



ROOFTOP CINEMA CLUB

1212 Lincoln Road, Miami Beach, Florida 33139

PLANNING BOARD

FINAL SUBMISSION

SEPTEMBER 21, 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 McCONNEY FLORIDA LIC# AR93044

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ARCHITECTURE, INC. (c) 2020

SCALE:

CHECK:

DATE:

JMcG

09/21/2020

SHEET NUMBER

A0.00



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

RENDERINGS



VIEW FACING WEST



Jurisdiction		City of Miami Beach		
Contact				
Address		1212 Lincoln Road		
		Miami Beach FL 33139		

ZONING DATA SUMMARY				
SITE AREA:		1.62 ACRES		
		70,666 SF		
ZONING DESIGNATION:		CD2 COMMERCIAL MEDIUM INTENSITY		
142-306 DEVELOPMENT REGULATIONS				
REGULATIONS		REQUIREMENT		PROPOSED
MAXIMUM FAR		2.0 (MIXED USE)		2.0
MAXIMUM BUILDABLE AREA (FAR)		2.0 X 70,666 = 141,332 SF MAX		60,426 SF (55,788 NEW + 4,638 EXISTING)
		141,215 SF APPROVED AS PER DRB		- REMAINING ALLOWABLE FAR (80,789 SF)
MINIMUM LOT AREA		7,000 SF		70,666 SF
MINIMUM LOT WIDTH		50 FT		471'-9"
MAXIMUM BUILDING HEIGHT		60 FT		60 FT

142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)				
REGULATION (PEDESTAL & TOWER)		REQUIREMENT		PROPOSED
FRONT		0 FT		VARIES; 0 FT TO 14'-5"
SIDE, INTERIOR		NA		NA
SIDE, FACING STREET		0 FT; 10 FT IF ABUTTING RESIDENTIAL		VARIES; 0 TO 58'-9" ON SOUTH, 0 TO 4'-9" ON NORTH.
				10 FT AT GRADE AND 2ND FLOOR,
REAR		5 FT		0 ALL LEVELS ABOVE.
				(VARIANCE GRANTED)

OFF STREET PARKING REQUIREMENTS PARKING DISTRICT No. 6				
USE	AREA / #OF UNITS	REQUIREMENT	PROPOSED	
HOTEL	100 GUESTROOMS	1 SPACE PER 2 UNITS = 50 SPACES		
RETAIL PHASE 1	35,410SF	1 SPACE PER 300SF = 118 SPACES		
RETAIL PHASE 2	16,087SF	1 SPACE PER 300SF = 54 SPACES		
ROOFTOP CINEMA	179 SEATS	1 SPACE / 4 SEATS = 45 SPACES		
TOTAL		267 SPACES REQUIRED	372 - 35 SPACES REMOVED (337) 337 SPACES REQUIRED	

130-33(7) SHORT TERM AND LONG TERM BICYCLE PARKING				
BICYCLE FOR RETAIL		10 SHORT TERM (1 PER 10,000 SF OF RETAIL) +		13 SHORT TERM / 10 LONG TERM
		10 LONG TERM		(SEE LONG TERM BIKE STORAGE ON 1ST FL.)

130-101 OFF STREET LOADING				
REGULATIONS		REQUIREMENT		PROPOSED
RETAIL		5 SPACES (4 SPACES FOR 60,000 SF		6
		+ 1 SPACE FOR THE NEXT 50,000 SF)		

PARKING SPACES	
LEVEL COUNT	
LEVEL 03	99
LEVEL 04	101
LEVEL 05	102
LEVEL 06	66

INDEX OF DRAWINGS

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A0.04	LOCATION PLAN
A0.05	SITE PHOTOS
A0.06	SITE PHOTOS
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A0.08	SITE PHOTOS
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A0.20	3D VIEWS
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A1.06	EXISTING ROOF FLOOR PLAN & DEMO
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A2.06	FLOOR PLAN ROOF - PROPOSED
A2.06B	PROPOSED ROOF OVERALL FLOOR PLAN
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7500 NE 4th Court
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PROJECT:



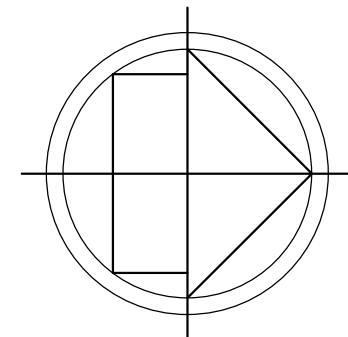
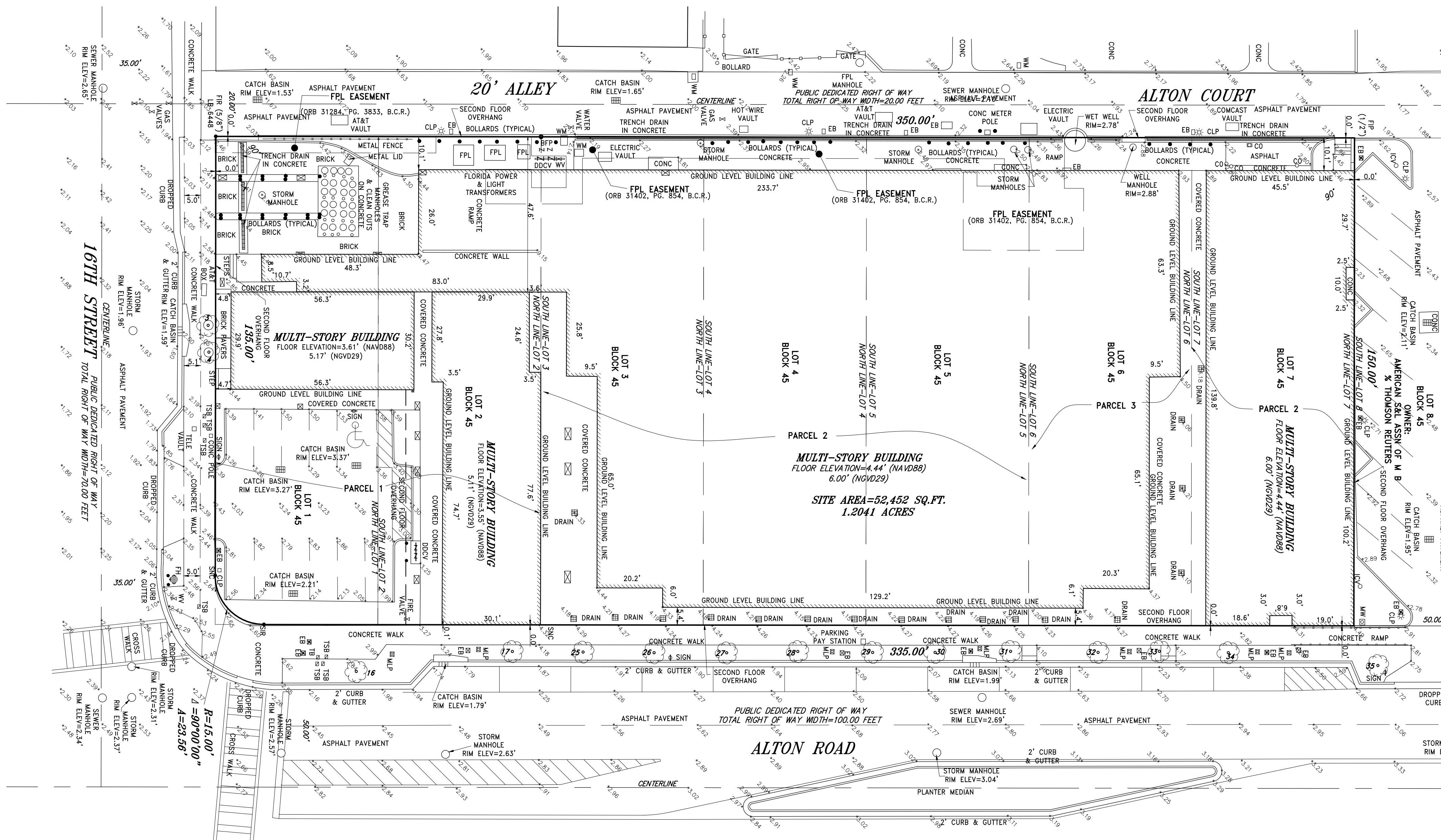
ROOFTOP
CINEMA

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

INDEX AND
DATA

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:

CHKD	CHECKED BY	1624 AL
CONC	CONCRETE	
DWN	DRAWN BY	MIAMI BEAC
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								
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 NAVD20 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

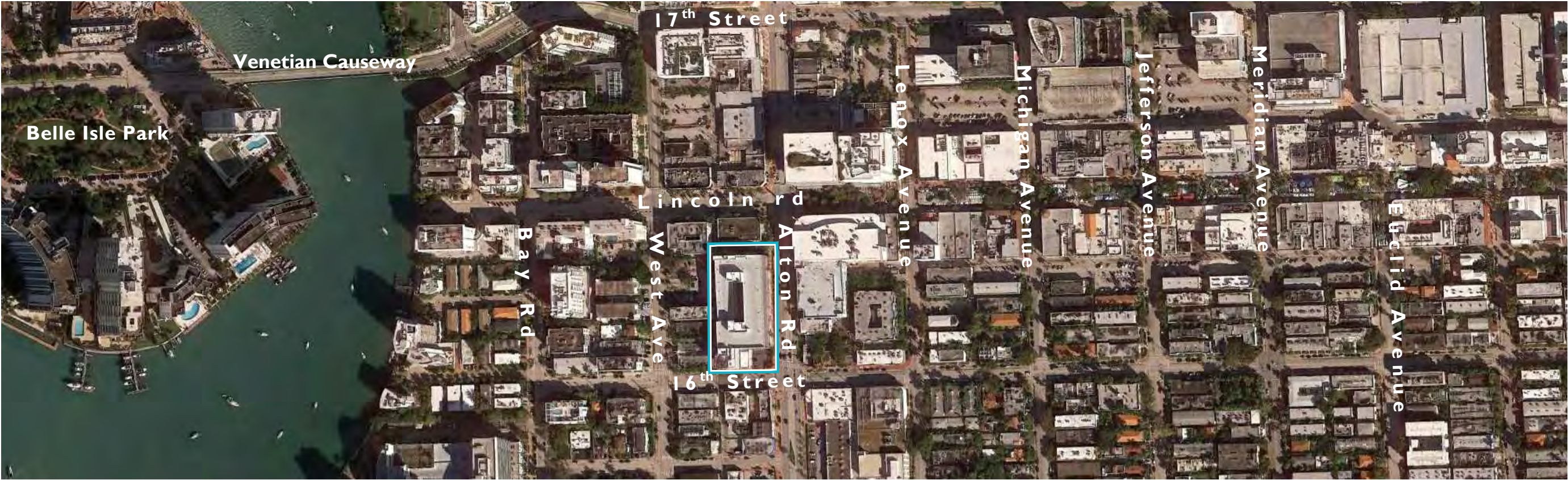




STATE AERIAL



AERIAL OF 1/2 MILE RADIUS



AERIAL PLAN



**ROOFTOP
CINEMA**

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Miami Beach, FL 33139

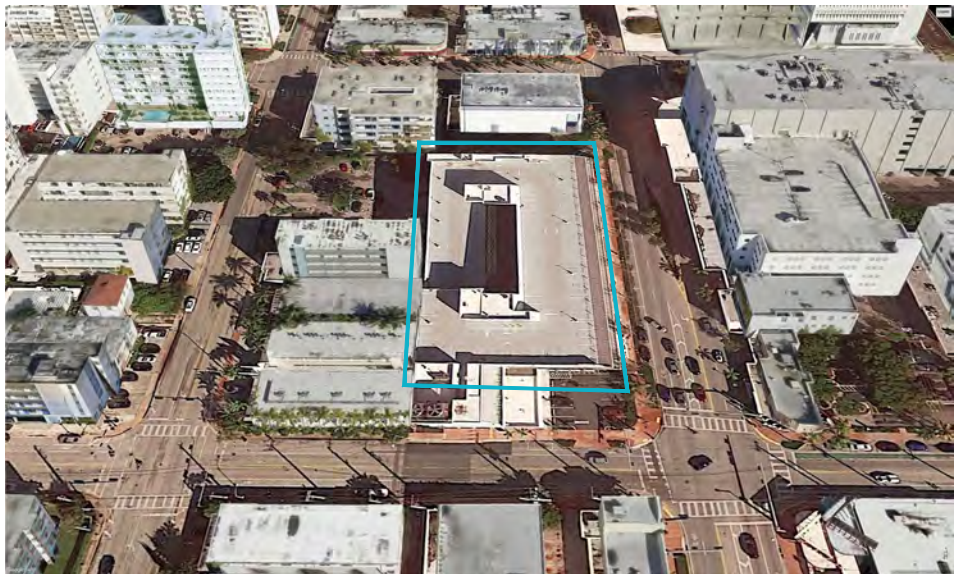
AERIALS

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE:
CHECK: JMcG
DATE: 09/21/2020
SHEET NUMBER



