



ROOFTOP CINEMA CLUB

1212 Lincoln Road, Miami Beach, Florida 33139

DESIGN REVIEW BOARD *FINAL SUBMISSION*

NOVEMBER 9, 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 McCONNEY FLORIDA LIC# AR93044

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SCALE:

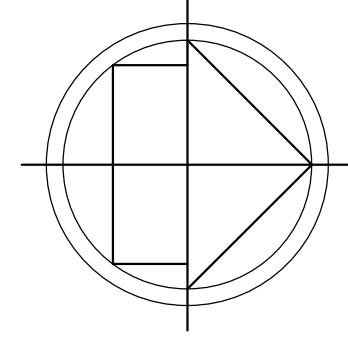
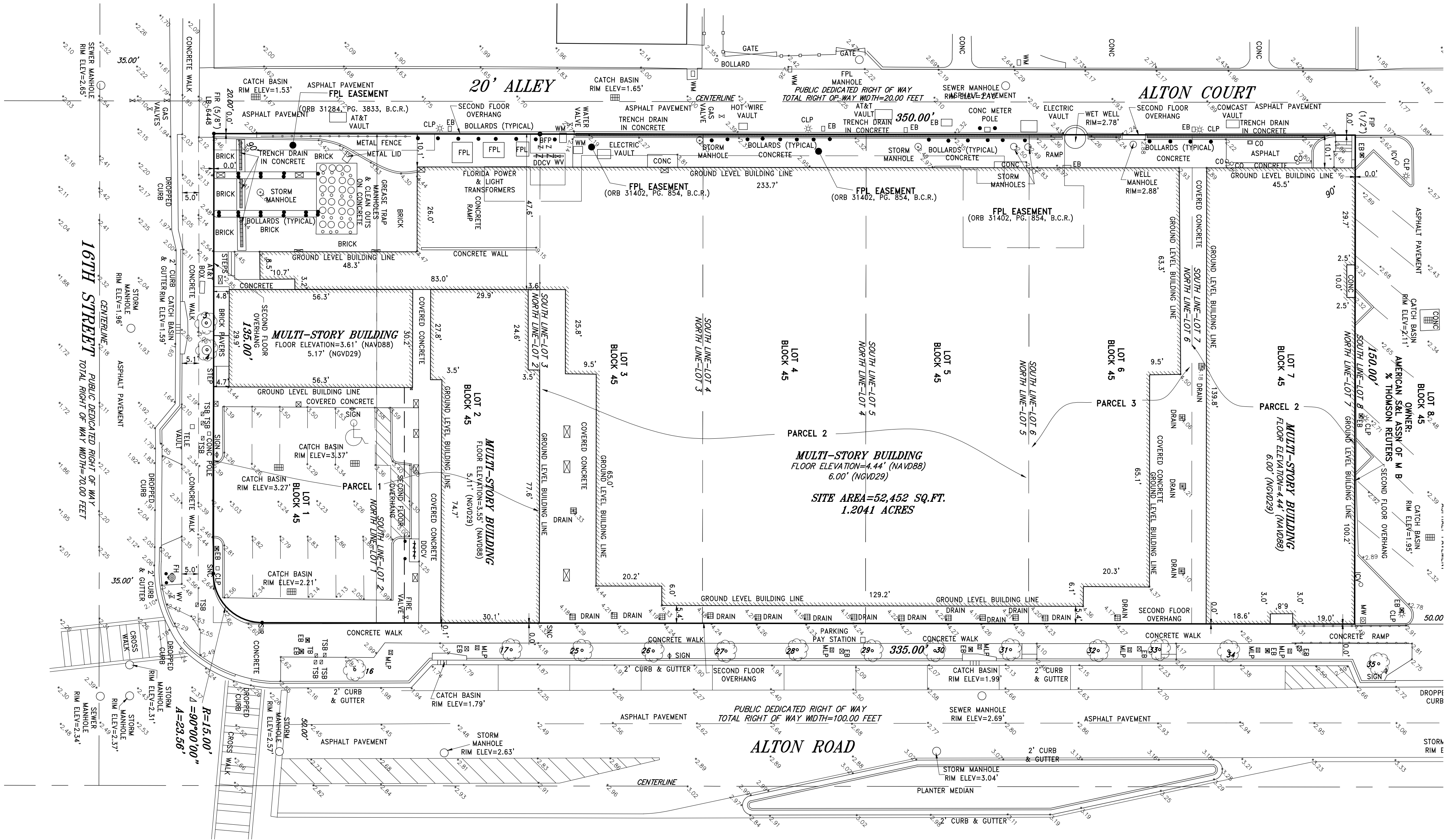
CHECK: JMcG

DATE: 11/09/2020

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
 - NSPS 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			1				
27	OAK			1				
28	OAK			1	18	7		
29	OAK			1	18	7		
30	OAK			1	18	7		
31	OAK			1	18	7		
32	OAK			1	18	7		
33	OAK			1	18	7		
34	OAK		4	1	8	12		
35	OAK		5	1	18	7		
36	BLACK OLIVE		14	1	27	30		
37	PALM			2	20	20		
38	PALM			2	17	18		
39	PALM			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								
51								

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.

REVISIONS		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

REVISIONS		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

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

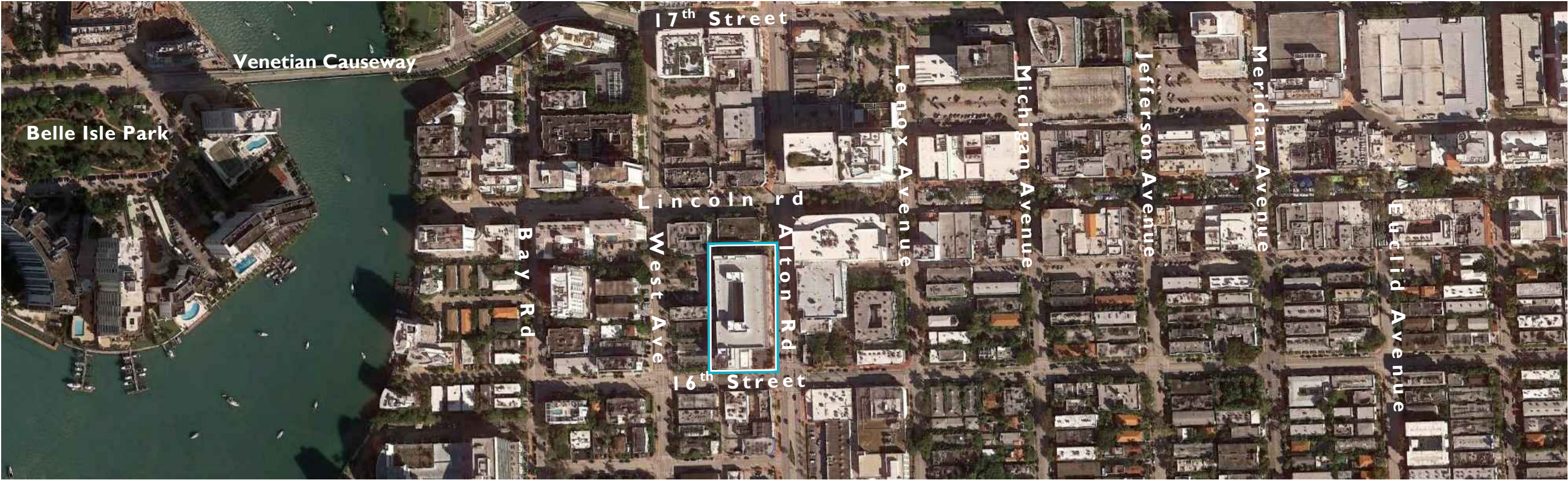
ALTA/NSPS LAND TITLE SURVEY



STATE AERIAL



AERIAL OF 1/2 MILE RADIUS



AERIAL PLAN



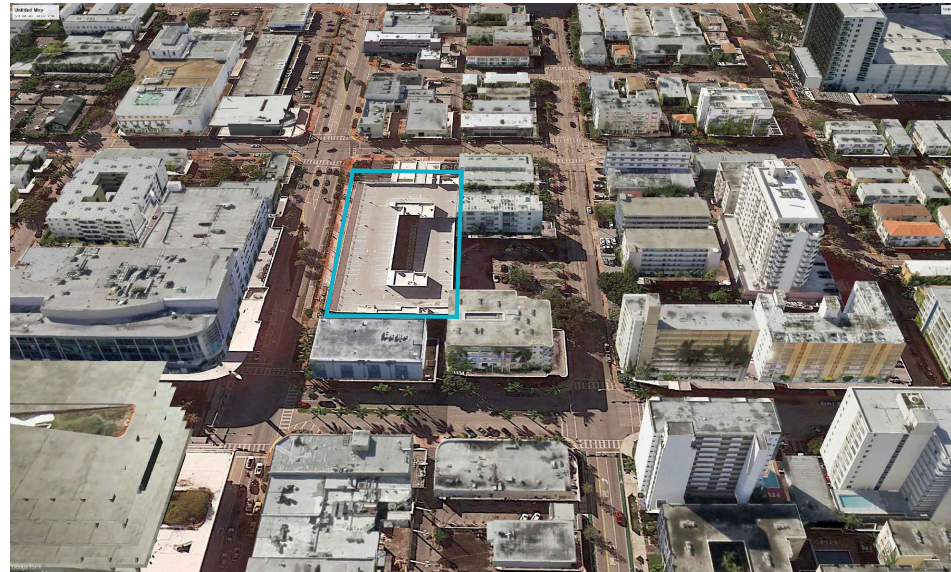
**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

