

291 PALM AVENUE - LOT B - DESIGN REVIEW BOARD

September 9th. 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 and DRB21-0739



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 and multiple communications
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/I Design/DBA REVISIONS/DBA HEARING CHANGES/291 PALM AVENUE LOT A PRE REVISIONS.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 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.

R&B

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

OWNER INFORMATION

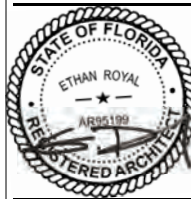
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

EXISTING INTERIOR LOT
CONTEXT



A-004

File: /Users/ethanroyal/Desktop (royalbyckovas) /2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBA REVISIONS/DBA HEARING CHANGES/291 PALM AVE LOT A DBA REVISIONS.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.

#	ADDRESS	LOT SIZE MIAMI BEACH, FL 33139 (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)
1	191 PALM AVE	7,000	2,577	36%	3,092	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%	3,470.00	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
*	291 PALM AVE	12021	2961	24.60%	3553	29.50%	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
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	N/A	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'
40	226 PALM AVE	7,000	4,439	63%			NA (2 STORIES)	NA	18'	8'	8'
41	222 PALM AVE	8,000	N/A	N/A			NA (2 STORIES)	NA	31'	N/A	N/A
42	218 PALM AVE	21,000	5,570	26%	6,684	31%	5,570 Sq.Ft	26%	31'	N/A	N/A
43	210 PALM AVE	43,000	11,933	27%			11,933 Sq.Ft	27%	40'	N/A	N/A
44	198 PALM AVE	30,000	12,217	40%			NA (2 STORIES)	NA	20'	N/A	N/A
45	190 PALM AVE	30,000	13,783	46%			13,783 Sq.Ft	46%	20'	N/A	N/A
46	222 S COCONUT LN	7,000	3,686	53%	4,423	63%	NA (2 STORIES)	NA	20'	N/A	N/A
47	224 S COCONUT LN	8,000	3,202	40%	3,842	48%	NA (2 STORIES)	NA	50'	N/A	N/A
48	228 S COCONUT LN	8,400	3,962	47%			NA (2 STORIES)	NA	25'	N/A	N/A
49	234 S COCONUT LN	8,400	3,140	37%	3,768	44%	NA (2 STORIES)	NA	25'	N/A	N/A

#	ADDRESS	LOT SIZE MIAMI BEACH, FL 33139 (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)
50	240 S COCONUT LN	8,400	3,727	44%			NA (2 STORIES)	NA	38'	N/A	N/A
51	244 S COCONUT LN	8,400	3,399	40%	4,078	48%	NA (2 STORIES)	NA	38'	N/A	N/A
52	250 S COCONUT LN	8,400	5,032	60%	6,038	71%	NA (2 STORIES)	NA	32'	N/A	N/A
53	256 S COCONUT LN	7,000	2,496	35%	2,995	42%	NA (2 STORIES)	NA	N/A	N/A	N/A
54	260 S COCONUT LN	7,000	3,717	53%	4,460	63%	3,717 Sq.Ft	53%	56'	N/A	N/A
55	262 S COCONUT LN	7,000	5,898	84%			5,898 Sq.Ft	84%	17'	N/A	N/A
56	266 S COCONUT LN	14,000	5,441	39%	6,529	46%	NA (2 STORIES)	NA	20'	N/A	N/A
57	276 S COCONUT LN	7,000	2,527	36%	3,032	43%	NA (2 STORIES)	NA	46'	N/A	N/A
58	280 S COCONUT LN	7,000	5,671	81%	6,805	97%	NA (2 STORIES)	NA	21'	N/A	N/A
59	288 S COCONUT LN	14,000	10,853	78%			NA (2 STORIES)	NA	28'	N/A	N/A
60	290 S COCONUT LN	7,000	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
61	294 S COCONUT LN	8,736	N/A	N/A			NA (2 STORIES)	NA	9'	N/A	N/A
62	298 S COCONUT LN	8,736	4,783	55%	5,739	65%	NA (2 STORIES)	NA	54'	N/A	N/A
63	302 S COCONUT LN	8,736	3,661	42%			NA (2 STORIES)	NA	42'	N/A	N/A
64	308 S COCONUT LN	8,643	5,697	66%			5,697 Sq. Ft	66%	25'	N/A	N/A
65	310 S COCONUT LN	8,736	1,787	20%	2,144	24%	1,787 Sq. Ft	20%	NEG. 1'-9"	N/A	N/A
66	316 S COCONUT LN	8,736	2,419	27%	2,902	33%	NA (2 STORIES)	NA	36'	N/A	N/A
67	320 S COCONUT LN	8,840	4,319	49%			NA (2 STORIES)	NA	15'	N/A	N/A
68	317 N COCONUT LN	7,924	2,752	35%	3,302	41%	NA (2 STORIES)	NA	NEG. 1'-0"	N/A	N/A
69	315 N COCONUT LN	8,505	3,613	42%			NA (2 STORIES)	NA	29'	N/A	N/A
70	311 N COCONUT LN	8,493	3,222	38%			NA (2 STORIES)	NA	35'	N/A	N/A
71	305 N COCONUT LN	8,493	4,693	55%			4,693 Sq. Ft	55%	15'	N/A	N/A
72	303 N COCONUT LN	8,493	3,880	46%	4,656	54%	3,880 Sq.Ft	46%	22'	N/A	N/A
73	297 N COCONUT LN	8,667	3,501	40%	4,201	48%	NA (2 STORIES)	NA	62'	N/A	N/A
74	295 N COCONUT LN	8,828	4,455	50%	5,346	60%	4,455 Sq.Ft	50%	23'	N/A	N/A
75	291 N COCONUT LN	7,000	2,261	32%	2,713	38%	2,261 Sq.Ft	32%	N/A	N/A	N/A
76	N/A	N/A	N/A	N/A			N/A	NA	30'	N/A	N/A
77	281 N COCONUT LN	7,000	2,002	28%	2,402	34%	2,002 Sq.Ft	28%	25'	N/A	N/A
78	277 N COCONUT LN	7,000	3,210	46%	3,852	55%	3,210 Sq.Ft	46%	20'	N/A	N/A
79	275 N COCONUT LN	8,414	3,529	42%			NA (2 STORIES)	NA	25'	N/A	N/A
80	269 N COCONUT LN	14,579	3,570	24%			NA (2 STORIES)	NA	21'	N/A	N/A
81	261 N COCONUT LN	7,000	2,410	34%	2,892	41%	2,410 Sq.Ft	34%	30'	N/A	N/A
82	257 N COCONUT LN	7,000	4,814	69%	5,776	82%	NA (2 STORIES)	NA	20'	N/A	N/A
83	253 N COCONUT LN	7,000	2,283	33%	2,739	39%	2,410 Sq.Ft	33%	30'	N/A	N/A
84	251 N COCONUT LN	7,000	3,594	51%	4,312	61%	NA (2 STORIES)	NA	24'	N/A	N/A
85	245 N COCONUT LN	7,000	4,686	67%			NA (2 STORIES)	NA	28'	N/A	N/A
86	241 N COCONUT LN	7,000	2,064	30%	2,476	35%	2,064 Sq.Ft	30%	22'	N/A	N/A
87	237 N COCONUT LN	7,000	4,420	63%			NA (2 STORIES)	NA	20'	N/A	N/A
88	235 N COCONUT LN	7,000	2,068	30%	2,481	35%	2,068 Sq.Ft	30%	46'	N/A	N/A
89	233 N COCONUT LN	7,000	6,607	94%			NA (2 STORIES)	NA	15'	N/A	N/A
90	225 N COCONUT LN	14,000	2,826	20%	3,391	24%	2,826 Sq.Ft	20%	44'	N/A	N/A
91	215 N COCONUT LN	14,000	2,445	17%	2,934	20%	2,445 Sq.Ft	17%	20'	N/A	N/A
92	211 N COCONUT LN	7,000	3,802	54%			NA (2 STORIES)	NA	21'	N/A	N/A
93	205 N COCONUT LN	7,000	1,760	25%	2,112	30%	1,760 Sq.Ft	25%	22'	N/A	N/A
94	201 N COCONUT LN	7,000	1,757	25%	2,108	30%	1,757 Sq.Ft	25%	22'	N/A	N/A
95	199 N COCONUT LN	7,000	1,805	26%			NA (2 STORIES)	NA	33'	N/A	N/A

AVERAGE	8,563	3,711	45.04%	3,516	47.17%		36.36%				
MEDIAN	7,000	3,222	44.00%	3,232	44.00%		32.00%				

PROPERTY DEVELOPMENT CHART

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



A-006

File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/L Design/DBA REVISIONS/R&B HEARING CHANGES/291 PALM AVENUE LOT A PRELIMINARY.DWG - 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.

#	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.

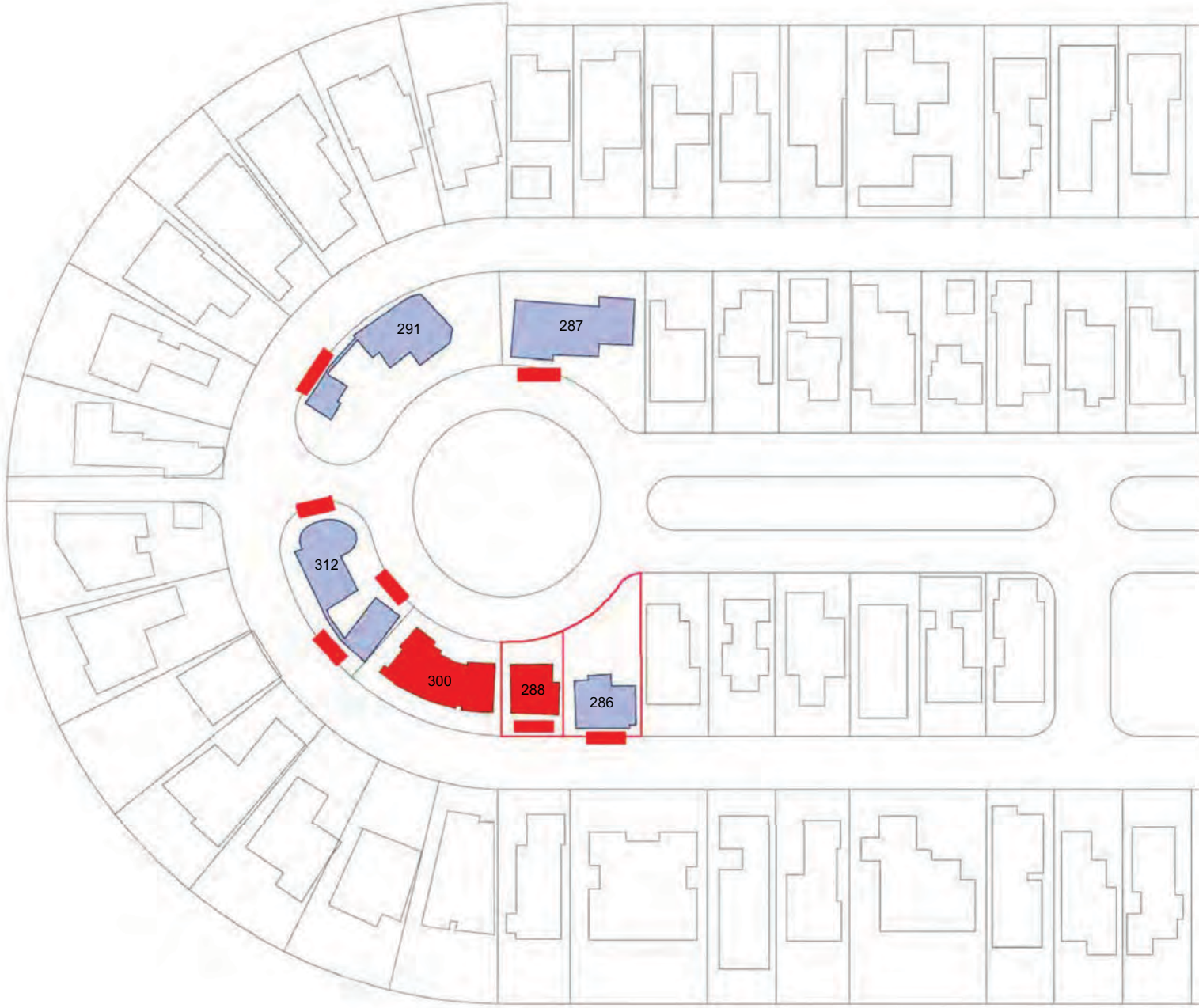
#	ADDRESS	LOT SIZE	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	ADJUSTED UNIT SIZE	UNIT SIZE 50% MAX	LOT COVERAGE	LOT COVERAGE	SETBACK		
									(SF)	30% MAX	1st. FRONT (FT)
	MIAMI BEACH,FL 33139	(SF)	(SF)	(%)	(SF +20%)	(+20 %)	(SF)	(%)			
24	287 PALM AVE	8,823	2,892	32%	3,470.00	39%	NA (2 STORIES)	NA	8'	26'	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	



File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DBA REVISONS/DBA HEARING CHANGES/291 PALM AVENUE LOT A PRE REVISONS.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 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

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

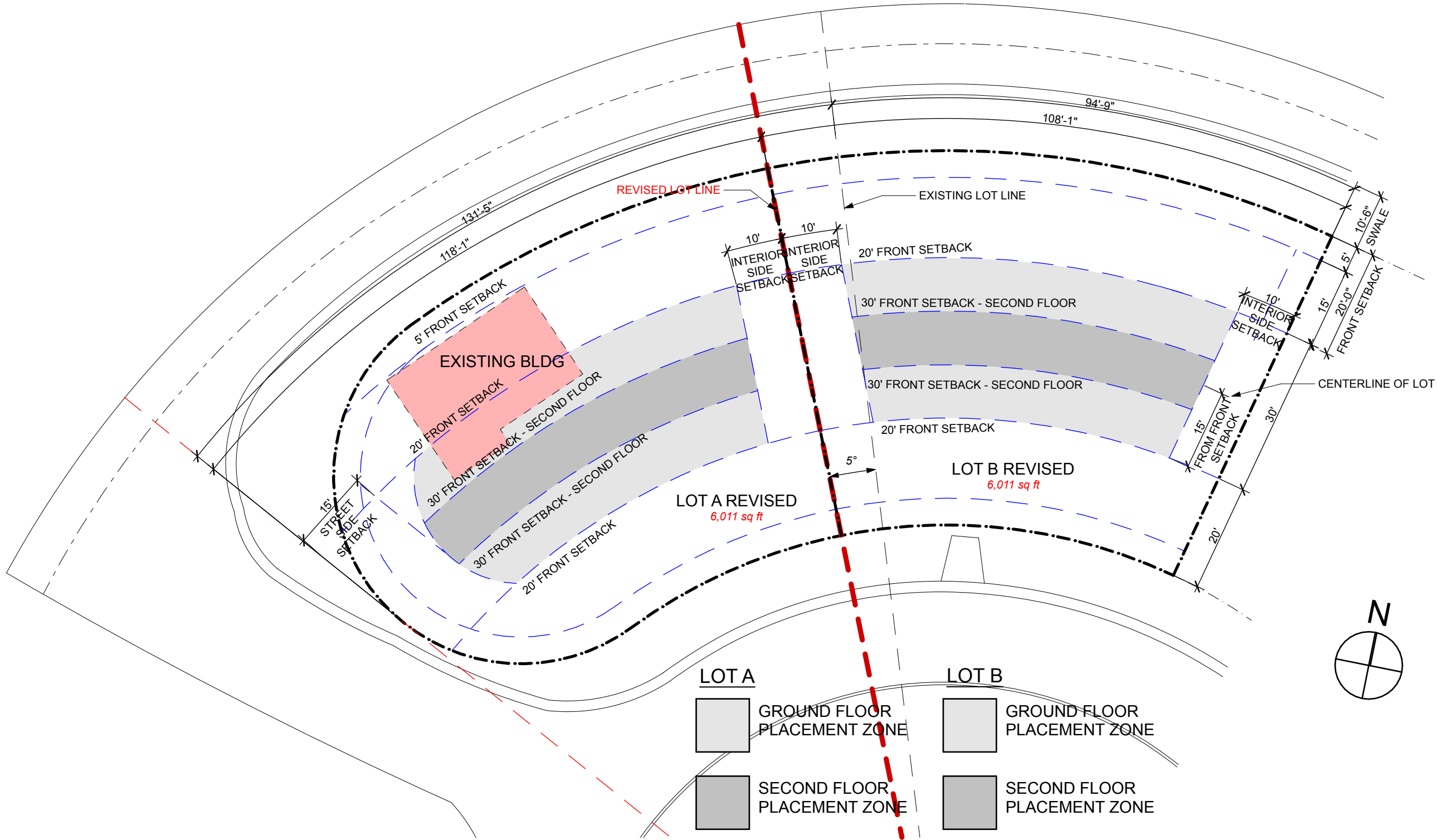
Sheet Title

CONTEXT DEVELOPMENT
ANALYSIS



A-008

File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E/CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT A PRE REVISIONS.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.



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

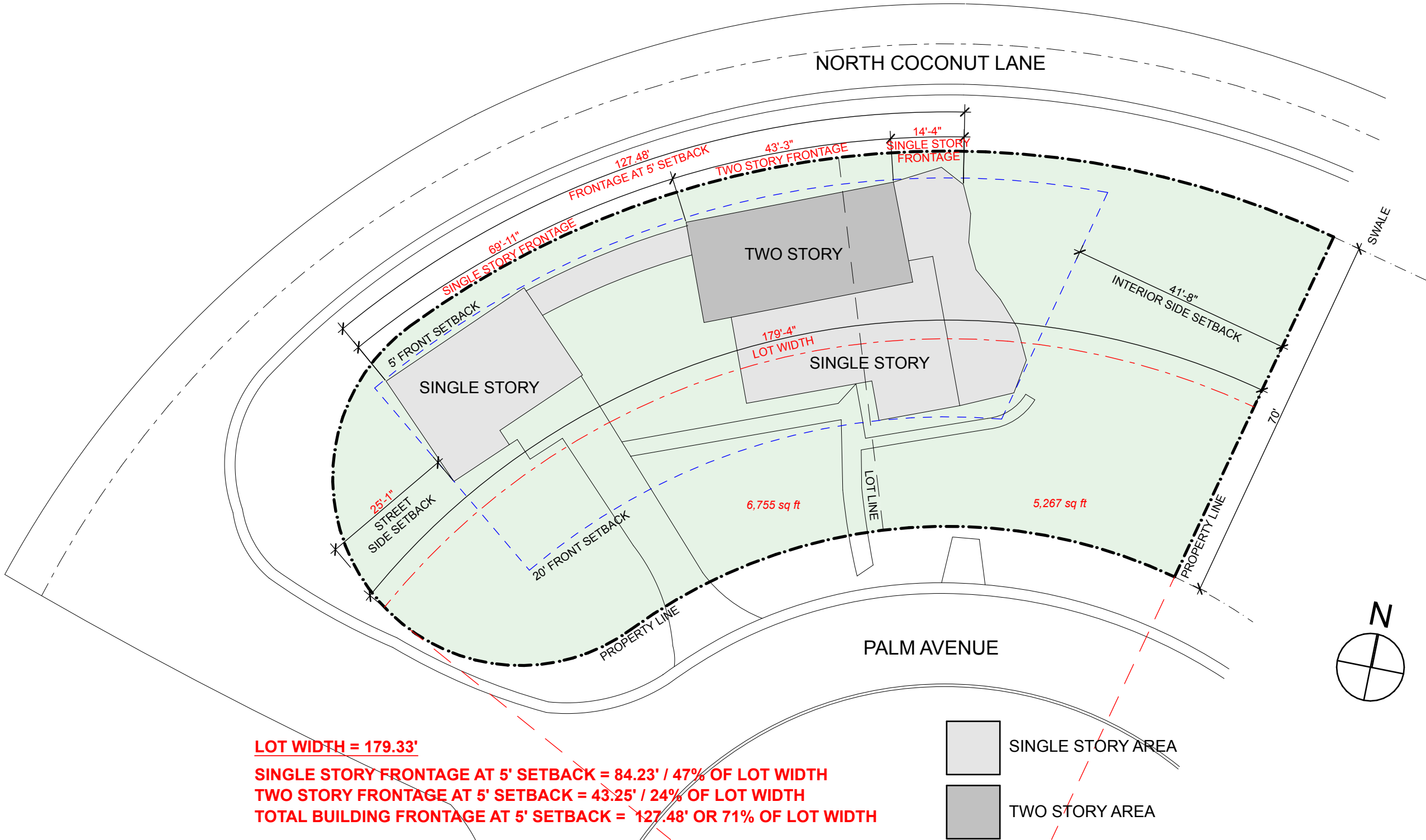
Sheet Title

SITE DIAGRAMS



A-016

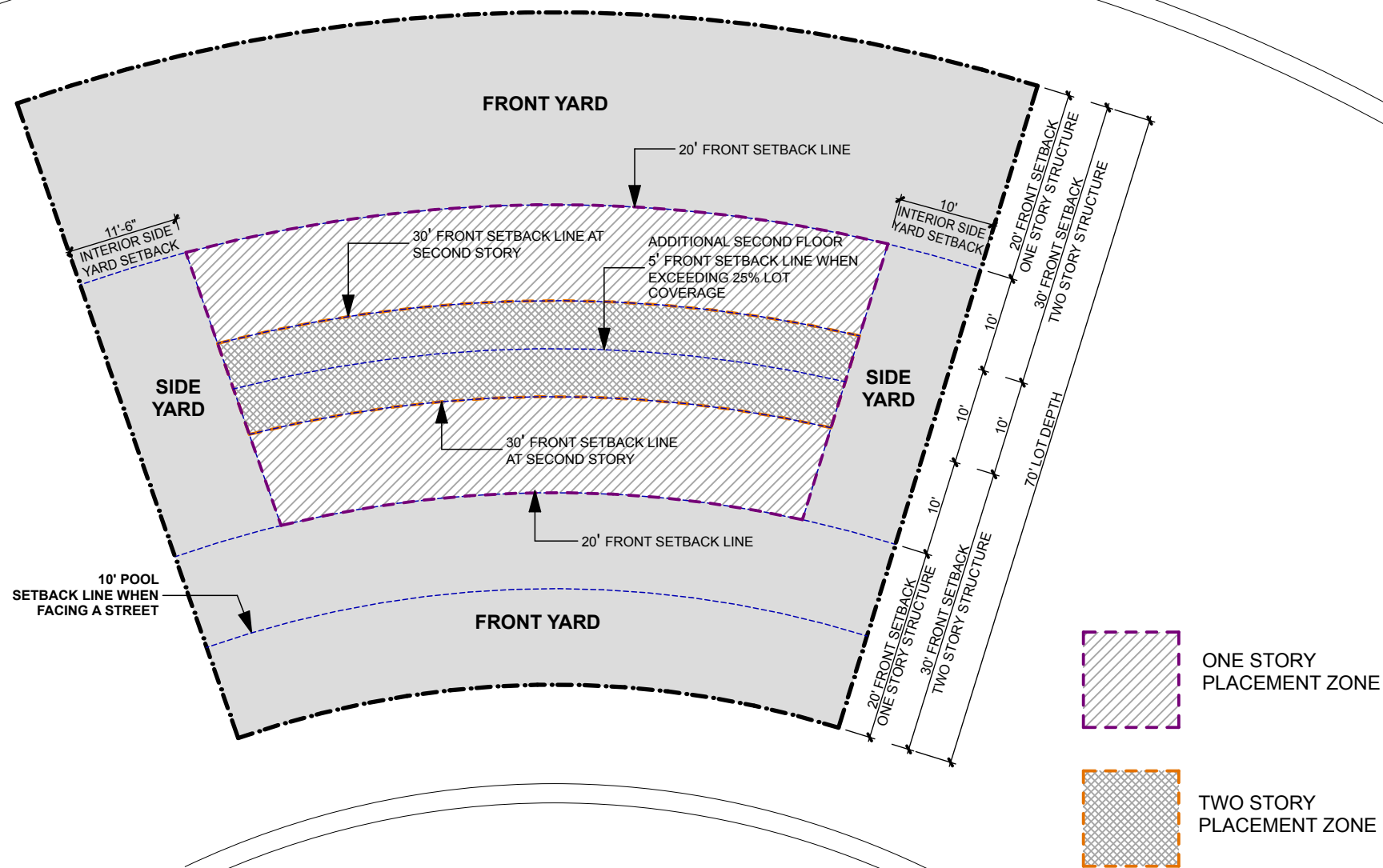
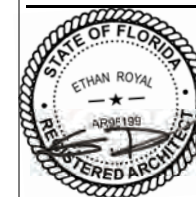
File: /Users/ethanroyal/Desktop (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E/CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT A PRE REVISIONS.dgn - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole 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

EXISTING SITE SETBACK DIAGRAM

SCALE: 1" = 20'



1

LOT B REQUIRED SETBACK DIAGRAM

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

File: /Users/ER/ Dropbox (royalbykovas) /21005.291 PALM AVE/E_CDD/1_Design/Lot B - DRB - Revised 4.pln By RRB Date: 5/9/22
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 ROYALBYKOVAS. All designs herein are property of ROYALBYKOVAS. All copyrights reserved (c) 2021.



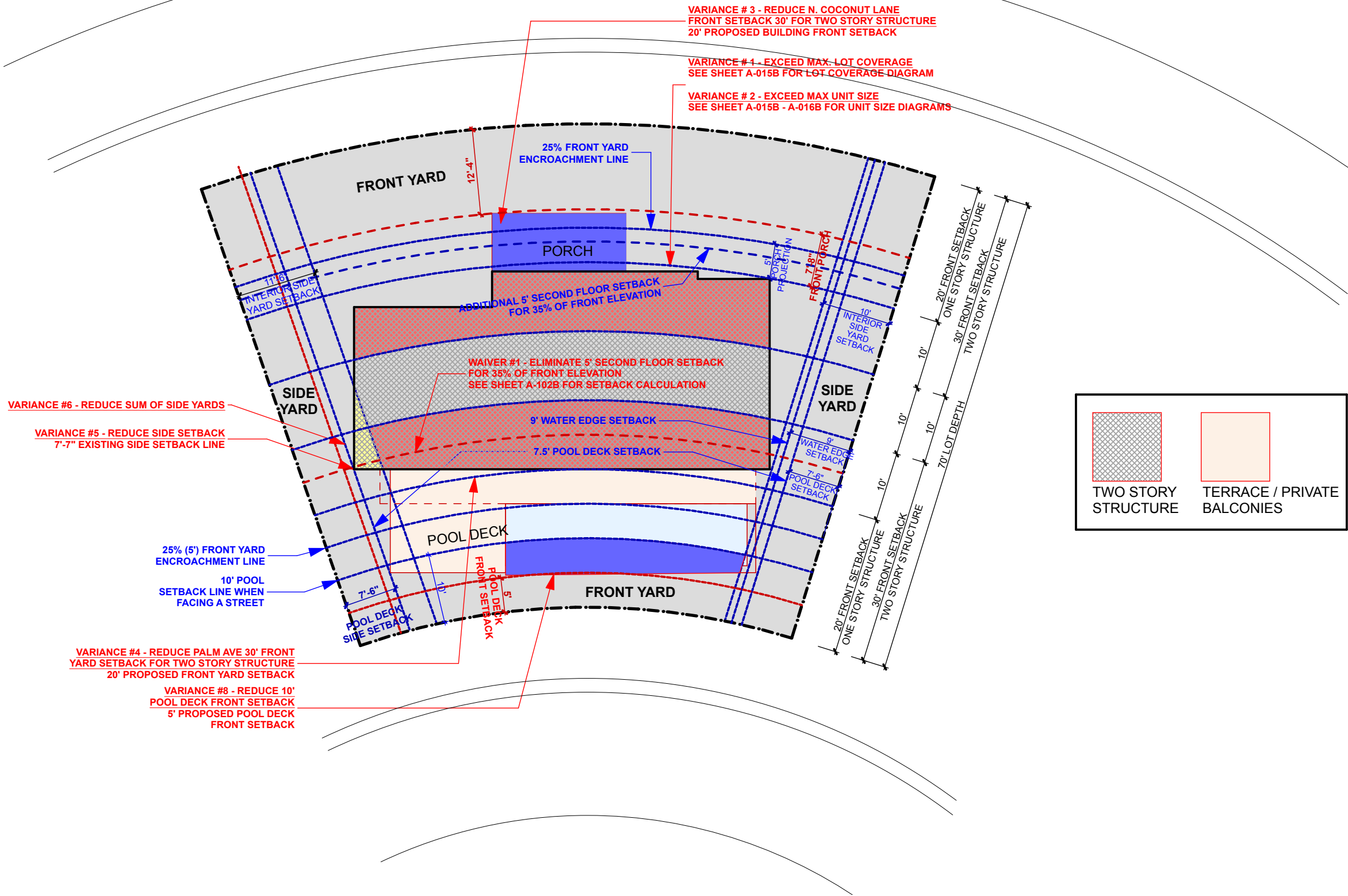
SCALE: 1/16" = 1'-0"

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/1 Lot B - DBB - Revised 5 pin - By R&B - Date: 6/9/22
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

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



Legend:

- TWO STORY STRUCTURE
- TERRACE / PRIVATE BALCONIES

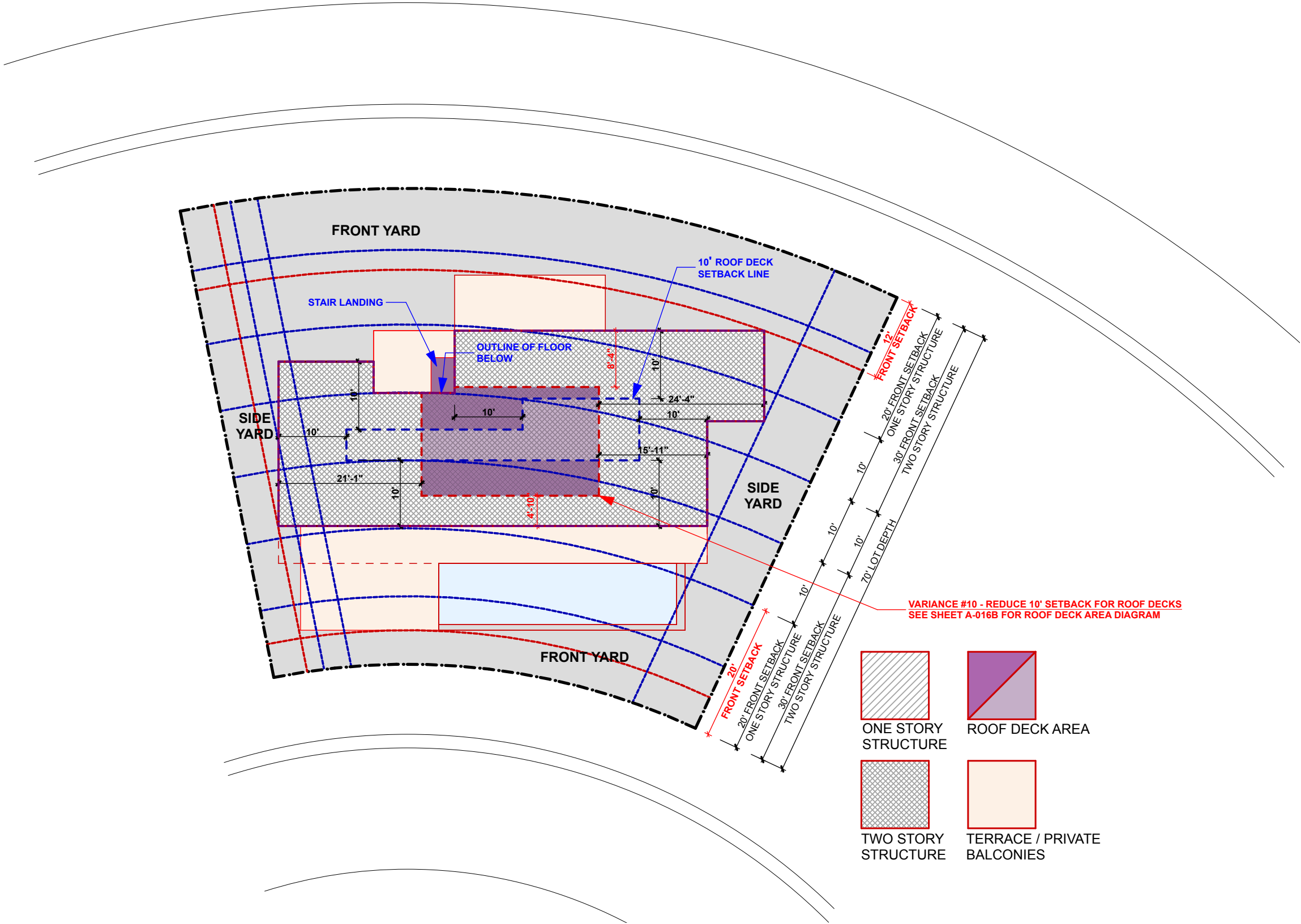
File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVE/E-CAD/1 Design/DRB REVISIONS/DRB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.dgn - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole 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.

