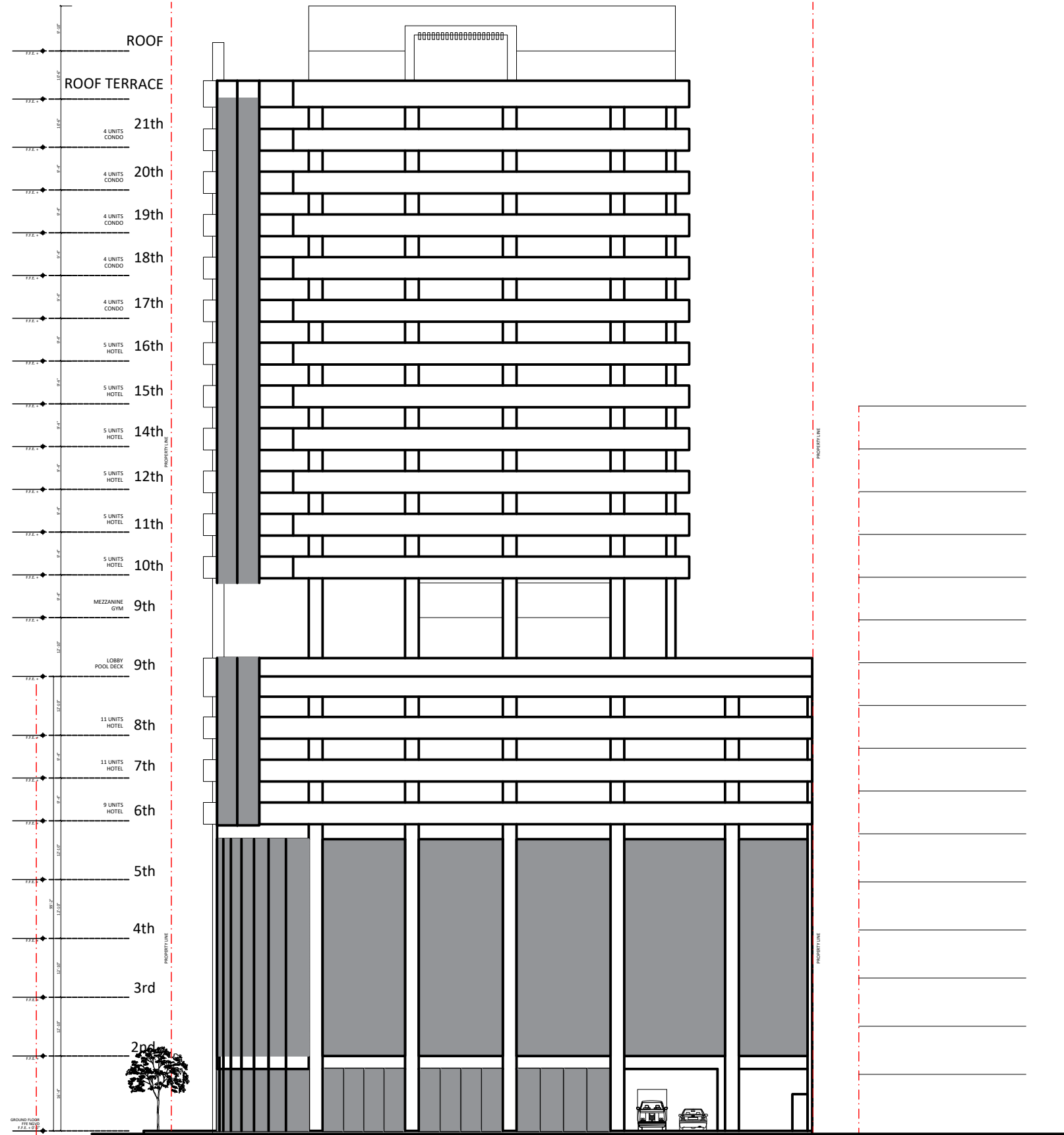
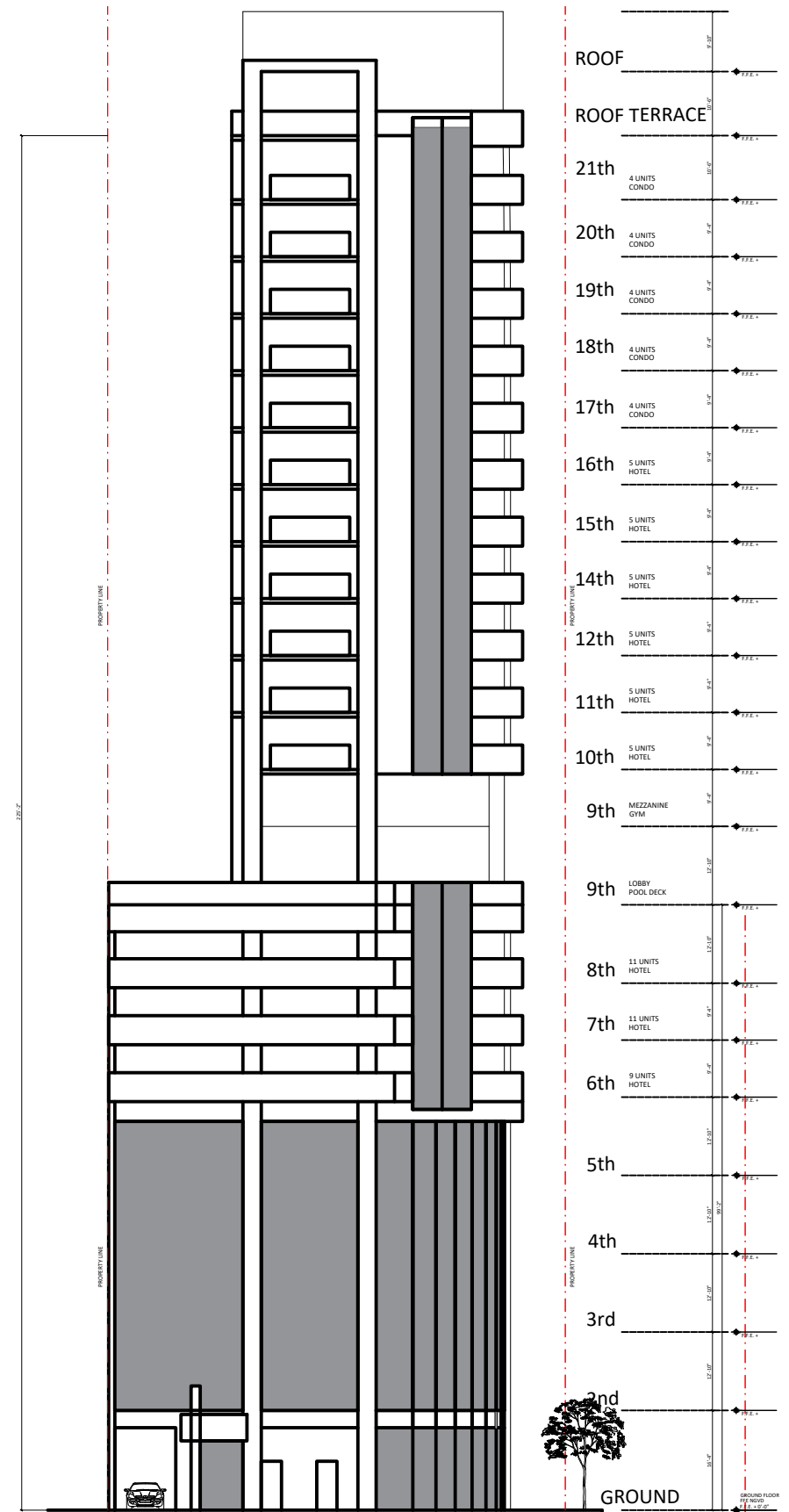


# CORNER



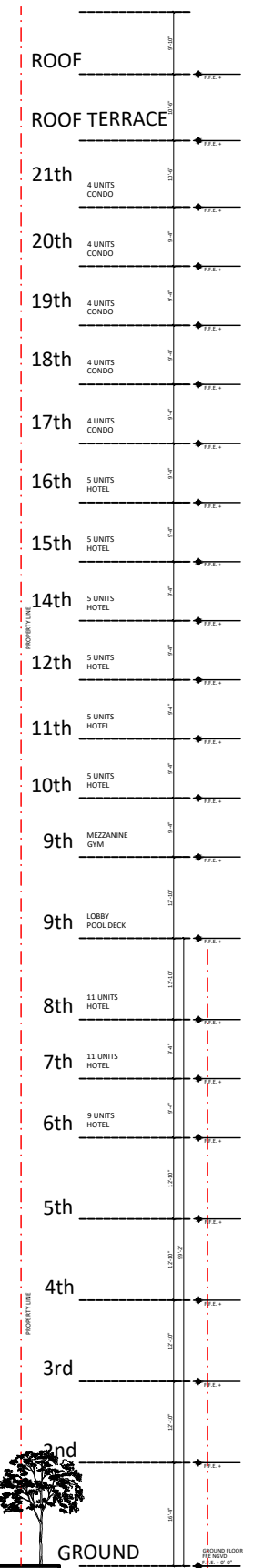
NORTH ELEVATION

SW 12th STREET



EAST ELEVATION

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:  
**BUILDING ELEVATIONS**

SCALE: \_\_\_\_\_ PLOT DATE: 6-17-24

SHEET NUMBER: \_\_\_\_\_

DATE ISSUED: 06/20/24

# 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		
	<b>Total</b>	<b>55</b>	<b>131,903</b>	<b>105,675</b>	<b>47,062</b>	<b>80</b>	<b>9,789</b>	

