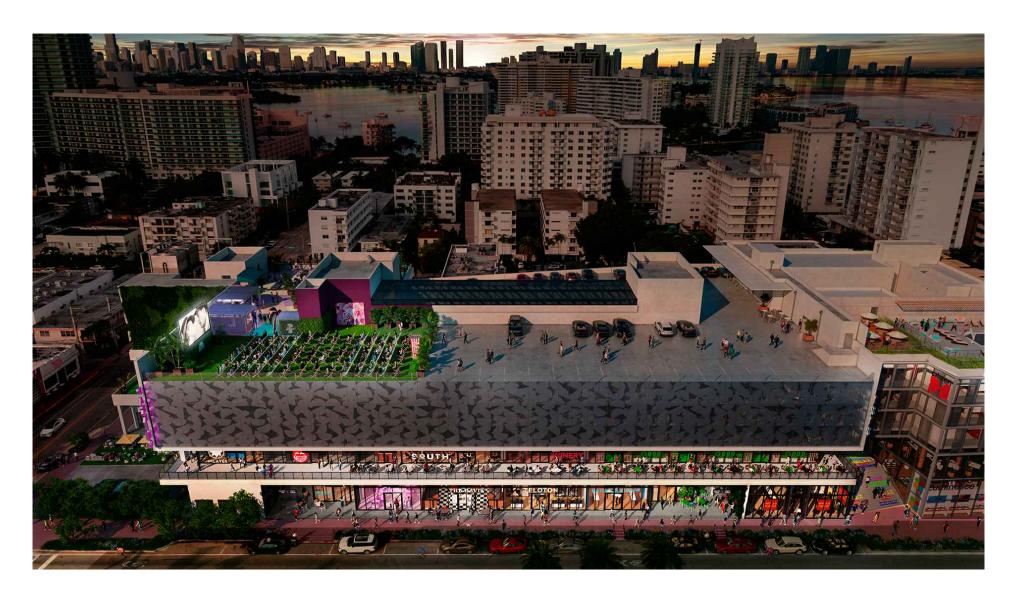


1212 Lincoln Road, Miami Beach, Florida 33139

PLANNING BOARD

FINAL SUBMISSION

OCTOBER 19, 2020



Scope of Work
- NEW ROOFTOP CINEMA USE AT EXISTING PARKING DECK



7500 NE 4th Cour Studio 103 Miami, FL 33138

2012

•

PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

COVER SHEET

ENNIFER McCONNEY FLORIDA LIC# AR93044

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HE EXPRESS WRITTEN CONSENT OF STUDIO MC+C

ARCHITECTURE INC (c) 2020

SCALE

CHECK: JMcG

DATE: 10/19/2020

OFF STR	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 REQU		372 EXIST 35 SPACES REMOVED = 337		

INDEX

A0.00	COVER SHEET
1	RENDERINGS
2	RENDERINGS
_	INDEX AND DATA
	AERIALS
	AXONOMETRIC VIEWS OF SITE
	LOCATION PLAN
	SITE PHOTOS
	3D VIEWS
	3D VIEWS
, (0.21	EXISTING ROOF FLOOR PLAN &
A1.06	DEMO
	EXISTING ROOF OVERALL FLOOR
A1.06B	PLAN & DEMO
A2.00	SITE PLAN
A2.06	FLOOR PLAN ROOF - PROPOSED
	PROPOSED ROOF OVERALL
A2.06B	FLOOR PLAN
A2.07	OCCUPANCY LOAD LEVEL 6
	ELEVATIONS - FOOD SERVICE
A3.00	MODULAR STRUCTURE
	ELEVATIONS - BAR SERVICE
A3.01	MODULAR STRUCTURE
	ELEVATIONS - TICKET BOOTH
A3.02	MODULAR STRUCTURE
	ELEVATIONS - STORAGE UNIT
42.02	MODULAR STRUCTURE AND
A3.03	PROJECTOR BOOTH
A3.04	ELEVATIONS - SCREEN AND
	OVERALL ELEVATIONS OVERALL ELEVATIONS
A4.01	SECTIONS

A4.02 SECTIONS A5.00 FAR DIAGRAMS

MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

\equiv					
IT EM	Zoning Information				
I	Address:	1600-1634 Alton Road, Miami E	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 M	edium Density
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	2.32' NGVD	
				Phase I - 52,542 sf	
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	Phase 2 - 18,124 sf	Total: 70,666 sf
7	Lot Width	47 1'-9"	Lot Depth:	149'-10"	
8	Minimum Unit Size	N/A	•	N/A	
9	Existing User	Retail and Garage	Proposed Use:	Outdoor Motion Pict	ures Theater @ roof

of	PROJECT:

		Maximum	Existing	Proposed	Deficiencies
0	Height	60'-0"	60'-0"	60'-0"	
I	Number of Stories	N/A	5 with rooftop	5 with rooftop	
2	FAR	2.0			-
3	FLOOR AREA Square Footage	141,332 SF max	84,976 SF	84,976 SF	-
4	Square Footage by use	N/A	N/A	N/A	-
5	Number of Units Residential	N/A	N/A	N/A	-
6	Number of Units Hotel	N/A	N/A	N/A	-
7	Number of Seats	N/A	N/A	179 theater seats	-
8	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	-
			10'-0" at grade and 2nd	10'-0" at grade and	
			floor, 0'-0" all levels	2nd floor, 0'-0" all	
24	Rear Setback (WEST):	5'-0"	above	levels above	Variance granted
25	Side Setback Interior (NORTH):	N/A	N/A	N/A	-
		0'-0"; 10'-0" if abutting			
26	Side Setback facing 16 Street (SOUTH)	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	-
			10'-0" at grade and 2nd	10'-0" at grade and	
			floor, 0'-0" all levels	2nd floor, 0'-0" all	
28	Rear Setback (WEST):	5'-0"	above	levels above	Variance granted
29	Side Setback Interior (NORTH):	N/A	N/A	N/A	-
		0'-0"; 10'-0" if abutting			
30	Side Setback facing 16 Street (SOUTH)	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' × 18'		N/A	-
35	Parking Space Configurations	00 DECREE			
33	(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	-
		60,000SF+1 space for the next			
40	Loading zones and Trash collection are	50,000SF)	6	6	-
		10 Short Term (1 space/10,000			
41	Bike Racks	SF of Retail) + 10 Long Term	Long Term	13 bike racks	-

	Restaurants, Cafes, Bars,				
	Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
				Office/Retail/Garage/	
				Outdoor Motion	
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	
ı				for Theater	
45	Total Occupant Content	N/A	N/A	occupancy	-
	Occupant content per venue (Provide			please see the chart	
46	a separate chart for a breakdown			for Theater	
l	calculation)	N/A	N/A	occupancy	-

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

Miami, FL 33138

7500 NE 4th Court Studio 103

2012

PROJECT NUMBER



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

INDEX AND DATA

JMcG CHECK: 10/19/2020

DATE: 10/19/202



2012

....,__...

PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

RENDERINGS

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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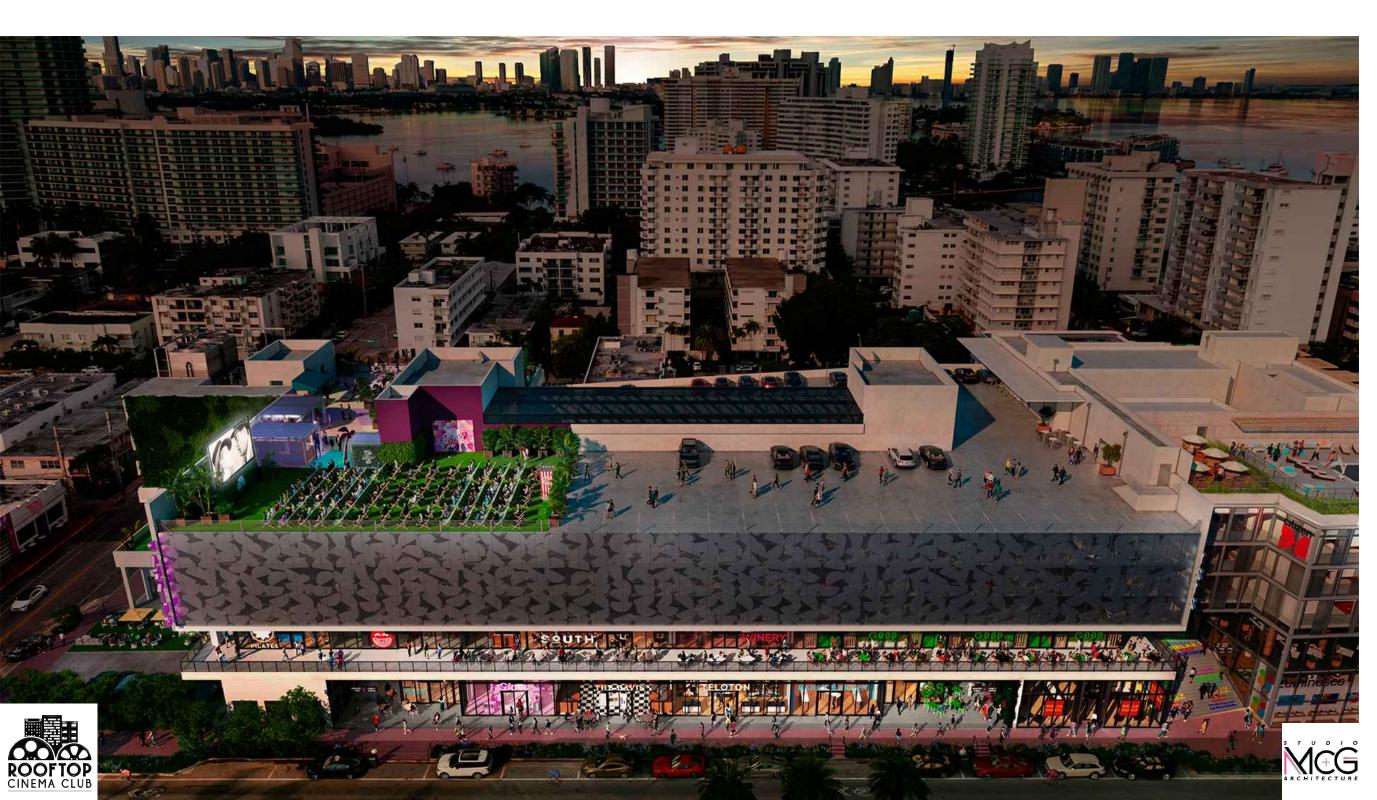
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VIEW FACING WEST





2012

PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

RENDERINGS

IENNIFER McCONNEY FLORIDA LIC# AR93044

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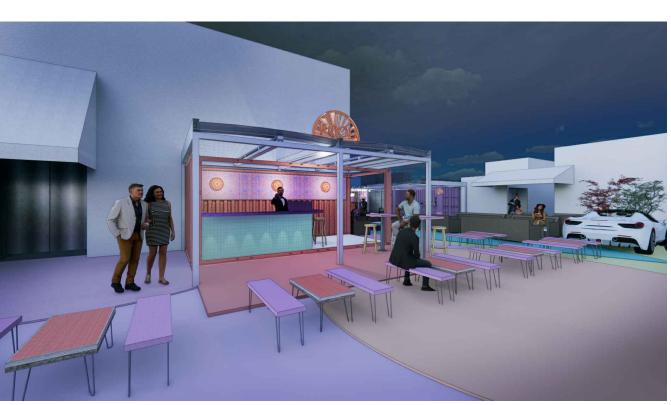
PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

