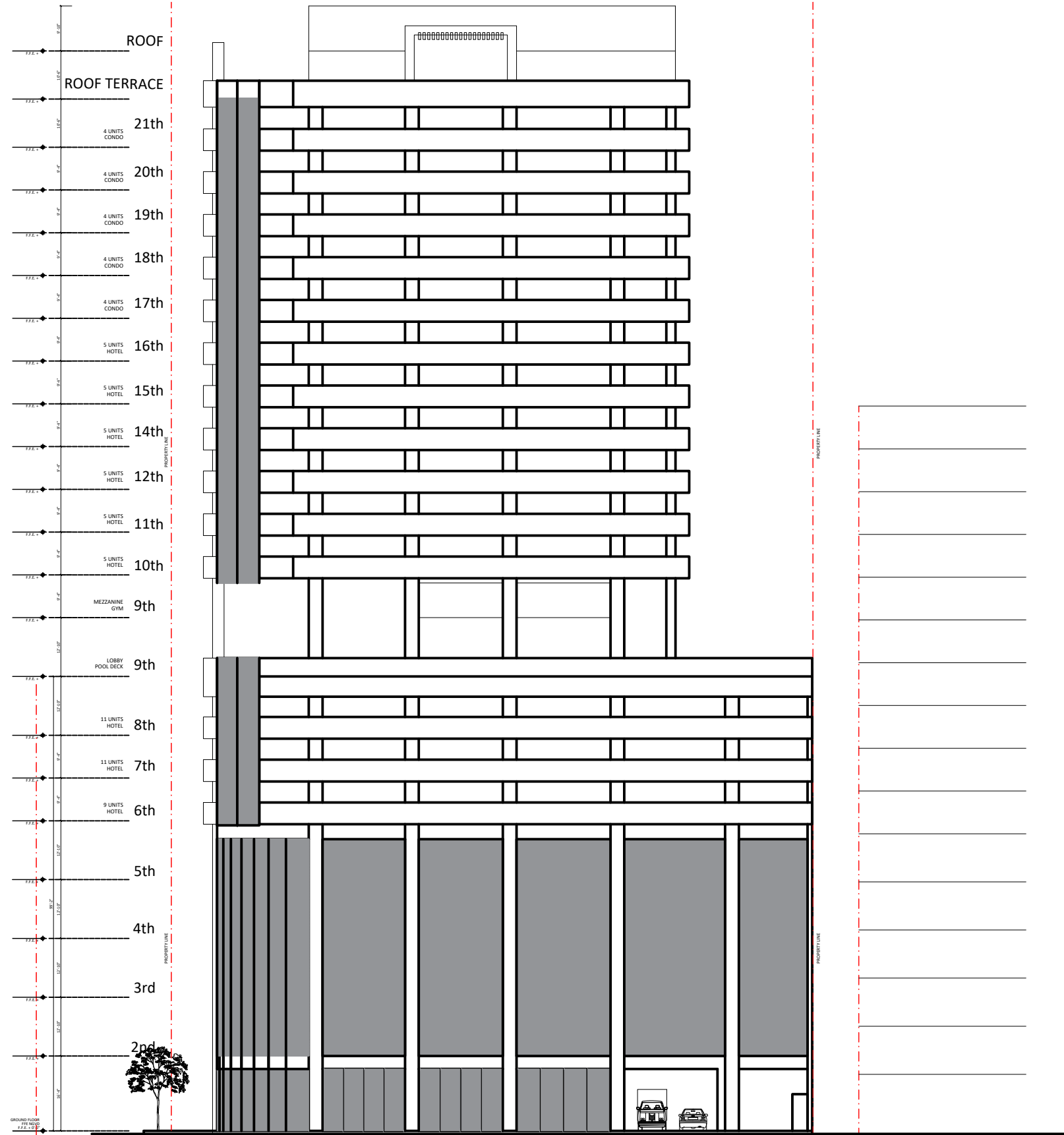
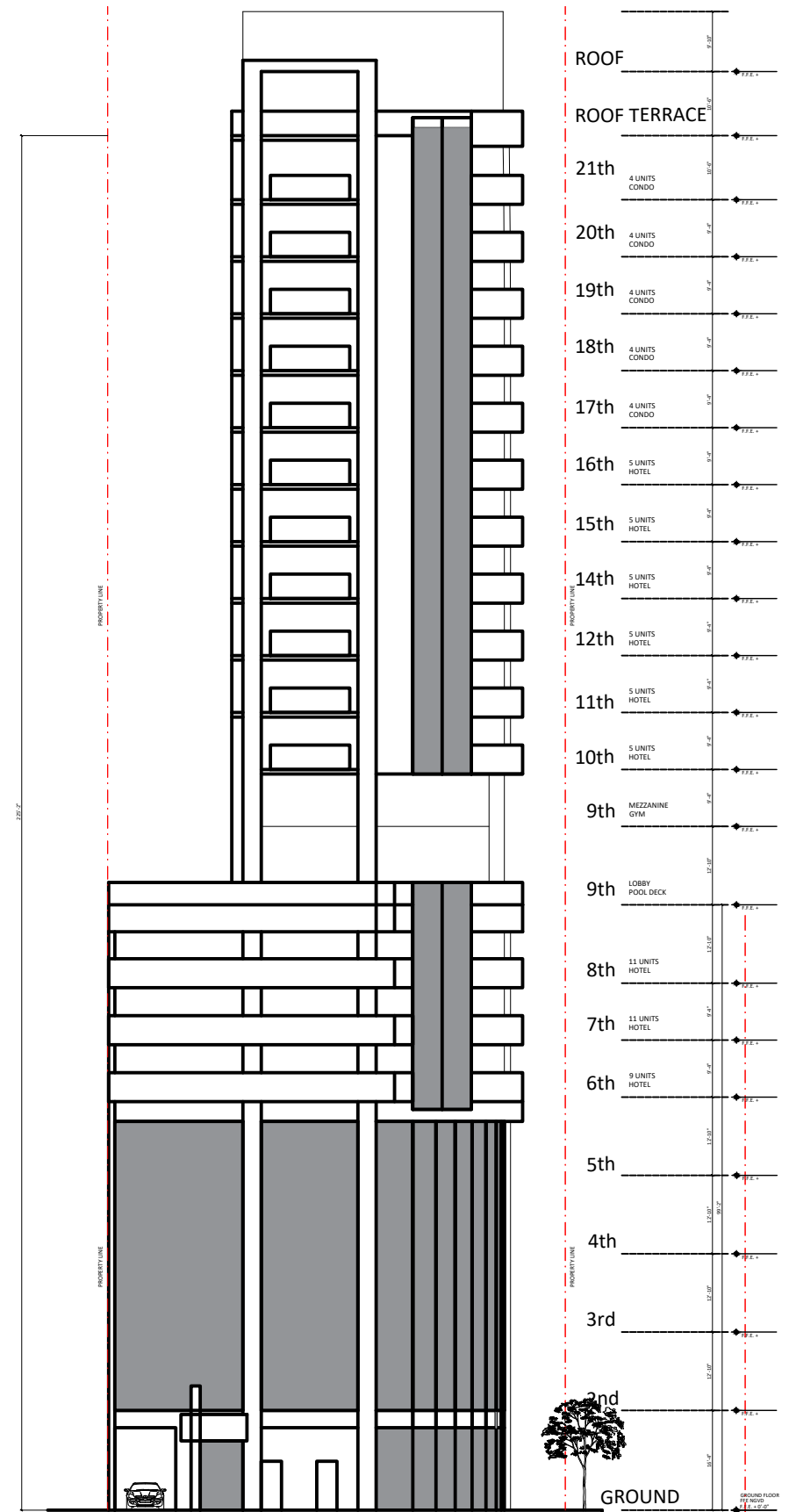


CORNER



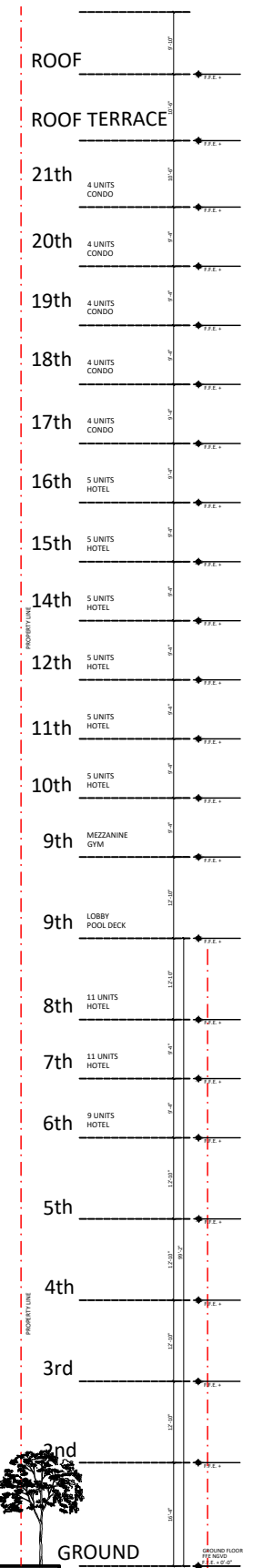
NORTH ELEVATION

SW 12th STREET



EAST ELEVATION

SW 2nd AVENUE



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REVISIONS

NO. #	NAME	DATE
01	Owner Comments	05.22.24
02	Owner Comments	05.30.24
03	Owner Comments	06.04.24

PROJECT TITLE:
Corner Schematic Design

PROJECT DESCRIPTION:
20 CONDO-HOTEL + 60 LODGING UNITS

PROJECT ADDRESS:
1200 SW 2nd Ave Miami, FL 33130

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

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: _____ PLOT DATE: 6-17-24

SHEET NUMBER: _____

SITE SUMMARY - CORNER

MILLUX CORNER (Millux Point)	
PROPERTY ADDRESS	1200 SW 2nd AVE
LOT AREA	10,500 S.F.
MIAMI 21 ZONING	T6-24A-OPEN
LOT DIMENSIONS	140' X 75'
80% LOT COVERAGE	8,400 S.F.
FLR+ 30% BONUS	10,500 S.F. X 7 = 73,500 S.F. * 30% = 95,550 S.F.
DENSITY (200 D.U. / ACRE)	48 DWELLING OR 96 LODGING UNITS

INDEX OF DRAWINGS

#	ARCHITECTURE
G-000	COVER SHEET
G-001	INDEX / PROJECT INFORMATION
A-001	GROUND LEVEL FLOOR PLAN
A-002	2ND LEVEL FLOOR PLAN
A-003	3RD LEVEL FLOOR PLAN
A-004	4TH LEVEL FLOOR PLAN
A-005	5TH LEVEL FLOOR PLAN
A-006	6TH LEVEL FLOOR PLAN
A-007	7TH LEVEL FLOOR PLAN
A-008	8TH LEVEL FLOOR PLAN
A-009	9TH LEVEL FLOOR PLAN - POOL DECK
A-010	9TH LEVEL MEZZANINE
A-011	TYPICAL FLOOR PLAN (10TH TO 16TH)
A-012	TYPICAL FLOOR PLAN (17TH TO 21TH)
A-013	ROOF FLOOR PLAN
A-014	UPPER ROOF FLOOR PLAN
A-015	BUILDING SECTION
A-016	VOLUMETRIC MODEL

	Parking Count			
1 for every 2 LU	Lodging Units	30		
1 for every 15 LU	Lodging Visitor	4		
1.5 for every unit	Condo Unit	30		
1 for every 10 Condos	Condo Visitor	10		Required
	Total	74	less 50%	37
Commercial Area	5,905			
1 for every 333 S.F.	18		less 50%	9
	Total			46

Note: 39 parking spaces are required for Lodging and Condo Units, leaving only 8 for commercial areas (+/- 2,664 S.F.)

CORNER

Structural Slabs	Floor Level	Parking Ct.	Shell Area (Buildable Area)	FLR Area (ZONING)	Sellable Unit Areas	Unit Count	Sellable Commercial Areas	Description
1	Ground	0	8,386	7,968	0	0	2,471	Valet, Commercial Area
2	2nd LVL	3	8,334	7,772	0	0	601	Valet, WC, Storage
3	3rd LVL	19	8,334	7,759	0	0	225	Storage
4	4th LVL	19	8,334	7,759	0	0	225	Storage
5	5th LVL	14	8,334	7,768	0	0	1,521	Hotel Housekeeping and Office
6	6th LVL	N/A	7,245	6,073	4,094	8	L 389	Hotel Service Housekeeping
7	7th LVL	N/A	7,913	6,899	5,596	11	L	
8	8th LVL	N/A	7,913	6,902	5,596	11	L	
9	9th LVL	N/A	8,040	2,255	0	0	1,844	Lobby Hotel/Condo, Hotel Office, Luggage Room, Storages
10	Mezzanine	N/A	1,567	1,677	0	0	923	Gym, Bathrooms
11	10	N/A	4,562	3,709	2,891	5	L	N/A
12	11	N/A	4,562	3,709	2,891	5	L	N/A
13	12	N/A	4,562	3,709	2,891	5	L	N/A
14	14	N/A	4,562	3,709	2,891	5	L	N/A
15	15	N/A	4,562	3,709	2,891	5	L	N/A
16	16	N/A	4,562	3,709	2,891	5	L	N/A
17	17	N/A	4,562	3,699	2,886	4	C	N/A
18	18	N/A	4,562	3,699	2,886	4	C	N/A
19	19	N/A	4,562	3,699	2,886	4	C	N/A
20	20	N/A	4,562	3,699	2,886	4	C	N/A
21	21	N/A	4,562	3,699	2,886	4	C	N/A
22	Roof Terrace	N/A	4,747	1,953	0	0	1,590	Roof Terrace, Restrooms, Bar /Dining, Kitchen
23	Upper Roof	N/A	2,574	141	0	0		
	Total	55	131,903	105,675	47,062	80	9,789	

vs 46 required for Ground Floor Commercial Area, 8th Floor Kitchen, Rooftop Bar

Note: Parking is not required for incidental uses (i.e. Housekeeping Areas, Administration Office, Storage areas, etc.)

Lodging Sellable:	32,632	Lodging Count	60
Condo Sellable:	14,430	Condo Count	20
	47,062		80

Commercial Primary Use:	5,905
Commercial Incidental Use:	3,884
	9,789

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DEVELOPER:
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175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

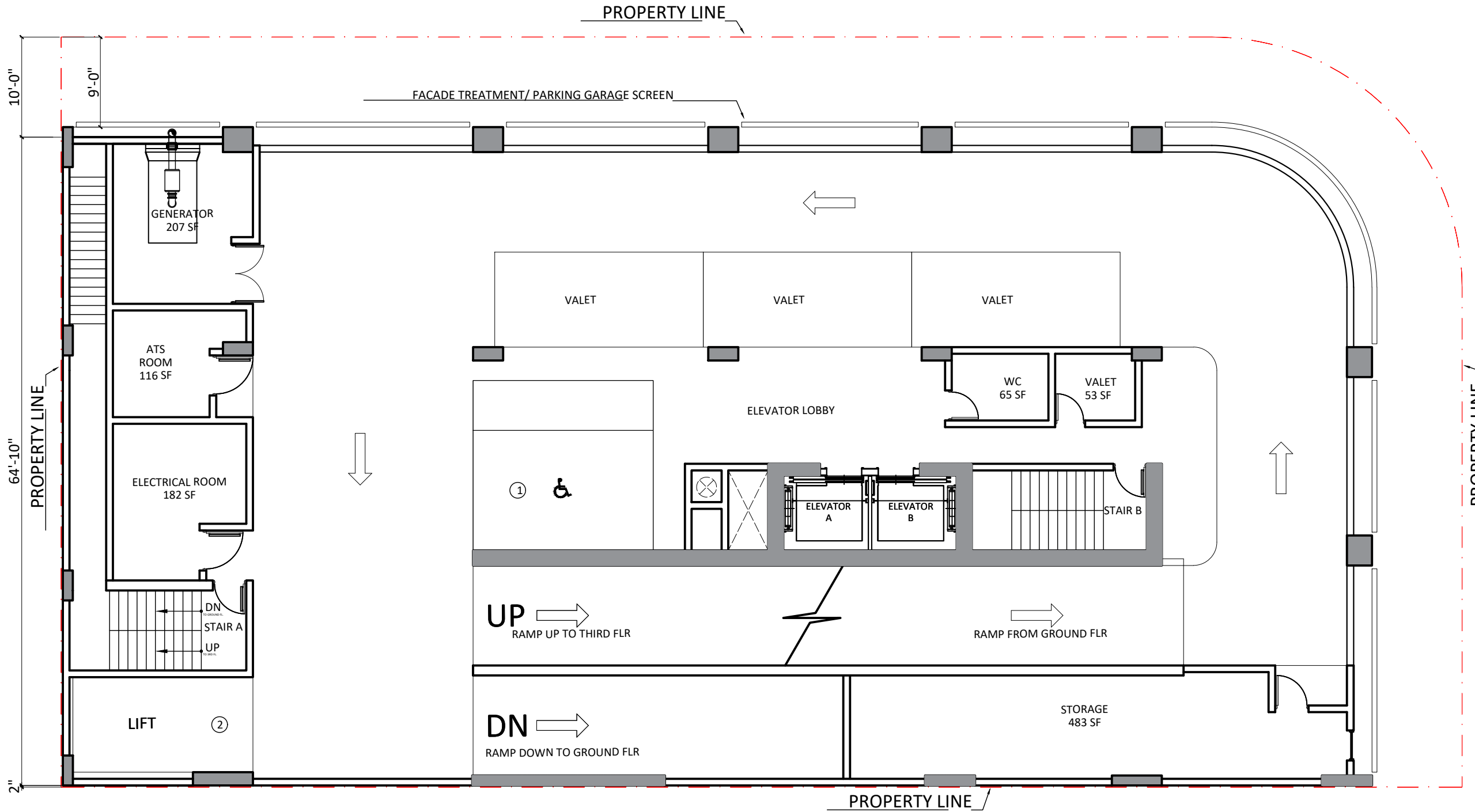
SHEET TITLE:
COVER SHEET

SCALE:
6-17.24

SHEET NUMBER:
G-001

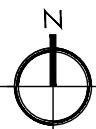
DATE ISSUED: 05/23/24

SW 12th STREET



2ND LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. + 16'-4"



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MIAMI, FL 33130

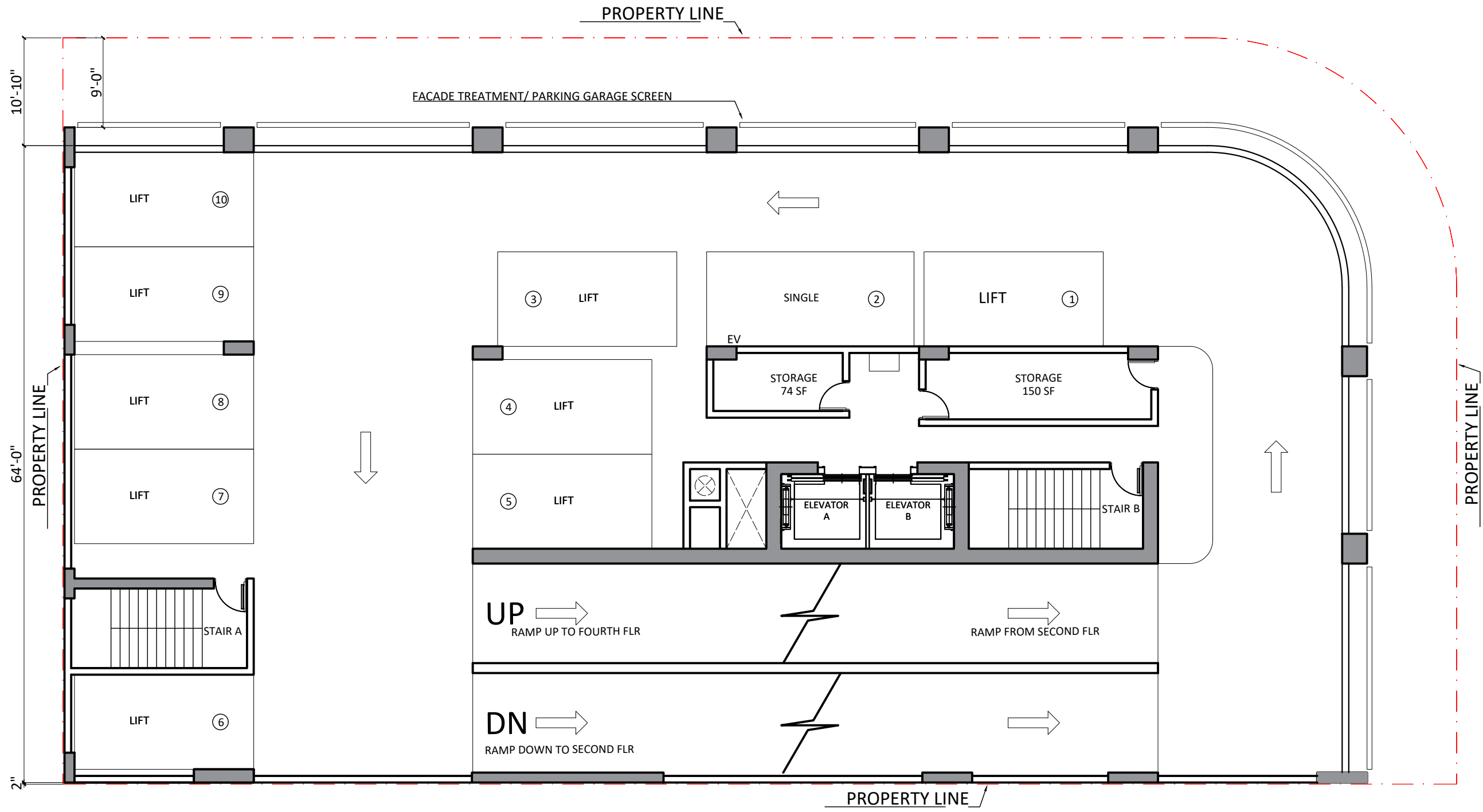
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2ND LEVEL FLOORPLAN

SCALE: _____ PLOT DATE: 6-17-24

SHEET NUMBER:

A-002

SW 12th STREET



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PROJECT ADDRESS:
 1200 SW 2nd Ave Miami, FL 33130

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

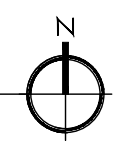
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3RD LEVEL FLOORPLAN

SCALE: 3/32" = 1'-0" F.F.E. +29'-2"

