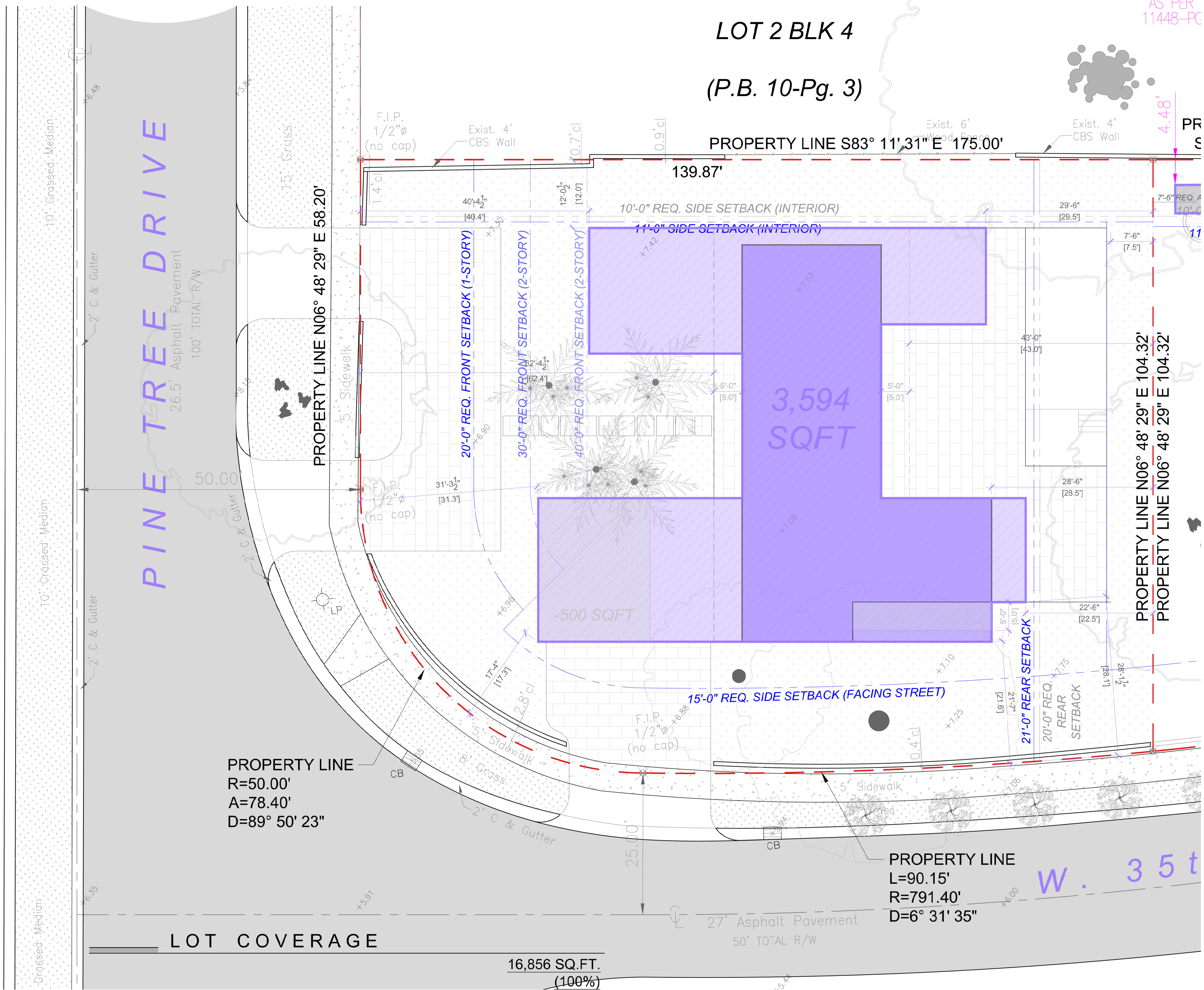


LOT 2 BLK 4

(P.B. 10-Pg. 3)

5'x18" FPL E
AS PER
11448-PC



LOT COVERAGE

16,856 SQ.FT.
(100%)

PROPOSED LOT COVERAGE:	
MAIN RESIDENCE	4,094 SQ.FT.
GARAGE	- 500 SQ.FT.
(Lot Coverage Credit)	
SUBTOTAL:	3,594 SQ.FT.
MAX. ALLOWED LOT COVERAGE:	3,625 SQ.FT. (25%)
PROPOSED LOT COVERAGE:	3,594 SQ. FT. (24.4%)

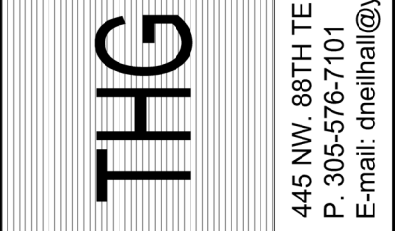
PROPOSED folio # 02-3226-002-0401

LOT COVERAGE plan



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

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



Digitally signed by Daniel C Hall
Date: 2025.05.01 20:45:25 -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-0.21

Plot Date: 2025-05-01

DATE	REVISIONS	No.

