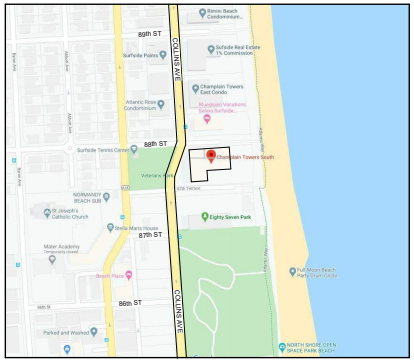


LOCATION MAP

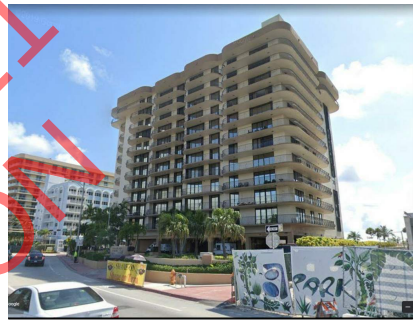
40 YEAR BUILDING REPAIR AND RESTORATION

PHASE IIC: OVERALL BUILDING REPAIR AND RESTORATION

CHAMPLAIN TOWERS SOUTH CONDOMINIUM

8777 COLLINS AVENUE
SURFSIDE, FLORIDA 33154

100% BID DOCUMENTS SET - 4/26/21



STREET VIEW

DRAWING LIST - PHASE IIC STRUCTURAL

.C2C-1.0	COVERSHEET
.C2C-1.1	GENERAL NOTES & DESIGN DATA
A2C-0.5	BASEMENT PARKING PLAN
A2C-1.0	LEVEL 1 FLOOR PLAN
A2C-1.1	LEVEL 2-8 FLOOR PLAN
A2C-1.2	LEVEL 9-11 FLOOR PLAN
A2C-1.3	LEVEL 12 FLOOR PLAN
A2C-1.4	LOW ROOF & PENTHOUSE FLOOR PLAN
A2C-1.5	PENTHOUSE AND HIGH ROOF PLAN
D2C-1.0	LEVEL 1 DEMO PLAN
S2C-1.0	LEVEL 1 SLAB REINFORCEMENT AND FRAMING PLAN
S2C-1.1	LEVEL 1 BONDED OVERLAY AND TOPPING ELEVATIONS
S2C-1.2	LEVEL 2 FRAMING PLAN
S2C-2.0	TYPICAL REINFORCEMENT & REPAIR NOTES
S2C-2.1	CONCRETE REPAIR DETAILS
S2C-2.2	CONCRETE/MASONRY REPAIR DETAILS
S2C-2.3	PLAZA DETAILS
S2C-2.4	PLAZA DETAILS
S2C-2.5	PLAZA DETAILS
S2C-2.6	PLAZA DETAILS
S2C-2.7	PLAZA DETAILS
S2C-2.8	PLAZA DETAILS
S2C-2.9	PLAZA & FOUNDATION DETAILS
S2C-3.0	POOL REPAIR DETAILS
S2C-3.1	STUCCO REPAIR DETAILS
S2C-3.2	SOFFIT AND RAIL REPAIR DETAILS
S2C-3.3	BALCONY DOOR WATERPROOFING
S2C-3.4	SHORING DETAILS
S2C-3.5	FIRE DOOR REPLACEMENT DETAILS
S2C-3.6	SOUTH WALL REPAIR
TBM-1	TRAFFIC BEARING WATERPROOFING MEMBRANE & FINISH
WP-1	CCW-500 WALL DETAILS
WP-2	CCW-500 SLAB-WALL DETAILS
WP-4	CCW-500 TIE-IN TO OTHER MEMBRANES
WP-5	CCW-500 DRAINS
WP-6	CCW-500 PAVERS
WP-7	CCW-500 PENETRATIONS
WP-8	MIRACOTE POOL MEMBRANE

DRAWING LIST - PHASE IIC ARCHITECTURAL

A-1	OVERALL FIRST FLOOR RAMP, WINDOW, & DOOR PLAN
A-2	OVERALL 2ND THRU 8TH FLOOR WINDOW & DOOR PLAN
A-3	OVERALL 8TH THRU 11TH FLOOR WINDOW & DOOR PLAN
A-4	OVERALL 12TH FLOOR WINDOW & DOOR PLAN
A-5	OVERALL ROOF & PENTHOUSE FLOOR WINDOW & DOOR PLAN
A-6	DOOR & WINDOW ELEVATION PROFILES
A-7	DOOR & WINDOW SCHEDULE, DOOR & WINDOW NOTES, DOOR HARDWARE SCHEDULE
A-8	WEST & NORTH BUILDING ELEVATIONS
A-9	EAST 7 SOUTH BUILDING ELEVATIONS
A-10	PRELIMINARY COLOR CHART & NEW BUILDING ELEVATIONS

DRAWING LIST - PHASE IIC MEP

E-0	ELECTRICAL SYMBOL LEGEND AND NOTES
E-1	BASEMENT PARKING PLAN - LIGHTING
E-2	FIRST FLOOR PARKING PLAN - LIGHTING
E-3	BASEMENT PARKING PLAN - POWER
E-4	PENTHOUSE FLOOR PLAN / LOWER ROOF
E-5	GENERATOR ROOM PLAN
E-6	ELECTRICAL NOTES
E-7	ELECTRICAL GEAR SPECIFICATIONS
E-8	ELECTRICAL PANELS
E-9	ELECTRICAL DETAILS
FP-1	FIRE PROTECTION NOTES, SCHEDULES AND DETAILS
FP-2	FIRST FLOOR PLAN - FIRE PROTECTION
M-0	MECHANICAL NOTES AND SCHEDULES
M-1	MECHANICAL - HVAC GARAGE PLAN
M-2	MECHANICAL GROUND FLOOR PLAN
M-3	LOW ROOF HVAC REPLACEMENT PLAN
P-0	PLUMBING GENERAL NOTES AND DETAILS
P-0A	NATURAL GAS BASEMENT PARKING PLAN
P-1	PLUMBING GAS GARAGE PLAN
P-1A	NATURAL GAS BASEMENT PLAN
P-2	PLUMBING - FIRST FLOOR PARKING PLAN
P-2A	NATURAL GAS - FIRST FLOOR PARKING PLAN

DRAWING LIST - PHASE IIC LANDSCAPE

LD-1	TREE DISPOSITION PLAN
LH-1	HARDSCAPE PLAN
LP-1	LANDSCAPE PLAN
LR-1	IRRIGATION PLAN AND LEGEND
LR-2	IRRIGATION NOTES AND DETAILS
LT-1	LANDSCAPE LIGHTING PLAN

SPECIFICATIONS

SECTION 00 2113	INSTRUCTION TO BIDDERS
SECTION 00 4100	BID FORM
SECTION 00 5213	CONTRACT AGREEMENT FORM
SECTION 00 7212	ADDITIONS TO THE CONTRACT AGREEMENT
SECTION 00 7300	SUPPLEMENTAL CONTRACT CONDITIONS
SECTION 01 1100	SUMMARY OF WORK
SECTION 01 2100	ALLOWANCES
SECTION 01 2200	UNIT PRICES
SECTION 01 2300	ALTERNATES
SECTION 01 3100	PROJECT MANAGEMENT AND COORDINATION
SECTION 01 3300	SUBMITTAL PROCEDURES
SECTION 01 4000	QUALITY REQUIREMENTS
SECTION 01 5000	TEMPORARY FACILITIES & CONTROL
SECTION 01 6000	PRODUCT REQUIREMENTS
SECTION 01 7300	EXECUTION
SECTION 01 7400	CLEANING & WASTE MANAGEMENT
SECTION 02 4119	SELECTIVE DEMOLITION
SECTION 03 0100	MAINTENANCE OF CONCRETE
SECTION 04 0120	MAINTENANCE OF MASONRY
SECTION 04 1100	PREPARATION OF LIME OR PORTLAND BASED STUCCO
SECTION 04 1101	REPAIR OF STUCCO
SECTION 05 0519	POST-INSTALLED ANCHORS IN CONCRETE & MASONRY
SECTION 05 4000	COLD FORMED METAL FRAMING
SECTION 05 5000	METAL FABRICATIONS
SECTION 07 1413	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING
SECTION 07 1610	CEMENTITIOUS AND REACTIVE WATERPROOFING
SECTION 07 1810	PEDESTRIAN BEARING WATERPROOFING MEMBRANE
SECTION 07 9200	SEALANT
SECTION 09 2400	PORTLAND CEMENT PLASTERING STUCCO
SECTION 09 9120	PAINTING
SECTION 31 4100	SHORING
SECTION 32 1400	CLAY AND CONCRETE UNIT PAVING
SECTION 32 9218	TOPSOIL FINISH GRADING SHRUBS & SOD

CHAMPLAIN TOWERS SOUTH CONDOMINIUM
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SURFSIDE, FLORIDA 33154

CHAMPLAIN TOWERS SOUTH 40-YEAR BUILDING REPAIR & RESTORATION

PHASE IIC: OVERALL BUILDING REPAIR AND RESTORATION

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This item has been digitally signed and sealed by Robert J. Miller 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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No.	Date	Revisions

DESIGNED HR/JB/RM	DRAWN HR/JB/RM
CHECKED RM	APPROVED FPM

Project No.: 18217
Date: 04/26/21
Scale: As indicated
Sheet Title: COVERSHEET
Sheet No.: .C2C-1.0

GENERAL NOTES

CONTRACTORS RESPONSIBILITIES:
1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTING. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT AND SHALL REMAIN THE CONTRACTOR'S PROPERTY.
2. CONTRACTOR SHALL VERIFY CONDITION IN THE FIELD AND IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY CONDITIONS NOT AS ASSUMED; HE SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND BE RESPONSIBLE FOR THE SAME.
3. CONTRACTOR SHALL COORDINATE WITH ALL RELATED TRADES FOR DETAILING, FABRICATION AND ERECTION PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL.
4. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS. DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
5. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOBSITE SAFETY DURING CONSTRUCTION.
6. PROCESSING AND/OR APPROVED SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OF SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED, SHALL NOT BE CONSTRUED AS VOLUNTARY ASSUMPTION BY THE ENGINEER OF ANY RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
7. THE ENGINEER IS NOT ENGAGED IN AND DOES NOT SUPERVISE CONSTRUCTION.

DEMOLITION:
1. REMOVE EXISTING CONSTRUCTION AS SHOWN ON PLANS. SEE SECTIONS AND DETAILS FOR EXTENT OF STRUCTURE TO BE REMOVED.
2. EXISTING STRUCTURAL ELEMENTS SHALL REMAIN UNLESS SPECIFICALLY NOTED ON PLAN TO BE REMOVED.
3. IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON DRAWINGS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH DEMOLITION.

EXCAVATION SUPPORT SYSTEMS:
1. PROTECT THE SITE FROM CAVING AND UNACCEPTABLE SOIL MOVEMENT.
2. LOCATE THE SHORING SYSTEM TO CLEAR PERMANENT CONSTRUCTION AND TO PERMIT FORMING AND FINISHING OF CONCRETE SURFACES.
3. PROVIDE SHORING SYSTEM ADEQUATELY ANCHORED AND BRACED TO RESIST EARTH AND HYDROSTATIC PRESSURES.
4. THE CONTRACTOR SHALL EMPLOY AN INSPECTION AGENCY APPROVED BY THE A/E TO INSPECT THE SHEETING AND SHORING OPERATION TO ASSURE COMPLIANCE IN ALL REQUIREMENTS.
5. RESPONSIBILITY FOR ALL WORK SHALL BE ASSUMED BY THE CONTRACTOR. HE SHALL TAKE ALL PRACTICAL PRECAUTIONS TO ASSURE COMPLETE SAFETY AND SUFFICIENCY OF WORK PROVIDED UNDER THIS SECTION AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE.
6. SUBMIT SHEETING AND SHORING DESIGN DRAWINGS AND CALCULATIONS WITH THE CONSTRUCTION ENGINEER'S SEALS SHOWING METHODS, MATERIALS, LOADS, SEQUENCING, AND COORDINATION FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

CONTROLLED FILL AND BACKFILL:
1. SAMPLES OF ALL MATERIALS THAT THE CONTRACTOR PROPOSES TO USE FOR COMPACTED FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
2. COMPACTED FILL SHALL CONSIST OF LOCAL MATERIAL FREE OF DELETERIOUS MATTER AND CLASSIFIED SP, SW, SM, SC, GP, GW, GM, OR GC PER ASTM D 2487.
3. THE CONTROL OF THE MOISTURE FOR PLACING THE FILL WILL BE BASED ON THE RESULTS OF COMPACTION TESTS PER ASTM D 1557.
4. ALL COMPACTED FILL SHALL HAVE A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557.
5. PRIOR TO PLACEMENT OF ANY FILLS, THE SITE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROCKS, AND ORGANIC MATERIALS AND THE EXPOSED SUBGRADE SHALL BE COMPACTED IN PLACE TO A CONFIRMED DENSITY OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS AND SHALL BE MIXED, SPREAD AND PLACED IN SUCH A WAY AS TO PRODUCE A UNIFORM THICKNESS OF MATERIAL AFTER PLACING.
7. EACH LAYER OF FILL SHALL BE COMPACTED WITH A MINIMUM OF 6 COMPLETE PASSES ON ALL PORTIONS OF THE SURFACE OF EACH LIFT OF FILL BY RUBBER TIRED ROLLERS, SHEEPS FOOT ROLLERS OR OTHER MECHANICAL EQUIPMENT APPROVED BY THE GEOTECHNICAL ENGINEER.
8. COMPACTED FILL PLACED WITHIN 4 FEET OF STRUCTURES AND PIPES SHOULD BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED 4 INCHES THICKNESS AND COMPACTED WITH HAND TAMPERS OR LIGHT COMPACTION EQUIPMENT TO THE SAME STANDARD.
9. HEAVY COMPACTION EQUIPMENT SHOULD NOT BE ALLOWED WITHIN 4 FEET OF STRUCTURES UNLESS A MINIMUM 2 FEET DEPTH OF FILL COVERS THE STRUCTURES.
10. WHENEVER IN PLACE DENSITIES ARE FOUND BELOW ACCEPTABLE LIMITS, ADDITIONAL ROLLING TO PRODUCE THE SPECIFIED DENSITIES SHALL BE REQUIRED.
11. THE CONTRACTOR SHALL TAKE ALL MEASURES REQUIRED TO PROVIDE FOR FREE DRAINAGE OF THE SITE AND TO PREVENT PONDING OF WATER. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
12. PLACING OF FILL CONTAINING ORGANIC MATTER; PLACING OF FILL WITH MOISTURE CONTENT TOO HIGH OR TOO LOW FOR PROPER COMPACTION; PLACING OF FILL WHEN FREE WATER IS STANDING ON THE EXISTING FILL SURFACE; PLACING OF FILL IN A FROZEN CONDITION OR ON TOP OF FROZEN MATTER WILL NOT BE PERMITTED.
13. THE SOILS ENGINEER SHALL SUPERVISE THE PLACING OF THE COMPACTED FILL AND ALL THE MATERIAL AND EQUIPMENT USED FOR THIS PURPOSE AND SHALL MAKE SUCH SOILS TESTS AS MAY BE REQUIRED FOR THE COMPLETION OF THE WORK PERFORMING AT LEAST 6 IN PLACE DENSITY TESTS DURING EACH EIGHT HOUR SHIFT.

POST-INSTALLED ANCHORS:
1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS.
2. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, FATIGUE, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
3. ANCHOR CAPACITY IS HIGHLY DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE/MASONRY. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS. IF EDGE DISTANCES OR ANCHOR SPACING IS NOT SPECIFIED ON THE DRAWINGS, PROVIDE THE FOLLOWING MINIMUM DISTANCES.
   A. EDGE DISTANCES
      a. ADHESIVE ANCHORS: 2 TIMES THE ANCHOR EMBEDMENT LENGTH
      b. UNDERCUT ANCHORS: 2.5 TIMES THE ANCHOR EMBEDMENT LENGTH
      c. EXPANSION ANCHORS (SLEEVE OR WEDGE): 4 TIMES THE ANCHOR EMBEDMENT LENGTH
   B. ANCHOR SPACING
      a. ALL ANCHORS: 3 TIMES THE ANCHOR EMBEDMENT
4. ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BUILDING CODE, AND MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
5. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL POST-INSTALLED ANCHORS HAVE BEEN PROPERLY TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING FOR EACH SPECIFIC PRODUCT.
6. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS (AS DETERMINED BY THE ENGINEER) SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE ACI-CRSI "ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM".
7. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL FURNISH A REPORT TO THE STRUCTURAL ENGINEER OF RECORD AND BUILDING OFFICIAL THAT THE WORK COVERED BY THE REPORT HAS BEEN PROPERLY PERFORMED AND THAT THE MATERIALS USED AND THE INSTALLATION PROCEDURES USED CONFORM WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
8. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. IF HIGH-EARLY STRENGTH CONCRETE MIXES ARE SPECIFIED, CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL OF MINIMUM INSTALLATION AGE.
9. EXISTING REINFORCING BARS OR PRESTRESSING STEEL IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TESTING TO LOCATE THE POSITION AND DEPTH OF THE REINFORCING BARS OR PRESTRESSING AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY HILTI FERROSCAN, GPR, X-RAY, CHIPPING OR OTHER MEANS.
10. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES. ANCHORS EXPOSED TO WEATHER AND AT SILL PLATES SHALL BE STAINLESS STEEL.
   A. MECHANICAL ANCHORS IN CRACKED OR UNCRACKED CONCRETE USE:
      a. HILTI KWIK BOLT-TZ2 EXPANSION ANCHORS
      b. HILTI KWIK HUS-EZ AND KH-EZ I SCREW ANCHORS
   B. ADHESIVE ANCHORS IN CRACKED AND UNCRACKED CONCRETE USE:
      a. HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HIT-Z ROD
      b. HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM WITH HAS-E THREADED ROD
   C. REBAR DOWELING INTO CONCRETE:
      a. HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM
   D. ADHESIVE ANCHORS IN HOLLOW / GROUTED / MULTI-WYTHE MASONRY USE:
      a. HILTI HIT-HY 270 MASONRY ADHESIVE ANCHORING SYSTEM
   E. MECHANICAL ANCHORS IN GROUTED MASONRY USE:
      a. HILTI KWIK BOLT-1 EXPANSION ANCHORS
      b. HILTI KWIK BOLT- EXPANSION ANCHORS
      c. HILTI KWIK HUS-EZ AND KH-EZ I SCREW ANCHORS

CONCRETE:
1. ALL CONCRETE WORK SHALL CONFORM TO ALL THE PROVISIONS OF THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) AND TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318).
2. CONCRETE PROPERTIES FOR EACH STRUCTURAL ELEMENT IS DEFINED IN THE DESIGN DATA SECTION ON THIS SHEET.
3. CONCRETE SHALL CONFORM TO ALL THE PROVISIONS OF "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING" (ACI 305) AND "RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING" (ACI 306).
4. ALL FORMWORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "FORMWORK FOR CONCRETE" SPECIAL PUBLICATION NO. 4 AND ACI'S "STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI 347).
5. CONCRETE MIX DESIGN SHALL BE BASED ON LABORATORY TRIAL BATCH METHOD DESCRIBED IN ACI-318. CONCRETE SHALL ALSO CONFORM TO THE FOLLOWING REQUIREMENTS.
6. THE MAXIMUM WATER CEMENT RATIO W/C SHALL NOT EXCEED 0.56 FOR ALL CONCRETE EXCEPT CONCRETE EXPOSED TO WEATHER WHICH SHALL NOT EXCEED 0.42.
7. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED.
8. THE MAXIMUM SLUMP OF ALL CONCRETE SHALL BE 4".
9. ALL CONCRETE SHALL BE CURED WITH LIQUID SEALING COMPOUND CONFORMING TO ASTM C-309, TYPE I AND FEDERAL SPECIFICATION TT-C-00800 OR OTHER APPROVED METHOD WHICH IS COMPATIBLE WITH FLOORING ADHESIVES AND OTHER SURFACE TREATMENTS.
10. ALL CONCRETE LEFT EXPOSED AT THE COMPLETION OF THE PROJECT SHALL BE TREATED WITH A CLEAR, PENETRATING ACRYLIC BASE POLYMER CAPABLE OF PREVENTING INFILTRATION OF WATER BORNE CHLORIDES SUCH AS "US CURE & SEAL" BY US CONCRETE PRODUCTS OR APPROVED EQUAL
11. CONTRACTOR SHALL SUPPORT ADJACENT STRUCTURES, UTILITIES, AND EXCAVATIONS AS REQUIRED FOR COMPLETION OF WORK.
12. ONE SET OF COMPRESSIVE TEST CYLINDERS FOR EACH 100 CUBIC YARDS POURED, BUT NOT LESS THAN ONE SET FOR EACH DAY'S POUR AND EACH CLASS OF CONCRETE, ALONG WITH SLUMP TESTS SHALL BE PERFORMED BY A TESTING LABORATORY APPROVED BY THE STRUCTURAL ENGINEER.
13. NO CONCRETE SHALL BE PLACED UNTIL CONCRETE DESIGN MIXES HAVE BEEN SUBMITTED FOR EACH CLASS OF CONCRETE AND HAVE BEEN APPROVED BY THE ENGINEER.
14. CONCRETE ON METAL DECK: THE CONTRACTOR SHALL CALCULATE AND INCLUDE ALL ADDITIONAL CONCRETE THAT MAY BE REQUIRED DURING PLACING DUE TO DEFLECTION OF STRUCTURE.
15. POLISHED CONCRETE SHALL BE NORMAL WEIGHT CONCRETE A MINIMUM COMPRESSIVE STRENGTH OF f'c = 4500 PSI. POLISHED CONCRETE SHALL NOT CONTAIN ANY AIR ENTRAINING ADD MIXTURES OR FLY ASH.

CONCRETE SUPERSTRUCTURE CONSTRUCTION:
1. FLOOR SLABS SHALL BE FINISHED TO A MINIMUM FLATNESS F-NUMBER Ff = 30 AND A MINIMUM LEVELNESS F-NUMBER F1 = 25 IN ANY DIRECTION.
2. LOADS GREATER THAN THE DESIGN LIVE LOADS SHALL NOT BE PLACED ON THE STRUCTURE.
3. A CONCRETE STRUCTURE MAY NOT SUPPORT ITS DESIGN LIVE LOAD FOR 28 DAYS.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY FORMWORK INCLUDING STRIPPING PROCEDURES FOR CONCRETE FLAT SLABS, SHEETING, SHORING, UNDERPINNING, ETC. SEALED BY A REGISTERED PROFESSIONAL ENGINEER AS PART OF THE CONTRACTOR'S WORK.
5. DO NOT PLACE CONDUITS AND/OR PIPES IN THE PLANE OF SLABS OR WALLS WITHOUT PRIOR APPROVAL OF THE ARCHITECT/ENGINEER.
6. SUBMIT FLOOR PENETRATION LAYOUT COORDINATION DRAWINGS / ELECTRONIC FILES:
   A. FLOOR PENETRATIONS AFFECT THE STRUCTURAL CAPACITY OF THE FLOOR SYSTEM. THEREFORE, TO VERIFY THAT THE FLOOR PENETRATIONS LAID OUT BY THE CONTRACTOR DO NOT ADVERSELY AFFECT THIS CAPACITY, COORDINATION DRAWINGS OF THE FLOOR PENETRATIONS ARE TO BE SUBMITTED FOR APPROVAL.
   B. SOLE PURPOSE OF MORABITO CONSULTANTS REVIEW IS TO APPROVE THE LAYOUT RELATIVE TO THE IMPACT IT HAS ON THE STRUCTURE. WHETHER OR NOT THE LAYOUT COMPLIES WITH THE CONTRACT DOCUMENTS RELATIVE TO ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION OR COMMUNICATION CRITERIA WILL NOT BE REVIEWED AND APPROVAL IN NO WAY AUTHORIZES THE CONTRACTOR TO DEVIATE FROM THE CONTRACT DOCUMENTS.
   C. OBTAIN FROM ARCHITECT ELECTRONIC BASE FILES OF THE ARCHITECTURAL AND STRUCTURAL FLOOR PLANS FOR USE IN CREATING THE FLOOR PENETRATION LAYOUT COORDINATION DRAWINGS.
   D. SUBMIT ELECTRONIC CAD FILES IN AUTOCAD OF FLOOR PENETRATION LAYOUT COORDINATION DRAWINGS SHOWING:
      a. ARCHITECTURAL AND STRUCTURAL BACKGROUND.
      b. OPENING SIZE
      c. OPENING LOCATION DIMENSIONED RELATIVE TO GRID LINES.
      d. ALL OPENINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND COMMUNICATION SHALL BE SHOWN ON THE SAME DRAWINGS

CORE DRILLING:
1. THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TESTING TO LOCATE THE POSITION AND DEPTH OF THE REINFORCING BARS OR PRESTRESSING AT THE LOCATIONS OF THE PROPOSED CORE, BY HILTI FERROSCAN, GPR, X-RAY, CHIPPING OR OTHER MEANS.
2. CORE DRILLED HOLES SHALL ONLY BE ALLOWED THRU THE CONVENTIONALLY REINFORCED ONE-WAY SLABS UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
3. ALL NEW HOLES SHALL BE LOCATED SUCH THAT THEY AVOID EXISTING PRIMARY SLAB REINFORCING.
4. SLAB TEMPERATURE REINFORCING MAY BE CUT WITH APPROVAL FROM DESIGN TEAM.
5. IF THE OPENINGS CAN NOT BE RELOCATED AWAY FROM PRIMARY REBAR, SUBMIT RFI TO MORABITO CONSULTANTS REQUESTING APPROVAL PRIOR TO CUTTING ANY BARS.

REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE DEFORMED BARS IN ACCORDANCE WITH ASTM A 615, GRADE 60.
2. BENDS AND HOOKS ARE TO BE FABRICATED IN ACCORDANCE WITH ACI SP-66 ACI DETAILING MANUAL AND AS PER DETAILS.
3. PLACE MAIN REINFORCING STEEL SO AS TO PROVIDE 3" MINIMUM COVER FOR FOUNDATIONS POURED ON EARTH, 2" MINIMUM COVER FOR BEAMS AND COLUMNS, 3/4" MINIMUM COVER FOR SLABS AND 1 1/2" FOR ALL REBAR IN EXPOSED CONCRETE (EXCEPT AS OTHERWISE IN DETAILS).
4. LAP DEFORMED BARS IN ACCORDANCE WITH LAP SPLICE SCHEDULE ON THESE DRAWINGS, UNO.
5. HOOKS SHALL BE STANDARD HOOKS, UNO.
6. PROVIDE ACCESSORIES AND BAR SUPPORTS IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 1064, UNO.
8. END LAPS OF ALL WWF REINFORCING SHALL BE LAPPED (1) SQUARE
9. CONCRETE ENGINEERED REINFORCING FIBERS SHALL BE POLYPROPYLENE, COLLATED, FIBRILLATED FIBERS FROM FIBERMESH, INC. INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL COLD FORMED METAL FRAMING:
1. ALL STUDS AND RUNNERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A-653, CQ, WITH A MINIMUM YIELD STRENGTH OF 33 KSI FOR 18 AND 20 GAUGE STEEL, ASTM A-653, SQ, WITH A MINIMUM YIELD STRENGTH OF 50 KSI FOR 16 GAUGE OR HEAVIER, AND SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON & STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL MEMBERS."
2. ALL STUDS AND RUNNERS SHALL BE GALVANIZED PER ASTM A-955, G60 AND HAVE THE MINIMUM PHYSICAL PROPERTIES BASED ON THE "MARINO/WARE LIGHTWEIGHT STEEL FRAMING MEMBERS AS REQUIRED BY THE DETAILS ON THESE DRAWINGS.
3. THE MAXIMUM ALLOWABLE WEB PUNCHING FOR ALL "C" SHAPED STRUCTURAL STUDS SHALL BE ONE (1) INCH DIAMETER HOLES AT 30" o/c.
4. HORIZONTAL STIFFENERS SHALL BE INSTALLED IN THE STUD SYSTEM AT NOT MORE THAN 4'-0" o/c VERTICALLY.
5. THE FASTENING OF COMPONENTS SHALL BE OF WELDS OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION.
6. ALL WELDS AND ANY PROTECTIVE COATINGS DAMAGED DURING HANDLING AND INSTALLATION SHALL BE TOUCHED UP WITH A ZINC RICH PAINT.
7. ENGINEERING CALCULATIONS SHALL BE PREPARED, SEALED, AND SUBMITTED FOR ALL MEMBERS NOT SPECIFICALLY SPECIFIED INCLUDING SIZE AND CONNECTIONS OF ALL COMPONENTS.
8. CONTRACTOR SHALL PROVIDE ADDITIONAL JOISTS, TRUSSES, RAFTERS, STUDS, TRACKS, ETC. BEYOND THAT PRESENTLY SHOWN ON THESE DOCUMENTS TO ASSURE THE ROOF AND EXTERIOR WALL SYSTEM IS COMPLETE AND SUFFICIENT TO MEET ALL OF THE REQUIREMENTS OF THE CODE.

