



COASTAL MODEL A45



FARM MODEL A45



SOUTHERN MODEL A45



COASTAL MODEL B45



FARM MODEL B45



SOUTHERN MODEL B45



COASTAL MODEL C45



FARM MODEL C45



SOUTHERN MODEL C45

MODEL A45

- A1.1 FIRST FLOOR PLAN COASTAL
- A1.3 ELEVATION COASTAL
- A1.4 ELEVATION COASTAL
- A2.1 FIRST FLOOR PLAN FARM
- A2.3 ELEVATION FARM
- A2.4 ELEVATION FARM
- A3.1 FIRST FLOOR PLAN SOUTHERN
- A3.3 ELEVATION SOUTHERN
- A3.4 ELEVATION SOUTHERN
- OP1 OPTIONS

MODEL B45

- A1.1 FIRST FLOOR PLAN COASTAL
- A1.2 SECOND FLOOR PLAN COASTAL
- A1.3 ELEVATION COASTAL
- A1.4 ELEVATION COASTAL
- A2.1 FIRST FLOOR PLAN FARM
- A2.2 SECOND FLOOR PLAN COASTAL
- A2.3 ELEVATION FARM
- A2.4 ELEVATION FARM
- A3.1 FIRST FLOOR PLAN SOUTHERN
- A3.2 SECOND FLOOR PLAN COASTAL
- A3.3 ELEVATION SOUTHERN
- A3.4 ELEVATION SOUTHERN
- OP1 OPTIONS

MODEL C45

- A1.1 FIRST FLOOR PLAN COASTAL
- A1.2 SECOND FLOOR PLAN COASTAL
- A1.3 ELEVATION COASTAL
- A1.4 ELEVATION COASTAL
- A2.1 FIRST FLOOR PLAN FARM
- A2.2 SECOND FLOOR PLAN COASTAL
- A2.3 ELEVATION FARM
- A2.4 ELEVATION FARM
- A3.1 FIRST FLOOR PLAN SOUTHERN
- A3.2 SECOND FLOOR PLAN COASTAL
- A3.3 ELEVATION SOUTHERN
- A3.4 ELEVATION SOUTHERN
- OP1 OPTIONS

ENTRY SIGN

- A1 PARTIAL PLAN ENTRY SIGN & GATES
- A2 ENTRY SIGN & GATES DETAILS
- A3 MAIL SHELTER PLANS/ELEVATION & DETAILS

MODEL A			
MINOR CHANGES			
	COASTAL	FARM	SOUTHERN
23-91C (5)	EXTERIOR WALL TEXTURE	SMOOTH STUCCO	VERTICAL STUCCO
23-91C (7)	EXTERIOR WALL MATERIAL	STONE	HORIZONTAL STUCCO
	CHANGE OF AREA OF EXTERIOR WALL	SMOOTH STUCCO THROUGHOUT, STONE ON ENTRANCE COLUMNS	SMOOTH STUCCO ON LEFT SIDE, BRICK ON ENTRANCE COLUMNS
23-91C (8)	TEXTURE/MATERIAL/PATTERN	SMOOTH STUCCO THROUGHOUT, STONE ON ENTRANCE COLUMNS	SMOOTH STUCCO ON LEFT SIDE, BRICK ON ENTRANCE COLUMNS
23-91C (13)	CHANGE IN DESIGN DETAILS	DETAIL ON TOP AND BELOW WINDOWS, GRILL OVER ENTRANCE DOOR	GRILL OVER GARAGE DOOR, LARGE GRILL OVER ENTRANCE DOOR
23-91C (14)	CHANGE IN LANDSCAPE MATERIAL (REFER TO LANDSCAPE PLANS)	REFER TO LANDSCAPE PLAN FOR PLANT MATERIAL	REFER TO LANDSCAPE PLAN FOR PLANT MATERIAL
MAJOR CHANGE			
23-91B (2)	CHANGE IN ROOFING PITCH	HIP ROOF 6:12	GABLE ROOF 7:12

MODEL B			
MINOR CHANGES			
	COASTAL	FARM	SOUTHERN
23-91C (5)	EXTERIOR WALL TEXTURE	SMOOTH STUCCO	VERTICAL STUCCO
23-91C (7)	EXTERIOR WALL MATERIAL	STONE	HORIZONTAL STUCCO
	CHANGE OF AREA OF EXTERIOR WALL	SMOOTH STUCCO THROUGHOUT, STONE ON ENTRANCE COLUMNS AND AROUND FIRST FLOOR WINDOW	SMOOTH STUCCO ON LEFT SIDE, BRICK ON ENTRANCE COLUMNS, AROUND FIRST FLOOR WINDOW, AND ON GARAGE SIDE
23-91C (8)	TEXTURE/MATERIAL/PATTERN	SMOOTH STUCCO THROUGHOUT, STONE ON ENTRANCE COLUMNS AND AROUND FIRST FLOOR WINDOW	SMOOTH STUCCO ON LEFT SIDE, BRICK ON ENTRANCE COLUMNS, AROUND FIRST FLOOR WINDOW, AND ON GARAGE SIDE
23-91C (13)	CHANGE IN DESIGN DETAILS	LARGE BRACKETS OVER GARAGE/UNDER SECOND FLOOR BALCONY, GRILLS ON BOTH SIDES OF BALCONY FRONT	BRICK EXPANDING FIRST AND SECOND FLOOR COLUMNS ON GARAGE SIDE
23-91C (14)	CHANGE IN LANDSCAPE MATERIAL (REFER TO LANDSCAPE PLANS)	REFER TO LANDSCAPE PLAN FOR PLANT MATERIAL	REFER TO LANDSCAPE PLAN FOR PLANT MATERIAL
MAJOR CHANGE			
23-91B (2)	CHANGE IN ROOFING PITCH	HIP ROOF 6:12	GABLE ROOF 7:12

MODEL C			
MINOR CHANGES			
	COASTAL	FARM	SOUTHERN
23-91C (5)	EXTERIOR WALL TEXTURE	SMOOTH STUCCO	VERTICAL STUCCO
23-91C (7)	EXTERIOR WALL MATERIAL	STONE	HORIZONTAL STUCCO
	CHANGE OF AREA OF EXTERIOR WALL	SMOOTH STUCCO THROUGHOUT, STONE ON ENTRANCE, GARAGE COLUMNS AND AROUND FIRST FLOOR WINDOW	SMOOTH STUCCO ON LEFT SIDE, BRICK ON ENTRANCE COLUMNS, AROUND FIRST FLOOR WINDOW, AND ON GARAGE SIDE
23-91C (8)	TEXTURE/MATERIAL/PATTERN	SMOOTH STUCCO THROUGHOUT, STONE ON ENTRANCE, GARAGE COLUMNS AND AROUND FIRST FLOOR WINDOW	SMOOTH STUCCO ON LEFT SIDE, BRICK ON ENTRANCE COLUMNS, AROUND FIRST FLOOR WINDOW, AND ON GARAGE SIDE
23-91C (13)	CHANGE IN DESIGN DETAILS	LARGE BRACKETS OVER GARAGE/UNDER SECOND FLOOR BALCONY, GRILLS ON BOTH SIDES OF BALCONY FRONT, COLUMNS WITH BRACKETS ON BALCONY	BRICK EXPANDING FIRST AND SECOND FLOOR COLUMNS ON GARAGE SIDE, BRICK AROUND FIRST FLOOR WINDOW, BRICK AROUND ENTRY WAY
23-91C (14)	CHANGE IN LANDSCAPE MATERIAL (REFER TO LANDSCAPE PLANS)	REFER TO LANDSCAPE PLAN FOR PLANT MATERIAL	REFER TO LANDSCAPE PLAN FOR PLANT MATERIAL
MAJOR CHANGE			
23-91B (2)	CHANGE IN ROOFING PITCH	HIP ROOF 6:12	GABLE ROOF 7:12

REVISIONS	

COVER SHEET

SCALE
JOB 2313
SHEET
A0.0

REVISIONS

MODEL A45

COASTAL
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

A1.1

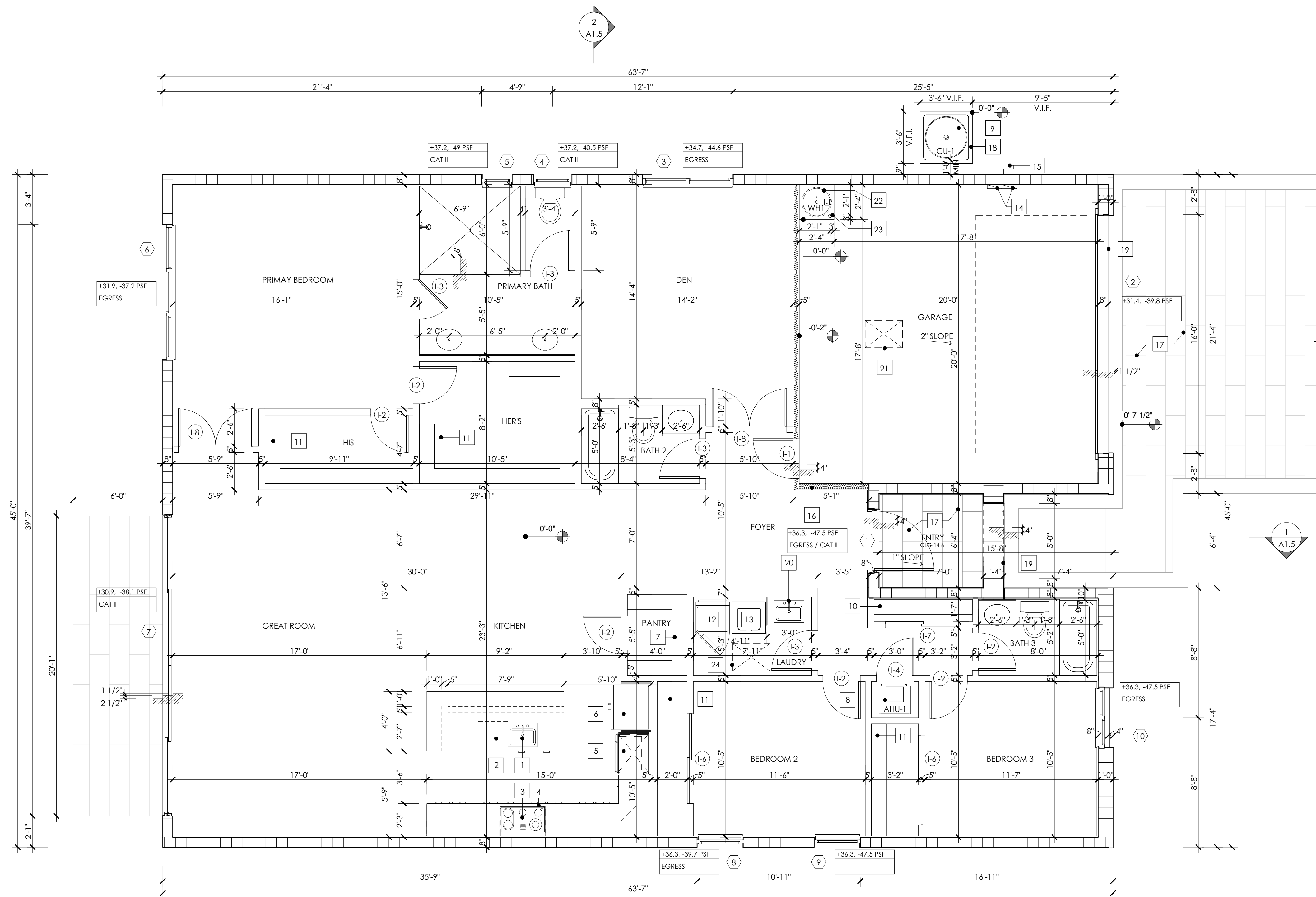
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FLOOR PLAN KEYNOTES

- SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
- DISHWASHER
- ELECTRIC COOKTOP
- WALL-MOUNT HOOD ABOVE
- BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
- REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
- PANTRY
- AIR HANDLING UNIT (REFER TO MECH. DWG'S)
- CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
- LINEN W/ VINYL COATED VENTILATED SHELVES
- VENTILATED SHELF W/ HANGING ROD
- DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
- WASHER (REFER TO MECH. DWG'S)
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
- ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
- WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP.1 SHEET)
- PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
- CONCRETE SLAB (REFER TO STRUC. DWG'S)
- BEAM ABOVE (REFER TO STRUC. DWG'S)
- LAUNDRY SINK (REFER TO PLUM. DWG'S)
- 22' x 30' ATTIC ACCESS (SEE DETAIL ON TYP.2 SHEET)
- ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
- 3" BOLLARD, REFER TO STRUC. DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
CEILING HEIGHT @ 12'-0" UNLESS NOTED OTHERWISE.

NOTE 2:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER THAN TOP OF THRESHOLD. FBC R-311.3.1



FIRST FLOOR PLAN

EXTERIOR DOOR & WINDOW SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
1	FD 4'-0" x 10'-0"	52"	122"	EGRESS / CAT II
2	OHG 16'-0" x 8'-0"	192"	96"	
3	HR 6050 W/ 2'-0" TOP TRANSOM	73"	85"	EGRESS
4	FP 2'-6" x 5'-0" W/ 2'-0" TOP TRANSOM	31"	85"	CAT II
5	FP 2'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	25"	85"	CAT II
6	HR 9050 W/ 2'-0" TOP TRANSOM	109"	85"	EGRESS
7	SGD (4) 5'-0" x 10'-0" PANELS	242"	122"	CAT II
8	CAS 25 W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
9	FP 3'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
10	HR 4050 W/ 2'-0" TOP TRANSOM	49"	85"	EGRESS

GLASS COEFFICIENTS	SHGC	U-FACTOR
HORIZONTAL ROLLER (HR)	5/16" (GRAY / GRAY)	0.48
FIXED WINDOW (FP / FW)	5/16" (GRAY / GRAY)	0.48
CASEMENT (CAS)	5/16" (GRAY / GRAY)	0.38
SLIDING DOOR (SGD)	5/16" (GRAY / GRAY)	0.47
FRENCH DOOR (FD)	5/16" (GRAY / GRAY)	0.38
STOREFRONTS (SF)	9/16" (GRAY / CLEAR)	0.47
FRENCH DOOR (FDO)	5/16" (OBSCURE)	0.32

INTERIOR DOOR SCHEDULE					
MARK	DOOR				REMARKS
	WIDTH	HEIGHT	TYPE	PANEL TYPE	
I-1	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	WEATHER STRIP/ INSULATED/ SECURITY HINGES/ AUTOCLOSER/ 20 MINUTES FIRE RATED
I-2	2'-6"	8'-0"	SWING	PANELED (1 PANEL)	
I-3	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	
I-4	2'-6"	8'-0"	SWING	FULLY LOUVERED	
I-6	6'-0"	8'-0"	BI-PASS	PANELED	
I-7	5'-0"	8'-0"	BI-PASS	PANELED	
I-8	5'-0"	8'-0"	SWING	PANELED (1 PANEL)	(2) 2'-6" x 8'-0" LEAFS

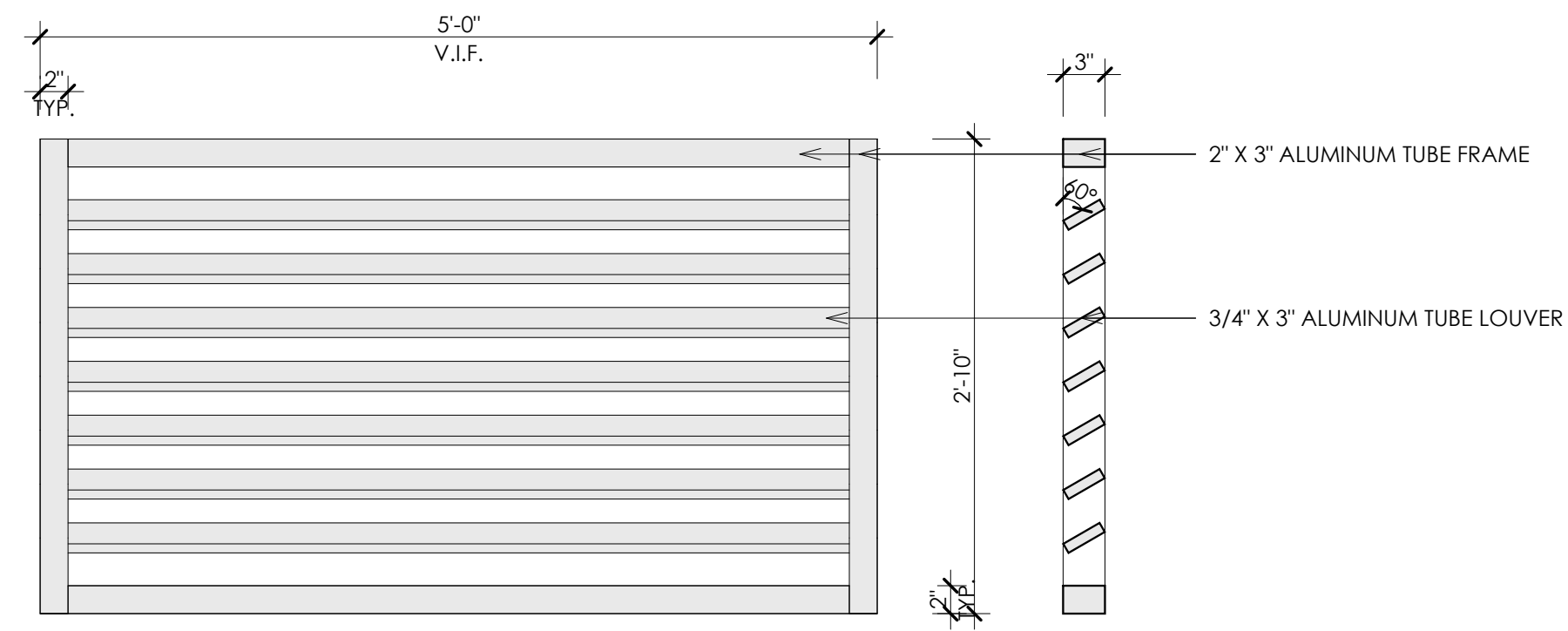
AREA SUMMARY	
FIRST FLOOR A/C	2312 SF
A/C AREA	2312 SF
GARAGE	437 SF
COVERED ENTRY	53 SF
NON A/C AREA	490 SF
GRAND TOTAL	2802 SF

WINDOWS AND DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE HEIGHT OF WINDOWS AND EXTERIOR DOORS.
- OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH SCREENS.
- WINDOWS AND DOORS TO BE IMPACT RESISTANT.
- WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM. FOR FINISH REFER TO PERMIT OPTIONS.
- GLASS TO BE CLEAR UNLESS NOTED OTHERWISE.
- FOR WINDOWS PRESSURE INFORMATION REFER TO STRUCTURAL DWG'S.
- OPERABLE WINDOWS TO COMPLY WITH F.B.C. R-312.2.1.
- ALL EGRESS WINDOW SILL SHALL COMPLY WITH F.B.C. R-310.2.2.
- GLAZING TO COMPLY WITH F.B.C. R308.4.1 THRU R308.4.7

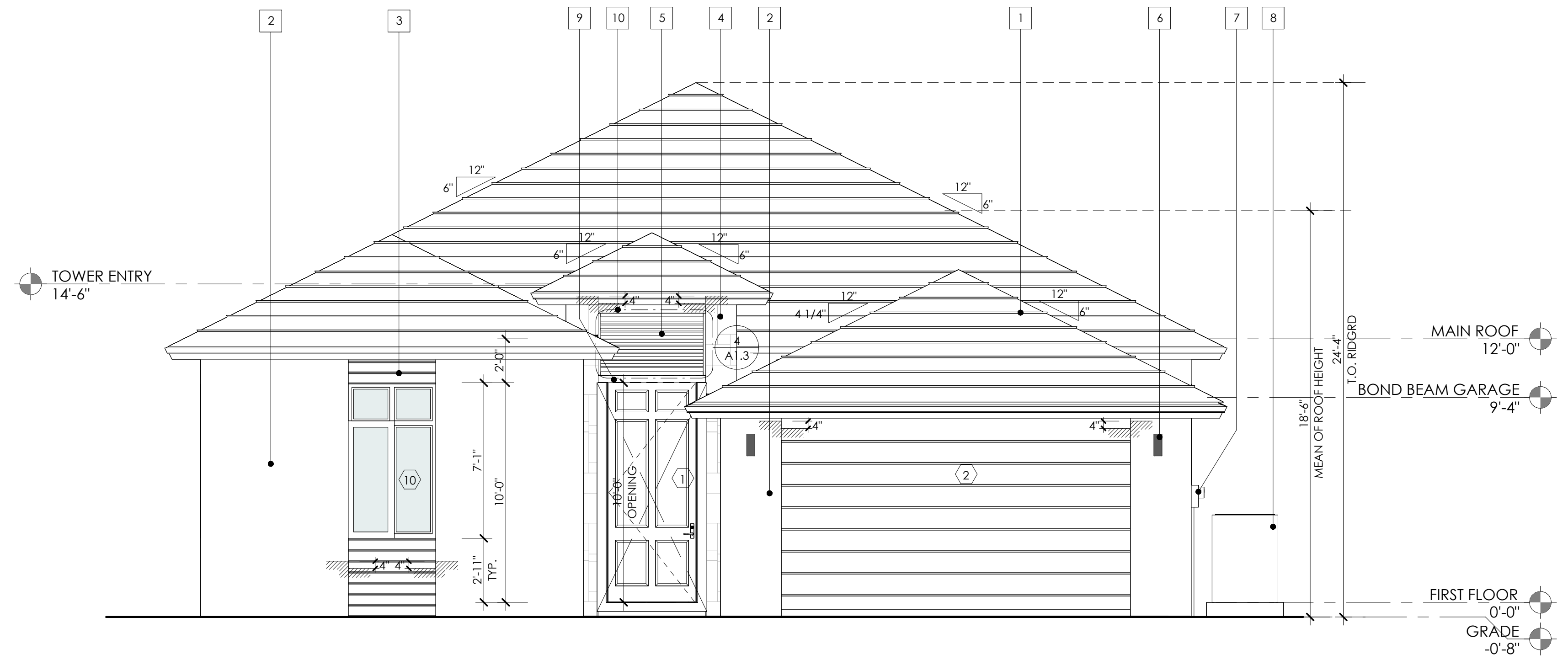
ROOM FINISH SCHEDULE

ROOM NAME	Floor Finish	Baseboard Finish	Wainscoat	Wall Finish	Ceiling Finish	Remarks
BATH 2	TILE	TILE	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 3	TILE	TILE	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BEDROOM 2						
BEDROOM 3						
BEDROOM 4	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
DEN	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
ENTRY	PAVERS	NONE	NONE	STUCCO	STUCCO	
FOYER						
GARAGE						
GREAT ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
HER'S	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
HIS						
KITCHEN						
LAUNDRY						
PANTRY	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BATH	TILE	WOOD	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
PRIMARY BEDROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	



4 ALUMINUM LOUVER DETAIL
A1.3 1" = 1'-0"

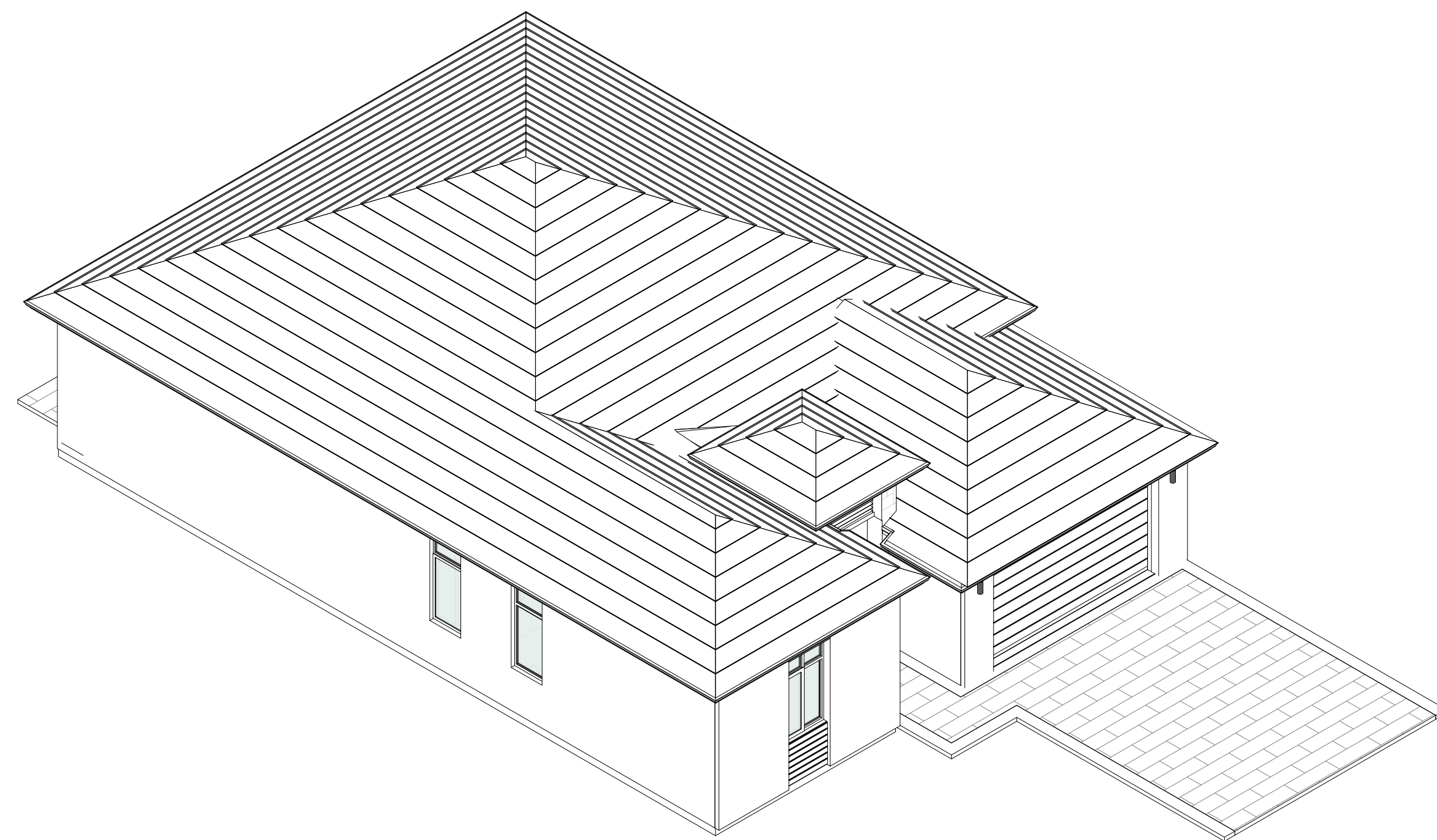
SECTION
1" = 1'-0"



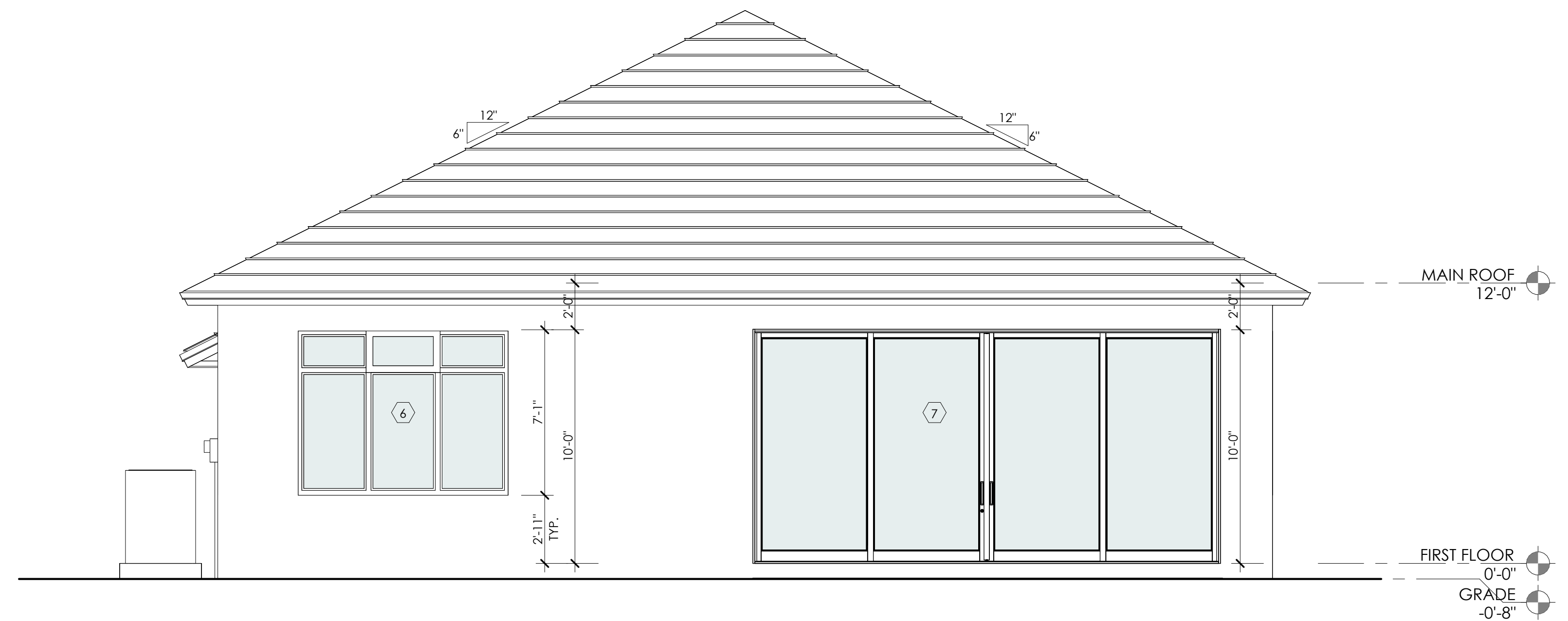
FRONT ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES

1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. SCORED STUCCO FINISH
4. COSTAL REEF STONE
5. DECORATIVE ALUMINIUM LOUVER, REFER TO SHOP DWG'S
6. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE
7. ELECTRIC METER (REFER TO ELEC. DWG'S)
8. CONDENSING UNIT (REFER TO MECH. DWG'S)
9. 4"x4" ALUMINIUM TUBE (REFER TO SHOP DWG'S)
10. CONCRETE BEAM (REFER TO STRUC. DWG'S)



FRONT 3D COASTAL



REAR ELEVATION
1/4" = 1'-0"

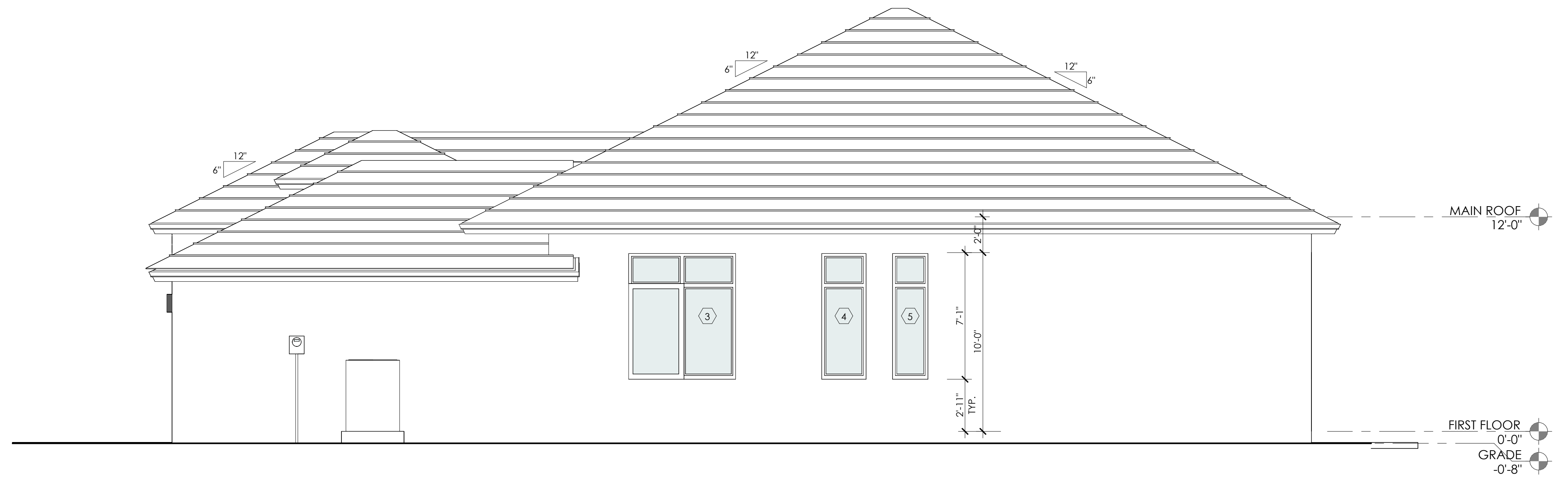
REVISIONS	

MODEL A45
COSTAL
ELEVATIONS

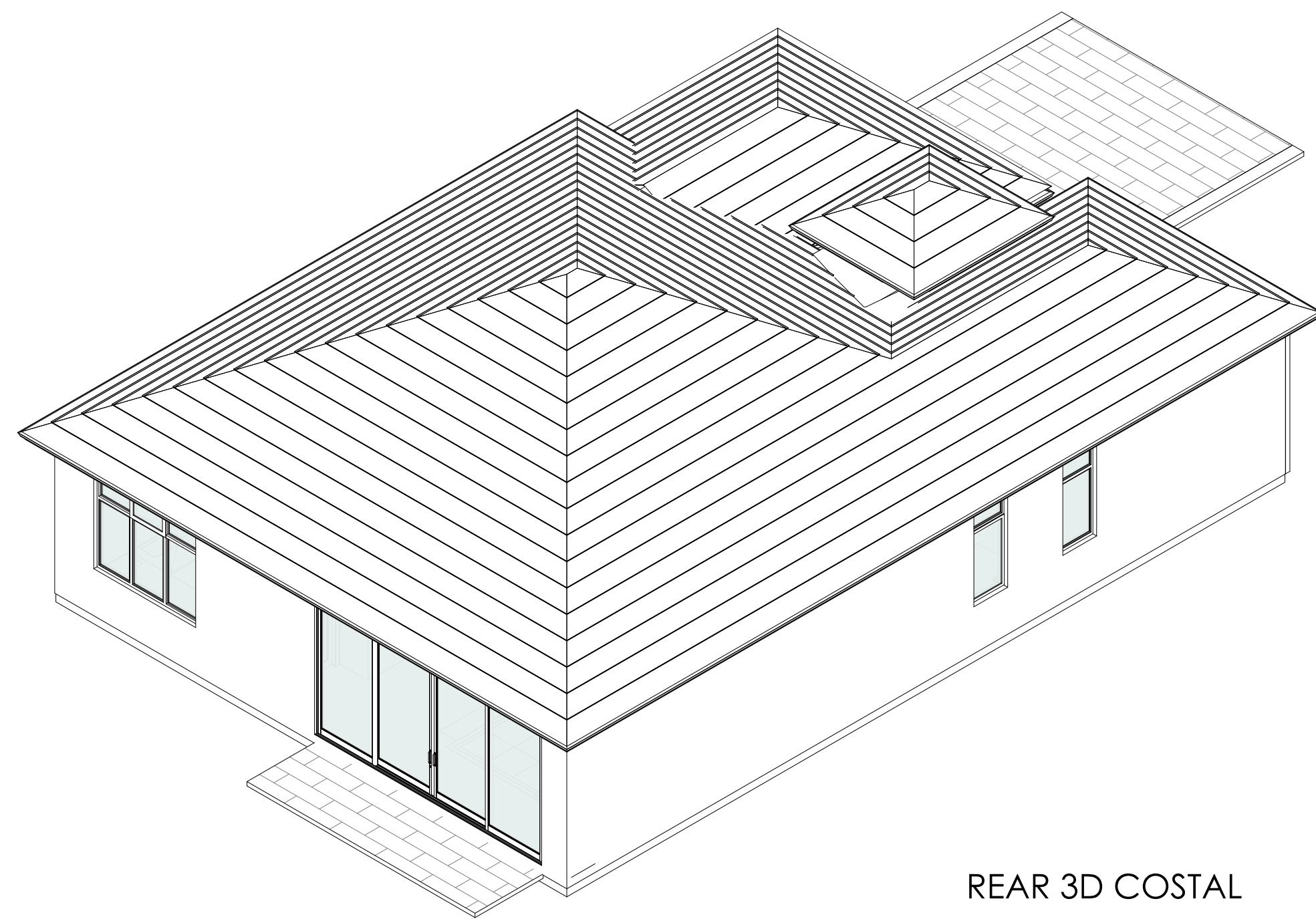
SCALE As indicated
JOB 2313
SHEET
A1.3

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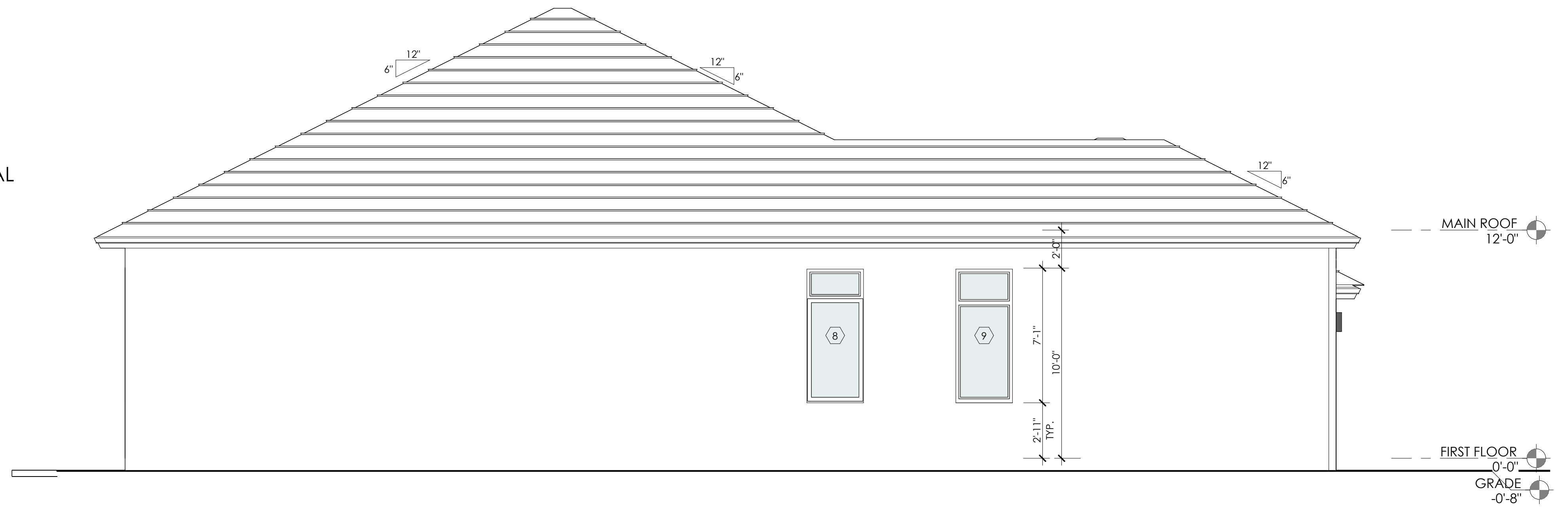
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RIGHT ELEVATION



REAR 3D COSTAL



LEFT ELEVATION

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
WWW.MAS.MIAMI

MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

GRIFFIN 106 SUBDIVISION
SINGLE FAMILY HOMES
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS		

MODEL A45
COASTAL ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2313
SHEET

A1.4

12/01/2024
03:14:15 p. m.

JENNIFER MALLON SALMAN AR-17181

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LICENSE # A 26001191

REVISIONS

MODEL A45

FARM
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

A2.1

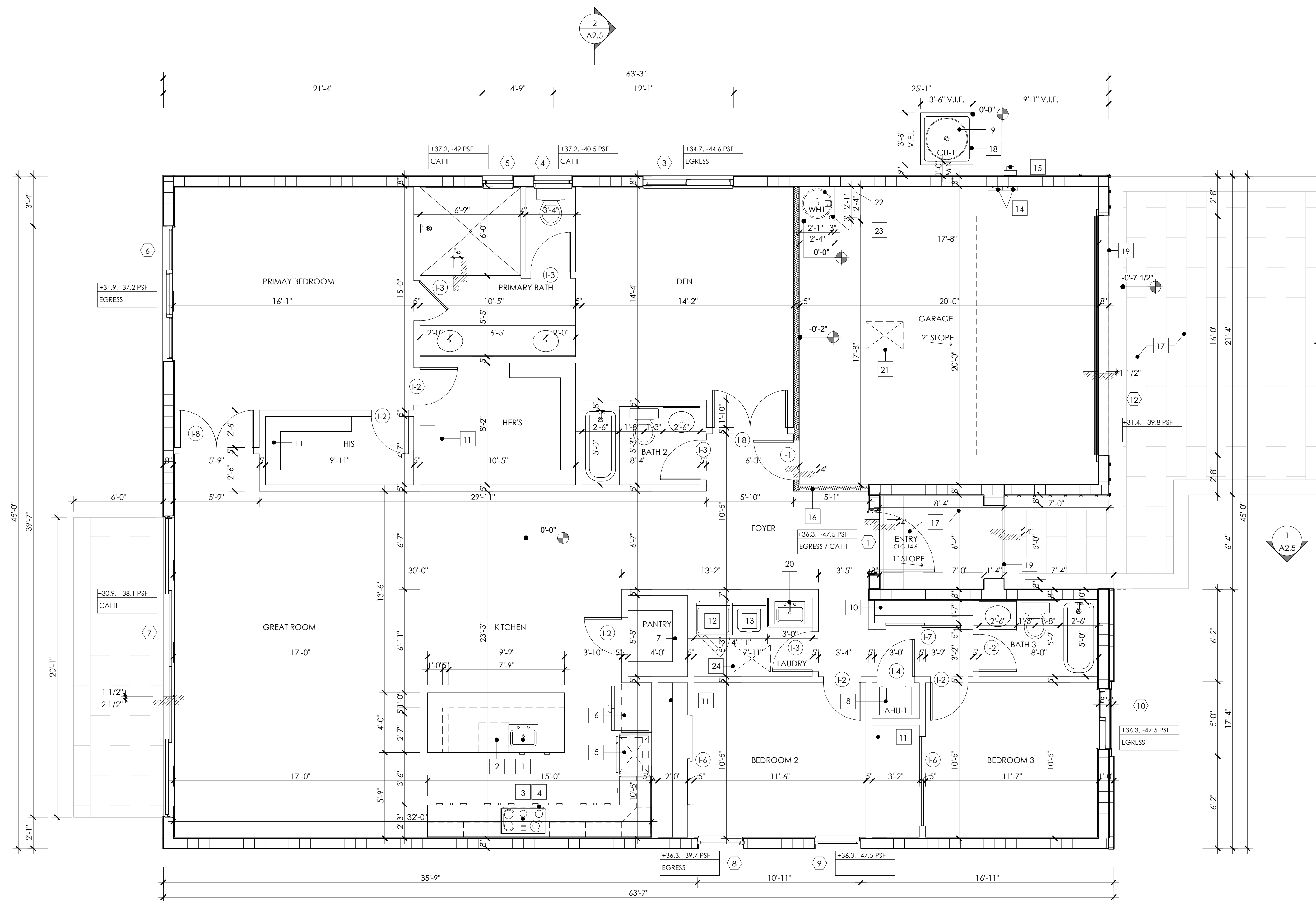
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FLOOR PLAN KEYNOTES

- SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
- DISHWASHER
- ELECTRIC COOKTOP
- BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
- REFRIGERATOR SPACE ONLY. (PROVIDE COLD WATER STUB)
- PANTRY
- AIR HANDLING UNIT (REFER TO MECH. DWG'S)
- CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
- LINEN W/ VINYL COATED VENTILATED SHELVES
- VENTILATED SHELF W/ HANGING ROD
- DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
- WASHER (REFER TO MECH. DWG'S)
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
- ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
- WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP.1 SHEET
- PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
- CONCRETE SLAB (REFER TO STRUC. DWG'S)
- BEAM ABOVE (REFER TO STRUC. DWG'S)
- LAUNDRY SINK (REFER TO PLUM. DWG'S)
- 22' x 30" ATTIC ACCESS (SEE DETAIL ON TYP.2 SHEET)
- ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
- 3" BOLLARD, REFER TO STRUC. DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
CEILING HEIGHT @ 12'-0" UNLESS NOTED OTHERWISE.

