

PATH FILE: C:\2011\11-02\102-0001\Design\Ramada Hotel.dwg - April 17, 2011 - 6:56 pm



GENERAL NOTES:

- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES WHETHER SHOWN OR NOT.
- ALL DIMENSIONS AND SIZES SHOWN ON THESE DOCUMENTS MUST BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE AND ADJUSTMENT TO FIT ON IT.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE IN WRITING BY THE UTILITY OWNERS. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER PROPERTY AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT THE CONTRACTOR EXPENSE.
- EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND/OR RESET AFTER CONSTRUCTION UNDER CERTIFICATION BY A FLORIDA REGISTERED SURVEYOR
- THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) SHALL BE USED AS THE STANDARD FOR ANY SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE PROJECT.
- TOPOGRAPHIC INFORMATION SHOWN ON THE PLANS ARE TAKEN FROM SURVEY PREPARED BY CABRERA CONSULTING SERVICES AND/OR INVENTION, CORP. CONTACT NUMBER: (305) 216.9302.
- ALL WATER BOX, COMMUNICATION BOX, CABLE TV BOX, ETC. DAMAGED DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE REPLACED WITH IDENTICAL OR BETTER AT UTILITY OWNER SATISFACTION.
- THE WORDS 'NEW', 'PROPOSED', 'INSTALL', 'PROVIDE' OR WORDS WITH SIMILAR MEANING, ON ANY PART OF THESE CONSTRUCTION DOCUMENTS, SHALL BE INTERPRETED, UNLESS OTHERWISE SPECIFICALLY STATED, TO MEAN 'FURNISHING AND INSTALL COMPLETE IN PLACE AND READY FOR SERVICE'.
- ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- THESE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY. WORK DEPICTED UNDER A PARTICULAR DISCIPLINE MAY TRIGGER WORK UNDER A DIFFERENT DISCIPLINE. SUCH WORK REQUIRED FOR THE INTENDED AND PROPER FUNCTION OF THE IMPROVEMENTS, SHALL BE CONSIDERED INCIDENTAL AND PART OF THE CONTRACTOR'S BID PRICE. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH ITEMS.
- ALL EXISTING UTILITIES IN THE PROPERTY MAY EXIST ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING TREES, STRUCTURES, AND UTILITIES WHICH MAY NOT BE SHOWN ON PLANS. ANY EXISTING STRUCTURE, PAVEMENT, TREES OR OTHER EXISTING IMPROVEMENT NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED UNDER THIS CONTRACT, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST.
- THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR ALL ITEMS LISTED IN PROJECT SPECIFICATION.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED AREAS, TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES. WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DETERMINED, ANY EXCAVATED AREA, TRENCH SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN TRAFFIC AND VEHICULAR ACCESS.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL PERMITTED WORK MUST BE DONE IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE "OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION" (OSHA) REGULATION, AND ALL OTHERS APPLICABLE CODES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB-SITE SAFETY.
- ALL WORK TO BE IN COMPLIANCE WITH THE STANDARDS APPLICABLE TO PUBLIC WORKS DEPARTMENT WITHIN THE MIAMI-DADE COUNTY (LATEST EDITION), MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION), AND FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND SPECIFICATIONS (LATEST EDITION).

SITE CALCULATIONS					
Zoning	Current Zoning:	C-3 Extended Liberal Commercial			
	Proposed Zoning:	C-3 Extended Liberal Commercial			
Info	Detail	Square Footage	Acres	Percentage	Description
General Area	Gross Area:	249,609.4300	5.73	-- --	
	Right-of-Way Area	34,160.0508	0.78	-- --	
	Net Area:	215,449.3823	4.95	-- --	
	Net Usable Area:	215,449.3823	4.95	100.00%	
	Building Area (Footprint)	49,098.0076	1.13	22.79%	
	Ingress-Egress Area	66,028.7695	1.52	30.65%	
	Parking Area	58,124.1305	1.33	26.98%	
	Pedestrian Walks:	8,605.0570	0.20	3.99%	
	Recreation Area	4,900.4715	0.11	9.98%	
	Green Area (Pervious)	20,800.7742	0.48	9.65%	
Building Detail	Total Number of Building(s):			3 Buildings	
	Number of Story:	18,644.5683	0.43		One Story
		20,734.6995	0.48		Four Story
	Area Building, # 1:	39,379.2678	0.90	18.28%	North Location
	Building Used for:	Hotel			
	Number of Story:	Four Story			
	Area Building, # 2:	9,495.8392	0.22	4.41%	South Location
	Building Used for:	Hotel			
	Number of Story:	One Story			
	Area Building, # 3:	222.9006	0.01	0.10%	East Location
Building Used for:	Meter Room				
Setback(s)	Total Building Area:	49,098.0076	1.13	22.79%	
	Front Setback:				
	Rear Setback:				
	Side Setback (West)				
Parking	Side Setback (East)				
	Parking Requirements As Per Sec. 98-2189 (Hialeah Code)	One and one-fifth Parking Spaces for each living unit			
	Handicap Spaces Existing:	11			
	Standard Spaces Existing:	266			
	Taxi Spaces Existing:	2			
Total Spaces Existing:	279				

mep
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consulting engineers
analysis - planning - permitting

CA. #26942
P.E. #01606
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DORAL FL 33172
PHONE 305-594-2382
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Revisions	Date

RAMADA HOTEL
SEAL COATING, STRIPING, CURB RESTORATION & (2) NEW DUMPSTER STRUCTURES ONLY

Sheet Name: GENERAL NOTES & SITE CALCULATIONS

Project Name: CITY OF HIALEAH
MIAMI-DADE COUNTY, FLORIDA

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

Sing & Seal:

Date: 03/17/2011
Scale: AS NOTED
Drawn: INVENTION, CORP.
Job: 1102-0001

Sheet
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2 Of 6 Sheets

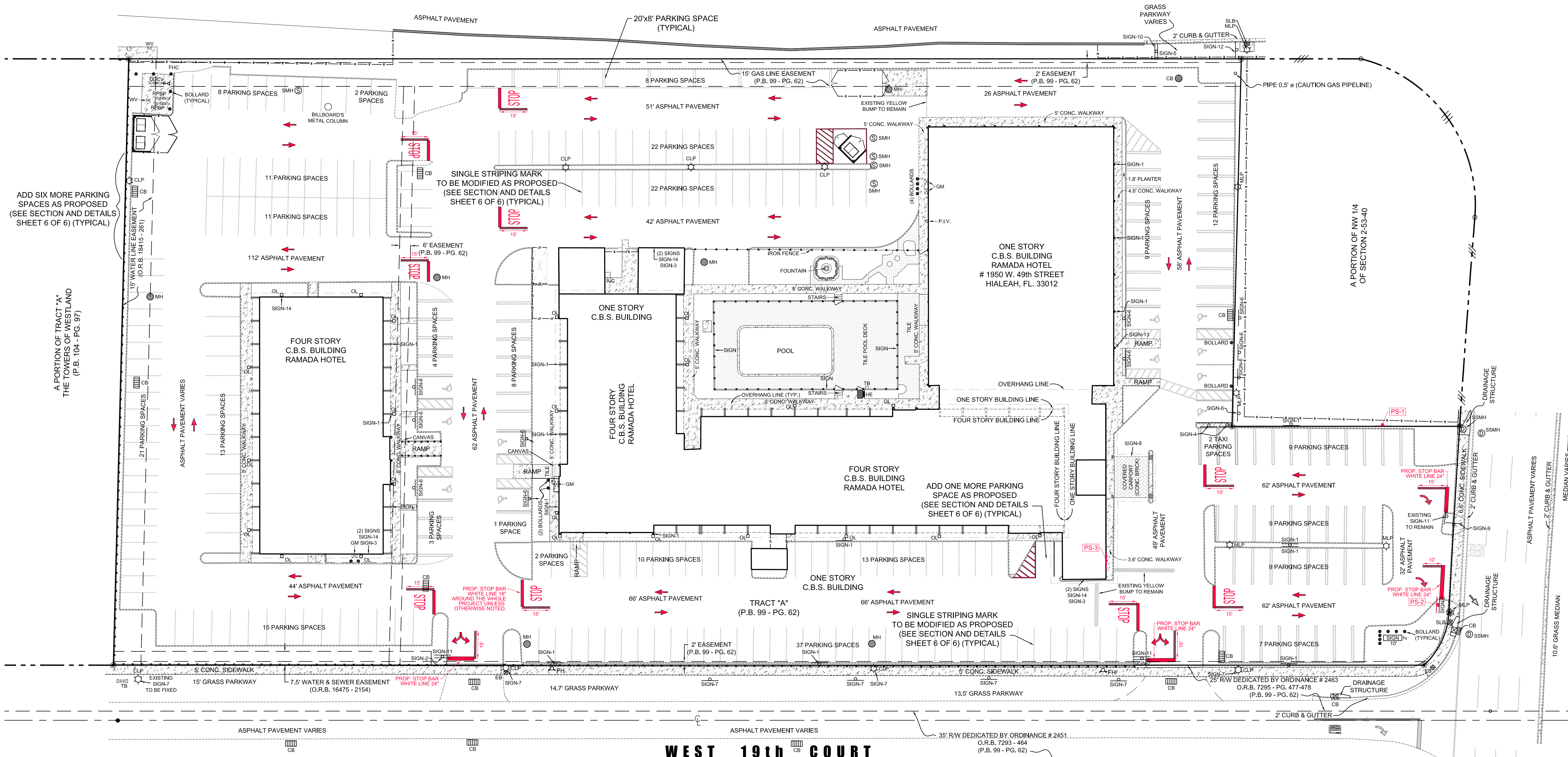
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**PALMETTO EXPRESSWAY
(STATE ROAD 826)**