EXISTING CONDITIONS:
1. ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED FROM AVAILABLE SOURCES, AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. THE GENERAL CONTRACTOR SHALL VERIFY THESE DIMENSIONS AND ELEVATIONS BY ACTUAL FIELD MEASUREMENTS PRIOR TO FABRICATION OF ANY MATERIALS AND START OF ANY WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.
2. FOR ADDITIONAL INFORMATION ON THE EXISTING CONSTRUCTION, THE CONTRACTOR SHALL REFER TO DRAWINGS OF THE EXISTING STRUCTURE.
3. IN AS MUCH AS THE REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE OWNER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF MORABITO CONSULTANTS, THE OWNER WILL HOLD HARMLESS AND INDEMNIFY MORABITO CONSULTANTS FOR AND AGAINST ANY AND ALL CLAIMS, DAMAGES, AWARDS, AND COSTS OF DEFENSE ARISING OUT OF DEFICIENCIES IN THE ORIGINAL BUILDING STRUCTURE.

LOAD LIMITATIONS:
1. CONSTRUCTION ACTIVITIES SHALL NOT EXCEED THE FOLLOWING LOAD LIMITATIONS:
   TYPICAL FLOOR 50 PSF
   TYPICAL ROOF 20 PSF
1. CONSTRUCTION LOADS IMPOSED BY HEAVY EQUIPMENT OR OTHER CONSTRUCTION ACTIVITY THOUGHT TO EXCEED THIS LIMIT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL

OWNERSHIP OF DOCUMENTS:
1. THE CONTRACTOR ACKNOWLEDGES THESE PLANS AND SPECIFICATIONS PREPARED BY MORABITO CONSULTANTS, INC., AS INSTRUMENTS OF PROFESSIONAL SERVICE.
2. NEVERTHELESS, THE PLANS AND SPECIFICATIONS PREPARED UNDER THIS AGREEMENT SHALL REMAIN THE PROPERTY OF MORABITO CONSULTANTS, INC. UPON COMPLETION OF THE WORK.
3. THE CONTRACTOR AGREES TO HOLD HARMLESS AND INDEMNIFY MORABITO CONSULTANTS, INC., AGAINST ALL DAMAGES, CLAIMS, AND LOSSES, INCLUDING DEFENSE COSTS, ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF MORABITO CONSULTANTS, INC.

EXISTING CONDITIONS:
1. ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED FROM AVAILABLE SOURCES, AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. THE GENERAL CONTRACTOR SHALL VERIFY THESE DIMENSIONS AND ELEVATIONS BY ACTUAL FIELD MEASUREMENTS PRIOR TO FABRICATION OF ANY MATERIALS AND START OF ANY WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.
2. FOR ADDITIONAL INFORMATION ON THE EXISTING CONSTRUCTION, THE CONTRACTOR SHALL REFER TO DRAWINGS OF THE EXISTING STRUCTURE.
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LOAD LIMITATIONS:
1. CONSTRUCTION ACTIVITIES SHALL NOT EXCEED THE FOLLOWING LOAD LIMITATIONS:
   ROOFS: 20 PSF
   TYPICAL FLOORS: 50 PSF
   PLAZA LEVEL: 100 PSF
2. CONSTRUCTION LOADS IMPOSED BY HEAVY EQUIPMENT OR OTHER CONSTRUCTION ACTIVITY THOUGHT TO EXCEED THIS LIMIT SHALL BE EVALUATED BY AN INDEPENDENT ENGINEER TO BE HIRED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT/ENGINEER-OF-RECORD FOR APPROVAL

OWNERSHIP OF DOCUMENTS:
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DESIGN DATA:

BUILDING CODE: FLORIDA BUILDING CODE 7TH ED - FBC 2020, EXISTING FBC 2020

CONCRETE:
NORMAL WEIGHT CONCRETE HAVING A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) AS FOLLOWS:
   ALL CONCRETE, UNO 4000 PSI

REINFORCING STEEL: Fy = 60,000 PSI

STRUCTURAL STEEL:

W & WT SHAPES	ASTM A-992	Fy = 50,000 PSI, UNO
M & MT SHAPES	ASTM A-36	Fy = 36,000 PSI, UNO
S & ST SHAPES	ASTM A-36	Fy = 36,000 PSI, UNO
HP SHAPES	ASTM A-36	Fy = 36,000 PSI, UNO
CHANNELS	ASTM A-36	Fy = 36,000 PSI, UNO
ANGLES	ASTM A-36	Fy = 36,000 PSI, UNO
RECTANGULAR & SQUARE HSS	ASTM A-500 GR. B	Fy = 46,000 PSI, UNO
ROUND HSS	ASTM A-500 GR. B	Fy = 42,000 PSI, UNO
STEEL PIPE	ASTM A-53 GR. B	Fy = 35,000 PSI, UNO
STEEL PLATES & BARS	ASTM A-36	Fy = 36,000 PSI, UNO
ANCHOR BOLTS	ASTM F-1554	Fy = 36,000 PSI, UNO

STRUCTURAL ALUMINUM (UNO):

SHEET & PLATE UP TO 4" THICK	6061-T6 (Ftu = 42 KSI, Fty = 35 KSI)*
BARS, WIRE, AND ROD	6061-T6 (Ftu = 42 KSI, Fty = 35 KSI)*
EXTRUSIONS, TUBE, PIPES, & FORGINGS	6061-T6 (Ftu = 38 KSI, Fty = 35 KSI)*

*NOMINAL STRESSES. WELD-AFFECTED STRESSES ACCOUNTED FOR WHERE REQUIRED

WELD FILLER (AWS D1.2)	5356 (Ftuw = 35 KSI, Ftyw = 14 KSI)
BOLTS (ASTM F468 / B316)	2024-T4 (Fsu = 37 KSI, Ftu = 62 KSI)

LIVE LOADS:

RESIDENTIAL =	40 PSF
PARKING =	40 PSF
PUBLIC SPACES =	100 PSF
GREEN ROOF w/ ACCESS =	100 PSF
GREEN ROOF w/o ACCESS =	20 PSF
STAIRS =	100 PSF
ROOF =	20 PSF
PARTITIONS =	15 PSF

SUPERIMPOSED DEAD LOADS:

RESIDENTIAL =	6 PSF
ROOF =	11 PSF
PAVER TERRACE WITH TOPPING =	85 PSF
GREEN ROOF =	120 PSF + TREES

WIND LOAD ASCE 7-16 /FBC-2020
1. ULTIMATE WIND SPEED: V = 175 MPH
2. RISK CATEGORY II
3. EXPOSURE CATEGORY D
4. INTERNAL PRESSURE COEFFICIENT = ±0.18
5. DIRECTIONALITY: Kd = 0.85

COMPONENTS & CLADDING PRESSURE - WALLS (LRFD)

	WINWARD	LEEWARD	
TRIB. AREA	ZONES 4 & 5*	ZONE 4	ZONE 5*
<20 SF	107.8 PSF	-107.8 PSF	-197.6 PSF
50 SF	99.2 PSF	-102.1 PSF	-174.8 PSF
200 SF	86.4 PSF	-93.5 PSF	-140.5 PSF
>500 SF	77.8 PSF	-87.8 PSF	-117.7 PSF

*ZONE 5 WIDTH = 8.4 FT

FLOOD LOADING – ASCE 24-14 & 7-16

1. STRUCTURE FLOOD DESIGN CLASS	2
2. FEMA FIRM MAP PANEL	0326L (MAIMI-DADE COUNTY)
3. FLOOD ZONE	X
4. LOMR 15-04-3498P EFFECTIVE 2/5/16	

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DESIGNED HR/JB/RM	DRAWN HR/JB/RM
CHECKED RM	APPROVED FPM

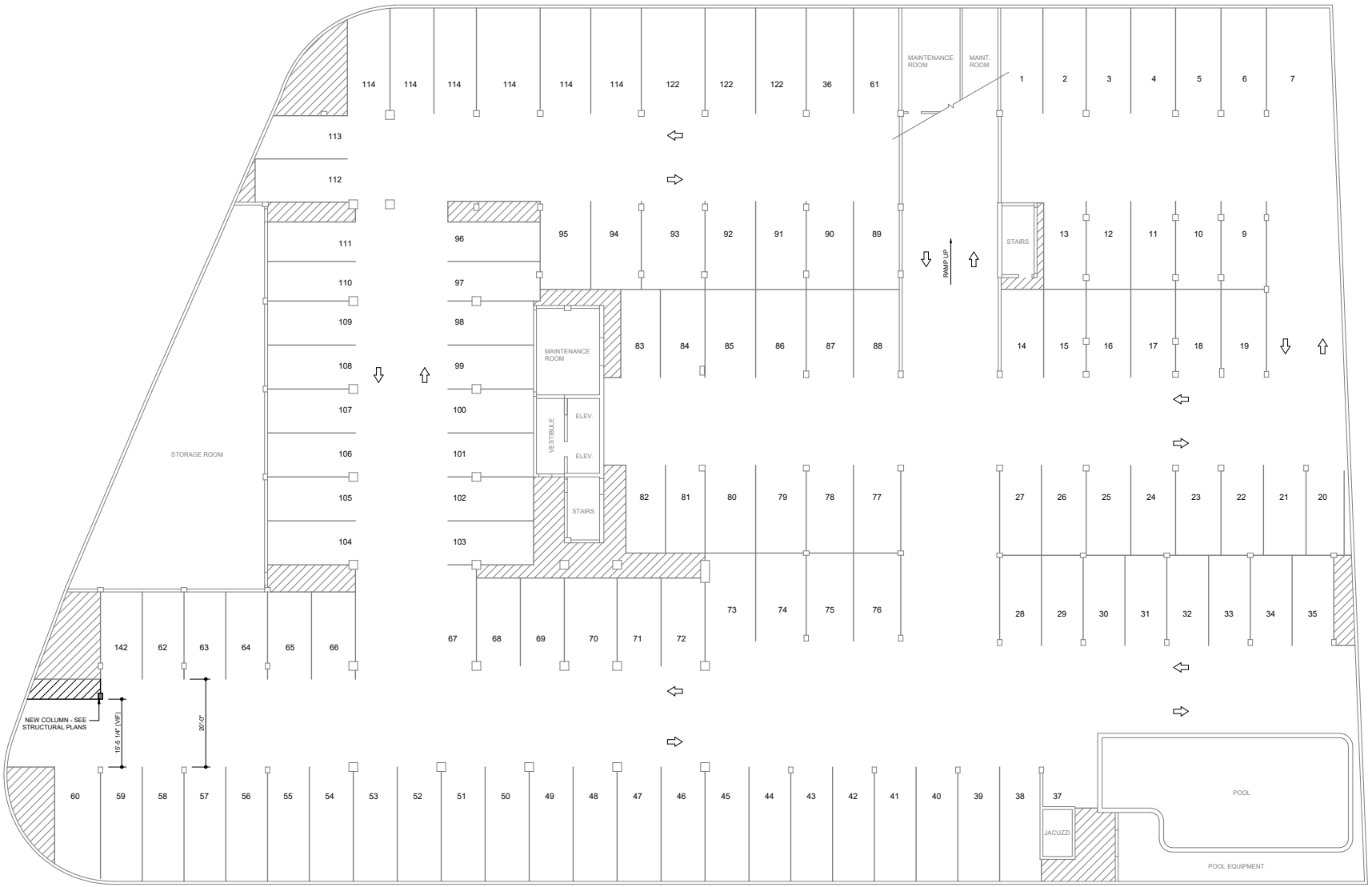
Project No.: 18217

Date: 04/26/21

Scale:

Sheet Title:
GENERAL NOTES & DESIGN DATA

Sheet No.:
.C2C-1.1



PLAN NOTES

1. EXISTING BUILDING FRAMING AND CONDITIONS INDICATED ON PLAN ARE BASED ON EXISTING DRAWINGS PREPARED BY WILLIAM M. FRIEDMAN & ASSOCIATES ARCHITECTS, INC AND BREITERMAN JUARDO & ASSOCIATES, DATED 08-22-1979 AND A LIMITED FIELD INVESTIGATION CONDUCTED BY MORABITO CONSULTANTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONTACT MORABITO CONSULTANTS PRIOR TO CONSTRUCTION IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLAN.
2. EXISTING STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE ELEVATED FLOOR SLABS BEARING ON CAST-IN-PLACE CONCRETE COLUMNS OVER A FRAMED CONCRETE SLAB ON GRADE SUPPORTED BY PILE CAPS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. ALL STRIPING SHALL BE 4" IN WIDTH.
6. ALL NON-PARKING AREAS SHALL HAVE 4" WIDE PAINTED STRIPING AT 1'-6" o/c.
7. ALL STRIPING FOR THE STANDARD STALLS AND ASSOCIATED NON-PARKING AREAS SHOULD BE YELLOW.
8. ALL STRIPING FOR THE HANDICAP STALLS AND ASSOCIATED NON-PARKING AREAS SHOULD BE SKY BLUE. THE HANDICAP FIGURE SHOULD BE WHITE WITH A SKY-BLUE BACKGROUND.
9. PARKING SPACE NUMBERING IN 6" LETTERING TO END OF PARKING SPACE AND ON COLUMN ADJACENT TO SPACE PER PAINT SPECIFICATION SECTION 09 9120. PARKING SPACE NUMBERING AS NOTED ON THIS SHEET.
10. APPLY SILANE SEALER TO ALL CONCRETE SLAB ON GRADE AREAS. SEE SPECIFICATION 03 0100.

EXISTING STANDARD PARKING THIS LEVEL = 120 SPACES

EXISTING PARKING THIS LEVEL = 120 SPACES

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RM	FPM

Project No.: 18217

Date: 04/26/21

Scale: 3/32" = 1'-0"

Sheet Title: BASEMENT PARKING PLAN

Sheet No.: A2C-0.5

PLAN NOTES

1. TYPICAL VEHICULAR PAVEMENT SYSTEM SHALL BE 2-3/8" CONCRETE INTERLOCKING PAVERS OVER 1" SETTING BED CONSISTING OF A BLEND OF 3 PARTS ASTM C33 SAND AND 1 PART DRY TYPE IV (LOW HEAT HYDRYATION) PORTLAND CEMENT. SEE LANDSCAPE ARCHITECT PLANS FOR PAVER STYLES AND PATTERNS. TYPICAL PAVER JOINTS SHALL HAVE POLYMERIC AGGREGATE. SEE SPECIFICATION SECTION 32 14 00 FOR ADDITIONAL REQUIREMENTS. PAVER SYSTEM TO BE PLACED OVER SLOPED CONCRETE TOPPINGS PER STRUCTURAL PLANS.
2. VEHICULAR PAVEMENT AREAS AT TRANSITIONS TO SIDEWALK / ROADWAY SHALL BE MORTAR SET ON DRAINAGE BOARD FOR MINIMUM 2'-0" WIDTH, UNO. MORTAR SET PAVERS SHALL HAVE GROUTED JOINTS. SEE SPECIFICATION SECTION 32 14 00 FOR MORTAR AND GROUT REQUIREMENTS. SEE SHEET WP-6 FOR MORTAR SET DETAILS.
3. TYPICAL NON-VEHICULAR PAVEMENT SYSTEM SHALL BE 2-3/8" CONCRETE INTERLOCKING PAVERS OVER 1" SETTING BED CONSISTING OF ASTM C33 SAND. SEE LANDSCAPE ARCHITECT PLANS FOR PAVER STYLES AND PATTERNS. TYPICAL PAVER JOINTS SHALL HAVE POLYMERIC AGGREGATE. SEE SPECIFICATION SECTION 32 14 00 FOR ADDITIONAL REQUIREMENTS. PAVER SYSTEM TO BE PLACED OVER SLOPED CONCRETE TOPPINGS PER STRUCTURAL PLANS.
4. ALL STEP RISER AND TREAD PAVERS SHALL BE MORTAR SET ON DRAINAGE BOARD AND JOINT GROUTED. SEE SPECIFICATION SECTION 32 14 00 FOR MORTAR AND GROUT REQUIREMENTS. SEE SHEET WP-6 FOR MORTAR SET DETAILS.
5. REPLACE GLASS WINDOWS AND DOORS AT FIRST FLOOR COMMON AREAS AS NOTED ON PLAN. REPLACEMENT WINDOWS AND DOORS SHALL HAVE AN APPROVED NOA MEETING THE REQUIREMENTS OF THE 2020 FBC. REPLACEMENT INCLUDES NEW WOOD BUCKS, WATERPROOFING OF MASONRY OPENING AND WOOD BUCKS, AND PLACEMENT OF TEMPORARY WEATHER WALLS TO PROTECT THE INTERIOR DURING DOOR REPLACEMENT STRUCTURAL REINFORCEMENTS.
6. NEW PLANTER WALLS ARE INDICATED ON PLAN THUS: [▨] AND BE TOOTHED INTO EXISTING CMU TO REMAIN.
7. NEW SOIL AND PLANTING MATERIAL SHALL BE LIGHTWEIGHT (80 PCF MAX.) AND SHALL NOT EXCEED 1'-6" DEEP, EXCEPT AT TREE LOCATIONS. CONTRACTOR SHALL PROVIDE GEOFOAM INFILL AS REQUIRED TO ACHIEVE TOP OF SOIL ELEVATIONS IN PLANTERS. SUBMIT SOIL DATA FOR APPROVAL. NEW PLANTER SOIL INDICATED AS THUS: [▨]
8. NEW AND REPLACEMENT PLANTER AND HARDSCAPE DRAIN LOCATIONS ARE SHOWN ON THE PLAN. SEE S2C-1.1 FOR CONCRETE TOPPING SLOPES. SEE PLUMBING FOR DRAIN TYPES.
9. RESTORE PARKING SPACES WITH THE QUANTITY OF SPACES AS SHOWN. ALL PARKING STRIPING SHALL BE YELLOW AND 4" IN WIDTH. SEE PROJECT SPECIFICATIONS FOR PAINTING REQUIREMENTS.
10. CONTRACTOR'S MISC METALS FABRICATOR SHALL RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN NEW RAILINGS TO MEET LOAD AND DIMENSIONAL REQUIREMENTS OF THE 2020 FBC. SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL.
11. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.
12. APPLY SILANE SEALER TO ALL CONCRETE SLAB ON GRADE AREAS. SEE SPECIFICATION 03 0100.
13. EXISTING POOL FINISH TO BE REMOVED, STRUCTURE REPAIRED AS NECESSARY, AND WATERPROOFING APPLIED. REFERENCE SHEETS S2C-3.0 AND WP-8.
14. CREATE SOLID REINFORCED CONCRETE WALL FOR 5 FOOT WIDTH CENTERED IN FRONT OF PROPOSED GAS METER. SEE DETAIL 7/S2C-2.9.
15. CREATE PARTITIONS FOR EXPANDED ELECTRICAL ROOM. USE 8" ASTM C-90 BLOCKS. EPOXY DOWEL #5 VERTICAL BARS AT ENDS AND WALL MID SPAN AND FILL WITH TYPE S MORTAR. USE HORIZONTAL JOINT REINFORCING EVERY OTHER COURSE. JOINTS TO BE TUCK POINTED. PAINT TO MATCH EXISTING.

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Project No.: 18217
Date: 04/26/21
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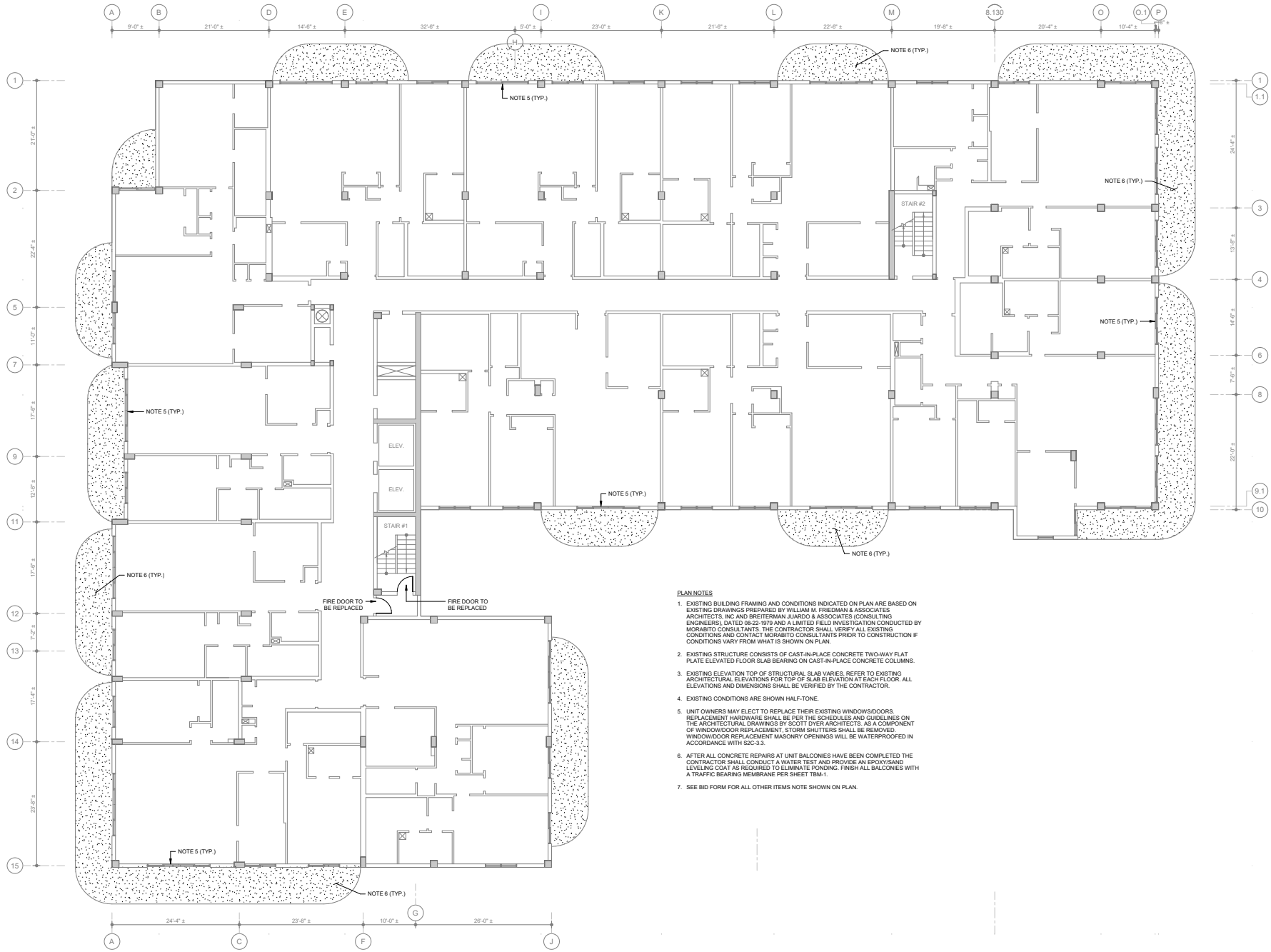
Sheet Title: LEVEL 1 FLOOR PLAN
Sheet No.: A2C-1.0



PLAN NOTES:

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2. EXISTING STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE ELEVATED FLOOR SLAB BEARING ON CAST-IN-PLACE CONCRETE COLUMNS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES, REFER TO EXISTING ARCHITECTURAL ELEVATIONS FOR TOP OF SLAB ELEVATION AT EACH FLOOR. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. UNIT OWNERS MAY ELECT TO REPLACE THEIR EXISTING WINDOWS/DOORS. REPLACEMENT HARDWARE SHALL BE PER THE SCHEDULES AND GUIDELINES ON THE ARCHITECTURAL DRAWINGS BY SCOTT DYER ARCHITECTS. AS A COMPONENT OF WINDOW/DOOR REPLACEMENT, STORM SHUTTERS SHALL BE REMOVED. WINDOW/DOOR REPLACEMENT MASONRY OPENINGS WILL BE WATERPROOFED IN ACCORDANCE WITH S2C-3.3.
6. AFTER ALL CONCRETE REPAIRS AT UNIT BALCONIES HAVE BEEN COMPLETED THE CONTRACTOR SHALL CONDUCT A WATER TEST AND PROVIDE AN EPOXY/SAND LEVELING COAT AS REQUIRED TO ELIMINATE PONDING. FINISH ALL BALCONIES WITH A TRAFFIC BEARING MEMBRANE PER SHEET TBM-1.
7. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.

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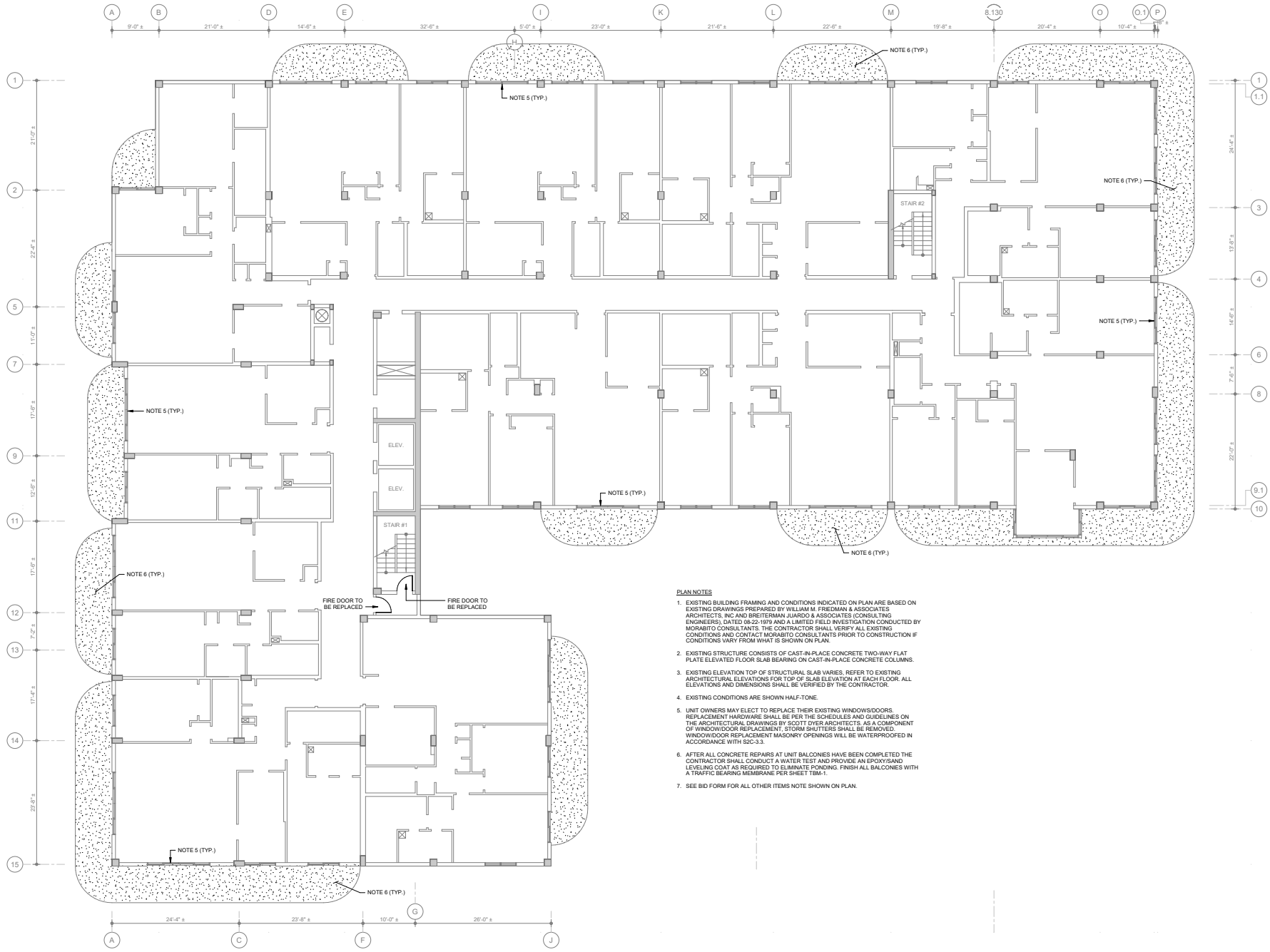
Sheet Title:
LEVEL 2-8 FLOOR PLAN

Sheet No.:
A2C-1.1



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6. AFTER ALL CONCRETE REPAIRS AT UNIT BALCONIES HAVE BEEN COMPLETED THE CONTRACTOR SHALL CONDUCT A WATER TEST AND PROVIDE AN EPOXY/SAND LEVELING COAT AS REQUIRED TO ELIMINATE PONDING. FINISH ALL BALCONIES WITH A TRAFFIC BEARING MEMBRANE PER SHEET TBM-1.
7. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.

