

291 PALM AVENUE - LOT A - DESIGN REVIEW BOARD

April 5th, 2022



R&B

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

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291 PALM AVENUE, MIAMI FL - LOT A DRB PRESENTATION

Neighbor Outreach and Support
291 Palm Avenue
PB21-0462



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

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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

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OWNER INFORMATION

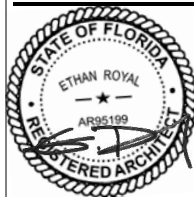
LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

EXISTING INTERIOR LOT
CONTEXT



A-004

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

PROPERTY DEVELOPMENT CHART

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

PROPERTY DEVELOPMENT CHART CONT.

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

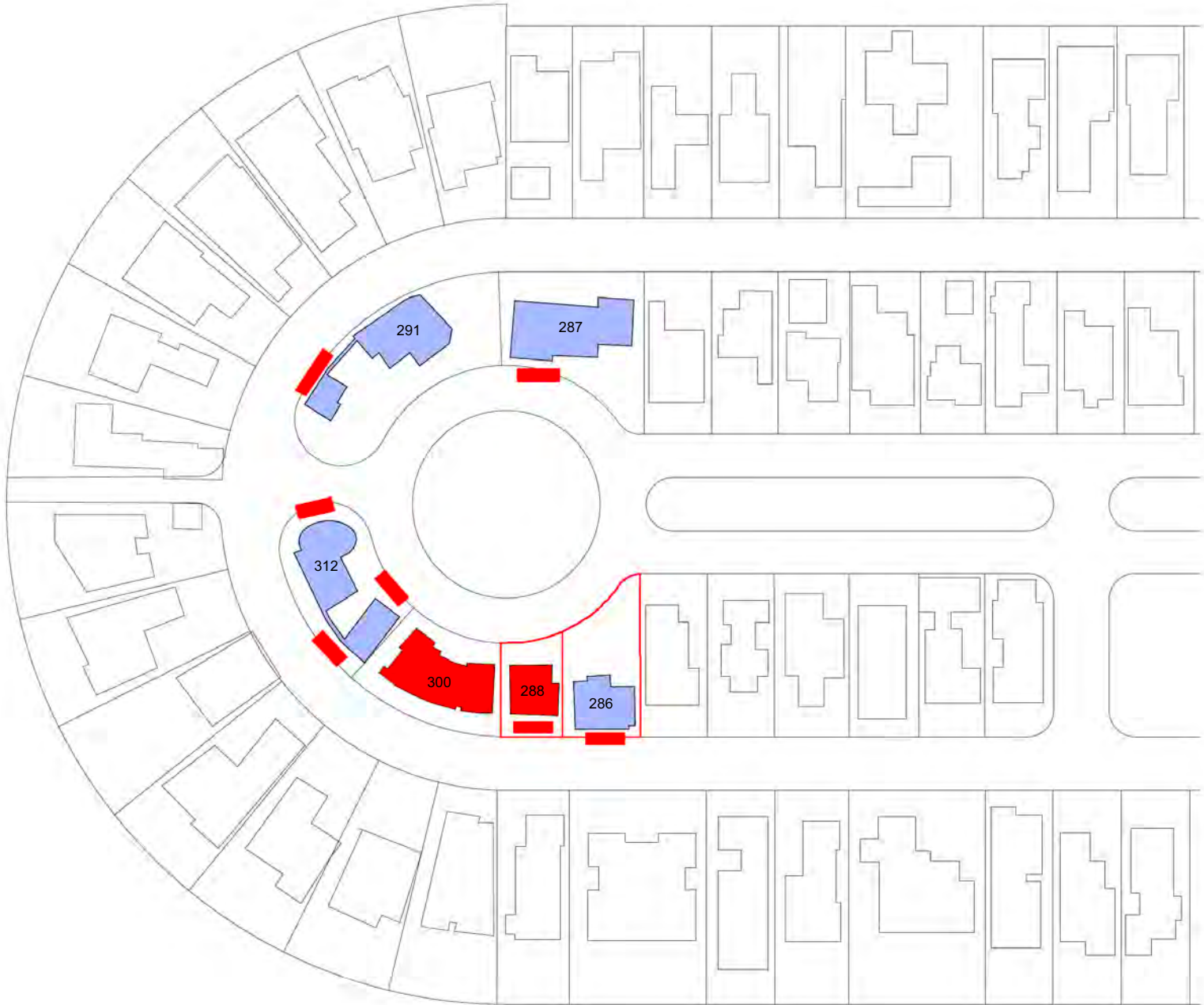
COLOR CODED LEGEND	
70' DEEP LOTS	
RECENT CONSTRUCTION	
NON-CONFORMANCES	



PROPERTY LOCATION PLAN

File: /Users/ethanroyal/Onebox (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
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2 PROPERTY KEY PLAN



1 70' DEEP LOTS - DOUBLE FRONTAGES

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

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

R&B

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

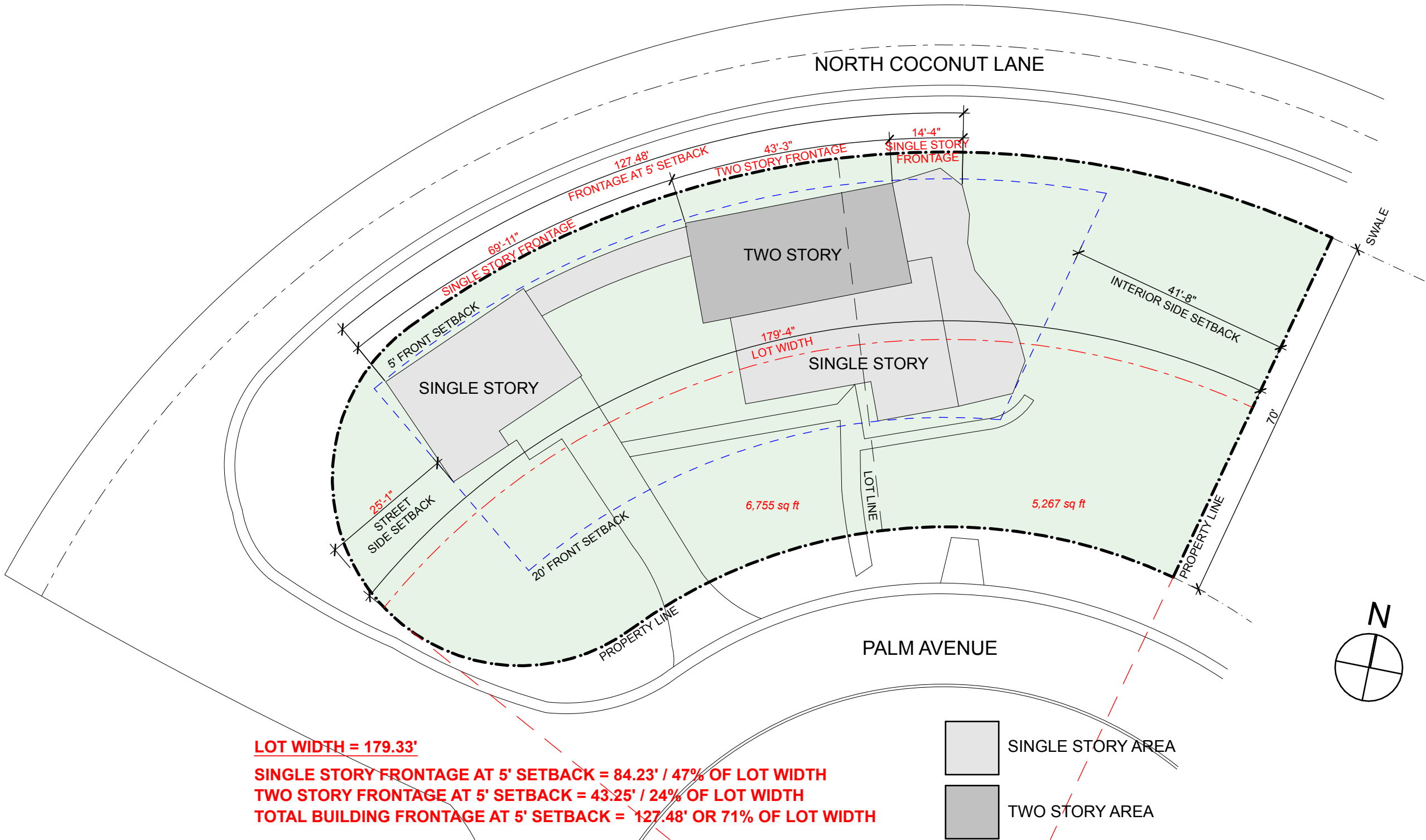
Sheet Title

CONTEXT DEVELOPMENT
ANALYSIS



A-008

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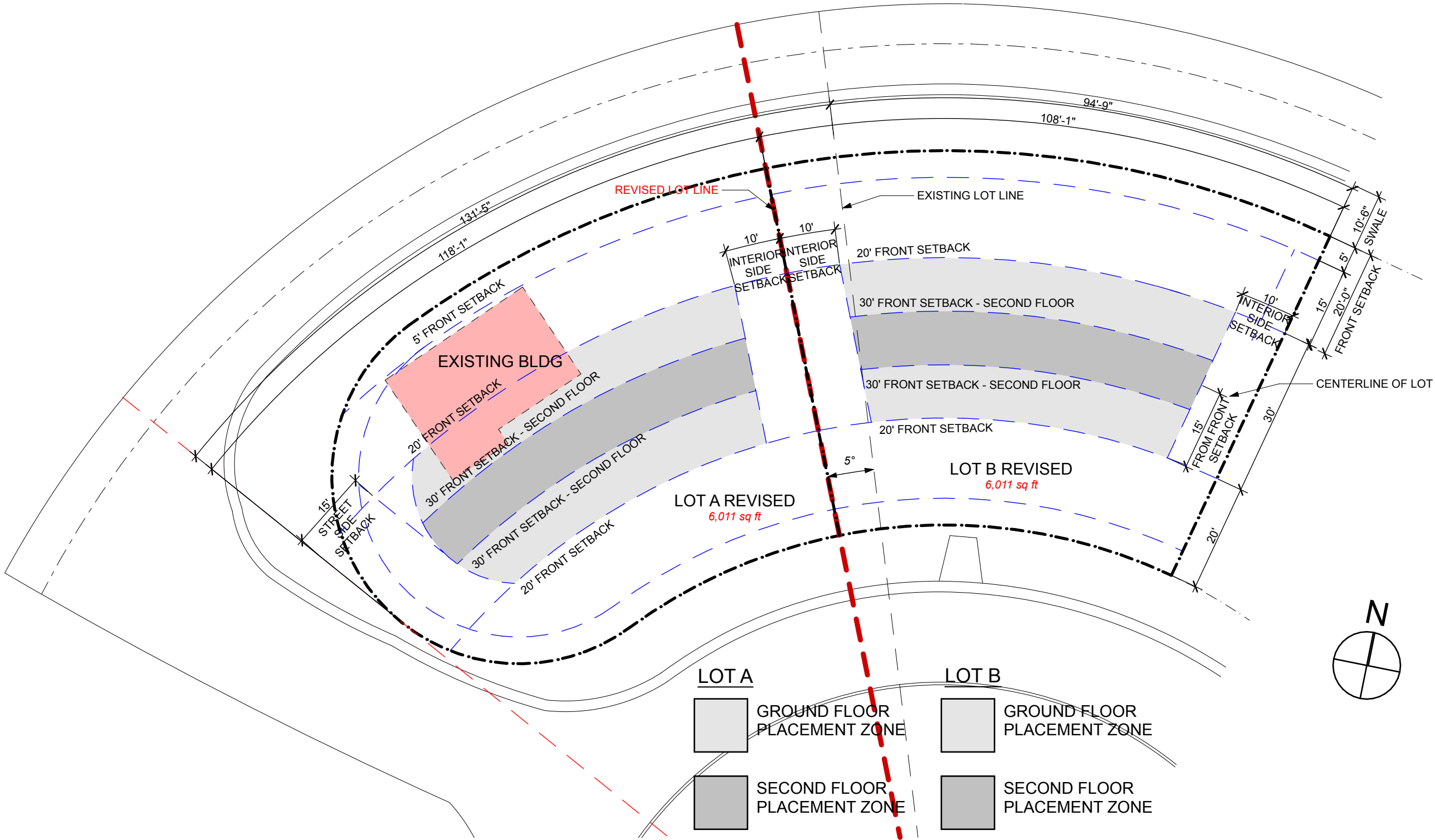


1

EXISTING SITE SETBACK DIAGRAM

SCALE: 1" = 20'

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3

REQUIRED SITE SETBACK DIAGRAM - LOT SPLIT

SCALE: 1" = 20'

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OWNER INFORMATION
LALANI
DEVELOPERS