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

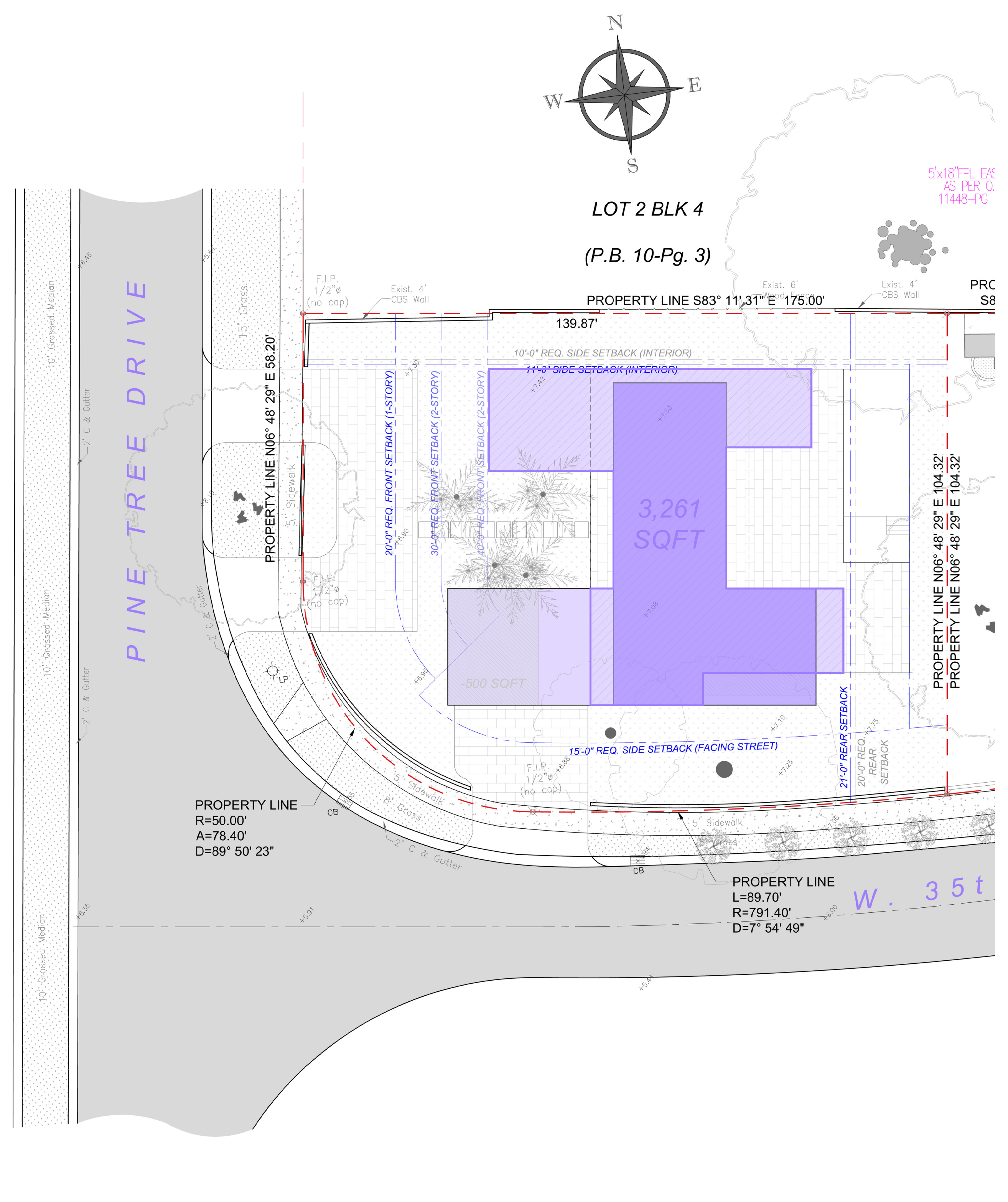
JOB TITLE :

