



ROOFTOP CINEMA CLUB

1212 Lincoln Road, Miami Beach, Florida 33139

PLANNING BOARD

FINAL SUBMISSION

OCTOBER 19, 2020



Scope of Work

- NEW ROOFTOP CINEMA USE AT EXISTING PARKING DECK

2012

PROJECT NUMBER

PROJECT:



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

COVER SHEET

JENNIFER McCONNERY FLORIDA LIC# AR93044

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SCALE:

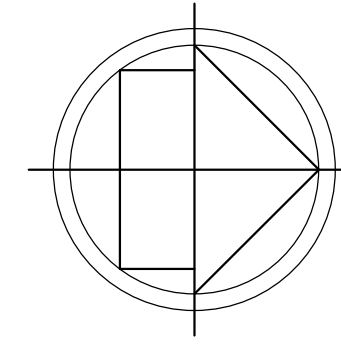
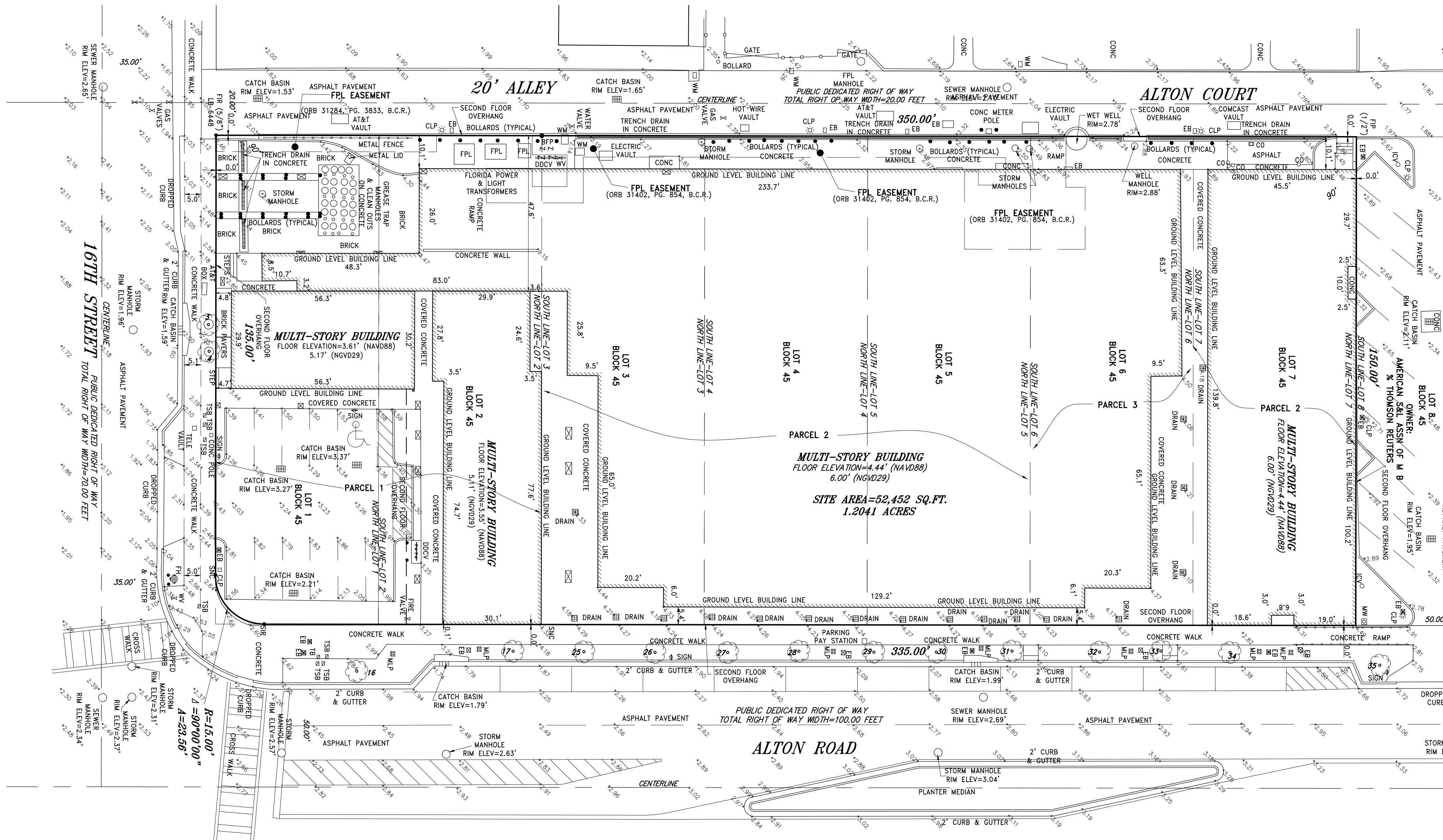
CHECK: JMcG

DATE: 10/19/2020

SHEET NUMBER

A0.00

ALTA/NSPS LAND TITLE SURVEY



1600 ALTON ROAD
MIAMI BEACH, FL 33139
1614 ALTON ROAD
MIAMI BEACH, FL 33139
1616 ALTON ROAD
MIAMI BEACH, FL 33139
1620 ALTON ROAD
MIAMI BEACH, FL 33139
1624 ALTON ROAD
MIAMI BEACH, FL 33139

LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
M/D.C.R. MIAMI/DADE COUNTY RECORDS
CBS CONCRETE BLOCK STRUCTURE
A/C AIR CONDITIONER
WM WATER METER
WV WATER VALVE
CO CLEAN OUT
TSB TRAFFIC SIGNAL BOX
SQ.FT SQUARE FEET
TSP TRAFFIC SIGNAL POLE
PM PARKING METER
MLP METAL LIGHT POLE
EB ELECTRIC BOX
5.40 ELEVATIONS
ALTA AMERICAN LAND TITLE ASSOCIATION
NPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
TC TRASH CAN
FDC FIRE DEPARTMENT CONNECTION
MW MONITORING WELL
CP CONCRETE POLE
FPL FLORIDA POWER & LIGHT
CPP CONCRETE POWER POLE
CLP CONCRETE LIGHT POLE
BR BIKE RACK
ICV IRRIGATION CONTROL VALVE
R RADIUS
A ARC DISTANCE
△ CENTRAL ANGLE
♿ HANDICAP PARKING SPACE

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FEET		
1	REMOVED							
2	REMOVED							
3	PALM		6	1	25	12		
4	PALM		6	1	16	10		
5	REMOVED							
6	REMOVED							
7	REMOVED							
8	REMOVED							
9	REMOVED							
10	REMOVED							
11	REMOVED							
12	REMOVED							
13	REMOVED							
14	REMOVED							
15	REMOVED							
16	PALM		6	1	24	12		
17	OAK		6	1	17	13		
18	REMOVED							
19	REMOVED							
20	REMOVED							
21	REMOVED							
22	REMOVED							
23	REMOVED							
24	REMOVED							
25	OAK		6	1				
26	OAK		6	1				
27	OAK		6	1				
28	OAK		5	1	18	7		
29	OAK		5	1	18	7		
30	OAK		5	1	18	7		
31	OAK		5	1	18	7		
32	OAK		5	1	18	7		
33	OAK		5	1	18	7		
34	OAK		4	1	8	12		
35	OAK		5	1	18	7		
36	BLACK OLIVE		14	1	27	30		
37	PALM		8	2	20	20		
38	PALM		8	2	17	18		
39	PALM		8	2	17	18		
40	PALM		12	1	20	15		
41	PALM		22	1	34	18		
42	PALM		10	1	22	12		

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FEET		
43	PALM		6	1	18	12		
44	PALM		17	1				
45	PALM		21	1				
46	PALM		22	1				
47	PALM		22	1				
48	PALM		20	1				
49	PALM		18	1				
50								

LAND DESCRIPTION:

PARCEL 1:

LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

R E V I S I O N S		DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY		10/18/18	SKETCH	AM	REC
REVISED PER COMMENTS		12/17/18	----	AM	REC
ADDED UNDERGROUND UTILITY EASEMENT		12/18/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT		01/10/19	----	AM	REC
REVISED PER NEW TITLE COMMITMENT		01/29/19	----	AM	REC
ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE		02/07/19	----	JD	REC

R E V I S I O N S		DATE	FB/PG	DWN	CKD
ADJUSTED ELEVATIONS	02/19/19	SKETCH	AM	REC	
CONVERTED ELEVATIONS FROM NAVD29 TO NGVD88	02/27/19	-----	AM	REC	
REVISED CERTIFICATION	05/22/19	-----	REC	REC	
REVISED PER NEW TITLE COMMITMENT	05/28/19	-----	AM	REC	
FINAL SURVEY	05/20/20	SKETCH	AM	REC	
VERIFIED AND REVISED FINISHED FLOOR ELEVATION	06/29/20	SKETCH	JD	REC	

PROJECT NUMBER : 8101-16	5
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SCALE : 1" = 20'

SHEET
2 OF 2
SHEETS

COUSINS SURVEYORS & ASSOCIATES, INC.