PROJECT

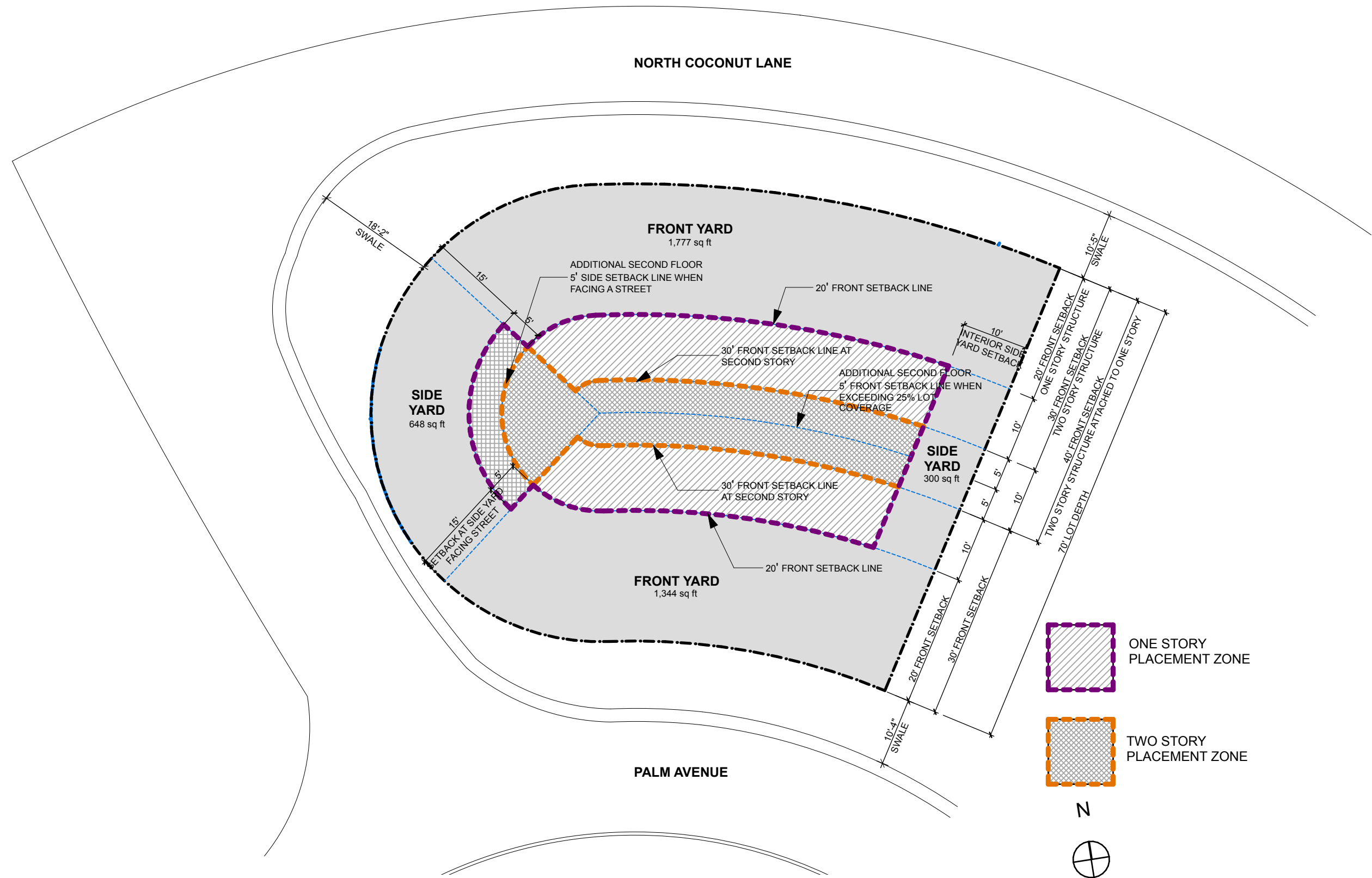
291 PALM AVENUE

Sheet Title

SITE DIAGRAMS



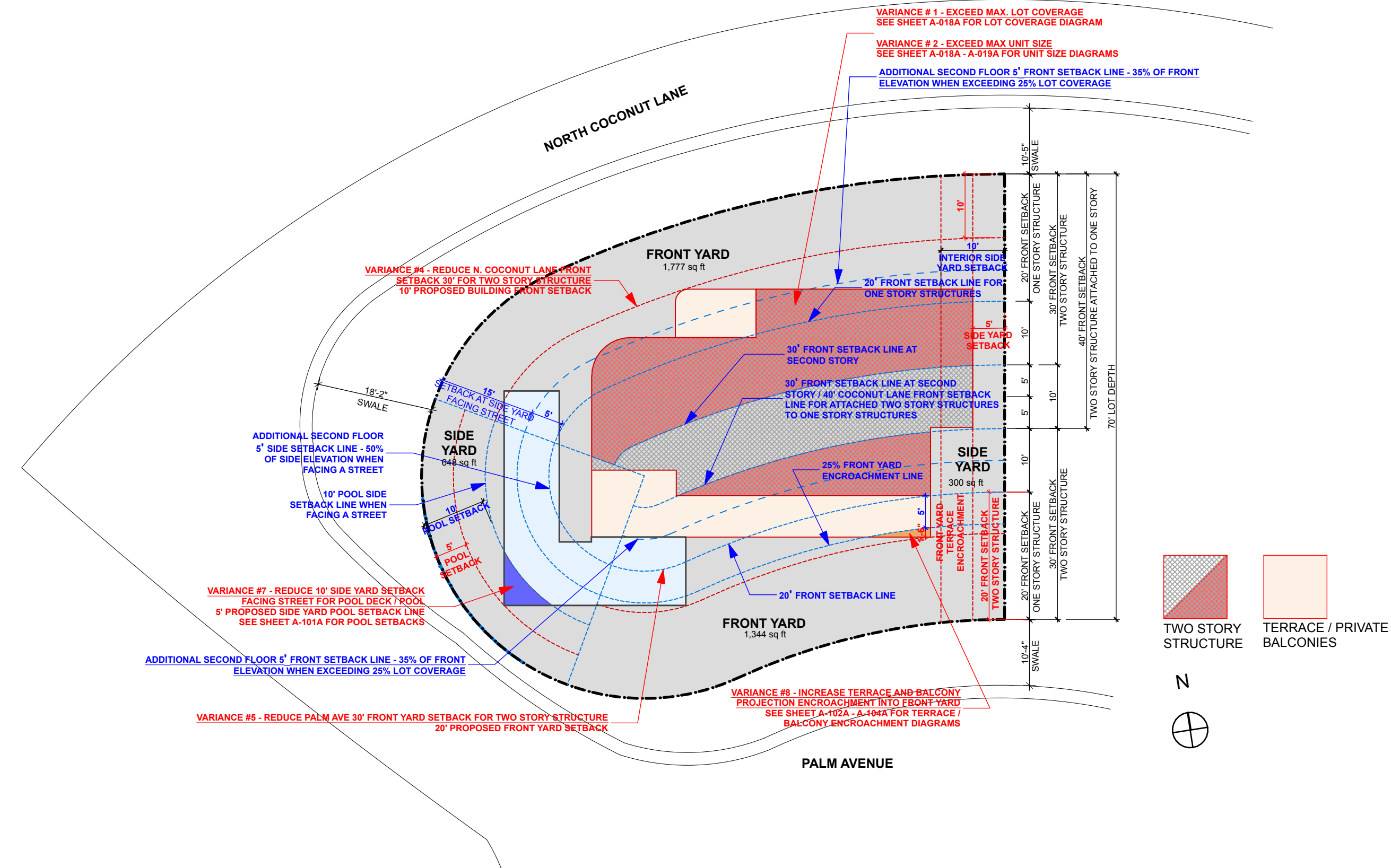
A-016



1

LOT A - REQUIRED SETBACK DIAGRAM

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1

VARIANCE DIAGRAM

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

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291 PALM AVENUE

Sheet Title

LOT A VARIANCE DIAGRAMS



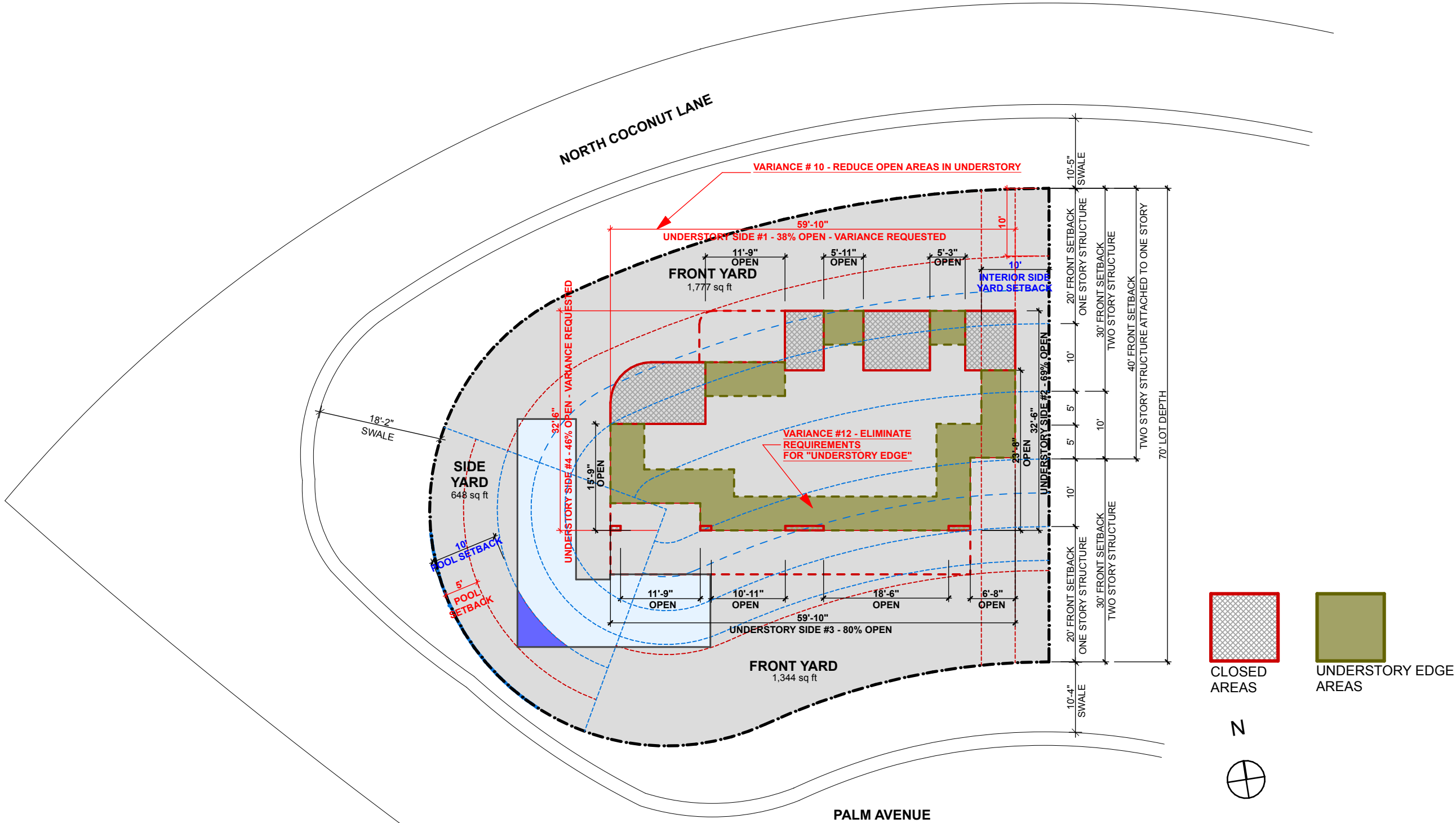
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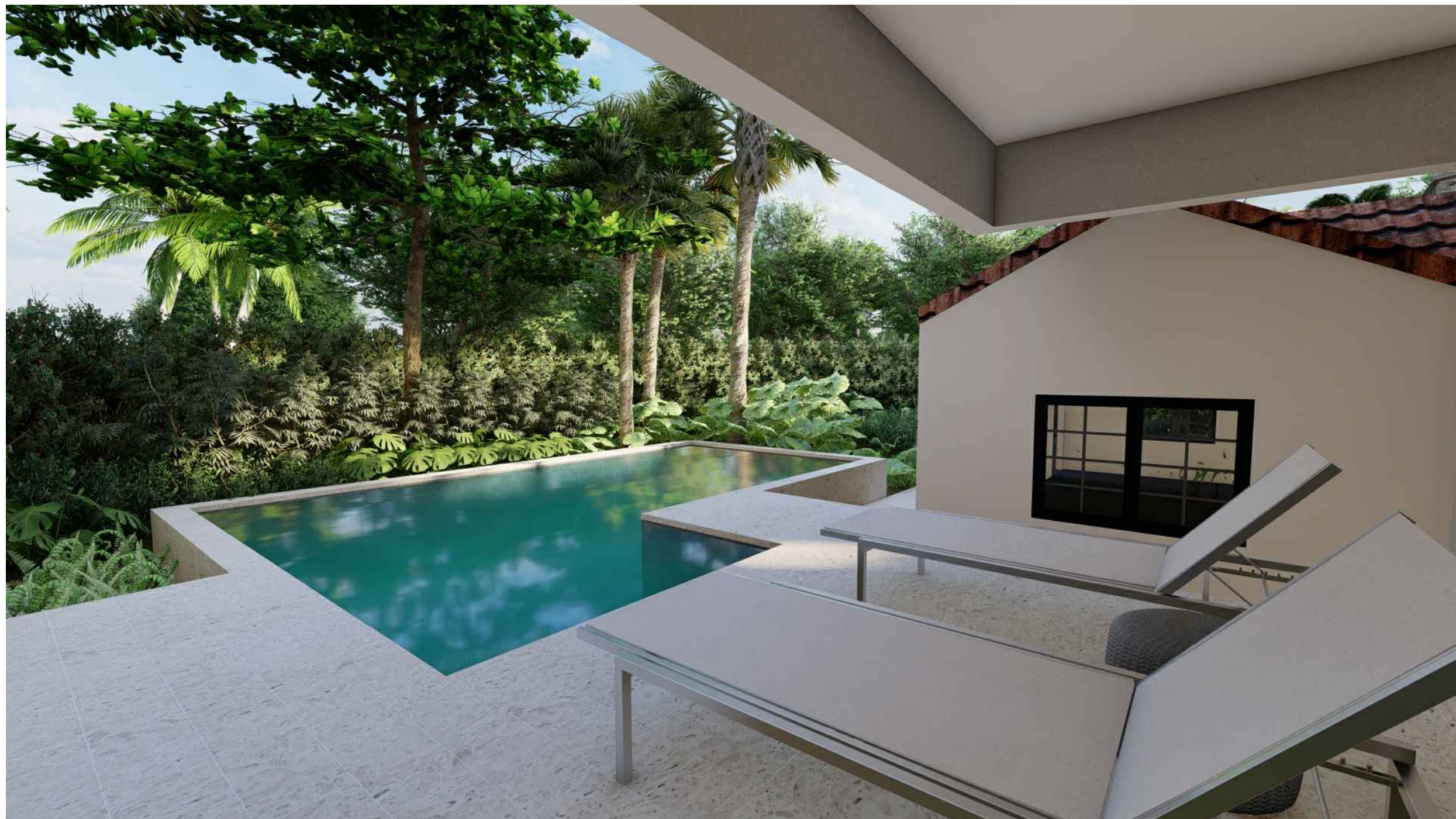
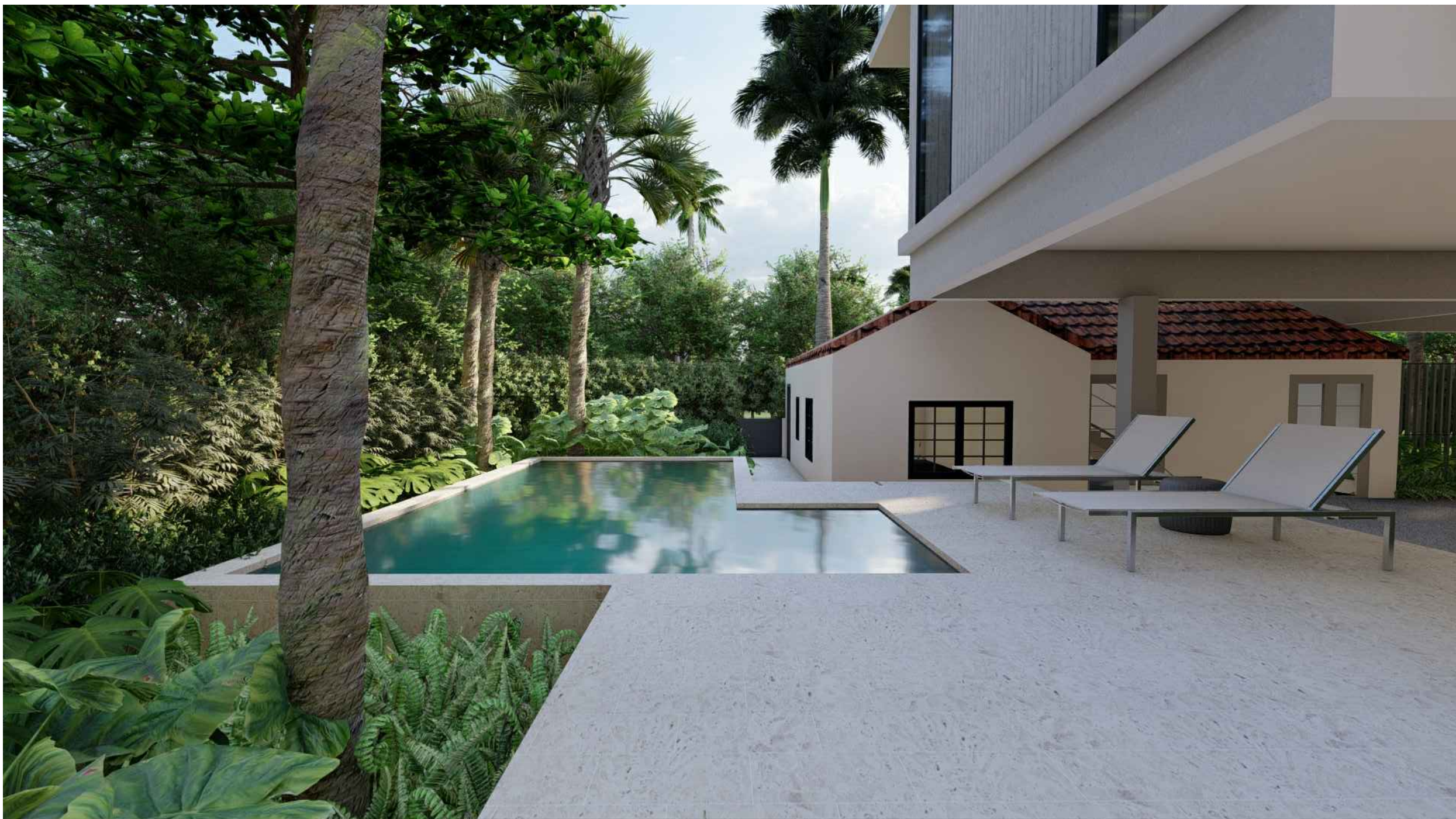
1

VARIANCE DIAGRAM - UNDERSTORY

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



PREVIOUS PLAN



12.01.2021

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

291 PALM GARDEN - LOT A

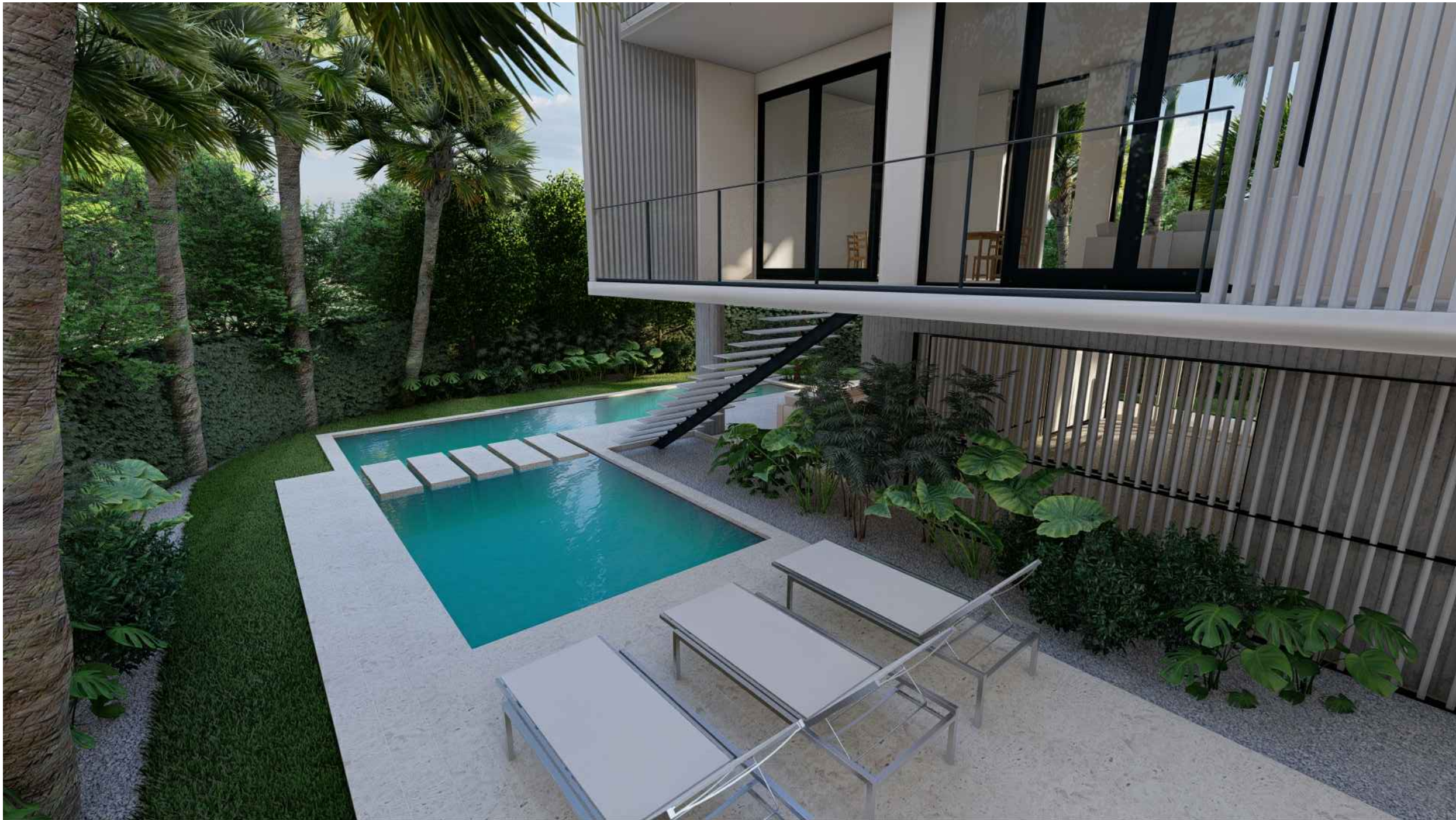
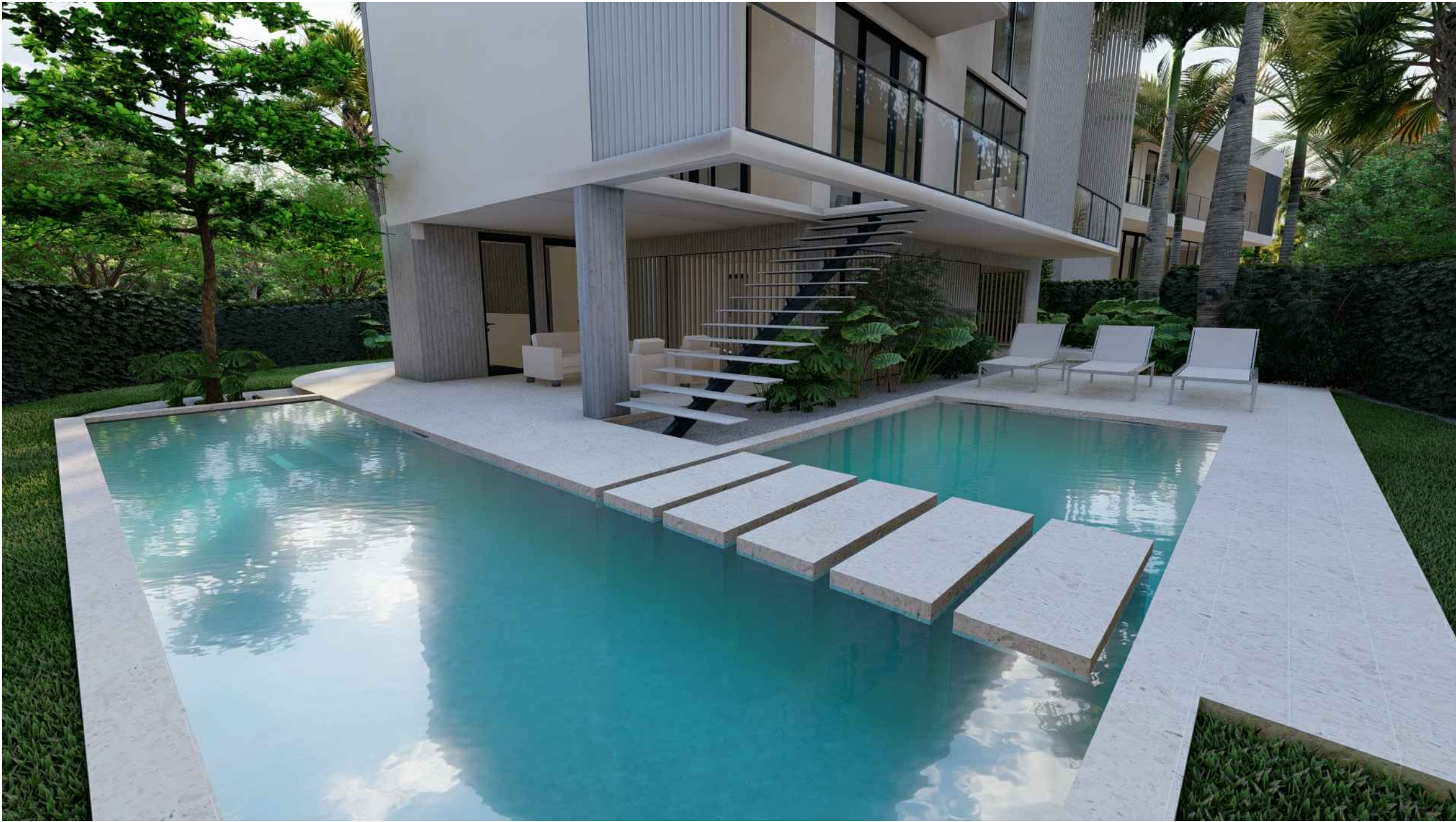
R&B | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)

