

# 301 OCEAN DRIVE RAILING REPLACEMENT

301 OCEAN DRIVE MIAMI BEACH, FL 33139

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NOTE: REFER TO FEATURES & RENDERINGS SET FOR ZOOMED IN DETAILS.

## CODES AND STANDARDS

1. THIS PROPOSED BUILDING IS DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS - REPAIR (7TH EDITION).
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.

## PROJECT SCOPE

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 AND SOUTH BALCONIES, REMOVE EXISTING PRECAST DECORATIVE RAILING AND REPLACE WITH NEW ALUMINUM RAILING WITH DESIGN TO MATCH EXISTING PRECAST DECORATIVE RAILING, WALL, AND EXISTING ARCHITECTURAL 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).

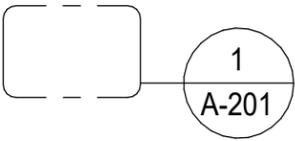
## PROPERTY INFORMATION

LOCATION: 301 OCEAN DRIVE, MIAMI BEACH, FLORIDA 33139

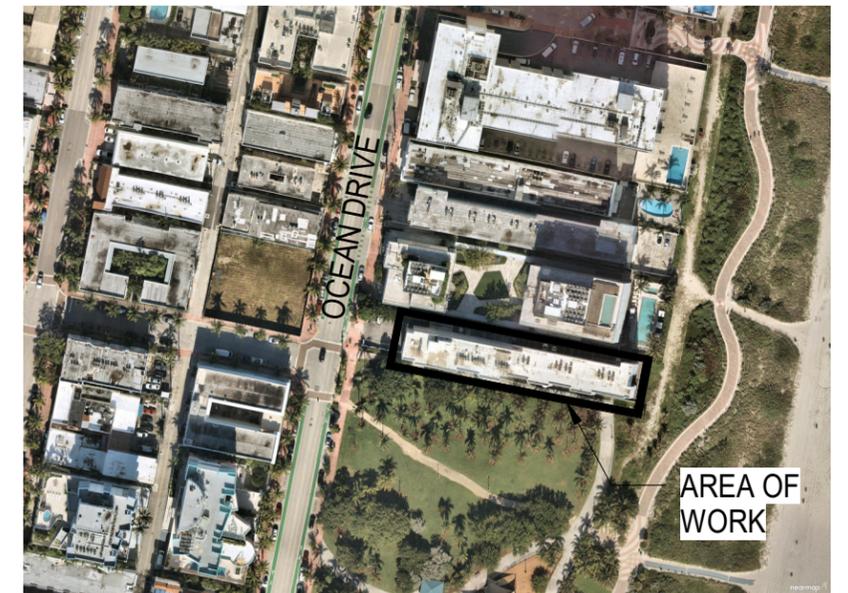
NUMBER OF STORIES: 6

APPROXIMATE AREA: 10,200 SF

## SYMBOLS

 DRAWING NUMBER  
 DETAIL NO.  
 SHEET NO.  
 AREA DETAIL  
 NEW CONCRETE  
 ALUMINUM

## LOCATION MAP



**301 OCEAN DRIVE MIAMI BEACH, FL 33139**

## COVER SHEET AND DRAWING LIST

**Thornton Tomasetti**  
 Thornton Tomasetti, Inc.  
 101 NE 3rd Avenue, Suite 1170  
 Fort Lauderdale, FL 33301-1199  
 T 954.903.9300 F 954.903.9301

**301 OCEAN DRIVE CONDOMINIUM**  
 PROJECT NO: **K21009.00** SCALE: **12" = 1'-0"**  
 DWN BY: **KM** CHK BY: **HG** DATE: **02/07/22**

