

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

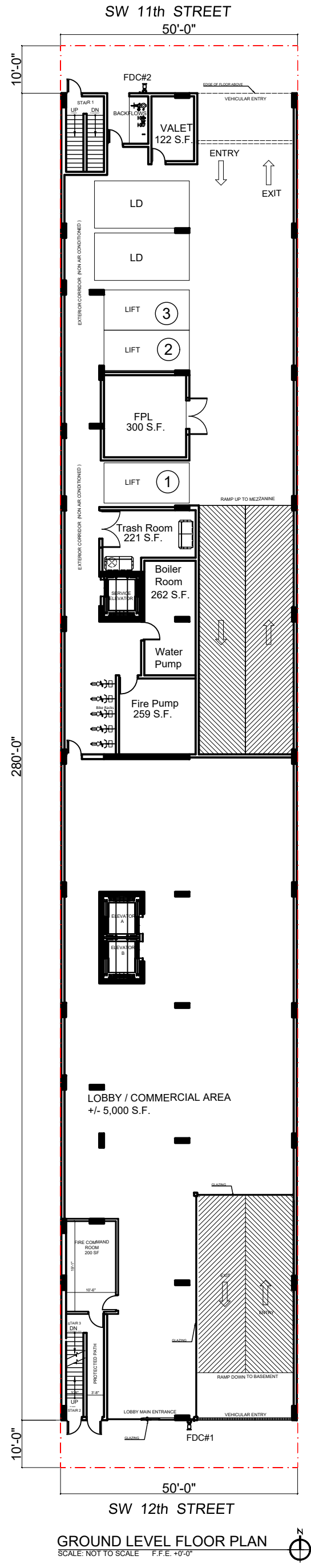
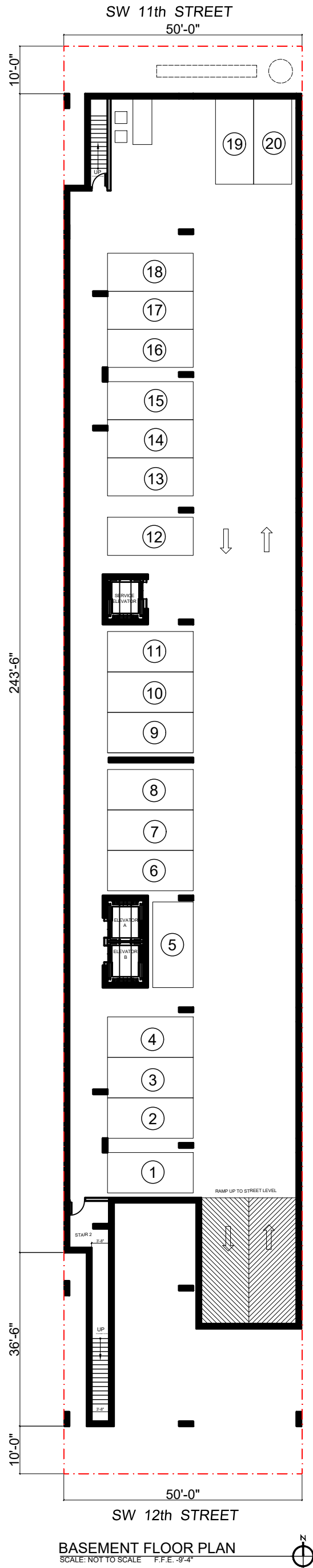
PROPOSED

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.)

<p>NOTE:</p> <p>THE INFORMATION ON THESE PLANS IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.</p> <p>THE AREAS ARE FOR DISCUSSION PURPOSES ONLY AND WILL BE REVIEWED AND ADJUSTED ONCE FINAL APPROVAL BY CITY OF MIAMI.</p> <p>ALL RESIDENTIAL AREAS MEASURED TO CENTERLINE OF DIVIDING WALLS AND TO OUTSIDE OF EXTERIOR WALLS.</p>	<p>COMMENTS</p> <table border="1"> <thead> <tr> <th>NO. #</th> <th>NAME</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>Owner Comments</td> <td></td> </tr> <tr> <td>02</td> <td>Owner Comments</td> <td>6-18-24</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO. #	NAME	DATE	01	Owner Comments		02	Owner Comments	6-18-24							<p>PROJECT TITLE:</p> <p>Millux - REVISION 2</p> <p>PROJECT DESCRIPTION:</p> <p>NEW CONSTRUCTION - MIXED USE</p> <p>79 Lodging Units + 20 Condo Hotel Units + Commercial</p>	<p>PROJECT ADDRESS:</p> <p>250 SW 11TH STREET Miami, FL 33130</p> <p>239 SW 12TH STREET Miami, FL 33130</p> <p>DEVELOPER:</p> <p>HABITAT DEVELOPMENT, LLC</p>	<p>SHEET TITLE:</p> <p>COVER SHEET</p> <p>SCALE:</p> <p>Not to Scale</p> <p>ISSUE DATE:</p> <p>7-02-24</p> <p>SHEET NUMBER:</p> <p>G-001</p>
		NO. #	NAME	DATE															
01	Owner Comments																		
02	Owner Comments	6-18-24																	



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	4-8-24
02	Owner Comments	

PROJECT TITLE:
Millux - REVISION 2

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

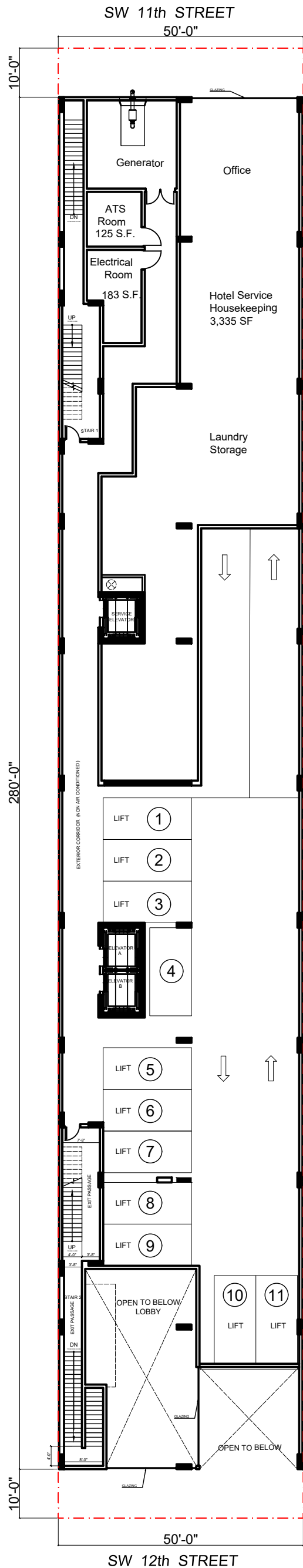
PROJECT ADDRESS:
250 SW 11TH STREET Miami, FL 33130
239 SW 12TH STREET Miami, FL 33130

DEVELOPER:
HABITAT DEVELOPMENT, LLC

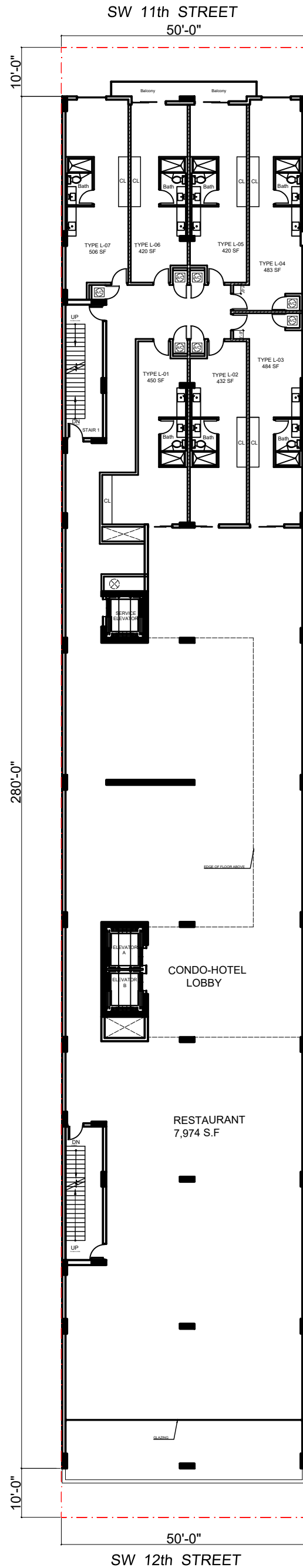
SHEET TITLE:
BASEMENT AND GROUND LEVEL FLOOR PLAN
SCALE: Not to Scale
ISSUE DATE: 7-02-24

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.

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

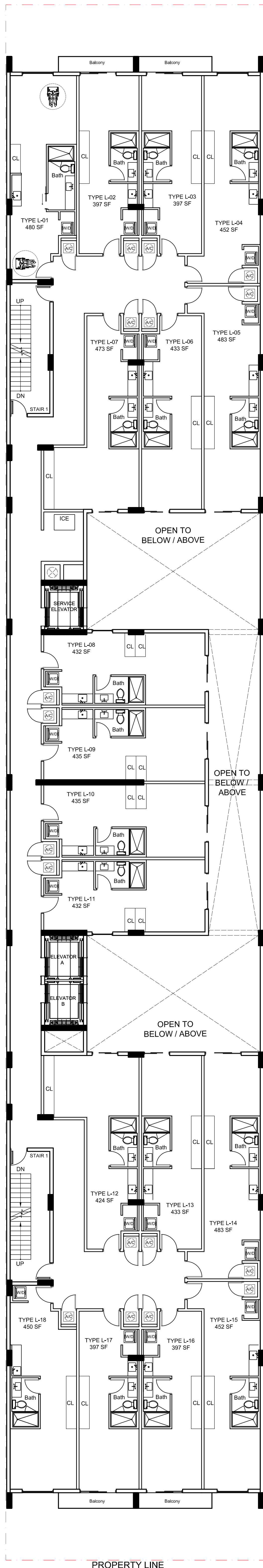
SHEET TITLE:
MEZZANINE LVL AND 2ND LVL FLOOR PLAN

SCALE: Not to Scale

ISSUE DATE:
7-02-24

SHEET NUMBER:

A-002



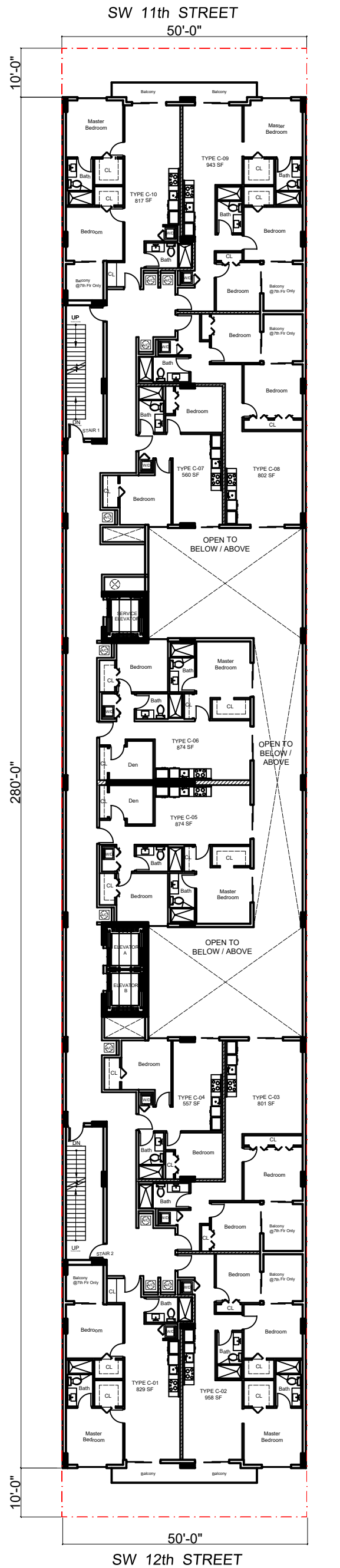
PROPERTY LINE

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.

REVISIONS		
NO. #	NAME	DATE
01	Owner Comments	
02	Owner Comments	4-5-24

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

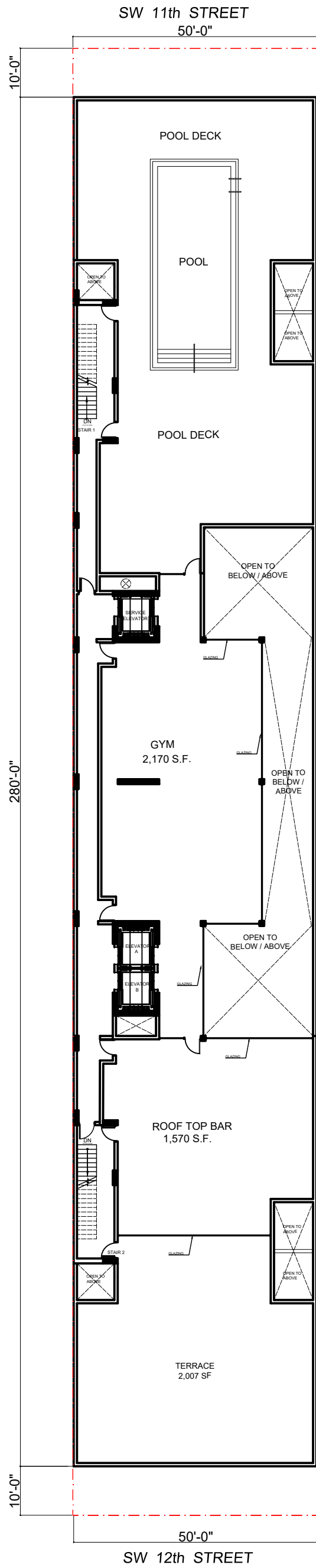
SHEET TITLE: **TYPICAL FLOOR PLAN**

SCALE: Not to Scale

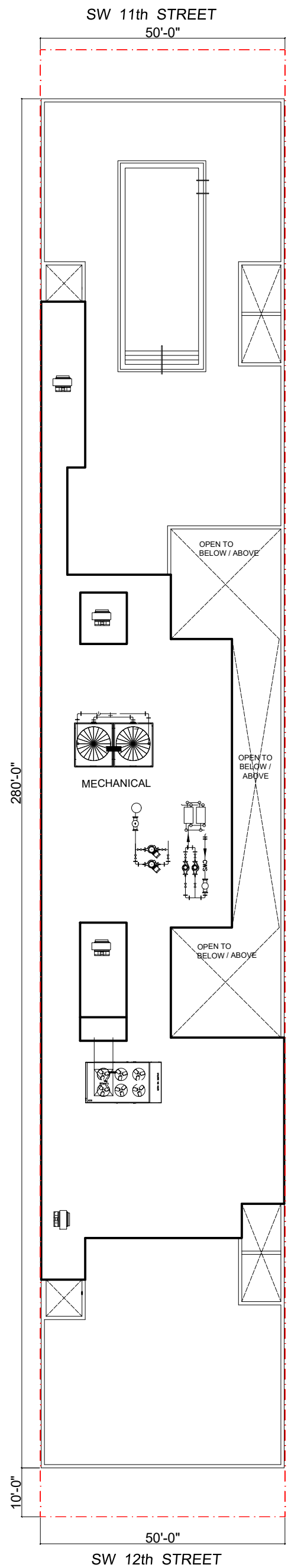
ISSUE DATE: 7-02-24

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

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

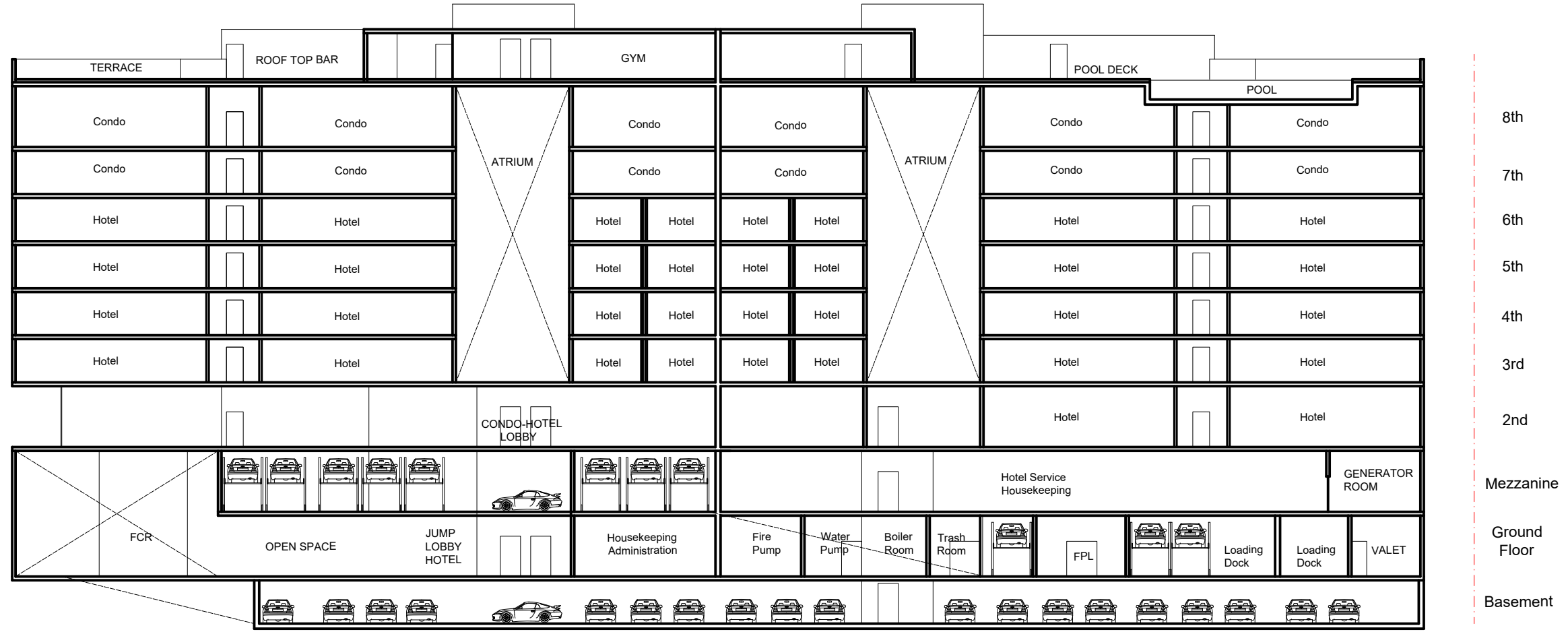
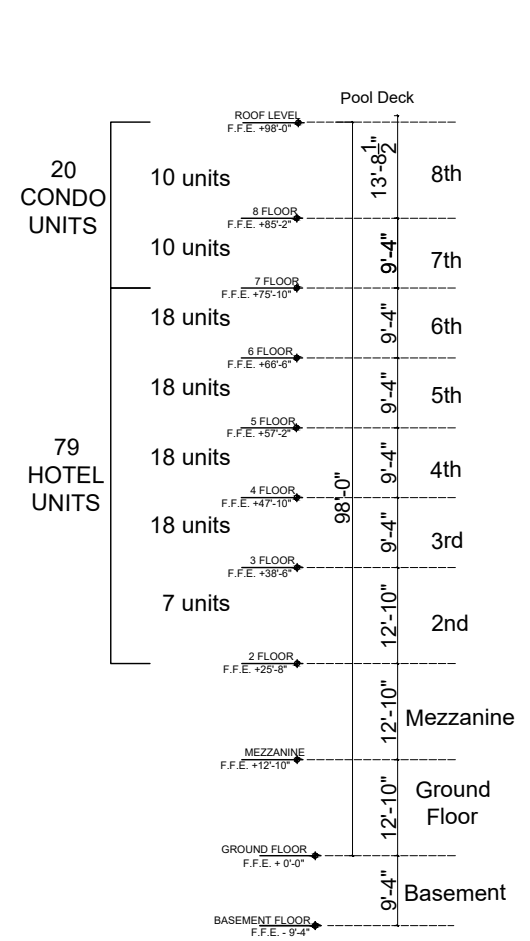
SHEET TITLE:
ROOF AND UPPER ROOF LVL FLOOR PLAN

SCALE:
Not to Scale

ISSUE DATE:
7-02-24

SHEET NUMBER:

A-004



SW 12th STREET

SW 11th STREET

BUILDING SECTION A
N.T.S. **1**

A-005

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	
02	Owner Comments	6-5-24

PROJECT TITLE:
Millux - REVISION 2

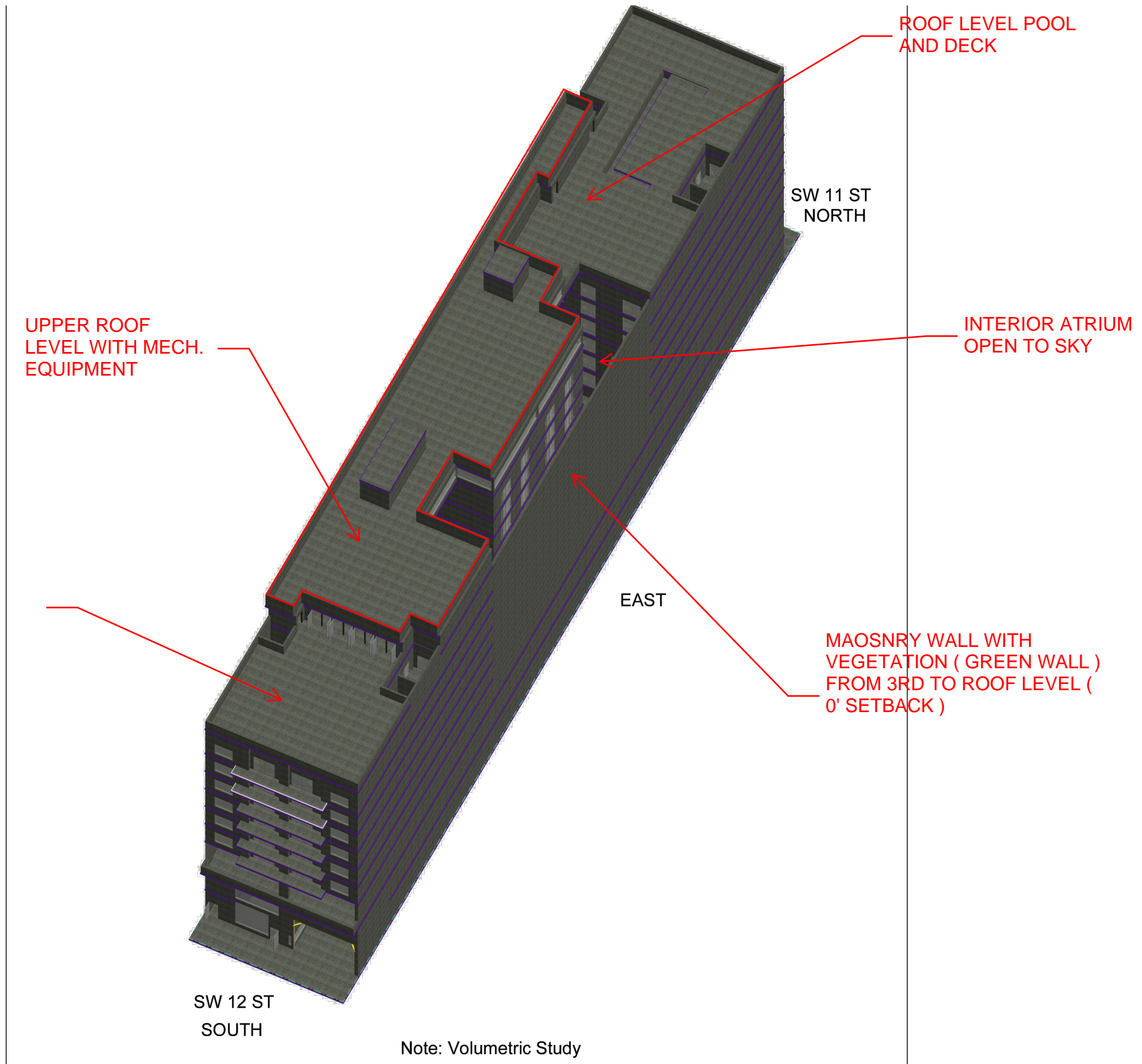
PROJECT DESCRIPTION:
NEW CONSTRUCTION - MIXED USE
79 Lodging Units + 20 Condo Hotel Units + Commercial

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:



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.

