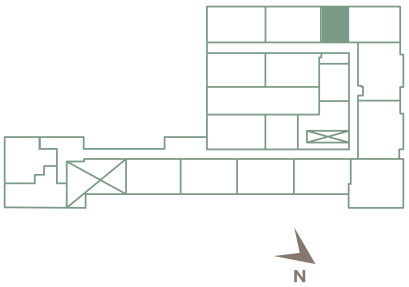
PARKSIDE
RESIDENCES AT BRICKELL

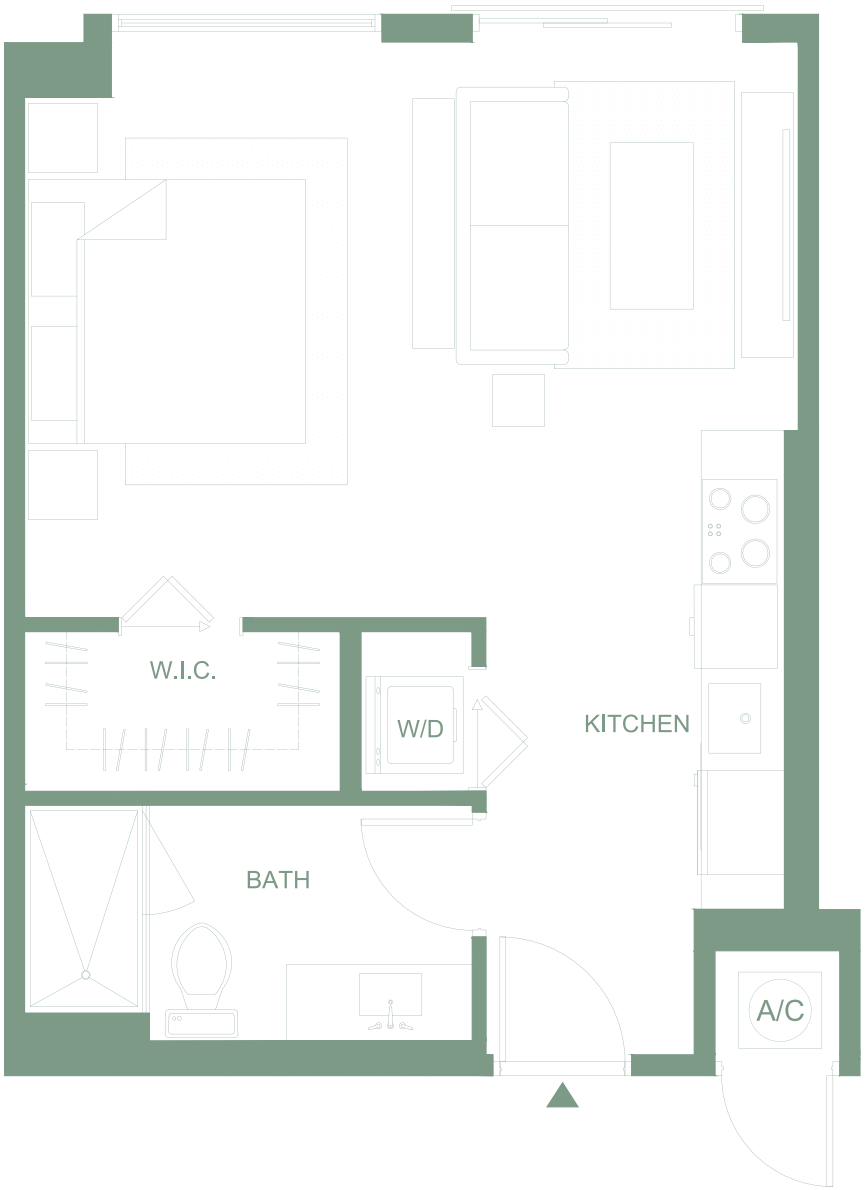
Line 11
Floor 7

Studio

TOTAL AREA

451 SF | 42 M2





HABITATGROUP BI GROUP USA KOBI KARP ARCHITECTS

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PARKSIDE
RESIDENCES AT BRICKELL

