



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



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

RENDERINGS



VIEW FACING WEST



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

RENDERINGS



VIEW FACING NORTHEAST

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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7500 NE 4th Court
Studio 103
Miami, FL 33138

2012

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ROOFTOP
CINEMA

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

INDEX AND
DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITEM	Zoning Information				
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:		Zoning District:	CD-2 Commercial Medium Density	
5	Base Flood Elevation:		Grade Value in NGVD:	2.32' NGVD	
6	Adjusted grade (Flood+Grade/2)		Lot Area:	Phase 1 - 52,542 sf	Total: 70,666 sf
7	Lot Width		Lot Depth:	Phase 2 - 18,124 sf	
8	Minimum Unit Size		149'-10"		
9	Existing User		N/A	N/A	
	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" 10'-0" at grade and 2nd floor, 0'-0" all levels above	aries; from 0' to 14'-5" 10'-0" at grade and 2nd floor, 0'-0" all levels above	- Variance granted
24	Rear Setback (WEST):	5'-0"	N/A	N/A	-
25	Side Setback Interior (NORTH):	N/A	N/A	N/A	-
		0'-0"; 10'-0" if abutting residential	varies, 0'-0" to 58'-9"	varies, 0'-0" to 58'-9"	-
26	Side Setback facing 16 Street (SOUTH)				
	Tower				
27	Front Setback (EAST):	0'-0"	varies; from 0' to 14'-5" 10'-0" at grade and 2nd floor, 0'-0" all levels above	aries; from 0' to 14'-5" 10'-0" at grade and 2nd floor, 0'-0" all levels above	- Variance granted
28	Rear Setback (WEST):	5'-0"	N/A	N/A	-
29	Side Setback Interior (NORTH):	N/A	N/A	N/A	-
		0'-0"; 10'-0" if abutting residential	varies, 0'-0" to 58'-9"	varies, 0'-0" to 58'-9"	-
30	Side Setback facing 16 Street (SOUTH)				
	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	-
		60,000SF+1 space for the next 50,000SF)			
40	Loading zones and Trash collection area		6	6	-
		10 Short Term (1 space/10,000 SF of Retail) + 10 Long Term	13 Short Term and 10 Long Term	13 bike racks	-
41	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		-
				please see the chart for Theater occupancy	
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A		-
47	Is this a contributing building?	NO			
48	Located within a Local Historic District	NO			

JENNIFER McCONNERY FLORIDA LIC# AR93044

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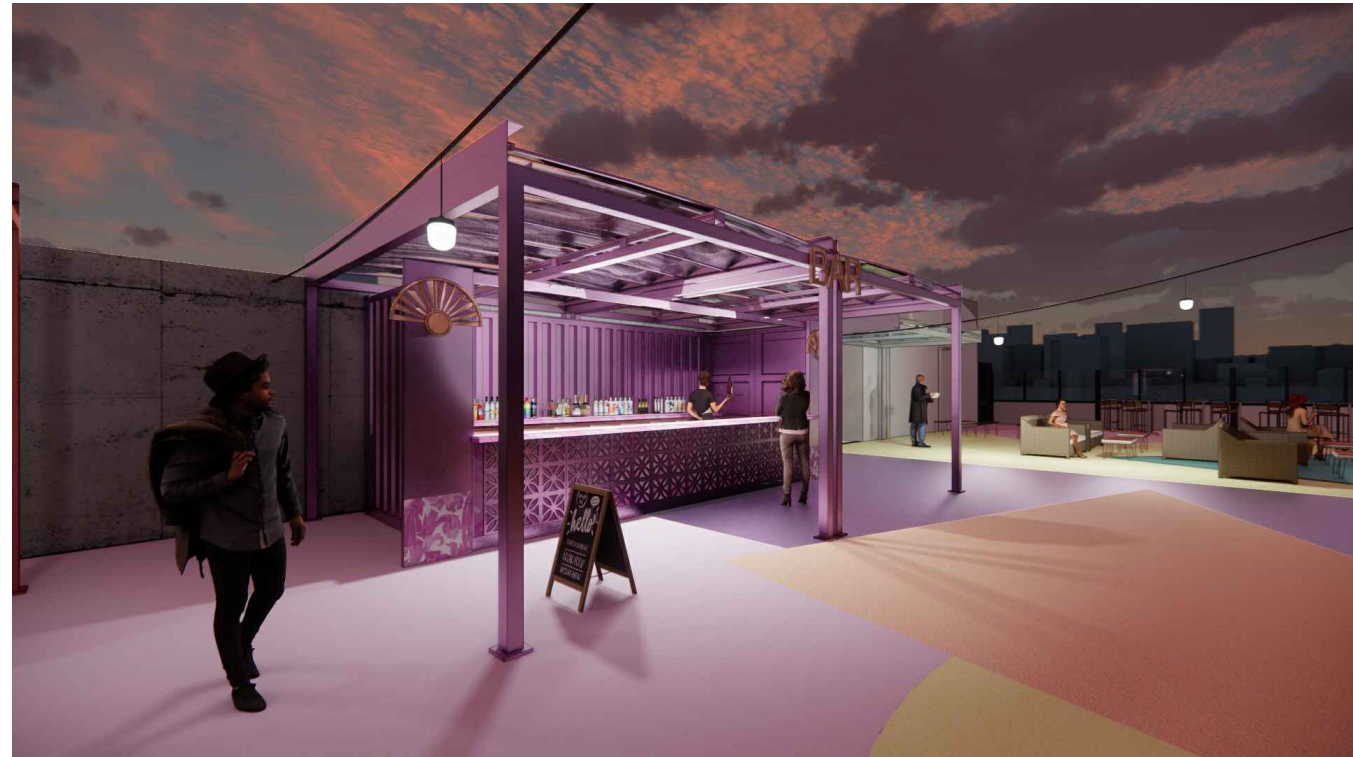
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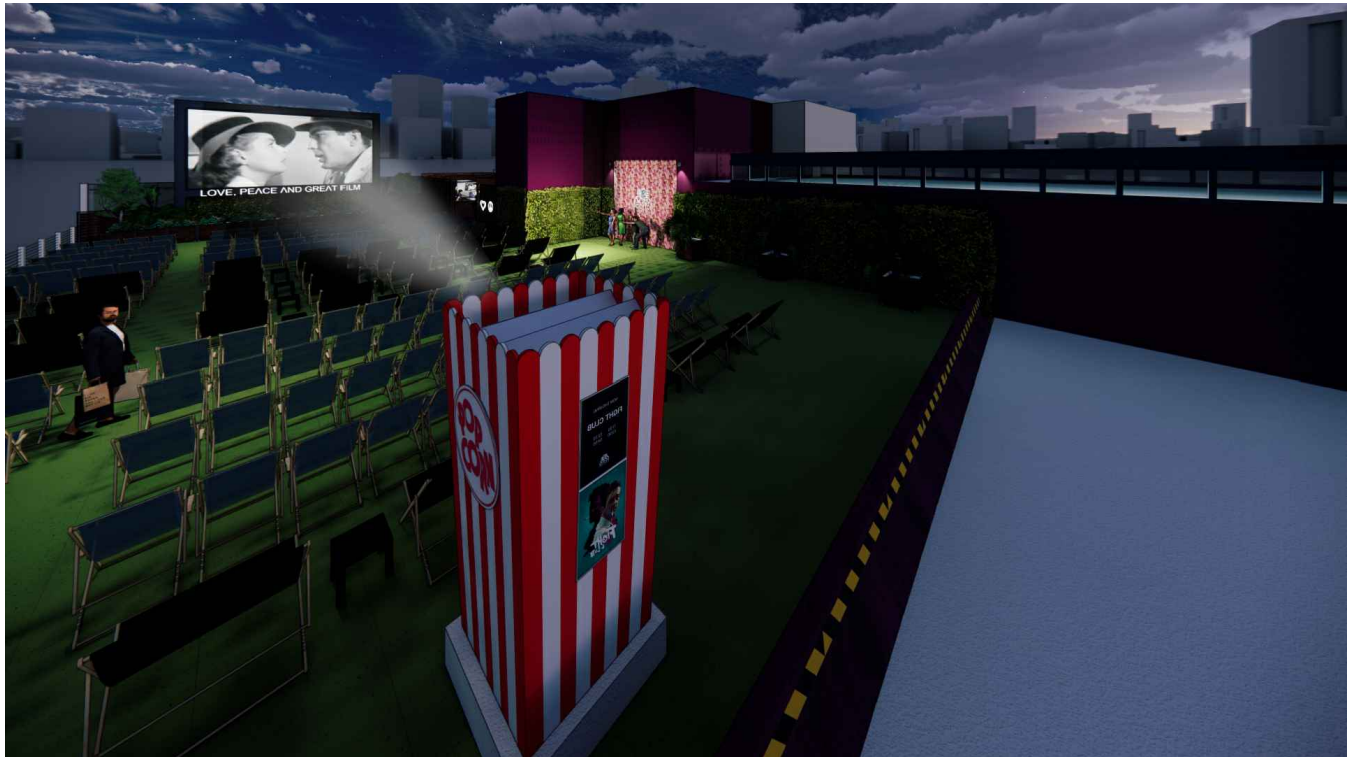
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I. MODULAR CONCESSION STRUCTURES WITH RETRACTABLE AWNINGS - STORAGE AND FOOD SERVICE