TRAFFIC LEGEND		
ABBREVIATION	SYMBOL	DEFINITION
		NEW STOP BAR WHITE LINE 24"
(PS-1)		NEW TRAFFIC SIGN
SIGN-#		EXISTING TRAFFIC SIGN

PALMETTO EXPRESSWAY NORTHBOUND EXIT RAMP



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Revisions	Date

RAMADA HOTEL
SEAL COATING, STRIPING, CURB RESTORATION & (2) NEW DUMPSTER STRUCTURES ONLY

CITY OF HIALEAH
MIAMI-DADE COUNTY, FLORIDA

Project Name: _____
Sheet Name: _____

Date: 03/17/2011
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Job: 1102-0001

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TP
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PROPOSED SIGNS

ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL
(PS-1)		(PS-2) (R1-1)		(PS-3) (R7-1)	

EXISTING TRAFFIC & GENERAL SIGNS

ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL	ABBREVIATION	SYMBOL						
SIGN-1		SIGN-2		SIGN-3		SIGN-4		SIGN-5 (RS-1a)		SIGN-6		SIGN-7 (R7-1)		SIGN-8		SIGN-9 (W9-1)		(D9-2) SIGN-10 (M61)		SIGN-11 (R1-1)		SIGN-12		SIGN-13		SIGN-14	

TRAFFIC PLAN

SCALE: 1" = 30'

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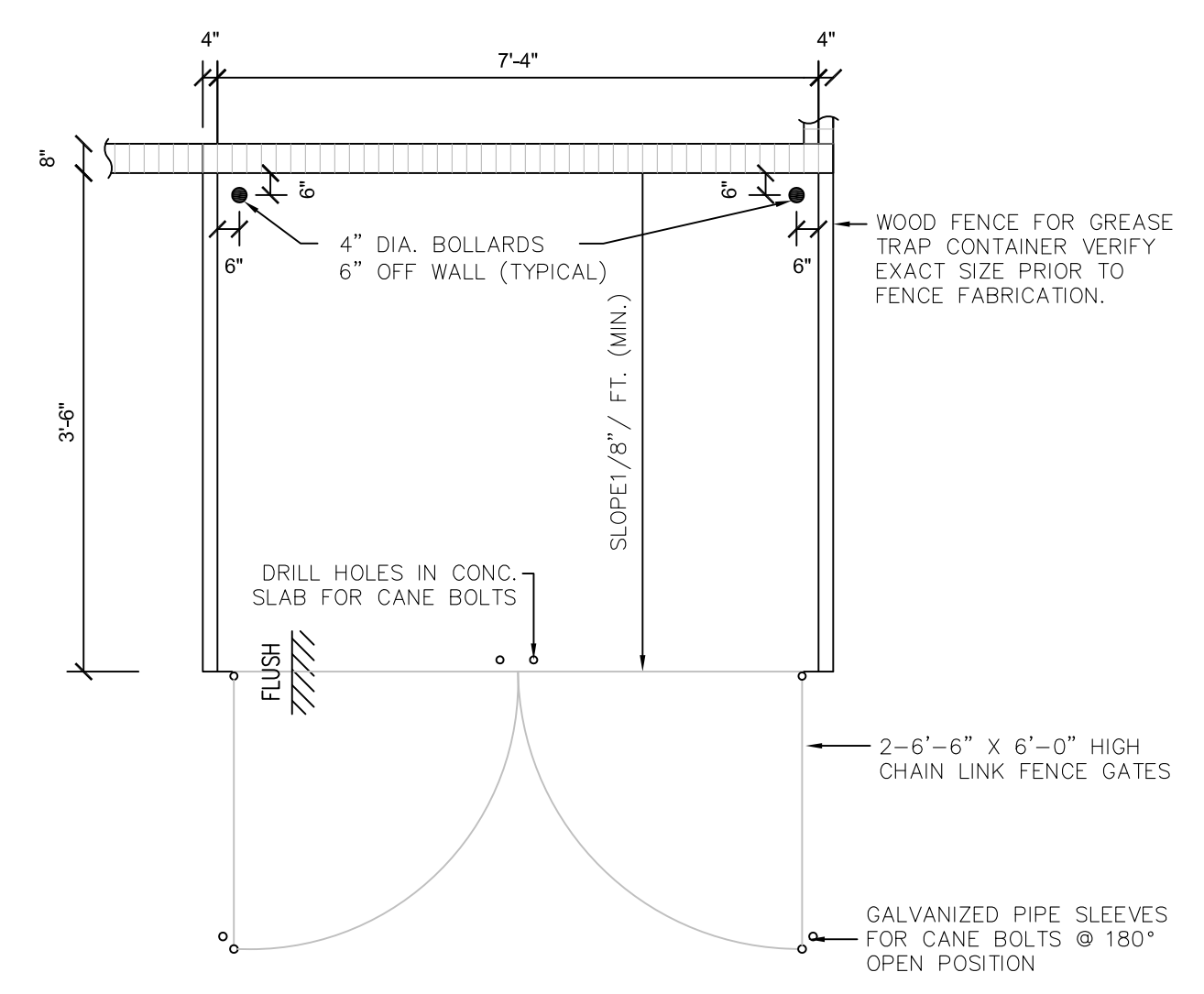
Revisions	Date

Project Name: **RAMADA HOTEL**
SEAL COATING, STRIPING, CURB RESTORATION & (2) NEW DUMPSTER STRUCTURES ONLY
Sheet Name: **CITY OF HIALEAH**
Project Location: **MIAMI-DADE COUNTY, FLORIDA**
DETAILS & SECTIONS

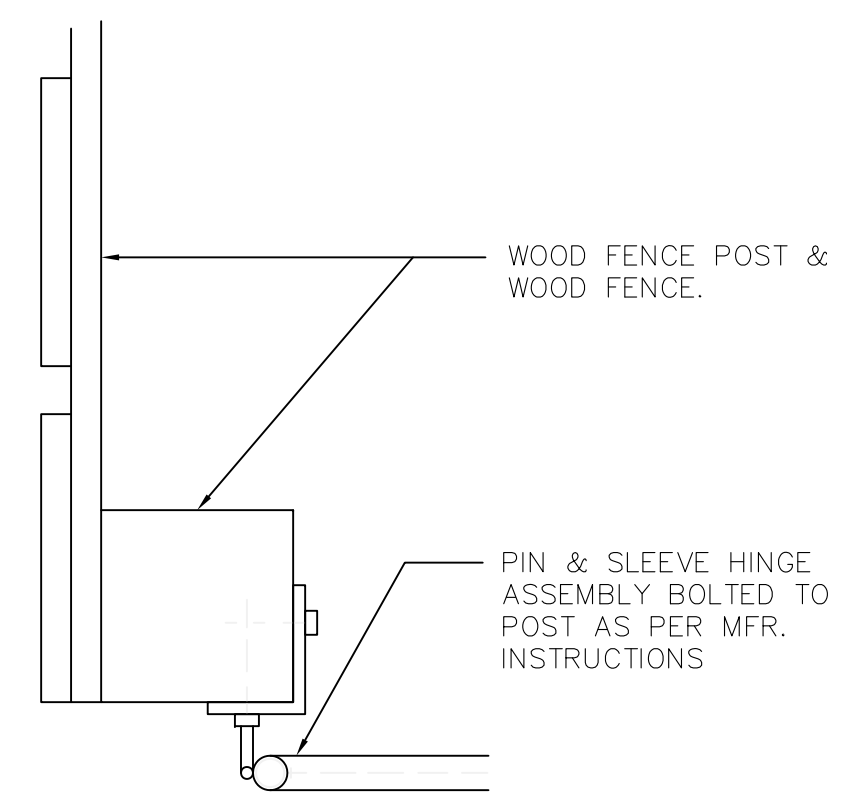
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DS-1
5 of 6 Sheets

