



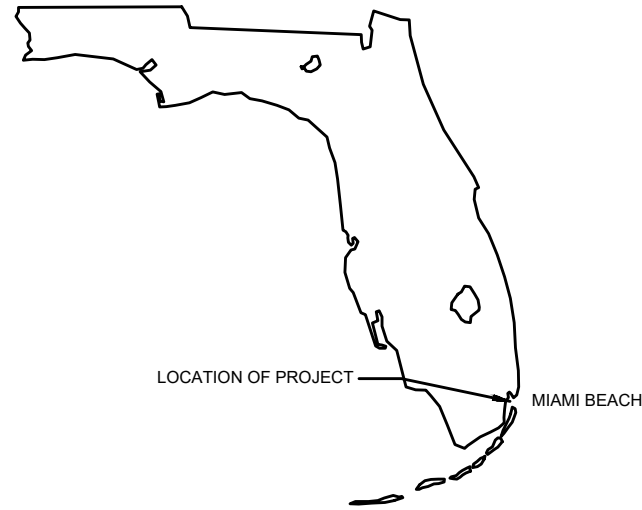
MIAMI BEACH

CAPITAL IMPROVEMENT PROJECTS

**NORTH BEACH LOG CABIN
DESIGN REVIEW BOARD PRESENTATION**

CITY OF MIAMI BEACH

SEPTEMBER 11TH, 2025



MIAMIBEACH

CAPITAL IMPROVEMENT PROJECTS

NORTH BEACH LOG CABIN

8101 COLLINS AVE, MIAMI BEACH, FL 33141
 DESIGN REVIEW BOARD SET (FINAL SUBMITTAL)
 DRB FILE NO. DRB25-1117
 JULY 13, 2025

SCOPE OF WORK:

GENERAL THE SCOPE OF WORK WILL CONSIST OF A NEW 1,200 SQUARE FOOT, ONE-STORY LOG CABIN AND THAT WILL SERVE AS A COMMUNITY AND INFORMATION CENTER. THIS WILL BE INCLUSIVE OF AN OPEN SPACE SHOWCASING PHOTO OF THE ORIGINAL LOG CABIN, PREVIOUSLY DISMANTLED IN 2017, SEATING AREA FOR GUESTS, COUNTER SPACE, TABLE-TOP DISPLAYS, VENDING MACHINE AREA, STORAGE ROOM, AND A JANITOR'S CLOSET. THE LOG CABIN WILL FEATURE A WRAPAROUND TERRACE, WITH AN EXTERIOR PATIO FOR THE COMMUNITY TO ENJOY. THE DESIGN WILL INCORPORATE THE ORIGINAL LOG CABIN'S HISTORIC STONE FIREPLACE AND CHIMNEY. SALVAGED WOOD AND LOGS ELEMENTS FROM THE ORIGINAL LOG CABIN WILL BE USED FOR AESTHETIC AND ARCHITECTURAL DETAILING.

SITE CIVIL ENGINEERING SCOPE OF WORKS WILL CONSIST OF PERFORMING THE NECESSARY SITE GRADING TO ESTABLISH PROPER DRAINAGE AND STABLE FOUNDATION FOR THE NEW LOG CABIN. COMPLYING WITH REGULATORY REQUIREMENTS, PREPARATION OF STORM WATER POLLUTION PREVENTION PLANS AS WELL AS DEVELOPING EROSION AND SEDIMENT CONTROL MEASURES TO MINIMIZE ENVIRONMENTAL IMPACT. PROVIDE NECESSARY WATER SERVICE CONNECTIONS FOR THE NEW EXTERIOR HOSE BIB AND JANITOR'S MOP SINK.



ARCHITECT:
 BEA ARCHITECTS, INC.
 11575 NW 7TH AVENUE
 MIAMI, FLORIDA 33168
 P: 305.461.2053

CITY OF MIAMI BEACH

MAYOR: STEVEN MEINER

COMMISSIONERS: TANYA K. BHATT
 LAURA DOMINGUEZ
 ALEX J. FERNANDEZ
 KRISTEN ROSEN GONZALEZ
 JOSEPH MAGAZINE
 DAVID SUAREZ

CITY MANAGER: ERIC T. CARPENTER, P.E.

CITY ATTORNEY: RICARDO DOPICO

CITY CLERK: RAFAEL E. GRANADO

ASSISTANT CITY MANAGER: DAVID MARTINEZ, P.E.

CIP DIRECTOR: DAVID GOMEZ

PROJECT LOCATION



LEGAL DESCRIPTION

ALTOS DEL MAR NO 1 PB 31-40
 LOTS 1 THRU 6 BLK 2 & LOTS 1 THRU 6 BLK 15 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62
 LOT SIZE 130500 SQ FT M/L OR 19445-2912 0993 3

DRAWING INDEX SHEET	
SHEET #	SHEET TITLE
G-001	COVER SHEET
G-002	ORIGINAL LOG CABIN CONDITIONS
G-002.1	ORIGINAL LOG CABIN CONDITIONS
G-003	REPURPOSE THE ORIGINAL LOG MATERIALS
G-003.1	REPURPOSE THE ORIGINAL LOG MATERIALS
G-004	PROJECT LOCATION MAP
G-004.1	EXISTING PARK CONDITIONS
G-005	NORTH BEACH PROXIMITY MAP
G-005.1	NORTH BEACH PROXIMITY MAP
G-005.2	SITE PROXIMITY MAP
G-006	SURVEY
G-007	ZONING ORDINANCE
LS-101	GROUND FLOOR LIFE SAFETY PLAN
A-100	OVERALL SITE PLAN
TDP-1	OVERALL TREE DISPOSITION PLAN
A-101	ENLARGED SITE PLAN
TDP-2	ENLARGED TREE DISPOSITION PLAN
A-102	FLOOR PLAN AND FINISH FLOOR PLAN
A-103	REFLECTED CEILING PLAN & ROOF PLAN
A-201	NORTH ELEVATION
A-202	EAST ELEVATION
A-203	WEST ELEVATION
A-204	SOUTH ELEVATION
A-210	MATERIALS BOARD
A-301	SECTIONS
A-310	WEST ELEVATION RENDERING
A-310.1	WEST ELEVATION RENDERING (NIGHT)
A-311	SOUTH ELEVATION RENDERING
A-312	NORTH ELEVATION RENDERING
A-313	SOUTH WEST ELEVATION RENDERING
A-314	INTERIOR RENDERING
A-315	INTERIOR RENDERING



STRUCTURAL CONSULTANT:
 CLASS A ENGINEERING
 8205 N.W. 7TH ST.
 MIAMI, FLORIDA 33126
 P: 305.202.3200



**MECHANICAL/ELECTRICAL/
 PLUMBING/FP CONSULTANT:**
 HAMMOND & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 499 N.W. 70TH AVENUE, SUITE 215
 PLANTATION, FLORIDA 33137
 P: 954.327.7111



CIVIL CONSULTANT:
 LMZ ENGINEERING LLC
 CIVIL ENGINEER



LANDSCAPE CONSULTANT:
 MILLER LEGG
 13680 NW 5TH STREET, SUITE 200
 SUNRISE, FLORIDA 33325
 P: 954.436.7000



GEOTECHNICAL CONSULTANT:
 UES TEAM
 8050 NW 77TH COURT
 MEDELY, FLORIDA 33166
 P: 305.249.8434



TEST & LAB CONSULTANT:
 TSF GEO
 2765 VISTA PARKWAY, SUITE 10
 WEST PALM BEACH, FLORIDA 33411
 P: 561.687.8536



NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025

G - 001



NORTH BEACH LOG CABIN

ORIGINAL CITY OF MIAMI BEACH LOG CABIN CONDITIONS



CHARACTERISTICS

- BUILT IN 1934
- APROXIMATELY 1,200 SQFT OF TOTAL AREA
- ONE STORY BUILDING
- CHINKED TECHNIQUE
- ROOF TYPE: WOOD FRAMING WITH ASPHALT/ FIBERGLASS ROOF SHINGLES
- WOOD FINISH FLOOR
- WOOD INTERIOR DOORS
- CHIMNEY LOCATED IN THE CENTER OF THE BUILDING.
- ONE STEP ABOVE GRADE

MIAMI BEACH

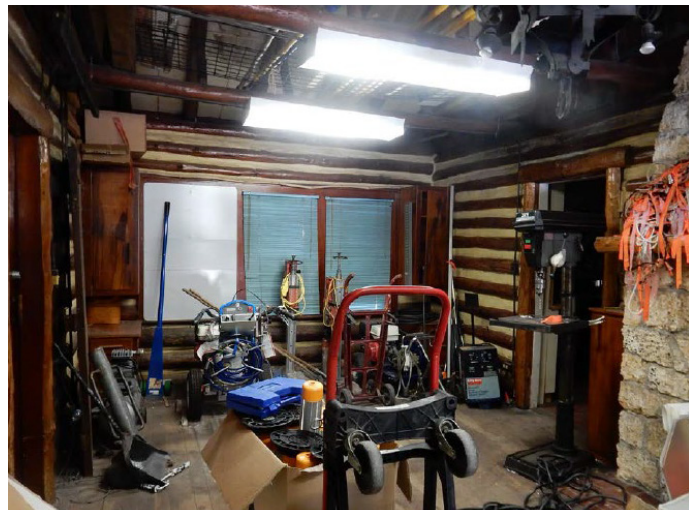
NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

G - 002



NORTH BEACH LOG CABIN

ORIGINAL CITY OF MIAMI BEACH LOG CABIN CONDITIONS



MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

G - 002.1



NORTH BEACH LOG CABIN
REPURPOSE THE ORIGINAL LOG CABIN MATERIALS



MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

G - 003



NORTH BEACH LOG CABIN

REPURPOSE THE ORIGINAL LOG CABIN MATERIALS



MIAMIBEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

G - 003.1



NORTH BEACH LOG CABIN

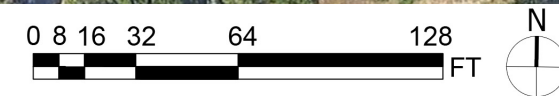
PROJECT LOCATION: MAP



NORTH BEACH OCEANSIDE PARK
81ST STREET ENTRANCE



NORTH BEACH OCEANSIDE PARK
SITE LOCATION



MIAMIBEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

G - 004



NORTH BEACH LOG CABIN

EXISTING PARK CONDITIONS



1. NORTH BEACH PARK ENTRANCE - EAST VIEW



2. BUS STOP, TRASH RECEPTACLES, BIKE RACKS - NORTH VIEW



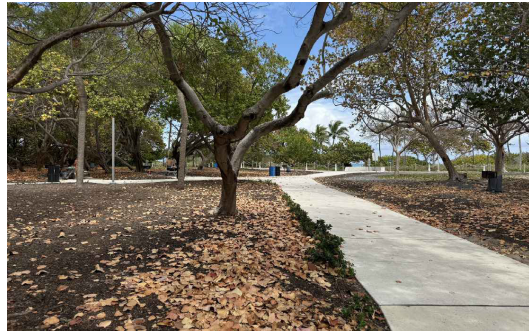
3. LIGHT POLES & PICNIC AREA - NE VIEW



4. LIGHT POLES, PICNIC AREA AND TRASH RECEPTACLE - EAST VIEW



5. GYM EQUIPMENT, BENCH AND TRASH RECEPTACLES - NORTH VIEW



6. BBQ GRILL AND TRASH RECEPTACLE - EAST VIEW



7. BBQ GRILL AND SANITARY MANHOLE - SE VIEW



8. BBQ GRILL, PICNIC AREA AND TRASH RECEPTACLE - EAST VIEW



9. BBQ GRILL, PICNIC AREA AND TRASH RECEPTACLE - NE VIEW



10. LIGHT POLES, WATER FOUNTAIN AND TRASH RECEPTACLES - NE VIEW



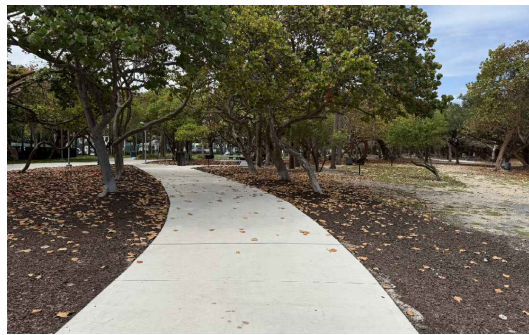
11. LIGHT POLES, TRASH RECEPTACLES AND PICNIC AREA - SE VIEW



12. DOG PARK, TRASH RECEPTACLES, WATER FOUNTAIN AND LIGHT POLES - NW VIEW



13. OPEN AREA, BBQ GRILLS, AND TRASH RECEPTACLES - NORTH VIEW



14. OPEN AREA, BBQ GRILLS, PICNIC TABLE AND TRASH RECEPTACLES - NW VIEW

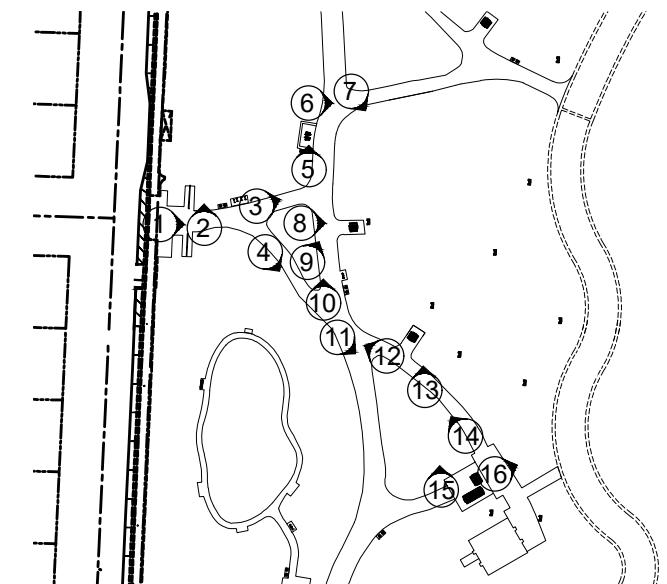


15. BBQ GRILLS, PICNIC TABLE AND TRASH RECEPTACLES - NW VIEW



16. OPEN AREA, VOLLEYBALL COURTS, AND BEACH ACCESS - EAST VIEW

NORTH BEACH OCEANSIDE PARK KEY PLAN:



MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

G - 004.1



NORTH BEACH LOG CABIN

PROJECT OVERVIEW: DESIGN CONSIDERATIONS

THE **SCOPE OF WORK** WILL CONSIST OF A NEW 1,200 SQUARE FOOT, ONE-STORY LOG CABIN AND THAT WILL POTENTIALLY SERVE AS A COMMUNITY AND INFORMATION CENTER. THIS WILL BE INCLUSIVE OF AN OPEN SPACE SHOWCASING PHOTO OF THE ORIGINAL LOG CABIN, PREVIOUSLY DISMANTLED IN 2017, SEATING AREA FOR GUESTS, COUNTER SPACE, TABLE-TOP DISPLAYS, VENDING MACHINE AREA, STORAGE ROOM, AND A JANITOR'S CLOSET. THE LOG CABIN WILL FEATURE A WRAPAROUND TERRACE, WITH AN EXTERIOR PATIO FOR THE COMMUNITY TO ENJOY. THE DESIGN WILL INCORPORATE THE ORIGINAL LOG CABIN'S HISTORIC STONE FIREPLACE AND CHIMNEY. SALVAGED WOOD AND LOGS ELEMENTS FROM THE ORIGINAL LOG CABIN WILL BE USED FOR AESTHETIC AND ARCHITECTURAL DETAILING.

