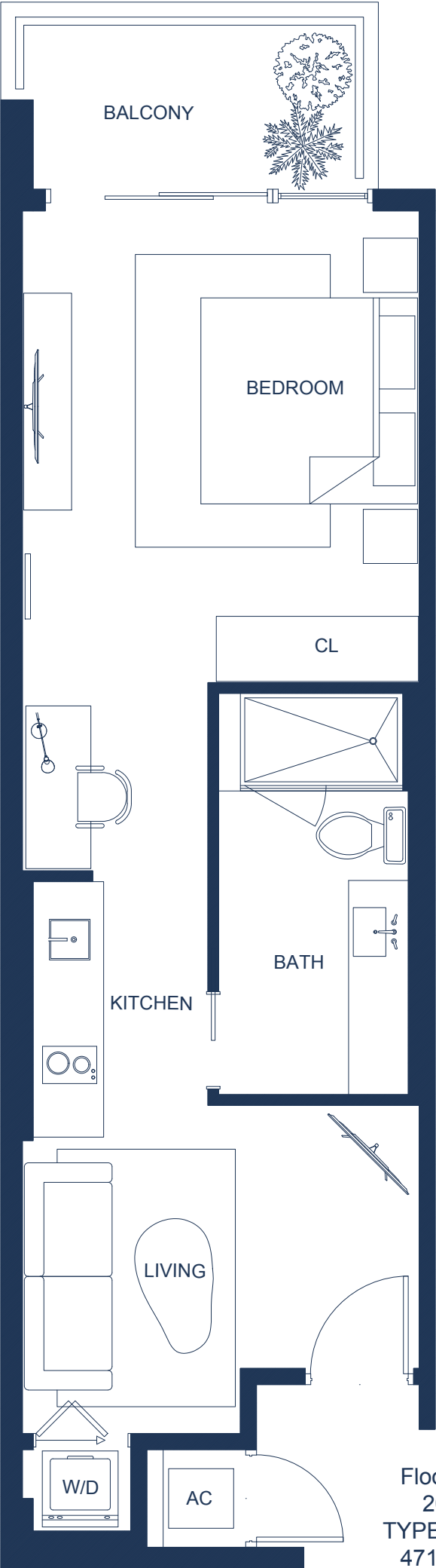
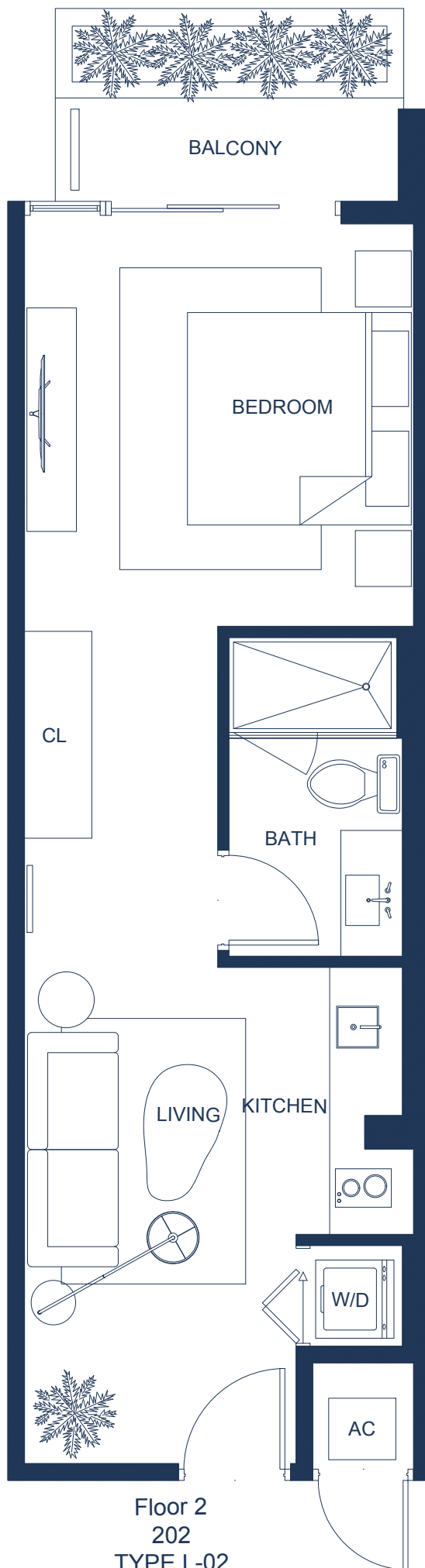