SITE AERIAL - NORTH



SITE AERIAL - SOUTH



SITE AERIAL - WEST

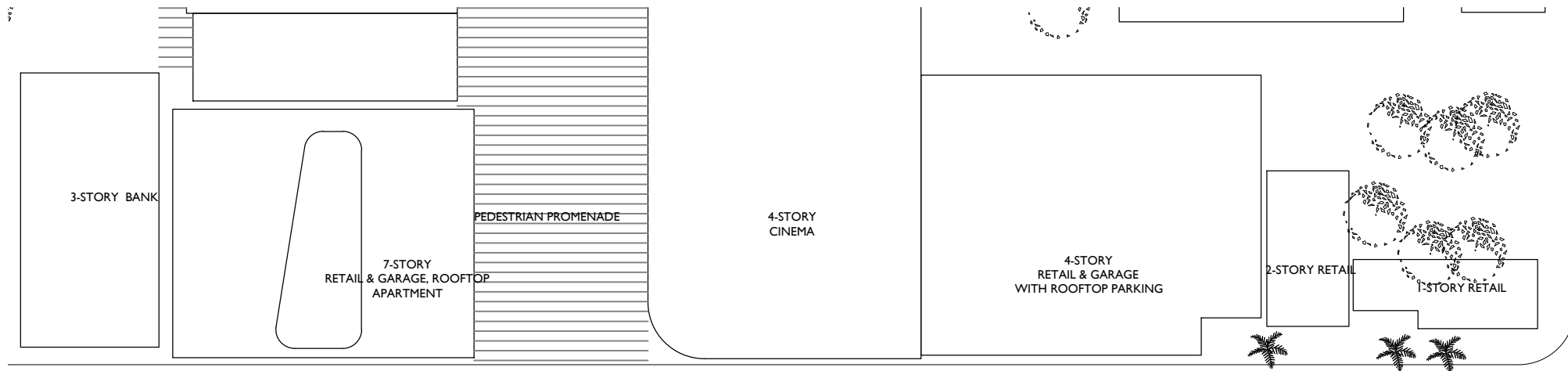


SITE AERIAL - EAST



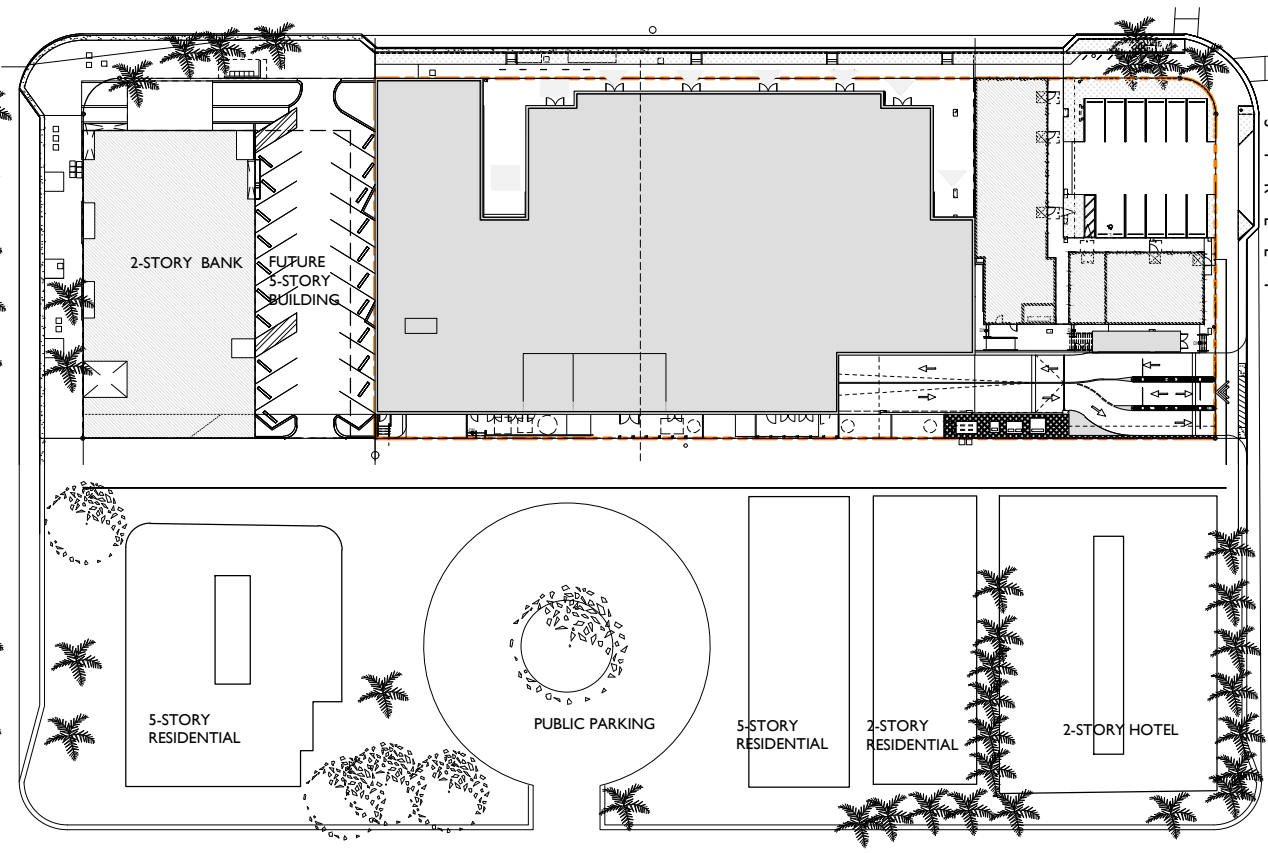
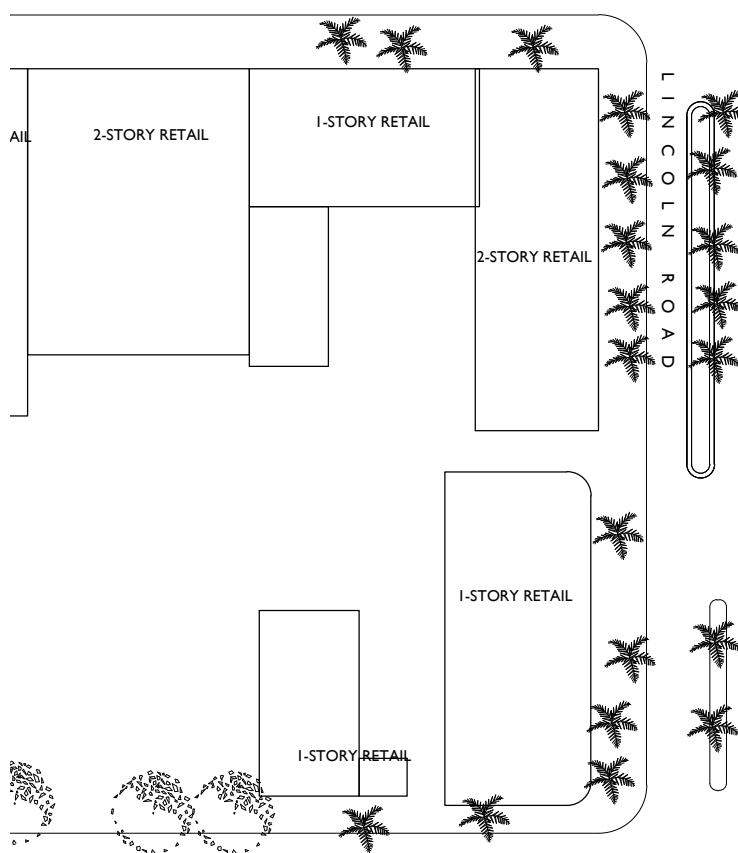
SITE AERIAL



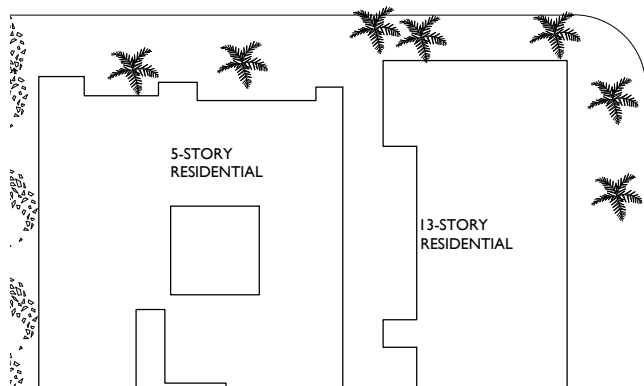


ALTON ROAD

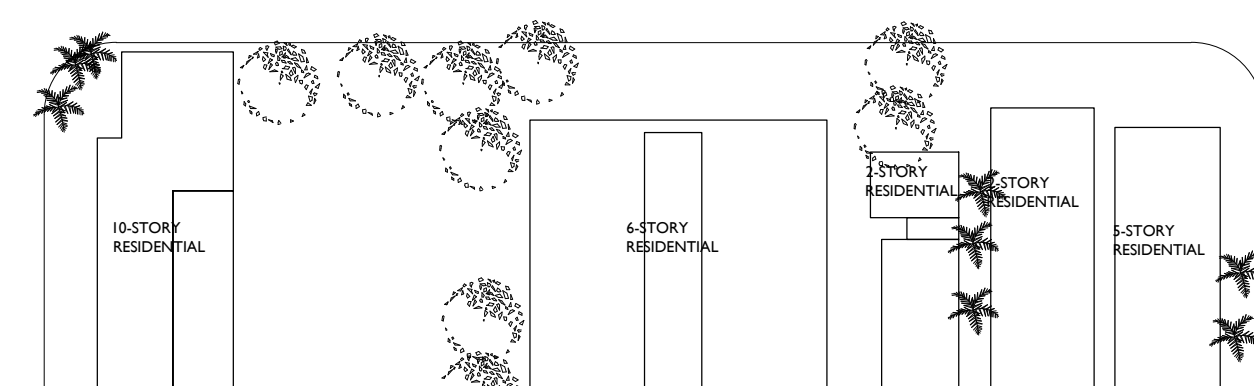
ALTON ROAD



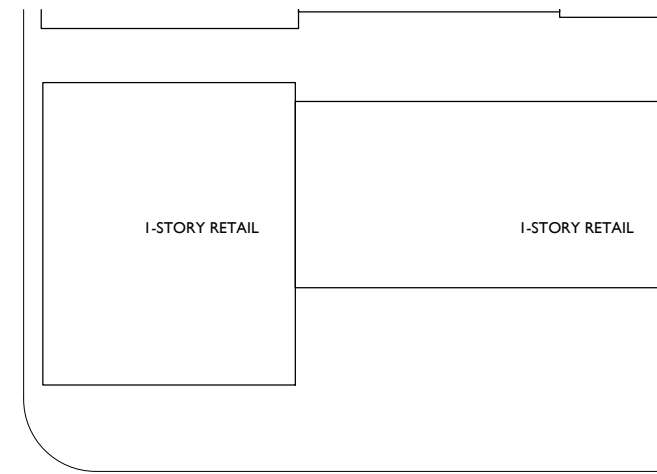
WEST AVENUE



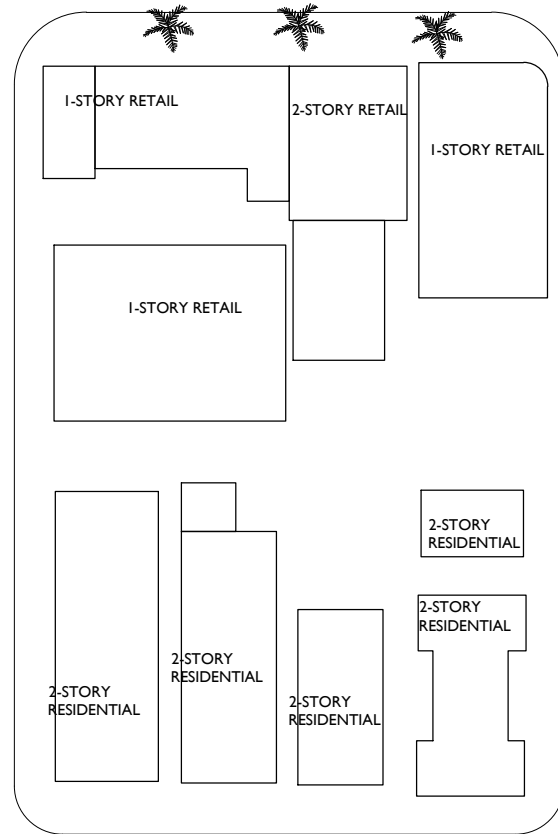
LINCOLN ROAD



16TH STREET

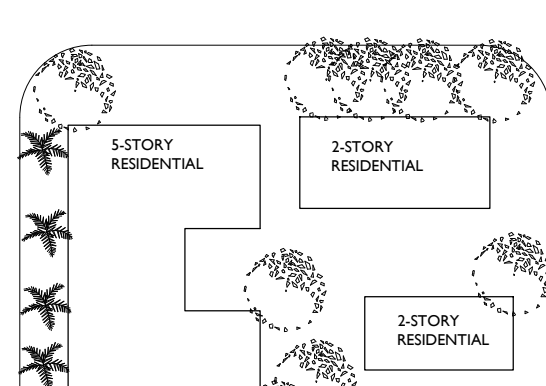


ALTON ROAD



15TH TERRACE

WEST AVENUE



16TH STREET



KEY PLAN

STUDIO
McG
ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2012

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PROJECT:



ROOFTOP
CINEMA

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:



2020-05-22

1. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



2020-05-22

2. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



2020-05-22

3. 1212 LINCOLN ROAD BUILDING - NORTHEAST PORTION



2020-05-22

4. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION

SITE PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

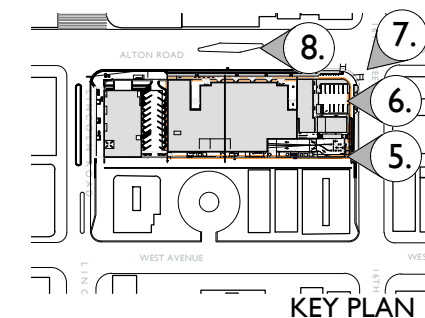
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SCALE: 3/32"=1'-0"

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**ROOFTOP
CINEMA**

1212 Lincoln Rd
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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

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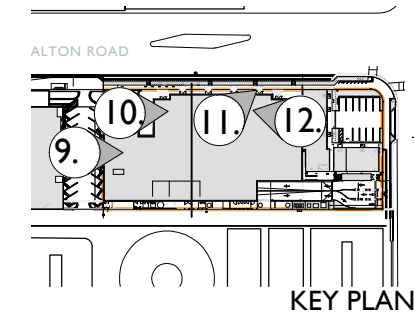
SCALE: $\frac{3}{32}''=1'-0''$

CHECK: JMcG

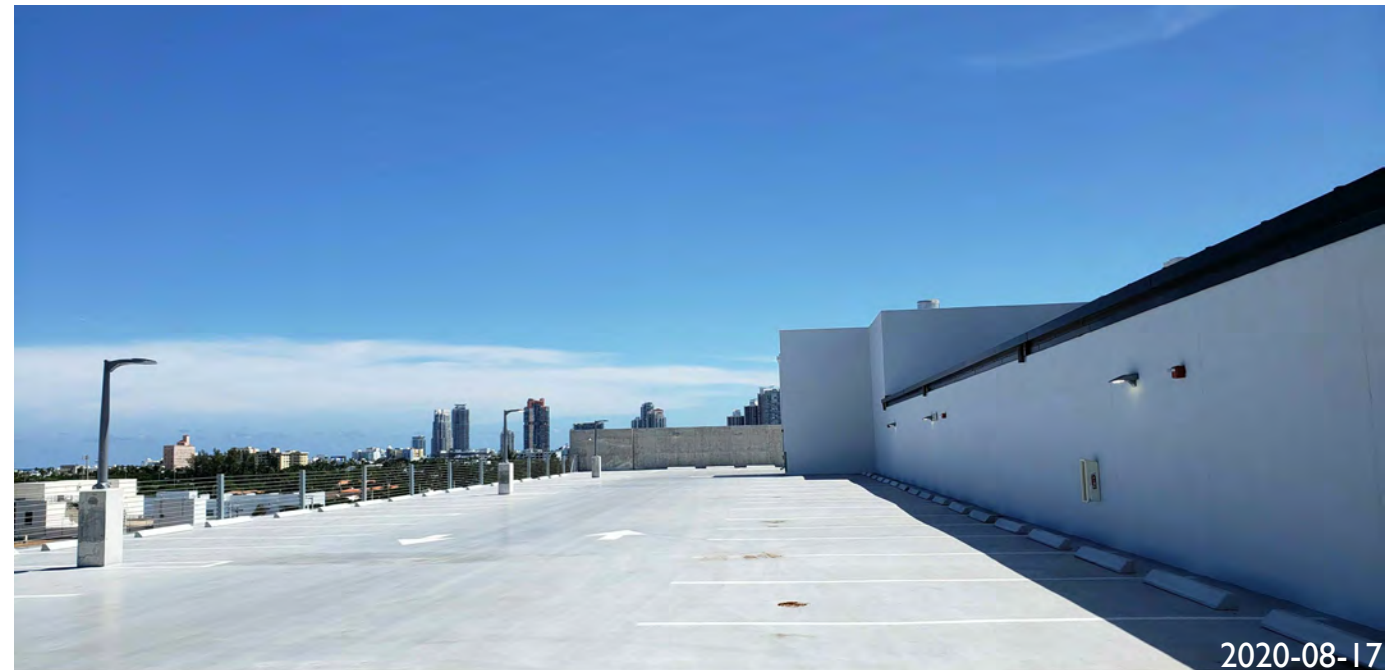
DATE: 09/21/2020

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A0.06



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



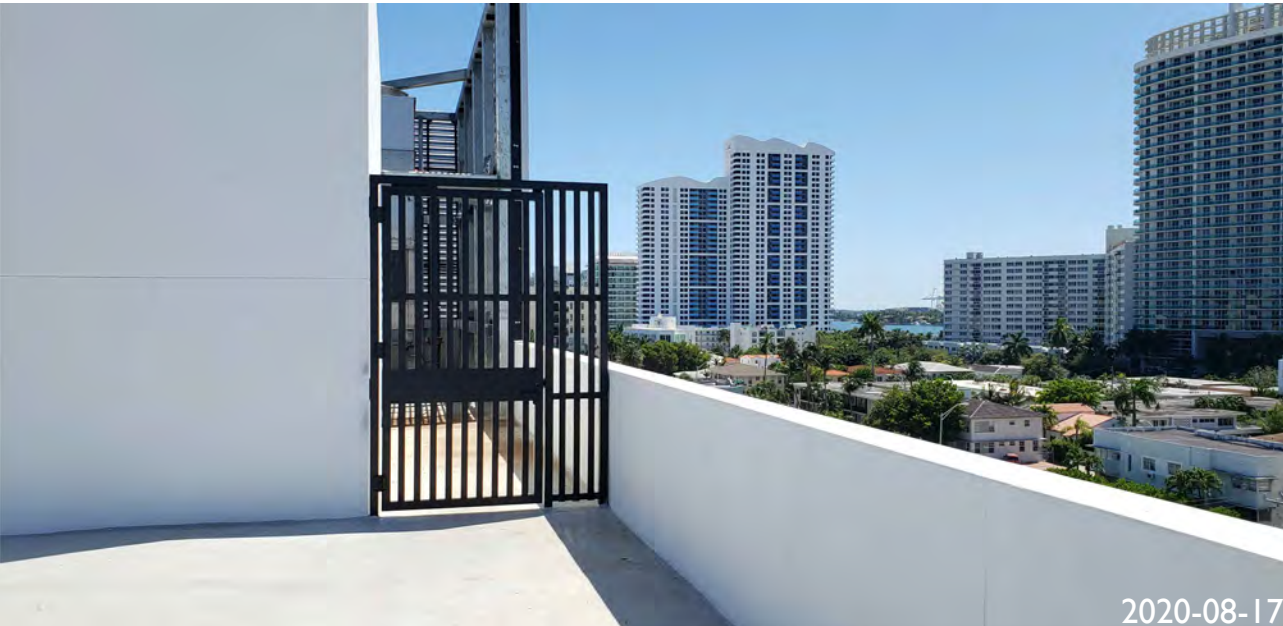
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12. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST



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



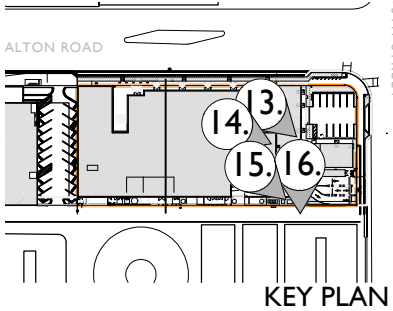
14. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTHWEST



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



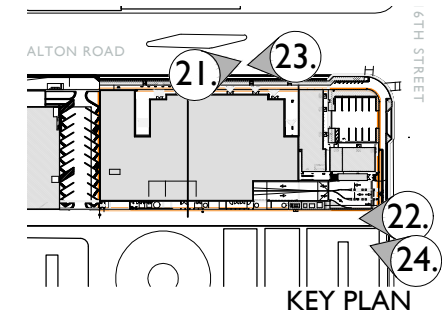
18. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



19. ALTON CT FACING SOUTH



20. ALTON CT FACING NORTH



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



22. 16TH STREET ALTON CT FACING NORTH

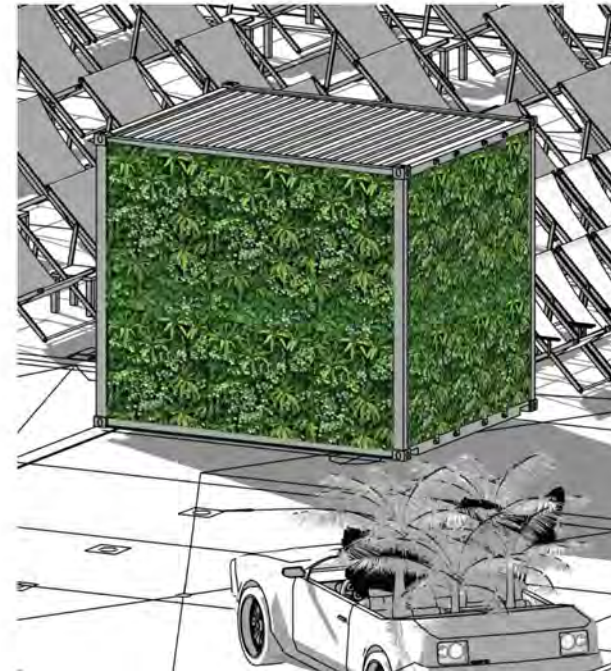
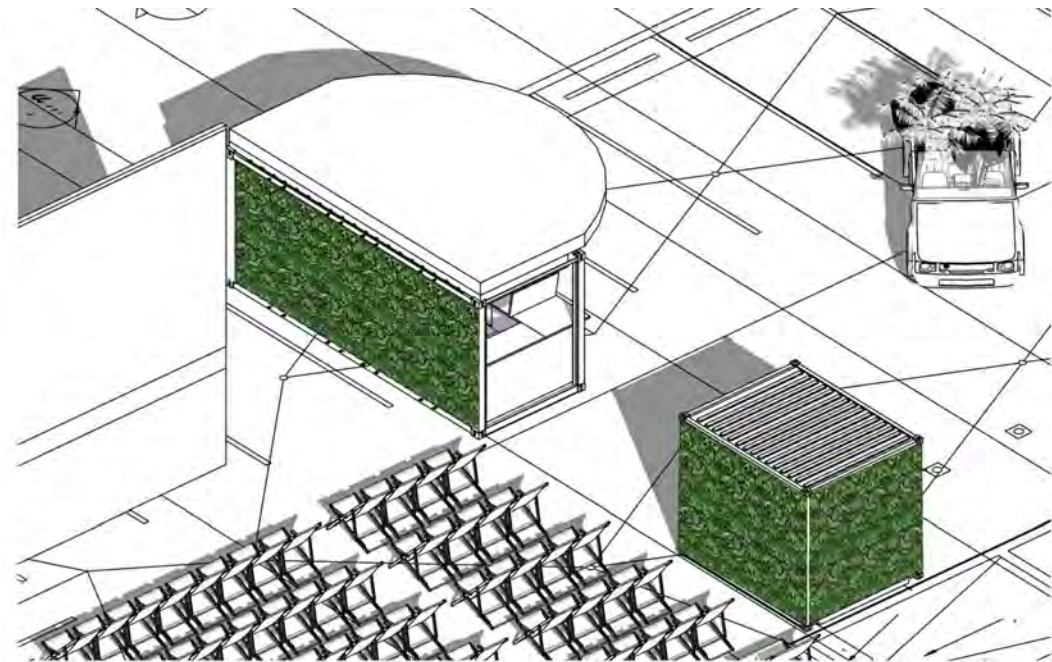


23. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST



24. ALTON CT FACING NORTH

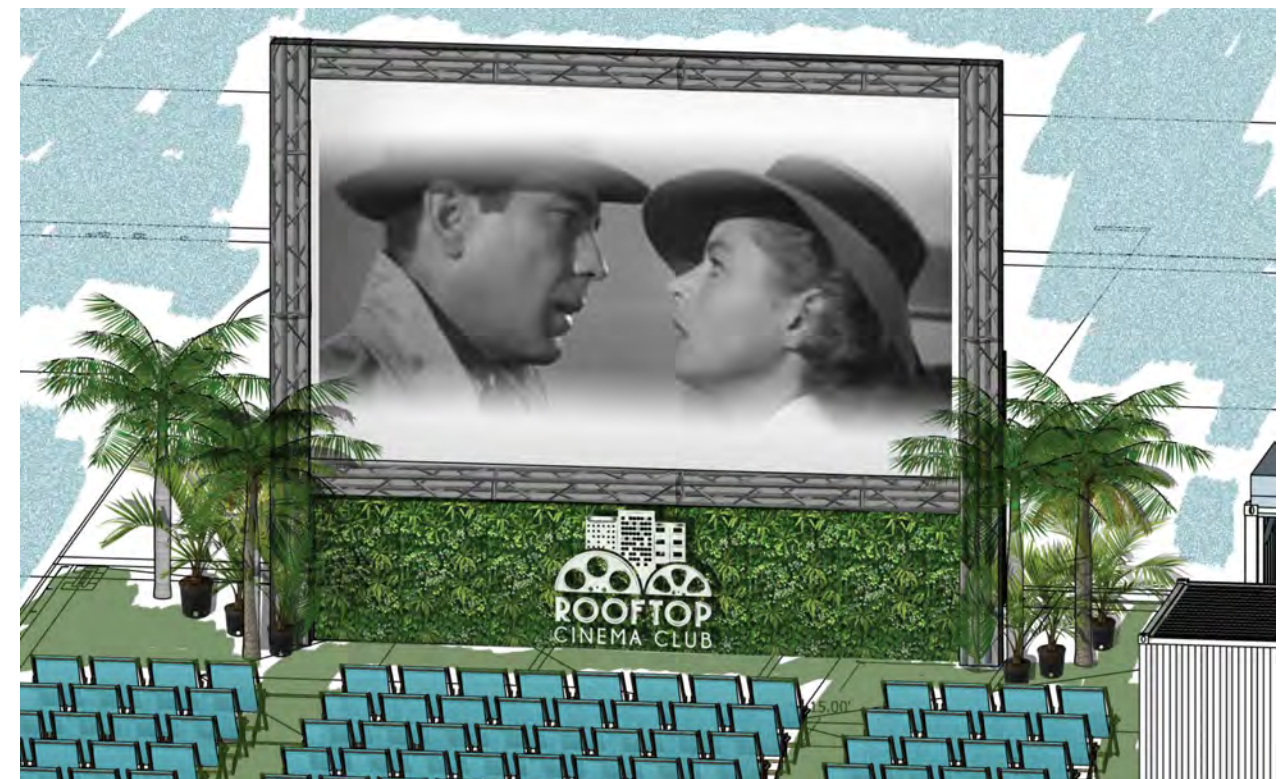
SITE PHOTOS



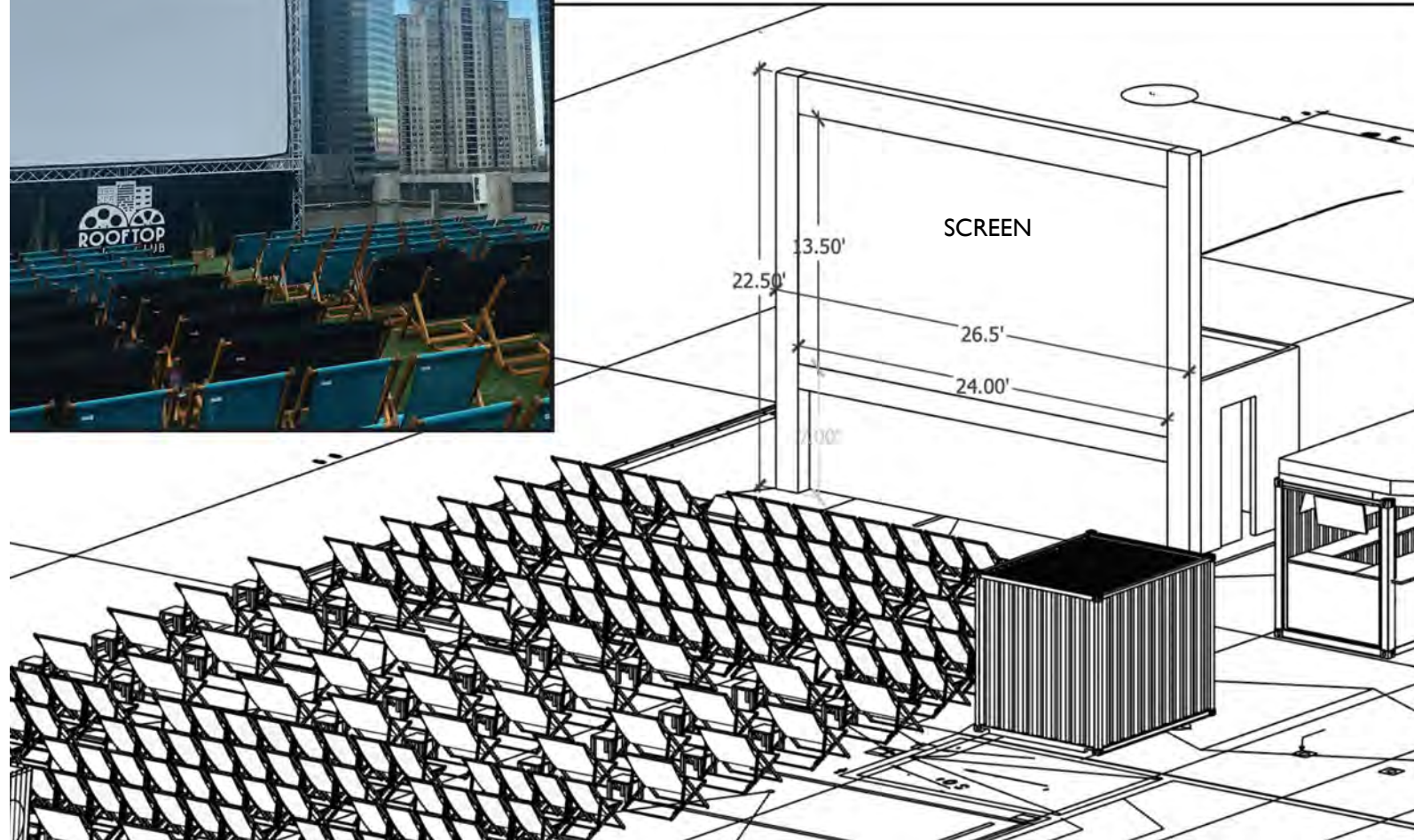
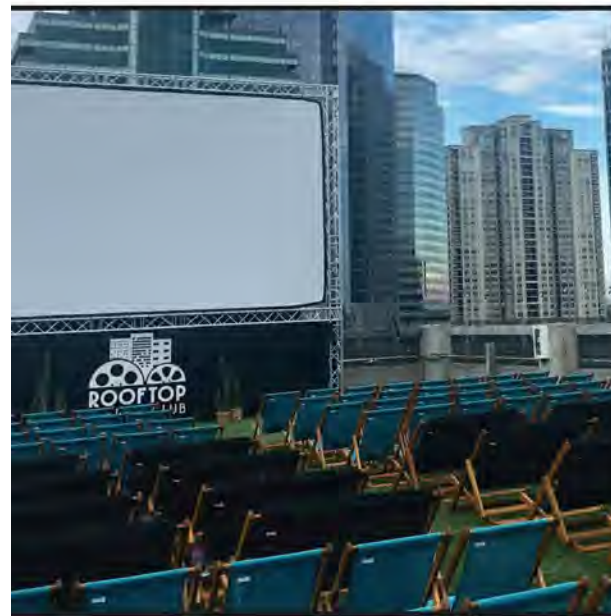
I. LIVE VEGETATION ON MODULAR STRUCTURE STORAGE AND FOOD SERVICE