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No.	Date	Revisions

DESIGNED	DRAWN
HR/JB/RM	HR/JB/RM
CHECKED	APPROVED
RM	FPM

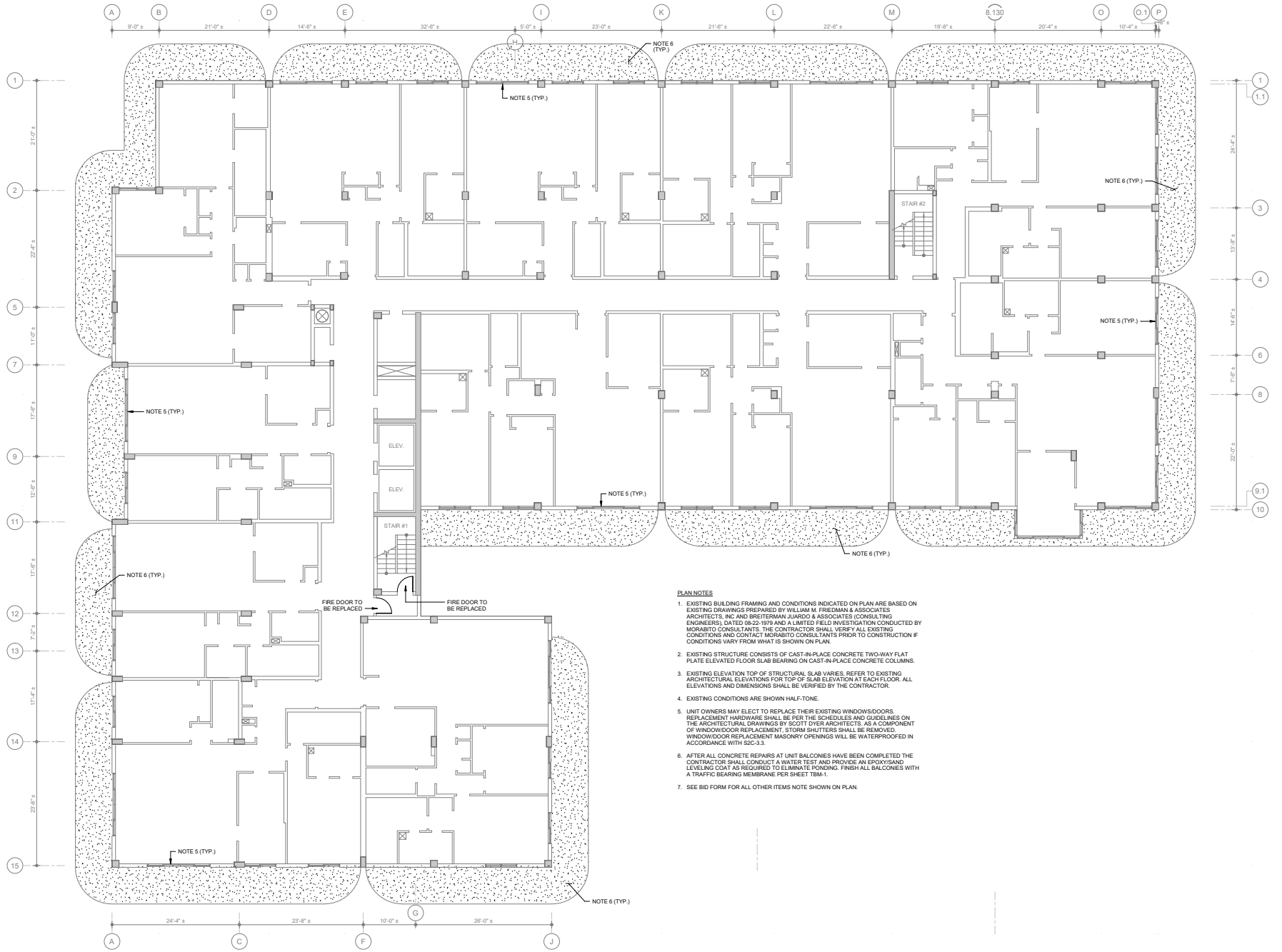
Project No.: 18217

Date: 04/26/21

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

Sheet Title:
LEVEL 9-11 FLOOR PLAN

Sheet No.:
A2C-1.2



PLAN NOTES:

1. EXISTING BUILDING FRAMING AND CONDITIONS INDICATED ON PLAN ARE BASED ON EXISTING DRAWINGS PREPARED BY WILLIAM M. FRIEDMAN & ASSOCIATES ARCHITECTS, INC AND BREITERMAN JUARDO & ASSOCIATES (CONSULTING ENGINEERS), DATED 08-22-1979 AND A LIMITED FIELD INVESTIGATION CONDUCTED BY MORABITO CONSULTANTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONTACT MORABITO CONSULTANTS PRIOR TO CONSTRUCTION IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLAN.
2. EXISTING STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE ELEVATED FLOOR SLAB BEARING ON CAST-IN-PLACE CONCRETE COLUMNS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES, REFER TO EXISTING ARCHITECTURAL ELEVATIONS FOR TOP OF SLAB ELEVATION AT EACH FLOOR. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. UNIT OWNERS MAY ELECT TO REPLACE THEIR EXISTING WINDOWS/DOORS. REPLACEMENT HARDWARE SHALL BE PER THE SCHEDULES AND GUIDELINES ON THE ARCHITECTURAL DRAWINGS BY SCOTT DYER ARCHITECTS. AS A COMPONENT OF WINDOW/DOOR REPLACEMENT, STORM SHUTTERS SHALL BE REMOVED. WINDOW/DOOR REPLACEMENT MASONRY OPENINGS WILL BE WATERPROOFED IN ACCORDANCE WITH S2C-3.3.
6. AFTER ALL CONCRETE REPAIRS AT UNIT BALCONIES HAVE BEEN COMPLETED THE CONTRACTOR SHALL CONDUCT A WATER TEST AND PROVIDE AN EPOXY/SAND LEVELING COAT AS REQUIRED TO ELIMINATE PONDING. FINISH ALL BALCONIES WITH A TRAFFIC BEARING MEMBRANE PER SHEET TBM-1.
7. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.

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Date: 04/26/21

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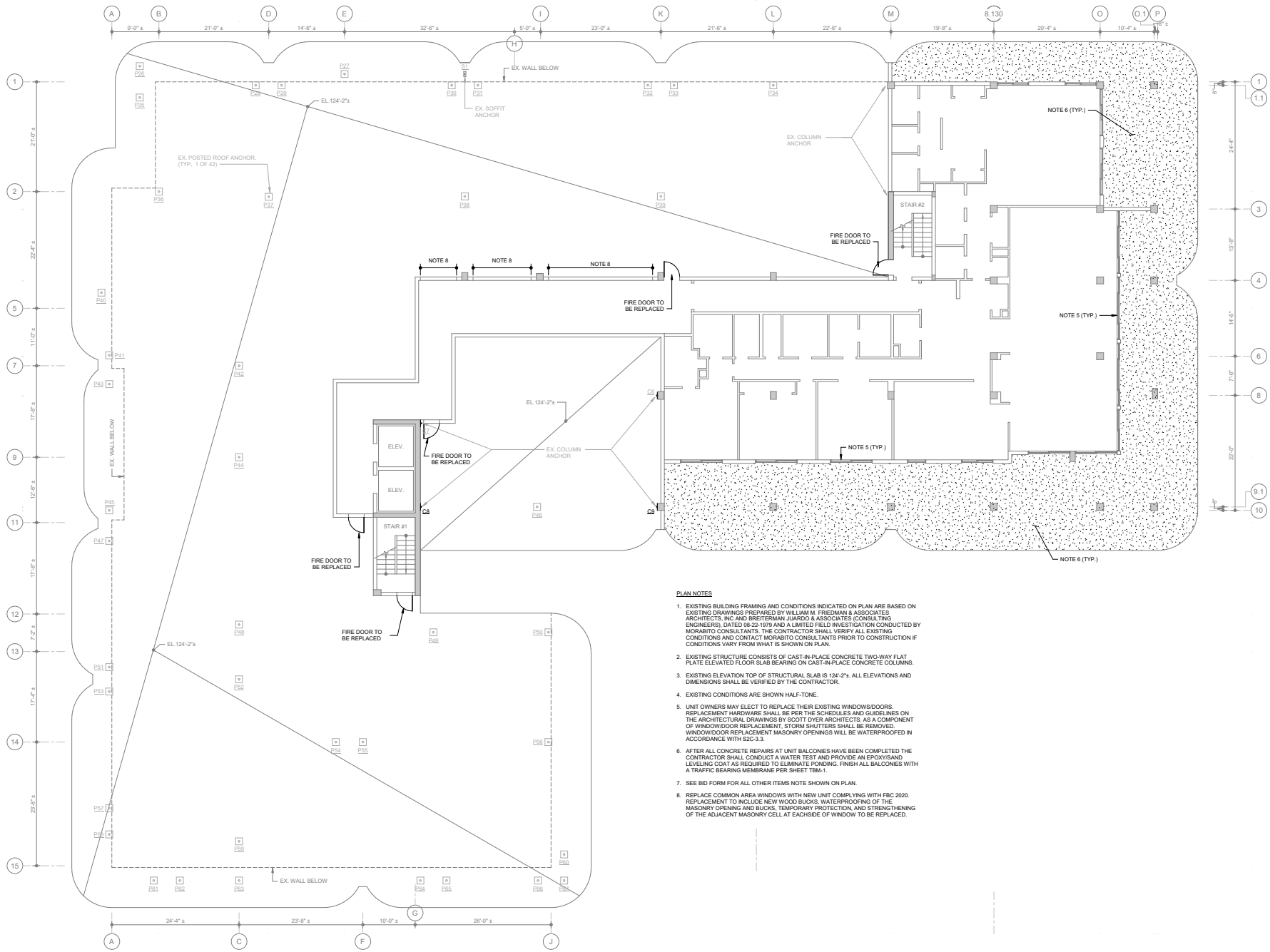
Sheet Title:
LEVEL 12 FLOOR PLAN

Sheet No.:
A2C-1.3



PLAN NOTES

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2. EXISTING STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE ELEVATED FLOOR SLAB BEARING ON CAST-IN-PLACE CONCRETE COLUMNS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB IS 124'-2"±. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. UNIT OWNERS MAY ELECT TO REPLACE THEIR EXISTING WINDOWS/DOORS. REPLACEMENT HARDWARE SHALL BE PER THE SCHEDULES AND GUIDELINES ON THE ARCHITECTURAL DRAWINGS BY SCOTT DYER ARCHITECTS. AS A COMPONENT OF WINDOW/DOOR REPLACEMENT, STORM SHUTTERS SHALL BE REMOVED. WINDOW/DOOR REPLACEMENT MASONRY OPENINGS WILL BE WATERPROOFED IN ACCORDANCE WITH S2C-3.3.
6. AFTER ALL CONCRETE REPAIRS AT UNIT BALCONIES HAVE BEEN COMPLETED THE CONTRACTOR SHALL CONDUCT A WATER TEST AND PROVIDE AN EPOXY/SAND LEVELING COAT AS REQUIRED TO ELIMINATE PONDING. FINISH ALL BALCONIES WITH A TRAFFIC BEARING MEMBRANE PER SHEET TBM-1.
7. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.
8. REPLACE COMMON AREA WINDOWS WITH NEW UNIT COMPLYING WITH FBC 2020. REPLACEMENT TO INCLUDE NEW WOOD BUCKS, WATERPROOFING OF THE MASONRY OPENING AND BUCKS, TEMPORARY PROTECTION, AND STRENGTHENING OF THE ADJACENT MASONRY CELL AT EACHSIDE OF WINDOW TO BE REPLACED.

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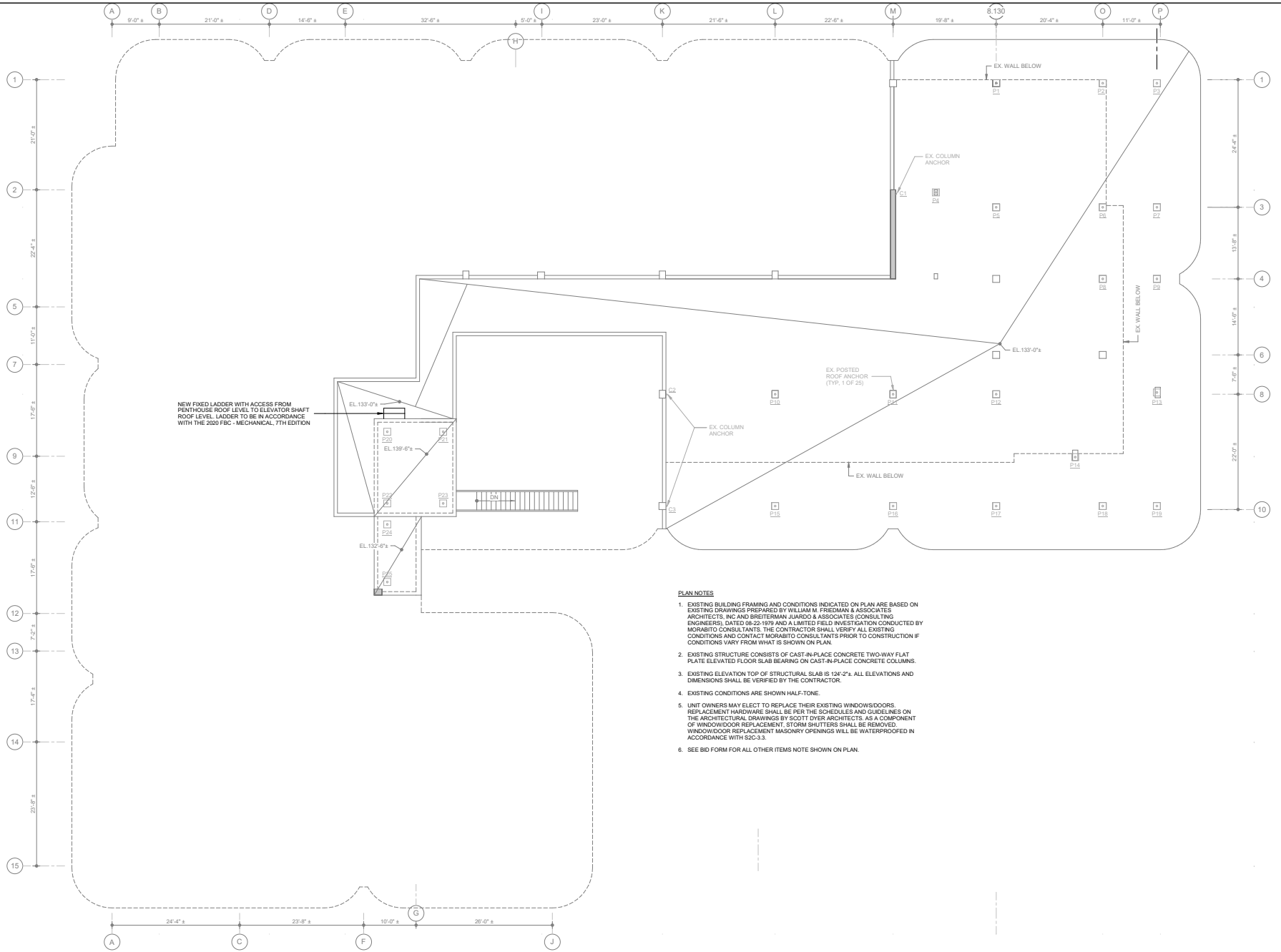
Sheet Title:
LOW ROOF & PENTHOUSE FLOOR PLAN

Sheet No.:
A2C-1.4



PLAN NOTES

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2. EXISTING STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE ELEVATED FLOOR SLAB BEARING ON CAST-IN-PLACE CONCRETE COLUMNS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB IS 124'-2"±. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. UNIT OWNERS MAY ELECT TO REPLACE THEIR EXISTING WINDOWS/DOORS. REPLACEMENT HARDWARE SHALL BE PER THE SCHEDULES AND GUIDELINES ON THE ARCHITECTURAL DRAWINGS BY SCOTT DYER ARCHITECTS. AS A COMPONENT OF WINDOW/DOOR REPLACEMENT, STORM SHUTTERS SHALL BE REMOVED. WINDOW/DOOR REPLACEMENT MASONRY OPENINGS WILL BE WATERPROOFED IN ACCORDANCE WITH S2C-3.3.
6. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.

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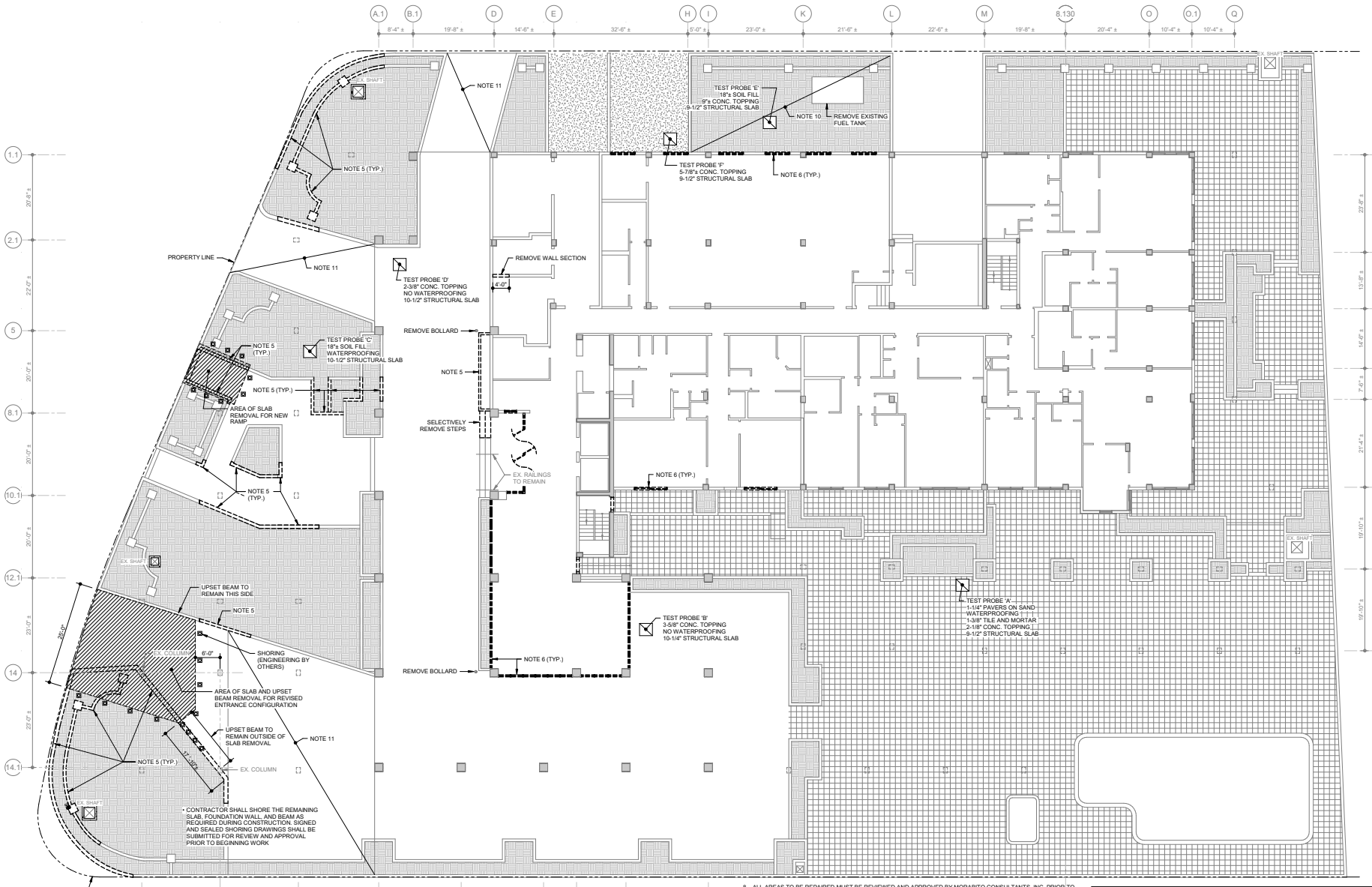
Sheet Title: PENTHOUSE AND HIGH ROOF PLAN
Sheet No.: A2C-1.5



PLAN NOTES

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2. EXISTING STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE ELEVATED FLOOR SLAB BEARING ON CAST-IN-PLACE CONCRETE COLUMNS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES. SEE STRUCTURAL PLAN S2C- 1.0 FOR ELEVATIONS OF THE FIRST FLOOR SLAB.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. EXISTING PLANTER/MASONRY WALLS TO BE REMOVED ARE NOTED ON PLAN THUS: [- - -]
6. INSTALL TEMPORARY WEATHER WALLS AND REMOVE GLASS WINDOWS AND DOORS AT FIRST FLOOR COMMON AREAS AS NOTED ON PLAN.
7. ONCE ALL DEMOLITION IS COMPLETE AND THE EXISTING STRUCTURAL SLAB IS EXPOSED, THE ENTIRE CONCRETE STRUCTURE SHALL BE SURVEYED AND ALL DETERIORATED CONCRETE SHALL BE NOTED BY THE CONTRACTOR AS PART OF THEIR WORK.
8. ALL AREAS TO BE REPAIRED MUST BE REVIEWED AND APPROVED BY MORABITO CONSULTANTS, INC. PRIOR TO COMMENCEMENT OF WORK.
9. THE REPAIR CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE WITH PHASING AND TRAFFIC CONTROL PLANS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
10. PRIOR TO FINAL ACCEPTANCE OF WORK THE CONTRACTOR SHALL PREPARE AND SUBMIT DIGITAL AS BUILTS WITH "PATCH LOGS" OF ALL WORK COMPLETED.
11. THE PLANTER AREA ALONG 88TH STREET INDICATED ON PLAN (IN ADDITION TO REMOVAL OF THE VEGETATION, SOIL, AND WATERPROOFING) REQUIRES REMOVAL OF THE EXISTING CONCRETE TOPPING SLAB TO EXPOSE THE EXISTING STRUCTURAL SLAB.
12. AFTER STAMPED CONCRETE REMOVAL, REMOVE EXISTING FILL TO EXPOSE THE EXISTING STRUCTURAL SLAB AT THE LOCATIONS NOTED ON PLAN.
13. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.

DEMOLITION NOTES:

- **PLANTER**: REMOVE ALL EXISTING VEGETATION/SOIL AND REMOVE THE EXISTING WATERPROOFING MEMBRANE TO EXPOSE THE EXISTING STRUCTURAL SLAB.
- **STAMPED CONCRETE**: REMOVE STAMPED CONCRETE TOPPING TO EXPOSE THE EXISTING STRUCTURAL SLAB.
- **POOL DECK/PRIVATE BALCONIES**: REMOVE ALL EXISTING PAVERS AND SAND SETTING BED, WATERPROOFING MEMBRANE, ABANDONED TILE AND MORTAR LAYER, AND CONCRETE TOPPING SLAB TO EXPOSE THE EXISTING STRUCTURAL SLAB.
- **EXPOSED CONCRETE SURFACE**: REMOVE EXISTING CONCRETE TOPPING SLAB TO EXPOSE THE EXISTING STRUCTURAL SLAB.

SEE TEST PROBES NOTED ON PLAN FOR EXISTING CONDITIONS

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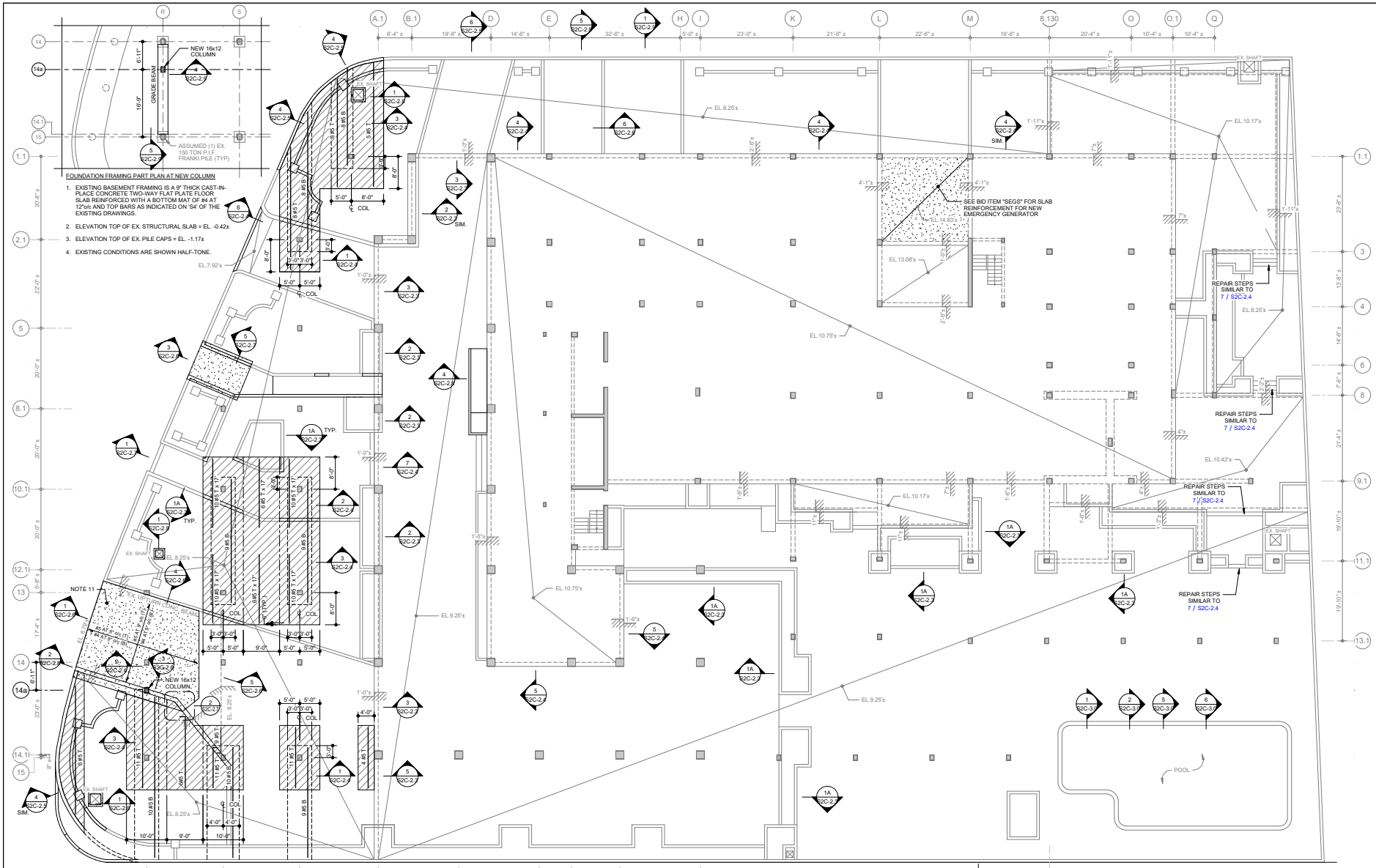
Sheet Title: LEVEL 1 DEMO PLAN
Sheet No.: D2C-1.0



PLAN NOTES

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2. EXISTING FIRST FLOOR (LOBBY LEVEL) FRAMING IS A 9 1/2" THICK CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE FLOOR SLAB REINFORCED WITH A BOTTOM MAT OF #4 AT 12"o/c AND TOP BARS AS INDICATED ON 'S5' OF THE EXISTING DRAWINGS.
3. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
4. EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES. REFER TO PLAN FOR TOP OF SLAB ELEVATIONS. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
5. SEE SHEET A2C-1.0 FOR NEW CMU WALL LOCATIONS
6. CONCRETE WALLS THAT ARE SUPPORTING EARTH MUST BE ALLOWED TO CURE FOR 7 DAYS PRIOR TO PLACING ANY RETAINED EARTH.
7. FOR ELEVATION TOP OF EXISTING FINISHED SURFACES, REFER TO 'BOUNDARY SURVEY' BY J. BONFILL & ASSOCIATES, INC. DATED AUGUST 7, 2020.
8. FULLY BONDED CONCRETE OVERLAY AREAS ARE NOTED ON PLAN THUS: [////]. BONDED OVERLAYS SHALL BE A MINIMUM OF 2" THICK AND REINFORCED AS INDICATED ON PLAN. REINFORCEMENT SHALL BE EVENLY SPACED ACROSS THE WIDTH OF THE BONDED OVERLAY. REFER TO ELEVATIONS PROVIDED ON S2C-1.1 FOR ELEVATION TOP OF BONDED CONCRETE OVERLAYS.
9. ALL REMAINING EXPOSED CONCRETE AREAS NOT SPECIFICALLY NOTED AS FULLY BONDED SHALL RECIEVE CONCRETE TOPPING TO ACHIEVE REQUIRED ELEVATIONS AND SLOPE FOR DRAINAGE. REFER TO SPOT ELEVATIONS PROVIDED ON S2C-1.1 FOR ELEVATION TOP OF CONCRETE TOPPINGS.
10. DROP PANEL LOCATIONS ARE INDICATED ON PLAN THUS: [- - -]. DROPS PANEL DEPTH SHALL BE A 4" PROJECTION BELOW THE BOTTOM OF THE SLAB. DROPS SHALL BE REINFORCED AS INDICATED ON PLAN, REINFORCEMENT SHALL BE EVENLY SPACED ACROSS THE WIDTH OF THE DROP PANEL.
11. NEW ENTRANCE DRIVE RAMP SLAB SHALL BE 9-1/2" MINMUM THICK REINFORCED CONCRETE SLAB (f'c = 4,000 PSI) WITH MAXIMUM W/C RATIO OF 0.42, REINFORCED AS SHOWN ON PLAN. TIE EXISTING SLAB REINFORCEMENT INTO NEW CONCRETE PER DETAILS.
12. ONCE CONCRETE REPAIRS AND PLACEMENT OF BONDED OVERLAYS AND TOPPINGS HAVE BEEN COMPLETED, THE HOT APPLIED WATERPROOFING SYSTEM SHALL BE APPLIED OVER THE ENTIRE DECK PER APPROVED DETAILS. IMMEDIATELY PROTECT WATERPROOFING WITH PROTECTION BOARD, INSTALLED PER MANUFACTURERS REQUIREMENTS.
13. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.

