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AERIAL VIEW FROM PALM AVENUE

R&B

Royal Byckovas
AA 26002805
305 407 3929
royalbyckovas.com
6001 N.W. 7 Ave. STE B
Miami, FL 33127

OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

CONTEXT RENDERINGS



A - 505

Neighbor Outreach and Support
291 Palm Avenue
PB21-0462



No.	Property Address	Outreach
1	291 Coconut Lane	Delivery of Letter and Plans
2	295 N Coconut Lane	Delivery of Letter and Plans
3	297 N Coconut Lane	Delivery of Letter and Plans
4	303 N Coconut Lane	Delivery of Letter and Plans
5	305 N Coconut Lane	Delivery of Letter and Plans
6	311 N Coconut Lane	Delivery of Letter and Plans
7	315 N Coconut Lane	Delivery of Letter and Plans
8	317 N Coconut Lane	Delivery of Letter and Plans
9	320 S Coconut Lane	Delivery of Letter and Plans
10	312 Palm Avenue	Zoom Outreach Meeting
11	300 Palm Avenue	Delivery of Letter and Plans
12	288 Palm Avenue	Delivery of Letter and Plans
13	286 Palm Avenue	Delivery of Letter and Plans
14	282 Palm Avenue	Delivery of Letter and Plans
15	281 Palm Avenue	Letter of Support
16	287 Palm Avenue	Zoom Outreach Meeting
Additional	250 Palm Avenue	Letter of Support
Additional	254 Palm Avenue	Letter of Support

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#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	30% MAX	(FT)	(FT)	(FT)
1	191 PALM AVE	7,000	2,577	36%		44%	2,577 Sq.Ft	36%	34'	N/A	N/A
2	199 PALM AVE	7,000	3,950	56%			NA (2 STORIES)	NA	30'	N/A	13'
3	201 PALM AVE	7,800	4,462	57%			NA (2 STORIES)	NA	30'	33'	13'
4	205 PALM AVE	6,000	1,620	27%	1,944	32%	1,620 Sq.Ft	27%	24'	35'	N/A
5	210 PALM AVE	6,000	4,551	75%			NA (2 STORIES)	NA	24'	20'	N/A
6	215 PALM AVE	6,000	5,968	99%			NA (2 STORIES)	NA	20'	20'	N/A
7	217 PALM AVE	6,000	1,702	28%	2,042	34%	1,702 Sq.Ft	28%	24'	27'	N/A
8	221 PALM AVE	6,000	2,207	36%	2,648	44%	2,207 Sq.Ft	36%	24'	23'	N/A
9	225 PALM AVE	6,000	2,248	37%	2,697	44%	NA (2 STORIES)	NA	33'	23'	N/A
10	231 PALM AVE	6,000	1,538	25%	1,845	30%	1,538 Sq.Ft	25%	24'	8'	N/A
11	233 PALM AVE	6,000	2,694	44%	3,232	53%	NA (2 STORIES)	NA	24'	15'	N/A
12	241 PALM AVE	6,000	2,196	36%	2,635	43%	2,196 Sq.Ft	36%	37'	15'	N/A
13	243 PALM AVE	6,000	3,517	58%			NA (2 STORIES)	NA	24'	26'	N/A
14	247 PALM AVE	6,000	3,411	56%			NA (2 STORIES)	NA	27'	30'	N/A
15	251 PALM AVE	6,000	2,209	36%	2,650	44%	2,209 Sq.Ft	36%	27'	15'	N/A
16	255 PALM AVE	6,000	3,247	54%	3,896	64%	NA (2 STORIES)	NA	24'	25'	N/A
17	257 PALM AVE	6,000	2,786	46%			NA (2 STORIES)	NA	34'	20'	N/A
18	261 PALM AVE	6,000	3,122	52%	3,746	62%	NA (2 STORIES)	NA	25'	14'	N/A
19	265 PALM AVE	6,000	1,685	28%	2,022	33%	1,685 Sq.Ft	28%	24'	5'	N/A
20	269 PALM AVE	6,000	2,641	44%	3,169	52%	2,641 Sq.Ft	44%	25'	13'	N/A
21	275 PALM AVE	6,000	3,380	56%	4,056	67%	NA (2 STORIES)	NA	27'	6'	N/A
22	277 PALM AVE	6,000	3,200	53%	3,840	64%	NA (2 STORIES)	NA	29'	15'	N/A
23	281 PALM AVE	6,000	1,721	28%	2,065	34%	1,721 Sq.Ft	28%	26'	23'	N/A
24	287 PALM AVE	8,823	2,892	32%	3,470	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
*	291 PALM AVE	12,021	2,961	25%	3,553	30%	NA (2 STORIES)	NA	20'	5'	25'
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
29	282 PALM AVE	6,000	2,753	45%	3,303	55%	NA (2 STORIES)	NA	27'	24'	N/A
30	278 PALM AVE	6,000	3,560	59%	4,272	71%	NA (2 STORIES)	NA	20'	34'	N/A
31	274 PALM AVE	6,000	2,682	44%	3,218	53%	NA (2 STORIES)	NA	20'	41'	N/A
32	272 PALM AVE	6,000	3,514	58%			NA (2 STORIES)	NA	28'	30'	N/A

PROPERTY DEVELOPMENT CHART

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE	LOT COVERAGE	LOT COVERAGE	SETBACK		
									1st. FRONT	2nd. FRONT	SIDE
	MIAMI BEACH, FL 33139	(SF)	(SF)	50% MAX (%)	(SF +20%)	50% MAX (+20 %)	(SF)	30% MAX (%)	(FT)	(FT)	(FT)
33	265 PALM AVE	6,000	2,709	45%	3,250	54%	2,709 Sq.Ft	45%	3'	25'	N/A
34	269 PALM AVE	6,600	2,558	38%	3,069	51%	2,558 Sq.Ft	38%	10'	25'	8'
35	254 PALM AVE	9,600	NA	N/A			NA (2 STORIES)	NA	20'	37'	8'
36	250 PALM AVE	9,000	4,246	47%			NA (2 STORIES)	NA	25'	32'	N/A
37	242 PALM AVE	6,000	2,681	44%	3,217	53%	NA (2 STORIES)	NA	25'	35'	N/A
38	240 PALM AVE	7,200	3,882	54%			NA (2 STORIES)	NA	20'	30'	N/A
39	230 PALM AVE	7,800	2,889	37%	3,466	44%	NA (2 STORIES)	NA	35'	N/A	10'
	AVERAGE	6,599	2,982	46%	3,050	48%		34%			
	MEDIAN	6,000	2,786	45%	3,217	52%		36%			

PROPERTY DEVELOPMENT CHART CONT.

#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE	LOT COVERAGE 30% MAX	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
	MIAMI BEACH,FL 33139	(SF)	(SF)	(%)			(SF)	(%)			
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	



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1 CONTEXT MAP
SCALE: N.A.



11 288 PALM AVE.



12 288 PALM AVE.



13 288 PALM AVE.



14 286 PALM AVE.



15 281 PALM AVE.



2 287 PALM AVE.



3 287 PALM AVE.



4 312 PALM AVE.



5 312 PALM AVE.



6 312 PALM AVE.



7 312 PALM AVE.



8 300 PALM AVE.



9 300 PALM AVE.



10 300 PALM AVE.

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

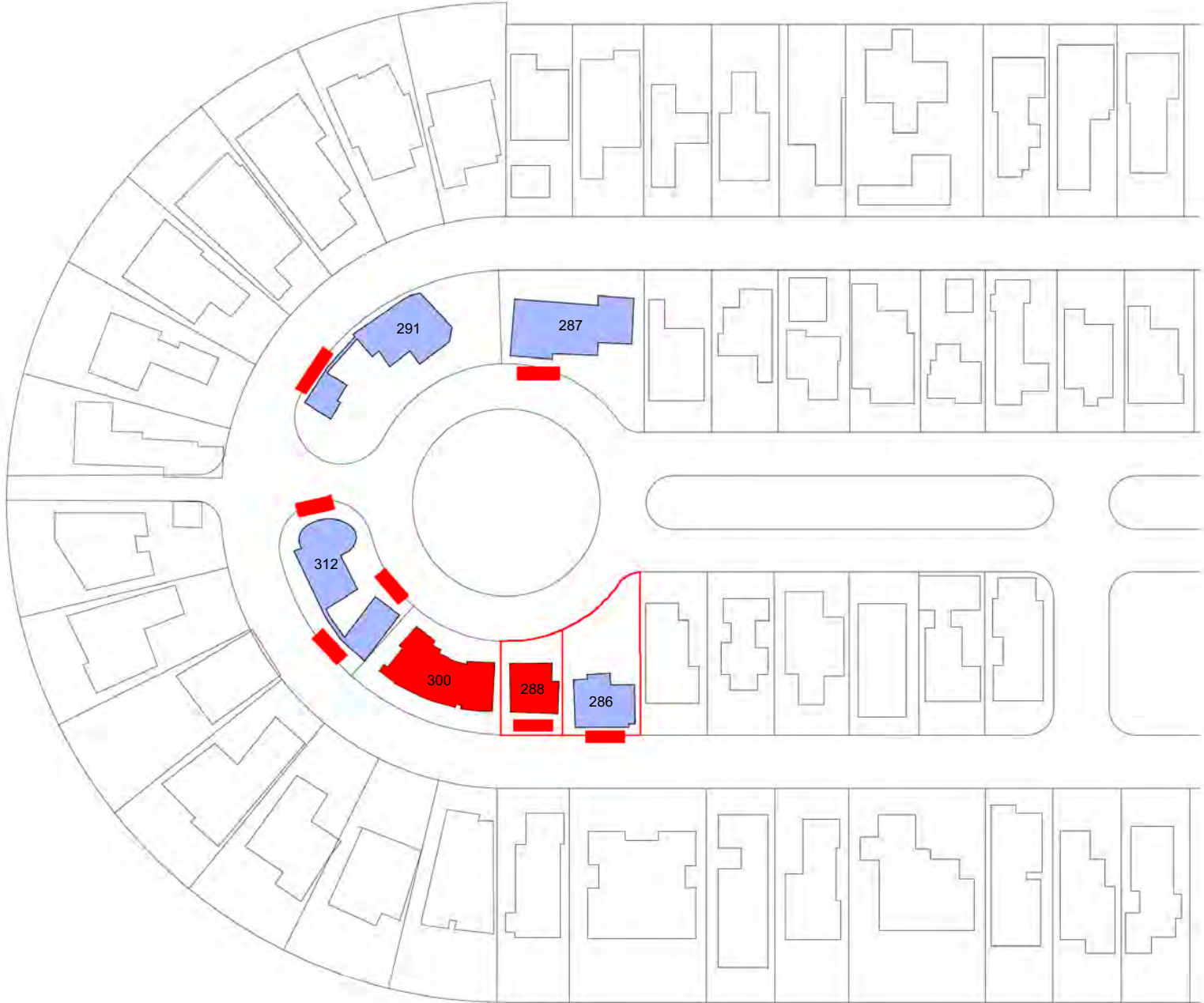
EXISTING INTERIOR LOT
CONTEXT



A-004

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2 PROPERTY KEY PLAN

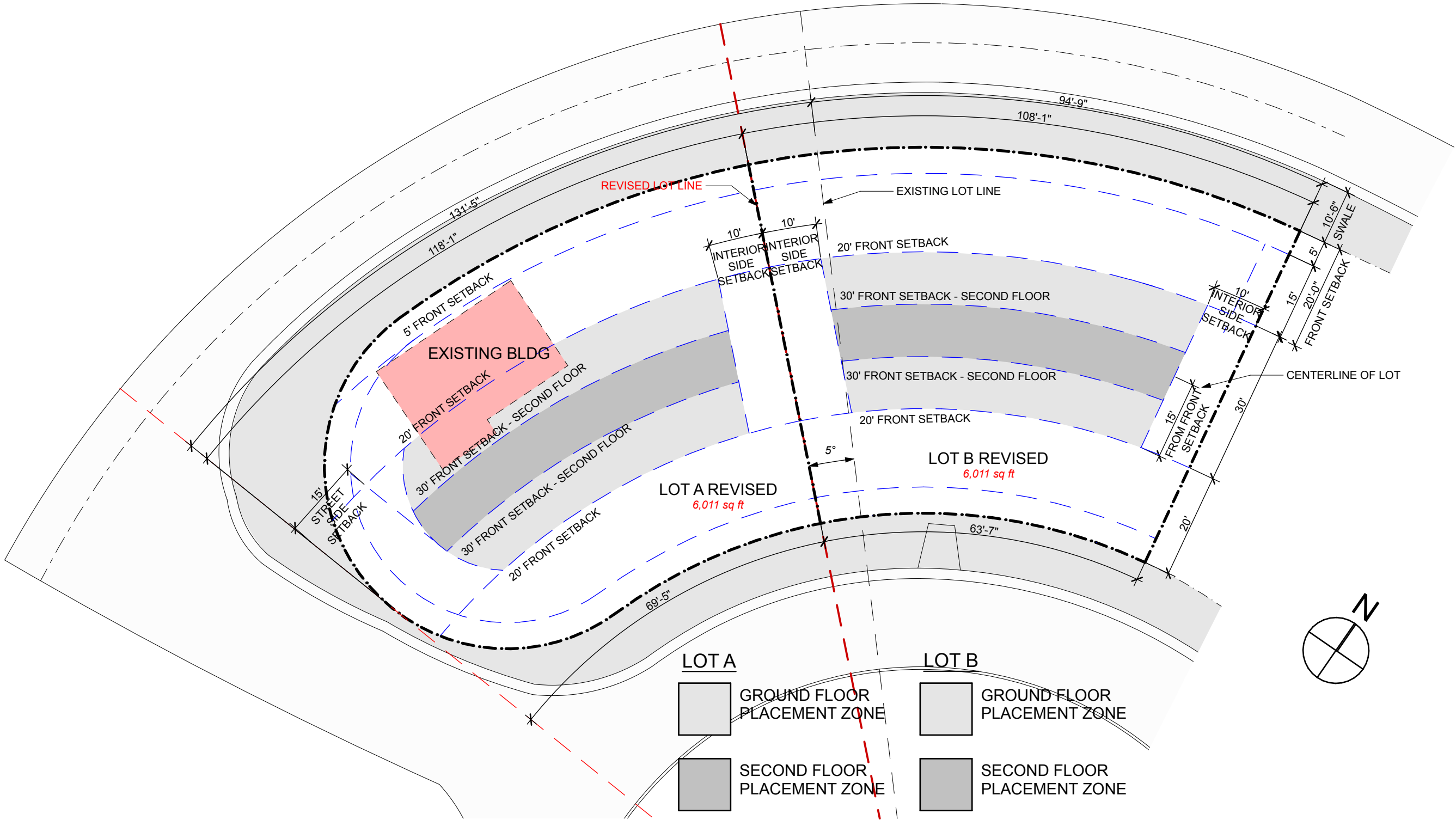


1 70' DEEP LOTS - DOUBLE FRONTAGES

#	ADDRESS	LOT SIZE (SF)	ADJUSTED UNIT SIZE (SF)	UNIT SIZE 50% MAX (%)	ADJUSTED UNIT SIZE (SF +20%)	UNIT SIZE 50% MAX (+20 %)	LOT COVERAGE (SF)	LOT COVERAGE 30% MAX (%)	SETBACK		
									1st. FRONT (FT)	2nd. FRONT (FT)	SIDE (FT)
24	MIAMI BEACH,FL 33139										
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	N/A
25	312 PALM AVE	8,523	3,095	36%			NA (2 STORIES)	NA	15'	7'	7'
26	300 PALM AVE	7,443	4,875	65%			NA (2 STORIES)	NA	20'	20'	N/A
27	288 PALM AVE	3,375	1,968	58%			NA (2 STORIES)	NA	20'	10'	N/A
28	286 PALM AVE	5,775	2,410	41%	2,892	50%	NA (2 STORIES)	NA	47'	5'	N/A
*	MIAMI BEACH, FL 33139	12021	2961	24.60%	3553	29.50%	NA (2 STORIES)	NA	20	5'	25'
AVERAGE		7660	3033.5	42.77%	3,305.00	39.50%					
MEDIAN		7983	3028	30.25%	3,470	39.00%					

COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	

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3

REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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OWNER INFORMATION
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DEVELOPERS

PROJECT

291 PALM AVENUE

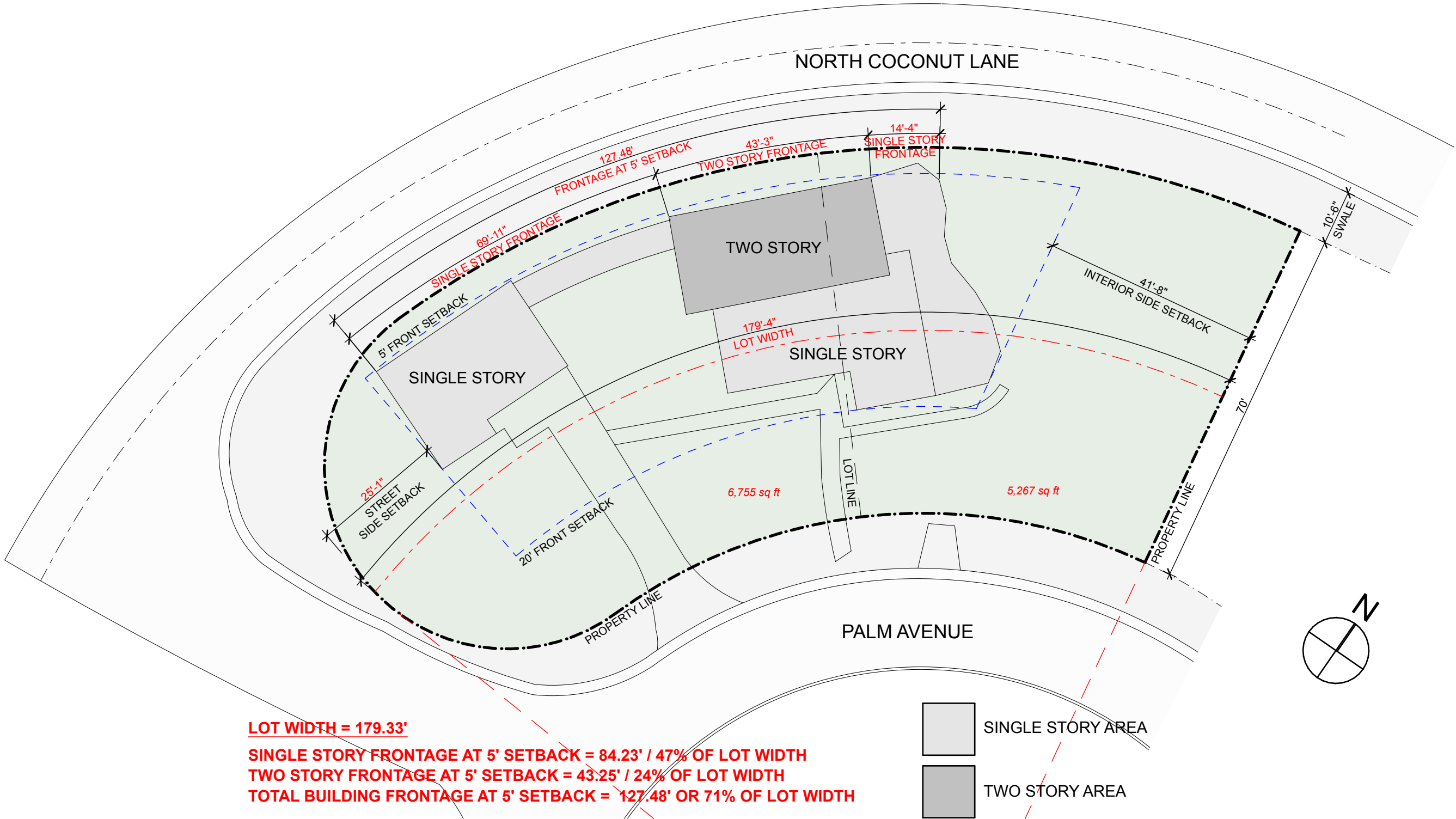
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SITE DIAGRAMS



A-016

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LOT WIDTH = 179.33'
SINGLE STORY FRONTAGE AT 5' SETBACK = 84.23' / 47% OF LOT WIDTH
TWO STORY FRONTAGE AT 5' SETBACK = 43.25' / 24% OF LOT WIDTH
TOTAL BUILDING FRONTAGE AT 5' SETBACK = 127.48' OR 71% OF LOT WIDTH

1 **EXISTING SITE SETBACK DIAGRAM**
SCALE: 1" = 20'

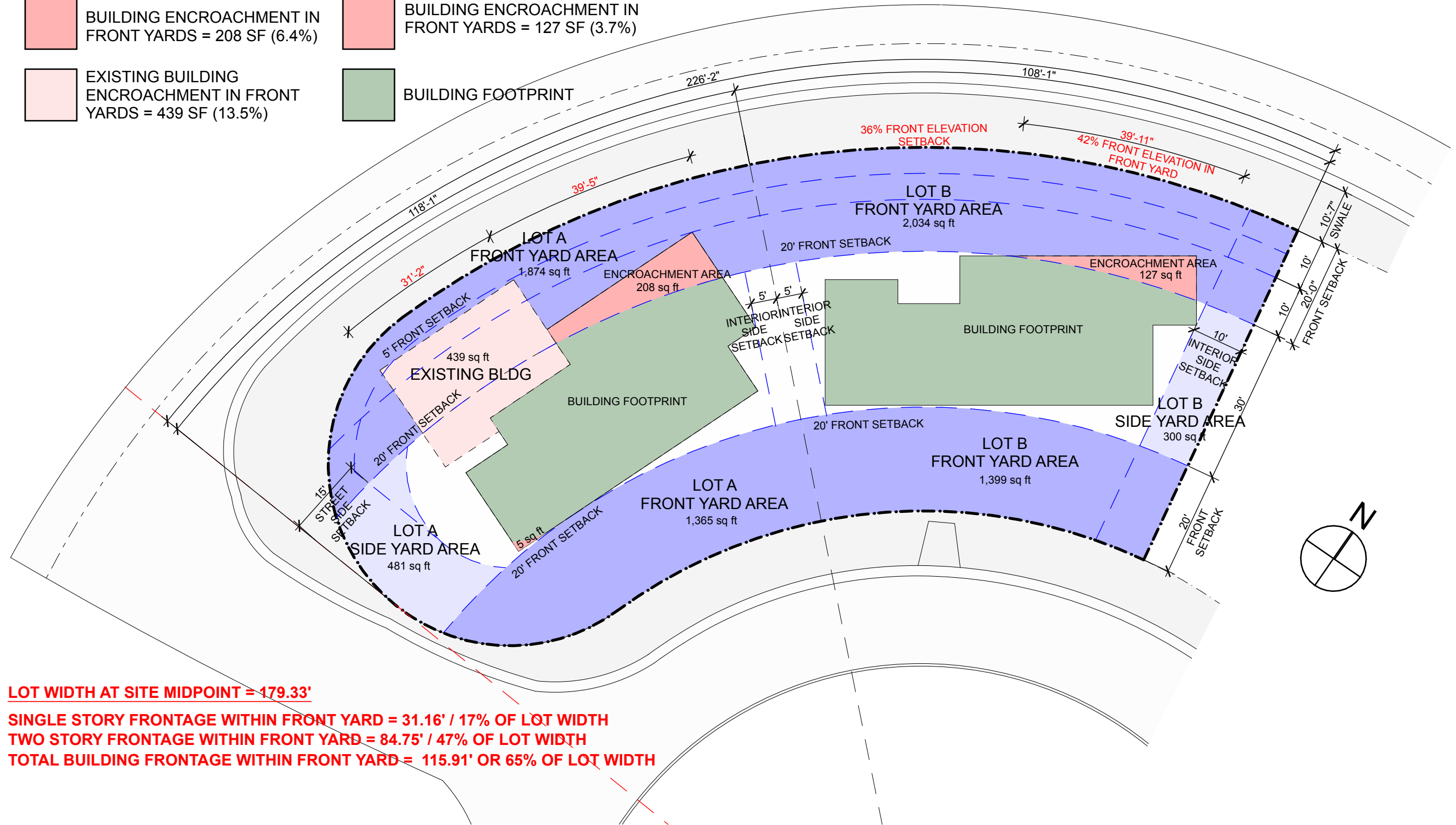
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LOT A