PREVIOUS DRAWING

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

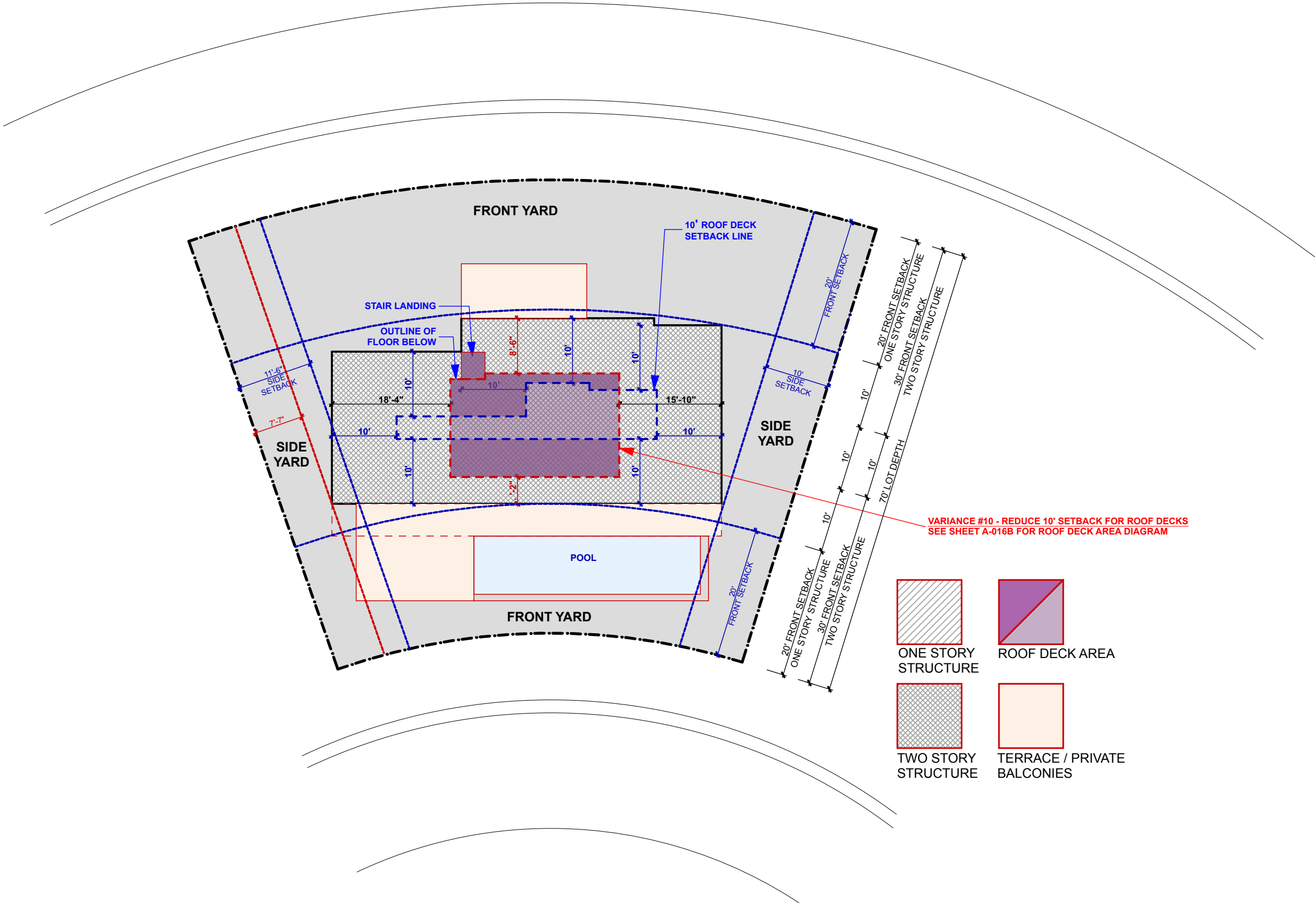


A-014B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Plot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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

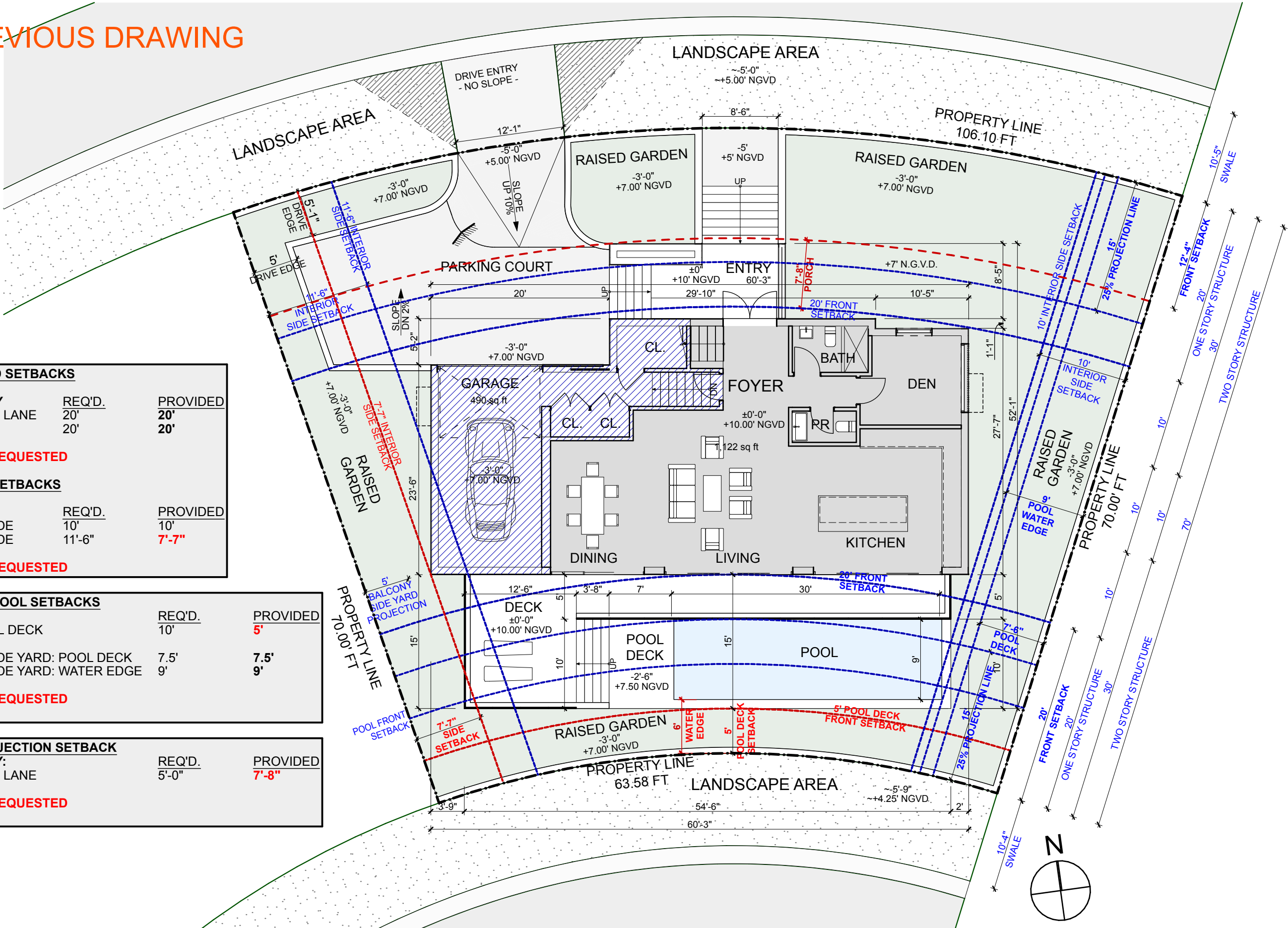
Sheet Title

LOT B VARIANCE DIAGRAMS



A-01.B

PREVIOUS DRAWING



FRONT YARD SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	20'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	7'-7"
VARIANCE REQUESTED		

SWIMMING POOL SETBACKS		
FRONT: POOL DECK	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		

PORCH PROJECTION SETBACK		
FIRST STORY:	REQ'D.	PROVIDED
N. COCONUT LANE	5'-0"	7'-8"
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"

STATE OF FLORIDA
ETHEAN ROYAL
AR95199
REGISTERED ARCHITECT

A-101B

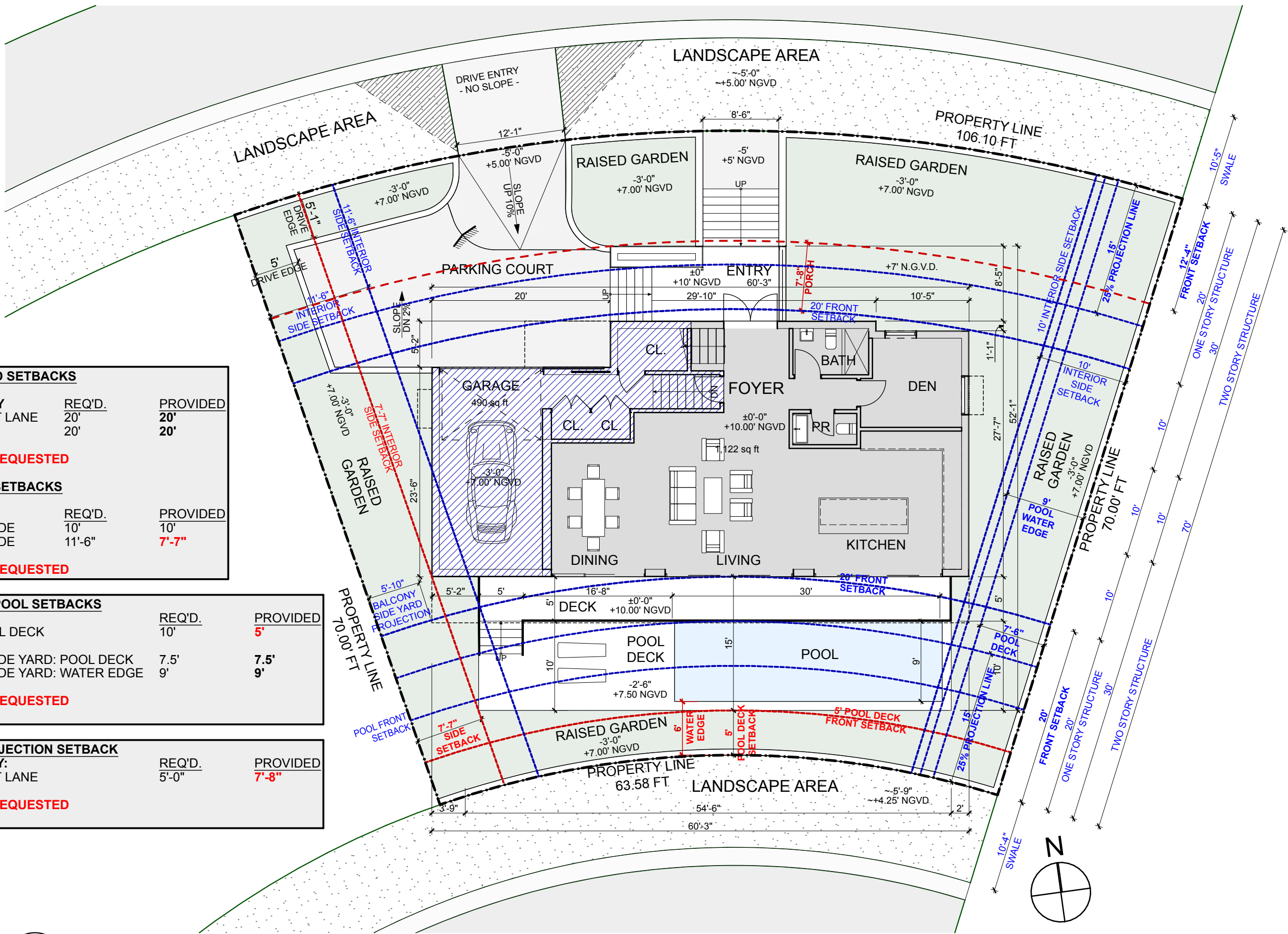
File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Plot B/Lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E-CAD/1/Descript B/Lot B - DBB - Revised 5 pin - By R&B - Date: 6/9/22
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 SETBACKS		
FIRST STORY	REQ'D.	PROVIDED
N. COCONUT LANE	20'	20'
PALM AVE	20'	20'
VARIANCE REQUESTED		
SIDE YARD SETBACKS		
INTERIOR SIDE	REQ'D.	PROVIDED
INTERIOR SIDE	10'	10'
INTERIOR SIDE	11'-6"	7'-7"
VARIANCE REQUESTED		

SWIMMING POOL SETBACKS		
FRONT: POOL DECK	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		

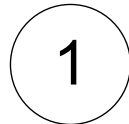
PORCH PROJECTION SETBACK		
FIRST STORY:	REQ'D.	PROVIDED
N. COCONUT LANE	5'-0"	7'-8"
VARIANCE REQUESTED		



1

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

File: /Users/ER/ Dropbox (royalbykovas) /20005.291 PALM AVE/E_CAD/1_Design/Lot B - DRB - Revised 4.pn By RRB Date: 5/9/22
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 ROYALBYKOVAS. All designs herein are property of ROYALBYKOVAS. All copyrights reserved (c) 2021.



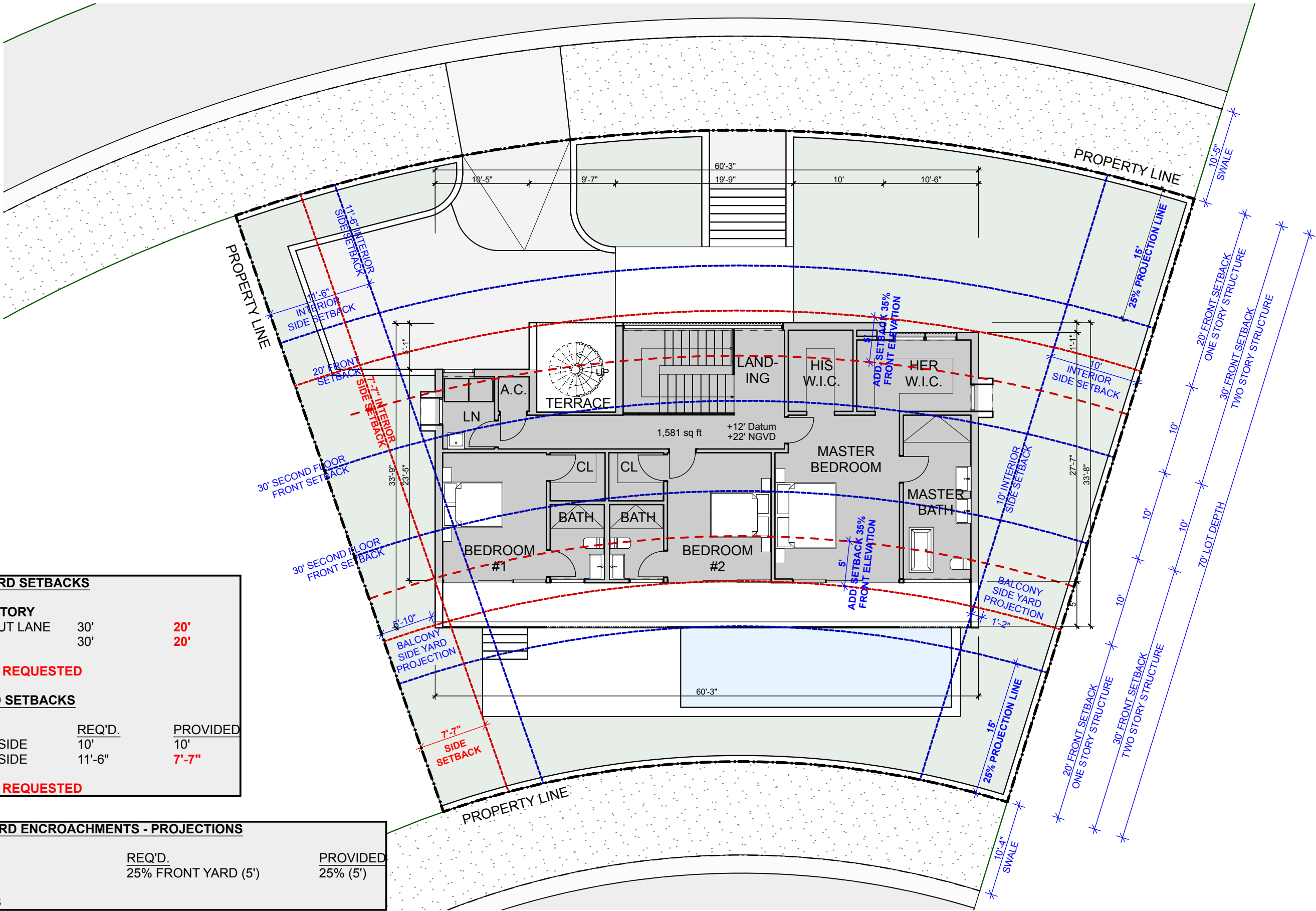
SCALE: 3/32" = 1'-0"

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

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E-CAD/1/Descript/2/Lot B - DBB - Revised 5 pin - By R&B - Date: 6/9/22
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.

<u>FRONT YARD SETBACKS</u>			
SECOND STORY			
N. COCONUT LANE	30'		20'
PALM AVE	30'		20'
VARIANCE REQUESTED			
SIDE YARD SETBACKS			
	<u>REQ'D.</u>	<u>PROVIDED</u>	
INTERIOR SIDE	10'	10'	
INTERIOR SIDE	11'-6"	7'-7"	
VARIANCE REQUESTED			

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



1 LOT B - SECOND 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

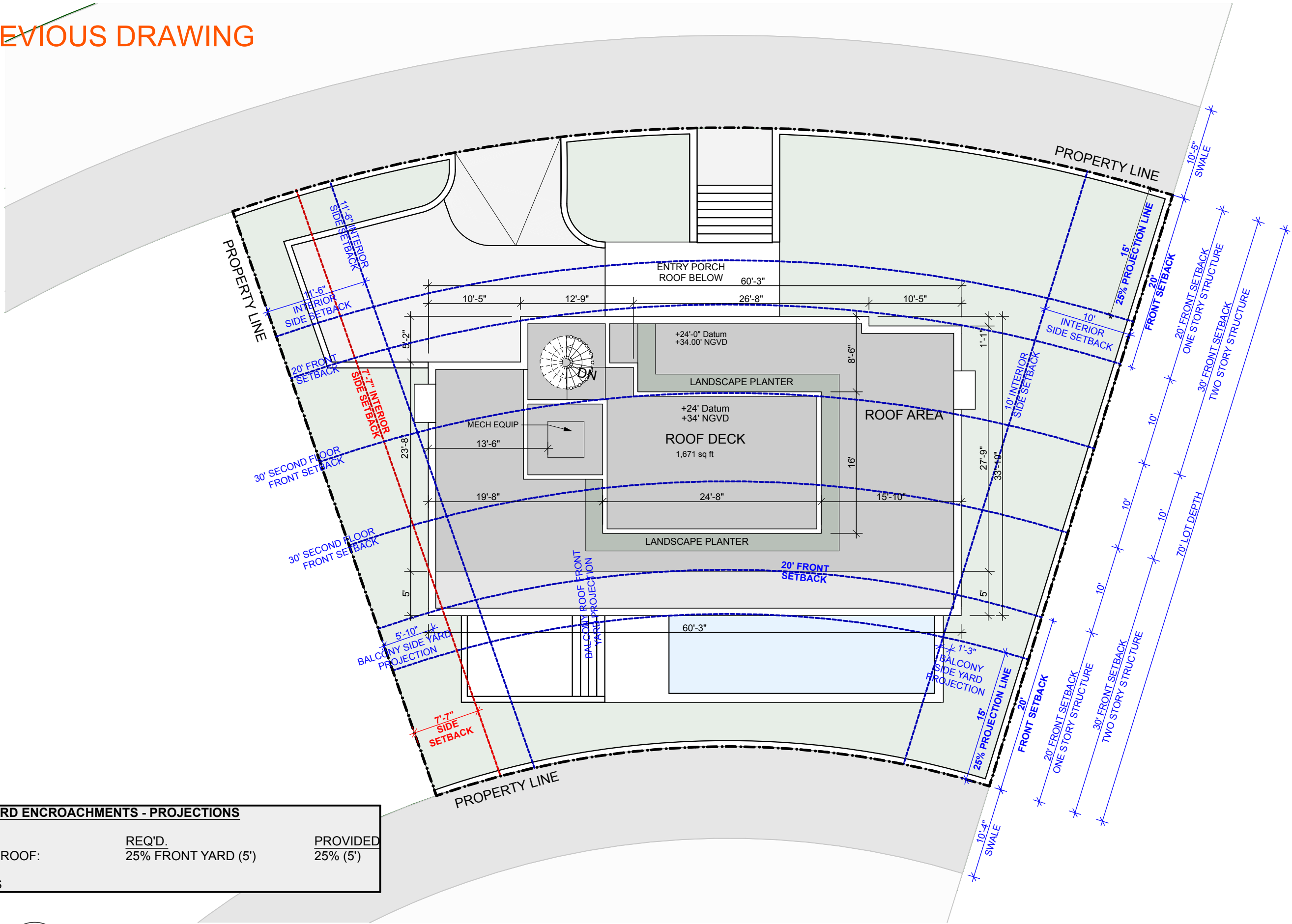
LOT B - FLOOR PLAN
3/32" = 1'-0"



A-102B

PREVIOUS DRAWING

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1/Descript/ct B/lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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

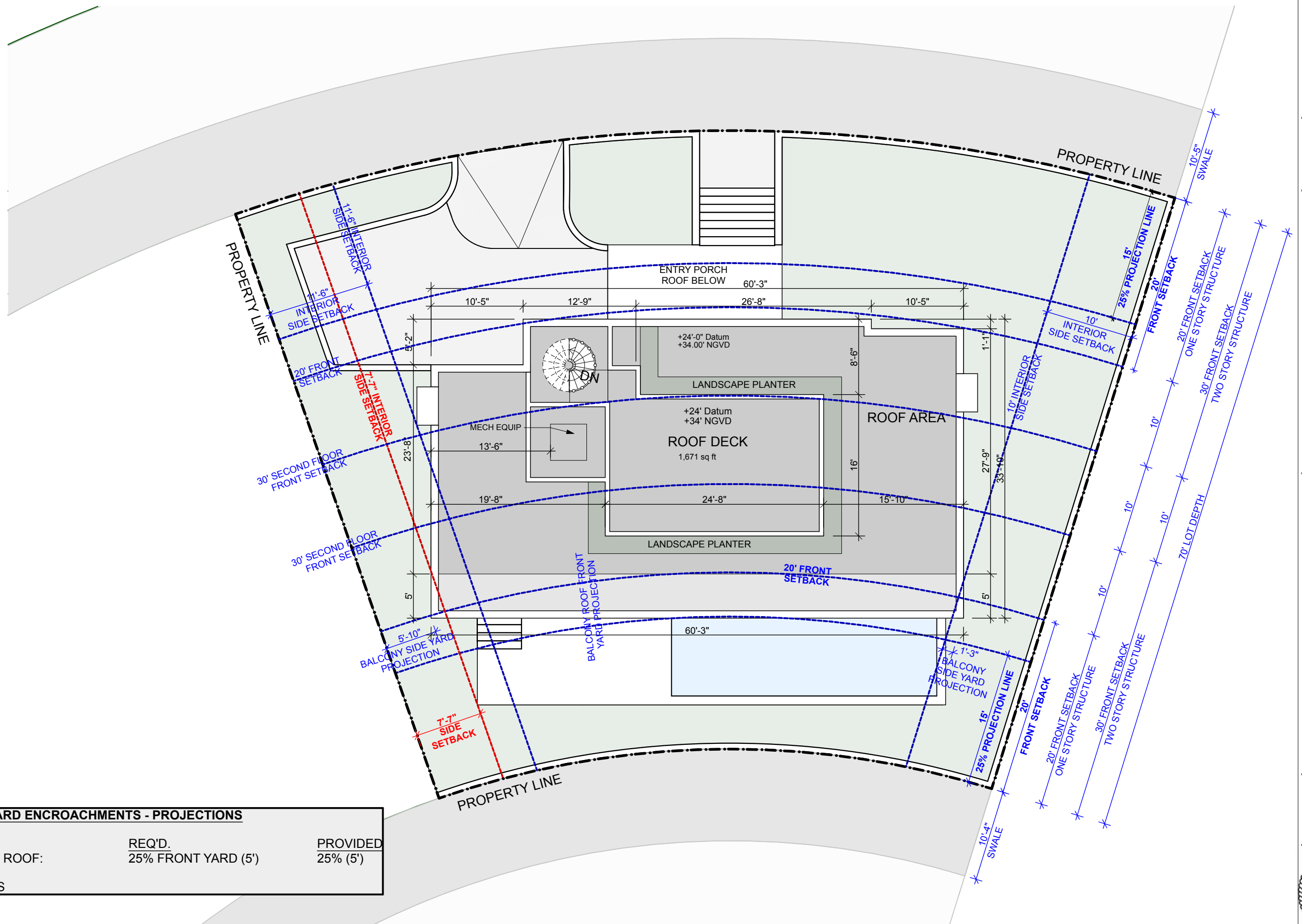
291 PALM AVENUE - LOT B

Sheet Title

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



A-103B



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

1

LOT B - ROOF LEVEL / SITE PLAN

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

PREVIOUS DRAWING



VIEW FROM NORTH COCONUT LANE - WITHOUT LANDSCAPE

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Designer/DBB - EARTING CHANGES/291 PALM AVENUE LOT B.DBB REVISED copy.rvt - By: R&B - Date: 6/2/22
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

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-405B.1

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B/Lot B - DBB - Revised 5 pin - By R&B - Date: 6/13/22
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

PREVIOUS DRAWING

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 4.pln - By: RBB - Date: 5/9/22
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

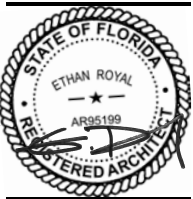
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-405B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B/Lot B - DBB - Revised 5.pln - By: RBB - Date: 6/13/22
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

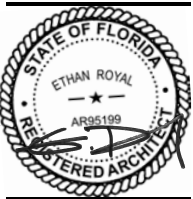
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

ARCHITECTURE RENDERINGS



A-405B

PREVIOUS DRAWING

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Designer/DBB - EARTING CHANGES/291 PALM AVENUE LOT B.DBB REVISED copy.dgn - By: R&B - Date: 6/2/22
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.



COCONUT LANE - 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 - .04B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 5.pln - By: RBB - Date: 6/13/22
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

PREVIOUS DRAWING

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/1 Lot B - DBB - Revised 4 pin - By R&B - Date: 5/9/22
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



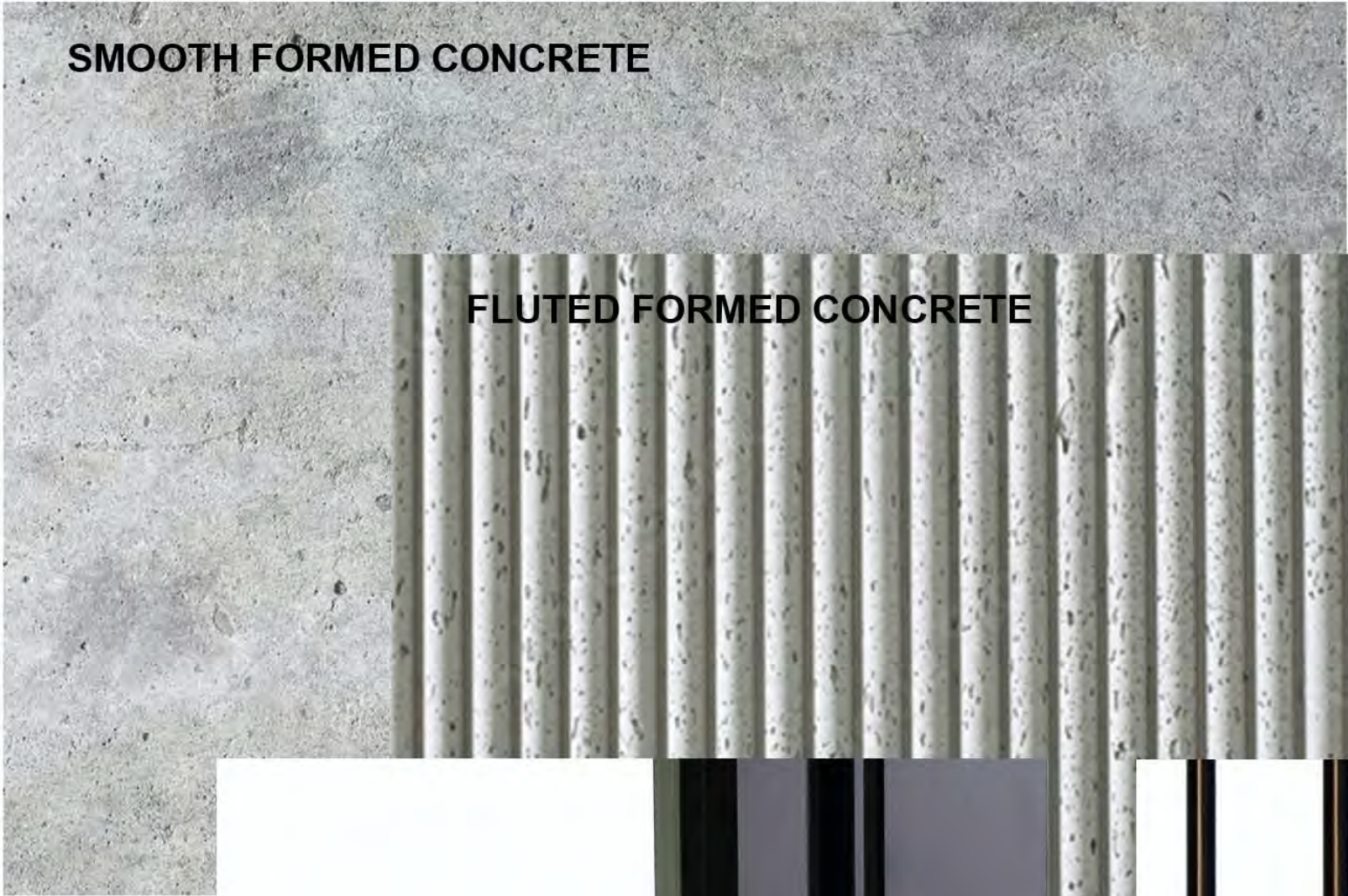
A-406B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 5 pin - By R&B - Date: 6/13/22
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.