COMMENTS

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

PROJECT TITLE:
Millux - REVISION 2

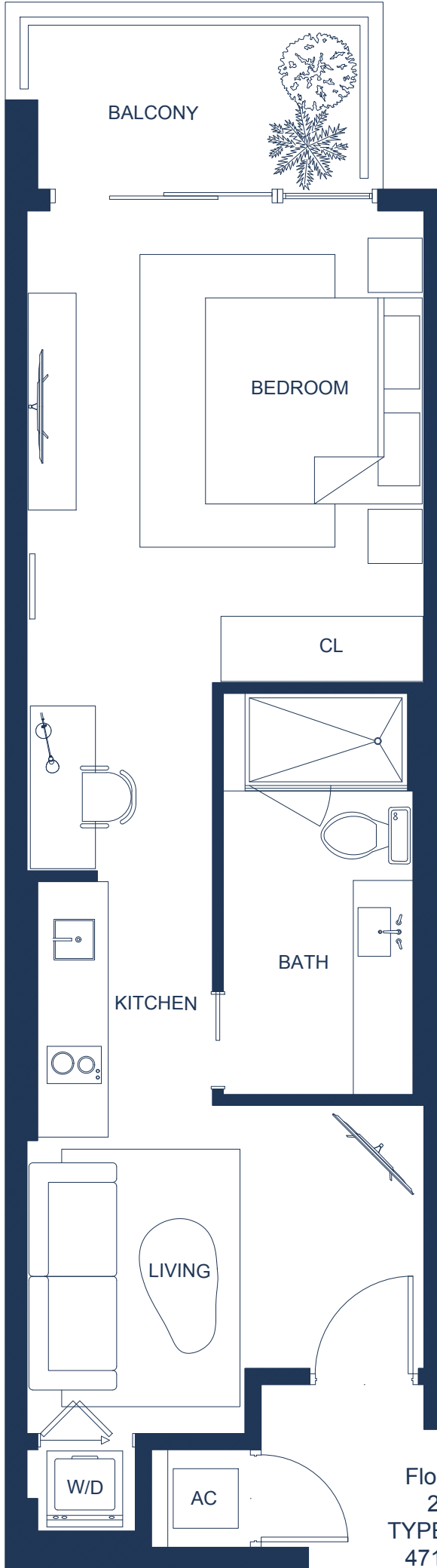
PROJECT DESCRIPTION:
 NEW CONSTRUCTION - MIXED USE
 79 Lodging Units + 20 Condo Hotel Units + Commercial

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
 SHEET NUMBER: **A-006**

ISSUE DATE: 6-11-24



BALCONY

BEDROOM

CL

BATH

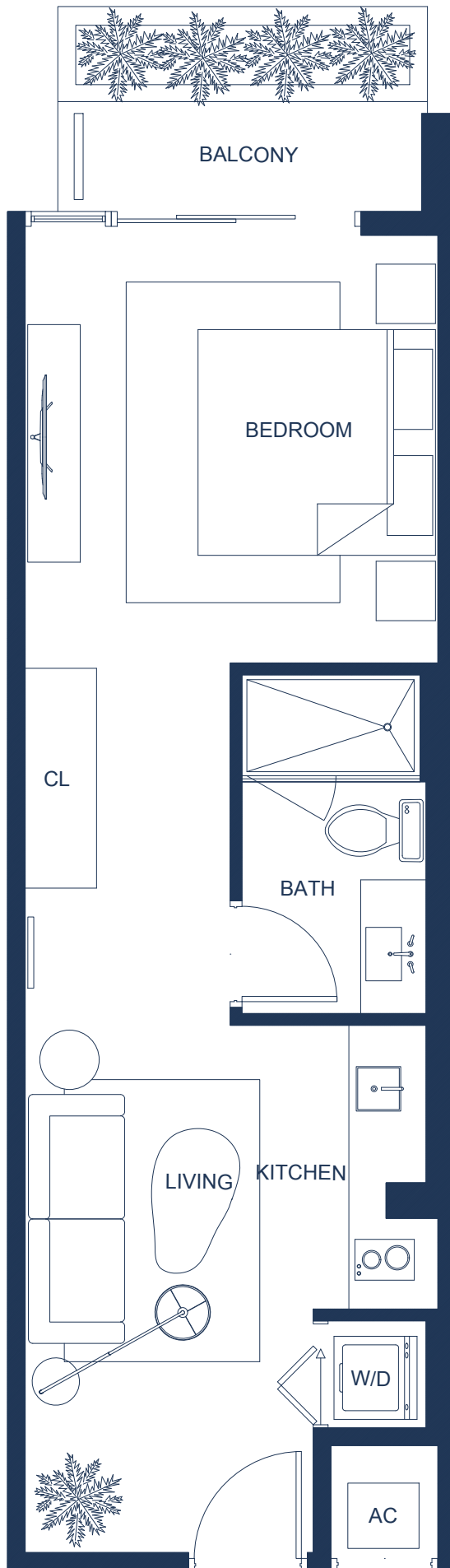
KITCHEN

LIVING

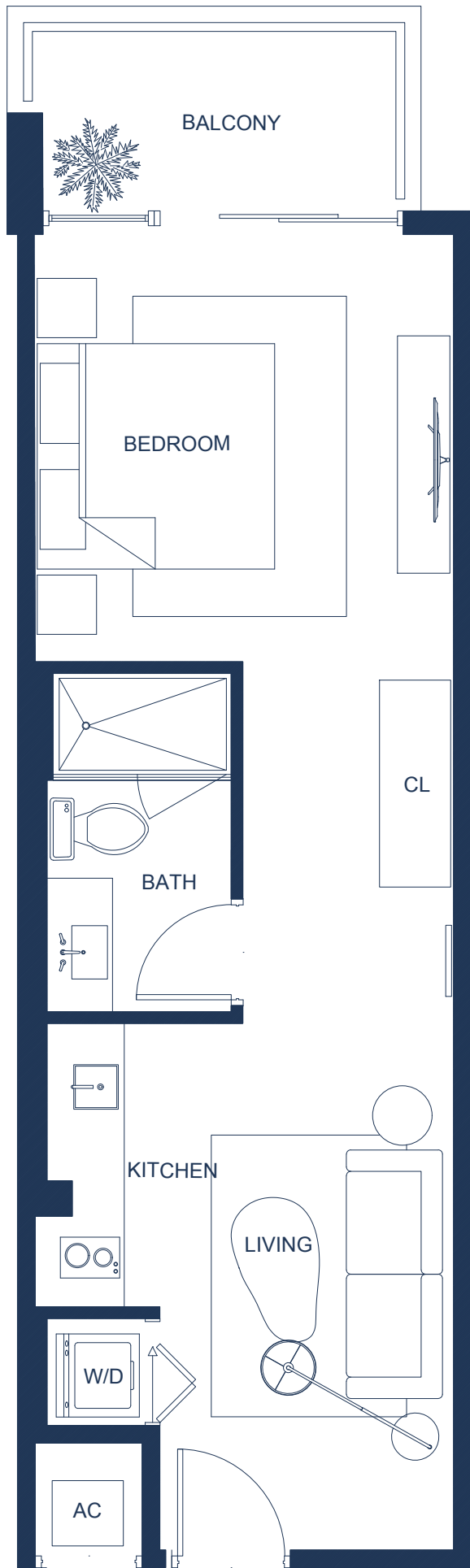
W/D

AC

Floor 2
201
TYPE L-01
471 SF

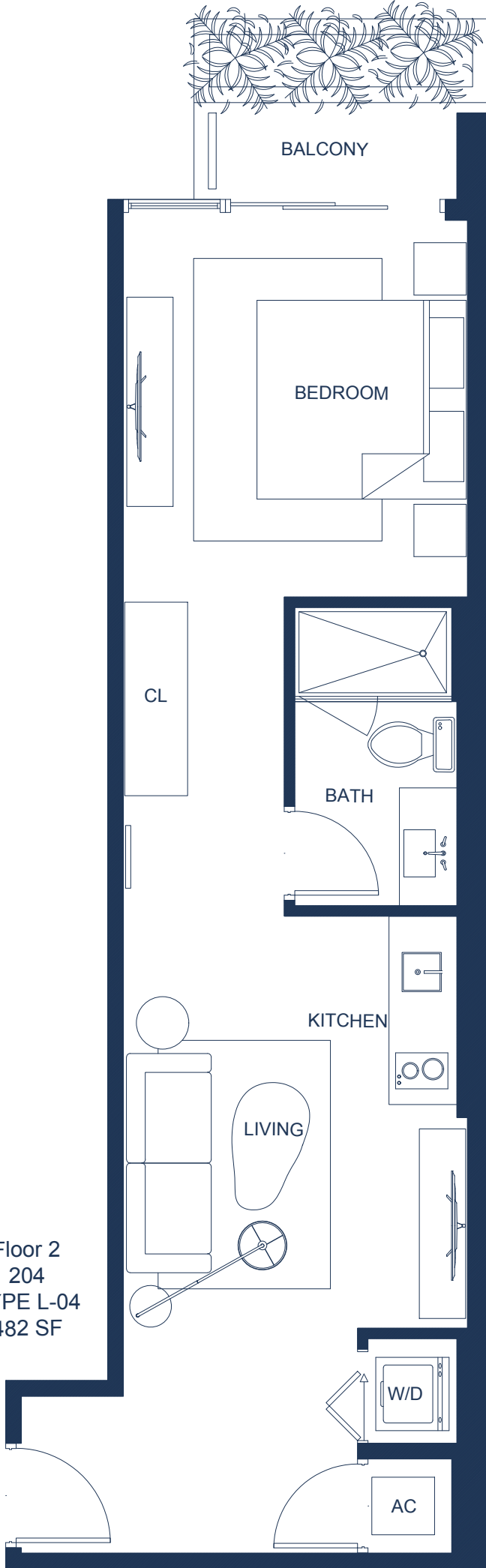


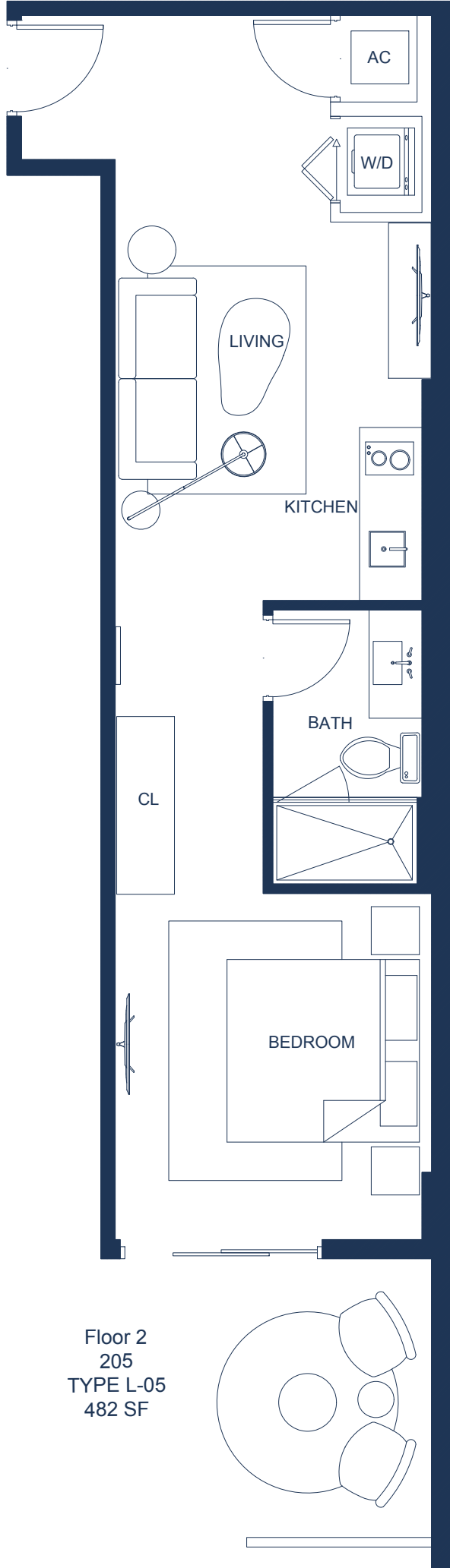
Floor 2
202
TYPE L-02
428 SF



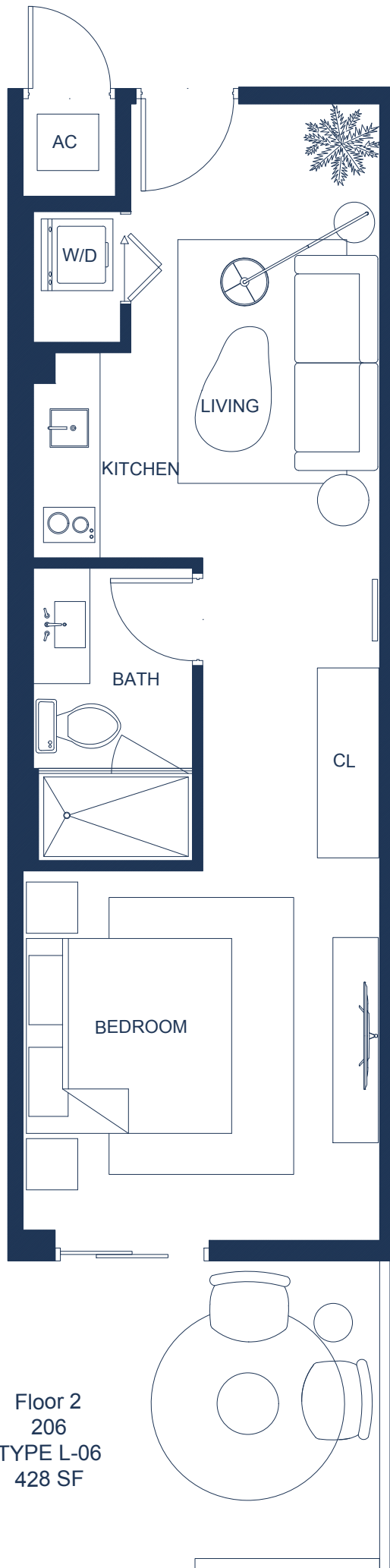
Floor 2
203
TYPE L-03
428 SF

Floor 2
204
TYPE L-04
482 SF

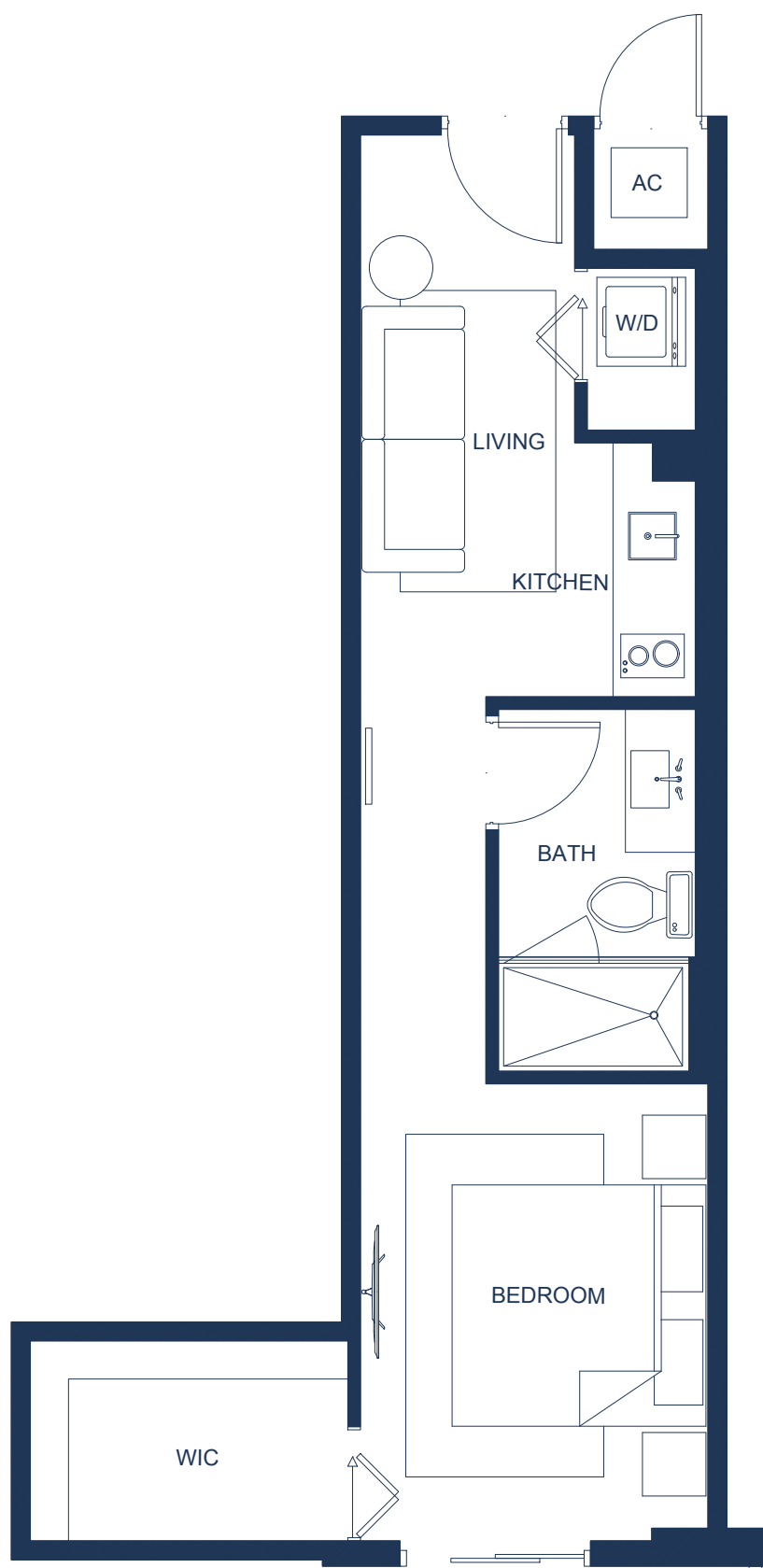




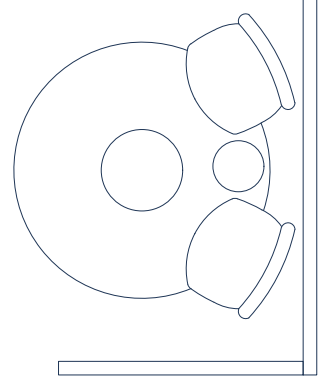
Floor 2
205
TYPE L-05
482 SF

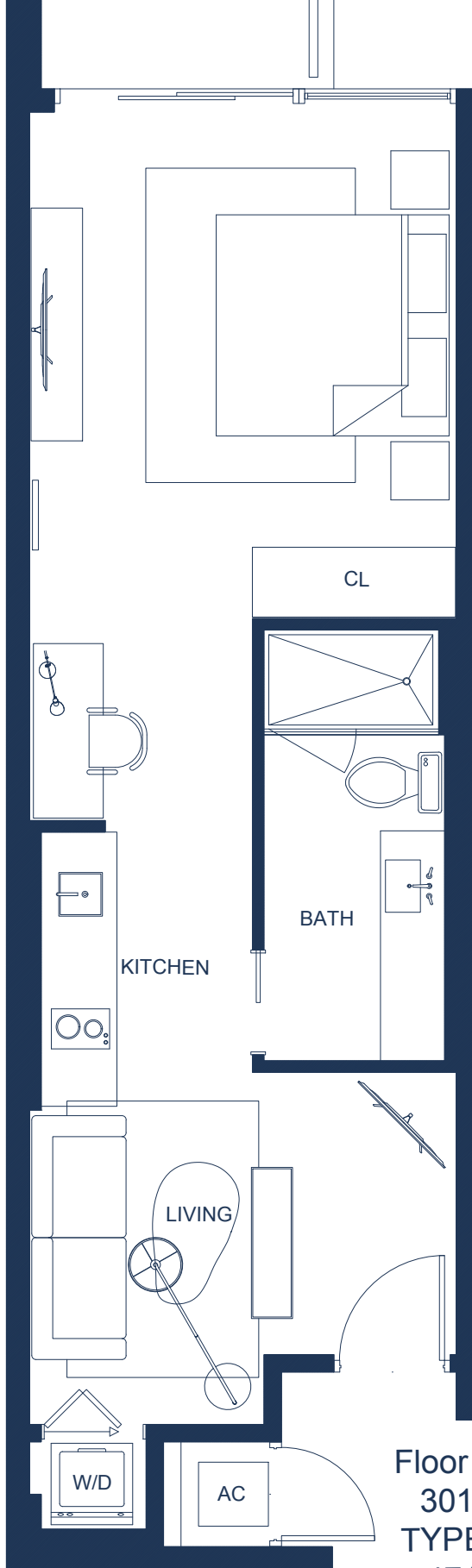


Floor 2
206
TYPE L-06
428 SF



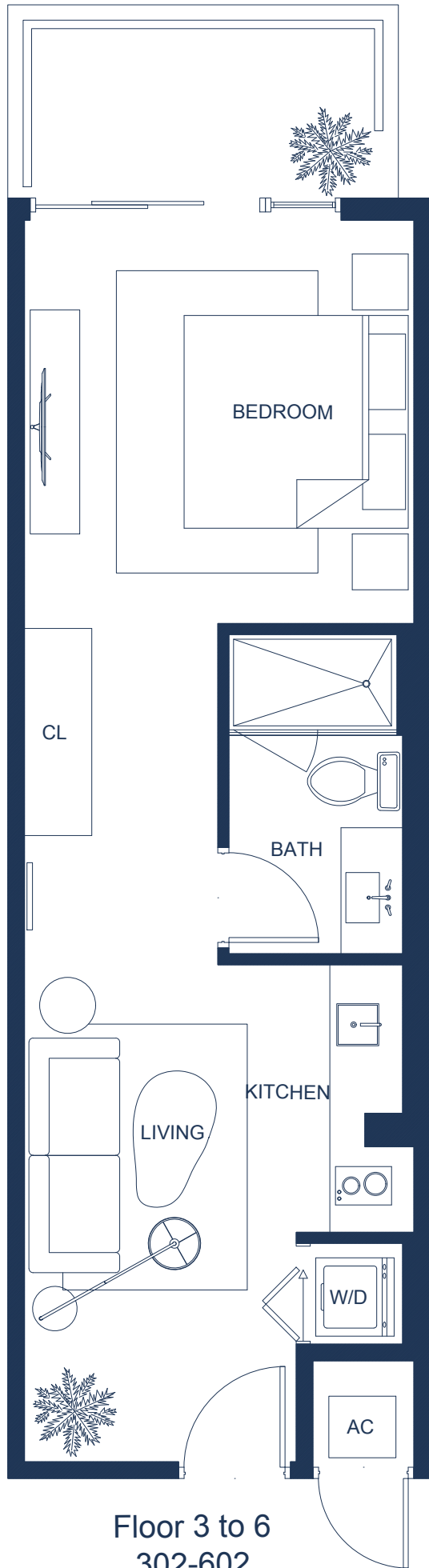
Floor 2
207
TYPE L-07
382 SF



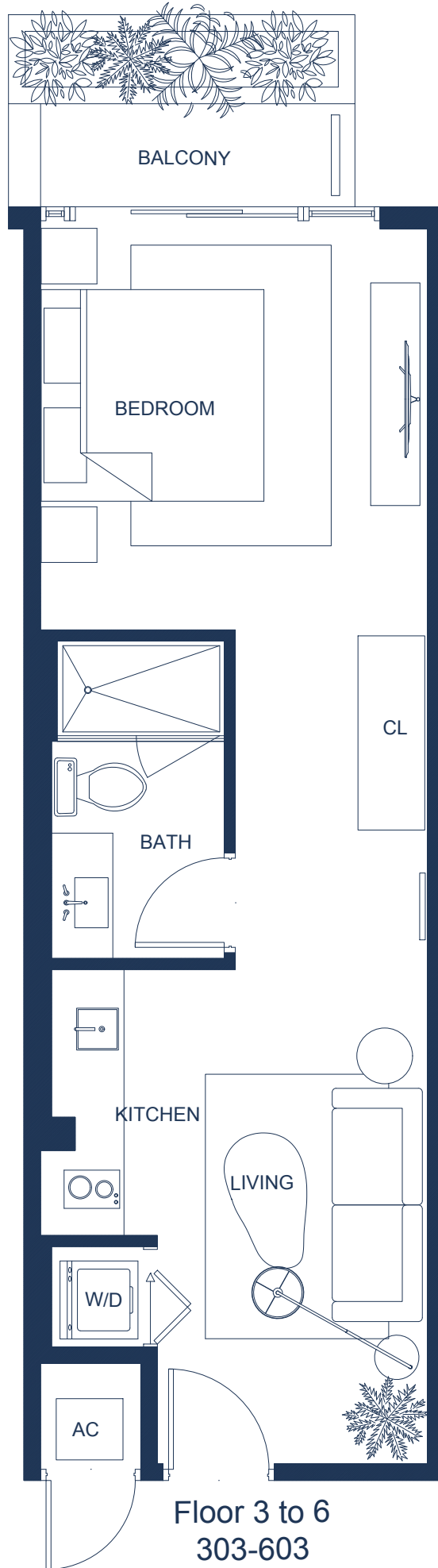


Floor 3 to 6
301-601
TYPE L-01
471 SF

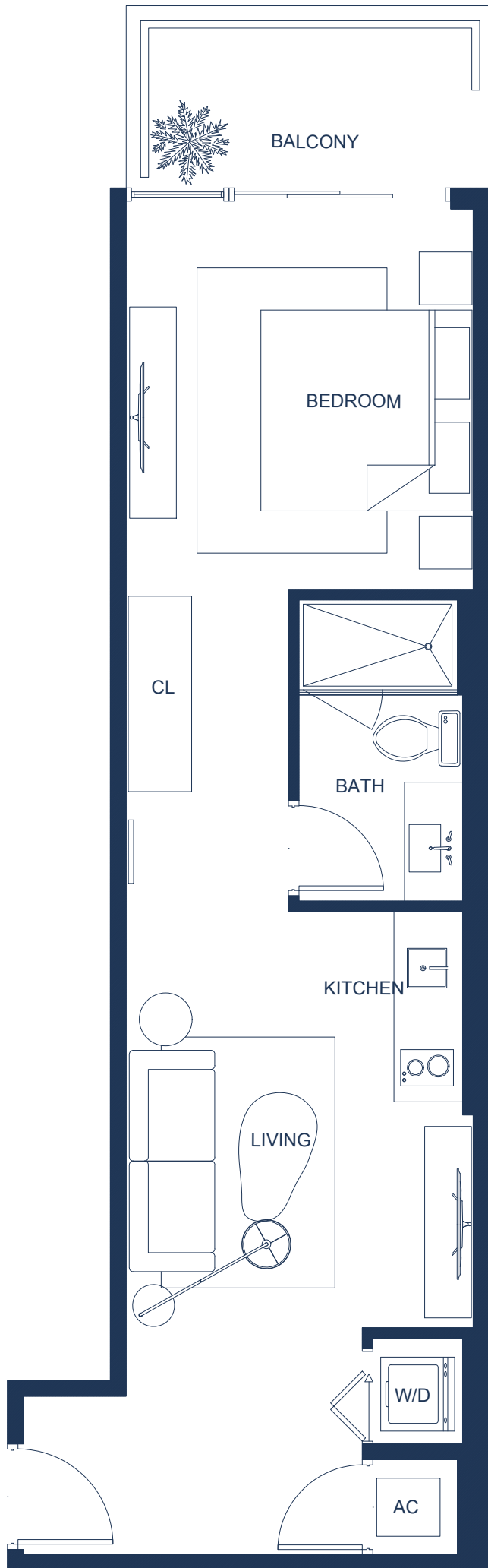
ADA: 301-401-501-601
COM. FEATURES: 301



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

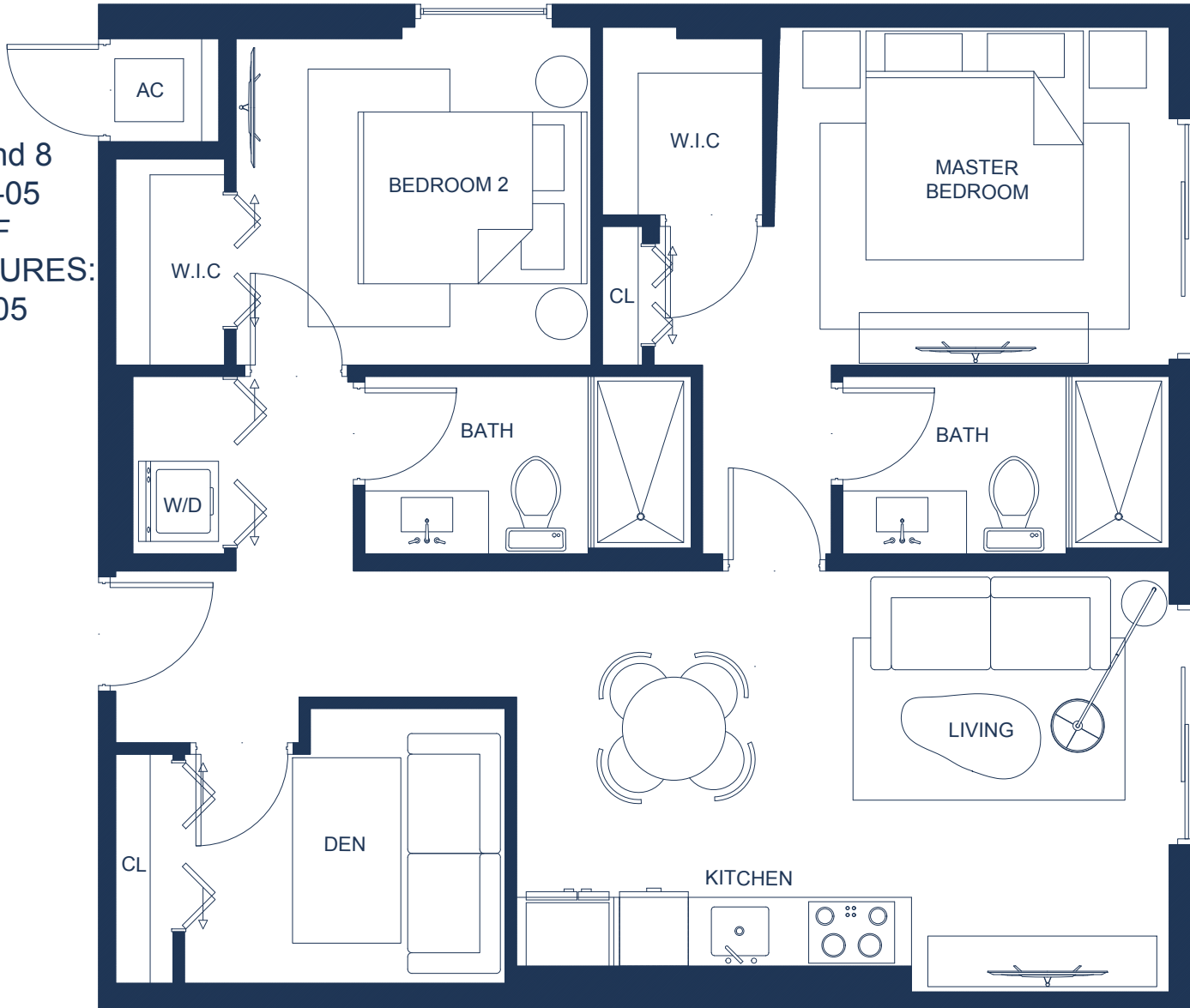


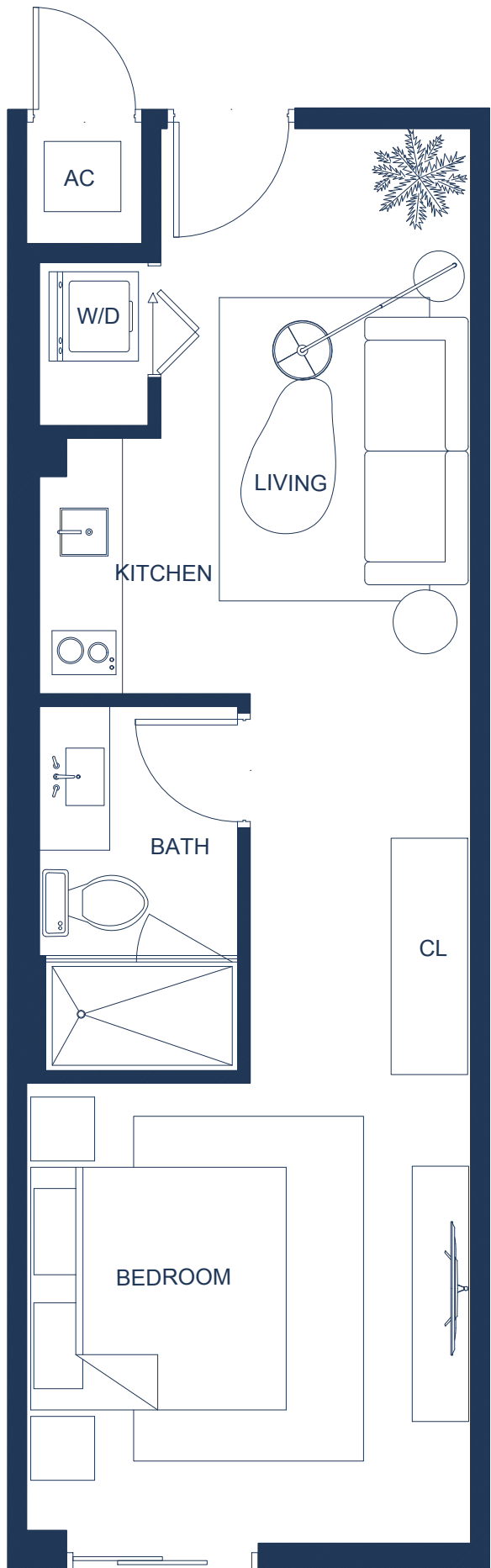
Floor 3 to 6
303-603
TYPE L-03
428 SF



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 - 6
307-607
TYPE L-07
401 SF