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

SHEET NUMBER  
**G-001**

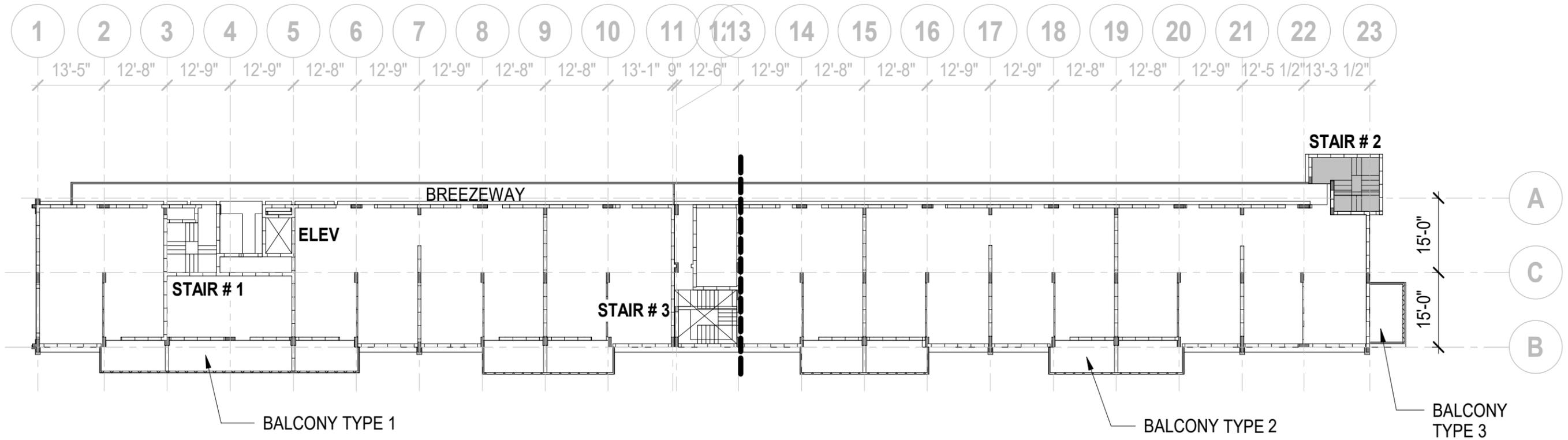
**TYPE 1 BALCONIES**



**TYPE 2 BALCONIES**



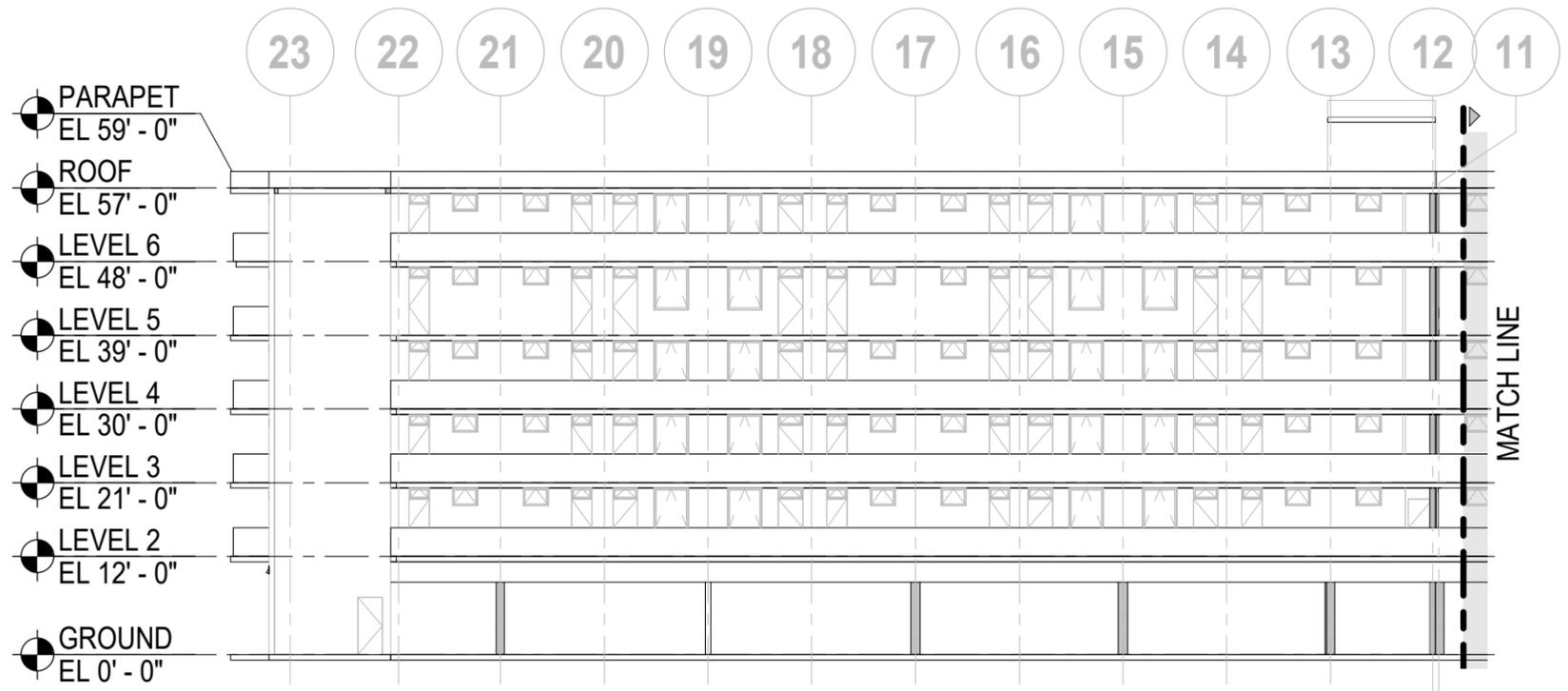
**TYPE 3 BALCONIES**



**1 TYPICAL FLOOR PLAN**  
SCALE: 3/64" = 1'-0"

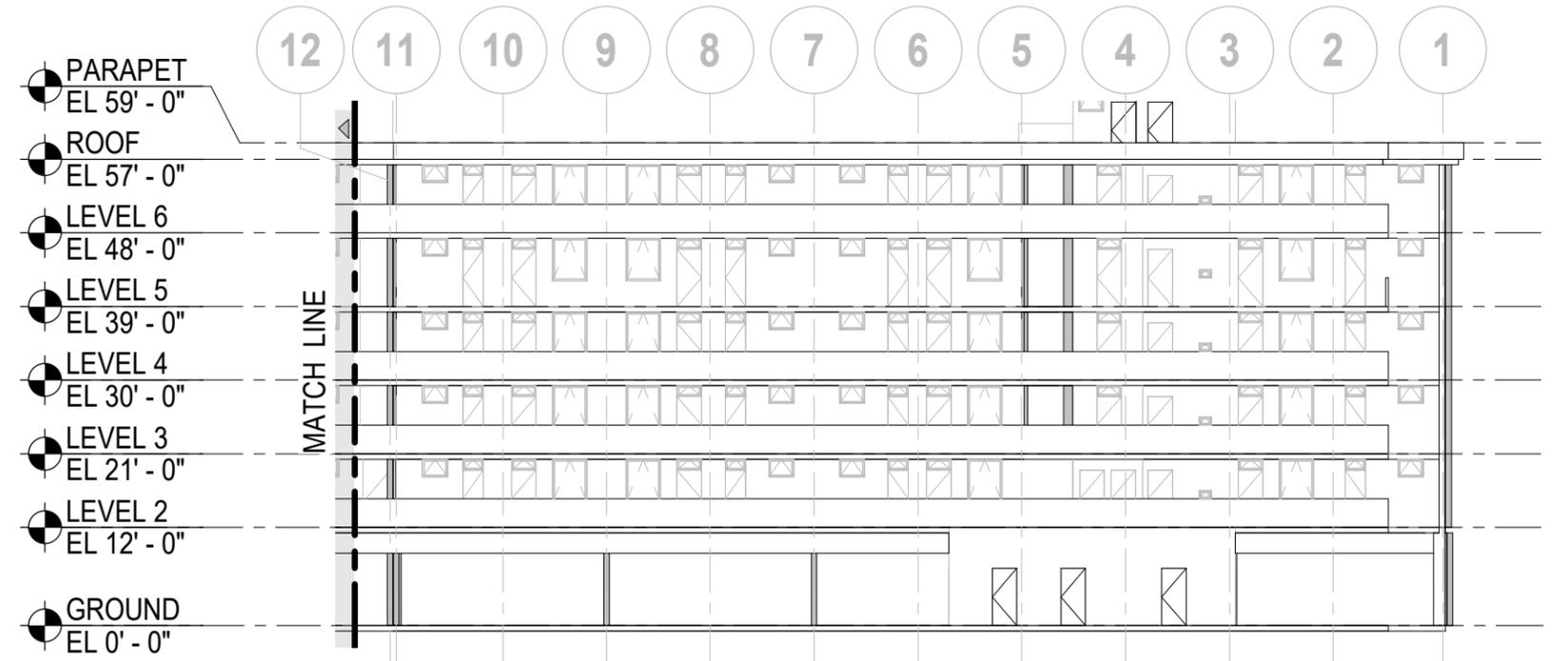
PLOTTED ON: 5/13/2022 2:09:57 AM © THORNTON TOMASETTI, INC. 2013:1301 ocean side 2022 1105K21009.00 301 Ocean Drive, Railing\_R21 (1).dwt

<b>Thornton Tomasetti</b> Thornton Tomasetti, Inc. 101 NE 3rd Avenue, Suite 1170 Fort Lauderdale, FL 33301-1199 T 954.903.9300 F 954.903.9301	<b>TYPICAL FLOOR PLAN</b> 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 <b>A-101</b>