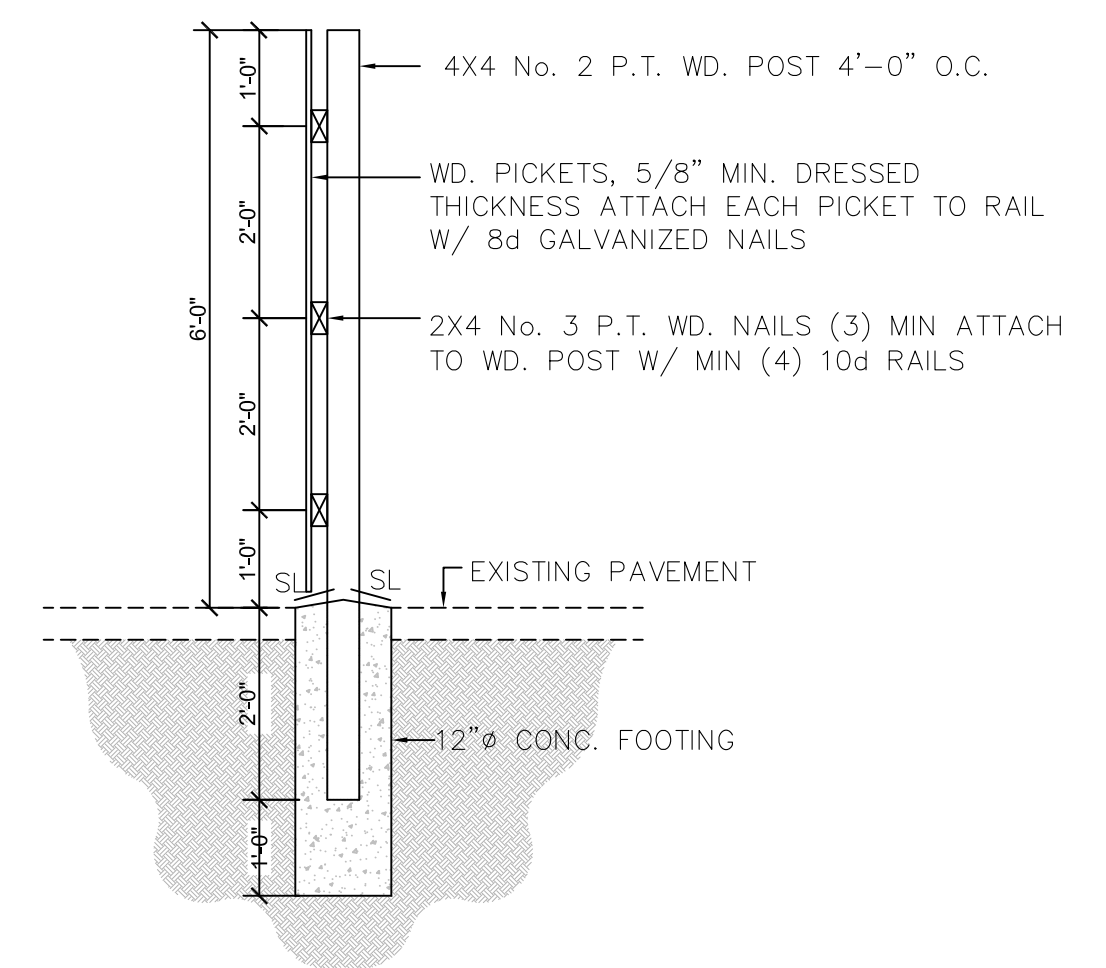
Sing & Seal:
GEORGE R. UNDERHILL, P.E.
P.E. LICENSE NUMBER 50573
STATE OF FLORIDA