AC

W/D

LIVING

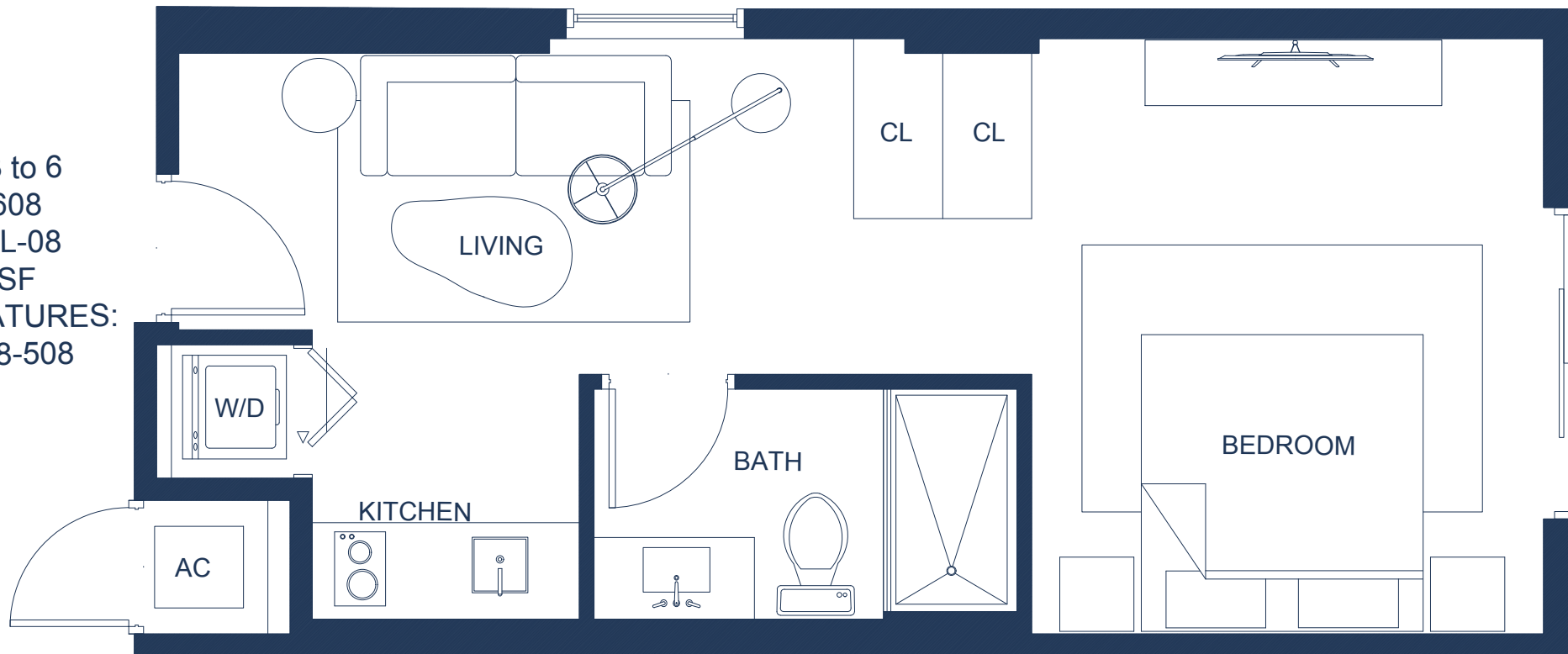
KITCHEN

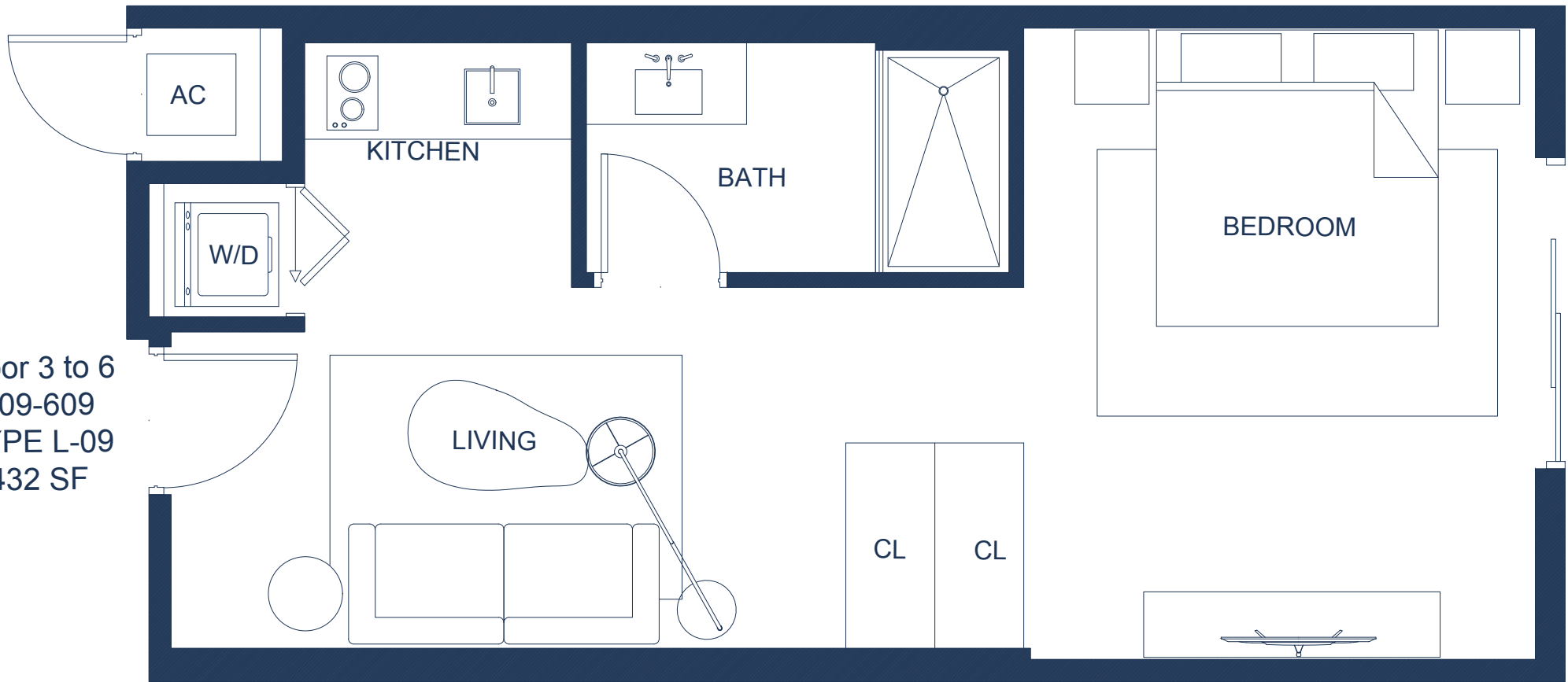
BATH

BEDROOM

WIC

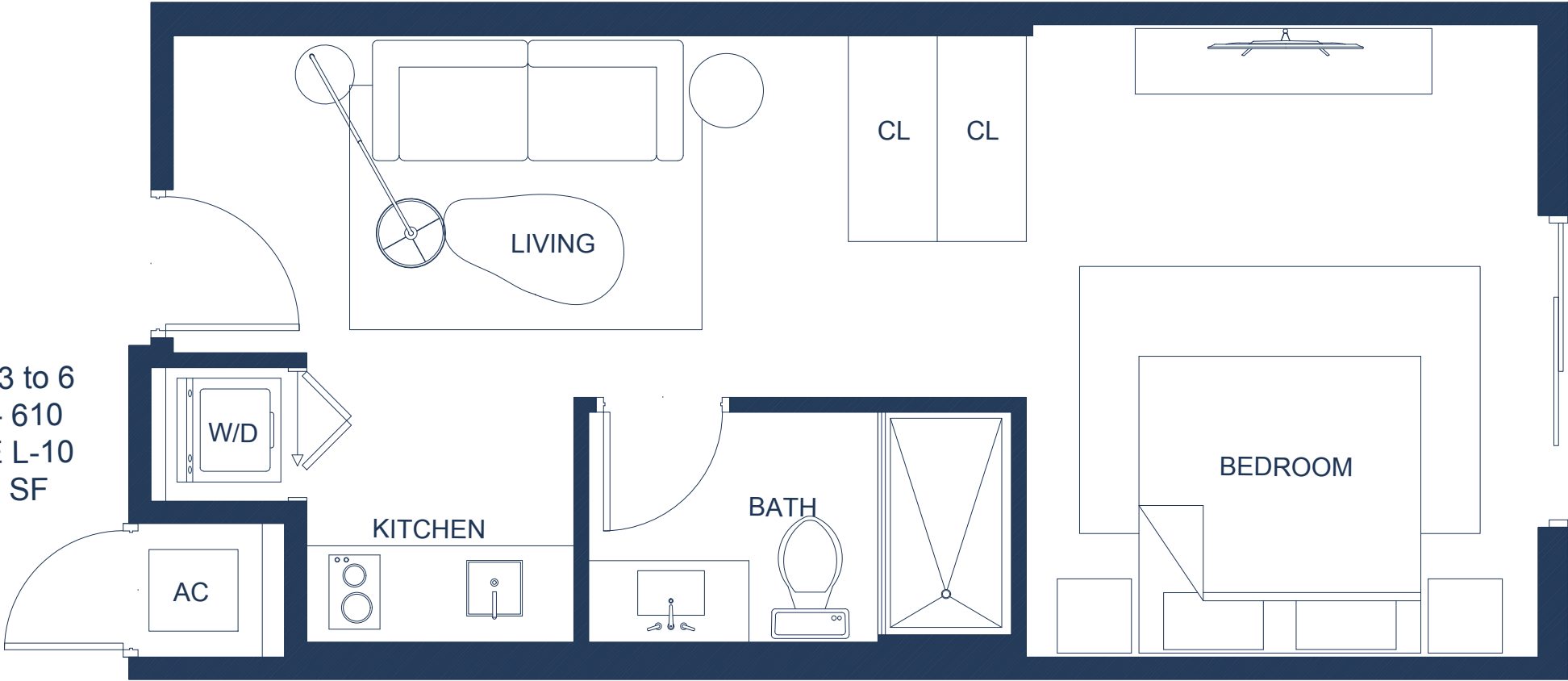
Floor 3 to 6
308-608
TYPE L-08
409 SF
COM. FEATURES:
308-408-508

