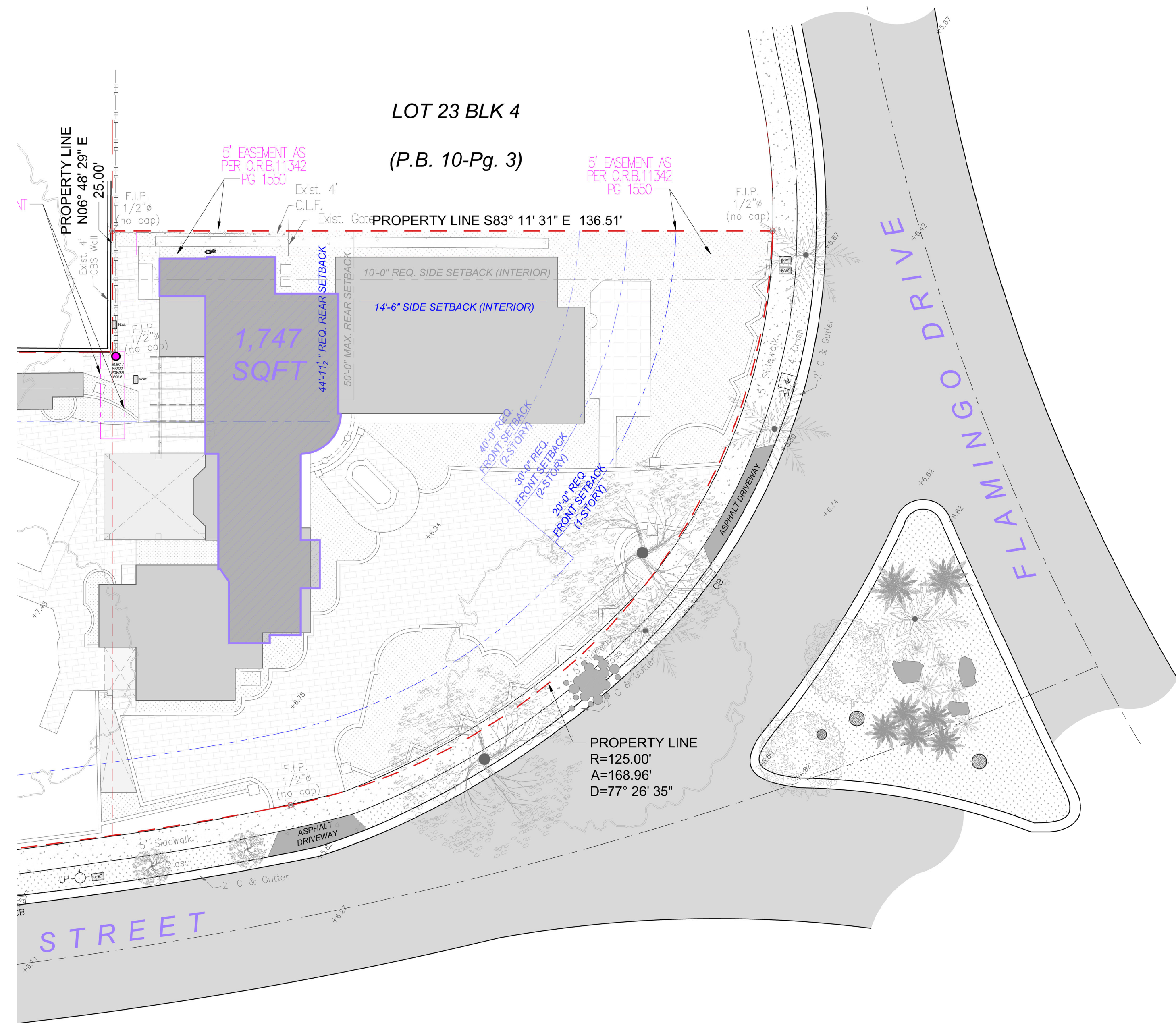


UNIT SIZE EXISTING first floor plan
SCALE: 1/16" = 1'-0"



UNIT SIZE EXISTING second floor plan
SCALE: 1/16" = 1'-0"

UNIT SIZE CALCULATION

	15,679 SQ.FT.
	(≈50% max. of LOT COVERAGE)
UNIT SIZE:	
FIRST FLOOR	4,237 SQ.FT.
SECOND FLOOR	1,747 SQ.FT.
TOTAL UNIT SIZE:	5,984 SQ.FT
(50% OF LOT COVERAGE)	(19%)

DATE	REVISIONS	No.

