THE PALACE BAR & RESTAURANT

1052 OCEAN DRIVE, MIAMI BEACH, FLORIDA

FINAL SUBMISSION
HISTORIC PRESERVATION BOARD
DECEMBER 19TH, 2022



SCOPE OF WORK

- MODIFICATIONS TO THE STOREFRONTS IN BOTH THE NORTH AND SOUTH STRUCTURES.
- APPROVAL OF EXISTING SUSPENDED CANVAS AWNING IN THE COURTYARD SPACE



7500 NE 4th Cour Studio 102 Miami, FL 33138

1737

PROJECT:

PALACE EVERY QUEEN NEEDS A PALACE BAR & RESTAURANT

1052 OCEAN DRIVE UNIT CUC100 MIAMI BEACH FLORIDA

DRAWING:

COVER PAGE

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DATE: 12/19/2022

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DATA



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



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PROJECT NUMBER

PROJECT:



1052 OCEAN DRIVE UNIT CUC100 MIAMI BEACH FLORIDA

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INDEX & DATA

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

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A.006	SITE PHOTOS
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A3.01	EXISTING AND PROPOSED ELEVATIONS
A3.02	PROPOSED DOOR DRAWINGS
A3.03	PHOTOMONTAGE - NEW DOORS

INDEX

ITEM #	Zoning Information			
1	Address:	1052 OCEAN DRIVE, N	VIIAMI BEACH, FL 33139	September 21st, 2020
2	Board and File numbers:			
3	Folio number(s):	02-4203-302-0001		
4	Year constructed:	2006, 1950	Zoning District:	MXE
5	Base Flood Elevation:	8'-0"NGVD	Grade Value in NGVD:	5.0 NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	13,000 SF
7	Lot Width	130'-0"	Lot Depth:	100'-0"
3	Minimum Unit Size	N/A	Average Unit Size:	N/A
9	Existing User	RESTAURANT	Proposed Use:	RESTAURANT

	Maximum	Existing	Proposed	Deficiencies
10 Height	50'-0"	N/A	N/A	
Number of Stories	5 STORIES	N/A	5 STORIES	-
12 FAR	2	N/A	N/A	-
13 FLOOR AREA Square Footage	4,968 SF	N/A	4,968 SF	-
14 Square Footage by use	N/A	N/A	N/A	-
L5 Number of Units Residential	N/A	N/A	N/A	-
l6 Number of Units Hotel	N/A	N/A	N/A	-
Number of Seats	210	147	147	-
18 Occupancy Load	224	224	219	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback (SOUTH):	0'-0"	N/A	N/A	-
20	Rear Setback (NORTH):	5'-0"	N/A	5'-0"	-
21	Side Setback facing Street (EAST):	0'-0"	N/A	9'-3"	-
22	Side Setback (WEST):	0'-0"	N/A	0'-0''	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	N/A	N/A	N/A	-
33	# of parking spaces required	N/A	N/A	N/A	-
34	Parking Space Dimensions	N/A	N/A	N/A	-
) F	Parking Space Configurations				
35	(45°,60°,90°,Parallel)	N/A	N/A	N/A	-
36	ADA Spaces	N/A	N/A	N/A	-
37	Tandem Spaces	N/A	N/A	N/A	=
38	Drive Aisle Width	N/A	N/A	N/A	-
39	Valet Drop off and pick up	8'-0"	N/A	8'-0"	-
10	Loading zones and Trash collection areas	ALLEY	0	ALLEY	
41	Bike Racks (15% of required parking)	N/A	N/A	N/A	-