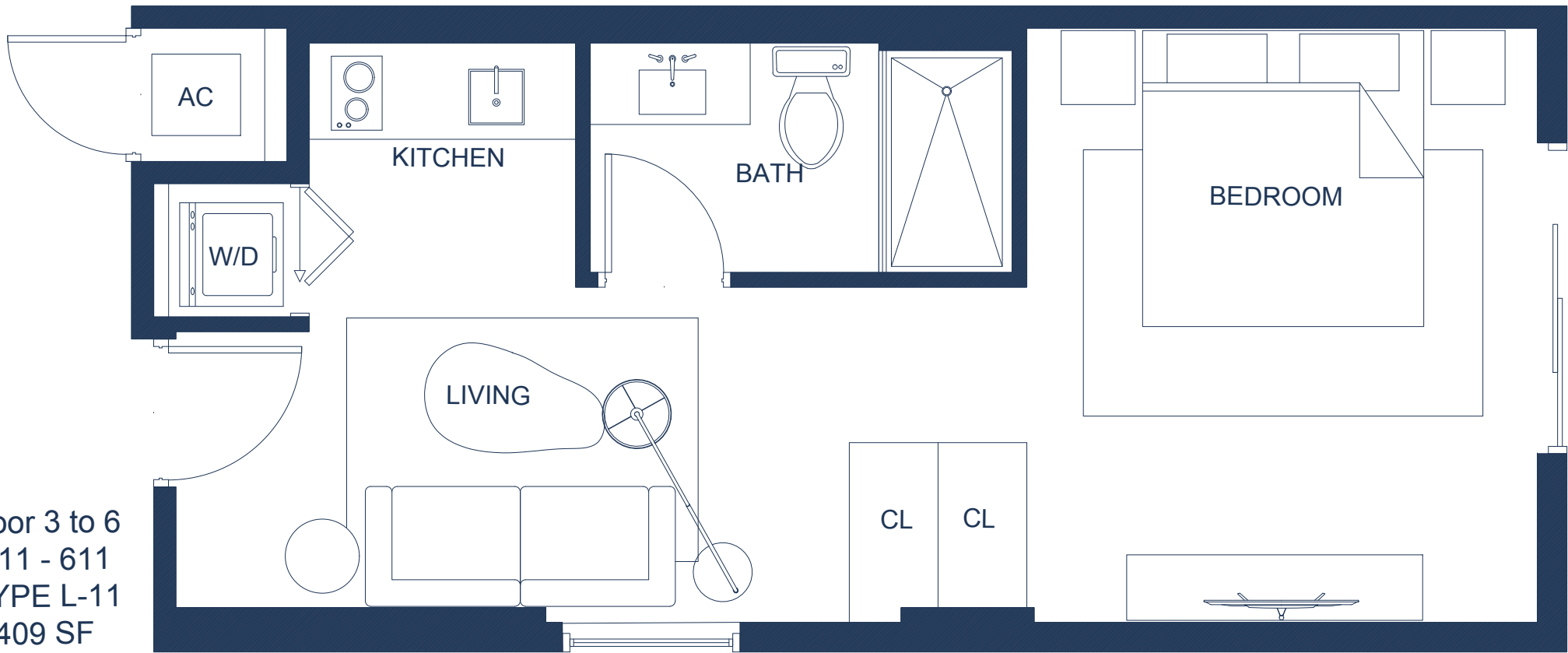




Floor 3 to 6
309-609
TYPE L-09
432 SF

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





AC

KITCHEN

BATH

BEDROOM

W/D

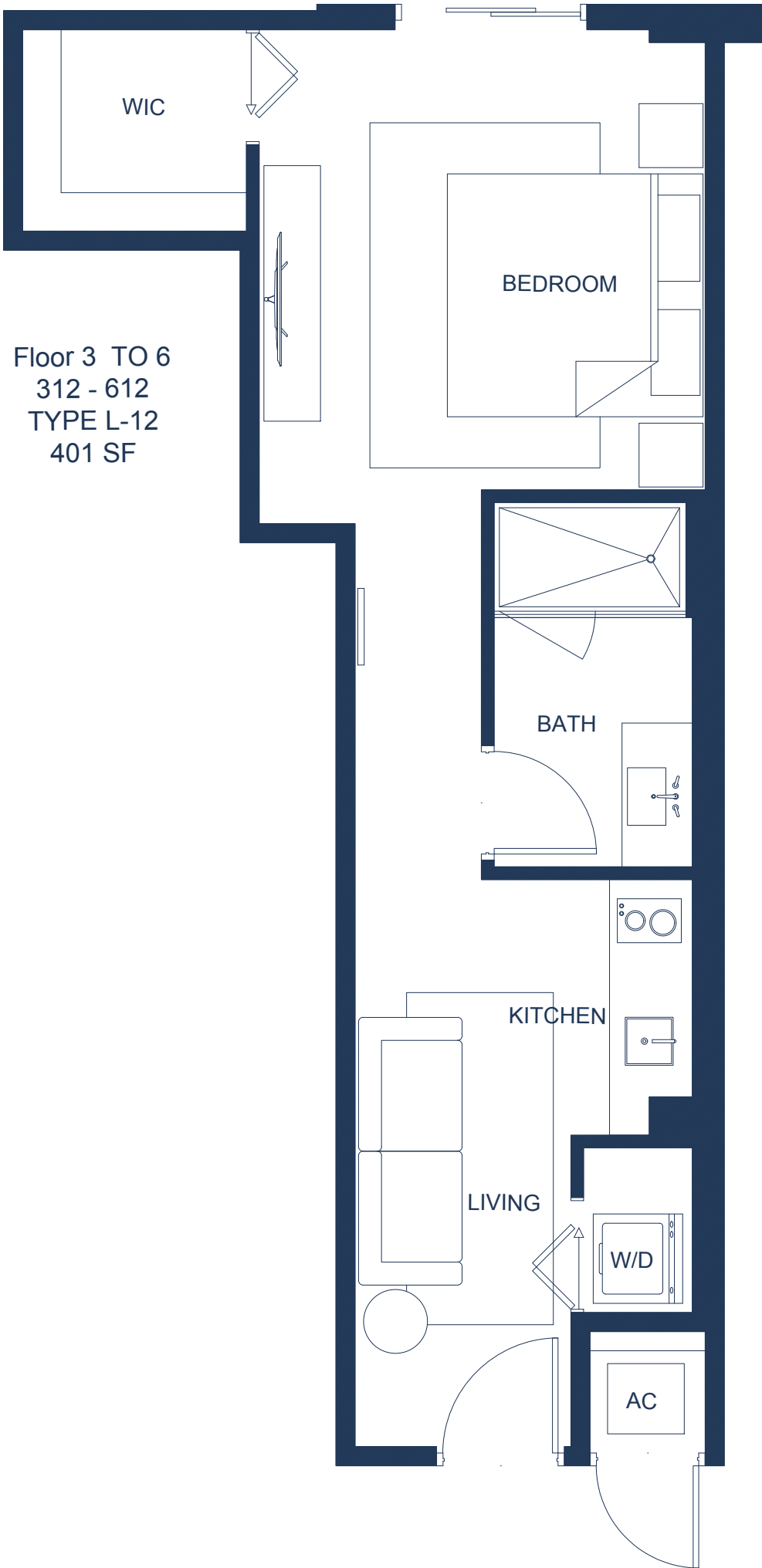
LIVING

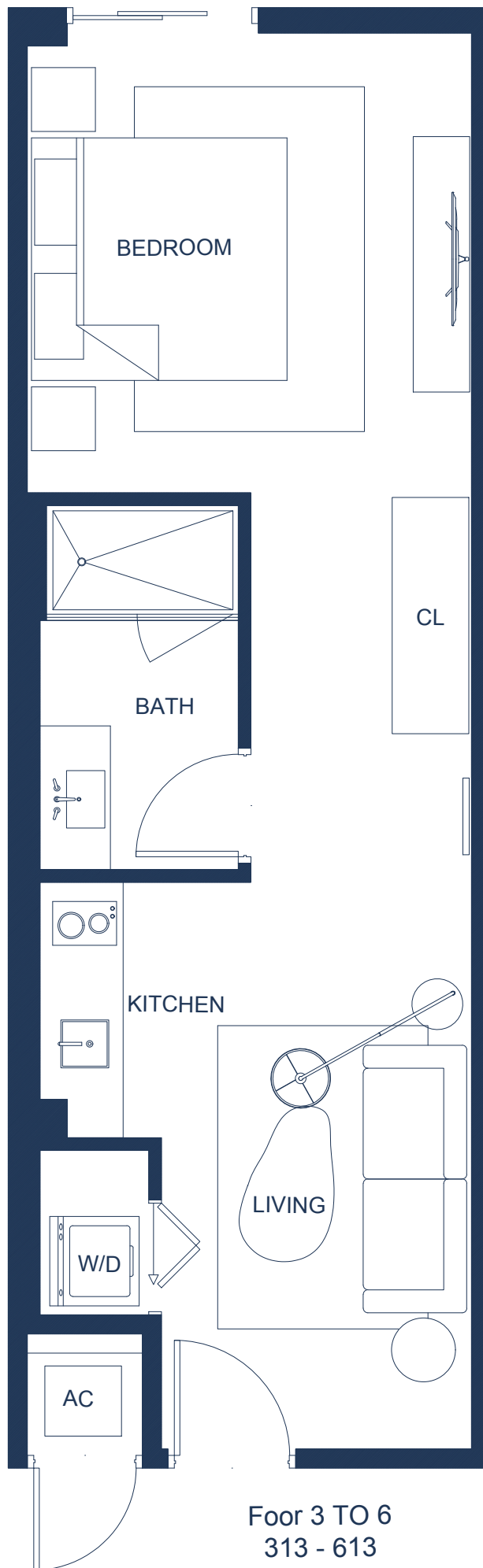
CL

CL

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

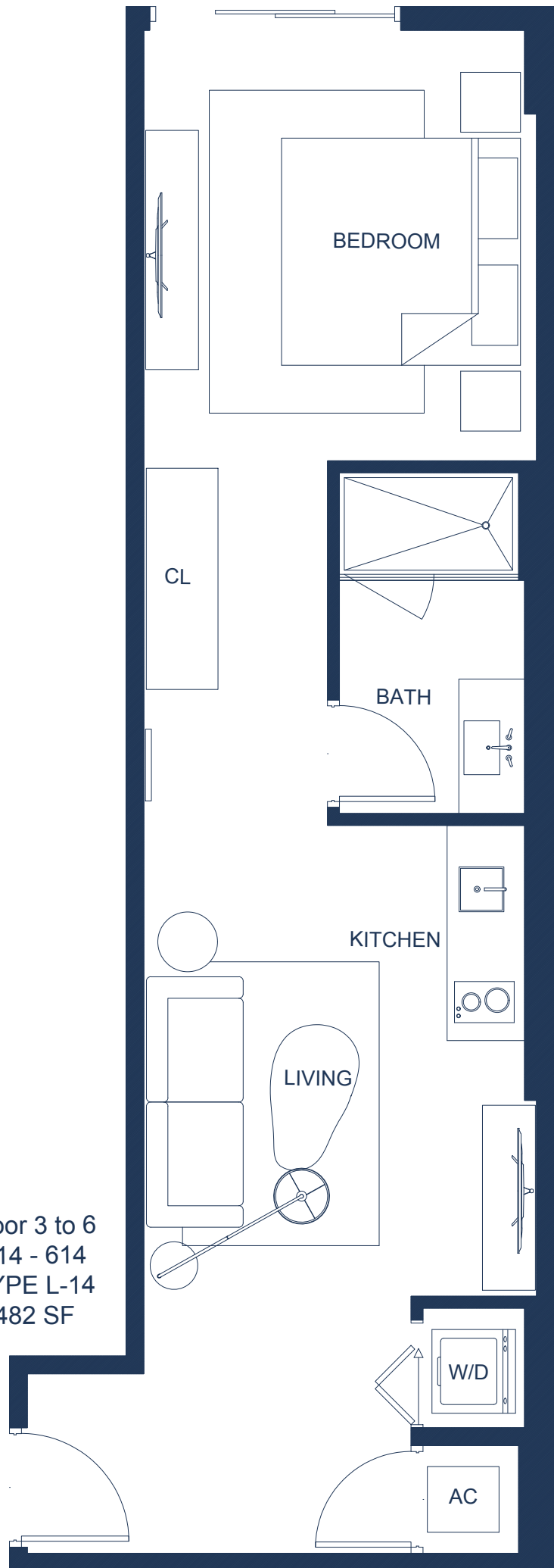
Floor 3 TO 6
312 - 612
TYPE L-12
401 SF



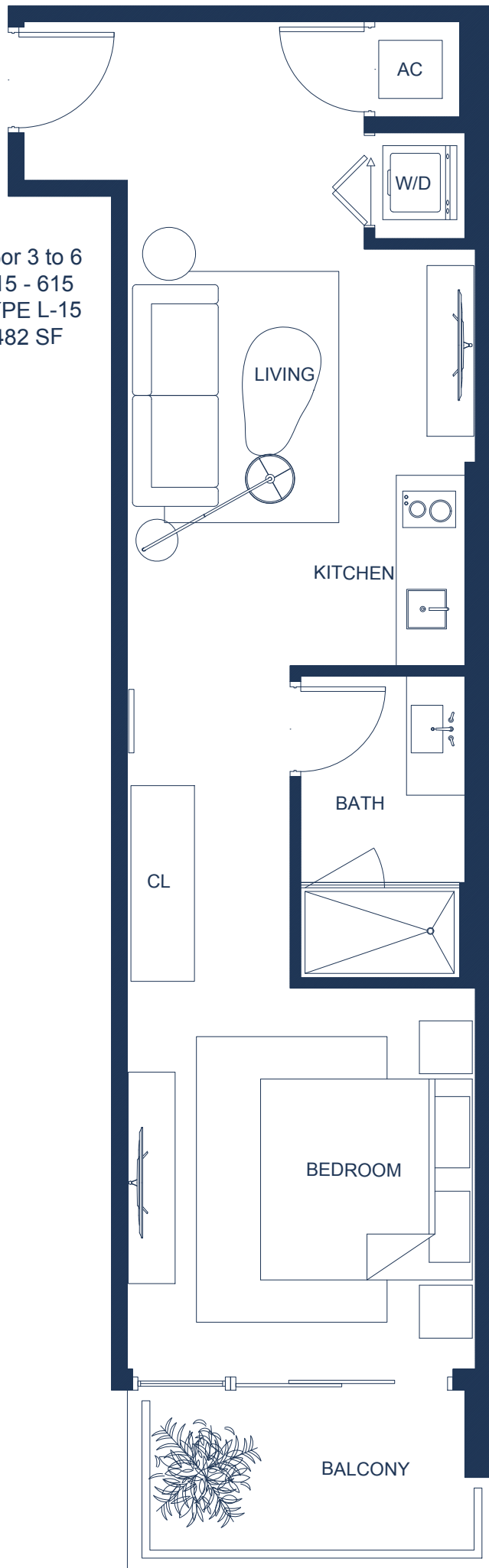


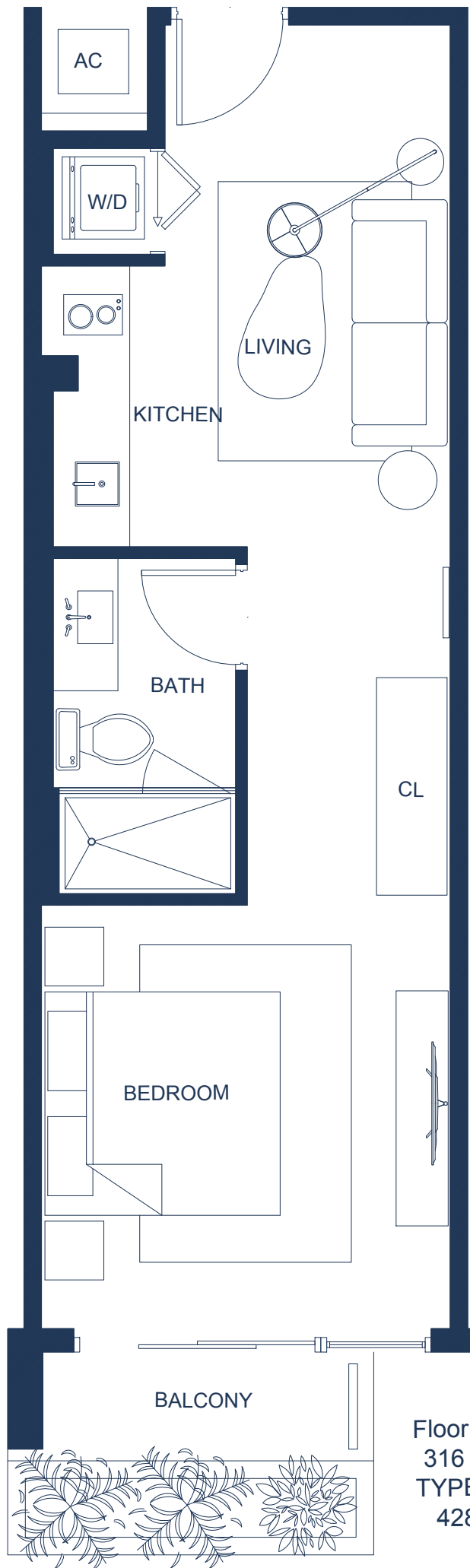
Foor 3 TO 6
313 - 613
TYPE L-13
428 SF

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

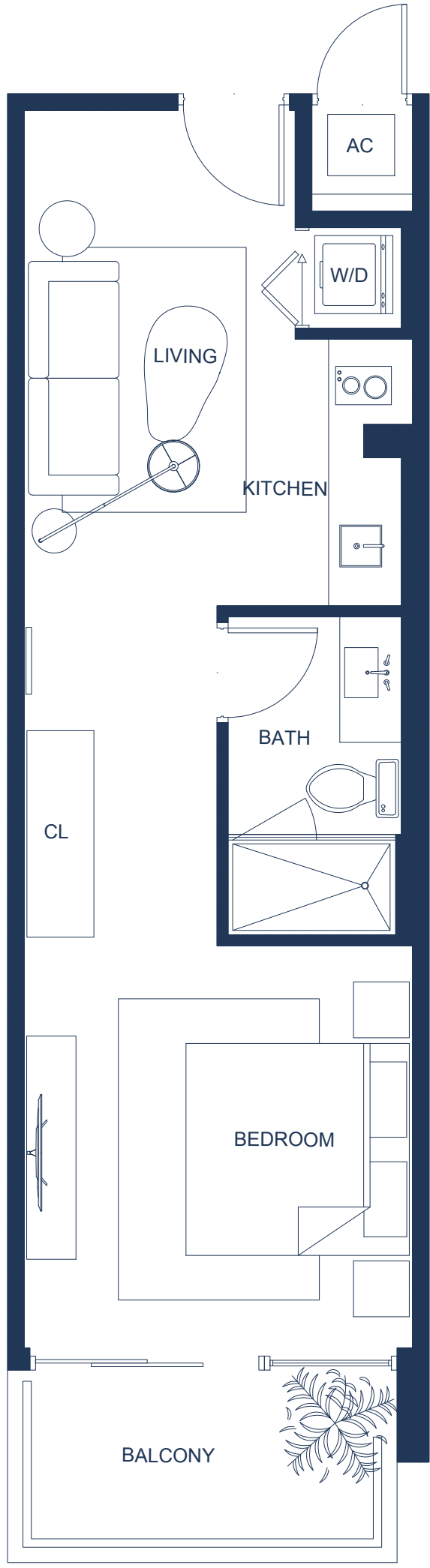


Floor 3 to 6
315 - 615
TYPE L-15
482 SF





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



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

Floor 3 to 6
318 - 618
TYPE L-18
471 SF





Floor 7
TYPE C-01
822 SF
ADA: 701



Floor 7
TYPE C-02
908 SF

BALCONY

BALCONY

LIVING

MASTER
BEDROOM

KITCHEN

W.I.C

BATH

BATH

W.I.C

BEDROOM 2

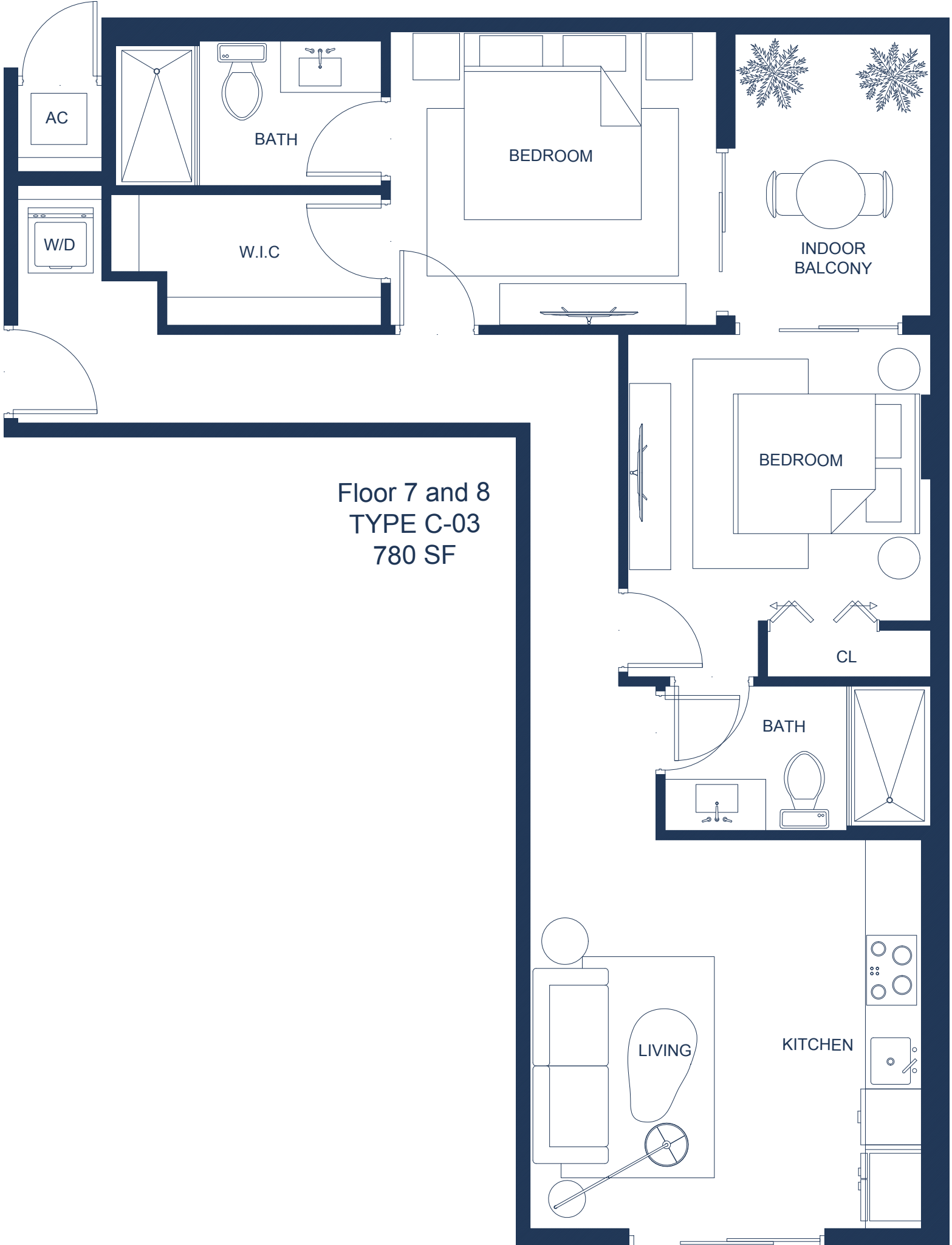
CL

BEDROOM 3