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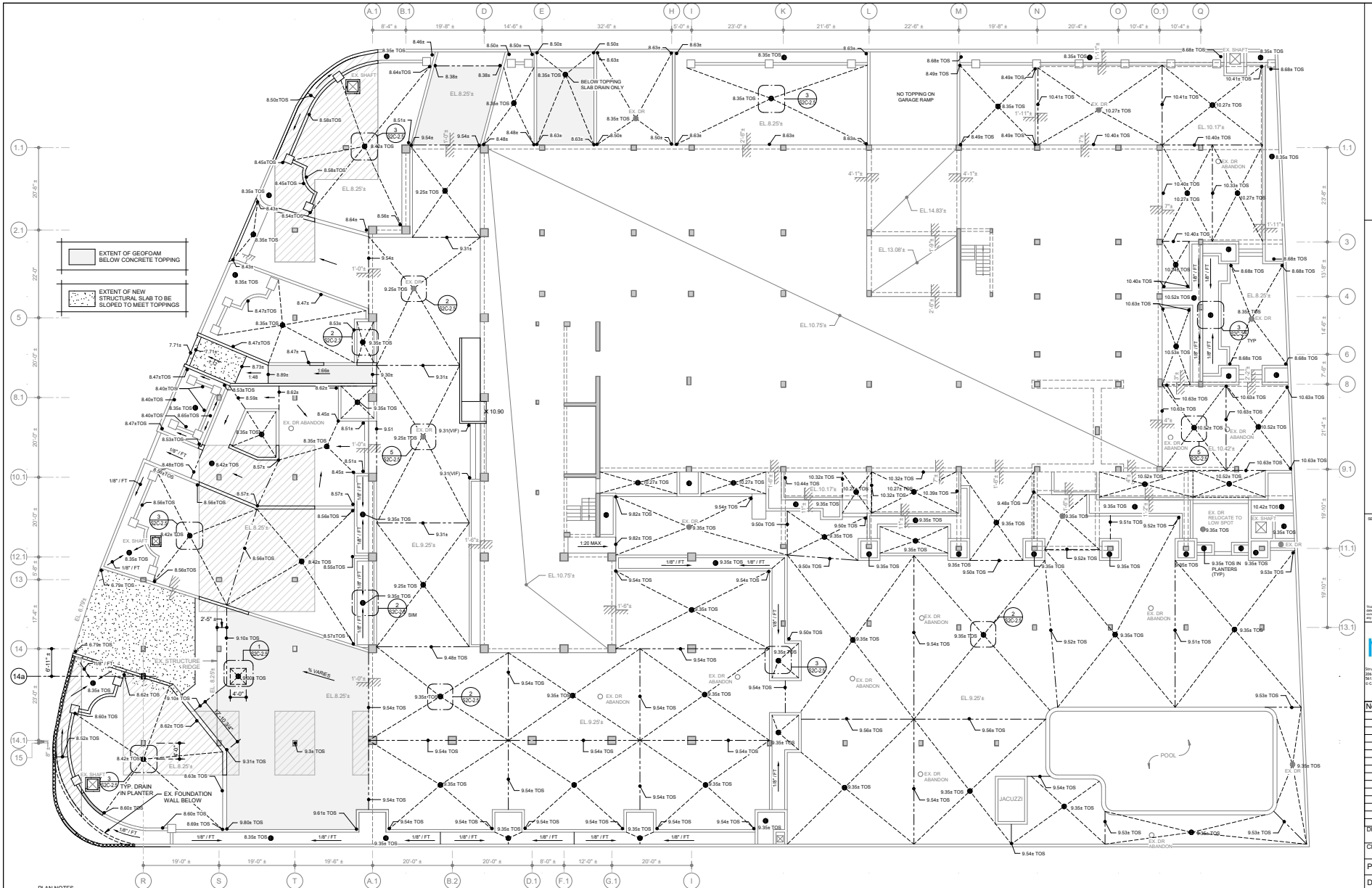
Project No.: 18217
Date: 04/26/21
Scale: 3/32" = 1'-0"
Sheet Title: LEVEL 1 SLAB REINFORCEMENT AND FRAMING PLAN
Sheet No.: S2C-1.0



EXTENT OF GEOFOAM BELOW CONCRETE TOPPING

EXTENT OF NEW STRUCTURAL SLAB TO BE SLOPED TO MEET TOPPINGS

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2. EXISTING FIRST FLOOR (LOBBY LEVEL) FRAMING IS A 9 1/2" THICK CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE FLOOR SLAB REINFORCED WITH A BOTTOM MAT OF #4 AT 12"o/c AND TOP BARS AS INDICATED ON 'SS' OF THE EXISTING DRAWINGS.
3. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
4. EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES AS INDICATED. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
5. FOR ELEVATION TOP OF EXISTING FINISHED SURFACES, REFER TO 'BOUNDARY SURVEY' BY J. BONFILL & ASSOCIATES, INC. DATED AUGUST 7, 2020.
6. FULLY BONDED CONCRETE OVERLAY AREAS ARE NOTED ON PLAN THUS: ▨ SEE SHEET S2C-1.0 FOR STRUCTURAL STRENGTHENING BONDED OVERLAY AREAS. STRUCTURAL BONDED TOPPING AREAS SHALL BE CAST INTEGRALLY WITH TYPICAL SLOPED BONDED TOPPINGS
7. ALL HARDSCAPE AND PLANTER AREAS NOT SPECIFICALLY NOTED TO HAVE 2" FULLY BONDED TOPPING PER NOTE 6 SHALL RECEIVE CONCRETE TOPPING TO ACHIEVE REQUIRED ELEVATIONS AND SLOPE FOR DRAINAGE. SPOT ELEVATIONS PROVIDED ON THIS SHEET FOR ELEVATION TOP OF CONCRETE TOPPINGS NOTED AS "X.XXs TOS". WHERE NO SPOT ELEVATIONS ARE PROVIDED, PROVIDE MINIMUM 1/8" PER FOOT SLOPE.
8. ALL ABANDONDED DRAINS SHALL BE SAW-CUT FROM SLAB AND REPAIRED FULL-DEPTH. NOTE THAT NOT ALL EXISTING PLANTER DRAIN LOCATIONS ARE KNOWN. WHERE FOUND, ABANDON AND REPAIR SLAB FULL-DEPTH.
9. ONCE CONCRETE REPAIRS AND PLACEMENT OF BONDED OVERLAYS AND TOPPINGS HAVE BEEN COMPLETED, THE HOT APPLIED WATERPROOFING SYSTEM SHALL BE APPLIED OVER THE ENTIRE DECK PER APPROVED DETAILS. IMMEDIATELY PROTECT WATERPROOFING WITH PROTECTION BOARD, INSTALLED PER MANUFACTURERS REQUIREMENTS.
10. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.
11. TOPPING SLAB SHALL HONOR ALL EXISTING FEATURES TO REMAIN (STEPS, SIDEWALK, BUILDING ENTRANCE, ETC.). CONTRACTOR TO ADJUST TOPPING SLAB TO ENSURE SMOOTH, CODE-COMPLIANT TRANSITIONS TO EXISTING CONDITIONS AT FINISHED SURFACE.
12. LEVEL RIDGES TO BE UNIFORM ELEVATION ACROSS SHOWN AS: — — — — —
13. SLOPED RIDGES BETWEEN DRAINAGE PLANES SHOWN AS: — — — — —

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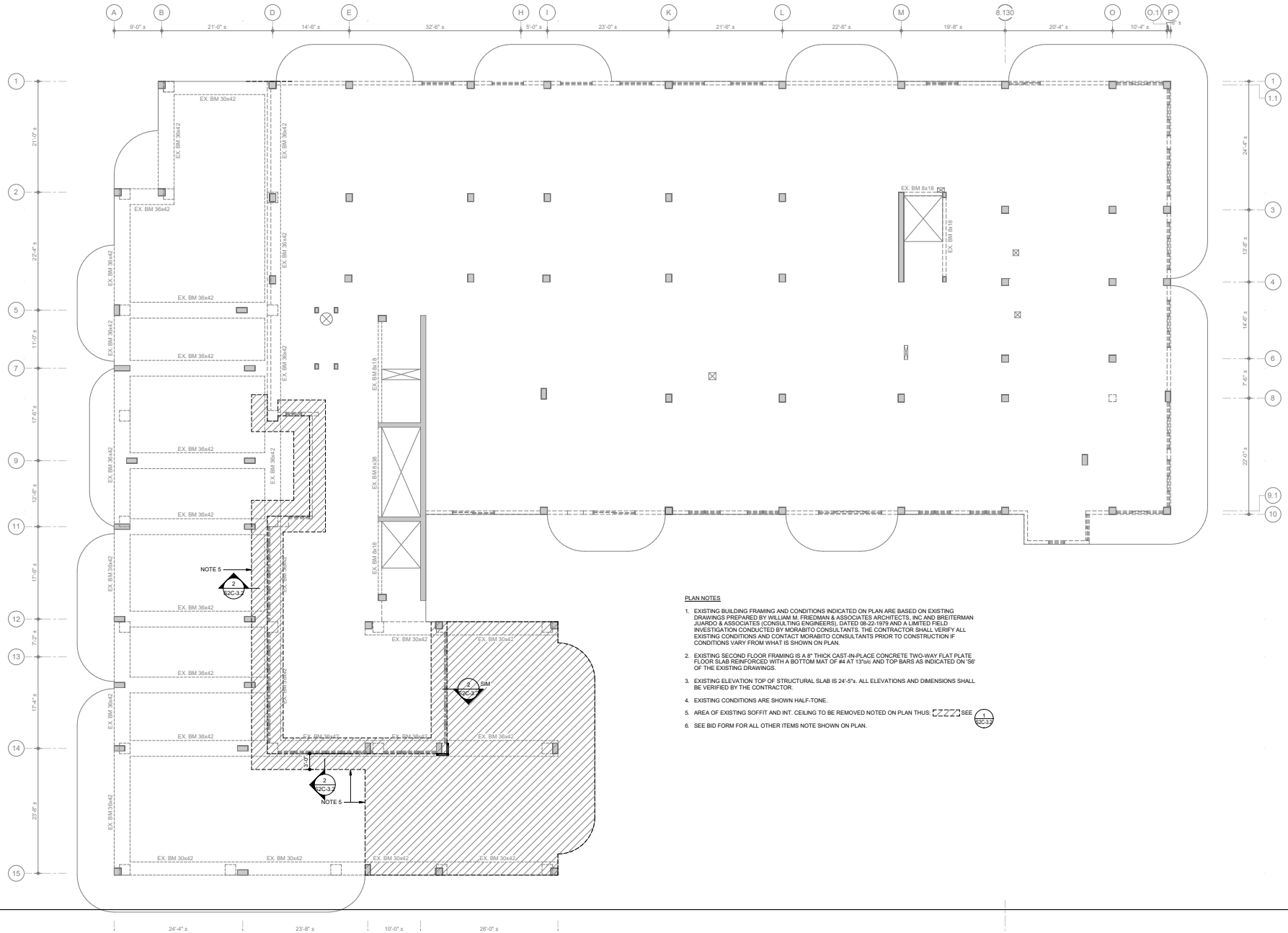
Sheet Title:
LEVEL 1 BONDED OVERLAY AND TOPPING ELEVATIONS

Sheet No.:
S2C-1.1



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2. EXISTING SECOND FLOOR FRAMING IS A 8" THICK CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE FLOOR SLAB REINFORCED WITH A BOTTOM MAT OF #4 AT 13"o/c AND TOP BARS AS INDICATED ON 'S6' OF THE EXISTING DRAWINGS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB IS 24'-5"±. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. AREA OF EXISTING SOFFIT AND INT. CEILING TO BE REMOVED NOTED ON PLAN THUS: ZZZZ SEE 1 S2C-3.7
6. SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.

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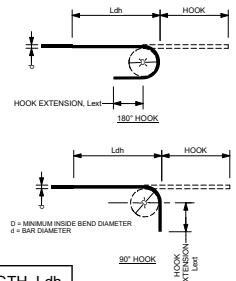
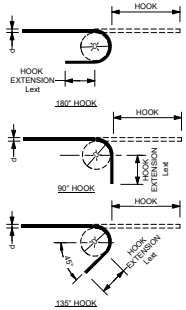
Sheet Title: LEVEL 2 FRAMING PLAN
Sheet No.: S2C-1.2





ACI STANDARD HOOKS

OTHER THAN BEAM & COLUMN TIES / STIRRUPS

BAR SIZE	180° HOOK		90° HOOK	
	HOOK EXTENSION LENGTH, "Lext"	MINIMUM BEND DIAMETER, "D"	HOOK EXTENSION LENGTH, "Lext"	MINIMUM BEND DIAMETER, "D"
#3	3"	2-1/4"	5"	2-1/4"
#4	3"	3"	6"	3"
#5	3"	3-3/4"	8"	3-3/4"
#6	3"	4-1/2"	9"	4-1/2"
#7	4"	5-1/4"	11"	5-1/4"
#8	4"	6"	12"	6"
#9	5"	9"	14"	9"
#10	5"	10"	15"	10"
#11	6"	11"	17"	11"

180° HOOK

D = MINIMUM INSIDE BEND DIAMETER
d = BAR DIAMETER

90° HOOK

MINIMUM HOOK DEVELOPMENT LENGTH, Ldh

MULTIPLE ALL VALUES BY 1.5 FOR EPOXY COATED REINFORCEMENT

BAR SIZE	F'c = 3 ksi	5 ksi > F'c > 3 ksi	F'c = 5 ksi OR GREATER
#3	9"	8"	7"
#4	11"	10"	9"
#5	14"	12"	11"
#6	17"	15"	13"
#7	20"	17"	15"
#8	22"	19"	17"
#9	25"	22"	20"
#10	28"	25"	22"
#11	31"	27"	24"

NOTES:

1. ALL REINFORCING BARS SHALL BE MEASURED, CUT, BENT, AND INSTALLED TO WITHIN THE ALLOWABLE TOLERANCES INDICATED IN THE ACI 318, ACI 317, ACI 315/315R, AND CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL.
2. ALL BARS SHALL BE BENT COLD UNLESS APPROVED BY ENGINEER-OF-RECORD
3. REINFORCING BARS SHALL NOT BE FIELD BENT AFTER BEING PARTIALLY EMBEDDED IN CONCRETE U.N.O.
4. WHERE BAR BEND LENGTH IS INDICATED AS "STD" OR "STANDARD", BEND BAR PER ACI STANDARD HOOKS TABLE.
5. WHERE LIGHT WEIGHT CONCRETE IS USED, THE HOOK DEVELOPMENT LENGTHS (Ldh) SHOWN IN THE SCHEDULE SHALL BE MULTIPLIED BY 1.33.

STIRRUPS AND TIES

BEAMS AND COLUMNS

BAR SIZE	180° HOOK		90° HOOK		135° HOOK	
	HOOK EXTENSION LENGTH, "Lext"	MINIMUM BEND DIAMETER, "D"	HOOK EXTENSION LENGTH, "Lext"	MINIMUM BEND DIAMETER, "D"	HOOK EXTENSION LENGTH, "Lext"	MINIMUM BEND DIAMETER, "D"
#3	3"	1-1/2"	3"	1-1/2"	3"	1-1/2"
#4	3"	2"	3"	2"	3"	2"
#5	3"	2-1/2"	4"	2-1/2"	3-3/4"	2-1/2"
#6	3"	4-1/2"	9"	4-1/2"	4-1/2"	4-1/2"
#7	4"	5-1/4"	11"	5-1/4"	5-1/4"	5-1/4"

NOTES:

1. ALL REINFORCING BARS SHALL BE MEASURED, CUT, BENT, AND INSTALLED TO WITHIN THE ALLOWABLE TOLERANCES INDICATED IN THE ACI 318, ACI 317, ACI 315/315R, AND CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL.
2. ALL BARS SHALL BE BENT COLD UNLESS APPROVED BY ENGINEER-OF-RECORD.
3. REINFORCING BARS SHALL NOT BE FIELD BENT AFTER BEING PARTIALLY EMBEDDED IN CONCRETE U.N.O.

D = MINIMUM INSIDE BEND DIAMETER
d = BAR DIAMETER

180° HOOK

90° HOOK

135° HOOK

COMPRESSION DEVELOPMENT & SPLICE LENGTHS [L_{dc} & L_{sc}] (in)

BAR SIZE	F'c = 3 ksi				5 ksi > F'c > 3 ksi				F'c = 5 ksi (or greater)			
	ENCLOSED WITH #4 TIES AT <= 4" o/c		OTHER		ENCLOSED WITH #4 TIES AT <= 4" o/c		OTHER		ENCLOSED WITH #4 TIES AT <= 4" o/c		OTHER	
	Ld	Ls	Ld	Ls	Ld	Ls	Ld	Ls	Ld	Ls	Ld	Ls
#3	8	12	9	12	8	12	8	12	8	12	8	12
#4	8	13	11	15	8	13	10	15	8	13	9	15
#5	11	16	14	19	9	16	12	19	9	16	11	19
#6	13	19	17	23	11	19	14	23	10	19	14	23
#7	15	22	20	27	13	22	17	26	11	22	16	26
#8	17	25	22	30	14	25	19	30	14	25	18	30
#9	19	28	25	34	16	28	22	34	15	28	20	34
#10	21	32	28	38	18	32	24	38	17	32	23	38
#11	23	35	31	42	20	35	27	42	19	35	26	42

NOTES:

1. EPOXY REBAR NOR LIGHTWEIGHT CONCRETE DOES NOT AFFECT COMPRESSION DEVELOPMENT OR LAP LENGTH.
2. Fy = 60 ksi ONLY

TENSION LAP SPLICE LENGTHS [Ls] (in)

BAR SIZE	LOCATION	**F'c = 3 ksi & 3.5 ksi**			**F'c = 4 ksi & 4.5 ksi**			**F'c = 5 ksi OR GREATER**		
		MINIMUM (UNO)	**MAY USE REDUCED LENGTH WHEN:**		**MINIMUM (UNO)**	**MAY USE REDUCED LENGTH WHEN:**		**MINIMUM (UNO)**	**MAY USE REDUCED LENGTH WHEN:**	
			MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)		MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)		MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)
#3	TOP BARS	42	17	17	37	15	15	33	13	13
	OTHER BARS	32	13	13	28	12	12	25	12	12
#4	TOP BARS	56	28	23	49	24	20	43	22	18
	OTHER BARS	43	22	18	37	19	15	34	17	14
#5	TOP BARS	70	41	28	61	36	24	54	32	22
	OTHER BARS	54	32	22	47	28	19	42	25	17
#6	TOP BARS	84	56	34	73	49	29	65	43	26
	OTHER BARS	65	43	26	56	37	23	50	34	20
#7	TOP BARS	122	90	55	106	78	48	95	70	43
	OTHER BARS	94	69	43	81	60	37	73	54	33
#8	TOP BARS	139	112	70	121	97	61	108	86	54
	OTHER BARS	107	86	54	93	74	47	83	67	42
#9	TOP BARS	157	135	89	136	117	77	122	105	69
	OTHER BARS	121	104	68	105	90	59	94	81	53
#10	TOP BARS	177	162	112	153	140	97	137	126	87
	OTHER BARS	136	125	87	118	108	75	106	97	67
#11	TOP BARS	196	190	138	170	165	120	152	147	107
	OTHER BARS	151	146	107	131	127	92	117	113	83

TENSION DEVELOPMENT LENGTHS [Ld] (in)

BAR SIZE	LOCATION	**F'c = 3 ksi & 3.5 ksi**			**F'c = 4 ksi & 4.5 ksi**			**F'c = 5 ksi OR GREATER**		
		MINIMUM (UNO)	**MAY USE REDUCED LENGTH WHEN:**		**MINIMUM (UNO)**	**MAY USE REDUCED LENGTH WHEN:**		**MINIMUM (UNO)**	**MAY USE REDUCED LENGTH WHEN:**	
			MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)		MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)		MEMBERS WITH CONCRETE COVER > = 3/4" AND (BAR SPACING > = 4" OR > = 6db)	MEMBERS WITH CONCRETE COVER > = 1 1/2" AND (BAR SPACING > = 4" OR > = 6db)
#3	TOP BARS	32	13	13	28	12	12	25	12	12
	OTHER BARS	25	12	12	22	12	12	20	12	12
#4	TOP BARS	43	22	18	37	19	15	34	17	14
	OTHER BARS	33	17	14	29	15	12	26	13	12
#5	TOP BARS	54	32	22	47	28	19	42	25	17
	OTHER BARS	42	25	17	36	21	15	32	19	13
#6	TOP BARS	65	43	26	56	37	23	50	34	20
	OTHER BARS	50	33	20	43	29	18	39	26	16
#7	TOP BARS	94	69	43	81	60	37	73	54	33
	OTHER BARS	72	53	33	63	46	29	56	41	26
#8	TOP BARS	107	86	54	93	74	47	83	67	42
	OTHER BARS	83	66	42	72	57	36	64	51	32
#9	TOP BARS	121	104	68	105	90	59	94	81	53
	OTHER BARS	93	80	53	81	69	46	72	62	41
#10	TOP BARS	136	125	87	118	108	75	106	97	67
	OTHER BARS	105	96	67	91	83	58	81	75	52
#11	TOP BARS	151	146	107	131	127	92	117	113	83
	OTHER BARS	116	113	82	101	98	71	90	87	64

NOTES:

1. TOP BARS = HORIZONTAL BARS WITH MORE THAN 12 IN. OF CONCRETE BELOW.
2. db = REINFORCING BAR DIAMETER.
3. BAR SPACING = CENTER TO CENTER SPACING BETWEEN BARS. WHEN MULTIPLE BARS LOCATED IN THE SAME PLANE ARE SPLICED AT THE SAME SECTION, THE CENTER TO CENTER SPACING IS THE MINIMUM DISTANCE BETWEEN ADJACENT SPLICES.
4. NORMAL WEIGHT CONCRETE ONLY, WHERE LIGHT WEIGHT CONCRETE IS USED, THE SPLICE LENGTHS SHOWN IN THE SCHEDULE SHALL BE MULTIPLIED BY 1.33.
5. WHERE EPOXY BARS ARE USED, THE SPLICE LENGTHS IN THE SCHEDULE SHALL BE MULTIPLIED BY 1.5.
6. Fy = 60 KSI ONLY.
7. MINIMUM LENGTHS ARE BASED ON MEMBERS WITH BAR SPACING > = 2db.

RN TYPICAL CONCRETE REPAIR PROCEDURES AND NOTES

1. AREAS OF UNSOUND CONCRETE AND DETERIORATED REINFORCING SHALL BE IDENTIFIED AND MARKED BY CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A UNIT PRICE FOR ALL WORK SHOWN ON THESE DRAWINGS AND DETAILS AS REQUIRED BY SPEC SECTIONS 002113, 004100, 012200 AND 012300. WHERE POSSIBLE, REMOVAL AREAS SHALL BE RECTANGULAR IN SHAPE IN PLAN/ELEVATION VIEW. SEE SPECIFICATION SECTIONS 024119 AND 030100. IT IS IN THE INTEREST OF THE OWNER TO REPAIR ALL CONCRETE FACADE DEFECTS WITHIN THE WORK LIMITS SHOWN REGARDLESS OF WHETHER OR NOT ALL DEFECTS ARE INDICATED ON THE CONTRACT DOCUMENTS AND/OR IDENTIFIED BY THE CONTRACTOR.

2. TEMPORARILY SHORE ALL EXISTING CONCRETE SLABS, BEAMS, WALLS AND COLUMNS WHICH ARE DAMAGED PRIOR TO PERFORMING THE NECESSARY REPAIRS. SEE SPECIFICATION SECTIONS 31 40 00 AND 03 01 00. AS DEMOLITION PROGRESSES, THE CONTRACTOR SHALL NOTIFY THE SHORING ENGINEER WHEN DEMOLITION LIMITS ARE EXPECTED TO EXTEND BEYOND CURRENT SHORING LIMITS. WORK SHALL CEASE UNTIL SHORING HAS BEEN RE-EVALUATED. SHORING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR UNO. SHORING SHALL BE DESIGNED FOR ALL SUPERIMPOSED LOADS DURING CONSTRUCTION IN ADDITION TO SELF-WEIGHT OF STRUCTURE. SHORING ENGINEER SHALL BE RESPONSIBLE FOR ALL REQUIRED SEQUENCING AND RE-SHORING AS REQUIRED. SHORING PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.

3. REMOVE ALL UNSOUND CONCRETE WITH CHIPPING HAMMERS. USE 30 POUND CHIPPING HAMMERS FOR ALL SELECTIVE DEMOLITION UNLESS OTHERWISE APPROVED. DO NOT HAMMER AROUND REBAR WITH LARGER THAN 15 POUND HAMMERS.

4. WHERE EXPOSED PORTIONS OF THE EXISTING REINFORCING ARE NOT SOUNDLY BONDED TO THE REMAINING CONCRETE, OR IF MORE THAN 1/2 OF THE REBAR DIAMETER / THICKNESS IS EXPOSED, THE CONTRACTOR SHALL REMOVE CONCRETE AROUND AND UNDER THE REINFORCING. ALL FREELY EXPOSED REINFORCING SHALL BE NO CLOSER THAN 3/4" TO EXISTING CONCRETE. WHEN EXISTING REINFORCING IS NOT PROPERLY EXPOSED (OR NO REBAR IS PRESENT) THE CONTRACTOR SHALL INSTALL STAINLESS STEEL THREADED RODS SET IN EPOXY AT 6" ON CENTER EACH WAY (3" MINIMUM EMBEDMENT INTO SOUND CONCRETE) UNLESS OTHERWISE SHOWN IN DETAILS OR DIRECTED IN FIELD. REMOVE ALL OILS FROM RODS PRIOR TO SETTING IN EPOXY.