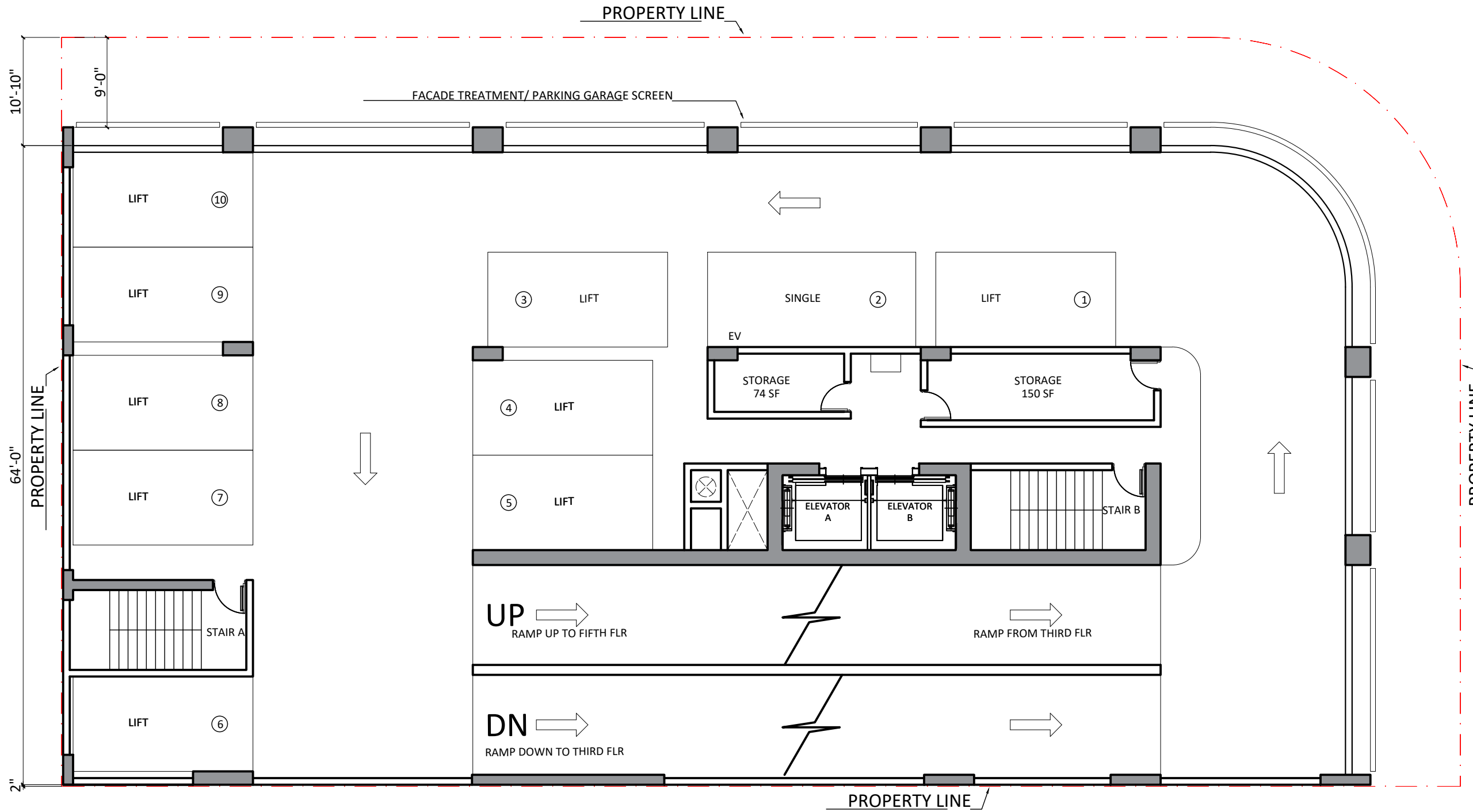
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SHEET NUMBER:
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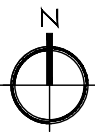
3RD LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0" F.F.E. +29'-2"



SW 12th STREET



4TH LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0" F.F.E. +42'-0"



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PROJECT TITLE:
Corner Schematic Design

PROJECT DESCRIPTION:
 20 CONDO-HOTEL + 60 LODGING UNITS

PROJECT ADDRESS:
 1200 SW 2nd Ave Miami, FL 33130

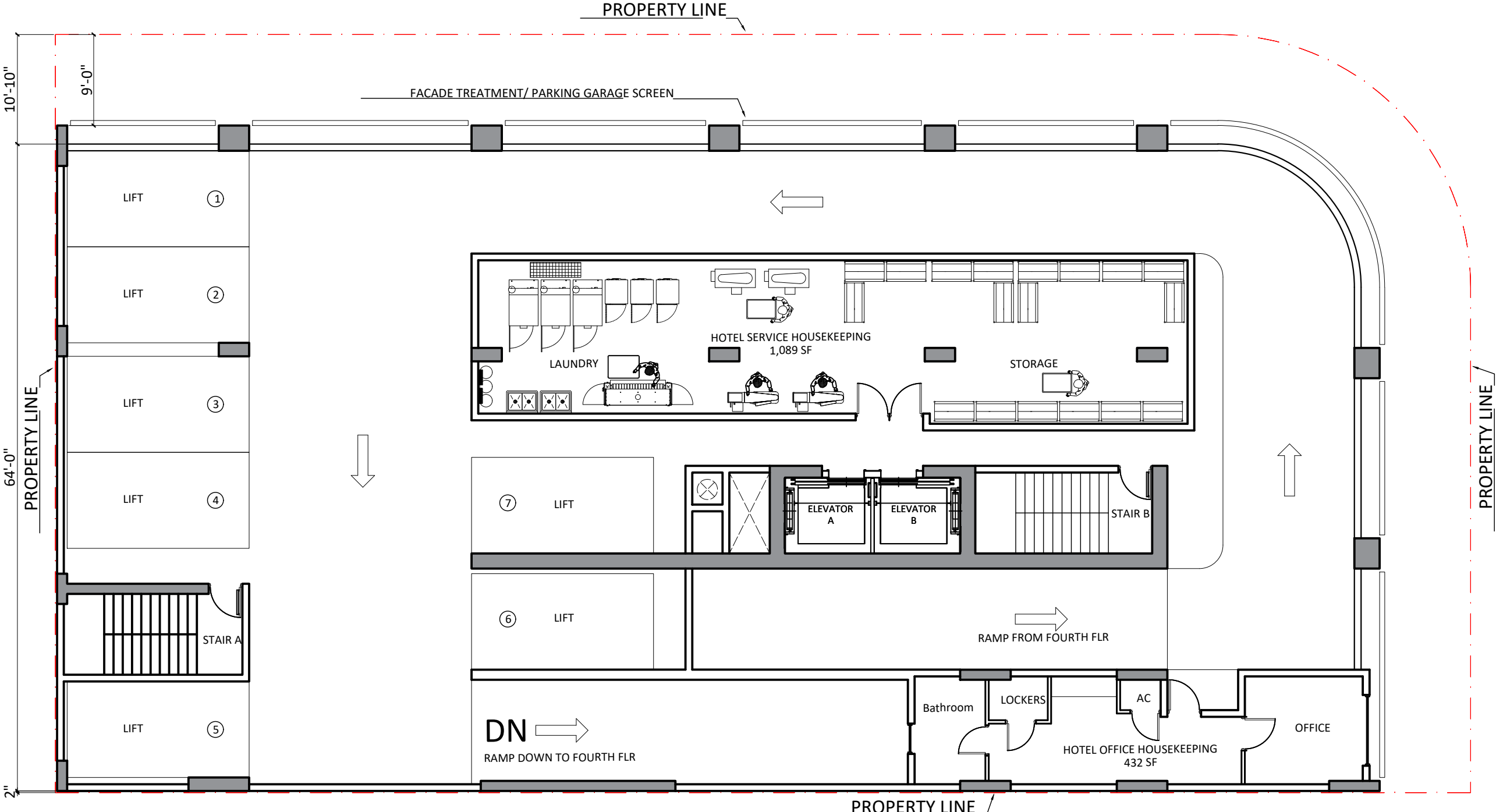
DEVELOPER:
 HABITAT DEVELOPMENT LLC,
 175 SW 7TH STREET, SUITE 2201
 MIAMI, FL 33130

SHEET TITLE:
4TH LEVEL FLOORPLAN

SCALE: _____ PLOT DATE: **6-17-24**

SHEET NUMBER:
A-004

SW 12th STREET



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 1200 SW 2nd Ave Miami, FL 33130

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

SHEET TITLE:
5TH LEVEL FLOORPLAN

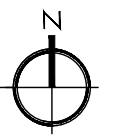
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PLT DATE:
 6-17-24

SHEET NUMBER:
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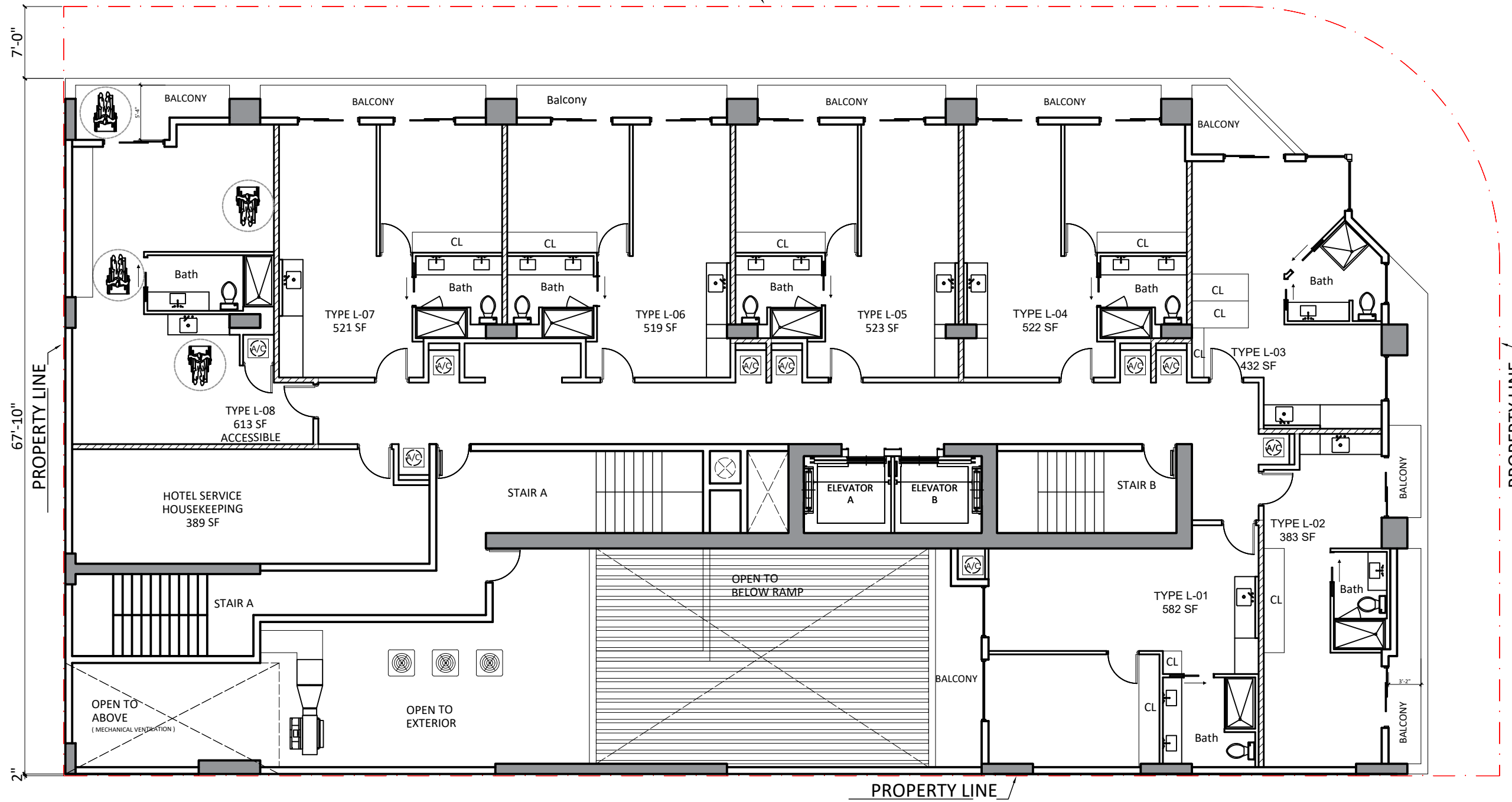
5TH LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. +54'-10"



SW 12th STREET

PROPERTY LINE



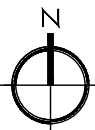
PROPERTY LINE

PROPERTY LINE

SW 2ND AVENUE

6TH LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. 67'-8"



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PROJECT ADDRESS:
1200 SW 2nd Ave Miami, FL 33130

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

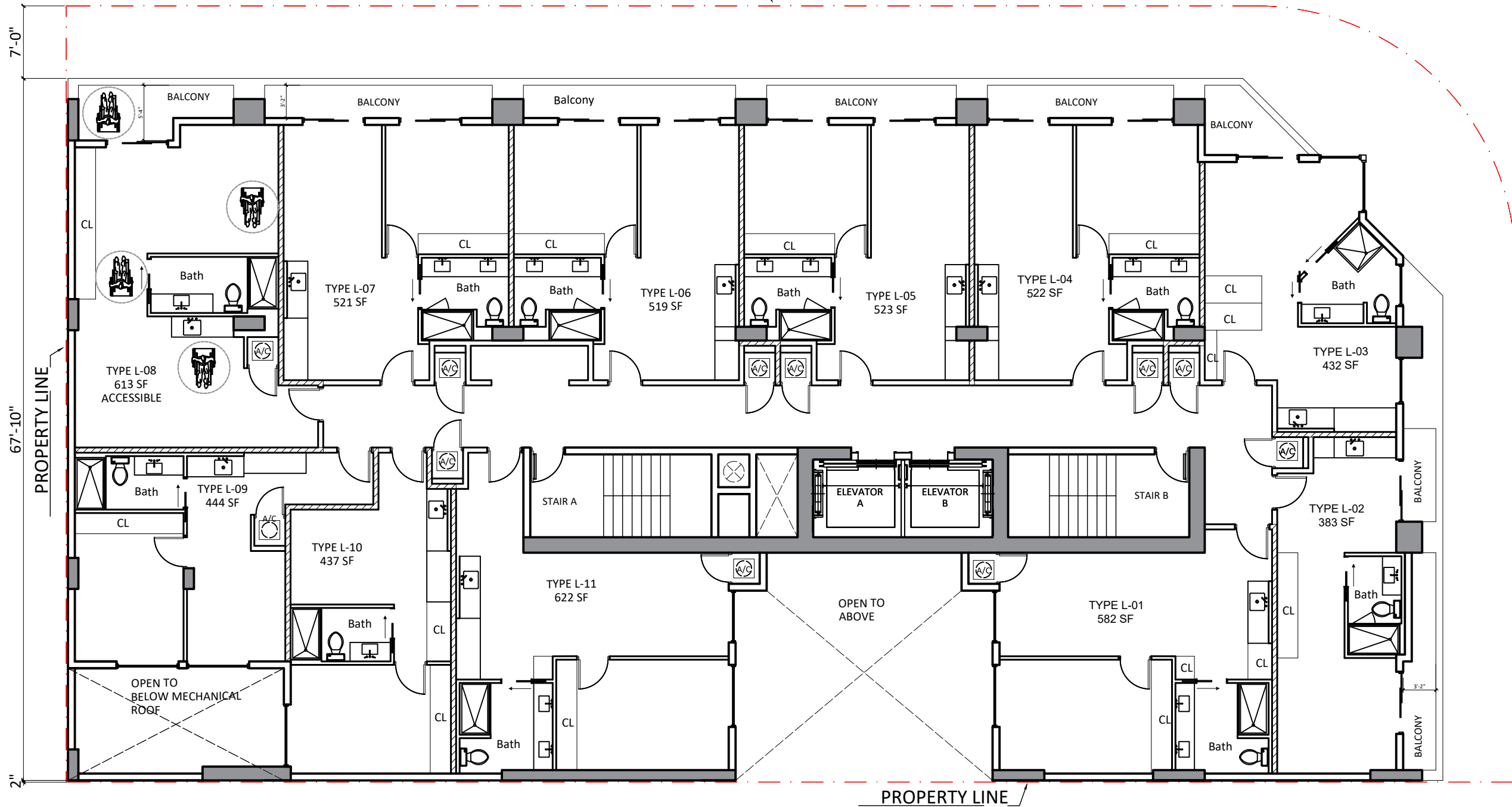
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6TH LEVEL FLOORPLAN

SCALE: _____ PLOT DATE: 6-17-24

SHEET NUMBER:
A-006

SW 12th STREET

PROPERTY LINE



PROPERTY LINE
SW 2ND AVENUE

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PROJECT ADDRESS:
1200 SW 2nd Ave Miami, FL 33130

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

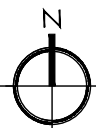
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SCALE:
6-17.24

SHEET NUMBER:
A-007

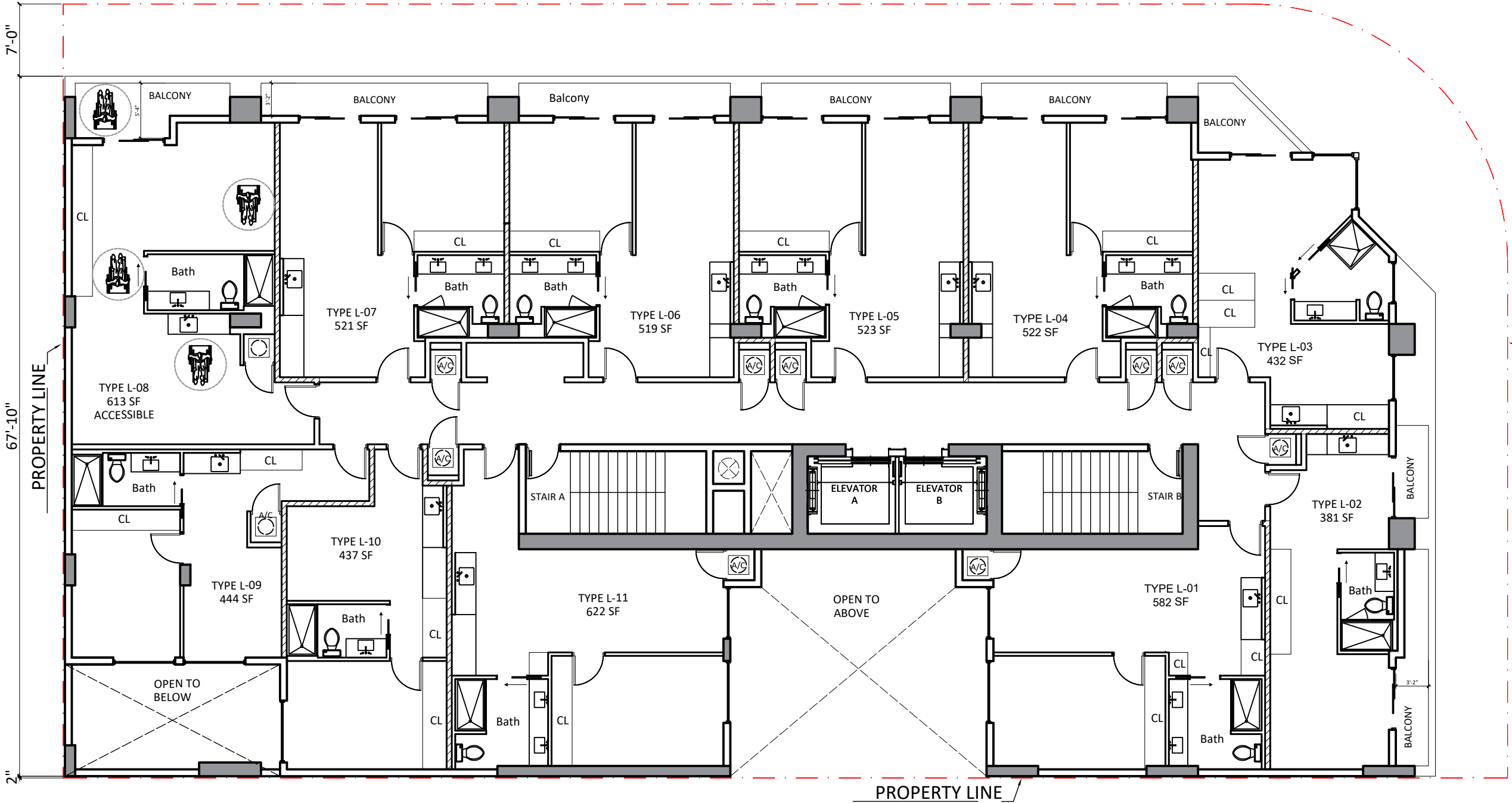
7TH LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. +77'-0"



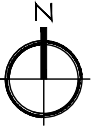
SW 12th STREET

PROPERTY LINE



PROPERTY LINE
SW 2ND AVENUE

8TH LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0" F.F.E. +86'-4"



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1200 SW 2nd Ave Miami, FL 33130

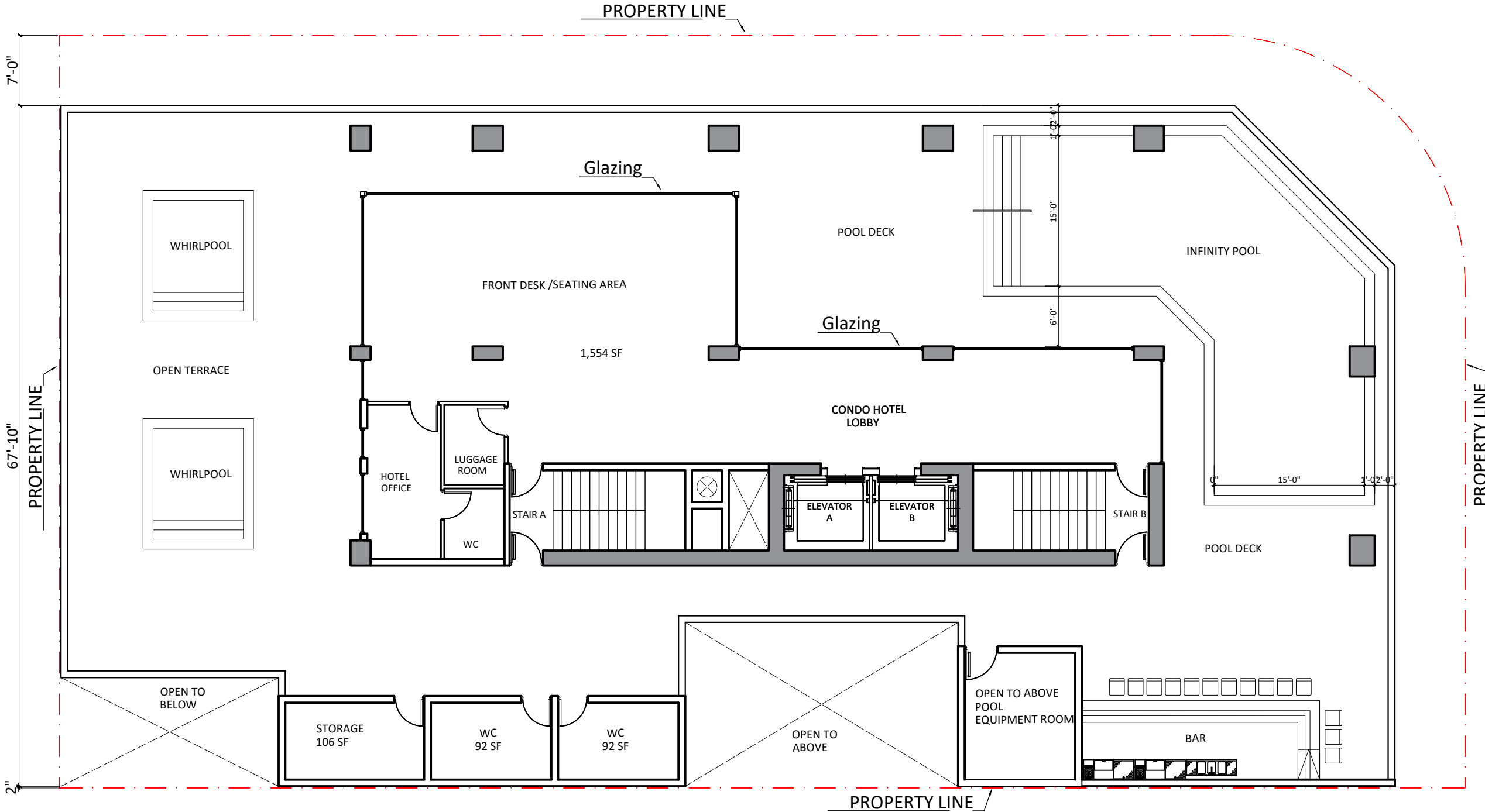
DEVELOPER:
HABITAT DEVELOPMENT LLC,
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
8TH LEVEL FLOORPLAN

SCALE: _____ PLOT DATE: 6-17-24

SHEET NUMBER:
A-008

SW 12th STREET



PROPERTY LINE
SW 2ND AVENUE

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1200 SW 2nd Ave Miami, FL 33130

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

SHEET TITLE:
9TH LEVEL FLOORPLAN

SCALE: 3/32" = 1'-0" F.F.E. +99'-2"