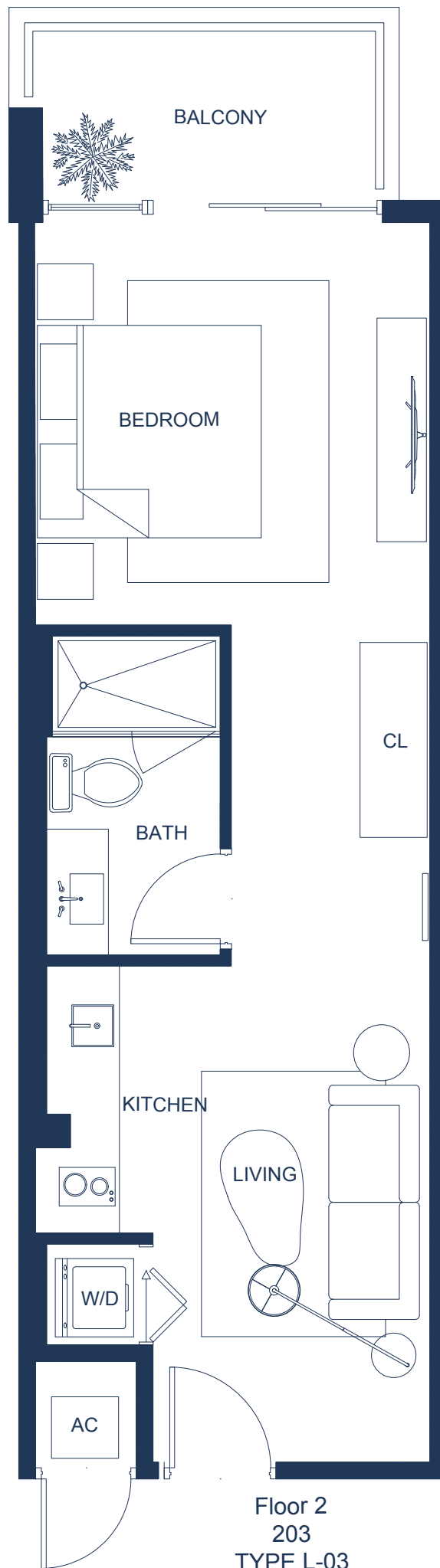
**MILLUX FLOOR
PLANS 9.11.24**



Floor 2
201
TYPE L-01
471 SF

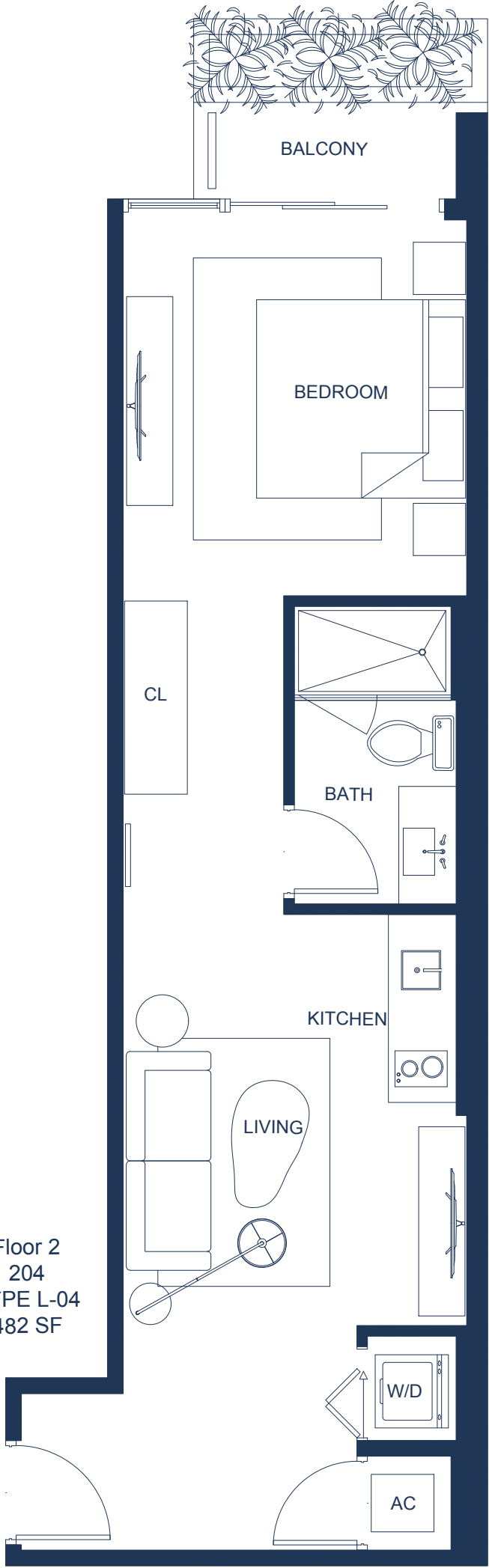


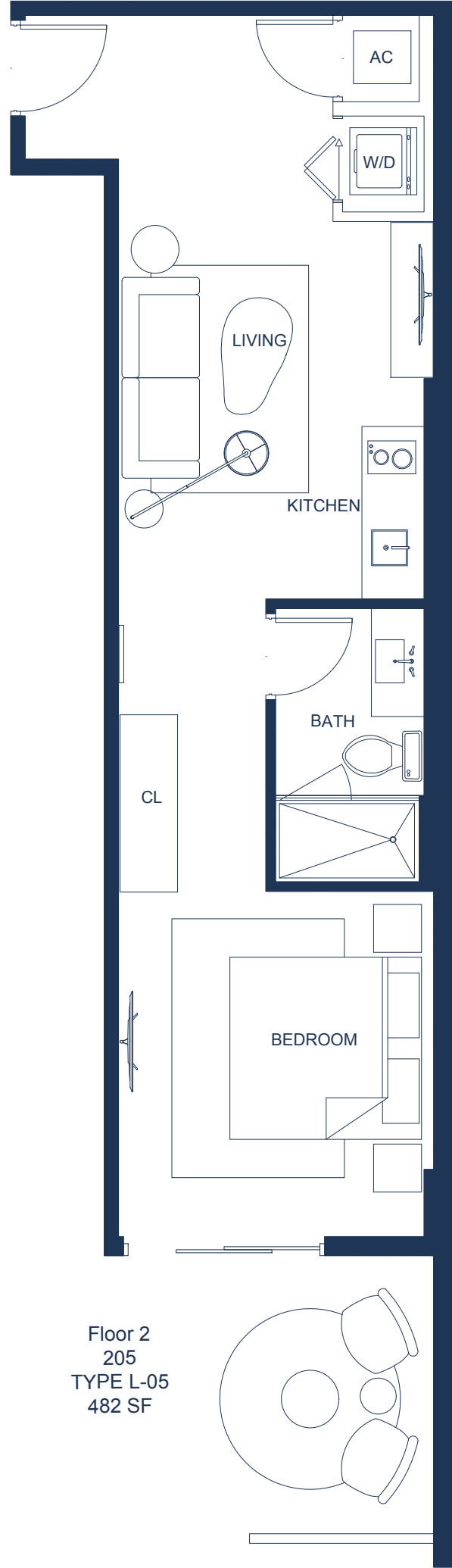
Floor 2
202
TYPE L-02
428 SF



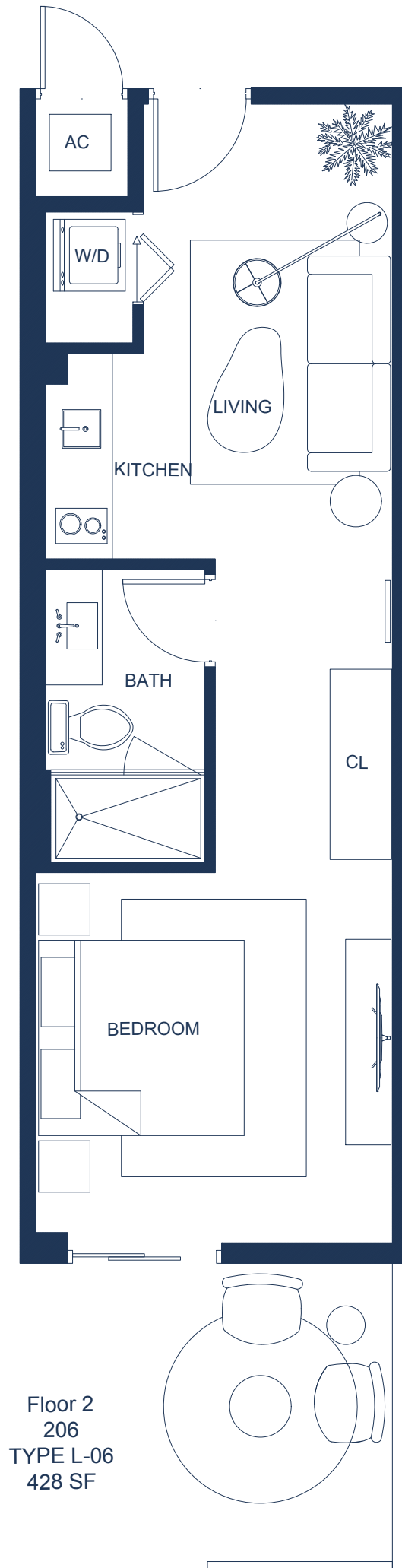
Floor 2
203
TYPE L-03
428 SF

Floor 2
204
TYPE L-04
482 SF

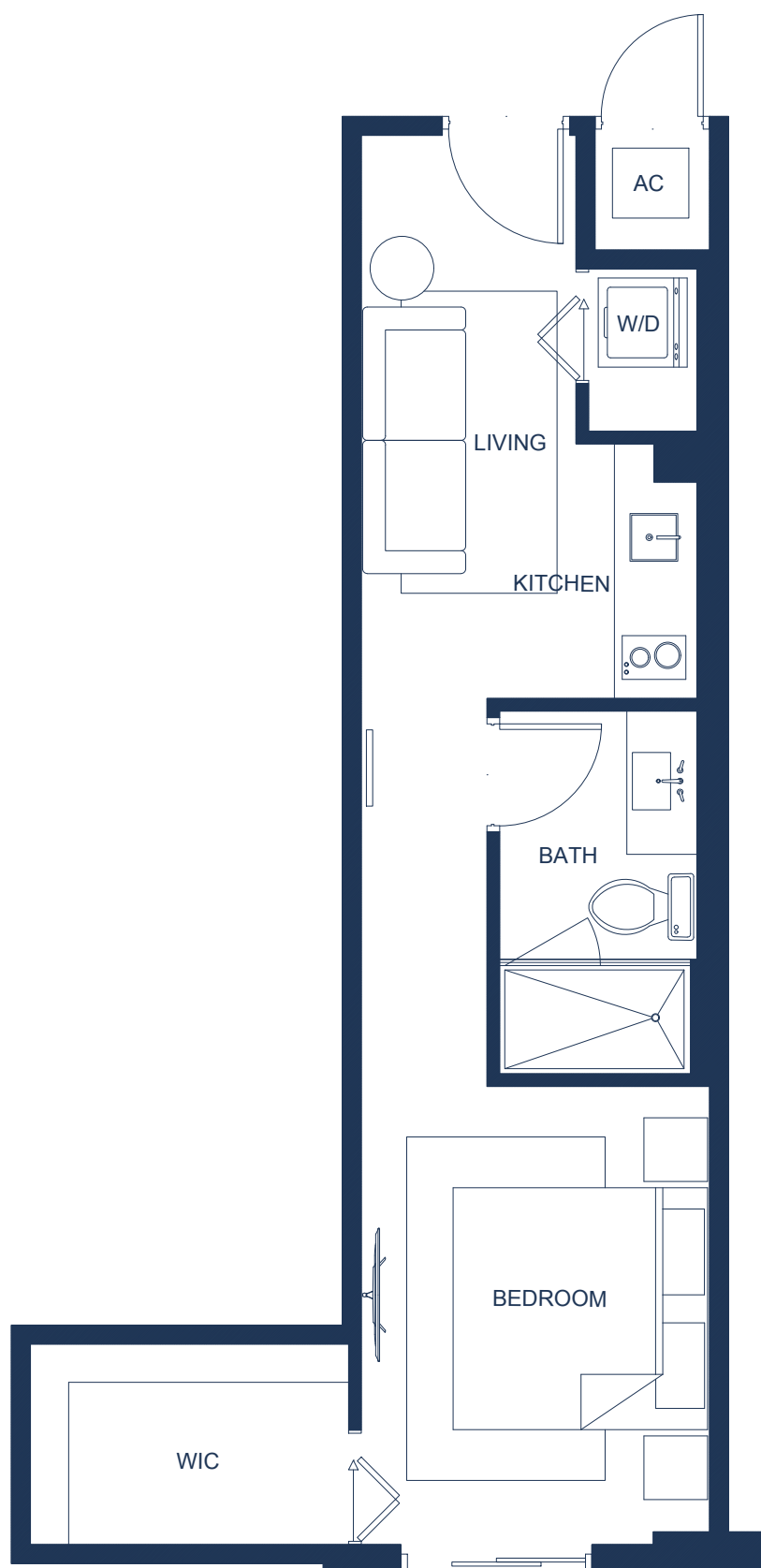




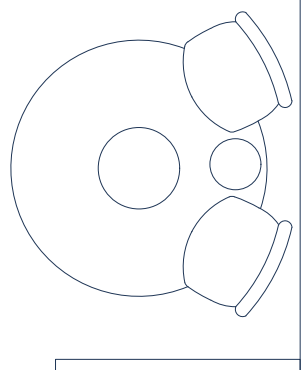
Floor 2
205
TYPE L-05
482 SF

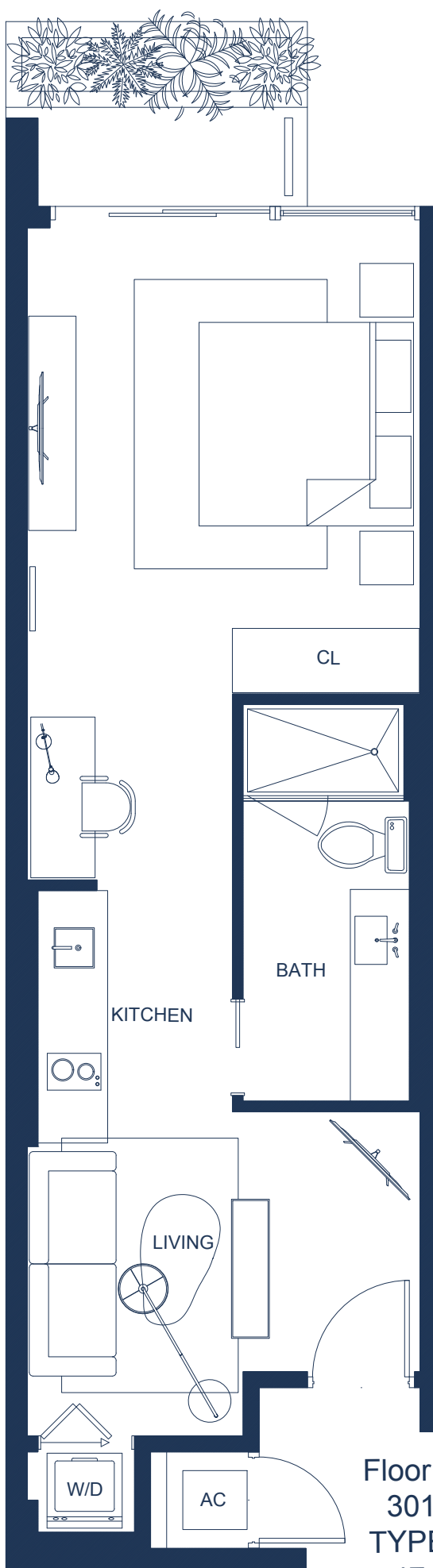


Floor 2
206
TYPE L-06
428 SF



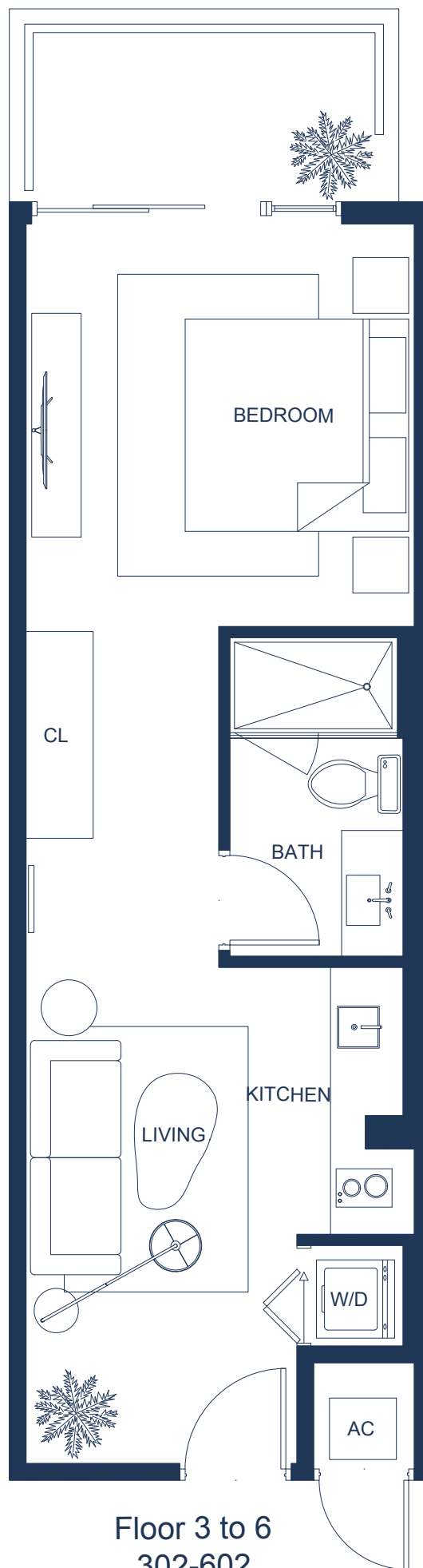
Floor 2
207
TYPE L-07
382 SF



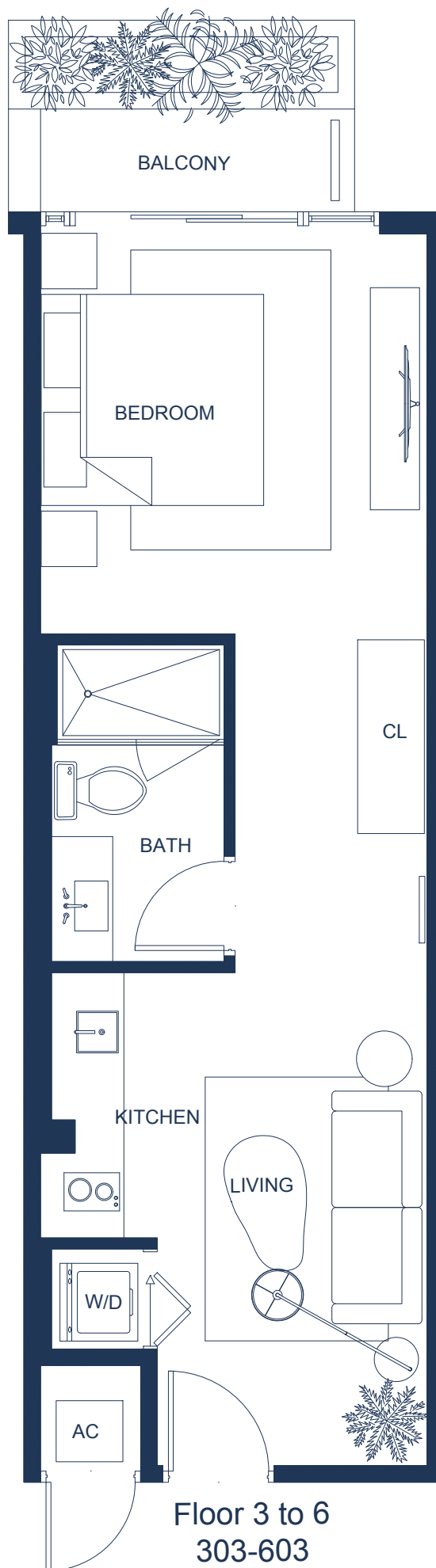


Floor 3 to 6
301-601
TYPE L-01
471 SF

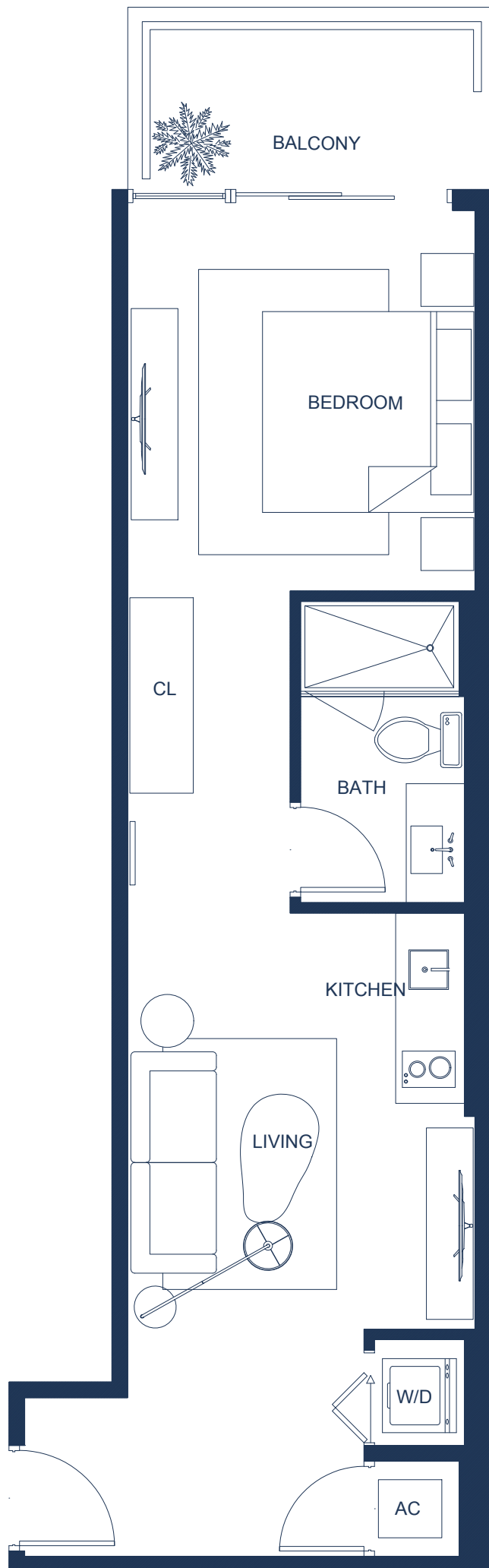
ADA: 301-401-501-601
COM. FEATURES: 301



Floor 3 to 6
302-602
TYPE L-02
428 SF

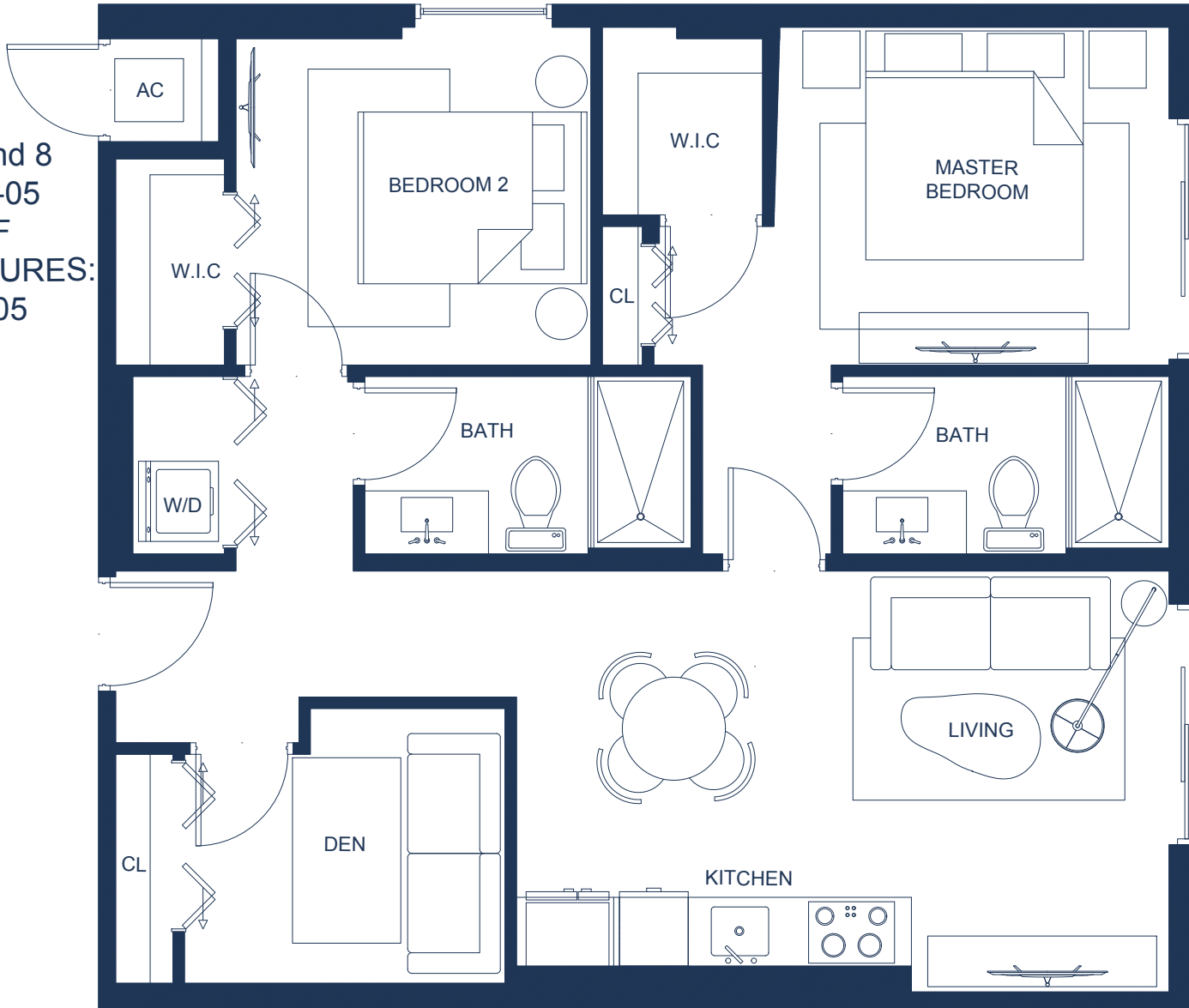


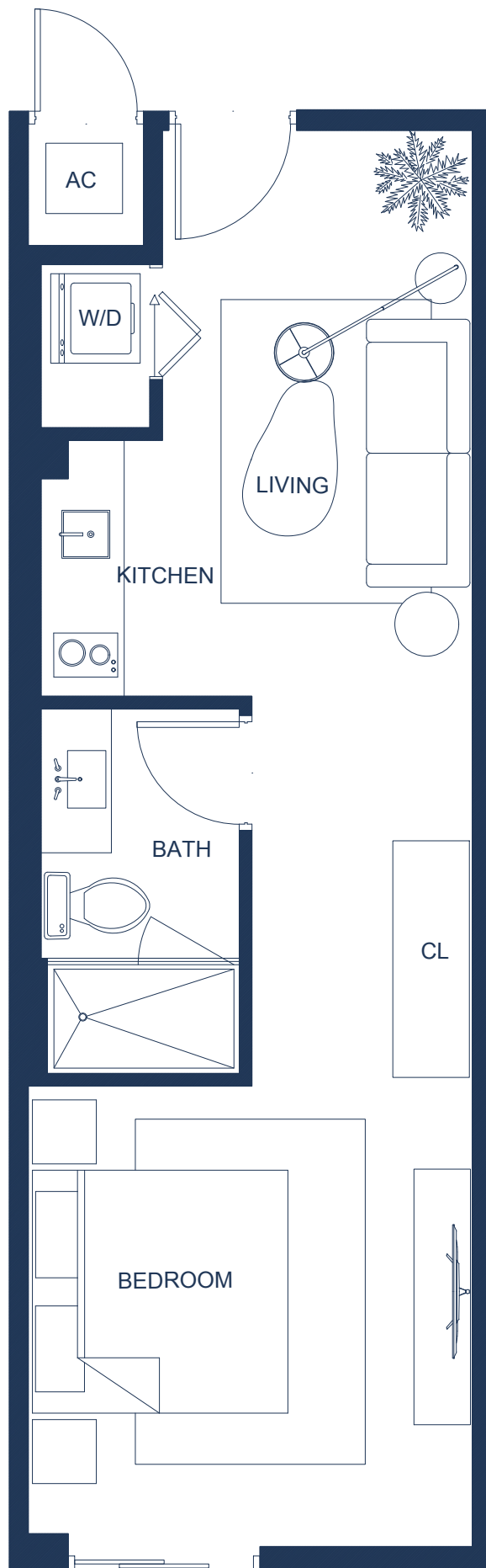
Floor 3 to 6
303-603
TYPE L-03
428 SF



Floor 3 to 6
304-604
TYPE L-04
482 SF

Floor 7 and 8
TYPE C-05
857 SF
COM. FEATURES:
705 - 805

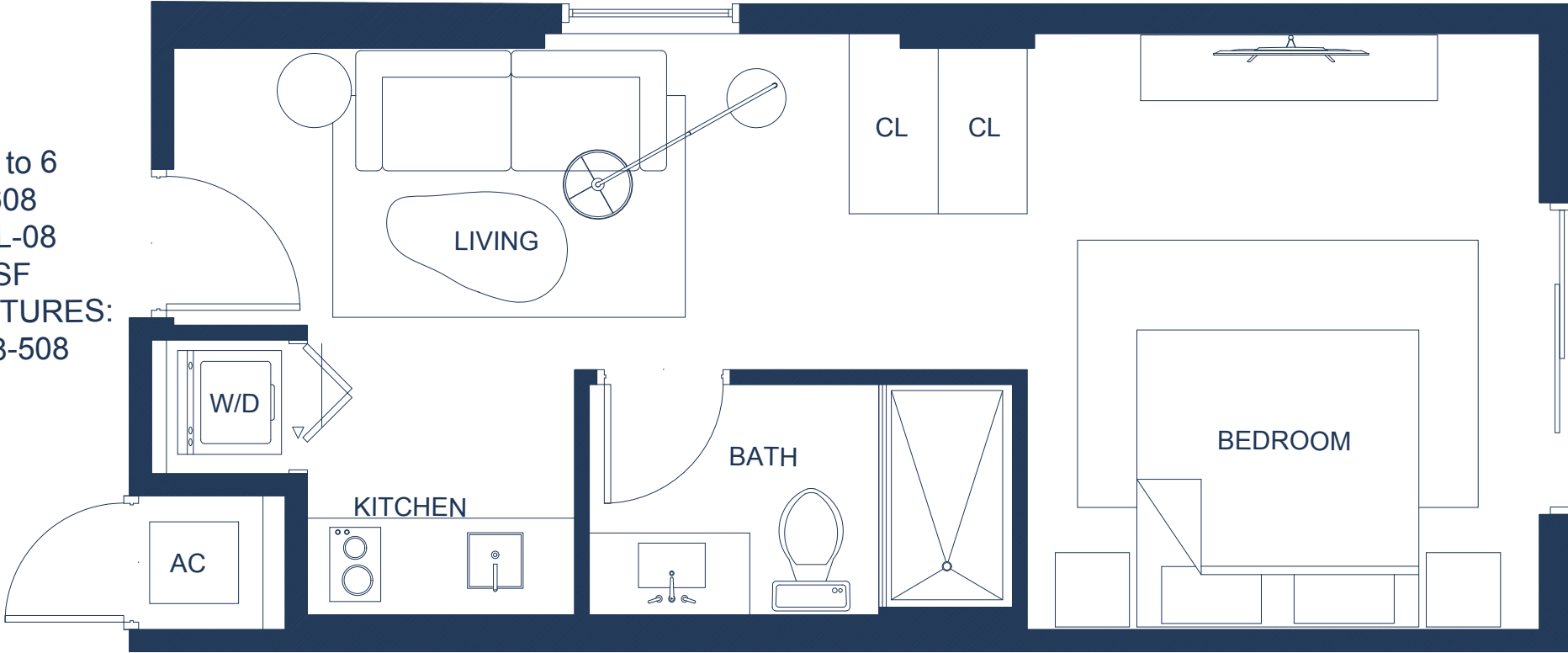


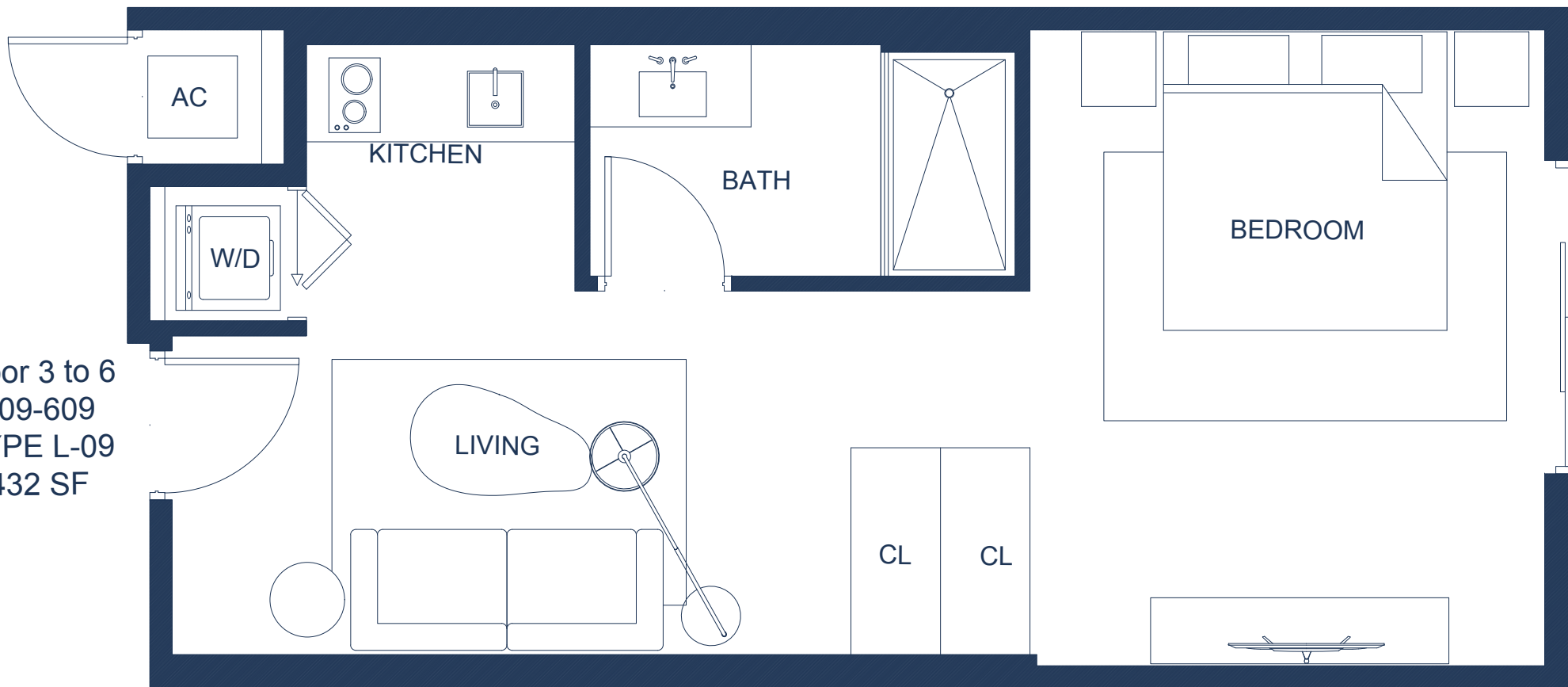


Floor 3 to 6
306-606
TYPE L-06
428 SF



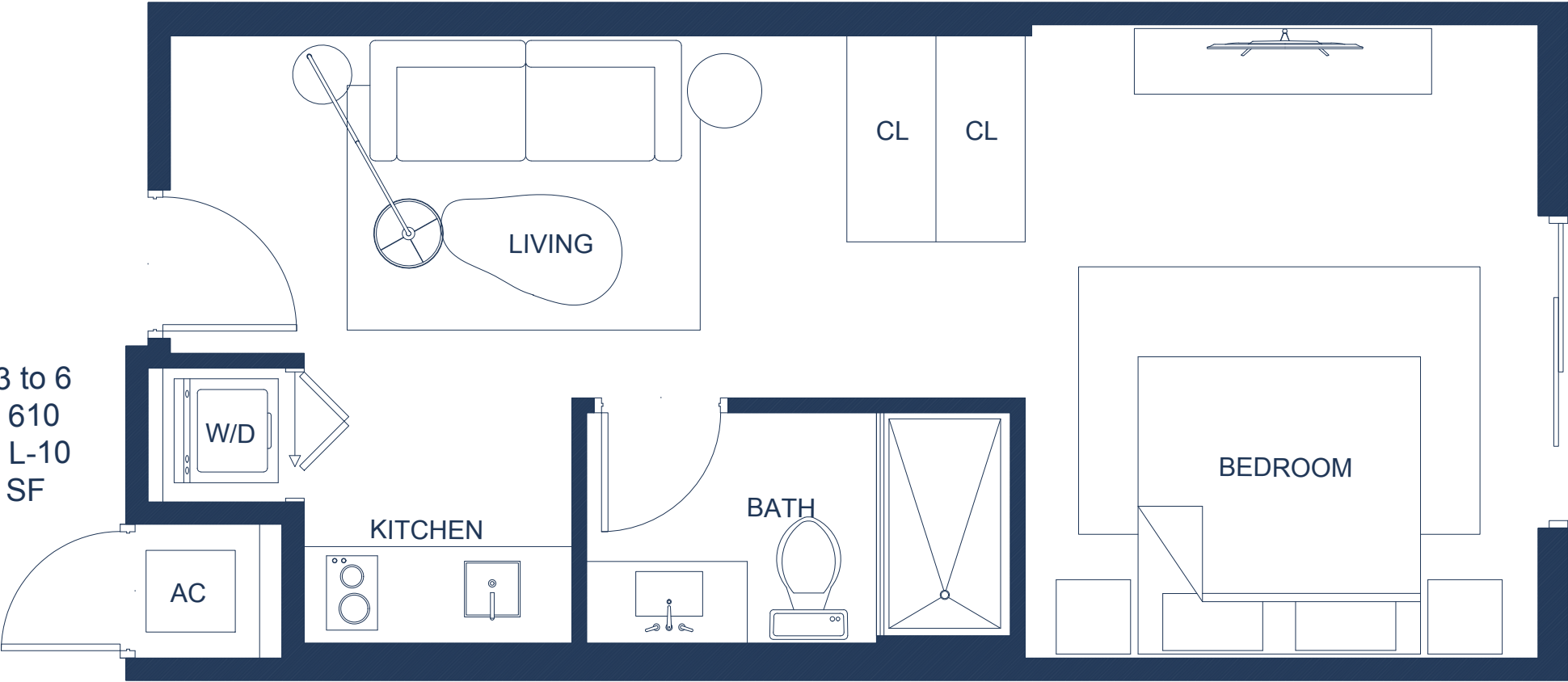
Floor 3 to 6
308-608
TYPE L-08
409 SF
COM. FEATURES:
308-408-508