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

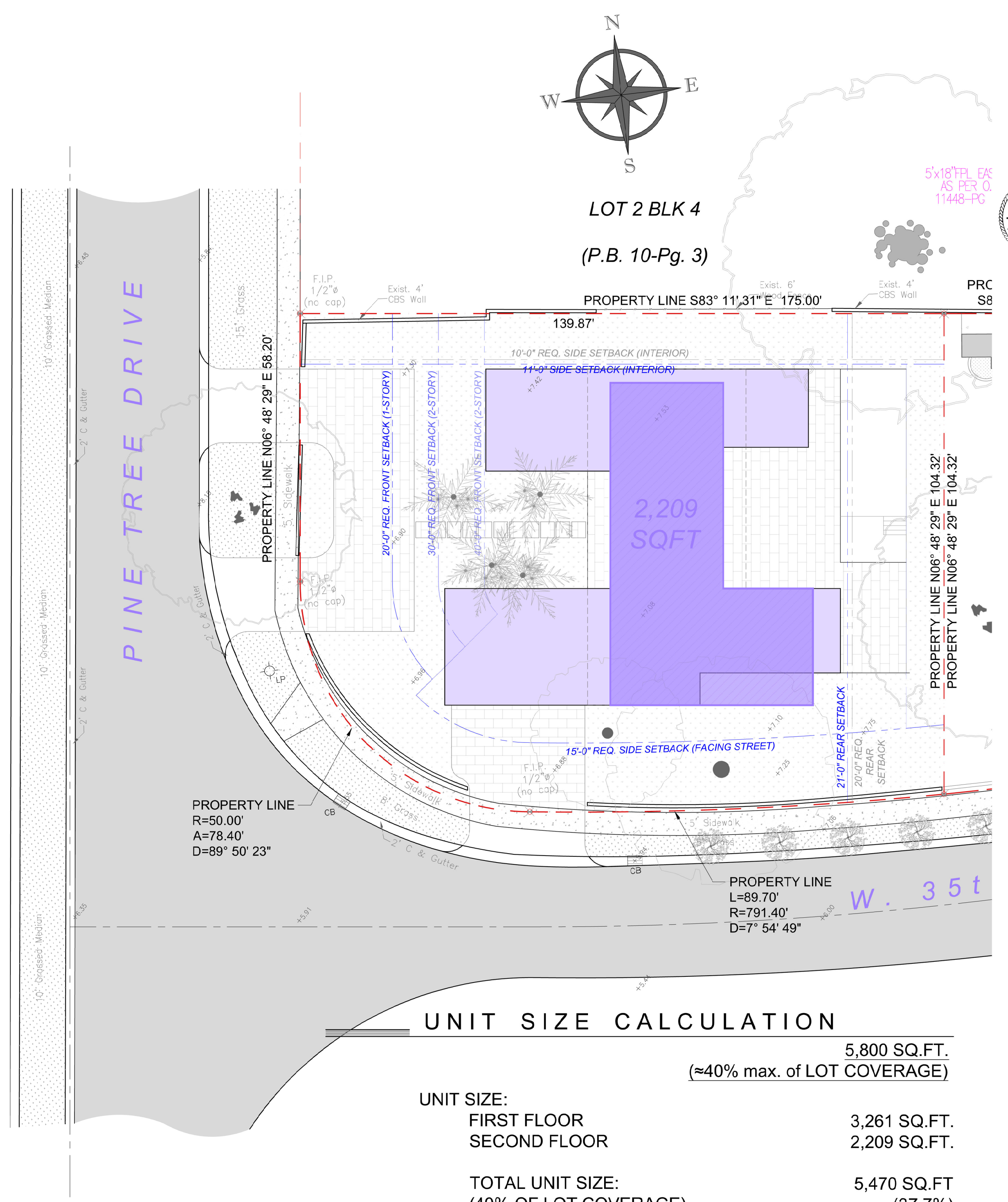
JOB:
 JOB No.:
 SHEET

A-0.23

Plot Date: 2025-05-01



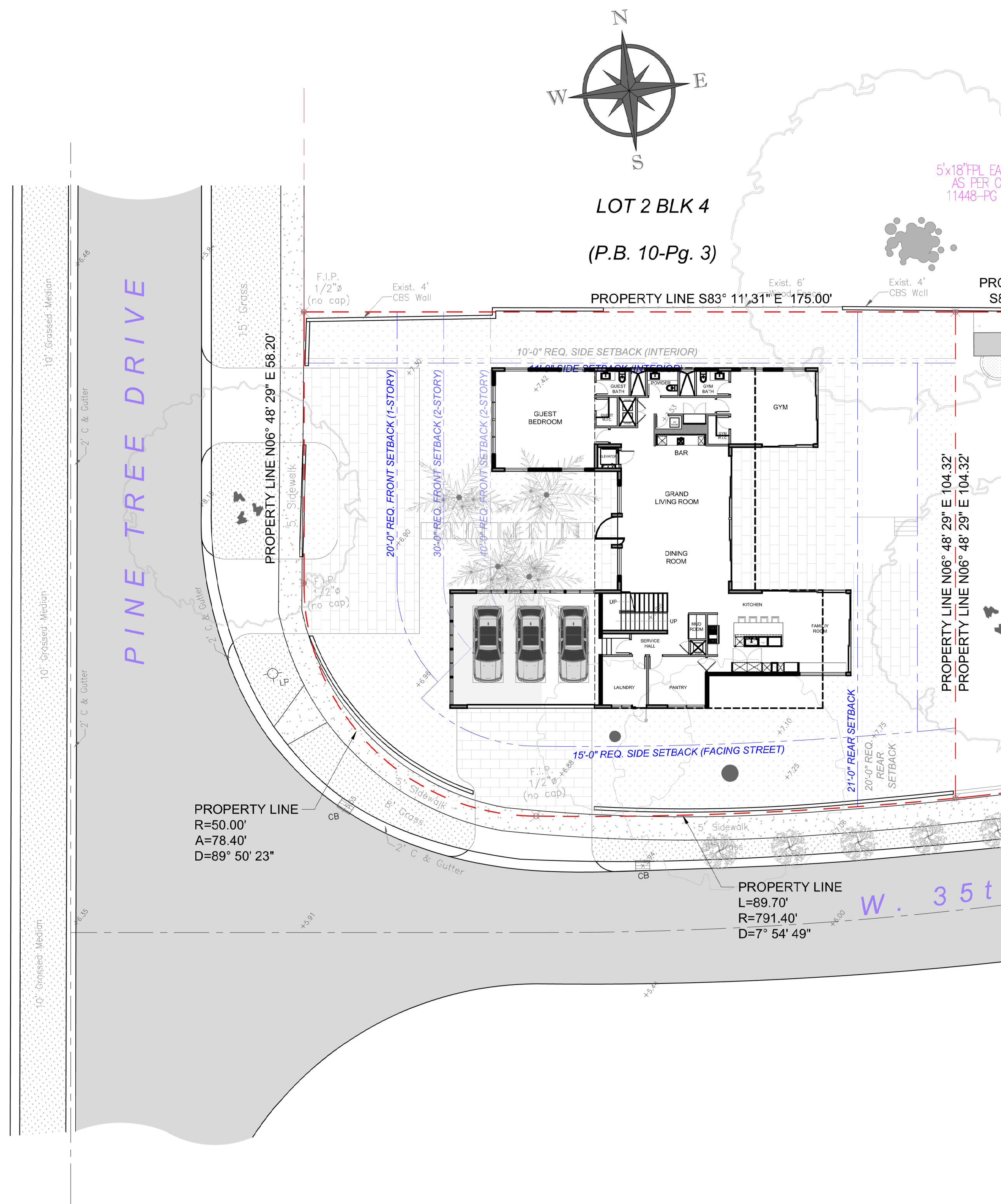
UNIT SIZE
PROPOSED folio # 02-3226-002-0401 first floor plan
 SCALE: 1/16" = 1'-0"