INDOOR
BALCONY

AC

W/D



Floor 7 and 8
TYPE C-03
780 SF

AC

BATH

BEDROOM

INDOOR
BALCONY

W.I.C

W/D

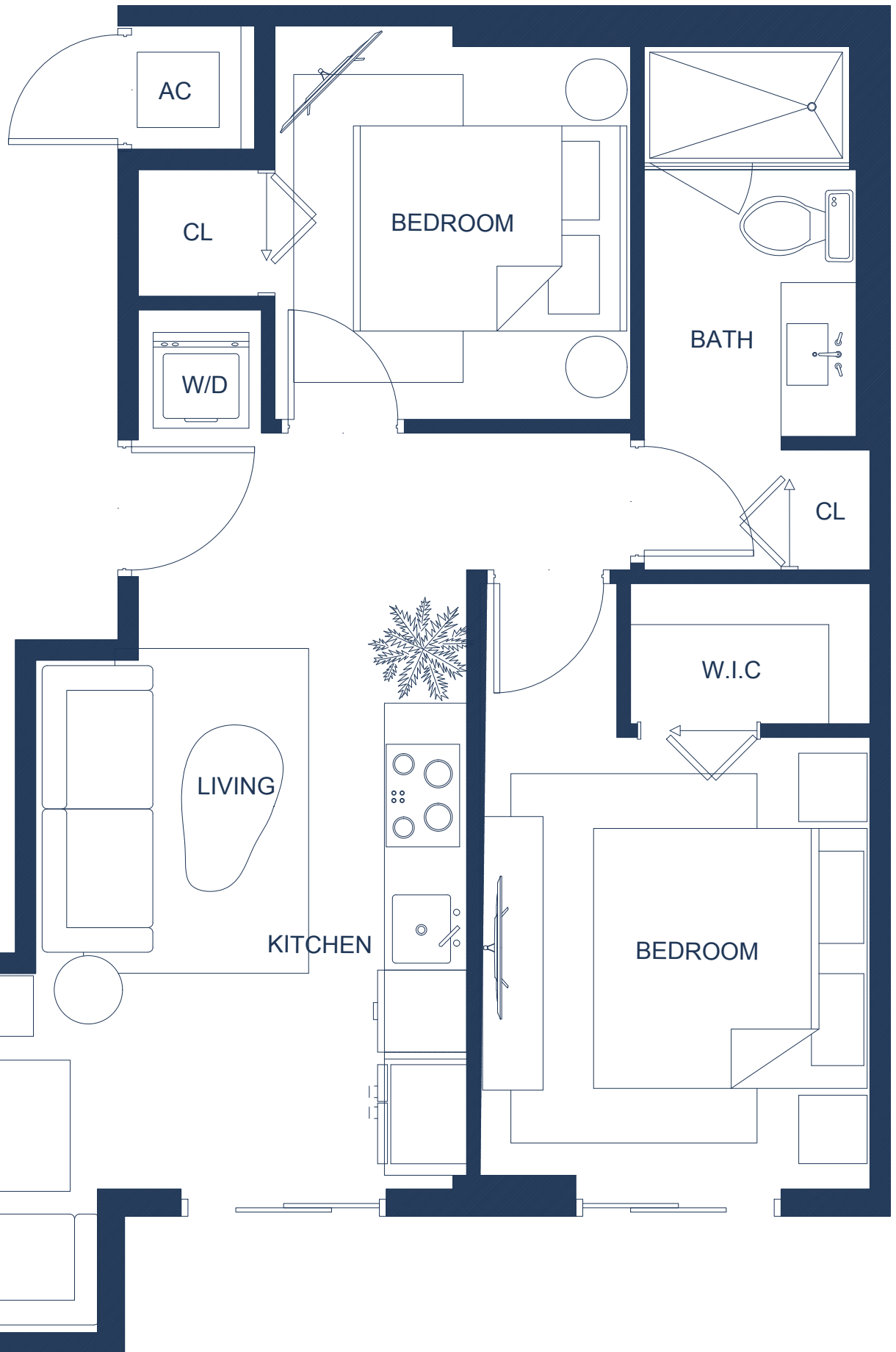
BEDROOM

CL

BATH

LIVING

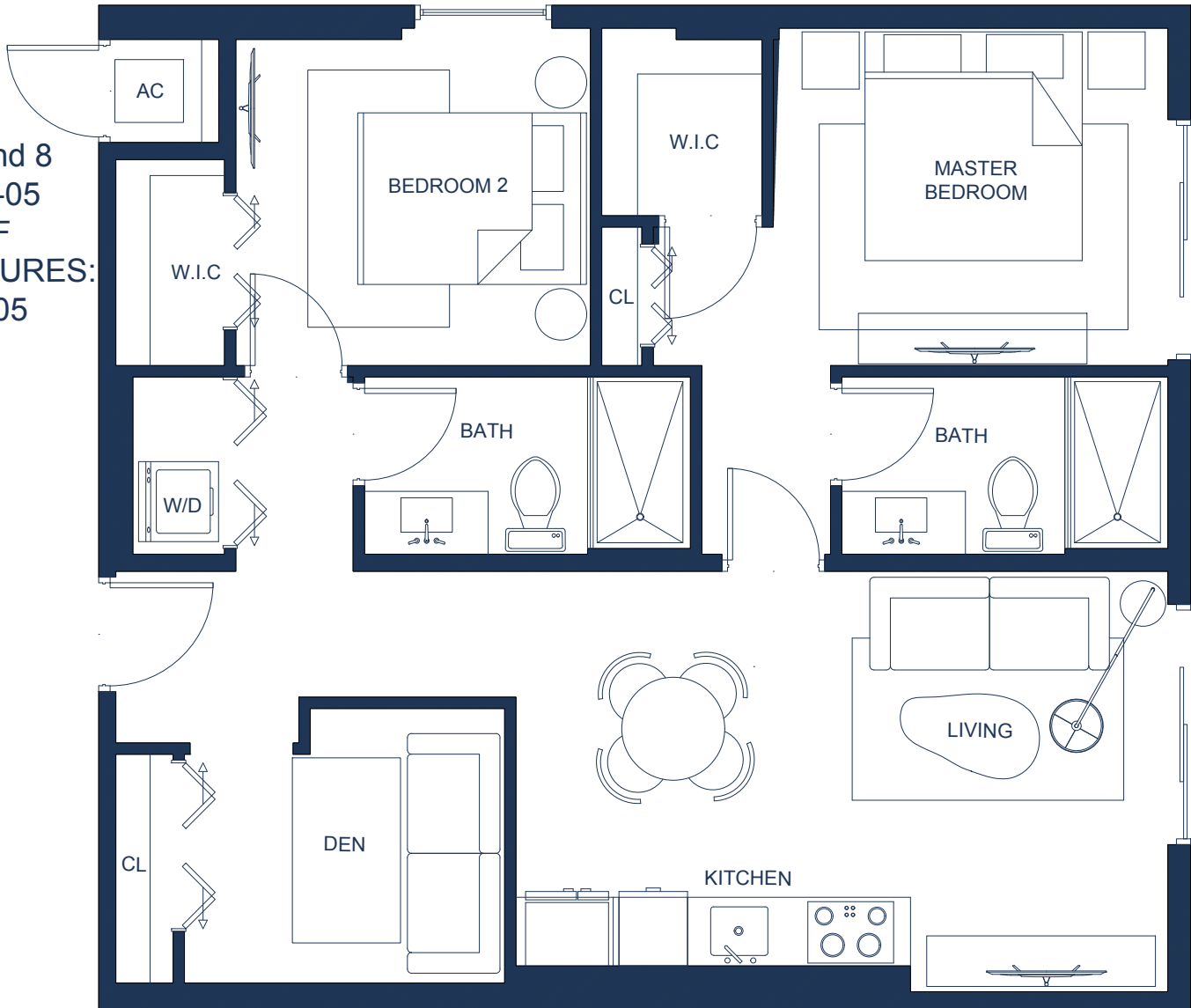
KITCHEN

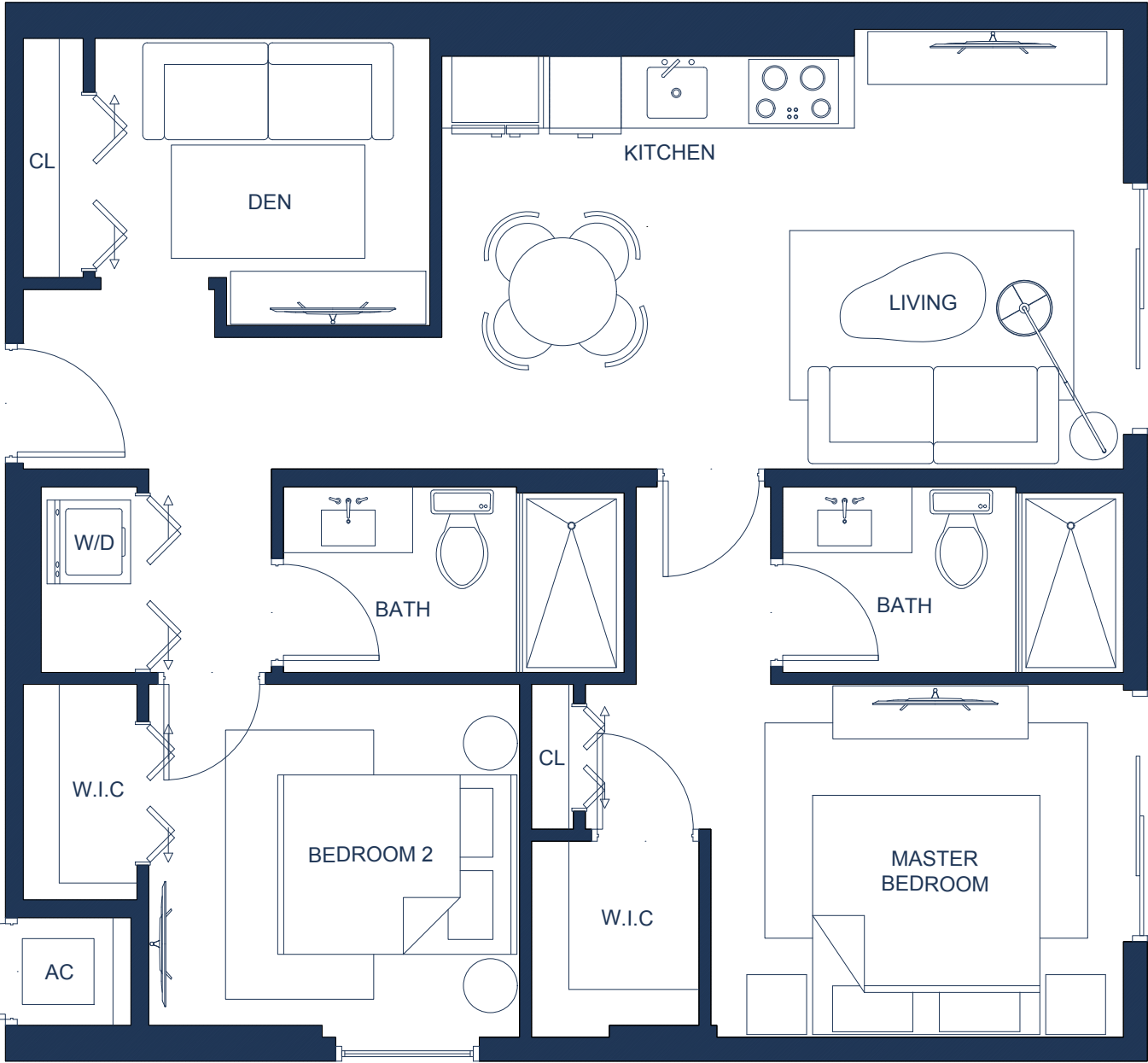


Floor 7 and 8
TYPE C-04
597 SF

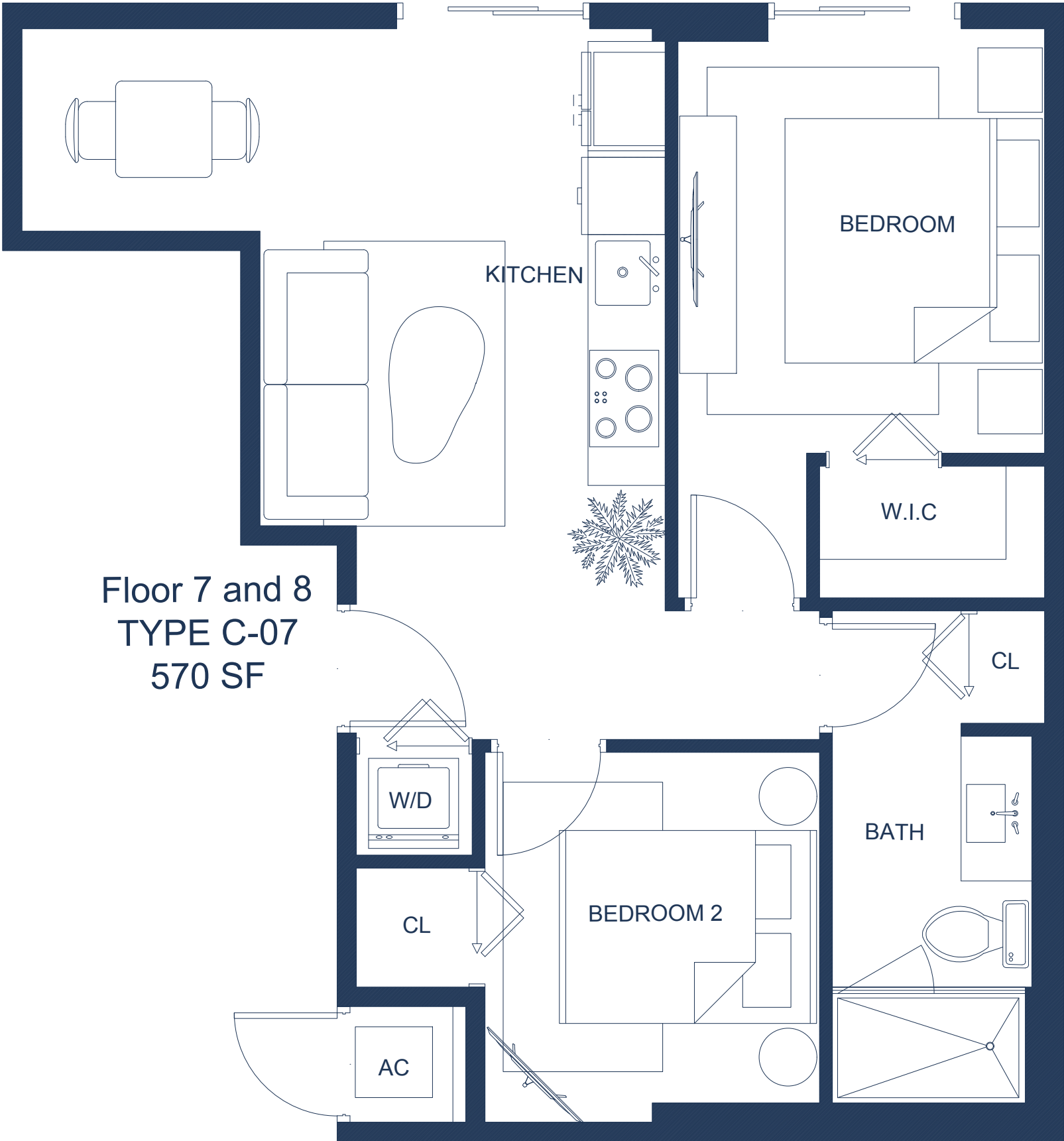
Floor 7 and 8
TYPE C-04
560 SF

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





Floor 7 and 8
TYPE C-06
857 SF



Floor 7 and 8
TYPE C-07
570 SF

Floor 7 and 8
TYPE C-08
780 SF

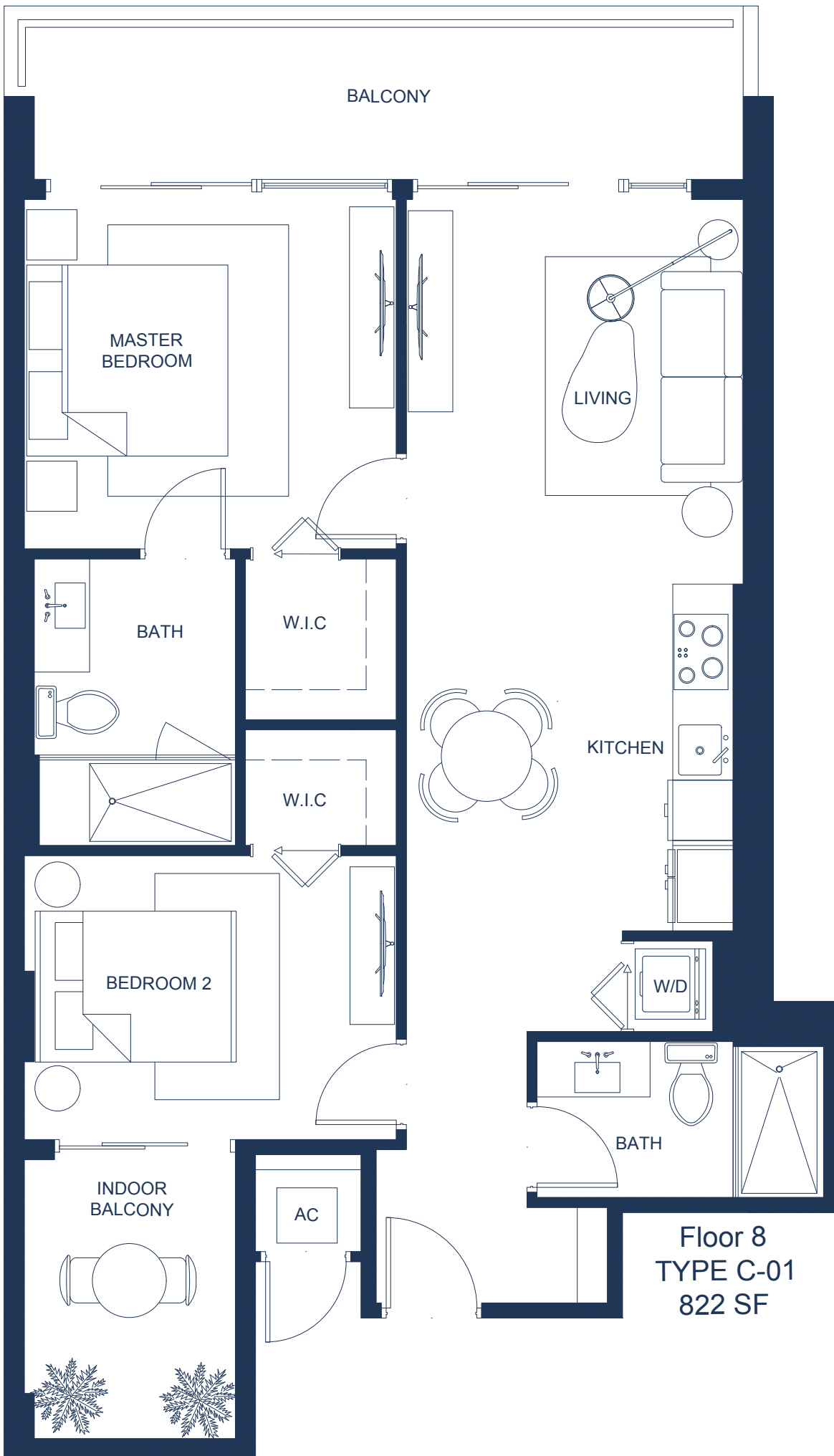


Floor 7
TYPE C-09
908 SF



Floor 7
TYPE C-10
822 SF





Floor 8
TYPE C-01
822 SF

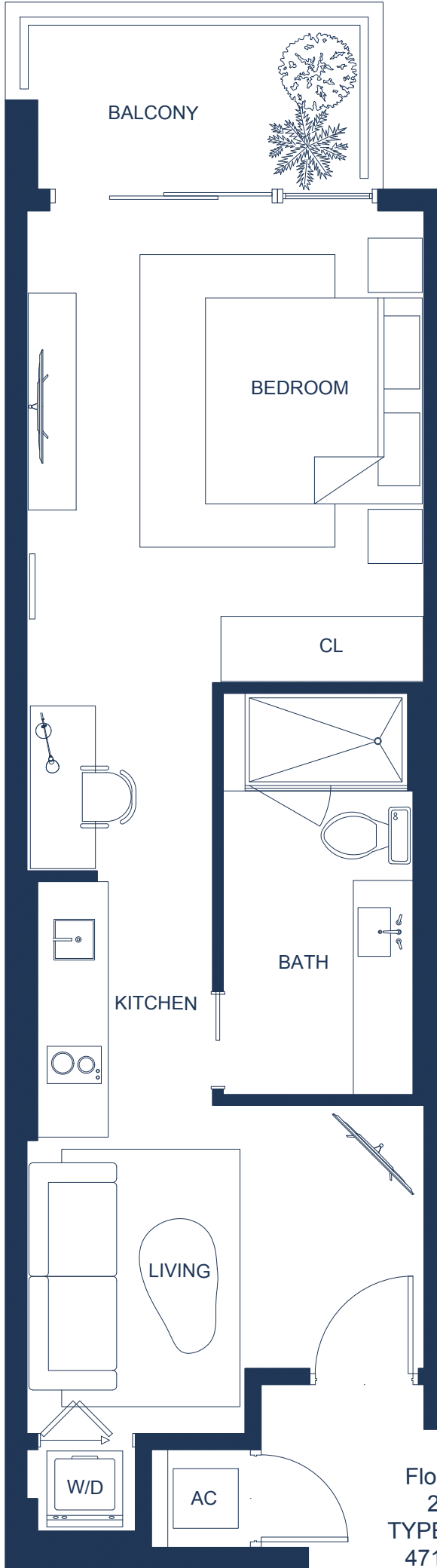


Floor 8
TYPE C-09
908 SF



Floor 8
TYPE C-10
822 SF





BALCONY

BEDROOM

CL

BATH

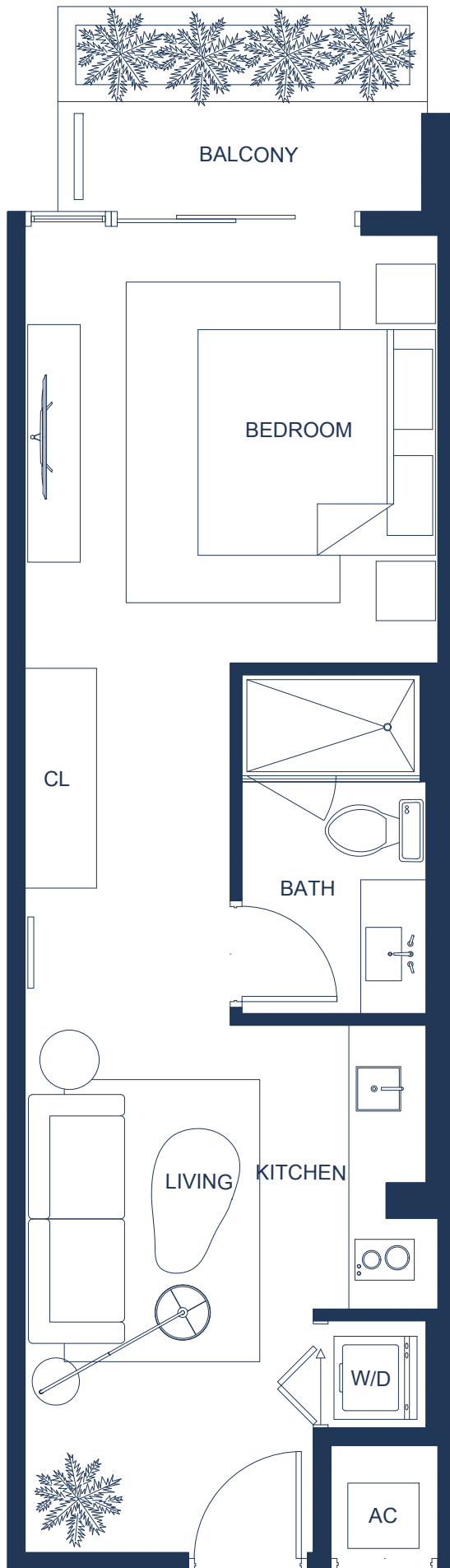
KITCHEN

LIVING

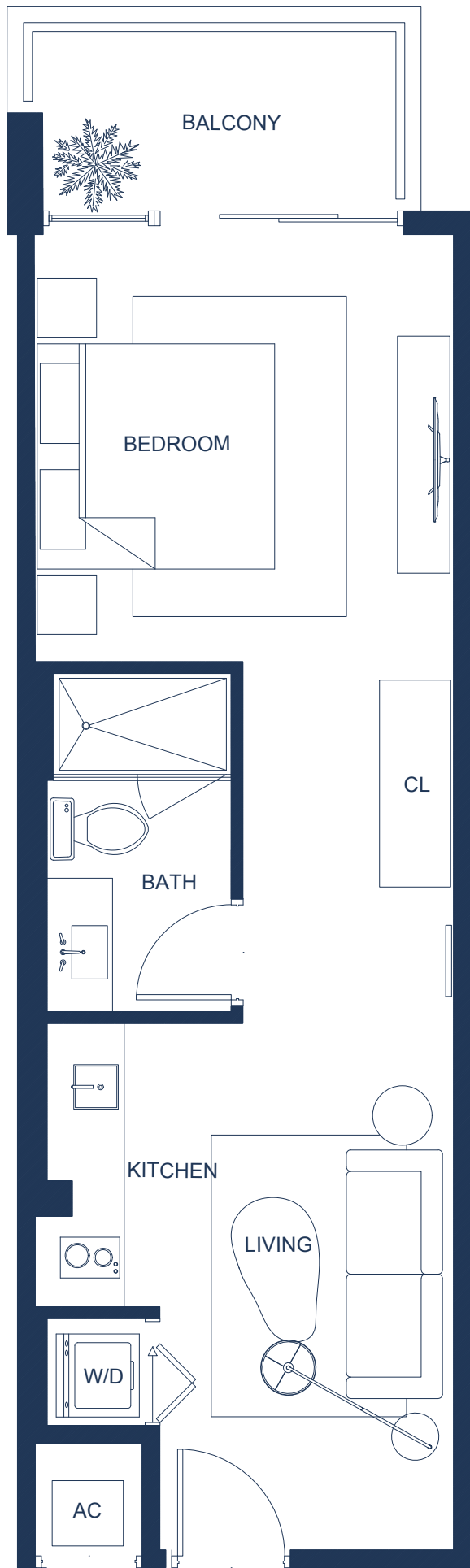
W/D

AC

Floor 2
201
TYPE L-01
471 SF

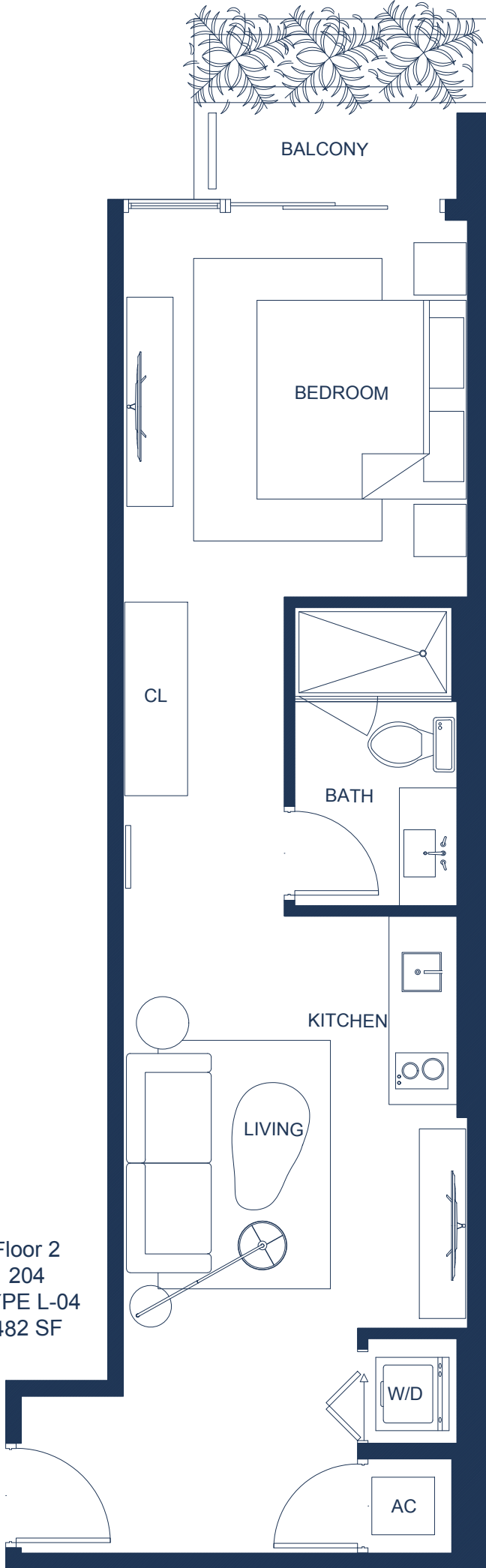


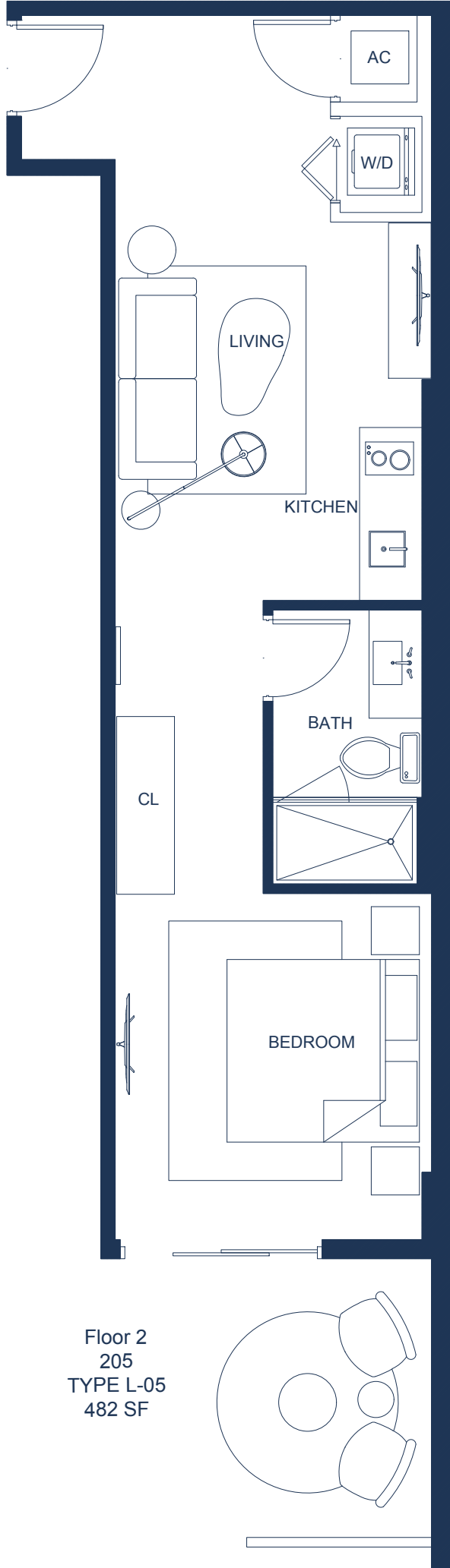
Floor 2
202
TYPE L-02
428 SF