NOTE 2:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER THAN TOP OF THRESHOLD. FBC R-311.3.1



FIRST FLOOR PLAN

EXTERIOR DOOR & WINDOW SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
1	FD 4'-0" x 10'-0"	52"	122"	EGRESS / CAT II
2	OHG 16'-0" x 8'-0"	192"	96"	
3	HR 6050 W/ 2'-0" TOP TRANSOM	73"	85"	EGRESS
4	FP 2'-6" x 5'-0" W/ 2'-0" TOP TRANSOM	31"	85"	CAT II
5	FP 2'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	25"	85"	CAT II
6	HR 9050 W/ 2'-0" TOP TRANSOM	109"	85"	EGRESS
7	SGD (4) 5'-0" X 10'-0" PANELS	242"	122"	CAT II
8	CAS 25 W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
9	FP 3'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
10	HR 4050 W/ 2'-0" TOP TRANSOM	49"	85"	EGRESS

INTERIOR DOOR SCHEDULE					
MARK	DOOR				REMARKS
	WIDTH	HEIGHT	TYPE	PANEL TYPE	
I-1	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	WEATHER STRIP/ INSULATED/ SECURITY HINGES/ AUTOCLOSER/ 20 MINUTES FIRE RATED
I-2	2'-6"	8'-0"	SWING	PANELED (1 PANEL)	
I-3	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	
I-4	2'-6"	8'-0"	SWING	FULLY LOUVERED	
I-6	6'-0"	8'-0"	BI-PASS	PANELED	
I-7	5'-0"	8'-0"	BI-PASS	PANELED	
I-8	5'-0"	8'-0"	SWING	PANELED (1 PANEL)	(2) 2'-6" x 8'-0" LEAFS

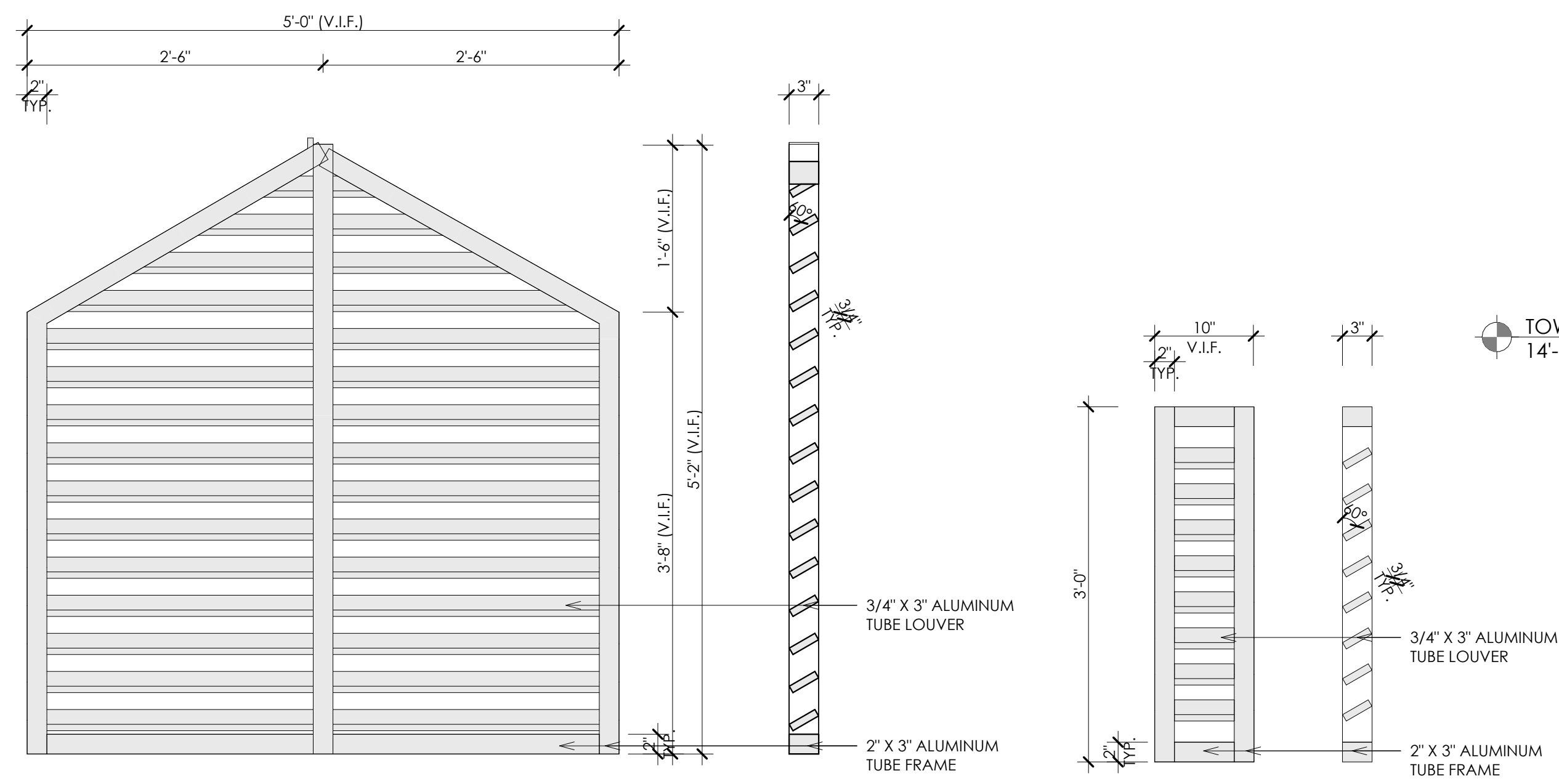
WINDOWS AND DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE HEIGHT OF WINDOWS AND EXTERIOR DOORS.
- OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH SCREENS.
- WINDOWS AND DOORS TO BE IMPACT RESISTANT.
- WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM, FOR FINISH REFER TO PERMIT OPTIONS.
- GLASS TO BE CLEAR UNLESS NOTED OTHERWISE. FOR WINDOWS PRESSURE INFORMATION REFER TO STRUCTURAL DWG'S.
- OPERABLE WINDOWS TO COMPLY WITH F.B.C. R-312.2.1.
- ALL EGRESS WINDOW SILL SHALL COMPLY WITH F.B.C. R-310.2.2.
- GLAZING TO COMPLY WITH F.B.C. R308.4.1 THRU R308.4.7

ROOM FINISH SCHEDULE						
ROOM NAME	Floor Finish	Baseboard Finish	Wainscoat	Wall Finish	Ceiling Finish	Remarks
BATH 2	TILE	TILE	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 3	TILE	TILE	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BEDROOM 2						
BEDROOM 3						
BEDROOM 4	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
DEN	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
ENTRY	PAVERS	NONE	NONE	STUCCO	STUCCO	
FOYER						
GARAGE						
GREAT ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
HER'S	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
HIS						
KITCHEN						
LAUNDRY						
PANTRY	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BATH	TILE	WOOD	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
PRIMARY BEDROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	

GLASS COEFFICIENTS			
		SHGC	U-FACTOR
HORIZONTAL ROLLER (HR)	5/16" (GRAY / GRAY)	0.48	1.06
FIXED WINDOW (FP / PW)	5/16" (GRAY / GRAY)	0.48	1.03
CASEMENT (CAS)	5/16" (GRAY / GRAY)	0.38	1.02
SLIDING DOOR (SGD)	5/16" (GRAY / GRAY)	0.47	1.06
FRENCH DOOR (FD)	5/16" (GRAY / GRAY)	0.38	1.05
STOREFRONTS (SF)	9/16" (GRAY / CLEAR)	0.47	1.05
FRENCH DOOR (FDO)	5/16" (TOBSCURE)	0.32	1.06

AREA SUMMARY	
FIRST FLOOR A/C	2312 SF
A/C AREA	2312 SF
GARAGE	437 SF
COVERED ENTRY	53 SF
NON A/C AREA	490 SF
GRAND TOTAL	2802 SF



01 ALUMINUM LOUVER DETAIL 01
A2.3 1" = 1'-0"

SECTION

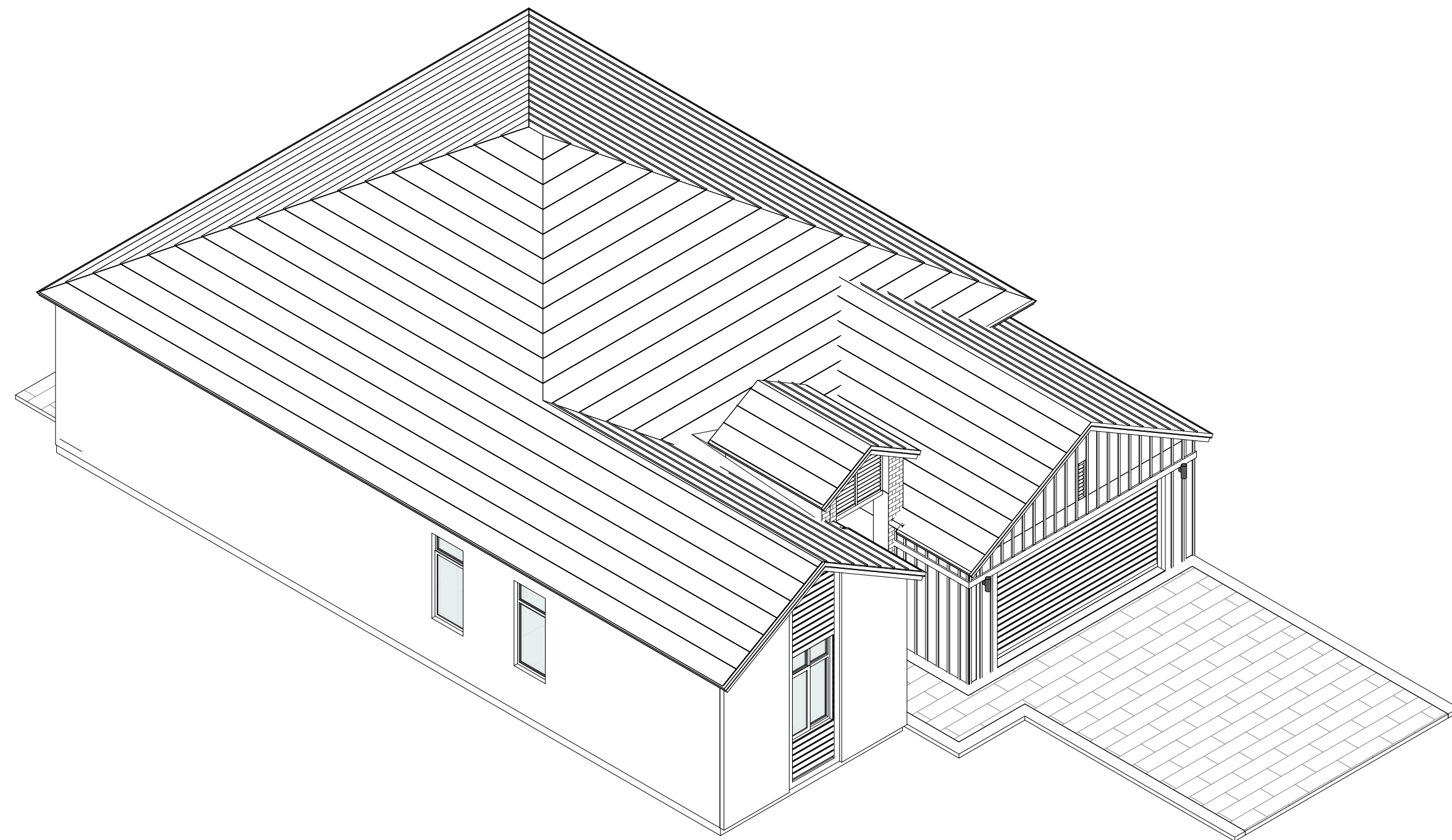
02 ALUMINUM LOUVER DETAIL 02
A2.3 1" = 1'-0"



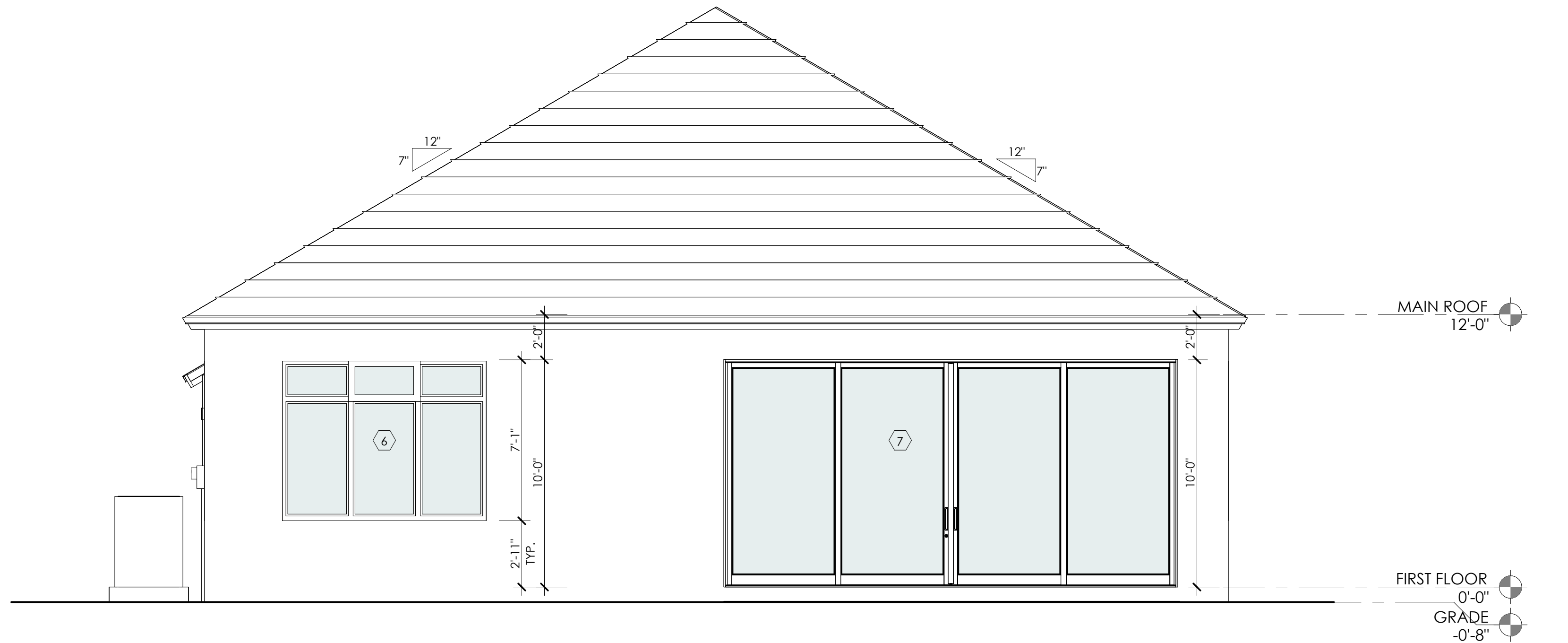
FRONT ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES

1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. 1" X 8" SMOOTH STUCCO BAND
4. 1" X 1" SMOOTH STUCCO BAND
5. WHITE BRICK
6. ELECTRIC METER (REFER TO ELEC. DWG'S)
7. CONDENSING UNIT (REFER TO MECH. DWG'S)
8. DECORATIVE ALUMINUM LOUVER, REFER TO SHOP DWG'S
9. SCORED STUCCO FINISH
10. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE
11. 4"x4" ALUMINUM TUBE (REFER TO SHOP DWG'S)



FRONT 3D FARM



REAR ELEVATION
1/4" = 1'-0"

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
WWW.MAS.MIAMI

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

GRIFFIN 106 SUBDIVISION
SINGLE FAMILY HOMES
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS	

MODEL A45
FARM
ELEVATIONS

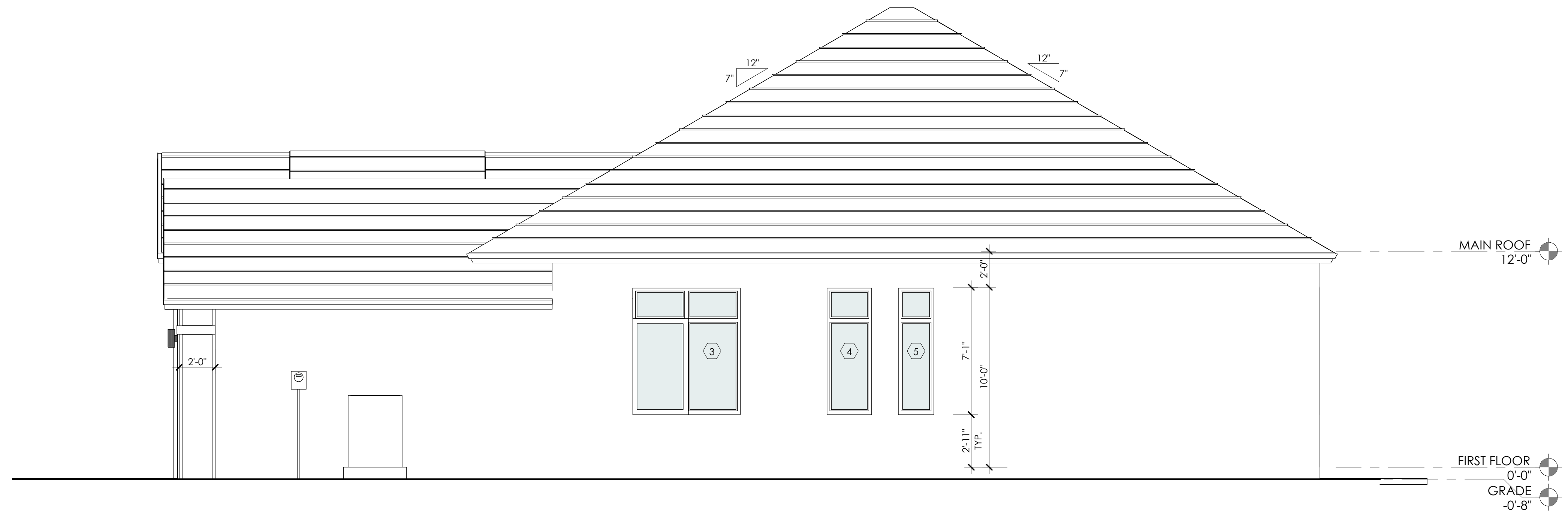
SCALE As indicated
JOB 2313
SHEET
A2.3

12/01/2024
03:14:20 p. m.
JENNIFER MALLON SALMAN AR-17181

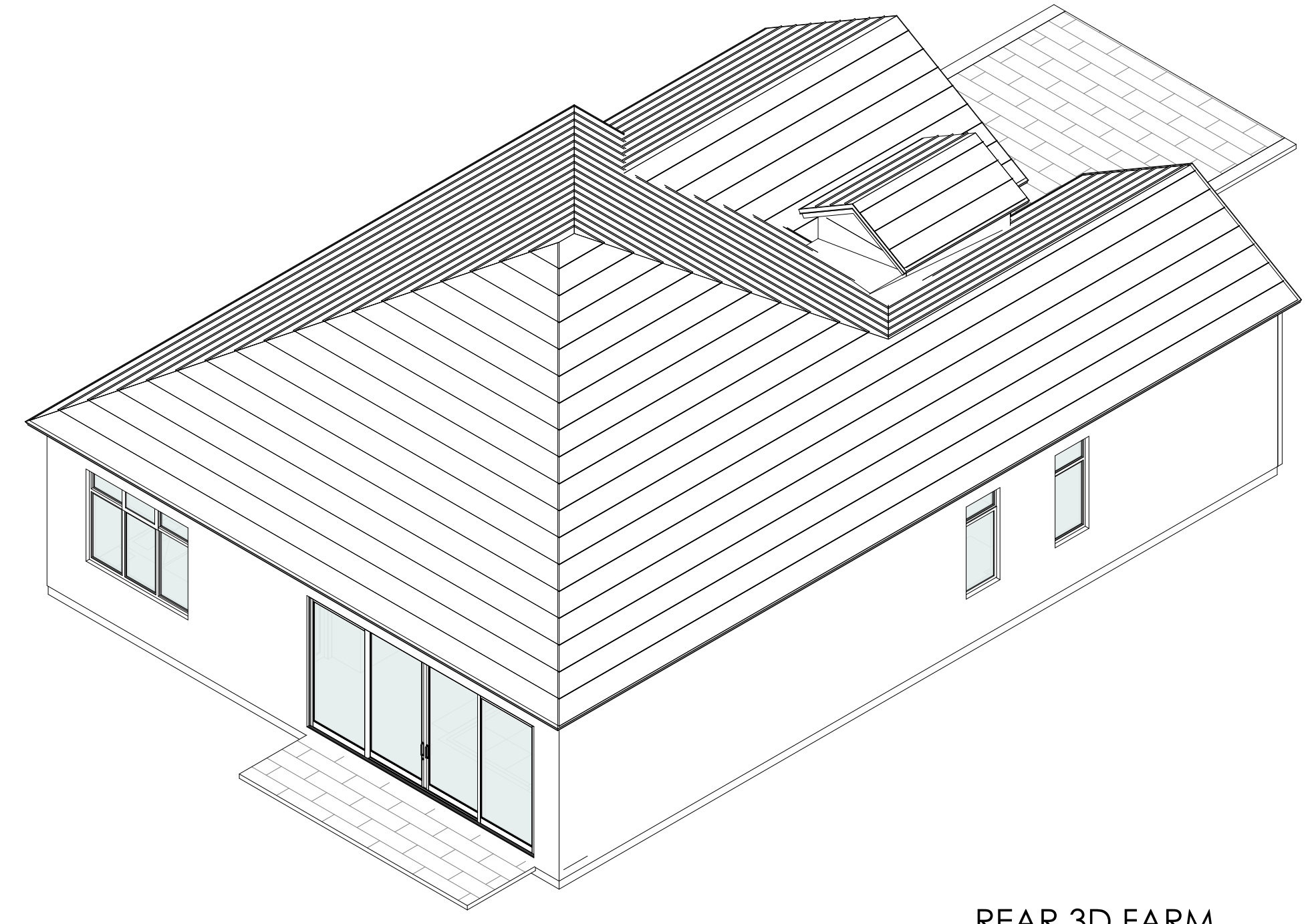
C:\Users\Visu\p6\Documents\10_HANSEN PARK MODEL A45.rvt

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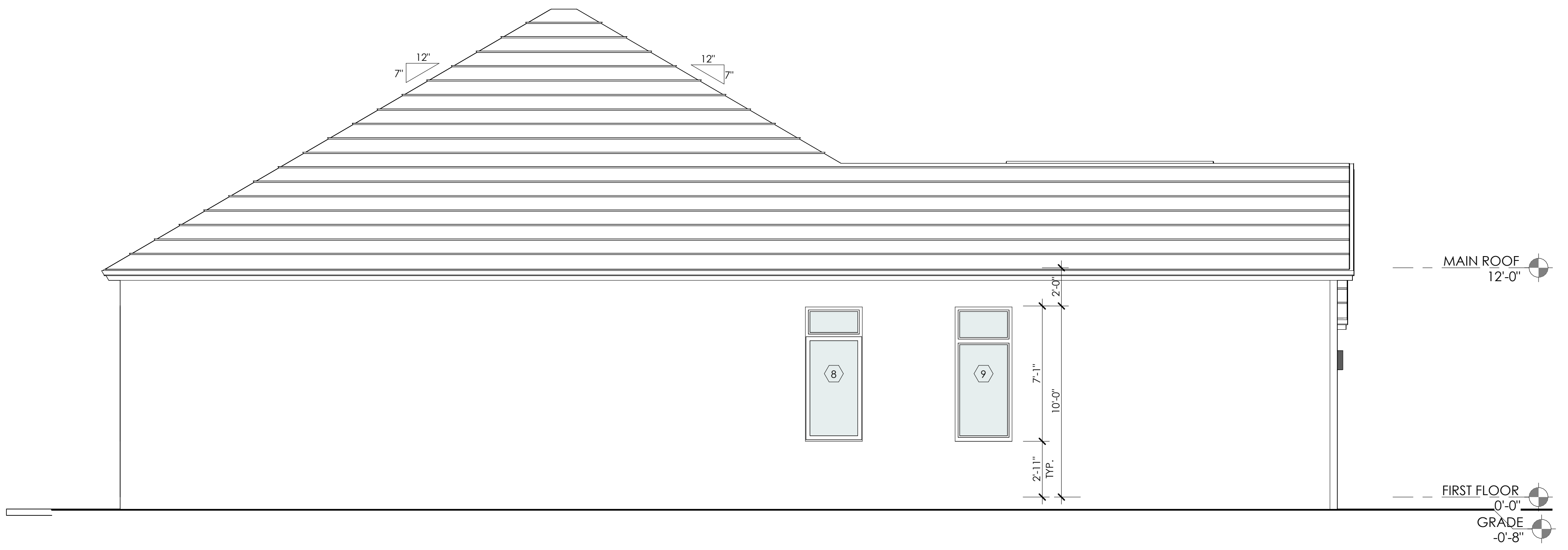
LICENSE # A 2600191



RIGHT ELEVATION



REAR 3D FARM



LEFT ELEVATION

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
WWW.MAS+MIAMI

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

GRIFFIN 106 SUBDIVISION
SINGLE FAMILY HOMES
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

NO.	REVISIONS

MODEL A45
FARM
ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2313
SHEET

A2.4

12/01/2024
03:14:23 p. m.

JENNIFER MALLON SALMAN AR-17181

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REVISIONS

MODEL A45

SOUTHERN
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

A3.1

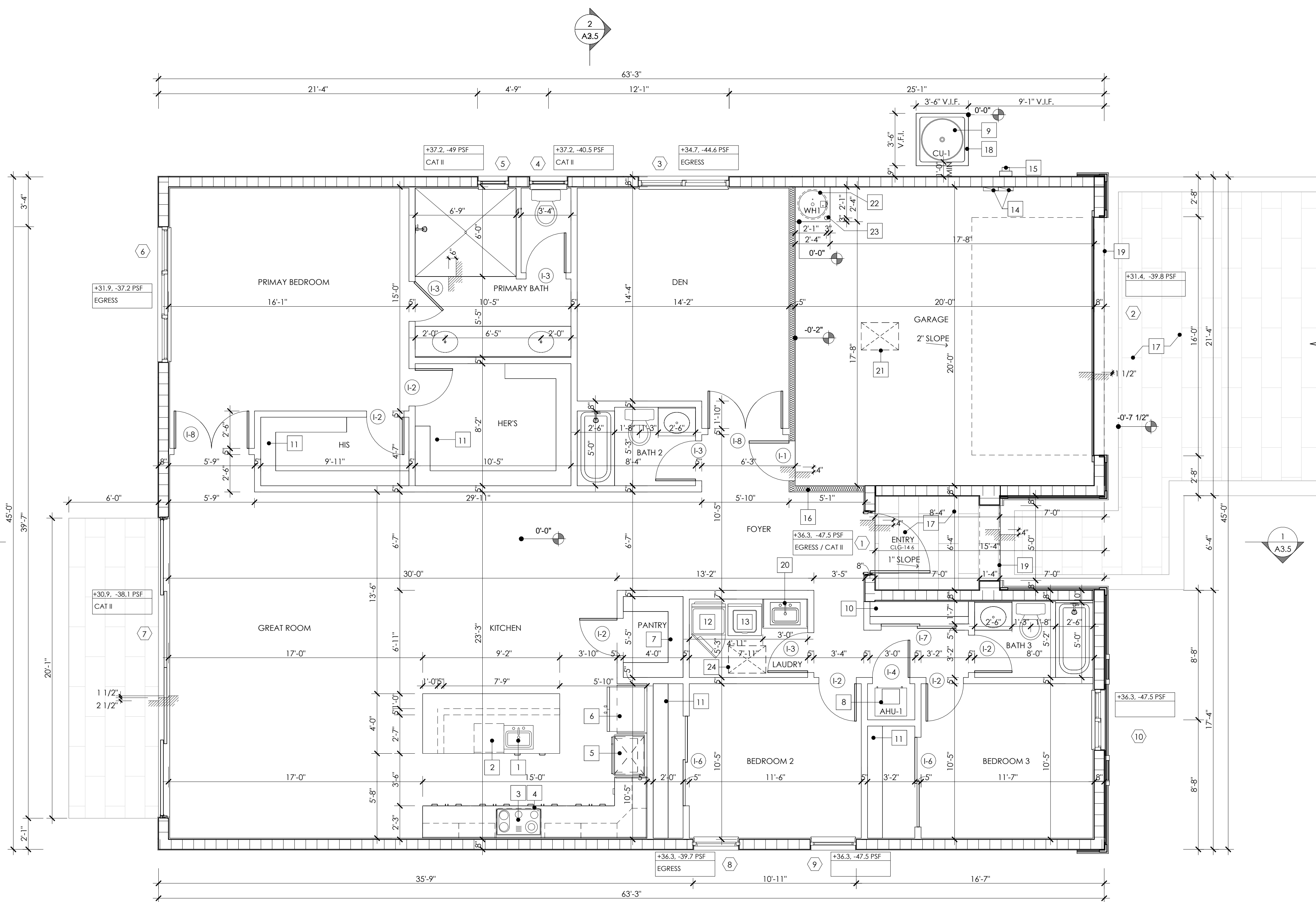
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FLOOR PLAN KEYNOTES

- SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
- DISHWASHER
- ELECTRIC COOKTOP
- WALL-MOUNT HOOD ABOVE
- BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
- REFRIGERATOR SPACE ONLY. (PROVIDE COLD WATER STUB)
- PANTRY
- AIR HANDLING UNIT (REFER TO MECH. DWG'S)
- CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
- LINEN W/ VINYL COATED VENTILATED SHELVES
- VENTILATED SHELF W/ HANGING ROD
- DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
- WASHER (REFER TO MECH. DWG'S)
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
- ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
- WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP. 1 SHEET)
- PAVERS ON SAND SEE DETAILS ON TYP. 2 SHEET
- CONCRETE SLAB (REFER TO STRUC. DWG'S)
- BEAM ABOVE (REFER TO STRUC. DWG'S)
- LAUNDRY SINK (REFER TO PLUM. DWG'S)
- 22' x 30' ATTIC ACCESS (SEE DETAIL ON TYP. 2 SHEET)
- ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
- 3" BOLLARD, REFER TO STRUC. DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
CEILING HEIGHT @ 12'-0" UNLESS NOTED OTHERWISE.

NOTE 2:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER THAN TOP OF THRESHOLD. FBC R-311.3.1



FIRST FLOOR PLAN

EXTERIOR DOOR & WINDOW SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
1	FD 4'-0" x 10'-0"	52"	122"	EGRESS / CAT II
2	OHG 16'-0" x 8'-0"	192"	96"	
3	HR 6050 W/ 2'-0" TOP TRANSOM	73"	85"	EGRESS
4	FP 2'-6" x 5'-0" W/ 2'-0" TOP TRANSOM	31"	85"	CAT II
5	FP 2'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	25"	85"	CAT II
6	HR 9050 W/ 2'-0" TOP TRANSOM	109"	85"	EGRESS
7	SGD (4) 5'-0" x 10'-0" PANELS	242"	122"	CAT II
8	CAS 25 W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
9	FP 3'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
10	HR 4050 W/ 2'-0" TOP TRANSOM	49"	85"	EGRESS

INTERIOR DOOR SCHEDULE					
MARK	DOOR		TYPE	PANEL TYPE	REMARKS
	WIDTH	HEIGHT			
I-1	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	WEATHER STRIP/ INSULATED/ SECURITY HINGES/ AUTOCLOSER/ 20 MINUTES FIRE RATED
I-2	2'-6"	8'-0"	SWING	PANELED (1 PANEL)	
I-3	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	
I-4	2'-6"	8'-0"	SWING	FULLY LOUVERED	
I-6	6'-0"	8'-0"	BI-PASS	PANELED	
I-7	5'-0"	8'-0"	BI-PASS	PANELED	
I-8	5'-0"	8'-0"	SWING	PANELED (1 PANEL)	(2) 2'-6" x 8'-0" LEAFS

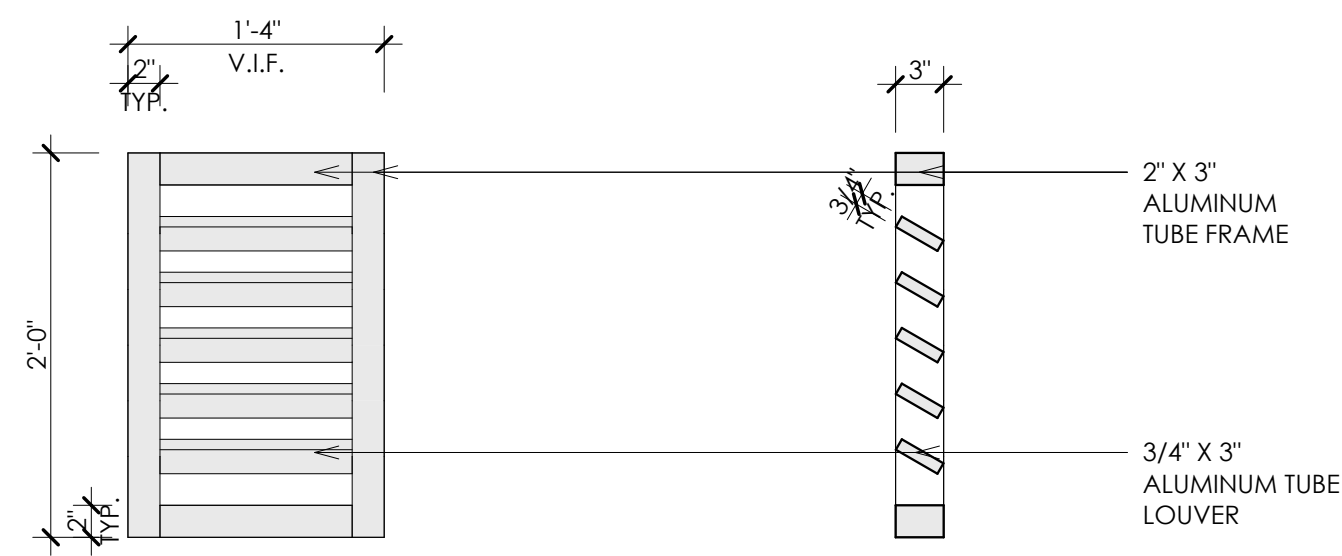
AREA SUMMARY		
FIRST FLOOR A/C		2312 SF
A/C AREA		2312 SF
GARAGE		437 SF
COVERED ENTRY		53 SF
NON A/C AREA		490 SF
GRAND TOTAL		2802 SF

WINDOWS AND DOOR NOTES

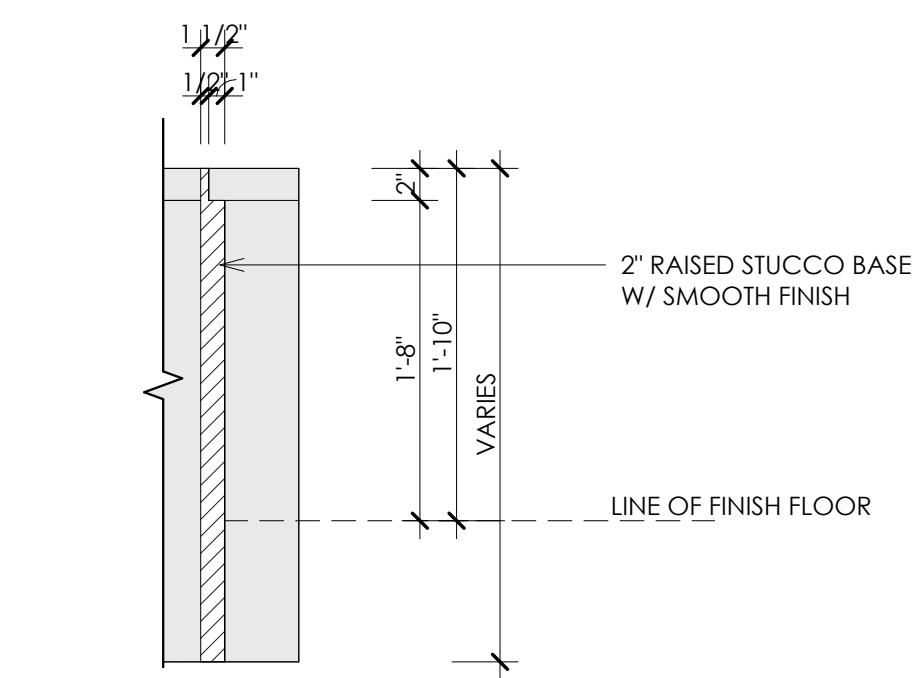
- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE HEIGHT OF WINDOWS AND EXTERIOR DOORS.
- OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH SCREENS.
- WINDOWS AND DOORS TO BE IMPACT RESISTANT.
- WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM, FOR FINISH REFER TO PERMIT OPTIONS.
- GLASS TO BE CLEAR UNLESS NOTED OTHERWISE.
- FOR WINDOWS PRESSURE INFORMATION REFER TO STRUCTURAL DWG'S.
- OPERABLE WINDOWS TO COMPLY WITH F.B.C. R-312.2.1.
- ALL EGRESS WINDOW SILL SHALL COMPLY WITH F.B.C R-310.2.2.
- GLAZING TO COMPLY WITH F.B.C. R308.4.1 THRU R308.4.7

ROOM FINISH SCHEDULE						
ROOM NAME	Floor Finish	Baseboard Finish	Wainscoat	Wall Finish	Ceiling Finish	Remarks
BATH 2	TILE	TILE	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 3	TILE	TILE	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BEDROOM 2						
BEDROOM 3						
BEDROOM 4	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
DEN	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
ENTRY	PAVERS	NONE	NONE	STUCCO	STUCCO	
FOYER						
GARAGE						
GREAT ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
HIS	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
KITCHEN						
LAUNDRY						
PANTRY	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BATH	TILE	WOOD	*TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
PRIMAY BEDROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	

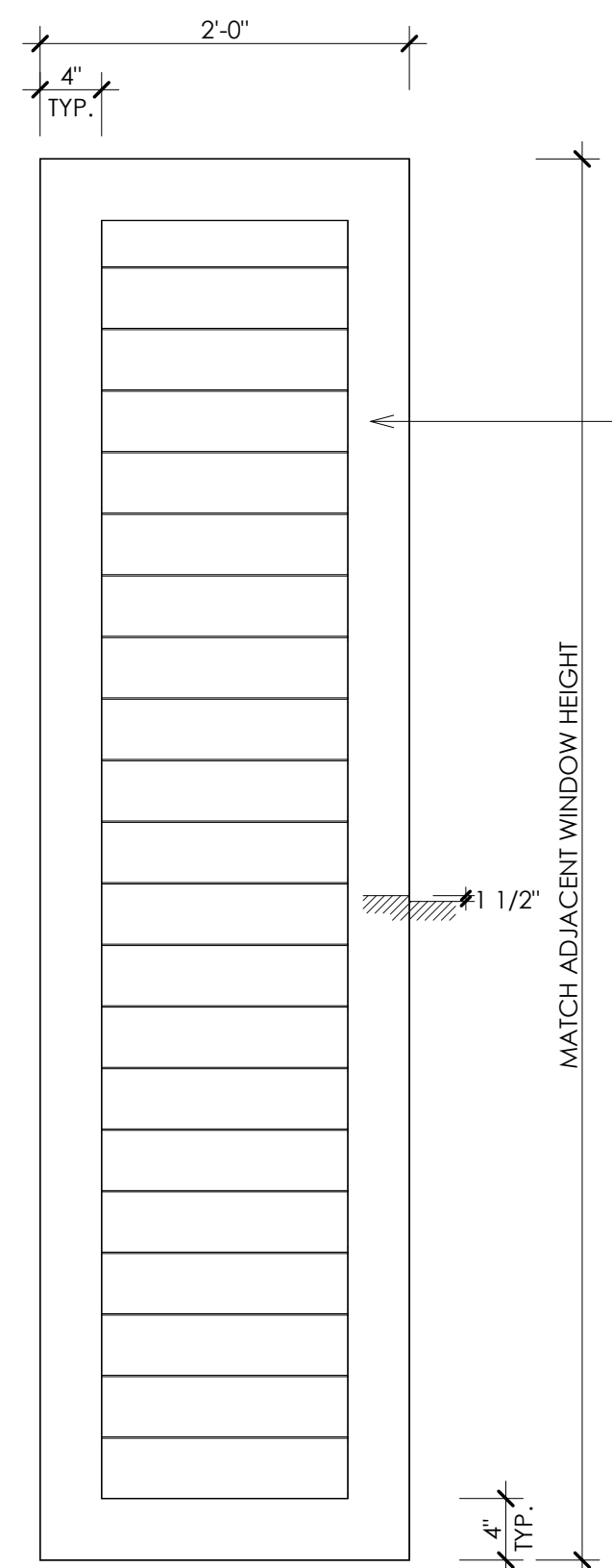
GLASS COEFFICIENTS			
		SHGC	U-FACTOR
HORIZONTAL ROLLER (HR)	5/16" (GRAY / GRAY)	0.48	1.06
FIXED WINDOW (FP / PW)	5/16" (GRAY / GRAY)	0.48	1.03
CASEMENT (CAS)	5/16" (GRAY / GRAY)	0.38	1.02
SLIDING DOOR (SGD)	5/16" (GRAY / GRAY)	0.47	1.06
FRENCH DOOR (FD)	5/16" (GRAY / GRAY)	0.38	1.05
STOREFRONTS (SF)	9/16" (GRAY / CLEAR)	0.47	1.05
FRENCH DOOR (FDO)	5/16" (OBSURE)	0.32	1.06



4 ALUMINUM LOUVER DETAIL SECTION
A3.3 1" = 1'-0"



6 STUCCO BASE DETAIL
A3.3 1" = 1'-0"

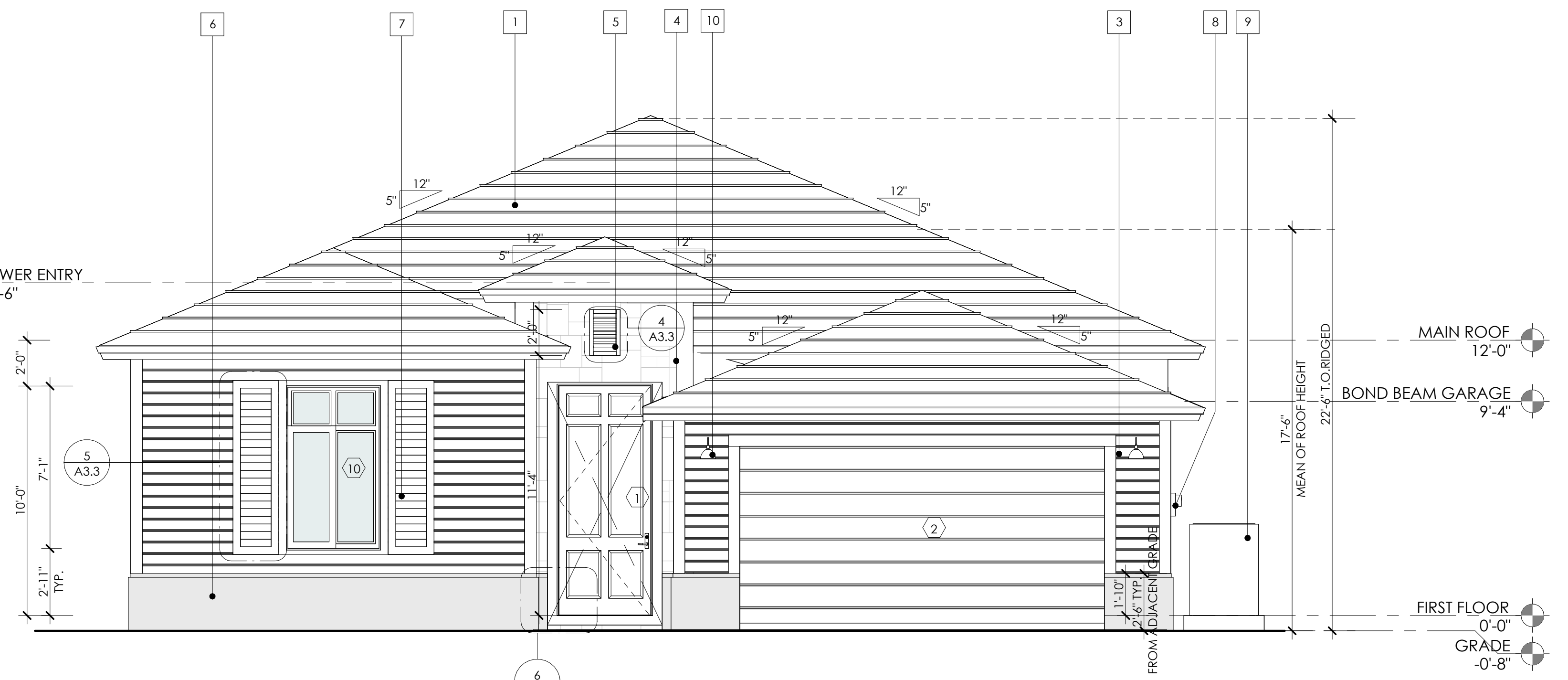


5 SHUTTER DETAIL
A3.3 1" = 1'-0"

DECORATIVE RESIN SHUTTER
W/ SIMULATED WOOD GRAIN
FINISH. ATTACH AS PER
MANUFACTURER'S
SPECIFICATION

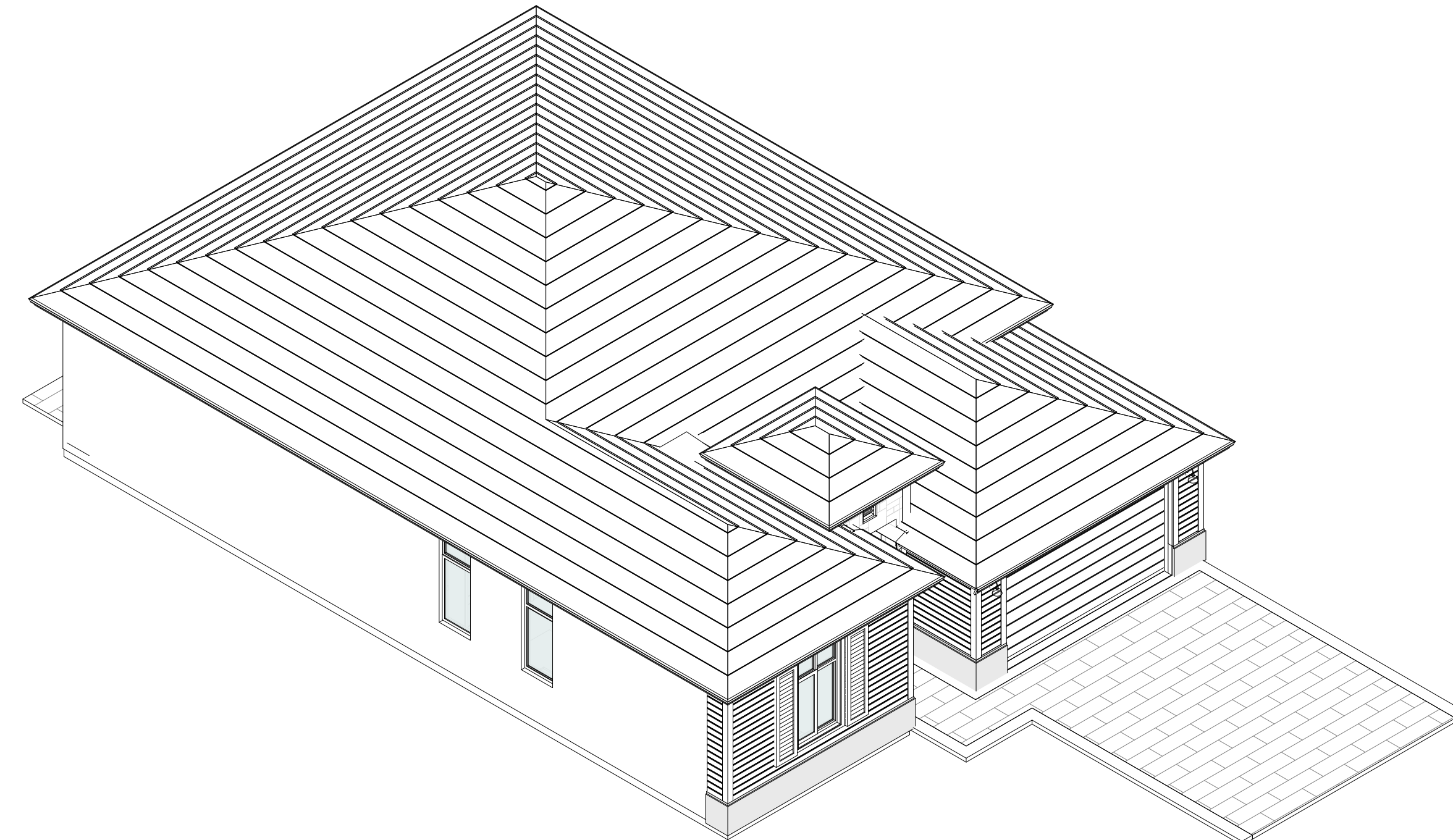
INSTALLATION
APPLY PL PREMIUM ADHESIVE TO
SHUTTER SIDE AGAINST STUCCO.
ATTACH W/ (4) 1/4" DIA. TAPCONS W/
2" MIN. EMBEDMENT INTO CMU AT
EACH CORNER. COUNTERSINK SCREW
& FILL W/ MATCHING COLOR

TOWER ENTRY
14'-6"

