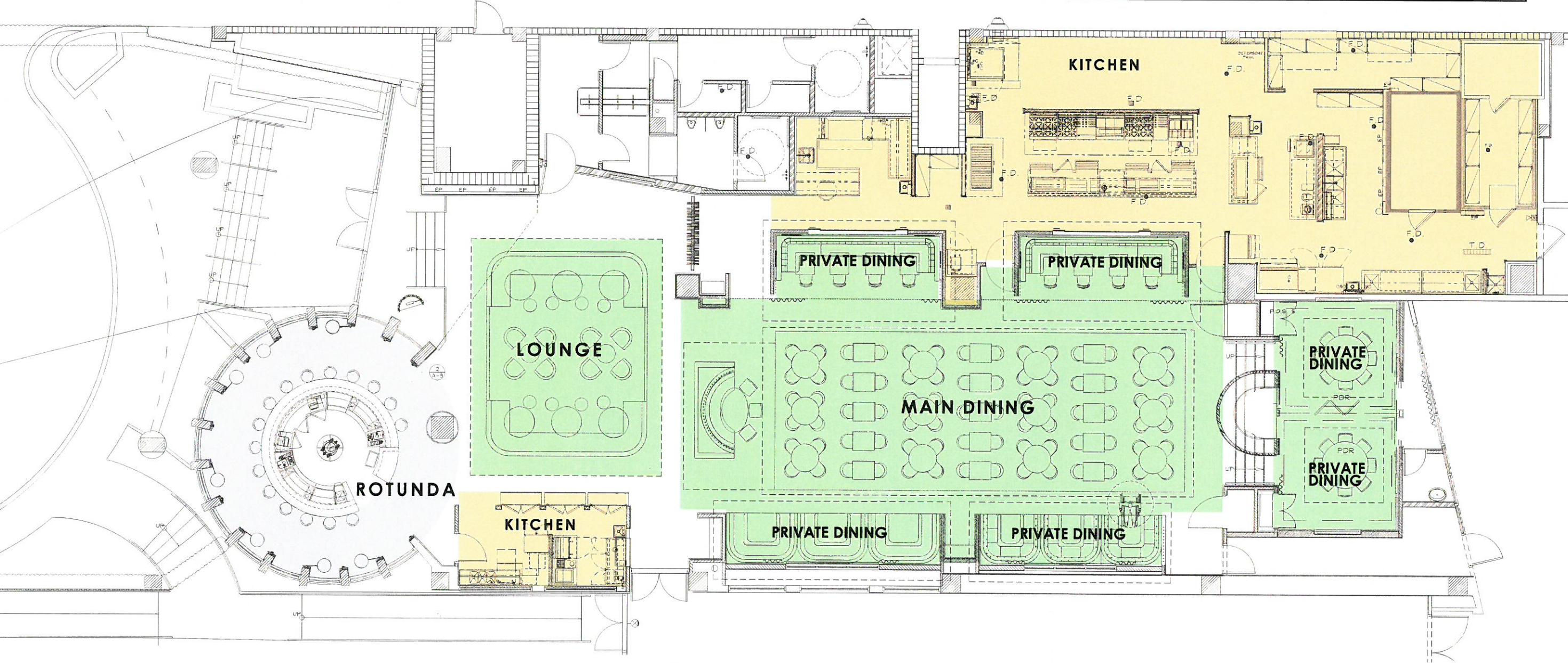


OCCUPANCY LOADS

AREA	DESCRIPTION	PEOPLE	TOTAL
ROTUNDA	518 SQ.FT. / 7 =	74	
LOUNGE	399 SQ.FT. / 15 =	26	
MAIN DINING	1,739 SQ.FT. / 15 =	116	
PRIVATE DINING	345 SQ.FT. / 15 =	23	
KITCHEN/STAFF	1,870 SQ. FT. / 100 =	19	
			258



