Thornton Tomasetti

301 Ocean Drive
Miami Beach, FL

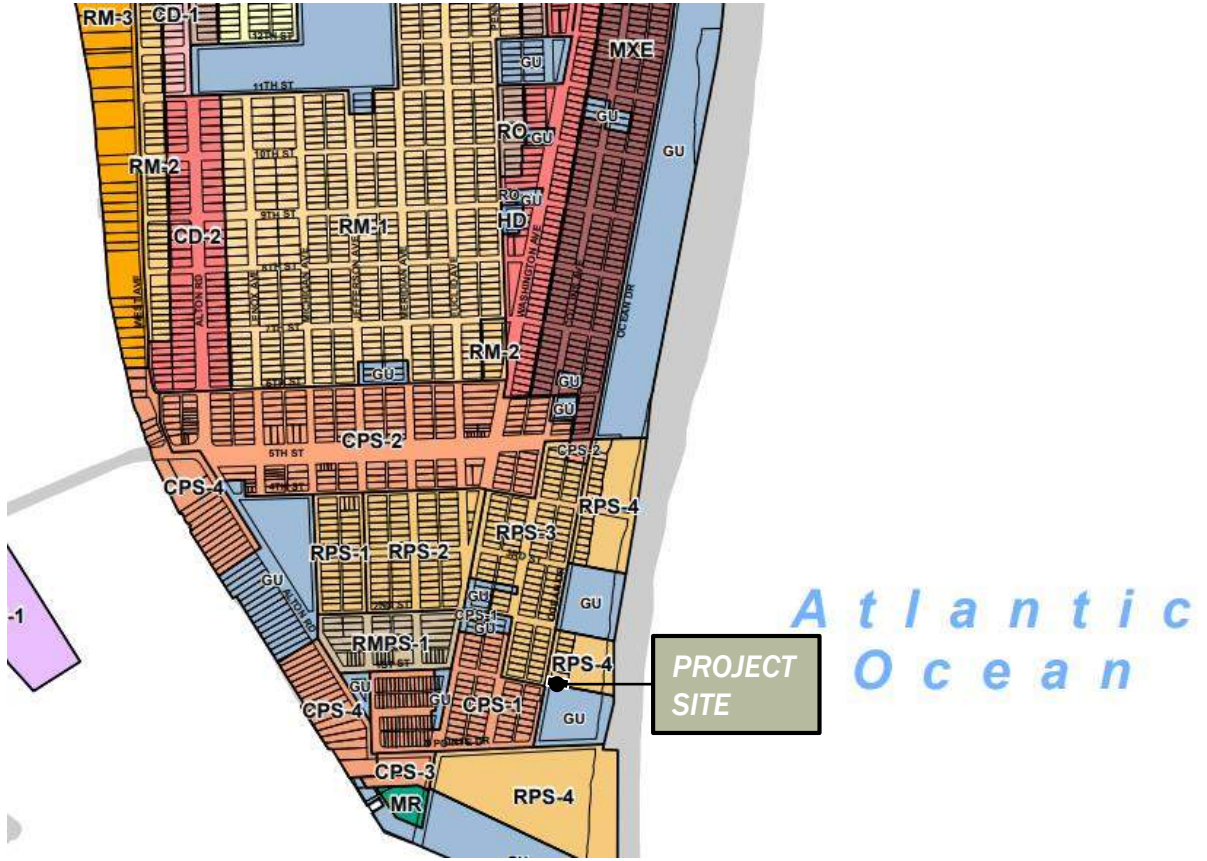
HPB22-0502

April 12, 2022

Location Map

Background/Zoning

- The building was originally constructed circa 1967.
- The architectural design was completed by Melvin Grossman, A.I.A.
- The structural design was completed by Bliss and Nyitray Consulting Engineers



ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
- I-1 Urban light industrial
- MXE Mixed use entertainment
- HD Hospital district
- MR Marine recreational
- GU Civic and government use
- CCC Convention center district
- RM-PRD Multifamily, planned residential development district
- RM-PRD-2 Multifamily, planned residential development district
- WD-1 Waterway district
- WD-2 Waterway district
- RO Residential office
- GC Golf course
- RPS-1 Residential performance standard, medium-low density
- RPS-2 Residential performance standard, medium density
- RPS-3 Residential performance standard, medium-high density
- RPS-4 Residential performance standard, high denisty
- CPS-1 Commercial performance standard, limited mixed use
- CPS-2 Commercial performance standard, general mixed use
- CPS-3 Commercial performance standard, intensive mixed use
- CPS-4 Commercial performance standard, intensive phased bayside
- RMPS-1 Residental mixed use performance standard
- SPE Special public facilites educational district
- TC-1 North Beach Town Center core
- TC-2 North Beach Town Center mixed use
- TC-3 North Beach Town Center residential/office
- TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial

FOR AN OFFICIAL ZONING DETERMINATION PLEASE CONTACT THE PLANNING DEPARTMENT.

Scope and Purpose of Request

Request No. 1

- COA for removal and replacement of the existing precast concrete balcony and catwalk guardrails with a similar aluminum system.

Purpose

- Throughout the current restoration project, Thornton Tomasetti has observed damage at the balcony and catwalk guardrails.
- In addition, Thornton Tomasetti has observed damage and deterioration at the existing slabs, as well as differences between the as-built condition and the original structural design.
- The as-built load carrying capacity, combined with the current state of the existing guardrails, structurally warrants replacement of the guardrails with a well connected lighter aluminum system.

Existing Catwalk Guardrail Condition

Existing catwalk prior to restoration

Distressed concrete and exposed / corroded reinforcement

Unbonded concrete and corroded reinforcement

Unbonded concrete and corroded reinforcement

Existing Catwalk Guardrail Design

Partial North Catwalk Elevation

Partial North Catwalk Elevation

Existing Catwalk Guardrails

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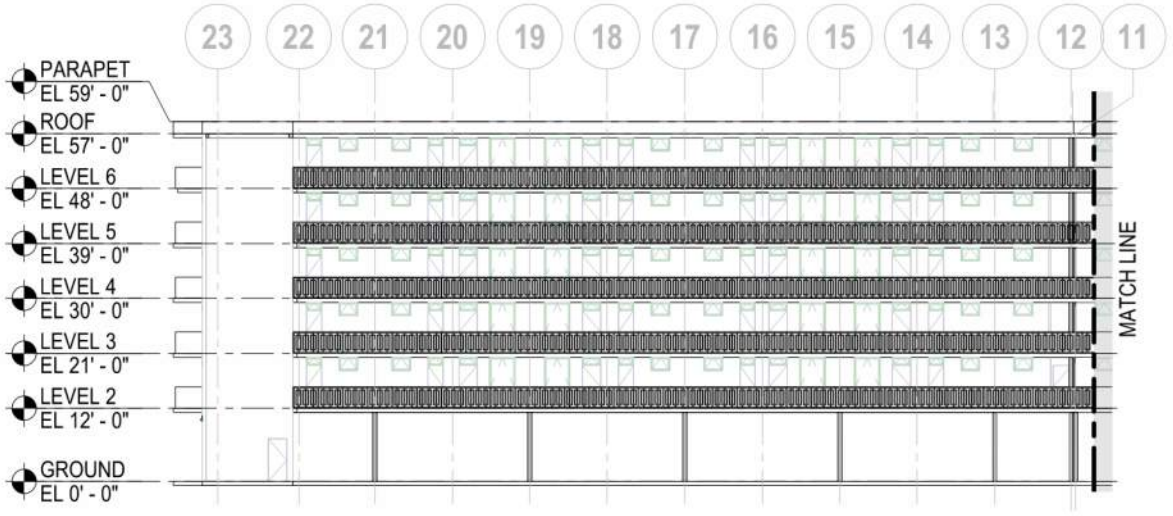
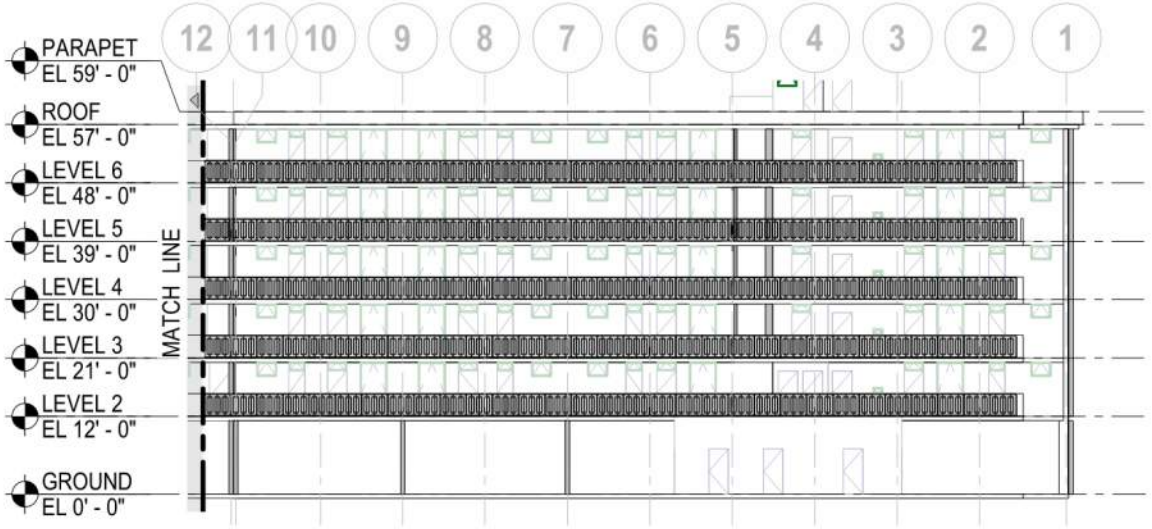
Proposed Catwalk Guardrail Design



Partial North Catwalk Elevation



Partial North Catwalk Elevation

North Catwalk Rendering

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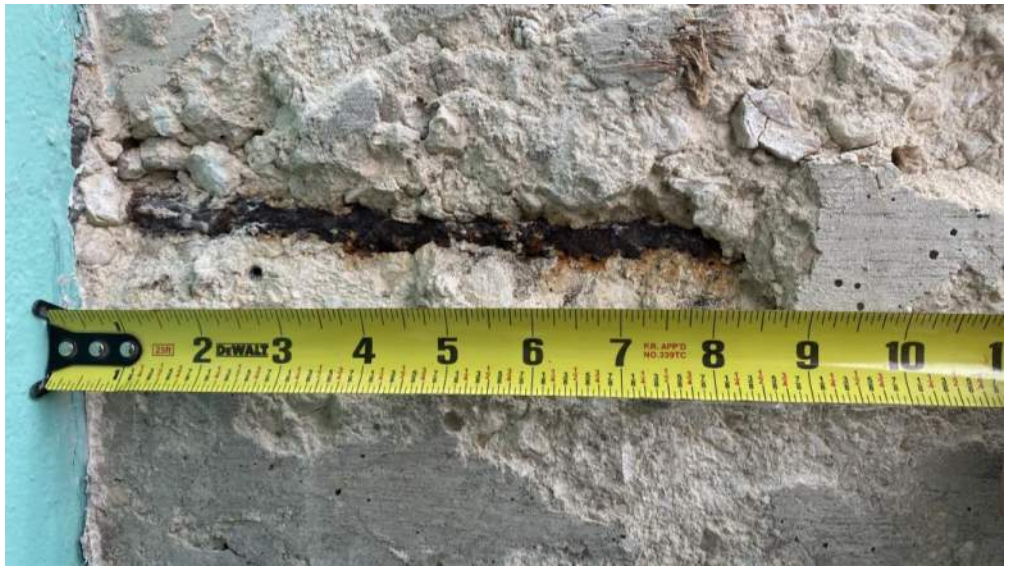
Existing Balcony Guardrail Condition

Existing balcony guardrail prior to restoration



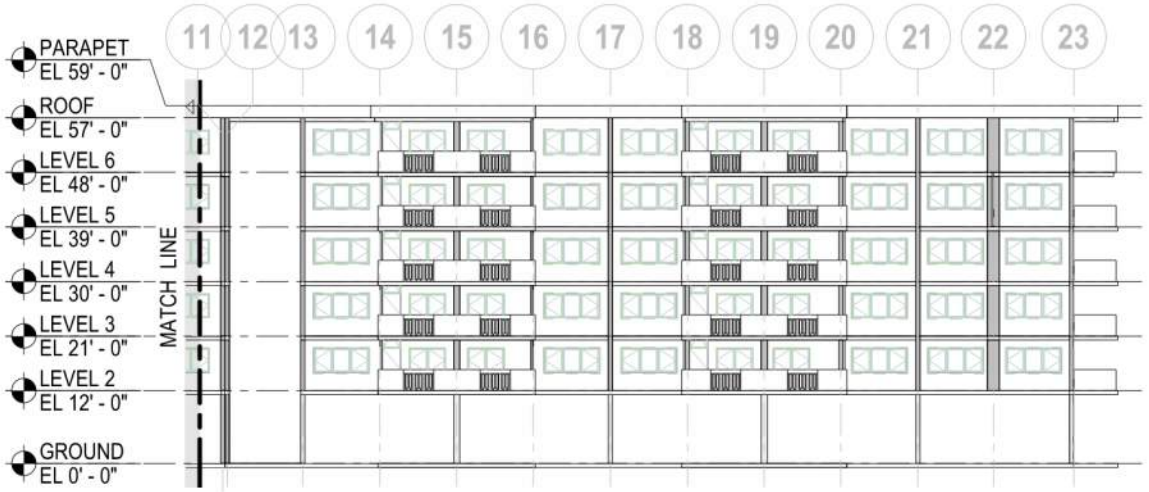
Distressed and exposed reinforcement

Discontinuous and exposed reinforcement

Discontinuous and exposed reinforcement

Existing Balcony Guardrail Design

Partial South Elevation



Partial South Elevation

Existing Balcony Guardrails

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Proposed Balcony Guardrail Design

Partial South Elevation

Partial South Elevation

South Elevation Rendering

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Proposed Overall Design

www.ThorntonTomasetti.com