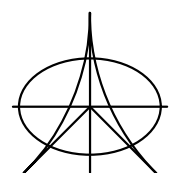
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRESCENT HEIGHTS

MIAMI/BEACH FLORIDA

ALTA/NSPS LAND TITLE SURVEY

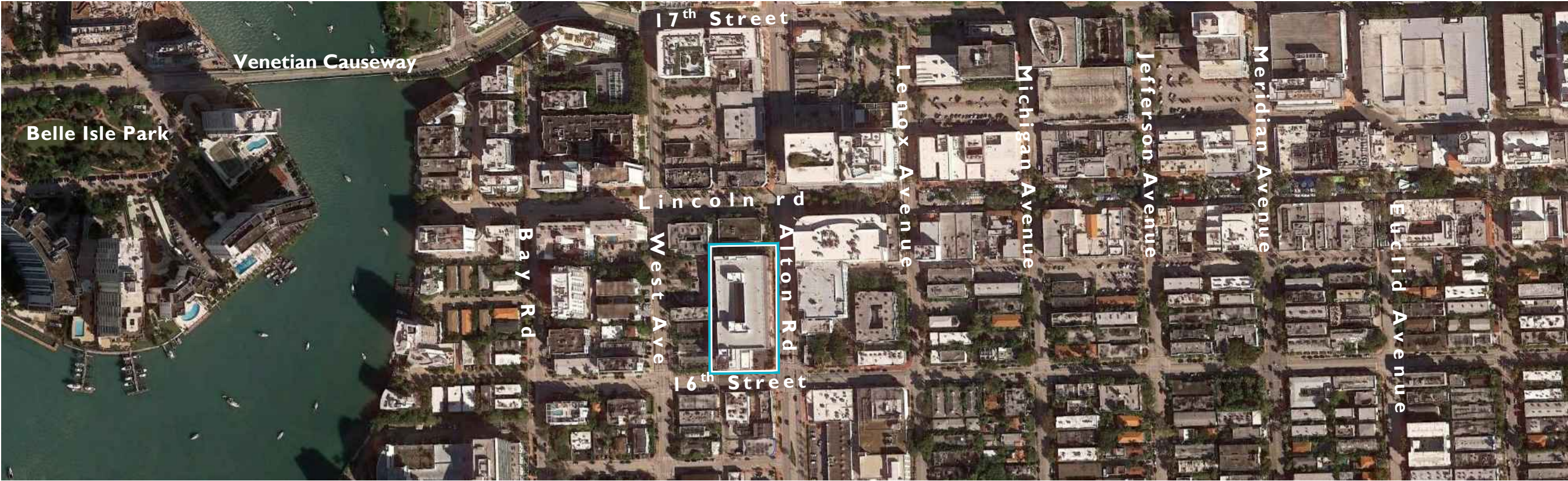




STATE AERIAL 



AERIAL OF 1/2 MILE RADIUS 



AERIAL PLAN 



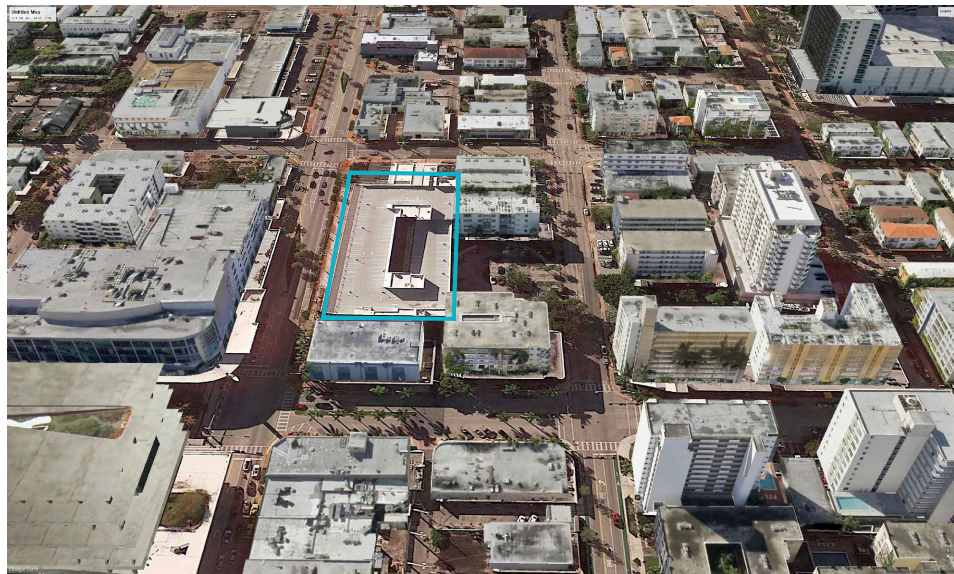
**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

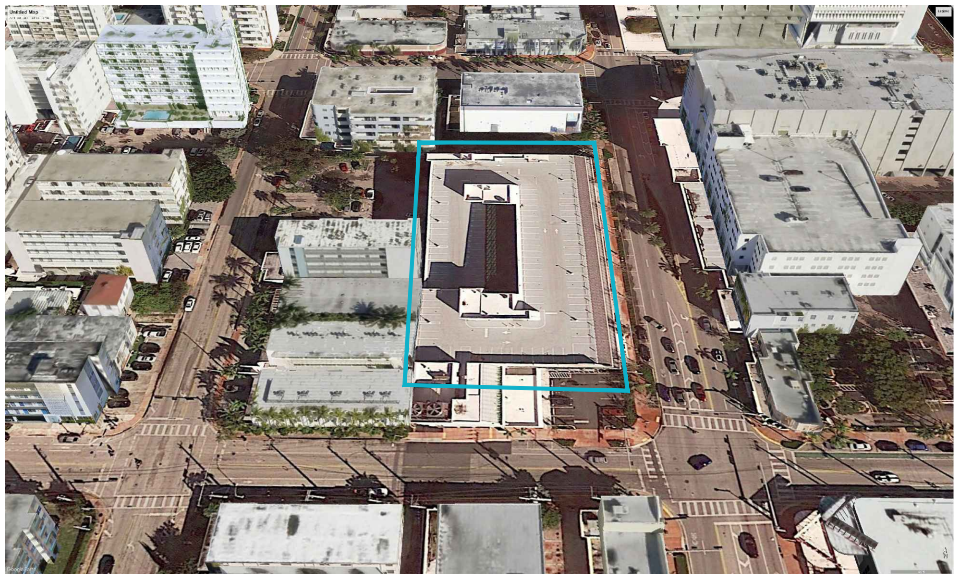
AERIALS

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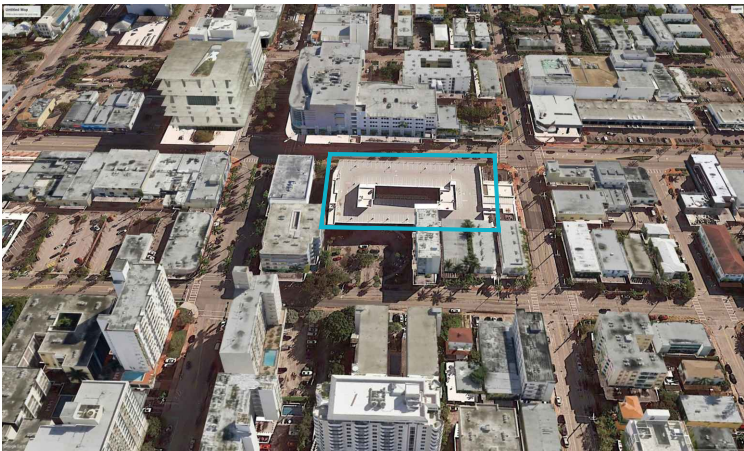
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CHECK: JMcG
DATE: 10/19/2020
SHEET NUMBER