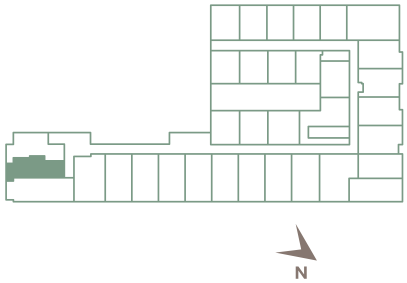
Line 02
Level 3-6

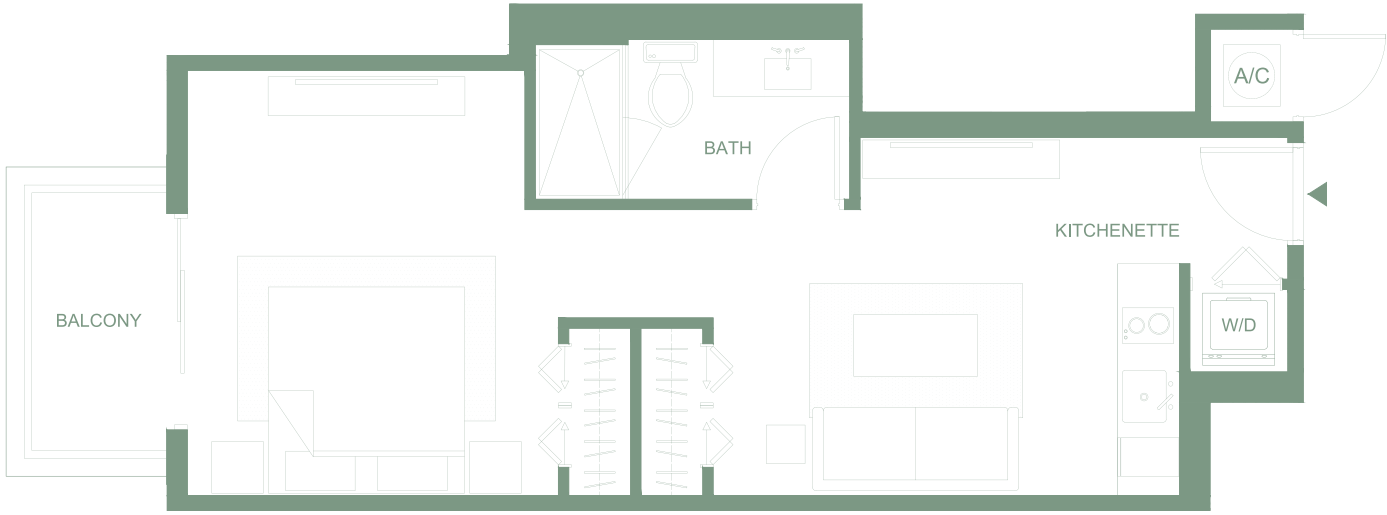
Studio

INTERIOR
472 SF | 44 M2

BALCONY
36 SF | 3 M2

TOTAL AREA
508 SF | 47 M2





HABITATGROUP BI GROUP USA KOBI KARP ARCHITECTS

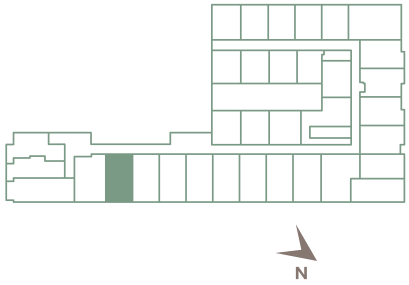
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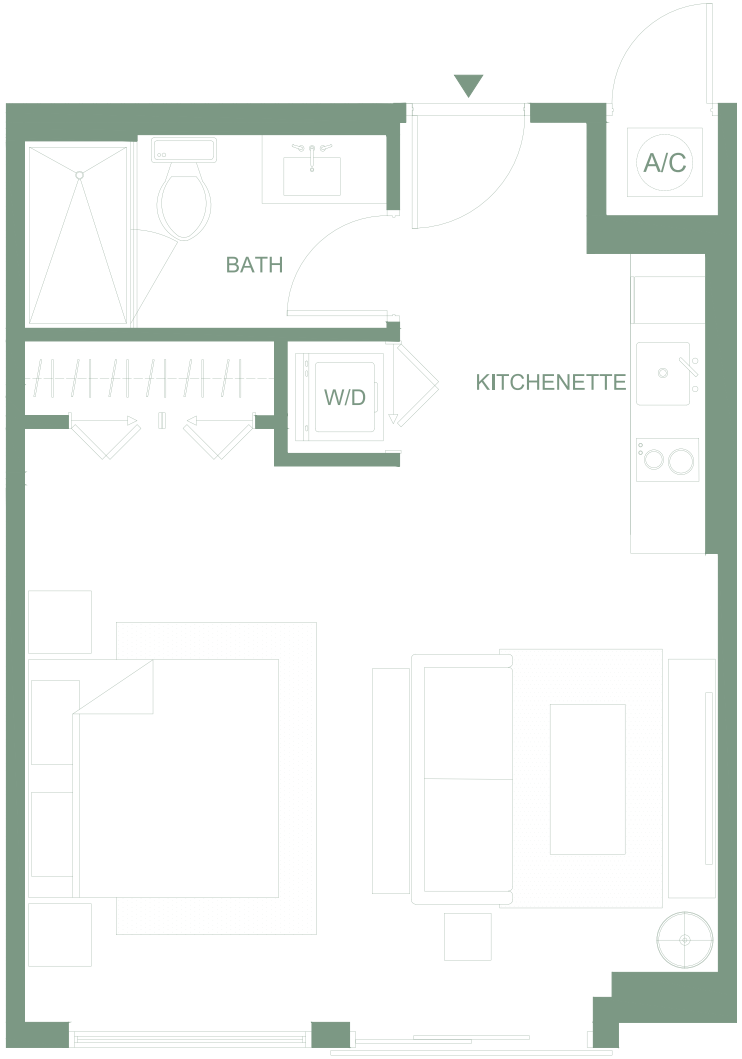
PARKSIDE
RESIDENCES AT BRICKELL

Line 05
Level 3-6

Studio

TOTAL AREA
440 SF | 41 M2





HABITATGROUP BI GROUP USA KOBI KARP ARCHITECTS

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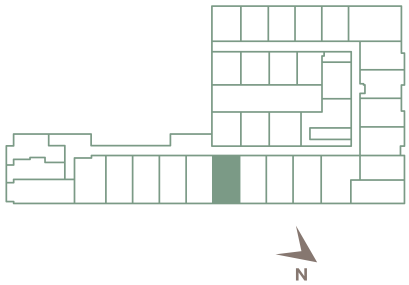
PARKSIDE
RESIDENCES AT BRICKELL

