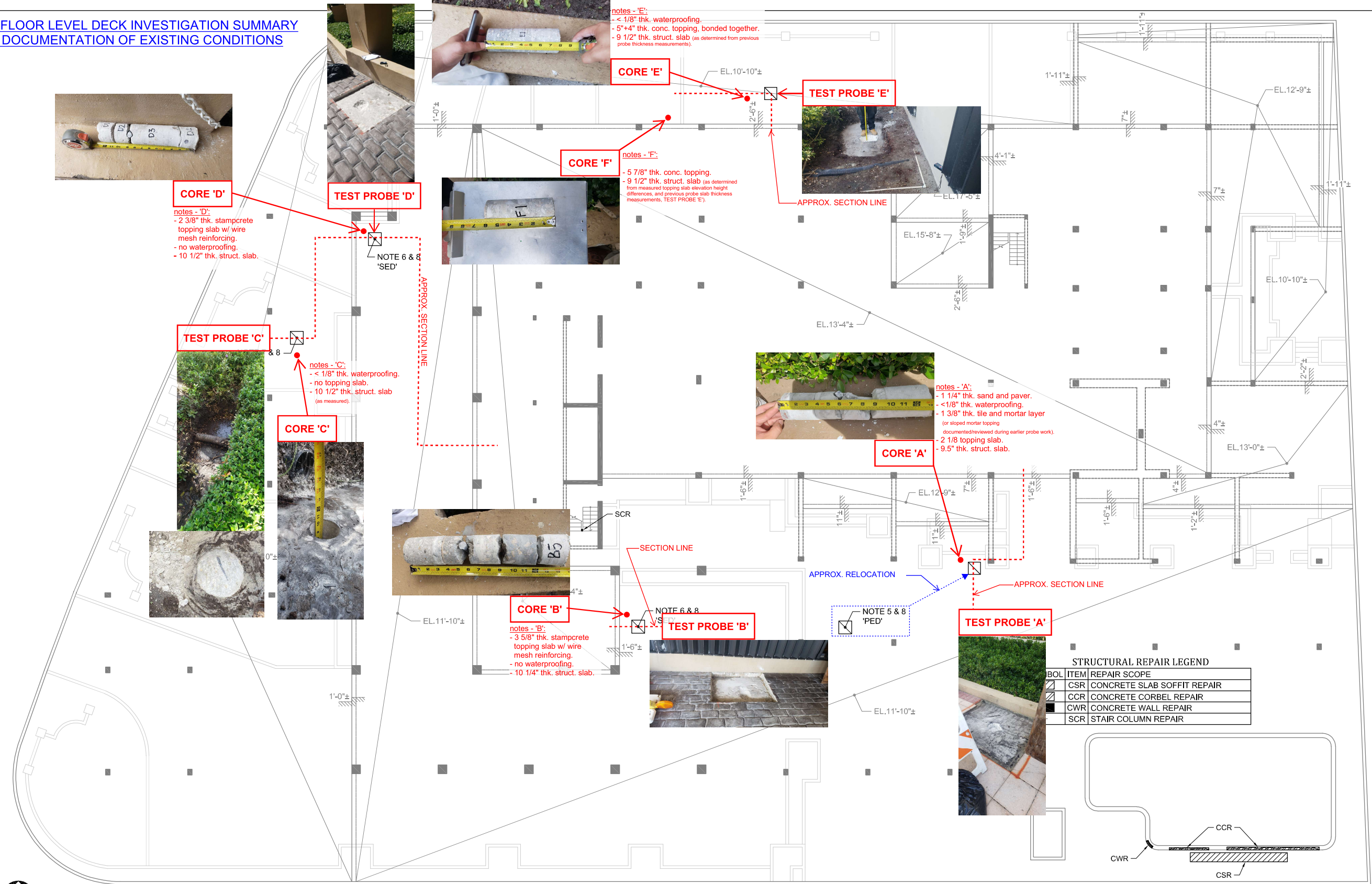


MC 1st FLOOR LEVEL DECK INVESTIGATION SUMMARY
AND DOCUMENTATION OF EXISTING CONDITIONS



FIRST FLOOR (LOBBY LEVEL) FRAMING PLAN
SCALE: 3/32" = 1'-0"

- 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.
- 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. THE STRUCTURAL FLOOR SLAB IS STEPPED AS SHOWN ON PLAN WITH 12" WIDE DROP BEAMS AT TRANSITIONS.
- EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES. ELEVATIONS SHOWN ON PLAN ARE PER EXISTING DRAWINGS AND SHALL BE VERIFIED BY THE CONTRACTOR.
- EXISTING CONDITIONS ARE SHOWN HALF-TONE.

