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MIAMIBEACH

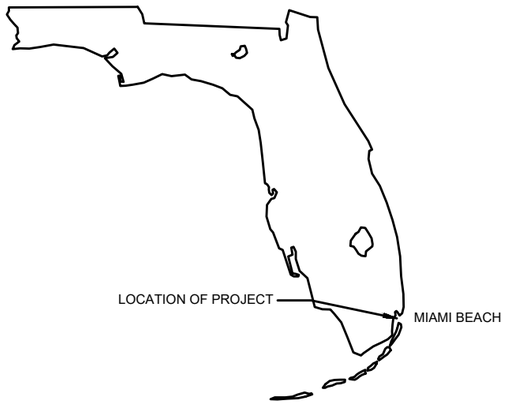
CAPITAL IMPROVEMENT PROJECTS

NORTH BEACH LOG CABIN

DESIGN REVIEW BOARD PRESENTATION

CITY OF MIAMI BEACH

SEPTEMBER 11TH, 2025



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
ASSISTAN CITY MANAGER:	DAVID MARTINEZ, P.E.
CIP DIRECTOR:	DAVID GOMEZ

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

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

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.

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
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LS-101	GROUND FLOOR LIFE SAFETY PLAN
A-100	OVERALL SITE PLAN
TDP-1	OVERALL TREE DISPOSITION PLAN
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TDP-2	ENLARGED TREE DISPOSITION PLAN
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A-103	REFLECTED CEILING PLAN & ROOF PLAN
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A-203	WEST ELEVATION
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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:
TSFGEO
2765 VISTA PARKWAY, SUITE 10
WEST PALM BEACH, FLORIDA 33411
P: 561.687.8536

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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

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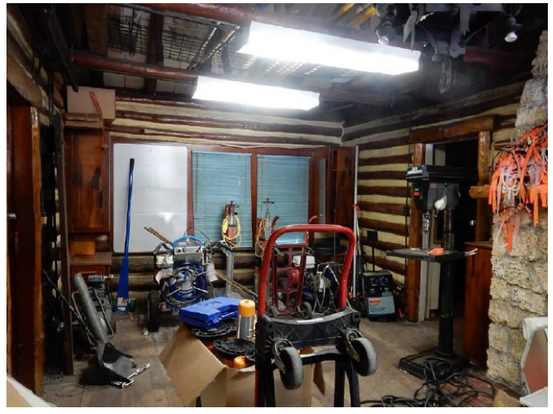
NORTH BEACH LOG CABIN

ORIGINAL CITY OF MIAMI BEACH LOG CABIN CONDITIONS



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NORTH BEACH LOG CABIN

REPURPOSE THE ORIGINAL LOG CABIN MATERIALS

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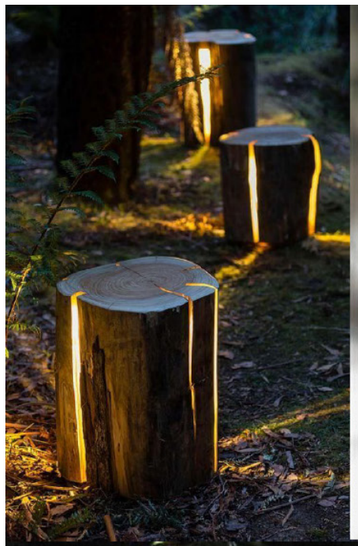
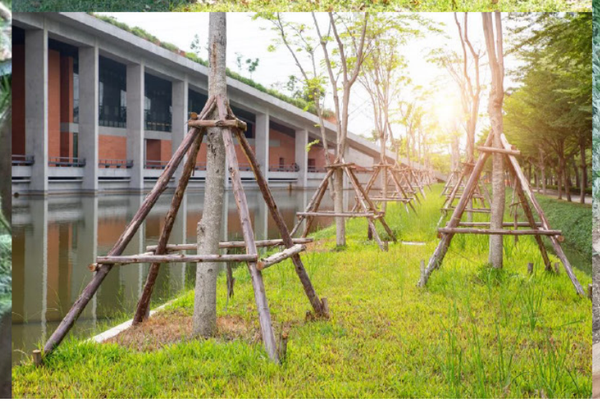
NORTH BEACH LOG CABIN

REPURPOSE THE ORIGINAL LOG CABIN MATERIALS





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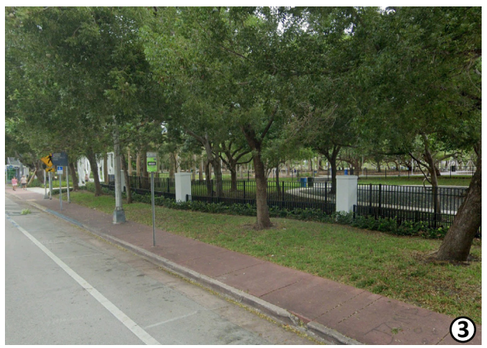
NORTH BEACH LOG CABIN

PROJECT LOCATION: MAP

NORTH BEACH OCEANSIDE PARK
81ST STREET ENTRANCE



0 8 16 32 64 128 FT

N

NORTH BEACH OCEANSIDE PARK
SITE LOCATION

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NORTH BEACH LOG CABIN
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NORTH BEACH LOG CABIN

EXISTING PARK CONDITIONS

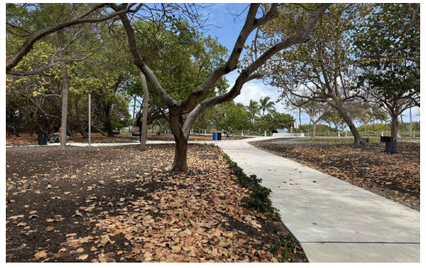
1. NORTH BEACH PARK ENTRANCE - EAST VIEW

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

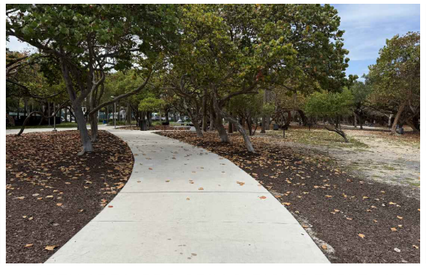
9. BBQ GRILL, PICNIC AREA AND TRASH RECEPTACLE - NE VIEW

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

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

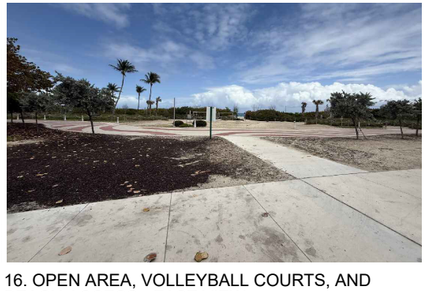
12. DOG PARK, TRASH RECEPTACLES, WATER FOUNTAIN AND LIGHT POLES - NW VIEW

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



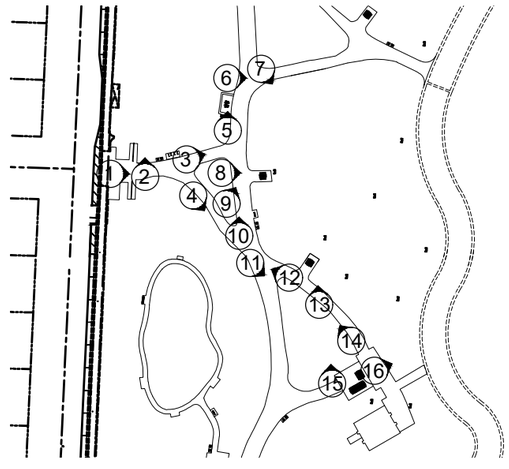
14. OPEN AREA, BBQ GRILLS, PICNIC TABLE AND TRASH RECEPTACLES - NW VIEW

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:



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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 RESILIANCE:
- 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.

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NORTH BEACH LOG CABIN

NORTH BEACH PROXIMITY MAP

HOTELS: 30

RESTAURANTS: 37

PUBLIC SCHOOLS: 1 ELEMENTARY & 1 MIDDLE SCHOOL

PRIVATE SCHOOLS: 1 ELEMENTARY & 1 MIDDLE SCHOOL

BUS STOPS: 23

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NORTH BEACH LOG CABIN
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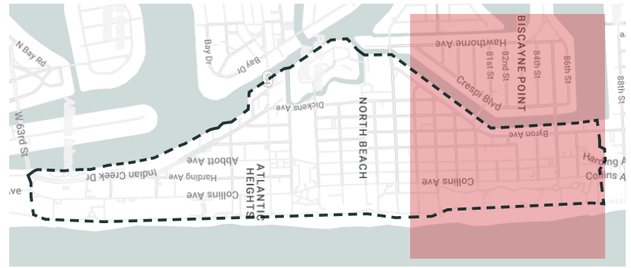
NORTH BEACH LOG CABIN