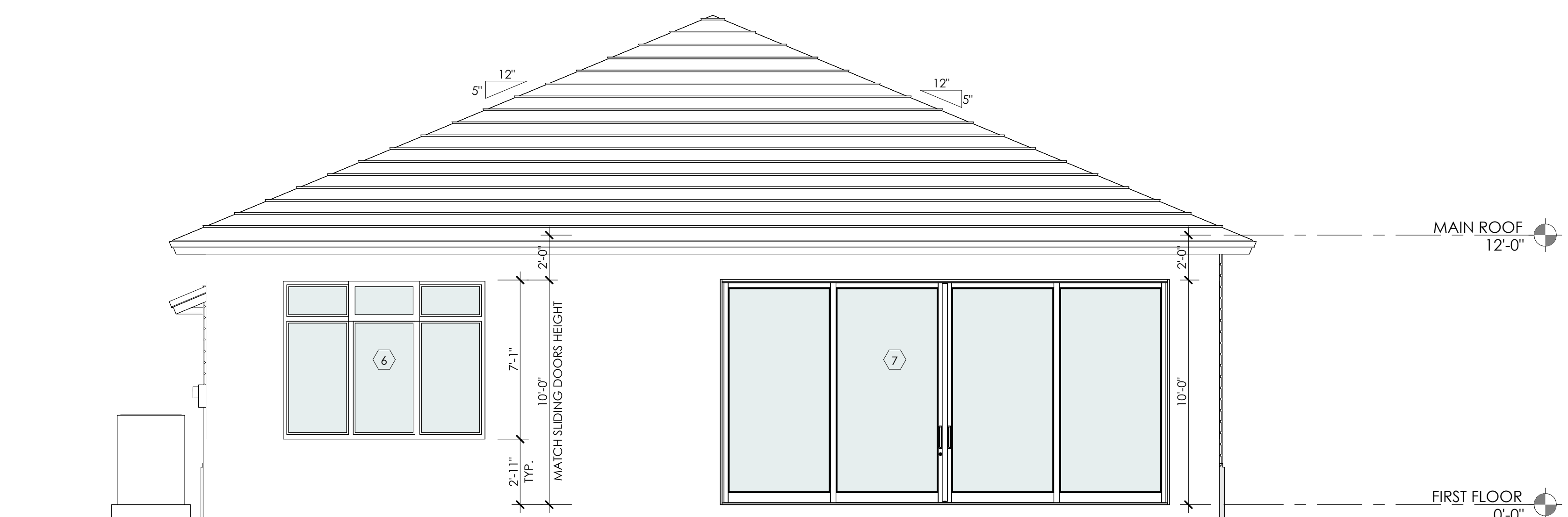


FRONT ELEVATION
1/4" = 1'-0"

- ELEVATION KEYNOTES**
1. FLAT CEMENT ROOF TILE
 2. LIGHT TEXTURE STUCCO FINISH
 3. SCORED STUCCO FINISH
 4. COSTAL REEF STONE
 5. ALUMINIUM LOUVER
 6. 2" RAISED SMOOTH STUCCO BASE W/ ACCENT COLOR
 7. DECORATIVE RESIN SHUTTERS W/ SIMULATED WOOD GRADIN FINISH
 8. ELECTRIC METER (REFER TO ELEC. DWG'S)
 9. CONDENSING UNIT (REFER TO MECH. DWG'S)
 10. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE



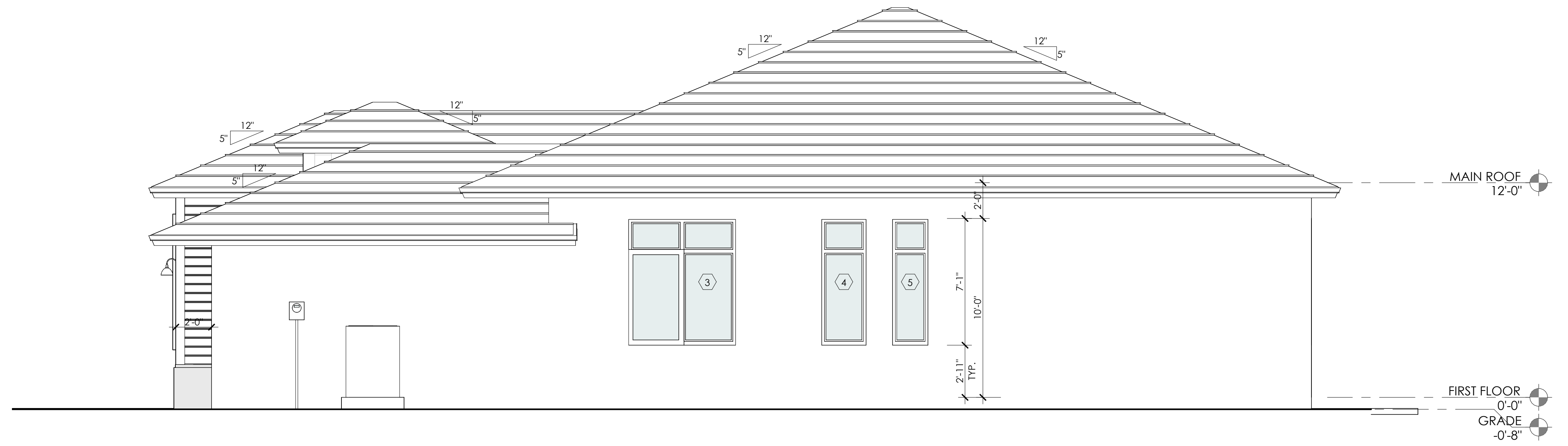
FRONT 3D SOUTHERN



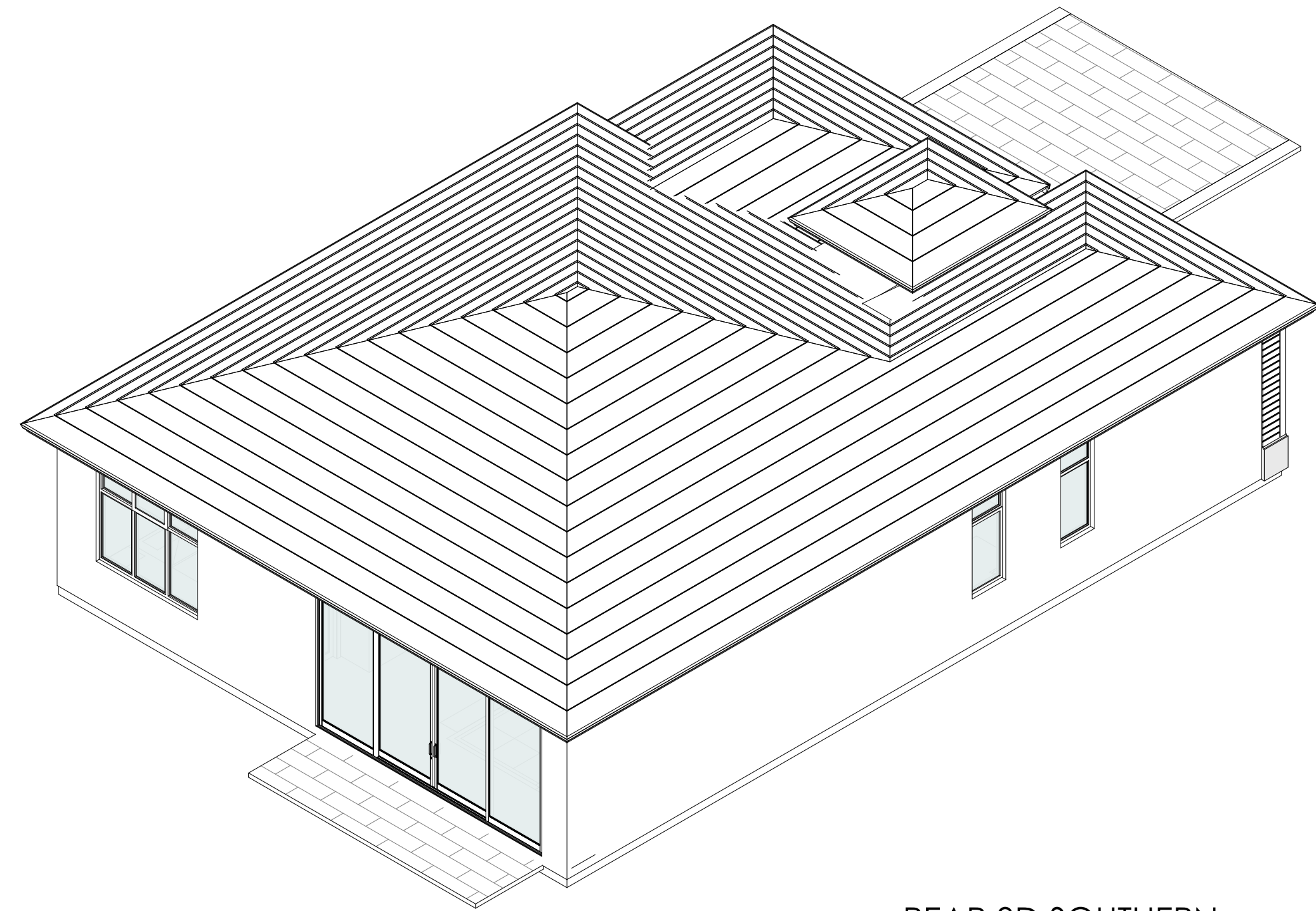
REAR ELEVATION
1/4" = 1'-0"

REVISIONS

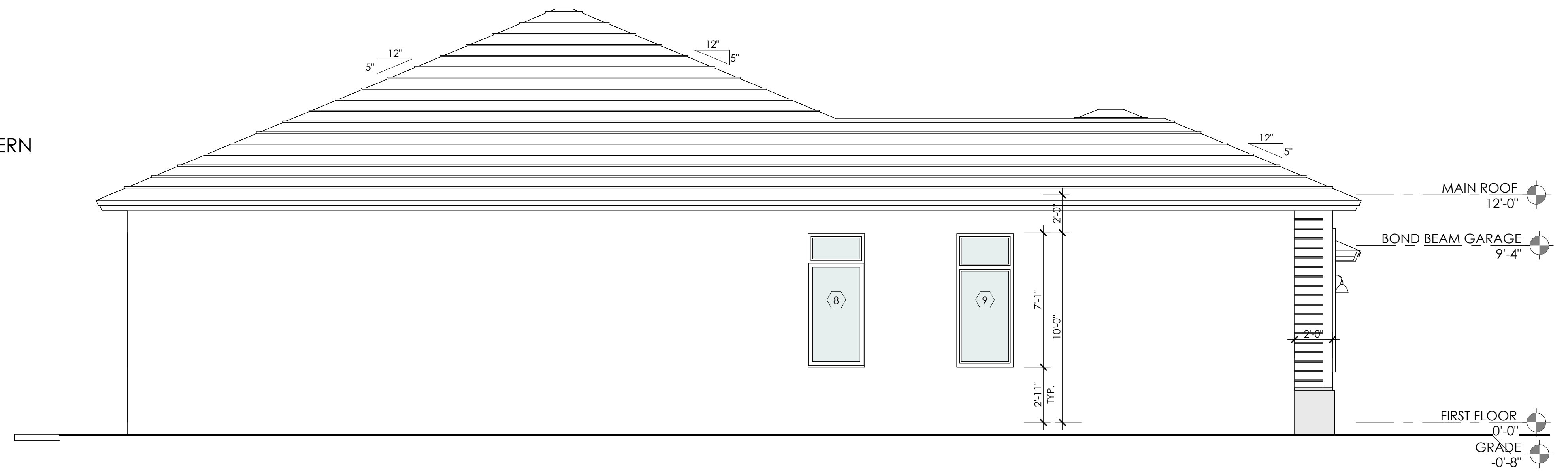
MODEL A45
SOUTHERN ELEVATIONS
SCALE As indicated
JOB 2313
SHEET
A3.3



RIGHT ELEVATION



REAR 3D SOUTHERN



LEFT ELEVATION

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
WWW.MAS.MIAMI

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MIAMI ARCHITECTURAL STUDIO, LLC

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BROWARD COUNTY, FL.

REVISIONS	

MODEL A45

SOUTHERN ELEVATIONS

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

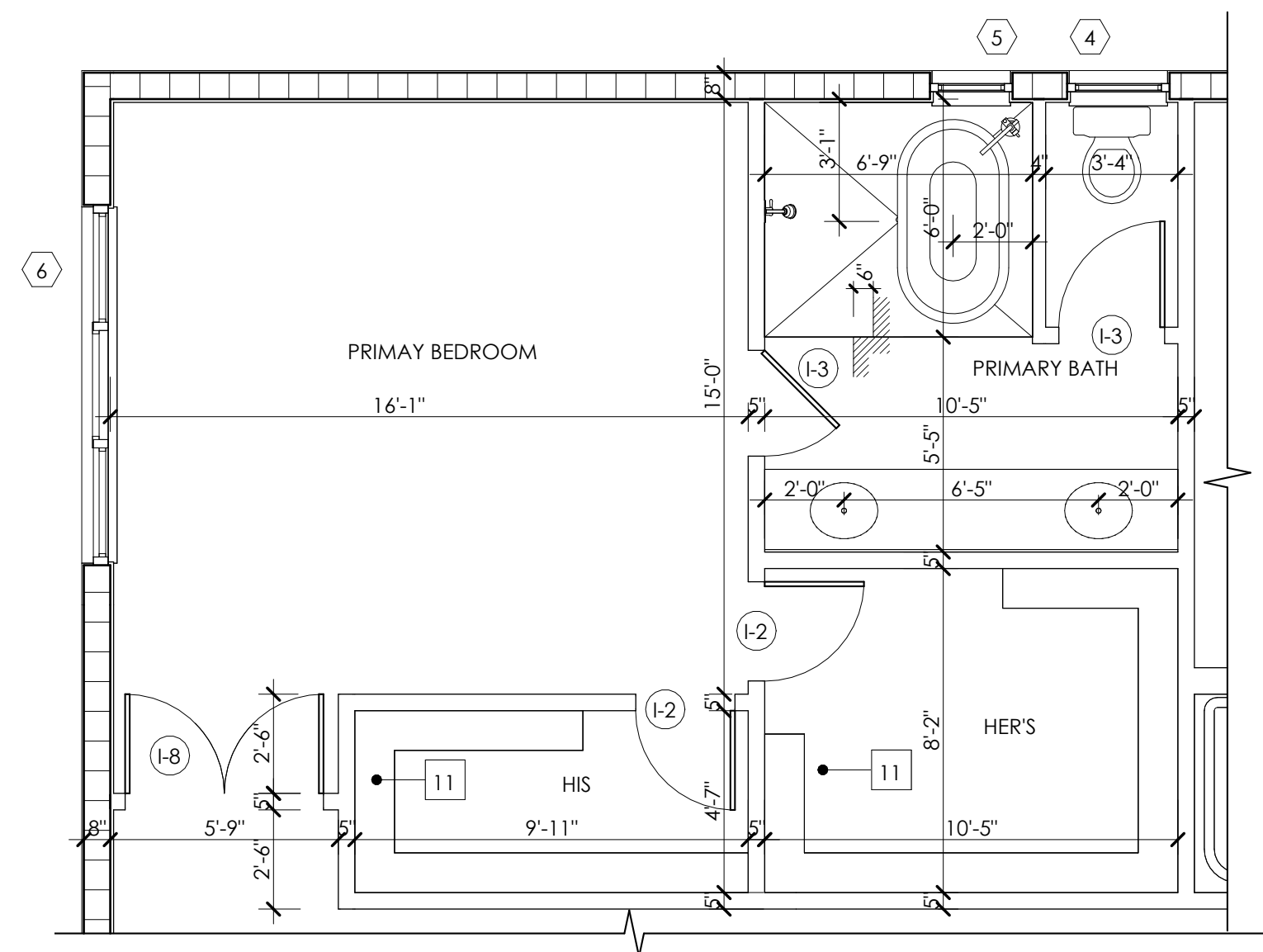
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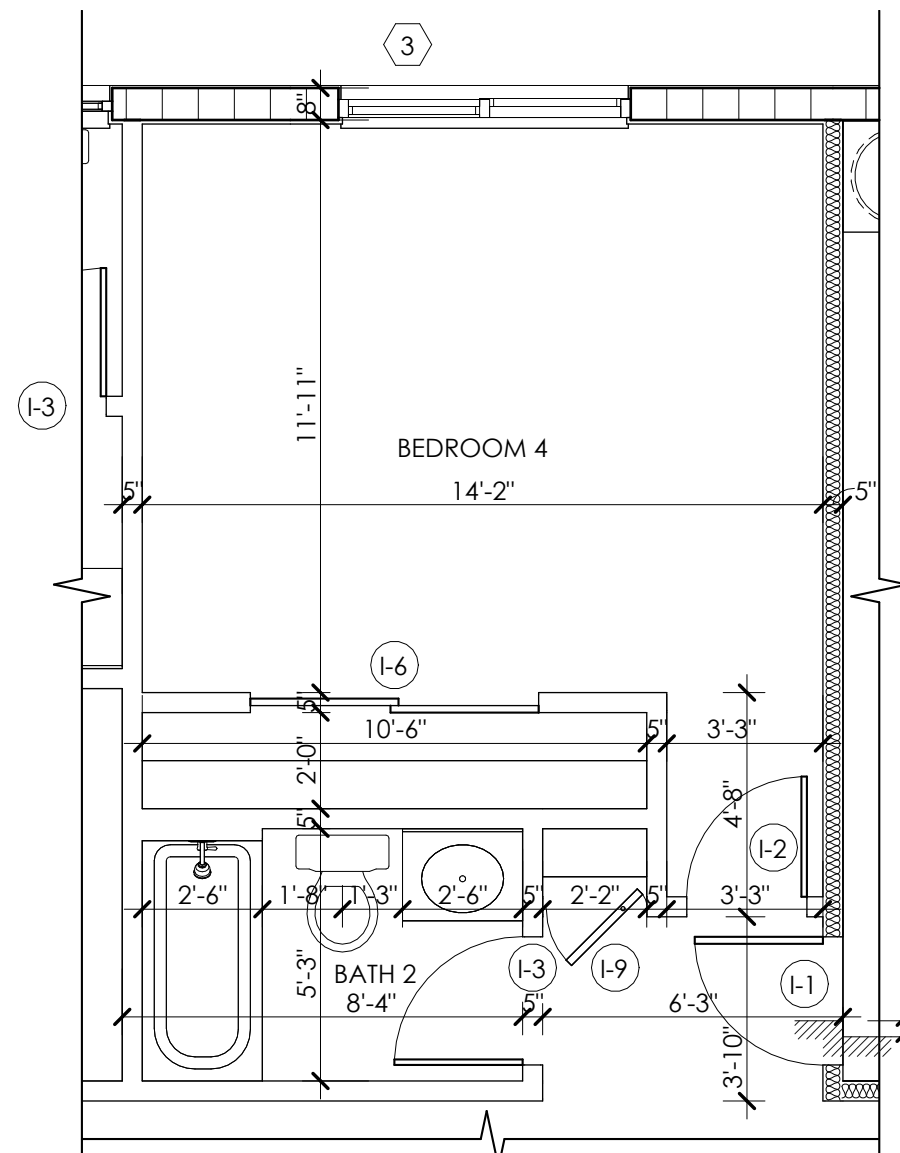
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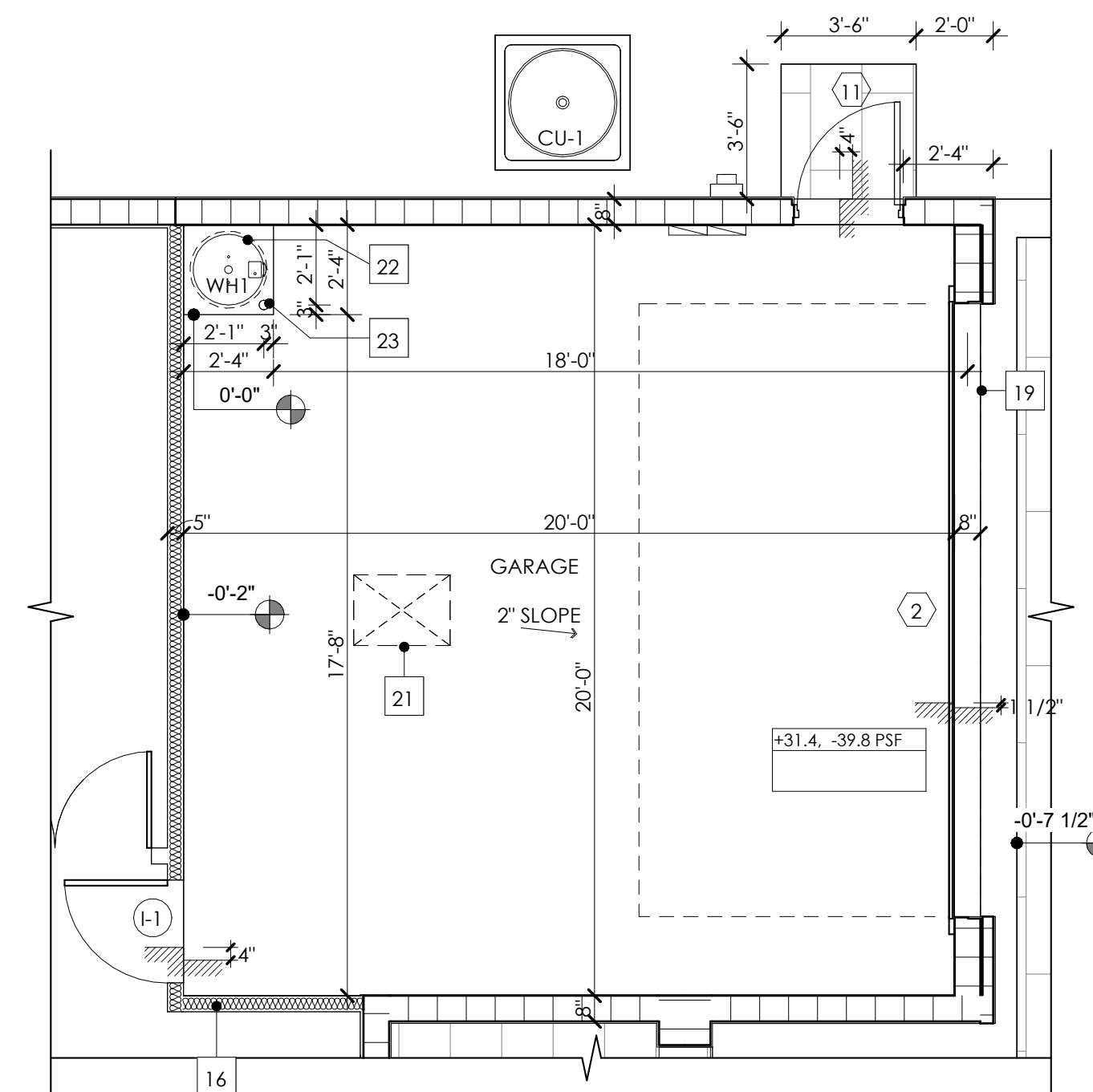
LICENSE # A 26001191



PRIMARY BATHROOM W/TUB



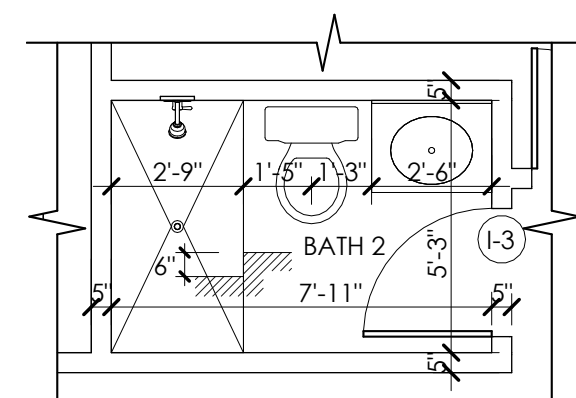
BEDROOM 4 ILO DEN



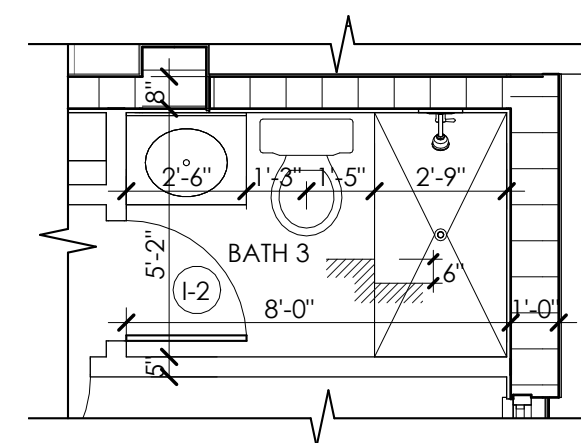
SITE DOOR AT GARAGE

INTERIOR DOOR SCHEDULE OP BED. 4					
MARK	DOOR				REMARKS
	WIDTH	HEIGHT	TYPE	PANEL TYPE	
I-9	2'-2"	8'-0"	PIVOT	PANELED	

EXTERIOR DOOR SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
E-11	2'-8" X 8'-0" FLUSH	34"	97"	



SHOWER ILO TUB AT BATH 2



SHOWER ILO TUB AT BATH 3

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
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MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

GRIFFIN 106 SUBDIVISION
SINGLE FAMILY HOMES
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS	

MODEL A45

OPTIONS

SCALE 1/4" = 1'-0"

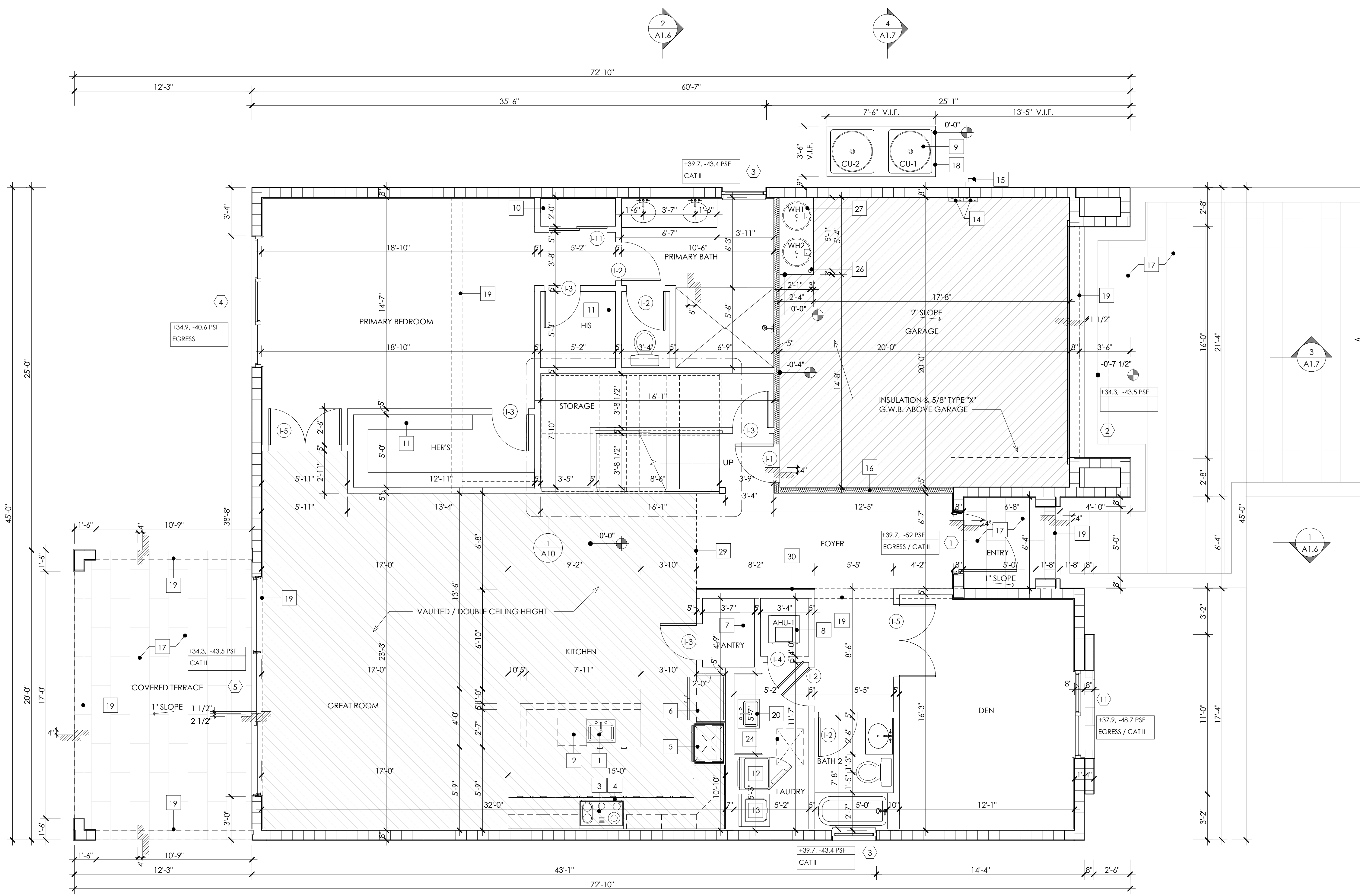
JOB 2313

SHEET

OP1

12/01/2024
03:14:33 p. m.

LICENSE # A 2600191
JENNIFER MALLON SALMAN AR-17181



FLOOR PLAN KEYNOTES

1. SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOKTOP
4. WALL-MOUNT HOOD ABOVE
5. BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
6. REFRIGERATOR SPACE ONLY. (PROVIDE COLD WATER STUB)
7. PANTRY
8. AIR HANDLING UNIT (REFER TO MECH. DWG'S)
9. CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
10. LINEN W/ VINYL COATED VENTILATED SHELVES
11. VENTILATED SHELF W/ HANGING ROD
12. DRYER VENTED OUT THRU WALL (SEE MECH. DWG'S)
13. WASHER (REFER TO MECH. DWG'S)
14. ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
15. ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
16. WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP. 2 SHEET)
17. PAVERS ON SAND SEE DETAILS ON TYP. 2 SHEET
18. CONCRETE SLABS (REFER TO STRUC. DWG'S)
19. BEAM ABOVE (REFER TO STRUC. DWG'S)
20. LAUNDRY SINK
21. RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPECS)
22. ALUMINIUM LOUVER, REFER TO SHOP DWG'S
23. 6" x 6" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
24. 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP. 2 SHEET)
25. PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
26. 3" BOLLARD, REFER TO STRUC. DWG'S
27. ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
28. 12" HIGH ALUMINIUM C-CHANNEL FASCIA
29. EDGE OF THE SECOND FLOOR
30. TILE WOOD CLADDING FINISHES
31. 4" x 4" STEEL COLUMN W/ METAL CLADDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S.)
32. 7" x 7" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS

FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.

NOTE 2:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER THAN TOP OF THRESHOLD. FBC R-311.3.1

FIRST FLOOR PLAN

INTERIOR DOOR SCHEDULE					
MARK	DOOR			REMARKS	
	WIDTH	HEIGHT	PANEL TYPE		
I-1	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	WEATHER STRIP/ INSULATED/ SECURITY HINGES/ AUTO-CLOSER/ 20 FIRE RATED
I-2	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	
I-3	2'-6"	8'-0"	SWING	PANELED (1 PANEL)	
I-4	2'-6"	8'-0"	SWING	FULLY LOUVERED	
I-5	5'-0"	8'-0"	SWING	PANELED (1 PANEL)	(2) 2'-6" x 8'-0" LEAFS
I-10	6'-0"	8'-0"	BI-PASS	PANELED	
I-11	4'-0"	8'-0"	BI-PASS	PANELED	

EXTERIOR DOOR & WINDOW SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
1	FD 4'-0" x 10'-0"	52"	122"	EGRESS / CAT II
2	CHGS 14'-0" x 8'-0"	192"	96"	CAT II
3	FR 3'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
4	HR 9060 W/ 2'-0" TOP TRANSOM	109"	85"	EGRESS
5	SGD (3) 5'-0" x 10'-0" PANELS	182"	122"	CAT II
6	HR 5050	61"	61"	EGRESS
7	SGD (2) 2'-6" x 8'-0" PANELS	62"	98"	EGRESS / CAT II
8	FR 3'-0" x 5'-0"	37"	61"	CAT II
9	HR 6050	73"	61"	EGRESS
10	HR 6050 W/ 2'-0" TOP & BOTTOM DOUBLE TRANSOM	73"	109"	EGRESS / CAT II

WINDOWS AND DOOR NOTES

1. CONTRACTOR TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE HEIGHT OF WINDOWS AND EXTERIOR DOORS.
3. OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH SCREENS.
4. WINDOWS AND DOORS TO BE IMPACT RESISTANT.
5. WINDOWS AND EXTERIOR DOORS TO BE ALUMINIUM, FOR FINISH REFER TO PERMIT OPTIONS
6. GLASS TO BE CLEAR UNLESS NOTED OTHERWISE.
7. FOR WINDOWS PRESSURE INFORMATION REFER TO STRUCTURAL DWG'S.
8. OPERABLE WINDOWS TO COMPLY WITH F.B.C. R-312.2.1.
9. ALL EGRESS WINDOW SILL SHALL COMPLY WITH F.B.C. R-310.2.2.
10. GLAZING TO COMPLY WITH F.B.C. R308.4.1 THRU R308.4.7

ROOM FINISH SCHEDULE						
ROOM NAME	Floor Finish	Baseboard Finish	Wainscoat	Wall Finish	Ceiling Finish	Remarks
BALCONY	CONCRETE	NONE	NONE	STUCCO	STUCCO	
BATH 2	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 3	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 4	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 5	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BEDROOM 2	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 3	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 4	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 5	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
COVERED TERRACE	PAVERS	NONE	NONE	STUCCO	STUCCO	
DEN	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
ENTRY	PAVERS	NONE	NONE	STUCCO	STUCCO	
FOYER	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
GARAGE	CONCRETE	NONE	NONE	SKIM COAT	GYP. BD. PAINTED	
GREAT ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
HER'S	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
HIS	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
KITCHEN	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
LAUNDRY	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
LOFT	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PANTRY	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BATH	TILE	WOOD	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BEDROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
STORAGE	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED

GLASS COEFFICIENTS	SHGC	U-FACTOR
HORIZONTAL ROLLER (HR)	5/16" (GRAY / GRAY)	0.48 1.06
FIXED WINDOW (FP / PW)	5/16" (GRAY / GRAY)	0.48 1.03
CASEMENT (CAS)	5/16" (GRAY / GRAY)	0.38 1.02
SLIDING DOOR (SCD)	5/16" (GRAY / GRAY)	0.47 1.04
FRENCH DOOR (FD)	5/16" (GRAY / GRAY)	0.38 1.05
STOREFRONTS (SF)	9/16" (GRAY / CLEAR)	0.47 1.05
FRENCH DOOR (FDO)	5/16" (OBSCURE)	0.32 1.06

AREA SUMMARY	
FIRST FLOOR A/C	2091 SF
SECOND FLOOR A/C	1048 SF
A/C AREA	3139 SF
GARAGE	431 SF
COVERED ENTRY	40 SF
COVERED TERRACE	245 SF
NON A/C AREA	716 SF
GRAND TOTAL:	3855 SF

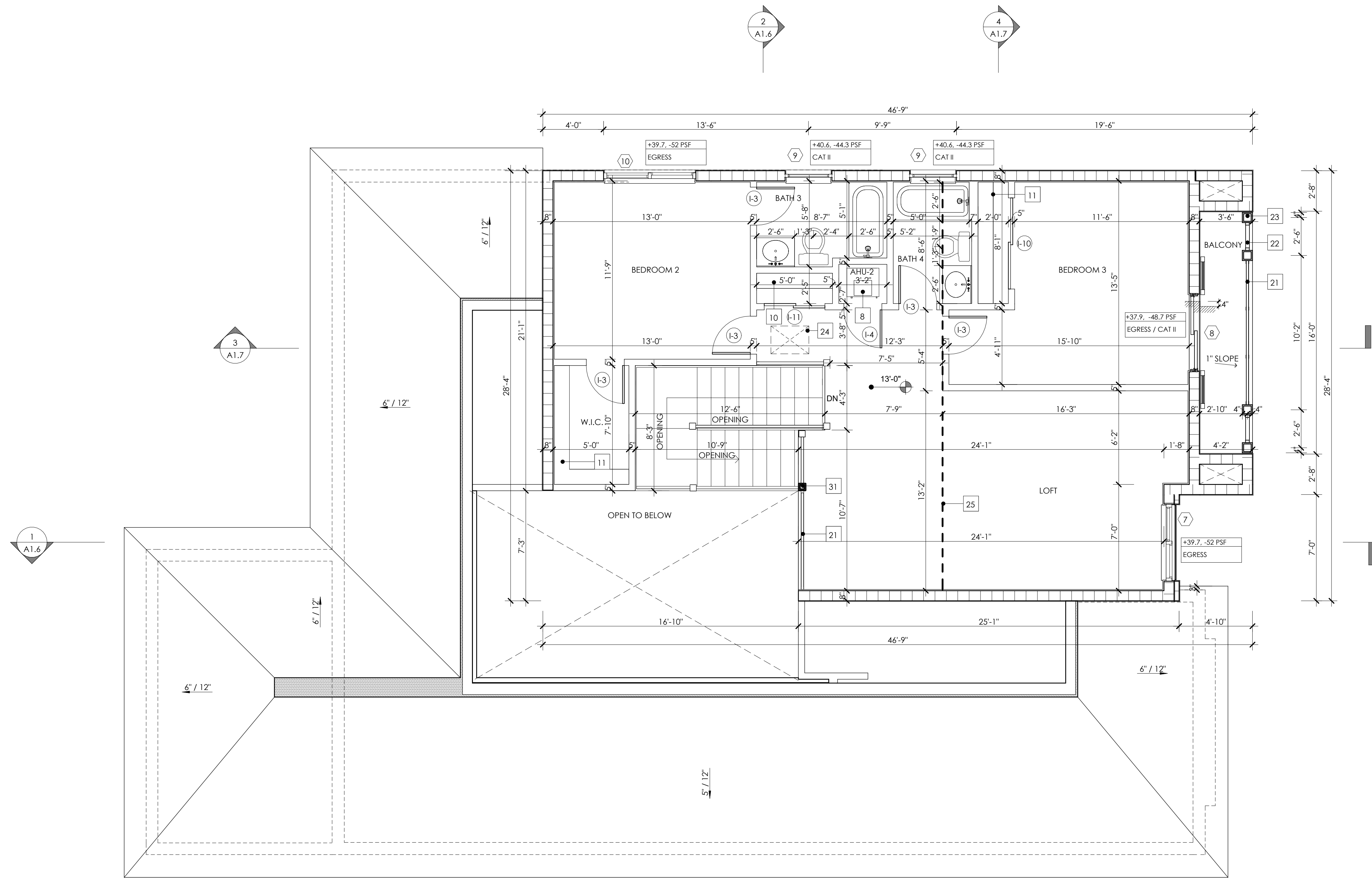
REVISIONS

Model B45
COASTAL FLOOR PLAN

SCALE 1/4" = 1'-0"
JOB 2313
SHEET

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12/01/2024
03:17:31 p.m.



SECOND FLOOR PLAN

FLOOR PLAN KEYNOTES

1. SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOKTOP
4. WALL-MOUNT HOOD ABOVE
5. BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
6. REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
7. PANTRY
8. AIR HANDLING UNIT (REFER TO MECH. DWG'S FOR CLEARANCES)
9. CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
10. LINEN W/ VINYL COATED VENTILATED SHELVES
11. VENTILATED SHELF W/ HANGING ROD
12. DRYER VENTED OUT THRU WALL (SEE MECH. DWG'S)
13. WASHER (REFER TO MECH. DWG'S)
14. ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
15. ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
16. WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP.1 SHEET)
17. PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
18. CONCRETE SLAB (REFER TO STRUC. DWG'S)
19. BEAM ABOVE (REFER TO STRUC. DWG'S)
20. LAUNDRY SINK
21. RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPEC'S)
22. ALUMINIUM LOUVER, REFER TO SHOP DWG'S
23. 6" x 6" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
24. 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP.2 SHEET)
25. PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
26. 3" BOLLARD, REFER TO STRUC. DWG'S
27. ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
28. 12" HIGH ALUMINIUM C-CHANNEL FASCIA
29. EDGE OF THE SECOND FLOOR
30. TILE WOOD CLADDING FINISHES
31. 4" x 4" STEEL COLUMN W/ METAL CLADDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S.)
32. 7" x 7" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
 CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
 FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
 SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.

REVISIONS

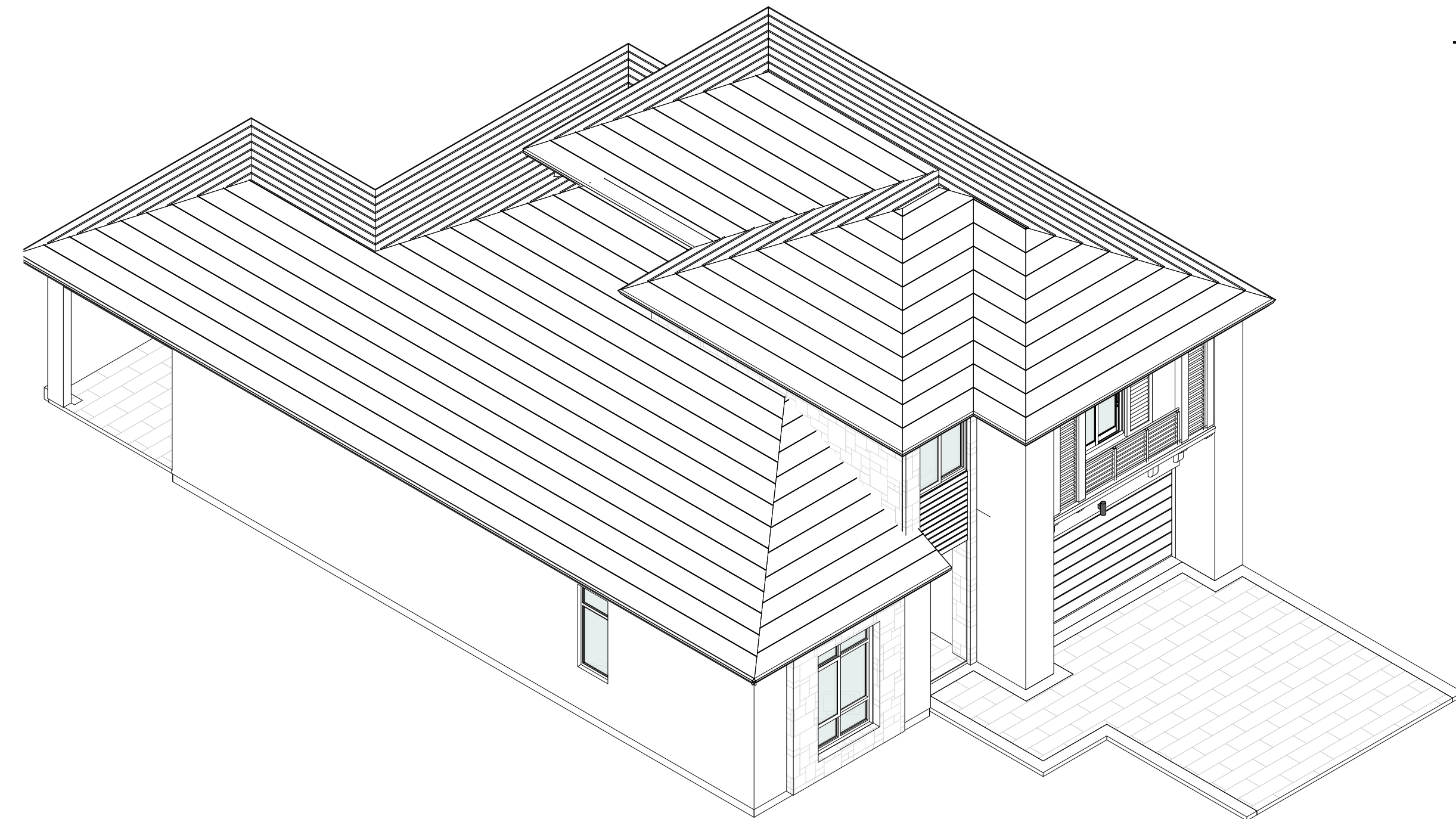
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 COSTAL
 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"
 JOB 2313
 SHEET

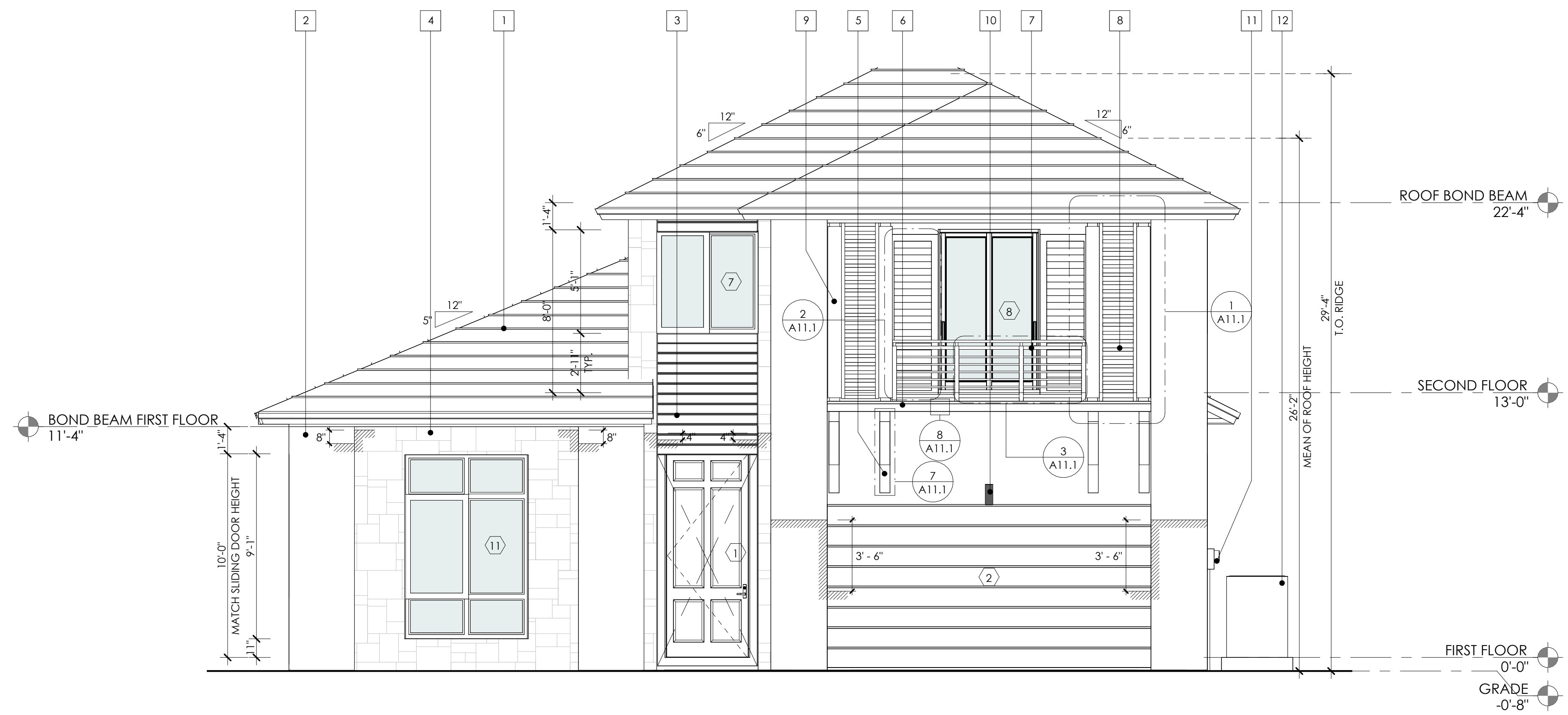
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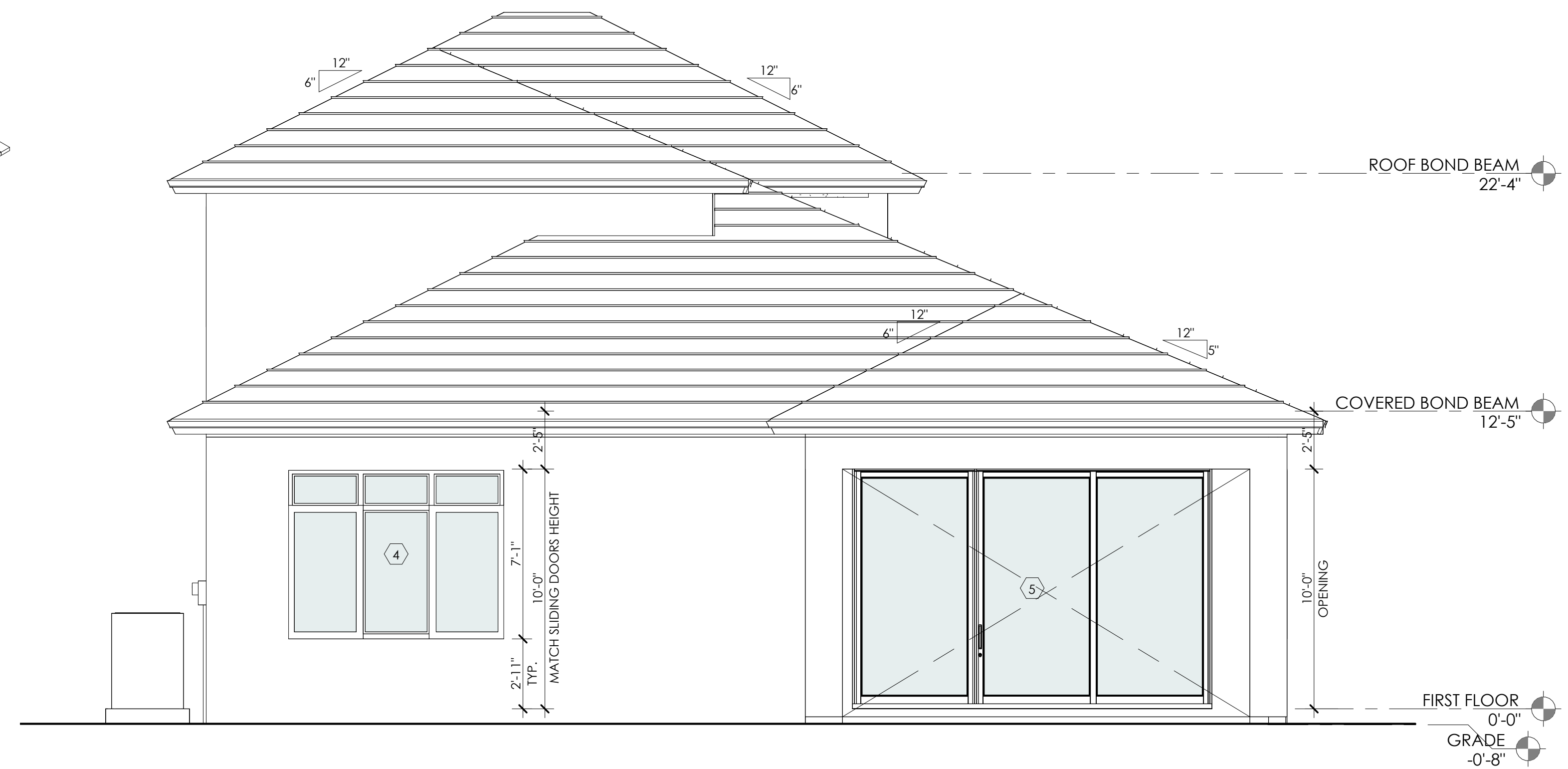
FRONT 3D



