

PROPOSED LOT SPLIT

3500 FLAMINGO DRIVE

MIAMI BEACH, FLORIDA

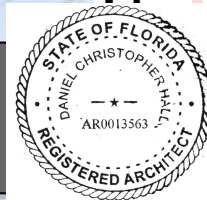
File No. PB25-0759

FINAL SUBMITTAL

THE HALL GROUP LLC.

ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES

445 NW 88TH TERR., MIAMI, FLORIDA 33150
P. 305-576-7101
E-mail: dnelhal@yahoo.com



Digitally
signed by
Daniel C Hall
Date:
2025.05.01
19:38:34
-04'00'

DATE	REVISIONS	No.

JOB TITLE :

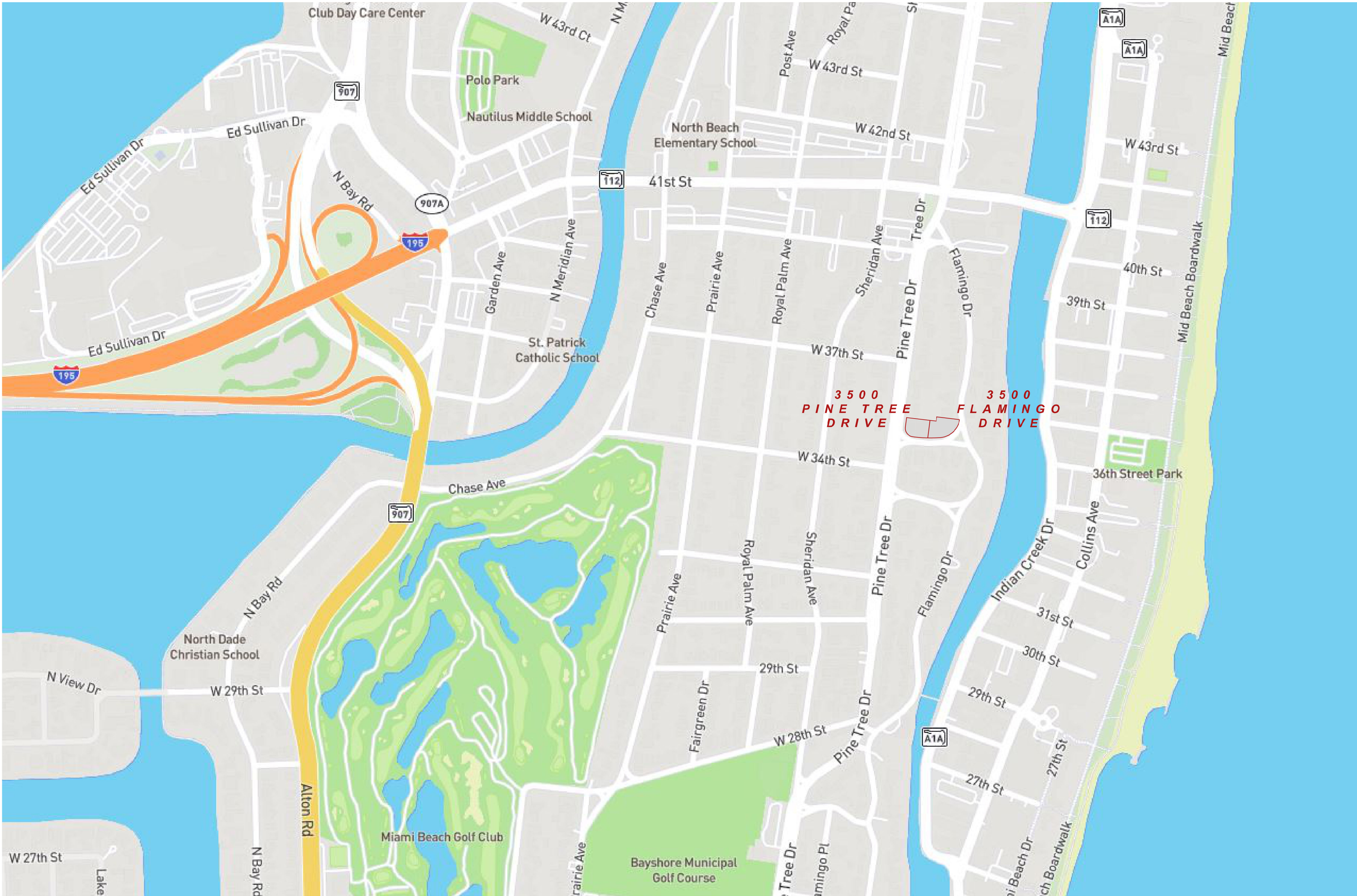
PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
MIAMI BEACH, FL 33140