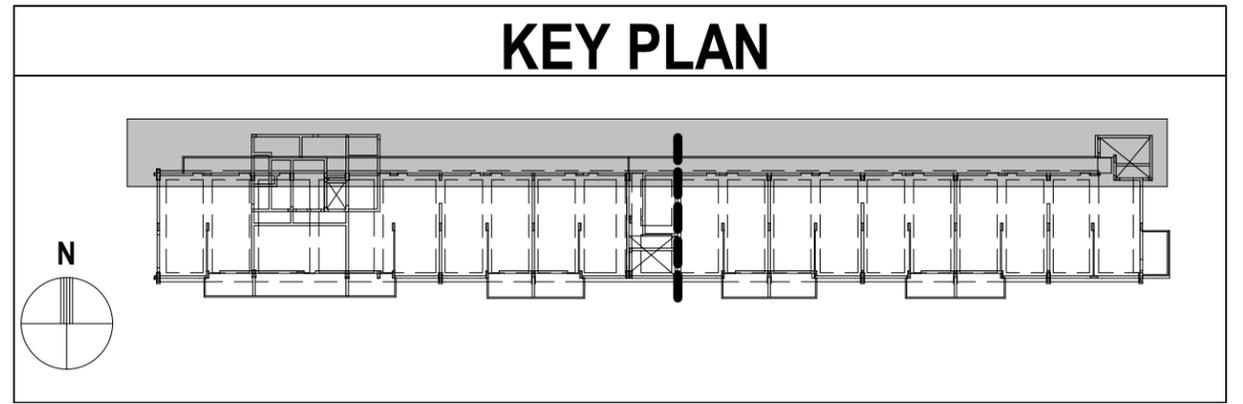
# 1 PARTIAL NORTH ELEVATION I - EXISTING

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



# 2 PARTIAL NORTH ELEVATION II - EXISTING

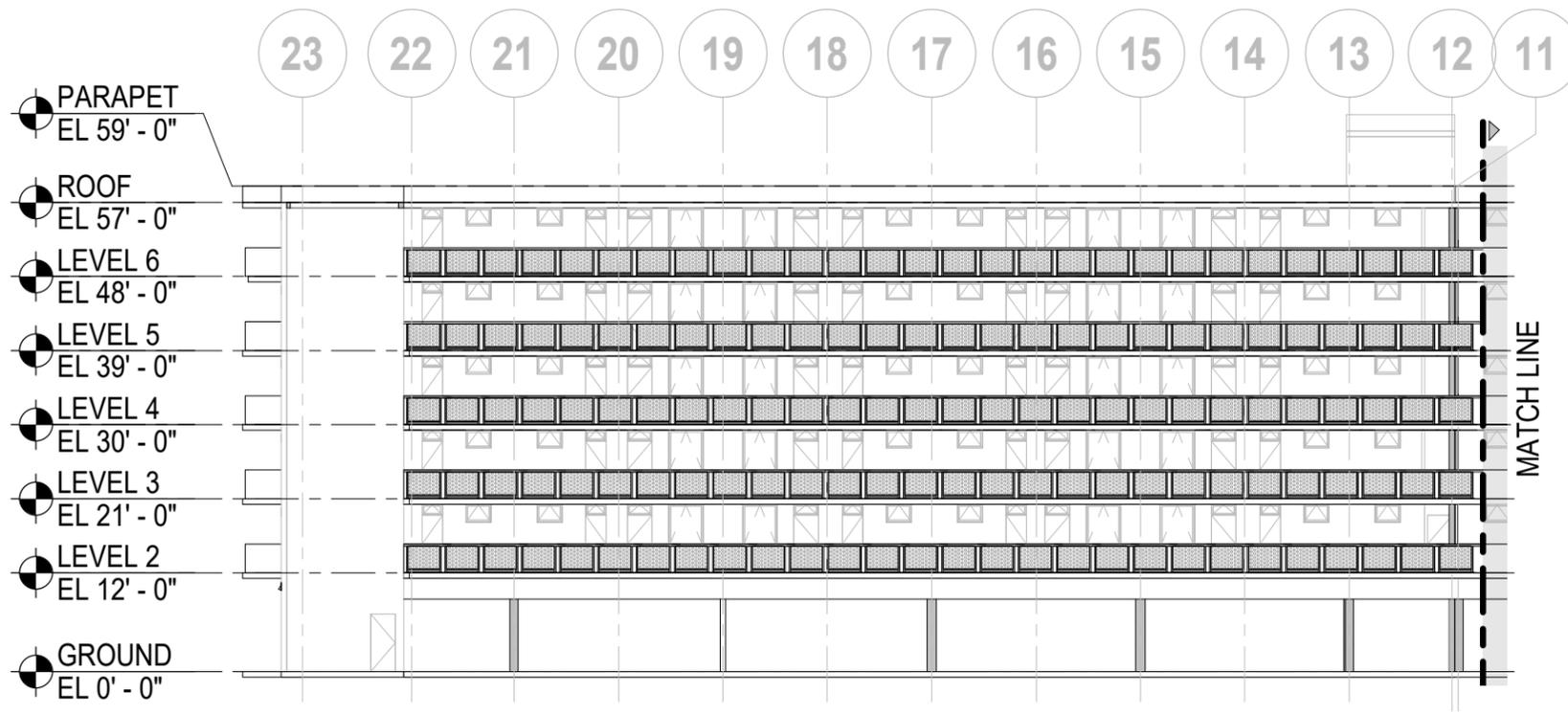
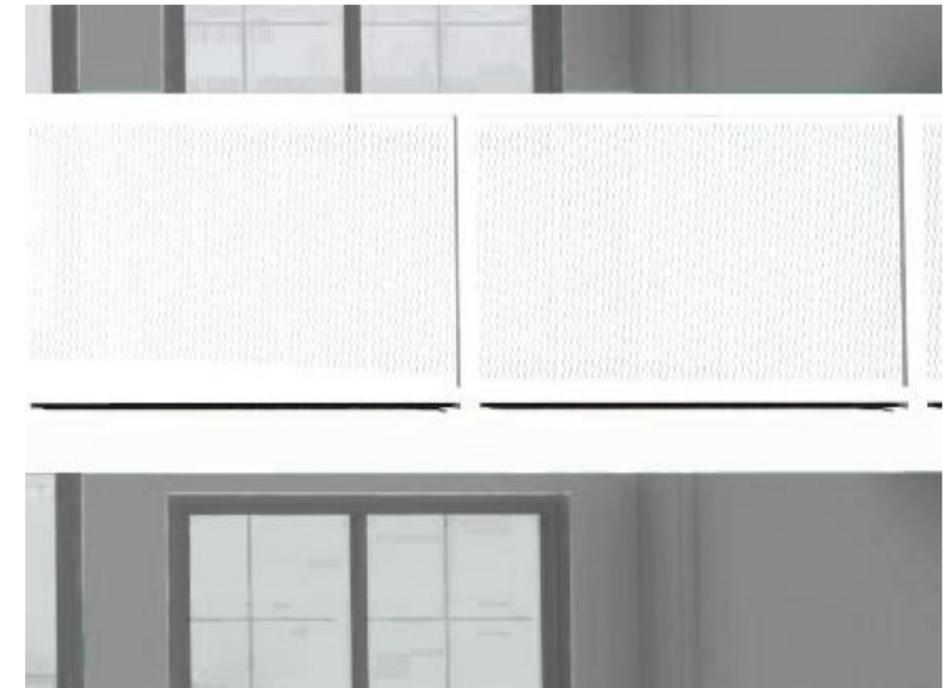
SCALE: 3/64" = 1'-0"