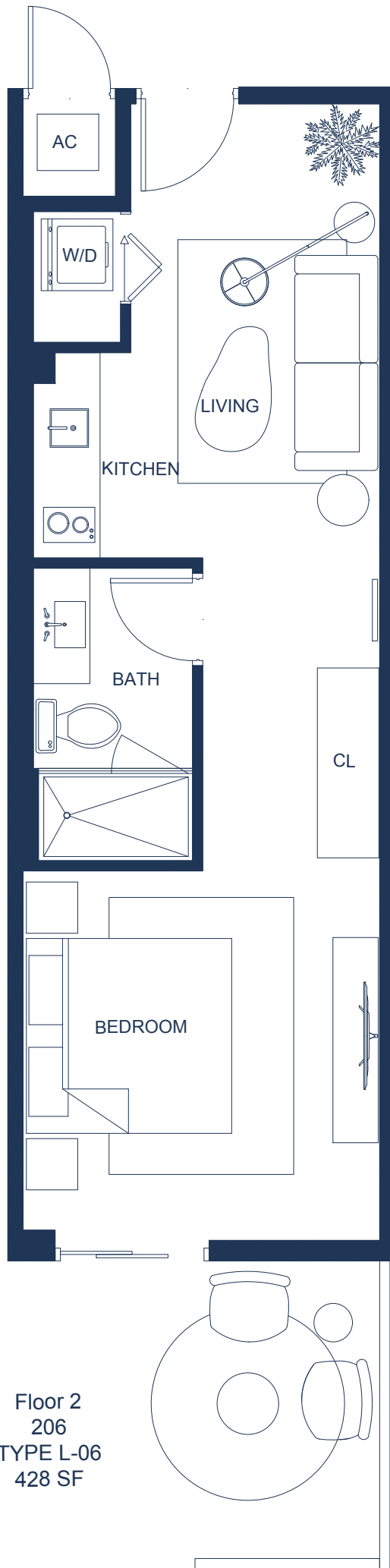
Floor 2
203
TYPE L-03
428 SF

Floor 2
204
TYPE L-04
482 SF

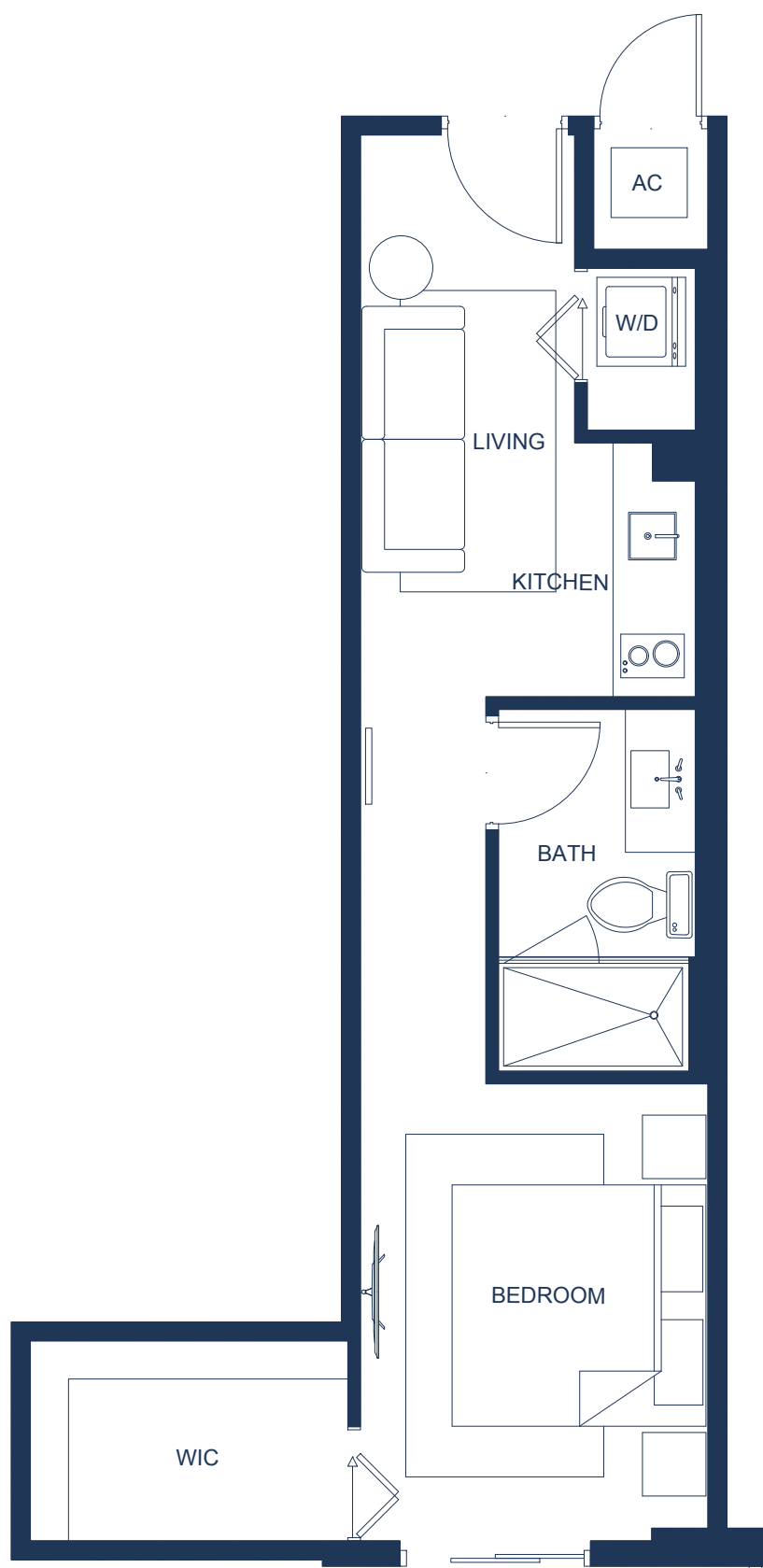




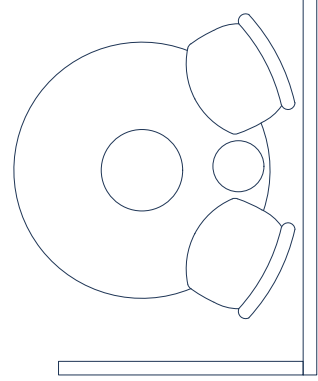
Floor 2
205
TYPE L-05
482 SF

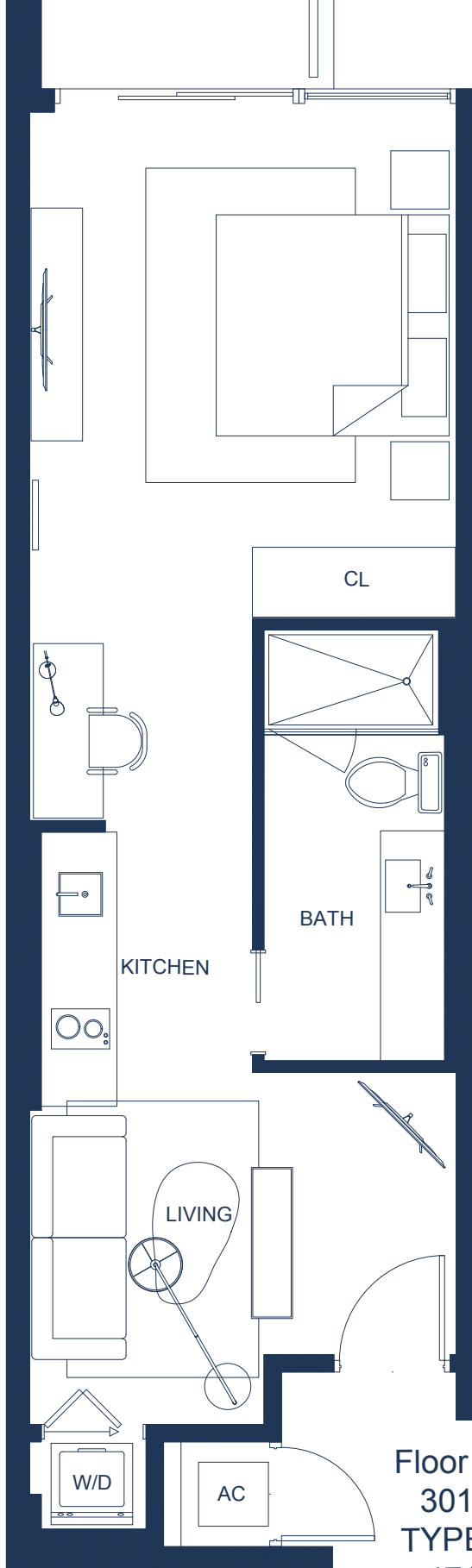


Floor 2
206
TYPE L-06
428 SF



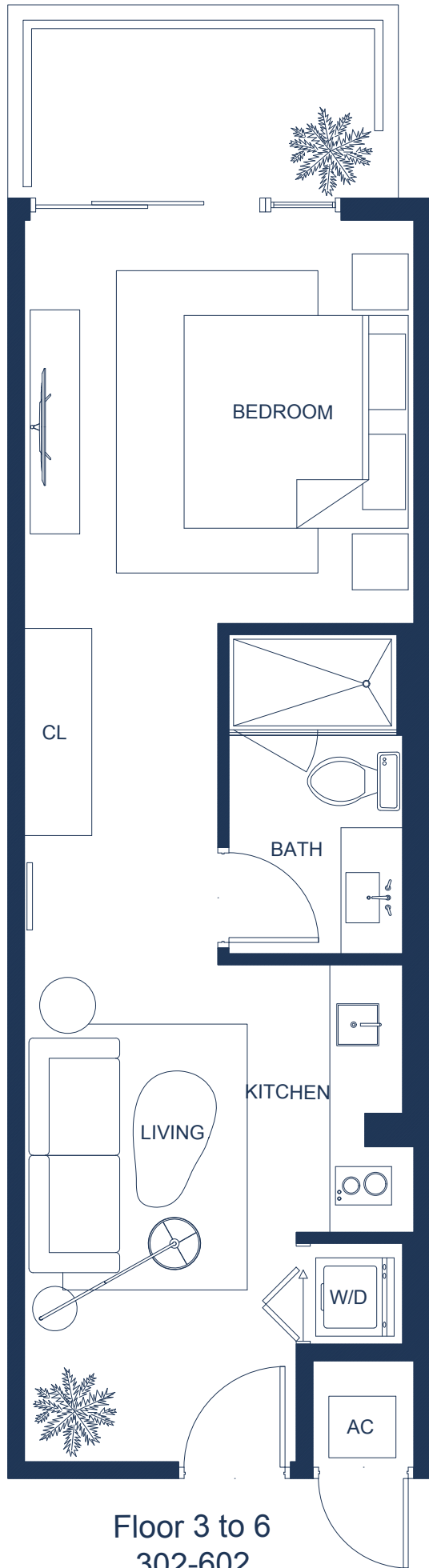
Floor 2
207
TYPE L-07
382 SF



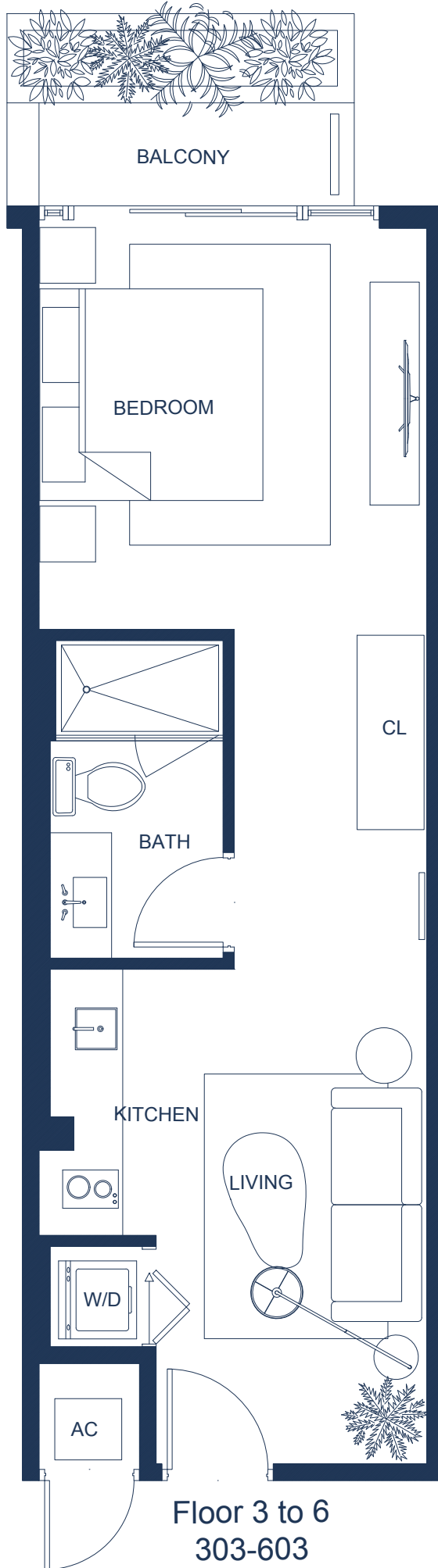


Floor 3 to 6
301-601
TYPE L-01
471 SF

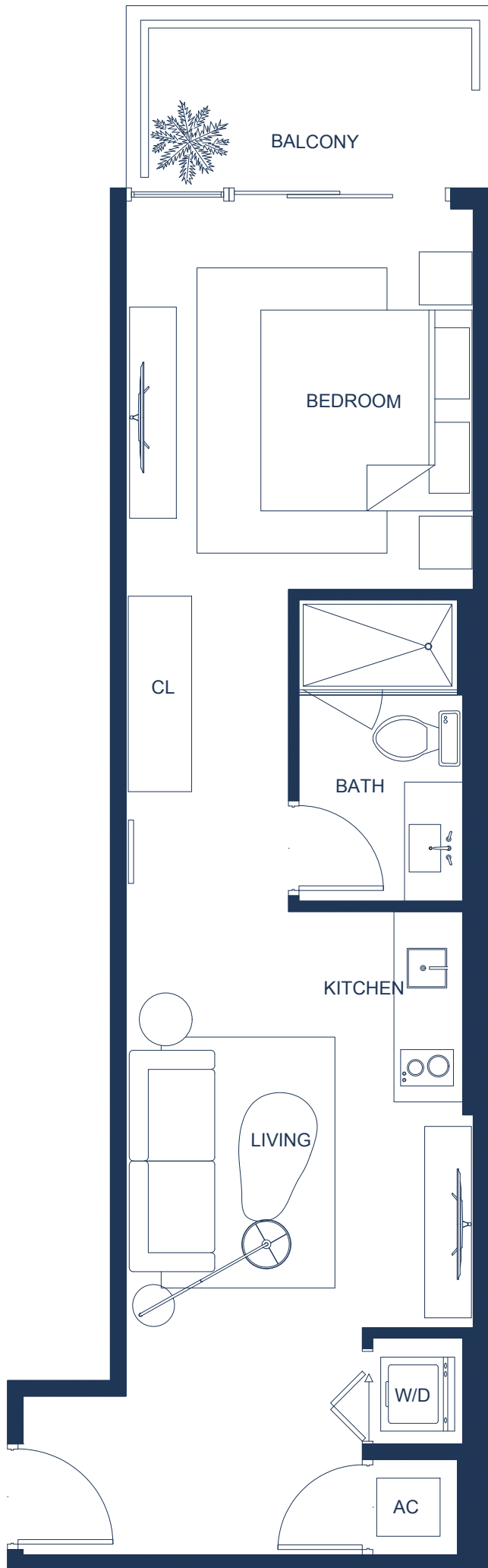
ADA: 301-401-501-601
COM. FEATURES: 301



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

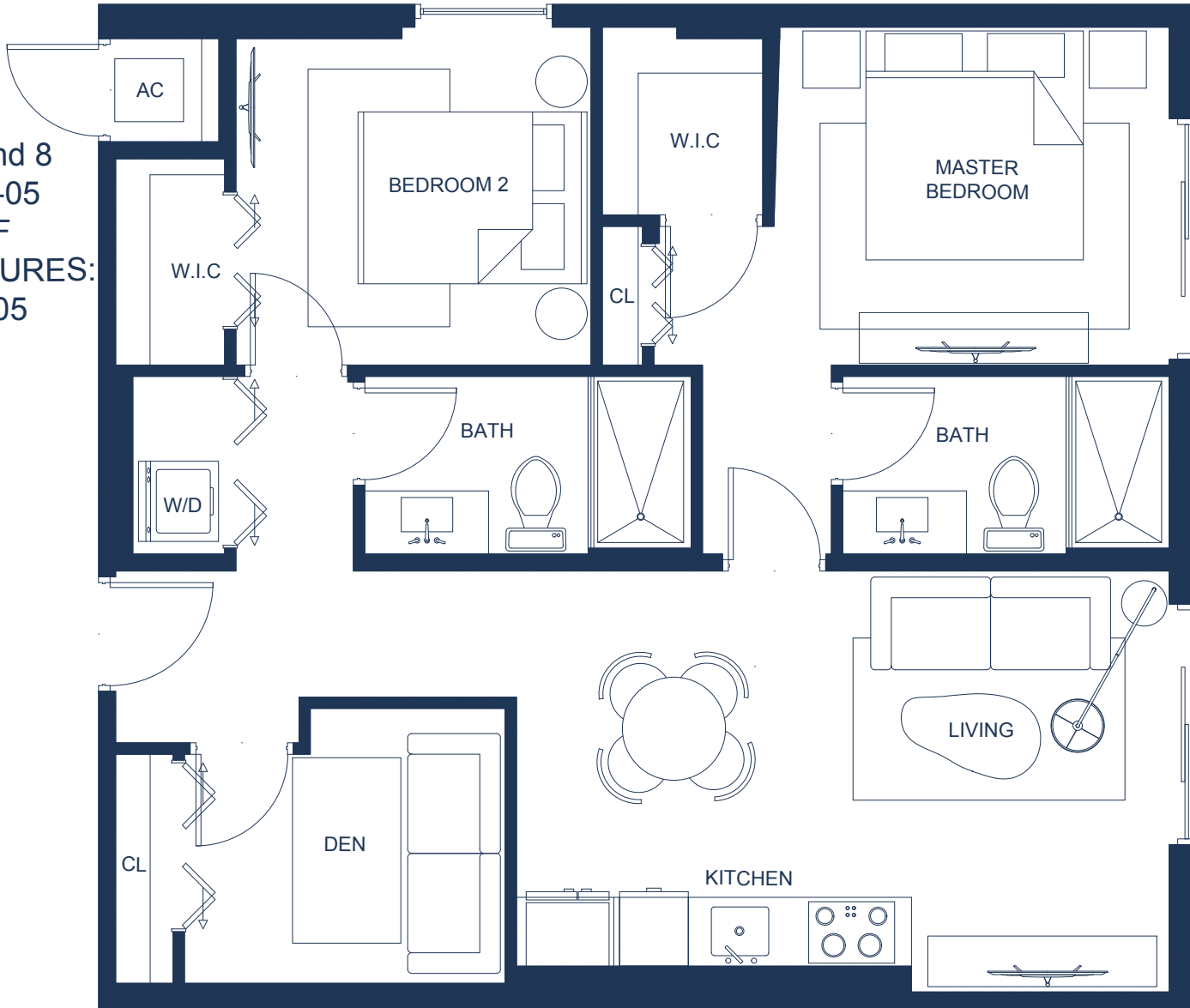


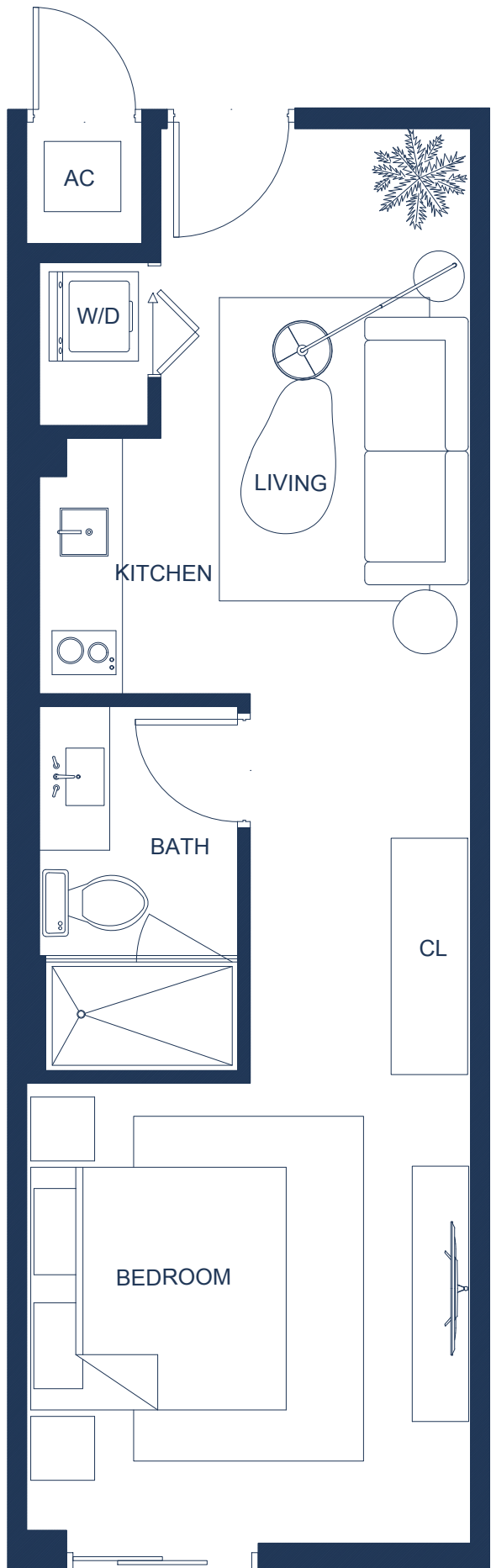
Floor 3 to 6
303-603
TYPE L-03
428 SF



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

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

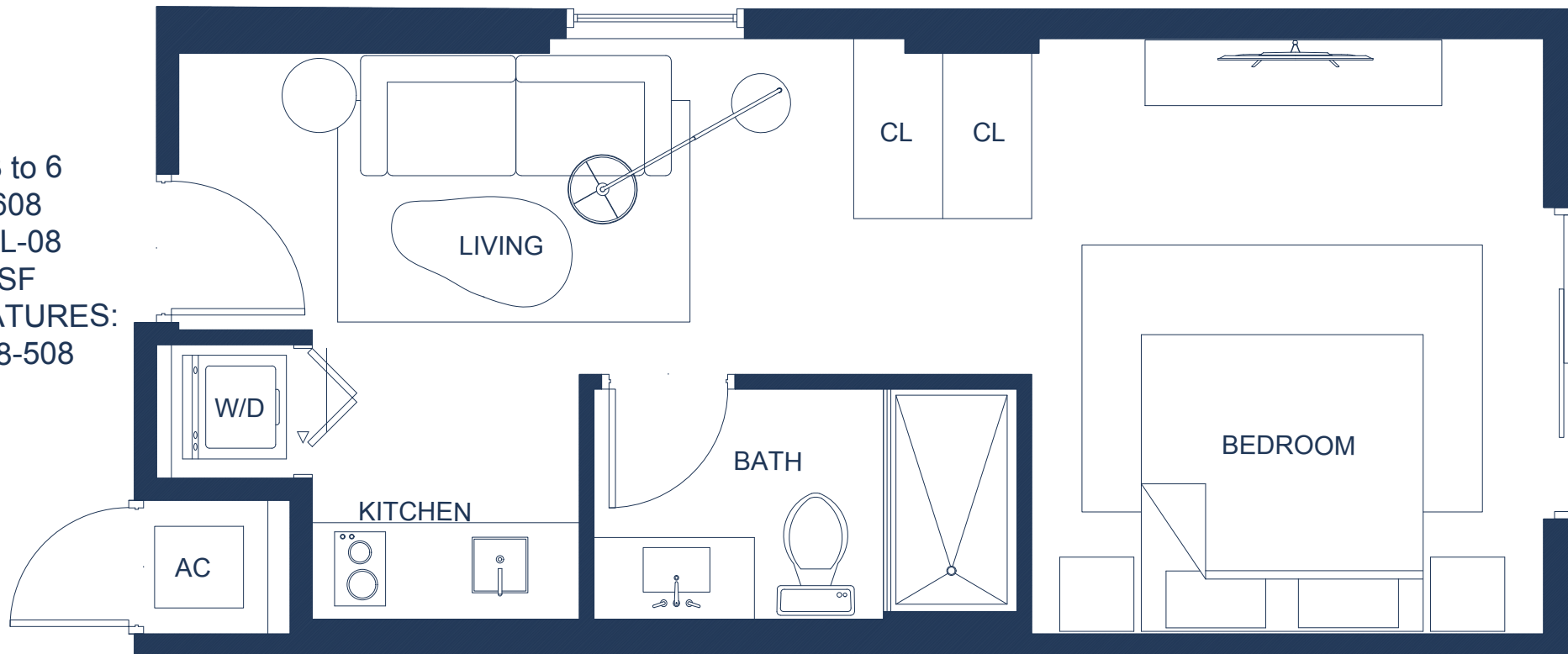


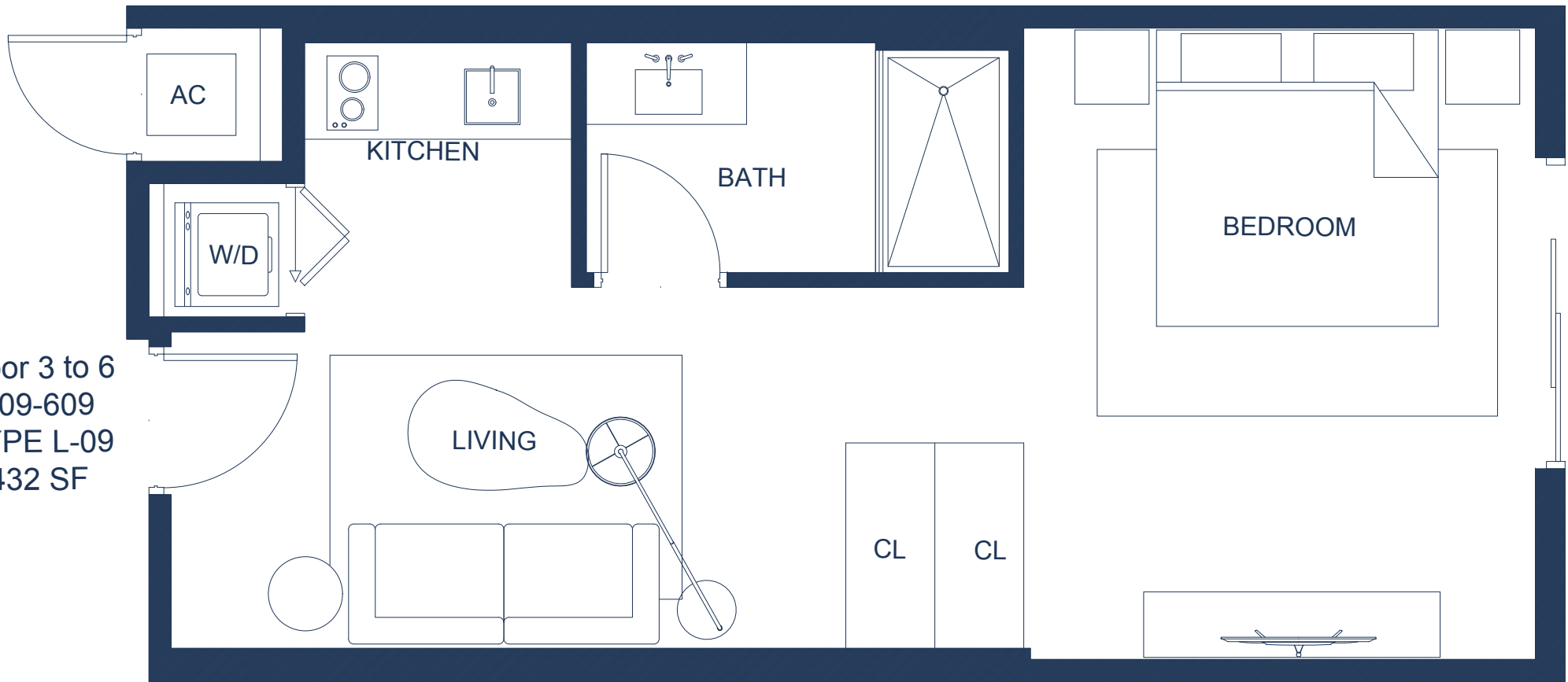


Floor 3 to 6
306-606
TYPE L-06
428 SF



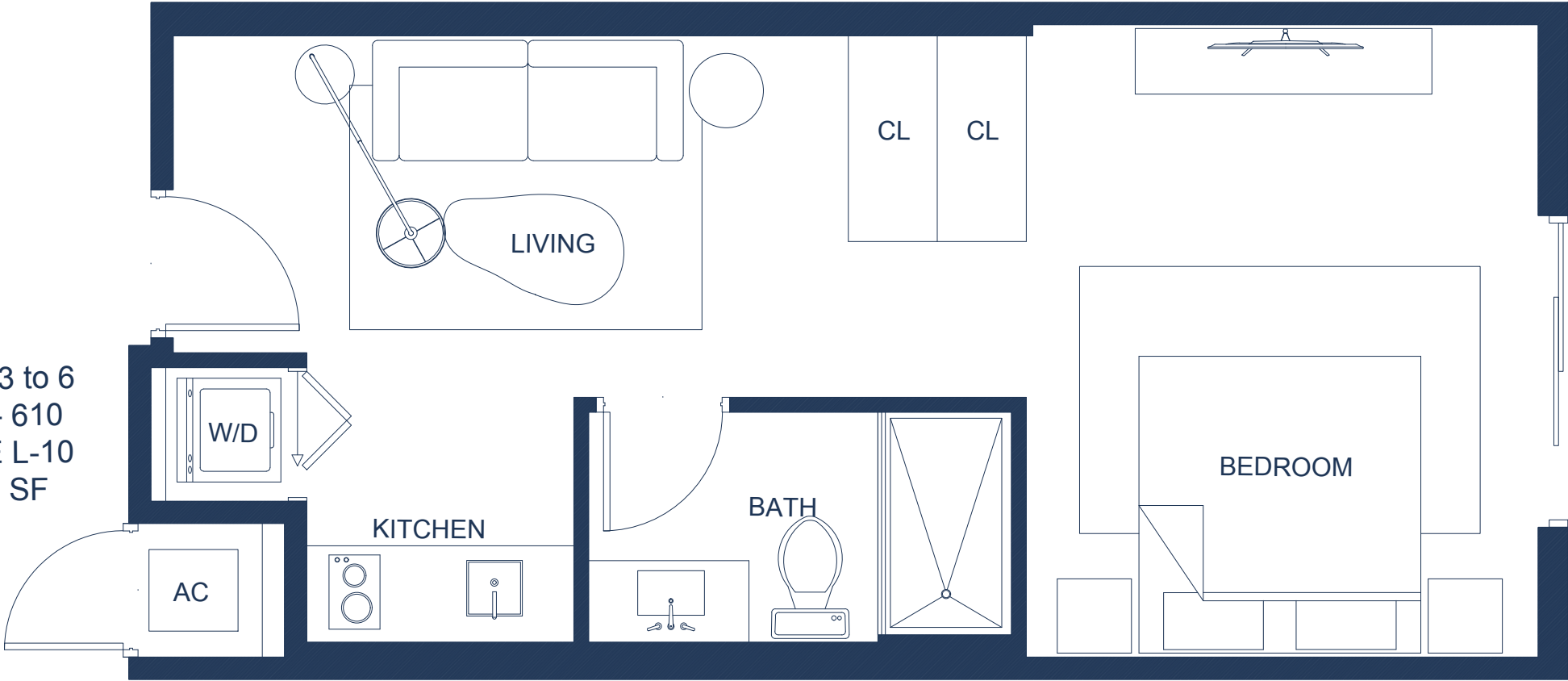
Floor 3 to 6
308-608
TYPE L-08
409 SF
COM. FEATURES:
308-408-508

