

**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.: _____ Tentative No.: _____

Plat Name HARDIN HAMMOCK ESTATES T-19115

Sec. 18 Twp. 56 Rge. 40

Property Location: 10805 SW 224 Ter Miami, FL 33170

Zoning: RU-1-Single-family Residential District District: Miami-Dade County

Owner: HARDIN HAMMOCK ESTATES ASSOCIATES & GOLDMEIER & ASSOCIATES

Owner's Email: HardinHammockMgr@relatedgroup.com

Owner's Address: 2850 TIGERTAIL AVE 8TH Miami FL, 33133

Owner's Phone: 305-252-9093

Contact person: Manuel Ramirez

Contact's Email: Permits@gqmservice.com

Contact's Address: 10496 NW 50th St

Contact's Phone: 954-541-5733

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

Sec. 18 Twp. 56 South Rge. 40 East

Fee: _____

FOLIO# 30- 6018-025-0010

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 HARDIN HAMMOCK ESTATES ASSOCIATES & GOLDMEIER & ASSOCIATES Phone 305-252-9093
Mailing Address 2850 Tigertail Ave 8th City Miami State FL Zip 33133
Email Address HardinHammockMgr@relatedgroup.com

2) Owner of Property HARDIN HAMMOCK ESTATES ASSOCIATES & GOLDMEIER & ASSOCIATES Phone 305-252-9093
Mailing Address 2850 Tigertail Ave 8th City Miami State FL Zip 33133
Email Address HardinHammockMgr@relatedgroup.com

3) Contact Person Manuel Ramirez Phone 954-541-5733
Mailing Address 10496 NW 50th St City Sunrise State FL Zip 33351
Email Address Permits@gqmservice.com

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

HARDIN HAMMOCK ESTATES PB 150-65 T-19115 ALL OF PLAT LESS TRS H & J
LOT SIZE 11622624 SQ FT FAU 30-6018-000-0680 0681 0682 & 0730

5) SIZE OF PROPERTY: 11622624 SQ FT x _____

6) Address or location of subject property 10805 SW 224 Ter Miami, FL 33170

7) Present Zoning Classification(s) RU-1-Single-family Residential District 7,500 ft

8) Is this Entrance Feature being requested as a result of a violation notice or summons? No

Director of Miami-Dade County - Department of Regulatory and Economic Resources
111 NW 1st Street Miami, FL 33128

Letter of Intent – **Sign Replacement at Hardin Hammock**
Property Address: **10805 SW 224h Ter, Miami, FL 33170**

To Whom It May Concern,

This letter serves to formally express our intent to replace the existing wooden sign located at the entrance of Hardin Hammock Apartments, 10805 SW 224th Ter, Miami, FL 33170, with a new monument-style sign.

The new signage is being proposed solely as a replacement and aesthetic upgrade to the current entrance feature. It will be installed in the same general location as the existing sign. Importantly, no alterations are being made to the existing median, curb, or surrounding landscaping. All existing landscape elements will remain untouched.

The proposed sign fully complies with applicable Miami-Dade County zoning and building code requirements, including height restrictions. Its purpose is to enhance visibility, improve the property's appearance, and maintain consistency with code standards—without impacting any other site features. For your review, we are including the following documents with this submission:

- A copy of the property survey
- The proposed sign plans
- The completed application for a new entrance feature
- The site plan, which outlines the existing landscaping (unaltered by this project)

Please feel free to contact us should any additional information or clarification be required. We appreciate your consideration and assistance.

Sincerely,

GQM Inc.

Manuel Ramirez - C.G.C.

