



# 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



7500 NE 4th Court  
Studio 103  
Miami, FL 33138

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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A0.00

OFF STREET PARKING REQUIREMENTS PARKING DISTRICT No. 6				
USE	AREA / #OF UNITS	REQUIREMENT		PROPOSED
EXISTING 1600 ALTON RETAIL	4,653 SF	1 SPACE PER 300SF =	15.51 SPACES	
PHASE 1 RETAIL	35,410 SF	1 SPACE PER 300SF =	118.03 SPACES	
PHASE 1 BANK	4,486 SF	1 SPACE PER 300SF =	14.95 SPACES	
ROOFTOP CINEMA CLUB	179 THEATER SEATS	1 SPACE / 4 SEATS =	44.75 SPACES	
PHASE 2 HOTEL ROOMS	100 ROOMS	1 SPACE PER 2 ROOMS =	50 SPACES	
PHASE 2 RETAIL	16,087 SF	1 SPACE PER 300SF =	53.62 SPACES	
TOTAL		(296.86) 297 SPACES REQUIRED		372 EXIST. - 35 SPACES REMOVED = 337

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1212 Lincoln Rd  
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DRAWING:

INDEX AND  
DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

IT	Zoning Information			
EM				
1	Address:	1600-1634 Alton Road, Miami Beach FL 33139		
2	Board and File numbers:	DRB0416-0015		
3	Folio number(s):	02-3234-018-0120		
4	Year constructed:	2020	Zoning District:	CD-2 Commercial Medium Density
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	2.32' NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	Phase 1 - 52,542 sf
7	Lot Width	471'-9"	Lot Depth:	Phase 2 - 18,124 sf Total: 70,666 sf
8	Minimum Unit Size	N/A		N/A
9	Existing User	Retail and Garage	Proposed Use:	Outdoor Motion Pictures Theater @ roof

	Maximum	Existing	Proposed	Deficiencies
10	Height	60'-0"	60'-0"	60'-0"
11	Number of Stories	N/A	5 with rooftop	5 with rooftop
12	FAR	2.0		
13	FLOOR AREA Square Footage	141,332 SF max	84,976 SF	84,976 SF
14	Square Footage by use	N/A	N/A	N/A
15	Number of Units Residential	N/A	N/A	N/A
16	Number of Units Hotel	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	179 theater seats
18	Occupancy Load	N/A	N/A	574

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (EAST):	5'-0"	N/A	N/A	-
20	Rear Setback abutting an Alley(WEST):	0'-0"	N/A	N/A	-
21	Side Setback Interior (NORTH):	5'-0"	N/A	N/A	-
22	Side Setback facing 16 Street (SOUTH)	5'-0"	N/A	N/A	-
	Pedestal LEVEL I				
23	Front Setback (EAST):	0'-0"	varies; from 0' to 14'-5"	aries; from 0' to 14'-5"	-
24	Rear Setback (WEST):	5'-0"	10'-0" at grade and 2nd floor, 0'-0" all levels above	10'-0" at grade and 2nd floor, 0'-0" all levels above	Variance granted
25	Side Setback Interior (NORTH):	N/A	N/A	N/A	-
26	Side Setback facing 16 Street (SOUTH)	0'-0"; 10'-0" if abutting residential	varies, 0'-0" to 58'-9"	varies, 0'-0" to 58'-9"	-
	Tower				
27	Front Setback (EAST):	0'-0"	varies; from 0' to 14'-5"	aries; from 0' to 14'-5"	-
28	Rear Setback (WEST):	5'-0"	10'-0" at grade and 2nd floor, 0'-0" all levels above	10'-0" at grade and 2nd floor, 0'-0" all levels above	Variance granted
29	Side Setback Interior (NORTH):	N/A	N/A	N/A	-
30	Side Setback facing 16 Street (SOUTH)	0'-0"; 10'-0" if abutting residential	varies, 0'-0" to 58'-9"	varies, 0'-0" to 58'-9"	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	6	6	6	-
32	Total # of parking spaces	297 P.S.	372 P.S.	337 P.S.	-
34	Parking Space Dimensions	8.5' X 18'		N/A	-
35	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE		N/A	-
36	ADA Spaces	7	9	9	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	22'	22'	-
39	Valet Drop off and pick up	11'	N/A	N/A	-
40	Loading zones and Trash collection area	60,000SF+ 1 space for the next 50,000SF)	6	6	-
41	Bike Racks	10 Short Term (1 space/10,000 SF of Retail) + 10 Long Term	13 Short Term and 10 Long Term	13 bike racks	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
				Office/Retail/Garage/ Outdoor Motion Picture Theater	
42	Type of use	N/A	Office/Retail/Garage	Picture Theater	-
43	Total # of Seats	N/A	N/A	179	-
44	Total # of Seats per venue	N/A	N/A		-
				please see the chart for Theater occupancy	
45	Total Occupant Content	N/A	N/A		-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	please see the chart for Theater occupancy	-

47	Is this a contributing building?	NO
48	Located within a Local Historic District	NO

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**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

**RENDERINGS**



VIEW FACING WEST

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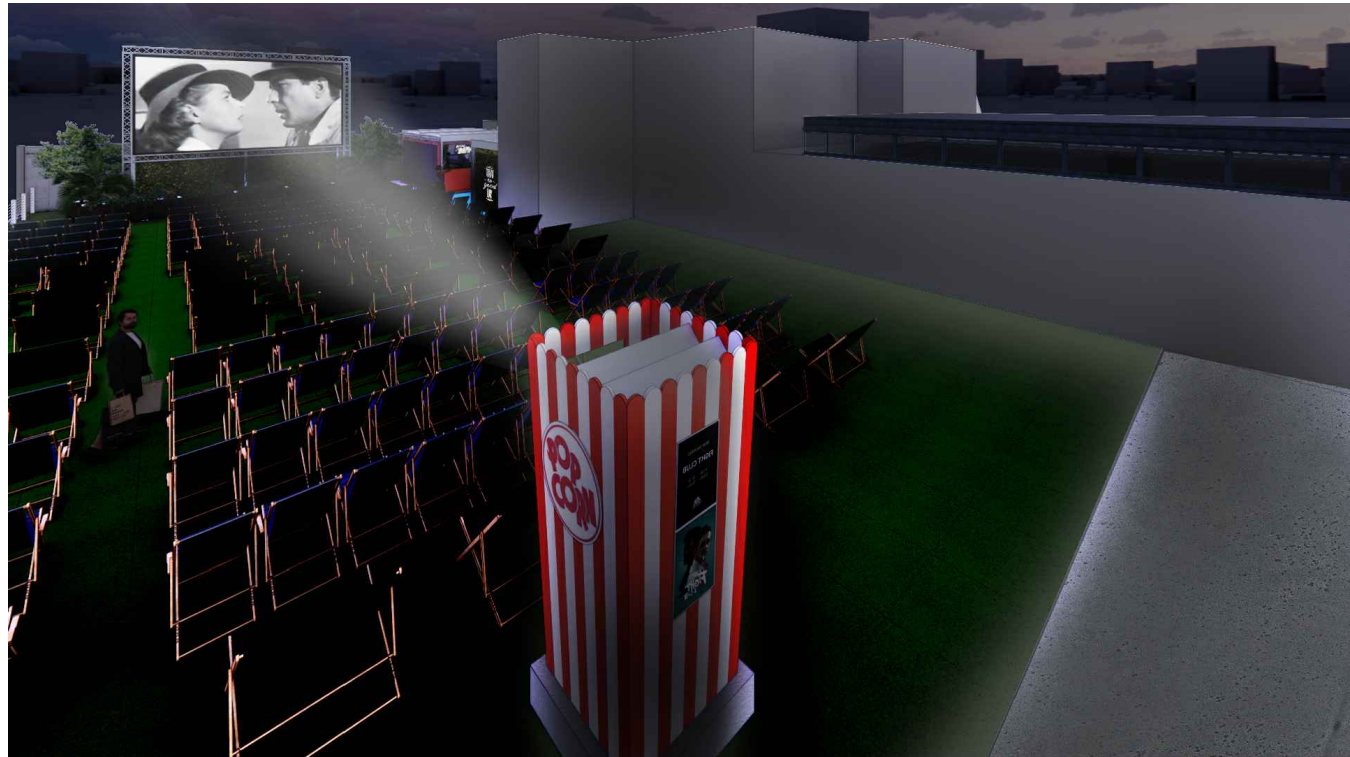