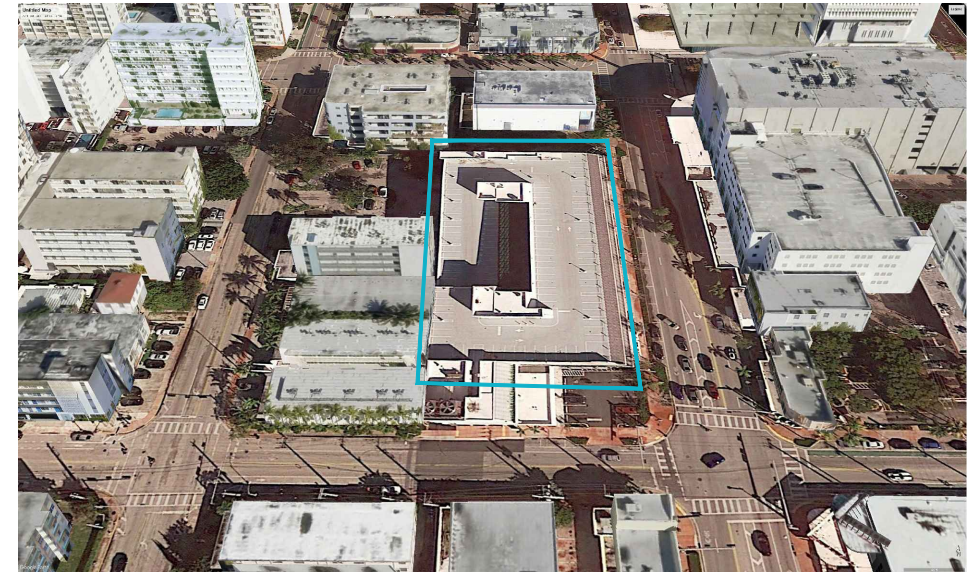
AERIALS

JENNIFER McCONNEY FLORIDA LIC# AR93044
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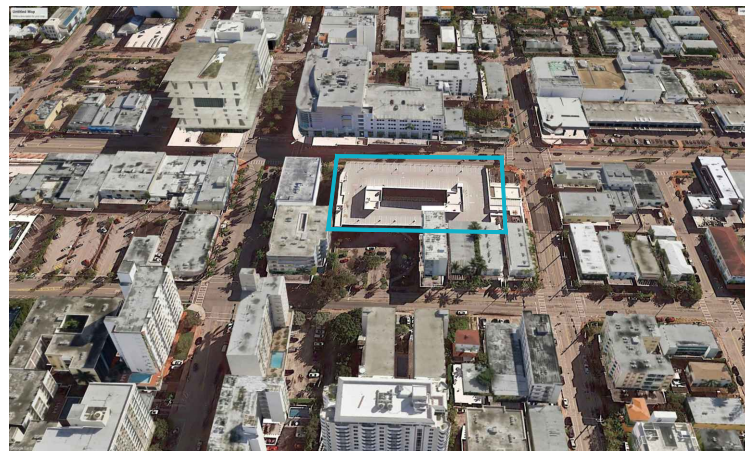
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CHECK: JMcG
DATE: 11/09/2020
SHEET NUMBER



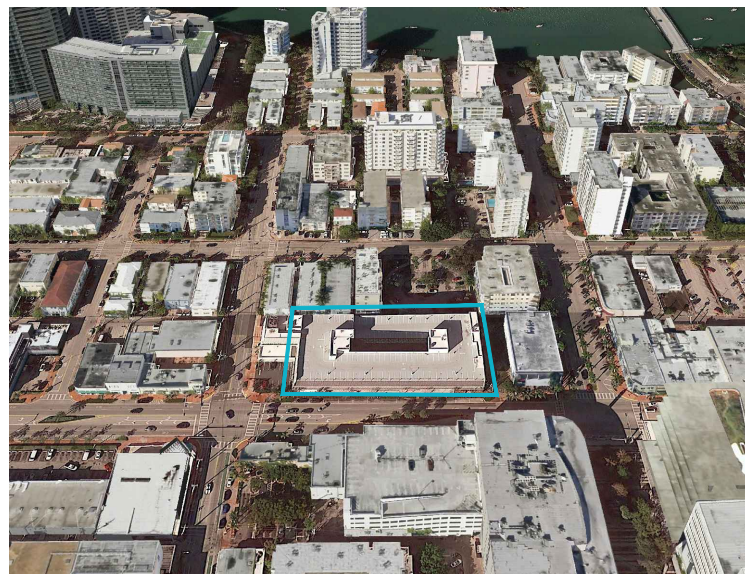
SITE AERIAL - NORTH



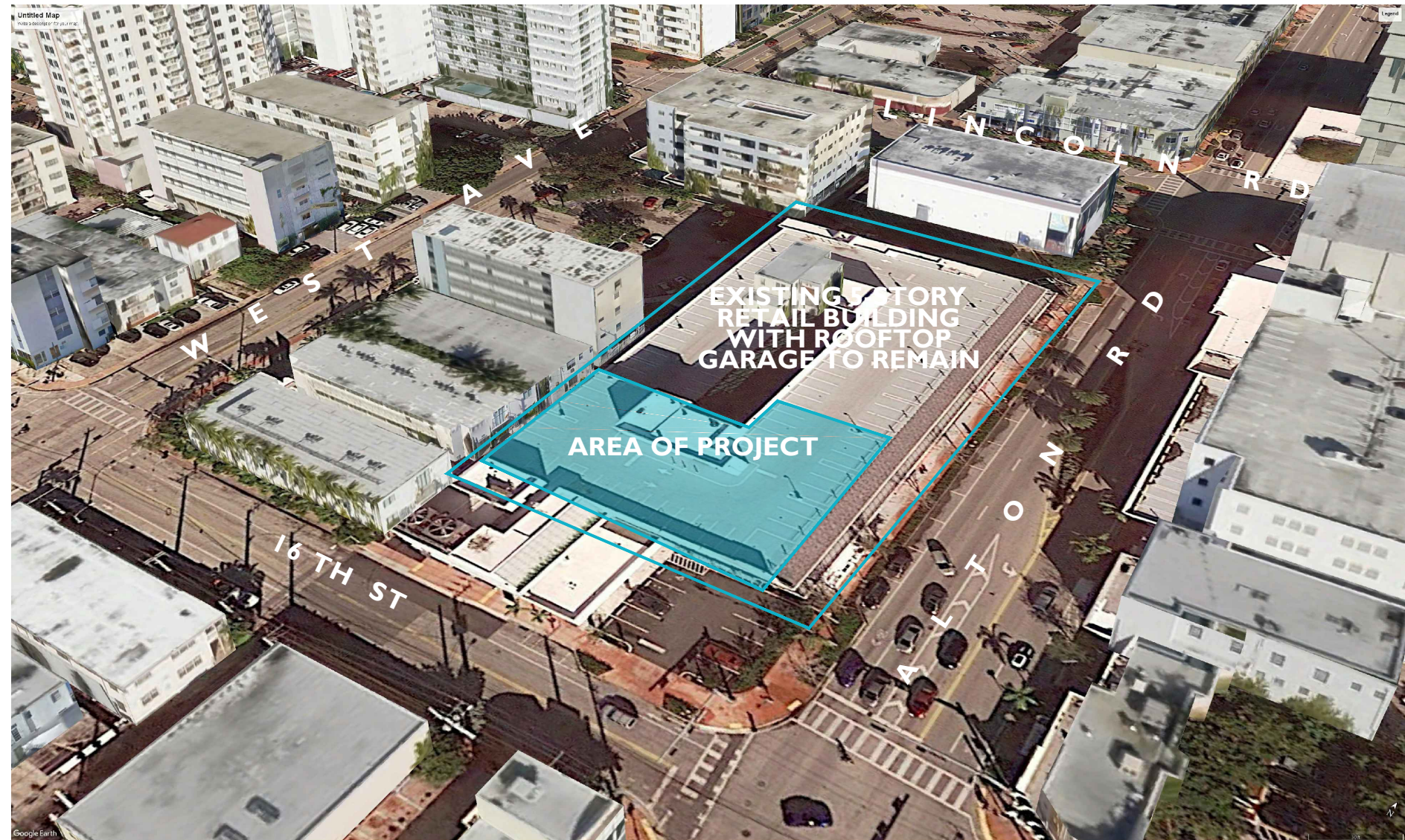
SITE AERIAL - SOUTH



SITE AERIAL - WEST

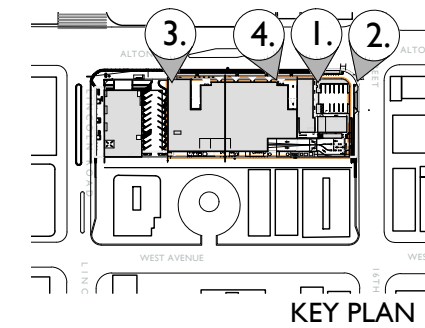


SITE AERIAL - EAST



SITE AERIAL





STUDIO
McG
ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2012
PROJECT NUMBER