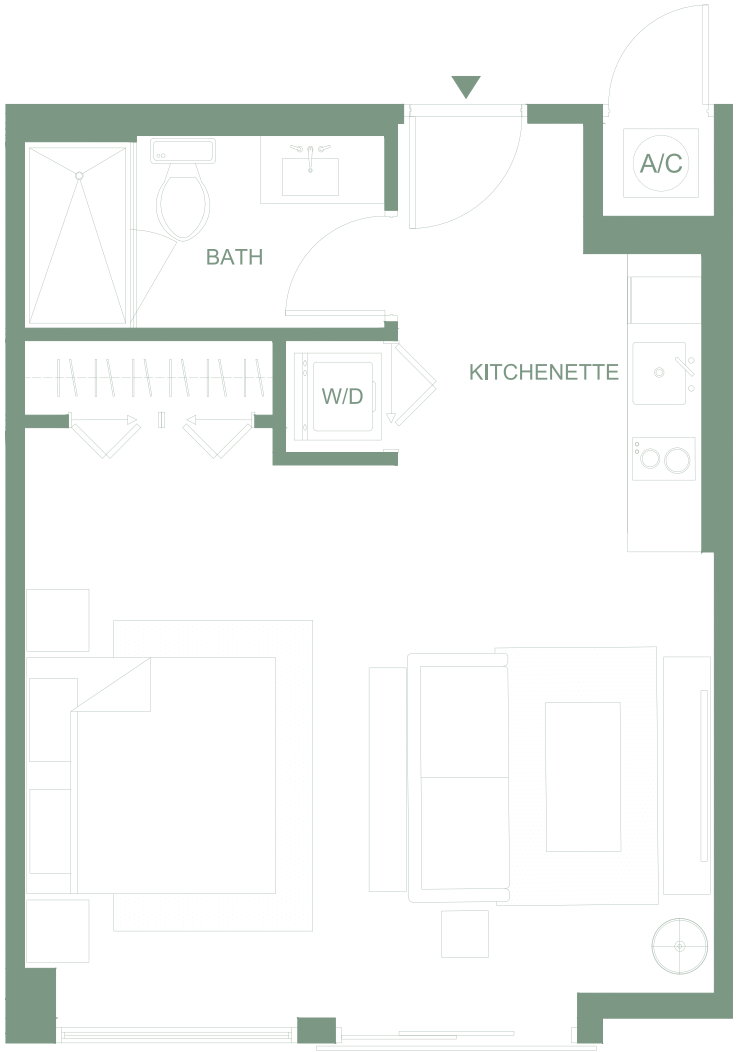
Line 09
Level 3-6

Studio

TOTAL AREA

440 SF | 41 M2





HABITATGROUP BI GROUP USA KOBI KARP ARCHITECTS

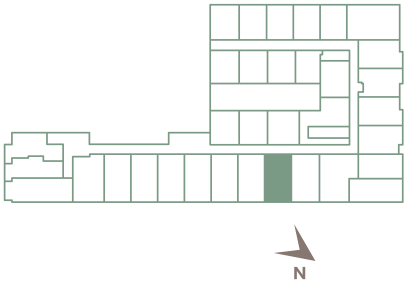
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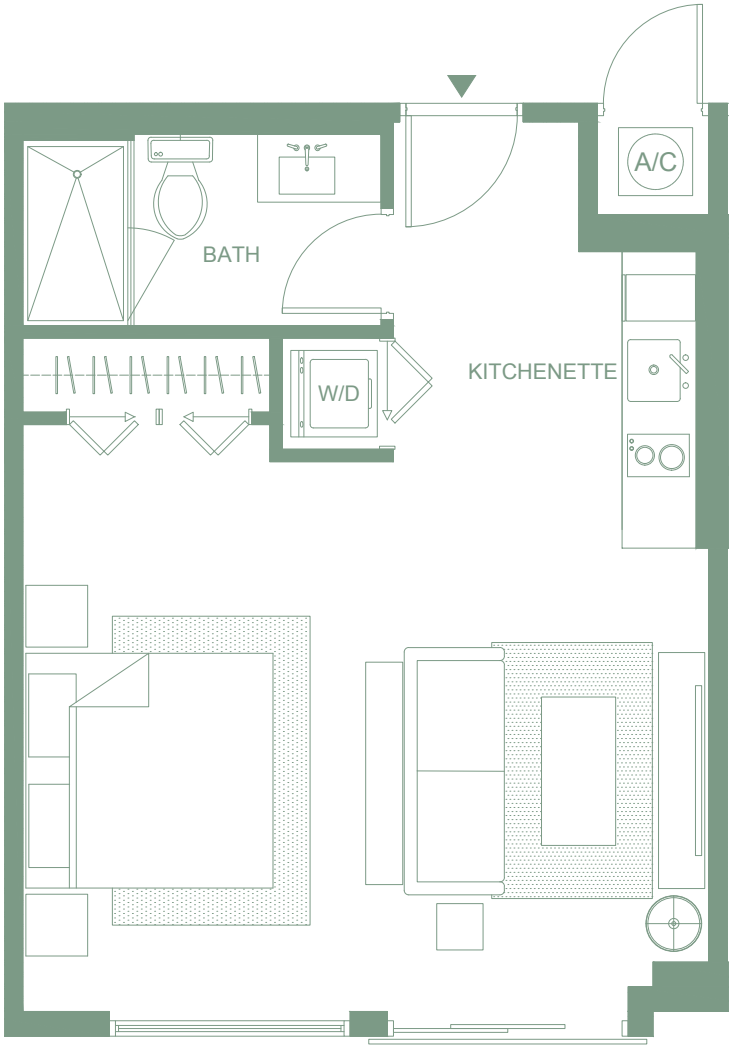
PARKSIDE
RESIDENCES AT BRICKELL

Line 11
Level 3-6

Studio

TOTAL AREA
440 SF | 41 M2





HABITATGROUP BI GROUP USA KOBI KARP ARCHITECTS

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PARKSIDE
RESIDENCES AT BRICKELL

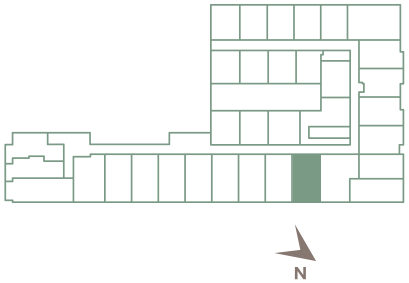
Line 12
Level 3-6

Studio

INTERIOR
476 SF | 44 M2

BALCONY
47 SF | 4 M2

TOTAL AREA
523 SF | 48 M2





HABITATGROUP BI GROUP USA KOBI KARP ARCHITECTS

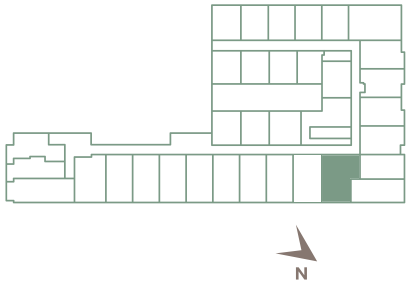
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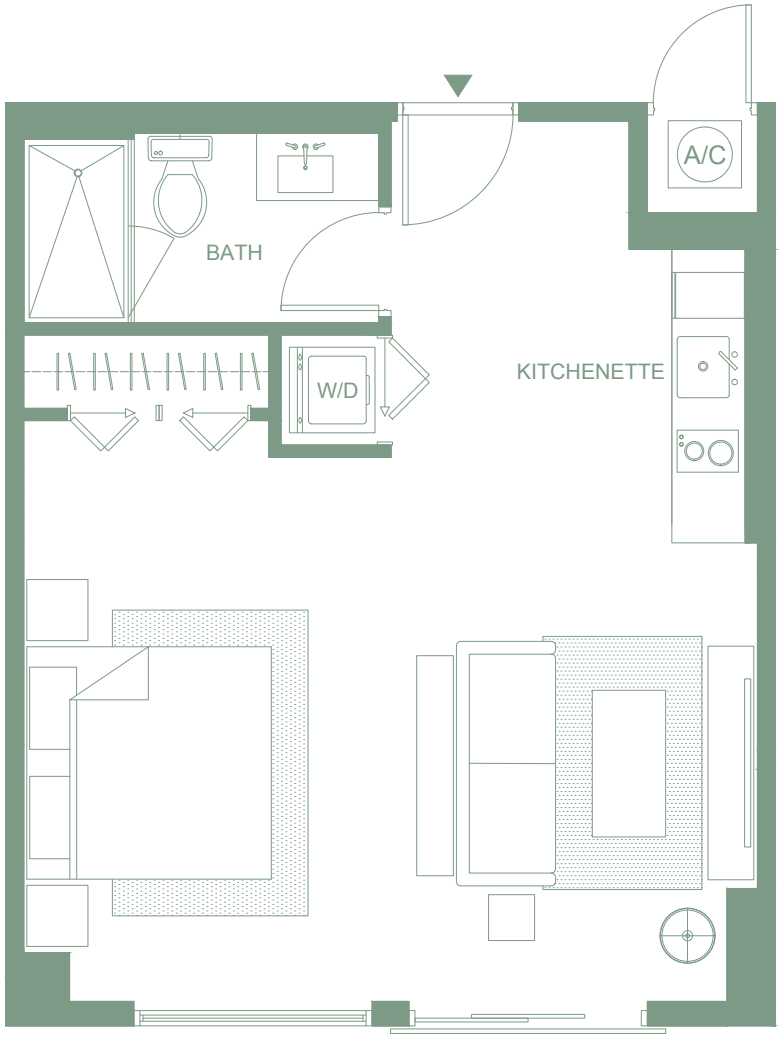
PARKSIDE
RESIDENCES AT BRICKELL

Line 13
Level 3-6

Studio

TOTAL AREA
476 SF | 44 M2





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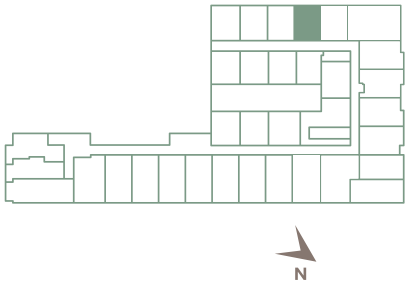
PARKSIDE
RESIDENCES AT BRICKELL