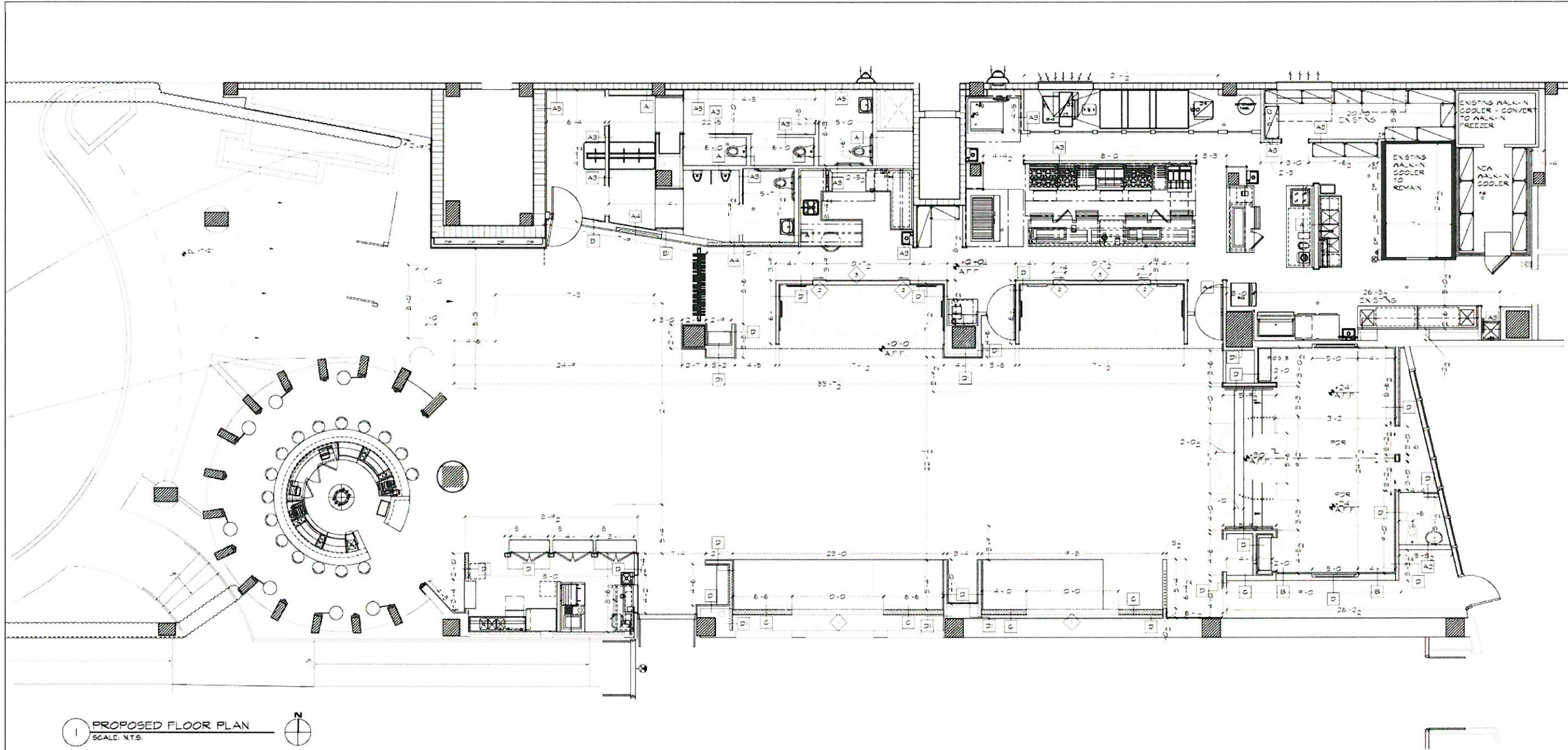
PROPOSED FLOOR PLAN

SCALE: NT5

N

**PROPOSED PLANS**





HOSPITALITY ARCHITECTURE  
&  
INTERIOR DESIGN  
**TELESCO**  
ASSOCIATES  
1111 KANE CONCOURSE, SUITE 301  
34140334 BLVD. F. 32134  
TEL 305 866 1014  
FAX 305 866 3317  
tom@rightclub-design.com  
www.rightclub-design.com  
LICENSE # AA000264