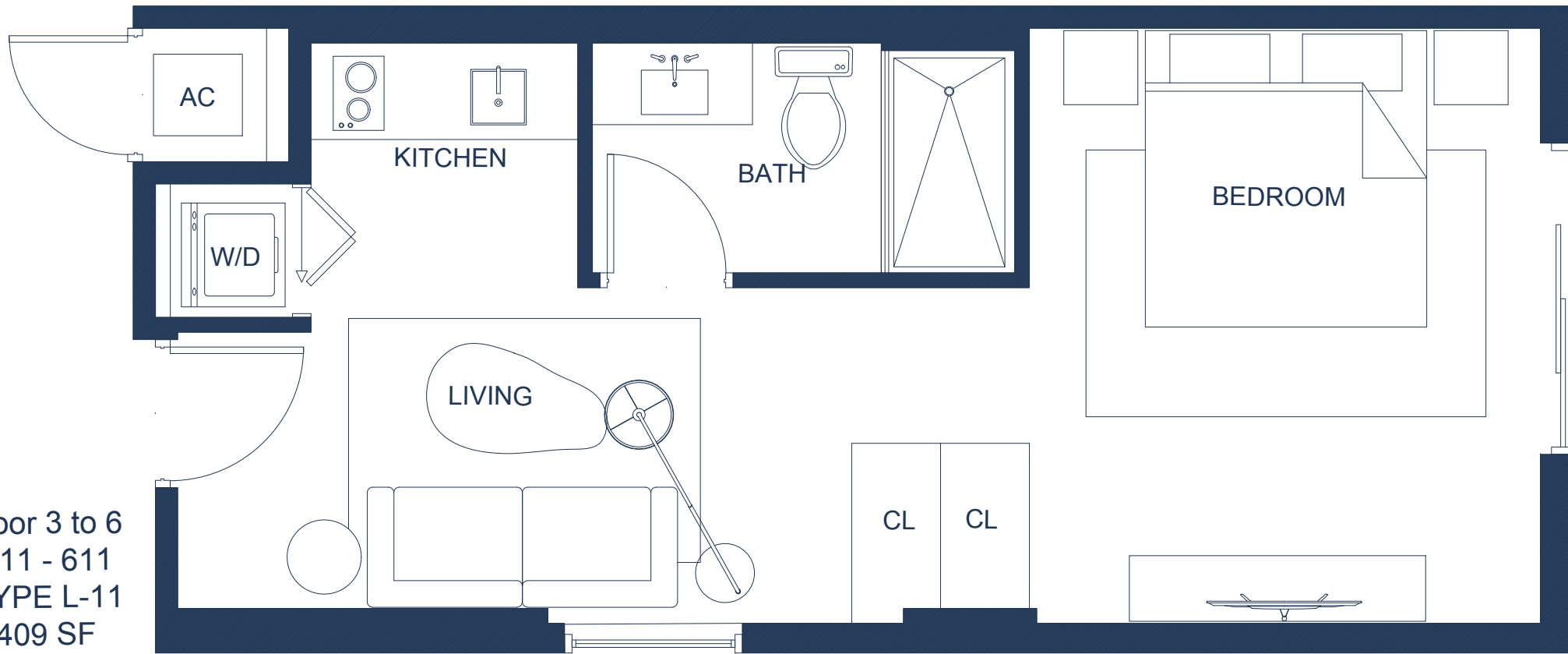


Floor 3 to 6
309-609
TYPE L-09
432 SF

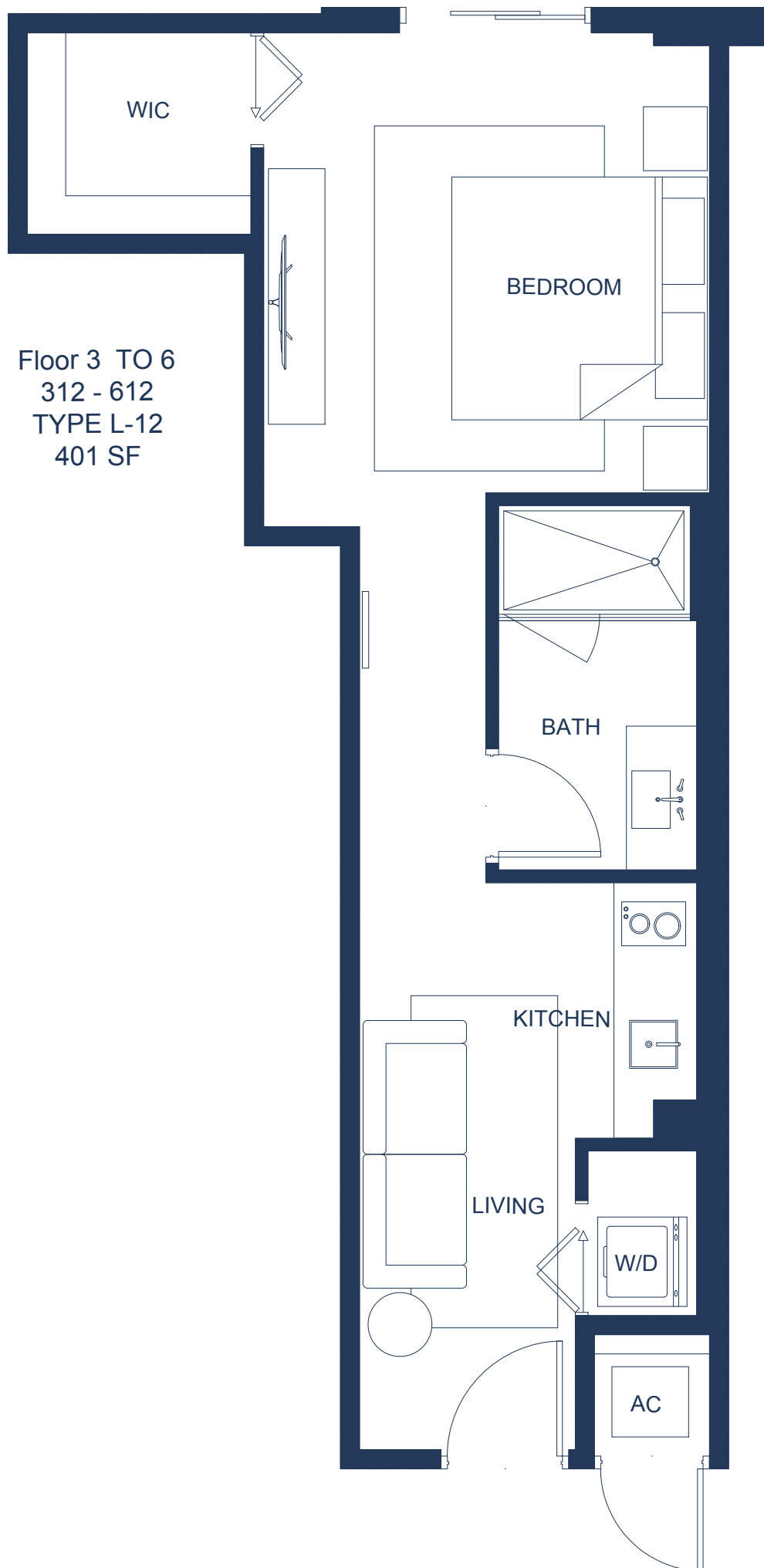
Floor 3 to 6
310 - 610
TYPE L-10
432 SF

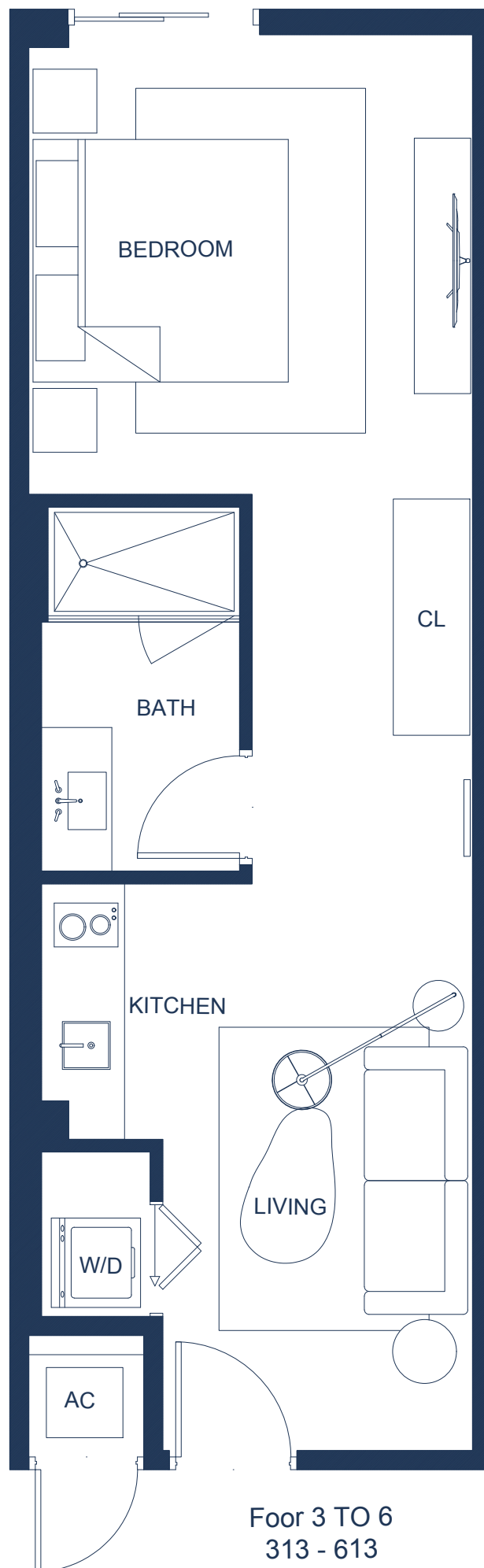


Floor 3 to 6
311 - 611
TYPE L-11
409 SF



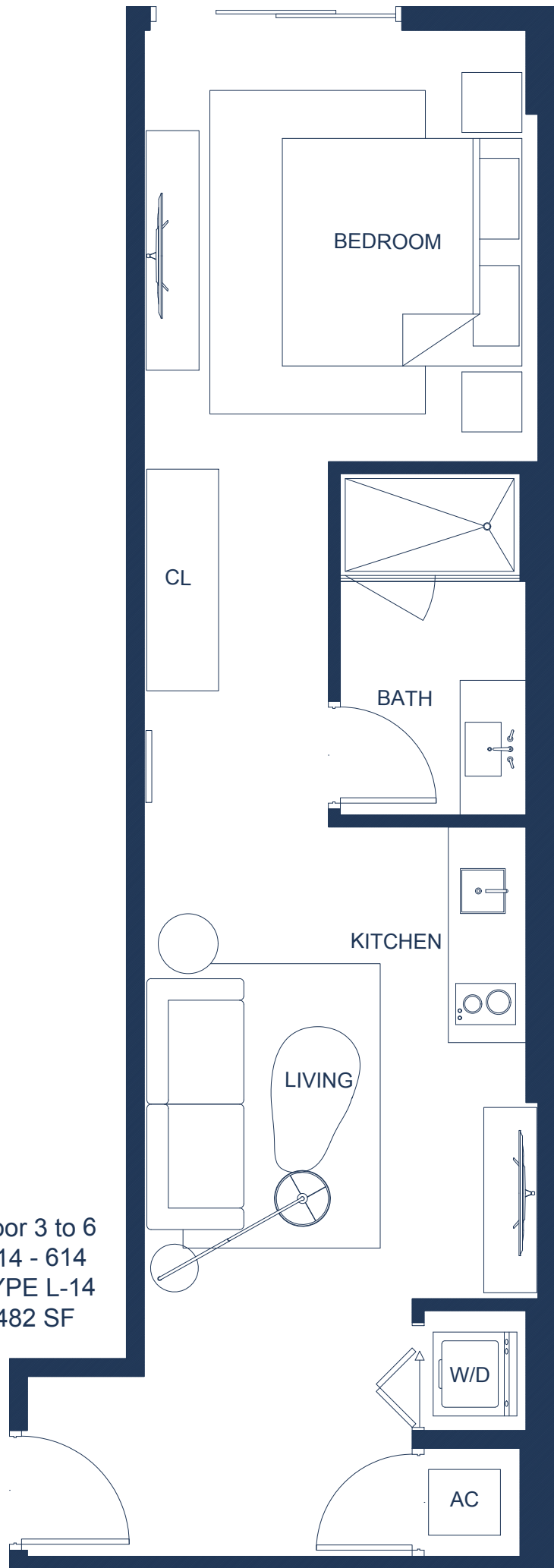
Floor 3 TO 6
312 - 612
TYPE L-12
401 SF



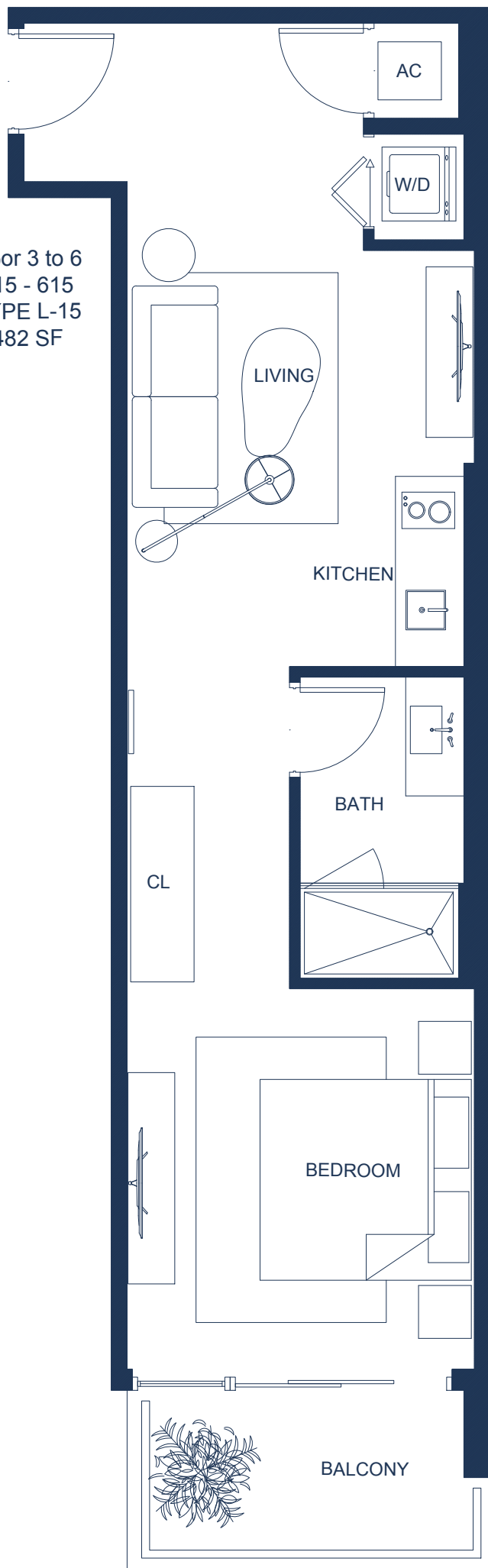


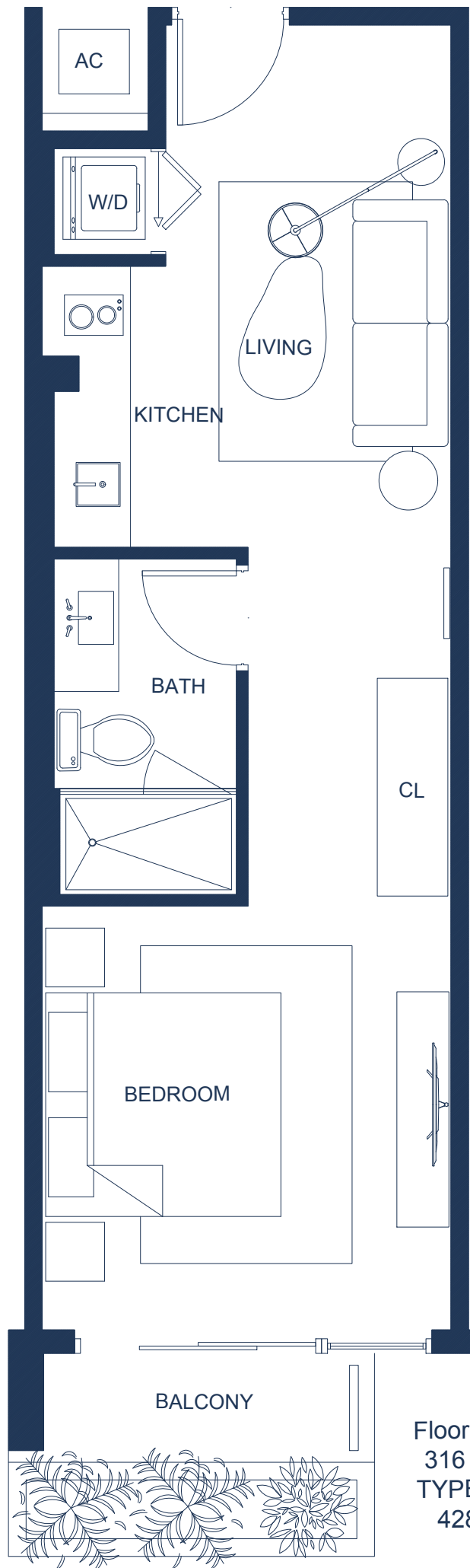
Foor 3 TO 6
313 - 613
TYPE L-13
428 SF

Floor 3 to 6
314 - 614
TYPE L-14
482 SF

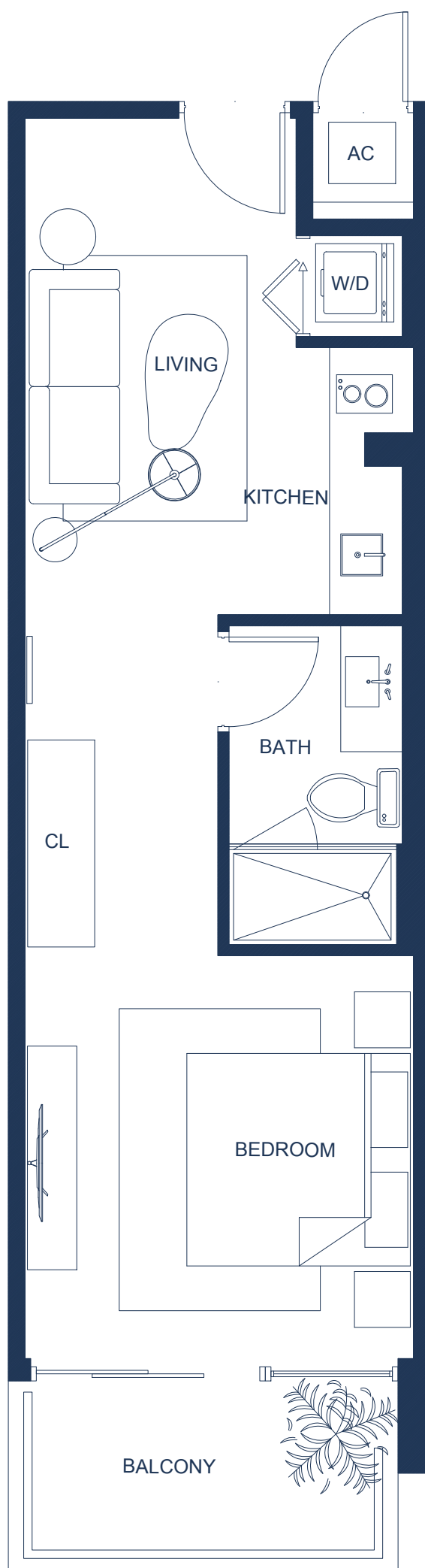


Floor 3 to 6
315 - 615
TYPE L-15
482 SF

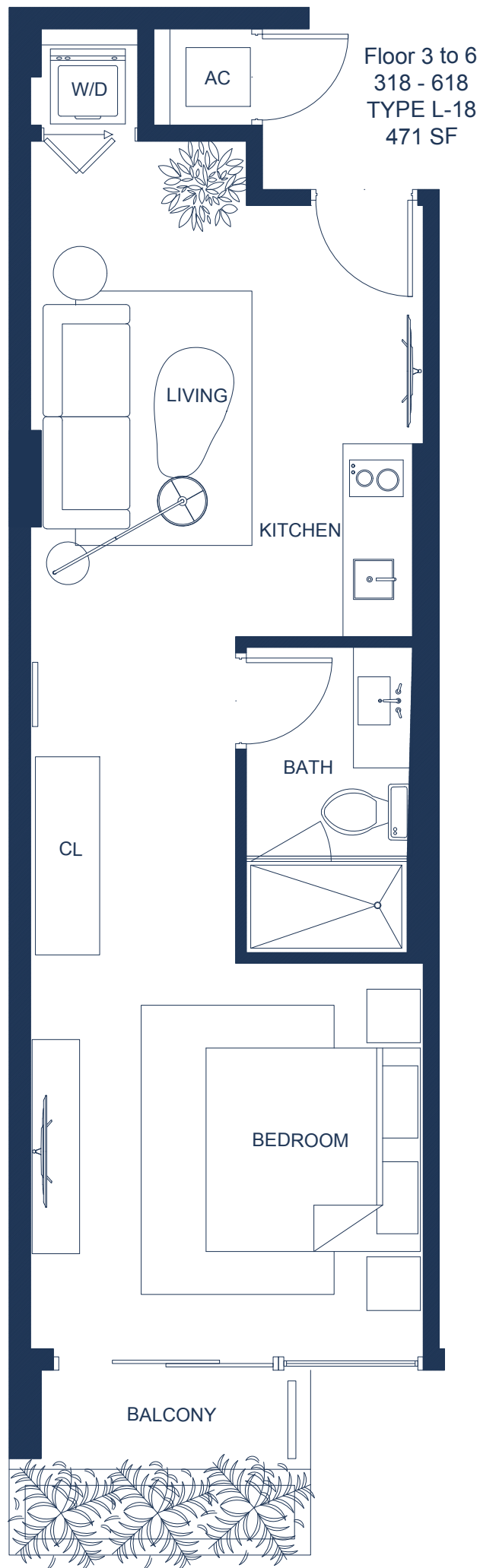




Floor 3 to 6
316 - 616
TYPE L-16
428 SF



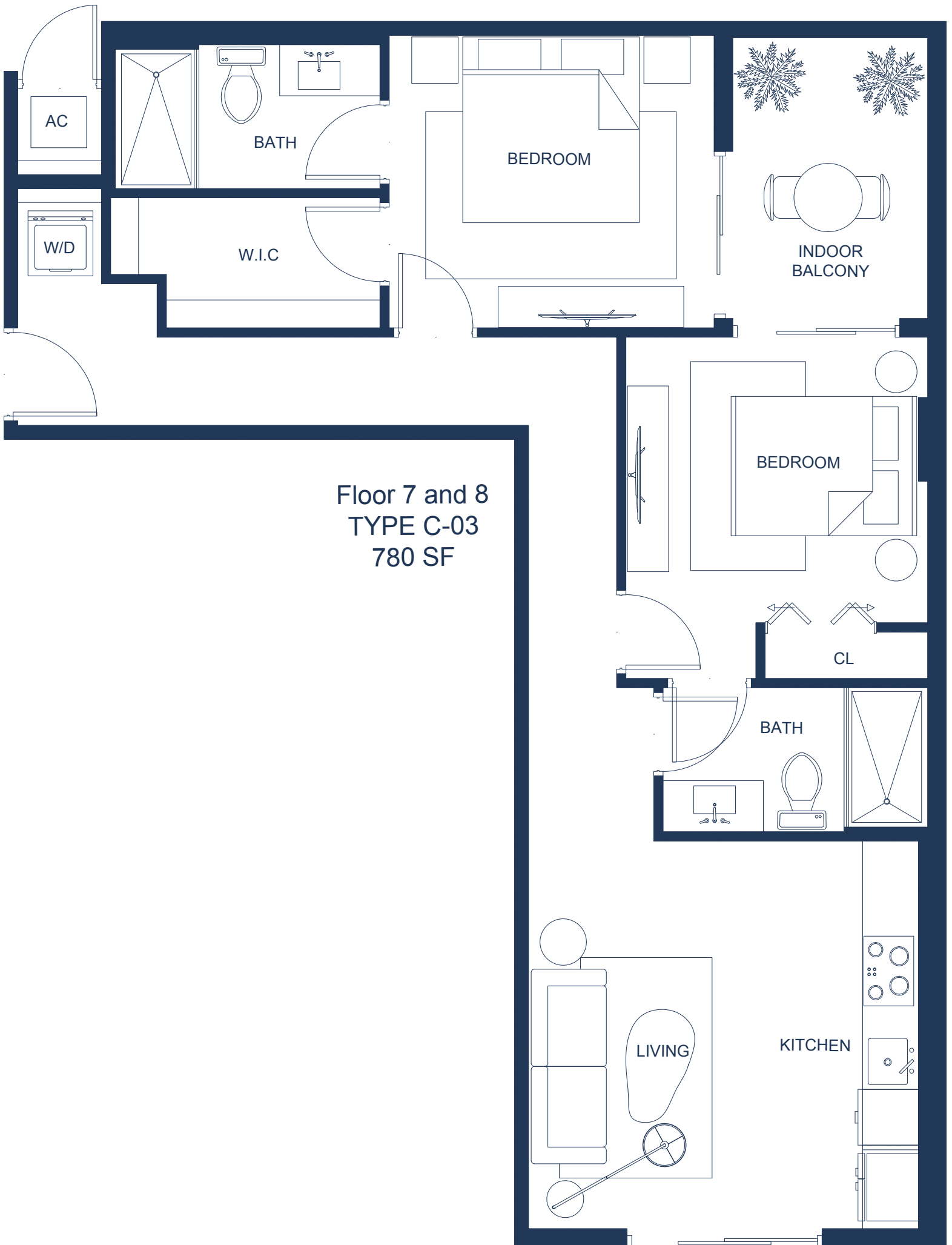
Floor 3 to 6
317 - 617
TYPE L-17
428 SF

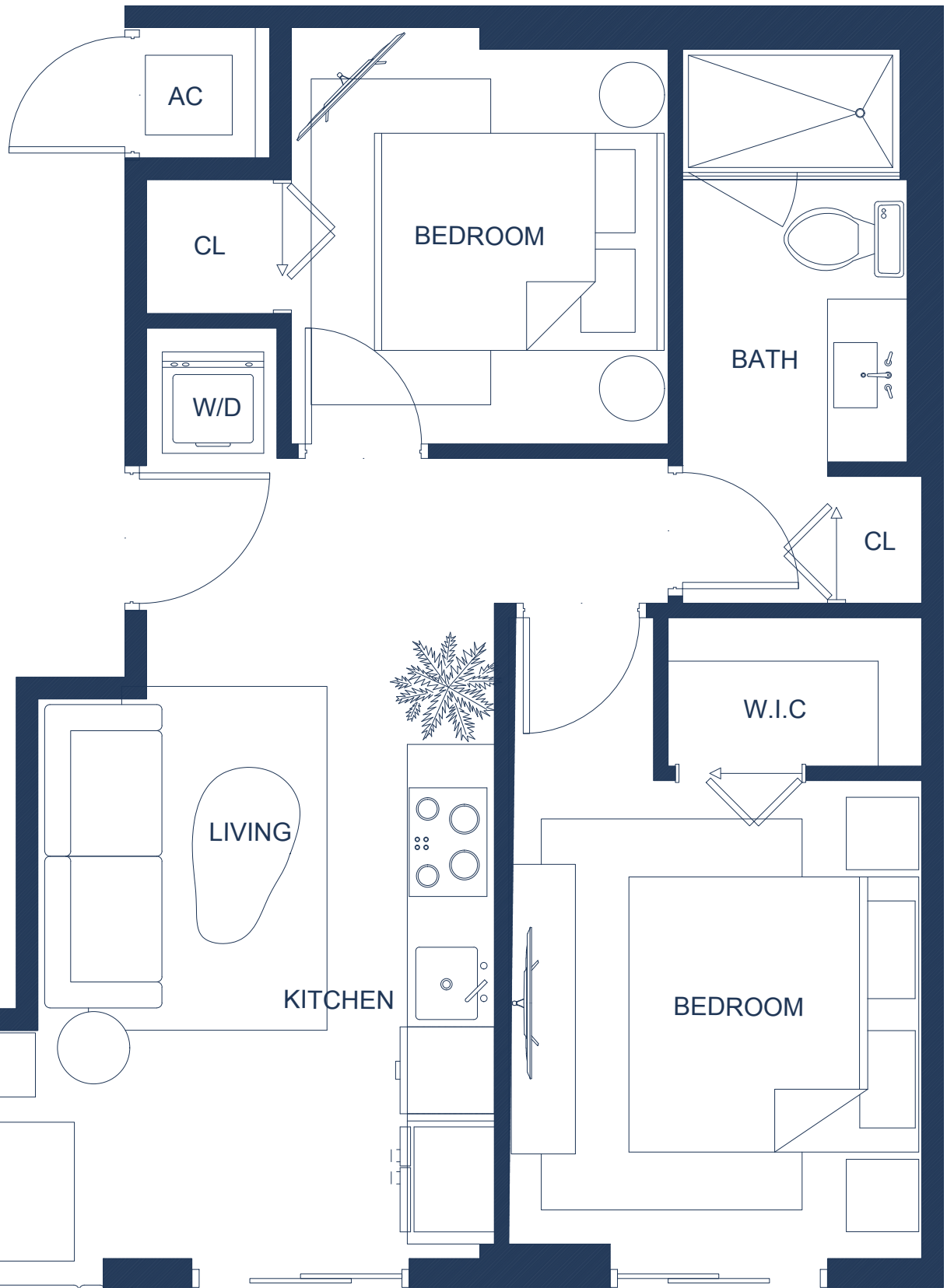




Floor 7
TYPE C-01
822 SF
ADA: 701



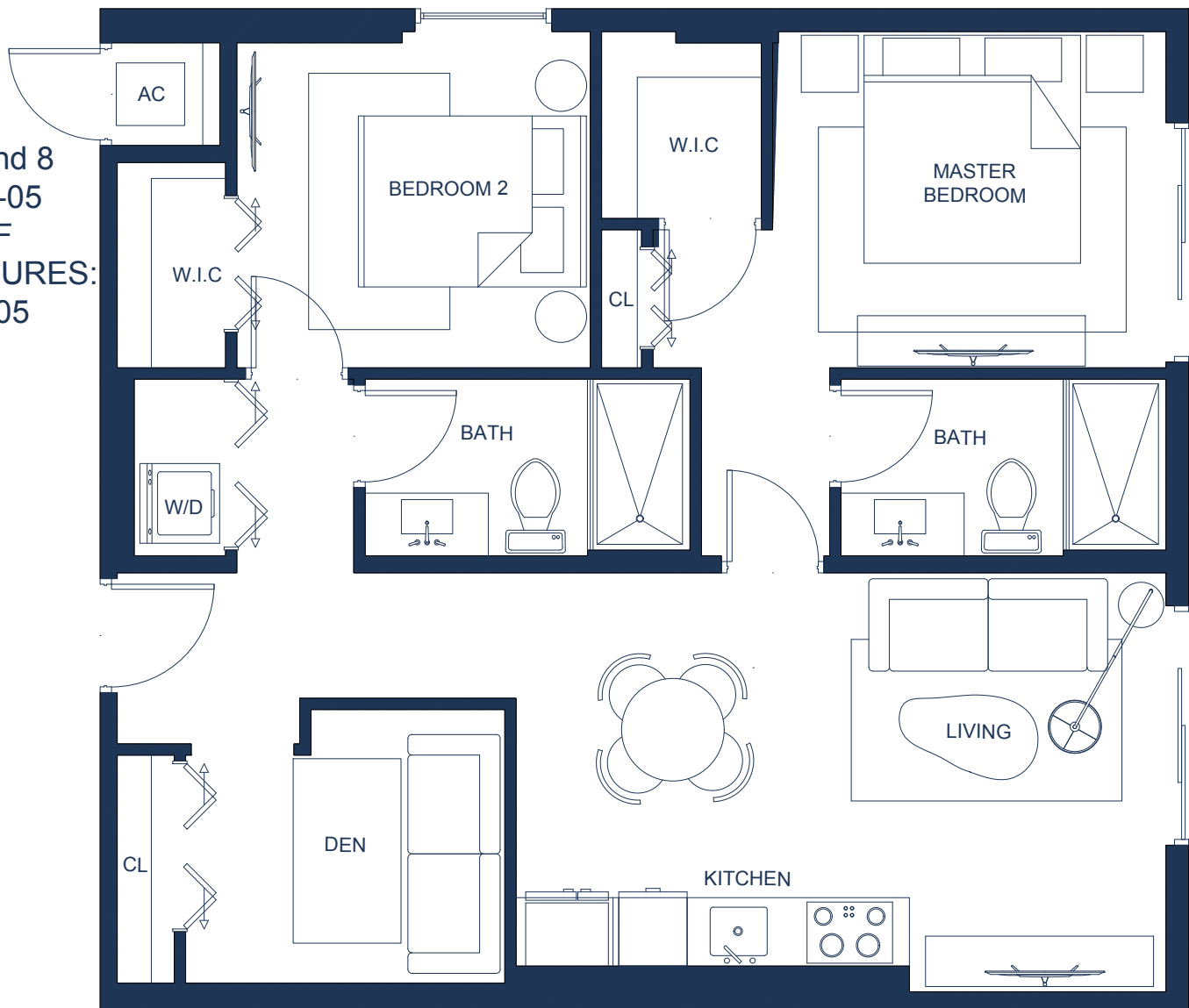


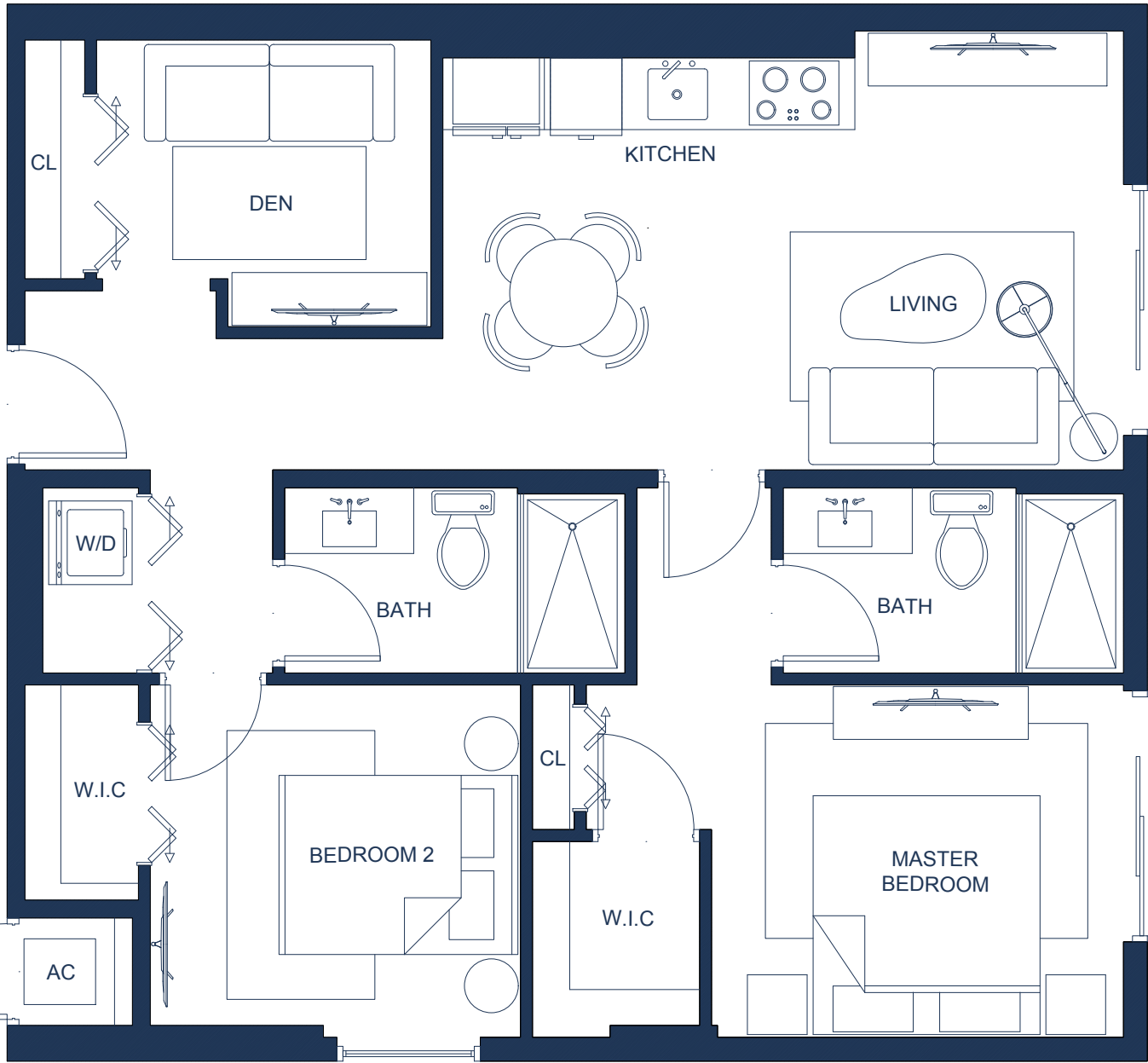


Floor 7 and 8
TYPE C-04
597 SF

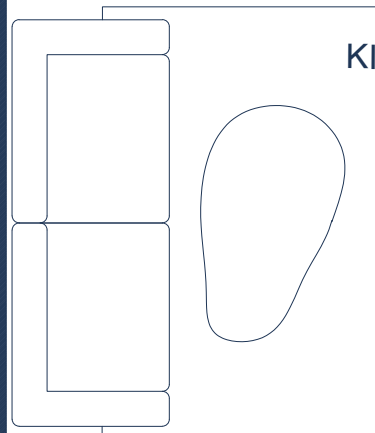
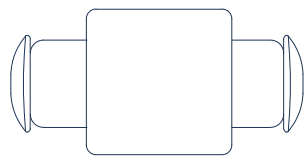
Floor 7 and 8
TYPE C-04
560 SF

Floor 7 and 8
TYPE C-05
857 SF
COM. FEATURES:
705 - 805

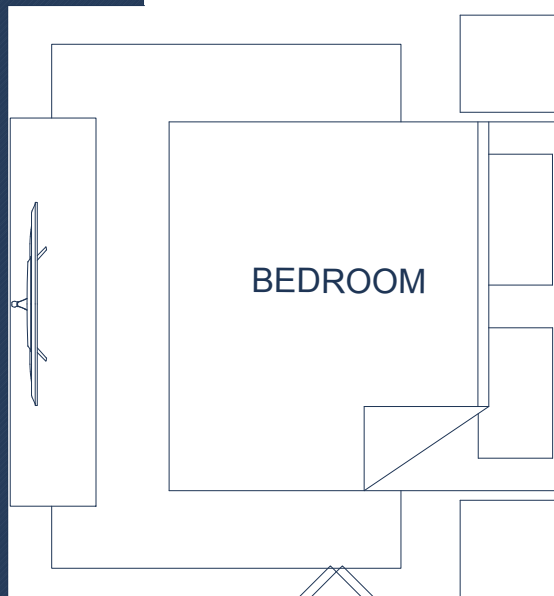




Floor 7 and 8
TYPE C-06
857 SF



KITCHEN



BEDROOM



W.I.C

CL

Floor 7 and 8
TYPE C-07
570 SF



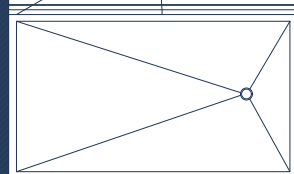
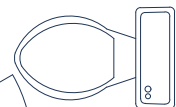
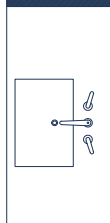
W/D

