

BALCONY

BALCONY

Bedroom

CL

WIC

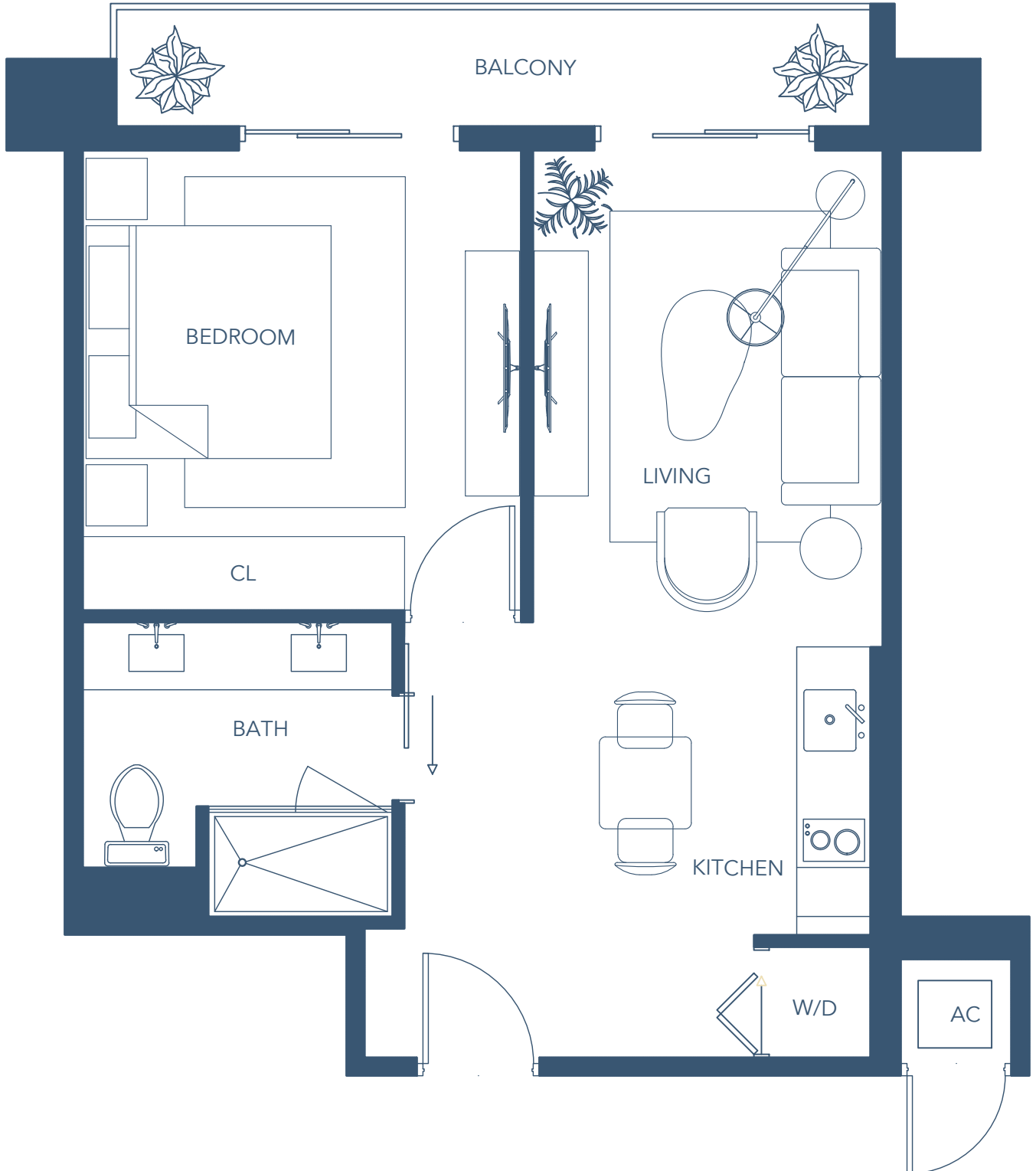
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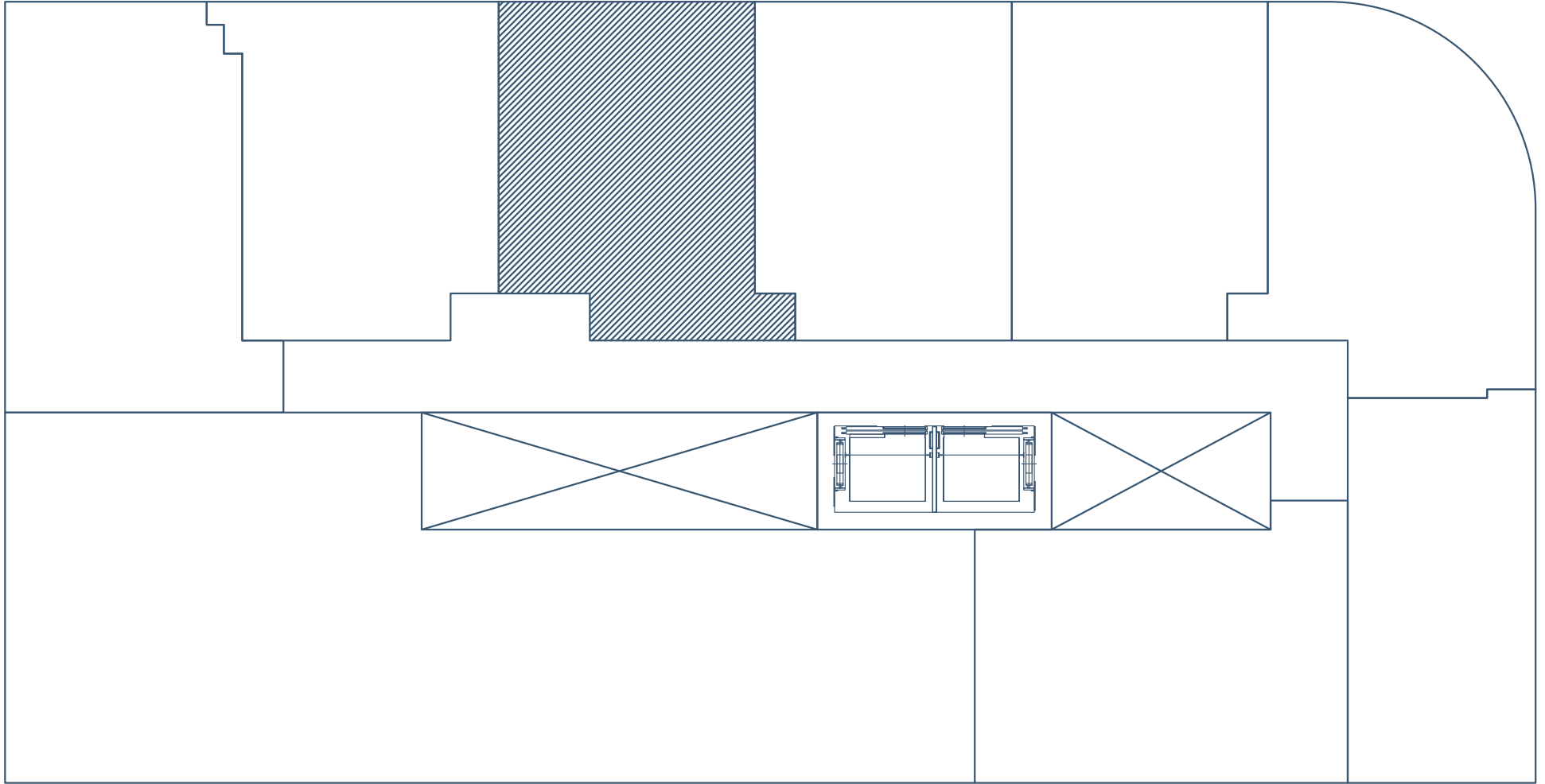
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Floor 17-21
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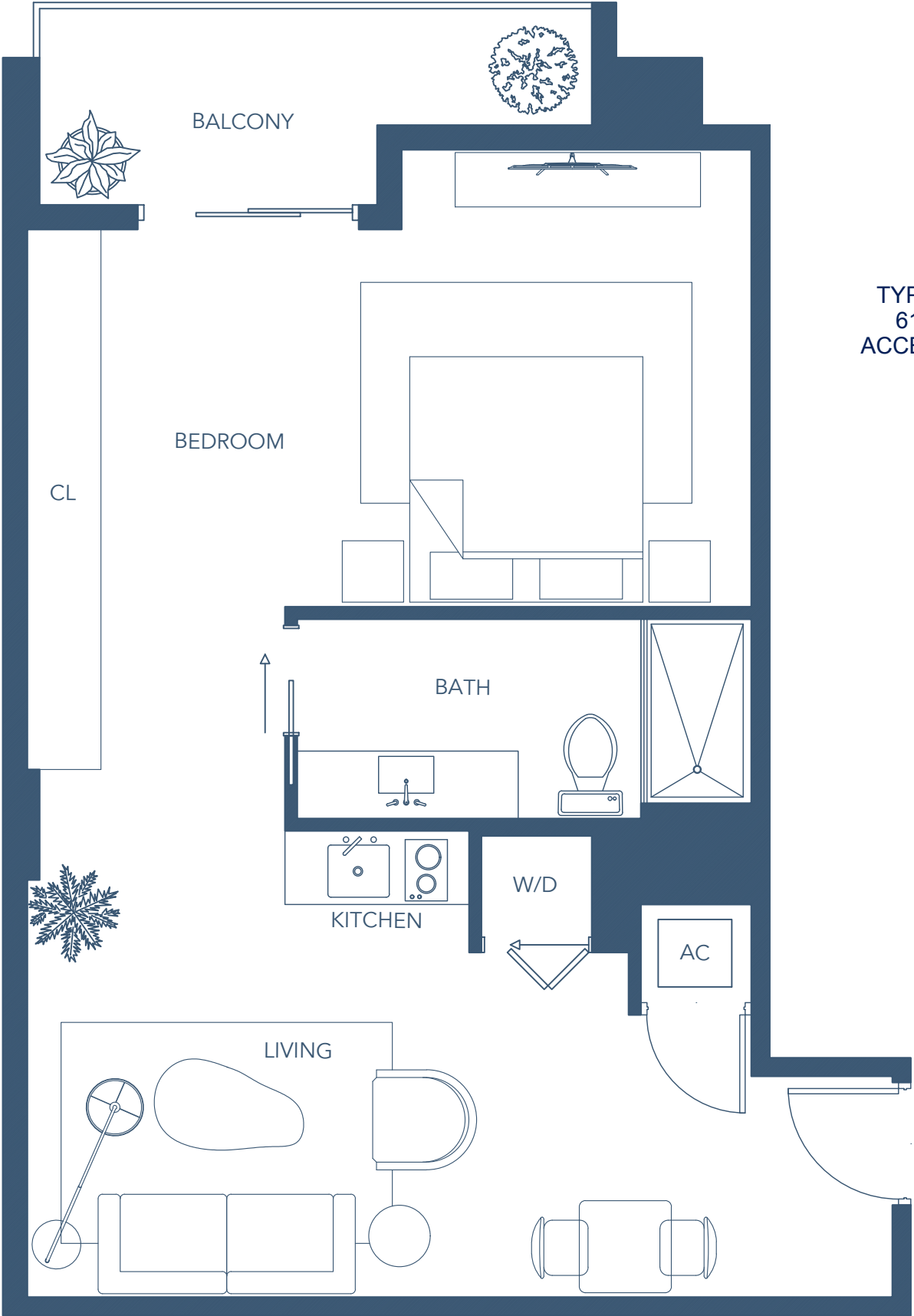
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A/C