2. BAR MODULAR STRUCTURE WITH RETRACTABLE AWNING



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

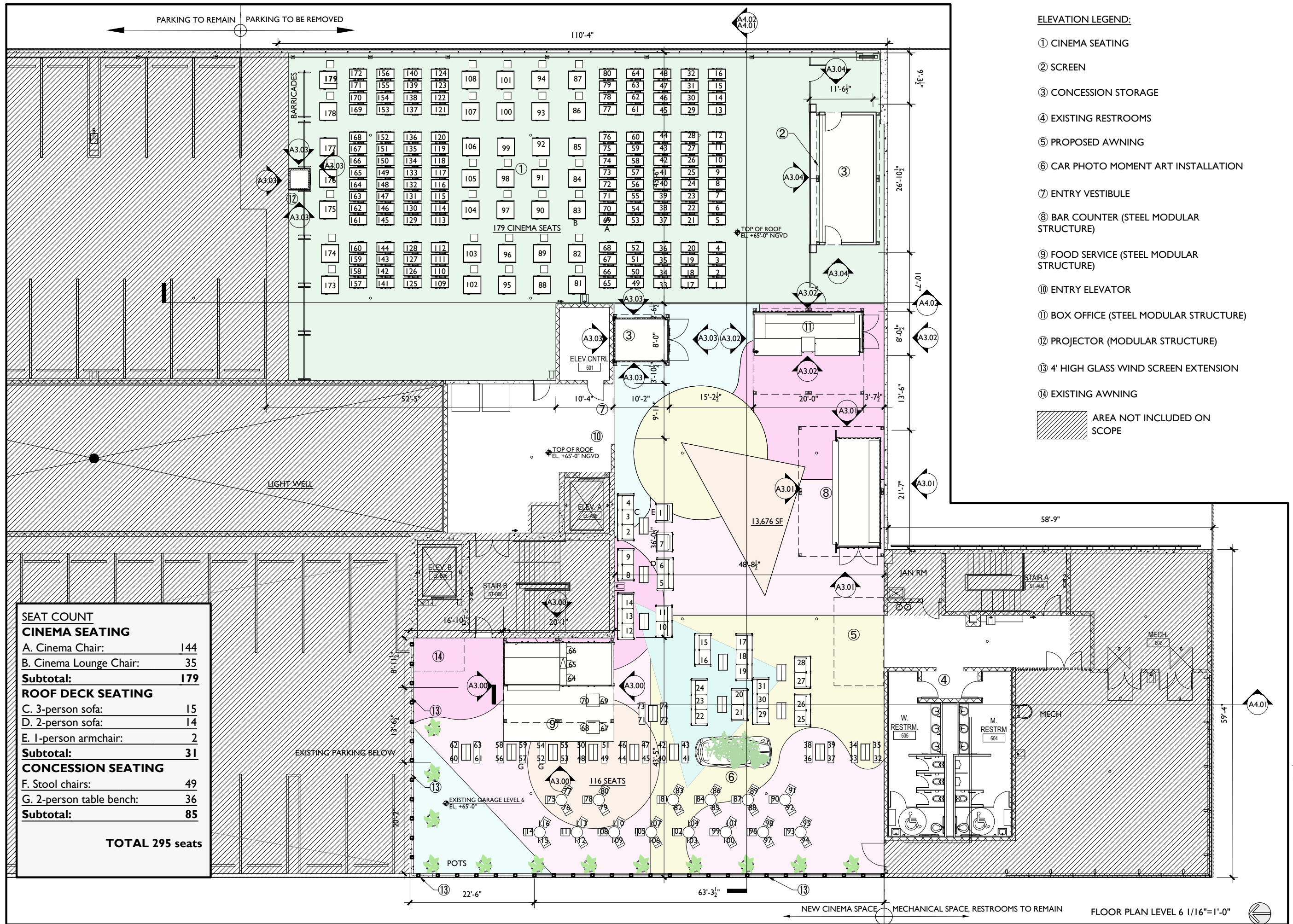
3D VIEWS



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



2. TICKET BOOTH MODULAR STRUCTURE WITH RETRACTABLE AWNING



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



7500 NE 4th Court
Studio 103
Miami, FL 33138

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ROOFTOP
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1212 Lincoln Rd
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DRAWING:

FLOOR PLAN
LEVEL 6
PROPOSED

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SCALE: 1/16"=1'-0"
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A2.06



**ROOFTOP
CINEMA**

1212 Lincoln Rd
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**PROPOSED
LEVEL 6
OVERALL
FLOOR PLAN**

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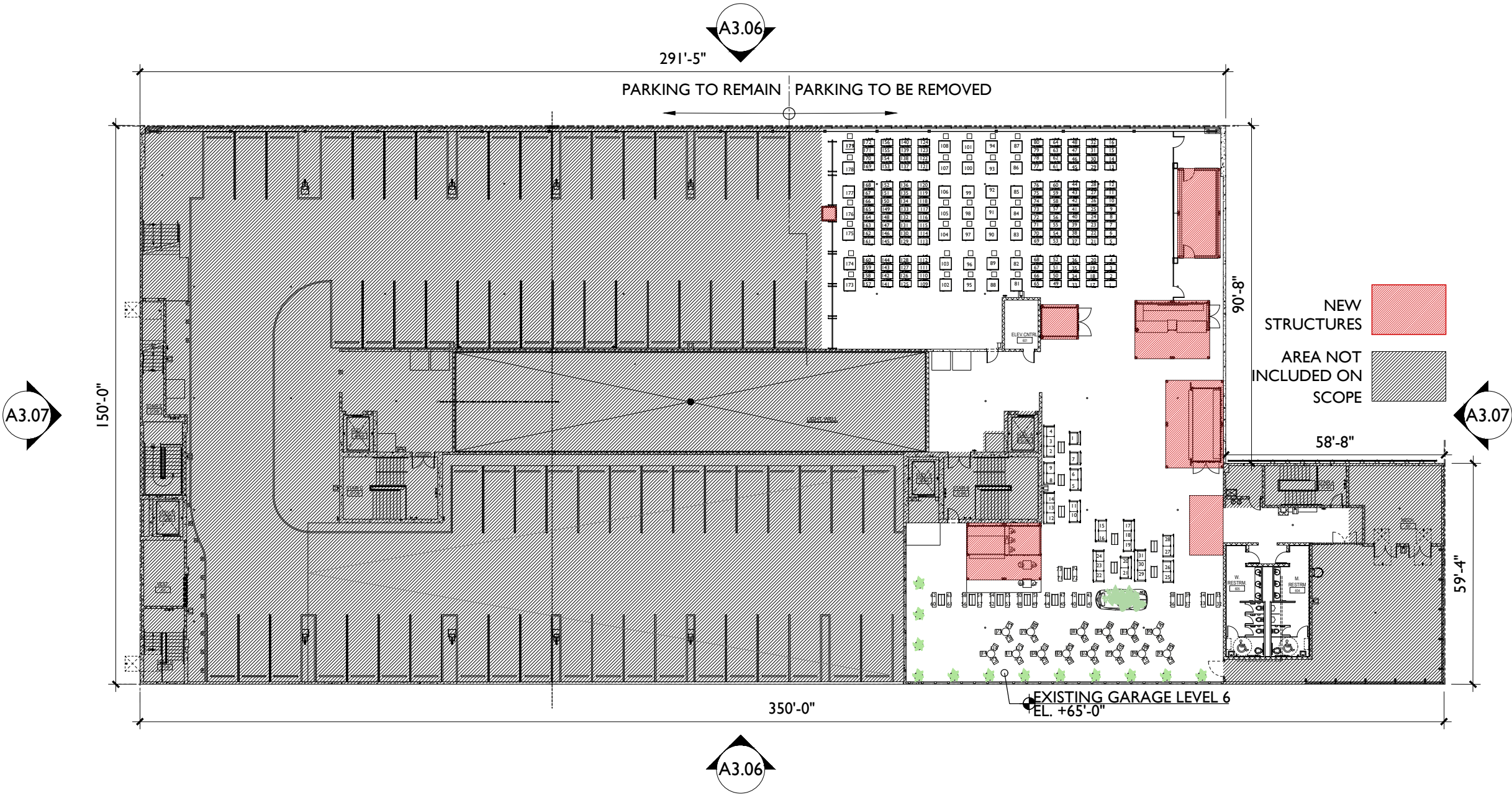
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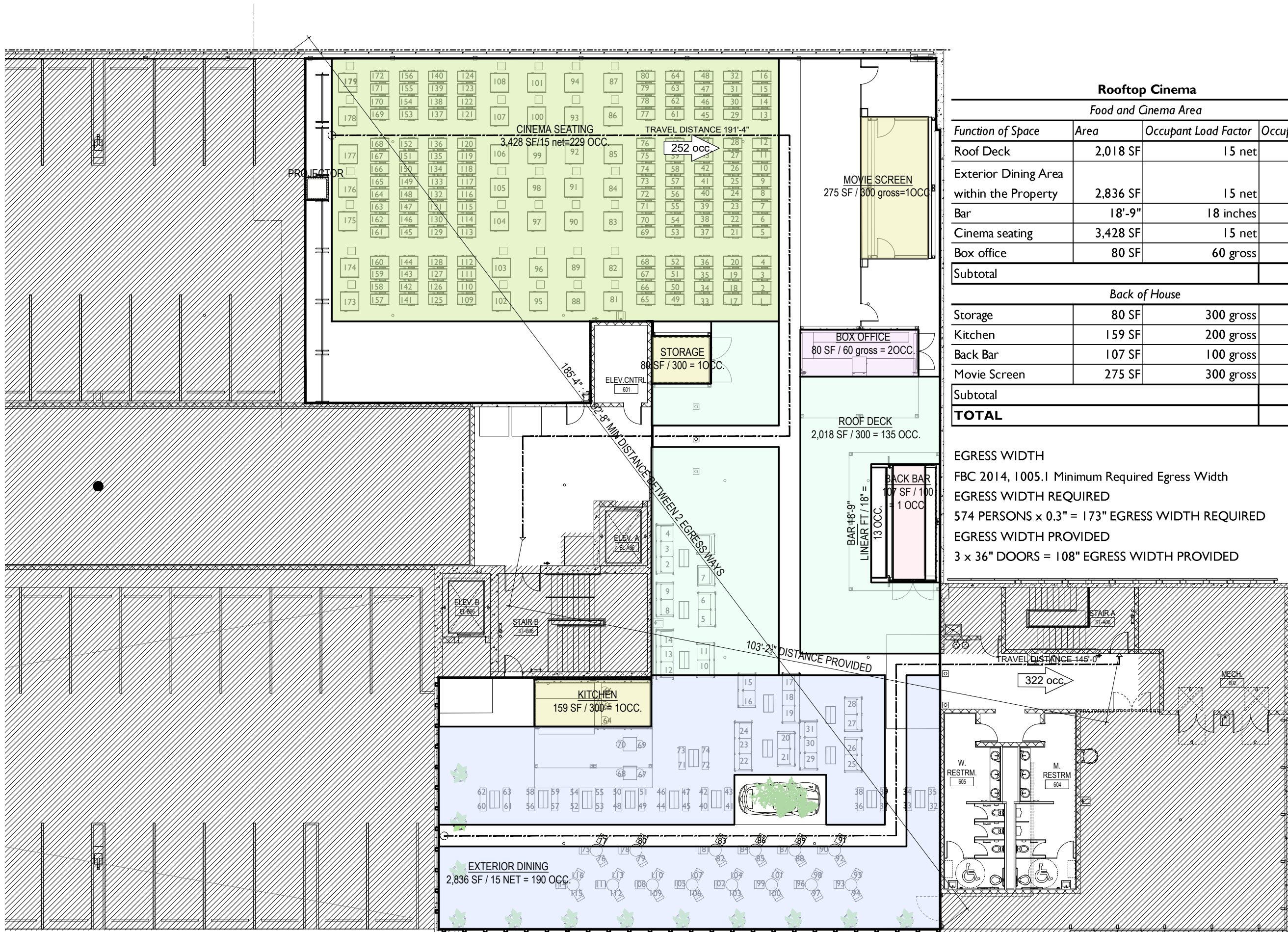
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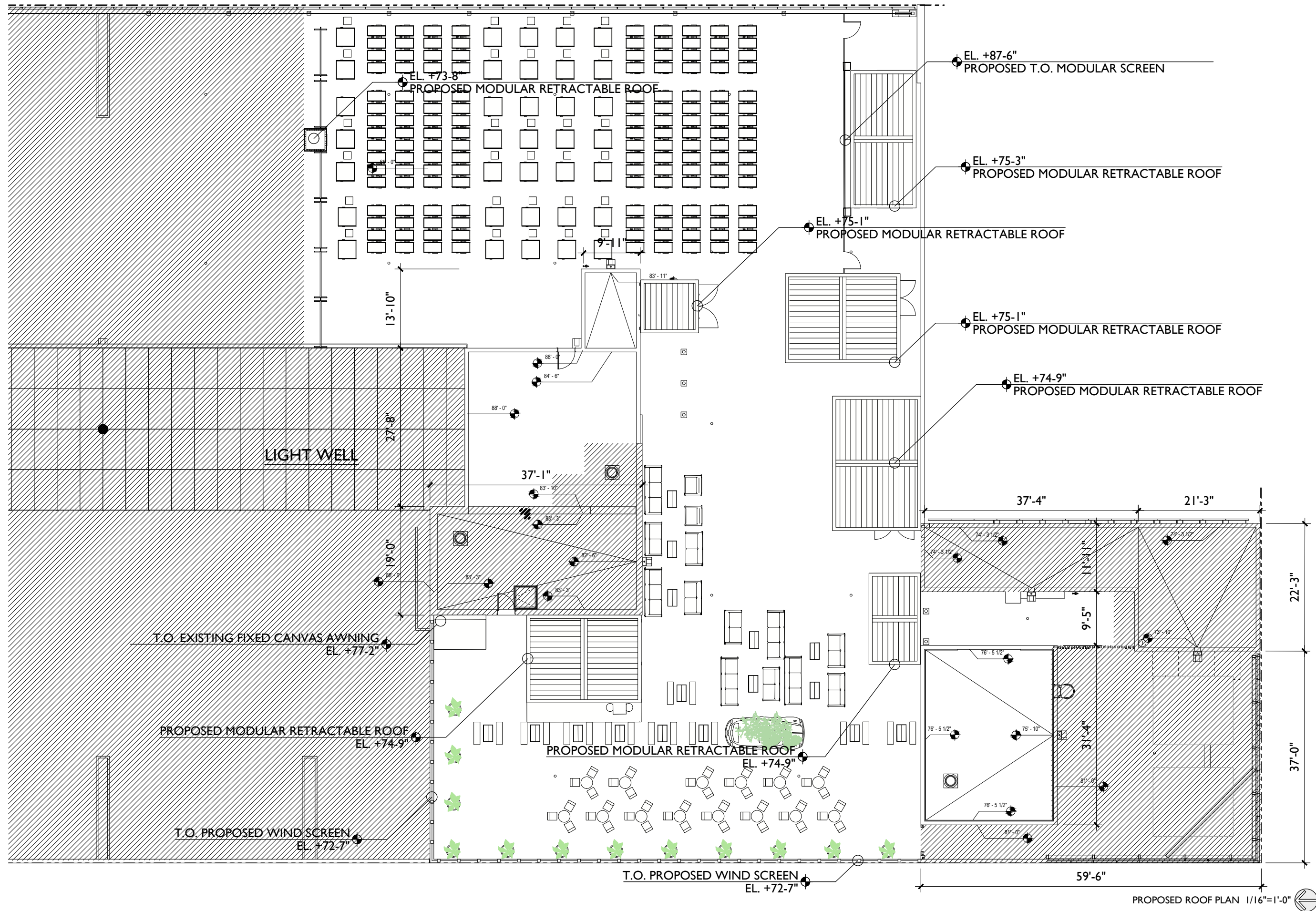
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FLOOR PLAN ROOF LEVEL 1/16"=1'-0"