I. MODULAR CONCESSION STRUCTURES WITH RETRACTABLE AWNINGS - STORAGE AND FOOD SERVICE

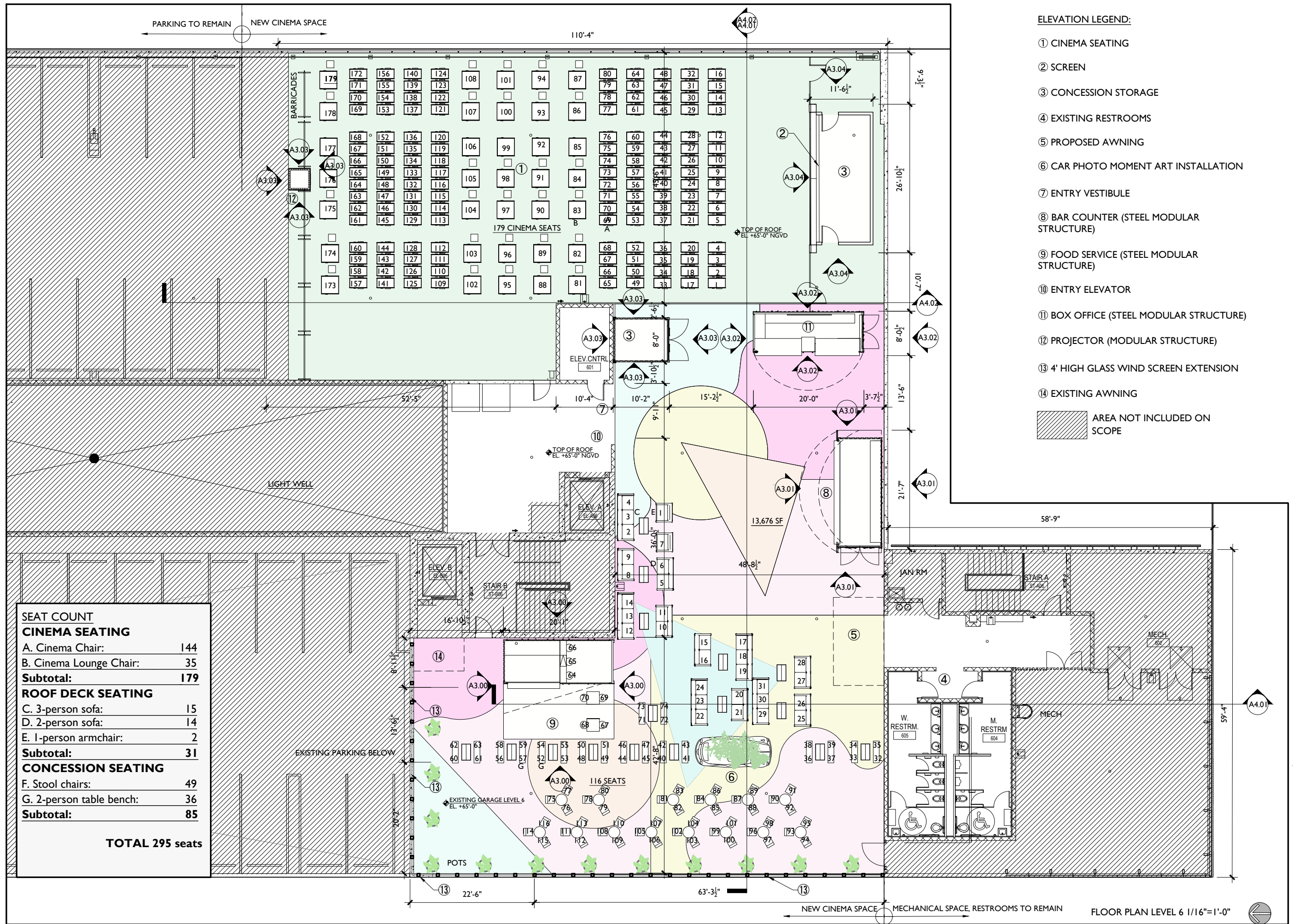


2. BAR MODULAR STRUCTURE WITH RETRACTABLE AWNING



3.VIEW OF SCREEN, PROJECTOR WITH REMOVABLE ROOF AND SEATING

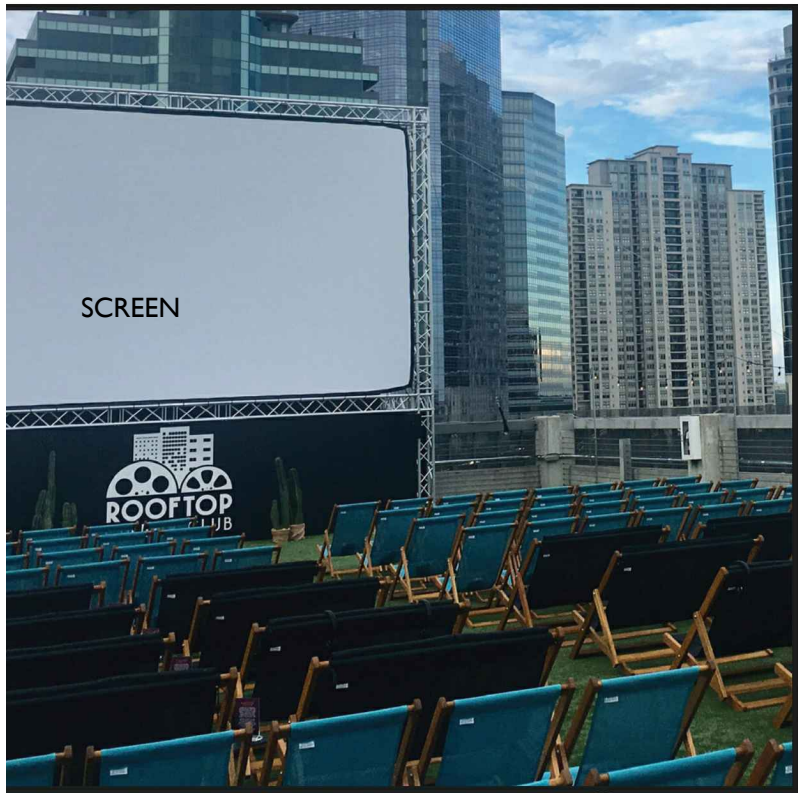
3D VIEWS



ELEVATION LEGEND:

- ① CINEMA SEATING
- ② SCREEN
- ③ CONCESSION STORAGE
- ④ EXISTING RESTROOMS
- ⑤ PROPOSED AWNING
- ⑥ CAR PHOTO MOMENT ART INSTALLATION
- ⑦ ENTRY VESTIBULE
- ⑧ BAR COUNTER (STEEL MODULAR STRUCTURE)
- ⑨ FOOD SERVICE (STEEL MODULAR STRUCTURE)
- ⑩ ENTRY ELEVATOR
- ⑪ BOX OFFICE (STEEL MODULAR STRUCTURE)
- ⑫ PROJECTOR (MODULAR STRUCTURE)
- ⑬ 4' HIGH GLASS WIND SCREEN EXTENSION
- ⑭ EXISTING AWNING