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

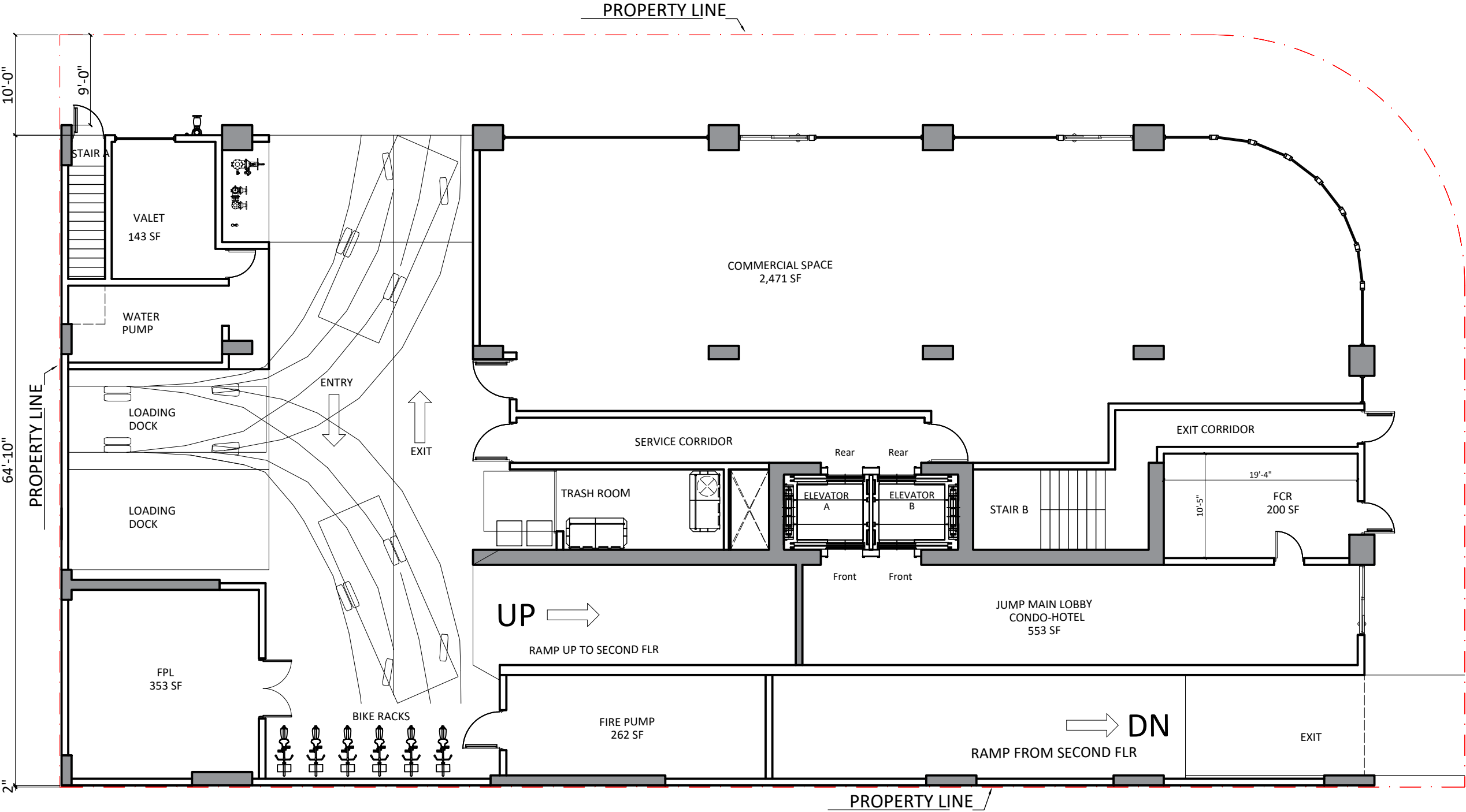
SHEET TITLE:  
**COVER SHEET**

SCALE:  
6-17.24

SHEET NUMBER:  
**G-001**

DATE ISSUED: 05/23/24

SW 12th STREET



GROUND LEVEL FLOOR PLAN

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



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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		

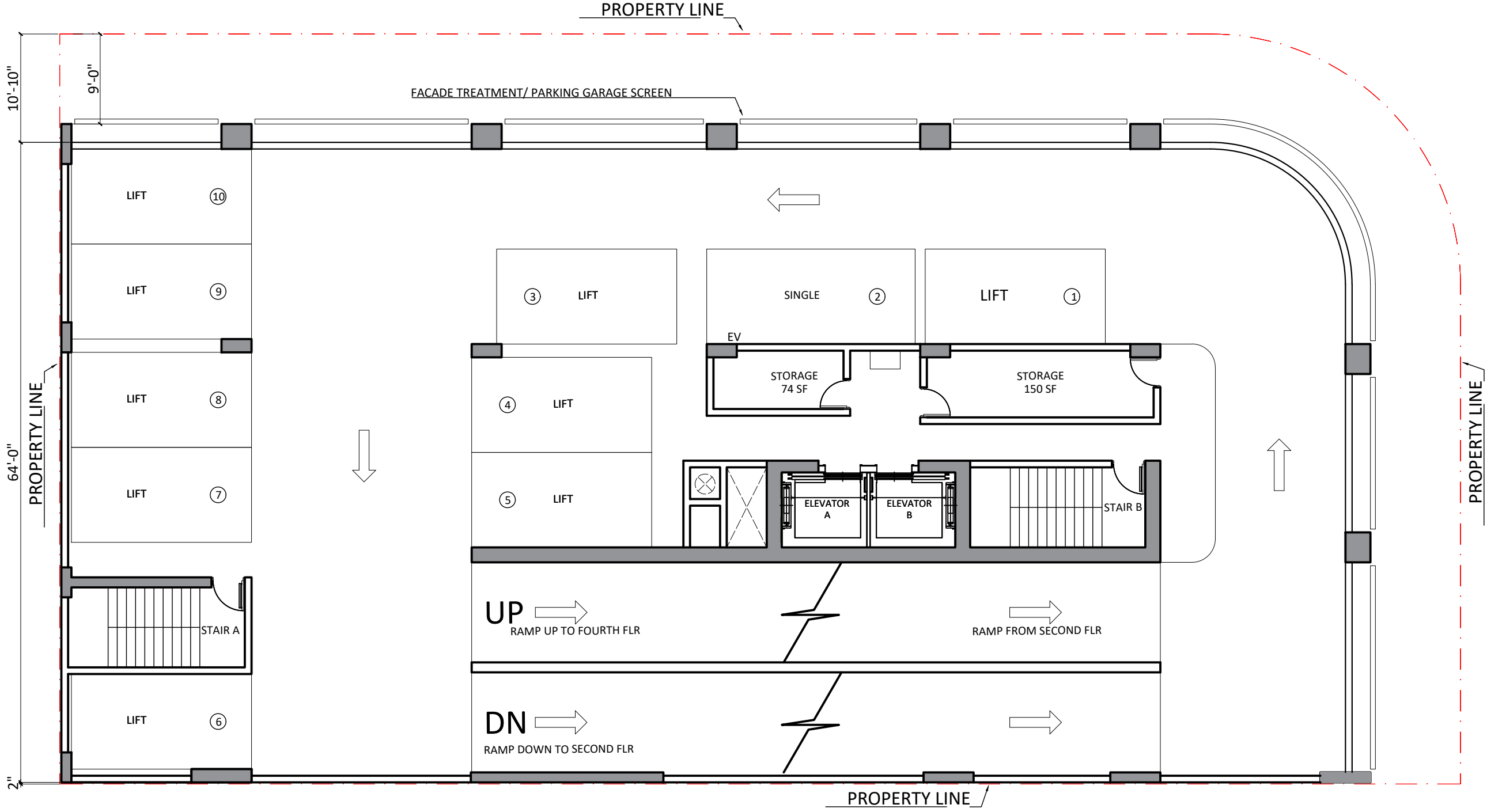
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SCALE:	PLAT DATE: 6-17-24
SHEET NUMBER: <b>A-001</b>	