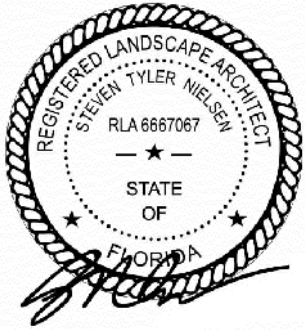
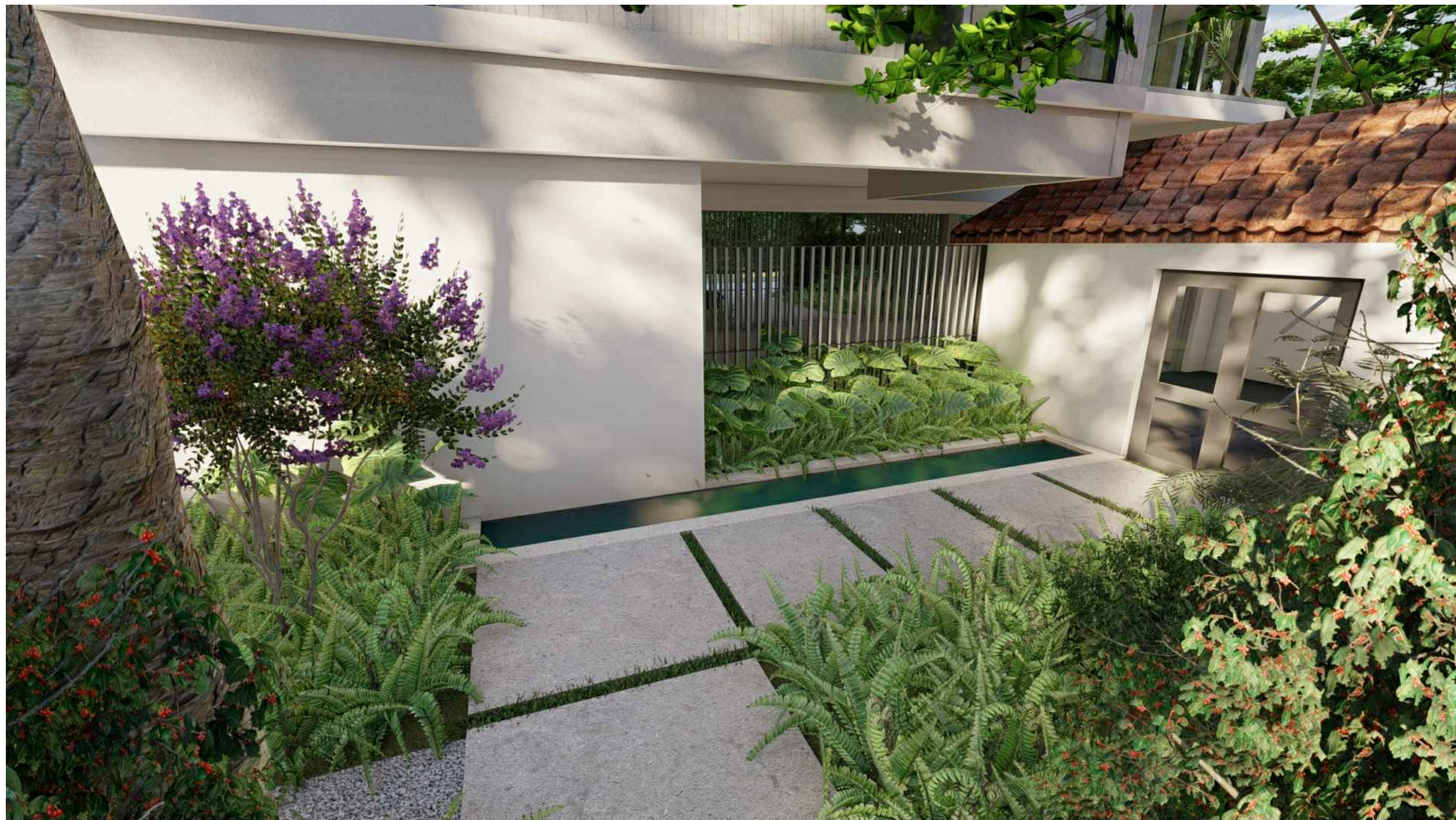
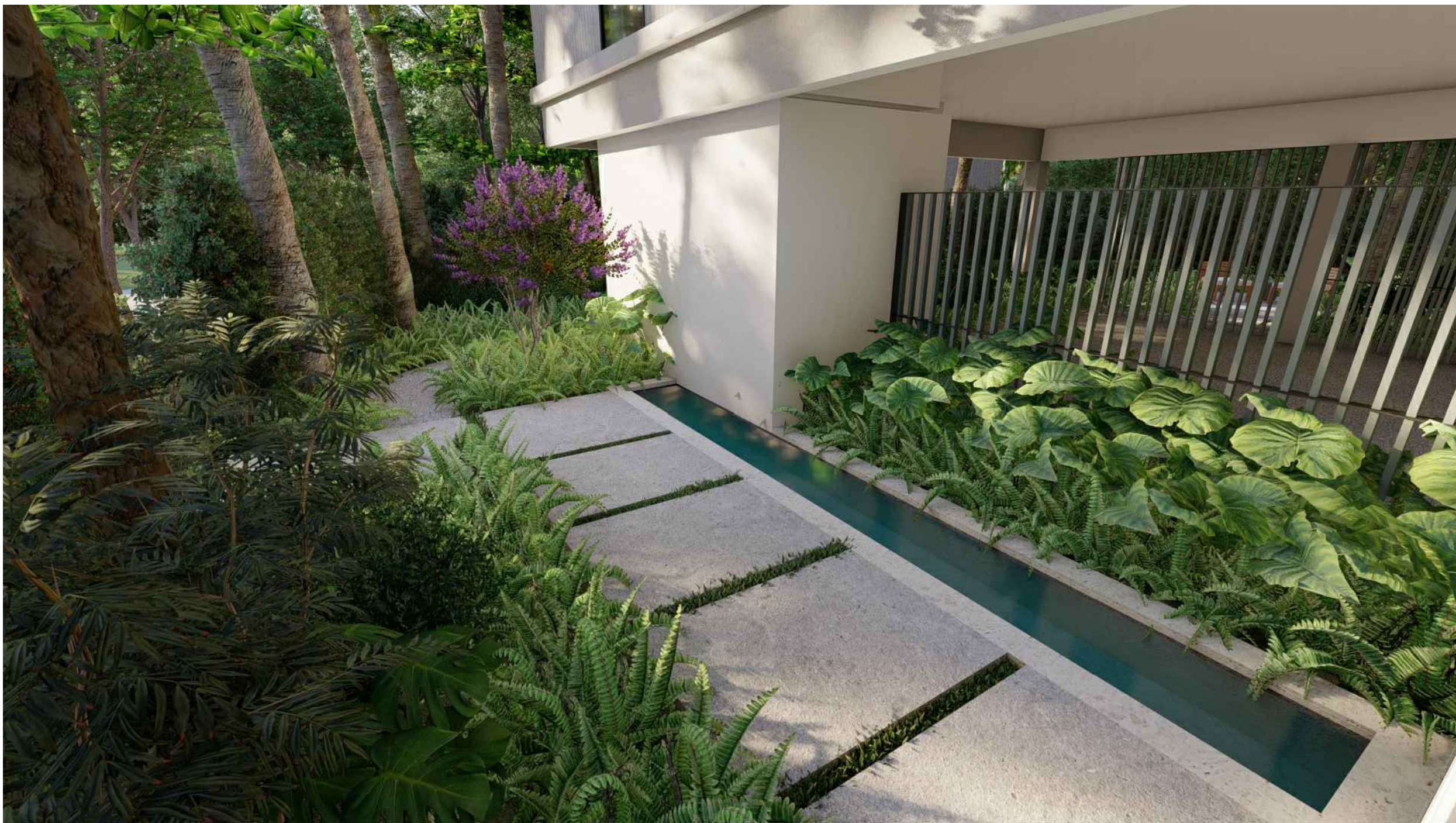


03.04.2022

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



PREVIOUS PLAN



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

291 PALM GARDEN - LOT A

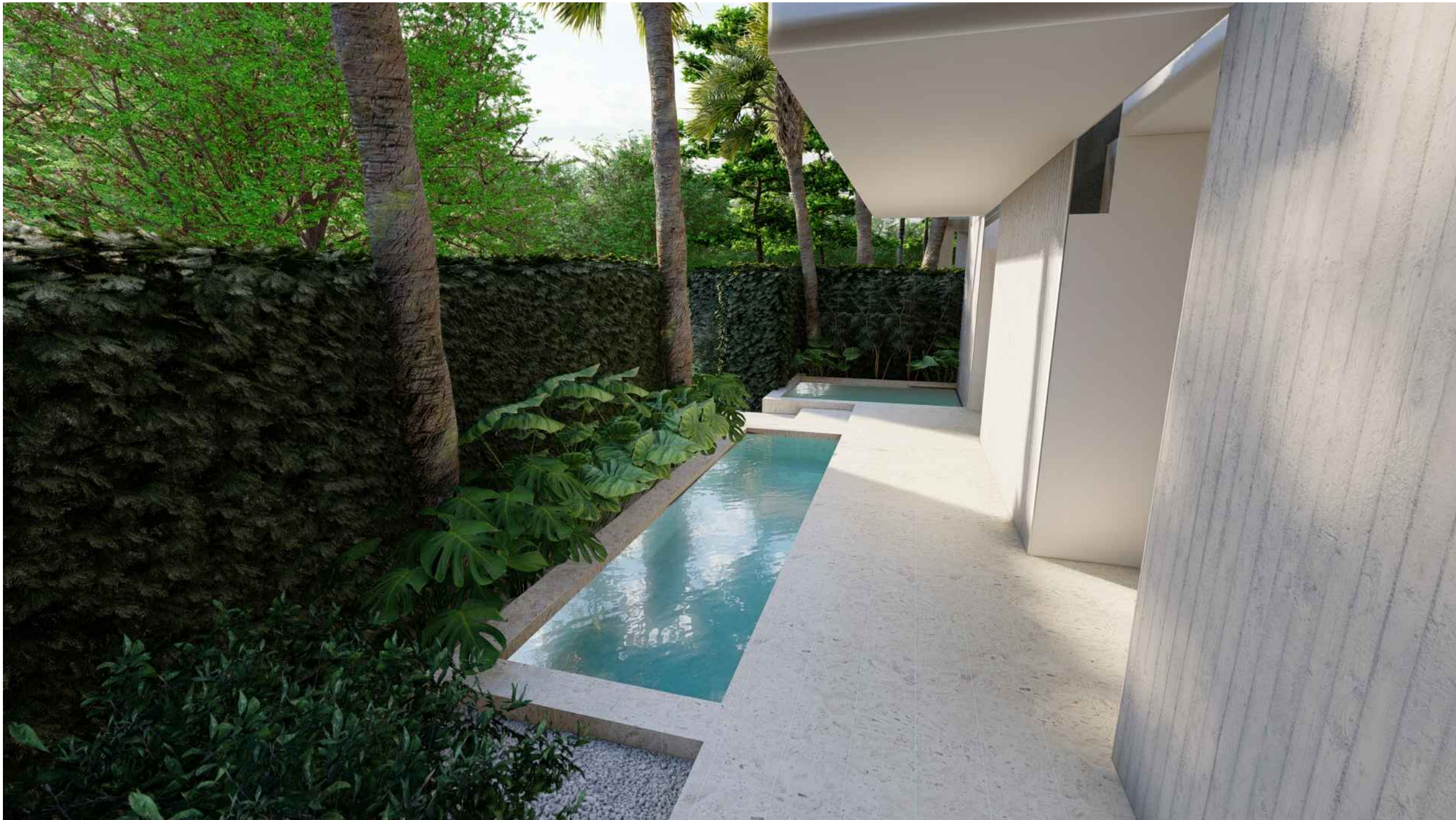
FRS | 291 PALM AVENUE - LOT A | MIAMI BEACH, FLORIDA 33139

SEAL (S TYLER NIELSEN - LA6667067)