PROJECT:

**ROOFTOP
CINEMA CLUB**

**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS

JENNIFER McCONNIEY FLORIDA LIC# AR03044

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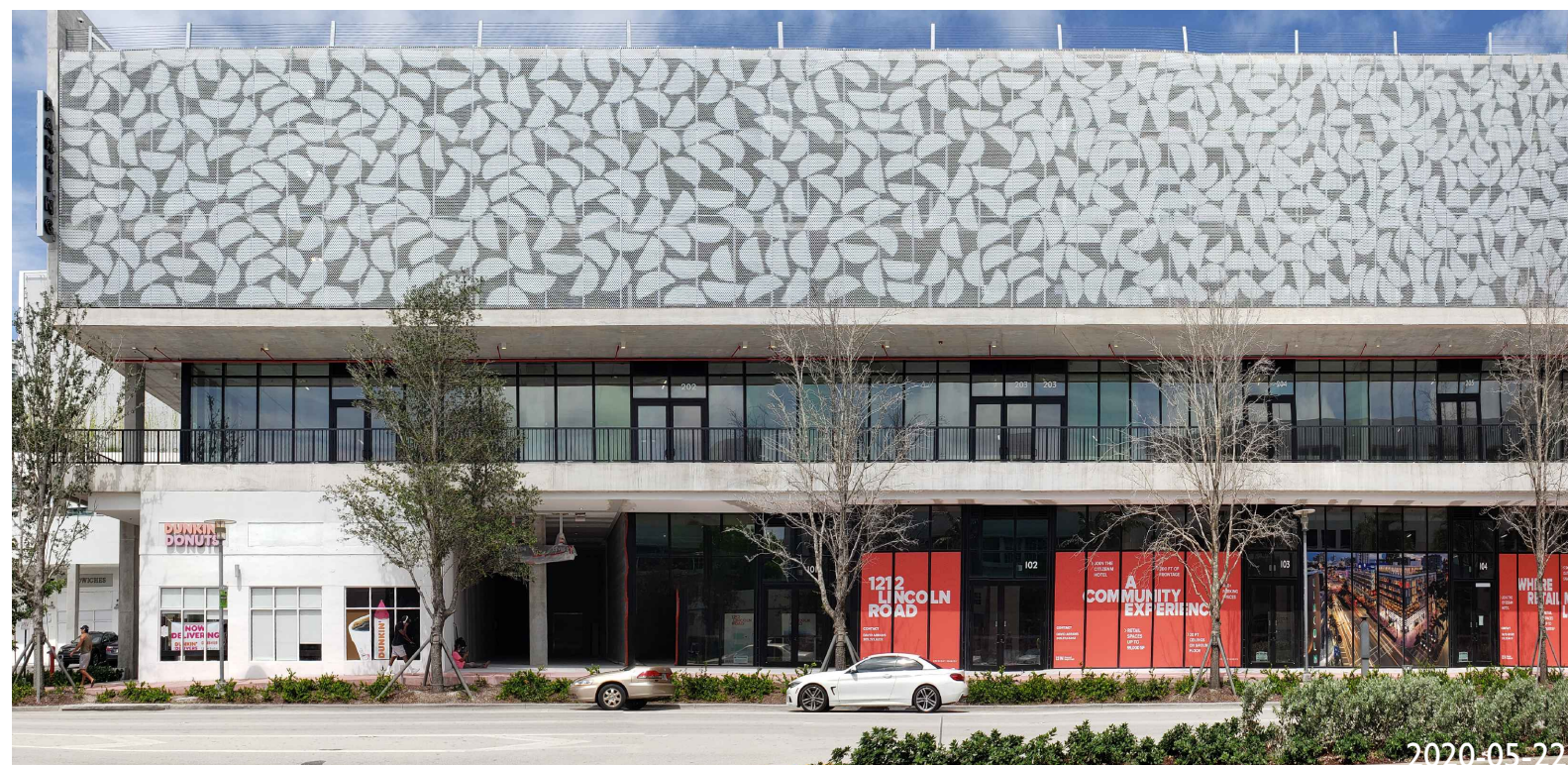
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CHECK: JMcG

DATE: 11/09/2020

SHEET NUMBER

A0.05



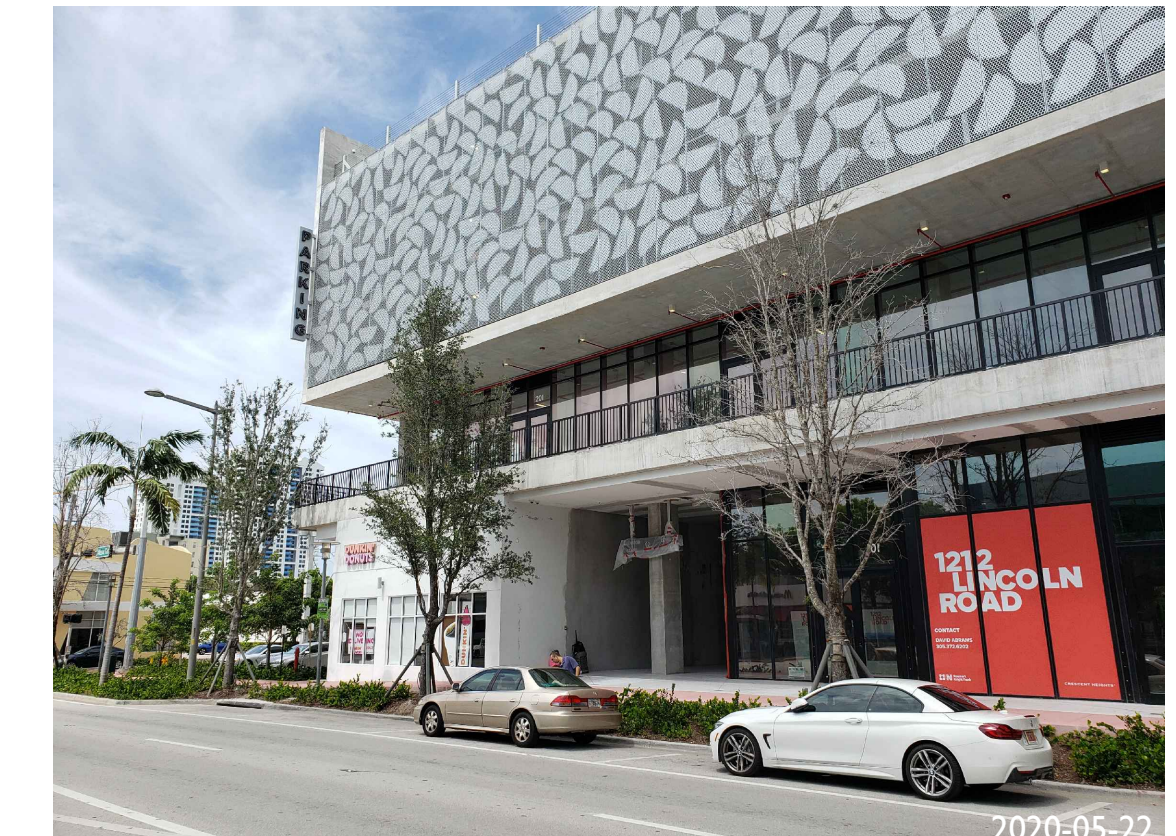
1. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



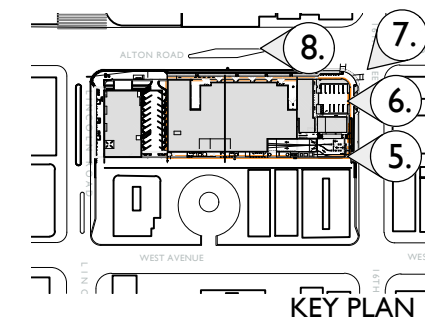
2. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



3. 1212 LINCOLN ROAD BUILDING - NORTHEAST PORTION



4. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



2012

PROJECT NUMBER

PROJECT:



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS



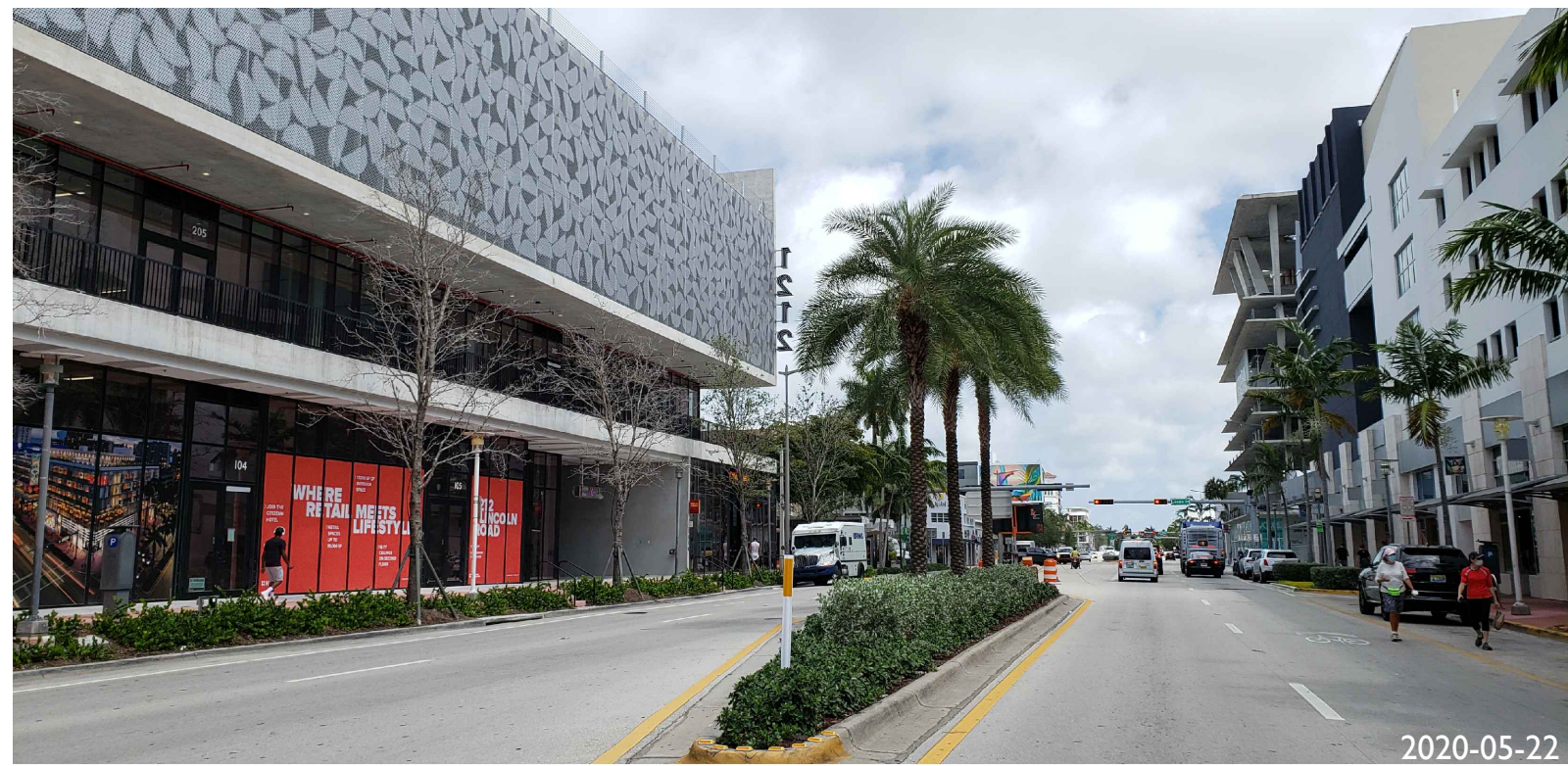
5. 1212 LINCOLN ROAD BUILDING - SOUTH PORTION



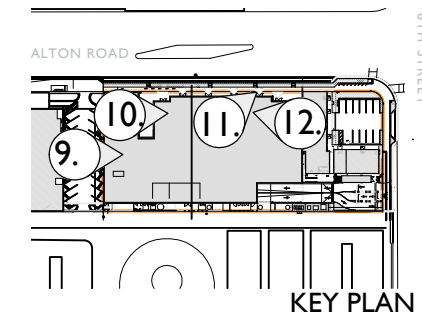
6. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE



7. 1212 LINCOLN ROAD BUILDING - SOUTHEAST



8. 1212 LINCOLN ROAD BUILDING - EAST FACADE



**STUDIO
MCG
ARCHITECTURE**

7500 NE 4th Court
Studio 103
Miami, FL 33138

2012

PROJECT NUMBER

PROJECT:



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:



2020-08-17

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



2020-08-17

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

SITE PHOTOS



2020-08-17

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



2020-08-17

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

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SCALE: $\frac{3}{32}" = 1'-0"$

CHECK: JMcG

DATE: 11/09/2020

SHEET NUMBER

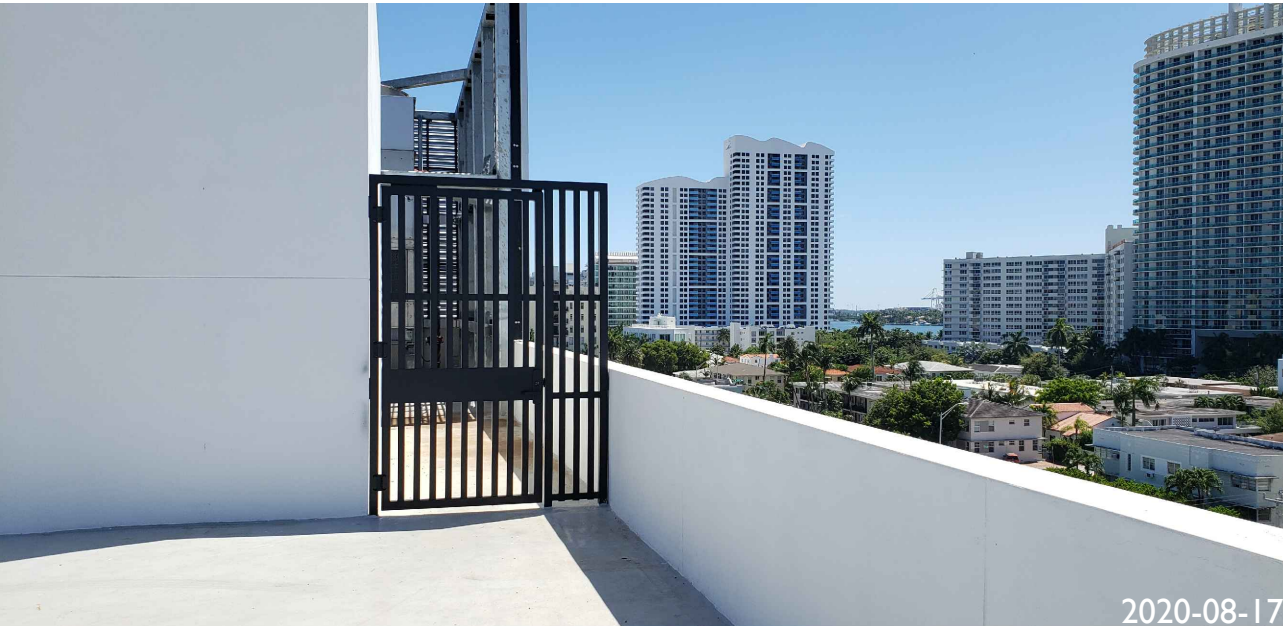
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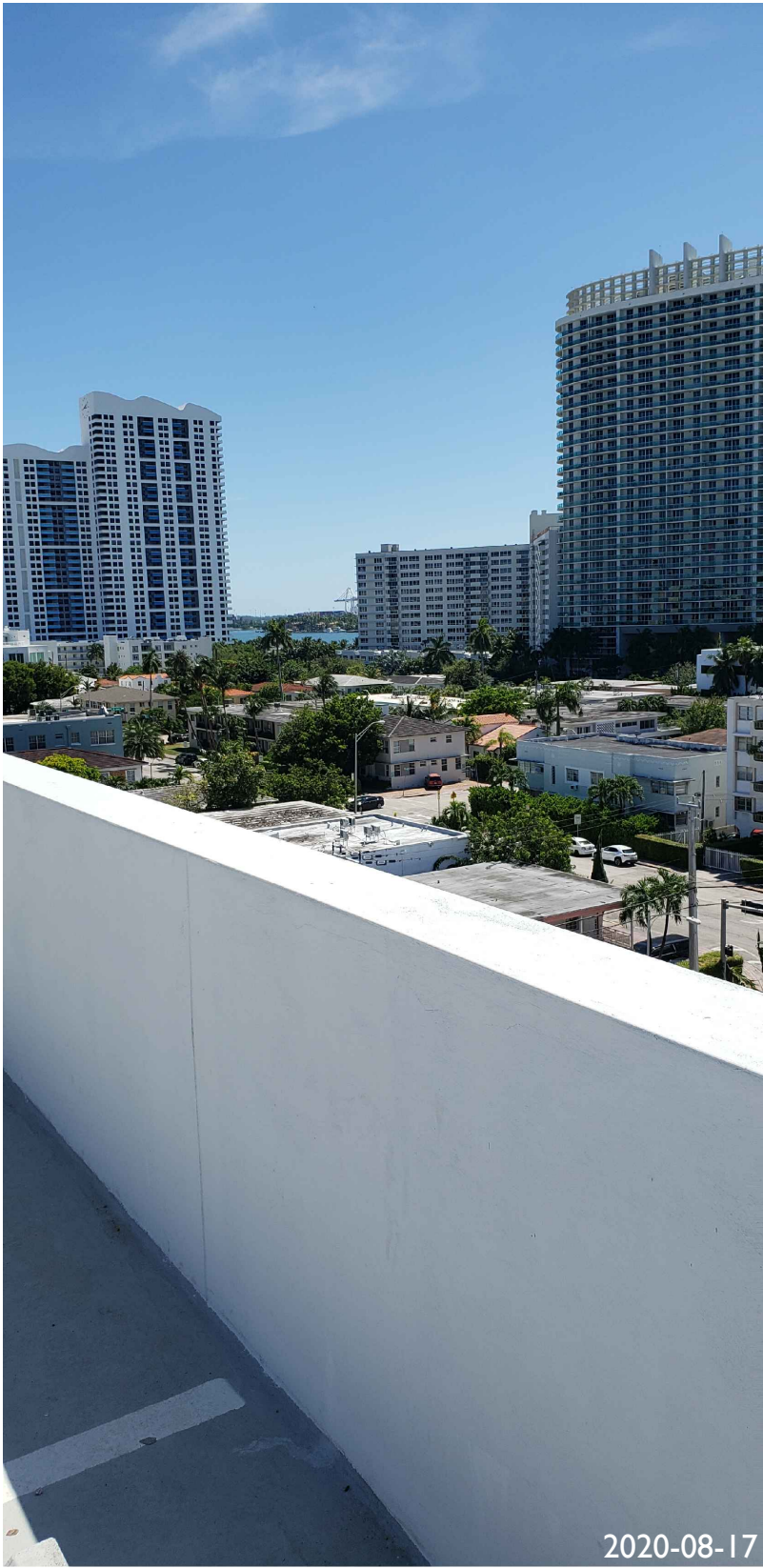
13. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



