

NO.	DATE	DESCRIPTION	RECORD OF REVISIONS	
			BY	APP.
			DATE	DATE
			DESCRIPTION	DESCRIPTION
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			BY	APP.
			DATE	DATE
			DESCRIPTION	DESCRIPTION

**ROYAL POINT**  
LAND SURVEYORS, INC. L.B.# 7282  
info@RoyalPointLS.com  
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 \*\*\* TEL: 305-822-6062 \*\*\* FAX: 305-827-9669

TYPE OF SURVEY:  
**BOUNDARY SURVEY**

PREPARED FOR:  
**BARRY EISLER & STEPHANIE J KLEIN**

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 01/17/2022
JOB No.: RP22-0063
SHEET: <b>1</b>
OF 1 SHEET

**GELPI PROJECTS**

**GELPI PROJECTS**  
ARCHITECTURE

420 Lincoln Rd, Suite 440  
Miami Beach, FL 33139  
nrg@gelpiprojects.com  
646.410.5168

**REVISIONS**

NO.	DATE	DESCRIPTION
Δ	03/07/22	DRB FINAL SUBMITTAL

**PROJECT**  
**EISLER RESIDENCE**

4564 NORTH MICHIGAN AVENUE MIAMI BEACH, FLORIDA 33140

SHEET SIZE  
11 X 17

DATE  
03-07-2022  
Application

SURVEY  
A-001

*Nicholas Gelpi*

SEAL AR 99656

STATE OF FLORIDA  
NICHOLAS R. GELPI  
AR99656  
REGISTERED ARCHITECT  
NICHOLAS GELPI

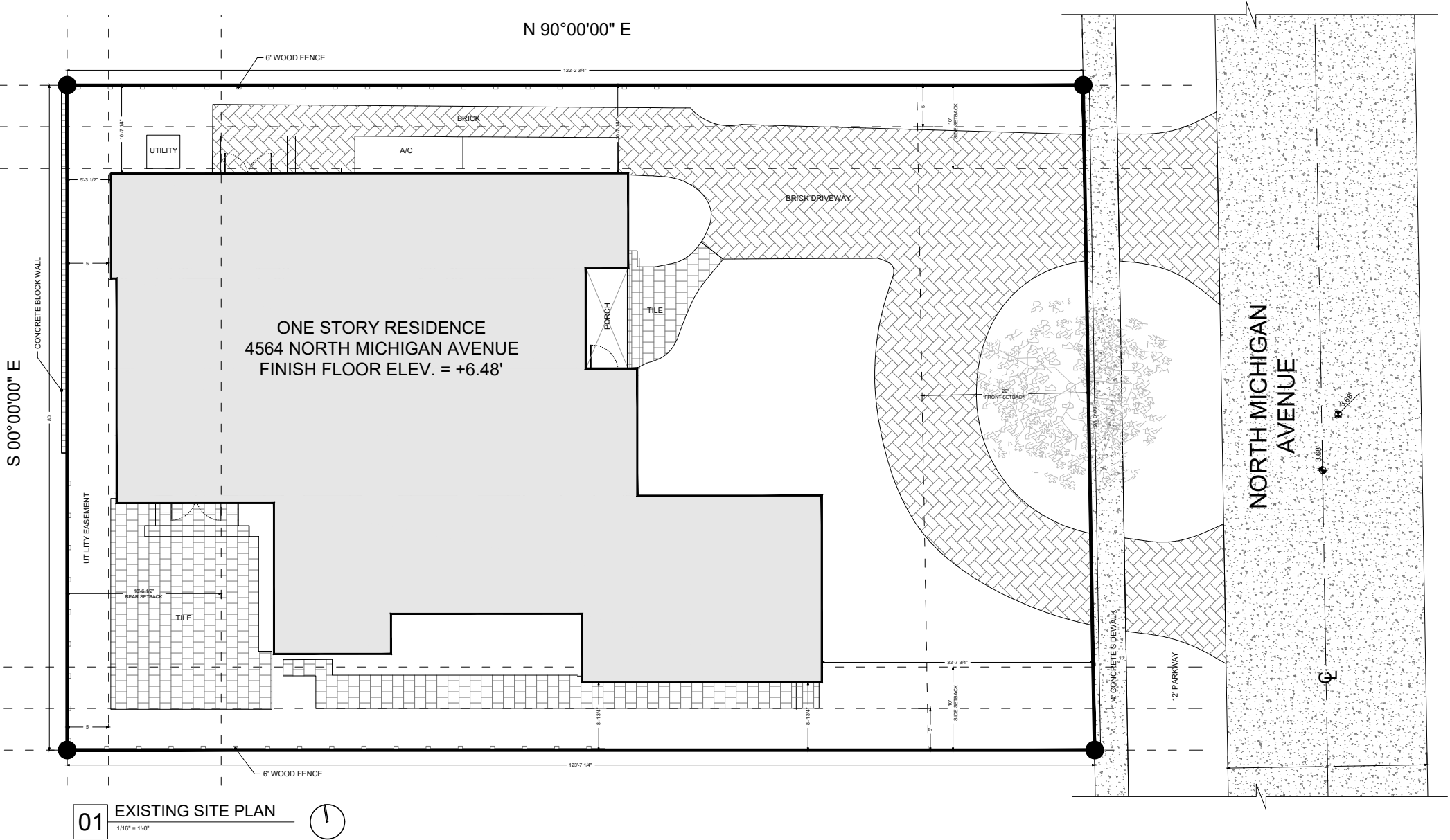




SITE DATA:

GENERAL DATA	
PROJECT LOCATION	4564 NORTH MICHIGAN AVENUE MIAMI BEACH, FLORIDA 33140
FOLIO NO.	02-3222-008-0160
LAND USE	RESIDENTIAL - SINGLE-FAMILY, MED. DENSITY
ZONING DATA	
ZONE	RS-4
LOT SIZE	(ACCORDING TO PUBLIC RECORD) 9,841.23 SQFT
MAX UNIT SIZE	50% of (LOT SIZE)
ACTUAL AREA	(ACCORDING TO PUBLIC RECORD) 3,681 SQFT
OCCUPANCY TYPE	RESIDENTIAL / SINGLE FAMILY
LEGAL DESCRIPTION	
NAUTILUS EXT 3RD PB 34-98 LOT 12 BLK 21 LOT SIZE 80.010 X 123 OR 17896-1549 1197 1 COC 26054-2318 09 2007 4	
LEVEL OF ALTERATION	
LEVEL 2 (AS PER 2020 FBC - EXISTING BUILDING - 603.1)	
CONSTRUCTION TYPE / CLASSIFICATION OF STRUCTURE	
TYPE II (AS PER ASCE TABLE 1-1 & 2020 FBC - BUILDING - 602.2)	
MIN. LOT AREA MIN. LOT WIDTH	
6,000 SQ.FT. ( <b>ACTUAL = 9,841.2 SQ.FT.</b> ) 50 FT. ( <b>ACTUAL = 80 FT.</b> )	
MIN. UNIT SIZE	
1,800 SQ.FT.	
MAX. UNIT SIZE	
50% of the Lot (9,841.2) = 4,920.6 SQ.FT. ALLOWED EXISTING = 3,729 SQ.FT. <b>PROVIDED = (3,729 SQ.FT. + 411 SQ.FT.) = 4,140 SQ.FT.</b>	
MAX. STORIES	
The maximum number of stories shall not exceed <b>two (2)</b> above the base flood elevation, plus freeboard.	
MAX. HEIGHT	
<b>24 FT</b> for Flat Roofs <b>27 FT</b> for Sloped Roofs	
MAX. LOT COVERAGE	
40% of the Lot (9,841.2) = 3,936.48 SQ.FT. ALLOWED EXISTING = 3,681 SQ.FT. <b>PROVIDED = (4,092 SQ.FT.)</b>	
SETBACKS	
FRONT	<b>20 FT</b> Ground Floor Minimum <b>30 FT</b> Second Floor Minimum
REAR	15% of the Lot depth (123.6') = 18.54' FT. <b>20 FT</b> Minimum <b>50 FT</b> Maximum
SIDES	The sum of the required side yards shall be at least 25% of the Lot width (80 SQ.FT.) = 20 FT. (10 FT on each side) and = <b>7.5 FT</b> for Architectural significance homes.
POOL SETBACKS	
REAR YARD	<b>6 FT</b> to Deck, <b>7.5 FT</b> to Waterline
SIDE YARD	7.5 FT to Deck, 9 FT to Waterline and <b>5 FT</b> for Architectural significance homes
WALK SPACE	
At least <b>18"</b> wide shall be provided between swimming pool walls and fences or screen enclosure walls.	

FLOOD MANAGEMENT INFO	
FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE) :	7.00' NGVD
DESIGN FLOOD ELEVATION (DFE) :	6.48' NGVD
GARAGE TOP OF SLAB ELEVATION (LP) :	N/A
LOWEST TOS ELEVATION OF HABITABLE SPACE :	6.48' NGVD
NEXT HIGHER FLOOR ELEVATION :	N/A
LOWEST GRADE ELEVATION : ADJ. TO THE BUILDING (LAG)	5.00' NGVD
HIGHEST GRADE ELEVATION : ADJ. TO THE BUILDING (HAG)	5.40' NGVD
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING :	8.00' NGVD
CROWN OF ROAD ELEVATION :	3.68' NGVD
ADJUSTED GRADE ELEVATION :	<b>5.44' NGVD</b> ⚠
F.I.R.M MAP NUMBER :	12086 C 0317 L
FLOOD DESIGN CLASS PER ASCE 24-14 TABLE 1-1 (FBC 2017,1604.5):	CLASS 2



01

EXISTING SITE PLAN

1/16" = 1'-0"



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REVISIONS

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⚠	03/07/22	DRB FINAL SUBMITTAL
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PROJECT

