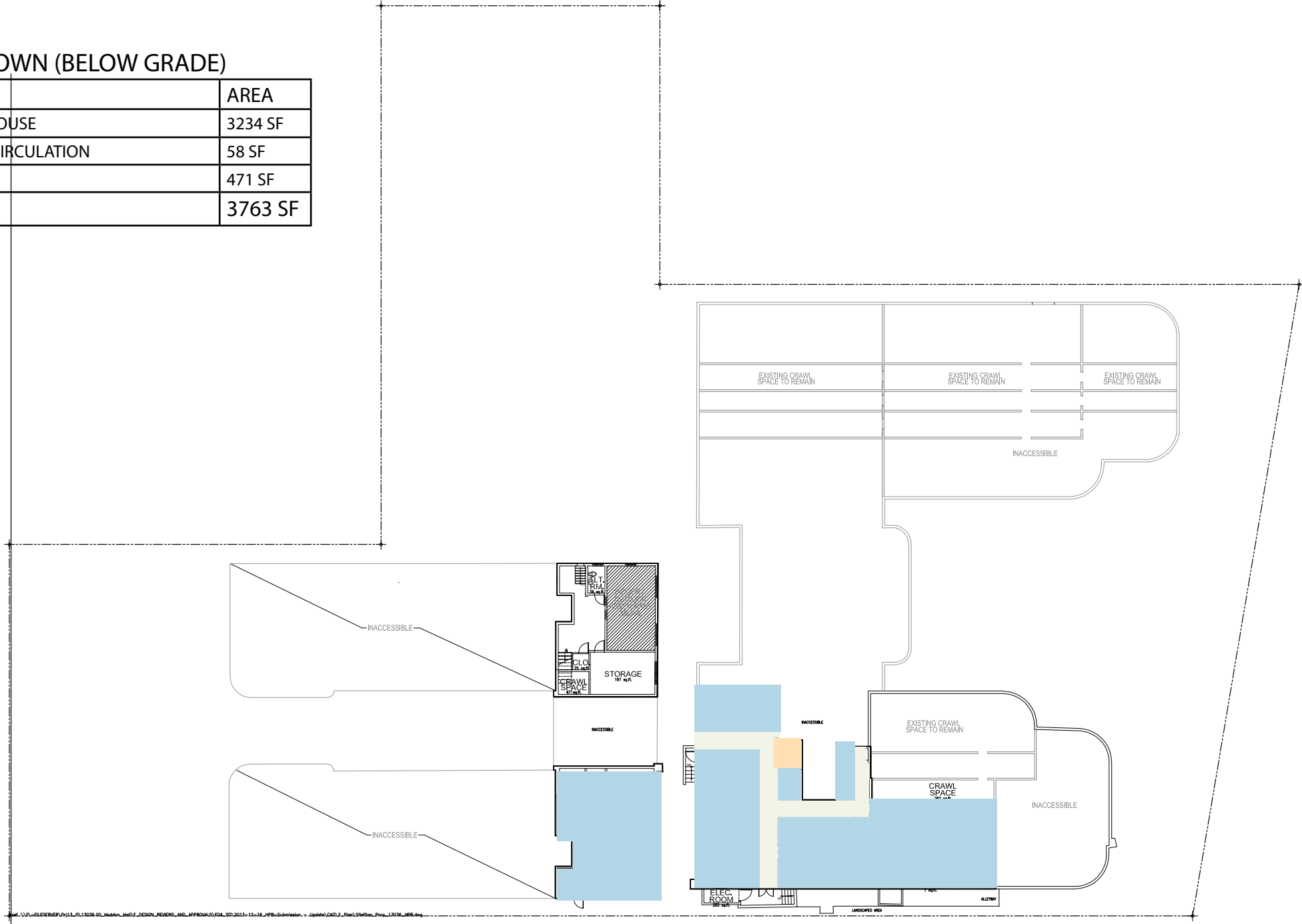


FAR BREAKDOWN (BELOW GRADE)

TYPE	AREA
BACK OF HOUSE	3234 SF
VERTICAL CIRCULATION	58 SF
CORRIDOR	471 SF
TOTAL	3763 SF



BASEMENT LEVEL
SCALE: NONE

FAR BREAKDOWN

TYPE	AREA
HOUSEKEEPING	223 SF
FOOD AND BEVERAGE	1836 SF
HOTEL PUBLIC SPACES	2955 SF
BACK OF HOUSE	1002 SF
VERTICAL CIRCULATION	654 SF
CORRIDOR	2365 SF
GUEST ROOMS	14,617 SF
TOTAL	23,652 SF



GROUND FLOOR LEVEL
SCALE: NONE

FAR BREAKDOWN

TYPE	AREA
HOUSEKEEPING / BACK OF HOUSE	407 SF
VERTICAL CIRCULATION	672 SF
CORRIDOR	1592 SF
GUEST ROOMS	20354 SF
TOTAL	23025 SF



