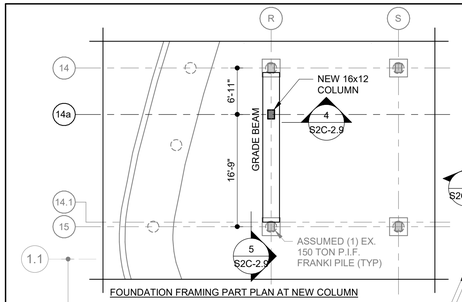

FOUNDATION FRAMING PART PLAN AT NEW COLUMN

1. EXISTING BASEMENT FRAMING IS A 9" 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 'S4' OF THE EXISTING DRAWINGS.
2. ELEVATION TOP OF EX. STRUCTURAL SLAB = EL. -0.42±
3. ELEVATION TOP OF EX. PILE CAPS = EL. -1.17±
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.

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 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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CHAMPLAIN TOWERS SOUTH 40-YEAR BUILDING REPAIR & RESTORATION

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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: 3/32" = 1'-0"

Sheet Title:
LEVEL 1 SLAB REINFORCEMENT AND FRAMING PLAN

Sheet No.:
S2C-1.0