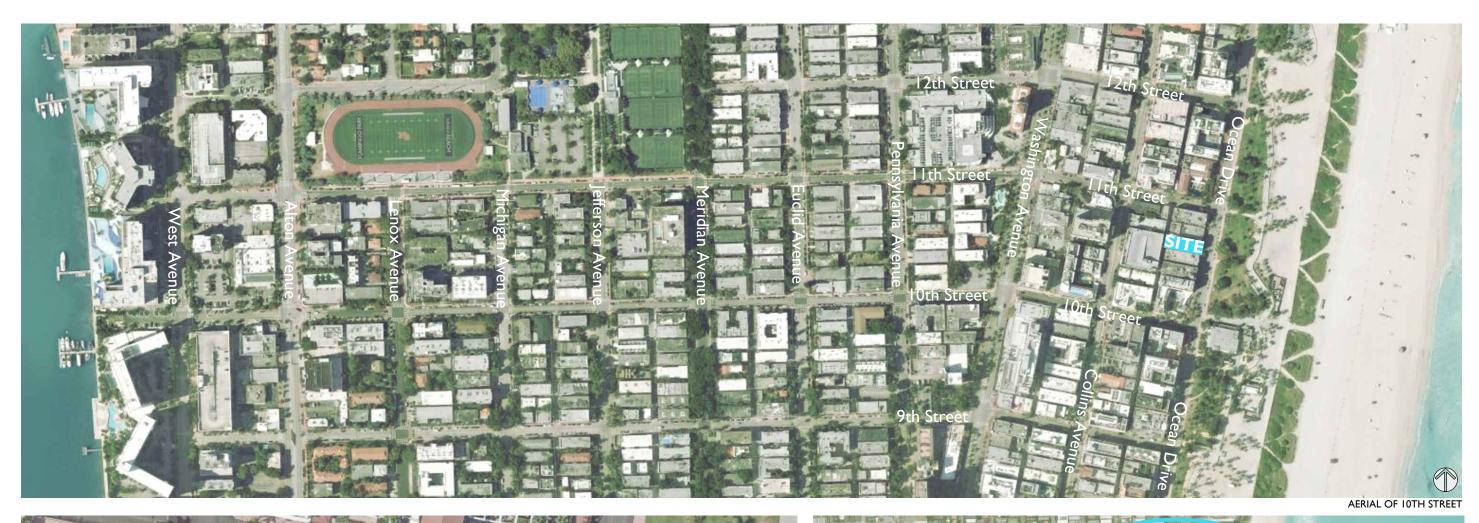
	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	RESTAURANT	RESTAURANT	-
43	Total # of Seats	N/A	173	355	-
44	Total # of Seats per venue	N/A	N/A	N/A	-
45	Total Occupant Content	N/A	186	315	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)				
	separate chart for a breakdown carculation)	N/A	SEE A2.01	SEE A2.01	-

47	Is this a contributing building?	YES	
48	Located within a Local Historic District?	YES	

Notes: If not applicable write N/A

All other data information may be required and presented like the above format.

^{*} SEE PARKING REQUIREMENTS (A)



Freight loading



PROJECT NUMBER

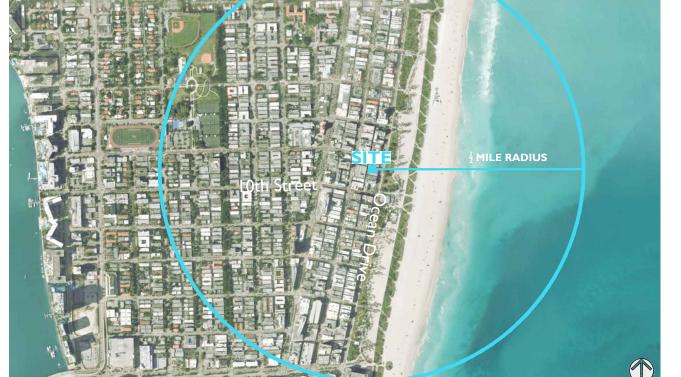
PROJECT:

PALACE EVERY QUEEN NEEDS A PALACE BAR & RESTAURANT

1052 OCEAN DRIVE UNIT CUC100 MIAMI BEACH FLORIDA

DRAWING:

AERIALS



AERIAL OF ½ MILE RADIUS

Collins Avenue MON-SAT 7am-1pm

AERIAL FACING WEST

A 0.02

NOT TO SCALE JMcG 12/19/2022 OCEAN COURT 20-0"



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> 1052 OCEAN DRIVE UNIT CUC100 MIAMI BEACH FLORIDA

> > DRAWING:

SITE PHOTOGRAPHY

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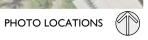
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SHEET NUMBER