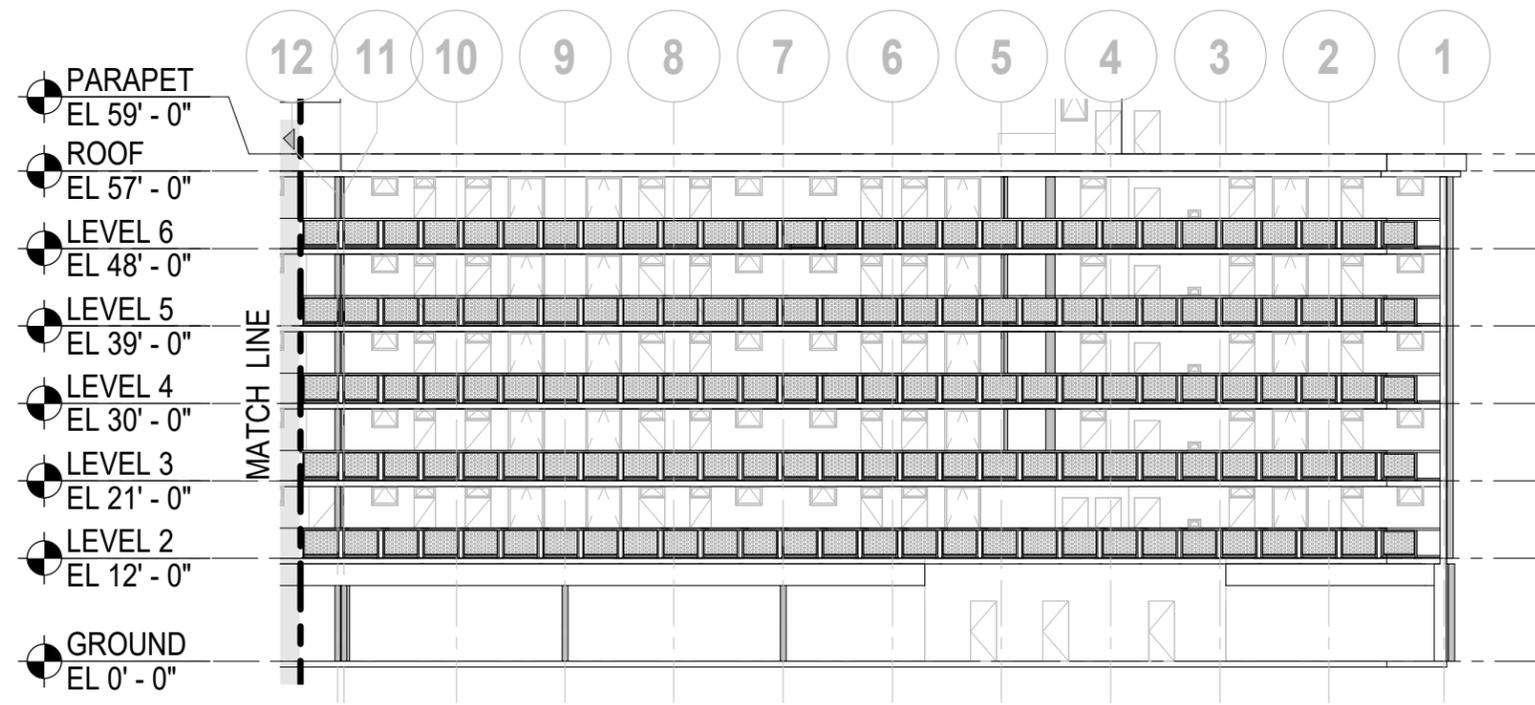
PLOTTED ON: 5/13/2022 2:09:58 AM © THORNTON TOMASETTI, INC. 2013:1301 ocean drive 20221105K21009.00 301 Ocean Drive, Railing\_R21 (1).dxf

<b>Thornton Tomasetti</b> Thornton Tomasetti, Inc. 101 NE 3rd Avenue, Suite 1170 Fort Lauderdale, FL 33301-1199 T 954.903.9300 F 954.903.9301	<b>NORTH ELEVATION - EXISTING</b>			SHEET NUMBER <b>A-201</b>
	<b>301 OCEAN DRIVE CONDOMINIUM</b> PROJECT NO: <b>K21009.00</b> SCALE: <b>As indicated</b> DWN BY: <b>SW</b> CHK BY: <b>HG</b> DATE: <b>01/28/2022</b>		REV. 1 ISSUE RESUBMISSION FOR JUNE 2022 DATE 05/16/2022	