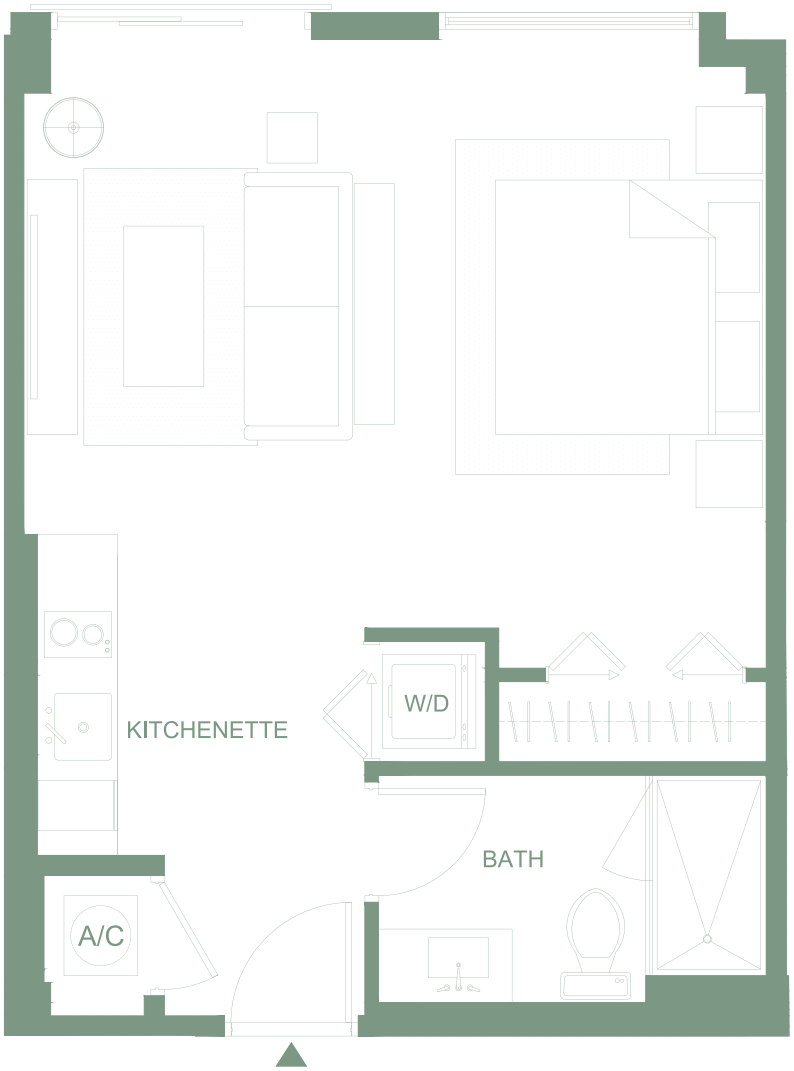
Line 22
Level 2-6

Studio

TOTAL AREA

446 SF | 41 M2





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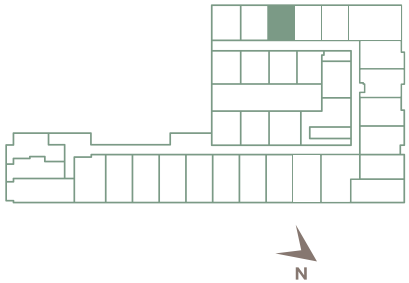
PARKSIDE
RESIDENCES AT BRICKELL

