

## Gymage Occupied Space

(1584" long) 132 Liner Feet

Maximum sign area =  $0.75 \times 132 = 99$  sqft

Maximum permitted Per Code = 100 sqft

**GYMAGE**  
LIFESTYLE RESORT

Total Sign Size  
**47" x 207"**  
(3' 11" x 17' 3")

Total Sign SqFt  
**67.56**



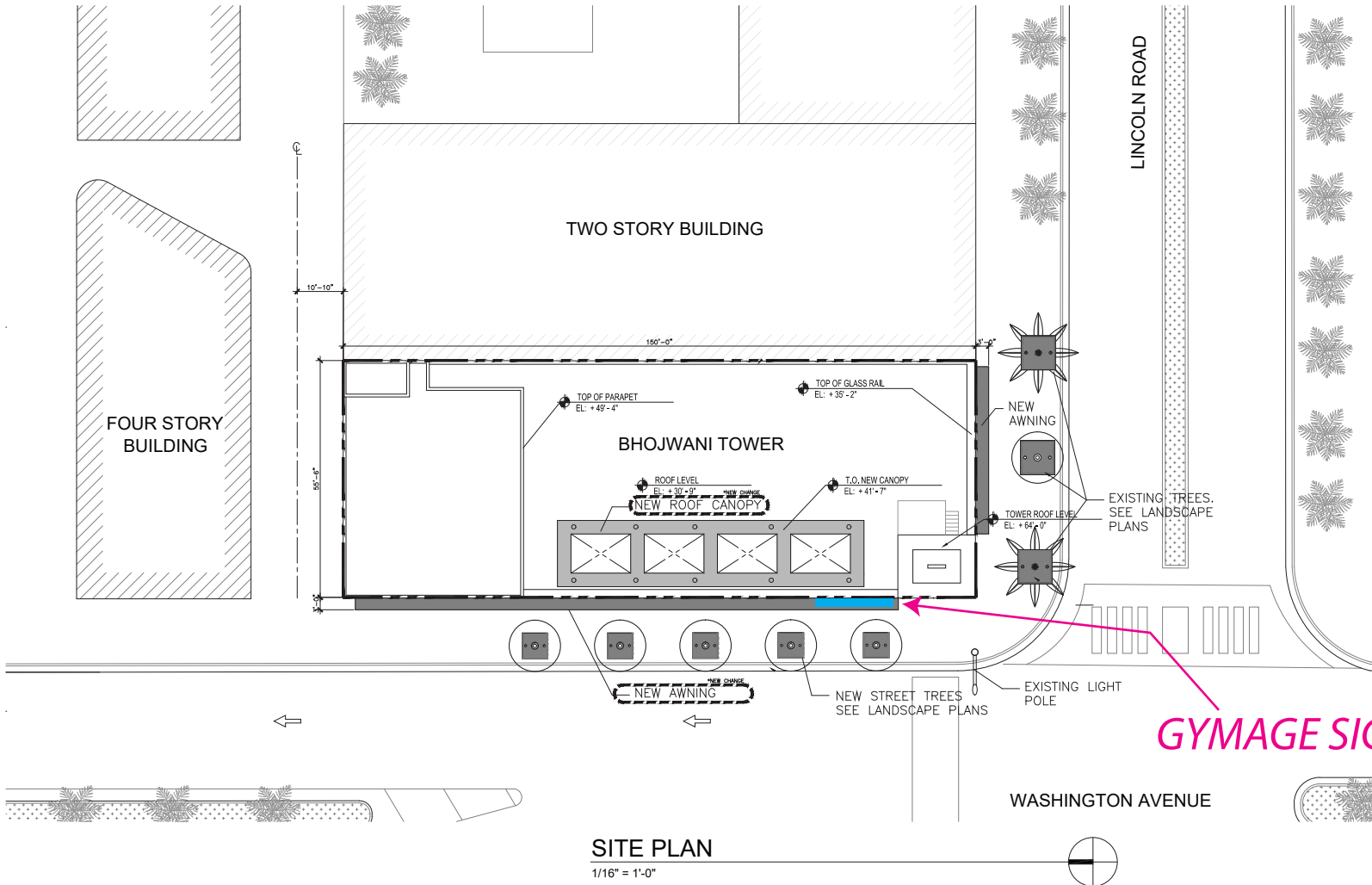
16200 NW 59th AVE  
Miami Lakes, FL 33014  
**(800) 972 2185**  
miamisignsandwraps.org

COMPANY:  
**GYMAGE MIAMI**

APPROVED BY:  
X \_\_\_\_\_

### SPECIFICATIONS:

SIGN TO BE INSTALLED AT:  
1651 Washington Ave.  
Miami Beach FL, 33139



PROJECT DATA		
LEGAL DESCRIPTION : LOT 6, AND THE WEST 5.5' OF LOT 5, BLOCK 31, ALTON BEACH 1ST SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
ADDRESS :	1651 WASHINGTON AVENUE, MIAMI BEACH, FL 33139	
ZONING DISTRICT :	CD3	
NET LOT AREA :	8,325 SQ. FT.	
OCCUPANCY GROUP :	MIXED (M-MERCANTILE, B-BUSINESS)	
CONSTRUCTION TYPE:	MERCANTILE - TYPE IIIB	
	BUSSINESS - TYPE IIIB	
FLOOD ZONE	AE-8'	
BASE F.A.R.	2.25	
FLOOR AREA RATIO	ALLOWED	PROVIDED
	2.25 X 8,325 = 18,731 SQ. FT.	21,615 SQFT (EXISTING) NO NEW AREA ADDED
SET BACKS	REQUIRED	PROVIDED
FRONT (WEST):	0'	0'
SECOND FRONT (SOUTH):	0'	0'
SIDE INTERIOR (EAST):	0'	0'
SIDE ALLEY (NORTH):	0'	0'



LOCATION MAP  
NTS

For Reference Only from HPB File No. 7422  
Approved 12/8/2015



The Sign Marketplace  
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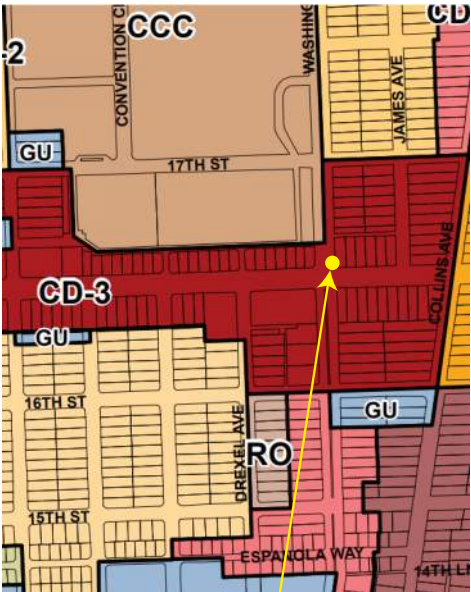
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Zoning and Property Information

THIS ARTWORK WAS CREATED BY MIAMI SIGNS AND WRAPS AND NOT TO BE DUPLICATED WITHOUT WRITTEN APPROVAL  
BY APPROVING THIS LAYOUT YOU ARE INDICATING YOU HAVE PROOF READ AND APPROVED THE ARTWORK.



1651 Washington Ave.  
Miami Beach FL,33139  
Zone: CD-3

PROPERTY INFORMATION ⓘ

Folio: 02-3234-019-0680	
Sub-Division: ALTON BEACH 1ST SUB	
Property Address 1651 WASHINGTON AVE	
Owner MANHATTAN HOUSE INC	
Mailing Address 1655 WASHINGTON AVE MIAMI BEACH, FL 33139-3106	
PA Primary Zone 6600 COMMERCIAL - LIBERAL	
Primary Land Use 1211 MIXED USE-STORE/RESIDENTIAL : RETAIL OUTLET	
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	
Living Area	
Adjusted Area	25,526 Sq.Ft
Lot Size	8,325 Sq.Ft
Year Built	Multiple (See Building Info.)

Municode Location:  
[https://library.municode.com/fl/miami\\_beach/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_CH138SI\\_ARTIIDESTWIAWWAPRDEMOSI](https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPBLADERE_CH138SI_ARTIIDESTWIAWWAPRDEMOSI)

Wall Sign Design Standards per District		
	Zoning Districts	
	<b>CD (1-3)</b> C-PS (1-4) I-1 MXE TC (C, 1-2) RM-3 HD MR	RM (1-2) R-PS (1-4) RO TC-3 RM-PS1 TH WD (1-2)
Maximum area calculation	0.75 square feet for every foot of linear frontage, with a minimum of 15 square feet permissible, regardless of linear frontage	0.33 square feet for every foot of linear frontage, with a minimum of 20 feet permissible, regardless of linear frontage
Maximum area (Signs shall not exceed this area, regardless of the maximum area calculation)	• Max.: 100 square feet	• Max.: 30 square feet
Height restrictions	Shall not be located above ground floor. Notwithstanding the foregoing, on buildings with two or more floors, signage may be located above the first floor, provided that the signs above the ground floor shall not exceed the size limitations on the ground floor, subject to the review and approval of the design review board or historic preservation board, as applicable.	
Maximum quantity per frontage	Multiple signs for the same establishment may be permitted through the design review process if the aggregate sign area does not exceed the largest maximum permitted area	One wall, projecting or detached.
Accessory use	• Maximum 75% of main use sign, or 20 square feet, whichever is less • For uses located in hotel and apt. buildings, must have direct access to street/sidewalk; follows same regulations as main permitted use.	
Special conditions	Corner buildings may provide one combined sign instead of the two permitted signs. This sign shall be located on the corner of the building visible from both streets and shall have a maximum size of 40 square feet.	
Building identification	Hotels, apartments-hotels, and commercial buildings two stories or higher may be permitted one building identification sign for each façade facing a public right-of-way or waterway, with an area not to exceed one percent of the façade area on which it is placed. The placement and design of the sign shall be subject to approval through the design review process.	



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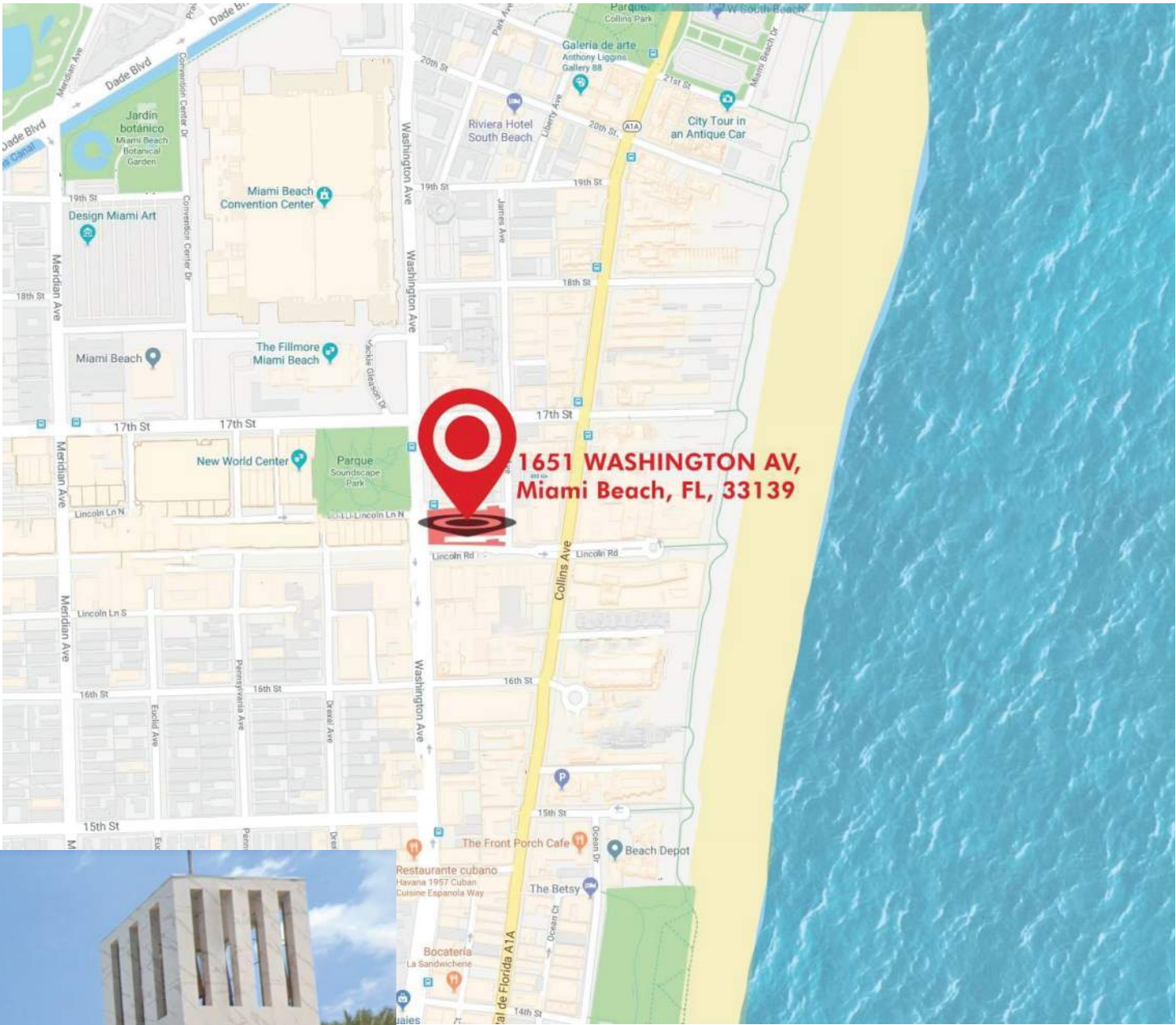
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MIAMI LIFESTYLE RESORT



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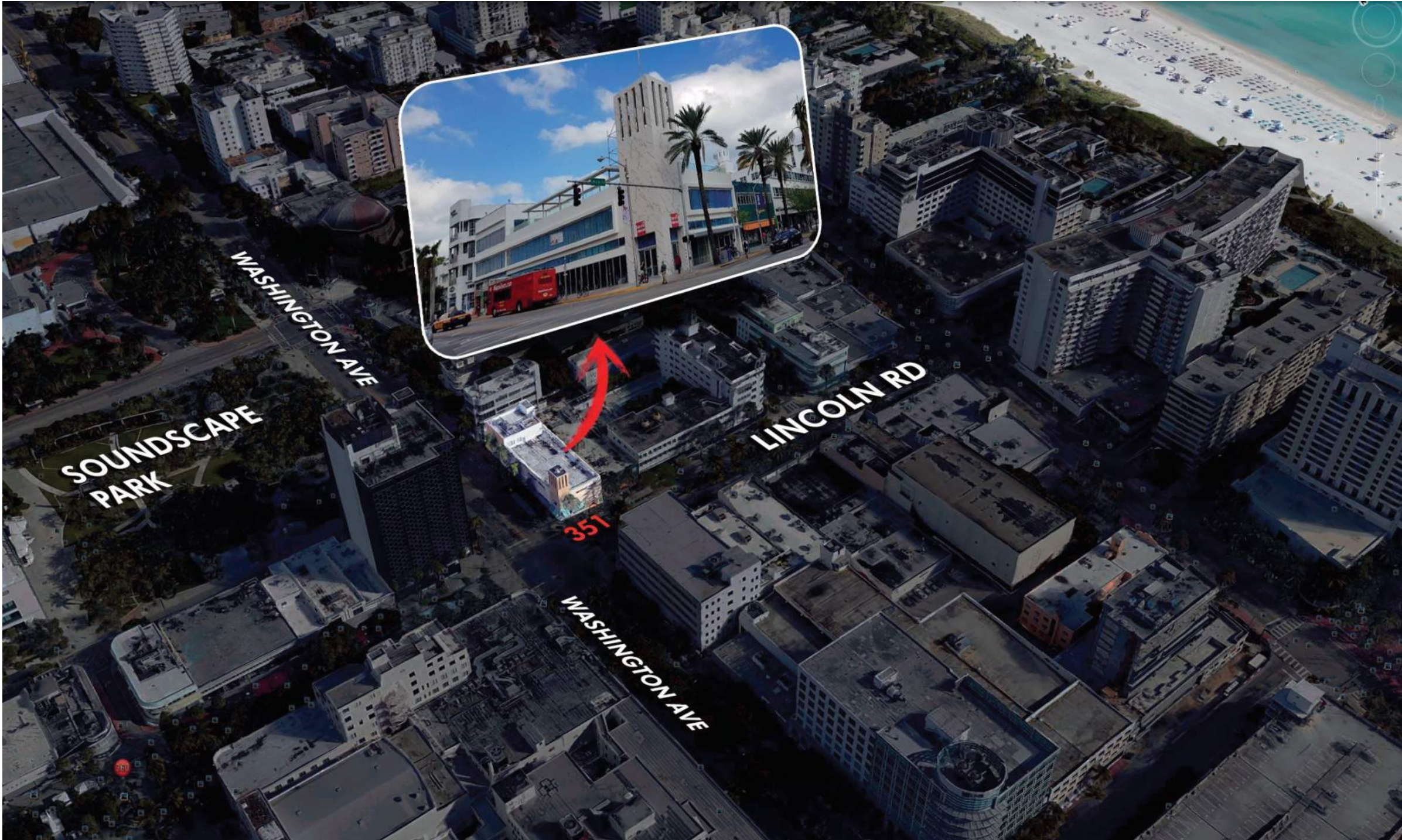
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# GYMAGE

MIAMI LIFESTYLE RESORT



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207"  
(17' 3")

47"  
(3' 11")

**GYMAGE**  
**MIAMI LIFESTYLE RESORT**

NO GYMAGE SIGN

NO GYMAGE SIGN



LANDLORD SIGN 44 SF

THERE IS  
NO ADJOINING BUILDING

LANDLORD SIGN 18 SF



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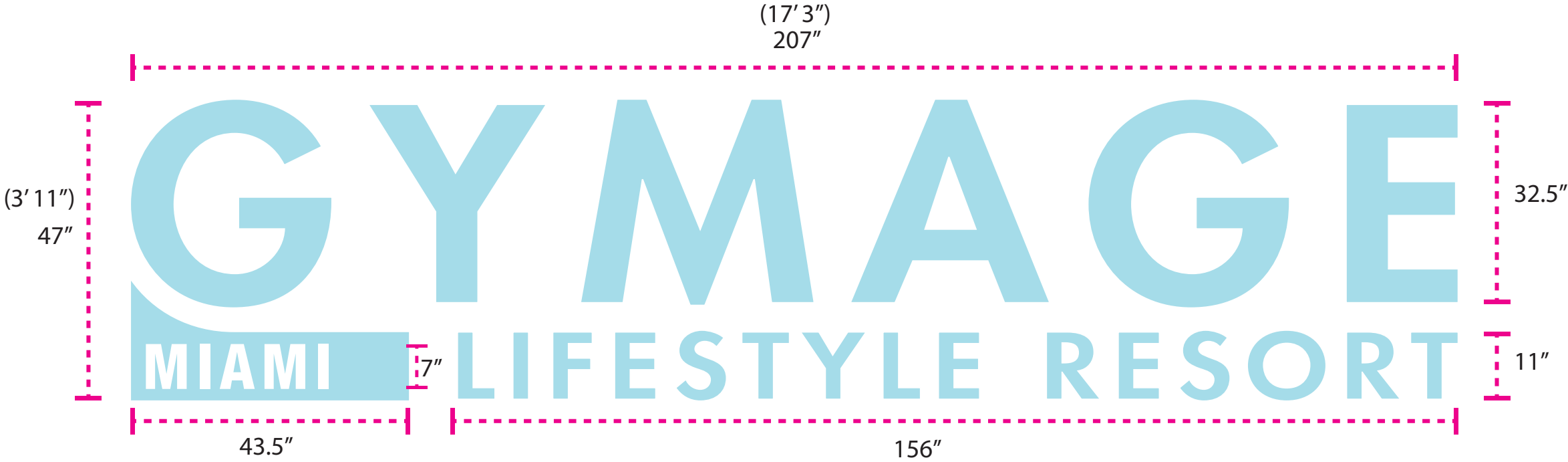
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Scale 1/20

Channel Letters

Total Size  
47" x 207"  
(3' 11" x 17' 3")

Total SqFt  
67.56

Ice blue front-lit face w/ white return and White Light backlit to wall



-  Pantone 635 C
-  Back Light - Whgite
-  Return - White



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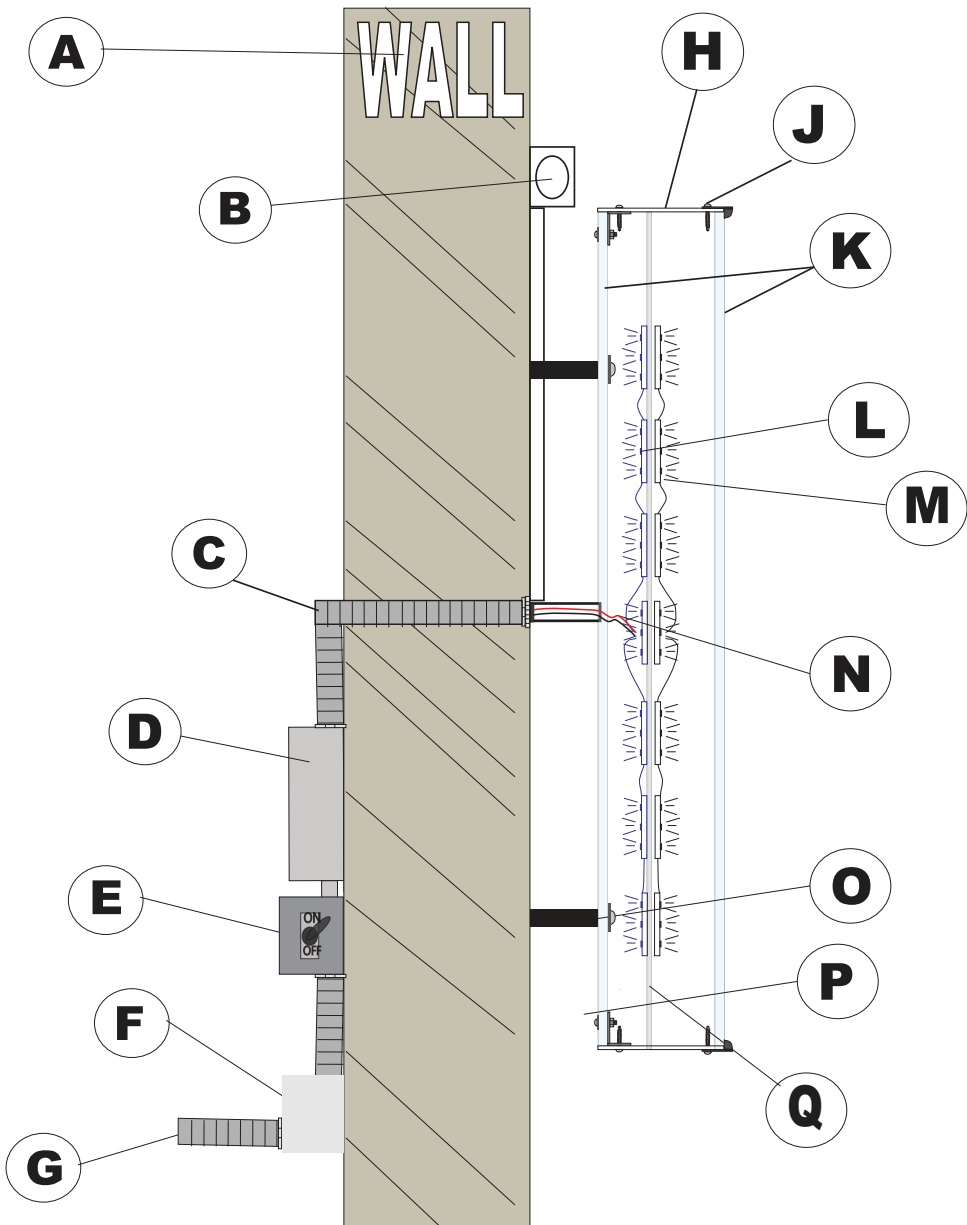
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Miami Beach FL,33139



Digitally signed by  
Alejandro Vargas P.E.  
Date: 2020.05.11  
12:20:08 -04'00'

Alejandro Vargas P.E. License # 63894  
1025 Cedar Falls Dr Weston FL 33327



SIGN CROSS SECTION	
A	EXISTING STUCCO PLYWOOD WALL
B	PHOTOCELL
C	120V PRIMARY ELECTRIC
D	TRANSFORMER HOUSING ELECTRONIC UL POWER SUPPLY 60 WATTS, 12V
E	20 AMPS DISCONNECTED SWITCH (LOCKABLE)
F	JUNCTION BOX
G	PRIMARY ELECTRICAL SOURCE 1/2" EMT tube from panel with dedicated circuit (NEC 600-2) PRIMARY BY OTHERS
H	.80 WHITE ALUMINUM CHANNEL LETTER RETURN 5"
J	#8 X 3/4 FLAT HEAD SELF DRILLING SCREW PAINTED SAME COLOR
K	3/16 LEXAN ON FRONT AND BACK OF LETTERS
L	LED RIP STRIP 18/2C STR - White for back light (sun resistant conduit not required)
M	WHITE L.E.D AS NEEDED attached to letters with double tape and silicon bond for Back lit letters
N	SUPPLY WIRE FOR LED UL WITH GROUND
O	1" Letter Standoffs with Tapcons (Minimum 4 Tapcons per letter) 1/4"x3" SS
Q	.080 Aluminum Cwnter Plate for LED Mounting

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47" H x 207" W x 5" D

ALL INSTALLATIONS COMPLY WITH F.B.C. CHAPTER 31.08  
THIS SIGN COMPLIES WITH EXPOSURE "C" ASCE 7-10  
2017 FBC. BUILD TO WITH STAND 175 MPH  
ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L LABEL  
IN ACCORDANCE WITH "NEC 600.3 AND MANUFACTURERS LABEL  
LOCATED NEXT TO DISCONNECT SWITCH.  
(NEC.-2014 Article 600.6(A)(2): Electric Signs and Outline Lighting:  
The disconnecting means shall be lockable in accordance with 110.25,  
or breaker lock in panel.

This Design complies with 2017 FBC and  
ASCE 7-10. Wind Speed 175 MPH, Exposure  
C, Risk Category =II



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