IMMEDIATE NEEDS

MATERIAL SELECTION:

- MATERIALS RESISTANT TO SALT SPRAY AND MOISTURE.
- APPLY SEALERS AND STAINS RATED FOR MARINE/COASTAL ENVIRONMENTS.

CLIMATE RESILIENCE:

- HURRICANE-RESISTANT WINDOWS/DOORS.
- LARGE OVERHANGS FOR SHADE, AND VENTILATION FEATURES FOR HUMIDITY CONTROL.
- DESIGN CONSIDERATIONS FOR SEA LEVEL RISE.

ENERGY CONSERVATION:

- LOW-E GLASS WINDOWS.
- BUILDING INSULATION AND FACTORS TO CONSIDER:
 - BUILDING ORIENTATION, ROOMS SIZE AND LOCATION, CONSTRUCTION TYPE, VENTILATED VS. NON-VENTILATED AREAS.
 - MATERIALS R-VALUES, AIR PERMEABILITY, MOISTURE AND FIRE RESISTANCE.

LONG TERM NEEDS

REGULAR MAINTENANCE (PERFORMED BY FACILITIES MANAGEMENT DEPARTMENT):

- REAPPLICATION OF SEALANTS AND FINISHES TO COMBAT UV AND SALT DAMAGE.
- ANNUAL INSPECTION FOR WOOD ROT, WARPING, TERMITES, AND MOLD.

CLIMATE ADAPTATION AND SUSTAINABILITY:

- INCORPORATION OF ENERGY-EFFICIENT SOLUTIONS.
- ADAPTATION FOR FUTURE CLIMATE CONDITIONS.
- AUXILIARY AND SUPPLEMENTAL POWER WITH SOLAR DEVICES.

MIAMI BEACH

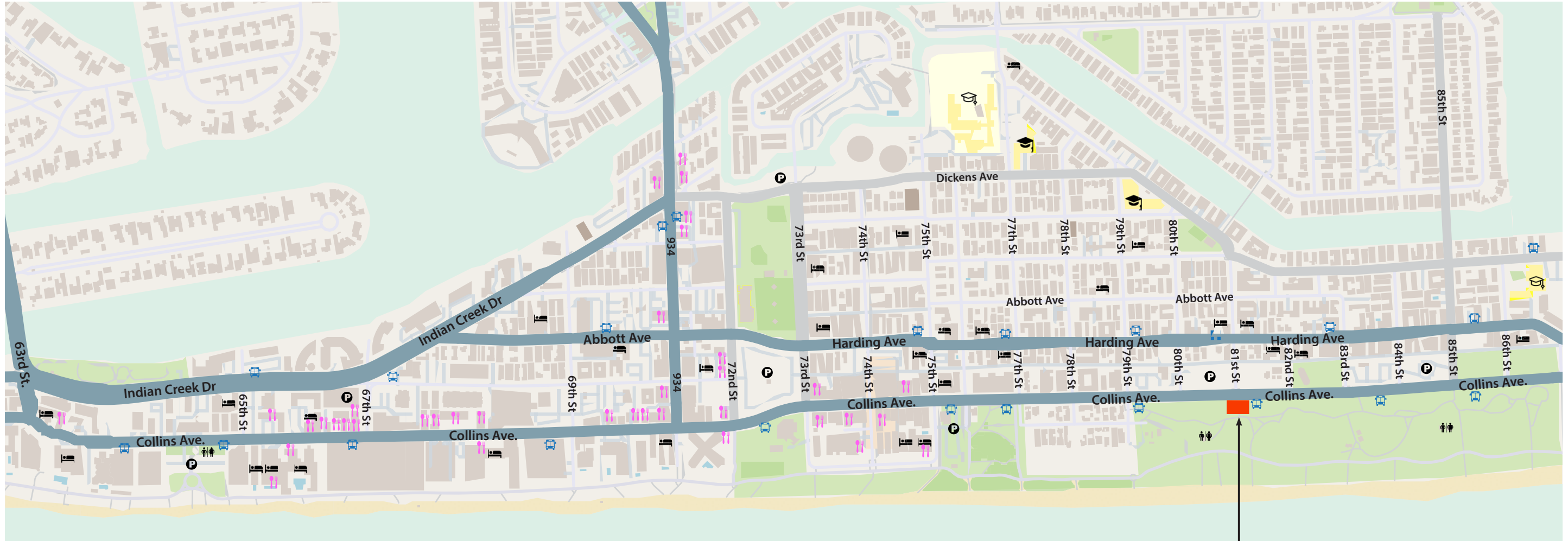
NORTH BEACH LOG CABIN

8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025



NORTH BEACH LOG CABIN

NORTH BEACH PROXIMITY MAP



-  NORTH
-  HOTELS: 30
-  RESTAURANTS: 37
-  PUBLIC SCHOOLS: 1 ELEMENTARY & 1 MIDDLE SCHOOL
-  PRIVATE SCHOOLS: 1 ELEMENTARY & 1 MIDDLE SCHOOL
-  BUS STOPS: 23

MIAMI BEACH

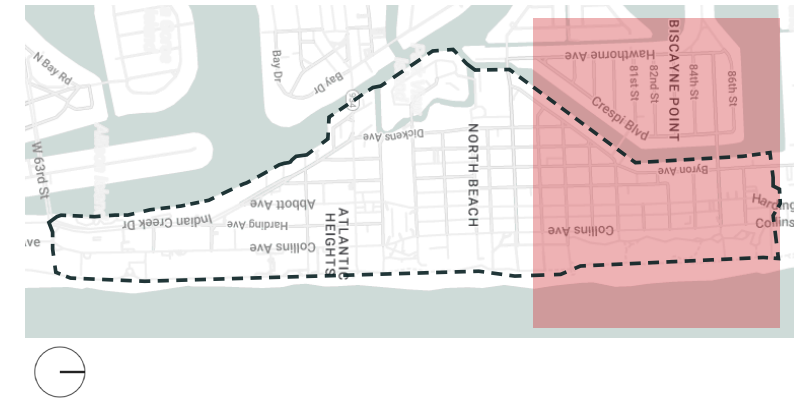
NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025






G - 005



NORTH BEACH LOG CABIN

NORTH BEACH PROXIMITY MAP



-  HOTELS
-  RESTAURANTS
-  PUBLIC SCHOOLS
-  PRIVATE SCHOOLS
-  BUS STOPS

MIAMI BEACH

NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025

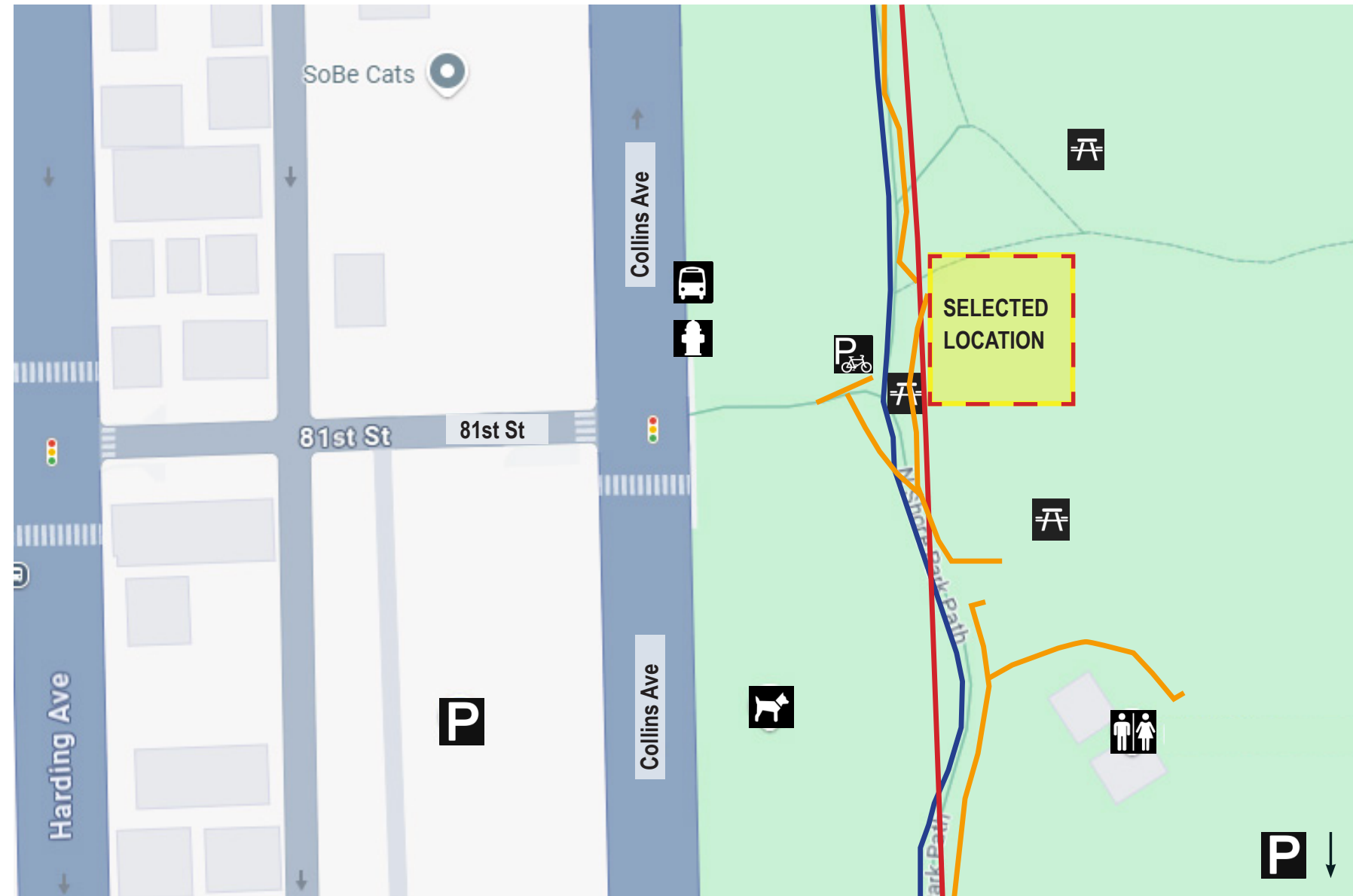
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NORTH BEACH LOG CABIN

SITE PROXIMITY

AS PER CALVIN, GIORDANO & ASSOCIATES, INC. SURVEY PERFORMED ON 6/12/2019



COASTAL CONSTRUCTION CONTROL LINE ———
 PROPOSED WATER SERVICE ———
 ELECTRICAL TRENCHES ———
 SELECTED LOCATION ———

SURROUNDING PROGRAMS:

- BIKE RACK
- PICNIC & BBQ AREA
- PUBLIC BATHROOM
- AUTHORIZED PARKING
- DOG PARK
- BUS STOP
- FIRE HYDRANT

MIAMI BEACH

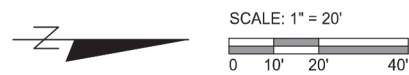
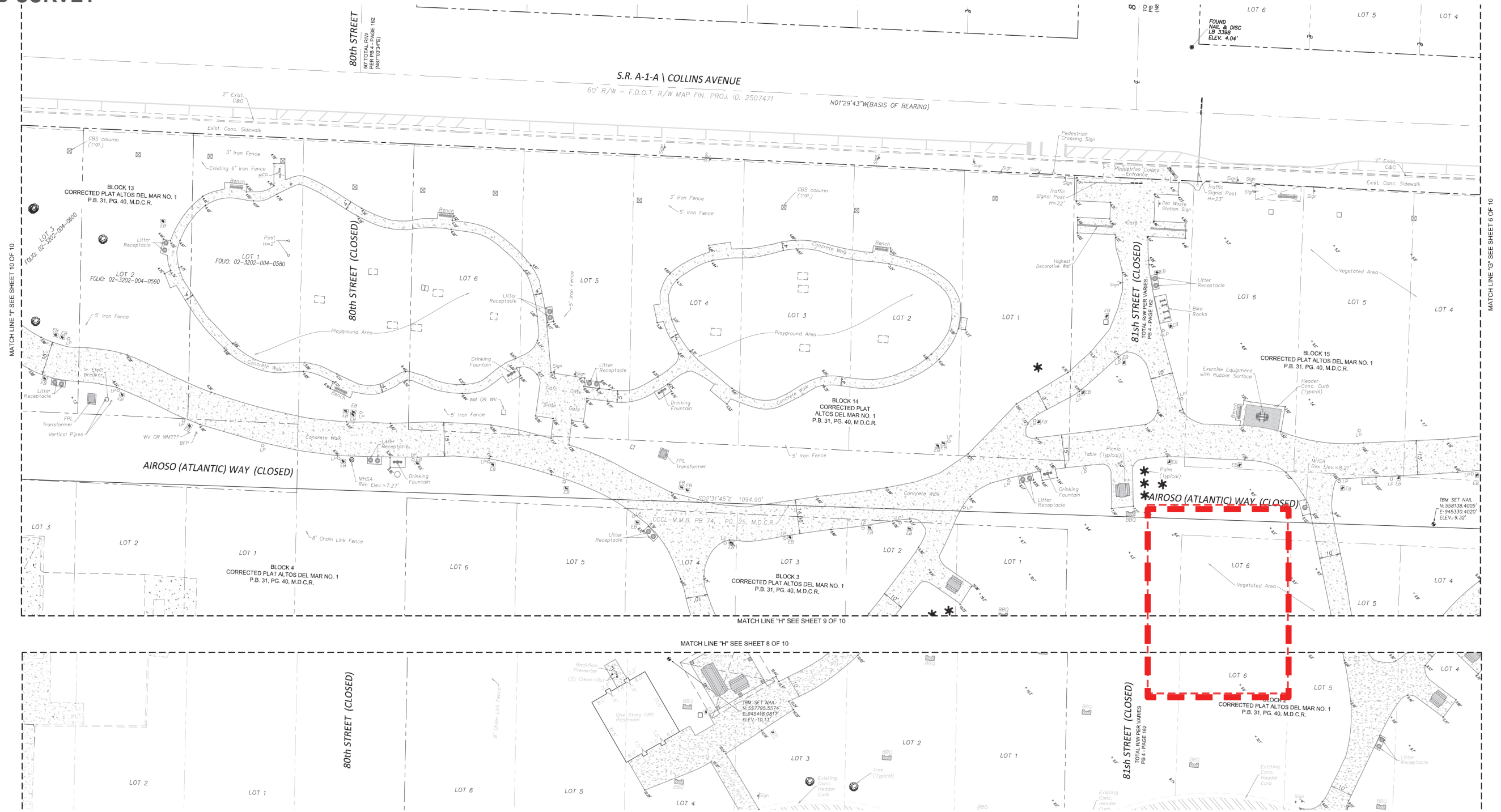
NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025