DATE: 6-17-24

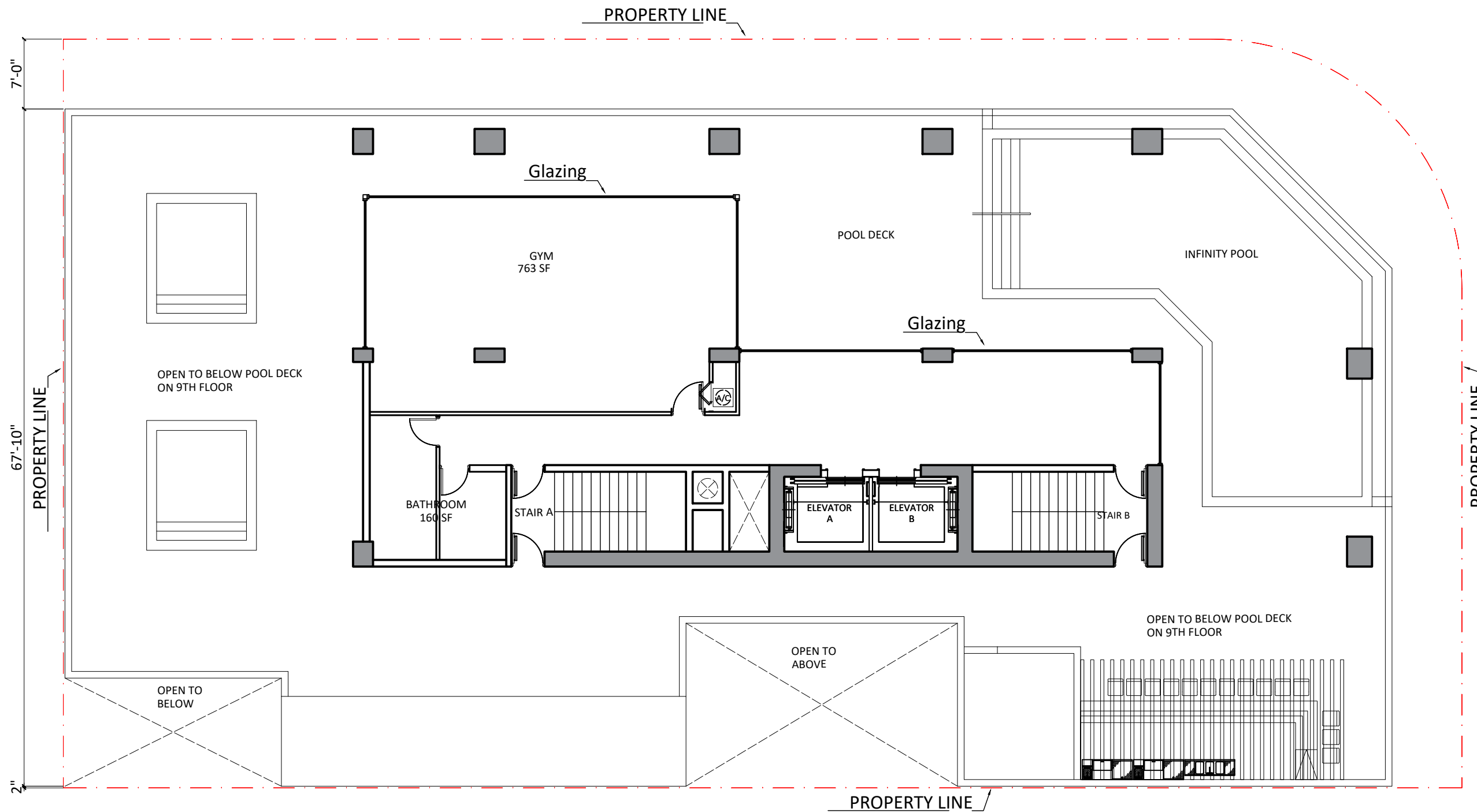
SHEET NUMBER:
A-009

9TH LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. +99'-2"



SW 12th STREET



PROPERTY LINE
SW 2ND AVENUE

9TH MEZZANINE LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. +112'-0"



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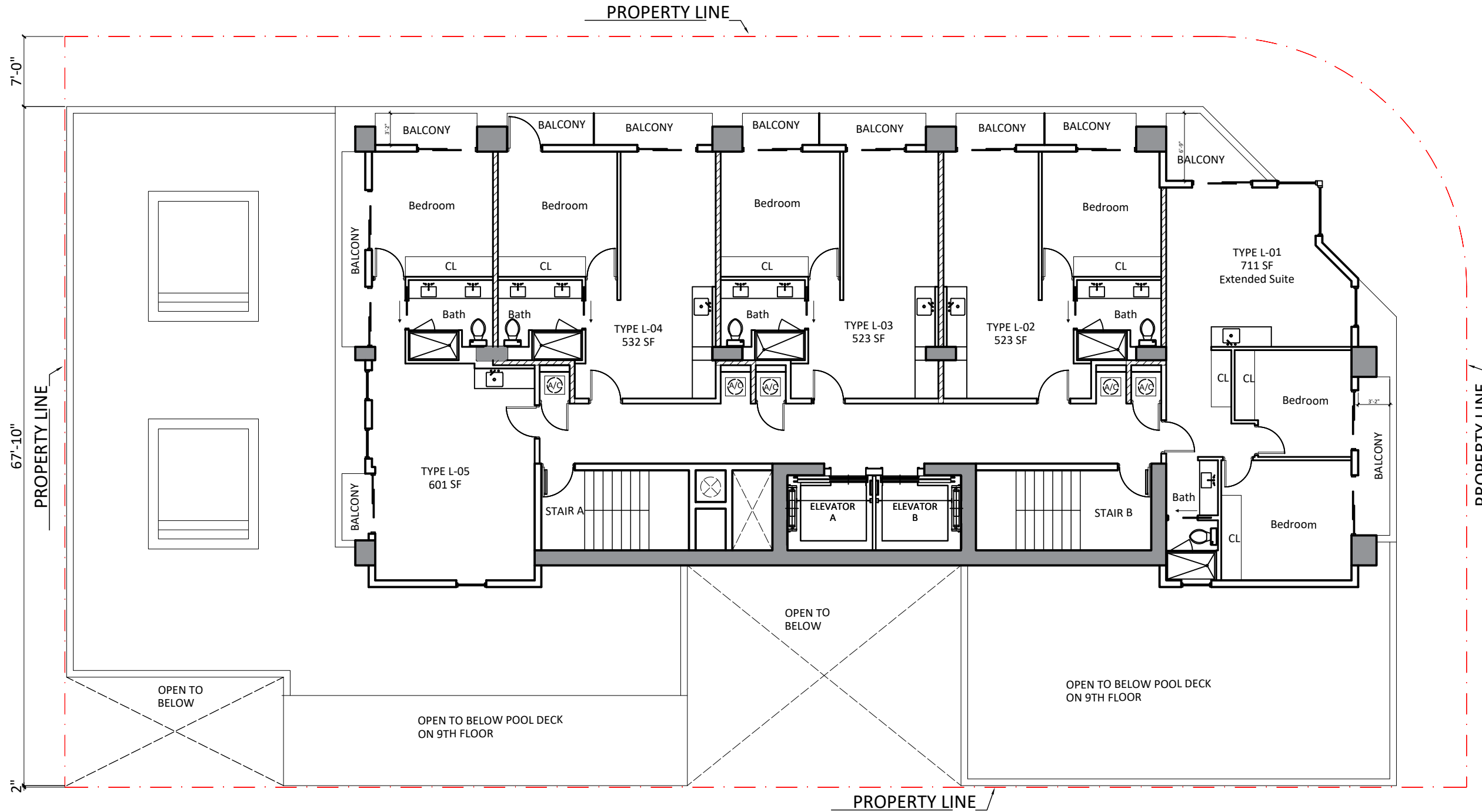
DEVELOPER:
HABITAT DEVELOPMENT LLC,
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
9TH LEVEL MEZZANINE

SCALE: _____ PLOT DATE:
6-17.24

SHEET NUMBER:
A-010

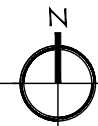
SW 12th STREET



TYPICAL FLOOR PLAN (10TH TO 16TH LEVELS)

SCALE: 3/32" = 1'-0" F.F.E. +121'-4" to 168'0"

NOTE: 13TH FLOOR OMITTED



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DEVELOPER:

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

SHEET TITLE: TYPICAL FLOORPLAN (10TO16)

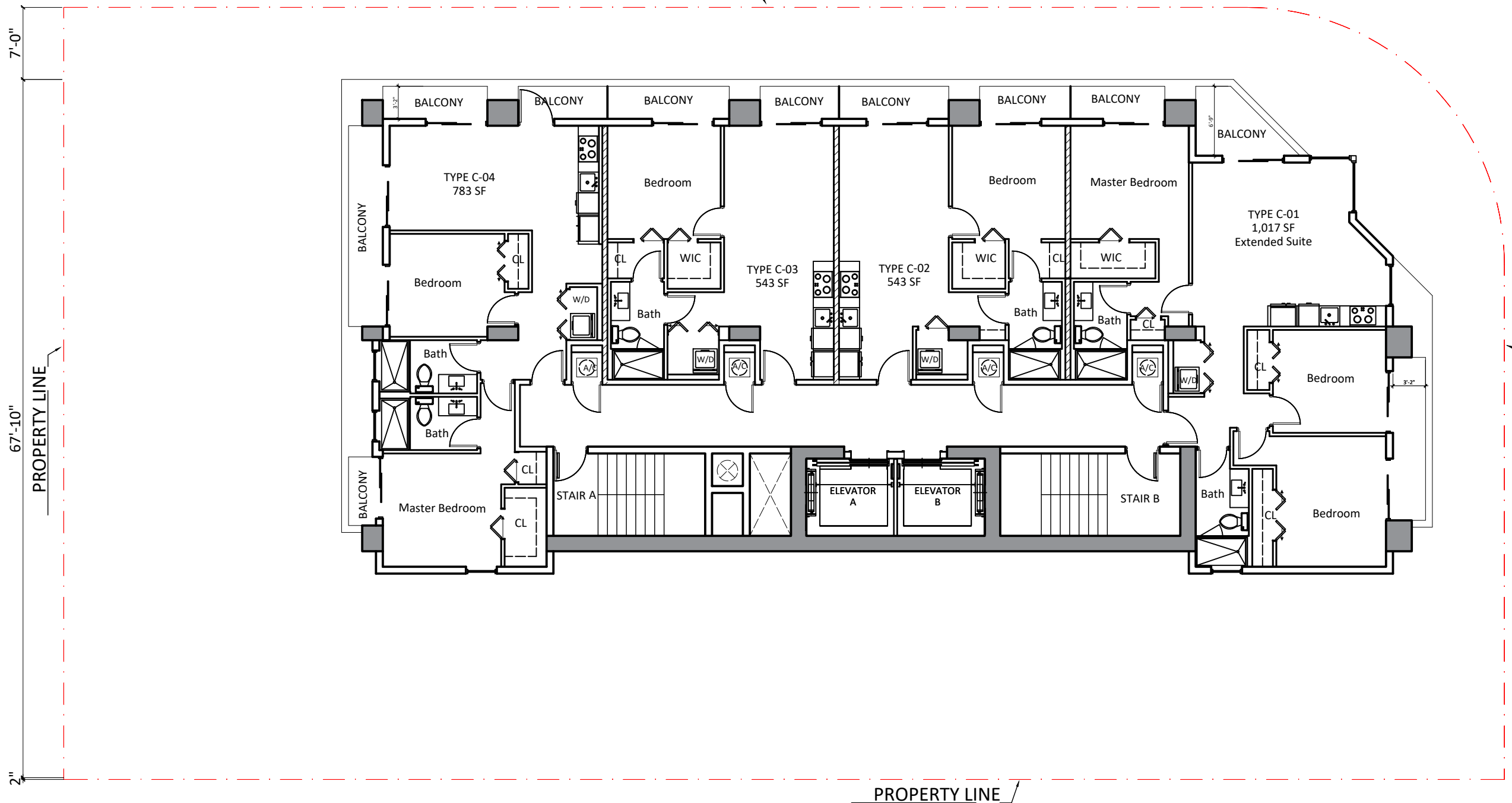
SCALE: _____ PLOT DATE: 6-17-24

SHEET NUMBER:

A-011

SW 12th STREET

PROPERTY LINE



PROPERTY LINE
SW 2ND AVENUE

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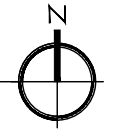
DEVELOPER:
HABITAT DEVELOPMENT LLC,
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE: TYPICAL FLOORPLAN (17 TO 21)
SCALE: 3/32" = 1'-0" F.F.E. +177'-4" to 214'-8"
DATE: 6-17-24

SHEET NUMBER:
A-012

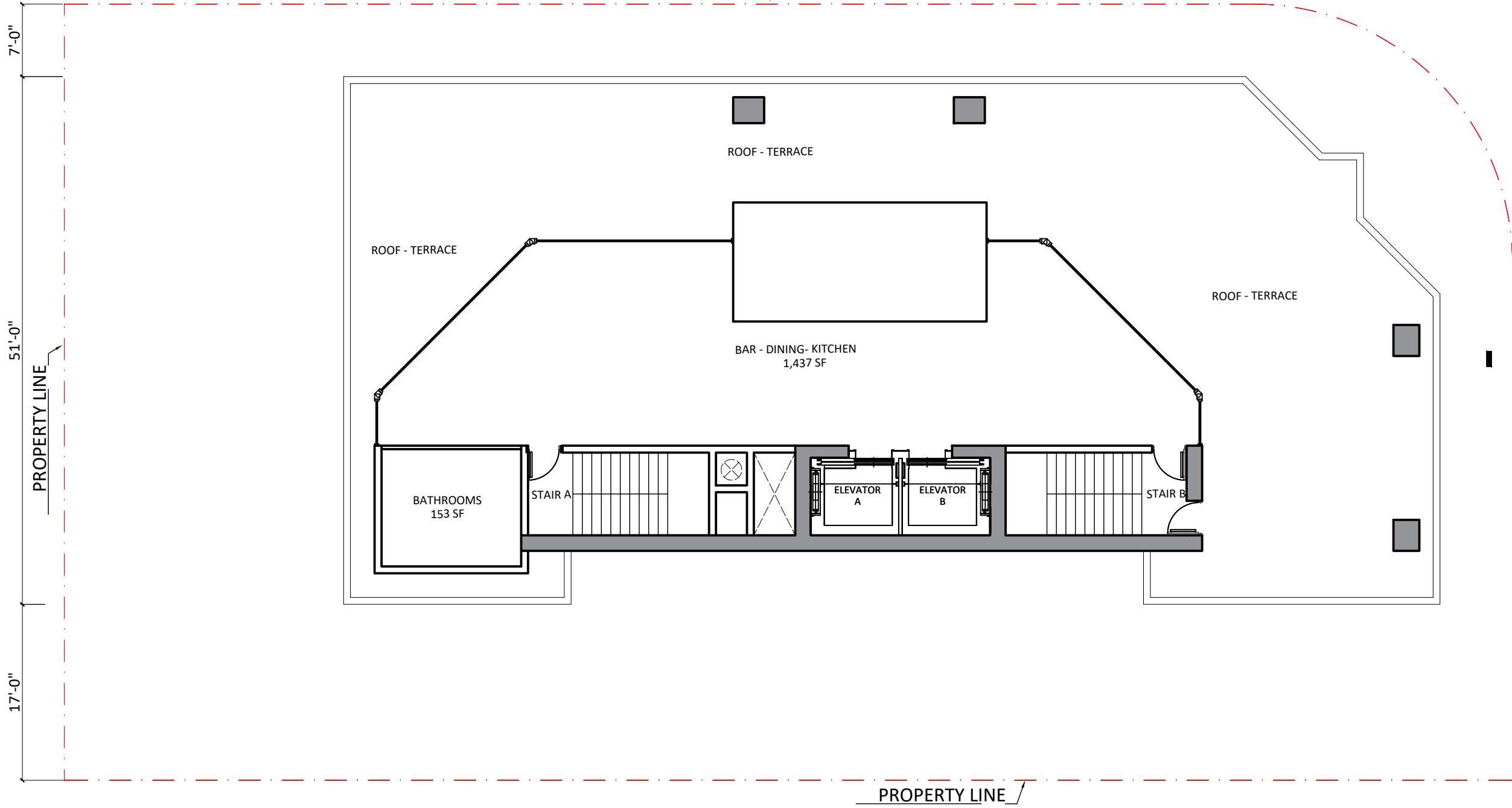
TYPICAL FLOOR PLAN (17TH TO 21ST LEVELS)

SCALE: 3/32 " =1'-0" F.F.E. +177'-4" to 214'-8"



SW 12th STREET

PROPERTY LINE



PROPERTY LINE

SW 2ND AVENUE

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.
 ALL RESIDENTIAL AREAS MEASURED TO CENTERLINE OF DIVIDING WALLS AND TO OUTSIDE OF EXTERIOR WALLS.

COMMENTS:

NO. #	NAME	DATE
01	Owner Comments	05.22.24
02	Owner Comments	05.30.24
03	Owner Comments	06.04.24

PROJECT TITLE:

Corner Schematic Design

PROJECT DESCRIPTION:
 20 CONDO-HOTEL + 60 LODGING UNITS

PROJECT ADDRESS:
 1200 SW 2nd Ave Miami, FL 33130

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

SHEET TITLE:
 ROOF LEVEL PLAN

SCALE: PLUT DATE:
 6-17.24

SHEET NUMBER:
 A-013

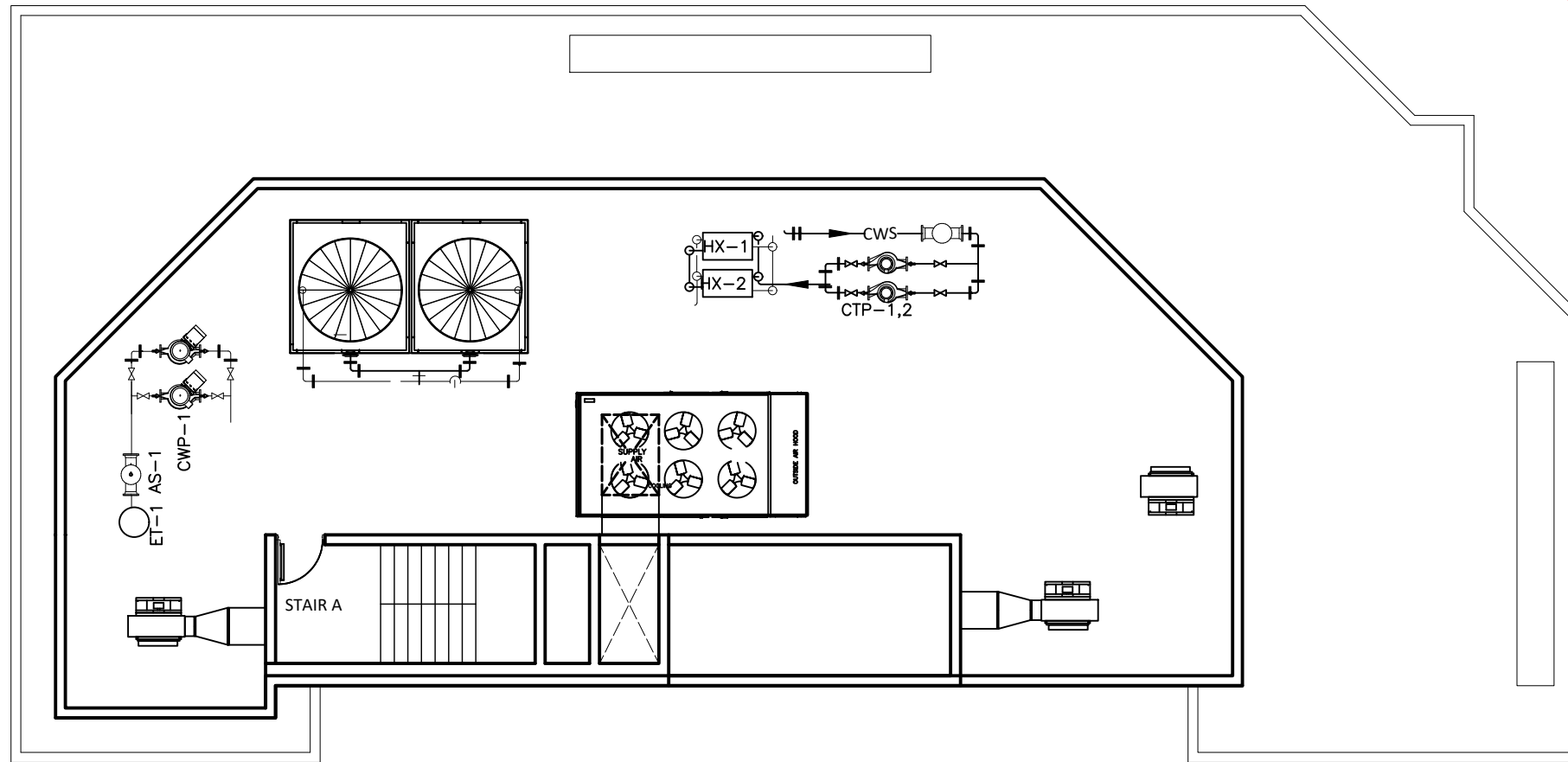
ROOF LEVEL PLAN
 SCALE: 3/32" = 1'-0" F.F.E. +225'-2"



SW 12th STREET

PROPERTY LINE

PROPERTY LINE



PROPERTY LINE

SW 2ND AVENUE

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COMMENTS

NO. #	NAME	DATE
01	Owner Comments	05.22.24
02	Owner Comments	05.30.24
03	Owner Comments	06.04.24

PROJECT TITLE:
Corner Schematic Design

PROJECT DESCRIPTION:
 20 CONDO-HOTEL + 60 LODGING UNITS

PROJECT ADDRESS:
 1200 SW 2nd Ave Miami, FL 33130

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

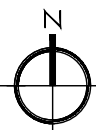
SHEET TITLE:
UPPER ROOF LEVEL PLAN

SCALE: 3/32" = 1'-0" F.F.E. +235'-8"

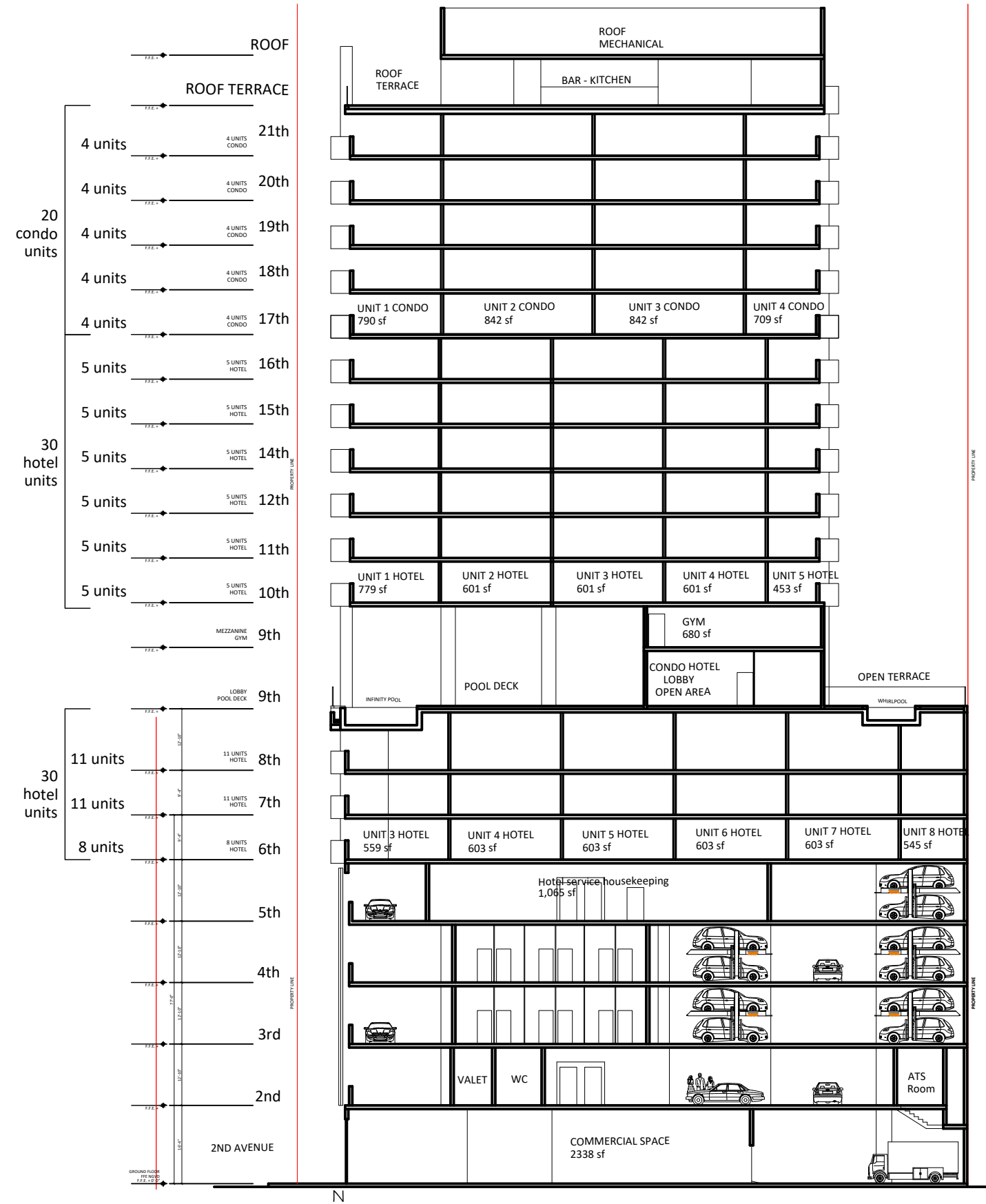
PLAT DATE:
 6-17-24

SHEET NUMBER:
A-014

UPPER ROOF LEVEL PLAN
 SCALE: 3/32" = 1'-0" F.F.E. +235'-8"



