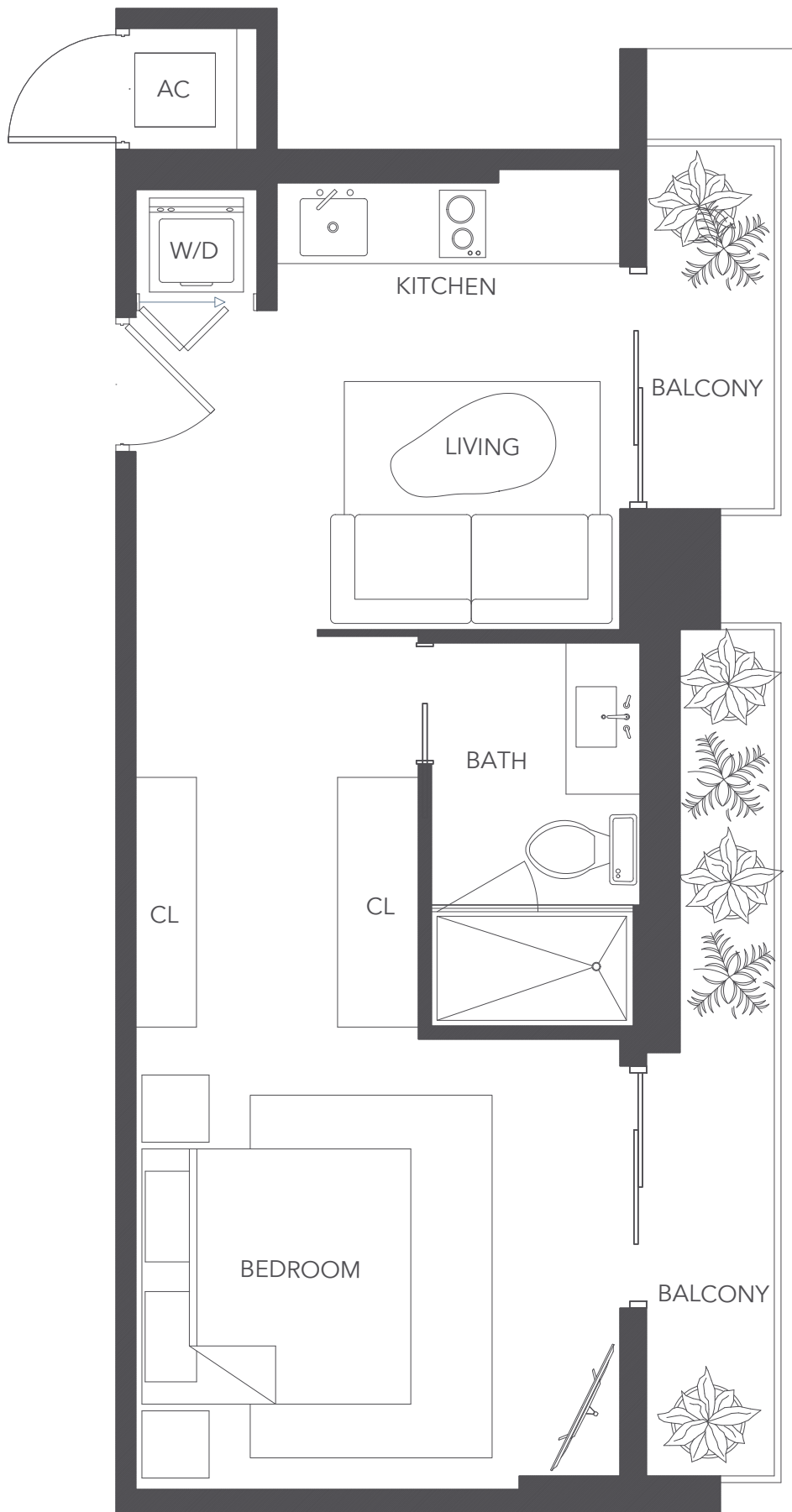
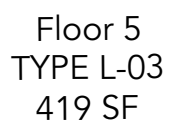
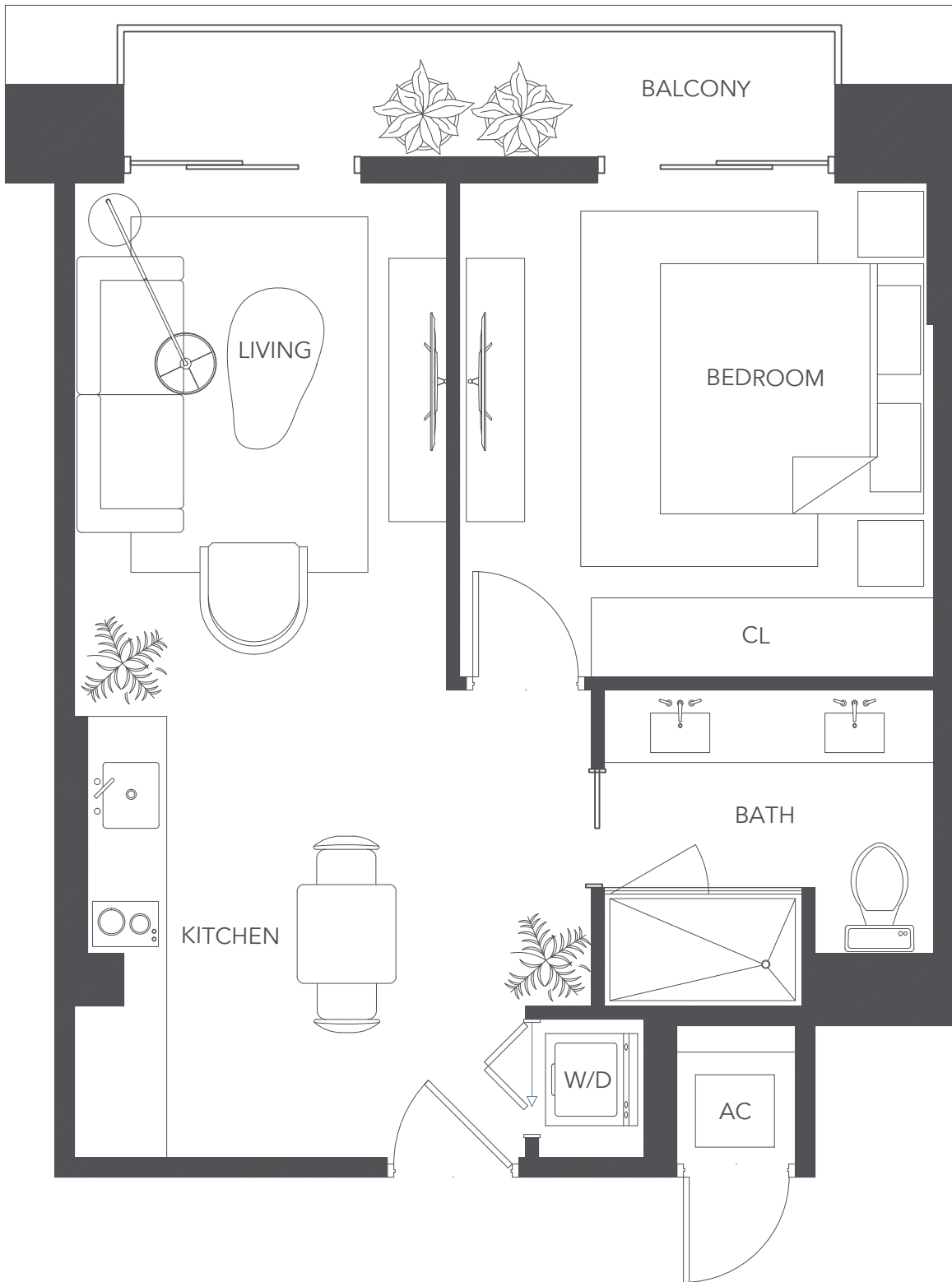


FLOOR 5
TYPE L-01
587 SF
Communication
Features

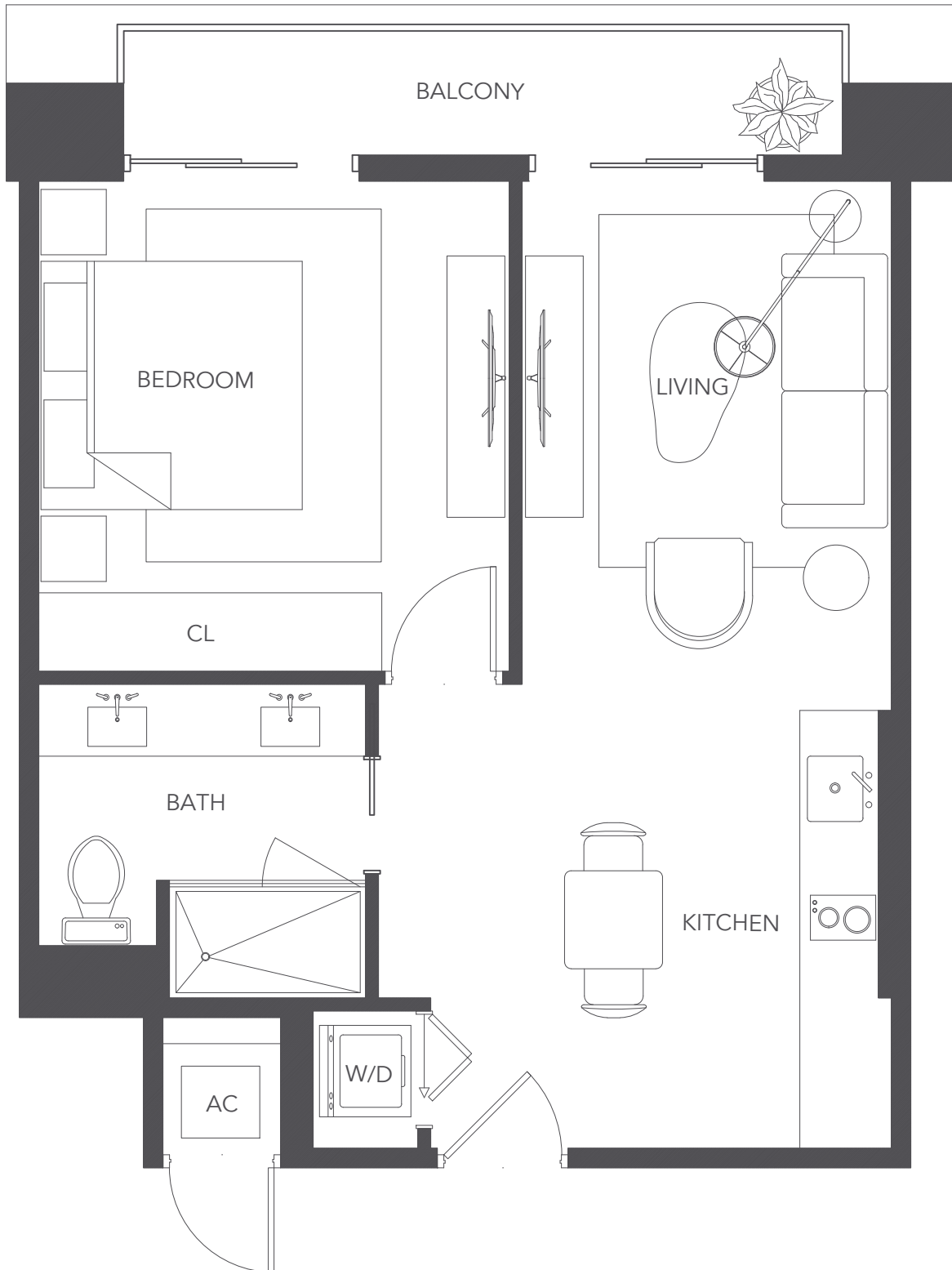


Floor 5
TYPE L-02
411 SF
Communication Features

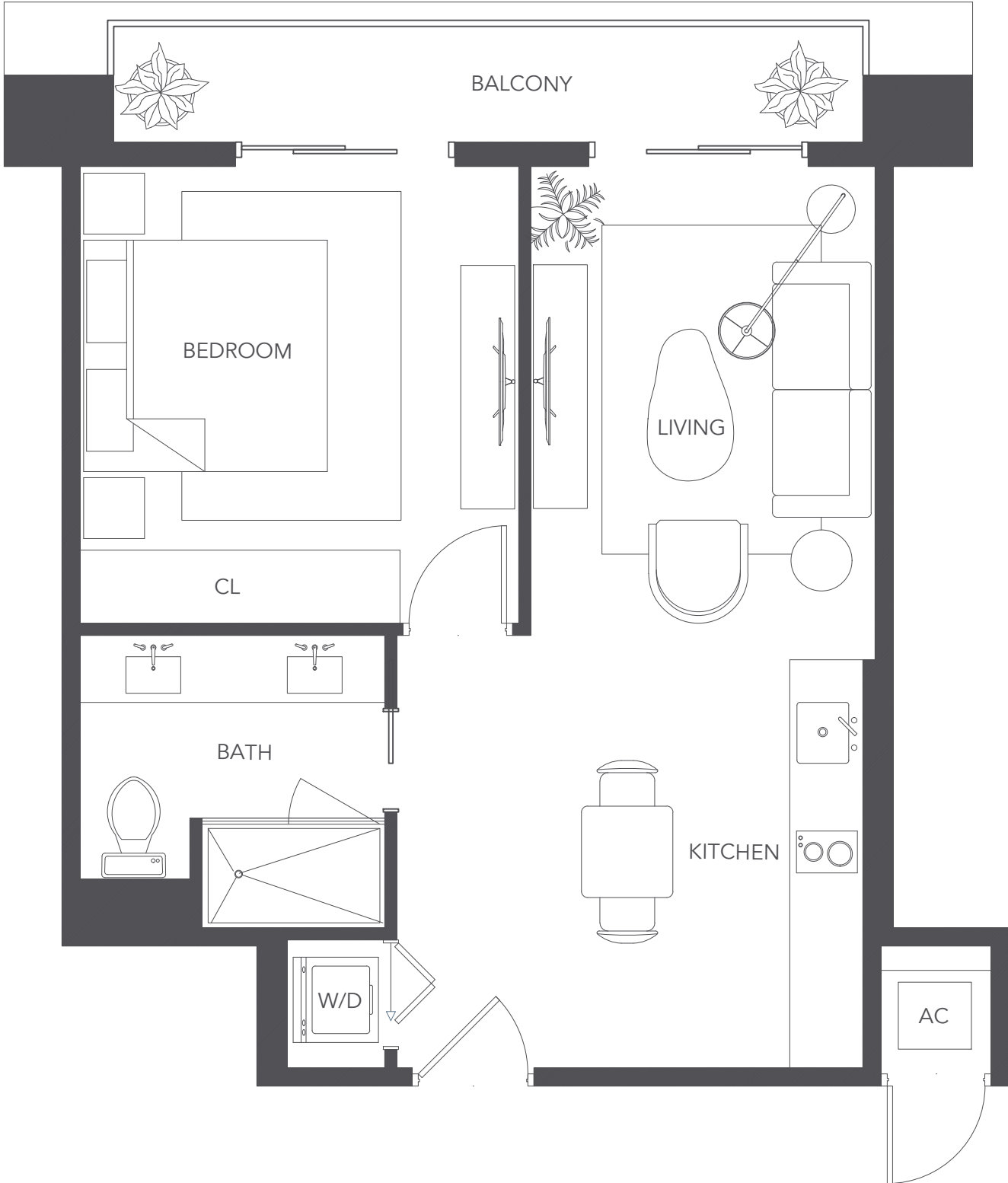




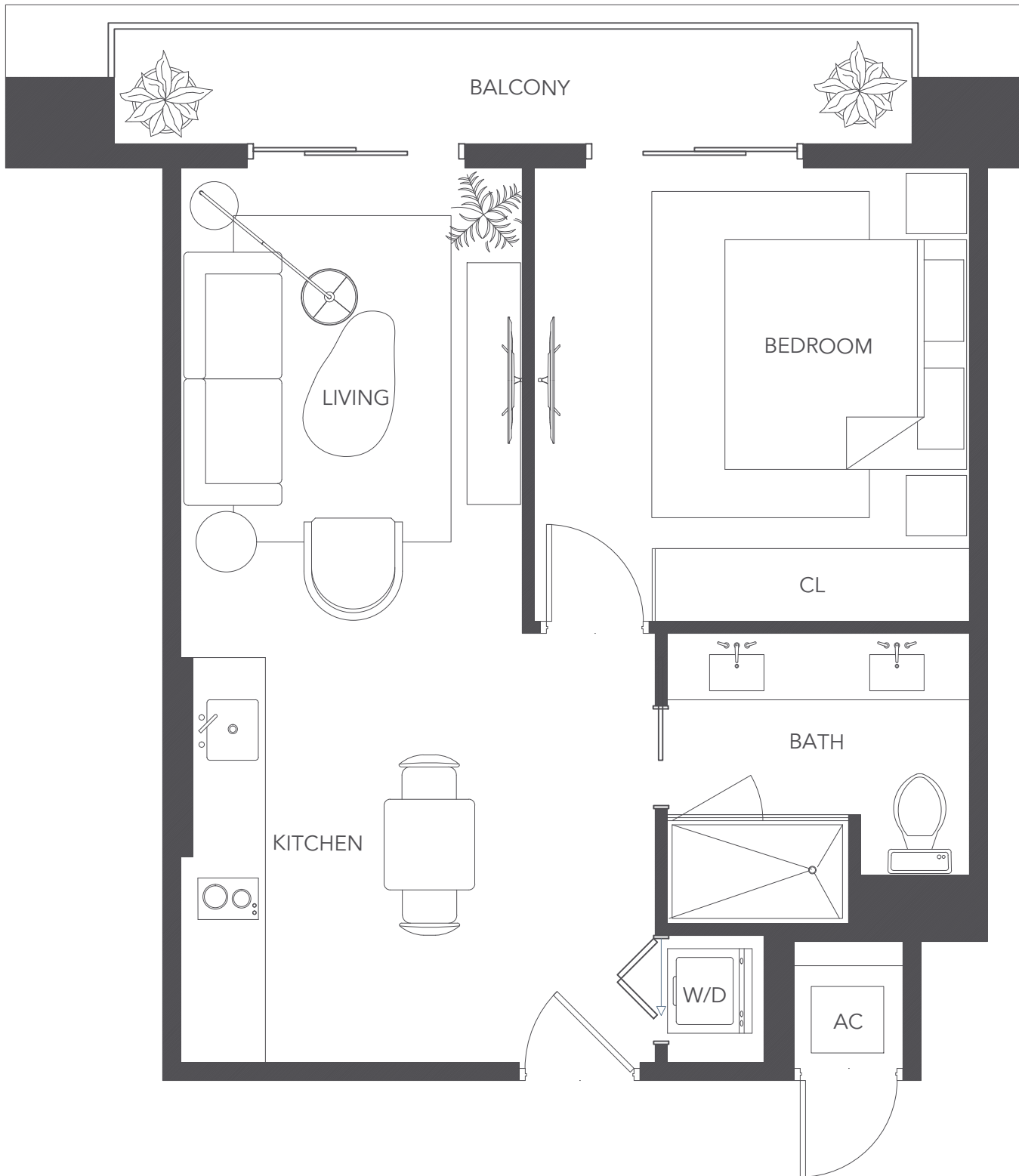
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TYPE L-04
522 SF