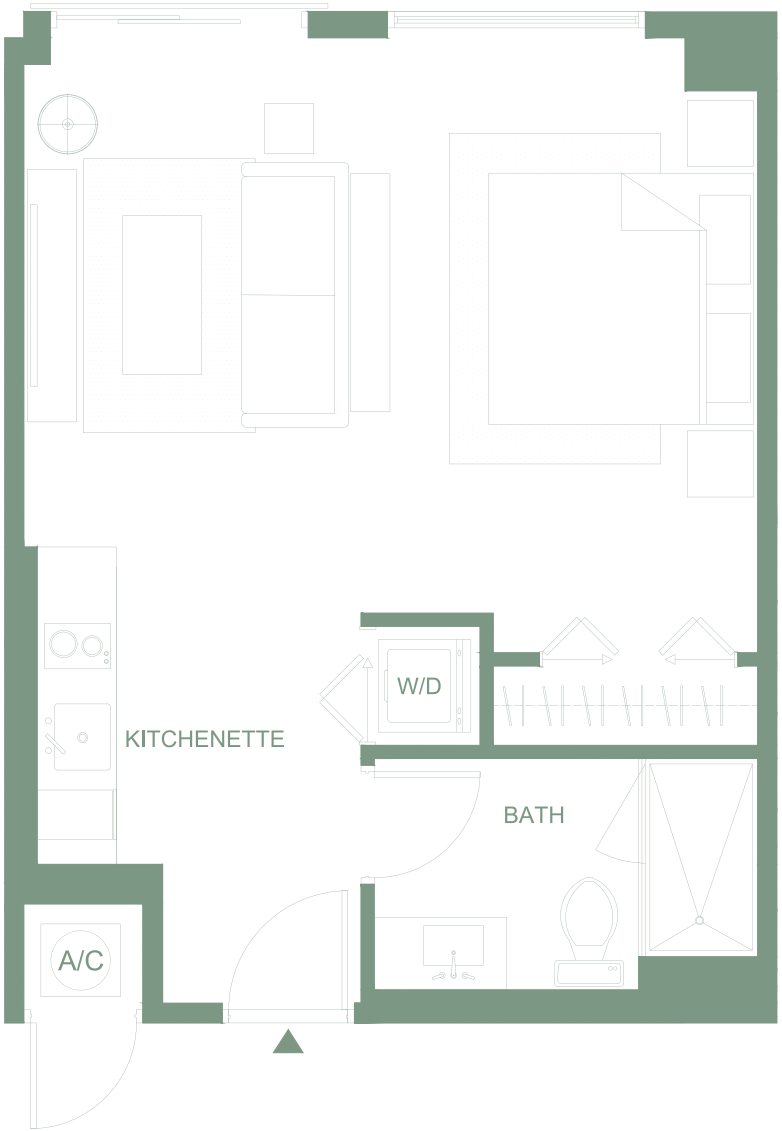
Line 23
Level 2-6

Studio

TOTAL AREA

446 SF | 41 M2





HABITATGROUP BI GROUP USA KOBI KARP ARCHITECTS

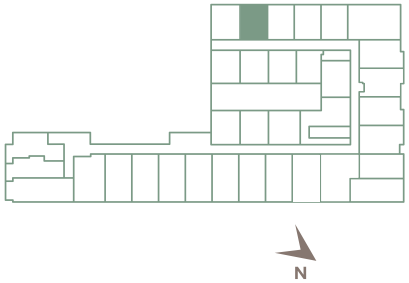
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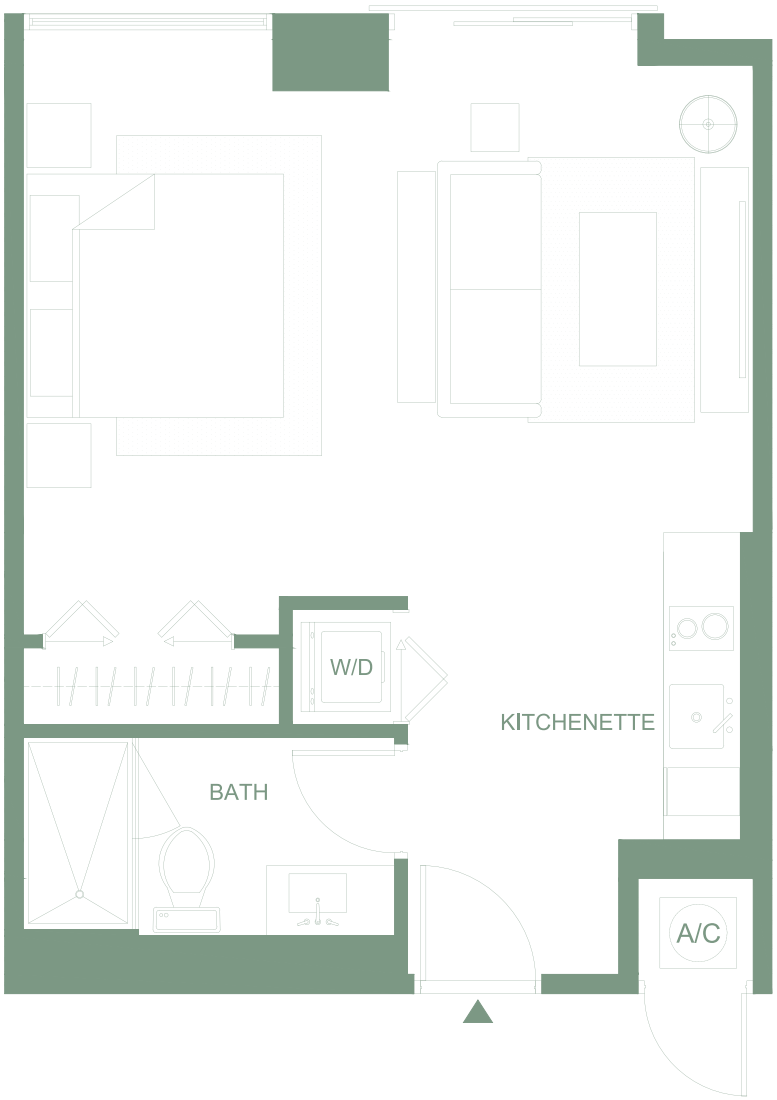
PARKSIDE
RESIDENCES AT BRICKELL

Line 24
Level 2-6

Studio

TOTAL AREA
454 SF | 42 M2





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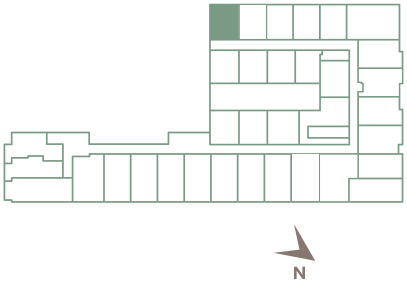
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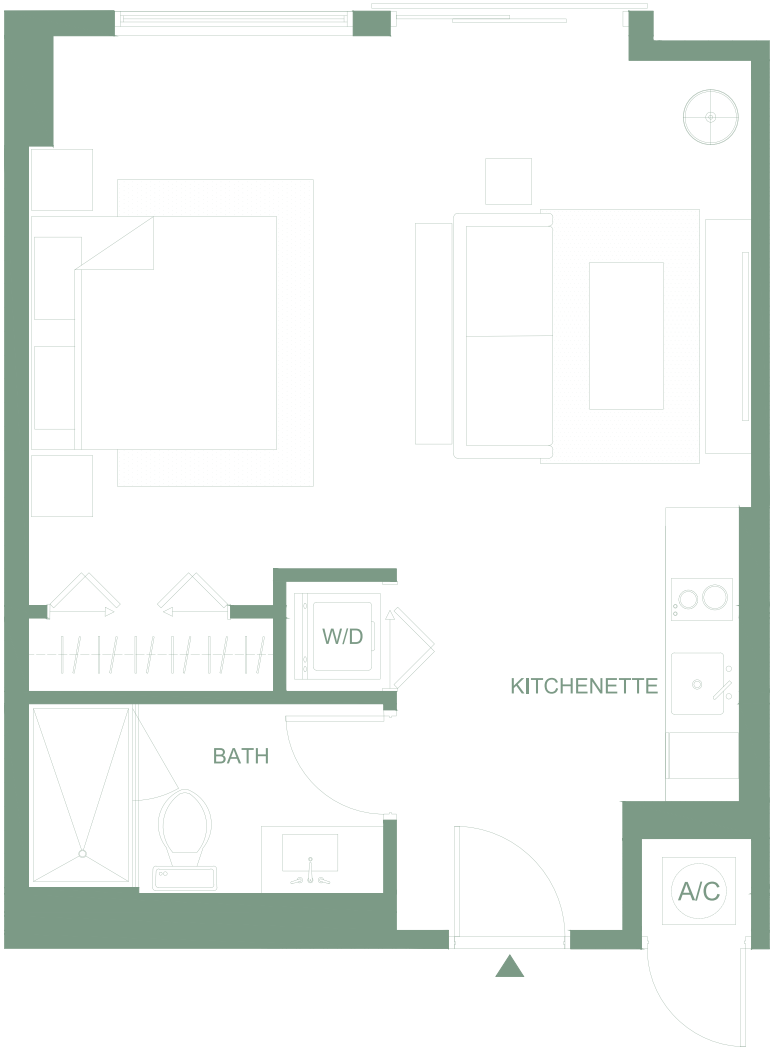
PARKSIDE
RESIDENCES AT BRICKELL

Line 25
Level 2-6

Studio

TOTAL AREA
471 SF | 44 M2





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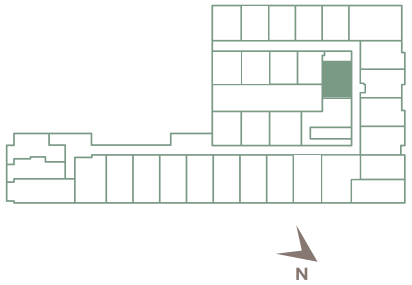
PARKSIDE
RESIDENCES AT BRICKELL