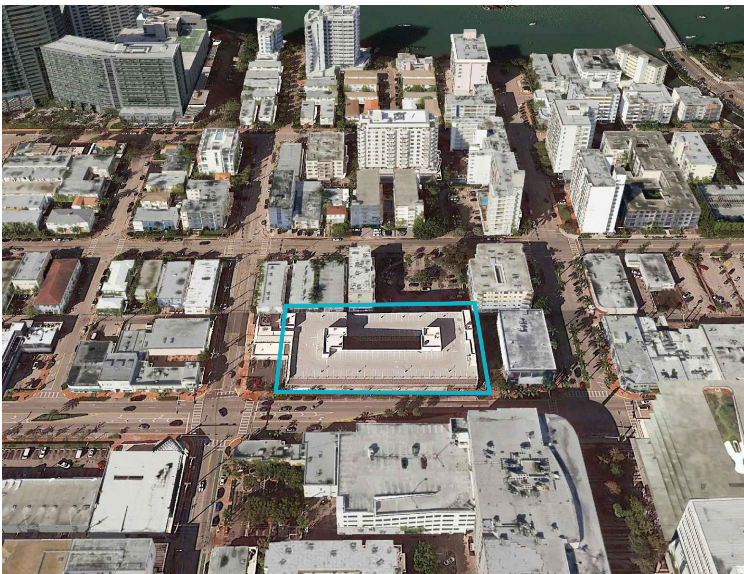
SITE AERIAL - NORTH



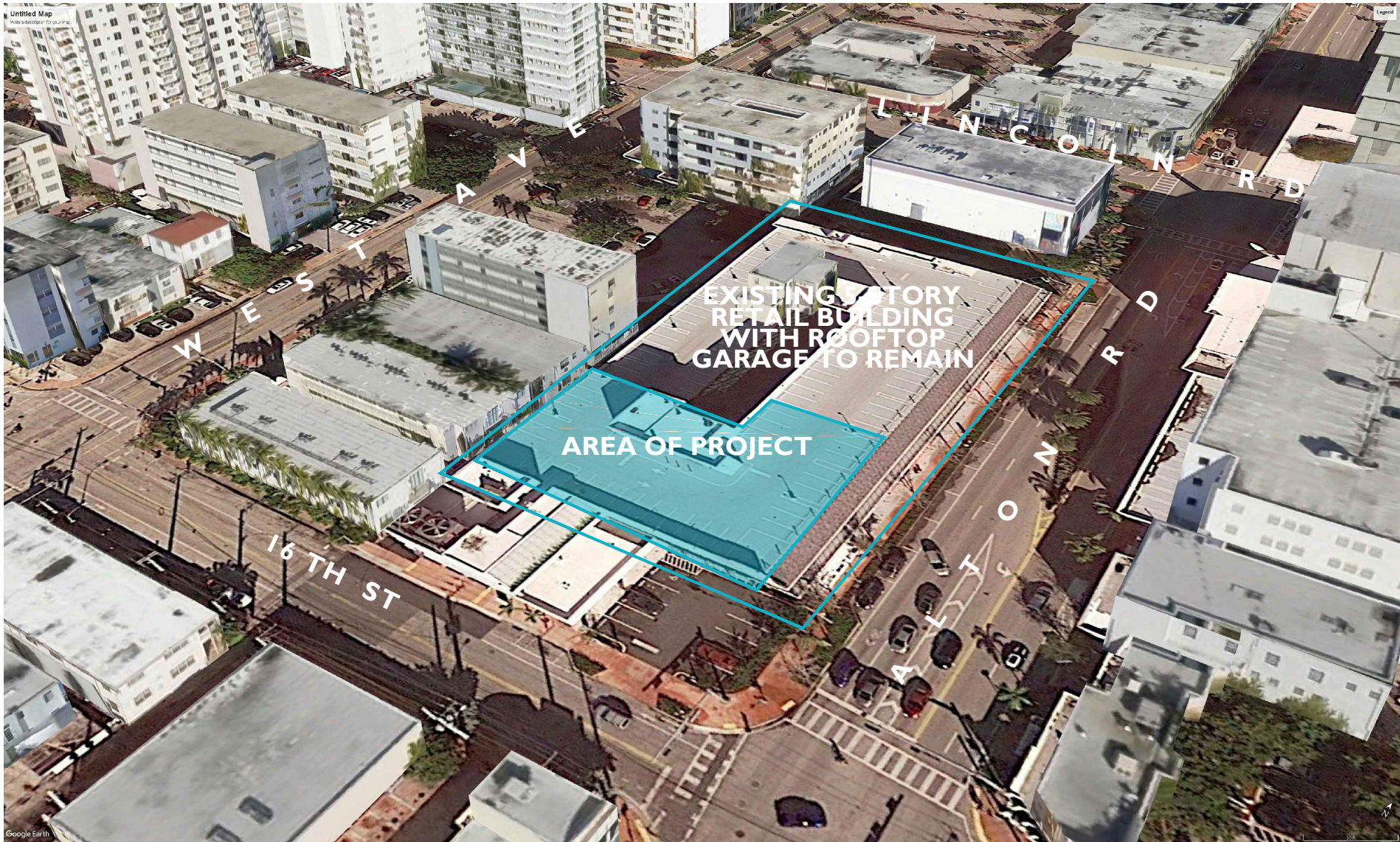
SITE AERIAL - SOUTH



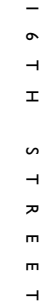
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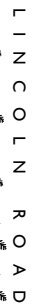
SITE AERIAL - EAST



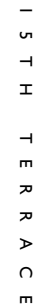
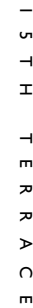
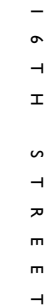
SITE AERIAL



A L T O N R O A D



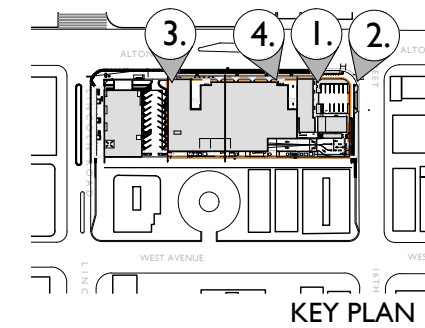
W E S T A V E N U E



A0.04

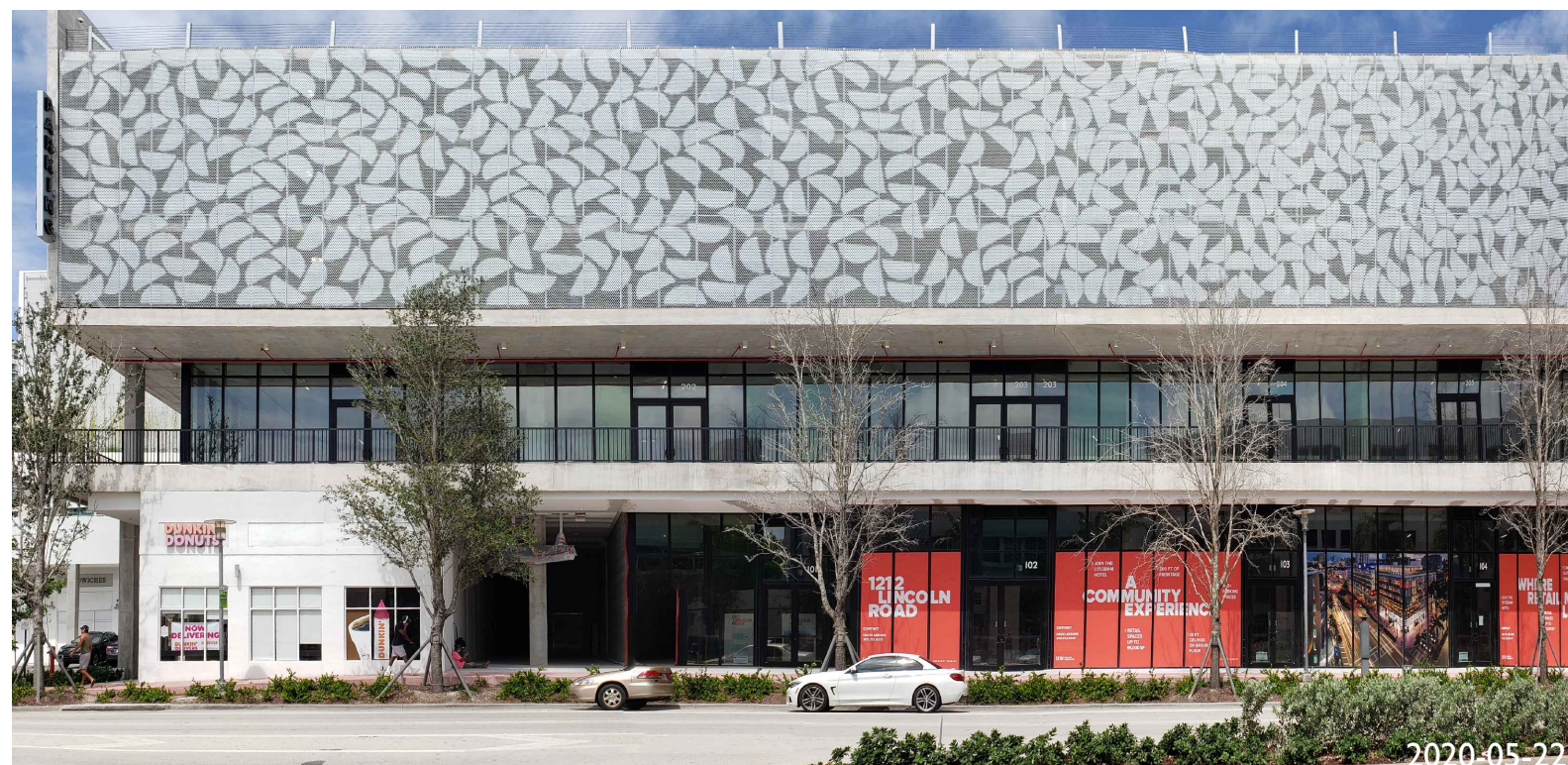
LOCATION PLAN 1"=80'





