

291 PALM AVENUE - LOT B - DESIGN REVIEW BOARD

April 5th, 2022



R&B

Royal Byckovas
305 407 3929 | royalbyckovas.com
6007 NW 7 Av. Miami, FL 33127

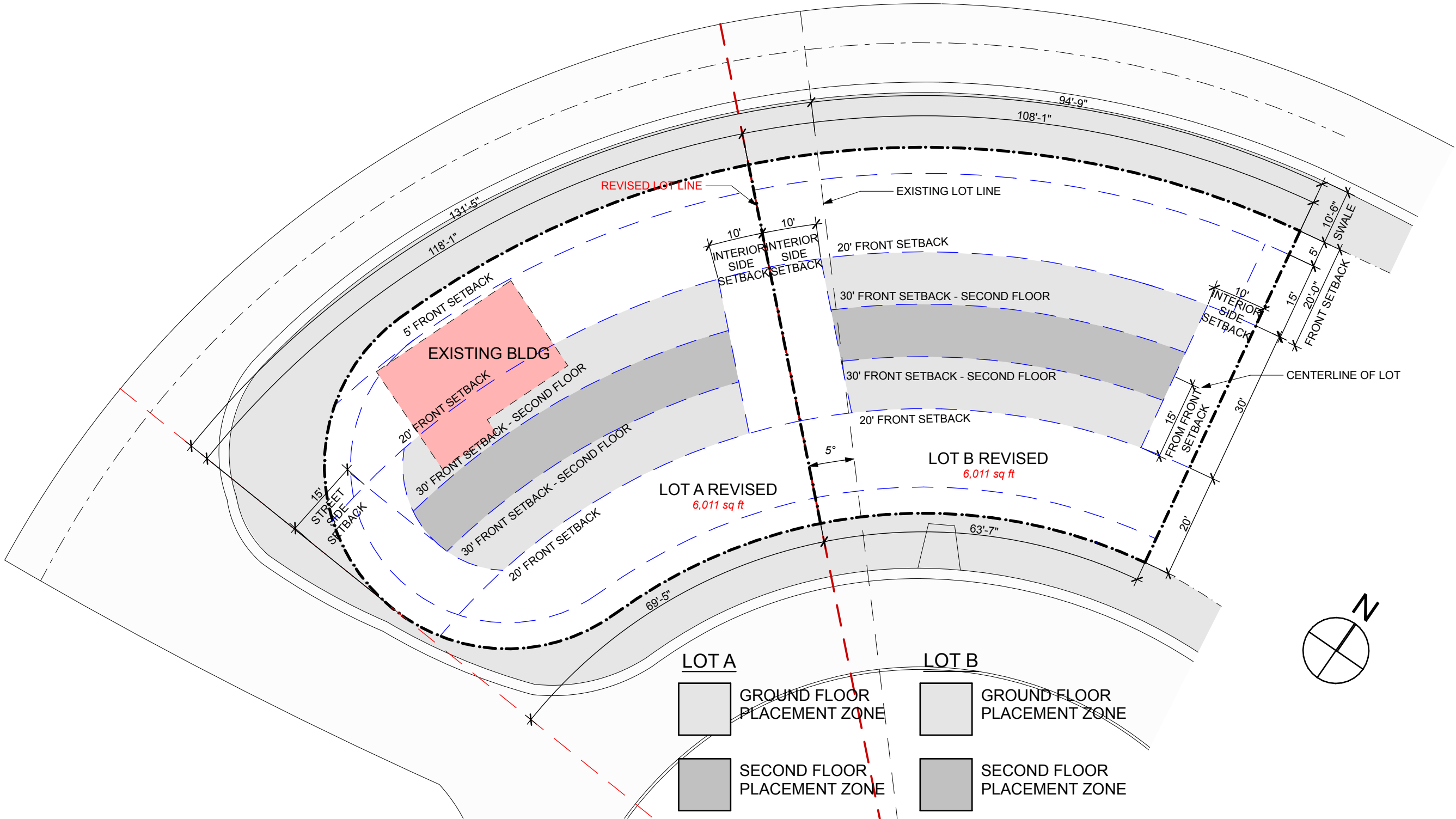
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYAL BYCKOVA. All designs herein are property of ROYAL BYCKOVAS. All copyrights reserved (c) 2022.

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

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/291 PALM AVENUE LOT A.DBB FINAL.dgn - By: RB - Date: 12/4/21
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



3

REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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

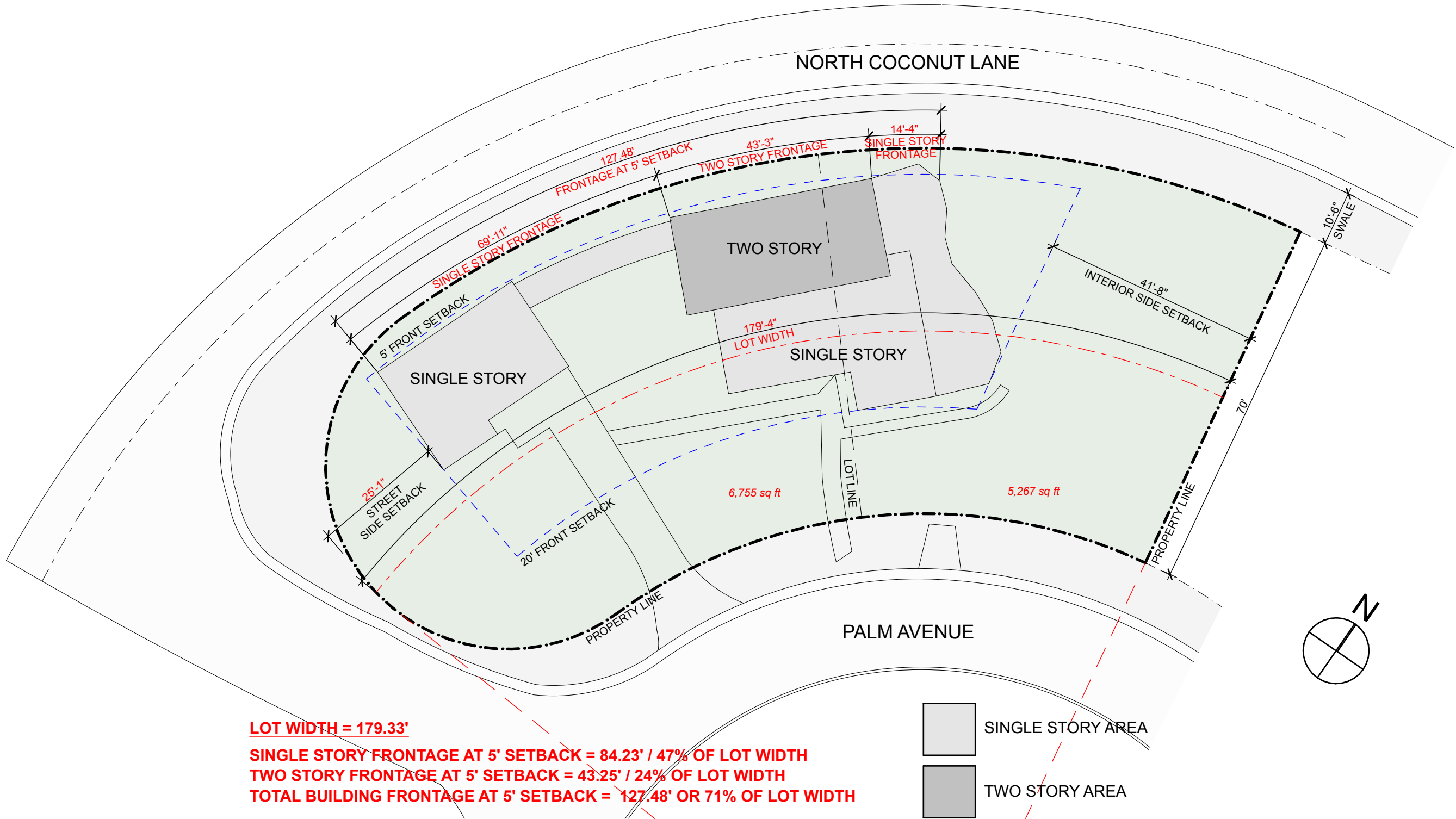
Sheet Title

SITE DIAGRAMS



A-016

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E/CAD/1 Design/DBB REVISIONS/291 PALM AVENUE LOT A.DBB FINAL.dgn - By: RBB - Date: 12/4/21
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



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

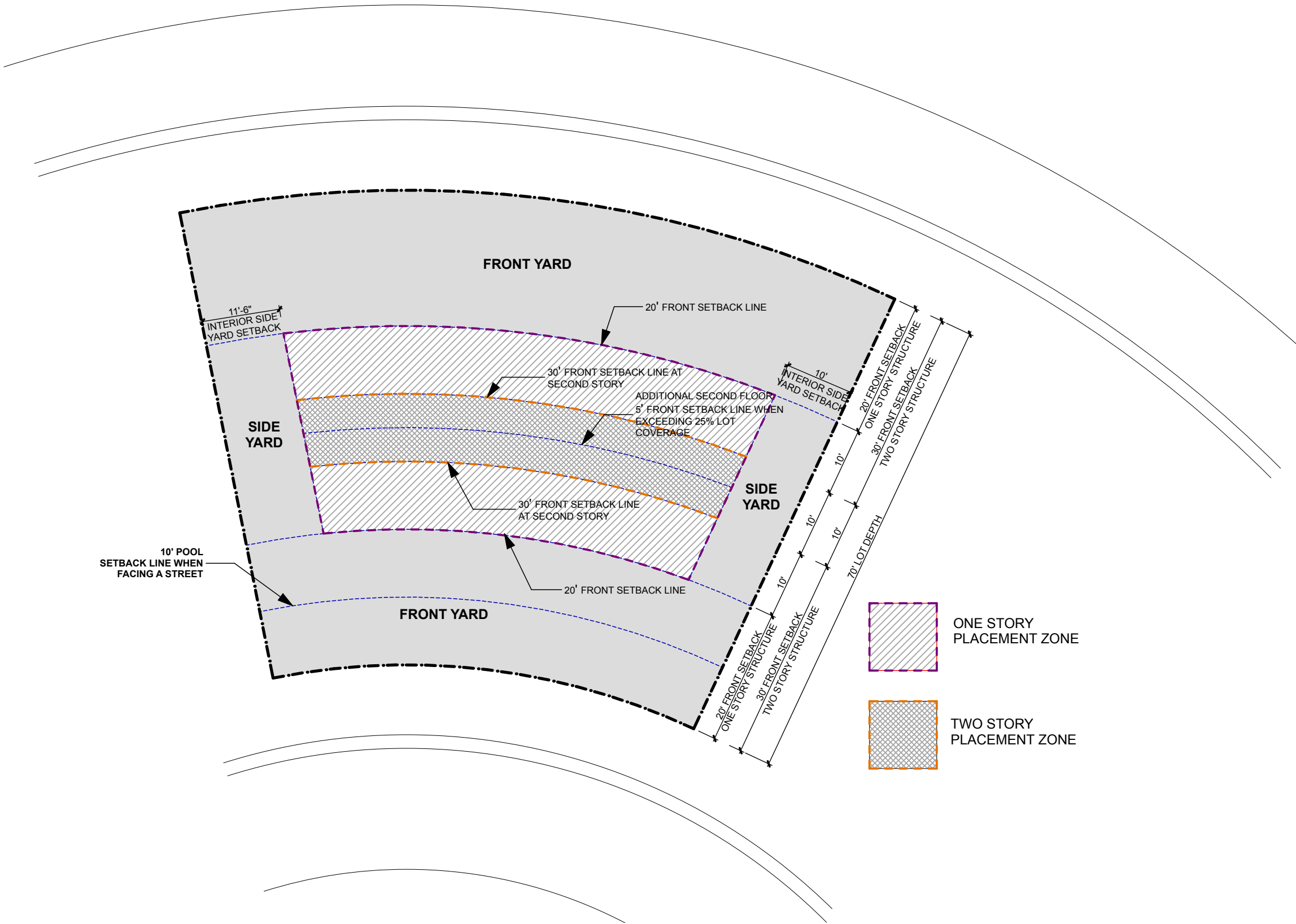
1 **EXISTING SITE SETBACK DIAGRAM**
SCALE: 1" = 20'

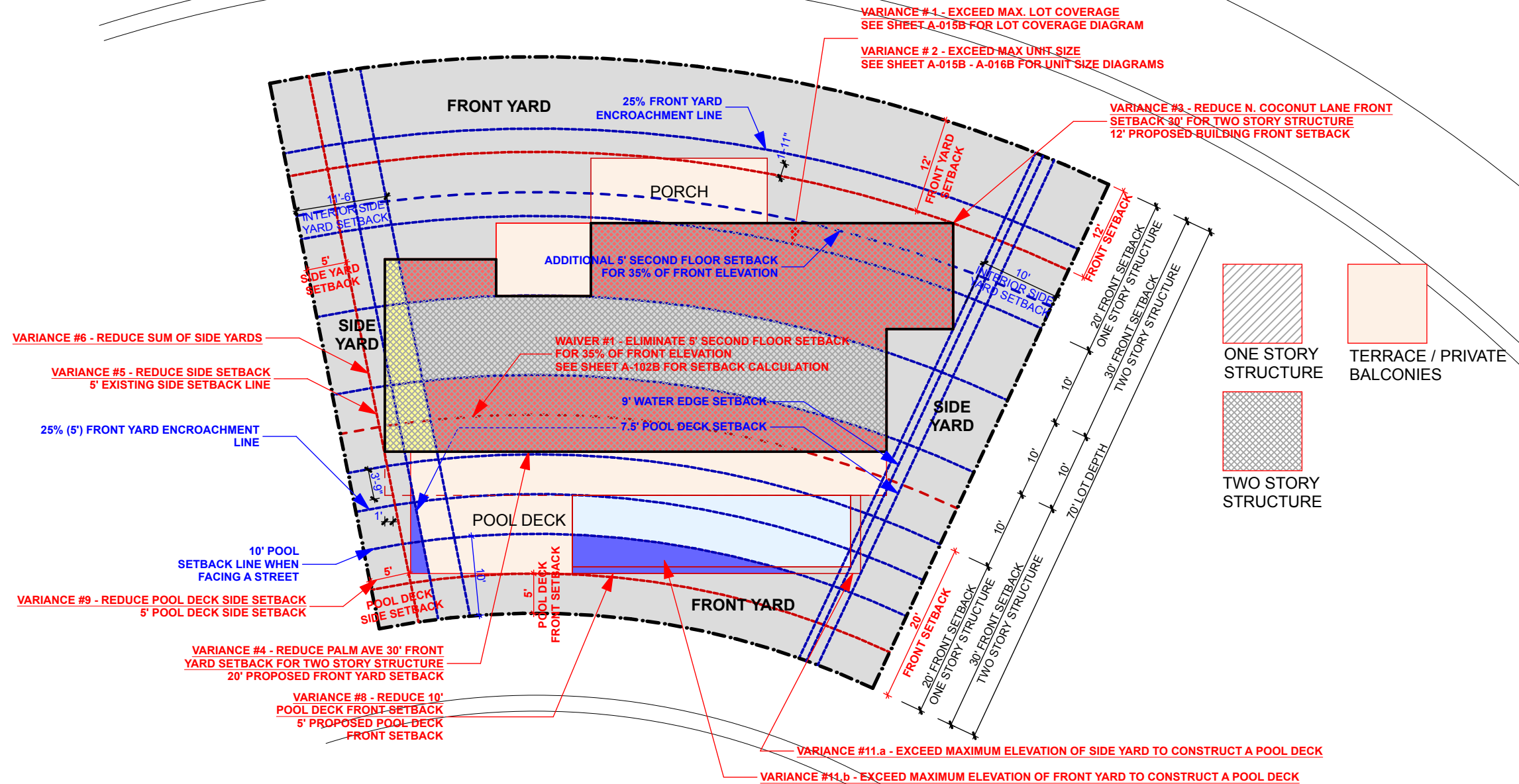
File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/211005 291 PALM AVE/E/CAD/I Design/DRB REVISONS/DRB HEARING CHANGES/291 PALM AVENUE LOT B DRB REVISED.dgn - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.

1

LOT B REQUIRED SETBACK DIAGRAM

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





1

VARIANCE DIAGRAM

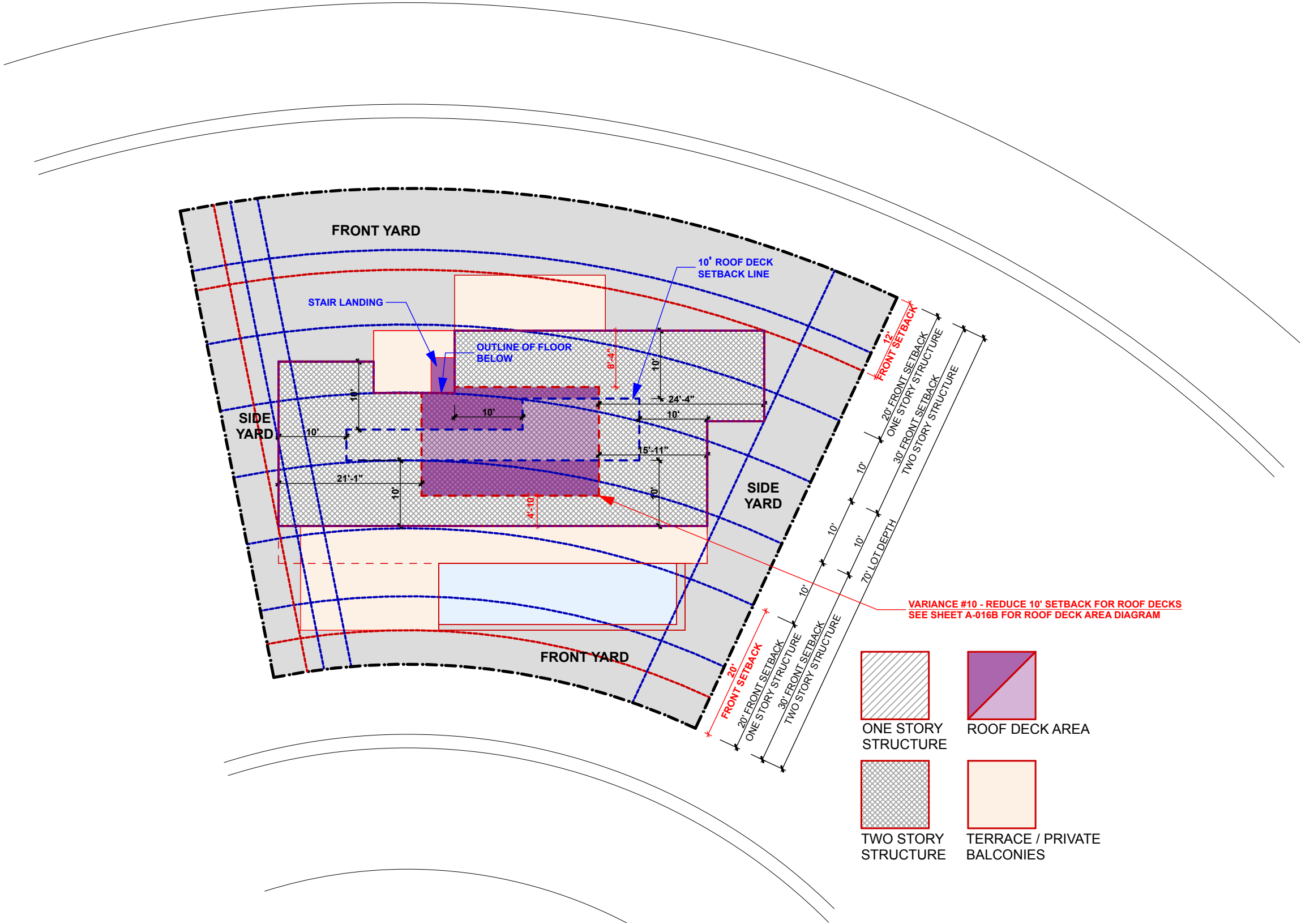
SCALE: 1/16" = 1'-0"

File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DRB REVIEWS/DRB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.dgn - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.