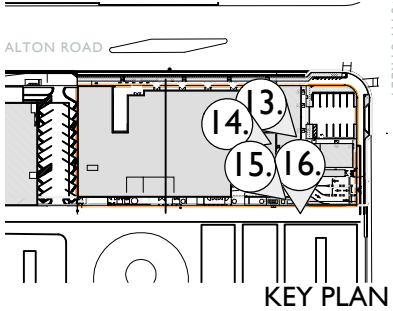
14. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTHWEST

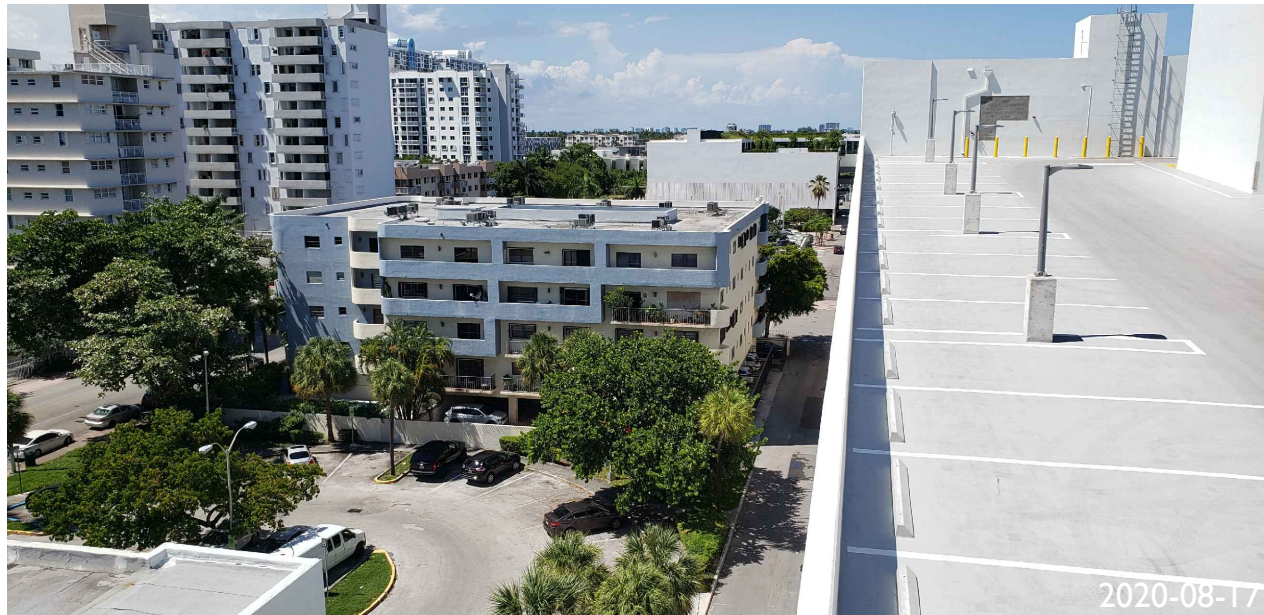
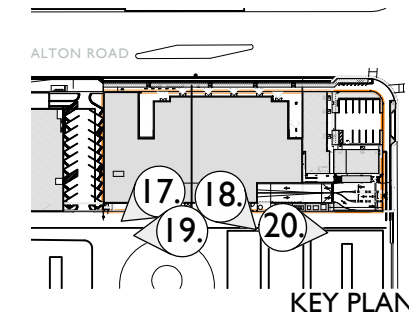


15. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



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





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



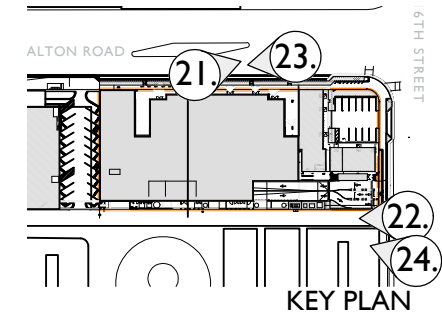
18. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