G - 005.2



NORTH BEACH LOG CABIN

AS-BUILT / RECORD SURVEY



SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS, THAT IN MY PROFESSIONAL OPINION, THIS "AS-BUILT/RECORD SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE REQUIREMENTS, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH BY IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, UNDER SECTIONS 5J-17.052, AND IS A "AS-BUILT SURVEY".

CERTIFIED TO: CITY OF MIAMI BEACH

NOTE: THE SURVEY MAP AND NOTES AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SITE LOCATION

BY: MICHAEL CAROZZA DATE
PROFESSIONAL SURVEYOR AND MAPPER



NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

G - 006



NORTH BEACH LOG CABIN

ZONING ORDINANCE



SITE ZONING

(GU) GOVERNMENT USE

SUB DIVISION: ALTOS DEL MAR NO 1

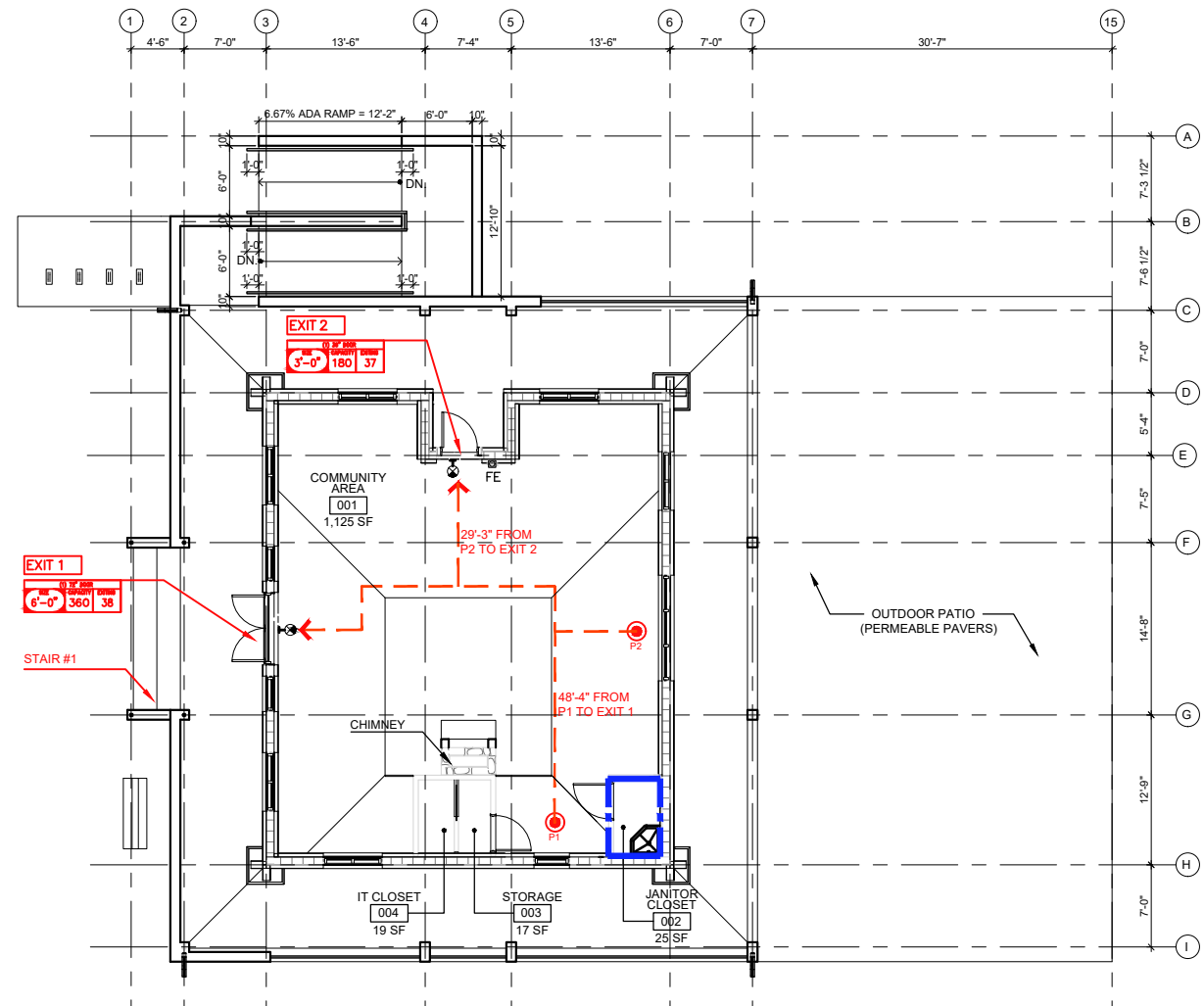
SURROUNDING ZONING: RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY
RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICTS

REQUIRED BUILDING SETBACKS											
RM - 1 ZONING	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BUILDING SETBACKS</th> <th>RM-1 (FEET)</th> </tr> </thead> <tbody> <tr> <td>FRONT</td> <td>20</td> </tr> <tr> <td>SIDE</td> <td>7.5</td> </tr> <tr> <td>REAR</td> <td>10% OF LOT DEPTH (11)</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>50</td> </tr> </tbody> </table>	BUILDING SETBACKS	RM-1 (FEET)	FRONT	20	SIDE	7.5	REAR	10% OF LOT DEPTH (11)	BUILDING HEIGHT	50
BUILDING SETBACKS	RM-1 (FEET)										
FRONT	20										
SIDE	7.5										
REAR	10% OF LOT DEPTH (11)										
BUILDING HEIGHT	50										
RS - 3 ZONING	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BUILDING SETBACKS</th> <th>RS-3 (FEET)</th> </tr> </thead> <tbody> <tr> <td>ATLANTIC WAY (FRONT)</td> <td>12</td> </tr> <tr> <td>SIDE</td> <td>5FT OR 10% OF LOT DEPTH WHICHEVER IS GREATER</td> </tr> <tr> <td>OCEAN (REAR)</td> <td>130 FT FROM MIAMI BEACH BULKHEAD LINE</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>37</td> </tr> </tbody> </table>	BUILDING SETBACKS	RS-3 (FEET)	ATLANTIC WAY (FRONT)	12	SIDE	5FT OR 10% OF LOT DEPTH WHICHEVER IS GREATER	OCEAN (REAR)	130 FT FROM MIAMI BEACH BULKHEAD LINE	BUILDING HEIGHT	37
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REQUIRED BUILDING SETBACKS											
GU ZONING	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BUILDING SETBACKS</th> <th>GU (AVERAGE OF RM-1 + RS-3) (FEET)</th> </tr> </thead> <tbody> <tr> <td>FRONT</td> <td>16</td> </tr> <tr> <td>SIDE</td> <td>6.25</td> </tr> <tr> <td>REAR</td> <td>70.5</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>43.5</td> </tr> </tbody> </table>	BUILDING SETBACKS	GU (AVERAGE OF RM-1 + RS-3) (FEET)	FRONT	16	SIDE	6.25	REAR	70.5	BUILDING HEIGHT	43.5
BUILDING SETBACKS	GU (AVERAGE OF RM-1 + RS-3) (FEET)										
FRONT	16										
SIDE	6.25										
REAR	70.5										
BUILDING HEIGHT	43.5										
PROPOSED BUILDING SETBACKS											
COMB LOG CABIN (GU)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BUILDING SETBACKS</th> <th>COMB LOG CABIN (GU)</th> </tr> </thead> <tbody> <tr> <td>FRONT</td> <td>145' - 7"</td> </tr> <tr> <td>SIDE</td> <td>12' - 5"</td> </tr> <tr> <td>REAR</td> <td>204' - 0"</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>16' - 10"</td> </tr> </tbody> </table>	BUILDING SETBACKS	COMB LOG CABIN (GU)	FRONT	145' - 7"	SIDE	12' - 5"	REAR	204' - 0"	BUILDING HEIGHT	16' - 10"
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FRONT	145' - 7"										
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BUILDING HEIGHT	16' - 10"										

NORTH BEACH LOG CABIN

GROUND FLOOR LIFE SAFETY PLAN



1 GROUND FLOOR LIFE SAFETY PLAN
1/16"=1'-0"
N

LIFE SAFETY OCCUPANCY LOAD CALCULATION PER NFPA 101 TABLE 7.3.1.2 & FBC 2023 TABLE 1004.5					
MARK	ROOM NAME	AREA	ASSEMBLY/USE	AREA PER OCCUPANT	OCCUPANCY
001	COMMUNITY AREA	1,125 SF	ASSEMBLY (UNCONCENTRATED USE)	15 NET	74
003	STORAGE	17 SF	STORAGE USE	300 SF	1
004	IT CLOSET	19 SF	STORAGE USE	300 SF	1
TOTAL		1,161 SF	-	-	76

LOG CABIN TOTAL EXIT CAPACITY		
FLOOR LEVEL	OCCUPANCY LOAD	EXIT CAPACITY
GROUND FLOOR	76 OCCUPANTS	540 OCCUPANTS

BUILDING DATA	
APPLICABLE CODES:	FLORIDA BUILDING CODE 2023 EDITION (8TH EDITION) NATIONAL FIRE PROTECTION ASSOCIATION CODES AND STANDARDS 2024 EDITION NATIONAL ELECTRICAL CODE (NEC) 2020 EDITION PLUMBING (FBC-8TH EDITION 2023) MECHANICAL (FBC-8TH EDITION 2023) ACCESSIBILITY (FBC-8TH EDITION 2023) ZONING CODE: CITY OF MIAMI BEACH, FL ZONING CODE ORDINANCE LATEST EDITION
ALLOWABLE BUILDING HEIGHT AND AREA F.B.C. 2023 TABLE 504.3, 504.4 & 506.2	40 FT ALLOWABLE HEIGHT, 1 STORIES, WITH 6,000 SF ALLOWABLE AREA
OCCUPANCY CLASSIFICATION	A-3
OCCUPANCY GROUP:	A - ASSEMBLY
TOTAL BUILDING AREA TOTAL BUILDING HEIGHT	1,200 SF +16'-10"
FIRE RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS F.B.C. 2023 TABLE 601	0 hr - STRUCTURAL FRAME 0 hr - BEARING WALLS (EXT) 0 hr - BEARING WALLS (INT) 0 hr - NONBEARING WALLS AND PARTITIONS (INT) 0 hr - FLOOR CONSTRUCTION
CONSTRUCTION TYPE:	VB (NON-SPRINKLERED)
FIRE RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE PER F.B.C. 2023 TABLE 705.5	X ≥ 30 OCCUPANCY GROUP A = 0 HOUR
MAXIMUM EXIT TRAVEL DISTANCE:	200 FT (F.B.C. 2023 TABLE 1017.2)
NOTES:	NEW PROPOSED STRUCTURES SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 602 BASED ON THE FIRE-RESISTANCE RATING OF THE EXTERIOR WALLS FOR THE PROPOSED TYPE OF CONSTRUCTION.

FLAME SPREAD CLASS REQUIREMENT	
LOCATION	CLASS
EXIT CORRIDORS	B
ROOMS	B

NOTES:

- ALL INTERIOR PARTITIONS SHALL HAVE A MINIMUM OF CLASS B FLAME SPREAD AS PER SECTION 803.1.2. OF THE FLORIDA BUILDING CODE 2023.
- STORAGE CONSTRUCTED ENTIRELY OF WOOD AND OF NONCOMBUSTIBLE MATERIALS SHALL HAVE A MINIMUM OF CLASS B FLAME SPREAD.
- ALL CARPET SHALL HAVE NOT LESS THAN CLASS B FLAME SPREAD.