1

VARIANCE DIAGRAM - ROOF DECK

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



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 - LOT B

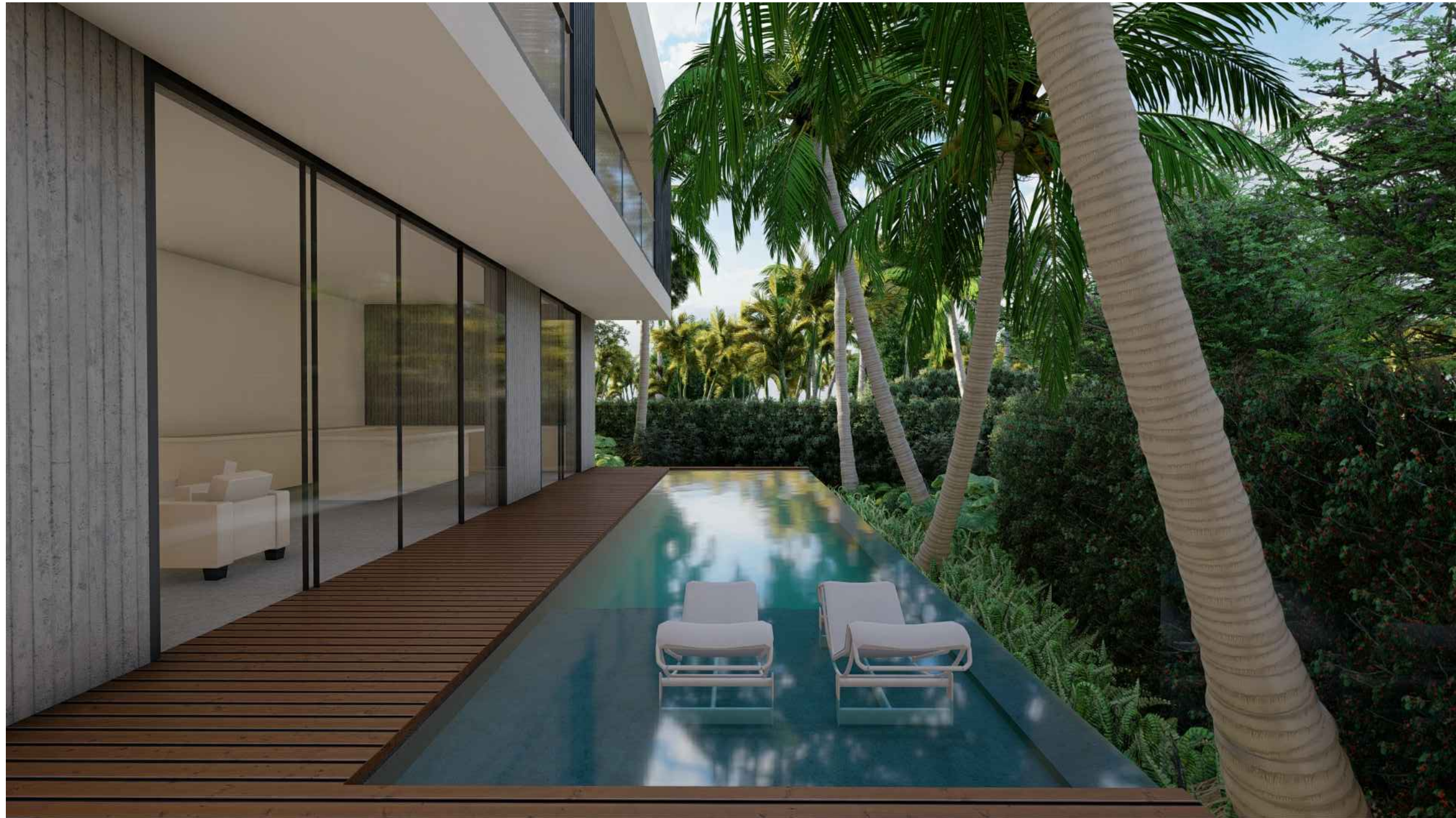
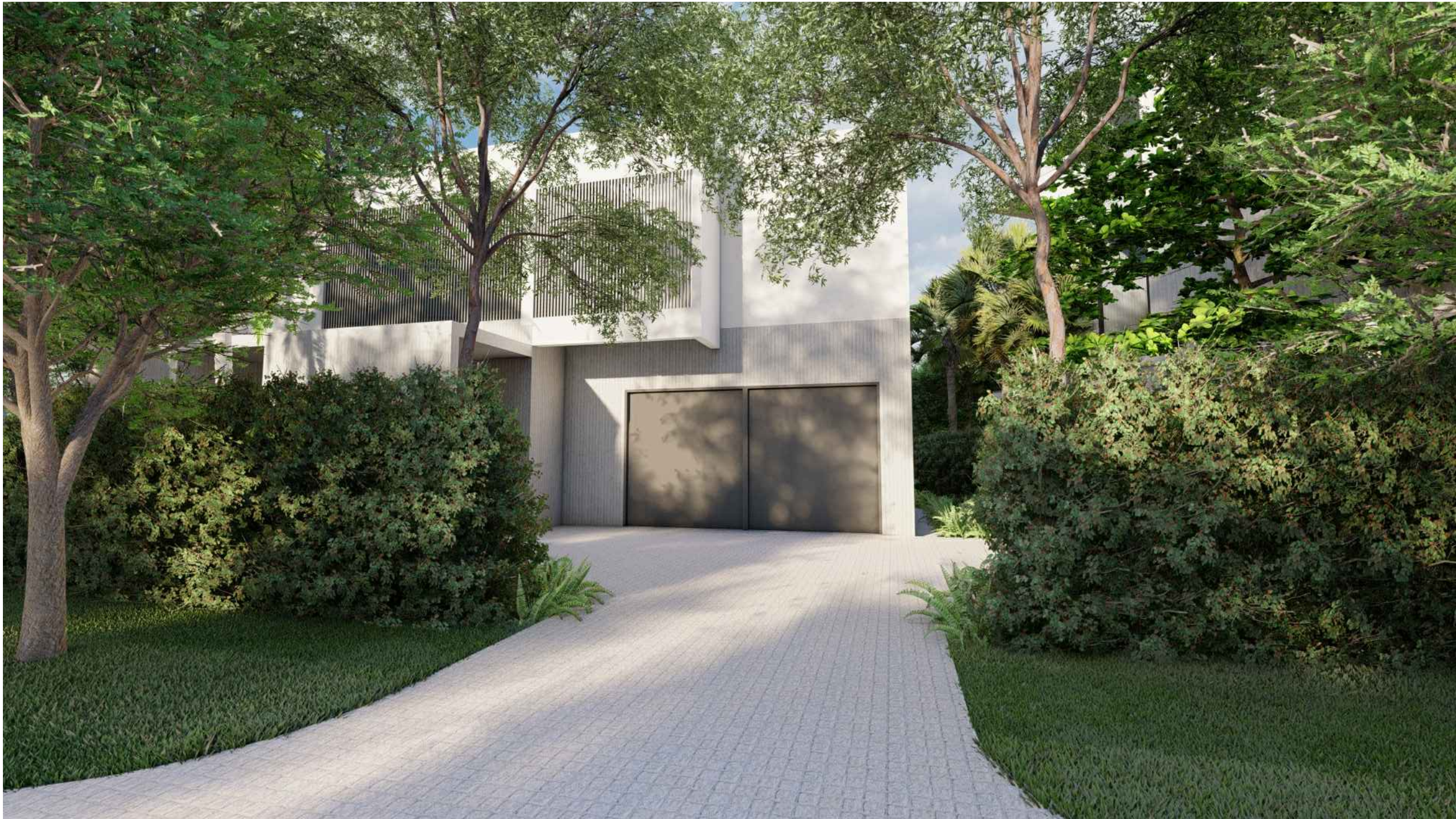
Sheet Title

LOT B VARIANCE DIAGRAMS



A-014B

PREVIOUS PLAN



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 B

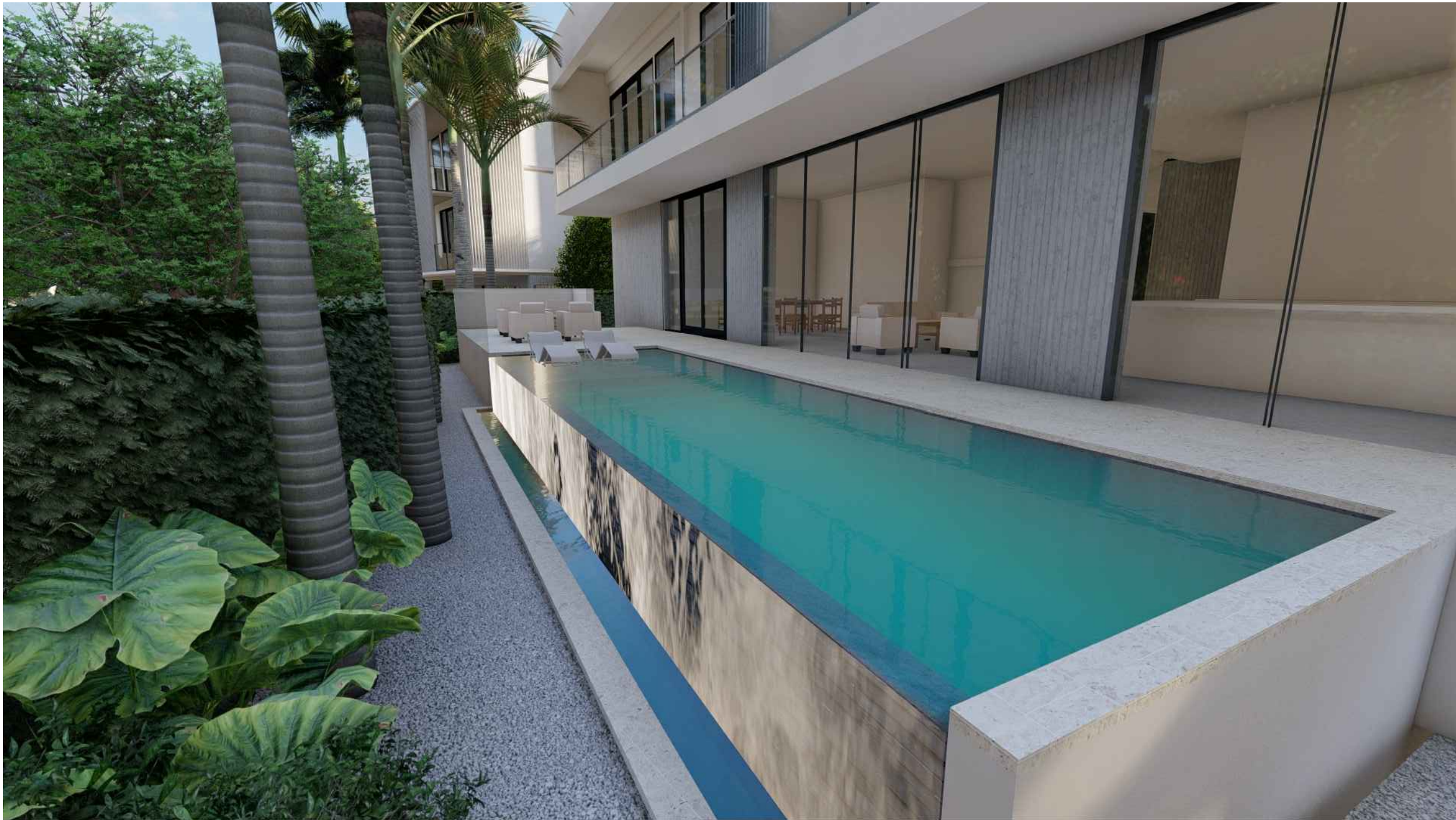
FR&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



03.04.2022

LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL

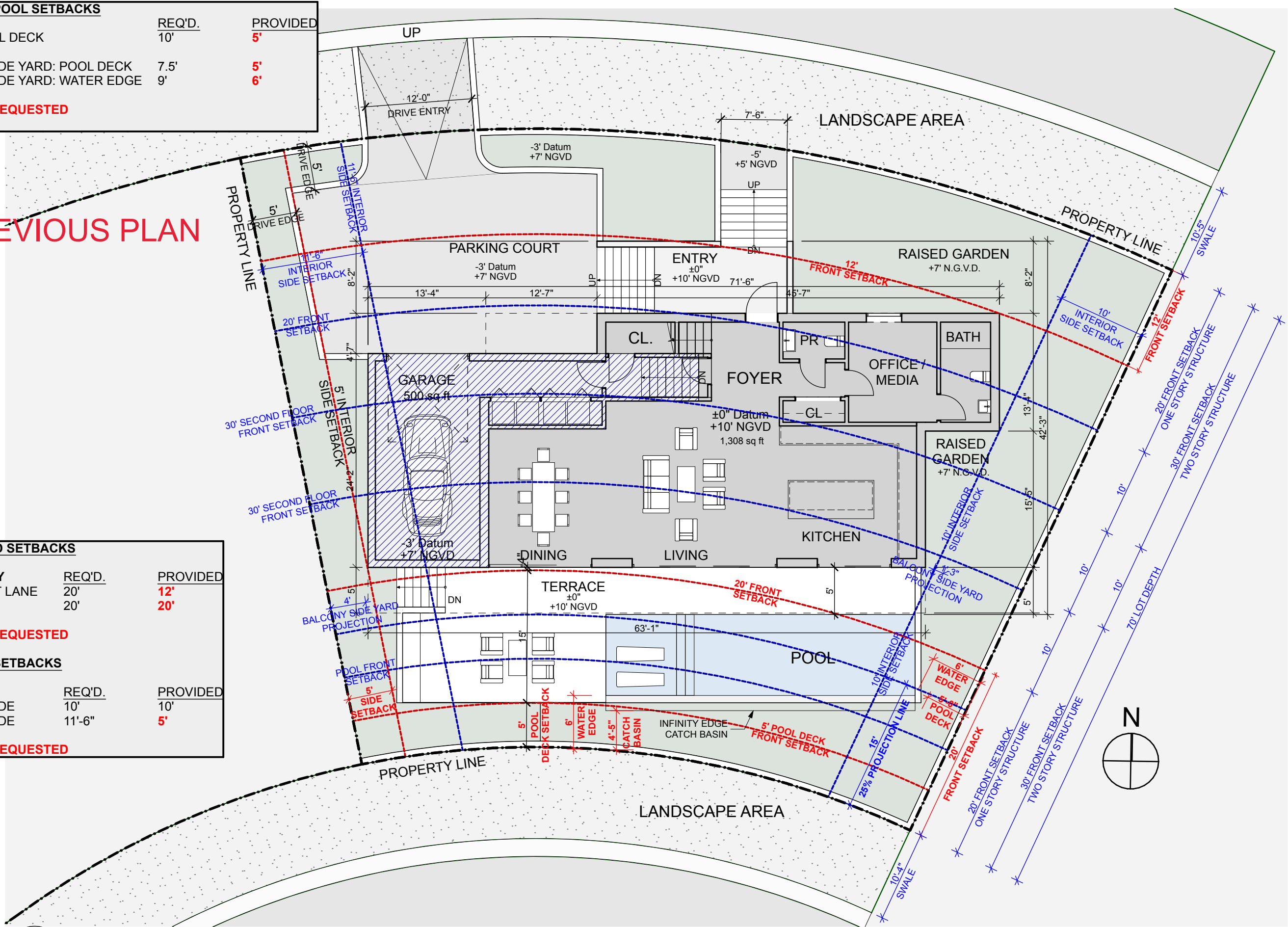


File: /Users/ethanroyal/OneDrive - (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBA REVISIONS/291 PALM AVE LOT B.DBA FINAL.dwg - By: RBB - Date: 12/6/21
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.

SWIMMING POOL SETBACKS		
	REQ'D.	PROVIDED
FRONT: POOL DECK	10'	5'
INTERIOR SIDE YARD: POOL DECK	7.5'	5'
INTERIOR SIDE YARD: WATER EDGE	9'	6'
VARIANCE REQUESTED		

FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	12'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	5'
VARIANCE REQUESTED		

PREVIOUS PLAN

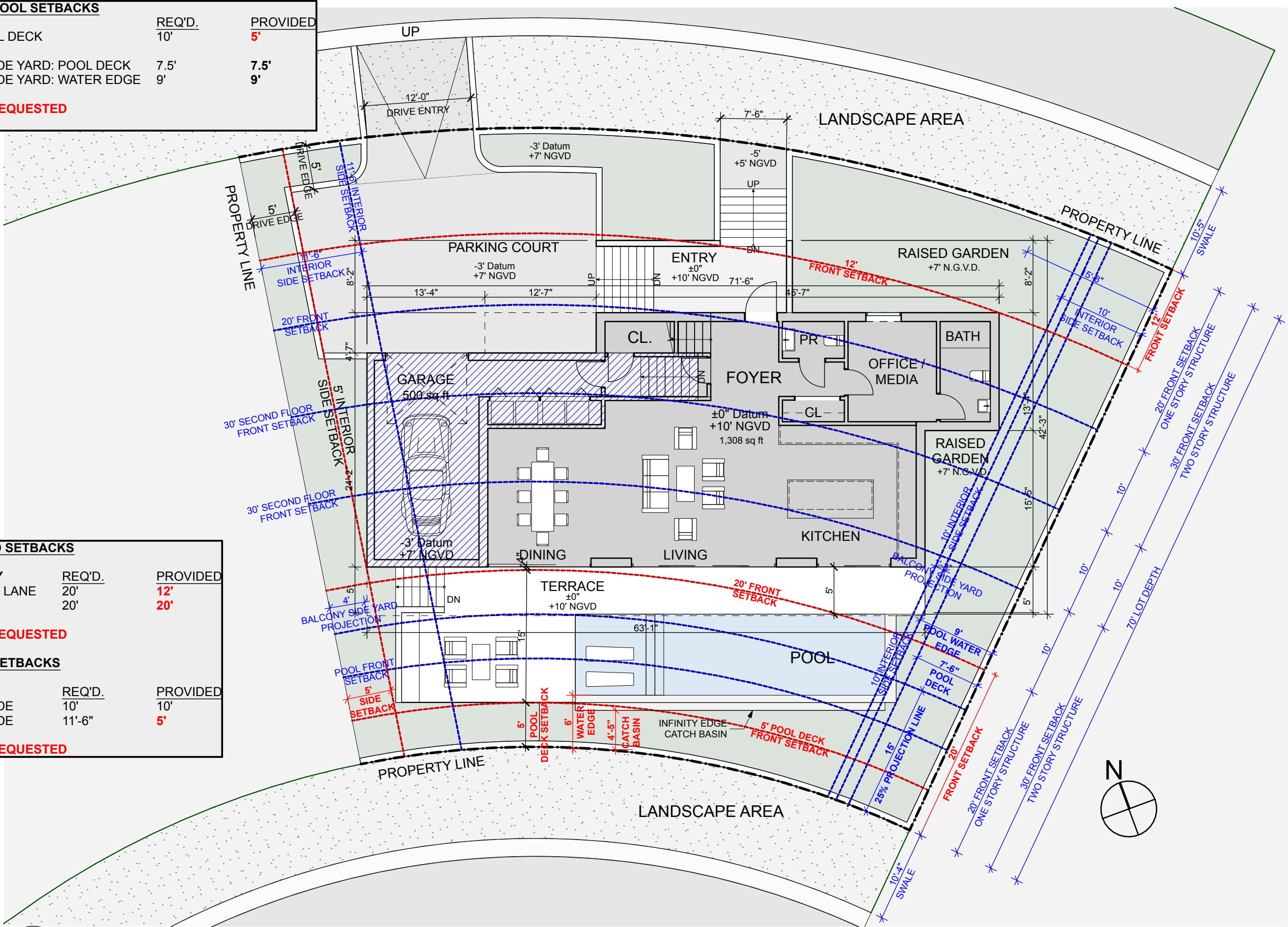


1 LOT B - FIRST LEVEL
SCALE: 3/32" = 1'-0"

File: /Users/ethanroyal/OneDrive - (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBS REVISIONS/DBS HEARING CHANGES/291 PALM AVENUE LOT B DBS REVISED.dwg - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.