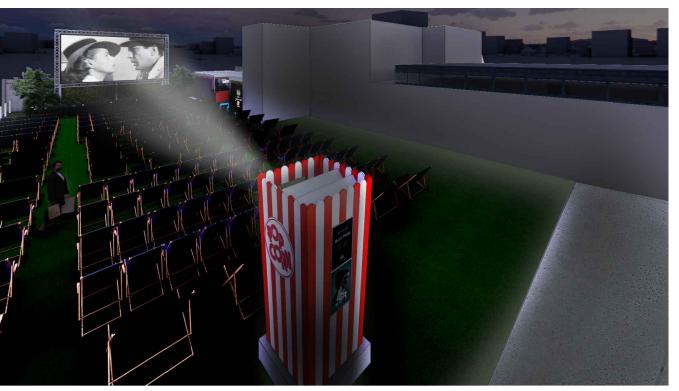


MODULAR CONCESSION STRUCTURES WITH RETRACTABLE AWNINGS - STORAGE AND FOOD SERVICE

3D VIEWS



2. BAR MODULAR STRUCTURE WITH RETRACTABLE AWNING



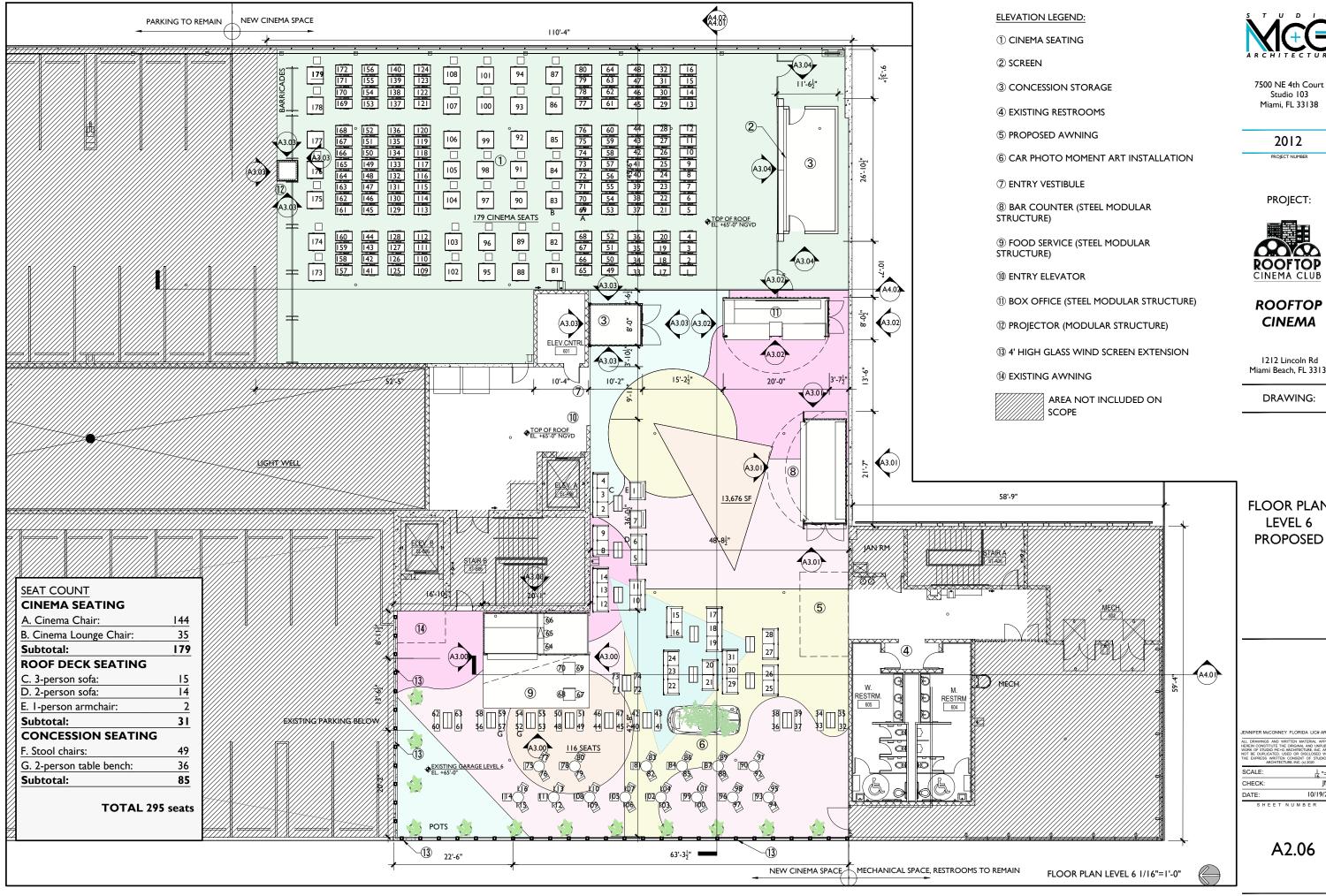
3.VIEW OF SCREEN, PROJECTOR WITH REMOVABLE ROOF AND SEATING

JENNIFER McCONNEY FLORIDA LIC# AR93
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SCALE: 3/32"=1'-0"

CHECK: JMcG

DATE: 10/19/2020



Studio 103



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

FLOOR PLAN LEVEL 6

16 "=1'-0" JMcG 10/19/2020



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PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:



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

3D VIEWS



SCREEN



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ARCHITECTURE INC. (a) 2020

 SCALE:
 3/32"=1'-0"