**TATEL RESTAURANT**  
**1669 COLLINS AVE**  
**MIAMI BEACH, FL, 33139**

PROJECT No. :
DRAWN BY: R.M.
DATE: 06/06/2016
REVISIONS:
▲
▲
▲
▲

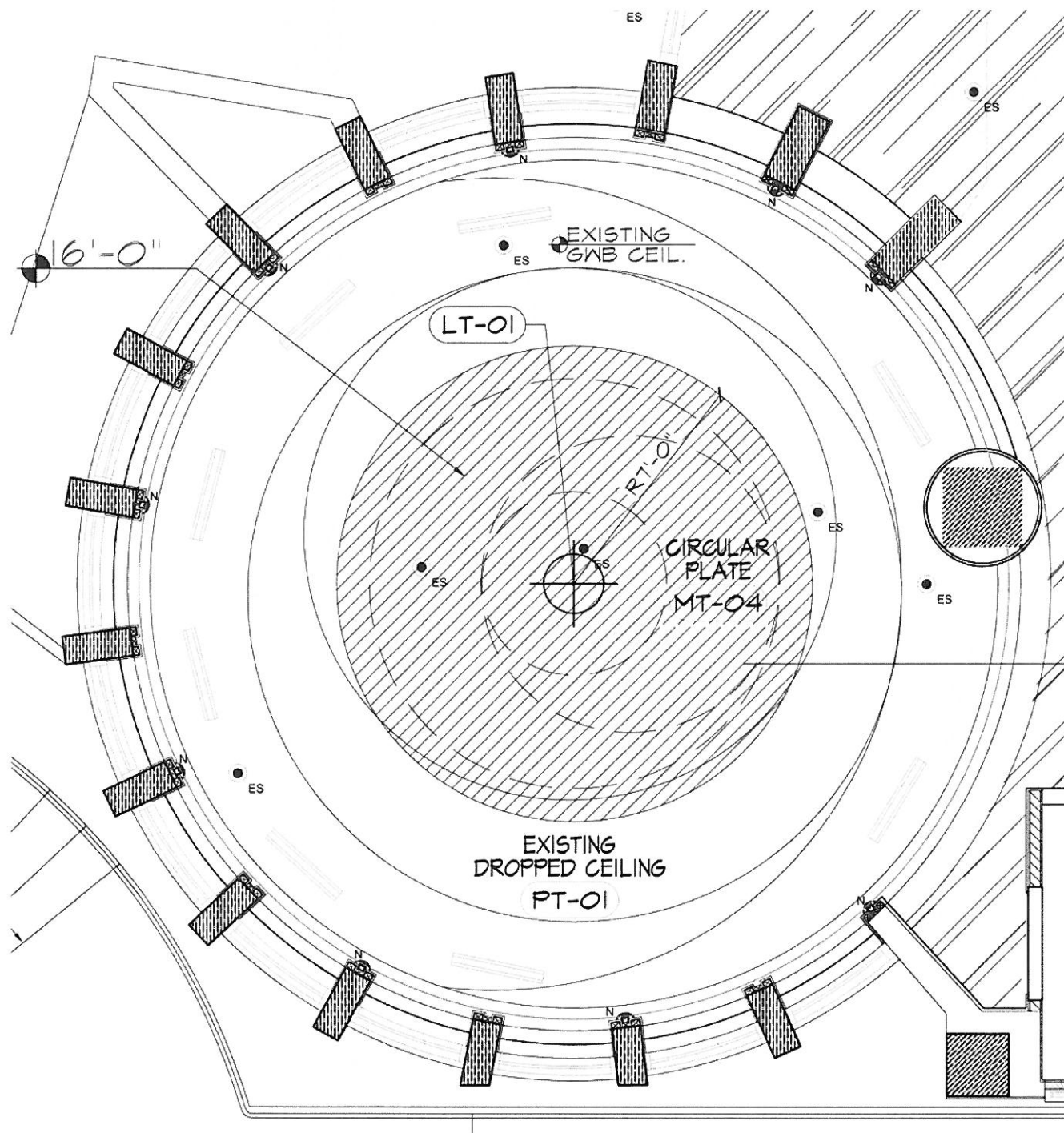
NORMAN PAUL R.A.  
AIR 92781

**PROPOSED  
FIRST  
FLOOR PLAN**

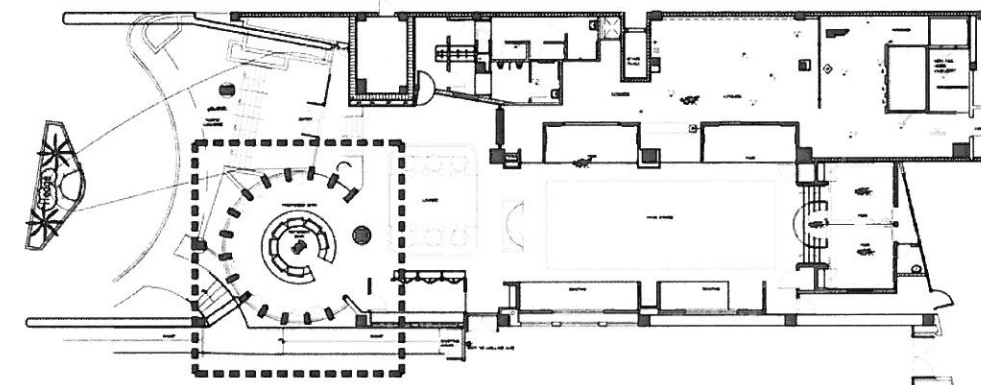
**A-1**

NEW WALL LEGEND (SEE A-6 FOR DETAILS)		
TYPE	PATTERN	DESCRIPTION
		EXISTING EXTERIOR WALL TO REMAIN
		EXISTING 8" CMU INTERIOR WALL TO REMAIN
A		8" METAL STUD PLUMBING WALL (20 GA) WITH ONE LAYER OF 1/2" CEMENT BOARD EACH SIDE
A1		8" METAL STUD PLUMBING WALL (20 GA) WITH ONE LAYER OF 1/2" CEMENT BOARD
A2		8" METAL STUD PLUMBING WALL (20 GA) WITH ONE LAYER OF CEMENT BOARD ON ACT AREA & 1/2" GAB ON DRY AREA
A3		8" S.B. METAL STUD PARTITION (20 GA) WITH ONE LAYER OF 1/2" CEMENT BOARD EACH SIDE
A4		8" S.B. METAL (20 GA) WITH ONE LAYER OF CEMENT BOARD ON ACT AREA & 1/2" GAB ON DRY AREA
A5		ONE LAYER OF CEMENT BOARD ON 1/2" RESILIENT-RAT CHANNEL ON EXISTING CMU INTERIOR EXTERIOR WALL
B		8" METAL STUD (20 GA) WITH ONE LAYER OF SYRUM EACH SIDE
B1		8" METAL STUD (20 GA) WITH ONE LAYER OF CEMENT BOARD ON ACT AREA & 1/2" GAB ON DRY AREA
B2		8" METAL STUD WALL (20 GA) WITH ONE LAYER OF SYRUM EACH SIDE
B3		8" S.B. METAL STUD PARTITION (20 GA) WITH ONE LAYER OF SYRUM ON EACH SIDE
B4		8" S.B. METAL STUD PARTITION (20 GA) WITH ONE LAYER OF SYRUM

- GENERAL NOTES:
- DIMENSIONS SHOWN ARE FINISH DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
  - ANY CUTTING OF EXISTING DIMENSIONS PARTITIONS SHALL BE MATCHED TO REFERENCE DIMENSIONS.
  - ANY FLOOR LEVEL CHANGES IN EXCESS OF 1/4" AT CORNERS SHALL BE BEVELLED WITH A SLOPE NOT STEEPER THAN 1:2 (VPA 5-12.3.4).
  - SEE A-4 FOR DOOR AND WINDOW SCHEDULES.
  - SEE D-2 FOR RESTROOM ENLARGED PLANS, INTERIOR ELEVATIONS AND PLUMBING SCHEDULE.
  - SEE A-4 FOR EQUIPMENT ENLARGED PLANS AND SCHEDULE.
  - SEE A-4 FOR STAIRS AND HANDRAIL DETAILS.
  - SEE D-1 TO D-2 FOR FINISHES & SCHEDULES.
  - ALL DOORS & A MEANS OF EGRESS TO BE EQUIPPED WITH ALARMS AND LATCHING HARDWARE THAT DOES NOT REQUIRE A KEY. ALL DOORS TO COMPLY WITH NFPA 101.



1 PARTIAL ROTUNDA PLAN  
SCALE: N.T.S.



2 KEY PLAN  
SCALE: N.T.S.

SEE FINISH PLANS

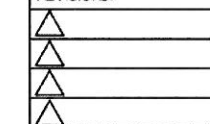
**TATEL RESTAURANT**  
**1669 COLLINS AVE**  
**MIAMI BEACH, FL, 33139**

PROJECT No. 1

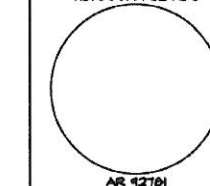
DRAWN BY: RM.