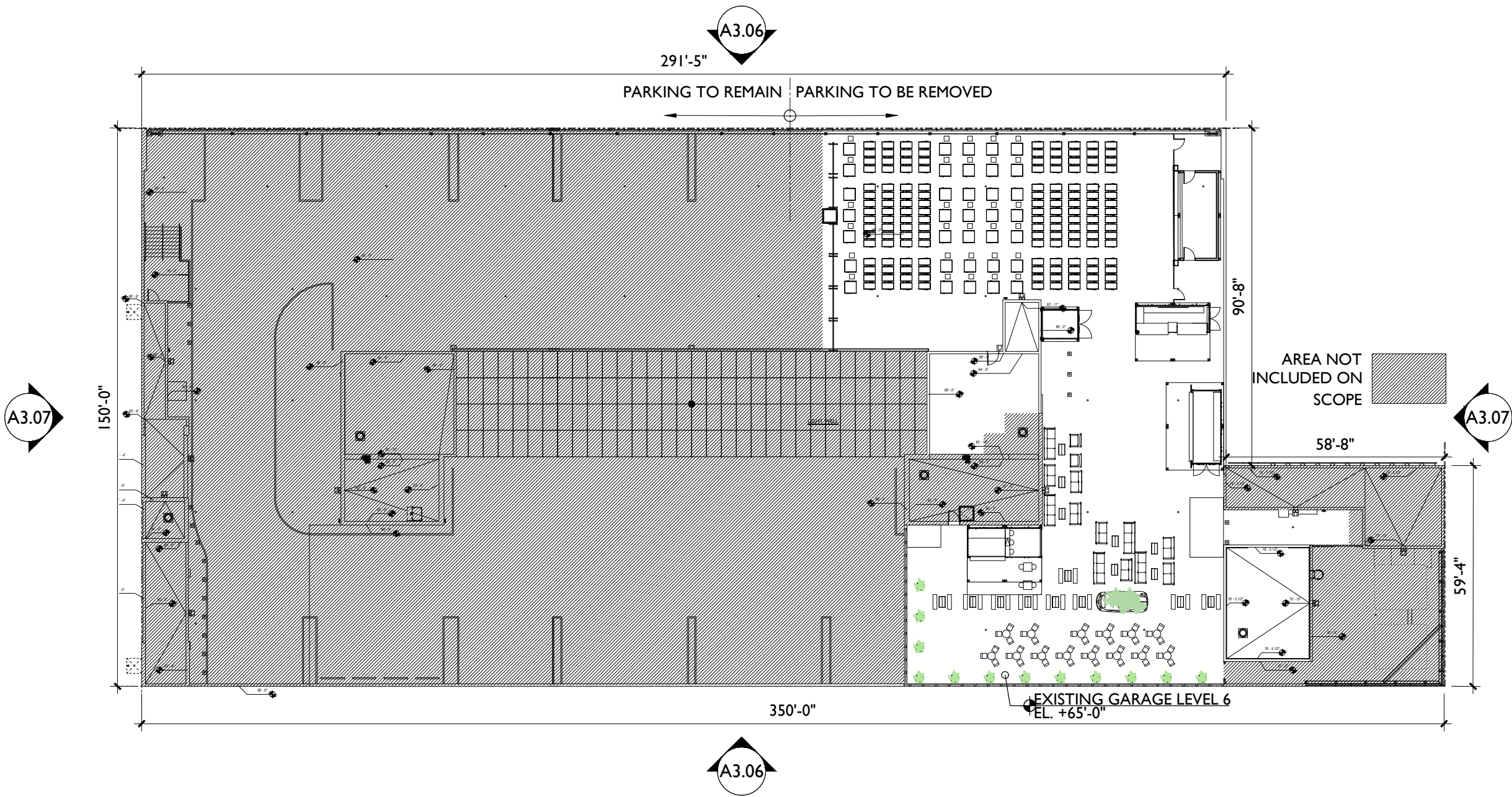




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**PROPOSED
ROOF OVERALL
FLOOR PLAN**