SWIMMING POOL SETBACKS		
	REQ'D.	PROVIDED
FRONT: POOL DECK	10'	5'
INTERIOR SIDE YARD: POOL DECK	7.5'	7.5'
INTERIOR SIDE YARD: WATER EDGE	9'	9'
VARIANCE REQUESTED		

FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	12'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	5'
VARIANCE REQUESTED		



1 LOT B - FIRST LEVEL
SCALE: 3/32" = 1'-0"

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 - LOT B

Sheet Title

LOT B - FLOOR PLAN
3/32" = 1'-0"

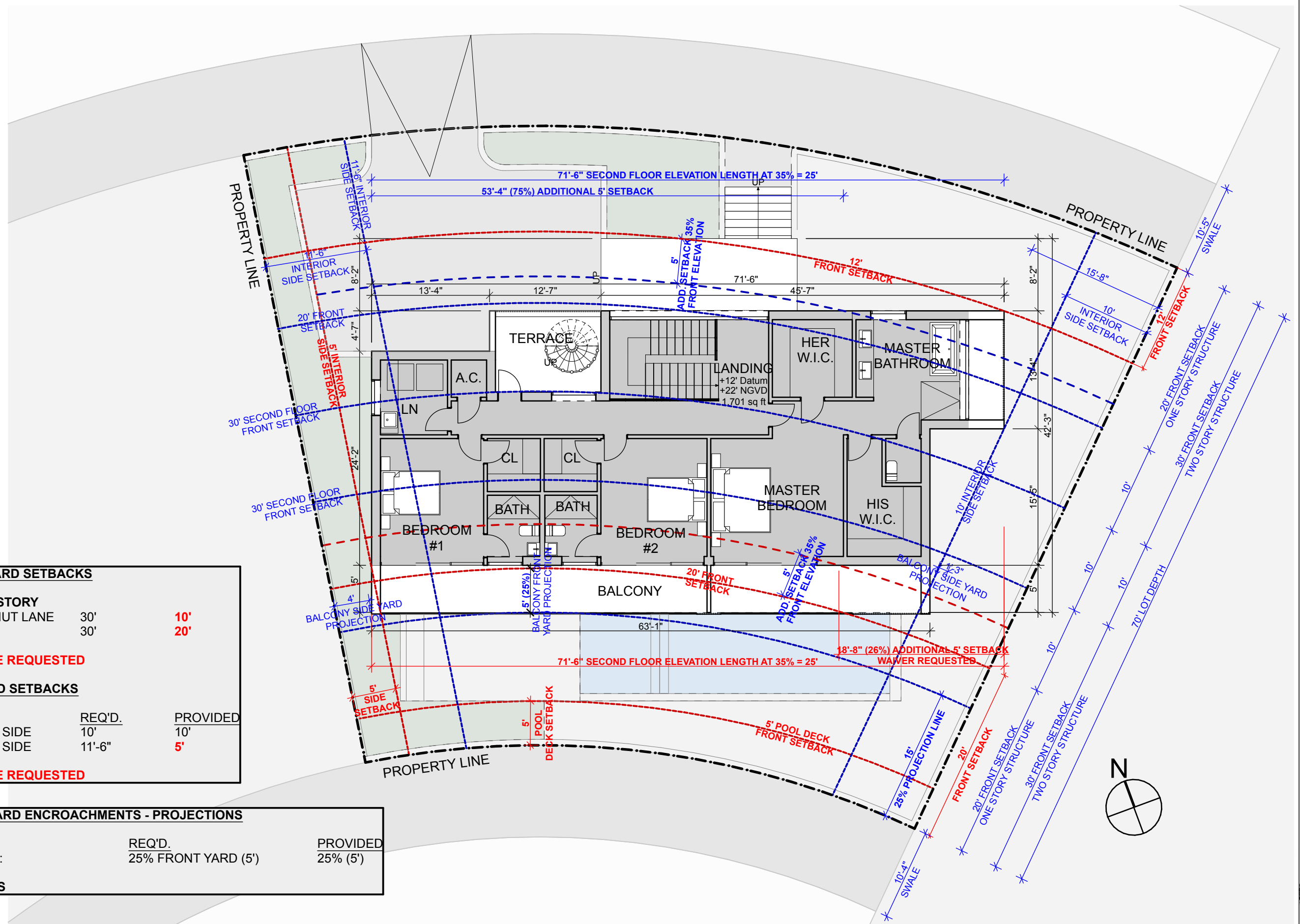
A-101B



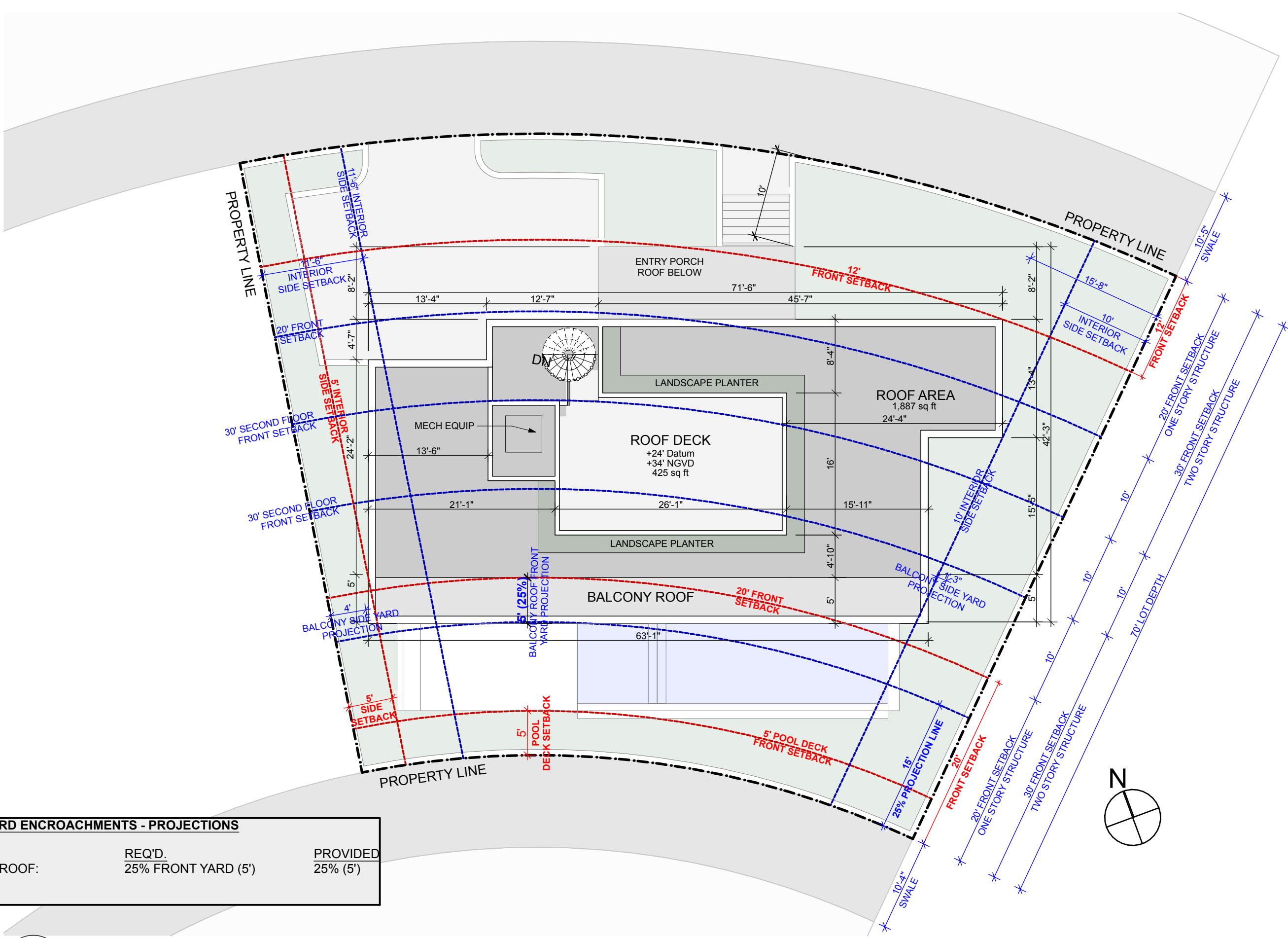
<u>FRONT YARD SETBACKS</u>		
SECOND STORY		
N. COCONUT LANE	30'	10'
PALM AVE	30'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
	<u>REQ'D.</u>	<u>PROVIDED</u>
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	5'
VARIANCE REQUESTED		

FRONT YARD ENCROACHMENTS - PROJECTIONS		
	REQ'D.	PROVIDED
BALCONY:	25% FRONT YARD (5')	25% (5')
COMPLIES		

1 **LOT B - SECOND LEVEL**
SCALE: 3/32" = 1'-0"



File: /Users/ethanroyal/OneDrive - royalbyckovas (royalbyckovas)/2021 PROJECTS/211005 291 PALM AVENUE/211005 291 PALM AVENUE LOT B PRELIMINARY/211005 291 PALM AVENUE LOT B PRELIMINARY.dwg - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



FRONT YARD ENCROACHMENTS - PROJECTIONS		
BALCONY ROOF:	REQ'D. 25% FRONT YARD (5')	PROVIDED 25% (5')
COMPLIES		

1 LOT B - ROOF LEVEL / SITE PLAN
SCALE: 3/32" = 1'-0"

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 - LOT B

Sheet Title

LOT B - FLOOR PLAN
3/32" = 1'-0"

STATE OF FLORIDA
—
ETHAN ROYAL
—
AR95199
REGISTERED ARCHITECT

A-103B

File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.dgn - By R&B - Date: 4/1/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



PALM AVE - AERIAL VIEW

R&B

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

OWNER INFORMATION

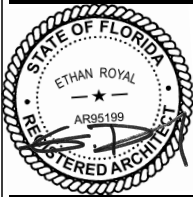
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-404B

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/211005 291 PALM AVE/E/CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By RBP - Date: 3/31/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

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 - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-405B

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/291 PALM AVENUE LOT B.DBB FINAL.dgn - By: RBB - Date: 12/6/21
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.

PREVIOUS RENDERING



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 - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-406B

File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/211005 291 PALM AVENUE/4 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B DBB REVISED.dgn - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



VIEW FROM PALM AVENUE - WITHOUT LANDSCAPE

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 - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-406B

File: /Users/ethanroyal/Onebox (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E CAD/L Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.plt - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



VIEW FROM NORTH COCONUT LANE

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 - LOT B

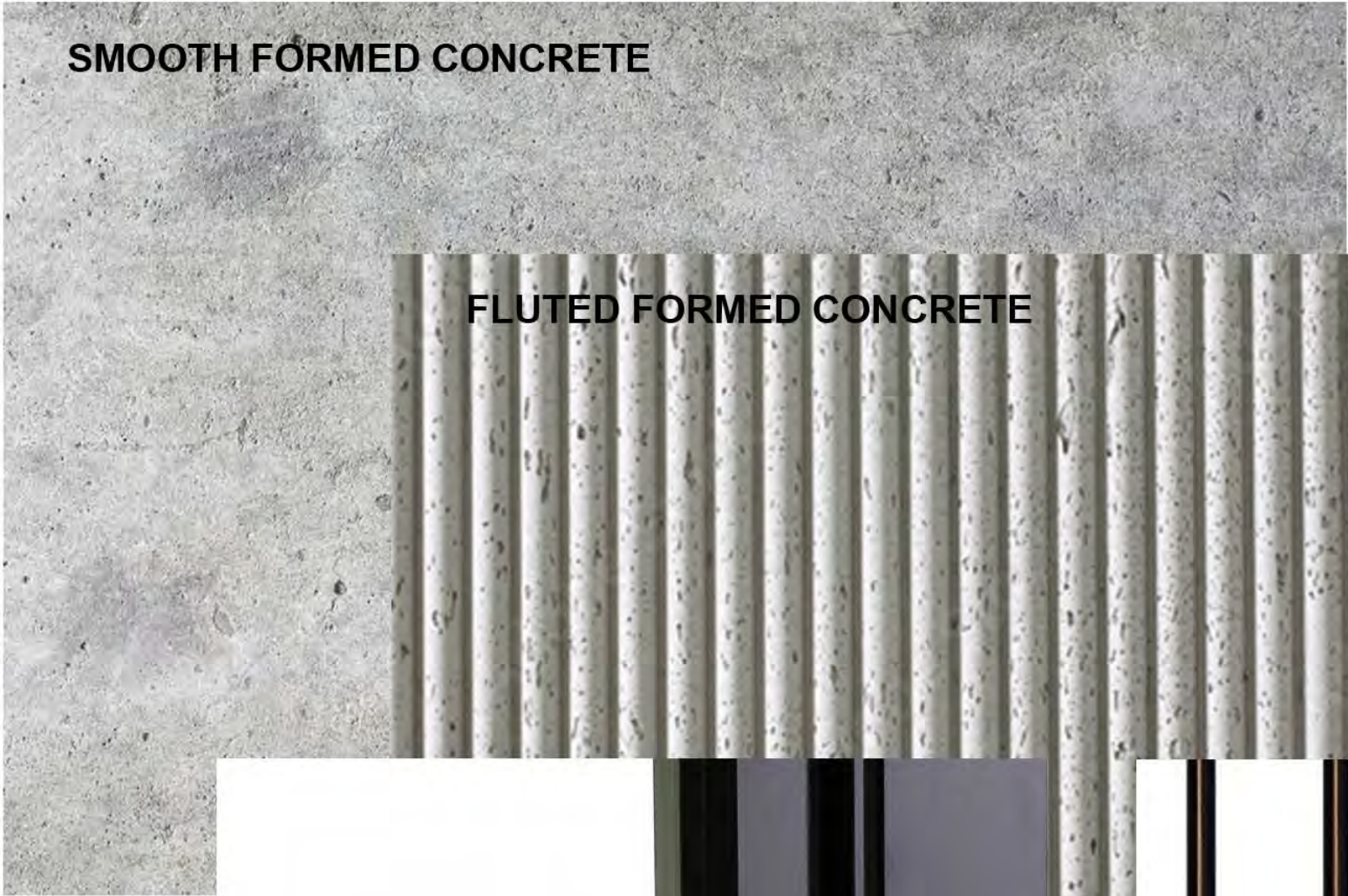
Sheet Title

LANDSCAPE RENDERINGS

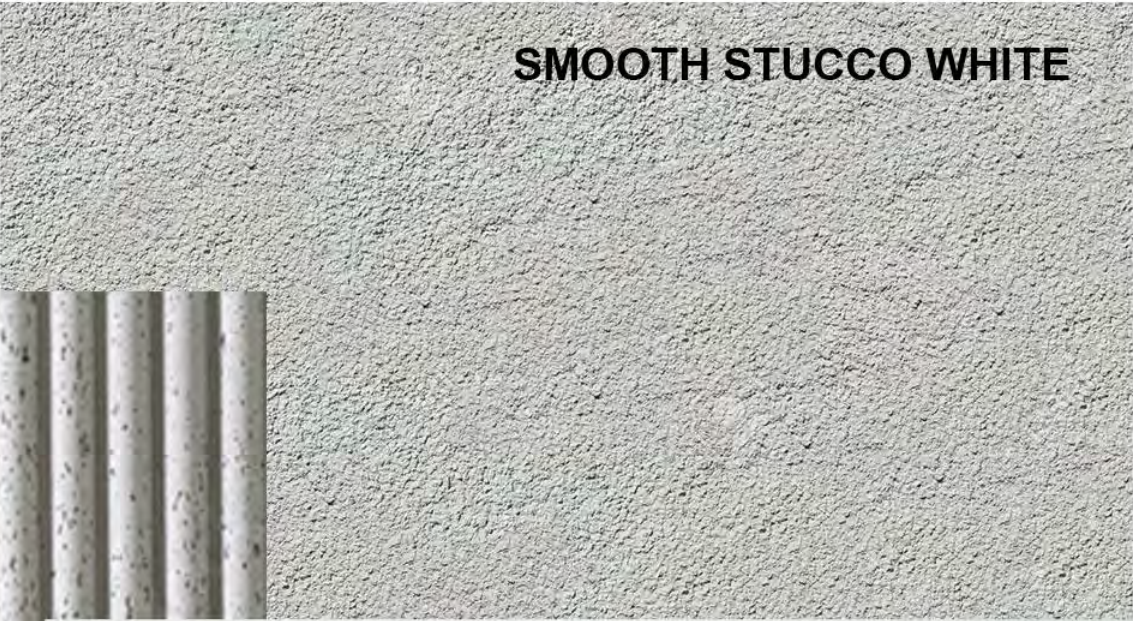
STATE OF FLORIDA
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-408B

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVENUE CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



SMOOTH FORMED CONCRETE



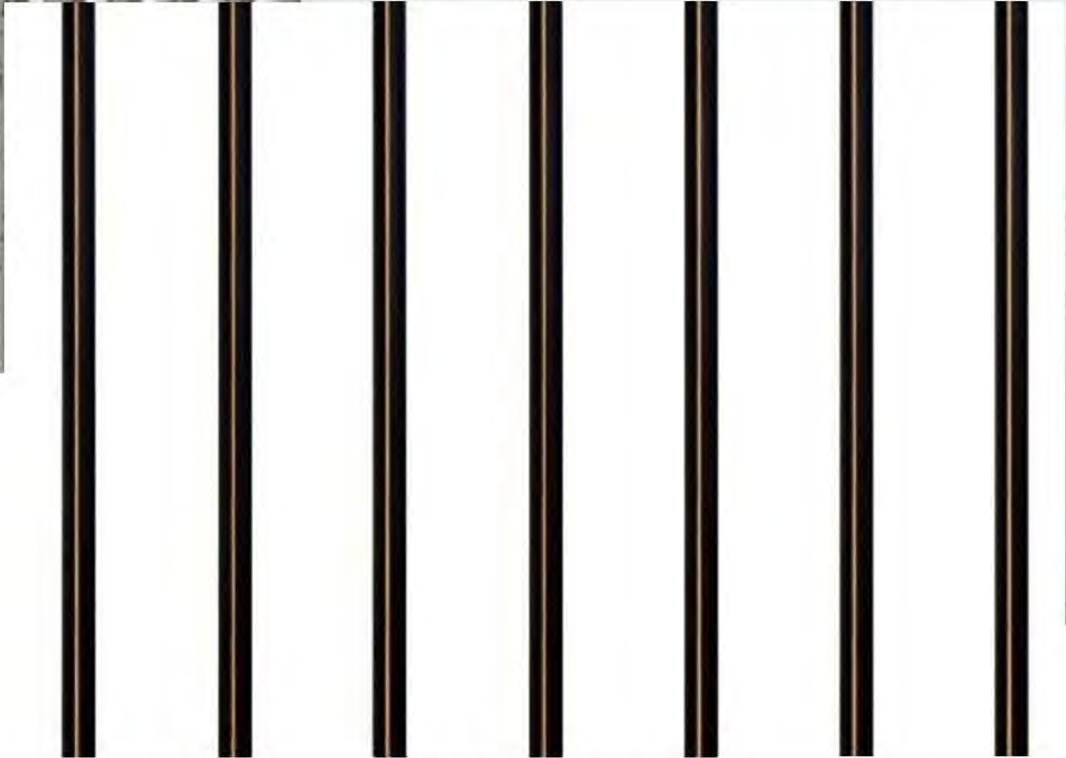
SMOOTH STUCCO WHITE



FLUTED FORMED CONCRETE



DARK BRONZE WINDOWS AND DOORS



DARK BRONZE VERTICAL METAL LOUVER



VISION GLASS



File: /Users/ethanroyal/Onebox (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E/CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



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 - LOT B

Sheet Title

LANDSCAPE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-409B

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVENUE/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B DBB REVISED.dgn - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