- TOTAL FRONT YARD AREA = 3,239 SF
- BUILDING ENCROACHMENT IN FRONT YARDS = 208 SF (6.4%)
- EXISTING BUILDING ENCROACHMENT IN FRONT YARDS = 439 SF (13.5%)

LOT B

- TOTAL FRONT YARD AREA = 3,433 SF
- BUILDING ENCROACHMENT IN FRONT YARDS = 127 SF (3.7%)
- BUILDING FOOTPRINT



FRONT YARD ENCROACHMENT DIAGRAM

SCALE: 1" = 20'

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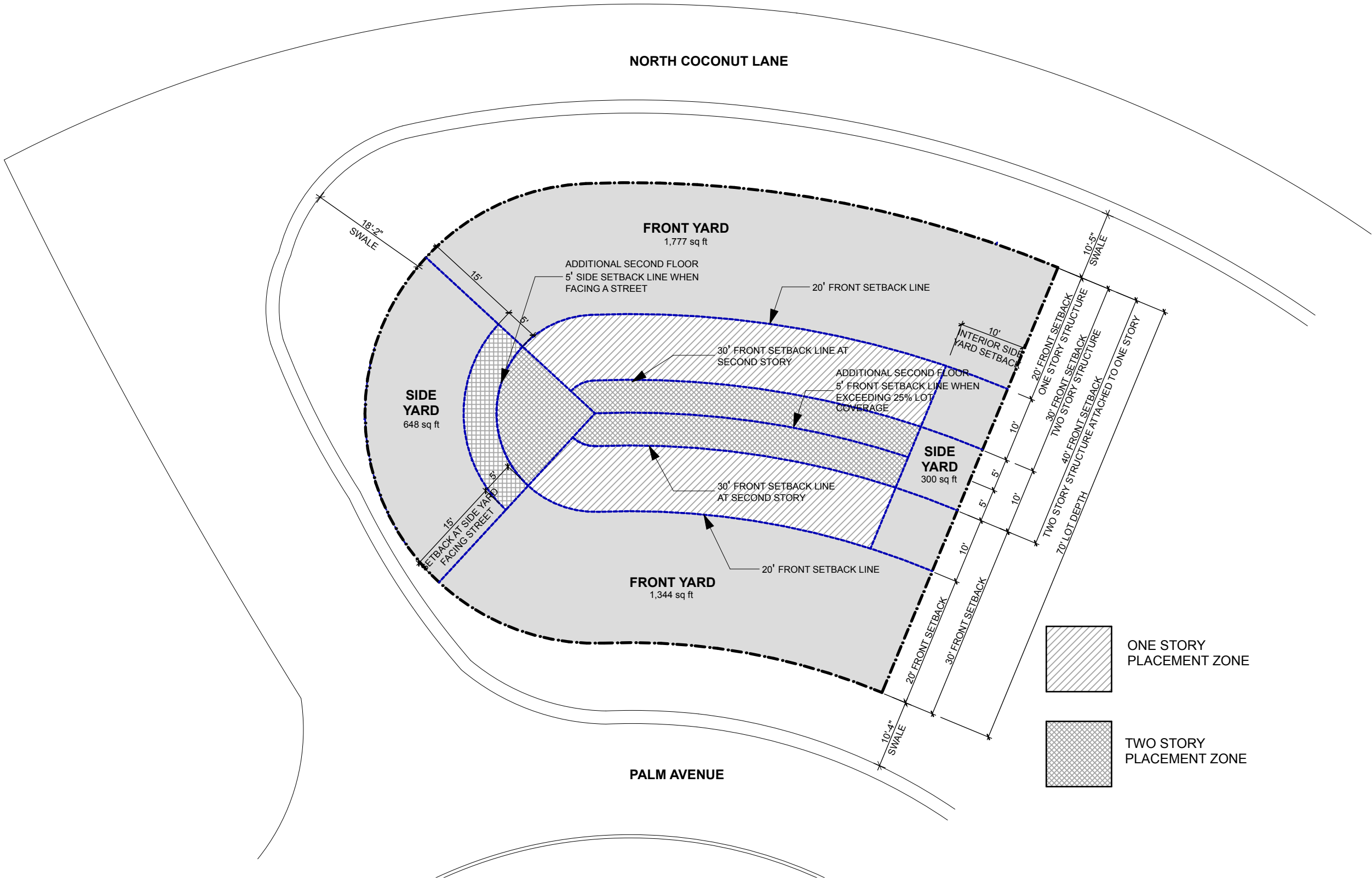
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BUILDING DIAGRAMS



A-019

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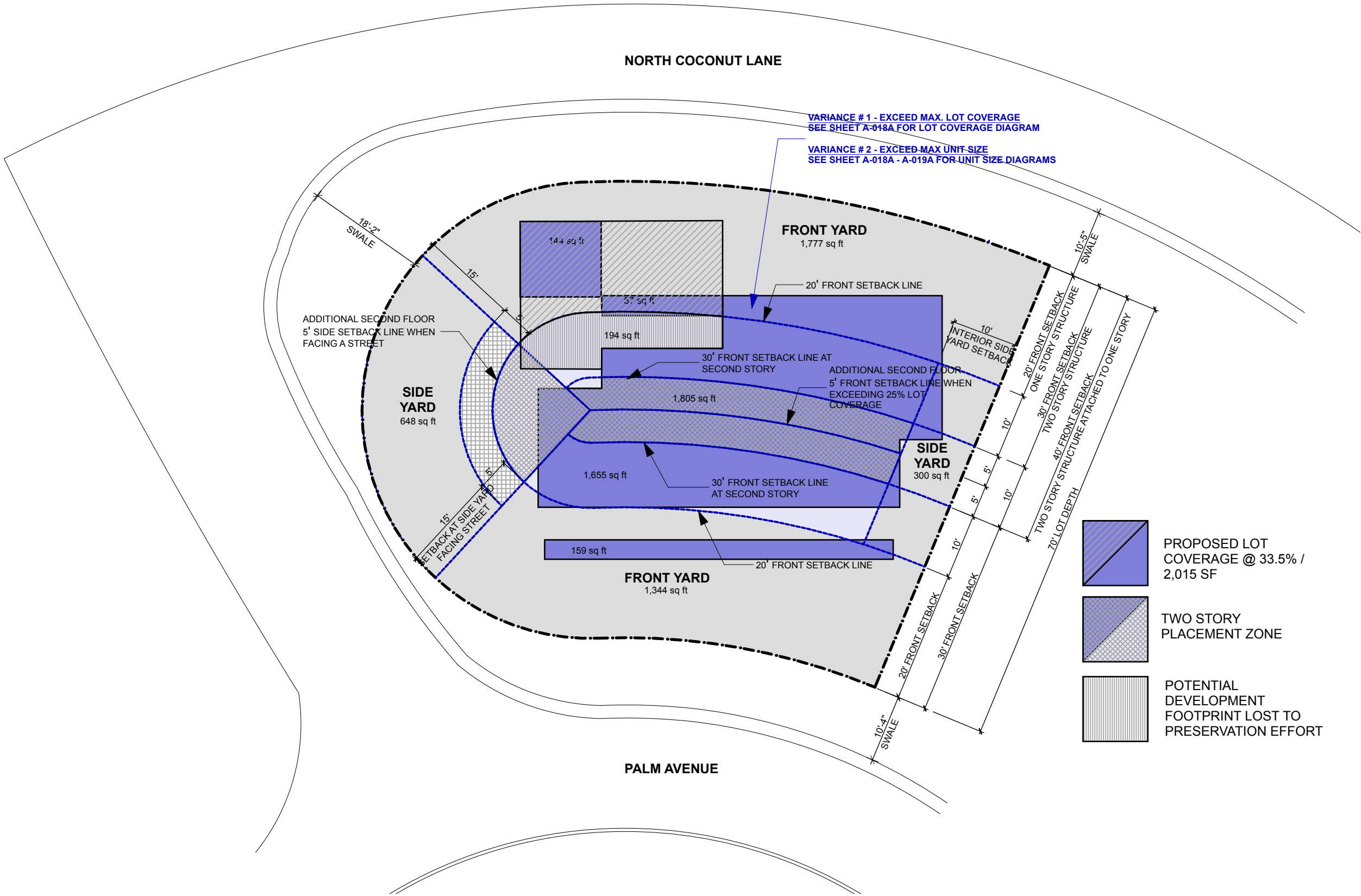
SCALE: 1/16" = 1'-0"

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1

VARIANCE DIAGRAMS - BUILDING MASSING

SCALE: 1/16" = 1'-0"



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AERIAL VIEW FROM PALM AVENUE

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CONTEXT RENDERINGS

STATE OF FLORIDA
ETHAN ROYAL
REGISTERED ARCHITECT
AR95199

A - 505

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STREET VIEW FROM NORTH COCONUT LANE

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291 PALM AVENUE

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CONTEXT RENDERINGS

STATE OF FLORIDA
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AR95199
REGISTERED ARCHITECT

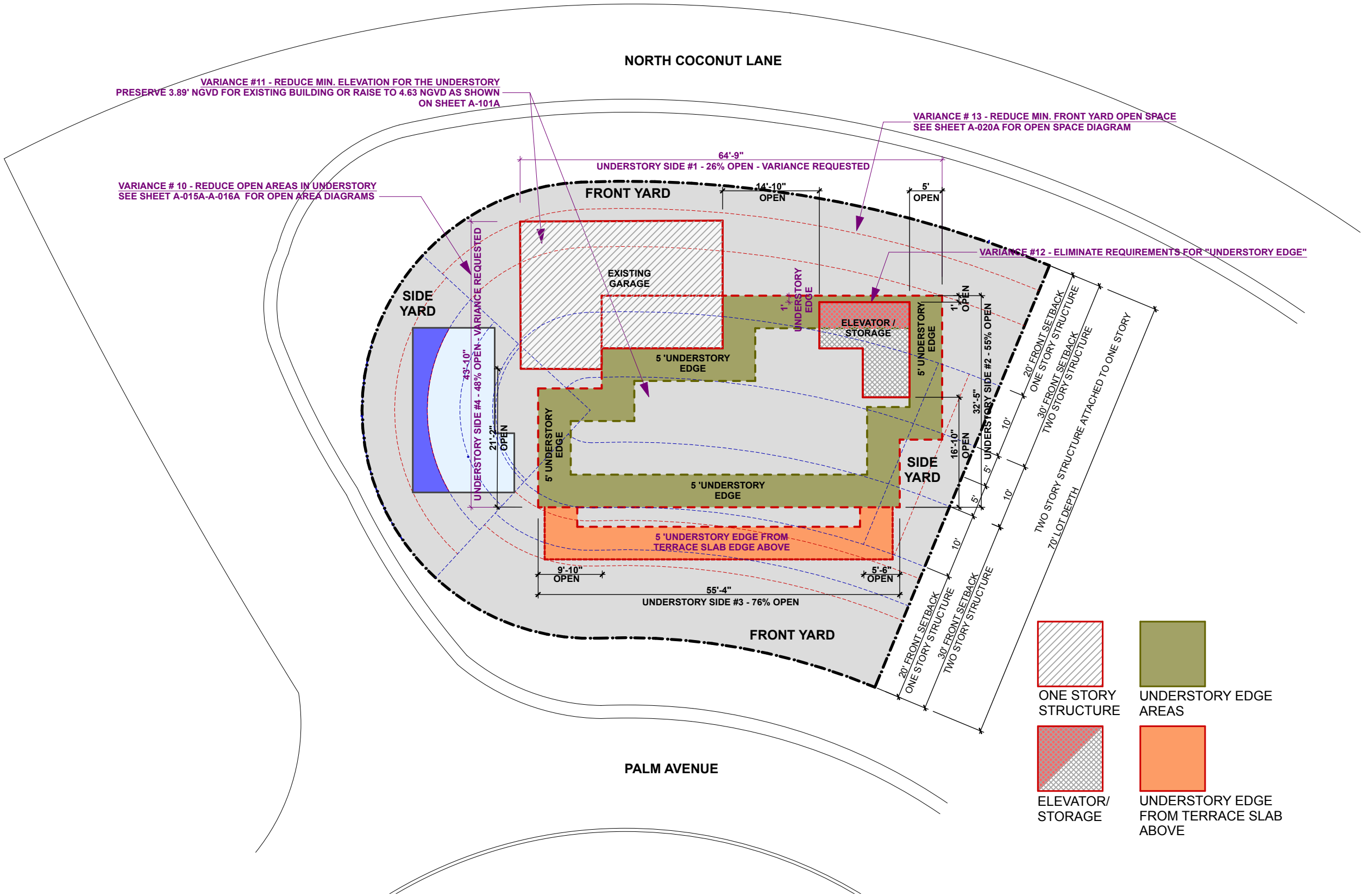
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1

VARIANCE DIAGRAMS - BUILDING UNDERSTORY

SCALE: 1/16" = 1'-0"



291 PALM GARDEN - LOT A

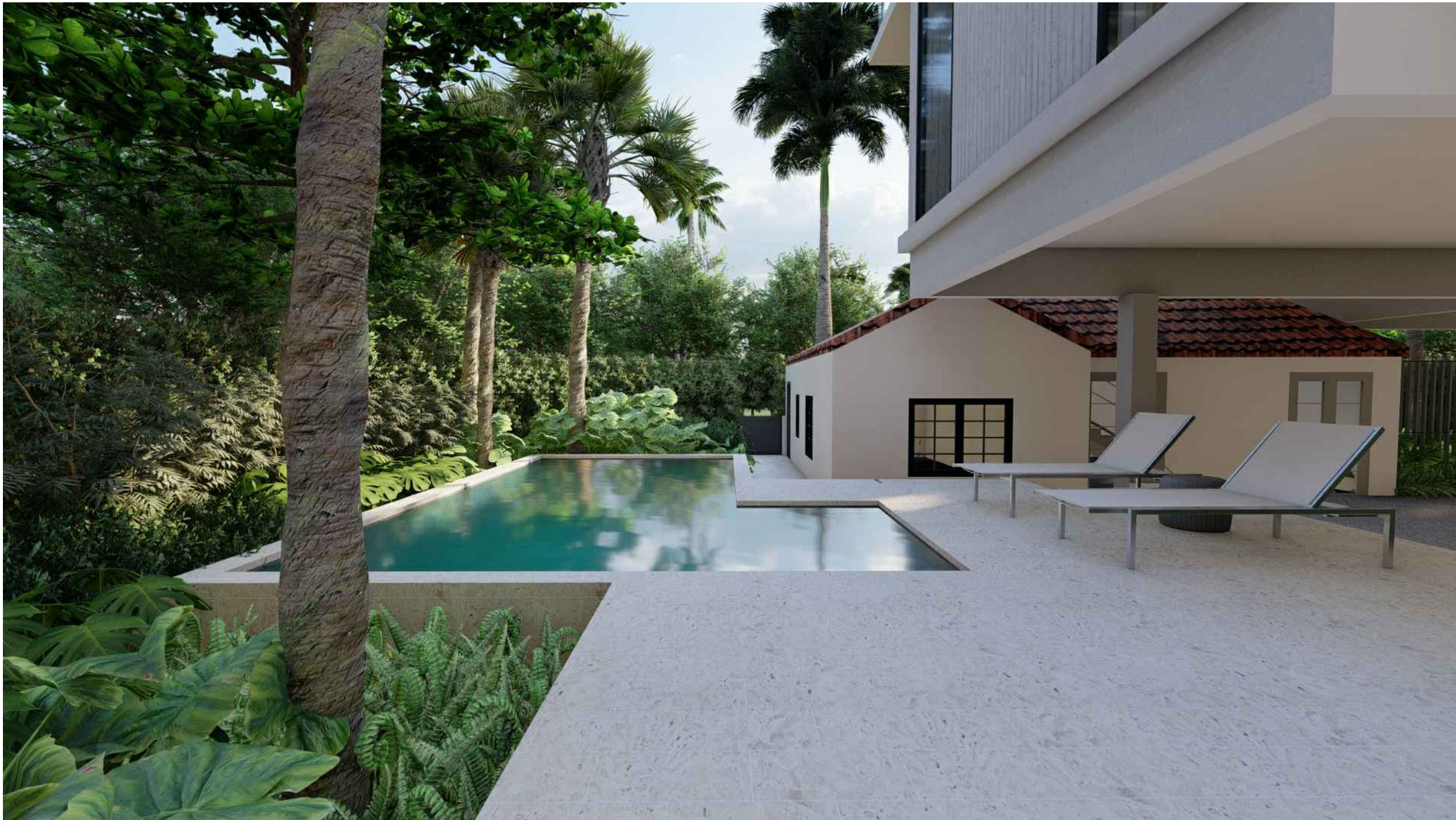
FRS | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

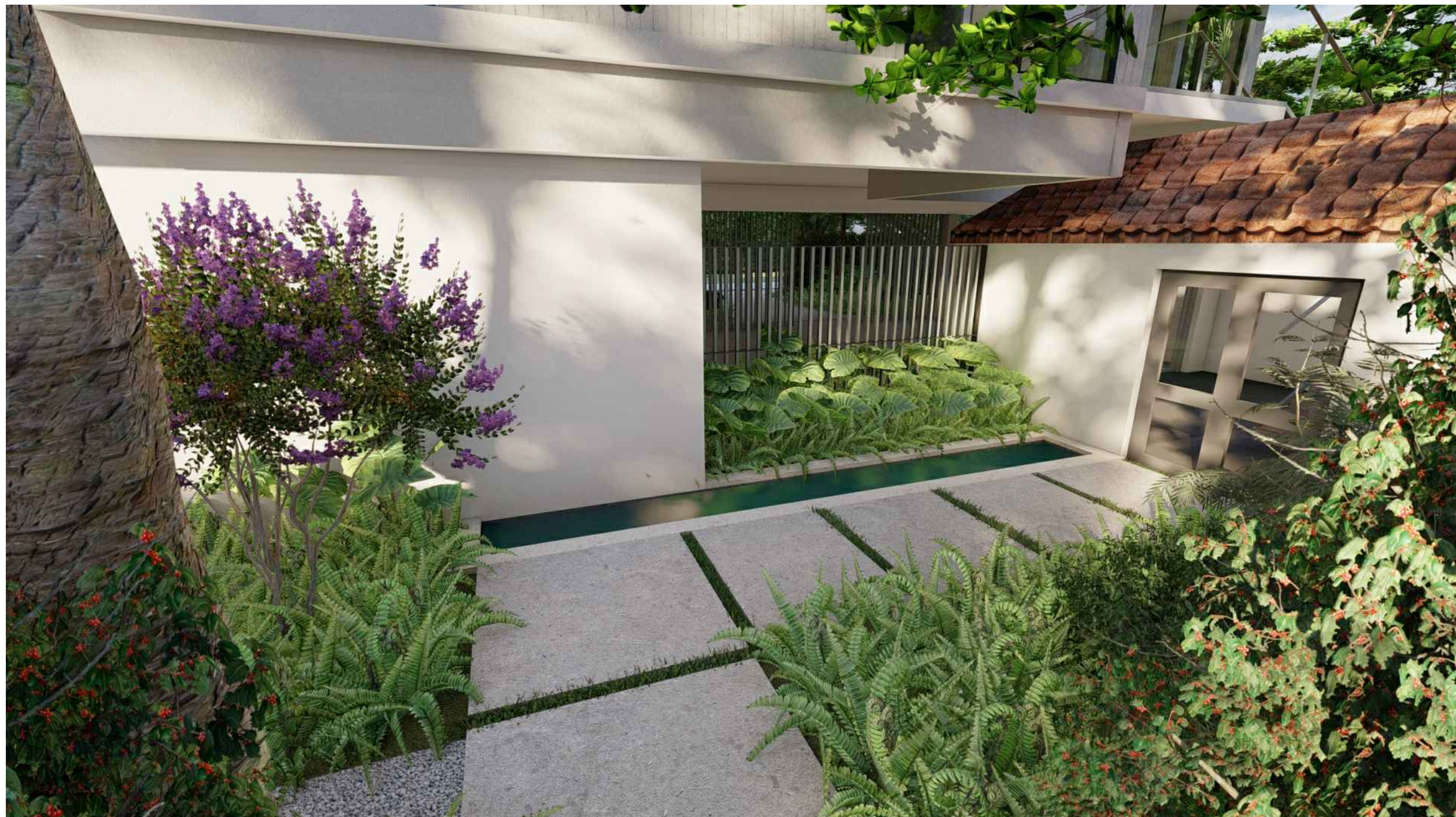
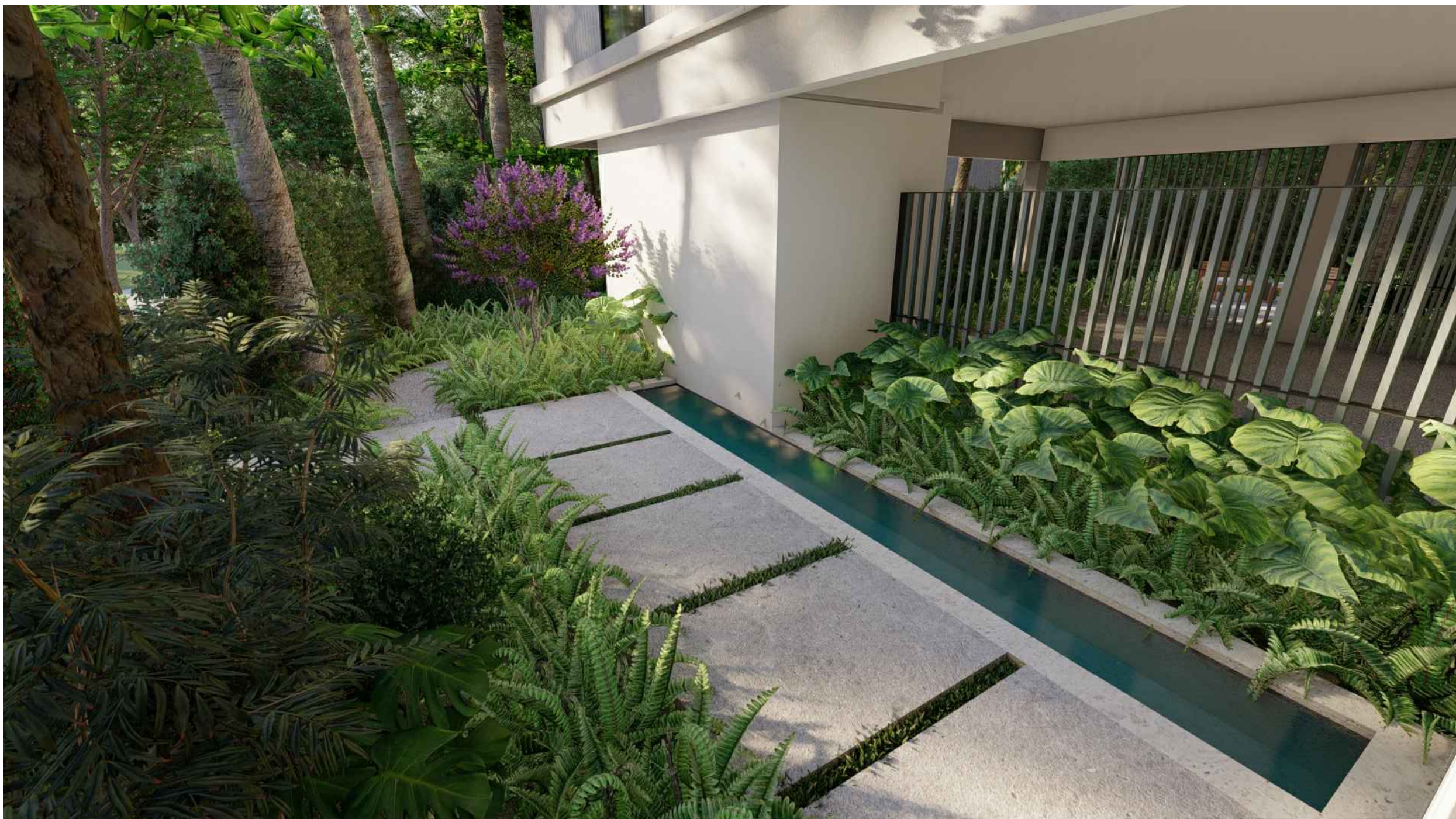
SEAL (S TYLER NIELSEN - LA6667067)