 CHECK:
 JMcG

 DATE:
 10/19/2020



> 2012 PROJECT NUMBER

PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

PROPOSED LEVEL 6 OVERALL FLOOR PLAN

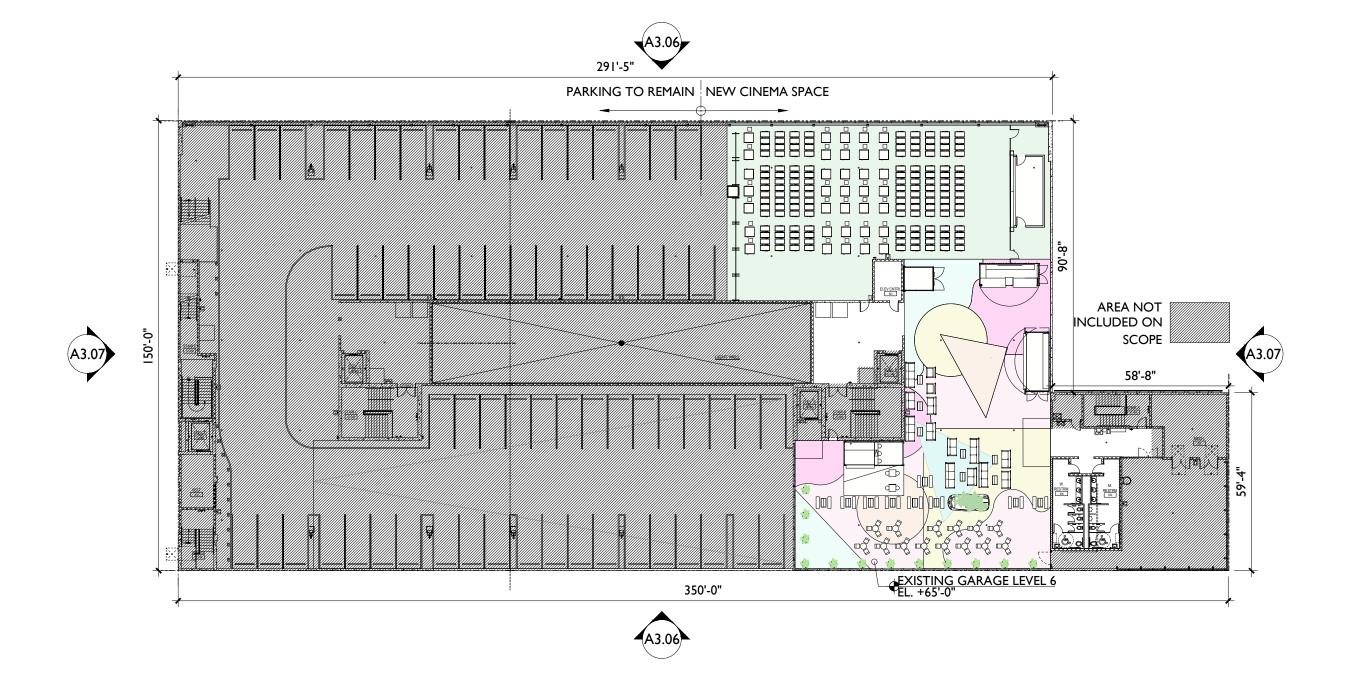
JENNIFER McCONNEY FLORIDA LIC# AR930ALL DRAWINGS AND WRITTEN MATERAL APPEARI
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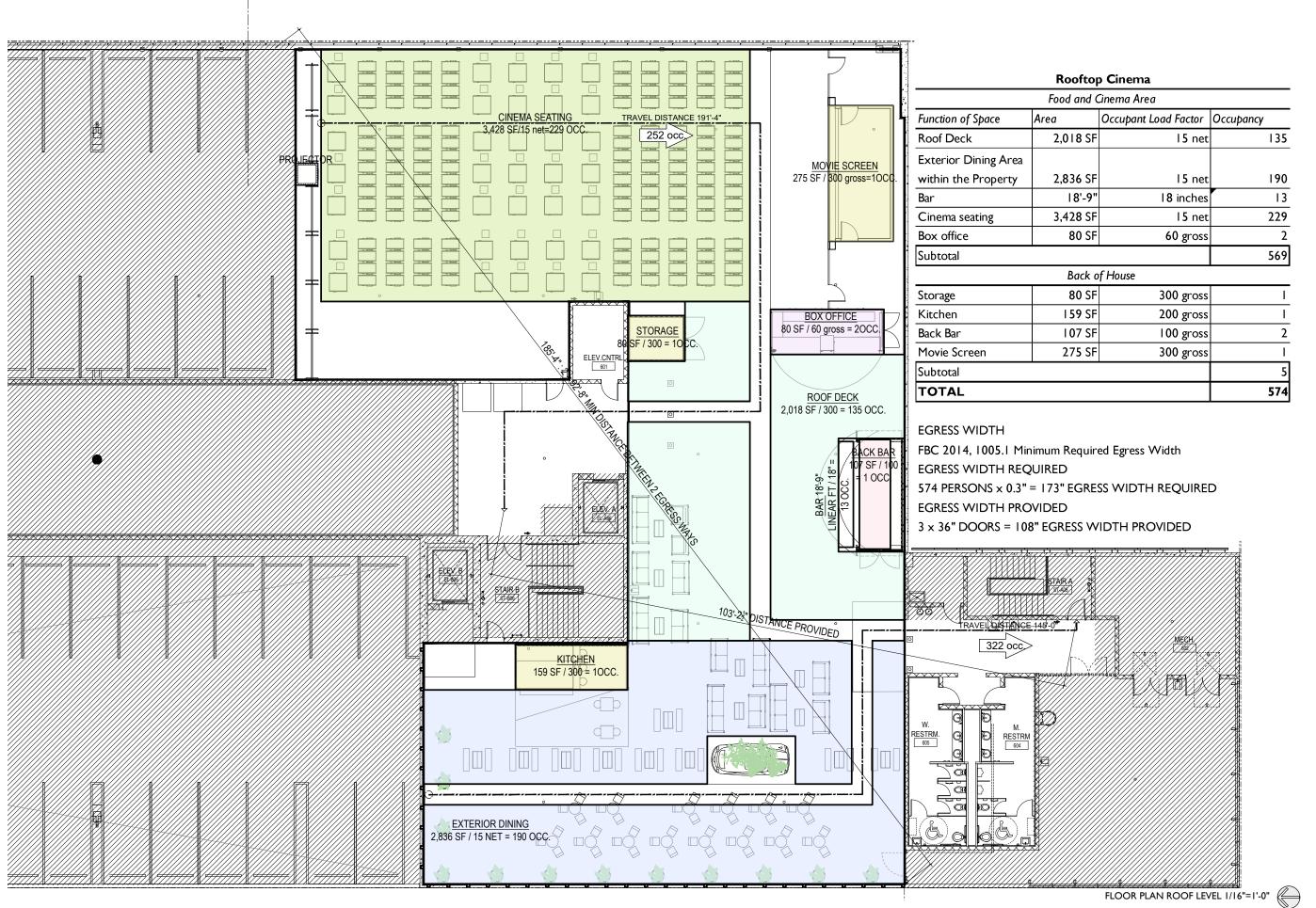
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 10/19/2020

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PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

OCCUPANCY LOAD PLAN LEVEL 6

JENNIFER MCCONNEY FLORIDA LIC# ARRSX
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A2.07

- 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

21'-2"

20'-1"

(1)

18)

8 -

6 ROUND GOLD WALL SCONCE

- NEON / LED LIGHT STRIP
- 8 CERAMIC TILED FRONT

WITH LED STRIP LIGHT

- DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- 10 BLACK MARBLE EFFECT LAMINATE COUNTERTOP
- (1) BACKLIT GOLDEN CASE BOX SCREEN
- ① TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ③ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIED PALM LEAF PATTERN
- (4) WARM WHITE GLOBE PENDANT LAMPS
- **15** REAL FOLIAGE COVER

- (1) WOOD-CLAD ENCLOSURE
- ① SCREEN

21)

1
 19

- **(18) METAL CORRUGATED ENCLOSURE**
- (9) TERRAZZO EFFECT TILE COUNTERTOP
- (2) STAINED CHEVRON WOOD PATTERN COUNTERTOP
- ② FREE-STANDING RETRACTABLE CANVAS STRUCTURE
- ② REMOVABLE COVER (DOTTED LINE FOR CLARITY)

13'-3"

8'-0"



7500 NE 4th Court Studio 103 Miami, FL 33138

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PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

ELEVATIONS-FOOD SERVICE MODULAR STRUCTURE

JENNIFER McCONNEY FLORIDA LIC# AR9304

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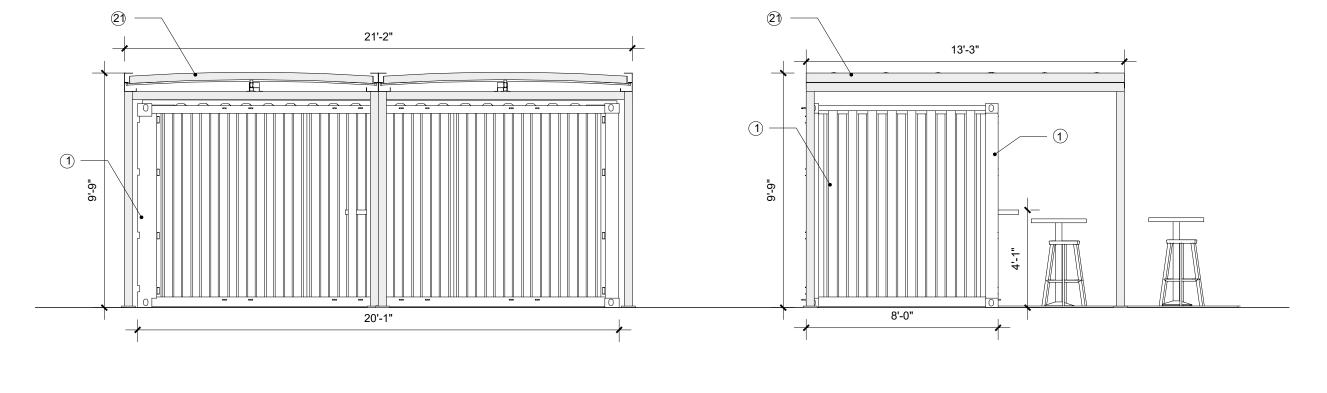
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A3.00