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

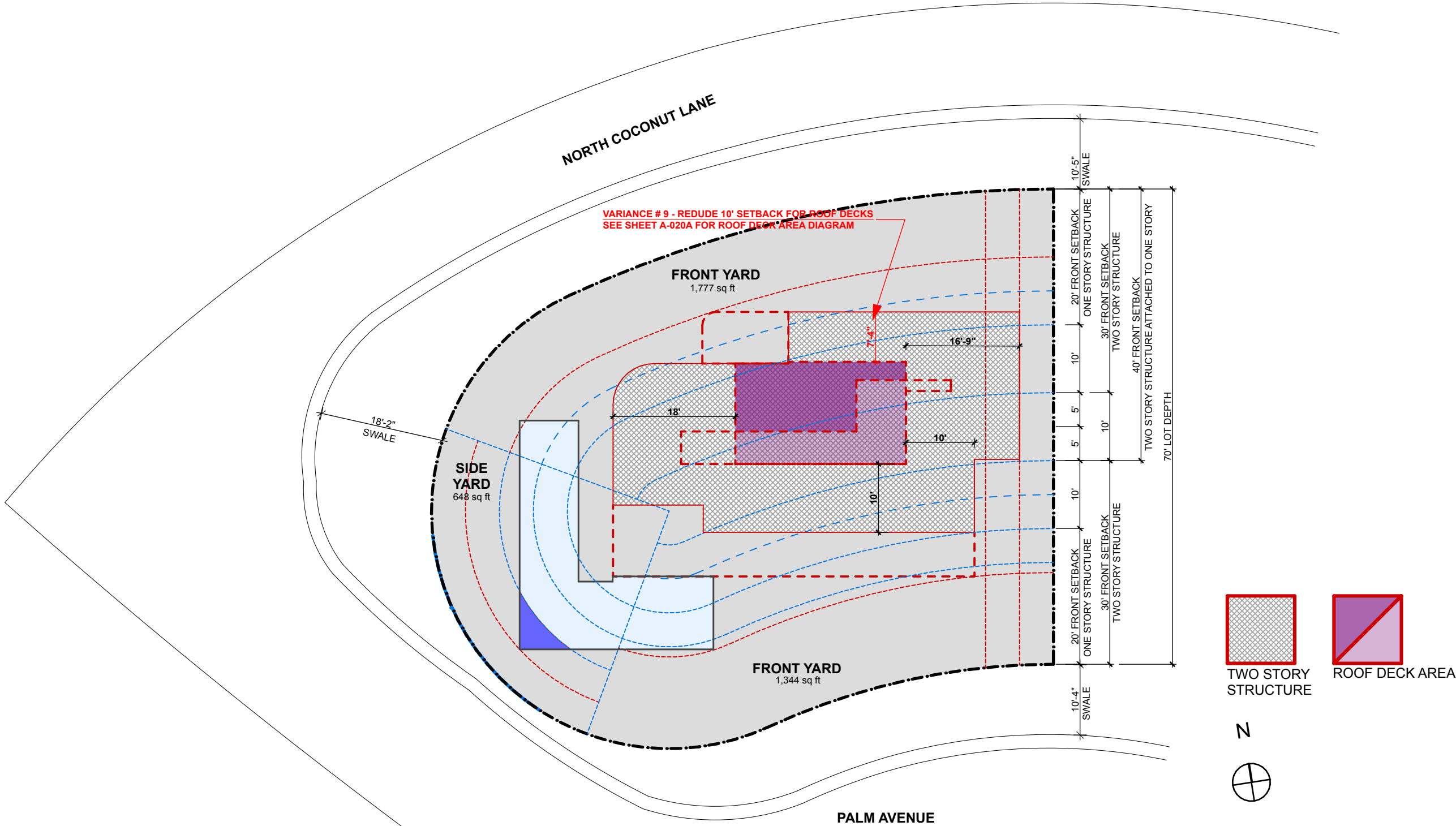


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1

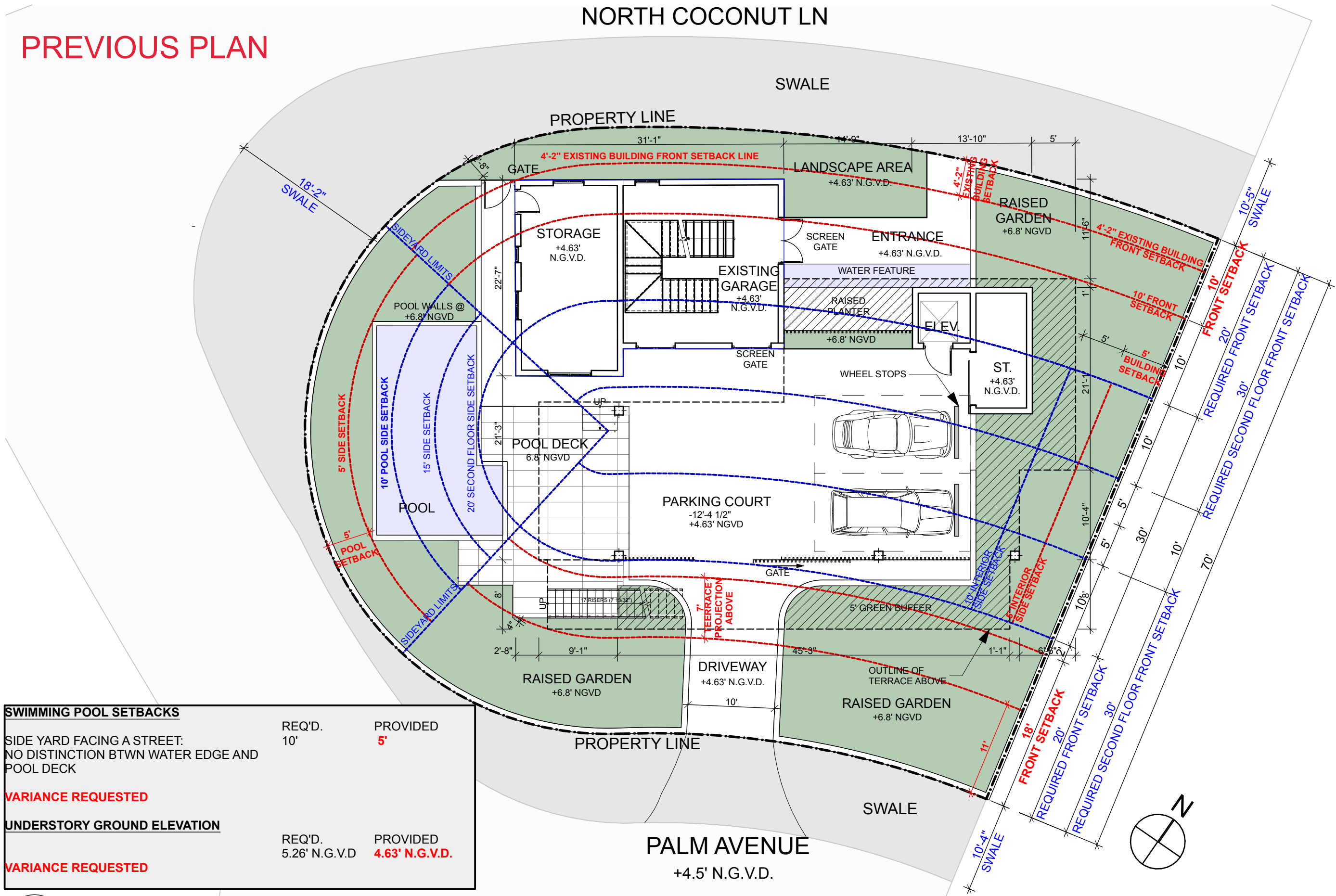
VARIANCE DIAGRAM - ROOF DECK

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



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PREVIOUS PLAN



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

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

R&B

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

Sheet Title

LOT A - FLOOR PLANS
3/32" = 1'-0"

ETHAN ROYAL
AR95199
REGISTERED PROFESSIONAL ENGINEER

A-101A

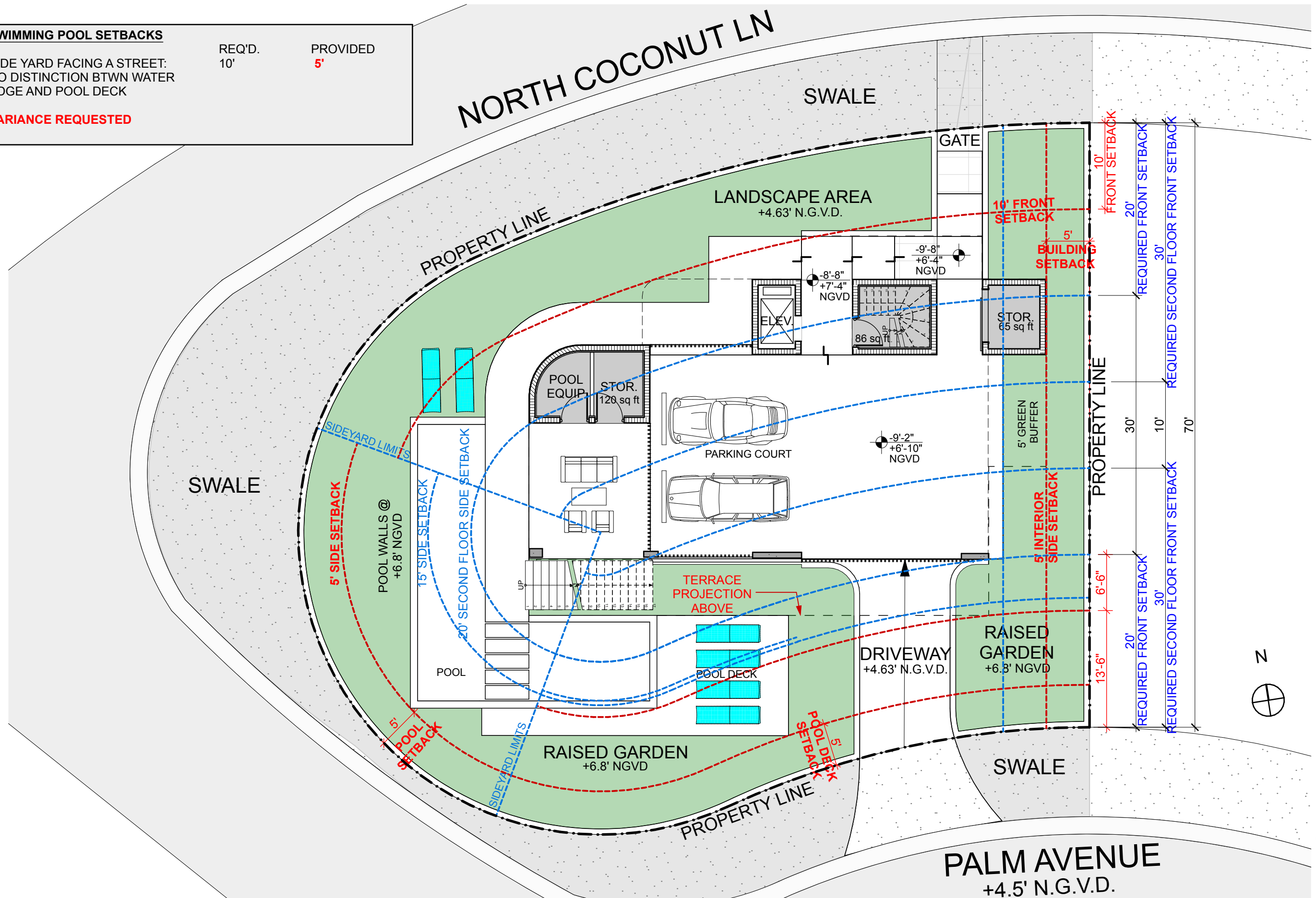
SWIMMING POOL SETBACKS

SIDE YARD FACING A STREET:
NO DISTINCTION BTWN WATER
EDGE AND POOL DECK

VARIANCE REQUESTED

REQ'D.
10'

PROVIDED
5'



1

LOT A - UNDERSTORY PLAN

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



1

LOT A - FIRST FLOOR PLAN

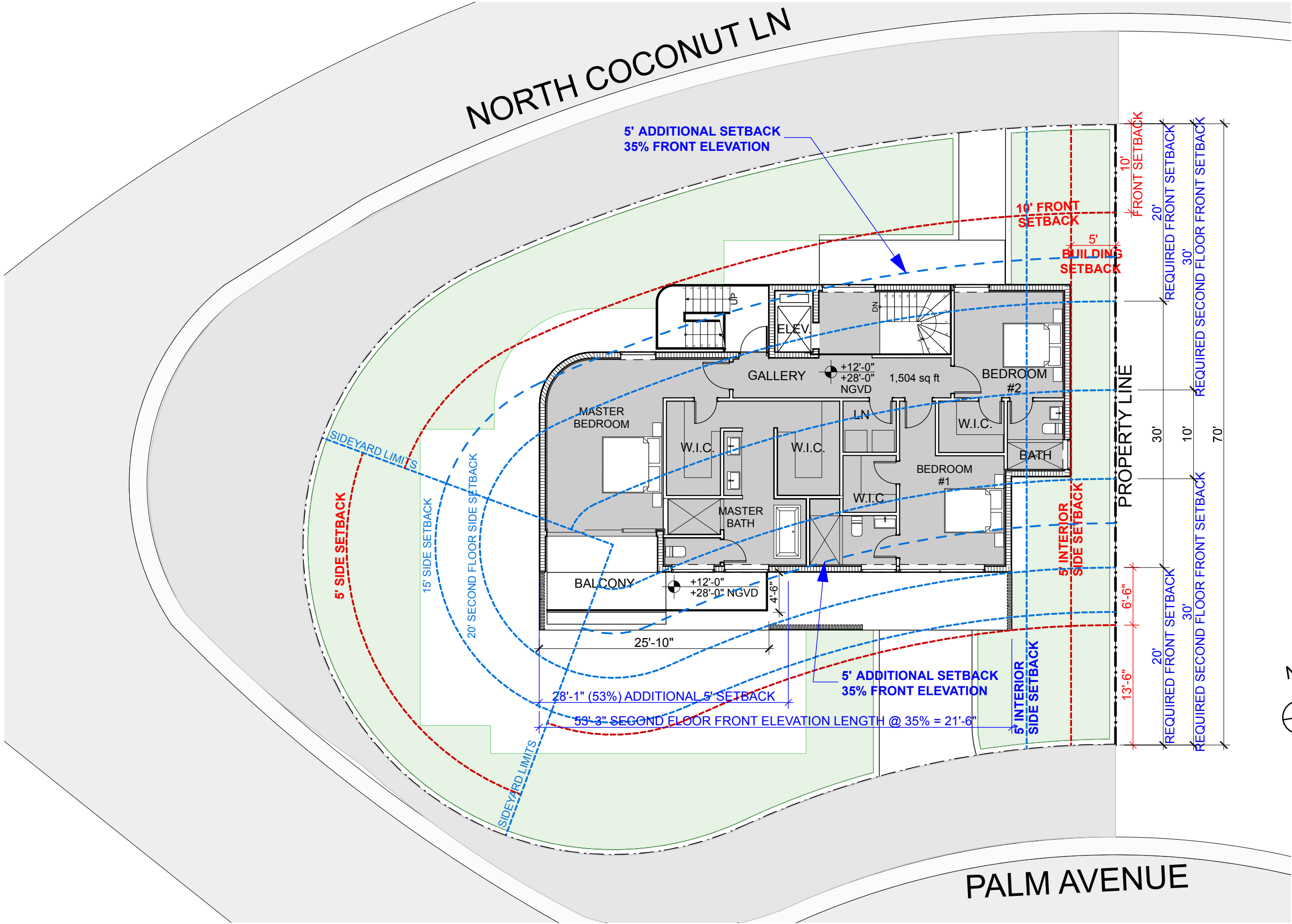
SCALE: $3/32" = 1'-0"$

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1

LOT A - SECOND FLOOR PLAN

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



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291 PALM AVENUE

Sheet Title

LOT A - FLOOR PLANS
3/32" = 1'-0"



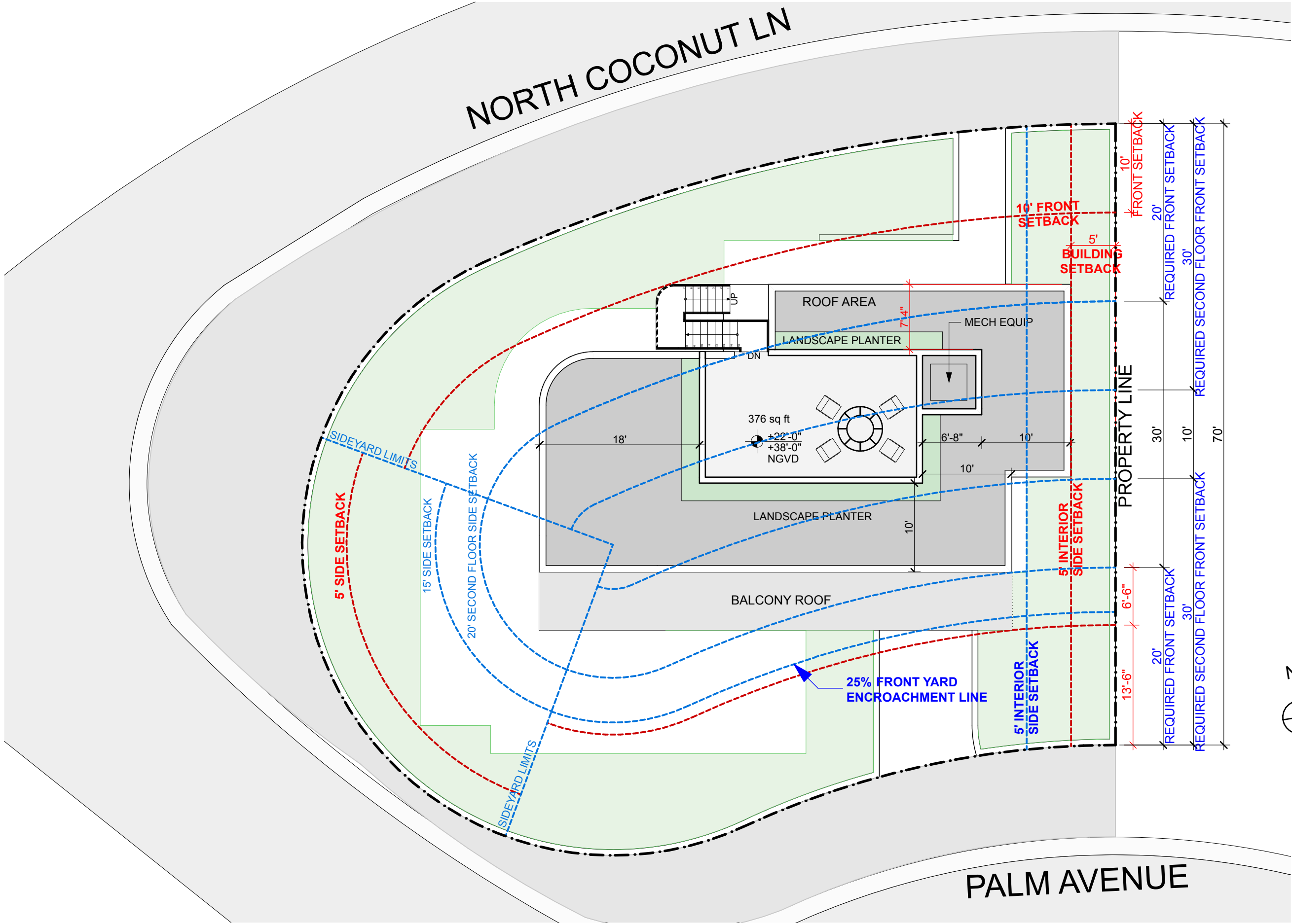
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LOT A - ROOF PLAN

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



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LOT A - FLOOR PLANS
3/32" = 1'-0"



A-104A

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PALM AVE - AERIAL VIEW

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ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-404A

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VIEW FROM PALM AVENUE - WITHOUT LANDSCAPING

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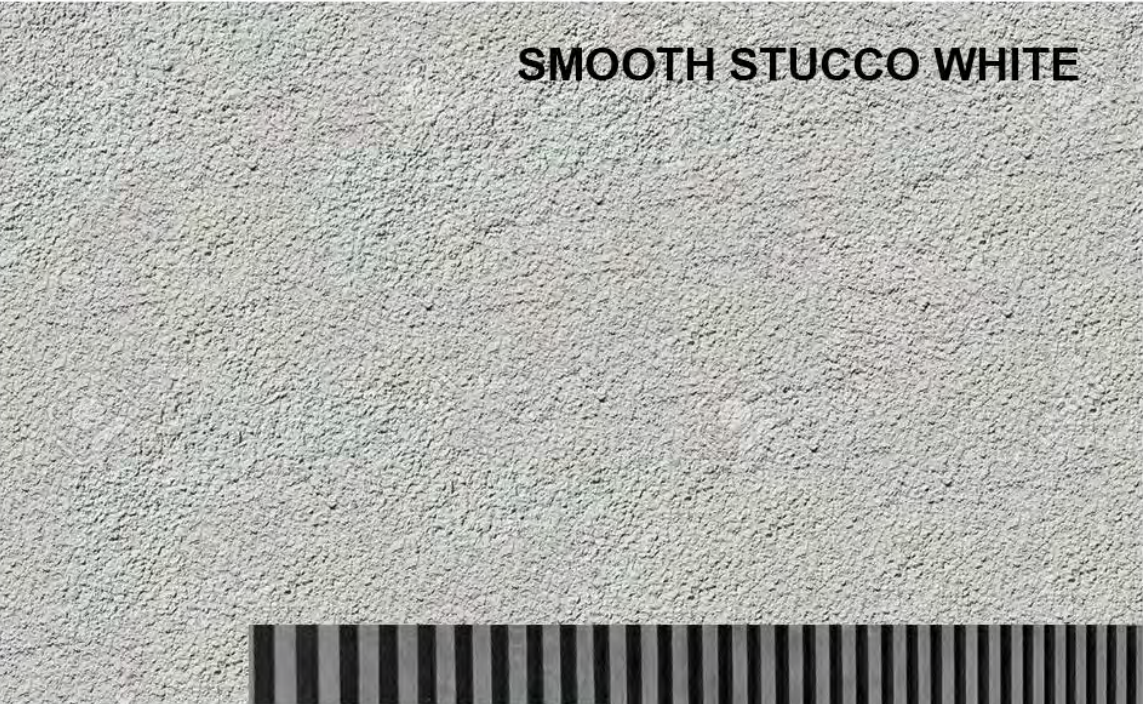
A-406A