2. VIEW OF EXISTING SIDEWALK SEATING



I. VIEW OF NORTHERN HISTORIC STRUCTURE WITH CURRENT SIGNAGE. SIGNAGE REQUIRES HPB APPROVAL BECAUSE
IT SITS ABOVE THE FIRST FLOOR



A 0.03



3. VIEW OF PROPERTY FACING NORTH WEST



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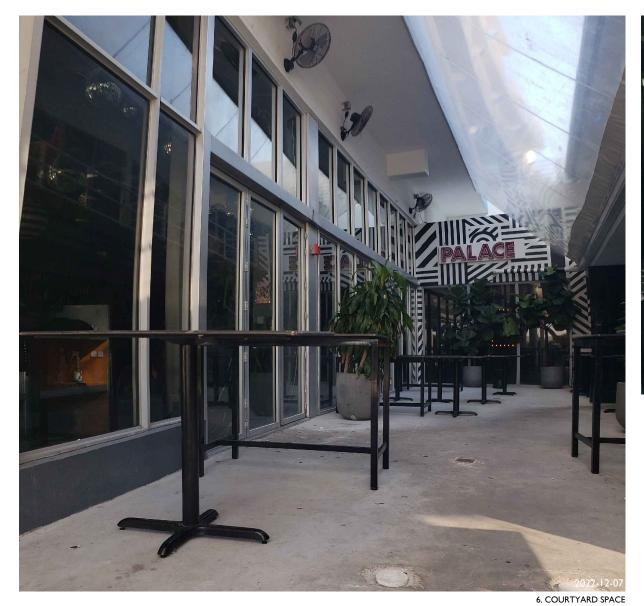
SITE **PHOTOGRAPHY**

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5. CANOPIES ON SITE



7 .COURTYARD SEATING



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SITE **PHOTOGRAPHY**

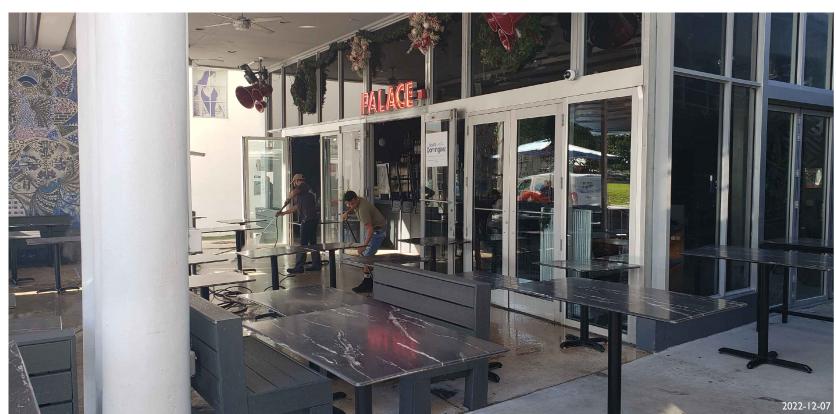
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9. VIEW TOWARDS TERRACE SEATING