8'-6" 9'-9"

- 1 CORTEN STEEL PRIMED AND PAINTED
- ② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL FRAME, POWDER COATED IN PURPLE. ROOFTOP
- 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

 $\overline{}$

- NEON / LED LIGHT STRIP
- **8** CERAMIC TILED FRONT
- 9 DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- **10** BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- (1) 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
- **4** WARM WHITE GLOBE PENDANT LAMPS
- **15 REAL FOLIAGE COVER**

- (1) WOOD-CLAD ENCLOSURE
- ① SCREEN
- (18) METAL CORRUGATED ENCLOSURE
- (9 TERRAZZO EFFECT TILE COUNTERTOP
- **(20) STAINED CHEVRON WOOD PATTERN** COUNTERTOP
- TREE-STANDING RETRACTABLE CANVAS STRUCTURE
- ② REMOVABLE COVER (DOTTED LINE FOR CLARITY)



7500 NE 4th Court Studio 103 Miami, FL 33138

2012

PROJECT NUMBER

PROJECT:



ROOFTOP CINEMA

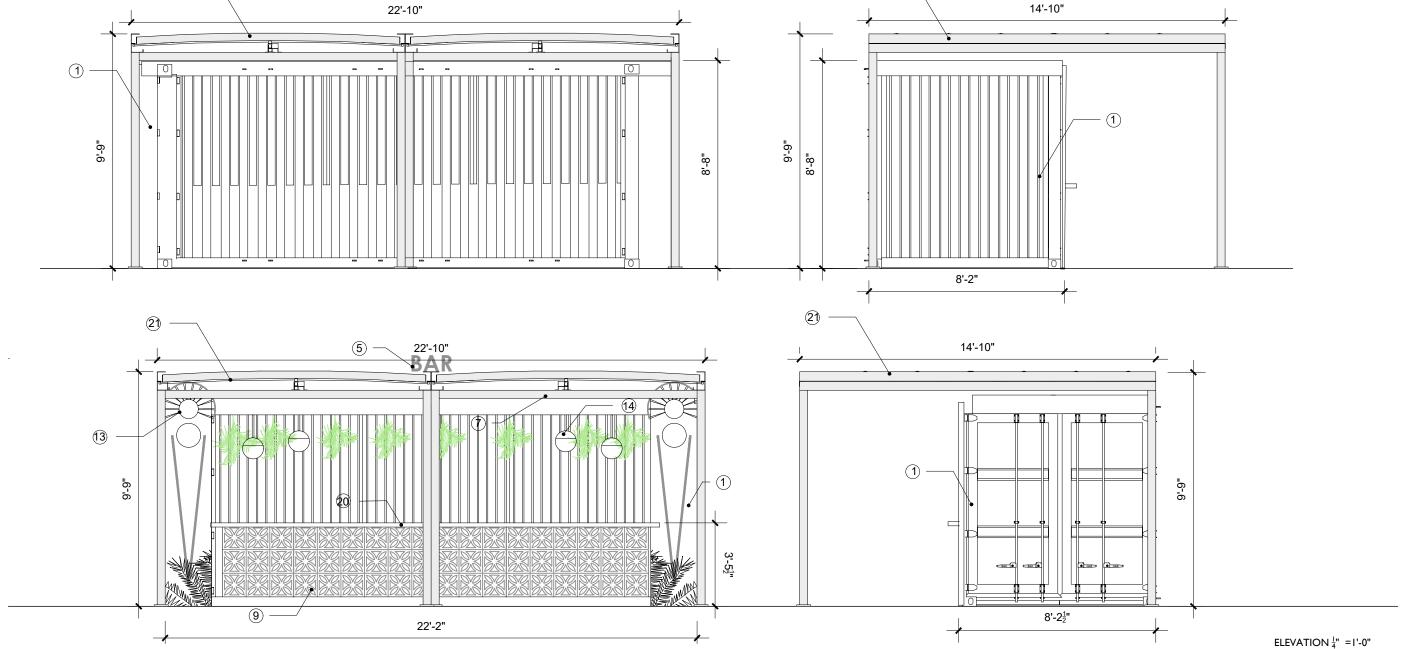
1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

ELEVATION-BAR SERVICE MODULAR STRUCTURE

⅓₆"=1'-0" 10/19/2020 DATE:

JMcG



- 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
- DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- (1) BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- (1) BACKLIT GOLDEN CASE BOX SCREEN
- ${}^{\scriptsize\textcircled{\tiny{1}}}$ TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ③ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIED PALM LEAF PATTERN
- (4) WARM WHITE GLOBE PENDANT LAMPS
- **15 REAL FOLIAGE COVER**

- (1) WOOD-CLAD ENCLOSURE
- ① SCREEN
- (1) METAL CORRUGATED ENCLOSURE
- (9) TERRAZZO EFFECT TILE COUNTERTOP
- (2) STAINED CHEVRON WOOD PATTERN COUNTERTOP
- ② FREE-STANDING RETRACTABLE CANVAS STRUCTURE
- ② REMOVABLE COVER (DOTTED LINE FOR CLARITY)



