

**DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES****APPLICATION FOR ENTRANCE FEATURE**

DEVELOPMENT SERVICES DIVISION

111 N.W. 1ST STREET, 11TH FLOOR

MIAMI, FL 33128

PH. (305) 375-2141

Entrance Feature No.: **E2025000001** Tentative No.: _____

Plat Name _____

Sec. _____ Twp. _____ Rge. _____

Property Location: 11810 SW 95 ave

Zoning: _____ District: _____

Owner: Montgomery and 95th LLCOwner's Email: Mgc@gc3group.comOwner's Address: 5979 SW 56 StOwner's Phone: 305 - 970 - 9189Contact person: Jordan LujanContact's Email: Jordan@gc3group.comContact's Address: 5979 SW 56 StContact's Phone: 305 632 9505

Please note that this application must be submitted to the Department of Regulatory and Economic Resources on the 11th floor with the processing check made payable to the "Miami-Dade County".

FOR OFFICIAL USE ONLY

Check No: _____

Bank: _____

Date received: _____

**ZONING APPLICATION FOR ADMINISTRATIVE
APPROVAL OF ENTRANCE FEATURE****MIAMI-DADE COUNTY****E2025000001**

Sec. _____ Twp. _____ Rge. _____

Fee: _____

FOLIO# 30- 5009-042-0050

Date Received Stamp

This application with all required supplemental data, information and fee must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION FOR ENTRANCE FEATURE" and returned to the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, the Zoning Hearings Section.

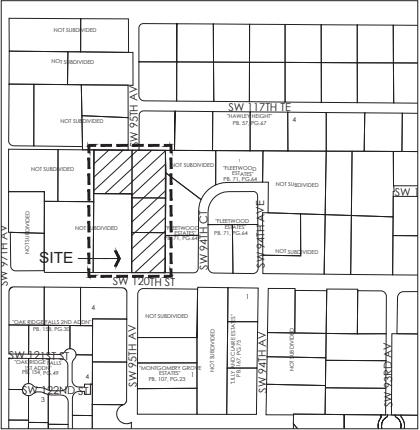
TYPE OR PRINT LEGIBLY ALL INFORMATION ON APPLICATION:

- 1) Applicant Michael Garcia Carrillo Phone 305 970 9189
Mailing Address 5979 sw 56 st City Miami State FL Zip 33155
Email Address MGC @ gc3group.com
- 2) Owner of Property Montgomery and 95th LLC Phone 305 970 9189
Mailing Address 5979 sw 56 st City Miami State FL Zip 33155
Email Address MGC @ gc3group.com
- 3) Contact Person Jordan Lujan Phone 305 632 9505
Mailing Address 5979 sw 56 st City Miami State FL Zip 33155
Email Address Jordan @ gc3group.com

4) LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION:

common area roadway

- 5) SIZE OF PROPERTY: _____ x _____
- 6) Address or location of subject property 11810 sw 95 ave
- 7) Present Zoning Classification(s) _____
- 8) Is this Entrance Feature being requested as a result of a violation notice or summons? no



LOCATION PLAN

N.T.S.



GENERAL NOTES

- ENTRANCE TO SERVED (4) FOURTH UNITS.
- EMERGENCY VEHICLES GAIN ACCESS THRU PHONE BOARD.
- RESIDENTS GAIN ACCESS THRU CARD READER.
- VISITORS GAIN ACCESS THRU PHONE BOARD.

LEGAL DESCRIPTION

HEVIA HOMES' SUBDIVISION
TENTATIVE PLAT: T-238609
ADDRESS: SW 120 STREET & 95 AVE, MIAMI, FLORIDA, 33156.