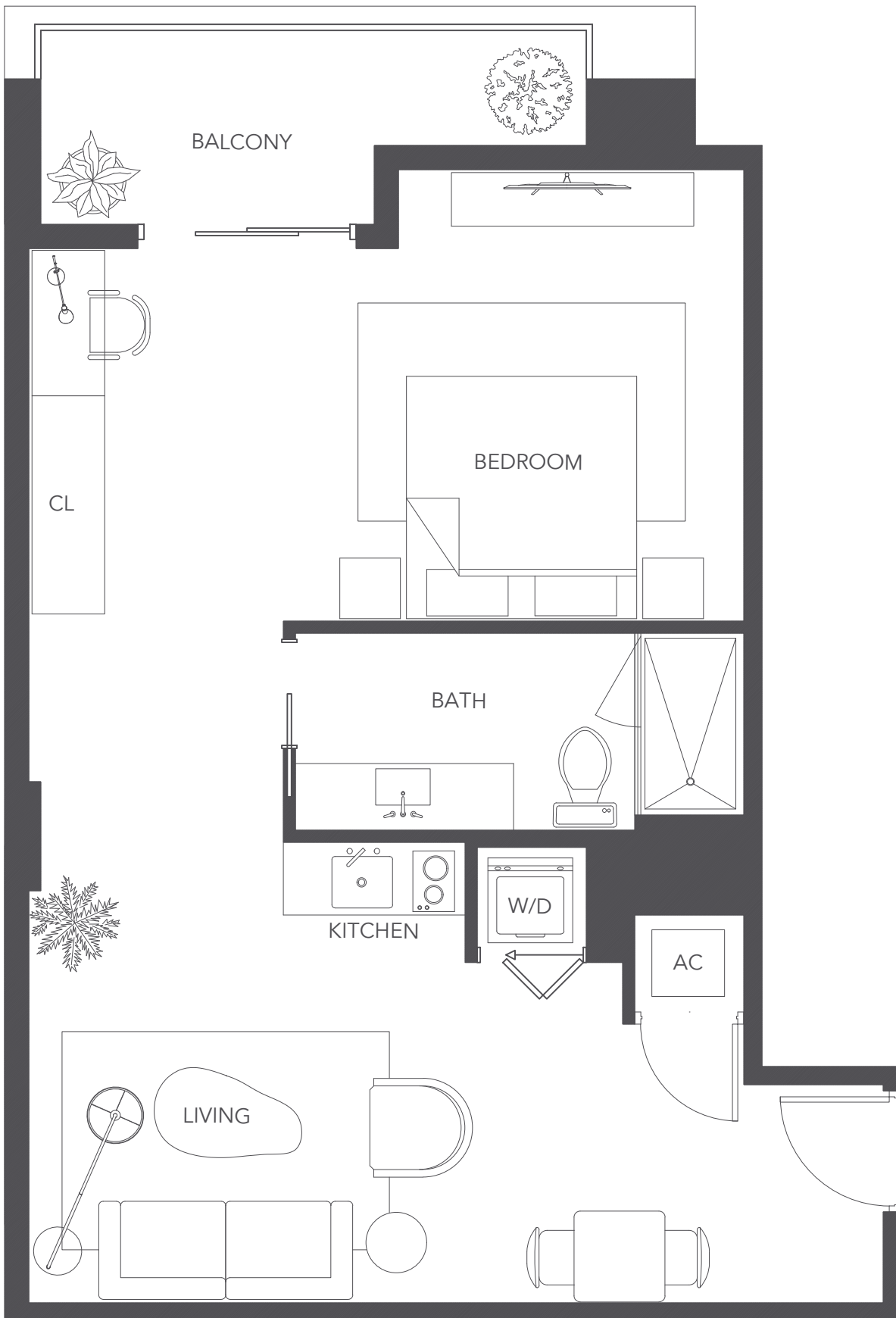
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TYPE L-05
522 SF



Floor 5
TYPE L-06
526 SF

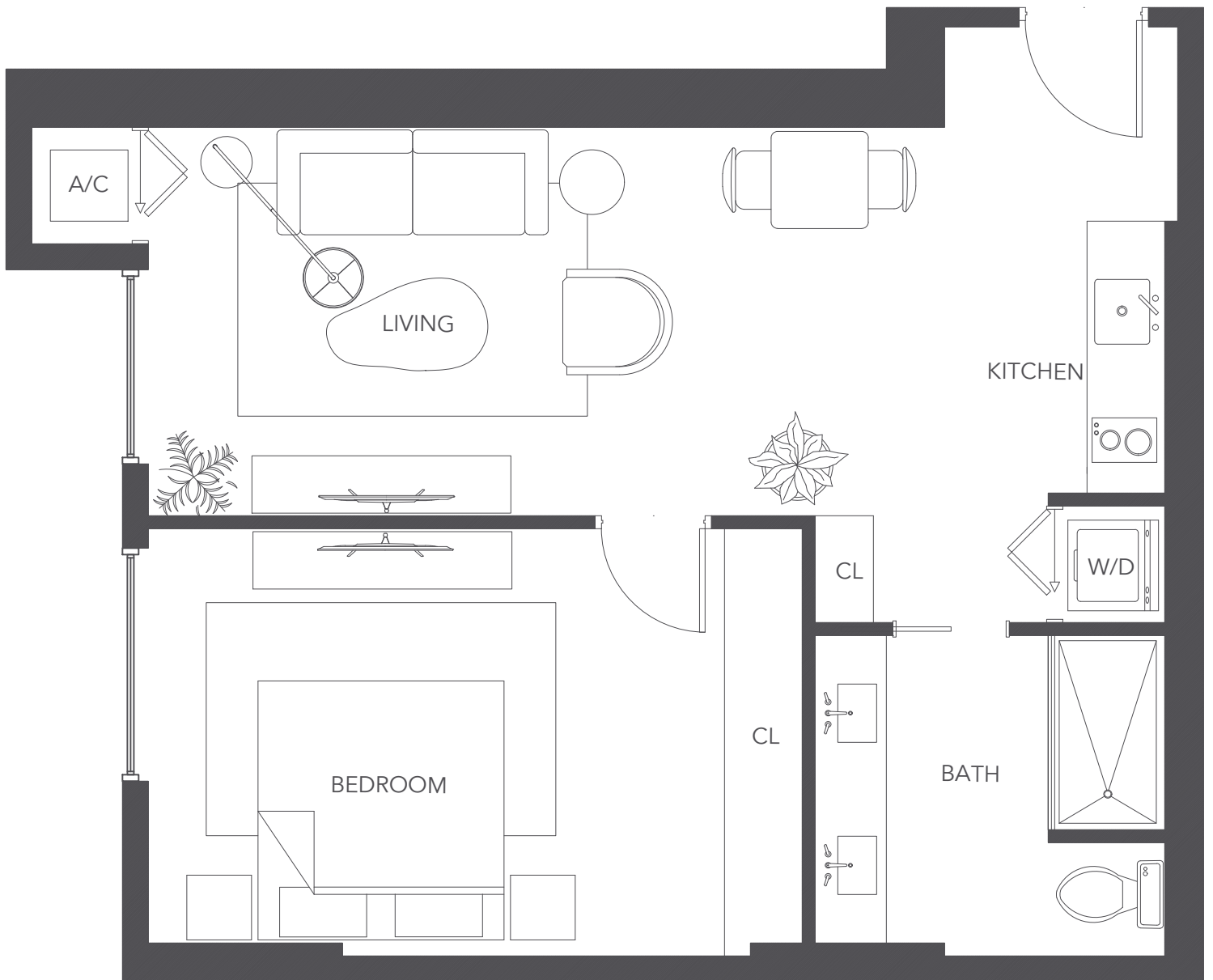


Floor 5
TYPE L-07
529 SF

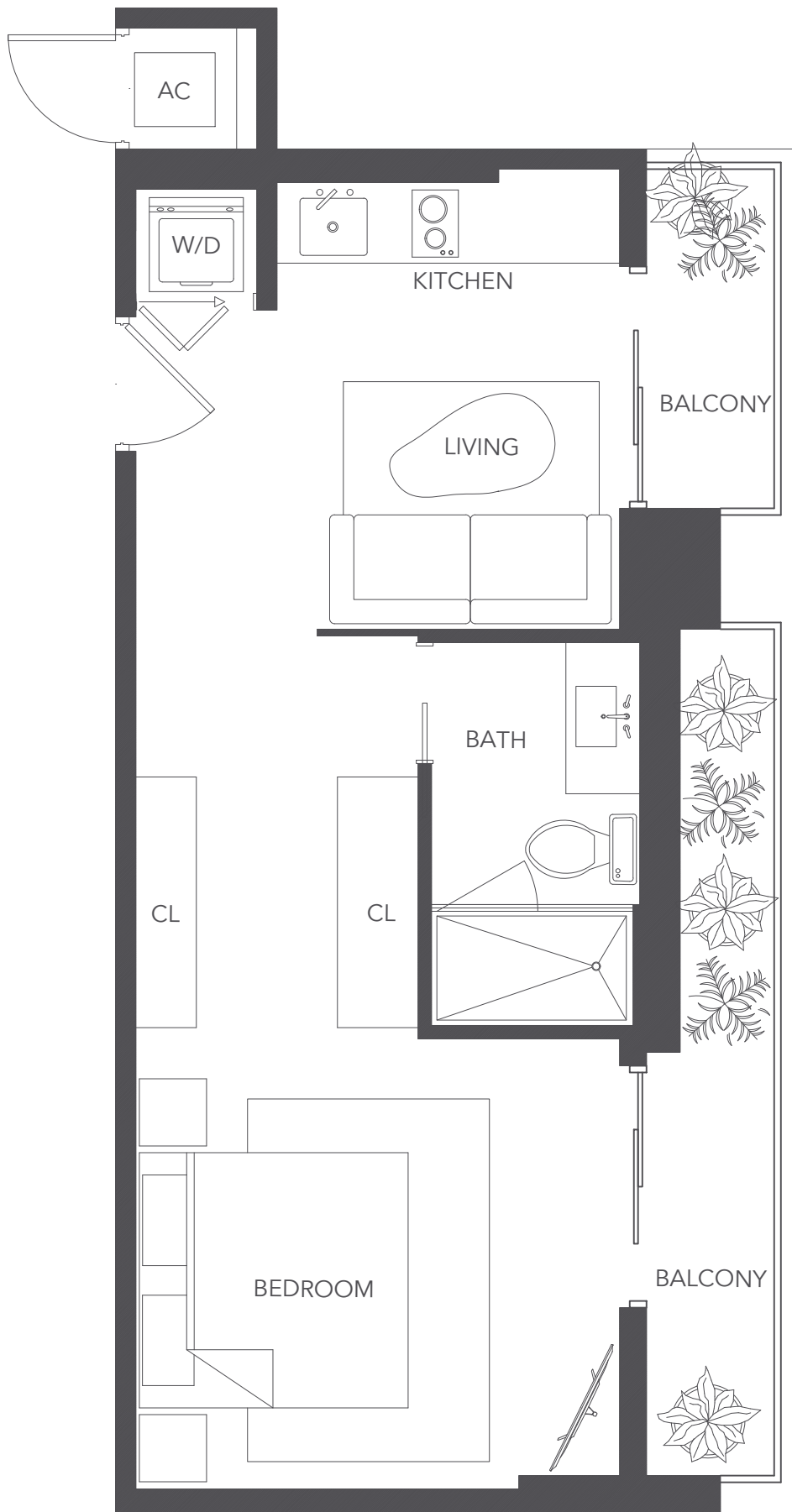


FLOOR 5
TYPE L-08
613 SF
ADA

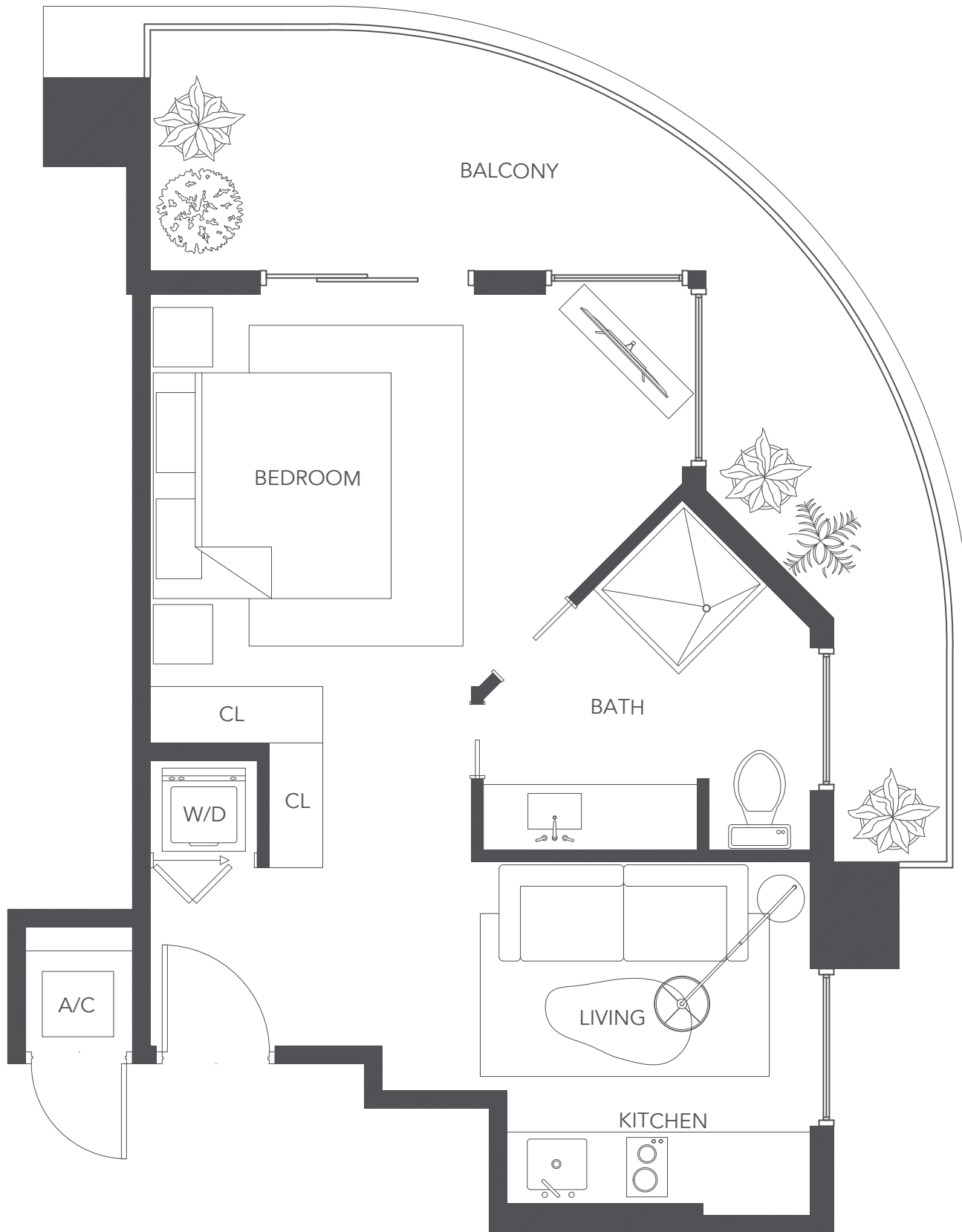
Communication Features



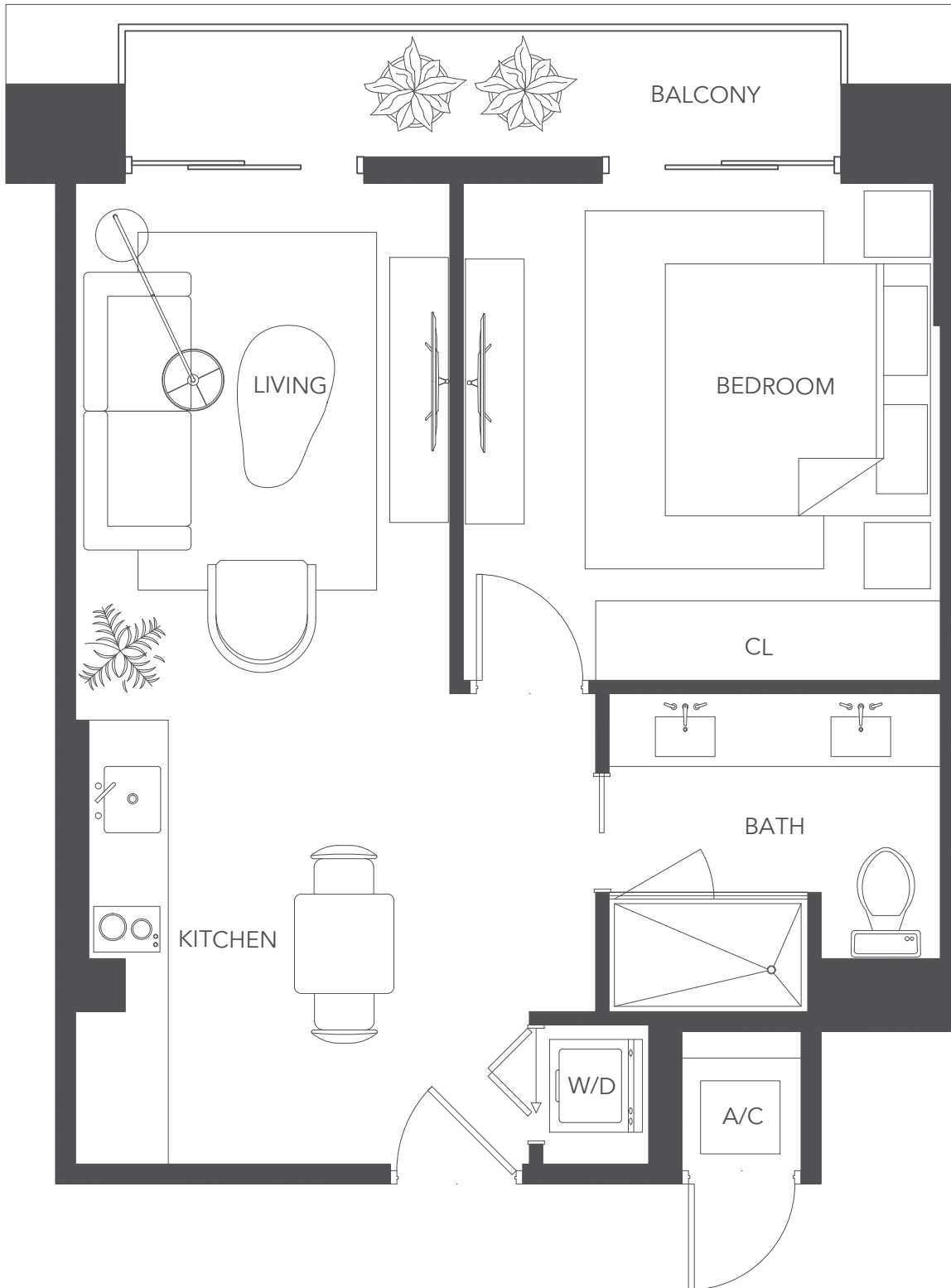
FLOOR 6 & 7
TYPE L-01
587 SF
Communication Features