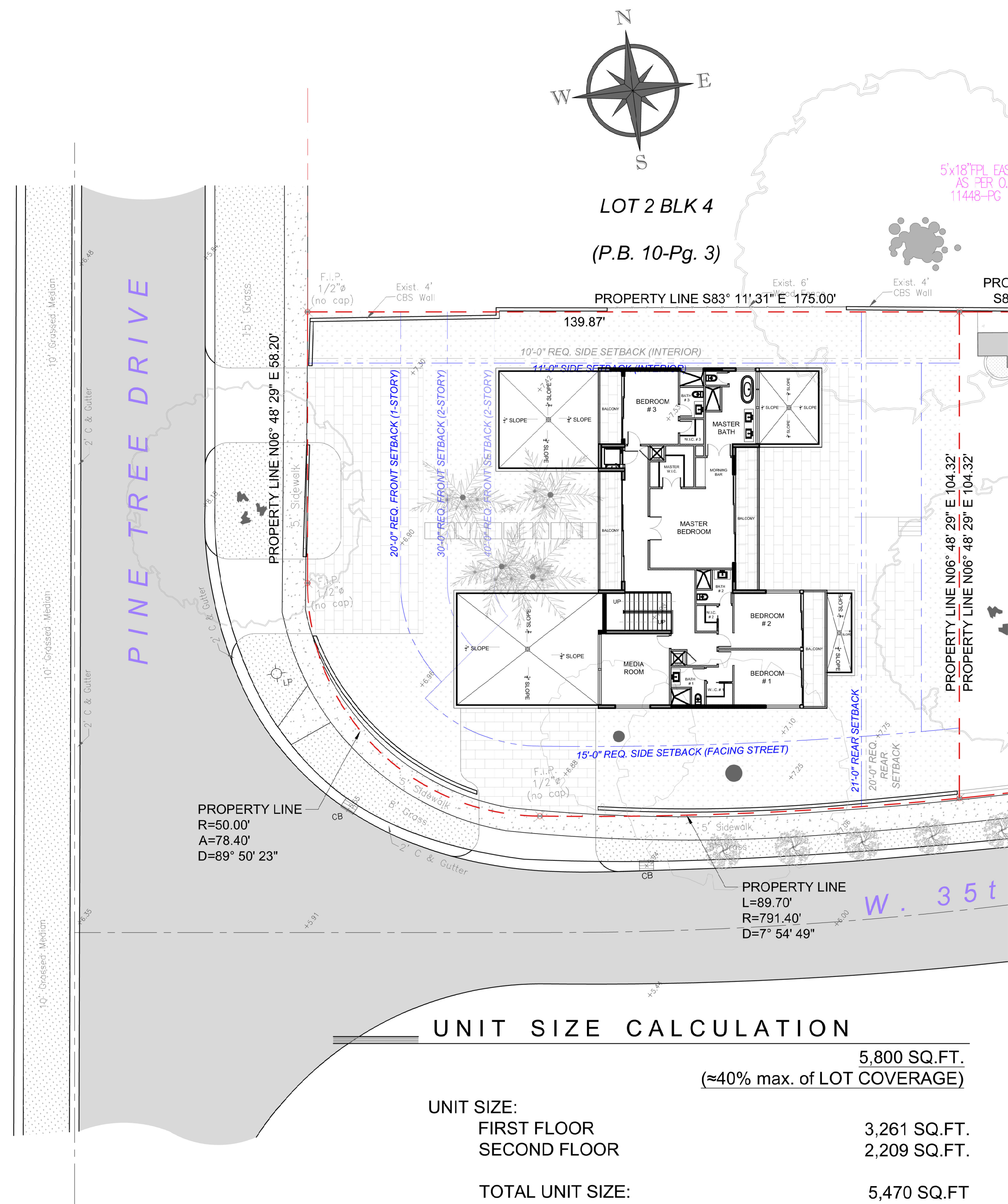
UNIT SIZE CALCULATION

UNIT SIZE:	5,800 SQ.FT.
	(≈40% max. of LOT COVERAGE)
FIRST FLOOR	3,261 SQ.FT.
SECOND FLOOR	2,209 SQ.FT.
TOTAL UNIT SIZE:	5,470 SQ.FT.
(40% OF LOT COVERAGE)	(37.7%)

UNIT SIZE
PROPOSED folio # 02-3226-002-0401 second floor plan
 SCALE: 1/16" = 1'-0"



UNIT SIZE
PROPOSED folio # 02-3226-002-0401 first floor plan
 SCALE: $\frac{1}{16}'' = 1'-0''$



UNIT SIZE
PROPOSED folio # 02-3226-002-0401 second floor plan
 SCALE: $\frac{1}{16}'' = 1'-0''$

UNIT SIZE CALCULATION

	5,800 SQ.FT.
	(≈40% max. of LOT COVERAGE)
UNIT SIZE:	
FIRST FLOOR	3,261 SQ.FT.
SECOND FLOOR	2,209 SQ.FT.
TOTAL UNIT SIZE:	5,470 SQ.FT.
(40% OF LOT COVERAGE)	(37.7%)

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 E-mail: thehall@yahoo.com

THG
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 AR. 0013563

DATE	REVISIONS	No.

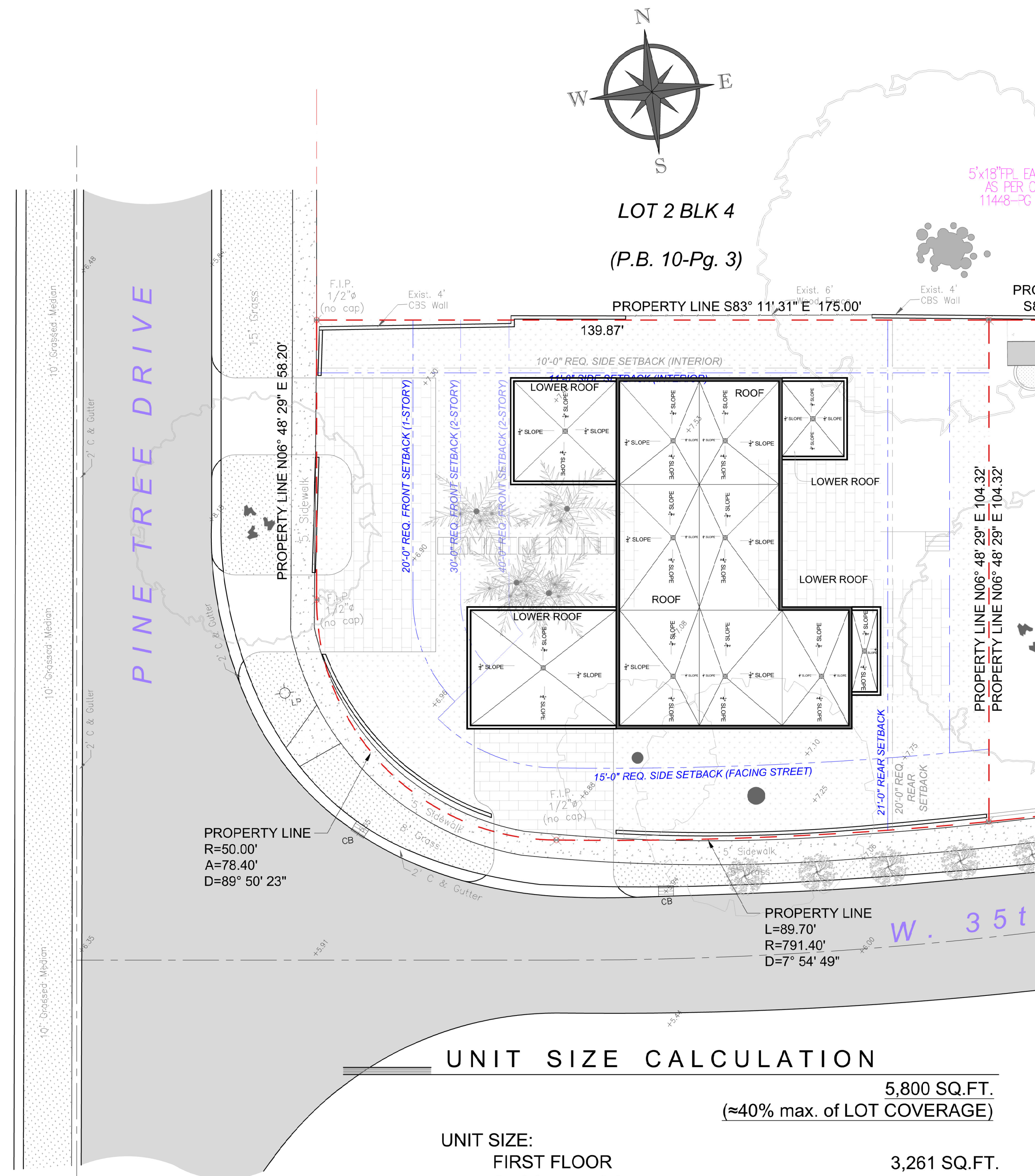
PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
 MIAMI BEACH, FL 33140

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-0.24



UNIT SIZE CALCULATION

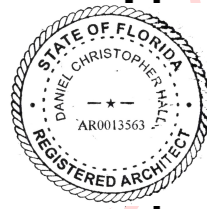
	5,800 SQ.FT.
	(≈40% max. of LOT COVERAGE)
UNIT SIZE:	
FIRST FLOOR	3,261 SQ.FT.
SECOND FLOOR	2,209 SQ.FT.
TOTAL UNIT SIZE:	5,470 SQ.FT.
(40% OF LOT COVERAGE)	(37.7%)