SCOPE OF WORK

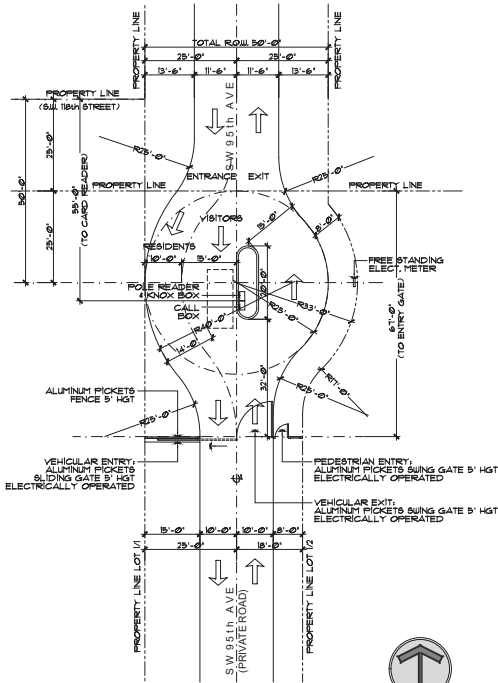
CONSTRUCTION OF VEHICULAR AND PEDESTRIAN GATES, AND 5'-0" HGT. METAL FENCE.
TOTAL LN. FT. OF FENCE AND GATES: 43'-0".
ALL CONNECTIONS, VEHICULAR AND PEDESTRIAN WITH PUBLIC WAY ARE EXISTING TO REMAIN.

LANDSCAPE NOTES:

- ALL PLANTS MATERIAL SHALL BE FL. No. 1 OR BETTER IN ORIGIN AND QUALITY.
- THE SOIL MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE FLORATUM.
- A MINIMUM OF 30% OF THE REQUIRED TREES AND OR PALMS SHALL BE NATIVE SPECIES.
- A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

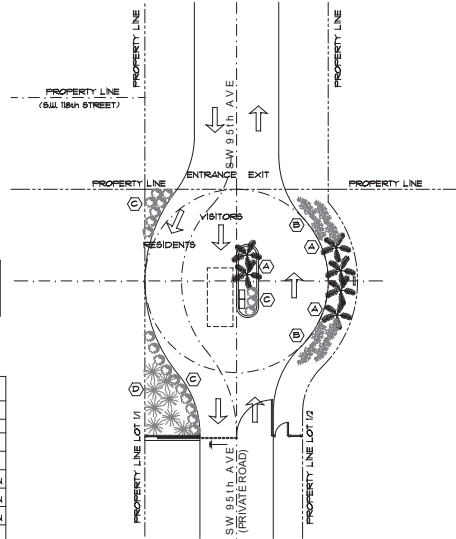
PLANT SCHEDULE

SYMB.	QTY.	NEW	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS	CAL.
TREES							
(A)	6	YES	PITHOCHLOA ELEGANS	ALEXANDER PALM	YES	10' HGT CLEAR TRUNK	2'
SHRUBS							
(B)	20	YES	SCHERL. ARBORIZCOLA	DWARF SCHERFLERA	NO	18" MIN - 24" MAX. HGT.	18" MIN
(C)	20	YES	CALLICARPA AMERICAN	BEAUTY BUSH	YES	18" MIN - 24" MAX. HGT.	18" MIN
(D)	20	YES	ELLEBATTARIA CARDAMOMUM	CARDAMOM GINGER	YES	18" MIN - 24" MAX. HGT.	18" MIN