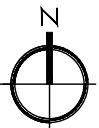
SW 2ND AVENUE



# SW 12th STREET



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



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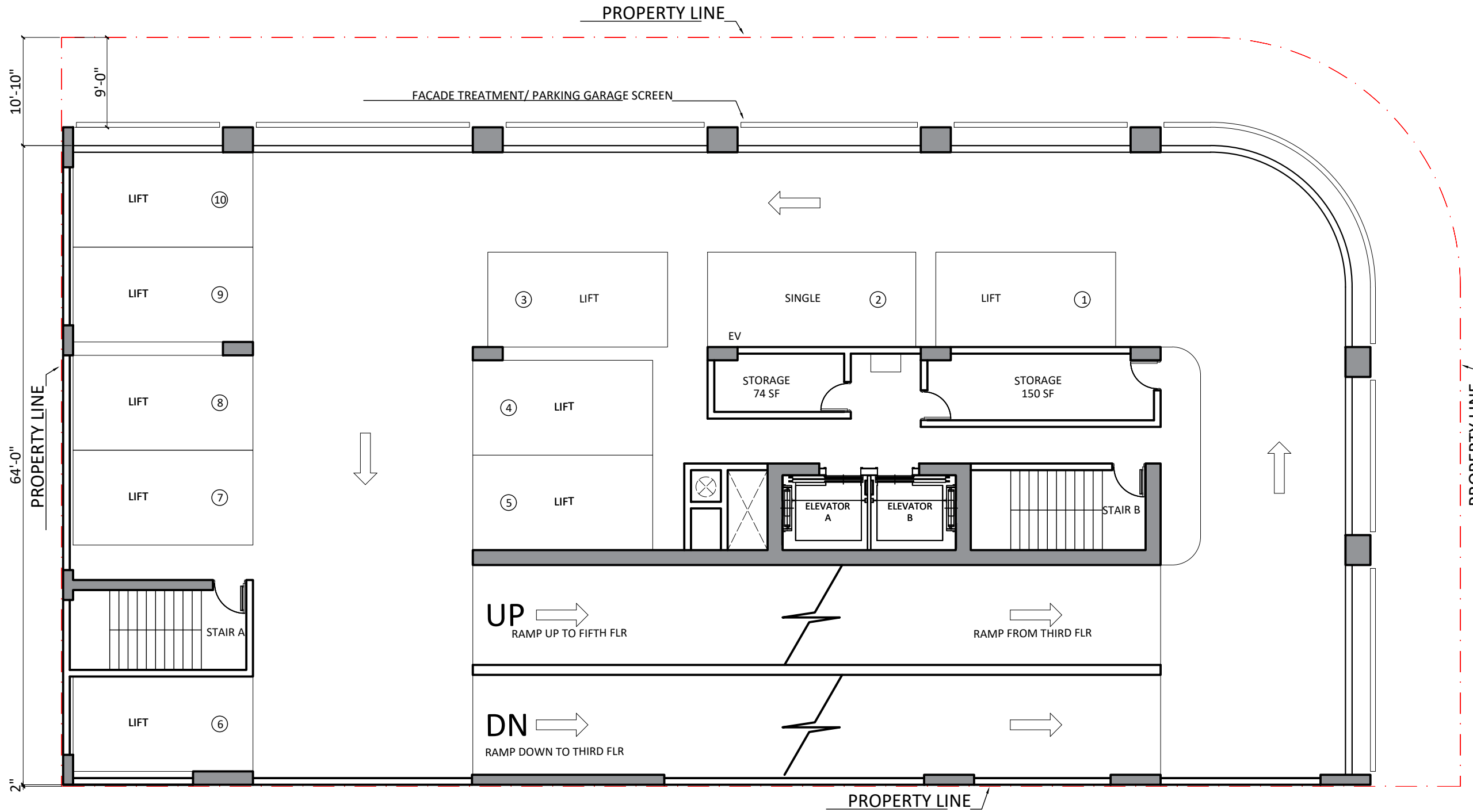
DEVELOPER:  
HABITAT DEVELOPMENT LLC,  
175 SW 7TH STREET, SUITE 2201  
MIAMI, FL 33130

SHEET TITLE:  
**3RD LEVEL FLOORPLAN**

SCALE: \_\_\_\_\_ PLOT DATE: 6-17.24

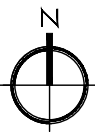
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**A-003**

# SW 12th STREET



## 4TH LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. +42'-0"



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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

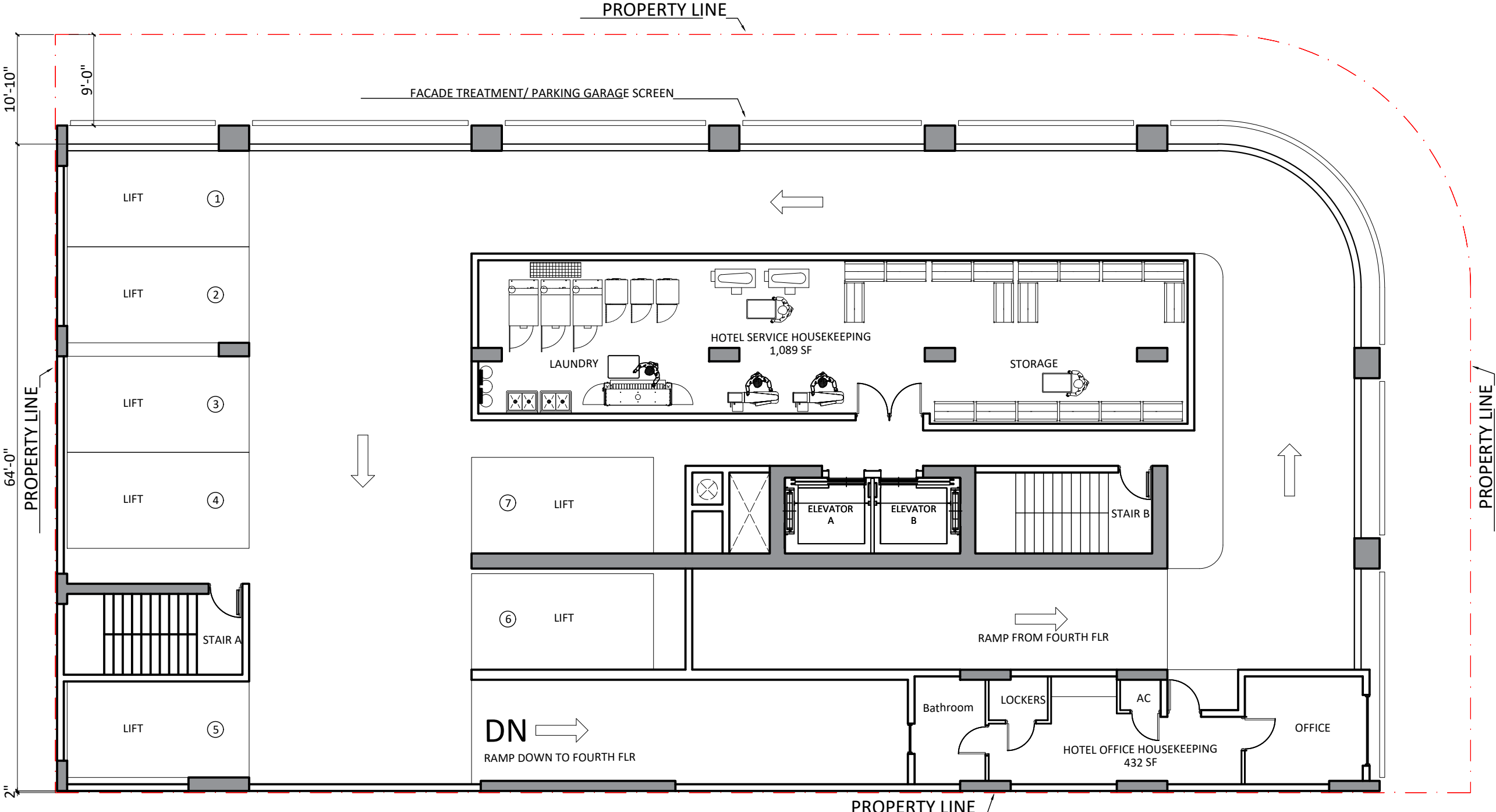
DEVELOPER:  
HABITAT DEVELOPMENT LLC,  
175 SW 7TH STREET, SUITE 2201  
MIAMI, FL 33130

SHEET TITLE:  
4TH LEVEL FLOORPLAN  
SCALE: 3/32" = 1'-0" F.F.E. +42'-0"  
PLUT DATE: 6-17-24

SHEET NUMBER:

A-004

SW 12th STREET



**5TH LEVEL FLOOR PLAN**  
 SCALE: 3/32" = 1'-0" F.F.E. +54'-10"

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02	Owner Comments	05.30.24
03	Owner Comments	06.04.24

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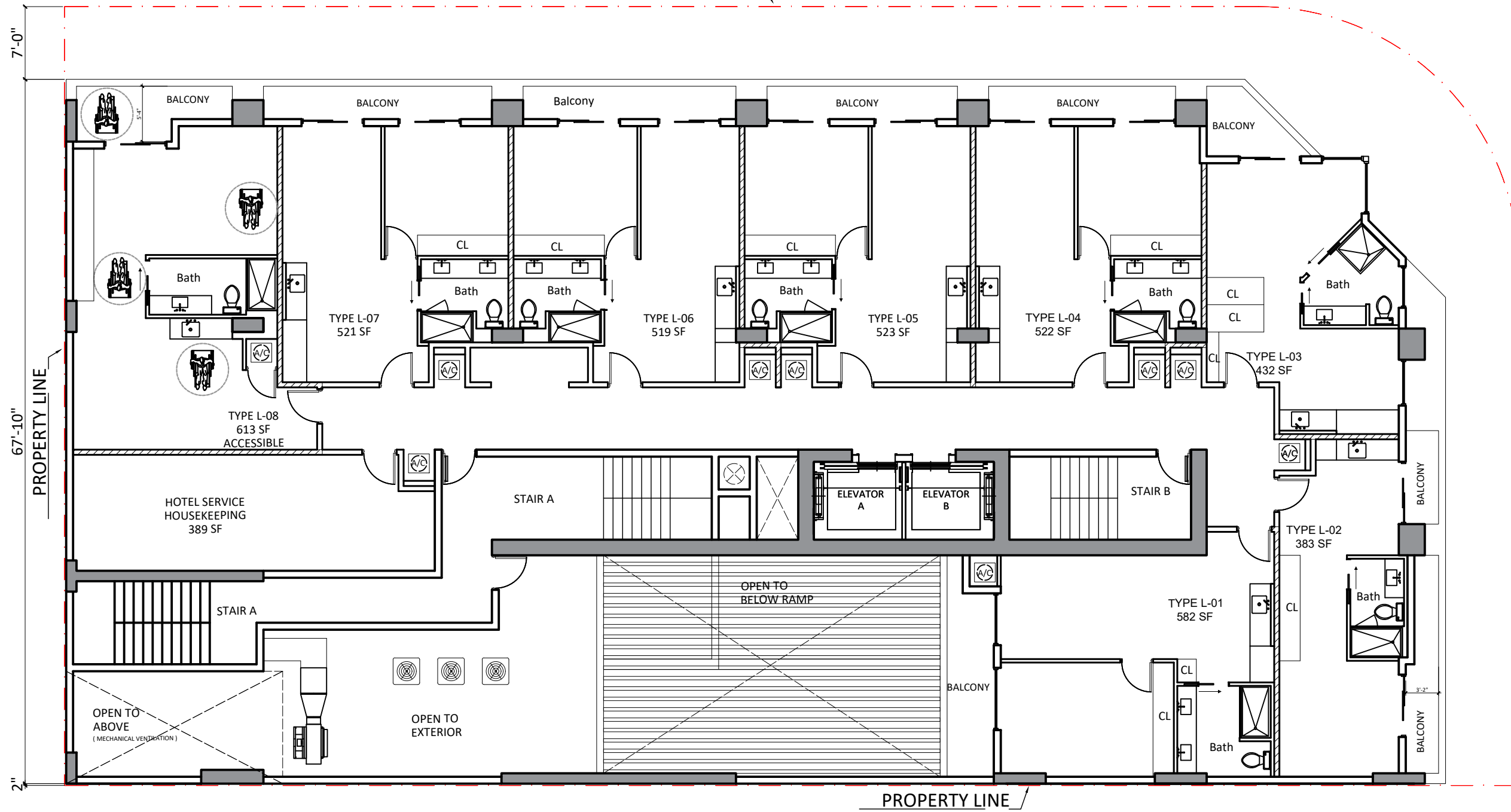
NO. #	NAME	DATE

**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:  
 5TH LEVEL FLOORPLAN  
 SCALE:  
 PLOT DATE:  
 6-17-24  
 SHEET NUMBER:  
**A-005**

SW 12th STREET

PROPERTY LINE



SW 2ND AVENUE

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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:  
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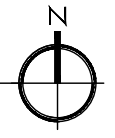
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PLUT DATE:  
6-17-24

SHEET NUMBER:  
**A-006**

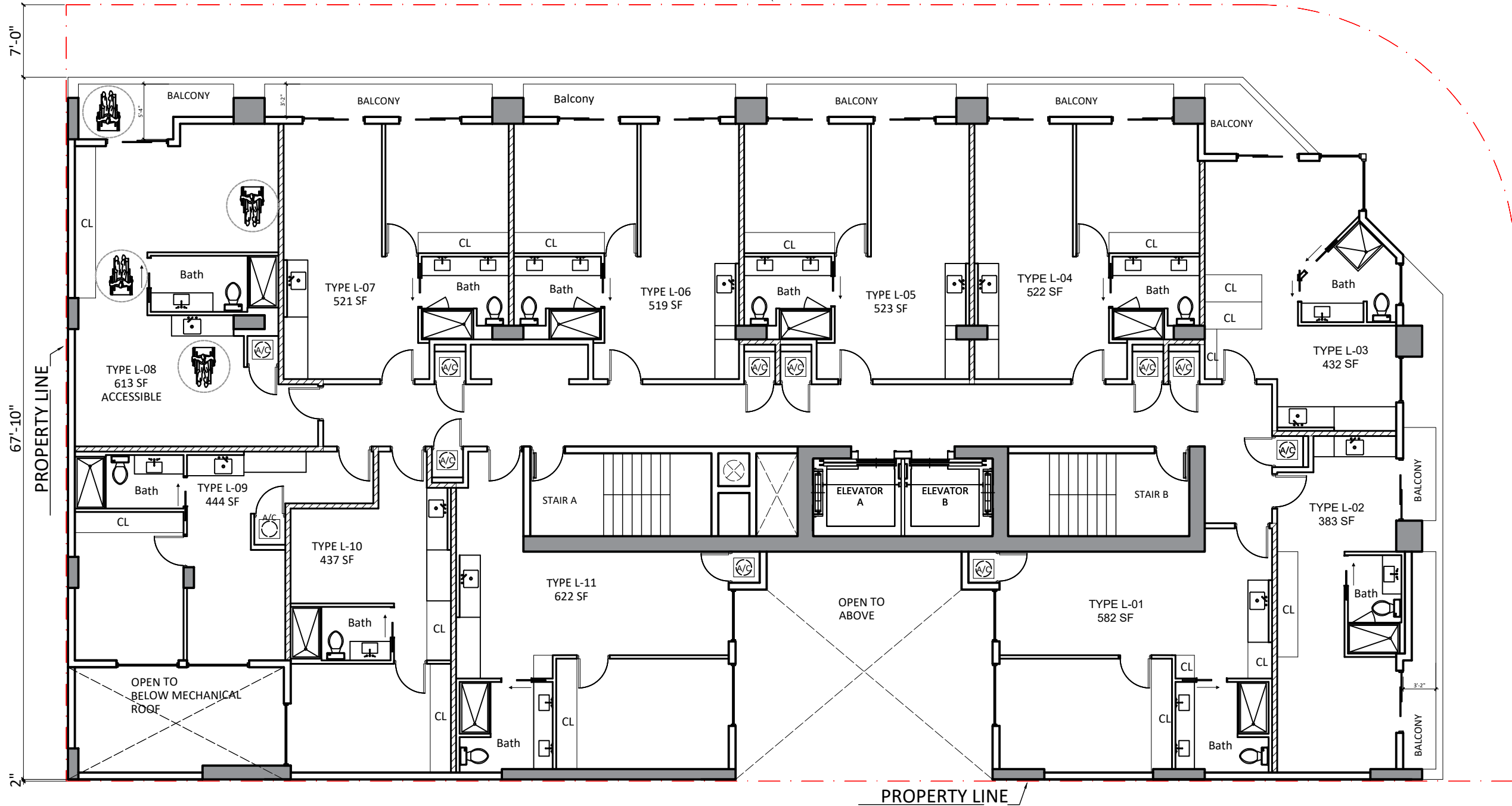
DATE ISSUED: 06/20/24

**6TH LEVEL FLOOR PLAN**  
SCALE: 3/32" = 1'-0" F.F.E. 67'-8"



# SW 12th STREET

PROPERTY LINE



PROPERTY LINE  
SW 2ND AVENUE

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PROJECT DESCRIPTION:  
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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

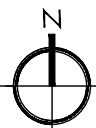
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7TH LEVEL FLOORPLAN