2. BAR MODULAR STRUCTURE



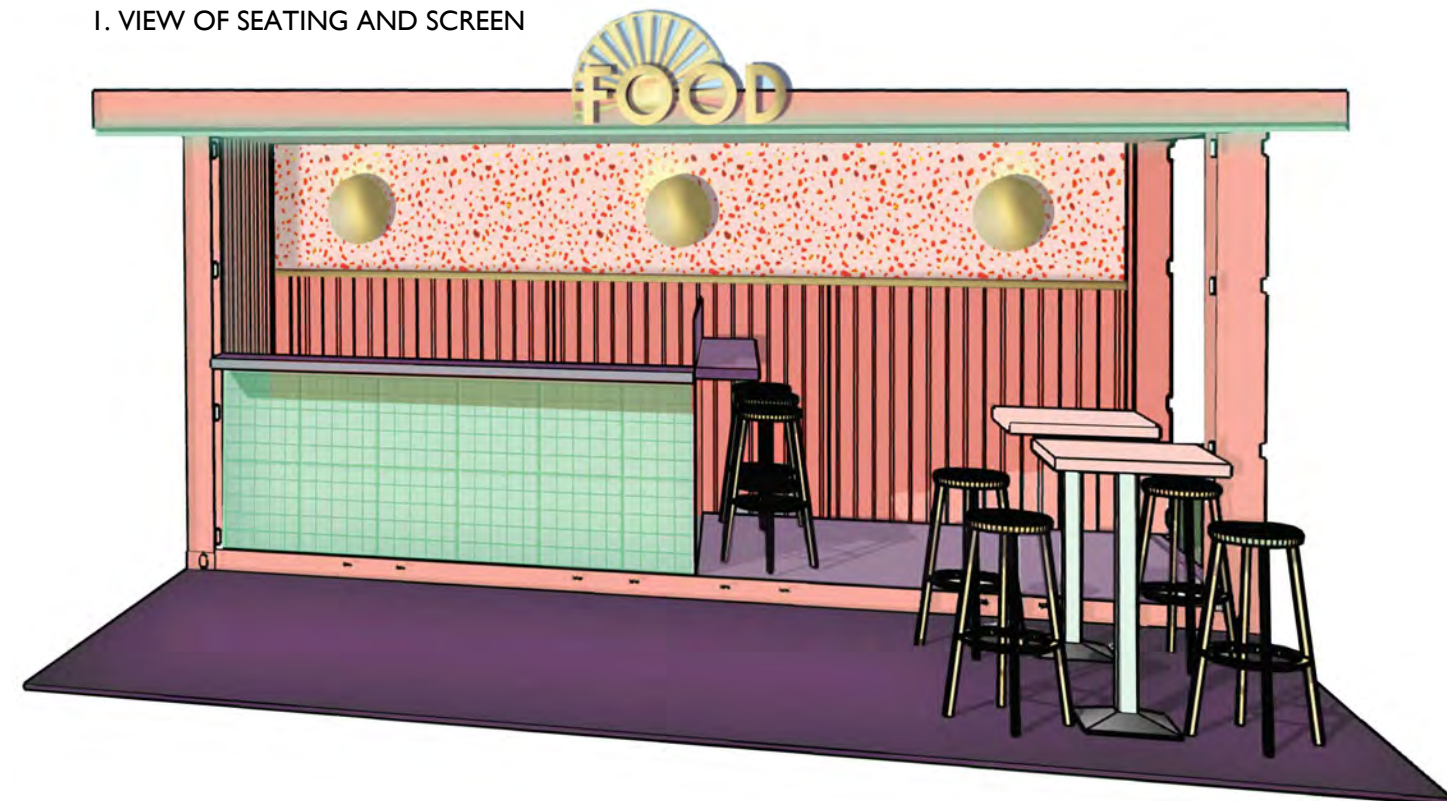
3. VIEW OF SCREEN AND SEATING



I. VIEW OF SEATING AND SCREEN



2. TICKET BOOTH MODULAR STRUCTURE



3. FOOD SERVICE MODULAR STRUCTURE

EXISTING LEVEL
6 FLOOR PLAN
& DEMO

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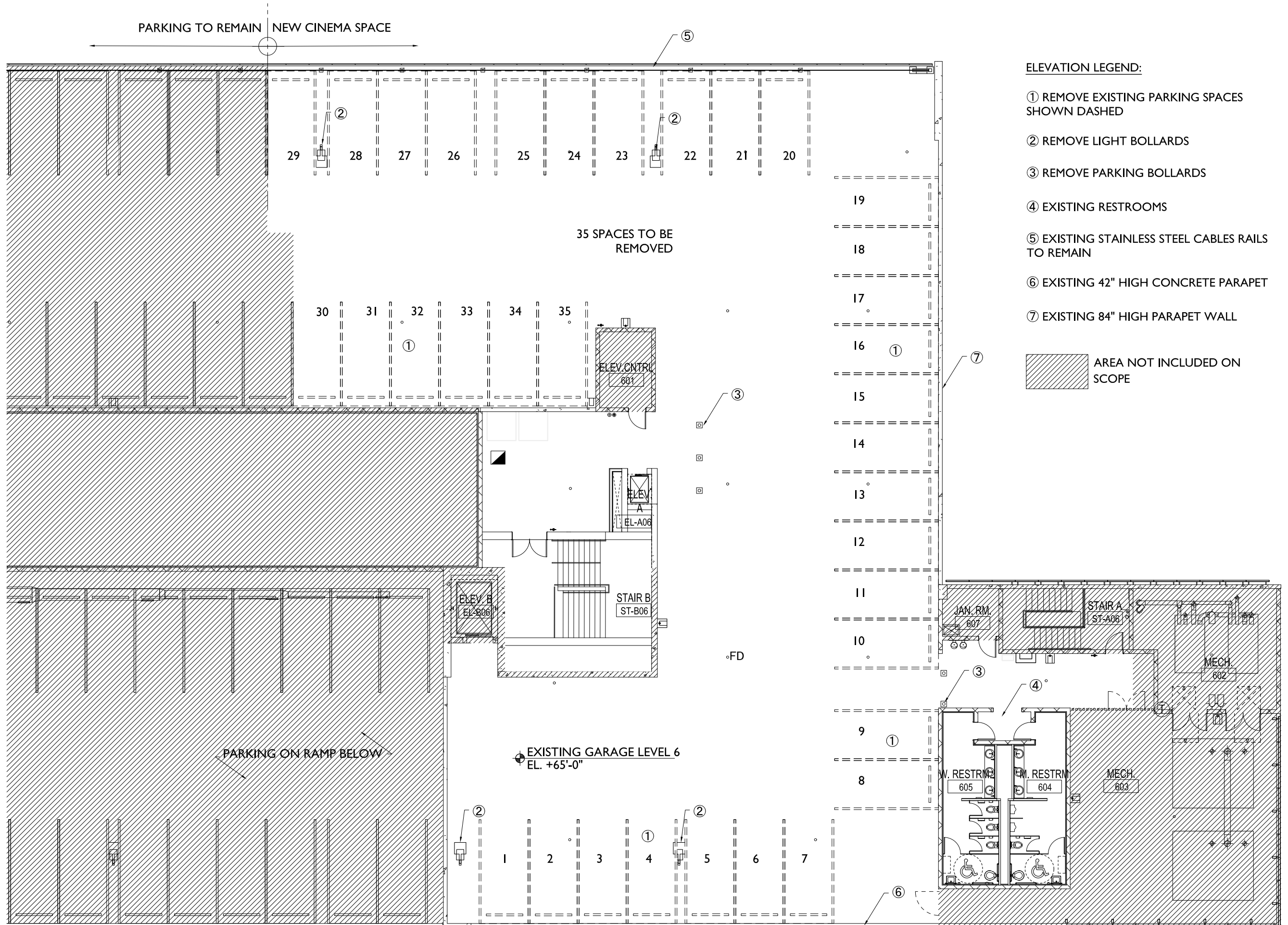
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SCALE: 1/16" = 1'-0"

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ELEVATION LEGEND:

① REMOVE EXISTING PARKING SPACES
SHOWN DASHED

② REMOVE LIGHT BOLLARDS

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

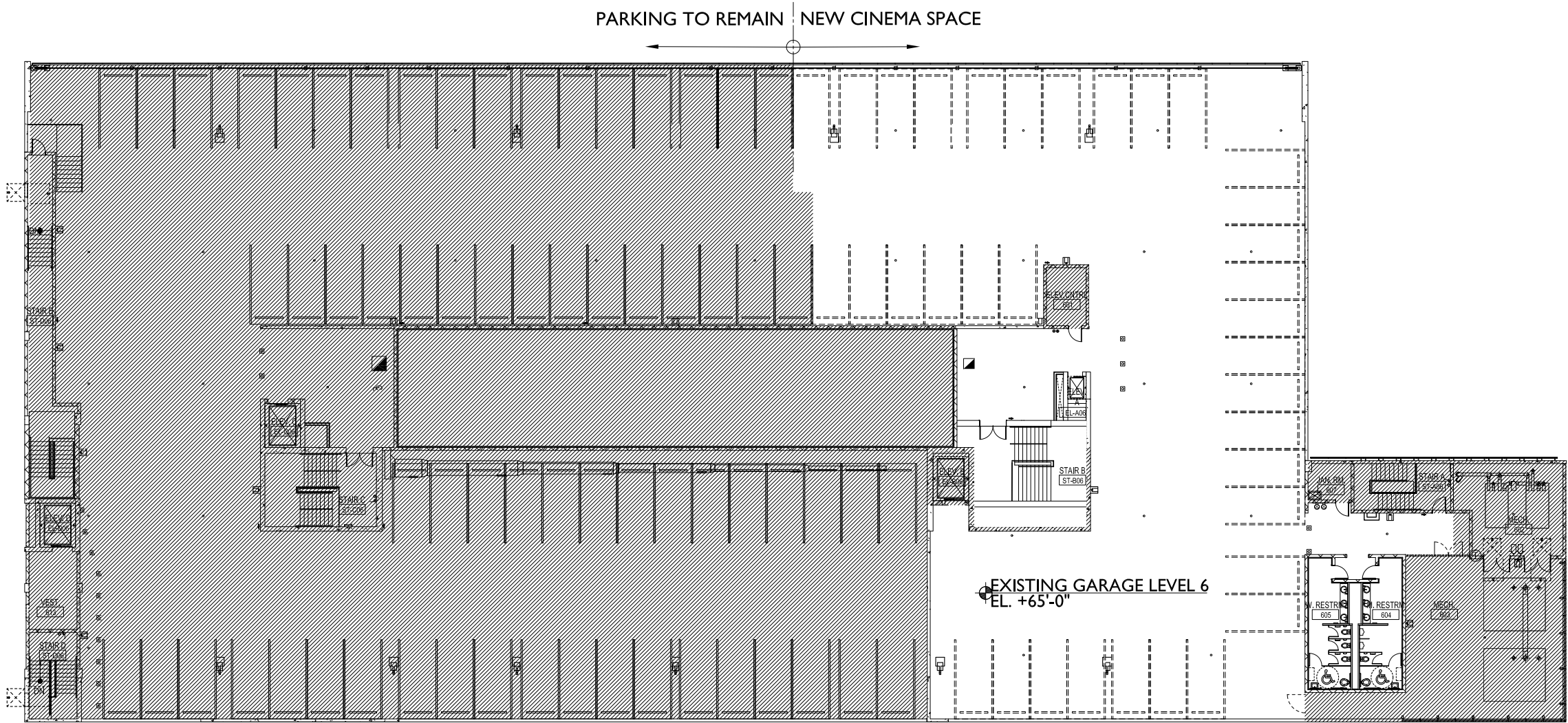
AREA NOT INCLUDED ON
SCOPE



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

**EXISTING LEVEL 6
OVERALL FLOOR
PLAN & DEMO**



AREA NOT
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SCOPE

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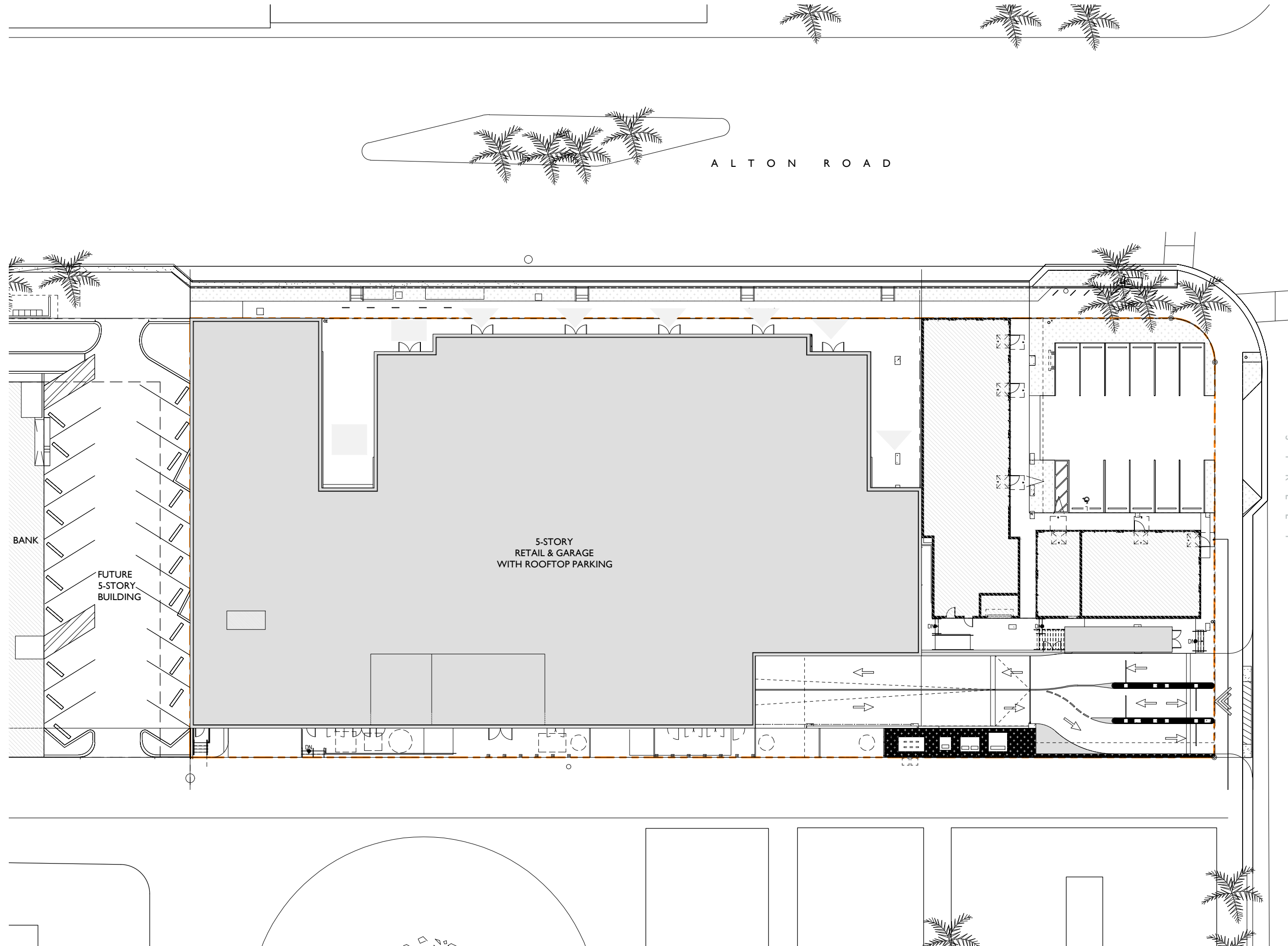
SITE PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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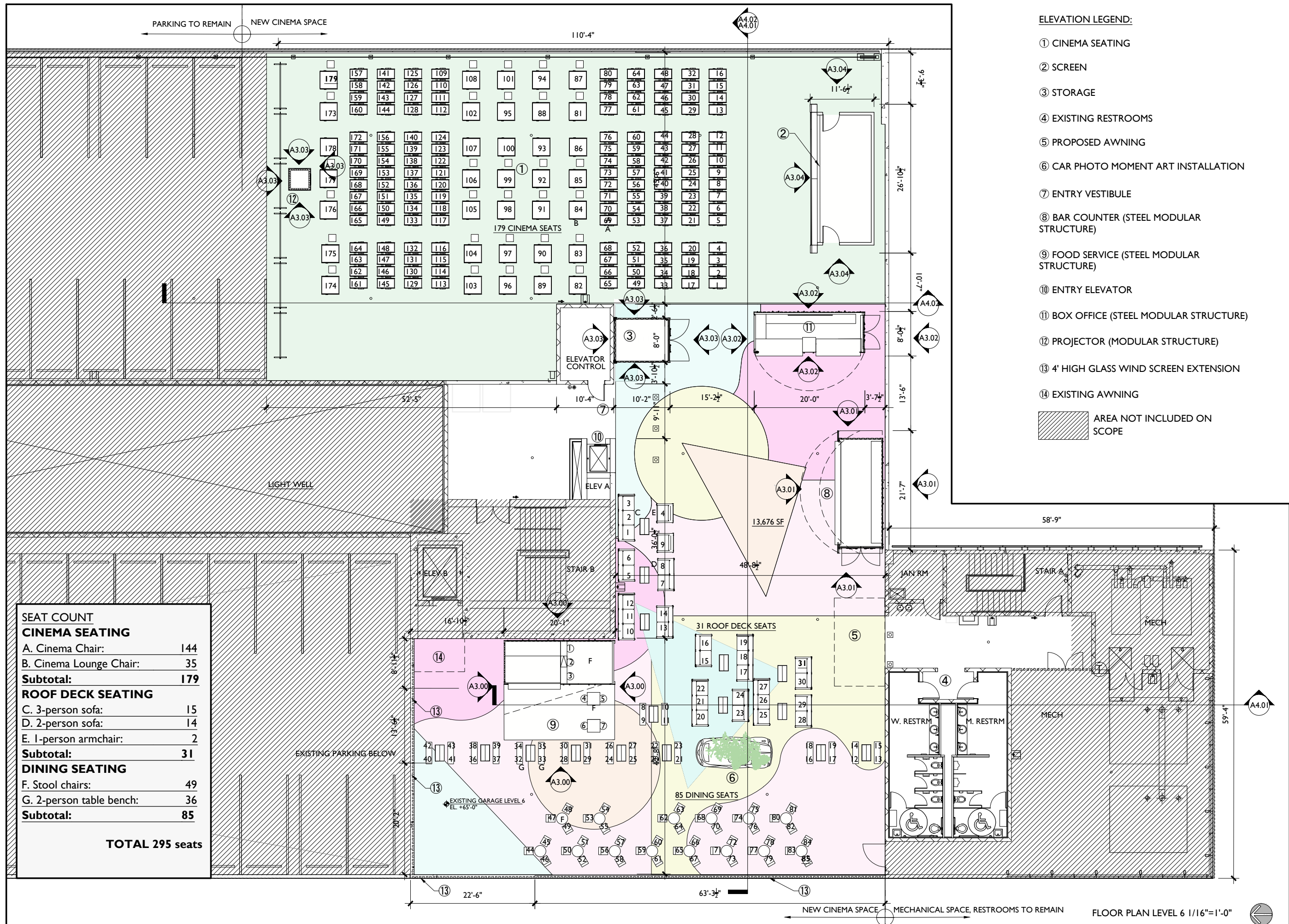
SCALE: _____
CHECK: JMcG
DATE: 09/21/2020
SHEET NUMBER _____

