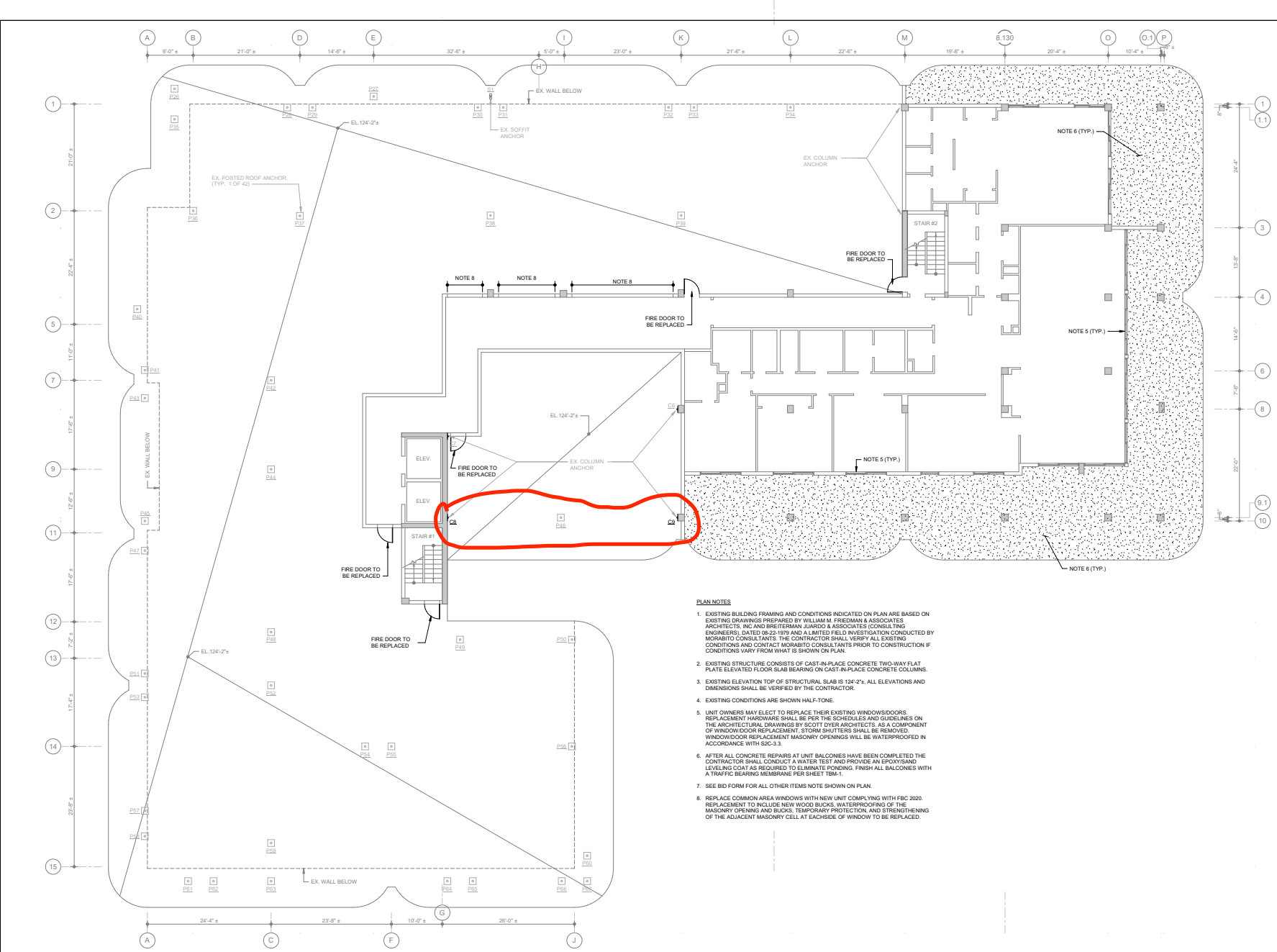


**CHAMPLAIN TOWERS  
SOUTH CONDOMINIUM**  
8777 COLLINS AVENUE  
SURFSIDE, FLORIDA 33154

**CHAMPLAIN TOWERS SOUTH 40-YEAR BUILDING  
REPAIR & RESTORATION**  
**PHASE IIC: OVERALL BUILDING  
REPAIR AND RESTORATION**



**PLAN NOTES**

- EXISTING BUILDING FRAMING AND CONDITIONS INDICATED ON PLAN ARE BASED ON EXISTING DRAWINGS PREPARED BY WILLIAM M. FREDMAN & ASSOCIATES ARCHITECTS, INC. AND BREITBERMAN JURADO & 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 STRUCTURE CONSISTS OF CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE ELEVATED FLOOR SLAB BEARING ON CAST-IN-PLACE CONCRETE COLUMNS.
- EXISTING ELEVATION TOP OF STRUCTURAL SLAB IS 124'-2". ALL ELEVATIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.
- EXISTING CONDITIONS ARE SHOWN HALF-TONE.
- UNIT OWNERS MAY ELECT TO REPLACE THEIR EXISTING WINDOW/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.
- AFTER ALL CONCRETE REPAIRS AT UNIT BALCONIES HAVE BEEN COMPLETED THE CONTRACTOR SHALL CONDUCT A WATER TEST AND PROVIDE AN EPDM/RND LEVELING COAT AS REQUIRED TO ELIMINATE PONDING. FINISH ALL BALCONIES WITH A TRAFFIC BEARING MEMBRANE PER SHEET 15B-1.
- SEE BID FORM FOR ALL OTHER ITEMS NOTE SHOWN ON PLAN.
- REPLACE COMMON AREA WINDOWS WITH NEW UNIT COMPLYING WITH FRC 3020. 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.

SCALE: 1/8" = 1'-0" Licenser: 000000  
Expire: 02/01/21

This sheet has been digitally signed and sealed by William J. Morabito on the date indicated by the date. Release rights of this document are not guaranteed. Applications created and the signature must be verified on all documents.



No.	Date	Revisions

DESIGNED	HR/UB/RM	DRAWN	HR/UB/RM
CHECKED	RM	APPROVED	RFM
Project No.: 18217			
Date: 04/26/21			
Scale: 1/8" = 1'-0"			
Sheet Title: LOW ROOF & PENTHOUSE FLOOR PLAN			

Sheet No.: **A2C-1.4**