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

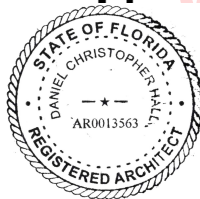
JOB:
JOB No.:
SHEET

A-0.0

Plot Date: 2025-05-01



LOCATION map
SCALE: N.T.S.



Digitally signed by Daniel C Hall
Date: 2025.05.01 20:25:50 -04'00'
ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563

DATE	REVISIONS	No.

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

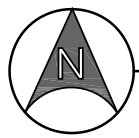
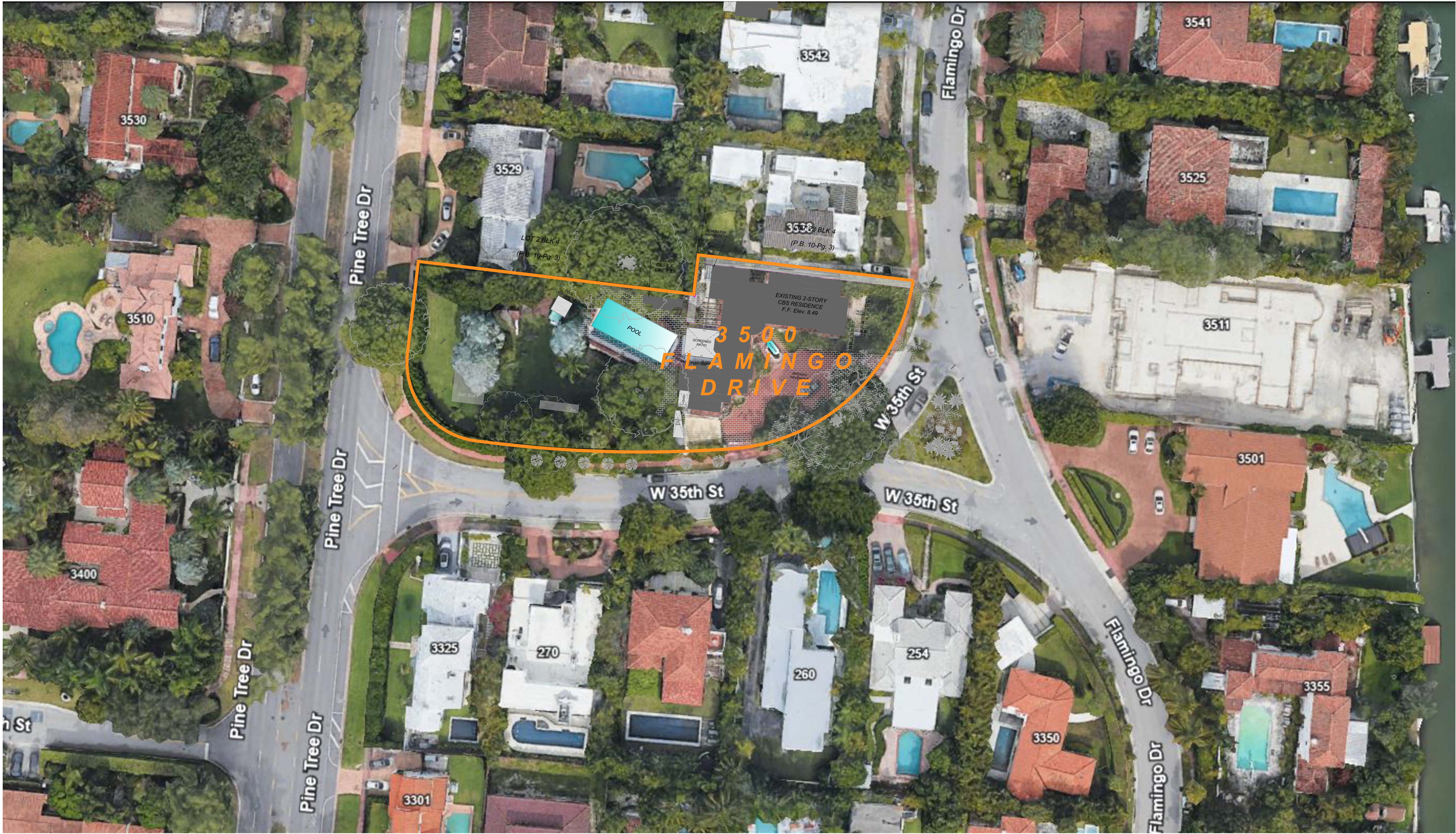
DATE: 05-01-2025	SCALE: AS NOTED
DRAWN BY: TMG	CHECKED BY: N.H.
APPROVED BY: N.H.	