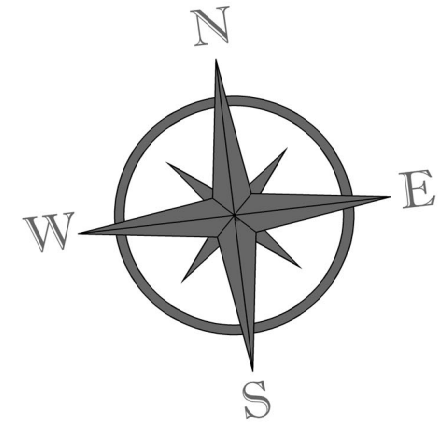
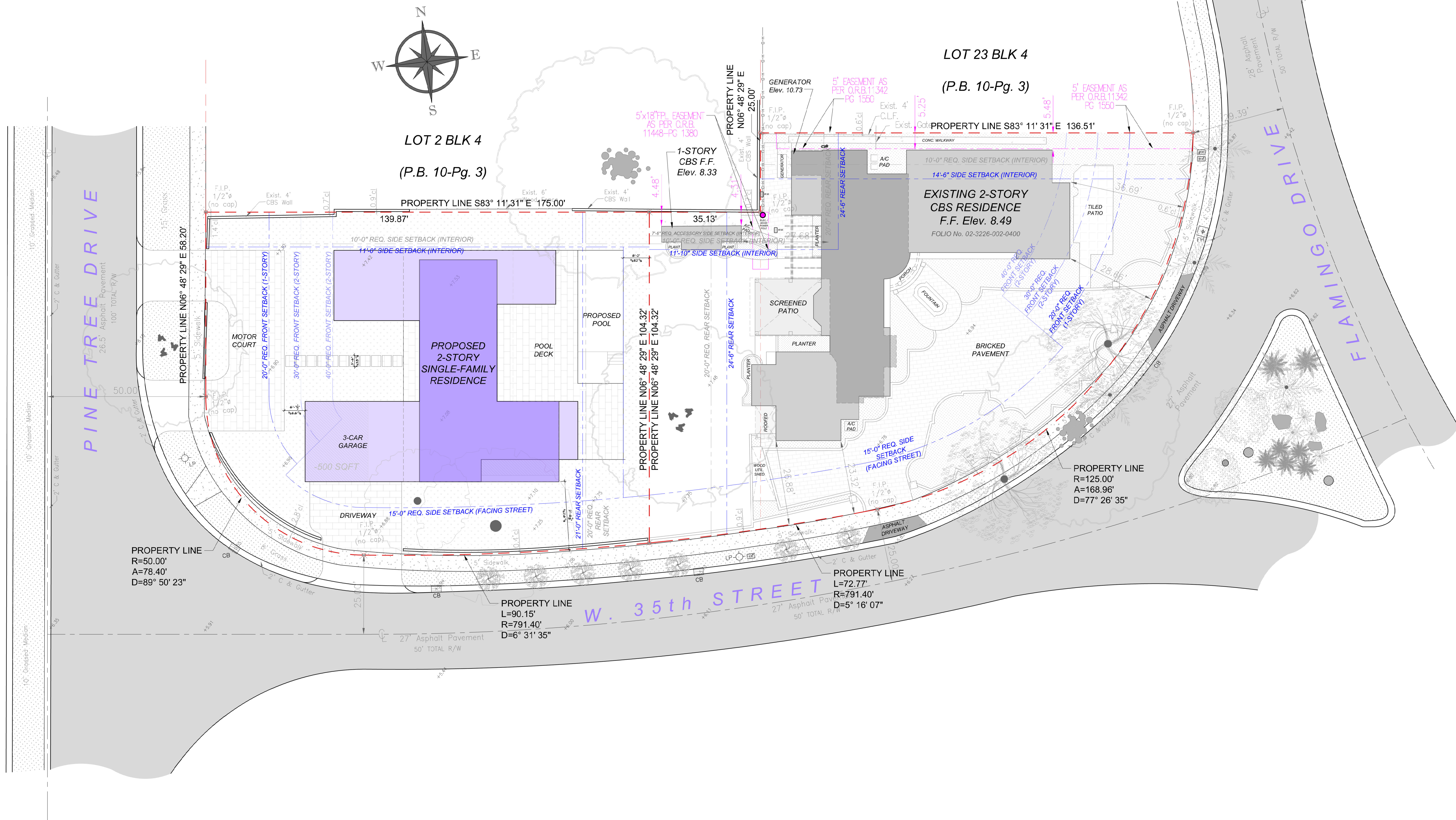
PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
MIAMI BEACH, FL 33140