UNIT SIZE
PROPOSED folio # 02-3226-002-0401 roof floor plan

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

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 AR. 0013563



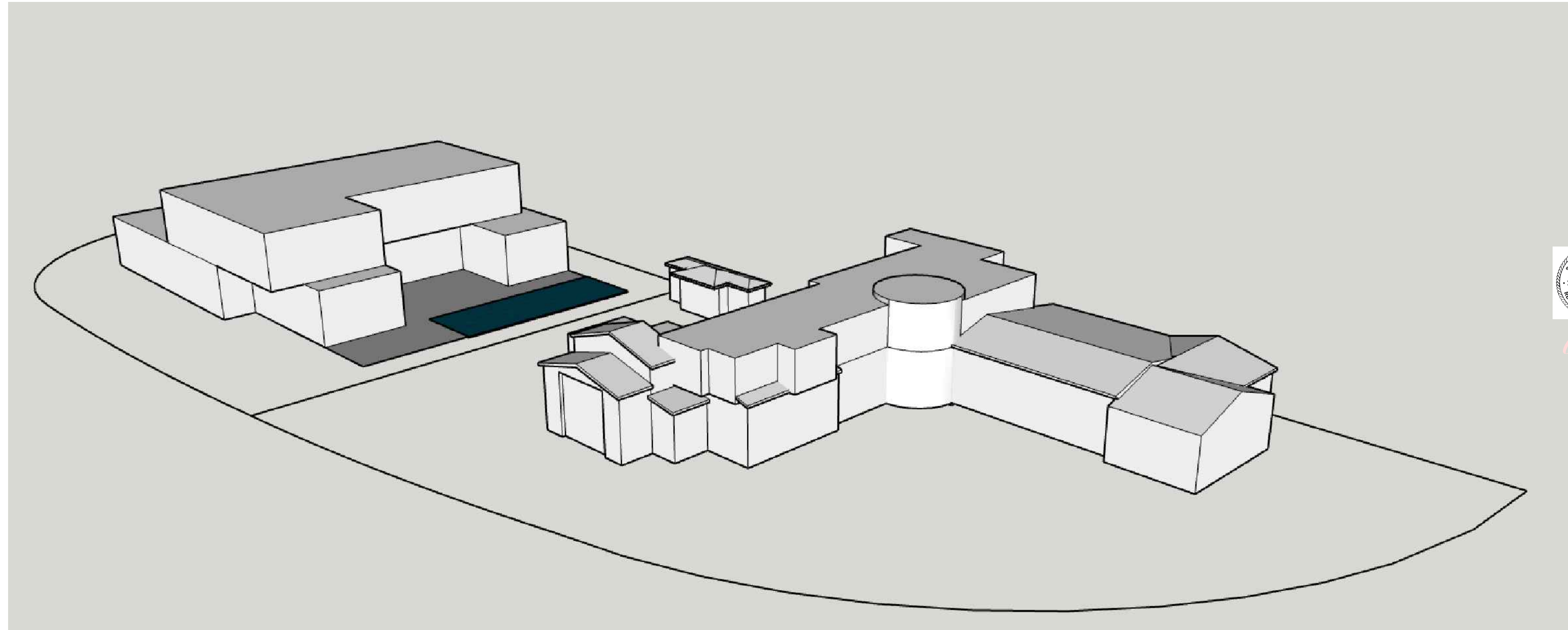
DATE	REVISIONS	No.

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

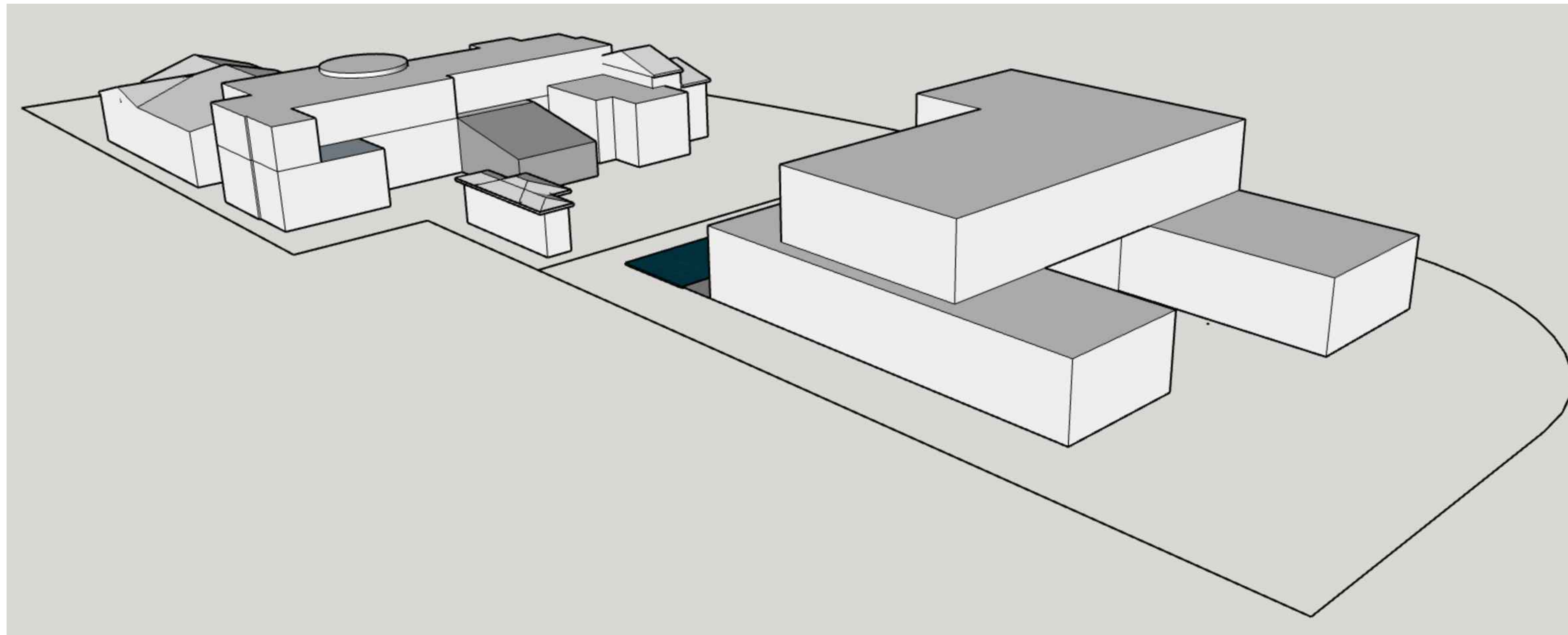
JOB TITLE :