SCALE:  
6-17.24

SHEET NUMBER:  
A-007

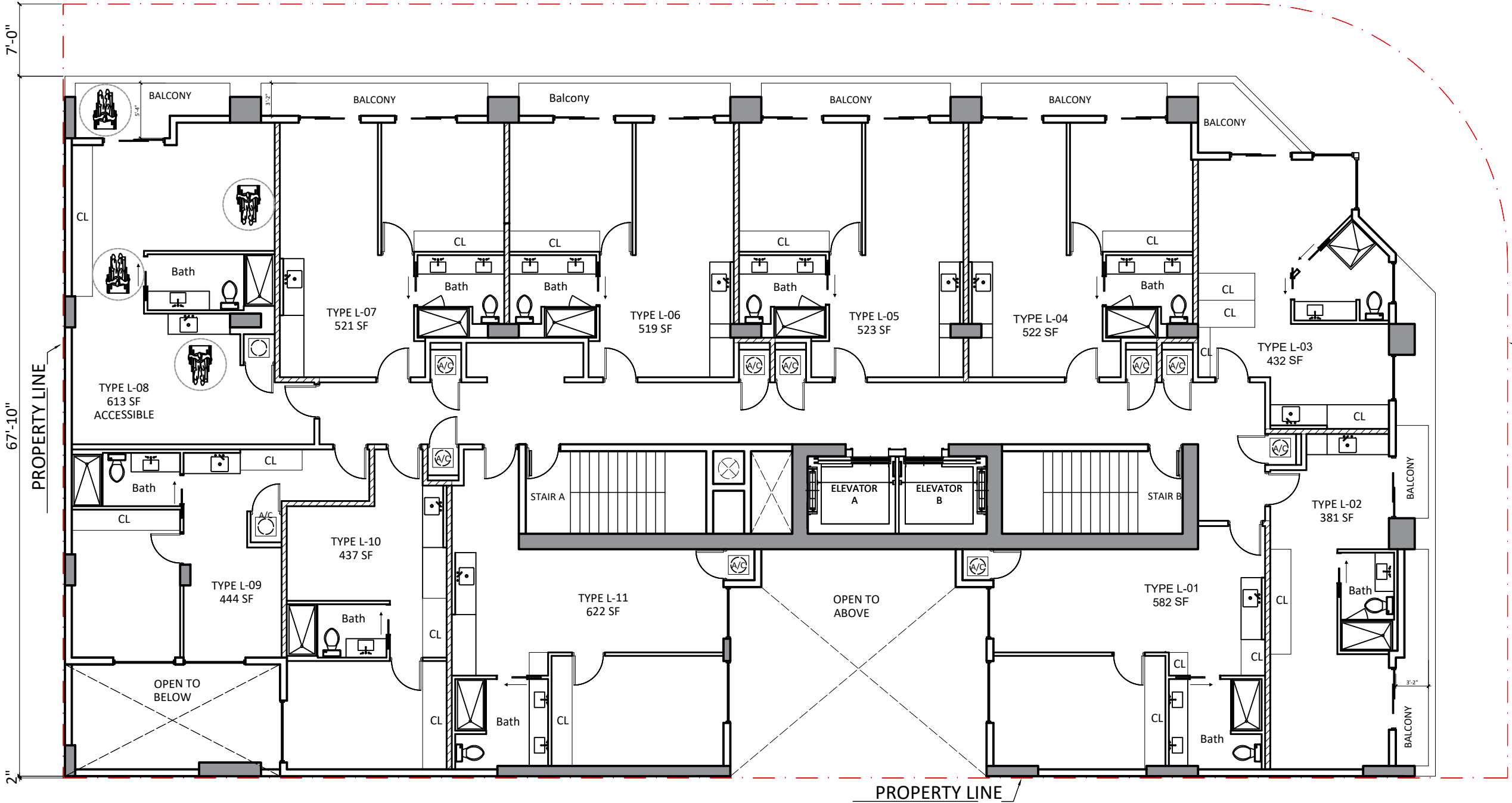
## 7TH LEVEL FLOOR PLAN

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



SW 12th STREET

PROPERTY LINE



PROPERTY LINE  
SW 2ND AVENUE

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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: 3/32" = 1'-0" F.F.E. +86'-4"  
PLAT DATE: 6-17-24

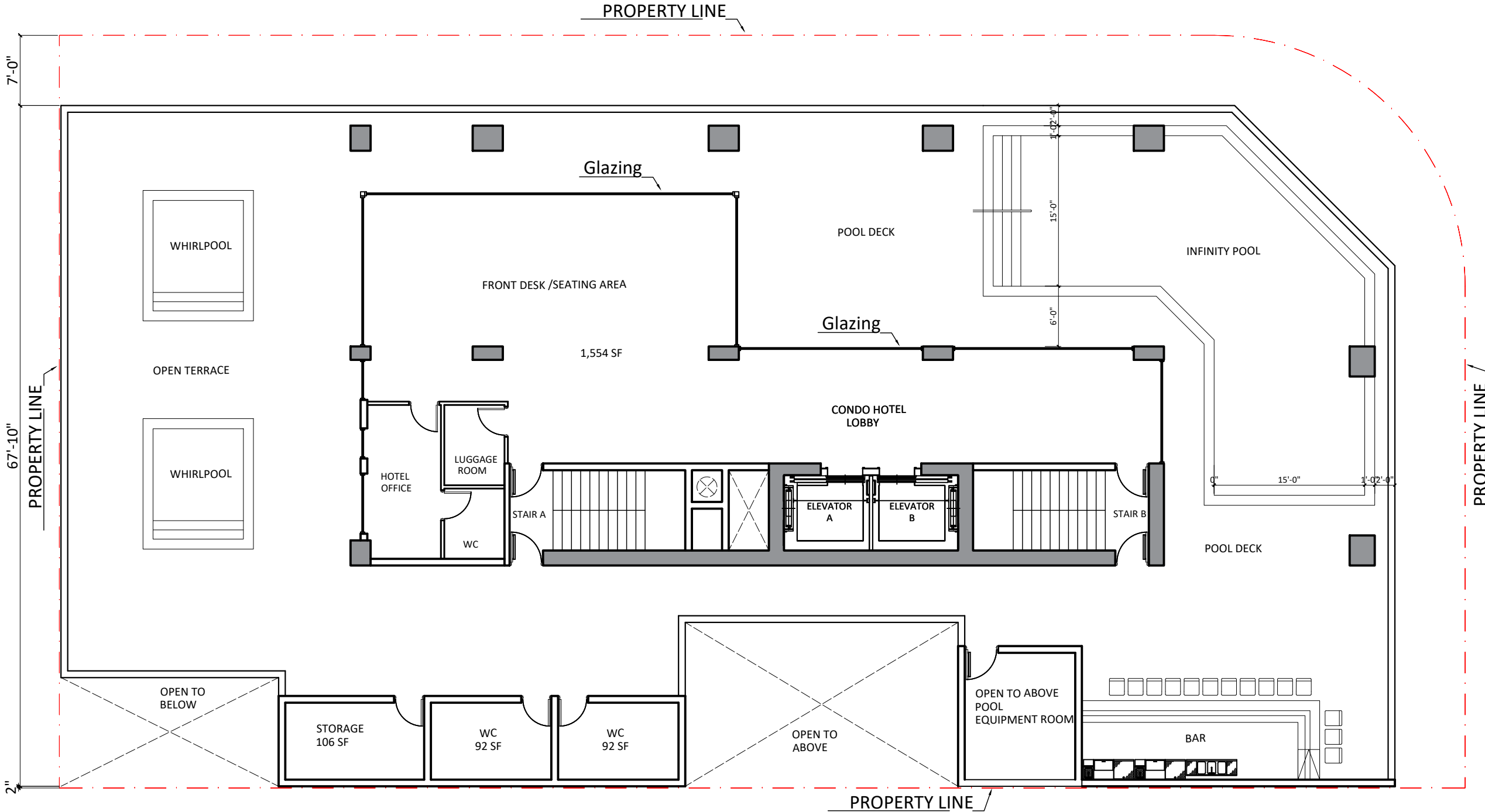
SHEET NUMBER:  
A-008

8TH LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. +86'-4"



# SW 12th STREET



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

SHEET TITLE:  
**9TH LEVEL FLOORPLAN**

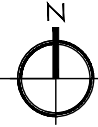
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PLUT DATE:  
 6-17-24