Printed Name

Manuel Ramirez

Signature

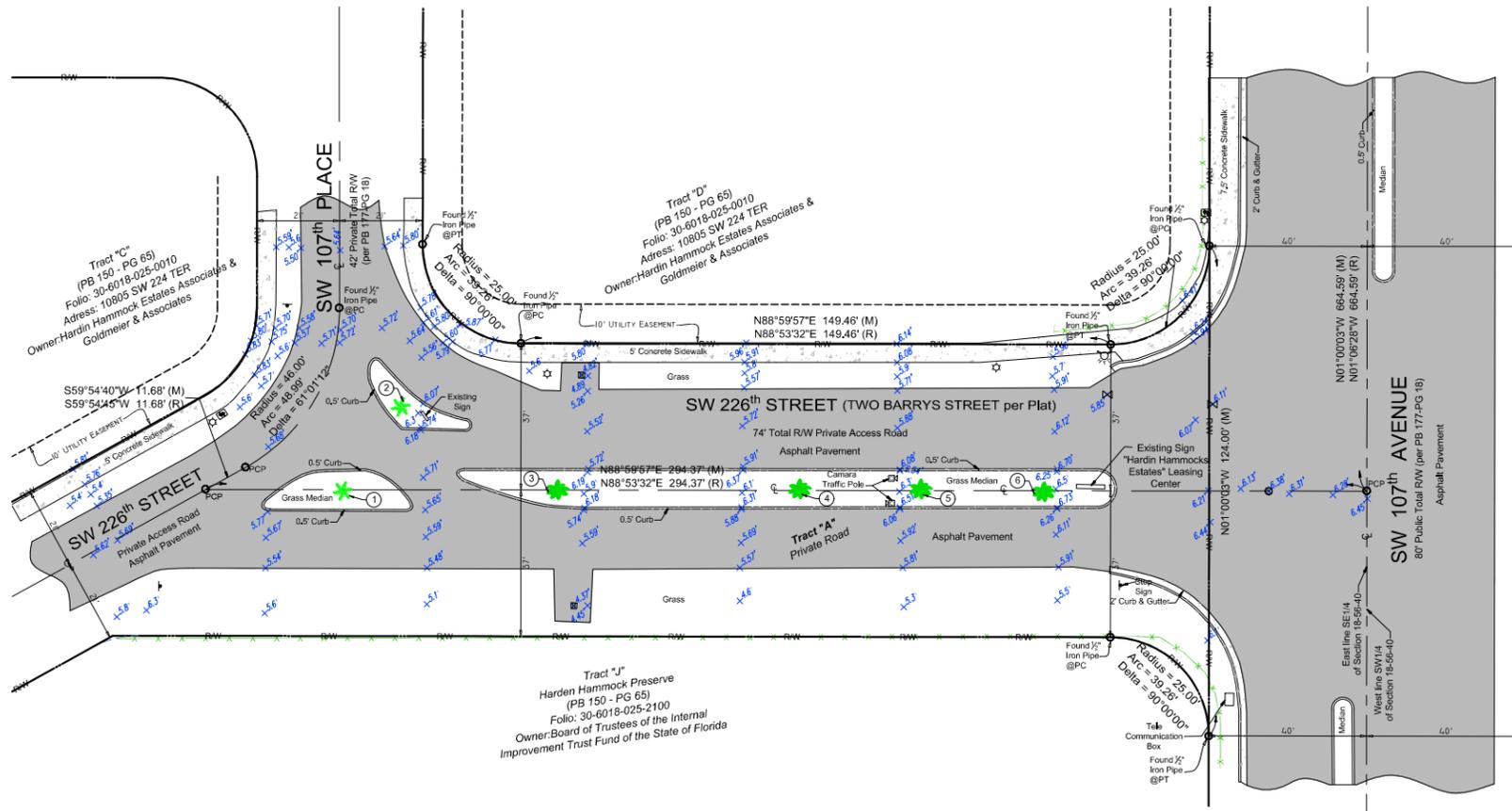
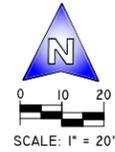


SPECIFIC PURPOSE SURVEY

"Hardin Hammocks Estates Entrance Feature"

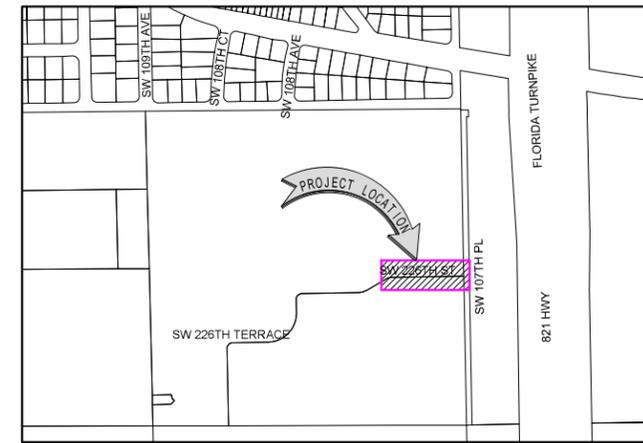
TOPOGRAPHIC SURVEY

A parcel of land in the SE 1/4 of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida.



TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH) (in) (+/-)	Approximate Height (ft) (+/-)	Approximate Canopy (ft) (+/-)
1	Palm	Unknown	3	10	3
2	Palm	Unknown	3	10	3
3	Cabbage Palmetto	Sabal palmetto	12	26	10
4	Cabbage Palmetto	Sabal palmetto	12	26	10
5	Cabbage Palmetto	Sabal palmetto	12	26	10
6	Cabbage Palmetto	Sabal palmetto	12	26	10

Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best of our knowledge.



LOCATION MAP
Not to Scale

LEGAL DESCRIPTION OF PARENT TRACT:

All of **HARDIN HAMMOCK ESTATES**, according to the Plat thereof, as recorded in Plat Book 150, Page 65, of the Public Records of Miami-Dade County, Florida, Less and Except Tracts H and J of said Plat.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been obtained from Public Records.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigned registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County), Panel 0611, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AH" with Base Flood Elevation 8 feet (NGVD 1929)
- HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark U-801, Elevation = 7.38 feet (NGVD 1929)
 Description: PK Nail and aluminum washer in conc sidewalk.
 Location: 36' North of c/l of SW 224 Street and 49' West of c/l of SW 107 Avenue.
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark U-796, Elevation = 8.55 feet (NGVD 1929)
 Description: PK Nail and aluminum washer in conc pad of traffic control box.
 Location: 26' South of c/l of SW 224 Street and 59' West of c/l of SW 112 Avenue.