DATE: 06/06/2016

REVISIONS:



NORMAN PAUL R.A.

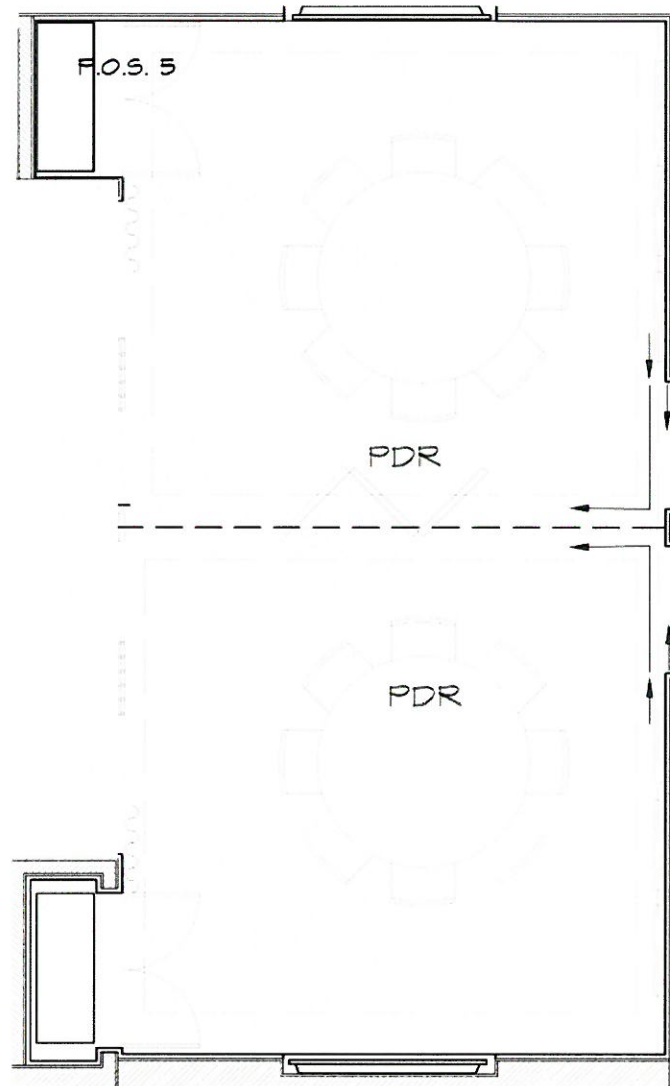


**PROPOSED  
RCP PLAN  
ROTUNDA**

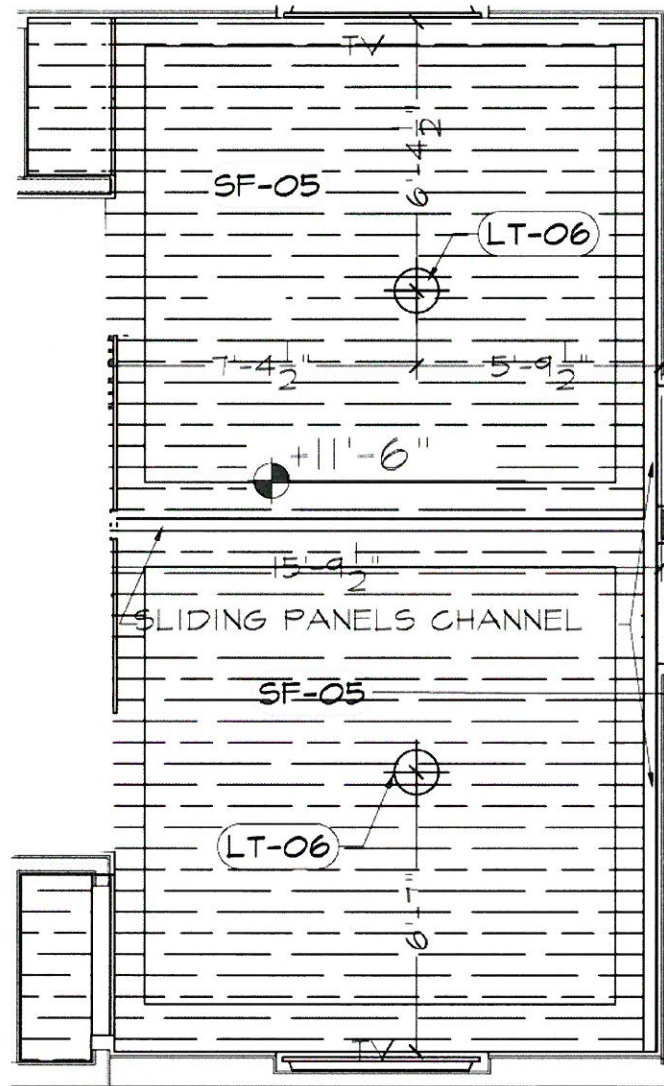
**A-2a**

DRAWING No. - OF 5

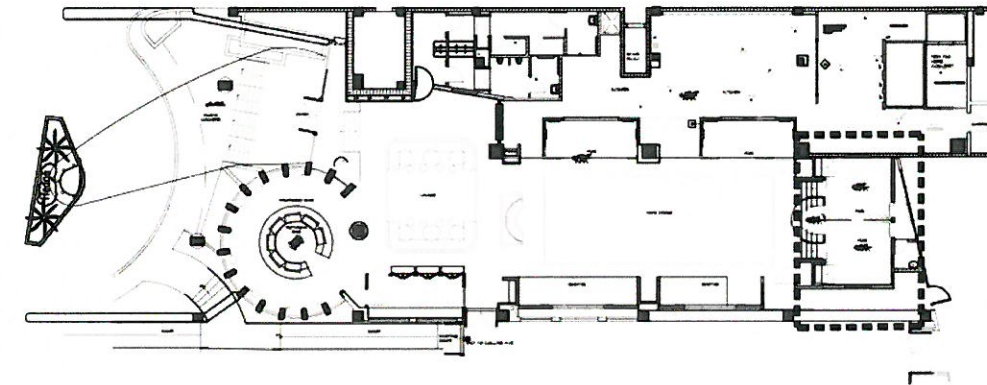




1 PARTIAL PDR FLOOR PLAN  
SCALE: NTS



2 PARTIAL PDR RCP  
SCALE: NTS



3 KEY PLAN  
SCALE: NTS

SEE FINISH  
PLANS.