# RENDERINGS



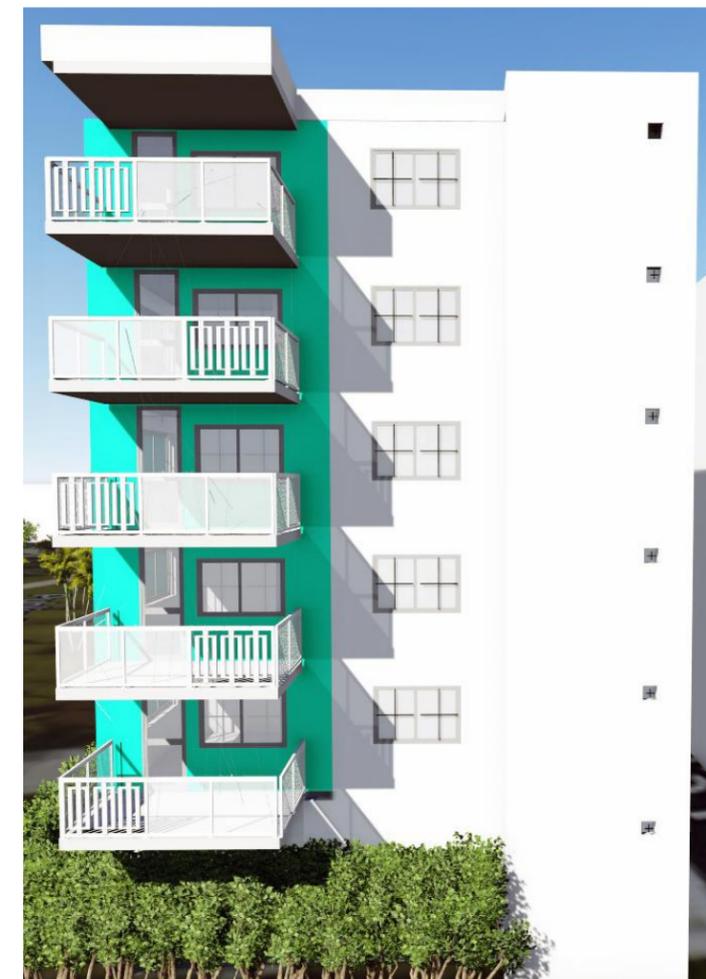
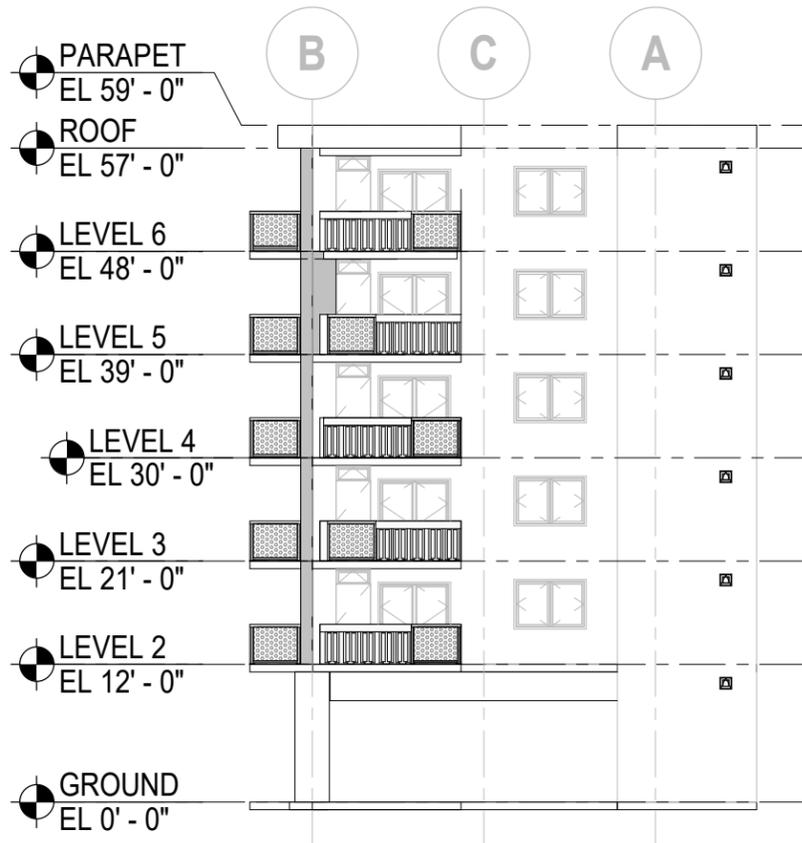
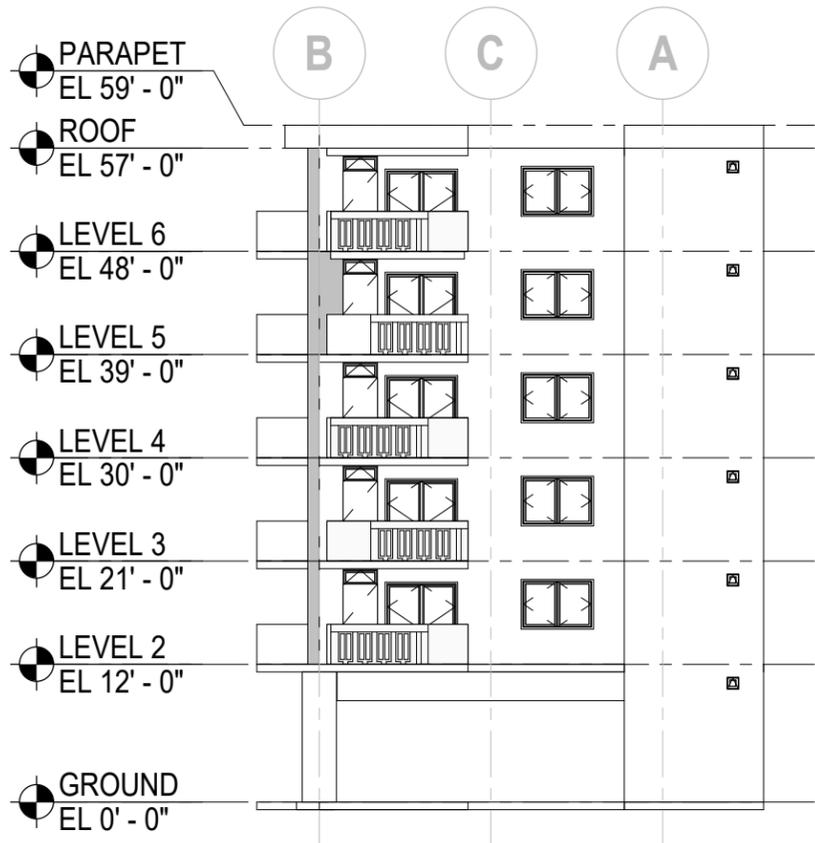
**1 PARTIAL NORTH ELEVATION I - PROPOSED**  
SCALE: 3/64" = 1'-0"



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

PLOTTED ON: 5/13/2022 2:10:02 AM  
 © THORNTON TOMASETTI, INC. 2013; 1301 ocean drive 2022 1105K21009.00 301 Ocean Drive Railing\_R21 (1).dwt

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	PROJECT NO: <b>K21009.00</b> SCALE: <b>3/64" = 1'-0"</b> DWN BY: <b>Author</b> CHK BY: <b>HG</b> DATE: <b>01/28/2022</b>	REV. 1	ISSUE RESUBMISSION FOR JUNE 2022	DATE 05/16/2022



# EAST ELEVATION - EXISTING

1

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

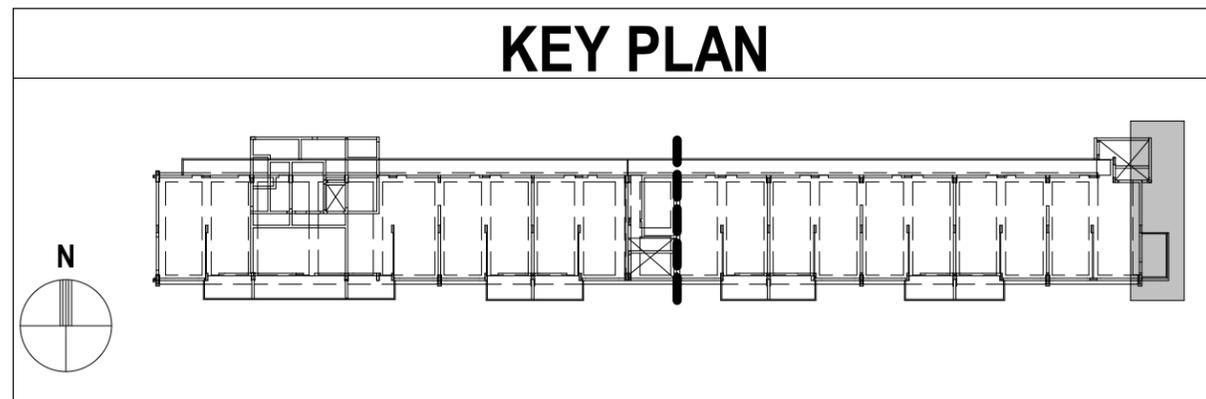
# EAST ELEVATION - PROPOSED

2

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

# RENDERING

# KEY PLAN



PLOTTED ON: 5/13/2022 2:10:06 AM © THORNTON TOMASETTI, INC. 2013C:\1301\_oceanside\20221105\K21009\_00\_301 Ocean Drive\_Railing\_R21 (1).dwt