FRONT ELEVATION

ELEVATION KEYNOTES

1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. SCORED STUCCO FINISH
4. COASTAL REEF STONE
5. DECORATIVE RESIN BRACKETS W/ SIMULATED WOOD GRAIN FINISH
6. SMOOTH STUCCO BAND
7. 36" MIN. HIGH ALUMINUM SAFEGUARD RAILING
8. ALUMINIUM LOUVER, REFER TO SHOP DWG'S
9. WOOD COLUMNS AND BEAM W/ SIMULATED WOOD RESIN CLADDING
10. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE
11. ELECTRIC METER (REFER TO ELEC. DWG'S)
12. CONDENSING UNIT (REFER TO MECH. DWG'S)



REAR ELEVATION

7910 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
WWW.MAS.MIAMI

MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

Model B45

COASTAL ELEVATIONS

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

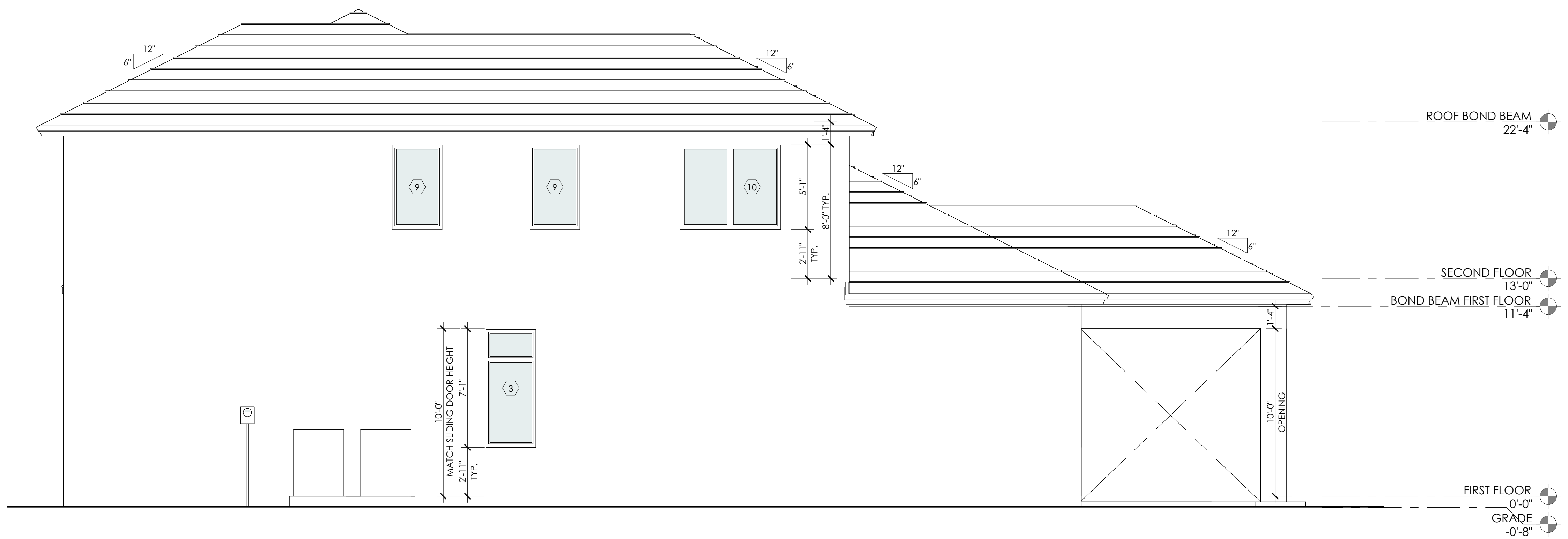
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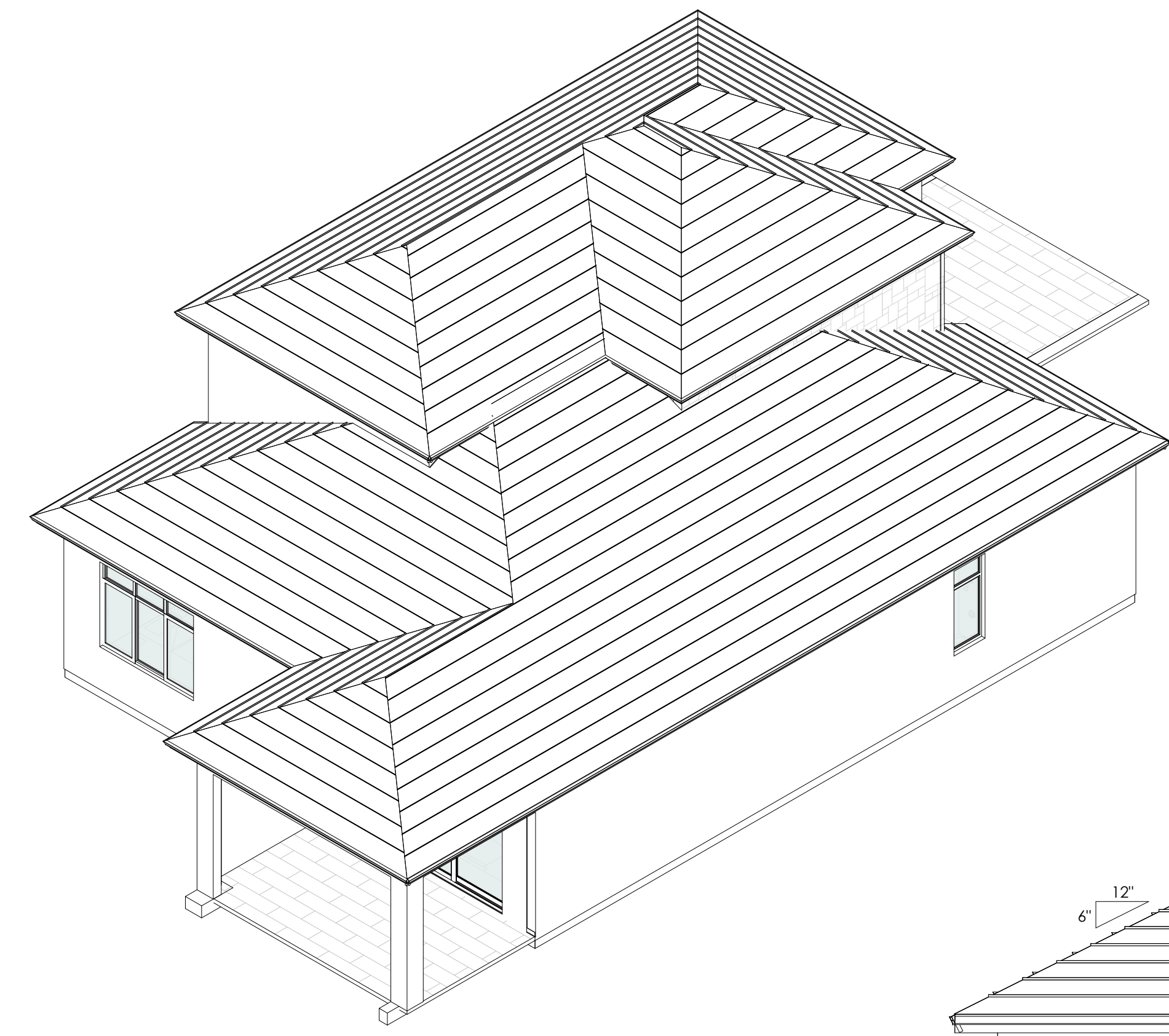
JENNIFER MALLON SALMAN AR-17181

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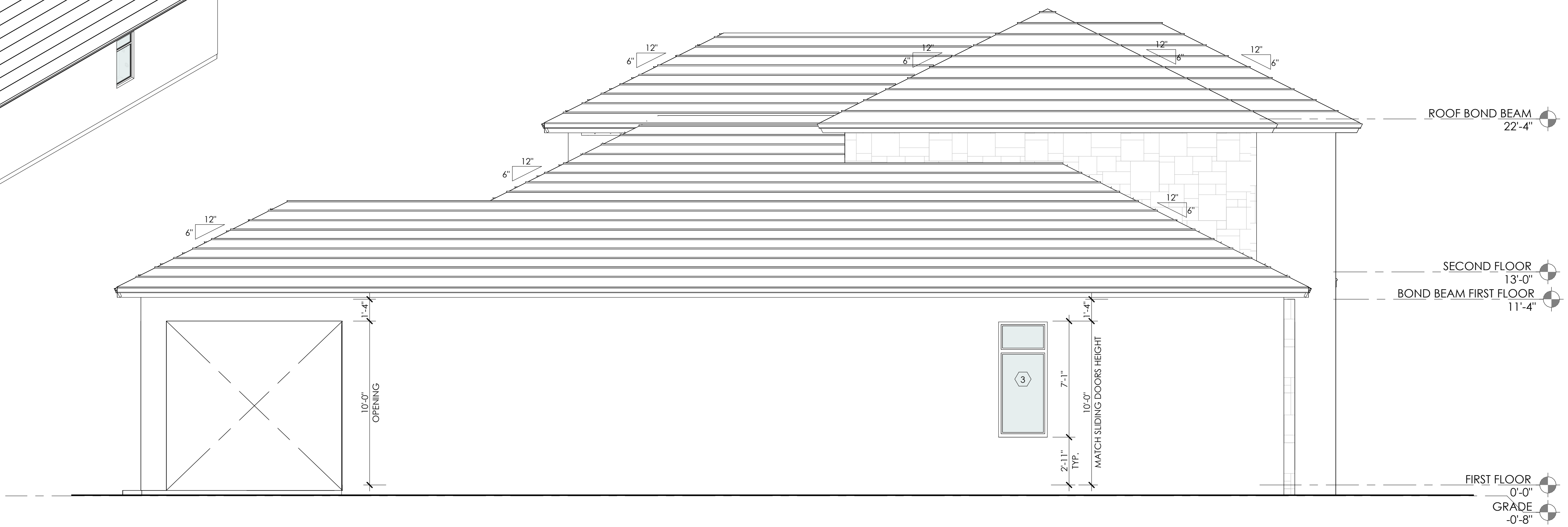
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RIGHT ELEVATION



REAR 3D



LEFT ELEVATION
1/4" = 1'-0"

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
WWW.MAS.MIAMI

MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

GRIFFIN 106 SUBDIVISION
SINGLE FAMILY HOME
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS	

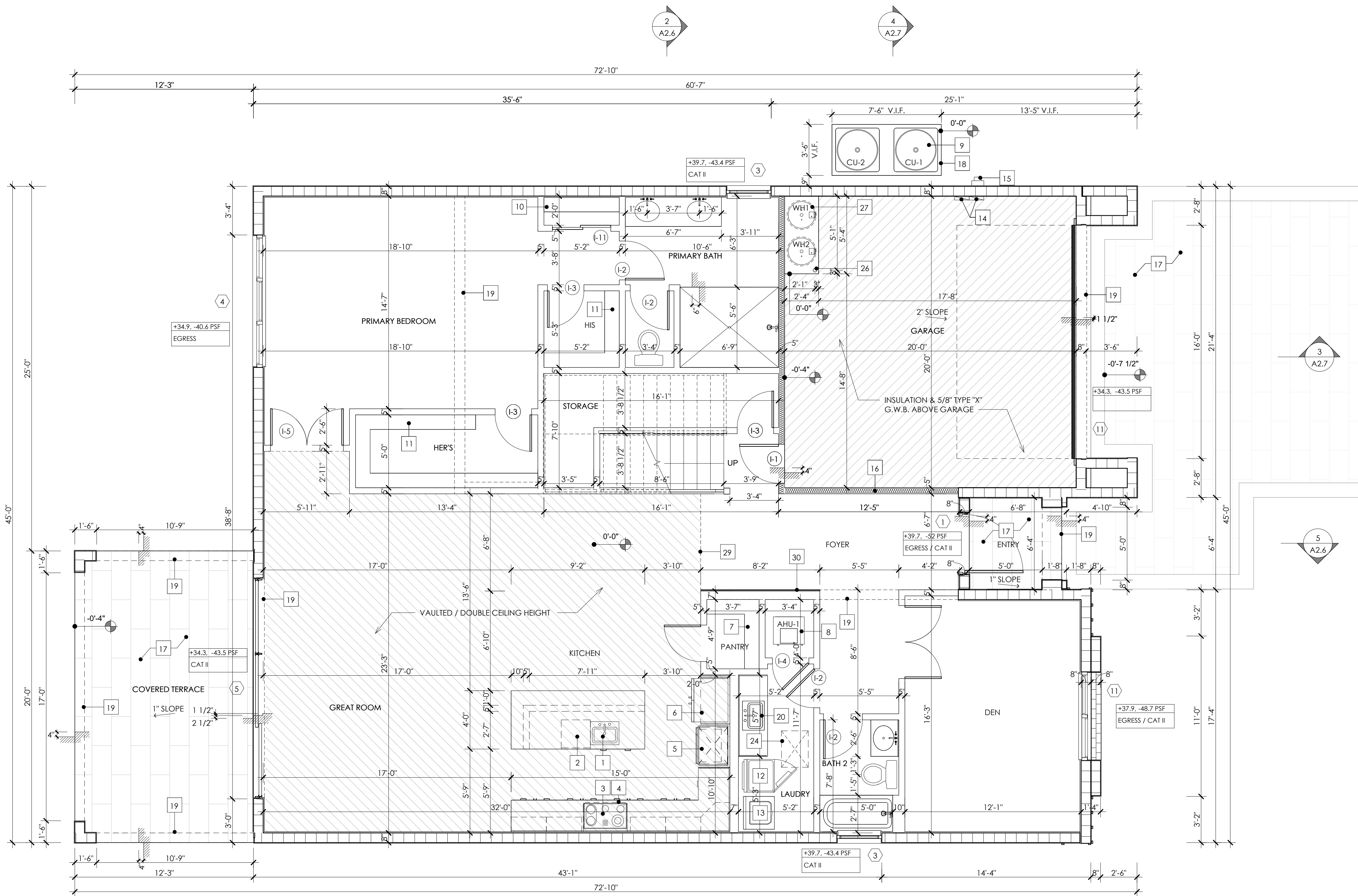
Model B45
COASTAL
ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2313
SHEET
A1.5

12/01/2024
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JENNIFER MALLON SALMAN AR-17181

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FLOOR PLAN KEYNOTES

- SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
- DISHWASHER
- ELECTRIC COOKTOP
- WALL-MOUNT HOOD ABOVE
- BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
- REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
- PANTRY
- AIR HANDLING UNIT (REFER TO MECH. DWG'S)
- CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
- LINEN W/ VINYL COATED VENTILATED SHELVES
- VENTILATED SHELF W/ HANGING ROD
- DRYER VENTED OUT THRU WALL (SEE MECH. DWG'S)
- WASHER (REFER TO MECH. DWG'S)
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
- ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
- WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGY CALC'S. AND INSULATION TABLE ON TYP.1 SHEET)
- PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
- CONCRETE SLAB (REFER TO STRUC. DWG'S)
- BEAM ABOVE (REFER TO STRUC. DWG'S)
- LAUNDRY SINK
- RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPECS)
- 3" BOLLARD, REFER TO STRUC. DWG'S
- ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
- 12" HIGH ALUMINUM C-CHANNEL FASCIA
- EDGE OF THE SECOND FLOOR
- TILE WOOD CLADDING FINISHES
- 4" x 4" STEEL COLUMN W/ METAL CLADDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S)
- 7" x 7" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.

NOTE 2:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER THAN TOP OF THRESHOLD. FBC R-311.3.1

FIRST FLOOR PLAN

INTERIOR DOOR SCHEDULE					
MARK	WIDTH	HEIGHT	DOOR TYPE	PANEL TYPE	REMARKS
I-1	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	WEATHER STRIP/ INSULATED/ SECURITY HINGES/ AUTO-CLOSER/ 20 FIRE RATED
I-2	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	
I-3	2'-6"	8'-0"	SWING	PANELED (1 PANEL)	
I-4	2'-6"	8'-0"	SWING	FULLY LOUVERED	
I-5	5'-0"	8'-0"	SWING	PANELED (1 PANEL)	(2) 2'-6" x 8'-0" LEAFS
I-10	6'-0"	8'-0"	BI-PASS	PANELED	
I-11	4'-0"	8'-0"	BI-PASS	PANELED	

EXTERIOR DOOR & WINDOW SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
1	FD 4'-0" x 10'-0"	52"	122"	EGRESS / CAT II
2	OHG 16'-0" x 8'-0"	192"	96"	CAT I
3	FR 3'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	37"	85"	EGRESS
4	HR 9060 W/ 2'-0" TOP TRANSOM	109"	85"	EGRESS
5	SGD (3) 5'-0" x 10'-0" PANELS	182"	122"	CAT II
6	HR 5050	61"	61"	EGRESS
7	SGD (2) 2'-6" x 8'-0" PANELS	62"	98"	EGRESS / CAT II
8	FR 3'-0" x 5'-0"	37"	61"	CAT I
9	HR 6050	73"	61"	EGRESS
10	HR 6050 W/ 2'-0" TOP & BOTTOM DOUBLE TRANSOM	73"	109"	EGRESS / CAT II
11				

WINDOWS AND DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE HEIGHT OF WINDOWS AND EXTERIOR DOORS.
- OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH SCREENS.
- WINDOWS AND DOORS TO BE IMPACT RESISTANT.
- WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM, FOR FINISH REFER TO PERMIT OPTIONS
- GLASS TO BE CLEAR UNLESS NOTED OTHERWISE.
- FOR WINDOWS PRESSURE INFORMATION REFER TO STRUCTURAL DWG'S.
- OPERABLE WINDOWS TO COMPLY WITH F.B.C. R-312.1.
- ALL EGRESS WINDOW SILL SHALL COMPLY WITH F.B.C R-310.2.2.
- GLAZING TO COMPLY WITH F.B.C. R308.4.1 THRU R308.4.7

ROOM FINISH SCHEDULE						
ROOM NAME	Floor Finish	Baseboard Finish	Wainscoat	Wall Finish	Ceiling Finish	Remarks
BALCONY	CONCRETE	NONE	NONE	STUCCO	STUCCO	
BATH 2	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 3	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 4	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 5	TILE	TILE	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BEDROOM 2	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 3	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 4	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 5	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
COVERED TERRACE	PAVERS	NONE	NONE	STUCCO	STUCCO	
DEN	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
ENTRY	PAVERS	NONE	NONE	STUCCO	STUCCO	
FOYER	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
GARAGE	CONCRETE	NONE	NONE	SKIM COAT	GYP. BD. PAINTED	
GREAT ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
HIS	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
KITCHEN	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
LAUNDRY	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
LOFT	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PANTRY	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
PRIMARY BATH	TILE	WOOD	* TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BEDROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
STORAGE	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED

GLASS COEFFICIENTS			
	SHGC	U-FACTOR	
HORIZONTAL ROLLER (HR)	5/16" (GRAY / GRAY)	0.48	1.06
FIXED WINDOW (FP / PW)	5/16" (GRAY / GRAY)	0.48	1.03
CASEMENT (CAS)	5/16" (GRAY / GRAY)	0.38	1.02
SLIDING DOOR (SGD)	5/16" (GRAY / GRAY)	0.47	1.06
FRENCH DOOR (FD)	5/16" (GRAY / GRAY)	0.38	1.05
STOREFRONTS (SF)	9/16" (GRAY / CLEAR)	0.47	1.05
FRENCH DOOR (FDO)	5/16" (OBSCURE)	0.32	1.06

AREA SUMMARY	
FIRST FLOOR A/C	2091 SF
SECOND FLOOR A/C	1048 SF
A/C AREA	3139 SF
GARAGE	431 SF
COVERED ENTRY	40 SF
COVERED TERRACE	245 SF
NON A/C AREA	716 SF
GRAND TOTAL:	3855 SF

9410 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
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MIAMI ARCHITECTURAL STUDIO, LLC

GRiffin 106 SUBDIVISION
SINGLE FAMILY HOME
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS

Model B45

FARM
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

A2.1

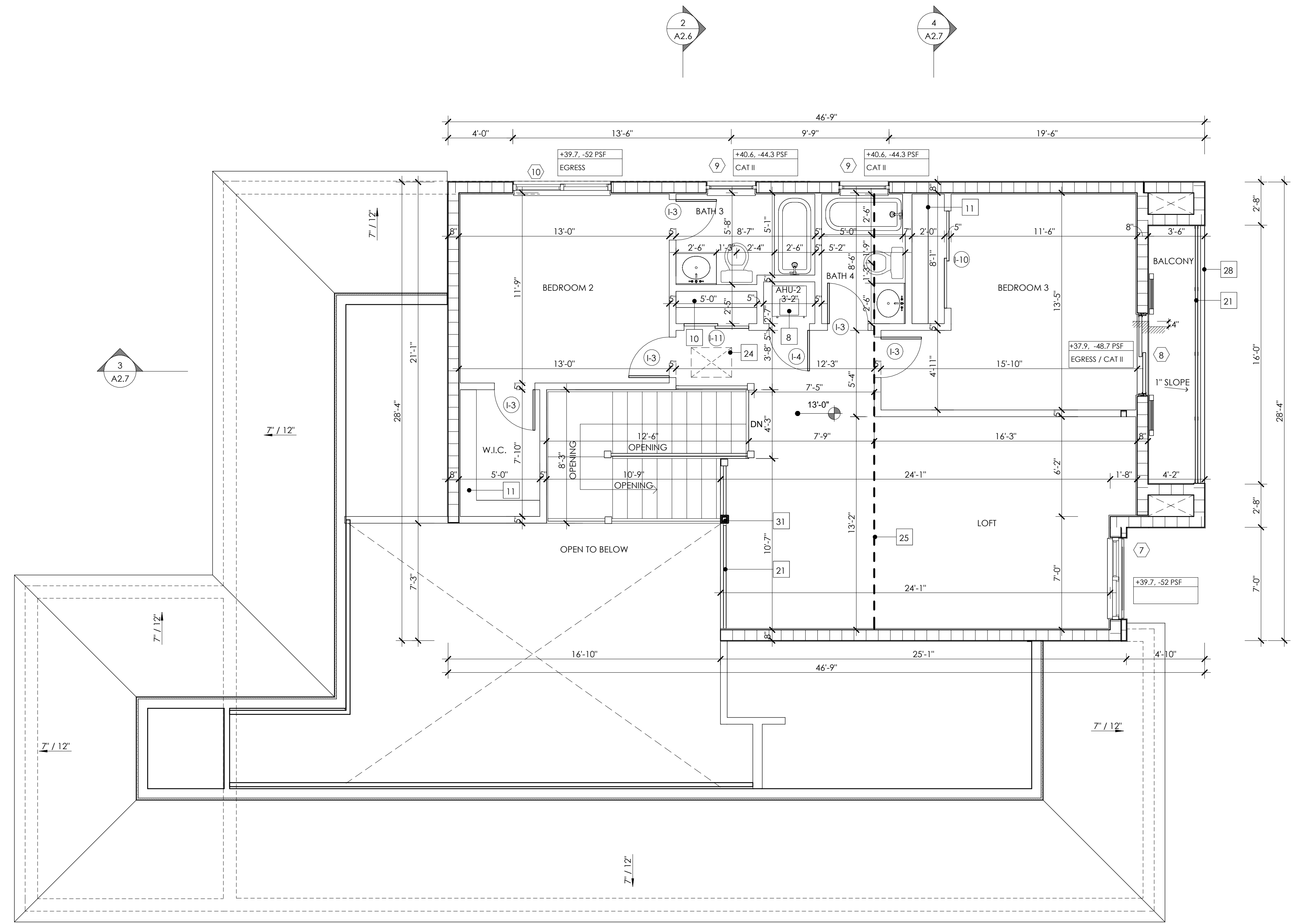
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JENNIFER MALLON SALMAN AR-17181
LICENSE # A 2600191

FLOOR PLAN KEYNOTES

1. SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOKTOP
4. WALL-MOUNT HOOD ABOVE
5. BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
6. REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
7. PANTRY
8. AIR HANDLING UNIT (REFER TO MECH. DWG'S)
9. CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
10. LINEN W/ VINYL COATED VENTILATED SHELVES
11. VENTILATED SHELF W/ HANGING ROD
12. DRYER VENTED OUT THRU WALL (SEE MECH. DWG'S)
13. WASHER (REFER TO MECH. DWG'S)
14. ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
15. ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
16. WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP.1 SHEET)
17. PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
18. CONCRETE SLAB (REFER TO STRUC. DWG'S)
19. BEAM ABOVE (REFER TO STRUC. DWG'S)
20. LAUNDRY SINK
21. RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPEC'S)
22. ALUMINIUM LOUVER, REFER TO SHOP DWG'S
23. 6" x 6" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
24. 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP.2 SHEET)
25. PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
26. 3" BOLLARD, REFER TO STRUC. DWG'S
27. ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
28. 12" HIGH ALUMINIUM C-CHANNEL FASCIA
29. EDGE OF THE SECOND FLOOR
30. TILE WOOD CLADDING FINISHES
31. 4" x 4" STEEL COLUMN W/ METAL CLADDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S.)
32. 7" x 7" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.



SECOND FLOOR PLAN

C:\Users\jviscero\Documents\JOHANSEN PARK MODEL B45 1.rvt

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NO.	REVISIONS

Model B45

FARM
ELEVATIONS

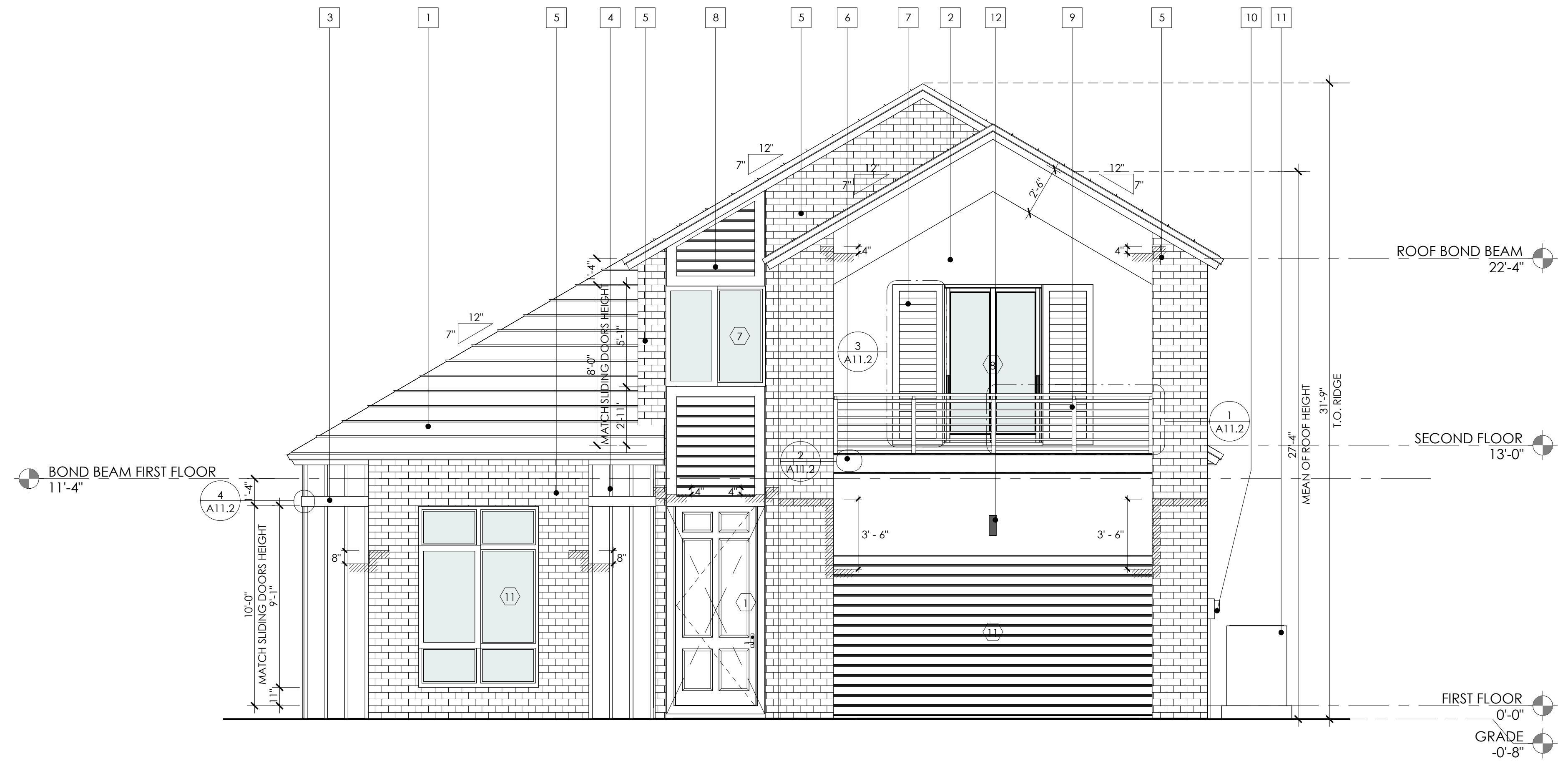
SCALE 1/4" = 1'-0"

JOB 2313

SHEET

A2.4

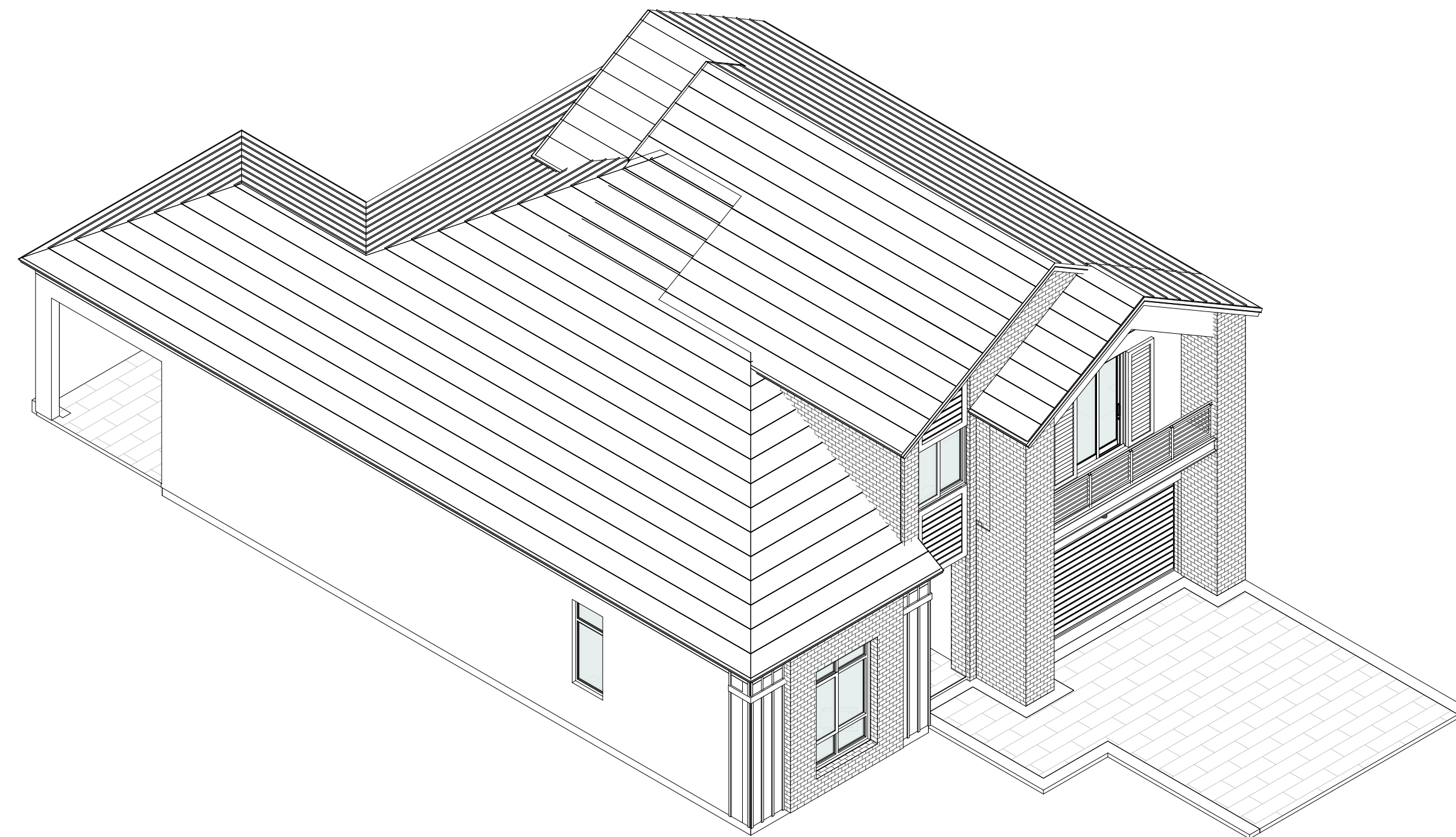
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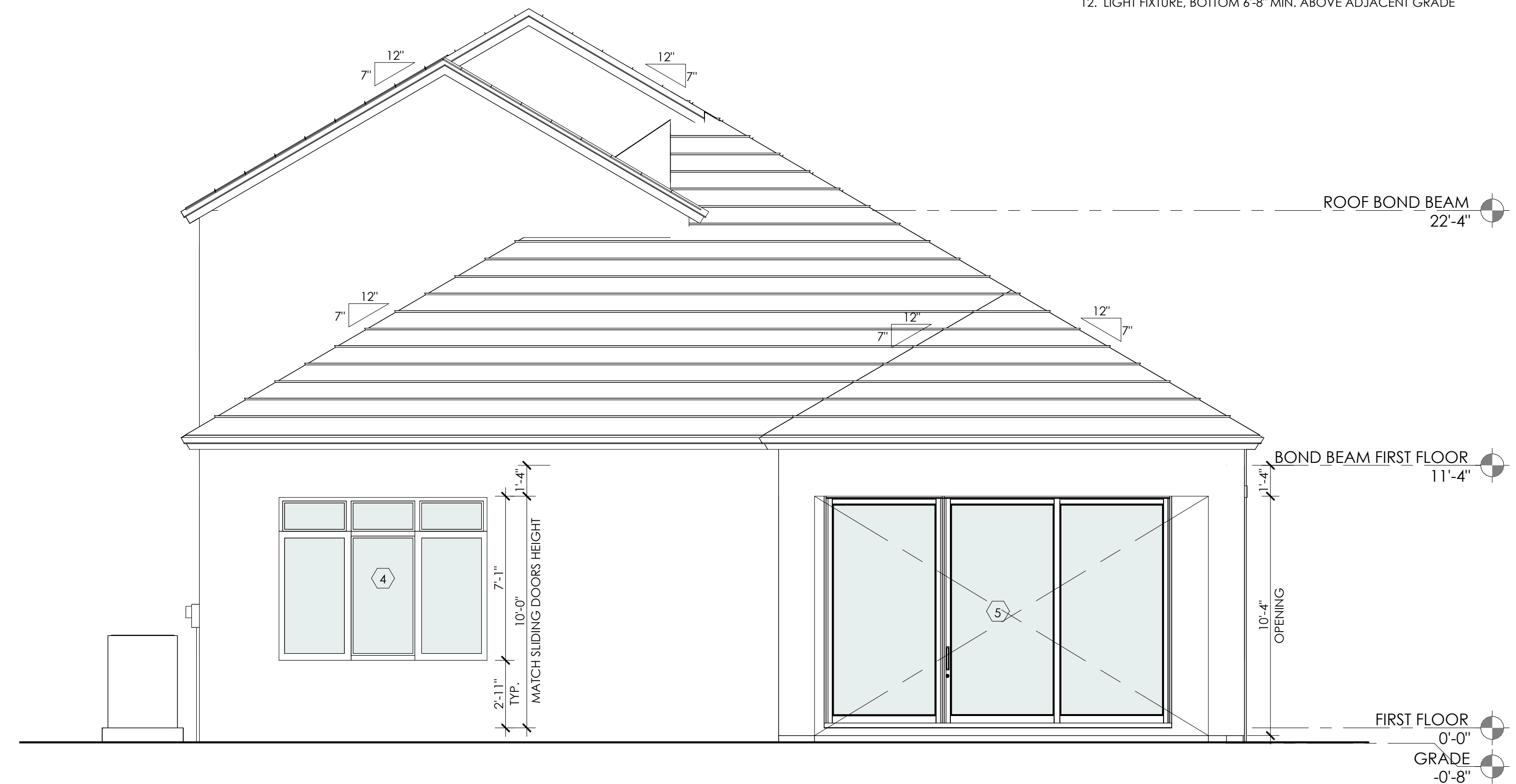
FRONT ELEVATION

ELEVATION KEYNOTES

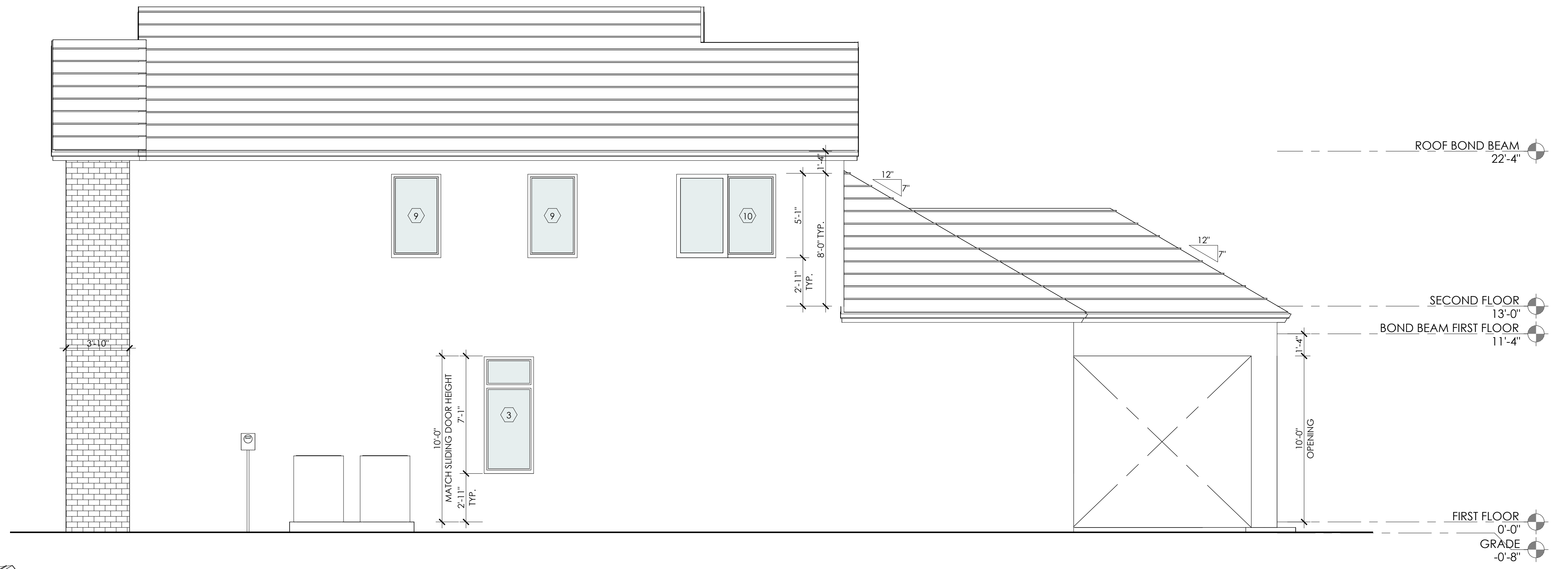
1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. 1" X 6" SMOOTH STUCCO BAND
4. 1" X 1" SMOOTH STUCCO BAND
5. WHITE BRICK
6. 12" HIGH ALUMINUM C-CHANNEL FASCIA
7. DECORATIVE RESIN SHUTTERS W/ SIMULATED WOOD GRAIN FINISH
8. SCOREO STUCCO FINISH
9. ALUMINUM SAFEGUARD RAILING
10. ELECTRIC METER (REFER TO ELEC. DWG'S)
11. CONDENSING UNIT (REFER TO MECH. DWG'S)
12. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE



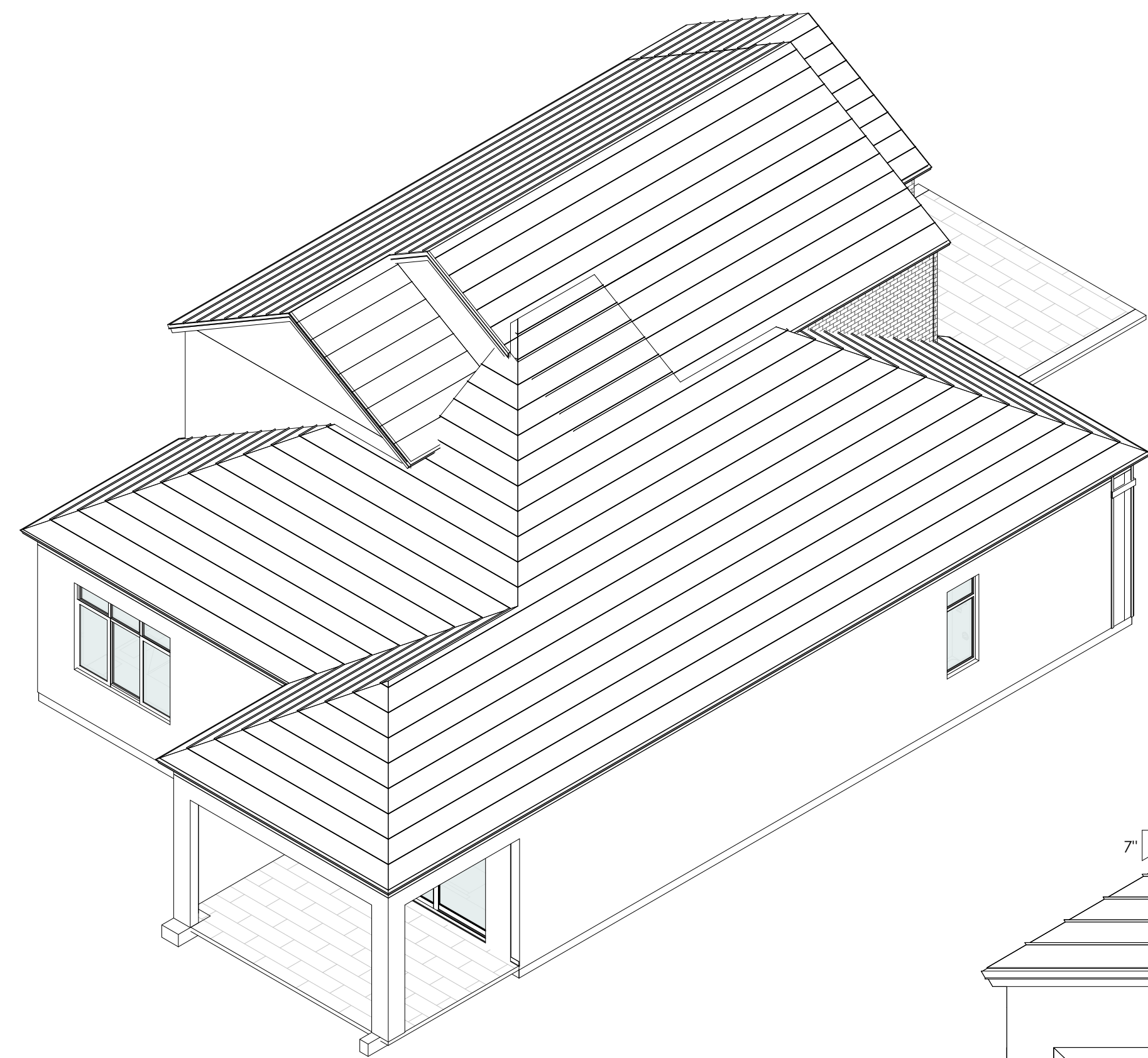
FRONT 3D



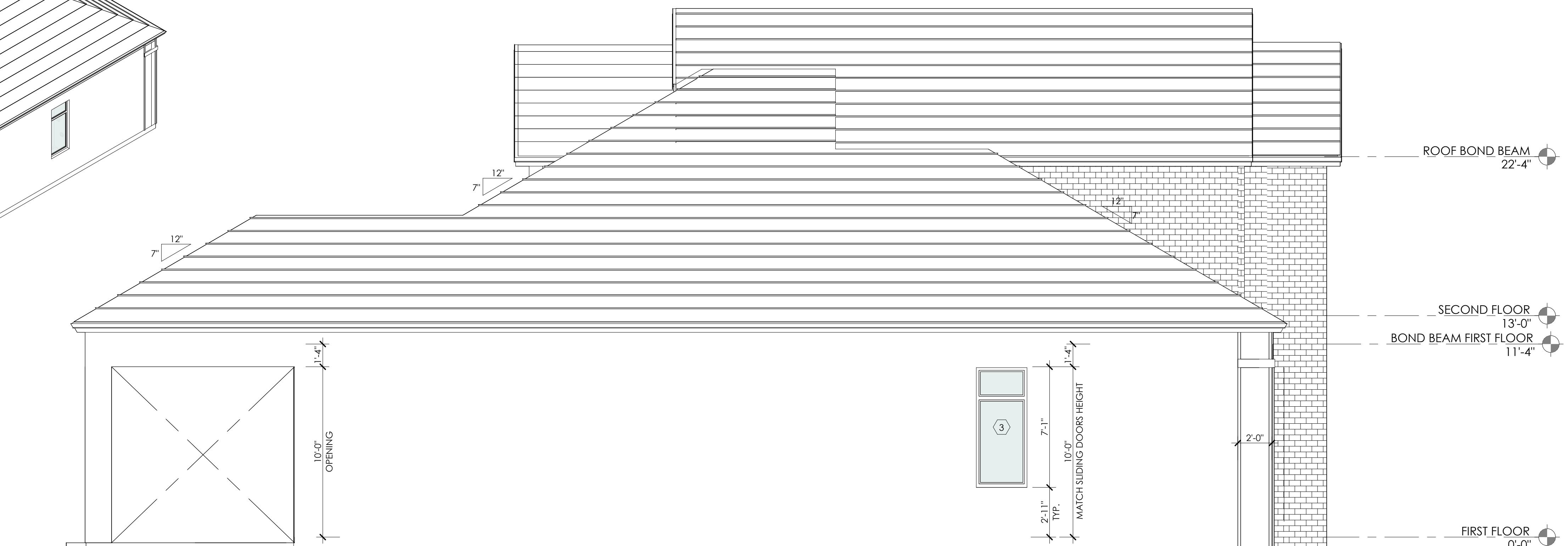
REAR ELEVATION



RIGHT ELEVATION



REAR 3D



LEFT ELEVATION

REVISIONS

Model B45
FARM
ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2313
SHEET
A2.5