**TATEL RESTAURANT**  
1669 COLLINS AVE  
MIAMI BEACH, FL, 33139

PROJECT No. 1

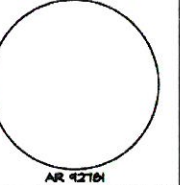
DRAWN BY: R.M.

DATE: 06/06/2016

REVISIONS:

▲	
▲	
▲	
▲	

NORMAN PAUL R.A.



AR 12184

**PROPOSED  
RCP PLAN  
FOR PDR**

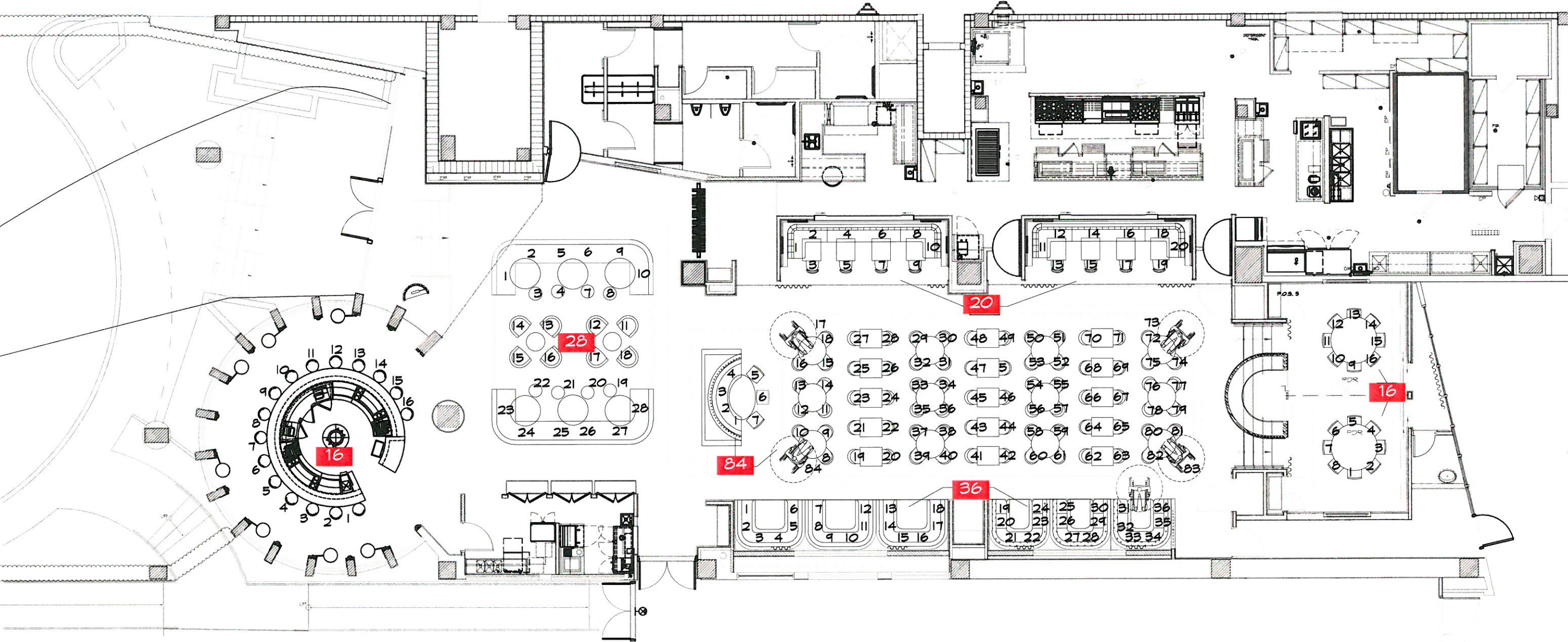
**A-2b**

DRAWING No. - OF 5



SEATING CHART

AREA	DESCRIPTION	PEOPLE	TOTAL
ROTUNDA	BARSTOOLS AT BAR	16	
LOUNGE	BOOTH AND LOW		
	LOUNGE SEATING	28	
MAIN DINING	BOOTH AND STANDARD		
	TABLE SEATING	120	
PRIVATE DINING	STANDARD TABLE		
	SEATING	36	200