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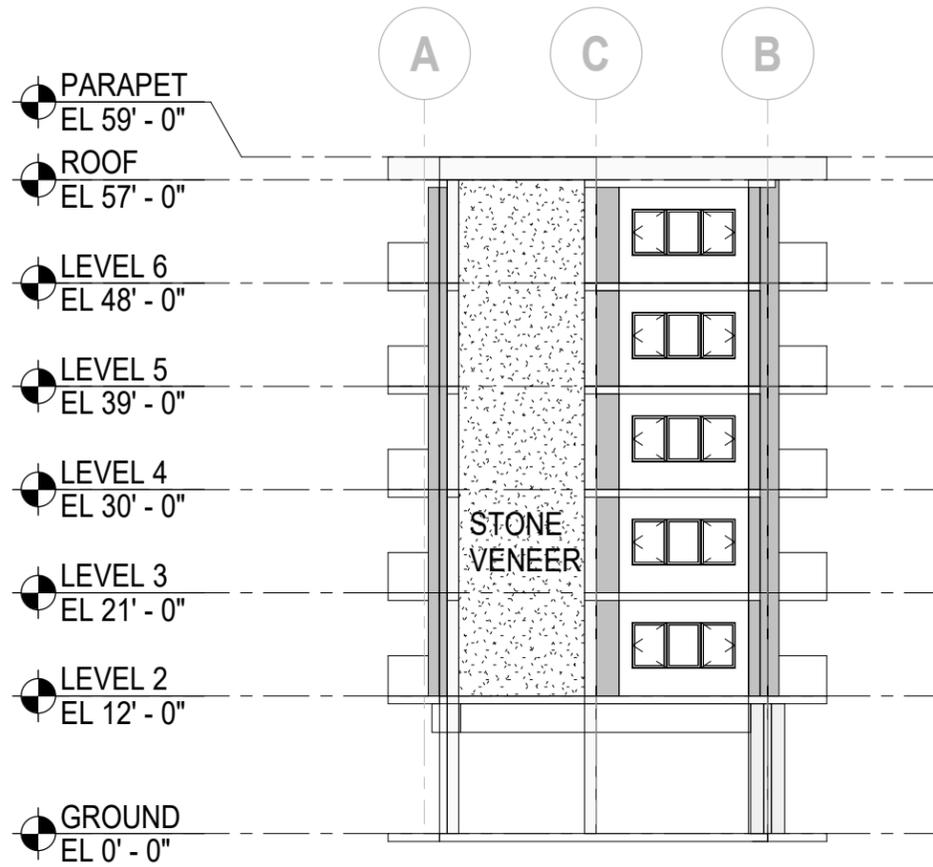
## EAST ELEVATION - EXISTING & PROPOSED

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

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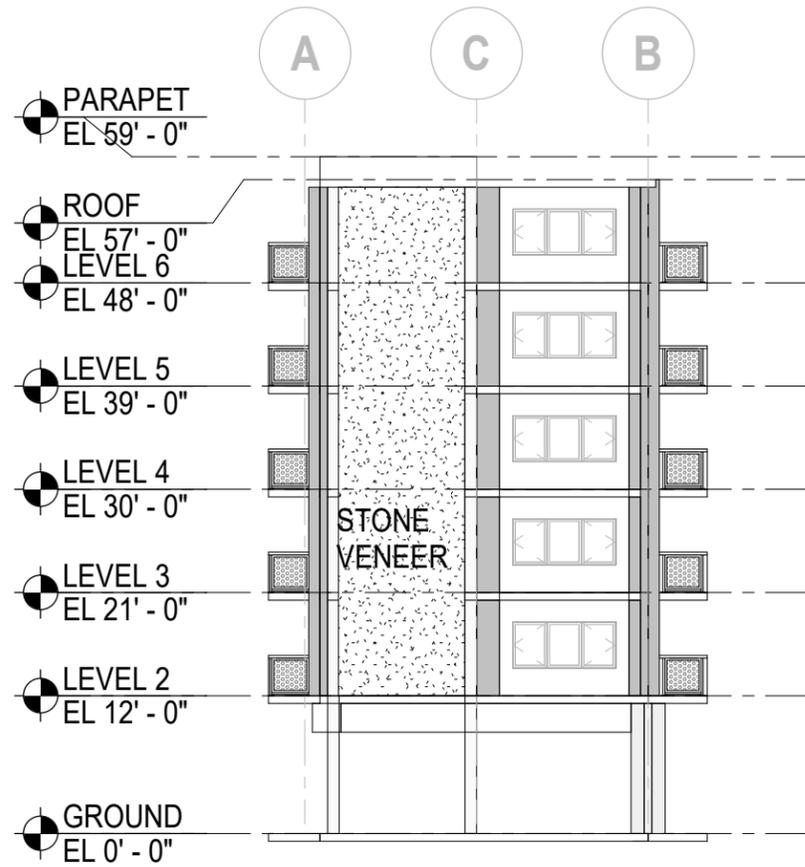
**A-203**



## WEST ELEVATION - EXISTING

1

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



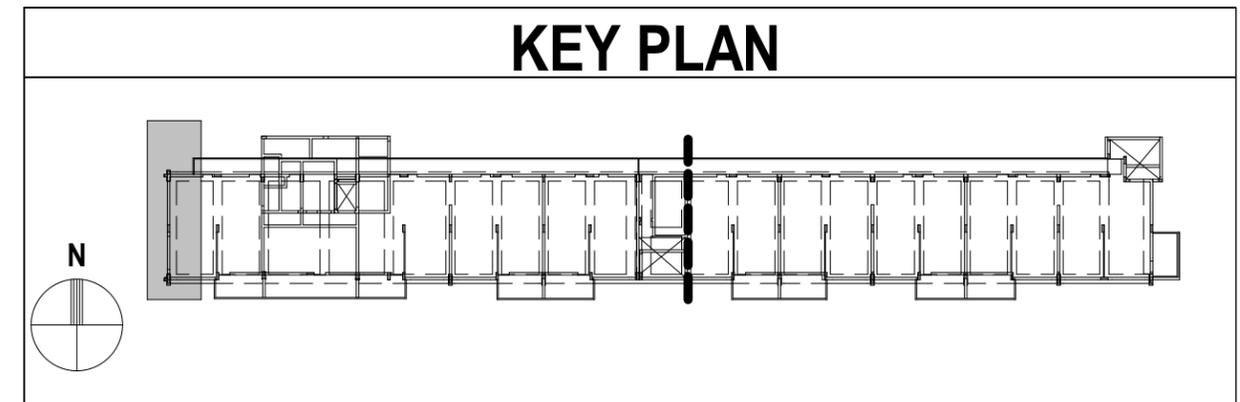
## WEST ELEVATION - PROPOSED

2

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



RENDERING



## KEY PLAN

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## WEST ELEVATION - EXISTING & PROPOSED