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ROOFTOP CINEMA

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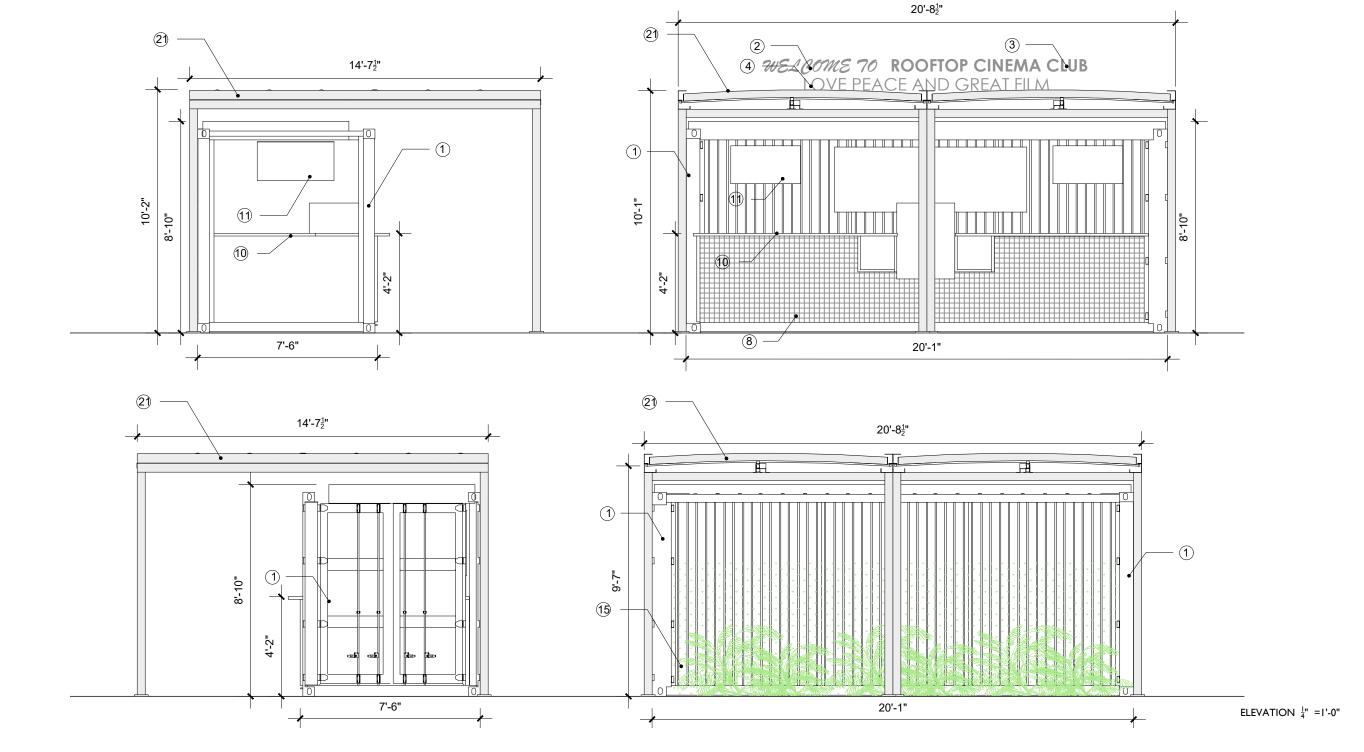
ELEVATIONS-TICKET BOOTH MODULAR STRUCTURE

JENNIFER McCONNEY FLORIDA LIC# AR933
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- 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
- $\ensuremath{\widehat{\textbf{5}}}$ Sign: 3D cut gold letter. Relief fan Detail where shown
- **6** ROUND GOLD WALL SCONCE

4'-0"

9'-3"

4'-0"

9'-3"

16

- NEON / LED LIGHT STRIP
- 8 CERAMIC TILED FRONT
- DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- (II) BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- 11) BACKLIT GOLDEN CASE BOX SCREEN
- (I) TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- $\ensuremath{\mathfrak{J}}$ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIED PALM LEAF PATTERN
- **(4) WARM WHITE GLOBE PENDANT LAMPS**
- **15** REAL FOLIAGE COVER

- (1) WOOD-CLAD ENCLOSURE
- ① SCREEN

22

- (18) METAL CORRUGATED ENCLOSURE
- (9) TERRAZZO EFFECT TILE COUNTERTOP
- (2) STAINED CHEVRON WOOD PATTERN COUNTERTOP
- ② FREE-STANDING RETRACTABLE CANVAS STRUCTURE
- ② REMOVABLE COVER (DOTTED LINE FOR CLARITY)

4'-0"



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PROJECT NUMBER

PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

ELEVATIONS-STORAGE UNIT MODULAR STRUCTURE AND PROJECTOR BOOTH

JENNIFER McCONNEY FLORIDA LIC# AR83044

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ACCHITECTURE, INC. (a) 2020

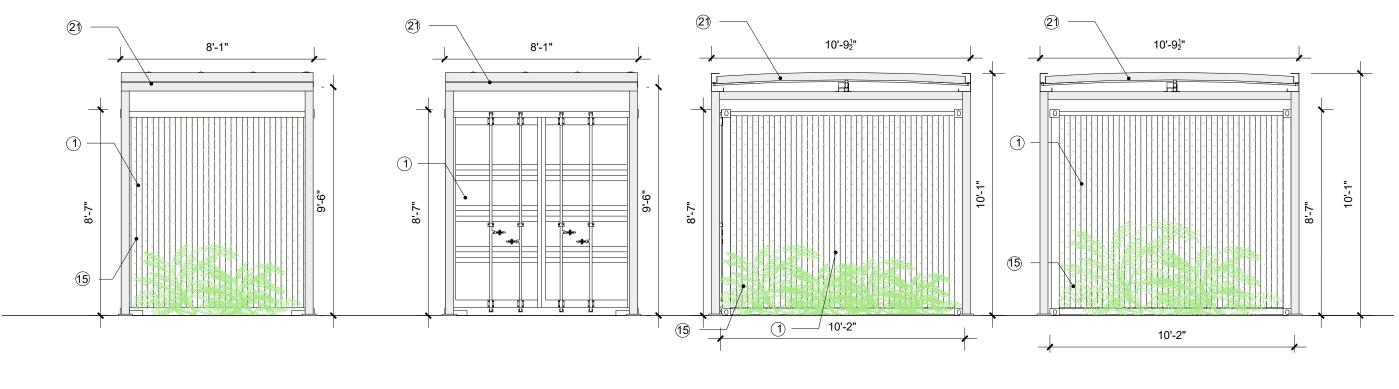
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CHECK: JMcG

DATE: 10/19/2020

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9'-3"

4'-0"

- 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
- (§) SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL WHERE SHOWN
- **6** ROUND GOLD WALL SCONCE

- NEON / LED LIGHT STRIP
- **8** CERAMIC TILED FRONT
- 9 DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- (1) BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- 1) BACKLIT GOLDEN CASE BOX SCREEN
- ${}^{\scriptsize\textcircled{\tiny{1}}}$ TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ③ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIED PALM LEAF PATTERN
- **(4) WARM WHITE GLOBE PENDANT LAMPS**
- **15 REAL FOLIAGE COVER**

- (1) WOOD-CLAD ENCLOSURE
- ① SCREEN
- (18) METAL CORRUGATED ENCLOSURE
- (9) TERRAZZO EFFECT TILE COUNTERTOP
- (2) STAINED CHEVRON WOOD PATTERN COUNTERTOP
- ② FREE-STANDING RETRACTABLE CANVAS STRUCTURE
- $\ensuremath{\mathfrak{D}}$ removable cover (dotted line for clarity)