5. REMOVE ALL DIRT, GREASE, OIL, LAITANCE AND CURING COMPOUNDS FROM EXISTING CONCRETE SURFACES AND SUBSTRATES BY SANDBLASTING OR MECHANICAL ROUGHENING. PROVIDE MANUFACTURER-REQUIRED CRSI CONCRETE SURFACE PROFILE (CSP) FOR EACH REPAIR PRODUCT TO BE USED. FOR CONVENTIONAL PORTLAND CONCRETE REPAIR, NO LESS THAN CSP-6 (1/4" AMPLITUDE) SHALL BE USED. REMOVE GREASE, OIL, RUST AND MILL SCALING FROM EXISTING EMBEDDED STEEL, ANCHOR PLATES AND REINFORCING STEEL BY SANDBLASTING OR WIRE BRUSHING. COAT ALL EXPOSED REINFORCING STEEL WITH 7 WET MILS OF ECB ANTI-CORROSION PROTECTION, BY CONPROCO.

6. ADD NEW REBAR AND/OR EPOXY COATED WIRE MESH TO REPLACE ANY RUSTED OR DEFECTIVE EXISTING REINFORCING AS DIRECTED BY MORABITO CONSULTANTS INC. SEE EXISTING FRAMING PLANS AND DETAILS FOR ESTIMATED EXISTING REINFORCEMENT. ALL WIRE MESH SHALL BE EPOXY-COATED. PROVIDE PROPER REINFORCING LAP SPLICES AS REQUIRED. SEE SPECIFICATIONS FOR FURTHER INFORMATION.

7. PRESOAK ALL EXISTING HORIZONTAL AND VERTICAL CONCRETE SURFACES TO RECEIVE REPAIR CONCRETE TO ACHIEVE A SATURATED SURFACE DRY (SSD) CONDITION BEFORE APPLYING CEMENTITIOUS REPAIR CONCRETE/MORTAR. INSTALL PROPRIETARY CONCRETE REPAIR MATERIAL PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. APPLY "SCRUB", "SLURRY", OR "PEANUT BUTTER" COAT ON SSD CONCRETE IF RECOMMENDED BY MANUFACTURER'S WRITTEN DATA SHEET. DO NOT WET CONCRETE PRIOR TO INSTALLATION OF EPOXY-SAND (NON-CEMENTITIOUS) MATERIALS. ALLOW EPOXY ANCHORING GROUTS TO FULLY CURE PRIOR TO WETTING SURFACES. PROPRIETARY CONCRETE BONDING AGENTS MAY ONLY BE USED AS APPROVED BY THE ENGINEER. FOR POOL FLOOR AND WALL REPAIRS, APPLY SIKA SWELL S2 IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AT PERIMETER COLD JOINT PRIOR TO CONCRETE PLACEMENT. CONTRACTOR TO ENSURE SIKASWELL S2 REMAINS CLEAN AND DRY PRIOR TO CONCRETE PLACEMENT.

8. WHEN CONCRETE PATCH DEPTH IS LESS THAN 2 1/2", INSTALL APPROVED SURFACE REPAIR MORTAR. EXTEND MORTAR WITH AGGREGATE WHERE REQUIRED BY SPECIFICATIONS. ALLOW REPAIR MORTAR TO BE CURED PER SPEC SECTION 030100.

9. WHEN CONCRETE PATCH DEPTH IS GREATER THAN OR EQUAL TO 2 1/2", INSTALL APPROVED PRE-MIX CONCRETE (BAG MIX) OR READY MIX CONCRETE. BAG MIX REPAIR CONCRETE/MORTAR SHALL BE SHRINKAGE-COMPENSATING WITH FIBERS. READY MIX CONCRETE SHALL BE DESIGNED TO THE LIMITATIONS IN SECTION 030100. REPAIR CONCRETE SHALL BE CURED PER SPEC SECTION 030100.

10. AFTER ALL CONCRETE REPAIR PATCHES HAVE FULLY CURED, AND IF REQUIRED BY THE BID FORM, ALL SURFACES SHALL BE COATED WITH A ACRYLIC CONCRETE COATING WITH COLOR TO MATCH EXISTING. PRESSURE WASH AND PREPARE EXISTING SURFACES TO RECEIVE COATING PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

11. ALL EXISTING CONNECTIONS, ANCHORS, AND PLATES THAT ARE EXPOSED DURING REPAIRS SHALL BE PROPERLY SAND BLASTED OR MECHANICALLY CLEANED AND COATED WITH ECB ANTI-CORROSION PROTECTION (ORANGE COLORED) BY CONPROCO CORP. PER SPEC SECTION 030100.

12. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CHAMPLAIN TOWERS
SOUTH CONDOMINIUM
8777 COLLINS AVENUE
SURFSIDE, FLORIDA 33154

CHAMPLAIN TOWERS SOUTH 40-YEAR BUILDING
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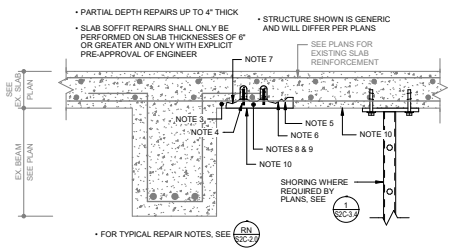
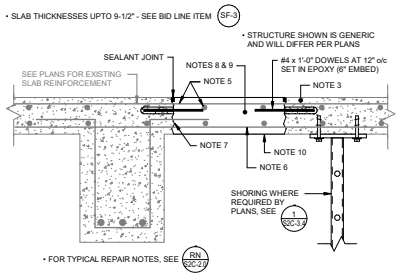
No.	Date	Revisions

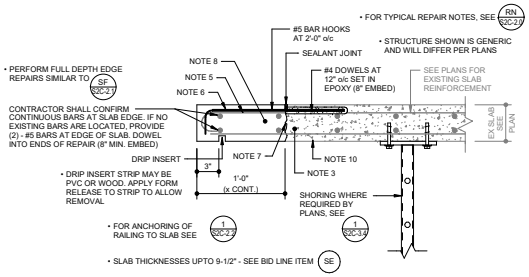
DESIGNED HR/JB/RM
DRAWN HR/JB/RM
CHECKED RM
APPROVED FPM
Project No.: 18217
Date: 04/26/21
Scale: As indicated
Sheet Title: TYPICAL REINFORCEMENT & REPAIR NOTES
Sheet No.: S2C-2.0



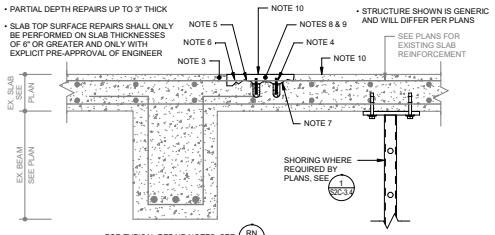
SU SLAB SOFFIT REPAIR
1 1/2" = 1'-0"



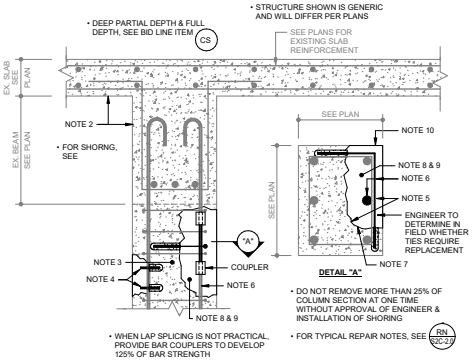
SF SLAB FULL-DEPTH REPAIR
1 1/2" = 1'-0"



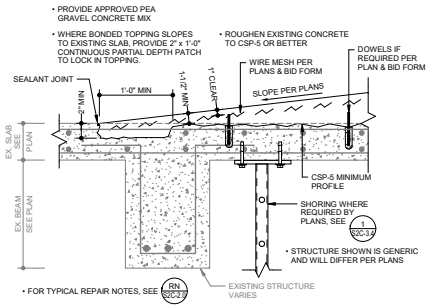
SE SLAB FULL-DEPTH DECK EDGE REPAIR
1 1/2" = 1'-0"



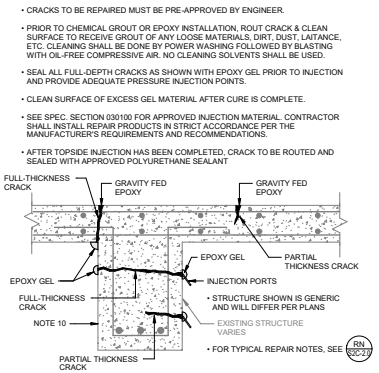
ST SLAB TOP SURFACE REPAIR
1 1/2" = 1'-0"



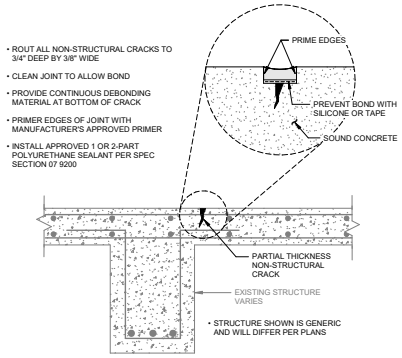
CS COLUMN SPALL REPAIR
1 1/2" = 1'-0"



BT BONDED TOPPING TERMINATION
1 1/2" = 1'-0"



EI STRUCTURAL CRACK REPAIR (EPOXY INJECTION)
1 1/2" = 1'-0"



JS NON-STRUCTURAL CRACK REPAIR (CRACK SEALANT)
1 1/2" = 1'-0"

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This item has been digitally signed and sealed by Robert J. Miller 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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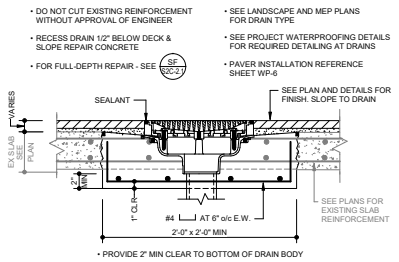
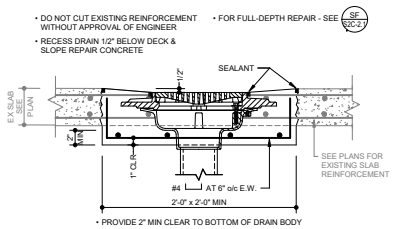
No.	Date	Revisions

DESIGNED HR/JB/RM	DRAWN HR/JB/RM
CHECKED RM	APPROVED FPM

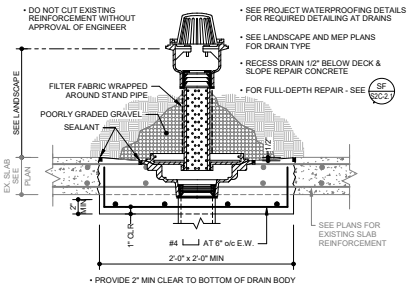
Project No.: 18217
Date: 04/26/21
Scale: 1 1/2" = 1'-0"
Sheet Title: CONCRETE REPAIR DETAILS
Sheet No.: S2C-2.1



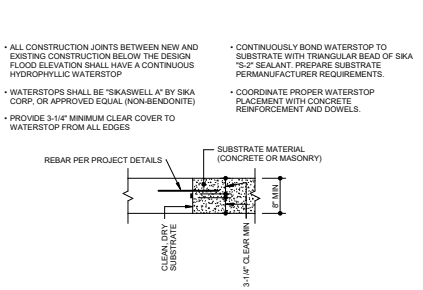
DD1 PROMENADE DECK DRAIN
1 1/2" = 1'-0"



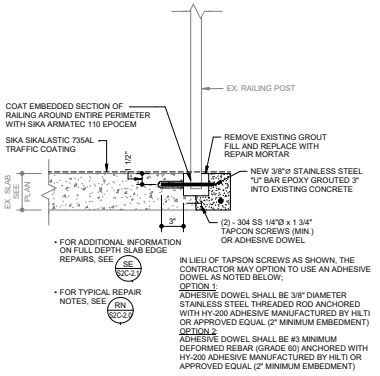
DD2 PARKING DECK DRAIN
1 1/2" = 1'-0"



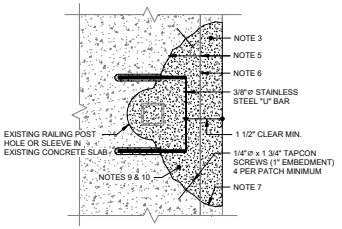
DD3 PLANTER DRAIN
1 1/2" = 1'-0"



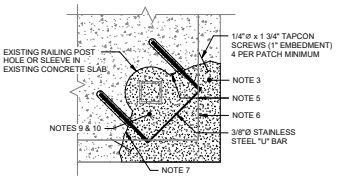
WS WATERSTOP
1" = 1'-0"



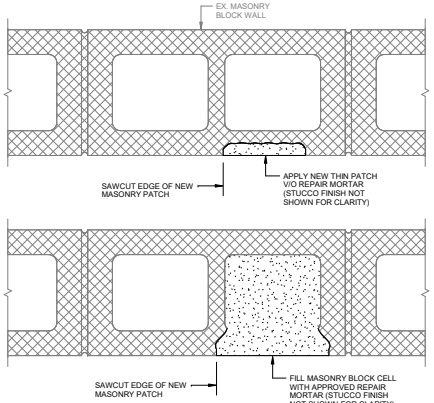
1 RAILING CONNECTION CONCRETE SPALL REPAIR
1 1/2" = 1'-0"



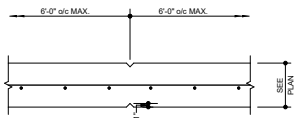
TYPICAL POST PLAN VIEW



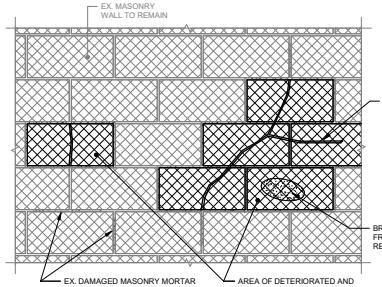
CORNER POST PLAN VIEW



2 PARTIAL DEPTH MASONRY WALL REPAIR
3/4" = 1'-0"



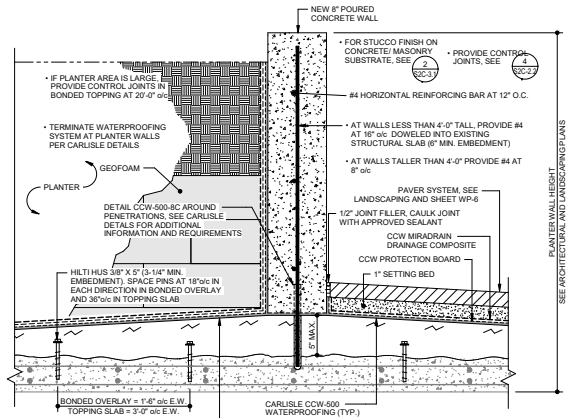
4 TYPICAL CONTROL JOINT IN CONCRETE WALLS
3/4" = 1'-0"



TUCK-POINTING MASONRY NOTES:

1. REMOVE ALL LOOSE AND CRACKED MORTAR WITH CHISELS, GRINDING WHEELS, ADN OTHER APPROPRIATE EQUIPMENT DOWN TO A MINIMUM DEPTH OF 1/2". THE REPAIRED JOINTS SHALL BE CLEANED WITH A STIFF BRUSH ALONG WITH A LIGHT HOSE STREAM
2. THE REPAIR MORTAR SHALL BE TYPE 'N' PRE-HYDRATED TO REDUCE EXCESSIVE SHRINKAGE. THE PROPER PRE-HYDRATION PROCESS IS AS FOLLOWS:
   A. ALL DRY INGREDIENTS SHALL BE THROUGHLY MIXED PRIOR TO ADDITION OF WATER
   B. ONLY ENOUGH CLEAN WATER SHALL BE ADDED TO THE DRY MIX TO PRODUCE A DAMP, WORKABLE CONSISTENCY WHICH WILL RETAIN ITS SHAPE WHEN FORMED INTO A BALL
   C. THE MORTAR SHALL STAND IN THIS DAMPENED CONDITION FOR 1 TO 1-1/2 HOURS
3. THE JOINTS TO BE TUCK-POINTED SHALL BE DAMPENED TO A SATURATED SURFACE DRY CONDITION, TO ENSURE A GOOD BOND, THE BRICKWORK MUST ABSORB ALL SURFACE WATER
4. WATER SHOULD BE ADDED TO THE PRE-HYDRATED MORTAR TO BRING IT TO A WORKABLE CONSISTANCY (SOMEWHAT DRIER THAN CONVENTIONAL MORTAR)
5. THE MORTAR SHALL BE PACKED TIGHTLY INTO THE JOINTS IN THIN LAYERS (1/4" MAXIMUM), EACH LAYER SHALL BECOME "THUMBPRINT" HARD BEFORE APPLYING THE NEXT LAYER
6. THE JOINTS SHALL BE TOOLED TO A CONCAVE PROFILE AFTER THE LAST LAYER OF MORTAR IS "THUMBPRINT" HARD

3 EXISTING MASONRY BLOCK REPAIRS
3/4" = 1'-0"



5 BONDED OVERLAY / TOPPING SLAB AT NEW POURED PLANTER WALL
1 1/2" = 1'-0"

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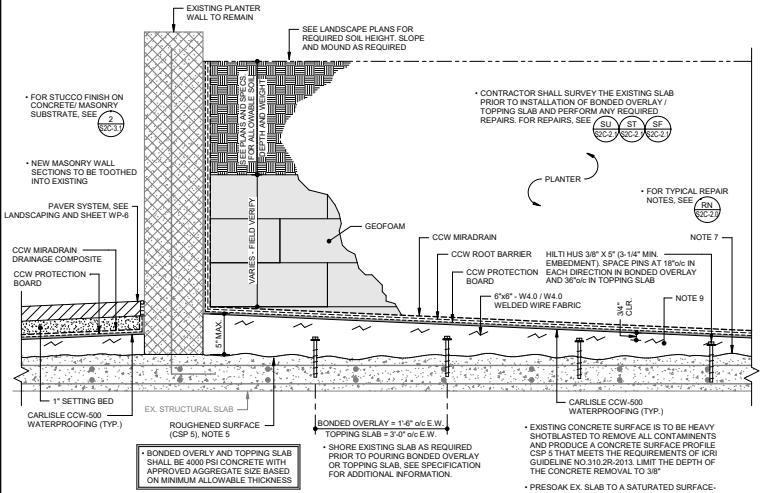
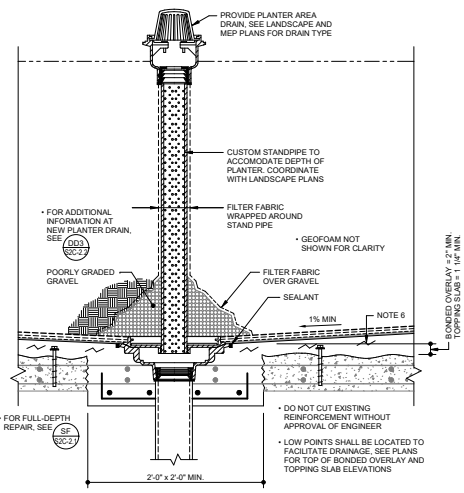
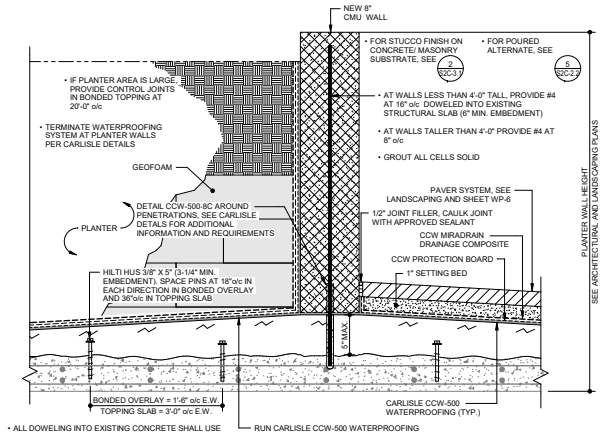
Scale: As indicated
Sheet Title: CONCRETE/MASONRY REPAIR DETAILS
Sheet No.: S2C-2.2



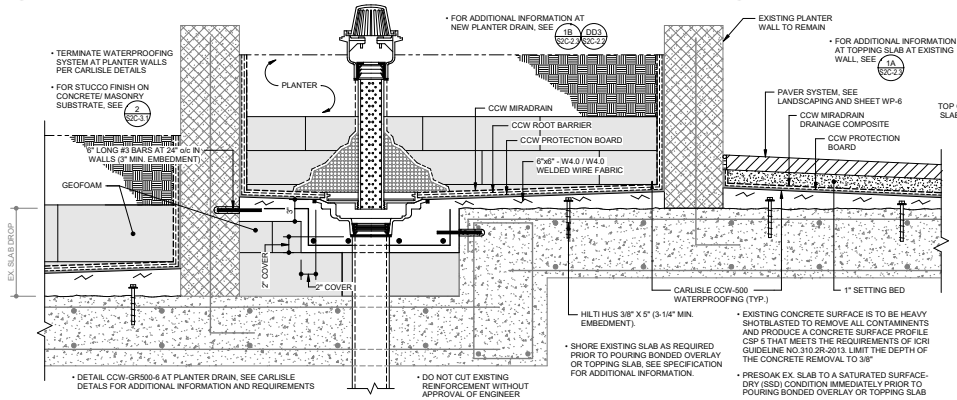
1A BONDED OVERLAY / TOPPING SLAB AT EXISTING PLANTER WALL
NOT TO SCALE



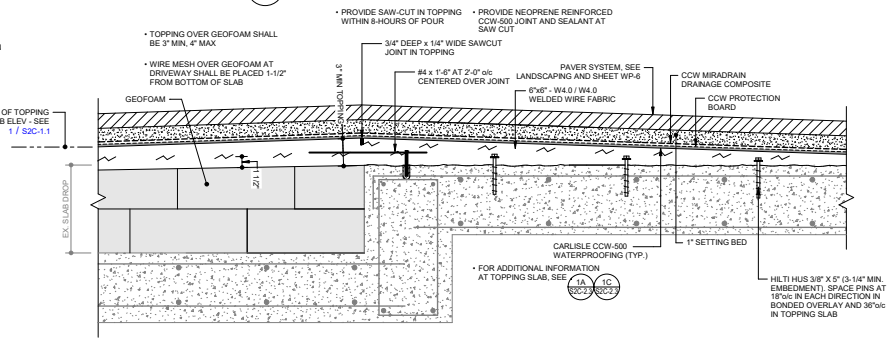
1B BONDED OVERLAY / TOPPING SLAB AT PLANTER DRAIN
NOT TO SCALE



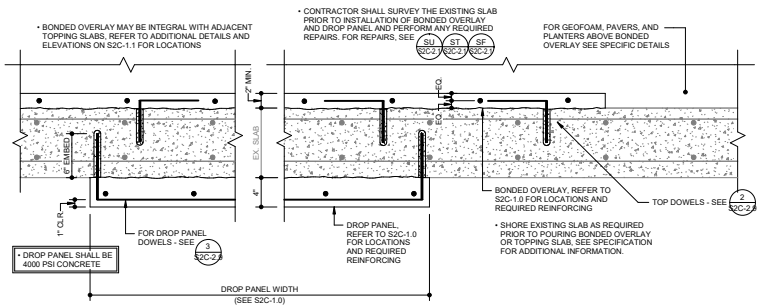
1C BONDED OVERLAY / TOPPING SLAB AT NEW CMU PLANTER WALL
NOT TO SCALE



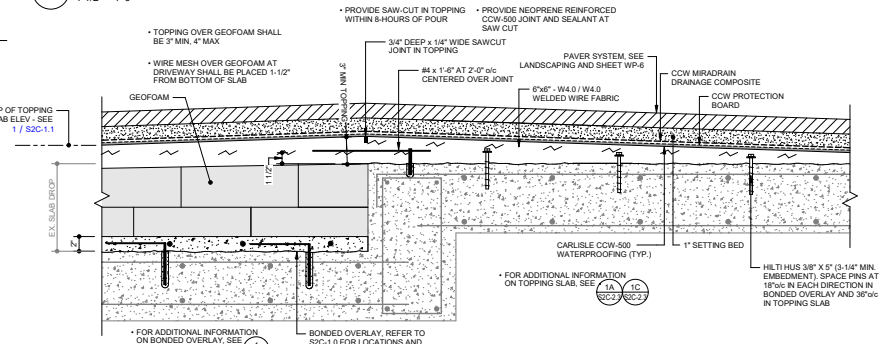
2 TOPPING SLAB & PAVER SYSTEM AT EXISTING PLANTER WALL AT SLAB DROP
1 1/2" = 1'-0"



3 TOPPING SLAB AT PAVER SYSTEM AT SLAB DROP
1 1/2" = 1'-0"



4 BONDED OVERLAY AND DROP PANEL
1 1/2" = 1'-0"



5 BONDED OVERLAY / TOPPING SLAB AT PAVER SYSTEM AT SLAB DROP
1 1/2" = 1'-0"

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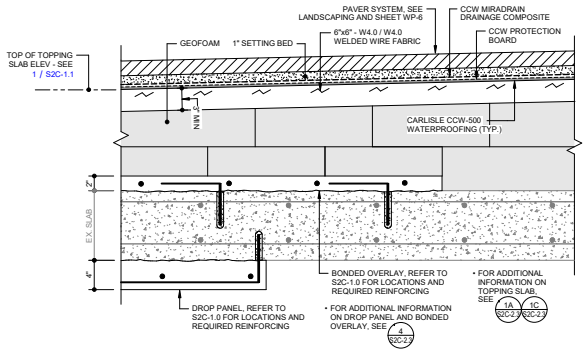
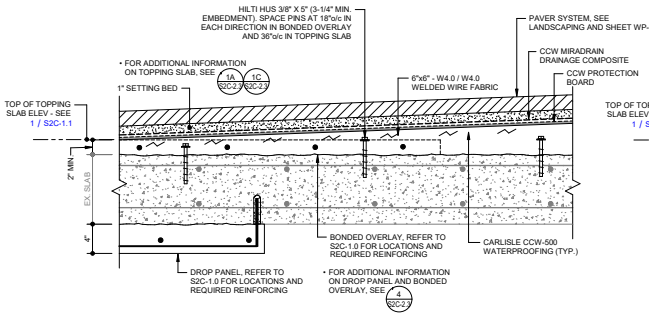
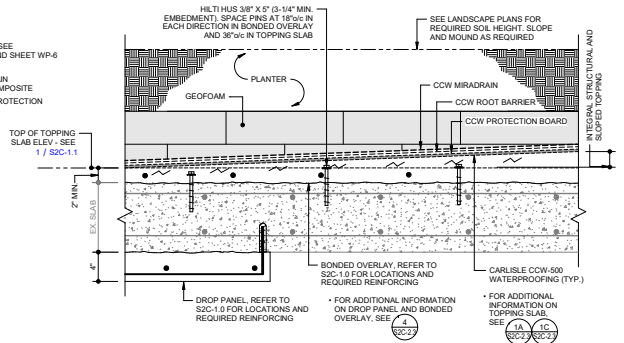
Sheet No.: S2C-2.3



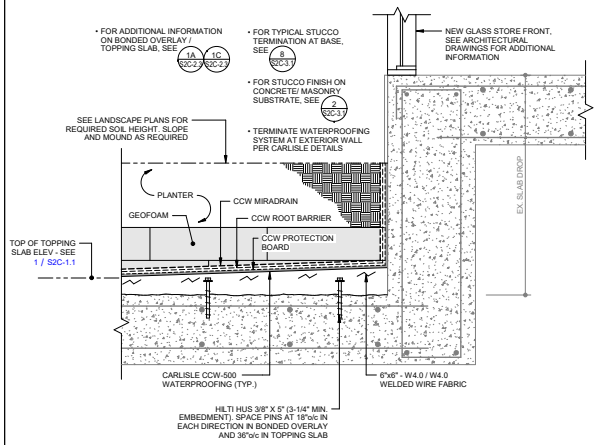
1 BONDED OVERLAY / TOPPING SLAB AT RAISED PAVERS
1 1/2" = 1'-0"



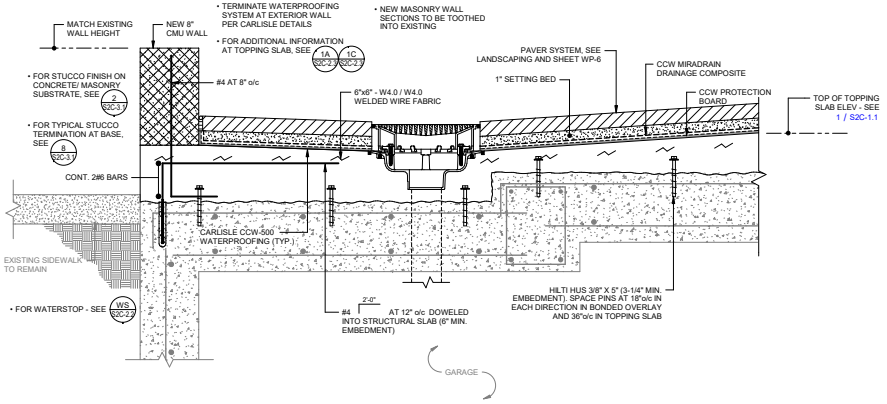
2 INTEGRAL BONDED OVERLAY / TOPPING SLAB AT PAVERS
1 1/2" = 1'-0"