19. ALTON CT FACING SOUTH



20. ALTON CT FACING NORTH



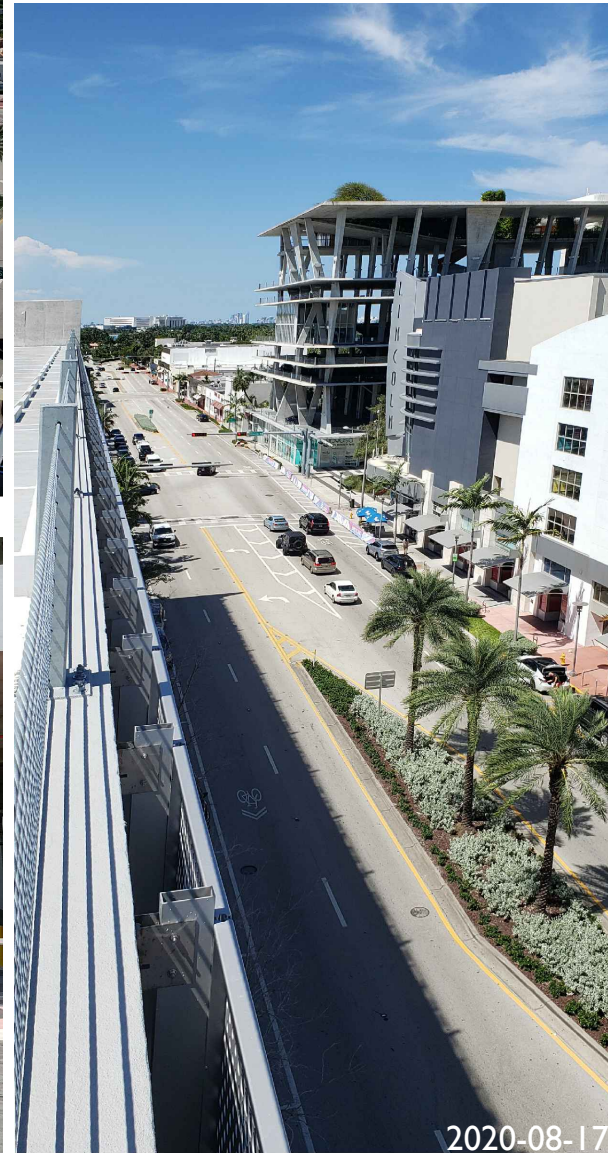
SITE PHOTOS



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



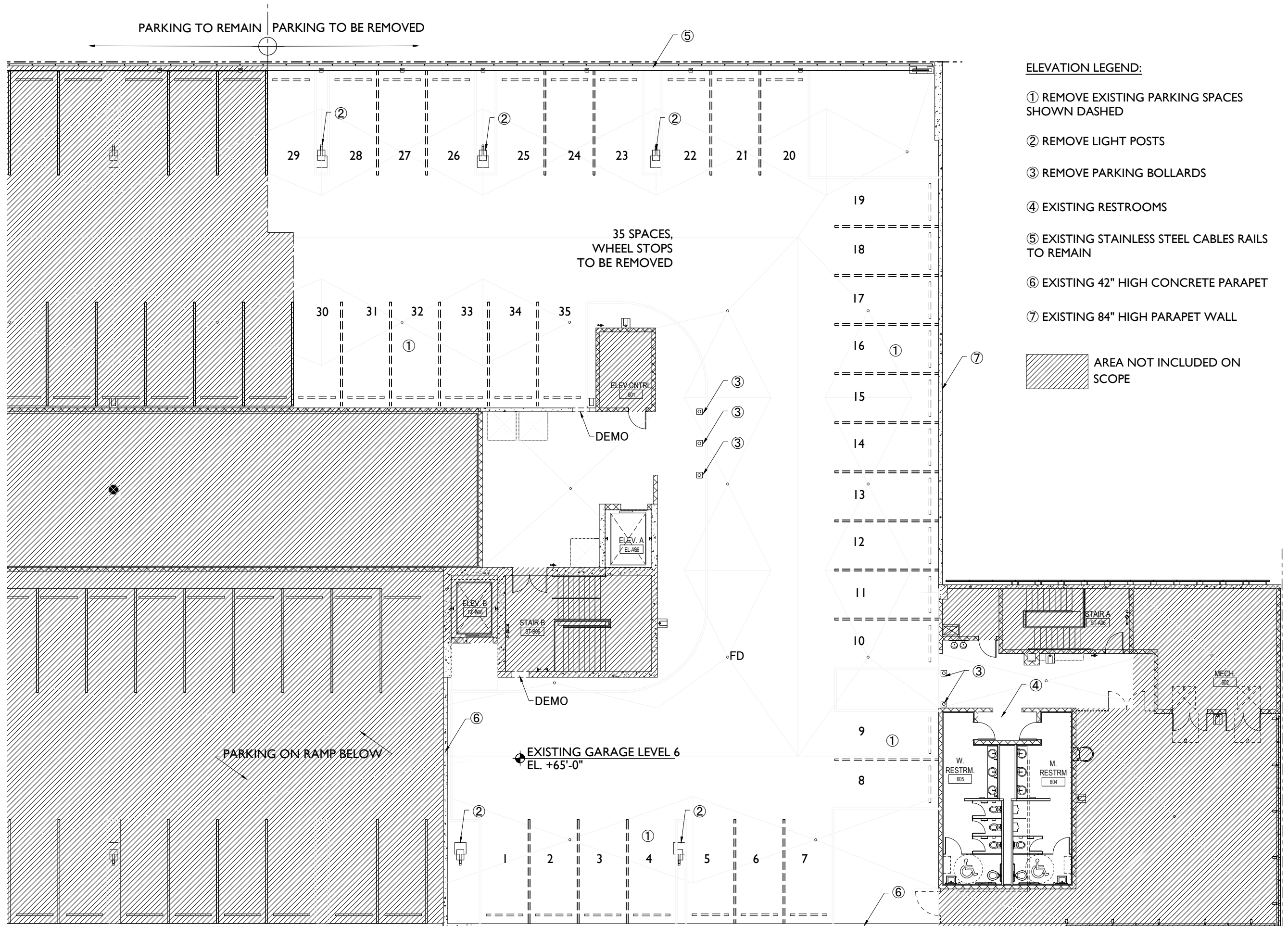
22. 16TH STREET ALTON CT FACING NORTH



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



24. ALTON CT FACING NORTH



- 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

STUDIO
McG
ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2022
PROJECT NUMBER

PROJECT:

**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

EXISTING LEVEL
6 FLOOR PLAN
& DEMO

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: 1/16" = 1'-0"

CHECK: JMcG

DATE: 11/09/2020

SHEET NUMBER

FLOOR PLAN LEVEL 6 EXISTING 1/16"=1'-0"



PROJECT:

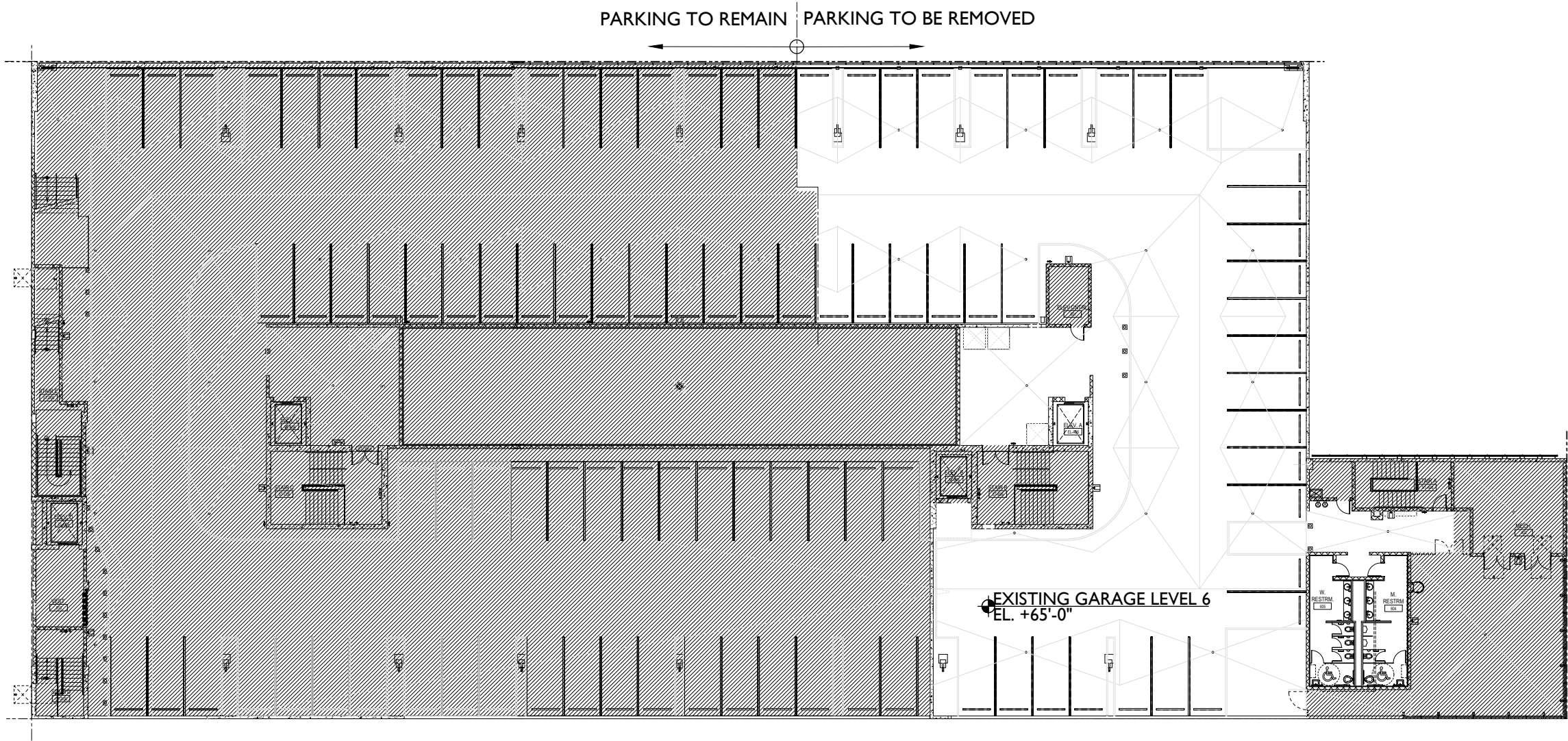


**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

EXISTING LEVEL 6
OVERALL FLOOR
PLAN & DEMO



AREA NOT INCLUDED ON SCOPE

JENNIFER McCONNEY FLORIDA LIC# AR33044

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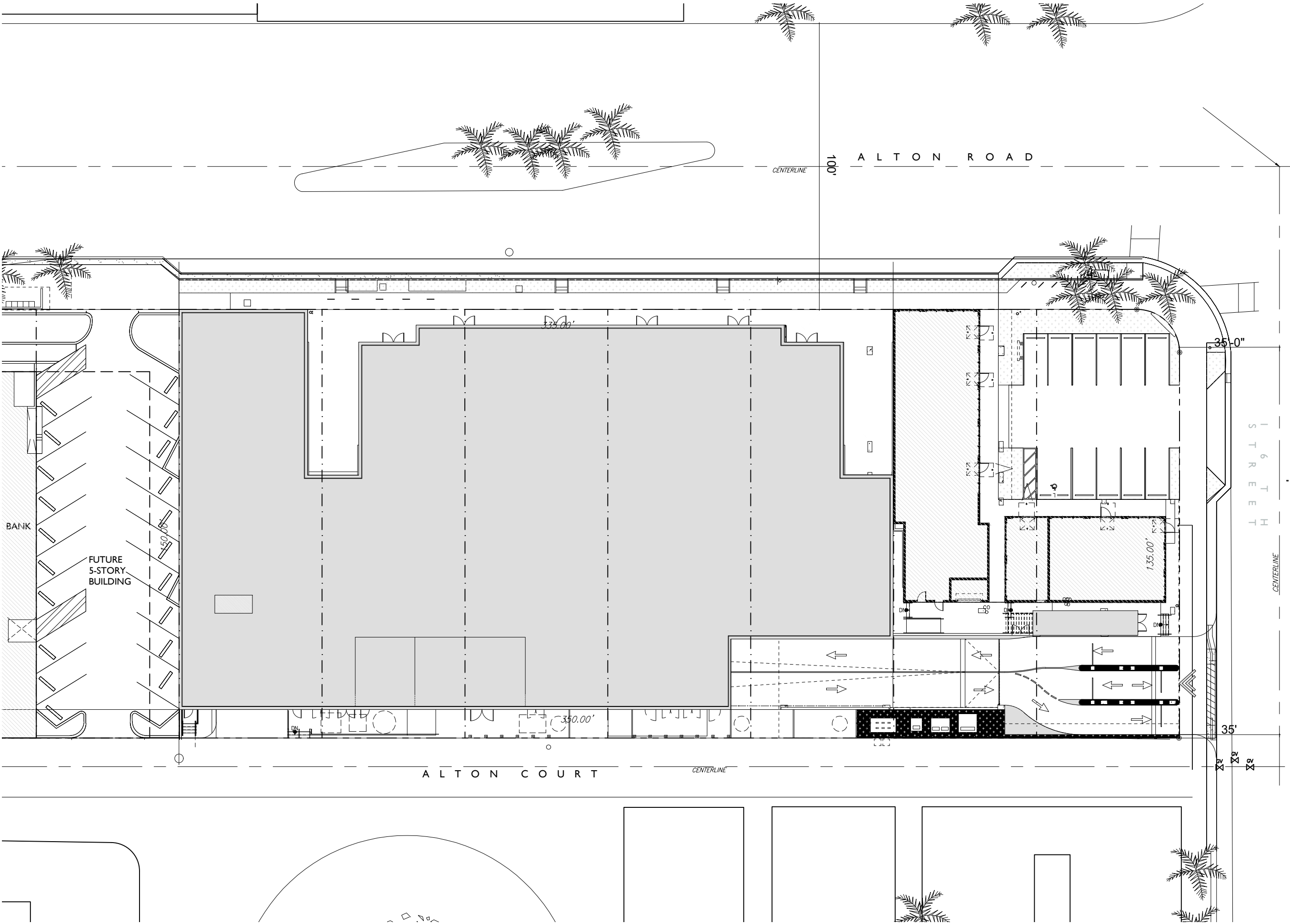
**ROOFTOP
CINEMA**