**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139



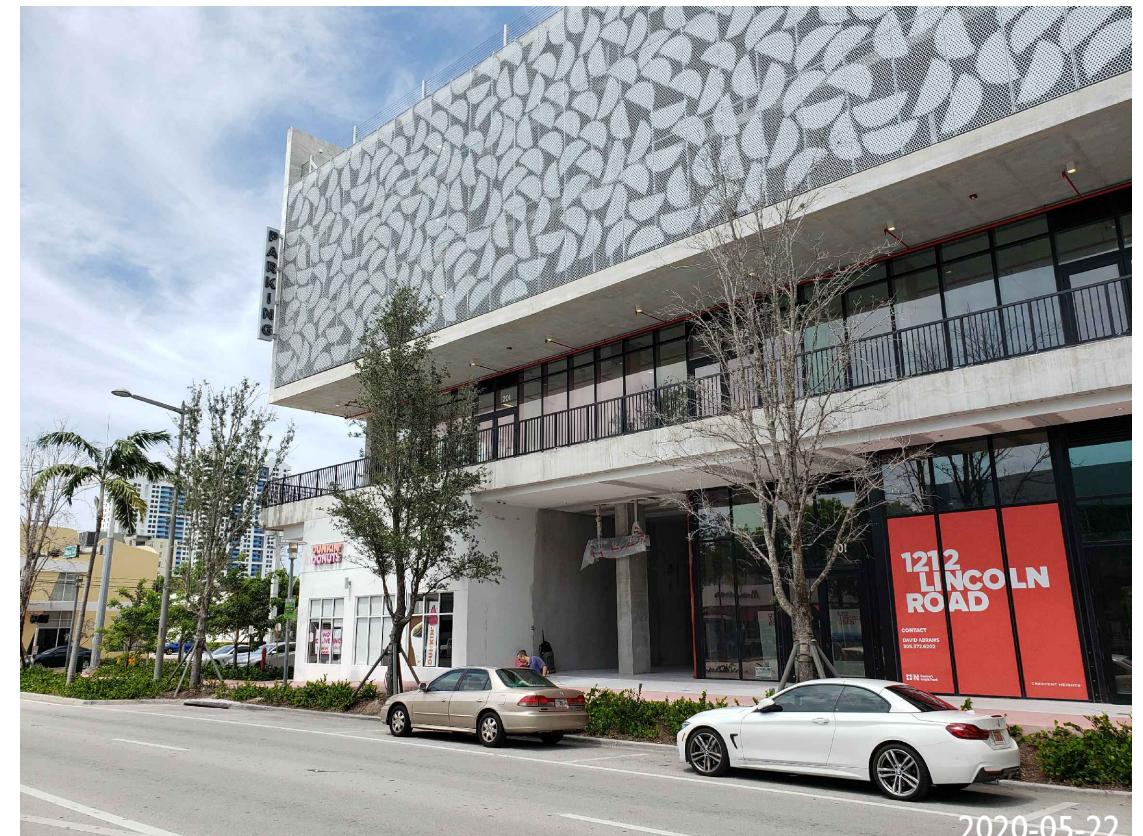
1. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



2. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



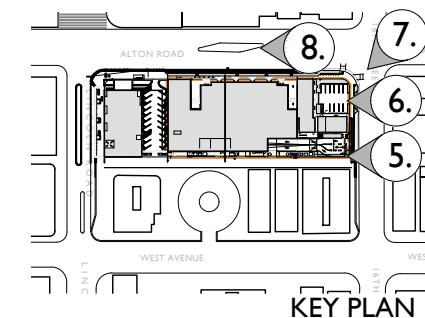
3. 1212 LINCOLN ROAD BUILDING - NORTHEAST PORTION



4. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION

SITE PHOTOS

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SCALE: 3/32"=1'-0"
CHECK: JMcG
DATE: 10/19/2020
SHEET NUMBER



2012
PROJECT NUMBER

PROJECT:


**ROOFTOP
CINEMA CLUB**

**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS



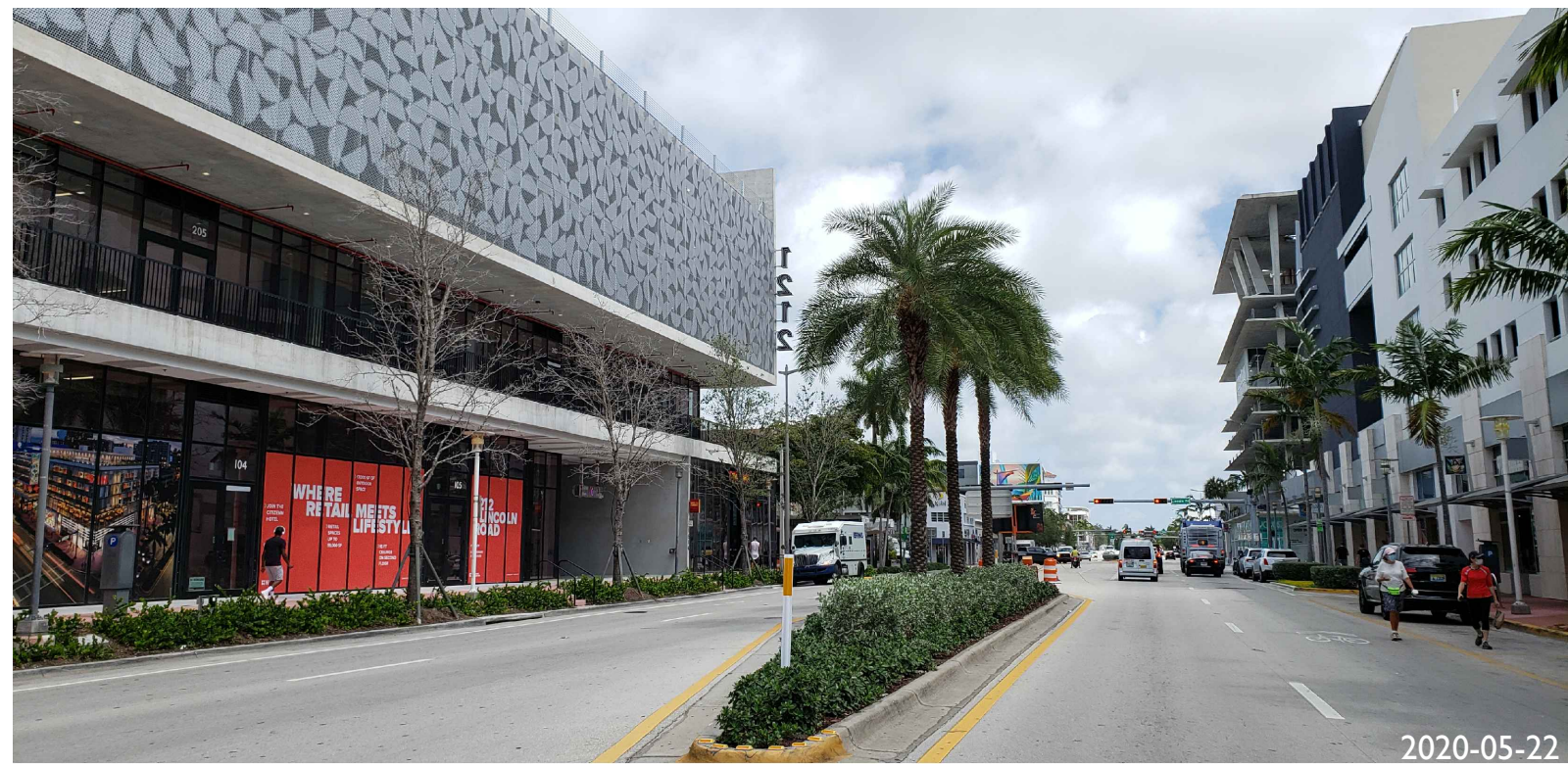
2020-05-22
5. 1212 LINCOLN ROAD BUILDING - SOUTH PORTION



2020-05-22
6. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE



2020-05-22
7. 1212 LINCOLN ROAD BUILDING - SOUTHEAST



2020-05-22
8. 1212 LINCOLN ROAD BUILDING - EAST FACADE

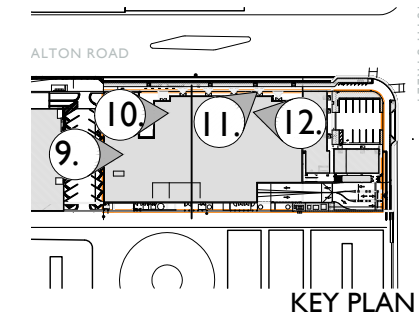
JENNIFER McCONNERY FLORIDA LIC# AR93044

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SCALE: $\frac{3}{32}"=1'-0"$
CHECK: JMcG
DATE: 10/19/2020