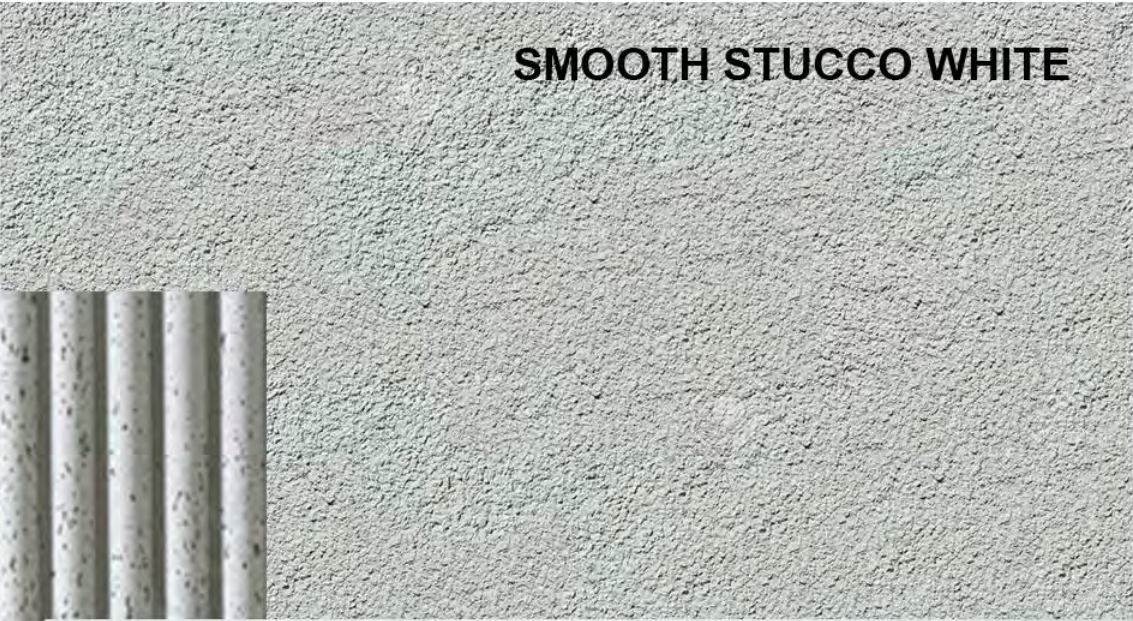


VIEW FROM PALM AVENUE - WITHOUT LANDSCAPE

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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



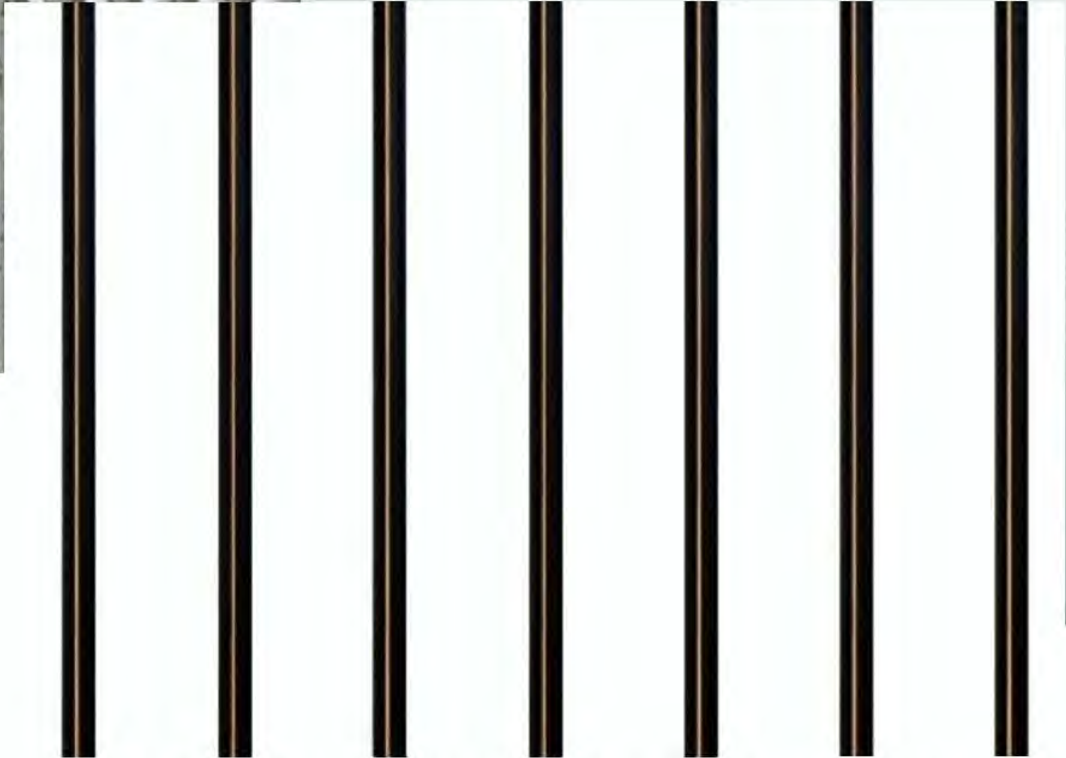
FLUTED FORMED CONCRETE



VISION GLASS

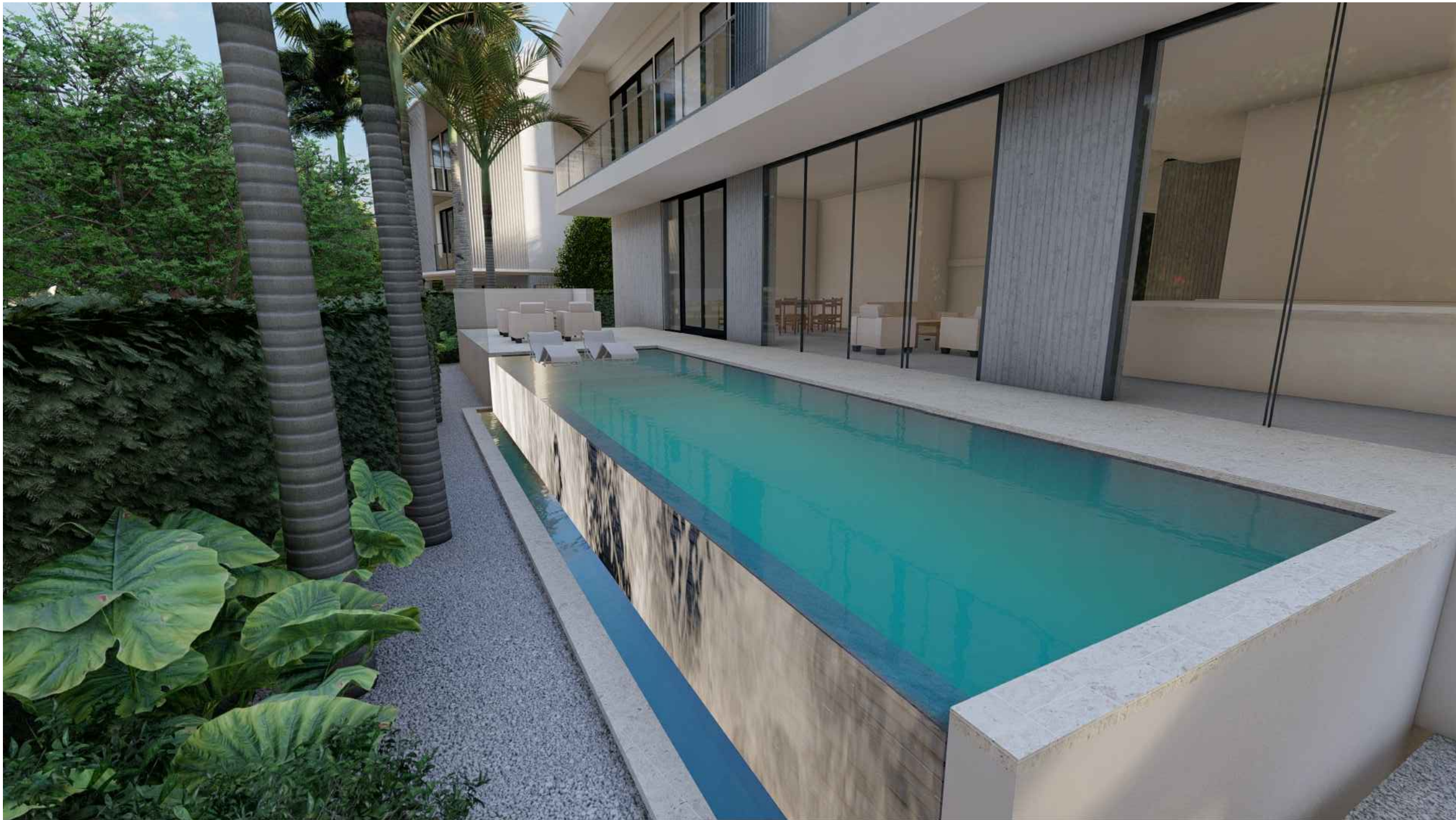


DARK BRONZE WINDOWS AND DOORS



DARK BRONZE VERTICAL METAL LOUVER

PREVIOUS RENDERINGS



SEAL (S TYLER NIELSEN - LA6667067)



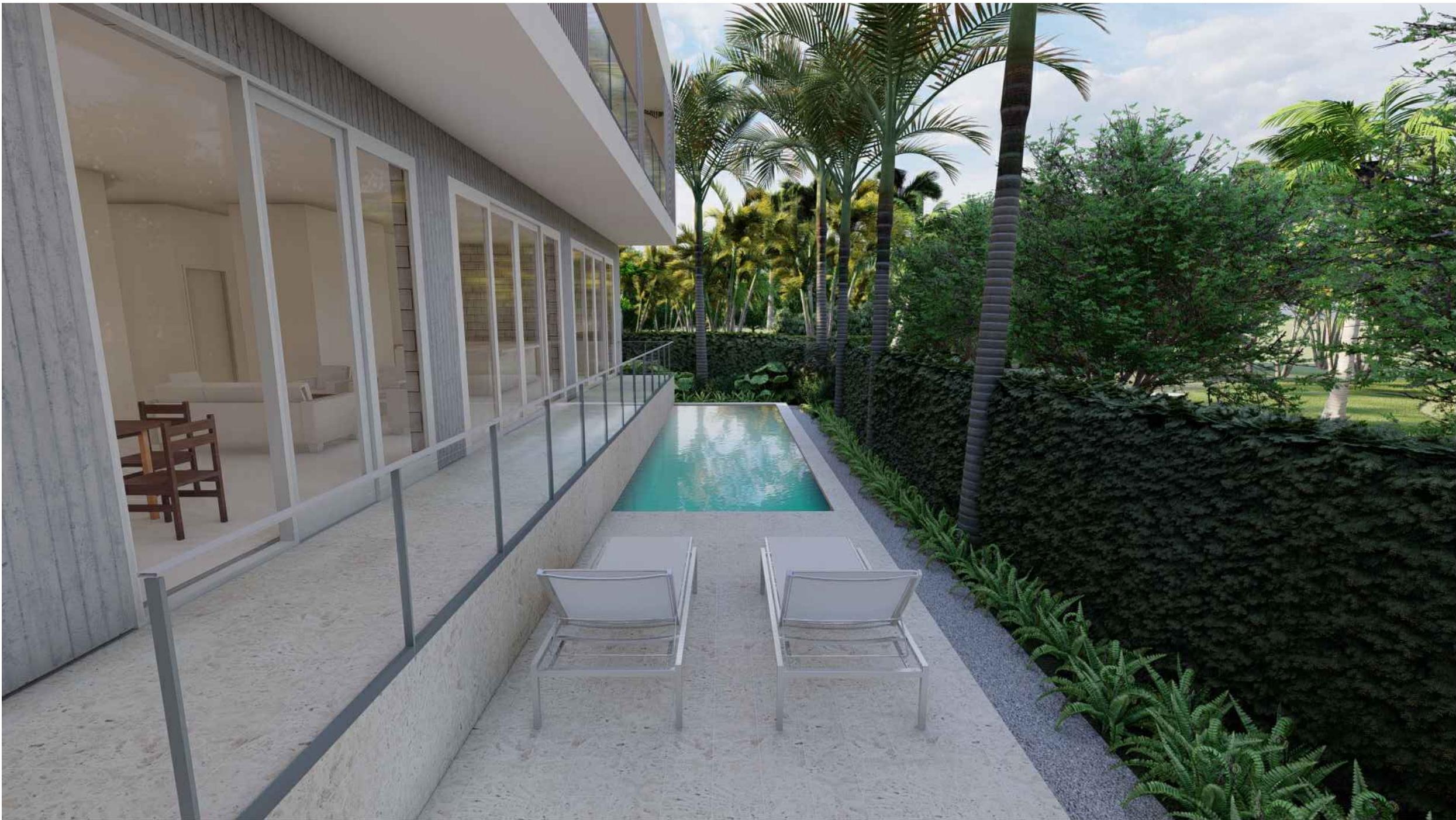
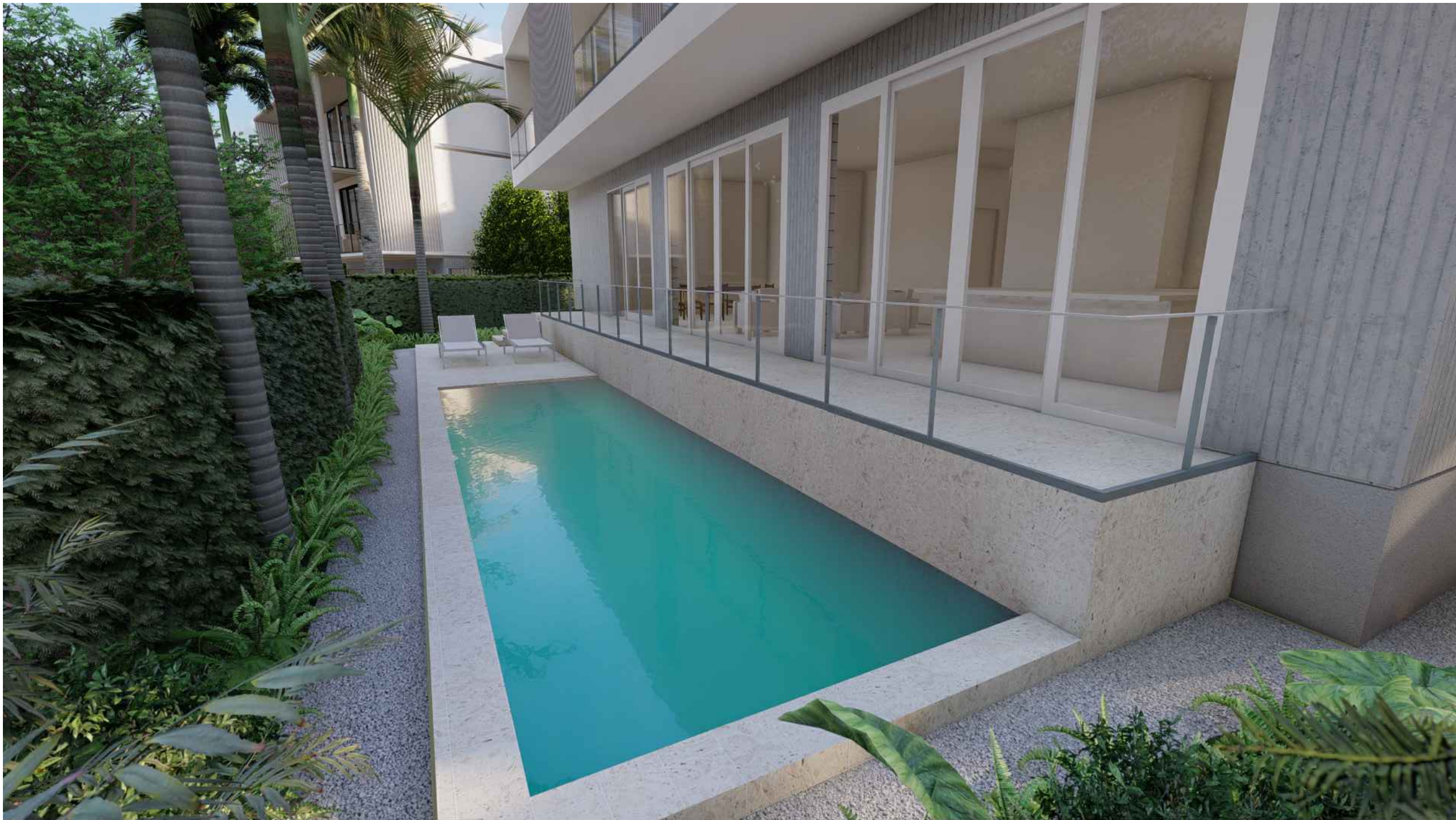
03.04.2022

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



06.10.2022

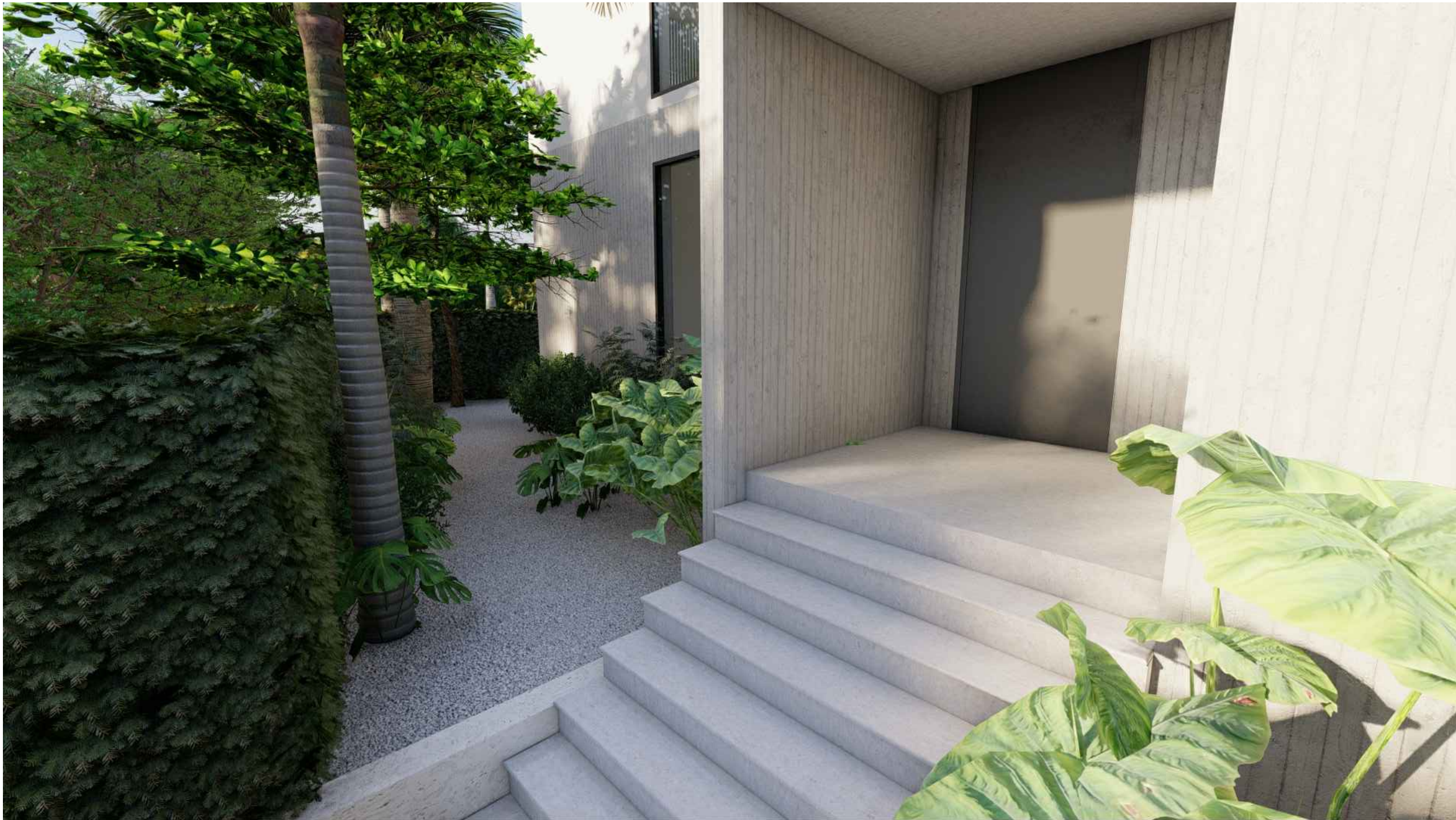
LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
06.10.2022	DRB SUBMITTAL



NOTE

REFER TO ARCHITECTURAL PLANS FOR
BUILDING MATERIALS.

PREVIOUS RENDERINGS



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

291 PALM GARDEN - LOT B

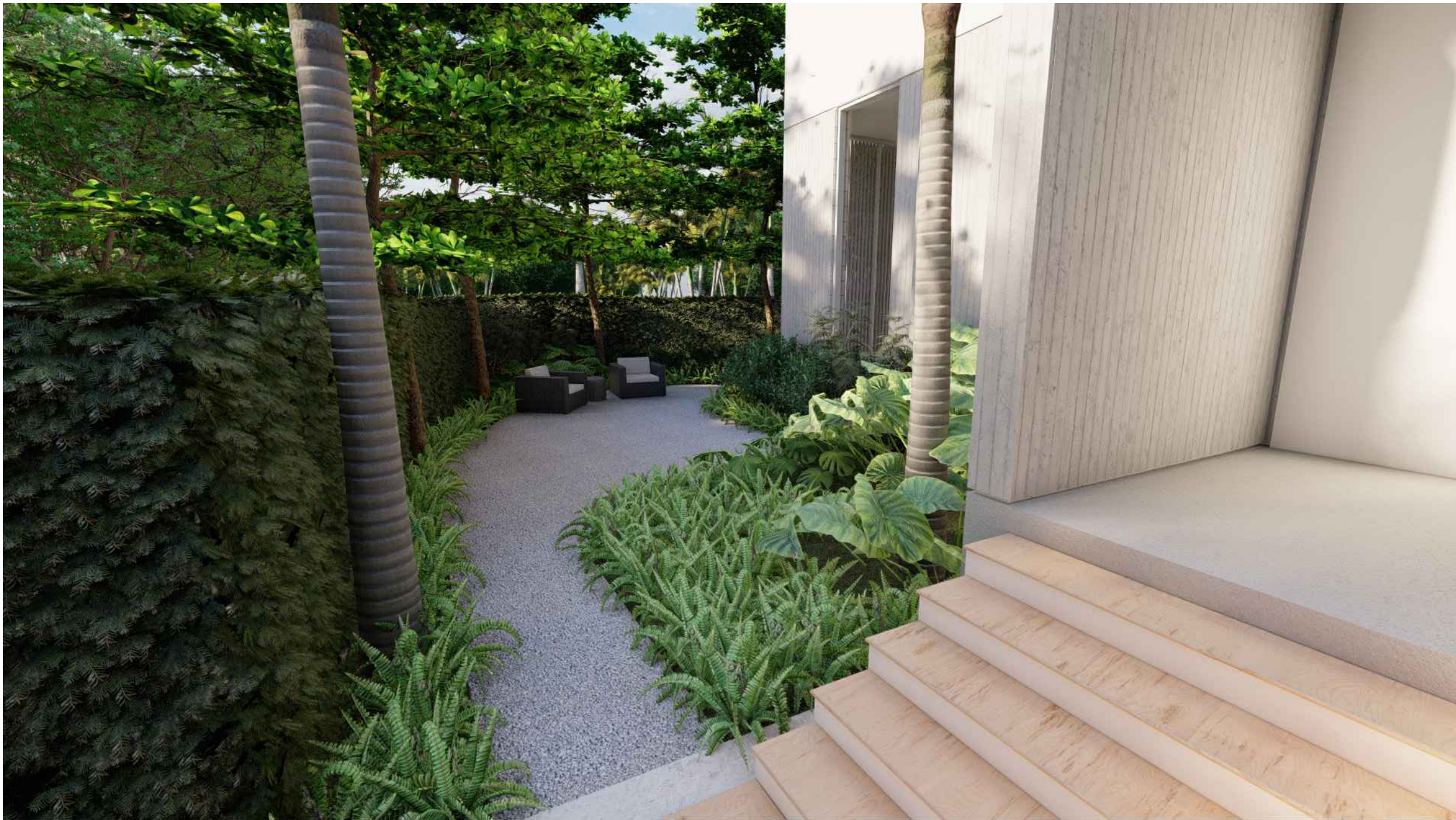
FR&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



06.10.2022

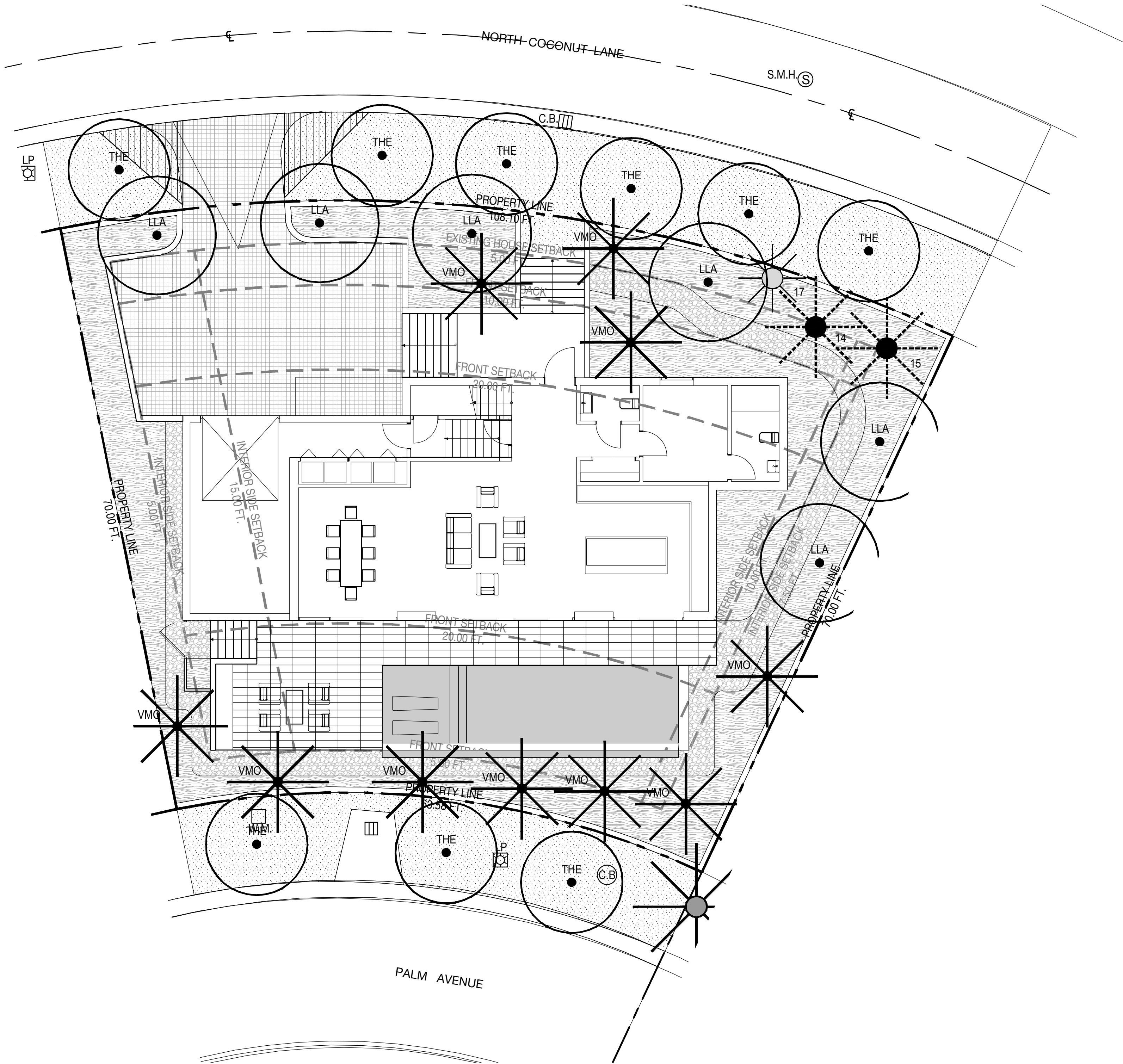
LANDSCAPE RENDERINGS	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
06.10.2022	DRB SUBMITTAL



NOTE

REFER TO ARCHITECTURAL PLANS FOR
BUILDING MATERIALS.





TREE RELOCATION SCHEDULE

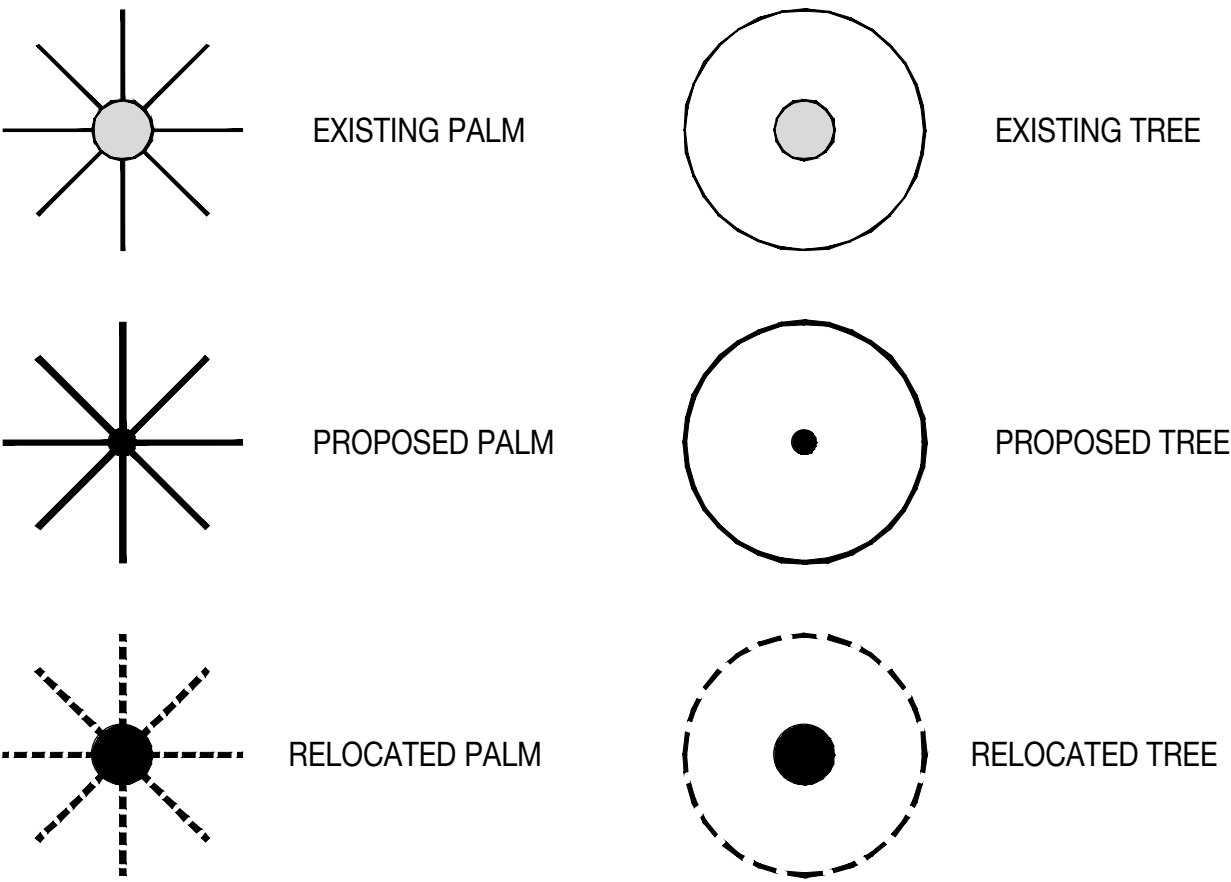
#	BOTANICAL NAME	ACTION
14	ROYSTONEA REGIA	RELOCATE
15	ROYSTONEA REGIA	RELOCATE

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

PREVIOUS PLAN

PLANTING LEGEND



291 PALM GARDEN - LOT B

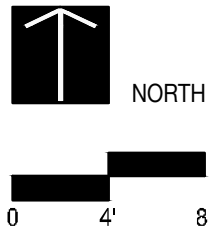
R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)

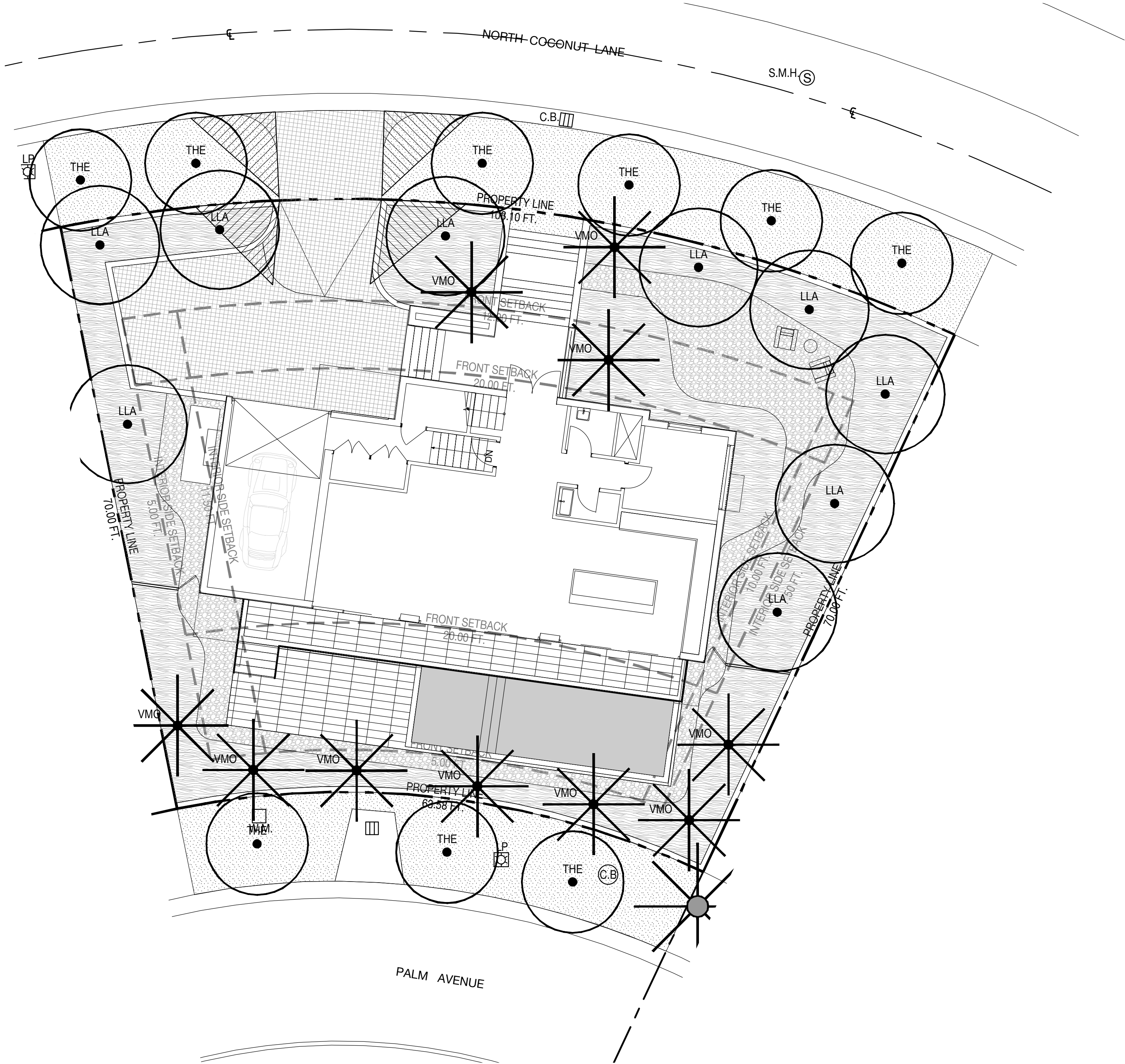


03.04.2022

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



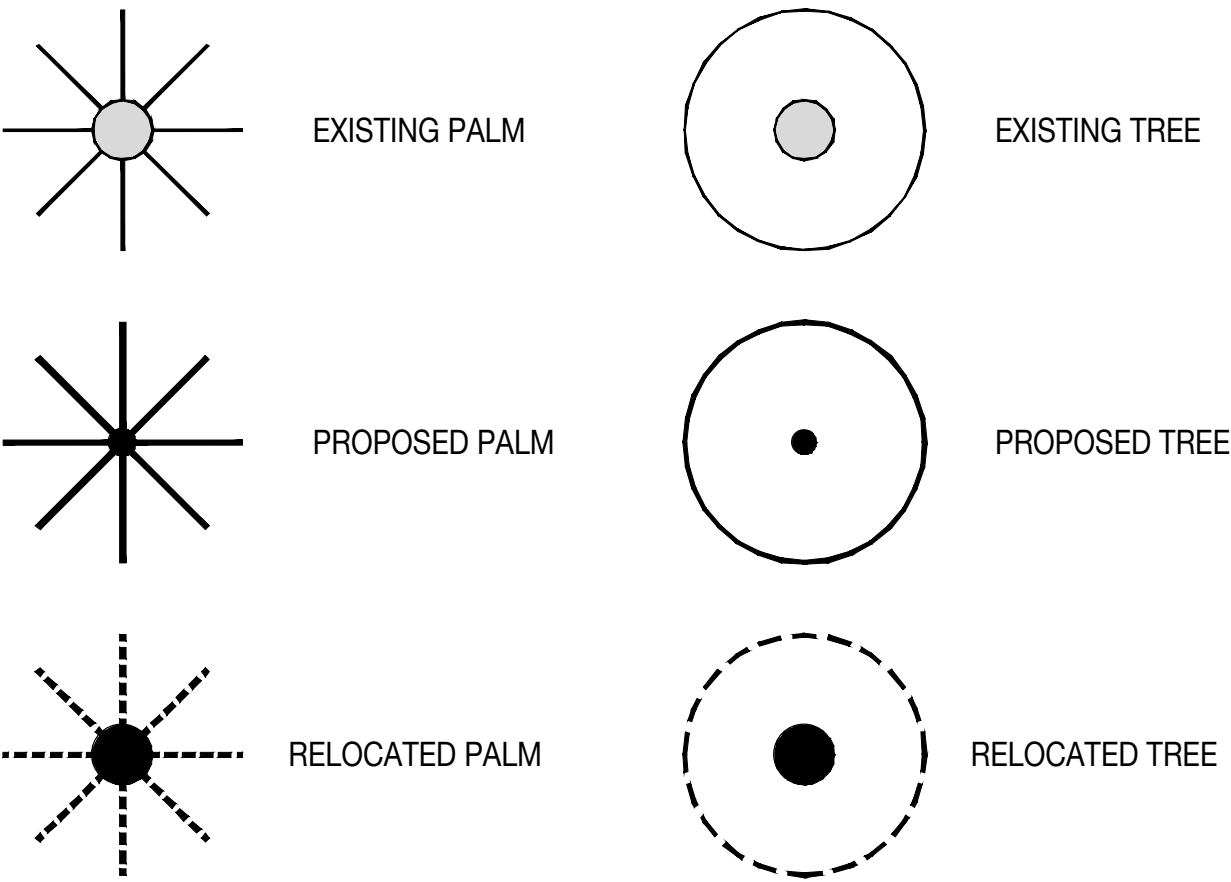
L701



PLANTING SCHEDULE

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

PLANTING LEGEND



291 PALM GARDEN - LOT B

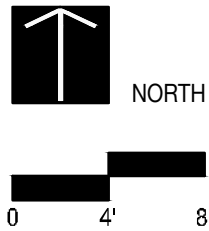
R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)