VIEW FROM PALM AVENUE - WITHOUT LANDSCAPE

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

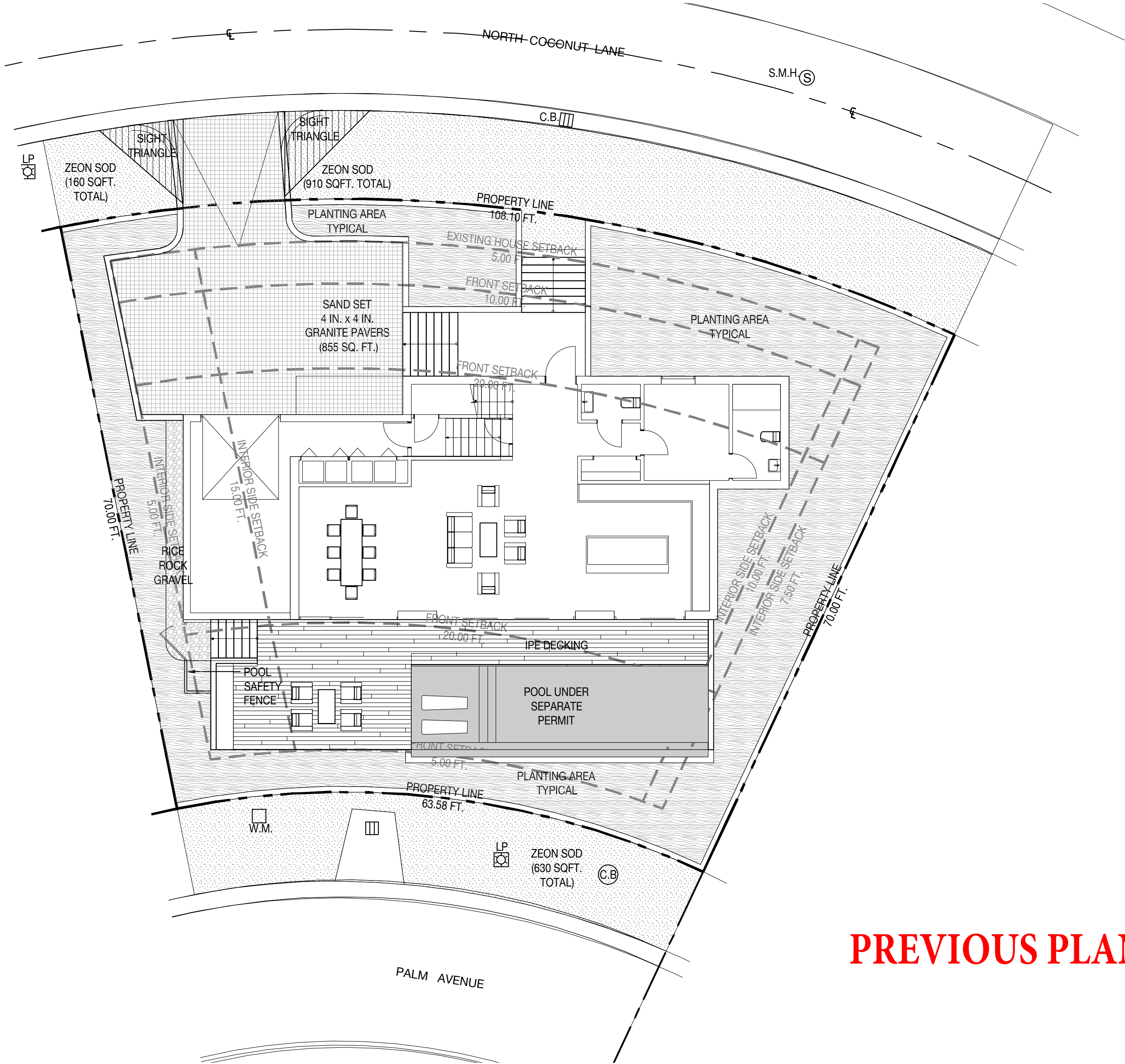
291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-406B



PREVIOUS PLAN

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
-
- ZOYSIA ZEON
- COLOR: GREEN :)
FINISH: NA
DIMENSIONS: NA
SOURCE: NA
- MATERIALS LEGEND
-
- PLANTING AREA TYPICAL
-
- ZOYSIA SOD
-
- SAND SET GRANITE PAVERS
-
- IPE DECKING
-
- RICE ROCK GRAVEL
- NIELSEN**
landscape architects
357 cypress drive, 10
tequesta, fl 33469
561.402.9414
www.nielsenlandarch.com
- 291 PALM GARDEN - LOT B
- R&B | 291 PALM AVENUE - LOT B | 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
- © COPYRIGHT NIELSEN LANDSCAPE ARCHITECTS, LLC



- | | | | |
|----|---|-----|--|
| 1. | CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE. | | 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. |
| 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. | 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. |
| 3. | THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT. | 7. | ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED. |
| 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. | 8. | HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED. |
| 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 | 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. |



COLOR: WHITE
FINISH: ANGULAR
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO



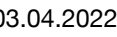
COLOR: NATURAL
FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD



COLOR: GREEN :)
FINISH: NA
DIMENSIONS: NA
SOURCE: NA

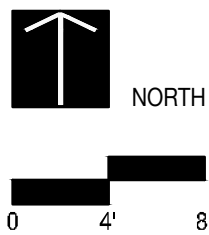


MATERIALS LEGEND



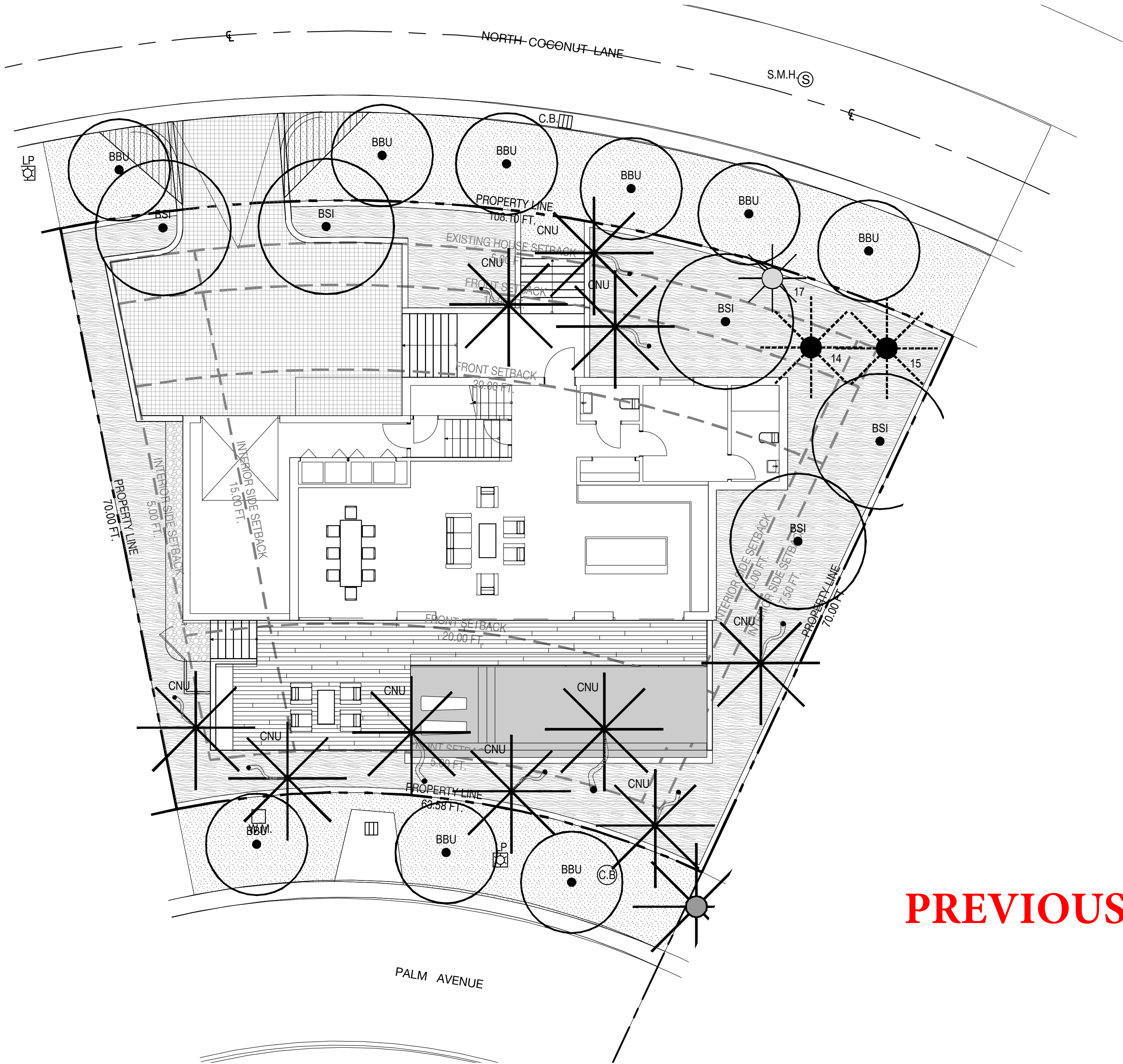
MATERIALS PLAN

DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL

 NORTH

0 4' 8

L300



PREVIOUS PLAN

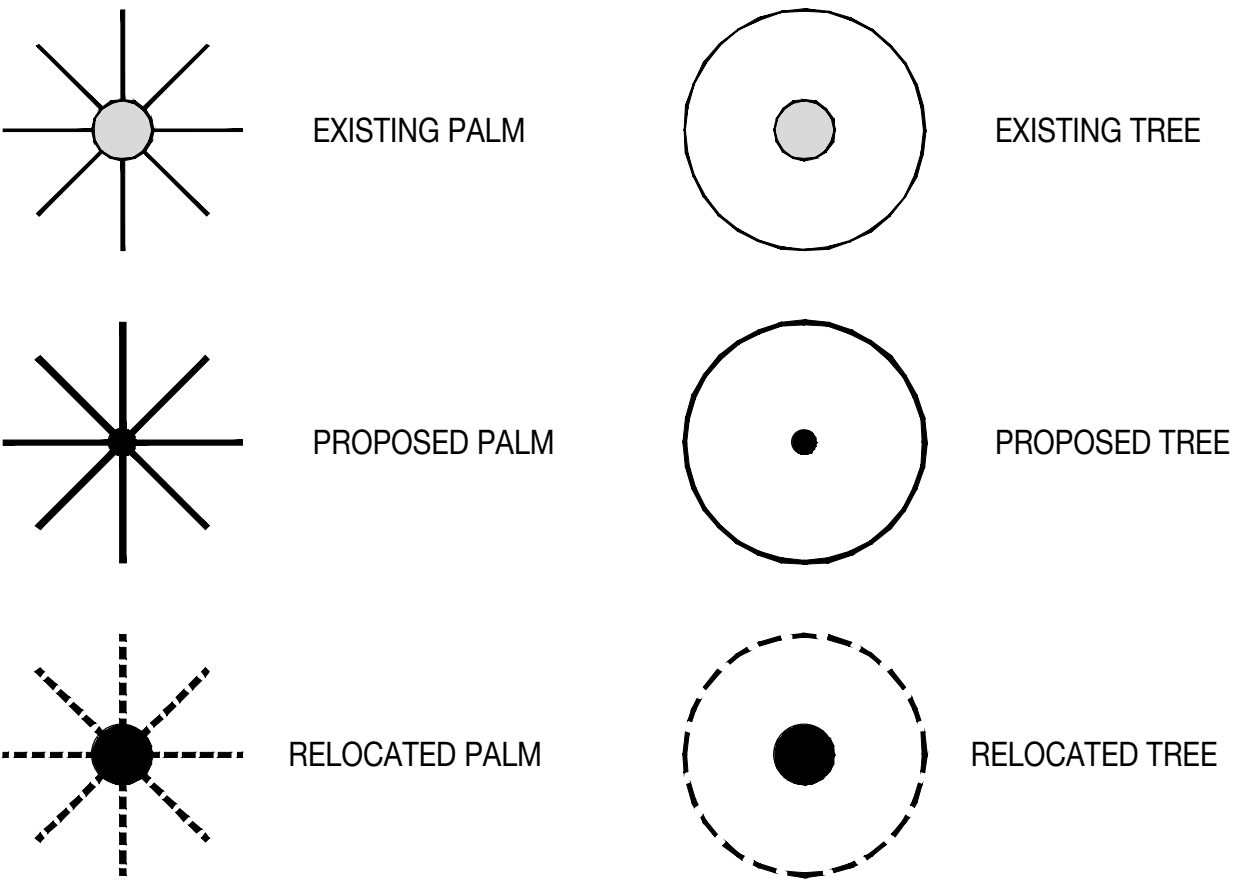
TREE RELOCATION SCHEDULE

#	BOTANICAL NAME	ACTION
14	ROYSTONEA REGIA	RELOCATE
15	ROYSTONEA REGIA	RELOCATE

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
BBU	9	BUCIDA BUCERAS 'SHADY LADY'	BLACK OLIVE 'SHADY LADY'
BSI	5	BURSERA SIMARUBA	GUMBO LIMBO
PALMS			
CNU	10	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM

PLANTING LEGEND



291 PALM GARDEN - LOT B

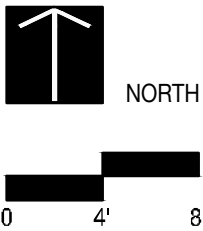
R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)

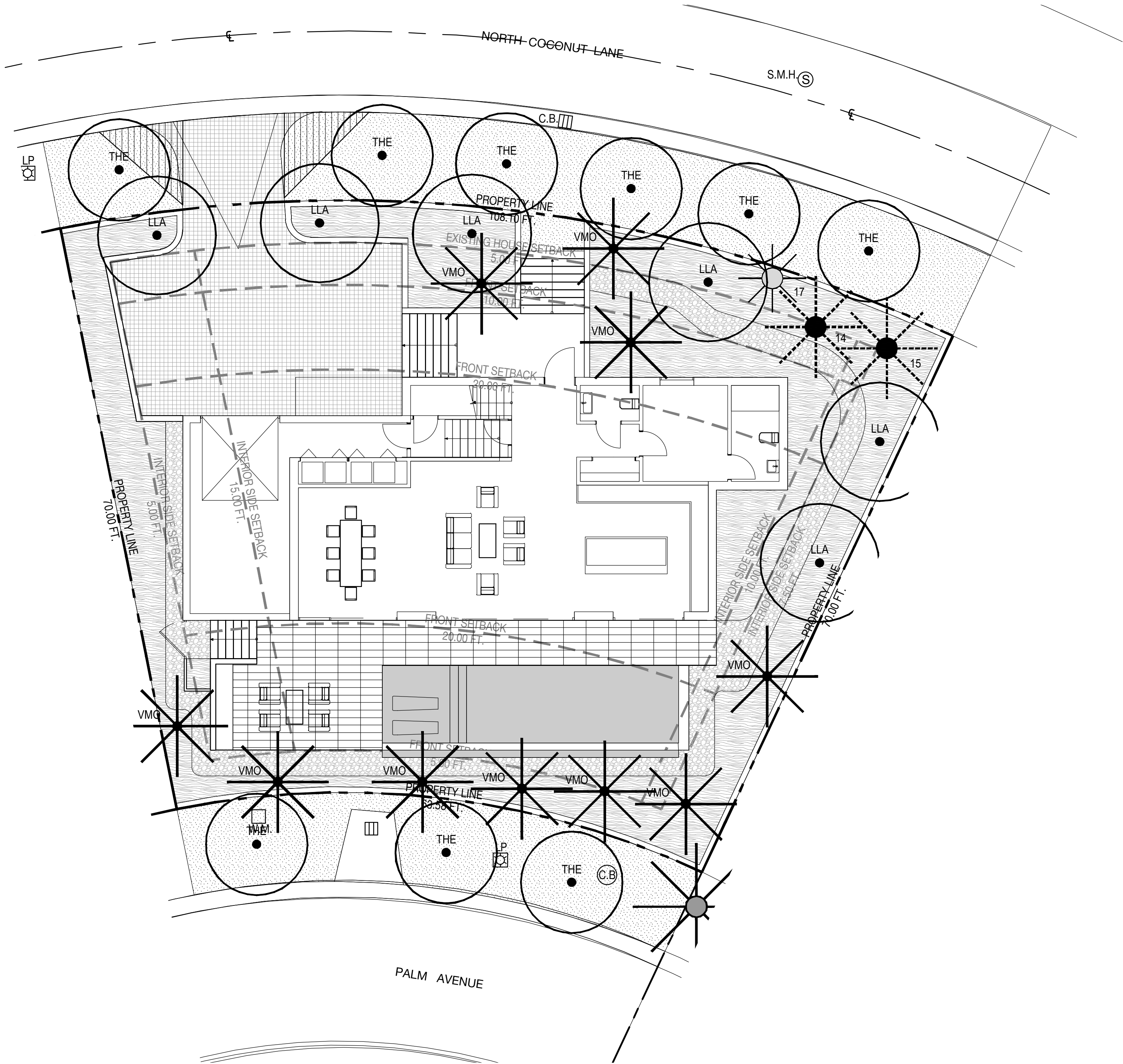


12.01.2021

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



TREE RELOCATION SCHEDULE

#	BOTANICAL NAME	ACTION
14	ROYSTONEA REGIA	RELOCATE
15	ROYSTONEA REGIA	RELOCATE

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
THE	9	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE
LLA	6	LYSILOMA LATISILIQUUM	WILD TAMARIND
PALMS			
VMO	10	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM

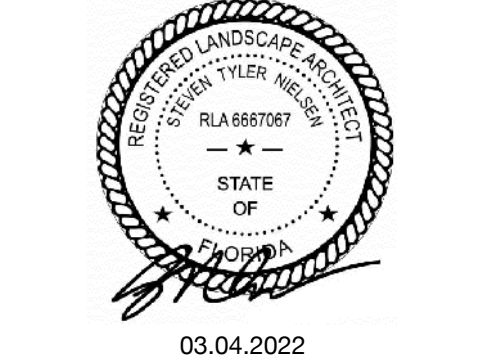
PLANTING LEGEND

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

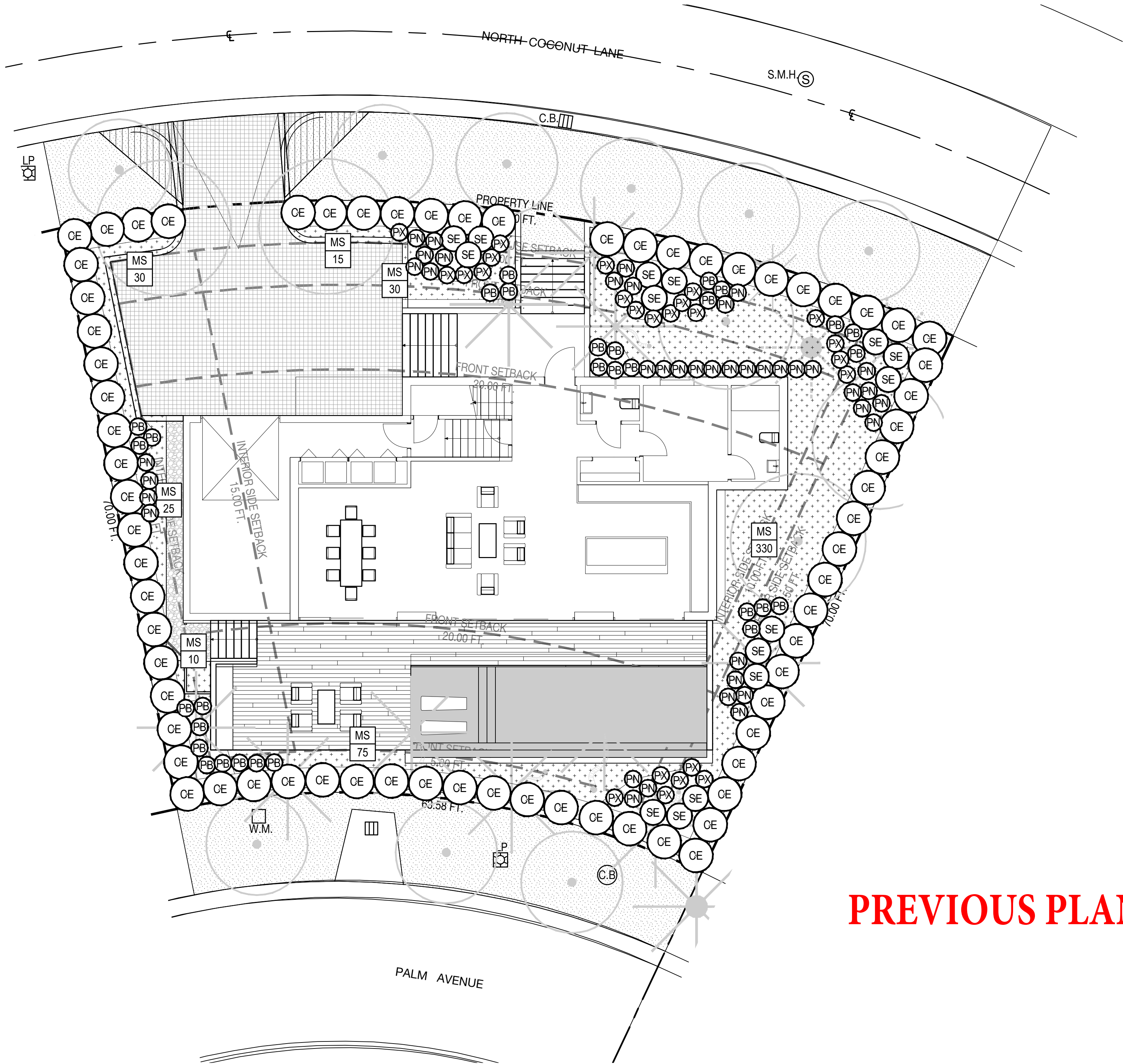
291 PALM GARDEN - LOT B

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

SEAL (S TYLER NIELSEN - LA6667067)