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

JOB:
 JOB No.:
 SHEET
A-0.25



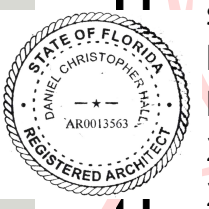
1 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}'' = 1'-0''$



2 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}'' = 1'-0''$

THE HALL GROUP LLC.
AR 0013593
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES
THG
445 NW 68TH TERR., MIAMI, FLORIDA 33150
E-mail: danielhall@thgco.com

Digitally signed by Daniel C Hall
Date: 2025.05.01 20:52:26 -04'00'
ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR 0013593

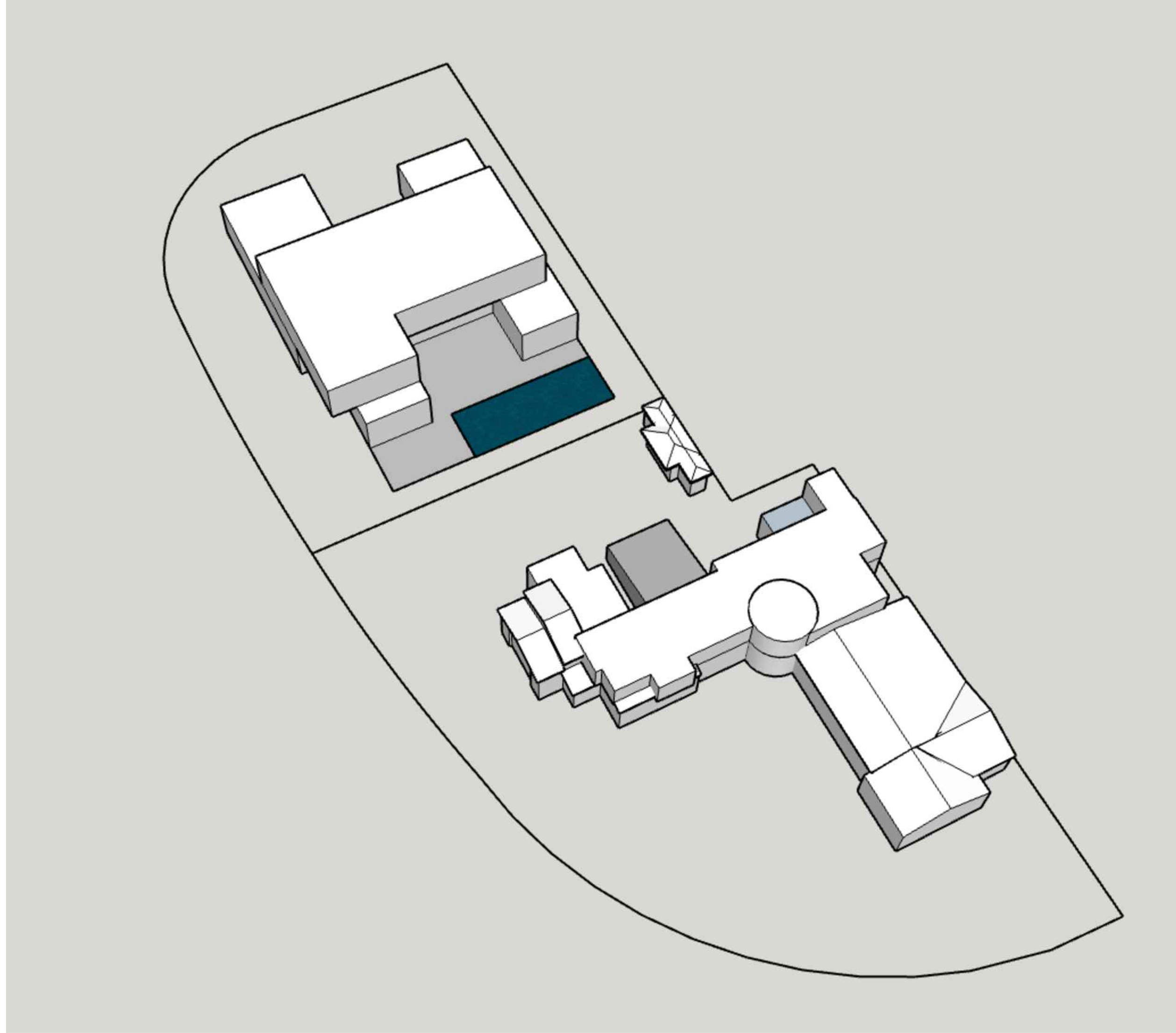


DATE	REVISIONS	No.

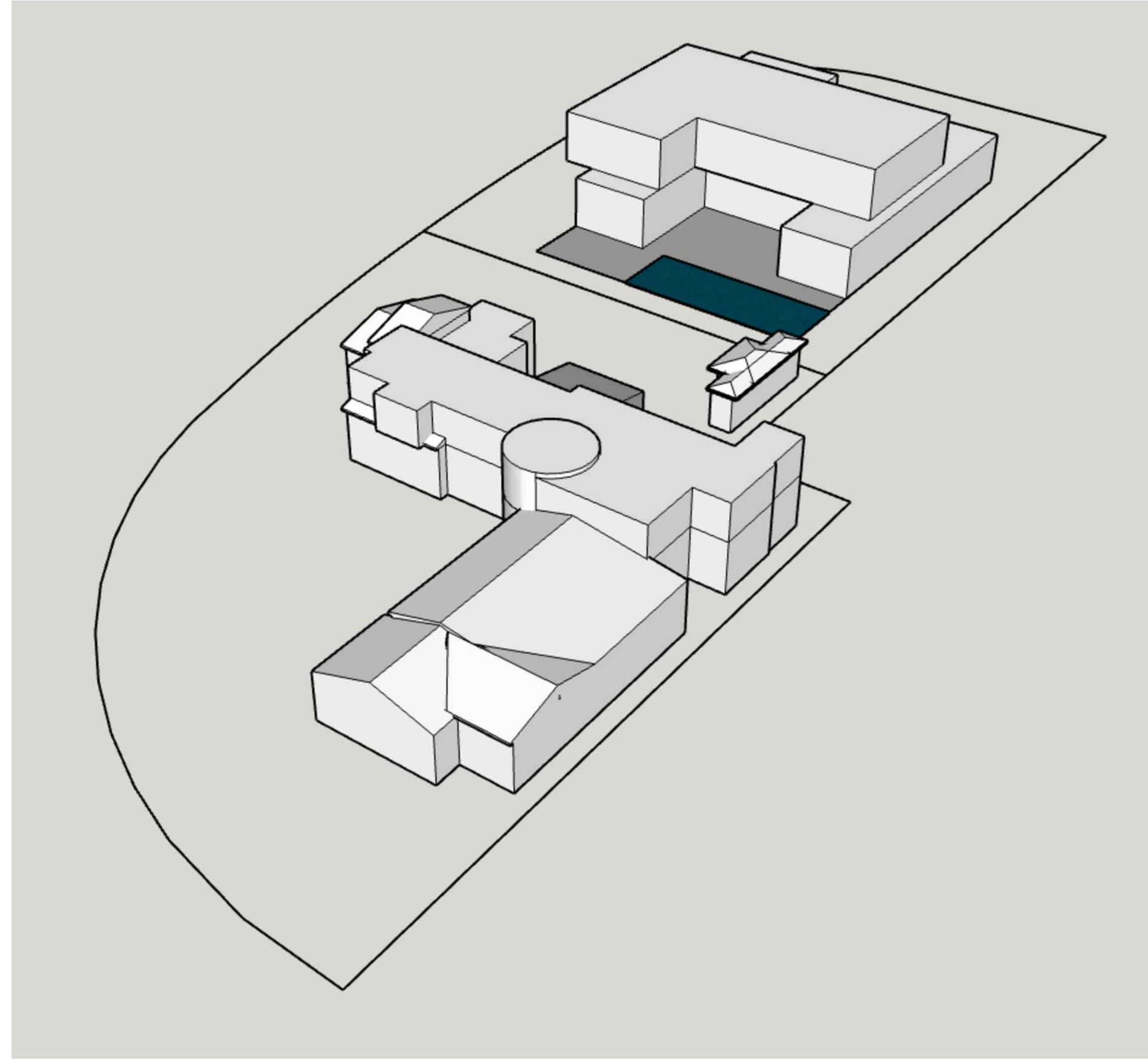
JOB TITLE:
**PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE**
MIAMI BEACH, FL 33140