- THE CONTRACTOR SHALL COMPLETE CAREFUL EXPLORATORY DEMOLITION OF THE PAVER SYSTEM AT THE POOL DECK TO DOCUMENT THE COMPOSITION OF THE SYSTEM. AN APPROXIMATE 3'-0"x3'-0" AREA SHALL BE DEMOLISHED IN THE LOCATION NOTED ON PLAN. THE PAVER SYSTEM SHALL BE DEMOLISHED DOWN TO THE TOP OF THE EXISTING WATERPROOFING, IF WATERPROOFING IS PLACED DIRECTLY ON TOP OF STRUCTURAL SLAB. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGING THE EXISTING WATERPROOFING AND FLOOR SLAB. (BID ITEM 'PED')
- THE CONTRACTOR SHALL COMPLETE CAREFUL EXPLORATORY DEMOLITION OF THE STAMPED CONCRETE TOPPING AT THE PARKING AREA AND DRIVE AISLE TO DOCUMENT THE COMPOSITION OF THE SYSTEM. AN APPROXIMATE 3'-0"x3'-0" AREA SHALL BE DEMOLISHED IN THE LOCATION NOTED ON PLAN. THE STAMPED CONCRETE TOPPING SHALL BE DEMOLISHED DOWN TO THE TOP OF THE EXISTING WATERPROOFING, IF WATERPROOFING IS PLACED DIRECTLY ON TOP OF STRUCTURAL SLAB. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGING THE EXISTING WATERPROOFING AND FLOOR SLAB. (BID ITEM 'SED')

- THE CONTRACTOR SHALL COMPLETE CAREFUL EXPLORATORY EXCAVATION AND DEMOLITION OF THE PLANTER SYSTEM WITHIN THE LANDSCAPING BEDS TO DOCUMENT THE COMPOSITION OF THE SYSTEM. AN APPROXIMATE 3'-0"x3'-0" AREA SHALL EXCAVATED IN THE LOCATION NOTED ON PLAN AND THE SUB PLANTER WATERPROOFING, DRAINAGE BOARD, ETC.. SHALL BE DOCUMENTED. THE SUB PLANTER SYSTEMS SHALL BE DEMOLISHED DOWN TO THE TOP OF THE EXISTING WATERPROOFING, IF WATERPROOFING IS PLACED DIRECTLY ON TOP OF STRUCTURAL SLAB. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGING THE EXISTING WATERPROOFING AND FLOOR SLAB. (BID ITEM 'LED')
- MORABITO CONSULTANTS SHALL BE NOTIFIED TO INSPECT AND DOCUMENT ALL TEST PITS UPON CONTRACTORS COMPLETED DEMOLITION. ONCE THE INSPECTION AND DOCUMENTATION IS COMPLETED, THE CONTRACTOR SHALL RESTORE ALL DEMOLISHED AREAS BACK TO THEIR ORIGINAL CONDITIONS. REPLACE ANY DAMAGED WATERPROOFING PER WATERPROOFING MANUFACTURERS REQUIREMENTS, RE-INSTALL THE PAVER SYSTEM AT THE POOL DECK, REPLACE/REPAIR THE STAMPED CONCRETE AT THE PARKING AREA, AND RESTORE THE PLANTER TO THE ORIGINAL CONDITION.

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Seal:

No. Date Revisions

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Project No.: 18217

Date: JULY 13, 2020

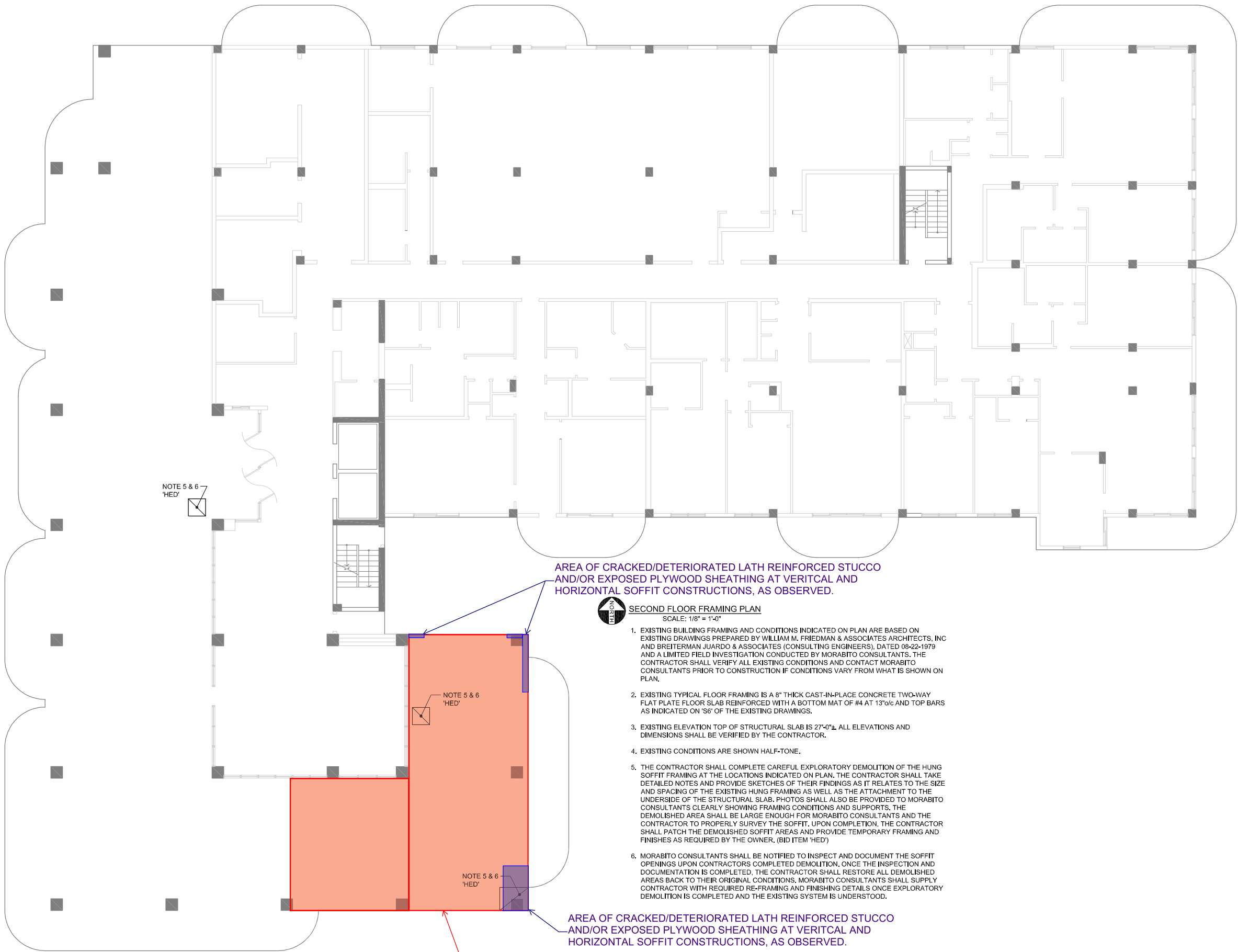
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Sheet Title:
FIRST FLOOR
(LOBBY LEVEL)
FRAMING PLAN