I HEREBY CERTIFY TO:

Hardin Hammocks Estates Associates, Goldmeier & Associates.
 That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Digitally signed by Odalys C Bello
 DN: cn=US, o=Bello and Bello Land Surveying Corp., dnQualifier=A01410C000001884, E=33867E8000DD40A.cn=Odalys.C.Bello

Odalys C. Bello-Iznaga
 Professional Surveyor and Mapper LS6169 - State of Florida
 Field Work Date: 06/25/2025

LEGEND, SYMBOLS & ABBREVIATIONS		
<ul style="list-style-type: none"> CONCRETE (CONC.) CONC. BLOCK WALL WOOD DECK COVERED AREA PAVED SLAB DRIVEWAY TILE SLAB DRIVEWAY ASPHALT PAVEMENT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON METAL BARS FENCE (IF) PLASTIC FENCE (PF) METAL FENCE (MF) OVERHEAD UTILITY LINES 	<ul style="list-style-type: none"> WATER VALVE POWER POLE WATER METER CONC LIGHT POLE WELL ELECTRIC BOX STREET SIGN SANITARY MANHOLE ORANGE HANDLE MANHOLE FIRE HYDRANT CABLE BOX (CATV) PROP. TRANSFORMER CATCH BASIN OR INLET PERMANENT REFERENCE MONUMENT PERMANENT REFERENCE POINT PERMANENT CONTROL POINT BASE BUILDING LINE BRICK MARK BEARING REFERENCE CONCRETE BLOCK STRUCTURE CENTER LINE 	<ul style="list-style-type: none"> (CITY, X-X) = CITY OF MIAMI ELEV = ELEVATION FF ELEV = FINISHED FLOOR ELEVATION (ft) FIELD MEASURED NON-BUILT LINE OFFICIAL RECORD BOOK PLAT BOOK POINT OF CURVATURE POINT OF COMPOUND CURVE PAISE PROPERTY LINE POINT OF REVERSE CURVE PROF. SURVEYOR AND MAPPER POINT OF TANGENCY RECORD RAISE RIGHT OF WAY SECTION TEMPORARY BENCH MARK TOWNSHIP HANDMADE COUNTY RECORD BROWARD COUNTY RECORDS

Property Address: 10805 S.W. 224th Terrace, Miami, FL, 33170	
QA/QC BY: O.C.B.I	DRAWN BY: IC
FIELD DATE: 06/25/2025	UPDATED DATE: N/A
Project No. 24944	Page 1 of 1

BELLO & BELLO LAND SURVEYING
 12230 SW 131 AVENUE • SUITE 201 • MIAMI, FL 33186
 LB#7262 • Phone: 305.251.9506 • Fax: 305.251.8057
 e-mail: info@belloland.com • www.bellolandsurveying.com