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

JOB:
JOB No.:
SHEET
A-0.26
Plot Date: 2025-05-01



4 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}$ " = 1'-0"



3 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}$ " = 1'-0"

THE HALL GROUP LLC.
AR 0013563
ARCHITECTURE
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CONSTRUCTION SERVICES
445 NW 68TH TERR., MIAMI, FLORIDA 33150
E-mail: dthehall@thgco.com

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Date: 2025.05.01 20:53:51 -04'00'
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DANIEL C. HALL, AIA, NOMA
AR 0013563



DATE	REVISIONS	No.

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

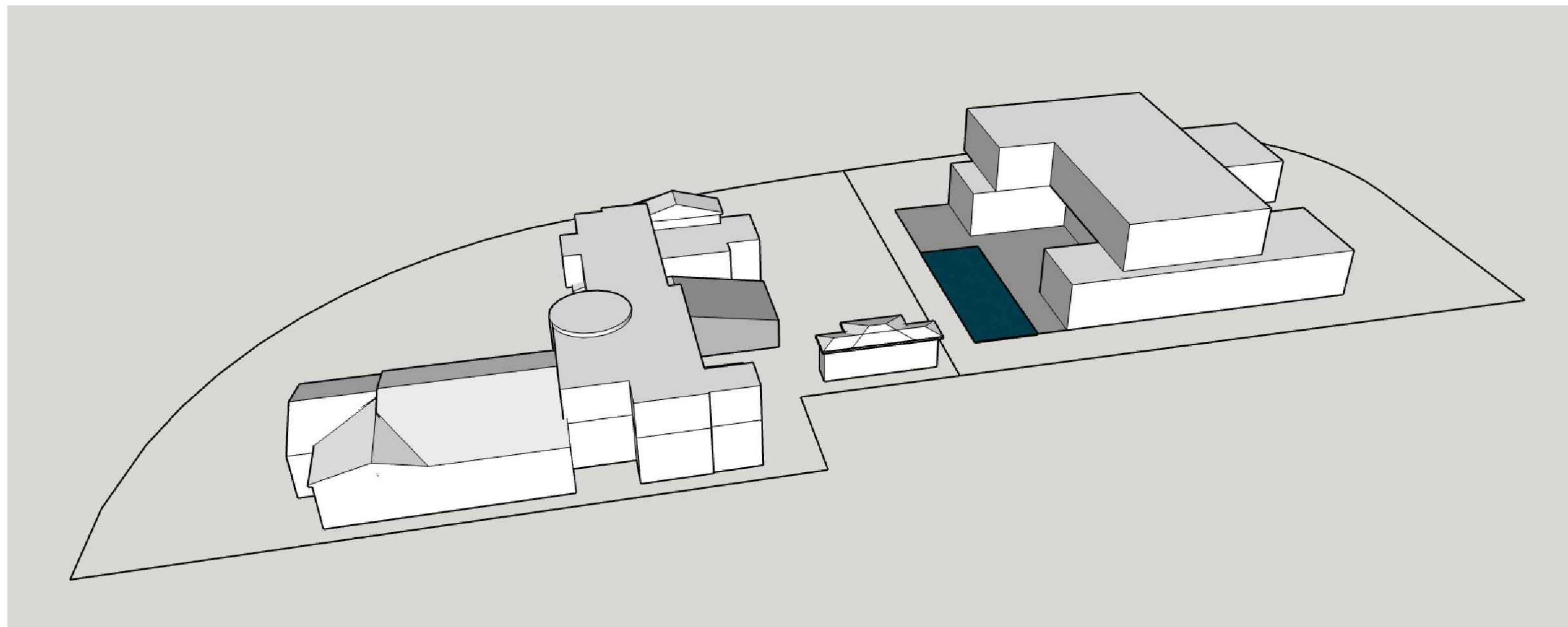
JOB TITLE:

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

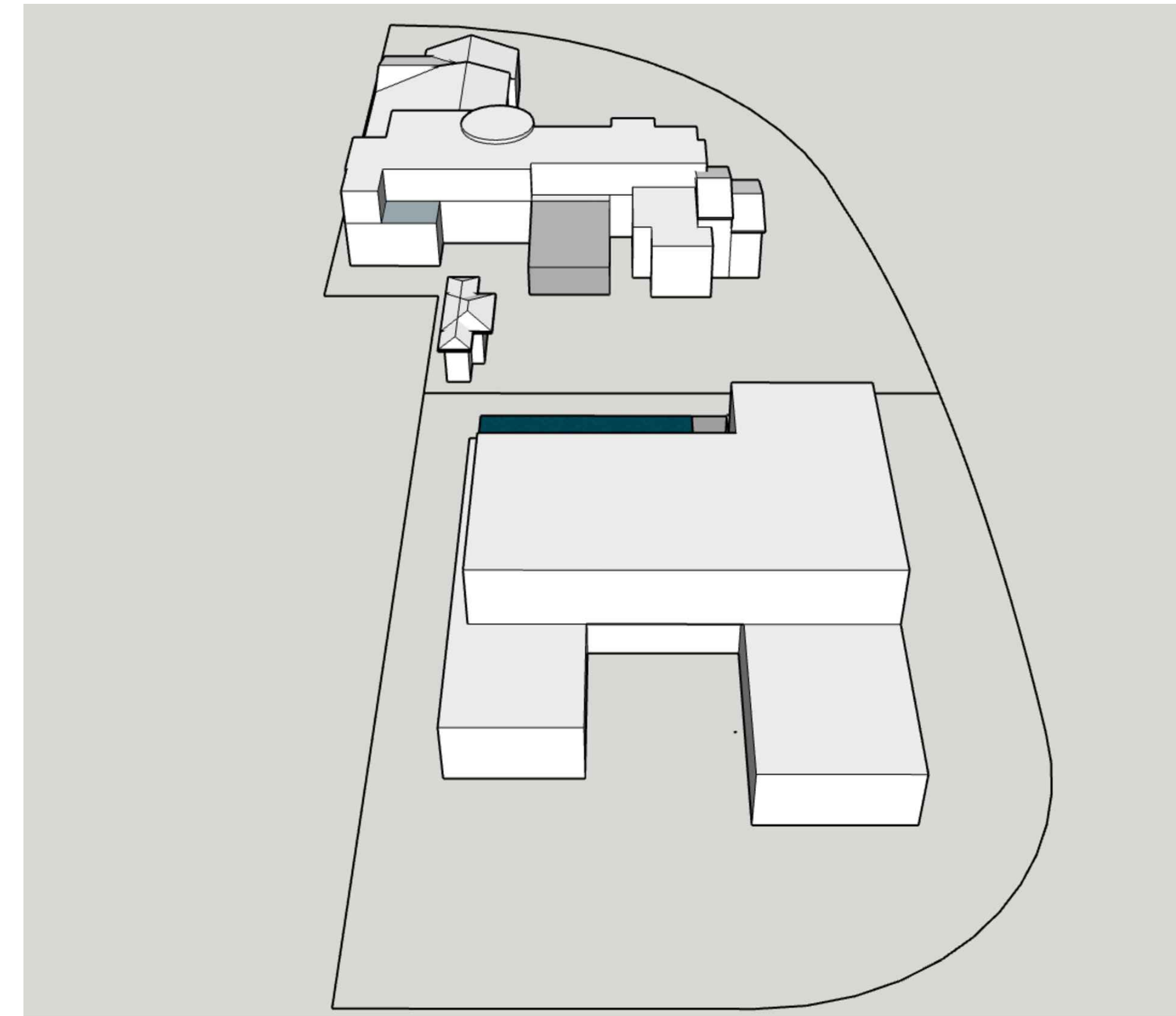
JOB:
JOB No.:
SHEET

A-0.27

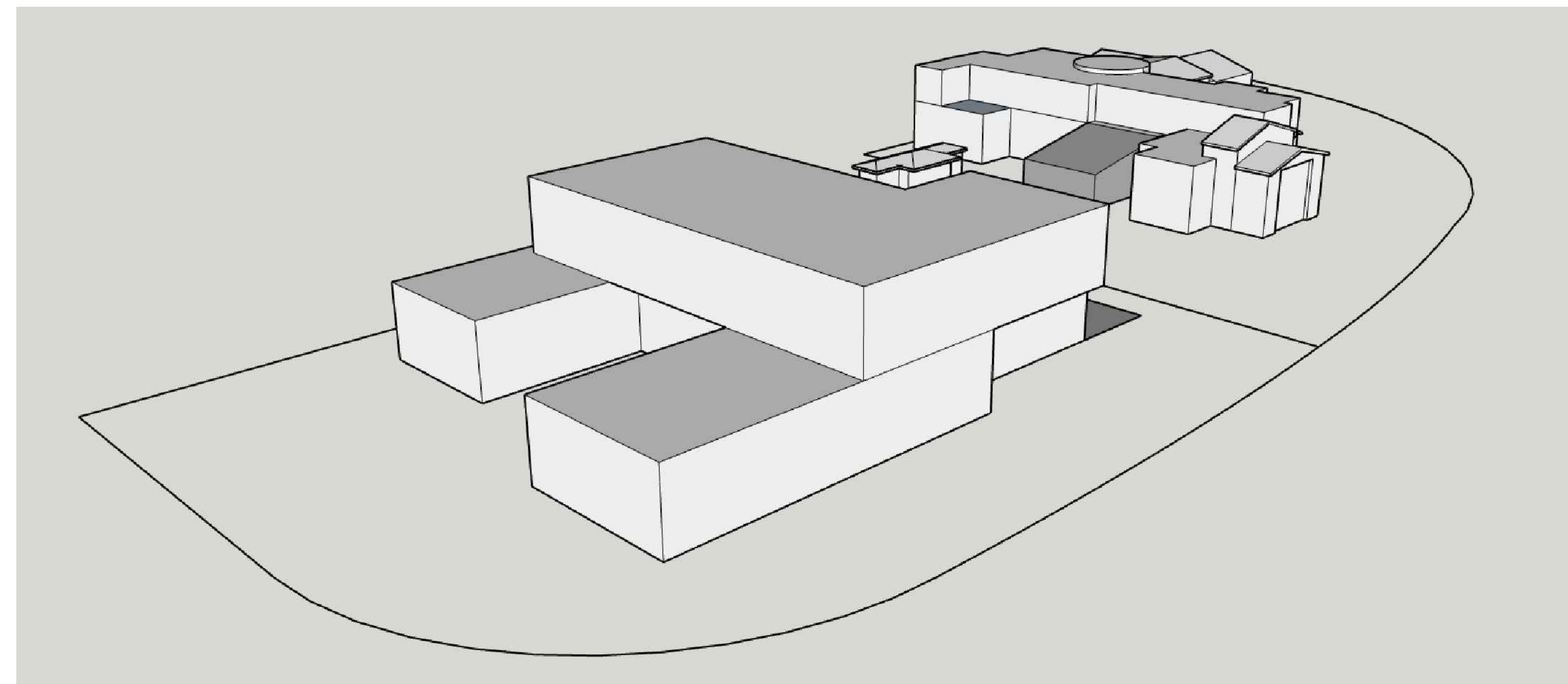
Plot Date: 2025-05-01



6 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}$ " = 1'-0"



5 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}$ " = 1'-0"



7 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}$ " = 1'-0"

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ARCHITECT OF RECORD
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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-0.28

Plot Date: 2025-05-01