301 OCEAN DRIVE CONDOMINIUM  
PROJECT NO: K21009.00 SCALE: As indicated  
DWN BY: Author CHK BY: Checker DATE: 02/07/22

SHEET NUMBER

**A-204**

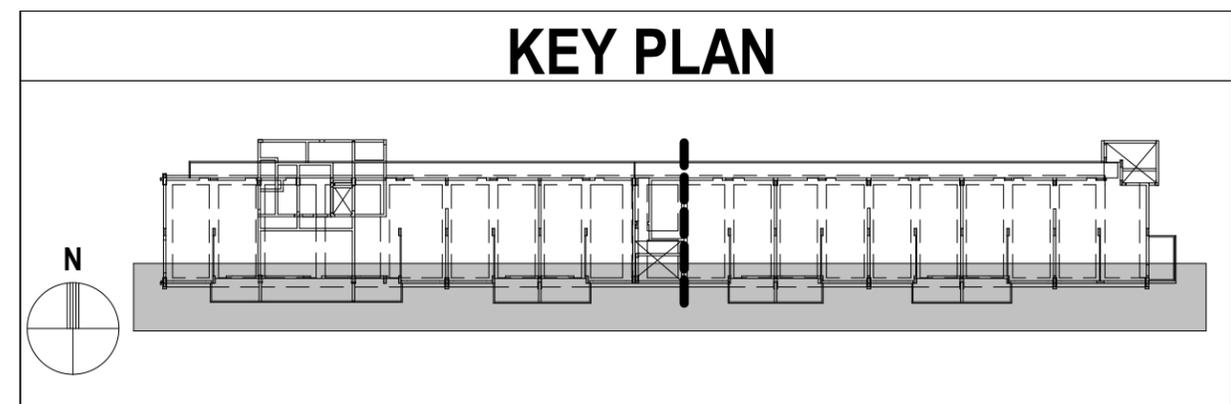
REV.	ISSUE	DATE
1	RESUBMISSION FOR JUNE 2022	05/16/2022



**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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301 Ocean Drive, R21 (1).dxf

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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**

- PARAPET  
EL 59' - 0"
- ROOF  
EL 57' - 0"
- LEVEL 6  
EL 48' - 0"
- LEVEL 5  
EL 39' - 0"
- LEVEL 4  
EL 30' - 0"
- LEVEL 3  
EL 21' - 0"
- LEVEL 2  
EL 12' - 0"
- GROUND  
EL 0' - 0"



# 1 PARTIAL SOUTH ELEVATION I - PROPOSED

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

- PARAPET  
EL 59' - 0"
- ROOF  
EL 57' - 0"
- LEVEL 6  
EL 48' - 0"
- LEVEL 5  
EL 39' - 0"
- LEVEL 4  
EL 30' - 0"
- LEVEL 3  
EL 21' - 0"
- LEVEL 2  
EL 12' - 0"
- GROUND  
EL 0' - 0"



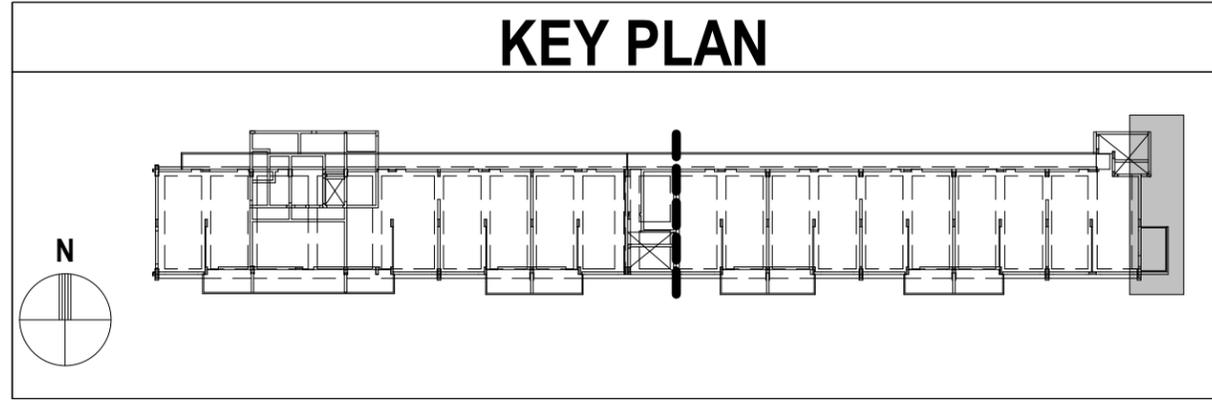
# 2 PARTIAL SOUTH ELEVATION II - PROPOSED

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

## RENDERINGS



## KEY PLAN



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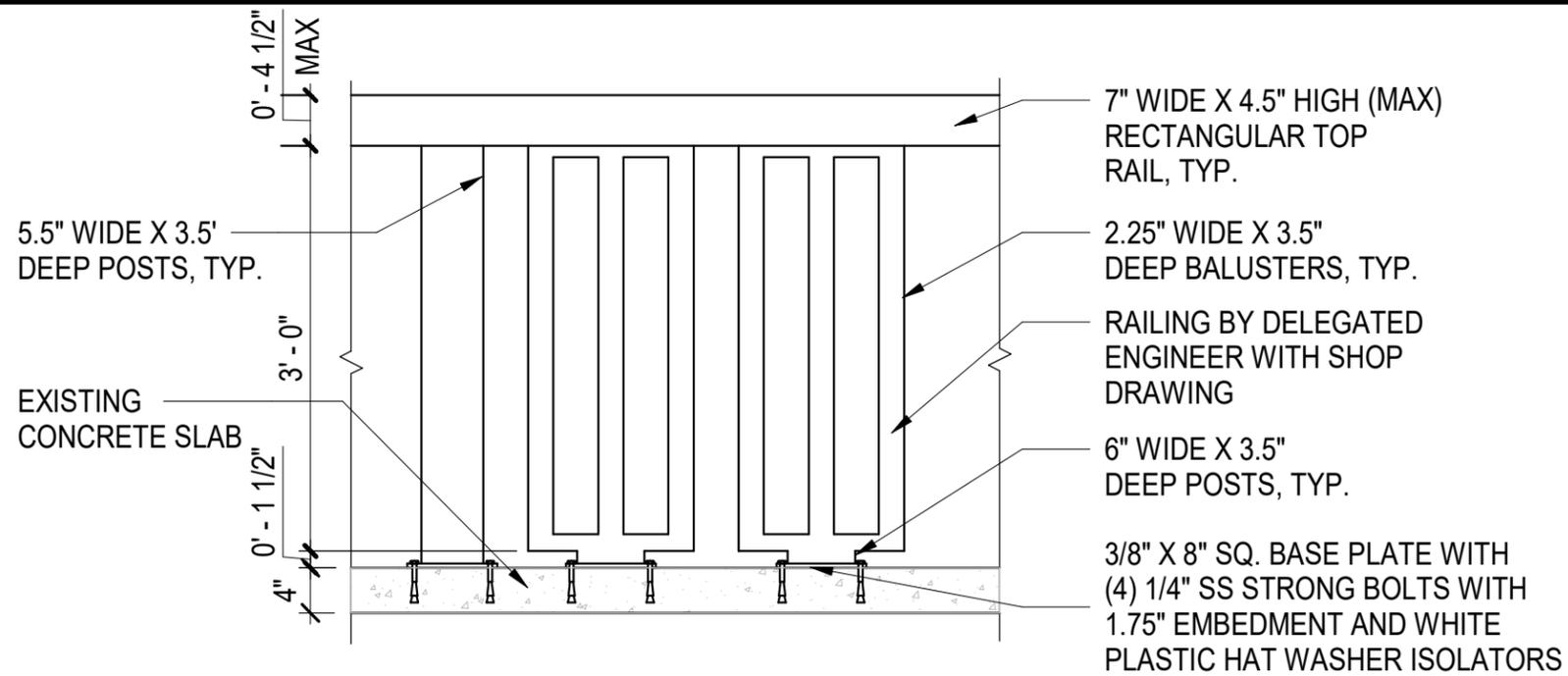
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### SOUTH ELEVATION - PROPOSED