HARDIN HAMMOCKS ESTATES

10805 SW 224th TERRACE, MIAMI

GENERAL NOTES

- NOT ALL REQUIREMENTS & NOTES MAY APPLY TO THIS PROJECT.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND ALL OTHER GOVERNMENTAL AND OR REGULATORY AUTHORITIES. CONSTRUCTION DOCUMENTS PREPARED TO COMPLY WITH FLORIDA BUILDING CODE 8TH EDITION 2023 INCLUDING THE FLORIDA EXISTING BUILDING CODE.
- GENERAL CONTRACTOR & ALL SUB-CONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS AND ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OR OWNER PRIOR TO BID. DO NOT SCALE PLANS.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE INTENT OF THE DRAWINGS. FINAL INTERPRETATION OF THE SCOPE OF WORK SHALL BE THAT OF THE OWNER AND ARCHITECT.
- CONTRACTOR TO PROVIDE ALL BARRICADES, SCAFFOLDING, AND OTHER MEANS OF PROTECTION AS REQUIRED TO COMPLY WITH ALL STATE LAWS AND LOCAL MUNICIPAL ORDINANCES TO SAFEGUARD PROPERTY AND PERSONS. OBSTRUCTIONS SHALL BE PLACED SO AS NOT TO DIMINISH THE LIFE SAFETY REQUIREMENTS.
- THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PHASING OF THE WORK.
- GENERAL CONTRACTOR TO PATCH, REPAIR, AND/OR REPLACE ALL ADJACENT CONSTRUCTION WHICH HAS BEEN DAMAGED DURING DEMOLITION AND/OR NEW CONSTRUCTION.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THESE DRAWINGS AS DATED ON THESE SHEETS.
- IT SHALL BE THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO HAVE EXAMINED AND REVIEWED THE COMPLETE SET OF WORKING DRAWINGS AND/OR SPECIFICATIONS TO PROVIDE ALL LABOR AND MATERIALS FOR THEIR RESPECTIVE AREA OF WORK. FOR THE COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND/OR SPECIFICATIONS WHETHER IT IS INDICATED OR NOT. ALL WORK, WHETHER INDICATED OR NOT, SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES AND ORDINANCES WHICH ARE APPLICABLE TO THE PROJECT.
- SUBCONTRACTORS SHALL COOPERATE WITH EACH OTHER AND WITH THE GENERAL CONTRACTOR TO PROVIDE MATERIALS AND LABOR THAT ARE NECESSARY IN OTHERS WORK AT THE APPROPRIATE TIME SO THAT THE CONSTRUCTION SCHEDULE IS NOT AFFECTED. THIS INTERFACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS WHOSE WORK IS AFFECTED AS SUCH.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
- THIS DRAWING PACKAGE IS BASED ON DOCUMENTS, SPECIFICATIONS AND RELATED INFORMATION PROVIDED BY THE OWNER AND/OR OWNER'S AGENT.
- THE DESIGN INFORMATION INDICATED ON THE PLANS ARE INDICATED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT MANUFACTURER'S SPECIFICATIONS, EXISTING AND/OR PROPOSED BUILDING DESIGN, FIELD CONDITIONS, ETC. ALL MISCELLANEOUS MATERIALS, PARTS, DESIGN DIMENSIONS, WHETHER INDICATED ON THE PLANS OR NOT, SHALL BE INCLUDED AS PART OF THIS DRAWING PACKAGE.
- THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR THE REMOVAL AND THE DISPOSAL OF MATERIALS AND ITEMS REFERRED TO AS 'DEBRIS' OR DETERMINED BY THE ARCHITECT OR OWNER TO BE REFUSED.
- THE GENERAL CONTRACTOR SHALL HAVE MADE ALL REQUIRED PROVISIONS FOR THE REMOVAL OF THE DEBRIS ON SITE, HAVING CHARGES, DUMPING FEES, ETC., IN HIS ORIGINAL BID SUBMISSION.
- PROVIDE ALL CUTTING AND PATCHING IN EXISTING FLOORS, WALLS, AND CEILINGS AS REQUIRED FOR ALL TRADES, EXCLUDING REMOVAL AND RELOCATED ITEMS AS SHOWN.
- REMOVE ALL SPECIFIC ITEMS INDICATED ON DRAWINGS. ALSO REMOVE ANY OTHER ITEM OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK AND/OR REVISION WORK TO EXISTING AREAS AS SHOWN OR DESCRIBED ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SIGNS, BARRICADES, FENCES, LIGHTING ETC., AS REQUIRED FOR THE PREVENTION OF THE PERSONAL INJURIES TO THE OWNERS, ITS EMPLOYEES, REPRESENTATIVES, CLIENTELE, OR OTHERS WITHIN THE AREAS OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL TAKE ORDINARY PRECAUTIONS TO PREVENT THE DISRUPTION OF PROTECTIVE DEVICES DURING THE COURSE WORK.
- GENERAL CONTRACTOR SHALL TAKE ORDINARY PRECAUTIONS TO SECURE AND PROTECT MATERIALS, MATERIALS ARE TO BE RELOCATED OR WAREHOUSED AS DETERMINED BY THE OWNER.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE PRIOR TO COMMENCEMENT OF WORK FOR THE OWNER'S APPROVAL.
- THE CONTRACTOR IS TO SUBMIT SHOP DWGS. AND SAMPLES OF ALL SHOP FABRICATED ITEMS, AND AS NOTED ON PLANS, PRIOR TO INSTALLATION.

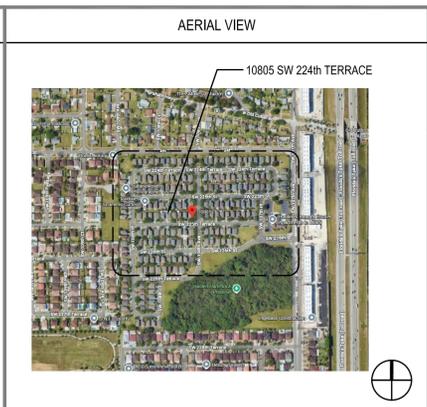
DESIGN CRITERIA

A- APPLICABLE BUILDING CODES
 FLORIDA BUILDING CODE 8TH EDITION (2023) - BUILDING
 FLORIDA BUILDING CODE 8TH EDITION (2023) - EXISTING BUILDING
 FLORIDA BUILDING CODE 8TH EDITION (2023) - RESIDENTIAL
 FLORIDA FIRE PREVENTION CODE 2023 8TH EDITION
 NFPA 101-2021

B- NATIONAL ELECTRICAL CODE EDITION / NEC 2020

C- CONSTRUCTION TYPE: VB

ASCE 7-22
 BASIC WIND SPEED: 175 MPH
 EXPOSURE C
 IMPORTANCE FACTOR: 1.10
 CATEGORY II
 ALTERATION - LEVEL 1
 CLASS OF REHABILITATION: RENOVATION



SCOPE OF WORK

- REMOVE EXISTING MONUMENT & INSTALL NEW SIGN AT THE MAIN ENTRANCE, IN COMPLIANCE WITH ALL CITY REGULATIONS & ZONING LAWS.