CL



BEDROOM 2

BATH



AC





Floor 7 and 8
TYPE C-08
780 SF

Floor 7
TYPE C-09
908 SF



Floor 7
TYPE C-10
822 SF





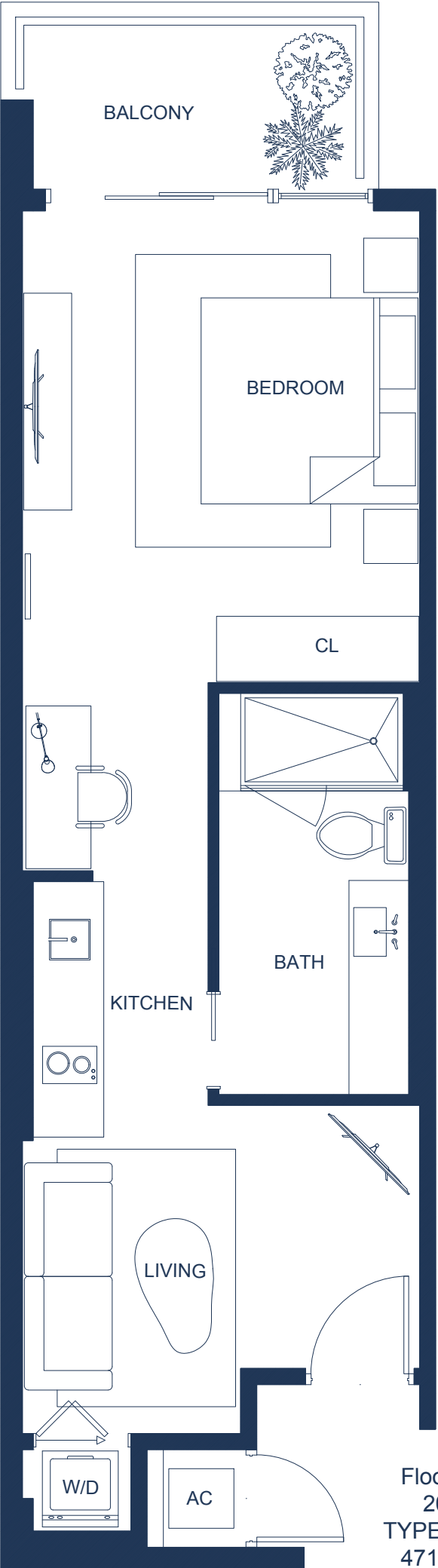


Floor 8
TYPE C-09
908 SF

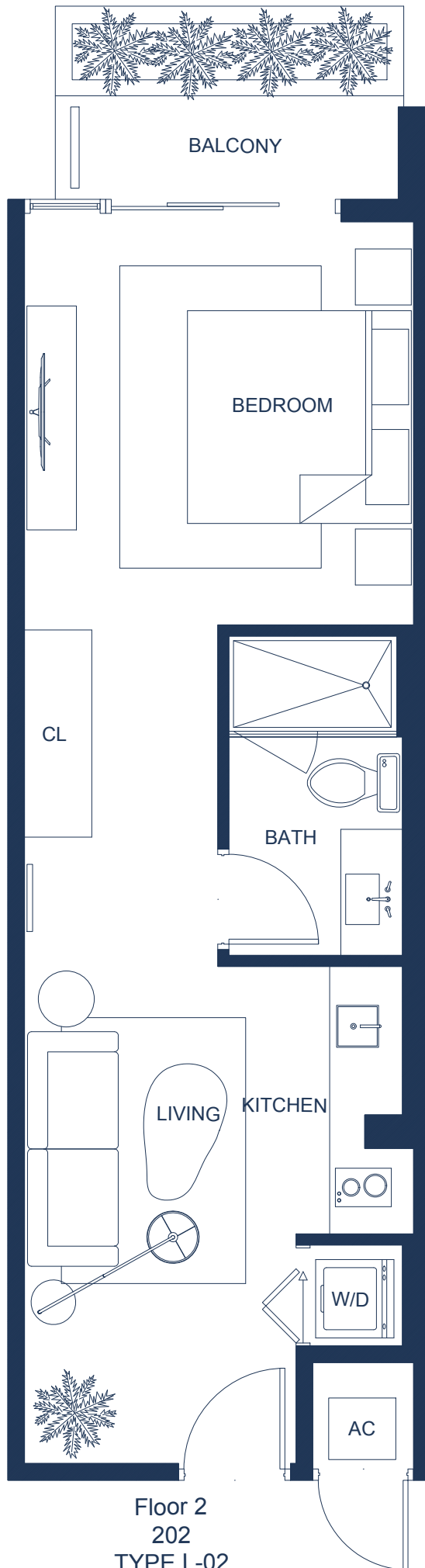


Floor 8
TYPE C-10
822 SF

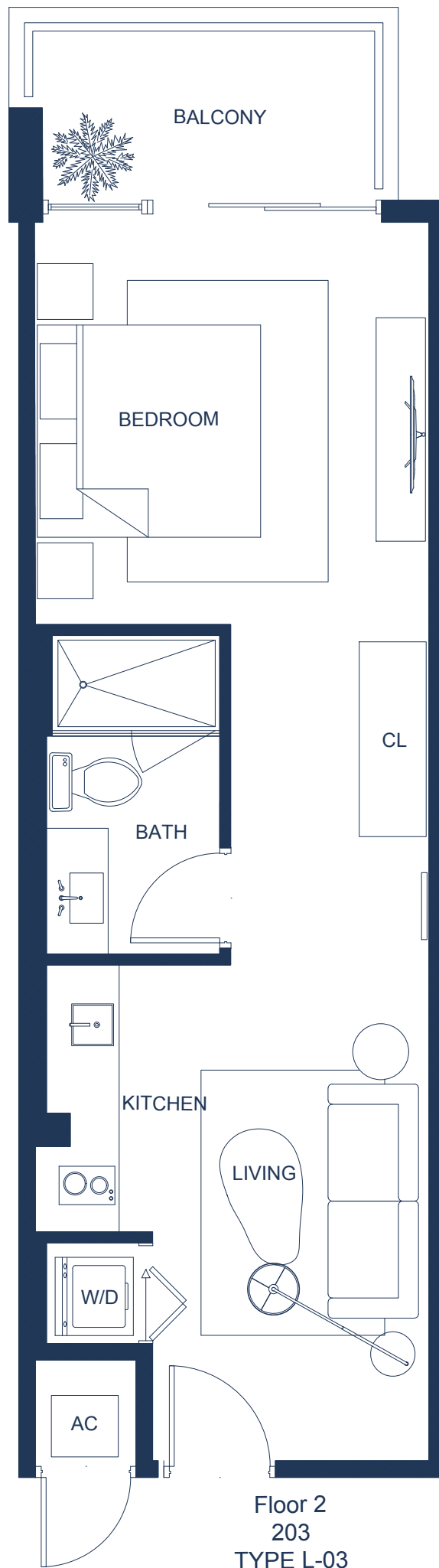




Floor 2
201
TYPE L-01
471 SF

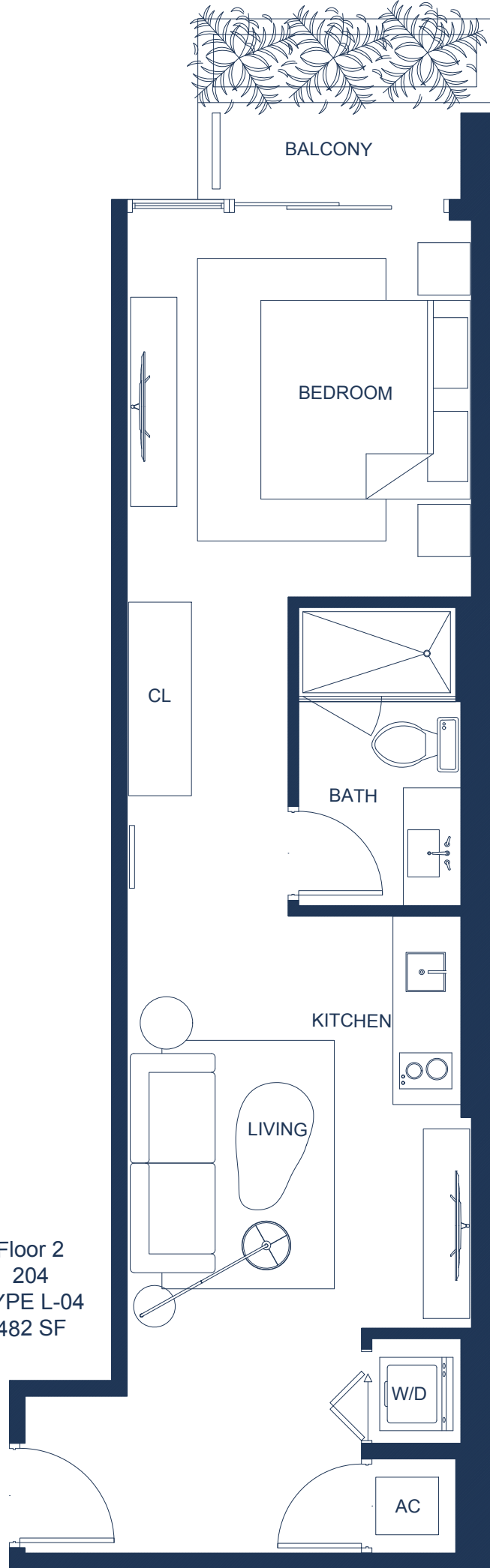


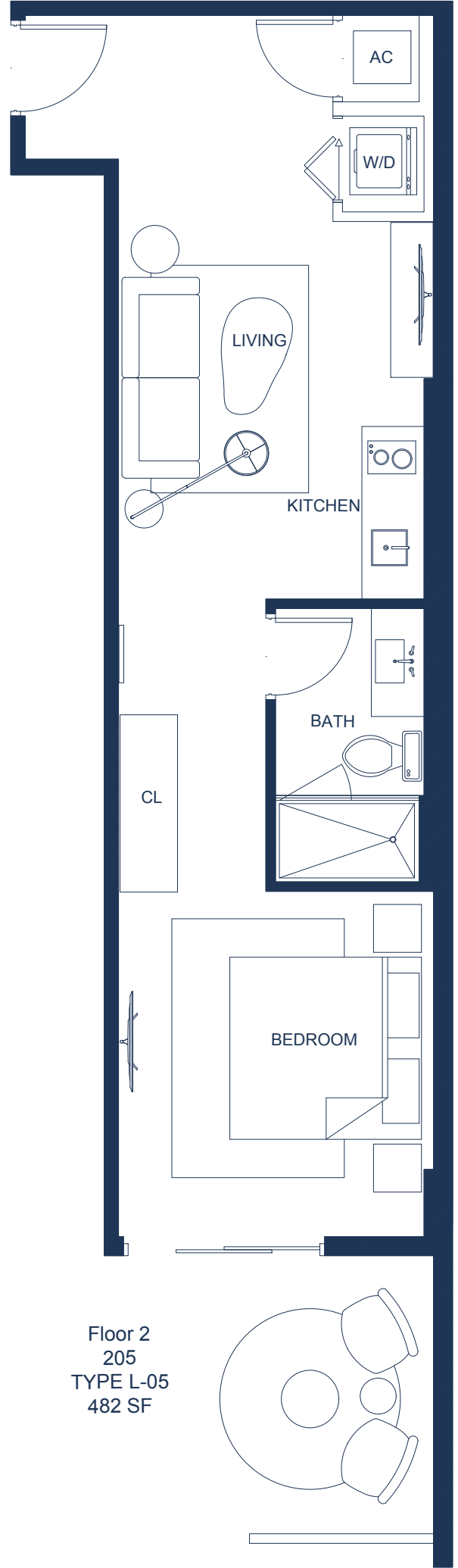
Floor 2
202
TYPE L-02
428 SF



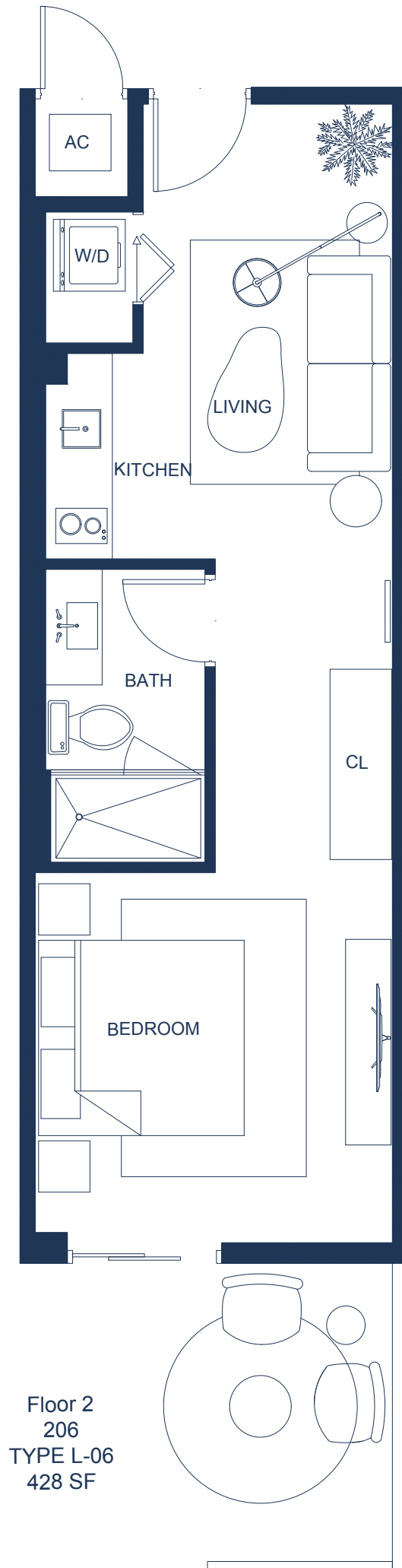
Floor 2
203
TYPE L-03
428 SF

Floor 2
204
TYPE L-04
482 SF

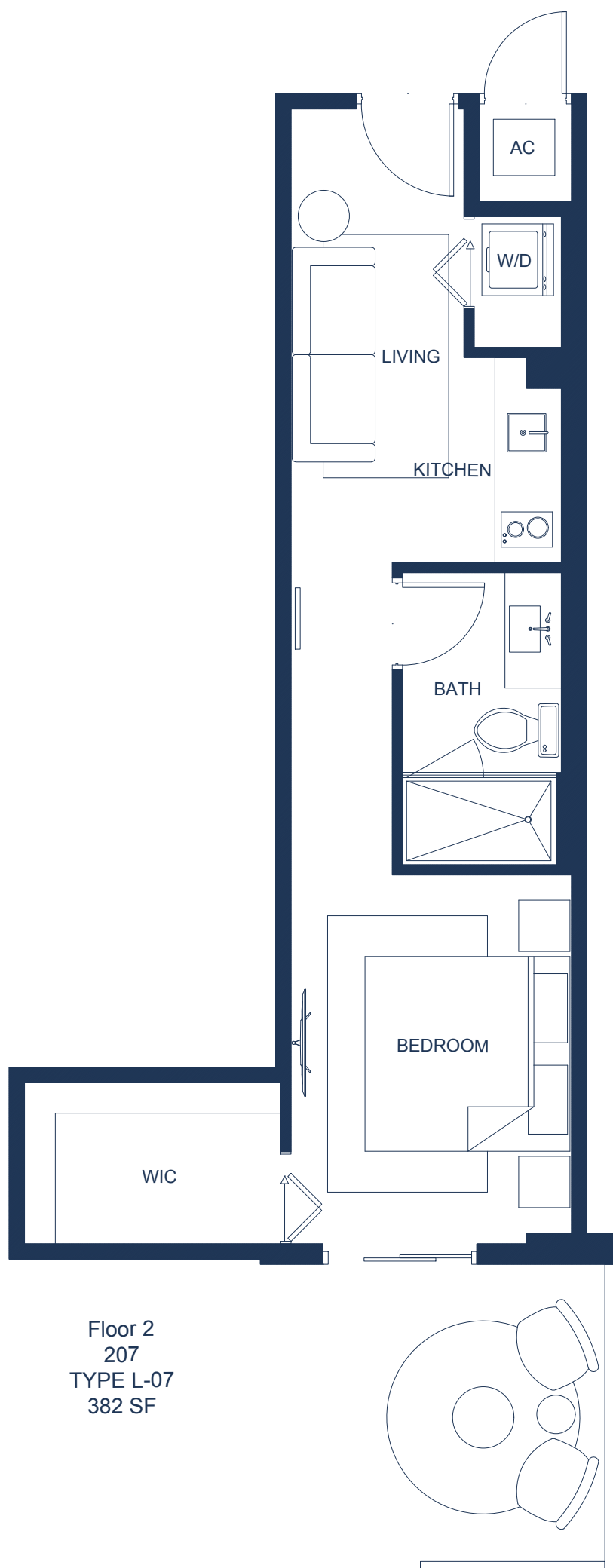




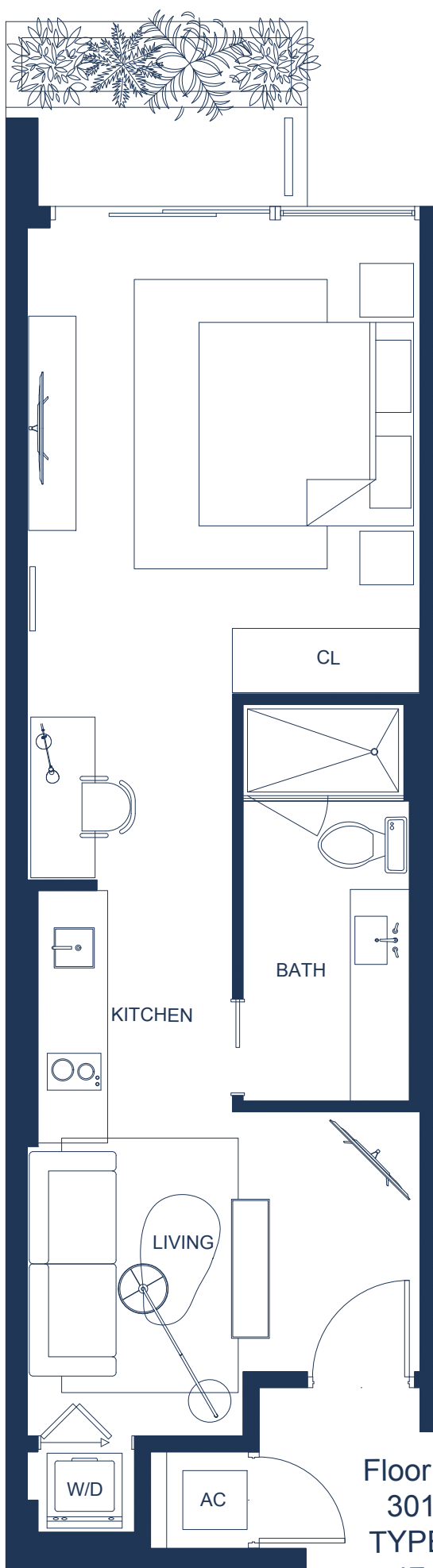
Floor 2
205
TYPE L-05
482 SF



Floor 2
206
TYPE L-06
428 SF