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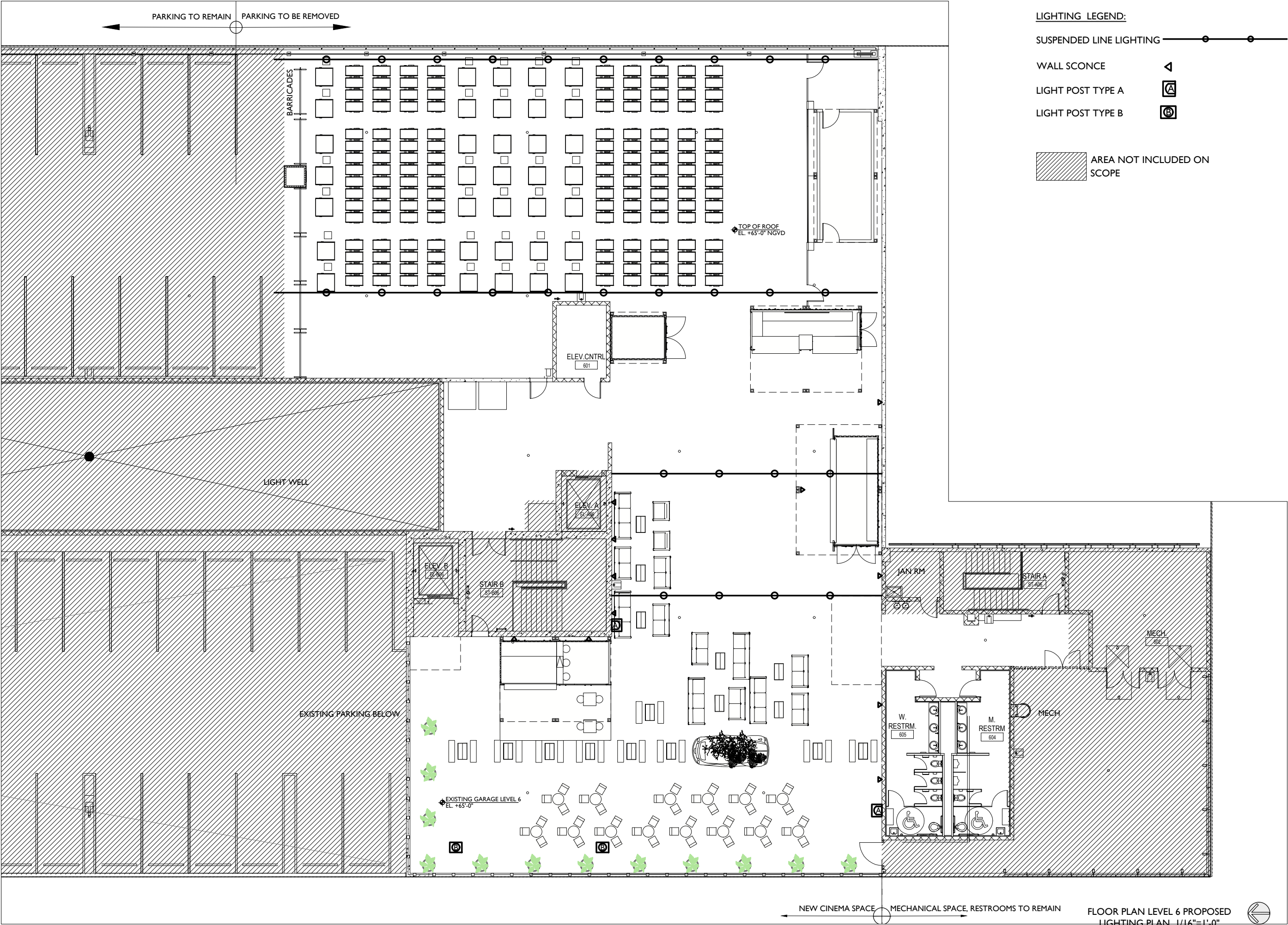
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SCALE: 1/16" = 1'-0"

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LIGHTING LEGEND:

SUSPENDED LINE LIGHTING

WALL SCONCE

LIGHT POST TYPE A

LIGHT POST TYPE B

AREA NOT INCLUDED ON SCOPE



7500 NE 4th Court
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ROOFTOP
CINEMA CLUB

ROOFTOP
CINEMA

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DRAWING:

FLOOR PLAN
LEVEL 6
PROPOSED
LIGHTING
PLAN

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ROOFTOP
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LEVEL 6
PHOTOMETRICS

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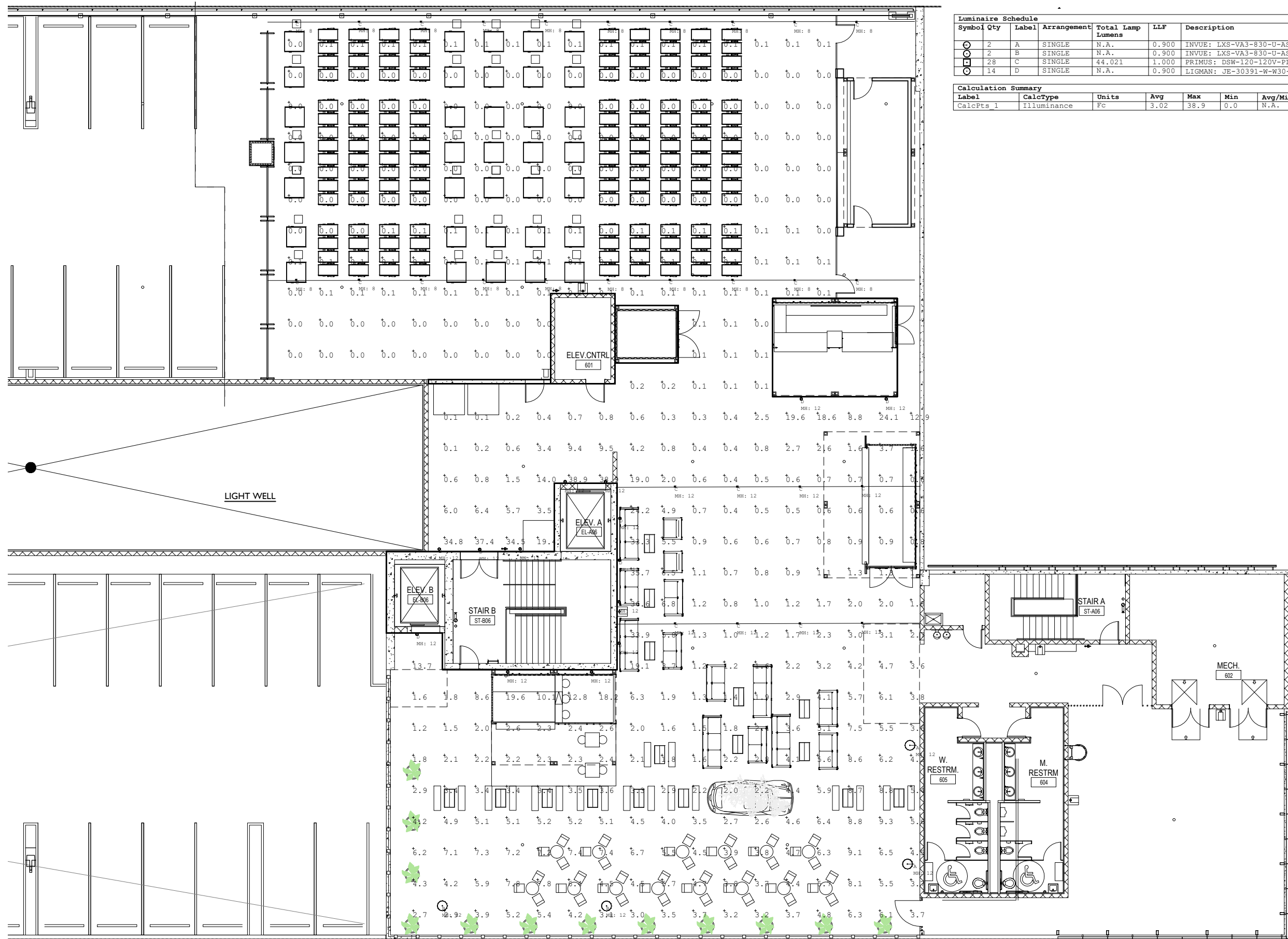
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	2	A	SINGLE	N.A.	0.900	INVUE: LXS-VA3-830-U-AST-C-DP-DIM VA6028-DP ARPA2
⊙	2	B	SINGLE	N.A.	0.900	INVUE: LXS-VA3-830-U-AST-S-DP-DIM ARPA2
⊙	28	C	SINGLE	44,021	1.000	PRIMUS: DSW-120-120V-PLD-G16.5F-3.5W-27K-DSC7
⊙	14	D	SINGLE	N.A.	0.900	LIGMAN: JE-30391-W-W30-04-120/277V-DIM

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	3.02	38.9	0.0	N.A.	N.A.