GREASE TRAP WOOD FENCE PLAN
SCALE: 1/4" = 1'-0"
A SP-1



GREASE TRAP WOOD FENCE ELEVATION
SCALE: 1" = 4'-0"
C SP-1

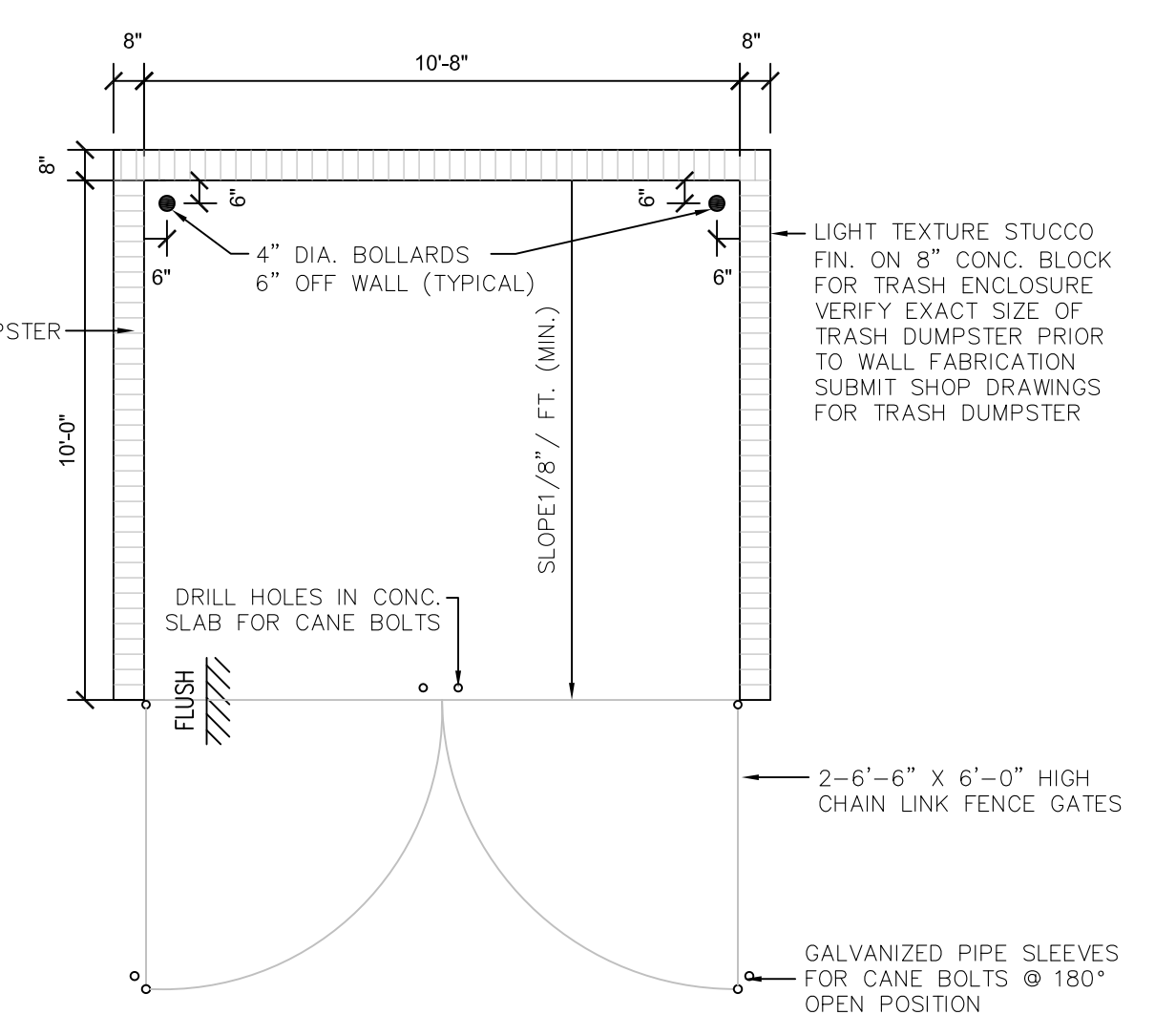


GREASE TRAP WOOD FENCE ELEVATION
SCALE: 1/4" = 1'-0"
C SP-1

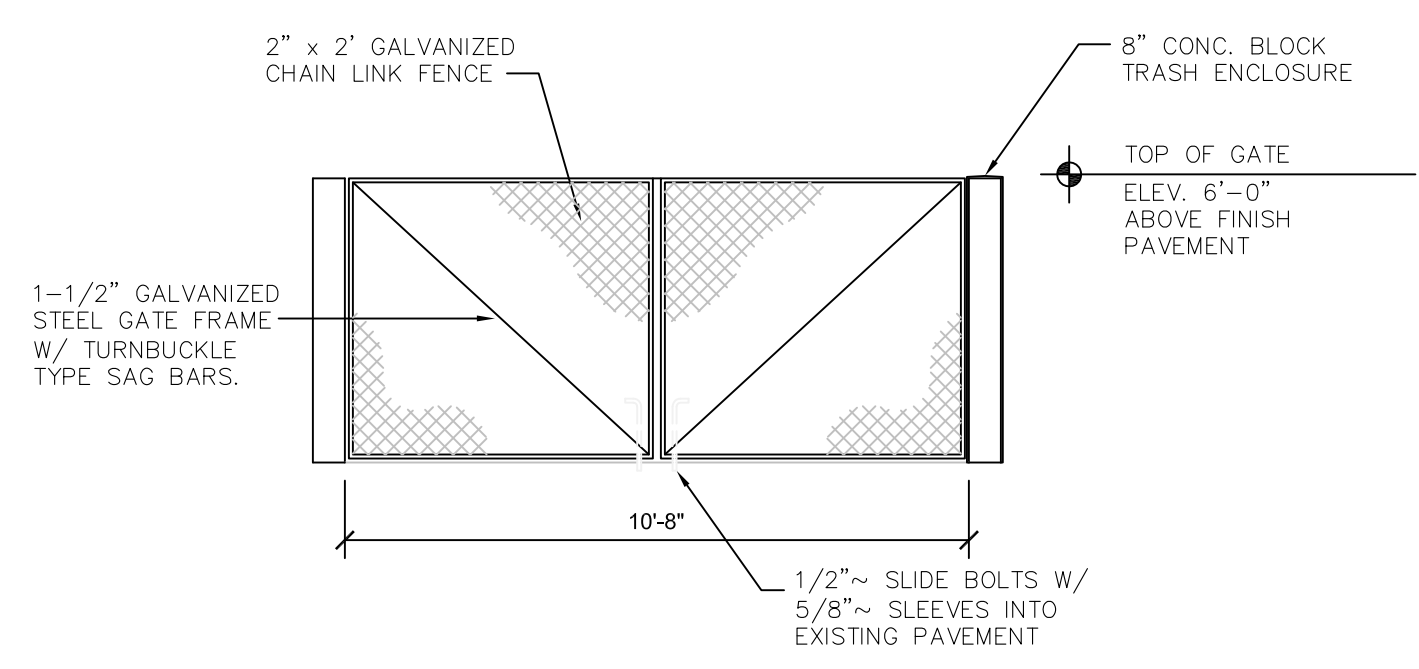
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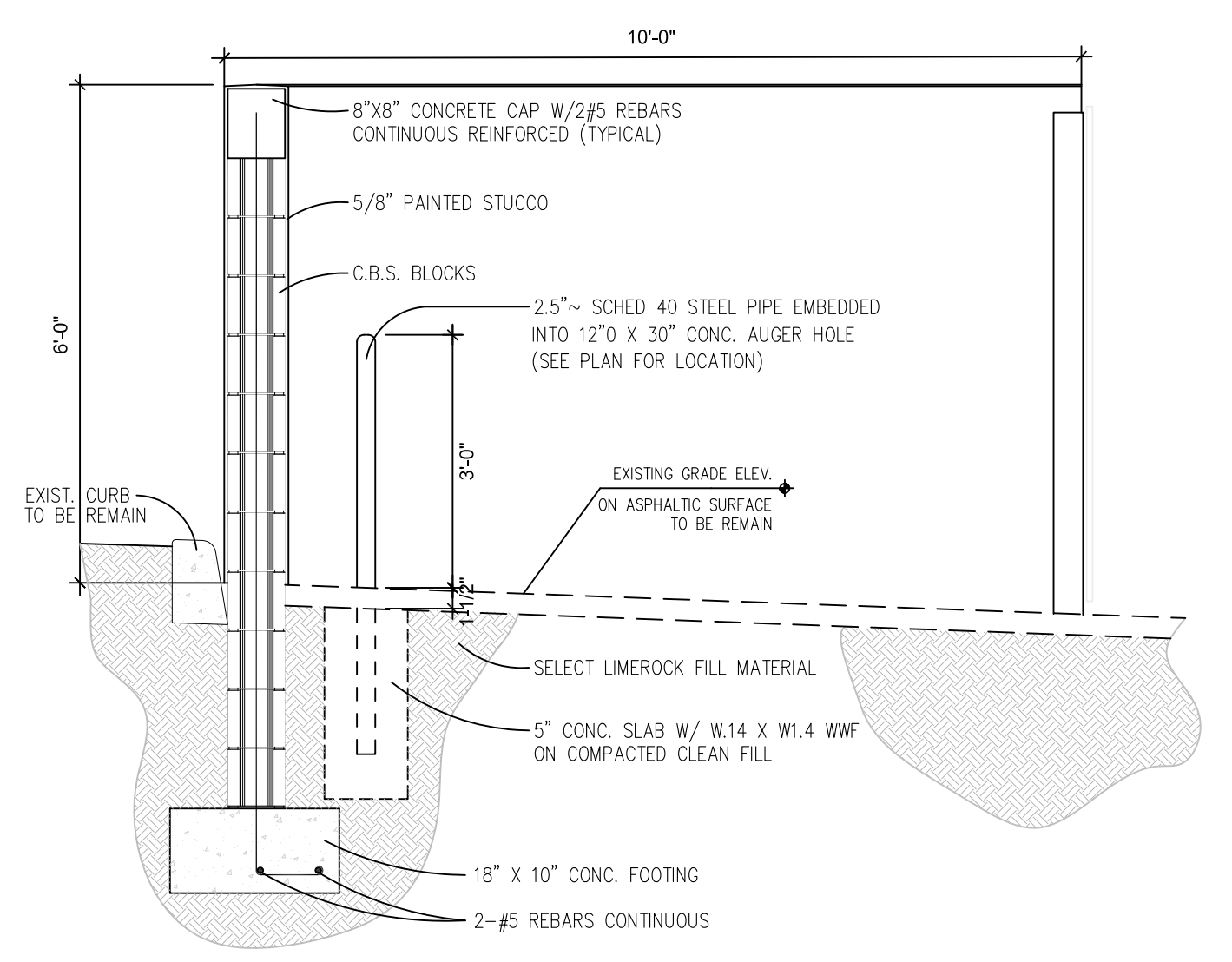
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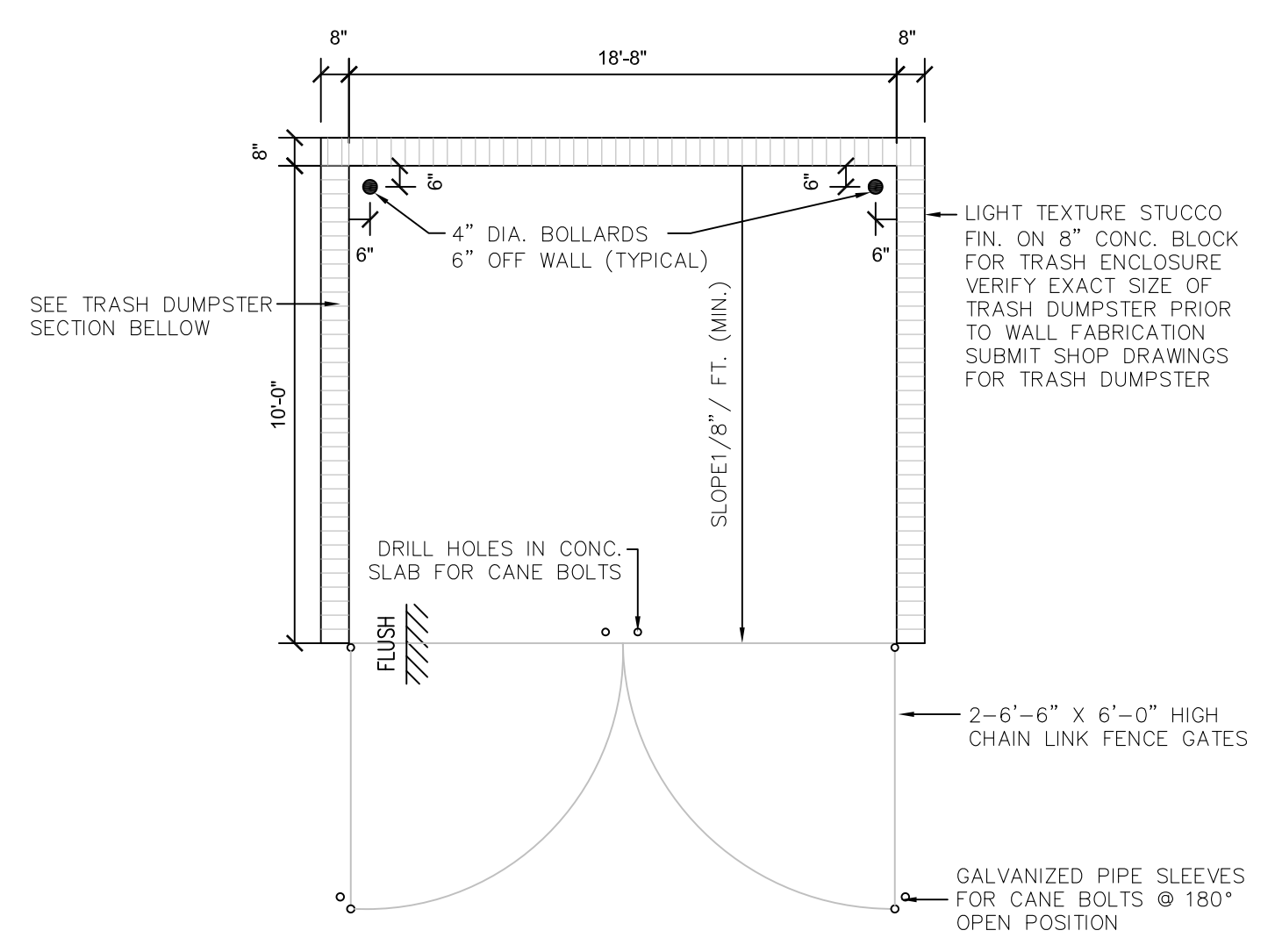
TRASH DUMPSTER PLAN
SCALE: 1/4" = 1'-0"
B SP-1