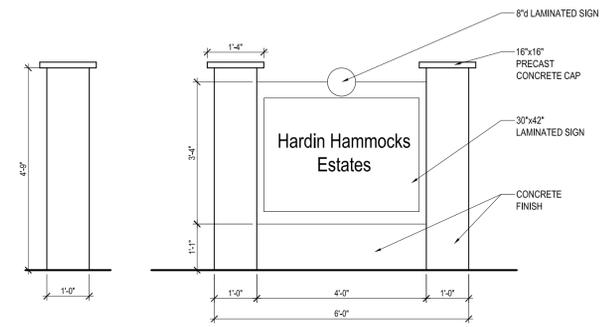
DRAWING INDEX

ARCHITECTURAL
 A-01 SITE PLAN & NOTES

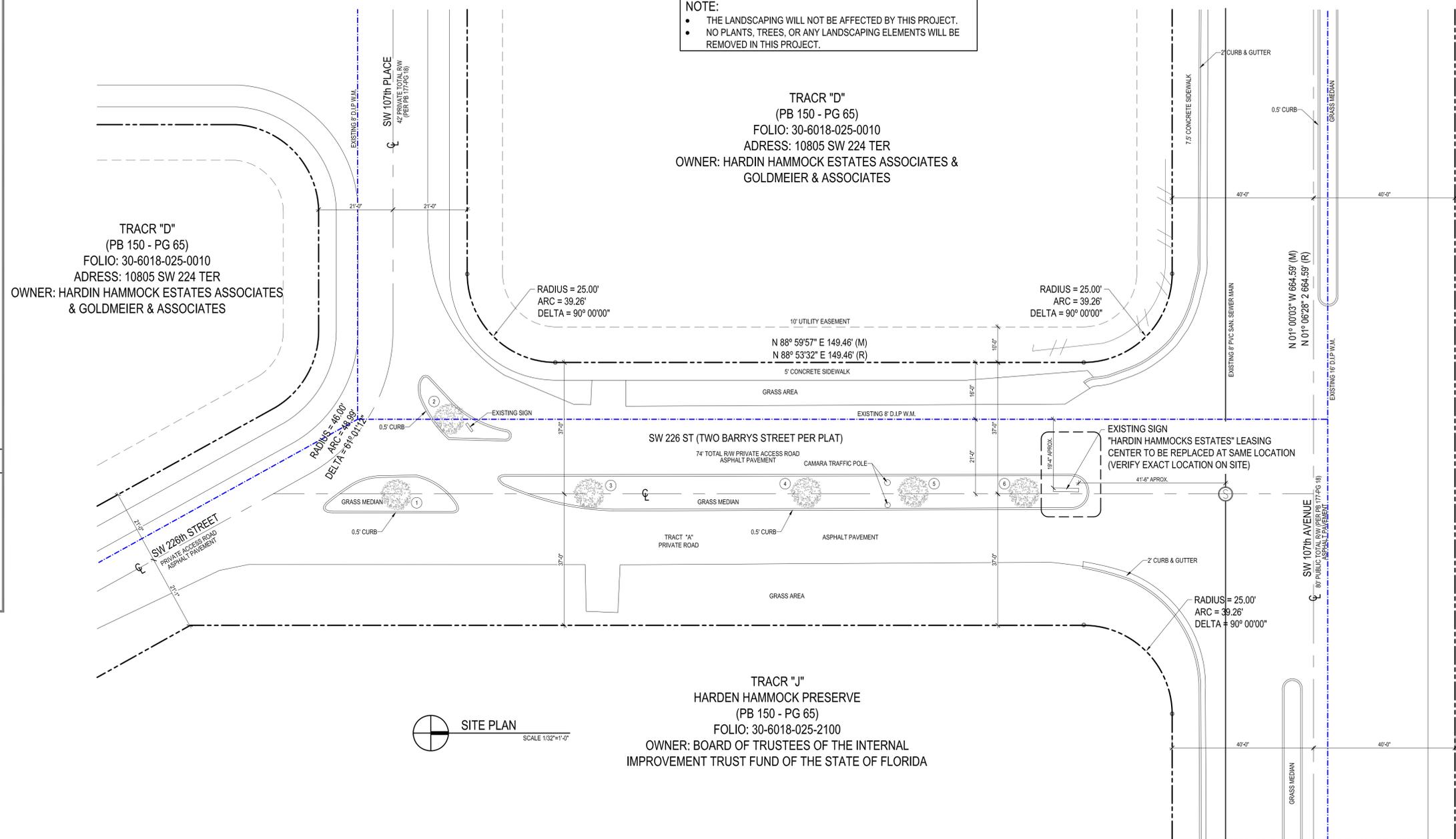
STRUCTURAL
 S-01 STRUCTURAL PLAN NOTES & DETAILS.