A2.00



SITE PLAN 1"=50'





SEAT COUNT	
CINEMA SEATING	
A. Cinema Chair:	144
B. Cinema Lounge Chair:	35
Subtotal:	179
ROOF DECK SEATING	
C. 3-person sofa:	15
D. 2-person sofa:	14
E. 1-person armchair:	2
Subtotal:	31
DINING SEATING	
F. Stool chairs:	49
G. 2-person table bench:	36
Subtotal:	85
TOTAL 295 seats	

ELEVATION LEGEND:

- ① CINEMA SEATING
- ② SCREEN
- ③ 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

2012

PROJECT NUMBER

PROJECT:



ROOFTOP
CINEMA

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

FLOOR PLAN
LEVEL 6
PROPOSED

JENNIFER McCONNERY FLORIDA LIC# AR93044
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SCALE: 1/16" = 1'-0"
CHECK: JMcG
DATE: 09/21/2020
SHEET NUMBER

A2.06

PROJECT:



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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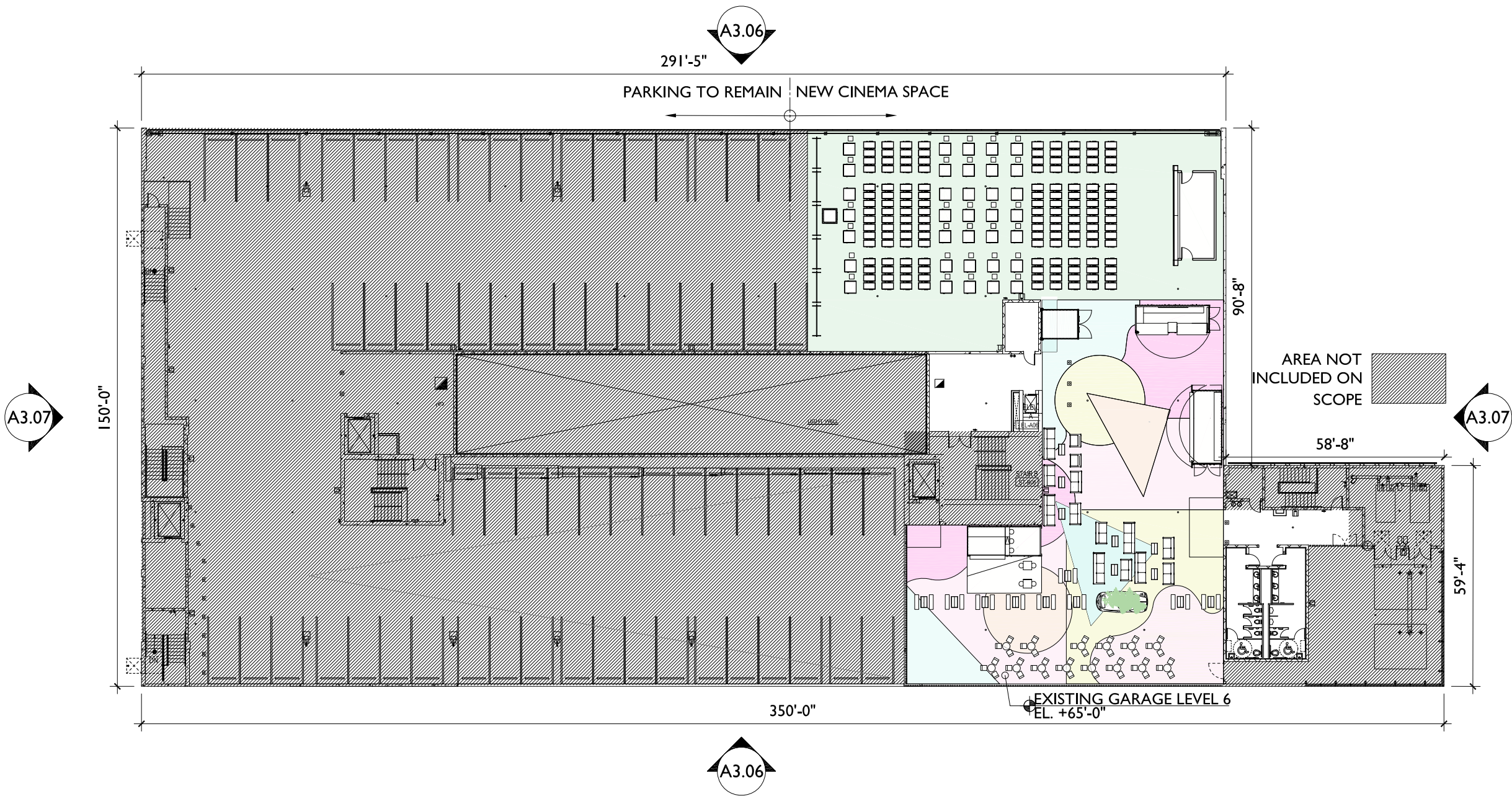
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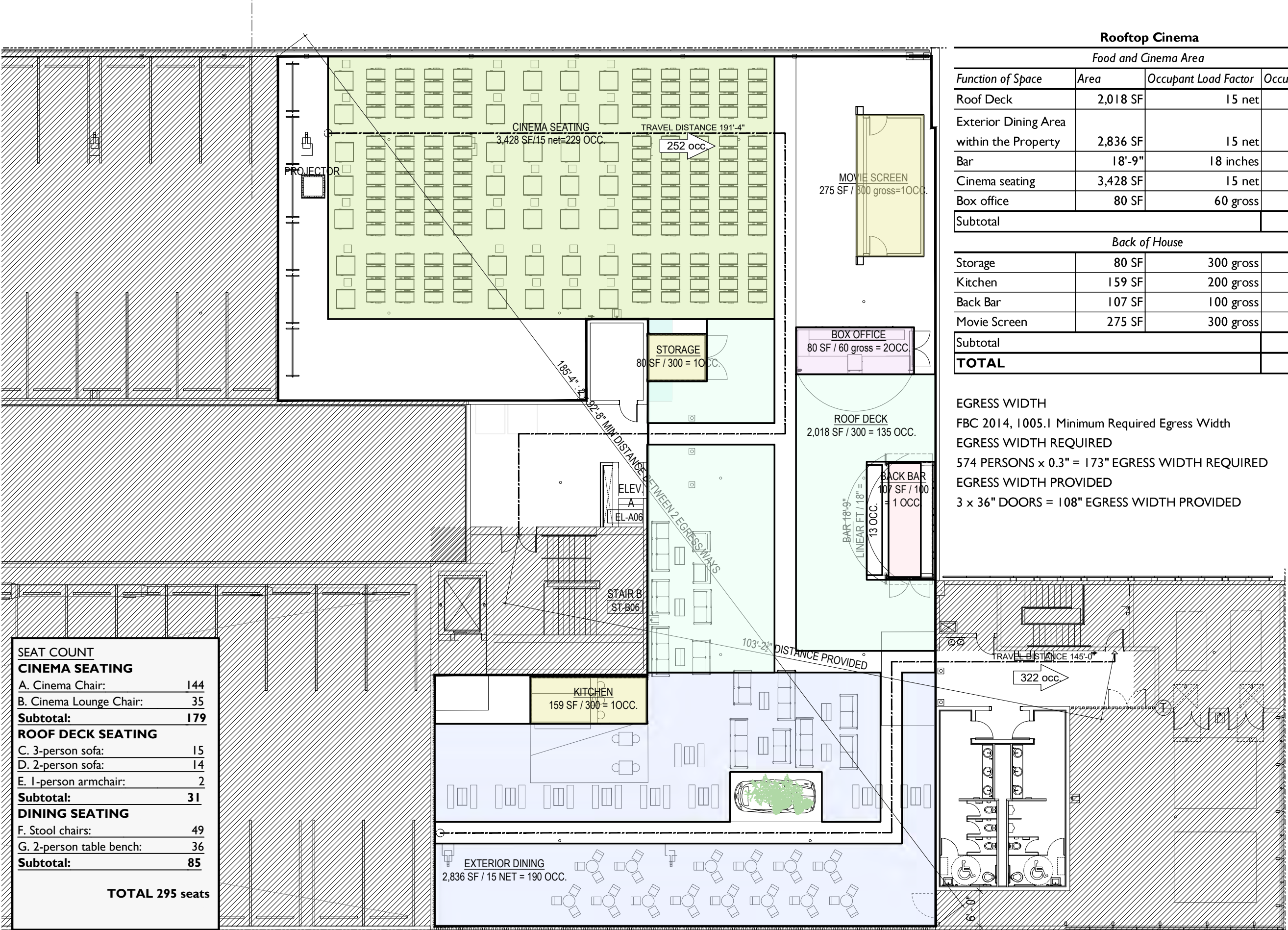
CHECK: JMcG

DATE: 09/21/2020

SHEET NUMBER

A2.06 B





Rooftop Cinema			
Food and Cinema Area			
Function of Space	Area	Occupant Load Factor	Occupancy
Roof Deck	2,018 SF	15 net	135
Exterior Dining Area within the Property	2,836 SF	15 net	190
Bar	18'-9"	18 inches	13
Cinema seating	3,428 SF	15 net	229
Box office	80 SF	60 gross	2
Subtotal			569
Back of House			
Storage	80 SF	300 gross	1
Kitchen	159 SF	200 gross	1
Back Bar	107 SF	100 gross	2
Movie Screen	275 SF	300 gross	1
Subtotal			5
TOTAL			574



ROOFTOP
CINEMA

1212 Lincoln Rd
Miami Beach, FL 33139

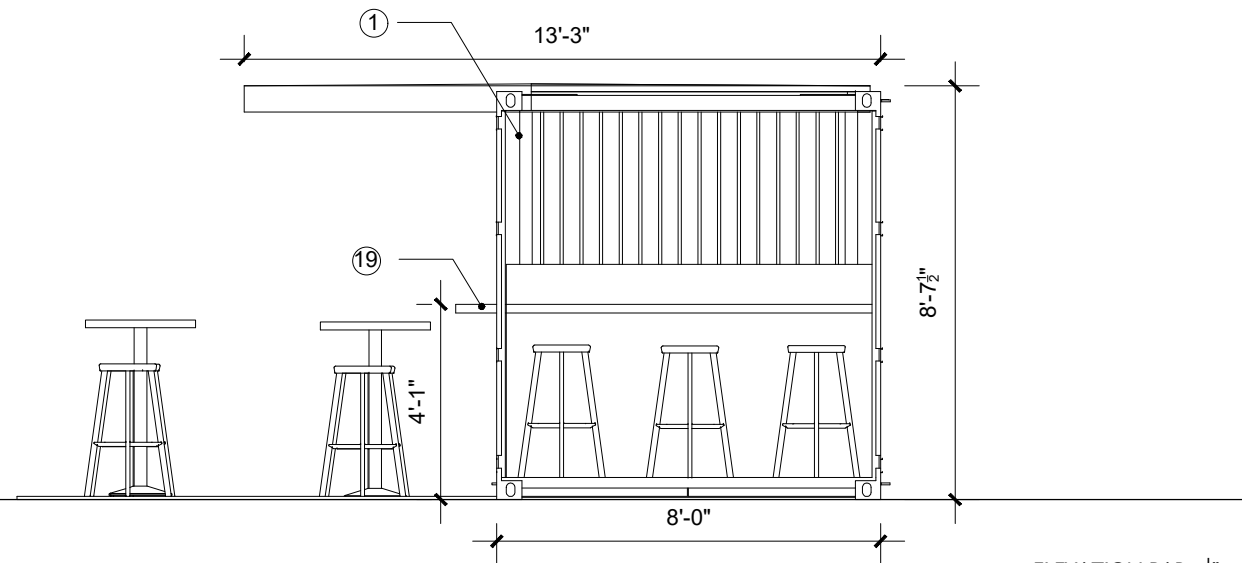
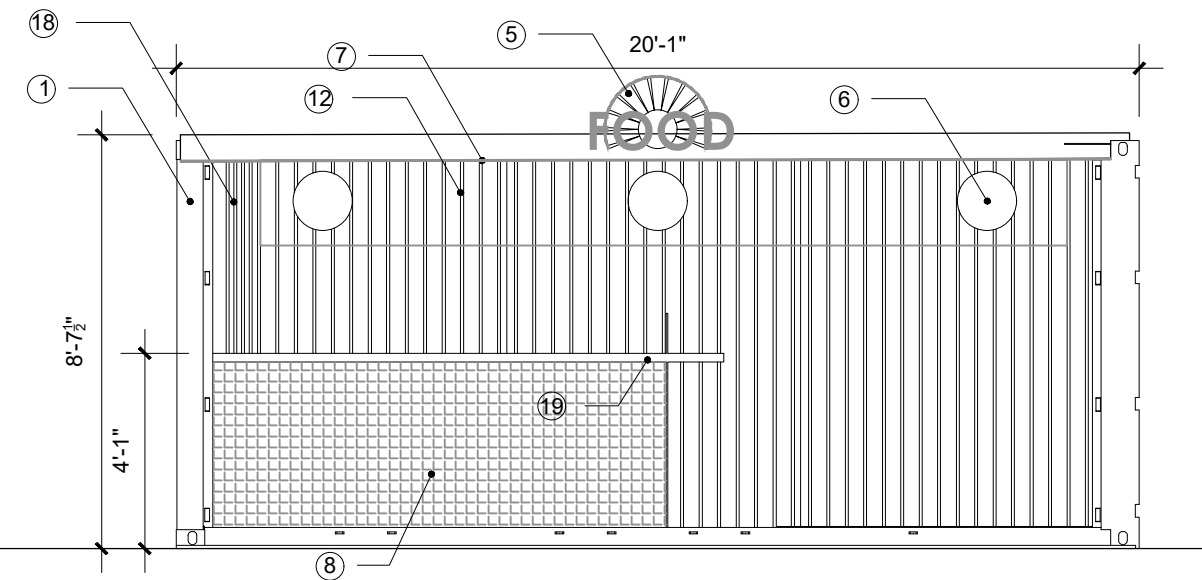
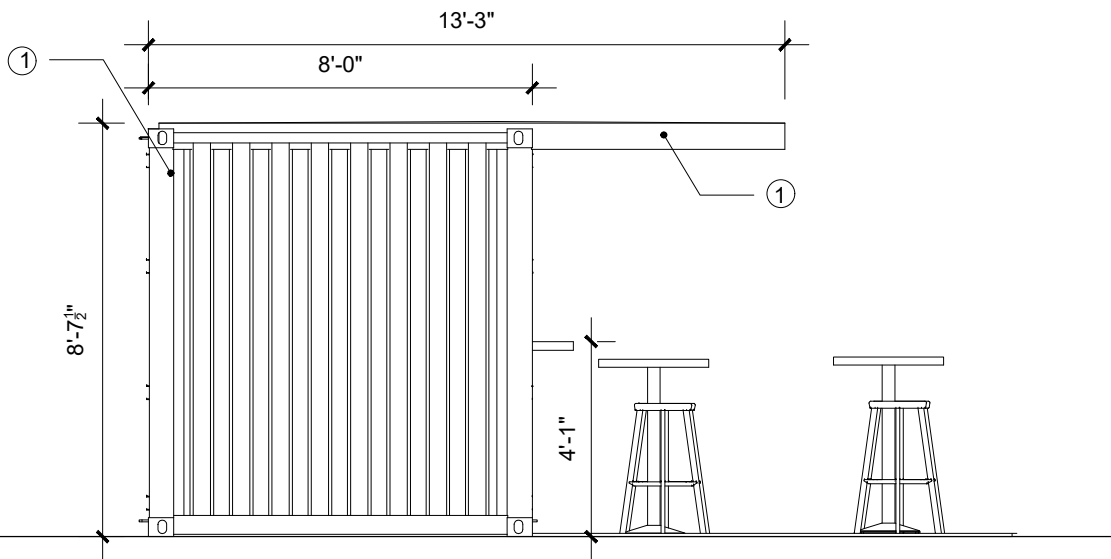
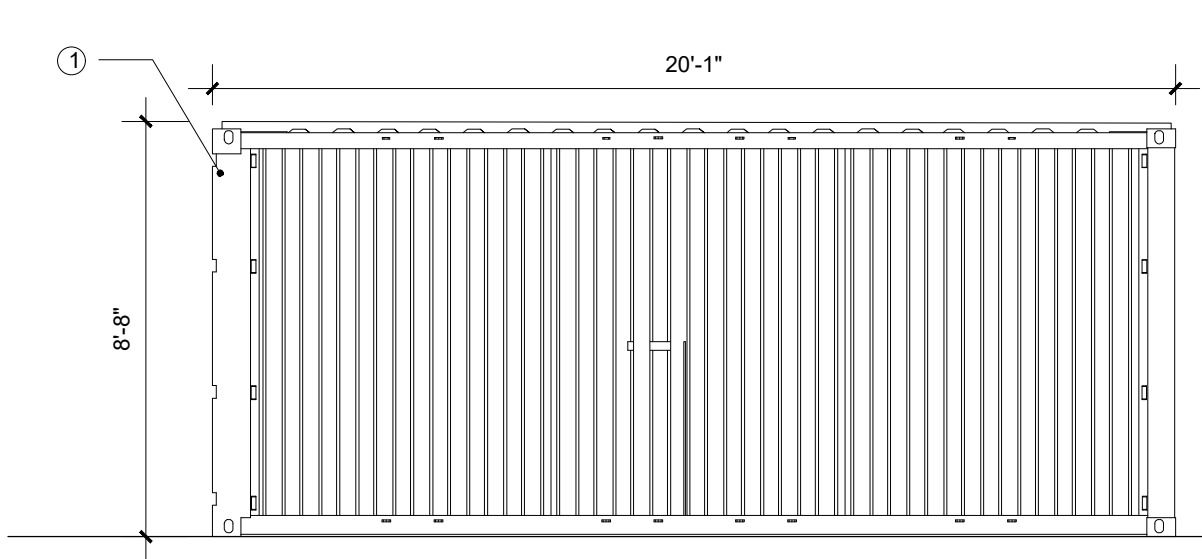
ELEVATIONS-
FOOD SERVICE
MODULAR
STRUCTURE