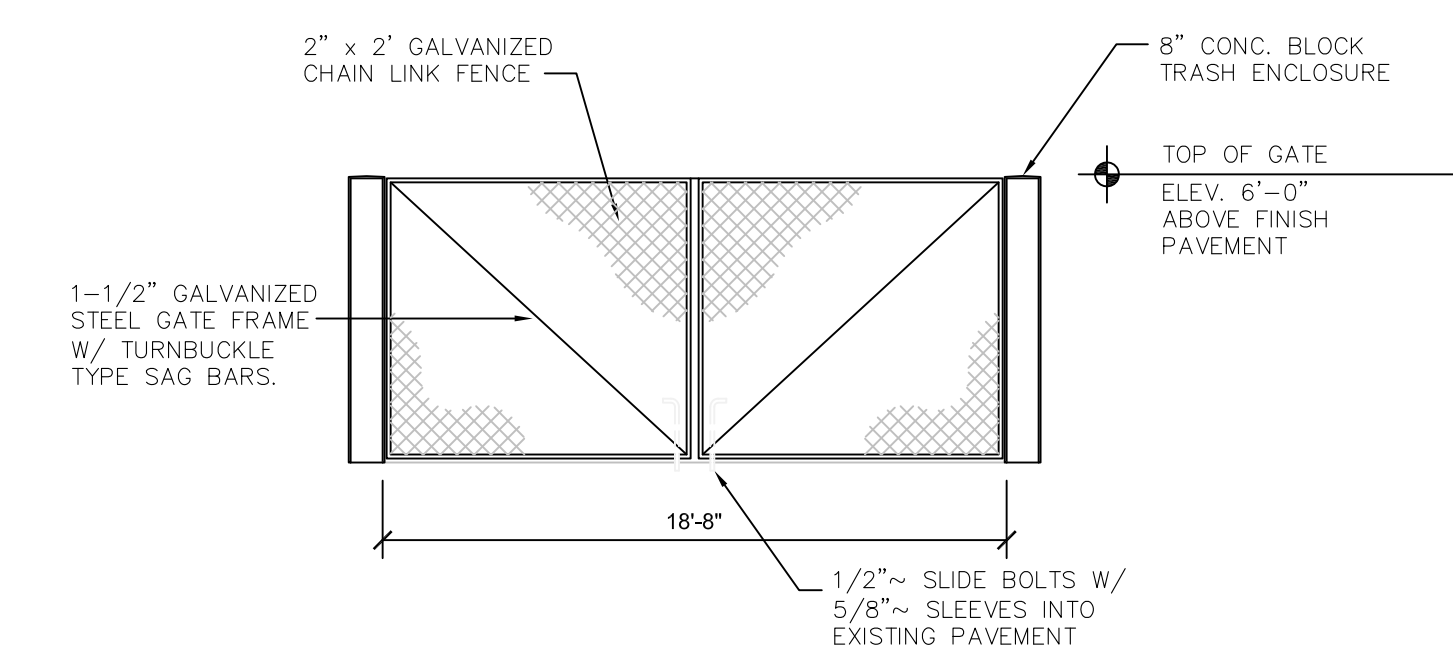
TRASH DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"
B SP-1