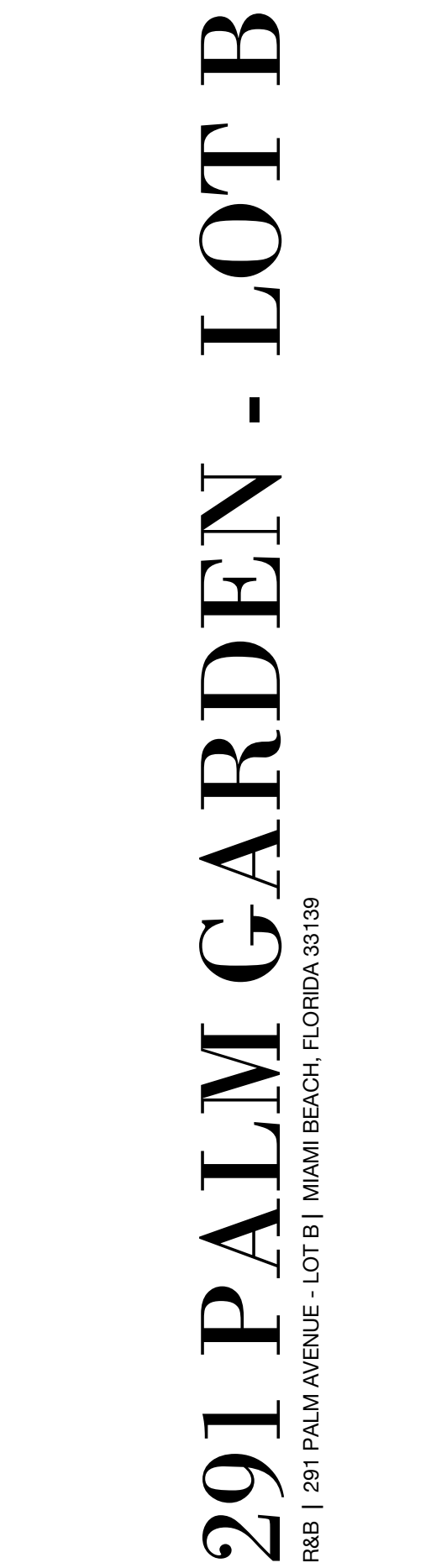


06.10.2022

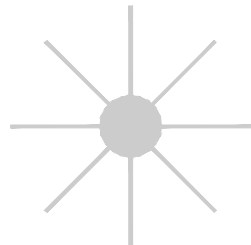
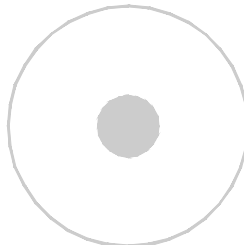
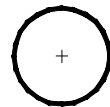
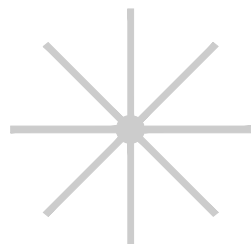
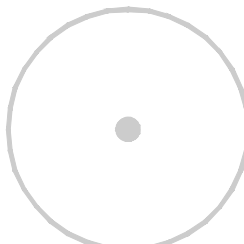
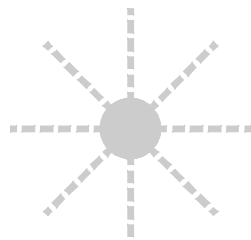
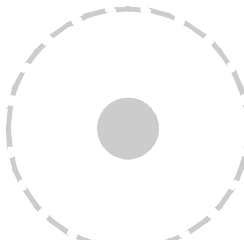
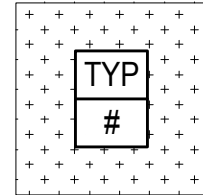
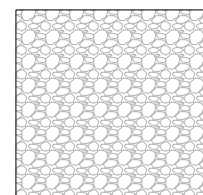
TREE & PALM PLANTING PLAN	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
06.10.2022	DRB SUBMITTAL

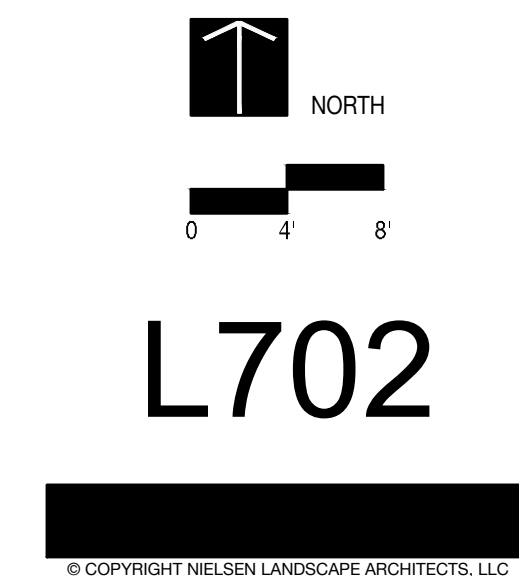
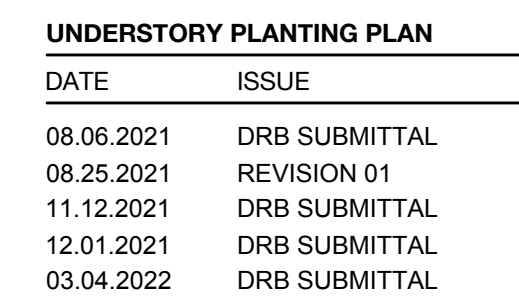


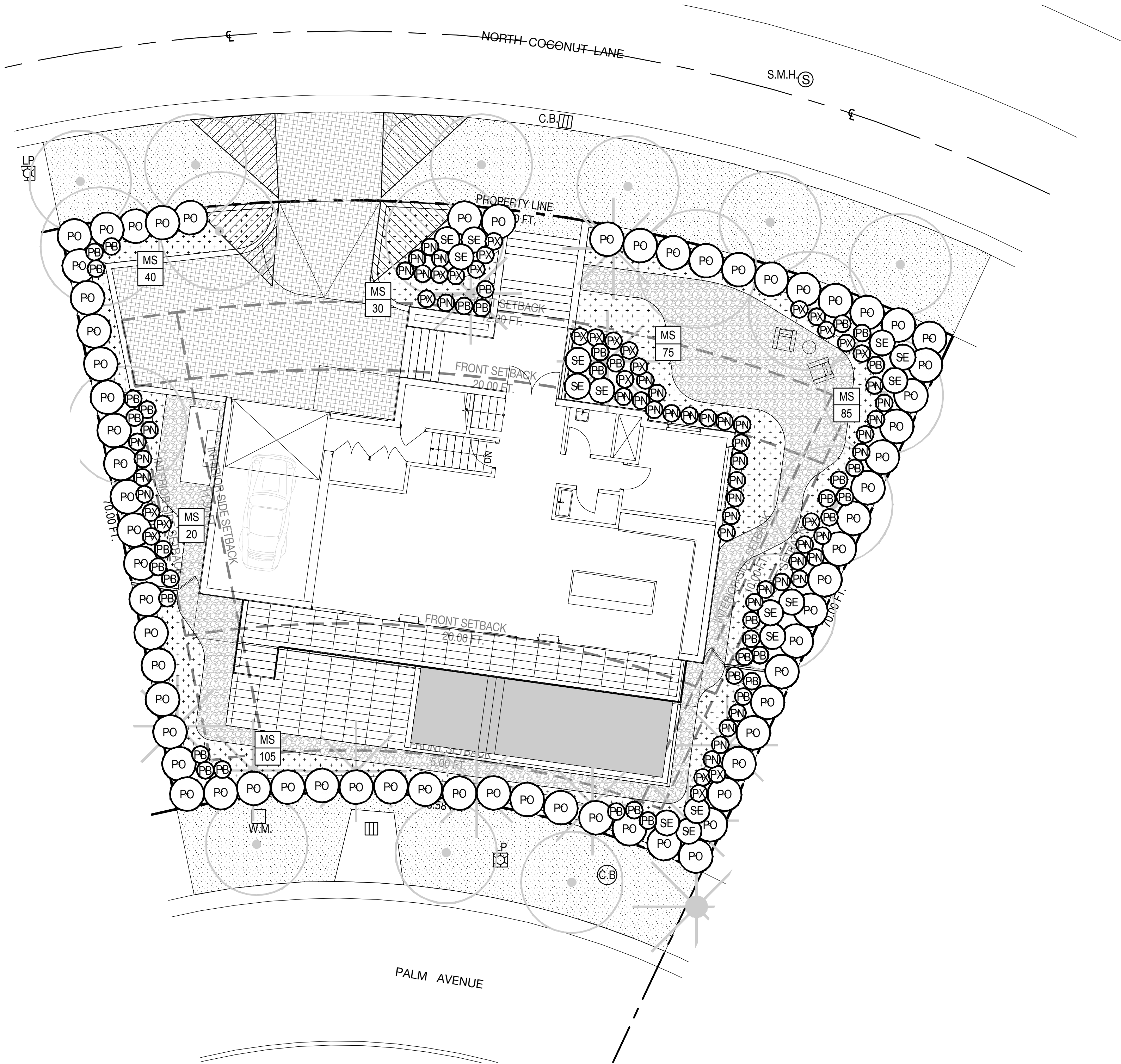
L701



PLANTING LEGEND

	EXISTING PALM		EXISTING TREE		PROPOSED SHRUB / ACCENT
	PROPOSED PALM		PROPOSED TREE		PROPOSED VINE
	RELOCATED PALM		RELOCATED TREE		PROPOSED GROUNDCOVER
					RICE ROCK GRAVEL

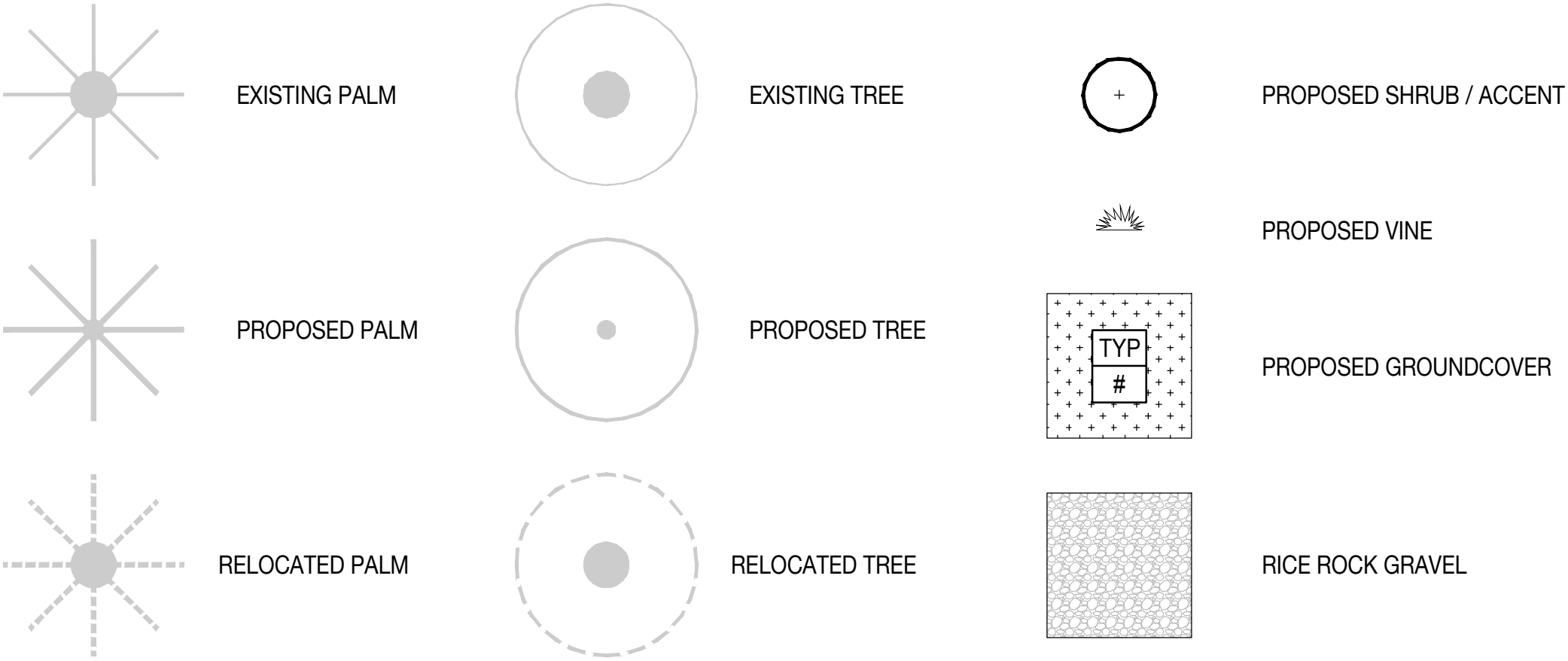




PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
PO	71	PODOCARPUS	SAME
PO2	71	PODOCARPUS	SAME
SE	15	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	44	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	24	PHILODENDRON 'XANADU'	SAME
PB	37	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON
GROUNDCOVERS			
MS	355	MICROSORUM SCOLOPENDRIUM	WART FERN

PLANTING LEGEND



291 PALM GARDEN - LOT B

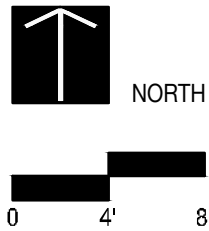
R&B | 291 PALM AVENUE - LOT B | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



06.10.2022

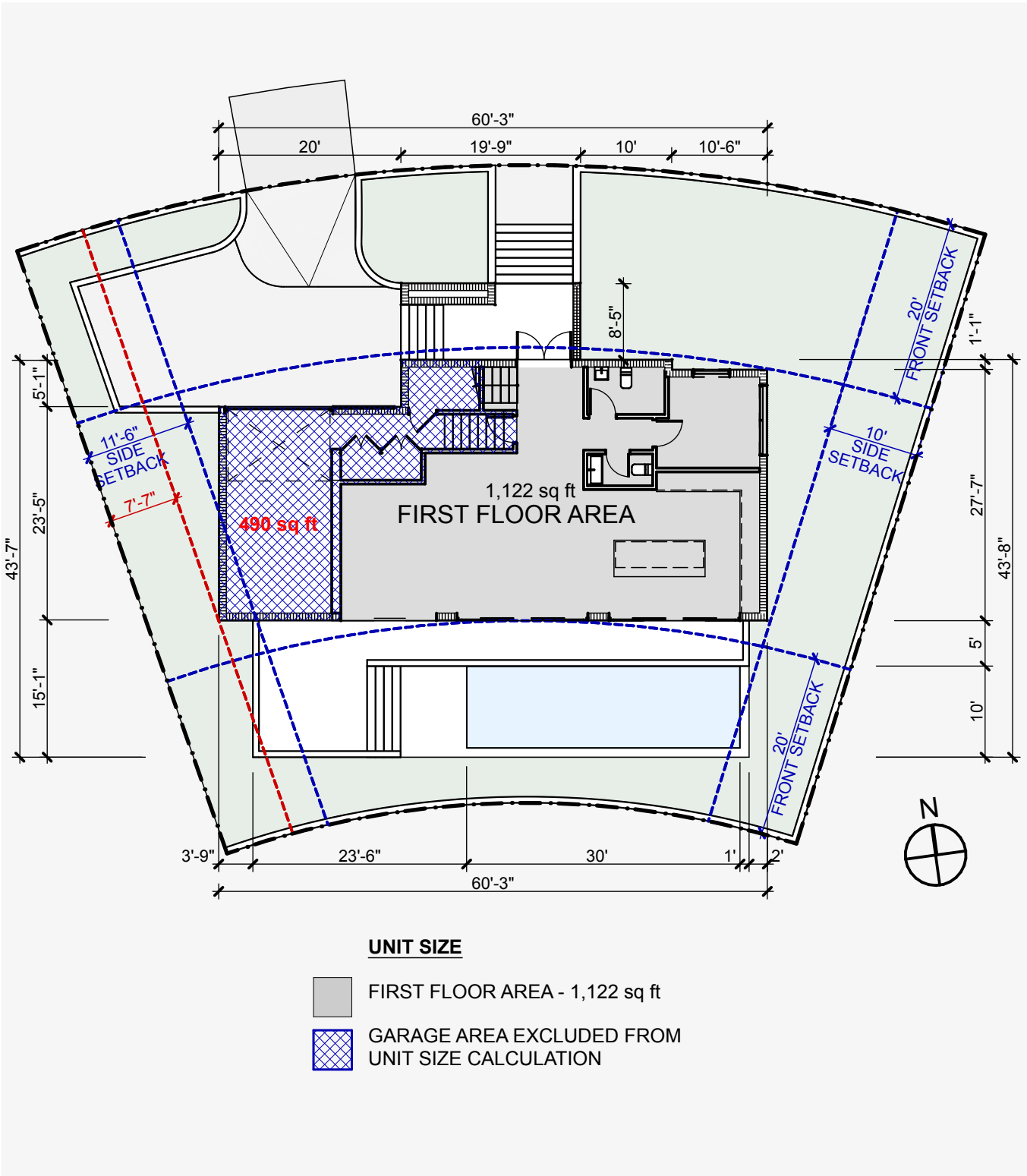
UNDERSTORY PLANTING PLAN	
DATE	ISSUE
08.06.2021	DRB SUBMITTAL
08.25.2021	REVISION 01
11.12.2021	DRB SUBMITTAL
12.01.2021	DRB SUBMITTAL
03.04.2022	DRB SUBMITTAL
06.10.2022	DRB SUBMITTAL



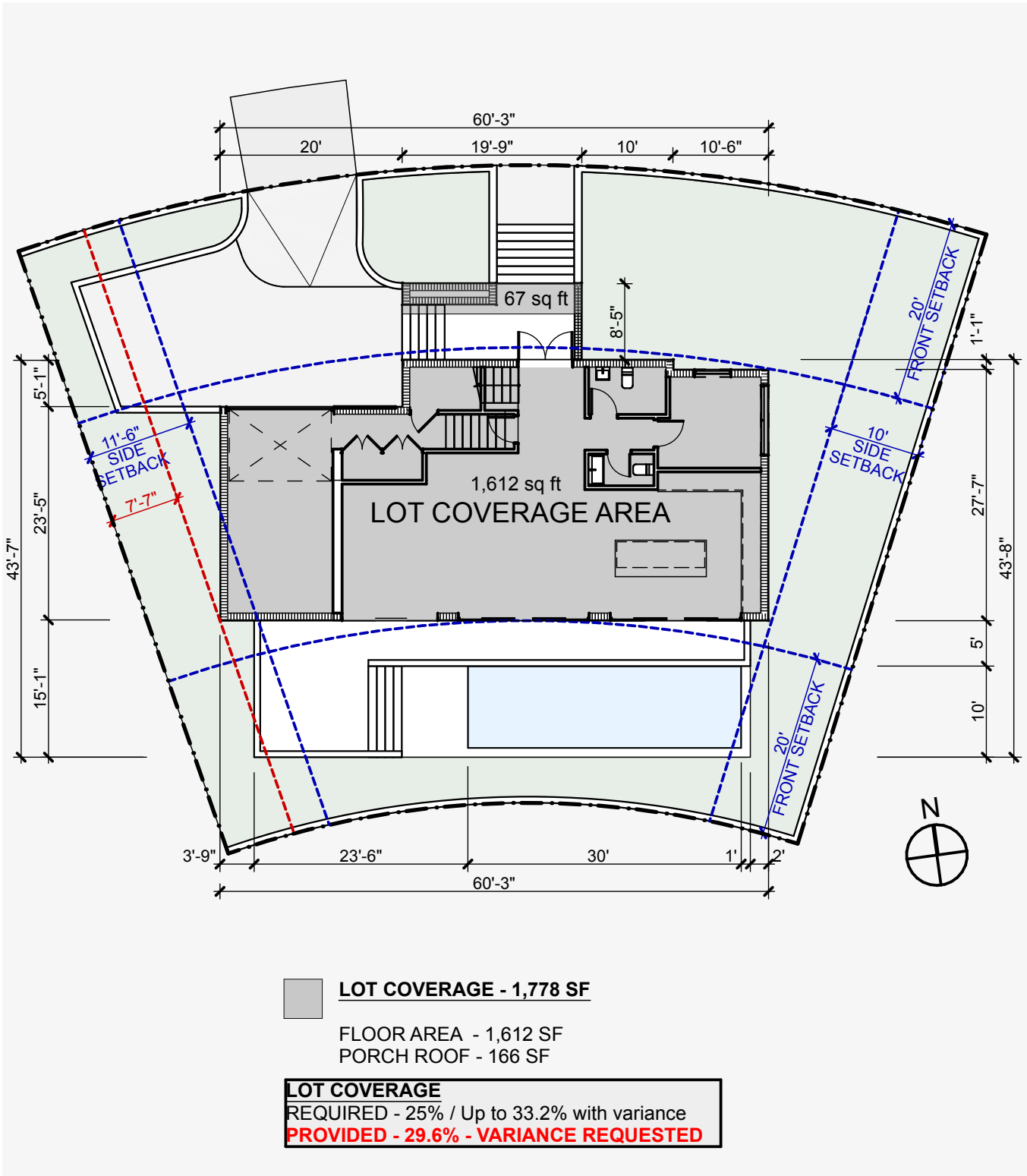
L702

PREVIOUS DRAWING

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B - DB - Revised 4.pln - By: R&B - Date: 5/9/22
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"

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

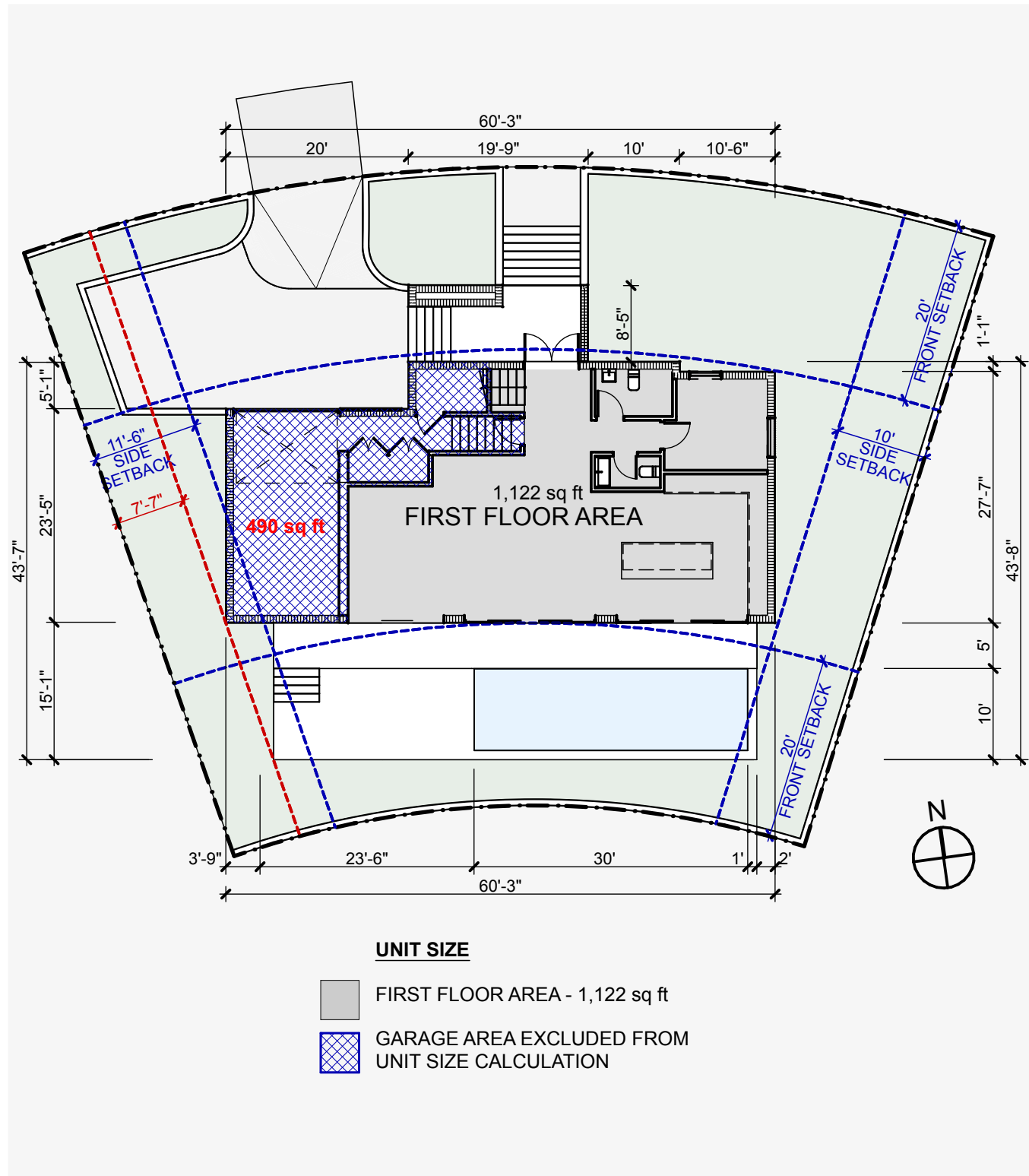
Sheet Title

LOT B DIAGRAMS

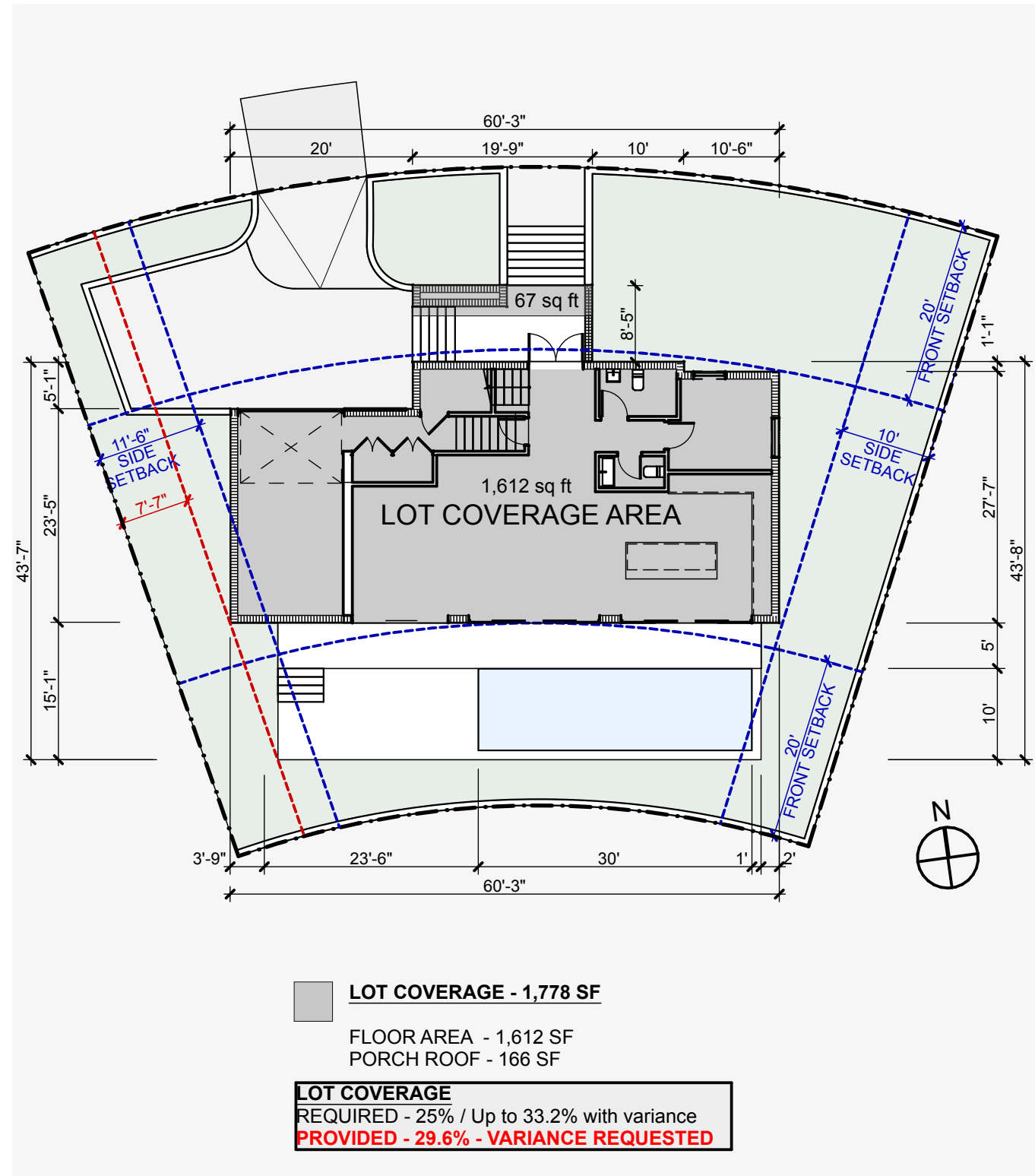


A-015B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B - DB - Revised 5.pln - By R&B - Date: 6/9/22
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.