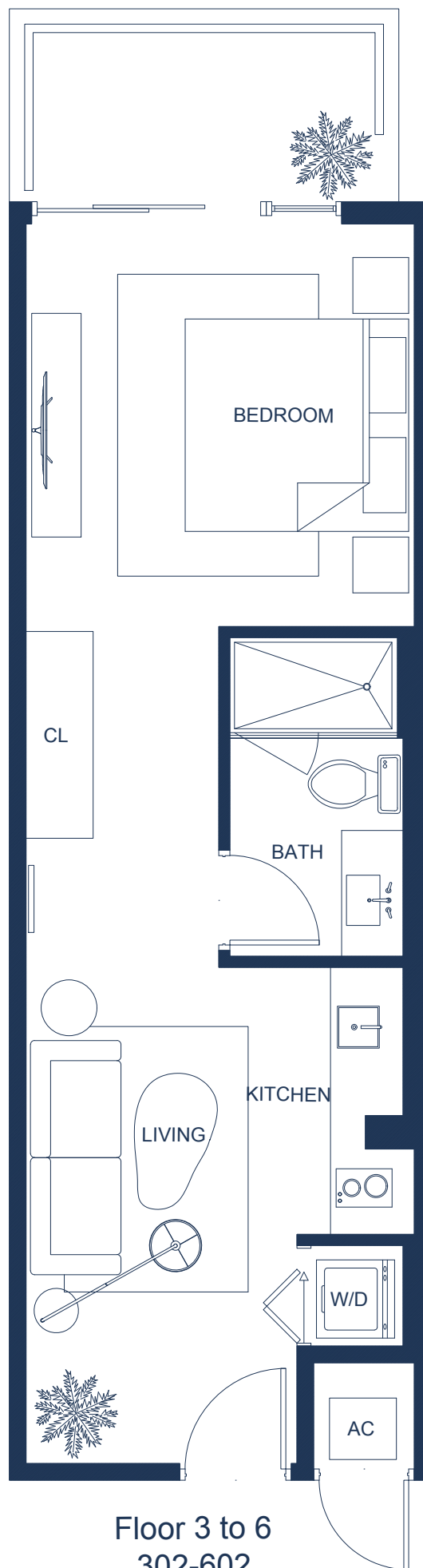


Floor 2
207
TYPE L-07
382 SF

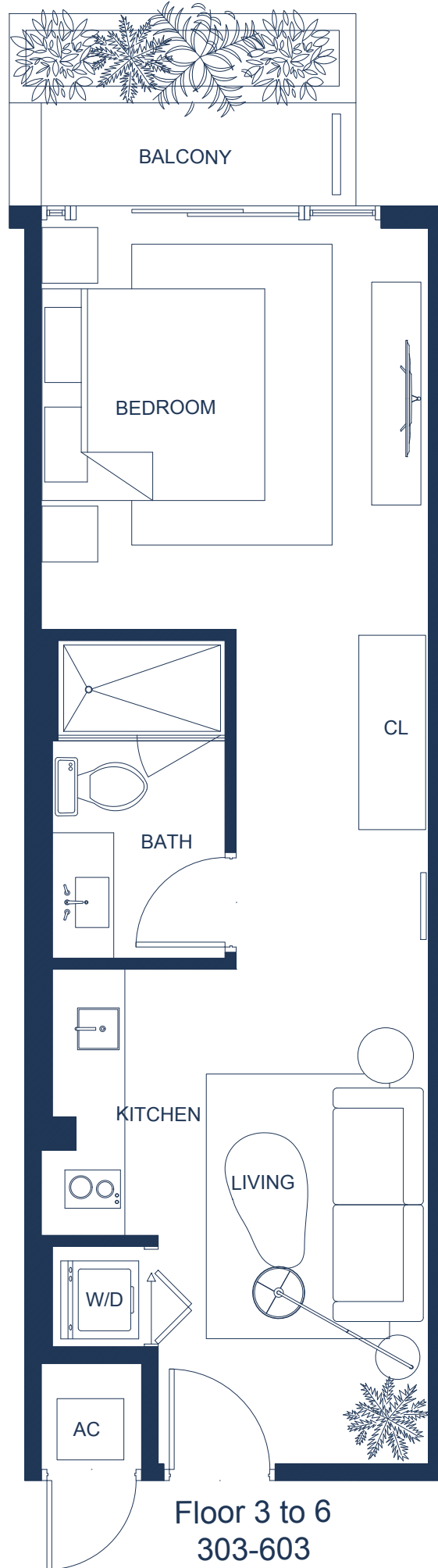


Floor 3 to 6
301-601
TYPE L-01
471 SF

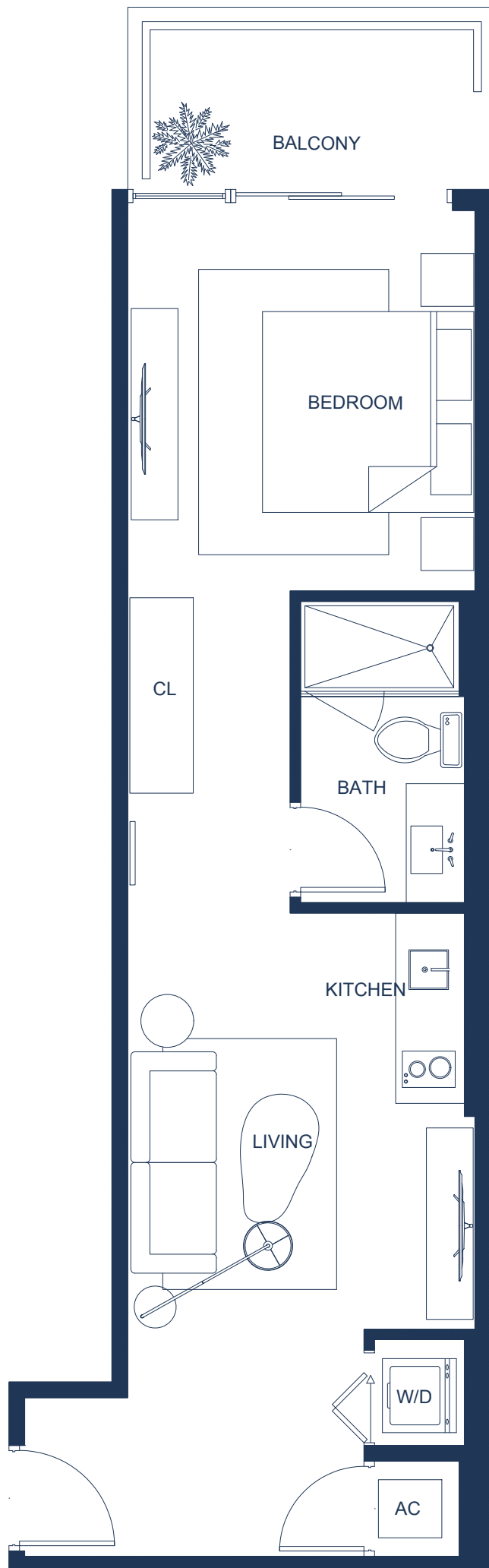
ADA: 301-401-501-601
COM. FEATURES: 301



Floor 3 to 6
302-602
TYPE L-02
428 SF

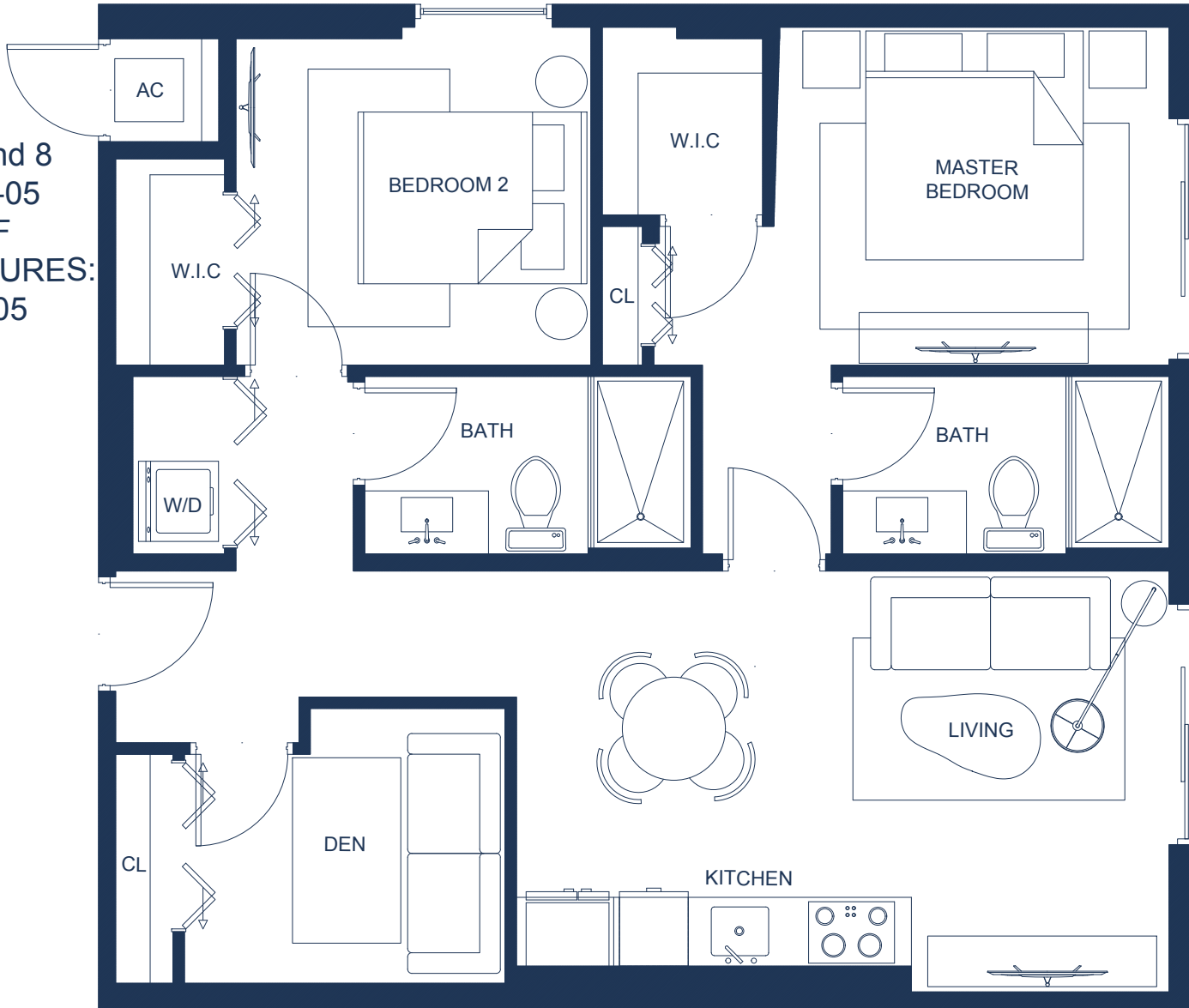


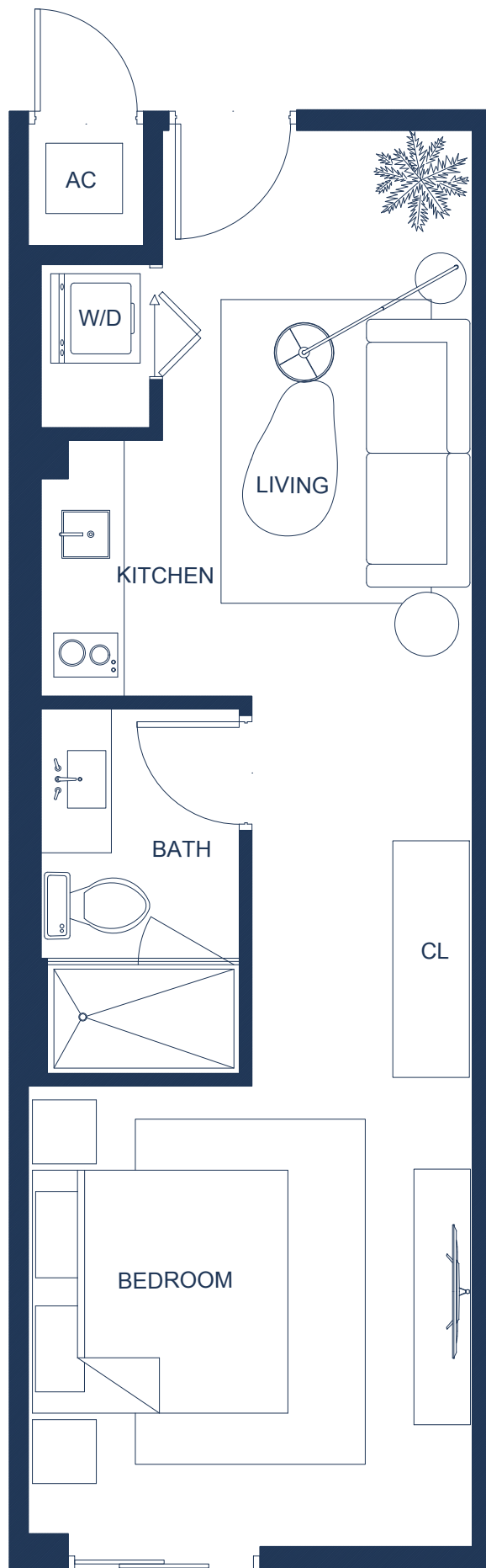
Floor 3 to 6
303-603
TYPE L-03
428 SF



Floor 3 to 6
304-604
TYPE L-04
482 SF

Floor 7 and 8
TYPE C-05
857 SF
COM. FEATURES:
705 - 805

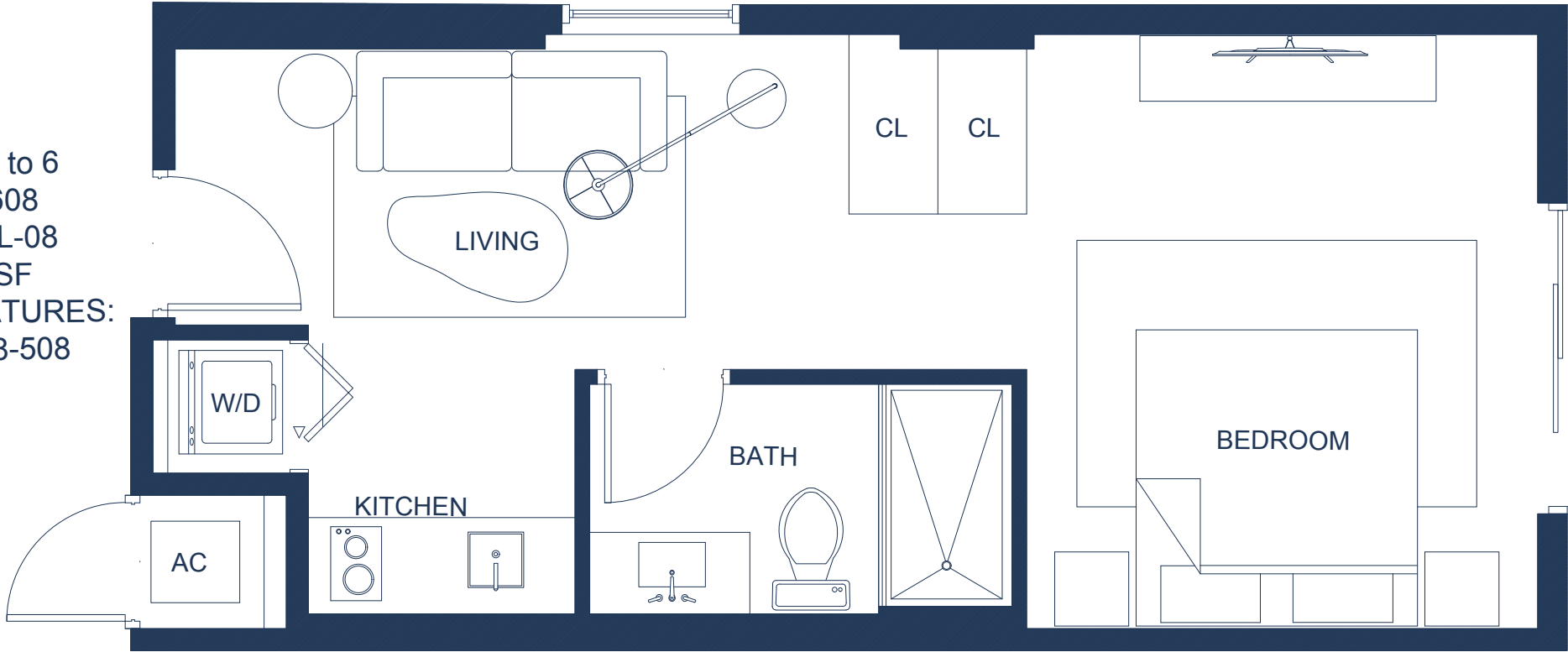


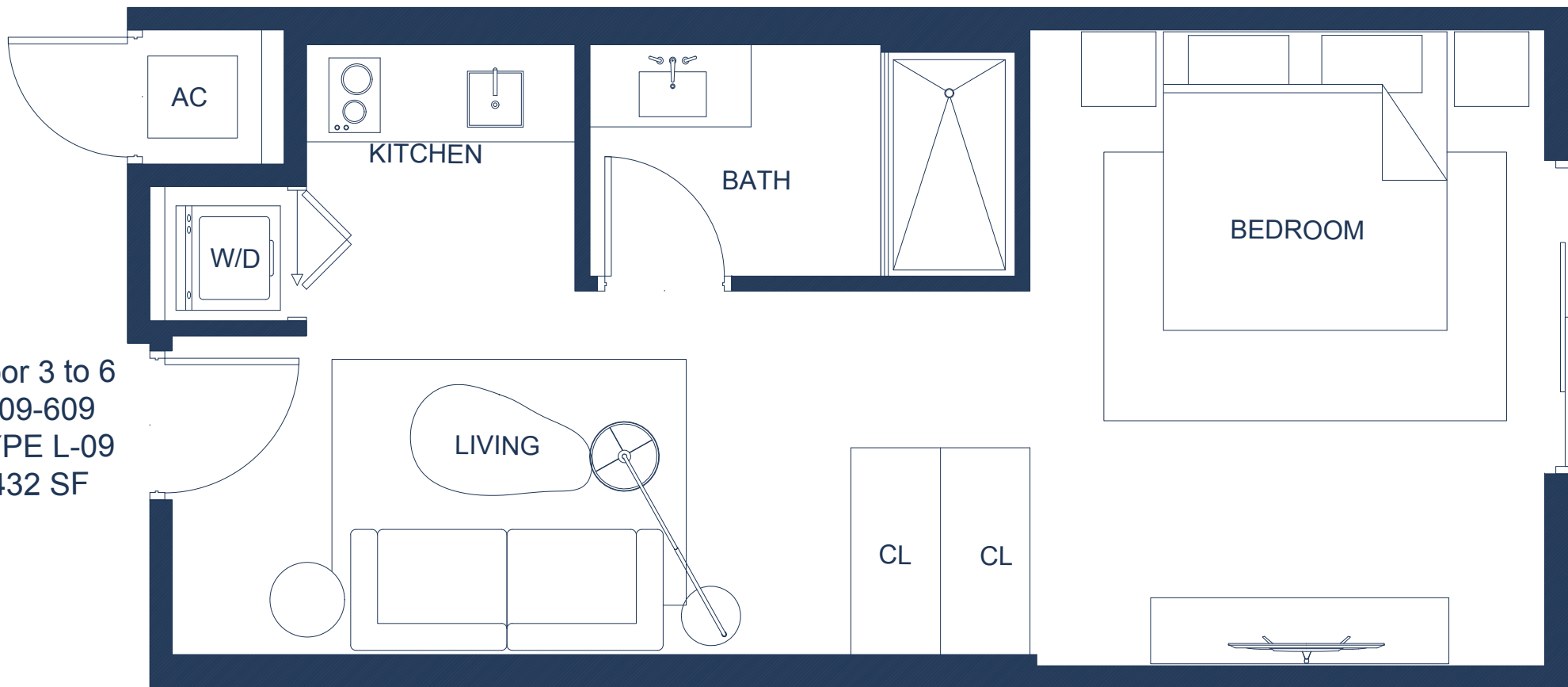


Floor 3 to 6
306-606
TYPE L-06
428 SF



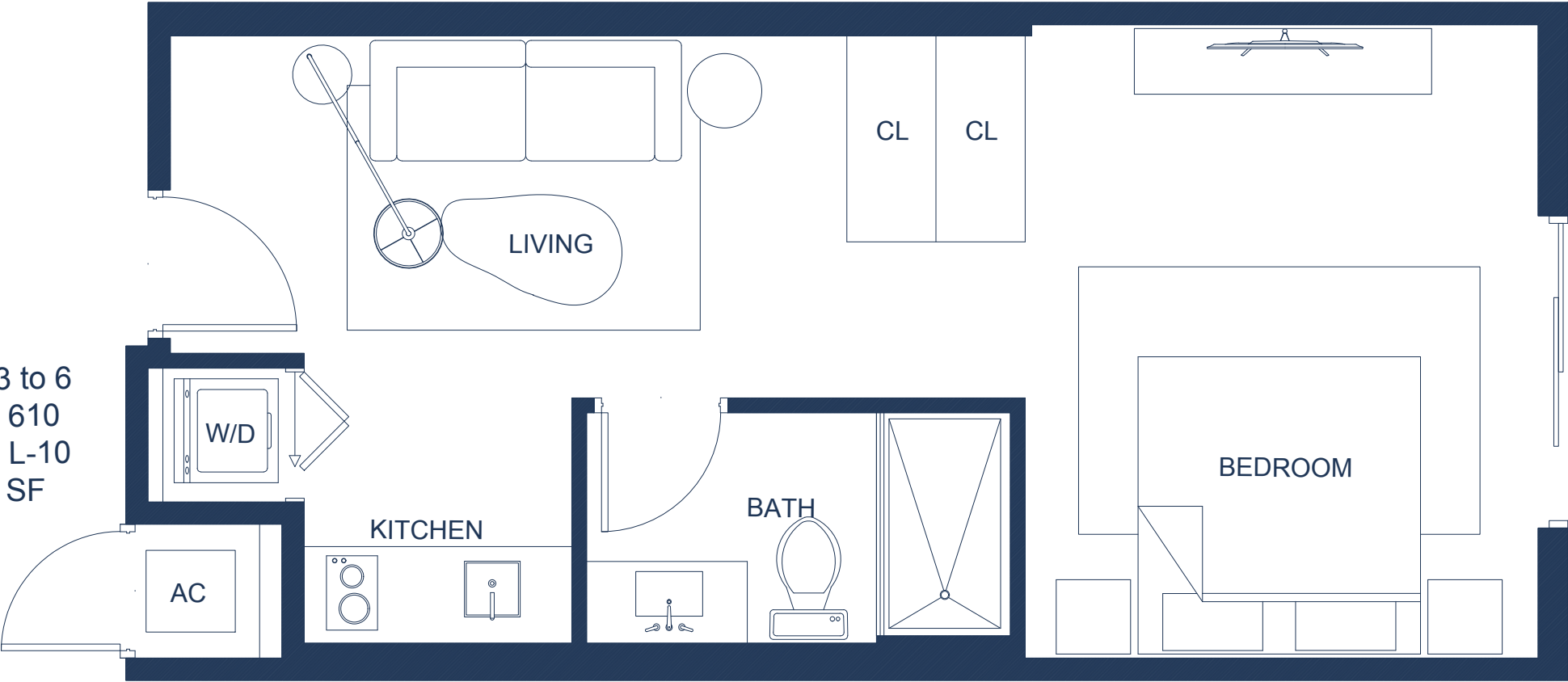
Floor 3 to 6
308-608
TYPE L-08
409 SF
COM. FEATURES:
308-408-508