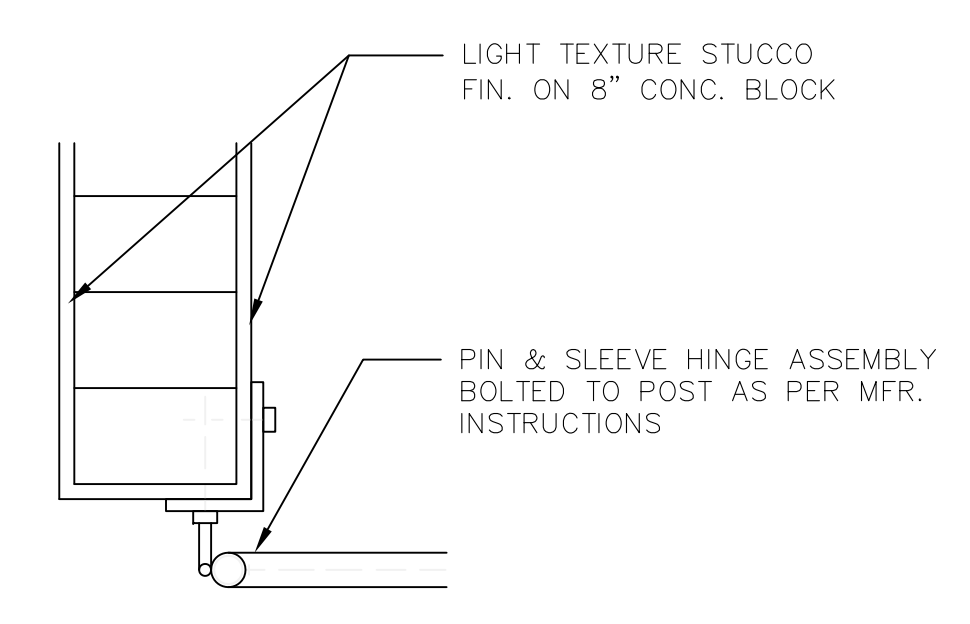
TRASH DUMPSTER SECTION
A SP-1 B SP-1



TRASH DUMPSTER PLAN
SCALE: 1/4" = 1'-0"
A D-1.0

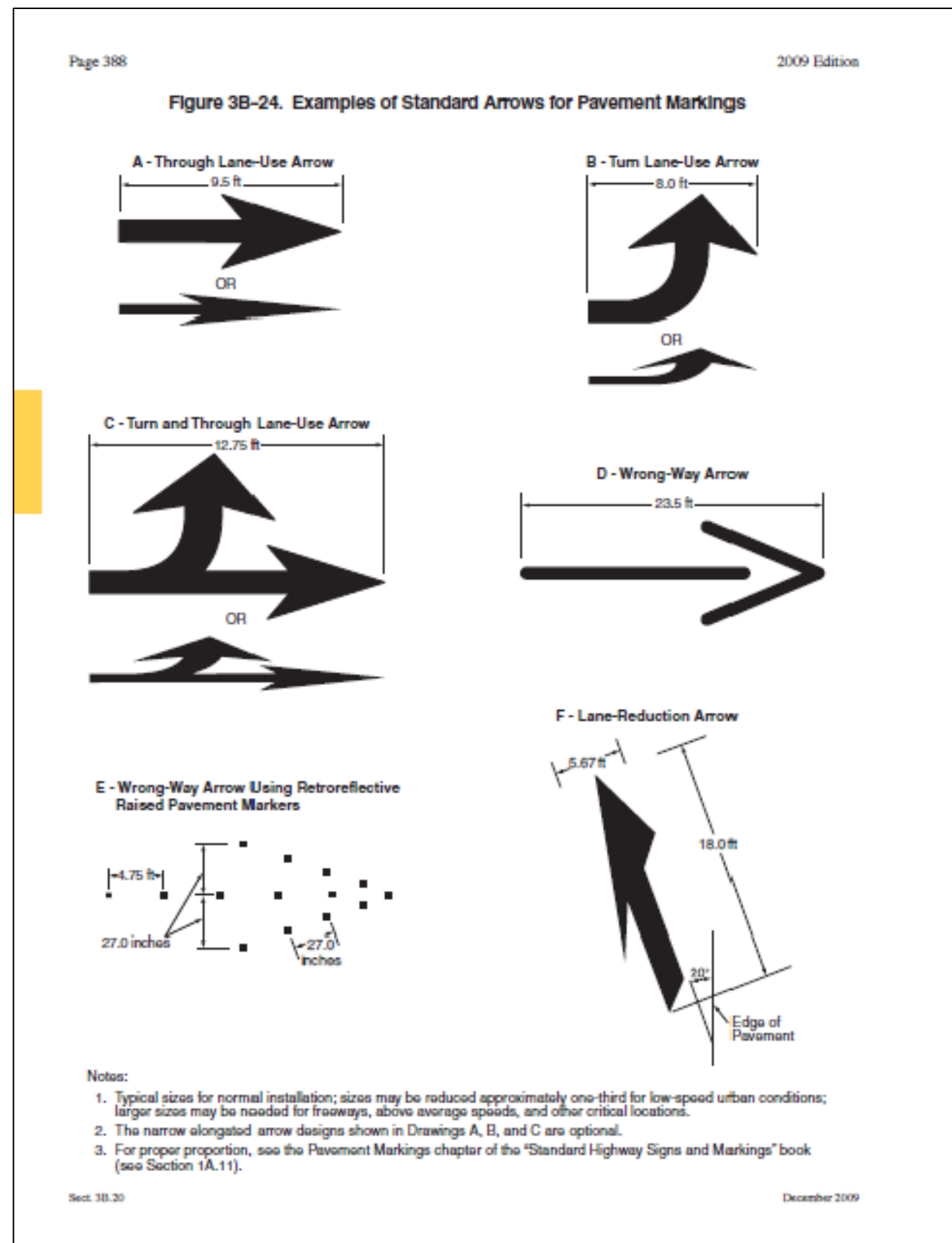


TRASH DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"
A D-1.0



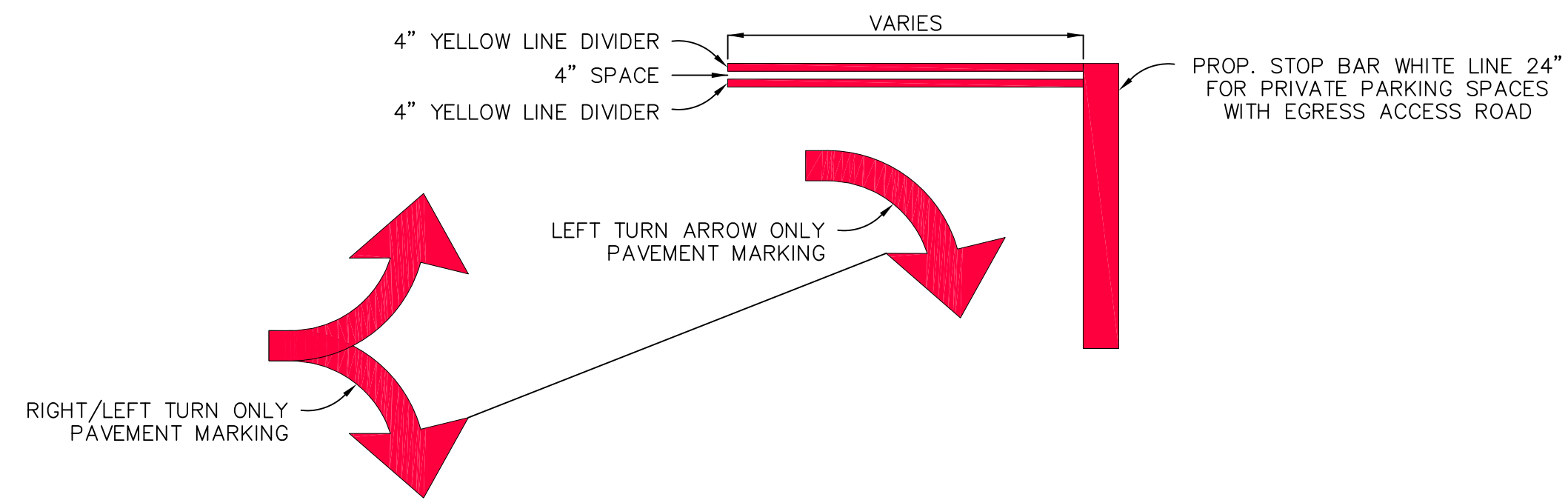
TRASH DUMPSTER DETAIL
SCALE: 1" = 8'-0"
A D-1.0