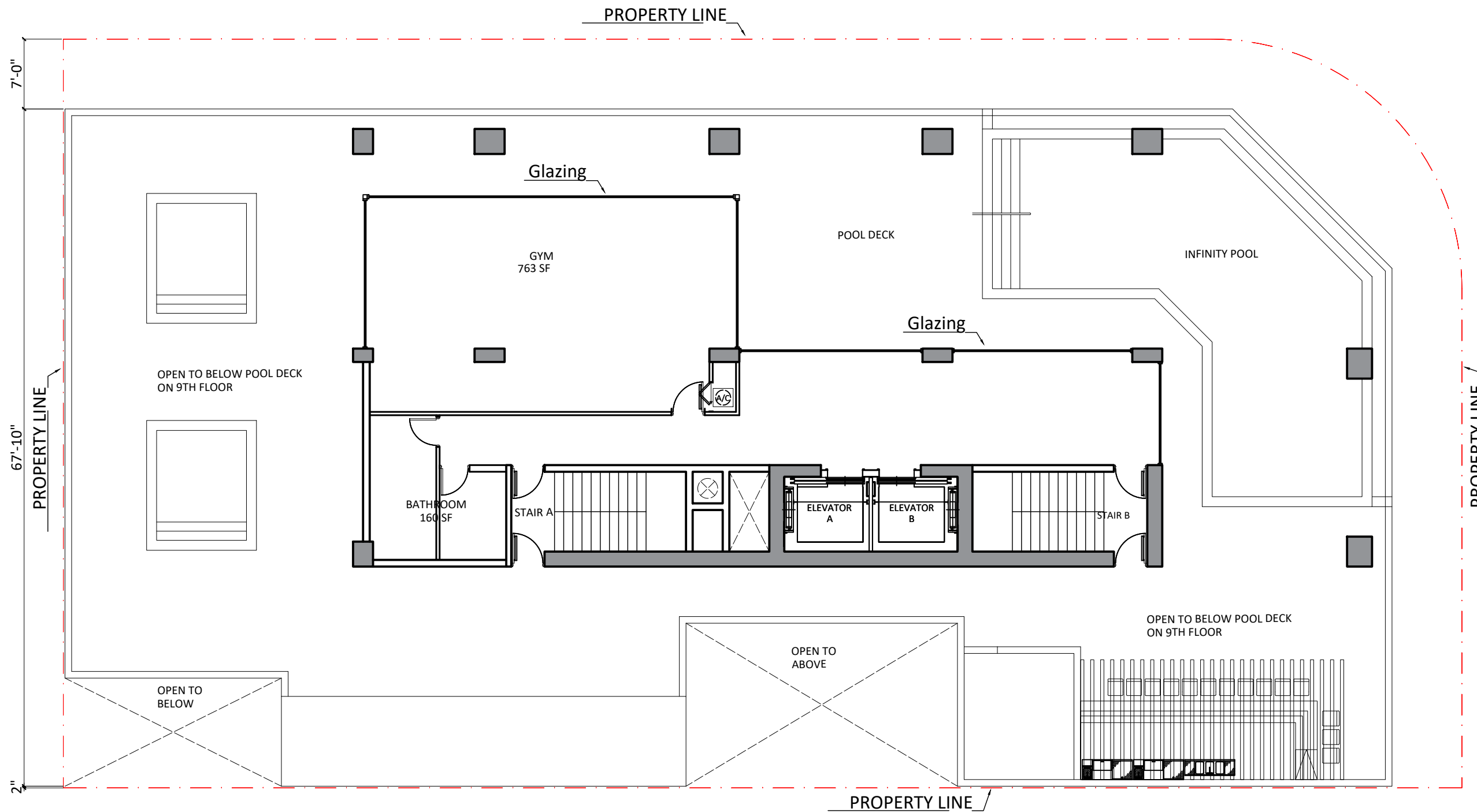
SHEET NUMBER:  
**A-009**

## 9TH LEVEL FLOOR PLAN

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



SW 12th STREET



PROPERTY LINE  
SW 2ND AVENUE

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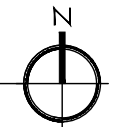
DEVELOPER:  
HABITAT DEVELOPMENT LLC,  
175 SW 7TH STREET, SUITE 2201  
MIAMI, FL 33130

SHEET TITLE:  
**9TH LEVEL MEZZANINE**

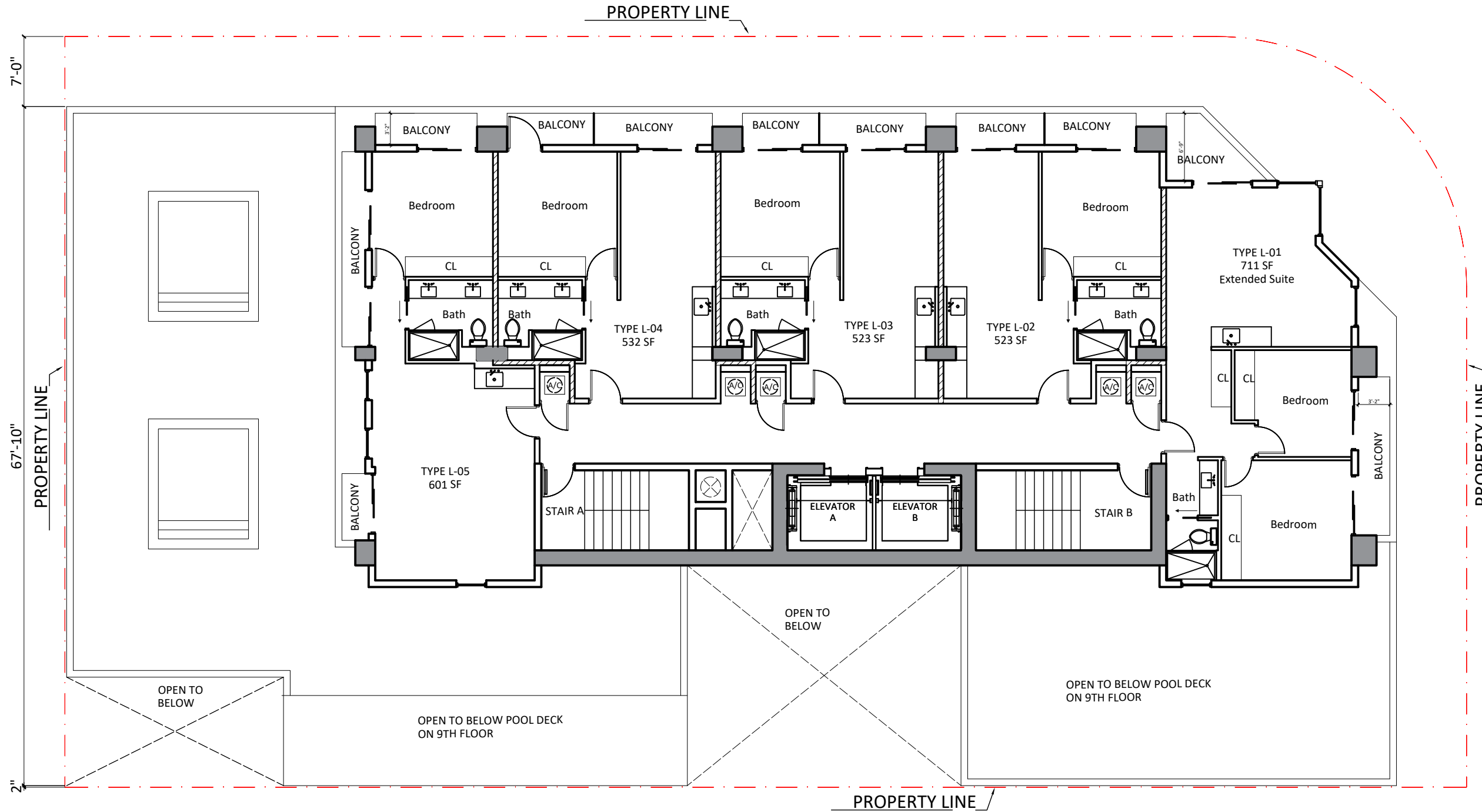
SCALE:  
6-17.24

SHEET NUMBER:  
**A-010**

**9TH MEZZANINE LEVEL FLOOR PLAN**  
SCALE: 3/32" = 1'-0" F.F.E. +112'-0"



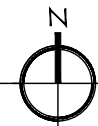
# SW 12th STREET



## 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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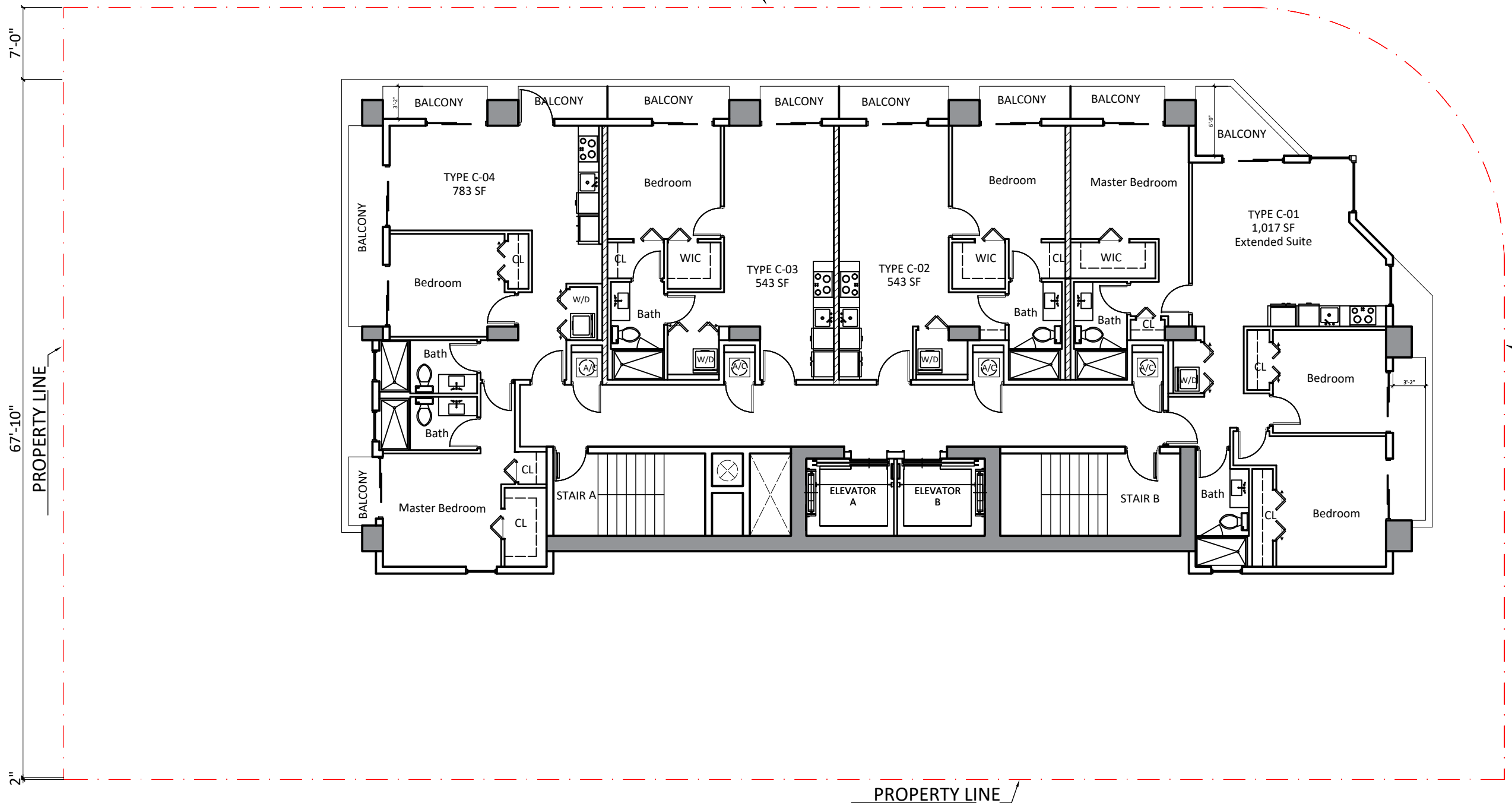
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SCALE: 3/32" = 1'-0"  
PLT DATE: 6-17-24