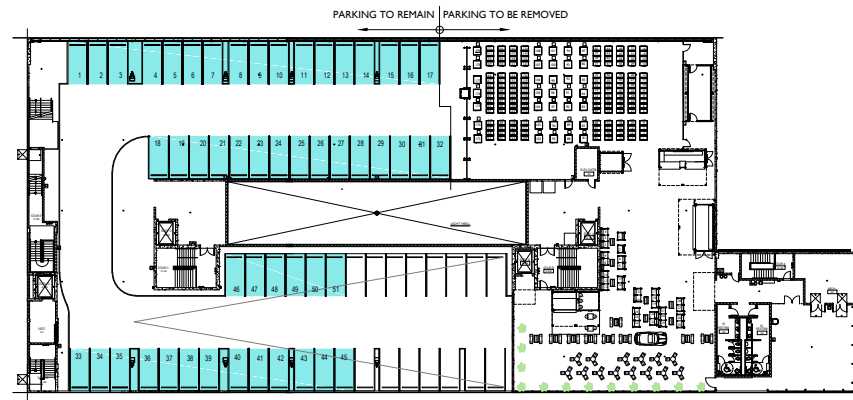
1212 Lincoln Rd
Miami Beach, FL 33139

**SITE
PLAN**

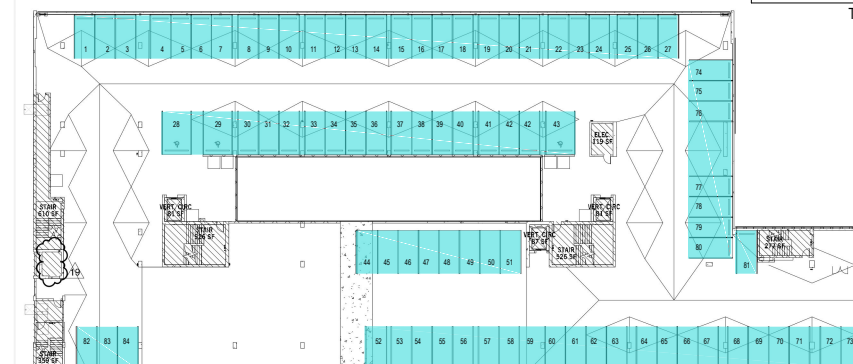
JENNIFER McCONNEY FLORIDA LIC# AR93044
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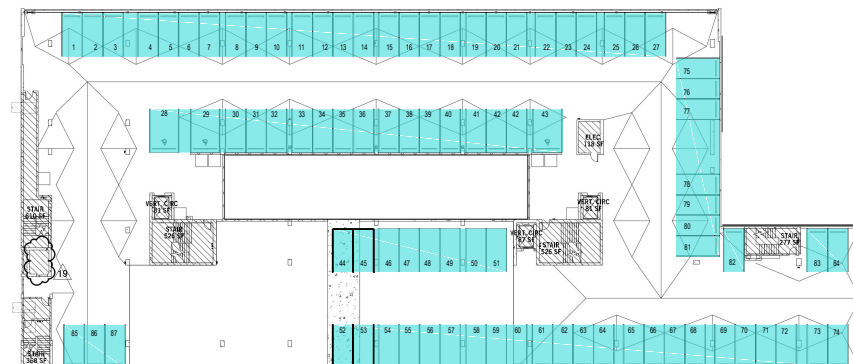




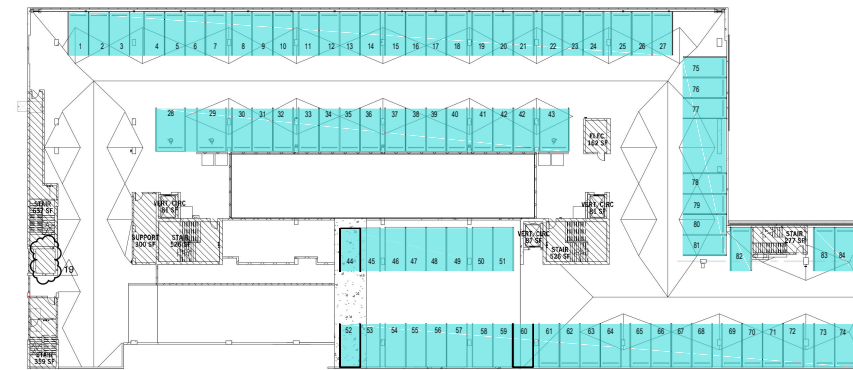
6TH LEVEL FLOOR PLAN DIAGRAM (EXISTING, MODIFIED) 1"=80'-0"



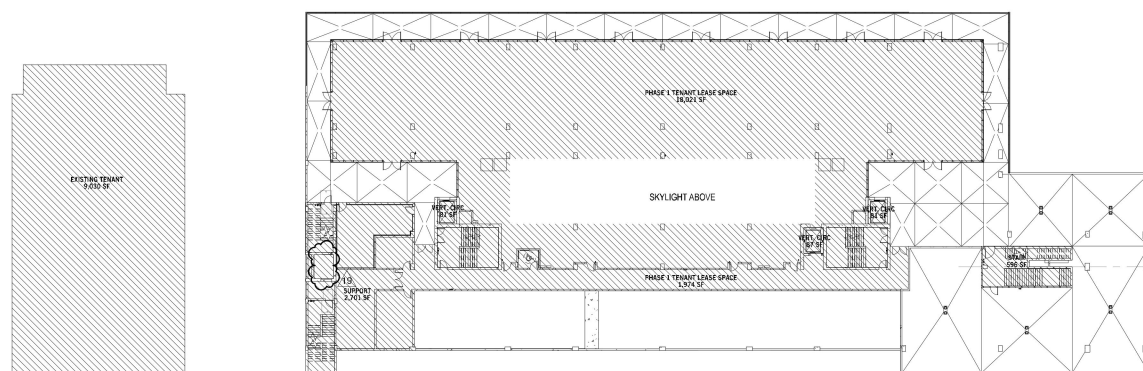
5TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



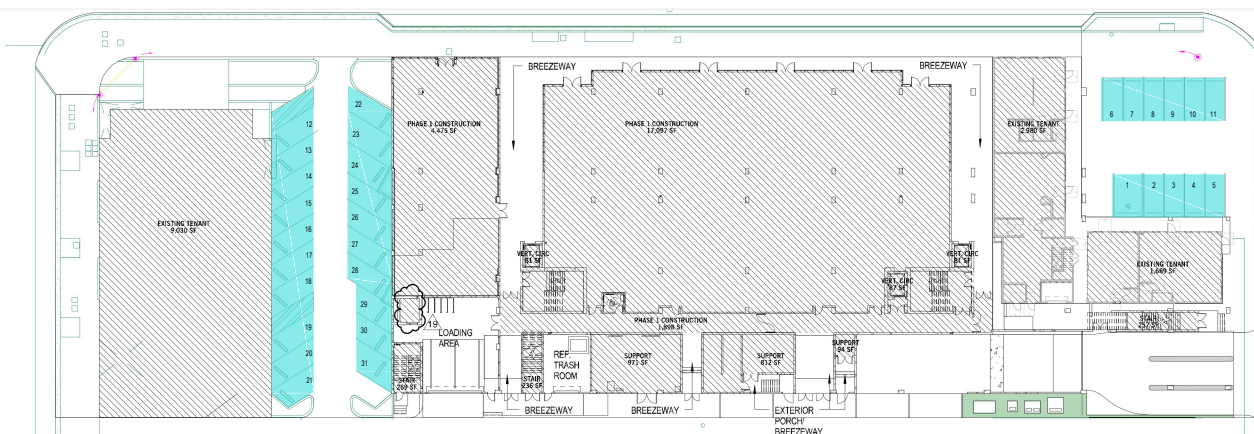
4TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