AREA NOT INCLUDED ON SCOPE



I. VIEW OF STORAGE MODULAR STRUCTURE BEHIND SCREEN WITH RETRACTABLE AWNING

3D VIEWS



2. TICKET BOOTH MODULAR STRUCTURE WITH RETRACTABLE AWNING



3. FOOD SERVICE MODULAR STRUCTURE



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

**PROPOSED LEVEL  
6 OVERALL  
FLOOR PLAN**

JENNIFER McCONNEY FLORIDA LIC# AR93044

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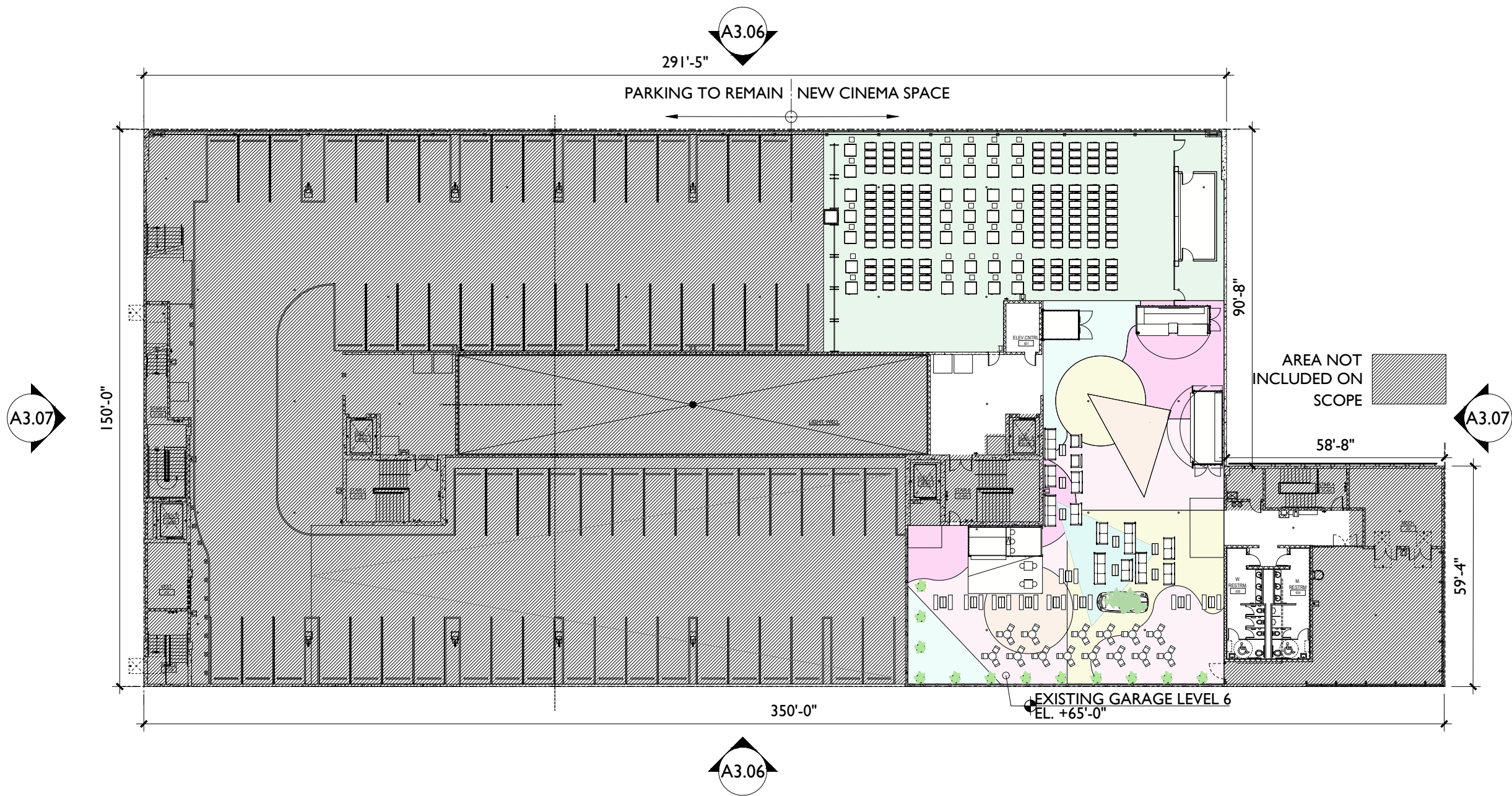
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**A2.06 B**