12.01.2021

LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL





291 PALM GARDEN - LOT A

FRS | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



12.01.2021

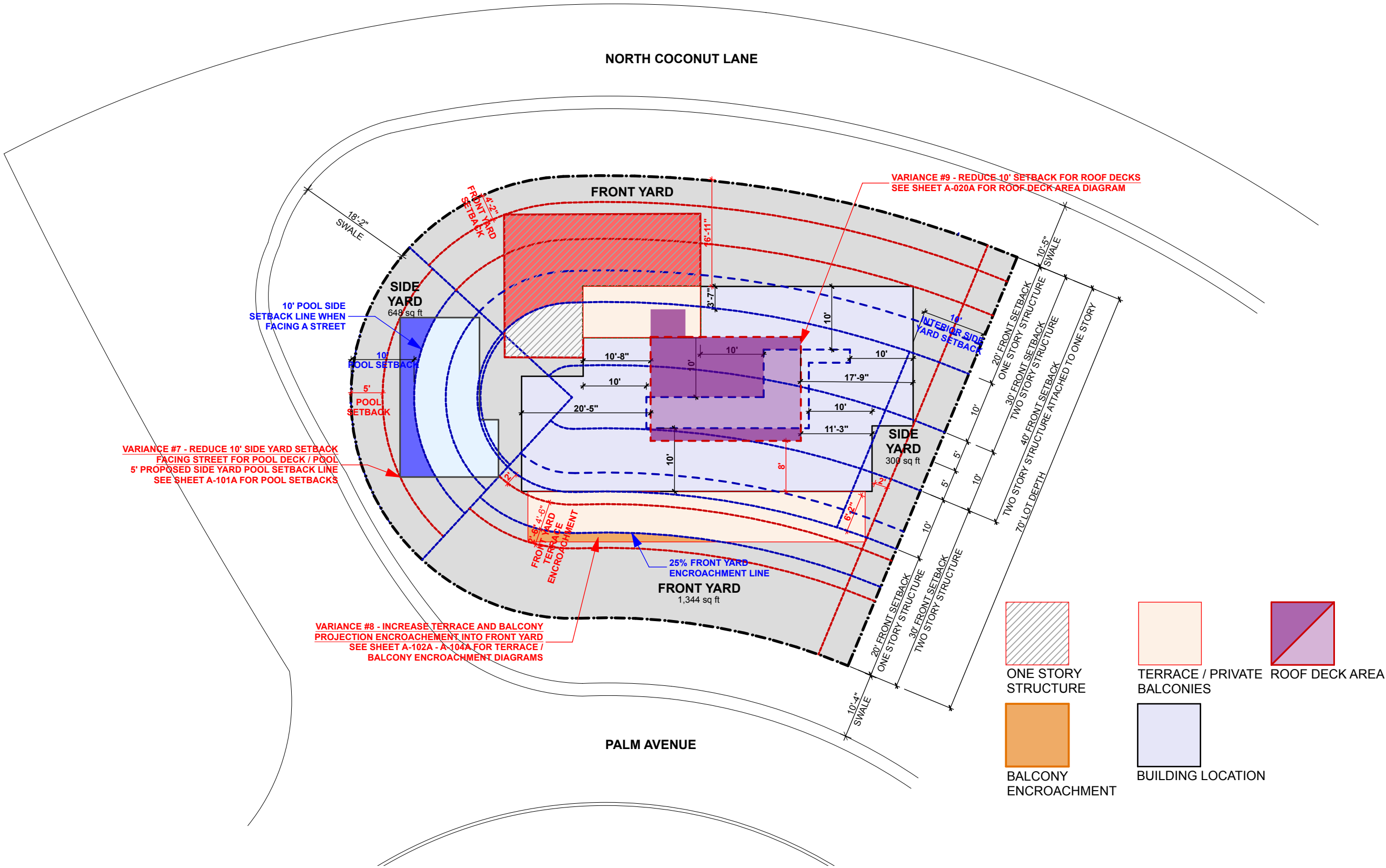
LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL

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1

VARIANCE DIAGRAMS - BUILDING AMENITY AREAS

SCALE: 1/16" = 1'-0"



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A - 505

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STREET VIEW FROM PALM AVENUE

R&B

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royalbyckovas.com
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Miami, FL 33127

OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

CONTEXT RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A - 511

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AERIAL VIEW FROM NORTH COCONUT LANE

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Sheet Title

CONTEXT RENDERINGS



A - 502

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STREET VIEW FROM NORTH COCONUT LANE

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291 PALM AVENUE

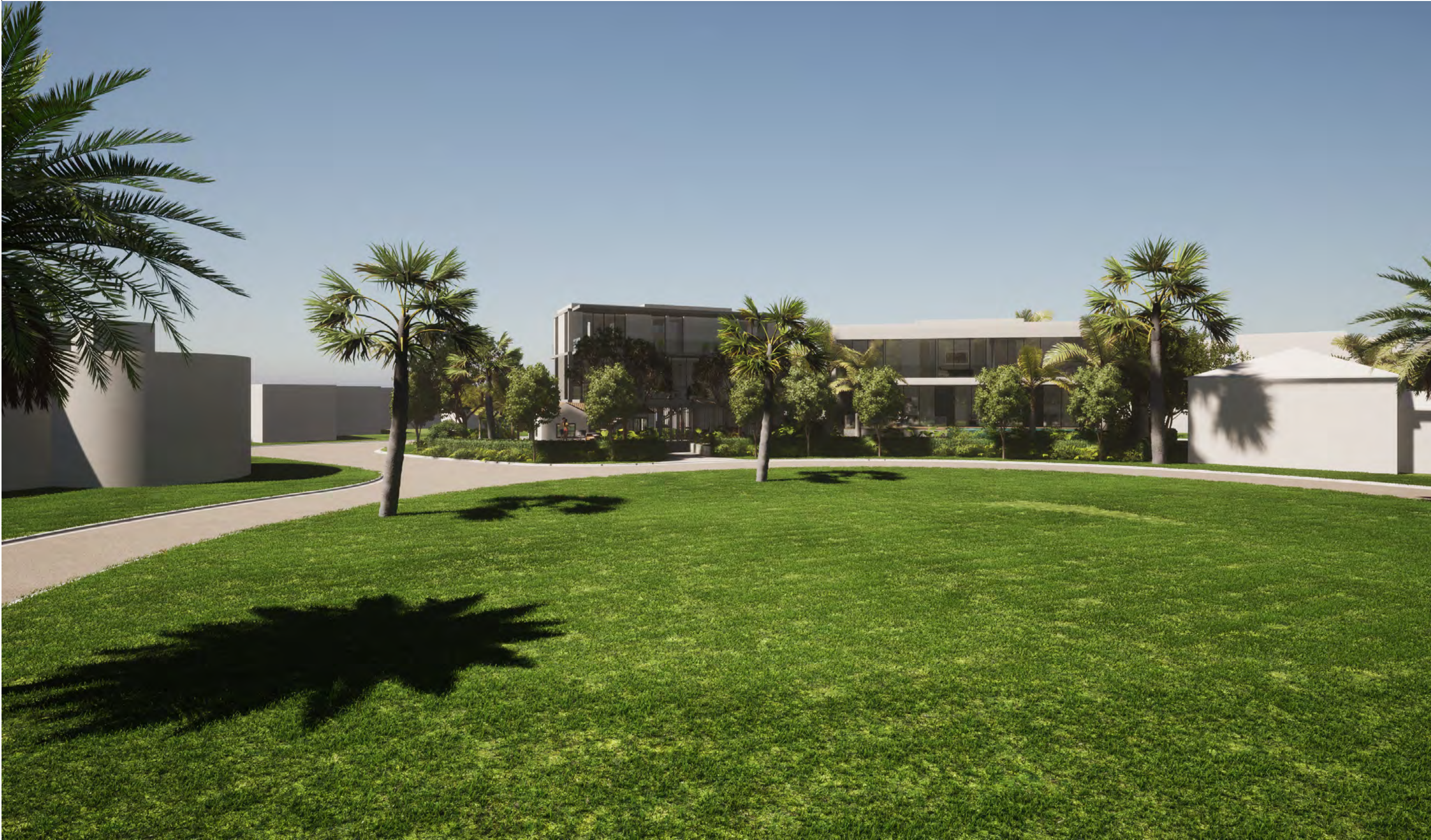
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CONTEXT RENDERINGS

STATE OF FLORIDA
— ★ —
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A - 506

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STREET VIEW FROM PALM AVENUE

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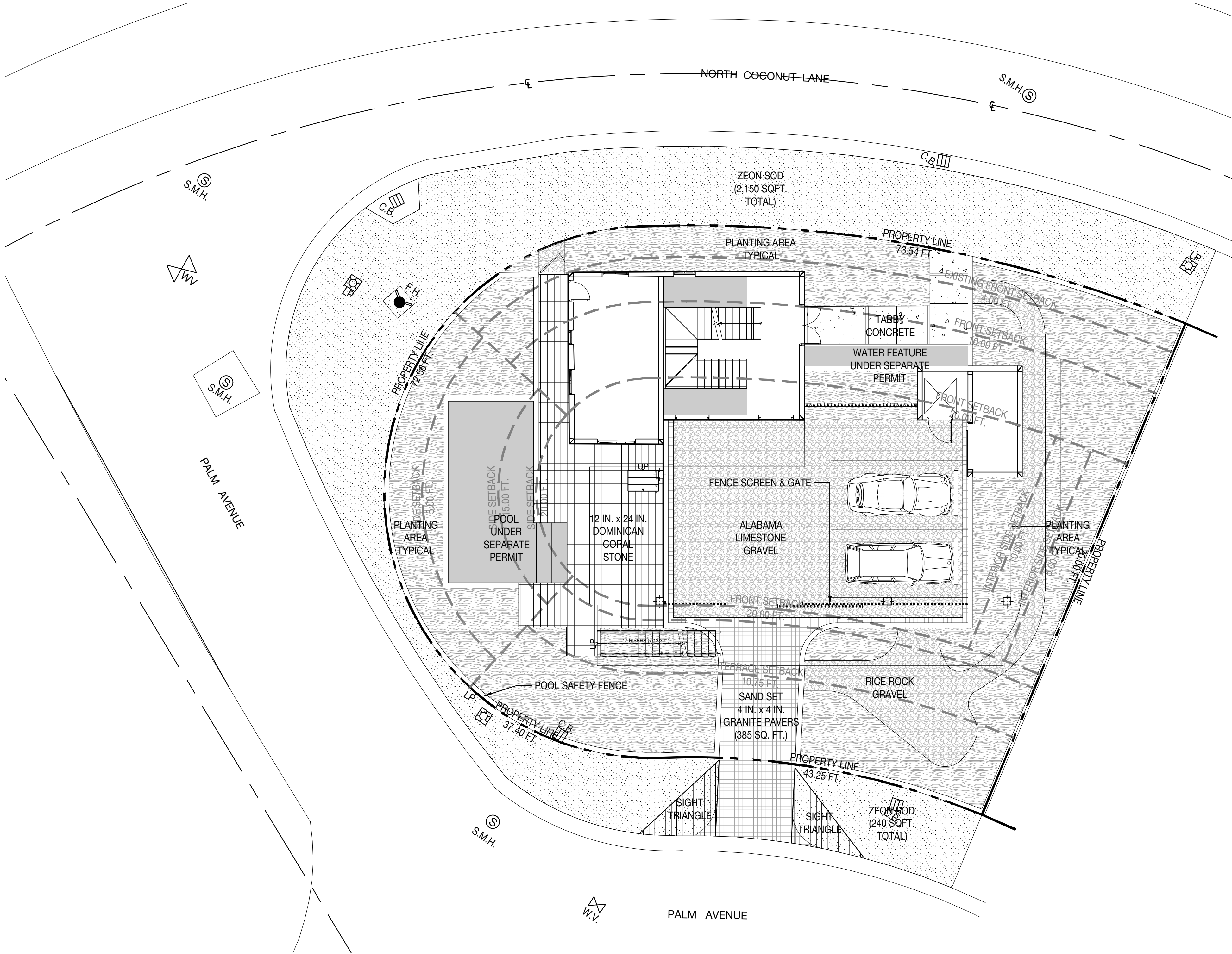
291 PALM AVENUE

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CONTEXT RENDERINGS

STATE OF FLORIDA
— ★ —
ETHAN ROYAL
AR95199
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A-512



MATERIALS NOTES

1.

CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2.

ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3.

THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4.

EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5.

CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL
- ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

6.

CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

7.

ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.

8.

HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.

9.

CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.

10.

SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.
-
- IPE
- COLOR: NATURAL
FINISH: TBD
DIMENSIONS: 1 IN. x 6 IN.
SOURCE: TBD
-
- RICE ROCK GRAVEL
- COLOR: WHITE
FINISH: ANGULAR
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO
-
- DOMINICAN CORAL STONE
- COLOR: NATURAL
FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD
-
- ZOYSIA ZEON
- COLOR: GREEN :)
FINISH: NA
DIMENSIONS: NA
SOURCE: NA
- MATERIALS LEGEND
- PLANTING AREA TYPICAL

ZOYSIA SOD

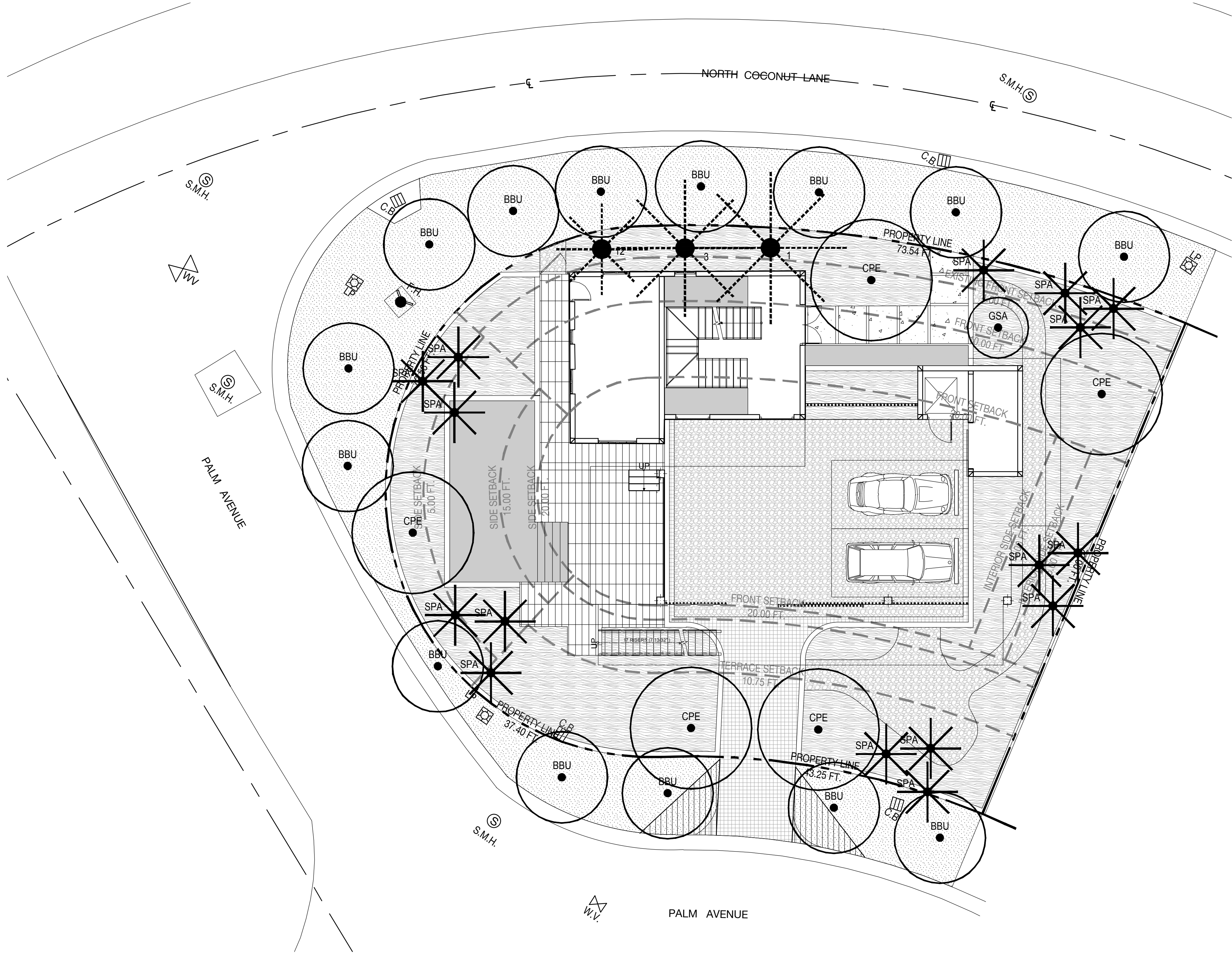
12 IN. x 24 IN. DOMINICAN CORAL STONE

RICE ROCK GRAVEL

TABBY CONCRETE

SAND SET GRANITE PAVERS

WATER
- NIELSEN**
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com
- 291 PALM GARDEN - LOT A
- R&B | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139
- SEAL (S TYLER NIELSEN - LA6667067)
-
- 12.01.2021
- | MATERIALS PLAN | |
|----------------|---------------|
| DATE | ISSUE |
| 08.06.2021 | DRB SUBMITTAL |
| 08.25.2021 | REVISION 01 |
| 11.12.2021 | DRB SUBMITTAL |
| 12.01.2021 | DRB SUBMITTAL |
-
- L300
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TREE RELOCATION SCHEDULE

#	BOTANICAL NAME	ACTION
1	ROYSTONEA REGIA	RELOCATE
3	ROYSTONEA REGIA	RELOCATE
12	ROYSTONEA REGIA	RELOCATE

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
CPE	5	CEIBA PENTANDRA	KAPOK TREE
BBU	14	BUCIDA BUCERAS 'SHADY LADY'	BLACK OLIVE 'SHADY LADY'
GSA	1	GUAIACUM SANCTUM	LIGNUM VITAE
PALMS			
SPA	16	SABAL PALMETTO	CABBAGE PALM

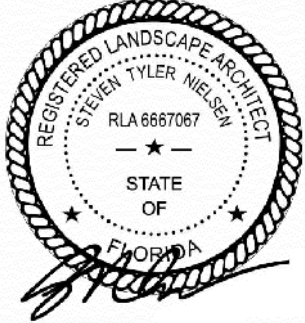
PLANTING LEGEND

	EXISTING PALM		EXISTING TREE
	PROPOSED PALM		PROPOSED TREE
	RELOCATED PALM		RELOCATED TREE

291 PALM GARDEN - LOT A

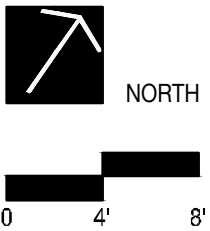
RMB | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)

