

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: $\frac{3}{32}$ " = 1'-0"

THE HALL GROUP LLC.

AR 0013563

ARCHITECT OF RECORD

ARCHITECTURAL DESIGN

URBAN PLANNING

CONSTRUCTION SERVICES

445 NW 88TH TERR., MIAMI, FLORIDA 33150

P. 305-576-7101

E-mail: dnelhal@yahoo.com

THG

ARCHITECT OF RECORD

DANIEL C. HALL, AIA, NOMA

AR. 0013563

DATE	REVISIONS	No.	SEAL

PROPOSED LOT SPLIT

3500 FLAMINGO DRIVE +

3500 PINE TREE DRIVE

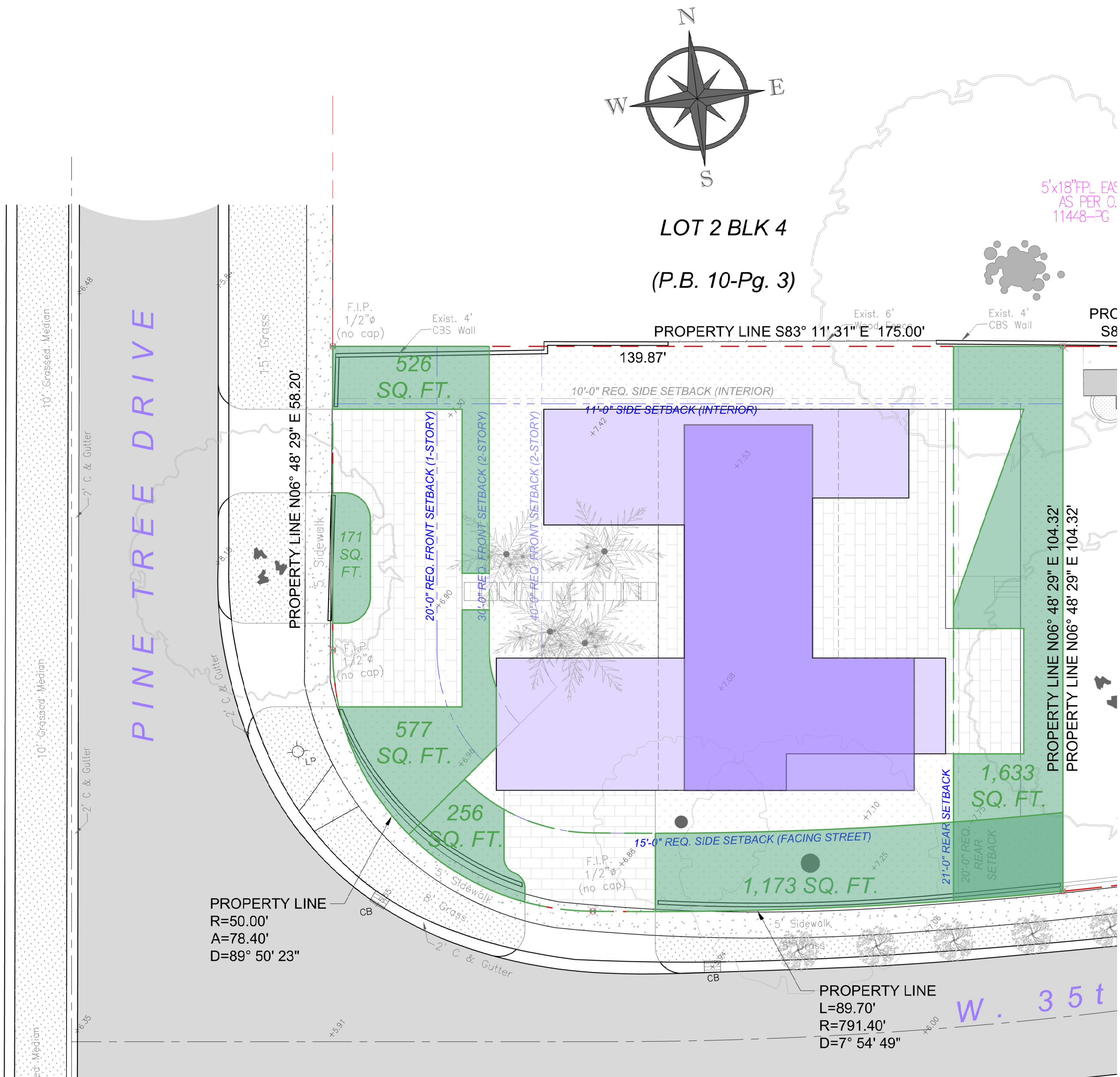
MIAMI BEACH, FL 33140

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

JOB:
JOB No.:
SHEET

A-0.21

Plot Date: 2025-05-01



OPEN SPACE (FRONT-SIDE)	
FRONT-SIDE YARD AREA:	1,852 SQ.FT. (100%)
REQUIRED OPEN SPACE	926 SQ.FT. (50%)
PROVIDED OPEN SPACE	1,429 SQ.FT. (77%)

OPEN SPACE (FRONT)	
FRONT YARD AREA:	2,546 SQ.FT. (100%)
REQUIRED OPEN SPACE	1,273 SQ.FT. (50%)
PROVIDED OPEN SPACE	1,274 SQ.FT. (50%)

OPEN SPACE (REAR)	
REAR YARD AREA:	2,212 SQ.FT. (100%)
REQUIRED OPEN SPACE	1,548 SQ.FT. (70%)
PROVIDED OPEN SPACE	1,633 SQ.FT. (74%)

FRONT / REAR YARD OPEN SPACE
PROPOSED folio # 02-3226-002-0401 diagram plan
SCALE: 1/16" = 1'-0"

THE HALL GROUP LLC.