Sheet No.:

S2A-1.1

MC SOFFIT INVESTIGATION SUMMARY AND RECOMENDED REPAIR WORK



AREA OF CRACKED/DETERIORATED LATH REINFORCED STUCCO AND/OR EXPOSED PLYWOOD SHEATHING AT VERITCAL AND HORIZONTAL SOFFIT CONSTRUCTIONS, AS OBSERVED.



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

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 TYPICAL 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 27'-0"±. ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.
5. THE CONTRACTOR SHALL COMPLETE CAREFUL EXPLORATORY DEMOLITION OF THE HUNG SOFFIT FRAMING AT THE LOCATIONS INDICATED ON PLAN. THE CONTRACTOR SHALL TAKE DETAILED NOTES AND PROVIDE SKETCHES OF THEIR FINDINGS AS IT RELATES TO THE SIZE AND SPACING OF THE EXISTING HUNG FRAMING AS WELL AS THE ATTACHMENT TO THE UNDERSIDE OF THE STRUCTURAL SLAB. PHOTOS SHALL ALSO BE PROVIDED TO MORABITO CONSULTANTS CLEARLY SHOWING FRAMING CONDITIONS AND SUPPORTS. THE DEMOLISHED AREA SHALL BE LARGE ENOUGH FOR MORABITO CONSULTANTS AND THE CONTRACTOR TO PROPERLY SURVEY THE SOFFIT. UPON COMPLETION, THE CONTRACTOR SHALL PATCH THE DEMOLISHED SOFFIT AREAS AND PROVIDE TEMPORARY FRAMING AND FINISHES AS REQUIRED BY THE OWNER. (BID ITEM 'HED')
6. MORABITO CONSULTANTS SHALL BE NOTIFIED TO INSPECT AND DOCUMENT THE SOFFIT OPENINGS UPON CONTRACTORS COMPLETED DEMOLITION. ONCE THE INSPECTION AND DOCUMENTATION IS COMPLETED, THE CONTRACTOR SHALL RESTORE ALL DEMOLISHED AREAS BACK TO THEIR ORIGINAL CONDITIONS. MORABITO CONSULTANTS SHALL SUPPLY CONTRACTOR WITH REQUIRED RE-FRAMING AND FINISHING DETAILS ONCE EXPLORATORY DEMOLITION IS COMPLETED AND THE EXISTING SYSTEM IS UNDERSTOOD.

AREA OF CRACKED/DETERIORATED LATH REINFORCED STUCCO AND/OR EXPOSED PLYWOOD SHEATHING AT VERITCAL AND HORIZONTAL SOFFIT CONSTRUCTIONS, AS OBSERVED.

AREA CONTANING SAGGING /CRACKED SOFFIT CONDITIONS, AS OBSERVED.
MC (ESTIMATED) RECOMMENDED AREA OF REMOVAL/REPAIR WORK

• Soffit is metal stud framed (2x4's), 3/8-inch plywood, and ½-inch thk. lath reinforced stucco.

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SECOND FLOOR
FRAMING PLAN

Sheet No.:

S2A-1.2