EISLER RESIDENCE

4564 NORTH MICHIGAN  
AVENUE MIAMI BEACH,  
FLORIDA 33140

SHEET SIZE

11 X 17

DATE

03-07-2022  
Application

EXISTING  
SITE PLAN

A-002

SEAL

AR 99656



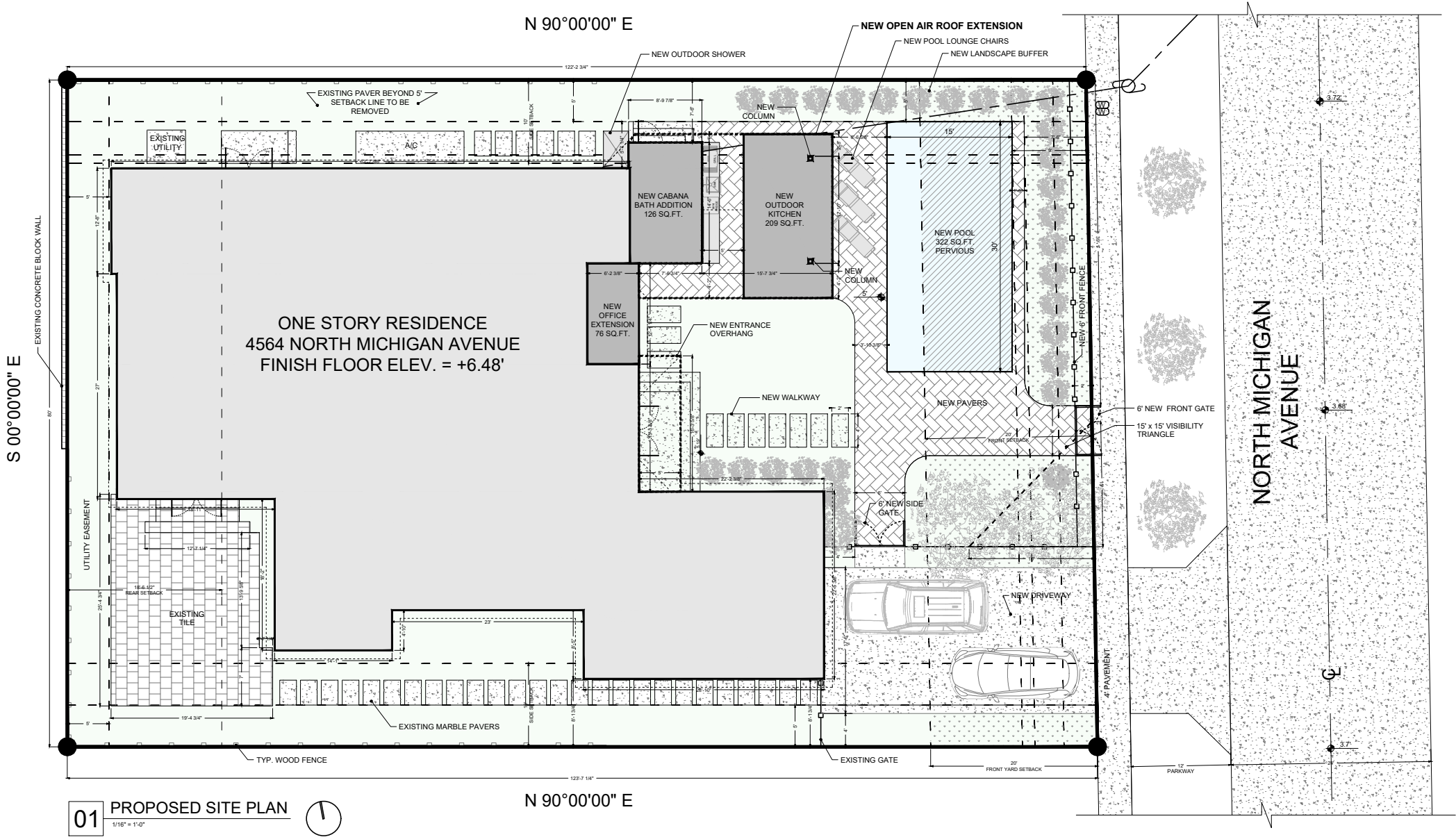
NICHOLAS GELPI



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LAND USE	RESIDENTIAL - SINGLE-FAMILY, MED. DENSITY
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LOT SIZE	(ACCORDING TO PUBLIC RECORD) 9,841.23 SQFT
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MIN. LOT AREA MIN. LOT WIDTH	
6,000 SQ.FT. (ACTUAL = 9,841.2 SQ.FT.) 50 FT. (ACTUAL = 80 FT.)	
MIN. UNIT SIZE	
1,800 SQ.FT.	
MAX. UNIT SIZE	
50% of the Lot (9,841.2) = 4,920.6 SQ.FT. ALLOWED EXISTING = 3,729 SQ.FT. PROVIDED = (3,729 SQ.FT. + 411 SQ.FT.) = 4,140 SQ.FT.	
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The maximum number of stories shall not exceed <b>two (2)</b> above the base flood elevation, plus freeboard.	
MAX. HEIGHT	
<b>24 FT</b> for Flat Roofs <b>27 FT</b> for Sloped Roofs	
MAX. LOT COVERAGE	
40% of the Lot (9,841.2) = 3,936.48 SQ.FT. ALLOWED EXISTING = 3,681 SQ.FT. PROVIDED = (4,092 SQ.FT.)	
SETBACKS FRONT	
<b>20 FT</b> Ground Floor Minimum <b>30 FT</b> Second Floor Minimum	
REAR	
15% of the Lot depth (123.6') = 18.54' FT. <b>20 FT</b> Minimum <b>50 FT</b> Maximum	
SIDES	
The sum of the required side yards shall be at least 25% of the Lot width (80 SQ.FT.) = 20 FT. (10 FT on each side) and = <b>7.5 FT</b> for Architectural significance homes.	
POOL SETBACKS REAR YARD SIDE YARD	
<b>6 FT</b> to Deck, <b>7.5 FT</b> to Waterline 7.5 FT to Deck, 9 FT to Waterline and <b>5 FT</b> for Architectural significance homes	
WALK SPACE	
At least <b>18"</b> wide shall be provided between swimming pool walls and fences or screen enclosure walls.	

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F.I.R.M MAP NUMBER :	12086 C 0317 L
FLOOD DESIGN CLASS PER ASCE 24-14 TABLE 1-1 (FBC 2017,1604.5):	CLASS 2




01 PROPOSED SITE PLAN  
1/160" = 1'-0"

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REVISIONS

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PROJECT  
EISLER RESIDENCE

4564 NORTH MICHIGAN  
AVENUE MIAMI BEACH,  
FLORIDA 33140

SHEET SIZE  
11 X 17

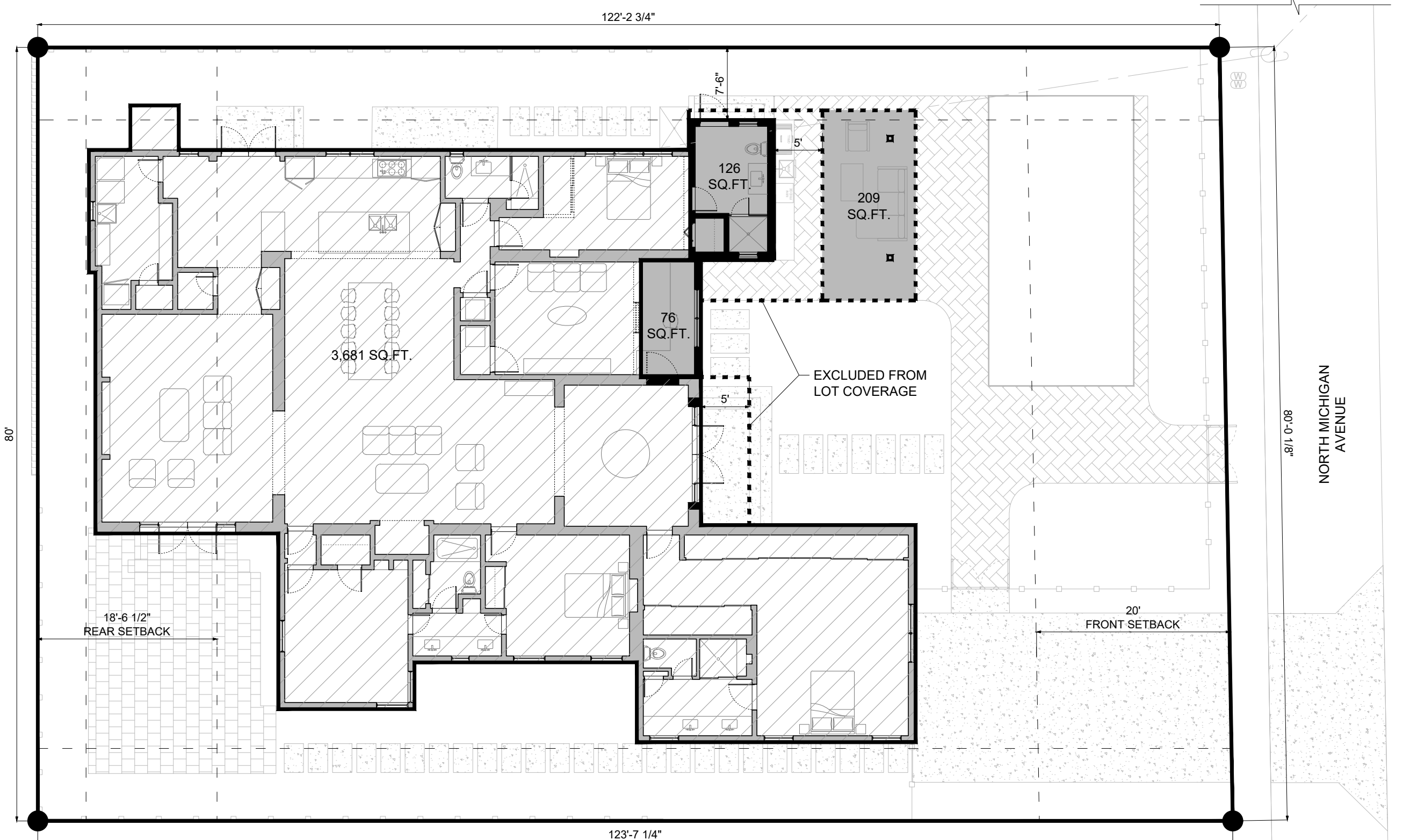
DATE  
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Application

PROPOSED  
SITE PLAN

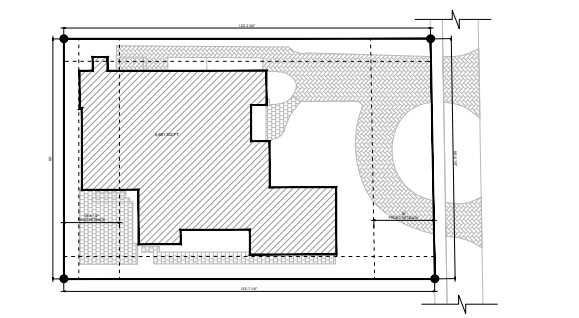
A-002

SEAL AR 99656









01 PROPOSED LOT COVERAGE DIAGRAM  
3/32" = 1'-0"



00 EXISTING LOT COVERAGE DIAGRAM  
1/8" = 1'-0"

LOT COVERAGE CALCULATIONS			
	LOT SIZE	= 9,841.2	SQ.FT.
	EXISTING HOUSE	= 3,681	SQ.FT.
	NEW ADDITION	(76+126+209) = 411	SQ.FT.
	EXISTING	= 3,681 / 9,841.2 = .374 OR 37.4%	
	<b>PROPOSED</b>	<b>= (3,681 + 411) / 9,841.2 = .415 OR 41%</b>	
	<b>*VARIANCE FOR LOT COVERAGE EXCEEDING 40%.</b>		

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**PROJECT**  
EISLER RESIDENCE

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03-07-2022  
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LOT COVERAGE DIAGRAMS  
A-003

*Nicholas Gelpi*

SEAL AR 99656



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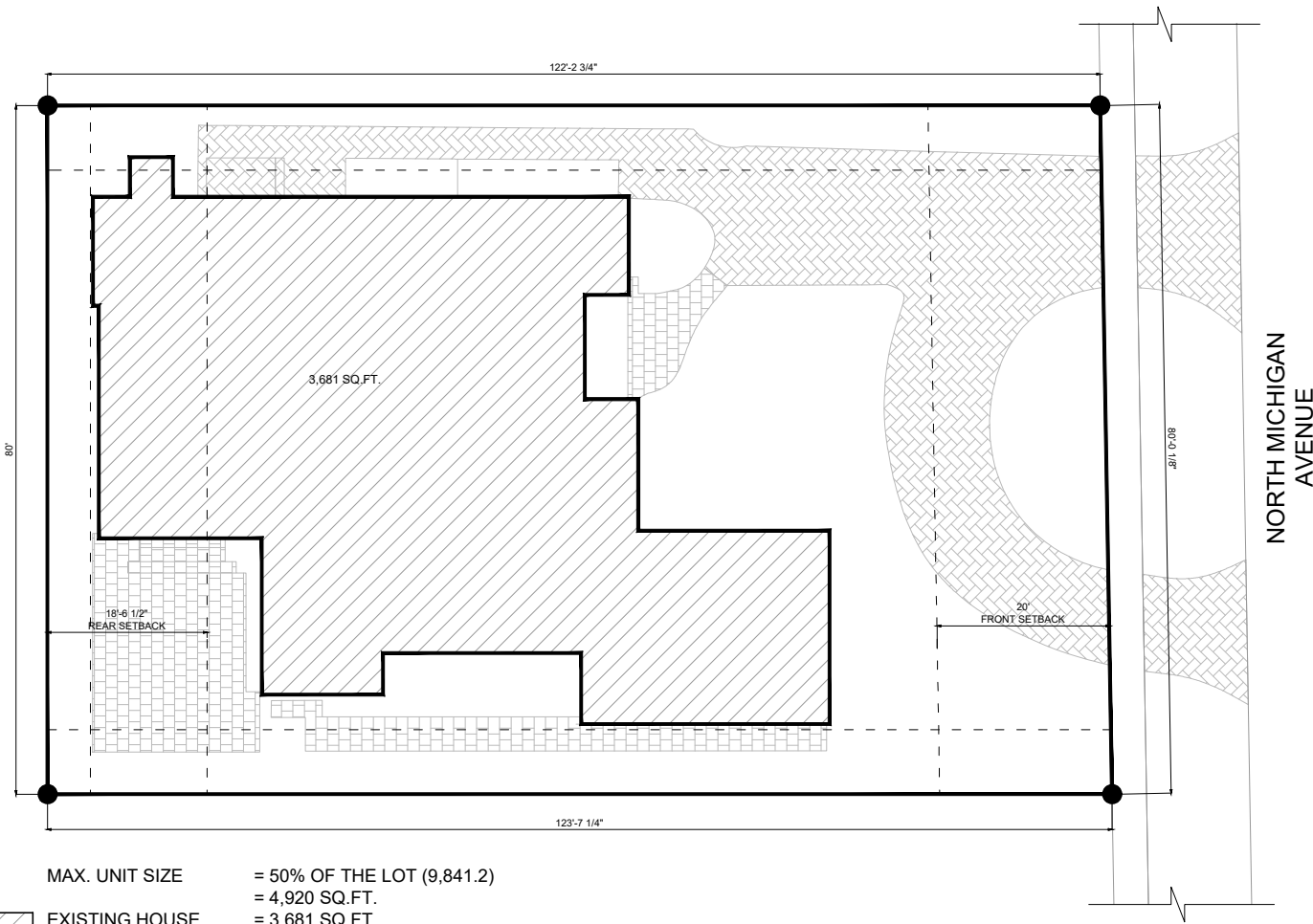
UNIT SIZE  
DIAGRAMS

A-004

SEAL AR 99656

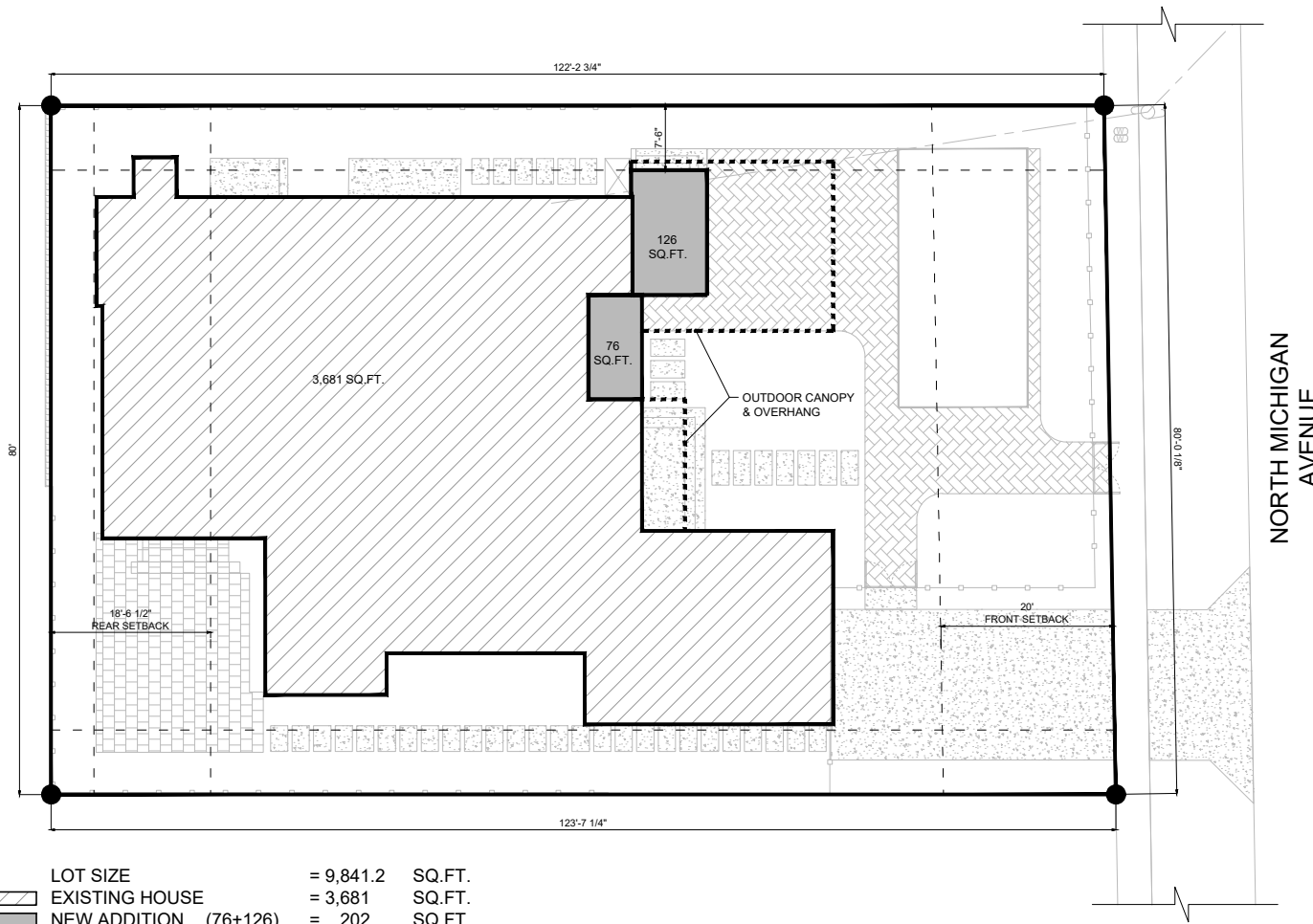


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MAX. UNIT SIZE = 50% OF THE LOT (9,841.2)  
= 4,920 SQ.FT.  
EXISTING HOUSE = 3,681 SQ.FT.  
3,681 / 9,841.2 = .374 OR 37.4%

01 EXISTING UNIT SIZE DIAGRAM



LOT SIZE = 9,841.2 SQ.FT.  
EXISTING HOUSE = 3,681 SQ.FT.  
NEW ADDITION (76+126) = 202 SQ.FT.  
(3,681 + 411) / 9,841.2 = .394 OR 39.4%

02 PROPOSED UNIT SIZE DIAGRAM



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PROJECT  
EISLER RESIDENCE

4564 NORTH MICHIGAN  
AVENUE MIAMI BEACH,  
FLORIDA 33140

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11 X 17

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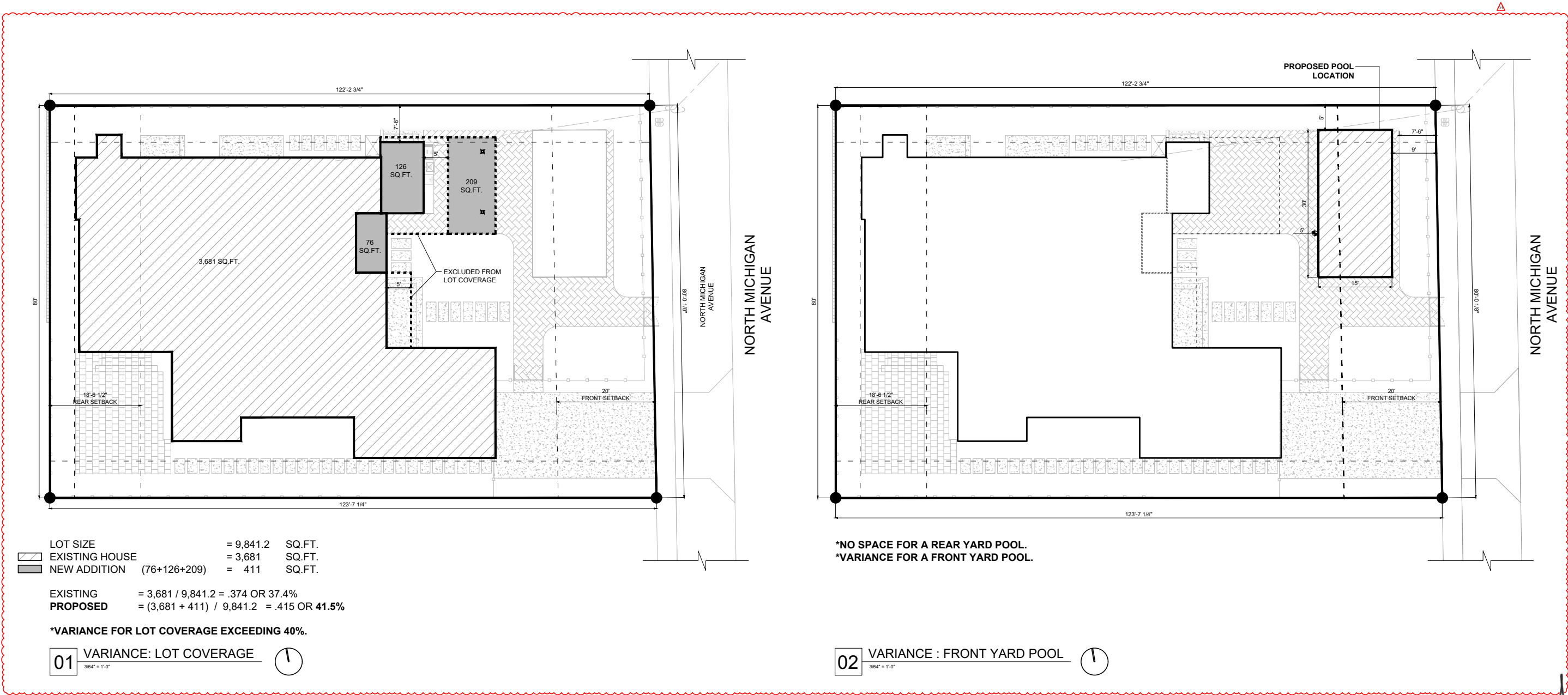
VARIANCE  
DIAGRAMS

A-005

SEAL AR 99656



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SHEET SIZE

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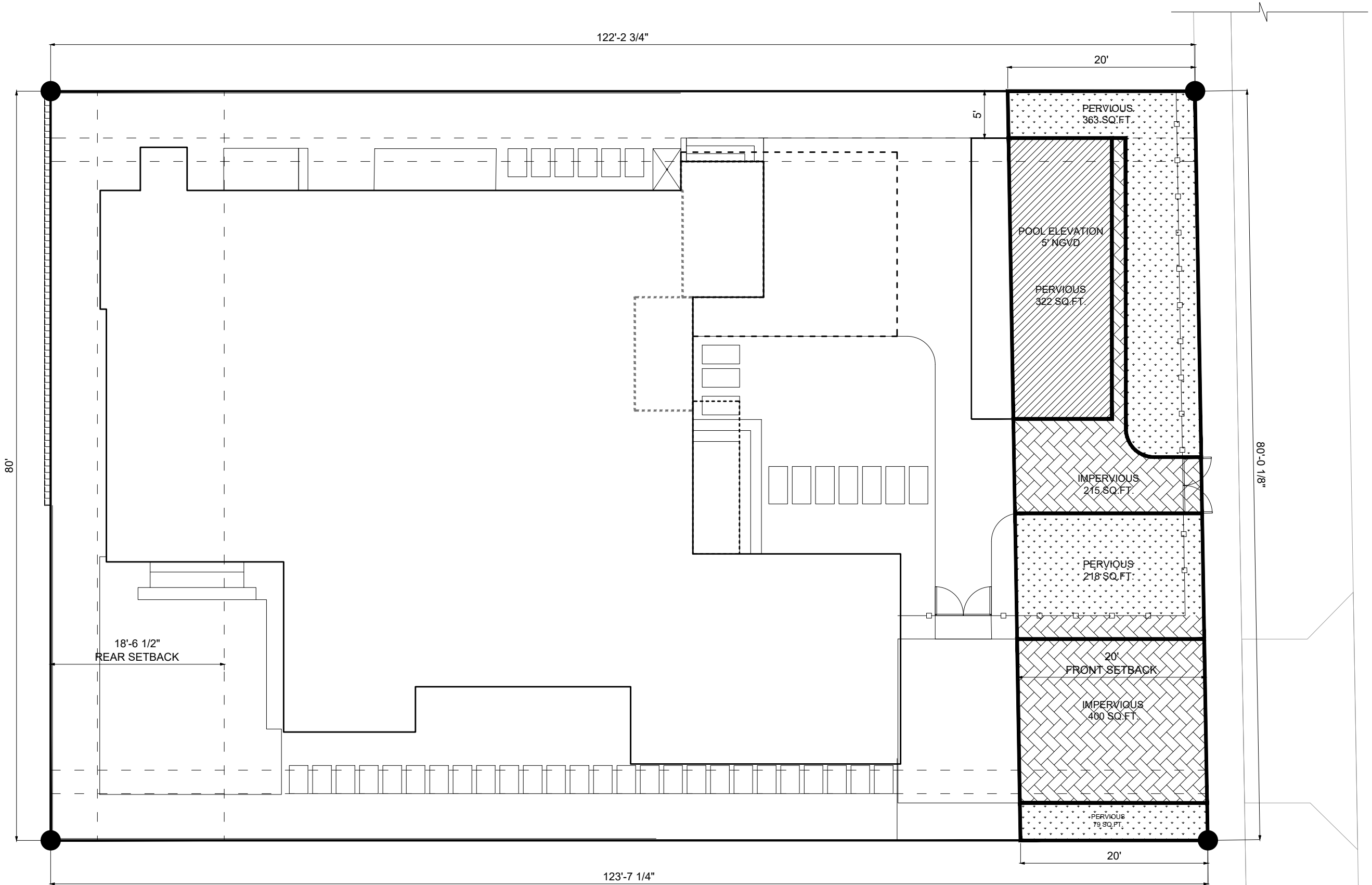
OPEN SPACE  
CALCULATION DIAGRAM

A-006

SEAL AR 99656



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01 OPEN SPACE CALCULATION DIAGRAM



FRONT YARD (20' X 80')	=	1,600	SQ.FT.
PERVIOUS	=	660	SQ.FT.
POOL	=	322	SQ.FT.
IMPERVIOUS	=	615	SQ.FT.