AR 0003563
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES

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

THG

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0003563

DATE	REVISIONS	No.

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

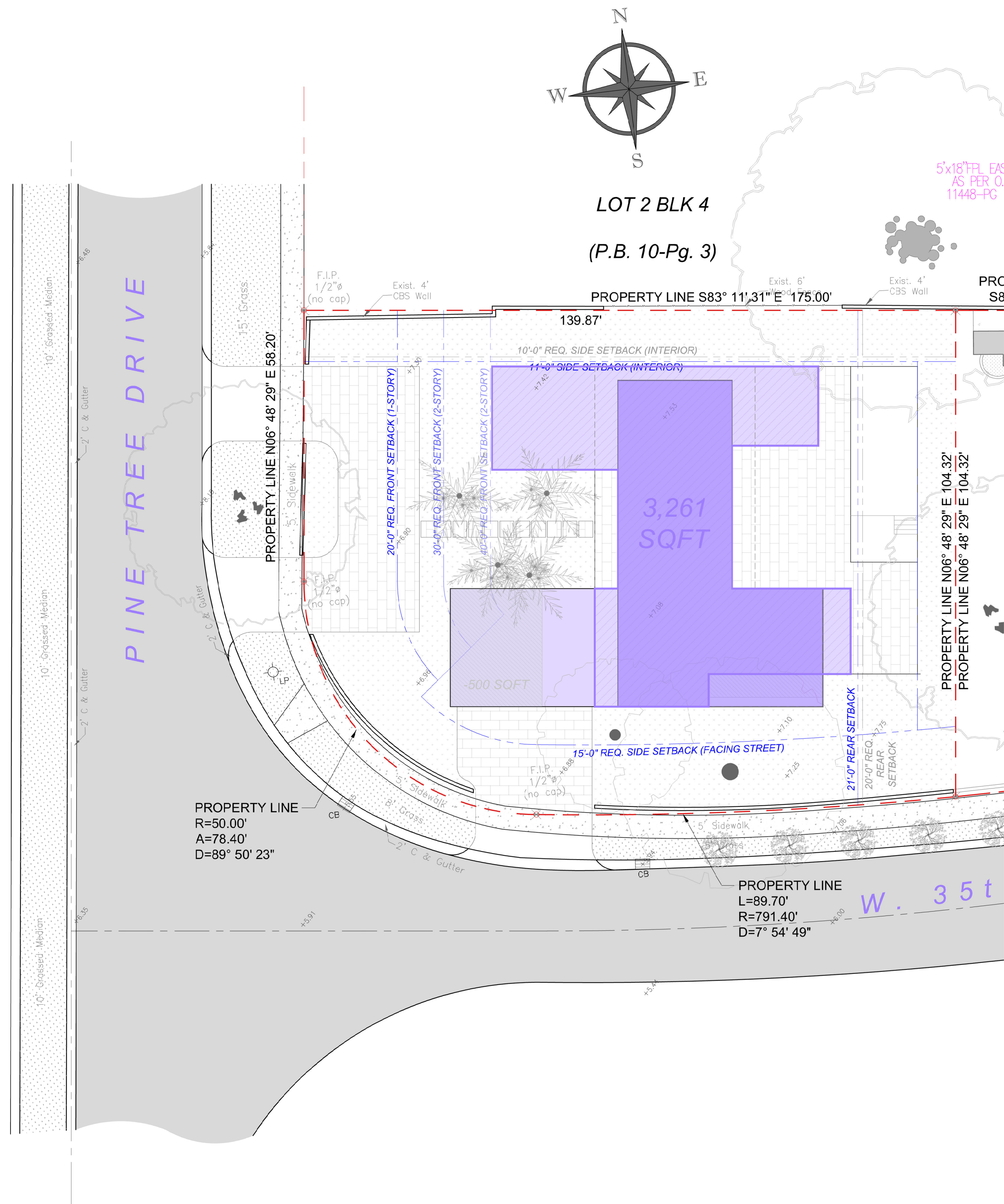
JOB TITLE :

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

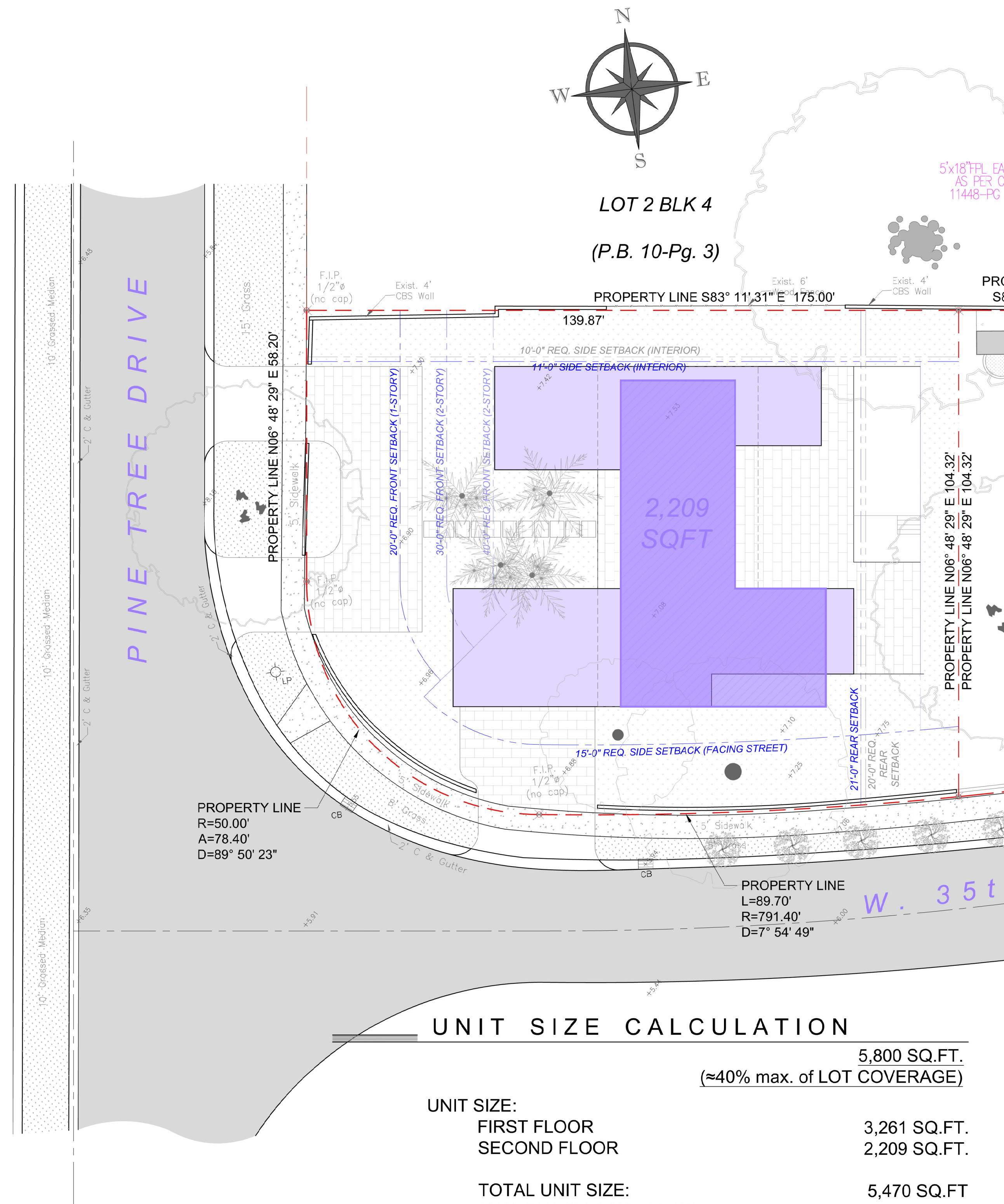
JOB.:
JOB No.:
SHEET

A-0.22

Plot Date: 2025-05-01



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%)

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

THG

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

SEAL

DATE	REVISIONS	No.

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

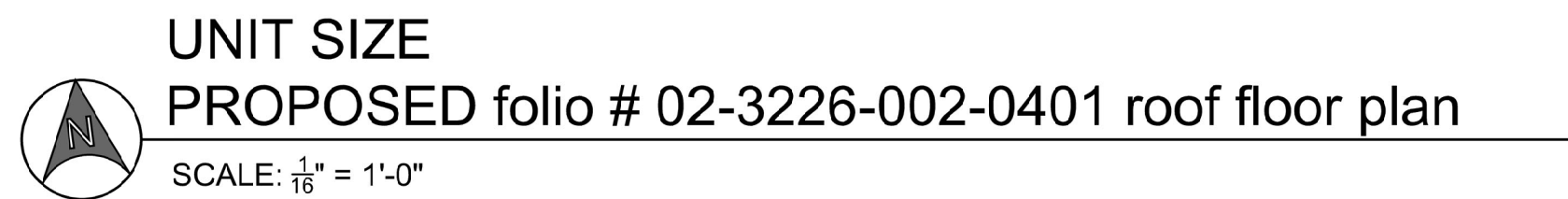
JOB TITLE :

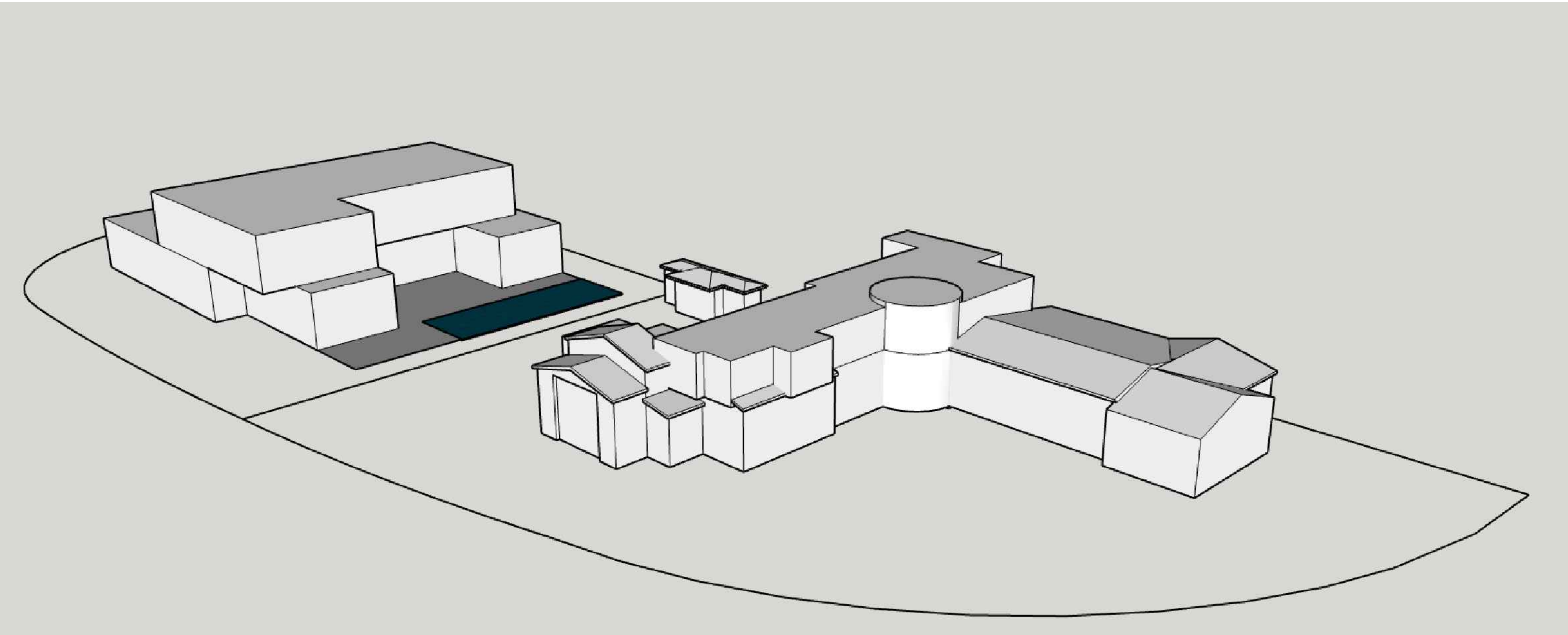
DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
JOB No.:
SHEET

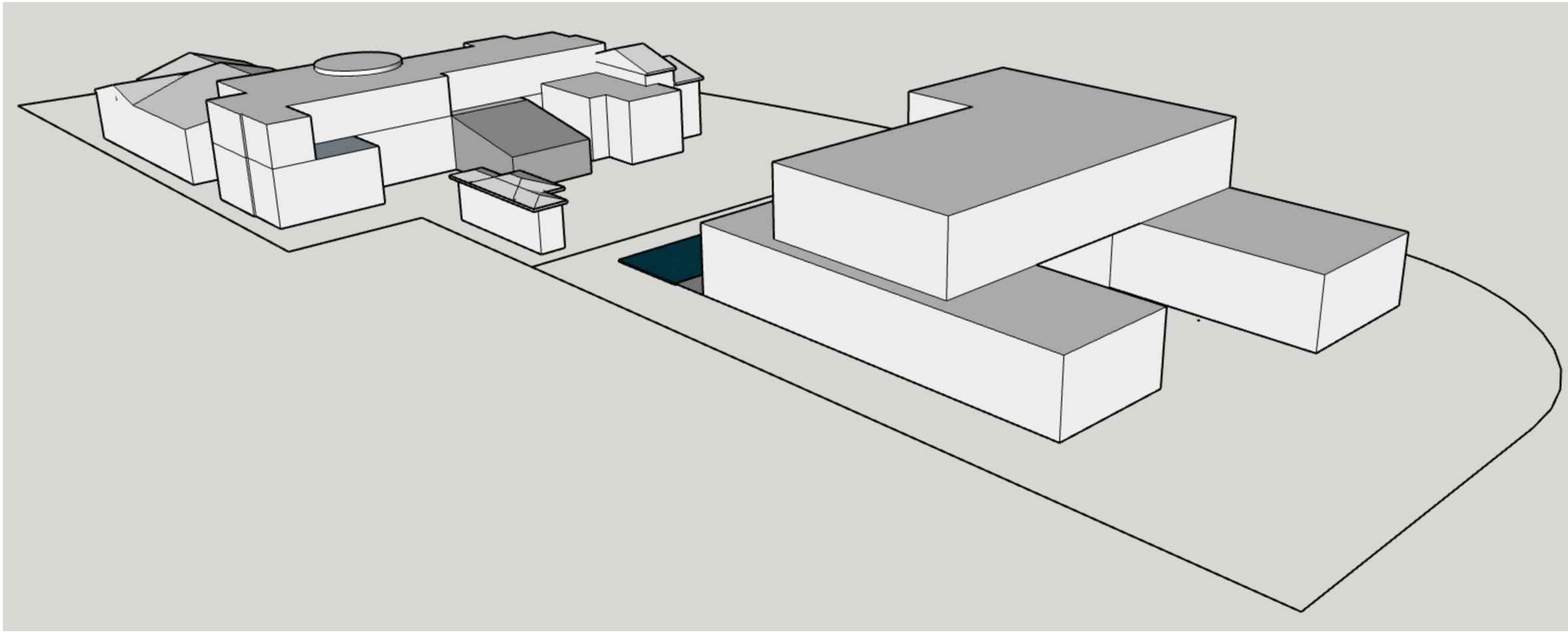
A-0.23

Plot Date: 2025-05-01





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

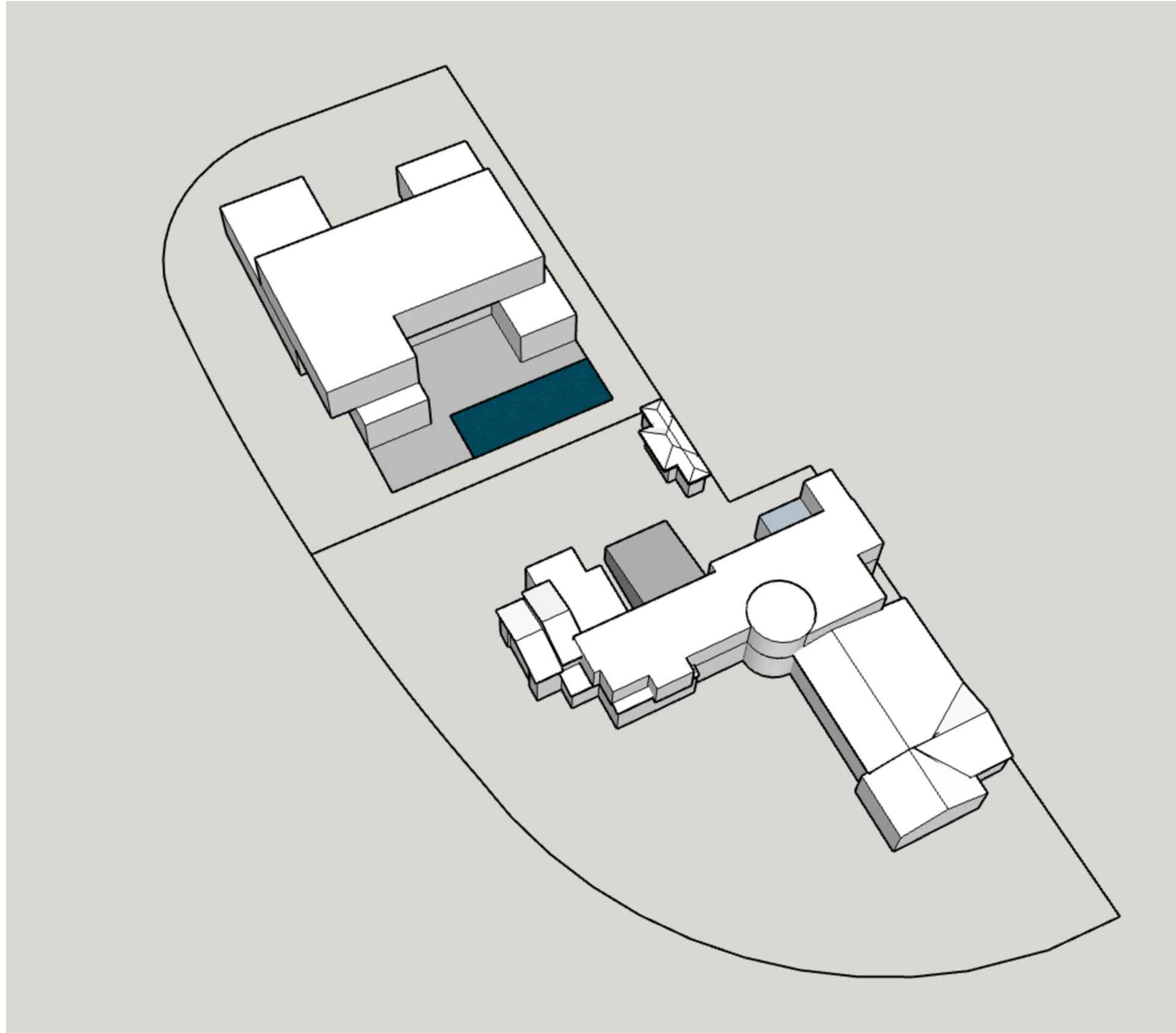


2 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}" = 1'-0"$

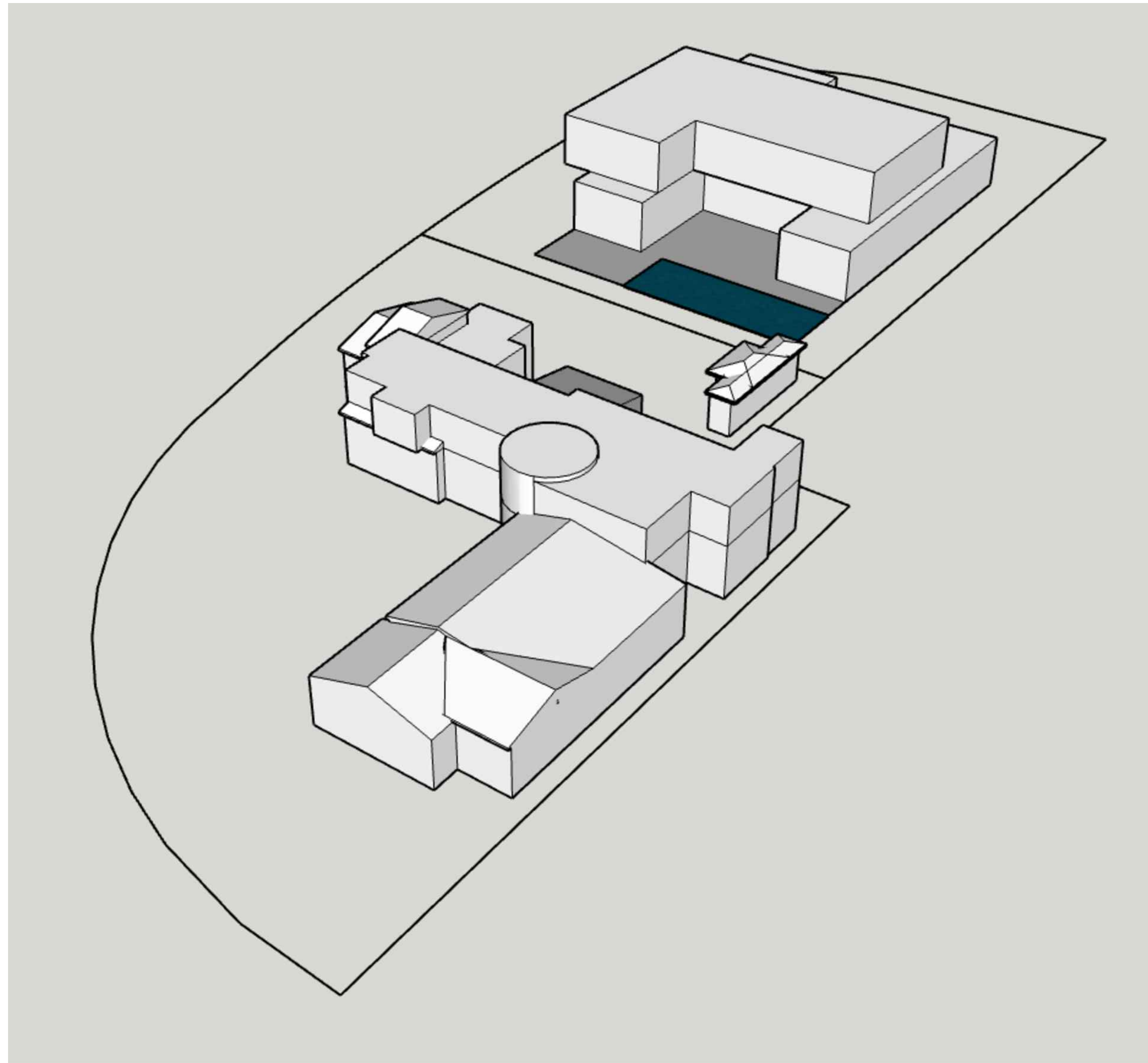
DATE	REVISIONS	No.

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.



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

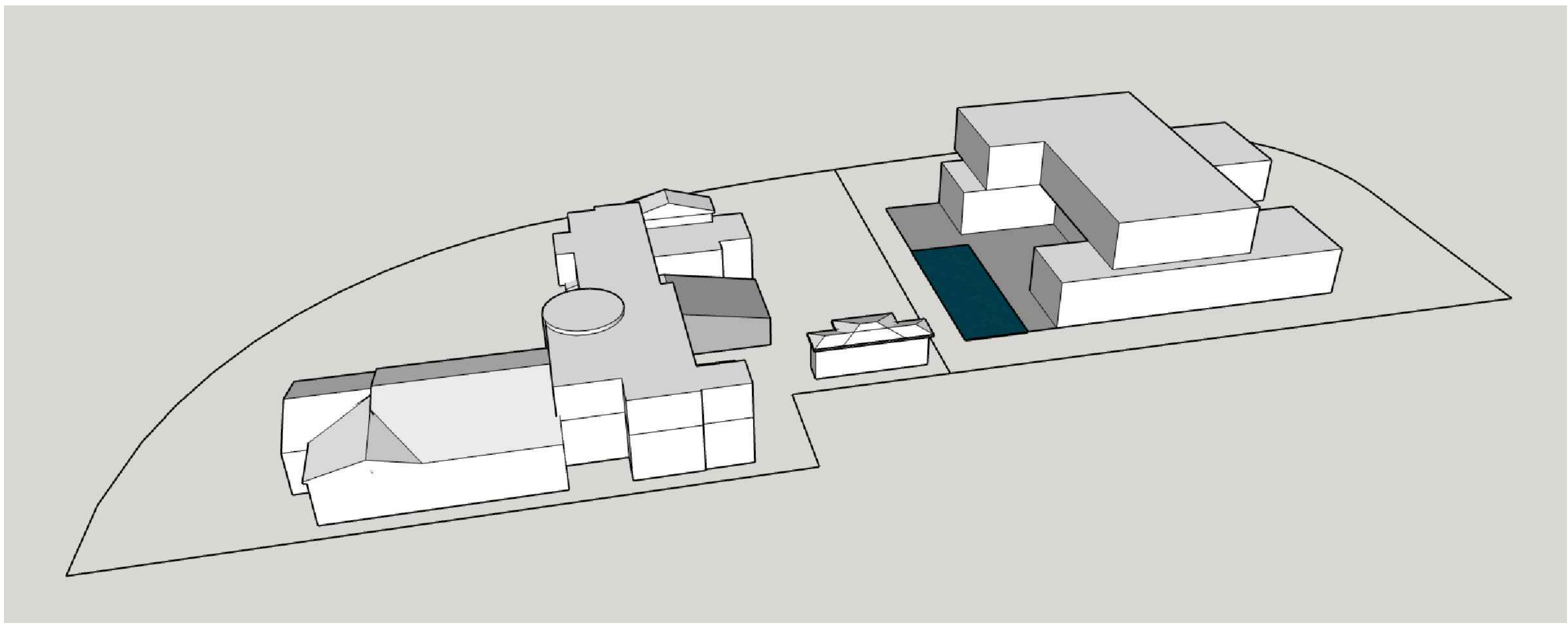


3 ISOMETRIC VIEW OF PROPOSED NEW / EXISTING
SINGLE-G=FAMILY RESIDENCES
SCALE: $\frac{3}{32}$ " = 1'-0"

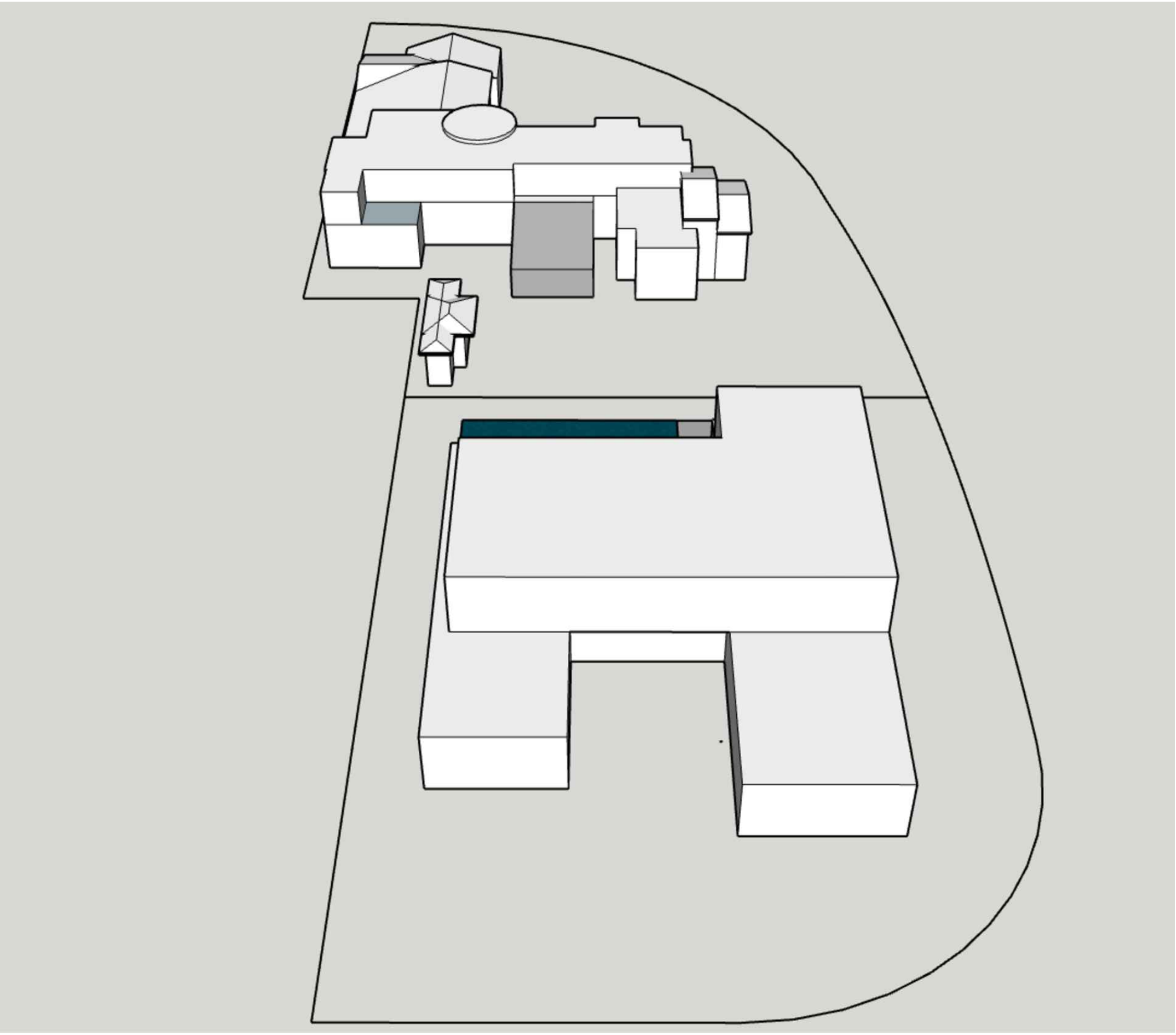
DATE	REVISIONS	No.

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

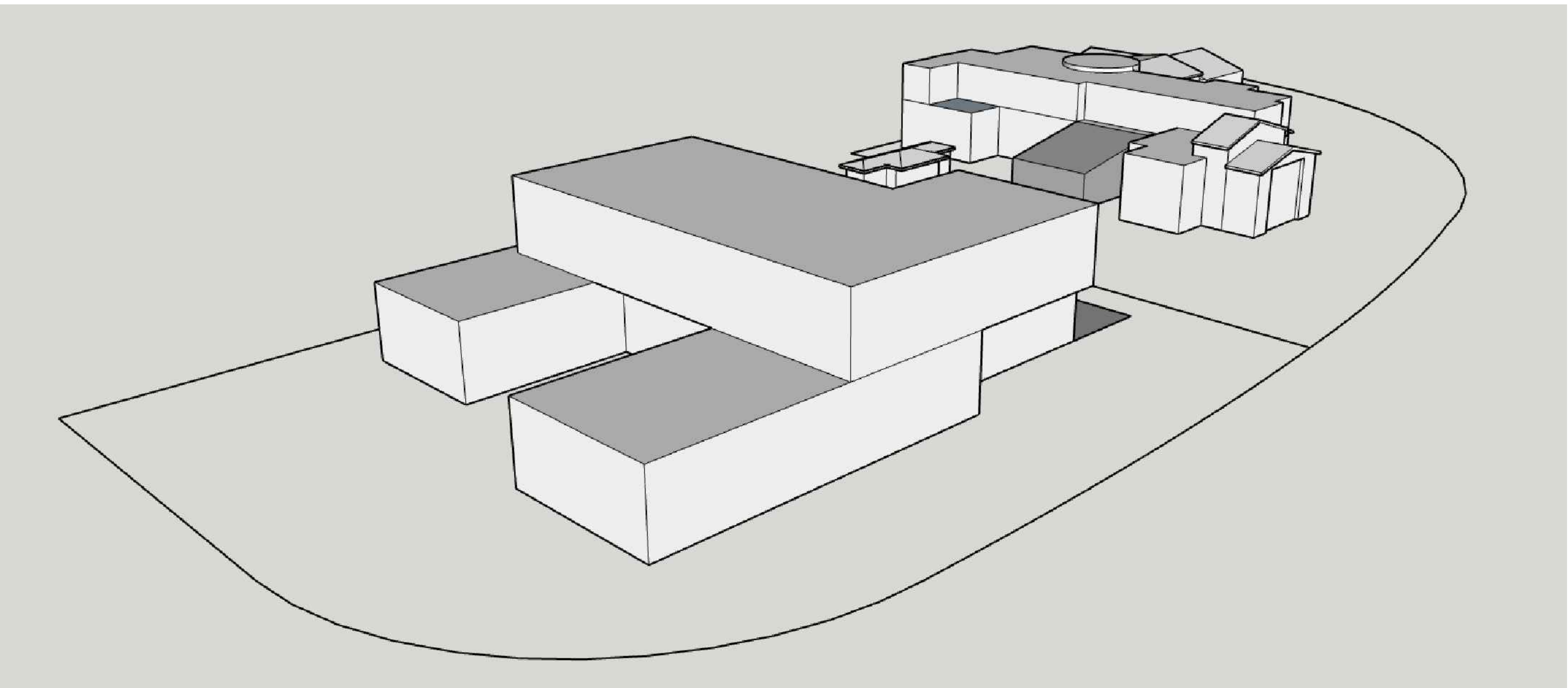
DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.



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: $\frac{3}{32}" = 1'-0"$

THE HALL GROUP LLC.

AR 0013553
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES

445 NW 88TH TERR., MIAMI, FLORIDA 33150
P: 305.400.1111
E: danielhall@yahoo.com

SEAL

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR 0013553

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-0.28

Plot Date: 2025-05-01