PROPOSED FLOOR PLAN

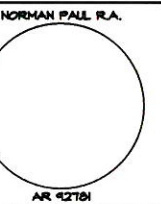
SCALE: NTS

N



**TATEL RESTAURANT**  
1669 COLLINS AVE  
MIAMI BEACH, FL, 33139

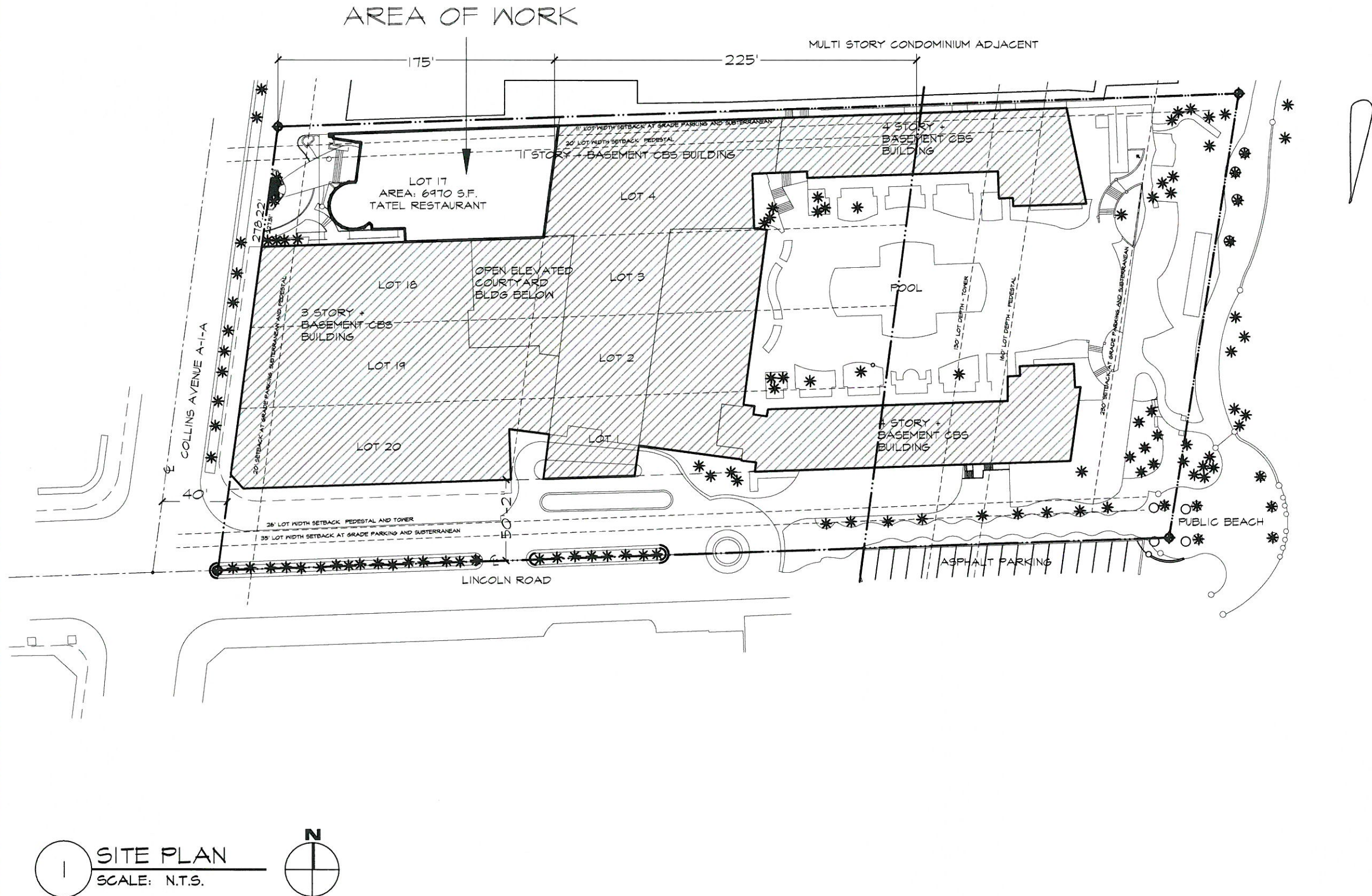
PROJECT No.:	
DRAWN BY:	R.M.
DATE:	06-06-2016
REVISIONS:	
△	
△	
△	
△	



**SITE PLAN**

**SP-1**

DRAWING No. 1 OF OF#



**ZONING DATA**



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:			
2	Board and file numbers :			
3	Folio number(s):		02-3234-123-0030	
4	Year constructed:	1953	Zoning District:	
5	Based Flood Elevation:	EL 8	Grade value in NGVD:	NAVD 88
6	Adjusted grade (Flood+Grade/2):	N/A	Lot Area:	250,000      AREA OF WORK: 6,970 SQ. FT.
7	Lot width:	N/A	Lot Depth:	N/A
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	HOTEL	Proposed use:	N/A

		Maximum	Existing	Proposed	Deficiencies
10	Height	145'-6"			
11	Number of Stories	11			
12	FAR	N/A			
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
	At Grade Parking:				
24	Front Setback:				
25	Side Setback:				
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:				
	Pedestal:				
29	Front Setback:				
30	Side Setback:				
31	Side Setback:				
32	Side Setback facing street:				
33	Rear Setback:				
	Tower:				
34	Front Setback:				
35	Side Setback:				

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:	min 7.5'			
38	Rear Setback:	min 75'			

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	HISTORICAL			
40	Total # of parking spaces				
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	PROVIDED BY VALET			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions				
44	Parking Space configuration (45o,60o,90o,Parallel)				
45	ADA Spaces				
46	Tandem Spaces				
47	Drive aisle width				
48	Valet drop off and pick up	YES			
49	Loading zones and Trash collection areas				
50	racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use		RESTAURANT	RESTAURANT	
52	Number of seats located outside on private property		0		
53	Number of seats inside		223		
54	Total number of seats		223		
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)		223		
56	Total occupant content		230		
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)		230		

58	Proposed hours of operation				
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)				
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)				
61	Is this a contributing building?				Yes or No
62	Located within a Local Historic District?				Yes or No

Notes:

If not applicable write N/A  
All other data information may be required and presented like the above format.



Subdivision V. - RM-3 Residential Multifamily, High Intensity

Sec. 142-241. - Purpose.

The RM-3 residential multifamily, high intensity district is designed for high intensity multiple-family residences and hotels.