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
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- ⑭ WARM WHITE GLOBE PENDANT LAMPS
- ⑮ REAL FOLIAGE COVER
- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL ACCORDION ENCLOSURE

- ⑲ TERRAZZO EFFECT TILED COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP



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



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

**ELEVATION-
BAR SERVICE
MODULAR
STRUCTURE**

JENNIFER McCONNEY FLORIDA LIC# AR93044

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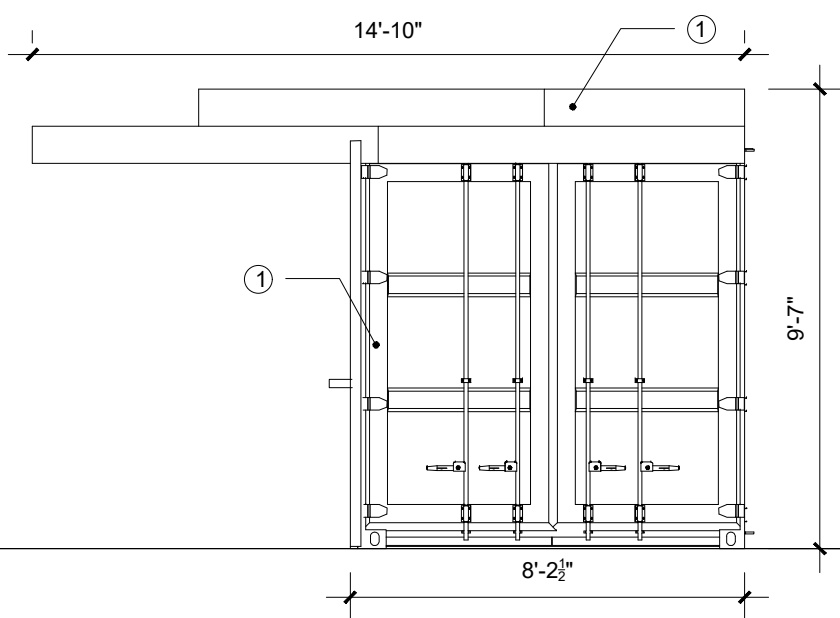
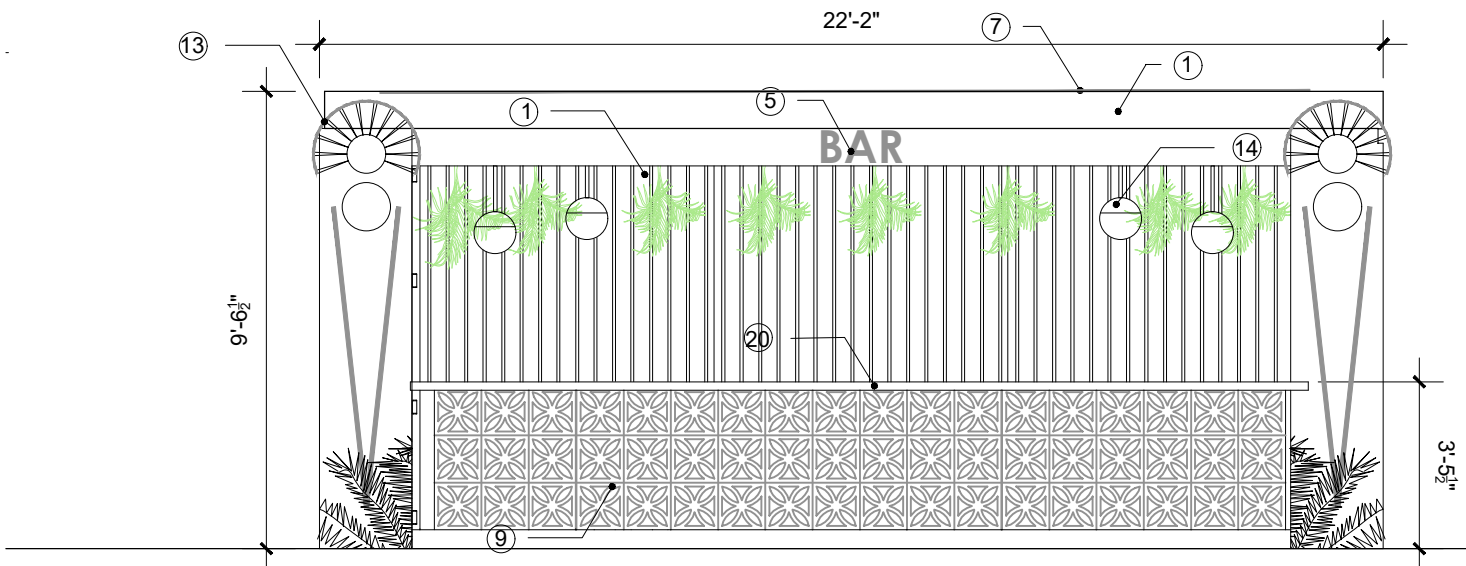
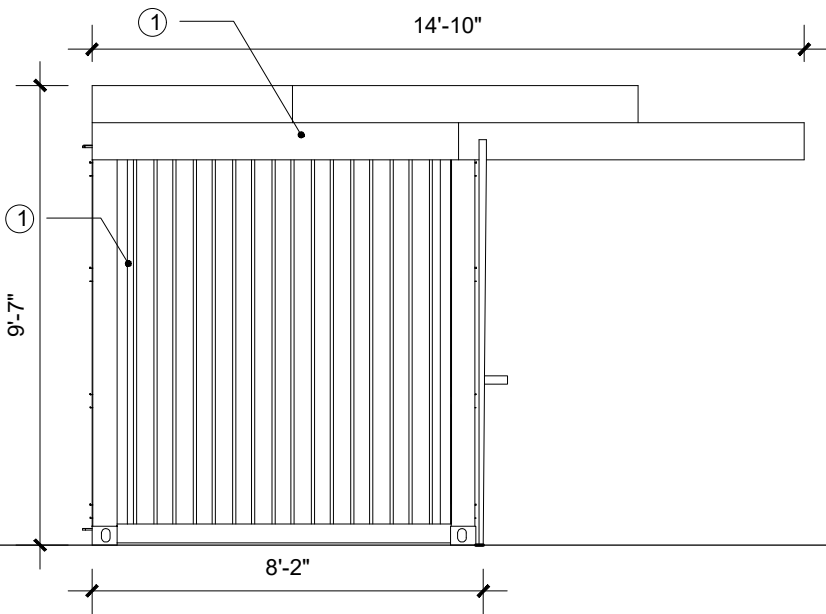
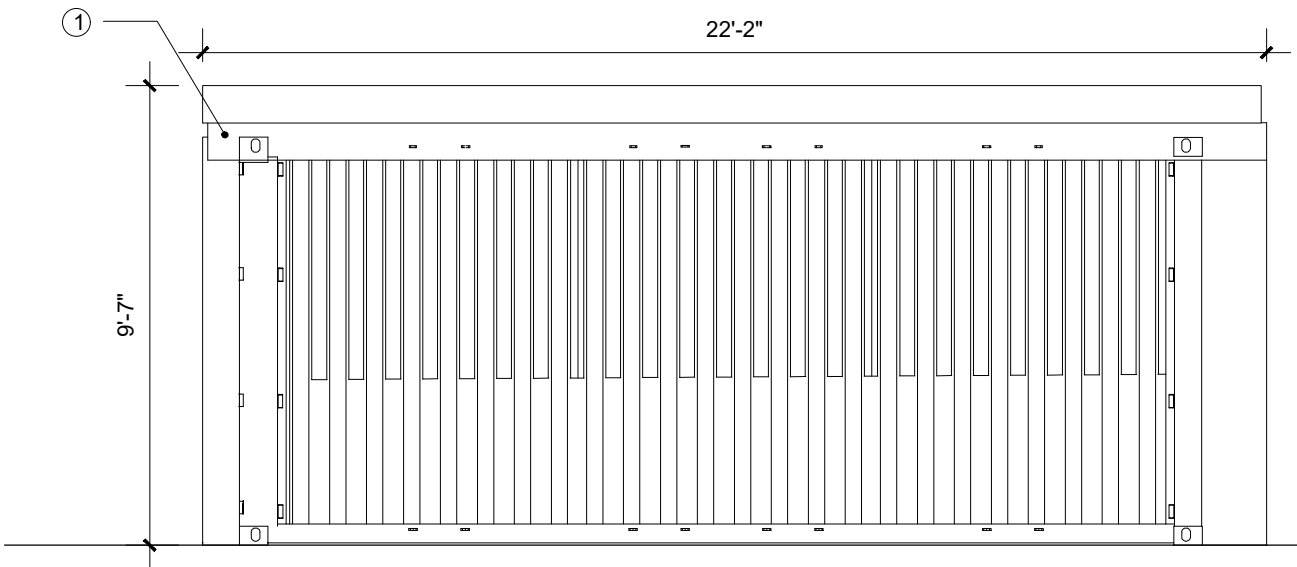
SHEET NUMBER

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- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP





**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

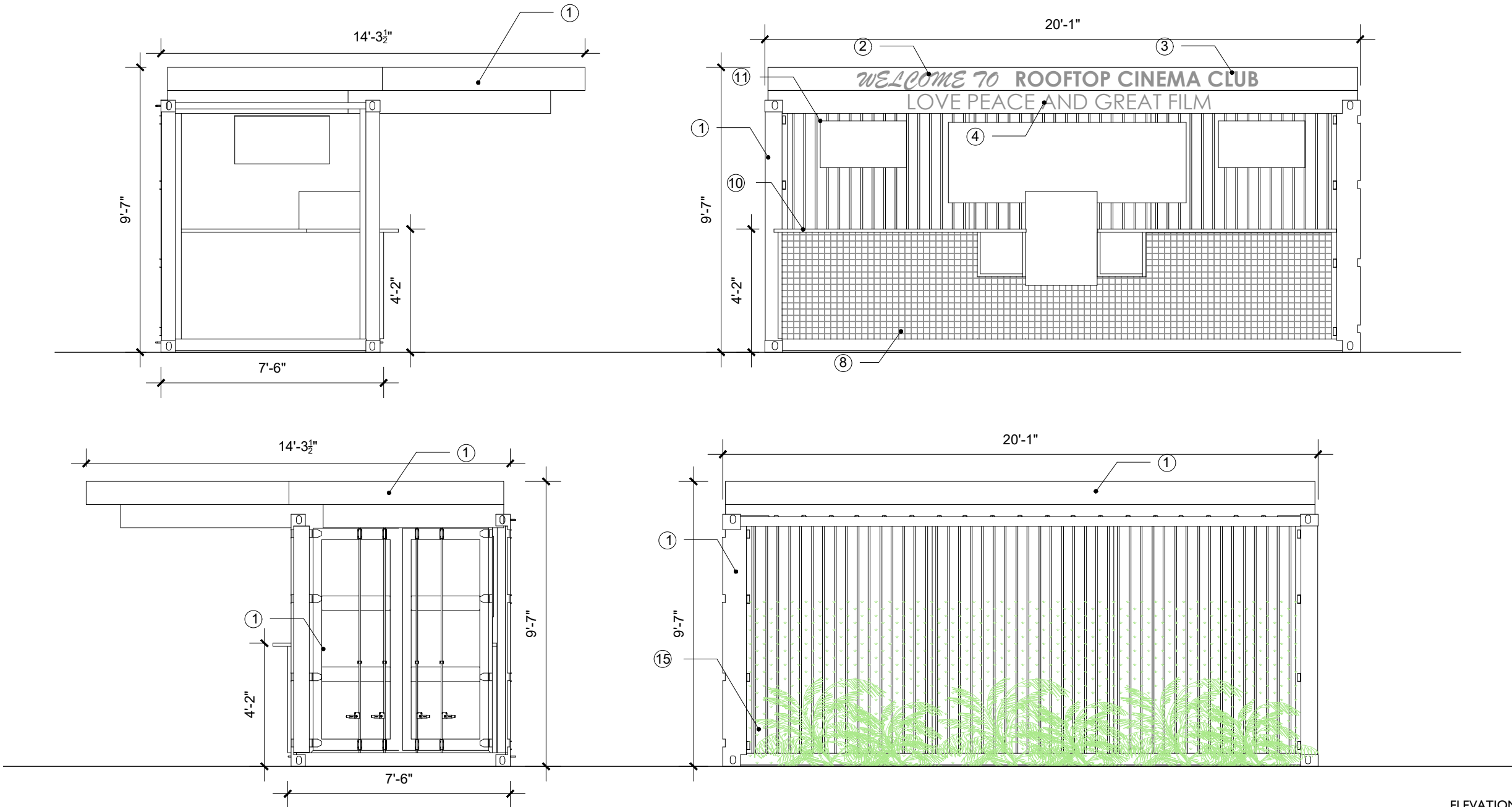
**ELEVATIONS-
TICKET BOOTH
MODULAR
STRUCTURE**

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PROJECT:

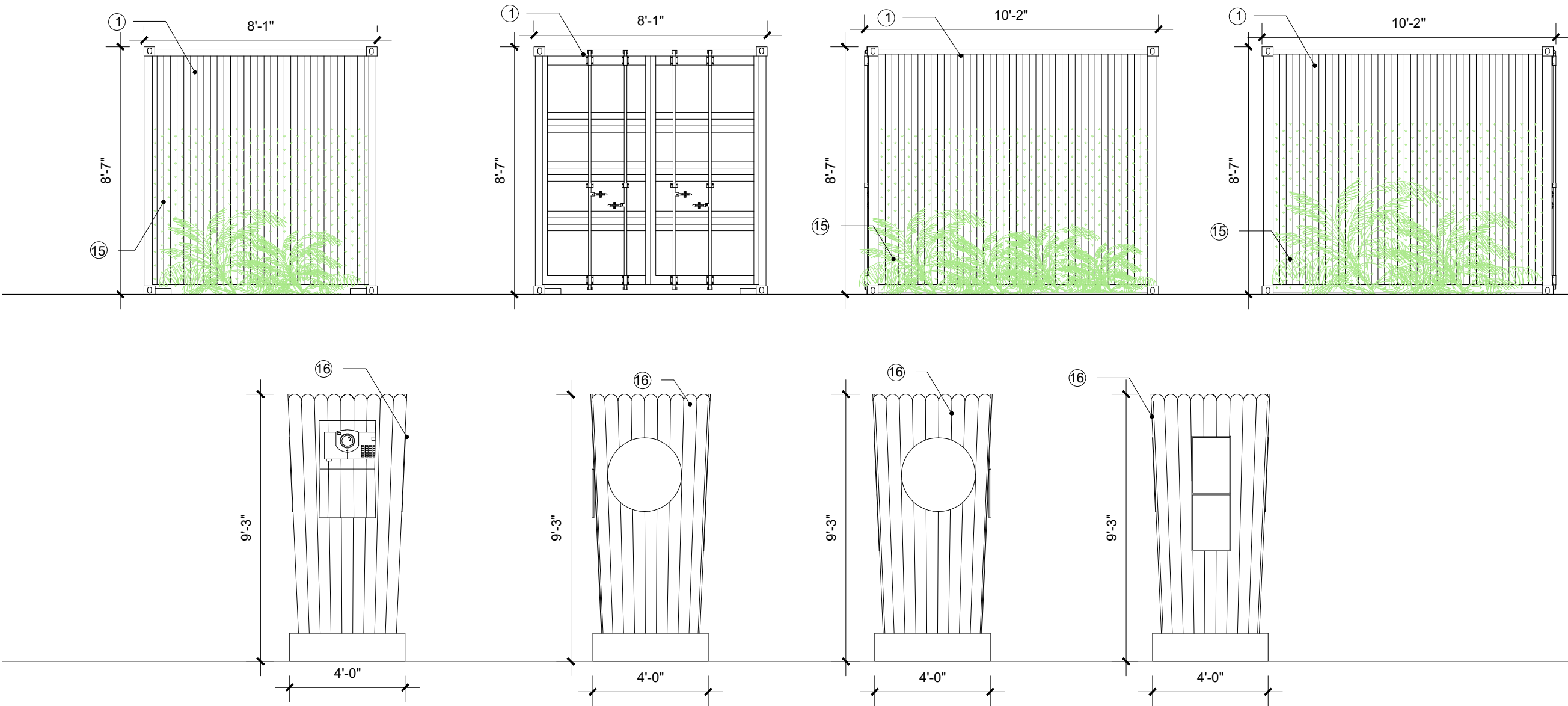


ROOFTOP
CINEMA

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

ELEVATIONS-
STORAGE UNIT
MODULAR
STRUCTURE
AND
PROJECTOR
BOOTH



PROJECT:



**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139

DRAWING:

**ELEVATIONS-
SCREEN AND
STORAGE**

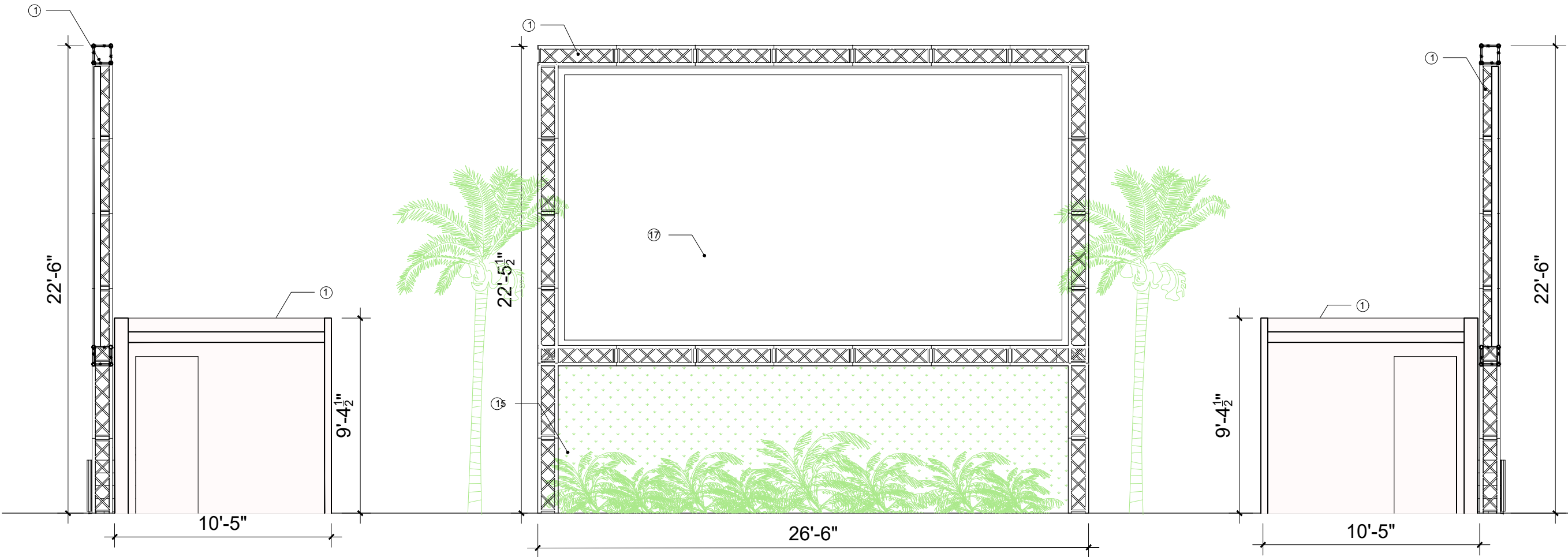
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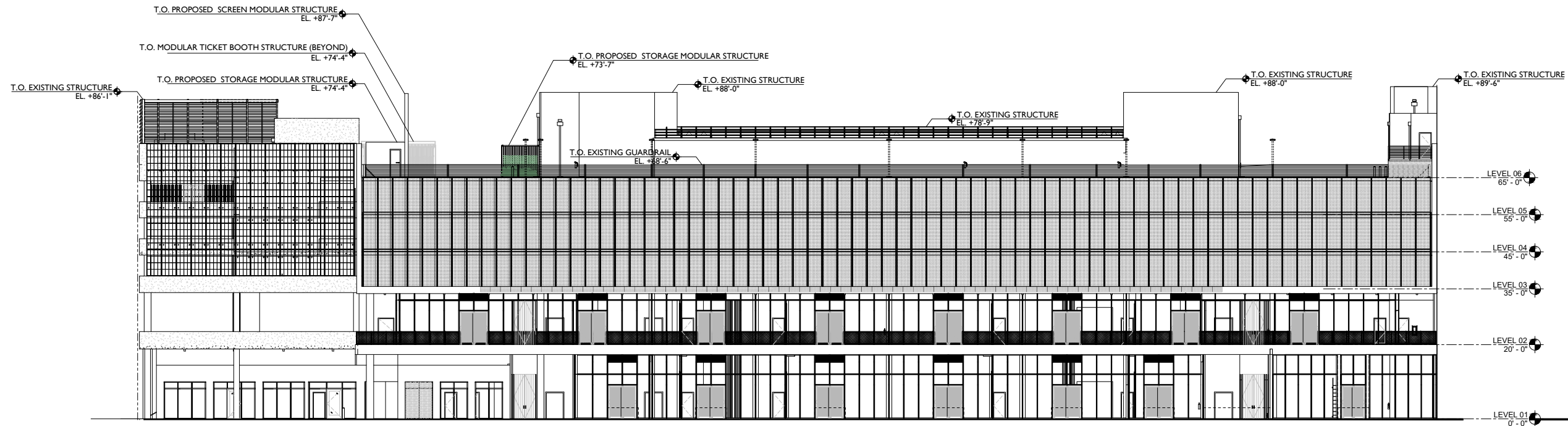
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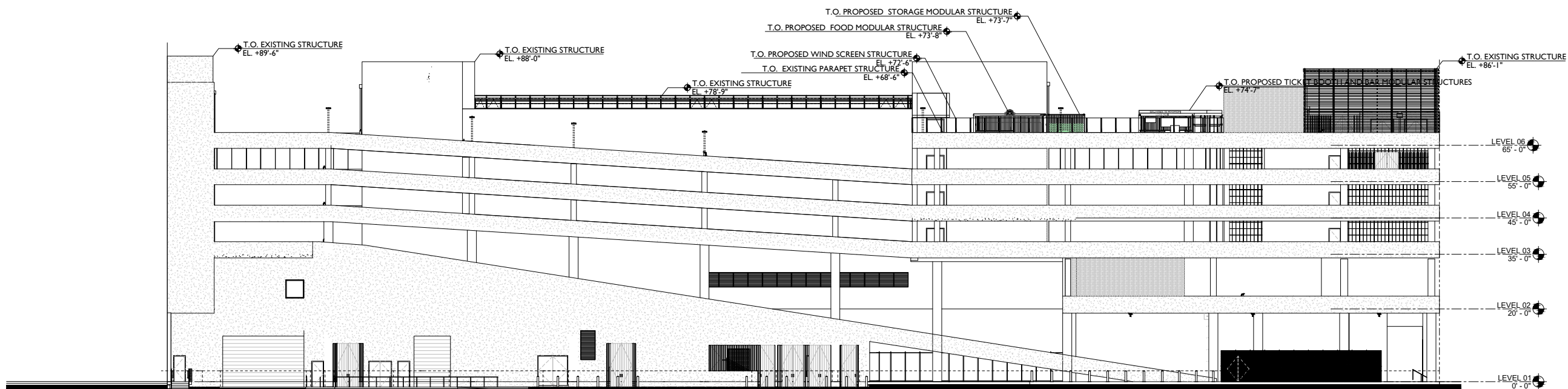
ELEVATIONS $\frac{3}{16}" = 1'-0"$

A3.04



ALTON ROAD

ELEVATION OVERALL- EAST | 1/32" = 1'-0"



ALLEY

ELEVATION OVERALL- WEST | 1/32" = 1'-0"



ROOFTOP
CINEMA

1212 Lincoln Rd
Miami Beach, FL 33139

OVERALL
ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044

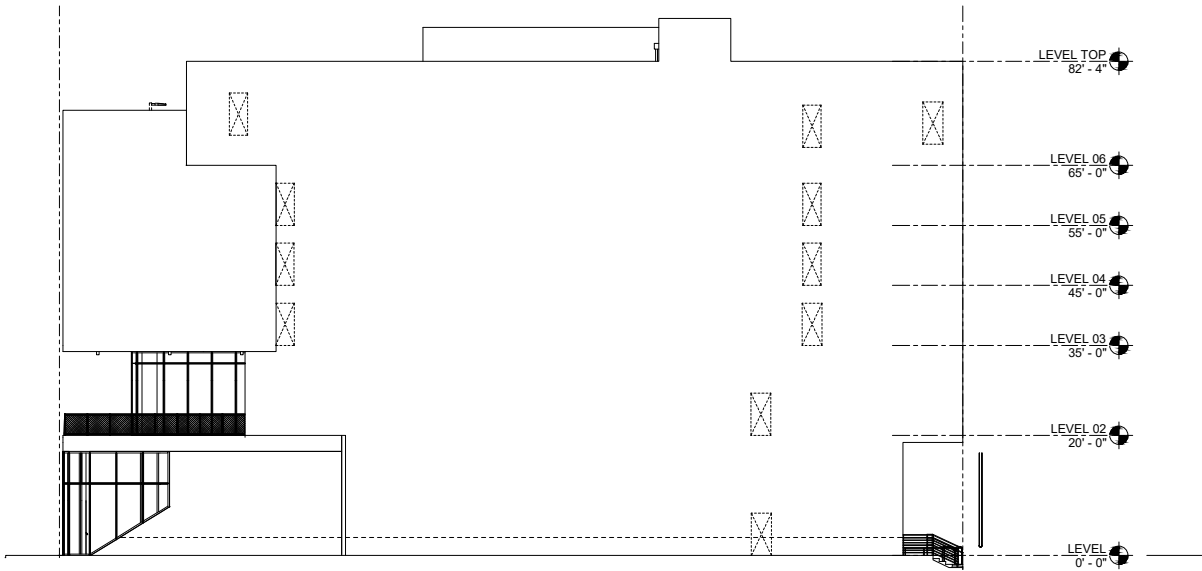
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SCALE: 1/8"=1'-0"

CHECK: JMcG

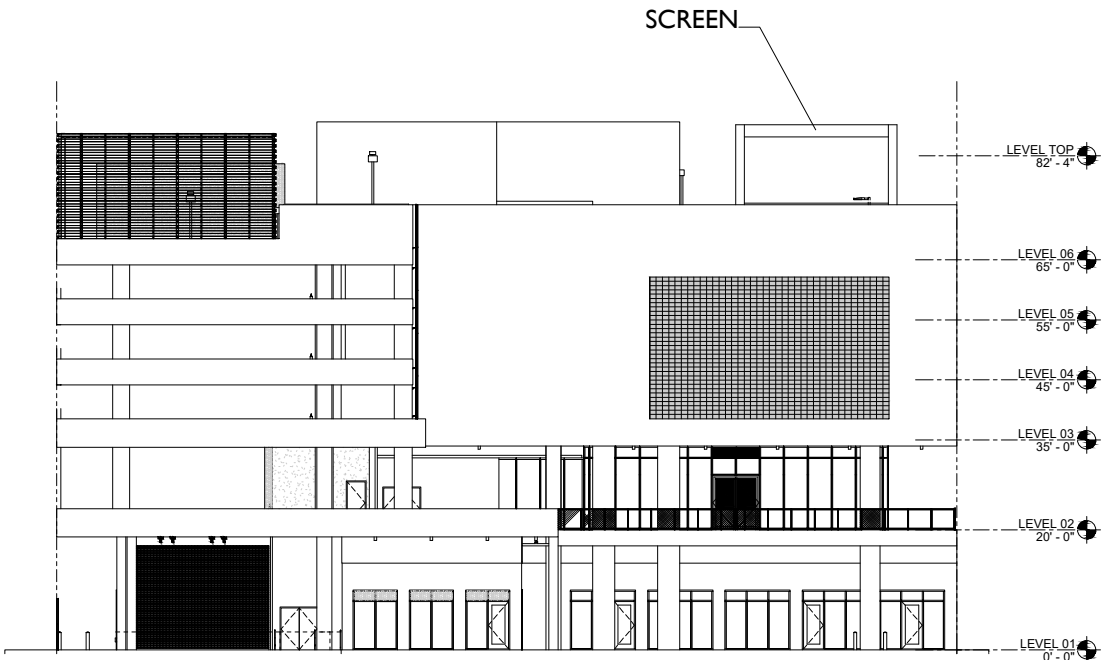
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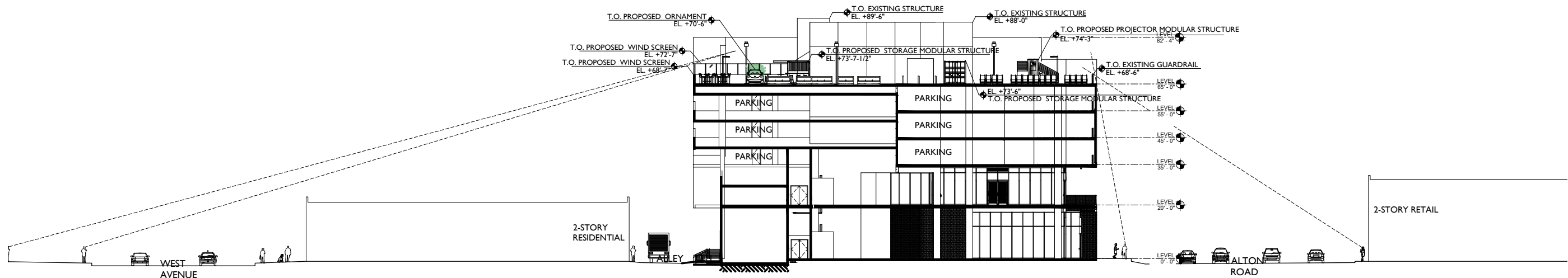
PARKING