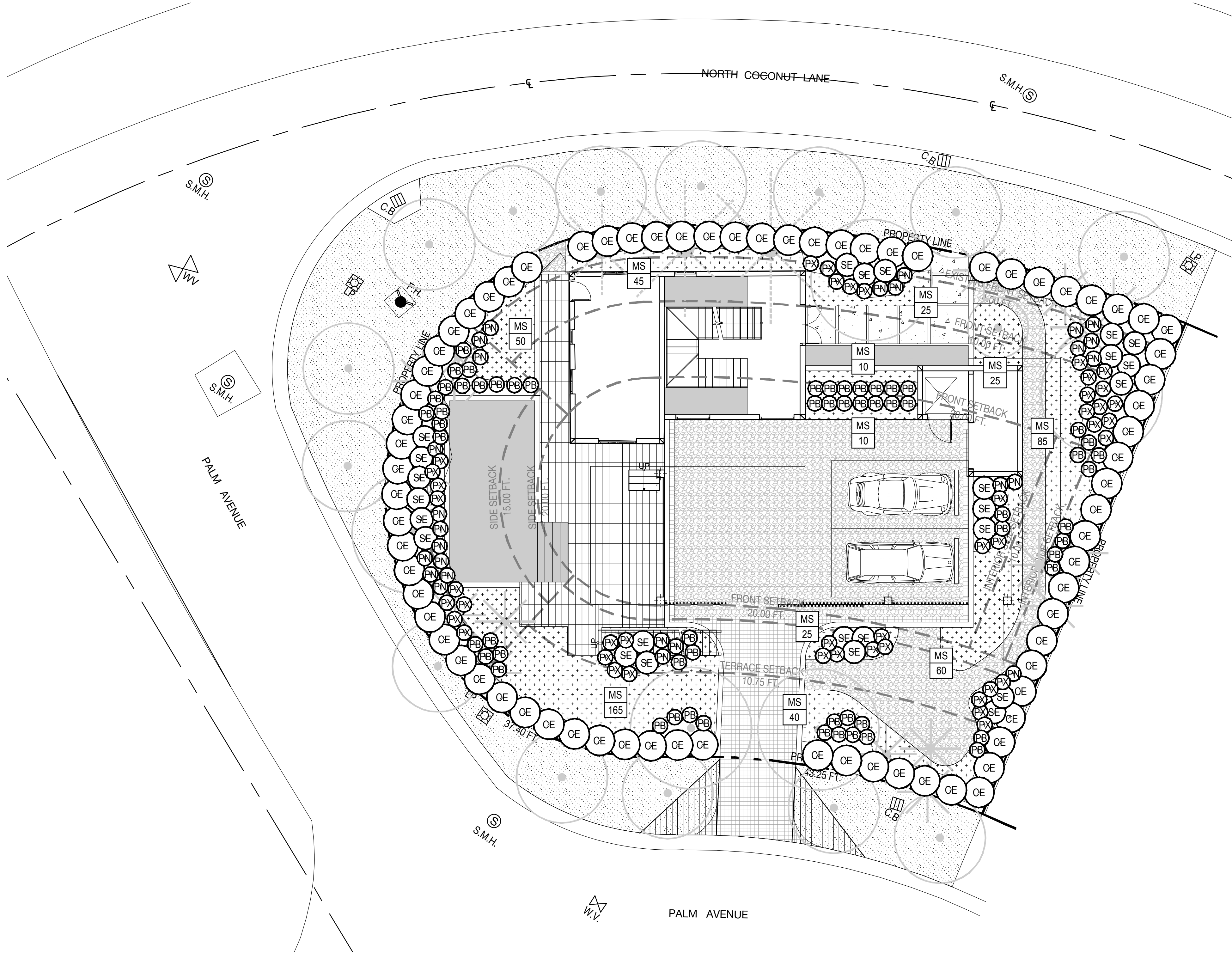


12.01.2021

TREE & PALM PLANTING PLAN	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL



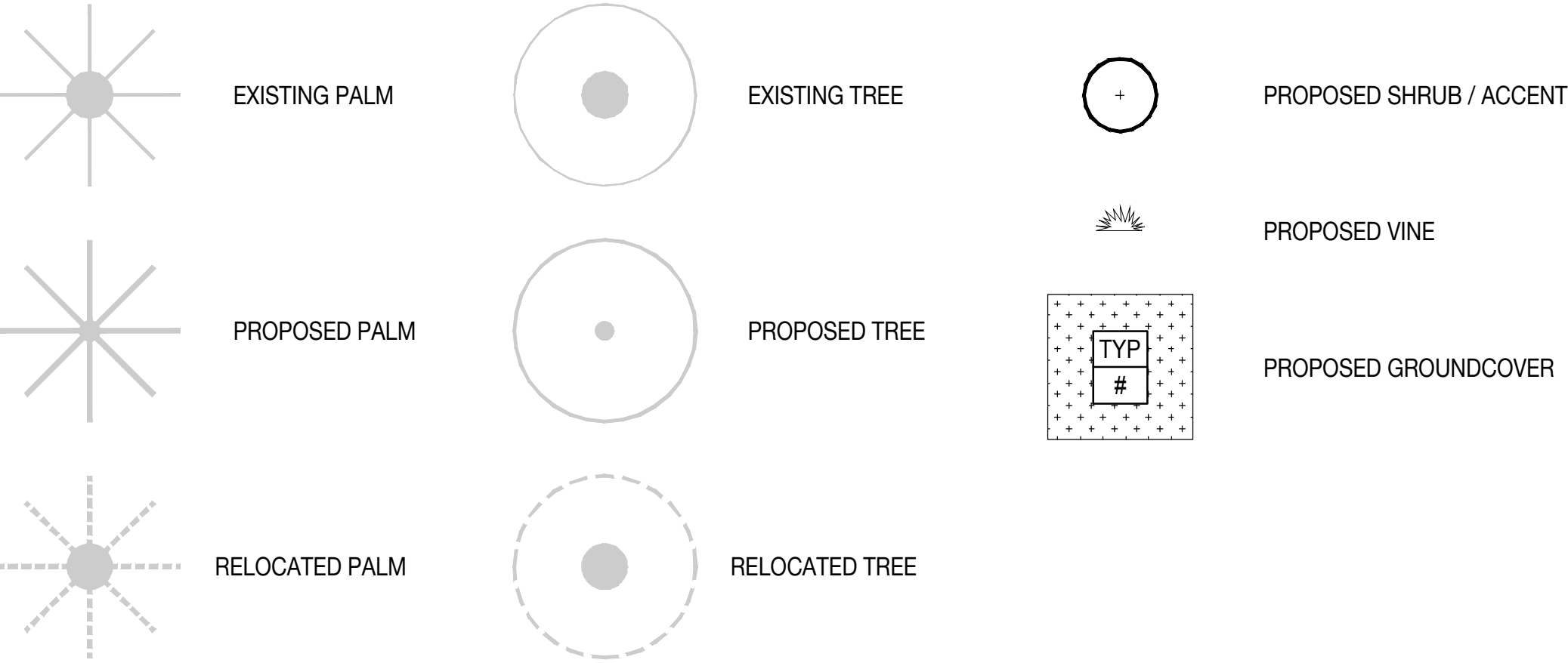
L701



PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
CE	75	COCOCARPUS ERECTUS	GREEN BUTTONWOOD
SE	25	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	26	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	44	PHILODENDRON 'XANADU'	SAME
PB	60	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON
GROUNDCOVERS			
MS	540	MICROSORUM SCOLOPENDRIUM	WART FERN

PLANTING LEGEND



291 PALM GARDEN - LOT A

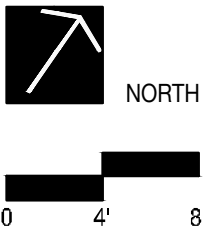
RMB | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



12.01.2021

UNDERSTORY PLANTING PLAN	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL



L702

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DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

ARCHITECTURE RENDERINGS



A-405A

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291 PALM AVENUE

Sheet Title

LANDSCAPE RENDERINGS



A-408A

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VIEW FROM NORTH COCONUT LANE

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Sheet Title

ARCHITECTURE RENDERINGS



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VIEW FROM NORTH COCONUT LANE

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Sheet Title

LANDSCAPE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-409A

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-EAST

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VIEW FROM SIDE STREET

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Sheet Title

LANDSCAPE RENDERINGS

STATE OF FLORIDA

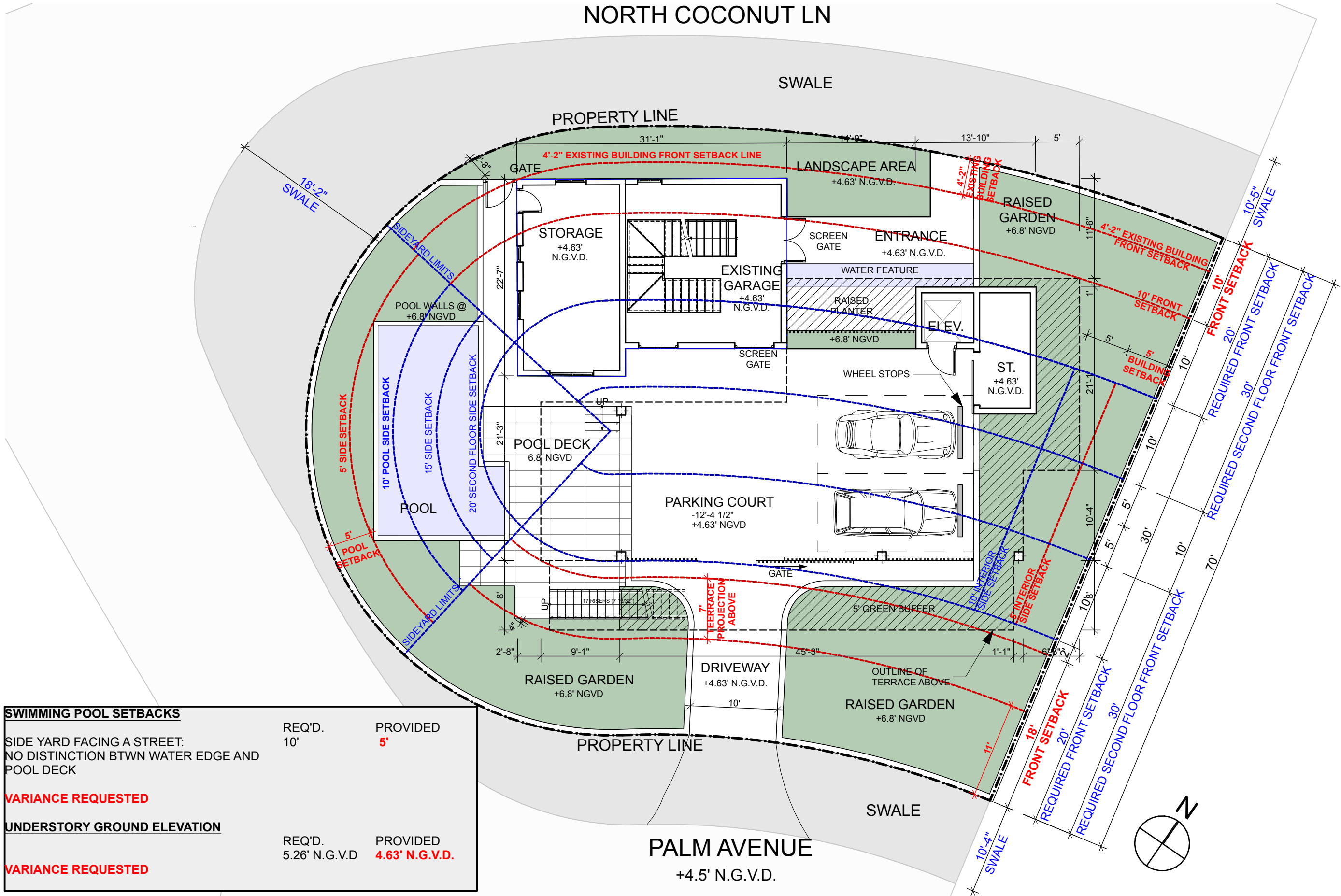
ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-410A

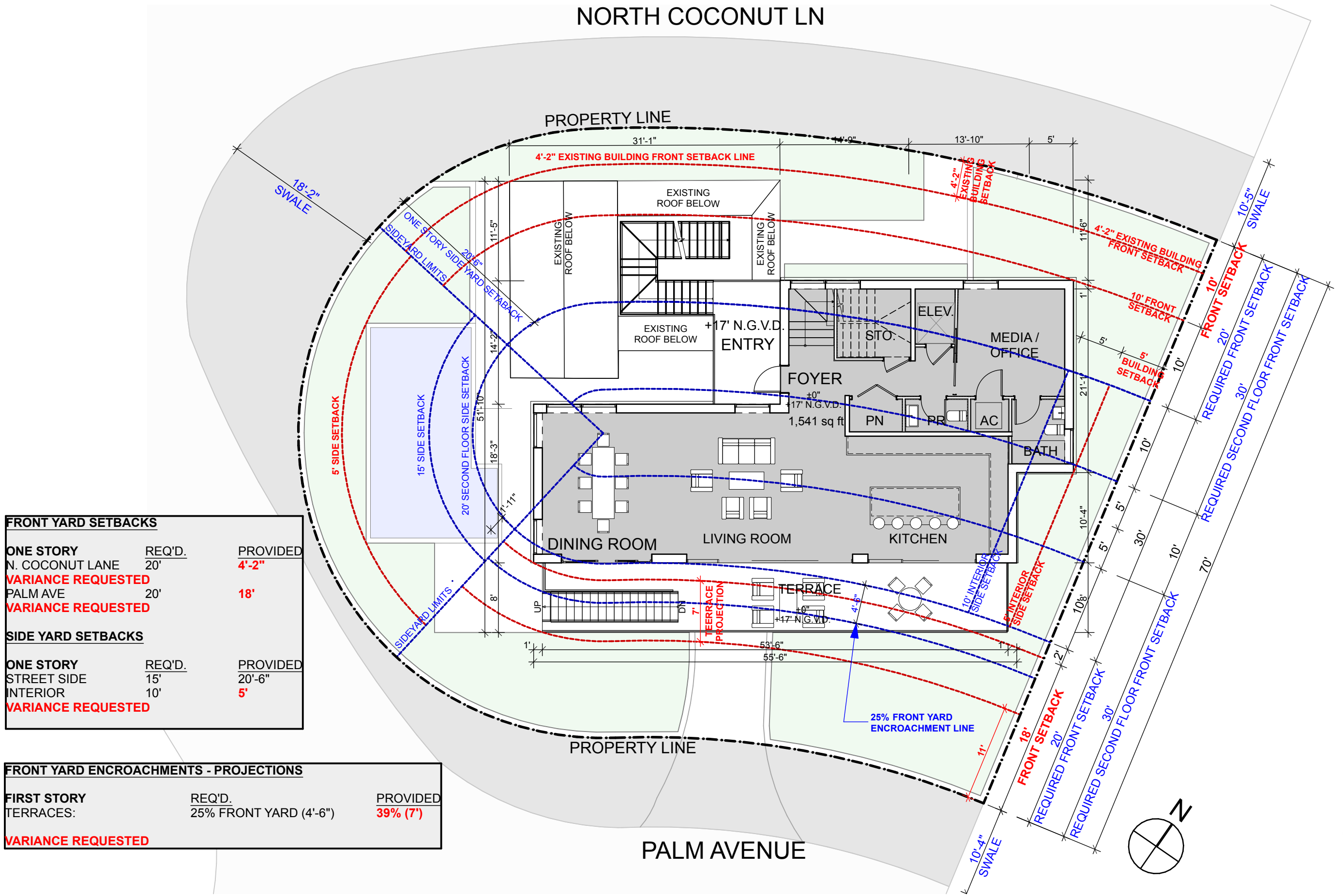
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SWIMMING POOL SETBACKS		
SIDE YARD FACING A STREET: NO DISTINCTION BTWN WATER EDGE AND POOL DECK	REQ'D. 10'	PROVIDED 5'
VARIANCE REQUESTED		
UNDERSTORY GROUND ELEVATION		
	REQ'D. 5.26' N.G.V.D	PROVIDED 4.63' N.G.V.D.
VARIANCE REQUESTED		

1 LOT A - UNDERSTORY PLAN
SCALE: 3/32" = 1'-0"

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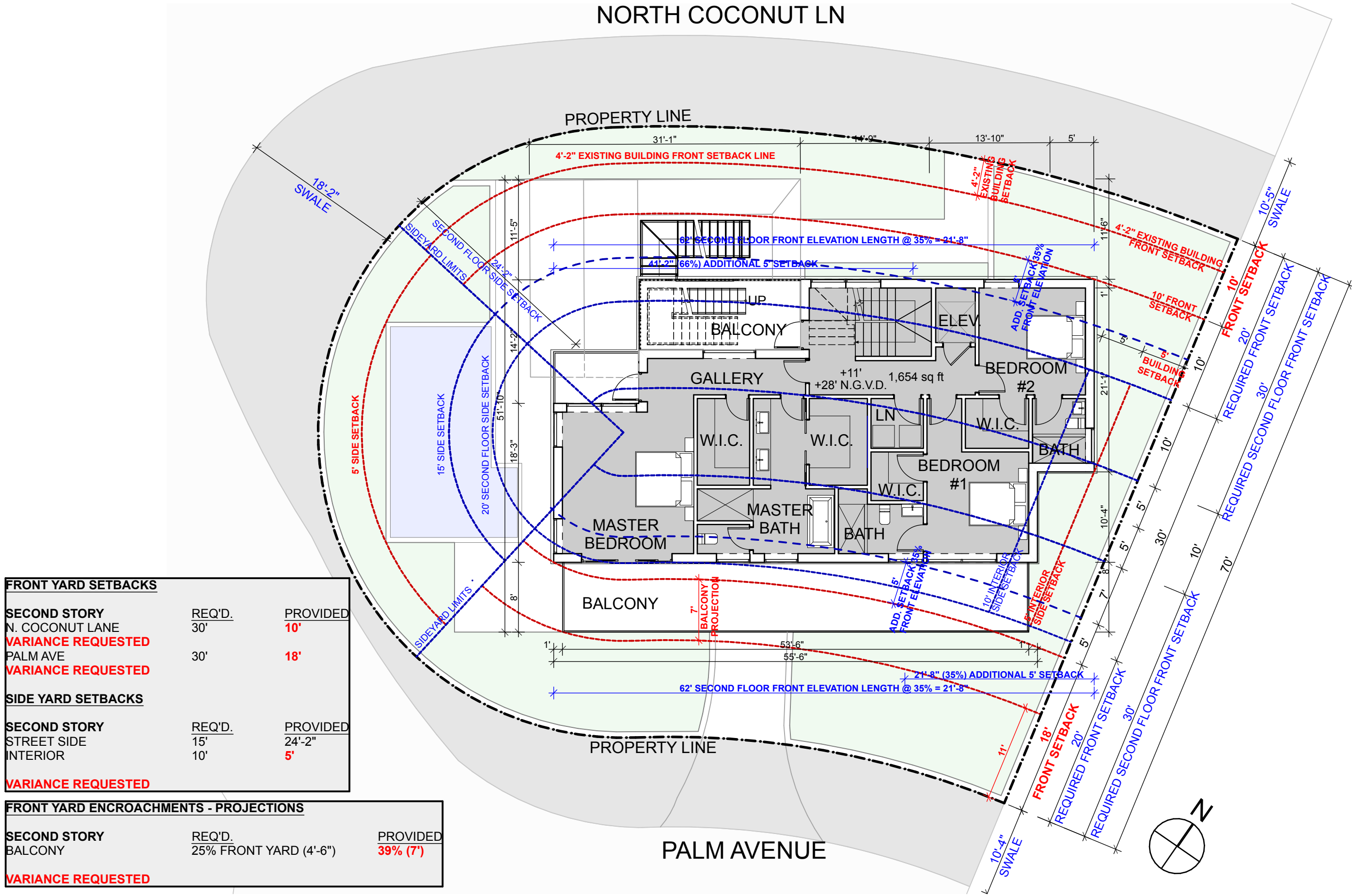


FRONT YARD SETBACKS		
ONE STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	4'-2"
VARIANCE REQUESTED		
PALM AVE	20'	18'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
ONE STORY	REQ'D.	PROVIDED
STREET SIDE	15'	20'-6"
INTERIOR	10'	5'
VARIANCE REQUESTED		

FRONT YARD ENCROACHMENTS - PROJECTIONS		
FIRST STORY	REQ'D.	PROVIDED
TERRACES:	25% FRONT YARD (4'-6")	39% (7')
VARIANCE REQUESTED		

1 LOT A - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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LOT A - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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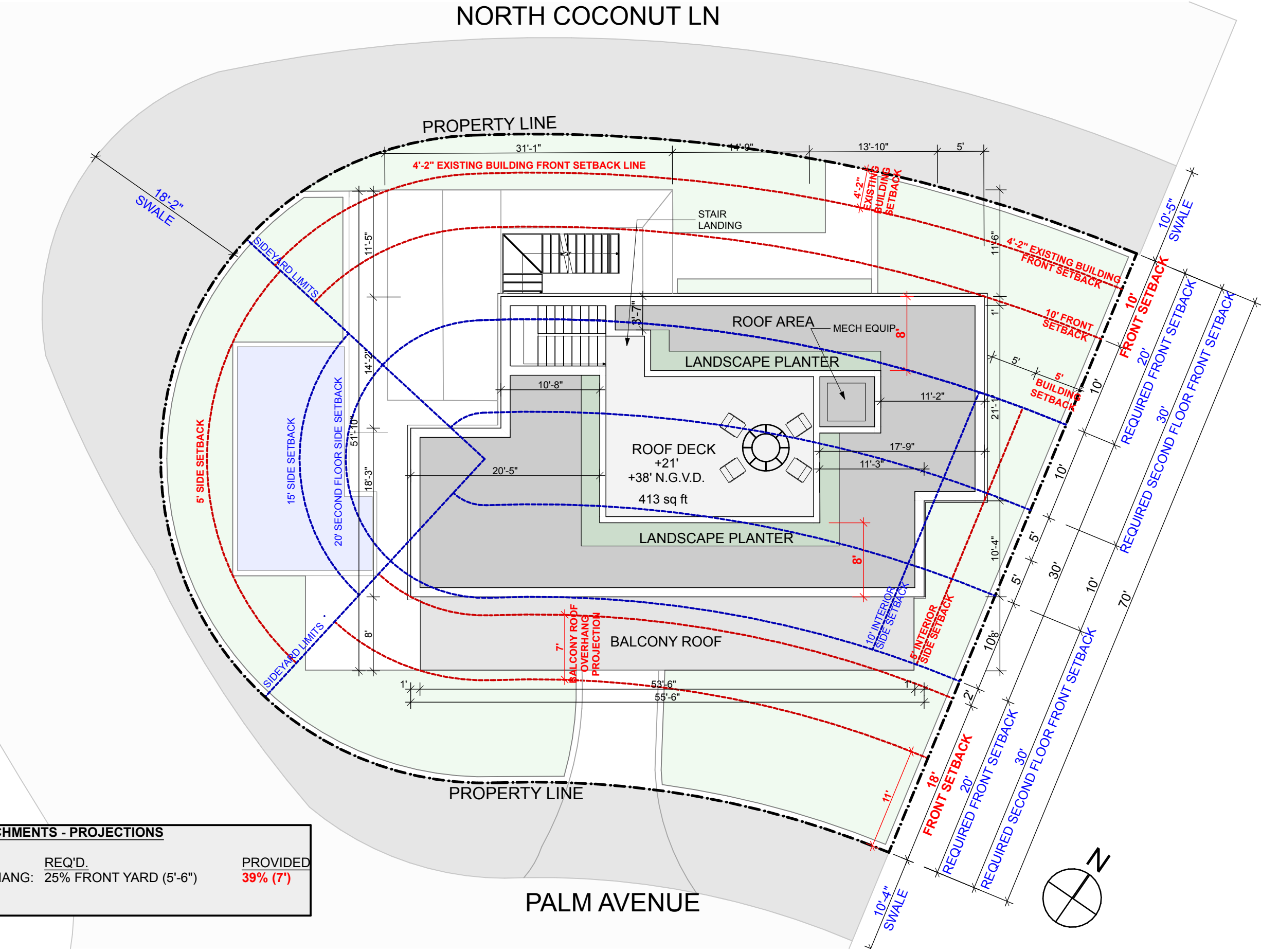