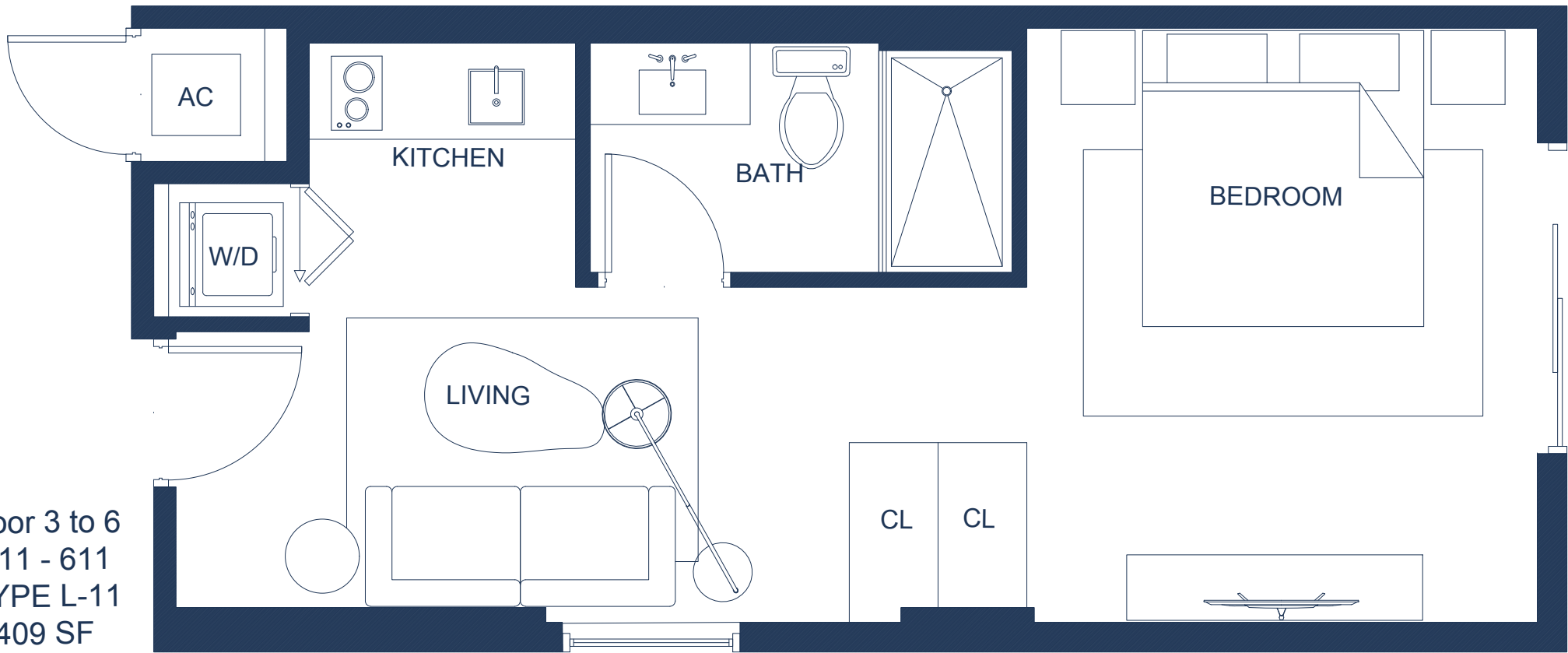




Floor 3 to 6
309-609
TYPE L-09
432 SF

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





AC

KITCHEN

BATH

BEDROOM

W/D

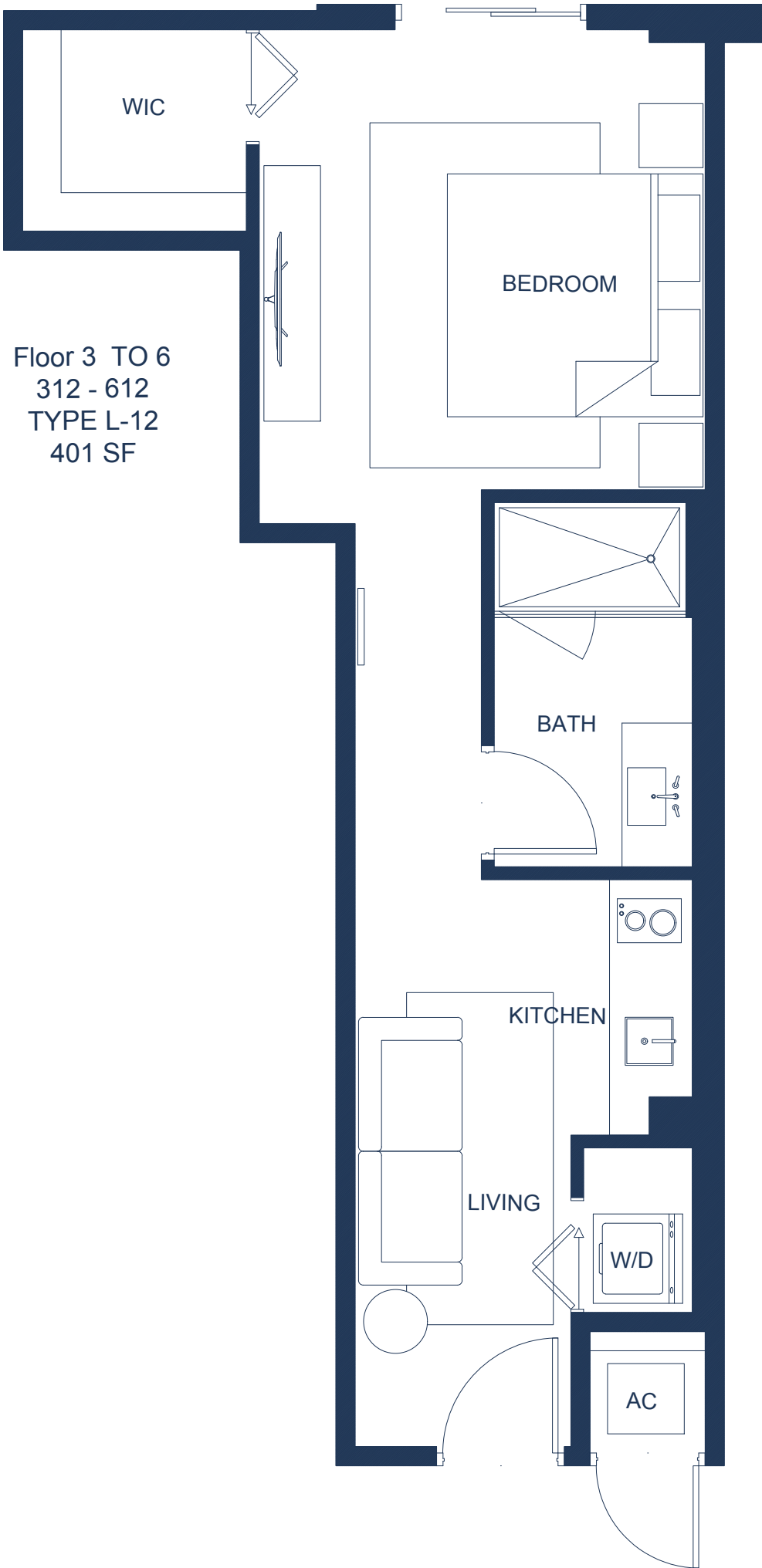
LIVING

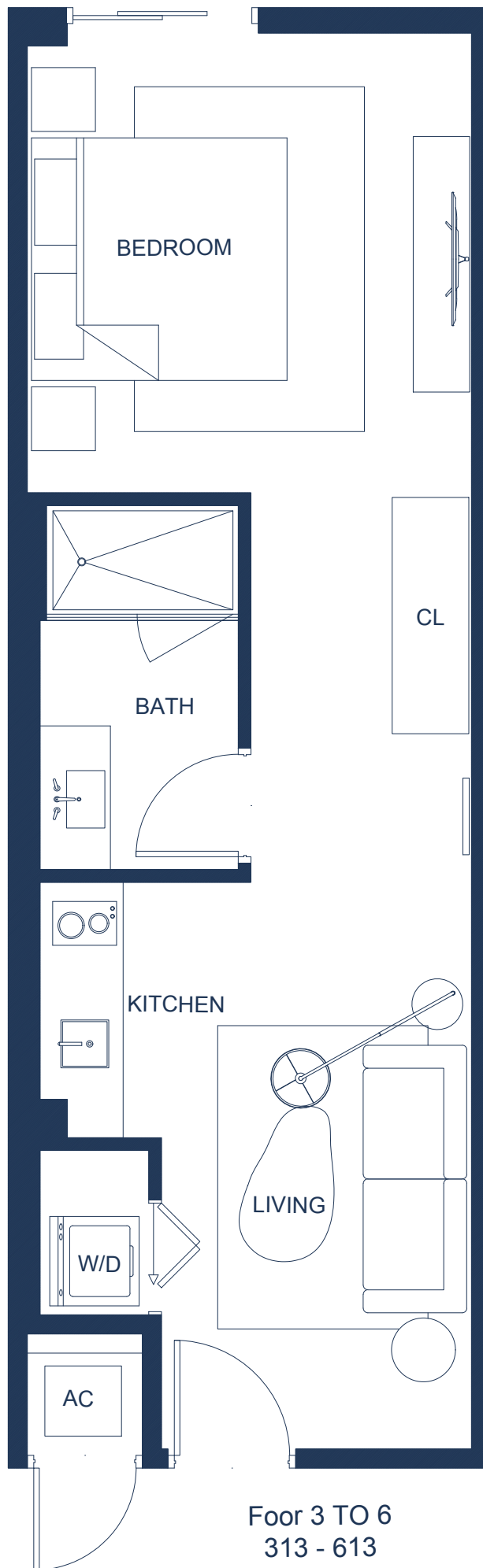
CL

CL

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

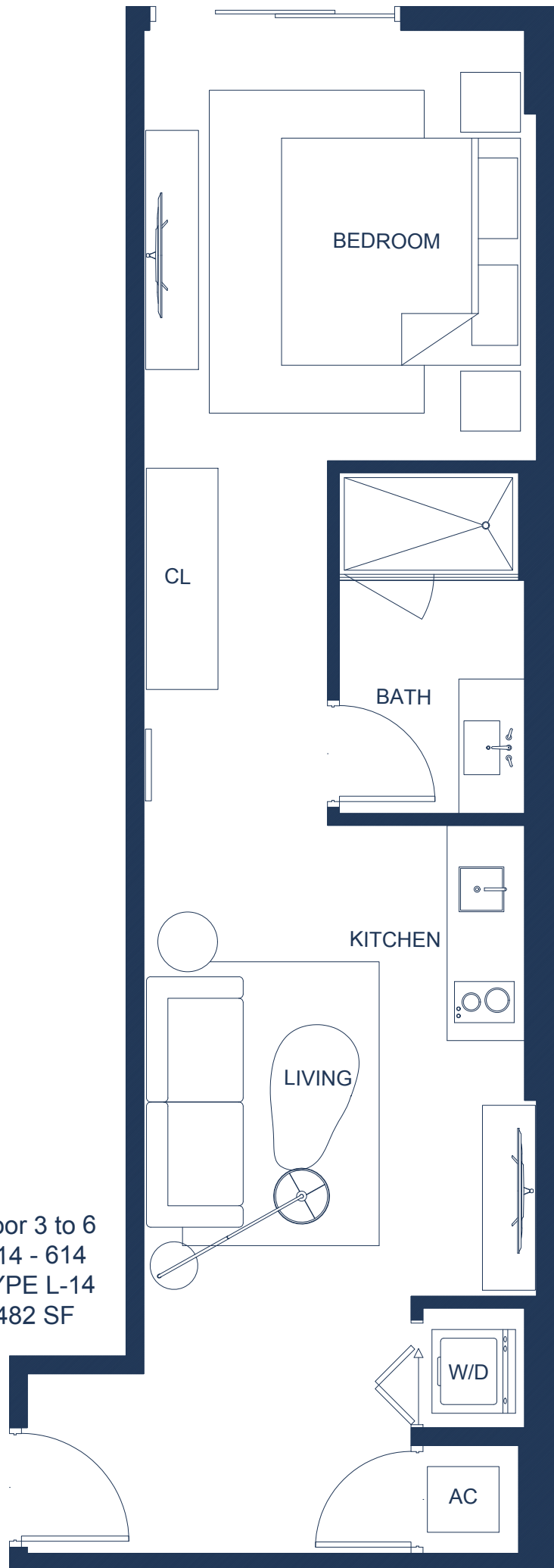
Floor 3 TO 6
312 - 612
TYPE L-12
401 SF



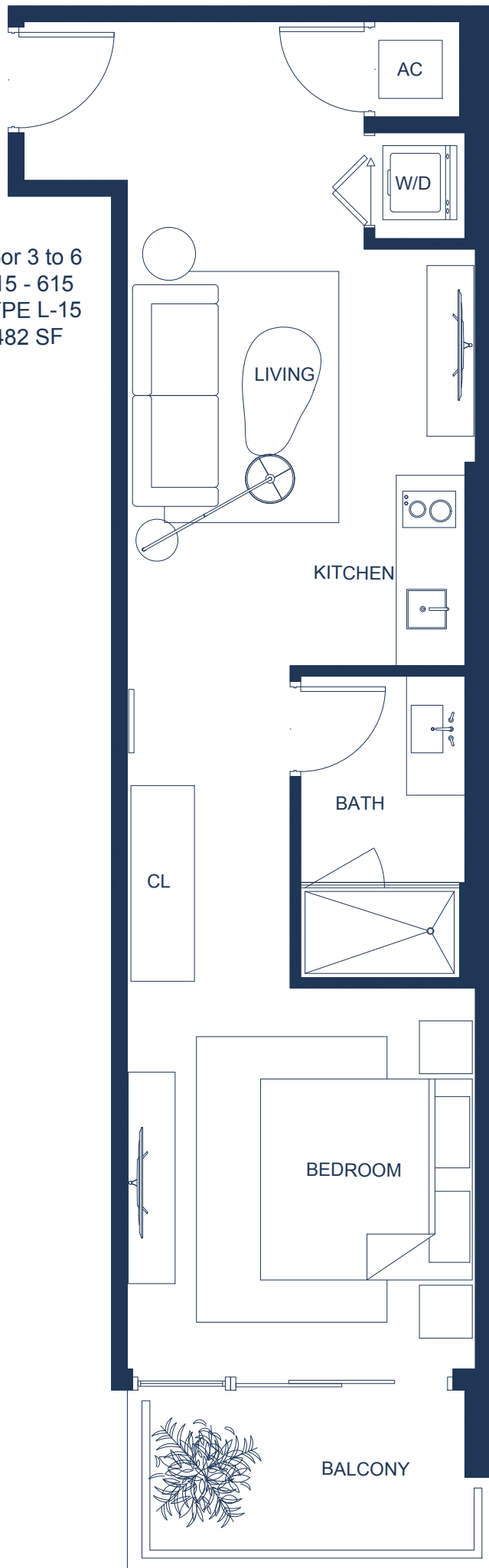


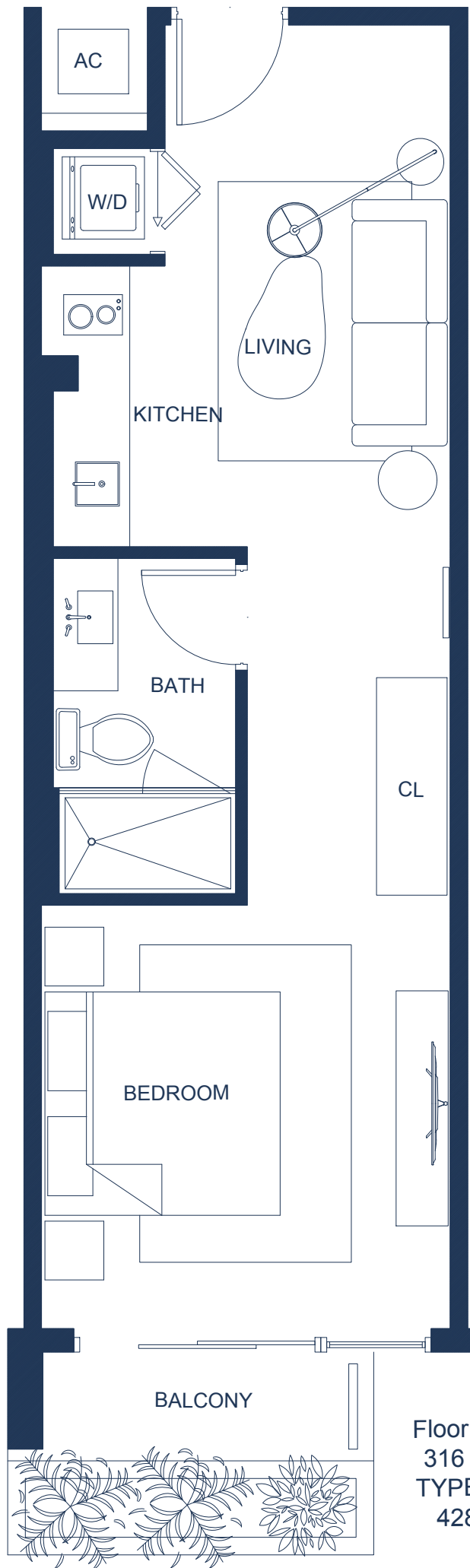
Foor 3 TO 6
313 - 613
TYPE L-13
428 SF

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

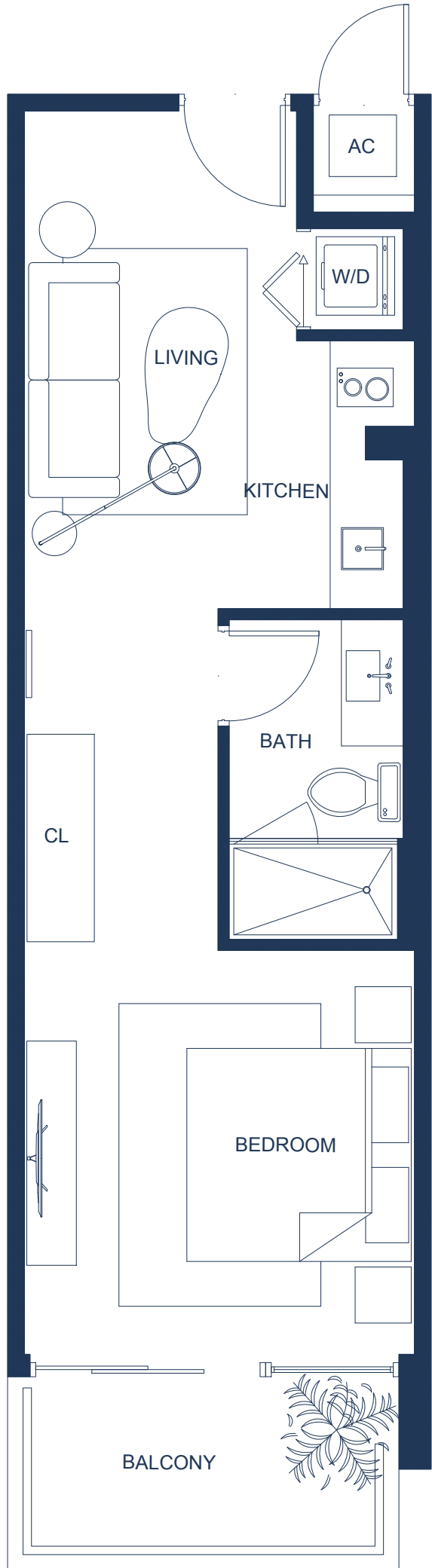


Floor 3 to 6
315 - 615
TYPE L-15
482 SF



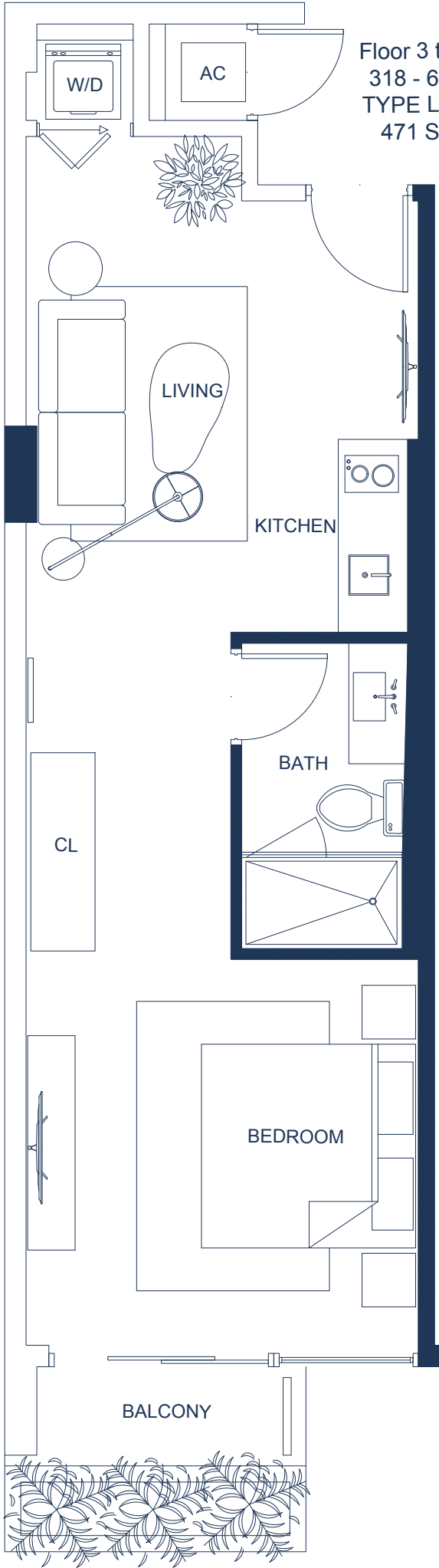


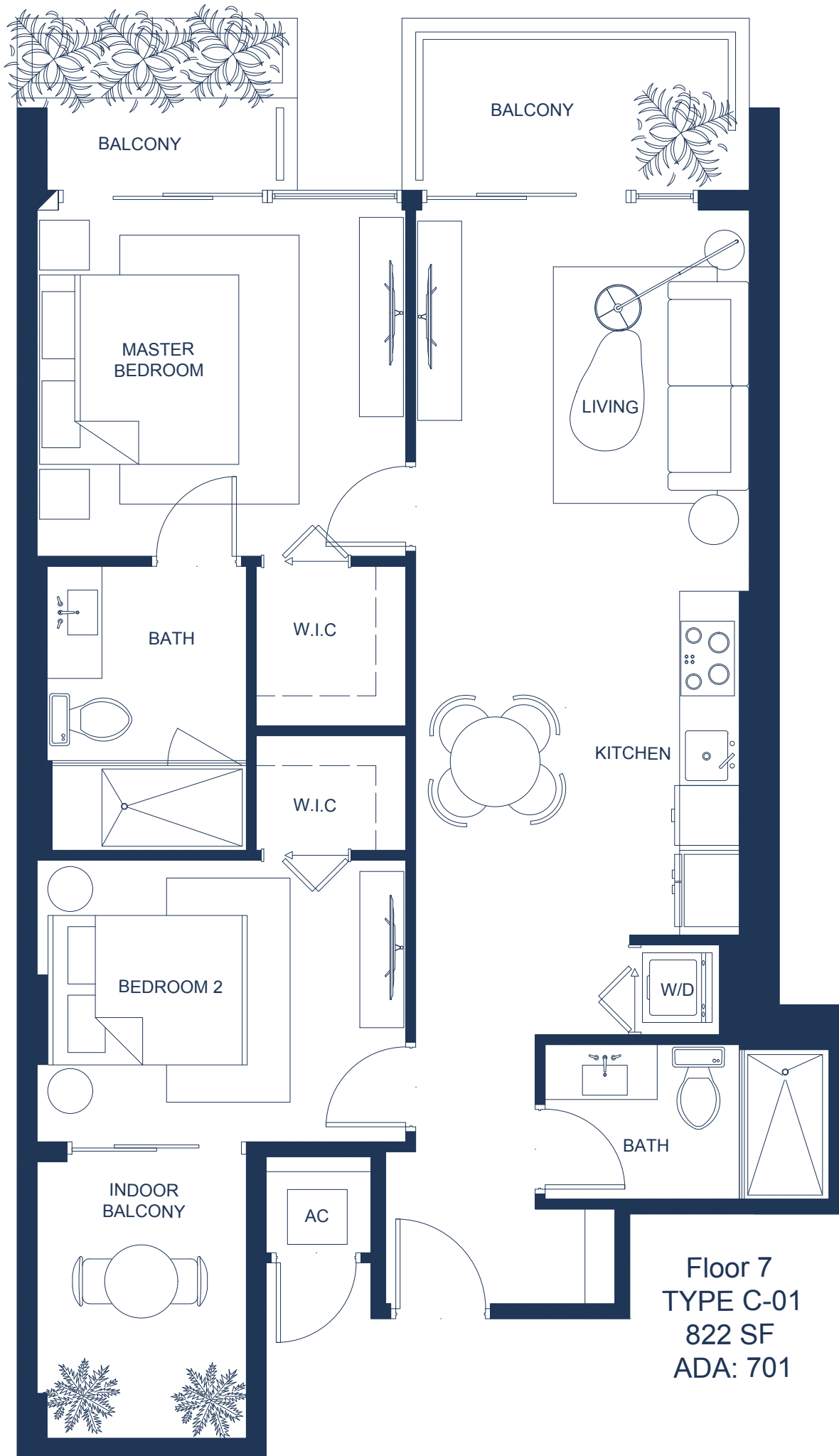
Floor 3 to 6
316 - 616
TYPE L-16
428 SF



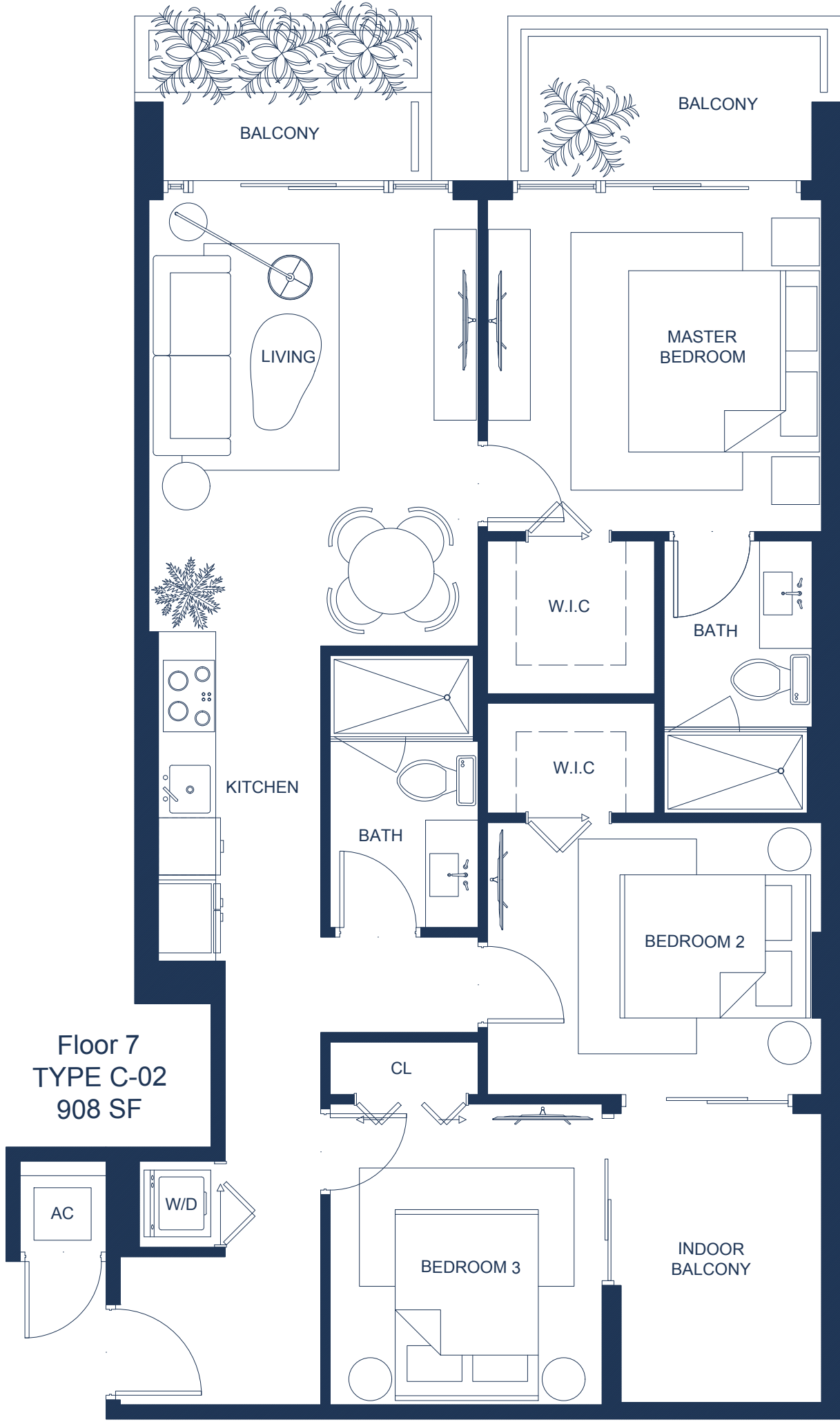
Floor 3 to 6
317 - 617
TYPE L-17
428 SF

Floor 3 to 6
318 - 618
TYPE L-18
471 SF





Floor 7
TYPE C-01
822 SF
ADA: 701



Floor 7
TYPE C-02
908 SF

BALCONY

BALCONY

LIVING

MASTER
BEDROOM

KITCHEN

W.I.C

BATH