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

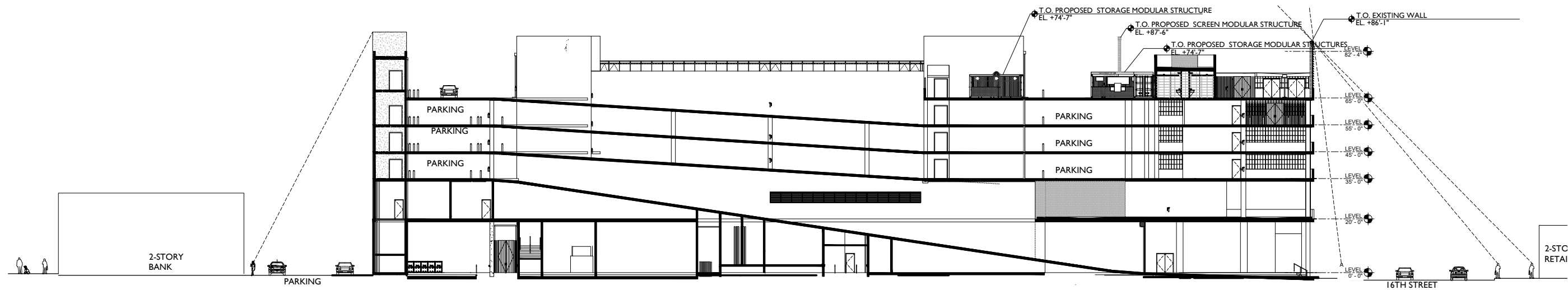


I6TH STREET

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



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



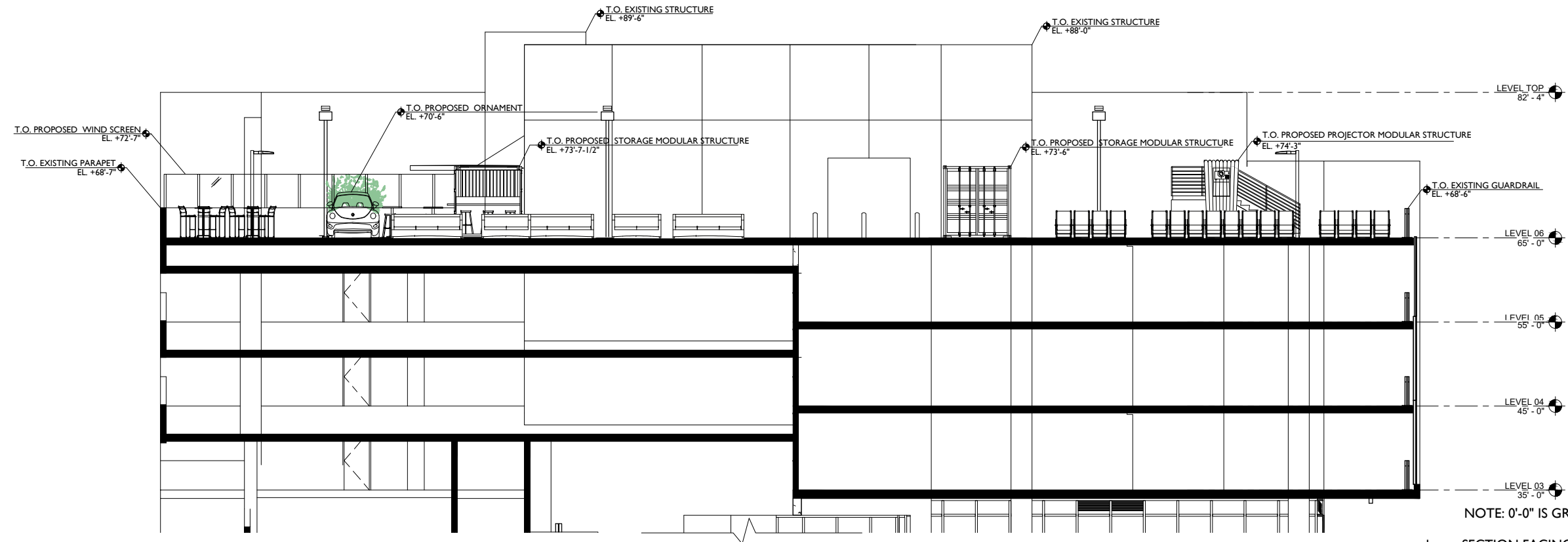
2. SECTION FACING WEST SHOWING LINES OF SIGHT 1" = 40'-0"

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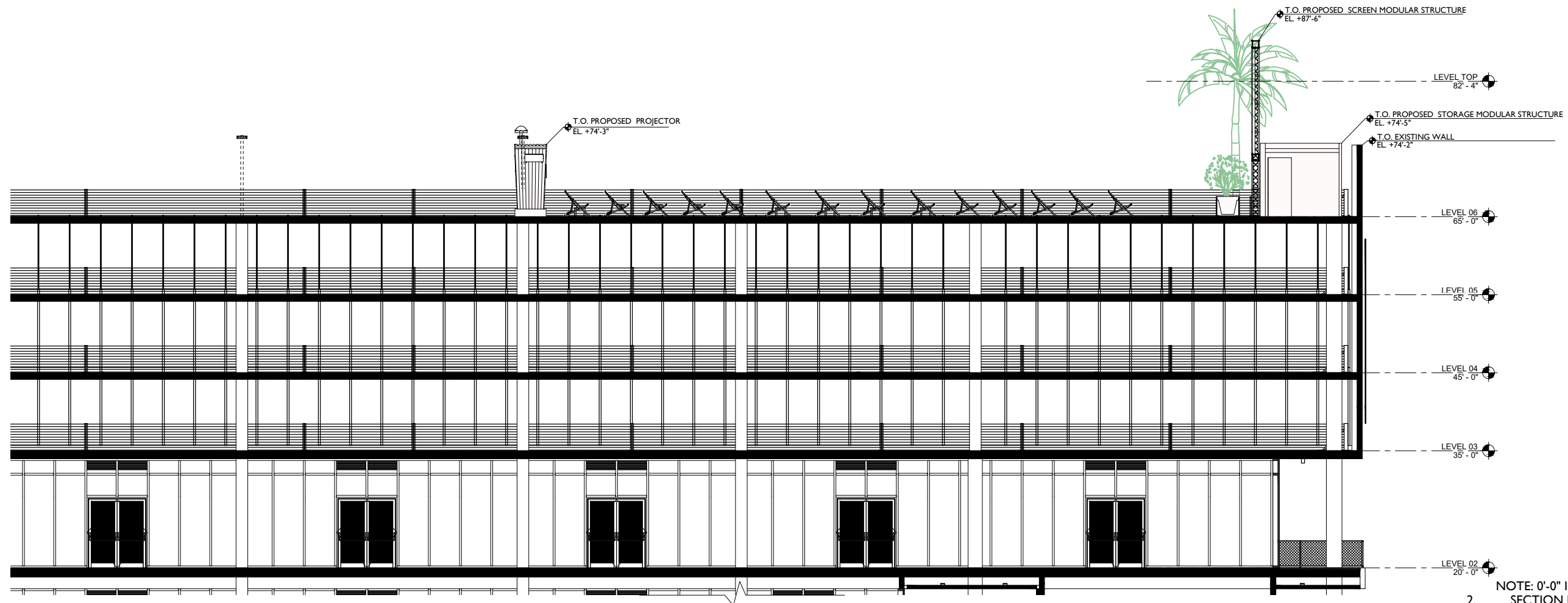


**ROOFTOP
CINEMA**

1212 Lincoln Rd
Miami Beach, FL 33139



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



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

SECTIONS

JENNIFER McCONNEY FLORIDA LIC# AR30344

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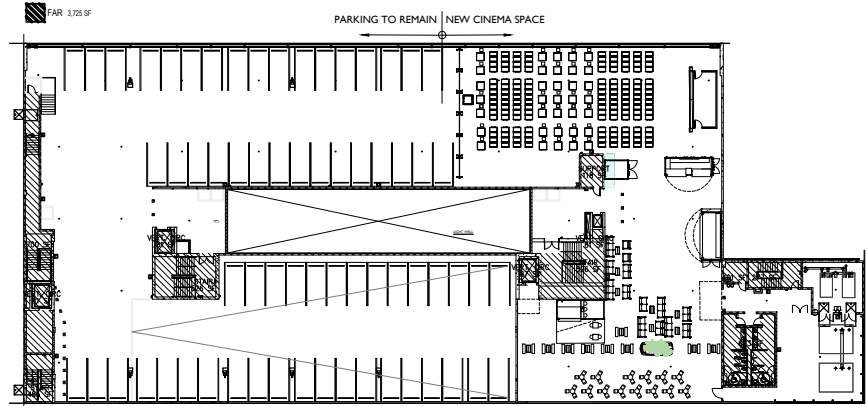
**ROOFTOP
 CINEMA**

1212 Lincoln Rd
 Miami Beach, FL 33139

DRAWING:

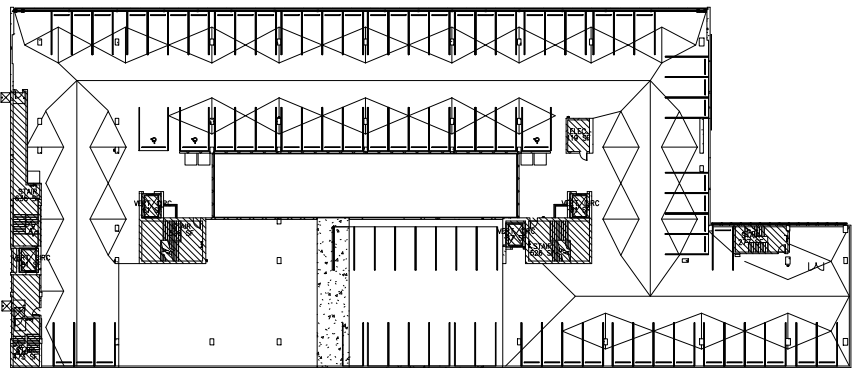
FAR DIAGRAMS

FAR	
Level	AREAS
LEVEL 01	39,968 SF
LEVEL 02	32,701 SF
LEVEL 03	3,230 SF
LEVEL 04	2,884 SF
LEVEL 05	2,884 SF
LEVEL 06	3,725 SF
	85,393 SF



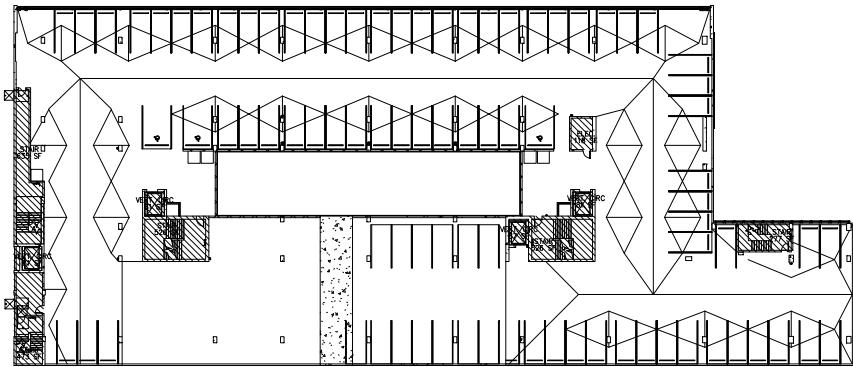
FAR 6TH LEVEL FLOOR PLAN DIAGRAM (PROPOSED) 1"=80'-0"

FAR 2,884 SF



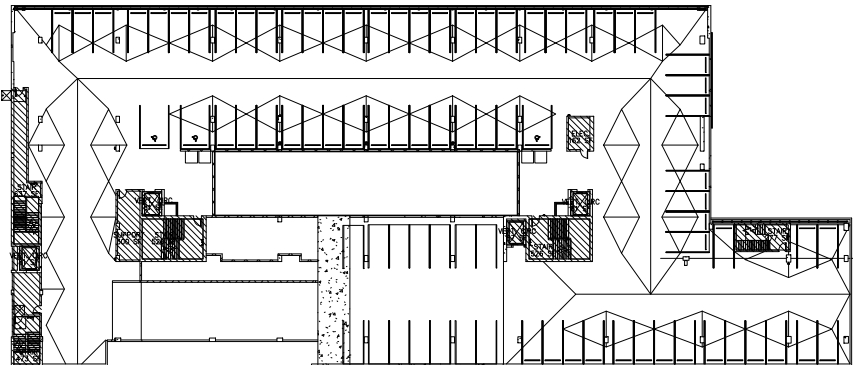
FAR 5TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"

FAR 2,884 SF



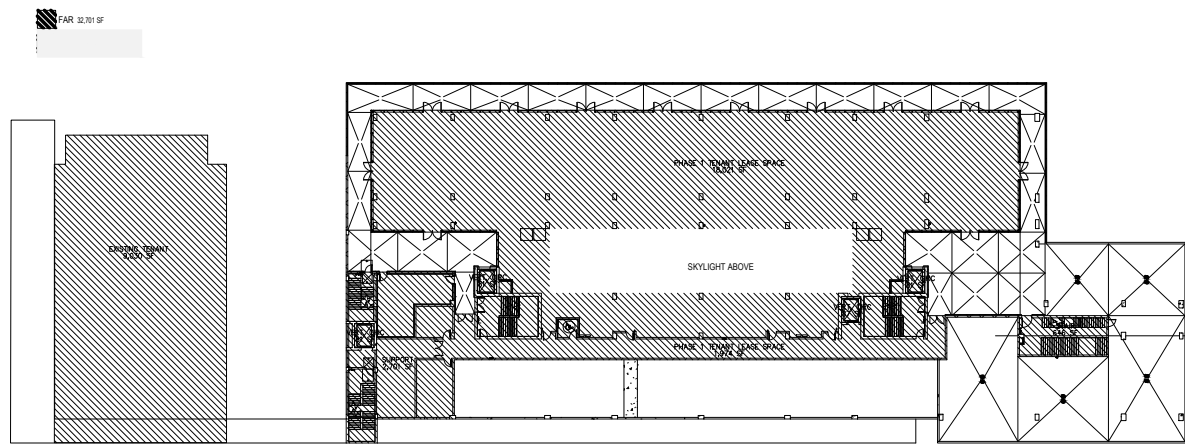
FAR 4TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"

FAR 3,230 SF



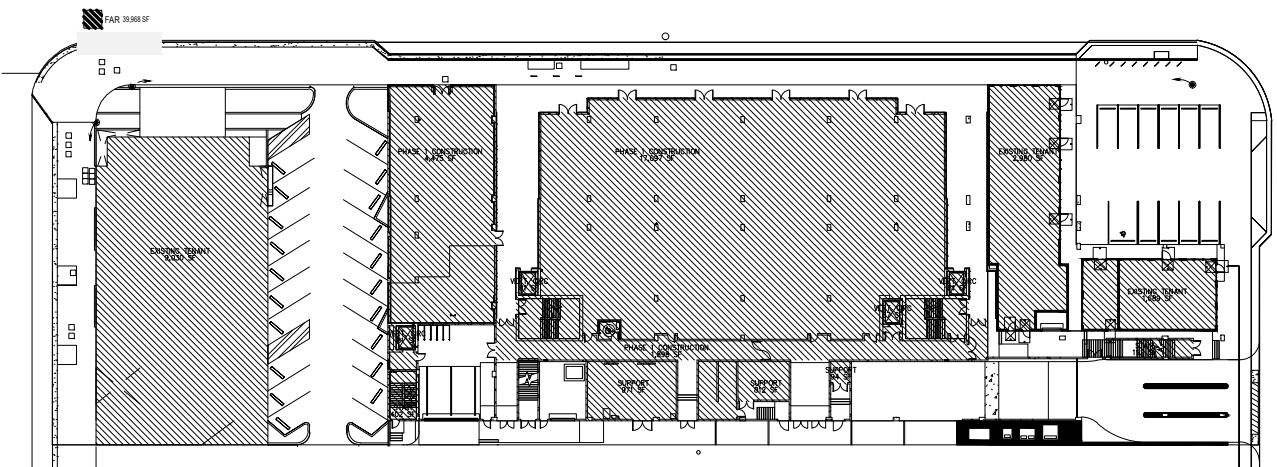
FAR 3RD LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"

FAR 32,701 SF



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

FAR 39,968 SF



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

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