SECOND FLOOR LEVEL
SCALE: NONE

FAR BREAKDOWN

TYPE	AREA
HOUSEKEEPING	282 SF
HOTEL	2955 SF
VERTICAL CIRCULATION	424 SF
CORRIDOR	1590 SF
GUEST ROOMS	13,590 SF
TOTAL	15888 SF



THIRD FLOOR LEVEL
SCALE: NONE

1500 COLLINS AVE

FAR ANALYSIS

Final Submission (February 03, 2016)
Public Hearing (March 22, 2016)

1500 Collins Avenue
MIAMI BEACH, FL 33139

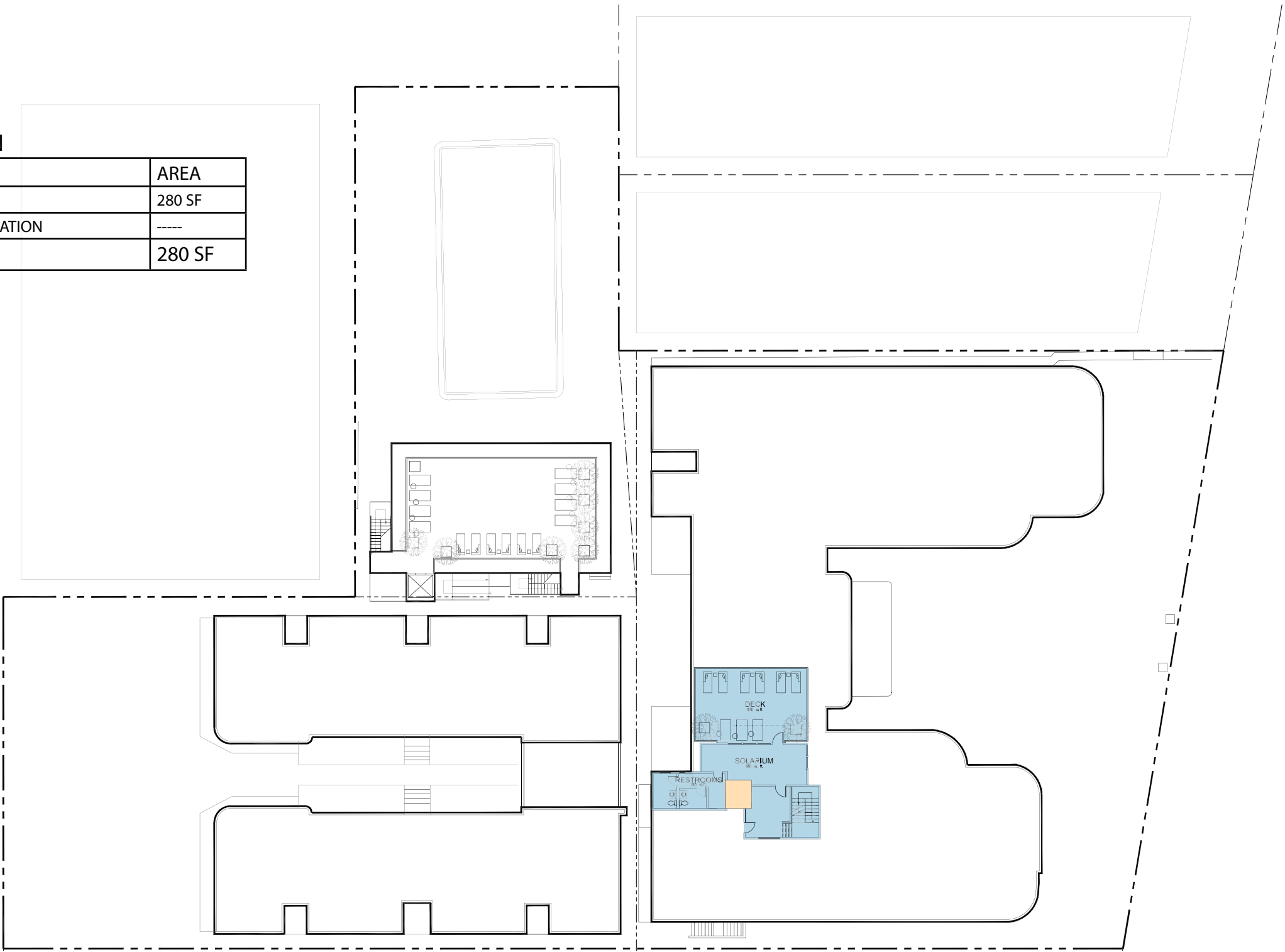
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ARCHITECTURE + DESIGN

FAR BREAKDOWN		
	TYPE	AREA
	SOLARIUM	280 SF
	VERTICAL CIRCULATION	-----
	TOTAL	280 SF



ROOF LEVEL
SCALE: NONE

1500 COLLINS AVE

FAR ANALYSIS

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