(Ord. No. 89-2665, § 6-4(A)(1), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96)

Sec. 142-242. - Main permitted uses.

The main permitted uses in the RM-3 residential multifamily, high intensity district are single-family detached dwelling; townhomes; apartments; apartment-hotels; and hotels.

(Ord. No. 89-2665, § 6-4(A)(2), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 2013-3820, § 2, 10-16-13; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-243. - Conditional uses.

The conditional uses in the RM-3 residential multifamily, high intensity district are adult congregate living facility; day care facility; nursing home; stand-alone religious institutions; private and public institutions; schools; commercial or noncommercial parking lots and garages; accessory outdoor entertainment establishment; accessory neighborhood impact establishment; and accessory open air entertainment establishment as set forth in article V, division 6 of this chapter.

(Ord. No. 89-2665, § 6-4(A)(3), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-244. - Accessory uses.

The accessory uses in the RM-3 residential multifamily, high intensity district are as follows:

- (1) Those uses permitted in article IV, division 2 of this chapter.
- (2) Alcoholic beverage establishments pursuant to the regulations set forth in Chapter 6.
- (3) Accessory outdoor bar counters, pursuant to the regulations set forth in Chapter 6, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.
- (4) Oceanfront hotels with at least 100 hotel units may operate and utilize an accessory outdoor bar counter, notwithstanding the above restriction on the hours of operation, provided the accessory outdoor bar counter is (i) located in the rear yard, and (ii) set back 20 percent of the lot width (50 feet minimum) from any property line adjacent to a property with an apartment unit thereon.
- (5) RM-3 properties within the "West Avenue Corridor" may not have accessory outdoor entertainment establishments. Notwithstanding the foregoing, a property that had a Legal Conforming Use as of May 28, 2013, shall have the right to apply for and receive special event permits that contain entertainment uses.

(Ord. No. 89-2665, § 6-4(A)(4), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 2013-3820, § 2, 10-16-13; Ord. No. 2016-4005, § 1, 3-9-16)

Sec. 142-245. - Prohibited uses.

The prohibited use in the RM-3 residential multifamily, high intensity district is accessory outdoor bar counter, except as provided in section 142-244. For properties located within the West Avenue Corridor, hotels and apartment-hotels, except to the extent preempted by Florida Statutes Section 509.032(7), and unless a legal conforming use. Properties that voluntarily cease to operate as a hotel for a consecutive three-year period shall not be permitted to later resume such hotel operation. Without limitation, (a) involuntary hotel closures due to casualty, or (b) cessation of hotel use of individual units of a condo-hotel, shall not be deemed to be ceasing hotel operations pursuant to the preceding sentence.

(Ord. No. 89-2665, § 6-4(A)(5), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 2013-3820, § 2, 10-16-13; Ord. No. 2016-4005, § 1, 3-9-16)

Sec. 142-246. - Development regulations and area requirements.

- (a) The development regulations in the RM-3 residential multifamily, high intensity district are as follows:
  - (1) Max. FAR: Lot area equal to or less than 45,000 sq. ft.—2.25; lot area greater than 45,000 sq. ft.—2.75; oceanfront lots with lot area greater than 45,000 sq. ft.—3.0.
  - (2) Notwithstanding the above, oceanfront lots in architectural district shall have a maximum FAR of 2.0.
  - (3) Notwithstanding the above, lots which, as of the effective date of this ordinance (November 14, 1998), are oceanfront lots with a lot area greater than 100,000 sq. ft. with an existing building, shall have a maximum FAR of 3.0; however, additional FAR shall be available for the sole purpose of providing hotel amenities as follows: the lesser of 0.15 FAR or 20,000 sq. ft.
- (b) The lot area, lot width, unit size and building height requirements for the RM-3 residential multifamily, high intensity district are as follows:

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)	Maximum Number of Stories
7,000	50	New construction—550	New construction—800	150	16
		Non-elderly and elderly low and moderate income housing: See section 142-1183	Non-elderly and elderly low and moderate income housing: See section 142-1183	Oceanfront lots—200	Oceanfront lots—22
		Rehabilitated buildings—400	Rehabilitated	Architectural dist.: New construction—120; ground floor additions (whether attached or detached) to	Architectural dist.: New construction—13; ground floor additions (whether attached or detached) to
		Hotel units: 15%: 300—335			



		85%: 335+ For contributing hotel structures, located within a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained.	buildings—550 Hotel units— N/A	existing structures on oceanfront lots—50 (except as provided in section 142-1161)	existing structures on oceanfront lots—5 (except as provided in section 142-1161)
--	--	--	--------------------------------------	--	---

(c) Notwithstanding the above, for oceanfront lots located within a locally designated historic district or site, but not within the architectural district, with less than 400 feet of lineal frontage along Collins Avenue and containing at least one contributing structure, the maximum building height for ground floor additions to existing structures, whether attached or detached, shall be as follows:

- (1) For existing structures greater than five stories in height, the maximum height shall be limited to ten stories or the height of the roof line of the main structure on site, whichever is less. At the discretion of the historic preservation board, the maximum height of the ground floor addition may

exceed ten stories if the existing and surrounding structures are greater than five stories in height, provided the addition is consistent with the scale and massing of the existing structure.

- (2) For existing structures five stories or less in height, the maximum height shall be limited to five stories.

Additionally, the proposed addition shall not substantially reduce existing or established view corridors, nor impede the appearance or visibility of architecturally significant portions of an existing structure, as determined by the historic preservation board.