12/01/2024
03:17:44 p. m.
JENNIFER MALLON SALMAN AR-17181

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FLOOR PLAN KEYNOTES

1. SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOKTOP
4. WALL-MOUNT HOOD ABOVE
5. BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
6. REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
7. PANTRY
8. AIR HANDLING UNIT (REFER TO MECH. DWG'S)
9. CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
10. LINEN W/ VINYL COATED VENTILATED SHELVES
11. VENTILATED SHELF W/ HANGING ROD
12. DRYER VENTED OUT THRU WALL (SEE MECH. DWG'S)
13. WASHER (REFER TO MECH. DWG'S)
14. ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
15. ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
16. WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGY CALC. AND INSULATION TABLE ON TYP.1 SHEET)
17. PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
18. CONCRETE SLAB (REFER TO STRUC. DWG'S)
19. BEAM ABOVE (REFER TO STRUC. DWG'S)
20. LAUNDRY SINK
21. RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPEC'S)
22. ALUMINIUM LOUVER, REFER TO SHOP DWG'S
23. 6" x 6" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
24. 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP.2 SHEET)
25. PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
26. 3" BOLLARD, REFER TO STRUC. DWG'S
27. ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
28. 12" HIGH ALUMINIUM C-CHANNEL FASCIA
29. EDGE OF THE SECOND FLOOR
30. TILE WOOD CLADDING FINISHES
31. 4" x 4" STEEL COLUMN W/ METAL CLADDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S.)
32. 7" x 7" WOOD COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

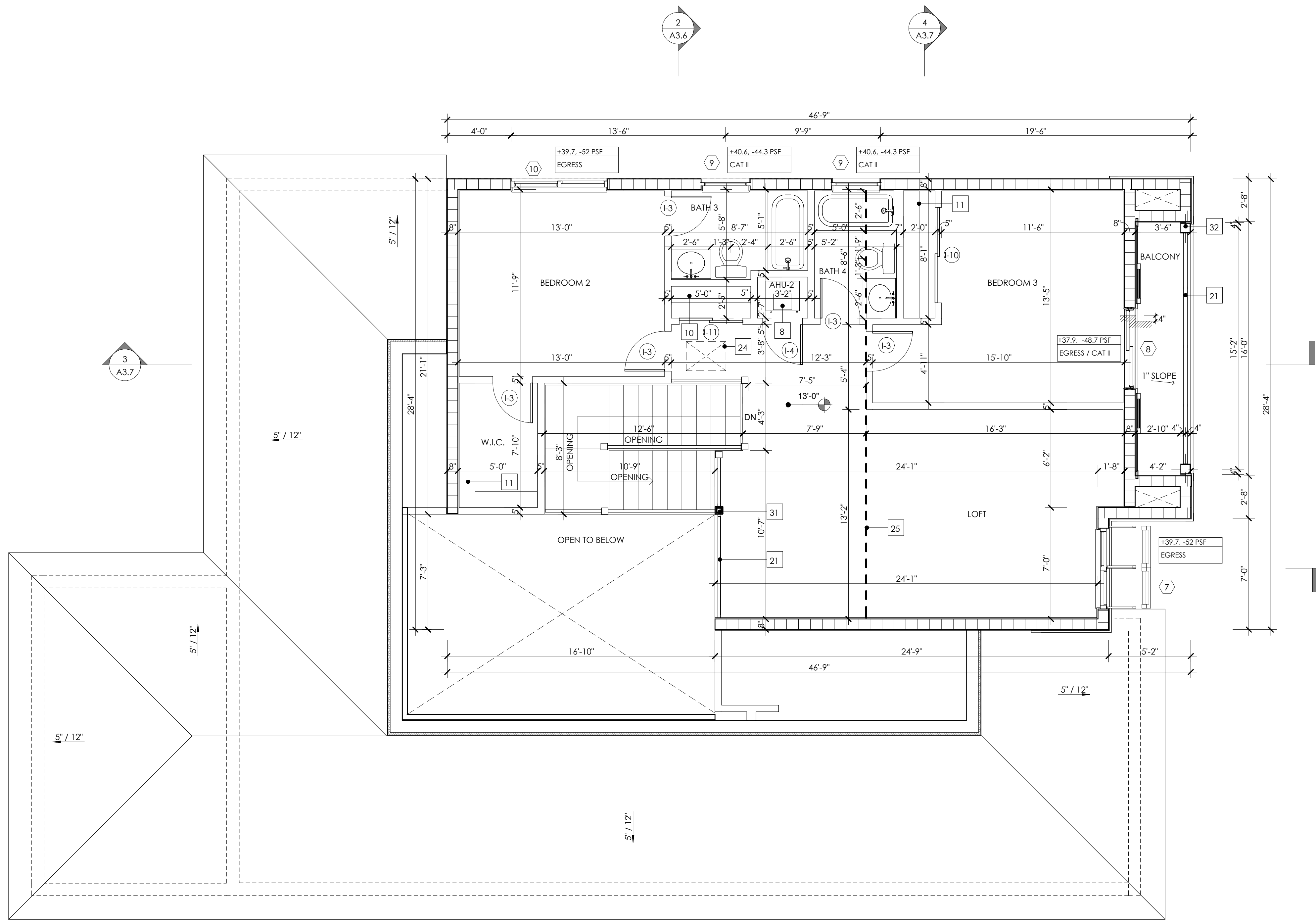
NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.

NO.	REVISIONS

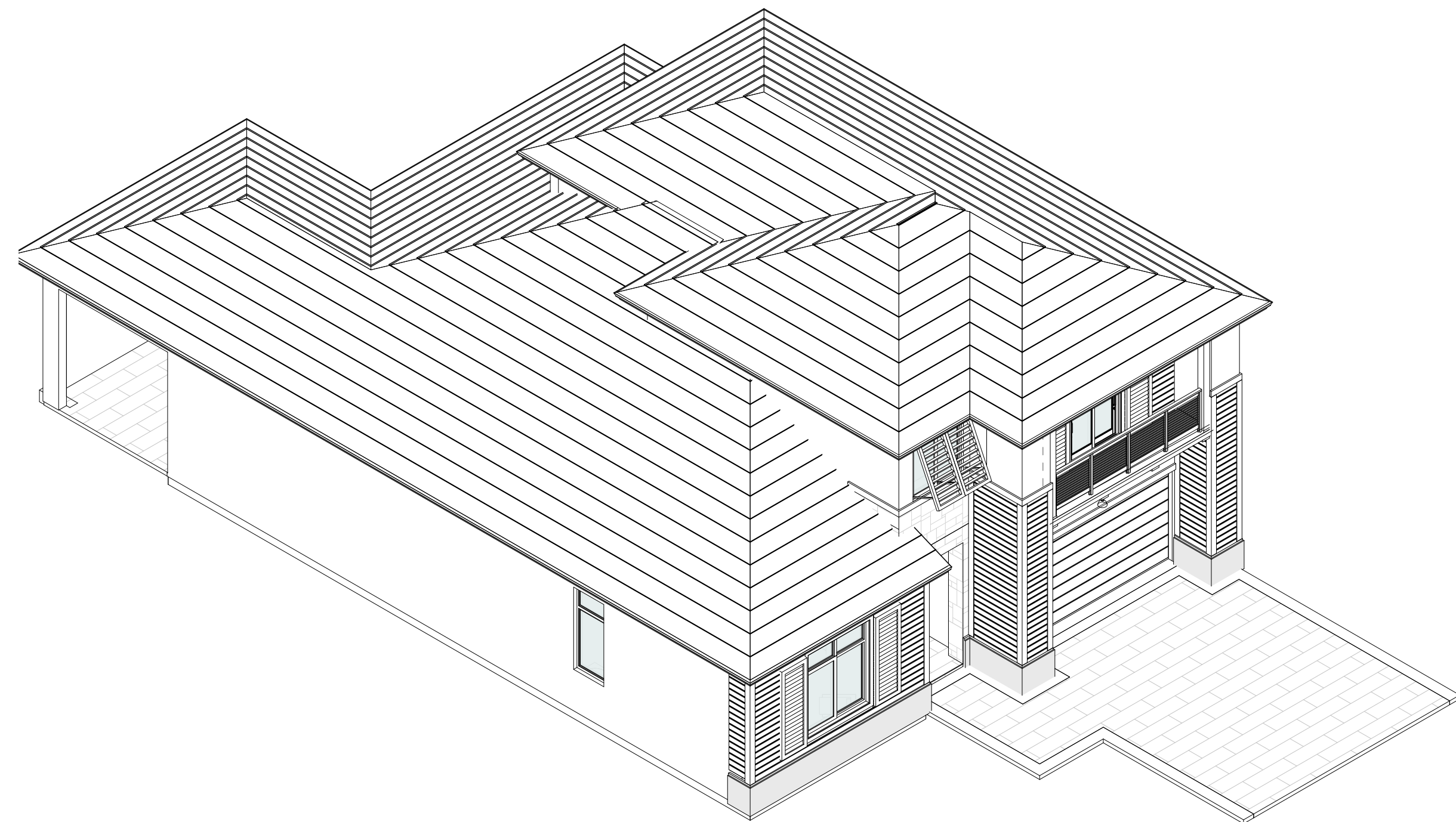
Model B45
SOUTHERN
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"
JOB 2313
SHEET

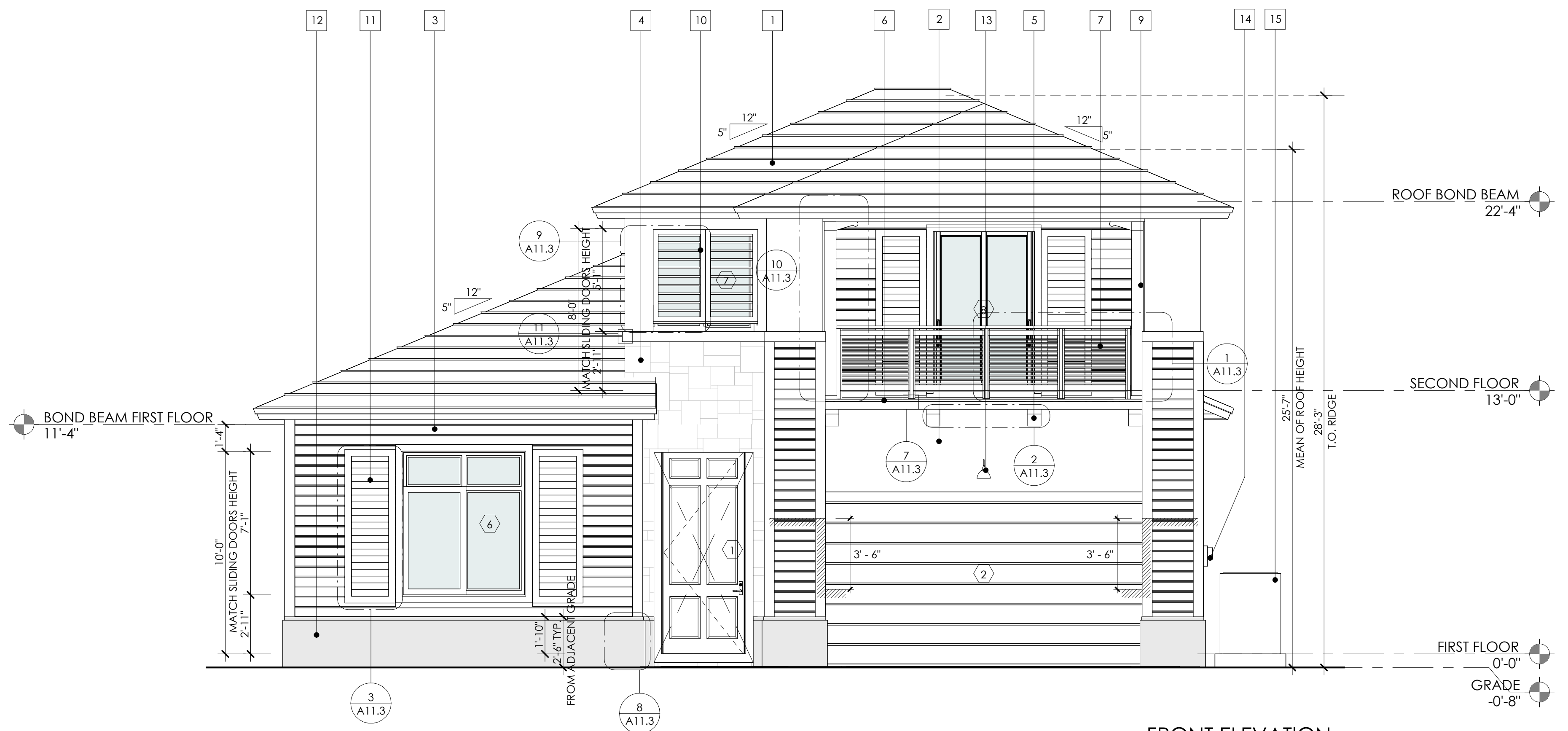
A3.2



SECOND FLOOR PLAN



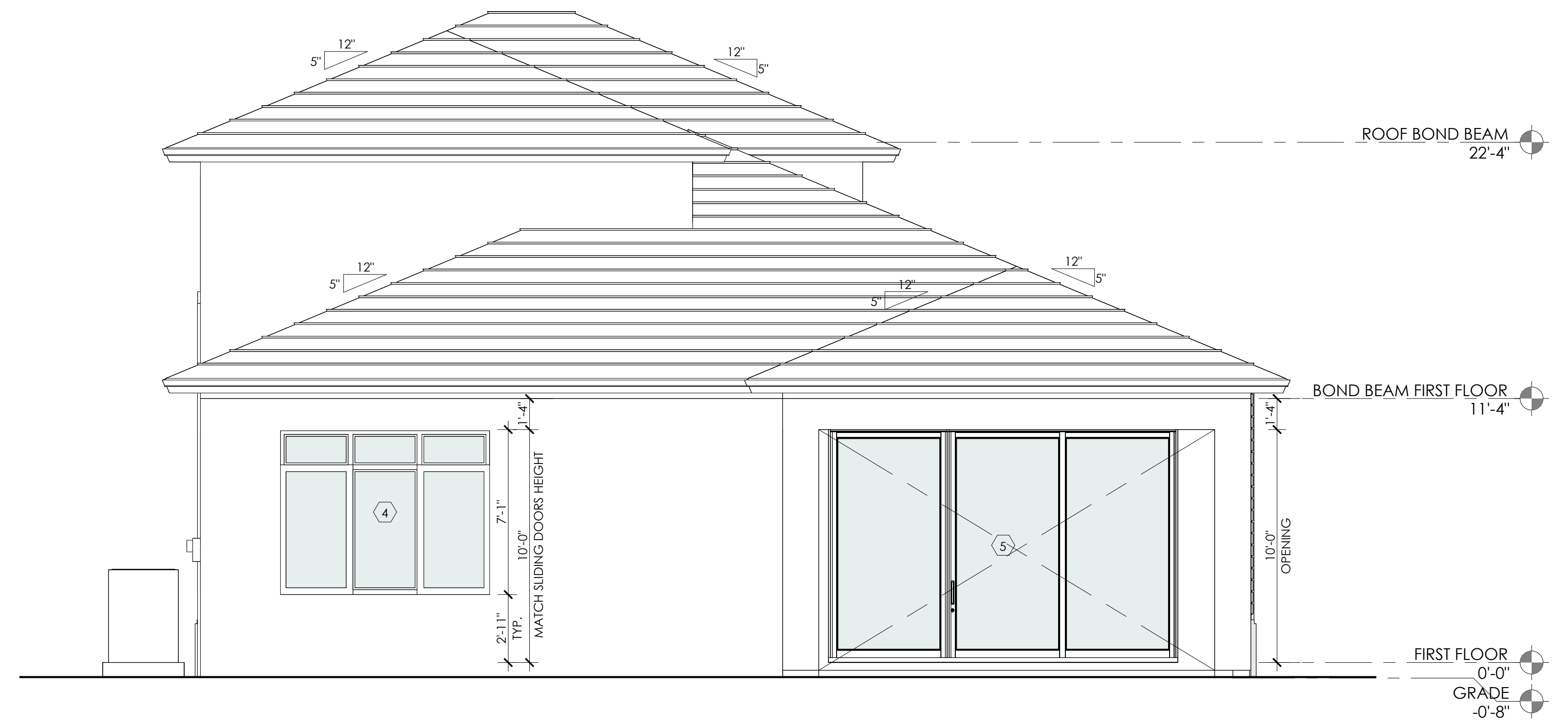
FRONT 3D



FRONT ELEVATION

ELEVATION KEYNOTES

1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. SCOREO STUCCO FINISH
4. COSTAL REEF STONE
5. DECORATIVE RESIN BRACKETS W/ SIMULATED WOOD GRAIN FINISH
6. STUCCO BAND
7. ALUMINIUM SAFEGUARD RAILING
8. ALUMINIUM LOUVER
9. WOOD COLUMNS' AND BEAM W/ RESIN CLADDING
10. BAHAMA SHUTTERS
11. DECORATIVE RESIN SHUTTERS W/ SIMULATED WOOD GRAIN FINISH
12. 7" RAISED SMOOTH STUCCO BASE W/ ACCENT COLOR
13. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE
14. ELECTRIC METER (REFER TO ELEC. DWG'S)
15. CONDENSING UNIT (REFER TO MECH. DWG'S)



REAR ELEVATION

REVISIONS

Model B45

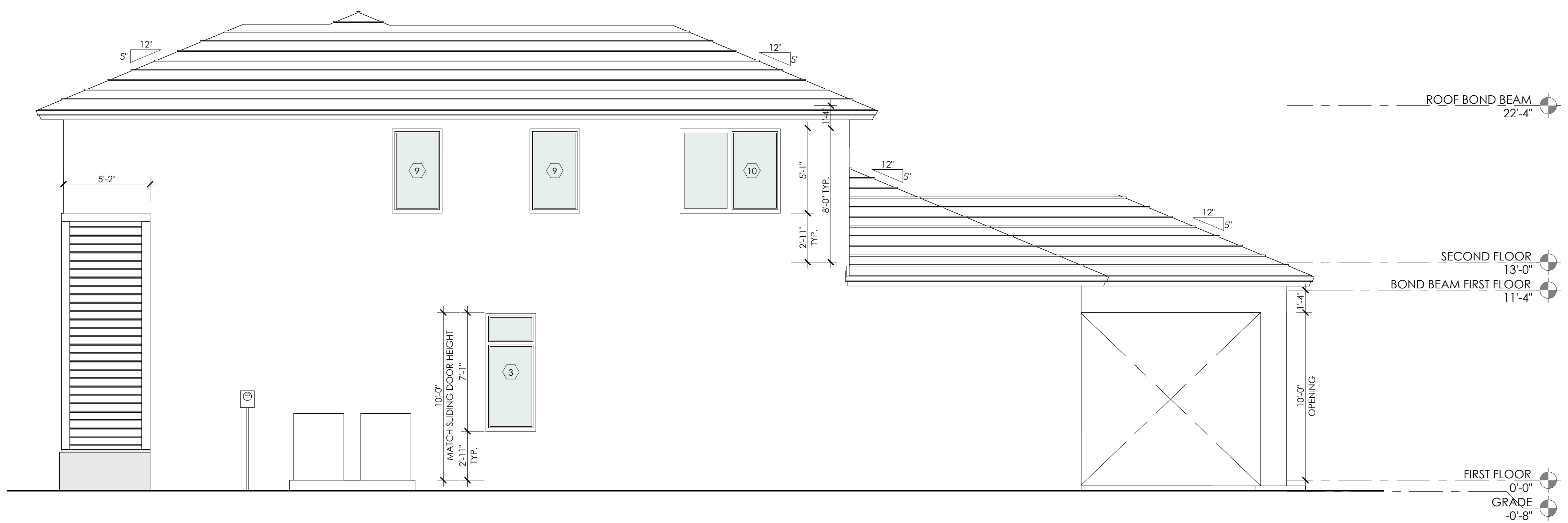
SOUTHERN
ELEVATIONS

SCALE 1/4" = 1'-0"

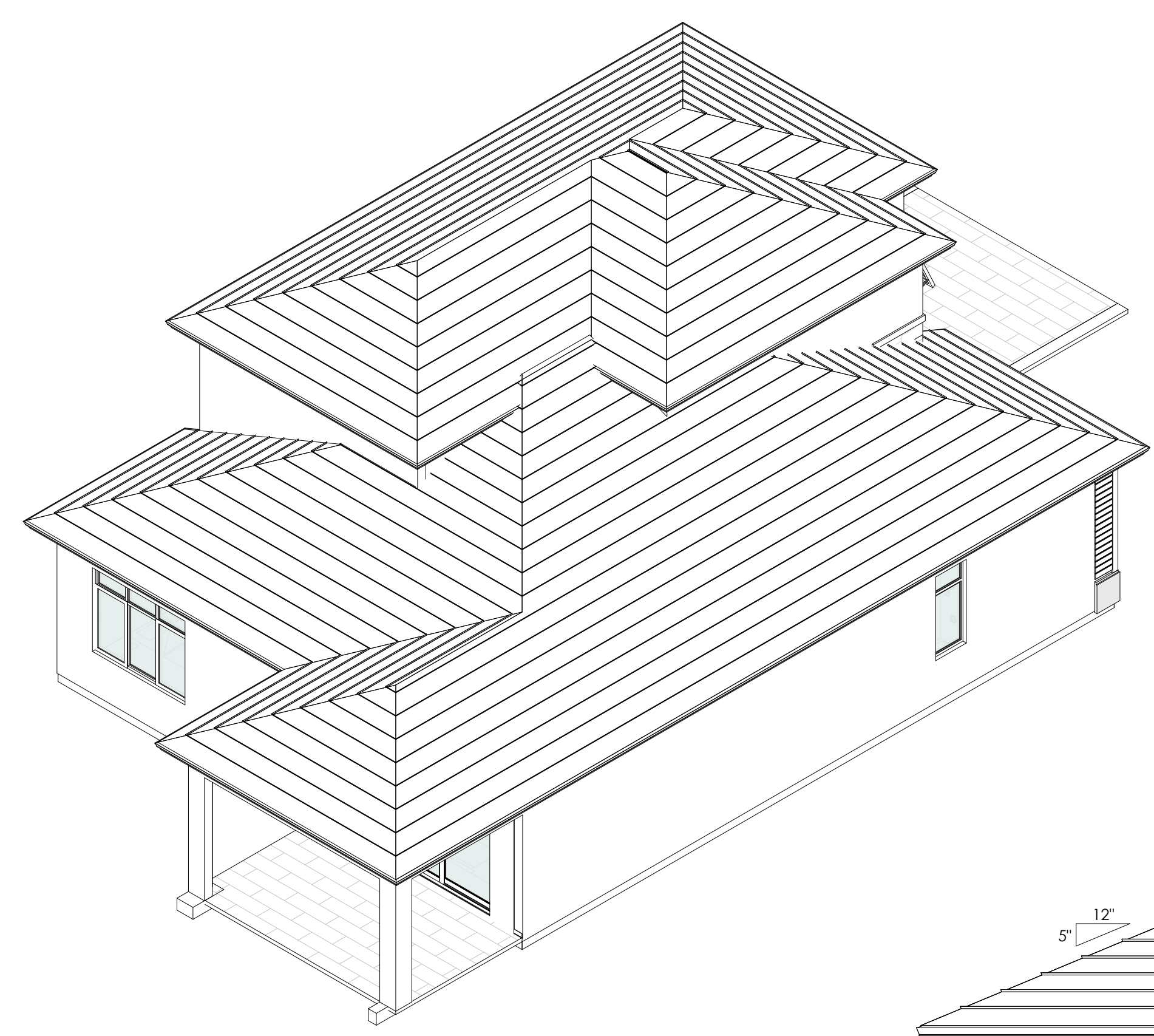
JOB 2313

SHEET

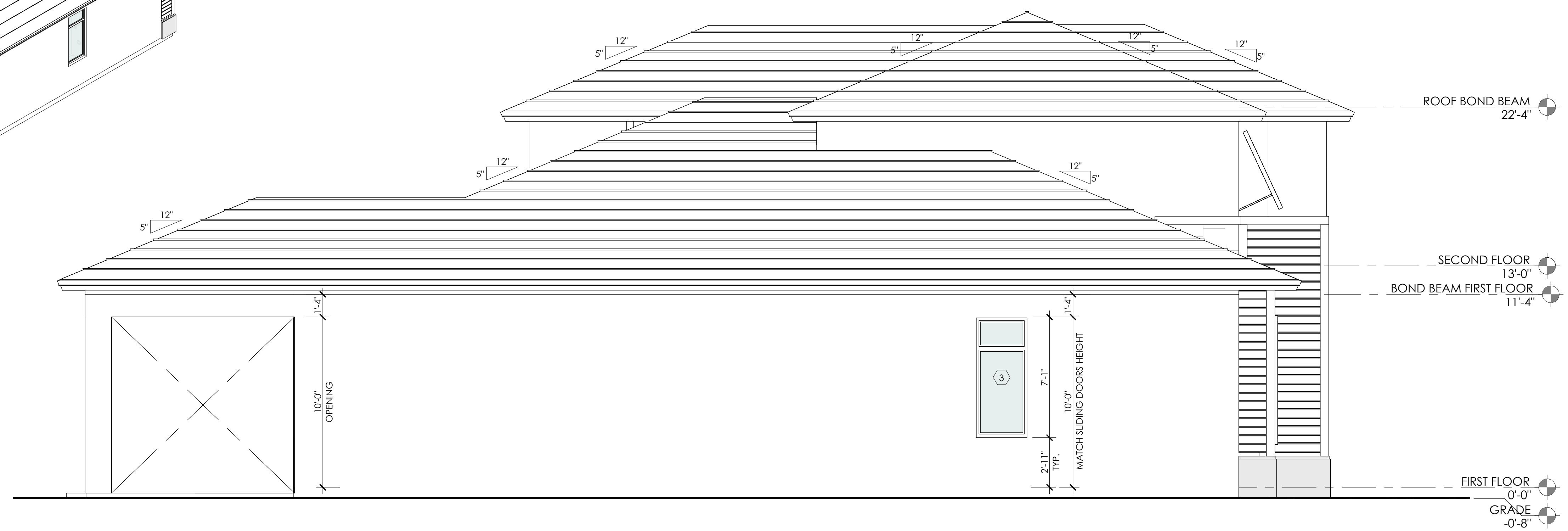
A3.4



RIGHT ELEVATION



REAR 3D



LEFT ELEVATION
1/4" = 1'-0"

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
WWW.MAS.MIAMI

MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

GRIFFIN 106 SUBDIVISION
SINGLE FAMILY HOME
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

NO.	REVISIONS

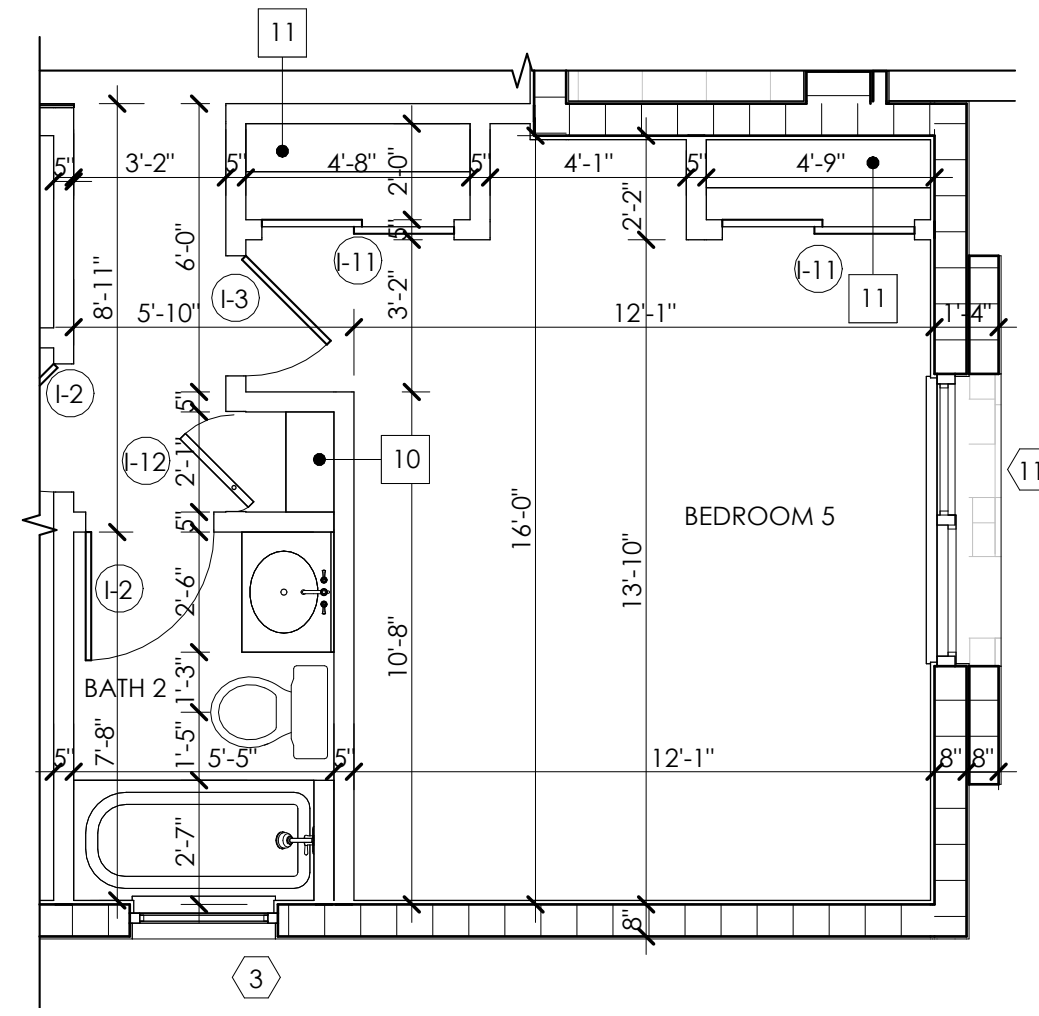
Model B45
SOUTHERN
ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2313
SHEET
A3.5

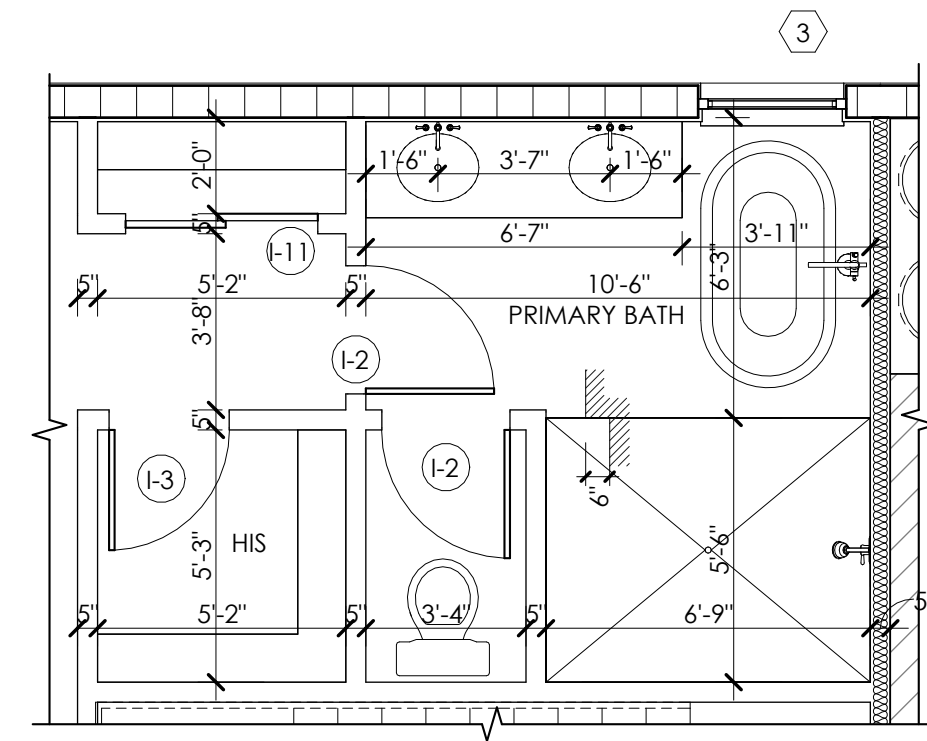
12/01/2024
03:17:51 p. m.
JENNIFER MALLON SALMAN AR-17181

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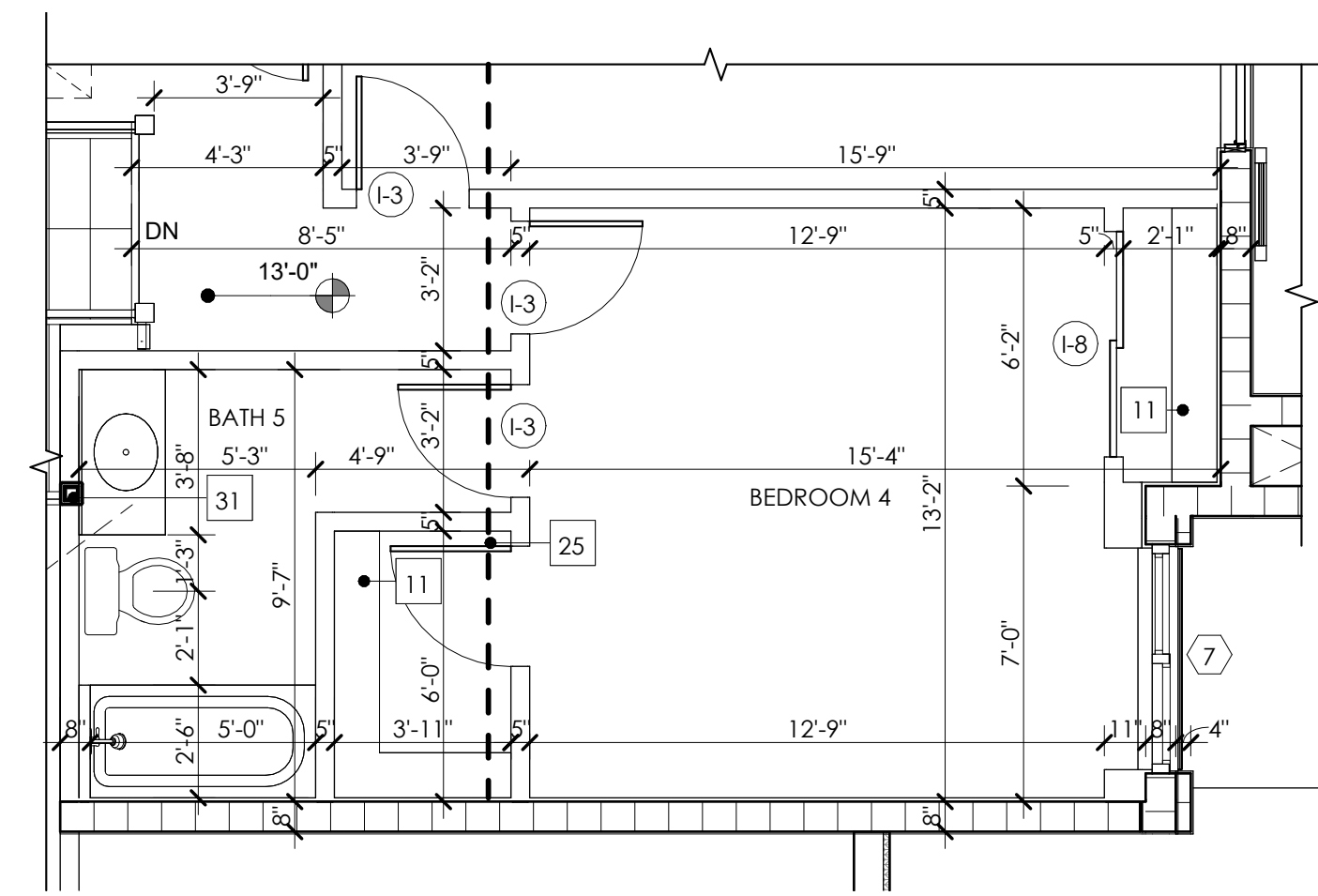
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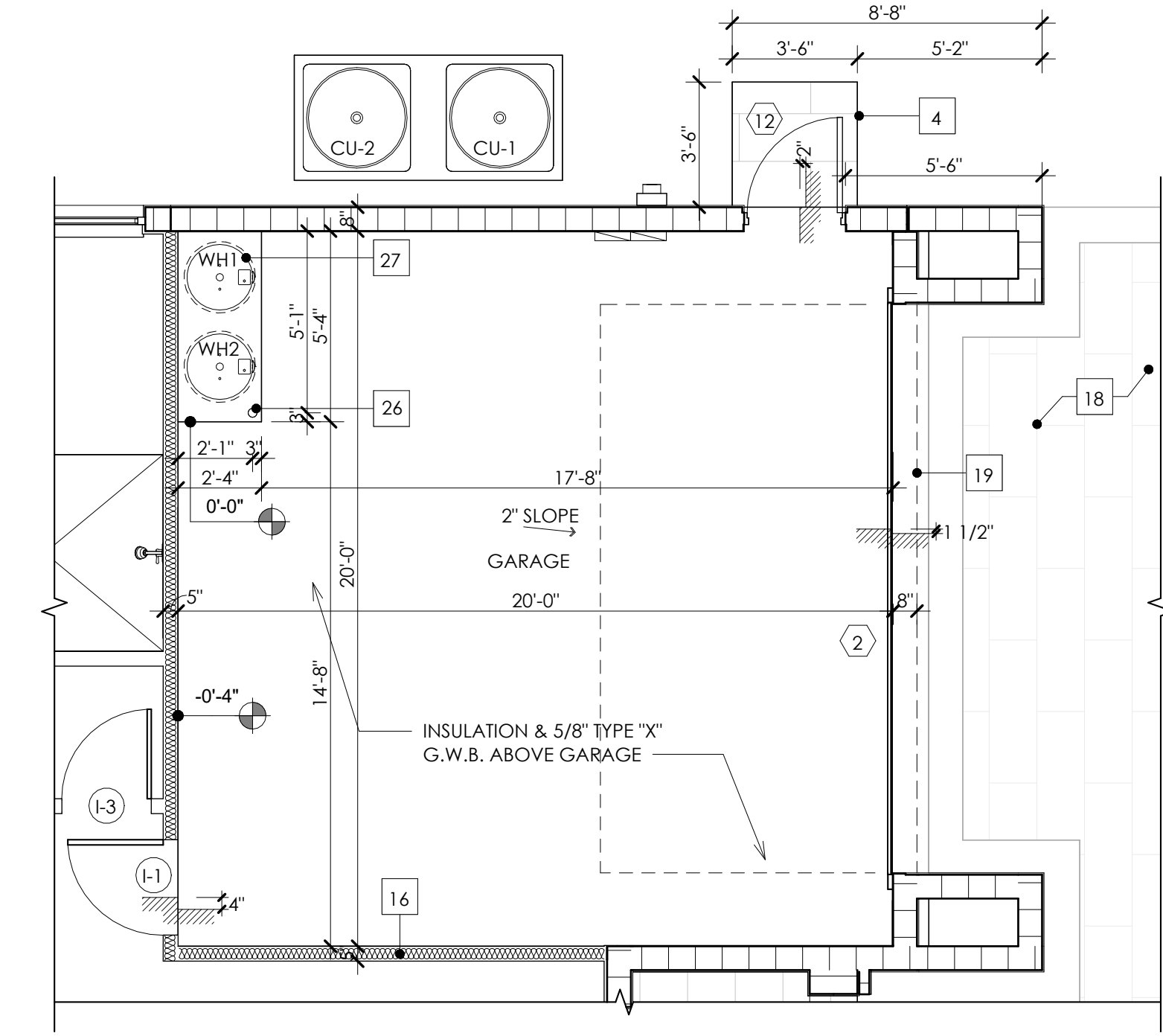
BEDROOM 5 ILO DEN



PRIMARY BATHROOM W/TUB



BEDROOM 4 ILO LOFT



SIDE DOOR AT GARAGE

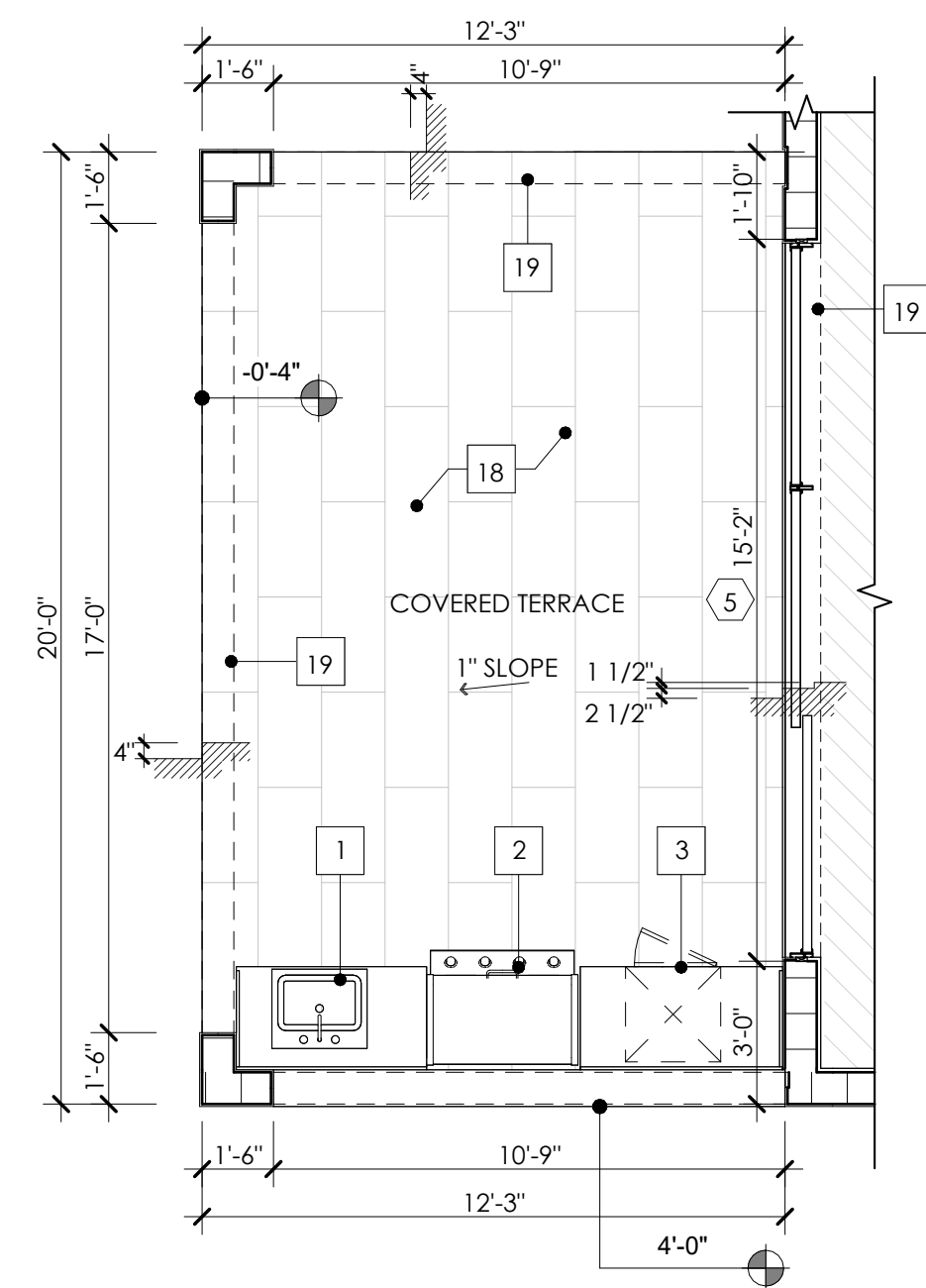
INTERIOR DOOR					
MARK	WIDTH	HEIGHT	DOOR		REMARKS
			TYPE	PANEL TYPE	
I-12	2'-1"	8'-0"	PIVOT	PANELED	

INTERIOR DOOR OP. BED					
MARK	WIDTH	HEIGHT	DOOR		REMARKS
			TYPE	PANEL TYPE	
I-8	5'-0"	8'-0"	BI-PASS	PANELED	

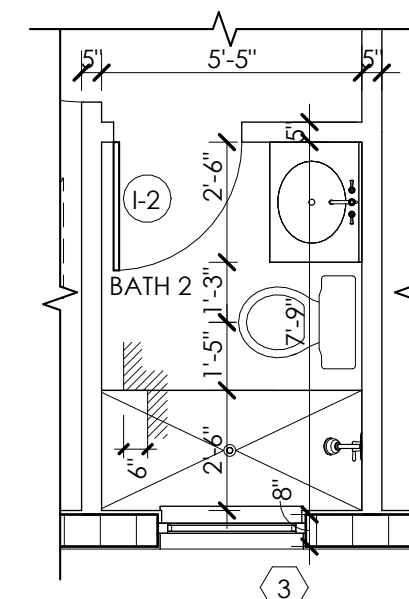
EXTERIOR DOOR SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
12	2'-8" X 8'-0" FLUSH	34"	97"	

FLOOR PLAN KEYNOTES_OPTIONS

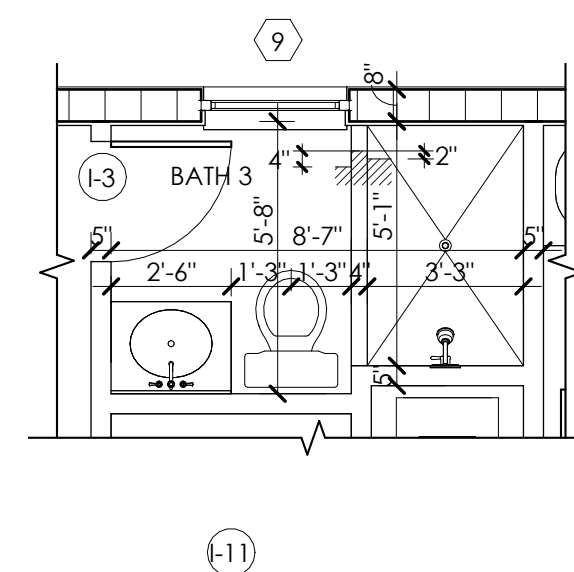
1. SINK
2. BBQ GRILL COOKTOP
3. UNDERCOUNTER FRIDGE
4. PAVERS ON SAND



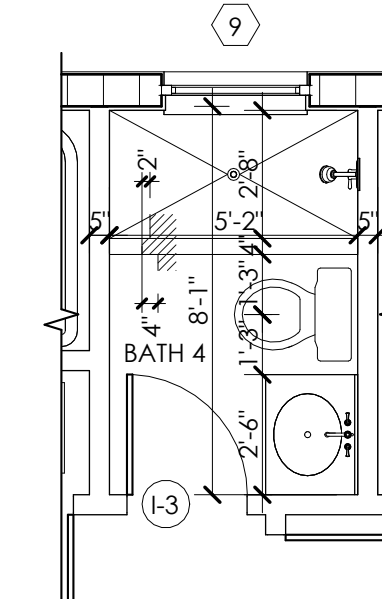
B.B.Q AREA



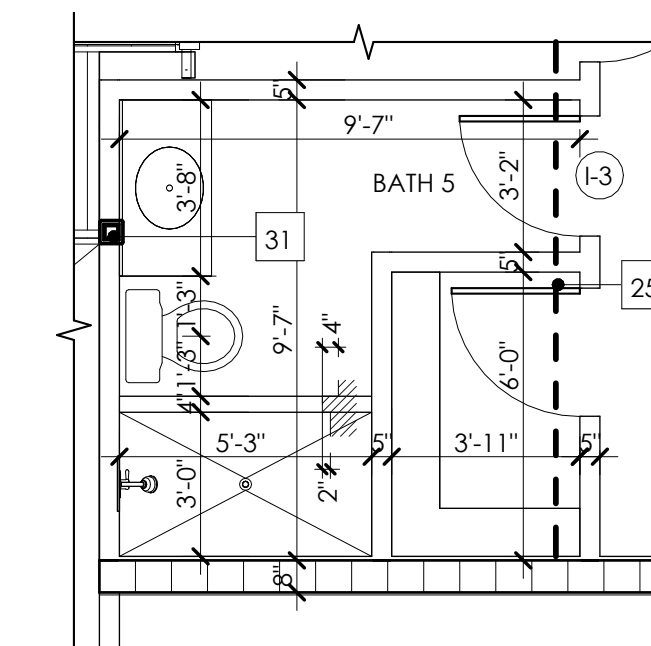
SHOWER ILO TUB AT BATH 2



SHOWER ILO TUB AT BATH 3



SHOWER ILO TUB AT BATH 4



SHOWER ILO TUB AT BATH 5

7910 NW 25TH STREET
SUITE 200
DORAL, FL 33122
(305) 593-9798
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MIAMI ARCHITECTURAL STUDIO, LLC

GRiffin 106 SUBDIVISION
SINGLE FAMILY HOME
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS

Model B45

OPTIONS

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

OP1

12/01/2024
03:17:53 p. m.

JENNIFER MALLON SALMAN AR-17181

REVISIONS

Model C45

COASTAL
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"
JOB 2313
SHEET

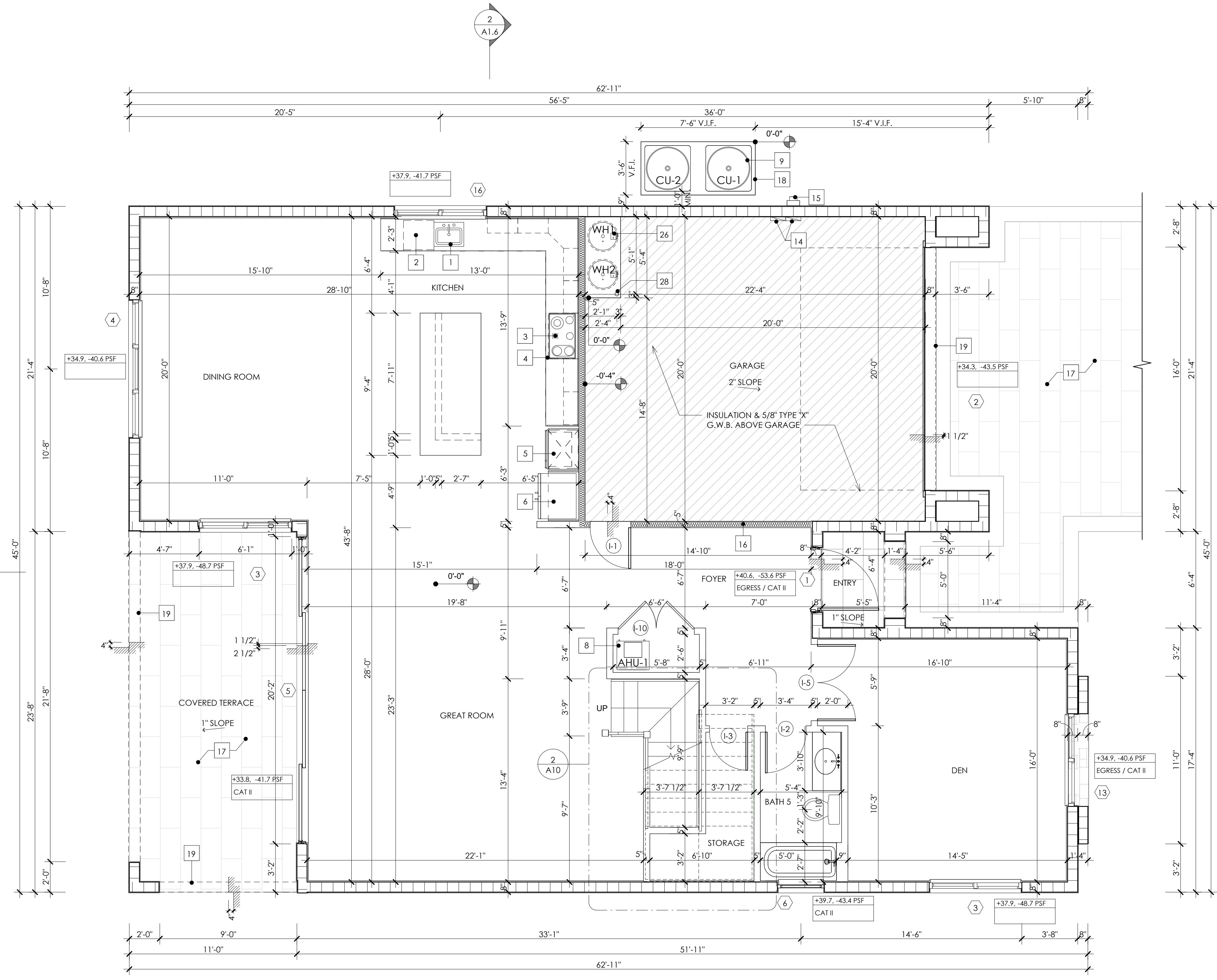
A1.1

12/01/2024
03:18:10 p.m.

FLOOR PLAN KEYNOTES

- SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
- DISHWASHER
- ELECTRIC COOKTOP
- WALL-MOUNT HOOD ABOVE
- BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO REFRIGERATOR SPACE ONLY. (PROVIDE COLD WATER STUB)
- PANTRY
- AIR HANDLING UNIT (REFER TO MECH. DWG'S)
- CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
- LINEN W/ VINYL COATED VENTILATED SHELVES
- VENTILATED SHELF W/ HANGING ROD
- DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
- WASHER (REFER TO MECH. DWG'S)
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
- ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
- WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP.1 SHEET)
- PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
- CONCRETE SLAB (REFER TO STRUC. DWG'S)
- BEAM ABOVE (REFER TO STRUC. DWG'S)
- LAUNDRY SINK
- RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPEC'S)
- 6" x 6" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
- RESING COLUMN, BRACKETS & BEAM W/ SIMULATED WOOD GRAIN FINISH. REFER TO DETAIL ON SHEET 5/A10.2
- 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP.2 SHEET)
- PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
- ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
- 6" x 6" STEEL COLUMN W/ METAL CALDDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S)
- 3" BOLLARD. REFER TO STRUC. DWG'S
- 7" x 7" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.
NOTE 2:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER TAIN TOP OF THRESHOLD. FBC R-311.3.1



FIRST FLOOR

EXTERIOR DOOR & WINDOW SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
1	FD 4'-0" x 10'-0"	52"	122"	EGRESS / CAT II
2	OHG 16'-0" x 8'-0"	192"	96"	
3	HR 6050 W/ 2'-0" TOP TRANSOM	73"	85"	
4	HR 9050 W/ 2'-0" TOP TRANSOM	109"	85"	
5	SGD (4) 5'-0" X 10'-0" PANELS	242"	122"	CAT II
6	FP 3'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	37"	85"	CAT II
8	HR 6'-1" x 5'-0"	74"	61"	EGRESS
9	SGD (2) 2'-6" X 8'-0" PANELS	62"	98"	EGRESS / CAT II
10	FP 3'-0" x 5'-0"	37"	61"	CAT II
11	HR 9050	109"	61"	EGRESS
12	HR 6050	73"	61"	<varies>
13	HR 6050 W/ 2'-0" TOP & BOTTOM DOUBLE TRANSOM	73"	109"	EGRESS / CAT II
15	FP 2'-0" x 5'-0"	25"	61"	CAT II
16	HR 6040 W/ 2'-0" TOP TRANSOM	73"	73"	
17	FP (4) 3'-2" x 5'-0" & DOUBLE BOTTOM TRANSOM 2	73"	144"	

GLASS COEFFICIENTS			
		SHGC	U-FACTOR
HORIZONTAL ROLLER (HR)	5/16" (GRAY / GRAY)	0.48	1.06
FIXED WINDOW (FP / PW)	5/16" (GRAY / GRAY)	0.48	1.03
CASEMENT (CAS)	5/16" (GRAY / GRAY)	0.38	1.02
SLIDING DOOR (SGD)	5/16" (GRAY / GRAY)	0.47	1.04
FRENCH DOOR (FD)	5/16" (GRAY / GRAY)	0.38	1.05
STOREFRONTS (SF)	9/16" (GRAY / CLEAR)	0.47	1.05
FRENCH DOOR (FDO)	5/16" (OBSCURE)	0.32	1.06

INTERIOR DOOR SCHEDULE					
MARK	DOOR			PANEL TYPE	REMARKS
	WIDTH	HEIGHT	SWING		
I-1	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	WEATHER STRIP / INSULATED / SECURITY HINGES / AUTO-CLOSER / 20 FIRE RATED
I-2	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	
I-3	2'-6"	8'-0"	SWING	PANELED (1 PANEL)	
I-4	2'-6"	8'-0"	SWING	FULLY LOUVERED	
I-5	5'-0"	8'-0"	SWING	PANELED	(2) 2'-6" DOOR LEAFS
I-10	5'-0"	8'-0"	SWING	FULLY LOUVERED	

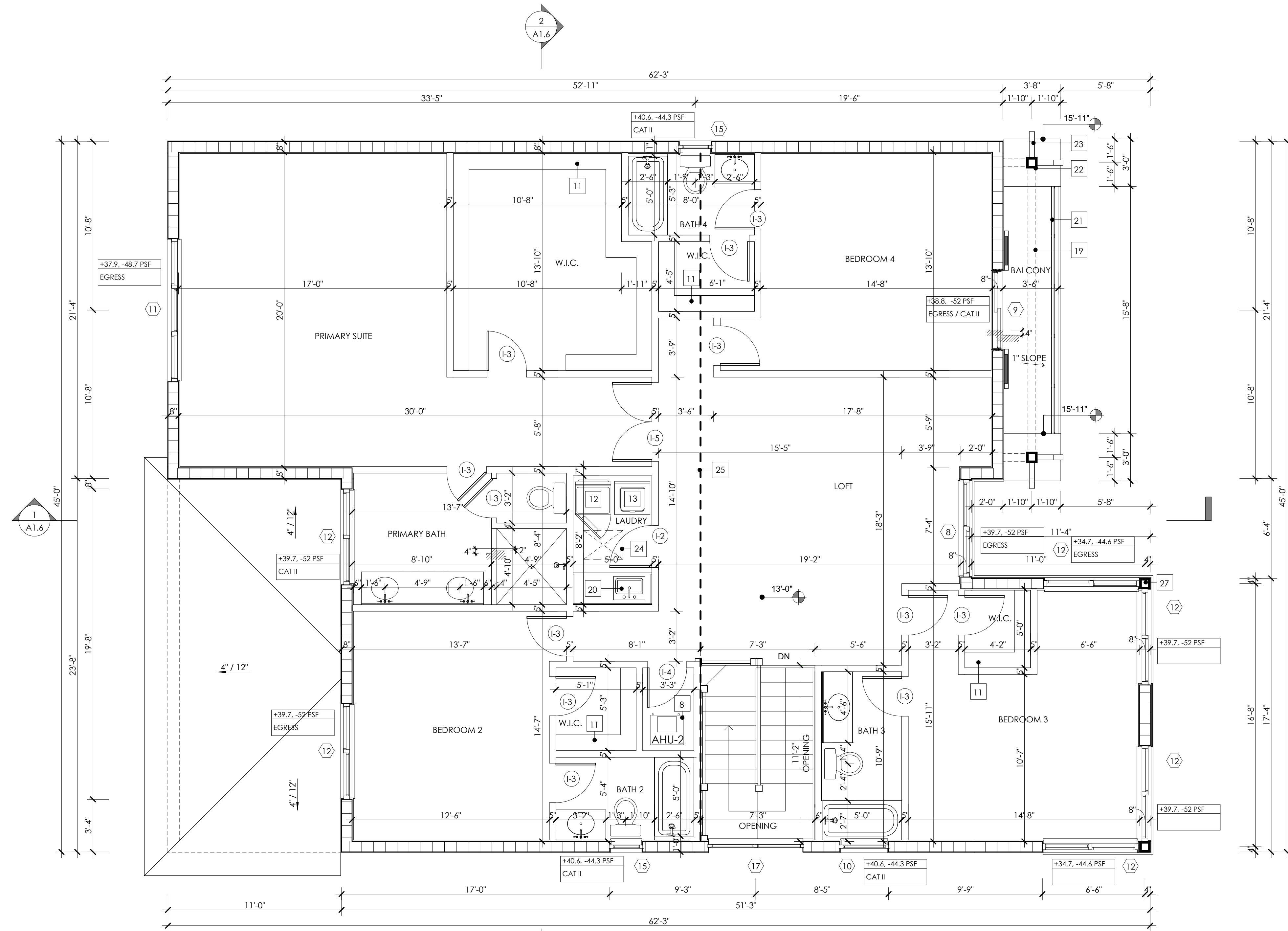
AREA SUMMARY

FIRST FLOOR A/C	1745 SF
SECOND FLOOR A/C	2212 SF
A/C AREA	3957 SF
GARAGE	464 SF
COVERED ENTRY	39 SF
COVERED TERRACE	260 SF
NON A/C AREA	763 SF
GRAND TOTAL	4720 SF

WINDOWS AND DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE HEIGHT OF WINDOWS AND EXTERIOR DOORS.
- OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH SCREENS.
- WINDOWS AND DOORS TO BE IMPACT RESISTANT.
- WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM, FOR FINISH REFER TO PERMIT OPTIONS.
- GLASS TO BE CLEAR UNLESS NOTED OTHERWISE.
- FOR WINDOWS PRESSURE INFORMATION REFER TO STRUCTURAL DWG'S.
- OPERABLE WINDOWS TO COMPLY WITH F.B.C. R-312.2.1.
- ALL EGRESS WINDOW SILL SHALL COMPLY WITH F.B.C. R-310.2.2.
- GLAZING TO COMPLY WITH F.B.C. R308.4.1 THRU R308.4.7

ROOM FINISH SCHEDULE						
ROOM NAME	Floor Finish	Baseboard Finish	Wainscoat	Wall Finish	Ceiling Finish	Remarks
BALCONY	CONCRETE	NONE	NONE	STUCCO	STUCCO	
BATH 2	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 3	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 4	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 5	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BEDROOM 2	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 3	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 4	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
COVERED TERRACE	PAVERS	NONE	NONE	STUCCO	STUCCO	
DEN	CARPET	NONE	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
DINING ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
ENTRY	PAVERS	NONE	NONE	STUCCO	STUCCO	
FOYER	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
GARAGE	CONCRETE	NONE	NONE	SKIM COAT	GYP. BD. PAINTED	
GREAT ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
KITCHEN	**	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
LAUNDRY	**	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
LOFT	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BATH	TILE	WOOD	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
PRIMARY SUITE	TILE	WOOD	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	
STORAGE	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED



SECOND FLOOR

FLOOR PLAN KEYNOTES

1. SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOKTOP
4. WALL-MOUNT HOOD ABOVE
5. BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
6. REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
7. PANTRY
8. AIR HANDLING UNIT (REFER TO MECH. DWG'S)
9. CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
10. LINEN W/ VINYL COATED VENTILATED SHELVES
11. VENTILATED SHELF W/ HANGING ROD
12. DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
13. WASHER (REFER TO MECH. DWG'S)
14. ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
15. ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
16. WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP. 1 SHEET)
17. PAVERS ON SAND SEE DETAILS ON TYP. 2 SHEET
18. CONCRETE SLAB (REFER TO STRUC. DWG'S)
19. BEAM ABOVE (REFER TO STRUC. DWG'S)
20. LAUNDRY SINK
21. RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPEC'S)
22. 6" x 6" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
23. RESING COLUMN, BRACKETS & BEAM W/ SIMULATED WOOD GRAIN FINISH. REFER TO DETAIL ON SHEET S/A10.2
24. 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP. 2 SHEET)
25. PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
26. ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
27. 6" x 6" STEEL COLUMN W/ METAL CALDDING TO MATCH WINDOW FINISHES (REFER TO STR. DWGS.)
28. 3" BOLLARD. REFER TO STRUC. DWG'S
29. 7" x 7" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
 CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
 FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
 SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.

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MIAMI ARCHITECTURAL STUDIO, LLC

GRIFIN 106 SUBDIVISION
SINGLE FAMILY HOME
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS	

Model C45

COASTAL

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

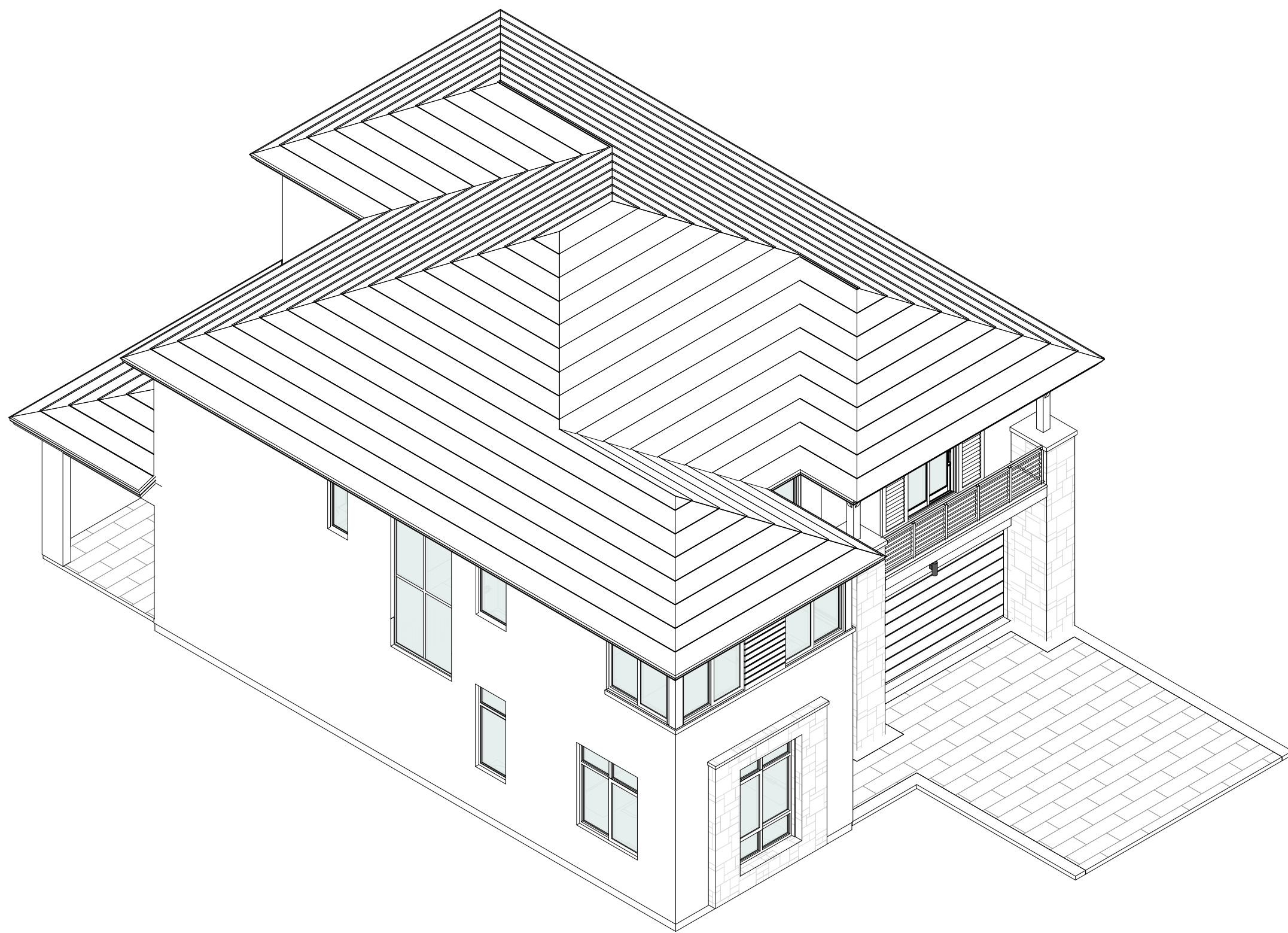
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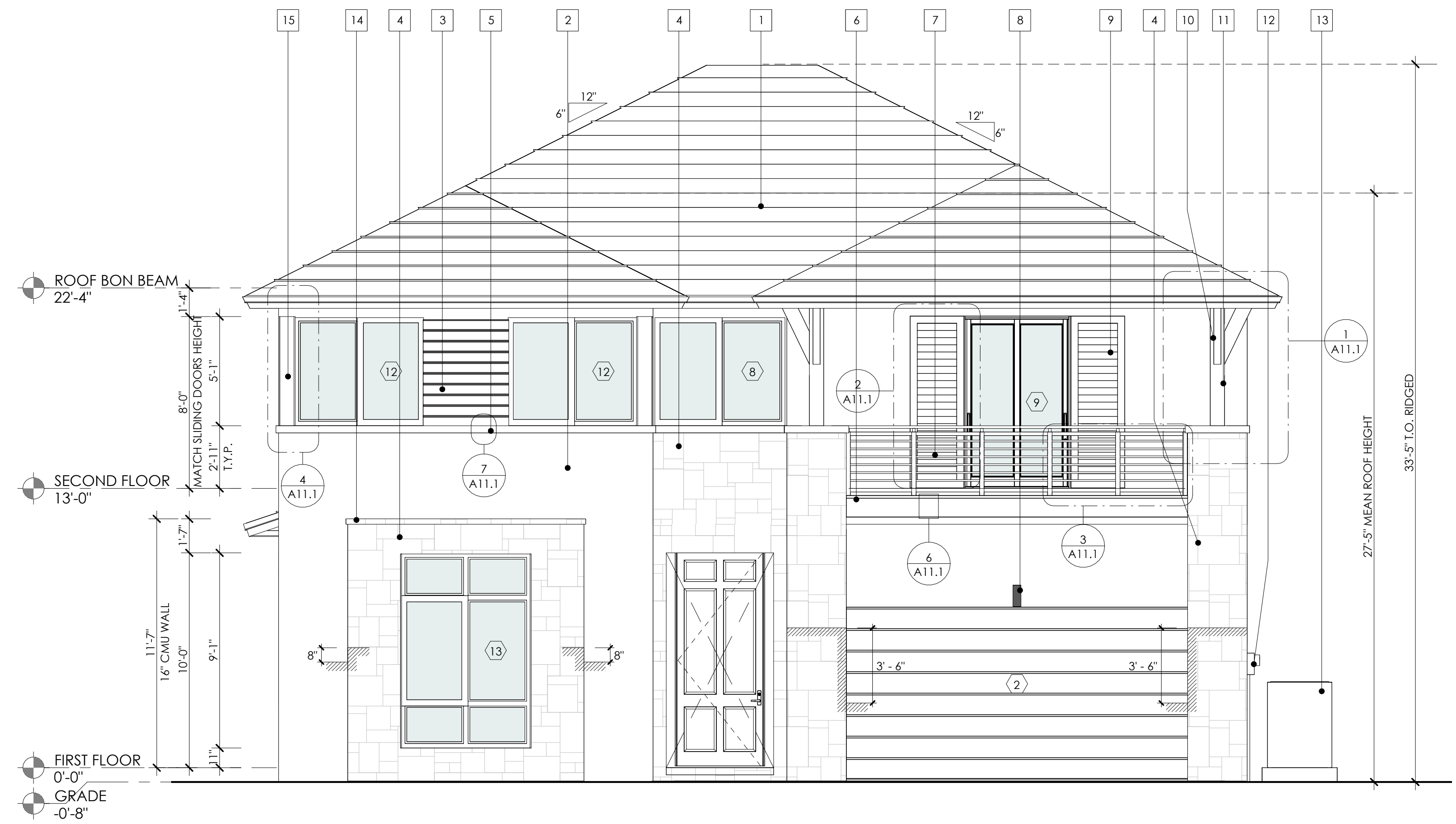
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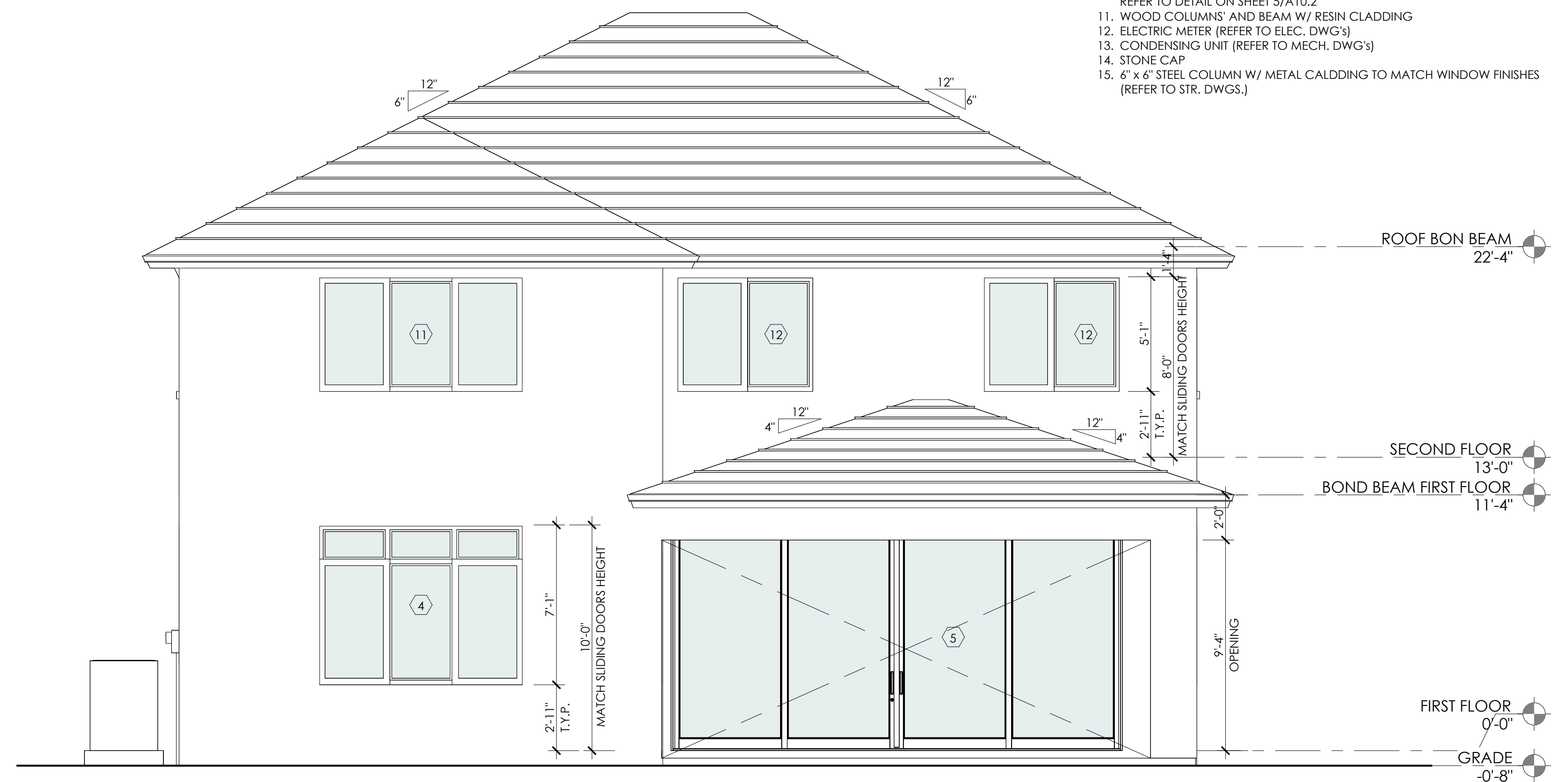
FRONT 3D VIEW



FRONT ELEVATION

ELEVATION KEYNOTES

1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. SCORED STUCCO FINISH
4. COSTAL REEF STONE
5. 1" x 4" SMOOTH STUCCO BAND
6. STUCCO BAND
7. ALUMINUM SAFEGUARD RAILING
8. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE
9. DECORATIVE RESIN SHUTTERS W/ SIMULATED WOOD GRAIN FINISH
10. RESING COLUMN, BRACKETS & BEAM W/ SIMULATED WOOD GRAIN FINISH. REFER TO DETAIL ON SHEET S/A10.2
11. WOOD COLUMNS AND BEAM W/ RESIN CLADDING
12. ELECTRIC METER (REFER TO ELEC. DWG'S)
13. CONDENSING UNIT (REFER TO MECH. DWG'S)
14. STONE CAP
15. 6" x 6" STEEL COLUMN W/ METAL CLADDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S.)



REAR ELEVATION

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BROWARD COUNTY, FL.

REVISIONS	

Model C45
COASTAL
ELEVATIONS

SCALE 1/4" = 1'-0"
 JOB 2313
 SHEET

A1.4

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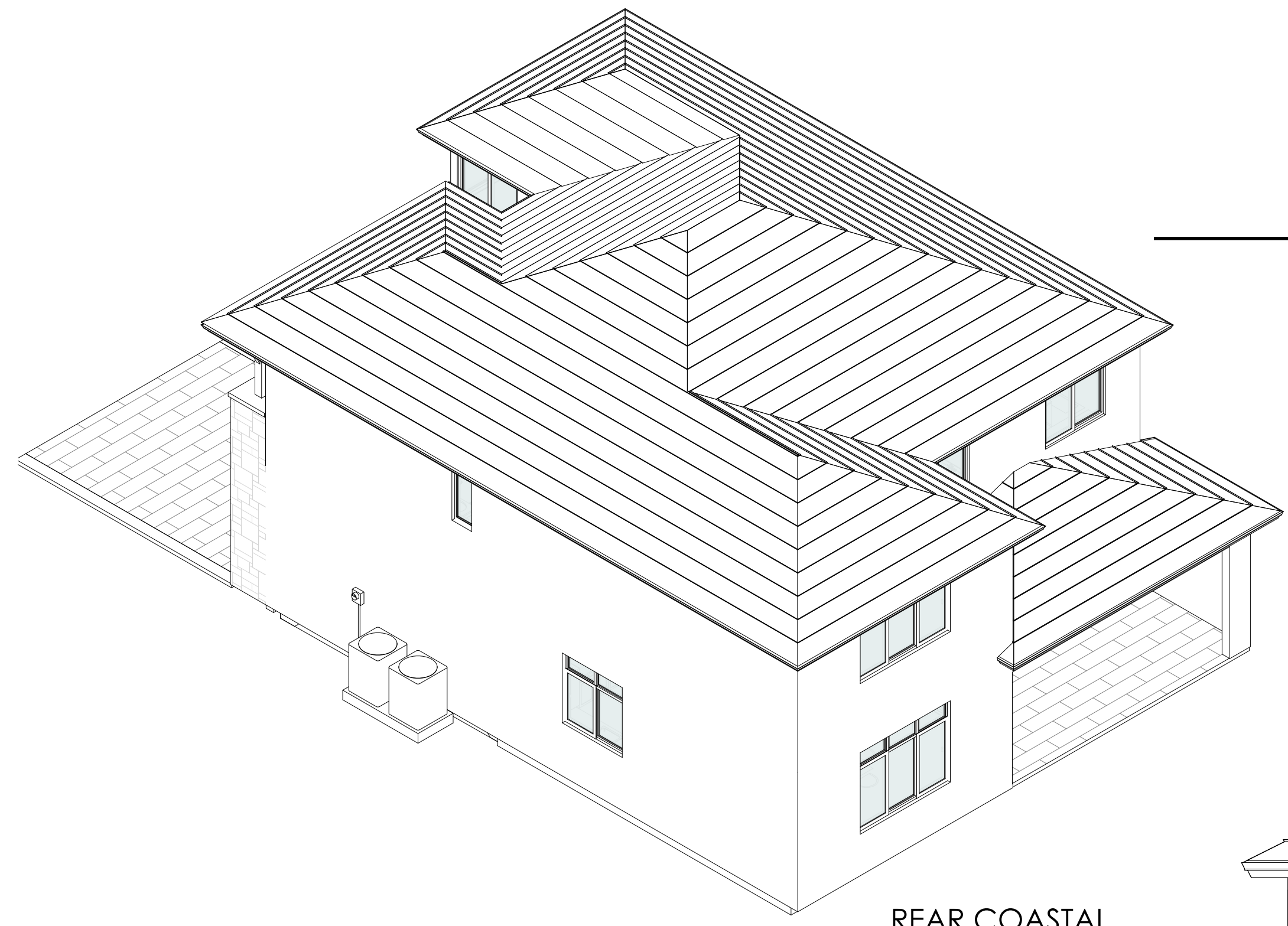
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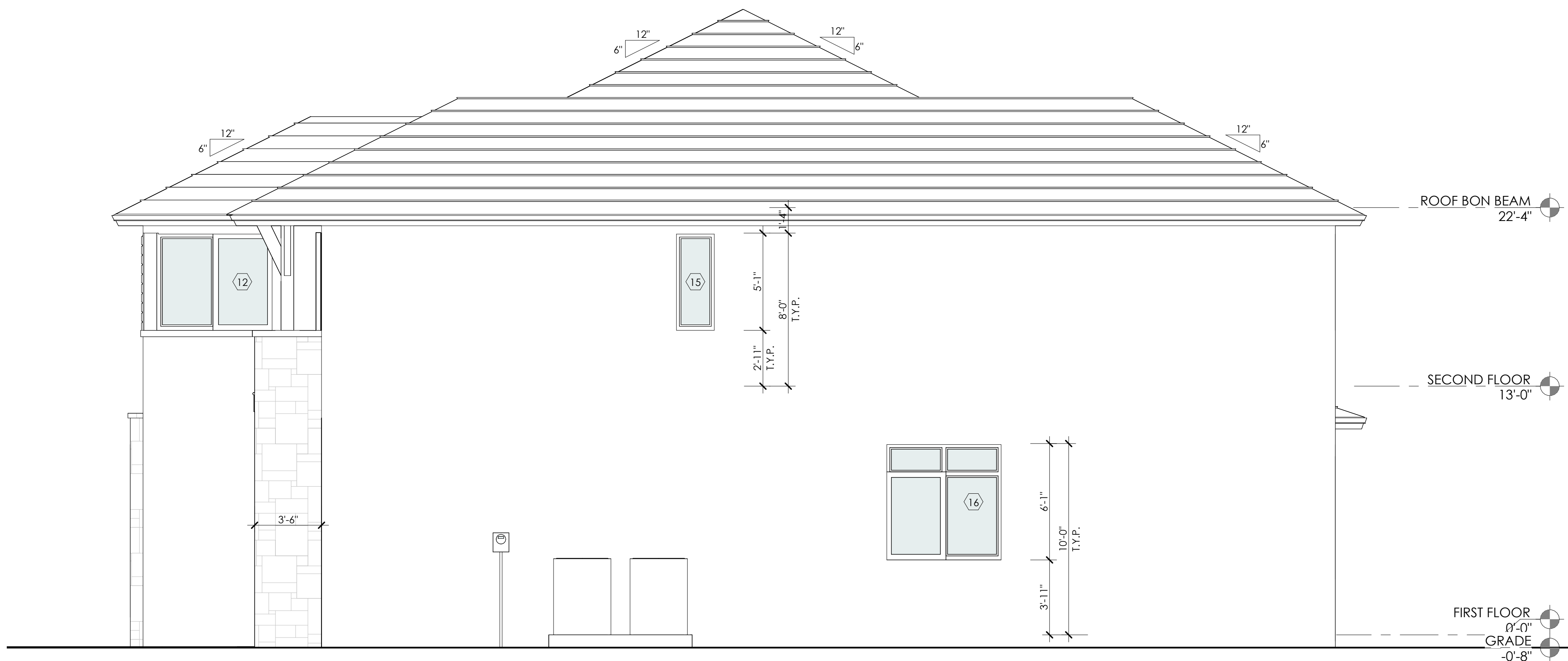
Model C45
COASTAL
ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2313
SHEET
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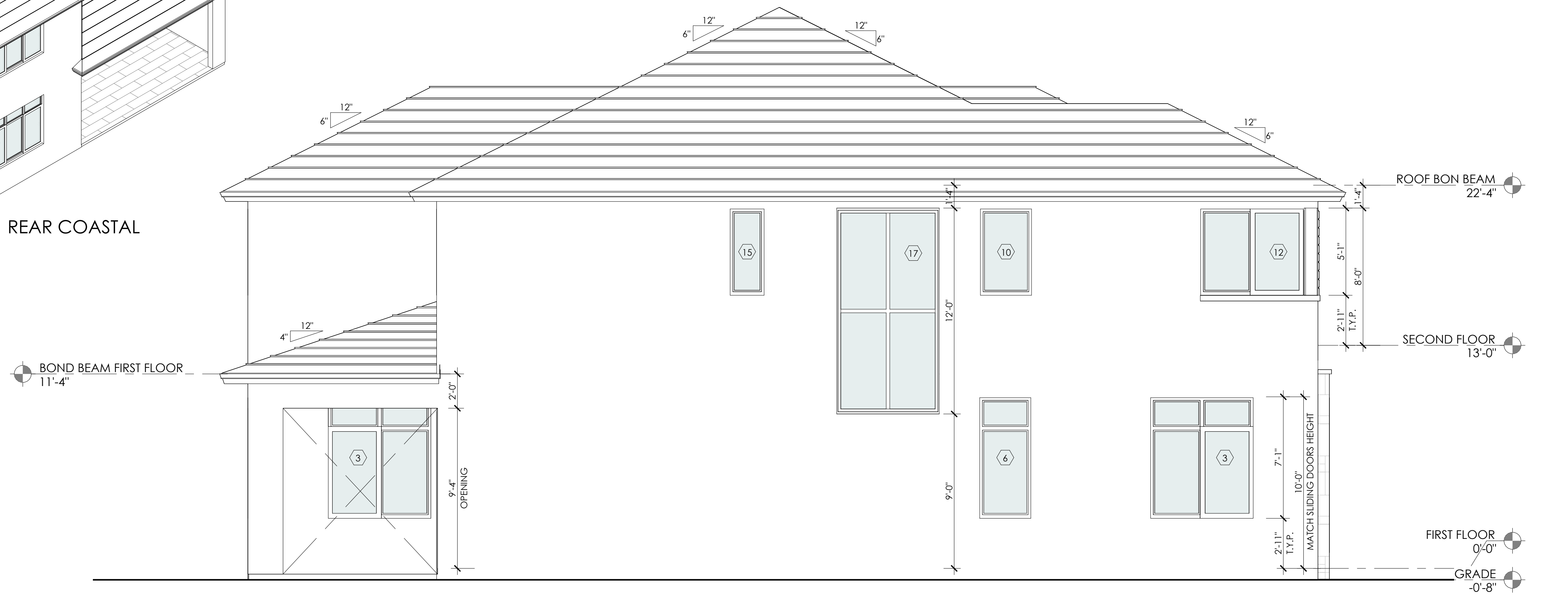
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REAR COASTAL



RIGHT ELEVATION



LEFT ELEVATION

REVISIONS

Model C45

FARM
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"
JOB 2313
SHEET

A2.1

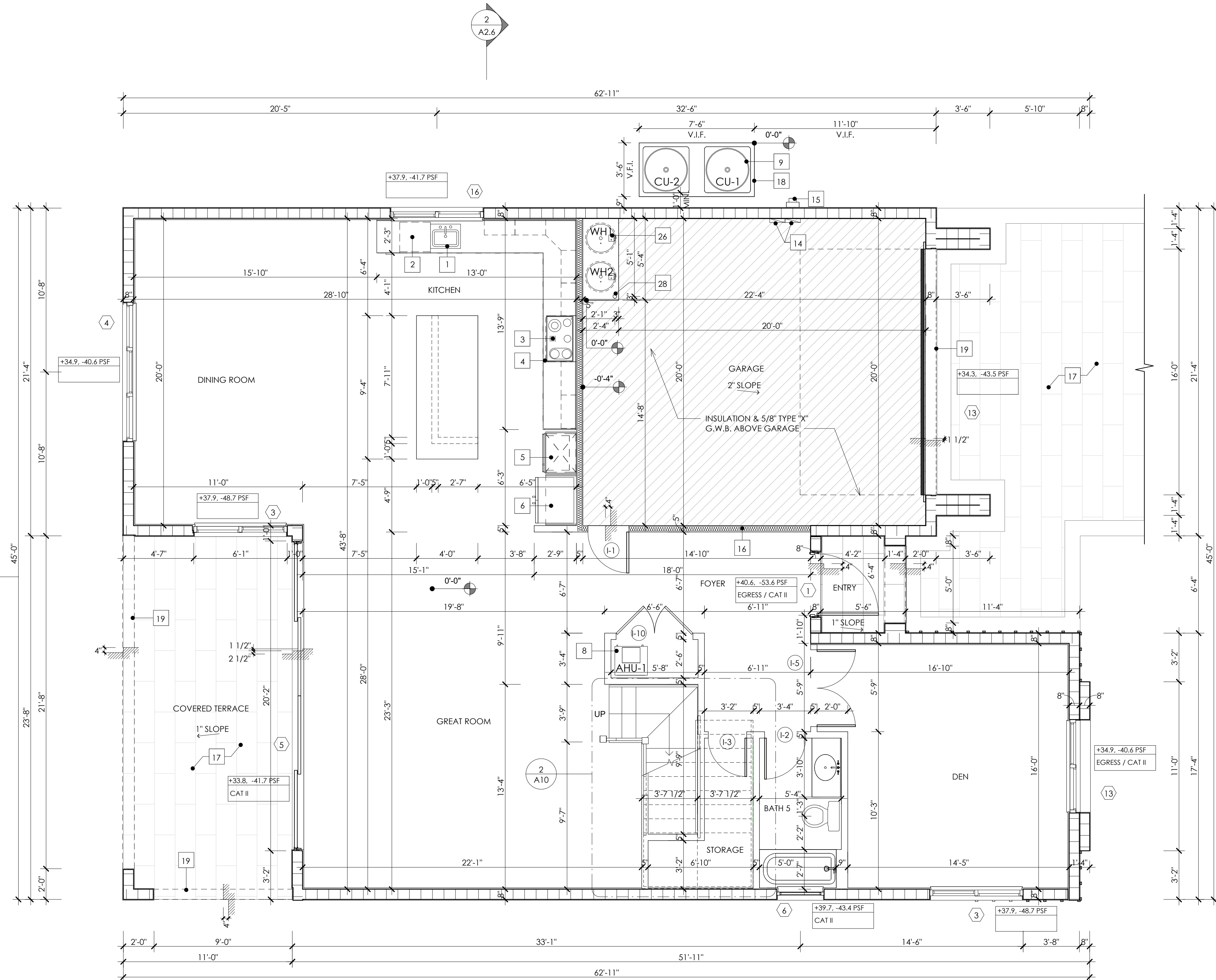
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FLOOR PLAN KEYNOTES

- SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
- DISHWASHER
- ELECTRIC COOKTOP
- WALL-MOUNT HOOD ABOVE
- BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
- REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
- PAINT
- AIR HANDLING UNIT (REFER TO MECH. DWG'S FOR CLEARANCES)
- CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
- LINEN W/ VINYL COATED VENTILATED SHELVES
- VENTILATED SHELF W/ HANGING ROD
- DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
- WASHER (REFER TO MECH. DWG'S)
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
- ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
- WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP.1 SHEET)
- PAVERS ON SAND SEE DETAILS ON TYP.2 SHEET
- CONCRETE SLAB (REFER TO STRUC. DWG'S)
- BEAM ABOVE (REFER TO STRUC. DWG'S)
- LAUNDRY SINK
- RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS 4" DIA. OBJECT (SEE MANUFACTURER'S SPECS)
- 6" x 6" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
- RESING COLUMN, BRACKETS & BEAM W/ SIMULATED WOOD GRAIN FINISH. REFER TO DETAIL ON SHEET S/A10.2
- 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP.2 SHEET)
- PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
- ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
- 6" x 6" STEEL COLUMN W/ METAL CLADDING TO MATCH WINDOW FINISHES (REFER TO STR. DWG'S)
- 3" BOLLARD. REFER TO STRUC. DWG'S
- 7" x 7" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.