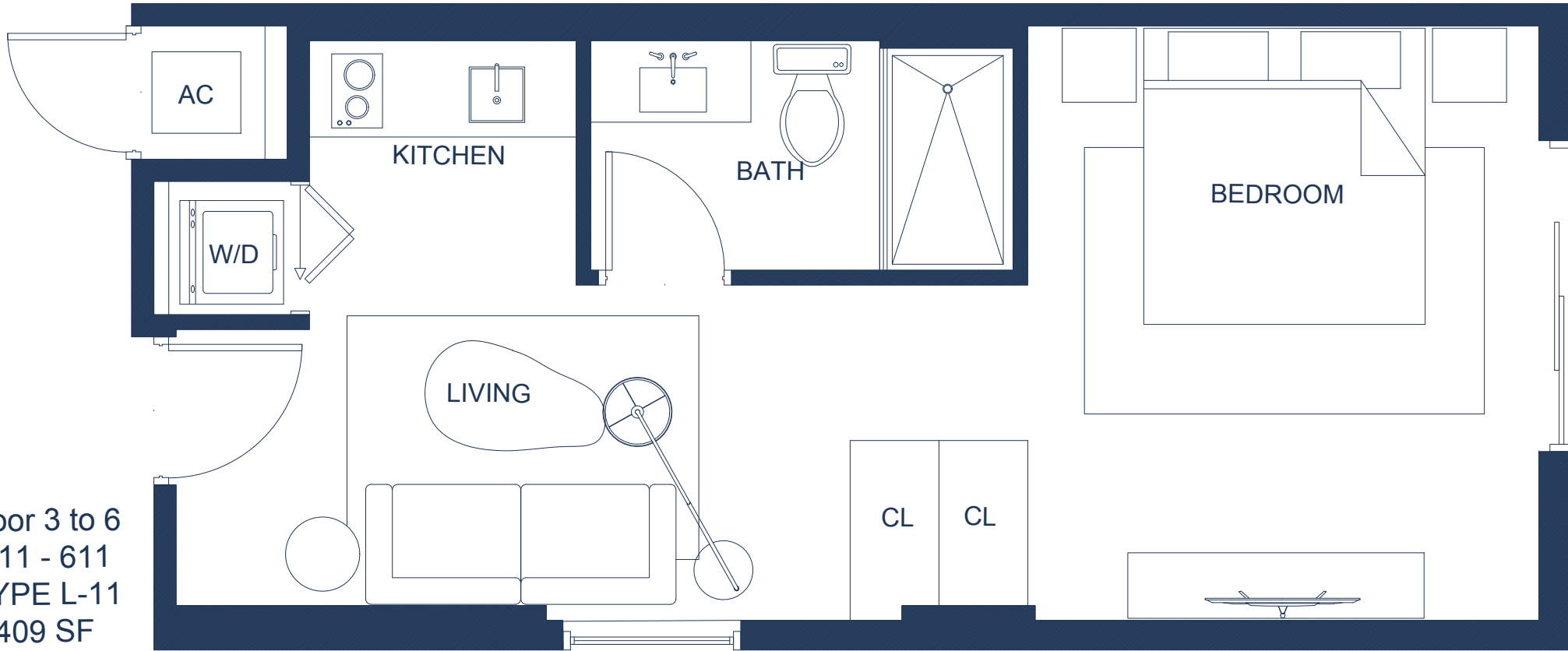


Floor 3 to 6
309-609
TYPE L-09
432 SF

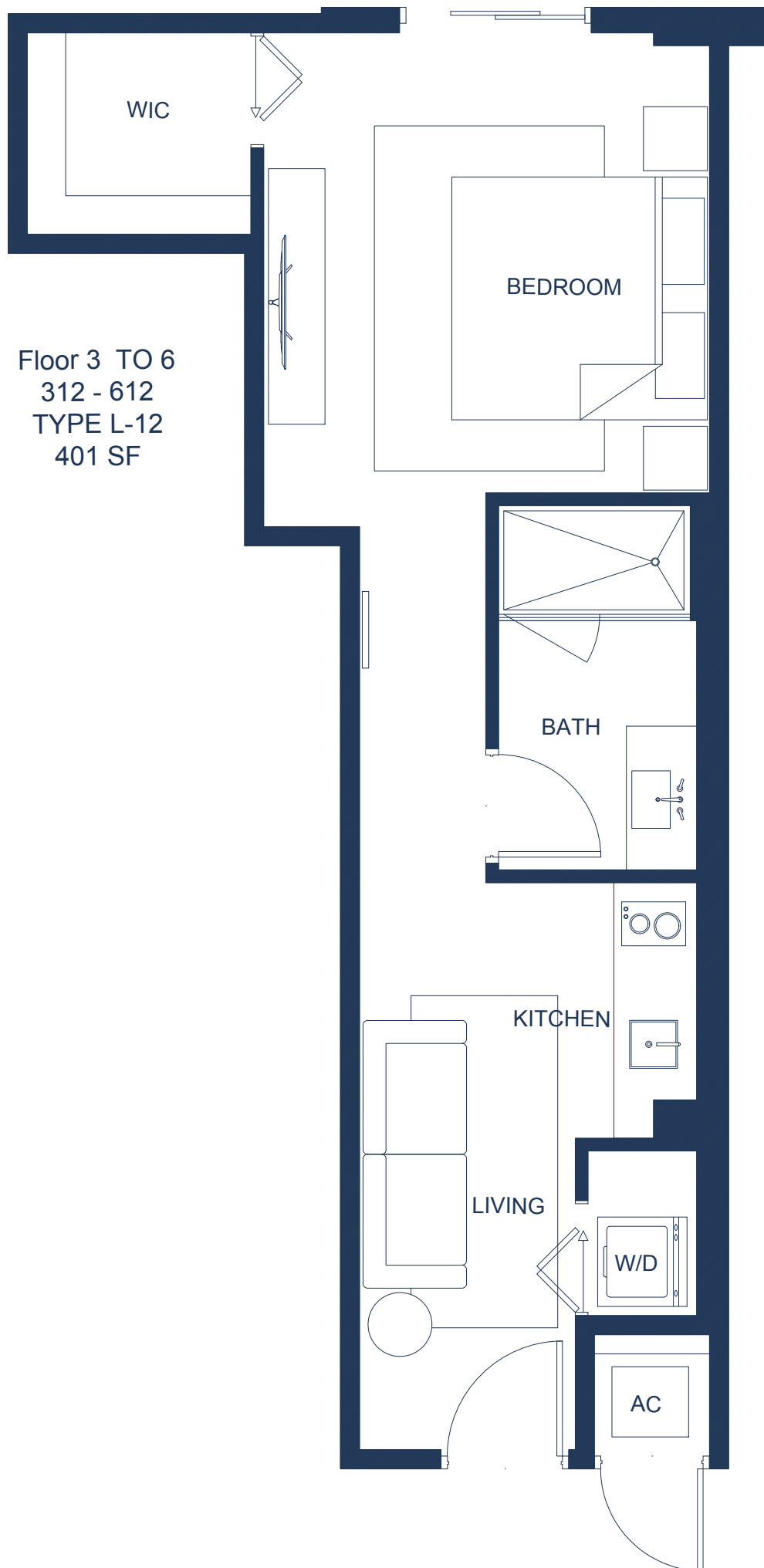
Floor 3 to 6
310 - 610
TYPE L-10
432 SF

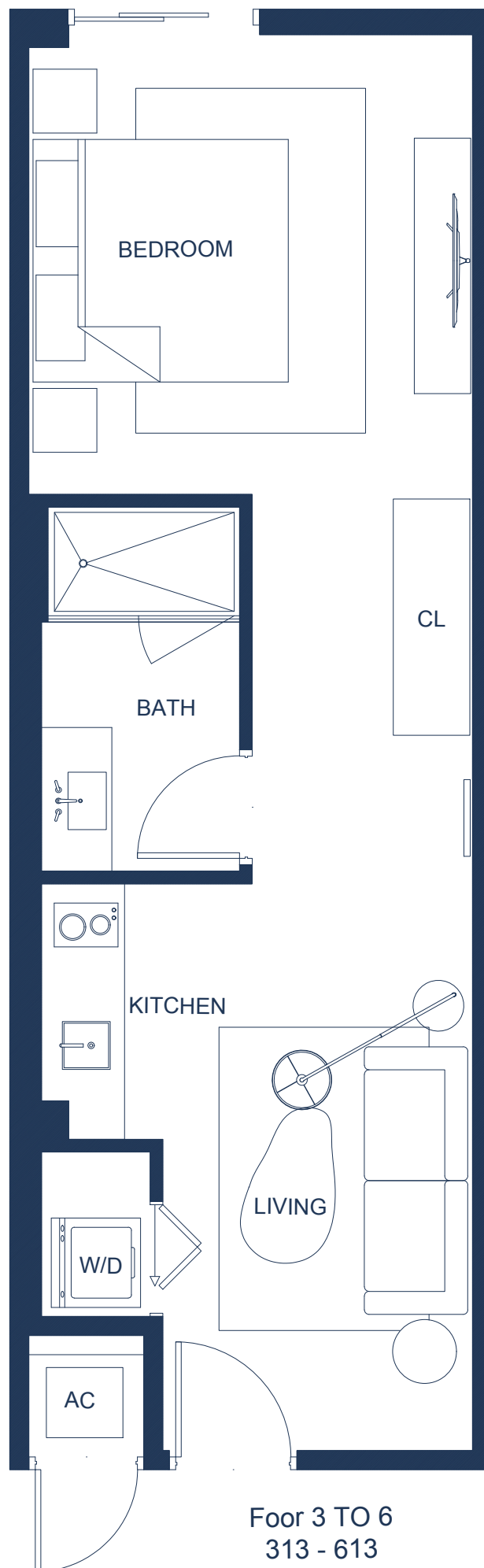


Floor 3 to 6
311 - 611
TYPE L-11
409 SF



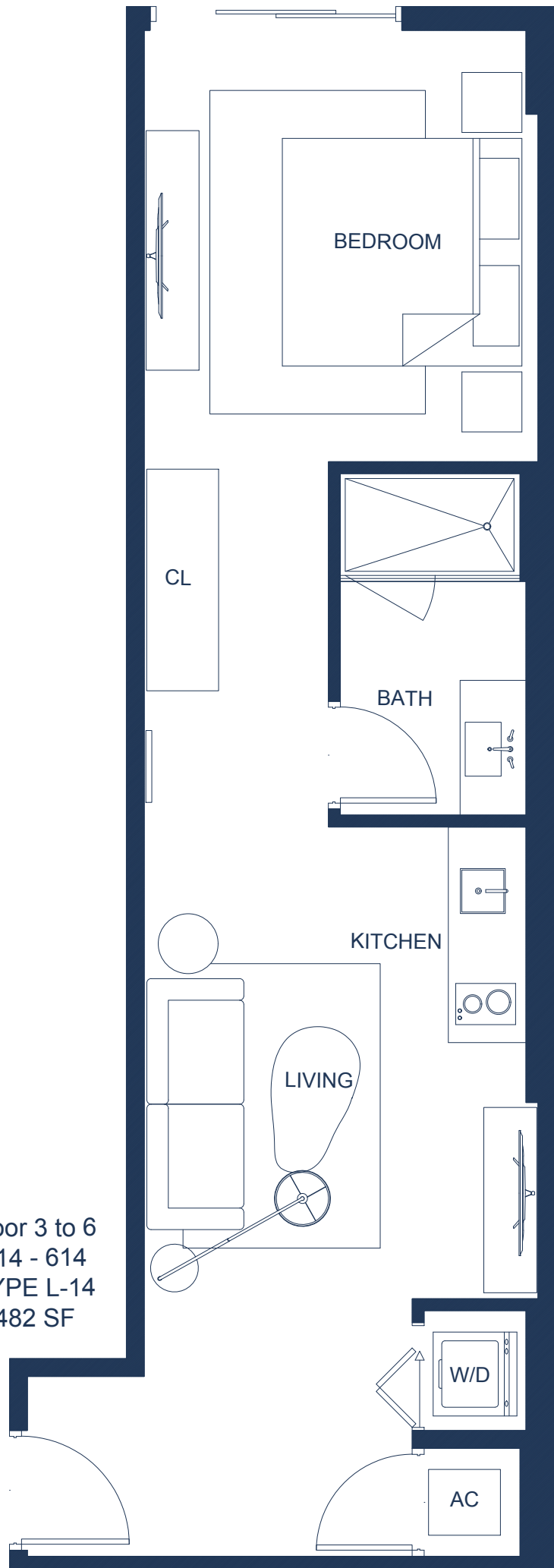
Floor 3 TO 6
312 - 612
TYPE L-12
401 SF



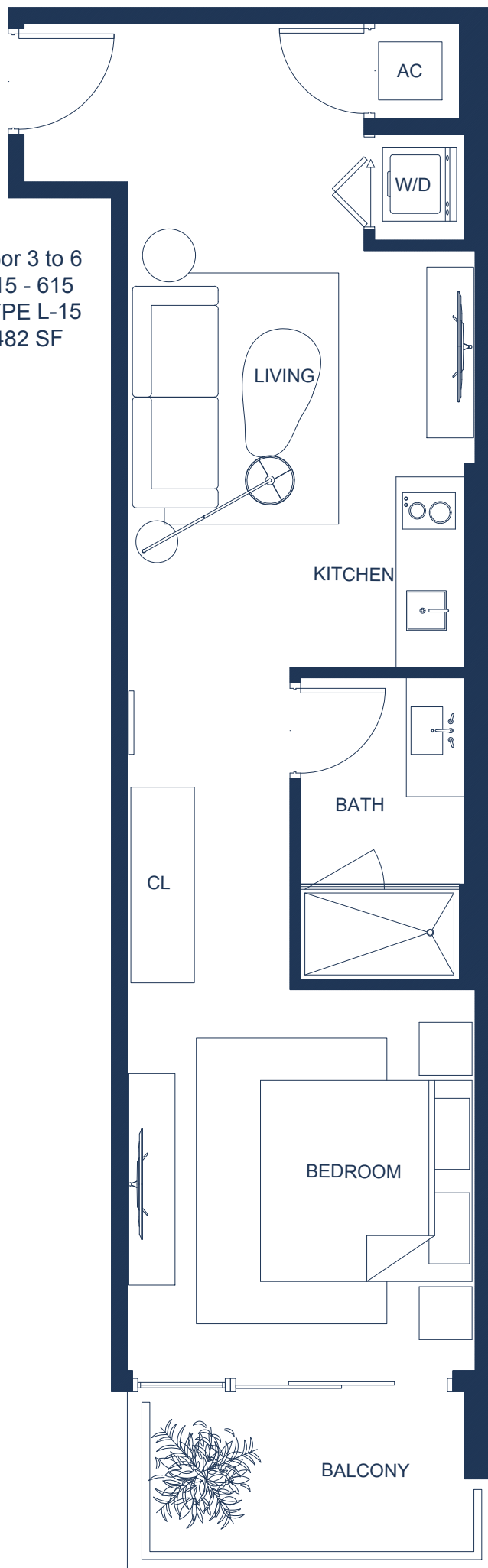


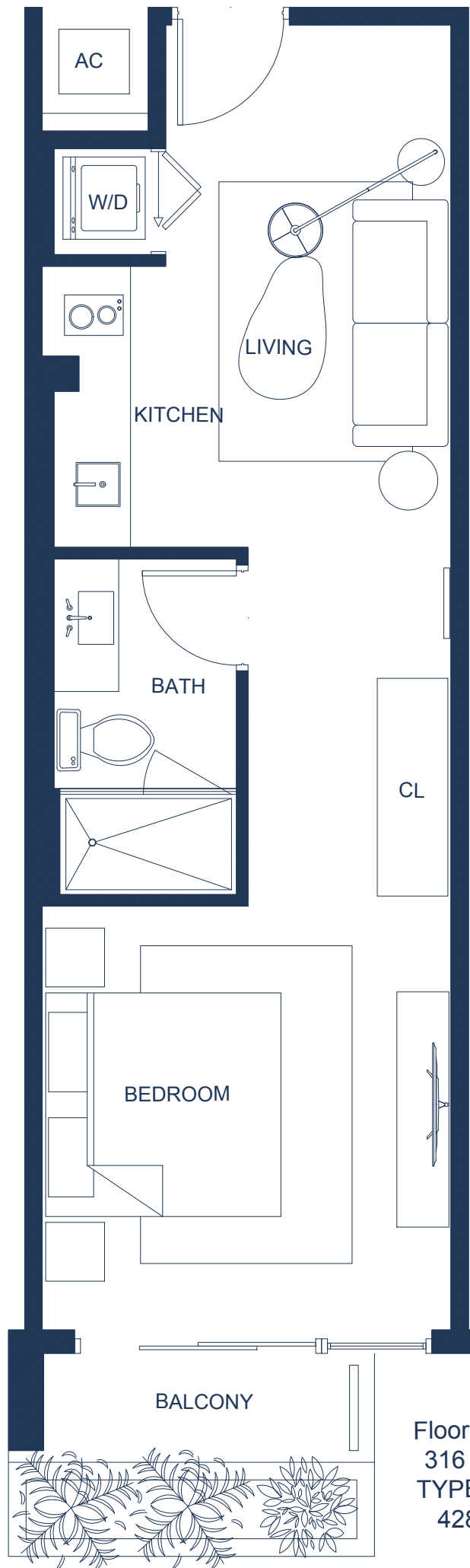
Foor 3 TO 6
313 - 613
TYPE L-13
428 SF

Floor 3 to 6
314 - 614
TYPE L-14
482 SF

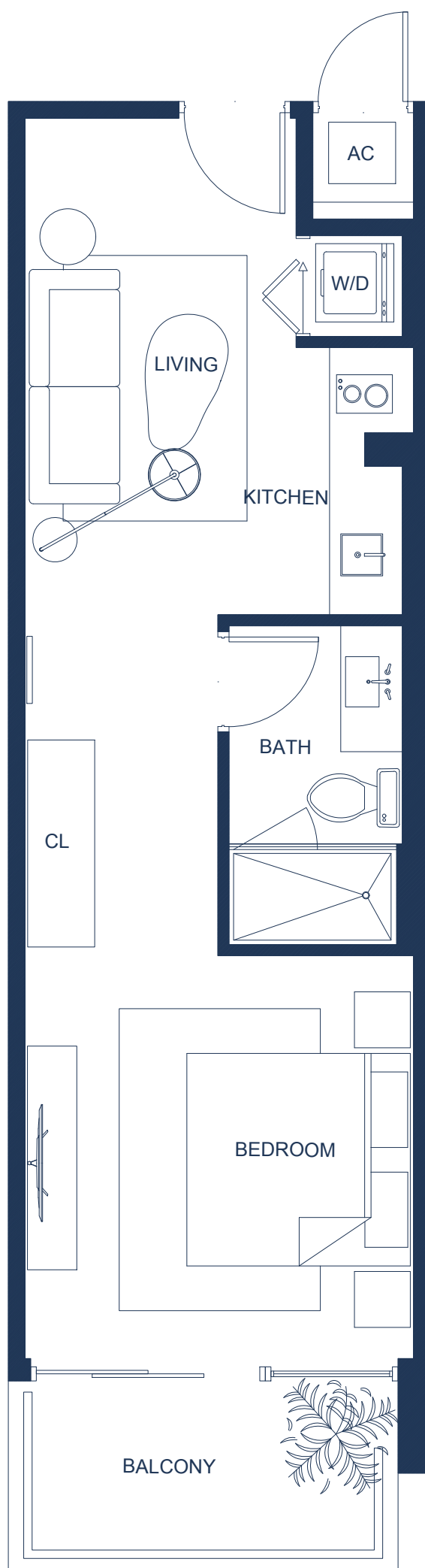


Floor 3 to 6
315 - 615
TYPE L-15
482 SF

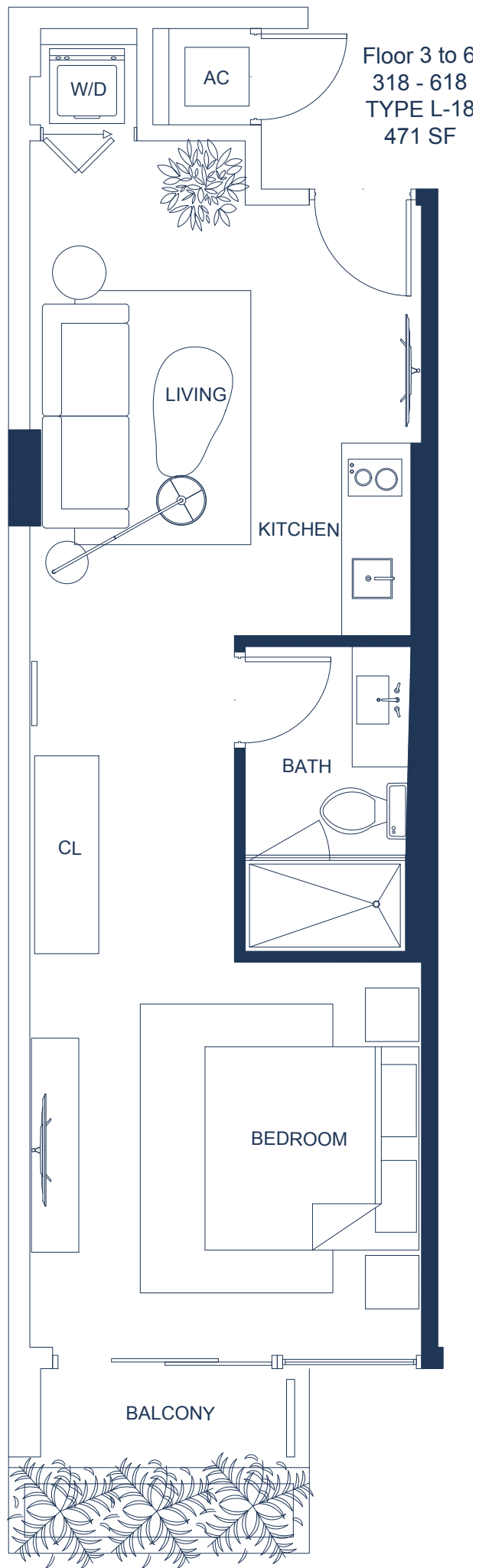


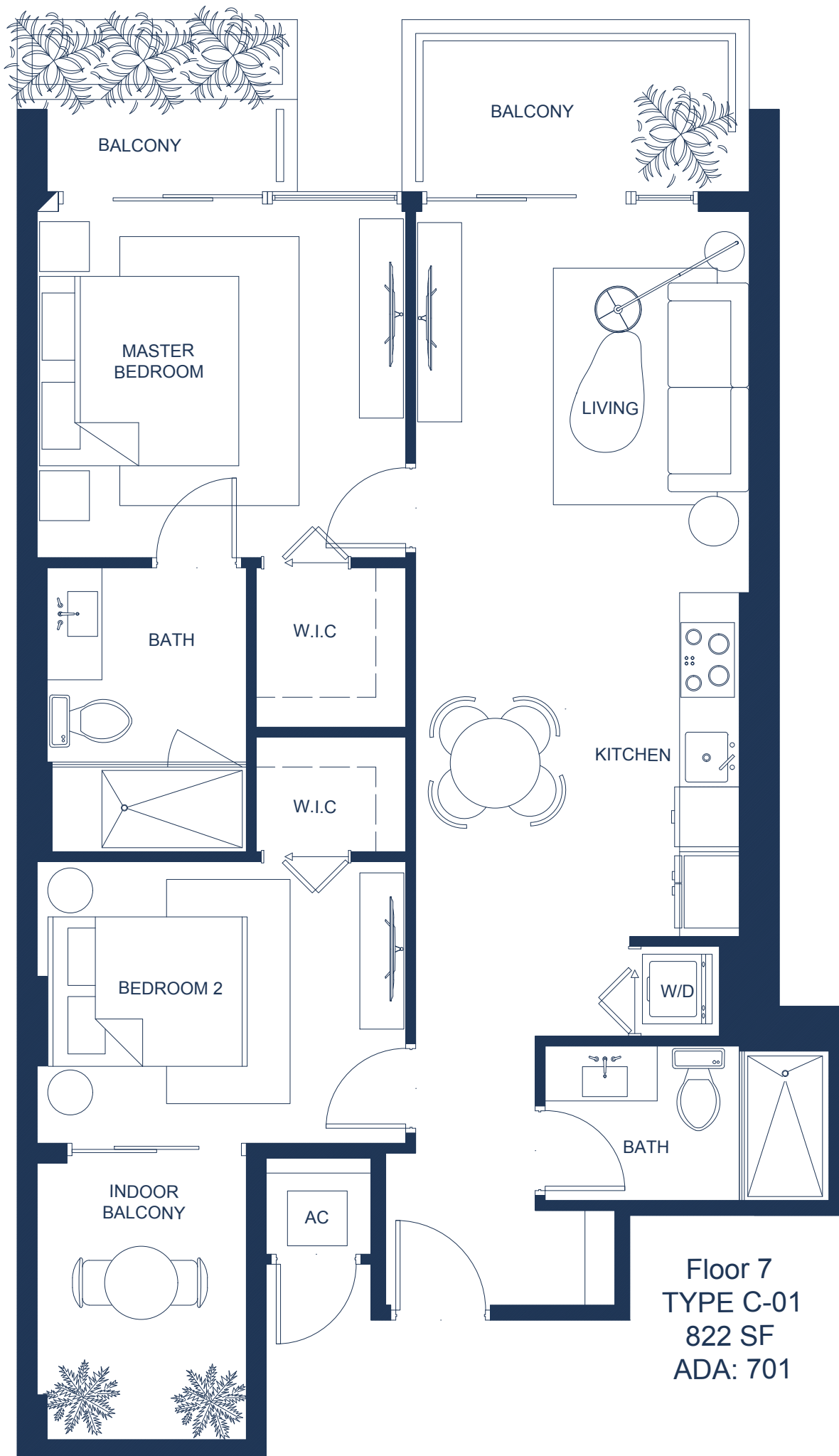


Floor 3 to 6
316 - 616
TYPE L-16
428 SF



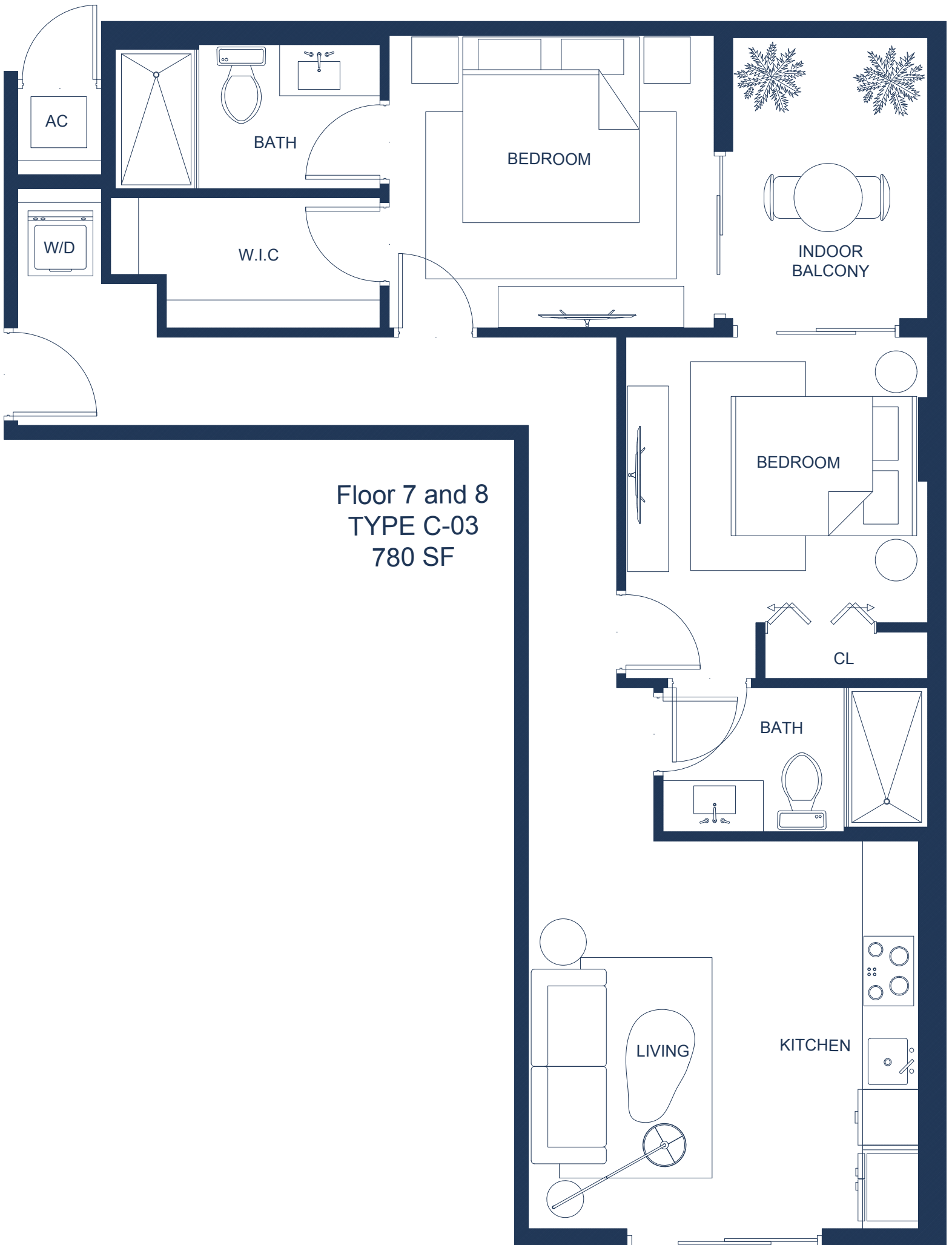
Floor 3 to 6
317 - 617
TYPE L-17
428 SF

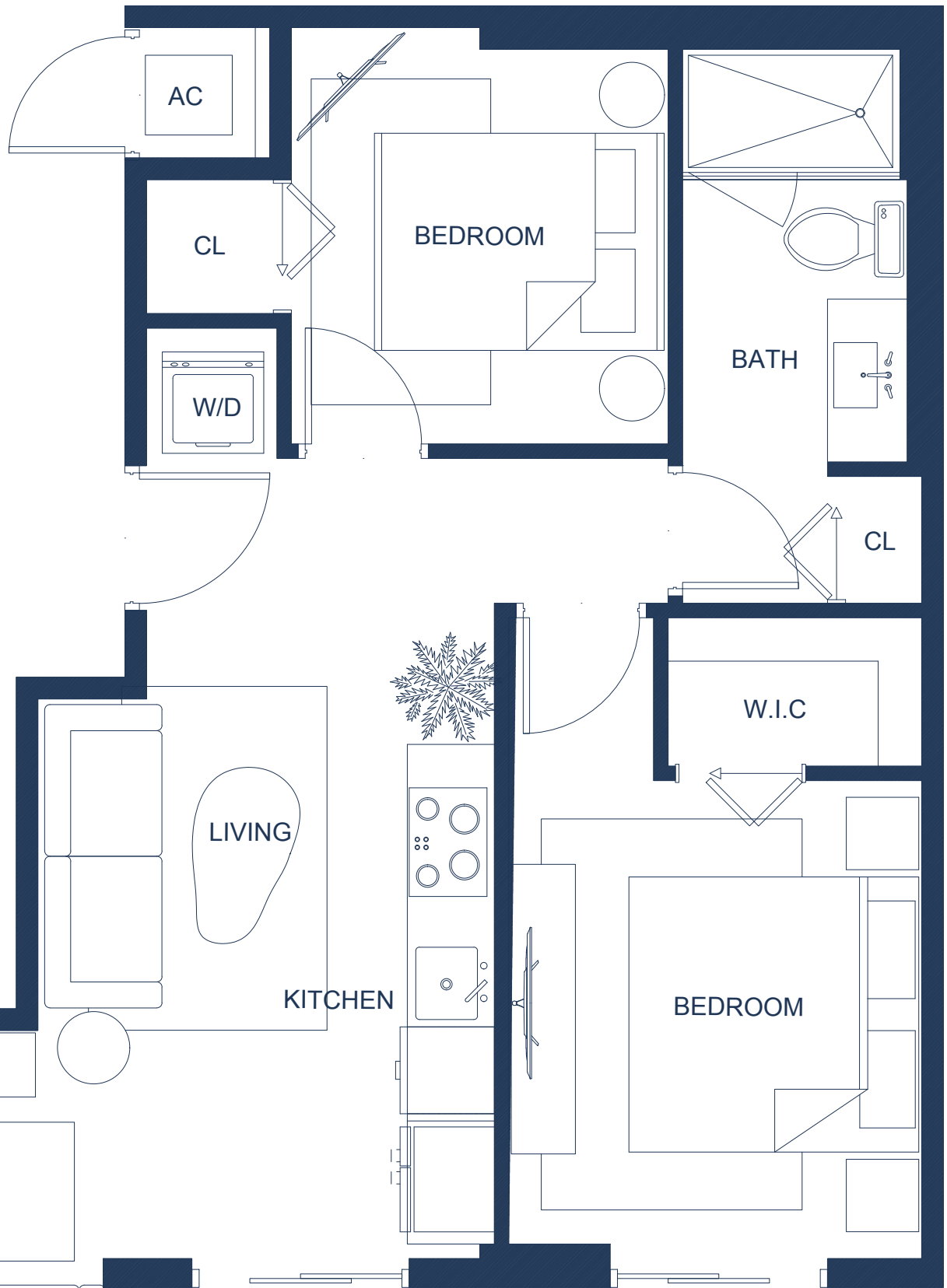




Floor 7
TYPE C-01
822 SF
ADA: 701



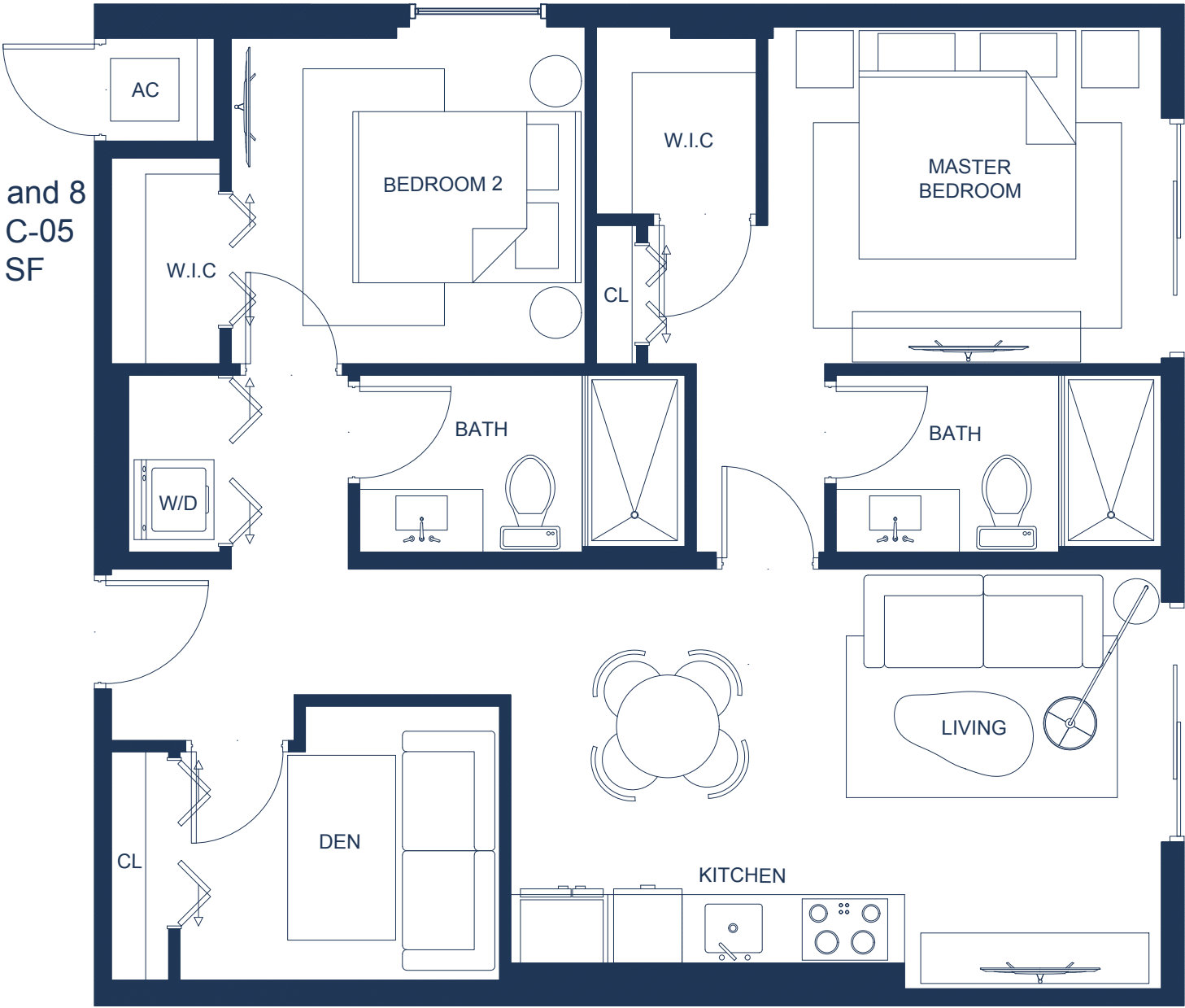


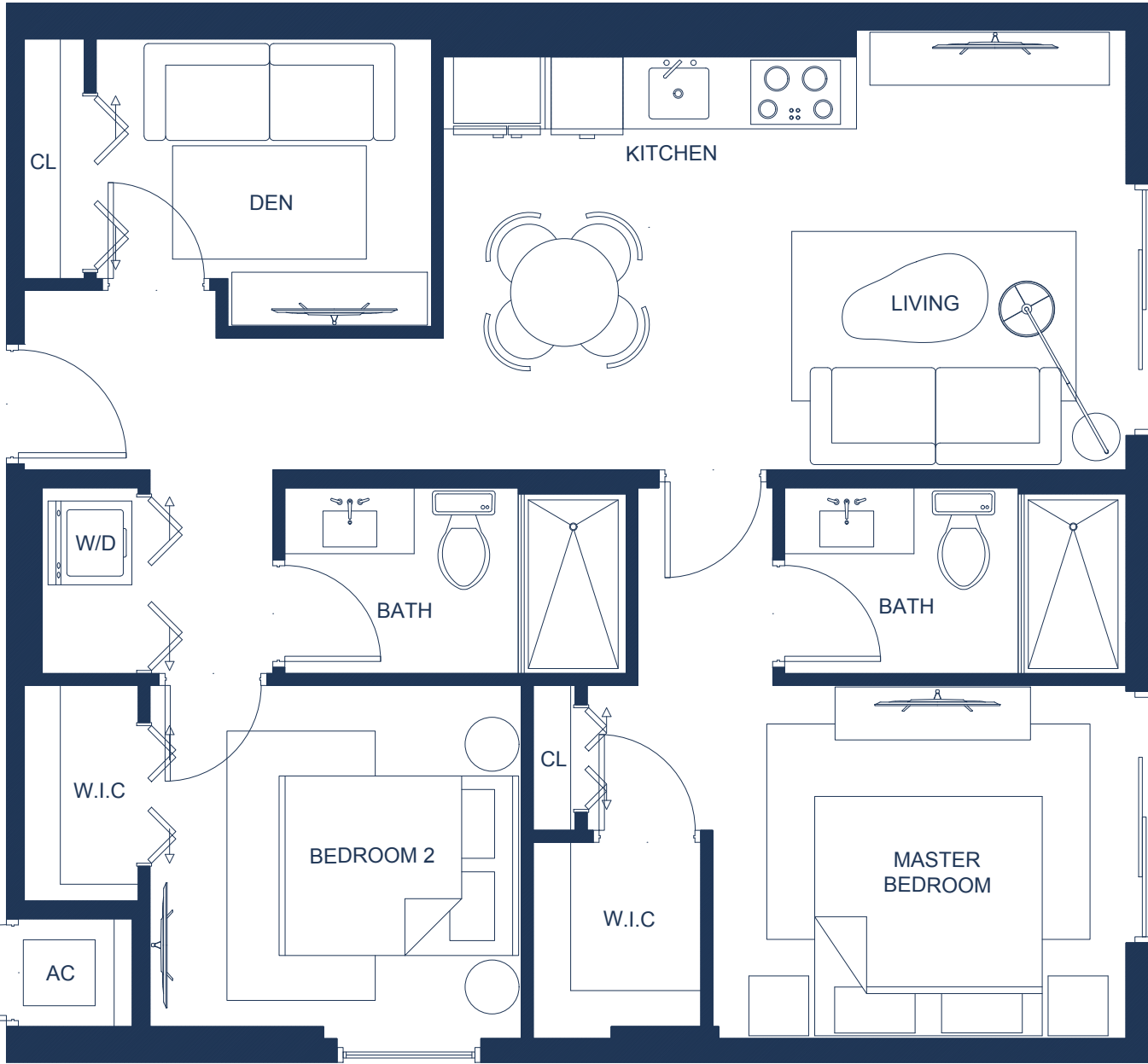


Floor 7 and 8
TYPE C-04
597 SF

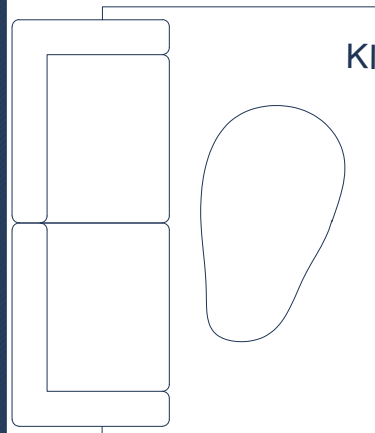
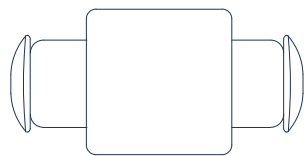
Floor 7 and 8
TYPE C-04
560 SF

Floor 7 and 8
TYPE C-05
857 SF

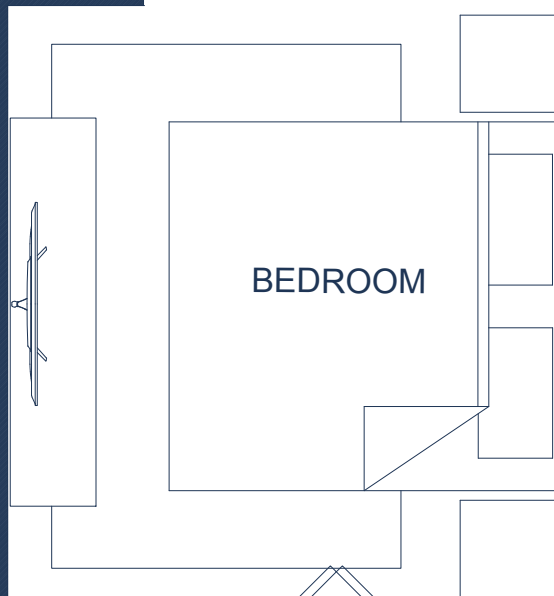




Floor 7 and 8
TYPE C-06
857 SF



KITCHEN



BEDROOM



W.I.C

CL

Floor 7 and 8
TYPE C-07
570 SF



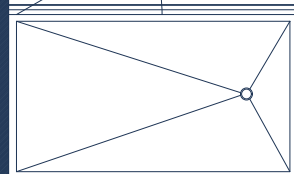
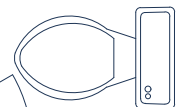
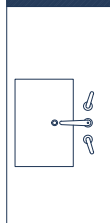
W/D

CL



BEDROOM 2

BATH



AC





Floor 7 and 8
TYPE C-08
780 SF

LIVING

KITCHEN

BATH

CL

BEDROOM 2

MASTER
BEDROOM

W.I.C

BATH

INDOOR
BALCONY

W/D

AC

Floor 7
TYPE C-09
908 SF

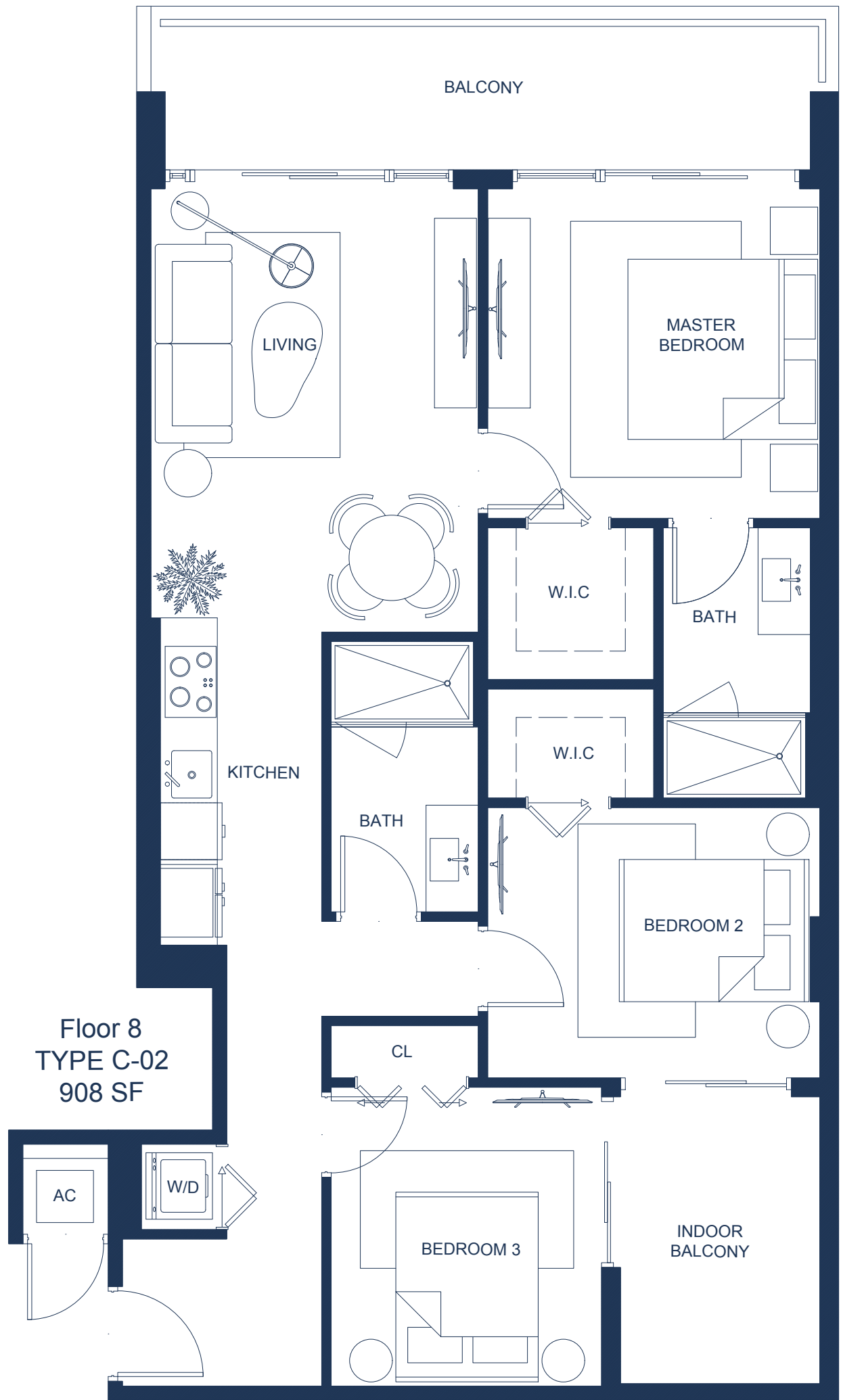


Floor 7
TYPE C-10
822 SF





Floor 8
TYPE C-01
822 SF



BALCONY

LIVING

MASTER
BEDROOM

W.I.C

BATH

KITCHEN

W.I.C

BATH

BEDROOM 2

Floor 8
TYPE C-02
908 SF

CL

BEDROOM 3

INDOOR
BALCONY

AC

W/D

Floor 8
TYPE C-09
908 SF



Floor 8
TYPE C-10
822 SF



MILLUX 7-17-24
ARCHITECTURAL SET

INDEX OF DRAWINGS

#	ARCHITECTURE
G-001	INDEX / PROJECT INFORMATION
A-001	BASEMENT AND GROUND LEVEL FLOOR PLANS