TREE CHART

TREE #	TREE NAME		TRUNK DIAMETER AT BREAST HEIGHT (DBH) (+/-)	APPROXIMATE HEIGHT (H) (+/-)	APPROXIMATE CANOPY (R) (+/-)
	COMMON	SCIENTIFIC			
1	PALM	UNKNOWN	3	10	3
2	PALM	UNKNOWN	3	10	3
3	CABBAGE PALMETTO	SABAL PALMETTO	12	26	10
4	CABBAGE PALMETTO	SABAL PALMETTO	12	26	10
5	CABBAGE PALMETTO	SABAL PALMETTO	12	26	10
6	CABBAGE PALMETTO	SABAL PALMETTO	12	26	10



This Item has been Digitally Signed and Sealed by ISABEL K. BARBOSA AGUILAR on the date adjacent to the seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



NOTE:

- THE LANDSCAPING WILL NOT BE AFFECTED BY THIS PROJECT.
- NO PLANTS, TREES, OR ANY LANDSCAPING ELEMENTS WILL BE REMOVED IN THIS PROJECT.

ISABEL K. BARBOSA
 Florida Registration No.: AR101032
 2522 LINCOLN AVE.
 MIAMI, FL 33133
 PH: 954-2535597
 isabel@jvdesignservices.com

PROJECT NAME

HARDIN HAMMOCKS STATES

PROJECT ADDRESS

10805 SW 224 TERRACE
 Miami, FL 33170

REVISION

NO.	DESCRIPTION

Project No: 2025-221 / 2026-058
 Scale: AS NOTED
 Date: 07-03-25
 Drawn: C.G.
 Checked: J.V. / I.B.
 CADD File: 10805 SW 224 TERR 02-13-26.dwg

DRAWN

JOSE VALERO
 DRAFTING SERVICES
 305-614-0247
 www.jvds.com

DRAWING TITLE

SITE PLAN & NOTES

SHEET NO.

A-01

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS

STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. AS A MINIMUM, CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE LAST EDITION, ACI 318-08 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 350, AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2009, AND AISI SPECIFICATIONS. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

CODES:

- THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING CODES:
 - BUILDING CODE: FLORIDA BUILDING CODE 2023
 - CONCRETE: ACI 318-19
 - WOOD: NDS 2018
 - WIND: ASCE 7-22

DESIGN LOADS:

THE STRUCTURAL FRAMING WAS DESIGNED USING THE FOLLOWING SUPERIMPOSED LOADS. DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH ASCE 7-22.

- FLOOR:**
- LIVE LOAD PRIVATE ROOM 40 PSF
 - DEAD LOAD 25 PSF
- ROOF:**
- LIVE LOAD 20 PSF
 - DEAD LOAD 35 PSF

WIND:
DESIGN WIND SPEED = 175 MPH
EXPOSURE C
IMPORTANCE FACTOR 2
INTERNAL PRESSURE COEFFICIENT = + 0.18/- 0.18

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPARS OF STRUCTURAL DRAWINGS (CONTRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

CONCRETE:

- CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
- 3,000 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
 - 3,000 PSI REGULAR WEIGHT FOR BEAMS, AND COLUMNS CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 4" +/- 1" PRIOR TO THE ADDITION OF PLASTICIZER. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. ALL CONCRETE SHALL BE CURED USING A CURING COMPOUND MEETING ASTM STANDARD C-209. THE CURING COMPOUND SHALL HAVE A RICHTE DYE. THE CURING COMPOUND SHALL BE APPLIED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE VISIBLE WATER HAS LEFT THE UNFINISHED CONCRETE. ALL SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED IN THE WORK. OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER. REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
 - A. 3" FOR CONCRETE EXPOSED AGAINST WEATHER OR EXPOSED TO EARTH
 - B. 1 1/2" FOR #5 AND SMALLER
 - 2" FOR #6 AND LARGER
 - C. FOR CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - 3/4" FOR SLABS, WALLS, AND JOISTS.
 - 1-1/2" FOR BEAM AND COLUMN PRIMARY REINF., TIES, STIRRUPS.

THE REINFORCEMENT FOR FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS DEPOSITED AGAINST THE GROUND SHALL HAVE NOT LESS THAN 3 INCHES OF CONCRETE BETWEEN THE REINFORCEMENT AND THE GROUND CONTACT SURFACE. IF CONCRETE SURFACES AFTER REMOVAL OF THE FORM ARE TO BE EXPOSED TO THE WEATHER OR BE IN CONTACT WITH THE GROUND, THE REINFORCEMENT SHALL BE PROTECTED WITH NOT LESS THAN 2 INCHES OF CONCRETE FOR BARS LARGER THAN #5 AND 1-1/2" FOR #5 OR SMALLER BARS. EXCAVATIONS FOR CONTINUOUS FOOTINGS SHALL BE CUT TRUE TO LINE AND GRADE AND THE SIDES OF FOOTINGS SHALL BE FORMED, EXCEPT WHERE SOIL CONDITIONS ARE SUCH THAT THE SIDES OF THE EXCAVATION STAND FIRM AND SQUARE. EXCAVATIONS SHALL BE MADE TO FIRM, CLEAN BEARING SOIL. WHEN POLYETHYLENE SHEETS ARE USED AS A VAPOR BARRIER BENEATH A GROUND FLOOR SLAB, THE SUB GRADE FOR THAT SLAB SHALL BE CONSIDERED A FORMED SURFACE FOR THE PURPOSE OF REINFORCING STEEL COVERAGE.