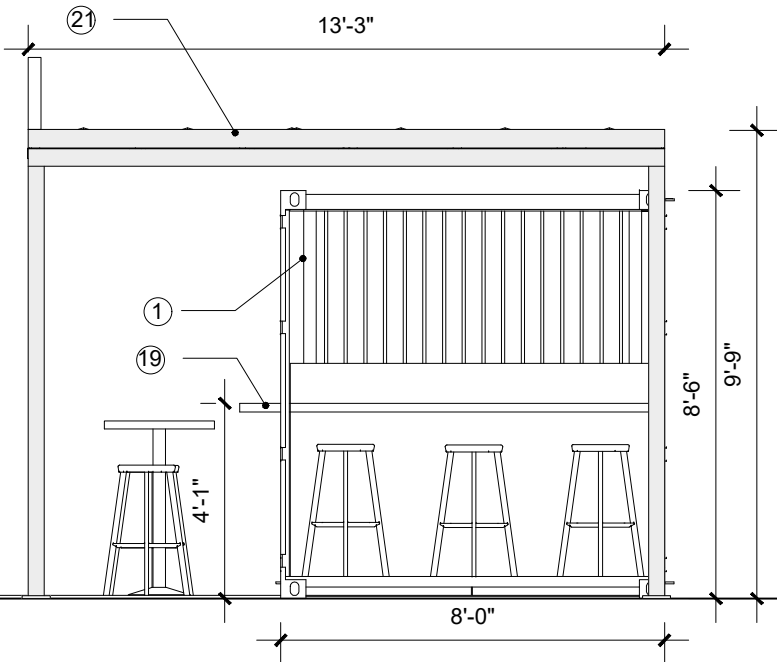
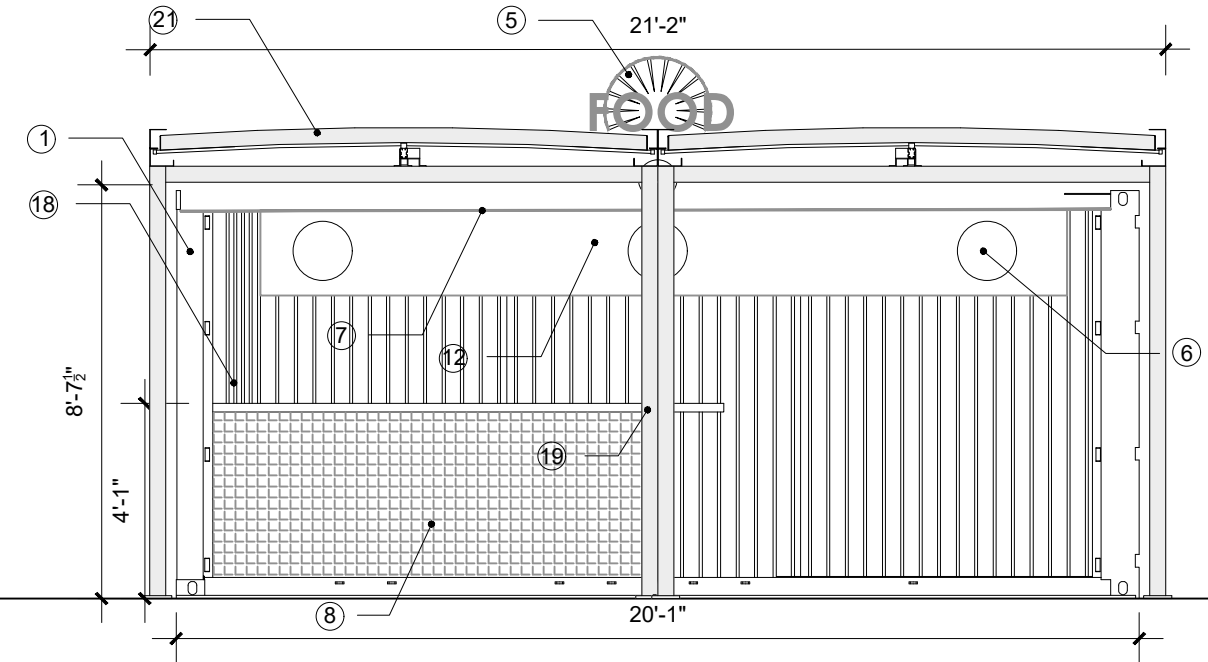
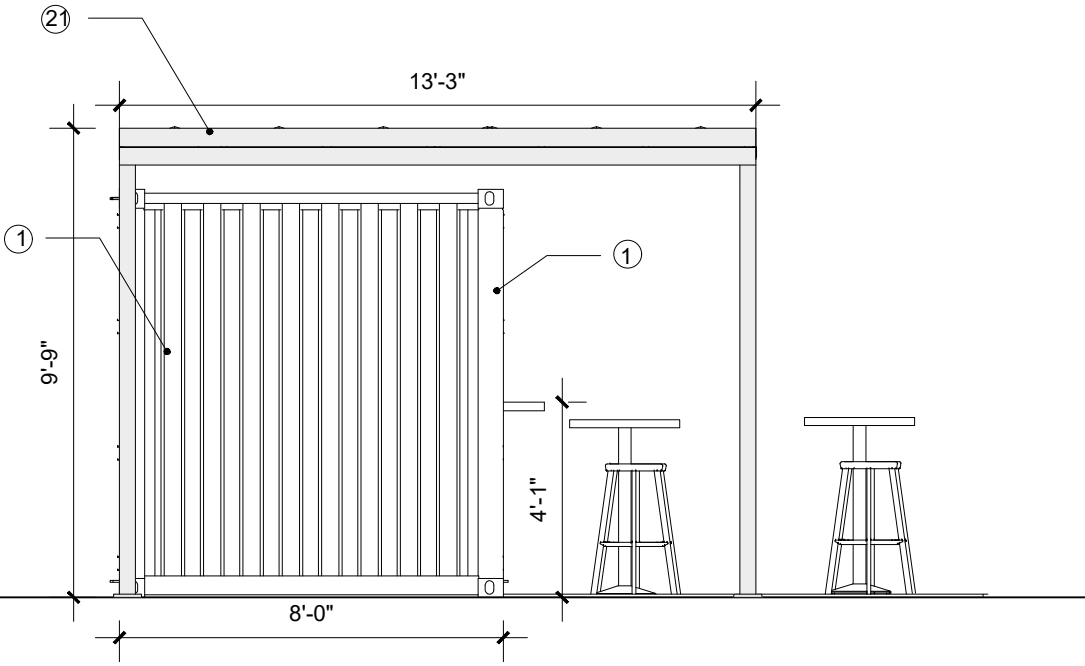
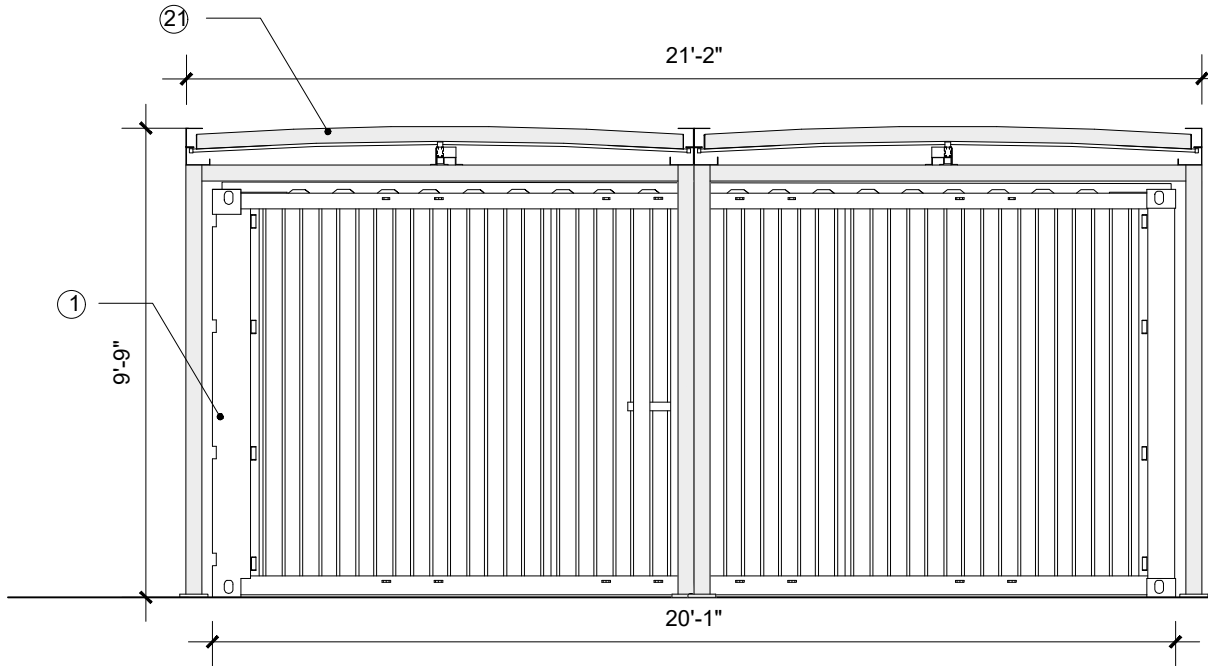
6TH LEVEL FLOOR PLAN PHOTOMETRICS (EXISTING, NOT MODIFIED) 1/16"=1'-0"

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
- 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)
- ㉓ METAL STRUCTURE CLAD WITH BLACK TRIM



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

④ SIGN: 3D CUT LETTER, PURPLE FINISH. ROOFTOP
FONT

⑤ SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL
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⑬ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIEF
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⑰ SCREEN

⑱ METAL CORRUGATED ENCLOSURE

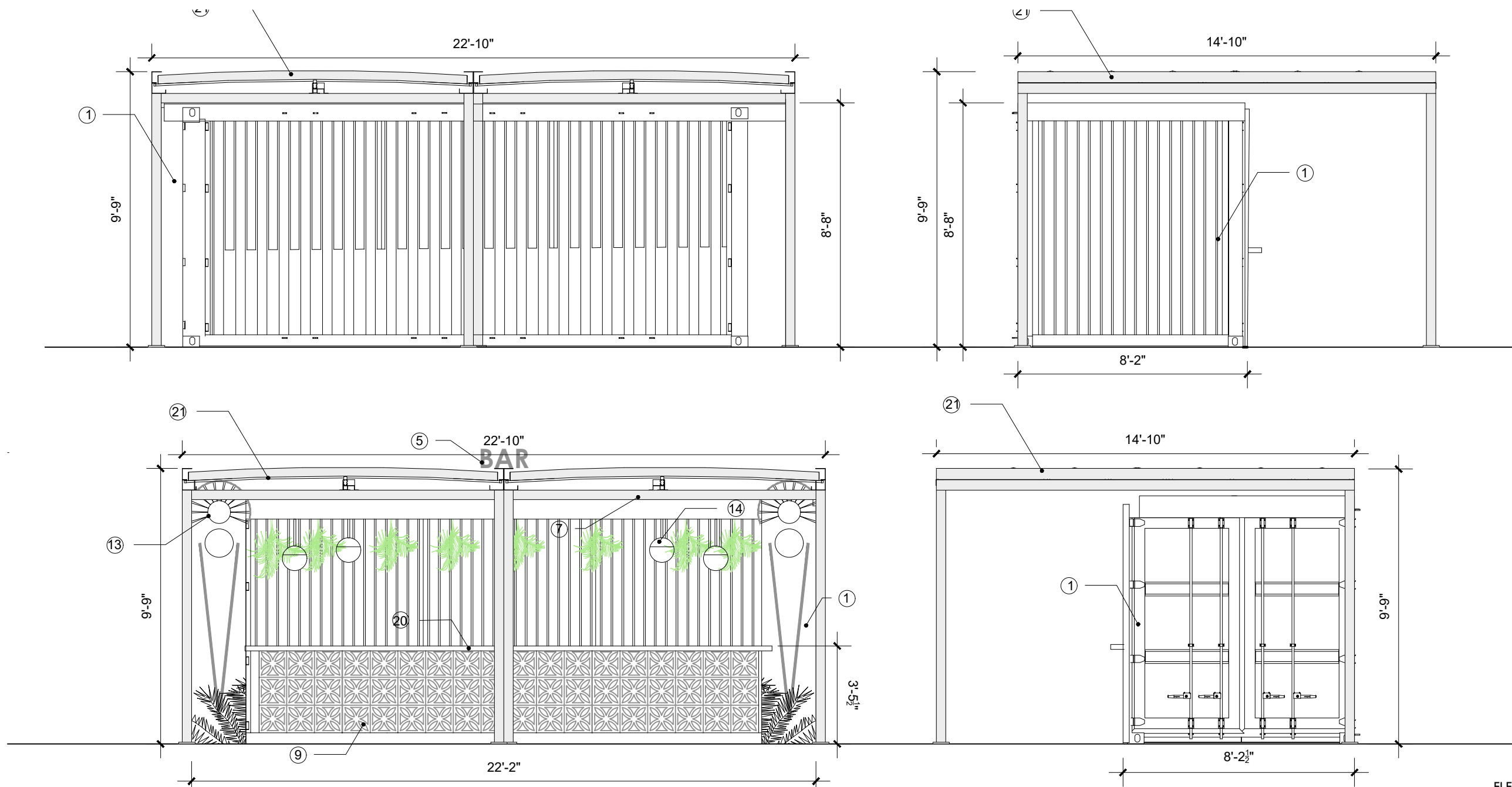
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㉑ FREE-STANDING RETRACTABLE CANVAS
STRUCTURE