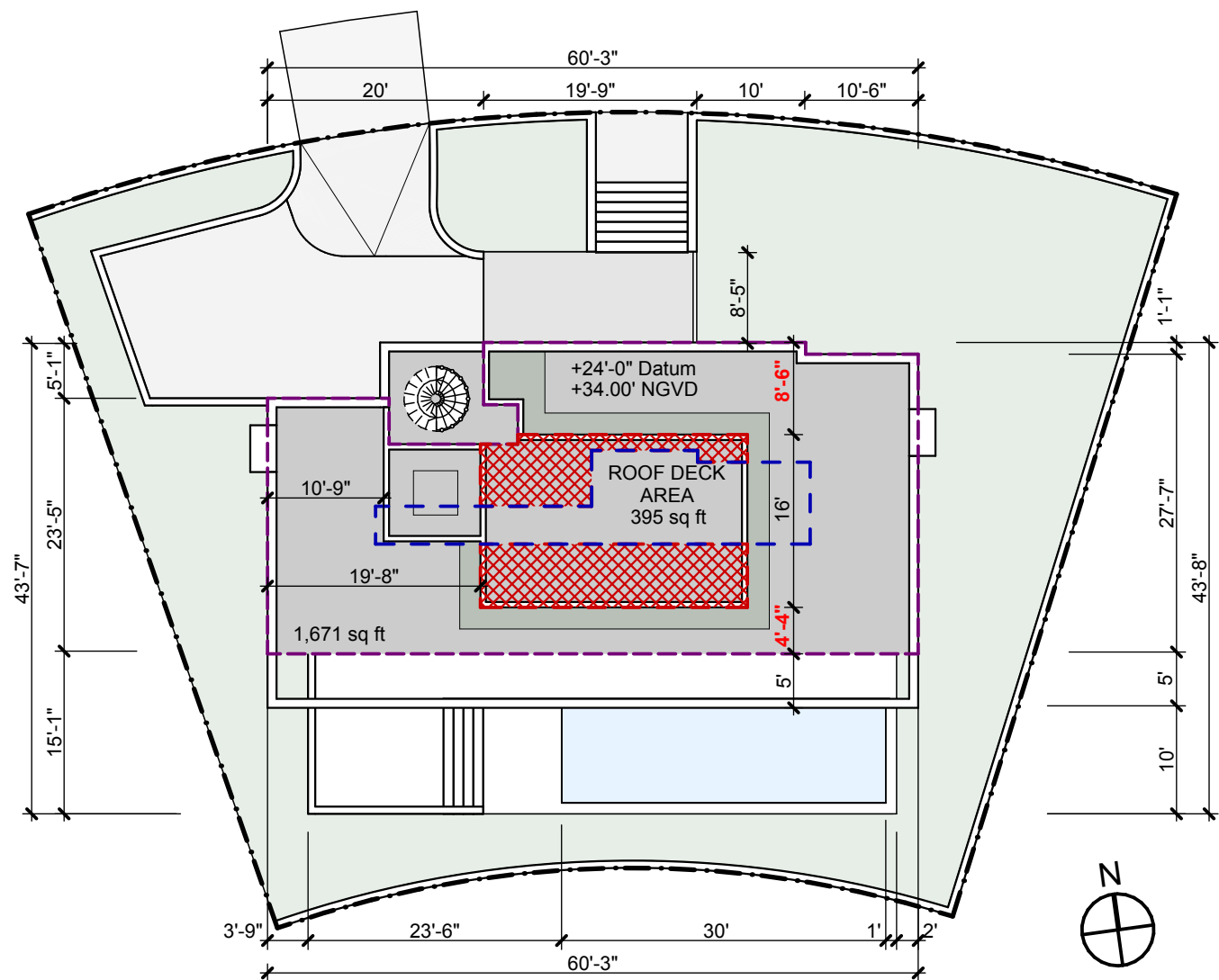


2 LOT B - FIRST FLOOR UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



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

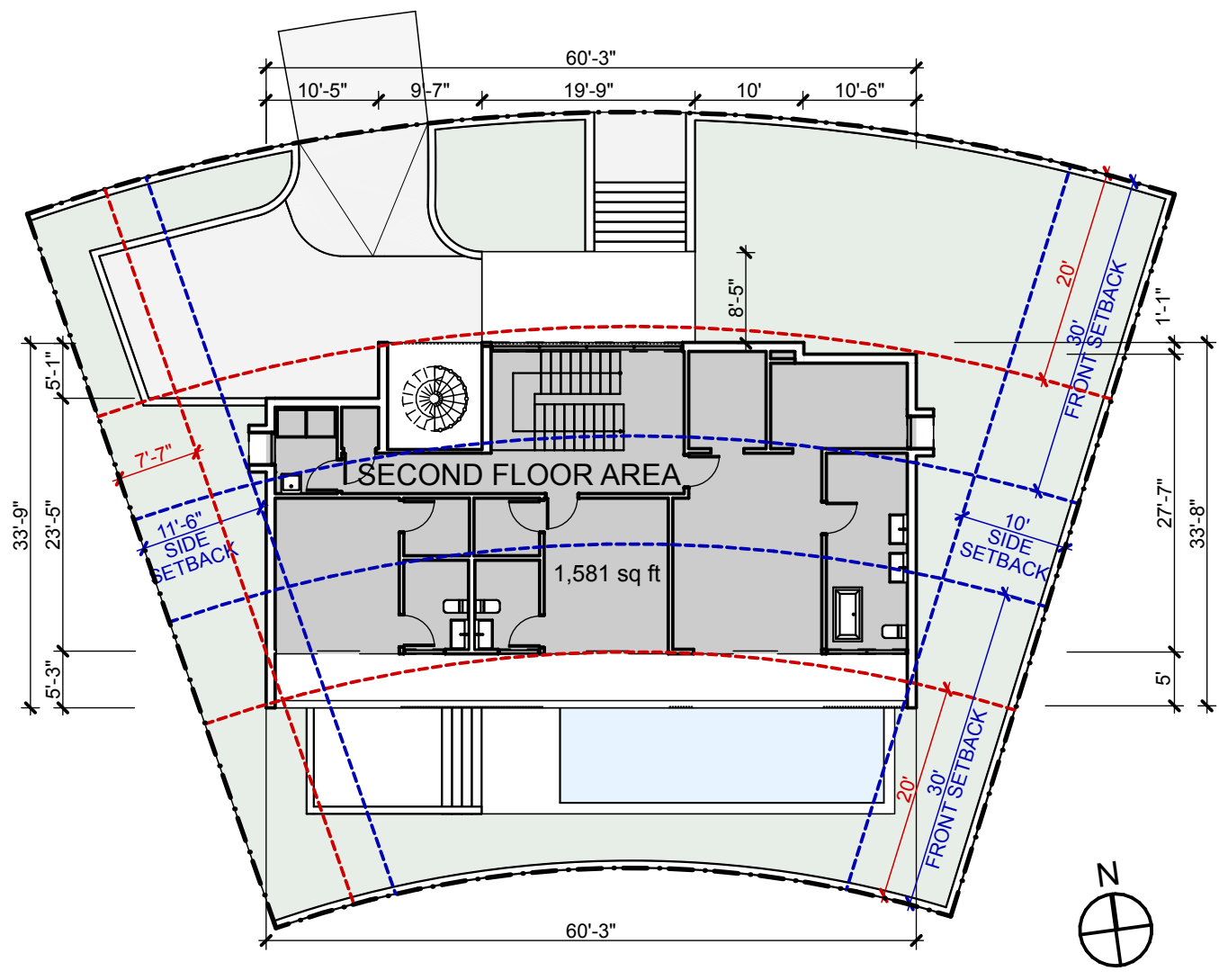
PREVIOUS DRAWING



- ROOF DECK AREA
- ROOF DECK SETBACK ENCROACHMENT
- 10' ROOF DECK SETBACK LINE
- OUTLINE OF ENCLOSED AREA BELOW

ROOF DECKS	
25% OF FLOOR AREA BELOW (1,581 SF)	
REQ'D	PROVIDED
395 SF (25%)	395 SF (25%)
HABITABLE ROOF DECK SETBACK FROM PERIMETER OF ENCLOSED FLOOR BELOW	
REQ'D	PROVIDED
10' MIN.	8'-6" (NORTH) VARIANCE REQUESTED
10' MIN.	4'-4" (SOUTH) VARIANCE REQUESTED

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



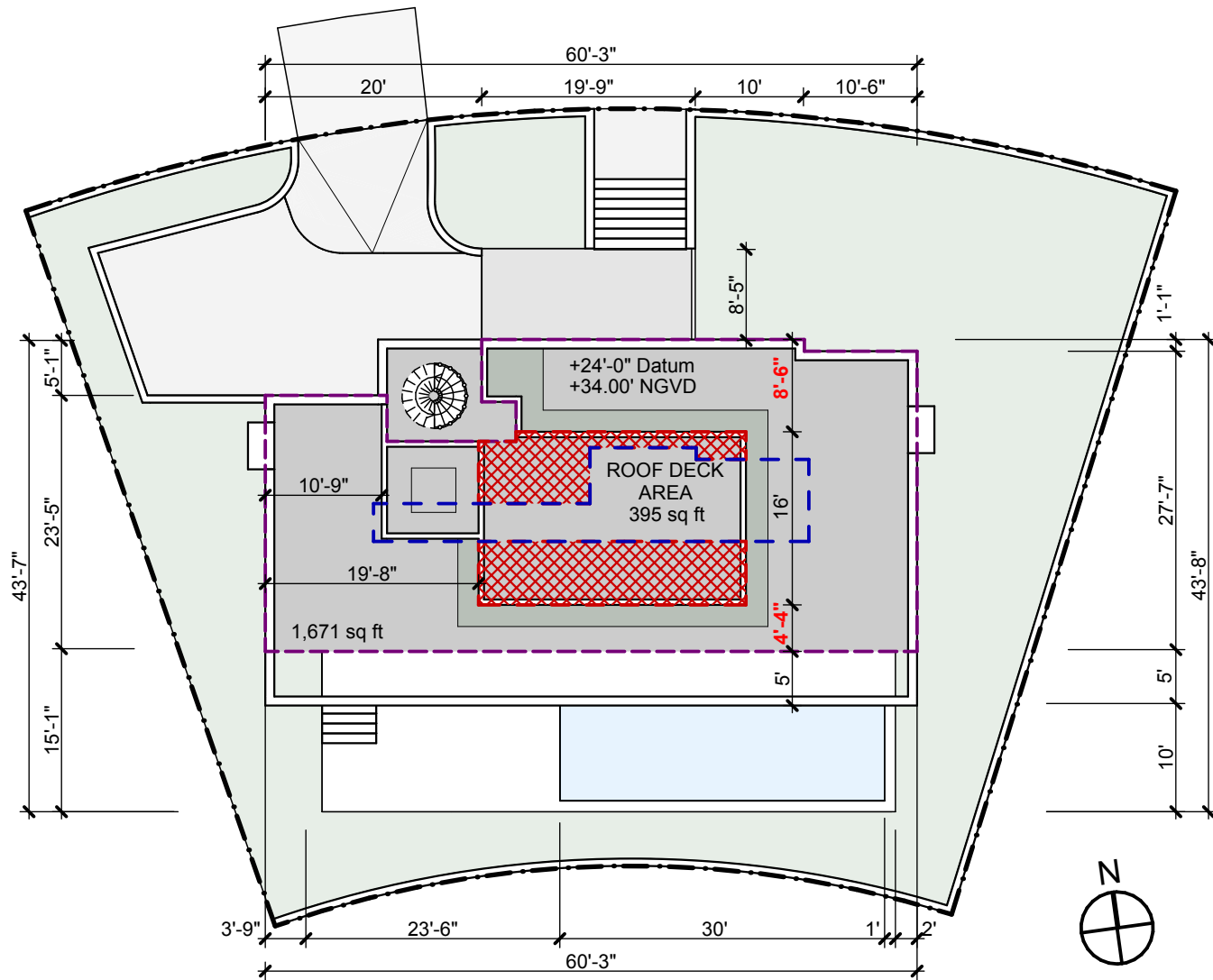
UNIT SIZE
SECOND FLOOR AREA - 1,581 SF

TOTAL UNIT SIZE - 2,703 SF
FIRST FLOOR AREA - 1,122 SF
SECOND FLOOR AREA - 1,581 SF

UNIT SIZE
REQUIRED - 40% / up to 50% with variance
PROVIDED - 45% - VARIANCE REQUESTED

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

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1/Design/Unit B - DBB - Revised 5 pin - By R&B - Date: 6/9/22
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.



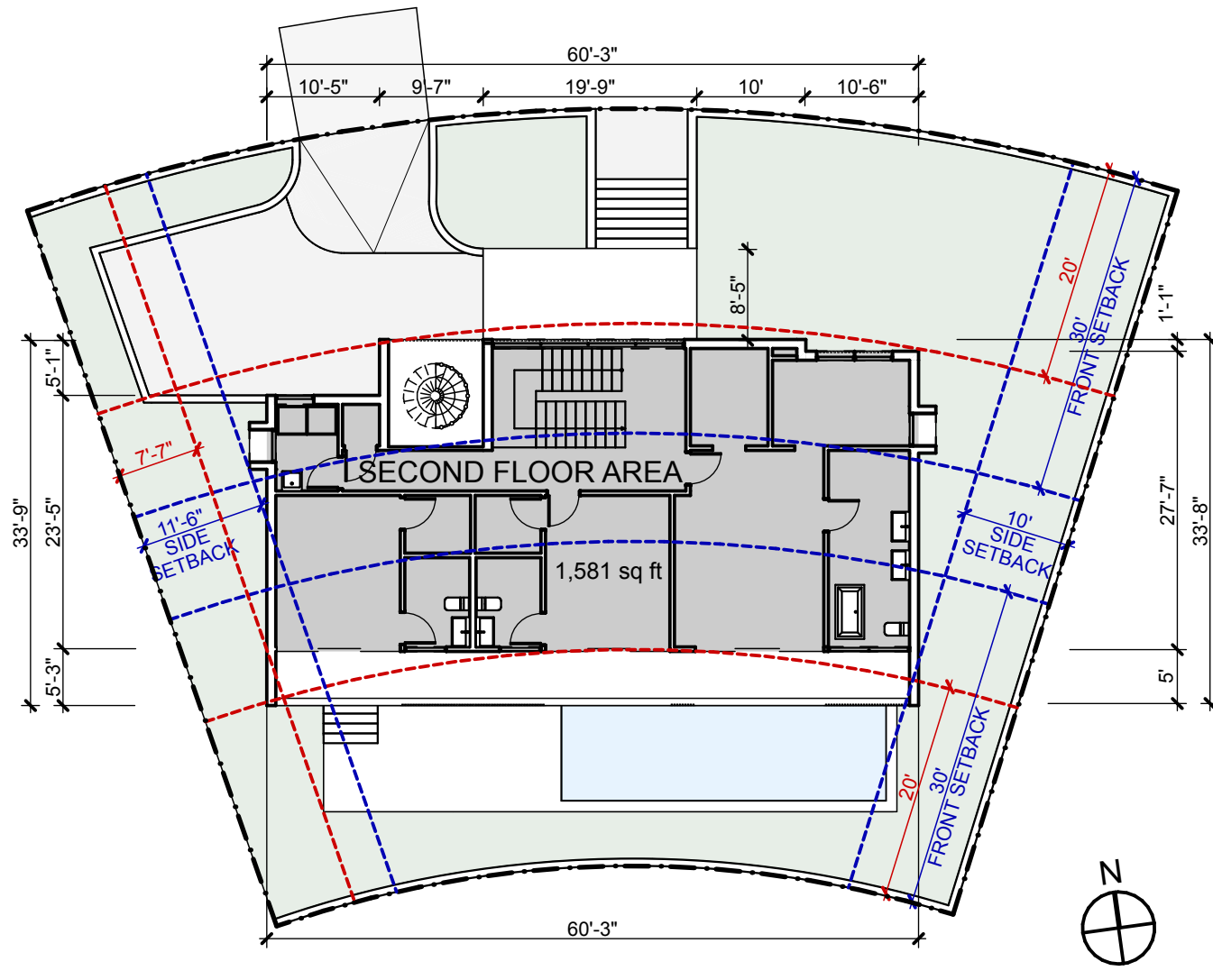
- ROOF DECK AREA
- ROOF DECK SETBACK ENCROACHMENT
- 10' ROOF DECK SETBACK LINE
- OUTLINE OF ENCLOSED AREA BELOW

ROOF DECKS	
25% OF FLOOR AREA BELOW (1,581 SF)	
REQ'D	PROVIDED
395 SF (25%)	395 SF (25%)
HABITABLE ROOF DECK SETBACK FROM PERIMETER OF ENCLOSED FLOOR BELOW	
REQ'D	PROVIDED
10' MIN.	8'-6" (NORTH) VARIANCE REQUESTED
10' MIN.	4'-4" (SOUTH) VARIANCE REQUESTED

2

LOT B - ROOF DECK AREA DIAGRAM

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



UNIT SIZE
SECOND FLOOR AREA - 1,581 SF

TOTAL UNIT SIZE - 2,703 SF
FIRST FLOOR AREA - 1,122 SF
SECOND FLOOR AREA - 1,581 SF

UNIT SIZE
REQUIRED - 40% / up to 50% with variance
PROVIDED - 45% - VARIANCE REQUESTED

1

LOT B - SECOND FLOOR UNIT SIZE DIAGRAM

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

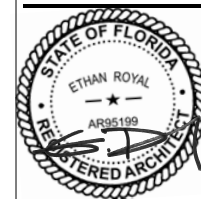
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

Sheet Title

LOT B - SECOND FLOOR UNIT
SIZE DIAGRAM, LOT B - ROOF
DECK AREA DIAGRAM,
Diagram Lower Background



A-016B

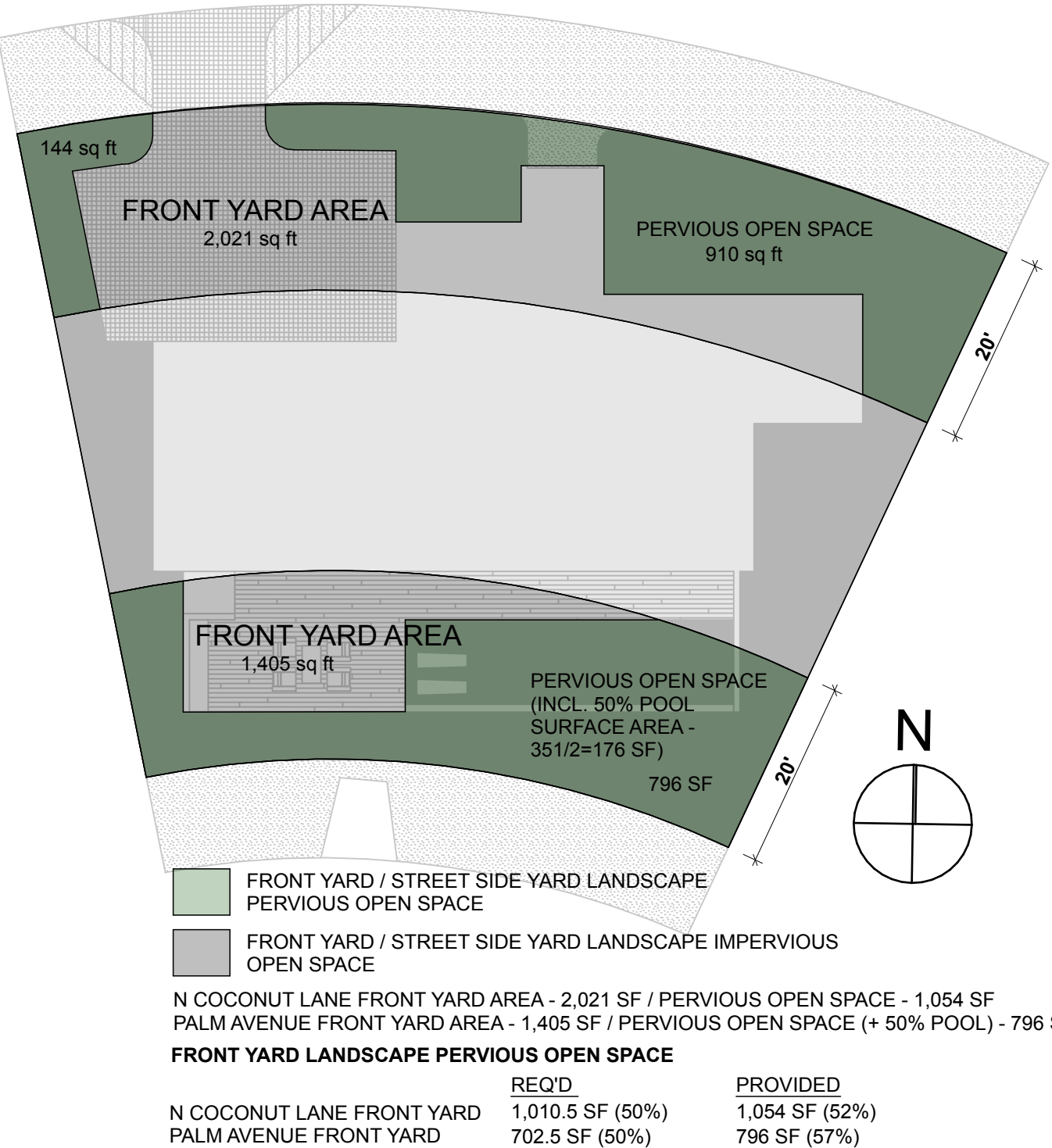
File: /Users/ethanroyal/OneDrive - (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVENUE LOT B PRELIMINARY DESIGN/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRELIMINARY DESIGN.pptx - By R&B - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of 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.

PREVIOUS DRAWING

1

LOT B - OPEN SPACE DIAGRAM

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 - OPEN SPACE DIAGRAM

STATE OF FLORIDA

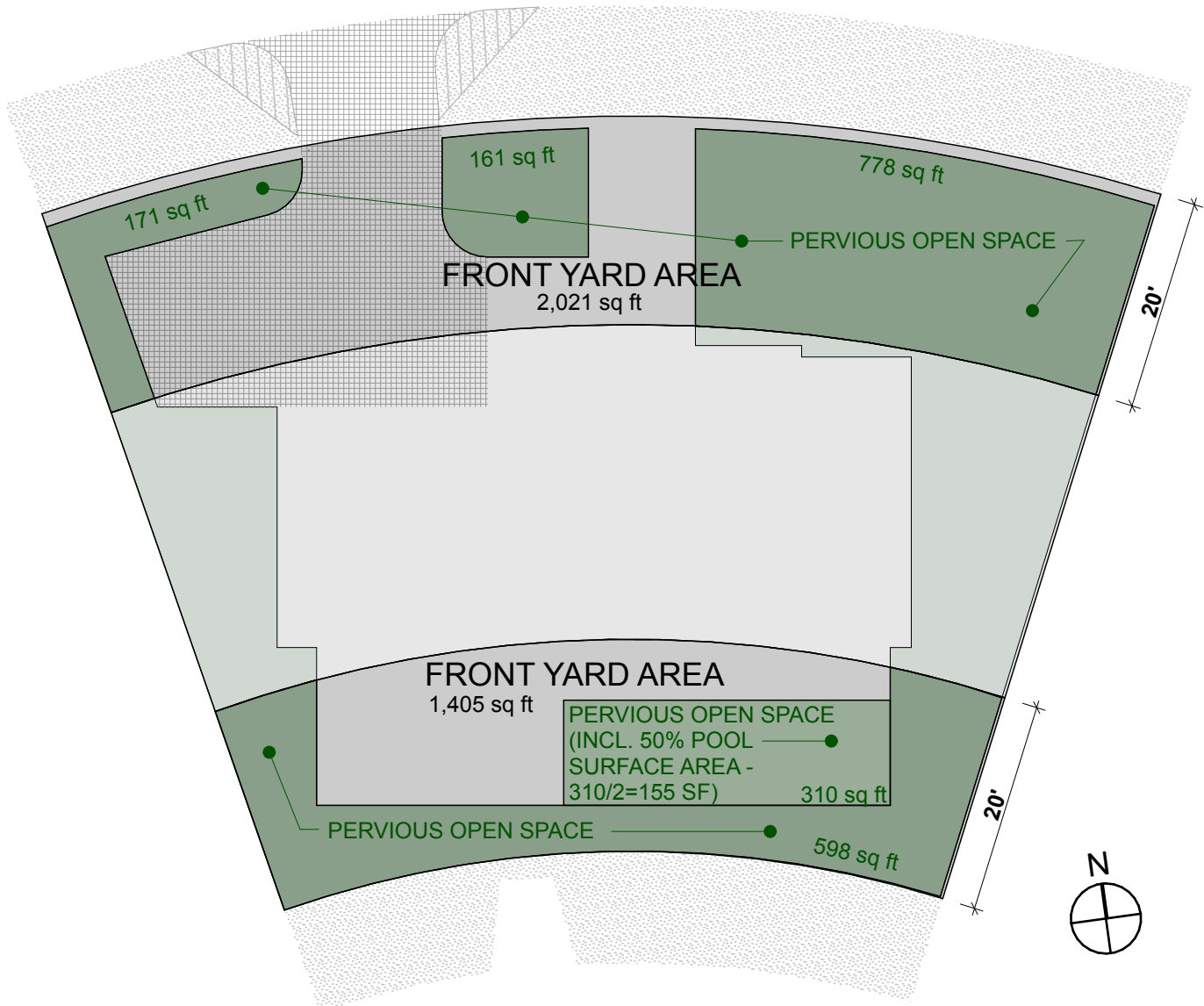
ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-017B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Plot B/Lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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 / STREET SIDE YARD LANDSCAPE PERVIOUS OPEN SPACE
- FRONT YARD / STREET SIDE YARD LANDSCAPE IMPERVIOUS OPEN SPACE

N COCONUT LANE FRONT YARD AREA - 2,021 SF / PERVIOUS OPEN SPACE - 1,110 SF
PALM AVENUE FRONT YARD AREA - 1,405 SF / PERVIOUS OPEN SPACE (+ 50% POOL) - 753 SF

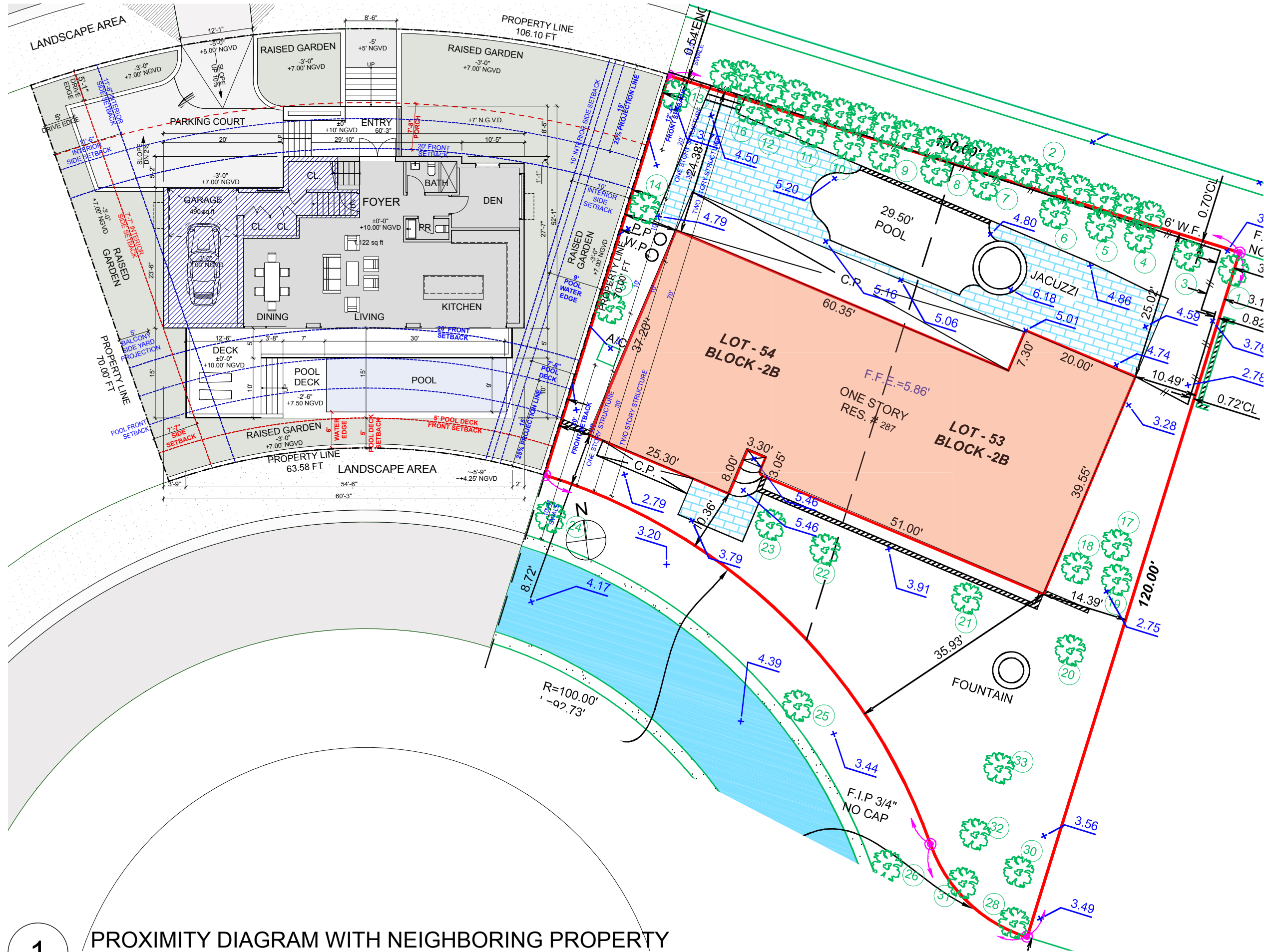
FRONT YARD LANDSCAPE PERVIOUS OPEN SPACE

	REQ'D	PROVIDED
N COCONUT LANE FRONT YARD	1,010.5 SF (50%)	1,110 SF (55%)
PALM AVENUE FRONT YARD	702.5 SF (50%)	753 SF (53%)

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



File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Designer/DBB REVISING CHANGES/291 PALM AVENUE LOT B.DBB REVISED copy.dwg - By: R&B - Date: 6/2/22
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

PROXIMITY DIAGRAM WITH NEIGHBORING PROPERTY

SCALE: 1" = 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

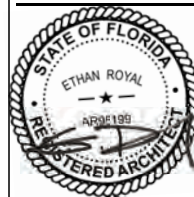
LALANI
DEVELOPERS

PROJECT

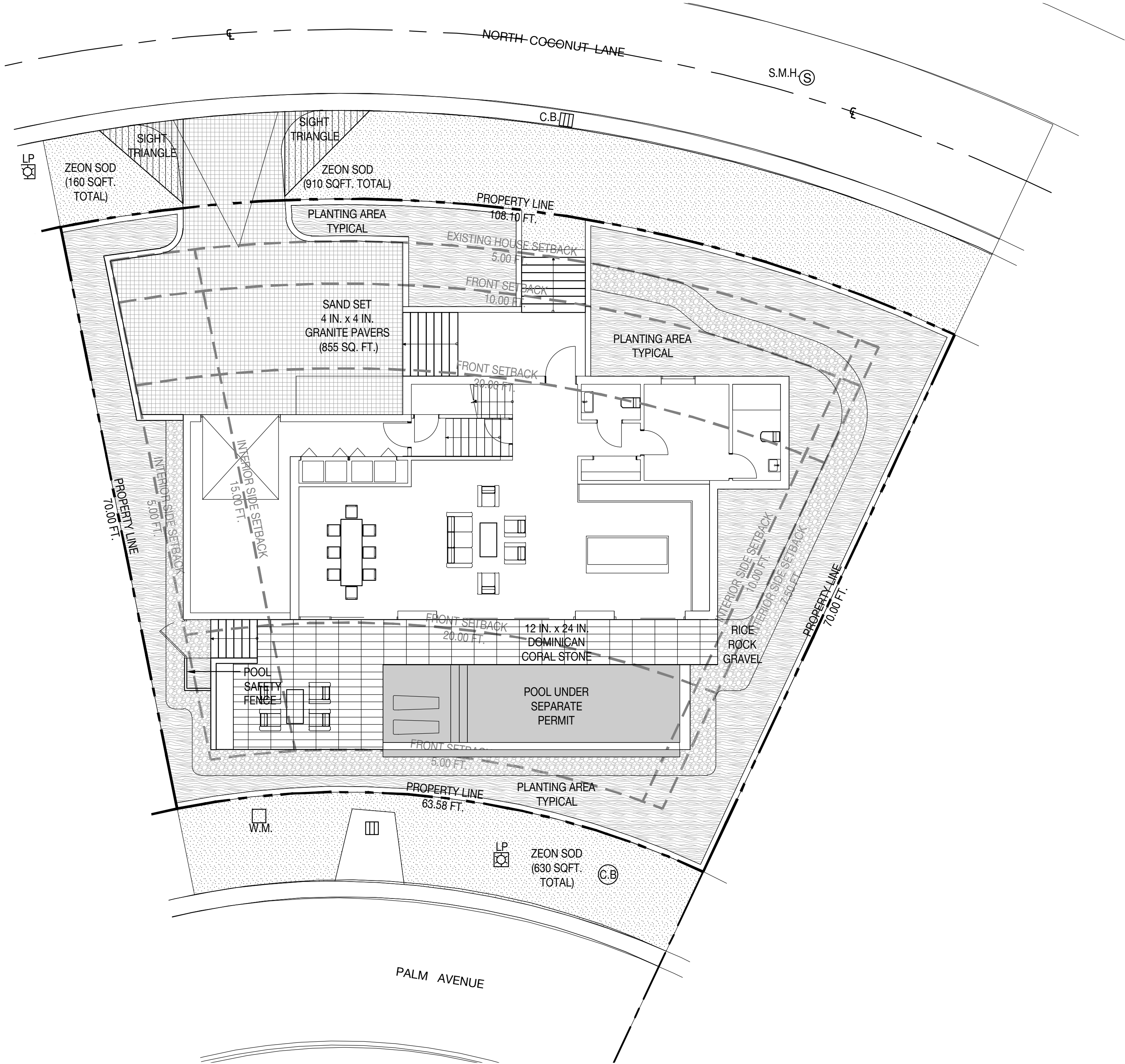
291 PALM AVENUE - LOT B

Sheet Title

LOT B PROXIMITY DIAGRAM
WITH NEIGHBORING PROPERTY



A-021B



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.