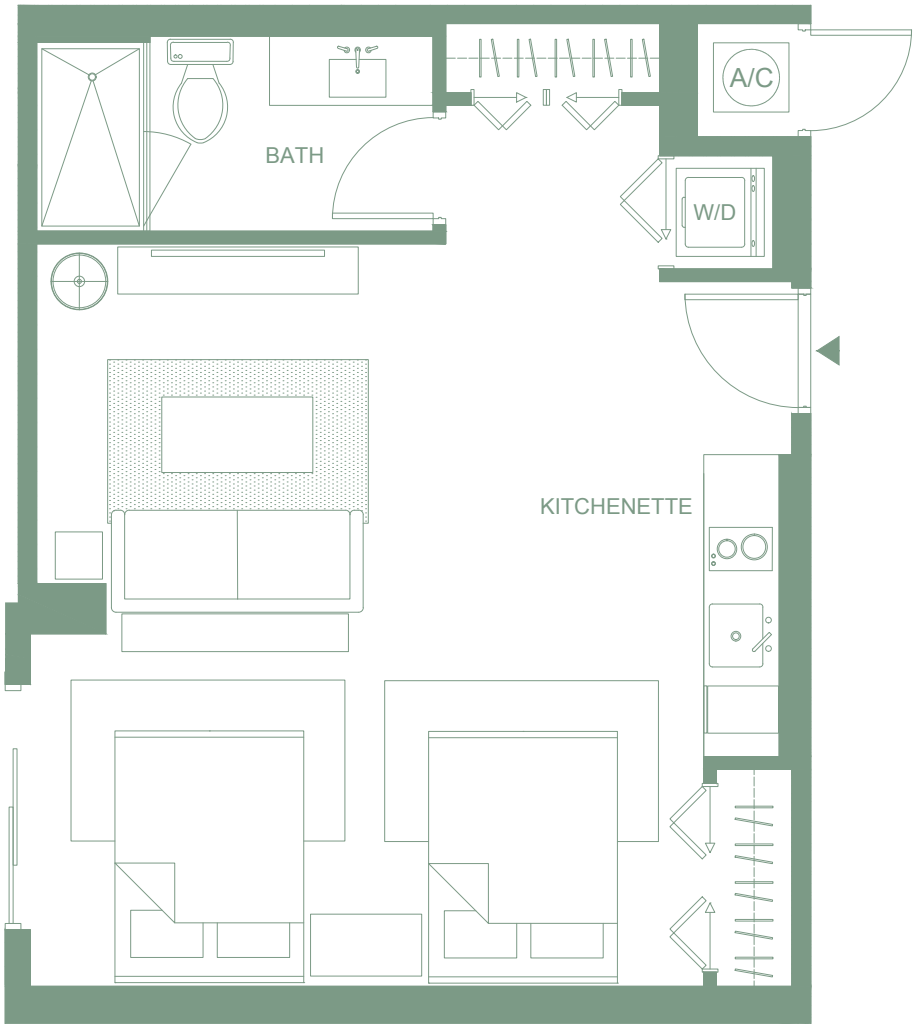
Line 30
Level 2-6

Studio

TOTAL AREA

509 SF | 47 M2





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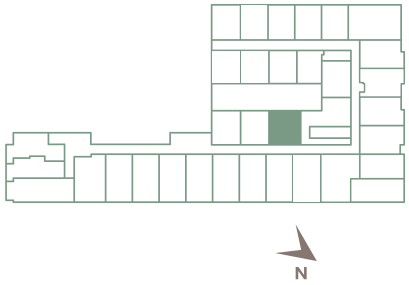
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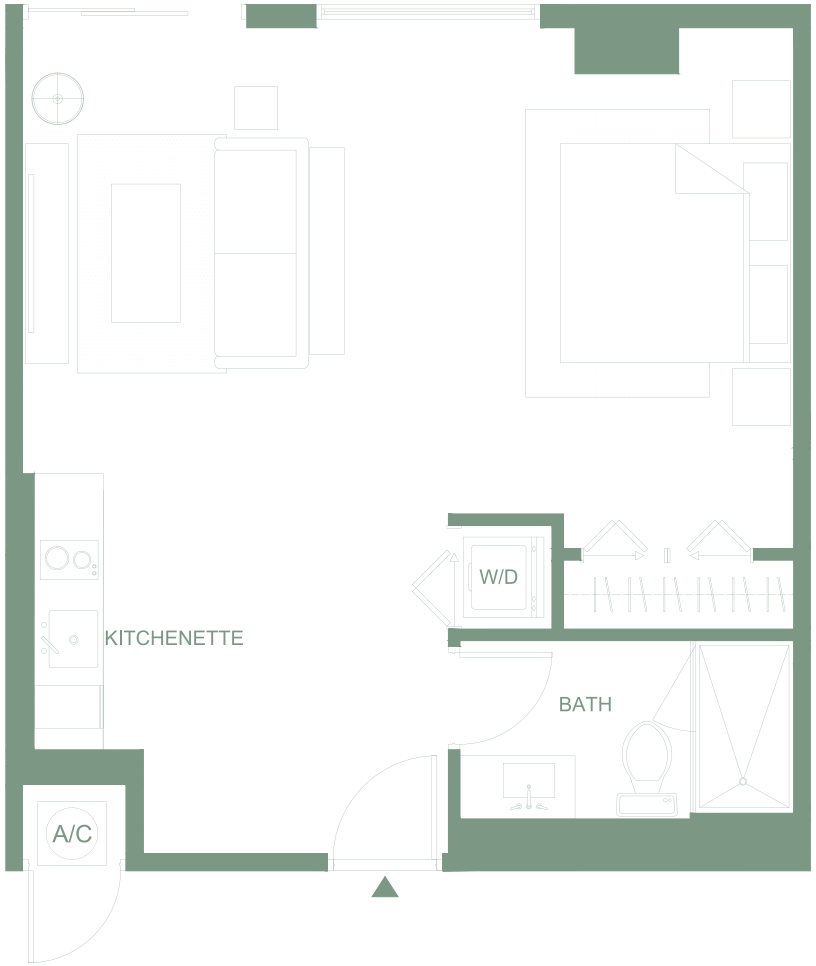
PARKSIDE
RESIDENCES AT BRICKELL

Line 31
Level 2-6

Studio

TOTAL AREA
528 SF | 49 M2





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PARK
OWNER'S MODIFICATIONS

G-101	COVER PAGE
A-101	ARCHITECTURAL SITE PLAN
A-102	GROUND FLOOR PLAN
A-103	LEVEL 2 FLOOR PLAN
A-104	LEVELS 3-6 FLOOR PLAN
A-105	LEVEL 7 FLOOR PLAN
A-106	LEVEL 8 FLOOR PLAN

PROJECT ADDRESS	1741 SW 2ND AVE, MIAMI, FL 33129	
ZONING	TG–8 OPEN	
LOT SIZE	30,042	
LOT COVERAGE ALLOWED	80% (24,033)	
LOT COVERAGE REQUESTED	26,011 (86%)	
FLR	5 WITH 25% ADDITIONAL PUBLIC BENEFIT	
FAR ALLOWED BY RIGHT	150,210	
25% BONUS DENSITY	37,553	
TOTAL ALLOWED	187,763	
PROPOSED	173,694	PER LETTER
PUBLIC BENEFIT REQUEST	23,484	
PROPOSED	172,996	
PUBLIC BENEFIT REQUEST	22,786	PER PLANS
DENSITY ALLOWED	103	
DWELLING UNITS ALLOWED	206	

PROJECT SUMMARY

STRUCTURAL SLABS	FLOOR LEVEL	PARKING	SHELL AREA (BUILDABLE AREA)	FLOOR AREA (ZONING)	SELLABLE AREAS UNITS (NET)	NUMBER OF UNITS	SELLABLE AREAS COMMERCIAL (NET SQ.FT)	TOTAL SELLABLE AREA (NET SQ.FT)
1	GROUND LEVEL	84	25,214	24,298	NA	NA	335	335
2	2nd LEVEL	NA	24,087	20,548	15,197	32	918	16,115
3	3rd LEVEL	NA	22,267	20,548	15,629	33	455	16,084
4	4th LEVEL	NA	22,267	20,548	15,629	33	455	16,084
5	5th LEVEL	NA	22,267	20,548	15,629	33	455	16,084
6	6th LEVEL	NA	22,267	20,548	15,629	33	455	16,084
7	7th LEVEL	NA	22,267	20,548	15,175	18	141	15,316
8	8th LEVEL	NA	23,040	16,469	2,625	3	9,251	11,876
9	ROOF	–	20,230	218	–	–	–	–
	TOTAL	84	203,906	164,273	95,513	185	12,465	107,978

NOTE:
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THE AREAS ARE FOR DISCUSSION PURPOSES ONLY AND WILL BE REVIEWED AND ADJUSTED ONCE FINAL APPROVAL BY CITY OF MIAMI.