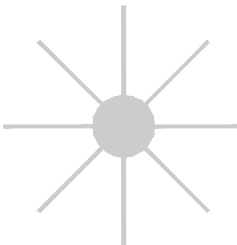
TREE & PALM PLANTING PLAN	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL



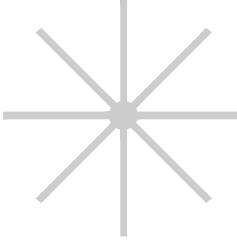
PREVIOUS PLAN

PLANTING SCHEDULE			
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
CE	71	COCOCARPUS ERECTUS	GREEN BUTTONWOOD
SE	15	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	40	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	24	PHILODENDRON 'XANADU'	SAME
PB	30	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON
GROUNDCOVERS			
MS	515	MICROSORUM SCOLOPENDRIUM	WART FERN

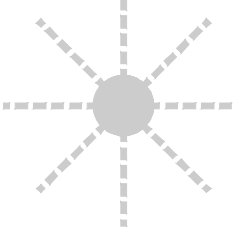
PLANTING LEGEND



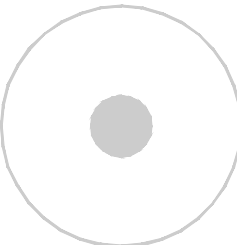
EXISTING PALM



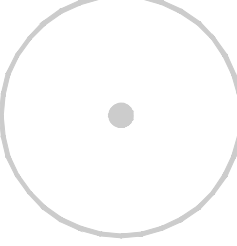
PROPOSED PALM



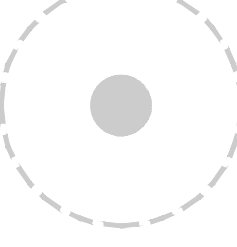
RELOCATED PALM



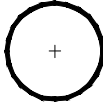
EXISTING TREE



PROPOSED TREE



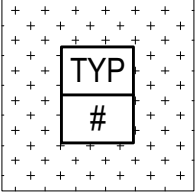
RELOCATED TREE



PROPOSED SHRUB / ACCENT



PROPOSED VINE



PROPOSED GROUNDCOVER

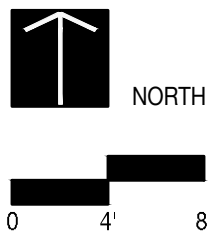
291 PALM GARDEN - LOT B

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

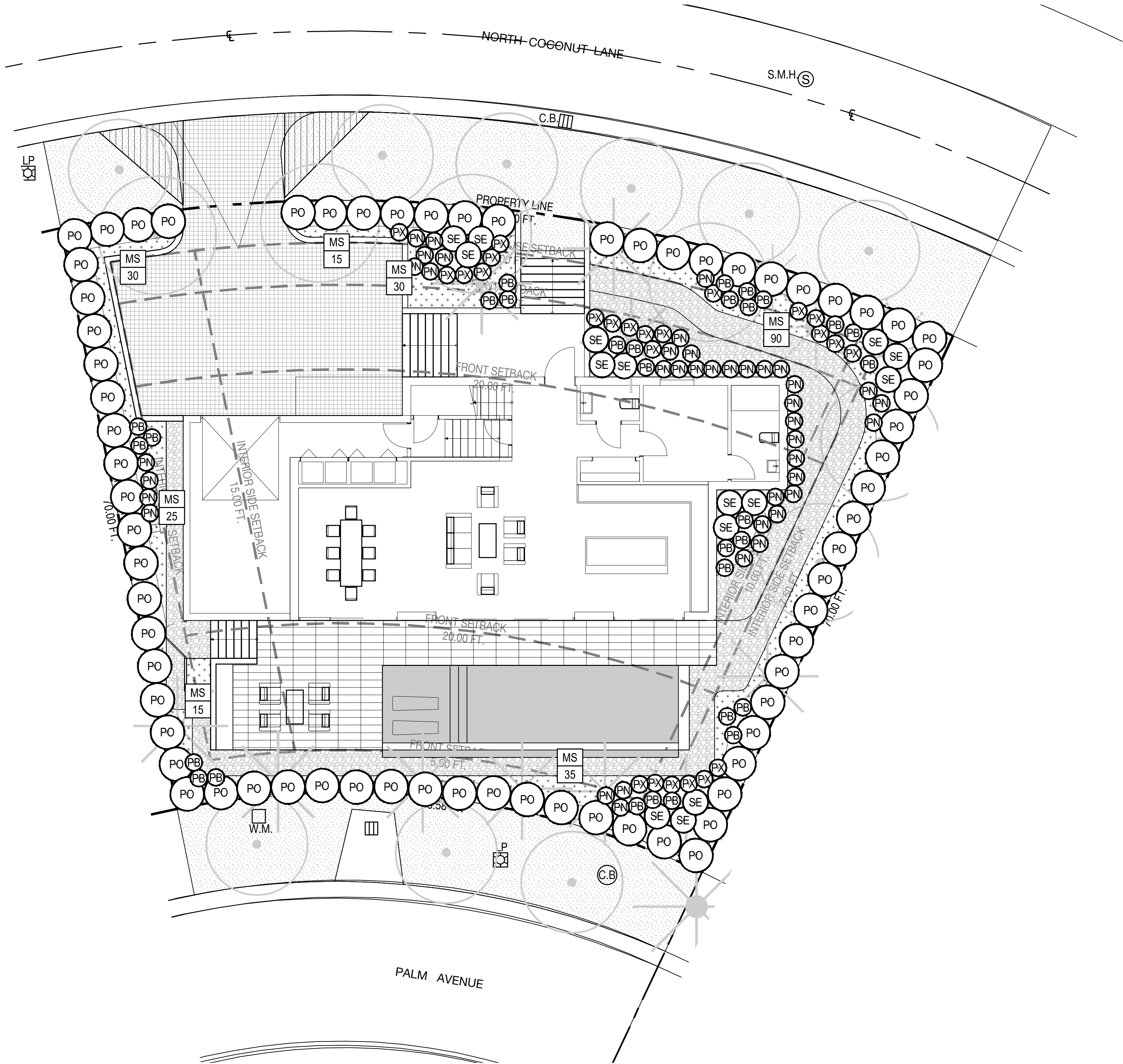
SEAL (S TYLER NIELSEN - LA6667067)



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



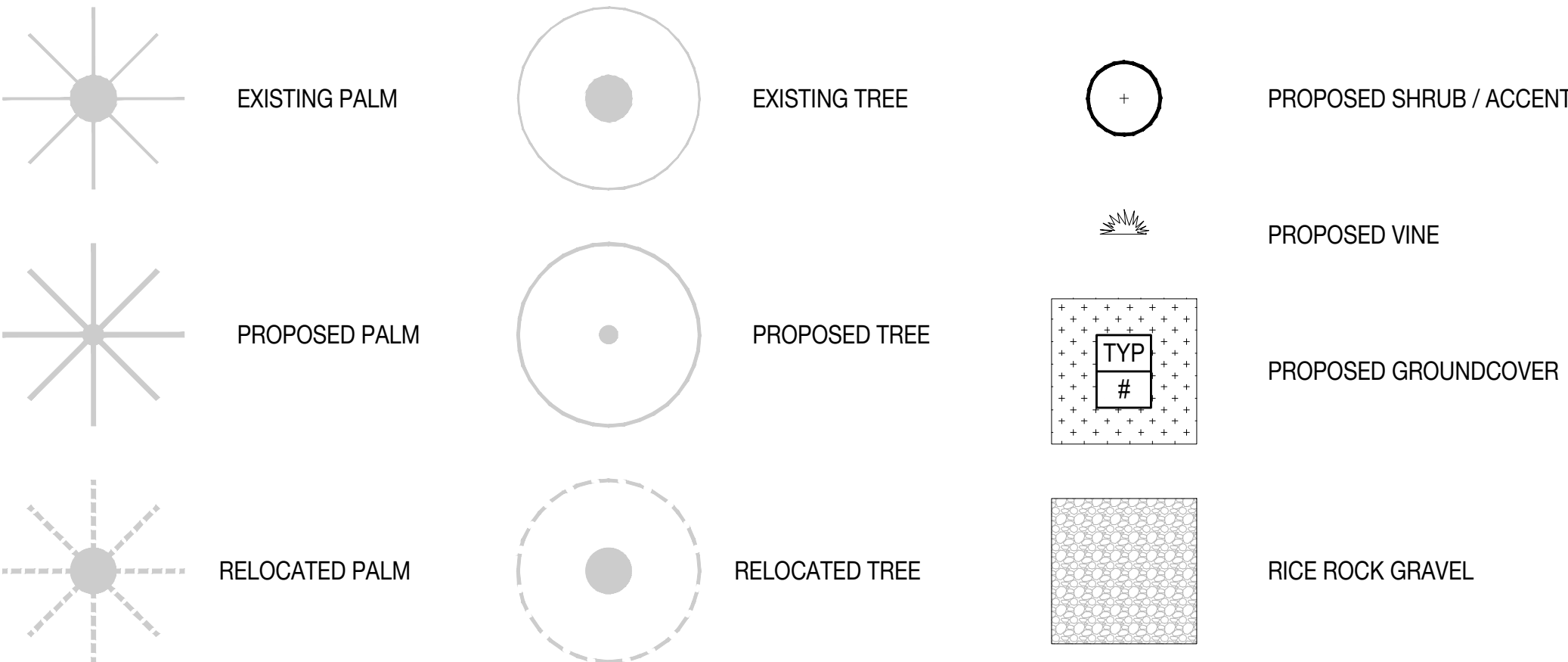
L702



PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
PO	71	PODOCARPUS	SAME
PO2	71	PODOCARPUS	SAME
SE	15	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	40	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	24	PHILODENDRON 'XANADU'	SAME
PB	30	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON
GROUNDCOVERS			
MS	240	MICROSORUM SCOLOPENDRIUM	WART FERN

PLANTING LEGEND



291 PALM GARDEN - LOT B

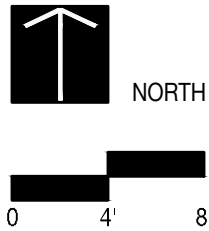
R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



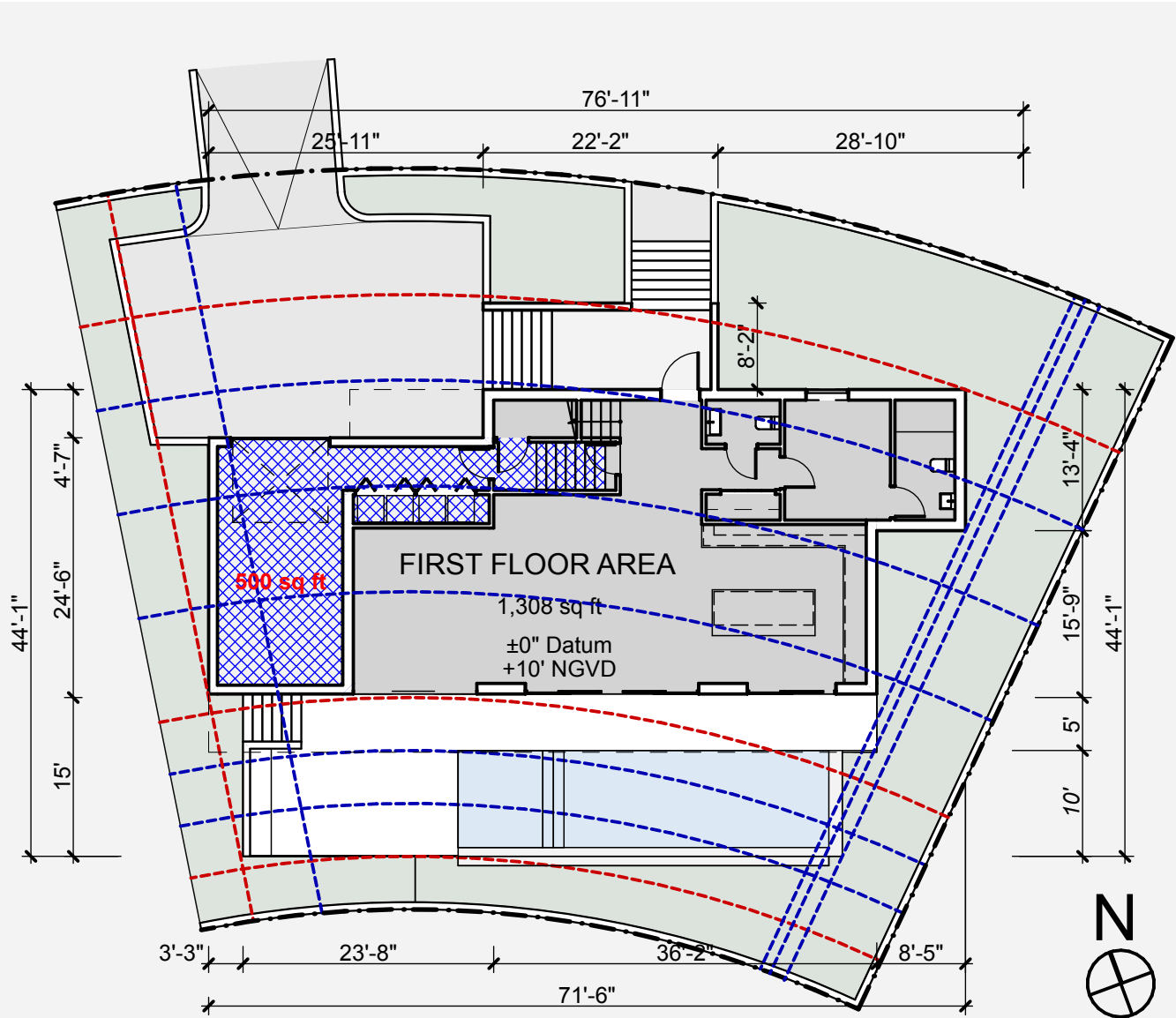
03.04.2022

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
03.04.2022	DRB SUBMITTAL

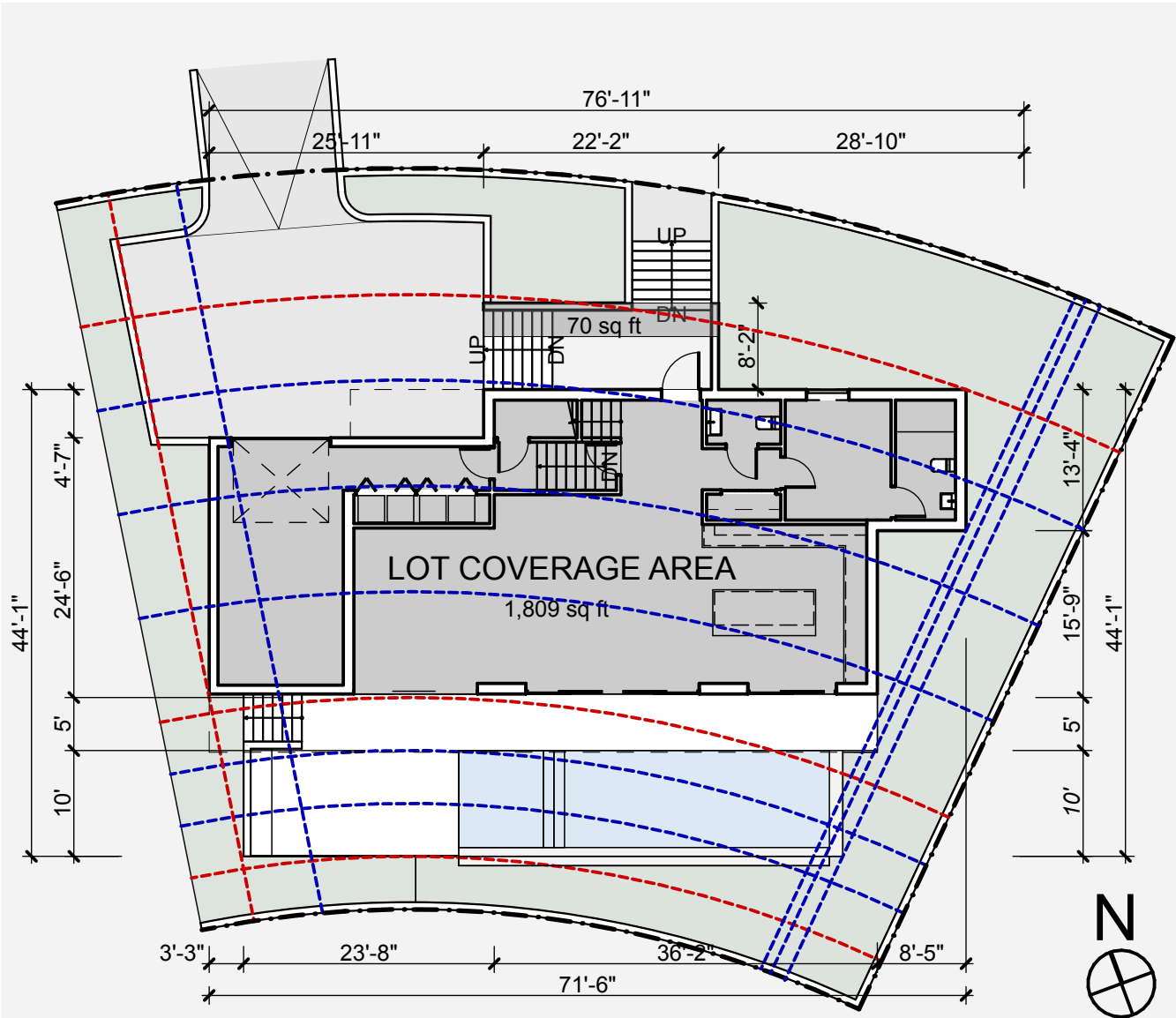


L702

File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/211005 291 PALM AVE/E/CAD/1 Design/DRB REVISIONS/DRB HEARING CHANGES/291 PALM AVENUE LOT B DRB REVISED.dwg - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.