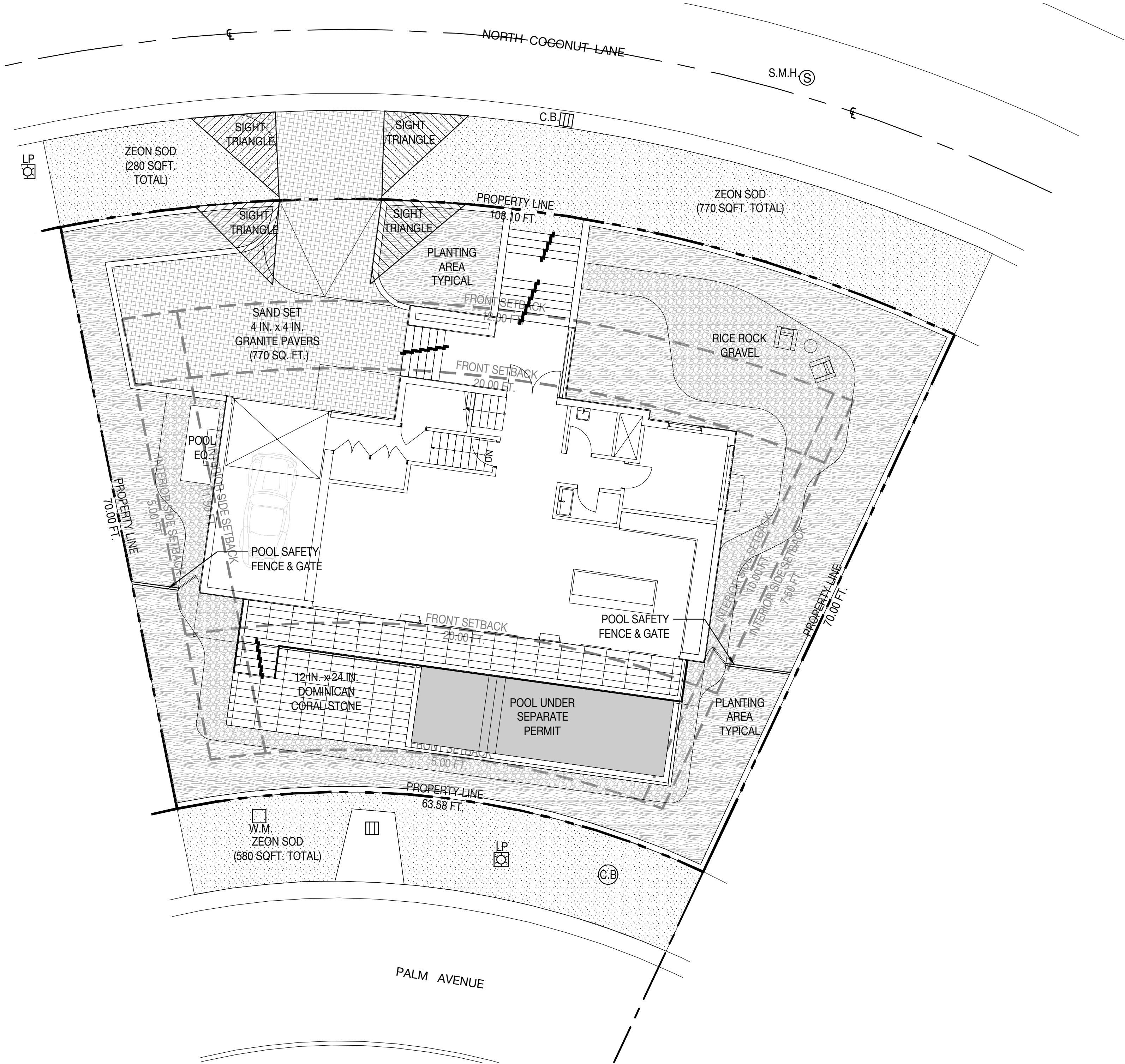
SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.
-
- RICE ROCK GRAVEL
- COLOR: WHITE
FINISH: ANGULAR
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO
-
- DOMINICAN CORAL STONE
- COLOR: NATURAL
FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD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

ZOYSIA SOD

SAND SET GRANITE PAVERS

DOMINICAN CORAL STONE

RICE ROCK GRAVEL
-
- 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)
-
- 03.04.2022
- | 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 |
-
- L300
- © COPYRIGHT NIELSEN LANDSCAPE ARCHITECTS, LLC



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.
-
- RICE ROCK GRAVEL
- COLOR: WHITE
FINISH: ANGULAR
DIMENSIONS: 3/8 IN.
SOURCE: YARDCO
- DOMINICAN CORAL STONE
- COLOR: NATURAL
FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD
- ..\\A..\\06_products & specifications\\Dominican Coral Stone.JPG
-
- ZOYSIA ZEON
- COLOR: GREEN :)
FINISH: NA
DIMENSIONS: NA
SOURCE: NA
- MATERIALS LEGEND
- PLANTING AREA TYPICAL

ZOYSIA SOD

SAND SET GRANITE PAVERS

DOMINICAN CORAL STONE

RICE ROCK GRAVEL
-
- 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)
-
- 06.10.2022
- | 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 |
| 06.10.2022 | DRB SUBMITTAL |
-
- L300
- © COPYRIGHT NIELSEN LANDSCAPE ARCHITECTS, LLC

File: /Users/ethanroyal/Onebox (royalbyckovas)/2021 PROJECTS/211004 291 PALM AVE/E-CAD/I Design/DRB REVISIONS/DRB HEARING CHANGES/291 PALM AVENUE LOT B DRB 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.

PREVIOUS DRAWING

ITEM #	Zoning Information				
1	Address:	291 Palm Ave, Miami Beach 33139 - Lot B			
2	Folio Number(s):	02-4205-002-0460			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:	RS-4	
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:	+4.79' N.G.V.D.	
6	Adjusted grade (Flood + Grade/2):	+6.89' N.G.V.D.	Free board:	1 FT	
7	Lot Area:	6,011 SF			
8	Lot width:	85.9 FT	Lot Depth:	70 FT	
9	Max Lot Coverage SF and %:	1,804 SF (25%) Up to 33.2% with variance	Proposed Lot Coverage SF and %	1,879 SF (31.2%)	
10	Existing Lot Coverage SF and %	N/A	Lot Coverage deducated (garage-storage) SF:	500 SF	
11	Front Yard Open Space SF and %:	2,583 (75%)	Rear Yard Open Space SF and %	N/A	
12	Max Unit Size SF and %:	2,404 SF (40%) Up to 50% with variance	Proposed Unit Size SF and %:	3,009 SF (50%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,308 SF (21.7%)	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires DRB Approval)	N/A	
15			Proposed Second Floor Unit Size SF and %	1,701 SF (28.2%)	
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):	425 SF (25%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	N/A	24'-0" (+34.00' N.G.V.D.)	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	N/A	20'-0"	
	N. Coconut Lane	20'-0"	N/A	12'	8'-0"
20	Front Second Level:				
	Palm Ave	30'-0"	N/A	20'-0"	10'-0"
	N. Coconut Lane	30'-0"	N/A	12'-0"	18'-0"
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
21	Side 1 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	5'-0"	5'-0"
22	Side 2 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	10'	
23	Rear:	15'-0"	N/A	N/A	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear		N/A	N/A	
26	Sum of Interior Side yard: 25% Lot Width	21'-6"	N/A	15'	6'-6"
27	Located within a Local Historic District?		Yes or no		
28	Designed as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		

Notes:

If not applicable write N/A
All other data infromation should be presenteed like the above format

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 ZONING DATA CHART



A-011B

File: /Users/ER/Dropbox (royalbyckovas)/21005-291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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.

ITEM #	Zoning Information				
1	Address:	291 Palm Ave, Miami Beach 33139 - Lot B			
2	Folio Number(s):	!"# \$"!%#!"# !\$&!			
3	Board and file numbers:	N/A			
4	Year built:	1937	Zoning District:		RS-4
5	Base Flood Elevation:	+9.00' N.G.V.D.	Grade value in NGVD:		+4.79' N.G.V.D.
6	Adjusted grade (Flood + Grade/2):	+6.89' N.G.V.D.	Free board:		1 FT
7	Lot Area:	6,011 SF			
8	Lot width:	85.9 FT	Lot Depth:		70 FT
9	Max Lot Coverage SF and %:	1,804 SF (25%) Up to 33.2% with variance	Proposed Lot Coverage SF and %		1,612 SF (29.6%)
10	Existing Lot Coverage SF and %	N/A	Lot Coverage deducated (garage-storage) SF:		500 SF
11	Front Yard Open Space SF and %:	2,583 (75%)	Rear Yard Open Space SF and %		N/A
12	Max Unit Size SF and %:	2,404 SF (40%) Up to 50% with variance	Proposed Unit Size SF and %:		2,703 SF (45%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		1,308 SF (21.7%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires DRB Approval)		N/A
15			Proposed Second Floor Unit Size SF and %		1,701 SF (28.2%)
16			Proposed Roof Deck Area SF and % (Note: Max is 25% of the enclosed floor area immediately below):		425 SF (25%)
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	N/A	24'-0" (+34.00' N.G.V.D.)	
18	Setbacks:				
19	Front First Level:				
	Palm Ave	20'-0"	N/A	20'-0"	
	N. Coconut Lane	20'-0"	N/A	12'-4" (porch only)	17'-8"
20	Front Second Level:				
	Palm Ave	30'-0"	N/A	20'-0"	10'-0"
	N. Coconut Lane	30'-0"	N/A	20'-0"	10'-0"
	(Note: At least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback.				
21	Side 1 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	7'-7"	2'-5"
22	Side 2 (Interior side > 65' 10% of Lot Width or 10')	10'-0"	N/A	10'	
23	Rear:	15'-0"	N/A	N/A	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear		N/A	N/A	
26	Sum of Interior Side yard: 25% Lot Width	21'-6"	N/A	17'-7"	4'-5"
27	Located within a Local Historic District?	Yes or no			
28	Designed as an individual Historic Single Family Residence Site?	Yes or no			
29	Determined to be Architecturally Significant?	Yes or no			

Notes:

If not applicable write N/A

All other data infromation should be presenteed like the above format

1

LOT B - ZONING DATA CHART

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

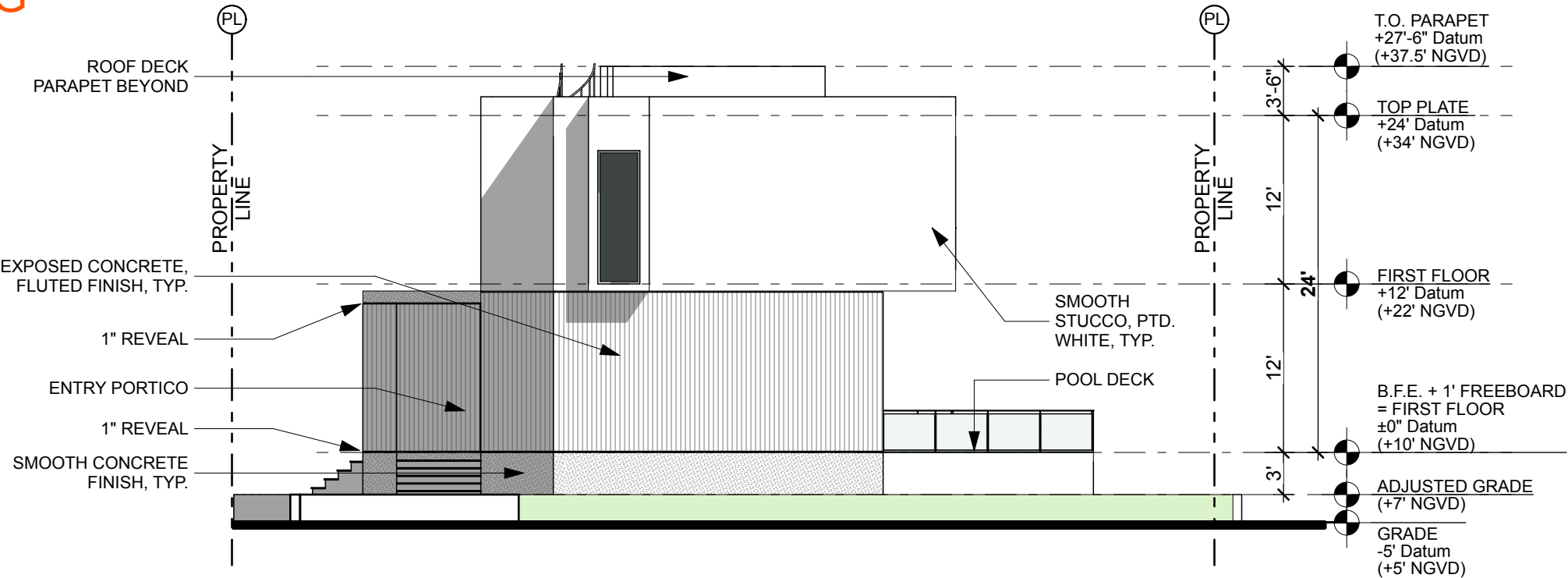
Sheet Title

LOT B ZONING DATA CHART



A-011B

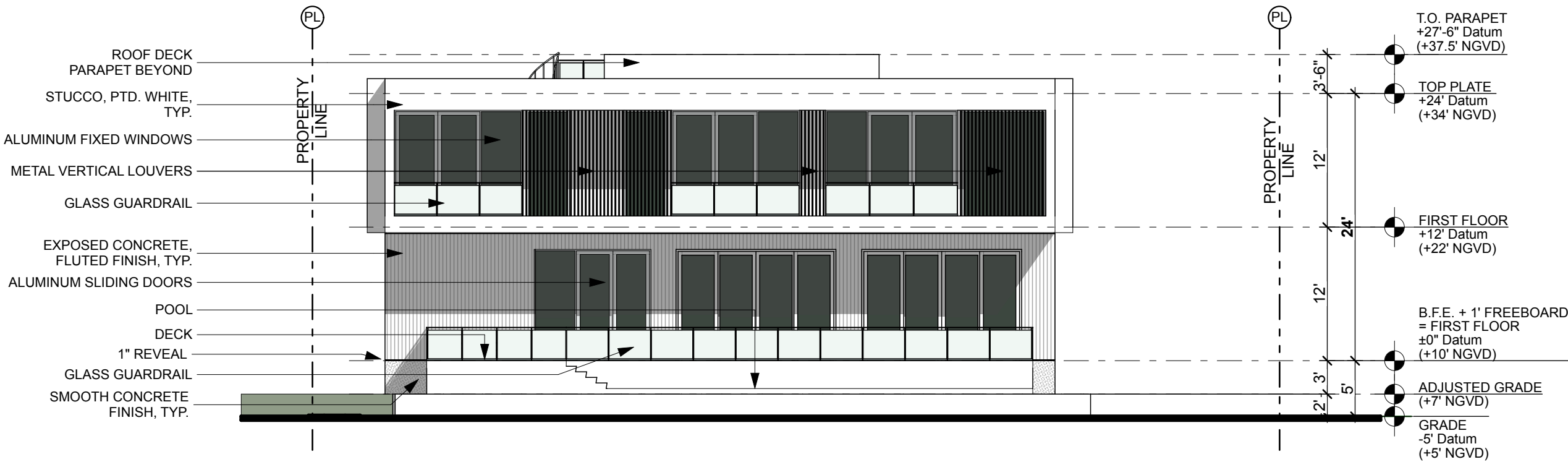
PREVIOUS DRAWING



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

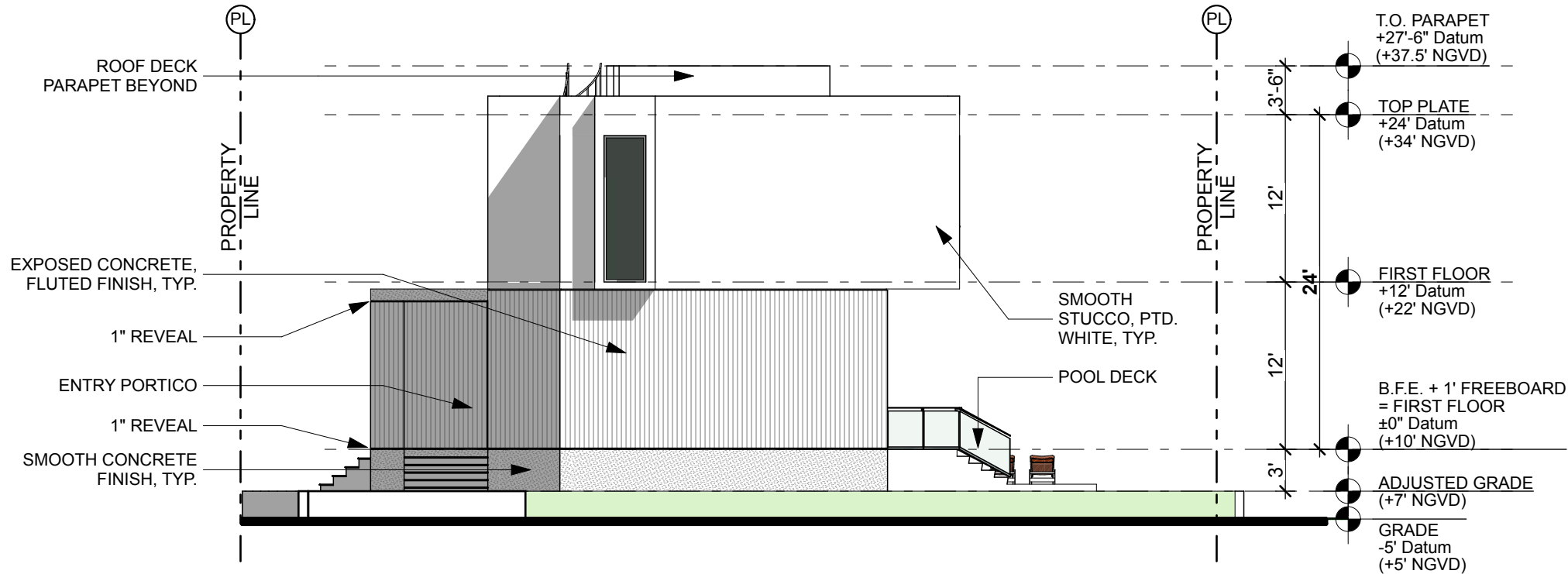
LOT B - ELEVATIONS
3/32" = 1'-0"



A-201B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E-CAD/1/Design/ct B/Lot B - DBB - Revised 4.pln - By: R&B - Date: 5/9/22
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.

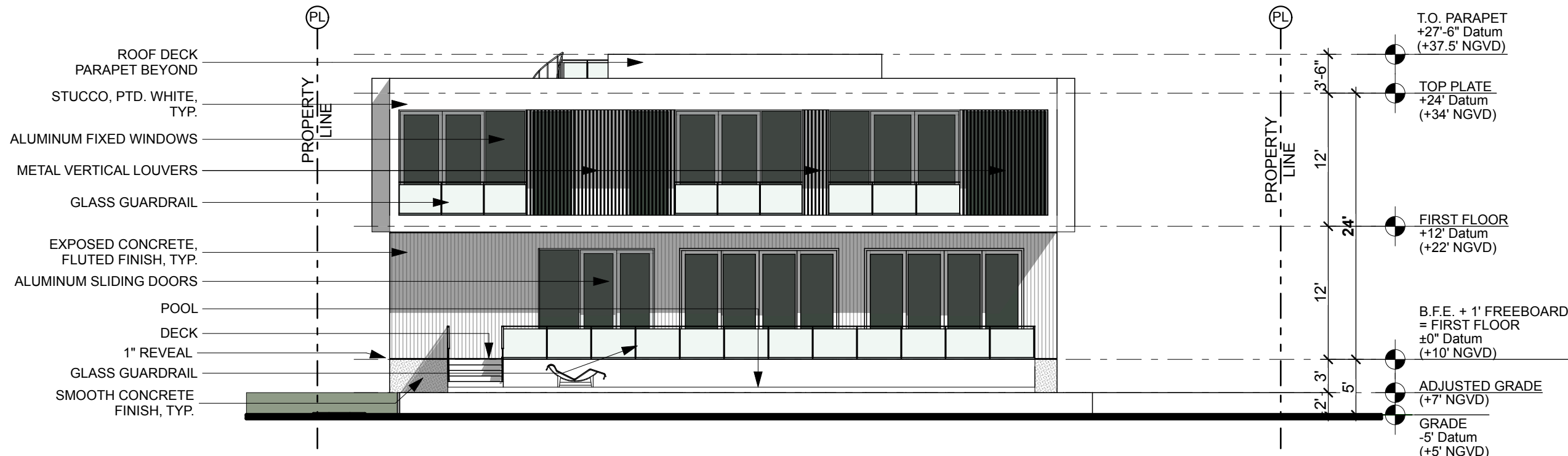
File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Plot B - DBB - Revised 5.pln - By: R&B - Date: 6/9/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of 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

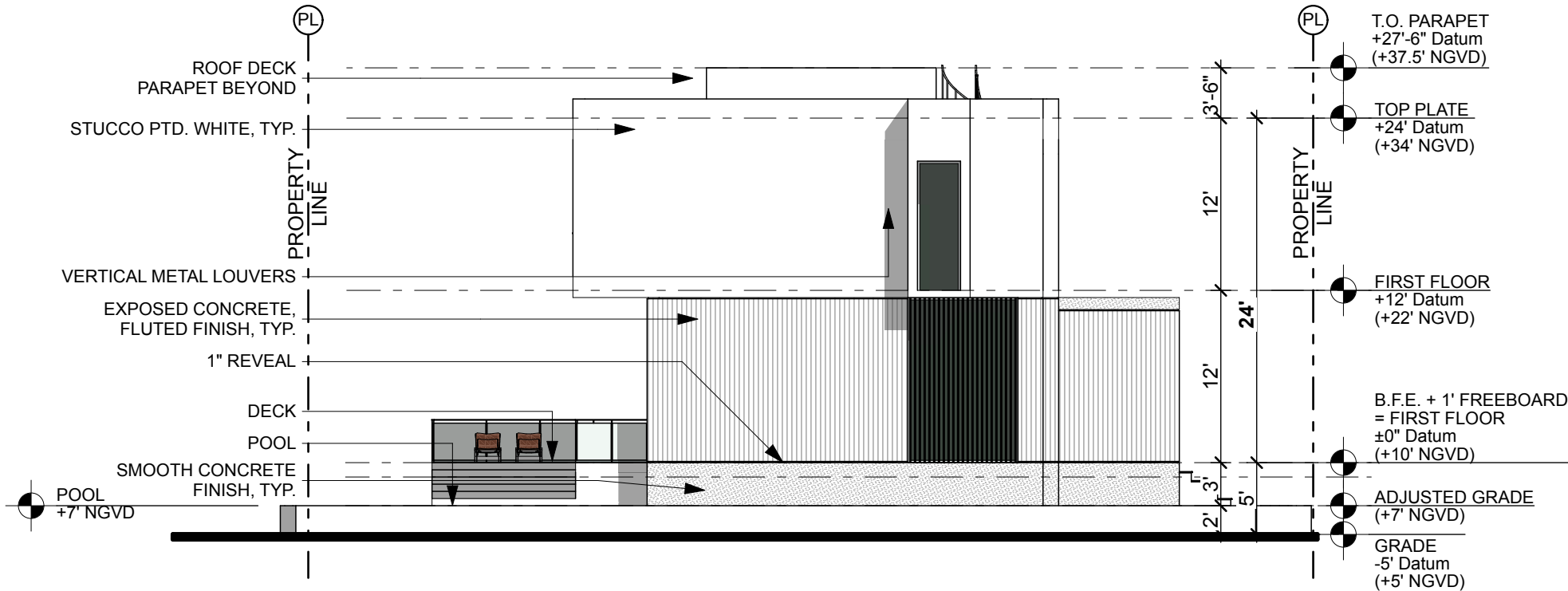
Sheet Title

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



A-201B

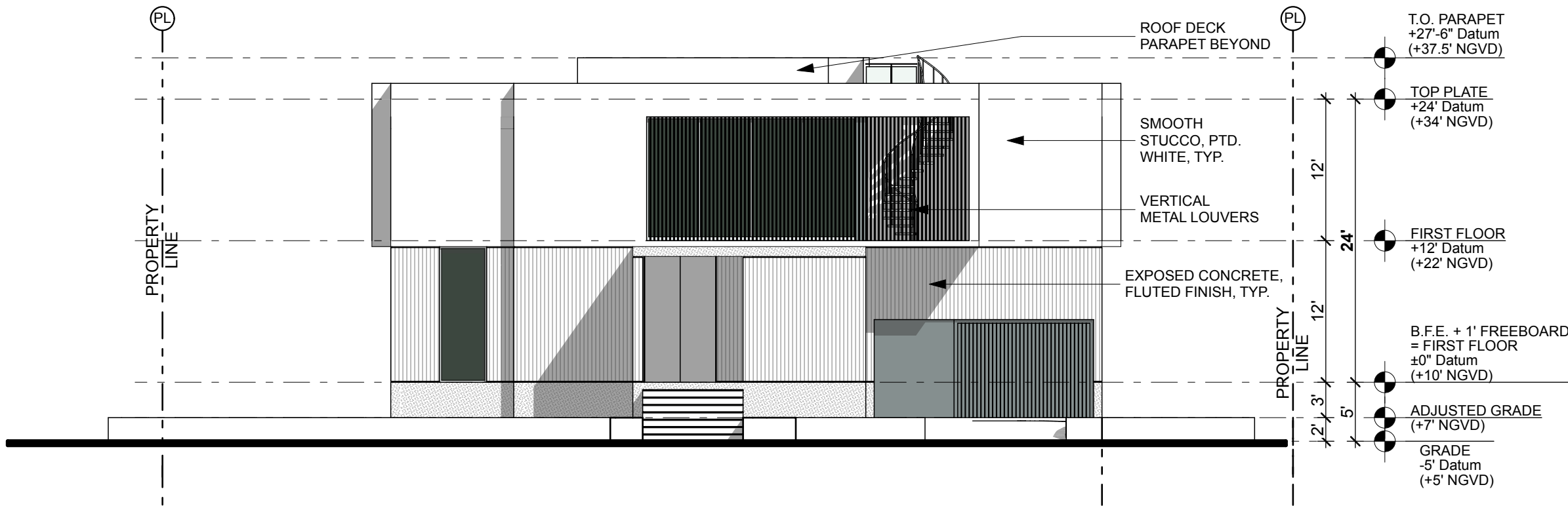
PREVIOUS DRAWING



2

EAST ELEVATION

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



1

NORTH ELEVATION

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

E:\a:\Users\ER\Dropbox (royalbyckovas)\21005 291 PALM AVE\E CAD\1 Design\Plot B\Lot B - DBB - Revised 4.pln - By RBB - Date: 5/9/22
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

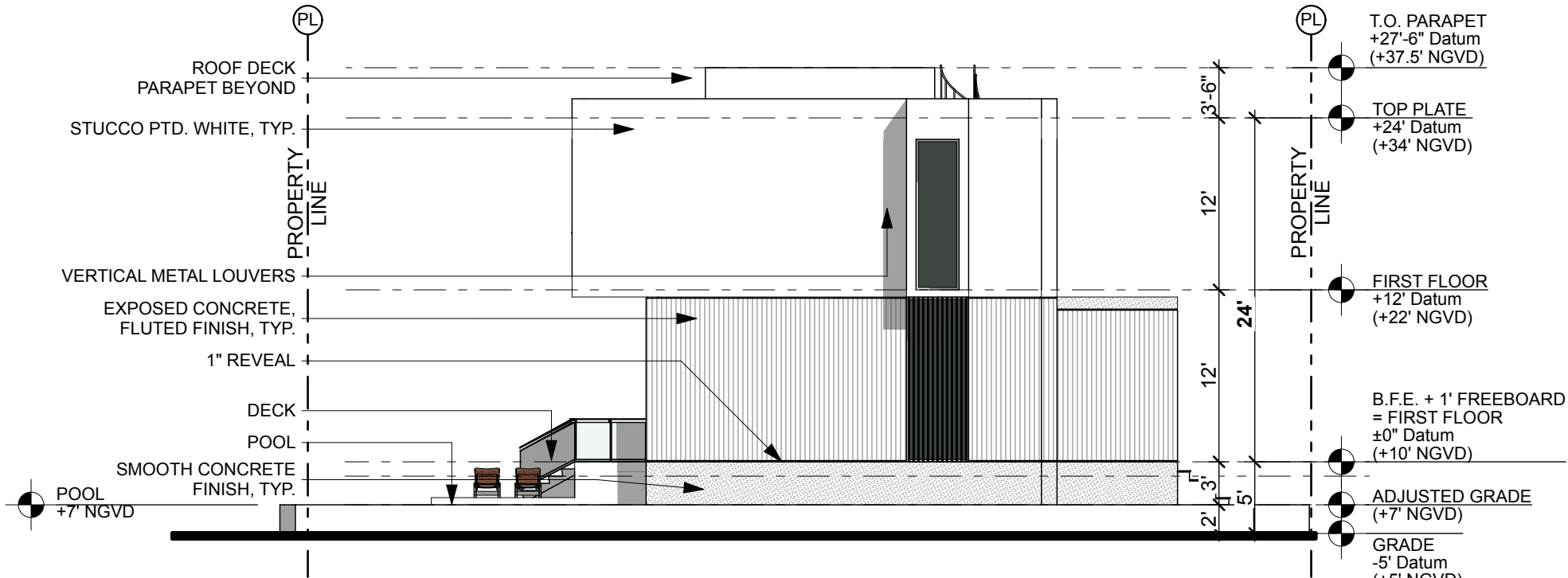
Sheet Title

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



A-202B

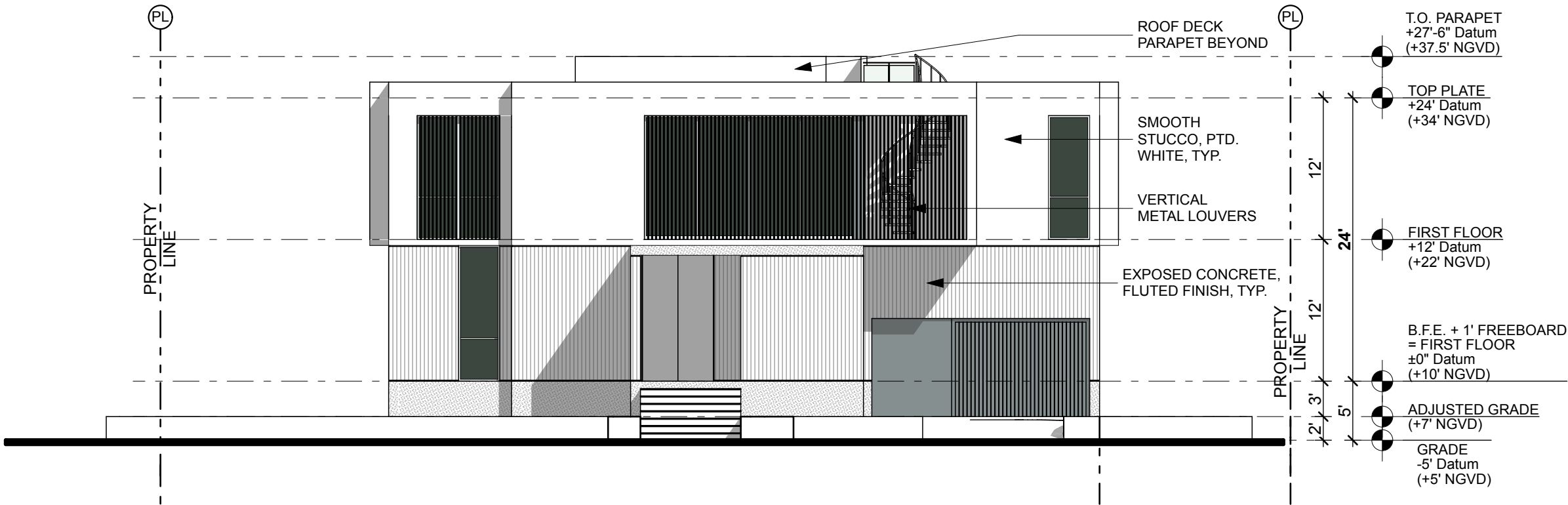
E:\a:\Users\ER\Dropbox (royalbyckovas)\21005 291 PALM AVE\E CAD\1 Design\Plot B\Lot B - DBB - Revised 5.pln - By R&B - Date: 6/9/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without express written permission of ROYALBYCKOVAS. All designs herein are property of ROYALBYCKOVAS. All copyrights reserved (c) 2021.