SHEET NUMBER

A0.06



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139



9. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTH



10. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTH



11. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



12. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST

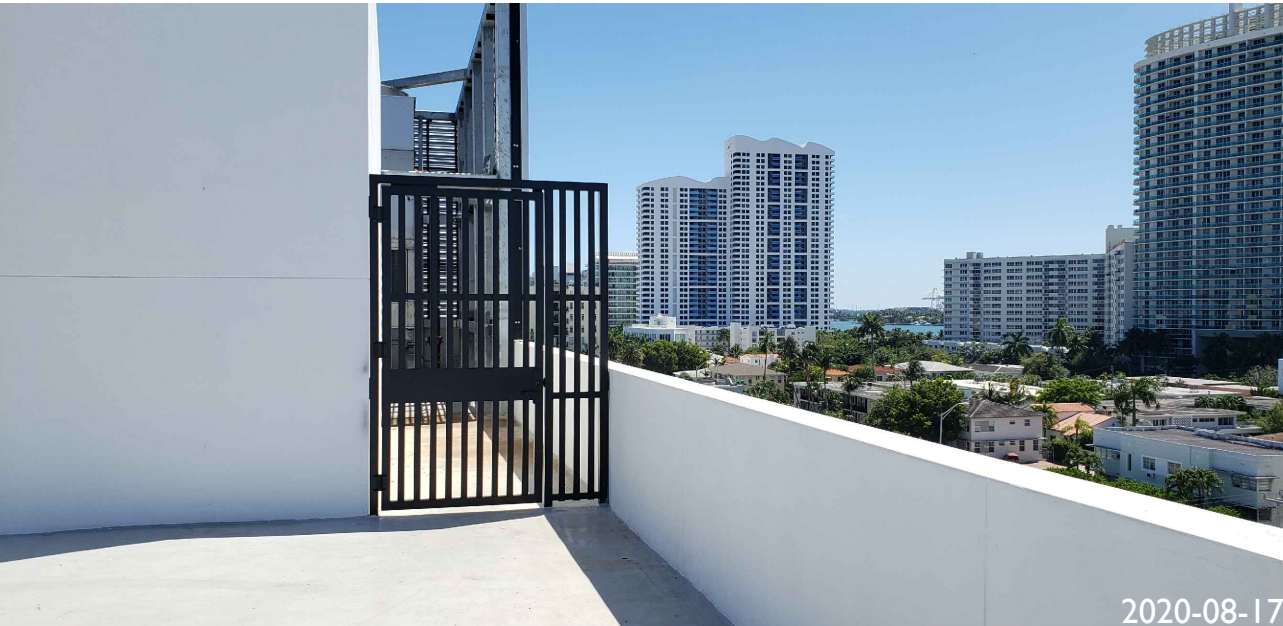
SITE PHOTOS



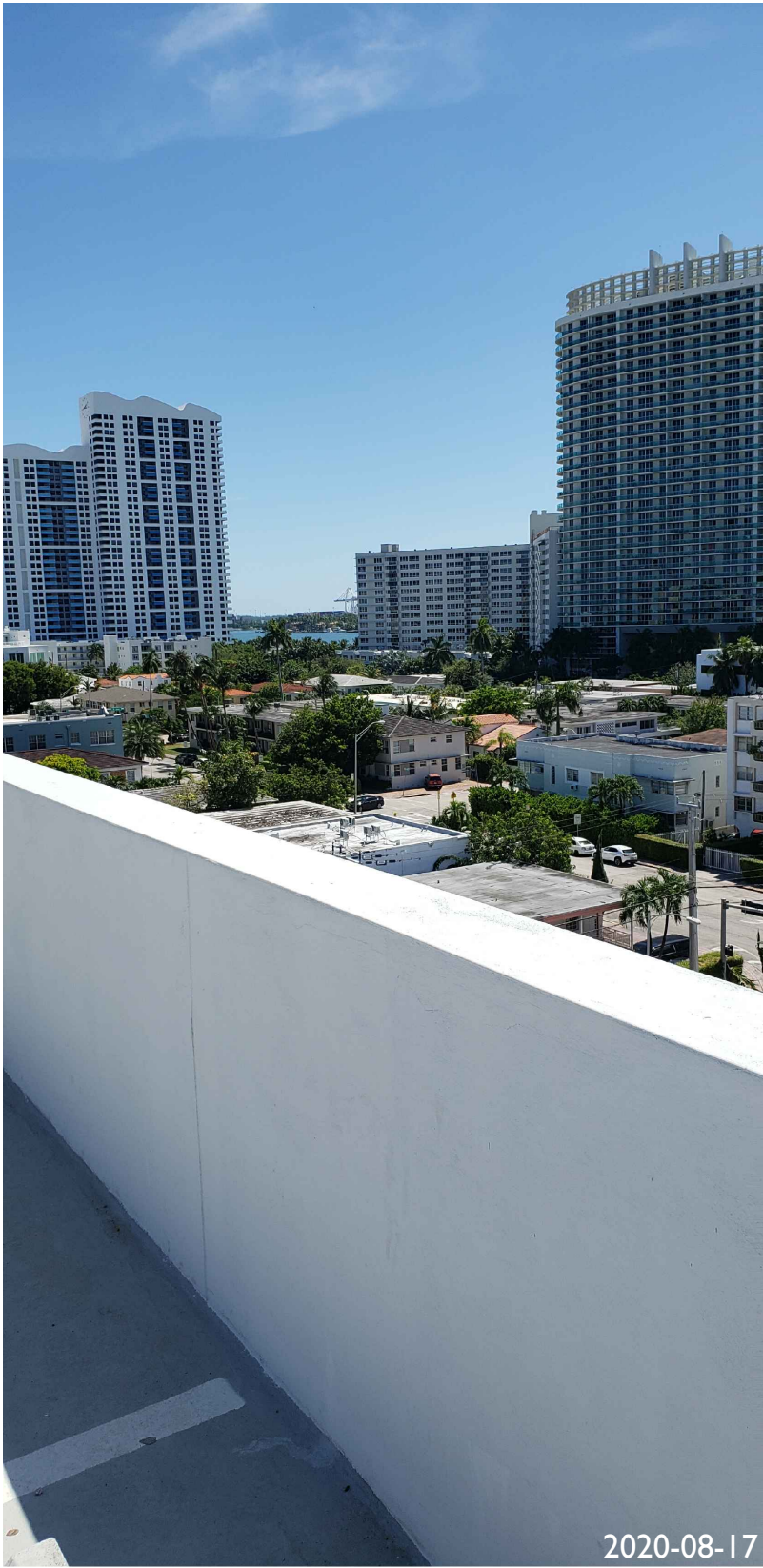
13. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



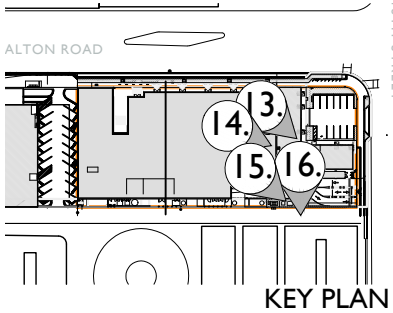
14. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTHWEST

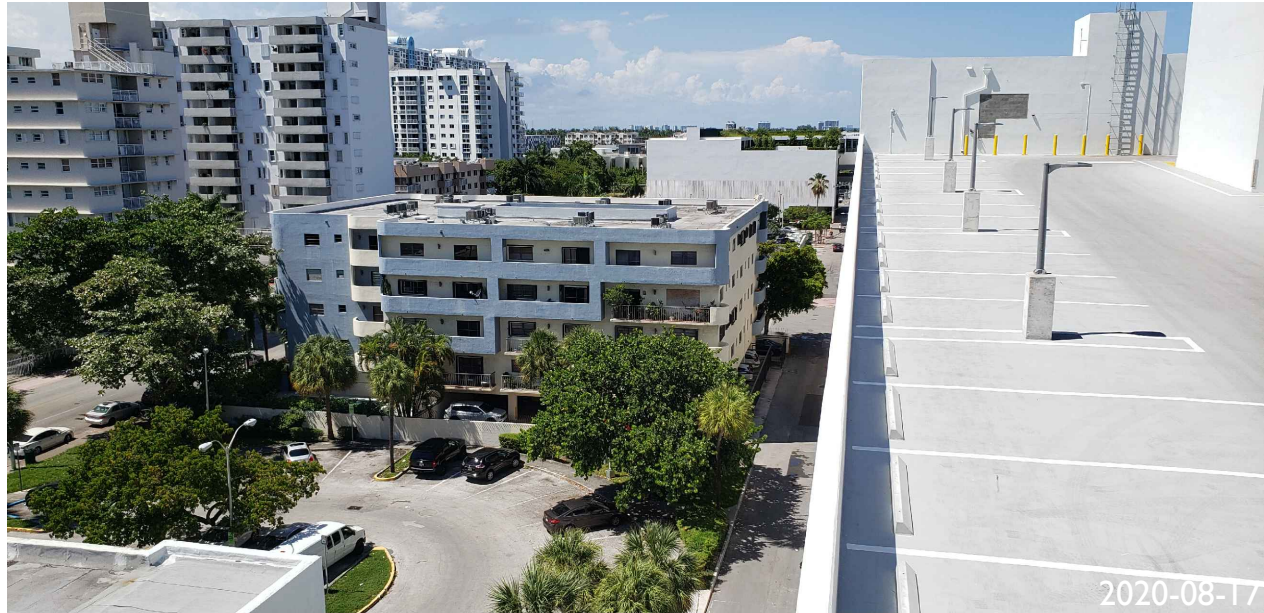
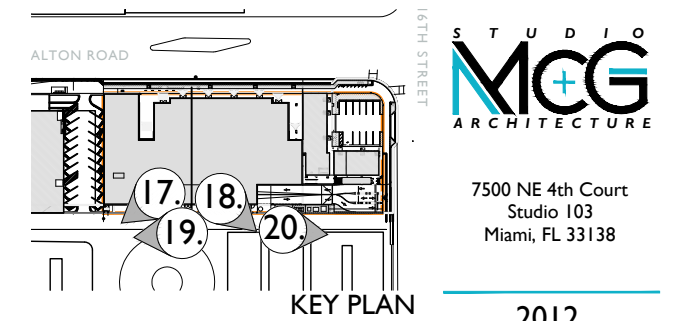


15. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



16. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST





17. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHWEST



18. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



19. ALTON CT FACING SOUTH



20. ALTON CT FACING NORTH

PROJECT:



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS

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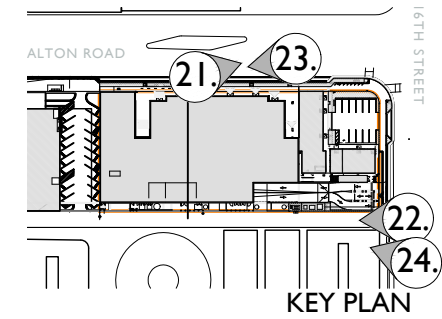
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CHECK: JMcG

DATE: 10/19/2020

EET NUMBER

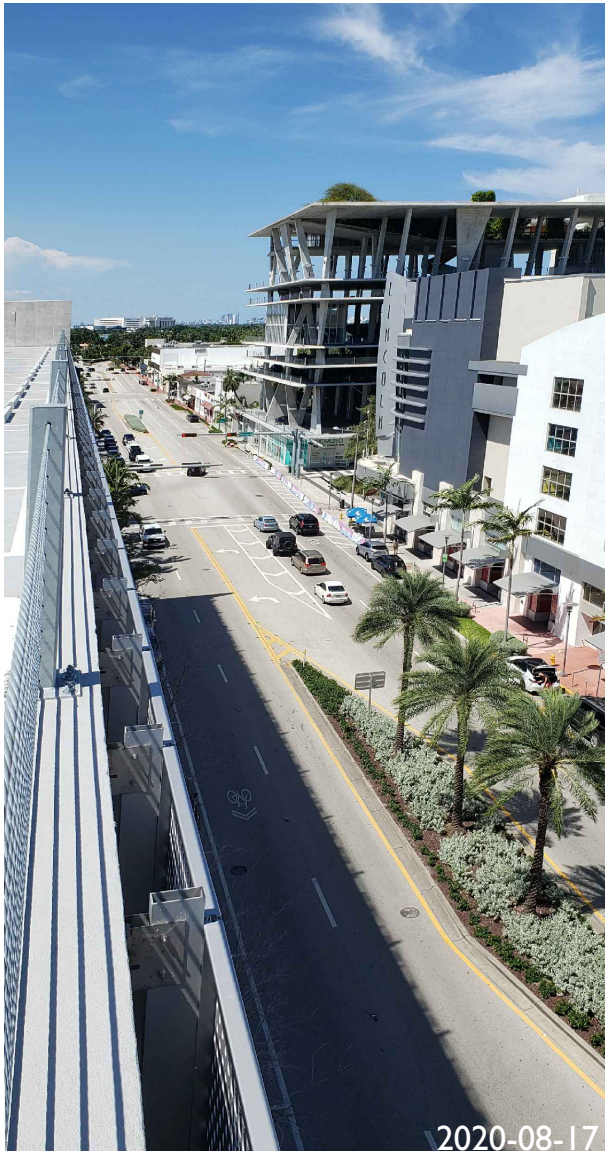
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21. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



22. 16TH STREET ALTON CT FACING NORTH

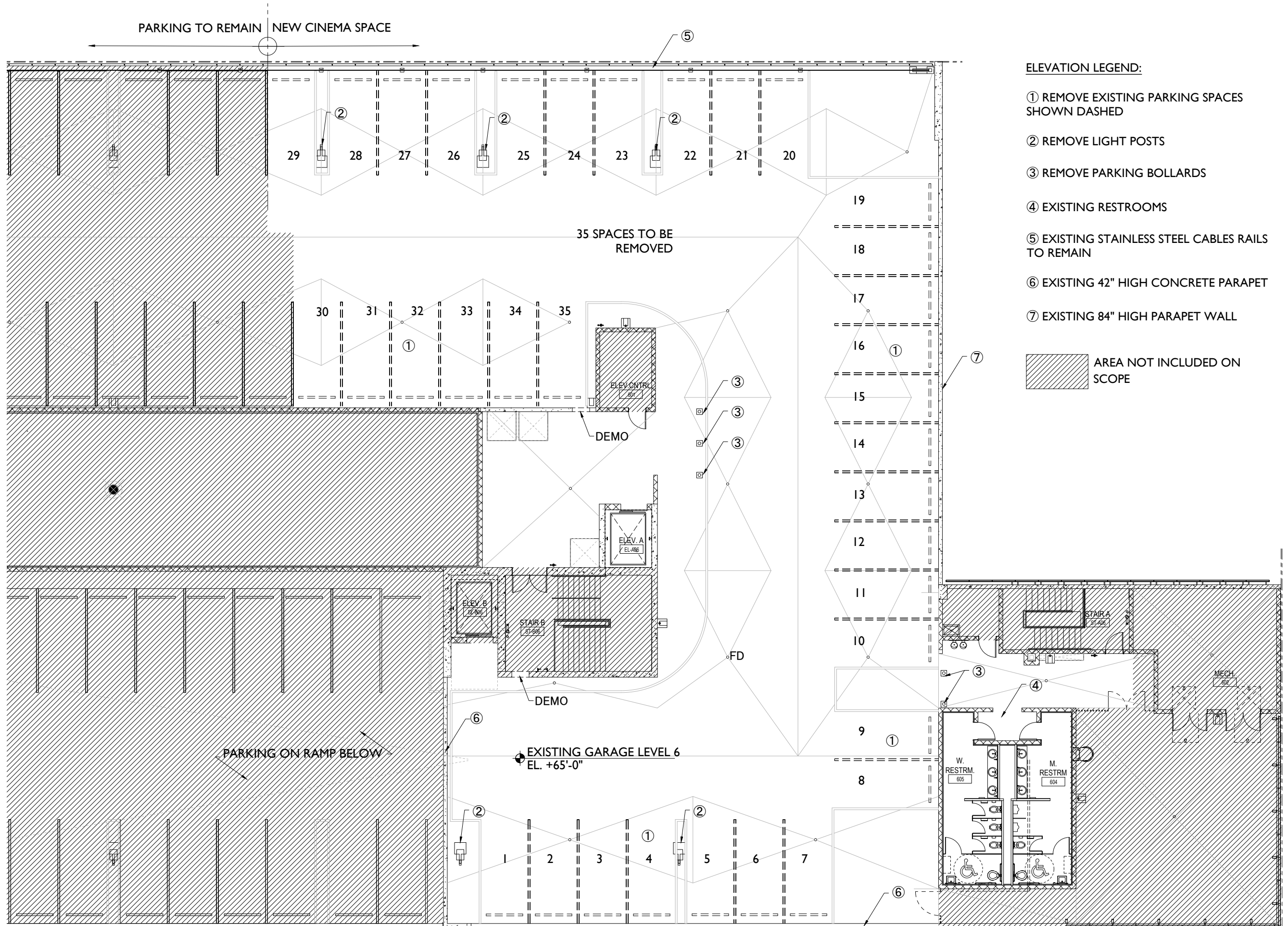


23. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST



24. ALTON CT FACING NORTH

SITE PHOTOS



- ELEVATION LEGEND:**
- ① REMOVE EXISTING PARKING SPACES SHOWN DASHED
 - ② REMOVE LIGHT POSTS
 - ③ REMOVE PARKING BOLLARDS
 - ④ EXISTING RESTROOMS
 - ⑤ EXISTING STAINLESS STEEL CABLES RAILS TO REMAIN
 - ⑥ EXISTING 42" HIGH CONCRETE PARAPET
 - ⑦ EXISTING 84" HIGH PARAPET WALL