JOB TITLE :

DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
JOB No.:
SHEET

A-0.16



LOT 2 BLK 4
(P.B. 10-Pg. 3)

LOT 23 BLK 4
(P.B. 10-Pg. 3)

THE HALL GROUP LLC.
 AR 0013563
 ARCHITECTURE
 INTERIOR DESIGN
 URBAN PLANNING
 CONSTRUCTION SERVICES
THG
 445 NW 88TH TERR., MIAMI, FLORIDA 33150
 P. 305-576-7101
 E-mail: thehall@yahoo.com

Digitally signed by Daniel C Hall
 Date: 2025.05.01 20:40:36 -04'00'
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 DANIEL C. HALL, AIA, NOMA
 ARCHITECT OF RECORD
 AR. 0013563

DATE	REVISIONS	No.

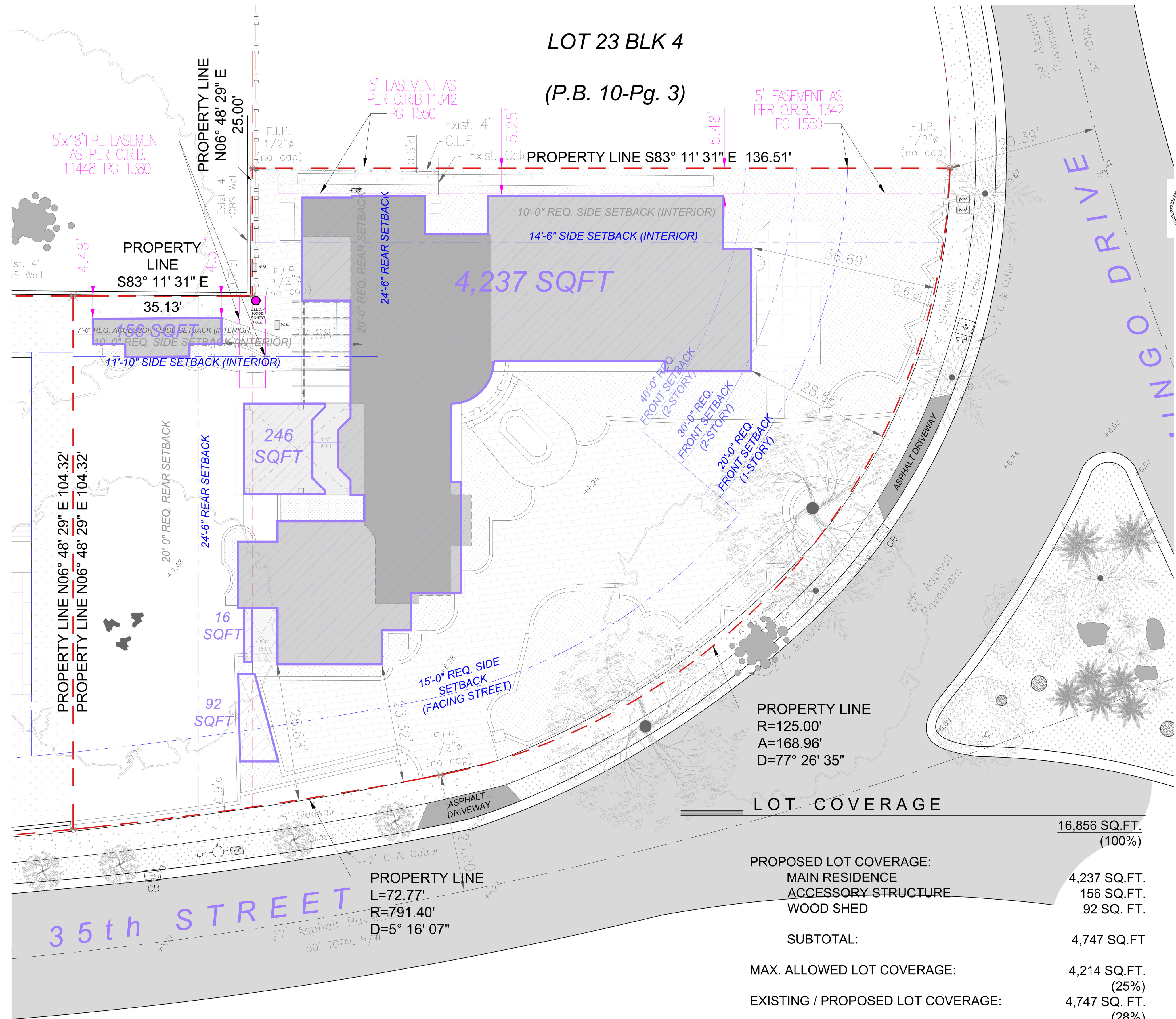
PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
 MIAMI BEACH, FL 33140