FLUTED FORMED CONCRETE



DARK BRONZE WINDOWS AND DOORS



SMOOTH STUCCO WHITE



VISION GLASS



VERTICAL CONCRETE LOUVERS



A-203A

LOT A - ELEVATION MATERIALS
1:1.06

Sheet Title

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LANDSCAPE RENDERINGS



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LANDSCAPE RENDERINGS



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VIEW FROM PALM AVENUE - WITHOUT LANDSCAPING

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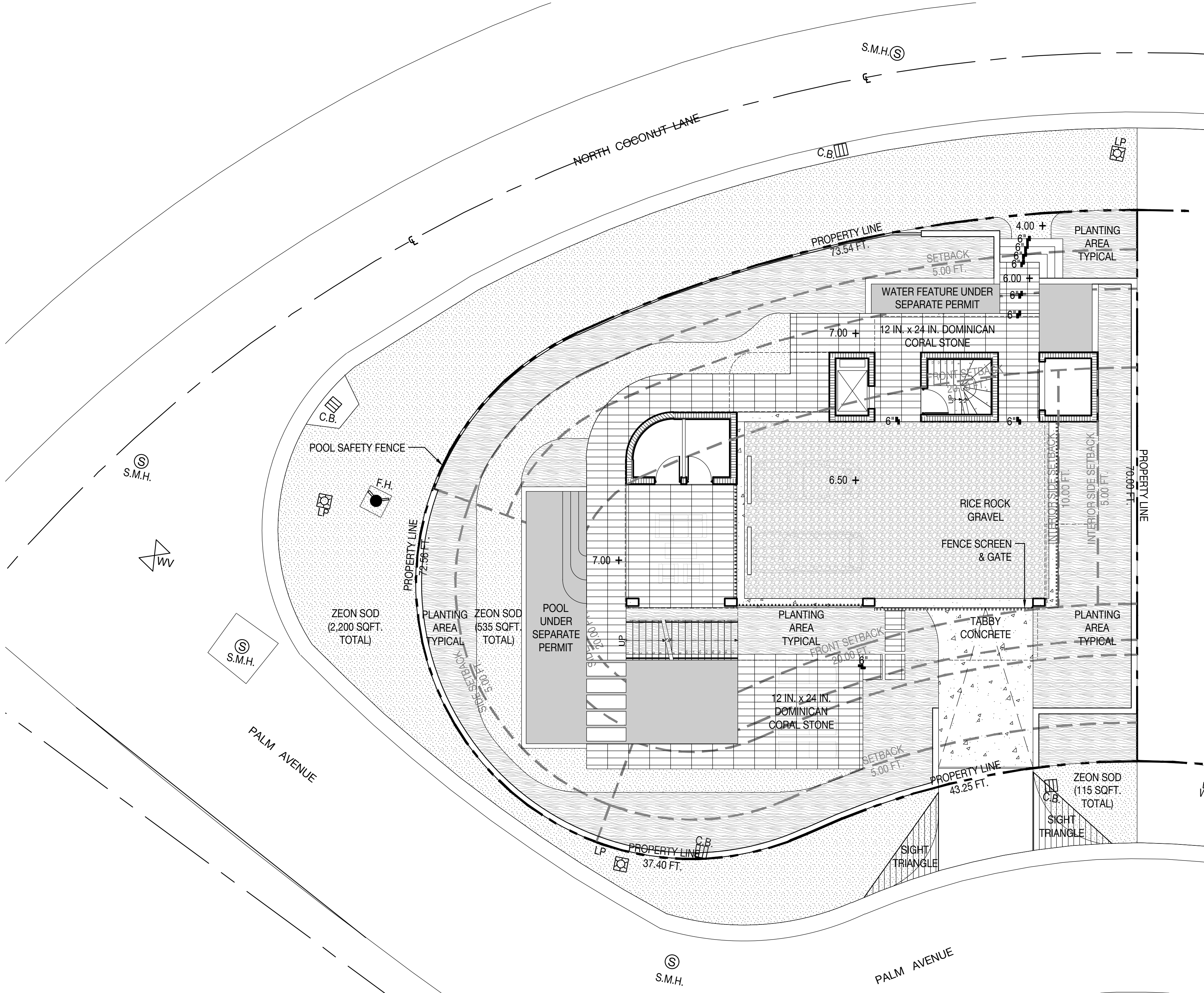
291 PALM AVENUE

Sheet Title

ARCHITECTURE RENDERINGS



A-405A



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

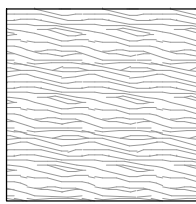
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FINISH: BRUSHED
DIMENSIONS: TBD
SOURCE: TBD

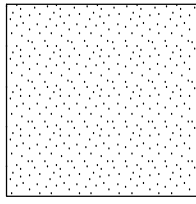


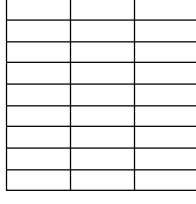
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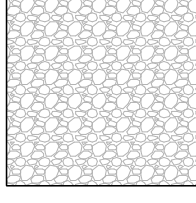
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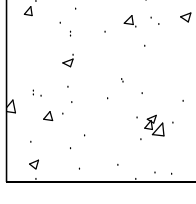
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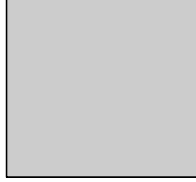
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PLANTING AREA TYPICAL
- 

ZOYSIA SOD
- 

12 IN. x 24 IN. DOMINICAN CORAL STONE
- 

RICE ROCK GRAVEL
- 

TABBY CONCRETE
- 

WATER



291 PALM GARDEN - LOT A

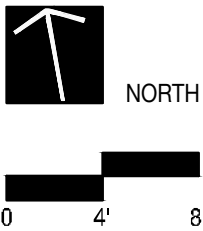
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SEAL (S TYLER NIELSEN - LA6667067)

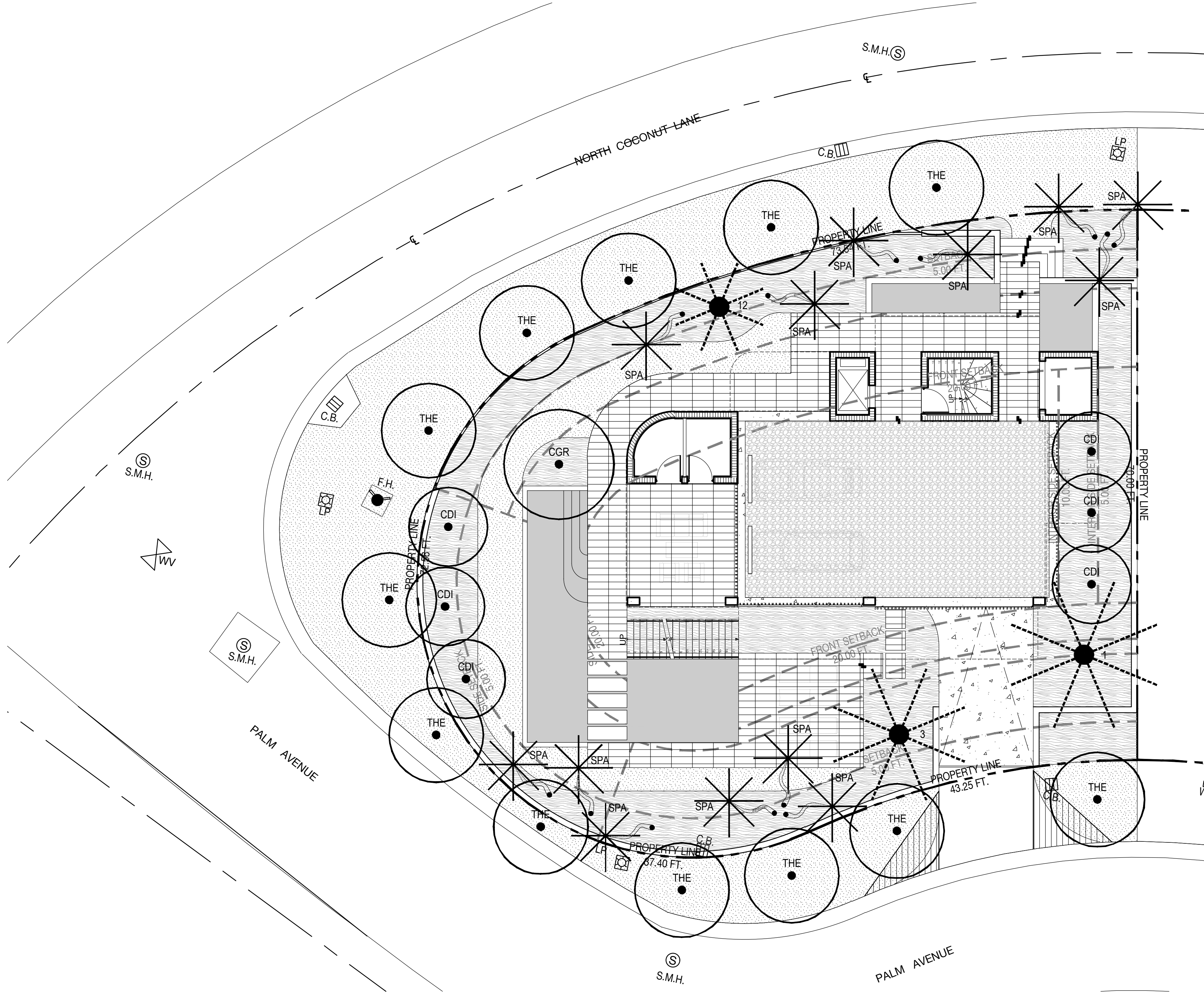


03.04.2022

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



TREE RELOCATION SCHEDULE

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

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
TREES			
CDI	6	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM
THE	12	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE
CGR	1	CAESALPINIA GRANADILLO	BRIDALVEIL TREE
PALMS			
SPA	13	SABAL PALMETTO	CABBAGE PALM

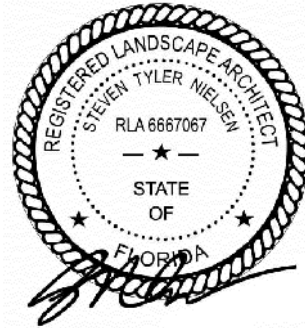
PLANTING LEGEND

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

291 PALM GARDEN - LOT A

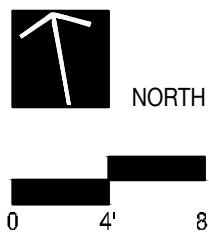
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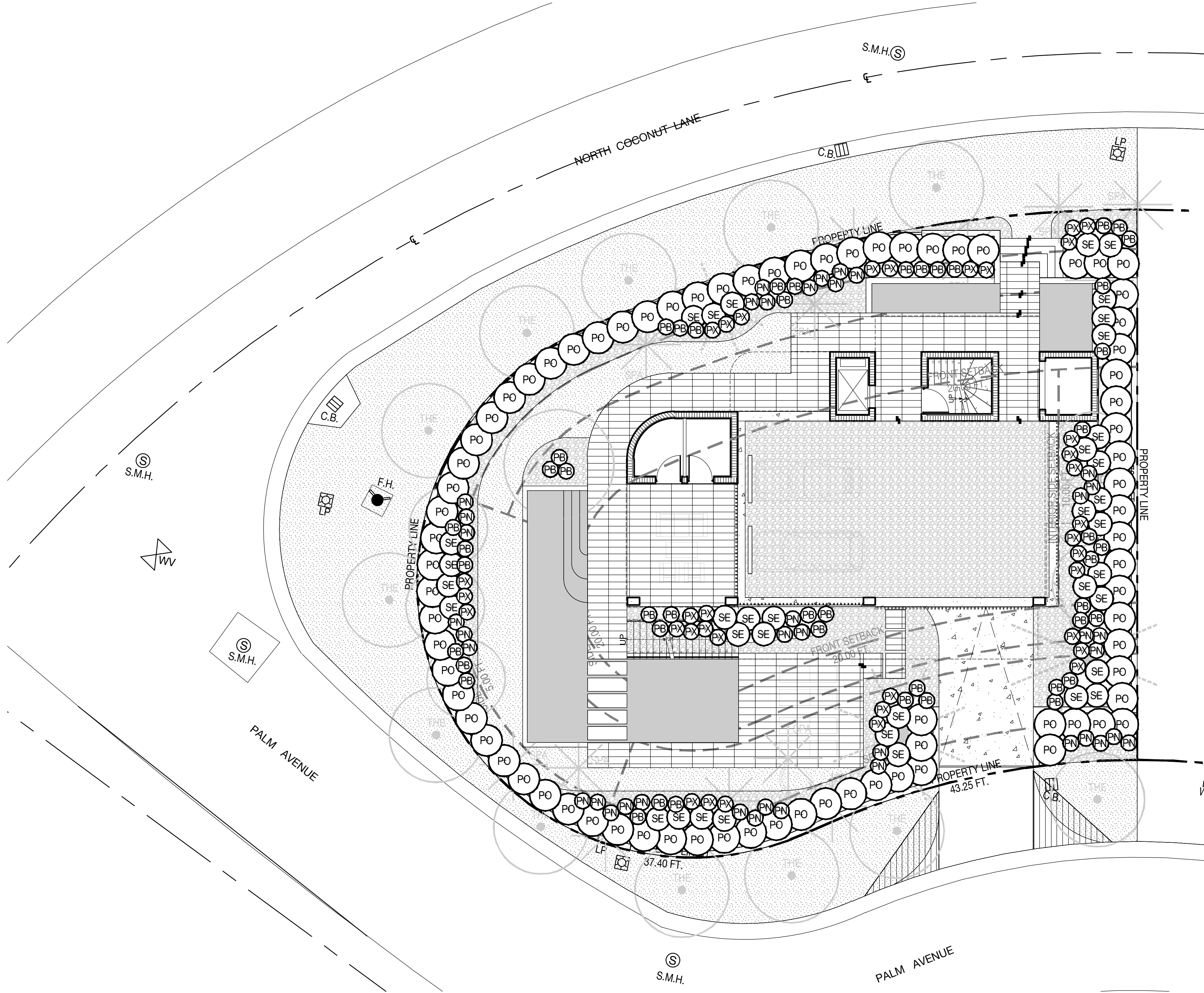


03.04.2022

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



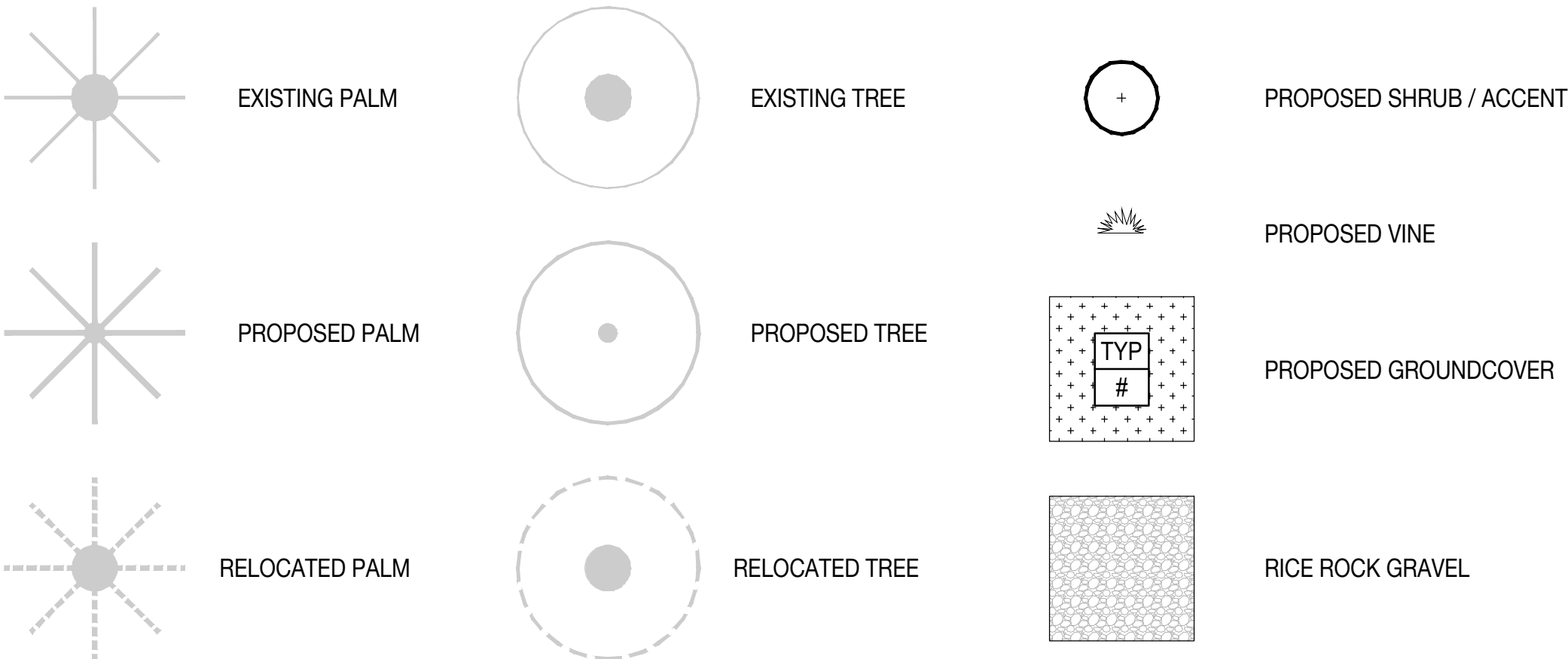
L701



PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME
UNDERSTORY TREES & SHRUBS			
PO	78	PODOCARPUS	SAME
PO2	78	PODOCARPUS	SAME
SE	36	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA
PN	39	PSYCHOTRIA NERVOSA	WILD COFFEE
ACCENT / SMALL SHRUBS			
PX	35	PHILODENDRON 'XANADU'	SAME
PB	46	PHILODENDRON DIBINNATIFIDUM	SPLIT-LEAF PHILODENDRON

PLANTING LEGEND



291 PALM GARDEN - LOT A

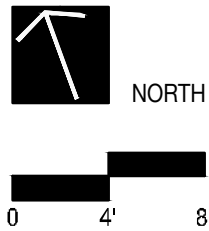
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SEAL (S TYLER NIELSEN - LA6667067)