2

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

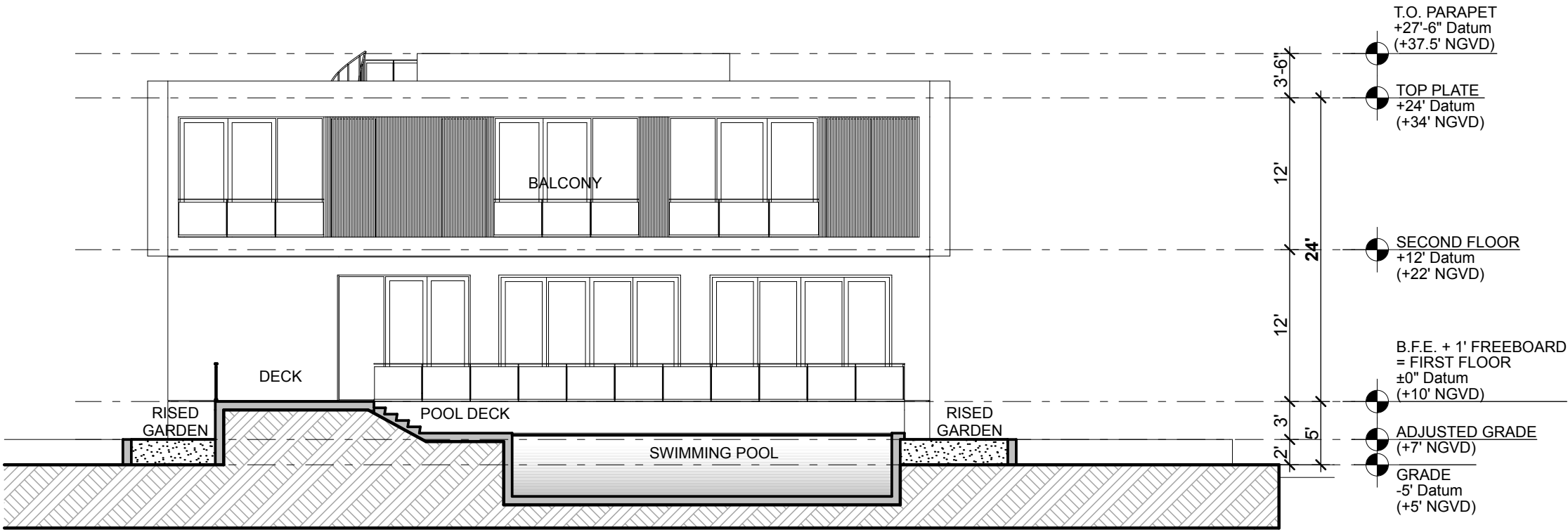
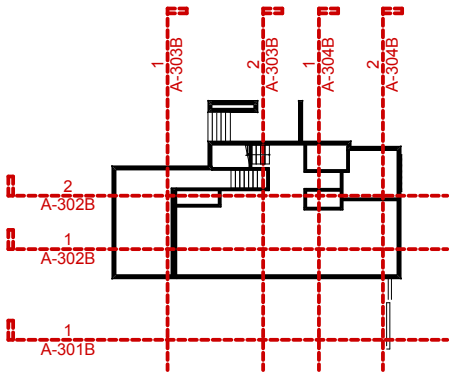
Sheet Title

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



A-202B

PREVIOUS DRAWING

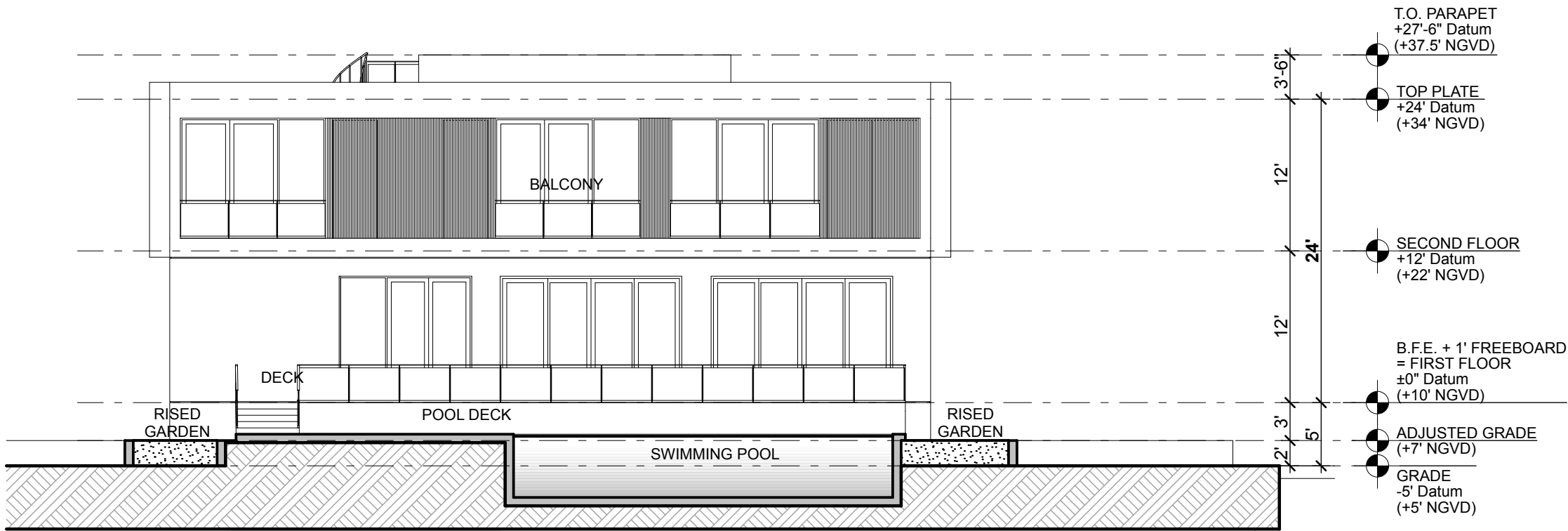
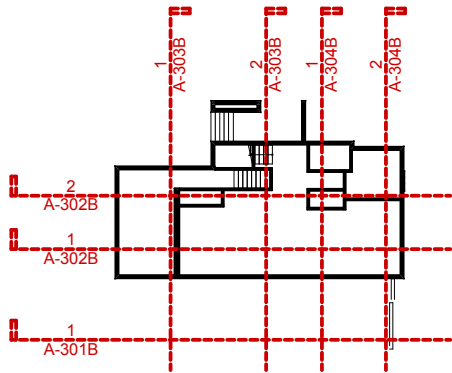


1 SECTION A
SCALE: 3/32" = 1'-0"

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/1 Lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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.



E:\a:\Users\ER\Dropbox (royalbyckovas)\21005 291 PALM AVE\E-CAD\1-Design\Lot B - DBB - Revised 5.pln - By R&B - Date: 6/13/22
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 SECTION A
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

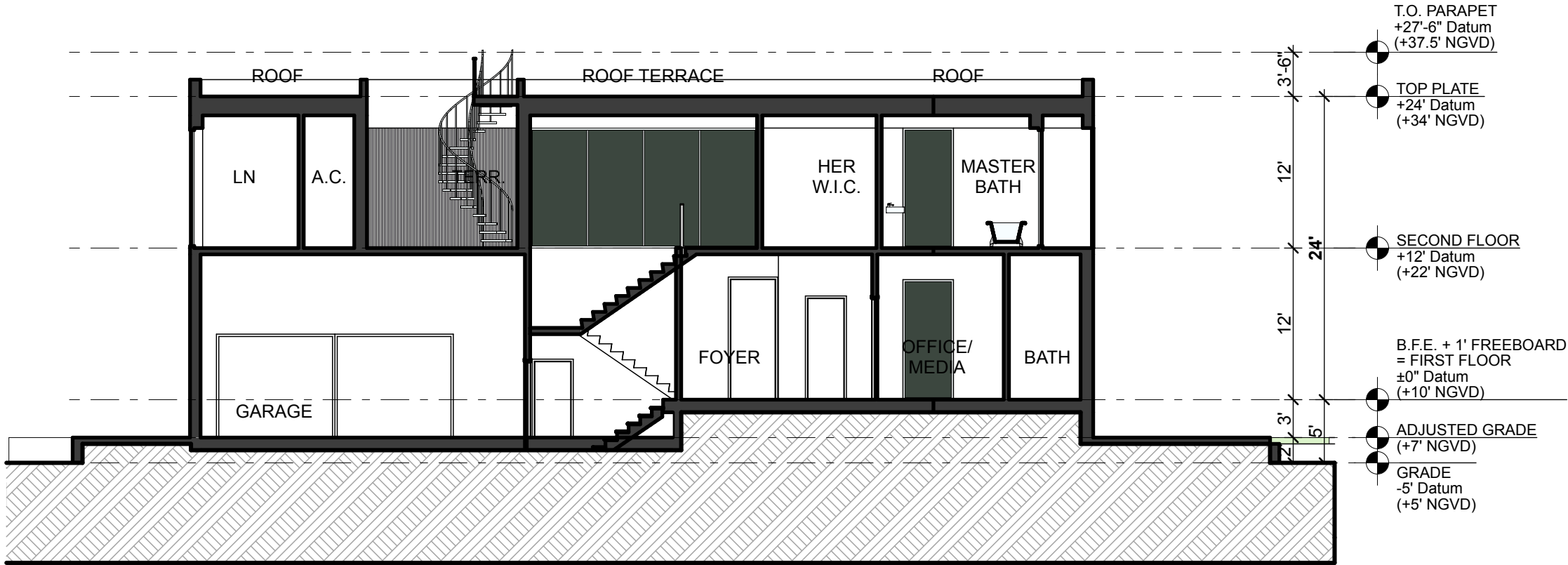
LOT B - SECTIONS



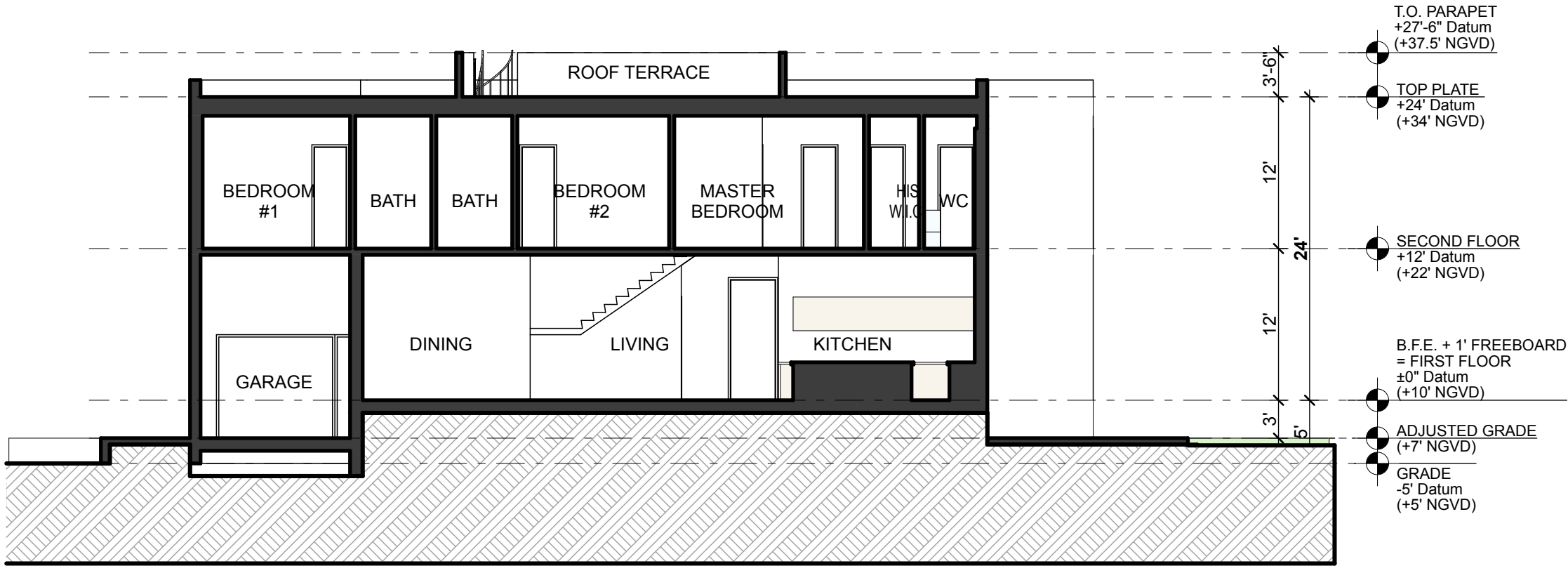
A-301B

File: /Users/ethanroyal/OneDrive (royalbyckovas)/2021 PROJECTS/21005 291 PALM AVENUE/21005 291 PALM AVENUE LOT B PRE REVISED.dwg - 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.

PREVIOUS DRAWING



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

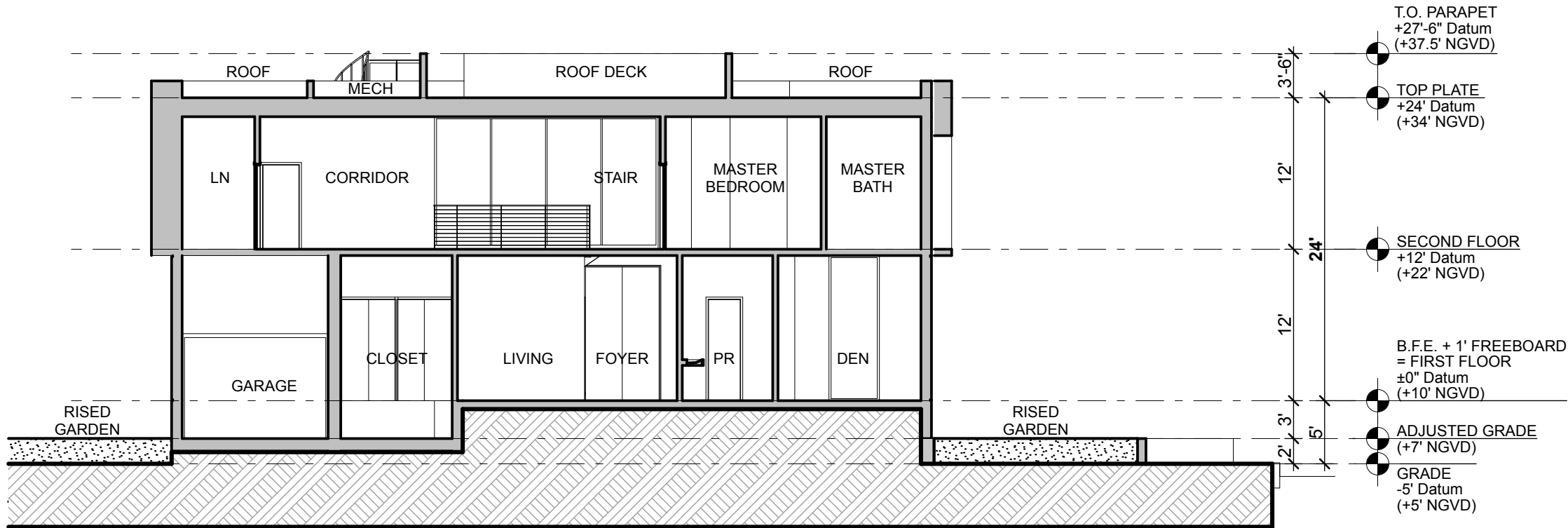
Sheet Title

LOT B - SECTIONS

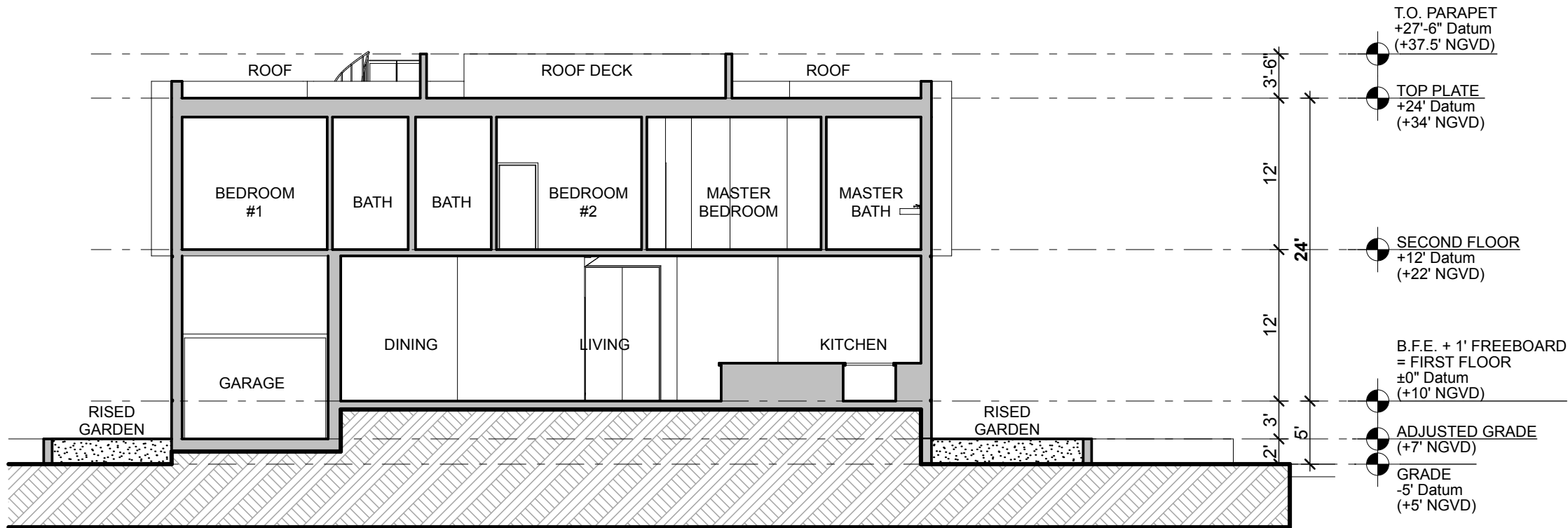


A-302B

E:\1a: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E-CAD/1-Design/1-ct B/Lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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

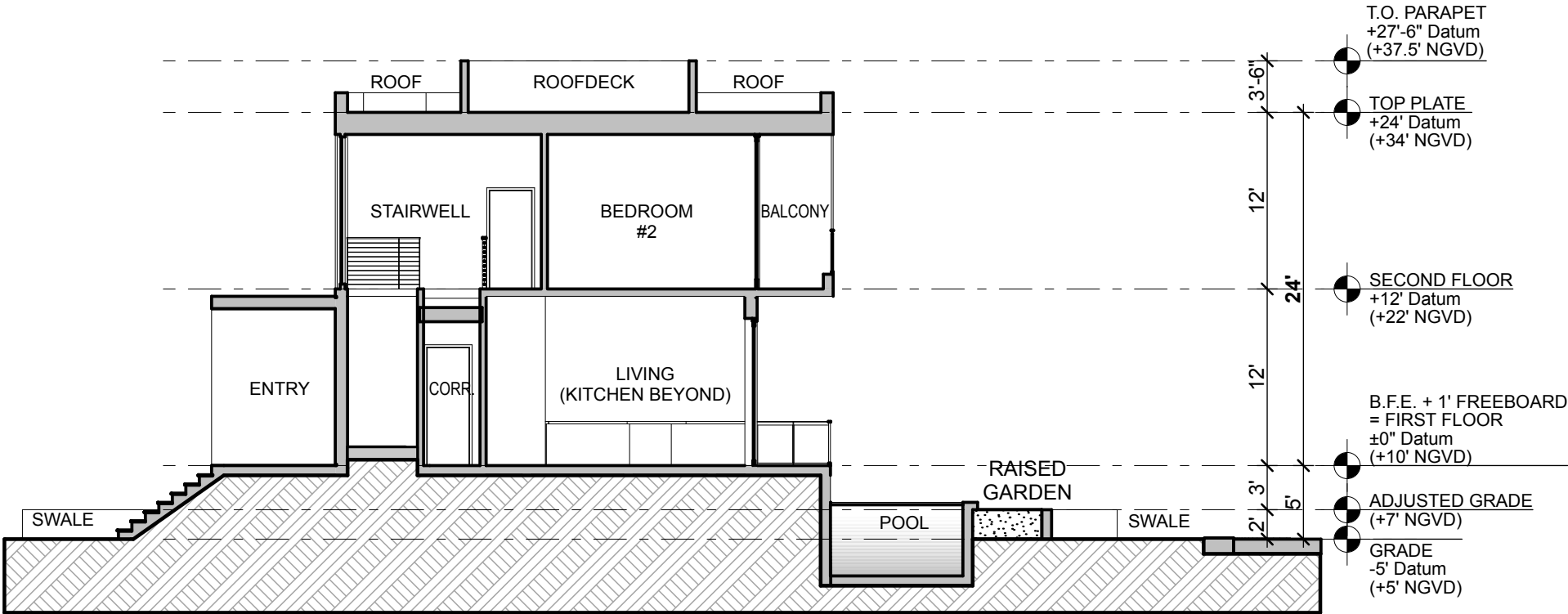
Sheet Title

LOT B - SECTIONS

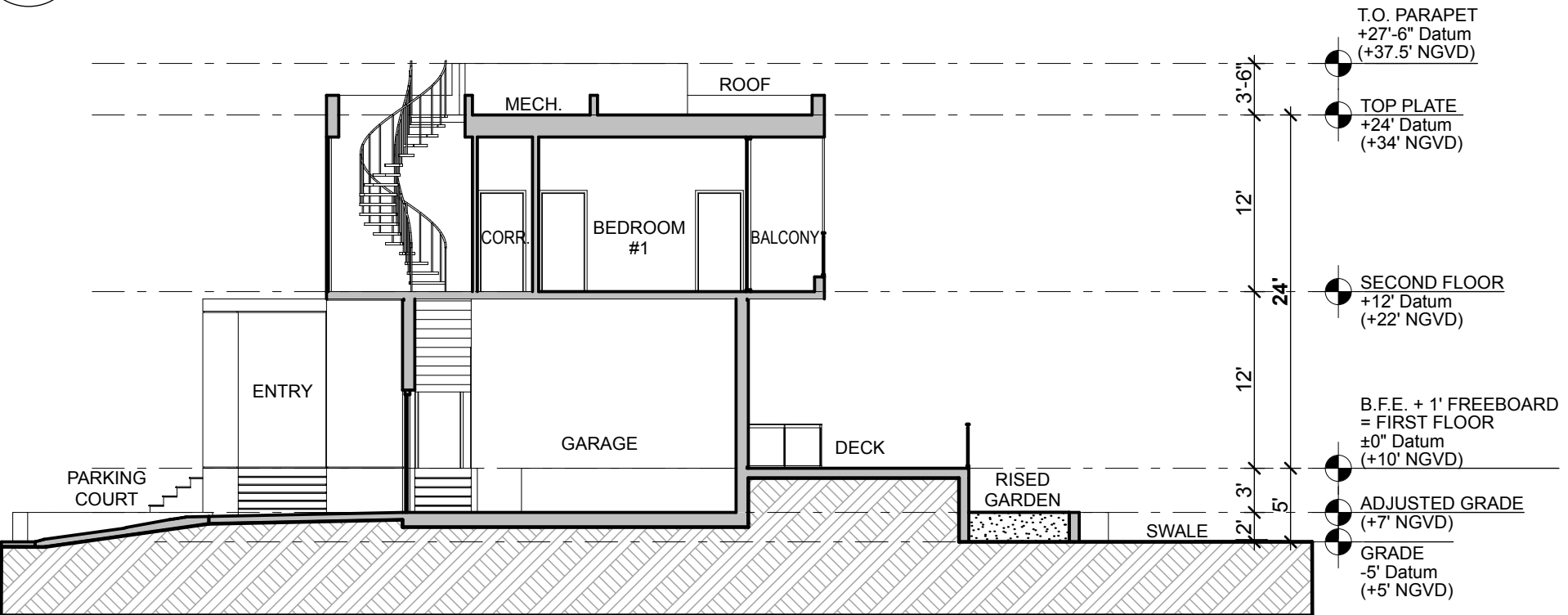


A-302B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E-CAD/1/Design/1/2/291 PALM AVE - By R&B - Date: 5/9/22
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.

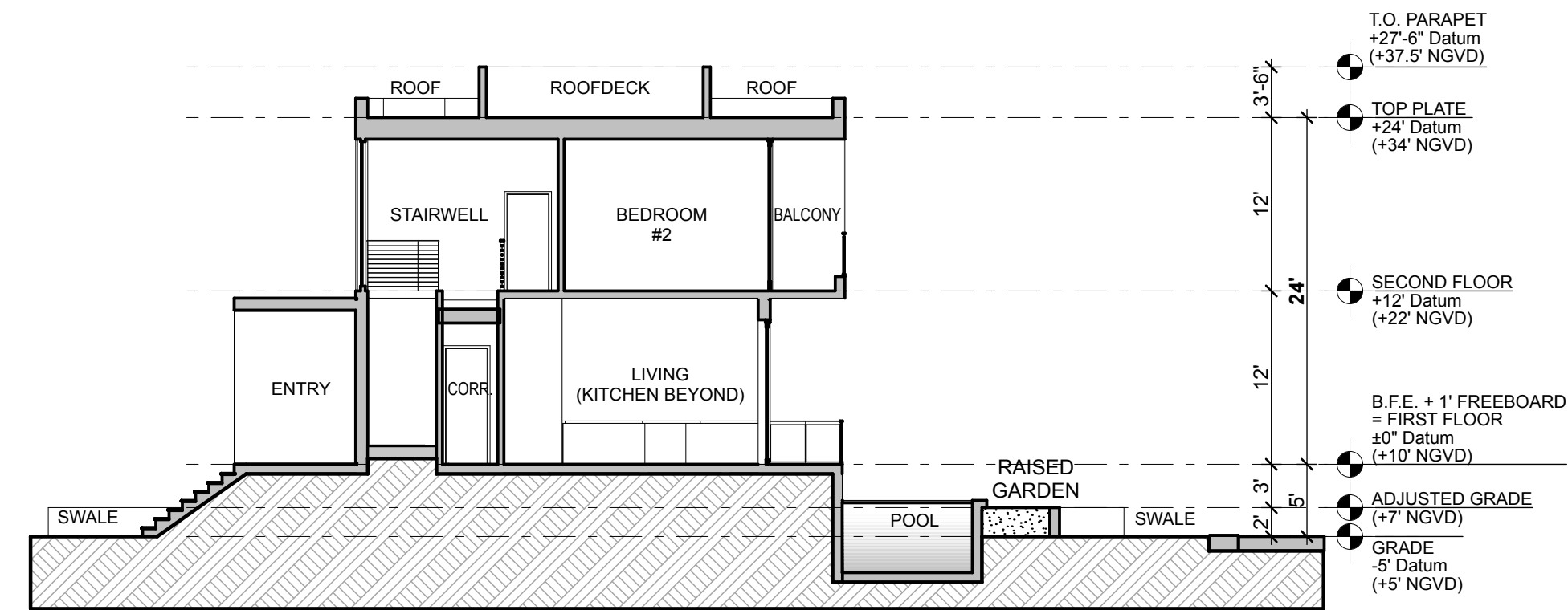


2 SECTION 2
SCALE: 3/32" = 1'-0"

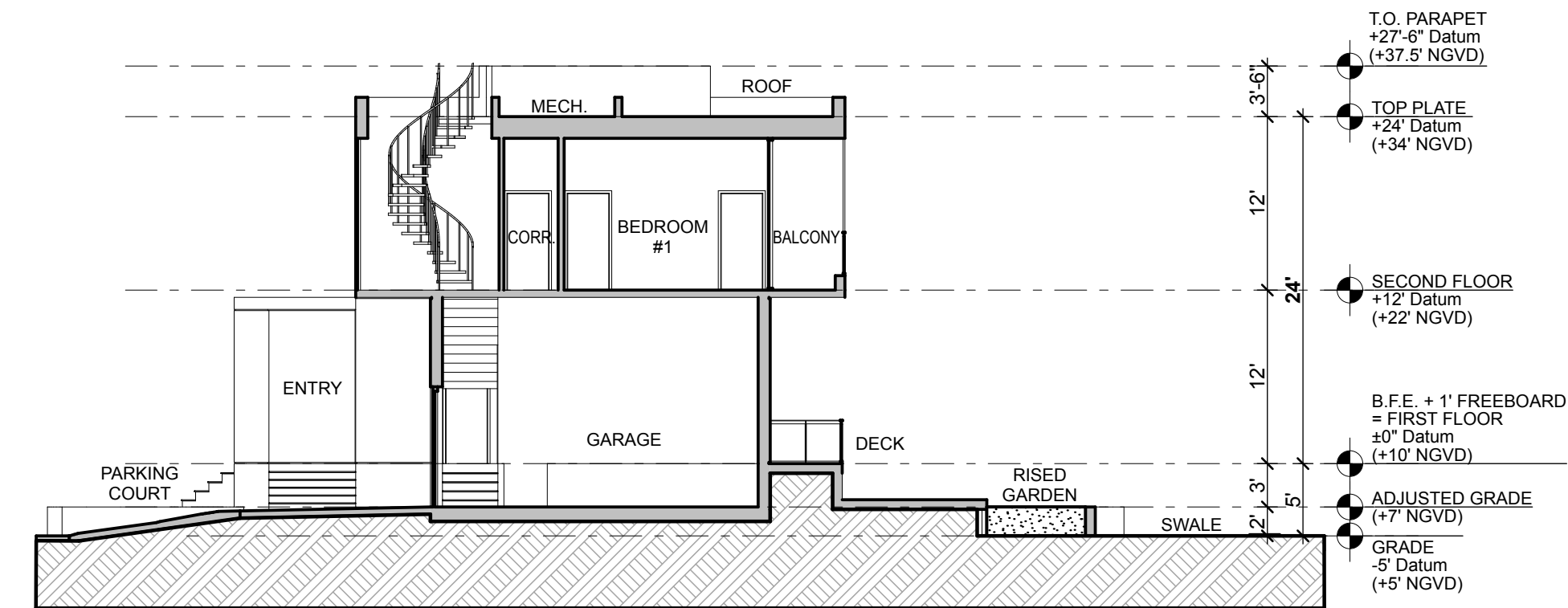


1 SECTION 1
SCALE: 3/32" = 1'-0"

E:\a:\Users\ER\Dropbox (royalbyckovas)\21005 291 PALM AVE\E-CAD\1-Design\1-2-21\2-21-21.dwg - By R&B - Date: 6/13/22
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

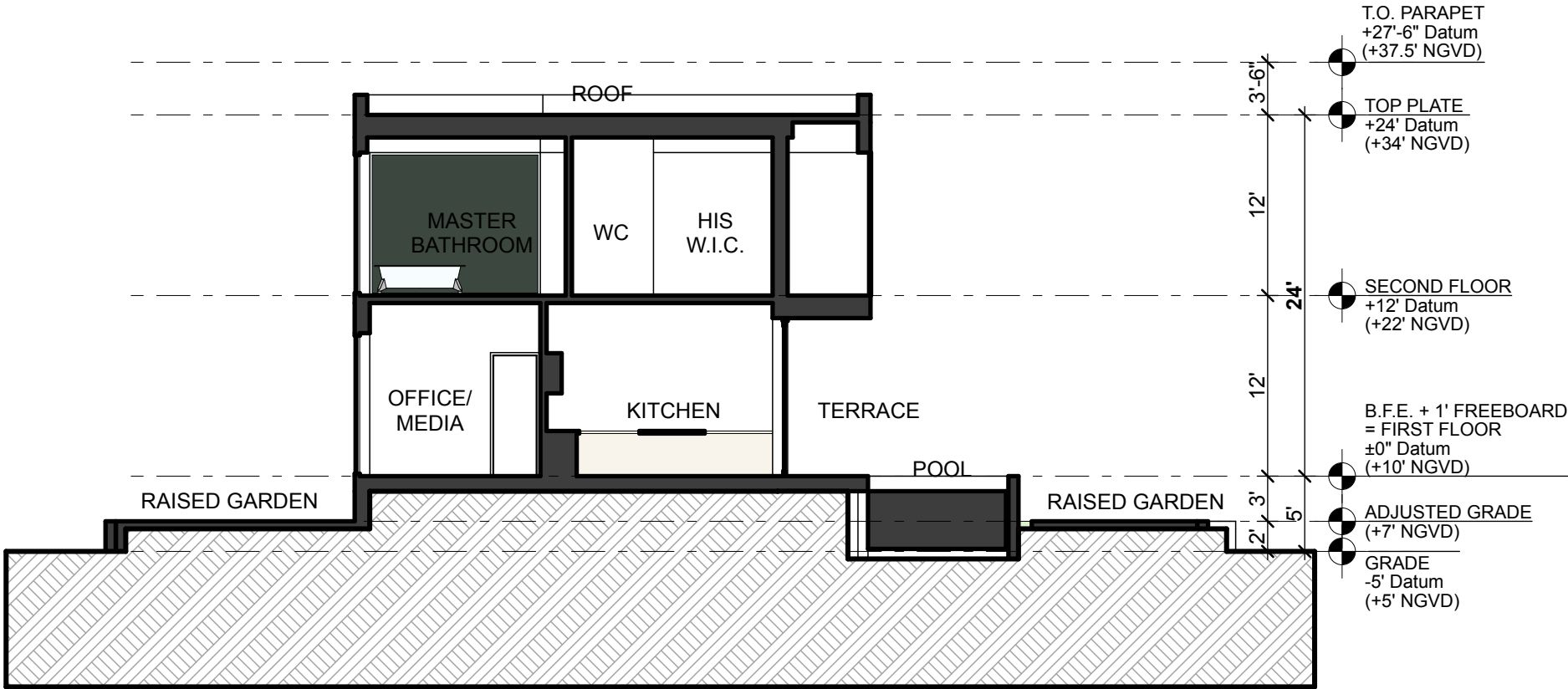
LOT B - SECTIONS



A-303B

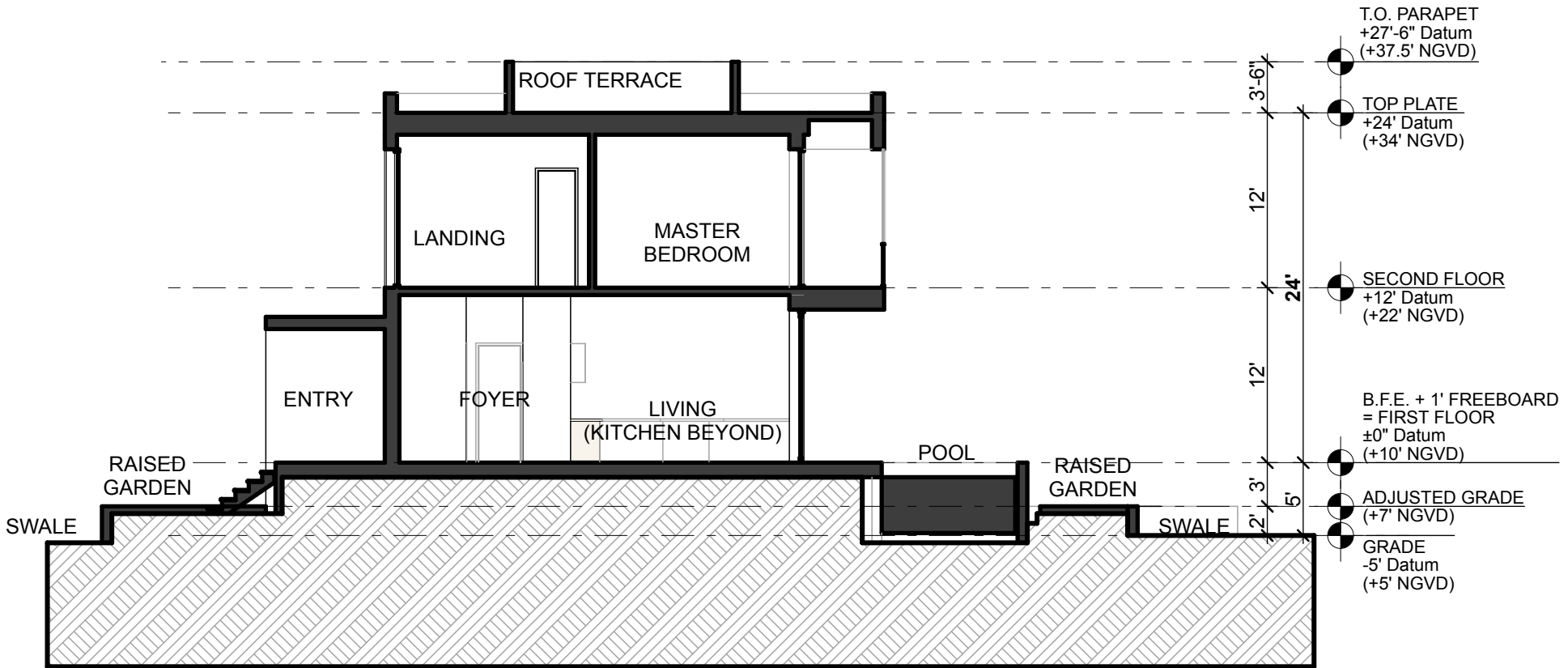
File: /Users/ethanroyal/Dropbox (royalbyckovas)/2021 PROJECTS/211004 291 PALM AVE/E-CAD/1 Design/DBB REVISIONS/DBB HEARING CHANGES/291 PALM AVENUE LOT B PRE REVISED.pln - By RBP - Date: 3/7/22
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole 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.