- (d) Notwithstanding the above, for oceanfront lots located in the architectural district, the overall height of an attached addition may exceed five stories and 50 feet, but shall not exceed the height of the roof line of the structure attached to, provided all of the following conditions are satisfied:

- (1) The proposed addition shall consist of the expansion of existing hotel units only and shall not result in an increased number of units.
- (2) The proposed addition shall be for hotel units only. A restrictive covenant, running with the land, or other similar instrument enforceable against the owner(s), acceptable to and approved as to form by the city attorney, shall be required to ensure that the units remain as hotel units for a minimum of 30 years. If the applicant is unable to provide such a covenant, this requirement may be waived by the city manager if it is demonstrated that the project provides an extraordinary public benefit to the surrounding area.
- (3) The proposed addition shall not be attached to front, street side or oceanfront elevations, nor along any other principal elevations or facades, as determined by the historic preservation board.
- (4) The proposed addition shall not substantially reduce existing or established view corridors, nor impede the appearance or visibility of architecturally significant portions of an existing structure, as determined by the historic preservation board.

- (e) A ground floor addition relocating existing hotel units shall also meet the following conditions, in addition to subsection (d)(2)—(4) above:

- (1) There shall be no neighborhood impact establishment, dancehall or entertainment use in the area of the proposed addition;
- (2) No new outdoor or open air entertainment establishment shall be created on the property. Outdoor or open air entertainment establishments existing as of the effective date of this subsection (November 24, 2012) may continue but shall not be expanded if a property avails itself of this provision.
- (3) Upon approval of the proposed addition by the historic preservation board, no building greater than two stories or 25 feet in height shall be constructed between the rear of the building and westward line of the dune overlay district. This provision shall not be subject to variance.
- (4) Notwithstanding the provisions in subsection 142-1161(d), if the building presently contains unoccupied but built spaces enclosed on at least three sides by existing walls of a height that would conceal a new roof, such as false parapets or storage rooms, those spaces may be further enclosed as habitable floor area, up to the permitted floor area; and
- (5) No new commercial uses shall be permitted on the rooftop or any open air decks of the existing structure or proposed addition.

(Ord. No. 89-2665, § 6-4(B), eff. 10-1-89; Ord. No. 94-2949, eff. 10-15-94; Ord. No. 94-2954, eff. 11-30-94; Ord. No. 97-3097, § 2, 10-8-97; Ord. No. 98-3107, § 1, 1-21-98; Ord. No. 98-3149, § 1, 11-4-98; Ord. No. 98-3150, § 1, 11-4-98; Ord. No. 2000-3233, § 1, 3-4-00; Ord. No. 2005-3483, § 4, 5-18-05; Ord. No. 2007-3588, § 1, 12-12-07; Ord. No. 2007-3589, § 1, 12-12-07; Ord. No. 2011-3744, § 6, 10-19-11; Ord. No. 2012-3784, § 1, 11-14-12; Ord. No. 2013-3808, § 3, 9-11-13)

Sec. 142-247. - Setback requirements.

(a) The setback requirements for the RM-3 residential multifamily, high intensity district are as follows:

	Front	Side, Interior	Side, Facing a Street	Rear
At-grade parking lot on the same lot	20 feet	5 feet, or 5% of lot width, whichever is greater	5 feet, or 5% of lot width, whichever is greater	Non-oceanfront lots—5 feet Oceanfront lots— 50 feet from bulkhead line
Subterranean	20 feet	5 feet, or 5% of lot width, whichever is greater. (0 feet if lot width is 50 feet or less)	5 feet, or 5% of lot width, whichever is greater	Non-oceanfront lots—0 feet Oceanfront lots— 50 feet from bulkhead line
Pedestal	20 feet Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231—237 of the Amended Plat of First Ocean Front Subdivision—50 feet	Sum of the side yards shall equal 16% of lot width Minimum—7.5 feet or 8% of lot width, whichever is greater	Sum of the side yards shall equal 16% of lot width Minimum—7.5 feet or 8% of lot width, whichever is greater	Non-oceanfront lots—10% of lot depth Oceanfront lots— 20% of lot depth, 50 feet from the bulkhead line whichever is greater
Tower	20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant. Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231—237 of the Amended Plat of First	The required pedestal setback plus 0.10 of the height of the tower portion of the building. The total required setback shall not exceed 50 feet	Sum of the side yards shall equal 16% of the lot width Minimum—7.5 feet or 8% of lot width, whichever is greater	Non-oceanfront lots—15% of lot depth Oceanfront lots— 25% of lot depth, 75 feet minimum from the bulkhead line whichever is greater

	Ocean Front Subdivision—50 feet			
--	------------------------------------	--	--	--

Notwithstanding the above, oceanfront lots located in the Miami Beach Architectural District shall be permitted to construct detached additions at a height not to exceed 25 feet and shall have setback requirements as follows:

Side, interior: Five feet.

Side, street: Five feet.

Rear: Ten percent of lot depth or the western edge of the Oceanfront Overlay, whichever is greater.

(b) In the Morris Lapidus/Mid-20th Century Historic District the following shall apply:

- (1) Roof-top additions, whether attached or detached, may follow the established lines of the interior side setbacks of the existing structure on the site, subject to the review of the historic preservation board.

(Ord. No. 89-2665, §§ 6-4(C), 6-5, eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 91-2767, eff. 11-2-91; Ord. No. 93-2885, eff. 11-27-93; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 98-3108, § 2, 1-21-98; Ord. No. 2014-3853, § 1, 4-23-14; Ord. No. 2014-3879, § 2, 6-11-14)

Sec. 142-248. - Additional regulations for new construction.

In the RM-3, residential district, all floors of a building containing parking spaces shall incorporate the following:

- (1) Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
- (2) Residential uses above the first level along every facade facing a waterway.
- (3) For properties less than 60 feet in width, the total amount of residential space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential uses; the total amount of residential space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.

(Ord. No. 2006-3510, § 4, 3-8-06)

Secs. 142-249—142-270. - Reserved.