PROPERTY LINE



SECTION

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COMMENTS

NO. #	NAME	DATE
01	Owner Comments	05.22.24
02	Owner Comments	05.30.24
03	Owner Comments	06.04.24

PROJECT TITLE

Corner Schematic Design

PROJECT DESCRIPTION
 20 CONDO-HOTEL + 60 LODGING UNITS

PROJECT ADDRESS
 1200 SW 2nd Ave Miami, FL 33130

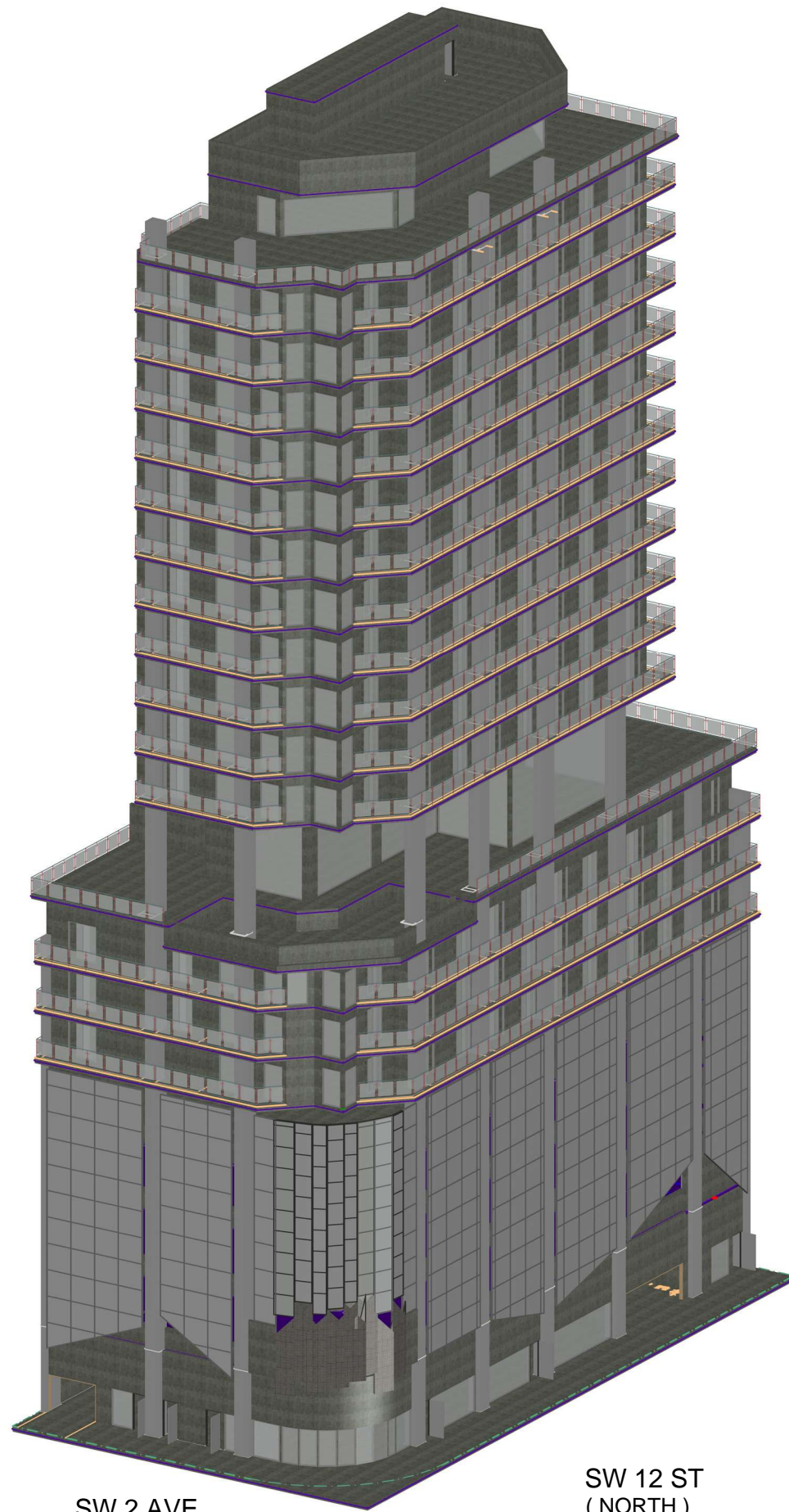
DEVELOPER
 HABITAT DEVELOPMENT LLC,
 175 SW 7TH STREET, SUITE 2201
 MIAMI, FL 33130

SHEET TITLE
 BUILDING SECTION

SCALE: _____ PLOT DATE: 6-17.24

SHEET NUMBER

A-015



SW 2 AVE

SW 12 ST
(NORTH)

Note: Volumetric Study

NOTE:
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ALL RESIDENTIAL AREAS MEASURED TO CENTERLINE OF DIVIDING WALLS AND TO OUTSIDE OF EXTERIOR WALLS.

COMMENTS:

REVISIONS		
NO. #	NAME	DATE
01	Owner Comments	05.22.24
02	Owner Comments	05.30.24
03	Owner Comments	06.04.24

PROJECT TITLE:

Corner Schematic Design

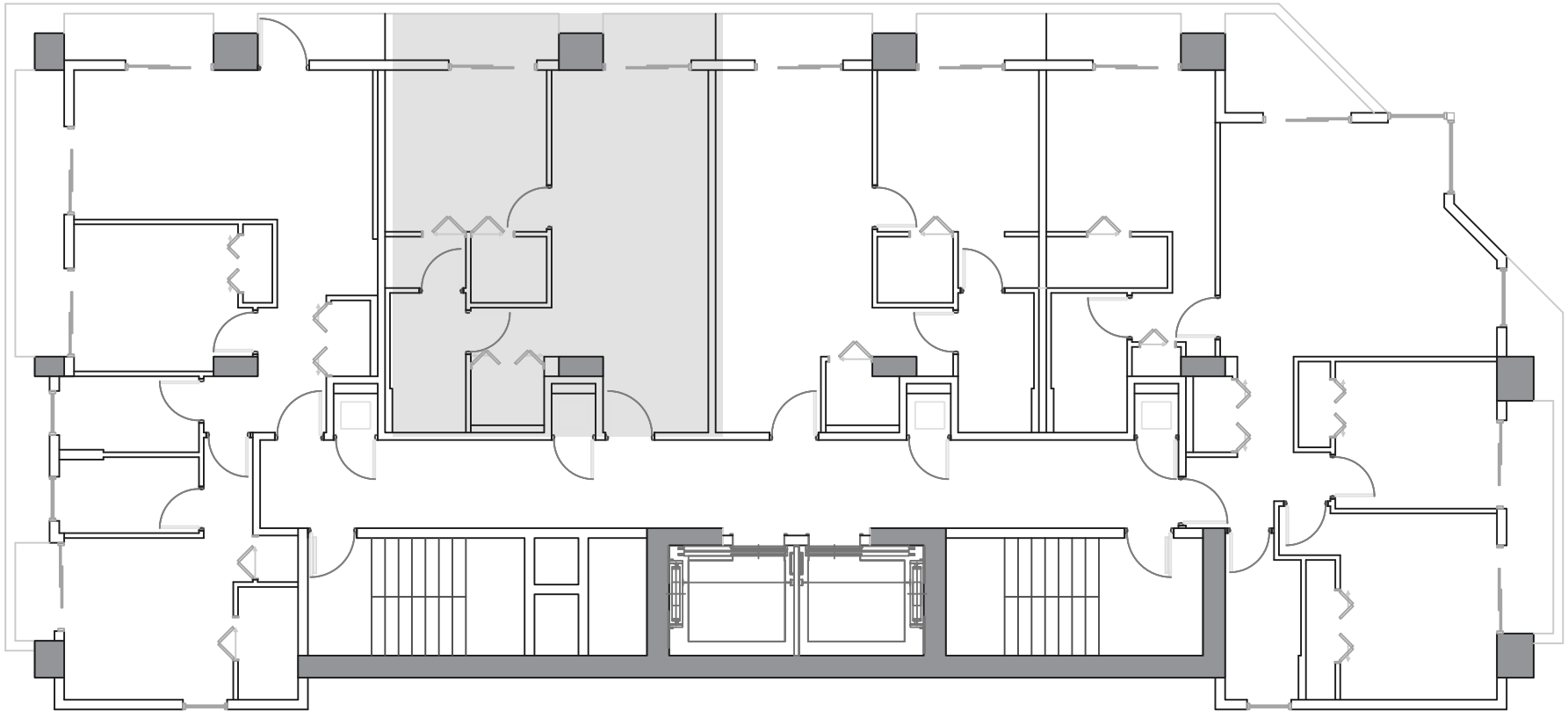
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20 CONDO-HOTEL + 60 LODGING UNITS

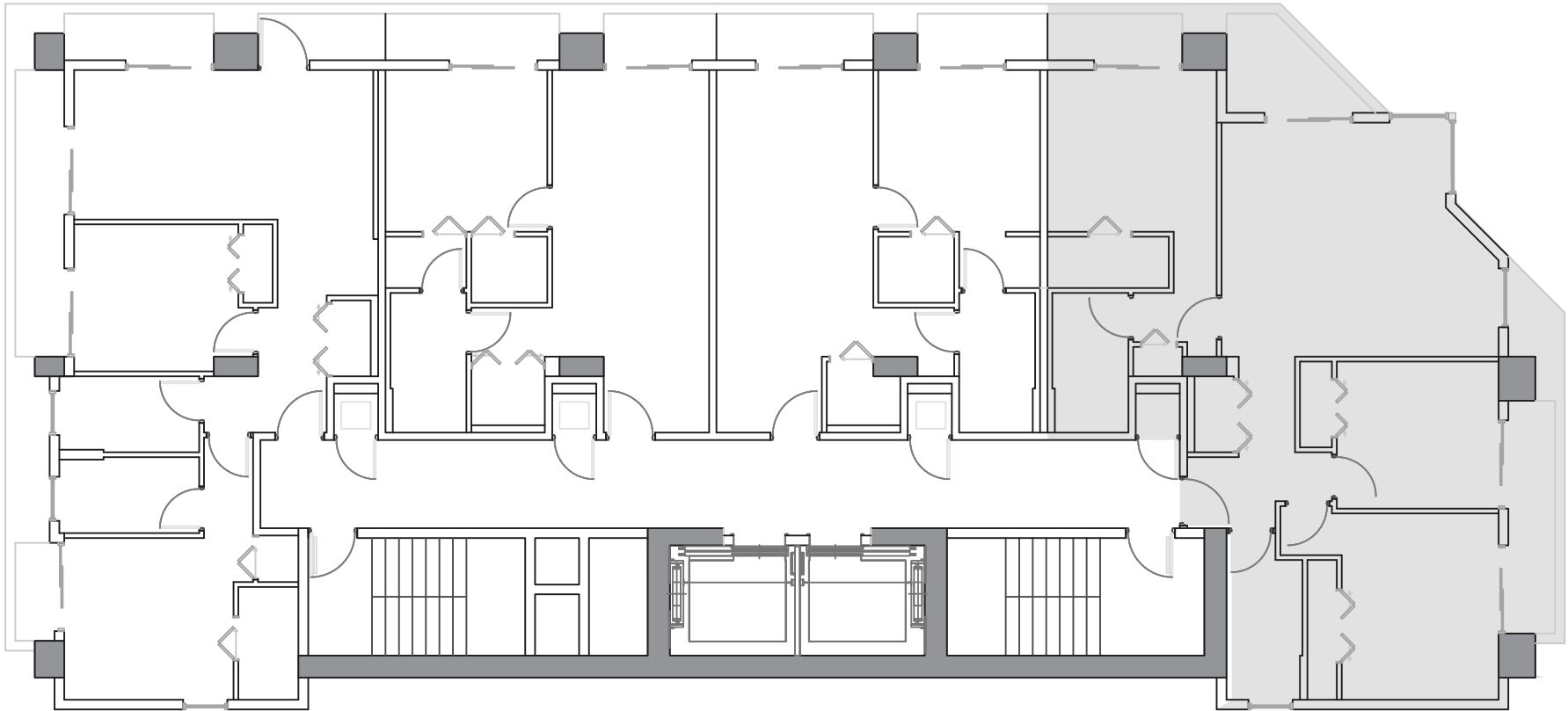
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1200 SW 2nd Ave Miami, FL 33130

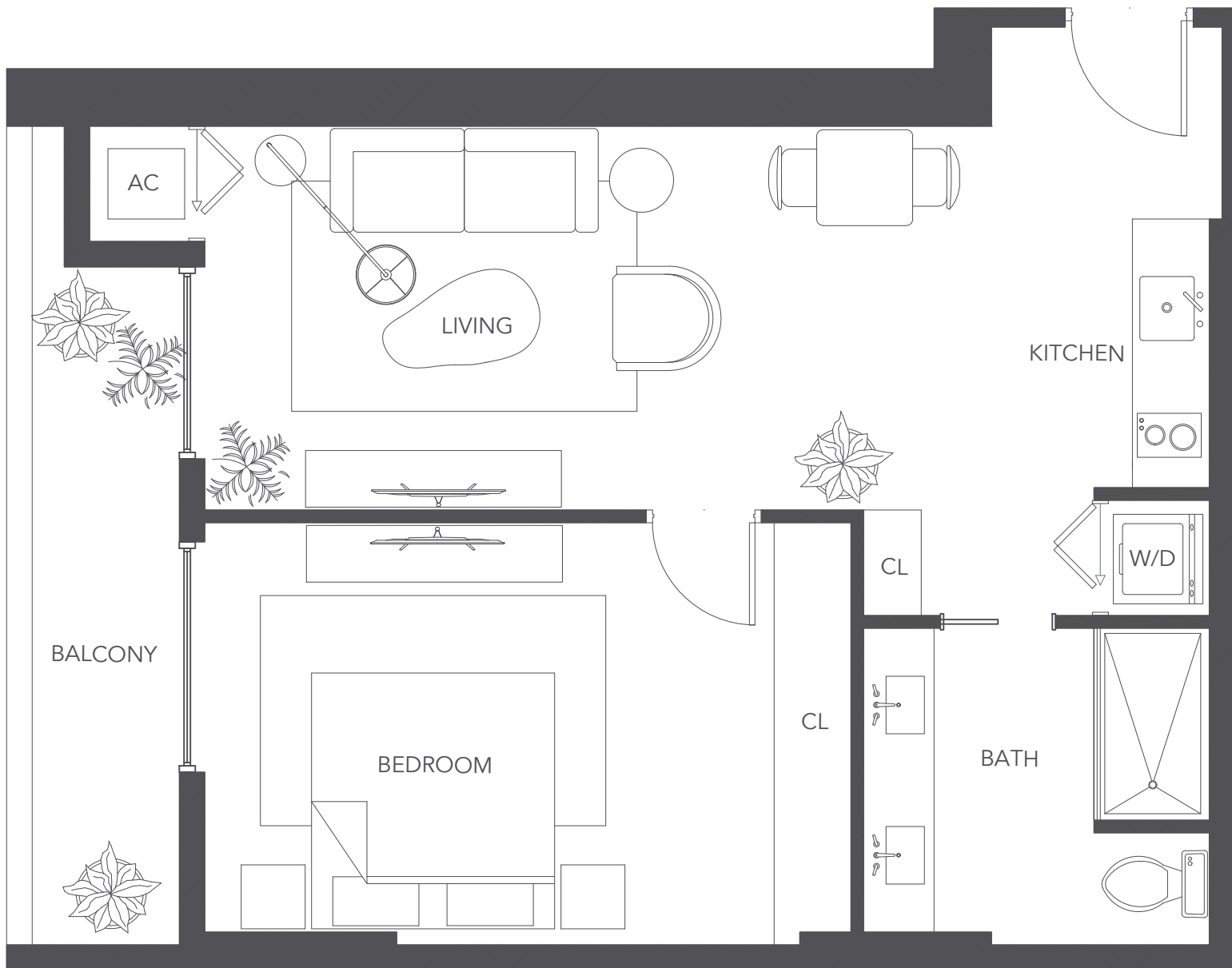
DEVELOPER:
HABITAT DEVELOPMENT LLC,
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
BUILDING 3D MODEL
SCALE: PLOT DATE:
6-17.24

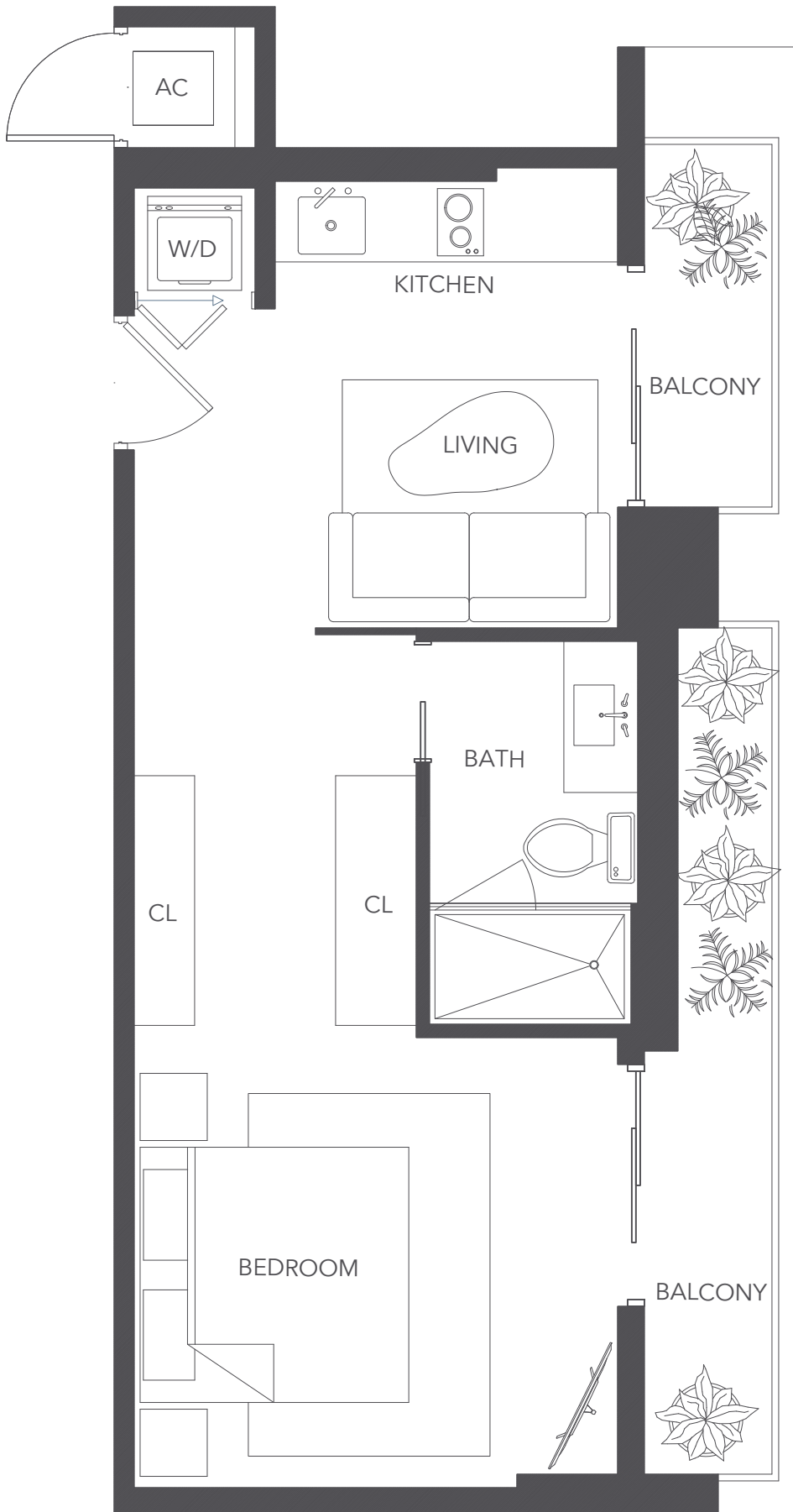
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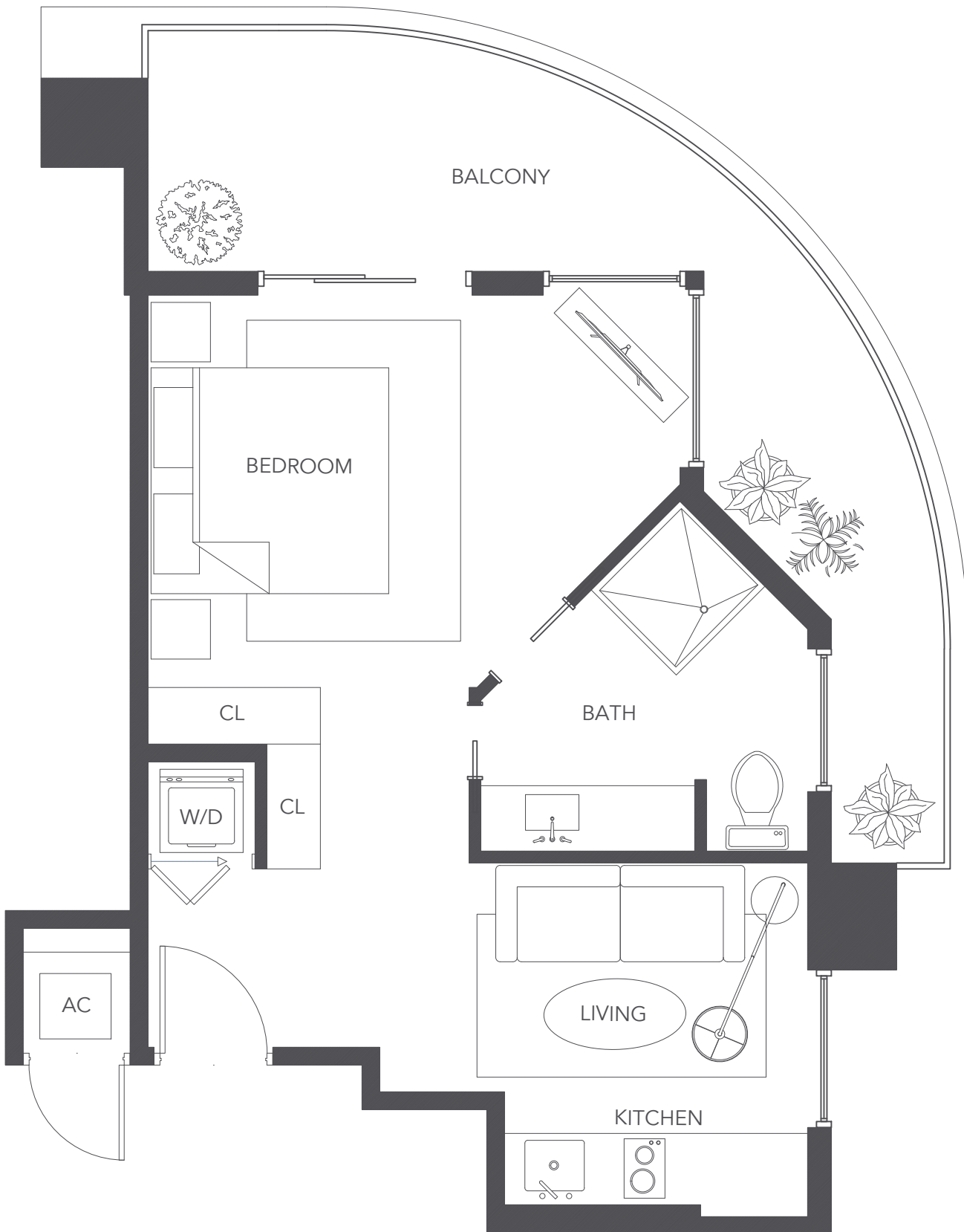