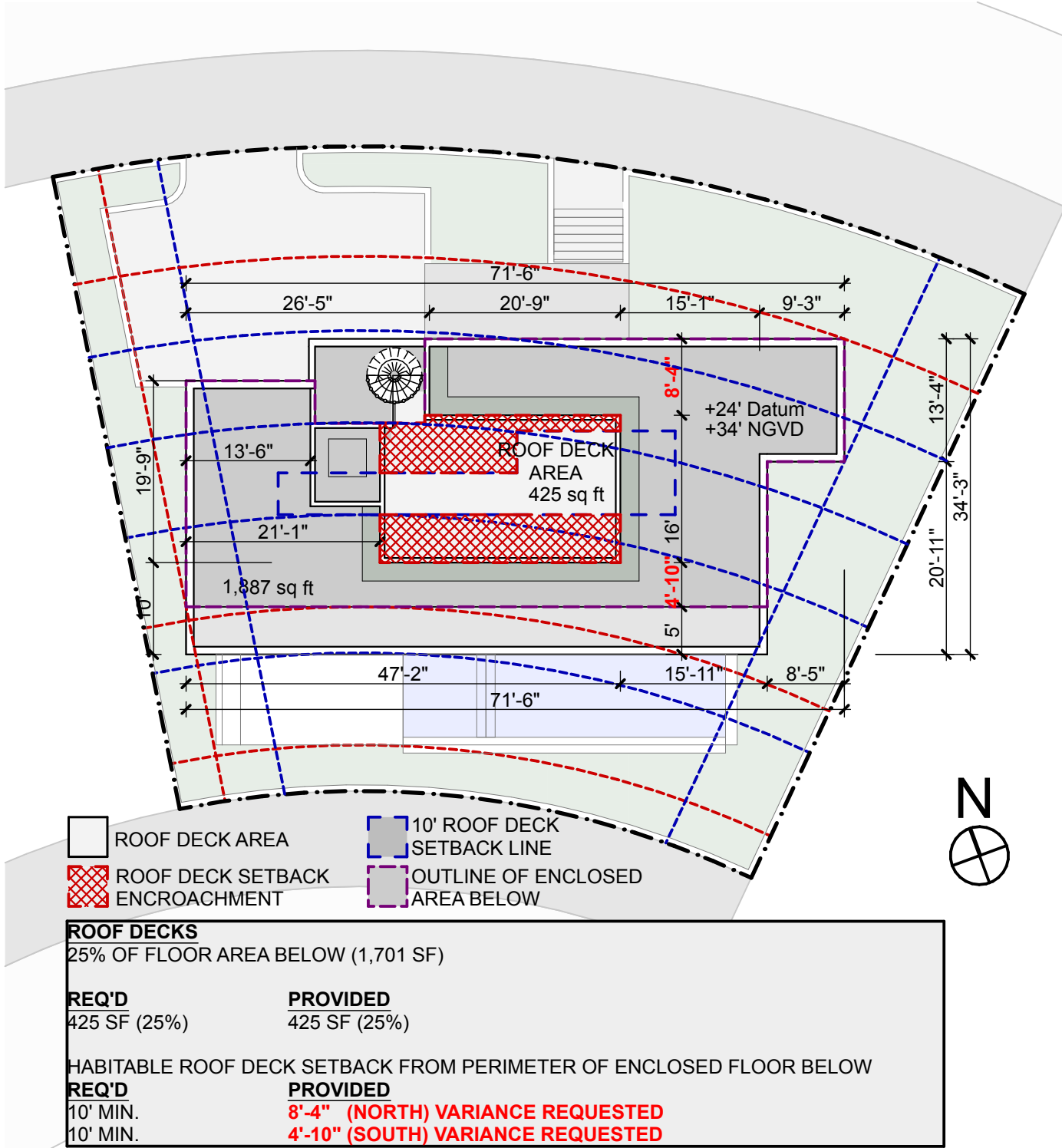


2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"

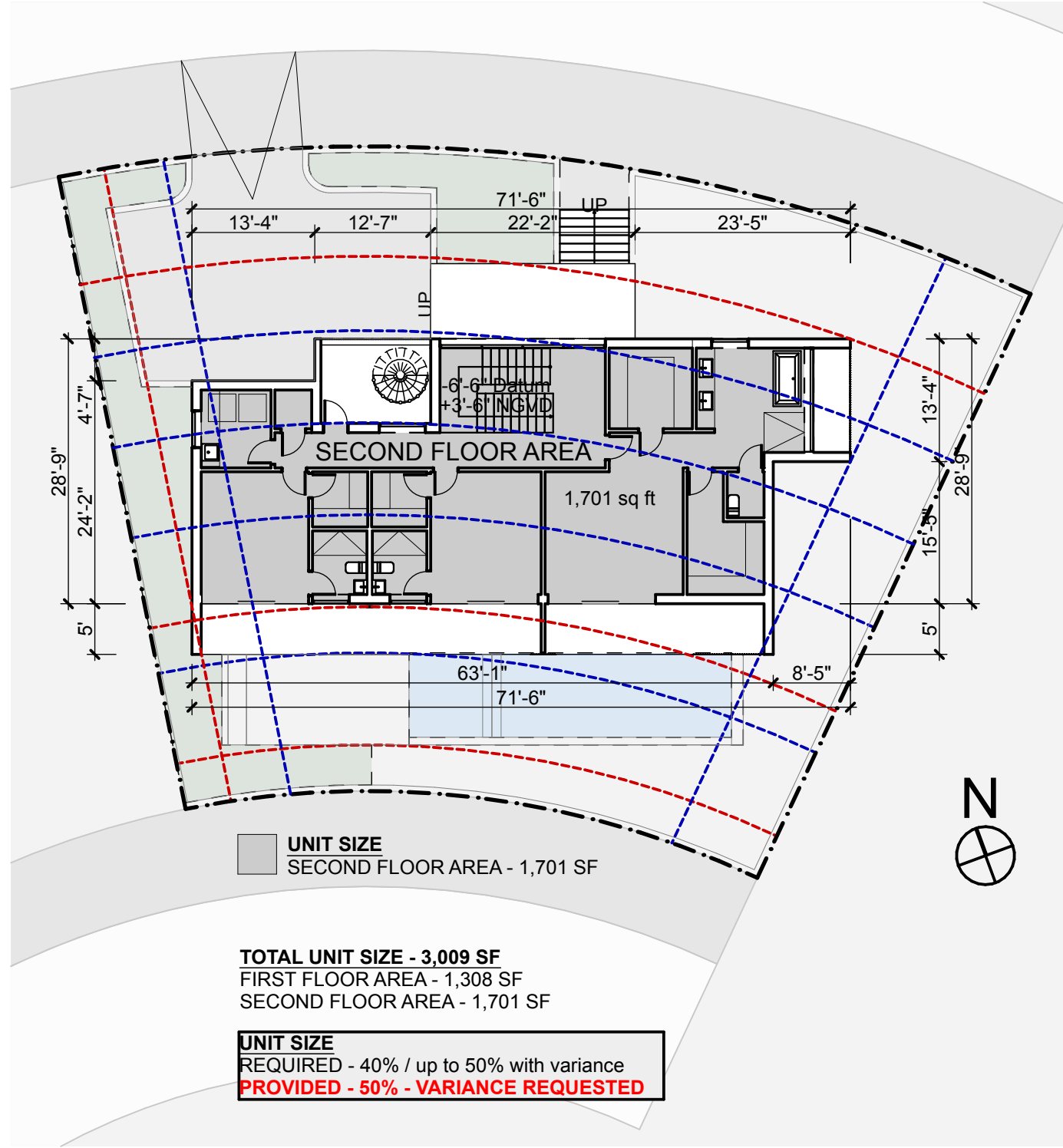


1 LOT B COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVENUE/21005 291 PALM AVENUE LOT B PRE REVISED.dwg - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



2 LOT B - ROOF DECK AREA DIAGRAM
SCALE: 1/16" = 1'-0"



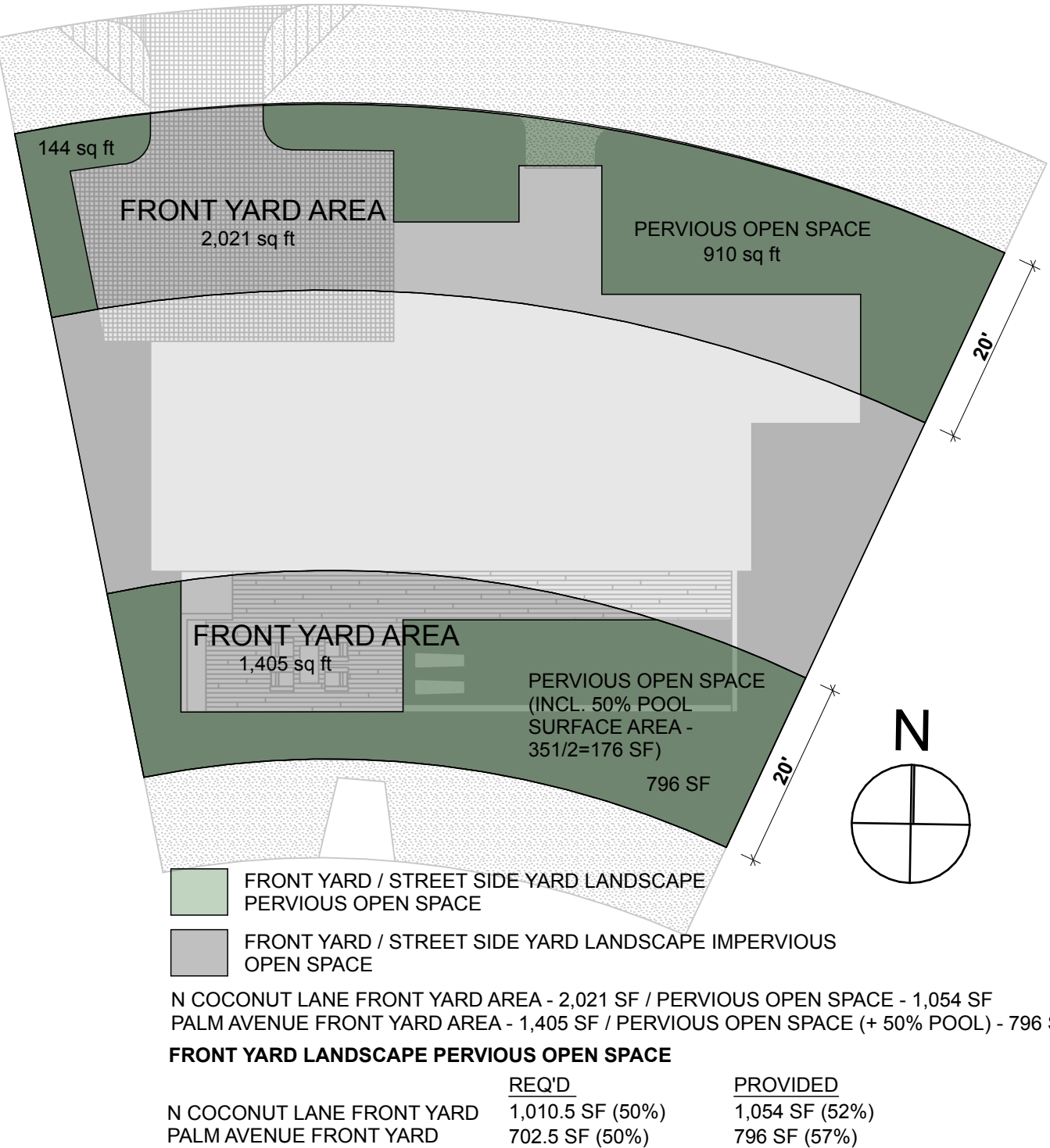
1 LOT B - SECOND FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"

File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/I Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.

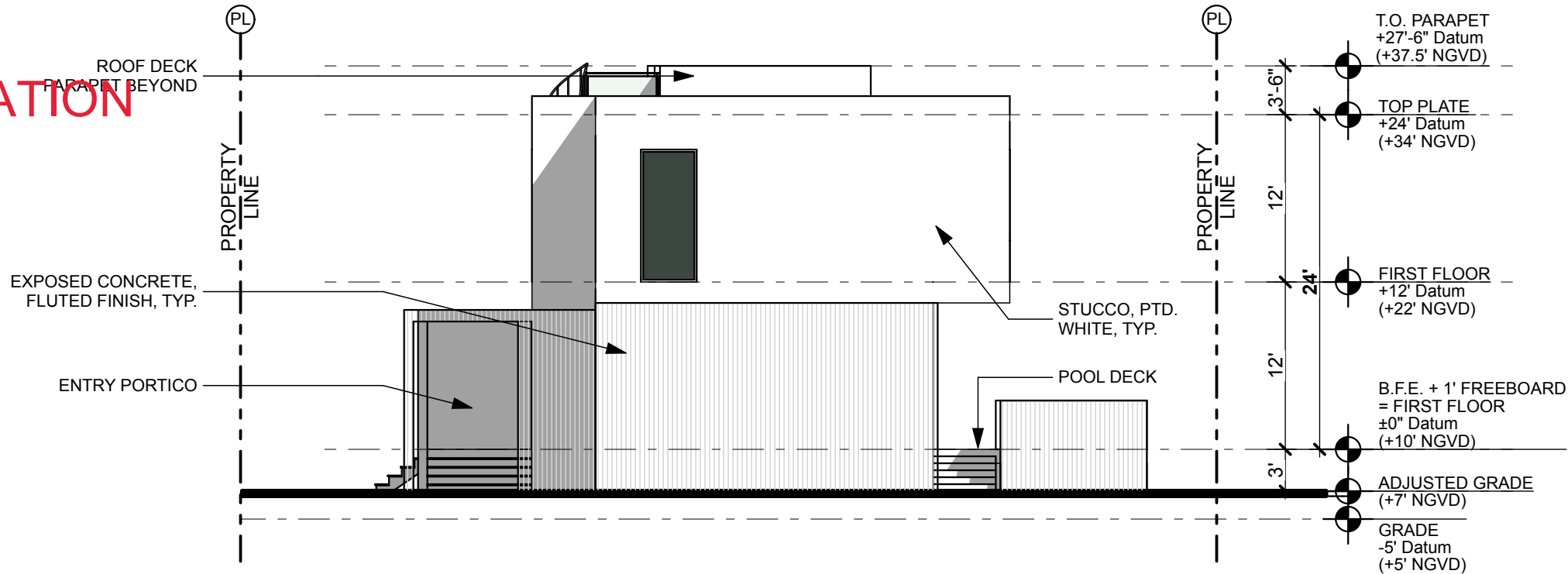
1

LOT B - OPEN SPACE DIAGRAM

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



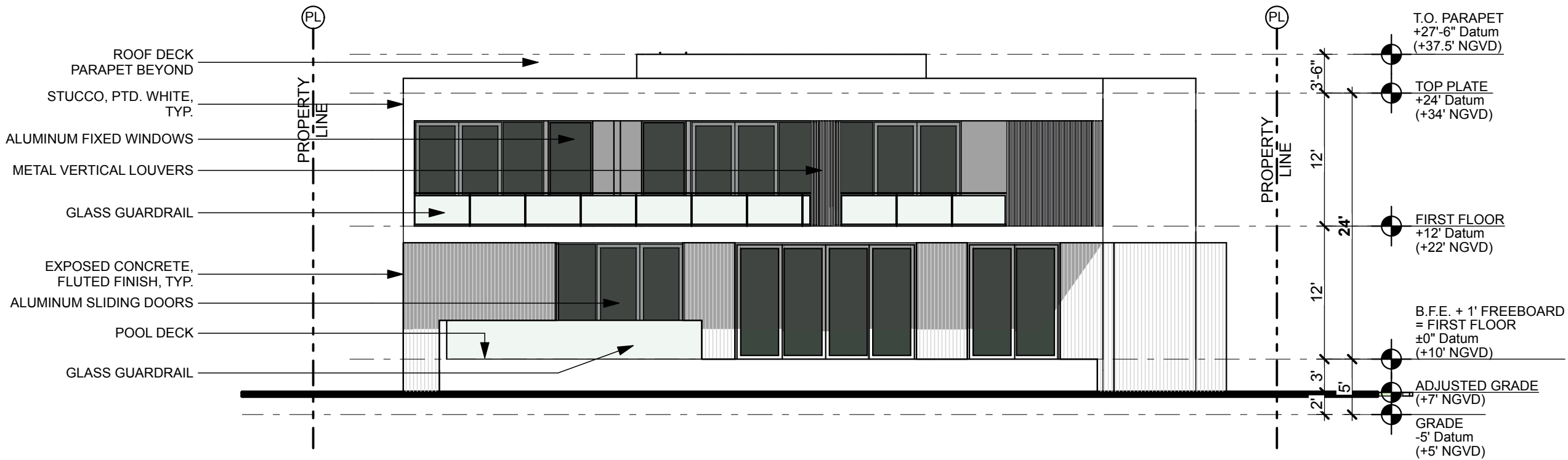
PREVIOUS ELEVATION



2

WEST ELEVATION

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



1

SOUTH ELEVATION

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

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 - LOT B

Sheet Title

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



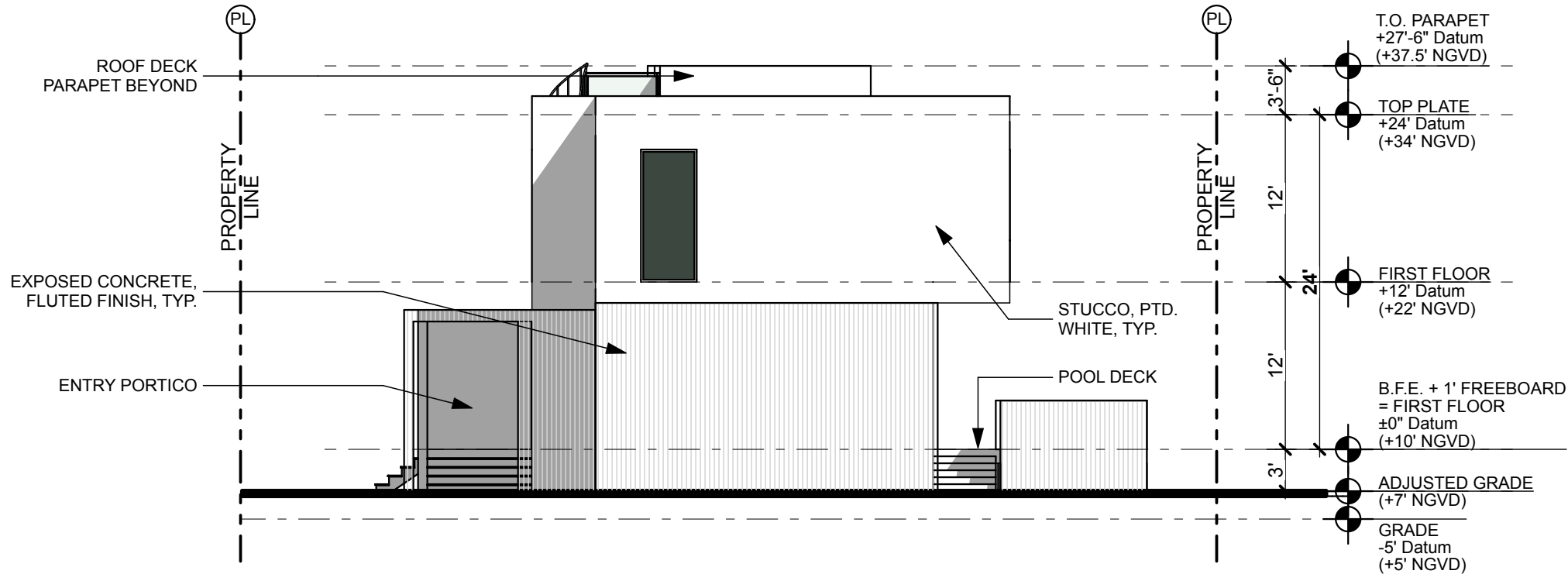
A-201B

File: /Users/ethanroyal/OneDrive (royalbyckovas) 2021 PROJECTS/21005 291 PALM AVENUE/E-CAD/1 Design/DBS REVISIONS/DBS HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.