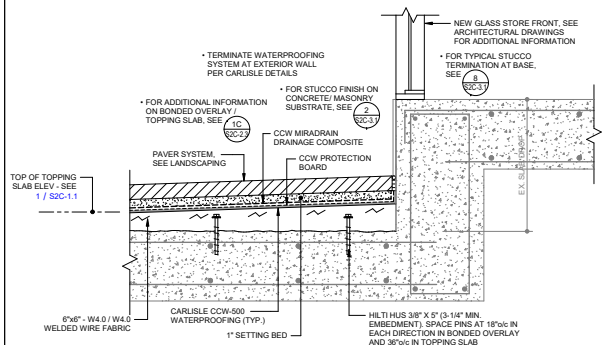
3 INTEGRAL BONDED OVERLAY / TOPPING SLAB AT PLANTER
1 1/2" = 1'-0"



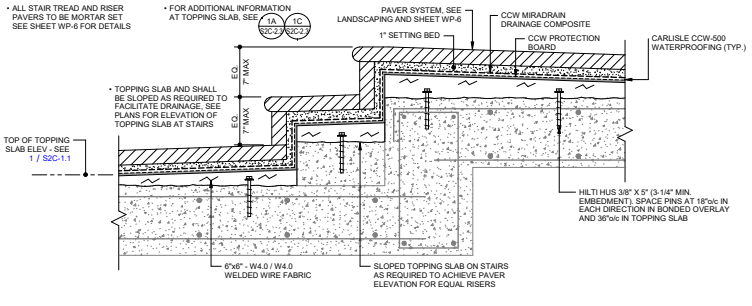
4 TOPPING SLAB AND PLANTER AT STORE FRONT AT SLAB DROP
1 1/2" = 1'-0"



6 TOPPING SLAB AT NEW EXTERIOR CMU WALL
1 1/2" = 1'-0"



5 TOPPING SLAB AND PAVERS AT STORE FRONT AT SLAB DROP
1 1/2" = 1'-0"



7 TOPPING SLAB AND PAVERS AT EXISTING STAIRS AT SLAB DROP
1 1/2" = 1'-0"

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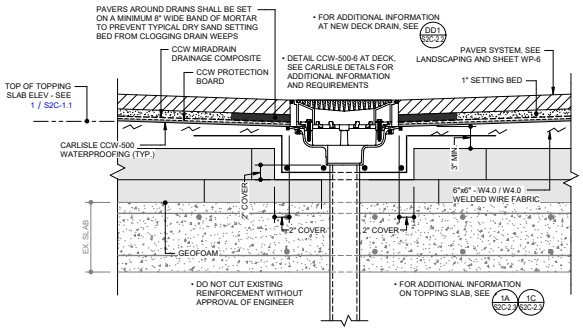
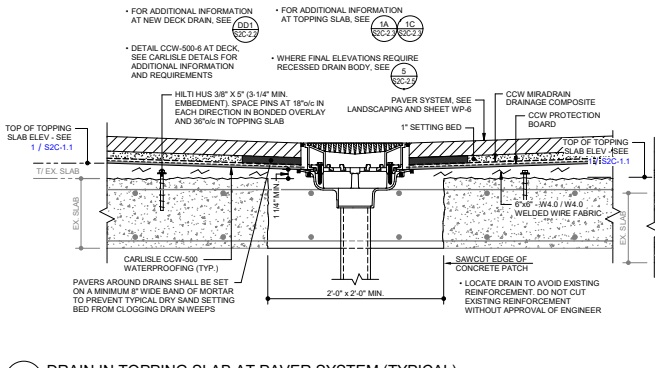
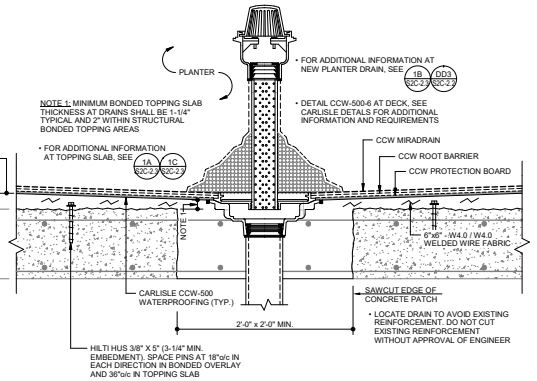
Sheet No.: S2C-2.4



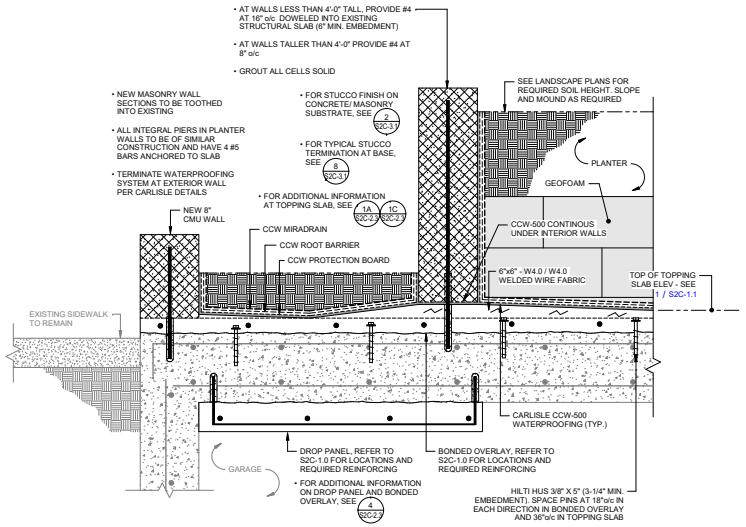
1 DRAIN IN TOPPING SLAB AT RAISED PAVER SYSTEM AT SLAB DROP
1 1/2" = 1'-0"



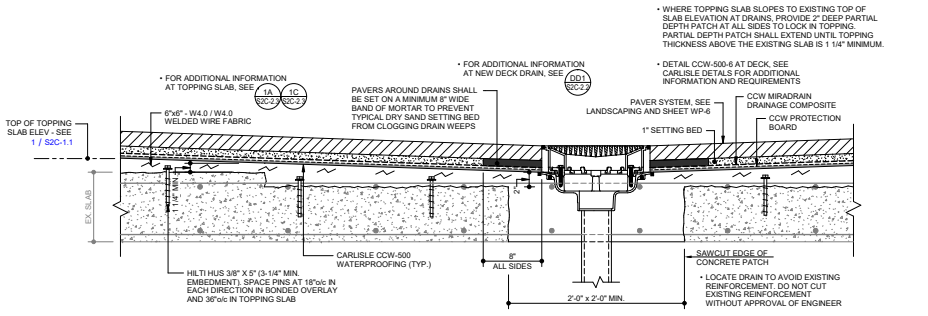
2 DRAIN IN TOPPING SLAB AT PAVER SYSTEM (TYPICAL)
1 1/2" = 1'-0"



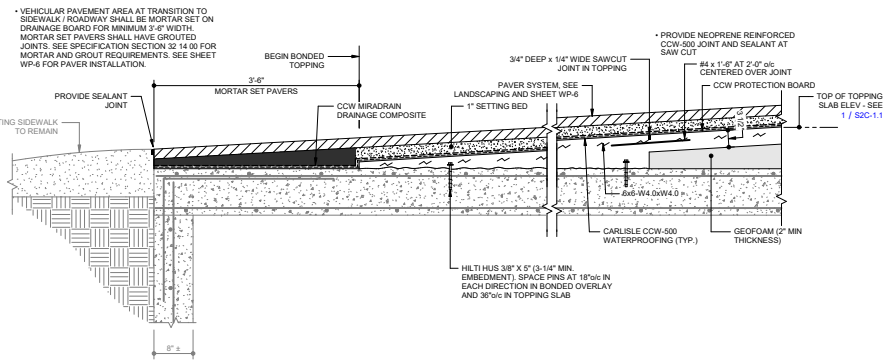
3 DRAIN IN TOPPING SLAB AT PLANTERS
1 1/2" = 1'-0"



4 BONDED OVERLAY / TOPPING SLAB AT NEW EXTERIOR & INTERIOR CMU WALLS
1 1/2" = 1'-0"



5 DRAIN IN TOPPING SLAB AT PAVER SYSTEM (ALTERNATE)
1 1/2" = 1'-0"



6 EXISTING DRIVEWAY RAMP AT FOUNDATION
1" = 1'-0"

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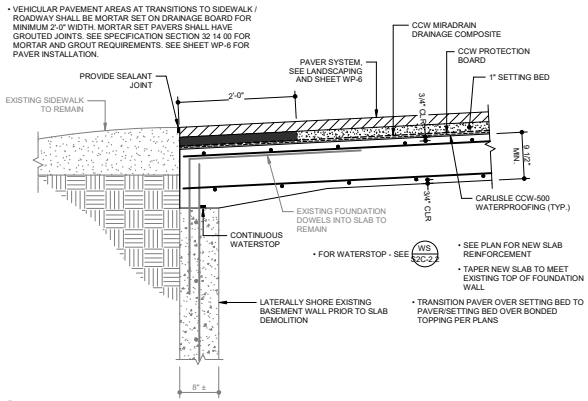
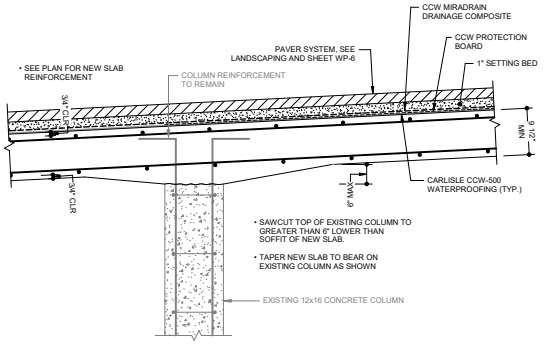
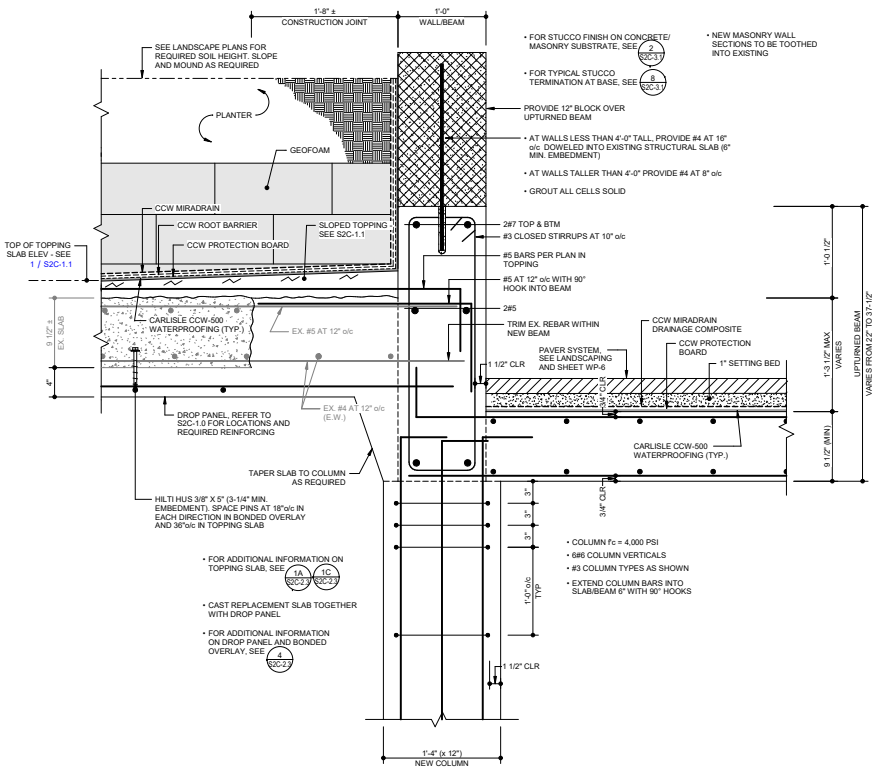


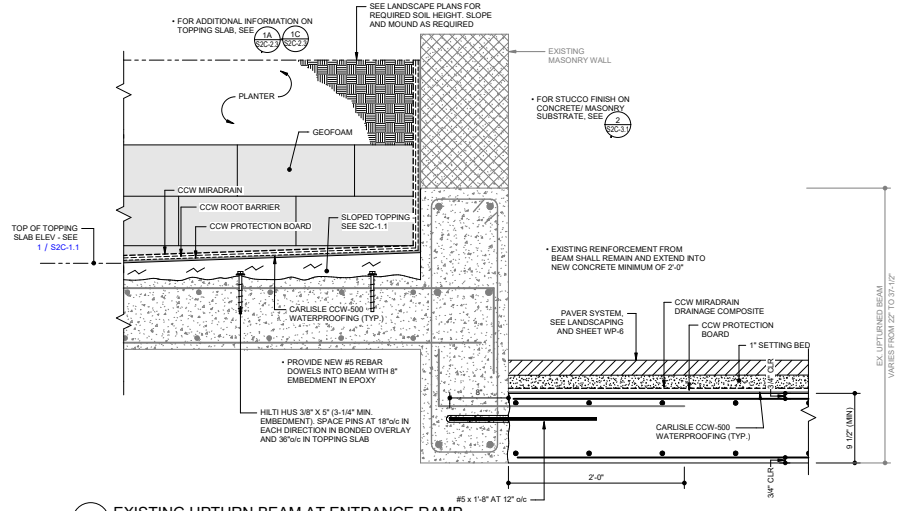
1 NEW DRIVEWAY RAMP AT FOUNDATION
1" = 1'-0"



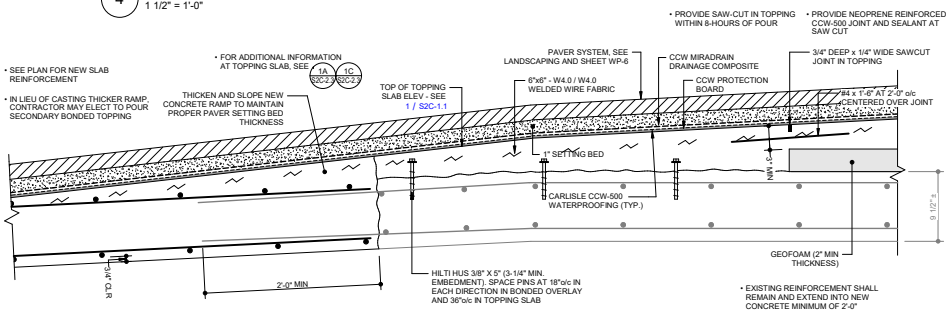
2 RAMP SLAB AT EXISTING COLUMN
1" = 1'-0"



3 NEW UPTURN BEAM AT ENTRANCE RAMP
1 1/2" = 1'-0"



4 EXISTING UPTURN BEAM AT ENTRANCE RAMP
1 1/2" = 1'-0"



5 TOPPING SLAB RAMP TRANSITION
1 1/2" = 1'-0"

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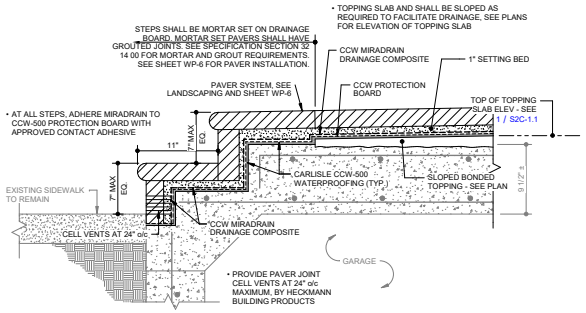
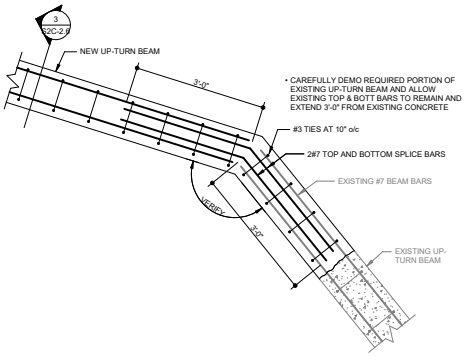
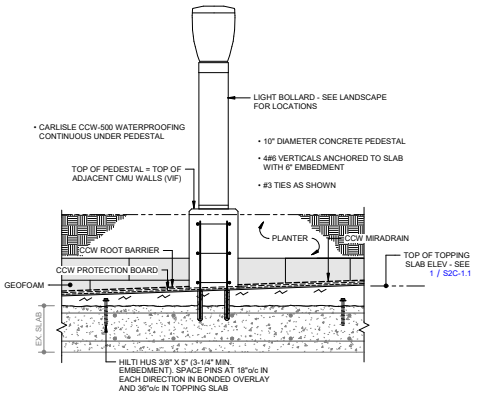


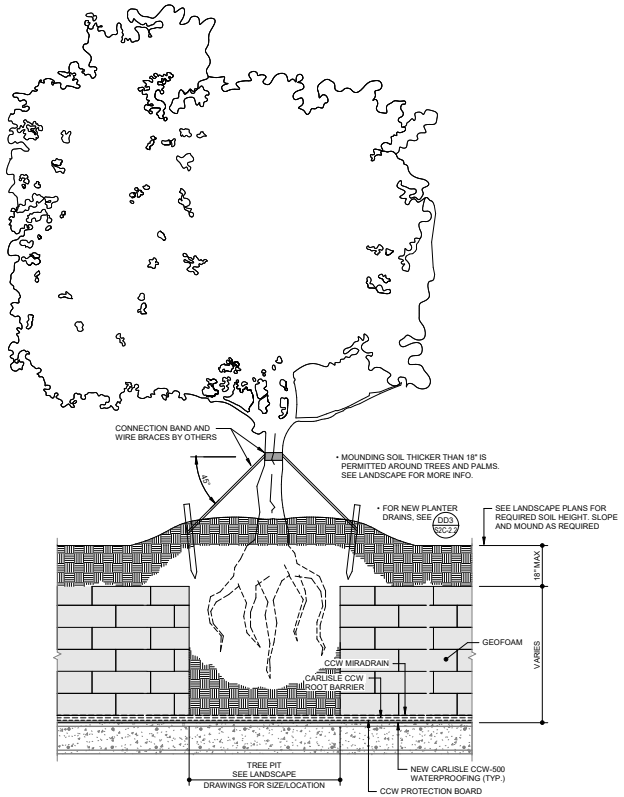
1 EXISTING STEPS AT FOUNDATION WALL
1 1/2" = 1'-0"



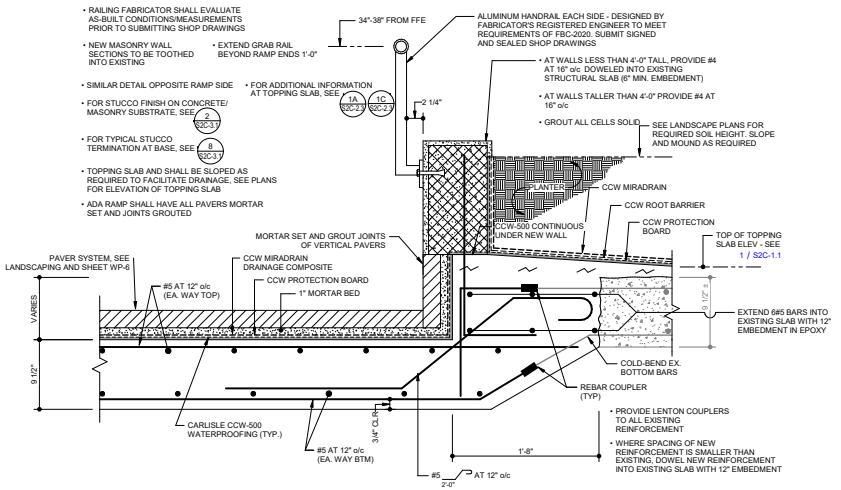
2 CONCRETE BEAM TIE-IN TO EXISTING BEAM
3/4" = 1'-0"



3 TYPICAL PLANTER BOLLARD
1" = 1'-0"



4 TYPICAL LARGE TREE PIT
NOT TO SCALE



5 SECTION THRU ADA RAMP
1 1/2" = 1'-0"

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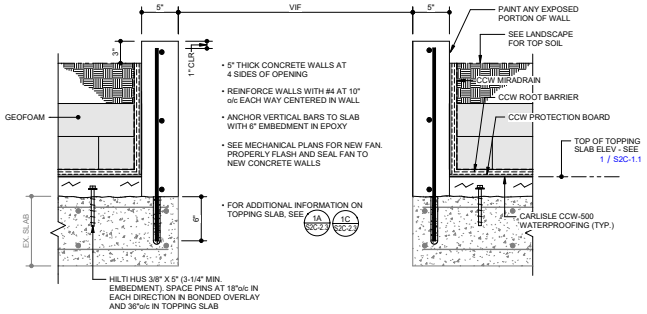
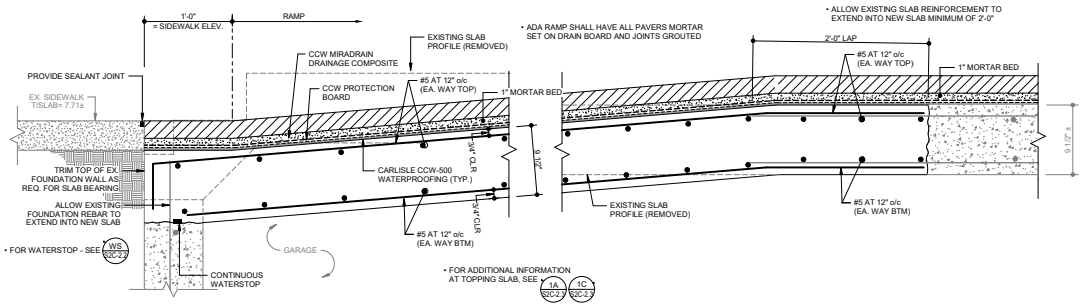
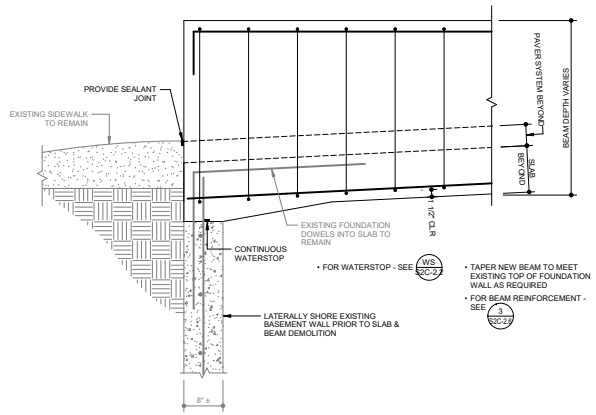
Sheet Title: PLAZA DETAILS
Sheet No.: S2C-2.7



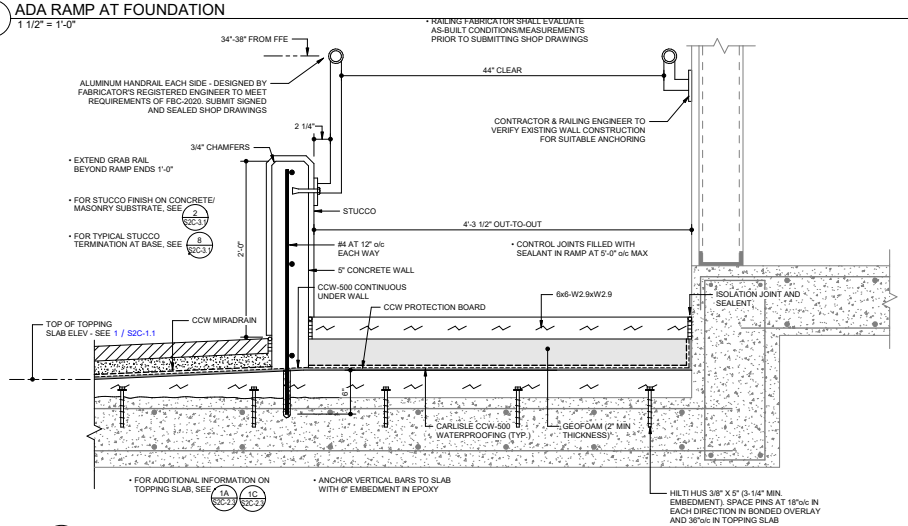
1 NEW AIR SHAFT WALLS
1 1/2" = 1'-0"



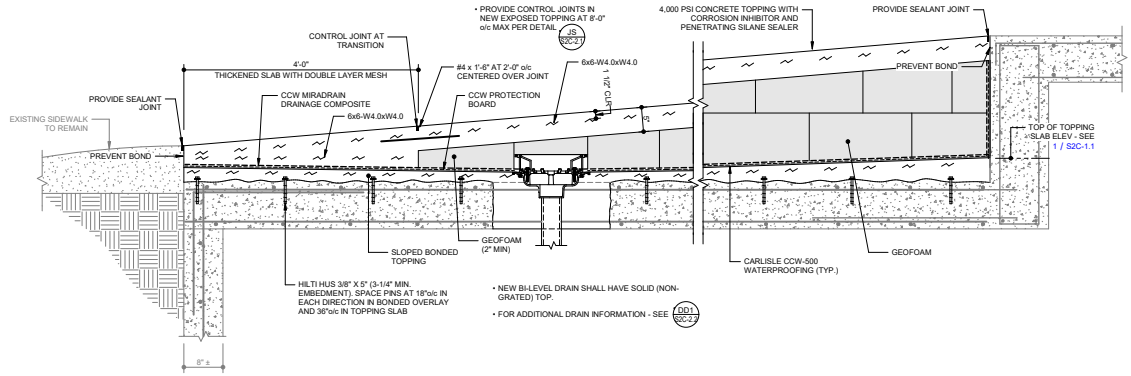
3 ADA RAMP AT FOUNDATION
1 1/2" = 1'-0"



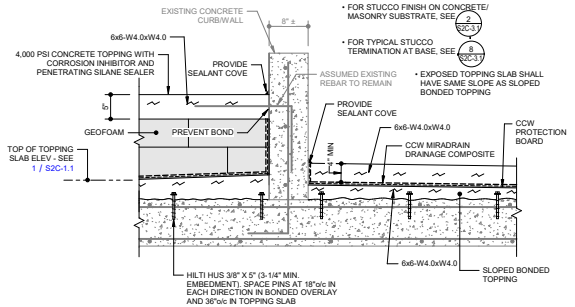
2 BASEMENT WALL AT NEW BEAM
1" = 1'-0"



4 ADA RAMP AT ENTRANCE
1 1/2" = 1'-0"



5 EXISTING SERVICE DRIVEWAY RAMP
1" = 1'-0"



6 EXISTING SERVICE DRIVEWAY RAMP
1" = 1'-0"

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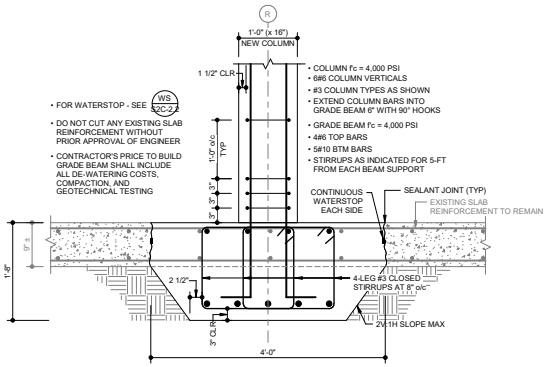
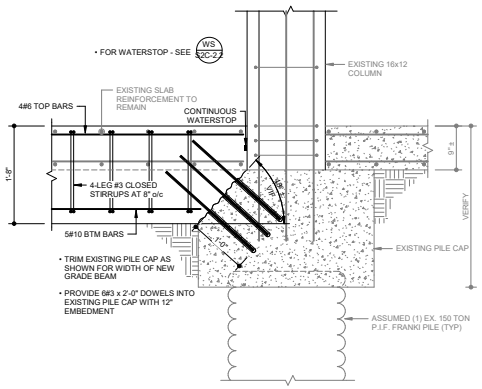
No.	Date	Revisions