㉒ REMOVABLE COVER (DOTTED LINE FOR
CLARITY)

㉓ METAL STRUCTURE CLAD WITH BLACK
TRIM

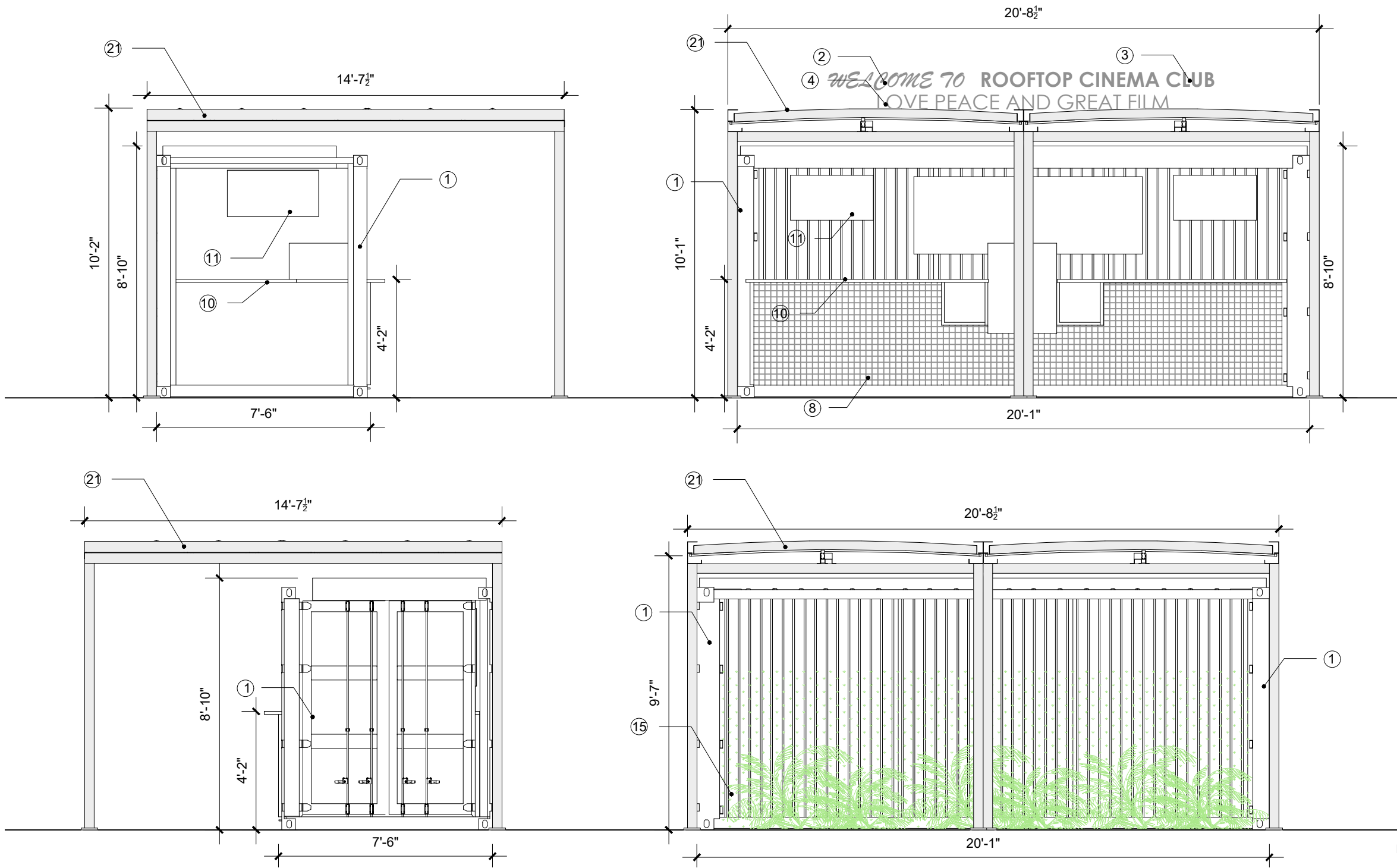


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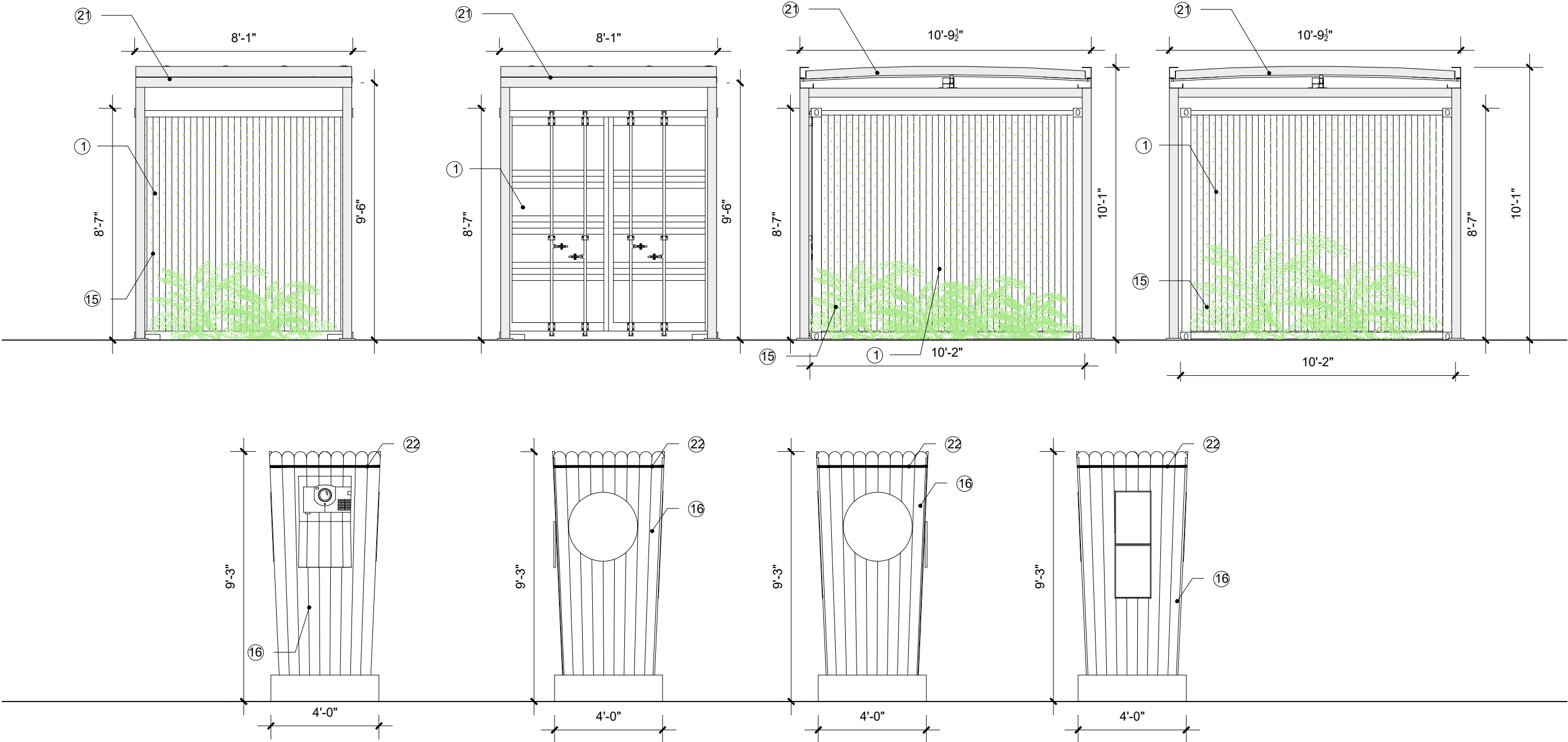
ELEVATION 1/4" = 1'-0"

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CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