FRONT YARD ENCROACHMENTS - PROJECTIONS		
	REQ'D.	PROVIDED
BALCONY ROOF OVERHANG:	25% FRONT YARD (5'-6")	39% (7')
VARIANCE REQUESTED		

1

LOT A - ROOF PLAN / SITE PLAN

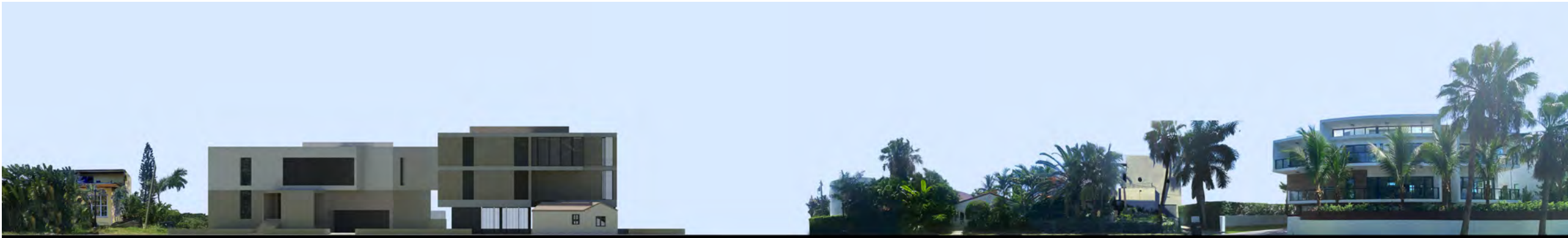
SCALE: 3/32" = 1'-0"



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EXISTING NORTH STREET ELEVATION



PROPOSED NORTH STREET ELEVATION

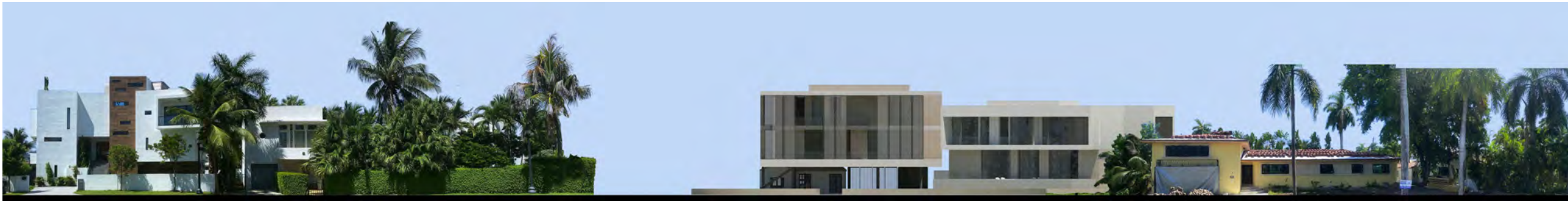
NOTE: PROPOSED ELEVATIONS BASED ON CURVATURE OF STREET - EXISTING PHOTOS ARE FLAT AND DO NOT CAPTURE CURVATURE OF STREET

LANDSCAPE FOR PROPOSED RESIDENCES NOT SHOWN FOR CLARITY

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EXISTING SOUTH STREET ELEVATION



PROPOSED SOUTH STREET ELEVATION

NOTE: PROPOSED ELEVATIONS BASED ON CURVATURE OF STREET - EXISTING PHOTOS ARE FLAT AND DO NOT CAPTURE CURVATURE OF STREET

LANDSCAPE FOR PROPOSED RESIDENCES NOT SHOWN FOR CLARITY

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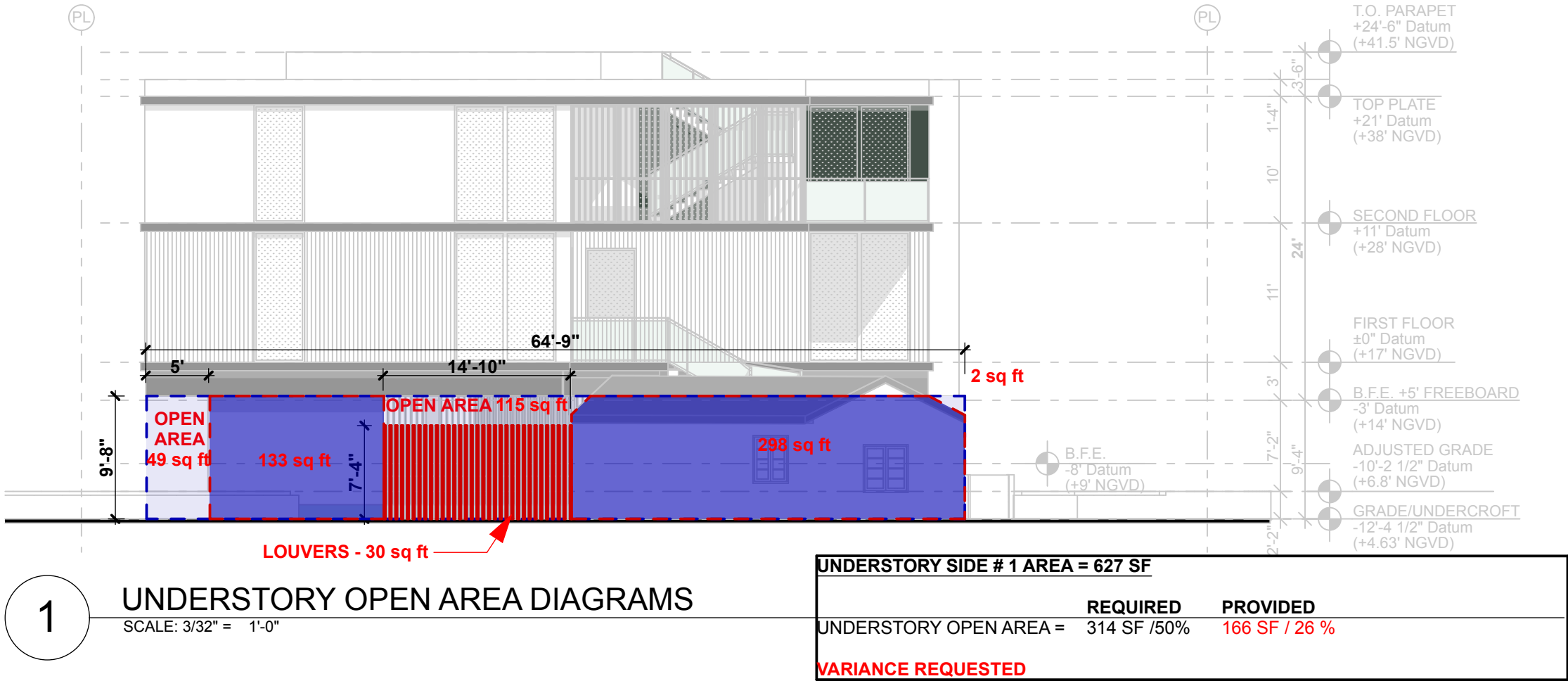
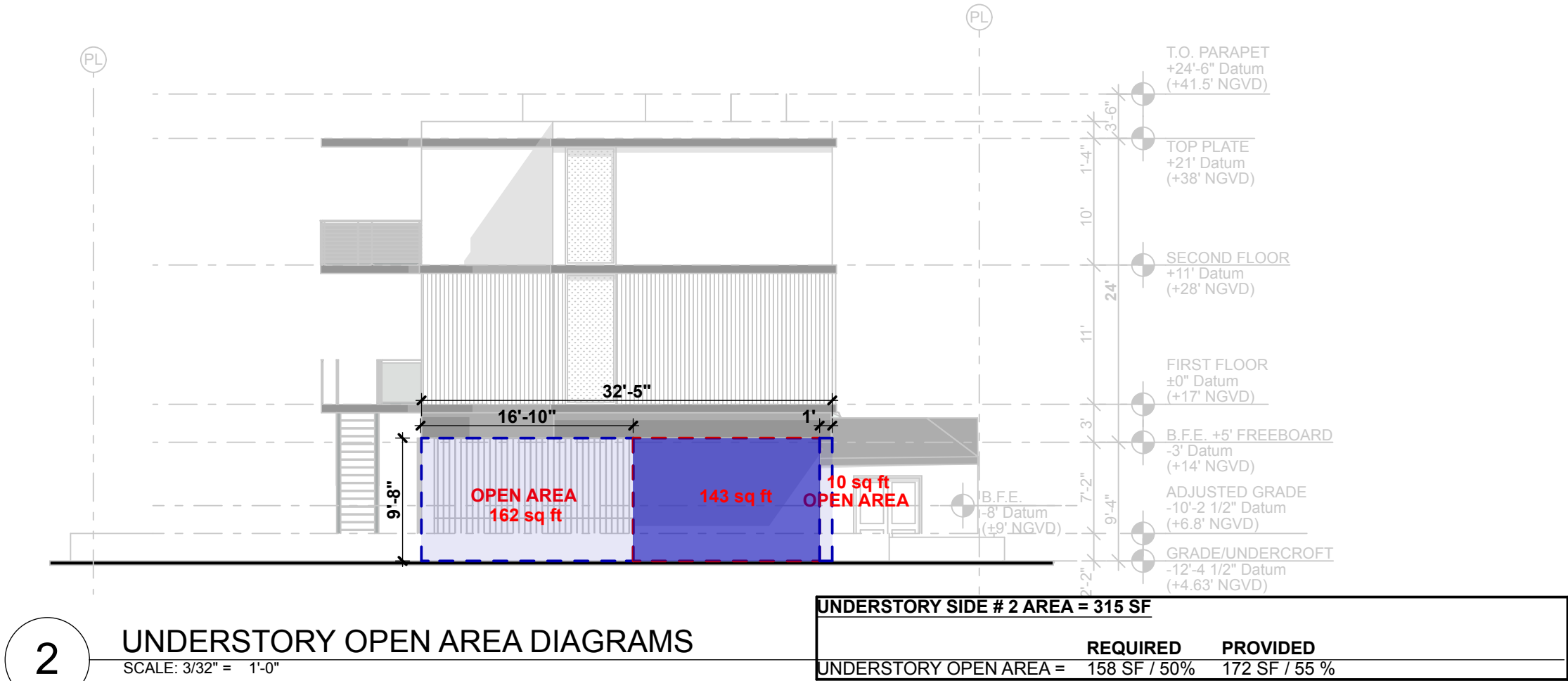
291 PALM AVENUE

Sheet Title

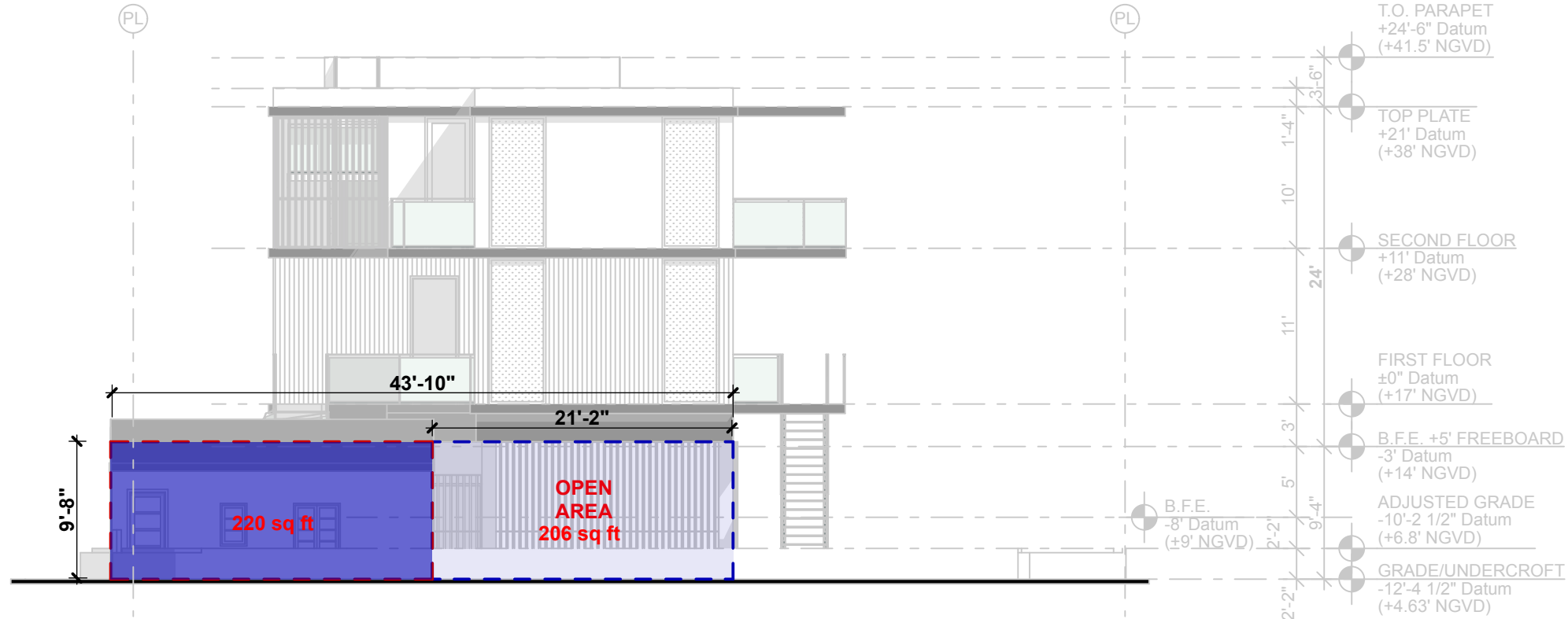
CONTEXTUAL ELEVATIONS



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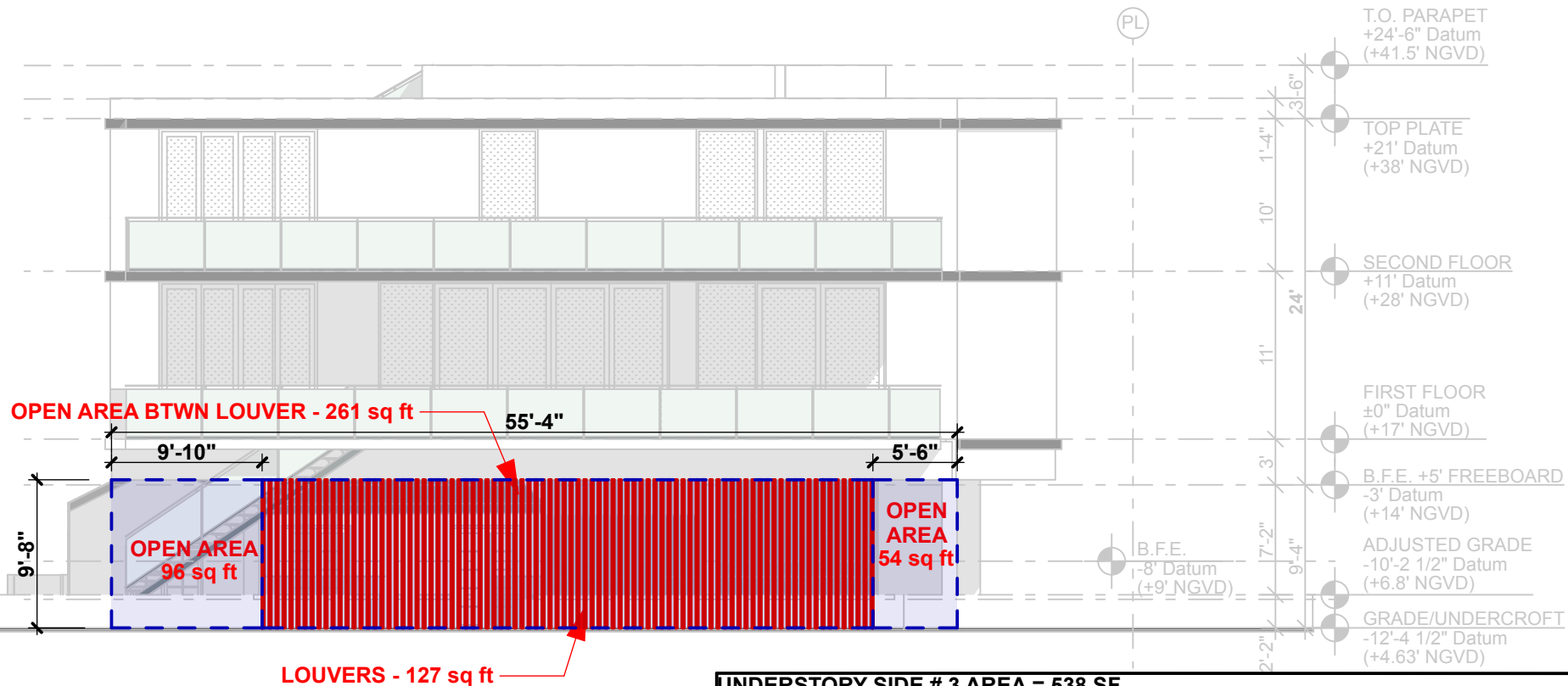
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2 UNDERSTORY OPEN AREA DIAGRAMS

SCALE: 3/32" = 1'-0"

	REQUIRED	PROVIDED
UNDERSTORY OPEN AREA =	213 SF / 50%	206 SF / 48%
VARIANCE REQUESTED		



1 UNDERSTORY OPEN AREA DIAGRAMS

SCALE: 3/32" = 1'-0"

	REQUIRED	PROVIDED
UNDERSTORY OPEN AREA =	269 SF / 50%	411 SF / 76%

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DEVELOPERS

PROJECT

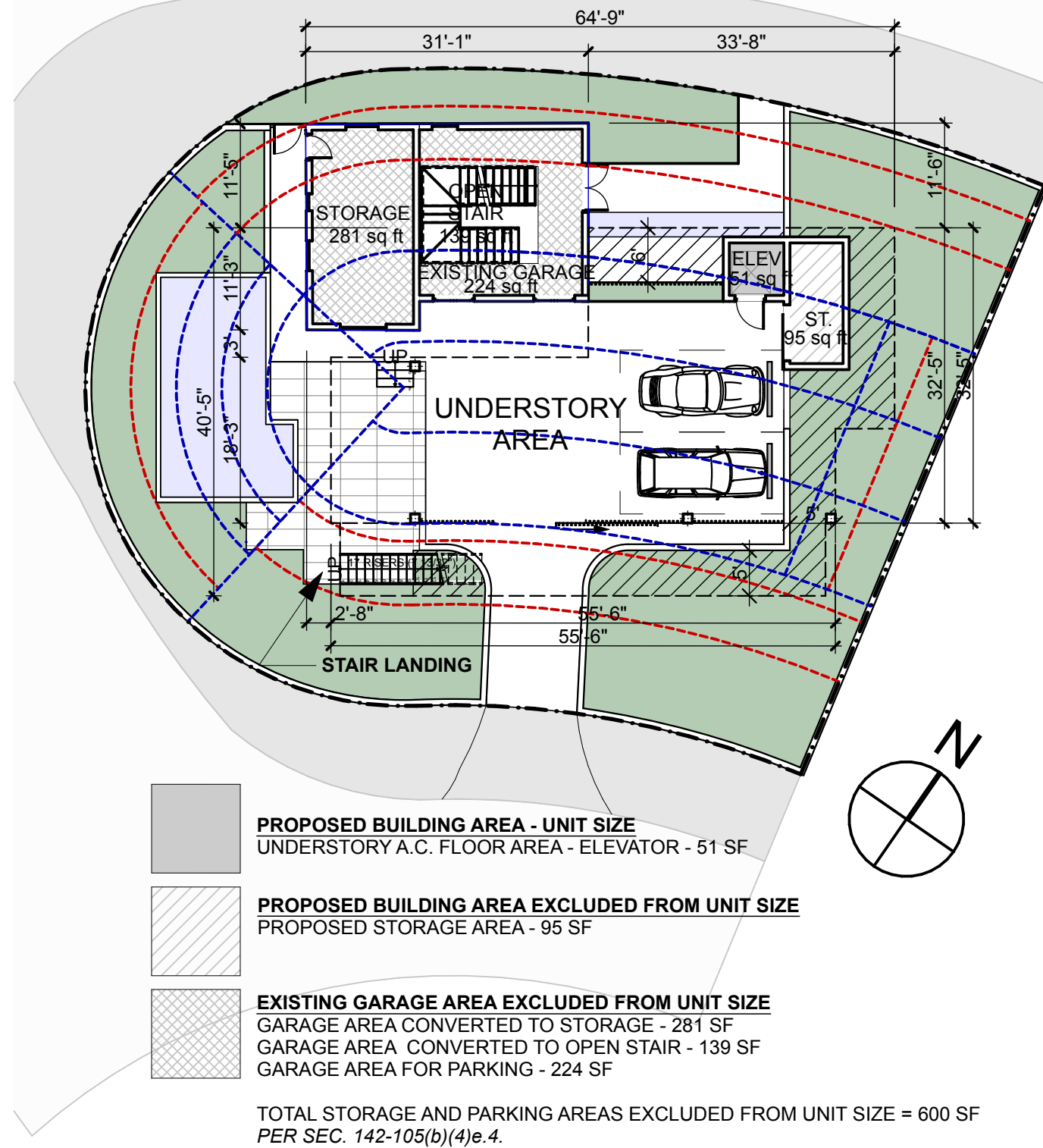
291 PALM AVENUE

Sheet Title

LOT A VARIANCE DIAGRAMS



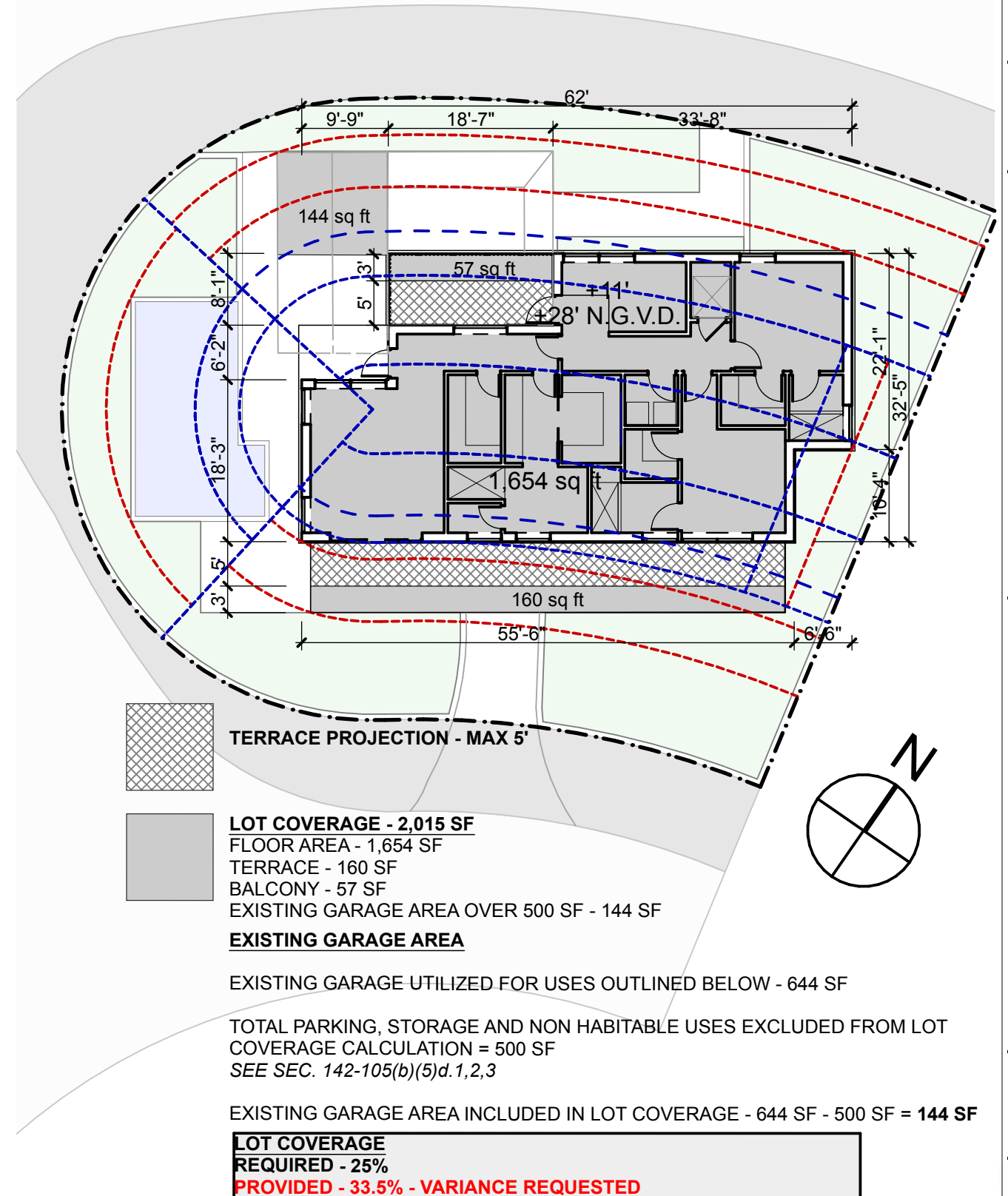
A-016A



2

LOT A - UNDERSTORY UNIT SIZE DIAGRAM

SCALE: 1/16" = 1'-0"