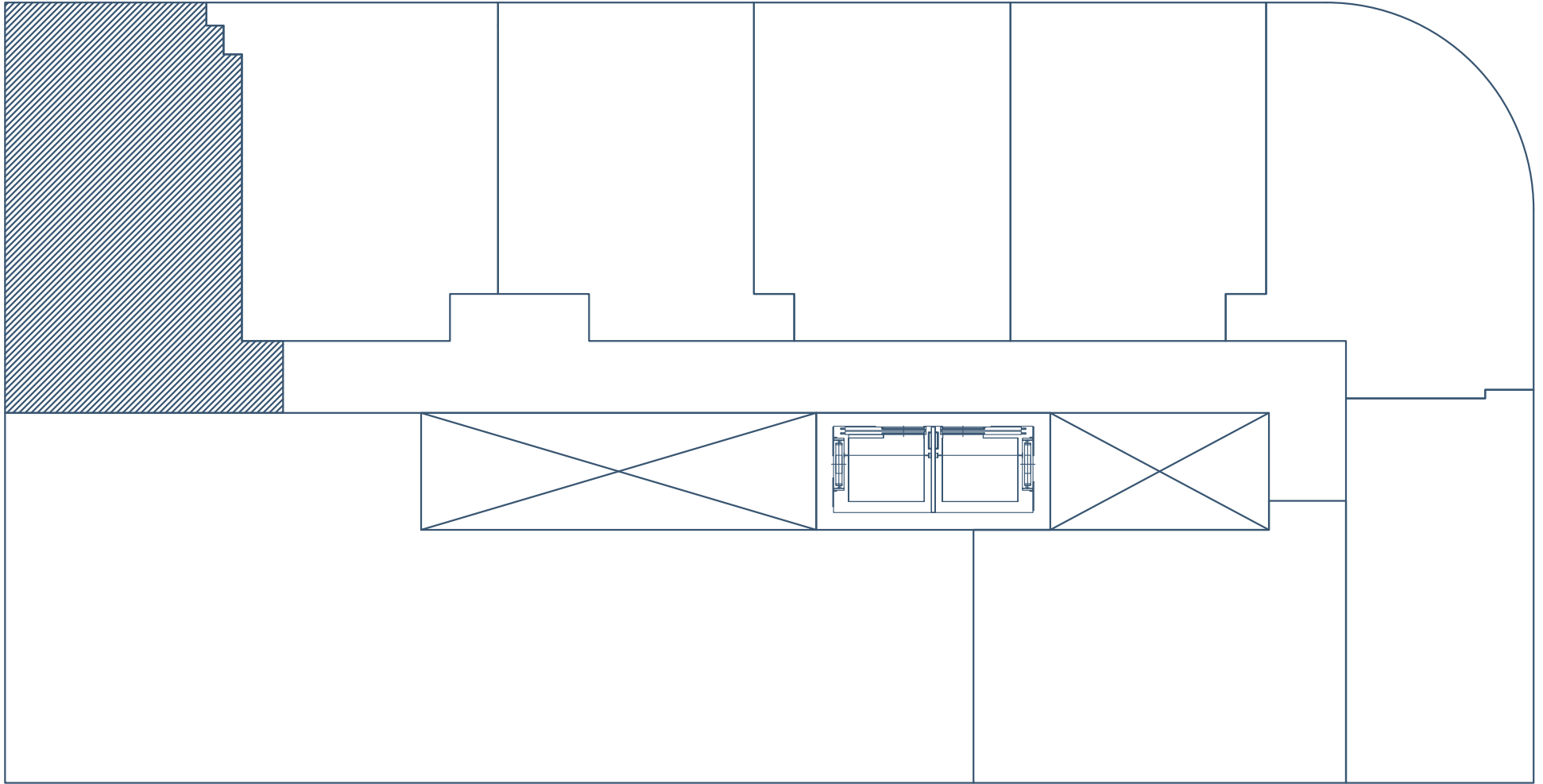
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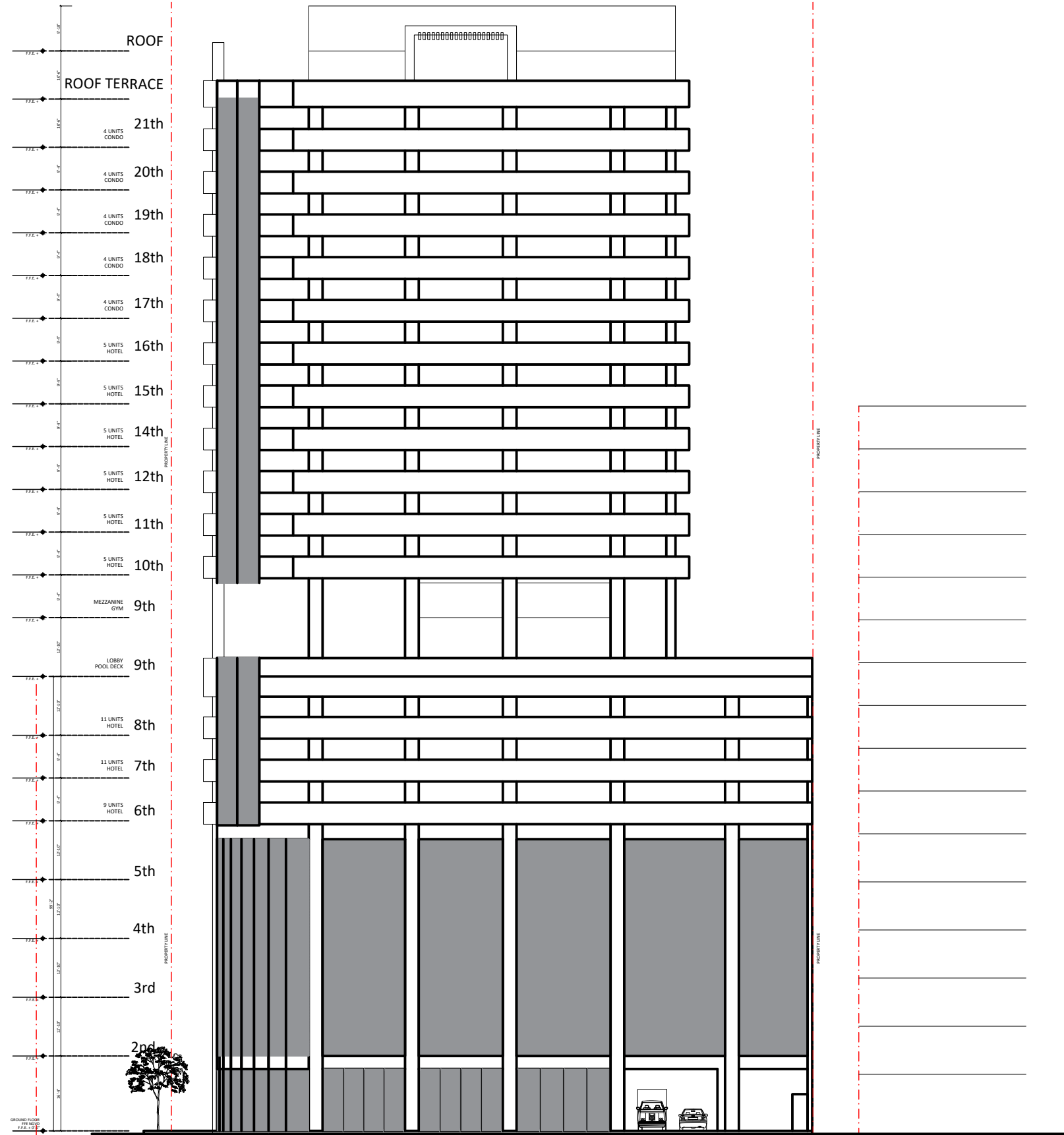




TYPE L-08
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ACCESSIBLE

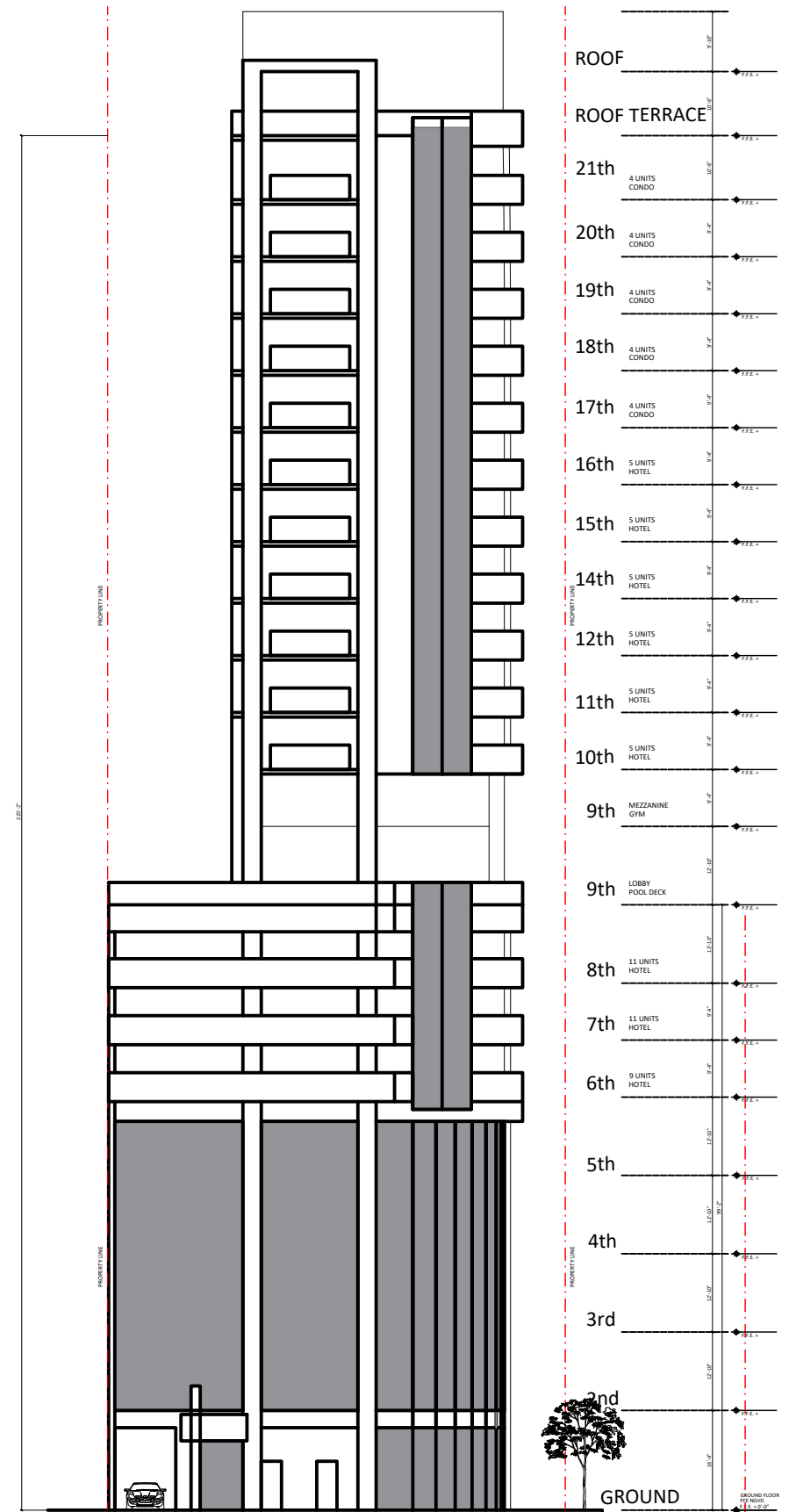


CORNER



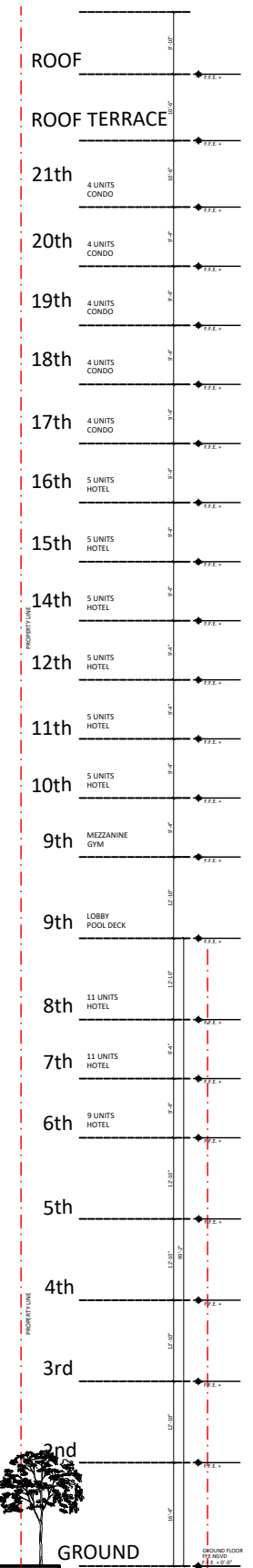
NORTH ELEVATION

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:
1/8" = 1'-0"