BATH

W.I.C

BEDROOM 2

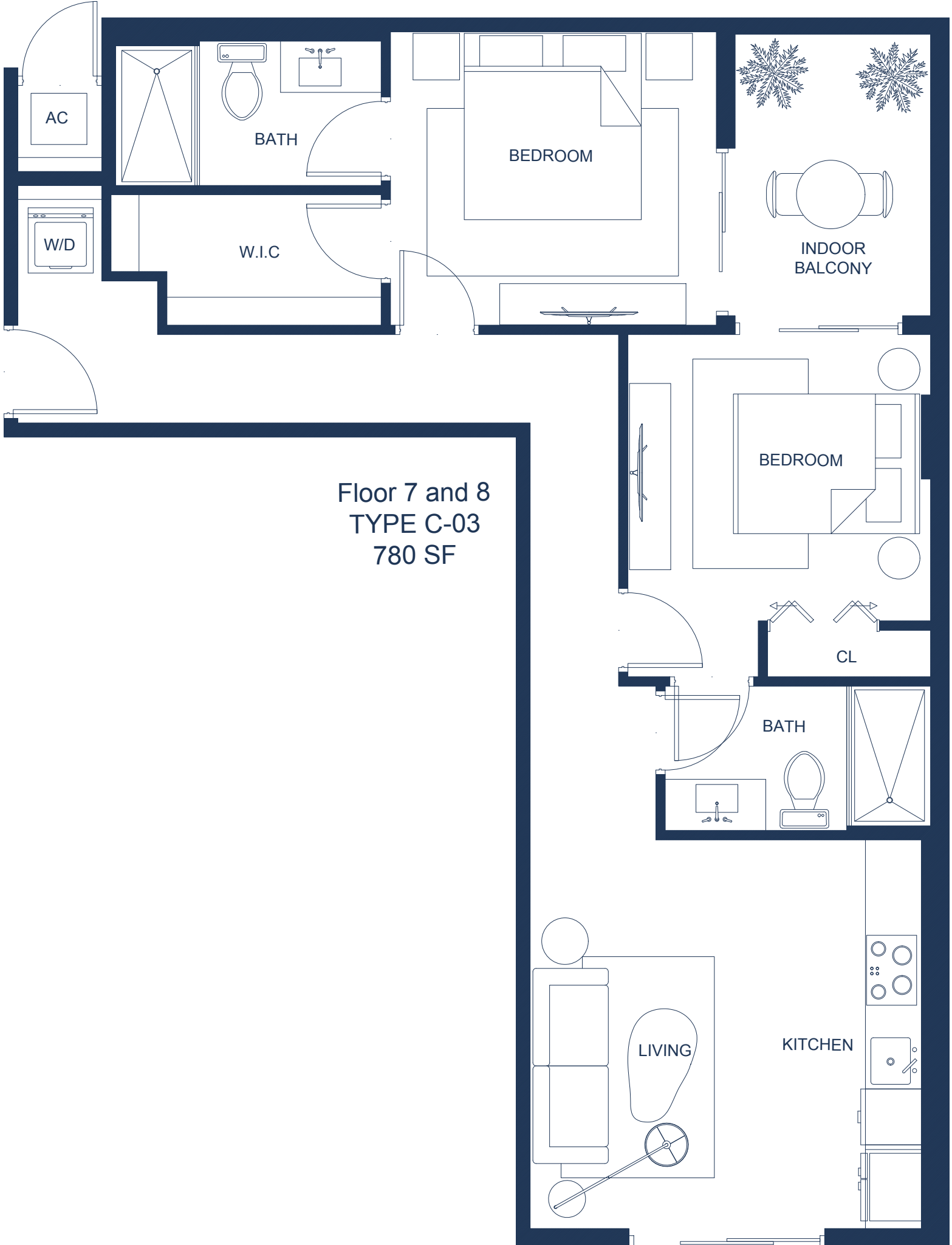
CL

BEDROOM 3

INDOOR
BALCONY

AC

W/D



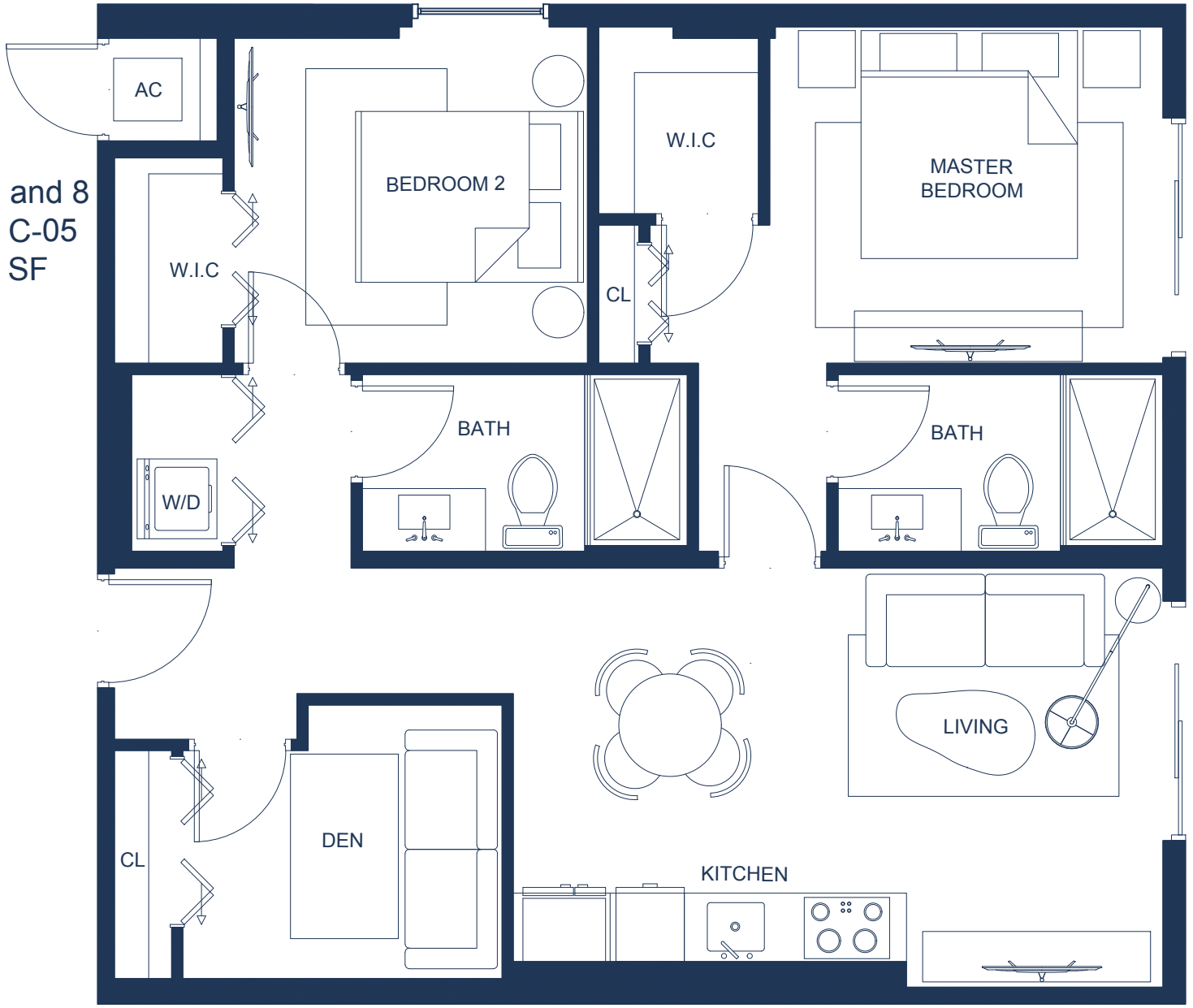
Floor 7 and 8
TYPE C-03
780 SF

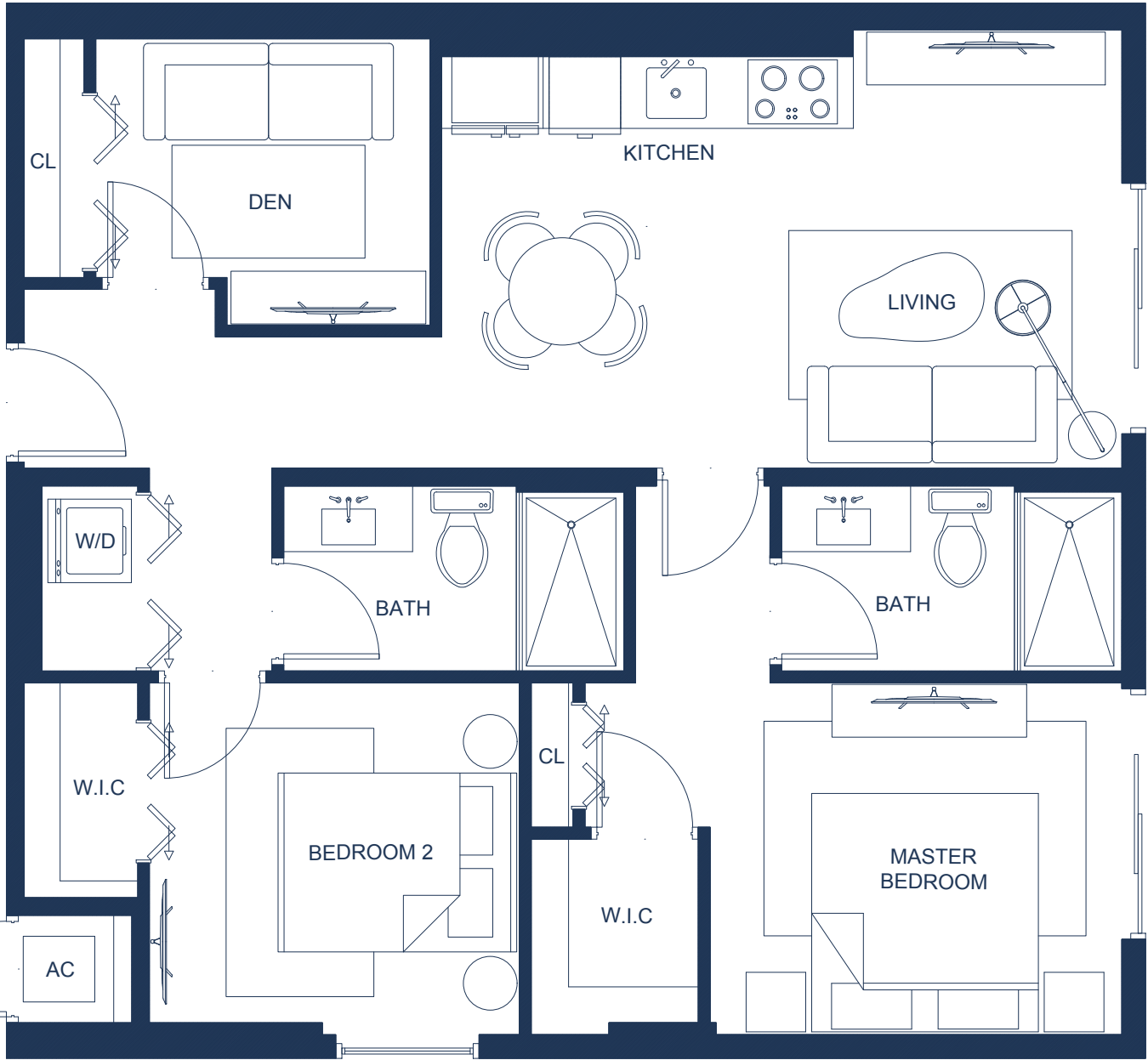


Floor 7 and 8
 TYPE C-04
 597 SF

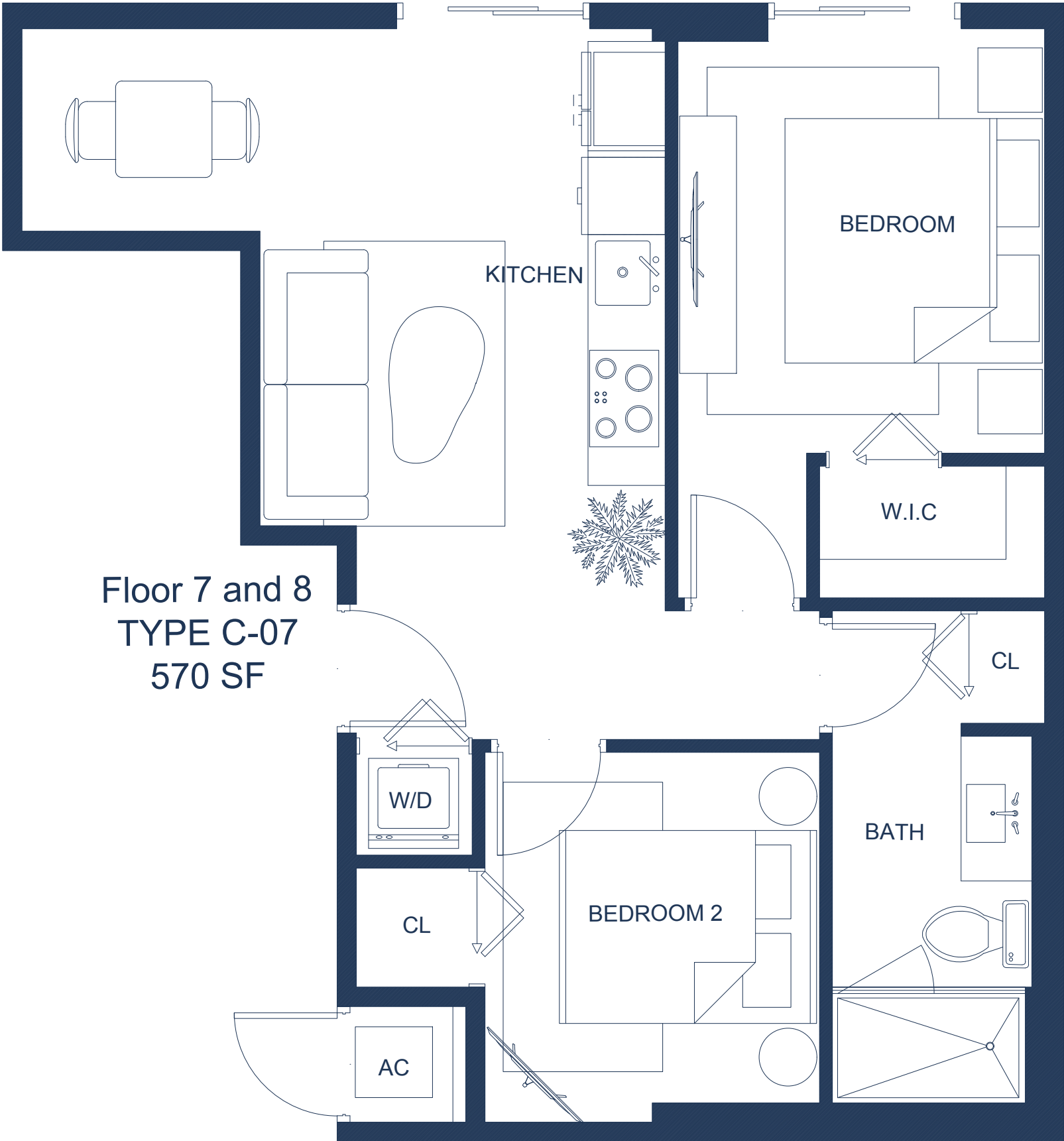
Floor 7 and 8
 TYPE C-04
 560 SF

Floor 7 and 8
TYPE C-05
857 SF





Floor 7 and 8
TYPE C-06
857 SF



Floor 7 and 8
TYPE C-08
780 SF

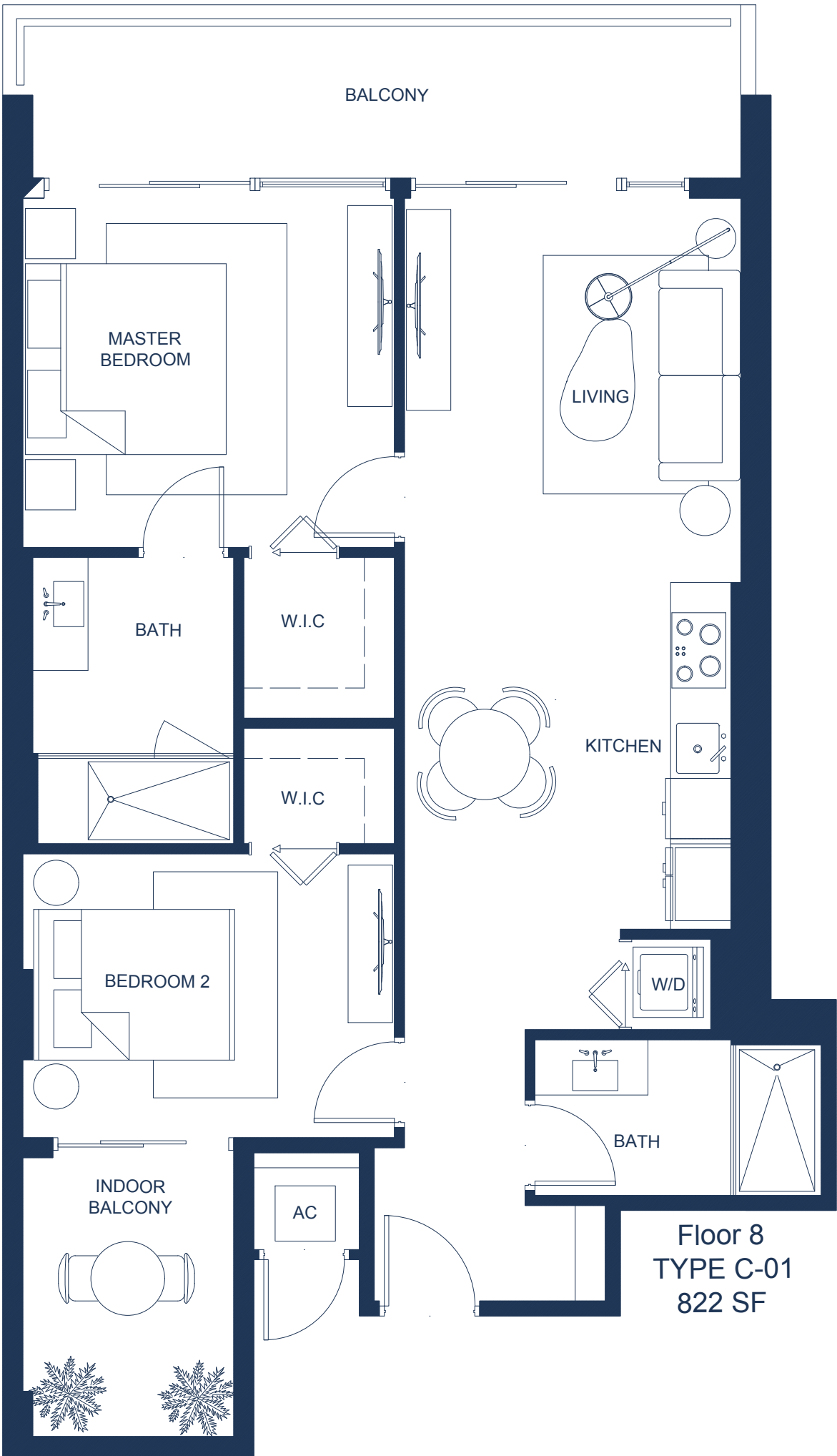


Floor 7
TYPE C-09
908 SF

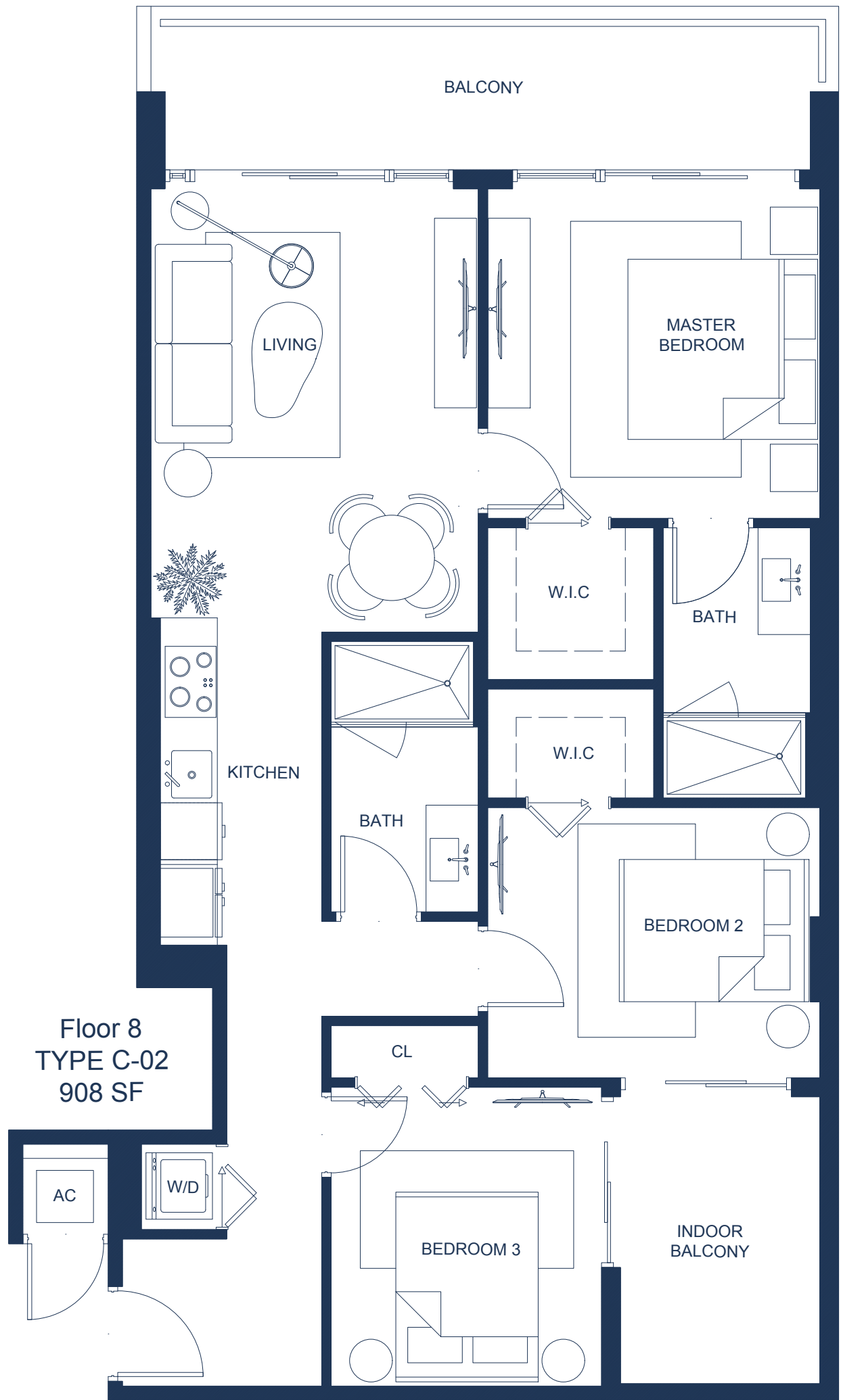


Floor 7
TYPE C-10
822 SF





Floor 8
TYPE C-01
822 SF



BALCONY

LIVING

MASTER
BEDROOM

KITCHEN

W.I.C

BATH

W.I.C

BATH

BEDROOM 2

Floor 8
TYPE C-02
908 SF

CL

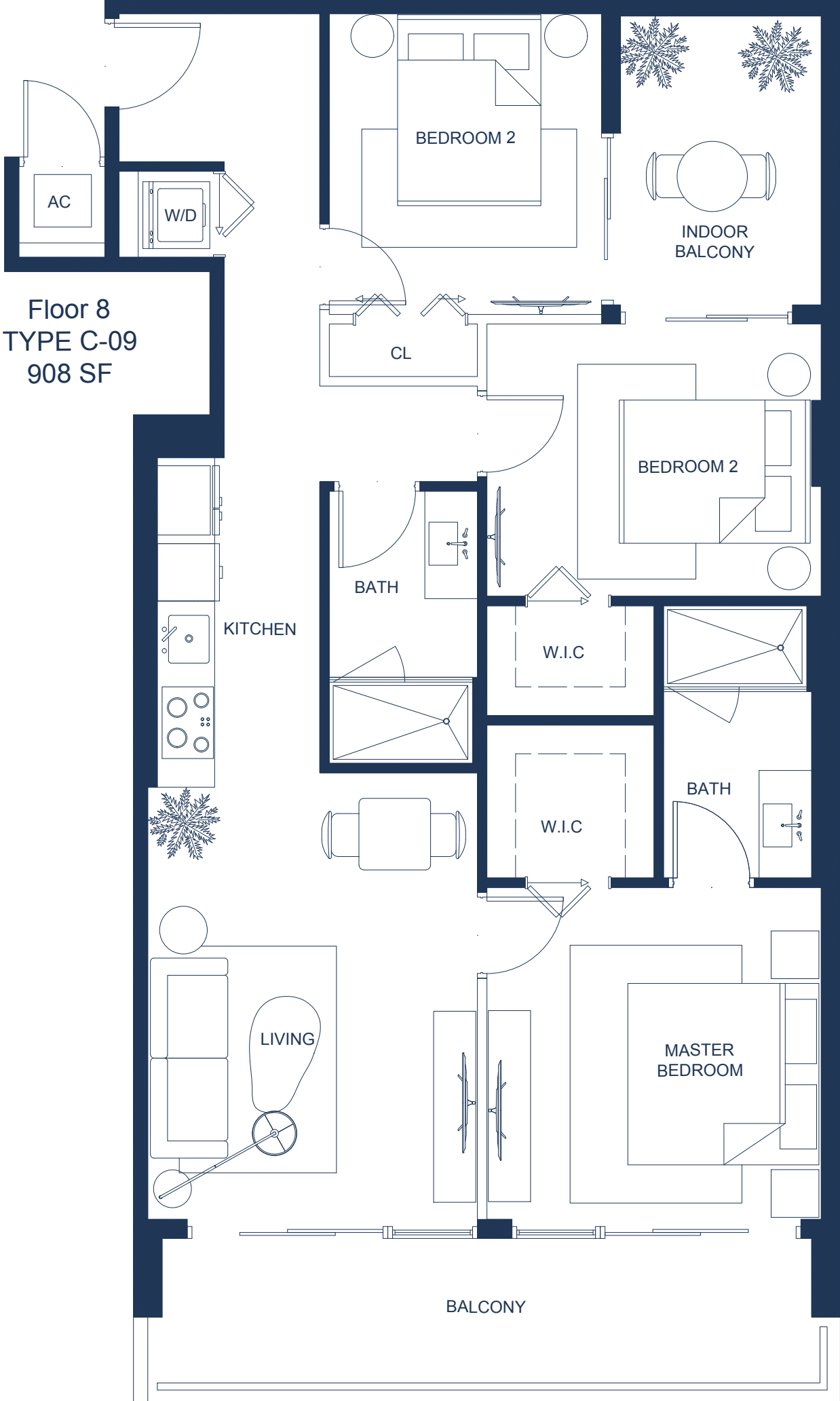
AC

W/D

BEDROOM 3

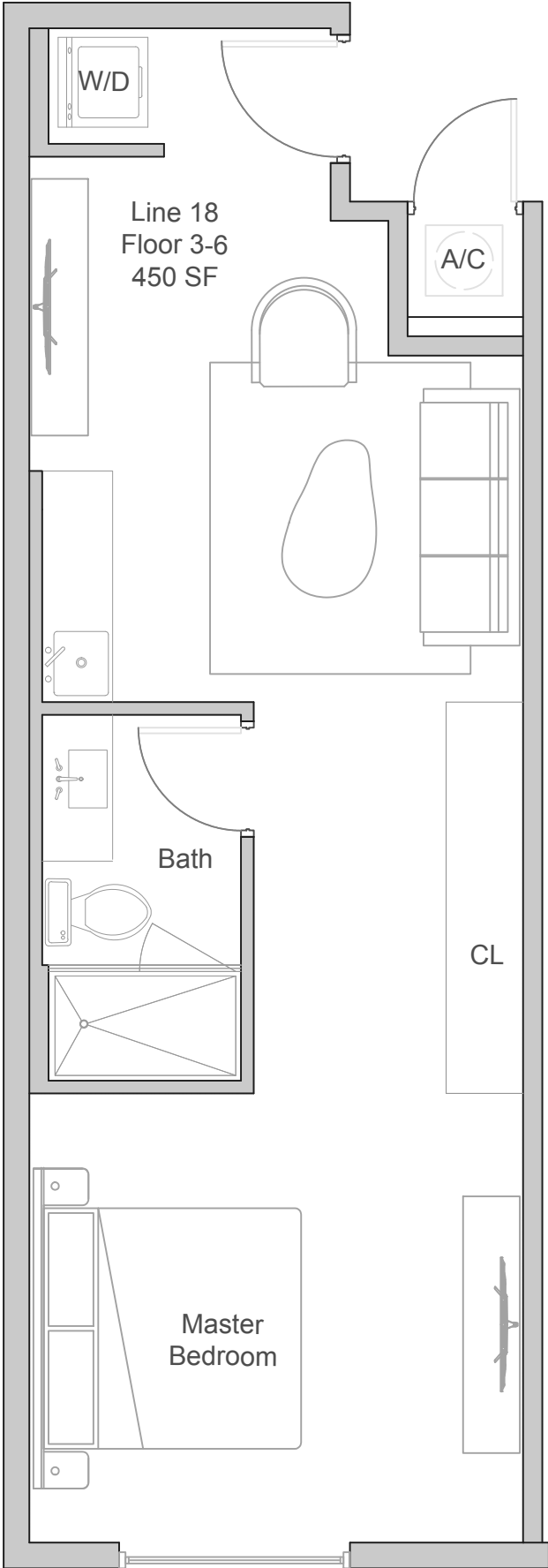
INDOOR
BALCONY

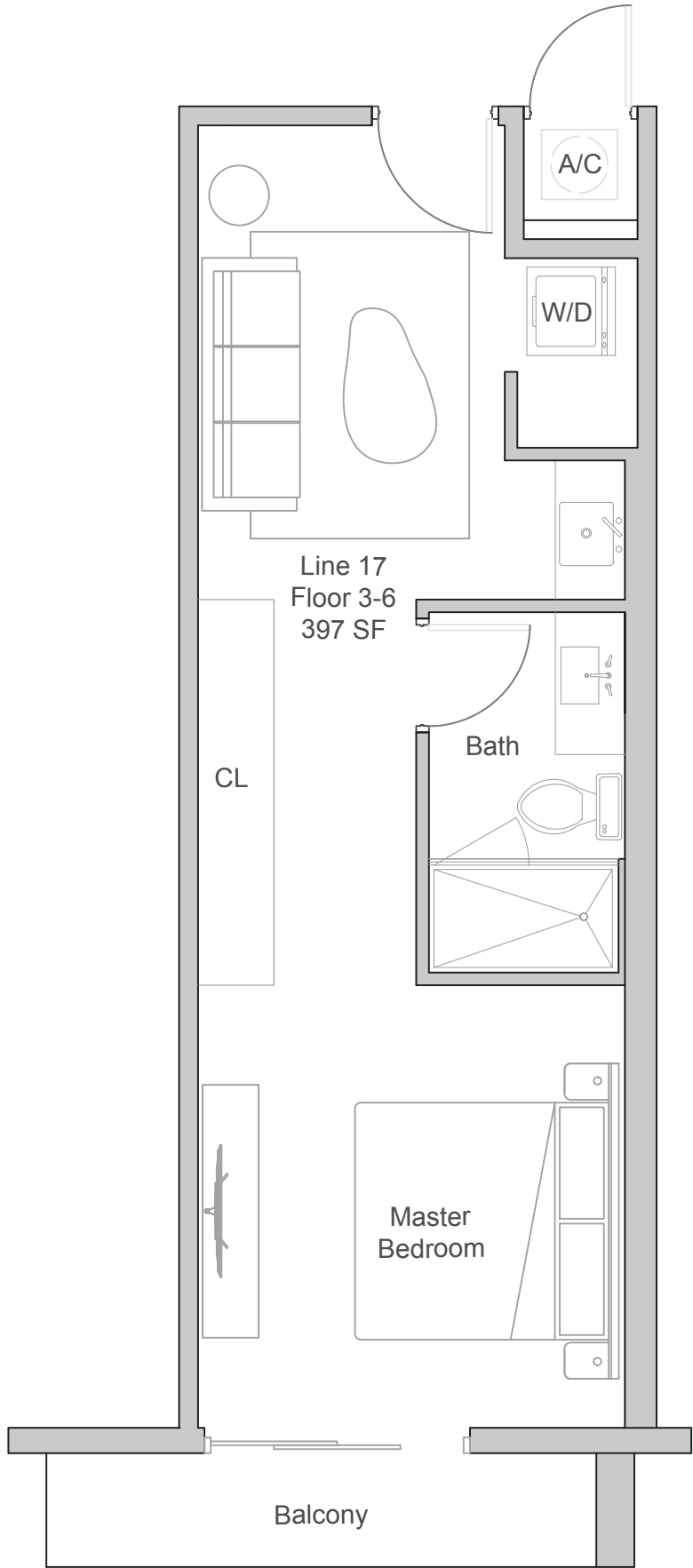
Floor 8
TYPE C-09
908 SF

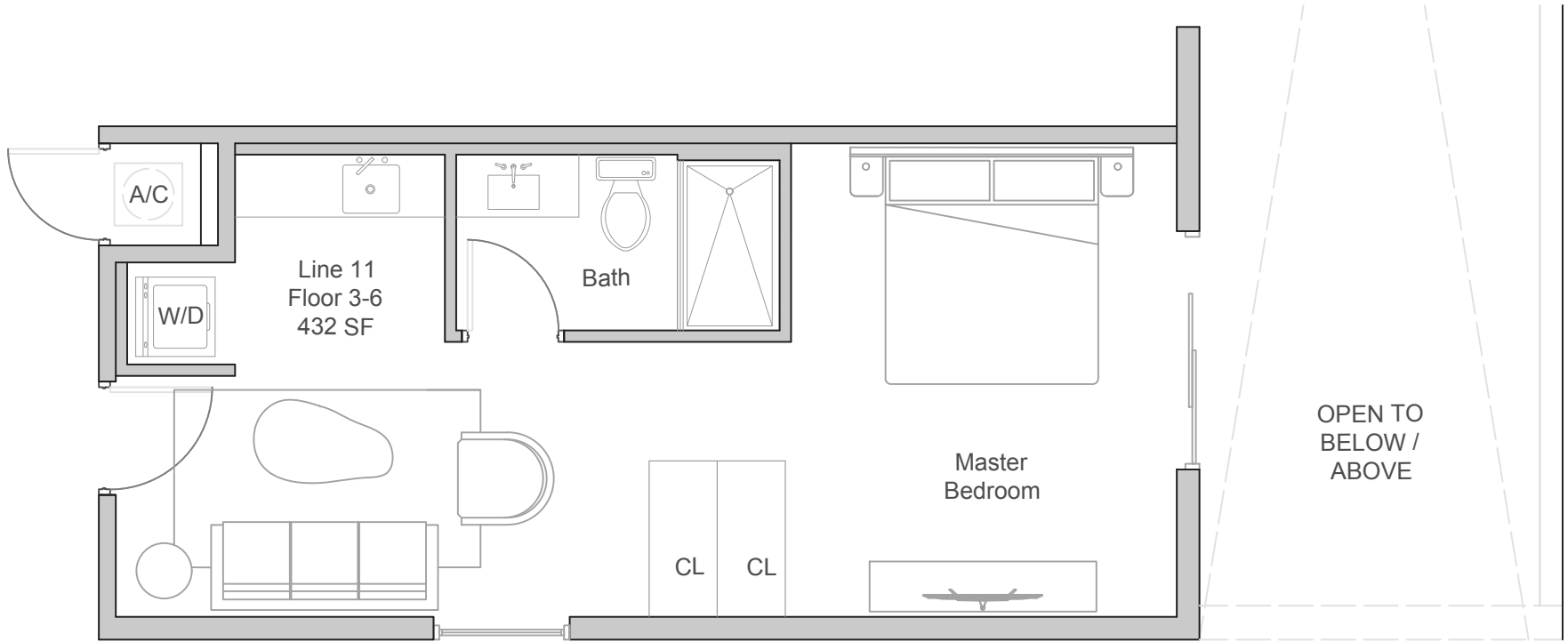


Floor 8
TYPE C-10
822 SF









A/C

W/D

Line 11
Floor 3-6
432 SF

Bath

Master
Bedroom

CL

CL

OPEN TO
BELOW /
ABOVE