JOB TITLE :

DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

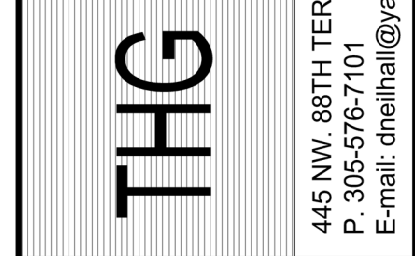
JOB No.:
 SHEET
A-0.17
 Plot Date: 2025-05-01

PROPOSED LOT SPLIT SITE plan
 SCALE: 1/16" = 1'-0"



PROPOSED 3500 FLAMINGO DRIVE
 LOT COVERAGE plan
 SCALE: 3/32" = 1'-0"

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 URBAN PLANNING
 CONSTRUCTION SERVICES
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 E-mail: thehall@yahoo.com



Digitally signed by Daniel C Hall
 Date: 2025.05.01 20:41:40 -04'00'
 ARCHITECT OF RECORD
 DANIEL C. HALL, AIA, NOMA
 AR. 0013563

DATE	REVISIONS	No.

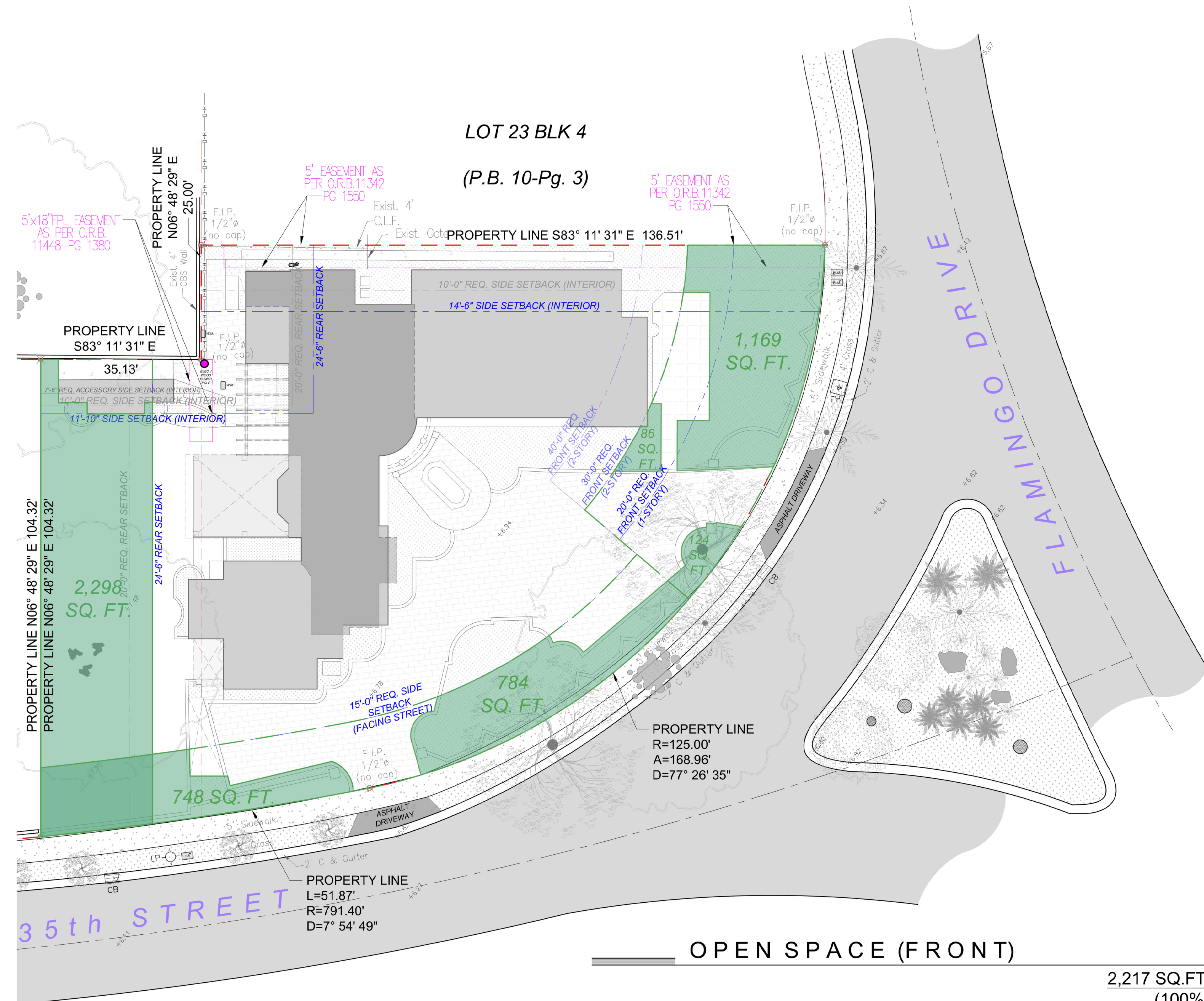
PROPOSED LOT SPLIT
 3500 FLAMINGO DRIVE +
 3500 PINE TREE DRIVE
 MIAMI BEACH, FL 33140

JOB TITLE:

DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
 JOB No.:
 SHEET

A-0.18



OPEN SPACE (FRONT)

	2,217 SQ.FT.
	(100%)
FRONT YARD AREA:	
REQUIRED OPEN SPACE	1,109 SQ.FT. (50%)
PROVIDED OPEN SPACE	1,379 SQ.FT. (62%)

OPEN SPACE (FRONT-SIDE)

	2,236 SQ.FT.
	(100%)
FRONT-SIDE YARD AREA:	
REQUIRED OPEN SPACE	2,044 SQ.FT. (50%)
PROVIDED OPEN SPACE	3,377 SQ.FT. (83%)

OPEN SPACE (REAR)

	2,525 SQ.FT.
	(100%)
REAR YARD AREA:	
REQUIRED OPEN SPACE	1,768 SQ.FT. (70%)
PROVIDED OPEN SPACE	2,298 SQ.FT. (91%)

**FRONT / REAR YARD OPEN SPACE
PROPOSED 3500 FLAMINGO DRIVE diagram plan**

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

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Digitally signed by Daniel C. Hall
 Date: 2025.05.01 20:42:48 -04'00'
 ARCHITECT OF RECORD
 DANIEL C. HALL
 AR. 0013563