PLUT 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		
	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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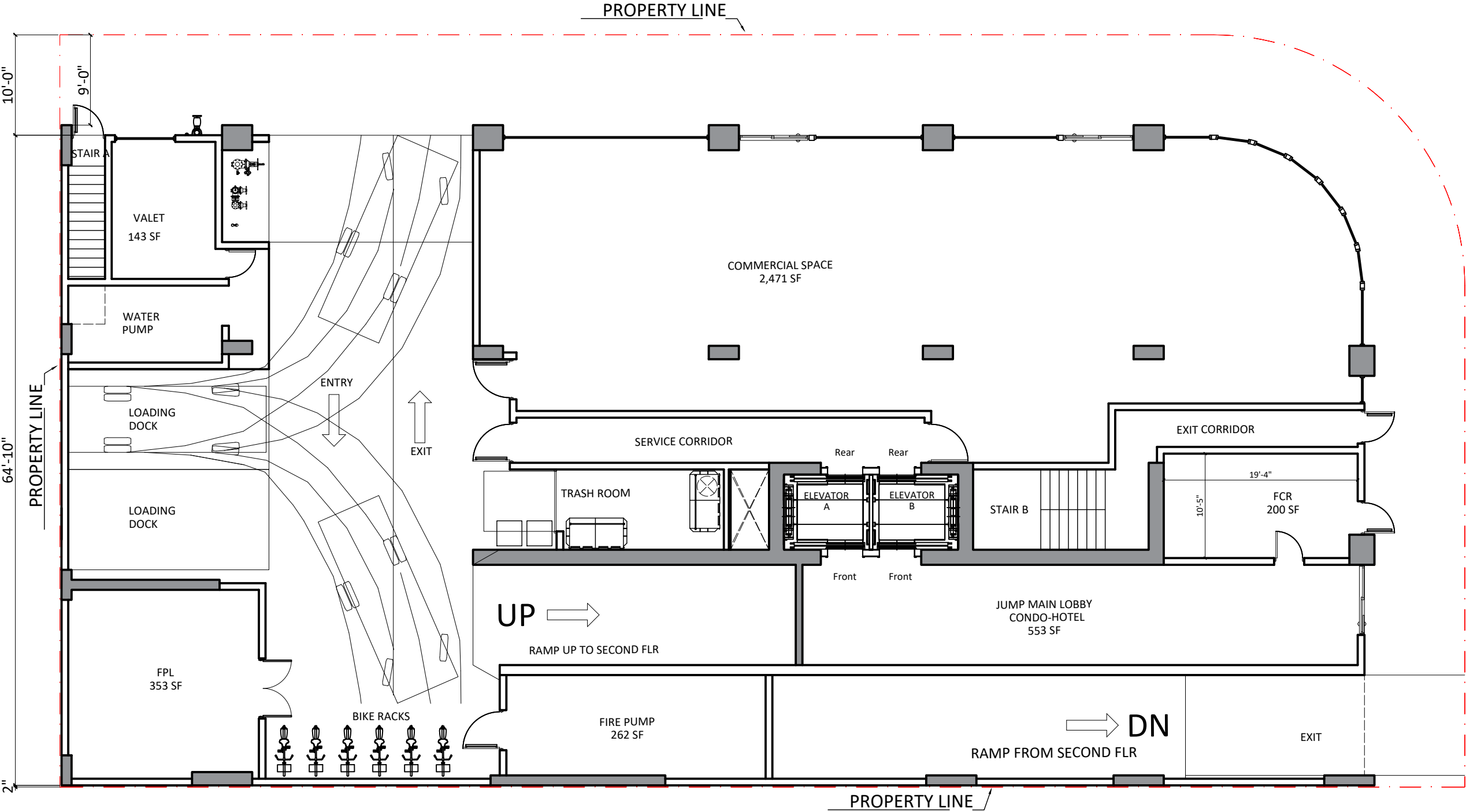
SHEET TITLE:
COVER SHEET

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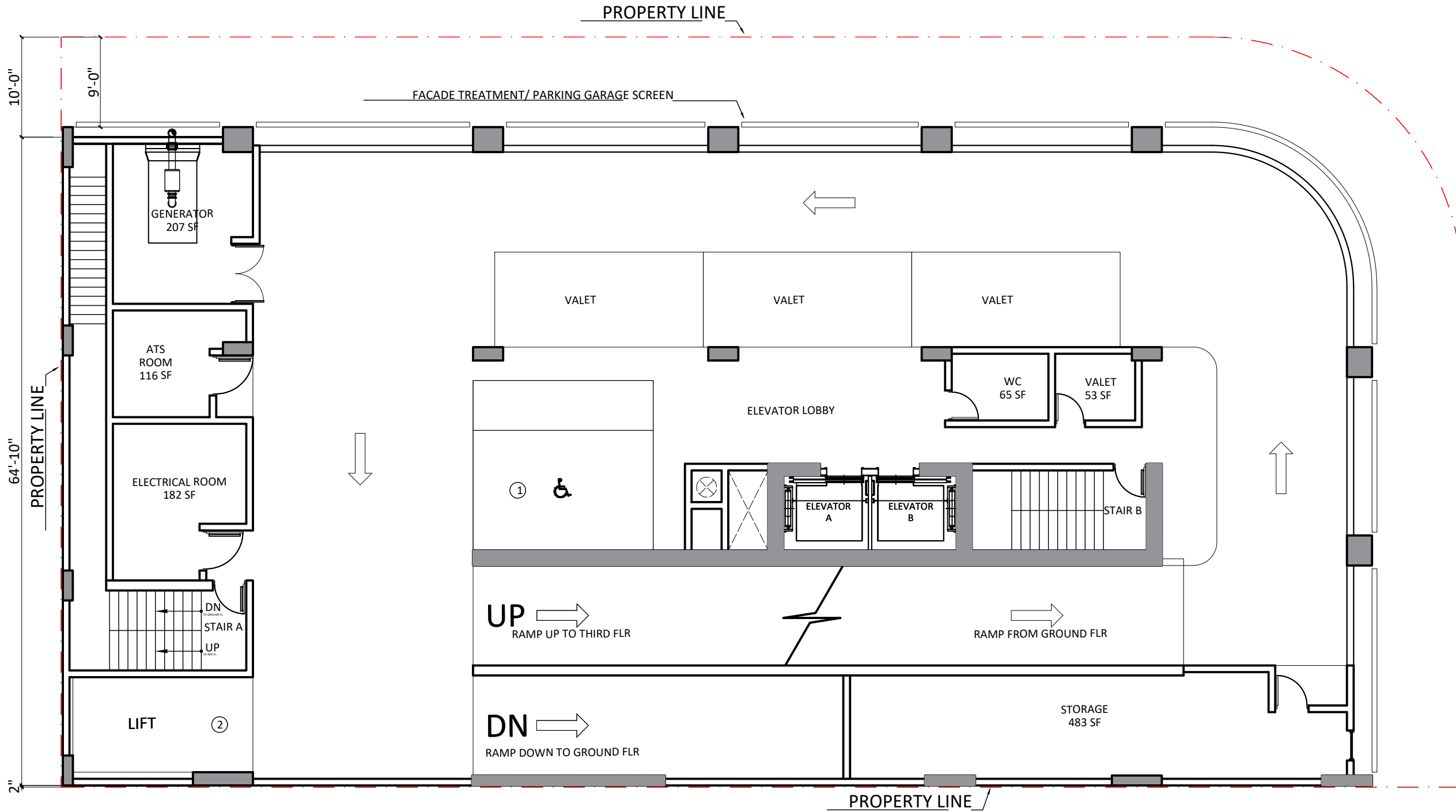
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DEVELOPER: HABITAT DEVELOPMENT LLC, 175 SW 7TH STREET, SUITE 2201 MIAMI, FL 33130		

SHEET TITLE:

GROUND FLOOR PLAN	
SCALE:	PLAT DATE: 6-17-24
SHEET NUMBER: A-001	

SW 2ND AVENUE

SW 12th STREET



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 175 SW 7TH STREET, SUITE 2201
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SHEET TITLE:
2ND LEVEL FLOORPLAN

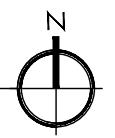
SCALE:
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PLAT DATE:
 6-17-24

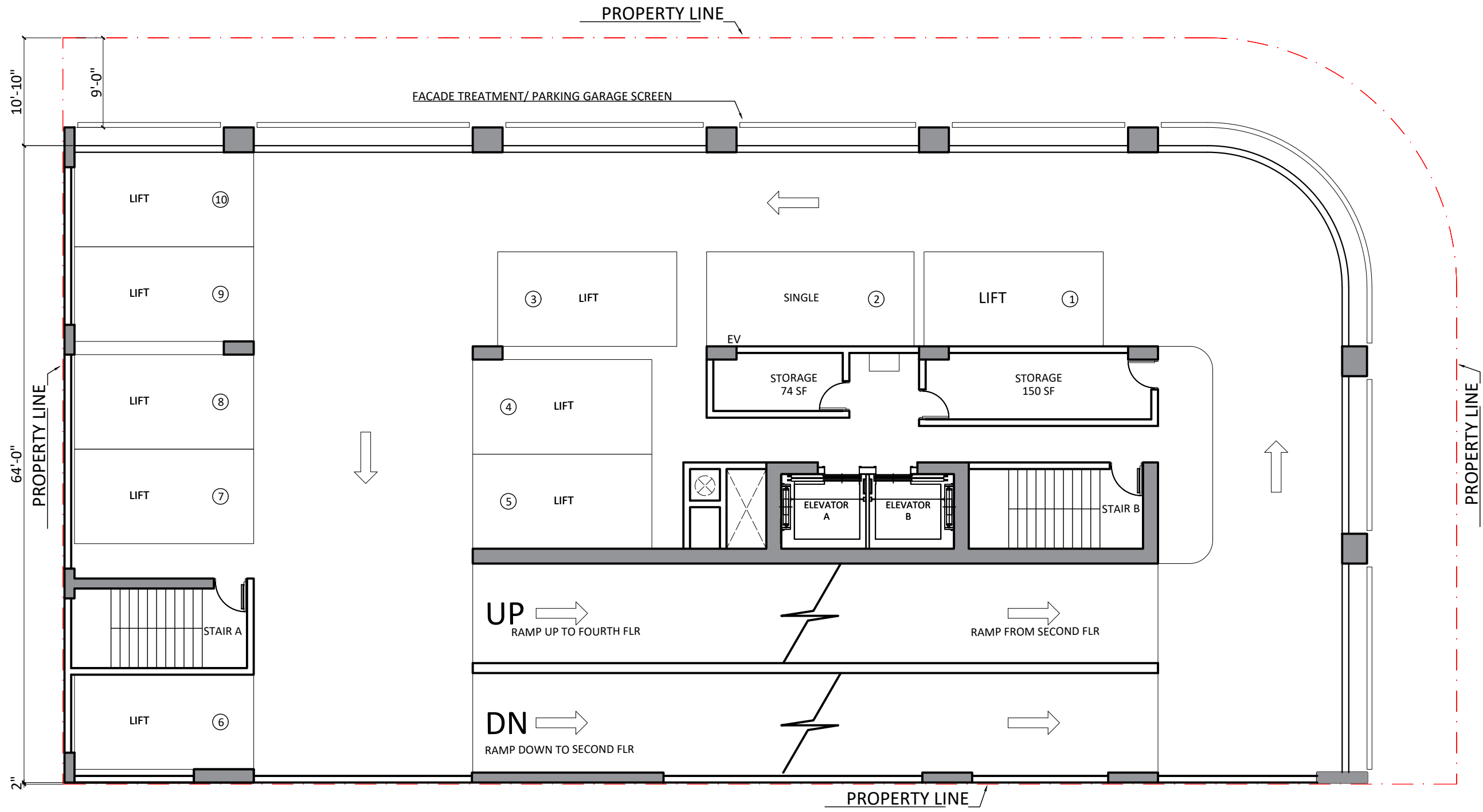
SHEET NUMBER:
A-002

2ND LEVEL FLOOR PLAN

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



SW 12th STREET



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

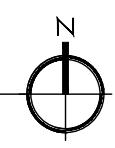
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SCALE: 3/32" = 1'-0" F.F.E. +29'-2"

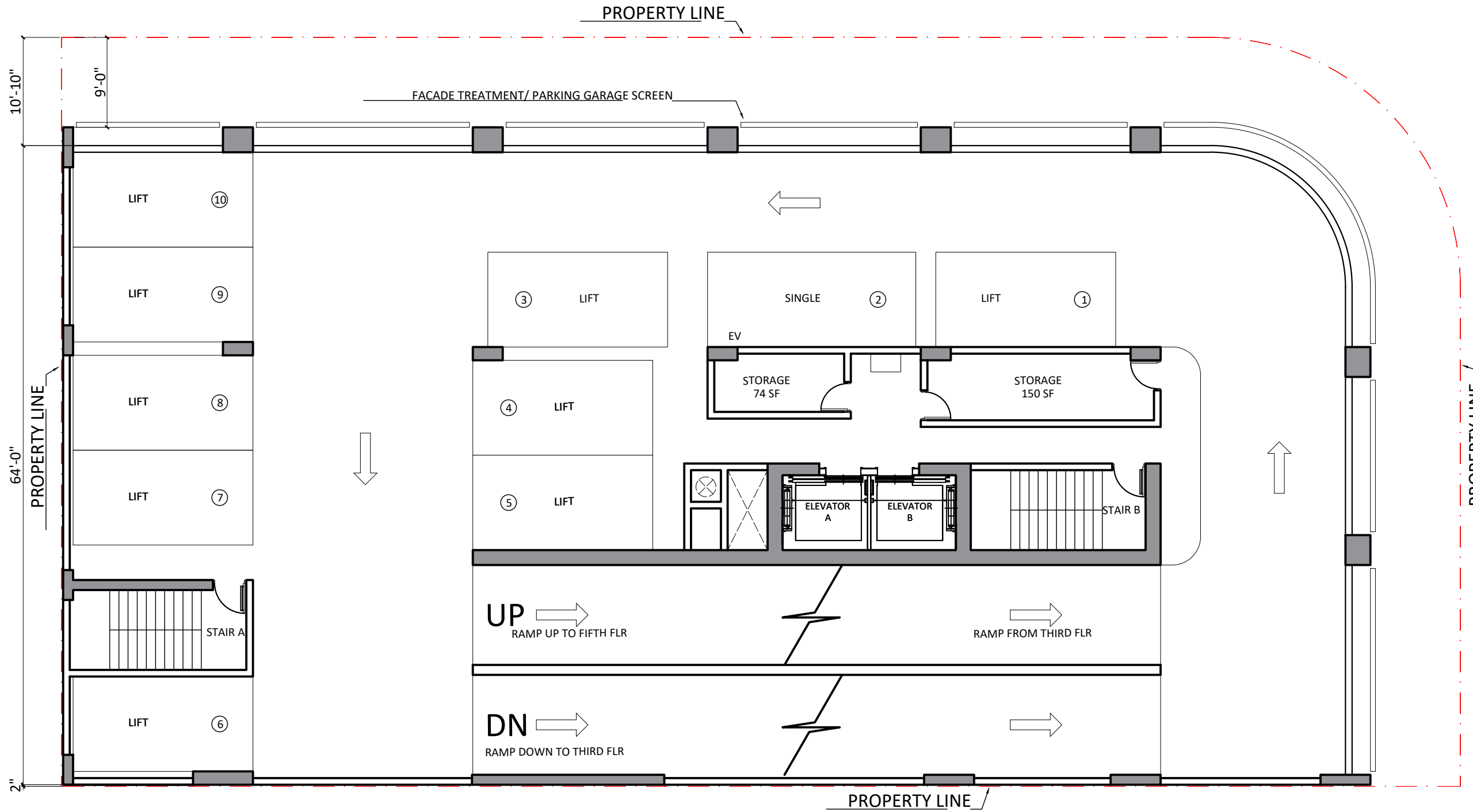
PLUT DATE:
 6-17.24

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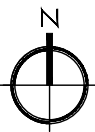
3RD LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0" F.F.E. +29'-2"



SW 12th STREET



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



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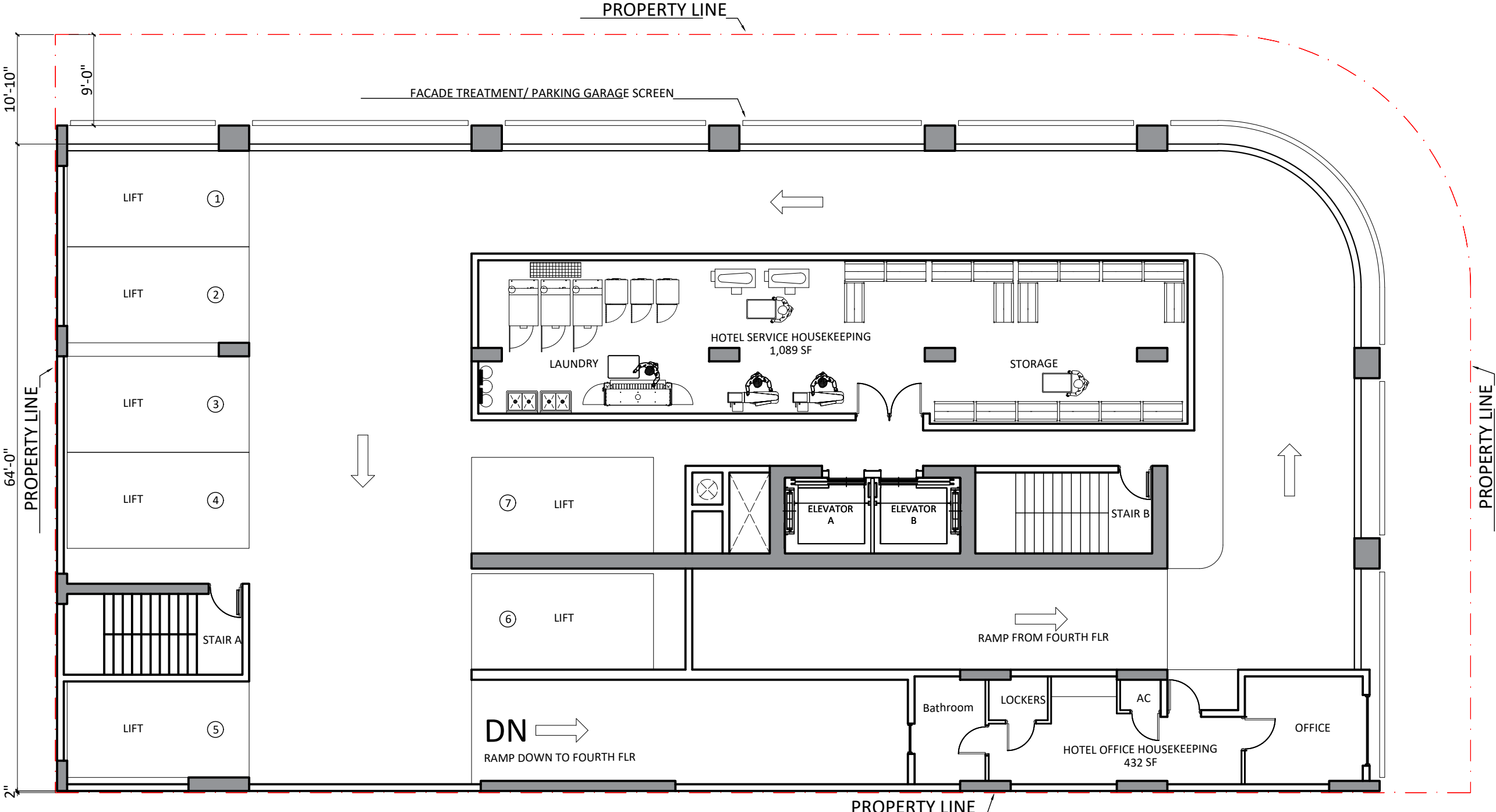
DEVELOPER:
HABITAT DEVELOPMENT LLC,
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

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SCALE: _____ PLOT DATE: 6-17-24

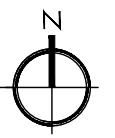
SHEET NUMBER:
A-004

SW 12th STREET



5TH LEVEL FLOOR PLAN

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



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

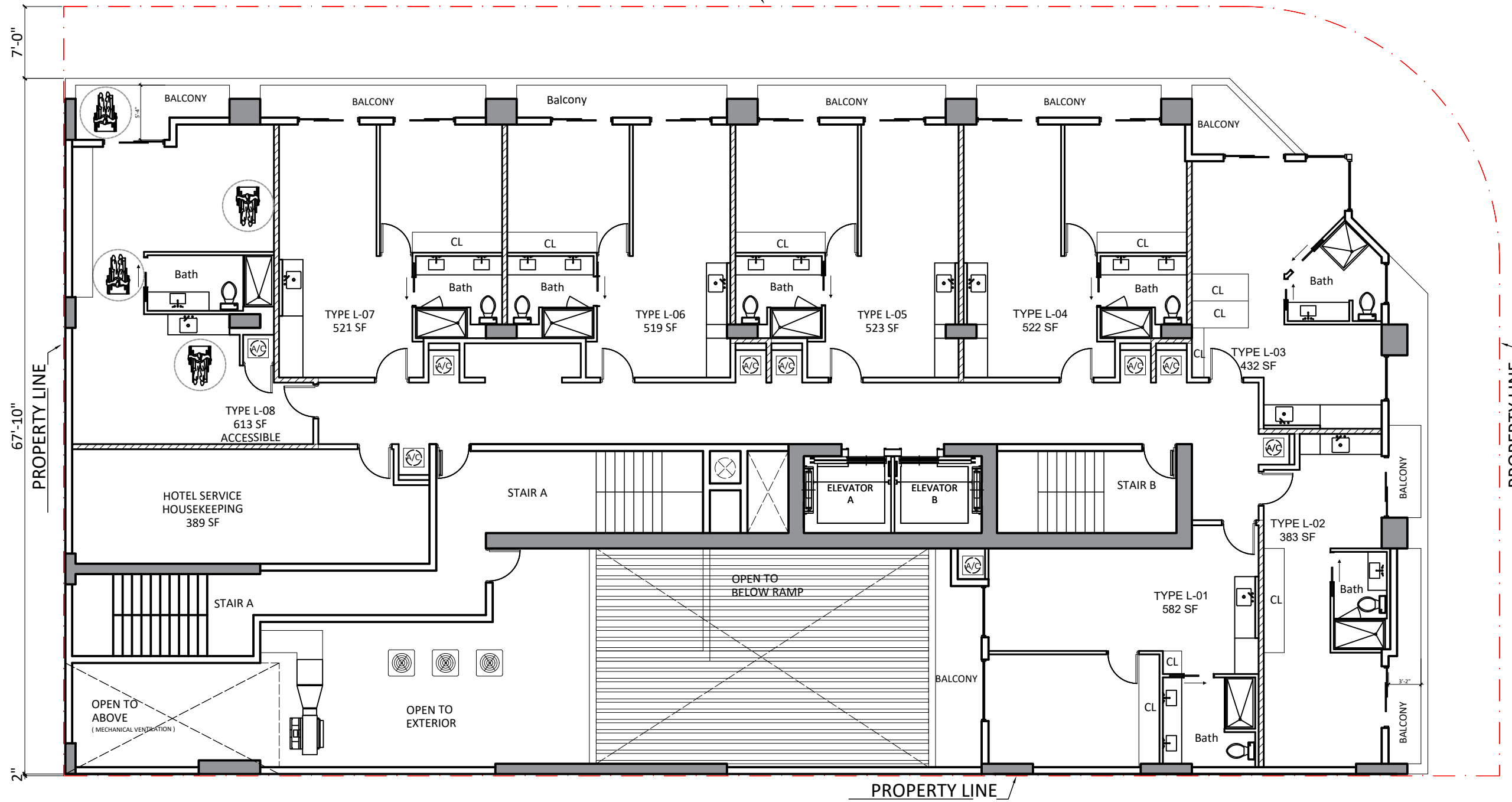
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SCALE: _____ PLOT DATE: 6-17-24

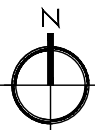
SHEET NUMBER:
A-005

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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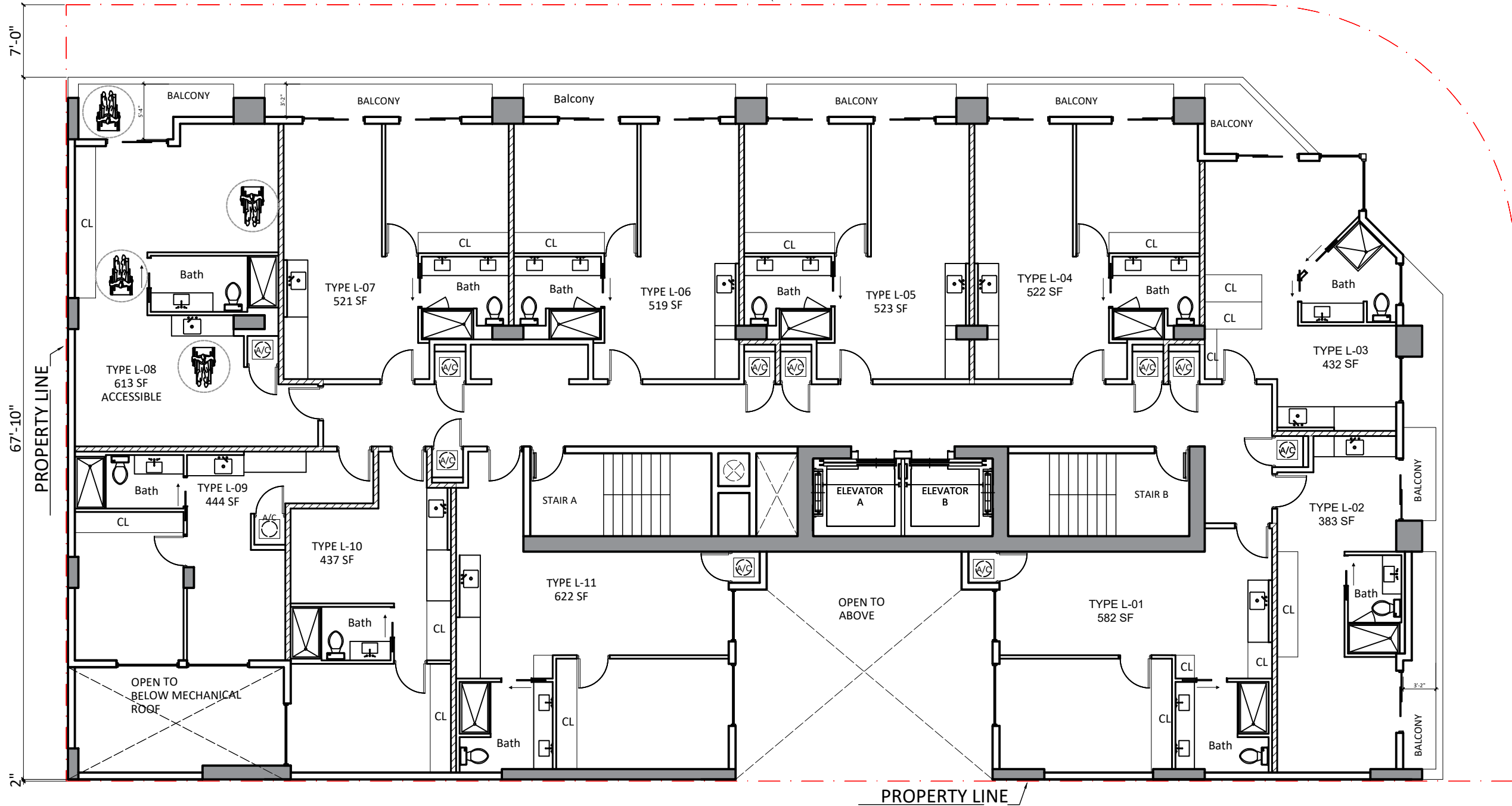
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6TH LEVEL FLOORPLAN

SCALE: _____ PLOT DATE: 6-17-24

SHEET NUMBER:
A-006

SW 12th STREET

PROPERTY LINE



PROPERTY LINE
SW 2ND AVENUE

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

SHEET TITLE:
7TH LEVEL FLOORPLAN

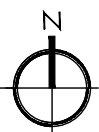
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PLUT DATE:
6-17-24

SHEET NUMBER:
A-007

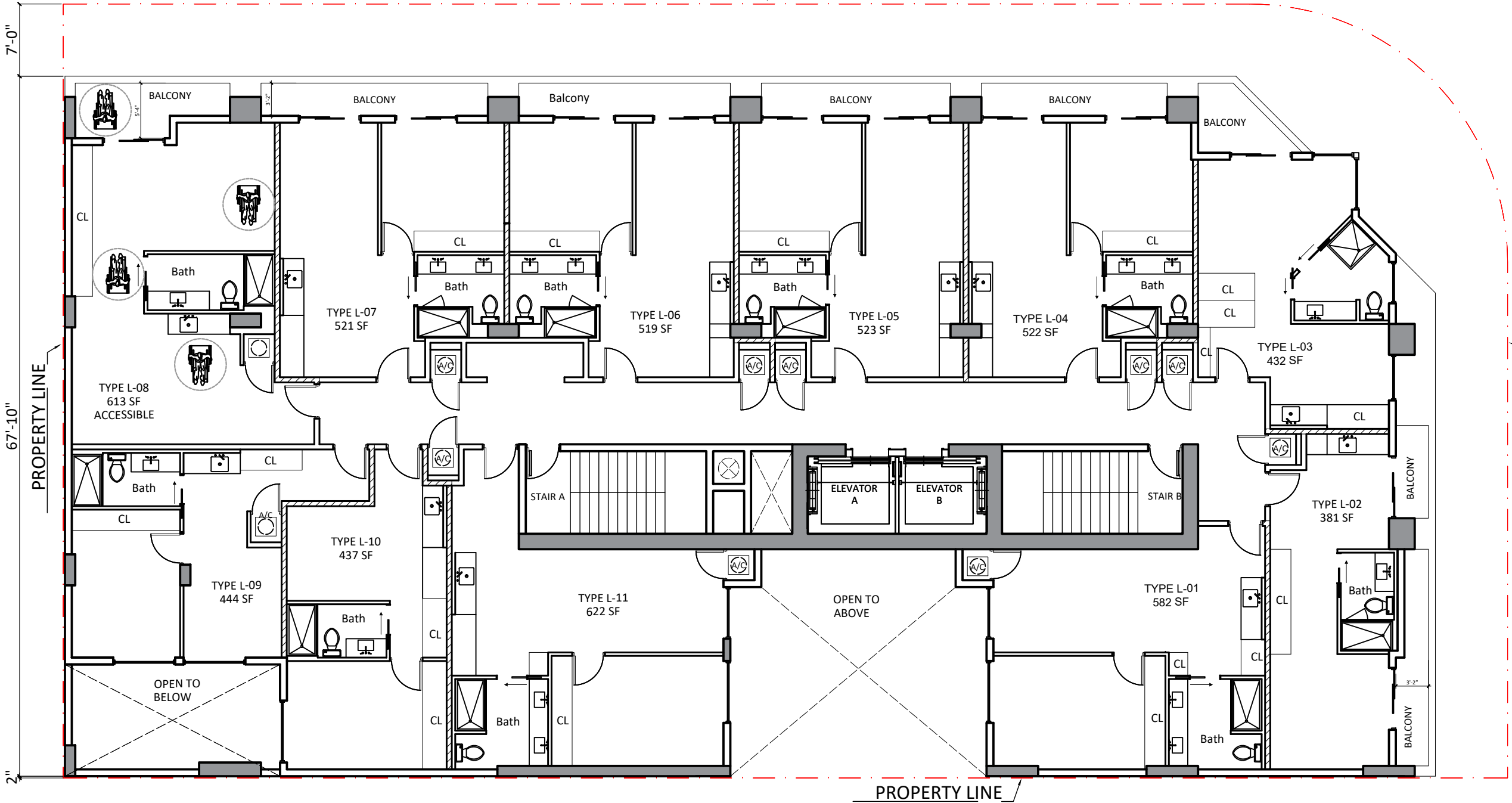
7TH LEVEL FLOOR PLAN

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



SW 12th STREET

PROPERTY LINE



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



PROPERTY LINE
SW 2ND AVENUE

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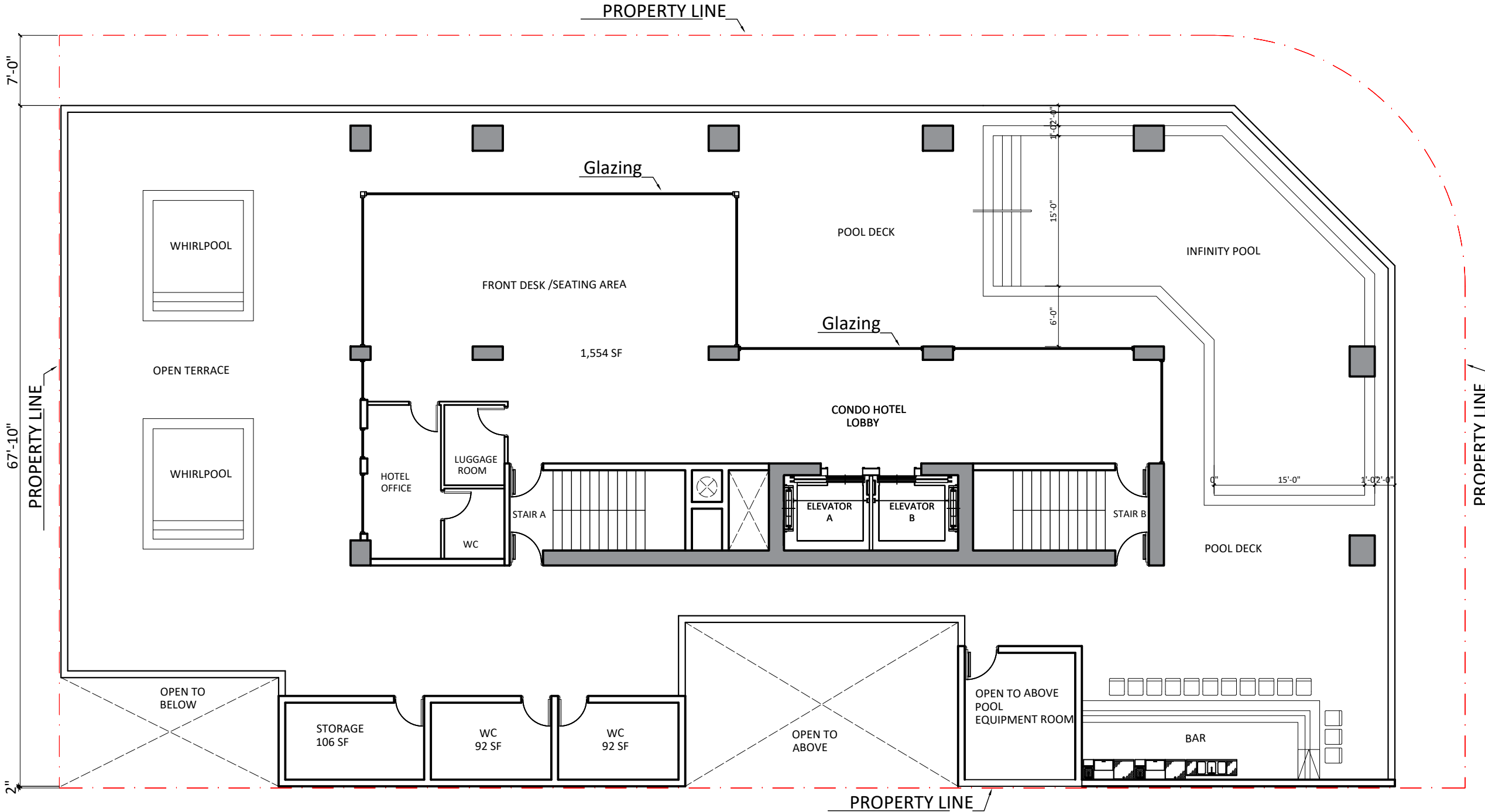
SHEET TITLE:
8TH LEVEL FLOORPLAN

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

PLAT DATE:
6-17-24

SHEET NUMBER:
A-008

SW 12th STREET



PROPERTY LINE
SW 2ND AVENUE

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MIAMI, FL 33130

SHEET TITLE:
9TH LEVEL FLOORPLAN

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

PLUT DATE:
6-17-24

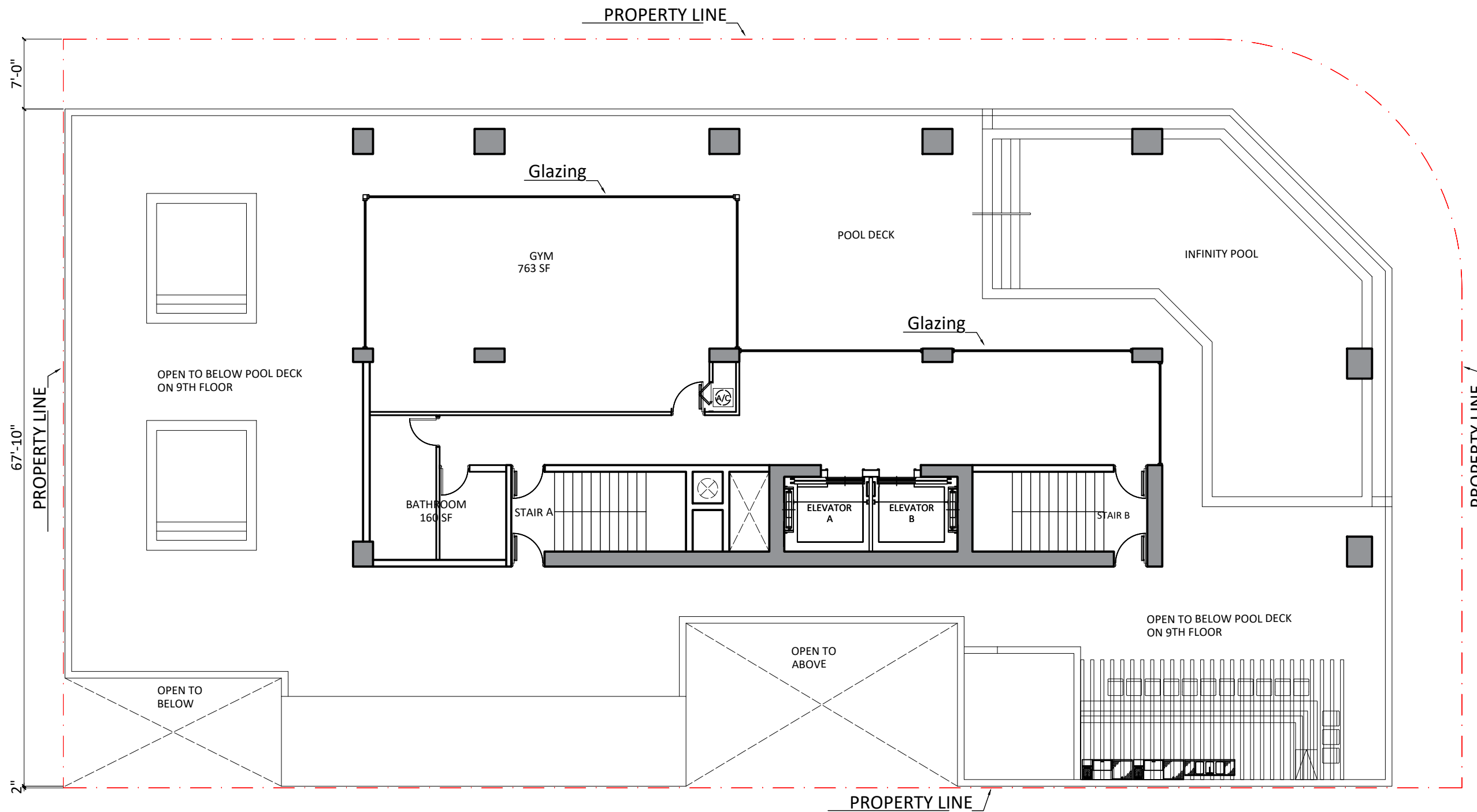
SHEET NUMBER:
A-009

9TH LEVEL FLOOR PLAN

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



SW 12th STREET



PROPERTY LINE
SW 2ND AVENUE

9TH MEZZANINE LEVEL FLOOR PLAN

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



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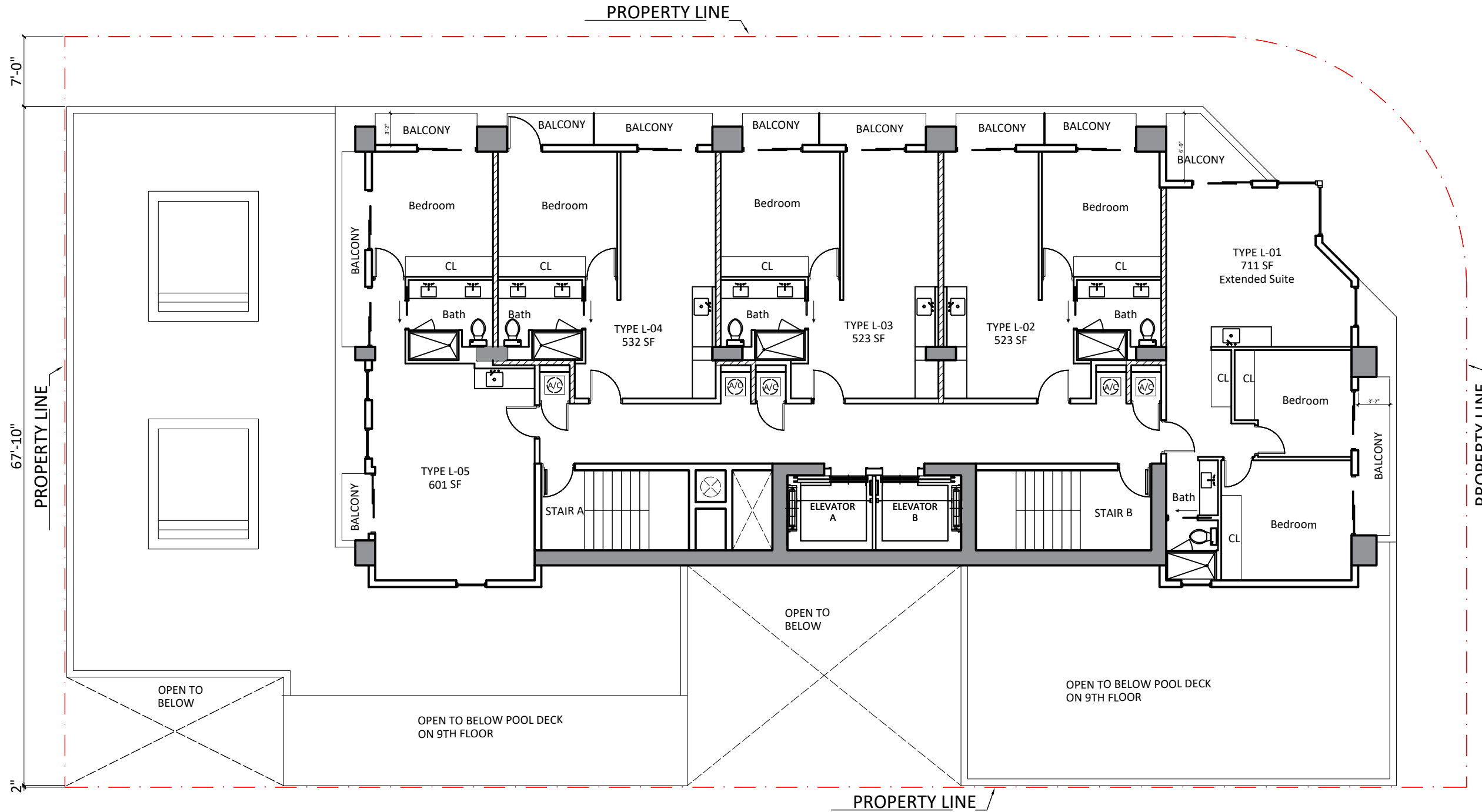
DEVELOPER:
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175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

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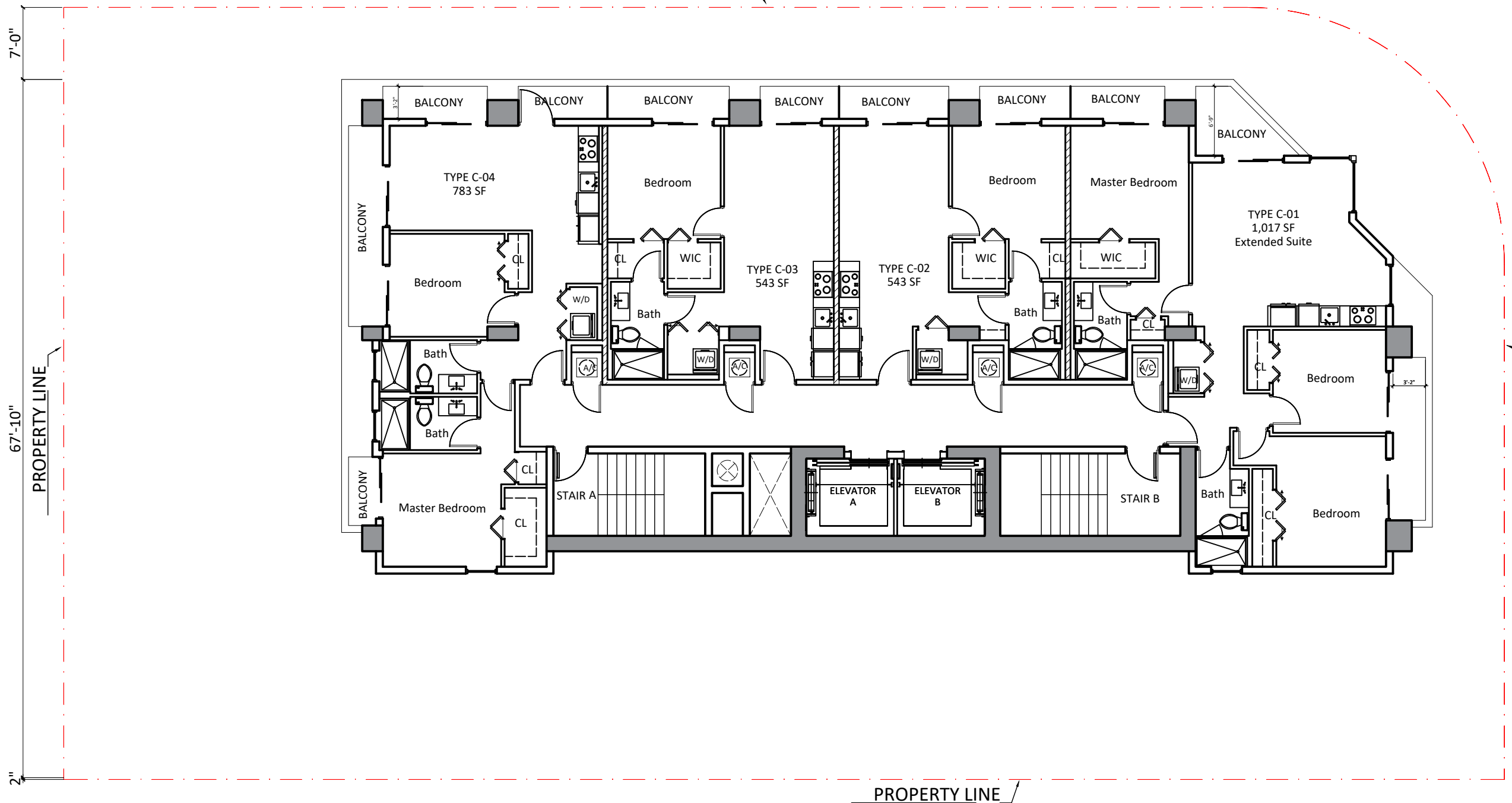
DEVELOPER:
HABITAT DEVELOPMENT LLC,
175 SW 7TH STREET, SUITE 2201
MIAMI, FL 33130

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

NOTE:
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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

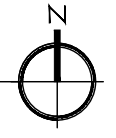
SHEET TITLE:
TYPICAL FLOORPLAN
(17 TO 21)

SCALE:
DATE:
6-17-24

SHEET NUMBER:
A-012

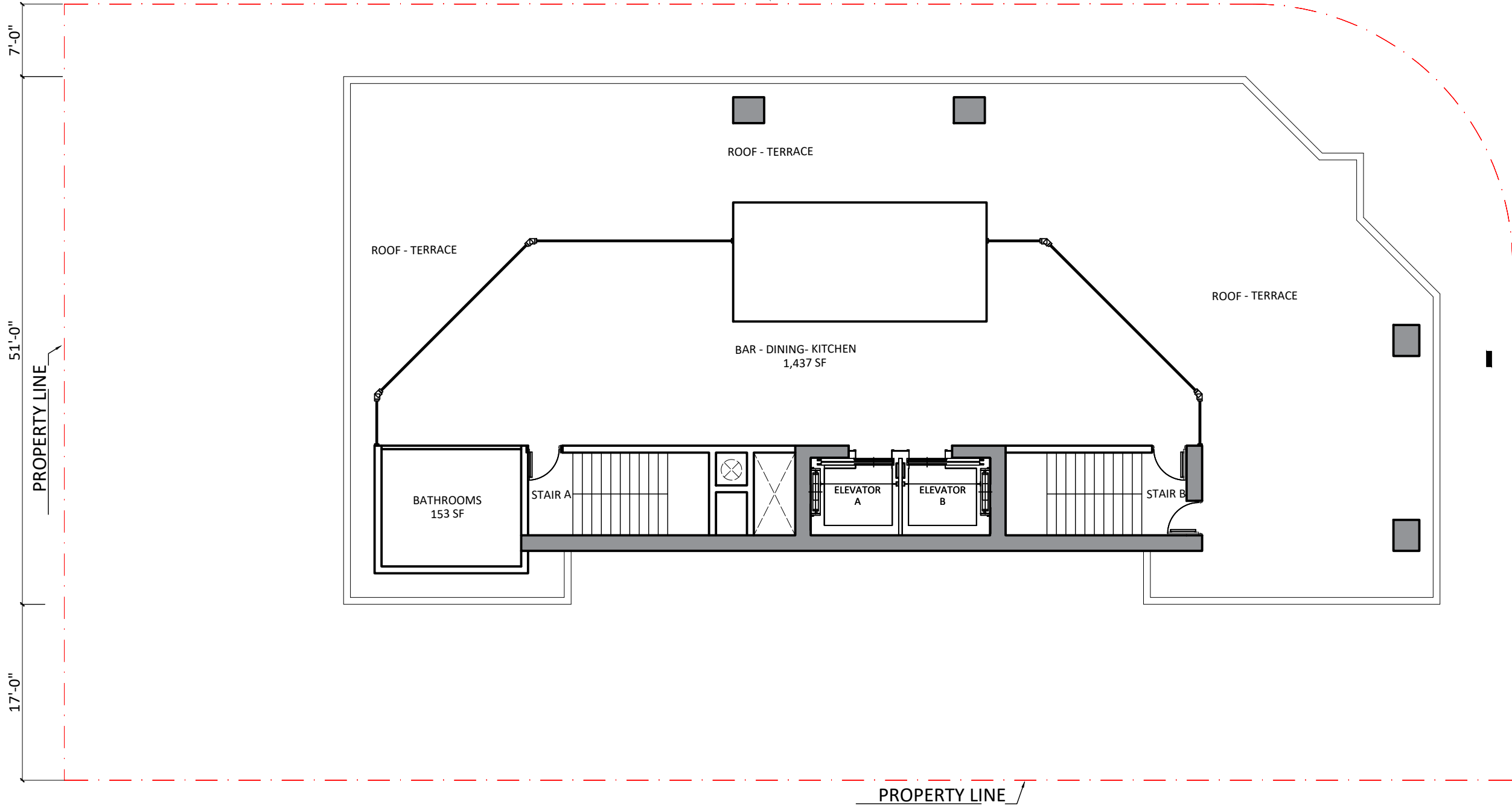
TYPICAL FLOOR PLAN (17TH TO 21ST LEVELS)

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



SW 12th STREET

PROPERTY LINE



PROPERTY LINE

SW 2ND AVENUE

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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:
 ROOF LEVEL PLAN

SCALE: PLT DATE:
 6-17.24

SHEET NUMBER:
 A-013

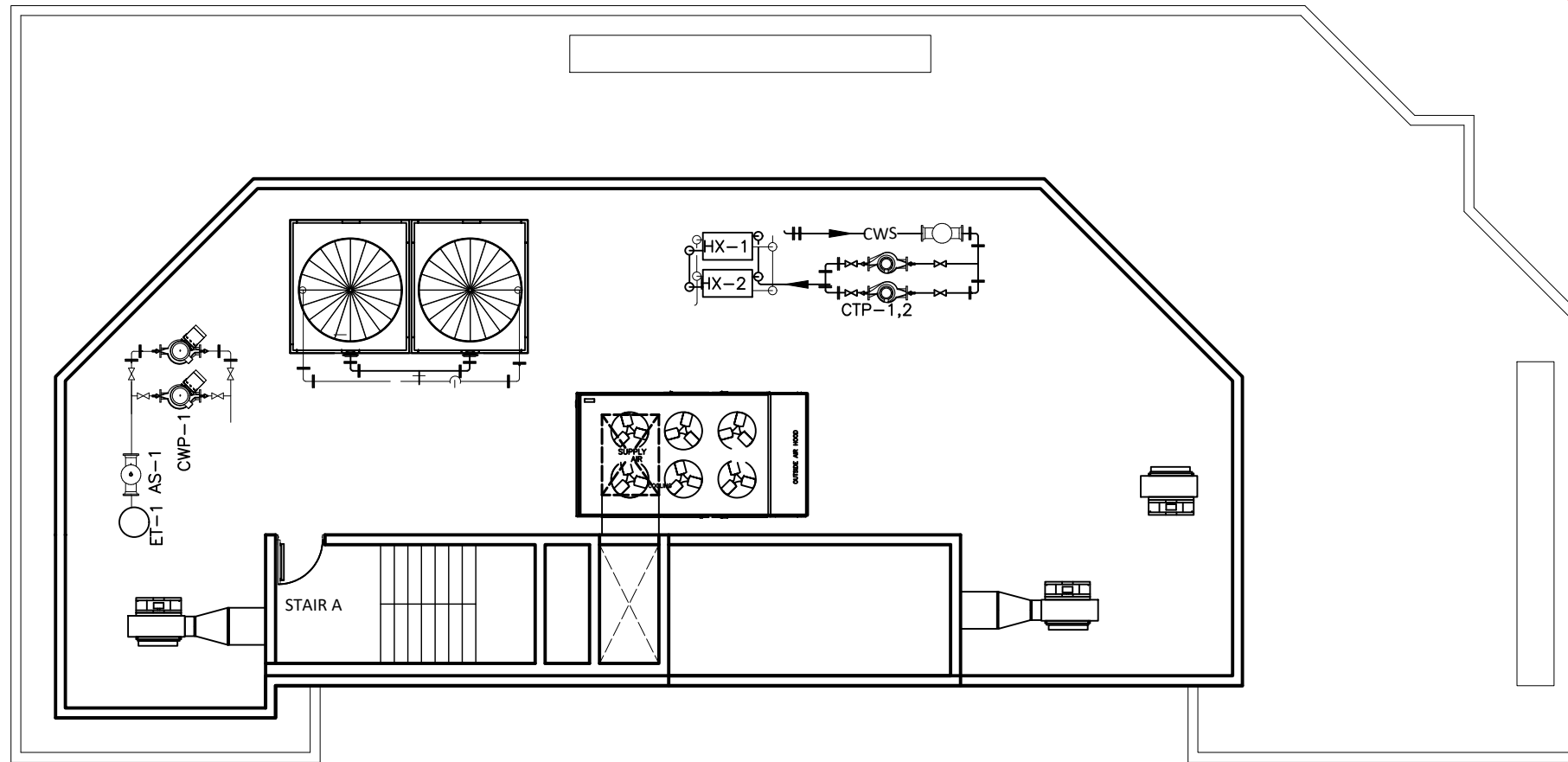
ROOF LEVEL PLAN
 SCALE: 3/32" = 1'-0" F.F.E. +225'-2"



