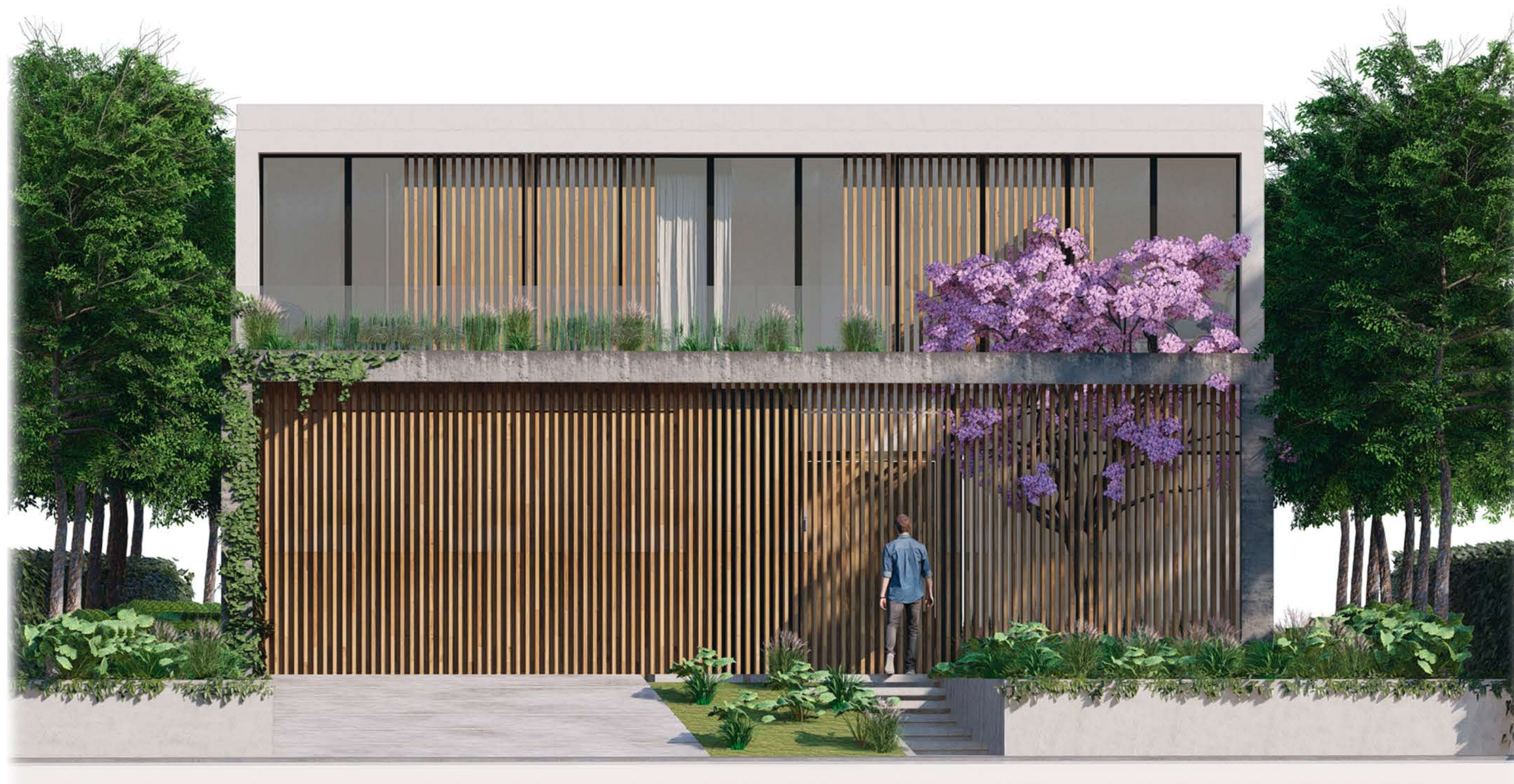
Project:	NAUTILUS 4225 RESIDENCE 4225 N. Bay Rd. MIAMI BEACH, FL 33140
Sheet Title:	SETBACK VARIANCE DIAGRAM

**TOMA DESIGN GROUP
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Tel: (352) 497-3223 Fax: (352) 456-4077
2000 NE 30th Ave. #101 13875 E. Palmetto Drive
Aventura, FL 33180 Southfield Ranches, FL 33333

Date	09/07/2021
Drawn by	M.T.
Checked by	M.L
Scale: AS SHOWN	

Sheet N:
A-5.0
CAD ID:

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OSVALDO MARRERO
ARCHITECT
NA • NCARB.

SEAL : AR0015952
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3D EVALUATIONS

1

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Date	09/07/2021
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Checked by	M.L.

Scale:
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Sheet No. _____

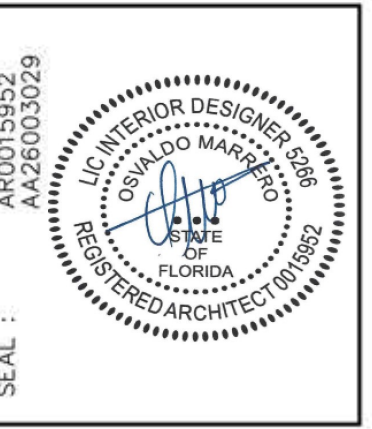
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CAD ID:

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OSVALDO MARRERO
ARCHITECT
AIA • N.CARB.

REG. # AR0015952



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Osvaldo Marrero
DN: c=US,
o=Marrero and
Associates Architect
and Planner,
dnQualifier=A01410
C0000017A865E13A
E00007530,
cn=Osvaldo Marrero
Date: 2021.09.03
20:43:10 -04'00'

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STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES, CHAPTER 1 105.13.4.4 OF
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3D ELEVATIONS

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Aventura, FL 33180 Southwest Ranches, FL 33330

Drawn by	M.T.
Checked by	M.L.

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Test N:

A - 7.1

DOI:

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ARCHITECT
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STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
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STATUTES, CHAPTER 1 105.13.4.4 OF
FLORIDA BUILDING CODE 2017)

Digitally signed by
Oswaldo Marrero
DN: c=US, o=Marrero
and Associates
Architect and Planner,
dnQualifier=A01410C0
000017A865E13AE0000
7530, cn=Oswaldo
Marrero
Date: 2021.09.03
20:44:02 -04'00'



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FRONT 3D RENDERS

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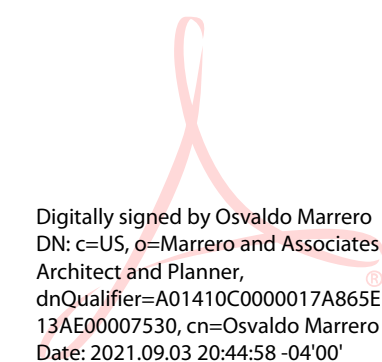
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