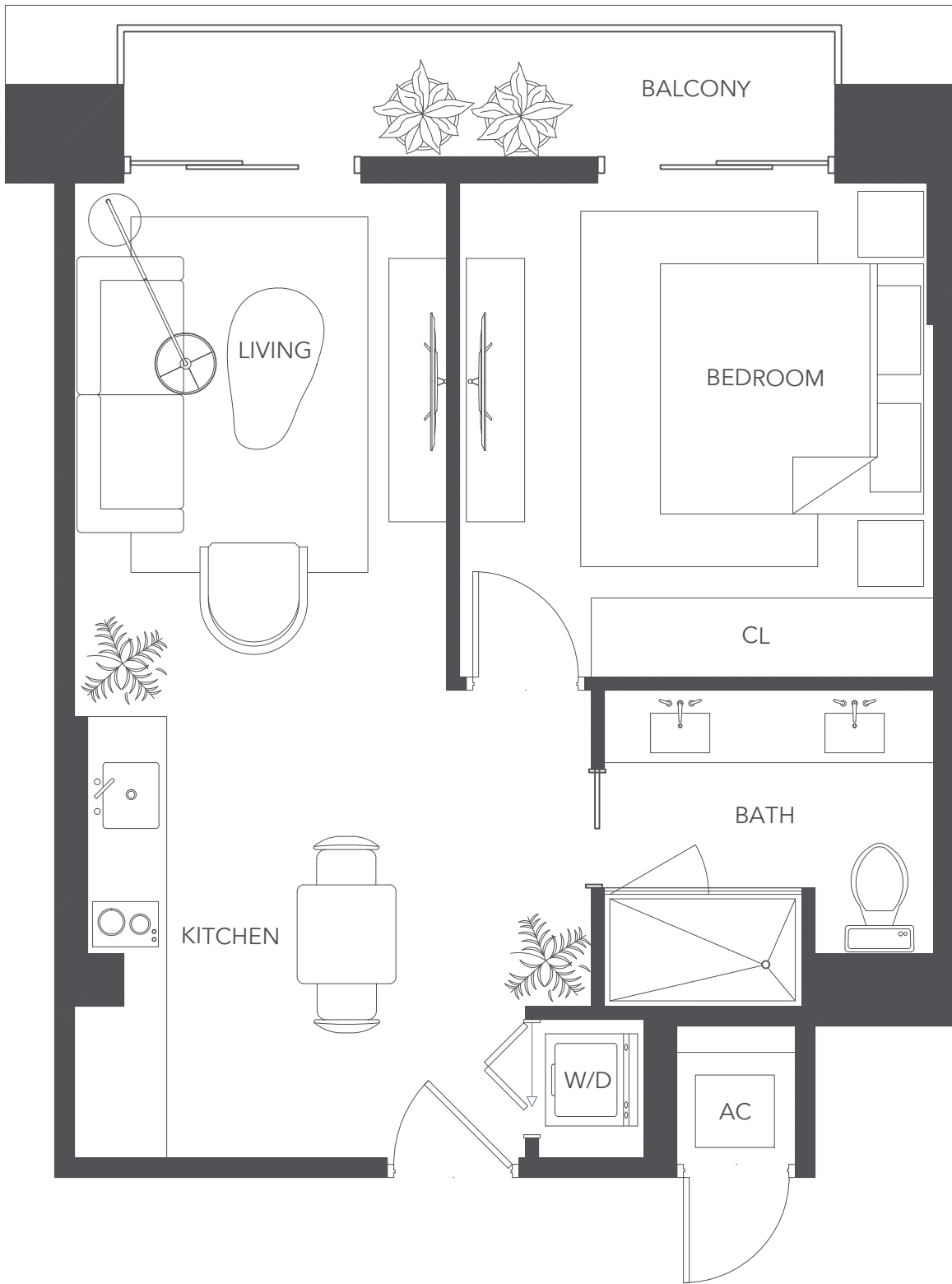
FLOOR 5
 TYPE L-01
 587 SF
 Communication
 Features



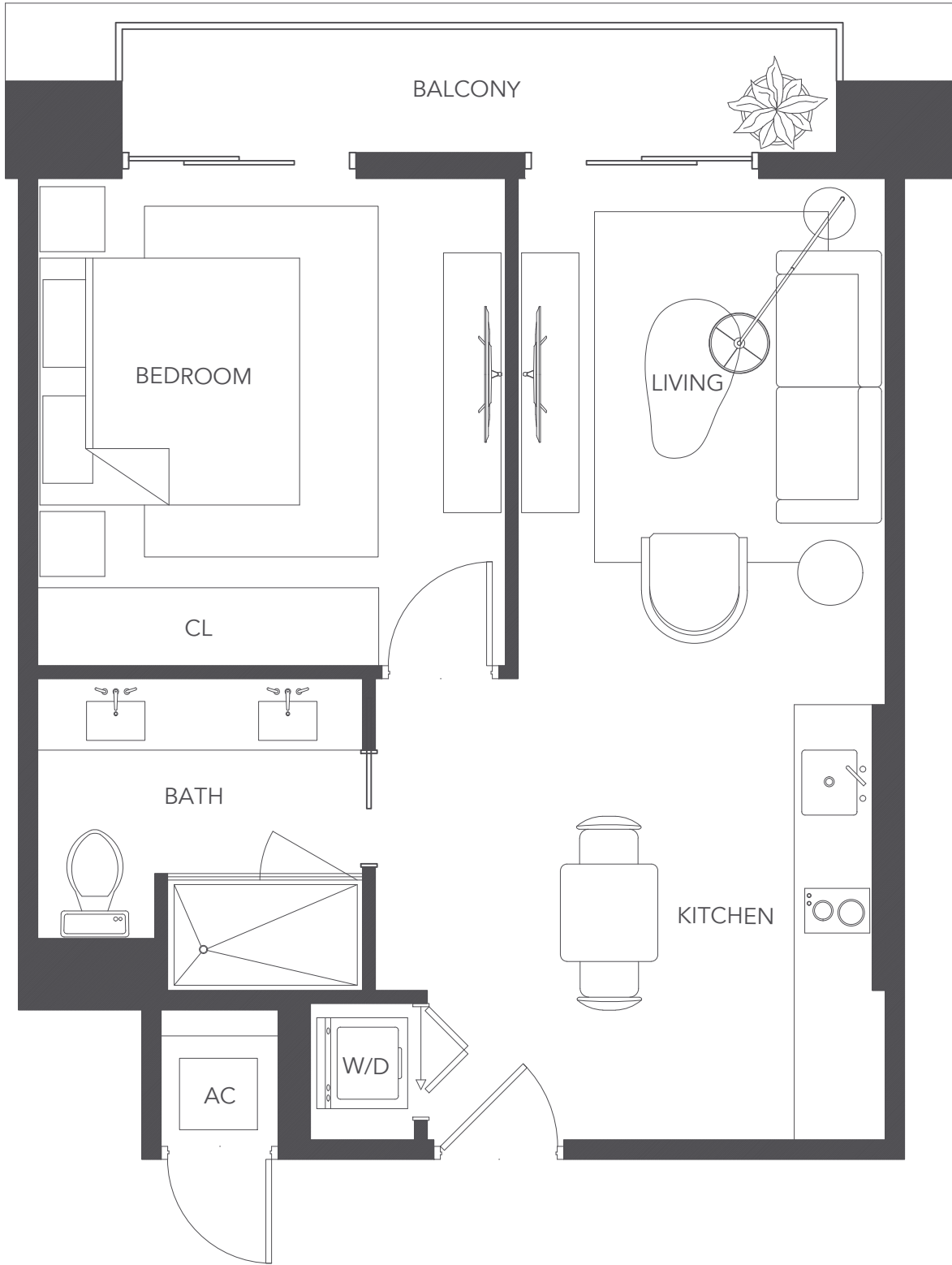
Floor 5
TYPE L-02
411 SF
Communication Features