STRUCTURAL CONCRETE SHALL CONFORM WITH ACI-301 IT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS FOR SLABS FOR BEAMS AND COLUMNS. AGGREGATES SHALL BE CLEAN AND GRADED MAXIMUM SIZES 3/4" CONCRETE ASTM C-33 SHALL CONFORM TO ASTM C-94 CONCRETE TESTING IS REQUIRED AS FOLLOWS: 1 SET OF 5 CYLINDERS FOR EVERY 50 CU. YDS. OF CONCRETE AS PER ASTM C-94 MAXIMUM PERMISSIBLE SLUMP IS 5-6" IN STRUCTURAL CONCRETE WITH THE EXCEPTION BEING SAND CEMENT GROUT REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. REINFORCING STEEL SHALL BE DETAILED AND FABRICATED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". HOOK AND DISCONTINUOUS TOP REINFORCING. PROVIDE CORNERS WITH 2# 5 X 5-0" BEND. CLEAR COVER FOR REINFORCING BARS SHALL BE:

- BEAMS 3" UNFORMED FACES 3"
- SLABS 3/4" FORMED FACES IN 3"
- BEAMS/COLUMNS 1-1/2" CONTACT WEARTH 2"

FORMWORK:

FORMWORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347. *RECOMMENDED PRACTICE FOR CONCRETE FORMWORK*.

REINFORCING STEEL:

REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS. FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP X BAR NO., UNLESS OTHERWISE NOTED. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW. PROVIDE 3' X 3' CORNER BARS LAPPED AND TIED TO EACH BEAM REBAR, TYPICAL AT ALL CORNERS. THESE CORNER BARS SHALL BE THE SAME SIZE AS LONGITUDINAL BEAM BARS. SEE DETAILS FOR ADDITIONAL INFORMATION.

SOIL STATEMENT:

BASED ON VISUAL INSPECTION AT THE JOB SITE, THE FOUNDATION HAVE BEEN DESIGNED FOR AN ALLOWABLE (DARK GRAY SAND & GRAY SAND) BEARING CAPACITY OF 2000 PSF. AT THE TIME OF CONSTRUCTION THE ENGINEER OR CERTIFIED QUALIFIED COMPANY HIRED BY CONTRACTOR SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONCRETE MASONRY:

ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI. ALL MASONRY WALLS THIS LEVEL SHALL BE REINFORCED WITH #5 @ 48" U.O.N. ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.

MASONRY:

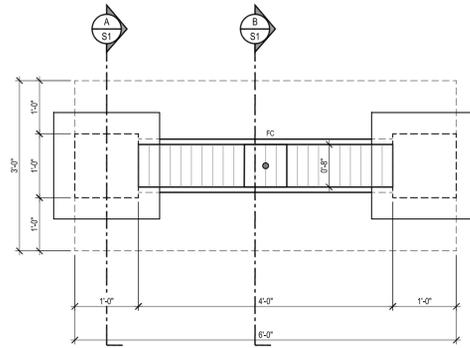
ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE N, FM = 1500 PSI. BLOCK SHALL BE PLACED USING RANDOM BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. THE ENGINEER SHALL FURNISH INSPECTION OF ALL REINFORCED MASONRY STRUCTURES. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COARSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE S MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERT. MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. HORIZONTAL MORTAR JOINTS SHALL BE REINFORCED WITH STANDARD 8 GAGE LADUR-TYPE DUR-O-WALL (ASTM CLASS B-2 HOT-DIPPED GALVANIZED) AT ALTERNATE COURSES (16" ON CENTER), UNLESS OTHERWISE NOTED. JOINT REINFORCEMENT SHALL BE CONTINUOUS AND SHALL LAP A MINIMUM 6". THIS REINFORCEMENT SHALL EXTEND 4 INCHES INTO THE COLUMNS OR BE TIED TO STRUCTURAL COLUMNS WITH APPROVED METHODS WHERE STRUCTURAL COLUMNS REPLACE THE TIE COLUMNS. LAP VERTICAL REBAR 6 X BAR NO., U.O.N. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE LAST EDITION OF FLORIDA BUILDING CODE. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FCSPA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FCSPA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

ALL DIMENSIONS REFERENCE TO ARCHITECTURAL DRAWING PRODUCT CONTROL APPROVAL AND SHOP DRAWING NOTES

ALL APPROVED SHOP DRAWINGS SHALL BE REVIEWED BY THE ENG. OF RECORD AND SUBMITTED AND PROCESSED AT THE BUILDING DEPARTMENT. PRODUCT CONTROL APPROVAL AND SEPARATE BUILDING PERMITS SHALL BE REQUIRED FOR THE FOLLOWING ITEMS: WINDOWS, DOORS & STRAPS. NO OTHER UNDERGROUND UTILITIES WERE LOCATED BUT MAY BE PRESENT. DIG WITH CAUTION. CALL UTILITY LOCATION CENTER BEFORE YOU DIG.