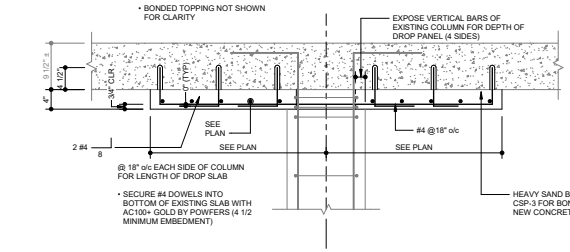
DESIGNED HR/JB/RM	DRAWN HR/JB/RM
CHECKED RM	APPROVED FPM
Project No.: 18217	
Date: 04/26/21	
Scale: As indicated	
Sheet Title: PLAZA DETAILS	
Sheet No.: S2C-2.8	



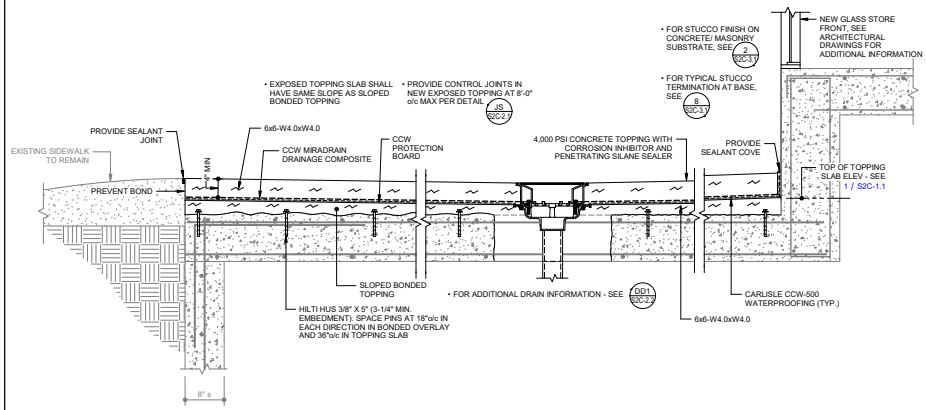
4 NEW GRADE BEAM AT COLUMN
1" = 1'-0"



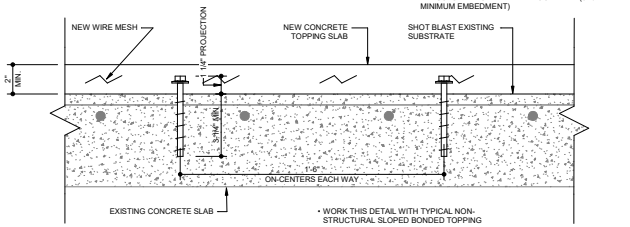
5 NEW GRADE BEAM AT EXISTING PILE CAP
1" = 1'-0"



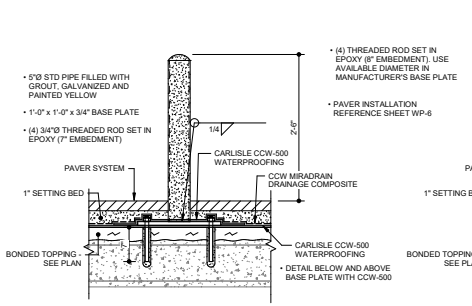
3 NEW SLAB DROP PANEL
1" = 1'-0"

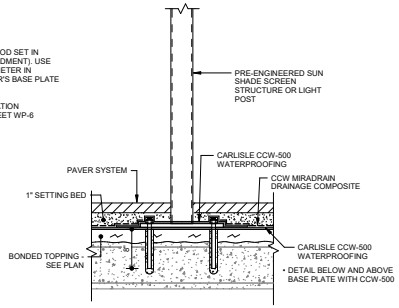


1 EXISTING SERVICE DRIVEWAY RAMP
1" = 1'-0"

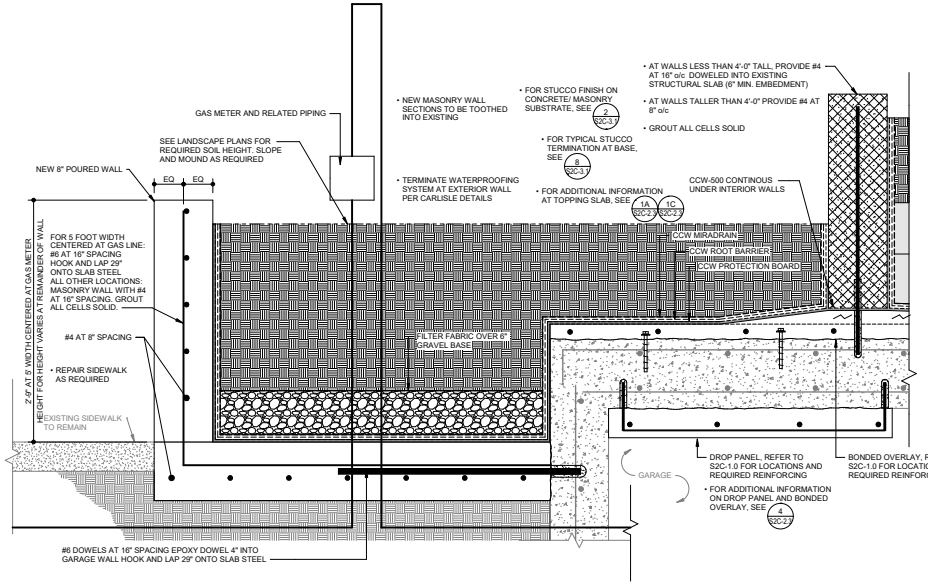


2 STRUCTURAL BONDED TOPPING
3" = 1'-0"





6 BOLLARD AND STRUCTURE SLAB ANCHORING
1" = 1'-0"



7 EXPANDED GAS LINE SLAB AND WALL EXTENSION
1 1/2" = 1'-0"

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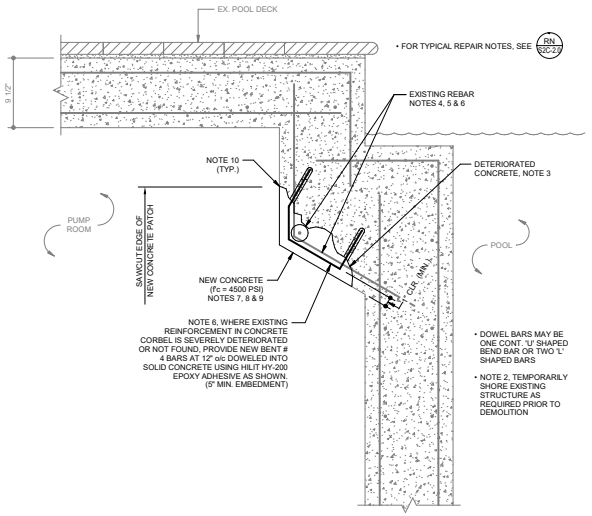
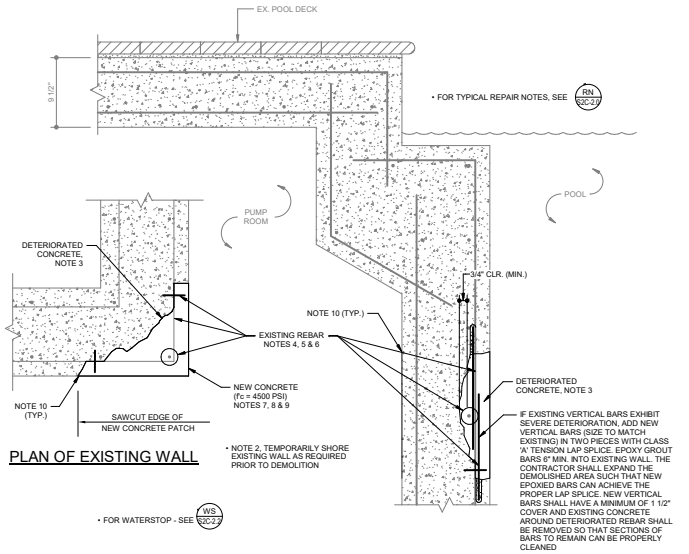
HR/JB/RM	HR/JB/RM
CHECKED	APPROVED
RM	FPM

Project No.: 18217
Date: 04/26/21
Scale: As indicated
Sheet Title: PLAZA & FOUNDATION DETAILS
Sheet No.: S2C-2.9

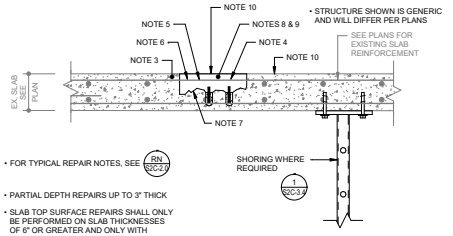


1 CONCRETE CORBEL REPAIR AT POOL
1 1/2" = 1'-0"

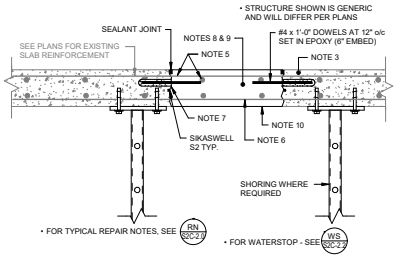


PLAN OF EXISTING WALL

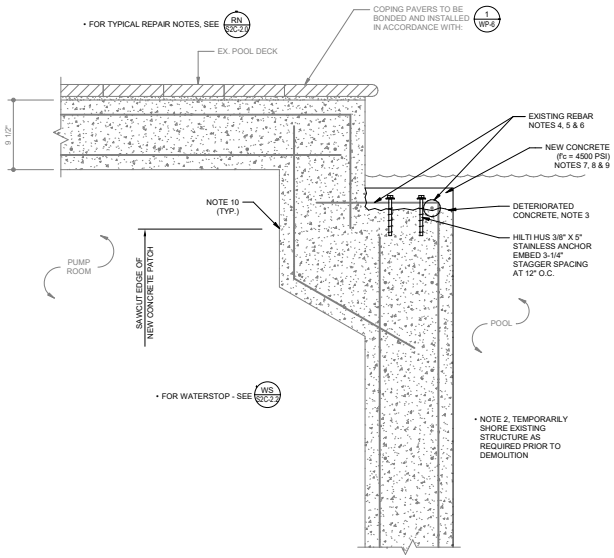
2 POOL WALLS CONCRETE SPALL REPAIR
1 1/2" = 1'-0"



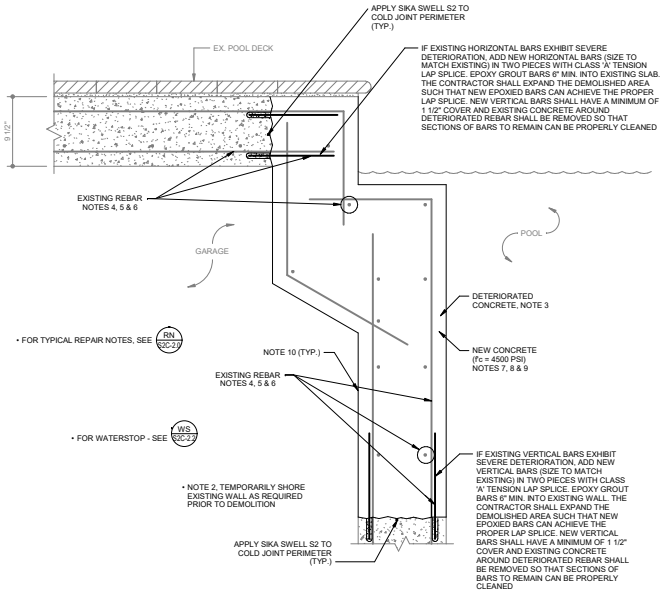
4 POOL SLAB TOP SURFACE REPAIR
1 1/2" = 1'-0"



3 POOL SLAB FULL-DEPTH REPAIR
1 1/2" = 1'-0"



5 CONCRETE GUTTER REPAIR AT POOL
1 1/2" = 1'-0"



6 POOL WALLS CONCRETE FULL DEPTH REPAIR
1 1/2" = 1'-0"

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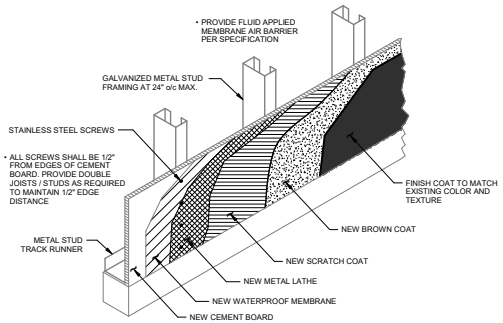
DESIGNED Designer	DRAWN Author
CHECKED Checker	APPROVED Approver

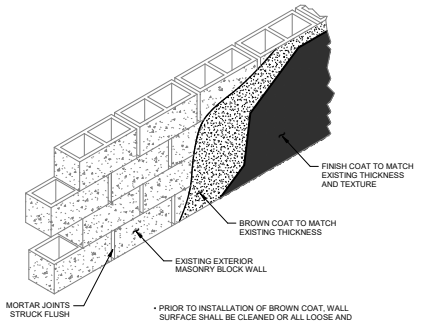
Project No.: 18217
Date: 04/26/21
Scale: 1 1/2" = 1'-0"
Sheet Title: POOL REPAIR DETAILS
Sheet No.: S2C-3.0



• PROVIDED 3/8" x 3.4 lbs/yd3 GALVANIZED EXTERIOR RIB EXPANDED METAL LATHE SECURED TO CEMENT BOARD WITH 1 1/2" x 11 GAUGE S.S. SCREWS WITH 7/16"Ø PAN WAFER HEAD FABRICATED PER ASTM C-954 OR ASTM C-1002 SPACED AT 6" o/c E.W.

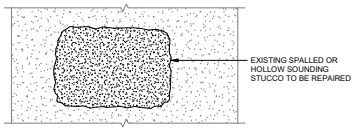
• PROVIDE 3/4" ARMOROC STRUCTURAL CEMENT BOARD - FASTEN ALL EDGES AND INTERIOR SUPPORTS WITH 1 5/8" x #10 SELF-DRILLING CEMENT BOARD SCREWS AT 6" o/c MAX. SPACING

1 NEW STUCCO OVER LIGHTGAGE / CEMENT BOARD SURFACES
3/4" = 1'-0"



• PRIOR TO INSTALLATION OF BROWN COAT, WALL SURFACE SHALL BE CLEANED OR ALL LOOSE AND FOREIGN CONTAMINATES AND THE ENTIRE EXPOSED SURFACE SHALL BE COATED WITH AN APPROVED BONDING AGENT CONFORMING TO ASTM C-932

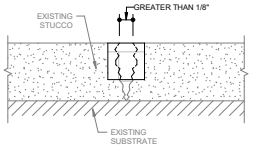
2 NEW STUCCO OVER MASONRY / CONCRETE SURFACES
3/4" = 1'-0"



SURFACE ELEVATION

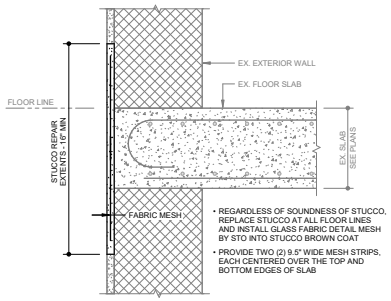
1. PRIOR TO COMMENCEMENT OF STUCCO REPAIRS, THE CONTRACTOR SHALL HIRE AN EXPERIENCED TESTING LABORATORY TO COMPLETE A CHEMICAL AND MICROSCOPIC ANALYSIS OF THE EXISTING STUCCO.
2. CHIP-OFF ALL DELAMINATED STUCCO WITH CHISEL AND HAMMER.
3. PROPERLY CLEAN EXISTING SURFACE TO RECEIVE STUCCO REPAIR.
4. MECHANICALLY ROUGHEN EXISTING BROWN COAT SURFACE WITH SAND BLASTING OR LIGHT CHIPPING HAMMER OR HAMMER AND CHISEL TO REMOVE LOOSE MATERIAL TO ASSURE PROPER BONDING. SURFACE MUST BE STRUCTURALLY SOUND AND CLEAN, FREE OF ANY AND ALL OIL, GREASE, WAX, DUST, SAND, DIRT, LAITANCE, PAINT, EFFLORESCENCE, CURING COMPOUNDS, FORM RELEASE AGENTS AND BASE MATERIALS OF ANY KIND.
5. COAT PREPARED SURFACE WITH AN APPROVED BONDING AGENT CONFORMING TO ASTM C-932.
6. STUCCO REPAIR MATERIALS SHALL MATCH THE EXISTING STUCCO AS DETERMINED BY THE LABORATORY ANALYSIS. SUBMIT PRODUCT DATA FOR APPROVAL.
7. TOUCH-UP BROWN COAT AND INSTALL NEW FINISH COAT OF STUCCO TO MACH EXISTING IN COLOR, THICKNESS AND APPEARANCE. SEE SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

3 STUCCO REPAIR OVER MASONRY / CONCRETE SURFACES
3/4" = 1'-0"



1. CRACKS TO BE REPAIRED SHALL BE ROUTED TO A MINIMUM WIDTH AND DEPTH OF 1/4" TO ACCOMMODATE STUCCO FILL. THE EDGES OF THE CRACK SHALL BE UNDERCUT WHERE POSSIBLE. BRUSH CRACKS CLEAN OF LOOSE DEBRIS WITH A SOFT BRUSH.
2. THE AREA TO RECEIVE THE STUCCO FILL SHALL BE THOROUGHLY WETTED TO PREVENT DEHYDRATION OF THE STUCCO. RE-WET AS NECESSARY.
3. USING THE APPROVED STUCCO MIX, FILL THE CRACK AND WORK STUCCO IN AS TIGHTLY AS POSSIBLE UNTIL FLUSH WITH ADJOINING SURFACE. REMOVE EXCESS STUCCO.
4. PROTECT FILLED AREAS WITH PLASTIC SHEETING AND RE-WET PERIODICALLY TO ALLOW A FULL CURE.

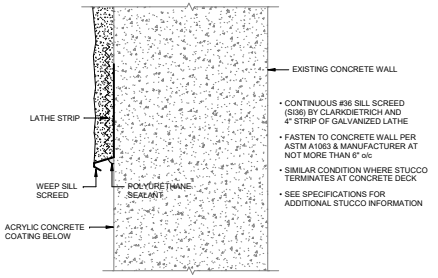
4 REPAIR OF STUCCO CRACKS GREATER THAN 1/8" WIDE
3/4" = 1'-0"



• REGARDLESS OF SOUNDNESS OF STUCCO, REPLACE STUCCO AT ALL FLOOR LINES AND INSTALL GLASS FABRIC DETAIL MESH BY STO INTO STUCCO BROWN COAT

• PROVIDE TWO (2) 9.5" WIDE MESH STRIPS, EACH CENTERED OVER THE TOP AND BOTTOM EDGES OF SLAB

6 STUCCO REINFORCEMENT AT FLOOR LINES
3/4" = 1'-0"



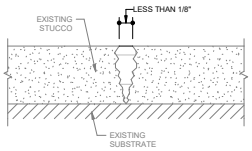
• CONTINUOUS #36 SILL SCREED (SI36) BY CLARKDIETRICH AND 4" STRIP OF GALVANIZED LATHE

• FASTEN TO CONCRETE WALL PER ASTM A1063 & MANUFACTURER AT NOT MORE THAN 6" o/c

• SIMILAR CONDITION WHERE STUCCO TERMINATES AT CONCRETE DECK

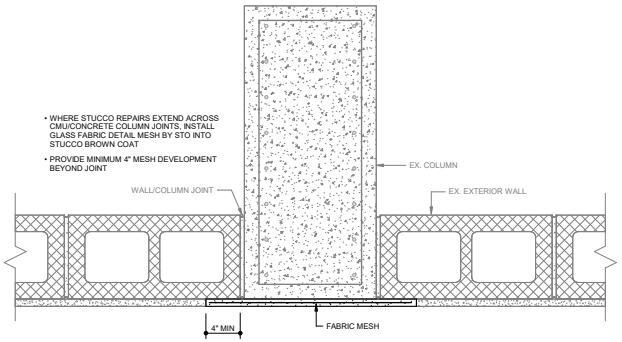
• SEE SPECIFICATIONS FOR ADDITIONAL STUCCO INFORMATION

8 STUCCO WEEP SCREED AT BASE/FOUNDATION
3/4" = 1'-0"



1. CRACK SHOULD BE FREE FROM DIRT, GREASE, AND VEGETATION. BLOW CRACKS CLEAN WITH COMPRESSED AIR, NOT TO EXCEED 150 PSI.
2. COAT CRACK WITH A BONDING AGENT CONFORMING TO ASTM C-932 IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. PREPARE A SLURRY COAT OF STUCCO TO MATCH THE COLOR AND FINISH OF THE EXISTING STUCCO. APPLY A LIGHT COAT OF THE SLURRY ALONG THE CRACK AND WORK TO MATCH EXISTING STUCCO.

5 REPAIR OF STUCCO CRACKS LESS THAN 1/8" WIDE
3/4" = 1'-0"



7 STUCCO REINFORCEMENT AT WALL AND COLUMN JOINTS
3/4" = 1'-0"

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HR/JB/RM	HR/JB/RM
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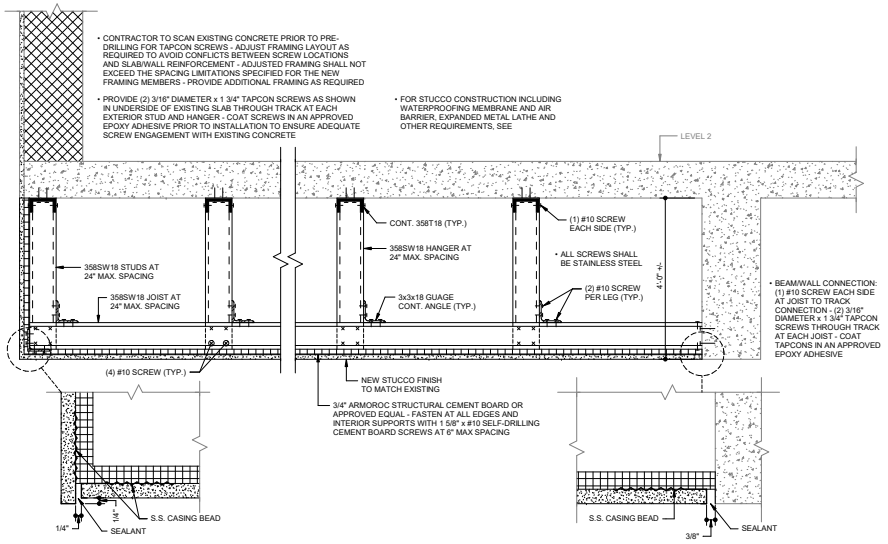
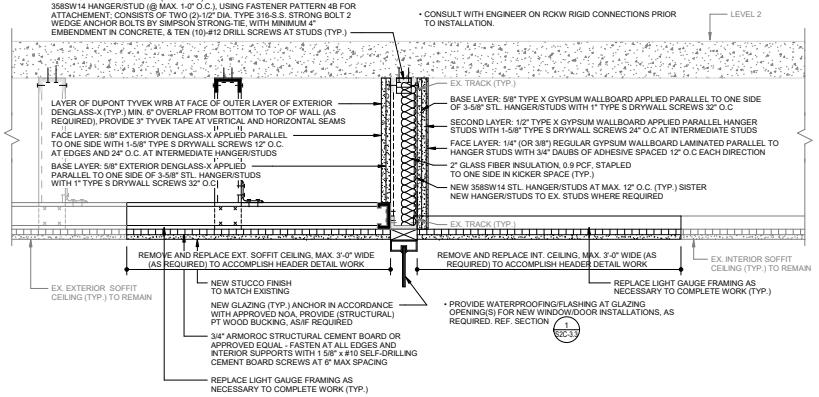
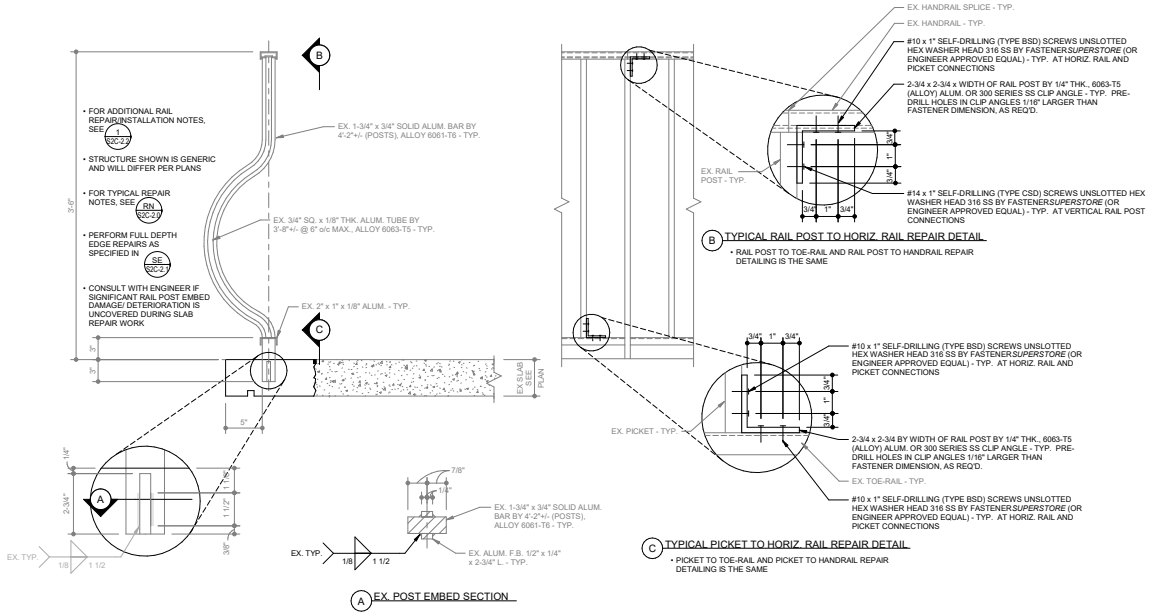
Project No.: 18217
Date: 04/26/21
Scale: 3/4" = 1'-0"
Sheet Title: STUCCO REPAIR DETAILS
Sheet No.: S2C-3.1



1 HUNG SOFFIT REPLACEMENT
1 1/2" = 1'-0"



2 FIRST FLOOR COMMON AREA GLAZING HEADER REINFORCEMENT
1 1/2" = 1'-0"



A EX. POST EMBED SECTION

B TYPICAL RAIL POST TO HORIZ. RAIL REPAIR DETAIL
• RAIL POST TO TOE-RAIL AND RAIL POST TO HANDRAIL REPAIR DETAILING IS THE SAME

C TYPICAL PICKET TO HORIZ. RAIL REPAIR DETAIL
• PICKET TO TOE-RAIL AND PICKET TO HANDRAIL REPAIR DETAILING IS THE SAME

3 RAIL REPAIR
1 1/2" = 1'-0"

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Project No.: 18217
Date: 04/26/21
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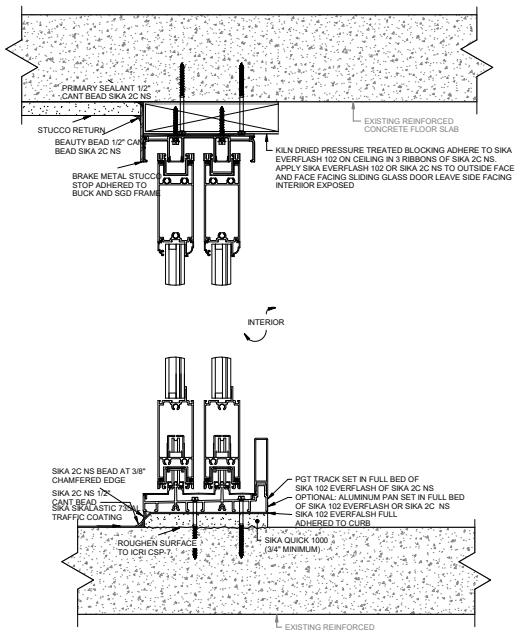
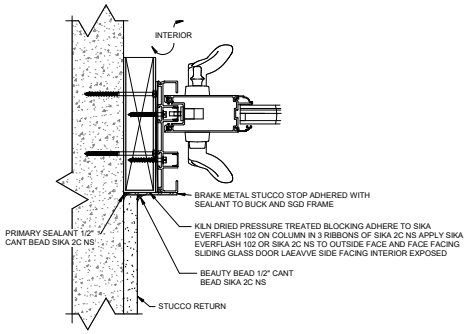
Sheet Title: SOFFIT AND RAIL REPAIR DETAILS
Sheet No.: S2C-3.2



1 DOOR SILL, HEAD & JAMB WATERPROOFING
1/4" = 1'-0"



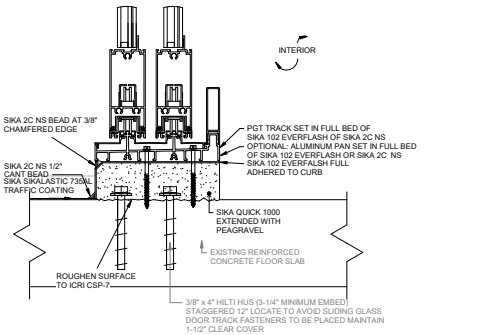
GENERAL NOTES:

1. SLIDING GLASS DOOR INSTALLATION TO BE IN ACCORDANCE WITH MIAMI-DADE NOA 20-0429.03
2. IF BUCKING AT HEADER OR JAMB REQUIRES LESS THAN 2X, ATTACH BUCKING WITH MINIMAL NUMBER OF FASTENERS TO ENSURE TIGHT BOND TO CONCRETE SUBSTRATE. INSTALL REQUIRED NUMBER OF CONCRETE FASTENERS FOR SLIDING GLASS DOOR FRAME THROUGH BUCKING TO ACHIEVE MINIMUM EMBEDMENT INTO SUBSTRATE REQUIRED BY MIAMI-DADE NOA. EMBEDMENT DEPTH DOES NOT INCLUDE BUCKING.
3. IF BUCKING AT HEADER OR JAMB IS EQUAL TO A 2X OR GREATER, ATTACH BUCKING (SEE FASTENING SCHEDULE THIS SHEET) USING 1/4" ELCO CRETEFLEX SS4 FASTENERS AT 1" CONCRETE EDGE DISTANCE AND 1-3/4" EMBEMENT. ATTACH SLIDING GLASS DOOR FRAME TO STRUCTURAL WOOD BUCKING USING REQUIRED FASTENERS UNDER GROUP D INTO WOOD SUBSTRATE ONLY (DO NOT PENERTRATE CONCRETE SUBSTRATE) PER NOA.
4. BUCKING TO BE KILN DRIED PRESSURE TREATED #2 SOUTHERN YELLOW PINE 4% OR LESS MOISTURE CONTENT REQUIRED.
5. MAXIMUM SHIM SPACING OF 1/4" PER NOA.
6. ALL FASTENER HOLES TO BE VACUUMED CLEAN AND INJECTED WITH APPROVED SEALANT. AFTER FASTENERS ARE DRIVEN INTO HOLES, SIKA 2C NS SEALANT TO BE APPLIED TO HEADS OF SIL FASTENERS. APPROVED SEALANT AT ALL OTEHR FASTENERS.