A-002	MEZZANINE AND SECOND LEVEL FLOOR PLANS
A-003	TYPICAL FLOOR PLAN (3RD TO 6TH and 7TH AND 8TH)
A-004	ROOF AND UPPER ROOF FLOOR PLAN
A-005	BUILDING SECTION
A-006	ARCHITECTURAL VOLUME

MILLUX -ALLOWED	
PROPERTY ADDRESS	239 SW 12 St + 250 SW 11 St
LOT AREA	15,000 S.F.
MIAIM 21 ZONING	T6-24A-OPEN
LOT WIDTH	50'-0"
80% LOT COVERAGE	12,000 S.F.
FLR + 30% BONUS	15,000 S.F. X 7 = 105,000 S.F. * 30% = 136,500 S.F.
DENSITY (200 D.U. / ACRE)	68 DWELLING OR 136 LODGING UNITS

PROPOSED

6/18/2024									
Structural Slabs	Floor Level	Parking Ct.	Shell Area (Buildable Area)	FLR AREA (ZONING)	Sellable Unit Areas	Unit Count		Sellable Commercial Areas	
1	Basement	20	12,456	N/A	0	0			
2	Ground Floor	6	13,713	13,250	0	0		5,314	Entry Lobby, Commercial, Valet
3	Mezzanine Level	21	12,451	11,790	0	0		3,335	Housekeeping, Laundry
4	2nd Floor	0	13,865	12,617	3,195	7	L	7,973	Grand Lobby , Restaurant
5	3rd Floor	0	11,797	10,904	8,124	18	L	0	N/A
6	4th Floor	0	11,797	10,904	8,124	18	L	0	N/A
7	5th Floor	0	11,797	10,904	8,124	18	L	0	N/A
8	6th Floor	0	11,797	10,904	8,124	18	L	0	N/A
9	7th Floor	0	11,371	10,488	8,015	10	C	0	N/A
10	8th Floor	0	11,371	10,488	8,015	10	C	0	N/A
11	Rooftop Pool/Deck	0	11,619	5,018	0	0		3,741	Bar and Gym
	Upper Roof	0	5,720	0	0	0		0	N/A
TOTAL		47	139,754	107,267	51,721	99		20,363	
Note: 39 parking spaces are required for Lodging and Condo Units, leaving only 8 for commercial areas (+/- 2,664 S.F.)									

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

REVISION: 

NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	6-9-24

PROJECT TITLE:
Millux - REVISION 2

PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

PROJECT ADDRESS:
250 SW 11TH STREET Miami, Fl 33130
239 SW 12TH STREET Miami, Fl 33130

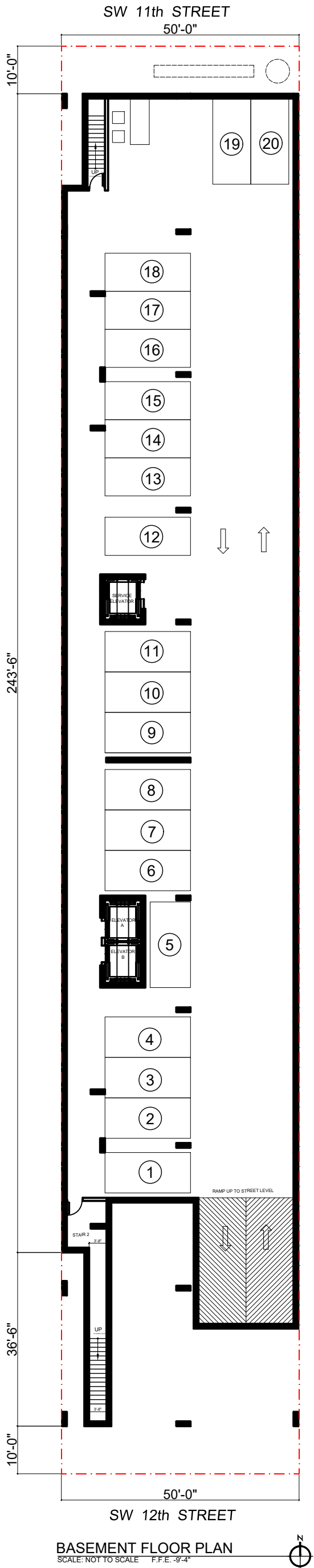
DEVELOPER:
HABITAT DEVELOPMENT, LLC

SHEET TITLE:
COVER SHEET

SCALE:
Not to Scale

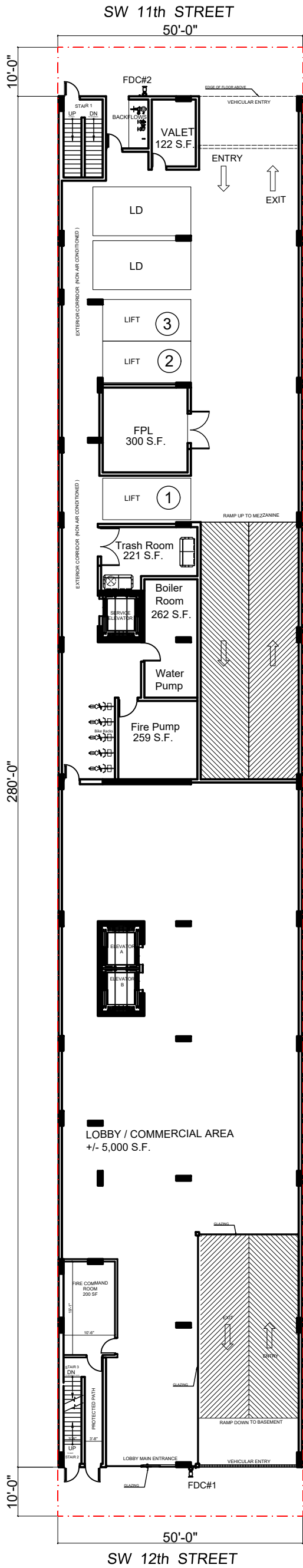
ISSUE DATE:
7-02-24

SHEET NUMBER:
G-001



BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE F.F.E. -9'-4"



GROUND LEVEL FLOOR PLAN

SCALE: NOT TO SCALE F.F.E. +0'-0"