AREA NOT INCLUDED ON SCOPE



PROJECT:

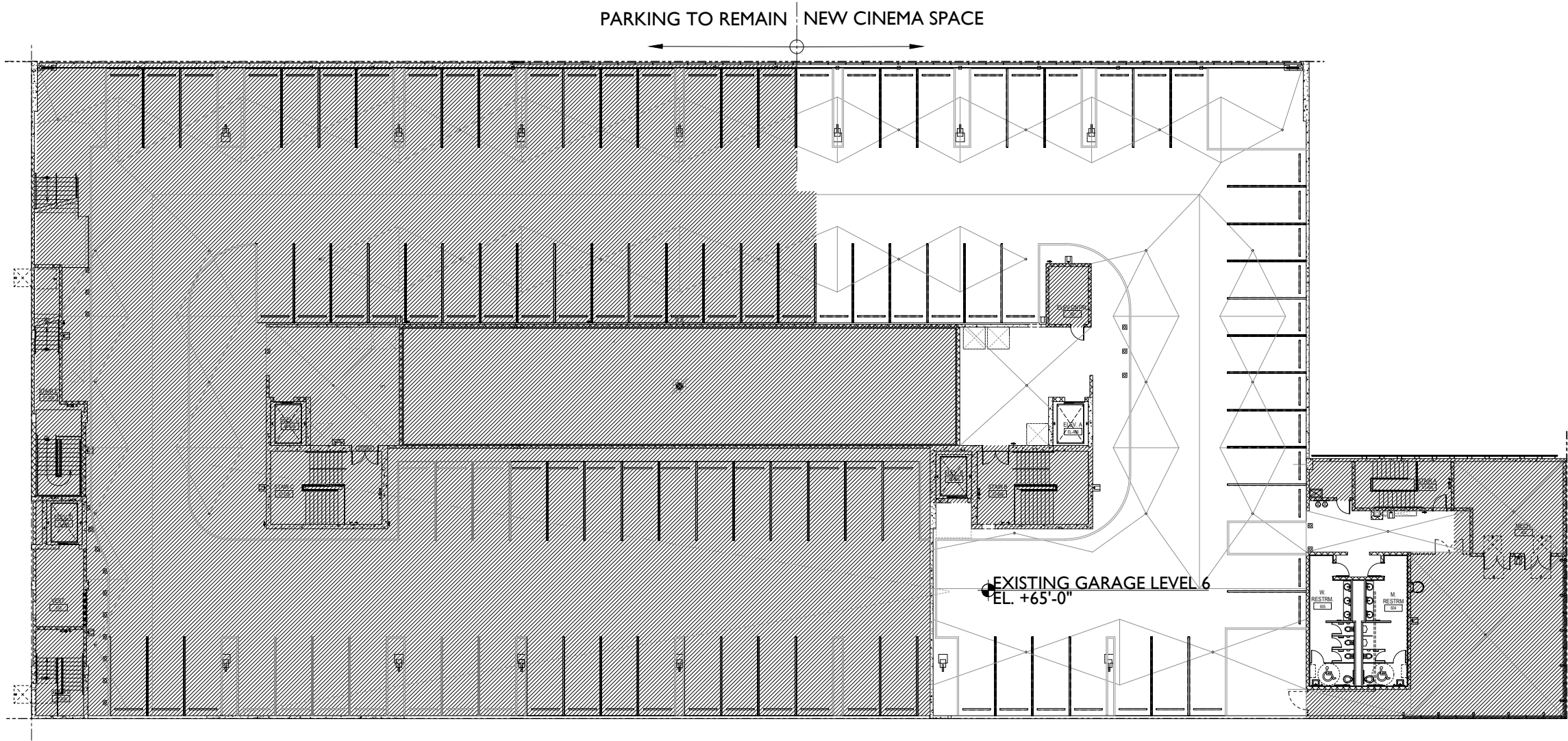


**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

EXISTING LEVEL 6
OVERALL FLOOR
PLAN & DEMO



AREA NOT
INCLUDED ON
SCOPE

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SCALE:

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DATE: 10/19/2020

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**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

**SITE
PLAN**

JENNIFER McCONNEY FLORIDA LIC# AR93044

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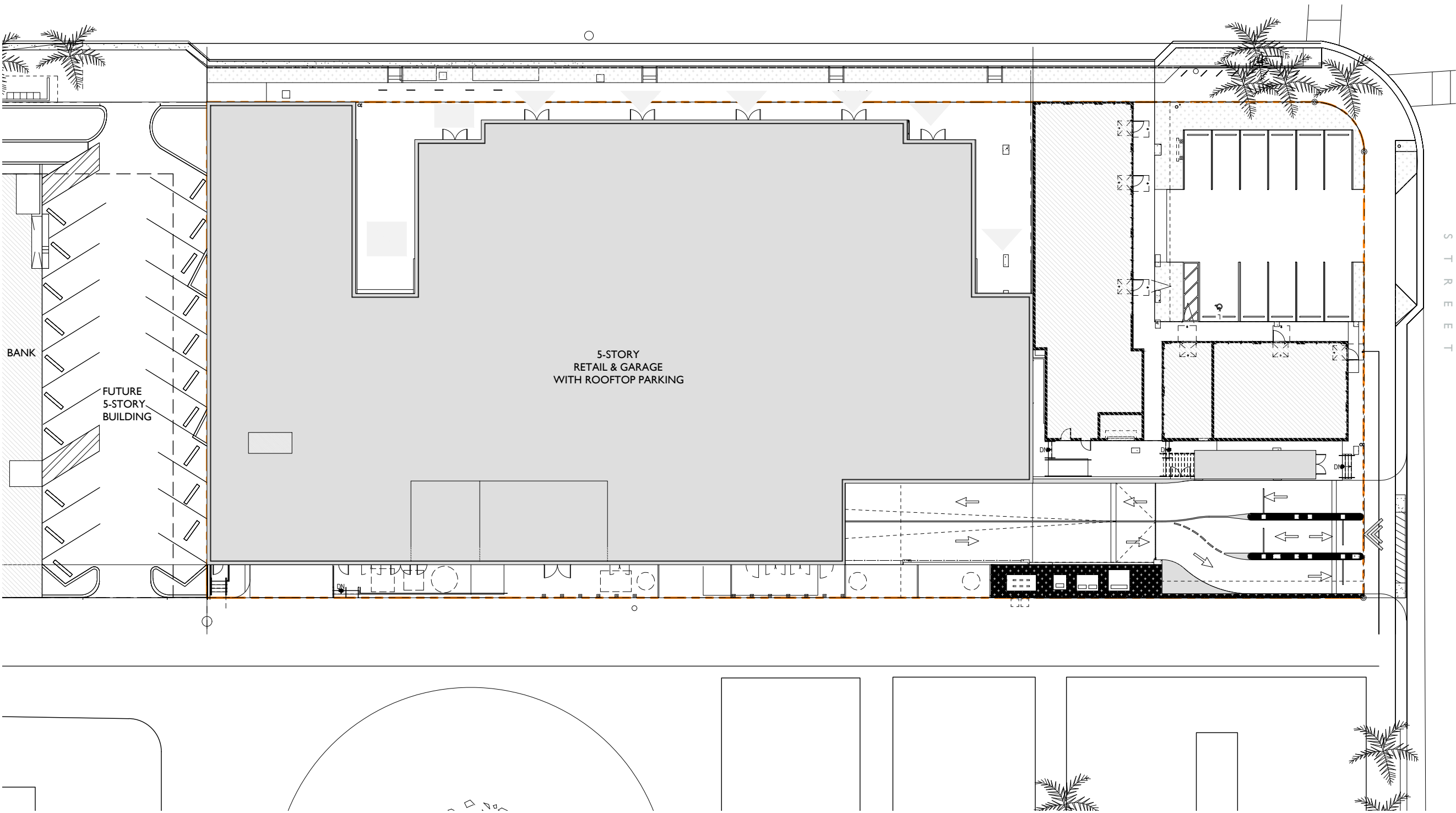
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JMcG