NOTE 2:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" INCHES LOWER THAN TOP OF THRESHOLD. FBC R-311.3.1



FIRST FLOOR

EXTERIOR DOOR & WINDOW SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
1	FD 4'-0" x 10'-0"	52"	122"	EGRESS / CAT II
2	OHG 16'-0" x 8'-0"	192"	96"	
3	HR 6050 W/ 2'-0" TOP TRANSOM	73"	85"	
4	HR 9050 W/ 2'-0" TOP TRANSOM	109"	85"	
5	SGD [4] 5'-0" X 10'-0" PANELS	242"	122"	CAT II
6	FP 3'-0" x 5'-0" W/ 2'-0" TOP TRANSOM	37"	85"	CAT II
8	HR 6'-1" x 5'-0"	74"	61"	EGRESS
9	SGD [2] 2'-6" X 8'-0" PANELS	62"	98"	EGRESS / CAT II
10	FP 3'-0" x 5'-0"	37"	61"	CAT II
11	HR 9050	109"	61"	EGRESS
12	HR 6050	73"	61"	<varies>
13	HR 6050 W/ 2'-0" TOP & BOTTOM DOUBLE TRANSOM	73"	109"	EGRESS / CAT II
15	FP 2'-0" x 5'-0"	25"	61"	CAT II
16	HR 6040 W/ 2'-0" TOP TRANSOM	73"	73"	
17	FP [4] 3'-2" x 5'-0" & DOUBLE BOTTOM TRANSOM 2	73"	144"	

GLASS COEFFICIENTS			
	SHGC	U-FACTOR	
HORIZONTAL ROLLER (HR)	5/16" (GRAY / GRAY)	0.48	1.06
FIXED WINDOW (FP / PW)	5/16" (GRAY / GRAY)	0.48	1.03
CASEMENT (CAS)	5/16" (GRAY / GRAY)	0.38	1.02
SLIDING DOOR (SGD)	5/16" (GRAY / GRAY)	0.47	1.06
FRENCH DOOR (FD)	5/16" (GRAY / GRAY)	0.38	1.05
STOREFRONTS (SF)	9/16" (GRAY / CLEAR)	0.47	1.05
FRENCH DOOR (FDO)	5/16" (OBSCURE)	0.32	1.06

INTERIOR DOOR SCHEDULE					
MARK	DOOR		TYPE	PANEL TYPE	REMARKS
	WIDTH	HEIGHT			
I-1	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	WEATHER STRIP/ INSULATED/ SECURITY HINGES/ AUTOCLOSER / 20 FIRE RATED
I-2	2'-8"	8'-0"	SWING	PANELED (1 PANEL)	
I-3	2'-6"	8'-0"	SWING	PANELED (1 PANEL)	
I-4	2'-6"	8'-0"	SWING	FULLY LOUVERED	
I-5	5'-0"	8'-0"	SWING	PANELED	[2] 2'-6" DOOR LEAFS
I-10	5'-0"	8'-0"	SWING	FULLY LOUVERED	

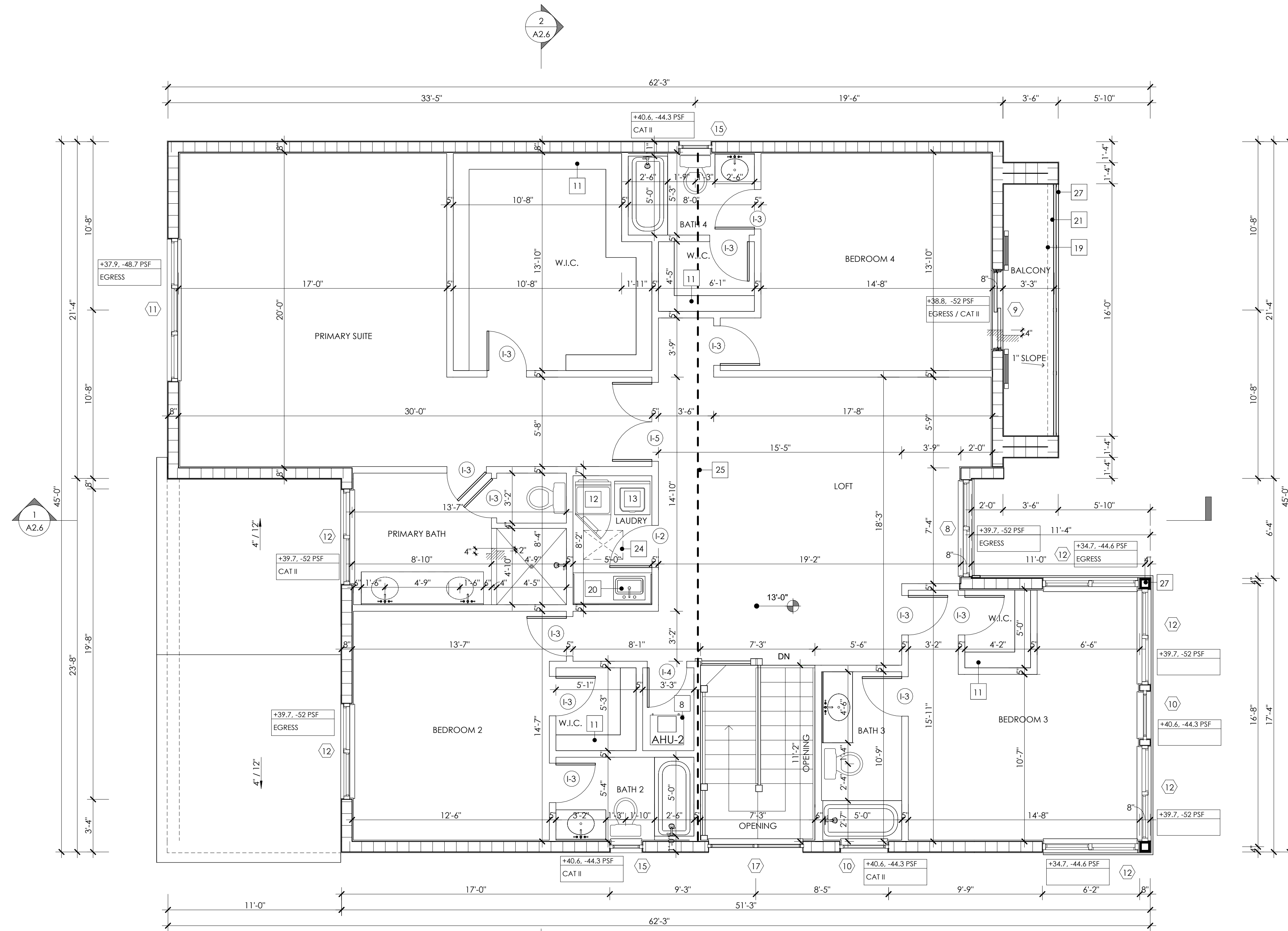
AREA SUMMARY

FIRST FLOOR A/C	1745 SF
SECOND FLOOR A/C	2212 SF
A/C AREA	3957 SF
GARAGE	464 SF
COVERED ENTRY	39 SF
COVERED TERRACE	260 SF
NON A/C AREA	763 SF
GRAND TOTAL	4720 SF

WINDOWS AND DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW OPENINGS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE HEIGHT OF WINDOWS AND EXTERIOR DOORS.
- OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH SCREENS.
- WINDOWS AND DOORS TO BE IMPACT RESISTANT.
- WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM. FOR FINISH REFER TO PERMIT OPTIONS
- GLASS TO BE CLEAR UNLESS NOTED OTHERWISE.
- FOR WINDOWS PRESSURE INFORMATION REFER TO STRUCTURAL DWG'S.
- OPERABLE WINDOWS TO COMPLY WITH F.B.C. R-312.2.1.
- ALL EGRESS WINDOW SILL SHALL COMPLY WITH F.B.C. R-310.2.2.
- GLAZING TO COMPLY WITH F.B.C. R308.4.1 THRU R308.4.7

ROOM FINISH SCHEDULE						
ROOM NAME	Floor Finish	Baseboard Finish	Wainscoat	Wall Finish	Ceiling Finish	Remarks
BALCONY	CONCRETE	NONE	NONE	STUCCO	STUCCO	
BATH 2	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 3	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 4	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BATH 5	TILE	TILE	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
BEDROOM 2	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 3	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
BEDROOM 4	CARPET	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
COVERED TERRACE	PAVERS	NONE	NONE	STUCCO	STUCCO	
DEN	CARPET	NONE	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
DINING ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
ENTRY	PAVERS	NONE	NONE	STUCCO	STUCCO	
FOYER	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
GARAGE	CONCRETE	NONE	NONE	SKIM COAT	GYP. BD. PAINTED	
GREAT ROOM	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
KITCHEN	**	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
LAUNDRY	**	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
LOFT	TILE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	
PRIMARY BATH	TILE	WOOD	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	* AT TUB AND / OR SHOWER ONLY TO 7'-6" ABOVE THE FINISH FLOOR
PRIMARY SUITE	TILE	WOOD	TILE	GYP. BD. PAINTED	GYP. BD. PAINTED	
STORAGE						
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED
W.I.C.	**	**	NONE	GYP. BD. PAINTED	GYP. BD. PAINTED	**SAME FINISH AS ROOM SERVED



SECOND FLOOR

FLOOR PLAN KEYNOTES

1. SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOKTOP
4. WALL-MOUNT HOOD ABOVE
5. BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
6. REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
7. PANTRY
8. AIR HANDLING UNIT (REFER TO MECH. DWG'S)
9. CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
10. LINEN W/ VINYL COATED VENTILATED SHELVES
11. VENTILATED SHELF W/ HANGING ROD
12. DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
13. WASHER (REFER TO MECH. DWG'S)
14. ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
15. ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
16. WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP. 1 SHEET)
17. PAVERS ON SAND SEE DETAILS ON TYP. 2 SHEET
18. CONCRETE SLAB (REFER TO STRUC. DWG'S)
19. BEAM ABOVE (REFER TO STRUC. DWG'S)
20. LAUNDRY SINK
21. RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPEC'S)
22. 6" x 6" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
23. RESINO COLUMN, BRACKETS & BEAM W/ SIMULATED WOOD GRAIN FINISH. REFER TO DETAIL ON SHEET S/A10.2
24. 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP. 2 SHEET)
25. PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
26. ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
27. 6" x 6" STEEL COLUMN W/ METAL CALDDING TO MATCH WINDOW FINISHES (REFER TO STR. DWGS.)
28. 3" BOLLARD. REFER TO STRUC. DWG'S
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GRIFFIN 106 SUBDIVISION
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 CC DEVCO HOME, LLC.
 BROWARD COUNTY, FL.

REVISIONS

Model C45

FARM

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

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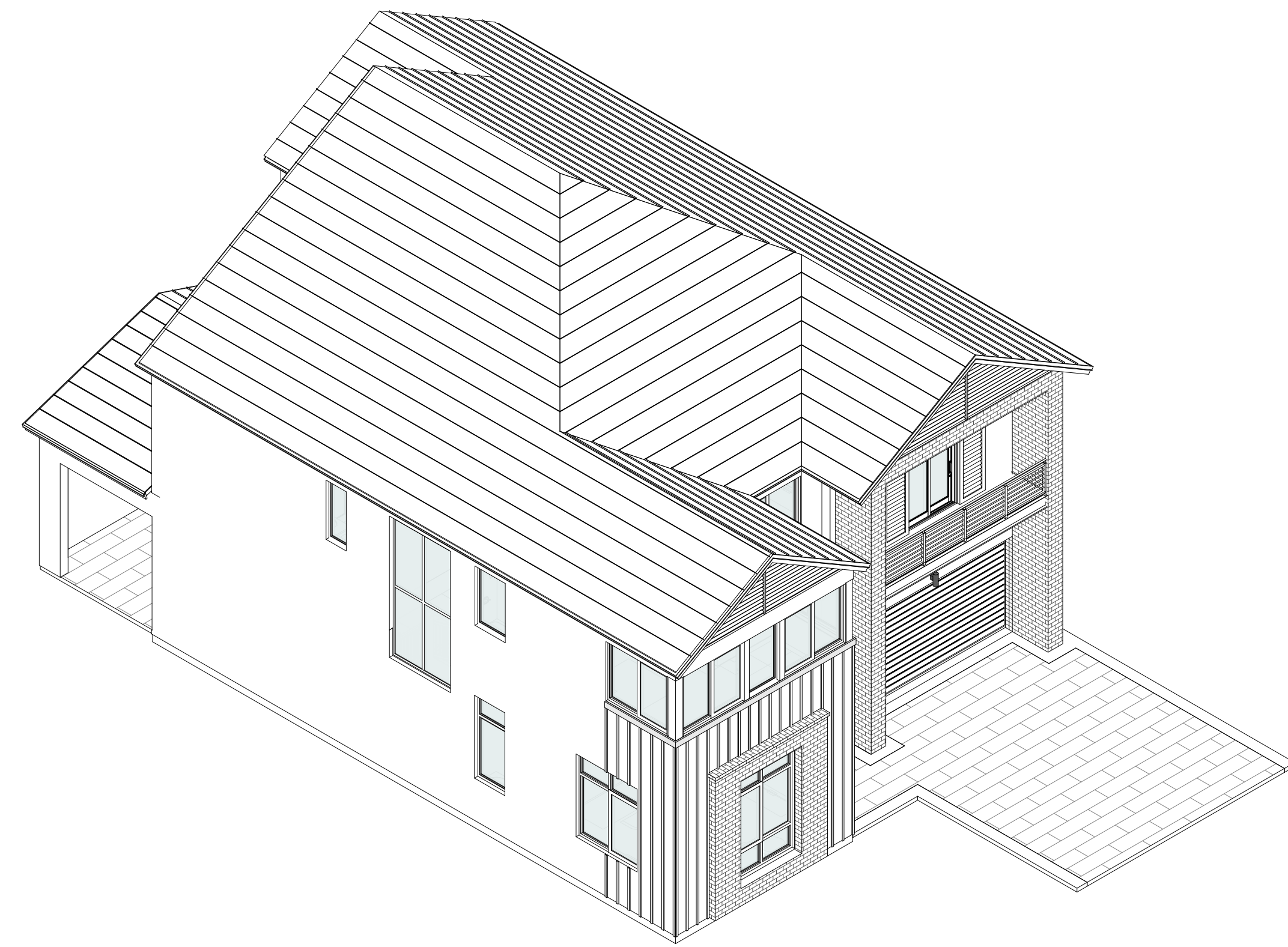
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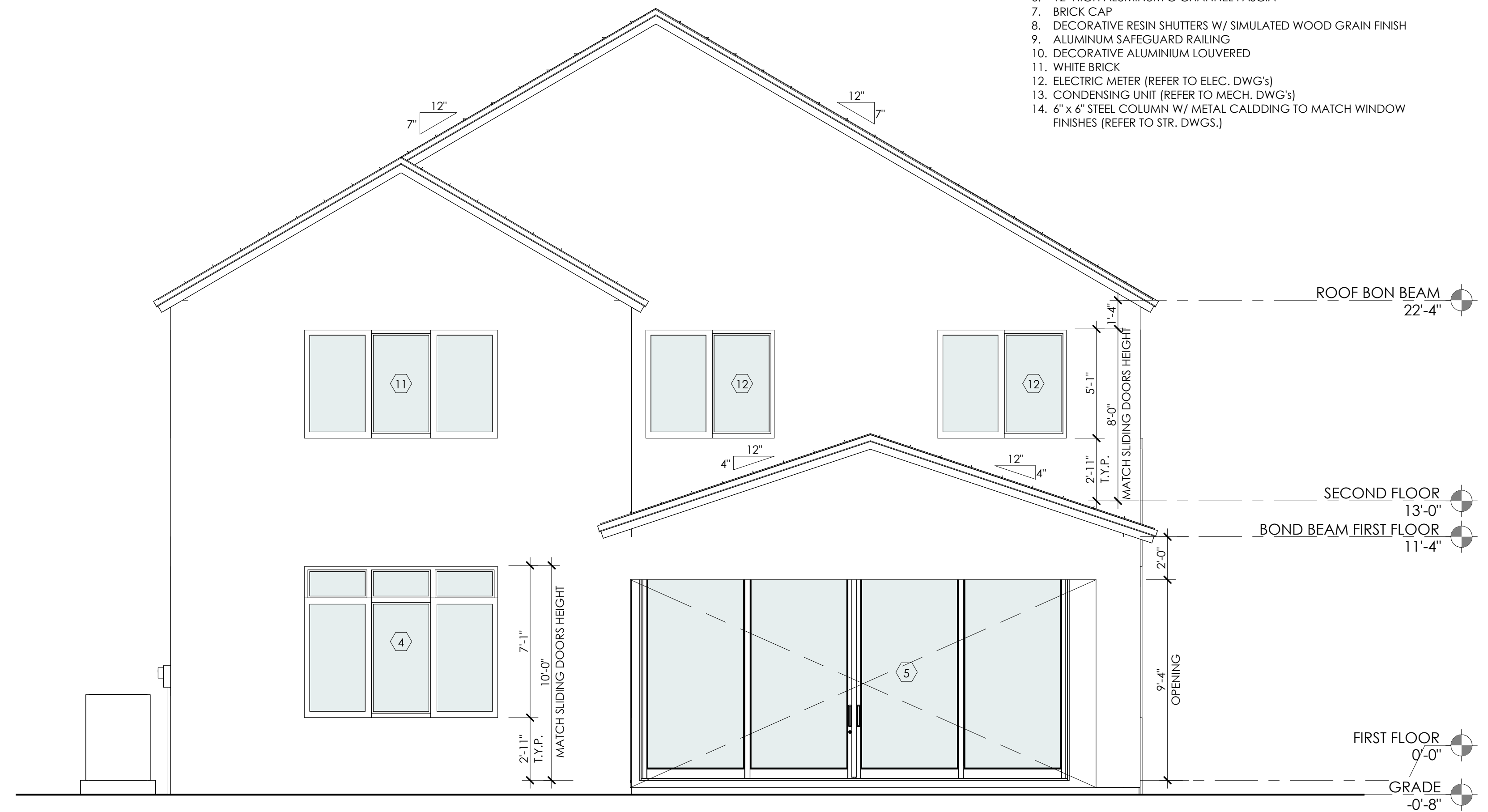
FRONT 3D VIEW



FRONT ELEVATION

ELEVATION KEYNOTES

1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. 1" X 4" SMOOTH STUCCO BAND
4. 1" X 1" SMOOTH STUCCO BAND
5. LIGHT FIXTURE, BOTTOM 6"-8" MIN. ABOVE ADJACENT GRADE
6. 12" HIGH ALUMINUM C-CHANNEL FASCIA
7. BRICK CAP
8. DECORATIVE RESIN SHUTTERS W/ SIMULATED WOOD GRAIN FINISH
9. ALUMINUM SAFEGUARD RAILING
10. DECORATIVE ALUMINIUM LOUVERED
11. WHITE BRICK
12. ELECTRIC METER (REFER TO ELEC. DWG'S)
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REAR ELEVATION

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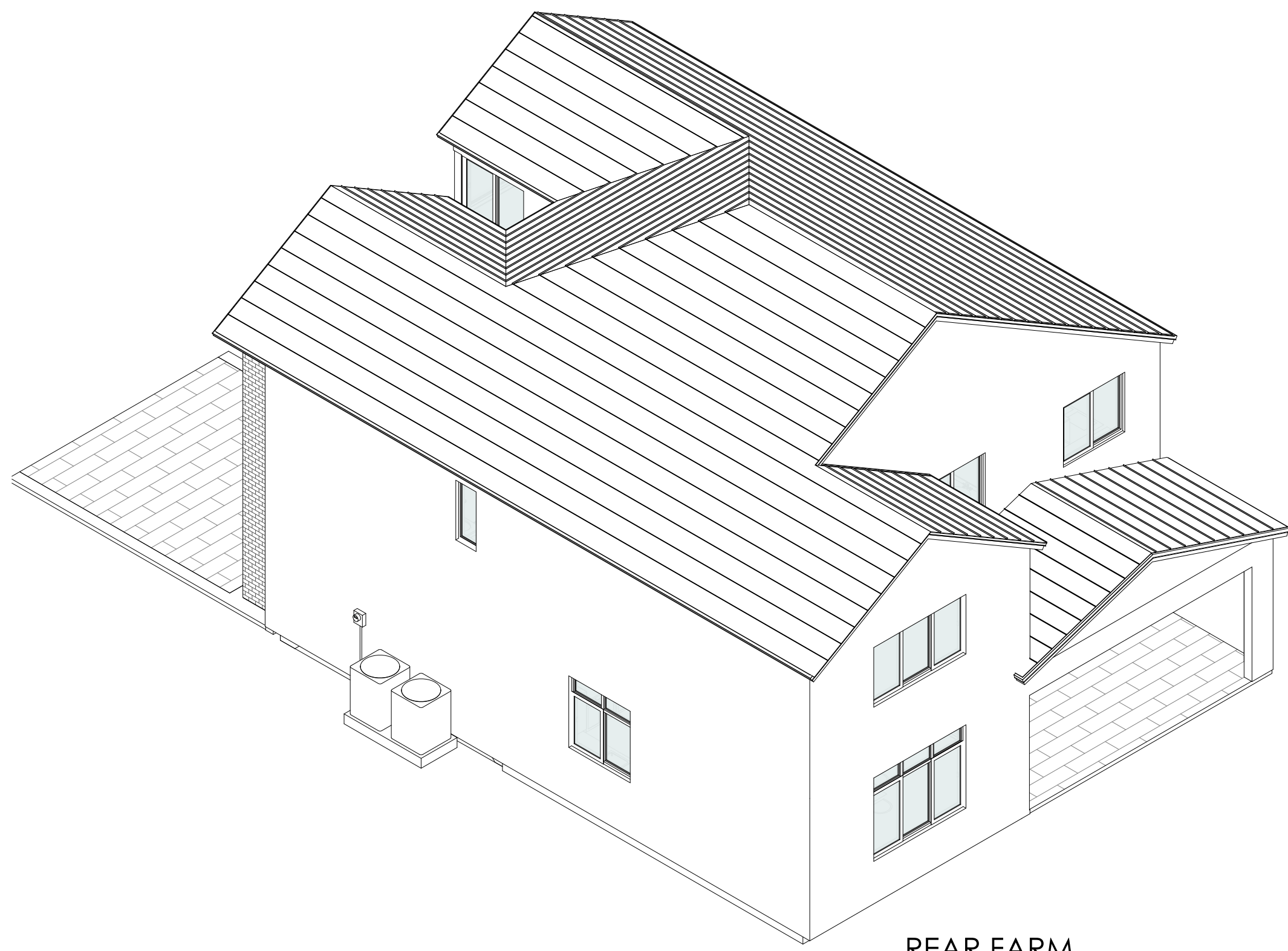
REVISIONS

Model C45
FARM
ELEVATIONS
SCALE 1/4" = 1'-0"
JOB 2313
SHEET
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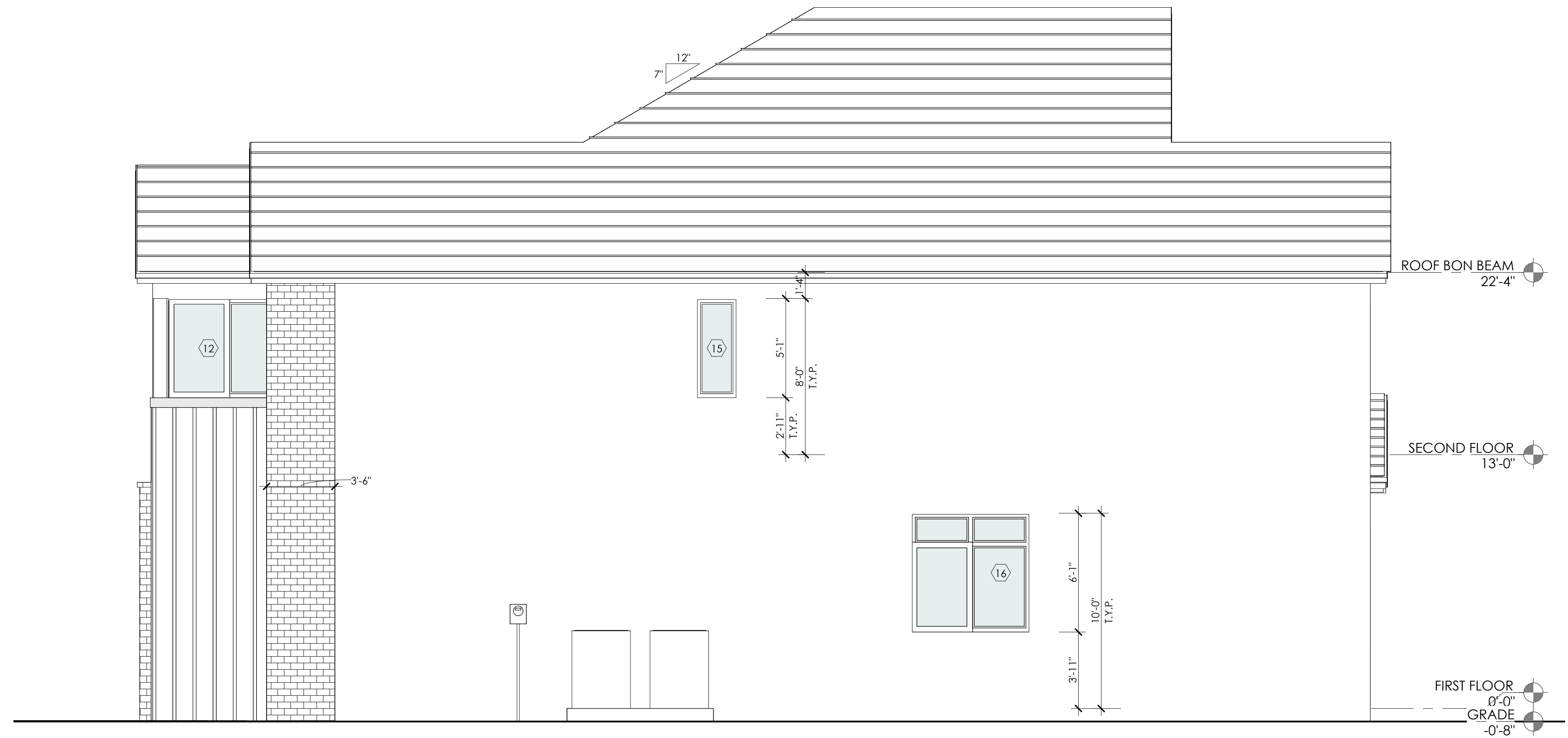
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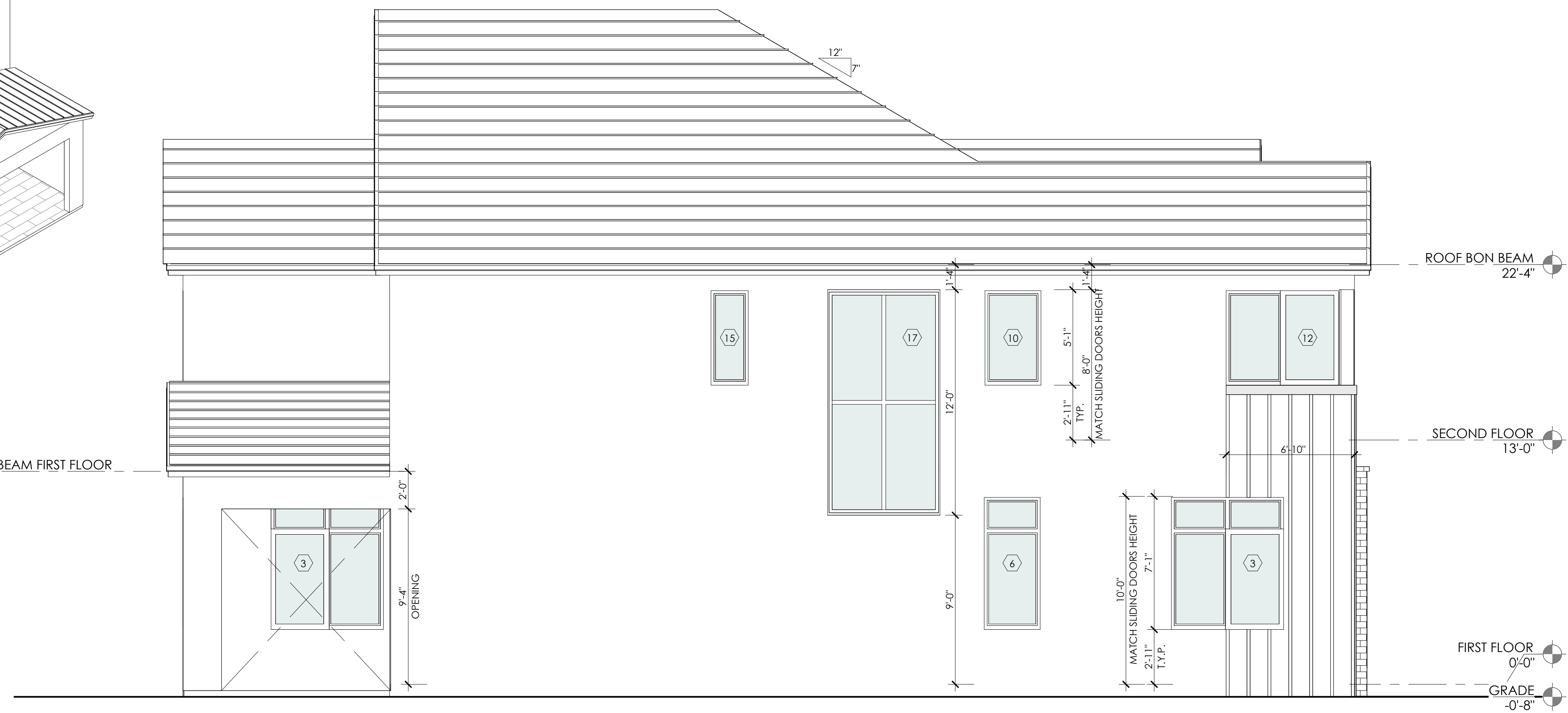
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REAR FARM



RIGHT ELEVATION



LEFT ELEVATION

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BROWARD COUNTY, FL.

REVISIONS

Model C45

FARM ELEVATIONS

SCALE 1/4" = 1'-0"

JOB 2313

SHEET

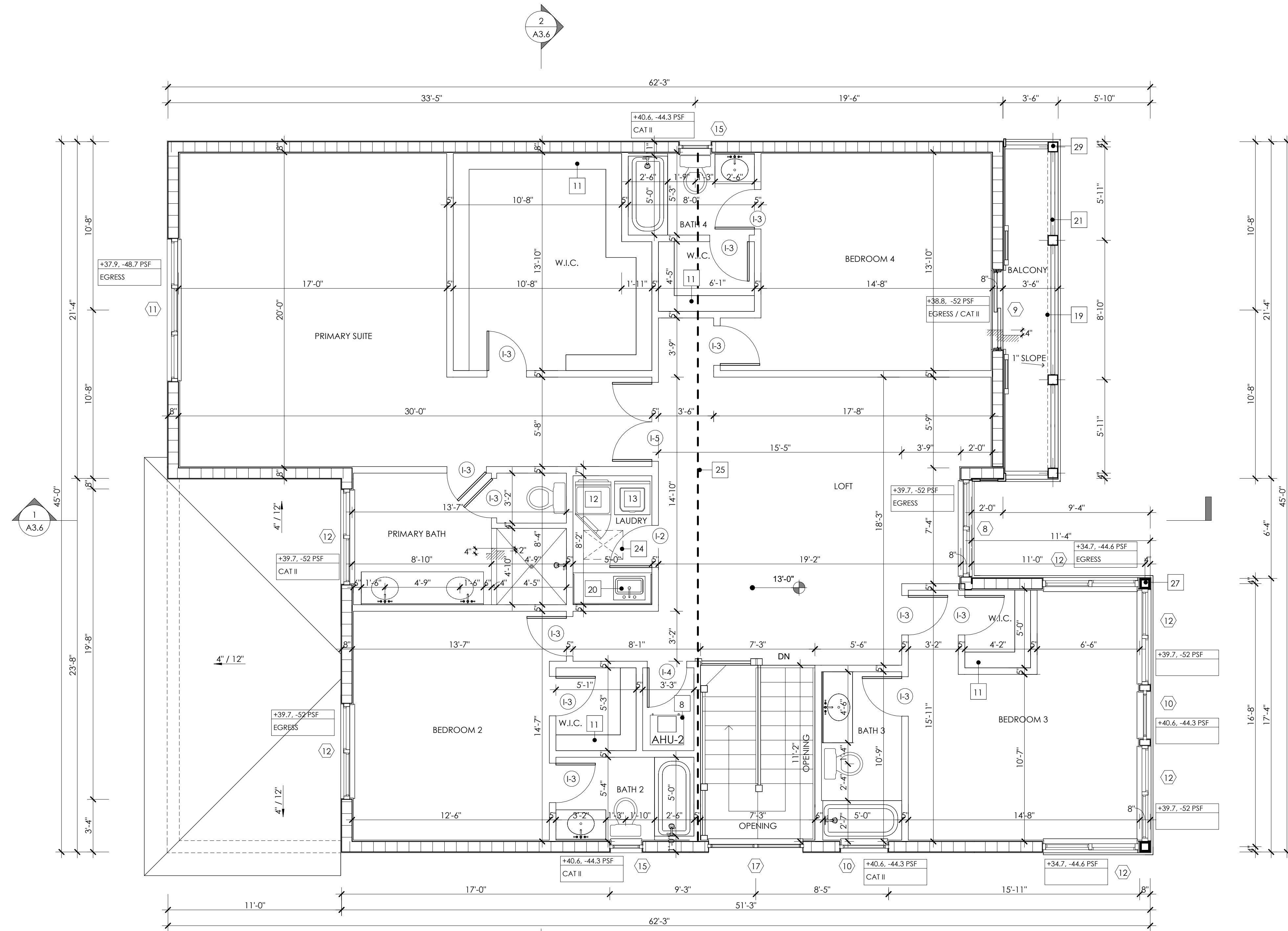
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JENNIFER MALLON SALMAN AR-17181

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SECOND FLOOR

FLOOR PLAN KEYNOTES

1. SINGLE-HOLE SINK W/ GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOKTOP
4. WALL-MOUNT HOOD ABOVE
5. BUILT-IN MICROWAVE / CONVECTION WALL OVEN COMBO
6. REFRIGERATOR SPACE ONLY, (PROVIDE COLD WATER STUB)
7. PANTRY
8. AIR HANDLING UNIT (REFER TO MECH. DWG'S)
9. CONDENSING UNIT (REFER TO MECH. DWG'S AND UNIT SPECS. FOR CLEARANCES)
10. LINEN W/ VINYL COATED VENTILATED SHELVES
11. VENTILATED SHELF W/ HANGING ROD
12. DRYER VENTED OUT THRU ROOF (SEE MECH. DWG'S)
13. WASHER (REFER TO MECH. DWG'S)
14. ELECTRICAL PANEL (REFER TO ELECTRICAL DWG'S)
15. ELECTRICAL METER (REFER TO ELECTRICAL DWG'S)
16. WALL INSULATION (REFER TO MECH. DWG'S FOR ENERGYS CALCS. AND INSULATION TABLE ON TYP. 1 SHEET)
17. PAVERS ON SAND SEE DETAILS ON TYP. 2 SHEET
18. CONCRETE SLAB (REFER TO STRUC. DWG'S)
19. BEAM ABOVE (REFER TO STRUC. DWG'S)
20. LAUNDRY SINK
21. RAILING 36" HIGH SAFEGUARD OR MATCH THE WALL HIGH W/ PICKETS A 4" DIA. OBJECT (SEE MANUFACTURER'S SPEC'S)
22. 6" x 6" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S
23. RESINO COLUMN, BRACKETS & BEAM W/ SIMULATED WOOD GRAIN FINISH. REFER TO DETAIL ON SHEET S/A10.2
24. 22" x 30" ATTIC ACCESS (SEE DETAIL ON TYP. 2 SHEET)
25. PROVIDE 1/2" GYP. BD. DRAFTSTOPPING AT SIDE OF FLOOR TRUSS AS PER FBC-R302.12
26. ELECTRIC WATER HEATER (REFER TO PLUM. DWG'S)
27. 6" x 6" STEEL COLUMN W/ METAL CALDDING TO MATCH WINDOW FINISHES (REFER TO STR. DWGS.)
28. 3" BOLLARD. REFER TO STRUC. DWG'S
29. 7" x 7" COLUMN W/ SIMULATE WOOD GRAIN RESIN CLADDING TO MATCH WINDOW FINISHES. REFER TO STRUCTURAL DWG'S

NOTE:
 CEILING HEIGHTS ARE TAKEN FROM STRUCTURAL MEMBERS
 FIRST FLOOR CEILING HEIGHT @ 11'-4" UNLESS NOTED OTHERWISE.
 SECOND FLOOR CEILING HEIGHT @ 9'-5" UNLESS NOTED OTHERWISE.

7910 NW 25TH STREET
 SUITE 200
 DORAL, FL 33122
 (305) 593-9798
 WWW.MAS.MIAMI

MAS+

MIAMI ARCHITECTURAL STUDIO, LLC

GRIFIN 106 SUBDIVISION
SINGLE FAMILY HOME
CC DEVCO HOME, LLC.
BROWARD COUNTY, FL.

REVISIONS

Model C45

SOUTHERN

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

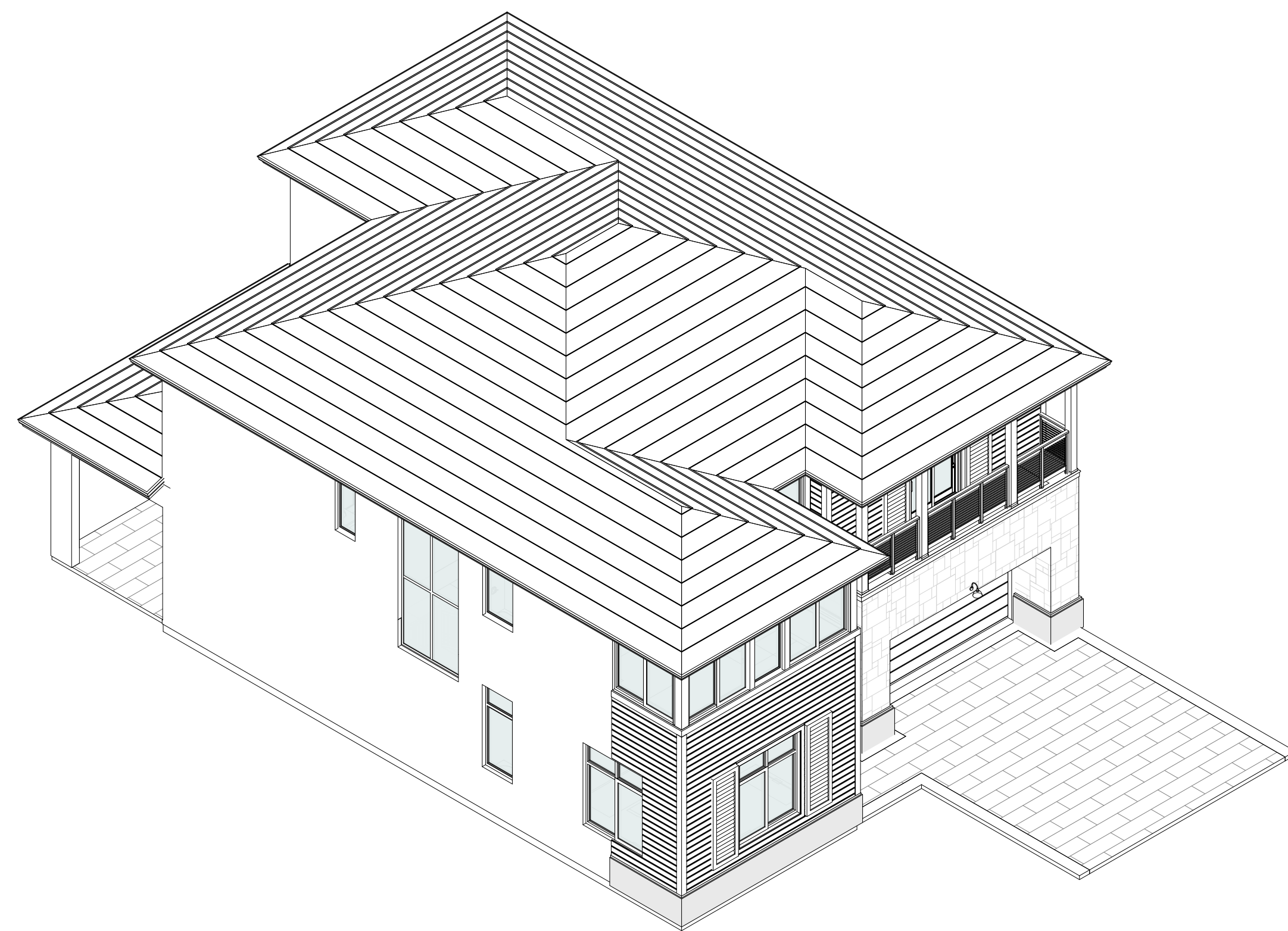
JOB 2313

SHEET

A3.2

12/01/2024
 03:18:27 p. m.

JENNIFER MALLON SALMAH AR-17181



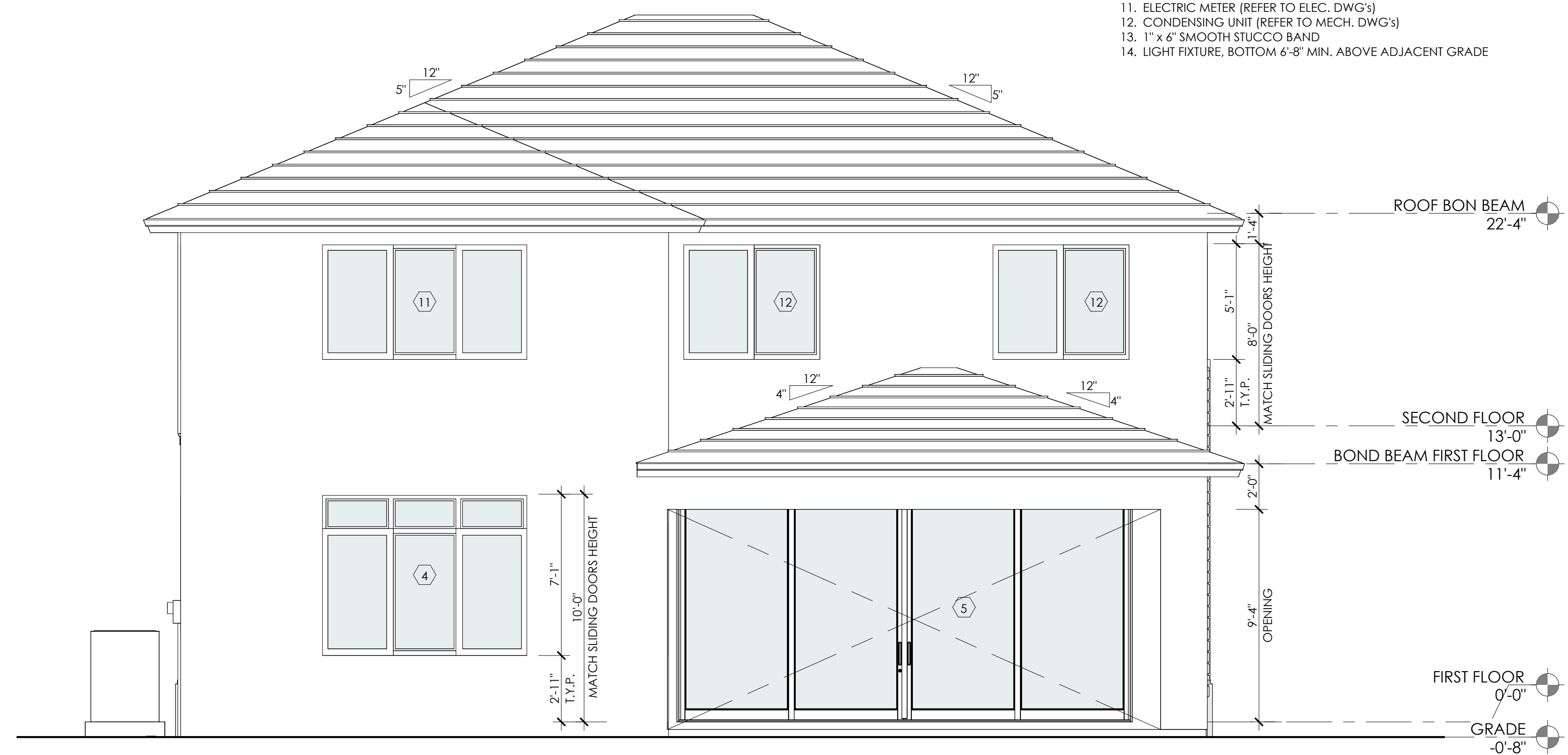
FRONT 3D VIEW



FRONT ELEVATION

ELEVATION KEYNOTES

1. FLAT CEMENT ROOF TILE
2. LIGHT TEXTURE STUCCO FINISH
3. SCORED STUCCO FINISH
4. COSTAL REEF STONE
5. DECORATIVE RESIN SHUTTERS W/ SIMULATED WOOD GRAIN FINISH
6. STUCCO BAND
7. ALUMINUM SAFEGUARD RAILING
8. WOOD COLUMNS AND BEAM W/ RESIN CLADDING
9. 6" x 6" STEEL COLUMN W/ METAL CALDDING TO MATCH WINDOW FINISHES (REFER TO STR. DWGS.)
10. 2" RAISED SMOOTH STUCCO BASE W/ ACCENT COLOR
- 11: ELECTRIC METER (REFER TO ELEC. DWG'S)
12. CONDENSING UNIT (REFER TO MECH. DWG'S)
13. 1" x 6" SMOOTH STUCCO BAND
14. LIGHT FIXTURE, BOTTOM 6'-8" MIN. ABOVE ADJACENT GRADE