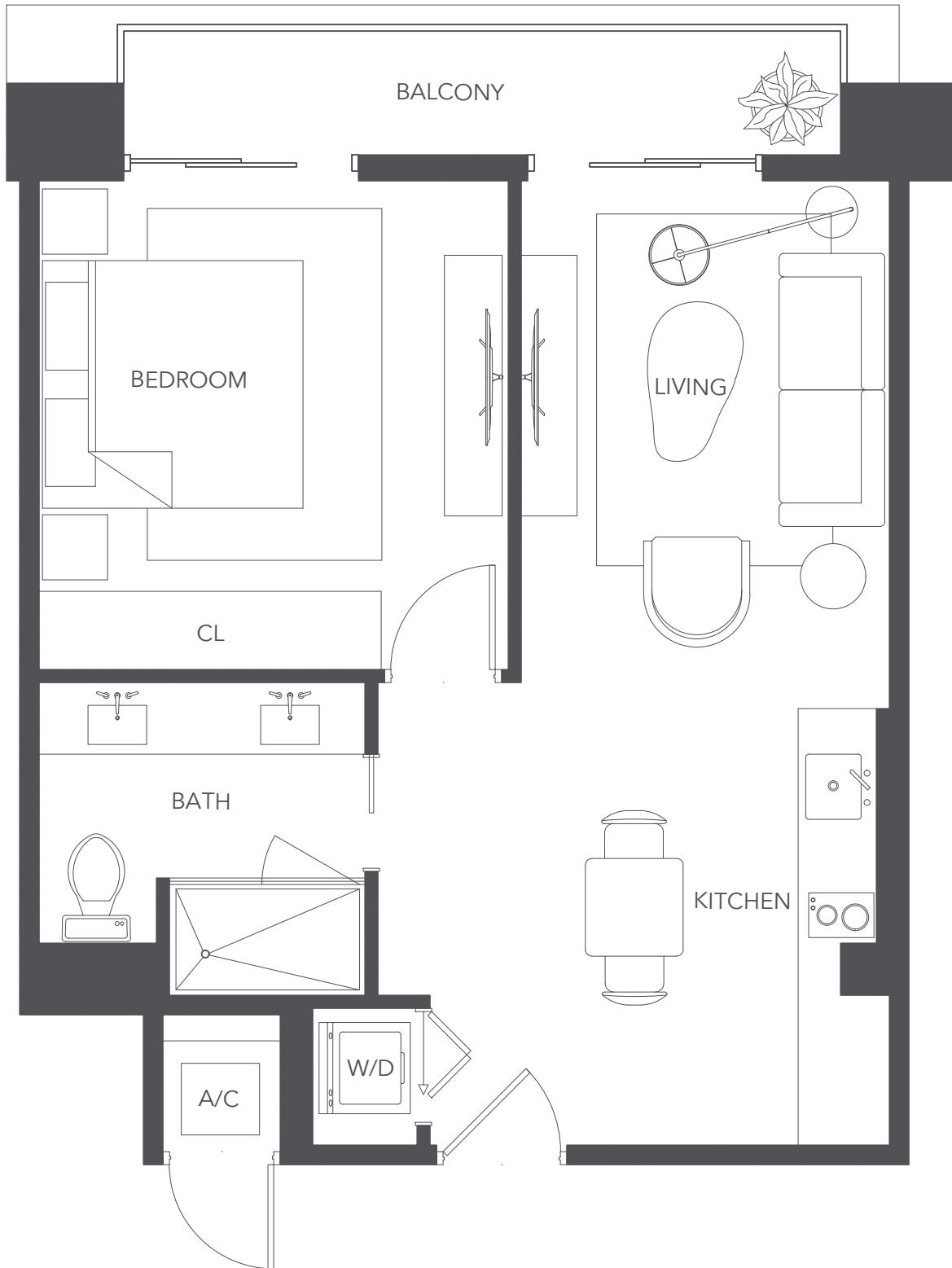
FLOOR 6 & 7
TYPE L-02
411 SF



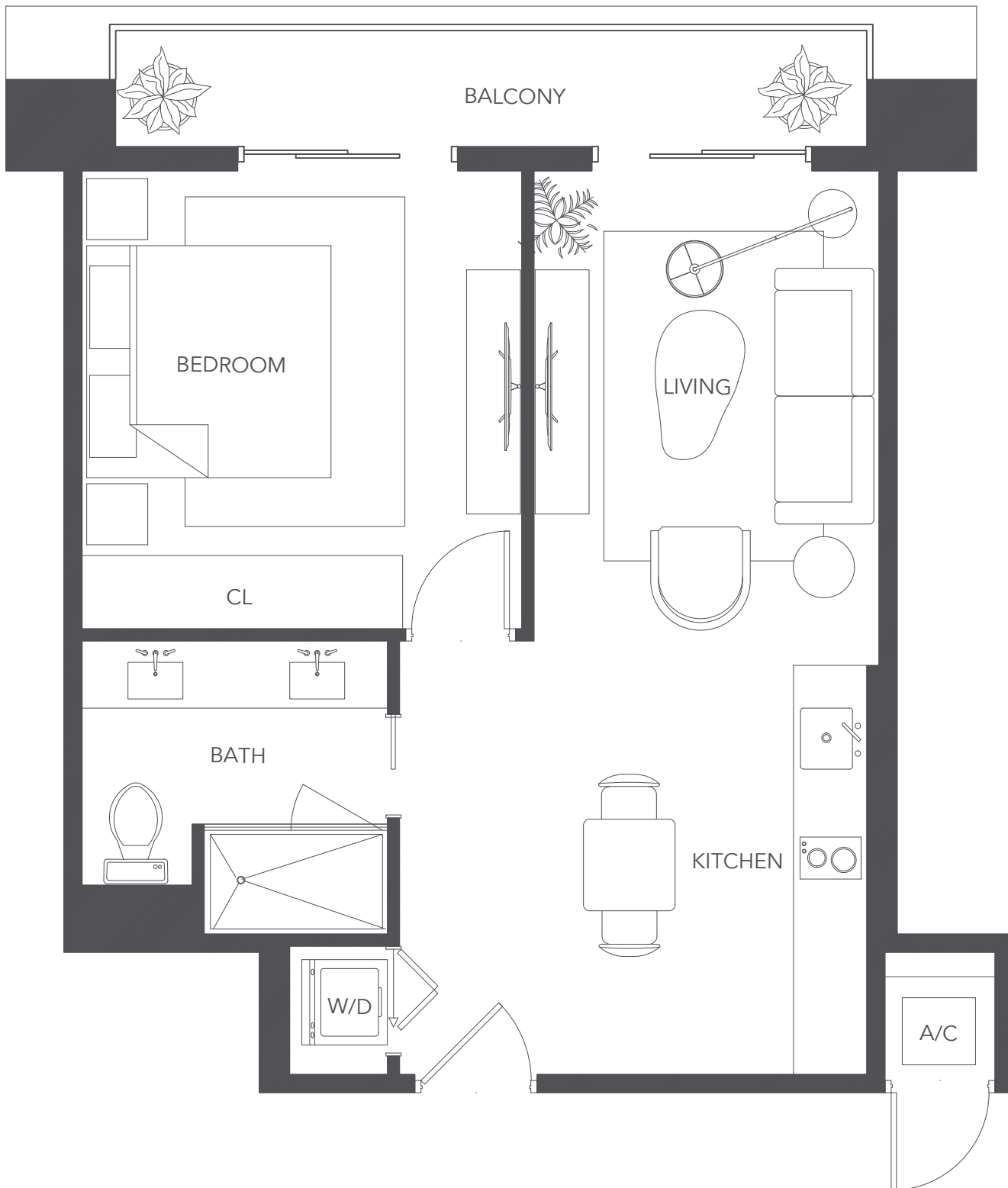
FLOOR 6 & 7
TYPE L-03
419 SF



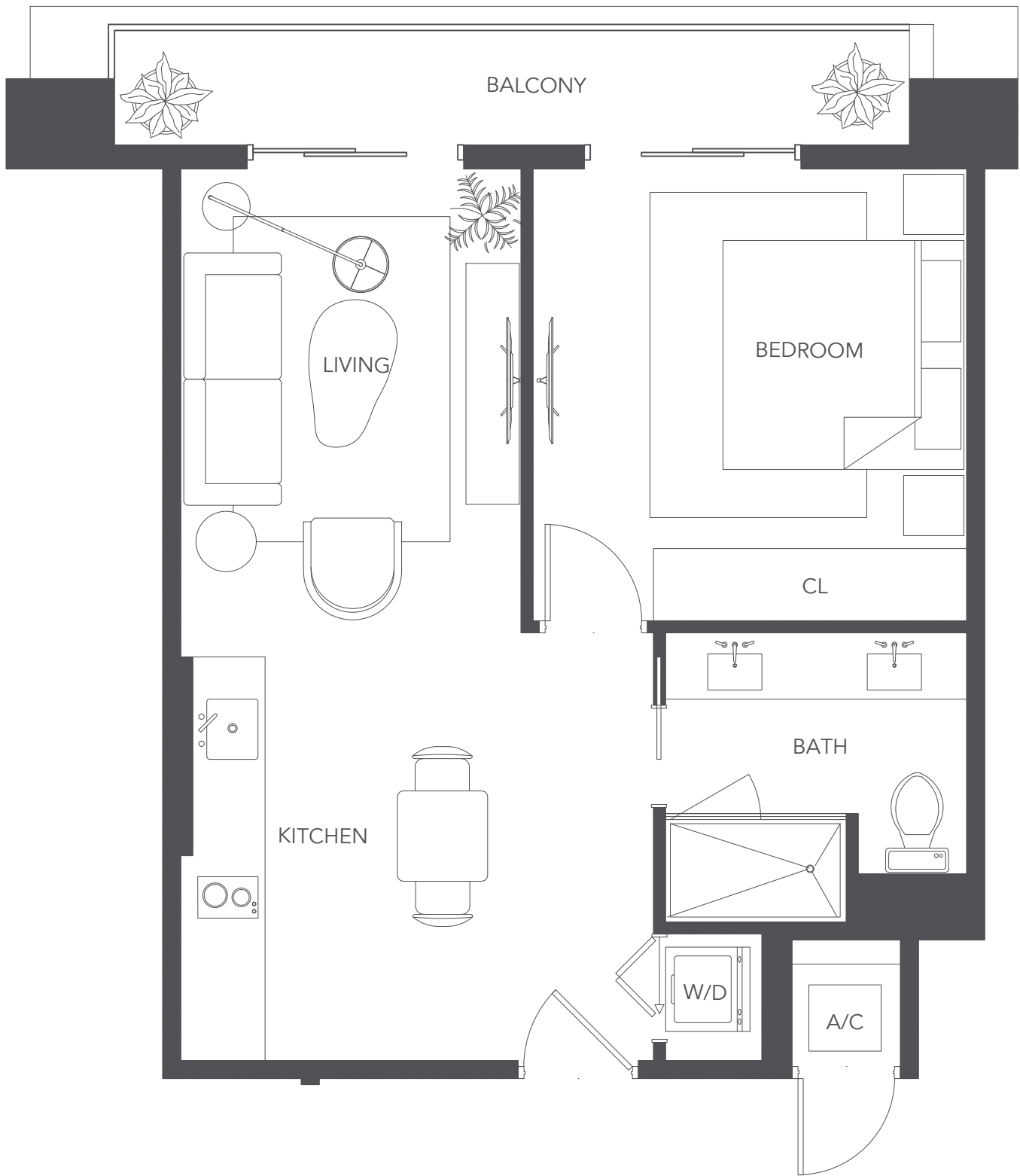
FLOOR 6 & 7
TYPE L-04
522 SF



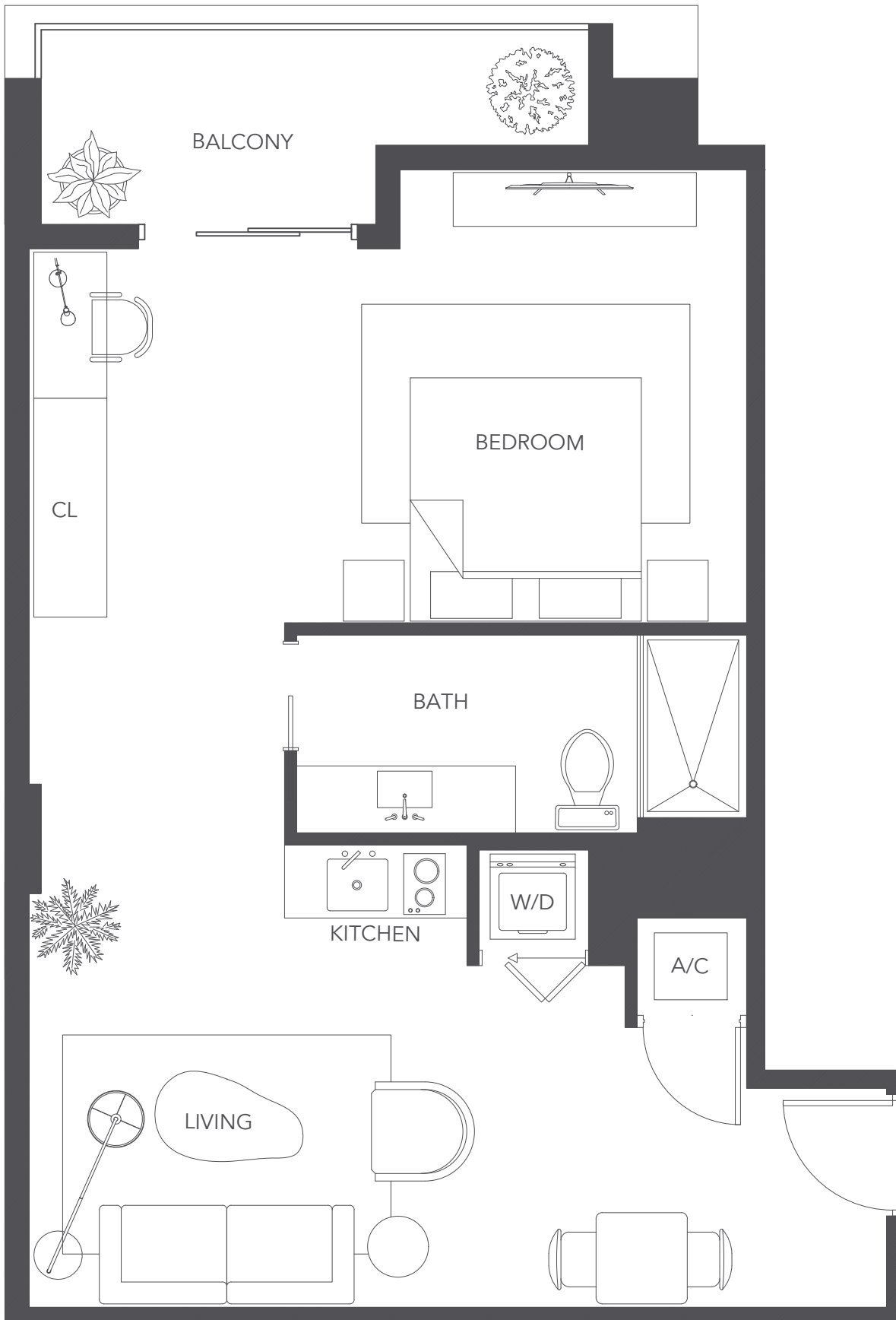
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TYPE L-05
522 SF



FLOOR 6 & 7
TYPE L-06
526 SF



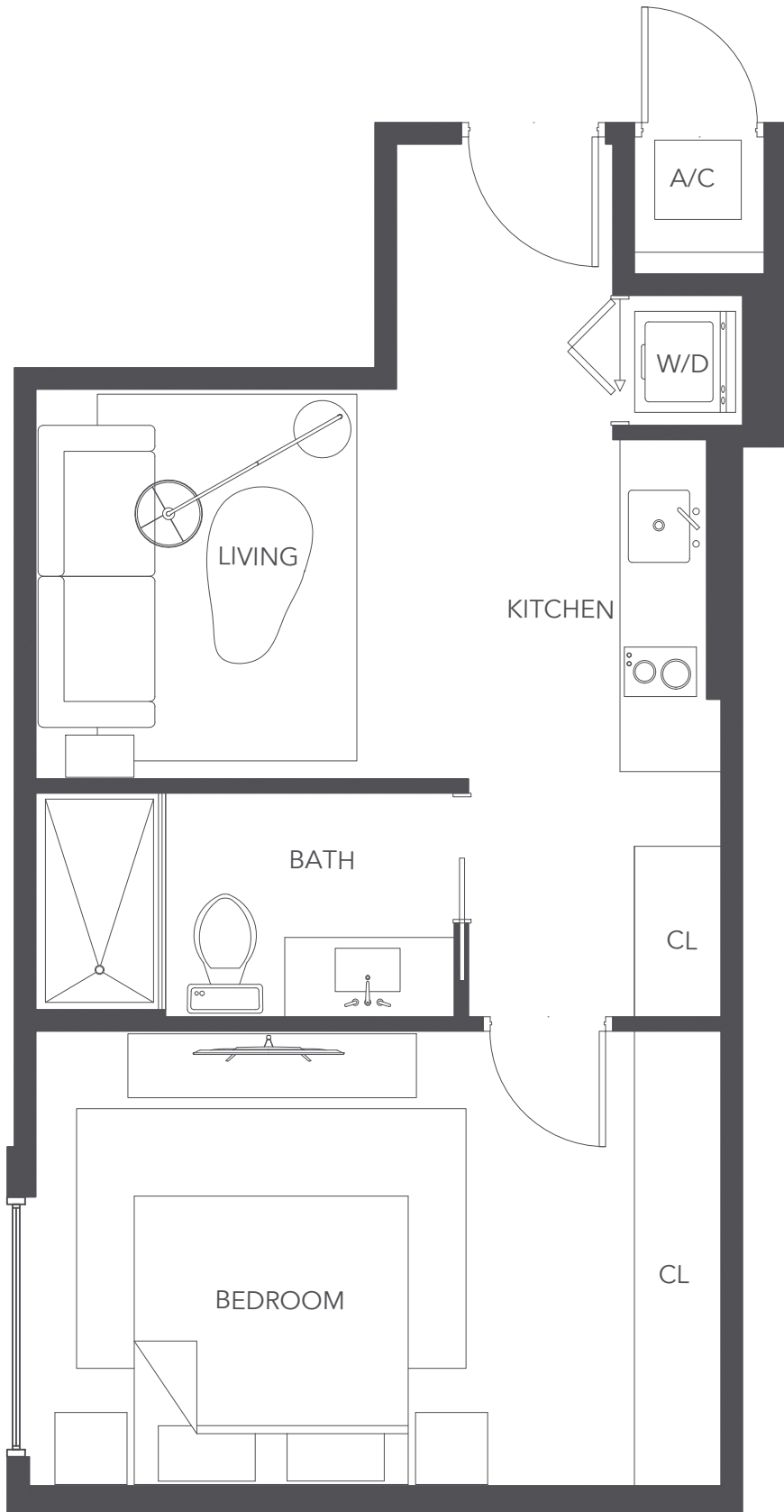
FLOOR 6 & 7
TYPE L-07
529 SF



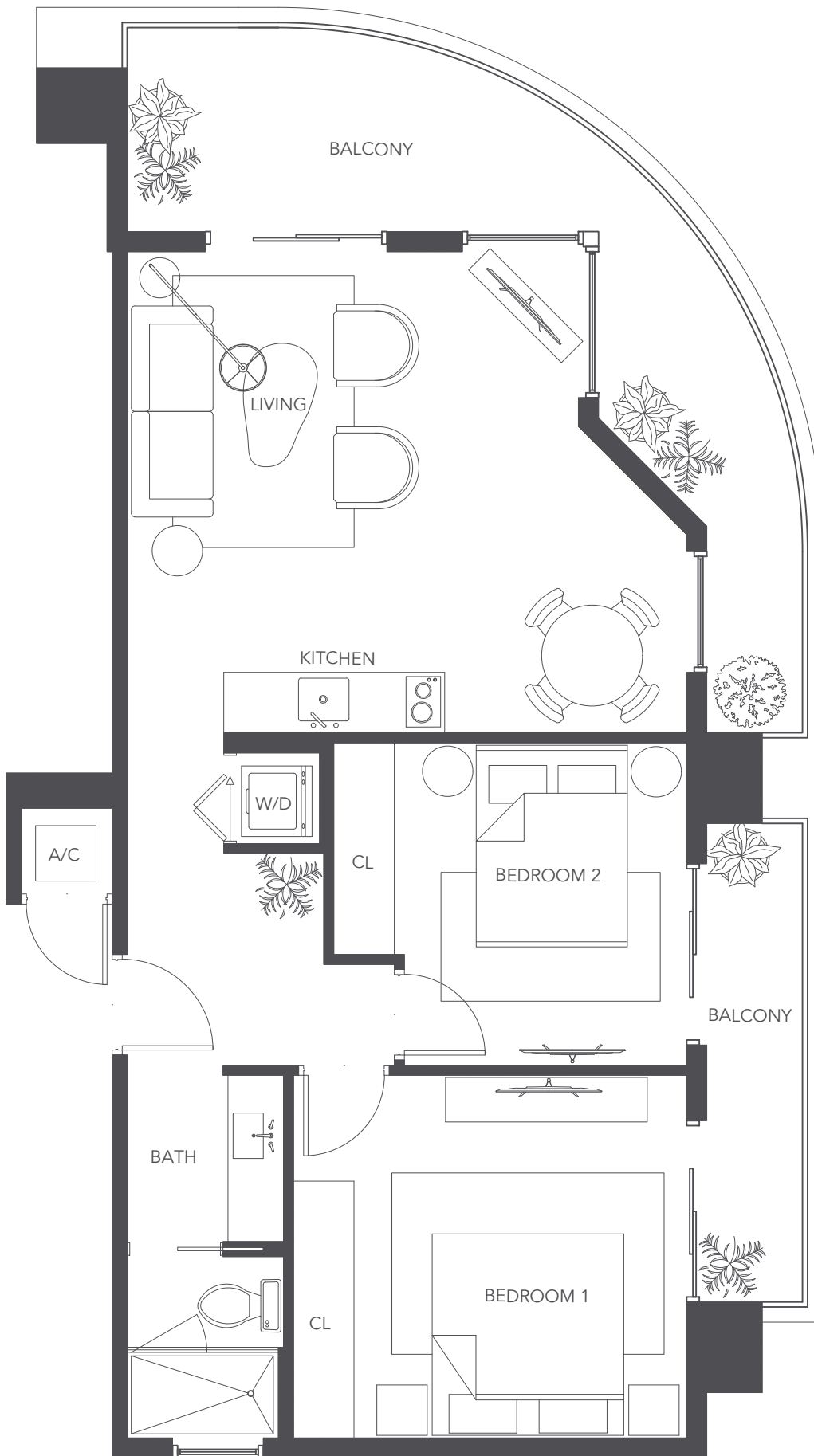
FLOOR 6 & 7
TYPE L-08
613 SF
ADA



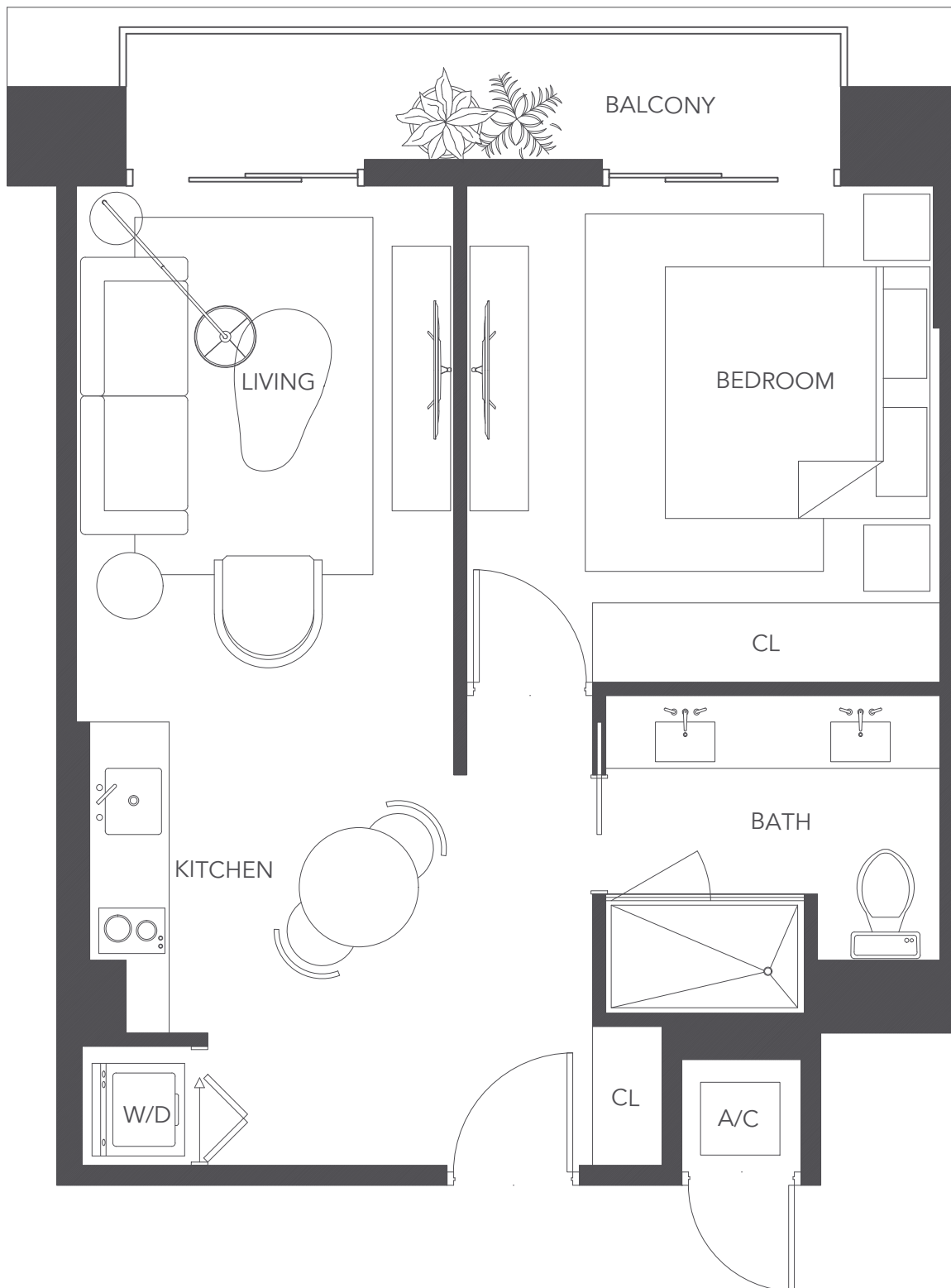
FLOOR 6 & 7
TYPE L-09
464 SF



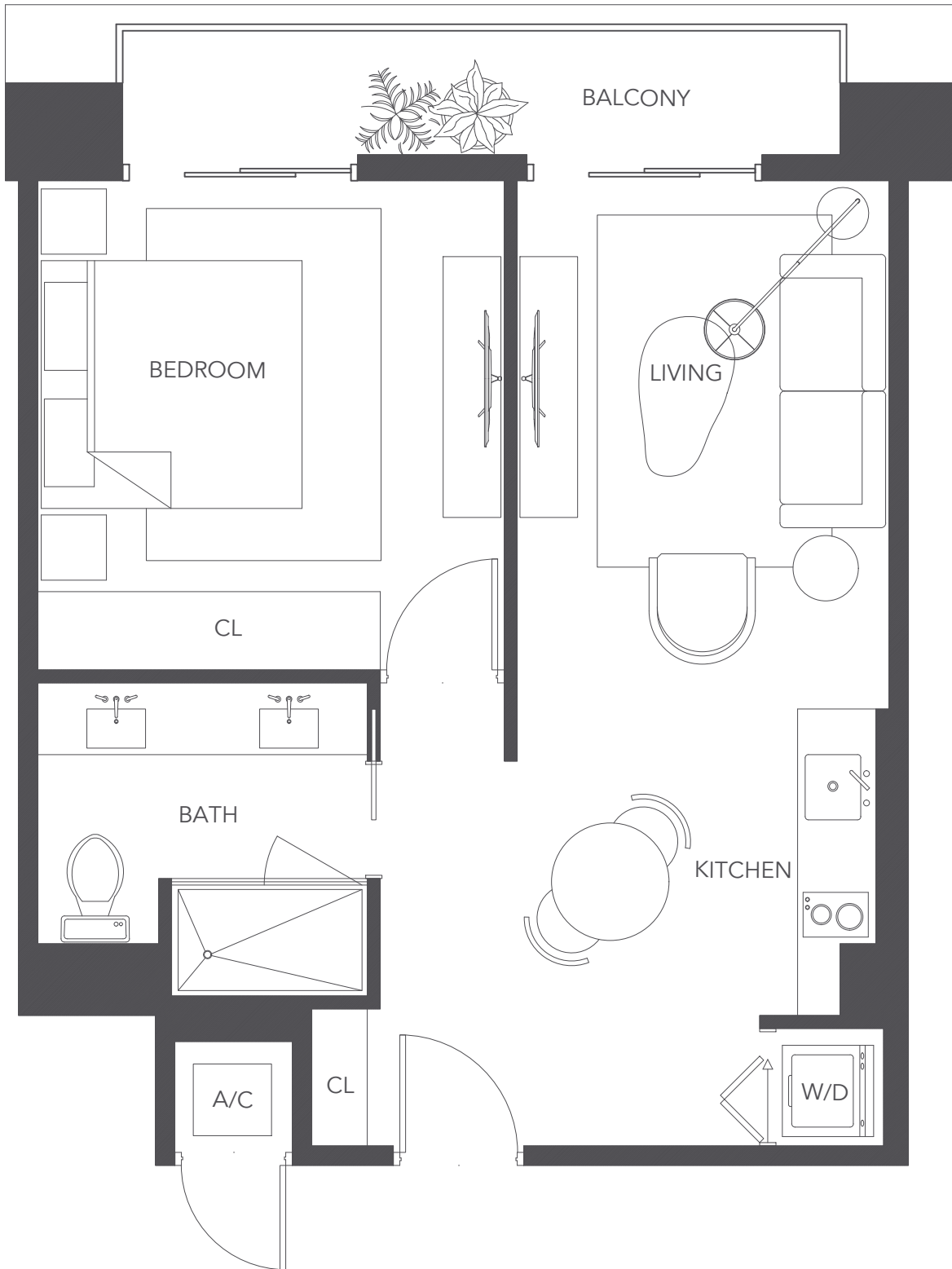
FLOOR 6 & 7
TYPE L-10
450 SF
Communication Features



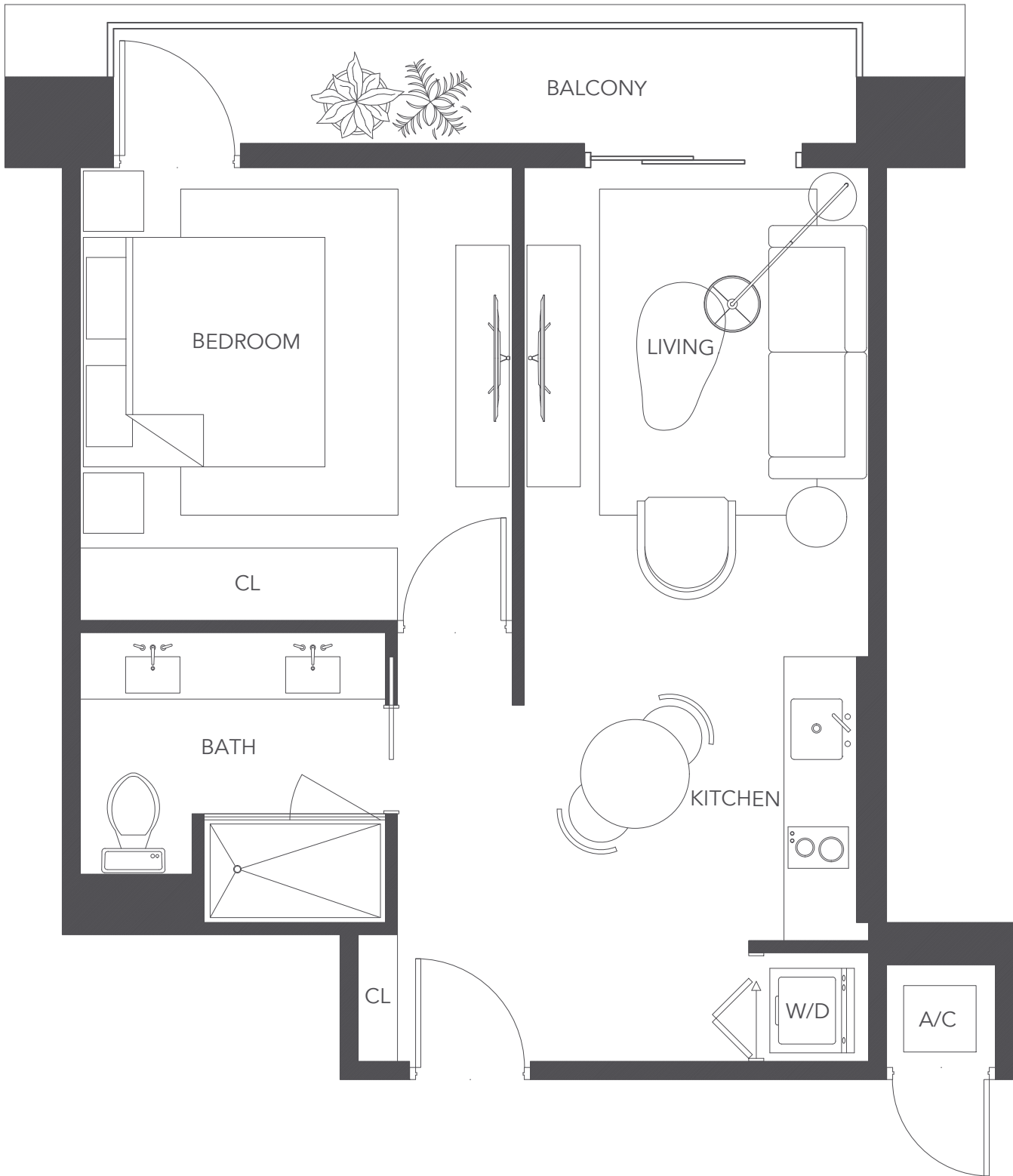
FLOOR 10 to 16
TYPE L-01
711 SF
extended suite



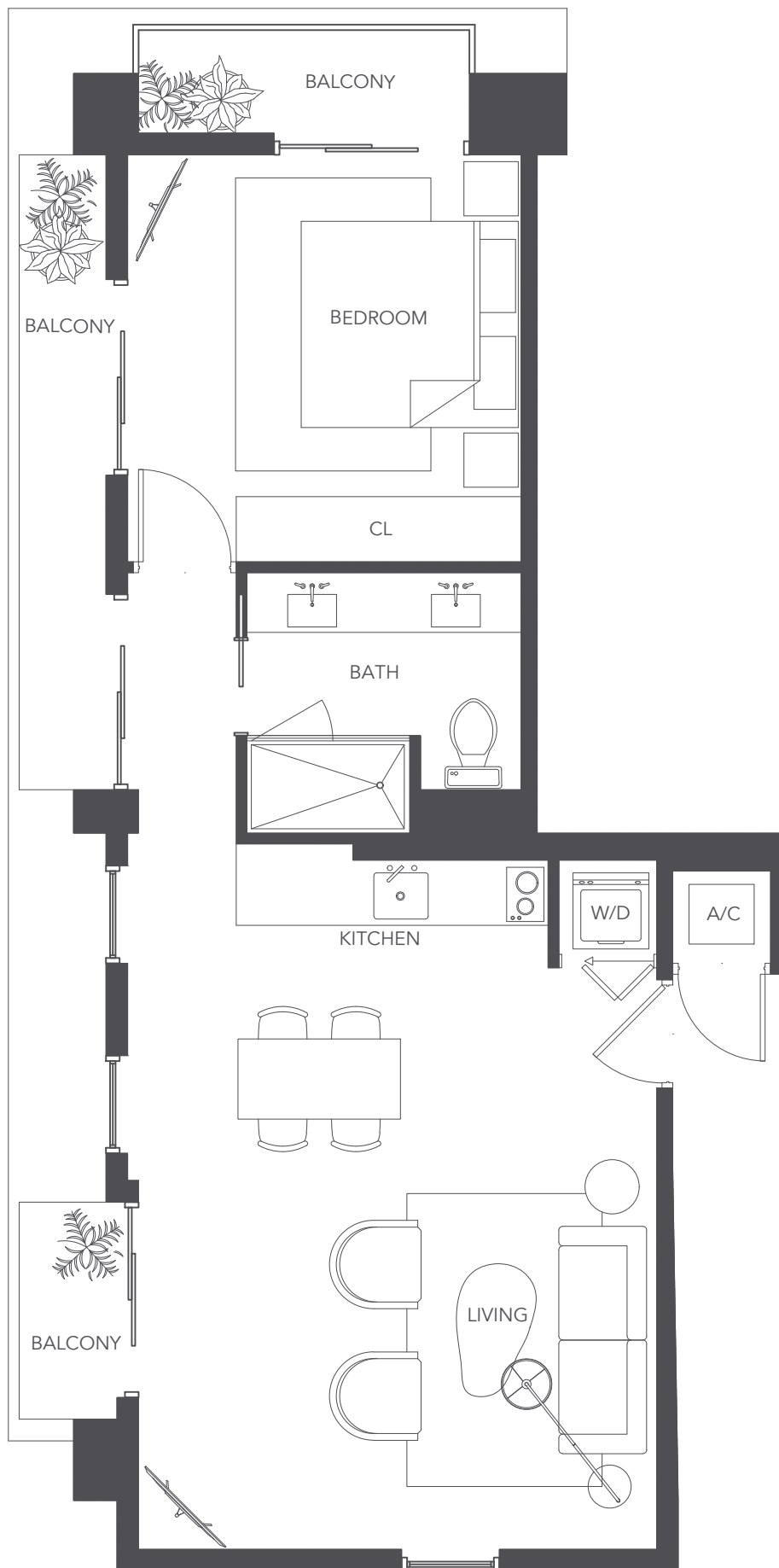
FLOOR 10 to 16
TYPE L-02
523 SF



FLOOR 10 to 16
TYPE L-03
523 SF

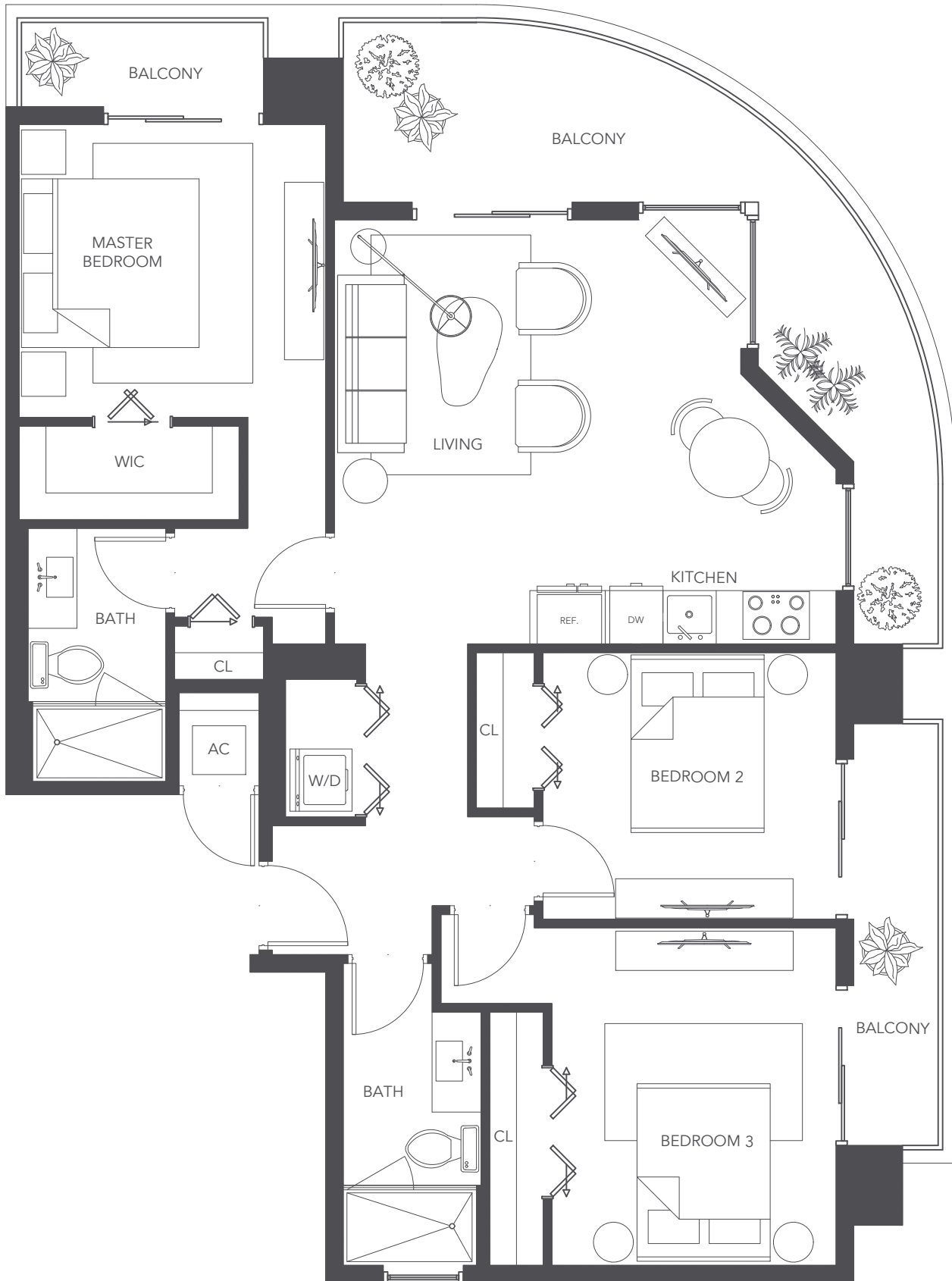


FLOOR 10 to 16
TYPE L-04
532 SF

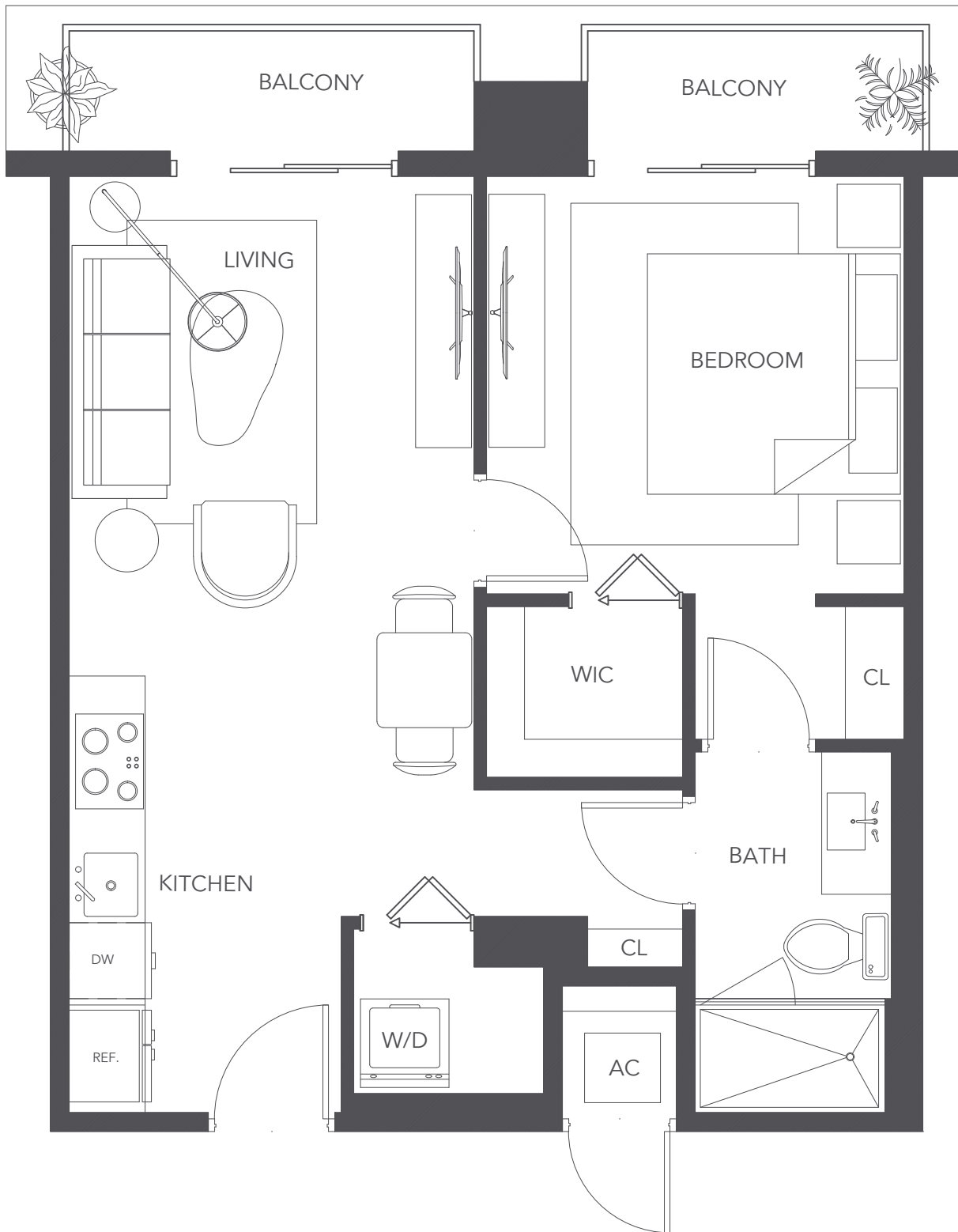


FLOOR 10 to 16

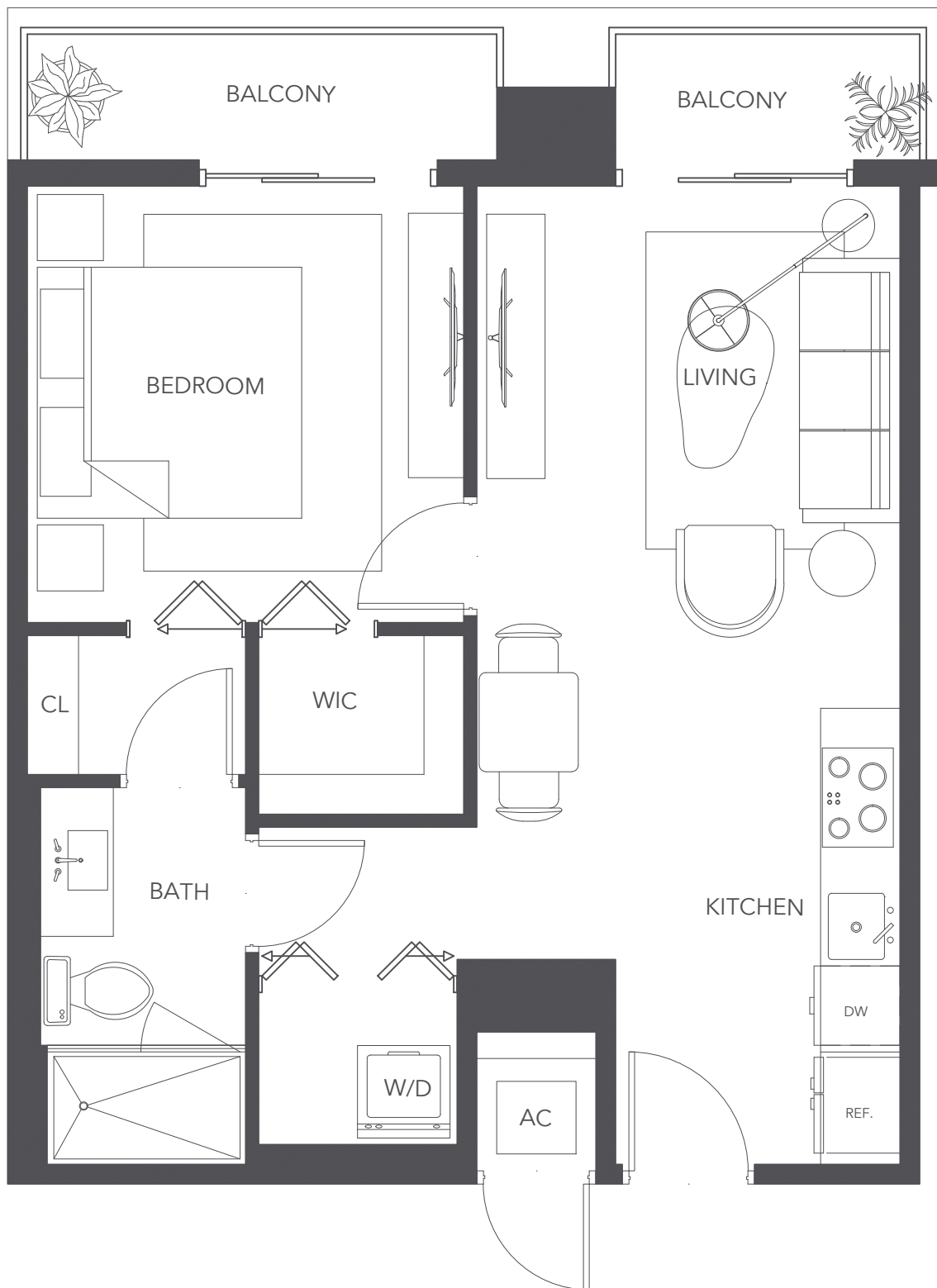
TYPE L-05
601 SF



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

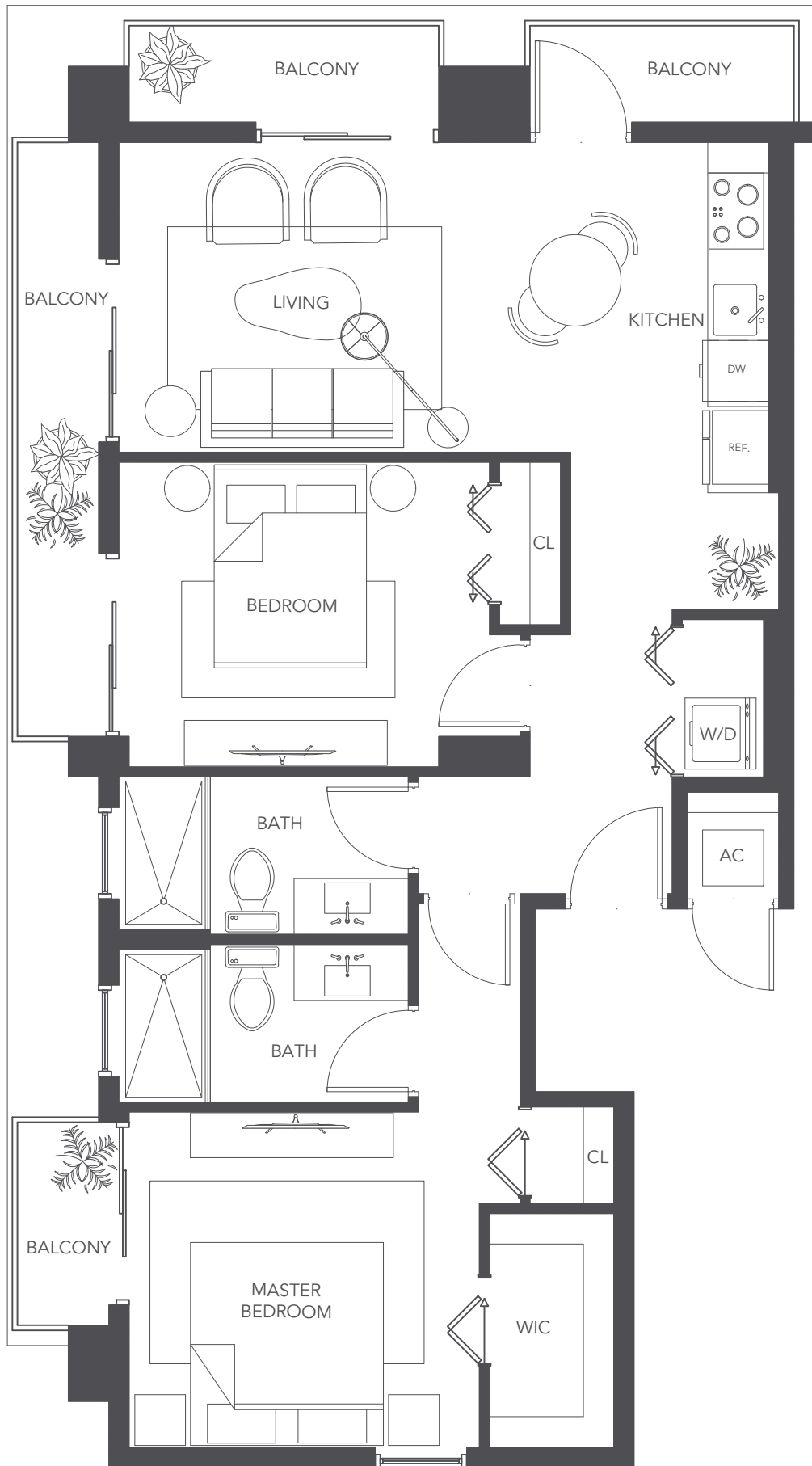


floor
1702 to 2102
TYPE C-02
543 SF



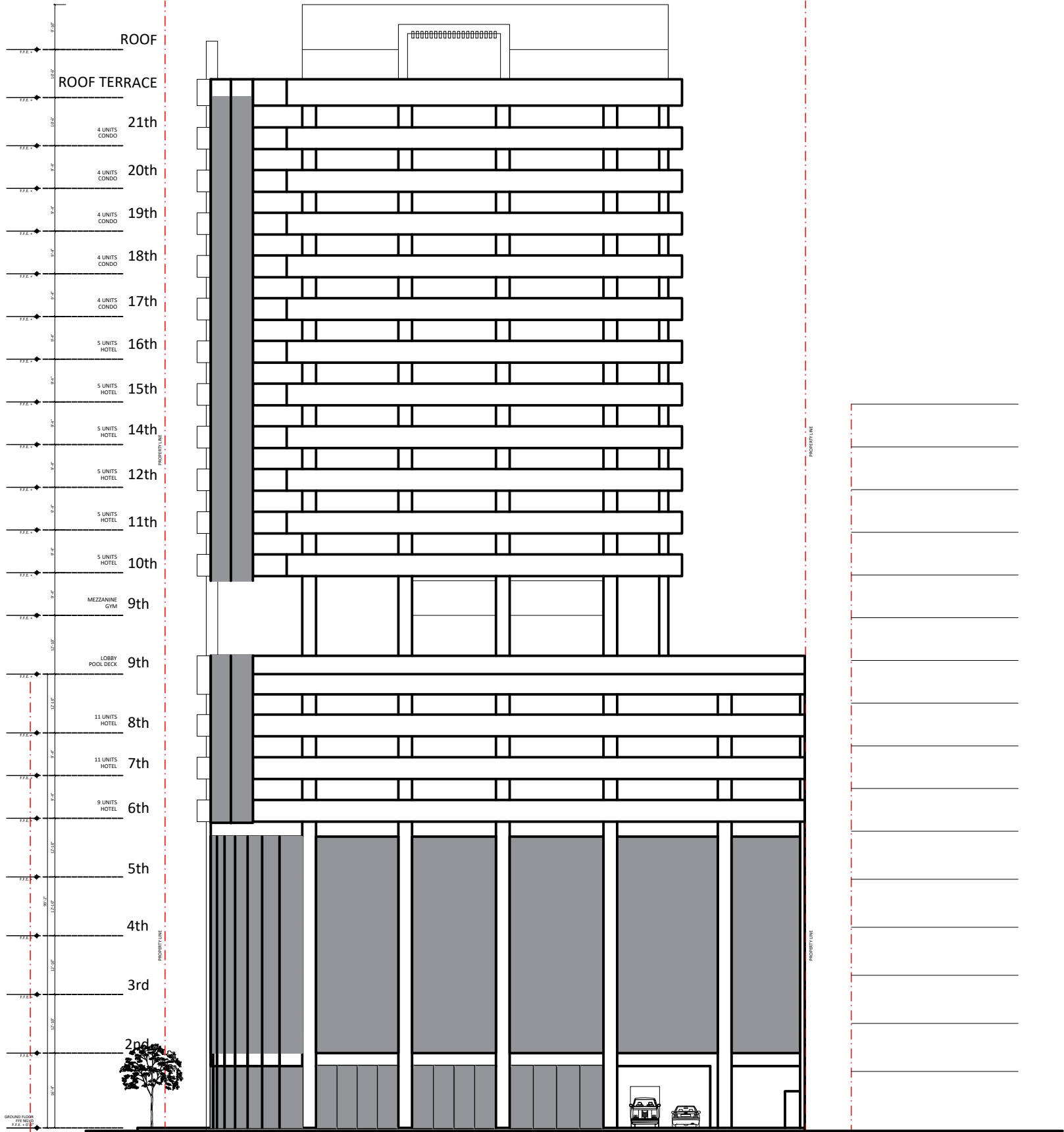
floor
1703 to 2103
TYPE C-03
543 SF

Communication
Features
1703 and 1803



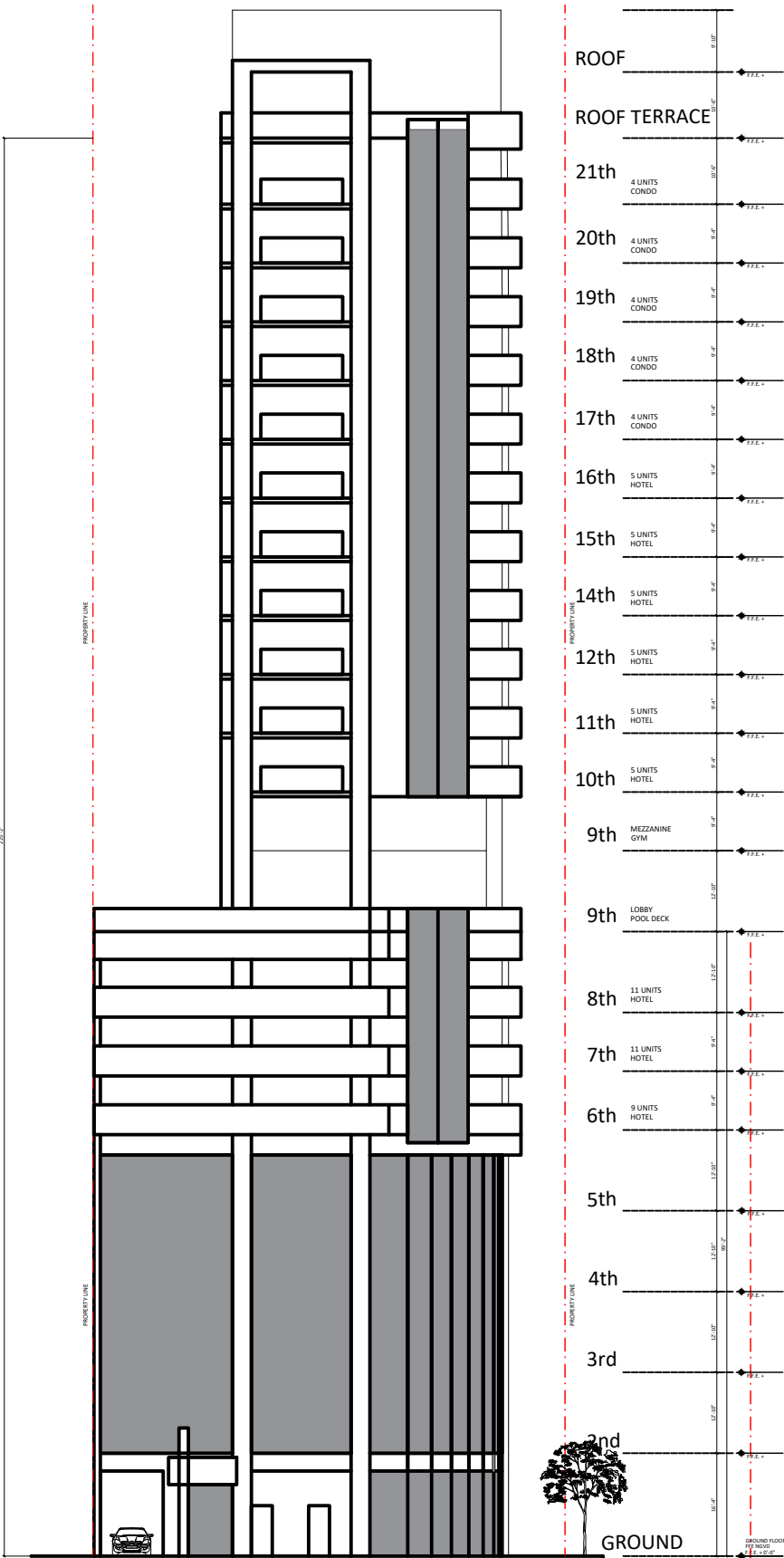
floor
1704 to 2104
TYPE C-04
783 SF

CORNER



NORTH ELEVATION

SW 12th STREET



EAST ELEVATION

SW 2nd AVENUE

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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

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: 06/17/24

SITE SUMMARY - CORNER

MILLUX CORNER(Milllux Point)	
PROPERTY ADDRESS	1200 SW 2nd AVE
LOT AREA	10,500 S.F.
MIAM 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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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

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:

COVER SHEET

SCALE:

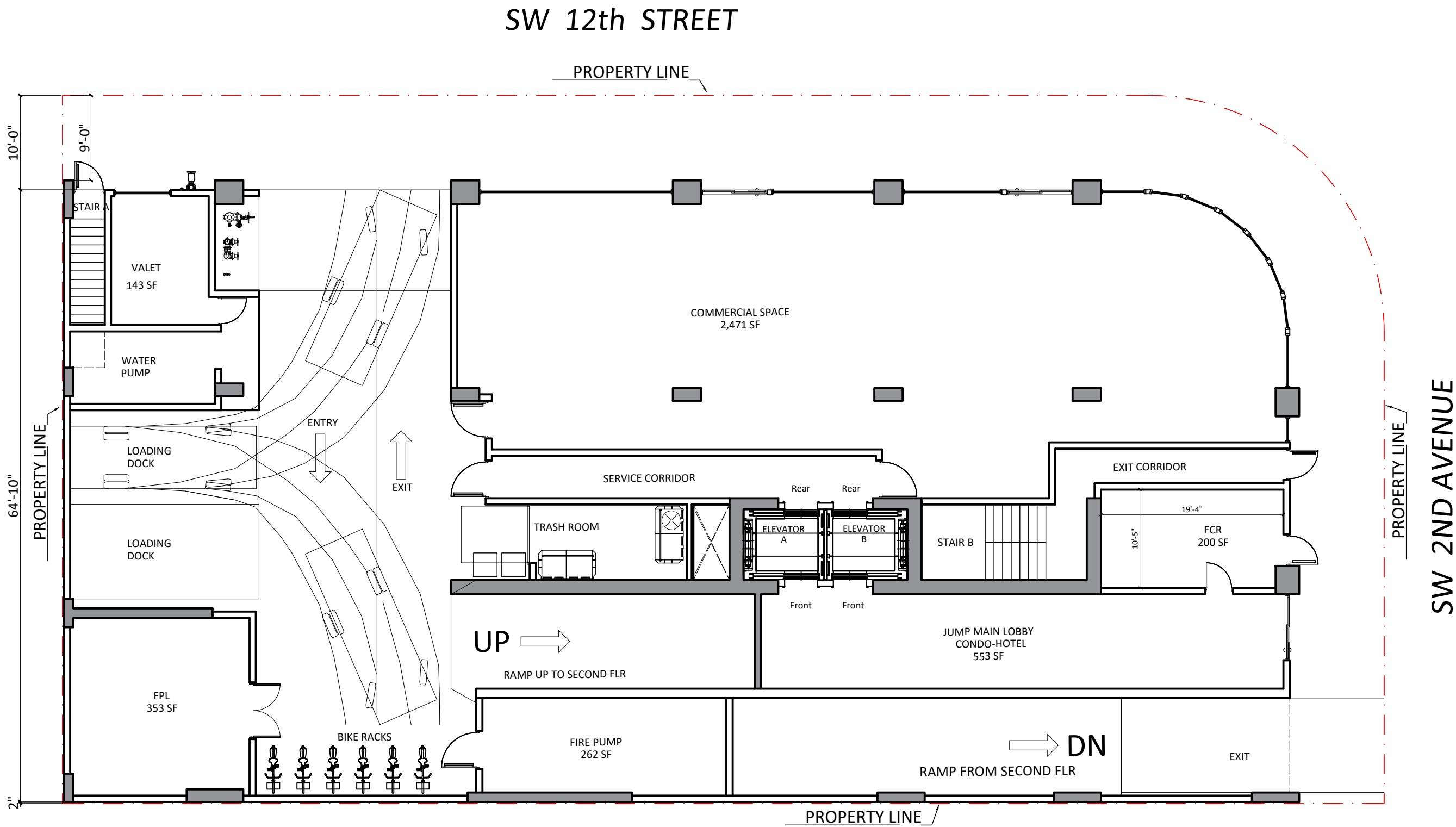
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6-17-24

SHEET NUMBER:

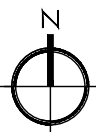
G-001

DATE REVISION: 05/23/24



GROUND LEVEL FLOOR PLAN

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



SW 12th STREET

PROPERTY LINE

PROPERTY LINE

SW 2nd AVENUE

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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:
GROUND FLOOR PLAN

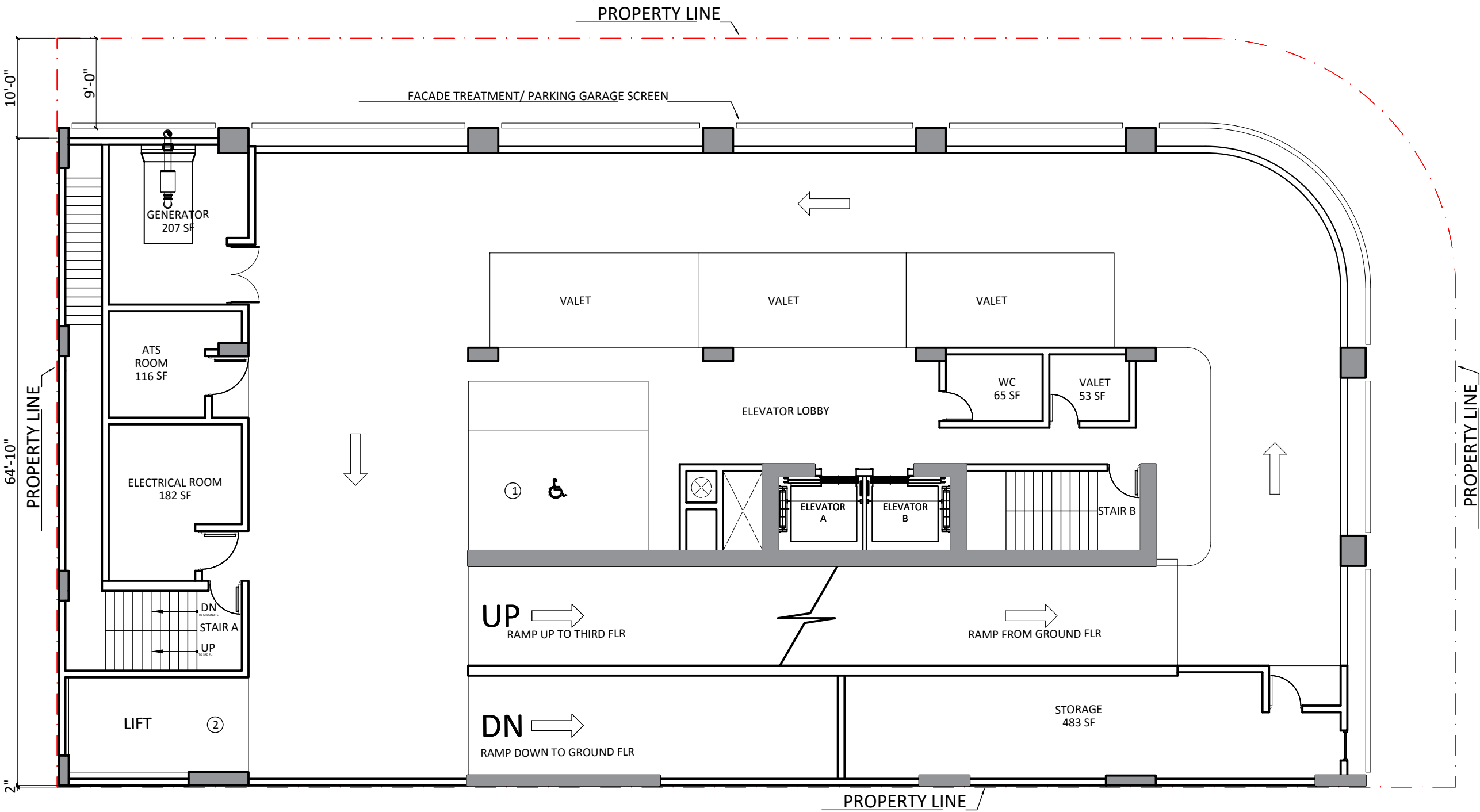
SCALE: PLOT DATE: 6-17-24

SHEET NUMBER:

A-001

DATE ISSUED: 06/17/24

SW 12th STREET



SW 2ND AVENUE

2ND LEVEL FLOOR PLAN

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



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03	Owner Comments	06.04.24

PROJECT TITLE:
Corner Schematic Design

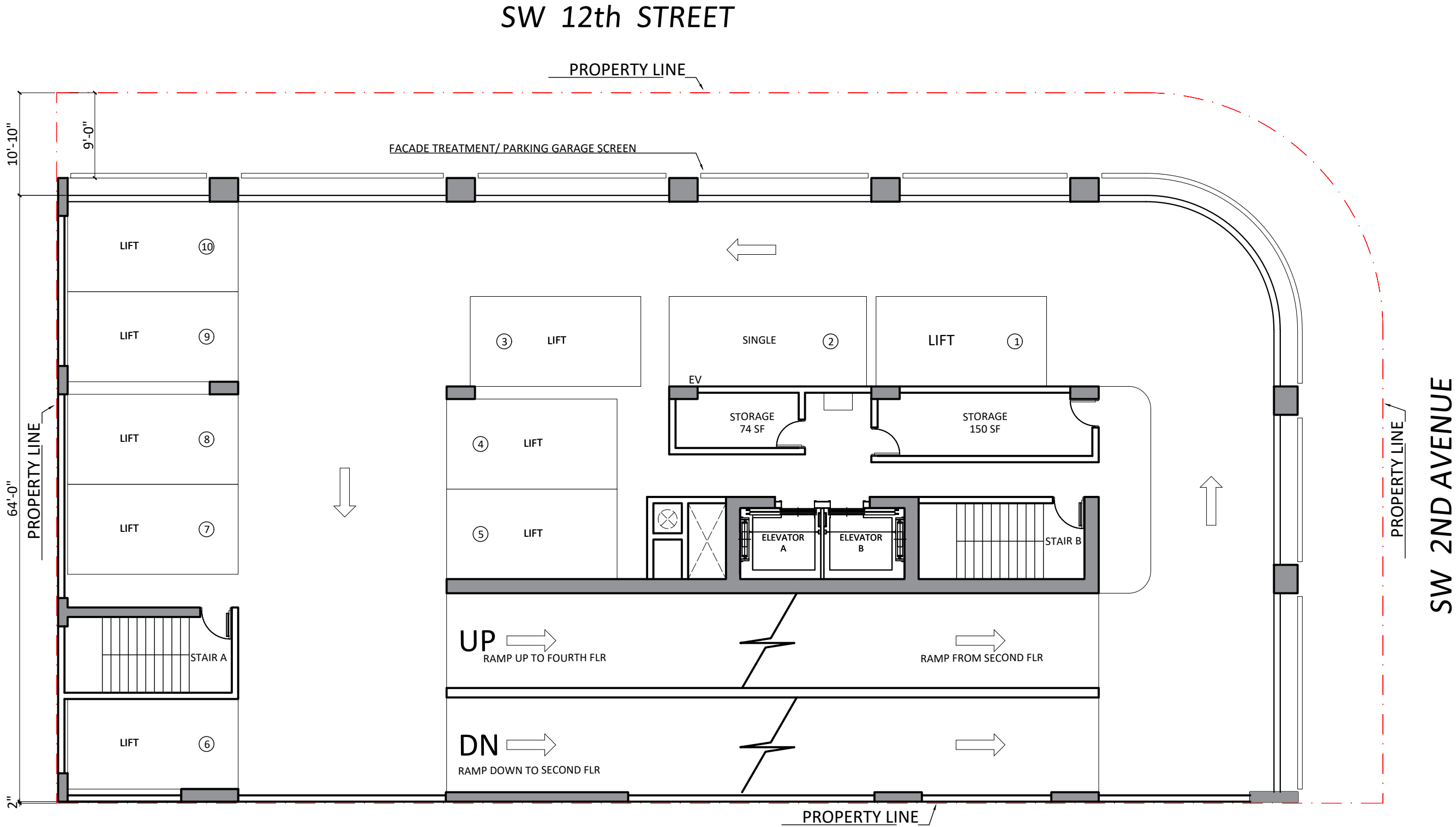
PROJECT DESCRIPTION:
20 CONDO-HOTEL + 60 LODGING UNITS

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

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

SHEET TITLE:	
2ND LEVEL FLOORPLAN	
SCALE:	PLOT DATE:
	6-17-24

SHEET NUMBER:
A-002



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

SW 2ND AVENUE

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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

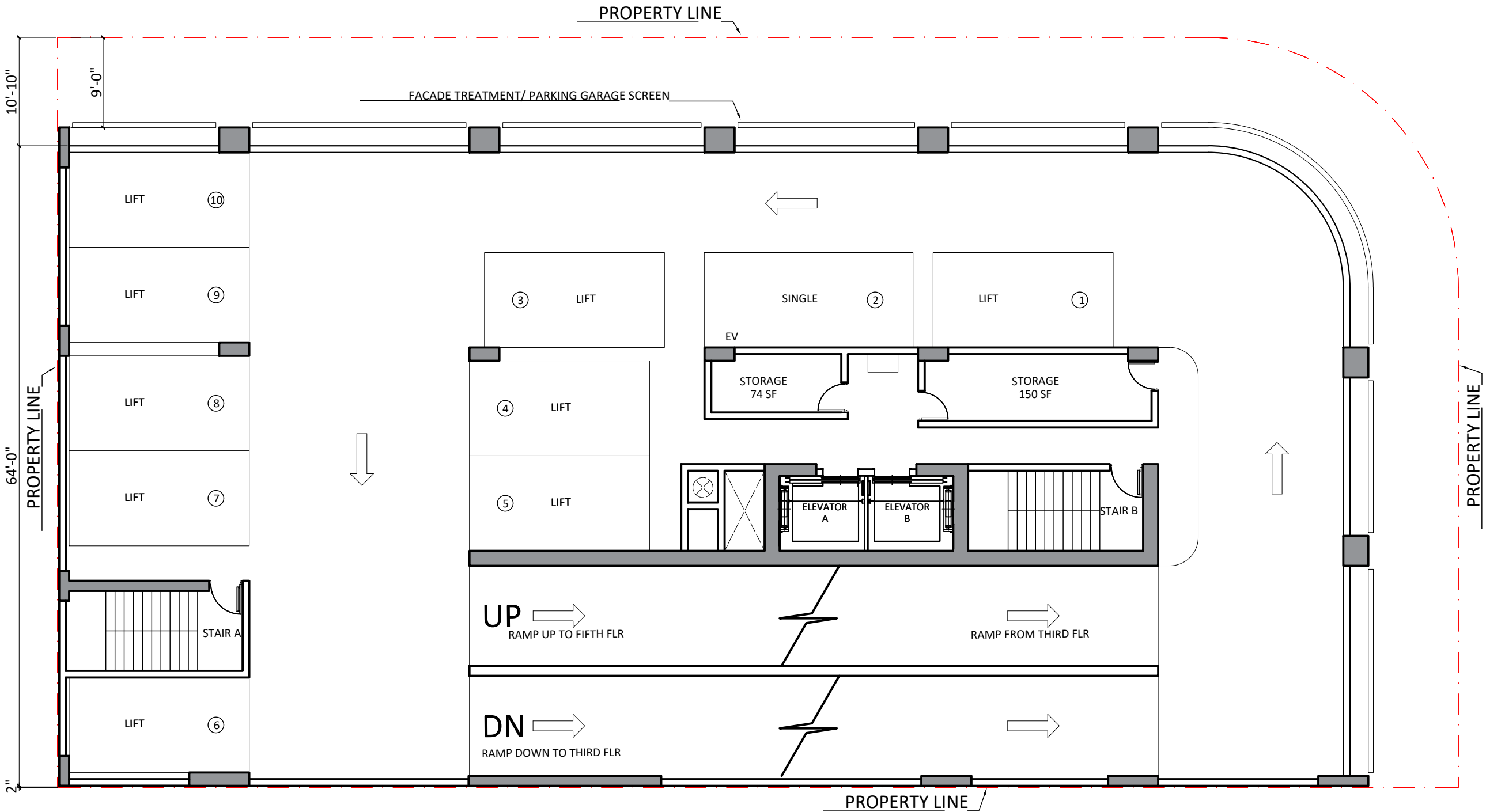
DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:
3RD LEVEL FLOORPLAN

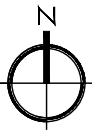
SCALE:
6-17.24

SHEET NUMBER:
A-003

SW 12th STREET



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



SW 2ND AVENUE

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NO. #	NAME	DATE
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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

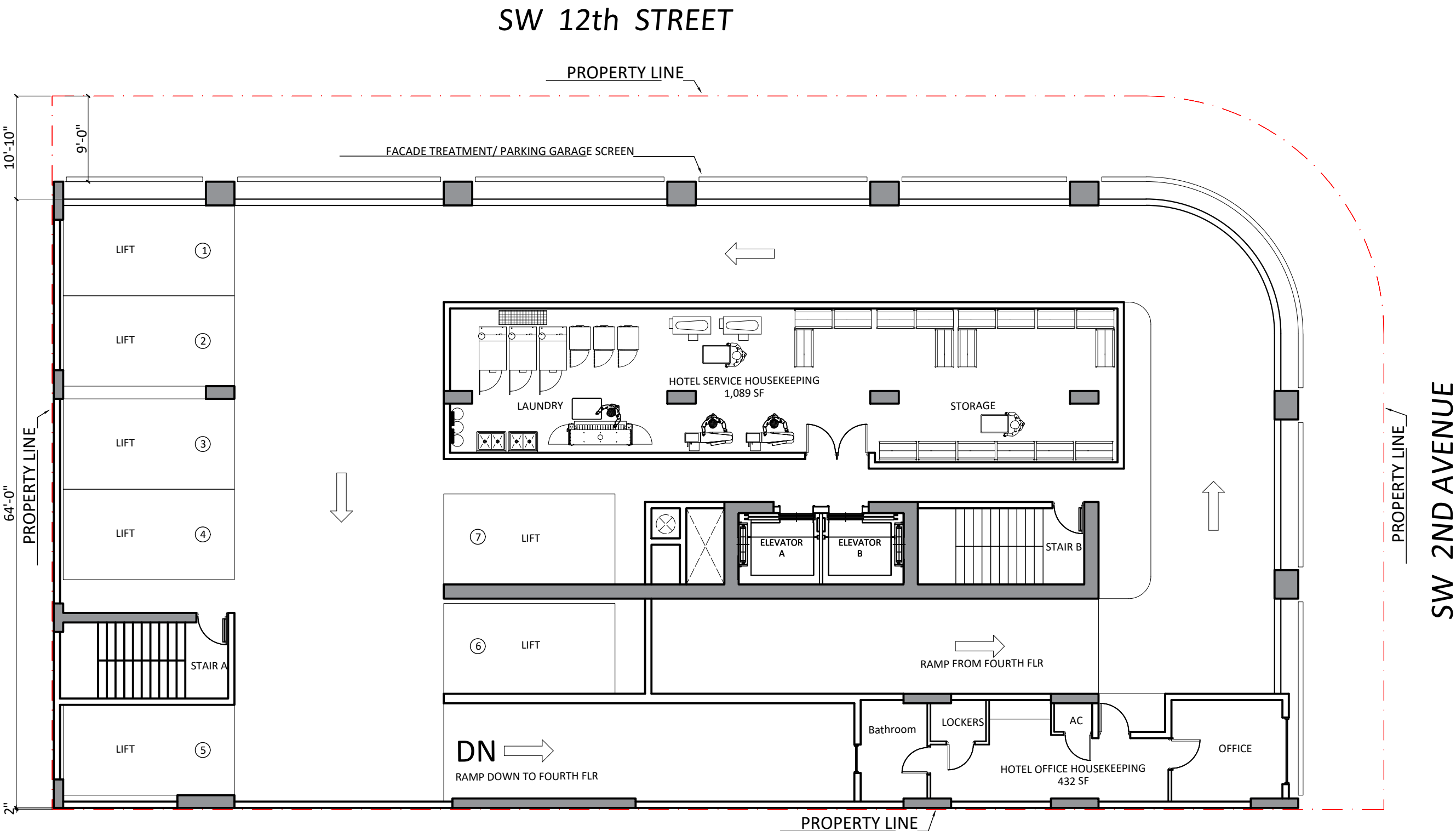
PROJECT ADDRESS:
1200 SW 2nd Ave Miami, FL 33130

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

SHEET TITLE:
4TH LEVEL FLOORPLAN

SCALE:
6-17.24

SHEET NUMBER:
A-004



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

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NO. #	NAME	DATE
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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