7500 NE 4th Court Studio 103 Miami, FL 33138

2012

PROJECT NUMBER

PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

ELEVATIONS-SCREEN AND STORAGE

ENNIFER McCONNEY FLORIDA LIC# AR9304

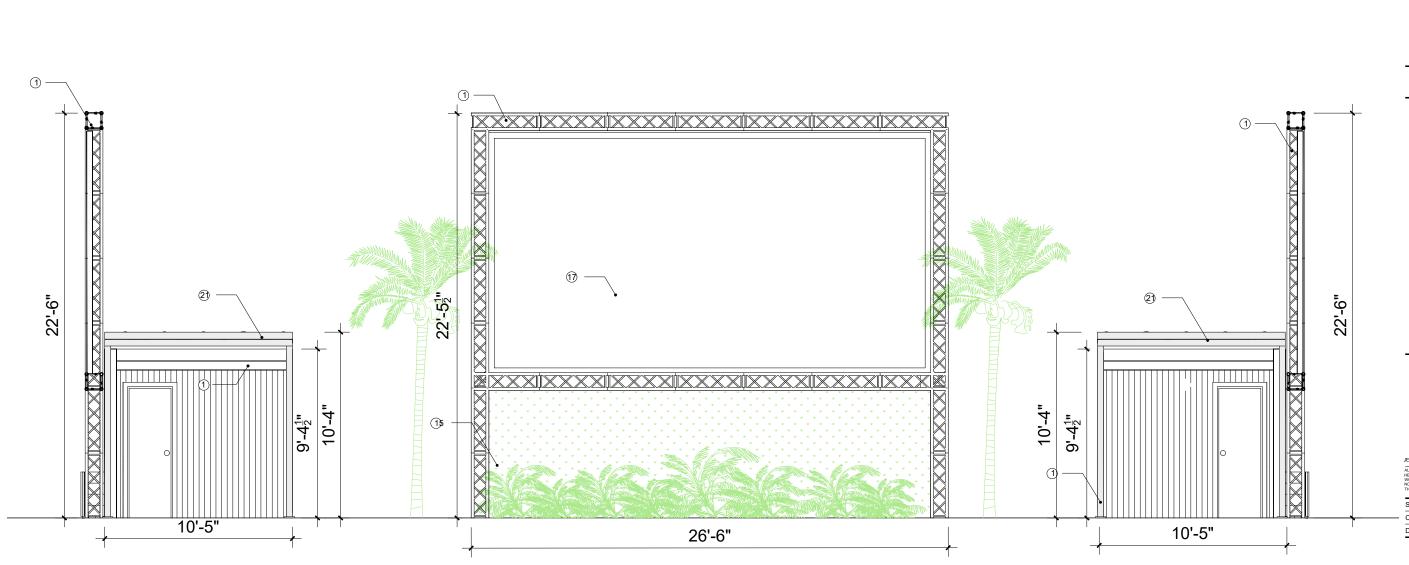
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ORK OF STUDIO MC-G ARCHITECTURE, INC. AND MY
THE DUPLICATED, USED OR DISCLOSED WITHOU

 SCALE:
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 CHECK:
 JMcG

 DATE:
 10/19/2020







Studio 103



ROOFTOP

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

OVERALL

ELEVATIONS

7500 NE 4th Court Miami, FL 33138 2012 PROJECT NUMBER PROJECT: ROOFTOP CINEMA CLUB **CINEMA**

ALTON ROAD

T.O. EXISTING STRUCTURE EL. +78'-9"

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

T.O. EXISTING STRUCTURE

LEVEL 06 65' - 0"

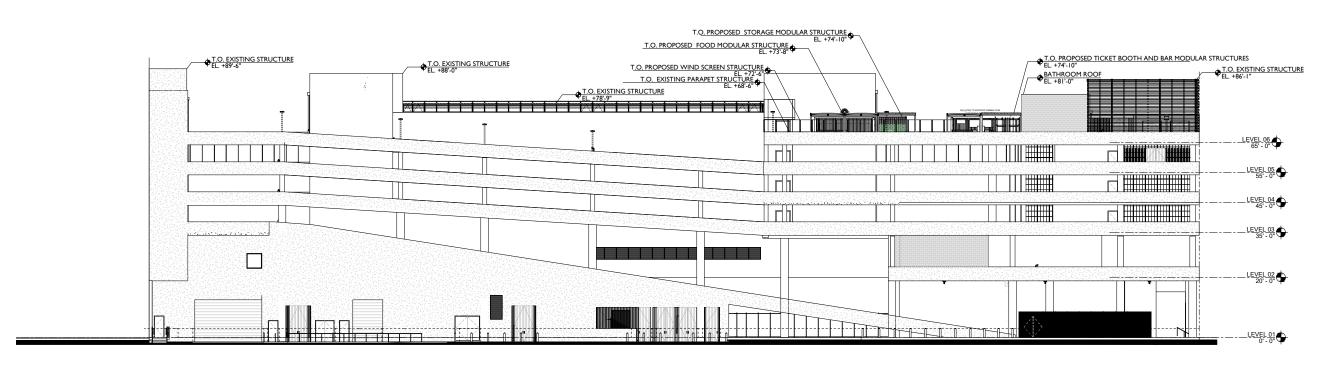
__LEVEL_05 55' - 0"

LEVEL 04 45' - 0"

__LEVEL_03

__LEVEL_02

→ T.O. EXISTING STRUCTURE EL. +88'-0"



T.O. EXISTING GUARDRAIL

T.O. EXISTING STRUCTURE EL. +88'-0"

T.O. PROPOSED SCREEN MODULAR STRUCTURE EL. +87'-7"

T.O. MODULAR TICKET BOOTH STRUCTURE (BEYOND) EL. +74'-10"

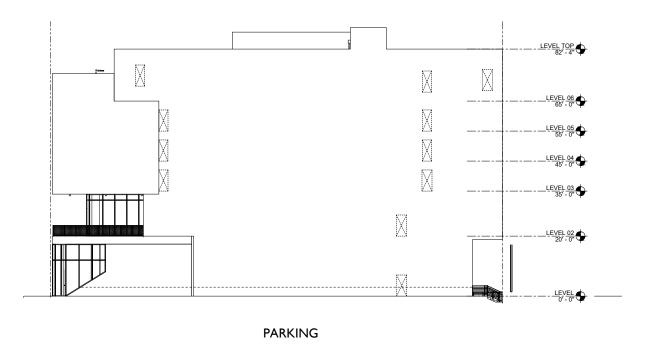
T.O. EXISTING STRUCTURE EL. +86'-1"

T.O. PROPOSED STORAGE MODULAR STRUCTURE EL. +76'-6"

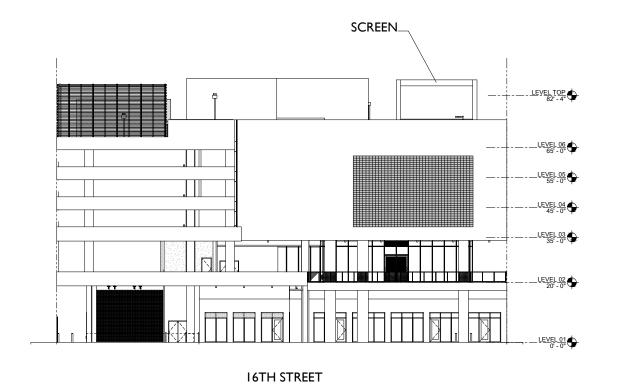
ALLEY

⅓₆"=1'-0" CHECK: JMcG

10/19/2020 DATE: SHEET NUMBER



NORTH ELEVATION - $\frac{1}{32}$ " = 1'-0"



SOUTH ELEVATION $\frac{1}{32}$ " =1'-0"



2012

PROJECT NUMBER

PROJECT:



ROOFTOP CINEMA

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

OVERALL ELEVATIONS

ENNIFER McCONNEY FLORIDA LIC# AR9304LL DRAWINGS AND WRITTEN MATERIAL APPEARIN
FREID CONSTITUTE THE ORIGINAL AND UNPUBLISHE
FORK OF STUDIO MC-6 ARCHITECTURE. INC. AND MATOT BE DUPLICATED, USED OR DISCLOSED WITHOU
HE EXPRESS WRITTEN CONSENT OF STUDIO MC-4
ACHITECTURE INC. (c) 2700.