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

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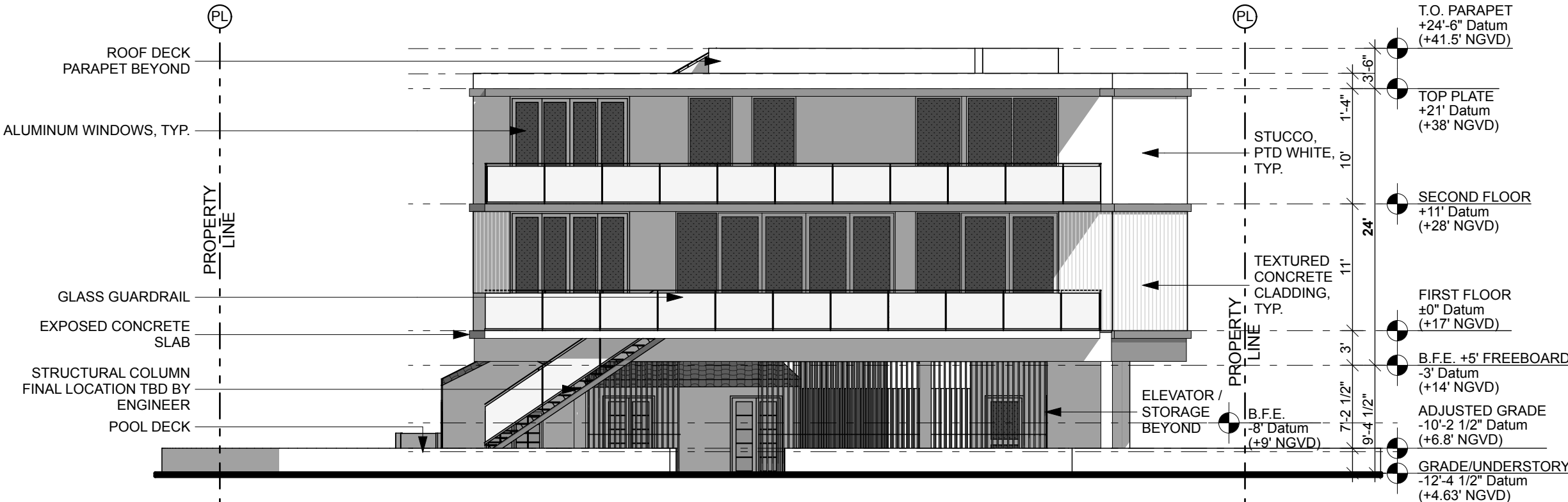
PREVIOUS ELEVATIONS



2

NORTH ELEVATION

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



1

SOUTH ELEVATION

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

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



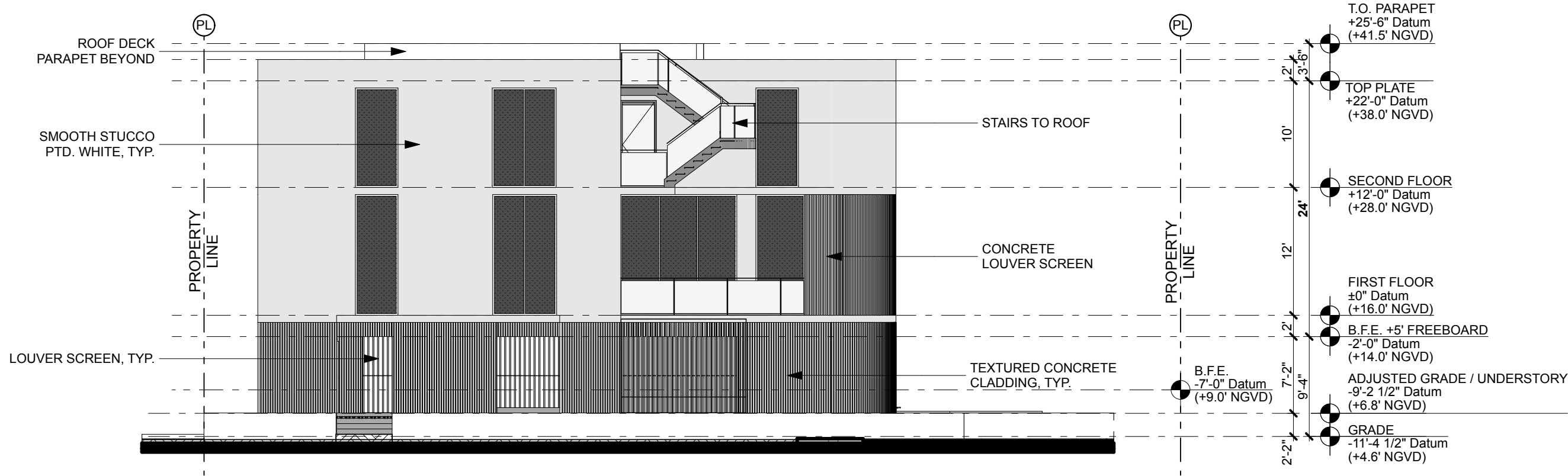
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2

NORTH ELEVATION

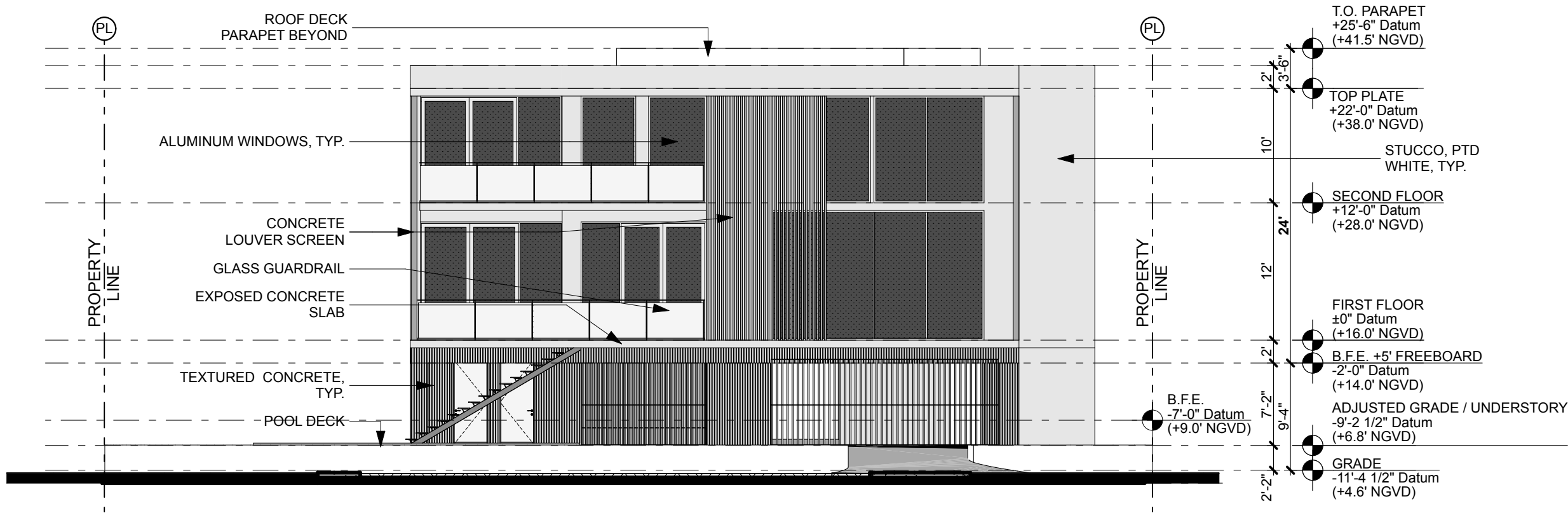
SCALE: 3/32" = 1'-0"



1

SOUTH ELEVATION

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



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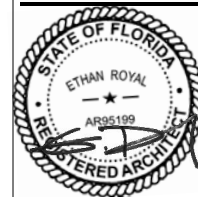
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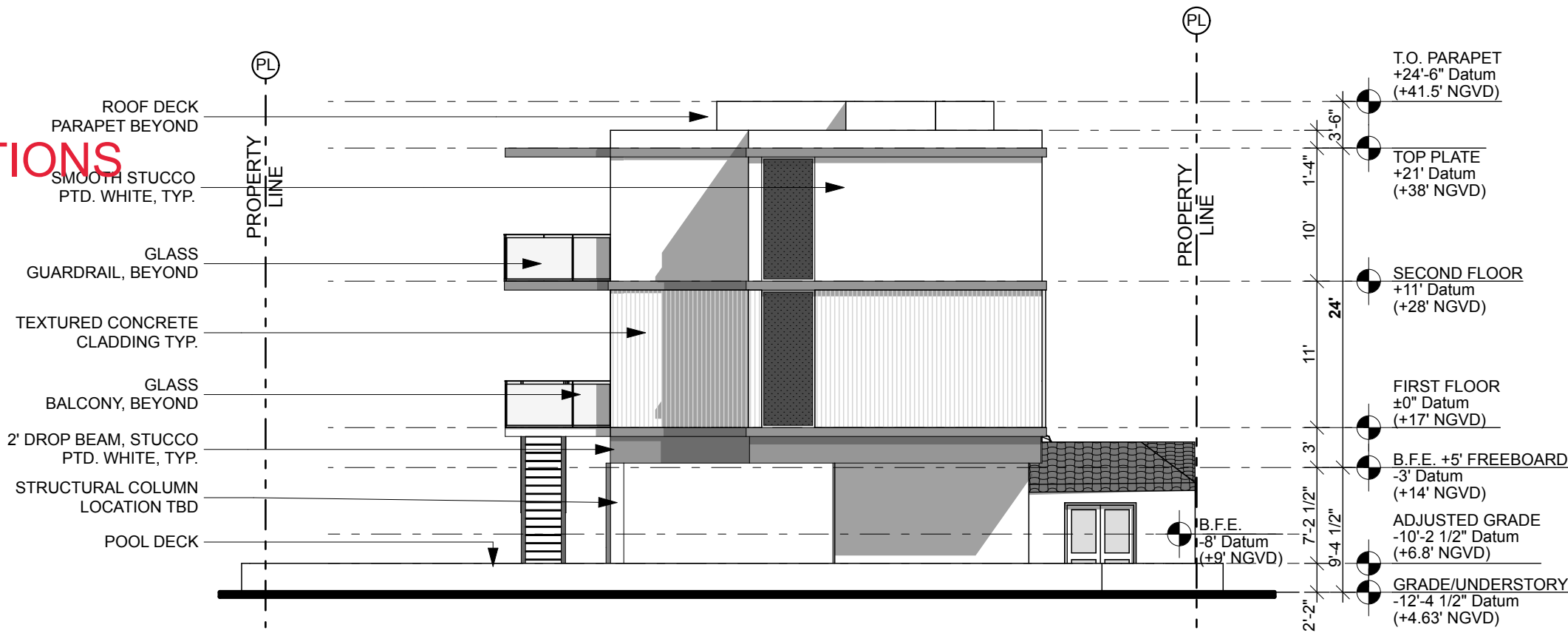
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LOT A - ELEVATIONS
3/32" = 1'-0"

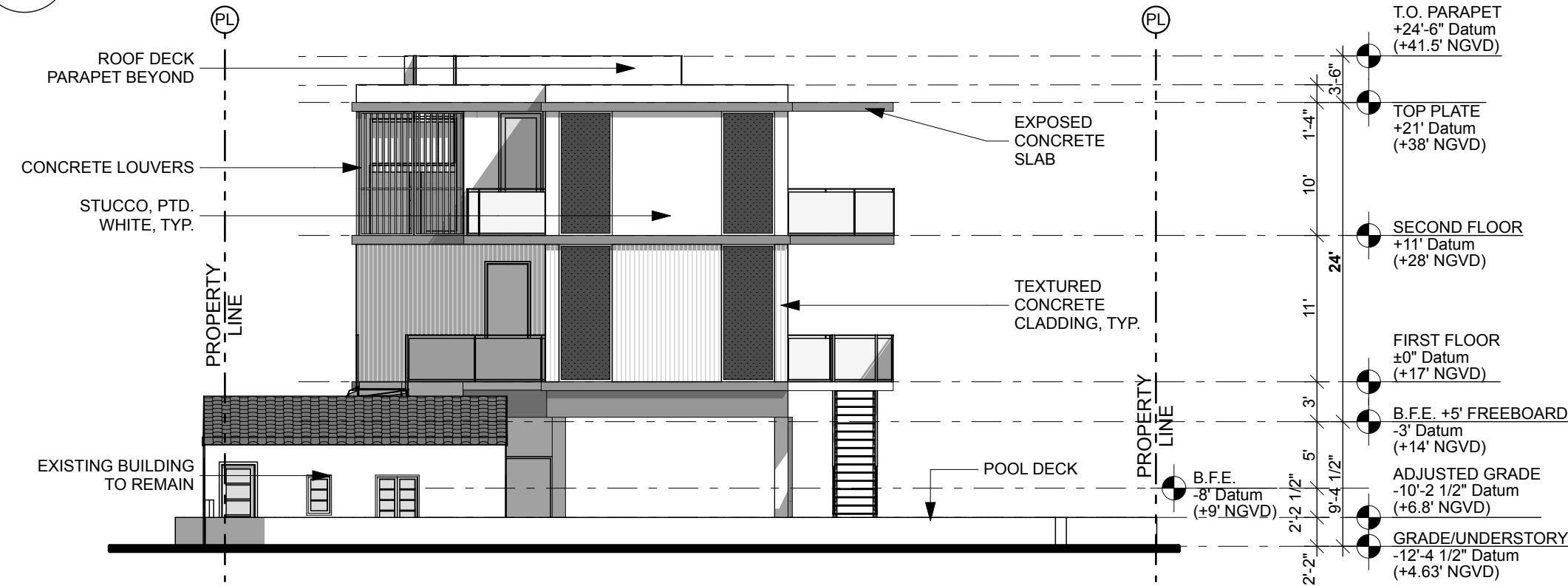


A-201A

PREVIOUS ELEVATIONS



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



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

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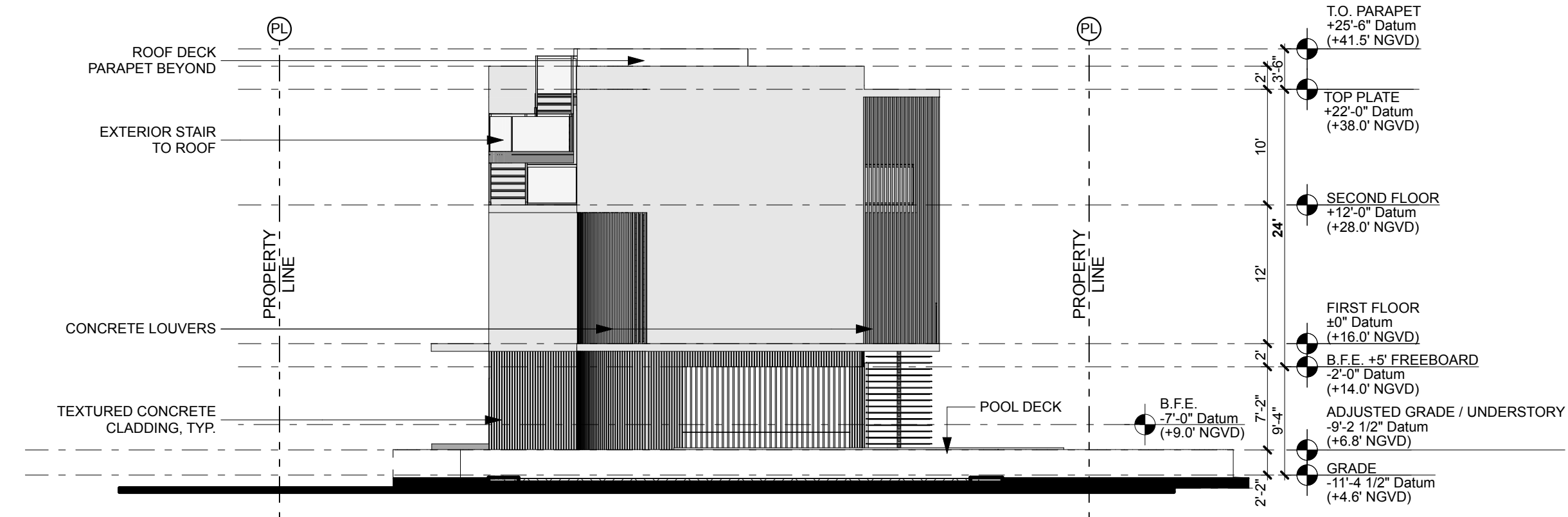
LOT A - ELEVATIONS
3/32" = 1' - 0"