10. TERRACE SEATING



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SITE PHOTOGRAPHY

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12. COURTYARD SEATING

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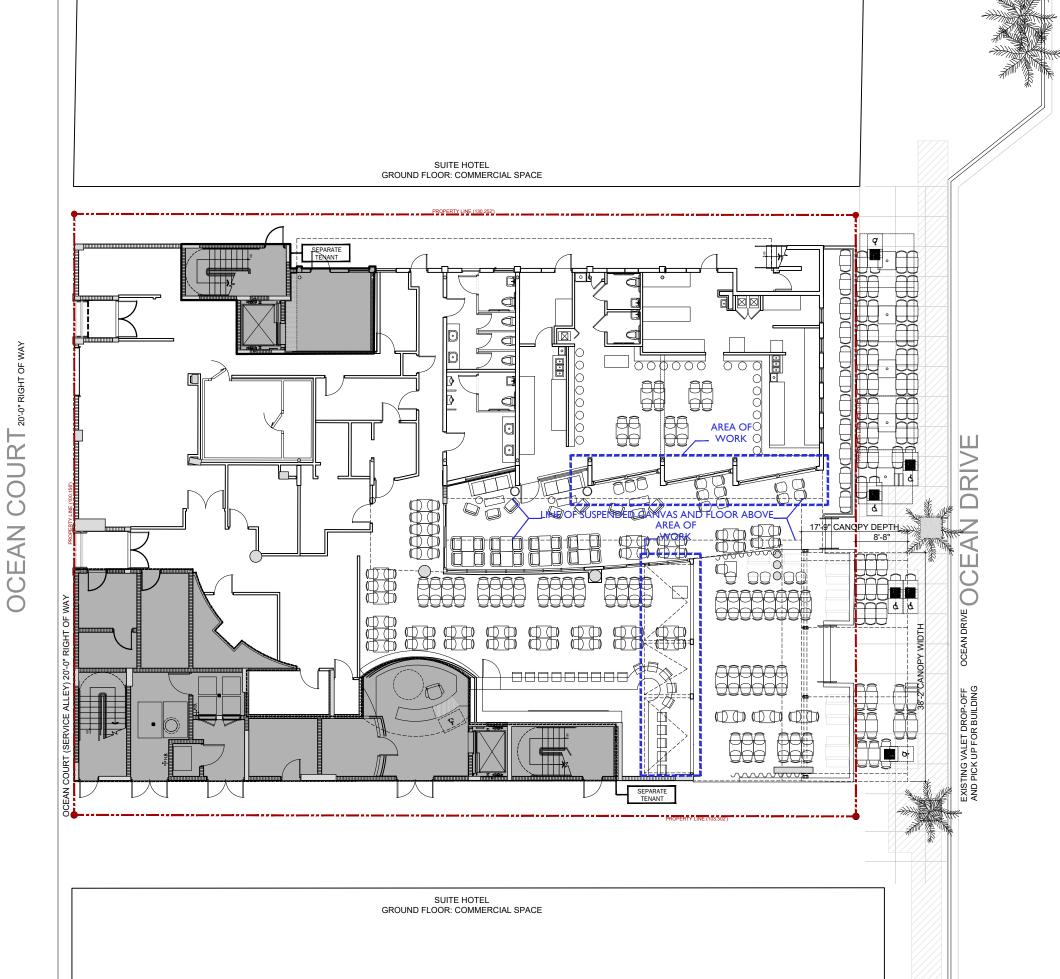
13. COURTYARD SEATING



SUSPENDED CANVAS : CLEAR VYNIL MATERIAL



SUSPENDED CANOPY: OPAQUE PVC MATERIAL





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> 1052 OCEAN DRIVE UNIT CUC100 MIAMI BEACH FLORIDA

> > DRAWING:

PROPOSED LEVEL I PLAN

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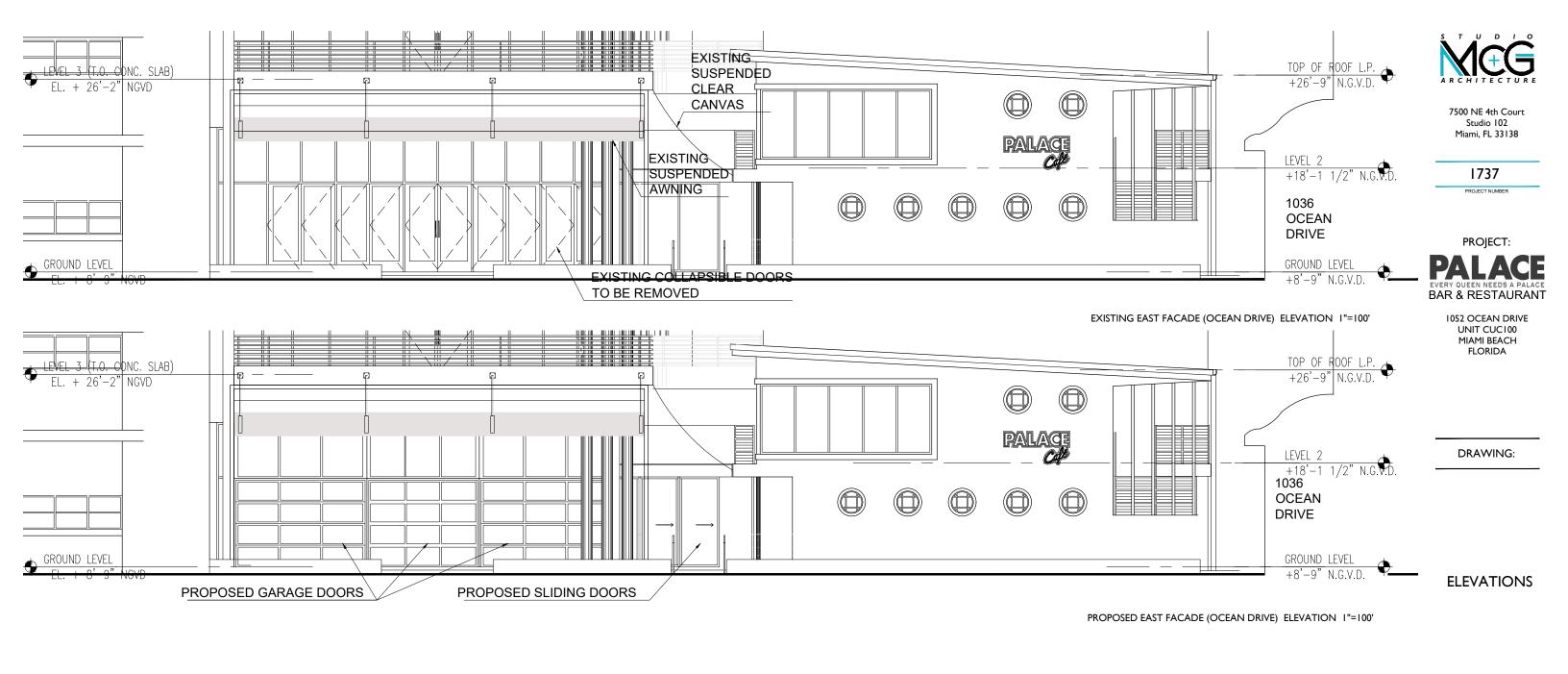
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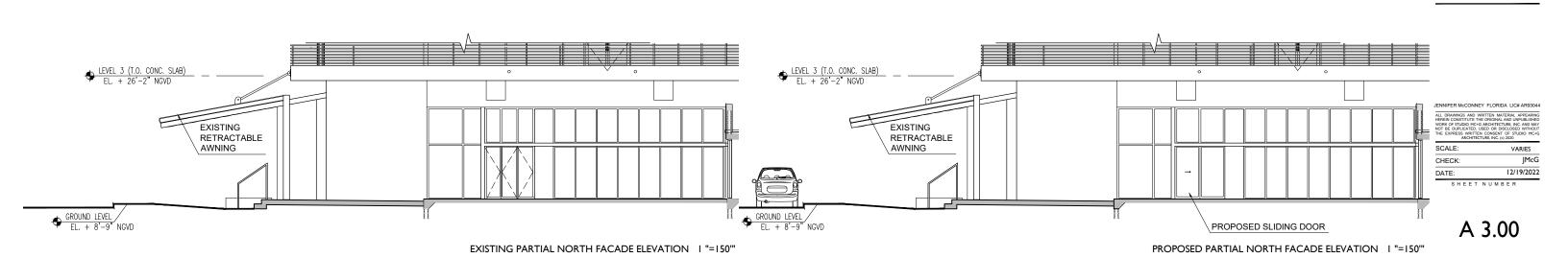
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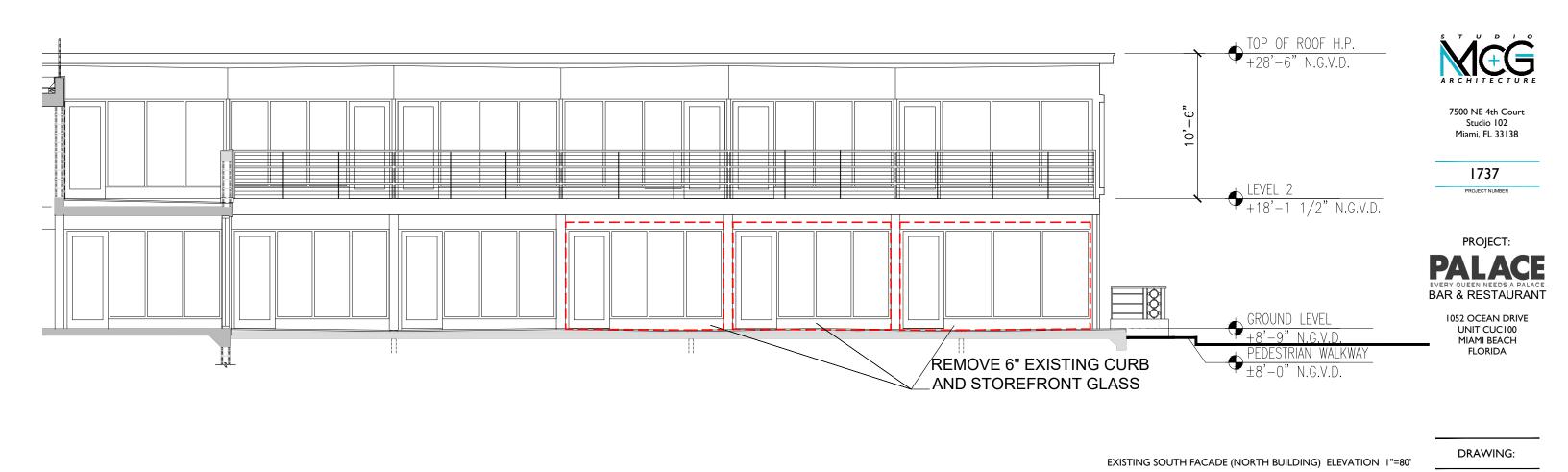