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

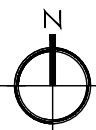
SHEET TITLE:
UPPER ROOF LEVEL PLAN

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

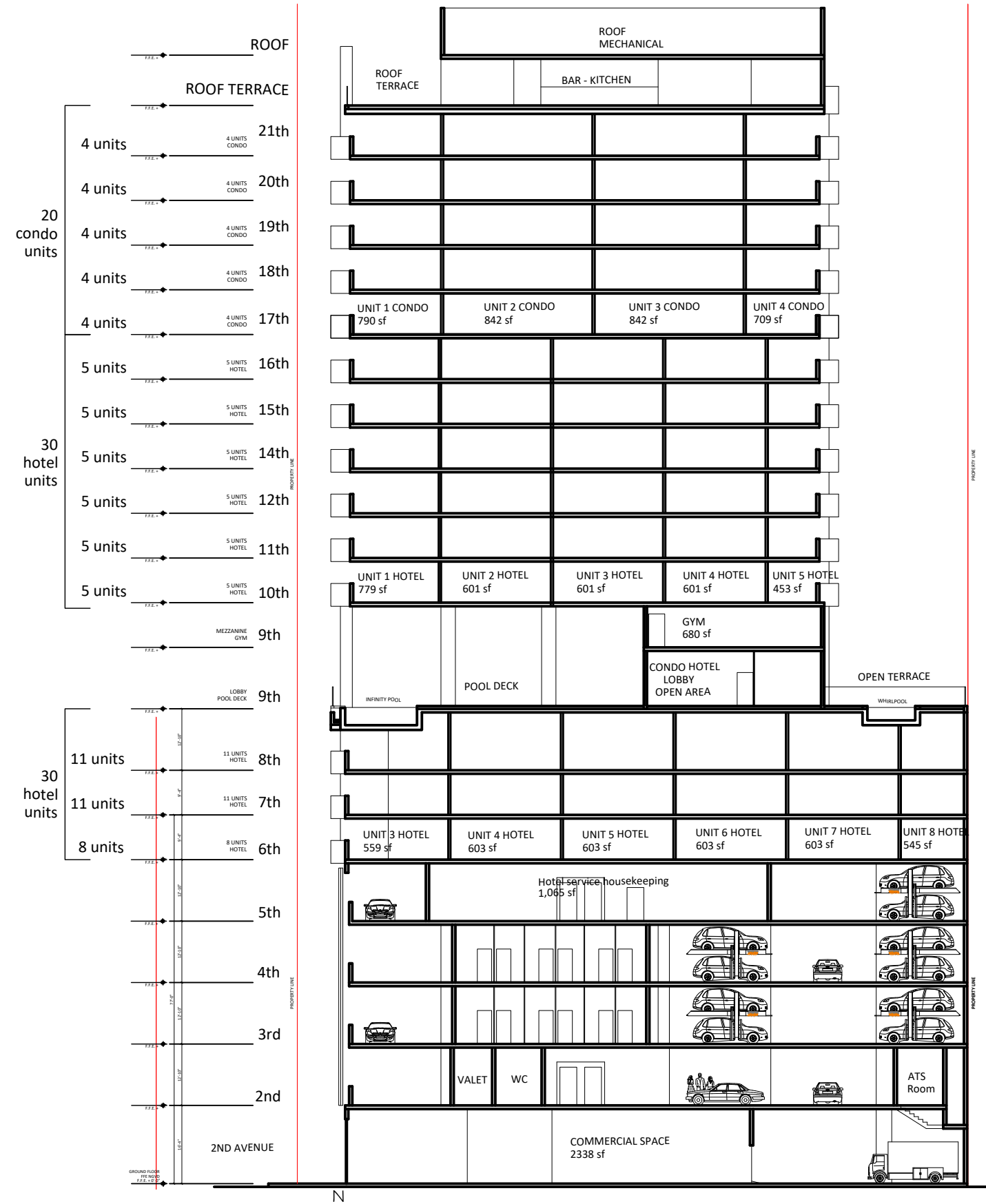
DATE: 6-17-24

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

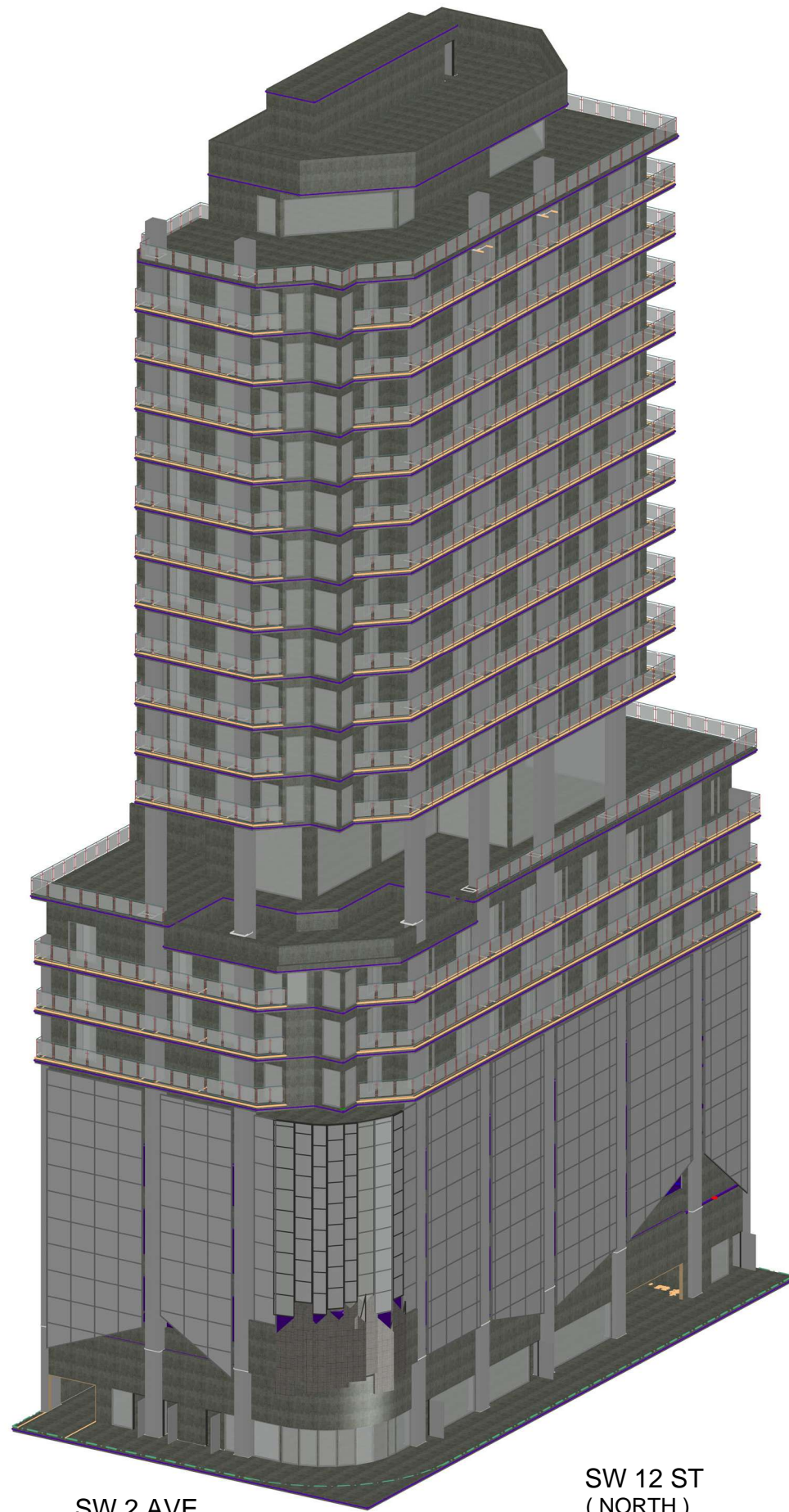
SHEET TITLE

BUILDING SECTION

SCALE: 1" = 10'-0" 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

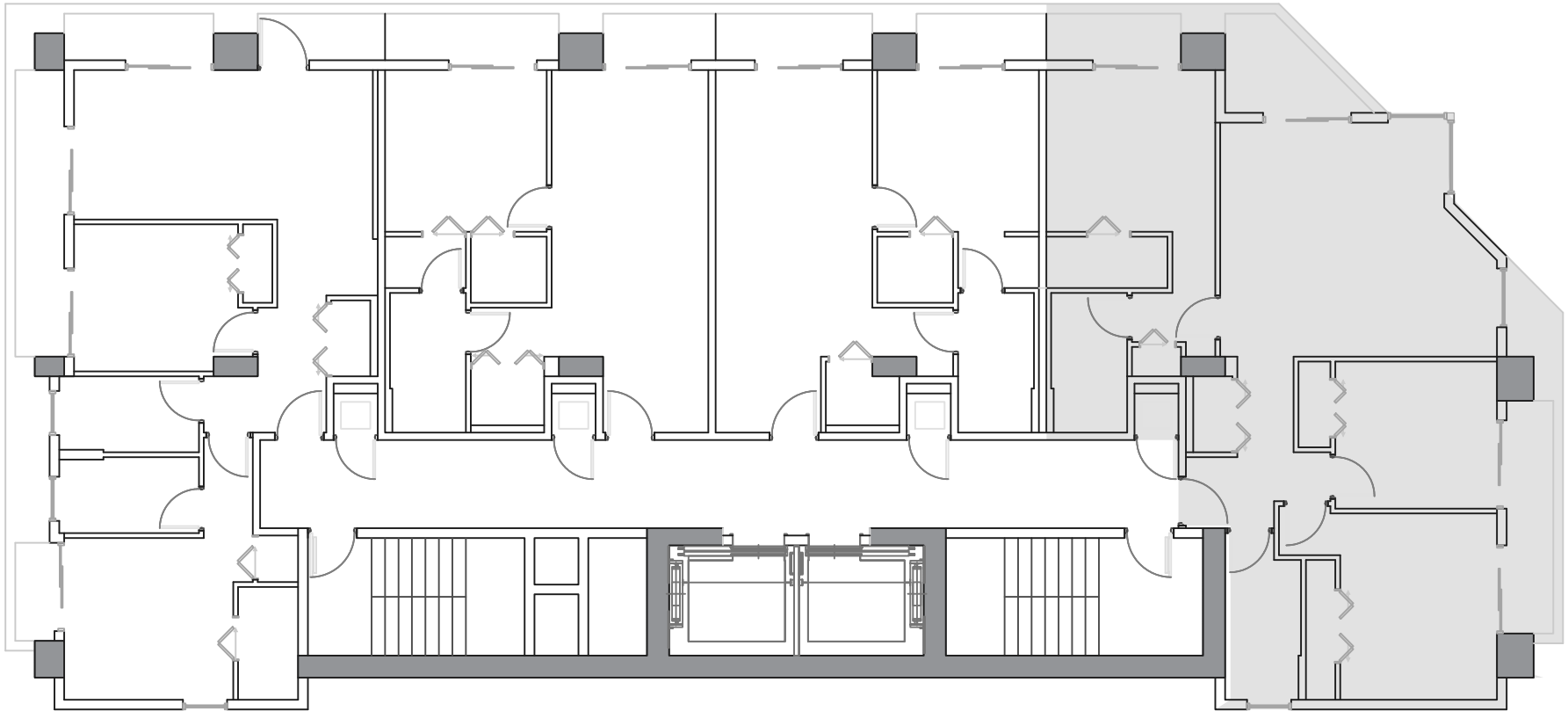
PROJECT DESCRIPTION:
20 CONDO-HOTEL + 60 LODGING UNITS

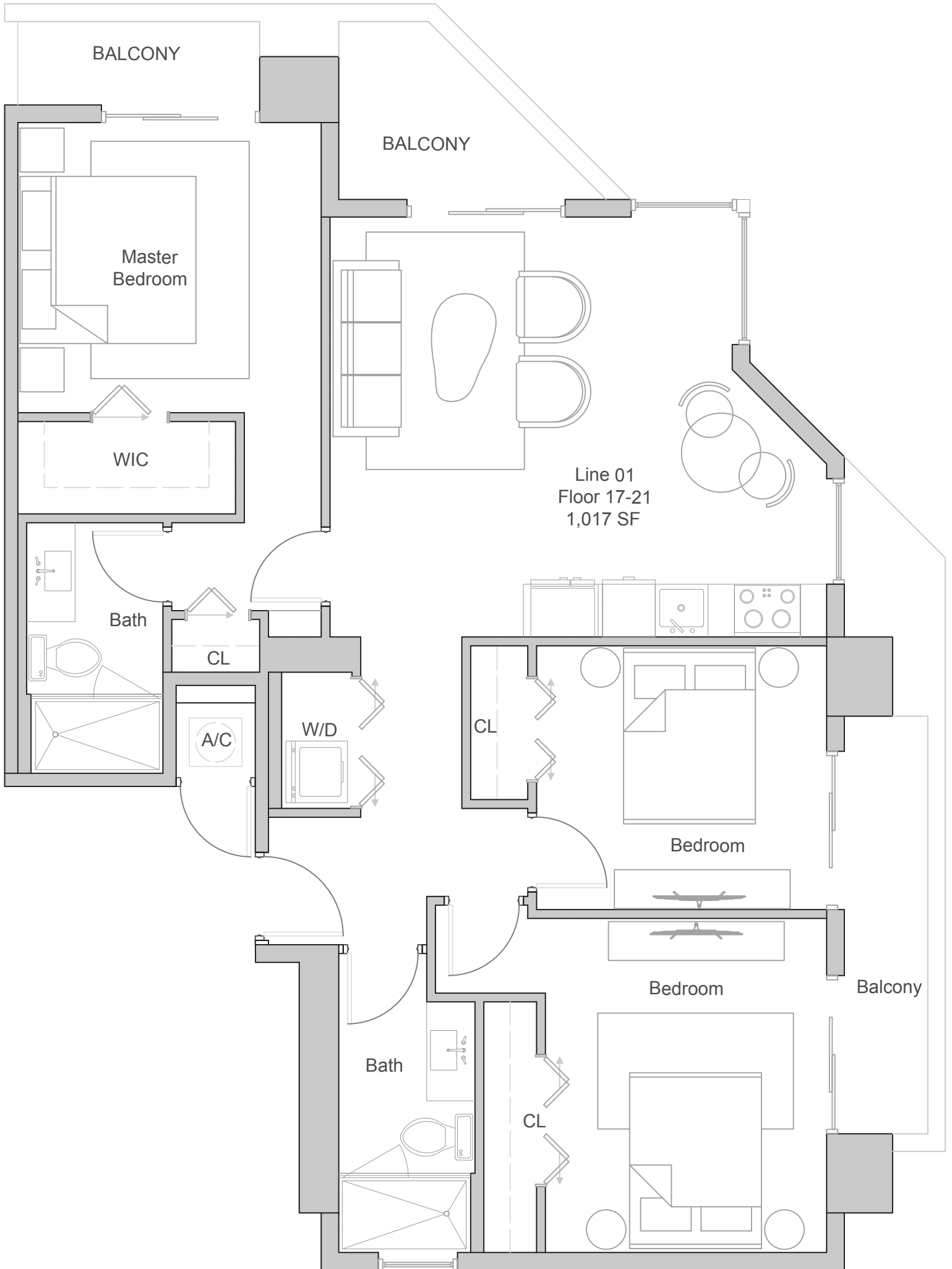
PROJECT ADDRESS:
1200 SW 2nd Ave Miami, FL 33130

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





TYPE L-03
432 SF