2

WEST ELEVATION

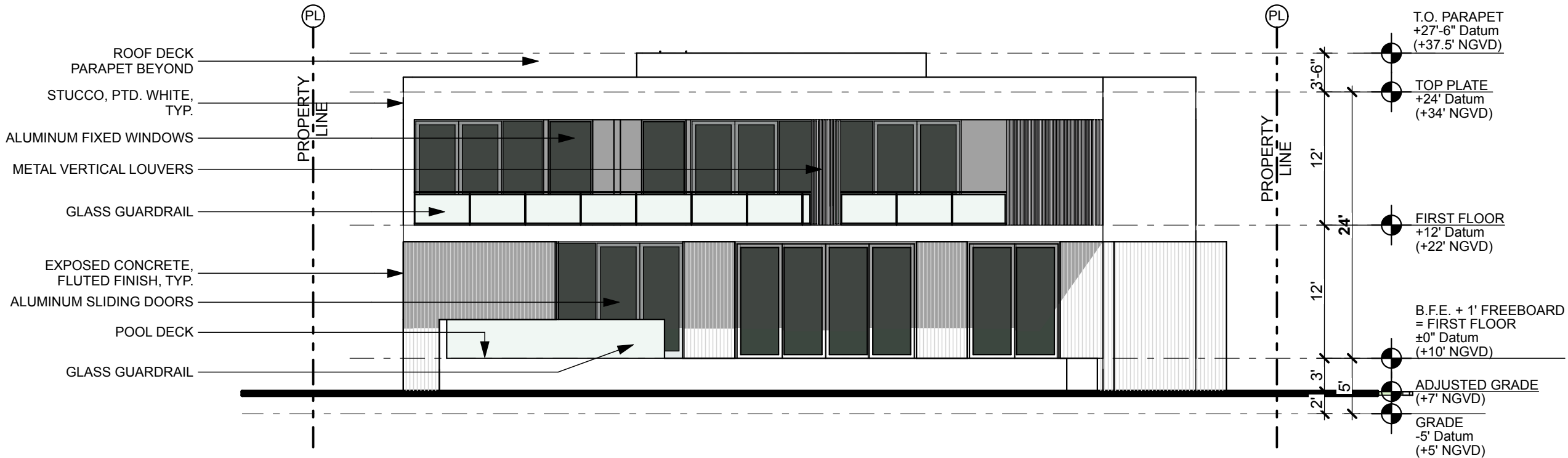
SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

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



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 - LOT B

Sheet Title

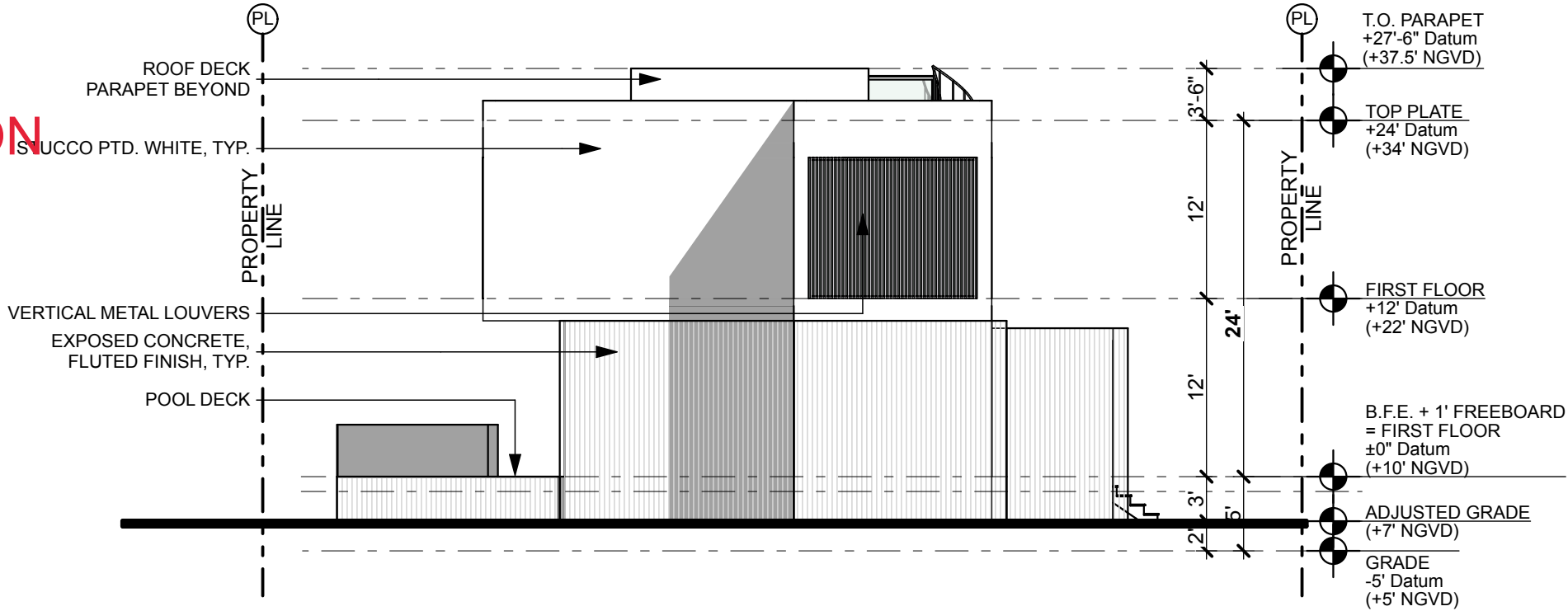
LOT B - ELEVATIONS
3/32" = 1' - 0"



A-201B

File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/291 PALM AVENUE LOT B.DBB FINAL.dgn - By RBB - Date: 12/6/21
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.

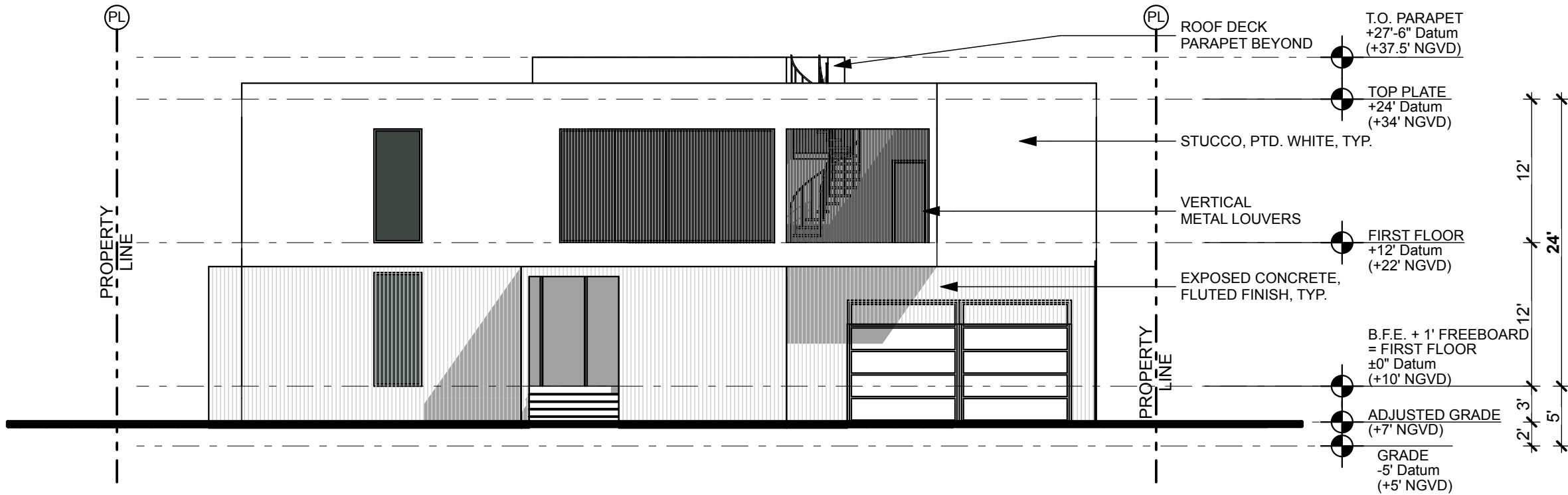
PREVIOUS ELEVATION



2

EAST ELEVATION

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



1

NORTH ELEVATION

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

R&B

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

OWNER INFORMATION

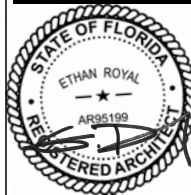
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

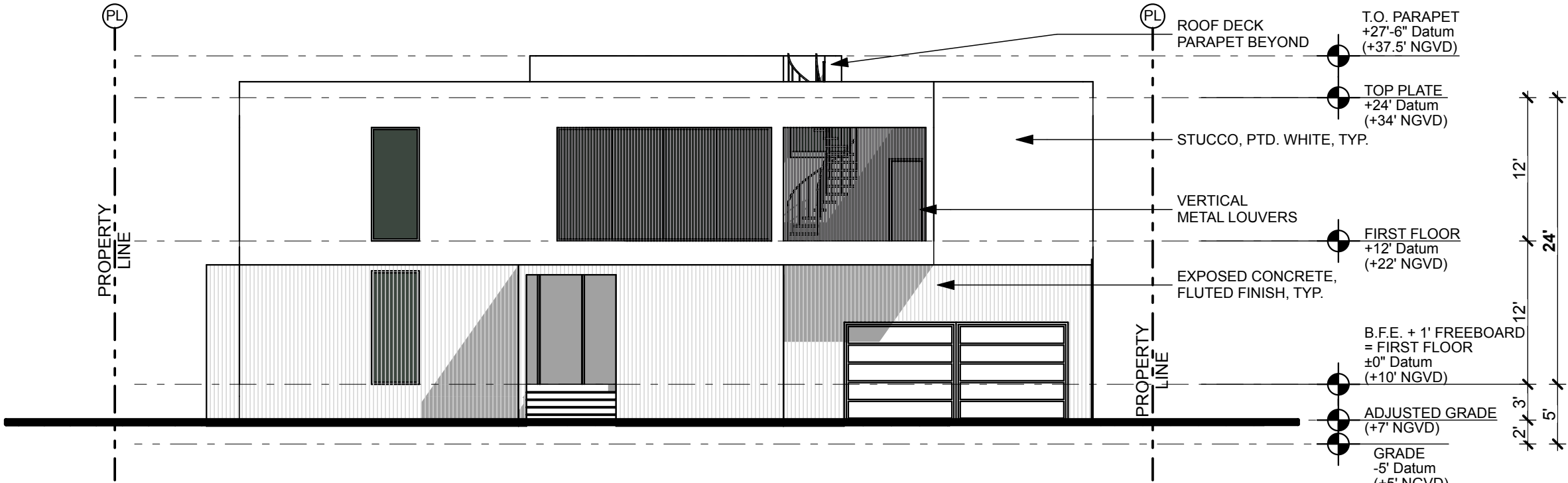
Sheet Title

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



A-202B

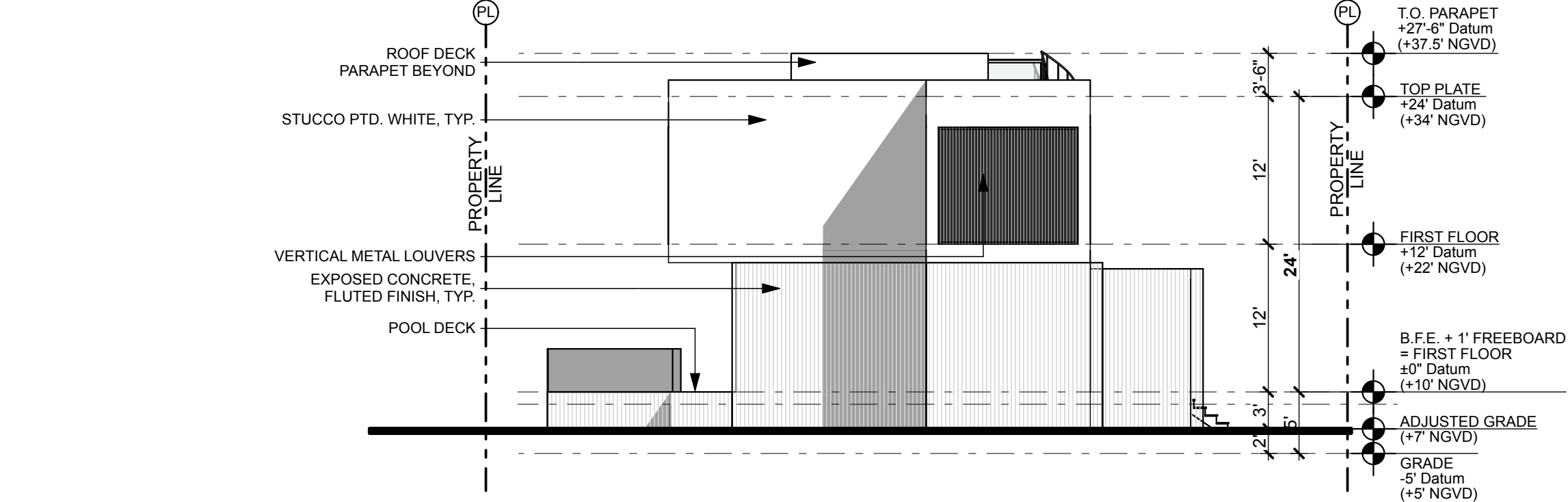
File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.dgn - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



1

NORTH ELEVATION

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



2

EAST ELEVATION

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

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 - LOT B

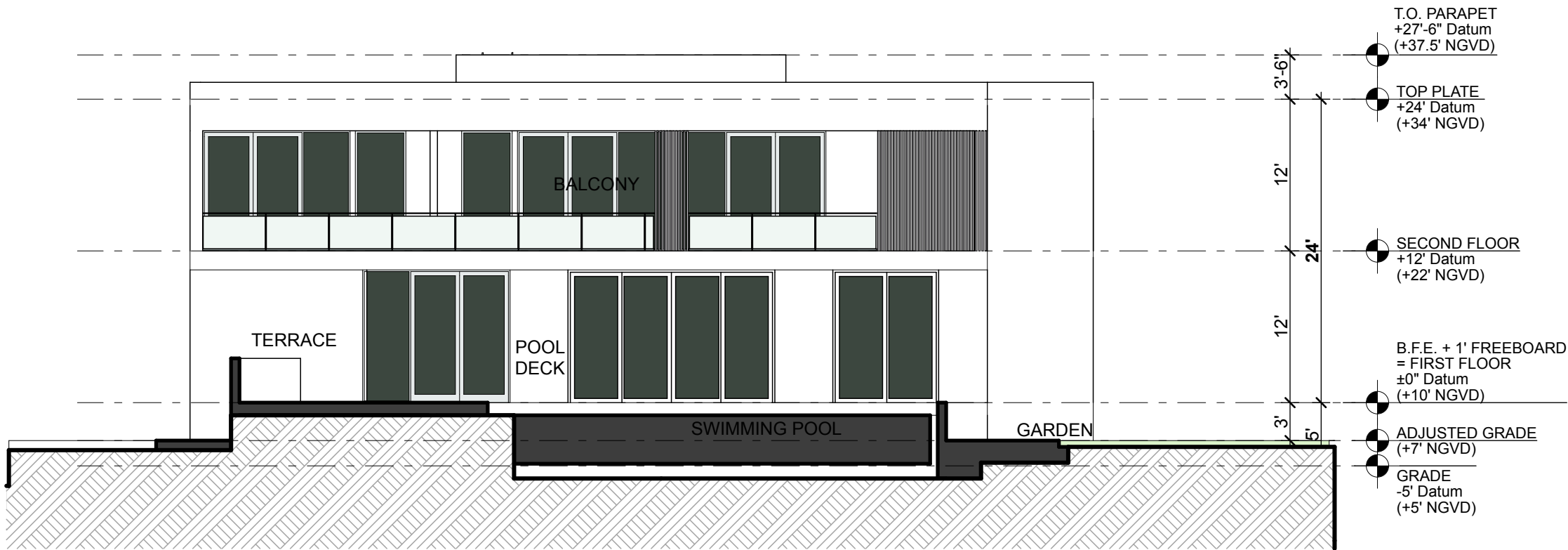
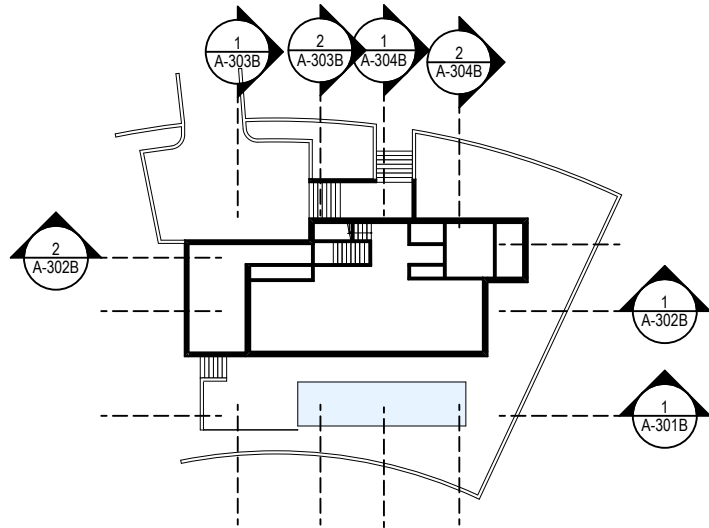
Sheet Title

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



A-202B

File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/211005 291 PALM AVE/E/CAD/I Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



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 - LOT B

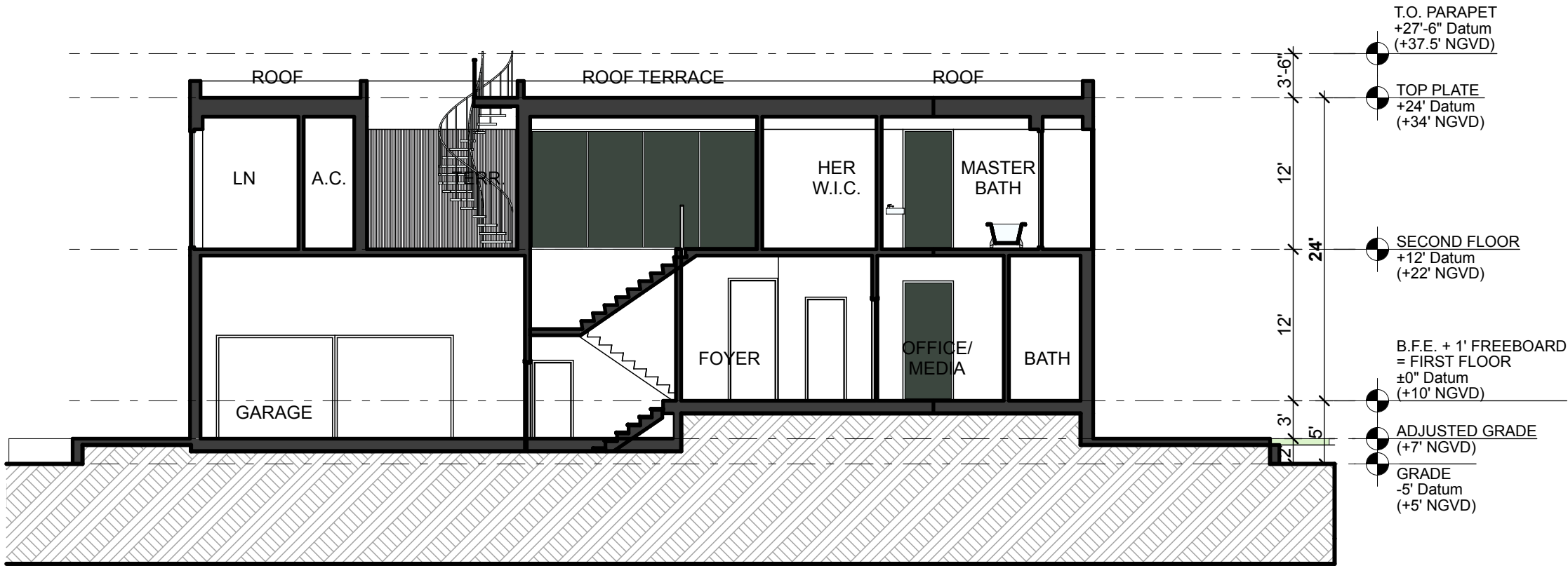
Sheet Title

LOT B - SECTIONS

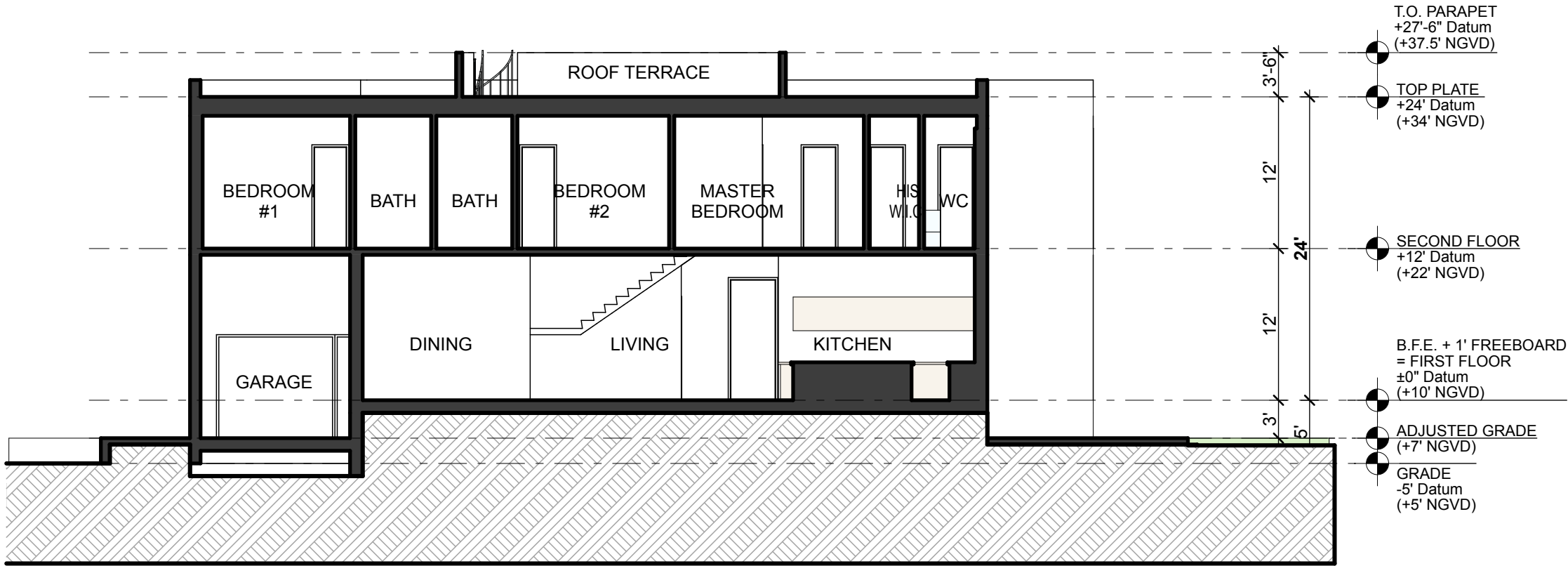


A-301B

File: /Users/ethanroyal/OneDrive (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.dgn - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