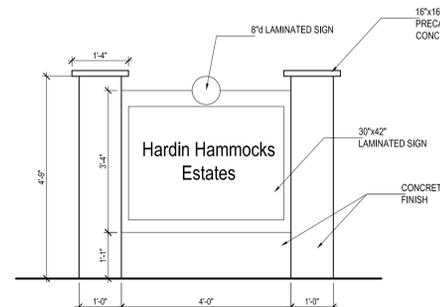
FOUNDATION:

- FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6X6 X W14 X W1.4 W.W.M (OR FIBERMESH) ON 6MIL VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL. PRE-TREATED FOR TERMITES. W.W.M SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-0" O.C. EACH WAY WITH APPROVED MATERIALS.
- ALL REINFORCING STEEL TO BE GRADE 40.
- COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED.
- FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY PER FBC-R 401. CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER IF REQUESTED/REQUIRED BY BUILDING OFFICIAL.
- ALL SITE PREPARATIONS AND DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT WHEN REQUIRED MUST BE STRICTLY ADHERED TO.
- FLL PLACED WITHIN 5'-0" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL GRADED SAND IN 12" LIFTS (MAX.) AND VIBRATORY COMPACTED TO ACHIEVE A MINIMUM OF 95% MODIFIED PROCTOR ASTM D 1557.
- AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GROUND.
- CONCRETE SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.
- SPLICES SHALL BE 40 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 40 BAR DIAMETER EACH WAY.
- ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERIMETER.
- CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2,500 PSI MINIMUM MAXIMUM WATER/CEMENT RATIO MUST NOT EXCEED 0.55.
- CONCRETE TESTING, SLUMP TEST, BREAK TEST, QA/QC IS TO BE PERFORMED AT THE DISCRETION OF THE CONTRACTOR, NOT VERIFIED BY ENGINEER UNLESS SPECIFICALLY ARRANGED.
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY THE EXISTING SITE CONDITIONS PROVIDE A MINIMUM SOIL BEARING CAPACITY PER FBC-R 401. ND GEOTECHNICAL ENGINEERING HAS BEEN PROVIDED BY THE ENGINEER.
- CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATIONS OF THE ACI MANUALS. THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.



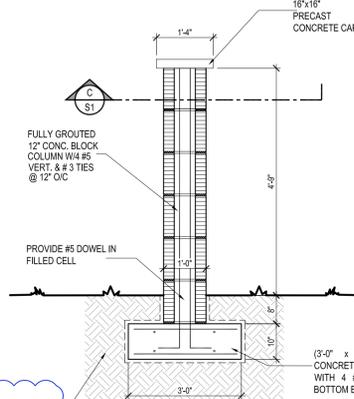
PROPOSED PLAN

SCALE: 1/4" = 1'-0"



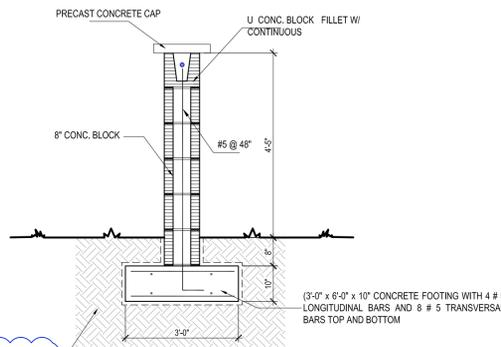
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



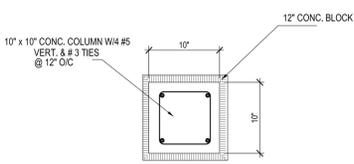
SECTION A

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



SECTION B

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



SECTION C

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

FOOTING SCHEDULE			
MARK	SIZE	REINFORCEMENT	REMARKS
SF	36" x 72" x 10"	4 # 5 LONGITUDINAL BARS AND 8 # 5 TRANSVERSAL BARS TOP AND BOTTOM	

COLUMN SCHEDULE		
TYPE	SIZE AND REINFORCEMENT	REMARKS
C1	12" X 12" CONC. COL. W/ 4 #5 VERT. & #3 @ 12" O.C.	

This Item has been Digitally Signed and Sealed by ISABEL K. BARBOSA ACQUILAR on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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isabel@jvdesignservices.com

PROJECT NAME

HARDIN HAMMOCKS STATES

PROJECT ADDRESS

10805 SW 224 TERRACE
Miami, FL 33170

REVISION

STRUCTURAL 07-09-25

Project No: _____
Scale: AS NOTED
Date: 07-03-25
Drawn: L.O.
Checked: J.V. / I.B.
CADD File: _____

10805 SW 224 TERR 08-11-25 REV1.dwg

DRAWN



DRAWING TITLE

STRUCTURAL NOTES, PLAN & DETAILS

SHEET NO.

S-01

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS