



1655 WASHINGTON
 1655 WASHINGTON AVENUE
 MIAMI BEACH FL 33139



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DWG. TITLE	COVER
SCALE	N.T.S.
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SHEET NUMBER	2025-XX
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A-000

ABBREVIATIONS

MATERIAL LEGEND

PROJECT TEAM

DRAWING INDEX

A	ACOUS. A.C. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	C	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM	F	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER	I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING	J	JAN. JST. JT.	JANITOR JOIST JOINT
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR	K	KIT.	KITCHEN
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET	L	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
G	GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
J	JAN. JST. JT.	JANITOR JOIST JOINT	P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE
K	KIT.	KITCHEN	Q	Q.T.	QUARRY TILE

R	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER	S	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.S.T. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB	U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER	W	W. WT. W/ W.C. WD. WO WP. WSCOT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

OWNER:
GYMAGE RESTAURANT INC
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A-003	AERIAL VIEWS
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R-006	RENDERING
R-007	RENDERING
R-008	RENDERING

SYMBOL LEGEND

APPLICABLE CODES

	DOOR SYMBOL	DOOR number	wall construction		wall type
	room name / finish schedule	bathroom	room number	room name	exterior & interior elevation symbol
	bldg. / partial & detail section symbol	detail number	sheet number	construction detail symbol/ detailed area	detail number
	notes	legend letter/ number		COLUMN REFERENCE	NUMBER OR LETTER
	notes	legend letter/ number		ELEVATION	EL. 0'-0"
	notes	legend letter/ number		DRAWING REVISION	REVISION NUMBER

GOVERNING ZONING CODE:	CITY OF MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2023
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2023
STRUCTURAL:	FLORIDA BUILDING CODE 2023
PLUMBING:	FLORIDA BUILDING CODE 2023 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2023 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2023 8TH EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2023 - ACCESSIBILITY
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 8TH EDITION

PROJECT INFORMATION

SCOPE OF WORK

PROJECTION OF DIGITAL ART ON WALLS AS ENTERTAINMENT

LEGAL DESCRIPTION

LOT 6 AND THE WESTERLY 5.5 FEET OF LOT 5, BLOCK 31 "FISHER'S FIRST SUBDIVISION OF ALTON BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

ZONING SUMMARY

PROJECT ADDRESS: 1655 WASHINGTON MIAMI BEACH, FL 33139
 ZONING DISTRICT: CD-3
 ZONING: TO REMAIN - EXISTING
 PRESENT / PROPOSED OCCUPANCY: URINAL TO REMAIN - EXISTING
 SETBACKS: TO REMAIN - EXISTING

ALTERATION CLASSIFICATION

N/A

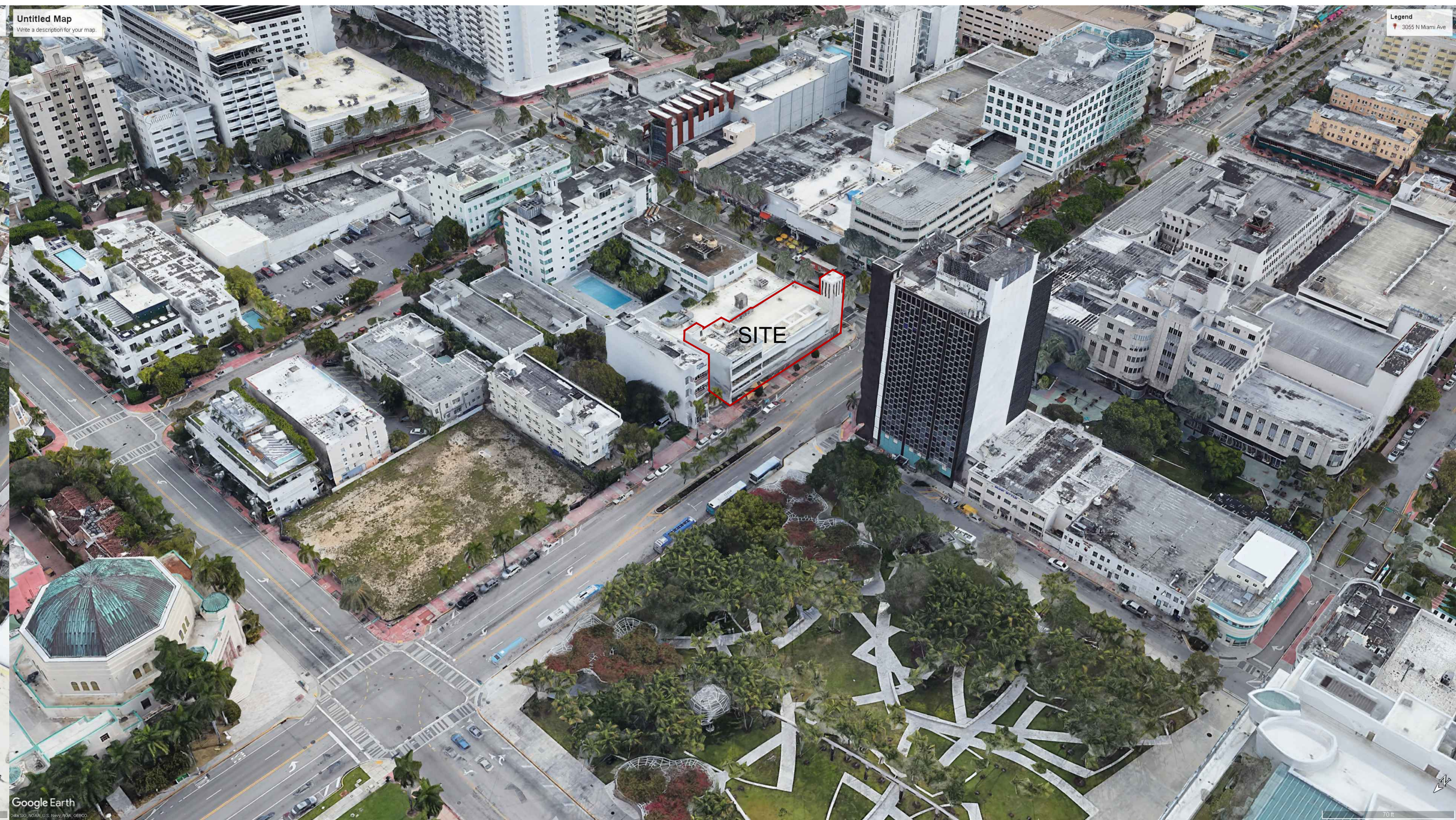
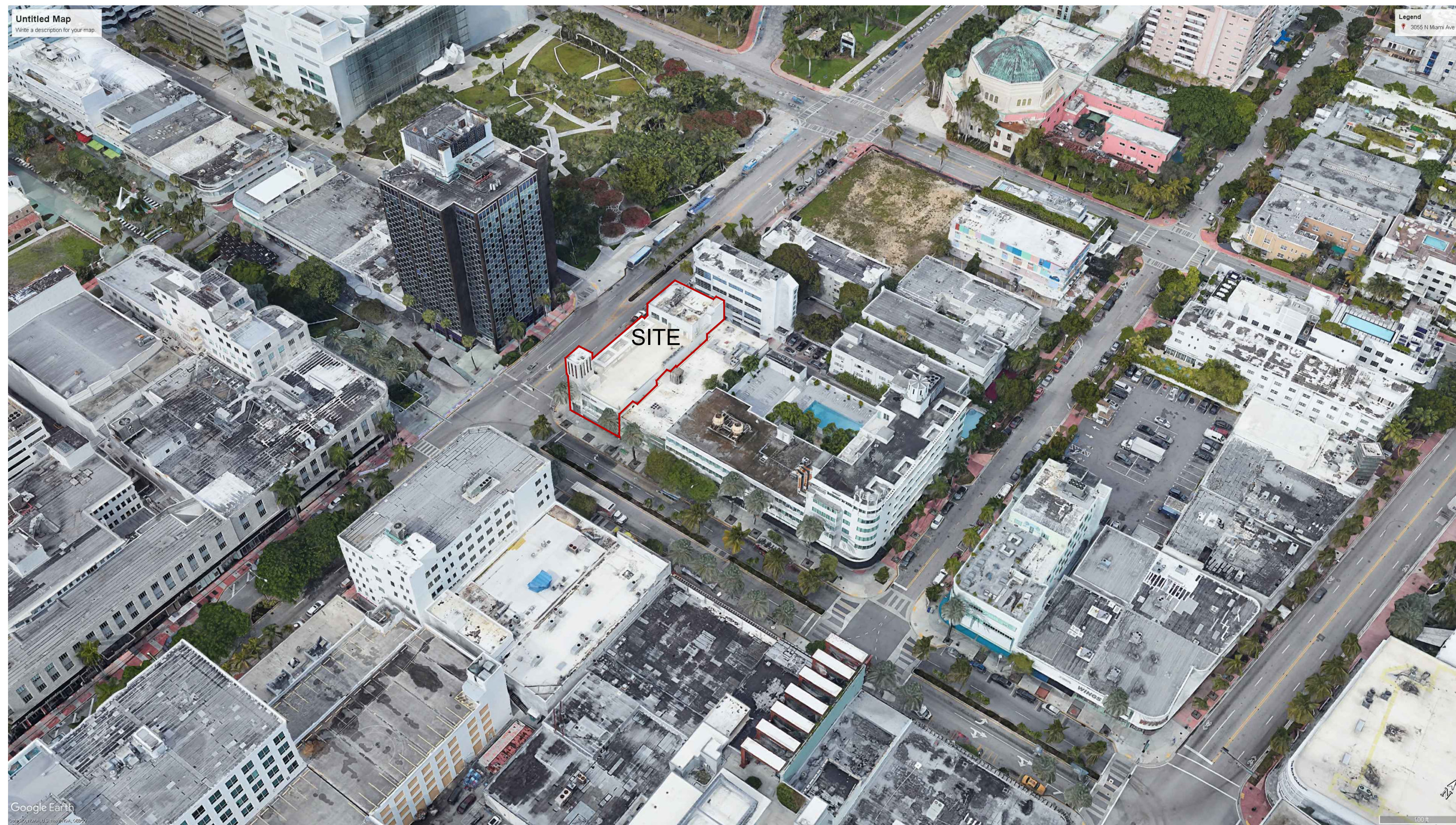
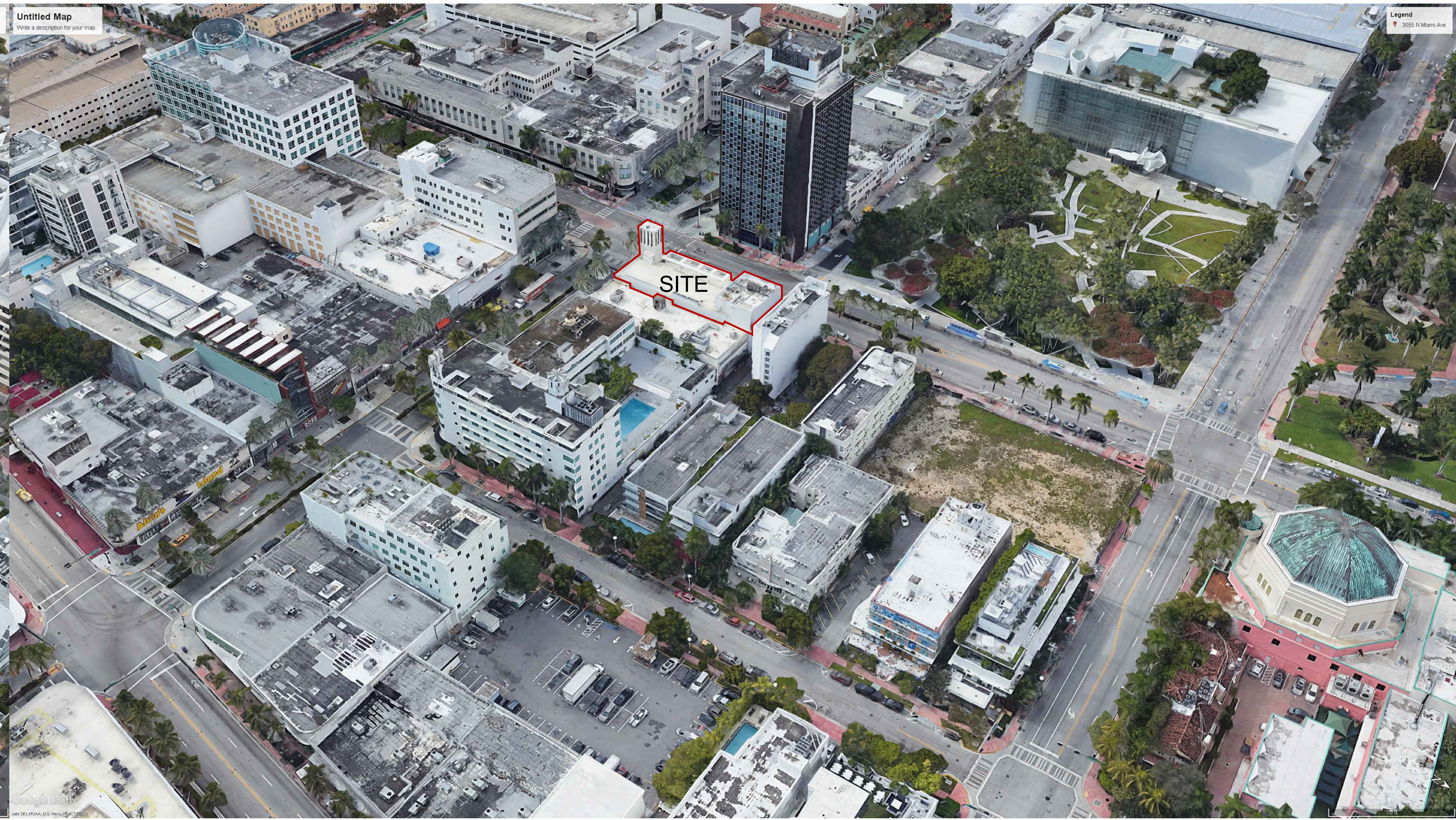
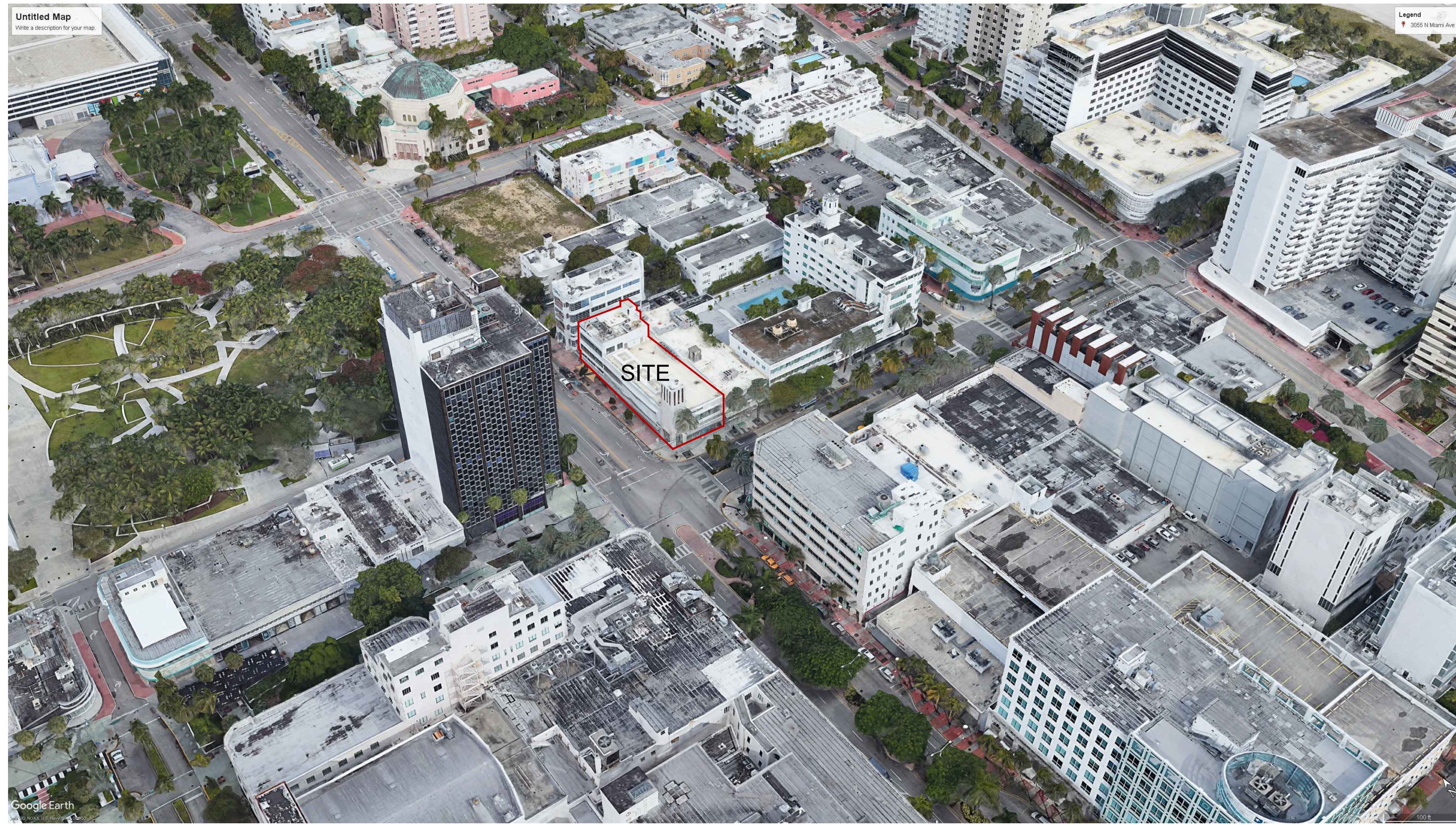


LOCATION MAP
SCALE: N.T.S.

1655 WASHINGTON
1655 WASHINGTON AVENUE
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DWG. TITLE	AERIAL VIEWS
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ZONING MAP



HISTORIC DISTRICT MAP



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DWG. TITLE	ZONING AND HISTORIC MAPS
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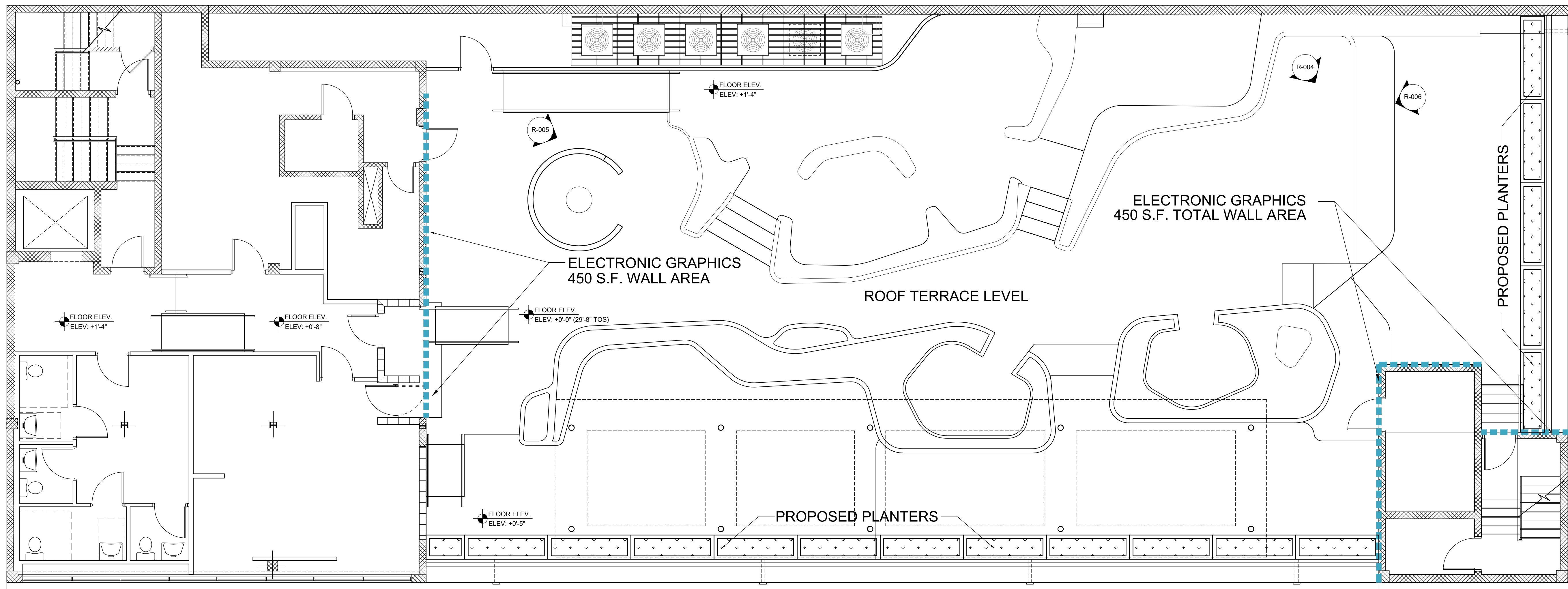
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DATE	REVISION
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A-003

R-001



PROPOSED PLANTERS

ELECTRONIC GRAPHICS
450 S.F. TOTAL WALL AREA

ELECTRONIC GRAPHICS
450 S.F. WALL AREA

ROOF TERRACE LEVEL

PROPOSED PLANTERS

FLOOR ELEV.
ELEV. +1'-4"

FLOOR ELEV.
ELEV. +0'-8"

FLOOR ELEV.
ELEV. +0'-0" (28'-8" TOS)

FLOOR ELEV.
ELEV. +0'-5"

SIDEWALK

LINCOLN ROAD

SIDEWALK

WASHINGTON AVENUE

PROPOSED ROOF LEVEL
SCALE 3/16" = 1'-0"

R-002

R-001

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DWG. TITLE	PROPOSED ROOF LEVEL
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A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | 3 0 5 . 2 5 9 . 1 2 5 0 | b g a r c h i t e c t s . p a . c o m

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DWG. TITLE	RENDERING
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VIEW FROM (HEIGHT 86.8')
407 LINCOLN RD LOOKING EAST

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DWG. TITLE	RENDERING
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R-007



VIEW FROM (HEIGHT 56.7')
350 LINCOLN RD LOOKING NORTH

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