ROOFTOP  
CINEMA

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

OCCUPANCY  
LOAD PLAN  
LEVEL 6

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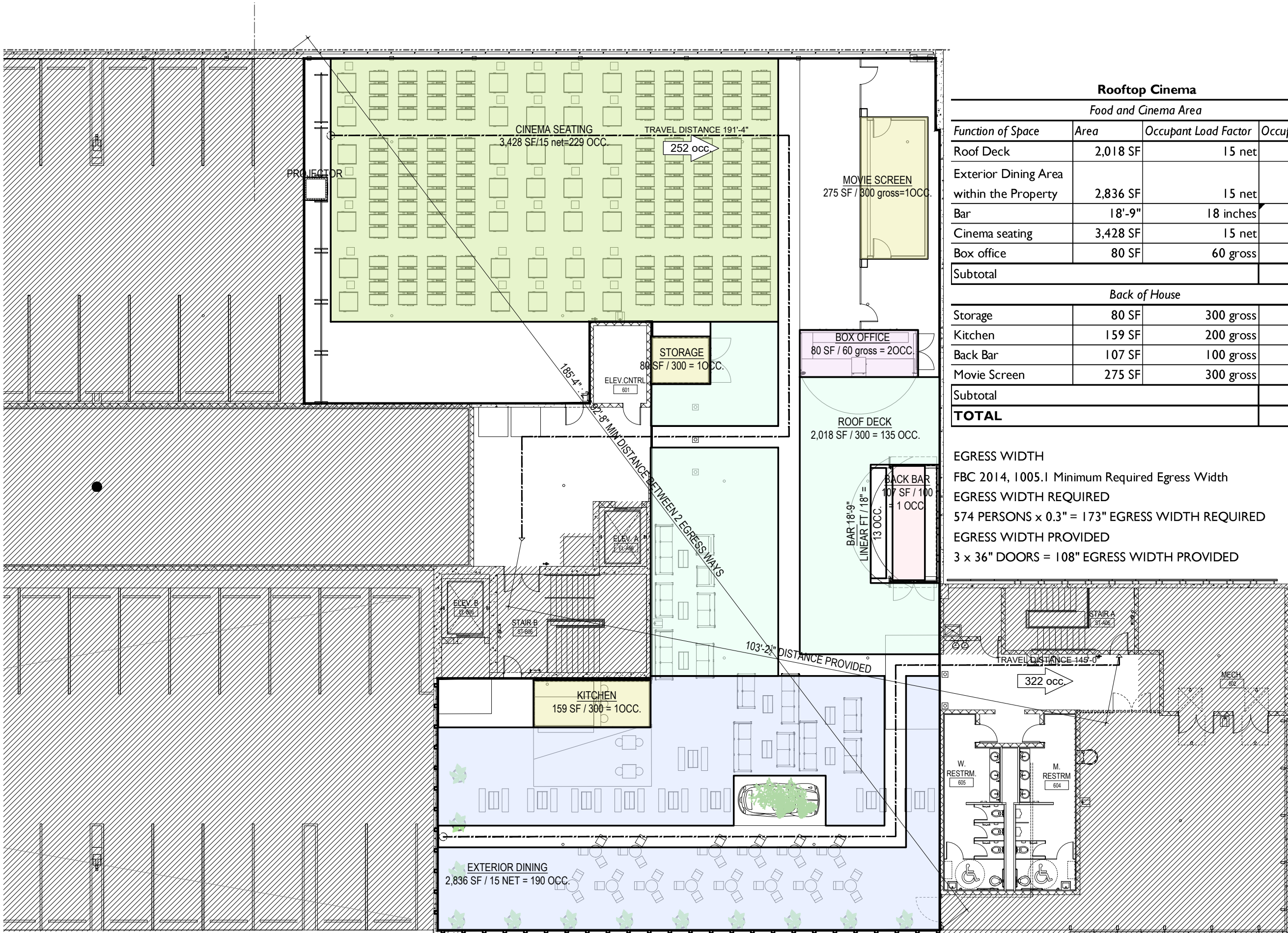
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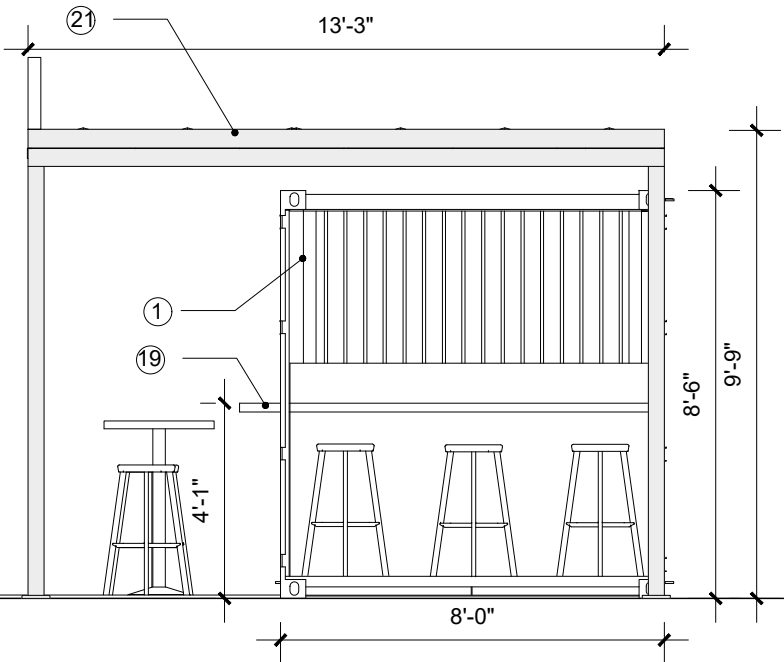
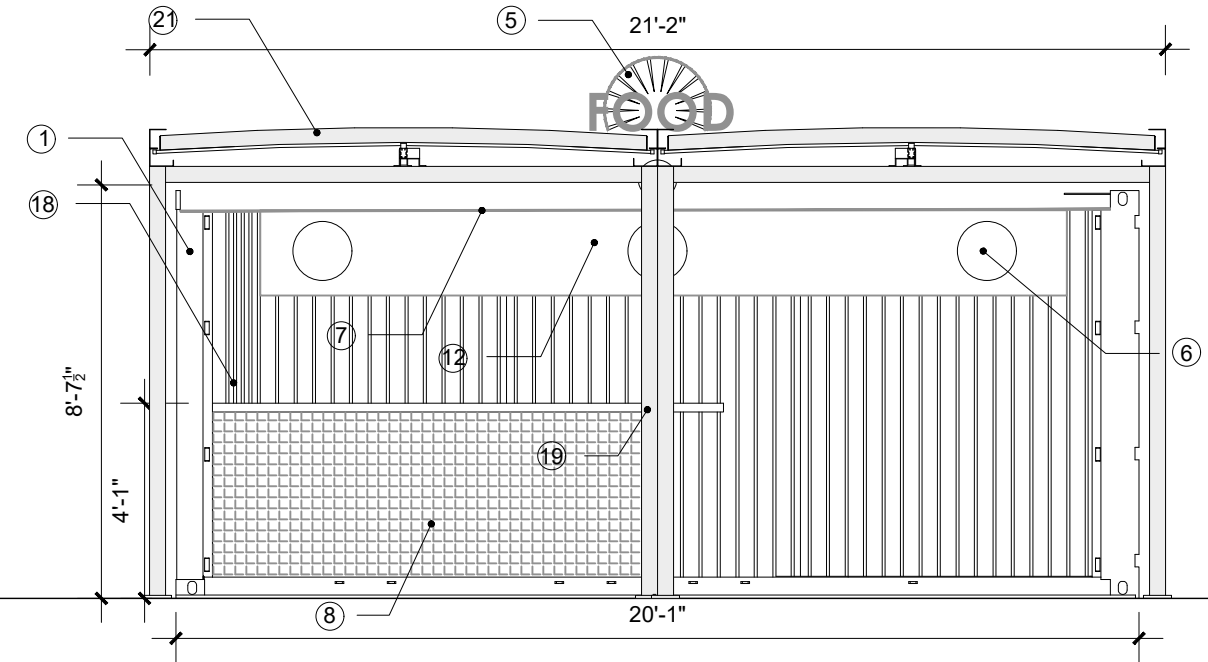
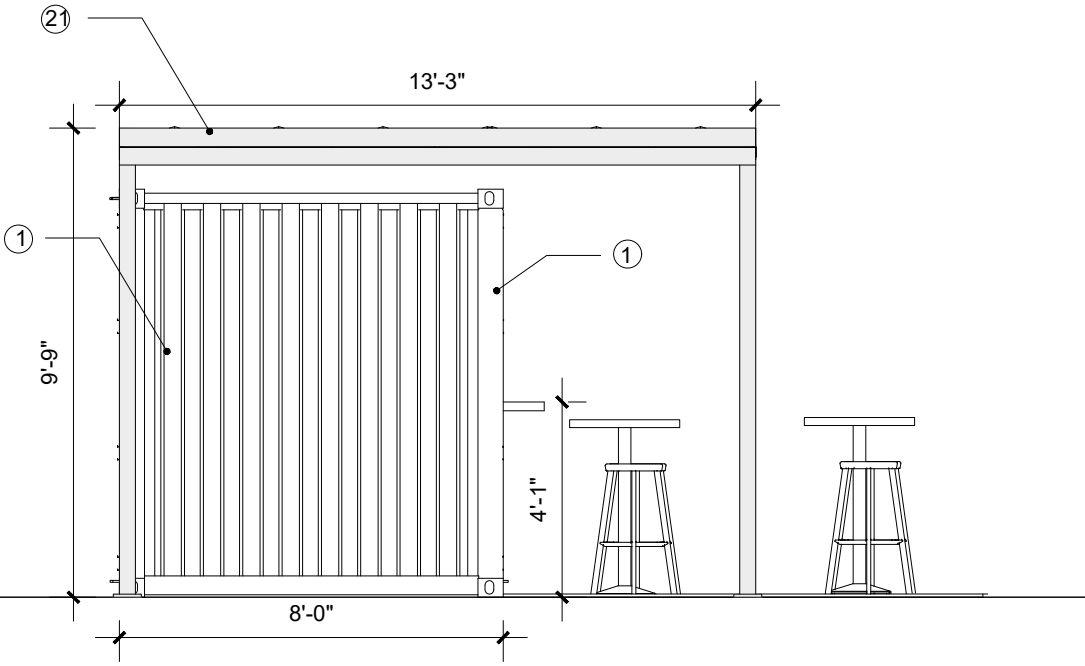
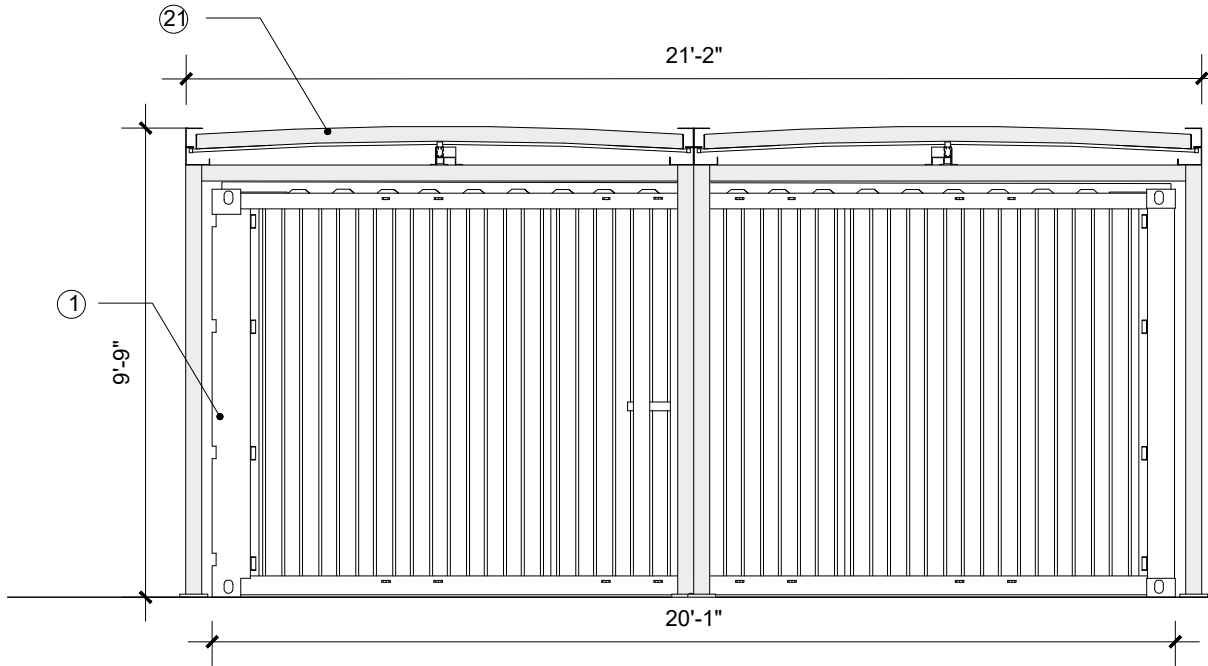


ELEVATION LEGEND:

- ① CORTEN STEEL PRIMED AND PAINTED
- ② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL FRAME, POWDER COATED IN PURPLE. ROOFTOP FONT
- ③ SIGN: METAL FRAME, POWDER COATED IN DARK PURPLE WITH INTERNAL PURPLE NEON / LED. ROOFTOP FONT
- ④ SIGN: 3D CUT LETTER, PURPLE FINISH. ROOFTOP FONT
- ⑤ SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL WHERE SHOWN
- ⑥ ROUND GOLD WALL SCONCE

- ⑦ NEON / LED LIGHT STRIP
- ⑧ CERAMIC TILED FRONT
- ⑨ DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- ⑩ BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- ⑪ BACKLIT GOLDEN CASE BOX SCREEN
- ⑫ TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ⑬ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIED PALM LEAF PATTERN
- ⑭ WARM WHITE GLOBE PENDANT LAMPS
- ⑮ REAL FOLIAGE COVER

- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL CORRUGATED ENCLOSURE
- ⑲ TERRAZZO EFFECT TILE COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP
- ㉑ FREE-STANDING RETRACTABLE CANVAS STRUCTURE
- ㉒ REMOVABLE COVER (DOTTED LINE FOR CLARITY)



ELEVATION BAR 1/4" = 1'-0"

**ELEVATION LEGEND:**

① CORTEN STEEL PRIMED AND PAINTED

② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL  
FRAME, POWDER COATED IN PURPLE. ROOFTOP  
FONT

③ SIGN: METAL FRAME, POWDER COATED IN DARK  
PURPLE WITH INTERNAL PURPLE NEON / LED.  
ROOFTOP FONT

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⑯ WOOD-CLAD ENCLOSURE

⑰ SCREEN

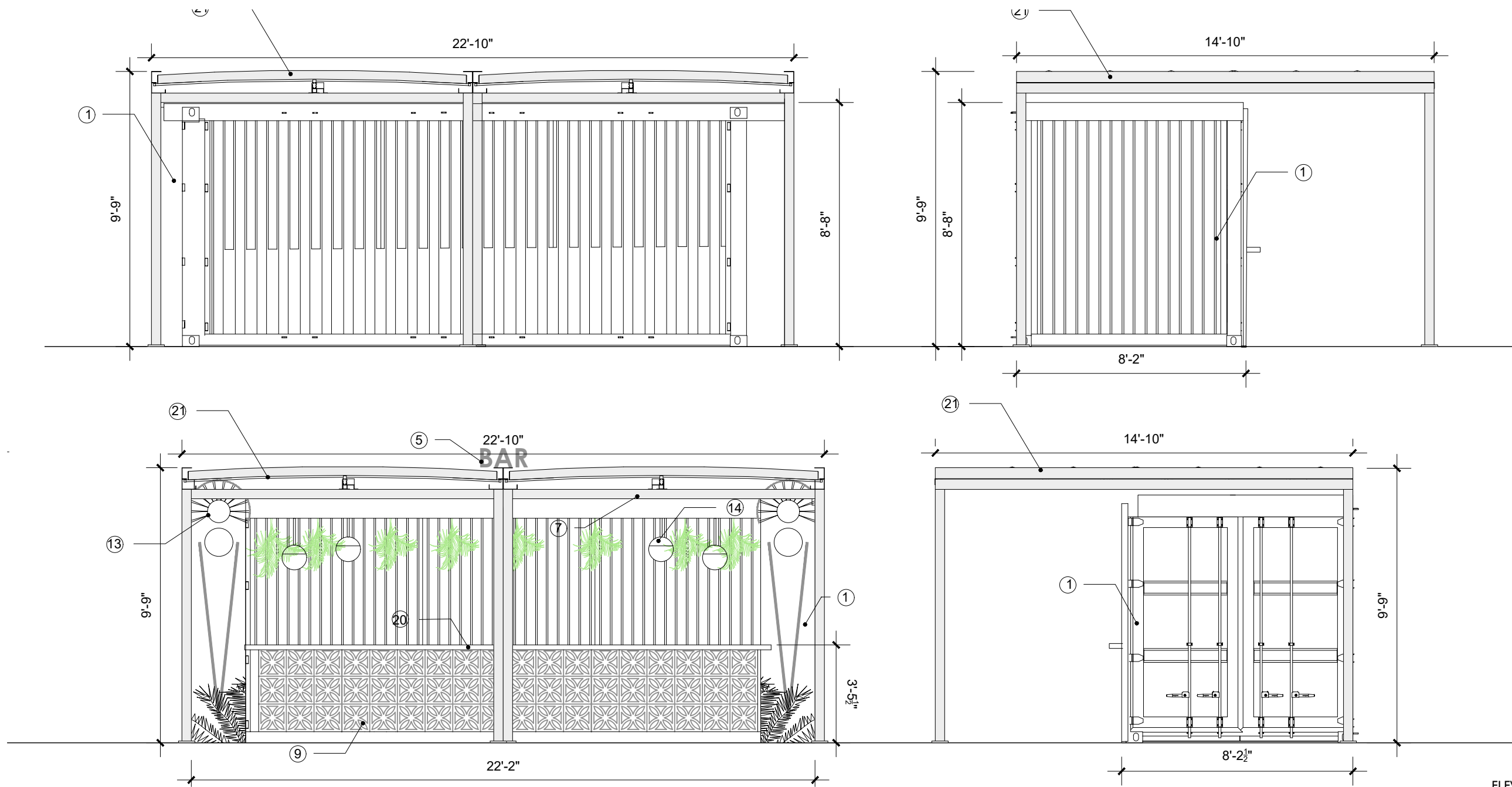
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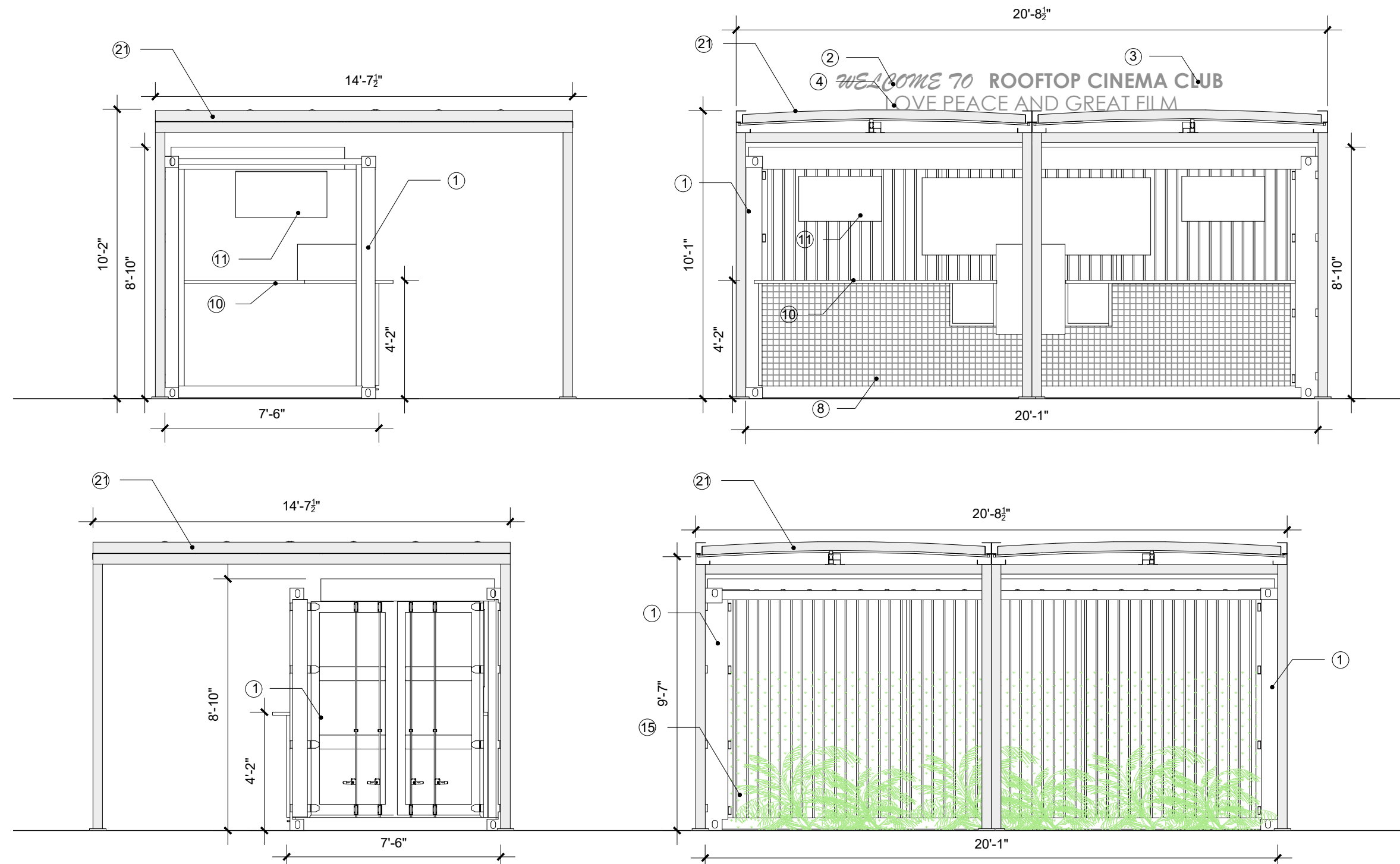
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PROJECT:



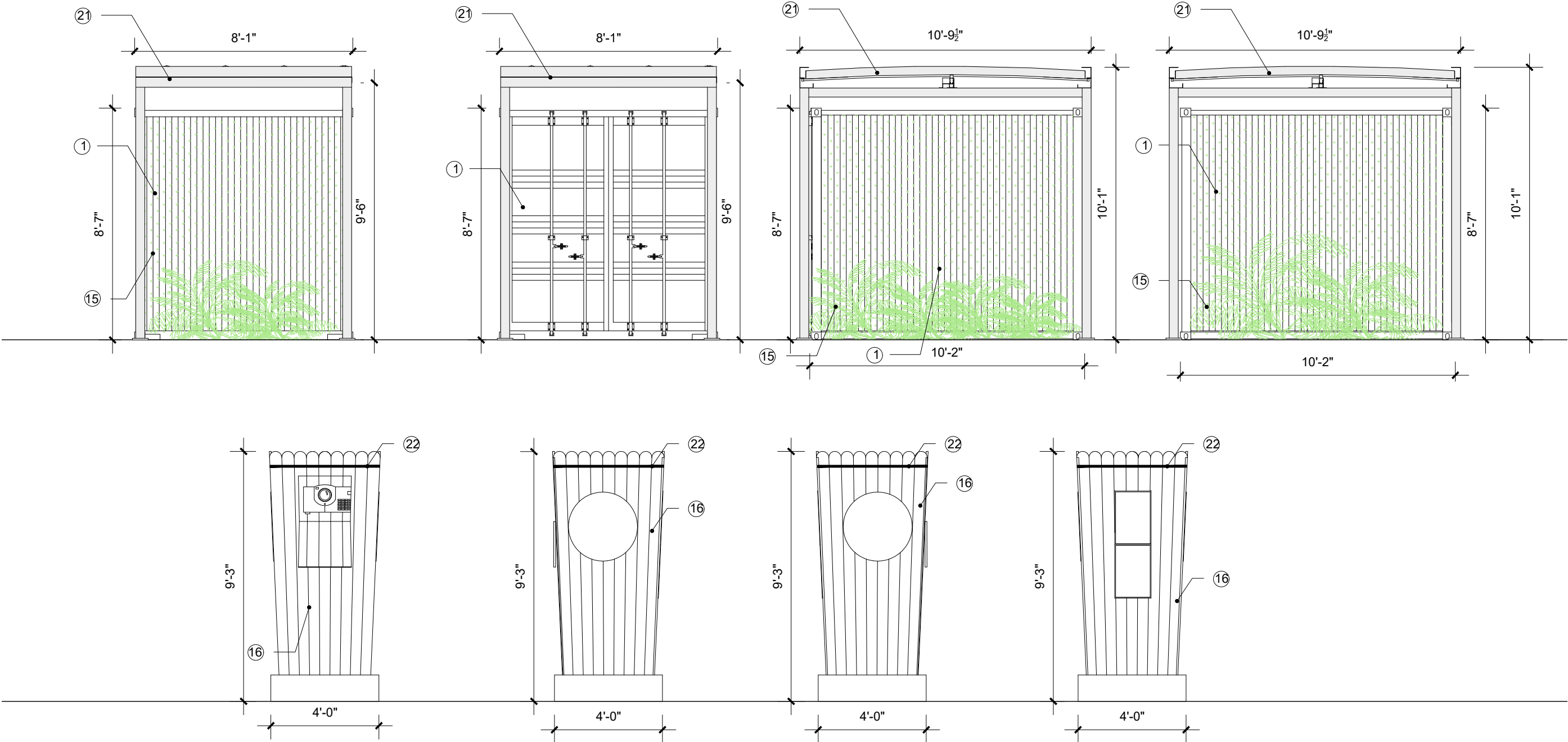
ROOFTOP  
CINEMA

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

ELEVATIONS-  
STORAGE UNIT  
MODULAR  
STRUCTURE  
AND  
PROJECTOR  
BOOTH

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ELEVATIONS-  
SCREEN AND  
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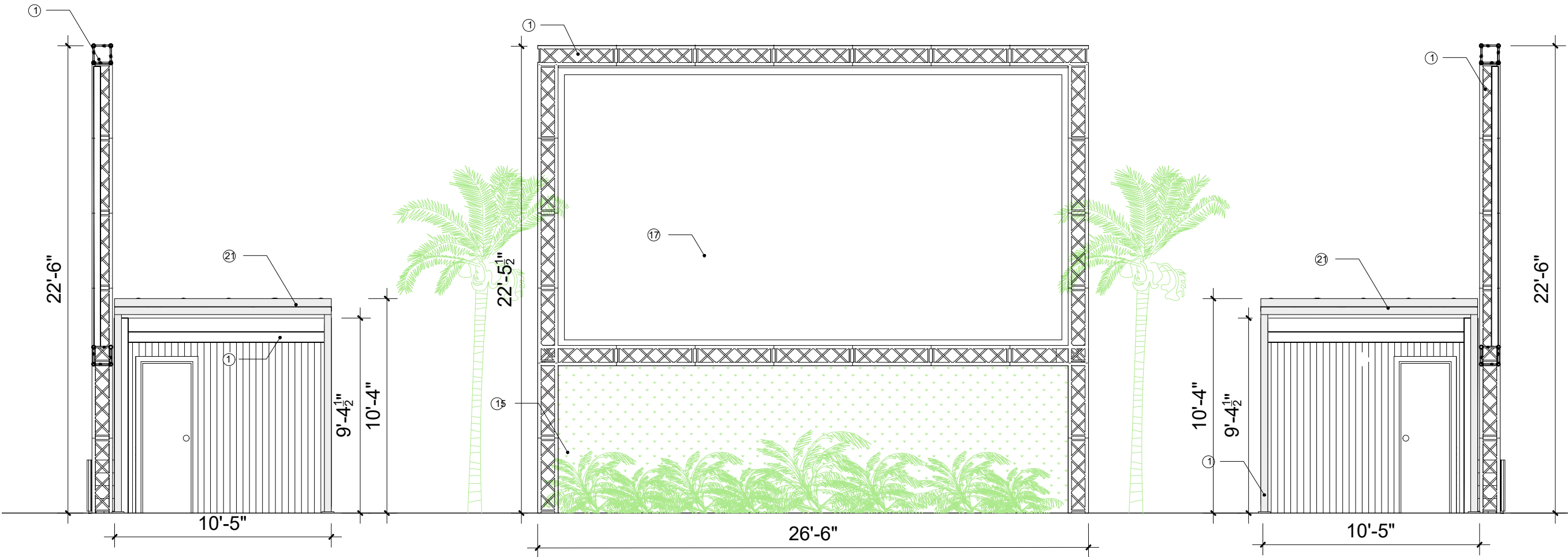
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ROOFTOP  
CINEMA

1212 Lincoln Rd  
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OVERALL  
ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044

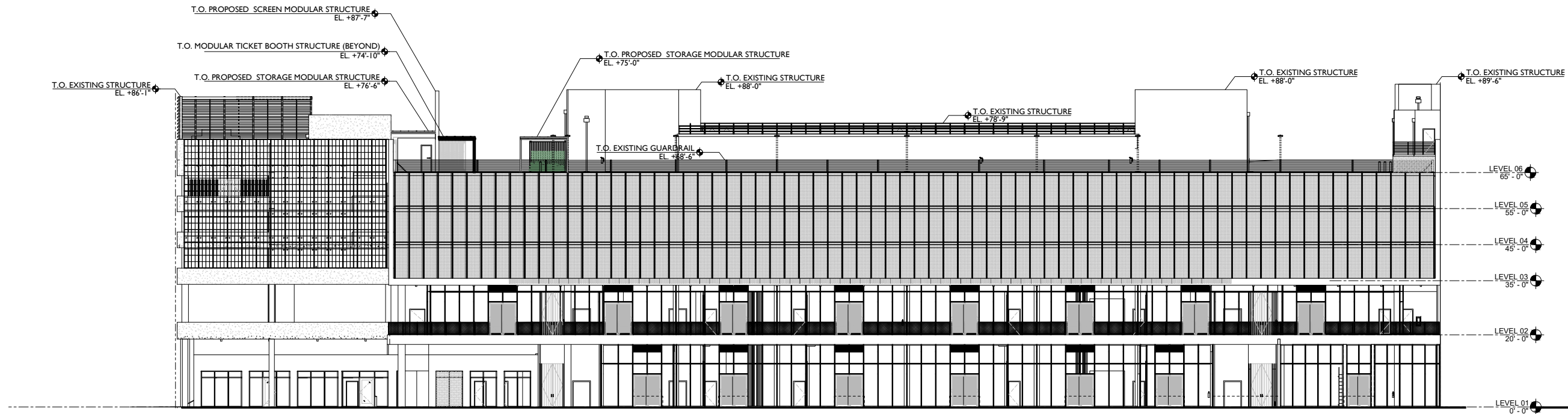
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SCALE:  $\frac{1}{8}'' = 1'-0''$