SHEET NUMBER:

A-011

# SW 12th STREET

PROPERTY LINE



PROPERTY LINE  
SW 2ND AVENUE

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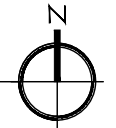
DEVELOPER:  
HABITAT DEVELOPMENT LLC,  
175 SW 7TH STREET, SUITE 2201  
MIAMI, FL 33130

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**

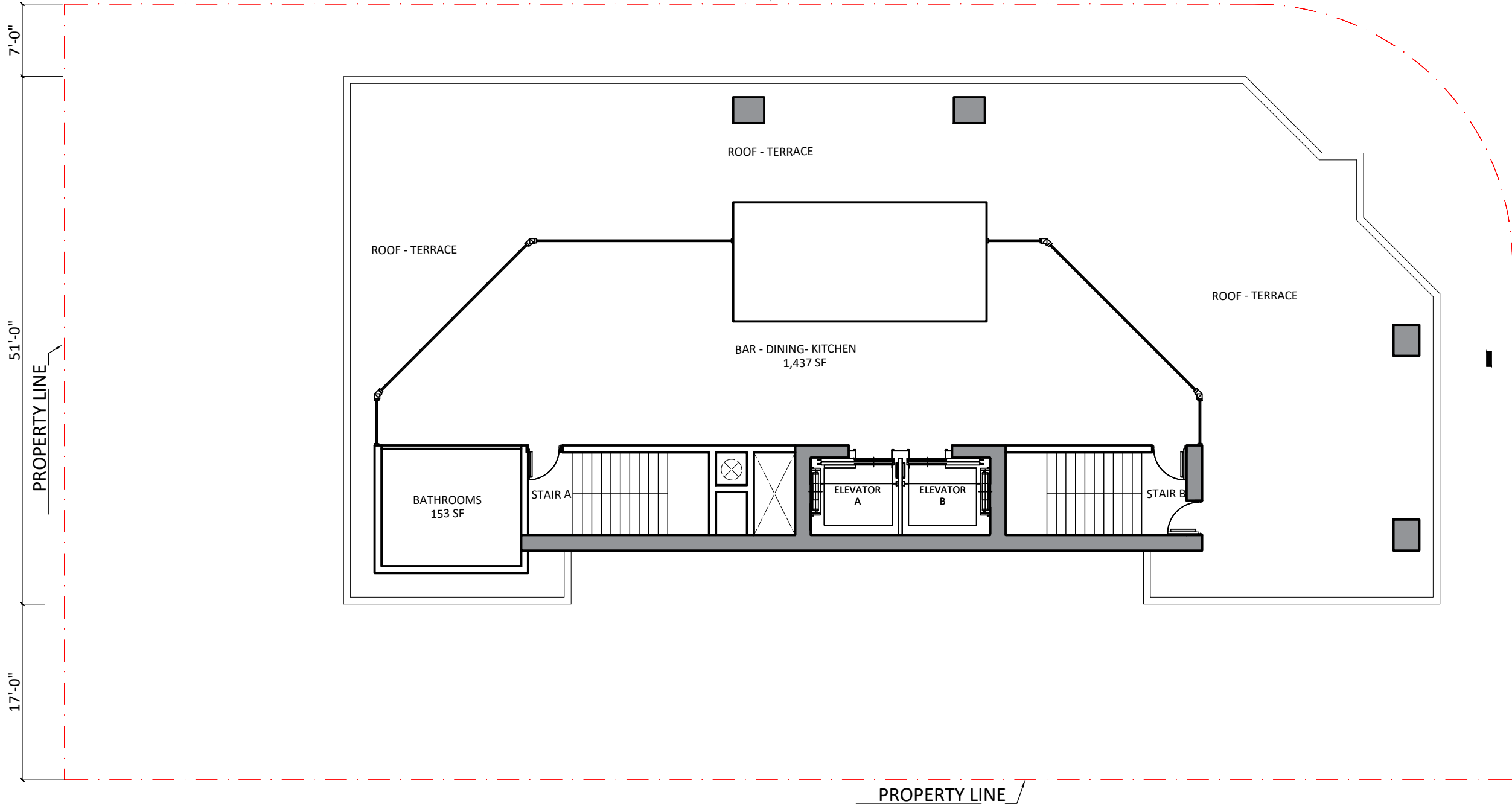
## TYPICAL FLOOR PLAN ( 17TH TO 21ST LEVELS )

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



SW 12th STREET

PROPERTY LINE



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

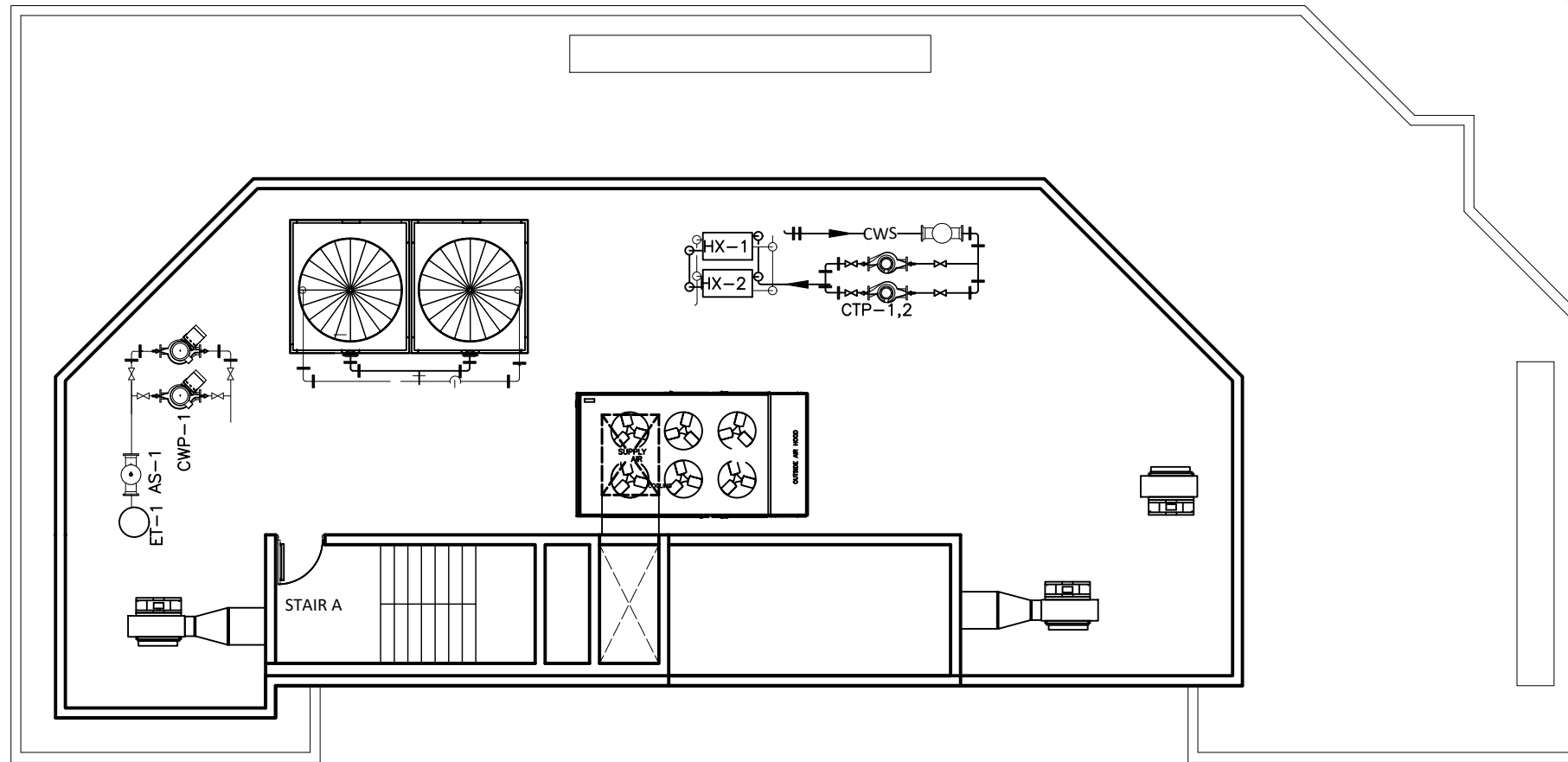
ROOF LEVEL PLAN  
SCALE: 3/32" = 1'-0" F.F.E. +225'-2"