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



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

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 - LOT B

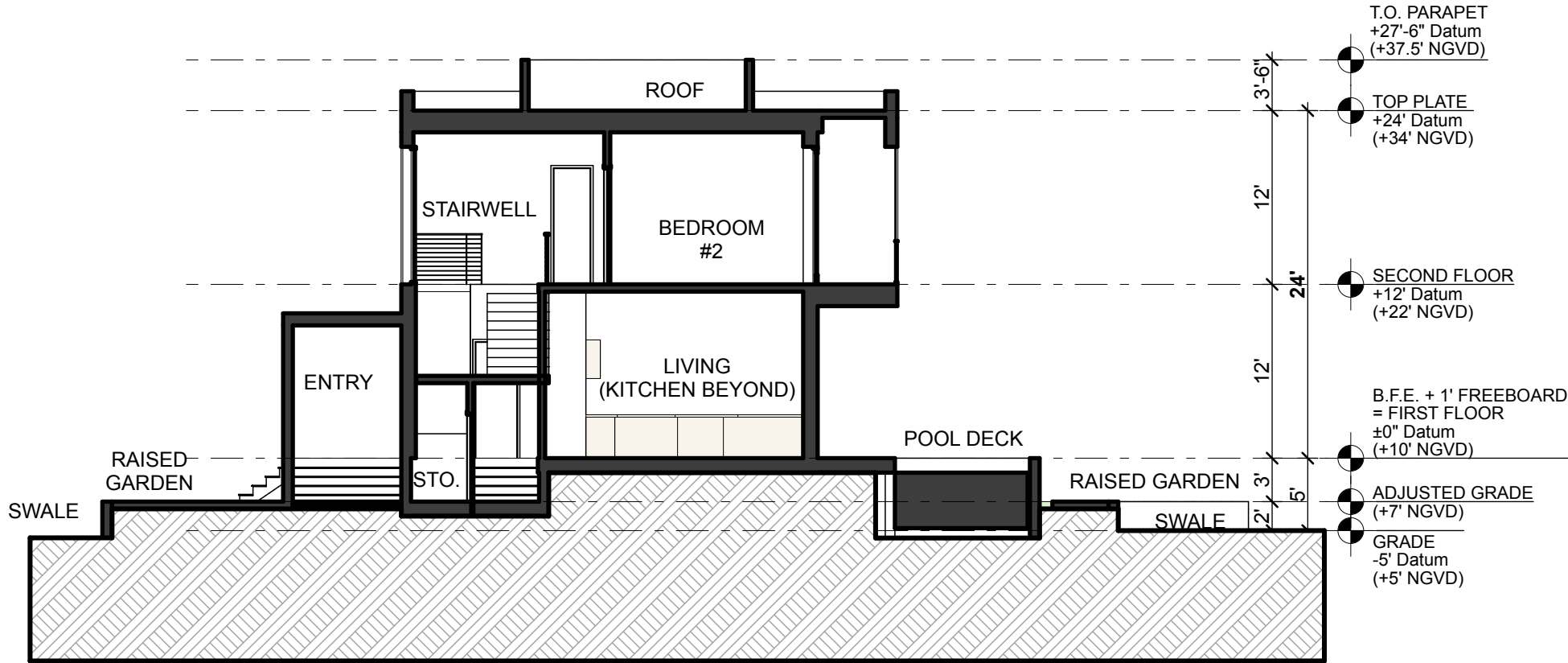
Sheet Title

LOT B - SECTIONS

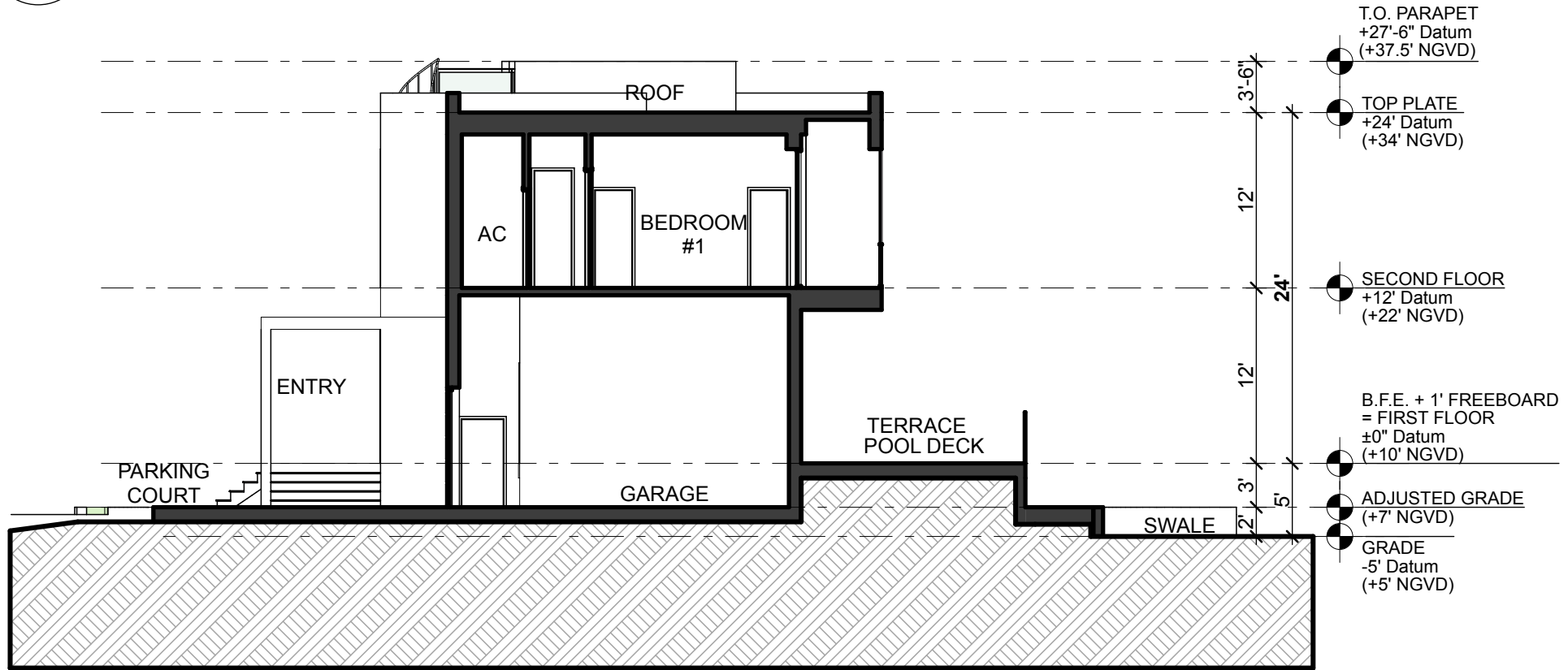


A-302B

File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVE/E-CAD/1 By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All
copyrights reserved (c) 2021.



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



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

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 - LOT B

Sheet Title

LOT B - SECTIONS

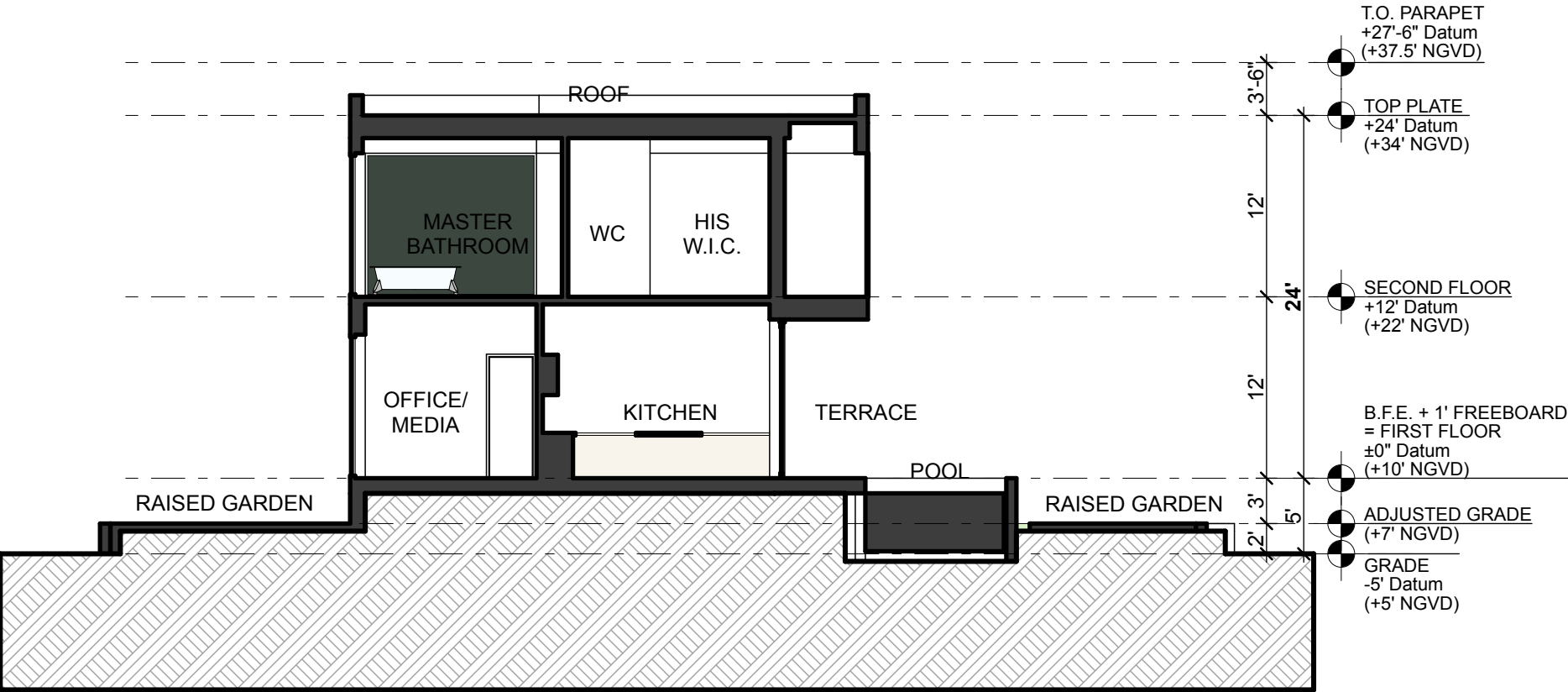


A-303B

File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/211004 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.

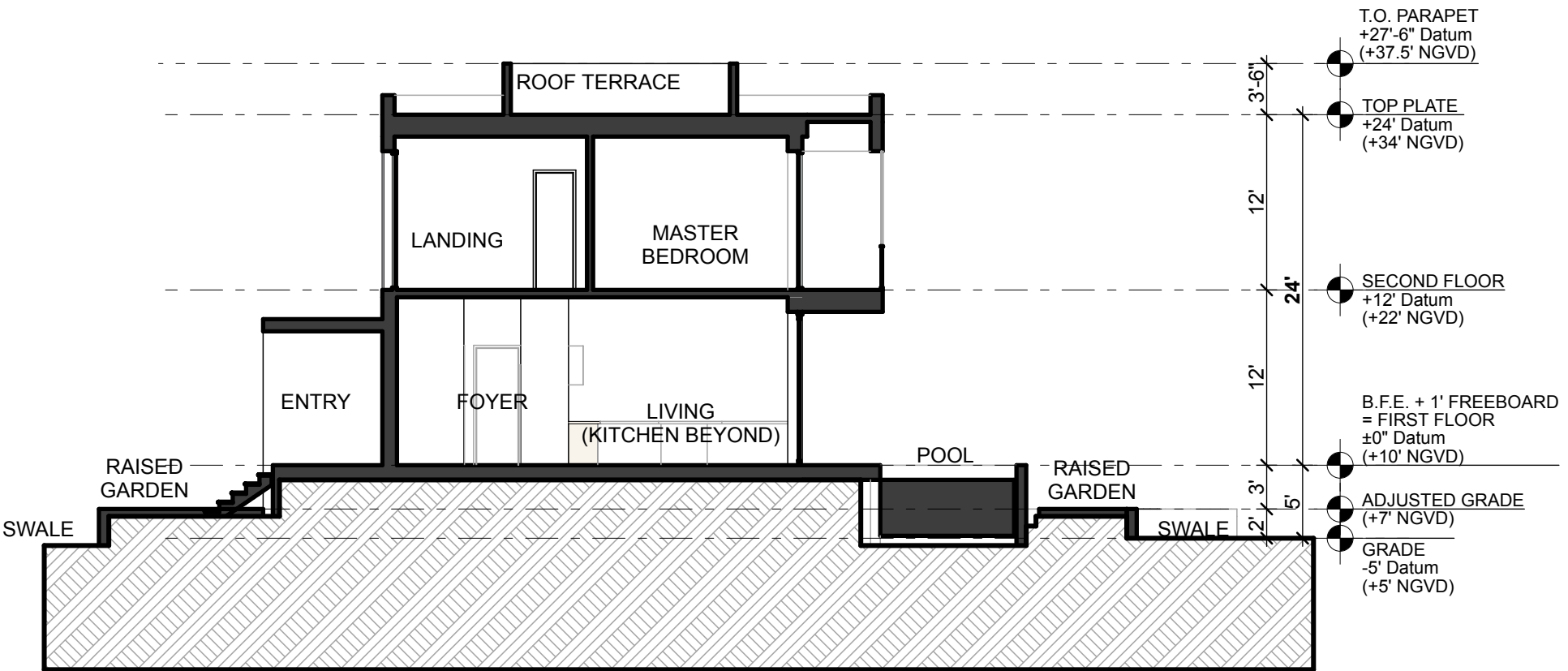
2

SECTION 4
SCALE: 3/32" = 1'-0"



1

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



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 - LOT B

Sheet Title

LOT B - SECTIONS

STATE OF FLORIDA
ETHAN ROYAL
REGISTERED ARCHITECT
AR95199

A-304B

File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/R&B REVISIONS/291 PALM AVENUE LOT 4.DWG ETML.dgn - By: R&B - Date: 12/4/21
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.

#	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	



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

NEIGHBORHOOD DEVELOPMENT
ANALYSIS



File: /Users/ethanroyal/Onebox (royalbyckovas) /2021 PROJECTS/211005 291 PALM AVE/E-CAD/I Design/DBB REVISIONS/291 PALM AVE/LOT 4.DBB FINAL.dgn - By: RBB - Date: 12/4/21
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



1 CONTEXT MAP
SCALE: N.A.



11 288 PALM AVE.



12 288 PALM AVE.



2 287 PALM AVE.



5 312 PALM AVE.



8 300 PALM AVE.



13 288 PALM AVE.



3 287 PALM AVE.



6 312 PALM AVE.



9 300 PALM AVE.



14 286 PALM AVE.



4 312 PALM AVE.



7 312 PALM AVE.



10 300 PALM AVE.



15 281 PALM AVE.

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

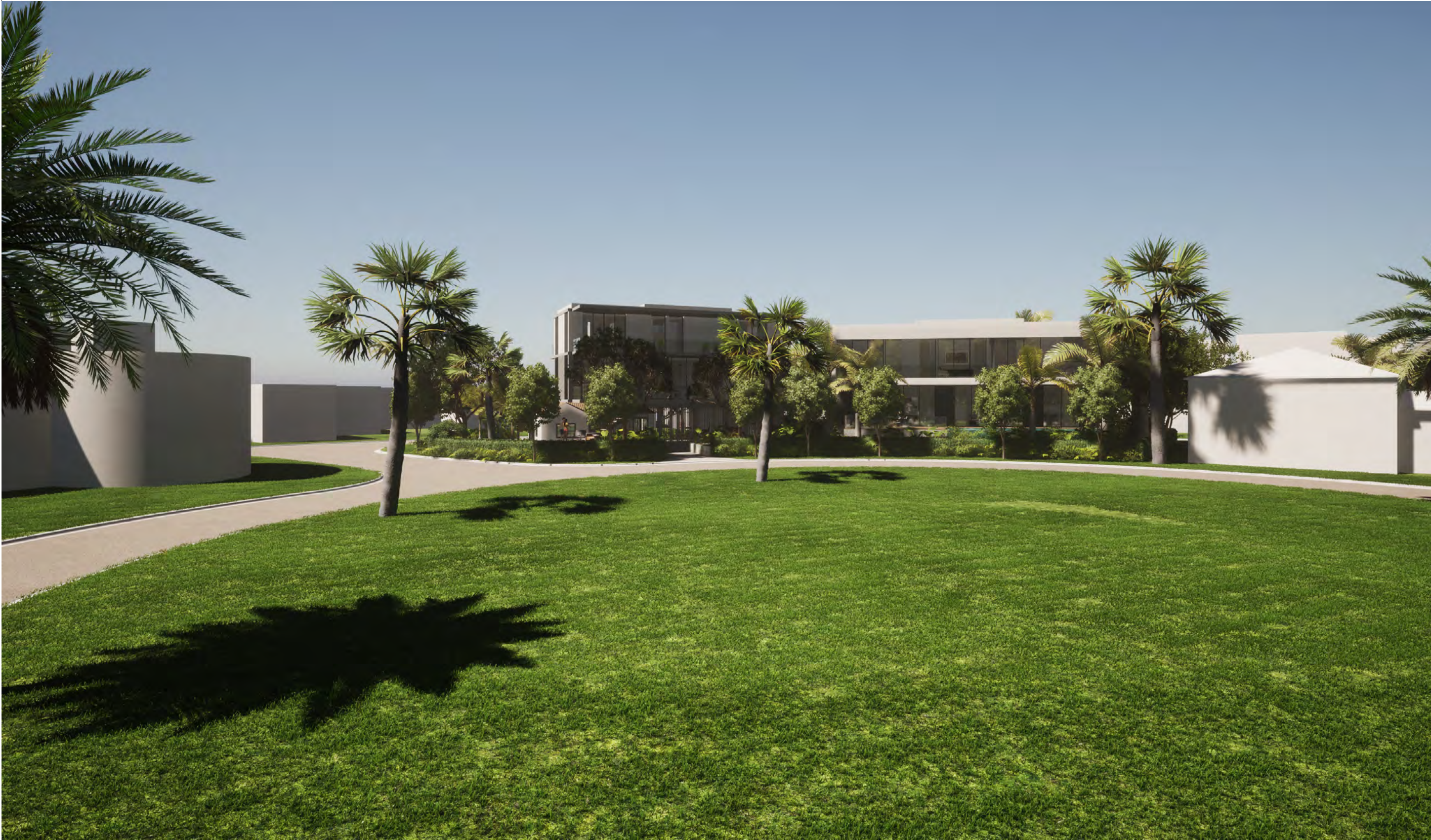
Sheet Title

EXISTING INTERIOR LOT
CONTEXT



A-004

File: /Users/ethanroyal/Onebox (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E CAD/1 Design/DBB REVISIONS/291 PALM AVENUE LOT A.DBB FINAL.dgn - By: RBB - Date: 1/27/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



STREET 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

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-512