COMMENTS:

REVISIONS: △

NO. #	NAME	DATE
01	Owner's Modifications	07.18.24

PROJECT TITLE:

PARK
OWNER'S MODIFICATION

PROJECT DESCRIPTION:
164 LODGING UNITS + 20 CONDO HOTELS + COMMERCIAL

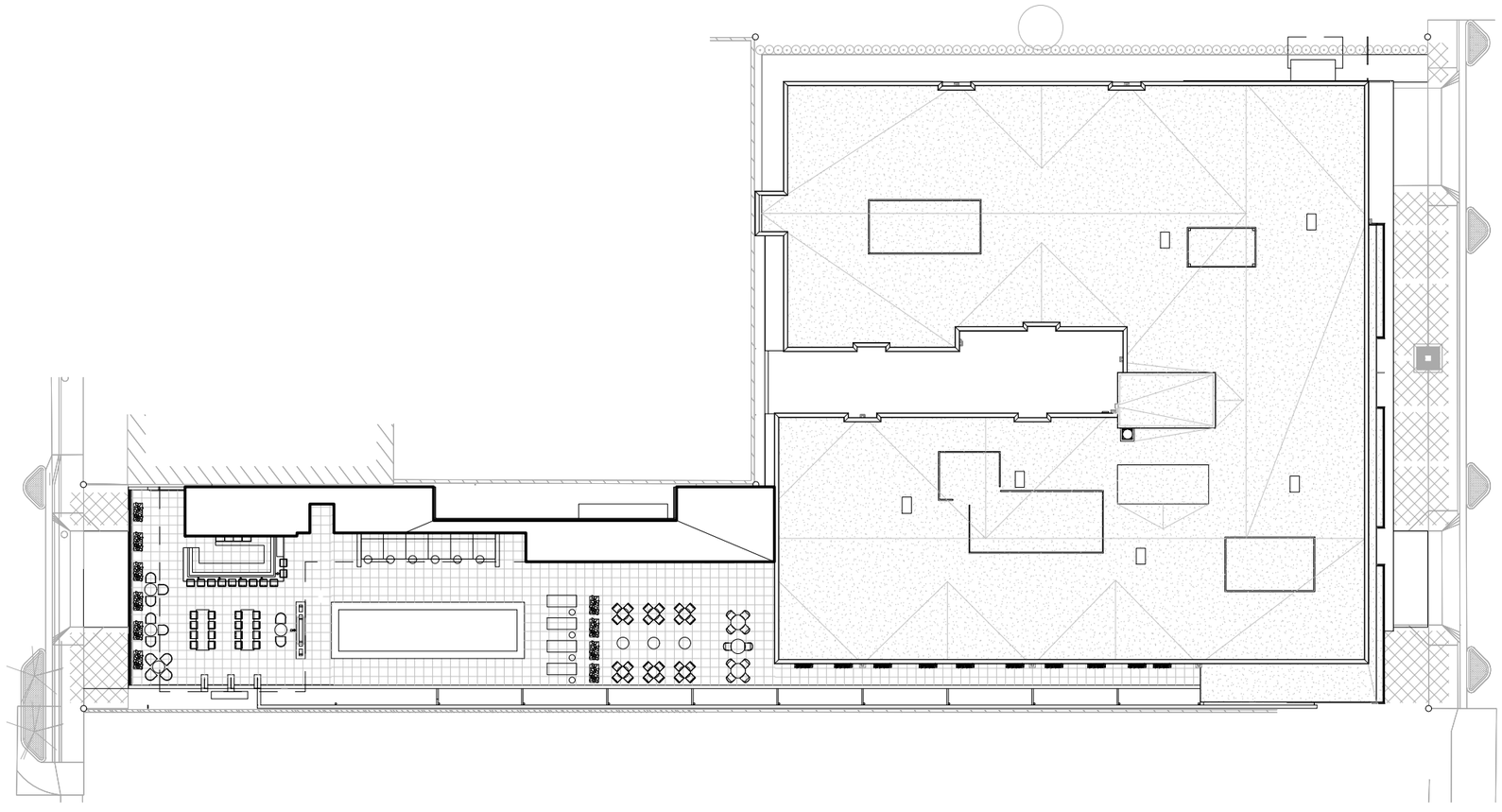
PROJECT ADDRESS:
1741 SW 2nd Ave Miami, Fl 33129

DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
COVER SHEET

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:
G- 101



1 SITE PLAN
1/32"=1'-0"

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OWNER'S MODIFICATION

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164 LODGING UNITS + 20 CONDO HOTELS + COMMERCIAL