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**

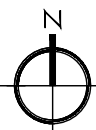
SCALE: 3/32" = 1'-0" F.F.E. +235'-8"

PLAT DATE:  
 6-17-24

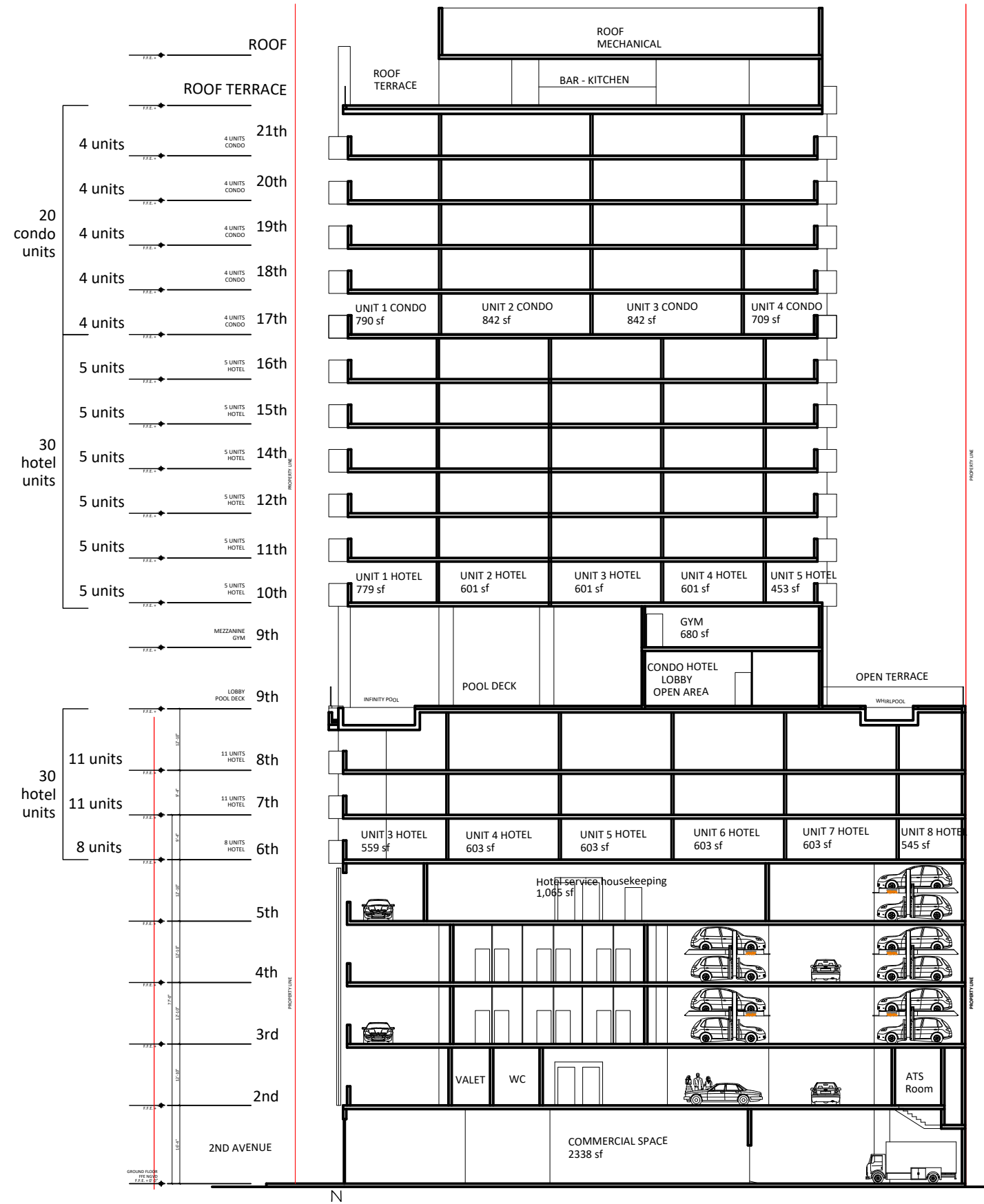
SHEET NUMBER:  
**A-014**

**UPPER ROOF LEVEL PLAN**

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



PROPERTY LINE



SECTION

NOTE:  
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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

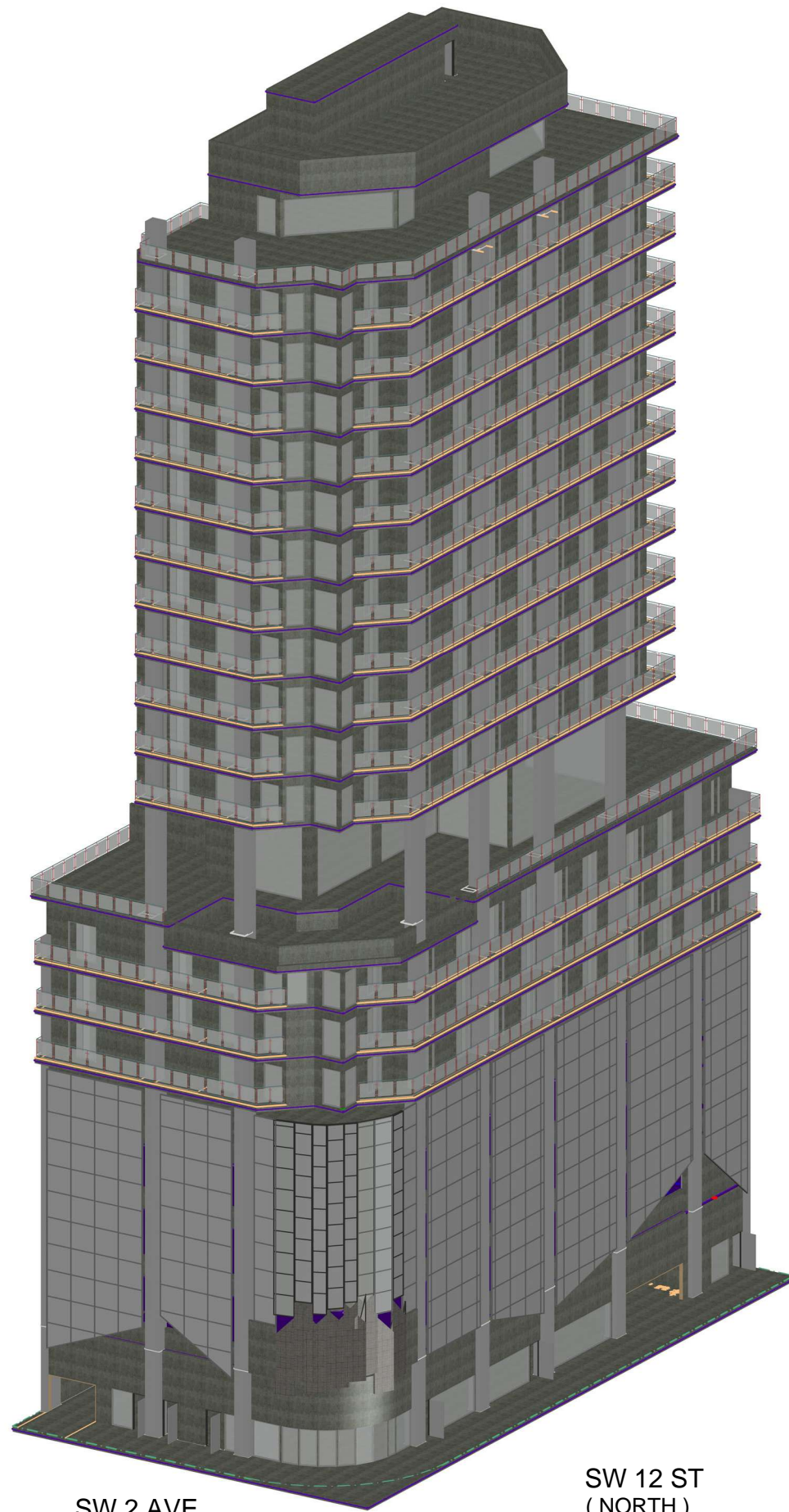
SHEET TITLE

BUILDING SECTION

SCALE: 1/8" = 1'-0" PLOT DATE: 6-17.24

SHEET NUMBER

A-015



SW 2 AVE

SW 12 ST  
(NORTH)

Note: Volumetric Study

NOTE:  
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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 3D MODEL

SCALE:  
PLOT DATE:  
6-17.24

SHEET NUMBER:

# A-016