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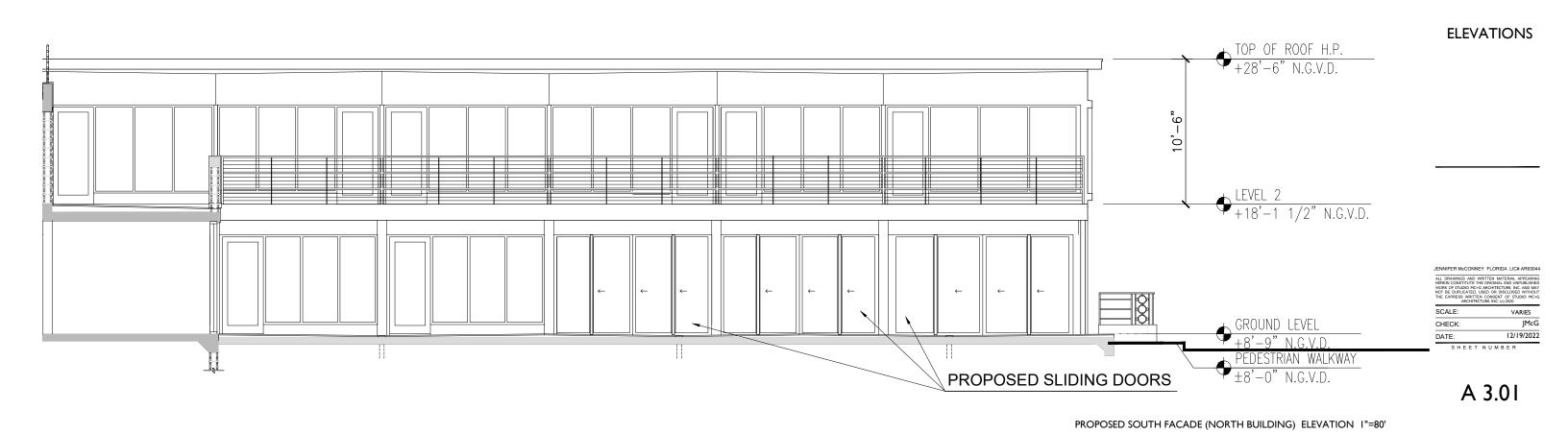
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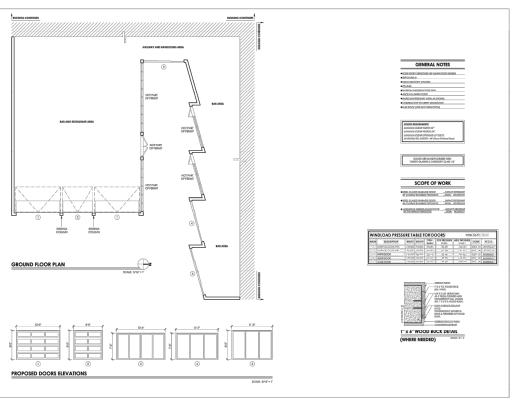
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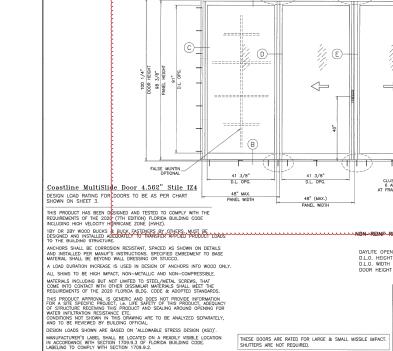