**ELEVATIONS-
SCREEN AND
STORAGE**

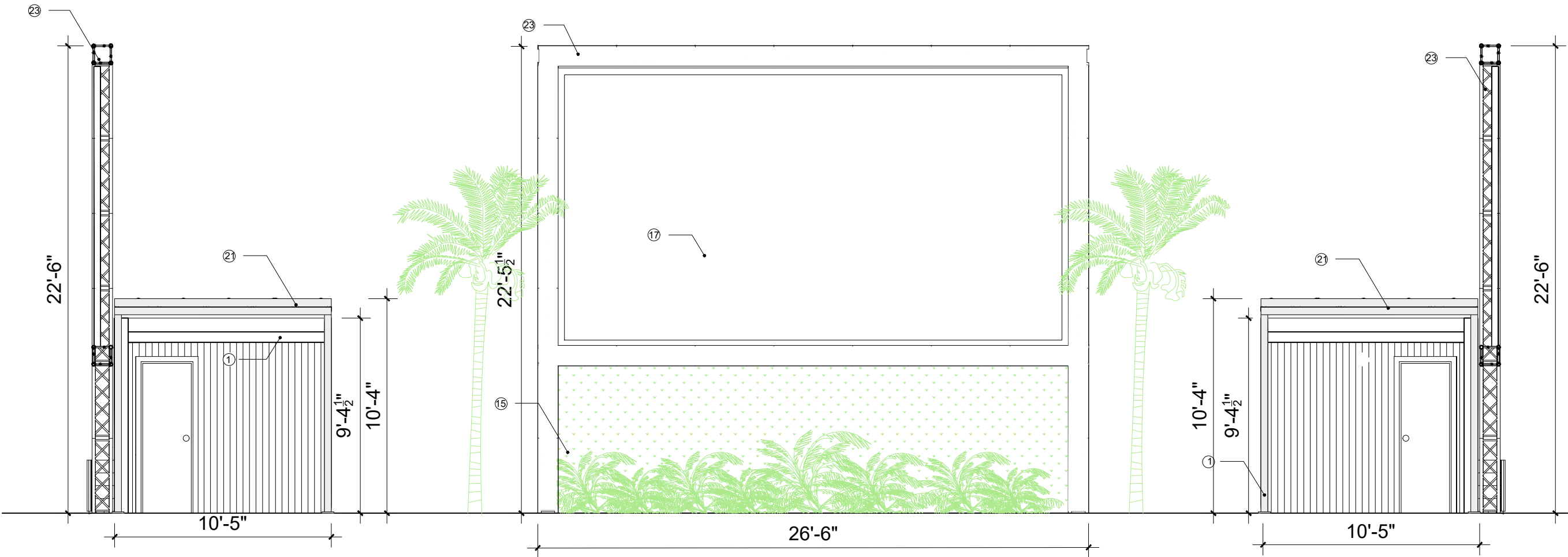
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SCALE: 1/8" = 1'-0"
CHECK: JMcG
DATE: 11/09/2020
SHEET NUMBER

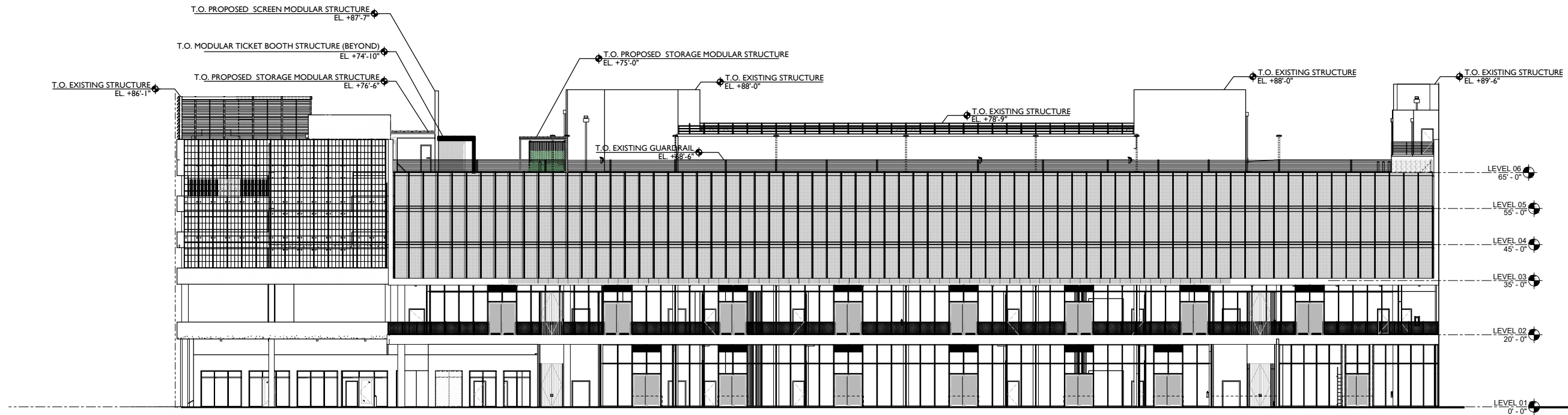
ELEVATION LEGEND:

- 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

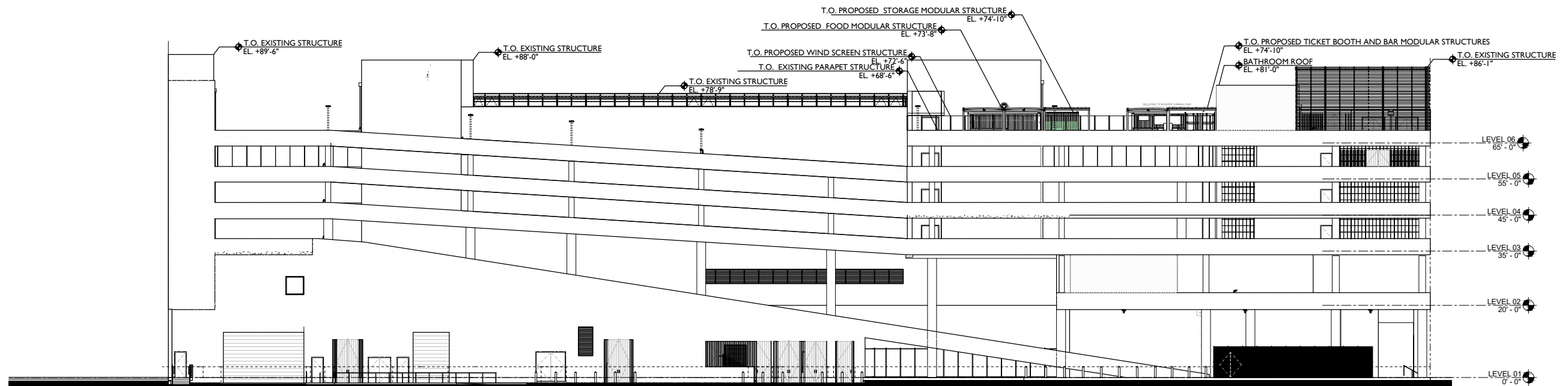
- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL CORRUGATED ENCLOSURE
- ⑲ TERRAZZO EFFECT TILE COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP
- ㉑ FREE-STANDING RETRACTABLE CANVAS STRUCTURE
- ㉒ REMOVABLE COVER (DOTTED LINE FOR CLARITY)
- ㉓ METAL STRUCTURE CLAD WITH BLACK TRIM





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

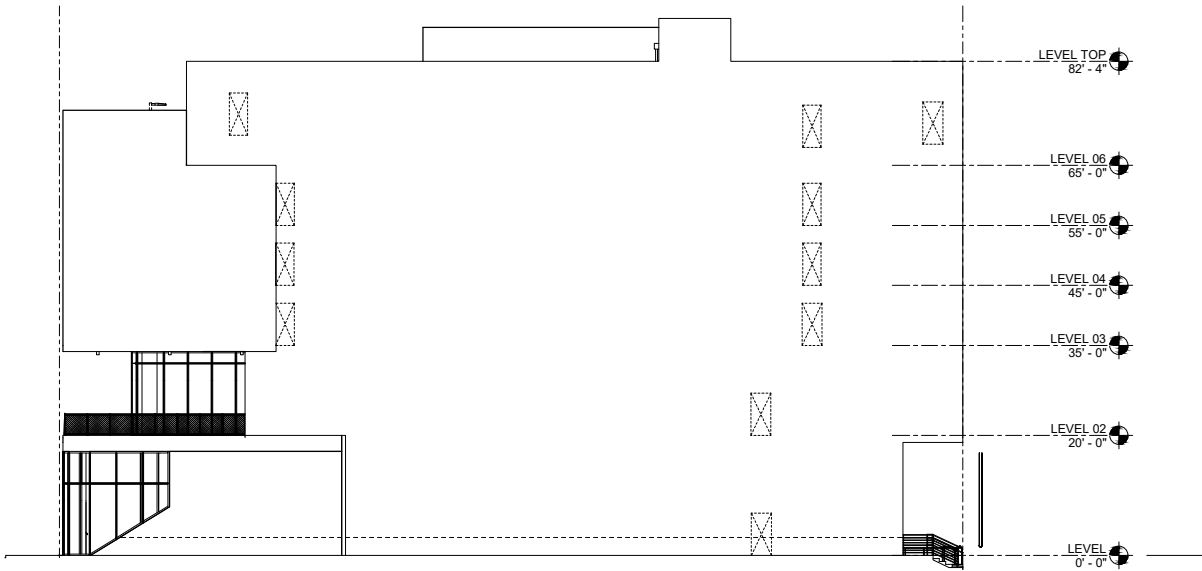
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SCALE: 1/8"=1'-0"