PREVIOUS DRAWING



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

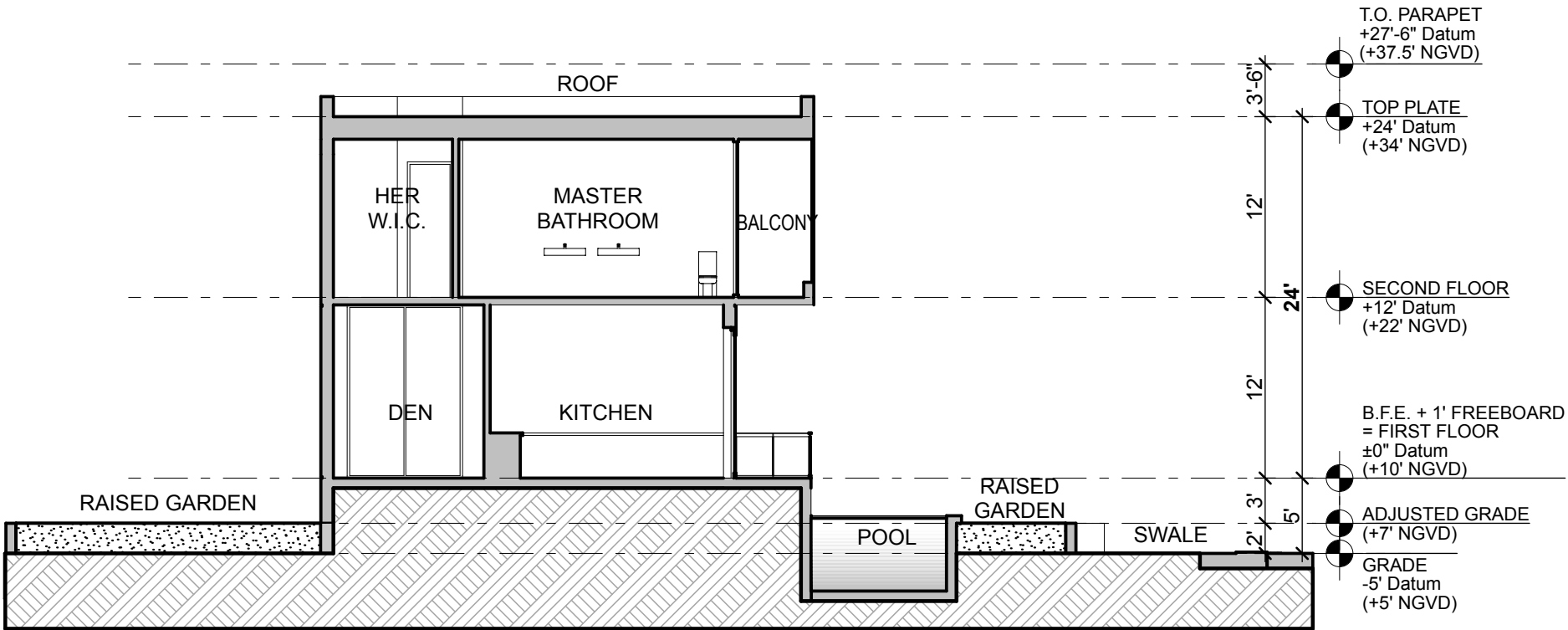
Sheet Title

LOT B - SECTIONS



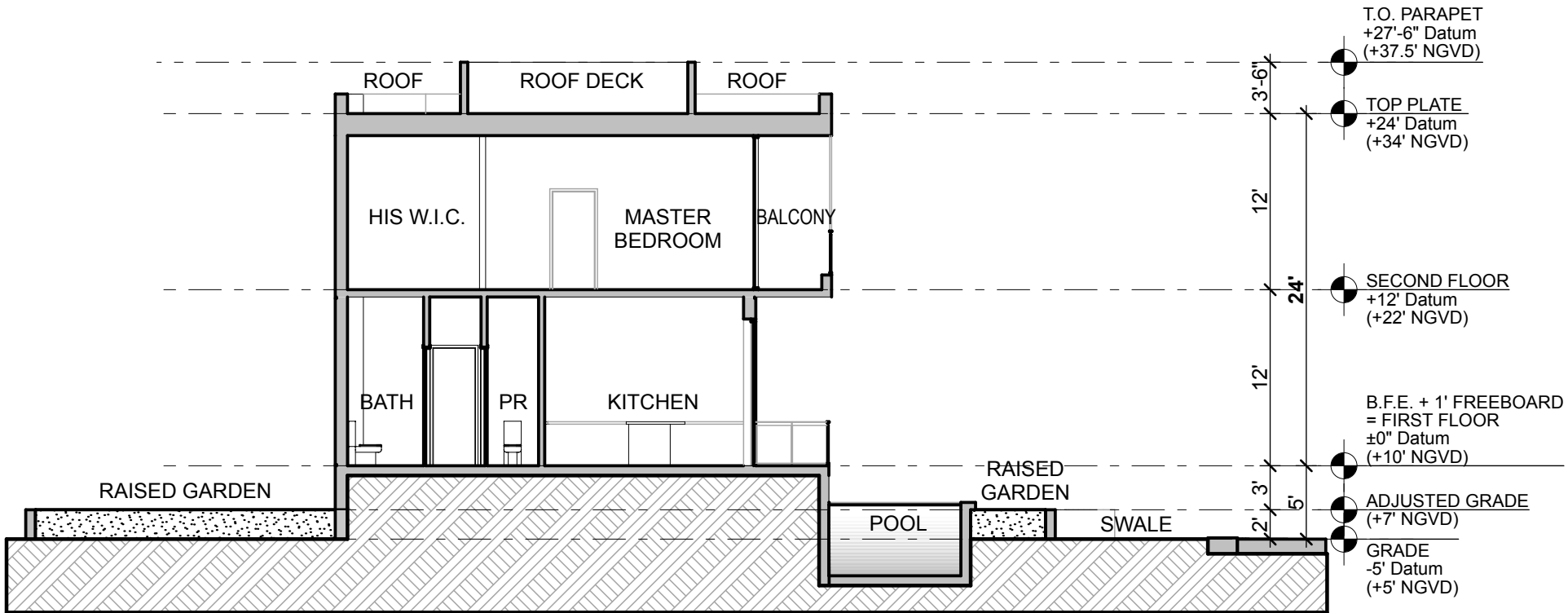
A-304B

E:\a: \Users\ER\Dropbox (royalbyckovas)\21005 291 PALM AVE\E CAD\1\Design\1.ctb - Lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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

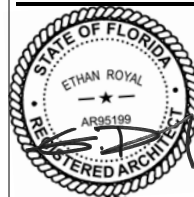
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

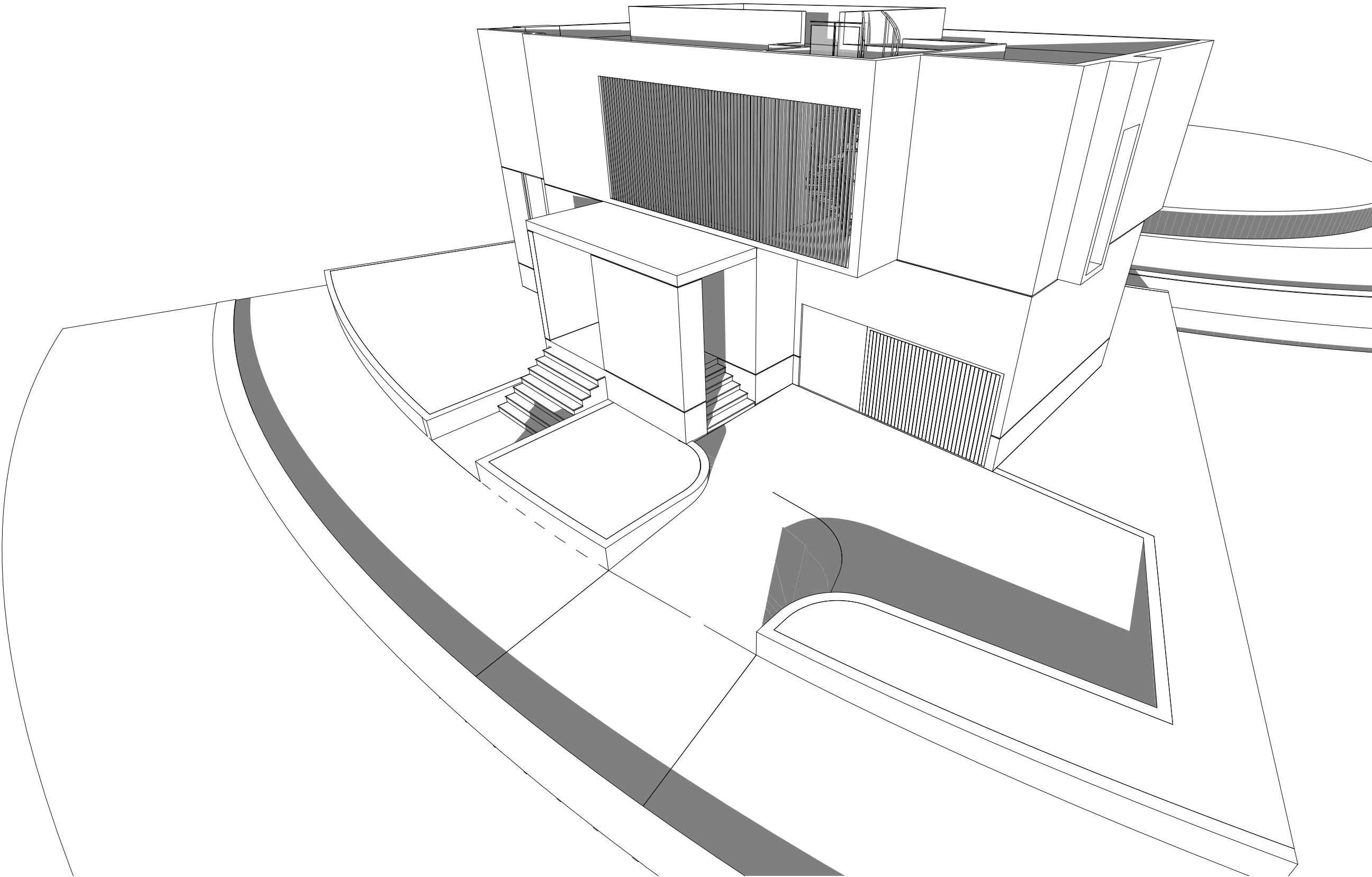
Sheet Title

LOT B - SECTIONS



A-304B

PREVIOUS DRAWING



VIEW FROM NORTH COCONUT LANE LOOKING SOUTH EAST

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 4 pin - By R&B - Date: 5/9/22
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

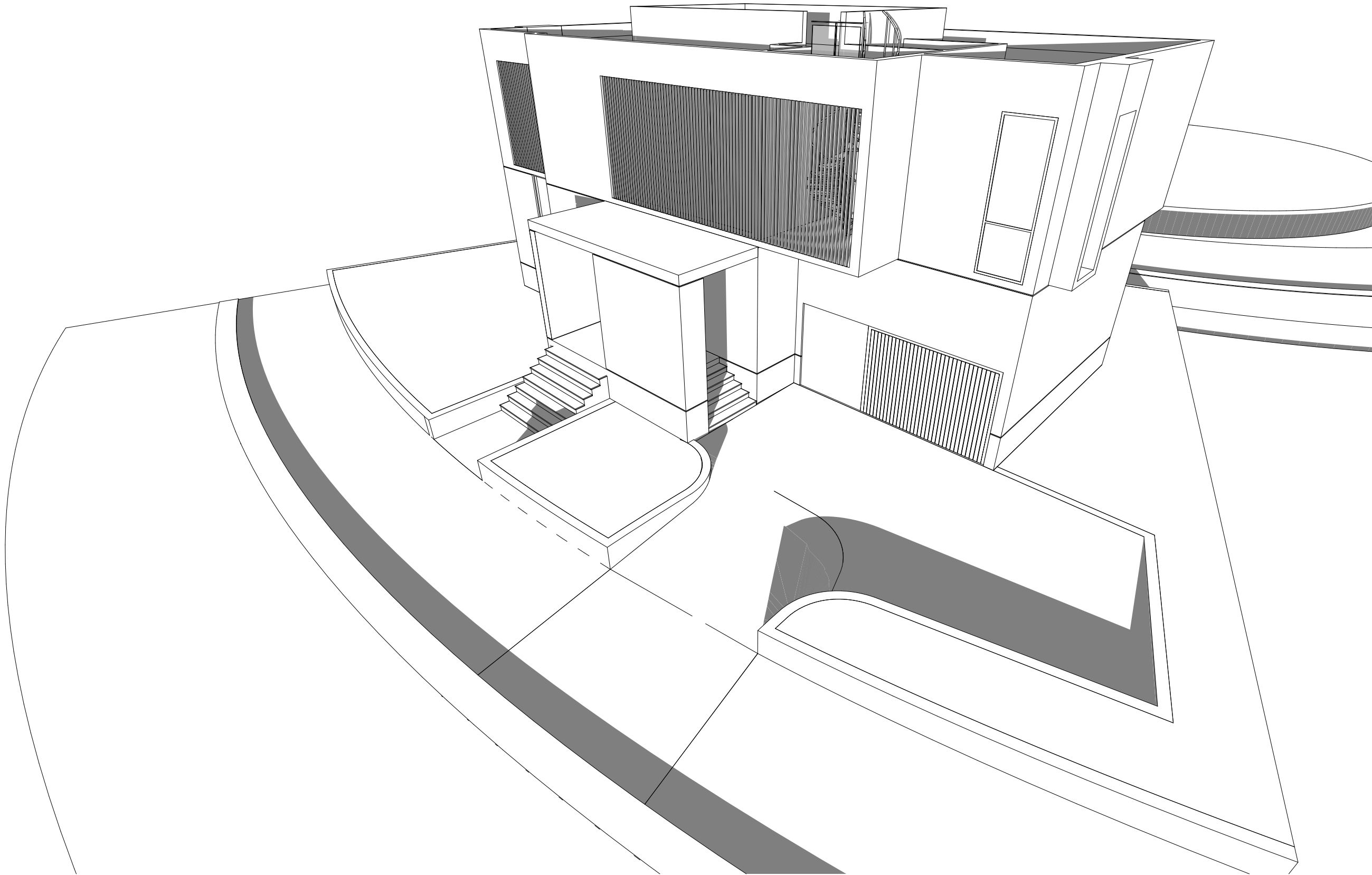
PROJECT
291 PALM AVENUE - LOT B

Sheet Title
MASSING DIAGRAMS



A-401B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 5 pin - By R&B - Date: 6/9/22
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 LOOKING SOUTH EAST

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

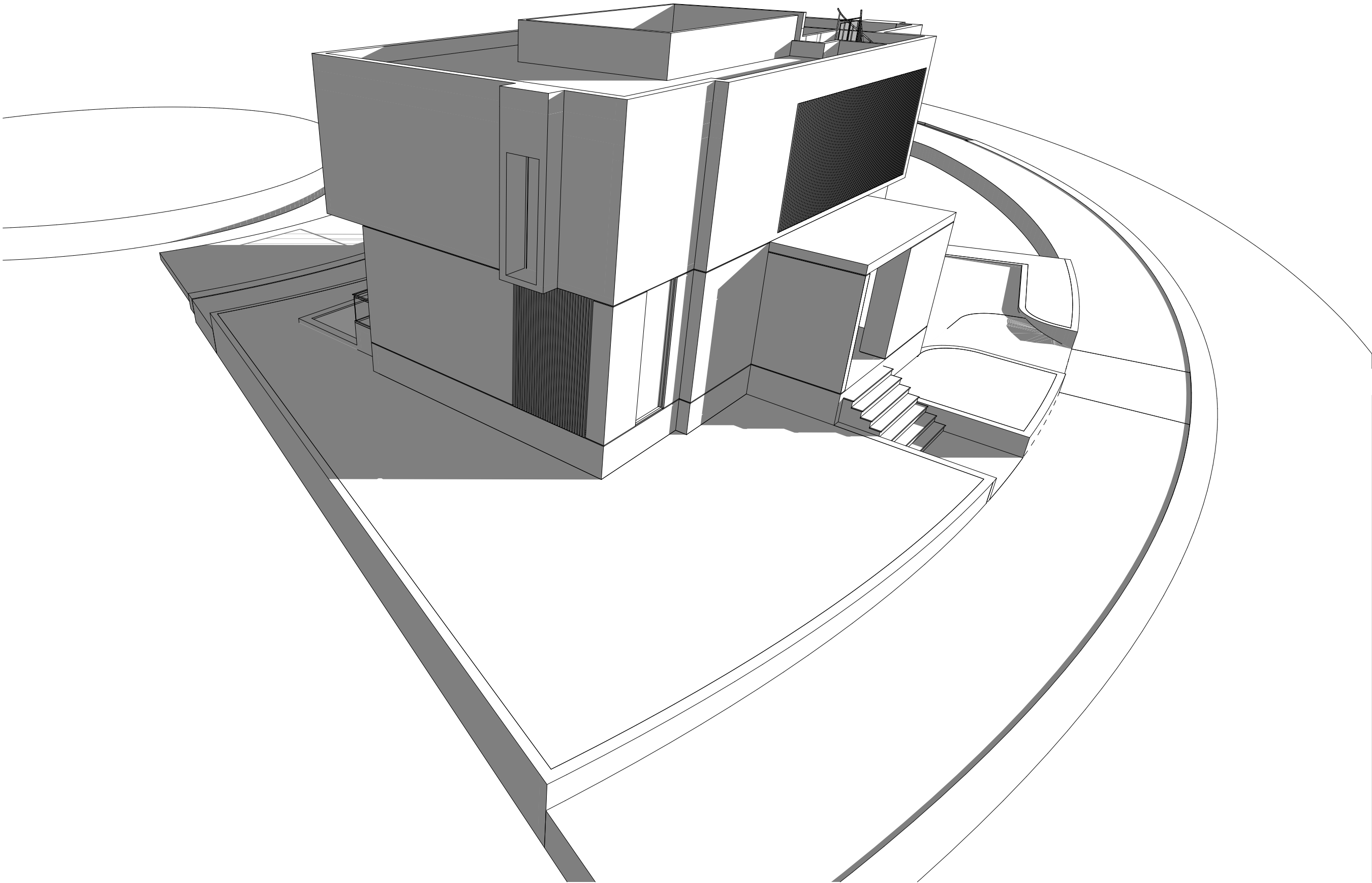
Sheet Title

MASSING DIAGRAMS



A-401B

PREVIOUS DRAWING



VIEW FROM NORTH COCONUT LANE LOOKING SOUTH WEST

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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

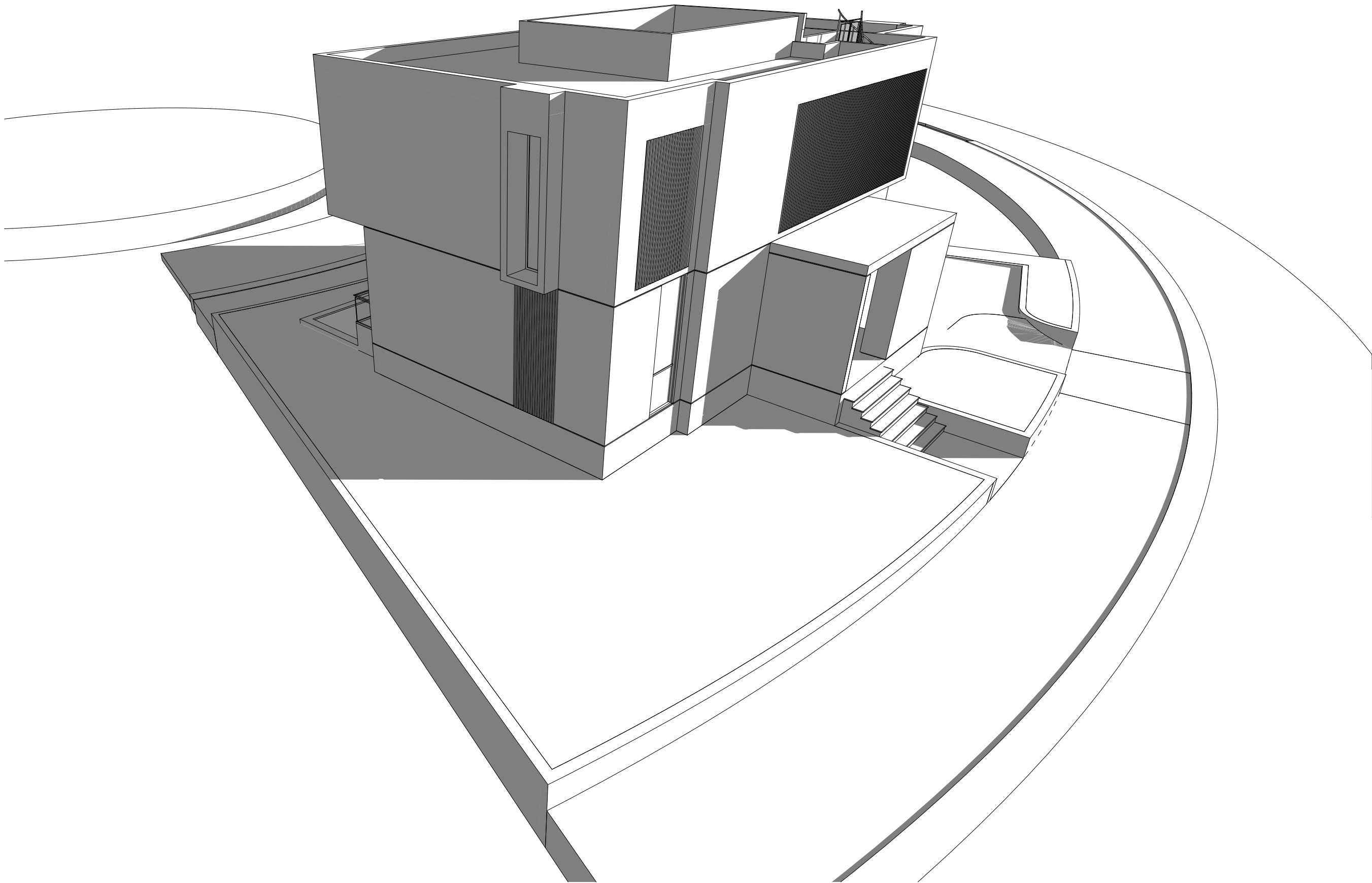
PROJECT
291 PALM AVENUE - LOT B
Sheet Title

MASSING DIAGRAMS



A-402B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B - DBB - Revised 5 pin - By R&B - Date: 6/9/22
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 LOOKING SOUTH WEST

R&B

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

OWNER INFORMATION

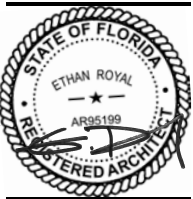
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

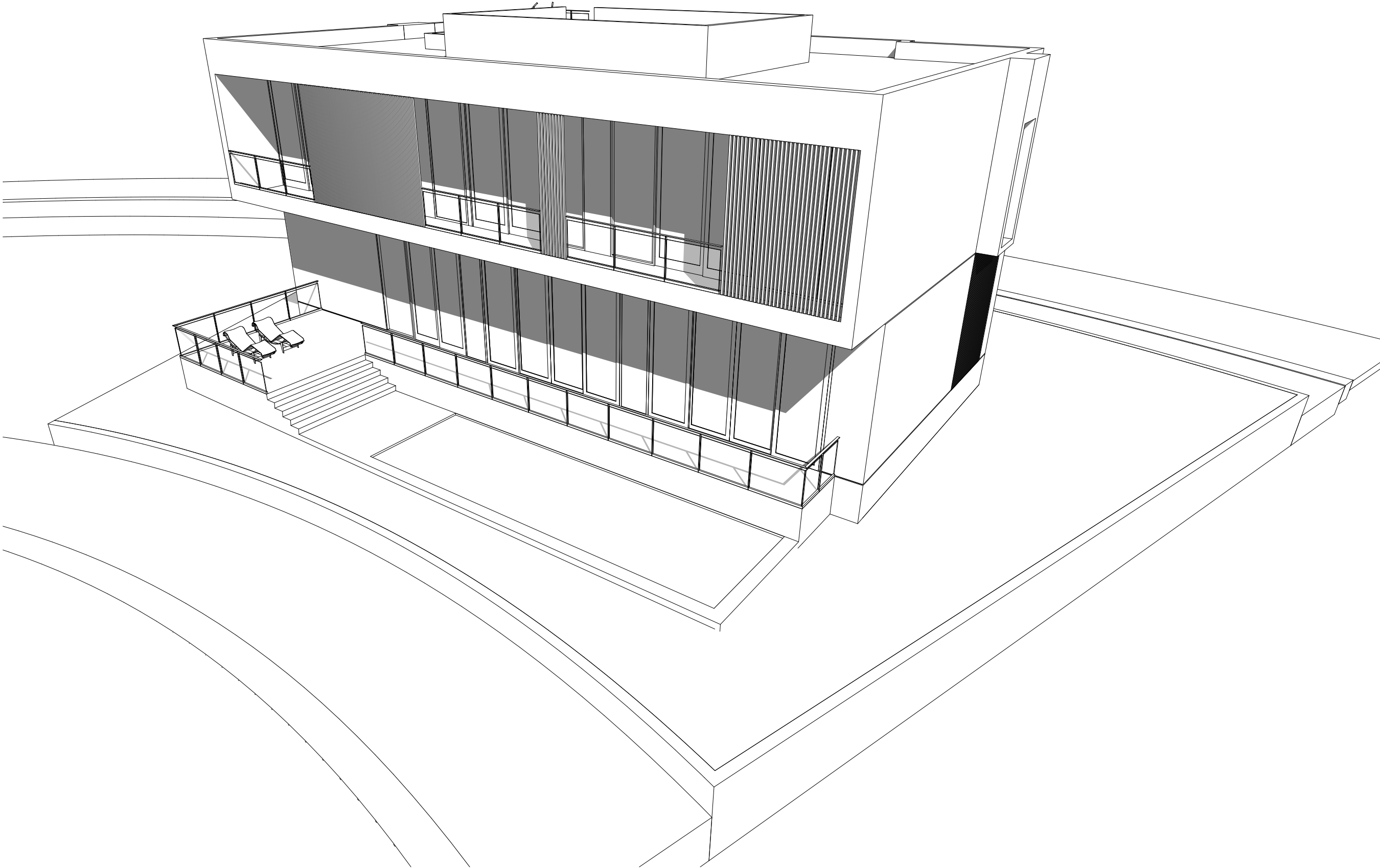
Sheet Title

MASSING DIAGRAMS



A-402B

PREVIOUS DRAWING



VIEW FROM PALM AVENUE LOOKING NORTH WEST

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/Lot B - DBB - Revised 4.pln - By R&B - Date: 5/9/22
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

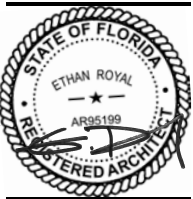
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE - LOT B

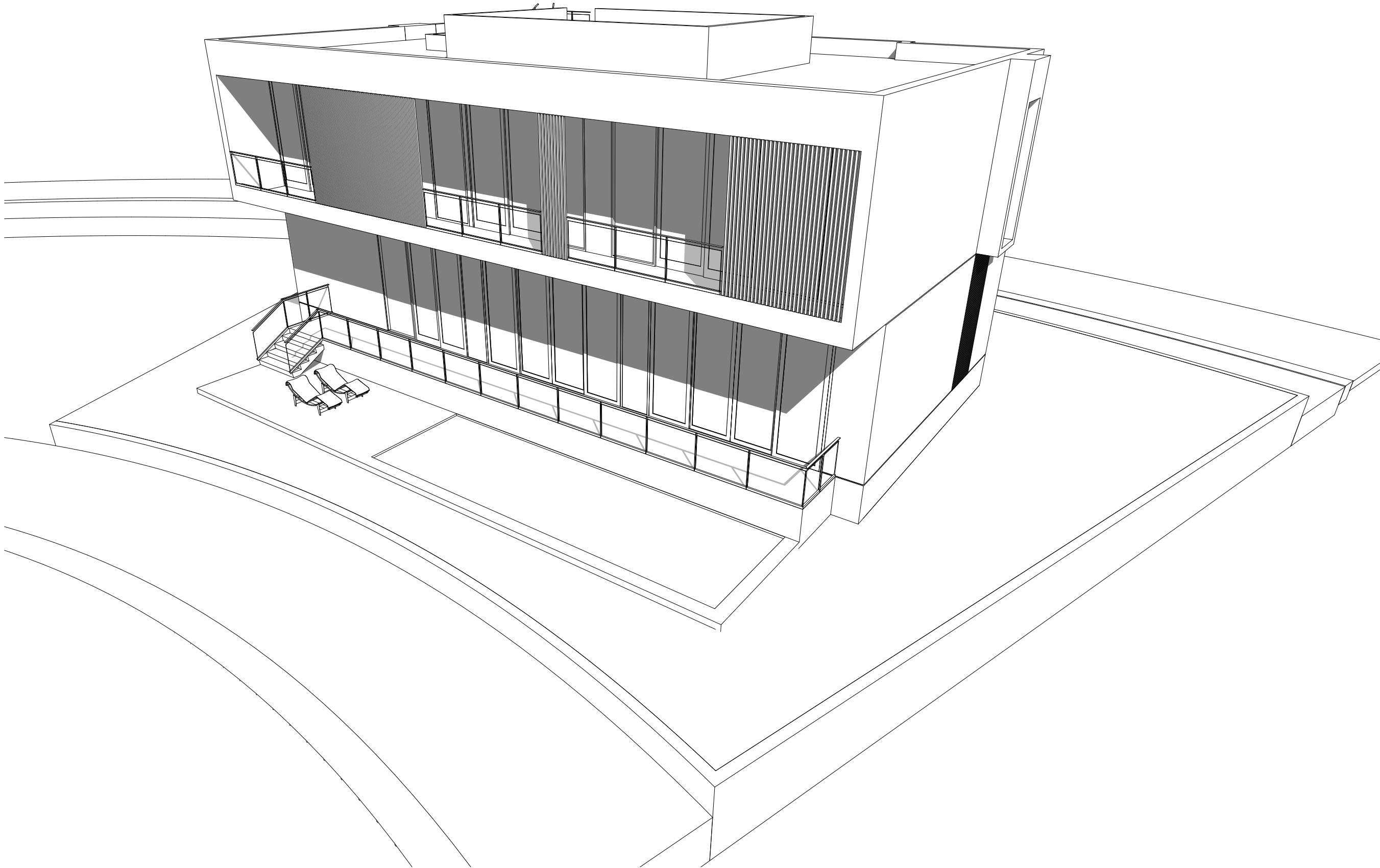
Sheet Title

MASSING DIAGRAMS



A-403B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/lot B/Lot B - DBB - Revised 5.pln - By R&B - Date: 6/9/22
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 LOOKING NORTH WEST

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

MASSING DIAGRAMS



A-403B

PREVIOUS DRAWING

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.

File: /Users/ER/Desktop (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B/Lot B - DBB - Revised 4.pln - By: R&B - Date: 5/9/22
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.

PREVIOUS DRAWING



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



A-0B

File: /Users/ER/Dropbox (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B/Lot B - DBB - Revised 4.pln - By: RBB - Date: 5/9/22
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.

PREVIOUS DRAWING



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



A-0B

File: /Users/ER/Desktop (royalbyckovas)/21005 291 PALM AVE/E CAD/1 Design/Lot B/Lot B - DBB - Revised 4.pln - By: R&B - Date: 5/9/22
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.

PREVIOUS DRAWING



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



A-0B