NORTH BEACH PROXIMITY MAP



HOTELS
RESTAURANTS
PUBLIC SCHOOLS
PRIVATE SCHOOLS
BUS STOPS

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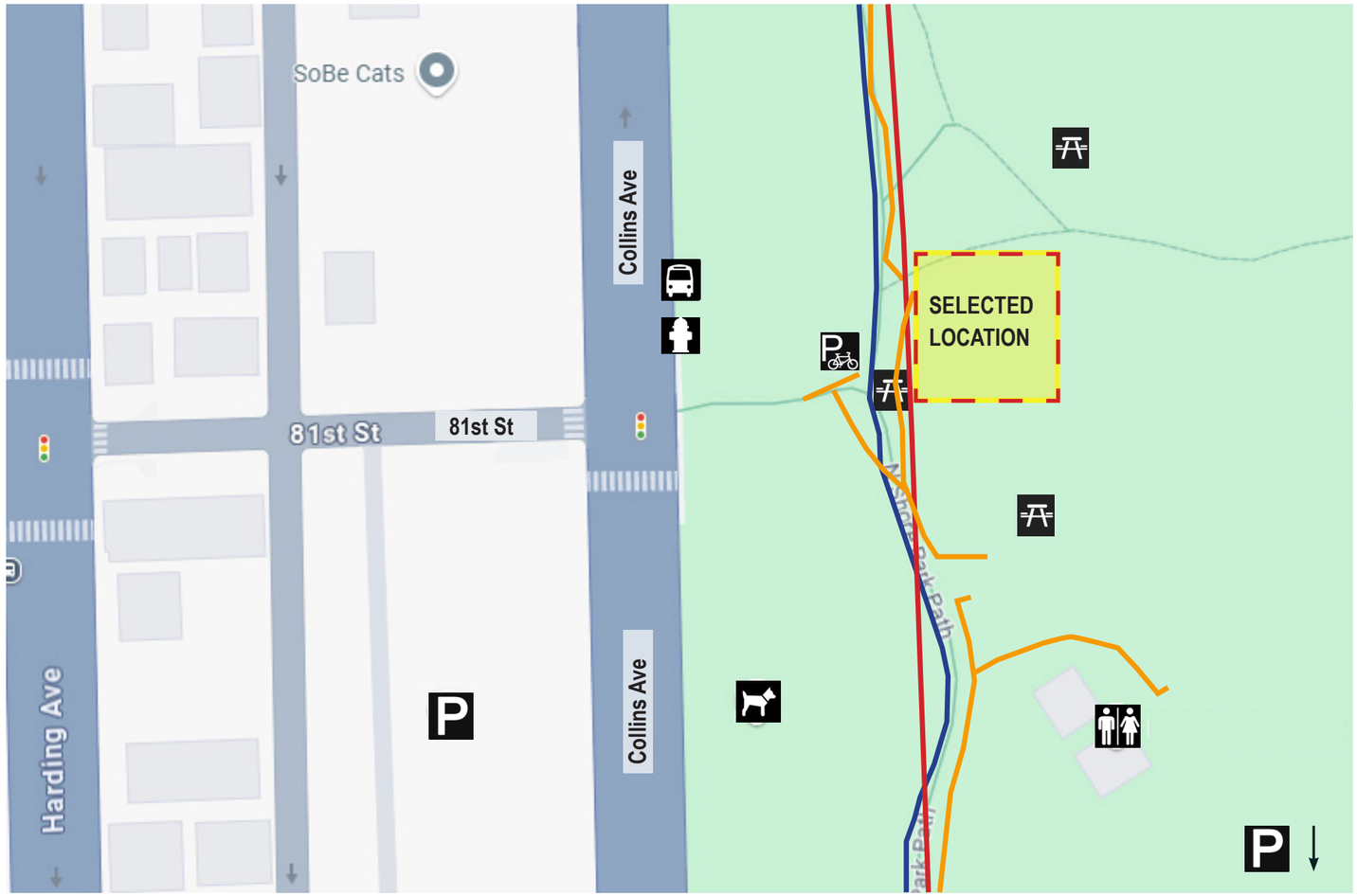
NORTH BEACH LOG CABIN

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

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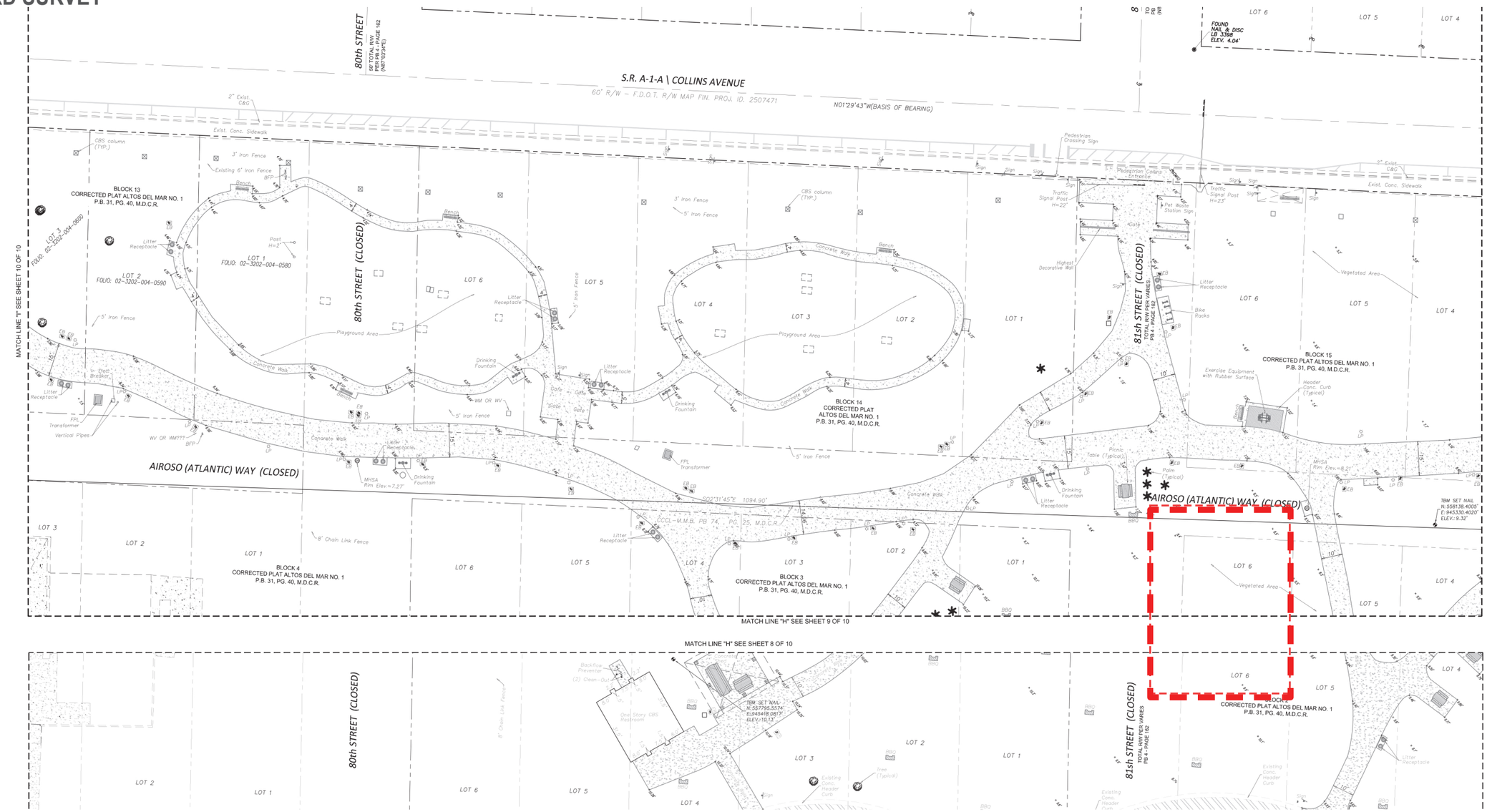
NORTH BEACH LOG CABIN

AS-BUILT / RECORD SURVEY



SCALE: 1" = 20'

0 10' 20' 40'

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY 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 STATUES, 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.

BY: MICHAEL CAROZZA DATE
PROFESSIONAL SURVEYOR AND MAPPER

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NORTH BEACH LOG CABIN

ZONING ORDINANCE

N

SITE ZONNING

(GU) GOVERNMENT USE

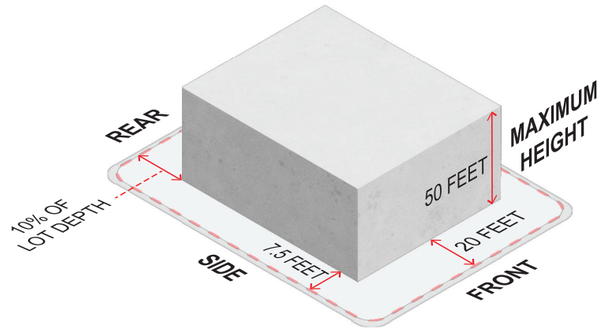
SUB DIVISION: ALTOS DEL MAR NO 1

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

REQUIRED BUILDING SETBACKS

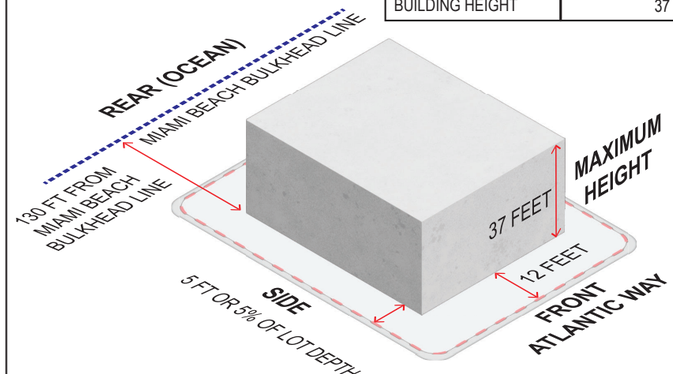
RM - 1 ZONING

BUILDING SETBACKS	RM-1 (FEET)
FRONT	20
SIDE	7.5
REAR	10% OF LOT DEPTH (11)
BUILDING HEIGHT	50



RS - 3 ZONING

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



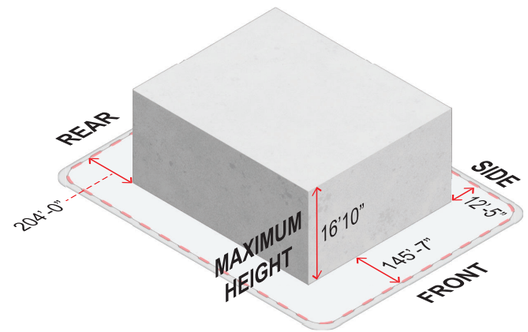
REQUIRED BUILDING SETBACKS

GU ZONING

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

BUILDING SETBACKS	COMB LOG CABIN (GU)
FRONT	145' - 7"
SIDE	12' - 5"
REAR	204' - 0"
BUILDING HEIGHT	16' - 10"



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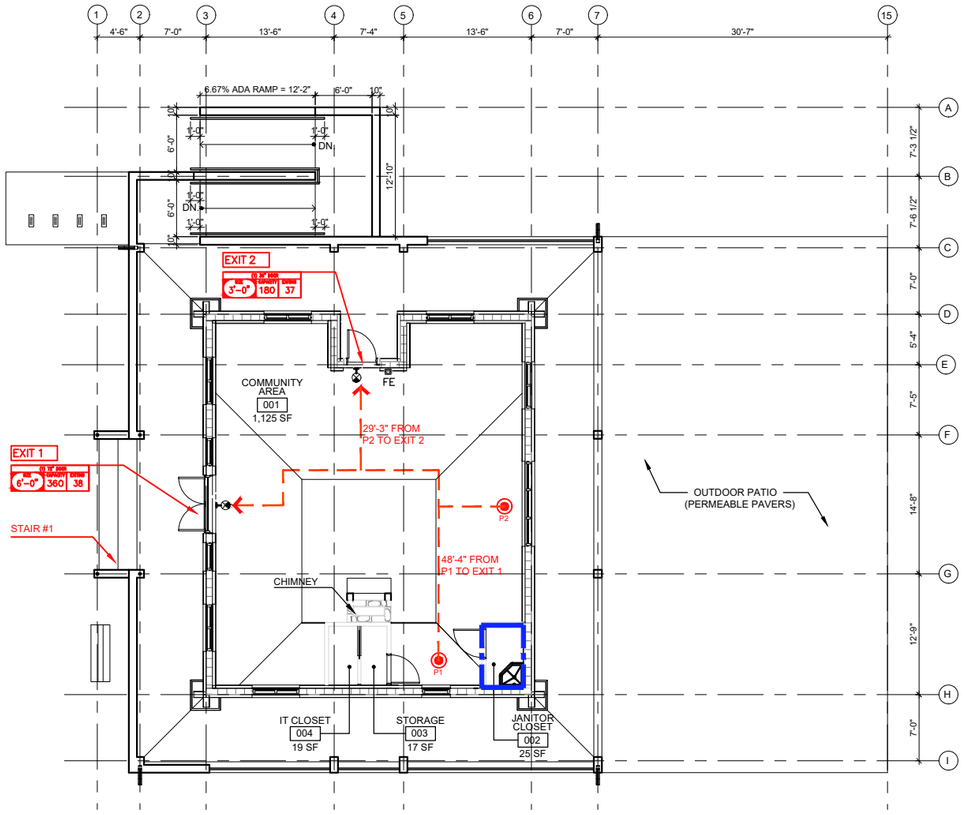
NORTH BEACH LOG CABIN

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 RESISTENCE 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 PARITITIONS (INT) 0 hr - FLOOR CONSTRUCTION
CONSTRUCTION TYPE:	VB (NON-SPRINKLERED)
FIRE RESISTENCE 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 PEOPOSED 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:
1. ALL INTERIOR PARTITIONS SHALL HAVE A MINIMUM OF CLASS B FLAME SPREAD AS PER SECTION 803.1.2. OF THE FLORIDA BUILDING CODE 2023.
2. STORAGE CONSTRUCTED ENTIRELY OF WOOD AND OF NONCOMBUSTIBLE MATERIALS SHALL HAVE A MINIMUM OF CLASS B FLAME SPREAD.
3. 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:

1. THE BUILDING SHALL NOT BE OCCUPIED AND SHALL REMAIN CLOSED TO THE PUBLIC UNTIL SUBSTANTIAL COMPLETION IS ACHIEVED.
2. (NFPA1:13.6.1.2) PORTABLE FIRE EXTINGUISHERS ARE NOT REQUIRED IN SEATING OR OUTDOOR PERFORMANCE AREAS.
3. (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".
4. (NFPA1:13.6.3.1.3.8) TOP OF EXTINGUISHER NOT TO EXCEED 5'-0" ABOVE FLOOR FINISH.
5. FOR FIRE EXTINGUISHER DETAILS, FINAL LOCATION & REQUIRED NUMBER SUBJECT TO AHJ.
6. PORTABLE FIRE EXTINGUISHERS SHALL MEET THE REQUIREMENTS OF MDFD AND NFPA 101.

EGRESS NOTES:

1. ALL EXIT DOORS TO OPERATE WITH PANIC HARDWARE. SEE DOOR SCHEDULE
2. ½" MAX. THRESHOLD DIFFERENTIAL AT ALL EXTERIOR DOORS.

EMERGENCY LIGHTING NOTES:

1. 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 FOOTCANDLE 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 FOOTCANDLE DURING PERIODS OF PERFORMANCES OR PROJECTIONS INVOLVING DIRECTED LIGHT.
2. 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.
3. COORDINATE WITH ELECTRICAL DRAWINGS AS REQUIRED.

GENERAL NOTES:

1. 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.
2. 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.
3. EXISTING FIRE RATINGS NOT SHOWN
4. G.C.TO COORDINATE REQUIRED DISTANCES AND DIMENSIONS FOR NEW FLOORING.
5. G.C. TO SUBMIT PRODUCT SPECIFICATIONS, DATA AND SAMPLES FOR APPROVAL PRIOR TO ORDER AND INSTALLATION.
6. ALL CARPET SHALL HAVE NOT LESS THAN CLASS B FLAME SPREAD.
7. INTERIOR FINISHES FOR WALLS, CEILINGS, AND FLOORS SHALL COMPLY WITH REQUIREMENT FOR FBC 2023 CHAPTER 8 INTERIOR FINISHES.

SYMBOLS LEGEND

- P# — FURTHEST POINT FROM EXIT
- EXIT # — POINT OF EXIT FROM BLDG.
- EGRESS FROM AREA AND DIRECTION OF TRAVEL
- FE — EXTINGUISHER INSTALL TOP OF CABINET AT 42" A.F.F. SUBMIT SHOP DWGS
- EGRESS COMPONENT: WIDTH FT. / CAPACITY # / CAPACITY # — TOTAL NUMBER OF OCCUPANTS EXITING; MAX. EXIT CAPACITY ALLOWABLE; CLEAR WIDTH OF EGRESS COMPONENT
- WALL MOUNTED EXIT SIGN SHADE DENOTES FACE READ
- 1-HR. FIRE RATED WALL

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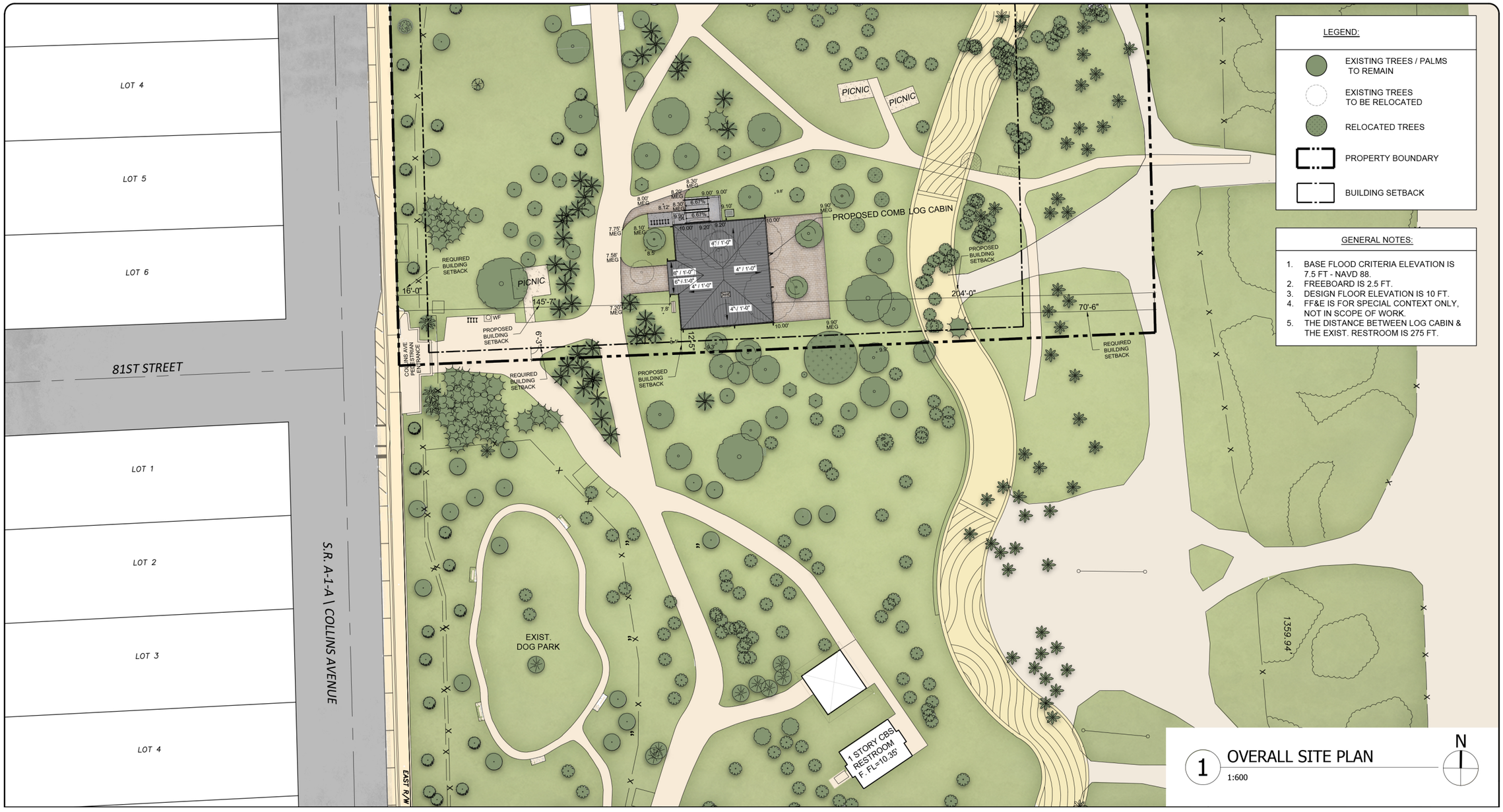
OVERALL PROPOSED SITE PLAN



1 OVERALL SITE PLAN
1:600

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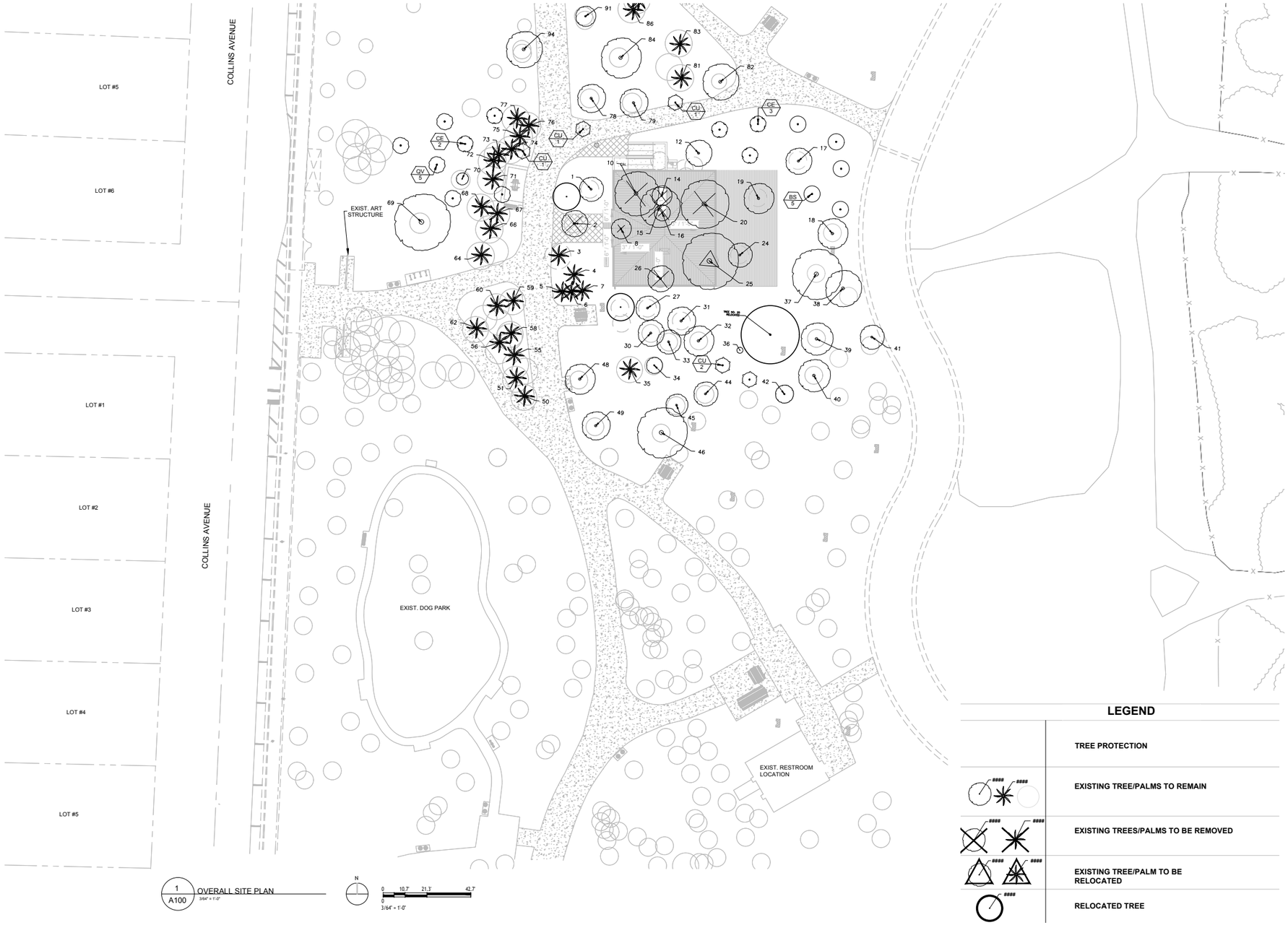
TREE DISPOSITION PLAN



1 A100 OVERALL SITE PLAN 3/64" = 1'-0"

N

0 10.7' 21.3' 42.7'
0 3/64" = 1'-0"

LEGEND

	TREE PROTECTION
#### ####	EXISTING TREE/PALMS TO REMAIN
#### ####	EXISTING TREES/PALMS TO BE REMOVED
#### ####	EXISTING TREE/PALM TO BE RELOCATED
####	RELOCATED TREE

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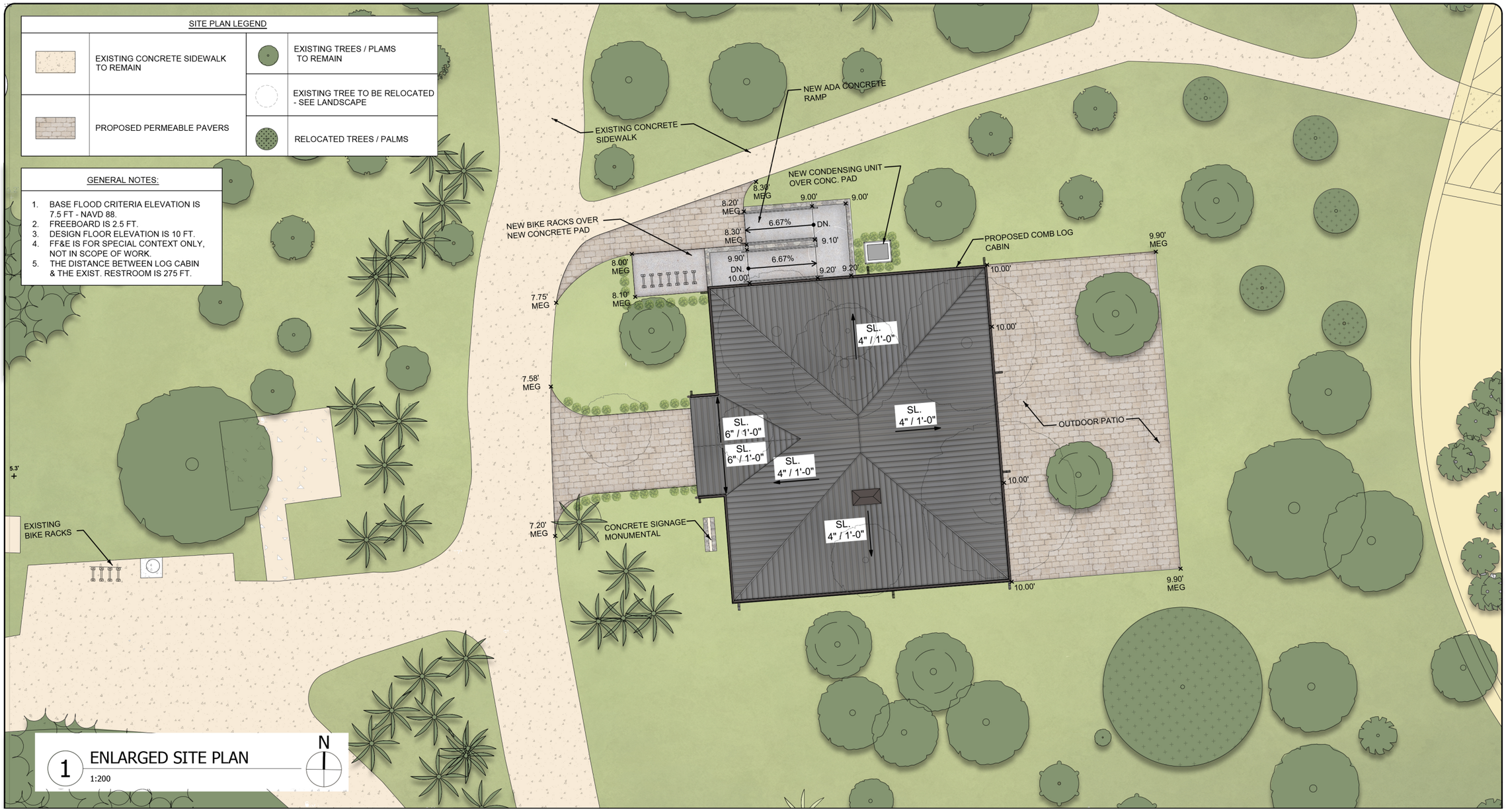
ENLARGED PROPOSED SITE PLAN



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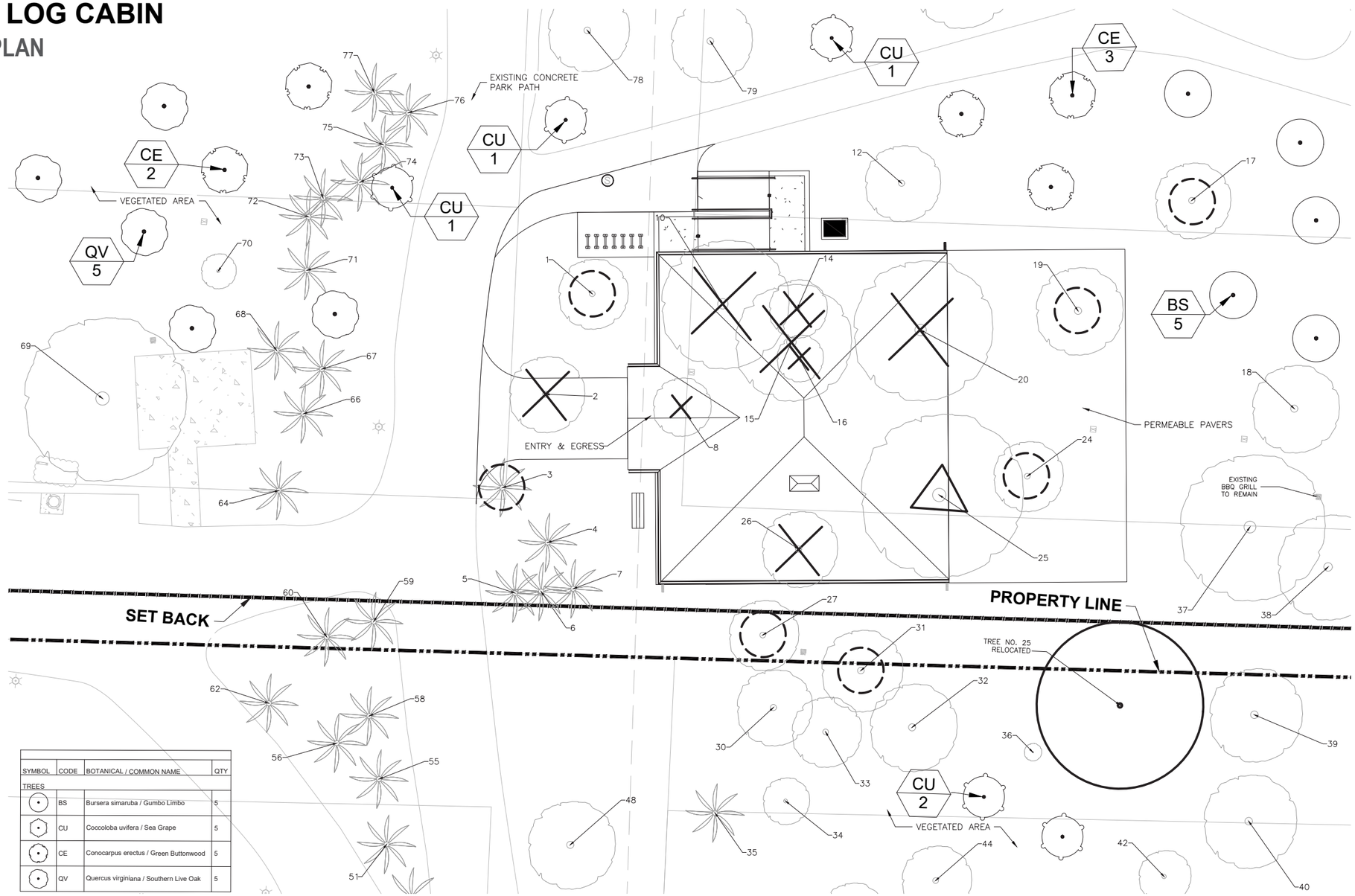
TREE DISPOSITION PLAN



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"

N

LEGEND:

TREES/PALMS TO REMAIN

TREES/PALMS TO BE REMOVED

TREES/PALMS TO BE RELOCATED

TREE PRESERVATION BARRICADE

RELOCATED TREE

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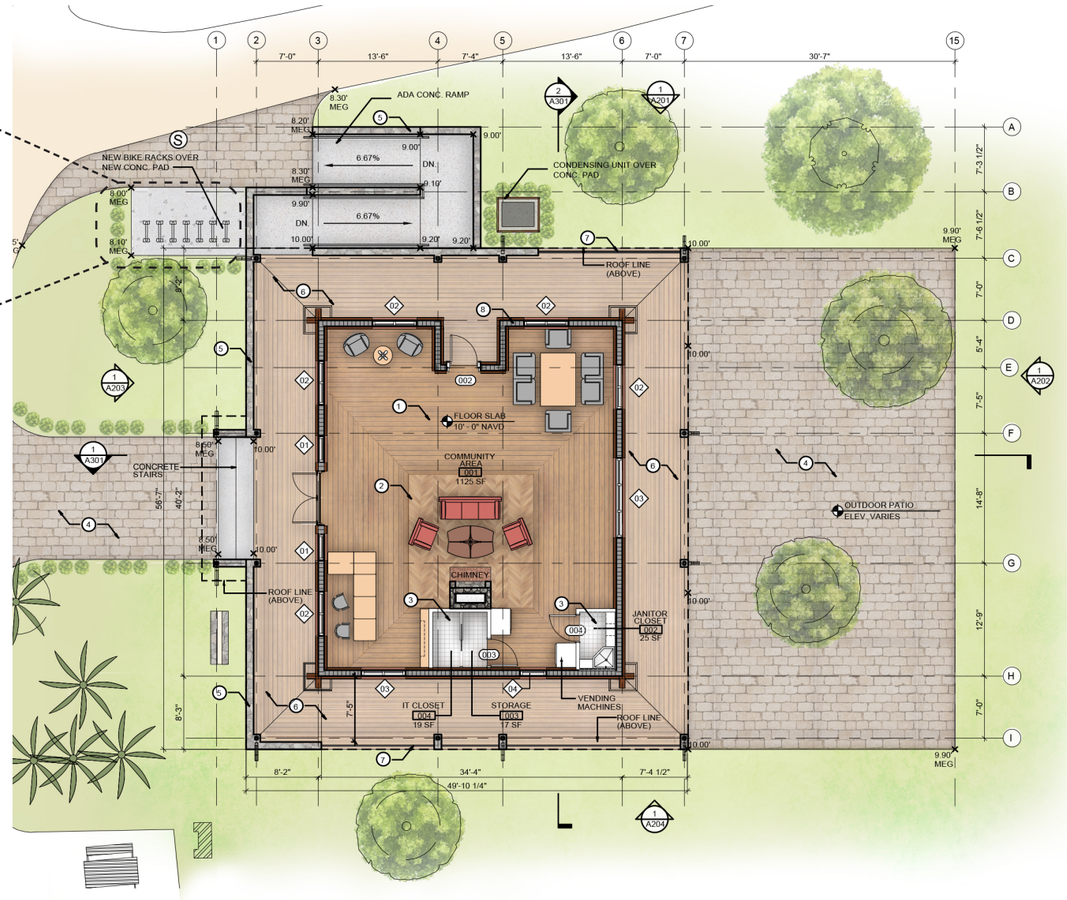
PROPOSED FLOOR PLAN

PROPOSED BIKE RACKS



1 FLOOR PLAN

1/16"=1'-0"

N

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.