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Sealed: 4/19/21 FL #33565

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PROJECT:

BAR & RESTAURANT

1052 OCEAN DRIVE UNIT CUCI00 MIAMI BEACH FLORIDA

DRAWING:

SIGNAGE **ELEVATIONS**

JMcG 12/19/2022 DATE:

A 3.02

GUILLERMO R. GONZA 9000 SW 168TH AVEN MIAMI FL 33196 (305) 484-8171 AR0013960 architectifly@yahoo.c JRRICANE WINDOW & SCE 8515 SW 129TH TERRACI MIAMI FL 33156 (305) 235-8110 RX11066811 A- 1.01

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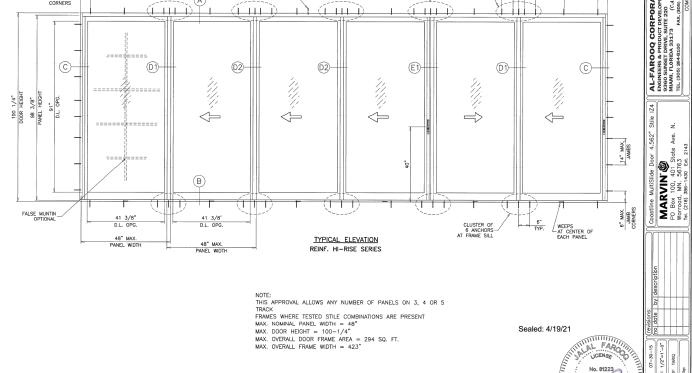




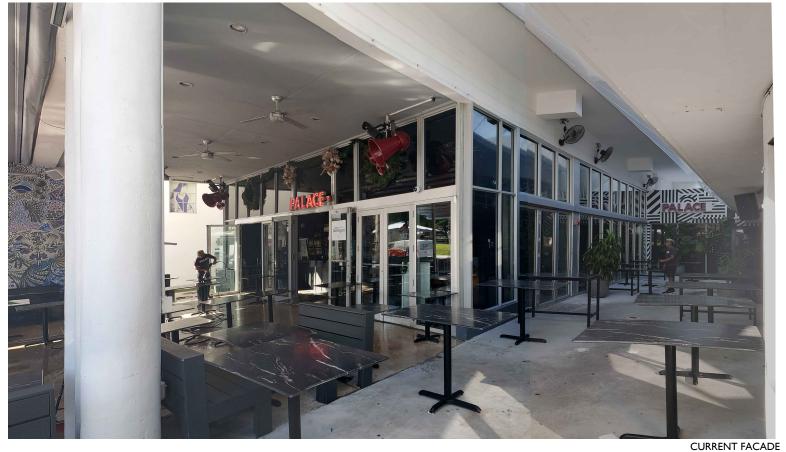


EXAMPLES OF FOLDING GARAGE-STYLE DOORS





TYPICAL ELEVATION







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1052 OCEAN DRIVE UNIT CUC100 MIAMI BEACH FLORIDA

DRAWING:

PROPOSED DOOR PHOTOMONTAGE

DATE: 12/19/20

JMcG 12/19/2022

A 3.03