40 YEAR BUILDING REPAIR AND RESTORATION
PHASE IIB: ROOF & FACADE MAINTENANCE ANCHOR SYSTEM
CHAMPLAIN TOWERS SOUTH CONDOMINIUM
8777 COLLINS AVENUE
SURFSIDE, FLORIDA 33154

DRAWING LIST - PHASE IIB
S2B-1.1 9TH FLOOR FRAMING PLAN
S2B-1.4 PENTHOUSE ROOF FRAMING PLAN
S2B-2.1 ROOF ANCHORS & REPAIR DETAILS

LOCATION MAP

STREET VIEW

DESIGN TEAM
STRUCTURAL ENGINEER:
MORABITO CONSULTANTS, INC.
PHONE: (410) 467-2377
EMAIL: JBAING@MORABITOCONSULTANTS.COM

ROOF CONSULTANT:
JACK BROWN & ASSOCIATES
PHONE: (954) 434-3155
EMAIL: JBA@GATE.NET

MEP CONSULTANT:
H. VIDAL & ASSOCIATES, INC.
PHONE: (305) 571-1860
EMAIL: KAREN@VIDALENGINEERING.COM

This item has been electronically signed and sealed by Frank Morabito, PE on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies. 2021.06.08 13:12:06-04'00'

OFFICE COPY
9th FLOOR FRAMING PLAN

1. EXISTING SLAB SHALL BE X-RAYED (OR GPR) TO DETERMINE LOCATION OF EXISTING REINFORCEMENT. RELOCATE NEW TIE-OFF ANCHORS AS REQUIRED TO ENSURE THOSE WEIGHTS DO NOT EXCEED THAT PERMITTED BY THIS DESIGN.

2. CONTRACTOR SHALL VERIFY EXISTING CONCRETE TO RECEIVE NEW TIE-OFF ANCHORS IS NOT DAMAGED PRIOR TO INSTALLATION.

3. ALL PLATES FOR TIE-OFF ANCHORS SHALL BE INSTALLED AT LEAST 1'-6" FROM THAT SHOWN ON PLAN. IF TIE-OFF ANCHOR REQUIREMENTS CANNOT BE MET DUE TO EXISTING CONDITIONS, CONTACT MC FOR FURTHER REVIEW.

4. ORIENTATION OF PLATES MAY ROTATE 90 DEGREES TO AVOID EXISTING SLAB ORIENTATION OF PLATES.

5. ALL TIE-OFF ANCHOR PLATES BE MARKED AS SHOWN ON PLAN. IDENTIFIER IS TO BE STAMPED, STICKED OR EMBOSSED IN SELECTIVE DETAILS ON SHEET 2-2. FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. ALL WORKS REQUIRE PERMITS. PERMITS ARE ISSUED BY THE CITY OF DORAL.

2. USE OF THIS ANCHOR INSTALLATION IS IN COMPLIANCE WITH USA SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE USER TO DETERMINE THE CALIBRATION, HEIGHT OF EQUIPMENT TO BE SUPPORTED BY ANCHOR SYSTEM AND ENERGIZE THESE ANCHORS. ALL EQUIPMENT THAT IS PERMITTED BY THE CITY.

3. TIE-OFF SUPPORT OF EQUIPMENT ON EXISTING ROOF AND FLOOR SLAB/BEAM SHALL NOT EXCEED THEIR CAPACITY OF ROOF AND FLOOR SLABS AND BEAMS.

4. TIE-OFF ANCHORS TO BE MARKED AS SHOWN ON PLAN. IDENTIFIER IS TO BE STAMPED, STICKED OR EMBOSSED IN SELECTIVE DETAILS ON SHEET 2-2. FOR ADDITIONAL INFORMATION.
PHASE IB BUILDING MAINTENANCE
REPAIR & RESTORATION
ROOF ANCHOR SYSTEM

PENTHOUSE ROOF FRAMING PLAN

1. ELEVATION TOP OF EXISTING ELEVATOR MACHINE ROOM ROOF = EL. 130.95.
2. ELEVATION TOP OF EXISTING STAIR TOWER ROOF = EL. 132.50.
3. ELEVATION TOP OF EXISTING PENTHOUSE ROOF = EL. 133.00.
4. EXISTING STRUCTURAL DECK CONSISTS OF 8" REINFORCED CONCRETE SLAB.
5. BE E/T OP ANCHORS IDENTIFIED ON 2/S2B-1.1 FOR ADDITIONAL REQUIREMENTS.
6. THE CONTRACTOR SHALL COMPLY WITH THE PARTIAL SCALE ROOF DECK / ROOF FRAMING SPECIFICATIONS AND REQUIREMENTS AS DESIGNATED ON THE CONTRACTOR'S SURVEY OF THE EXISTING DECK / ROOF FRAMING.
7. AT ALL LOCATIONS WHERE PAVING / COATING THE ROOF DECK / ROOF FRAMING SYSTEM IS REQUIRED, THE CONTRACTOR SHALL REMOVE / PATCH CONCRETE SURFACE AS REQUIRED.
8. THE EXISTING COAL TAR ROOF DECKING SYSTEM SHALL PROVIDE A MINIMUM TOP COAT PER SPECIFICATION SECTION 01 4500-01.
9. ALL EXISTING SUSPENSION ANCHORS / ROOF MACHINES SHALL BE COMPLETELY REMOVED / INSTALLED / ADJUSTED / REPAIRED OR EXCAVATED TO PROVIDE THE PROVIDE THE CEMENTARY AREA AS REQUIRED.
10. ROOF MACHINES SHALL BE NUMBERED AND LABELED FOR THE PLAN.
11. POST / POST ROOF ANCHOR.
12. SUSPENDER / SUSPENDER ROOF ANCHOR.

NOTE 1: SCALE: 1/8" = 1'-0"

Scale: 10'-0" = 1'-0"
1. ROUT ALL NON-STRUCTURAL CRACKS TO POLYURETHANE SEALANT PER SPEC.
2. PARTIAL DEPTH REPAIRS UP TO 3" THICK.
3. PROVIDE A 3/16" THICK GALVANIZED ANCHOR PLATE.
4. CENTER ANCHORS ON COLUMN NOTES AT ANCHOR IDENTIFIER - IDENTIFIER IS TO BE STAMPED, ETCHED OR WELDED TO THE BASE PLATE, OR STAMPED AND STICKERED ON A METALPLATE. INSTALLATION OF NEW PERMANENT ROOF ANCHORS MUST BE STRUCTURALLY SOUND AND CLEAN, FREE OF ANY AND ALL OIL, GREASE, LAITANCE AND CURING COMPOUNDS FROM EXISTING CONCRETE SURFACES.
5. REMOVE ALL DIRT, GREASE, OIL, LAITANCE AND CURING COMPOUNDS FROM EXISTING CONCRETE SURFACES AND SURFACE WITH SAND BLASTING OR LIGHT CHIPPING HAMMER OR HAMMER AND CHISEL WHERE REQUIRED BY SPECIFICATIONS. ALLOW REPAIR MORTAR TO BE CURED PER THE MANUFACTURER'S REQUIREMENTS.
6. ADVANCED ANALYSIS: PROPOSED CONCRETE REPAIR MATERIALS MAY ONLY BE USED AS PRESCRIBED BY THE ENGINEERS.
7. CONCRETE CURING COMPOUNDS are used to reduce water loss, increase compressive strength, and decrease the curing time of the repair concrete. These materials are used to ensure the repair concrete will harden to the desired strength and prevent early moisture loss, which can lead to cracking and other issues.
8. PREPARE A 3/4" THICK WASTE WATER PROOFING MORTAR. CLEAN ALL CRACKS TO REMOVE ALL DIRT, GREASE, OIL, LAITANCE AND CURING COMPOUNDS. APPLY WATER PROOFING MORTAR TO THE WALL INTENTIONALLY IN A SLIGHT UNDERLAP OF 1/8" TO THE BASE PLATE. ALLOW A 24 HOUR CURE PER MANUFACTURER'S REQUIREMENTS.
9. PROVIDE A 3/16" THICK GALVANIZED ANCHOR PLATE.
10. AFTER ALL CONCRETE REPAIR PATCHES HAVE FULLY CURED, AND IF REQUIRED BY THE BID FORM, ALL SURFACES MUST BE CLEANED TO REMOVE ANY AND ALL OIL, GREASE, LAITANCE AND CURING COMPOUNDS FROM THE REPAIRED AREA. ADHESIVE ANCHORING SHALL BE ACCOMPLISHED BY THE MANUFACTURER ALONG WITH THE INSTALLATION OF THE BASE PLATE.
11. ALL EXISTING CONNECTIONS, ANCHORS, AND PLATES THAT ARE EXPOSED DURING REPAIRS SHALL BE PROPERLY REINSTATE DURING REPAIRS OR PRIOR TO CEMENT MORTAR.
12. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.