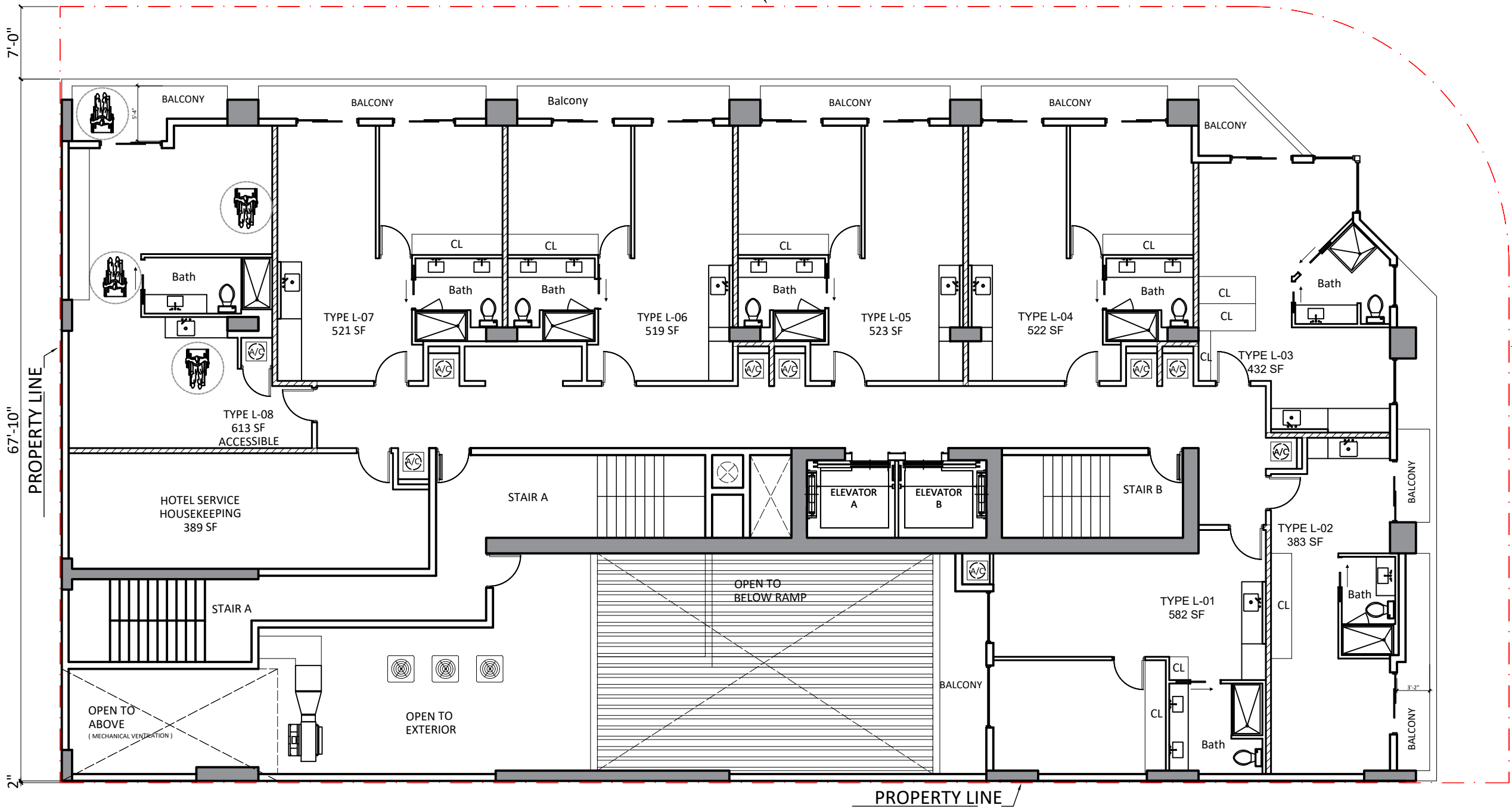
DEVELOPER:
HABITAT DEVELOPMENT LLC.
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

SHEET TITLE:	
5TH LEVEL FLOORPLAN	
SCALE:	PLOT DATE:
	6-17.24
SHEET NUMBER:	

A-005

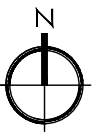
SW 12th STREET

PROPERTY LINE



6TH LEVEL FLOOR PLAN

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



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:
6TH LEVEL FLOORPLAN

SCALE: PLOT DATE:

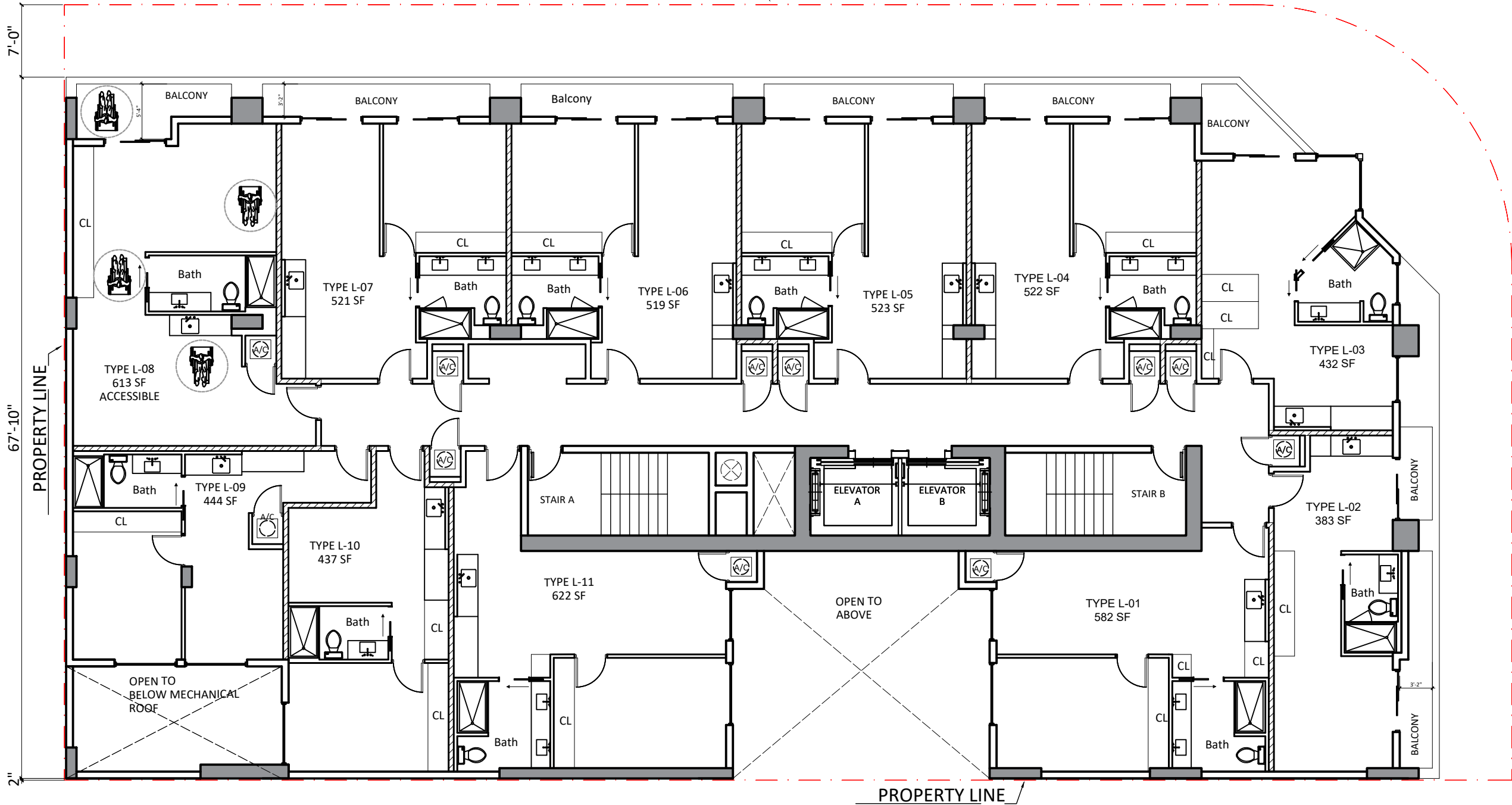
SHEET NUMBER:
6-17.24

A-006

DATE ISSUED: 06/17/24

SW 12th STREET

PROPERTY LINE



7TH LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0" F.F.E. +77'-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:
7TH LEVEL FLOORPLAN

SCALE:
PLOT DATE:
6-17.24

SHEET NUMBER:

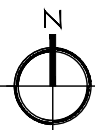
A-007

DATE ISSUED: 06/17/24

PROPERTY LINE

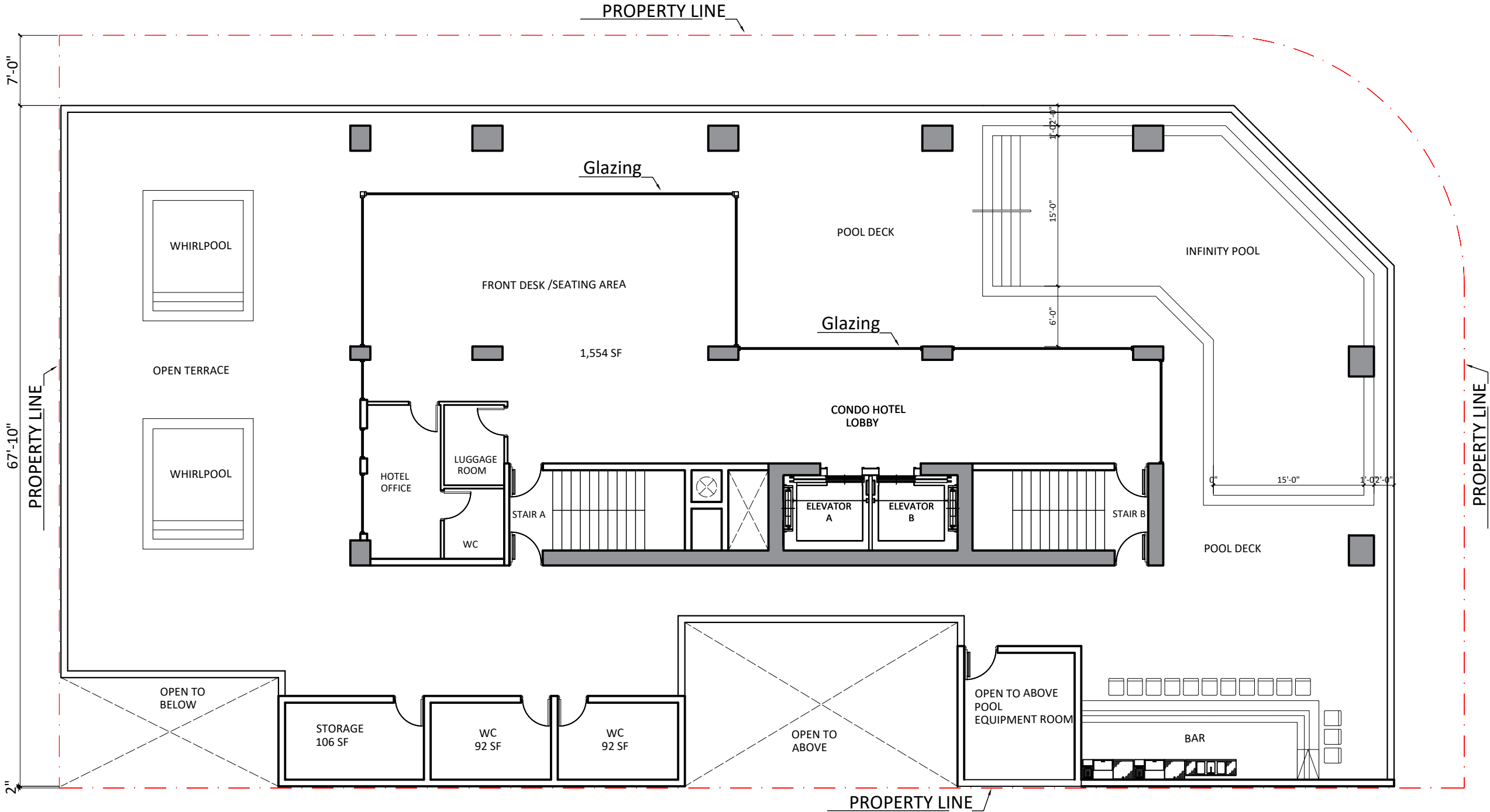


SCALE: 3/32" = 1'-0" F.F.E. +86'-4"



A-008

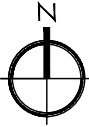
SW 12th STREET



SW 2ND AVENUE

9TH LEVEL FLOOR PLAN

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



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

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:
9TH LEVEL FLOORPLAN

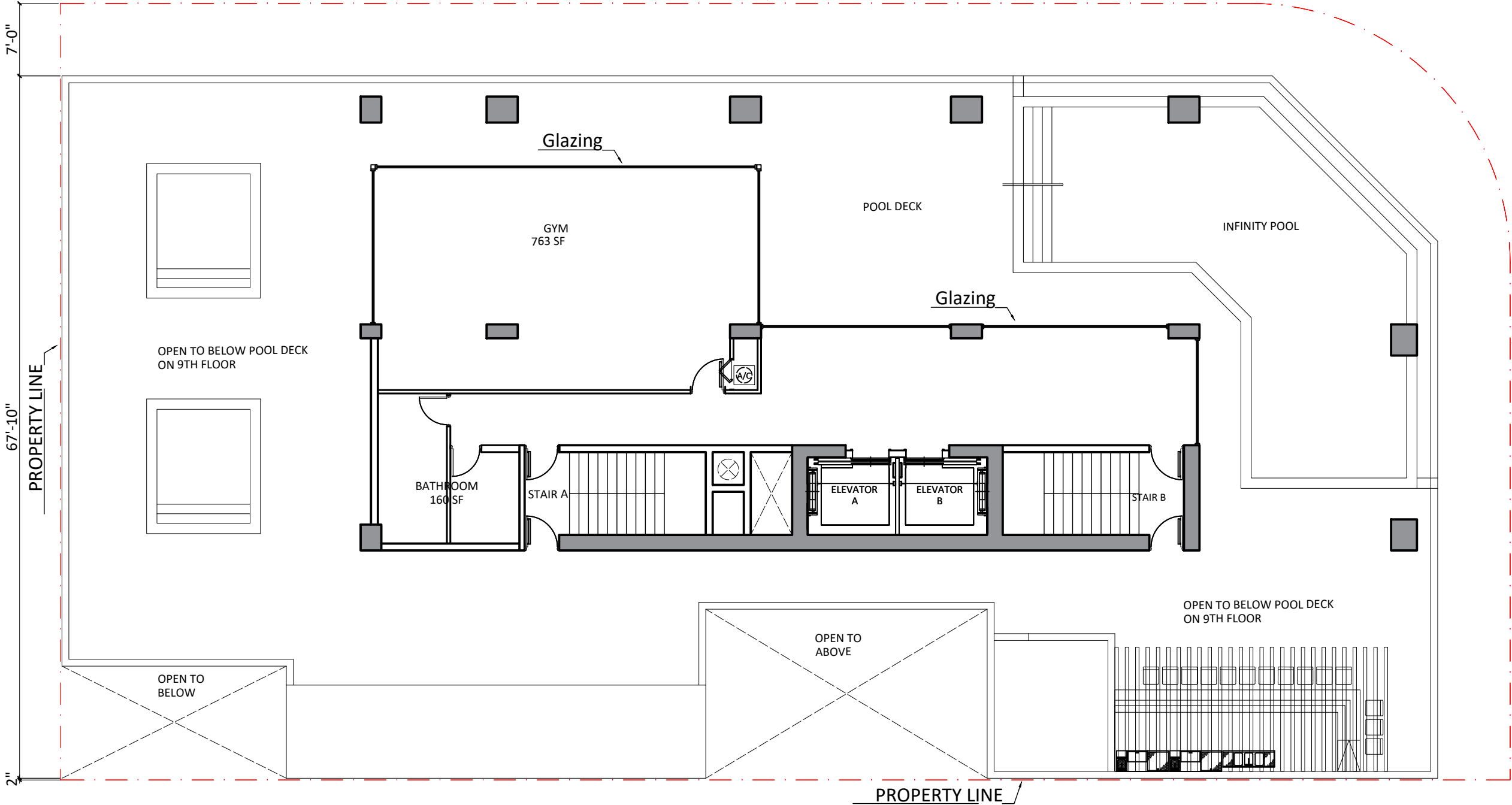
SCALE:
3/32" = 1'-0"

PLOT DATE:
6-17-24

SHEET NUMBER:
A-009

SW 12th STREET

PROPERTY LINE



PROPERTY LINE
SW 2ND AVENUE

9TH MEZZANINE LEVEL FLOOR PLAN

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



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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

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:
9TH LEVEL MEZZANINE

SCALE: PLOT DATE: 6-17.24

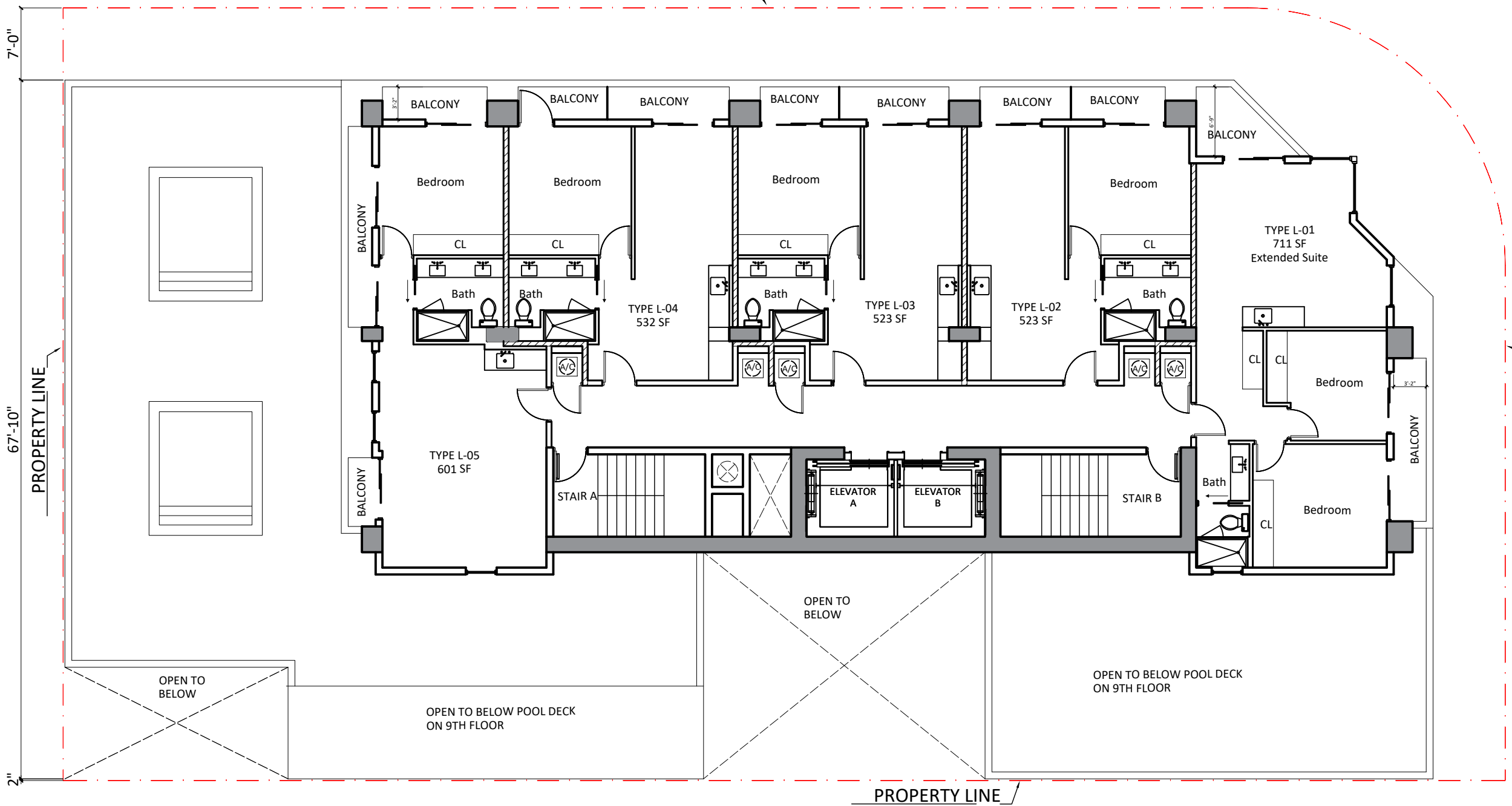
SHEET NUMBER:

A-010

DATE ISSUED: 06/17/24

SW 12th STREET

PROPERTY LINE



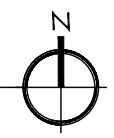
PROPERTY LINE

SW 2ND AVENUE

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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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