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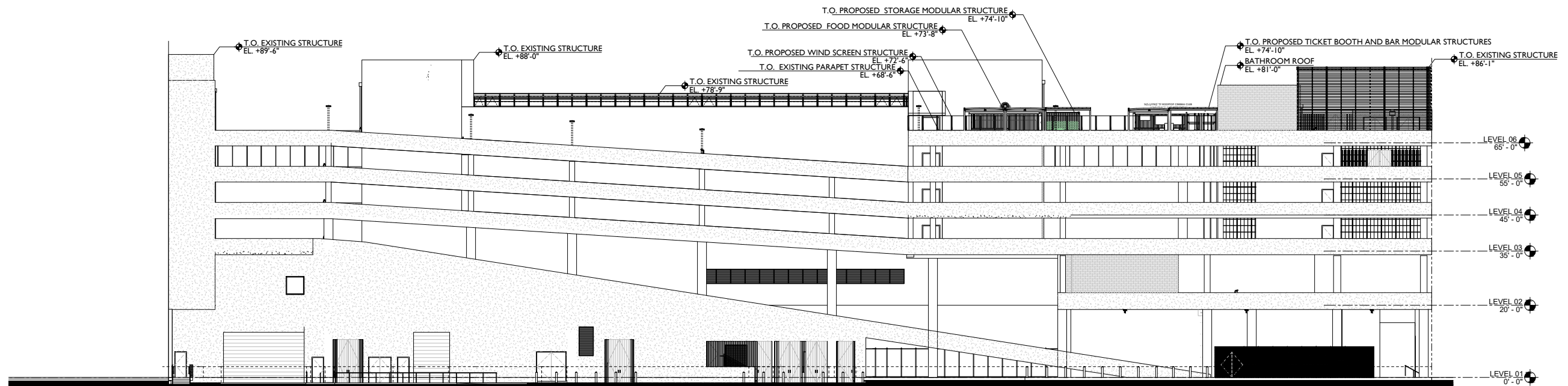
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SHEET NUMBER



ALTON ROAD

ELEVATION OVERALL- EAST |  $\frac{1}{32}'' = 1'-0''$



ALLEY

ELEVATION OVERALL- WEST |  $\frac{1}{32}'' = 1'-0''$



ROOFTOP  
CINEMA

1212 Lincoln Rd  
Miami Beach, FL 33139

OVERALL  
ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044

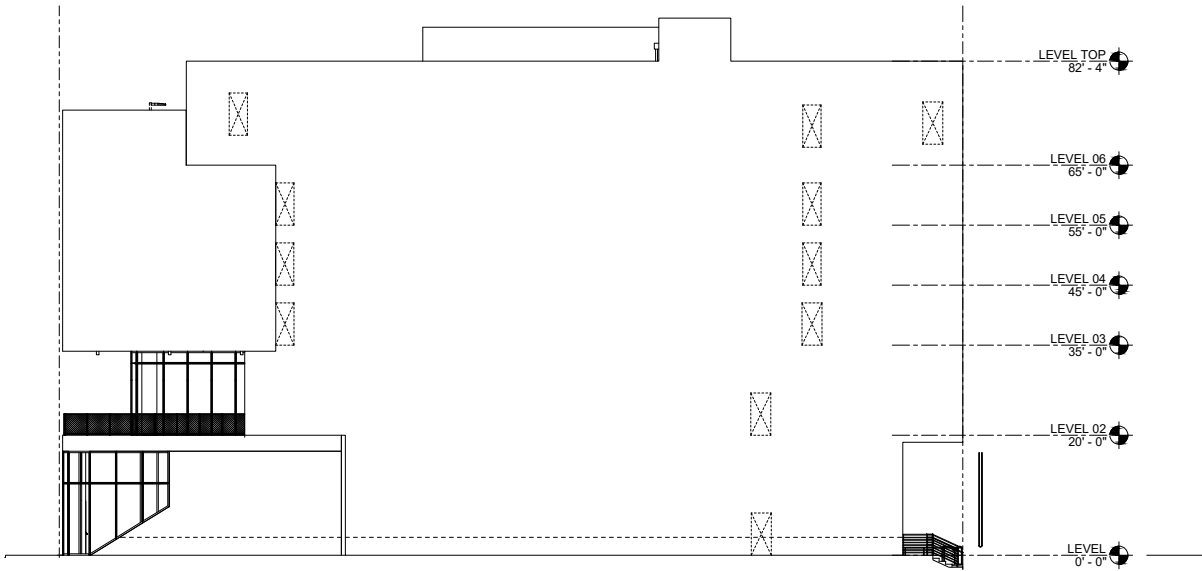
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SCALE: 1/8"=1'-0"

CHECK: JMcG

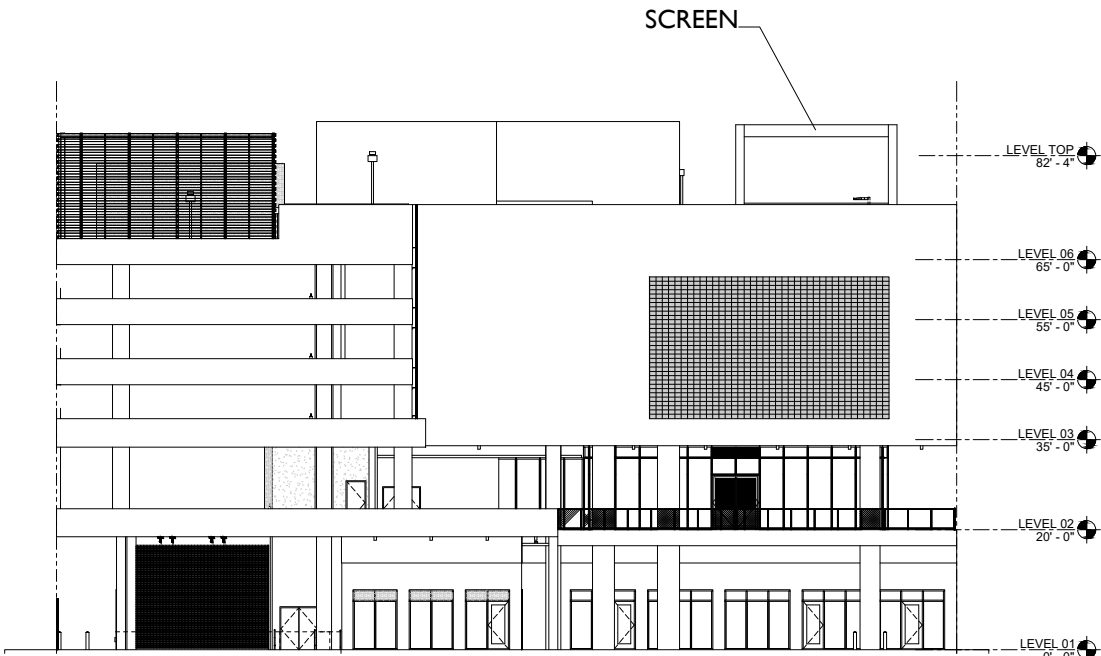
DATE: 10/19/2020

SHEET NUMBER



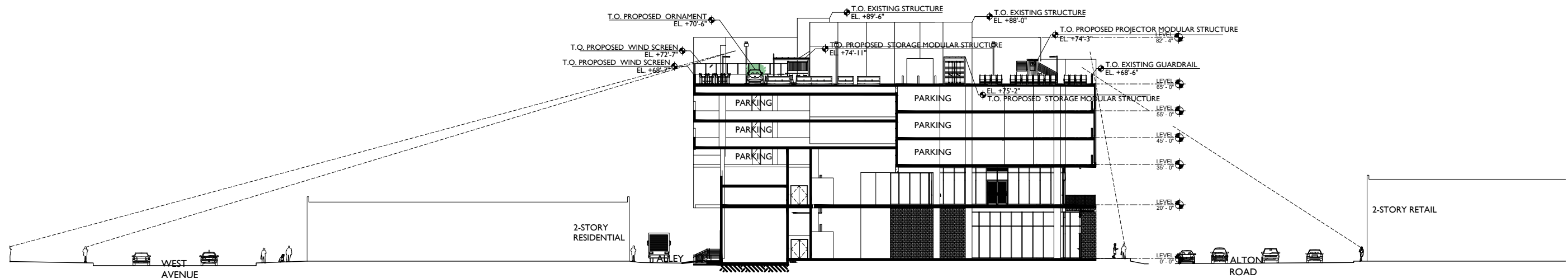
PARKING

NORTH ELEVATION - 1/32" = 1'-0"