JOB: A-0.1
JOB No.:
SHEET

Plot Date: 2025-05-01



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AR 0013563
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LOCATION SITE EXISTING map
SCALE: $\frac{1}{32}'' = 1'-0''$

THE HALL GROUP LLC.

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ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES
445 NW 88TH TERR., MIAMI, FLORIDA 33150
E-mail: drehall@ghhoo.com

Digitally signed by Daniel C Hall
Date: 2025.05.01 20:26:16 -04'00'

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR 0013563

DATE	REVISIONS	No.

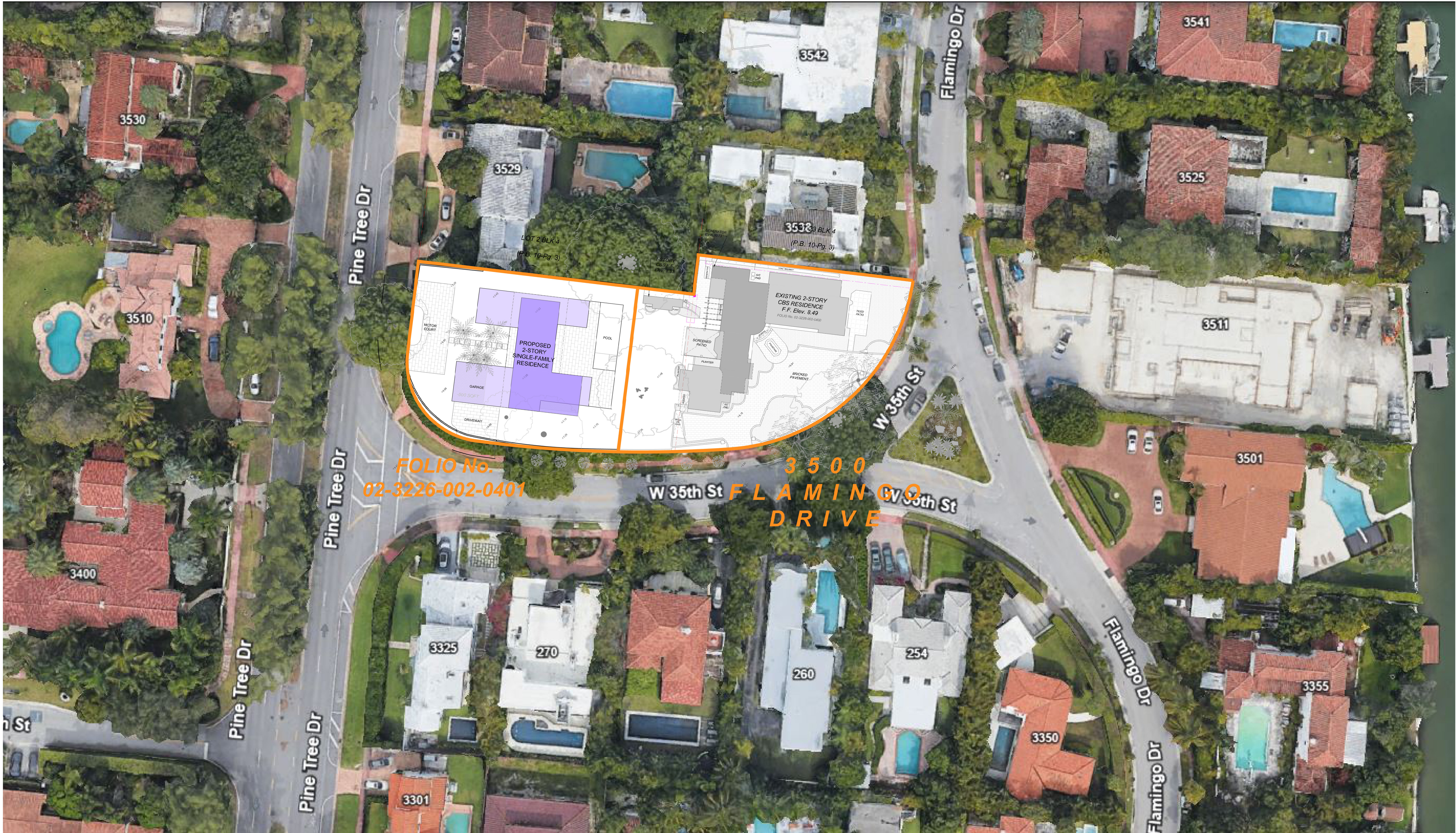
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3500 PINE TREE DRIVE**
MIAMI BEACH, FL 33140