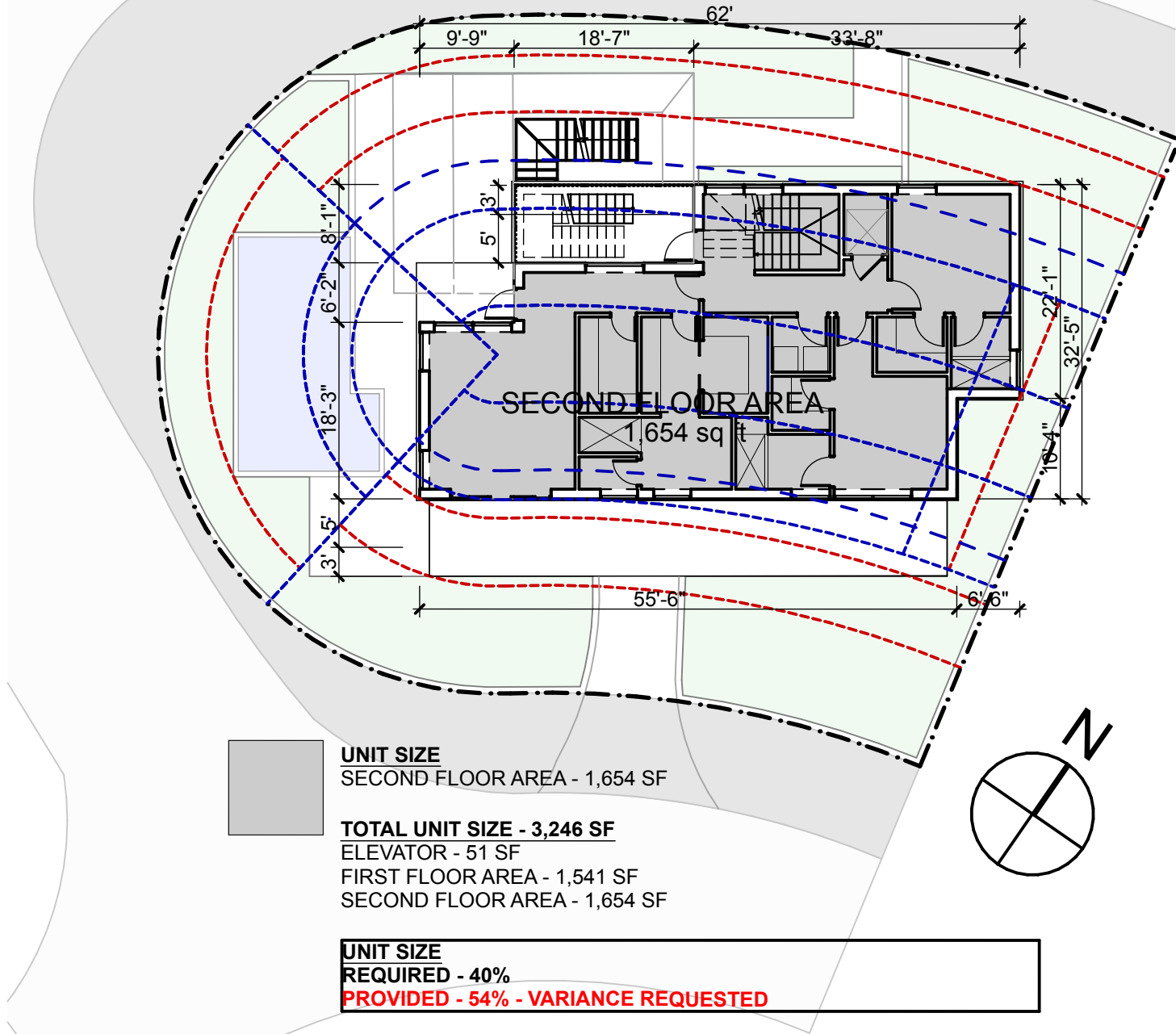


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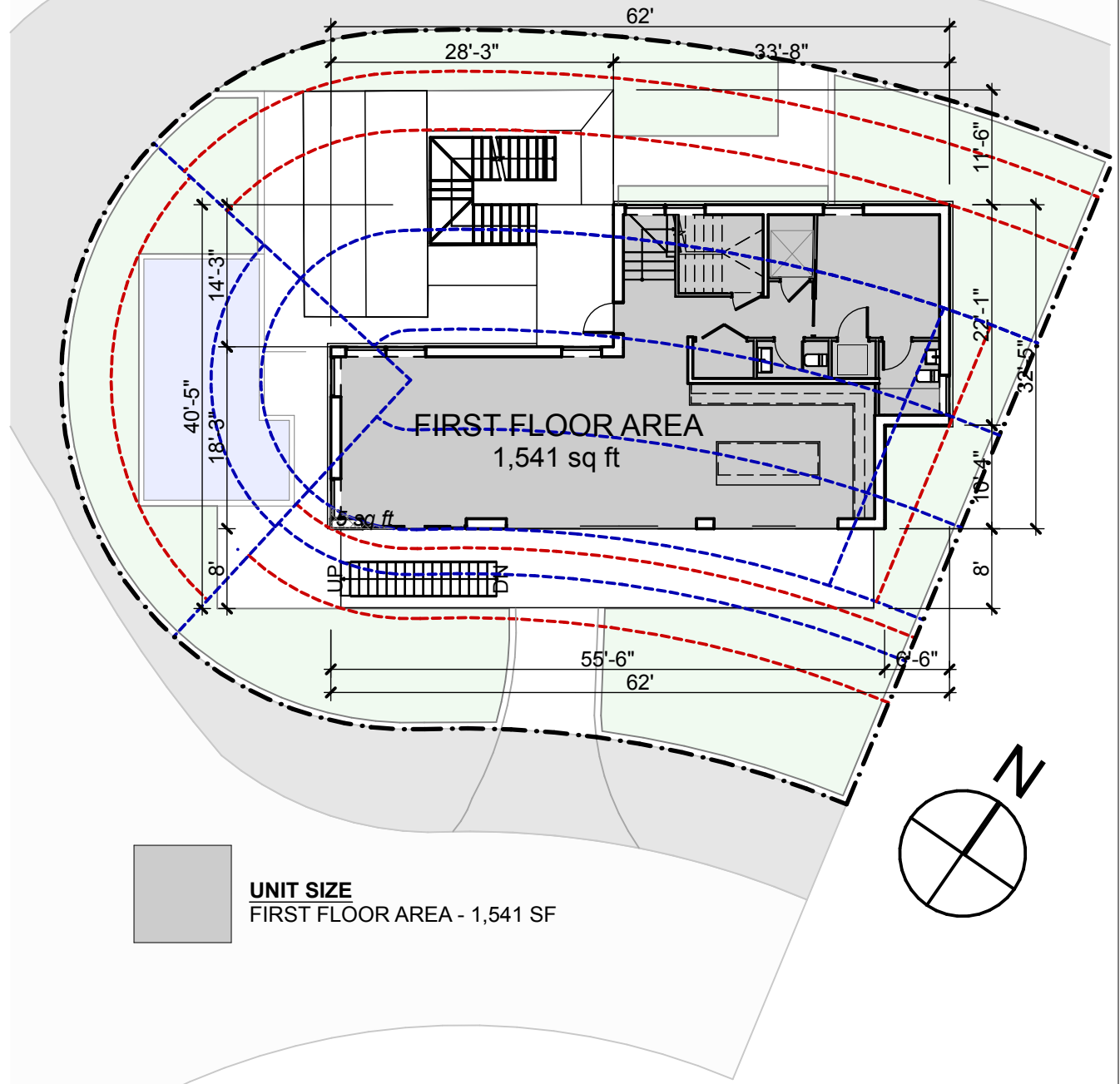
LOT A COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"

File: /Users/ethanroyal/OneDrive (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/291 PALM AVE/LOT A.DWG ETML pin - By RBB - Date: 12/4/21
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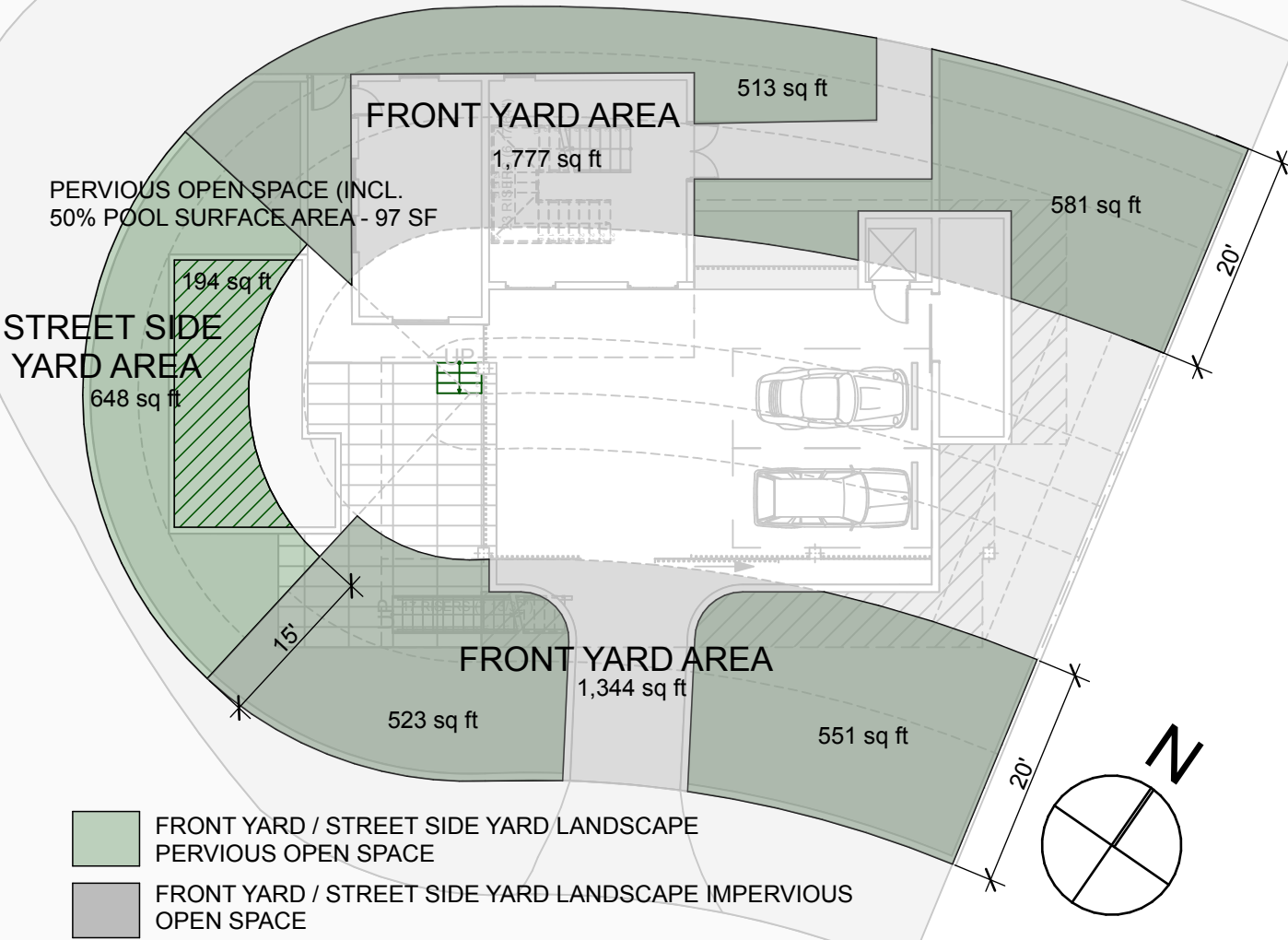


2 LOT A - SECOND FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



1 LOT A - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"

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N COCONUT LANE FRONT YARD AREA - 1,777 SF / PERVIOUS OPEN SPACE - 1,094 SF
PALM AVENUE FRONT YARD AREA - 1,344 SF / PERVIOUS OPEN SPACE - 1,074 SF
STREET SIDE YARD AREA - 648 SF / PERVIOUS OPEN SPACE (+50% OF POOL) - 551 SF

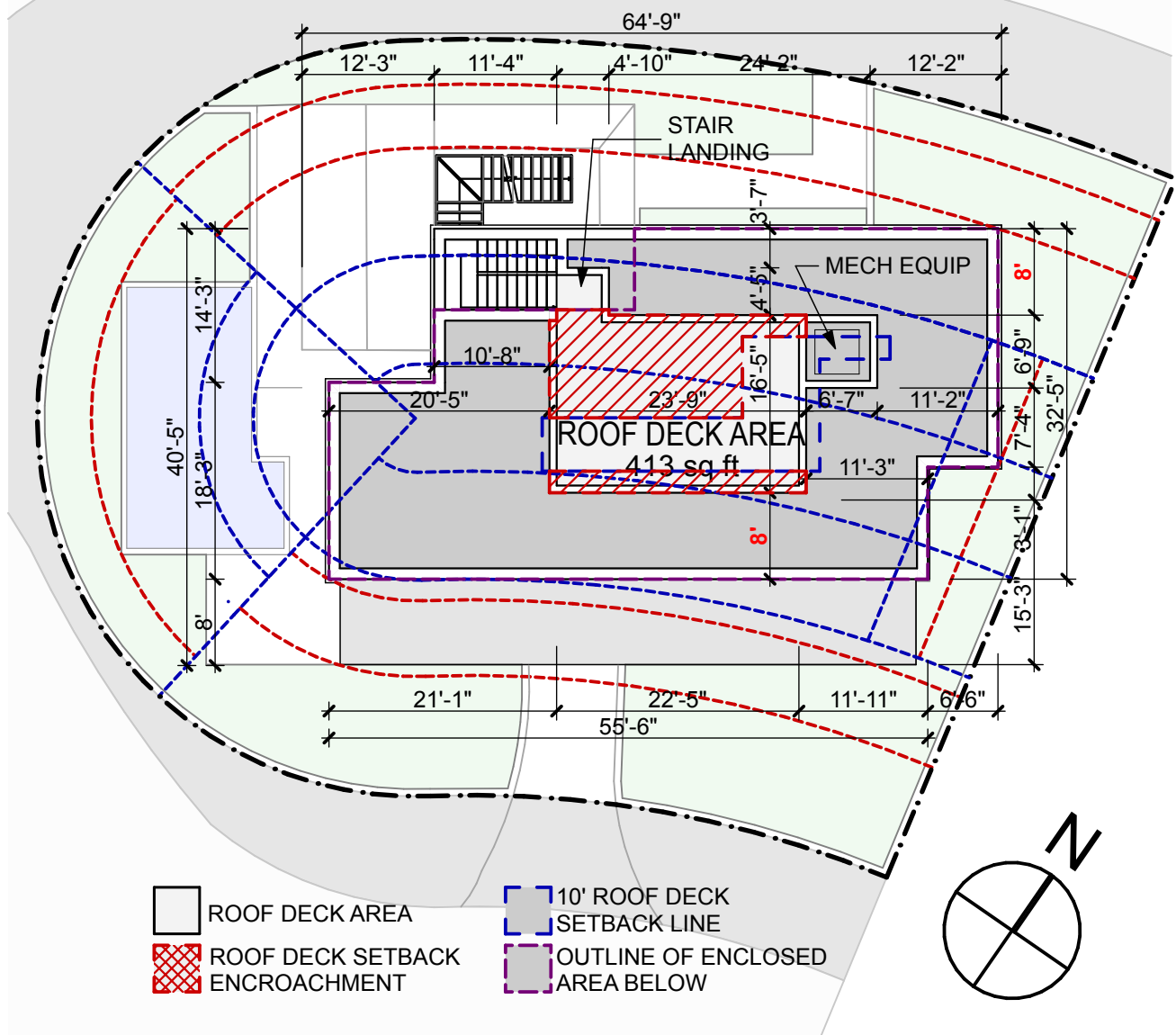
FRONT YARD / STREET SIDE YARD LANDSCAPE PERVIOUS OPEN SPACE

	REQ'D	PROVIDED
N COCONUT LANE FRONT YARD	1,244 SF (70%)	1,094 SF (61%) - VARIANCE REQUESTED
PALM AVENUE FRONT YARD	941 SF (70%)	1,074 SF (80%)
STREET SIDE YARD	453 SF (70%)	459 SF (85%)

2

LOT A - PERVIOUS OPEN SPACE DIAGRAM

SCALE: 1/16" = 1'-0"



ROOF DECKS

25% OF FLOOR AREA BELOW (1,654 SF)

REQ'D	PROVIDED
413 SF (25%)	413 SF (25%)

HABITABLE ROOF DECK SETBACK FROM PERIMETER OF ENCLOSED FLOOR BELOW

REQ'D	PROVIDED
10' MIN.	8' (NORTH) VARIANCE REQUESTED
10' MIN.	8' (SOUTH) VARIANCE REQUESTED

1

LOT A - ROOF DECK AREA DIAGRAM

SCALE: 1/16" = 1'-0"

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OWNER INFORMATION

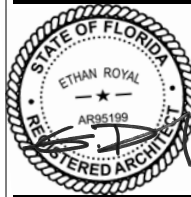
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

LOT A DIAGRAMS



A-020A

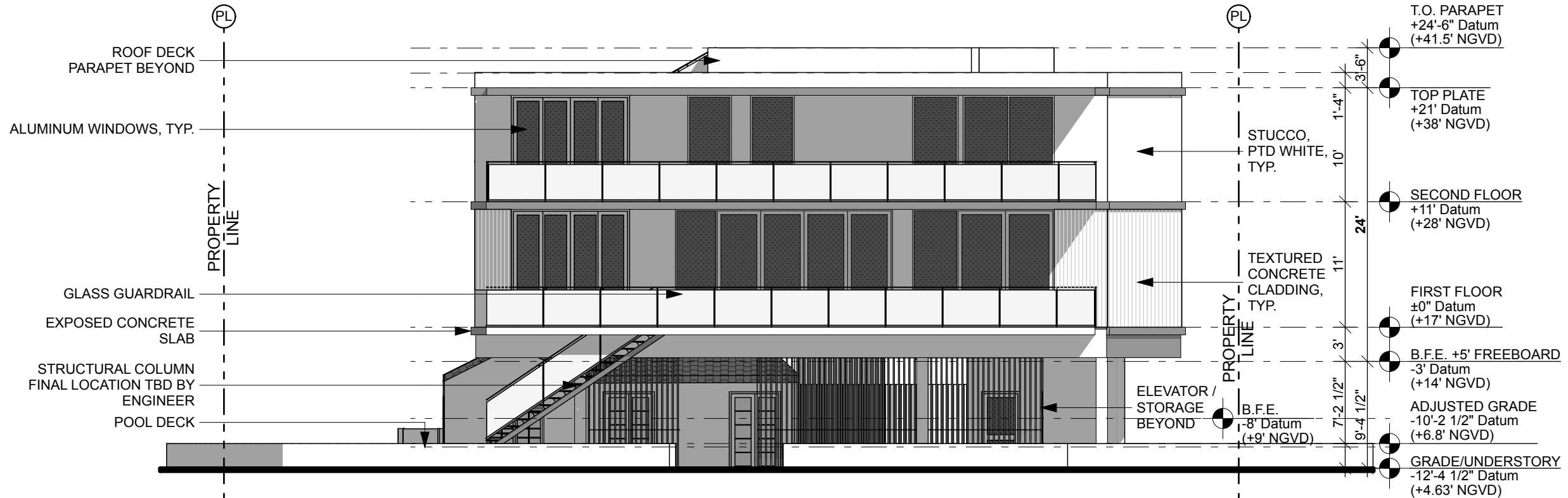
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2

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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291 PALM AVENUE

Sheet Title

LOT A - ELEVATIONS
3/32" = 1'-0"