PROJECT DESCRIPTION:
20 CONDO-HOTEL + 60 LODGING UNITS

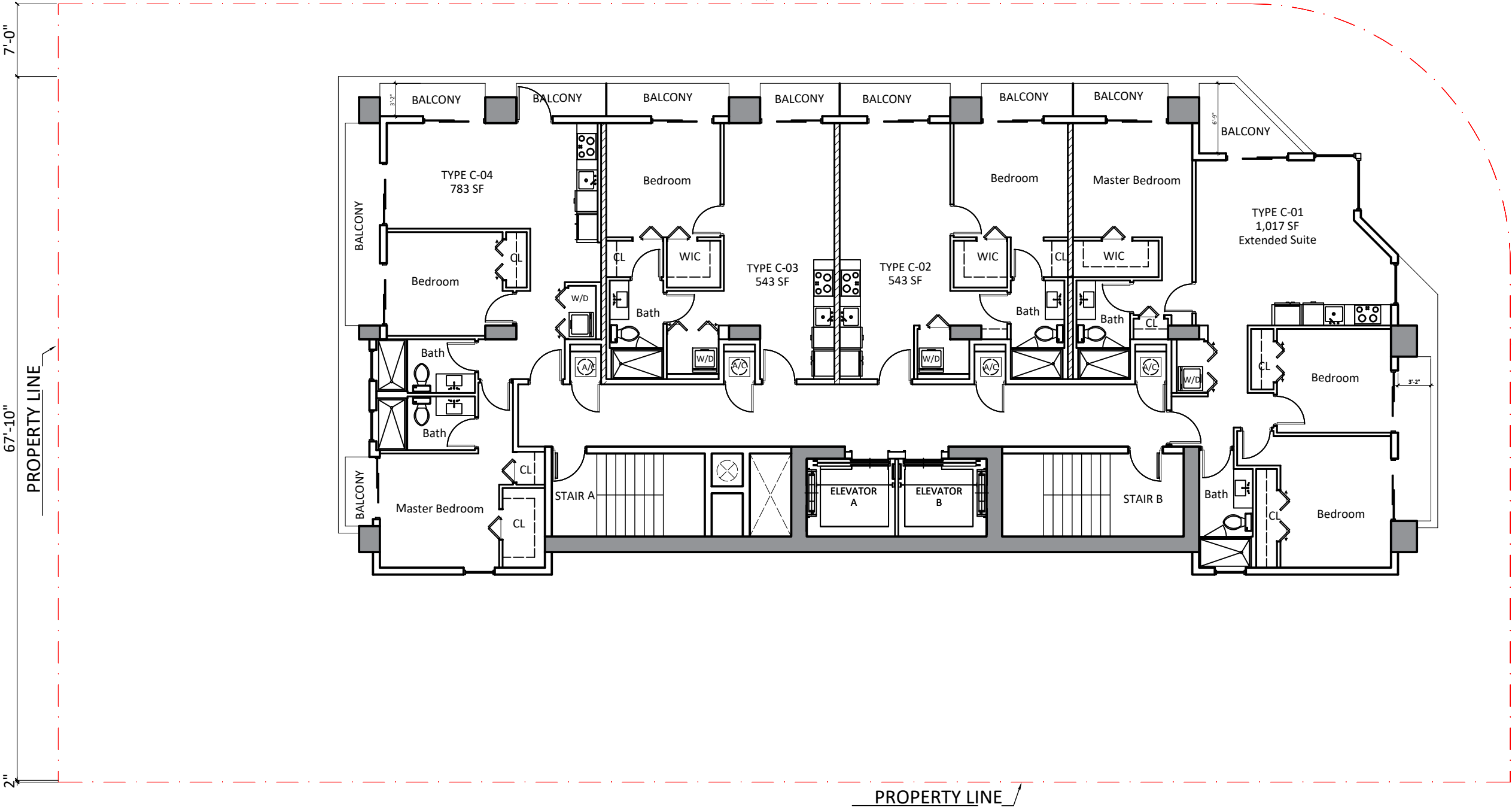
PROJECT ADDRESS:
1200 SW 2nd Ave Miami, FL 33130

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

SHEET TITLE: TYPICAL FLOORPLAN (10TO16)	
SCALE:	DATE: 6-17-24
SHEET NUMBER: A-011	

SW 12th STREET

PROPERTY LINE

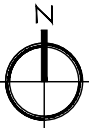


PROPERTY LINE

SW 2ND AVENUE

TYPICAL FLOOR PLAN (17TH TO 21ST LEVELS)

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



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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

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: TYPICAL FLOORPLAN
(17 TO 21)

SCALE: PLOT DATE:

6-17-24

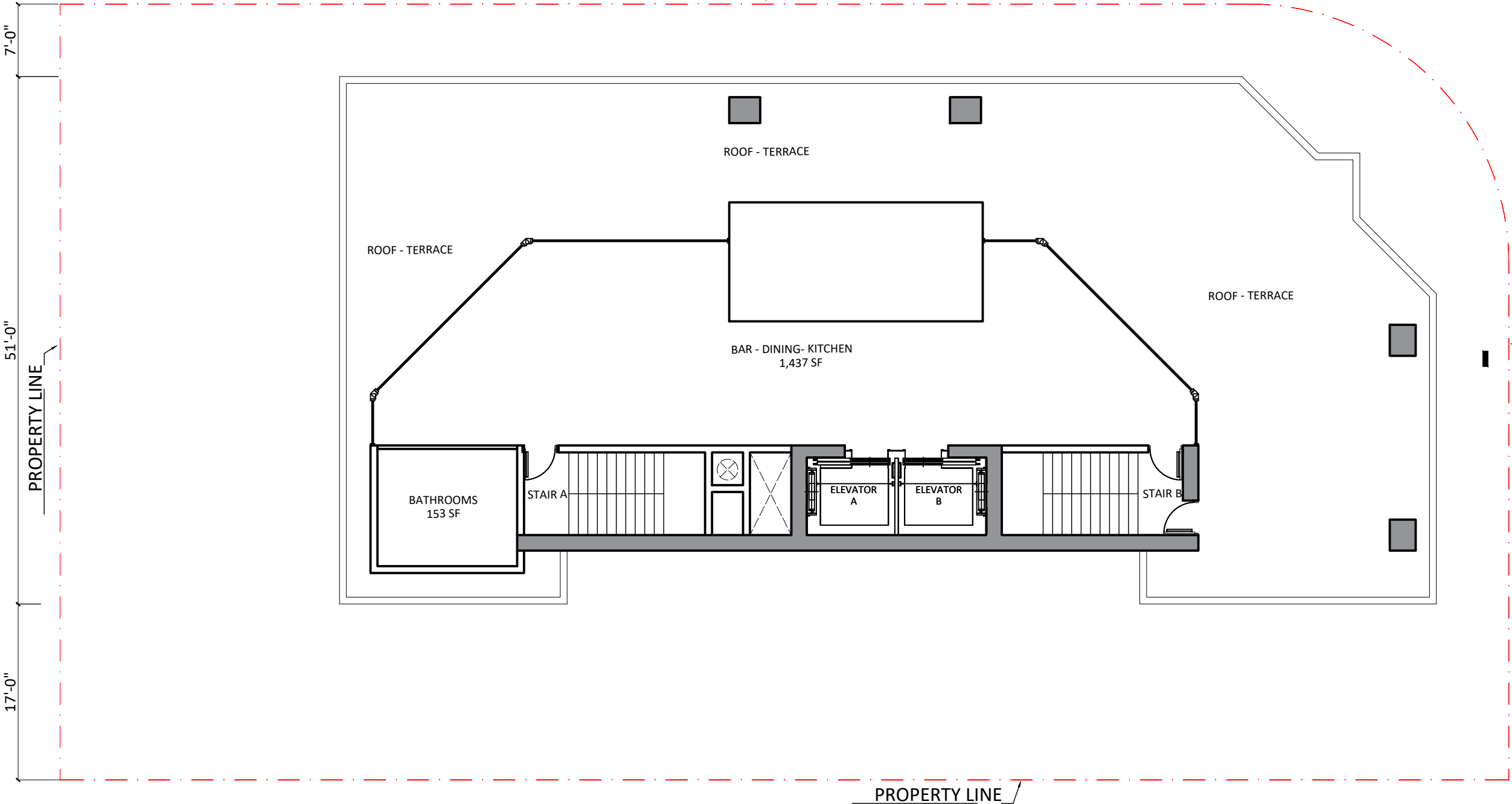
SHEET NUMBER:

A-012

DATE ISSUED: 06/17/24

SW 12th STREET

PROPERTY LINE



ROOF LEVEL PLAN

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



SW 2ND AVENUE

PROPERTY LINE

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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

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:

PLOT DATE:

6-17.24

SHEET NUMBER:

A-013

DATE ISSUED: 06/17/24

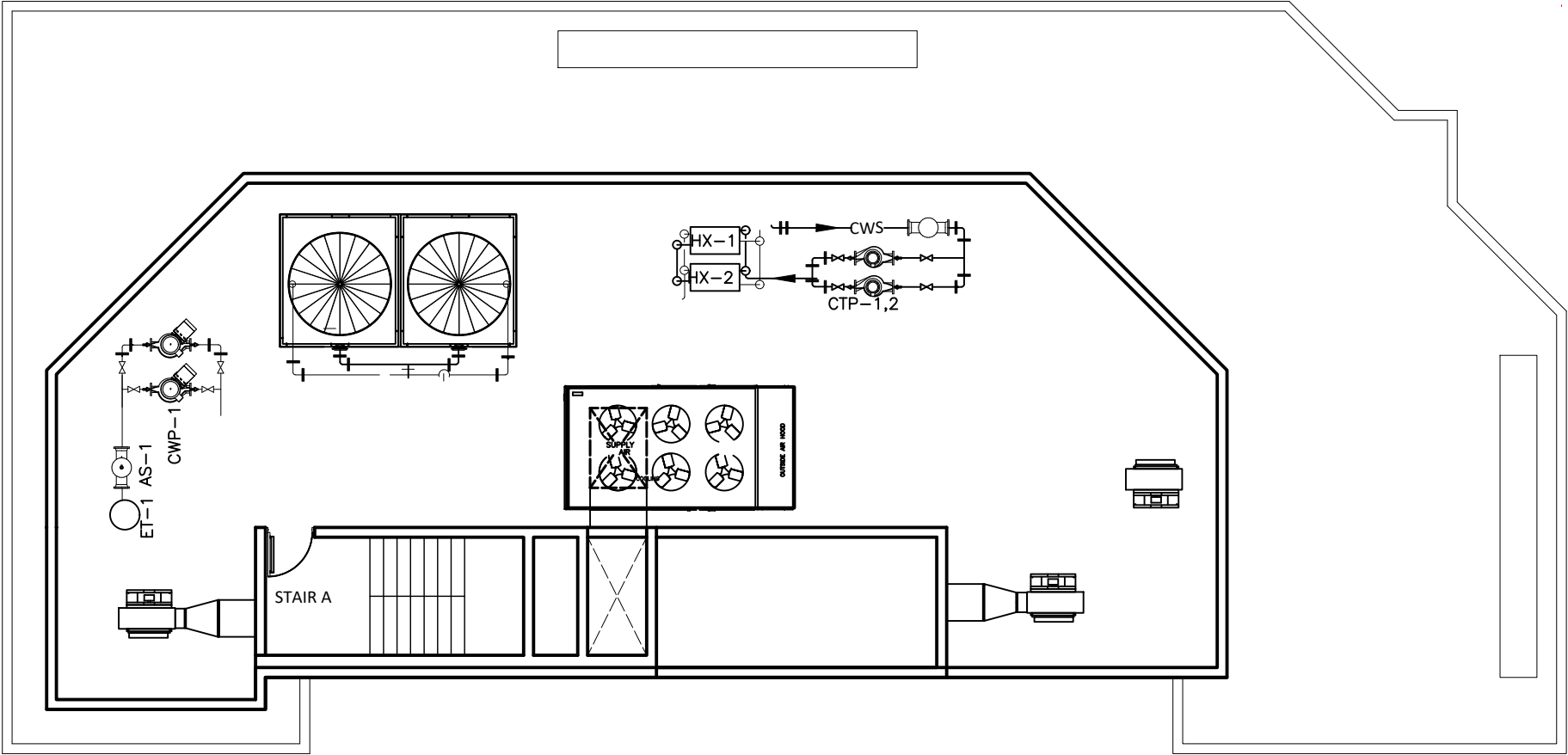
SW 12th STREET

PROPERTY LINE

PROPERTY LINE

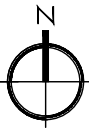
PROPERTY LINE

SW 2ND AVENUE



UPPER ROOF LEVEL PLAN

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



PROPERTY LINE

NOTE:
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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

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

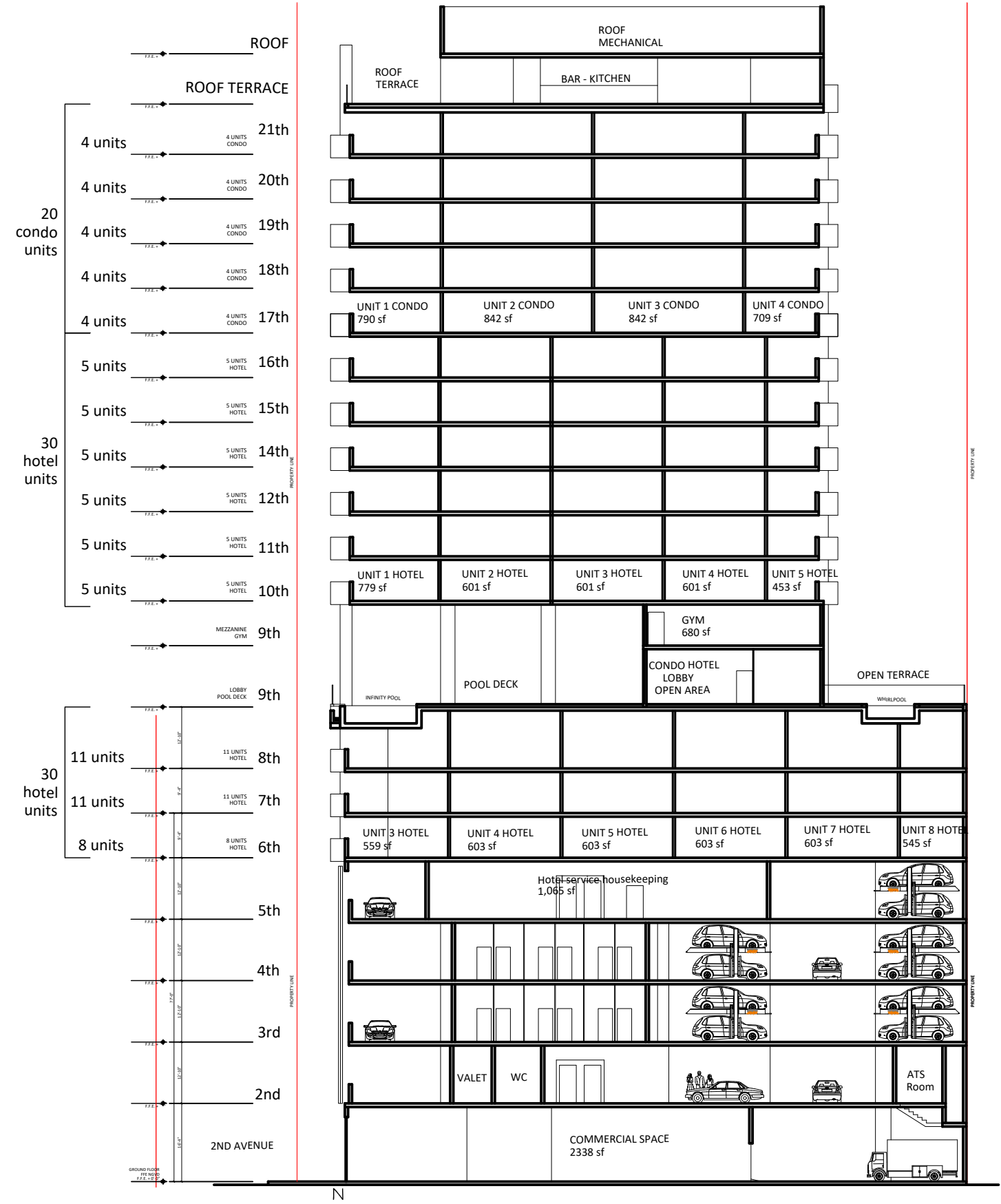
SCALE: PLOT DATE:

6-17-24

SHEET NUMBER:

A-014

DATE ISSUED: 06/17/24



SECTION

NOTE:
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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

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

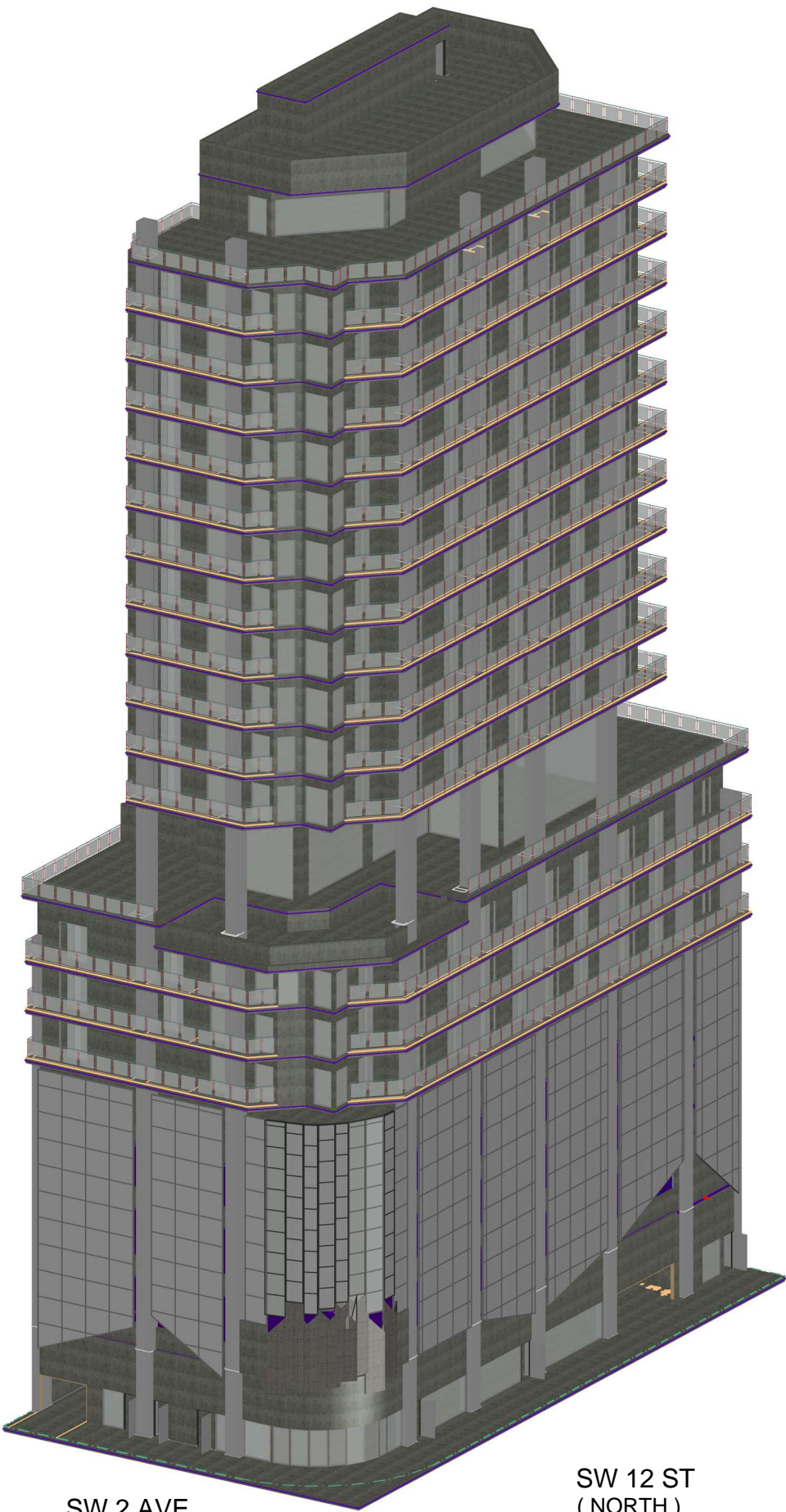
SHEET TITLE:
BUILDING SECTION

SCALE: PLOT DATE:

6-17.24

SHEET NUMBER:

A-015




SW 2 AVE

SW 12 ST
(NORTH)

Note: Volumetric Study

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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

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