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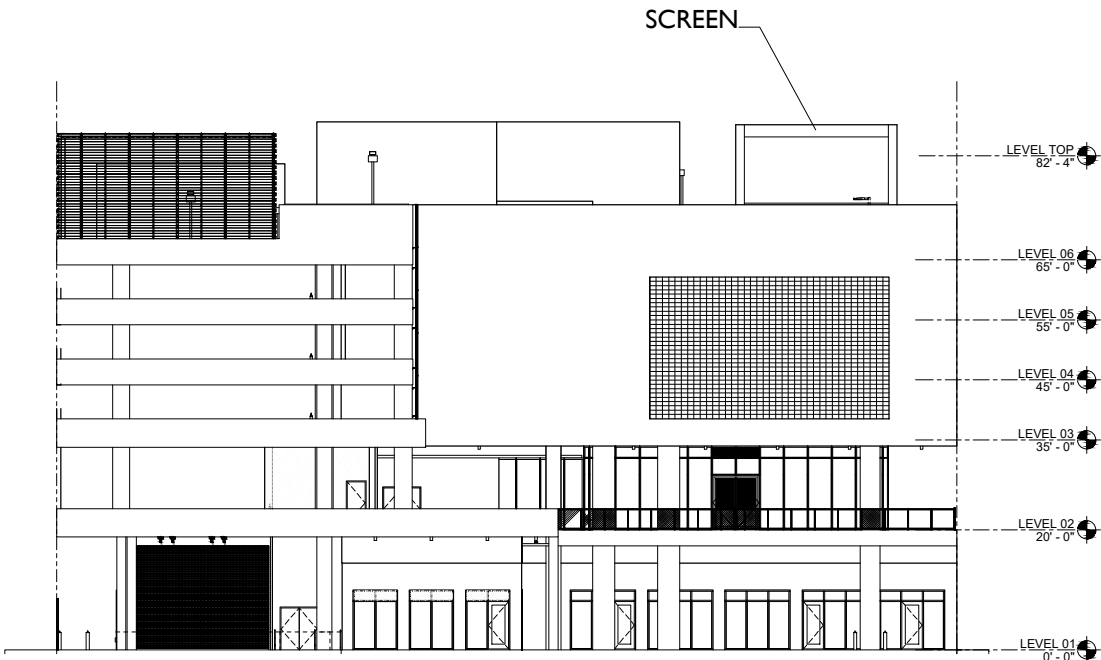
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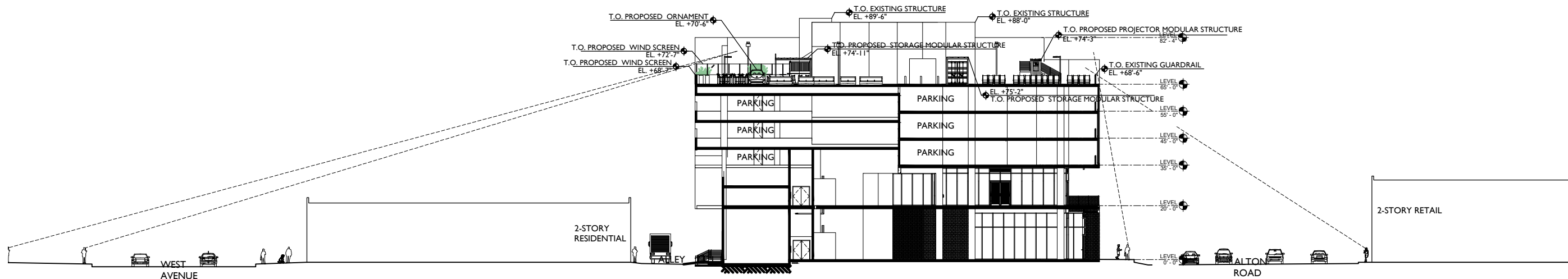
PARKING

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

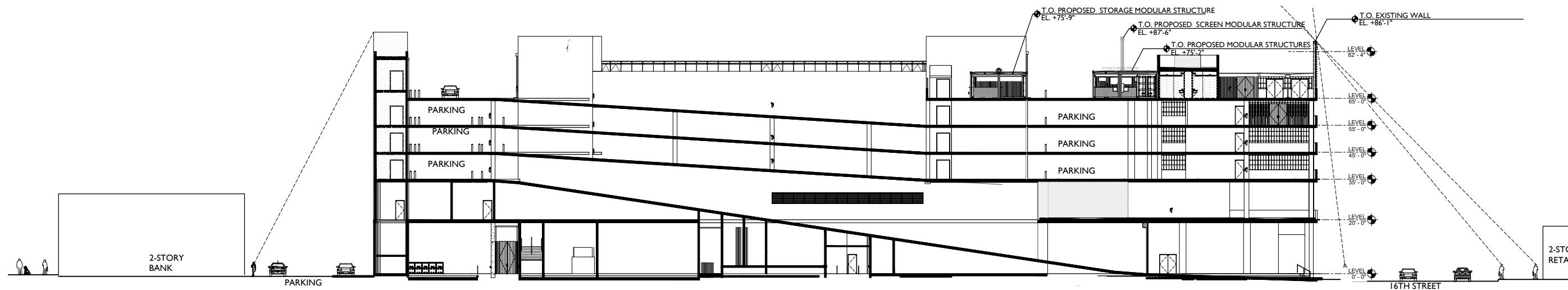


I6TH STREET

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



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



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



**ROOFTOP
CINEMA**

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SECTIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044

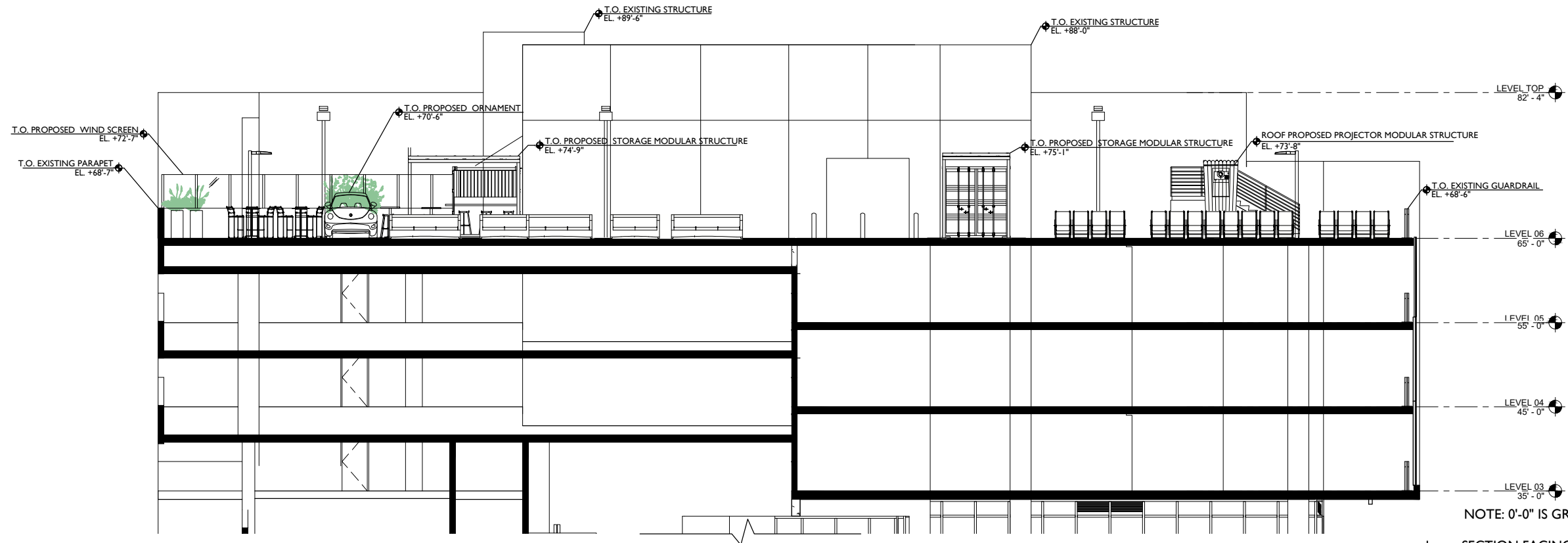
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SCALE:

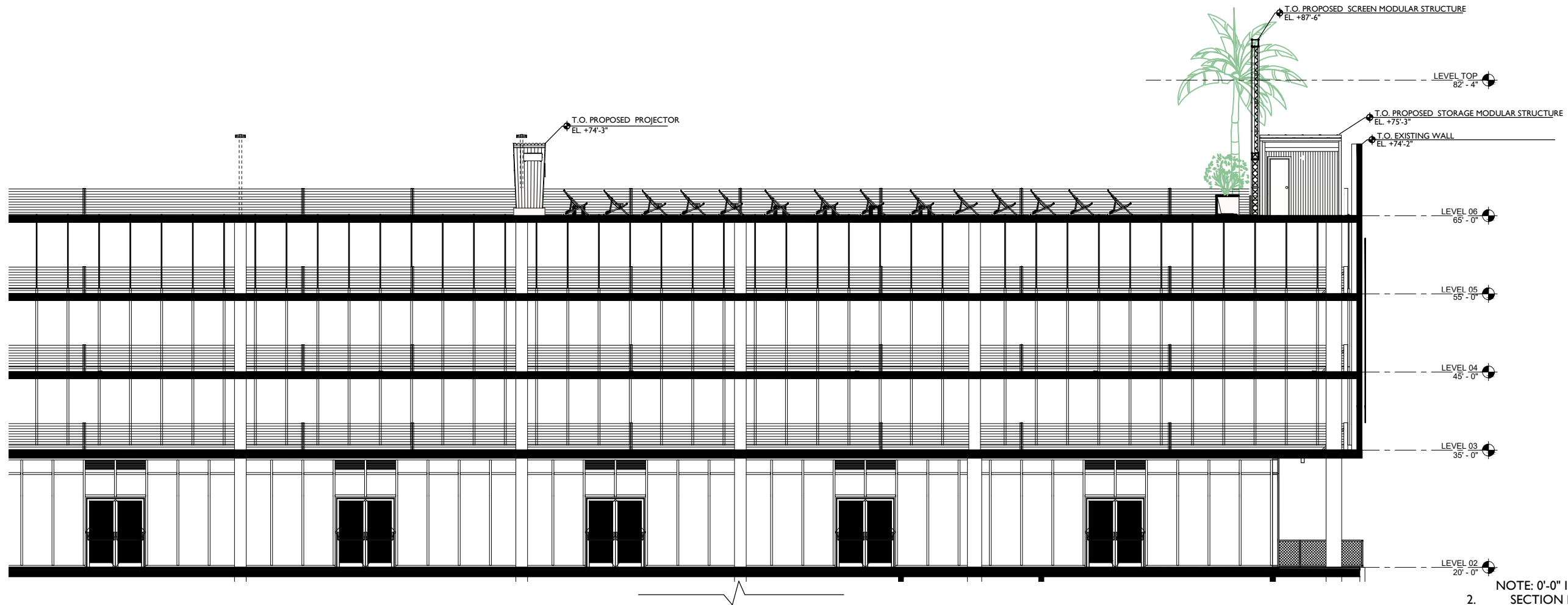
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I. SECTION FACING NORTH 1" = 15'-0"



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