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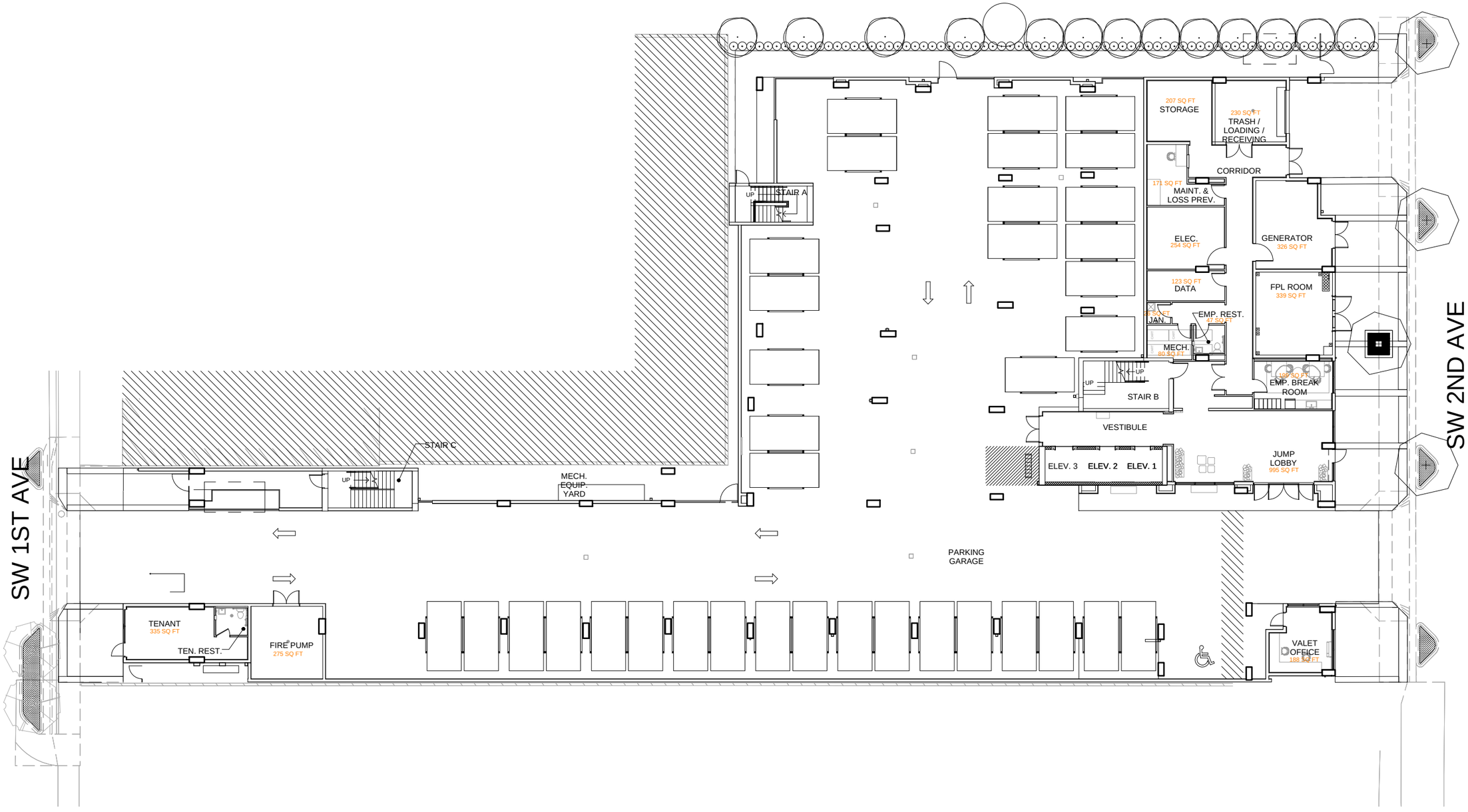
DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
SITE PLAN

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

PLOT DATE: 7/18/2024

SHEET NUMBER:
A-101



1 GROUND FLOOR PLAN
NOT TO SCALE

NOTE:
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COMMENTS:

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00		
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PARK
OWNER'S MODIFICATION

PROJECT DESCRIPTION:
164 LODGING UNITS + 20 CONDO HOTELS + COMMERCIAL

PROJECT ADDRESS:
1741 SW 2nd Ave Miami, Fl 33129

DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
GROUND FLOOR PLAN

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:
A-102

SW 1ST AVE



1 LEVEL 2 FLOOR PLAN
NOT TO SCALE

SW 2ND AVE

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COMMENTS:

REVISIONS:

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00		
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PROJECT TITLE:

PARK
OWNER'S MODIFICATION

PROJECT DESCRIPTION:
164 LODGING UNITS + 20 CONDO HOTELS + COMMERCIAL

PROJECT ADDRESS:
1741 SW 2nd Ave Miami, Fl 33129

DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:
A-103



1 LEVEL 3-6 FLOOR PLAN
NOT TO SCALE

NOTE:
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COMMENTS:

REVISIONS:

NO. #	NAME	DATE
00		
01	Owner's Modifications	07.18.24

PROJECT TITLE:

PARK
OWNER'S MODIFICATION

PROJECT DESCRIPTION:
164 LODGING UNITS + 20 CONDO HOTELS + COMMERCIAL

PROJECT ADDRESS:
1741 SW 2nd Ave Miami, Fl 33129

DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
LEVEL 3-6 FLOOR PLAN

SCALE: NOT TO SCALE

PLOT DATE: 7/18/2024

SHEET NUMBER:
A-104



1 LEVEL 7 FLOOR PLAN
NOT TO SCALE

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COMMENTS:

REVISIONS:

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PROJECT TITLE:

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OWNER'S MODIFICATION

PROJECT DESCRIPTION:
164 LODGING UNITS + 20 CONDO HOTELS + COMMERCIAL

PROJECT ADDRESS:
1741 SW 2nd Ave Miami, Fl 33129

DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
LEVEL 7 FLOOR PLAN

SCALE: NOT TO SCALE

PLOT DATE: 7/18/2024

SHEET NUMBER:
A-105



1 LEVEL 8 FLOOR PLAN
NOT TO SCALE

NOTE:
THE INFORMATION ON THESE PLANS IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
THE AREAS ARE FOR DISCUSSION PURPOSES ONLY AND WILL BE REVIEWED AND ADJUSTED ONCE FINAL APPROVAL BY CITY OF MIAMI.

COMMENTS:

REVISIONS:

NO. #	NAME	DATE
00		
01	Owner's Modifications	07.18.24

PROJECT TITLE:

PARK
OWNER'S MODIFICATION

PROJECT DESCRIPTION:
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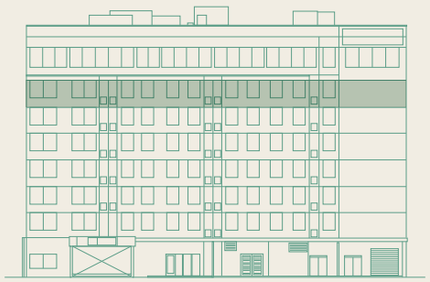
SHEET TITLE:
LEVEL 8 FLOOR PLAN

SCALE: NOT TO SCALE
PLOT DATE: 7/18/2024

SHEET NUMBER:
A-106

CONDO UNITS

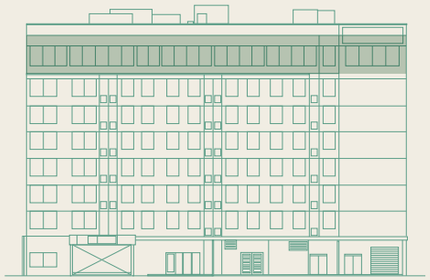
Level 7



NORTHWEST ELEVATION

CONDO UNITS & AMENITIES

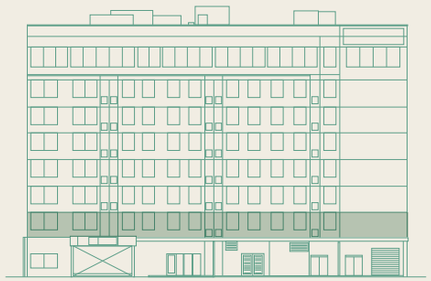
Level 8



NORTHWEST ELEVATION

LODGING UNITS

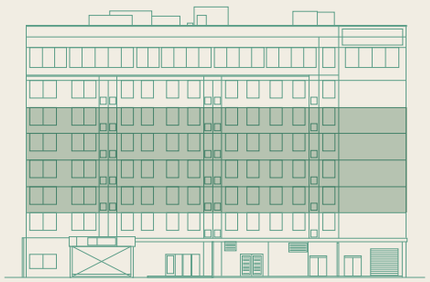
Level 2



NORTHWEST ELEVATION

LODGING UNITS

Level 3 to 6



NORTHWEST ELEVATION