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2 EAST ELEVATION
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1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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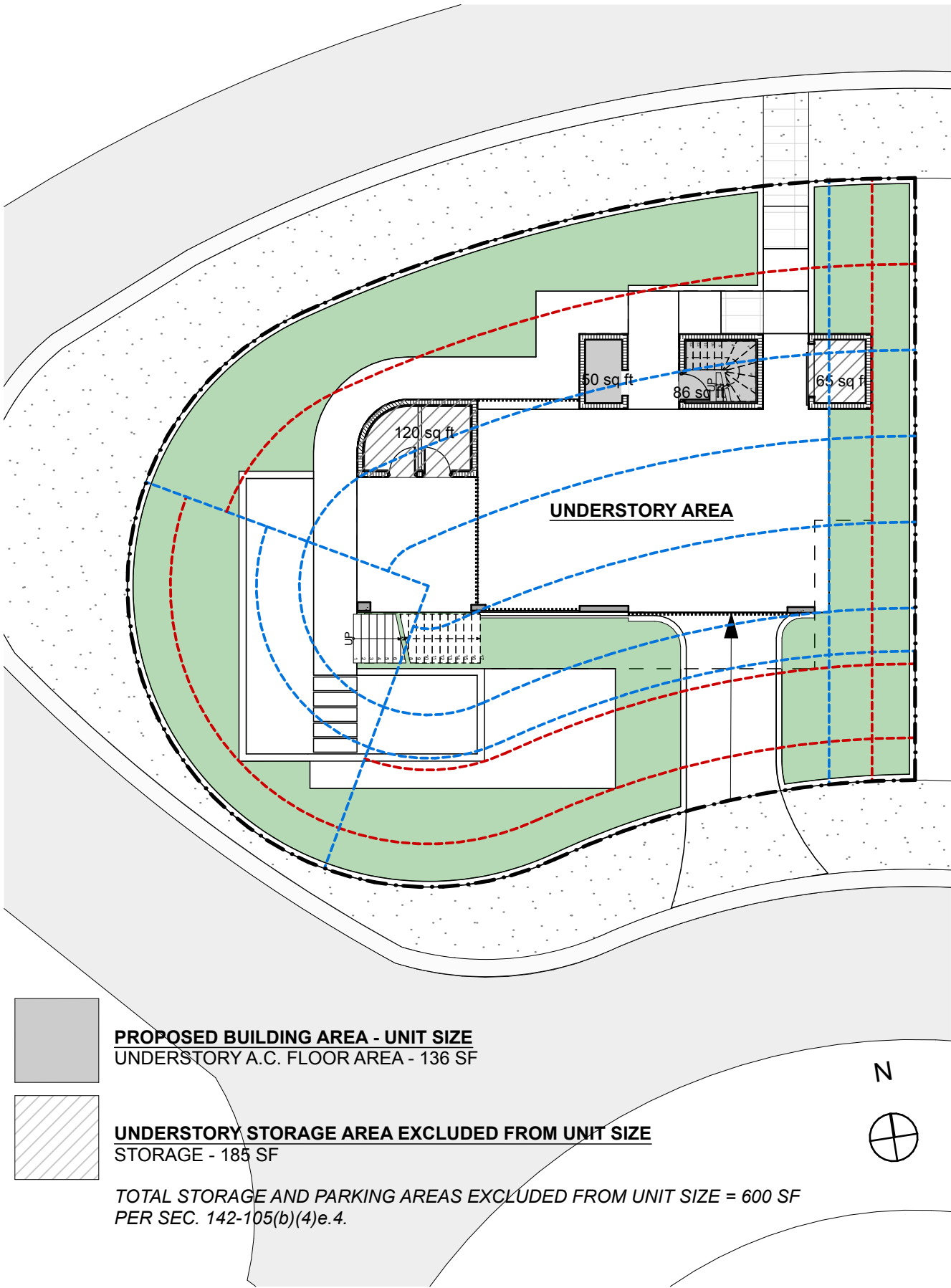
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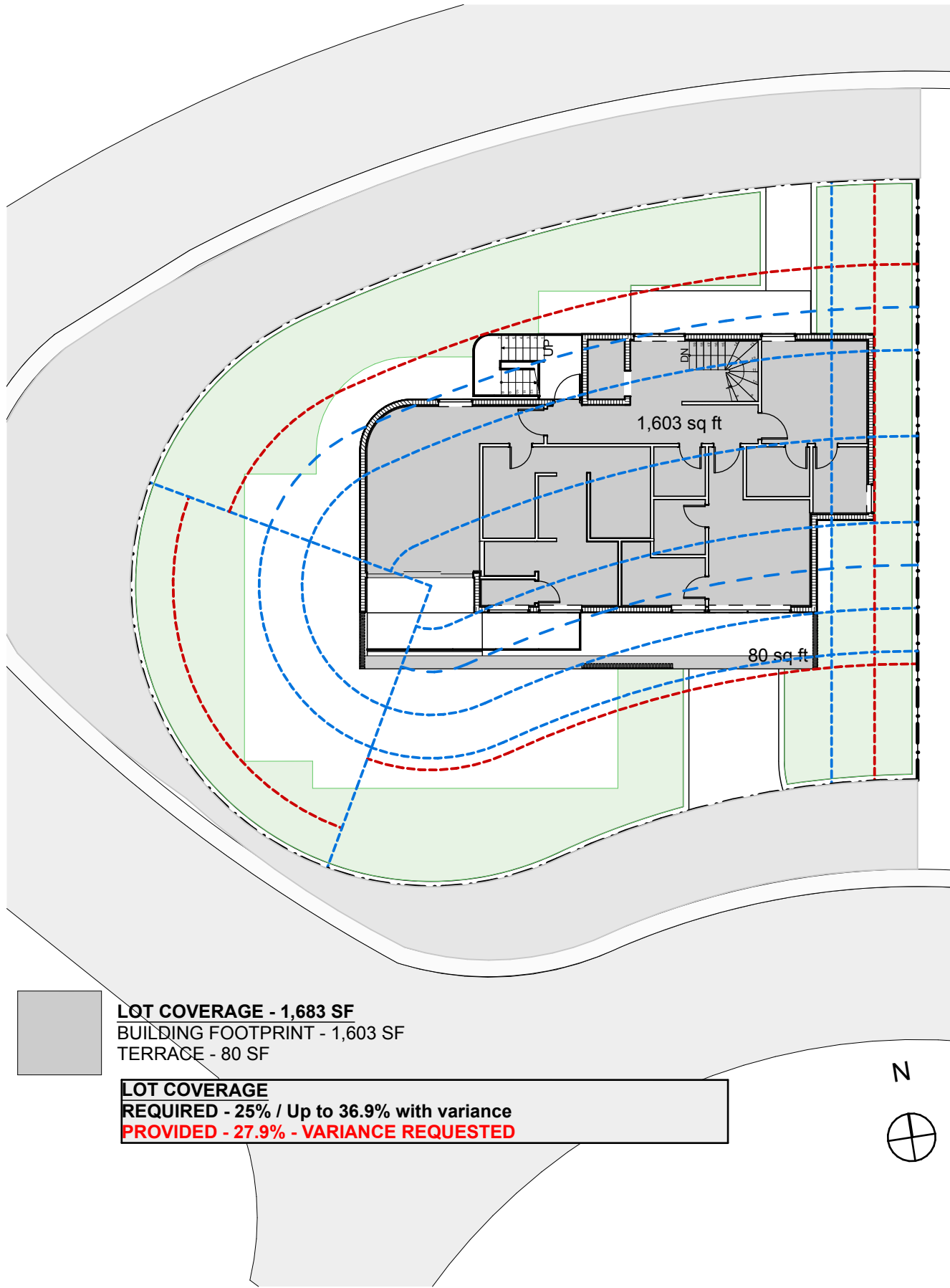


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2 LOT A - UNDERSTORY UNIT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



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

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OWNER INFORMATION

LALANI
DEVELOPERS

PROJECT

291 PALM AVENUE

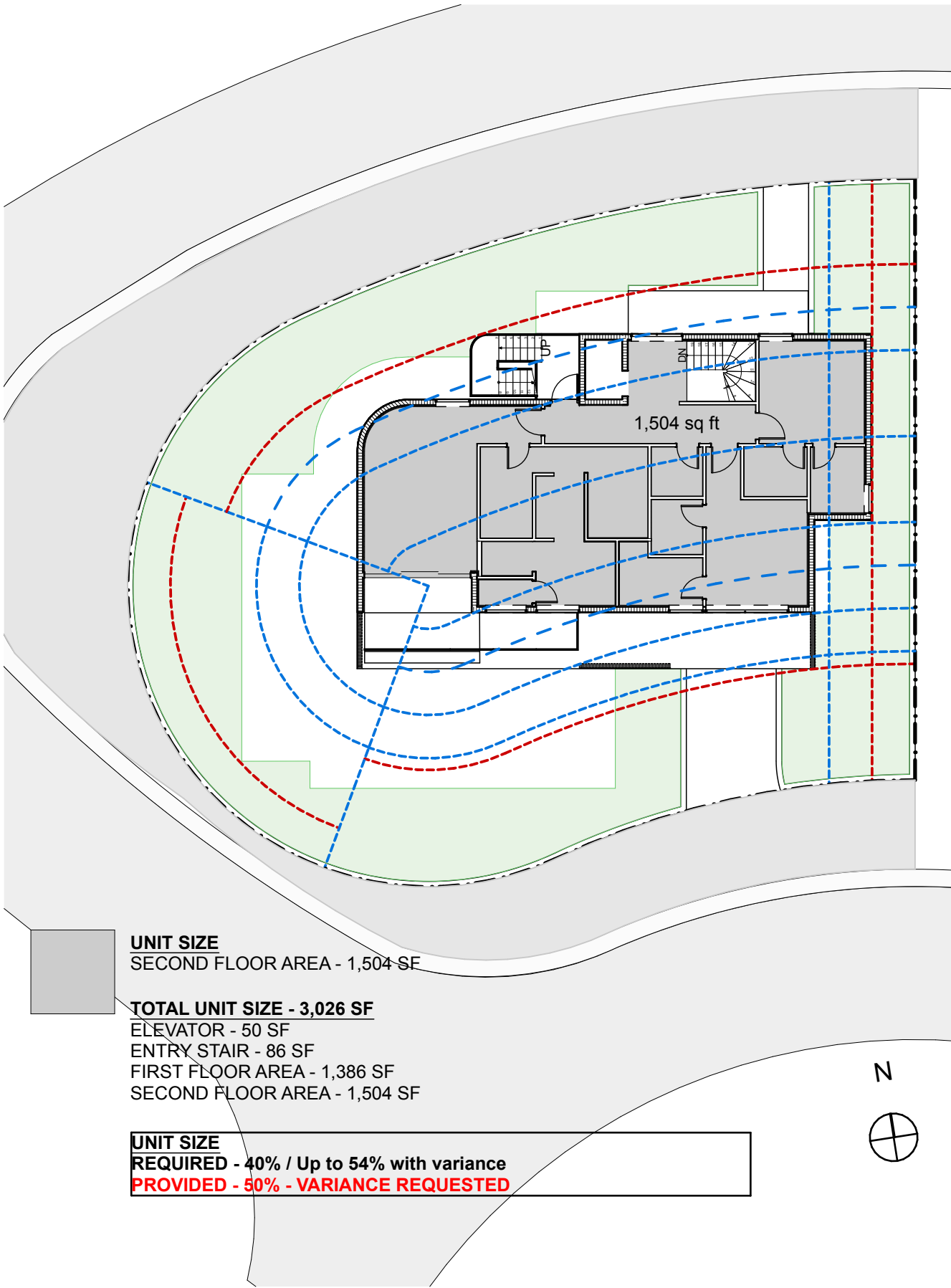
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LOT A DIAGRAMS

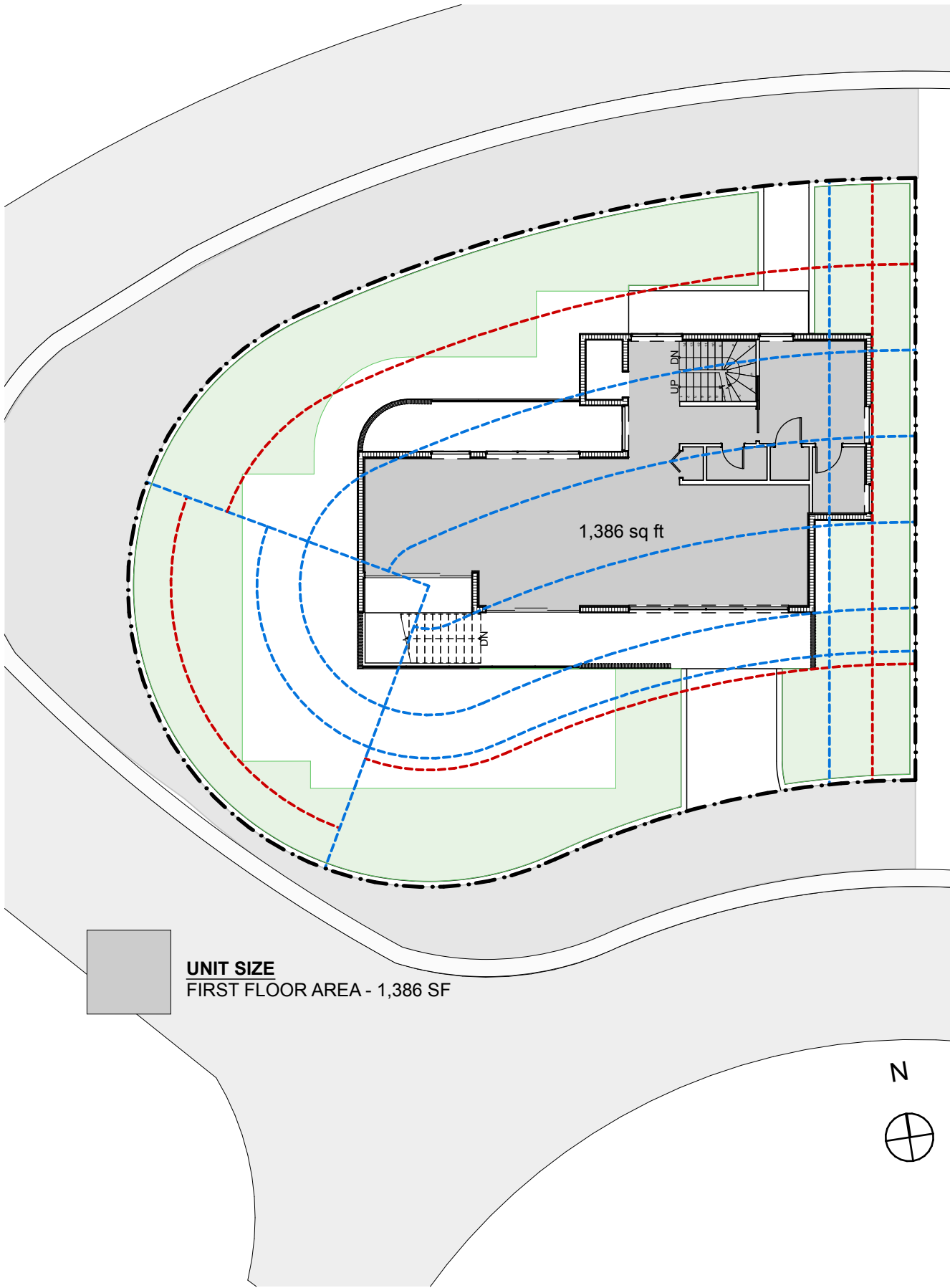


A-018A

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



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

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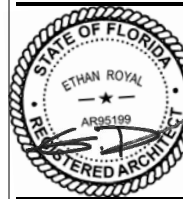
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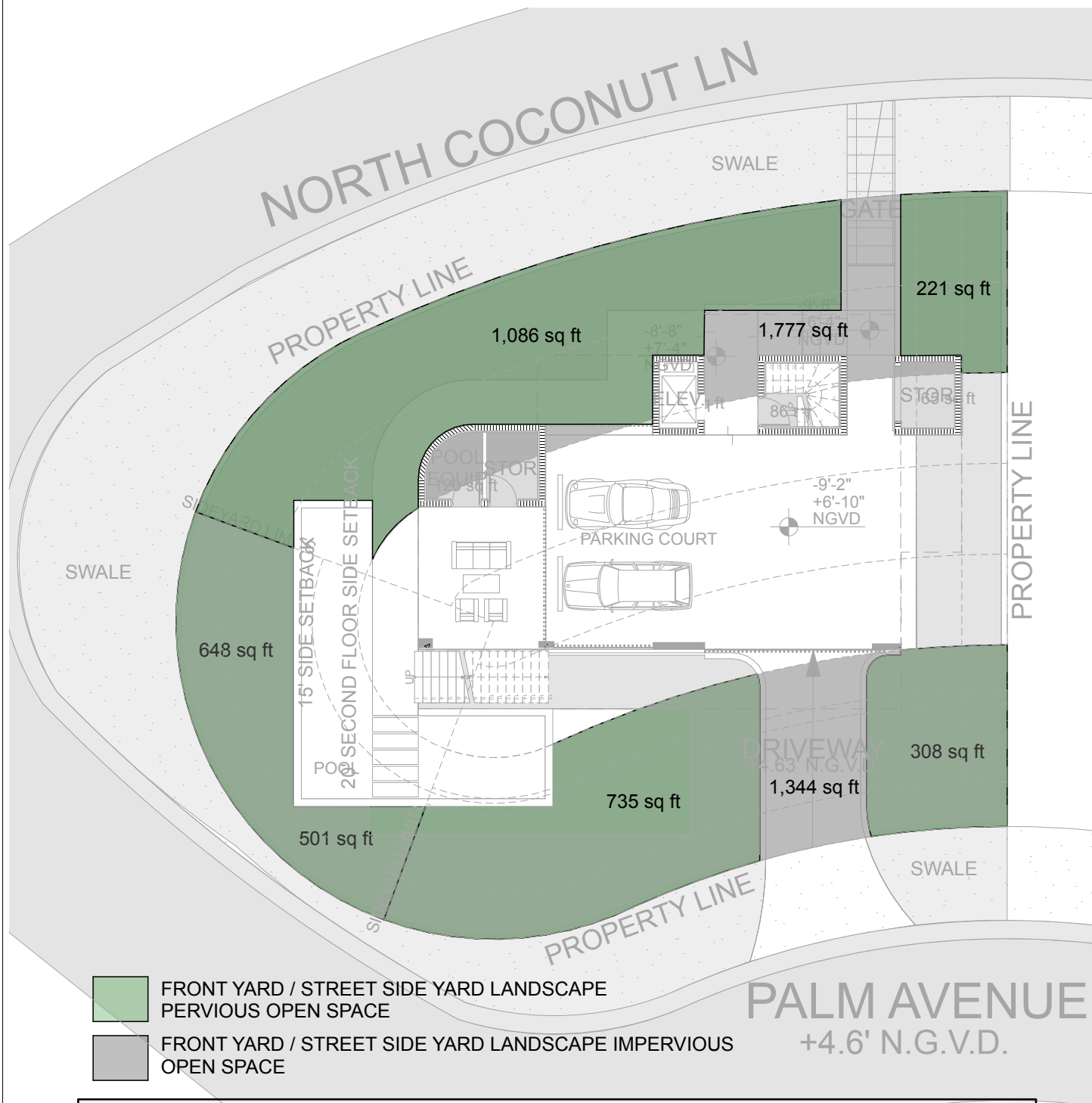
291 PALM AVENUE

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LOT A DIAGRAMS



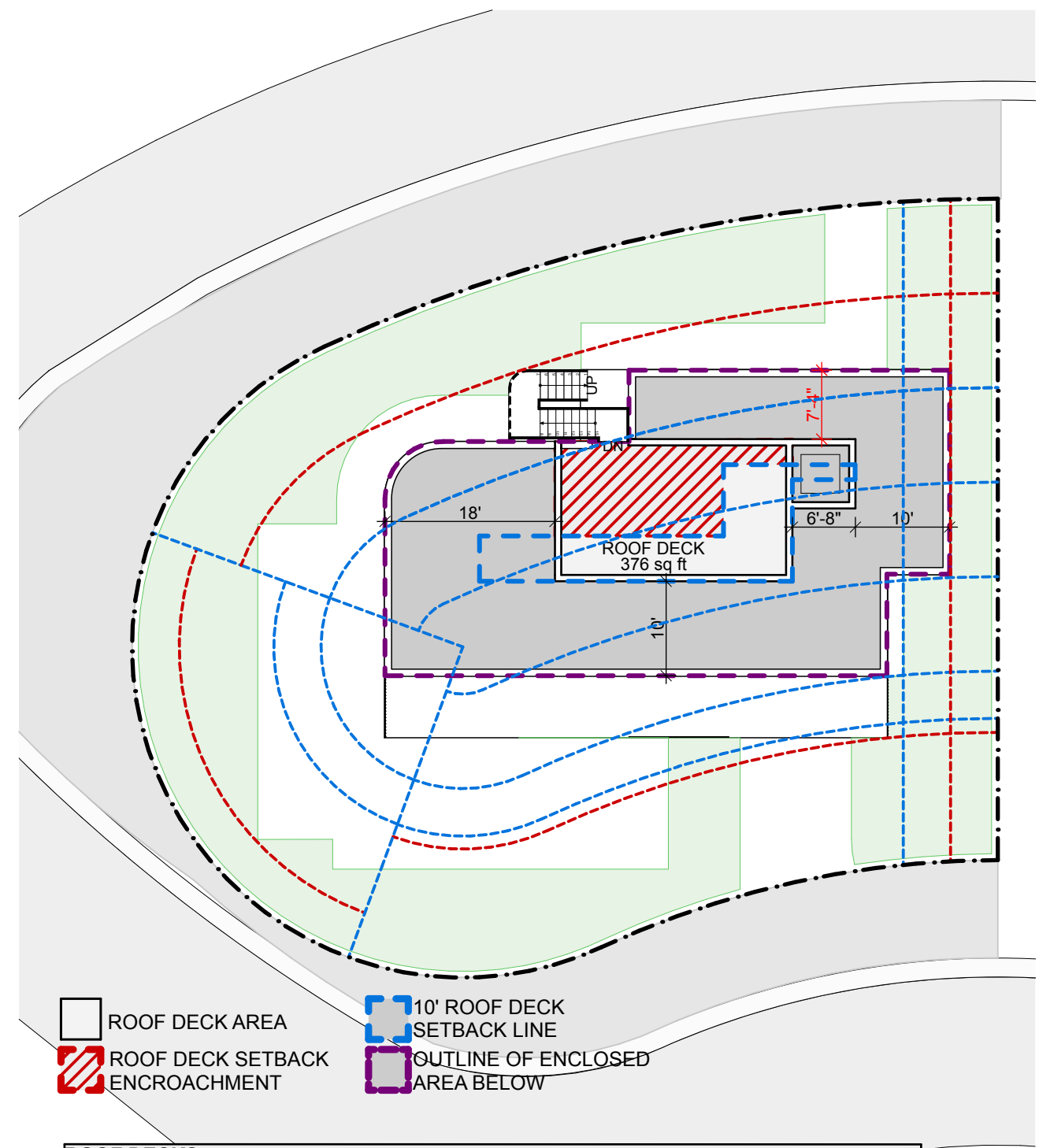
A-019A



N COCONUT LANE FRONT YARD AREA - 1,777 SF / PERVIOUS OPEN SPACE - 1,307 SF PALM AVENUE FRONT YARD AREA - 1,344 SF / PERVIOUS OPEN SPACE - 1,043 SF STREET SIDE YARD AREA - 648 SF / PERVIOUS OPEN SPACE - 501 SF		
FRONT YARD / STREET SIDE YARD LANDSCAPE PERVIOUS OPEN SPACE		
	<u>REQ'D</u>	<u>PROVIDED</u>
N COCONUT LANE FRONT YARD	1,244 SF (70%)	1,307 SF (73.5%)
PALM AVENUE FRONT YARD	941 SF (70%)	1,043 SF (77.6%)
STREET SIDE YARD	453 SF (70%)	501SF (77%)

2 LOT A - PERVIOUS OPEN SPACE DIAGRAM

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

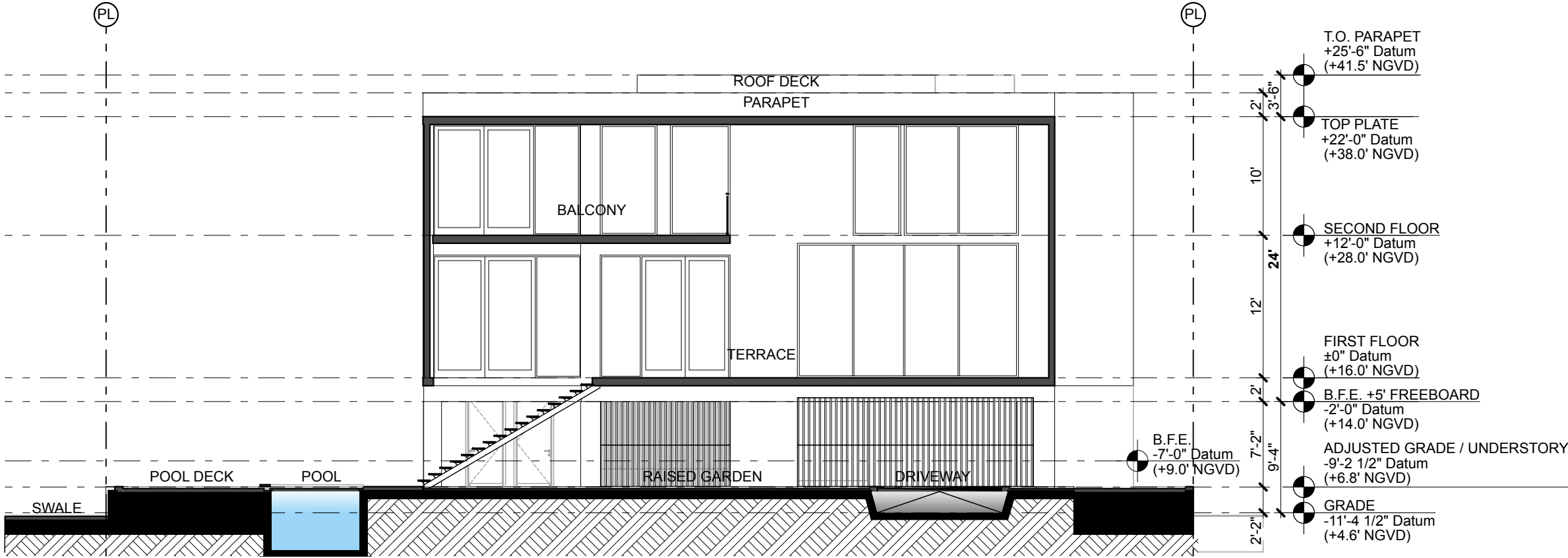
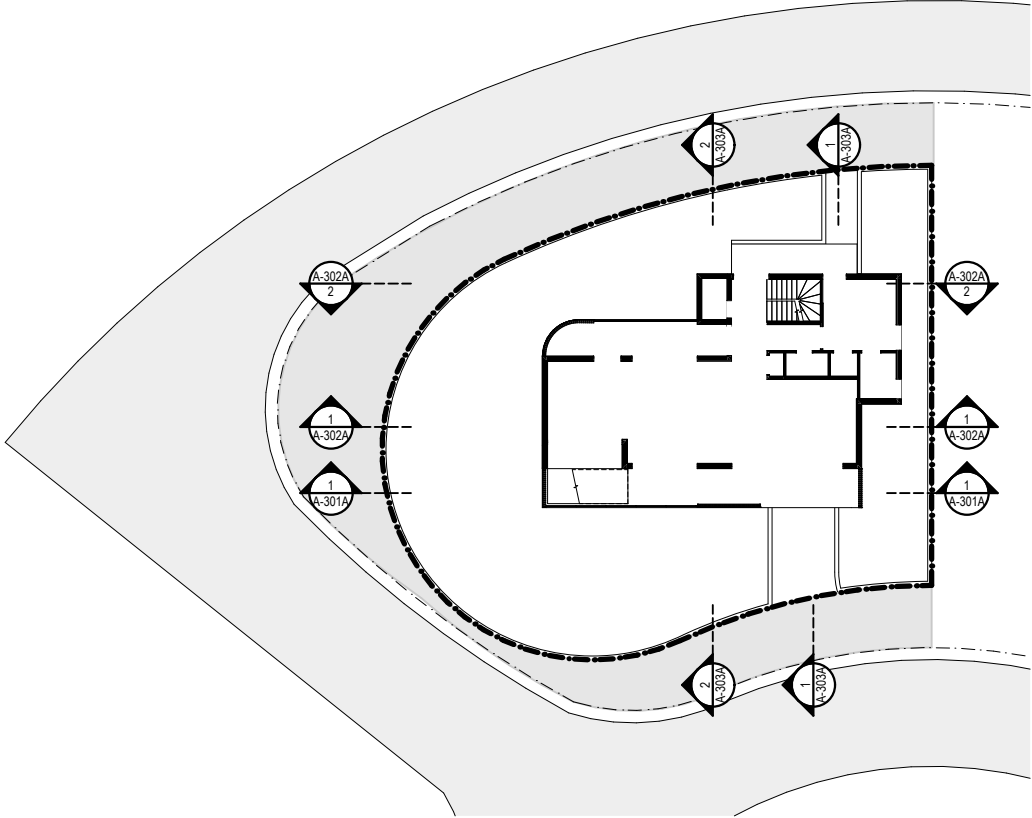


ROOF DECKS	
25% OF FLOOR AREA BELOW (1,504 SF)	
REQ'D	PROVIDED
376 SF (25%)	376 SF (25%)
HABITABLE ROOF DECK SETBACK FROM PERIMETER OF ENCLOSED FLOOR BELOW	
REQ'D	PROVIDED
10' MIN.	7'-4" (NORTH) VARIANCE REQUESTED

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



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

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LOT A - SECTIONS



A-301A



SECTION C

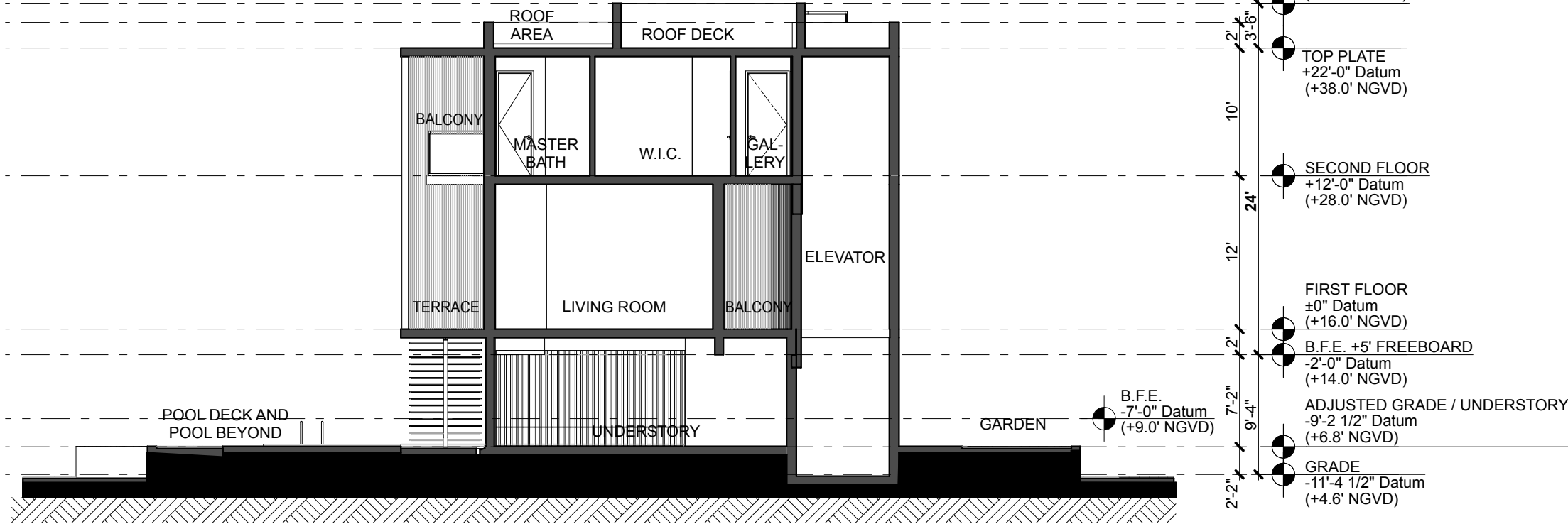
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SECTION B

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

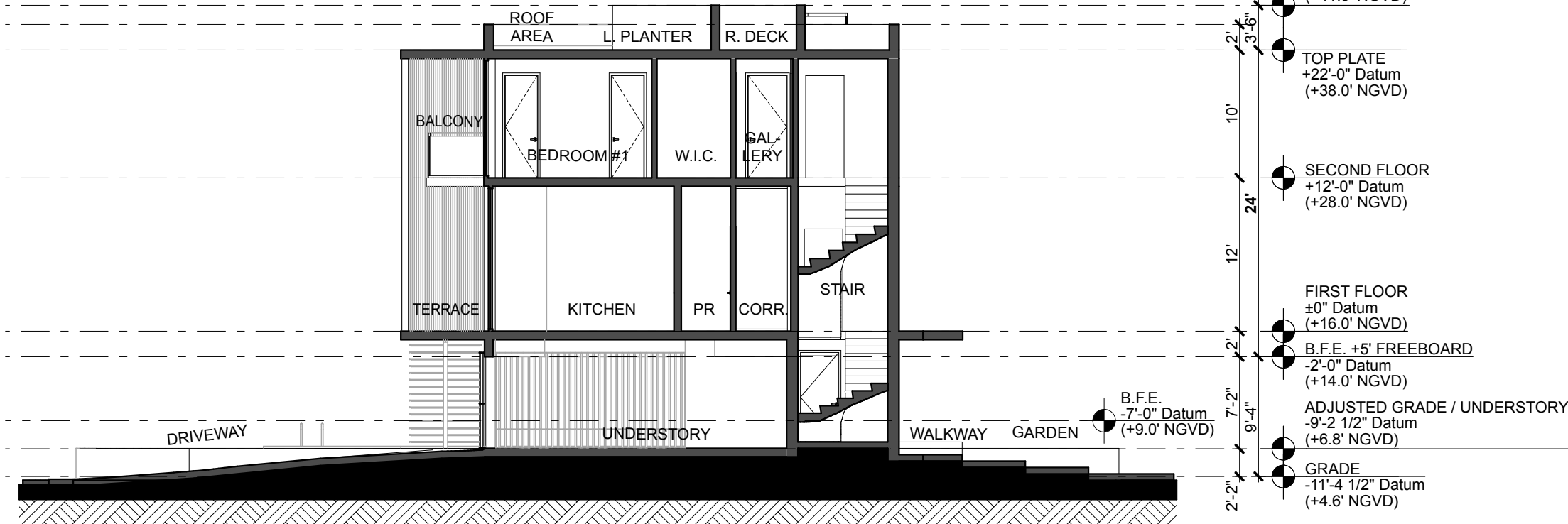
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2

SECTION 2

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



1

SECTION 1

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

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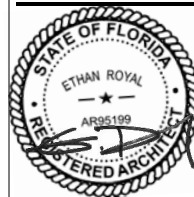
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PROJECT

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Sheet Title

LOT A - SECTIONS



A-303A

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VIEW FROM NORTH COCONUT LANE LOOKING SOUTH-EAST - WITHOUT LANDSCAPING

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Sheet Title

ARCHITECTURE RENDERINGS

STATE OF FLORIDA

ETHAN ROYAL

AR95199

REGISTERED ARCHITECT

A-407A

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VIEW FROM SIDE STREET

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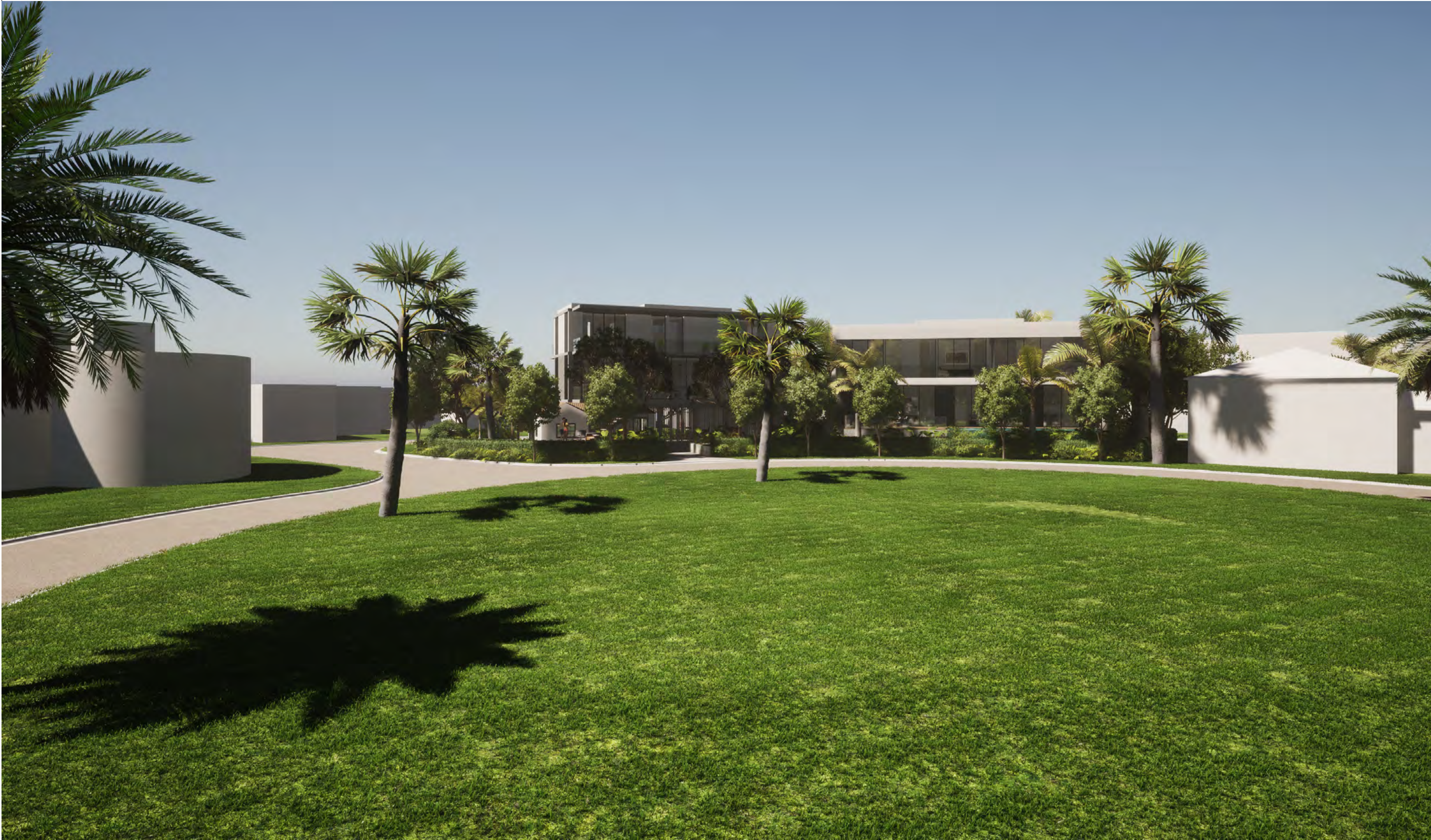
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LANDSCAPE RENDERINGS



A-410A

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STREET VIEW FROM PALM AVENUE

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CONTEXT RENDERINGS

STATE OF FLORIDA
ETHAN ROYAL
AR95199
REGISTERED ARCHITECT

A-512