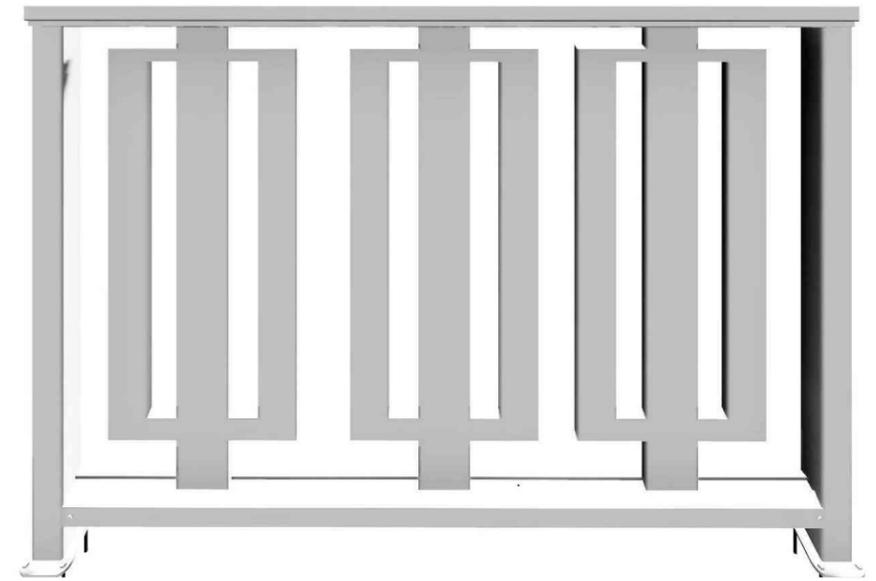
301 OCEAN DRIVE CONDOMINIUM  
PROJECT NO: K21009.00 SCALE: As indicated  
DWN BY: Author CHK BY: Checker DATE: 05/11/22

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

SHEET NUMBER  
**A-206**



**RAILING TO MATCH EXISTING PRECAST RAIL**



**1 RAILING TO MATCH EXISTING PRECAST RAIL**

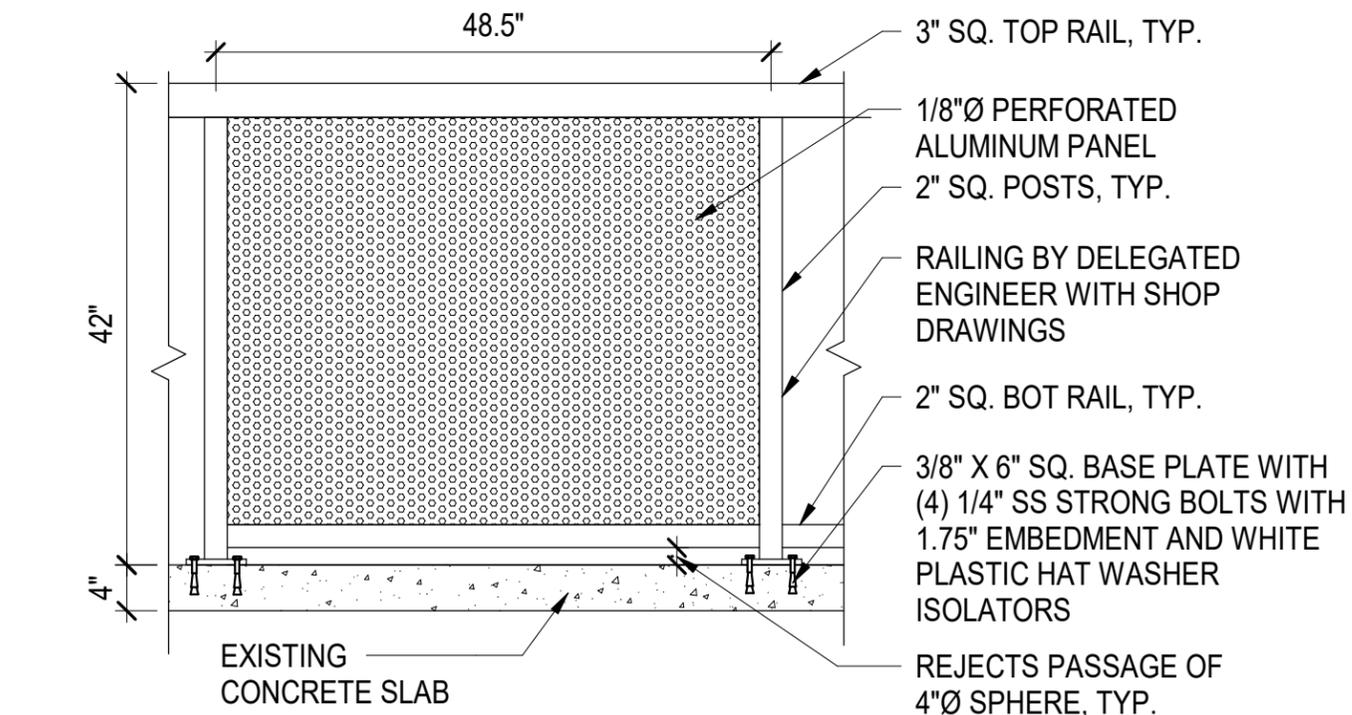
SCALE: 3/4" = 1'-0"

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

**COLOR:** ALL RAILINGS SHALL BE WHITE TO MATCH EXISTING



**RAILING TO MATCH EXISTING WALL INTENT**



**2 RAILING TO MATCH EXISTING WALL INTENT**

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

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**RAILING DETAILS**

**301 OCEAN DRIVE CONDOMINIUM**  
PROJECT NO: **K21009.00** SCALE: **3/4" = 1'-0"**  
DWN BY: **Author** CHK BY: **HG** DATE: **01/28/2022**

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

SHEET NUMBER

**A-301**