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

REVISIONS		
NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	6-5-24

PROJECT TITLE:
Millux - REVISION 2

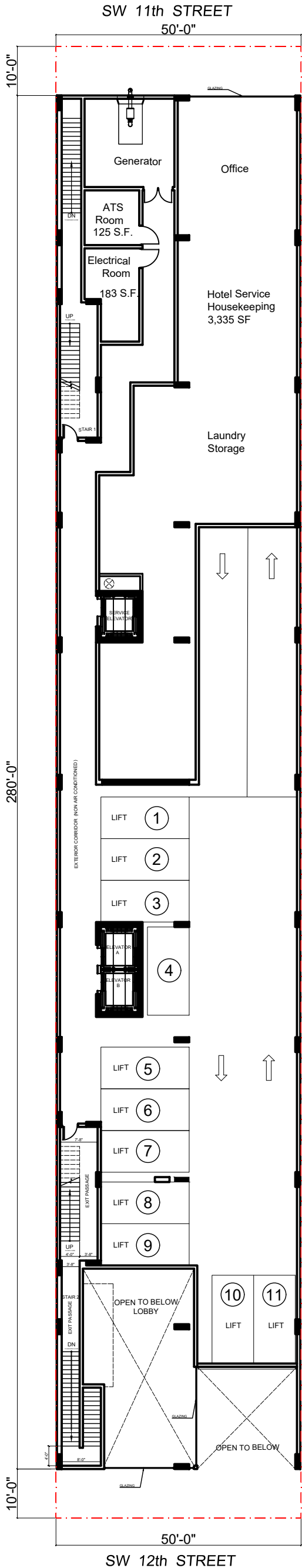
PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

PROJECT ADDRESS:
250 SW 11TH STREET Miami, FL 33130
239 SW 12TH STREET Miami, FL 33130

DEVELOPER:
HABITAT DEVELOPMENT, LLC

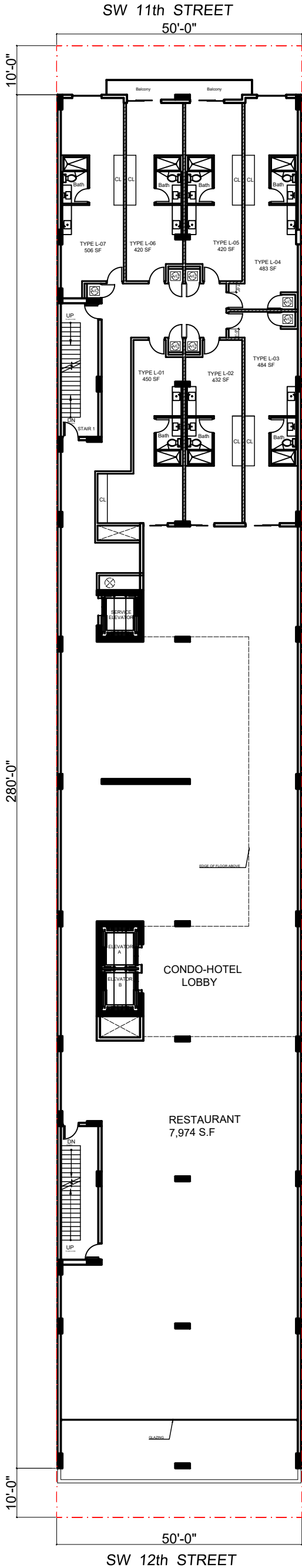
SHEET TITLE:
BASEMENT AND GROUND LEVEL FLOOR PLAN
SCALE:
Not to Scale
ISSUE DATE:
7-02-24
SHEET NUMBER:

A-001



MEZZANINE FLOOR PLAN

SCALE: NOT TO SCALE F.F.E. +12'-10"



2ND LEVEL FLOOR PLAN

SCALE: NOT TO SCALE F.F.E. +25'-8"

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

REVISIONS

NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	6-5-26

PROJECT TITLE:
Millux - REVISION 2

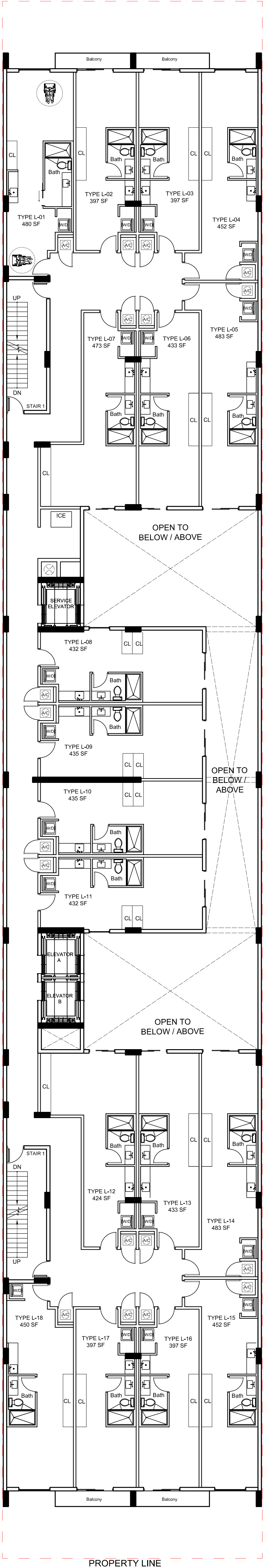
PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

PROJECT ADDRESS:
250 SW 11TH STREET Miami, FL 33130
239 SW 12TH STREET Miami, FL 33130

DEVELOPER:
HABITAT DEVELOPMENT, LLC

SHEET TITLE:
MEZZANINE LVL AND 2ND LVL FLOOR PLAN
SCALE:
Not to Scale
ISSUE DATE:
7-02-24
SHEET NUMBER:

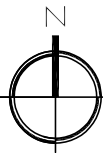
A-002

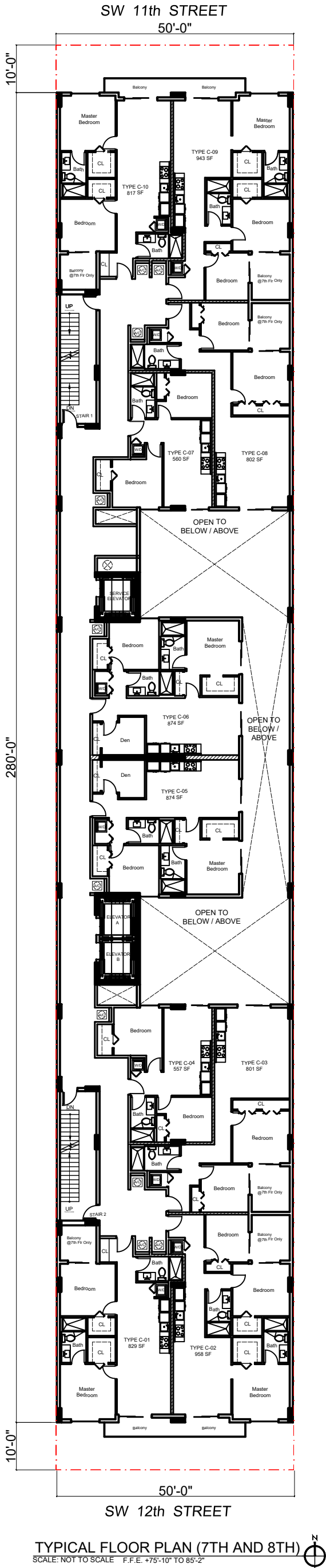


SW 12th STREET

TYPICAL FLOOR PLAN (3RD TO 6TH)

SCALE: NOT TO SCALE F.F.E. +38'-6" TO 66'-6"





TYPICAL FLOOR PLAN (7TH AND 8TH) 

SCALE: NOT TO SCALE F.F.E. +75'-10" TO 85'-2"

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

REVISIONS

NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	A-5-24

PROJECT TITLE:
Millux - REVISION 2

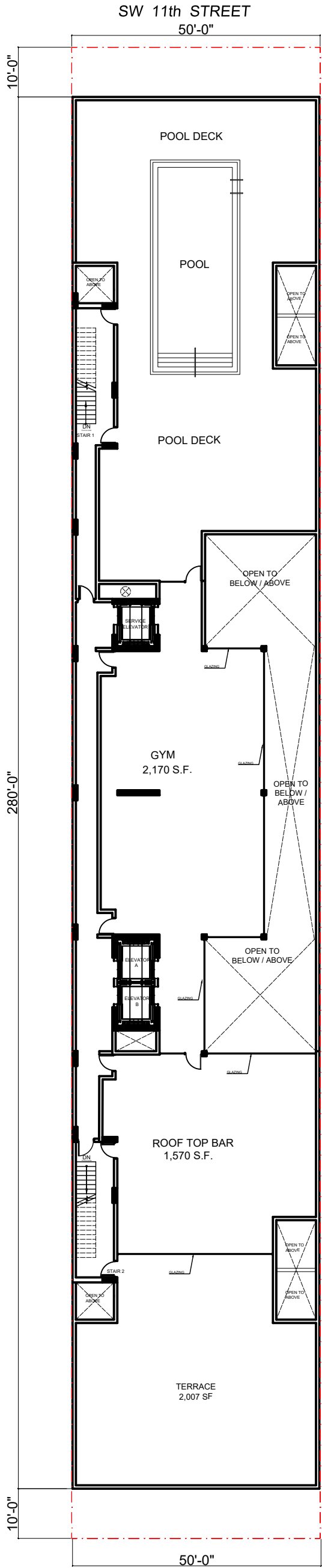
PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

PROJECT ADDRESS:
250 SW 11TH STREET Miami, FL 33130
239 SW 12TH STREET Miami, FL 33130

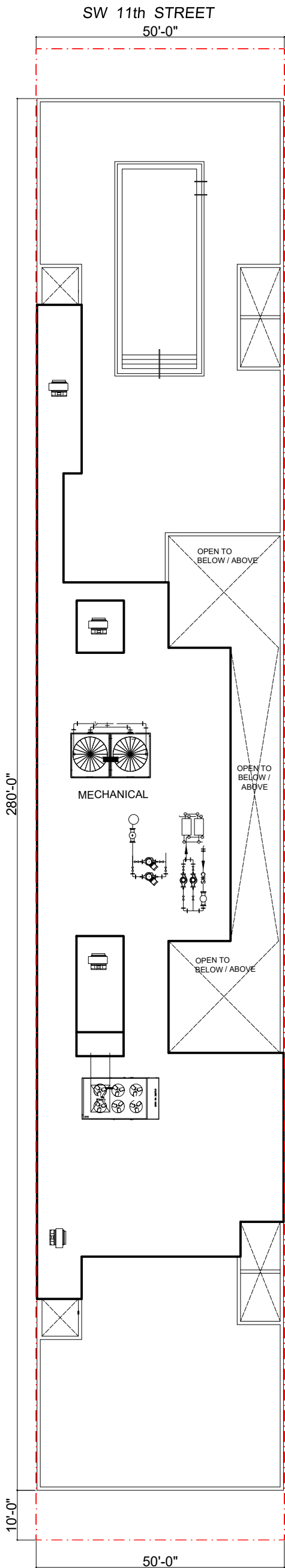
DEVELOPER:
HABITAT DEVELOPMENT, LLC

SHEET TITLE: **TYPICAL FLOOR PLAN**
SCALE: Not to Scale
ISSUE DATE: 7-02-24
SHEET NUMBER:

A-003



ROOF LEVEL PLAN
SCALE: NOT TO SCALE F.F.E. +98'-0"



UPPER ROOF LEVEL PLAN
SCALE: NOT TO SCALE F.F.E. +108'-6"



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

REVISIONS

NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	6-5-23

PROJECT TITLE:
Millux - REVISION 2

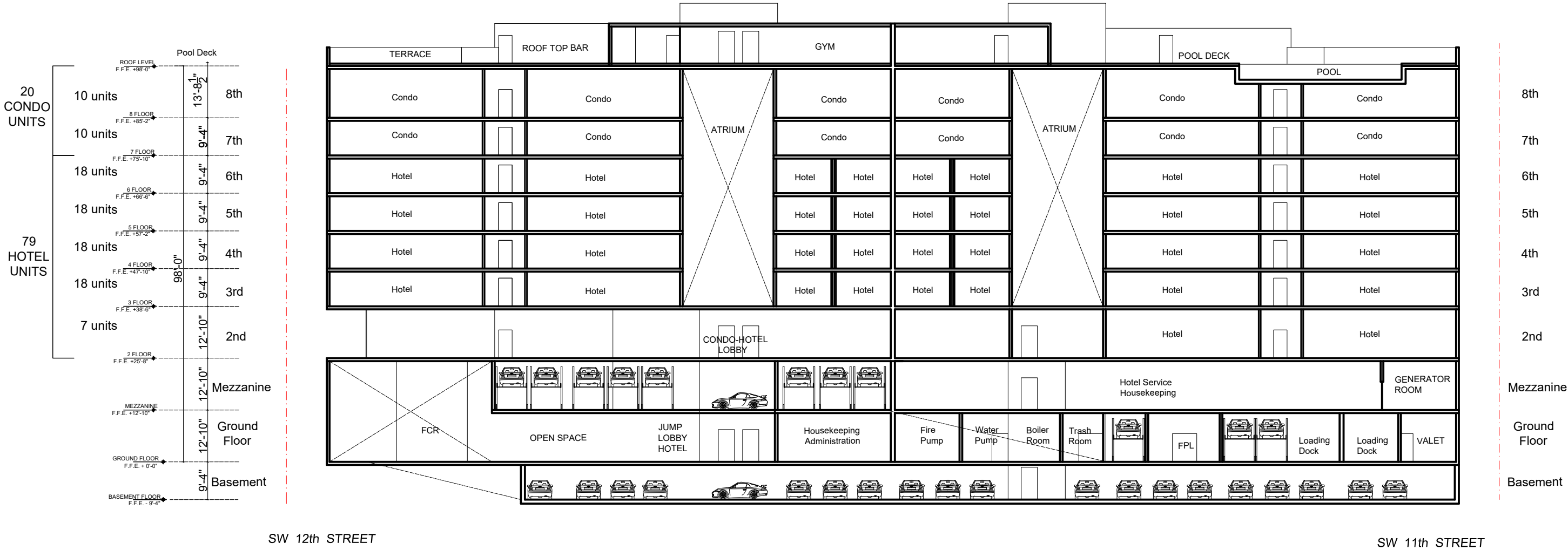
PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

PROJECT ADDRESS:
250 SW 11TH STREET Miami, FL 33130
239 SW 12TH STREET Miami, FL 33130

DEVELOPER:
HABITAT DEVELOPMENT, LLC

SHEET TITLE:
ROOF AND UPPER ROOF LVL FLOOR PLAN
SCALE: Not to Scale
ISSUE DATE: 7-02-24
SHEET NUMBER:

A-004



BUILDING SECTION A
N.T.S. 1

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

REVISIONS

NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	6-5-24

PROJECT TITLE:
Millux - REVISION 2

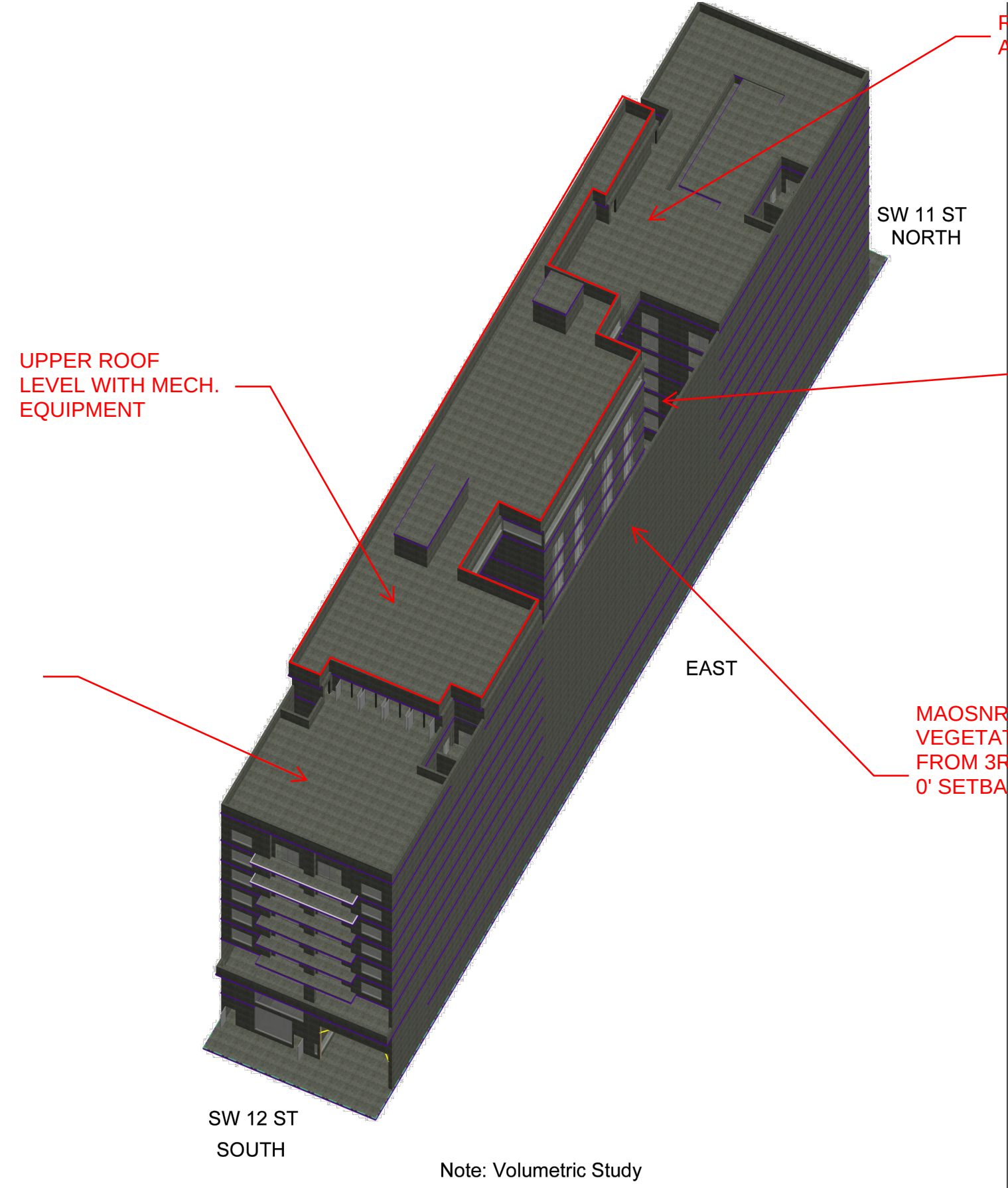
PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

PROJECT ADDRESS:
250 SW 11TH STREET Miami, FL 33130
239 SW 12TH STREET Miami, FL 33130

DEVELOPER:
HABITAT DEVELOPMENT, LLC

SHEET TITLE:
BUILDING SECTION
SCALE:
Not to Scale
ISSUE DATE:
7-02-24
SHEET NUMBER:

A-005



Note: Volumetric Study

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.

REVISIONS		
NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	6-5-24

PROJECT TITLE:
Millux - REVISION 2

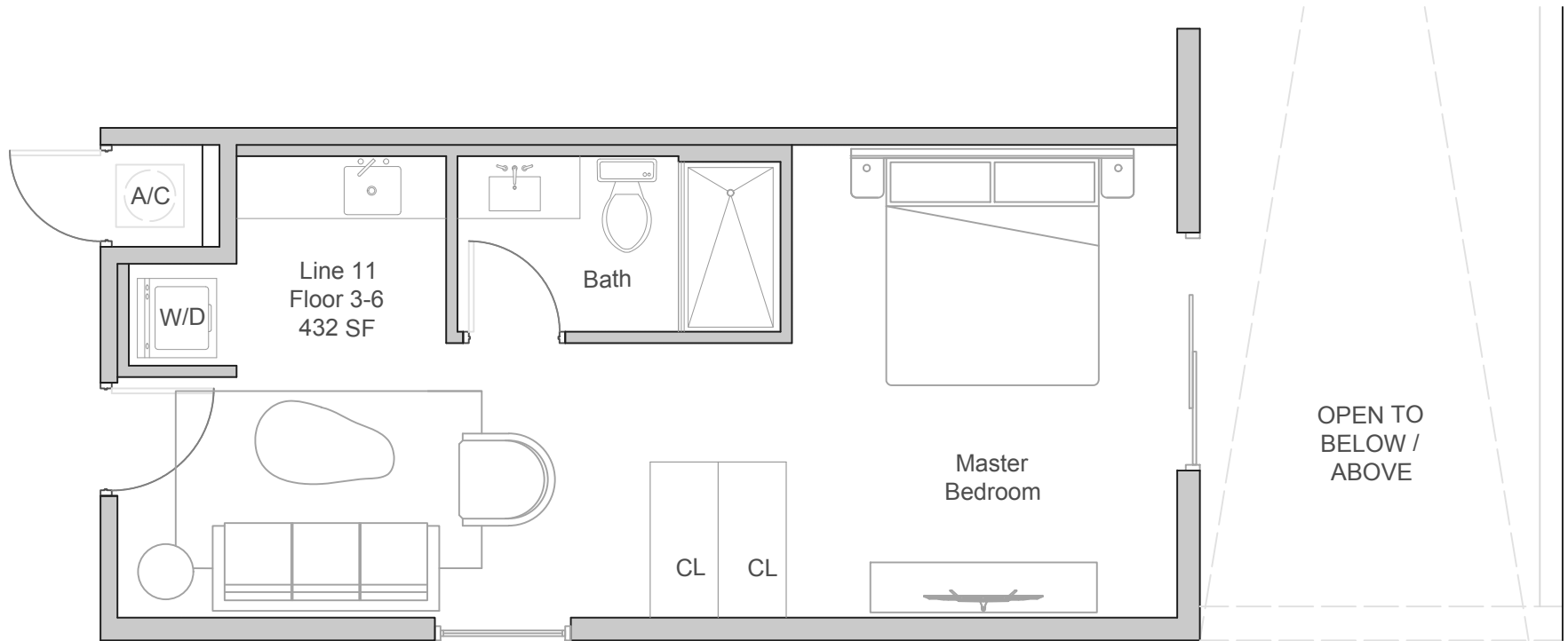
PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

PROJECT ADDRESS:
250 SW 11TH STREET Miami, FL 33130
239 SW 12TH STREET Miami, FL 33130

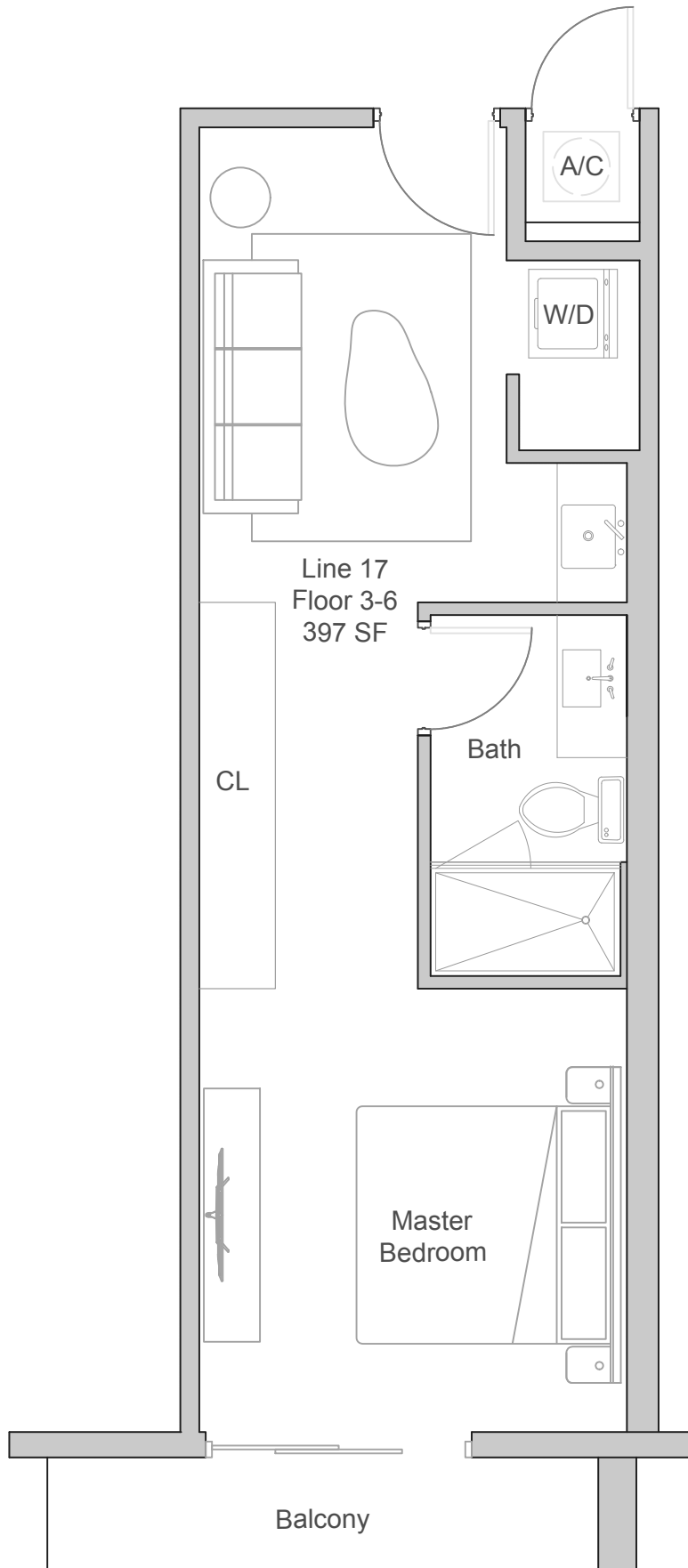
DEVELOPER:
HABITAT DEVELOPMENT, LLC

SHEET TITLE: ARCHITECTURAL VOLUME
SCALE: Not to Scale
ISSUE DATE: 6-11-24
SHEET NUMBER:
A-006

LINE 11 FLOORS 3-6



LINE 17 FLOORS 3-6



LINE 18 FLOORS 3-6