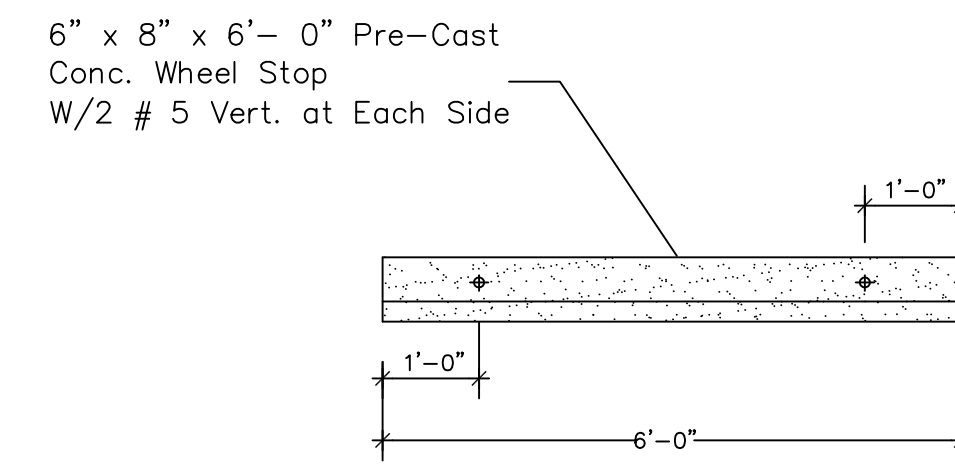
TYPICAL PAVEMENT MARKINGS

SCALE: NOT TO SCALE



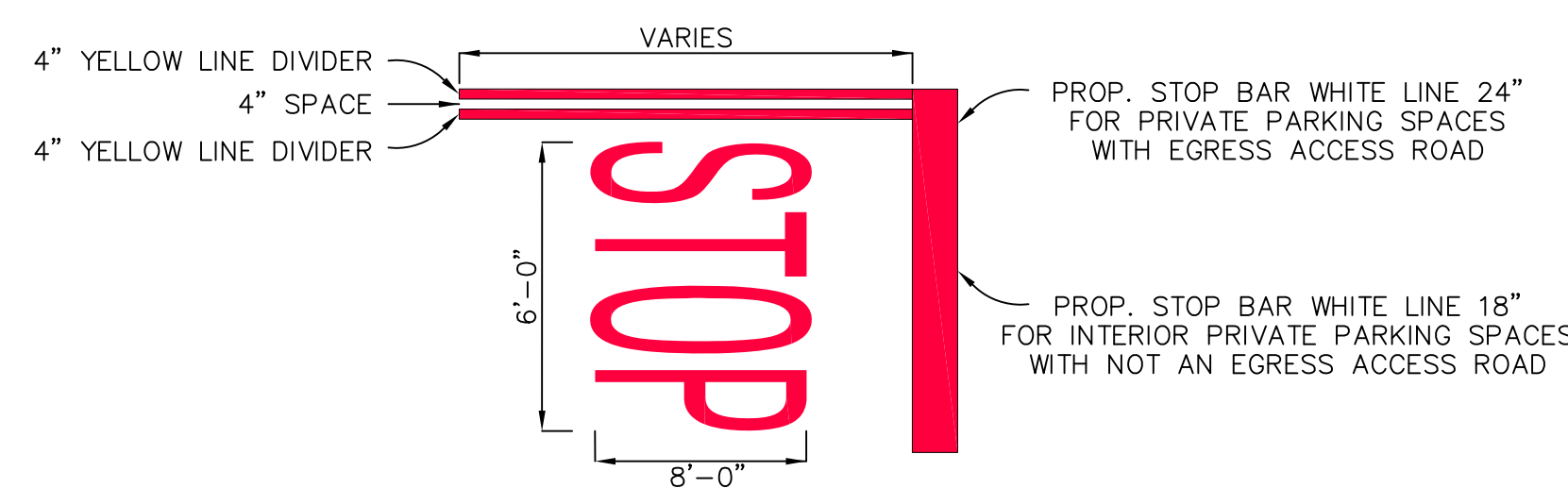
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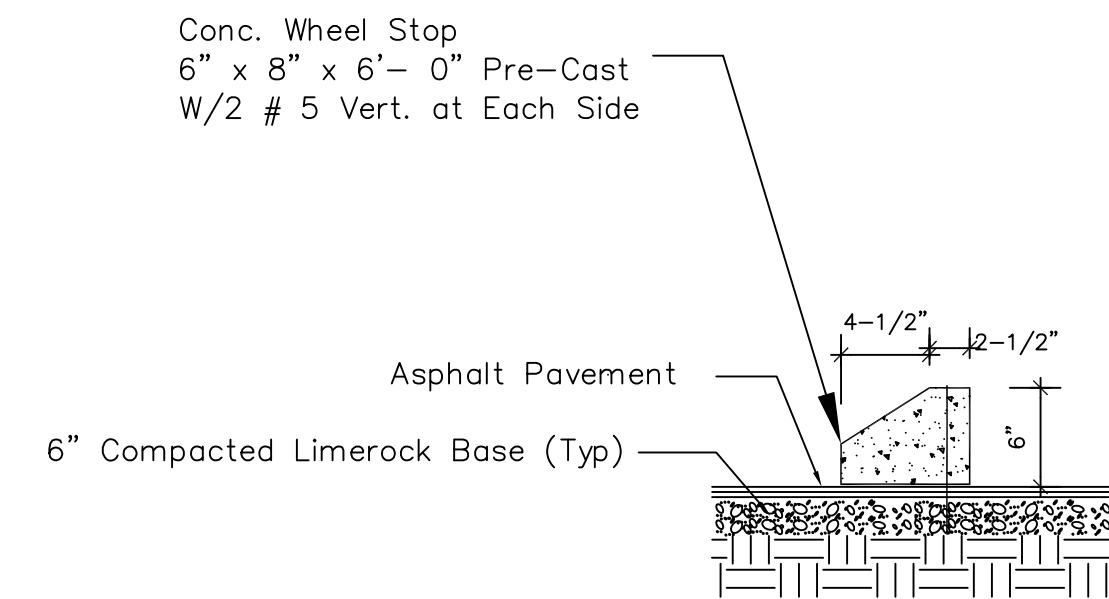
WHEEL STOP PLAN

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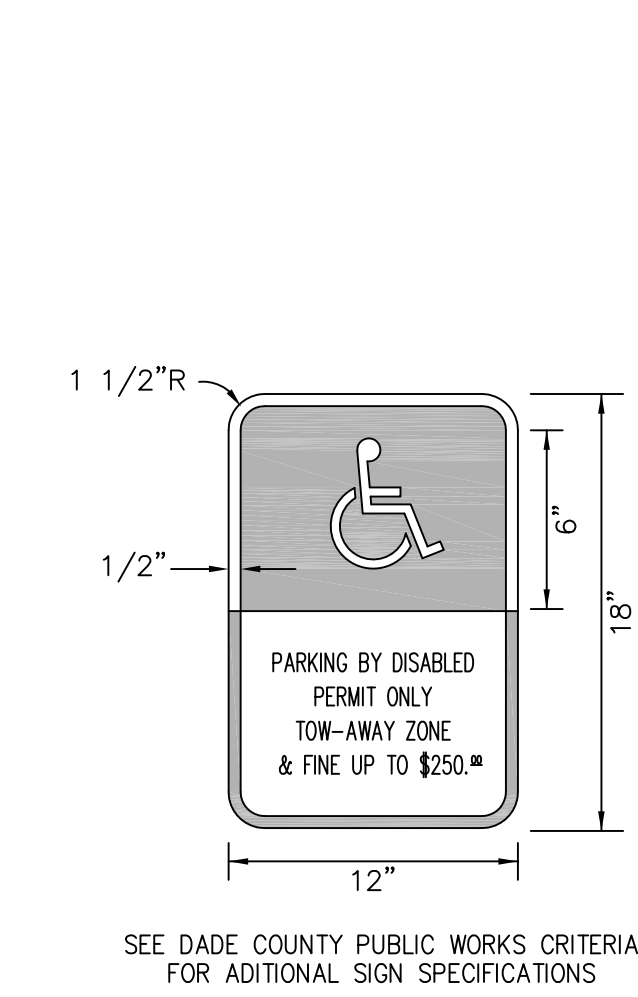
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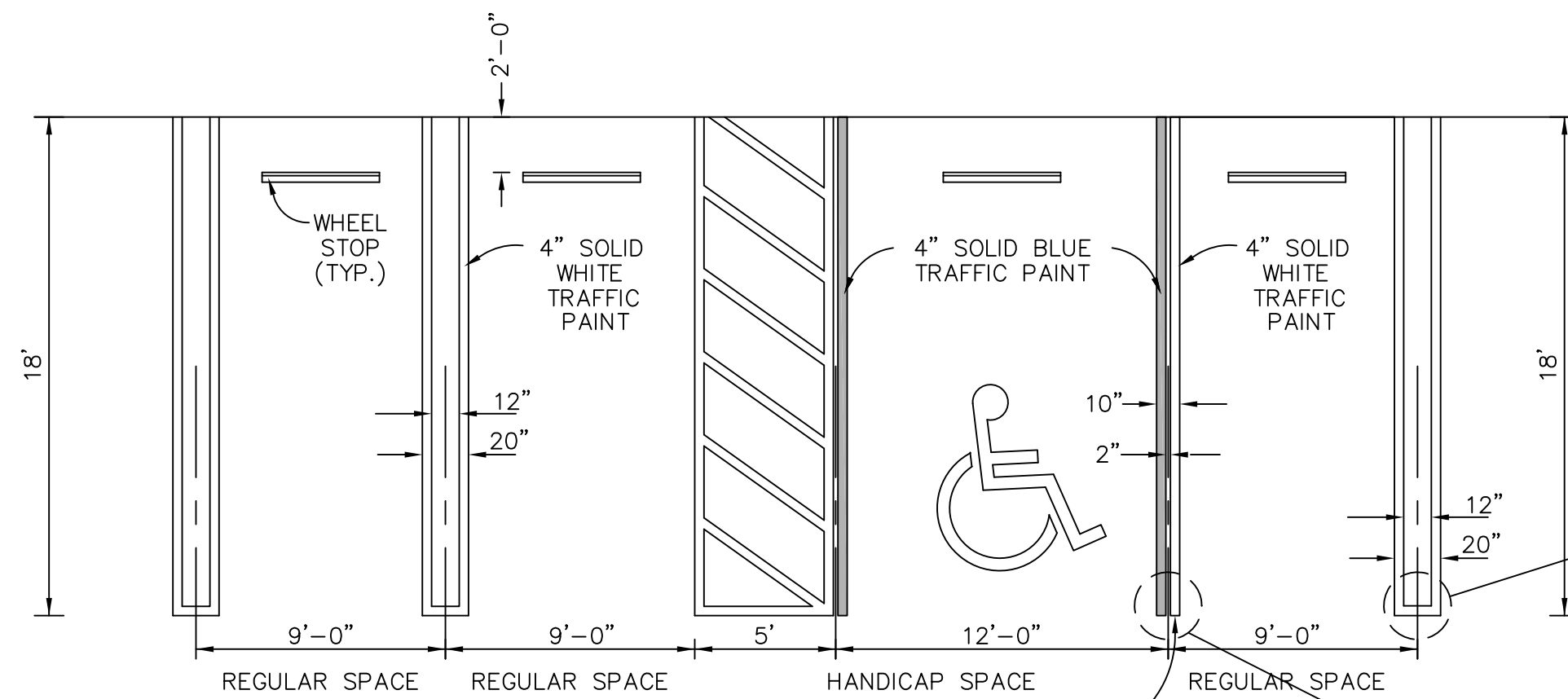
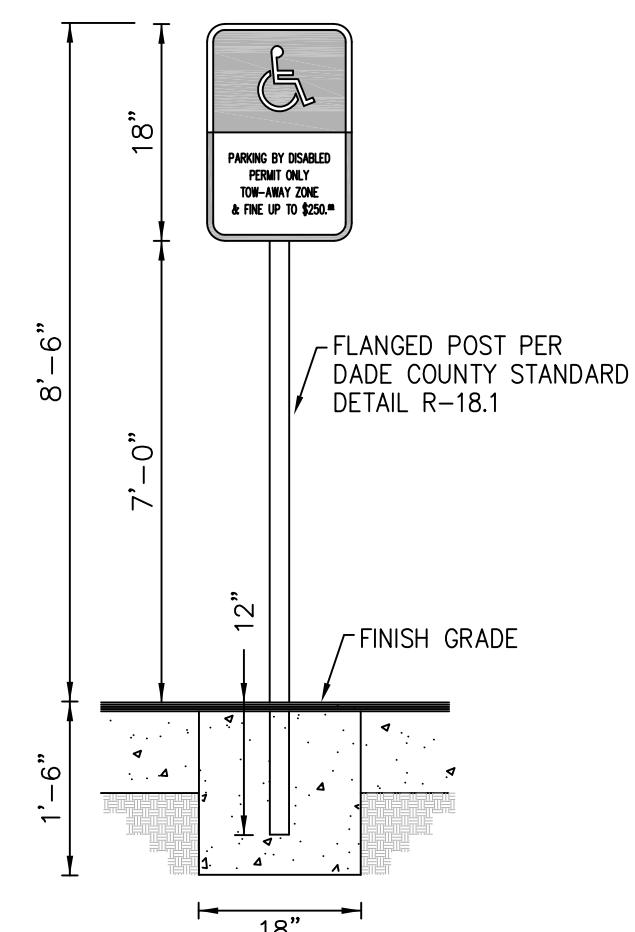
WHEEL STOP SECTION