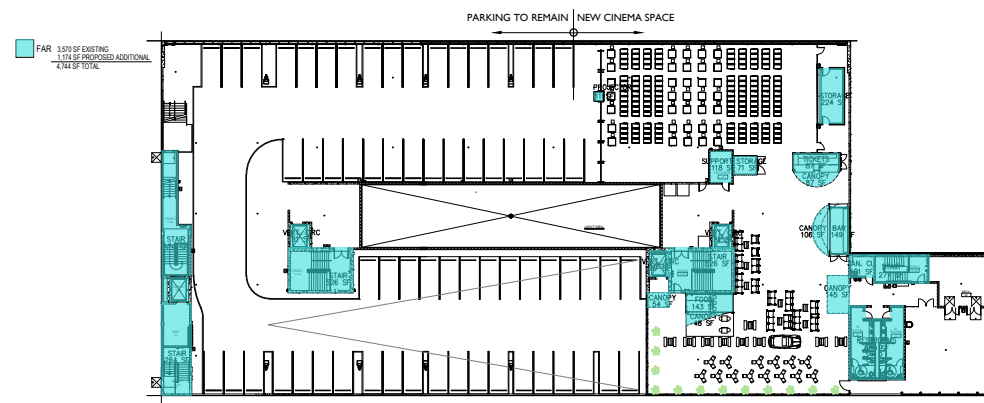
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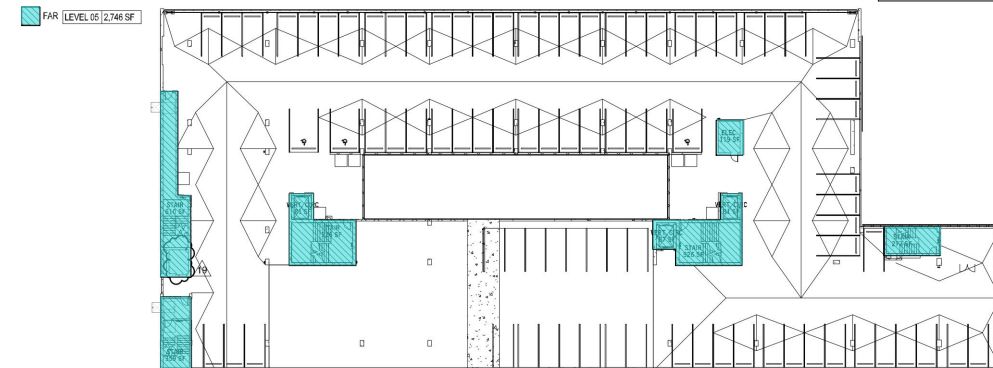
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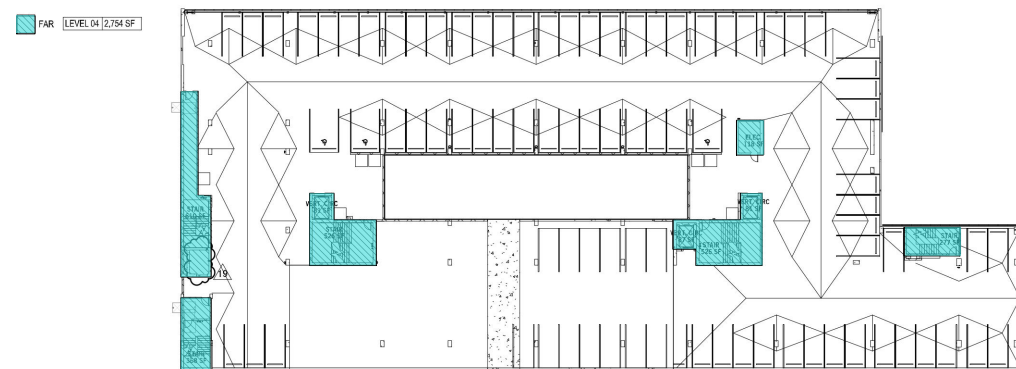
FAR	
LEVEL	AREAS
LEVEL 01	40,138 SF
LEVEL 02	32,651 SF
LEVEL 03	3,117 SF
LEVEL 04	2,754 SF
LEVEL 05	2,746 SF
LEVEL 06	3,570 SF
	84,976 SF



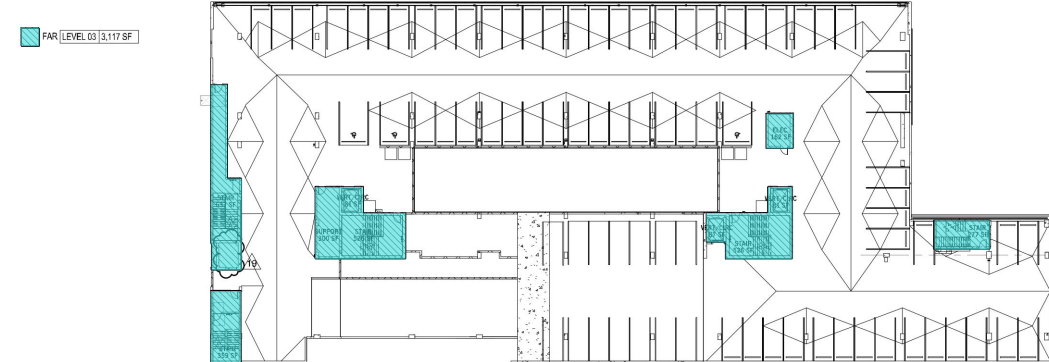
FAR 6TH LEVEL FLOOR PLAN DIAGRAM (EXISTING, NOT MODIFIED) 1"=80'-0" 



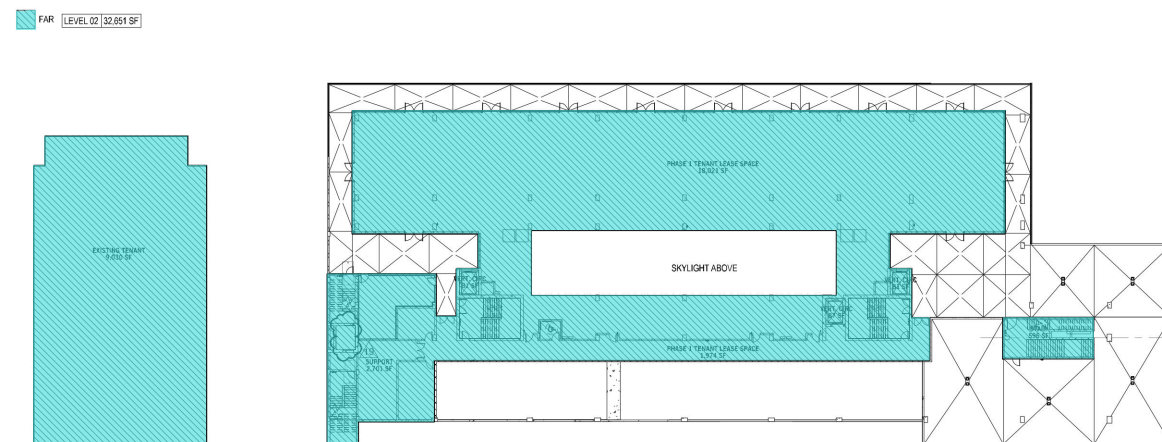
FAR 5TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0" 



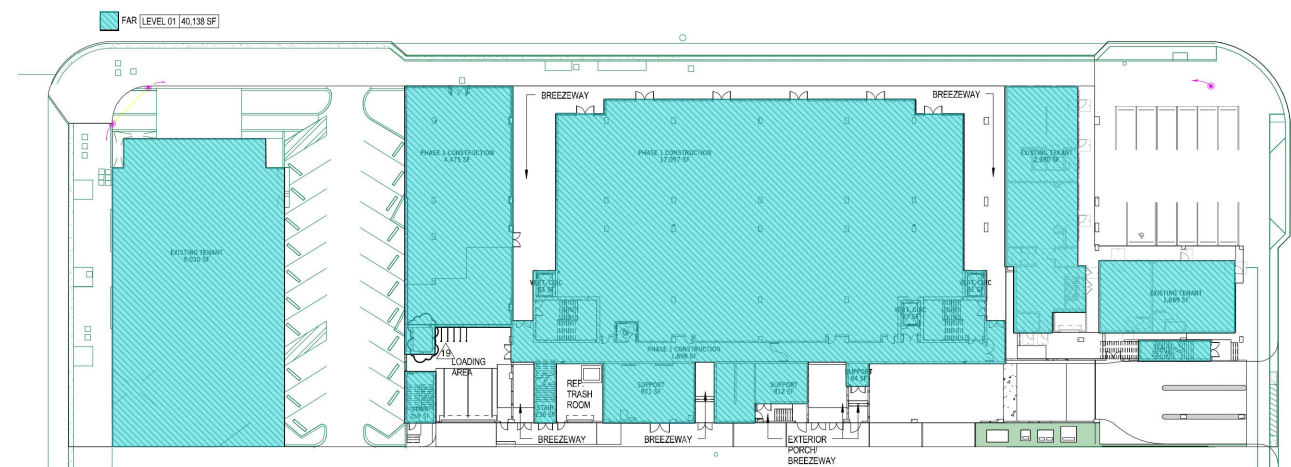
FAR 4TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



FAR 3RD LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0" 



FAR 2ND LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0" 



FAR GROUND LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0" 