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CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
JOB No.:
SHEET

A-0.2

Plot Date: 2025-05-01



FOLIO No.
02-3226-002-0401

3500
FLAMINGO
DRIVE



LOCATION SITE PROPOSED map

SCALE: $\frac{1}{32}$ " = 1'-0"



Digitally
signed by
Daniel C Hall
Date:
2025.05.01
20:26:36
-04'00'

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AR 0013563
ARCHITECTURE
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E-mail: dnehall@yahoo.com

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

JOB TITLE :

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

JOB:
JOB No.:
SHEET

A-0.3

Plot Date: 2025-05-01

PROJECT DATA

SCOPE OF WORK:
CONSTRUCTION OF NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE

PROPERTY ADDRESS:
3500 FLAMINGO DRIVE, MIAMI BEACH, FL 33140

FOLIO:
02-3226-002-0400 & 02-3226-002-0401

LEGAL DESCRIPTION:
LOTS 1 AND 24, BLOCK 4, FLAMINGO TERRACE SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
10, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA

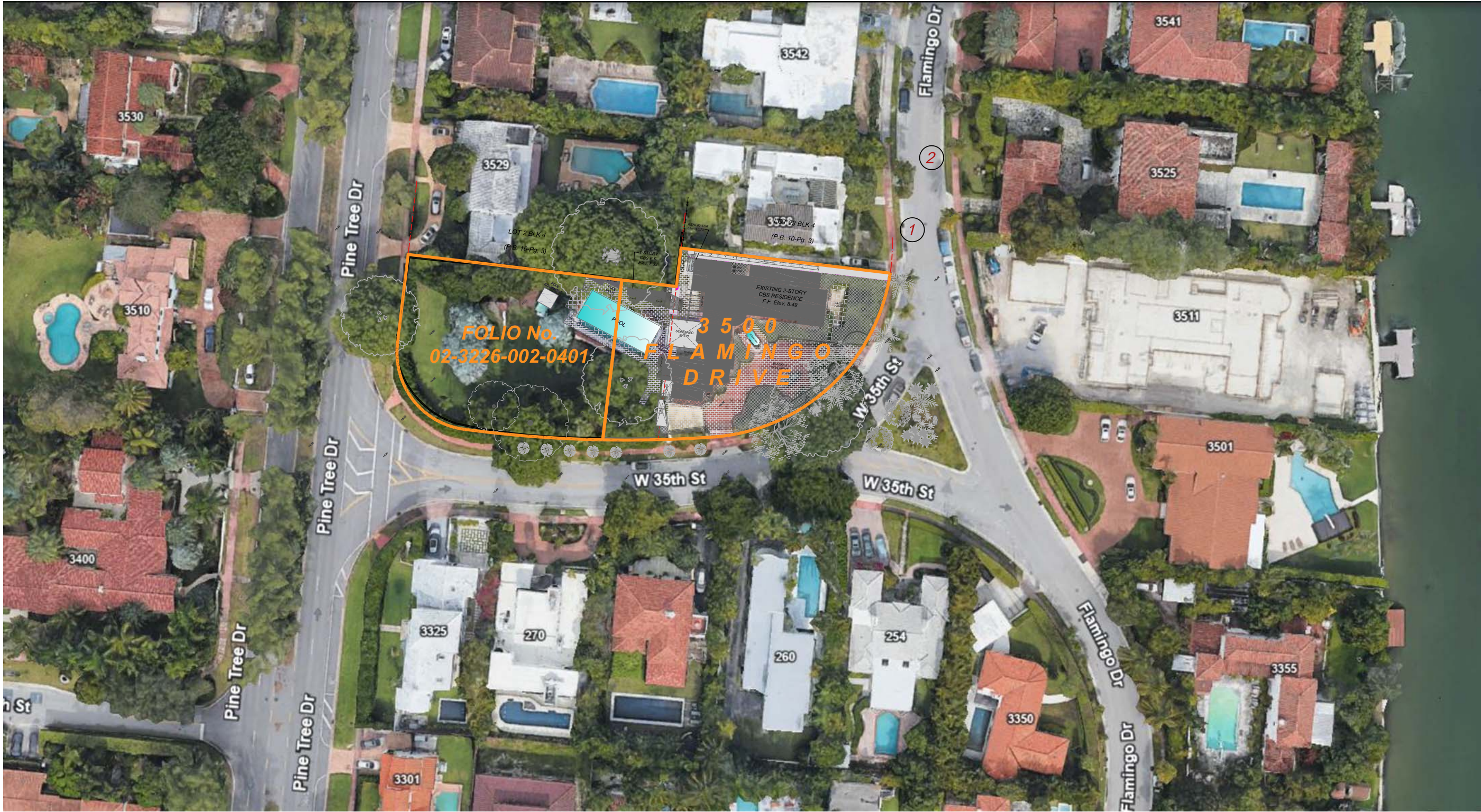
ZONING :
RS-3

SURVEY:
PROVIDED BY - AMERICAN SERVICES OF MIAMI, CORP.
266 GIRALDA AVE., CORAL GABLES, FL 33134

FLOOD ZONE:
AE-8. BASE FLOOD ELEVATION OF 8.00' (NGVD 29) OR 6.45' (NAVD 88)

BUILDING CODES:
FLORIDA BUILDING CODE, RESIDENTIAL 2023
FLORIDA BUILDING CODE, 2023
FLORIDA BUILDING CODE, PLUMBING 2023
FLORIDA BUILDING CODE, MECHANICAL 2023
FLORIDA BUILDING CODE, ENERGY CONSERVATION CODE 2023
FLORIDA BUILDING CODE, EXISTING BUILDING 2023
FLORIDA BUILDING CODE, ACCESSIBILITY 2023
FLORIDA FIRE PREVENTION CODE, 2023

ITEMS UNDER SEPARATE PERMIT:
FENCING
GENERATOR
POOL
DOORS + WINDOWS
ROOF
TRUSSES



LOCATION key plan
SCALE: 1/32" = 1'-0"



1 3538 FLAMINGO DRIVE
EAST FACING



2 3525 FLAMINGO DRIVE
WEST FACING

THE HALL GROUP LLC.

THG

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Seal of the State of Florida
Professional Engineer
Daniel C. Hall, AIA, NOMA
AR 0013563

Digitally signed by Daniel C Hall
Date: 2025.05.01 20:27:13 -04'00'

ARCHITECT OF RECORD
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