$982 / 1,600 = .613$  OR **61.3%**



Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	4564 NORTH MICHIGAN AVENUE MIAMI BEACH, FLORIDA 33140			
2	Folio number(s):	02-3222-008-0160			
3	Board and file number(s) :	DRB22-0790			
4	Year built: 1939	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	In process			
8	Base Flood Elevation:	7.00' NGVD	Grade value in NGVD:		3.89'
9	Adjusted grade (Flood+Grade/2):	5.44'	Free board:		1'-5'
10	30" above grade:	6.39'	Lot Area:		9,841.23 FT
11	Lot width:	80 FT	Lot Depth:		123.75 FT
12	Max Lot Coverage SF and %:	3,936.48 SF = 40%	Proposed Lot Coverage SF and %:		4,065 SF = 41%
13	Existing Lot Coverage SF and %:	3,681 SF = 37%	Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	841 SF =52.5%	Rear Yard Open Space SF and %:		
15	Max Unit Size SF and %:	4,920.6 SF = 50%	Proposed Unit Size SF and %:		3,931 SF = 39%
16	Existing First Floor Unit Size:	3,729 SF	Proposed First Floor Unit Size:		3,931 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	N/A		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	32' NGVD MAX.	15' 0-5/8"	15' 0-5/8"	
20	Front Setbacks:	20 FT	32 FT 8 IN	32 FT 11 IN	
	Front First level:	20 FT	32 FT 8 IN	32 FT 11 IN	
	Front second level:	N/A	N/A	N/A	N/A
21	Front second level if lot coverage is 25% or greater:	N/A	N/A	N/A	N/A
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
22	Sum of side yard :	20 FT	18 FT 9 IN	15 FT 2 IN	
23	Side 1:	10 FT	10 FT 7 IN	7 FT 6 IN	
24	Side 2 or (facing street):	10 FT	8 FT 9 IN	7 FT 8 IN	
25	Rear:	18 FT 6 IN	5 FT	5 FT	
26	Accessory Structure Side 1:				
27	Accessory Structure Side 2 or (facing street) :				
28	Accessory Structure Rear:				
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.



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PROJECT  
EISLER RESIDENCE

4564 NORTH MICHIGAN  
AVENUE MIAMI BEACH,  
FLORIDA 33140

SHEET SIZE

11 X 17

DATE

03-07-2022  
Application

ZONING DATA  
SHEET

A-007

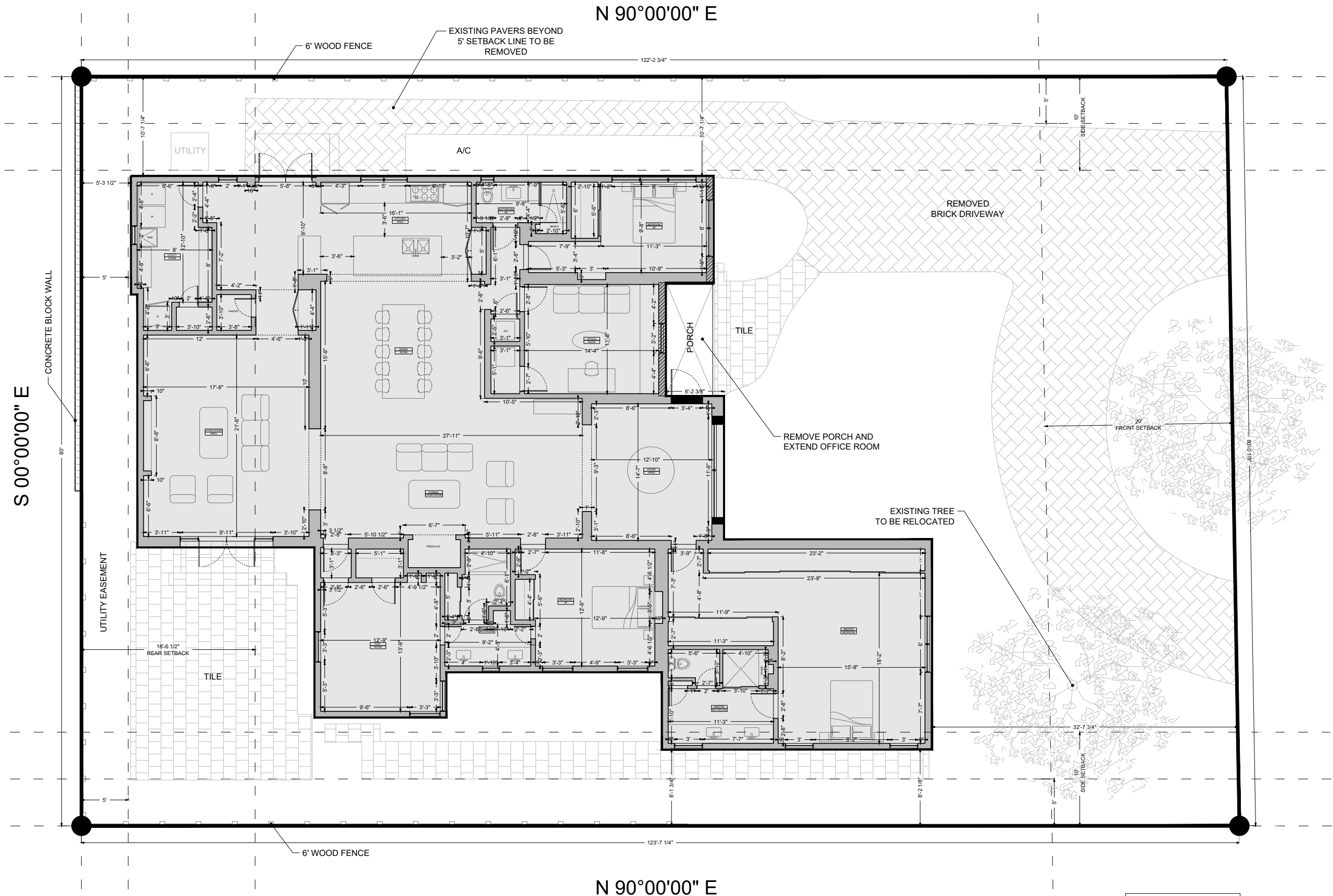
SEAL

AR 99656



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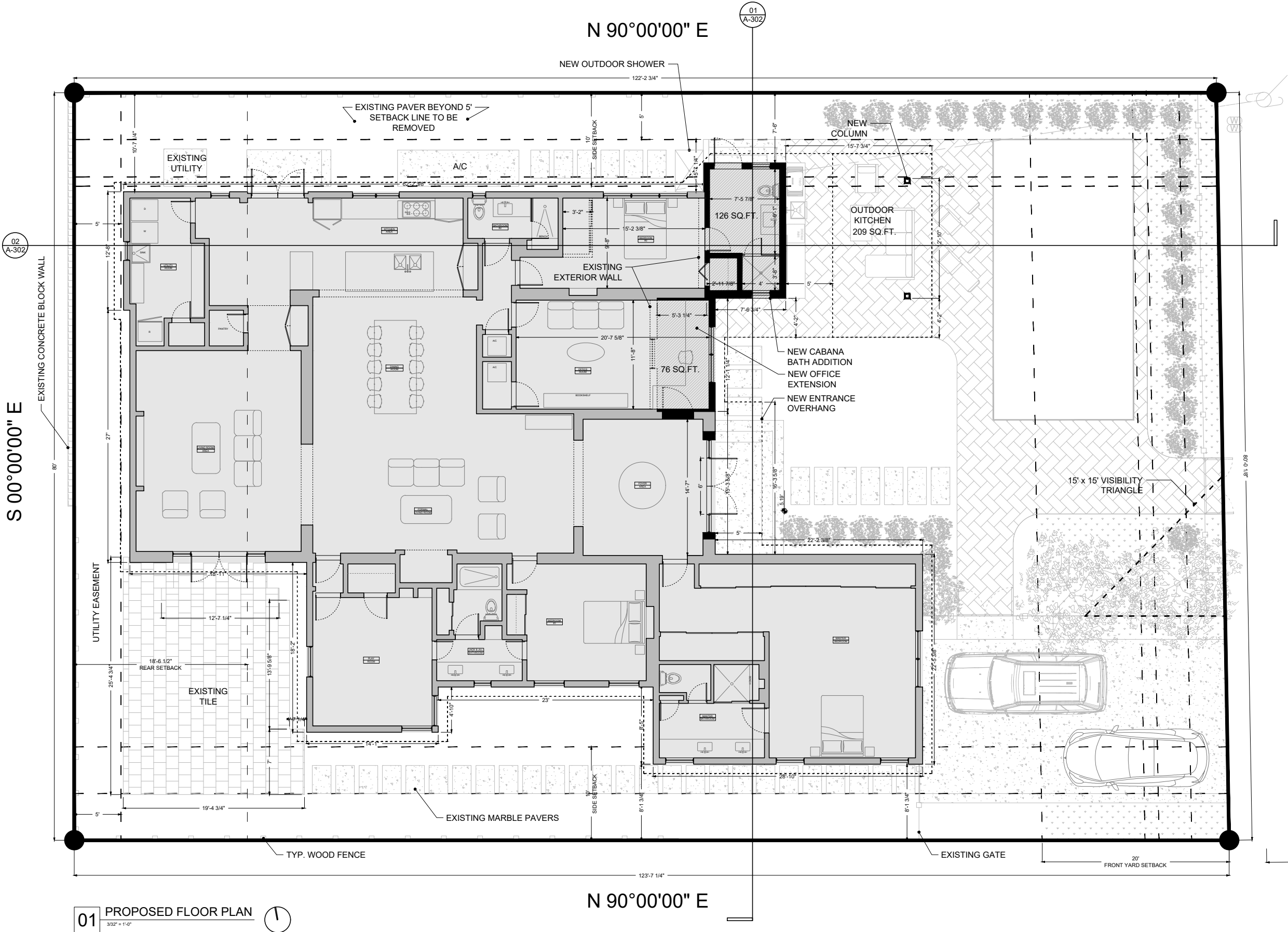
DEMOLITION PLAN

A-100

SEAL AR 99656



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**CODE**

**SEC.142-105 B.4.D.7**  
At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space.

**SEC.142-105 B.5.C.2**  
Eyebrows, roof overhangs, covered porches and terraces, projecting a maximum of five feet from an exterior wall, shall not be included in the lot coverage calculation. All portions of such covered areas exceeding a projection of five feet shall be included in the lot coverage calculation.

**SEC.142-106 A.1.D**  
At least 50 percent of the required front yard area shall be sodded or landscape pervious open space. With the exception of driveways and paths leading to the building, paving may not extend any closer than five feet to the front of the building.

**SEC.142-106 B.6.A**  
Driveways shall have a minimum setback of four feet from each side property line.

FRONT YARD REQUIREMENTS		
FRONT SETBACK	1,600	SQ.FT.
PERVIOUS	660	SQ.FT.
POOL	322	SQ.FT.
IMPERVIOUS	615	SQ.FT.
ALLOWED	= 50% PERVIOUS	
PROVIDED	= 982 / 1,600 = 61.3% PERVIOUS	

NEW ADDITION		
1. CABANA BATH	126	SQ.FT.
2. OFFICE EXTENSION	76	SQ.FT.
3. OUTDOOR KITCHEN	209	SQ.FT.
<b>TOTAL</b>	<b>411</b>	<b>SQ.FT.</b>

LOT COVERAGE		
EXISTING HOUSE	3,681	SQ.FT.
NEW ADDITION	411	SQ.FT.
<b>TOTAL</b>	<b>=</b>	<b>4,092 SQ.FT.</b>
ALLOWED	=	LOT(9,841.2) x 40% 3,936.48 SQ.FT.
PROVIDED	=	4,092 / (9,841.2) 41.5%

**GELPI PROJECTS**

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ARCHITECTURE

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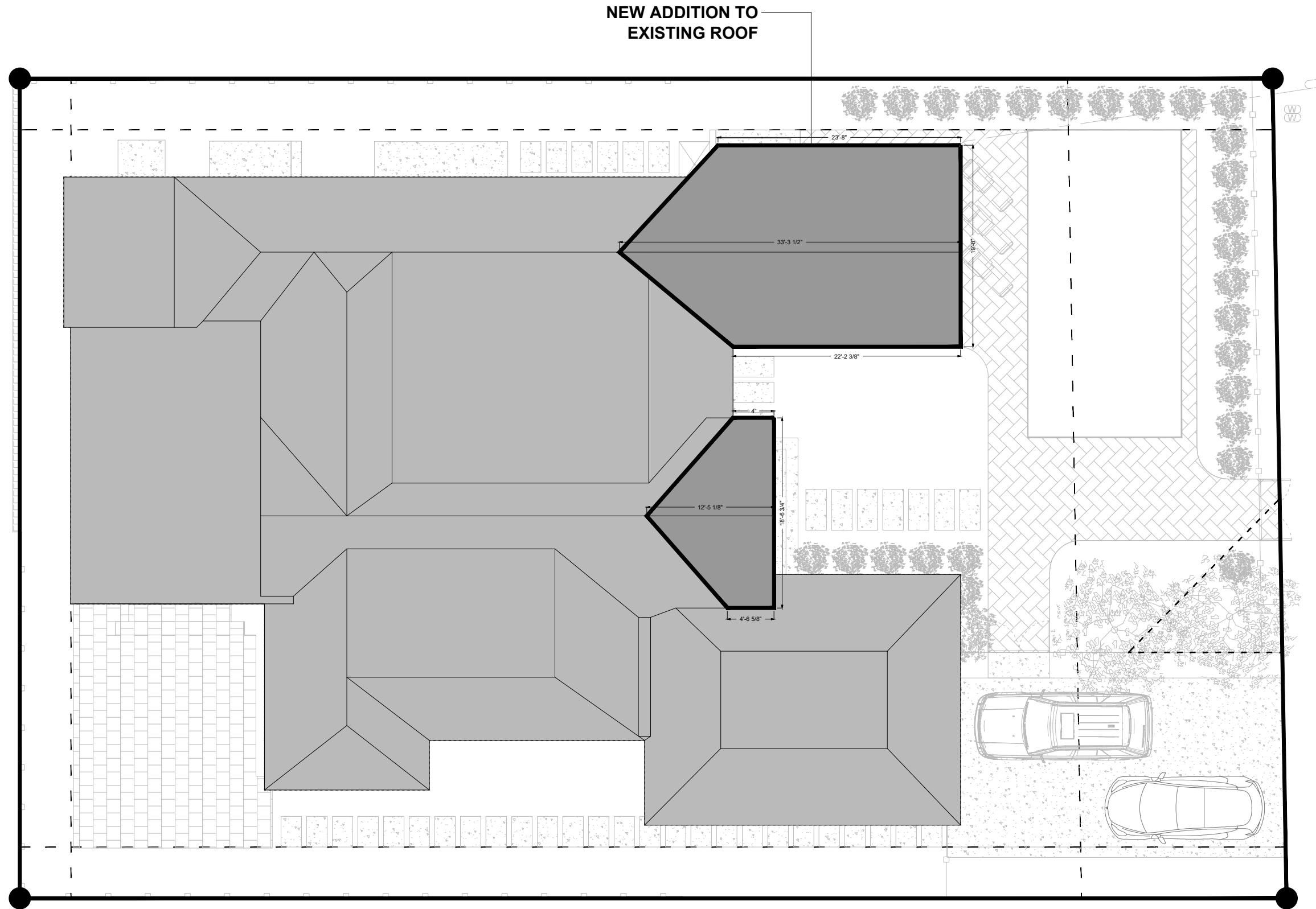
DATE  
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Application

PROPOSED FLOOR PLAN  
A-101

SEAL  
AR 99656

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01 PROPOSED ROOF PLAN  
3/32" = 1'-0"

LEGEND	
	EXISTING ROOF
	NEW ROOF

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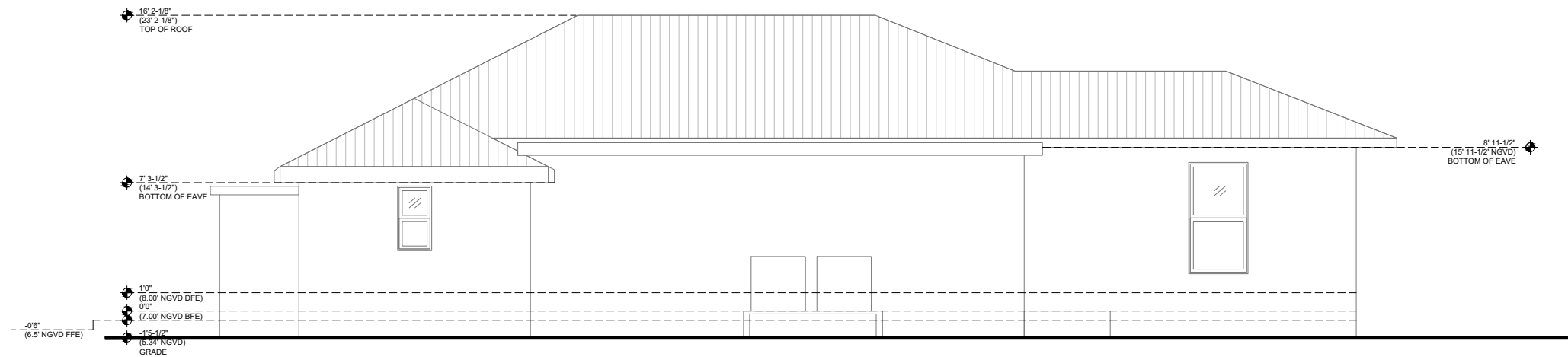
PROPOSED  
ROOF PLAN  
A-102

Nicholas Gelpi

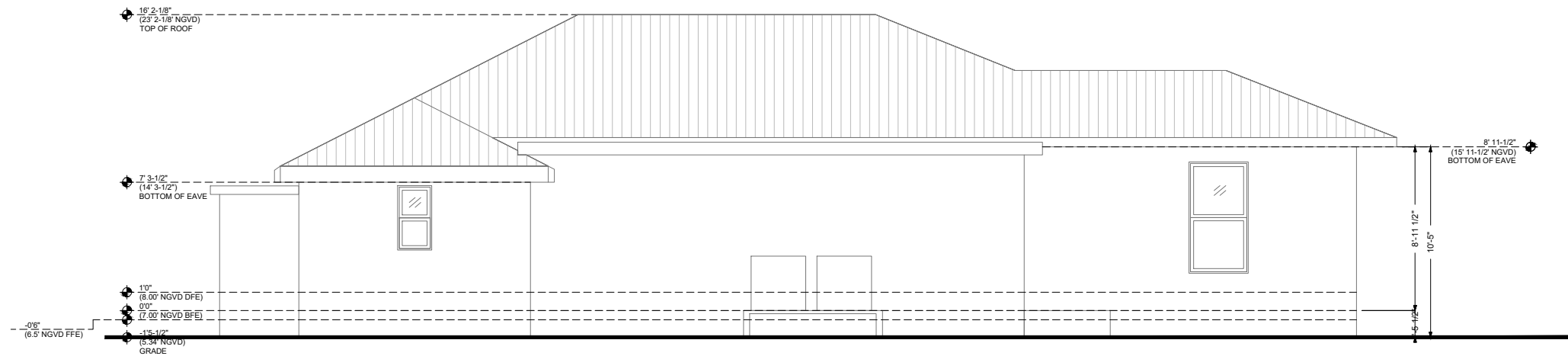
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01 EXISTING WEST ELEVATION  
1/8" = 1'-0"



02 PROPOSED WEST ELEVATION  
1/8" = 1'-0"

\* WEST ELEVATION TO REMAIN THE SAME.

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WEST ELEVATION

A-201

SEAL AR 99656



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PROJECT  
EISLER RESIDENCE

4564 NORTH MICHIGAN  
AVENUE MIAMI BEACH,  
FLORIDA 33140

SHEET SIZE

11 X 17

DATE

03-07-2022  
Application

EAST ELEVATION

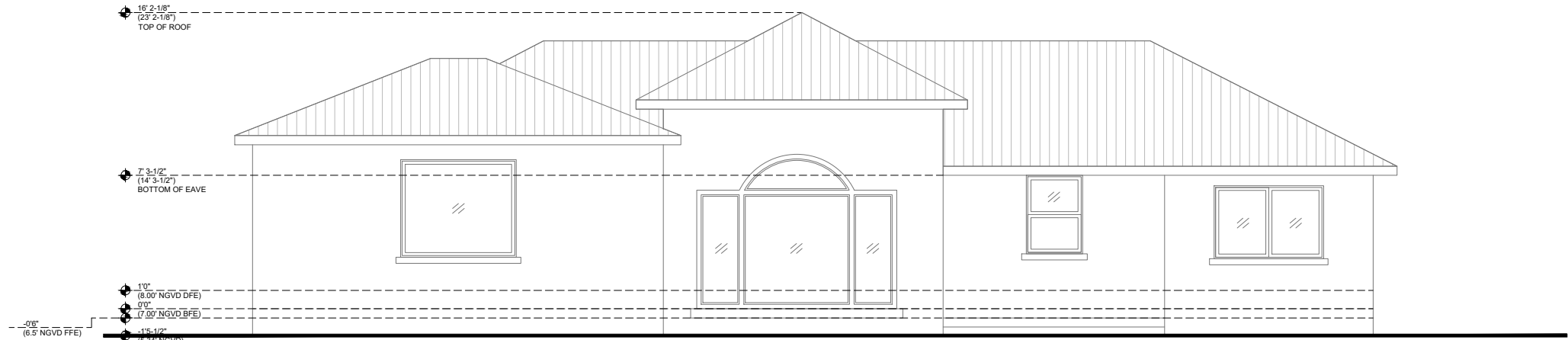
A-202

SEAL

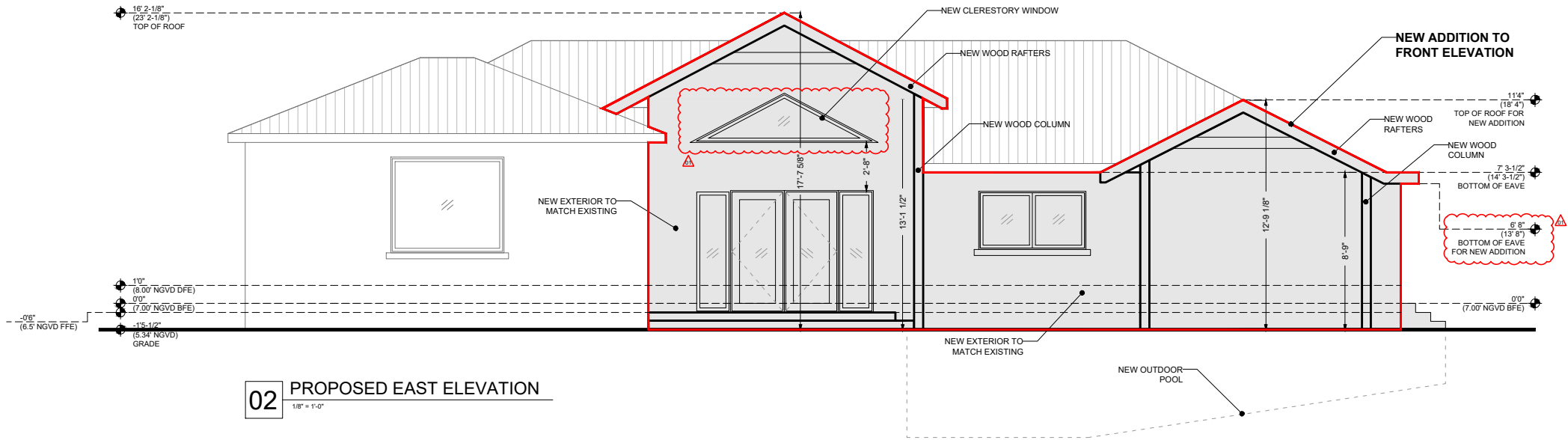
AR 99656



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01 EXISTING EAST ELEVATION  
1/8" = 1'-0"



02 PROPOSED EAST ELEVATION  
1/8" = 1'-0"





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SOUTH ELEVATION

A-203

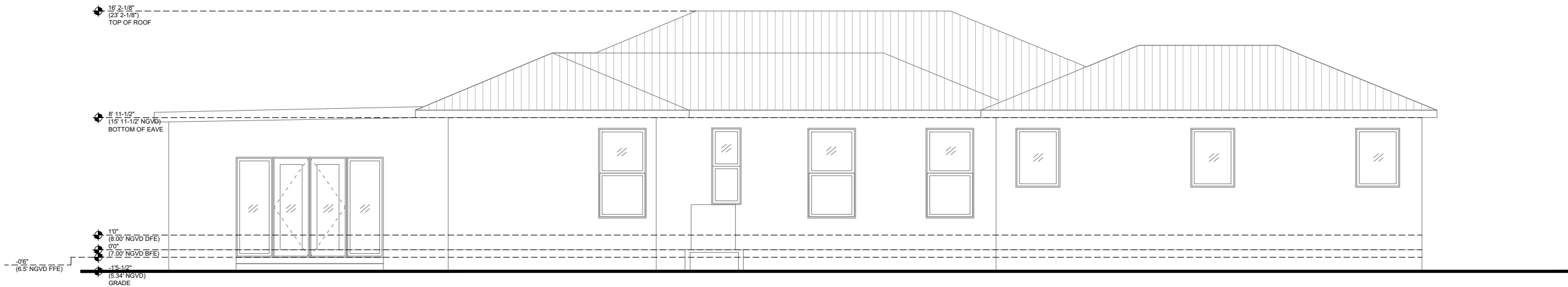
SEAL AR 99656



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01 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



02 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

\* SOUTH ELEVATION TO REMAIN THE SAME.

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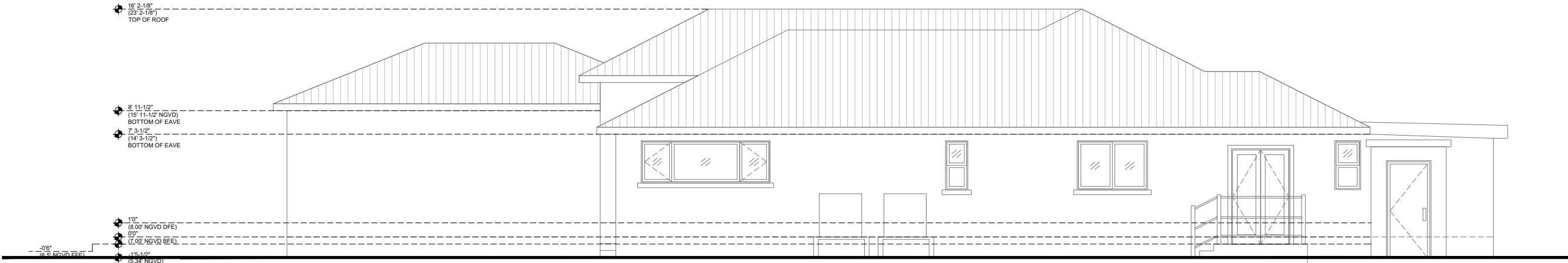
NORTH ELEVATION

A-204

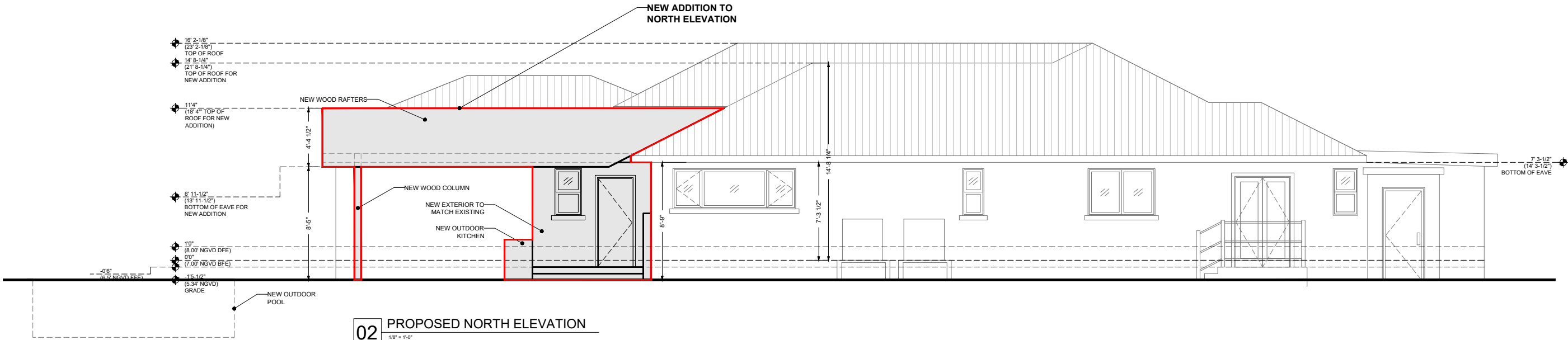
SEAL AR 99656



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02 EXISTING NORTH ELEVATION  
1/8" = 1'-0"



02 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



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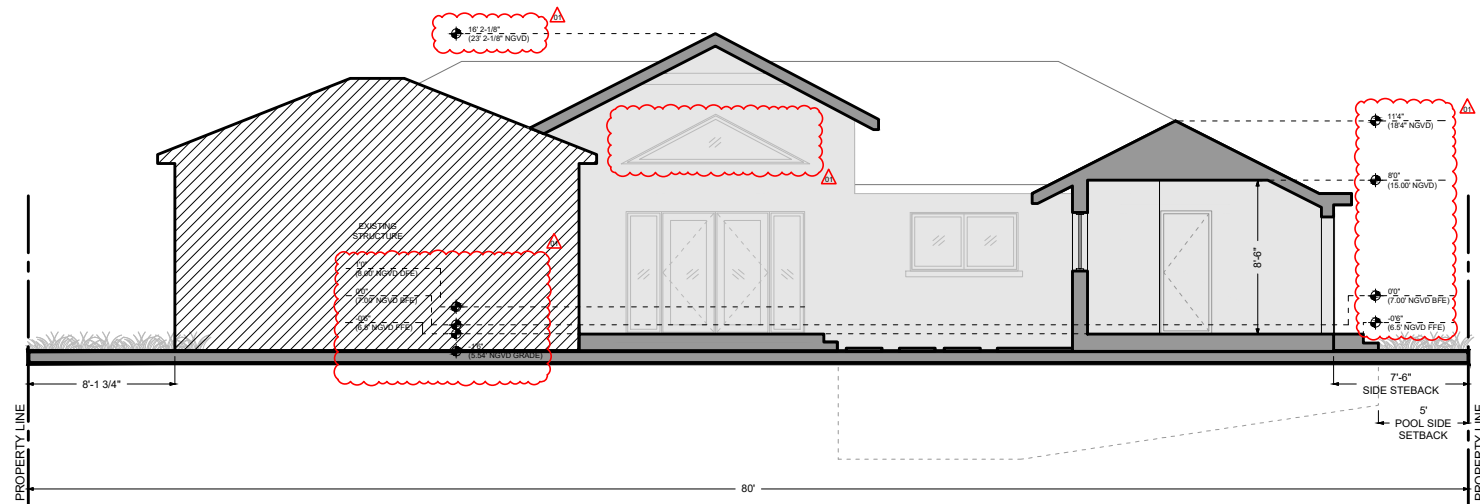
4564 NORTH MICHIGAN  
AVENUE MIAMI BEACH,  
FLORIDA 33140

SHEET SIZE  
11 X 17

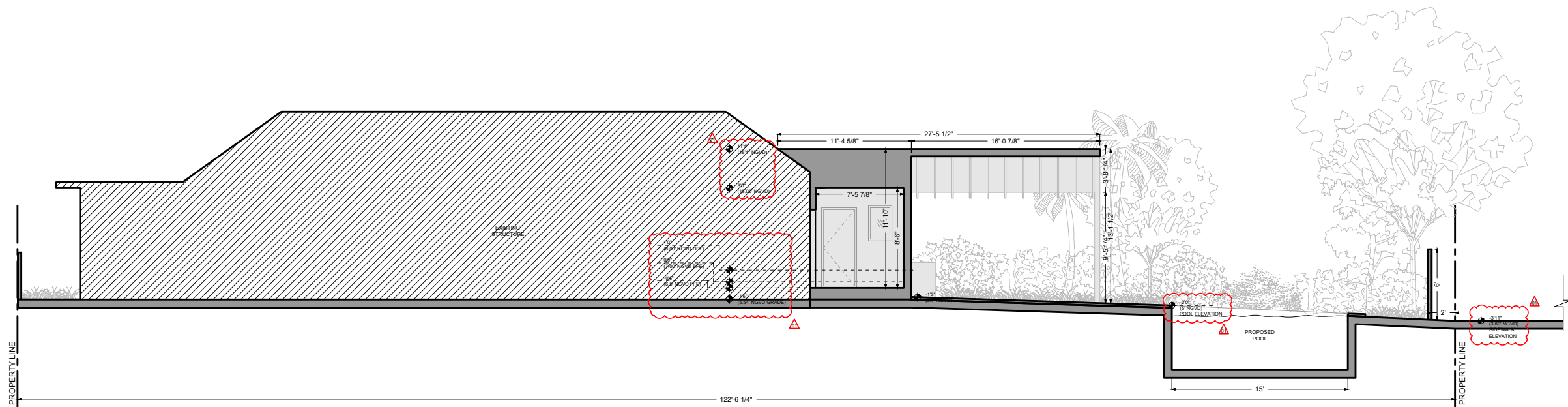
DATE  
03-07-2022  
Application

PROPOSED  
SECTIONS  
A-301

SEAL AR 99656

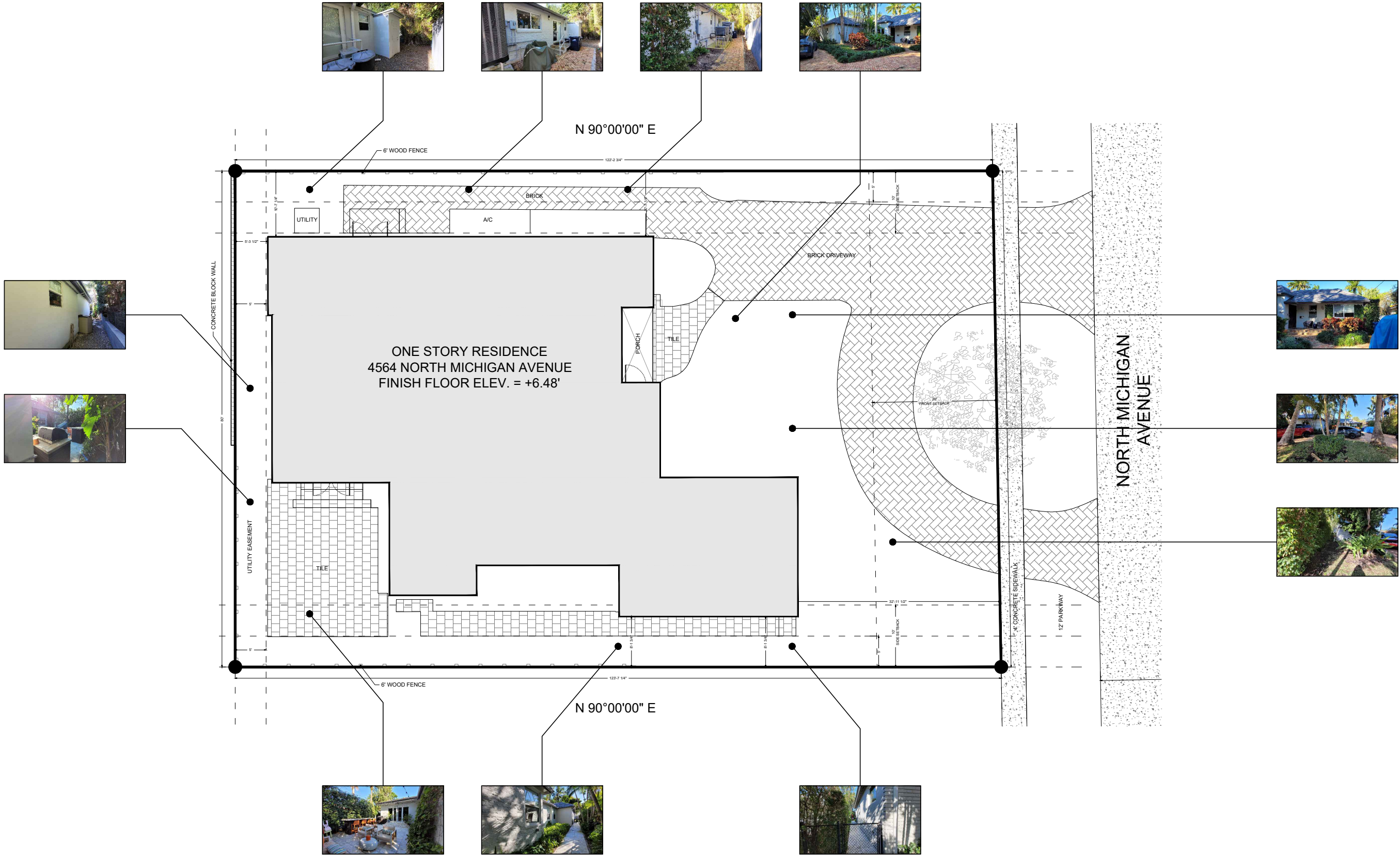


01 PROPOSED SECTION  
3/32" = 1'-0"



02 PROPOSED SECTION  
3/32" = 1'-0"





01 PHOTOGRAPHS - EXISTING HOUSE  
1/16" = 1'-0"



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PHOTOGRAPHS  
CONTEXT / STREETS

A-701

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PHOTOGRAPHS  
CONTEXT / STREETS

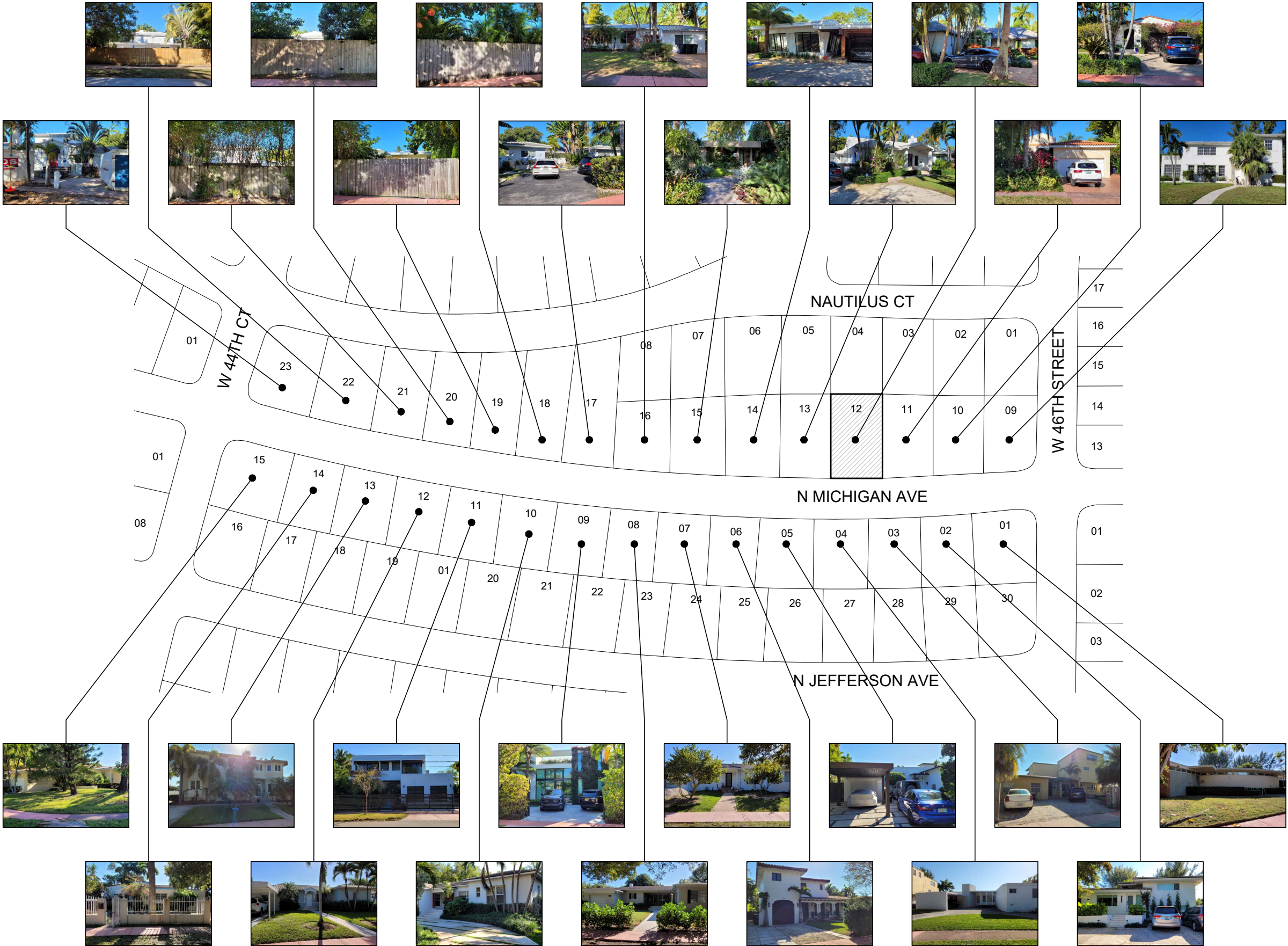
A-702

Nicholas Gelpi

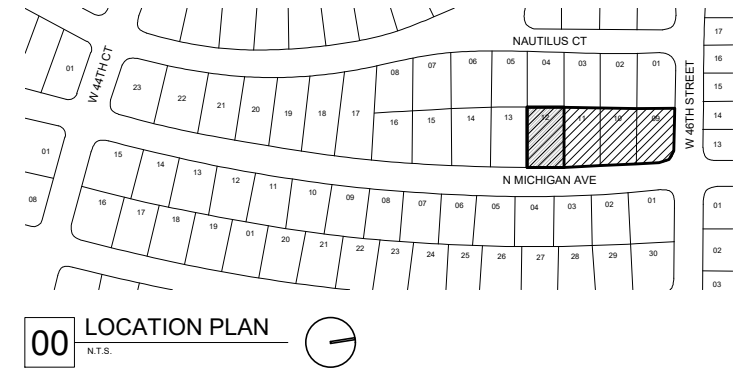
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PHOTOGRAPHS  
CONTEXT / STREETS

A-703

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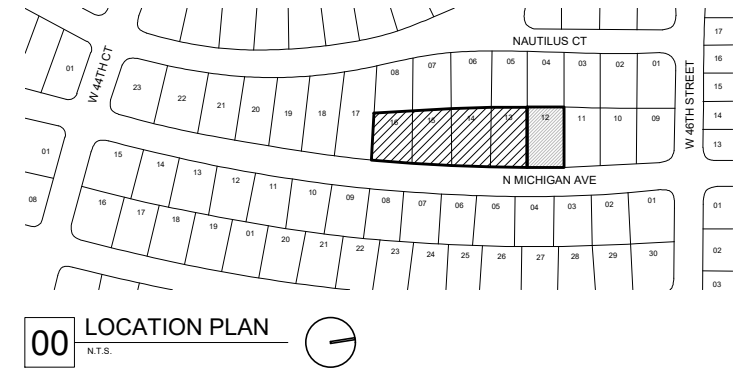
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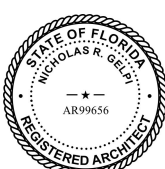
PHOTOGRAPHS  
CONTEXT / STREETS

A-704

Nicholas Gelpi

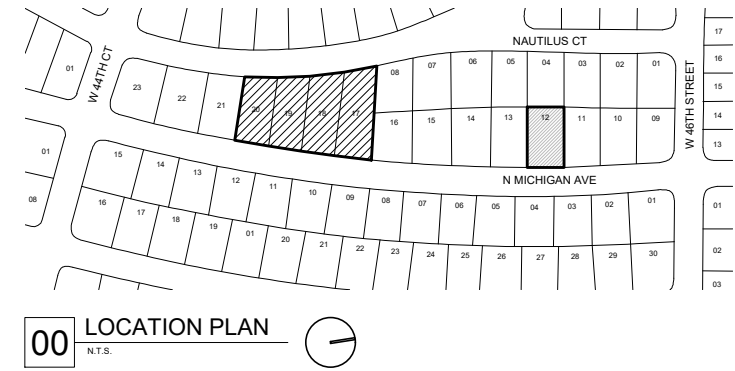
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**EISLER RESIDENCE**

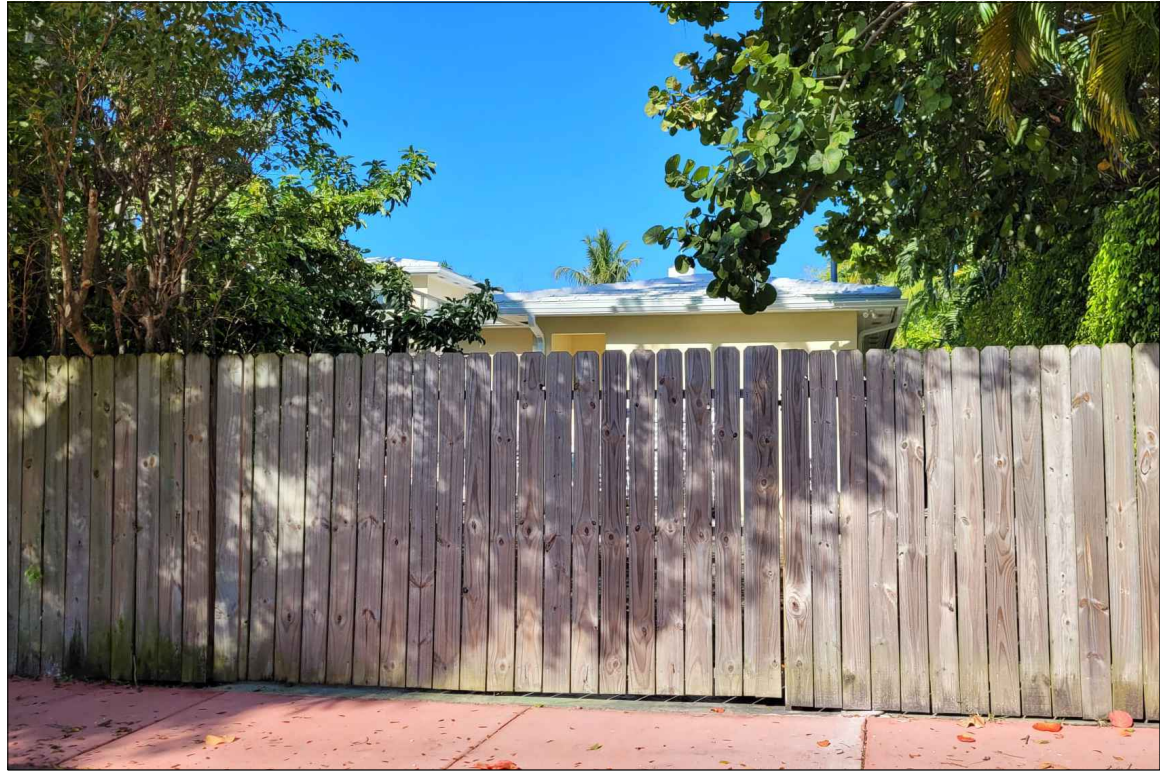
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PHOTOGRAPHS  
CONTEXT / STREETS

A-705  
*Nicholas Gelpi*

SEAL AR 99656

STATE OF FLORIDA  
NICHOLAS R. GELPI  
AR99656  
REGISTERED ARCHITECT

NICHOLAS GELPI





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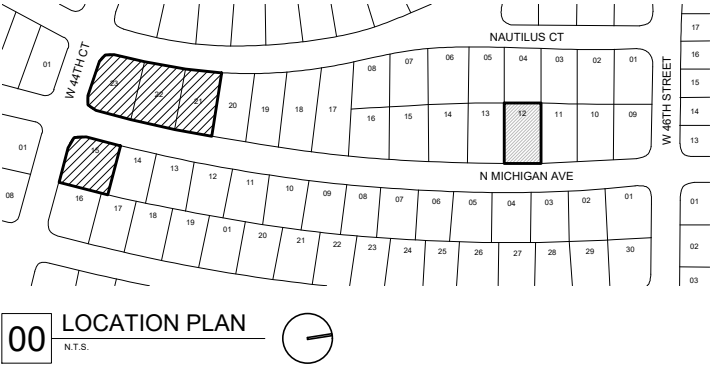
23



22




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00 LOCATION PLAN  
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PHOTOGRAPHS


CONTEXT / STREETS

A-706

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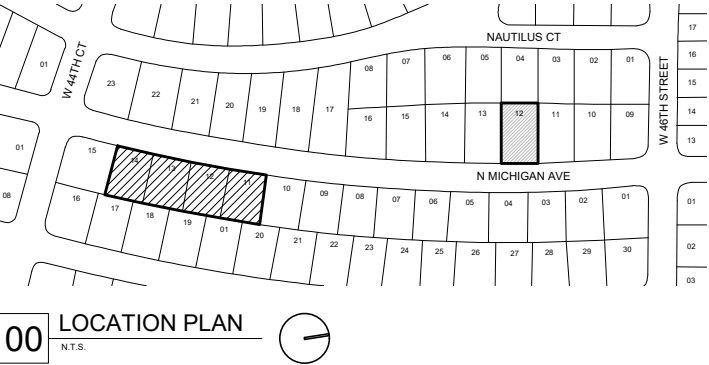
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PHOTOGRAPHS  
 CONTEXT / STREETS  
 A-707

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 AR 99656  
  
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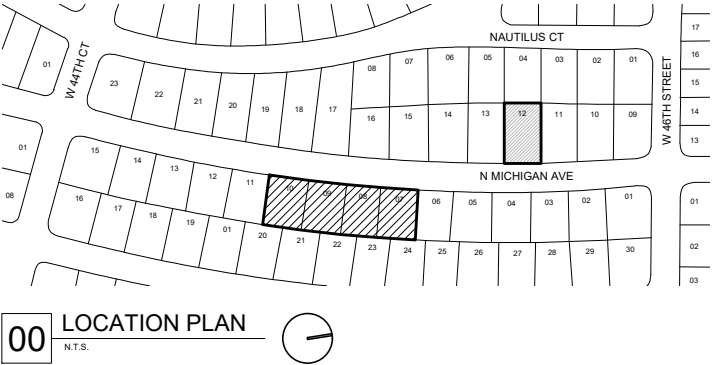
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PHOTOGRAPHS


CONTEXT / STREETS

A-708

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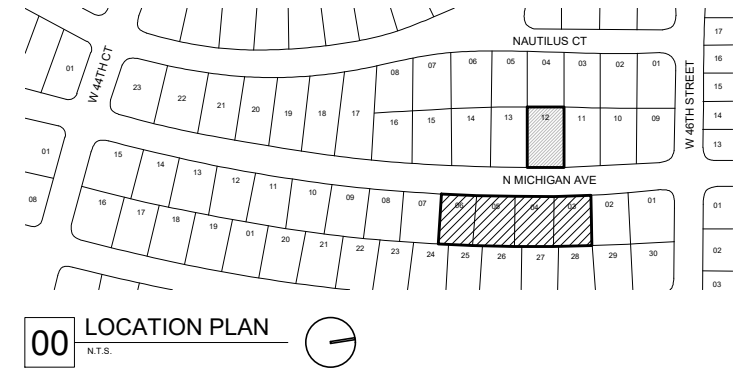
SEAL

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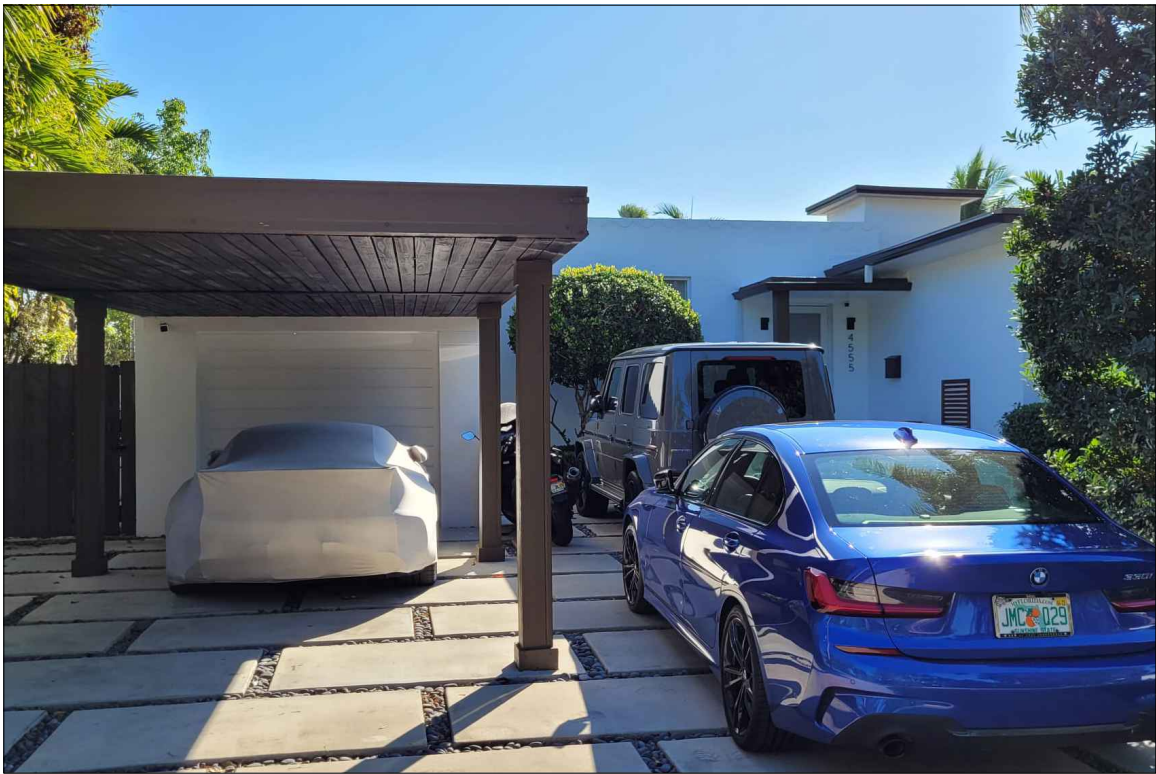


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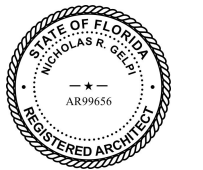
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DATE  
03-07-2022  
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PHOTOGRAPHS  
CONTEXT / STREETS

A-709

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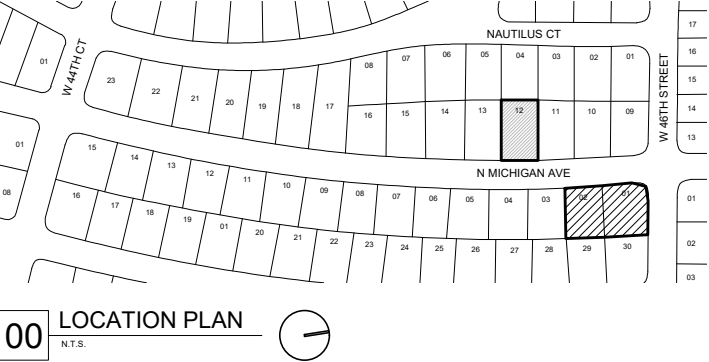




02



01



00 LOCATION PLAN  
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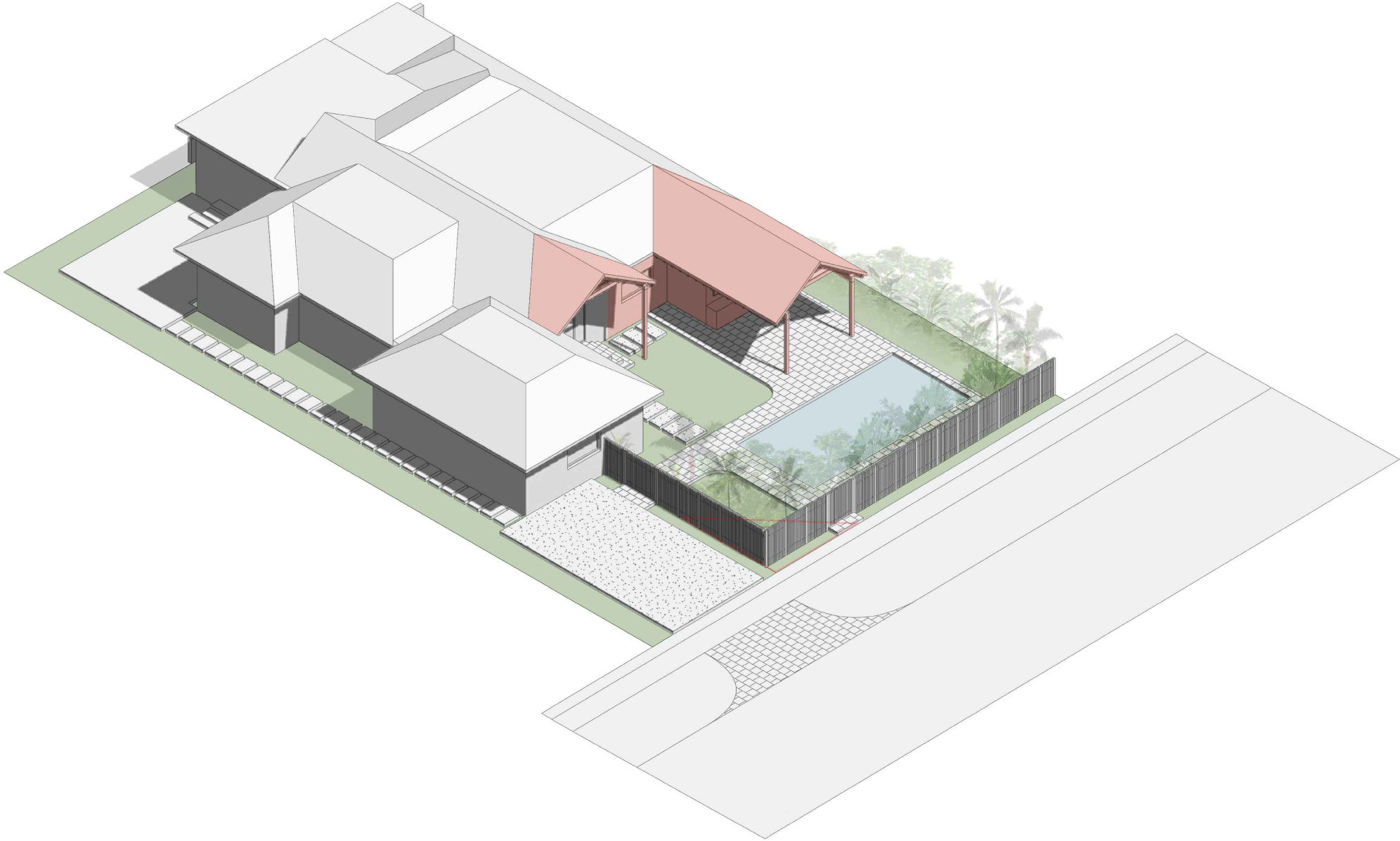
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PHOTOGRAPHS  
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A-711

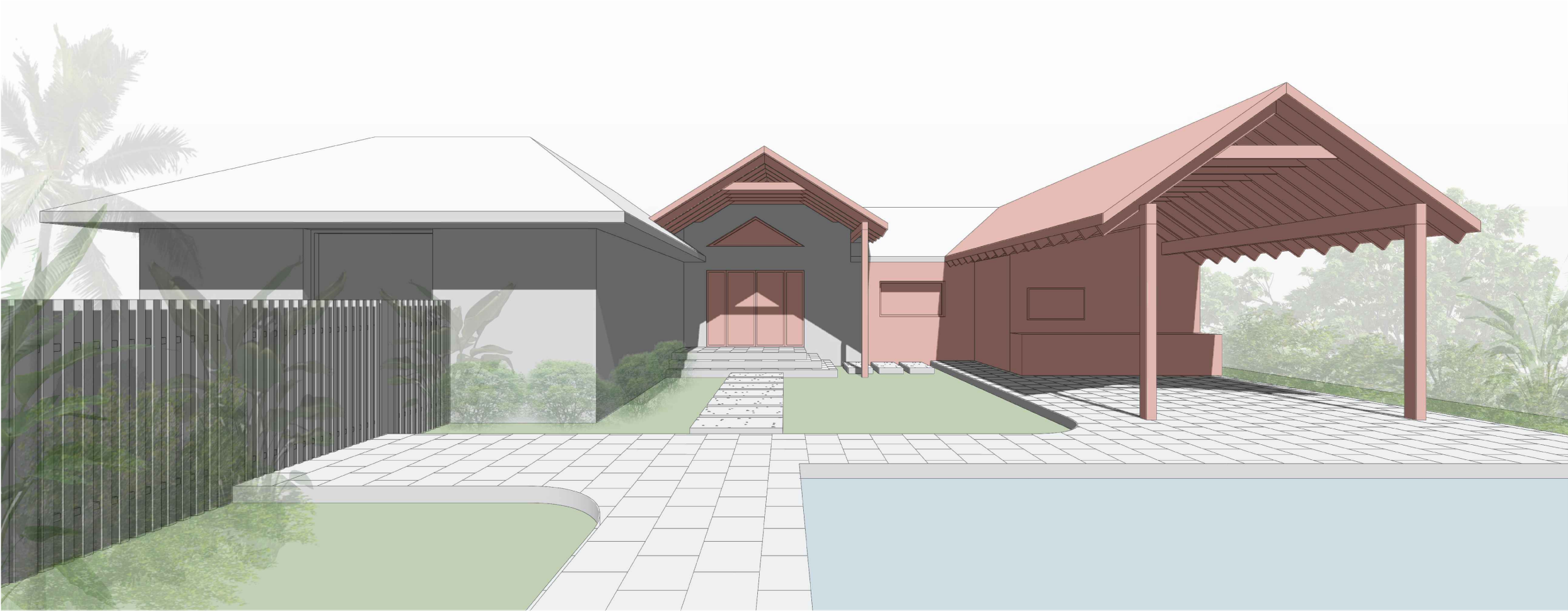
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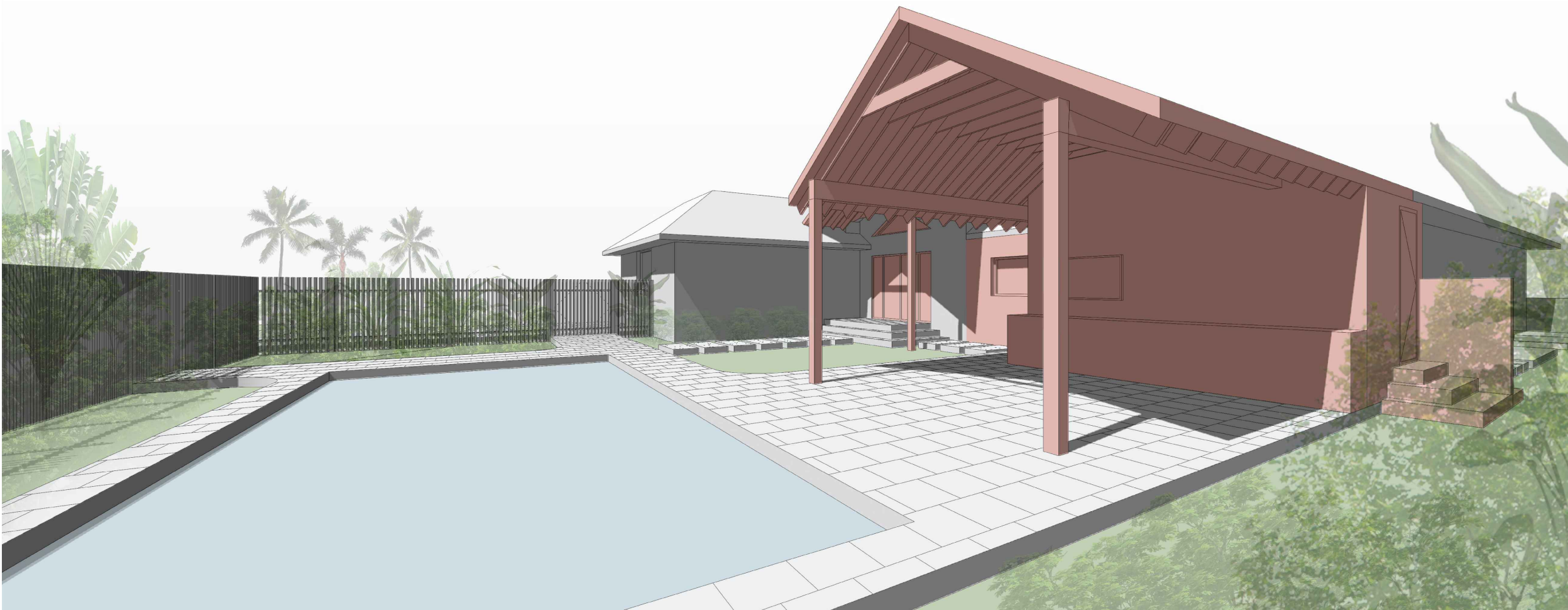
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