FBC TABLE 508.4 REQUIRED SEPARATION OF OCCUPANTS		
A - ASSEMBLY	NEW LOG CABIN	NO SEPARATION REQUIRED

LIFE SAFETY NOTES:

- THE BUILDING SHALL NOT BE OCCUPIED AND SHALL REMAIN CLOSED TO THE PUBLIC UNTIL SUBSTANTIAL COMPLETION IS ACHIEVED.
- (NFPA1:13.6.1.2) PORTABLE FIRE EXTINGUISHERS ARE NOT REQUIRED IN SEATING OR OUTDOOR PERFORMANCE AREAS.
- (NFPA1:13.6.3.2.1) ALL FIRE EXTINGUISHERS PROVIDED WILL BE A MIN 2-A, ONE FIRE EXTINGUISHER SHALL BE PROVIDED FOR EVERY 3,000 SF, WITH A MAXIMUM DISTANCE OF TRAVEL DISTANCE NOT EXCEEDING 75'-0".
- (NFPA1:13.6.3.1.3.8) TOP OF EXTINGUISHER NOT TO EXCEED 5'-0" ABOVE FLOOR FINISH.
- FOR FIRE EXTINGUISHER DETAILS, FINAL LOCATION & REQUIRED NUMBER SUBJECT TO AHJ.
- PORTABLE FIRE EXTINGUISHERS SHALL MEET THE REQUIREMENTS OF MDDFD AND NFPA 101.

EGRESS NOTES:

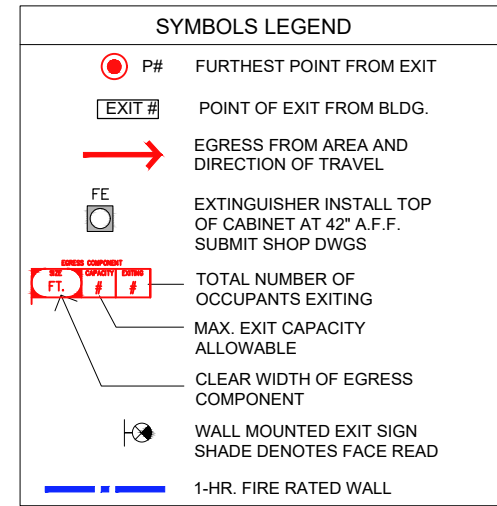
- ALL EXIT DOORS TO OPERATE WITH PANIC HARDWARE. SEE DOOR SCHEDULE
- 1/2" MAX. THRESHOLD DIFFERENTIAL AT ALL EXTERIOR DOORS.

EMERGENCY LIGHTING NOTES:

- EMERGENCY LIGHTING IN ASSEMBLY OCCUPANCIES SHALL BE IN ACCORDANCE WITH FBC 2023 1008.3 (EMERGENCY POWER FOR ILLUMINATION). EMERGENCY LIGHTING IS REQUIRED FOR ALL MEANS OF EGRESS: THE FLOORS AND OTHER WALKING SURFACES WITHIN AN EXIT AND WITHIN THE PORTIONS OF THE EXIT ACCESS AND EXIT DISCHARGE DESIGNATED IN SECTION SHALL BE ILLUMINATED TO VALUES OF AT LEAST 1 FOOT-CANDLE MEASURED AT THE FLOOR. DURING CONDITIONS OF STAIR USE, THE MINIMUM ILLUMINATION FOR NEW STAIRS SHALL BE AT LEAST 10 FOOT-CANDLE, MEASURED AT THE WALKING SURFACE. IN ASSEMBLY OCCUPANCIES, THE ILLUMINATION OF THE FLOORS OF EXIT ACCESS SHALL BE AT LEAST 0.2 FOOT-CANDLE DURING PERIODS OF PERFORMANCES OR PROJECTIONS INVOLVING DIRECTED LIGHT.
- EXIT SIGNS: (FBC 2023 SECTION 1013) EXIT SIGNS. EXITS SHALL BE MARKED BY AN APPROVED SIGN READILY VISIBLE FROM ANY DIRECTION OF EXIT ACCESS. EVERY EXIT SIGN SHALL BE SUITABLY ILLUMINATED BY A RELIABLE LIGHT SOURCE. EXTERNALLY AND INTERNALLY ILLUMINATED SIGNS SHALL BE VISIBLE IN BOTH NORMAL AND EMERGENCY LIGHTING. EXCEPTION: MAIN EXTERIOR EXIT DOORS THAT OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS.

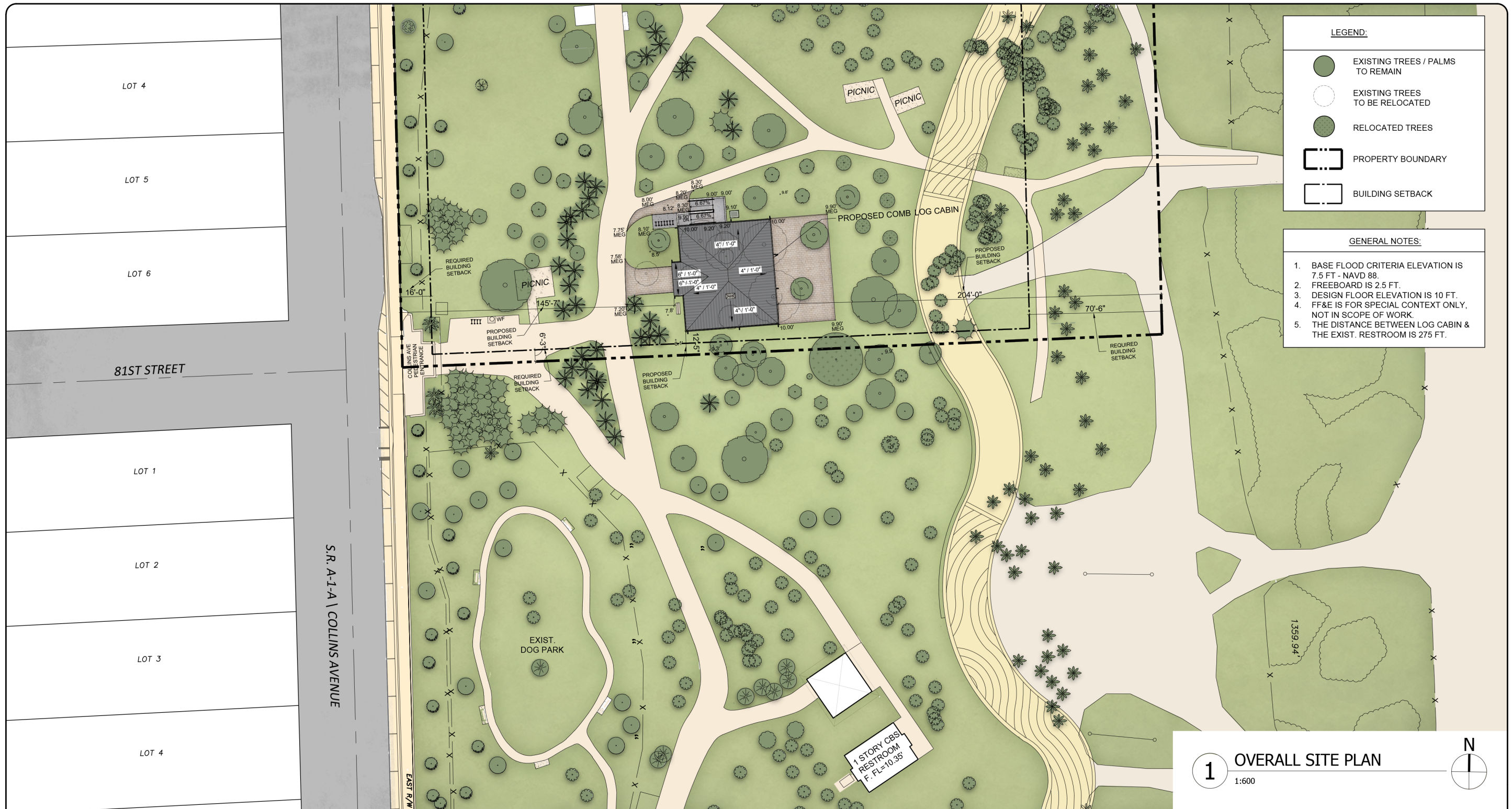
GENERAL NOTES:

- A PERMIT APPLICATION AND CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED FOR EACH INSTALLATION OF NEW PROPOSED STRUCTURE. THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A SITE PLAN INDICATING THE LOCATION OF THE NEW PROPOSED STRUCTURE AND INFORMATION DELINEATING THE MEANS OF EGRESS AND THE OCCUPANT LOAD.
- ALL PENETRATIONS THROUGH ANY FIRE RATED WALL OR CEILING ASSEMBLY SHALL BE PROTECTED BY A UL APPROVED THROUGH PENETRATION FIRE STOP SYSTEM TO ACHIEVE THE SAME FIRE RATING OF THE BUILDING ELEMENT BEING PENETRATED.
- EXISTING FIRE RATINGS NOT SHOWN
- G.C. TO COORDINATE REQUIRED DISTANCES AND DIMENSIONS FOR NEW FLOORING.
- G.C. TO SUBMIT PRODUCT SPECIFICATIONS, DATA AND SAMPLES FOR APPROVAL PRIOR TO ORDER AND INSTALLATION.
- ALL CARPET SHALL HAVE NOT LESS THAN CLASS B FLAME SPREAD.
- INTERIOR FINISHES FOR WALLS, CEILINGS, AND FLOORS SHALL COMPLY WITH REQUIREMENT FOR FBC 2023 CHAPTER 8 INTERIOR FINISHES.



NORTH BEACH LOG CABIN

OVERALL PROPOSED SITE PLAN



MIAMI BEACH

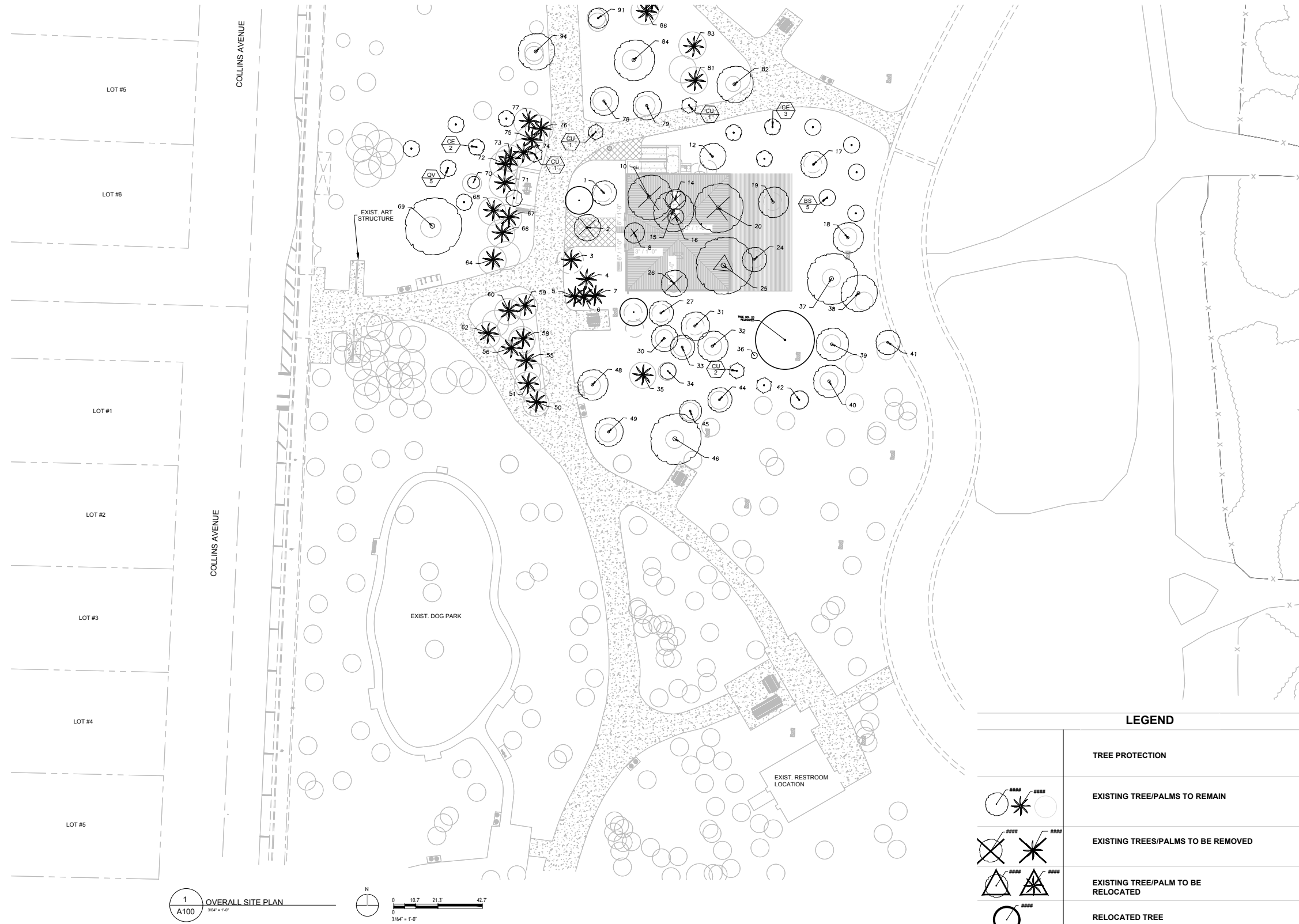
NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN

TREE DISPOSITION PLAN



MIAMI BEACH

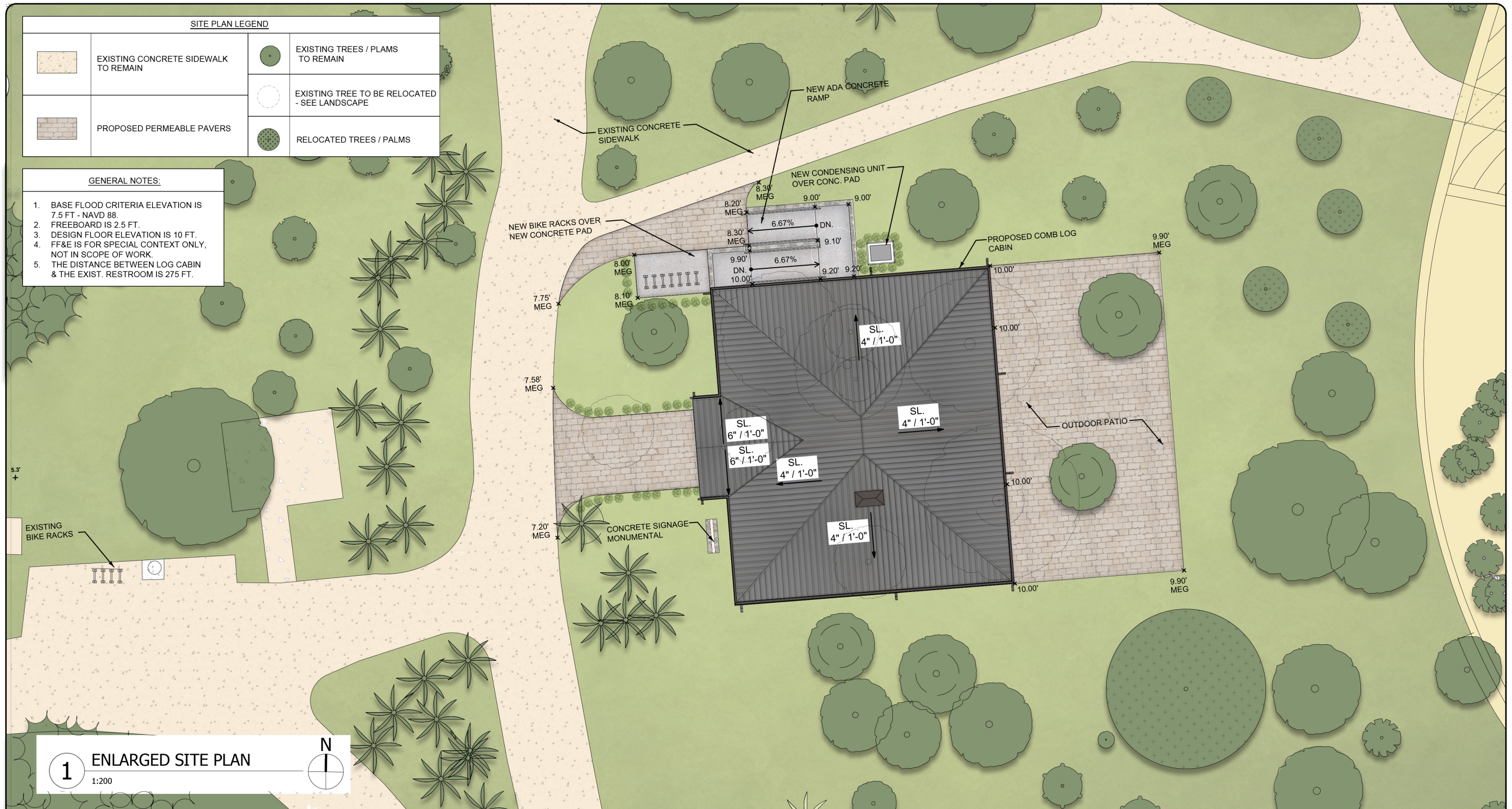
NORTH BEACH LOG CABIN
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TDP - 1



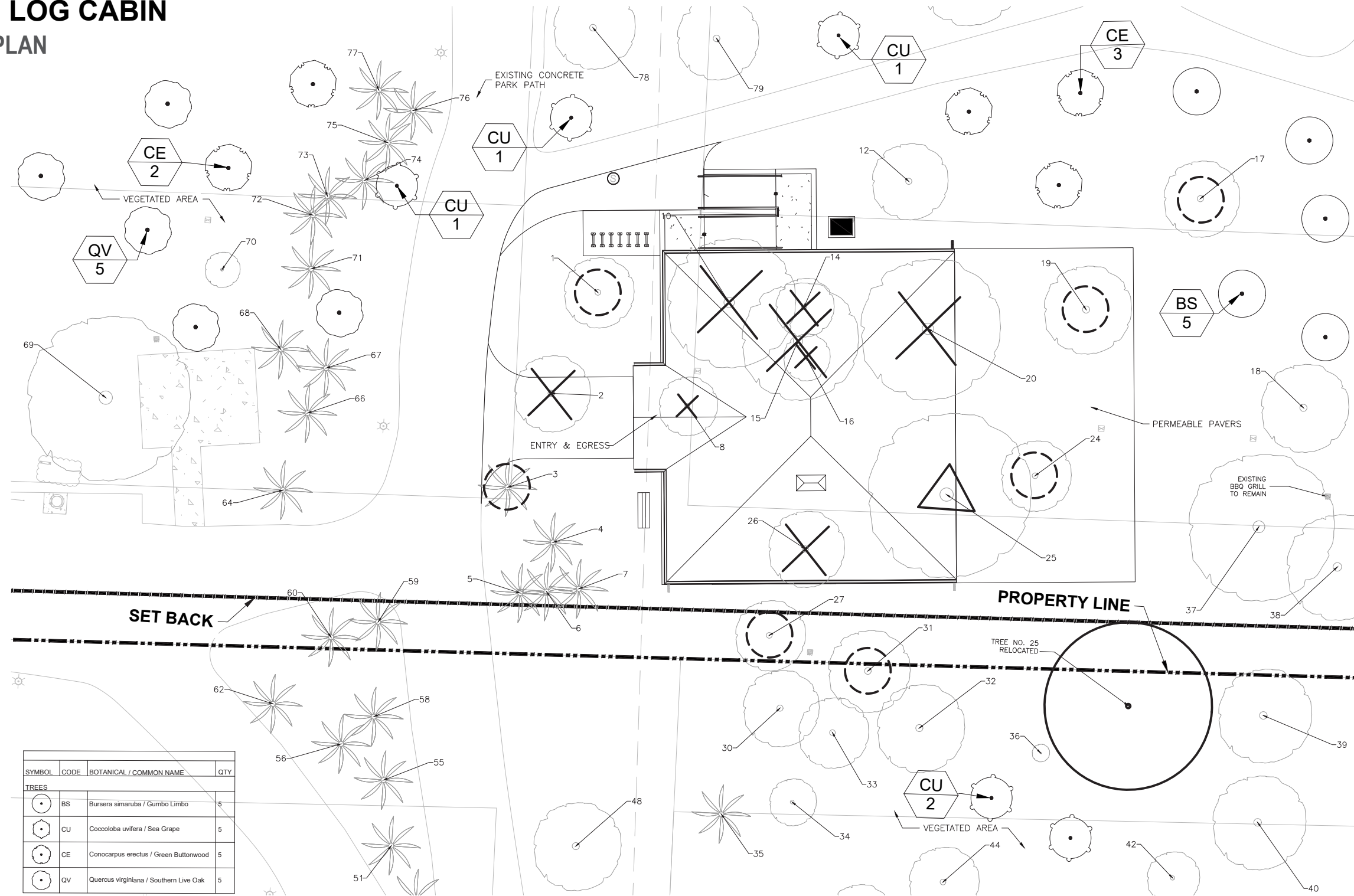
NORTH BEACH LOG CABIN

ENLARGED PROPOSED SITE PLAN



NORTH BEACH LOG CABIN

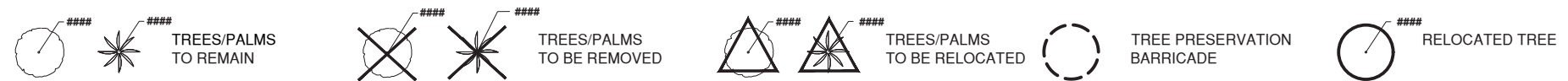
TREE DISPOSITION PLAN



SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	BS	Bursera simaruba / Gumbo Limbo	5
	CU	Coccoloba uvifera / Sea Grape	5
	CE	Conocarpus erectus / Green Buttonwood	5
	QV	Quercus virginiana / Southern Live Oak	5

TREE DISPOSITION PLAN
1/8"=1'-0"

LEGEND:



MIAMI BEACH

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TDP - 2

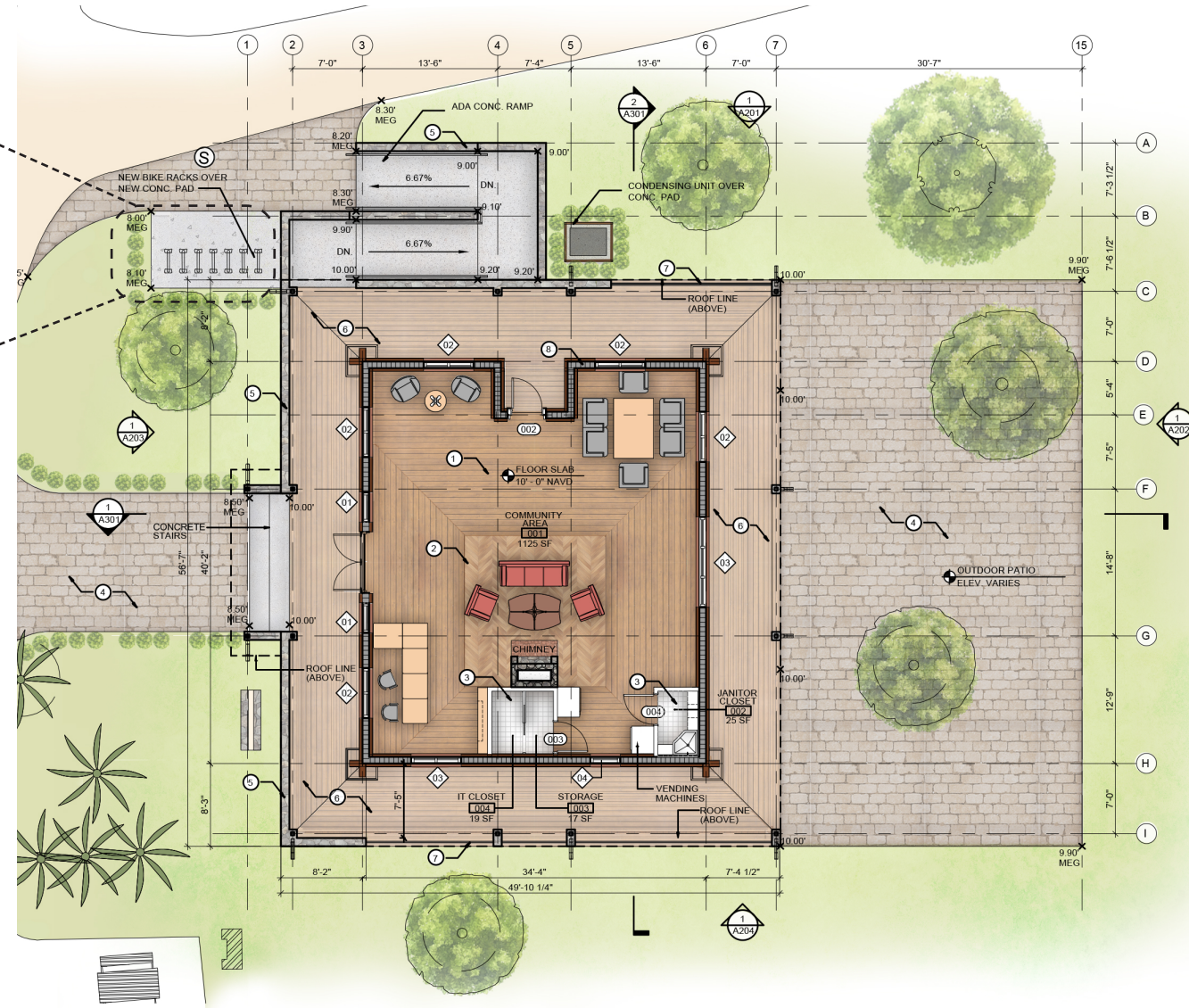


NORTH BEACH LOG CABIN

PROPOSED FLOOR PLAN



PROPOSED BIKE RACKS



1 FLOOR PLAN
1/16"=1'-0"

FINISH LEGEND

1		WOOD FLOORING	4		PERMEABLE PAVERS	7		ALUMINUM RAILING ASTM 5083 KYNAR 500 BLACK
2		CHEVRON WOOD FLOORING	5		STONE CLADDING CONCRETE WALL	8		8" CMU WALL WITH INTERIOR & EXTERIOR WOOD LOG SIDING
3		2 X 2 CERAMIC TILE	6		IPE WOOD DECK			

GENERAL NOTE:

1. FF&E IS FOR SPECIAL CONTEXT ONLY, NOT IN SCOPE OF WORK.

MIAMI BEACH

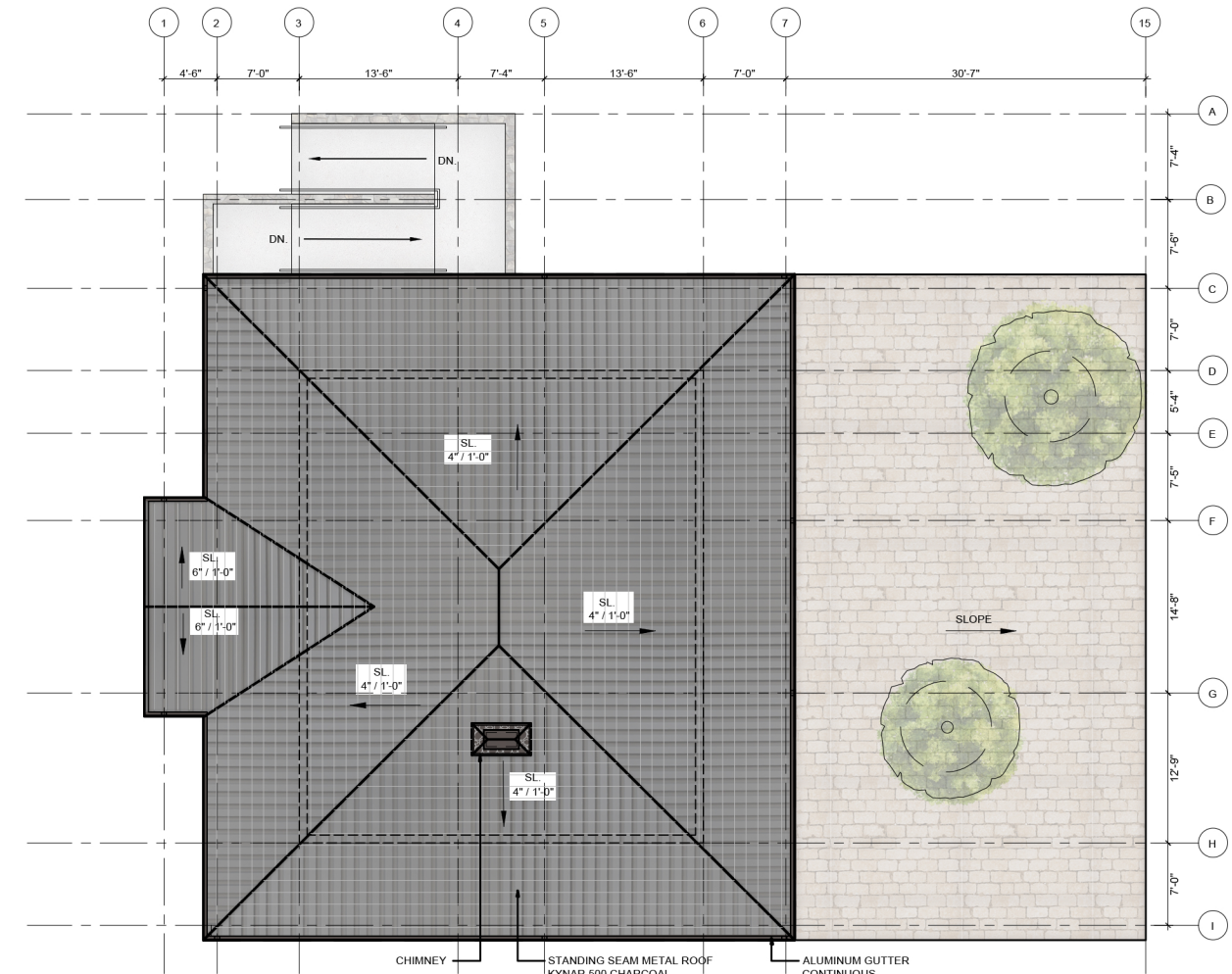
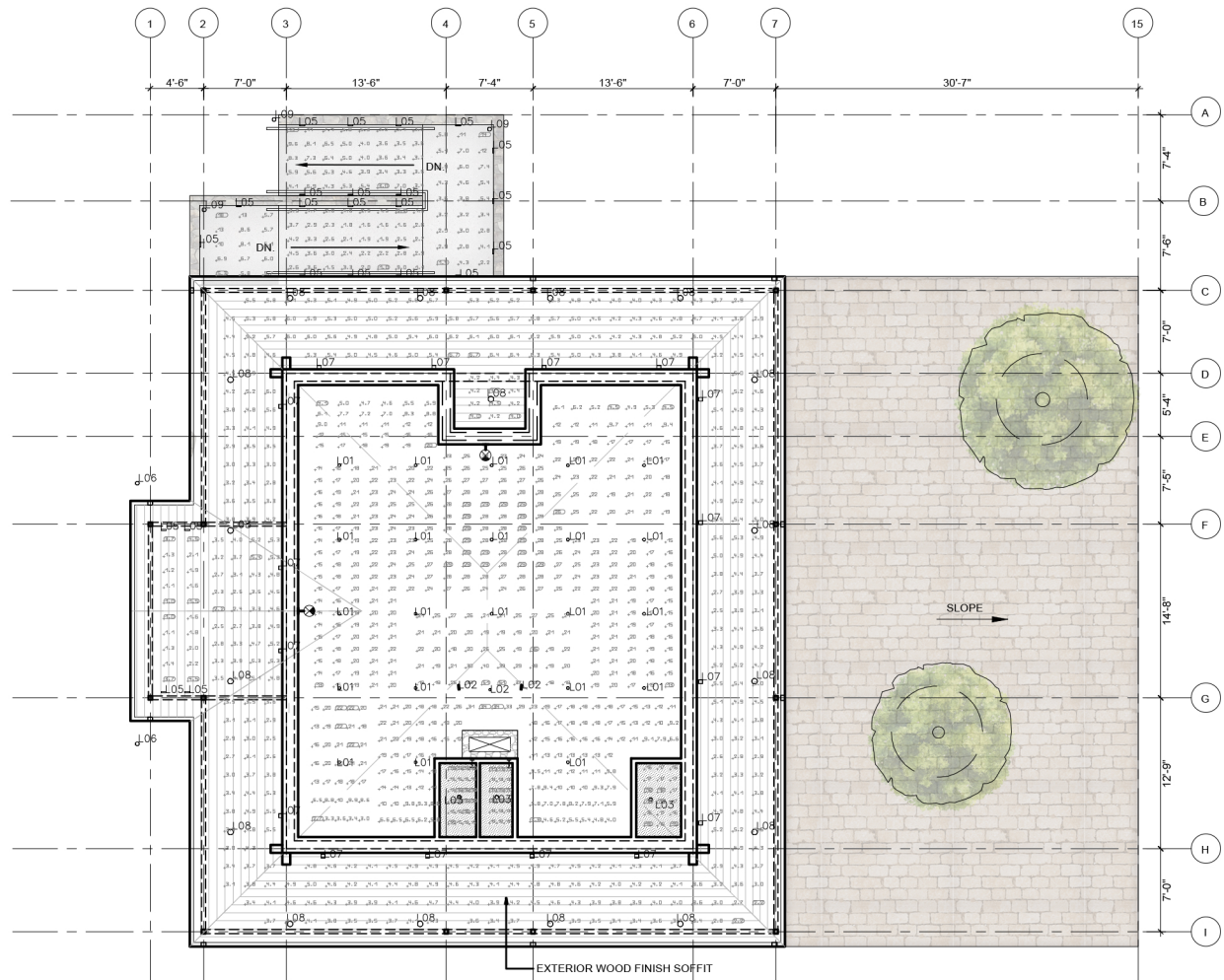
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NORTH BEACH LOG CABIN

REFLECTED CEILING PLAN & ROOF PLAN



1 REFLECTED CEILING PLAN
1/16"=1'-0"

2 ROOF PLAN
1/16"=1'-0"

CEILING LEGEND	
	EXTERIOR WOOD FINISH SOFFIT (COLOR QUARTERED SAPELE (NQS) - SEE FINISH SCHEDULE)
	GYPSUM BOARD (SMOOTH WHITE FINISH - SEE FINISH SCHEDULE)
	EXPOSED CEILING
	EXIT SIGNS

REFLECTIVE CEILING GENERAL NOTES:

- SEE ELECTRICAL DRAWING FOR LIGHTING FIXTURE SCHEDULE AND DETAILS.
- GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL REQUIRED CEILING ACCESS PANELS IN MEP DWGS. IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

LUMINAIRE SCHEDULE										
LABEL	SYMBOL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	MOUNTING	MOUNTING HEIGHT
L1	L01	22	PRESCOLITE	LTC-3RD-PCC-10L27K9WD-DM1-BLBT-BL	3" ROUND CYLINDER	968	18	288W	PENDANT	9'10"
L2	L02	3	ERALUX	AE-TL-CD-DTW12WFP3018J1BK	CYLINDER TRACK HEAD 2.5" APERTURE	1706	19.5W	58.5W	HEAD TRACK	10'6"
L3	L03	3	ORE LIGHTING	CSL 4 12 27 W 80 UNV 10P BK TBK PRJB A4	PNDANT MOUNT 4"	912	12W	36W	SURFACE	9'
L5	L05	23	ENDEAVOR	ENSTP10Q	AMBER LED STEP LIGHT	5	3.2W	124.8W	STEP LIGHT	14"
L6	L06	2	ENDEAVOR	ENBOFRWQ F1X15UAMBSF	AMBER BOLLARD	116	17W	34W	BOLLARD	0
L7	L07	16	ENDEAVOR	ENWCTRSQ TURTLE	AMBER WALL SCONCE	238	17W	272W	WALL MOUNT	6'10"
L8	L08	17	KURTZON LIGHTING, INC - CHICAGO, IL	91140 KL-SBD-4-8-DLMY-590-UNV-WBWT AMBER LED	AMBER DOWNLIGHT	337	11W	165 W	SURFACE	8'4"
L9	L09	3	ENDEAVOR	ENPF71Q	AMBER LED SPHERE SMALL ROUND POST TOP	1717	78W	234W	POST TOP	0

LIGHT FIXTURES			
L1	L2	L3	L5
L6	L7	L8	L9

MIAMI BEACH

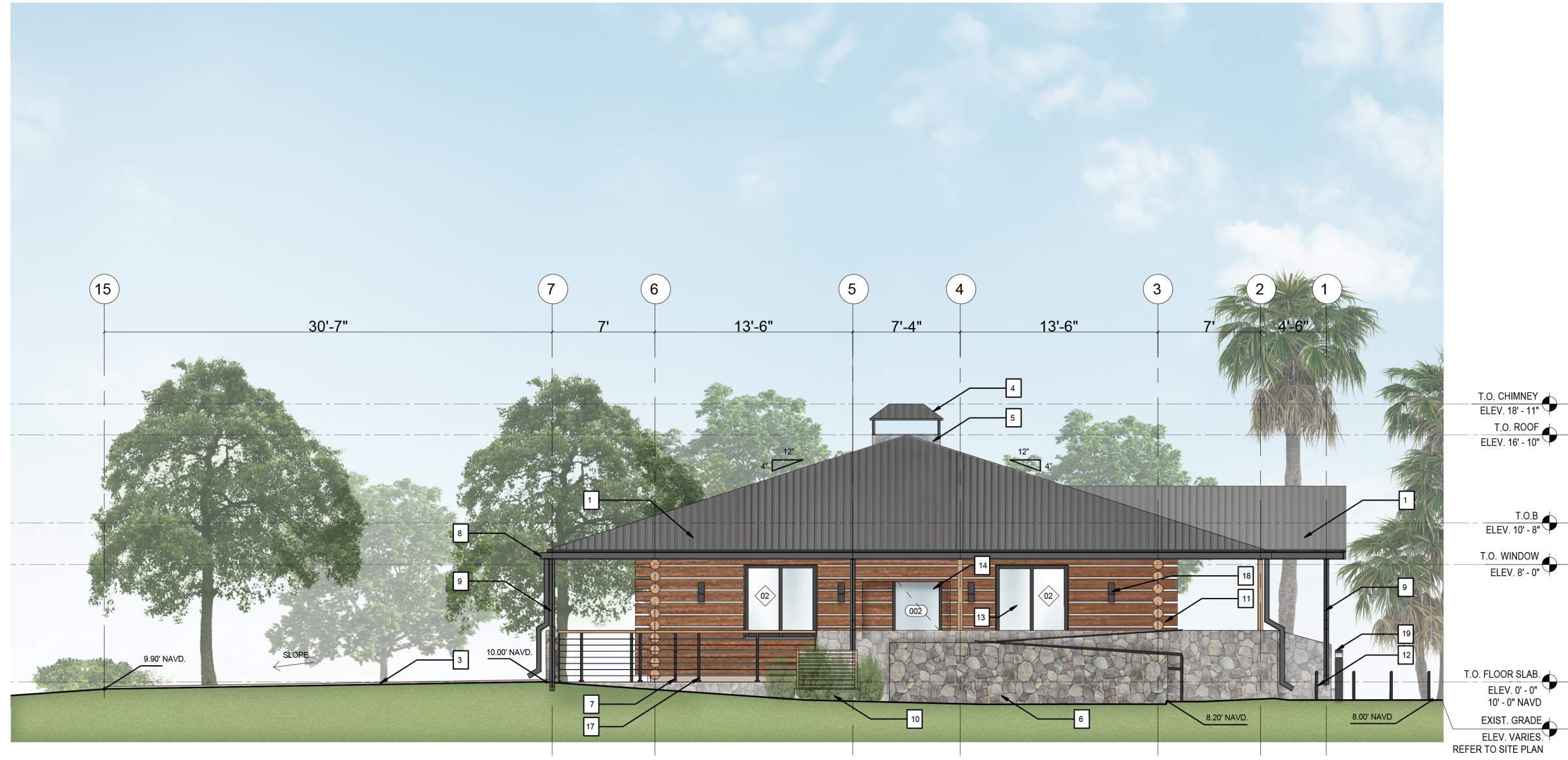
NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN

PROPOSED NORTH ELEVATION



LEGEND	
NO.	DESCRIPTION
1	STANDING SEAM METAL ROOF KYNAR 500 CHARCOAL
2	STRUCT. STEEL. COLUMN WITH IPE WOOD CLADDING
3	PERMEABLE PAVERS
4	SHEET METAL CHIMNEY CAP
5	STONE CLADDING OVER 8" CMU WALL
6	STONE CLADDING OVER 42" HEIGHT CAST-IN-PLACE CONCRETE WALL
7	ALUMINUM RAILING ASTM 5083 KYNAR 500 BLACK
8	ALUMINUM GUTTER ASTM 5083 KYNAR 500 BLACK
9	ALUMINUM DOWNSPOUT ASTM 5083 KYNAR 500 BLACK
10	MECH. CONDENSING UNIT OVER CONC. PAD. & PROPOSED WOOD SCREENING
11	WOOD / COMPOSITE LOG SIDING OVER STRUCT. 8" CMU WALL
12	ALUMINUM BIKE RACKS ASTM 5083 - KYNAR 500 BLACK
13	WINDOW GLAZING SYSTEM
14	DOOR GLAZING SYSTEM
15	CONC. WALL w/ WOOD CLADDING.
16	IPE WOOD DECK
17	42" HEIGHT ALUMINUM CABLE RAILING (w/ IPE WOOD TOP RAIL.) ASTM 5083-KYNAR 500 BLACK
18	EXTERIOR MARINE GRADED LIGHT FIXTURE
19	AMBER LED ROUND FLAT TOP BOLLARD

GENERAL NOTES:

1. ALL EXTERIOR DOORS AND WINDOWS
FRAMES SHALL BE ALUMINUM ASTM
5083 - KYNAR 500 BLACK

1 NORTH ELEVATION
1/8"=1'-0"

MIAMI BEACH

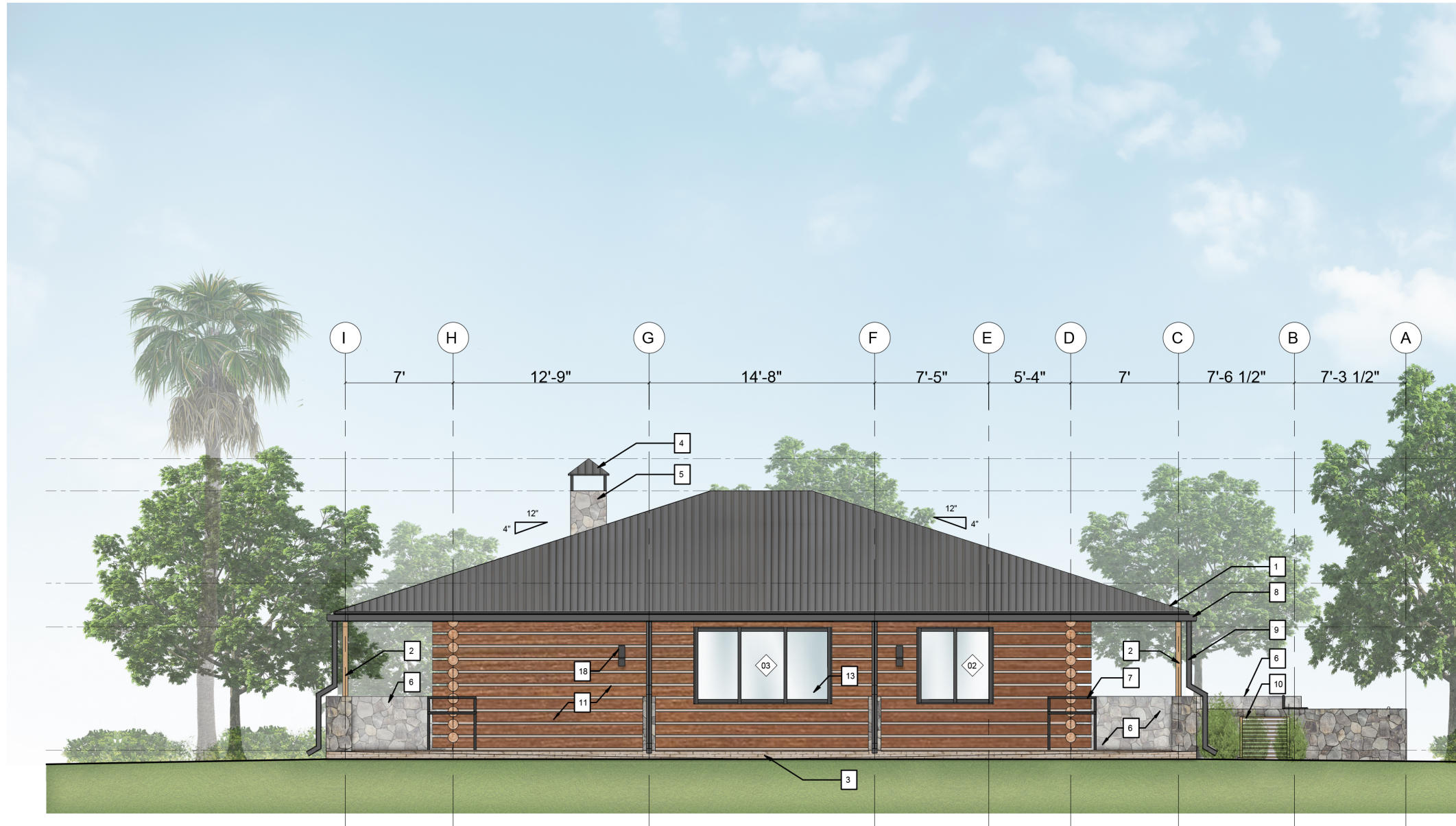
NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN

PROPOSED EAST ELEVATION



LEGEND	
NO.	DESCRIPTION
1	STANDING SEAM METAL ROOF KYNAR 500 CHARCOAL
2	STRUCT. STEEL COLUMN WITH IPE WOOD CLADDING
3	PERMEABLE PAVERS
4	SHEET METAL CHIMNEY CAP
5	STONE CLADDING OVER 8" CMU WALL
6	STONE CLADDING OVER 42" HEIGHT CAST-IN-PLACE CONCRETE WALL
7	ALUMINUM RAILING ASTM 5083 KYNAR 500 BLACK
8	ALUMINUM GUTTER ASTM 5083 KYNAR 500 BLACK
9	ALUMINUM DOWNSPOUT ASTM 5083 KYNAR 500 BLACK
10	MECH. CONDENSING UNIT OVER CONC. PAD. & PROPOSED WOOD SCREENING
11	WOOD / COMPOSITE LOG SIDING OVER STRUCT. 8" CMU WALL
12	ALUMINUM BIKE RACKS ASTM 5083 - KYNAR 500 BLACK
13	WINDOW GLAZING SYSTEM
14	DOOR GLAZING SYSTEM
15	CONC. WALL w/ WOOD CLADDING.
16	IPE WOOD DECK
17	42" HEIGHT ALUMINUM CABLE RAILING (w/ IPE WOOD TOP RAIL.) ASTM 5083-KYNAR 500 BLACK
18	EXTERIOR MARINE GRADED LIGHT FIXTURE
19	AMBER LED ROUND FLAT TOP BOLLARD

GENERAL NOTES:	
1.	ALL EXTERIOR DOORS AND WINDOWS FRAMES SHALL BE ALUMINUM ASTM 5083 - KYNAR 500 BLACK

1 EAST ELEVATION
1/8"=1'-0"

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN

PROPOSED WEST ELEVATION



LEGEND	
NO.	DESCRIPTION
1	STANDING SEAM METAL ROOF KYNAR 500 CHARCOAL
2	STRUCT. STEEL COLUMN WITH IPE WOOD CLADDING
3	PERMEABLE PAVERS
4	SHEET METAL CHIMNEY CAP
5	STONE CLADDING OVER 8" CMU WALL
6	STONE CLADDING OVER 42" HEIGHT CAST-IN-PLACE CONCRETE WALL
7	ALUMINUM RAILING ASTM 5083 KYNAR 500 BLACK
8	ALUMINUM GUTTER ASTM 5083 KYNAR 500 BLACK
9	ALUMINUM DOWNSPOUT ASTM 5083 KYNAR 500 BLACK
10	MECH. CONDENSING UNIT OVER CONC. PAD. & PROPOSED WOOD SCREENING
11	WOOD / COMPOSITE LOG SIDING OVER STRUCT. 8" CMU WALL
12	ALUMINUM BIKE RACKS ASTM 5083 - KYNAR 500 BLACK
13	WINDOW GLAZING SYSTEM
14	DOOR GLAZING SYSTEM
15	CONC. WALL w/ WOOD CLADDING.
16	IPE WOOD DECK
17	42" HEIGHT ALUMINUM CABLE RAILING (w/ IPE WOOD TOP RAIL.) ASTM 5083-KYNAR 500 BLACK
18	EXTERIOR MARINE GRADED LIGHT FIXTURE
19	AMBER LED ROUND FLAT TOP BOLLARD

GENERAL NOTES:	
1.	ALL EXTERIOR DOORS AND WINDOWS FRAMES SHALL BE ALUMINUM ASTM 5083 - KYNAR 500 BLACK

1 WEST ELEVATION
1/8" = 1'-0"

MIAMI BEACH

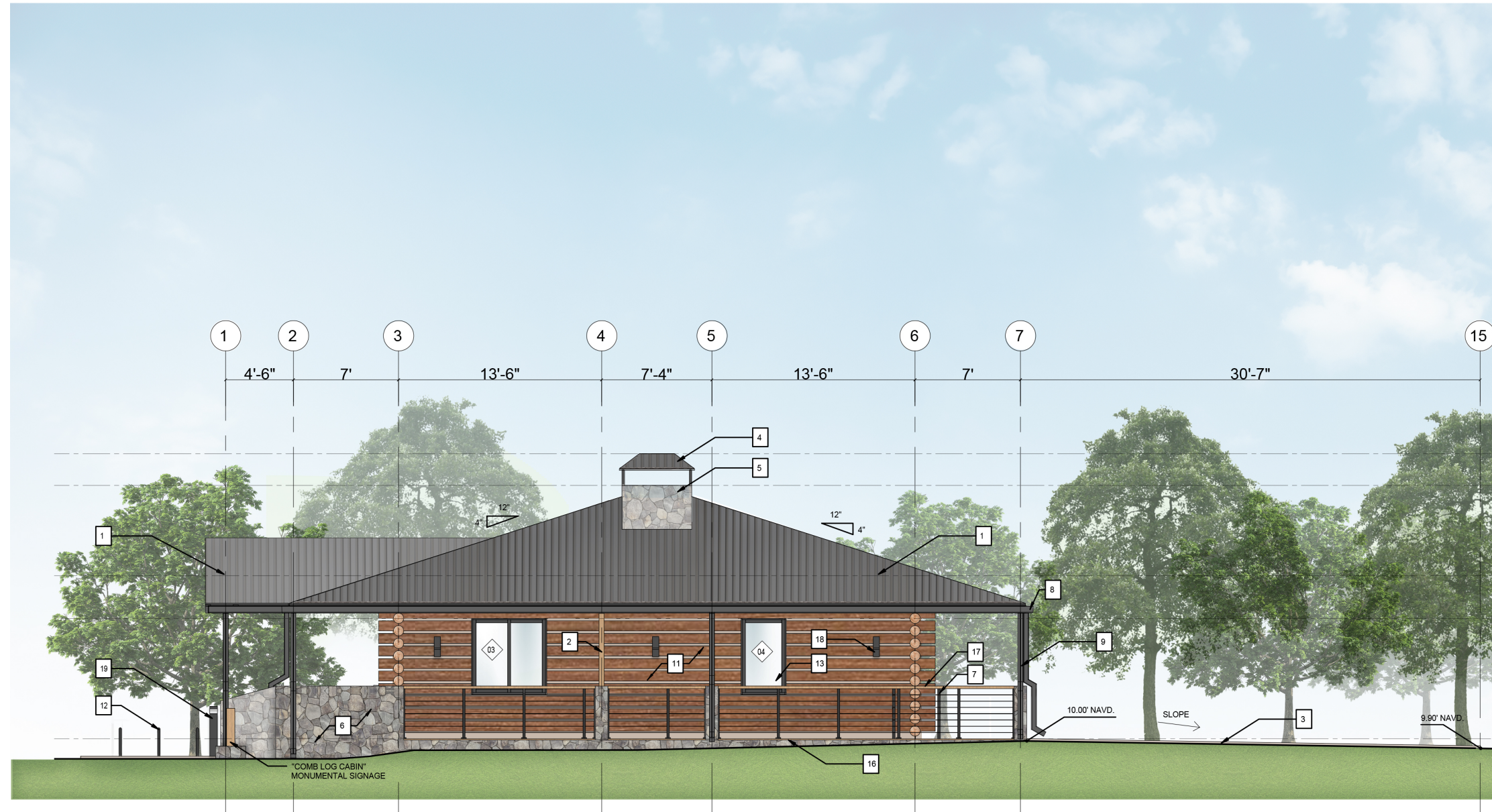
NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN

PROPOSED SOUTH ELEVATION



LEGEND	
NO.	DESCRIPTION
1	STANDING SEAM METAL ROOF KYNAR 500 CHARCOAL
2	STRUCT. STEEL. COLUMN WITH IPE WOOD CLADDING
3	PERMEABLE PAVERS
4	SHEET METAL CHIMNEY CAP
5	STONE CLADDING OVER 8" CMU WALL
6	STONE CLADDING OVER 42" HEIGHT CAST-IN-PLACE CONCRETE WALL
7	ALUMINUM RAILING ASTM 5083 KYNAR 500 BLACK
8	ALUMINUM GUTTER ASTM 5083 KYNAR 500 BLACK
9	ALUMINUM DOWNSPOUT ASTM 5083 KYNAR 500 BLACK
10	MECH. CONDENSING UNIT OVER CONC. PAD. & PROPOSED WOOD SCREENING
11	WOOD / COMPOSITE LOG SIDING OVER STRUCT. 8" CMU WALL
12	ALUMINUM BIKE RACKS ASTM 5083 - KYNAR 500 BLACK
13	WINDOW GLAZING SYSTEM
14	DOOR GLAZING SYSTEM
15	CONC. WALL w/ WOOD CLADDING.
16	IPE WOOD DECK
17	42" HEIGHT ALUMINUM CABLE RAILING (w/ IPE WOOD TOP RAIL.) ASTM 5083-KYNAR 500 BLACK
18	EXTERIOR MARINE GRADED LIGHT FIXTURE
19	AMBER LED ROUND FLAT TOP BOLLARD

GENERAL NOTES:	
1.	ALL EXTERIOR DOORS AND WINDOWS FRAMES SHALL BE ALUMINUM ASTM 5083 - KYNAR 500 BLACK

1 SOUTH ELEVATION
1/8"=1'-0"

MIAMI BEACH



NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
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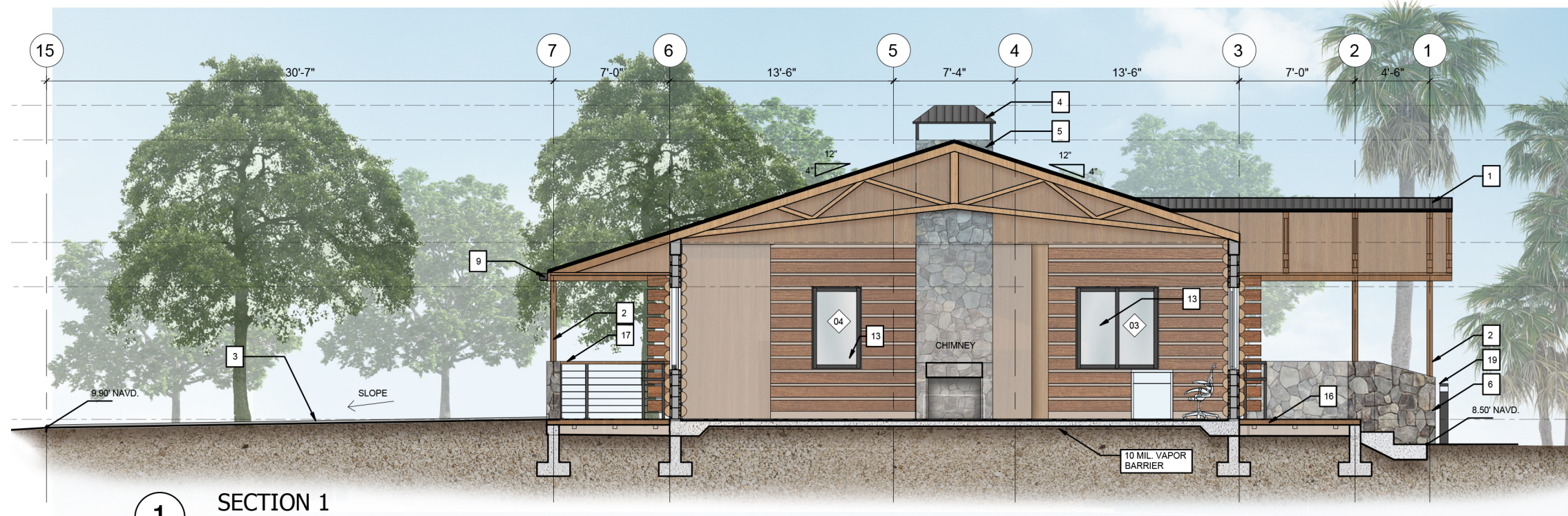
NORTH BEACH LOG CABIN
MATERIALS BOARD

	
<p>Wood/Composite Log Siding</p>	<p>Stone Veneer/Cladding</p>
	
<p>Standing Seam Metal Roof Panel - Kynar 500 Charcoal</p>	<p>Ipe Wood Decking and Cladding</p>
	
<p>Concrete</p>	<p>Aluminum ASTM 5083 - Kynar 500 Black</p>

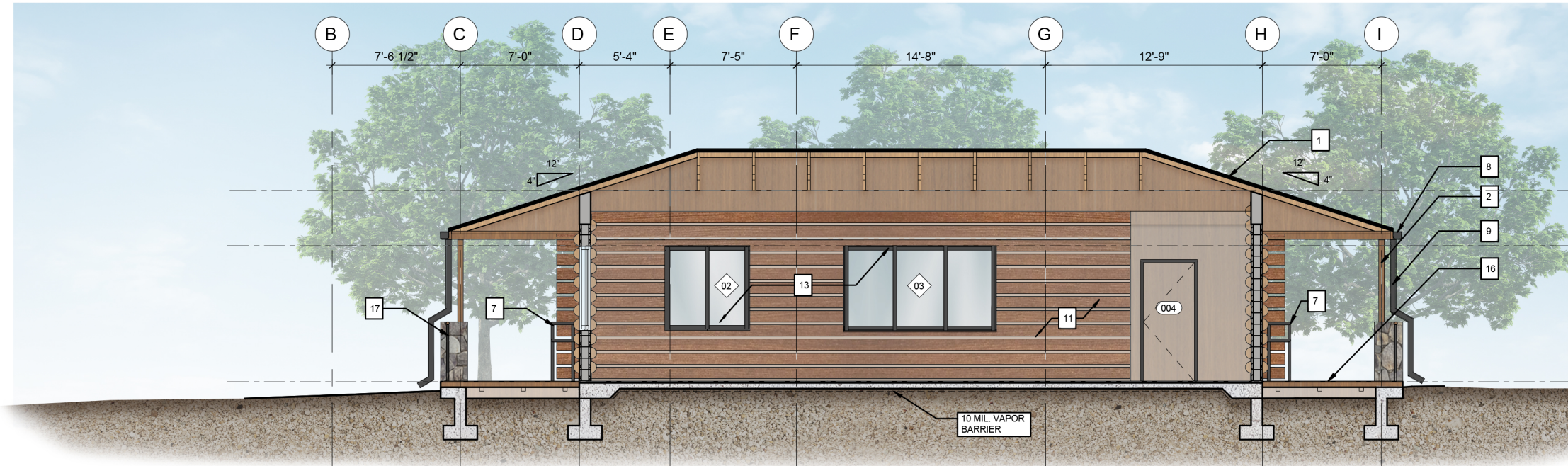
	
<p>Permeable Paver</p>	<p>Glazing: .090" Interlayer Saflex PVB Clear & Solarban 70 Glass + Clear</p>

NORTH BEACH LOG CABIN

PROPOSED LOG CABIN SECTION



1 SECTION 1
1/8"=1'-0"



2 SECTION 2
1/8"=1'-0"

LEGEND	
NO.	DESCRIPTION
1	STANDING SEAM METAL ROOF KYNAR 500 CHARCOAL
2	STRUCT. STEEL COLUMN WITH IPE WOOD CLADDING
3	PERMEABLE PAVERS
4	SHEET METAL CHIMNEY CAP
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18	EXTERIOR MARINE GRADED LIGHT FIXTURE
19	AMBER LED ROUND FLAT TOP BOLLARD

GENERAL NOTES:	
1.	ALL EXTERIOR DOORS AND WINDOWS FRAMES SHALL BE ALUMINUM ASTM 5083 - KYNAR 500 BLACK

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
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NORTH BEACH LOG CABIN
3D RENDERING: EXTERIOR VIEW (MORNING)



1 WESTERN ELEVATION RENDERING
N.T.S.

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
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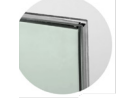





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NORTH BEACH LOG CABIN

3D RENDERING: PROPOSED MATERIALS



- 
① STANDING SEAM METAL ROOF PANEL - KYNAR 500 CHARCOAL
- 
② WOOD OR COMPOSITE LOG SIDING
- 
③ GLAZING: 090" INTERLAYER SAFLEX PVB CLEAR & SOLARBAN 70 GLASS + CLEAR
- 
④ STONE VENEER/CLADDING
- 
⑤ IPE WOOD DECKING AND CLADDING
- 
⑥ CONCRETE
- 
⑦ PERMEABLE PAVER
- 
⑧ ALUMINUM ASTM 5083 - KYNAR 500 BLACK

MIAMI BEACH

NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025



NORTH BEACH LOG CABIN
3D RENDERING: EXTERIOR VIEW(NIGHT)



1 WESTERN ELEVATION RENDERING (NIGHT)
N.T.S.

MIAMI BEACH









NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
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NORTH BEACH LOG CABIN
 3D RENDERING: PROPOSED MATERIALS



- 
 ① STANDING SEAM METAL ROOF PANEL - KYNAR 500 CHARCOAL
- 
 ② WOOD OR COMPOSITE LOG SIDING
- 
 ③ GLAZING: 090" INTERLAYER SAFLEX PVB CLEAR & SOLARBAN 70 GLASS + CLEAR
- 
 ④ STONE VENEER/CLADDING
- 
 ⑤ IPE WOOD DECKING AND CLADDING
- 
 ⑥ CONCRETE
- 
 ⑦ PERMEABLE PAVER
- 
 ⑧ ALUMINUM ASTM 5083 - KYNAR 500 BLACK

MIAMI BEACH

NORTH BEACH LOG CABIN
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NORTH BEACH LOG CABIN

3D RENDERING: EXTERIOR VIEW



1 SOUTH EASTERN ELEVATION RENDERING
N.T.S.

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN

3D RENDERING: PROPOSED MATERIALS




① STANDING SEAM METAL ROOF PANEL - KYNAR 500 CHARCOAL



② GLAZING: 090" INTERLAYER SAFLEX PVB CLEAR & SOLARBAN 70 GLASS + CLEAR



③ WOOD OR COMPOSITE LOG SIDING



④ STONE VENEER/ CLADDING



⑤ PERMEABLE PAVER



⑥ ALUMINUM ASTM 5083 - KYNAR 500 BLACK



⑦ IPE WOOD DECKING AND CLADDING

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025



NORTH BEACH LOG CABIN

3D RENDERING: EXTERIOR VIEW



1 NORTH WESTERN ELEVATION RENDERING
N.T.S.

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN
 3D RENDERING: PROPOSED MATERIALS



1 STANDING SEAM METAL ROOF PANEL - KYNAR 500 CHARCOAL

2 WOOD OR COMPOSITE LOG SIDING

3 GLAZING: 090" INTERLAYER SAFLEX PVB CLEAR & SOLARBAN 70 GLASS + CLEAR

4 IPE WOOD DECKING AND CLADDING

5 ALUMINUM ASTM 5083 - KYNAR 500 BLACK

6 STONE VENEER/ CLADDING

7 PERMEABLE PAVER

MIAMI BEACH

NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025



NORTH BEACH LOG CABIN

3D RENDERING: EXTERIOR VIEW



1 SOUTH WESTERN ELEVATION RENDERING
N.T.S.

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025





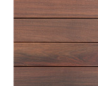



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NORTH BEACH LOG CABIN

3D RENDERING: PROPOSED MATERIALS



- 
1 STANDING SEAM METAL ROOF PANEL - KYNAR 500 CHARCOAL
- 
2 WOOD OR COMPOSITE LOG SIDING
- 
3 GLAZING: 090" INTERLAYER SAFLEX PVB CLEAR & SOLARBAN 70 GLASS + CLEAR
- 
4 ALUMINUM ASTM 5083 - KYNAR 500 BLACK
- 
5 IPE WOOD DECKING AND CLADDING
- 
6 STONE VENEER/CLADDING
- 
7 CONCRETE
- 
8 PERMEABLE PAVER

MIAMI BEACH

NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025



NORTH BEACH LOG CABIN

3D RENDERING: INTERIOR VIEW



MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN
 3D RENDERING: PROPOSED MATERIALS



- 
 ① STONE VENEER/
CLADDING
- 
 ② WOOD OR
COMPOSITE
LOG SIDING
- 
 ③ GLAZING: 090" INTERLAYER SAFLEX PVB
CLEAR & SOLARBAN 70 GLASS + CLEAR
- 
 ④ WOOD FLOORING
- 
 ⑤ CHEVRON WOOD
FLOORING

MIAMI BEACH

NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025



NORTH BEACH LOG CABIN
3D RENDERING: INTERIOR VIEW



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NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

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NORTH BEACH LOG CABIN
 3D RENDERING: PROPOSED MATERIALS



- 
 ① STONE VENEER/
 CLADDING
- 
 ② WOOD OR
 COMPOSITE
 LOG SIDING
- 
 ③ GLAZING: 090" INTERLAYER SAFLEX PVB
 CLEAR & SOLARBAN 70 GLASS + CLEAR
- 
 ④ WOOD FLOORING
- 
 ⑤ CHEVRON WOOD
 FLOORING

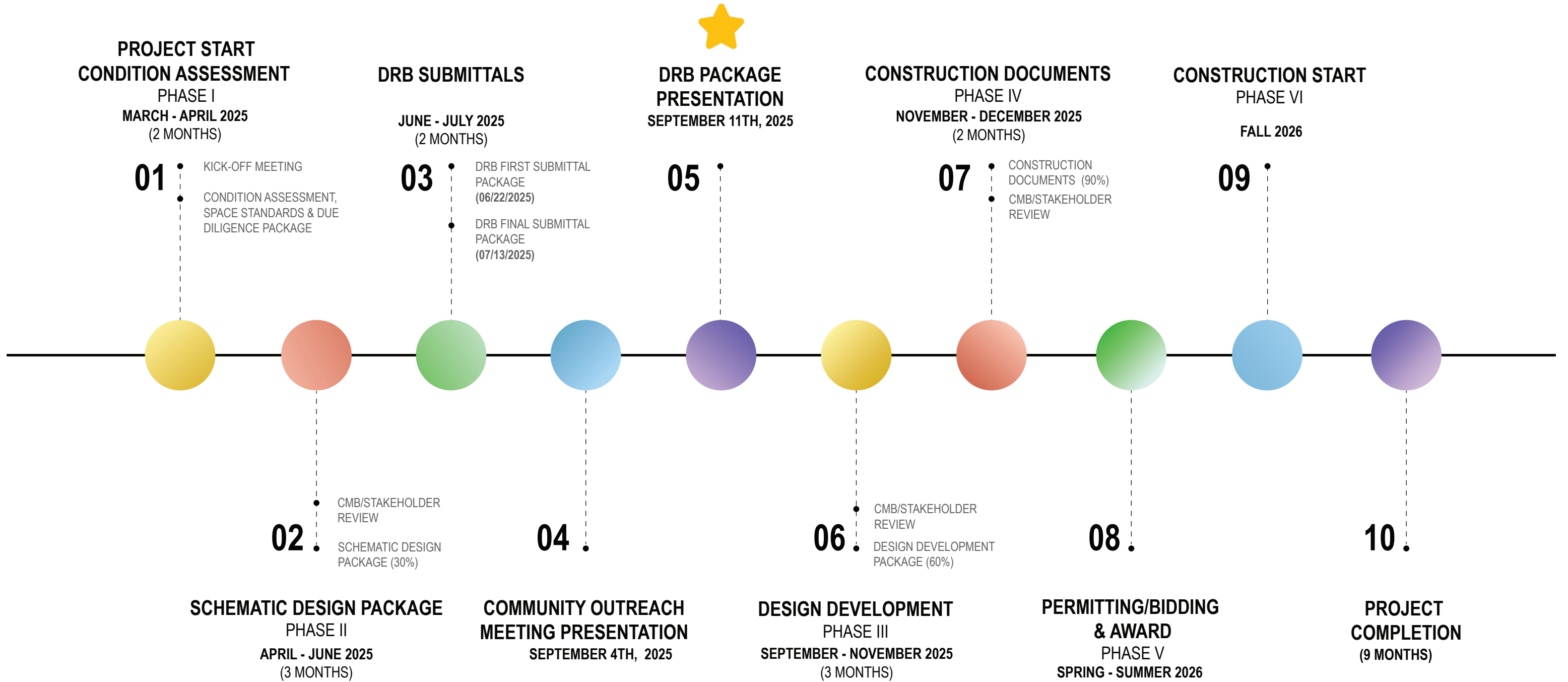
MIAMI BEACH

NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025



NORTH BEACH LOG CABIN

PROJECT SCHEDULE AND NEXT-STEPS TO FOLLOW



MIAMI BEACH

NORTH BEACH LOG CABIN
 8101 COLLINS AVE, MIAMI BEACH, FL 33141
 SEPTEMBER, 2025



THANK YOU!

MIAMI BEACH

NORTH BEACH LOG CABIN
8101 COLLINS AVE, MIAMI BEACH, FL 33141
SEPTEMBER, 2025

