

301 OCEAN DRIVE RAILING REPLACEMENT

301 OCEAN DRIVE MIAMI BEACH, FL 33139

DRAWING INDEX		PROJECT SCOPE		SYMBOLS								
G-001 COVER SHEET AND DRAWING LIST A-101 TYPICAL FLOOR PLANS A-201 NORTH ELEVATION - EXISTING A-202 NORTH ELEVATION - PROPOSED A-203 EAST ELEVATION - EXISTING & PROPOSED A-204 WEST ELEVATION - EXISTING & PROPOSED A-205 SOUTH ELEVATION - EXISTING A-206 WEST ELEVATION - EXISTING & PROPOSED A-310 RAILING DETAILS NOTE: REFER TO FEATURES & RENDERINGS SET FOR ZOOMED IN DETAILS.		THE FOLLOWING IS A BRIEF SUMMARY OF THE SCOPE OF WORK PERTAINING TO THIS PROJECT. REFER TO DRAWINGS FOR APPROXIMATE LOCATIONS. DUE TO STRUCTURAL REASONS, NEW RAILINGS NEED TO BE INSTALLED AT THE 301 OCEAN DRIVE CATWALKS AND BALCONIES IN PLACE OF EXISTING CONCRETE COMPONENTS. 1. AT THE NORTH CATWALKS, REMOVE EXISTING 4" CMU GUARD WALL AND REPLACE WITH NEW ALUMINUM RAILING WITH DESIGN TO MATCH EXISTING PRECAST DECORATIVE RAILING (AT OTHER LOCATIONS IN BUILDING) AND EXISTING ARCHITECTURAL STYLE OF THE BUILDING. 2. AT THE EAST ANS SOUTH BALCONIES, REMOVE EXISTING PRECAST DECORATIVE RAILING AND REPLACE WITH NEW ALUMINUM RAILING WITH DESIGN TO MATCH EXISTING PRECAST DECORATIVE RAILING, WALL, AND EXISTING ARCHITECURAL STYLE OF THE BUILDING. PURPOSE: THE EXISTING BARRIERS NEED REPLACEMENT FOR STRUCTURAL REASONS. (1) TO ALLOW FOR WIND TO PASS THROUGH TO REDUCE THE LOAD ON THE CANTILEVER SLAB. (2) TO REDUCE THE WEIGHT AT THE END AND FURTHER REDUCE THE LOAD ON THE CANTILEVER SLAB. (3) TO REPLACE THE FAILING CONCRETE BARRIERS (PRECAST RAILING & MASONRY WALL)		1 DRAWING NUMBER 1 A-201 DETAIL NO. A-201 SHEET NO. 1 A-201 AREA DETAIL NEW CONCRETE ALUMINUM								
CODES AND STANDARDS		PROPERTY INFORMATION		LOCATION MAP								
1. THIS PROPOSED BUILDING IS DESIGNED IN ACCORDANCE WITH THE <u>2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS - REPAIR (7TH EDITION)</u>. 2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPROVED DESIGN DOCUMENTS. NO DEVIATION WILL BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT/ENGINEER.		LOCATION: 301 OCEAN DRIVE, MIAMI BEACH, FLORIDA 33139 NUMBER OF STORIES: 6 APPROXIMATE AREA: 10,200 SF		 301 OCEAN DRIVE MIAMI BEACH, FL 33139								
Thornton Tomasetti Thornton Tomasetti, Inc. 101 NE 3rd Avenue, Suite 1170 Fort Lauderdale, FL 33301-1199 T 954.903.9300 F 954.903.9301		COVER SHEET AND DRAWING LIST 301 OCEAN DRIVE CONDOMINIUM PROJECT NO: K21009.00 SCALE: 12" = 1'-0" DWN BY: KM CHK BY: HG DATE: 02/07/22 <table><tr><td>REV.</td><td>ISSUE</td><td>DATE</td></tr><tr><td>1</td><td>RESUBMISSION FOR JUNE 2022</td><td>05/16/2022</td></tr></table>				REV.	ISSUE	DATE	1	RESUBMISSION FOR JUNE 2022	05/16/2022	SHEET NUMBER G-001
REV.	ISSUE	DATE										
1	RESUBMISSION FOR JUNE 2022	05/16/2022										

PLOTTED ON: 5/26/2022 9:53:38 AM
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301 Ocean Drive, SOBEL Produced Drawings/Markups/From Drafters/20220526/K21009.00.rvt

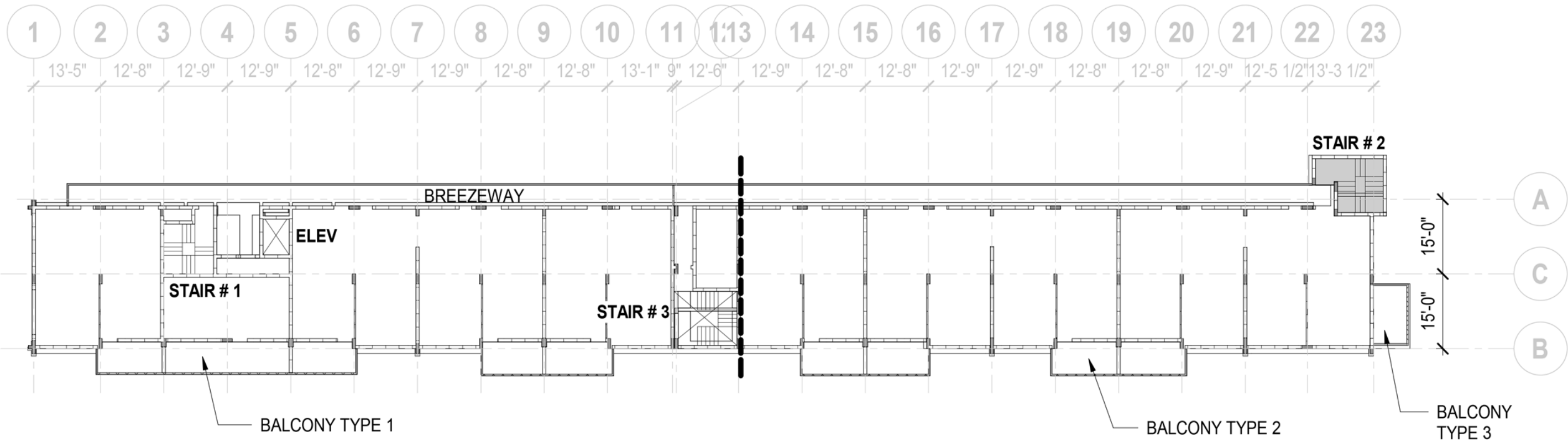
TYPE 1 BALCONIES



TYPE 2 BALCONIES



TYPE 3 BALCONIES



1 TYPICAL FLOOR PLAN

SCALE: 3/64" = 1'-0"

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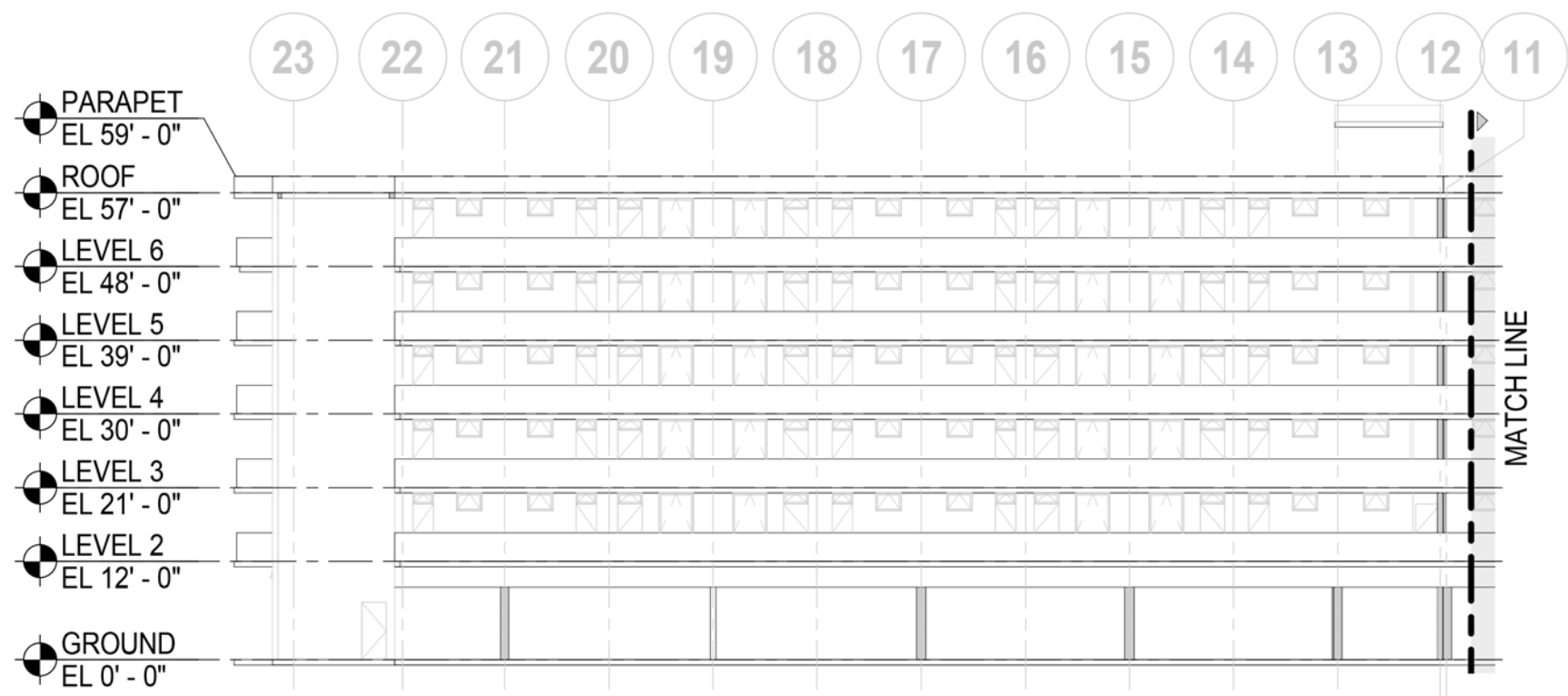
TYPICAL FLOOR PLAN

301 OCEAN DRIVE CONDOMINIUM
PROJECT NO: K21009.00 SCALE: 3/64" = 1'-0"
DWN BY: Author CHK BY: Checker DATE: 03/10/21

REV.	ISSUE	DATE
1	RESUBMISSION FOR JUNE 2022	05/16/2022

SHEET NUMBER

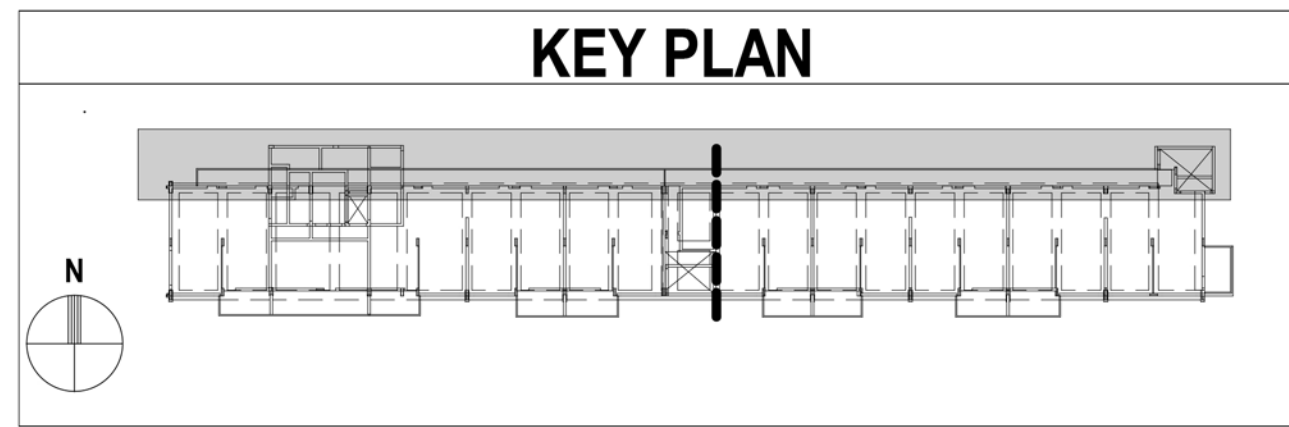
A-101



1 PARTIAL NORTH ELEVATION I - EXISTING
SCALE: 3/64" = 1'-0"



2 PARTIAL NORTH ELEVATION II - EXISTING
SCALE: 3/64" = 1'-0"



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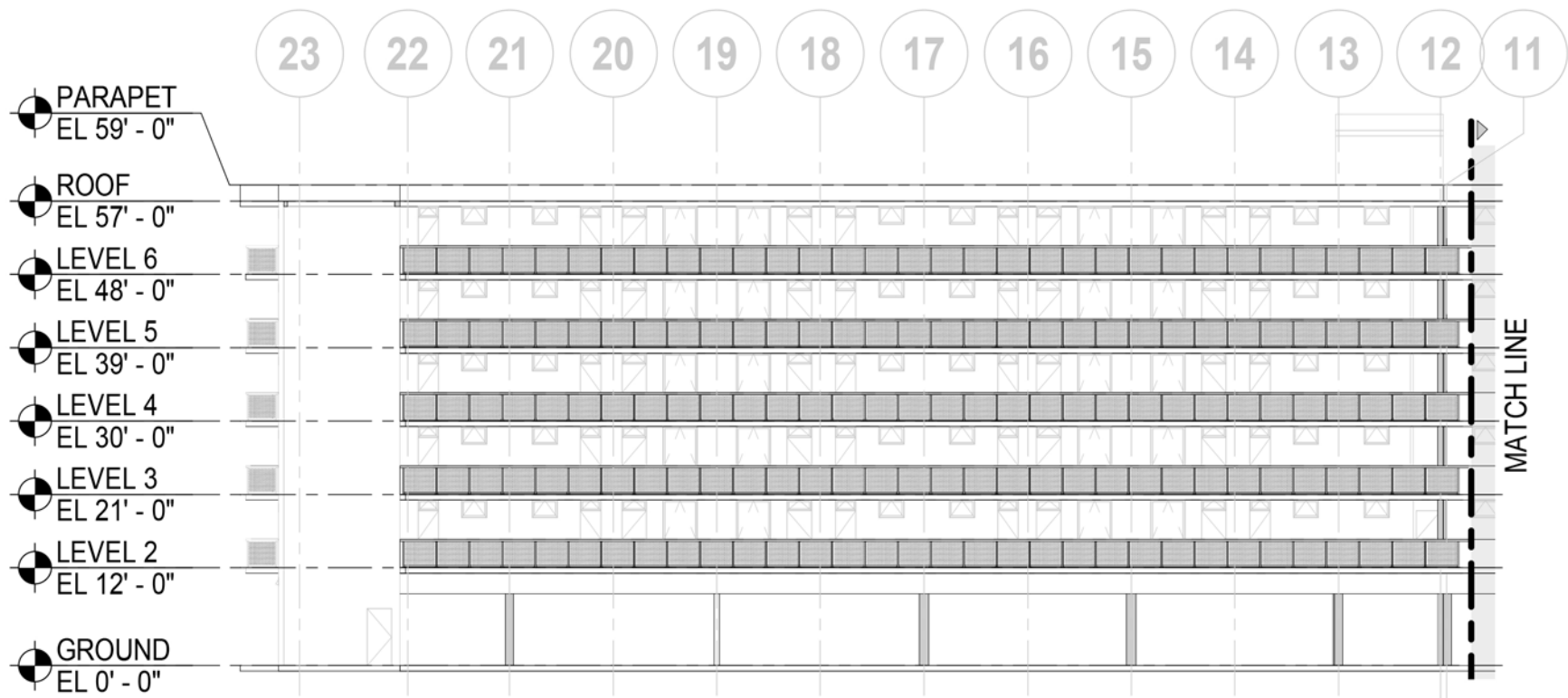
NORTH ELEVATION - EXISTING

301 OCEAN DRIVE CONDOMINIUM
PROJECT NO: **K21009.00** SCALE: **As indicated**
DWN BY: **SW** CHK BY: **HG** DATE: **01/28/2022**

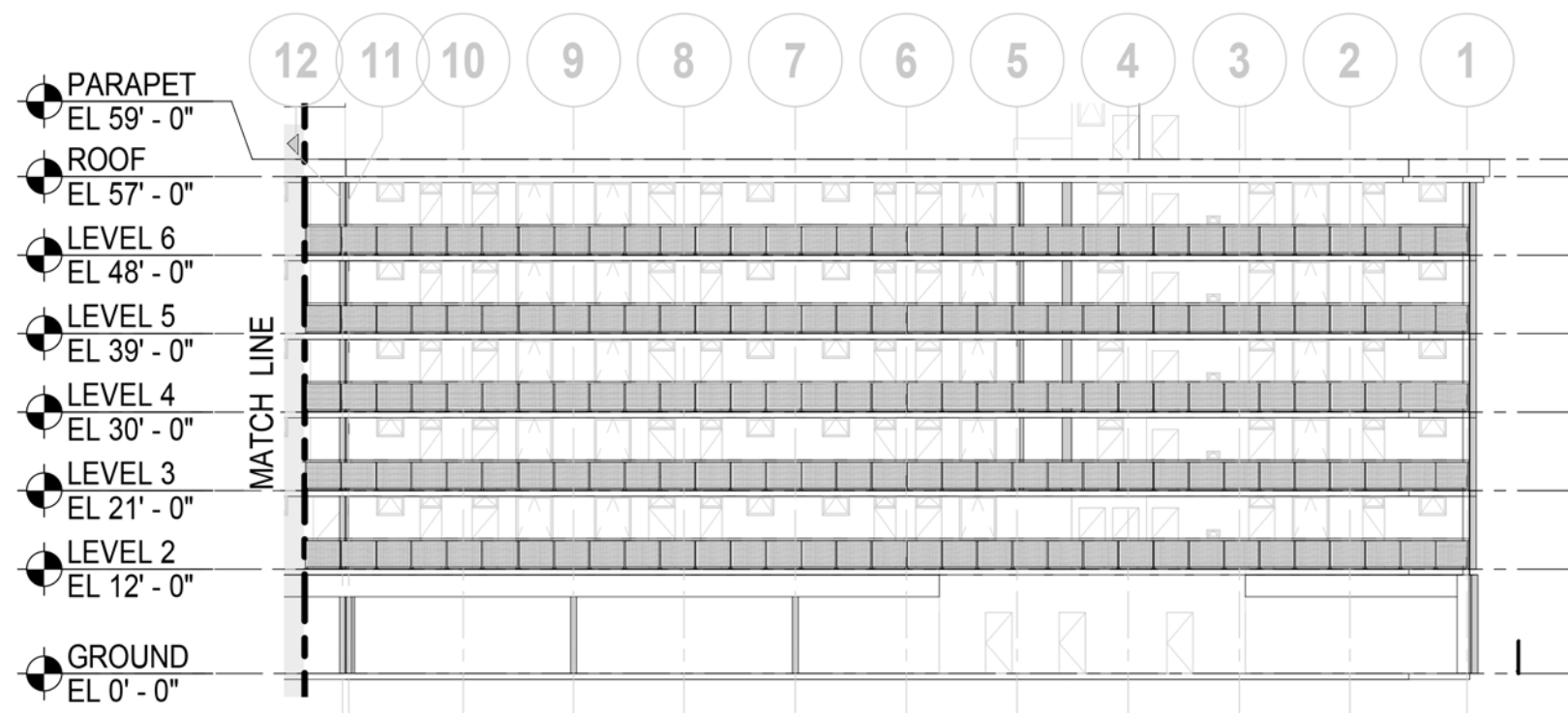
REV.	ISSUE	DATE
1	RESUBMISSION FOR JUNE 2022	05/16/2022

SHEET NUMBER

A-201



1 PARTIAL NORTH ELEVATION I - PROPOSED
 SCALE: 3/64" = 1'-0"



2 PARTIAL NORTH ELEVATION II - PROPOSED
 SCALE: 3/64" = 1'-0"



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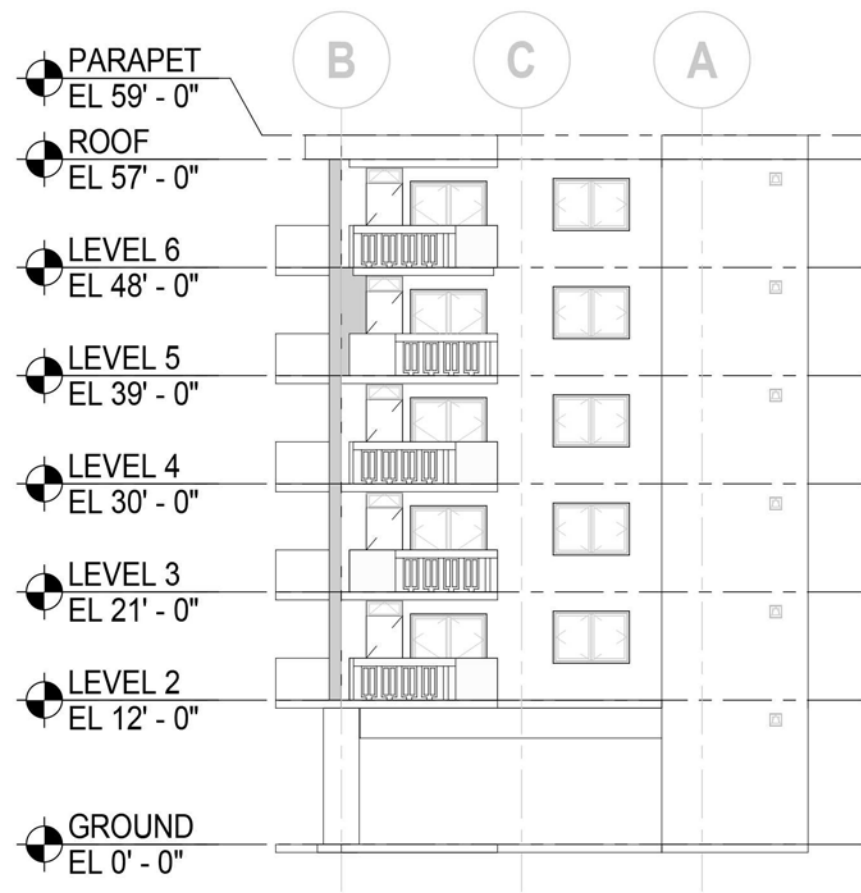
NORTH ELEVATION - PROPOSED

301 OCEAN DRIVE CONDOMINIUM
 PROJECT NO: K21009.00 SCALE: 3/64" = 1'-0"
 DWN BY: Author CHK BY: HG DATE: 01/28/2022

REV.	ISSUE	DATE

SHEET NUMBER

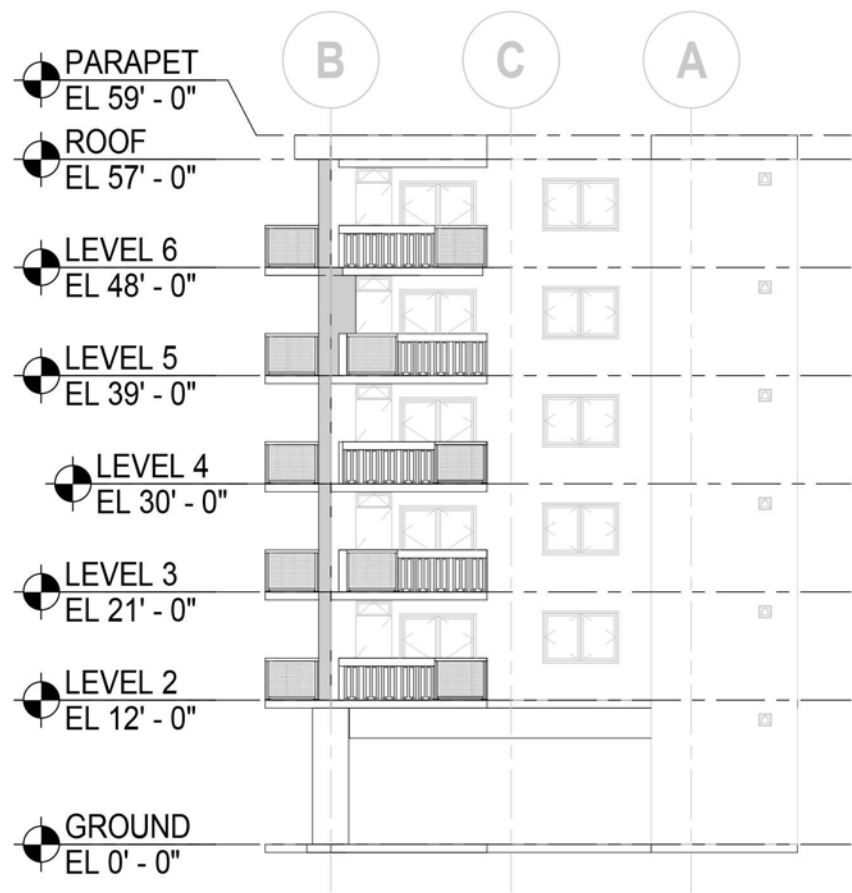
A-202



**EAST ELEVATION -
EXISTING**

1

SCALE: 1/16" = 1'-0"



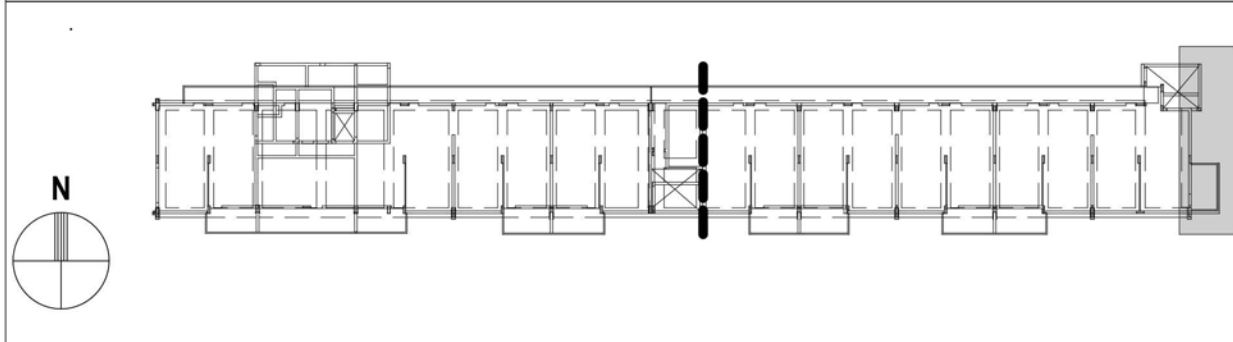
**EAST ELEVATION -
PROPOSED**

2

SCALE: 1/16" = 1'-0"



KEY PLAN



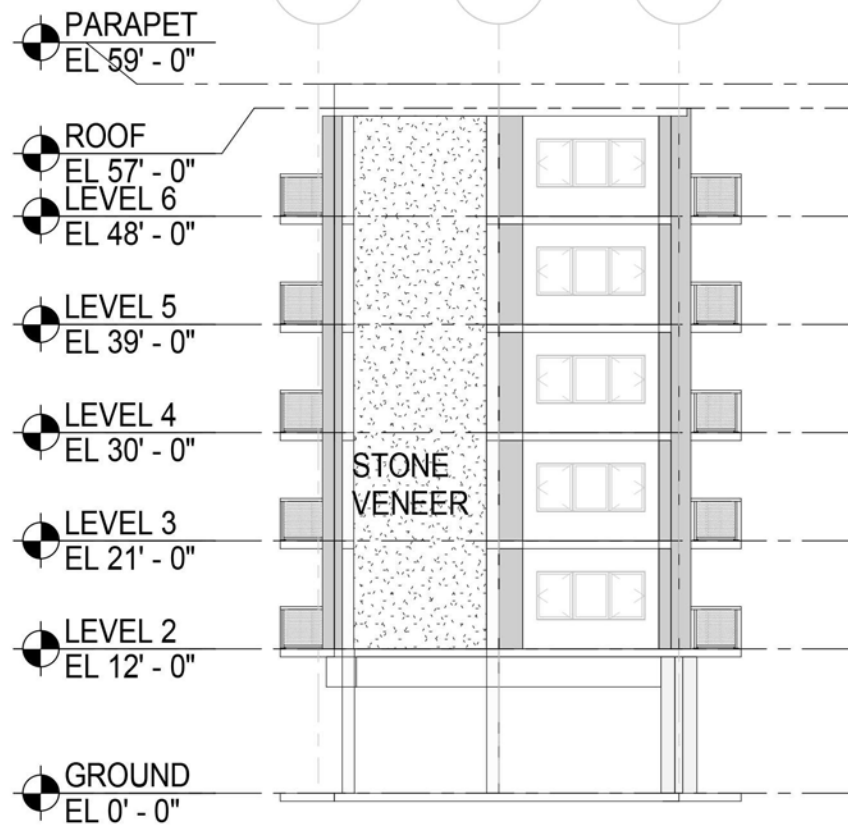
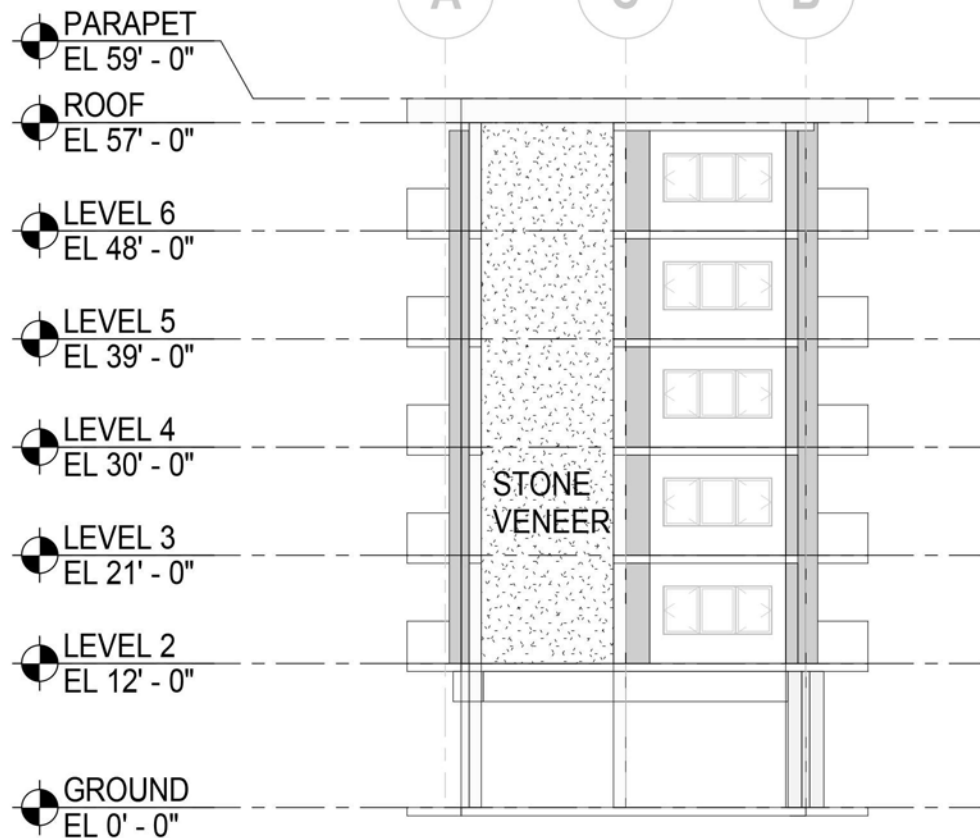
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EAST ELEVATION - EXISTING & PROPOSED

301 OCEAN DRIVE CONDOMINIUM
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DWN BY: **SW** CHK BY: **HG** DATE: **01/28/2022**

REV.	ISSUE	DATE
1	RESUBMISSION FOR JUNE 2022	05/16/2022

SHEET NUMBER
A-203

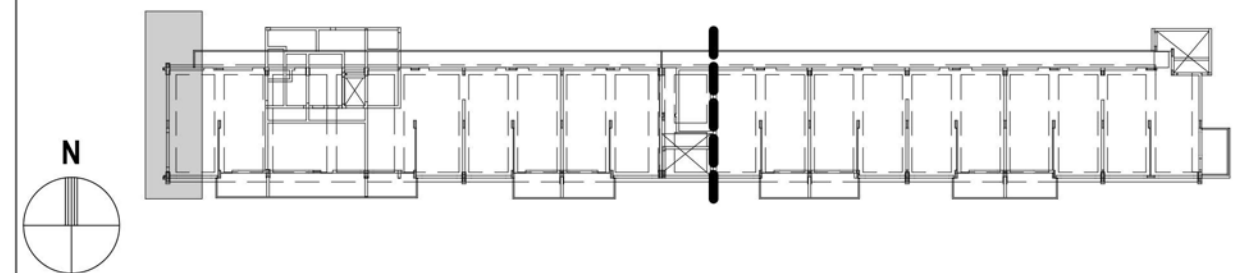


1 WEST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"



KEY PLAN



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WEST ELEVATION - EXISTING & PROPOSED

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REV.	ISSUE	DATE
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SHEET NUMBER

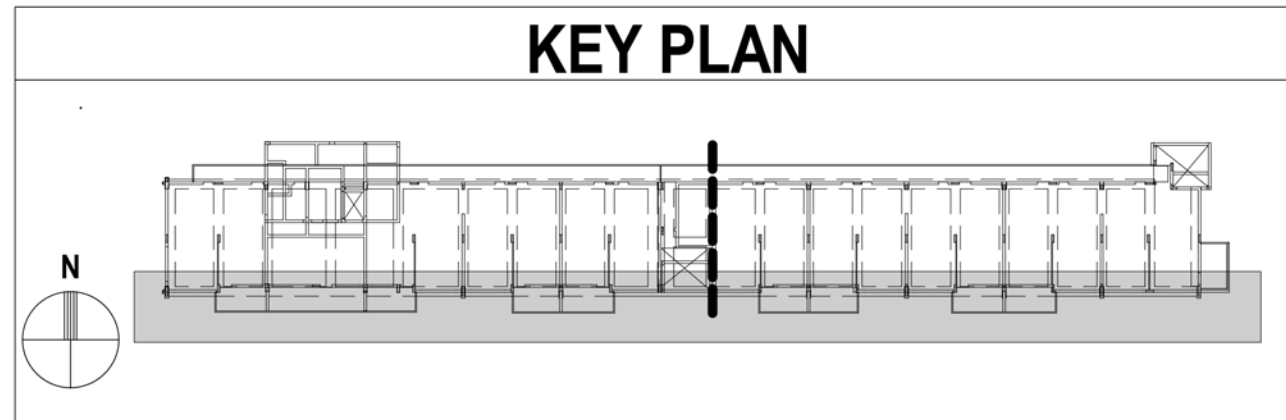
A-204



1 PARTIAL SOUTH ELEVATION I - EXISTING
SCALE: 3/64" = 1'-0"



2 PARTIAL SOUTH ELEVATION II - EXISTING
SCALE: 3/64" = 1'-0"



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SOUTH ELEVATION - EXISTING

301 OCEAN DRIVE CONDOMINIUM
PROJECT NO: **K21009.00** SCALE: **As indicated**
DWN BY: **SW** CHK BY: **HG** DATE: **01/28/2022**

REV.	ISSUE	DATE
1	RESUBMISSION FOR JUNE 2022	05/16/2022

SHEET NUMBER

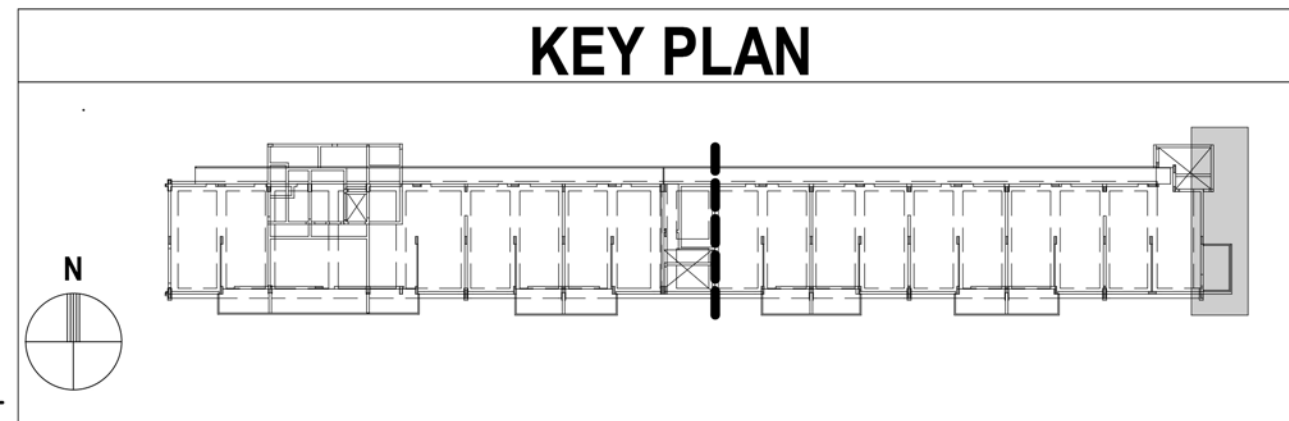
A-205



1 PARTIAL SOUTH ELEVATION I - PROPOSED
SCALE: 3/64" = 1'-0"



2 PARTIAL SOUTH ELEVATION II - PROPOSED
SCALE: 3/64" = 1'-0"



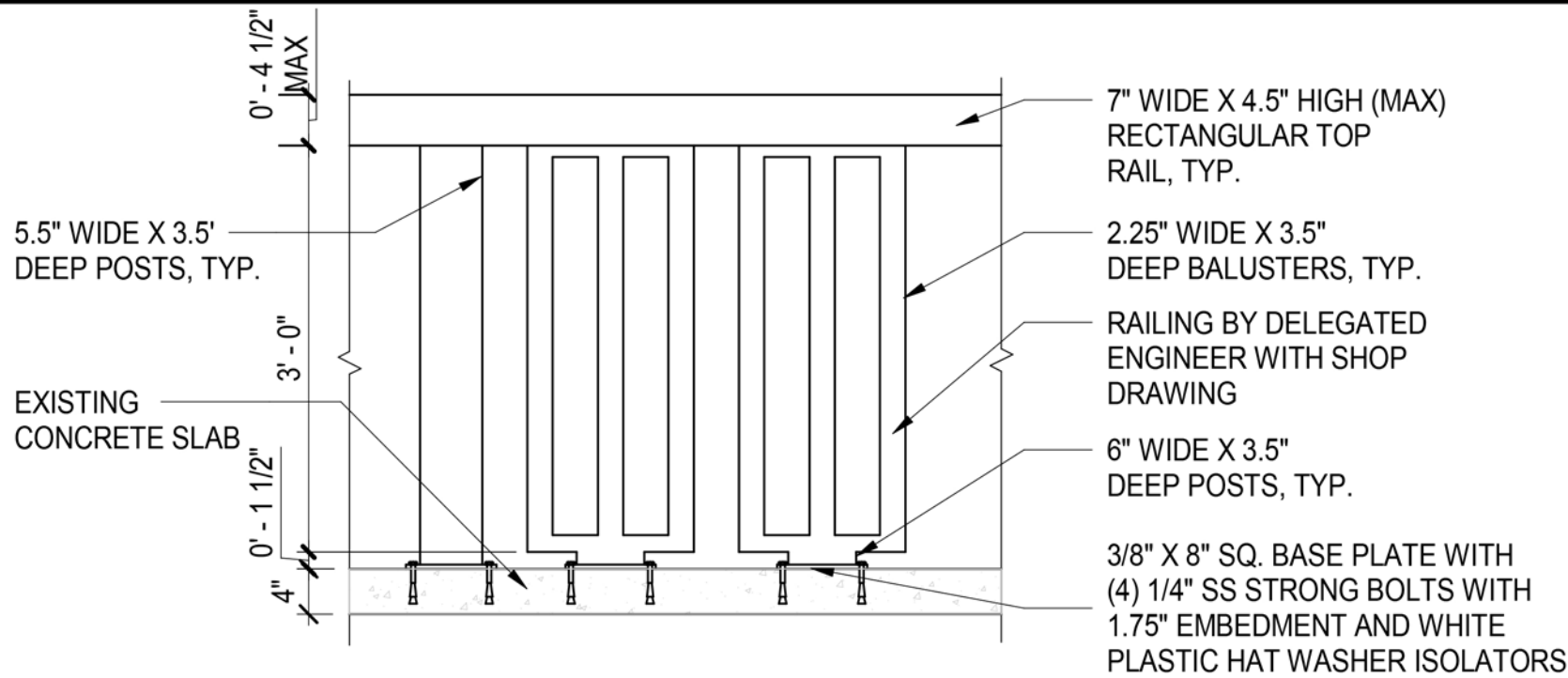
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SOUTH ELEVATION - PROPOSED

301 OCEAN DRIVE CONDOMINIUM
PROJECT NO: K21009.00 SCALE: As indicated
DWN BY: Author CHK BY: Checker DATE: 05/11/22

REV.	ISSUE	DATE
1	RESUBMISSION FOR JUNE 2022	05/16/2022

SHEET NUMBER
A-206

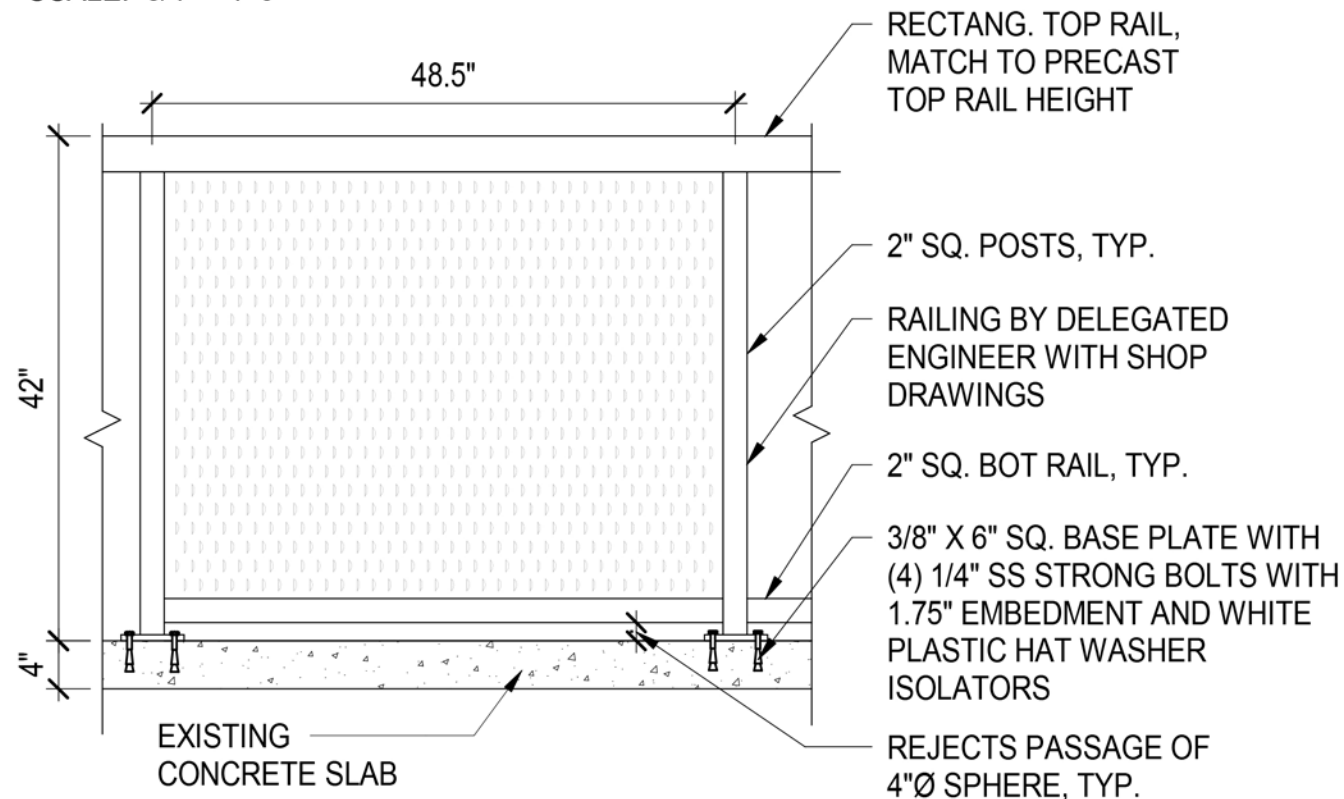


MATERIALS: ALL RAILINGS TO BE ALUMINUM WITH KYNAR COATING OR APPROVED EQUAL

COLOR: ALL RAILINGS SHALL BE WHITE TO MATCH EXISTING

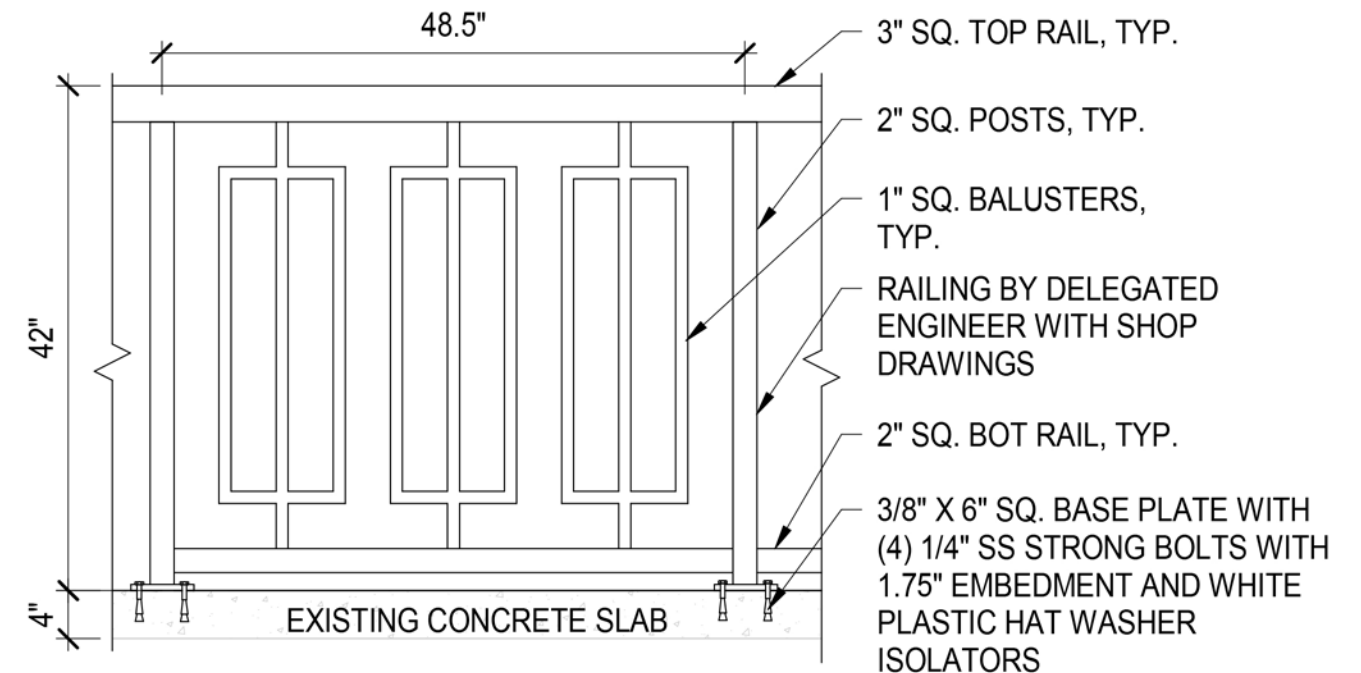
1 RAILING TO MATCH EX. PRECAST RAIL

SCALE: 3/4" = 1'-0"



2 RAILING TO MATCH EXISTING WALL INTENT

SCALE: 3/4" = 1'-0"



3 RAILING TO MATCH EX. PRECAST RAIL INTENT

SCALE: 3/4" = 1'-0"

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RAILING DETAILS

301 OCEAN DRIVE CONDOMINIUM
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DWN BY: Author CHK BY: HG DATE: 01/28/2022

REV.	ISSUE	DATE
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SHEET NUMBER

A-301