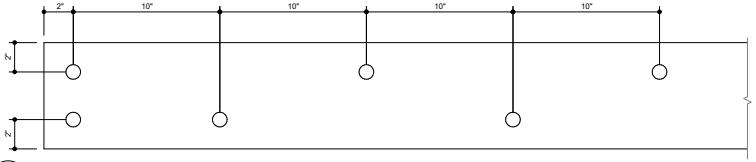
SILL CONSTRUCTION GENERAL PROCEDURE:

1. REMOVE AND DISPOSE EXISTING SLIDING GLASS DOOR, FRAME, AND BUCKING. REPAIR CONCRETE IF NECESSARY. PREPARE FLOOR SLAB TO ICRI CSP-7.
2. REMOVE ALL DUST AND DEBRIS. WET PREPARED FLOOR SLAB TO SSD CONDITION.
3. MIX SIKAQUICK 1000 IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES. APPLY BONDCOAT OF SIKAQUICK 1000 TO PREPARED SSD FLOOR SLAB USING STIFF BRISTLE IMMEDIATELY POUR GROUT BED LEVEL. 1/2' MINIMUM. HEIGHT DICTATED BY SLIDING GLASS DOOR INSTALLER. IF GROUT BED EXCEEDS 2", EXTEND PER MANUFACTURER GUIDELINES. 3/4" MINIMUM GROUT BEDHEIGHT. FINAL GROUT BED HEIGHT DETERMINED BY SLIDING GLASS DOOR INSTALLER.
4. ALLOW 6 HOURS TO CURE THEN APPLY SIKA EVERFLASH 102 TO TOP AND OUTSIDE VERTICAL FACE OF GROUT BED IN ACCORDANCE WIHT MANUFACTURER GUIDELINES. ENSURE 4% OR LESS MOISTURE CONTENT.
5. OPTIONAL: ALLOW EVERFLASH 2 HOURS TO CURE THEN SET ALUMINUM PAN INTO EVERFLASH 102 IN FULL BED OF EVERFLASH 102 O SIKA 2C NS. ALUMINUM PAN TO BE 0.060" THICKNESS AND FACTORY COLOR MATCHED TO SLIDING GLASS DOOR FRAME. PAN TO HAVE END DAMS 1/4" VERTICAL AND OVERHEAD WATERPROOFING GENERAL PROCEDURE (REINFORCED CONCRETE SUBSTRATE) OUTSIDE

1. REMOVE AND DISPOSE EXISTING SLIDING GLASS DOOR, FRAME, AND BUCKING. REPAIR CONCRETE IF NECESSARY.'ULL BED OF EVERFLASH 102 OR SIKA 2C NS.
2. REMOVE ALL DUST AND DEBRIS FROM SUBSTRATE. CUT BACK STUCCO AT JAMBS AND HEADER MINIMAL AMOUNT TO ACCOUNT FOR NEW
7. FRAME WIDTH AND INSTALLATION OF PRIMARY SEALANT. CONFIRM LOCATION WITH SLIDING GLASS DOOR INSTALLER.. ONLY DEPTH INTO STRUCTURAL SLAB BENEATH GROUT BED.
3. VERIFY SUBSTRATE IS 4% OR LESS MOISTURE CONTENT. APPLY SIKA EVERFLASH 102 TO COLUMNS AND CEILING CONSTRAINING INTERIOR TO INSIDE LOCATIN OF BUCK PLACEMENT.
4. ALLOW EVERFLASH 2 HOURS TO CURE. APPLY 3 RIBBONS OF SIKA 2C NS COMPLETELY TO FACE OF BUCK ATTACHING TO SUBSTRATE. BUCK TO BE SET FLUSH WITH OUTSIDE FACE OF SLIDING GALSS DOOR FRAME. INSTALL PRIMARY SEALANT. BUCK MAY NEED TO BE RIPPED DOWN IN WIDTH TO MATCH FRAME WIDTH. SEE BUCK REQUIREMENTS AND INSTALLATION UNDER GENERAL NOTES 2-4 OF SKS-01.
5. APPLY SIKA EVERFLASH OR SIKA 2C NS COMPLETELY TO OUTSIDE FACE AND SIDE FACING SLIDING GLASS DOOR FRAME. IF CAVITY EXISTS BETWEEN BOTTOM OF BUCK AND SILL PAN, INJECT EVERFLASH INTO CAVITY FULLY. ALLOW EVERFLASH TO CURE 2 HOURS.
6. INSTALL SLIDING GLASS DOOR FRAME PER MANUFACTURER'S GUIDELINES. FOLLOW GENERAL NOTE 6 REGARDING FASTENER INSTALLATIONS.
7. ATTACH BREAK METAL STUCCO STOPS AT JAMBS AND HEADER TO EXISTING SLIDING GLASS DOOR FRAME. ALL BREAK METAL STUCCO STOPS TO HAVE FACTORY APPLIED FINISH TO MATCH DOOR FRAME.
8. REPLACE REMOVED STUCCO.
9. APPLY BEAUTY BEAD BETWEEN STUCCO AND STUCCO STOP.



3 REINFORCED DOOR CURB
1/4" = 1'-0"



2 BUCK FASTENING SCHEDULE
3/4" = 1'-0"

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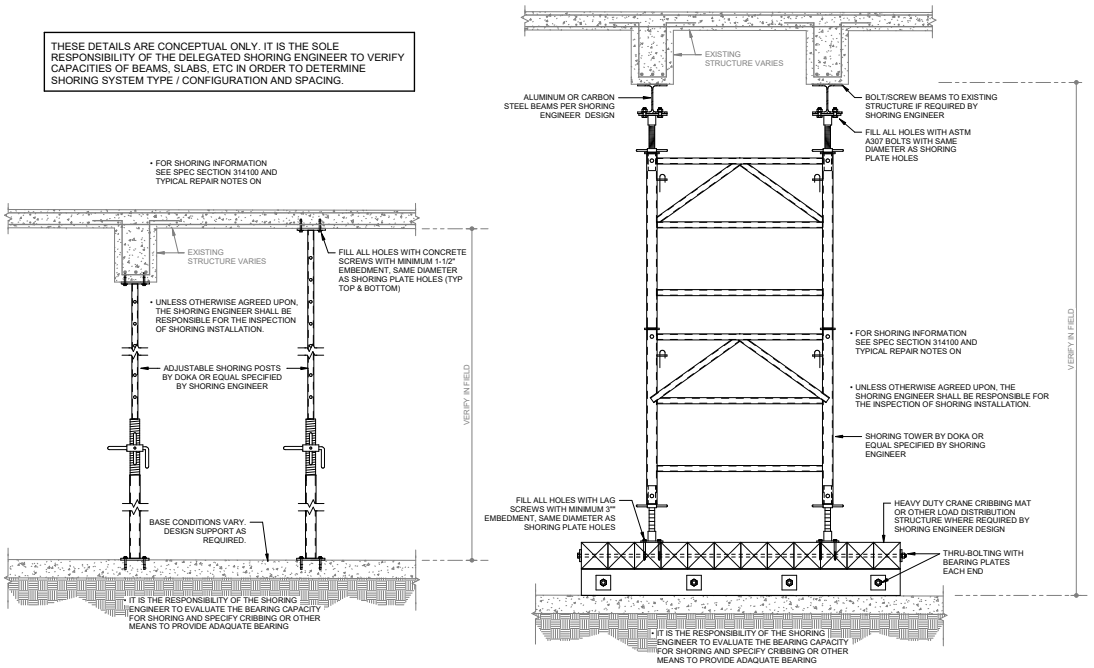
DESIGNED HR/JB/RM	DRAWN HR/JB/RM
CHECKED RM	APPROVED FPM

Project No.: 18217
Date: 04/26/21
Scale: As indicated
Sheet Title: BALCONY DOOR WATERPROOFING
Sheet No.: S2C-3.3

THESE DETAILS ARE CONCEPTUAL ONLY. IT IS THE SOLE RESPONSIBILITY OF THE DELEGATED SHORING ENGINEER TO VERIFY CAPACITIES OF BEAMS, SLABS, ETC IN ORDER TO DETERMINE SHORING SYSTEM TYPE / CONFIGURATION AND SPACING.



1 SHORING REQUIREMENTS FOR CONCRETE REPAIRS
3/4" = 1'-0"

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RM	FPM

Project No.: 18217
Date: 04/26/21
Scale: 3/4" = 1'-0"
Sheet Title: SHORING DETAILS
Sheet No.: S2C-3.4

FLORIDA PRODUCT APPROVAL FL16355.4-R3 REFERENCE DOOR DRAWINGS:

CECO DOOR PRODUCTS
GLAZED SINGLE COMMERCIAL STEEL DOORS
DRAWING 20-34881 SHEETS 1-16
DATED 12/21/2020

SINGLE DOOR SERIES TRIO ASSEMBLY 1 WITH LIGHT QUANTITY SCHEDULE		
Level	Doors per Level	Total Doors at Level(s)
Garage	0	0
1 (Lobby)	1	1
2-8	2	14
9-11	2	6
12	2	2
Low Roof & PH	5	5
High Roof	0	0

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING MASONRY OPENING SIZES AT EACH DOOR OPENING.
2. CONTRACTOR SHALL REPLACE EXTERIOR FIRE DOORS NOTED ON THESE PLANS WITH SERIES TRI SINGLE DOOR WITH LIGHT BY CECO DOOR PRODUCTS A DIVISION OF ASSA ABLOY DOOR GROUP, INC. SEE CECO DOOR PRODUCTS DRAWING No. 20-34881, SHEETS 1-16 DATED 12/21/2020 FOR ADDITIONAL INFORMATION AND REQUIREMENTS. SEE PLANS FOR DOOR LOCATIONS.
3. WIND CALCULATIONS ON THIS SHEET.
4. ALL METAL TO MASONRY/CONCRETE/STUCCO SURFACES SHALL BE SEALED WITH AN APPROVED URETHANE SEALANT.
5. SEE DETAIL ON THIS SHEET FOR REQUIRED REINFORCEMENT OF EXISTING DOOR MASONRY JAMBS AND HEADS.
6. ALL NEW FIRE-RATED DOORS SHALL BE 90 MINUTE LABEL DOORS AND BE FIBERGLASS BAT FILLED.
7. ALL NEW FIRE-RATED DOORS SHALL CONTAIN STAINLESS STEEL HINGES, AND DOOR CLOSURES TO ASSURE THAT ALL DOORS ARE SELF-CLOSING AND SELF-LATCHING. ALL EXISTING DOOR LEAVERS SHALL BE REPLACED IN-KIND WITH NEW.
8. THE CONTRACTOR SHALL COMPLETE THIS WORK IN SUCH A WAY TO ASSURE THAT THE PRESENT LEVEL OF LIFE-SAFETY INCLUDING THE MEANS OF EGRESS WILL REMAIN ACCESSIBLE AT ALL LEVELS. THE REMOVAL AND INSTALLATION OF A FIRE DOOR MUST TAKE PLACE ON THE SAME DAY, AND WORK SHALL BE IN ONLY ONE STAIR TOWER AT A TIME. ONE STAIR TOWER SHALL BE COMPLETELY ACCESSIBLE IN CASE OF AN EMERGENCY.
9. ALL NEW FIRE-RATED DOORS SHALL BE SECURED TO BLOCK WALL JAMBS AND CONCRETE FLOOR SLABS WITH 3/8" DIAMETER HILTI KWIK BOLT 3 EXPANSION ANCHOR WITH 1 1/2" MINIMUM EMBEDMENT AND 4" MINIMUM EDGE DISTANCE. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDES STUCCO, FOAM, BLOCK AND OTHER WALL FINISHES. KWIK BOLTS AT JAMBS SHAL BE 6" MAXIMUM AT EVERY CORNER AND SPACED A MAXIMUM OF 21" o/c. MINIMUM ANCHOR QUANTITY PER NOA. SEE CECO DOOR PRODUCTS DRAWINGS FOR ADDITIONAL REQUIREMENTS.
10. USE 1/4" TAPCONS AT SILLS. TAPCONS SHALL BE 6" MINIMUM AT EVERY CORNER AND SPACED AT 12" o/c. TAPCONS AT JAMBS SHALL BE 6" MINIMUM AT EVERY CORNER AND SPACED AT 21" o/c. SEE CECO DOOR PRODUCTS DRAWINGS FOR ADDITIONAL REQUIREMENTS.
11. ALL DOORS SLABS AND FRAMES (INTERIOR, EXTERIOR, AND INSIDE) SHALL BE FINISHED USING PPG PAINTS (OR APPROVED EQUAL) INSTALLED PER THE FOLLOWING PROCEDURE:
    - 11.1. PRETREATMENT: WASH WITH DEGREASER
    - 11.2. PRETREATMENT: SAND TO CREATE PROFILE
    - 11.3. PRETREATMENT: SOLVENT WIPE WITH DENATURED ALCOHOL
    - 11.4. PRIMER COAT: PROVIDE ONE (1) FULL COAT OF 90-912 PITT TECH PLUS DTM INDUSTRIAL PRIMER
    - 11.5. FINISH COAT: PROVIDE ONE (1) FULL COAT OF BREAK-THROUGH 250 SATIN WATER-BOURNE ACRYLIC (V50 SERIES)

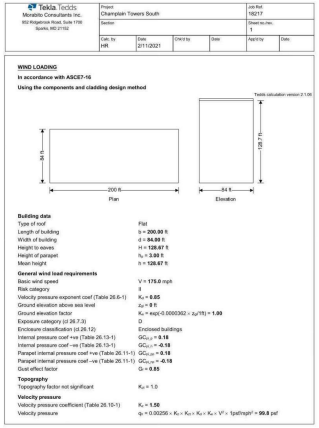
DOOR CALCULATION NOTES:

1. THIS PRESSURES SHOWN IN THE TABLE ABOVE ARE LRFD LOADS FROM ASCE 7-16 FOR COMPONENTS AND CLADDING BASED ON VARIOUS EFFECTIVE AREAS. THEREFORE, THE LOADS FROM THE TABLE ABOVE MUST MULTIPLIED BY A FACTOR OF 0.6 TO CORRELATE TO THE ASD DESIGN PRESSURE RATING NOTED ON DAYBAR INDUSTRIES LTD DRAWING No 20-156 SHEET 3.

2. THE DOOR IN QUESTION APPROXIMATELY 6'-8" BY 3'-4" FOR A TOTAL SQUARE FOOTAGE OF 25 SQUARE FEET. BASED ON TABLE 30.6-1 IN ASCE 7-10, THE AMOUNT OF C&C LOADING DECREASES AS A FUNCTION OF AREA UNDER CONSIDERATION AND THIS TABLE RETURNS A VALUE CALLED 'EXTERNAL PRESSURE COEFFICIENT, GCp' WHICH IS USED IN EQUATION 30.5-1 TO DETERMINE THE NET WIND PRESSURE. THIS TABLE ALLOWS FOR INTERPOLATION ALONG THE PROPER LINE AND THE CONTROLLING LINE IN THIS CASE CORRESPONDS TO DESIGN ZONE 4. USING TABLE 30.5-1:
   THE EXTERNAL PRESSURE COEFFICIENT ALONG LINE 4 AT 25 SQFT IS 0.88

3. USING THE PEAK VELOCITY PRESSURE CALCULATED ABOVE (99.8 PSF) AND THE NET PRESSURE EQUATION (ASCE 7-16 EQUATION 30.5-1) THE NET PRESSURE CAN BE FORMULATED TO BE:
   NET PRESSURE = PEAK * (GCp + GCpi) * (ASD FACTOR)
   OR, IN NUMBERS
   q_net = 99.8 * (0.88 + 0.18) * 0.6 = 63.5 PSF

4. AS SHOWN NOTED ON CECO DOOR PRODUCTS DRAWING No 20-34881 SHEET 2, THE MAXIMUM ASD ALLOWABLE LOAD ON THE DOOR IS 70 PSF. SINCE THE NET PRESSURE CALCULATED IN NOTE 3 IS 70 PSF, THIS DOOR WORKS IN THIS APPLICATION.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WIND LOADING

In accordance with ASCE7-16

Using the components and cladding design method

Tedds calculation version 2.1.06

Plan — 200 ft — Elevation — 84 ft — 34 ft — 126.67 ft

Building data

Type of roof	Flat
Length of building	b = **200.00** ft
Width of building	d = **84.00** ft
Height to eaves	H = **126.67** ft
Height of parapet	h_p = **3.00** ft
Mean height	h = **126.67** ft

General wind load requirements

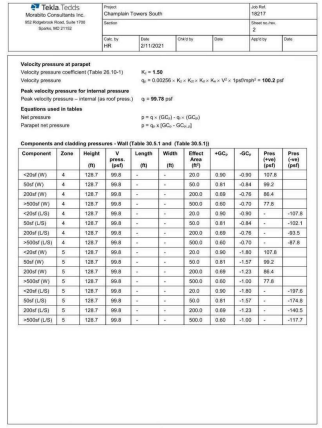
Basic wind speed	V = **175.0** mph
Risk category	II
Velocity pressure exponent coef (Table 26.6-1)	K_d = **0.85**
Ground elevation above sea level	z_g = **0** ft
Ground elevation factor	K_e = exp(-0.0000362 × z_g/ft) = **1.00**
Exposure category (cl 26.7.3)	D
Enclosure classification (cl.26.12)	Enclosed buildings
Internal pressure coef +ve (Table 26.13-1)	GC_{pi} = **0.18**
Internal pressure coef -ve (Table 26.13-1)	GC_{pi} = **-0.18**
Parapet internal pressure coef +ve (Table 26.11-1)	$GC_{pi,hp}$ = **0.18**
Parapet internal pressure coef -ve (Table 26.11-1)	$GC_{pi,hp}$ = **-0.18**
Gust effect factor	G = **0.85**

Topography

Topography factor not significant	K_{zt} = 1.0

Velocity pressure

Velocity pressure coefficient (Table 26.10-1)	K_z = **1.50**
Velocity pressure	q_z = 0.00256 × K_z × K_{zt} × K_d × K_e × V^2 × 1psf/mph² = **99.8** psf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Velocity pressure at parapet

Velocity pressure coefficient (Table 26.10-1)	K_z = **1.50**
Velocity pressure	q_p = 0.00256 × K_z × K_{zt} × K_d × K_e × V^2 × 1psf/mph² = **100.2** psf

Peak velocity pressure for internal pressure

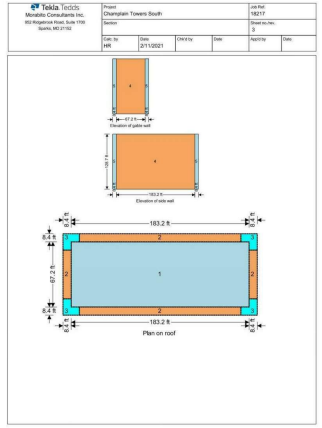
Peak velocity pressure – internal (as roof press.)	q_i = **99.78** psf

Equations used in tables

Net pressure	p = q_z × (GC_{pi}) - q_i × (GC_{pi})
Parapet net pressure	$p = q_p \times [(GC_p - GC_{pi})]$

Components and cladding pressures - Wall (Table 30.5.1 and (Table 30.5.1))

Component	Zone	Height (ft)	V (mph) (psf)	Length (ft)	Width (ft)	Effect Area (ft²)	+GC_p	-GC_p	Pnet (+ve) (psf)	Pnet (-ve) (psf)
+20sf (W)	4	126.7	99.8	-	-	20.0	0.90	-0.90	107.8	
50sf (W)	4	126.7	99.8	-	-	50.0	0.81	-0.84	99.2	
200sf (W)	4	126.7	99.8	-	-	200.0	0.69	-0.76	86.4	
>500sf (W)	4	126.7	99.8	-	-	500.0	0.60	-0.70	77.8	
+20sf (LS)	4	126.7	99.8	-	-	20.0	0.90	-0.90	-	-107.8
50sf (LS)	4	126.7	99.8	-	-	50.0	0.81	-0.84	-	-102.1
200sf (LS)	4	126.7	99.8	-	-	200.0	0.69	-0.76	-	-93.5
>500sf (LS)	4	126.7	99.8	-	-	500.0	0.60	-0.70	-	-87.8
+20sf (W)	5	126.7	99.8	-	-	20.0	0.90	-1.80	107.8	
50sf (W)	5	126.7	99.8	-	-	50.0	0.81	-1.57	99.2	
200sf (W)	5	126.7	99.8	-	-	200.0	0.69	-1.23	86.4	
>500sf (W)	5	126.7	99.8	-	-	500.0	0.60	-1.00	77.8	
+20sf (LS)	5	126.7	99.8	-	-	20.0	0.90	-1.80	-	-197.8
50sf (LS)	5	126.7	99.8	-	-	50.0	0.81	-1.57	-	-174.8
200sf (LS)	5	126.7	99.8	-	-	200.0	0.69	-1.23	-	-140.5
>500sf (LS)	5	126.7	99.8	-	-	500.0	0.60	-1.00	-	-117.7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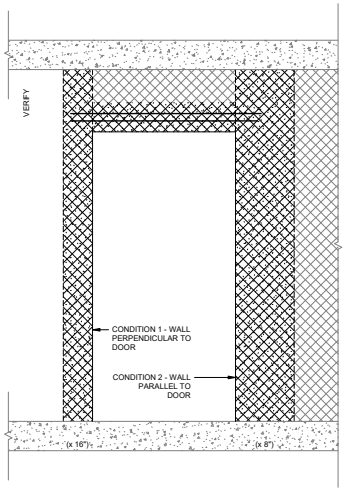
Elevation of gable wall — 67.2 ft

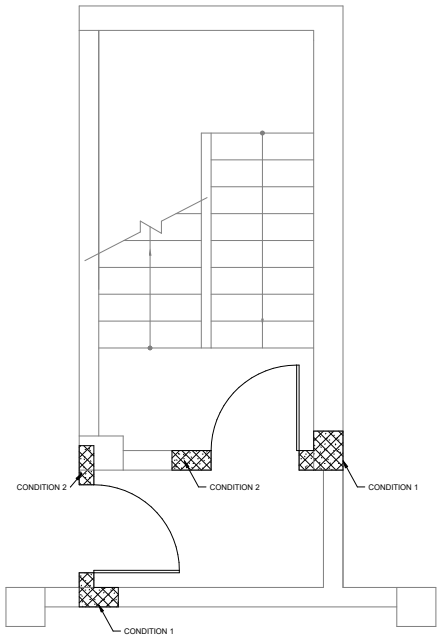
Elevation of side wall — 183.2 ft

Plan on roof — 183.2 ft — 67.2 ft — 8.4 ft — 4.2 ft — 4.2 ft



- VERIFY EXISTING DOOR HEAD TO CONTAIN BOND BEAM
- DOOR JAMBS SHALL CONTAIN 16"X 8" CONCRETE FILLED BLOCK AS SHOWN
- CONTRACTOR SHALL EXAMINE EXISTING DOOR JAMBS TO VERIFY EXISTENCE OF EXISTING CONCRETE FILLED BLOCKS. IF NO CONCRETE FILLED BLOCKS EXISTS, CONTRACTOR SHALL CUT EXISTING BLOCK AND ADD NEW CONCRETE FILL (Fc' = 3000 PSI)

FD FIRE DOOR JAMB REINFORCEMENT ELEVATION VIEW
NOT TO SCALE



3 FIRE DOOR JAMB REINFORCEMENT PLAN VIEW
1/2" = 1'-0"

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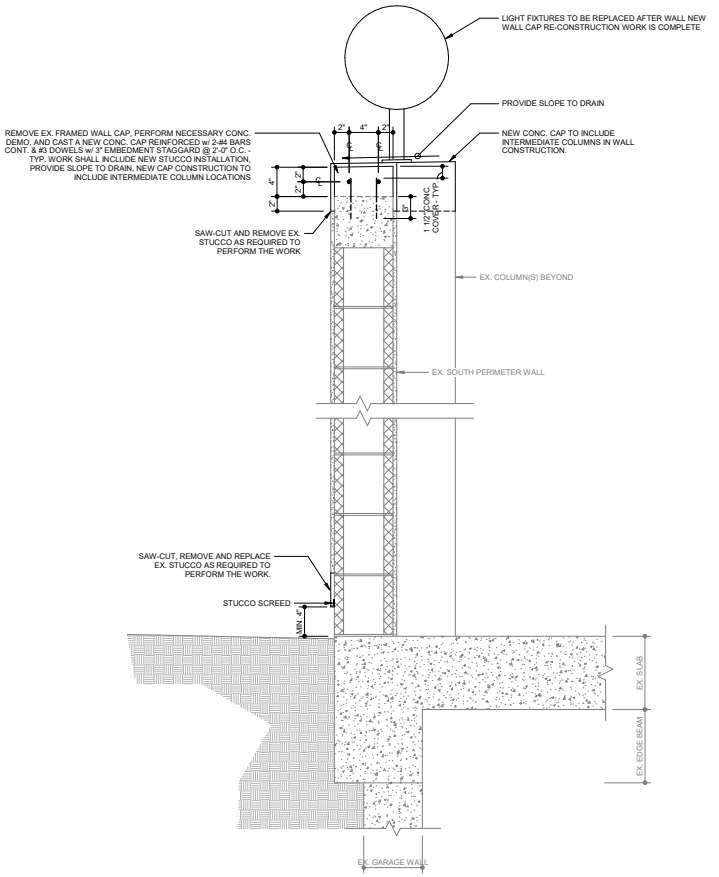
Sheet No.: S2C-3.5



1 SOUTH PERIMETER WALL REPAIR
1 1/2" = 1'-0"

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Date: 04/26/21

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

Sheet Title:
SOUTH WALL REPAIR

Sheet No.:
S2C-3.6