2012 PROJECT NUMBER

PROJECT:

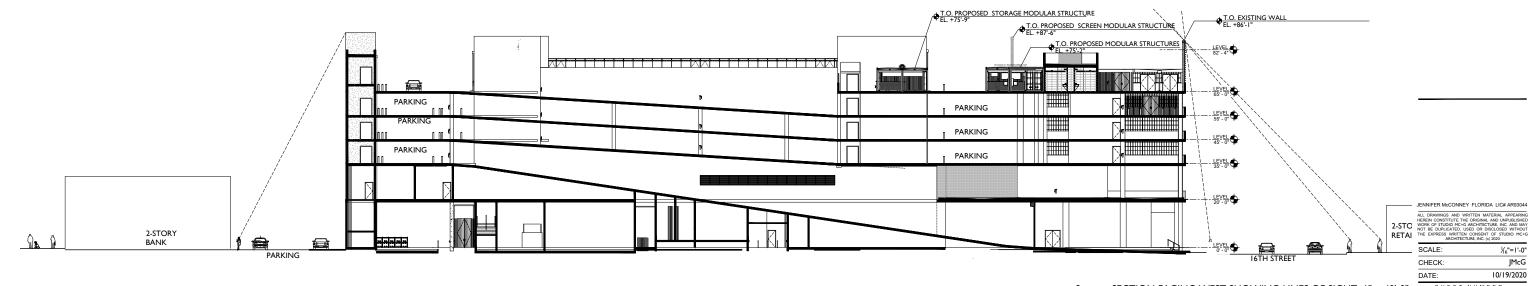


ROOFTOP **CINEMA**

1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

SECTIONS



T.O. EXISTING STRUCTURE

PARKING

PARKING

PARKING

T.O. PROPOSED ORNAMENT EL. +70'-6"

PARKING

PARKING

PARKING

T.O. PROPOSED WIND SCREEN EL. +72'-7"

T.O. PROPOSED WIND SCREEN EL. +68'-7"

2-STORY RESIDENTIAL

T.O. EXISTING STRUCTURE EL. +88'-0"

T.O. PROPOSED STORAGE MODULAR STRUCTURE

T.O. PROPOSED PROJECTOR MODULAR STRUCTURE

SECTION FACING WEST SHOWING LINES OF SIGHT I" =40'-0"

2-STORY RETAIL

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

A4.01

⅓₆"=1'-0"

JMcG





T.O. EXISTING GUARDRAIL
EL. +68'-6"

LEVEL 05 55' - 0"

LEVEL 04 45' - 0"

- LEVEL 03 35' - 0"

NOTE: 0'-0" IS GROUND FLOOR I. SECTION FACING NORTH I" =15'-0"

T.O. PROPOSED PROJECTOR MODULAR STRUCTURE

EL. +74'-3"

2012

PROJECT:



ROOFTOP CINEMA

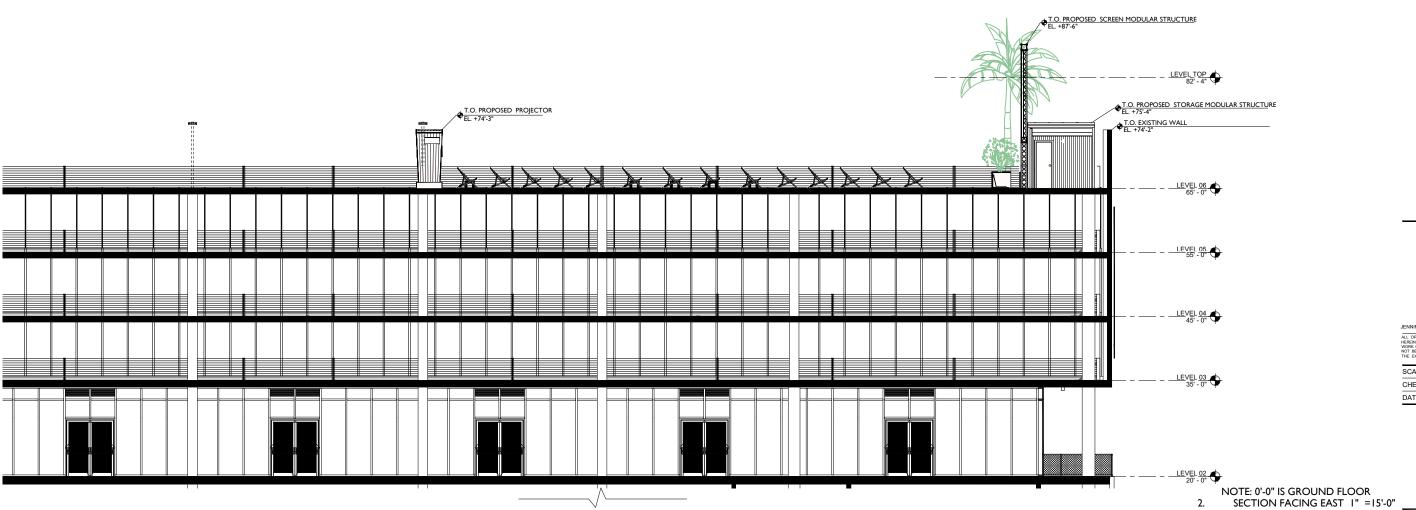
1212 Lincoln Rd Miami Beach, FL 33139

DRAWING:

SECTIONS

10/19/2020

SCALE: A4.02



T.O. EXISTING STRUCTURE EL. +89'-6"

T.O. PROPOSED STORAGE MODULAR STRUCTURE

T.O. PROPOSED ORNAMEN'

T.O. PROPOSED WIND SCREEN EL. +72'-7"

T.O. EXISTING PARAPET EL. +68'-7"

T.O. EXISTING STRUCTURE

T.O. PROPOSED STORAGE MODULAR STRUCTURE