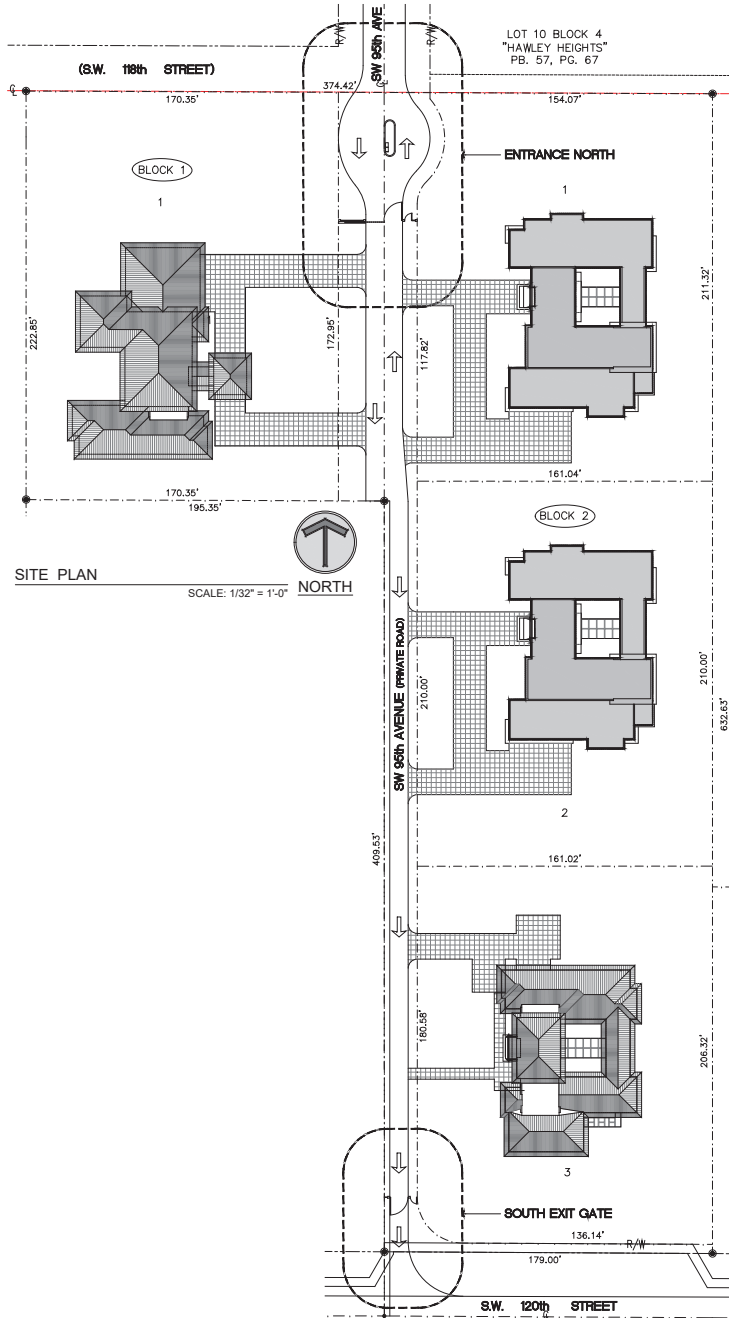
ENTRY SITE PLAN

SCALE: 1/8" = 1'-0"



ENTRY LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN

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



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DESIGN GROUP

Architecture • Planning

2450 Southwest 137th Avenue
Suite #212
Miami, Florida 33175
305.226.1340

FL registration:
AA-26-001927
IB -26-001183

NORTH ENTRY FEATURE @ HEVIA HOMES
GC3 Development, LLC.



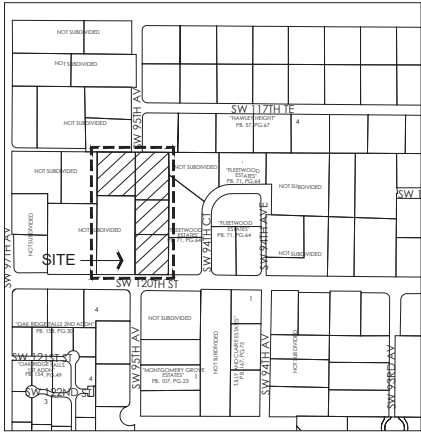
Seal of Juan A. Castillo
by Juan A. Castillo
Date: 2024.10.17
Juan A. Castillo, Architect
AR 17144

Revisions:	No.	Date	Drawn/Section	By
1				
2				
3				
4				
5				
6				

Date: 11.01.23
Scale: As Shown
Job No.: 20-1218
Drawn by: H.O.A.
Checked by: H.O.A.

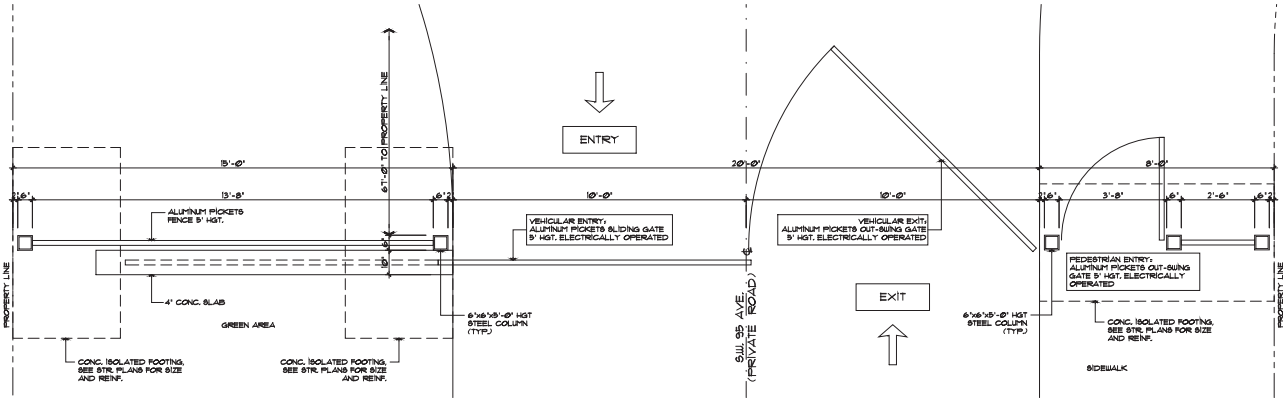
SP-1n

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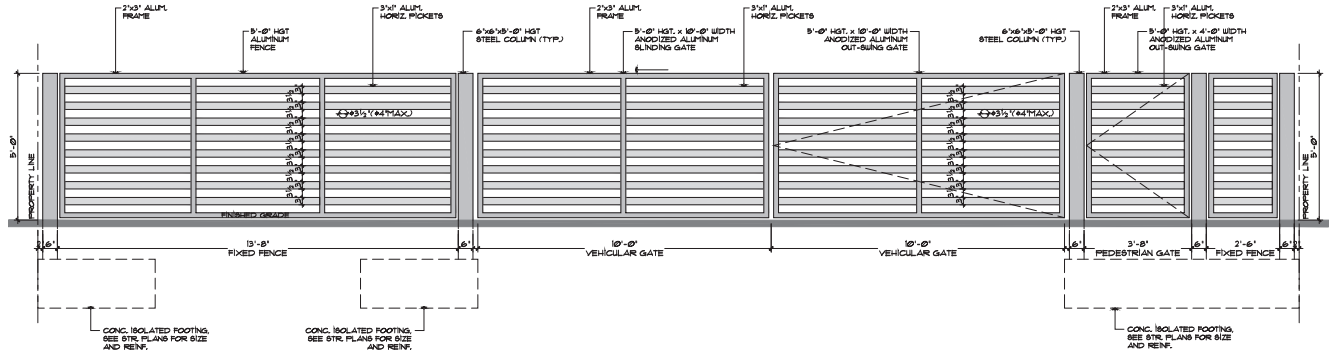
LOCATION PLAN

N.T.S.



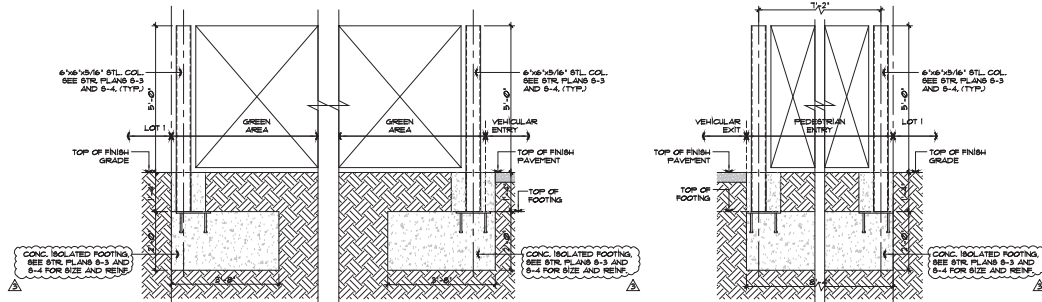
PLAN VIEW ENTRANCE ALUMINUM GATES

SCALE: 1/2" = 1'-0"



INSIDE VIEW ENTRANCE ALUMINUM GATES

SCALE: 1/2" = 1'-0"



LEFT SIDE

RIGHT SIDE

STEEL COLUMN DETAILS

REFER TO STR. PLANS S-2 AND S-4 FOR SIZES AND REINF.

SCALE: 1/2" = 1'-0"



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NORTH ENTRY FEATURE @ HEVIA HOMES
GC3 Development, LLC.

Southwest 118th Street and 95th Avenue
Miami, Florida 33156
Tel: 305.667.0997



Prepared by Juan A. Castillo
Signed by Juan A. Castillo
Date: 2024.10.17
1510324-0400
Juan A. Castillo, Architect
AR 17144

Revisions:	No.	Date	Description	By
1	09/20/24	BFC	Rev. HQA	
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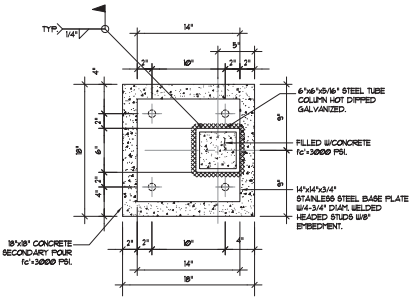
Date: 11.01.23
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Checked by: H.O.A.

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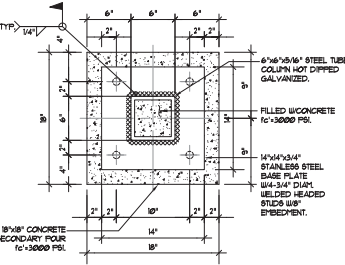
GENERAL STRUCTURAL NOTES:

1. SOIL STATEMENT:
VISUAL EXAMINATION OF THE SITE REVEALS SAND AND IS CAPABLE OF SUPPORTING 3000 PSI ALLOWABLE BEARING CAPACITY. ENGINEER OF RECORD WILL PROVIDE A SIGNED AND SEALED LETTER ATTESTING THAT THE EXISTING SOIL CONDITIONS MATCH THE ABOVE STATEMENT, PRIOR TO APPROVING THE FOUNDATION REINFORCING.
2. CONCRETE:
ALL CONCRETE TO ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. AGGREGATES TO BE CLEAN AND WELL GRADED, MAXIMUM SIZE 1" CONCRETE SLUMP 4" MIN. TO 6" MAX. VERTICAL CONCRETE DROP NOT TO EXCEED 8'. FOR REINFORCED MASONRY USE 3000 PSI GROUT MIX CONCRETE WITH 9" W-11 SLUMP.
3. CONCRETE COVER:
TO BE AS FOLLOWS:
- | | BOTTOM | TOP | SIDES |
|----------|--------|-----|-------|
| FOOTINGS | 3" | 2" | 3" |
4. REINFORCING STEEL:
TO BE NEW HIGH STRENGTH BILLET STEEL DEFORMED AS PER ASTM A-368, AND CONFORMING TO ASTM A-631 GRADE 60 LAP CONTINUOUS TOP AND BOTTOM BARS 48-BARS DIAMETERS, AT 18"-85IN FOR TOP, AND AT SUPPORTS FOR BOTTOM PROVIDE 1" BARS 36" X 36" FOR TOP AND BOTTOM BARS, AT ALL CORNERS OF ALL TIE BEARS, HOOK DISCONTINUOUS ENDS OF ALL TOP BARS FOR STRUCTURAL BEARS (NON TIE BEARS). REINFORCING STEEL TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH "MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCING CONCRETE STRUCTURES", AND THE ACI BUILDING CODE 318, LATEST EDITION. SUBMIT SHOP DRAWINGS FOR APPROVAL.
5. WELDING:
ALL WELDING TO BE DONE BY CERTIFIED WELDERS HOLDING CURRENT WELDING CERTIFICATES, AND MUST PRESENT SAME AT JOB SITE AT ALL TIMES. ALL WELDING PER PLAN AND PER GUIDELINES OF THE AMERICAN WELDING SOCIETY.

FOOTING SCHEDULE			
MARK	SIZE	REINFORCEMENT	REMARKS
F-B/4/8"	5'-4" x 5'-0" x 24"	6 # EACH WAY TOP & BOTTOM	
F-B/3/4"	5'-0" x 3'-4" x 24"	5 # TOP & BOTTOM LONG WAY 6 # TOP & BOTTOM SHORT WAY	
F-B/6/3/8"	6'-6" x 3'-8" x 24"	5 # TOP & BOTTOM LONG WAY 5 # TOP & BOTTOM SHORT WAY	
F-B/4/4"	8'-4" x 4'-0" x 24"	16 # @ 6" EACH WAY TOP & BOTTOM	

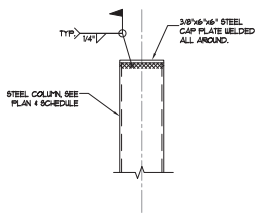


BASE PLATE DETAIL
SCALE: 1 1/2"=1'-0"

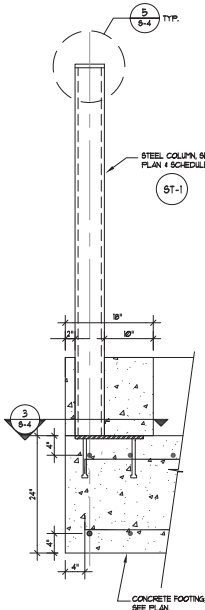


BASE PLATE DETAIL
SCALE: 1 1/2"=1'-0"

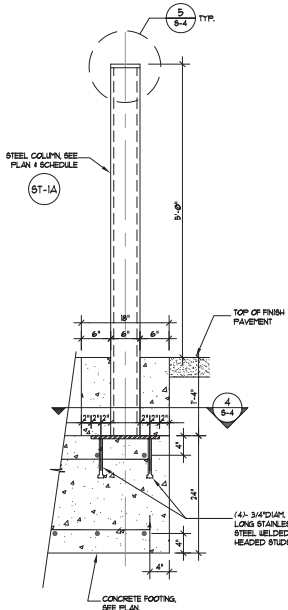
STEEL COLUMN SCHEDULE			
MARK	STEEL COLUMN		
	SIZE	BASE PLATE	CAP PLATE
ST-1	6" x 6" x 5/16" STEEL TUBE	1/4" x 1/4" x 3/4" STAINLESS STEEL BASE PLATE W/4-3/4" DIAM WELDED HEADED STUDS W/8" EMBEDMENT.	3/8" x 6" x 1/4" STEEL CAP PLATE WELDED ALL AROUND.
ST-1A	6" x 6" x 5/16" STEEL TUBE	1/4" x 1/4" x 3/4" STAINLESS STEEL BASE PLATE W/4-3/4" DIAM WELDED HEADED STUDS W/8" EMBEDMENT.	3/8" x 6" x 1/4" STEEL CAP PLATE WELDED ALL AROUND.



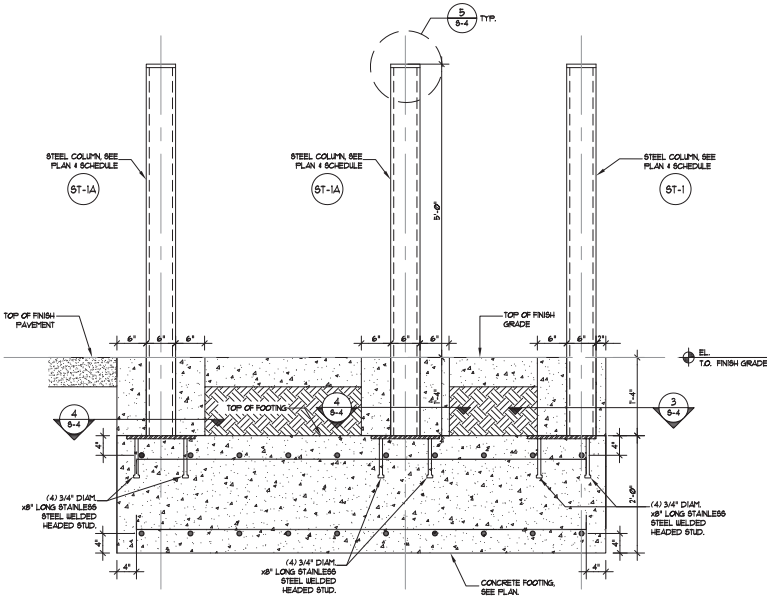
CAP PLATE DETAIL
SCALE: 1 1/2"=1'-0"



COLUMN DETAIL
SCALE: 3/4"=1'-0"



COLUMN DETAIL
SCALE: 3/4"=1'-0"



COLUMN DETAIL
SCALE: 3/4"=1'-0"



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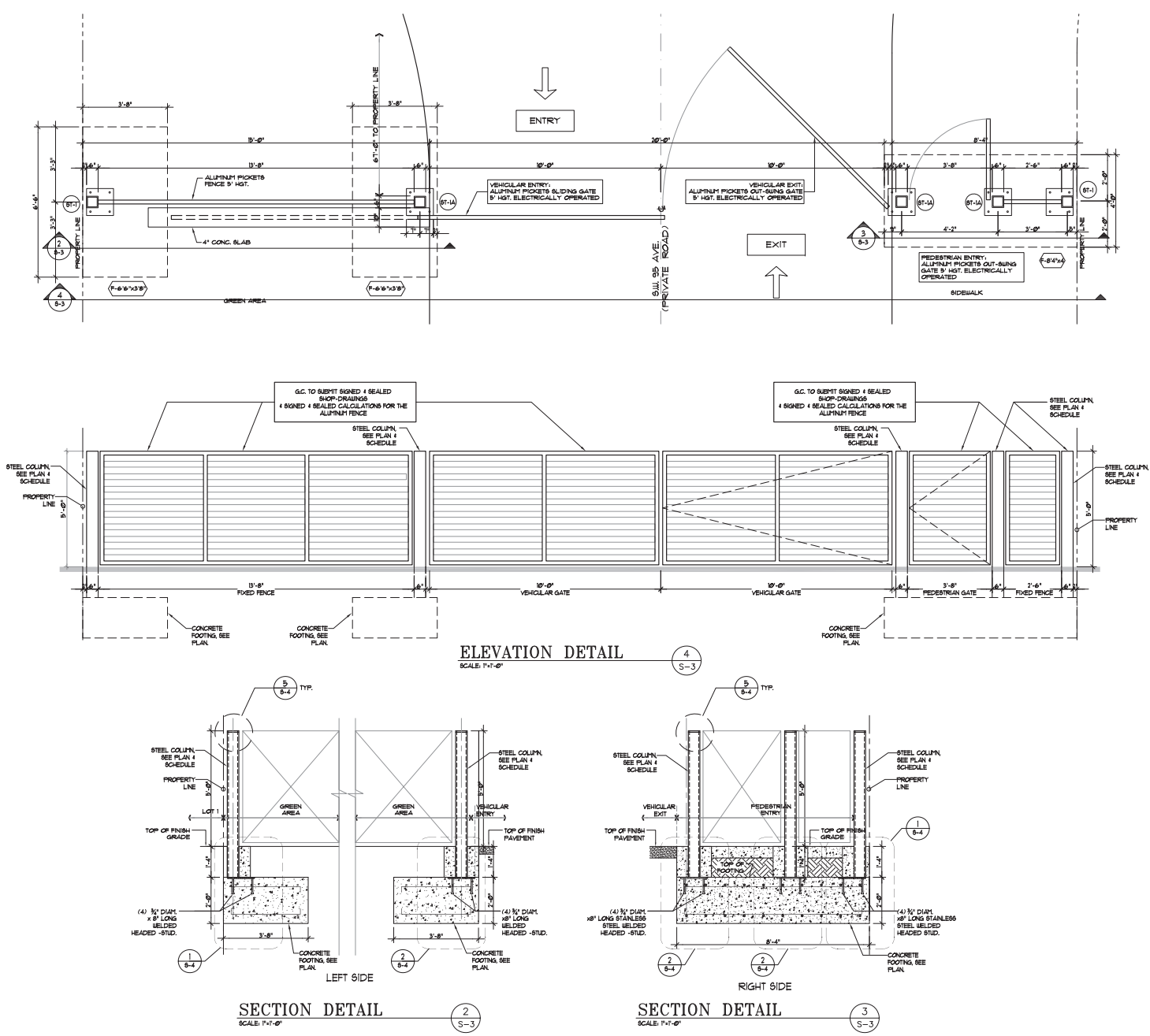
Juan A
Fernandez-Barquin
z-Barquin
Seal:
Digitally signed by Juan A
Fernandez-Barquin
DN: cn=J.A. Fernandez-Barquin,
dnQualifier=A01410C000,
o=CC3 Development, LLC,
ou=Southwest 118th Street and 95th Avenue,
c=US,
email=jbarquin@cc3development.com,
serial=1184313,
date=2024.10.02 18:43:13 -0400

Revisions:	
No.	Date Dept/Section By
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Date: 11.01.23
Scale: As Shown
Job No. 20-1218
Drawn by: H.O.A.
Checked by: H.O.A.

S-4

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NORTH ENTRY FEATURE @ HEVIA HOMES
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Juan A. Fernandez-Barquin
Digitally signed by Juan A. Fernandez-Barquin
DN: cn=J.A. Fernandez-Barquin, o=CC3 Development, LLC, email=jbarquin@cc3development.com
z-Barquin
Date: 2024.10.02 18:42:30 -0400
Seal:

Revisions:	
No.	Date Dept/Section By
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Date: 11.01.23
Scale: As Shown
Job No: 20-1218
Drawn by: H.O.A.
Checked by: H.O.A.

1. CONTRACTOR SHALL EMPLOY AN APPROVED SERVICE LOCATOR SUCH AS UNCLIP TO ENSURE THAT THE EXISTING UNDERGROUND UTILITIES REMAIN UNDISTURBED.
2. COORDINATE ELECTRICAL SERVICE WITH FLORIDA POWER AND LIGHT COMPANY.
3. CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE REGARDING ANY NECESSARY PERMITS TO PREPARE FOR PUBLIC BARRIERY.
4. CONTRACTOR SHALL FOLLOW OSHA 1926.850-1.851-852 & TRENCH-STANDARDS APPENDIX A.
5. TRENCHEES FILL UP TO GROUND WITH SUITABLE MATERIAL AND COMPACT TO MINIMUM DENSITY OF 95% IN ALL AREAS. TOP 12" OF FILL MATERIAL SHALL BE A 50/50 MIX OF TOP SOIL AND SAND TO PROMOTE ROOT GROWTH.
6. CLEAN UP ALL TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE SITE IN BETTER CONDITION THAN WHEN STARTED.
7. THE CONTRACTOR SHALL SUBMIT A PLAN TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO RUNSHIELD AND INSTALL ALL ITEMS FOR THE COMPLETE ELECTRICAL AND LOW VOLTAGE SYSTEMS INCLUDING ALL ACCESSORIES AND EQUIPMENT. ALL WORK SHALL BE PLACED IN PROPER WORKING ORDER.
8. UNDERGROUND CABLES SHALL BE INSTALLED TO MEET P.F.C. SCHEDULE 40A.
9. ALL CONDUCTIONS SHALL BE COPPER AND RUN IN CONDUIT. USE SIZE OF CONDUIT TO FIT THE CABLES. SEE SECTION 10.00 FOR CONDUIT GUIDE. CONDUIT RING N.E.C. ARTICLE 250-1, 250-3.
10. COPPER RODS FOR PROTECTIVE EARTHING SHALL BE OPERATIONAL AND ACCEPTED BY OWNERS REPRESENTATIVE.

[illegible]

17. ALL ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS, SWITCHGEAR, PANEL BOARDS, ETC. SHALL TO REQUIRE EXAMINATION, ADJUSTMENT OR MAINTENANCE, ETC. SHALL BE FIELD OR FACTORY MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS AND SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE. NEC 110.16.

BRANCH CIRCUITS									
LOCATION	WIRE AND CONDUIT	TOTAL YVA	TOTAL TRIP	OCT NO.	OCT TRIP	TOTAL BREAK	TOTAL TRIP	WIRE AND CONDUIT	LOCATION
POLE READER/ERNOW BOX	12 - 1/2" CONDUIT	1	2	1	2	20	20	12 - 1/2" CONDUIT	MOTORIZED GATE NORTH
Pole READER/ERNOW BOX	12 - 1/2" CONDUIT	1	2	2	2	20	20	12 - 1/2" CONDUIT	MOTORIZED GATE SOUTH
EXT. SERVICE GP1	12 - 1/2" CONDUIT	1500	20	5	20	20	20	12 - 1/2" CONDUIT	EXT. SERVICE GP2
---	---	SPACE	1	8	---	---	---	---	---
---	---	SPACE	5	10	---	---	---	---	---
---	---	SPACE	1	2	---	---	---	---	---

1. ALL WIRING DEVICES SHOWN SHALL MATCH THE PLUGS ON THE EQUIPMENT SUPPLIED BY VENDORS OF THE EQUIPMENT.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CORDS AND PLUGS DEEMED NECESSARY FOR THE PROPER INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND/OR APPLIANCES.
3. PRIOR TO INSTALLATION OF ELECTRICAL DEVICES, PROVIDE AND COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ALL DRAWINGS.
4. FOR MOTOR EQUIPMENT REQUIREMENTS IN THIS AREA, REFER TO MANUFACTURER'S LITERATURE AND SPECIFICATIONS, PROVIDE ALL NECESSARY ACCESSORIES FOR COMPLETE SYSTEM.
5. E.G. SHALL COORDINATE AND PROVIDE EXTRA CONDUITS FOR CONTROL WIRES.