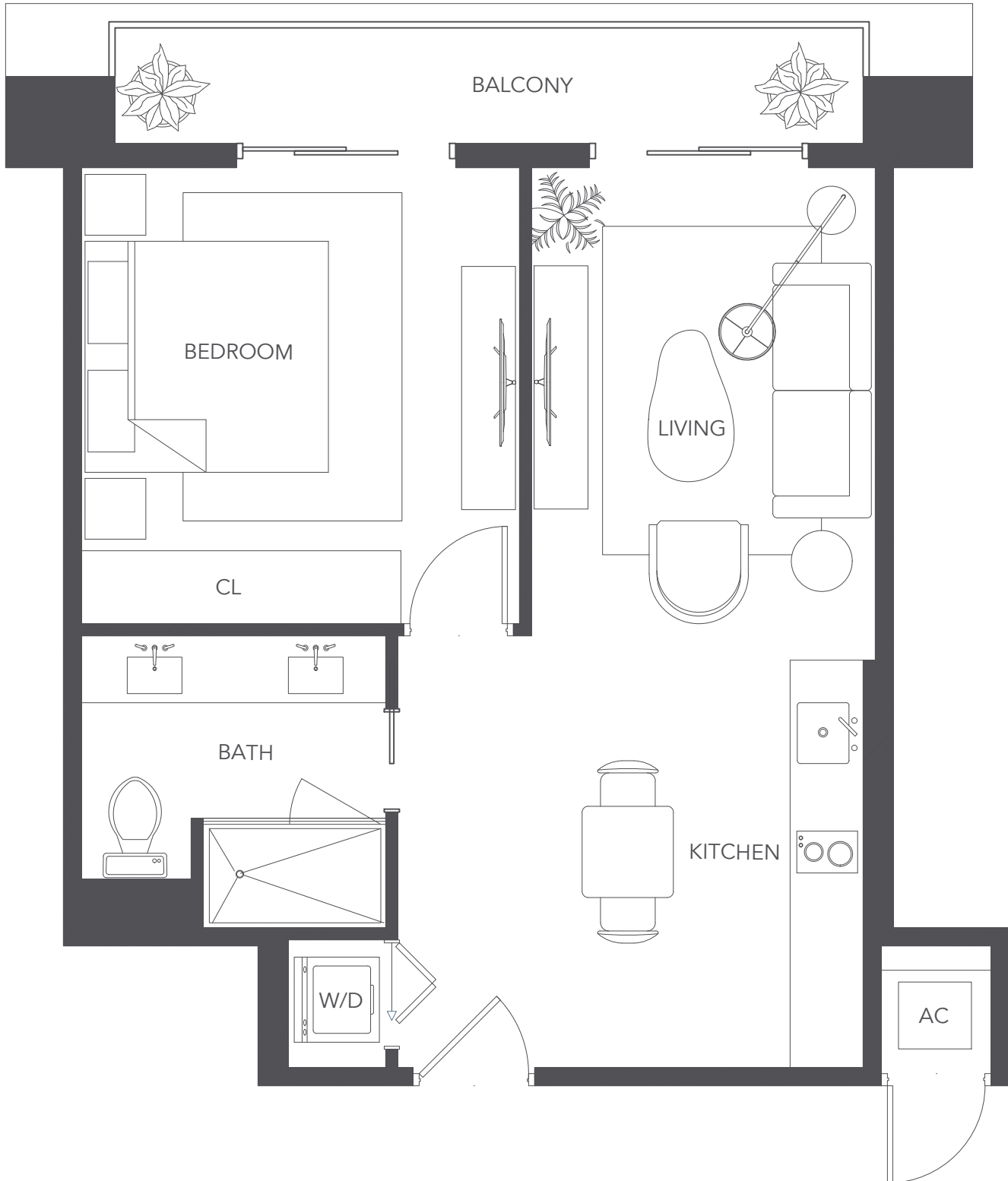
Floor 5
TYPE L-03
419 SF



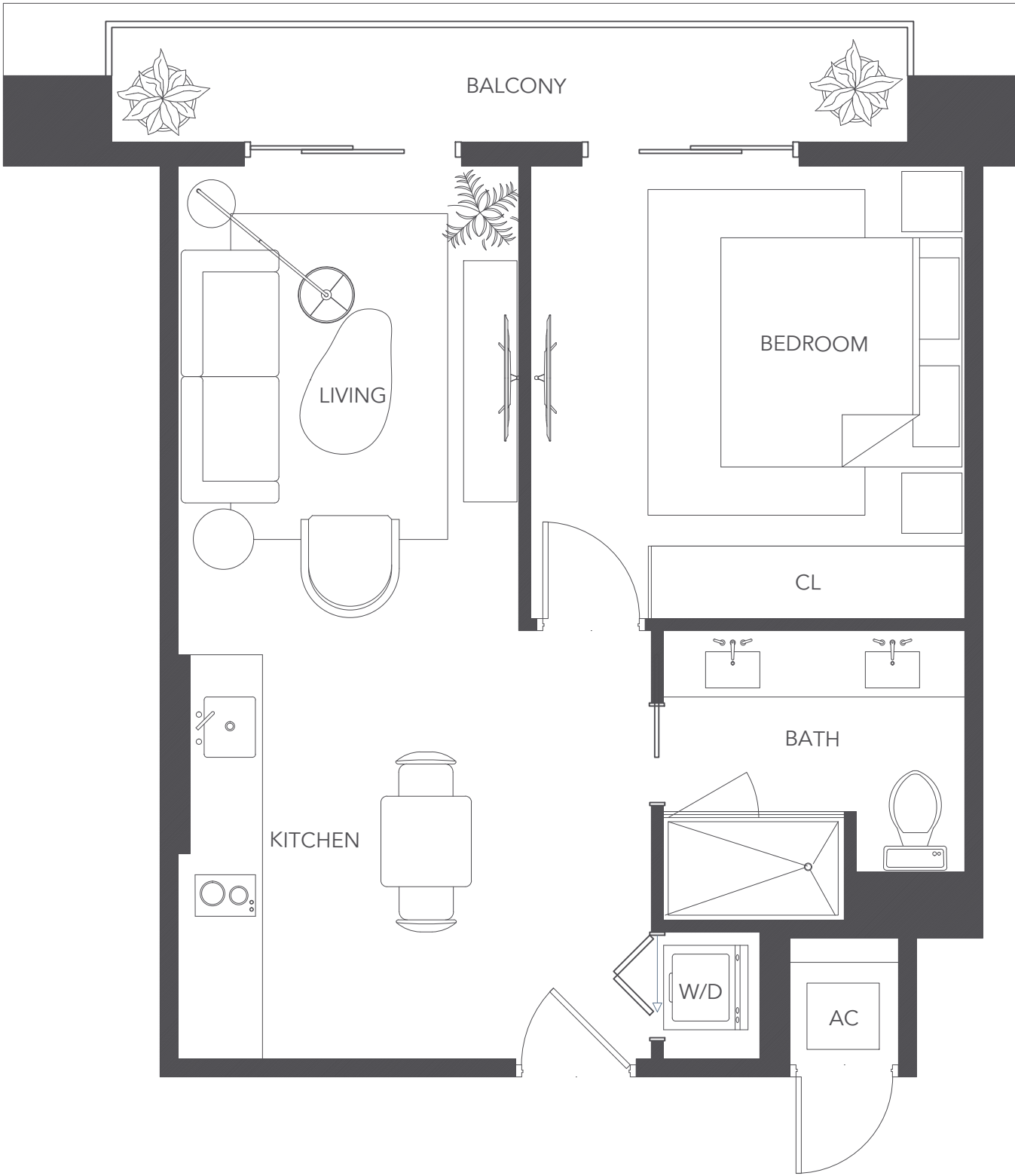
Floor 5
TYPE L-04
522 SF



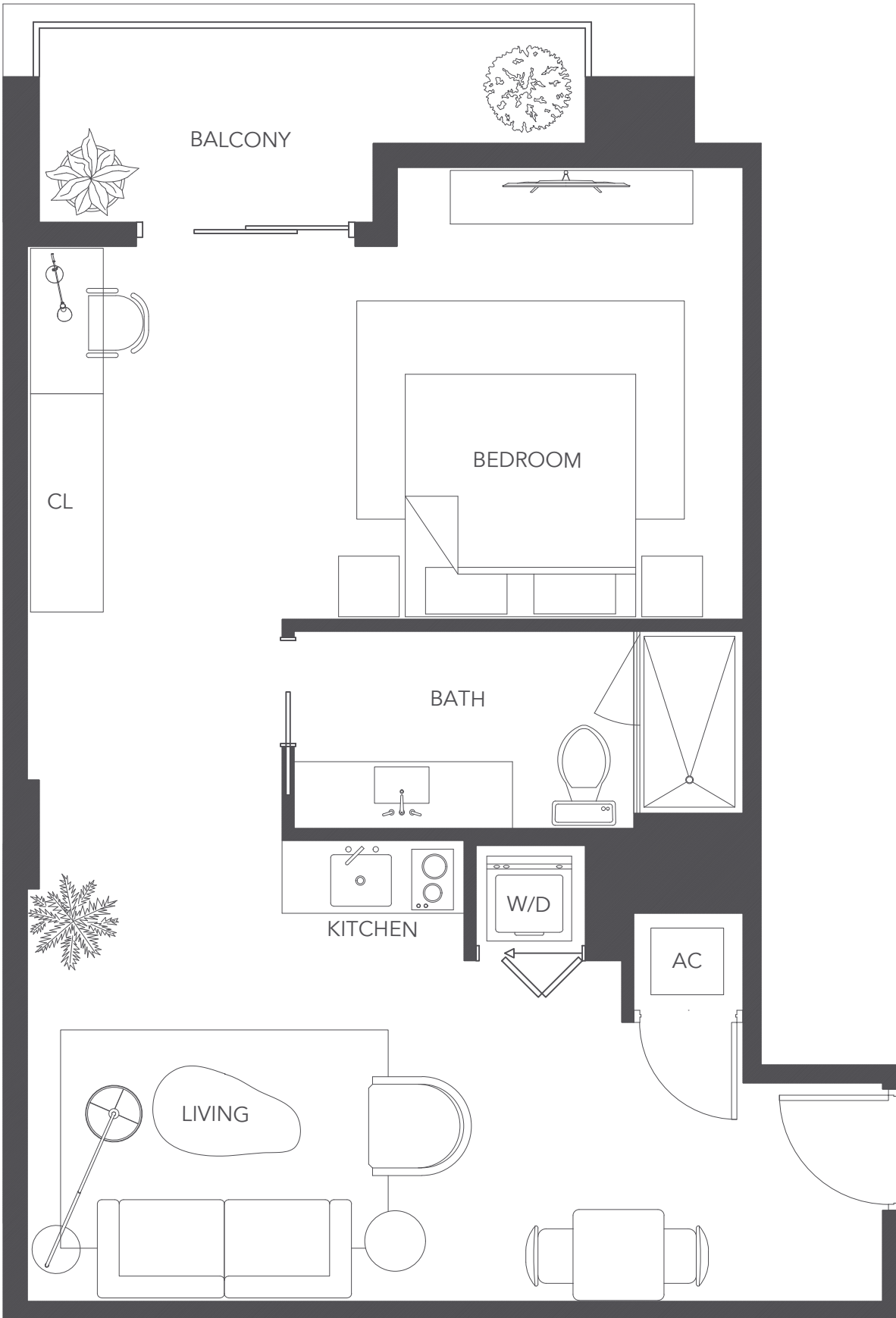
Floor 5
TYPE L-05
522 SF



Floor 5
TYPE L-06
526 SF

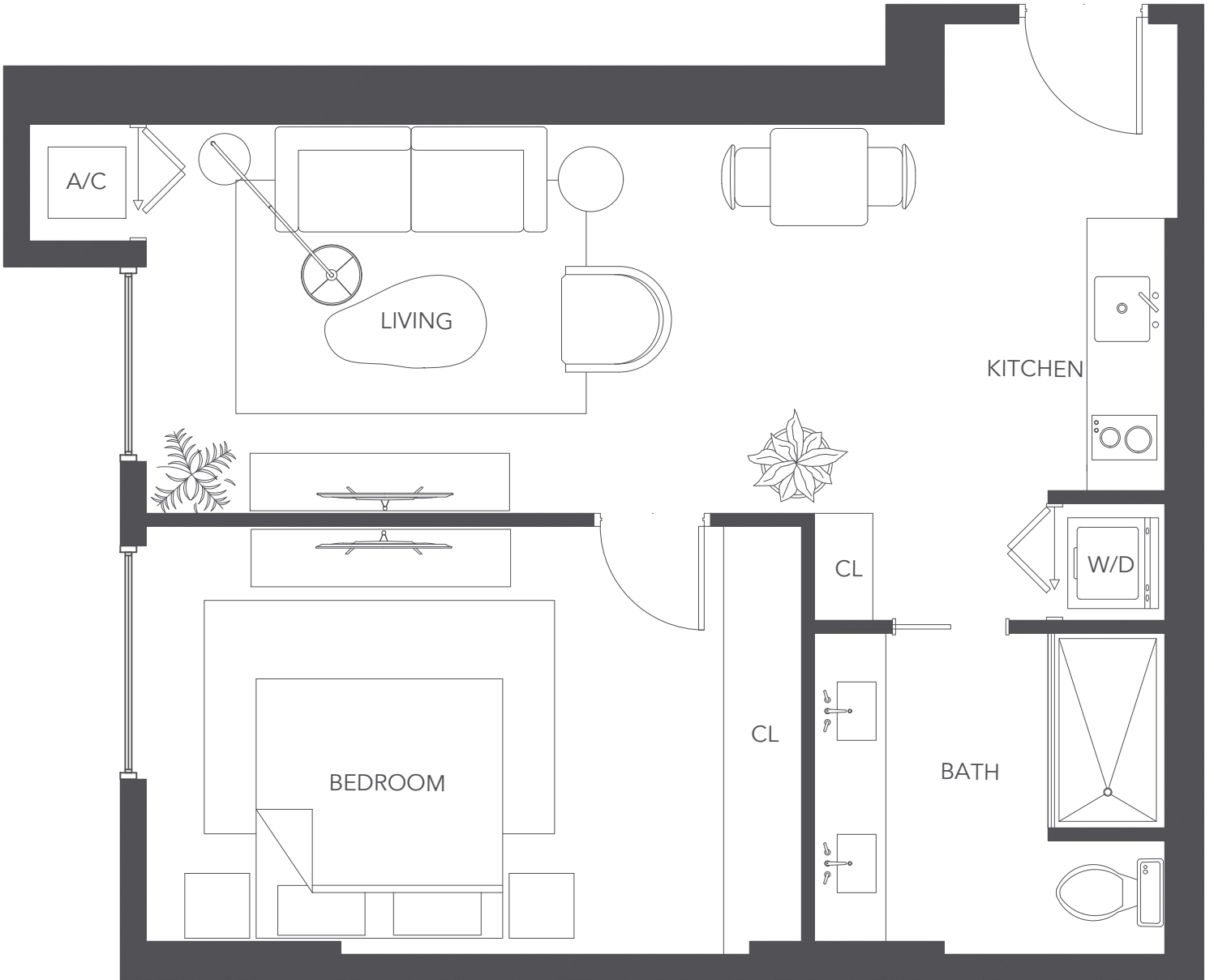


Floor 5
TYPE L-07
529 SF

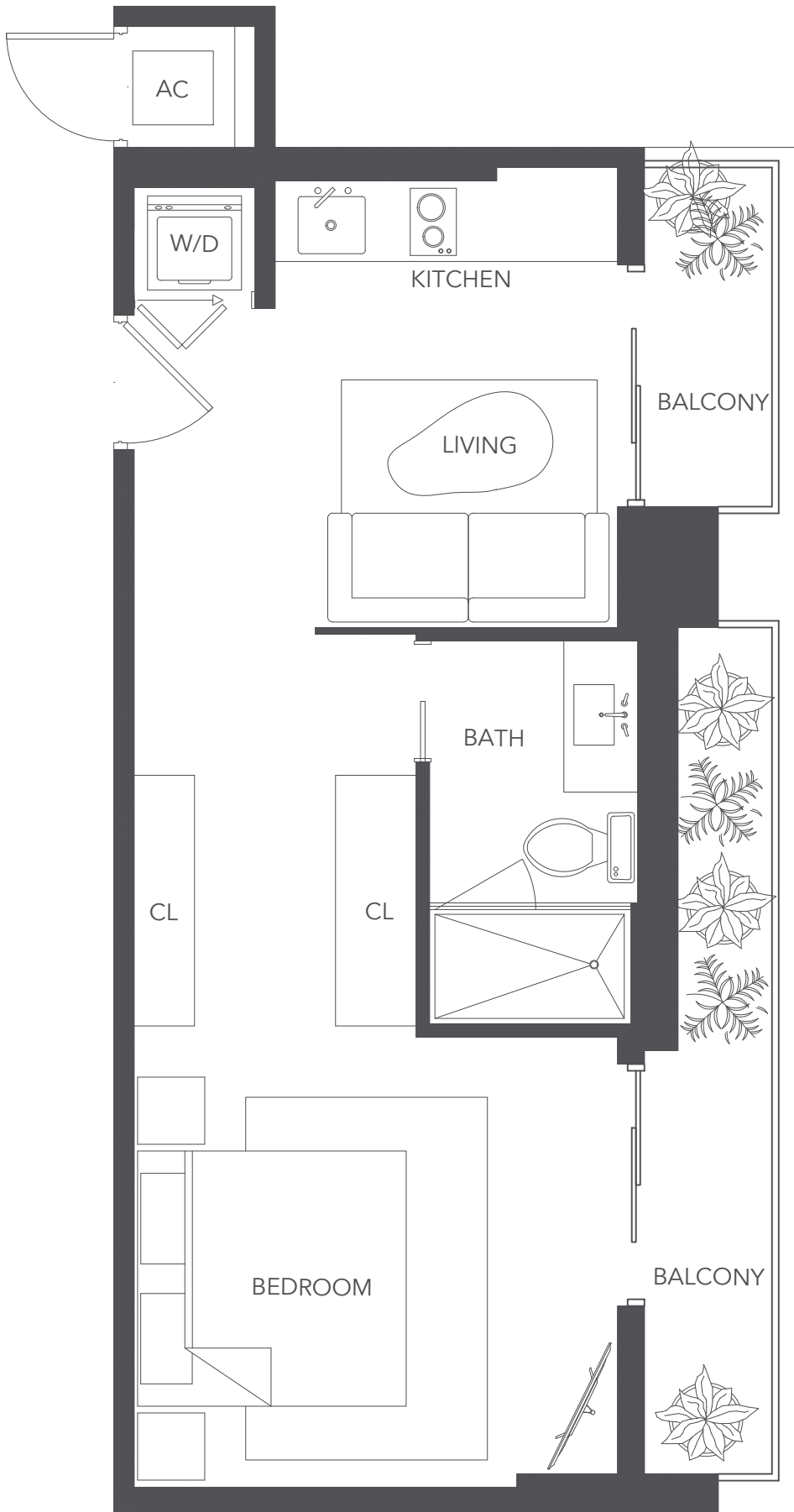


FLOOR 5
TYPE L-08
613 SF
ADA

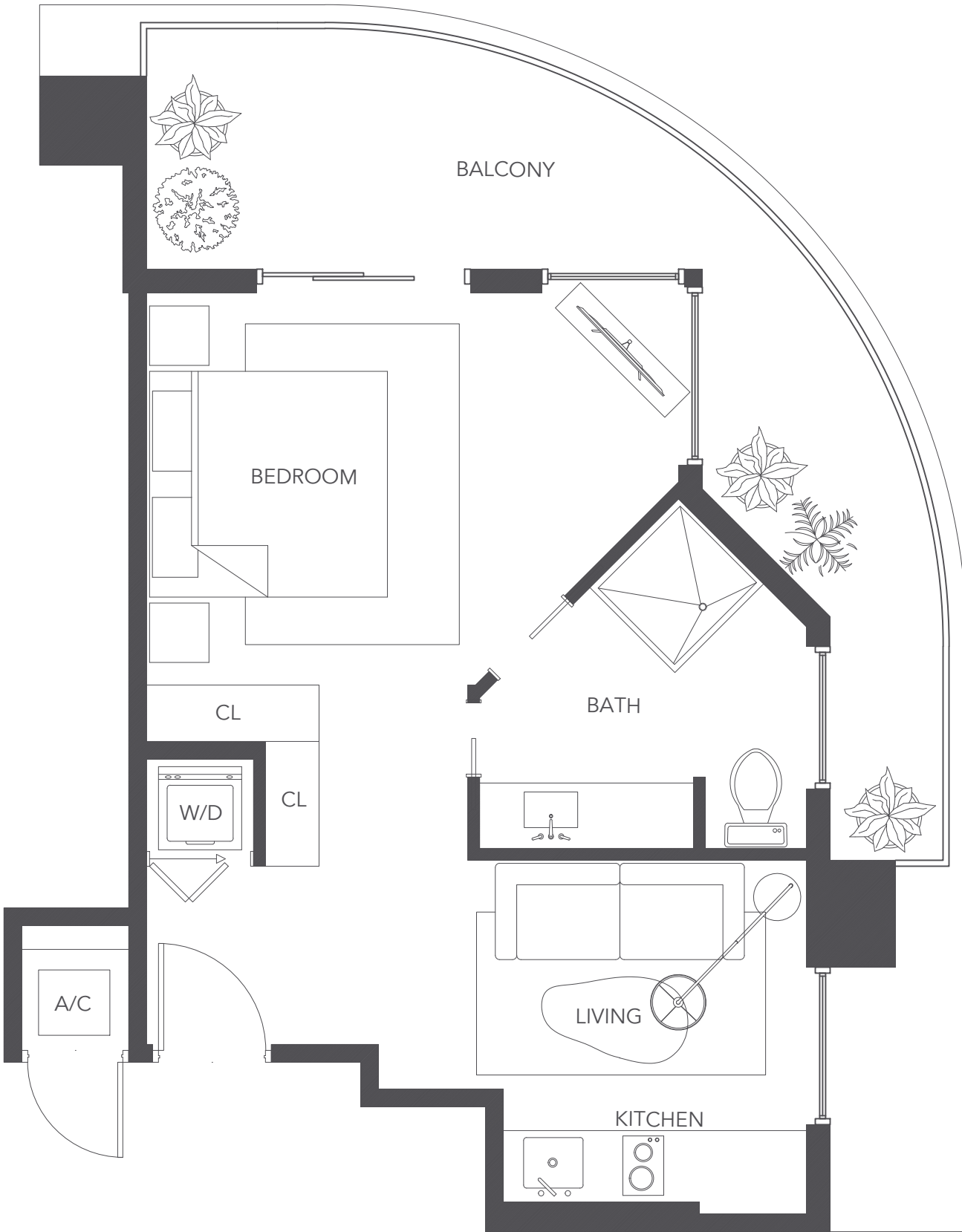
Communication Features



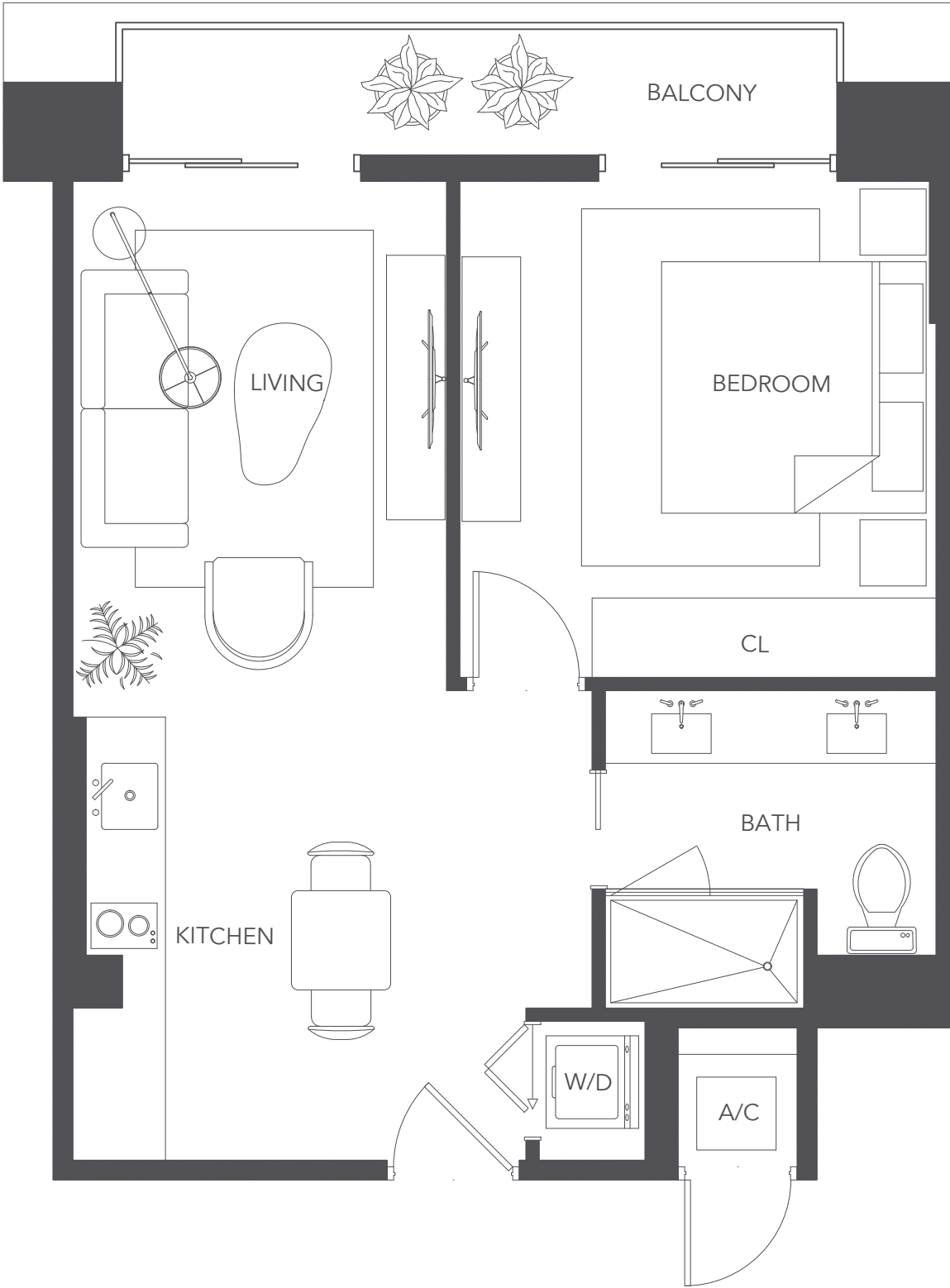
FLOOR 6 & 7
TYPE L-01
587 SF
Communication Features



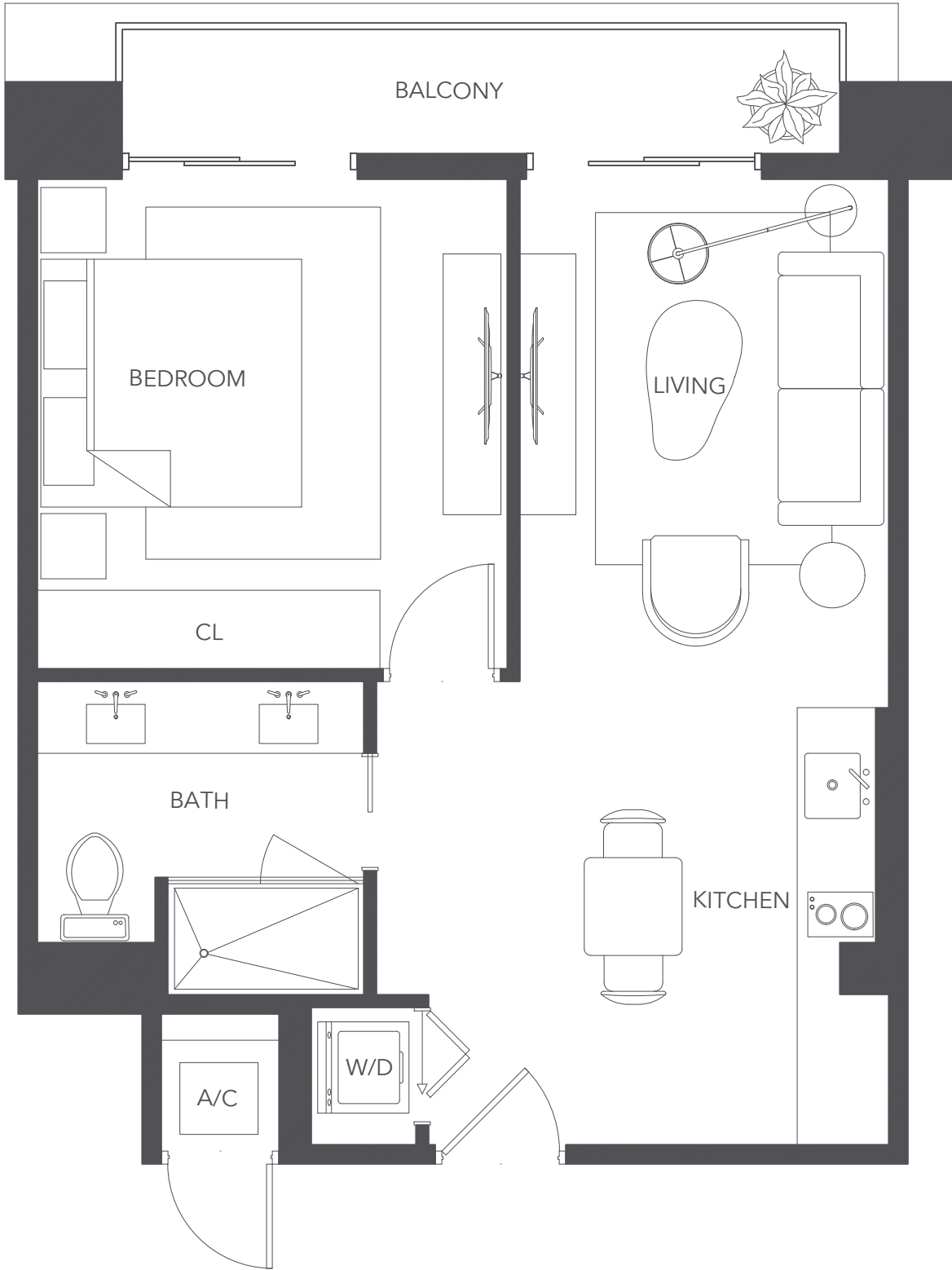
FLOOR 6 & 7
TYPE L-02
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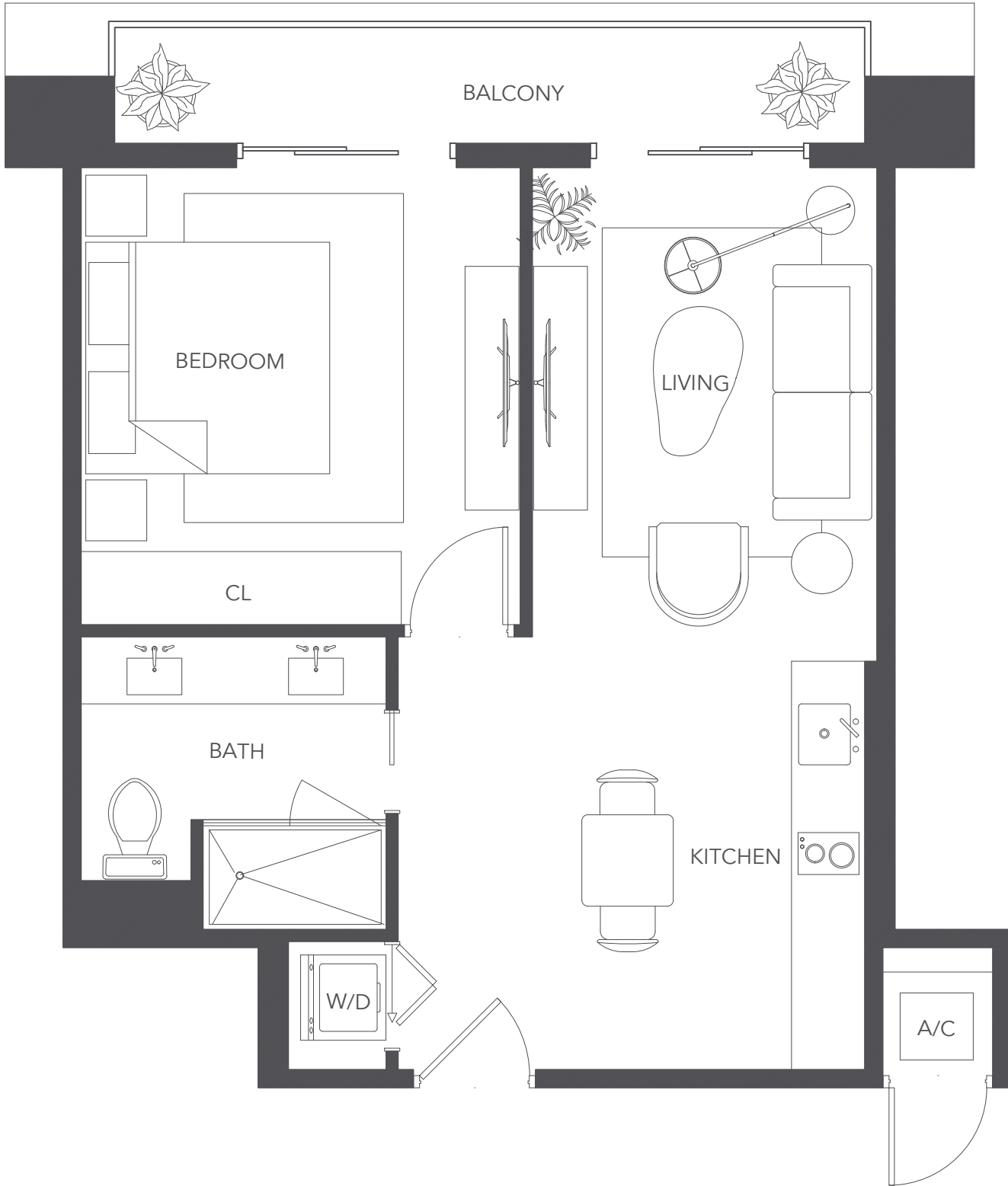
FLOOR 6 & 7
 TYPE L-03
 419 SF



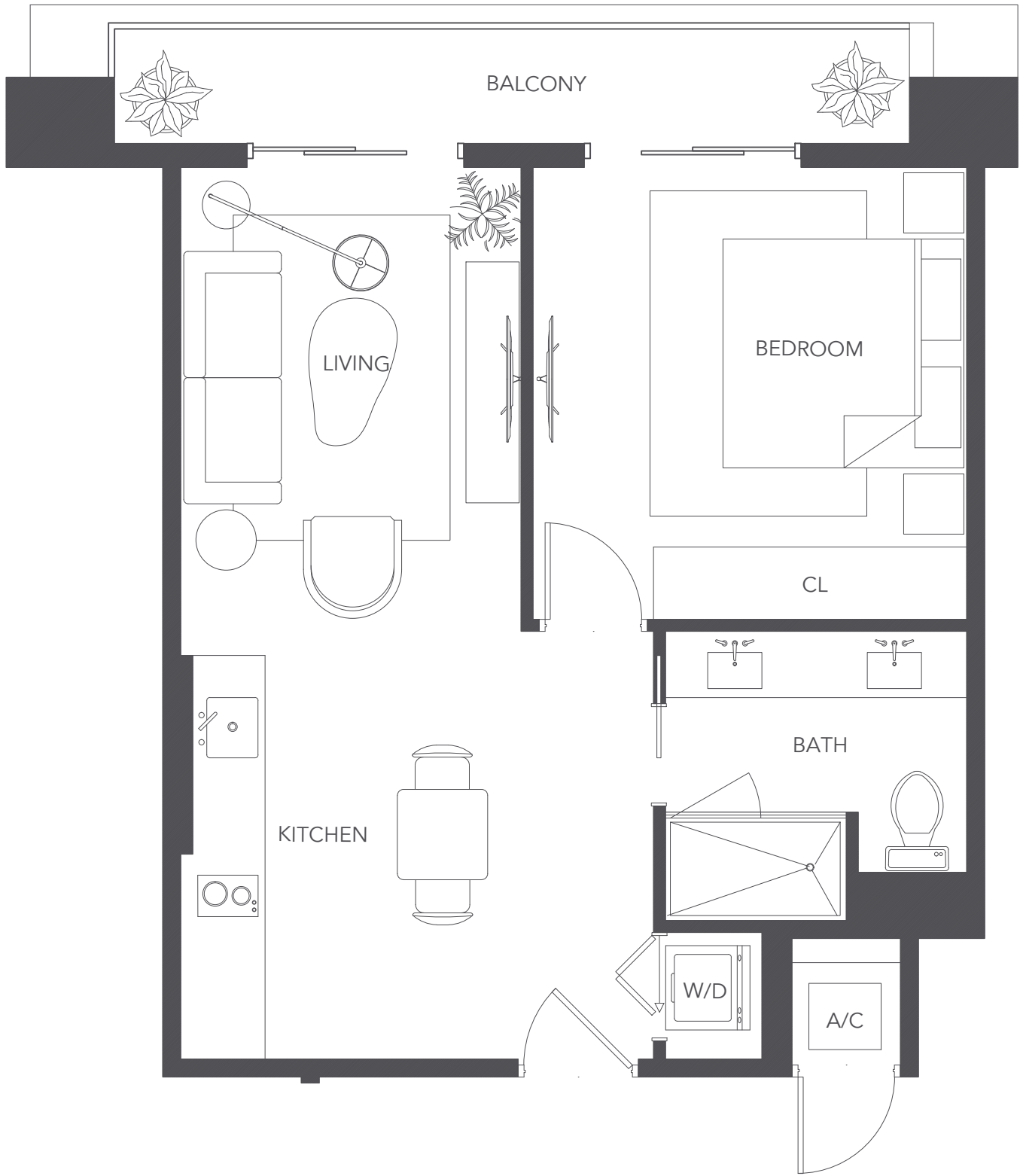
FLOOR 6 & 7
TYPE L-04
522 SF



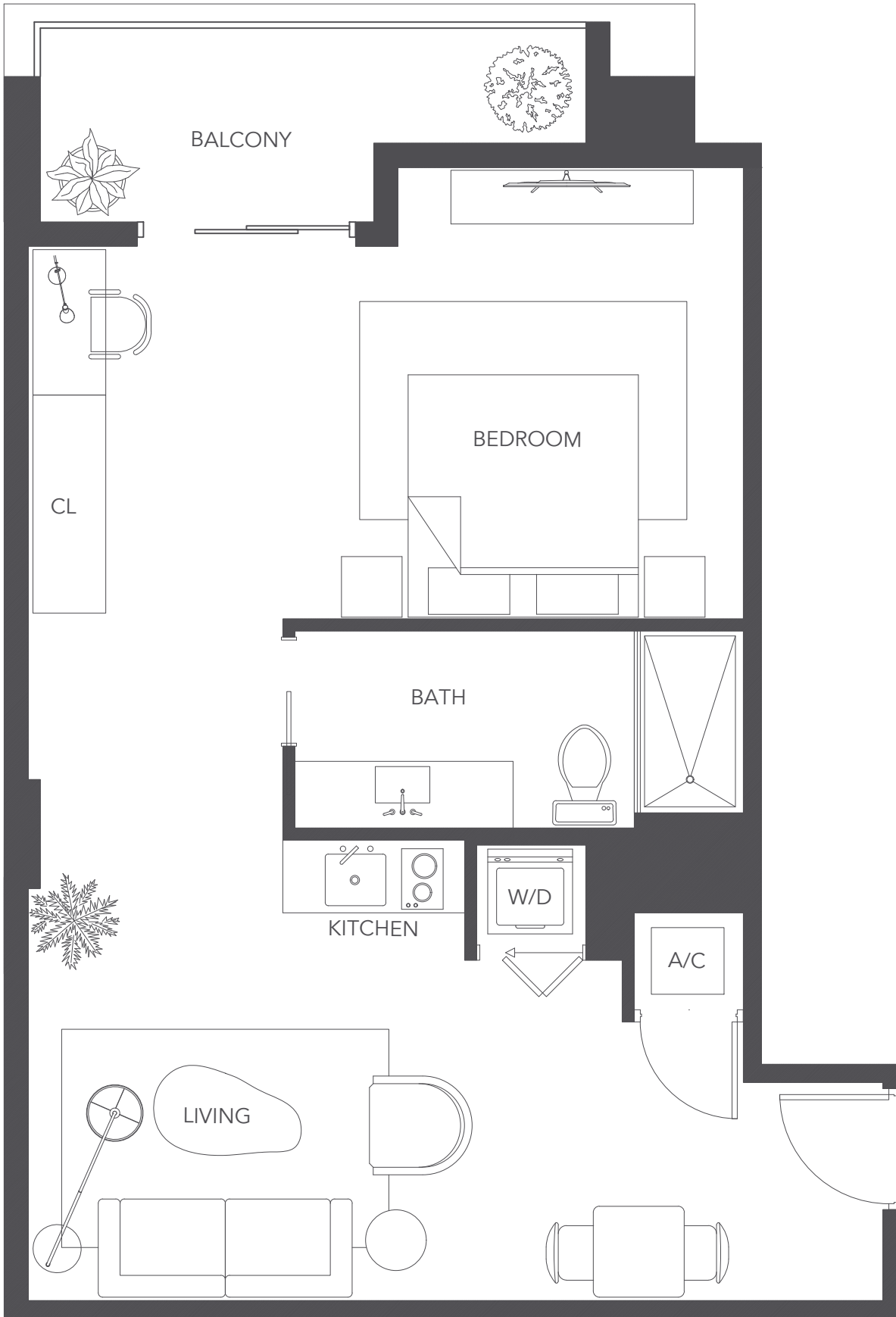
FLOOR 6 & 7
TYPE L-05
522 SF



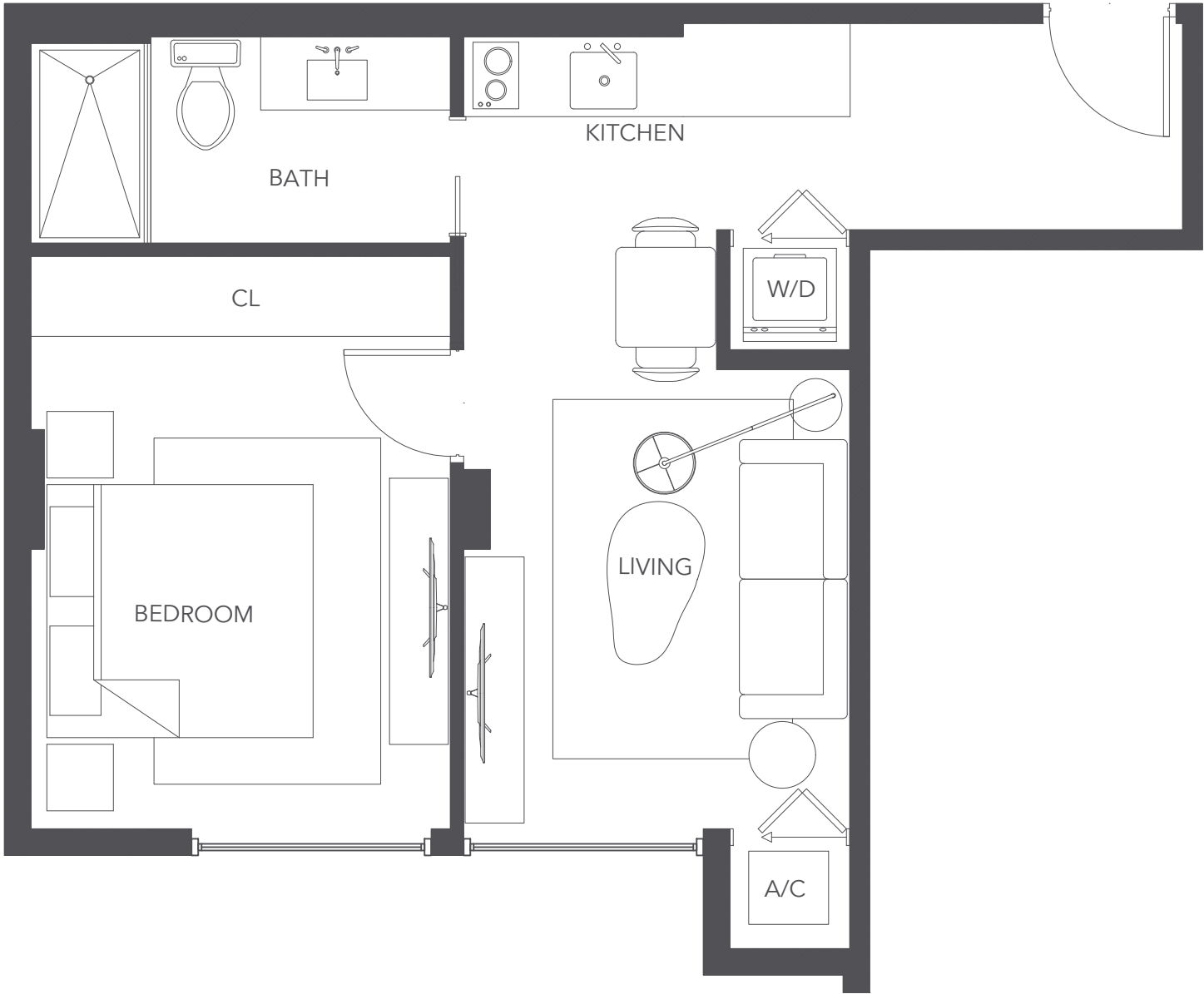
FLOOR 6 & 7
TYPE L-06
526 SF



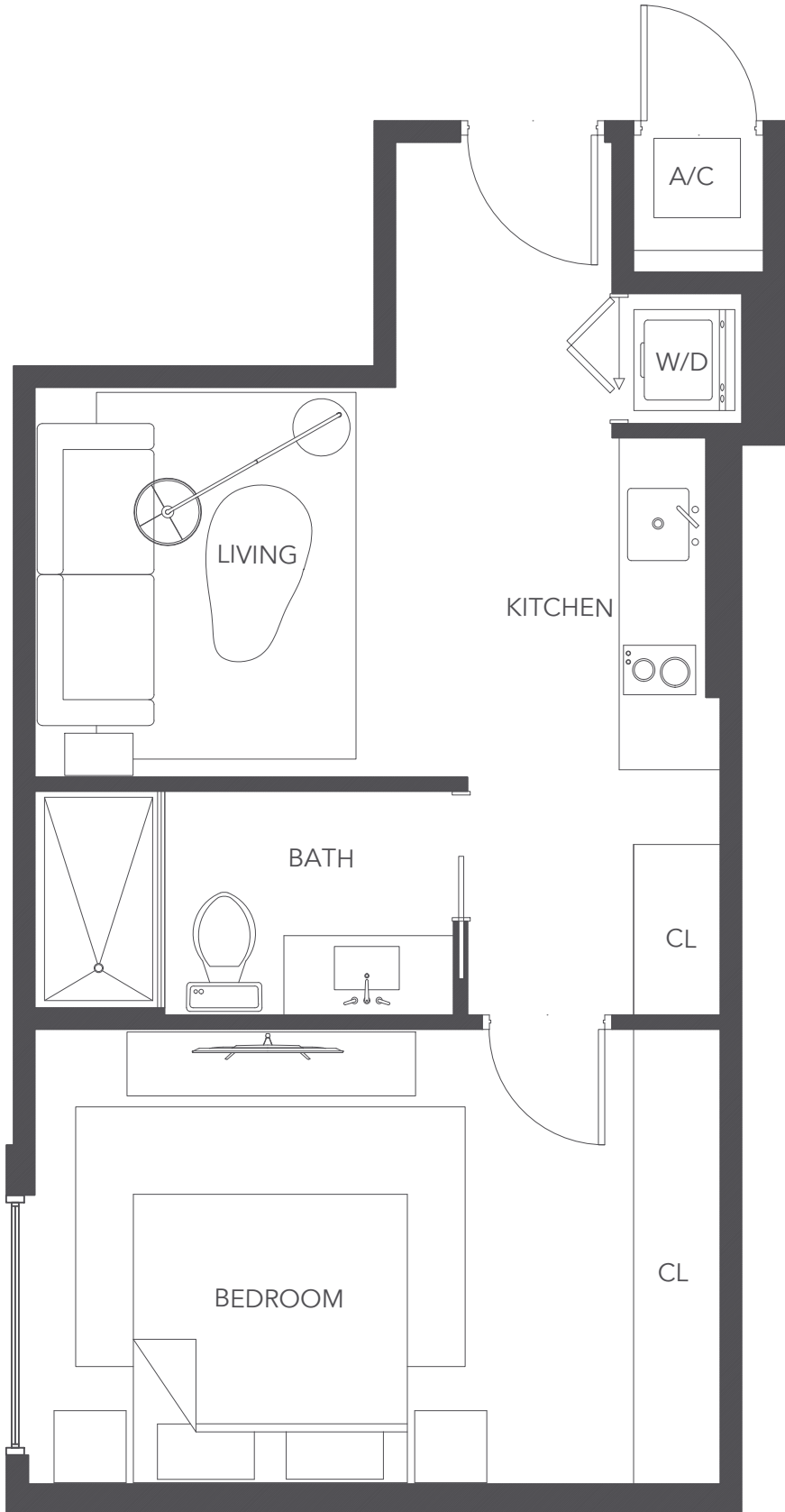
FLOOR 6 & 7
TYPE L-07
529 SF



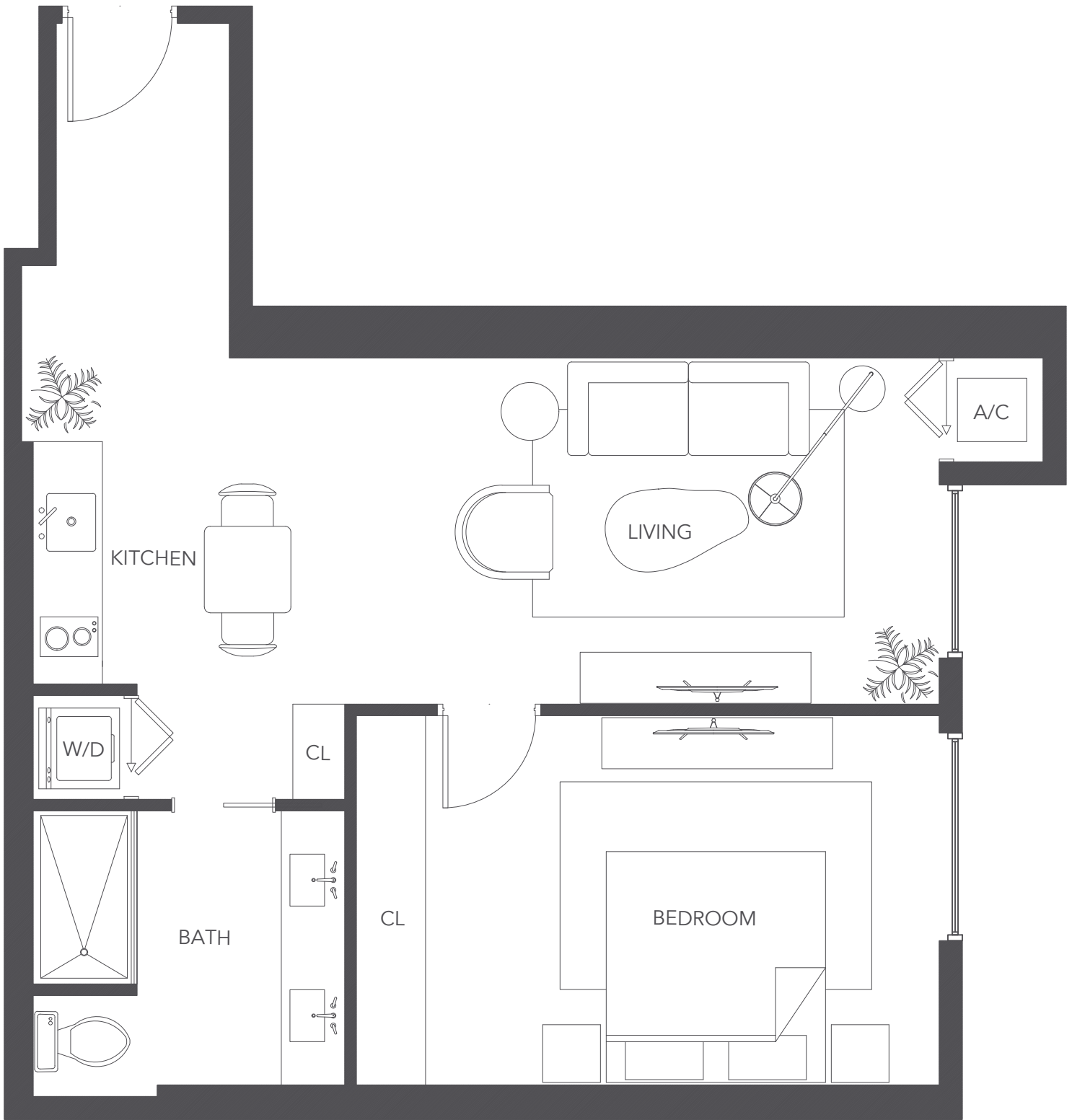
FLOOR 6 & 7
TYPE L-08
613 SF
ADA



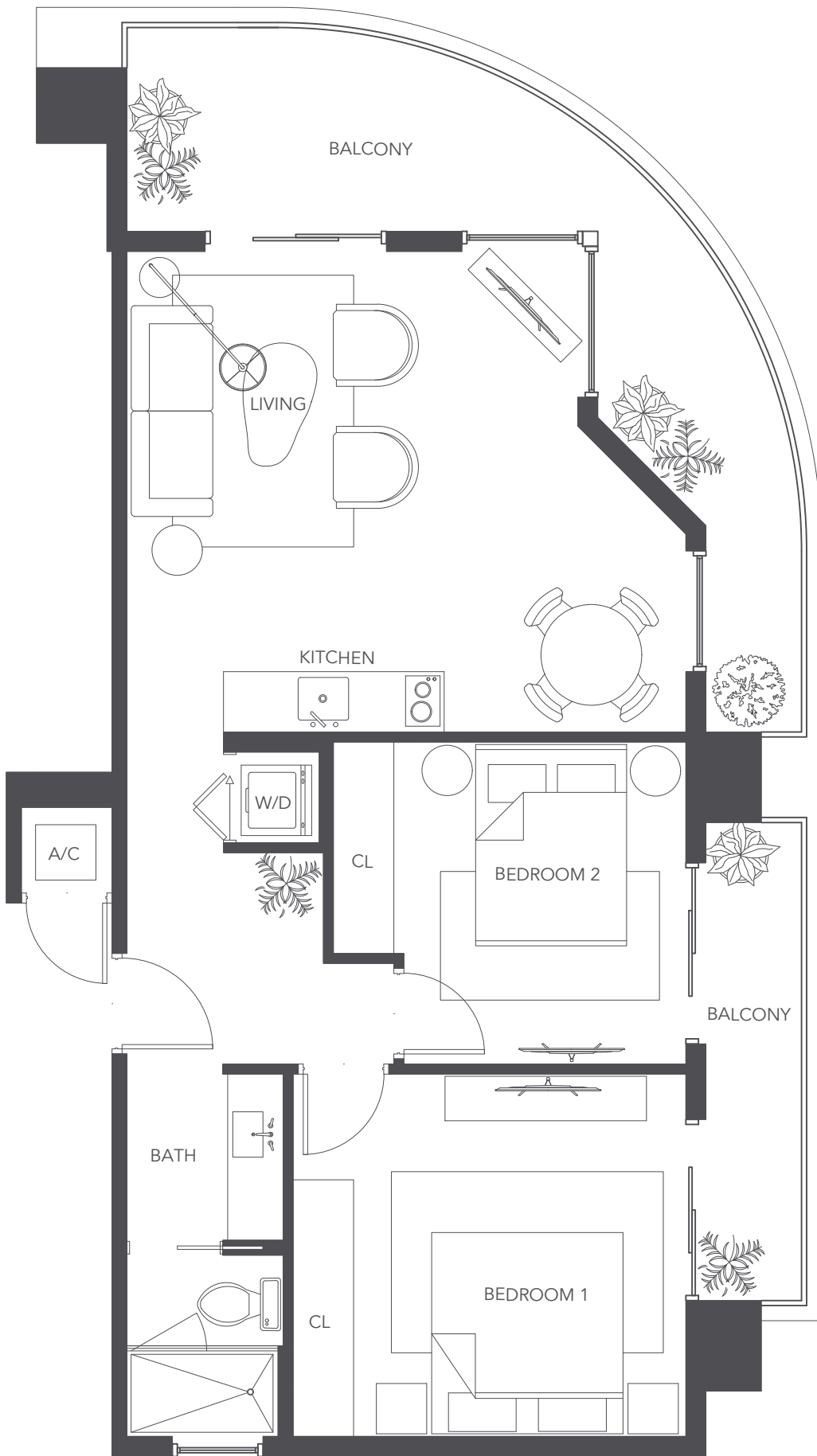
FLOOR 6 & 7
TYPE L-09
464 SF



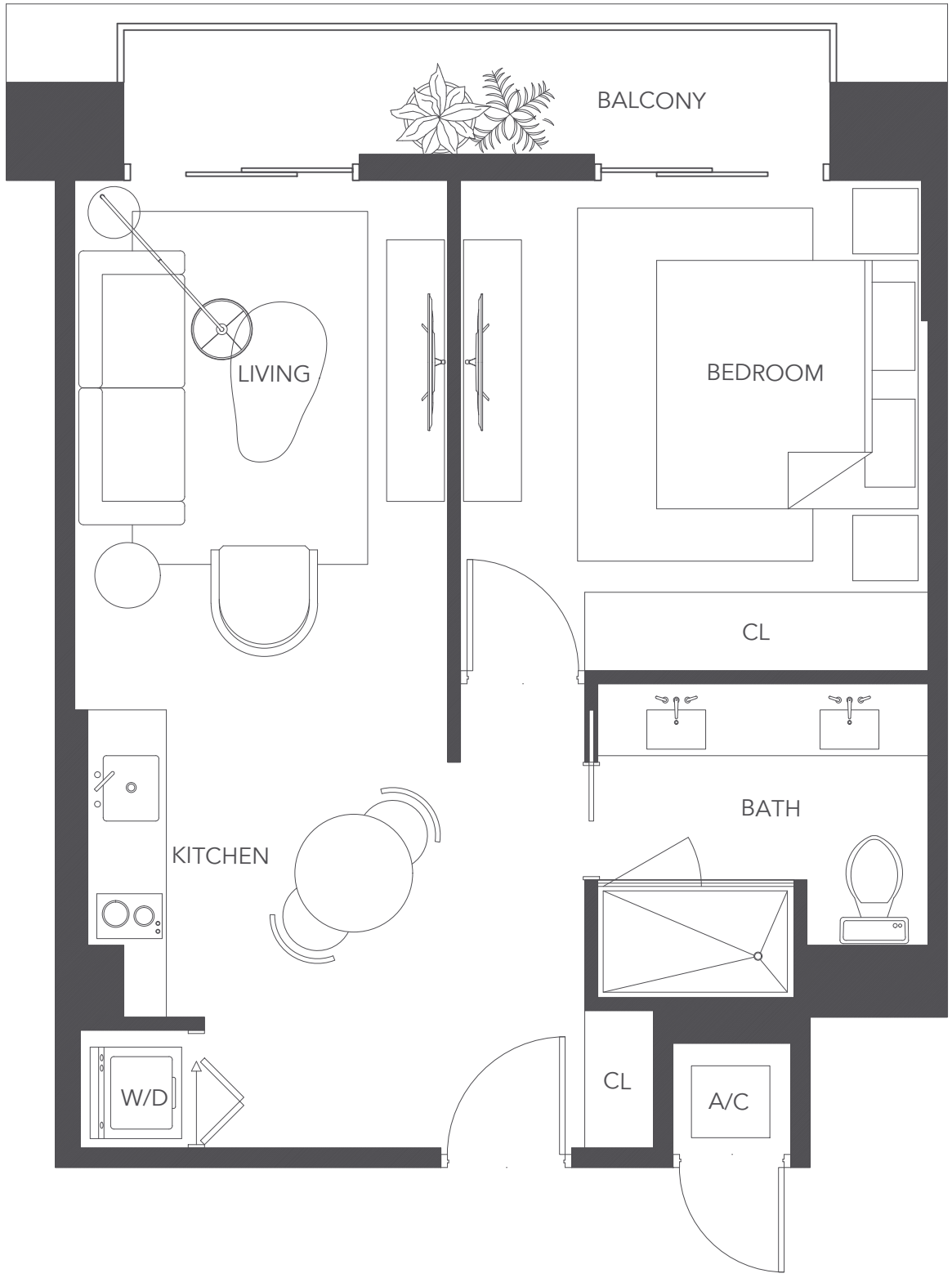
FLOOR 6 & 7
TYPE L-10
450 SF
Communication Features



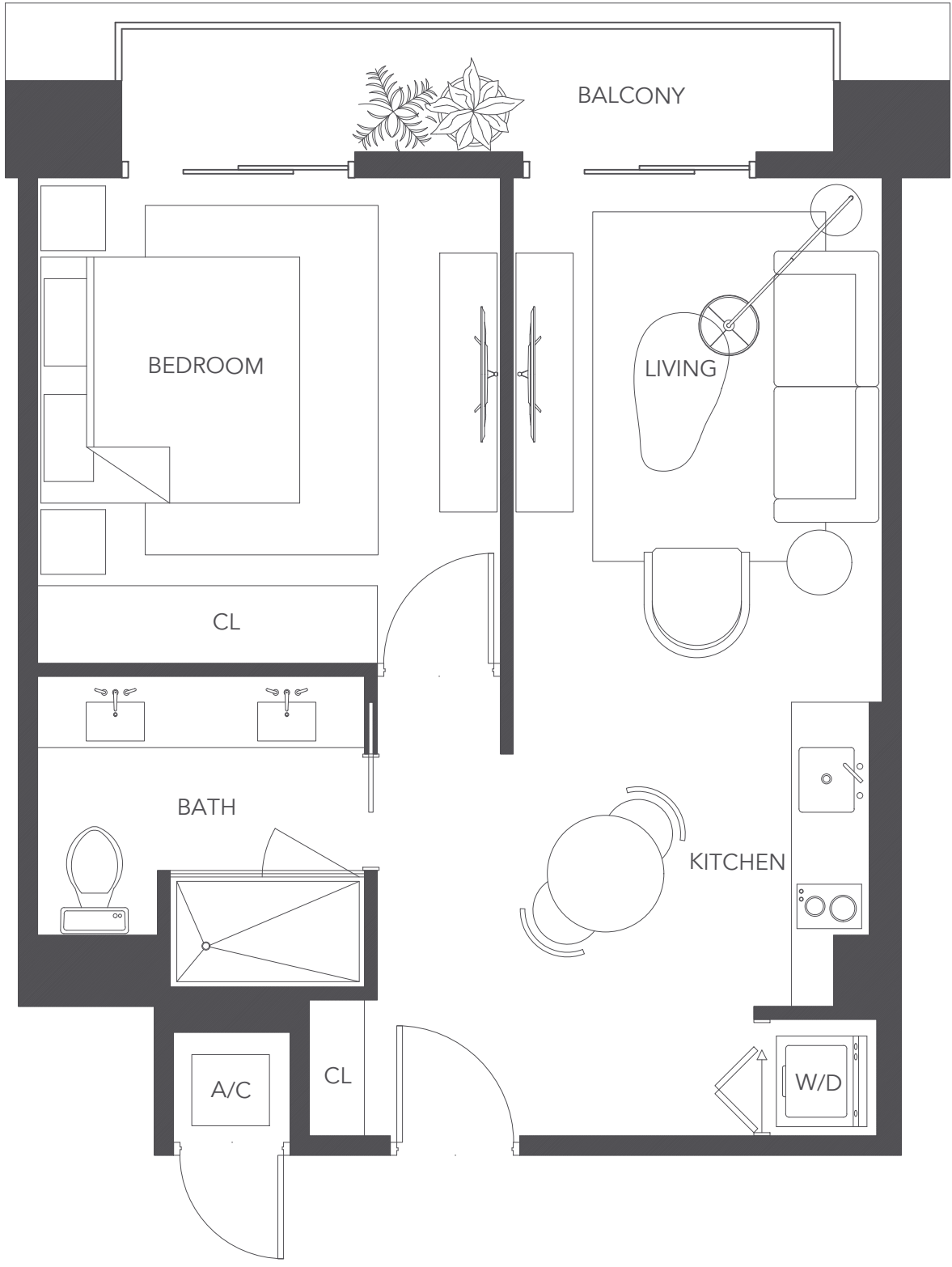
FLOOR 6 & 7
TYPE L-11
618 SF
ONLY 611 ADA



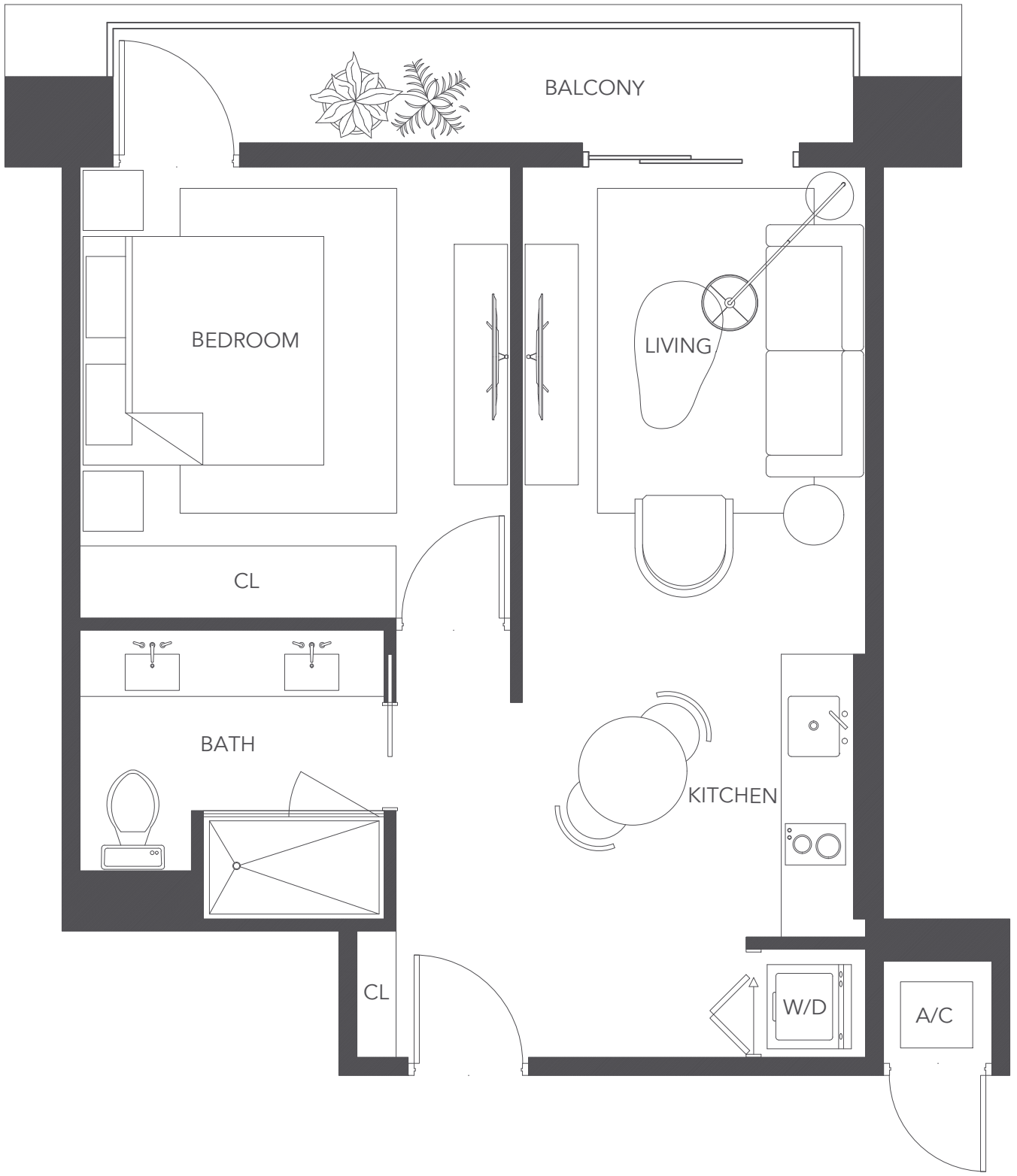
FLOOR 10 to 16
 TYPE L-01
 711 SF
 extended suite



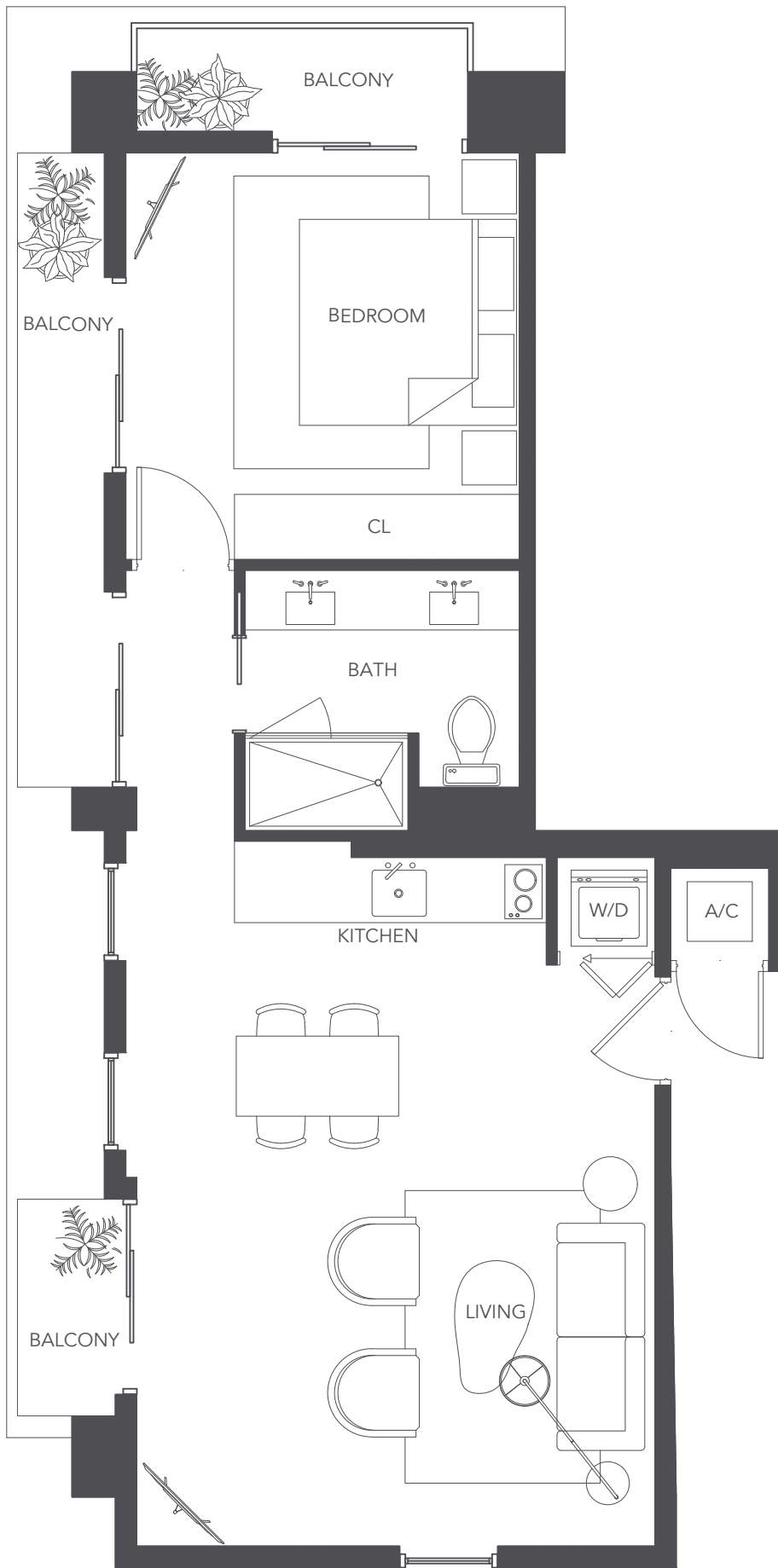
FLOOR 10 to 16
TYPE L-02
523 SF



FLOOR 10 to 16
TYPE L-03
523 SF

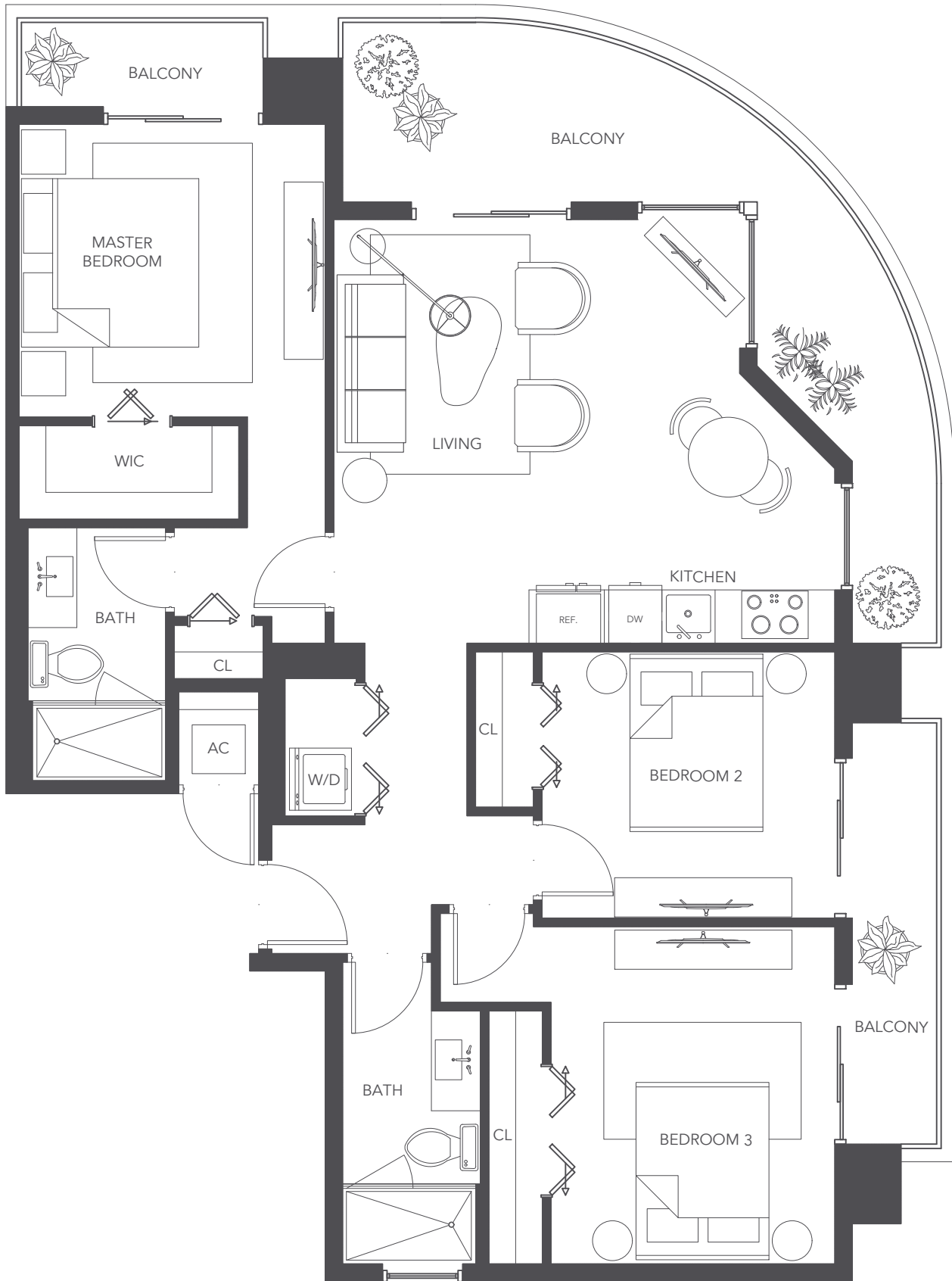


FLOOR 10 to 16
TYPE L-04
532 SF

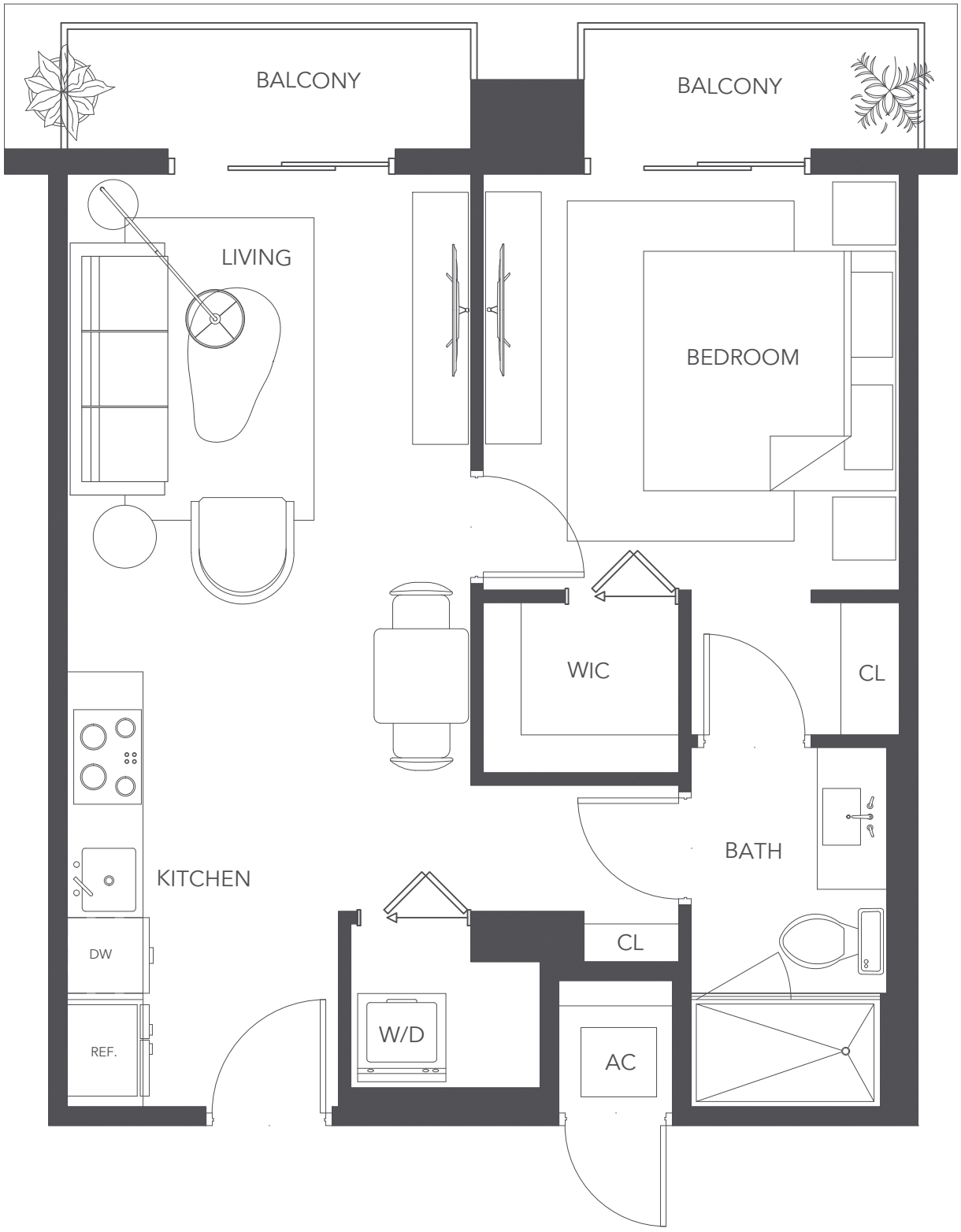


FLOOR 10 to 16

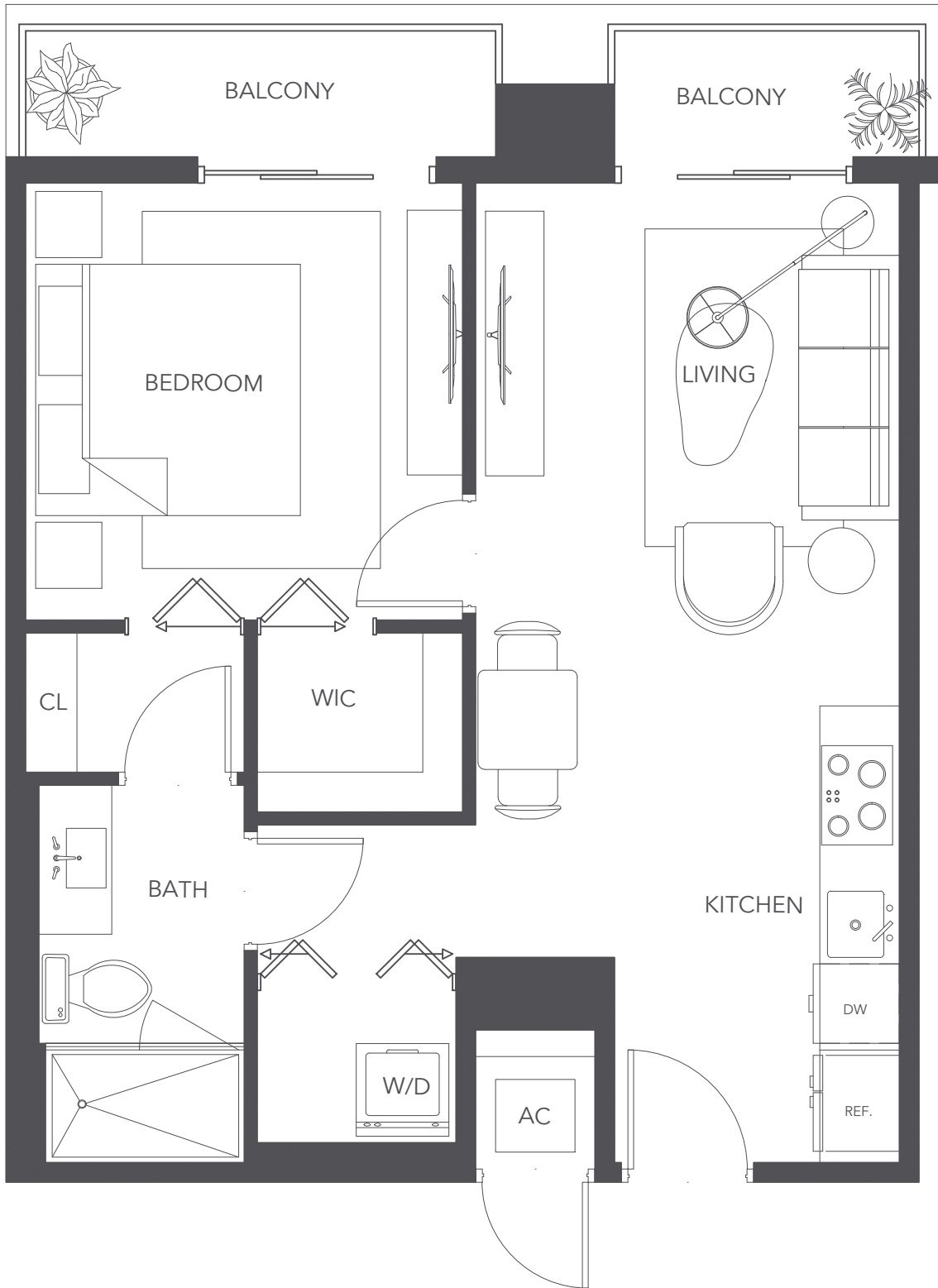
TYPE L-05
601 SF



floor
 1701 to 2101
 TYPE C-01
 1,017 SF
 Extended Suite

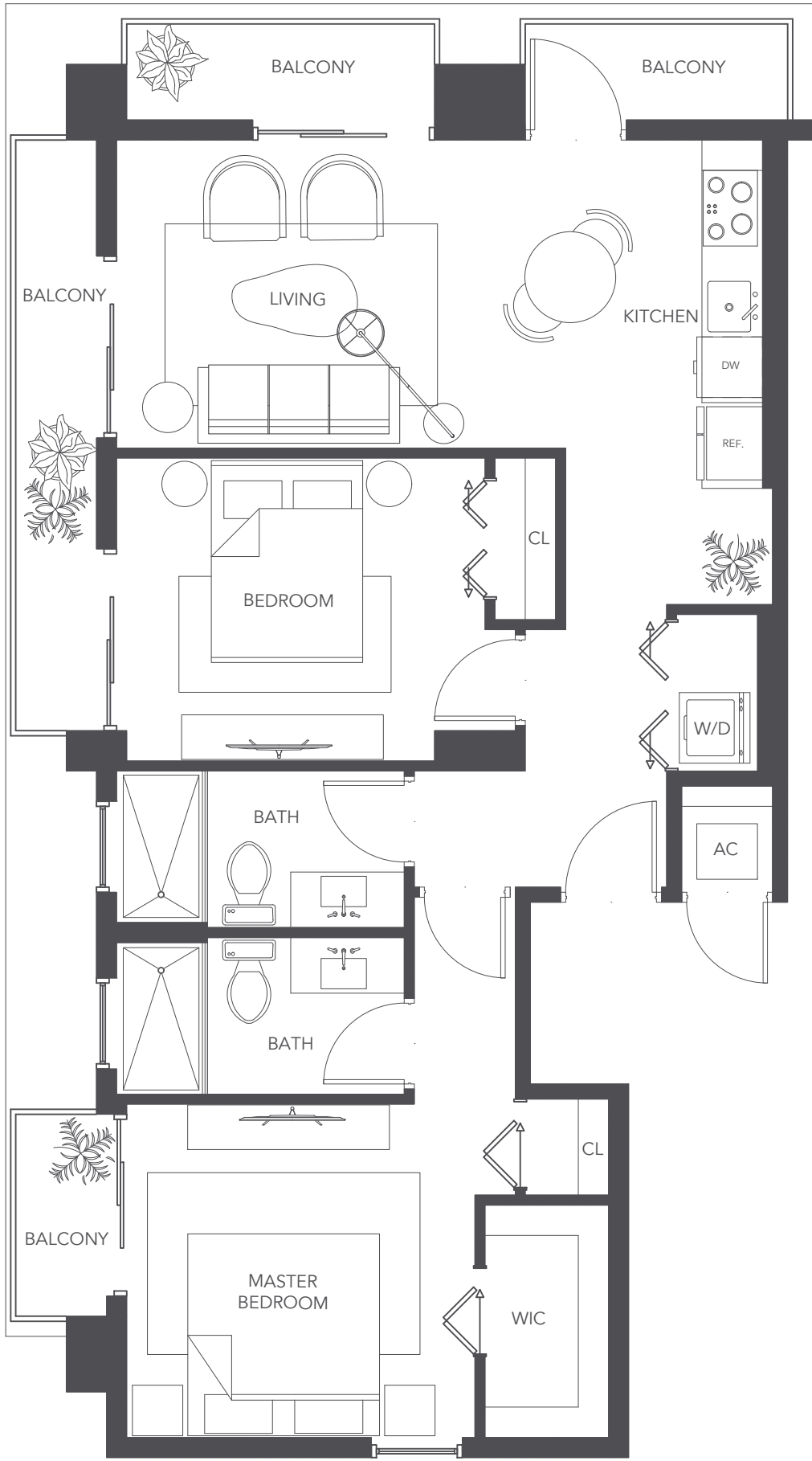


floor
1702 to 2102
TYPE C-02
543 SF



floor
 1703 to 2103
 TYPE C-03
 543 SF

Communication
 Features
 1703 and 1803



floor
1704 to 2104
TYPE C-04
783 SF