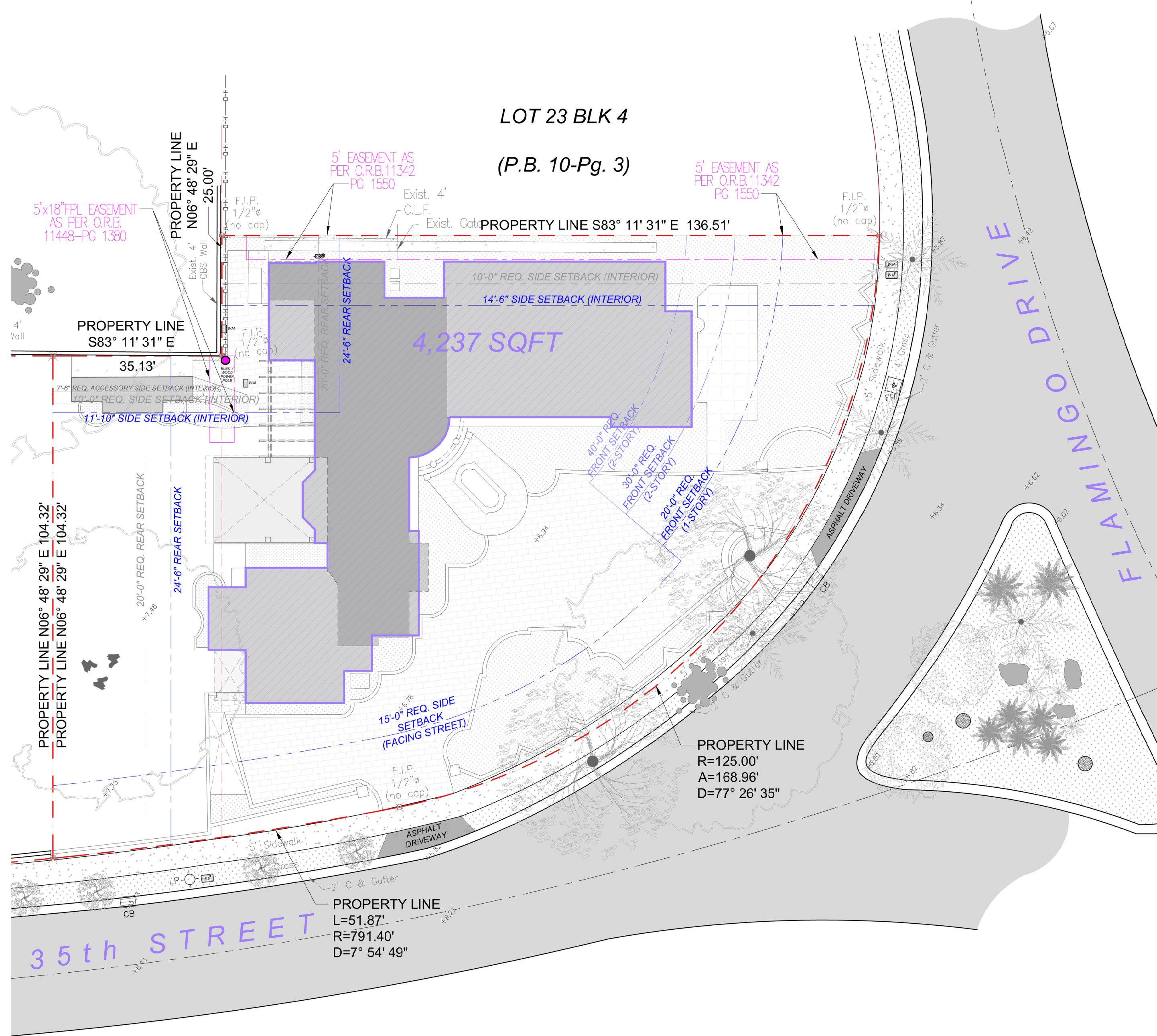
DATE	REVISIONS	No.

PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
 MIAMI BEACH, FL 33140

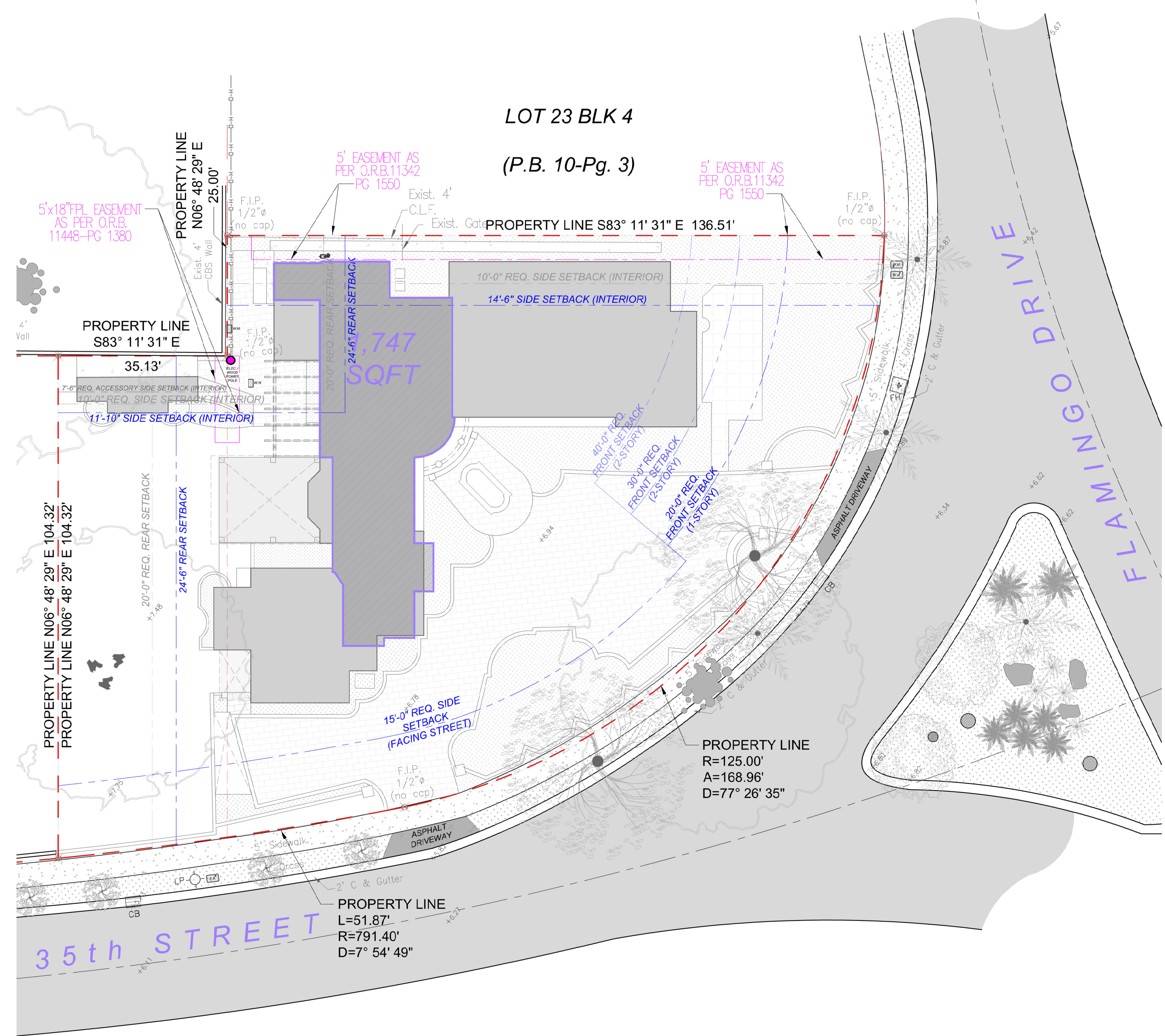
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DATE: 05-01-2025	SCALE: AS NOTED	DRAWN BY: TMG	CHECKED BY: N.H.	APPROVED BY: N.H.
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JOB: A-0.19
 JOB No.:
 SHEET



UNIT SIZE
PROPOSED 3500 FLAMINGO DRIVE first floor plan
 SCALE: 1/16" = 1'-0"



UNIT SIZE CALCULATION

	6,742 SQ.FT.
	(≈40% max. of LOT COVERAGE)
UNIT SIZE:	
FIRST FLOOR	4,237 SQ.FT.
SECOND FLOOR	1,747 SQ.FT.
TOTAL UNIT SIZE:	5,984 SQ.FT.
(40% OF LOT COVERAGE)	(35.5%)

UNIT SIZE
PROPOSED 3500 FLAMINGO DRIVE second floor plan
 SCALE: 1/16" = 1'-0"

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 ARCHITECTURE
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 P. 305-576-7101
 E-mail: thehall@yahoo.com

Digitally signed by Daniel C Hall
 Date: 2025.05.01 20:44:05 -04'00'
 SEAL
 STATE OF FLORIDA
 ARCHITECT

DATE	REVISIONS	No.

PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
 MIAMI BEACH, FL 33140

JOB TITLE :

DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
 JOB No.:
 SHEET
A-0.20
 Plot Date: 2025-05-01