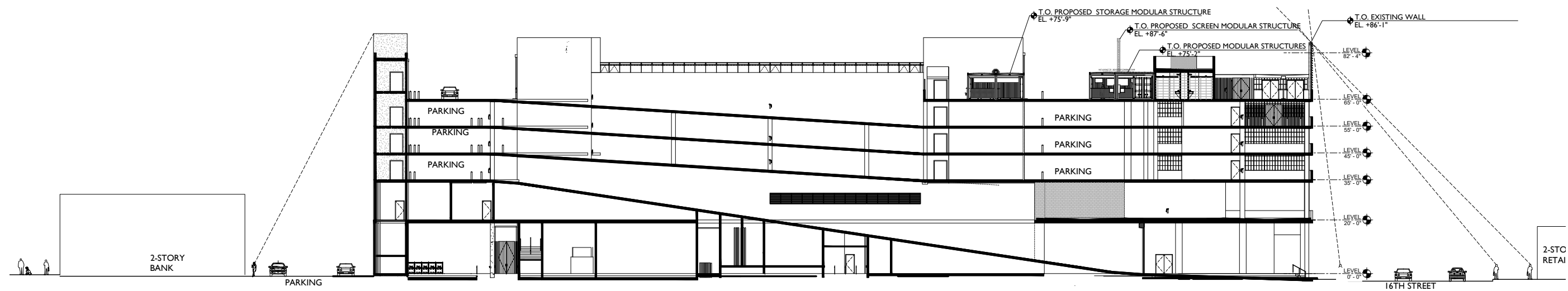


I6TH STREET

SOUTH ELEVATION 1/32" = 1'-0"



I. SECTION FACING NORTH SHOWING LINES OF SIGHT 1" = 40'-0"



2. SECTION FACING WEST SHOWING LINES OF SIGHT 1" = 40'-0"

JENNIFER McCONNEY FLORIDA LIC# AR93044

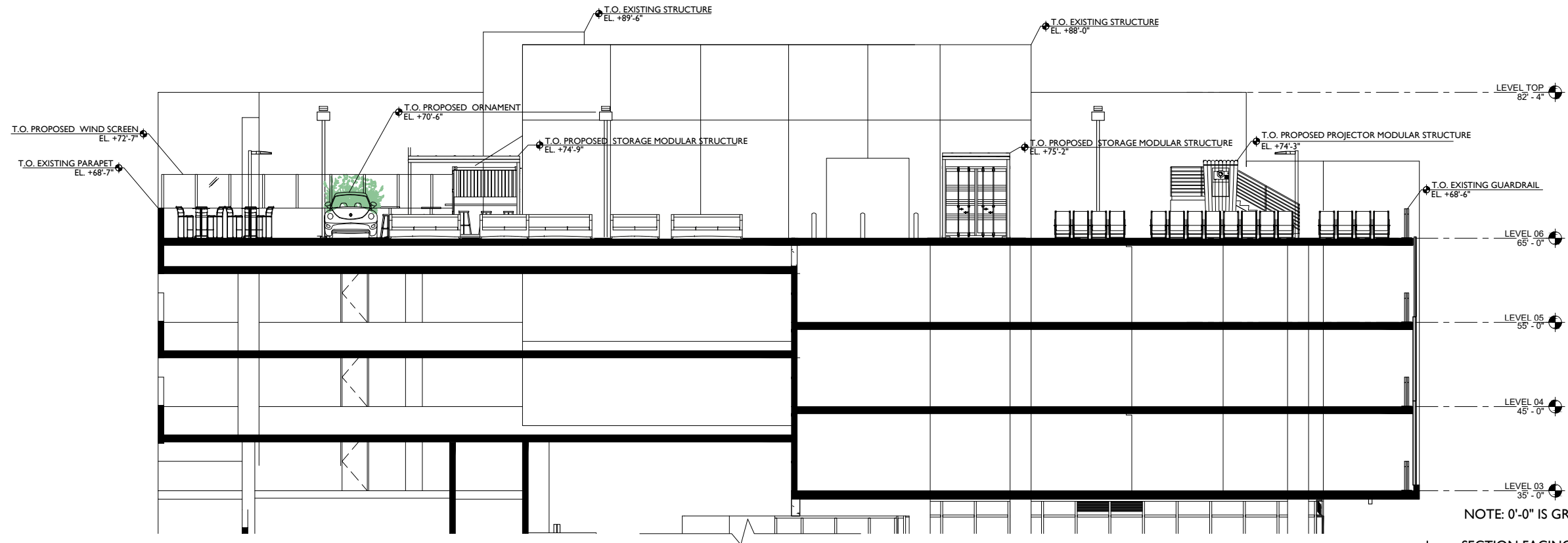
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SCALE:  $\frac{1}{4}'' = 1'-0''$

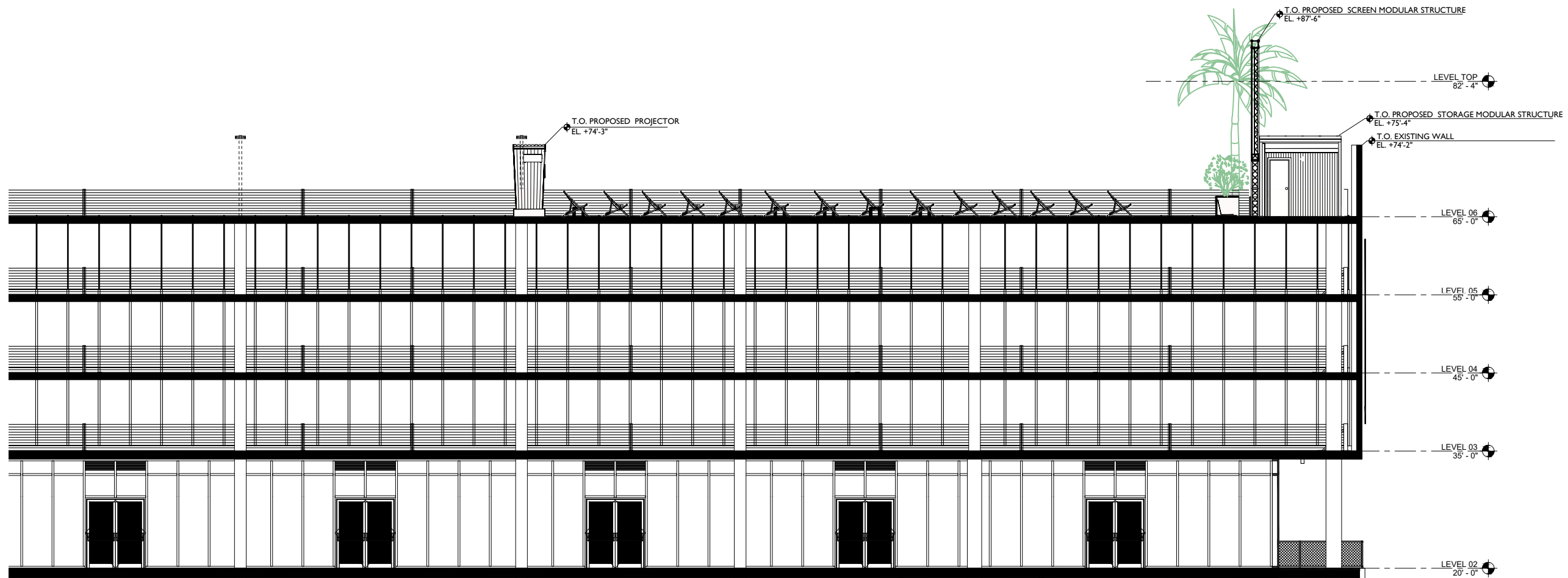
CHECK: IMcG

DATE: 10/10/2020

DATE: 10/19/2020



I. SECTION FACING NORTH 1" = 15'-0"



2. SECTION FACING EAST 1" = 15'-0"