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



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

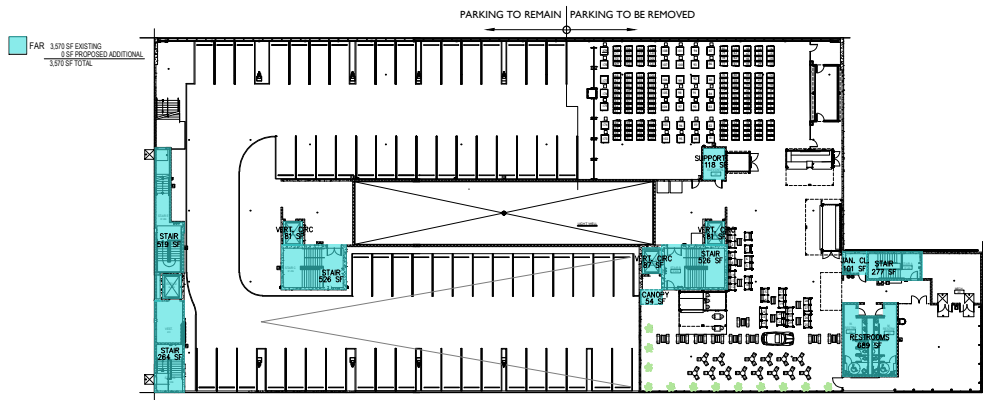


GROUND LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"

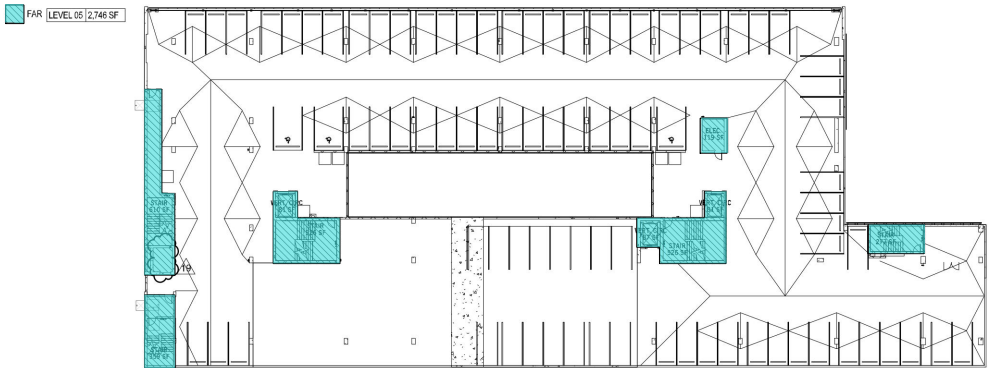
PARKING COUNT	
LEVEL	SPACES
LEVEL 01	31
LEVEL 02	0
LEVEL 03	84
LEVEL 04	87
LEVEL 05	84
LEVEL 06	51
TOTAL	337



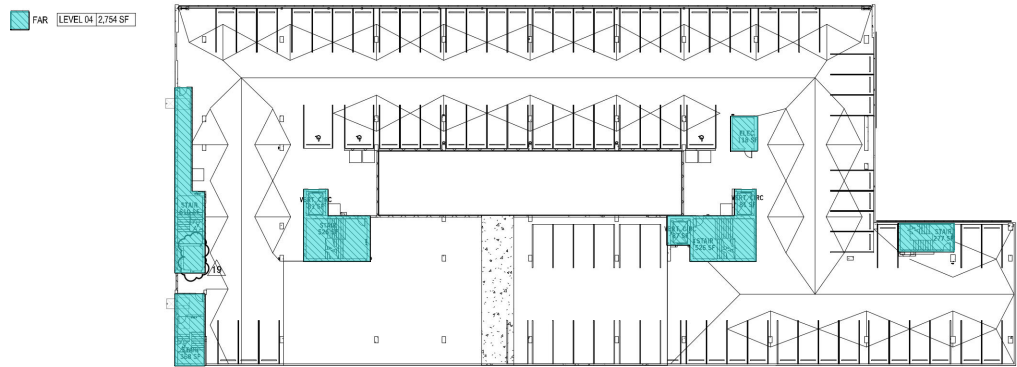
FAR	
LEVEL	AREAS
LEVEL 01	40,138 SF
LEVEL 02	32,651 SF
LEVEL 03	3,117 SF
LEVEL 04	2,754 SF
LEVEL 05	2,746 SF
LEVEL 06	3,570SF
84,976 SF	



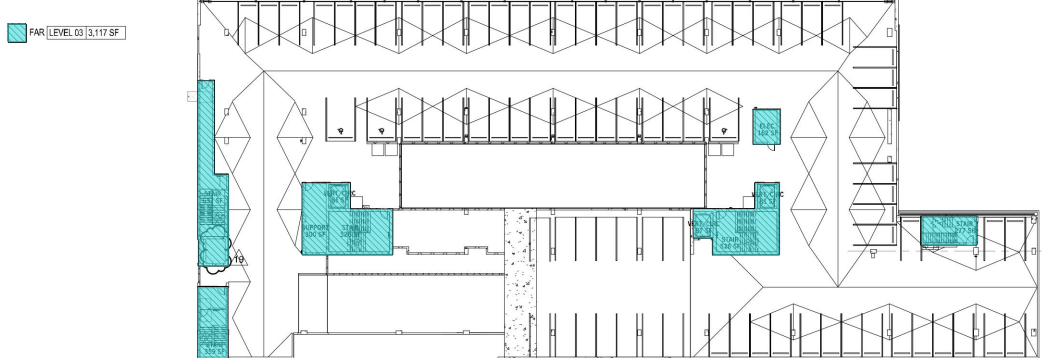
FAR 6TH LEVEL FLOOR PLAN DIAGRAM (EXISTING, NOT MODIFIED) 1"=80'-0"



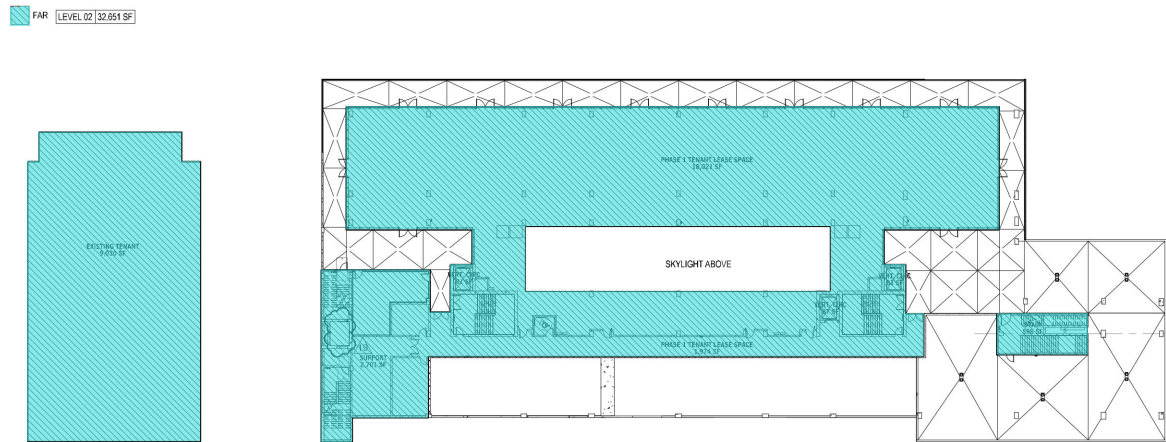
FAR 5TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



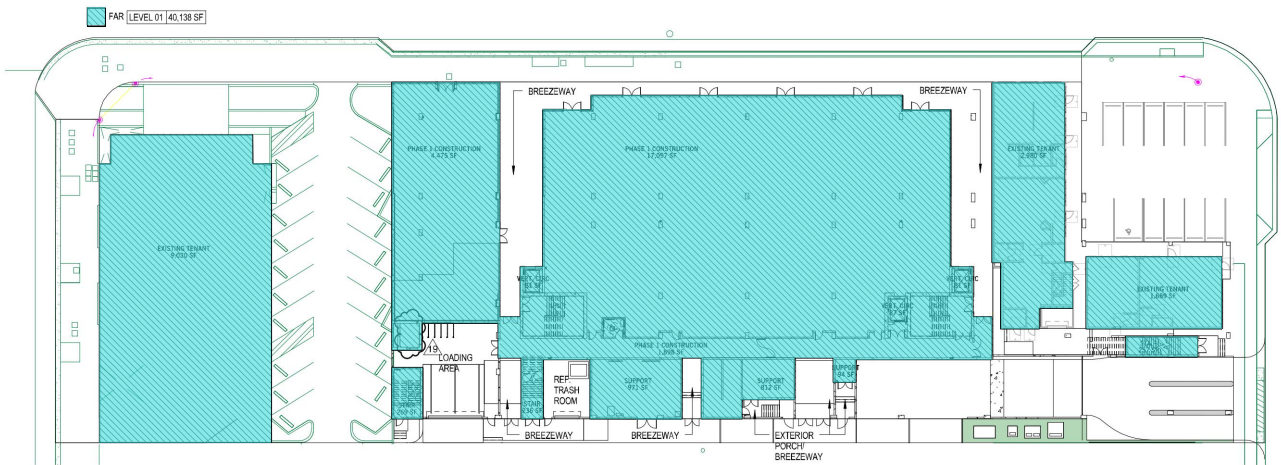
FAR 4TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



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"