SCALE: NOT TO SCALE



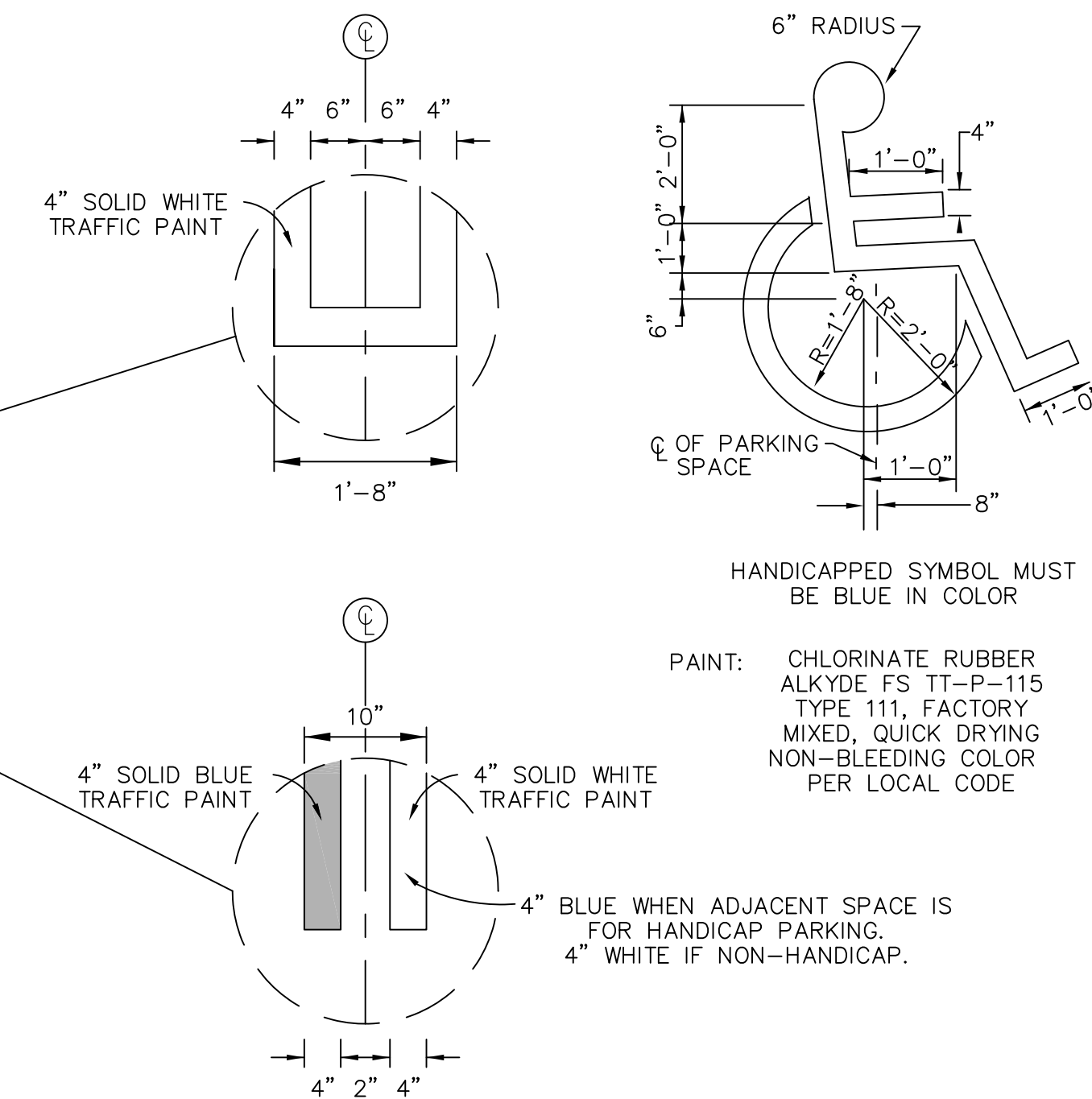
HANDICAP SIGN DETAILS

SCALE: NOT TO SCALE



TYPICAL PARKING SPACE MARKINGS

SCALE: NOT TO SCALE



DETAILS & SECTIONS

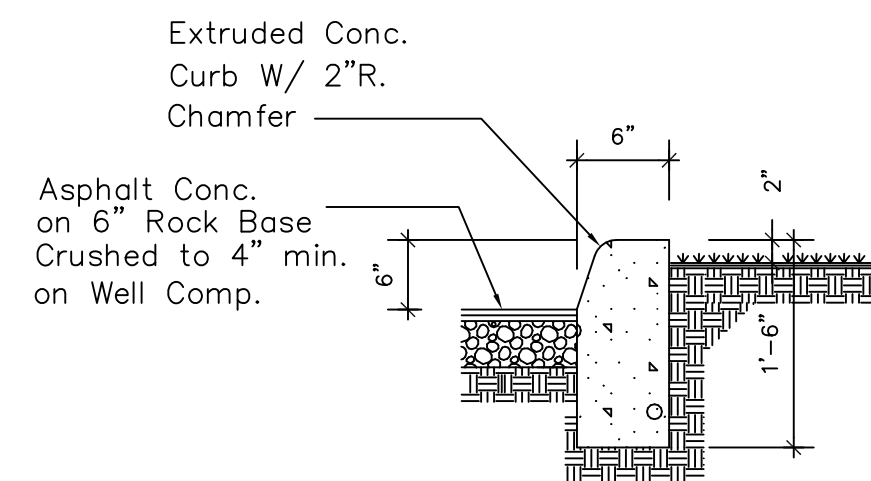
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CONCRETE CURB

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 MIAMI-DADE COUNTY, FLORIDA
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