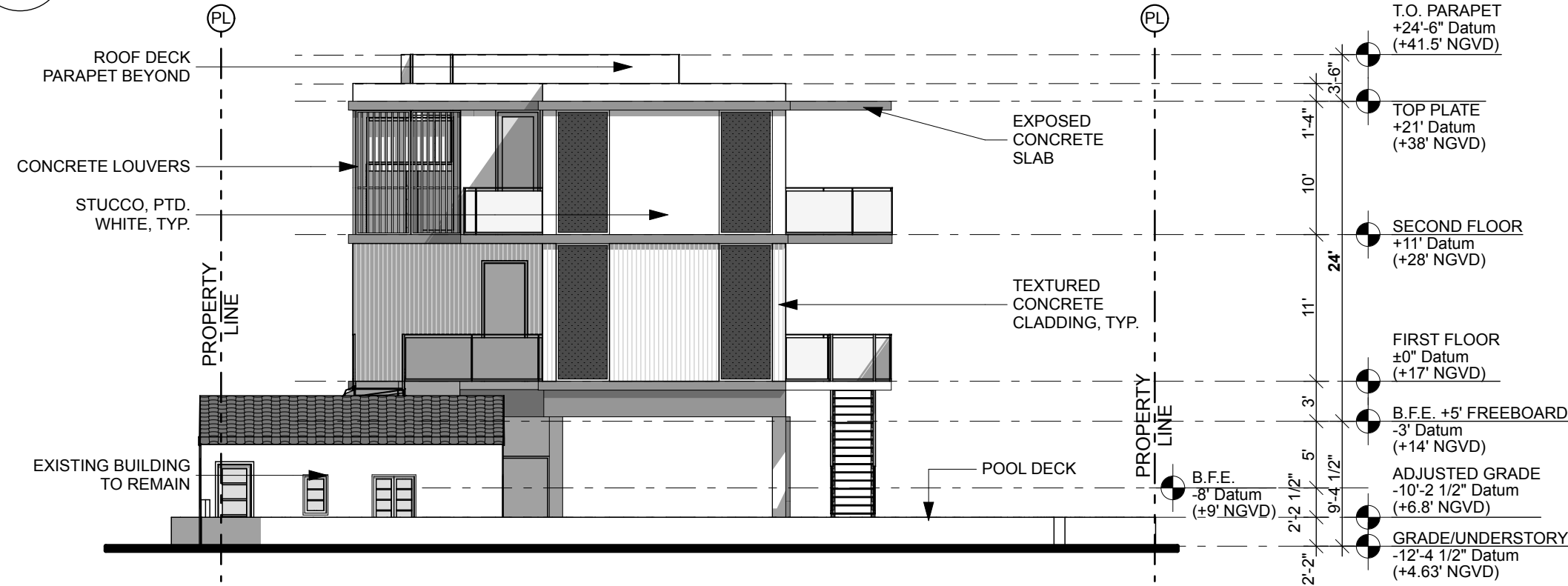
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2

EAST ELEVATION

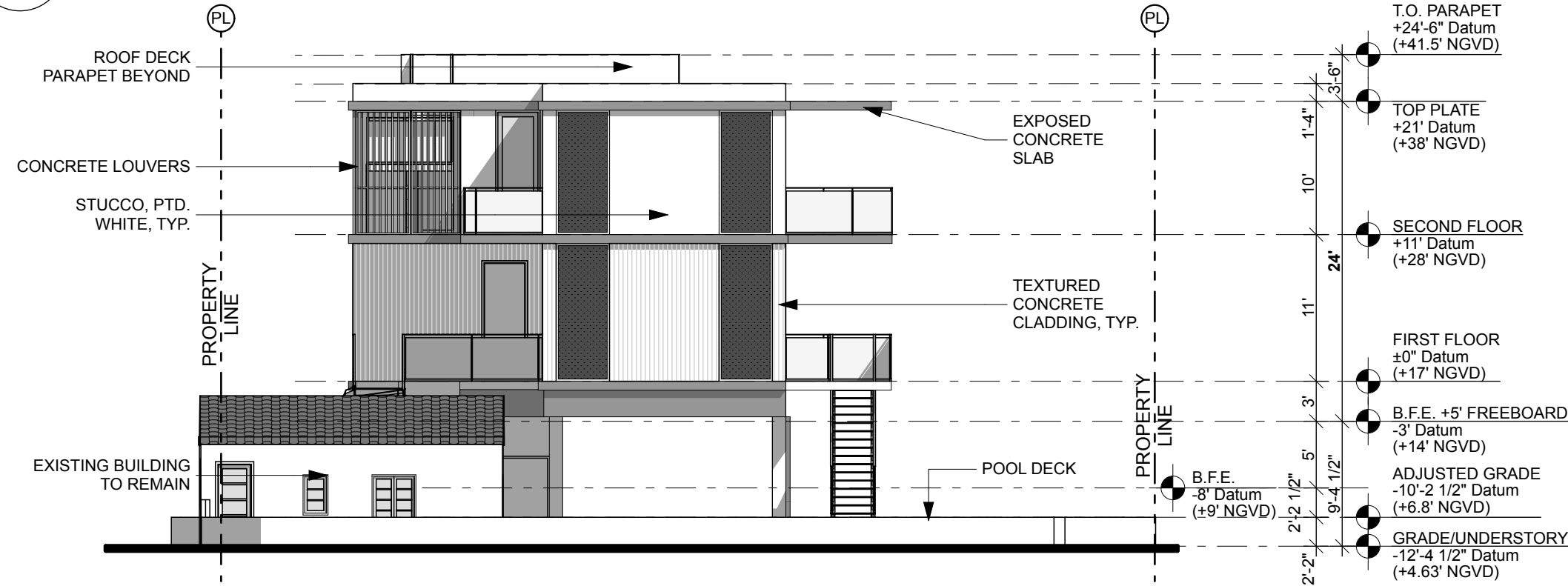
SCALE: 3/32" = 1'-0"



1

WEST ELEVATION

SCALE: 3/32" = 1'-0"



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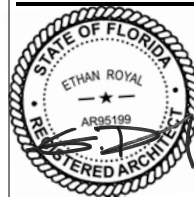
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

LOT A - ELEVATIONS
3/32" = 1' - 0"



A-202A

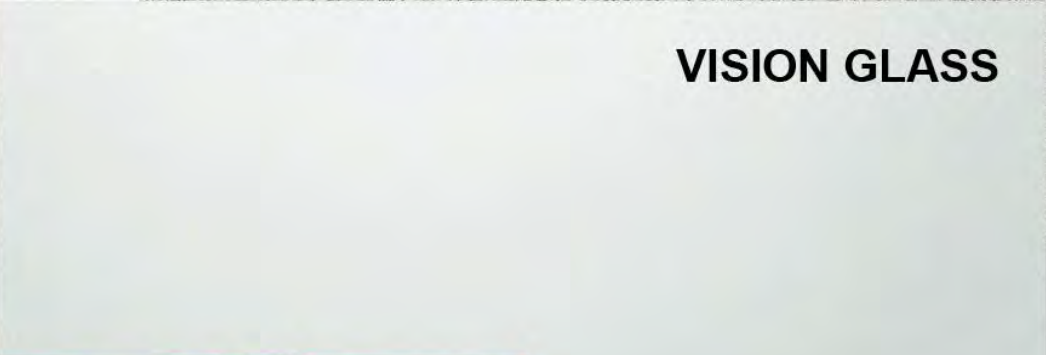
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FLUTED FORMED CONCRETE



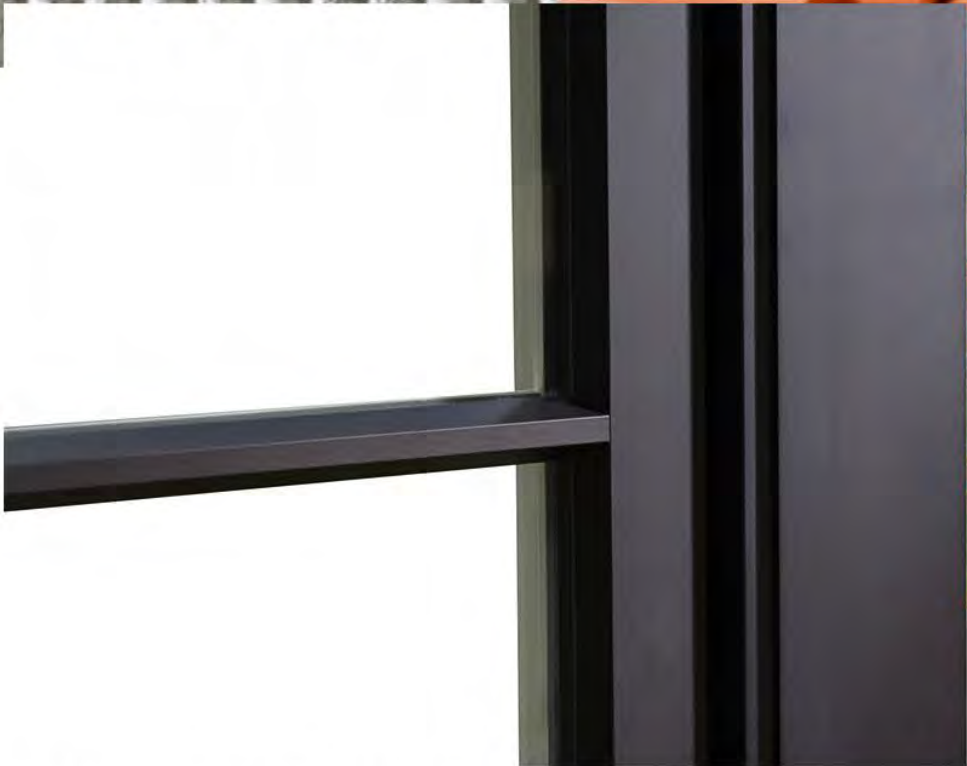
SMOOTH STUCCO WHITE



VISION GLASS



BARREL TILE



DARK BRONZE WINDOWS AND DOORS



VERTICAL CONCRETE LOUVERS

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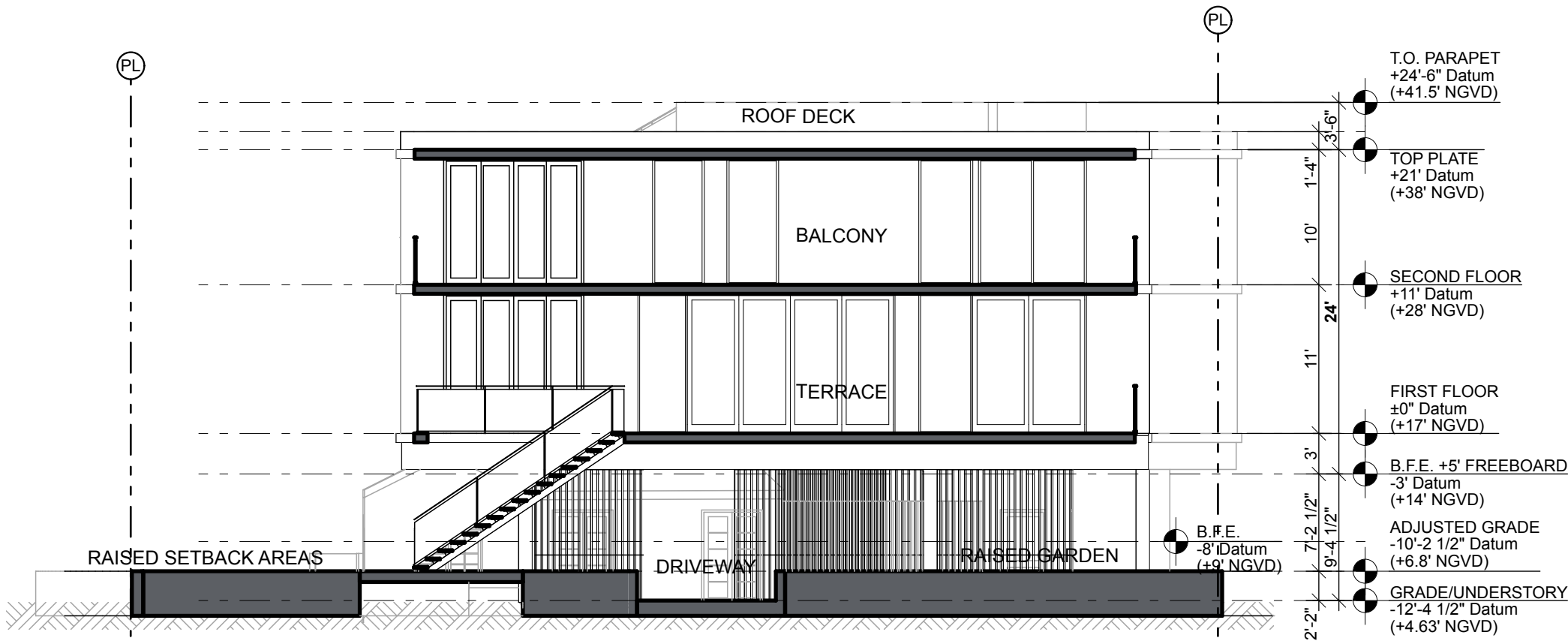
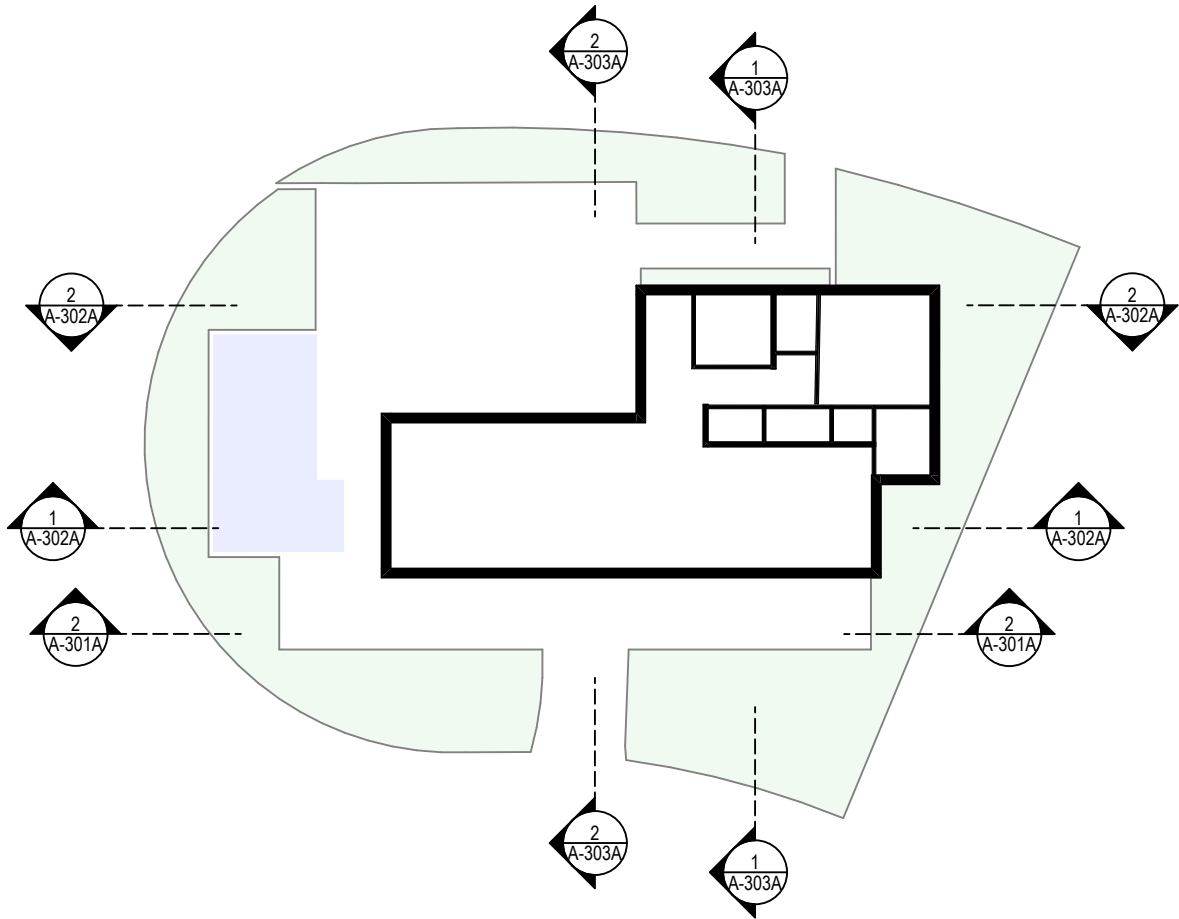
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LOT A - ELEVATION MATERIALS
1:1.06

STATE OF FLORIDA
— ★ —
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-203A

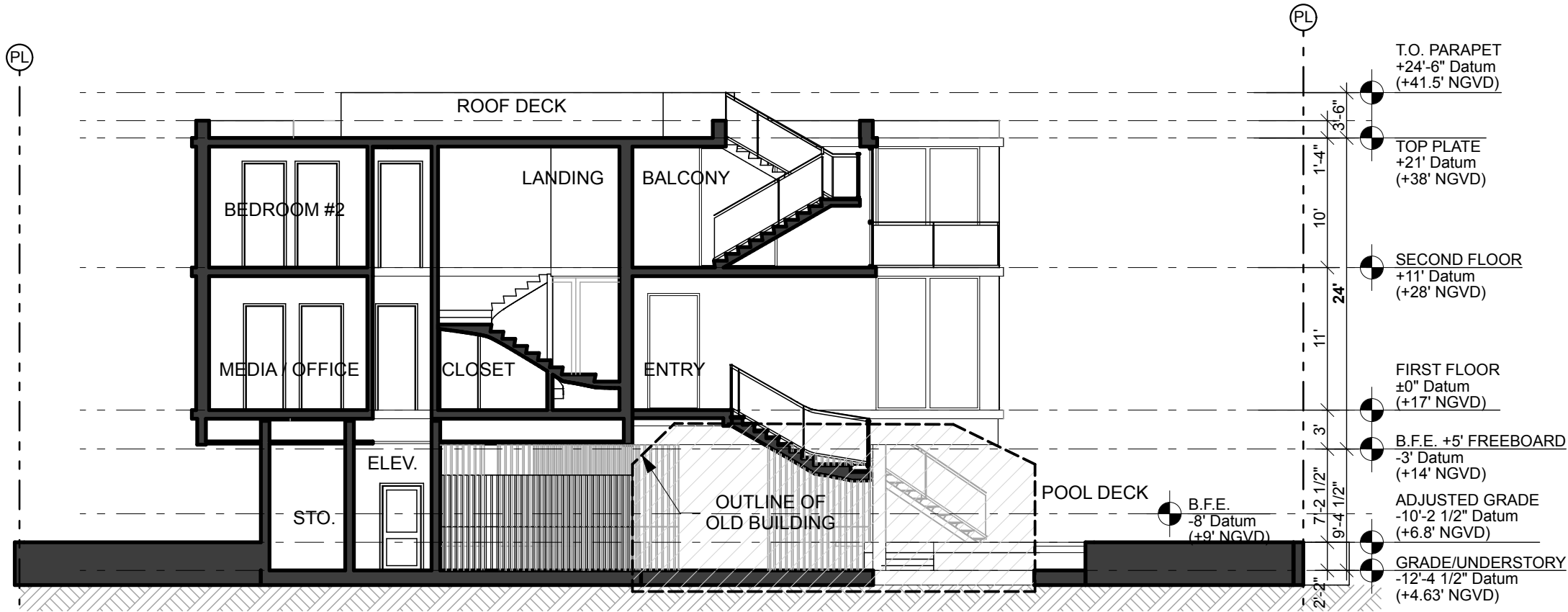
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2 SECTION A
SCALE: 3/32" = 1'-0"

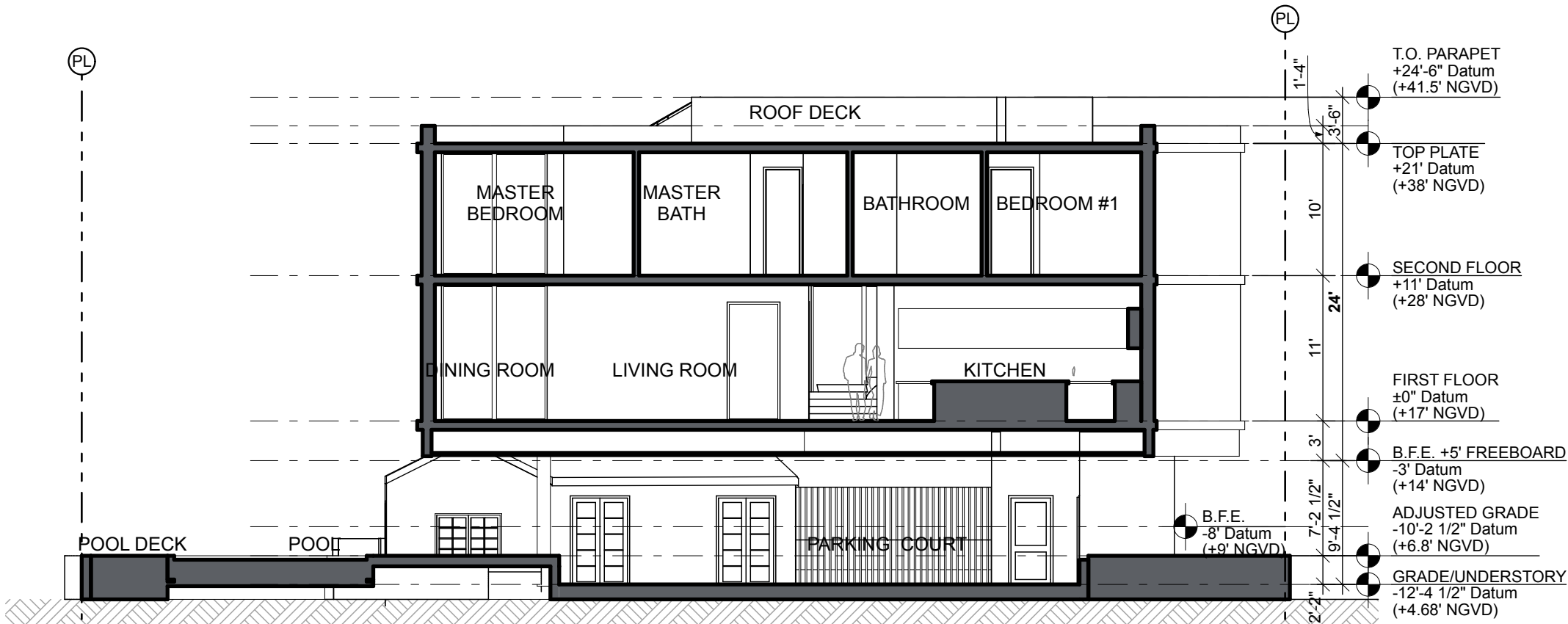


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2

SECTION C
SCALE: 3/32" = 1'-0"



1

SECTION B
SCALE: 3/32" = 1'-0"

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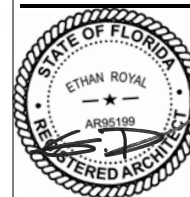
LALANI
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PROJECT

291 PALM AVENUE

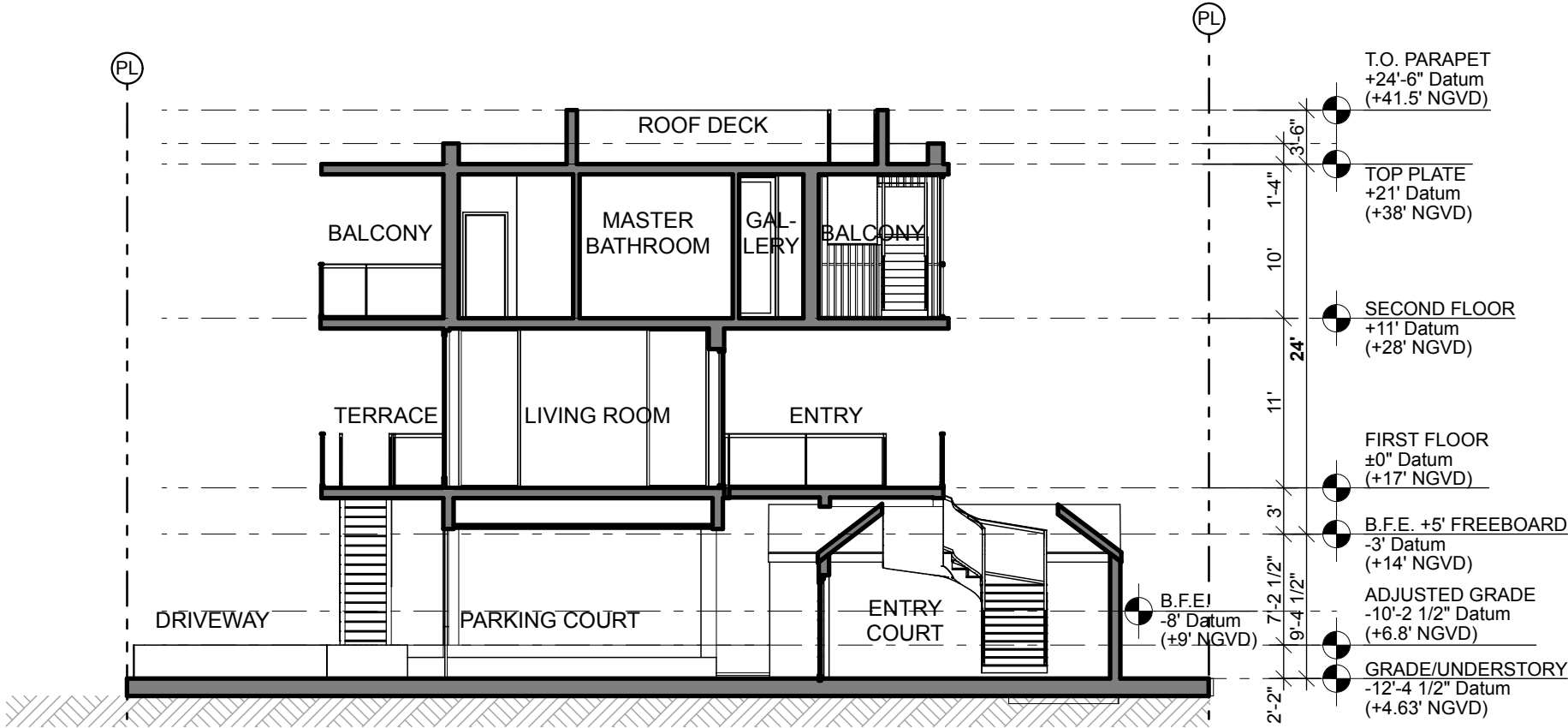
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LOT A - SECTIONS

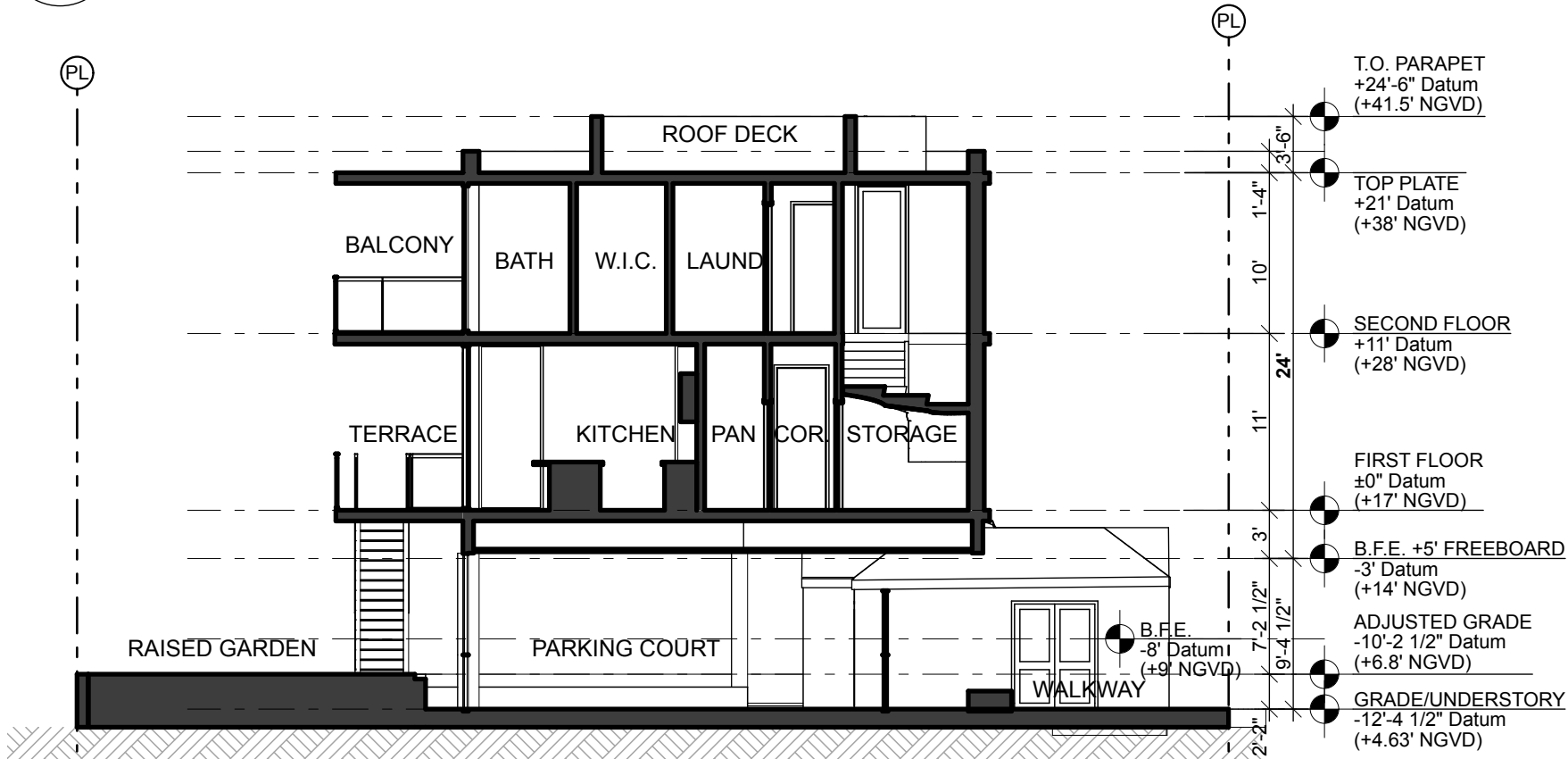


A-302A

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2 SECTION 2
SCALE: 3/32" = 1'-0"



1 SECTION 1
SCALE: 3/32" = 1'-0"

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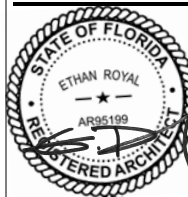
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PROJECT

291 PALM AVENUE

Sheet Title

LOT A - SECTIONS



A-303A

TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES	TPZ
1	ROYSTONEA REGIA	ROYAL PALM	20"	39'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE	8'
2	SCHEFFLERA	UMBRELLA TREE	24"	27'	24'	REMOVE	PLANT MATERIAL IS ON THE STATE OF FLORIDA INVASIVE SPECIES LIST	24'
3	ROYSTONEA REGIA	ROYAL PALM	17"	27'	18'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE	8'
4	LIVISTONA CHINENSIS	CHINESE FAN PALM	14"	18'	10'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION	4'
5	LIVISTONA CHINENSIS	CHINESE FAN PALM	14"	18'	10'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION	4'
6	LIVISTONA CHINENSIS	CHINESE FAN PALM	14"	18'	10'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION	4'
7	LIVISTONA CHINENSIS	CHINESE FAN PALM	14"	18'	10'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION	4'
8	LIVISTONA CHINENSIS	CHINESE FAN PALM	14"	18'	10'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION	4'
9	LIVISTONA CHINENSIS	CHINESE FAN PALM	14"	18'	10'	REMOVE	PLANT MATERIAL DOES NOT CORRESPOND WITH PROPOSED PLANT COMPOSITION	4'
12	ROYSTONEA REGIA	ROYAL PALM	17"	27'	17'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE	8'

TOTAL QUANTITY OF HARDWOOD TREES = 1
TOTAL UNDERSIZED HARDWOOD TREES = 0
TOTAL DBH REMOVED, REQUIRES MITIGATION = 0"
TOTAL HARDWOOD TREES PRESERVED = 0
TOTAL HARDWOOD TREES RELOCATED = 0

TOTAL QUANTITY OF PALMS = 9
TOTAL UNDERSIZED PALMS = 0
TOTAL PALMS REMOVED, REQUIRES MITIGATION = 6
TOTAL PALMS PRESERVED = 0
TOTAL PALMS RELOCATED = 3

MITIGATION NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MITIGATION OF THE ABOVE TREES SPECIFIED FOR REMOVAL.
2. THE MITIGATION REQUIREMENTS ARE AS FOLLOWS:

2.1. THE 6 PALMS FOR REMOVAL REQUIRE (6) NATIVE TREES 2 IN. DBH X 12 FT. HEIGHT MINIMUM OA.

2.2. THE 0 DBH INCHES OF HARDWOOD TREES FOR REMOVAL REQUIRE THE PLANTING OF (0) TREES 4 IN. DBH X 16 FT. HEIGHT MINIMUM OA.
3. NO MITIGATION REQUIRED FOR REMOVAL OF INVASIVE TREES.
4. THE PROPOSED LANDSCAPE PLANS SPECIFIES (6) BUCIDA BUCERAS 'SHADY LADY' TREES FOR MITIGATION. 4 IN. DBH 16 FT. HT. MIN.

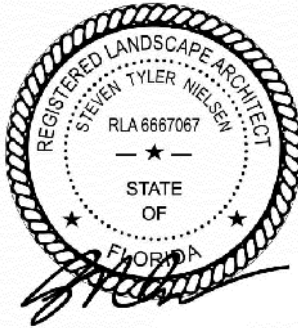
REFERENCE IMAGERY



291 PALM GARDEN - LOT A

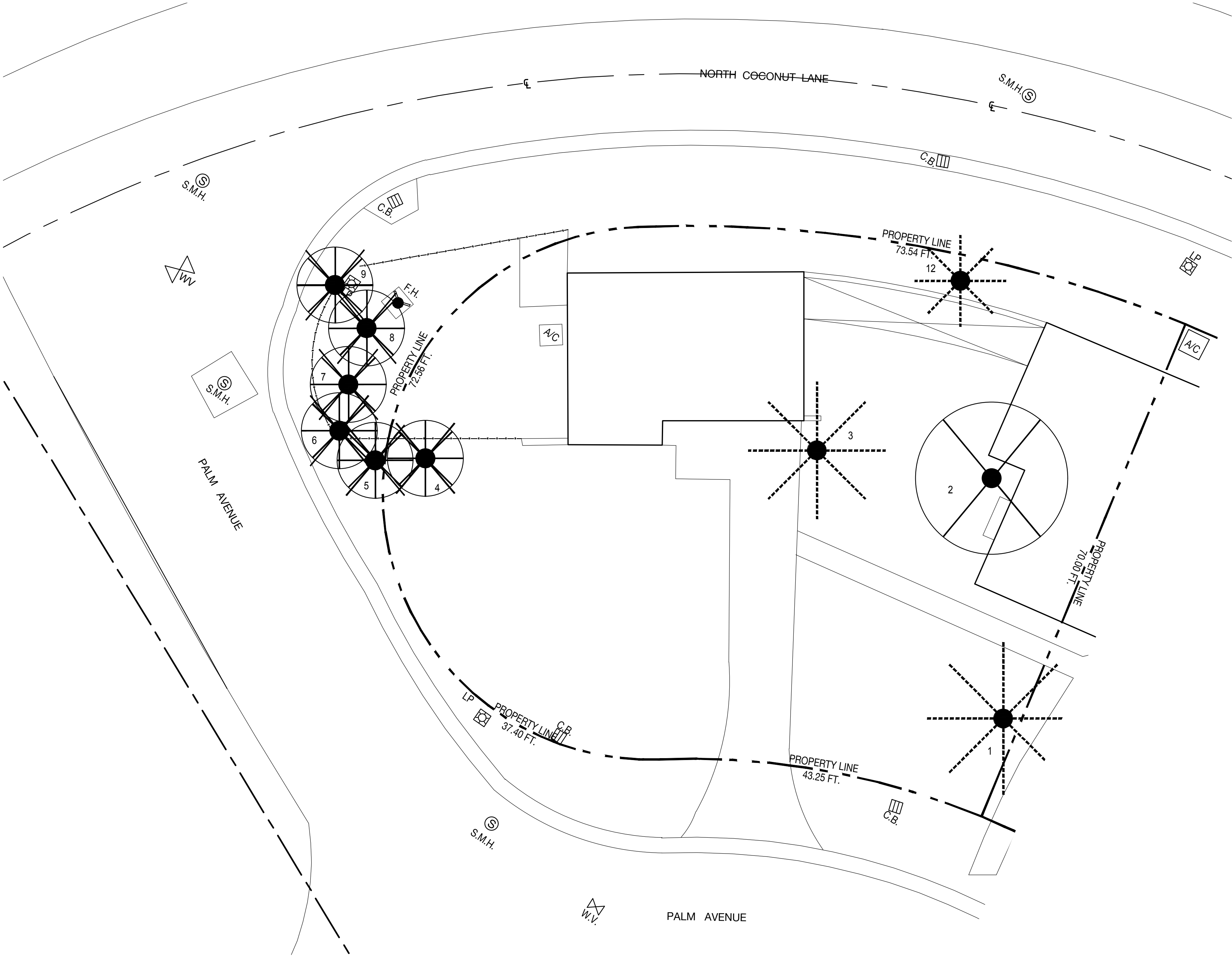
R&B | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



12.01.2021

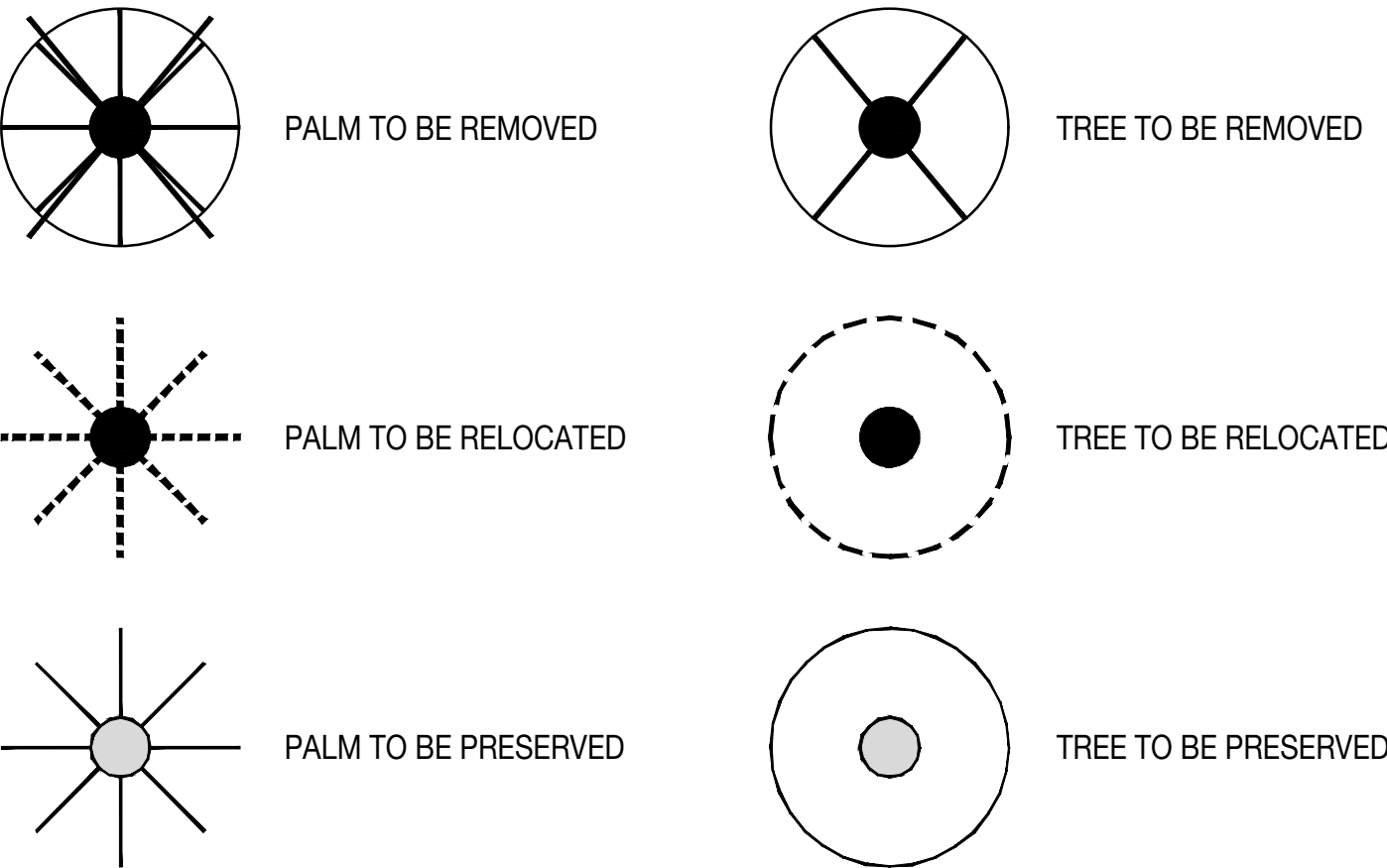
TREE DISPOSITION SCHEDULE	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL



TREE DISPOSITION SCHEDULE

#	BOTANICAL NAME	ACTION
1	ROYSTONEA REGIA	RELOCATE
2	SCHEFFLERA	REMOVE
3	ROYSTONEA REGIA	RELOCATE
4	LIVISTONA CHINENSIS	REMOVE
5	LIVISTONA CHINENSIS	REMOVE
6	LIVISTONA CHINENSIS	REMOVE
7	LIVISTONA CHINENSIS	REMOVE
8	LIVISTONA CHINENSIS	REMOVE
9	LIVISTONA CHINENSIS	REMOVE
12	ROYSTONEA REGIA	RELOCATE

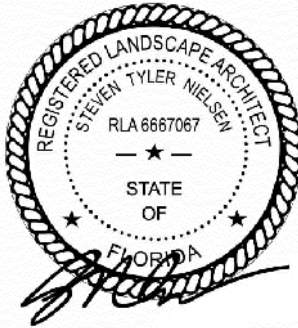
TREE DISPOSITION LEGEND



291 PALM GARDEN - LOT A

RMB | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

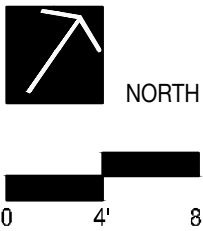
SEAL (S TYLER NIELSEN - LA6667067)



12.01.2021

TREE DISPOSITION PLAN

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL



L103

PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
20. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER AS OUTLINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II OF THE LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTRE AND CONSUMER SERVICES.

CITY OF MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS Zoning District <u>RS-4</u> Lot Area <u>6,012</u> Acres <u>.14</u>			
OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED	
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>6,012</u> s.f. x <u>.09</u> % = <u>541</u> s.f.	<u>541</u>	<u>2,599</u>	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>NA</u> x 10 x 5 parking space =	<u>NA</u>	<u>NA</u>	
C. Total square feet of landscaped open space required: A+B=	<u>541</u>	<u>2,599</u>	
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required	<u>541</u>	<u>2,599</u>	
B. Maximum lawn area (sod) permitted= <u>.50</u> % x <u>2,599</u>	<u>1,300</u>	<u>0</u>	
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: <u>NA</u> trees x <u>NA</u> net lot acres - number of existing trees=	<u>6</u>	<u>20</u>	
B. % Natives required: Number of trees provided x 30% =	<u>6</u>	<u>15</u>	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>10</u>	<u>20</u>	
D. Street Trees (maximum average spacing of 20' o.c.): <u>227</u> linear feet along street divided by 20'=	<u>12</u>	<u>14</u>	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>NA</u> linear feet along street divided by 20'=	<u>NA</u>	<u>NA</u>	
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>216</u>	<u>230</u>	
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>115</u>	<u>126</u>	
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 100%=	<u>22</u>	<u>76</u>	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>38</u>	<u>76</u>	

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
CPE	5	CEIBA PENTANDRA	KAPOK TREE	12 IN. DBH. 30 FT. OA.
BBU	14	BUCIDA BUCERAS 'SHADY LADY'	BLACK OLIVE 'SHADY LADY'	FG. 6 IN. DBH. 18 FT. HT. SINGLE LEADER - STANDARD/FLORIDA #1
GSA	1	GUAIACUM SANCTUM	LIGNUM VITAE	FG. 4 IN. DBH. 8 FT. OA.
PALMS				
SPA	16	SABAL PALMETTO	CABBAGE PALM	STAGGERED HEIGHTS / CHARACTER CURVE 12-18 FT. CT.
UNDERSTORY TREES & SHRUBS				
CE	75	COCOCARPUS ERECTUS	GREEN BUTTONWOOD	25 GAL. BUSH FORM 8-10 FT. HT.
SE	25	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA	15 GAL.
PN	26	PSYCHOTRIA NERVOSA	WILD COFFEE	7 GAL. 24" x 24"
ACCENT / SMALL SHRUBS				
PX	44	PHILODENDRON 'XANADU'	SAME	7 GAL.
PB	60	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON	7 GAL.
GROUNDCOVERS				
MS	540	MICROSORUM SCOLOPENDRIUM	WART FERN	3 GAL. 18 IN. O.C.
MISC.				
ALL SOD AREAS TO BE REPLACED WITH ZOYSIA 'ZEON'				
LANDSCAPE ARCHITECT TO HAVE \$2000 WHOLESALE ACCENT PLANT ALLOWANCE				

TREE RELOCATION SCHEDULE

#	BOTANICAL NAME	COMMON NAME	DBH.	HT.	SPREAD	ACTION	NOTES
1	ROYSTONEA REGIA	ROYAL PALM	20"	39'	20'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
3	ROYSTONEA REGIA	ROYAL PALM	17"	27'	18'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE
12	ROYSTONEA REGIA	ROYAL PALM	17"	27'	17'	RELOCATE	LOCATION OF PLANT MATERIAL CONFLICTS WITH CONSTRUCTION ENVELOPE

PLANT REFERENCE IMAGES



BLACK OLIVE 'SHADY LADY'



KAPOK TREE



SABAL PALM



LIGNUM VITAE



GREEN BUTTONWOOD



FALSE ARALIA



WILD COFFEE



PHILODENDRON 'XANADU'



SPLIT-LEAF PHILODENDRON



WART FERN

SEAL (S TYLER NIELSEN - LA6667067)



PLANTING SCHEDULE & NOTES	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL