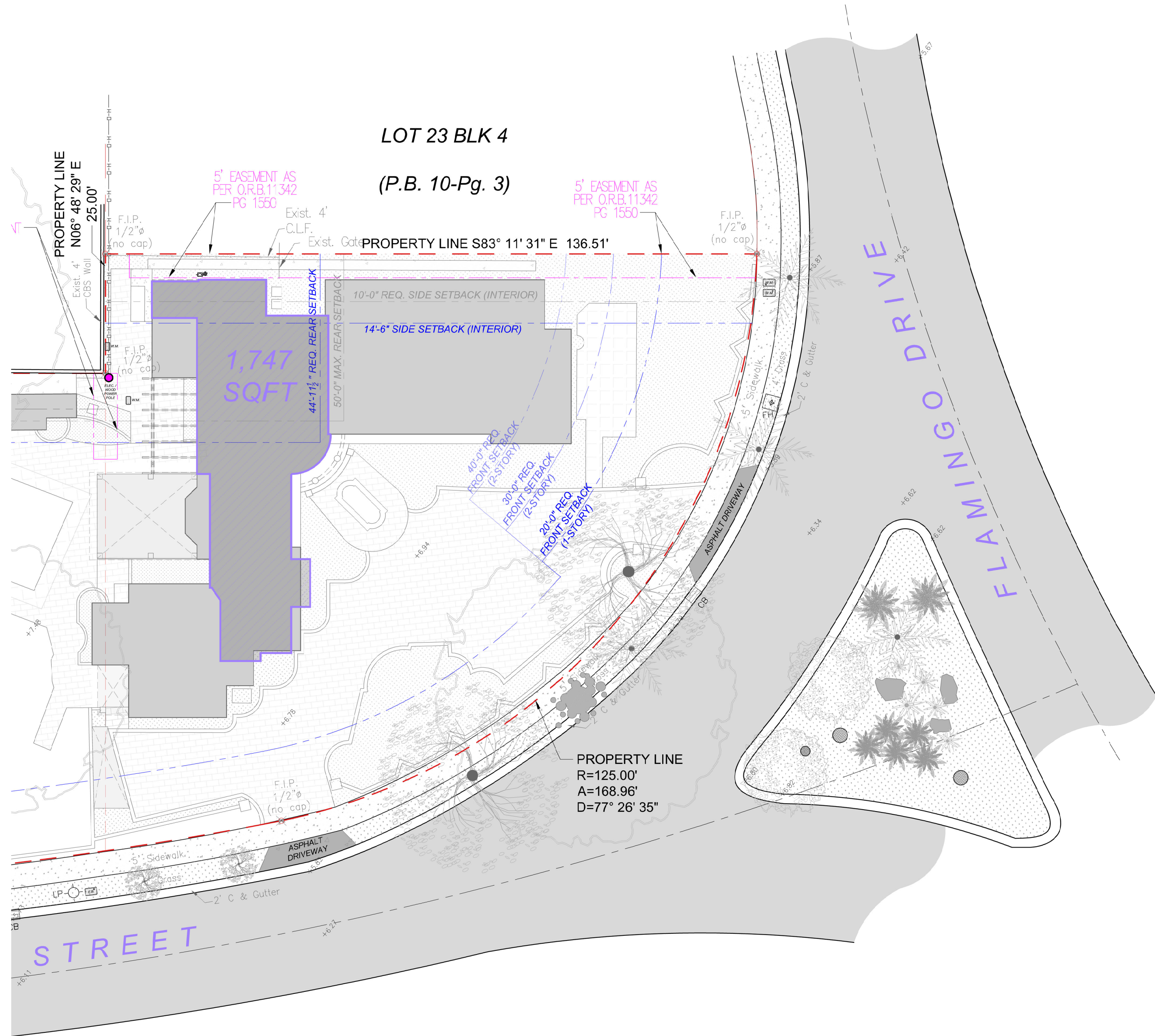


UNIT SIZE EXISTING first floor plan
SCALE: $\frac{1}{16}$ " = 1'-0"



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: (50% OF LOT COVERAGE)	5,984 SQ.FT (19%)

UNIT SIZE EXISTING second floor plan
SCALE: $\frac{1}{16}$ " = 1'-0"

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.



SCALE: $\frac{1}{16}" = 1'-0"$

Plot Date:	2025-05-01
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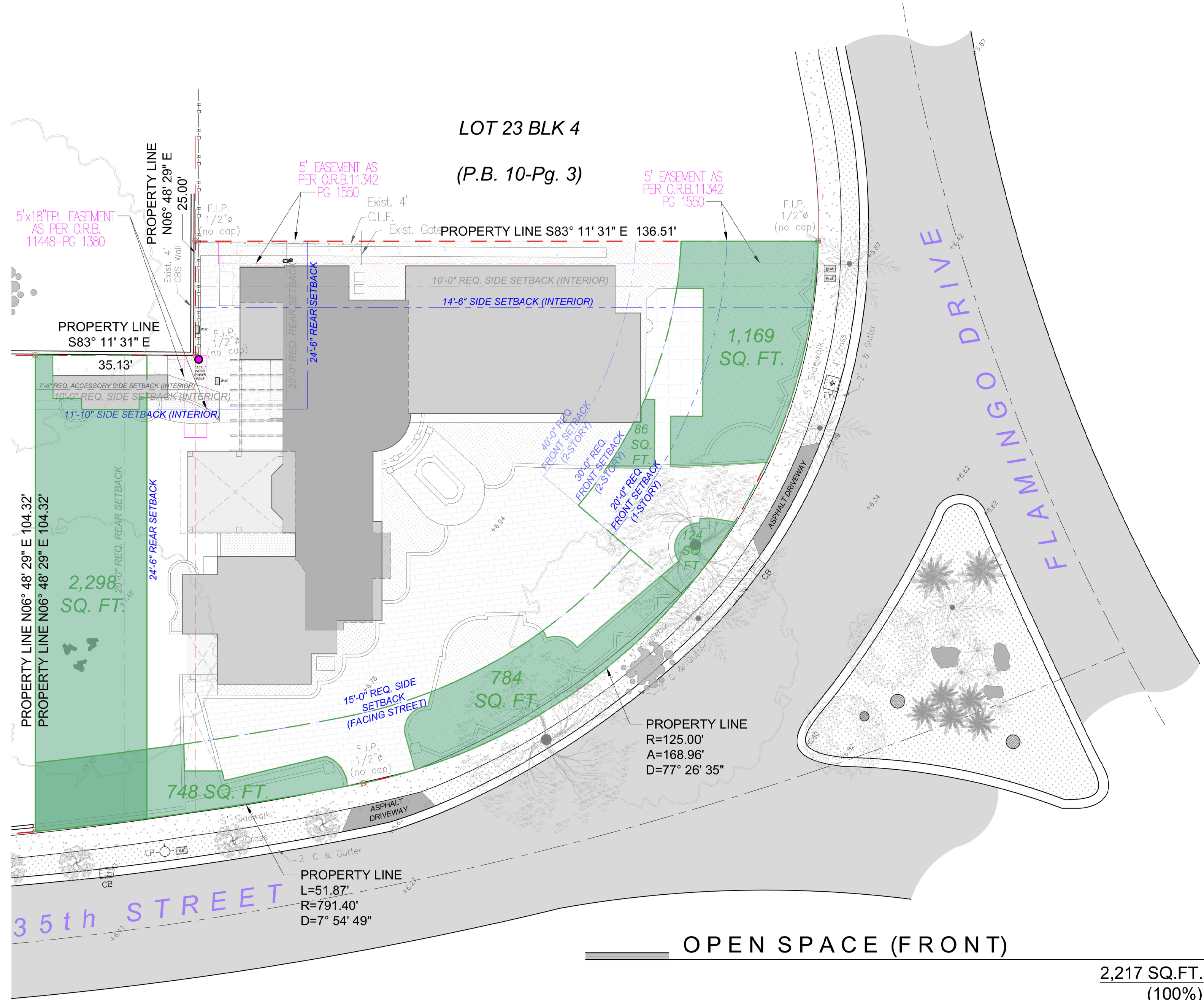
JOB TITLE :

DATE	REVISIONS	No.

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

THG

THE HALL GROUP LLC.
AR 0013563
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES
MIAMI, FLORIDA 33150
ho.com



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 (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 (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: $\frac{1}{16}$ " = 1'-0"

THE HALL GROUP LLC.
AR 0013563
ARCHITECT
LANDSCAPE ARCHITECT
URBAN PLANNING
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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.
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JOB: A-0.19

JOB No.: SHEET

Plot Date: 2025-05-01