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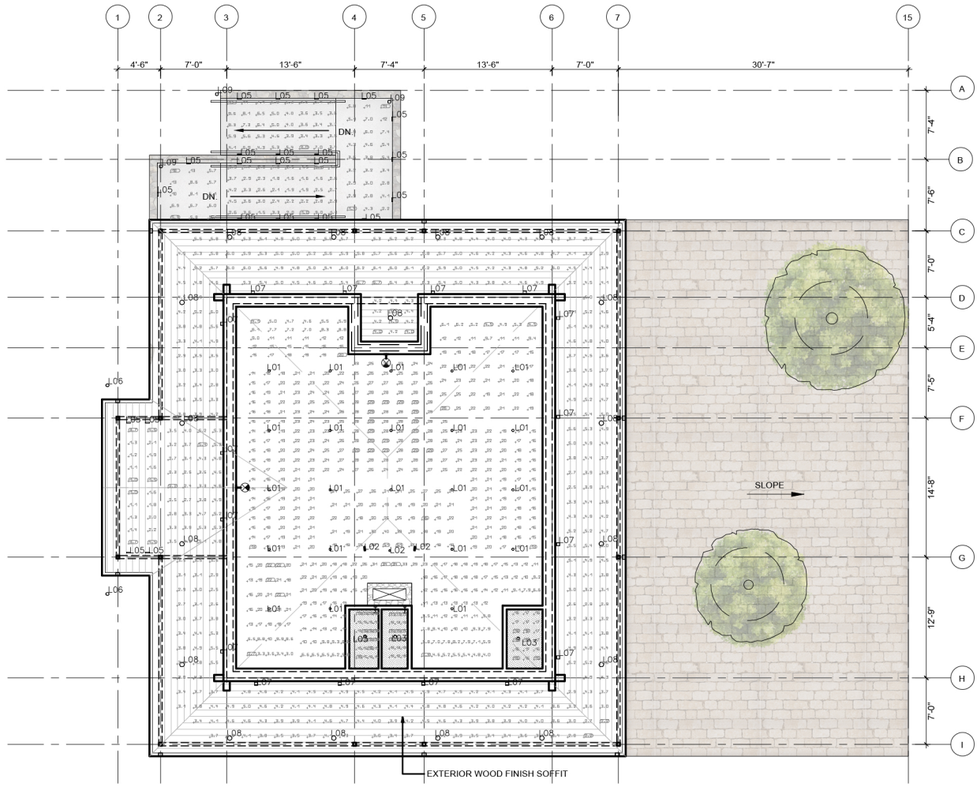
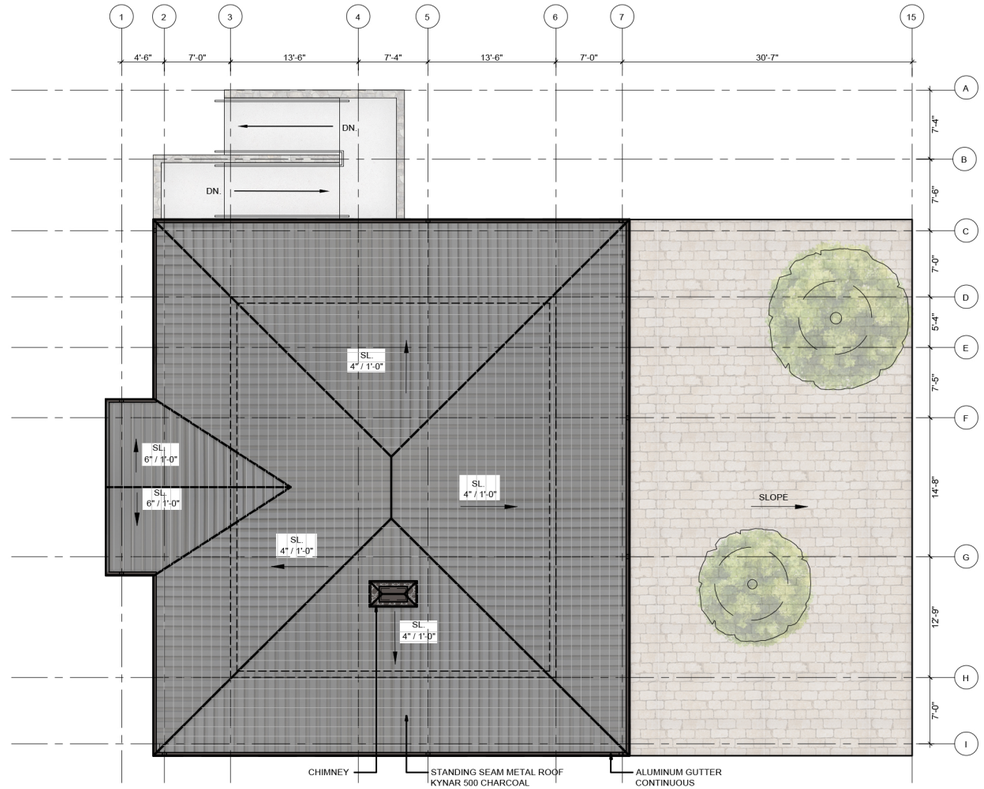
REFLECTED CEILING PLAN & ROOF PLAN



1 REFLECTED CEILING PLAN

1/16"=1'-0"

N



2 ROOF PLAN

1/16"=1'-0"

N

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:

1. SEE ELECTRICAL DRAWING FOR LIGHTING FIXTURE SCHEDULE AND DETAILS.
2. 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	1'4"
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**

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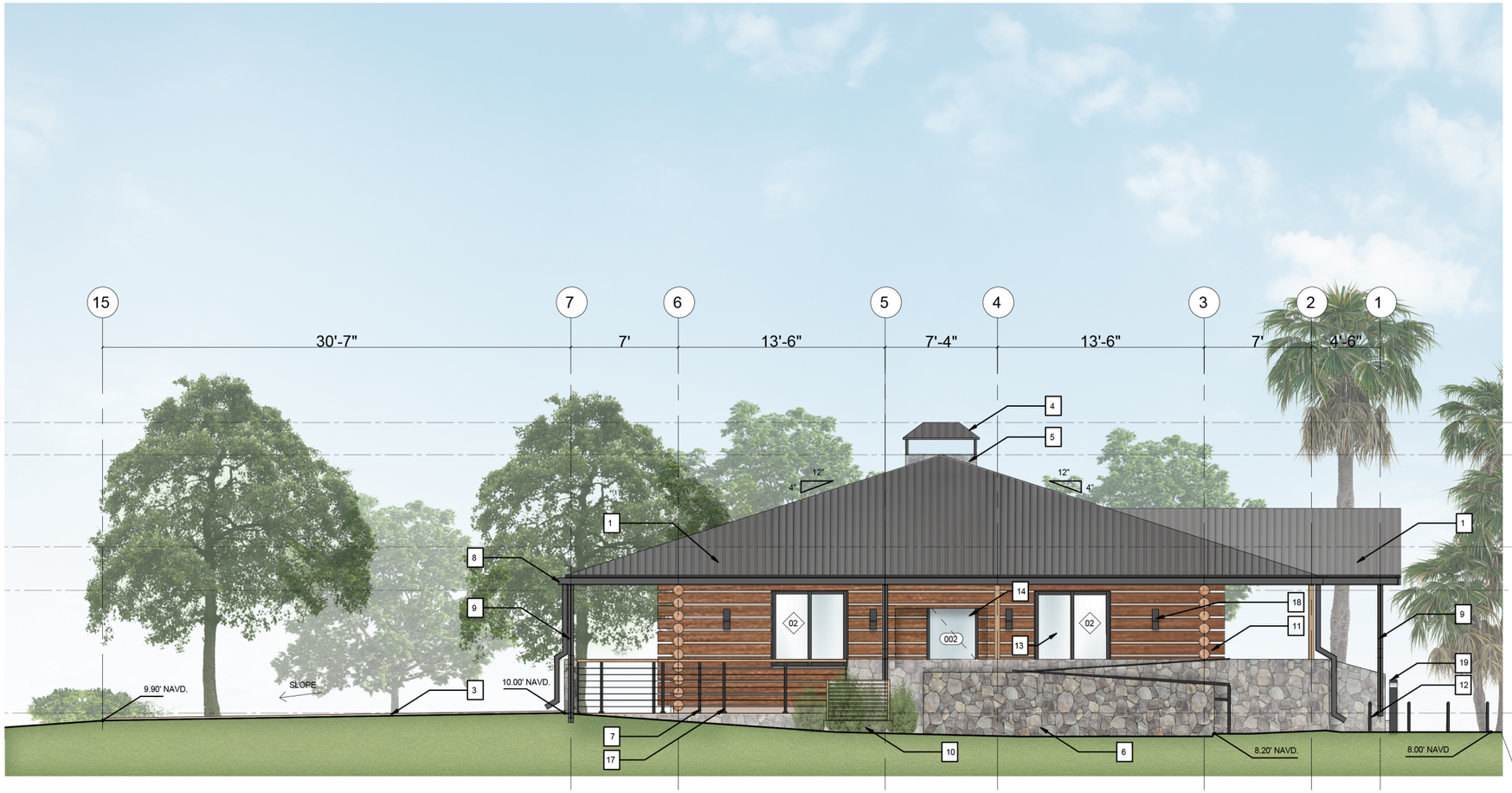
PROPOSED NORTH ELEVATION



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"

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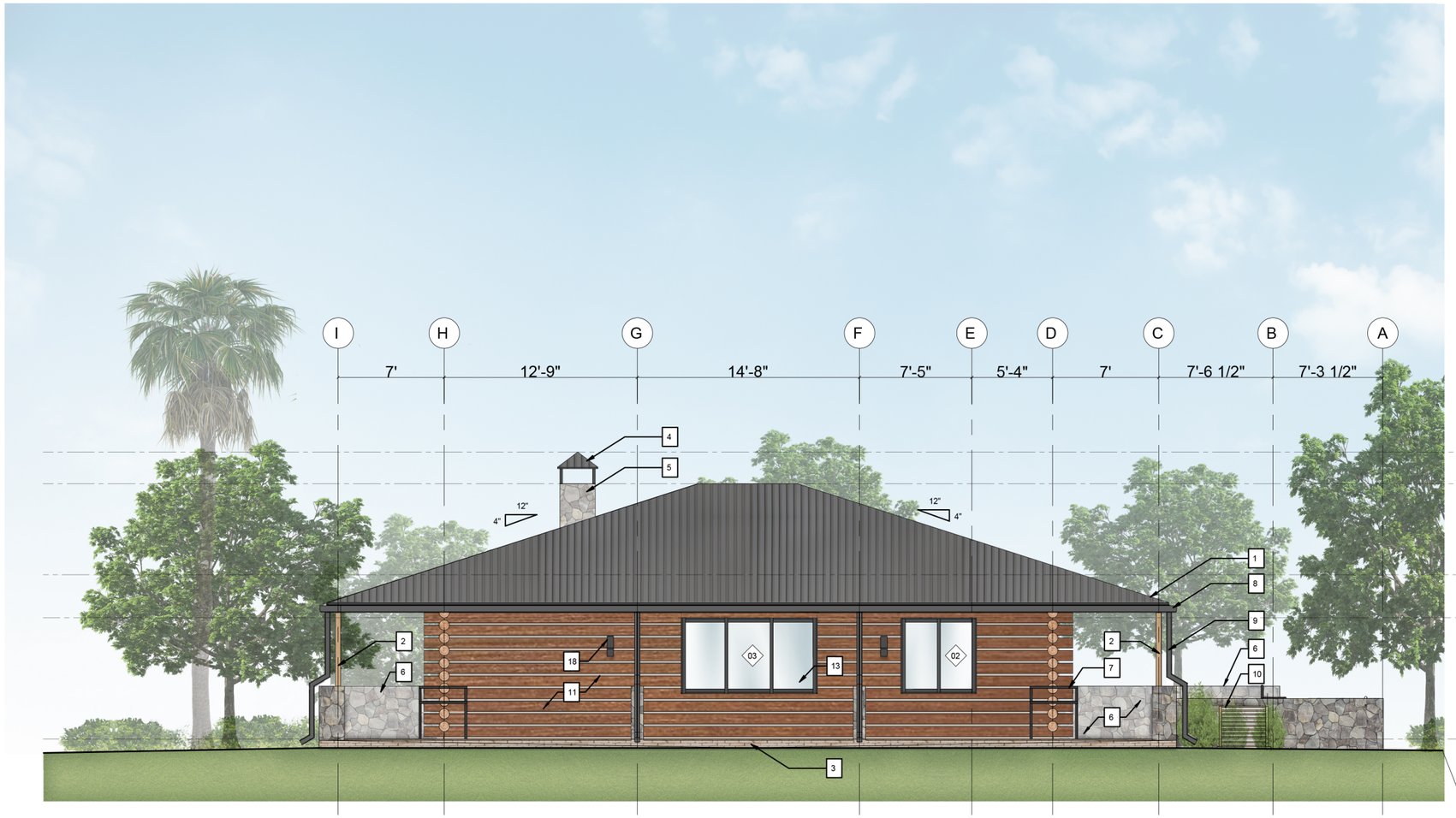
PROPOSED EAST ELEVATION



LEGEND	
NO.	DESCRIPTION
1	STANDING SEAM METAL ROOF KYNAR 500 CHARCOAL
2	STRUCT. STEEL. COLUMN WITH IPE WOOD CLADDING
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19	AMBER LED ROUND FLAT TOP BOLLARD

GENERAL NOTES:

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1 EAST ELEVATION
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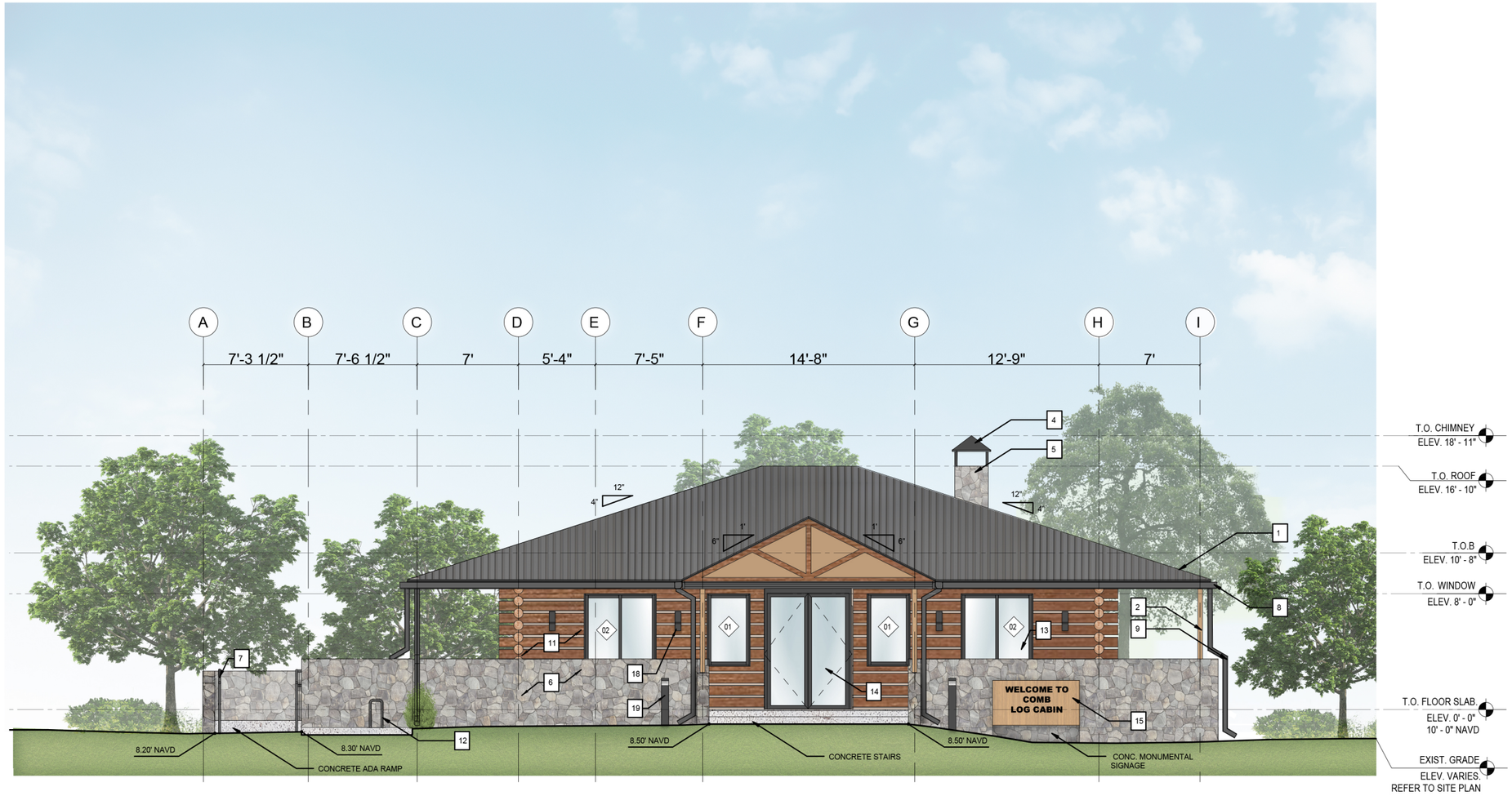
PROPOSED WEST ELEVATION



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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

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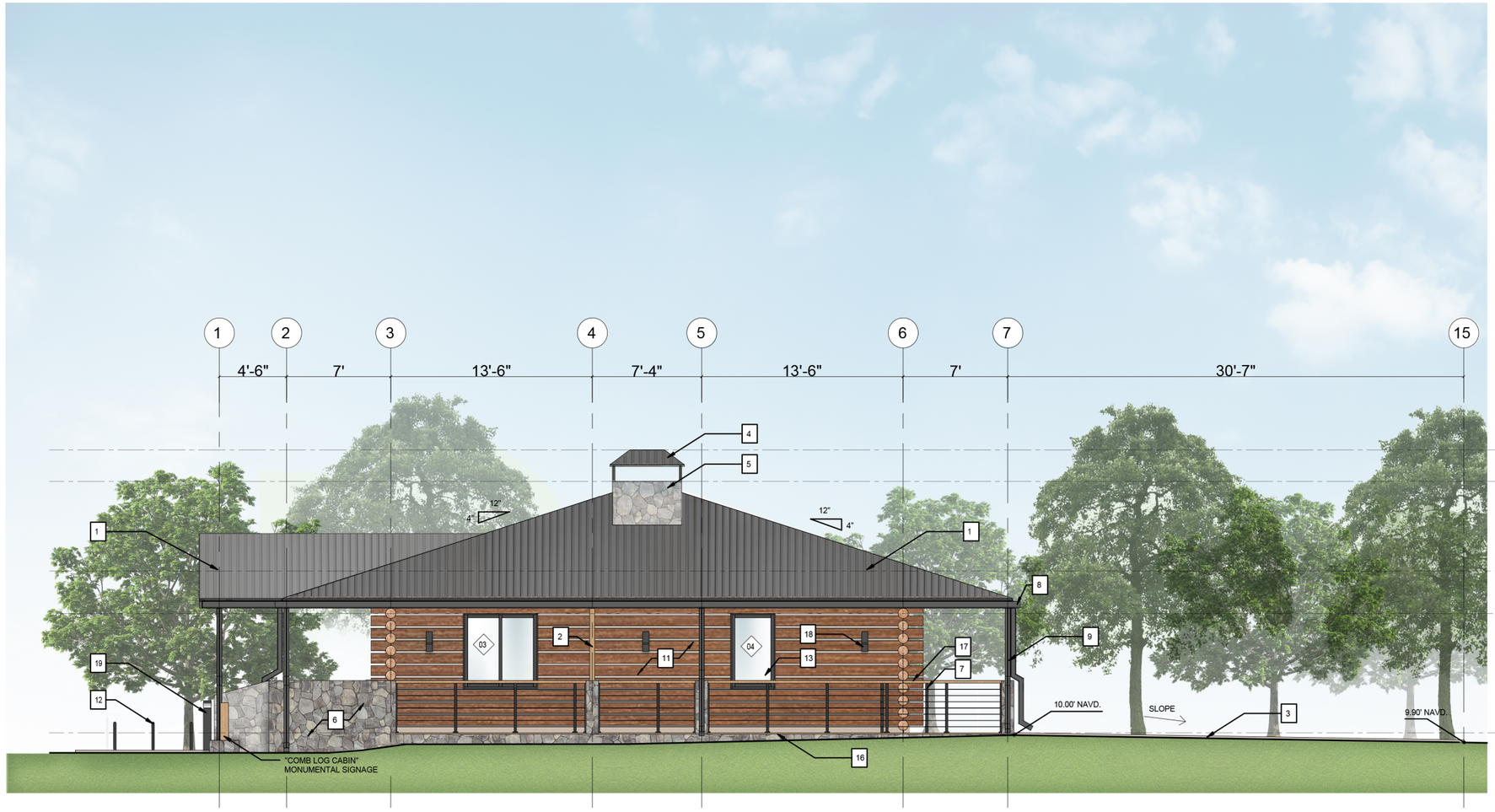
PROPOSED SOUTH ELEVATION



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GENERAL NOTES:

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

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

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NORTH BEACH LOG CABIN

MATERIALS BOARD

Wood/Composite Log Siding

Stone Veneer/Cladding

Permeable Paver

Glazing: .090" Interlayer Saflex PVB Clear & Solarban 70 Glass + Clear

Standing Seam Metal Roof Panel
- Kynar 500 Charcoal

Ipe Wood Decking and Cladding

Concrete

Aluminum ASTM 5083 - Kynar 500 Black

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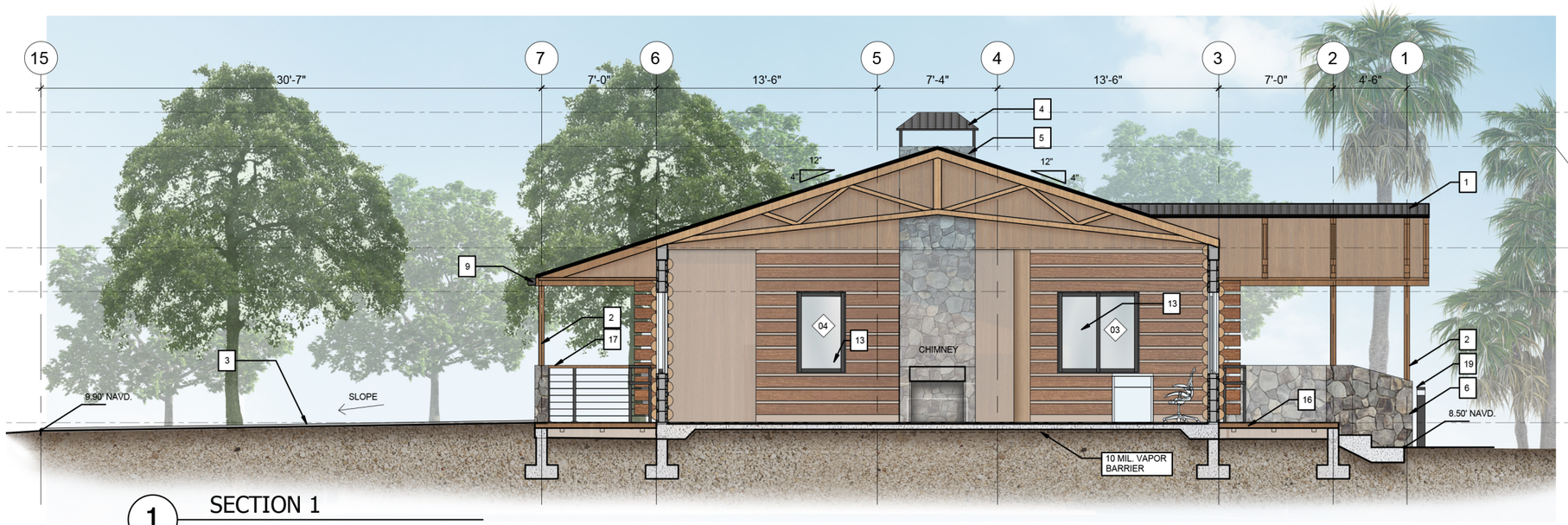
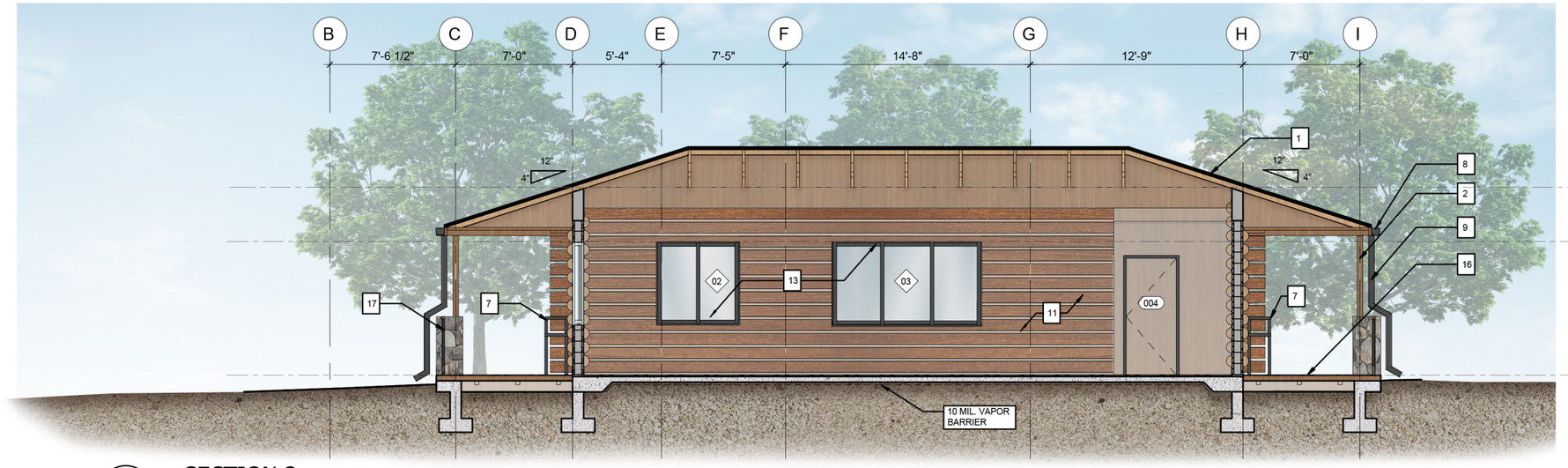
PROPOSED LOG CABIN SECTION



1 SECTION 1

1/8"=1'-0"



2 SECTION 2

1/8"=1'-0"

LEGEND	
NO.	DESCRIPTION
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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

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3D RENDERING: EXTERIOR VIEW (MORNING)

1 WESTERN ELEVATION RENDERING
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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

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3D RENDERING: EXTERIOR VIEW(NIGHT)

1 WESTERN ELEVATION RENDERING (NIGHT)
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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

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3D RENDERING: EXTERIOR VIEW

1 SOUTH EASTERN ELEVATION RENDERING
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3D RENDERING: PROPOSED MATERIALS

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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

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3D RENDERING: EXTERIOR VIEW

1 NORTH WESTERN ELEVATION RENDERING
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3D RENDERING: PROPOSED MATERIALS

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② WOOD OR COMPOSITE LOG SIDING

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④ IPE WOOD DECKING AND CLADDING

⑤ ALUMINUM ASTM 5083 - KYNAR 500 BLACK

⑥ STONE VENEER/ CLADDING

⑦ PERMEABLE PAVER

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3D RENDERING: EXTERIOR VIEW

1 SOUTH WESTERN ELEVATION RENDERING
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⑤ IPE WOOD DECKING AND CLADDING

⑥ STONE VENEER/ CLADDING

⑦ CONCRETE

⑧ PERMEABLE PAVER

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3D RENDERING: INTERIOR VIEW

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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

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3D RENDERING: INTERIOR VIEW

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3D RENDERING: PROPOSED MATERIALS

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PROJECT SCHEDULE AND NEXT-STEPS TO FOLLOW

01

PROJECT START
CONDITION ASSESSMENT
PHASE I
MARCH - APRIL 2025
(2 MONTHS)

- KICK-OFF MEETING
- CONDITION ASSESSMENT, SPACE STANDARDS & DUE DILIGENCE PACKAGE

02

- CMB/STAKEHOLDER REVIEW
- SCHEMATIC DESIGN PACKAGE (30%)

SCHEMATIC DESIGN PACKAGE
PHASE II
APRIL - JUNE 2025
(3 MONTHS)

03

DRB SUBMITTALS

JUNE - JULY 2025
(2 MONTHS)

- DRB FIRST SUBMITTAL PACKAGE **(06/22/2025)**
- DRB FINAL SUBMITTAL PACKAGE **(07/13/2025)**

04

COMMUNITY OUTREACH MEETING PRESENTATION
SEPTEMBER 4TH, 2025

05

DRB PACKAGE PRESENTATION
SEPTEMBER 11TH, 2025

06

- CMB/STAKEHOLDER REVIEW
- DESIGN DEVELOPMENT PACKAGE (60%)

DESIGN DEVELOPMENT
PHASE III
SEPTEMBER - NOVEMBER 2025
(3 MONTHS)

07

CONSTRUCTION DOCUMENTS
PHASE IV
NOVEMBER - DECEMBER 2025
(2 MONTHS)

- CONSTRUCTION DOCUMENTS (90%)
- CMB/STAKEHOLDER REVIEW

08

PERMITTING/BIDDING & AWARD
PHASE V
SPRING - SUMMER 2026

09

CONSTRUCTION START
PHASE VI

FALL 2026

10

PROJECT COMPLETION
(9 MONTHS)

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