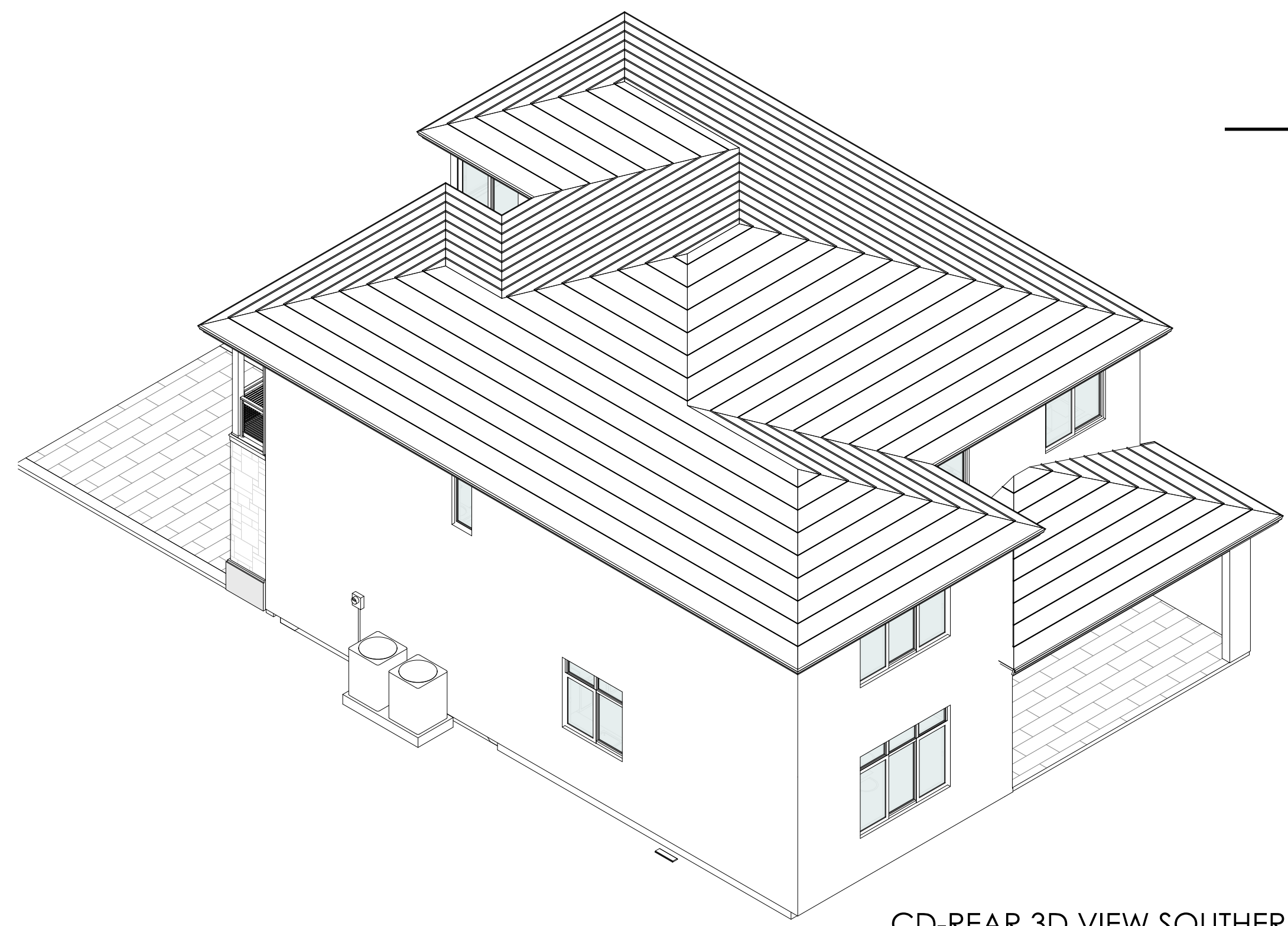


REAR ELEVATION

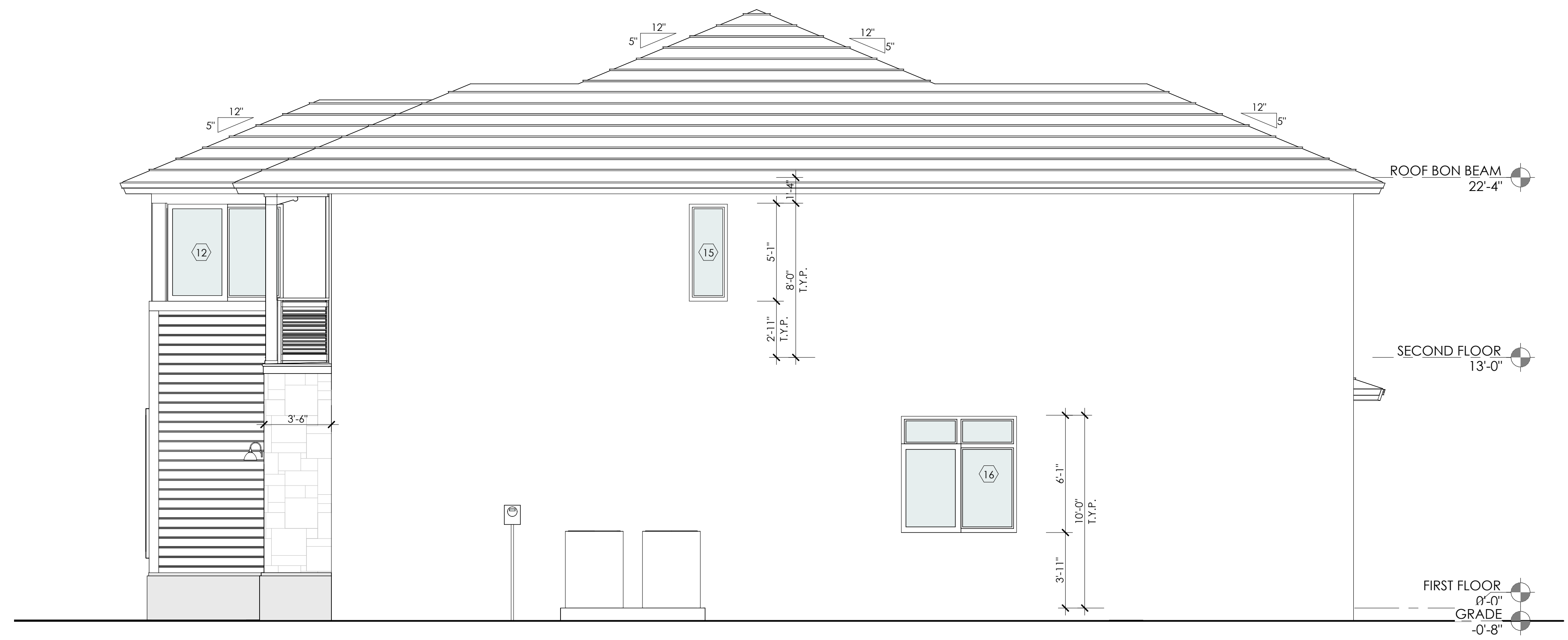
REVISIONS

Model C45
SOUTHERN
ELEVATIONS

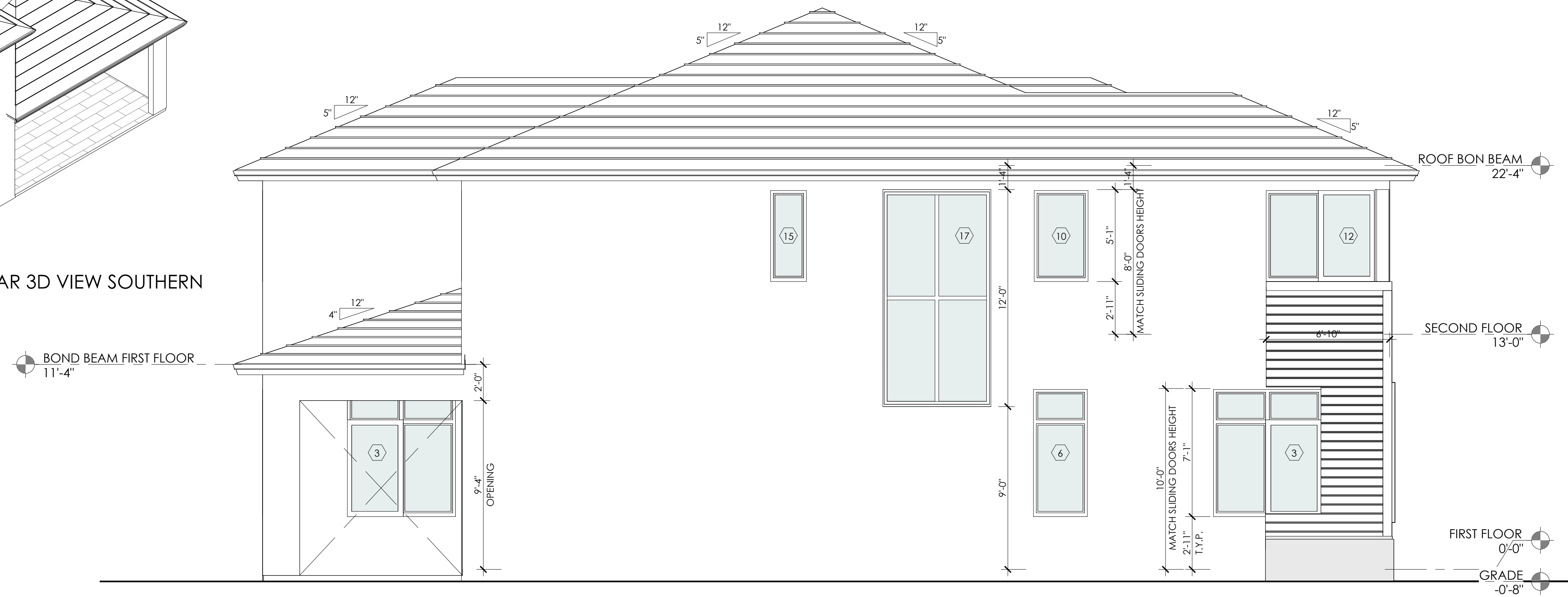
SCALE 1/4" = 1'-0"
JOB 2313
SHEET
A3.4



CD-REAR 3D VIEW SOUTHERN



RIGHT ELEVATION



LEFT ELEVATION

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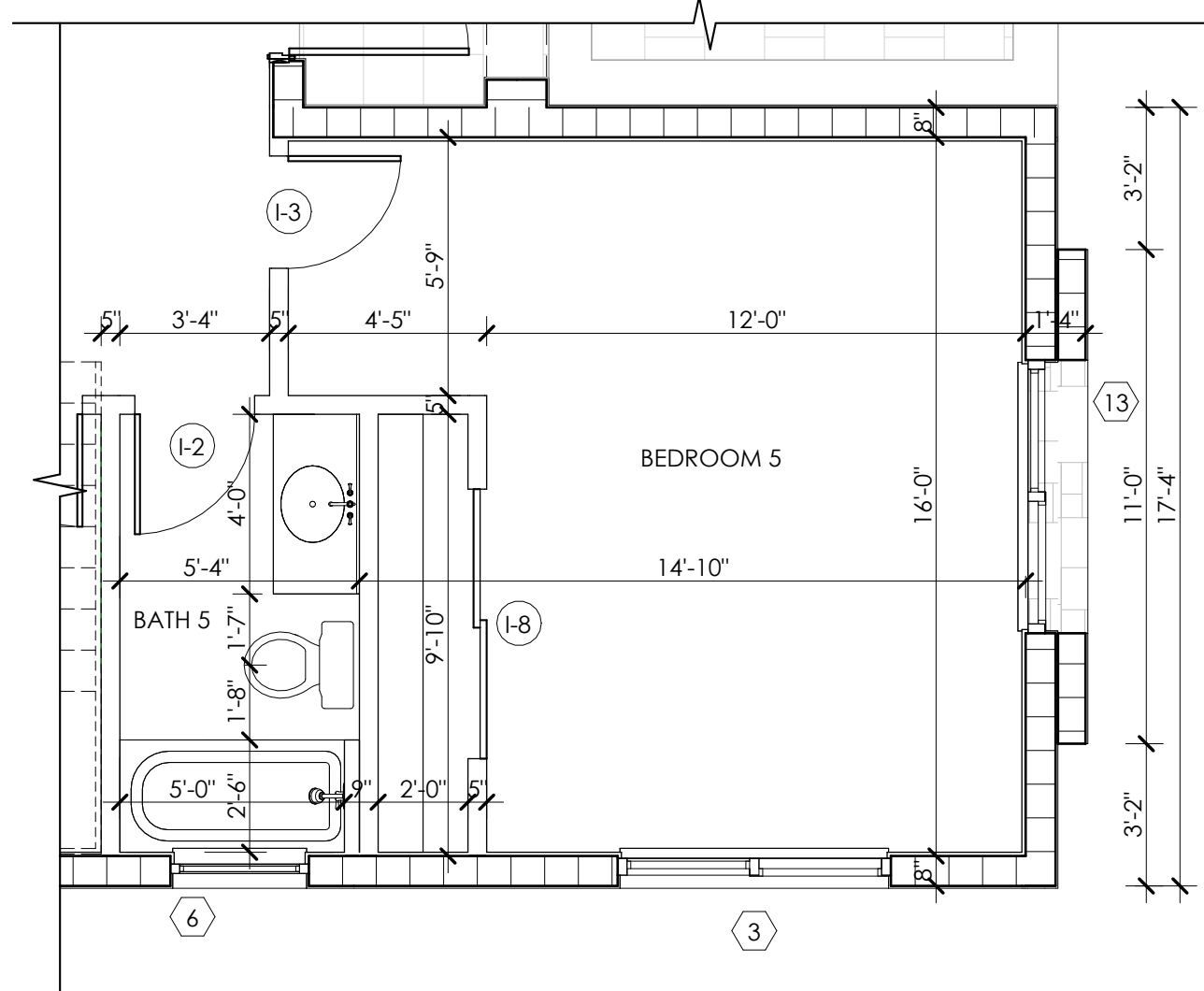
Model C45
SOUTHERN ELEVATIONS

SCALE 1/4" = 1'-0"
JOB 2313
SHEET
A3.5

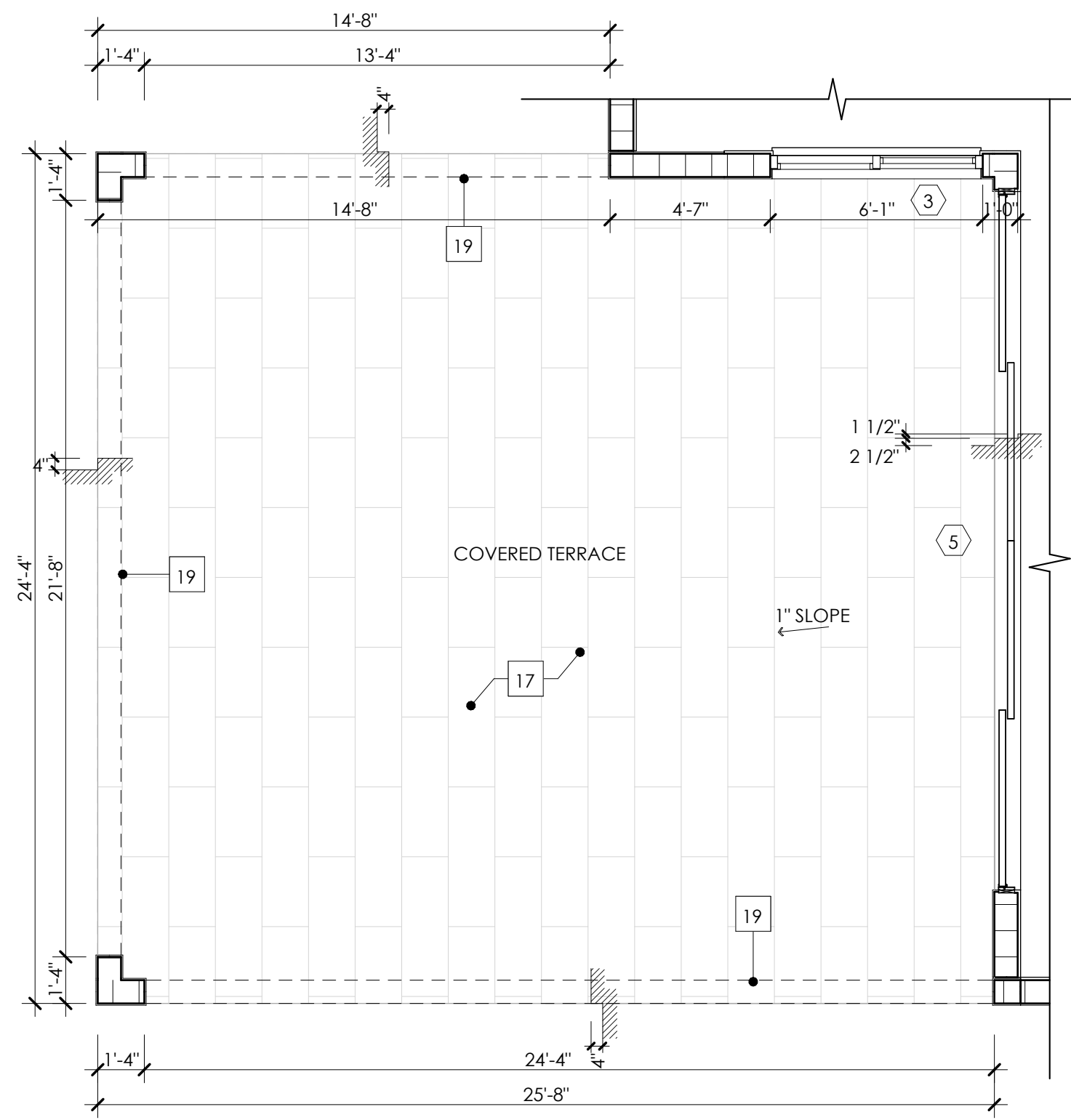
12/01/2024
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JENNIFER MALLON SALMAN AR-17181

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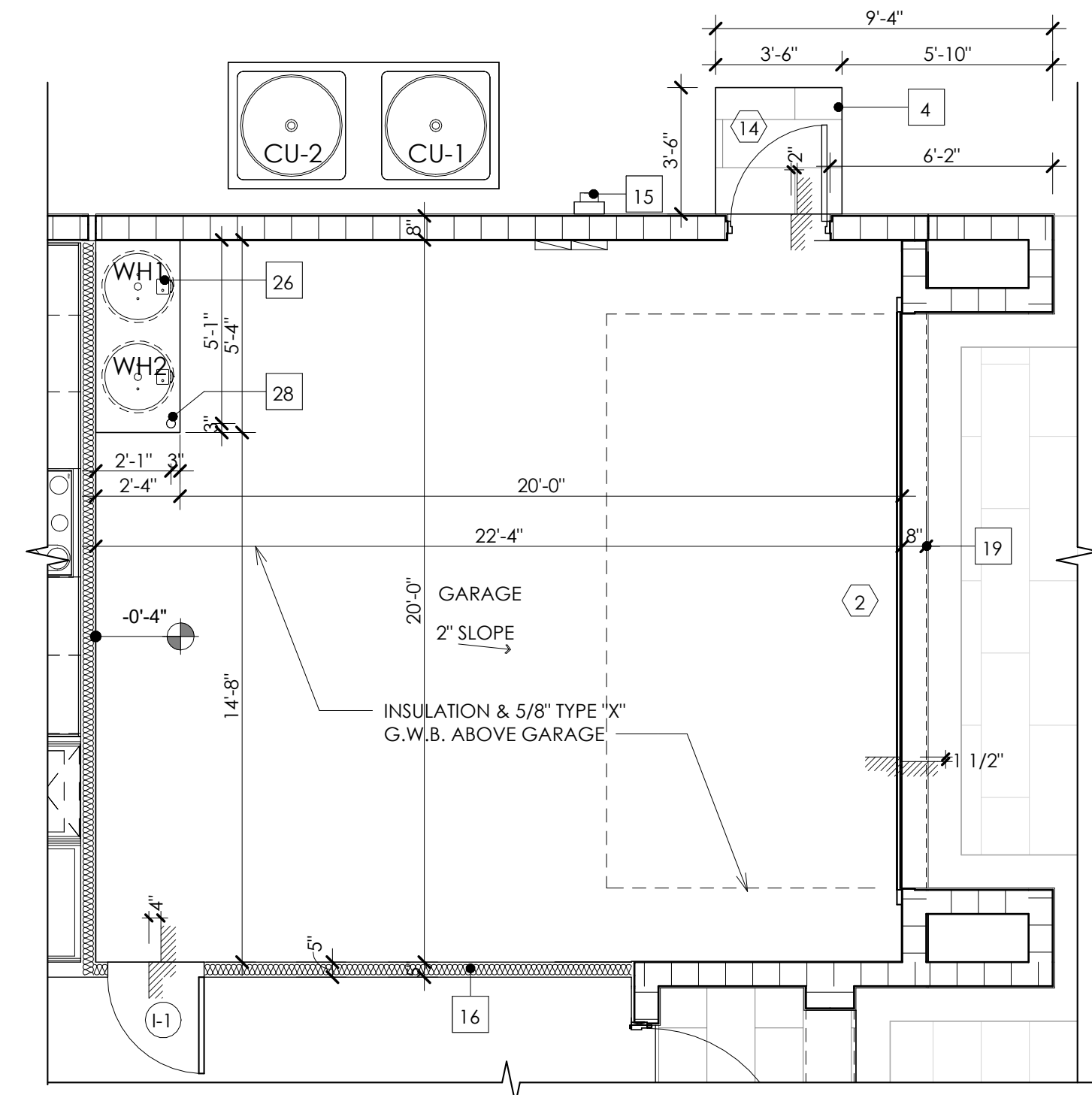
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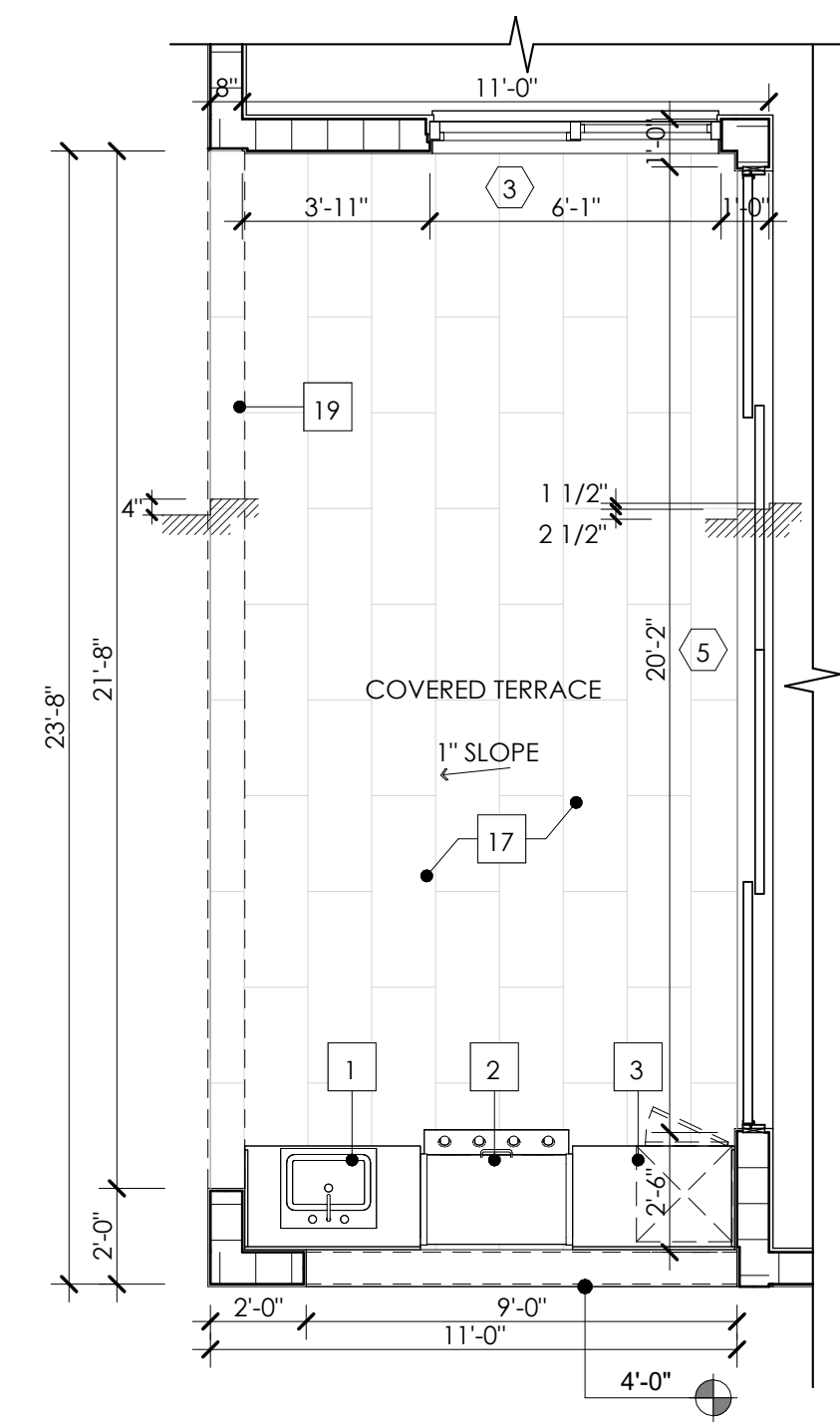
BEDROOM 5 ILO DEN



COVERED TERRACE



SIDE DOOR AT GARAGE

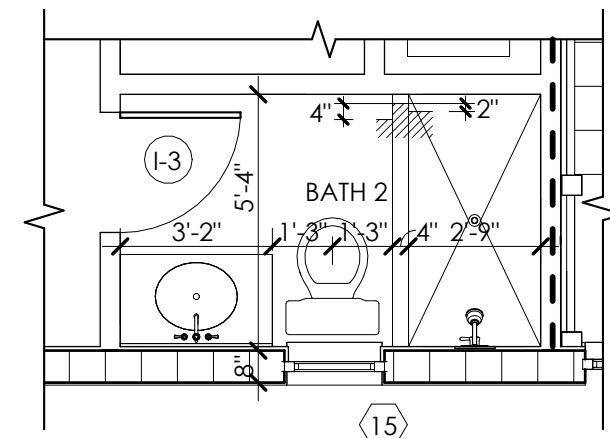


BBQ AREA

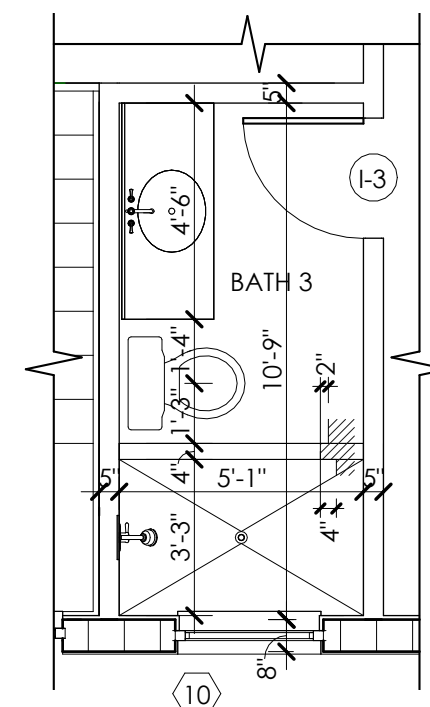
INTERIOR DOOR SCHEDULE OP. BD 5					
MARK	DOOR				REMARKS
	WIDTH	HEIGHT	TYPE	PANEL TYPE	
I-8	6'-0"	8'-0"	BI-PASS	PANELED	

EXTERIOR DOOR SCHEDULE				
MARK	DESCRIPTION	NOMINAL OPENING SIZE		REMARKS
		WIDTH	HEIGHT	
14	2'-8" X 8'-0" FLUSH	34"	97"	

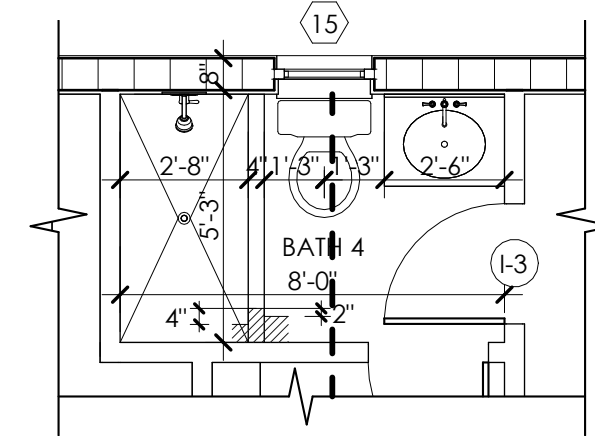
- OPTIONS KEYNOTES**
1. SINK
 2. BBQ GRILL COOKTOP
 3. UNDERCOUNTER FRIDGE
 4. PAVERS ON SAND



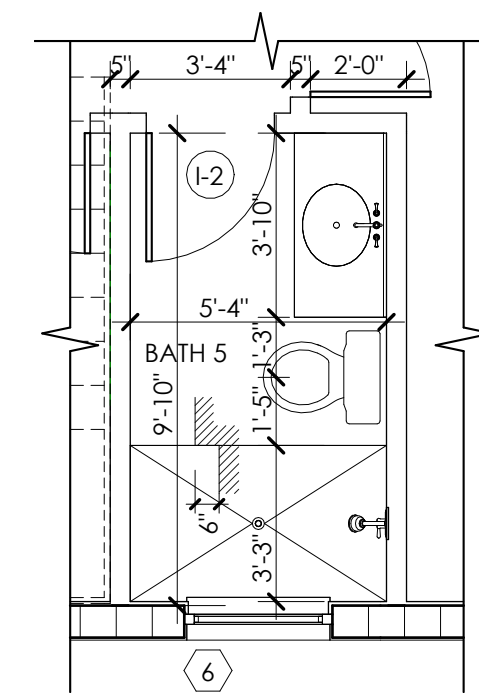
SHOWER ILO TUB AT BATH 2



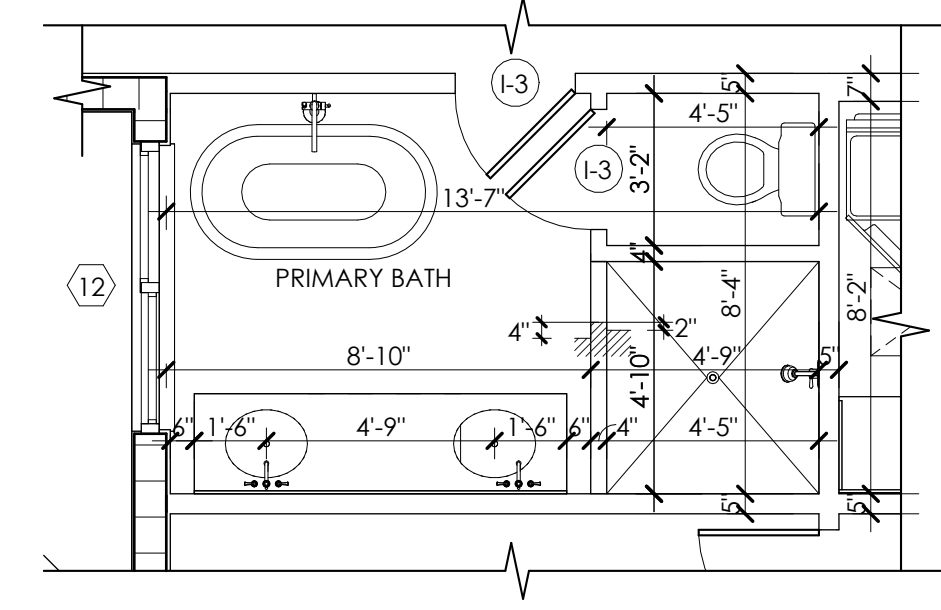
SHOWER ILO TUB AT BATH 3



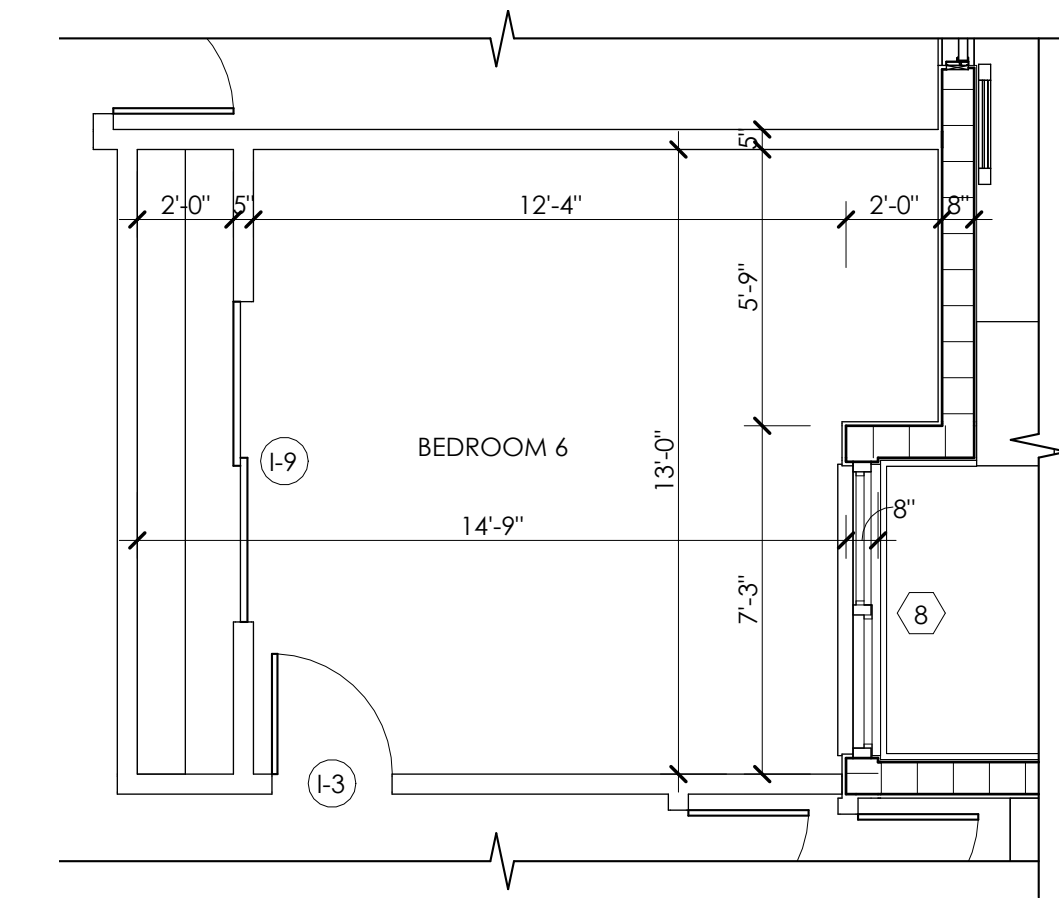
SHOWER ILO TUB AT BATH 4



SHOWER ILO TUB AT BATH 5



PRIMARY BATHROOM W/TUB



BEDROOM 6 ILO LOFT

INTERIOR DOOR SCHEDULE OP. BD 6					
MARK	DOOR				REMARKS
	WIDTH	HEIGHT	TYPE	PANEL TYPE	
I-9	6'-8"	8'-0"	BI-PASS	PANELED	

REVISIONS

Model C45

OPTIONS

SCALE 1/4" = 1'-0"

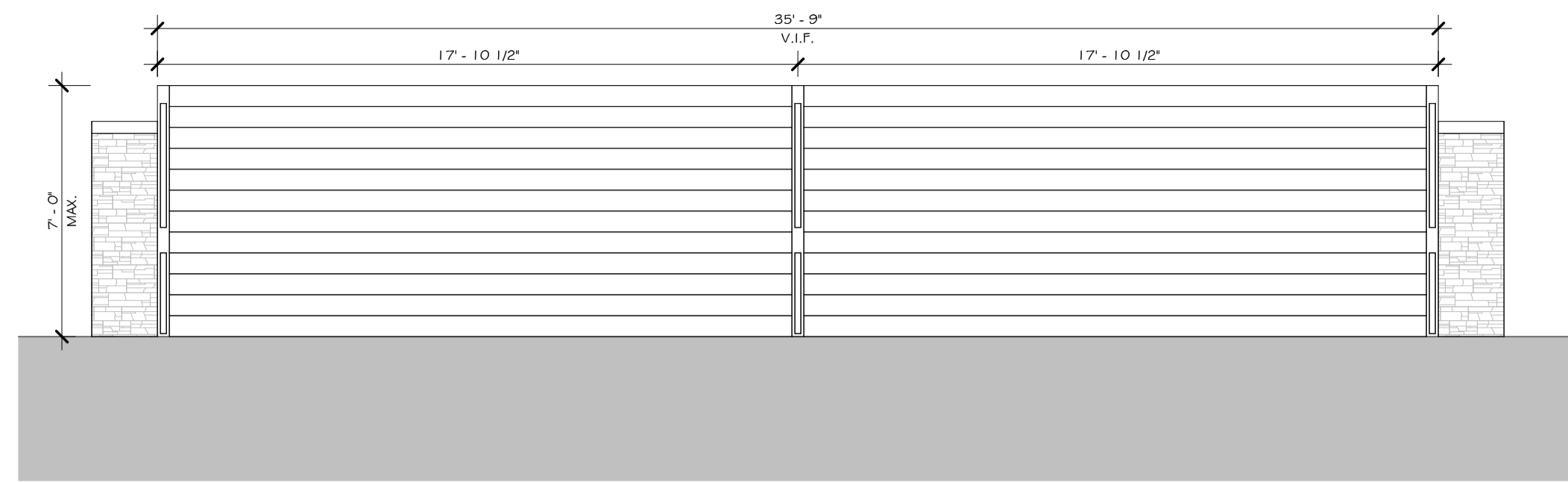
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SHEET

OP1

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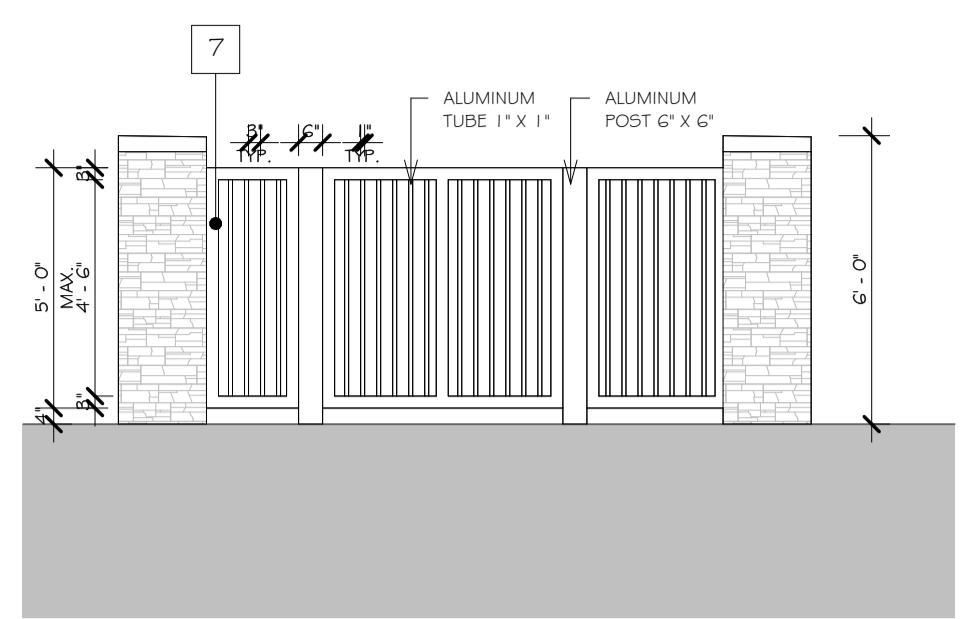
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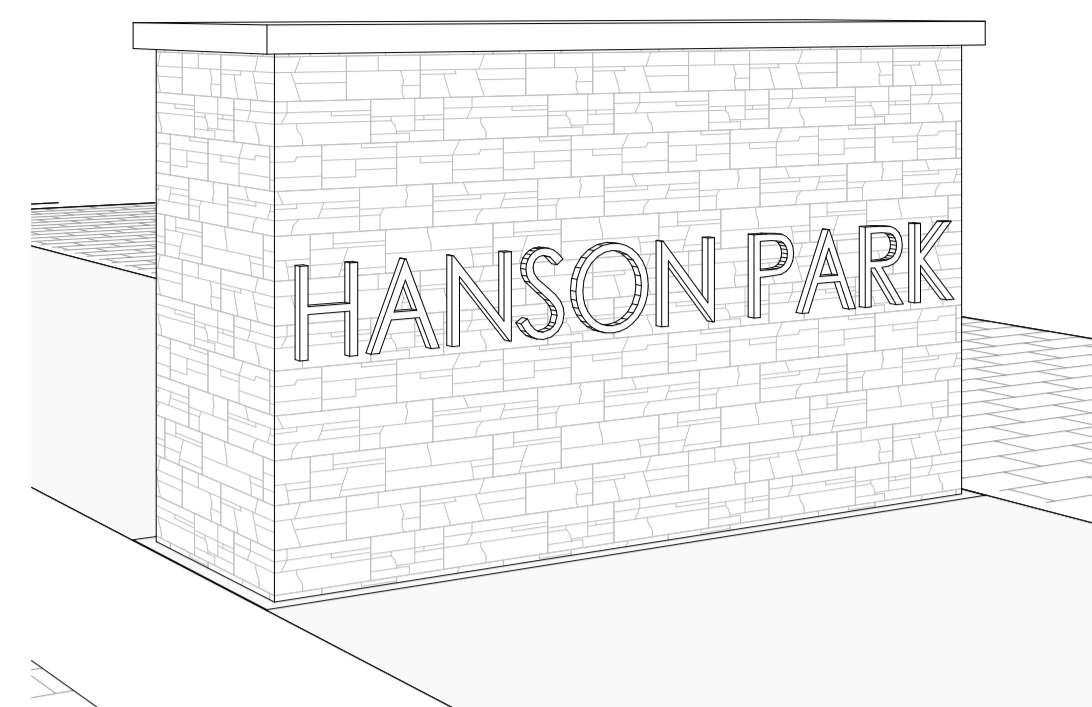
08 SOLID METAL FENCE O2 (EASEMENT SETBACK)
1/4" = 1'-0"



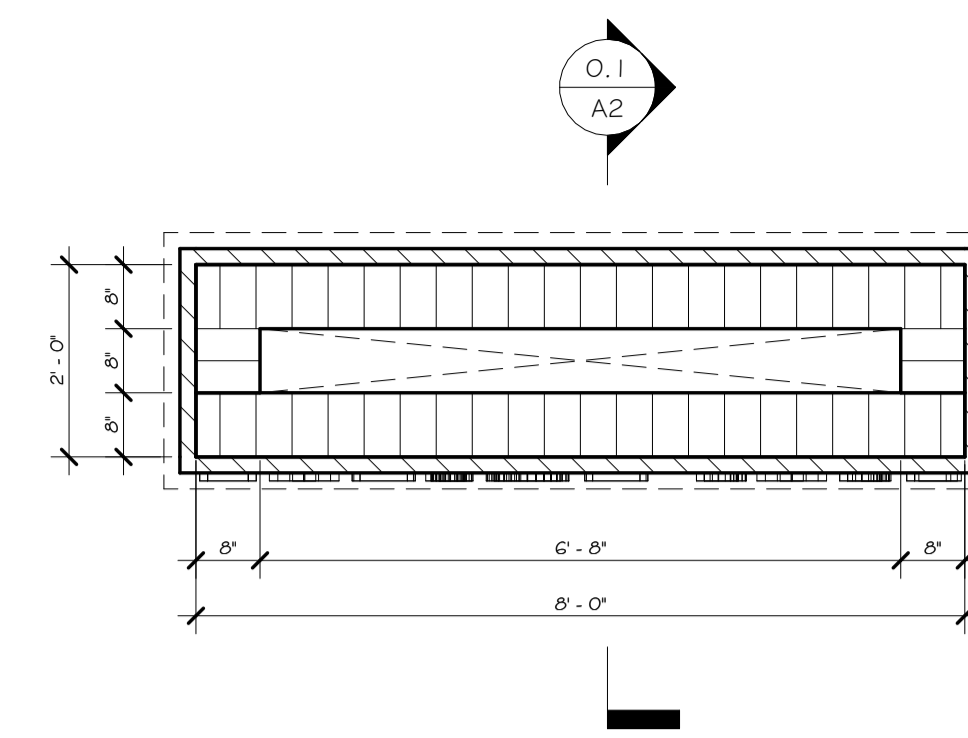
LOCK MECHANISM SHALL BE: LOCKEY DIGITAL KEYLESS MECHANICAL KEYPAD LOCK ON THE ENTRANCE AND EXIT SIDES OF THE PEDESTRIAN GATES



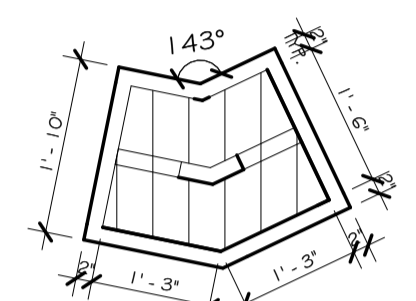
07 PEDESTRIAN GATE
1/4" = 1'-0"



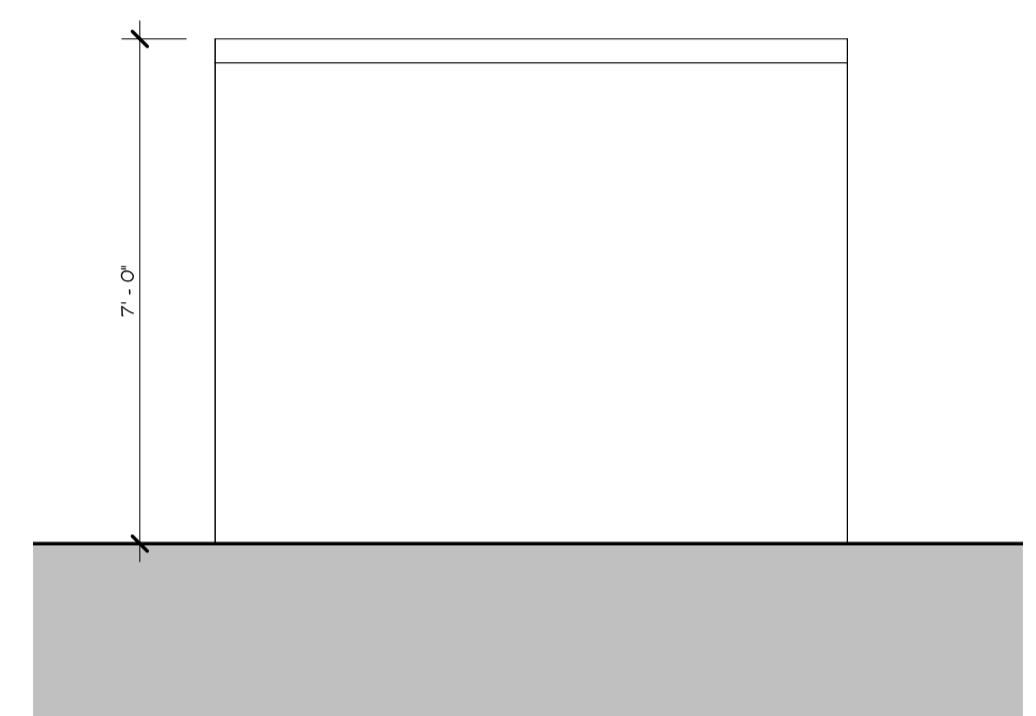
PERSPECTIVE VIEW



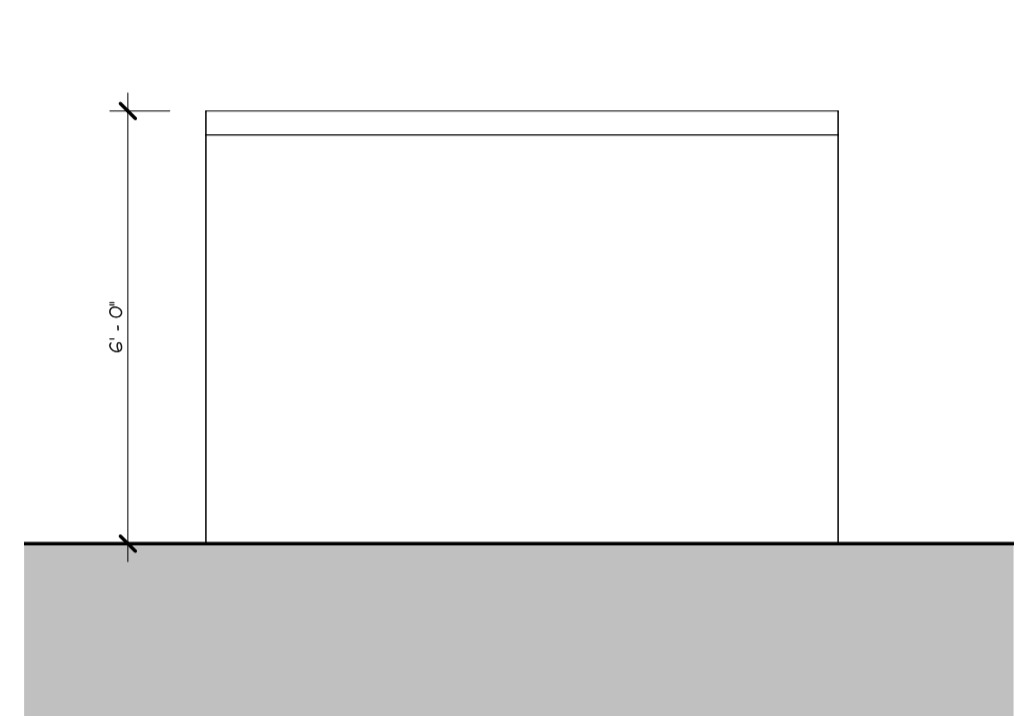
10 ENTRY SIGN FLOOR PLAN
1/2" = 1'-0"



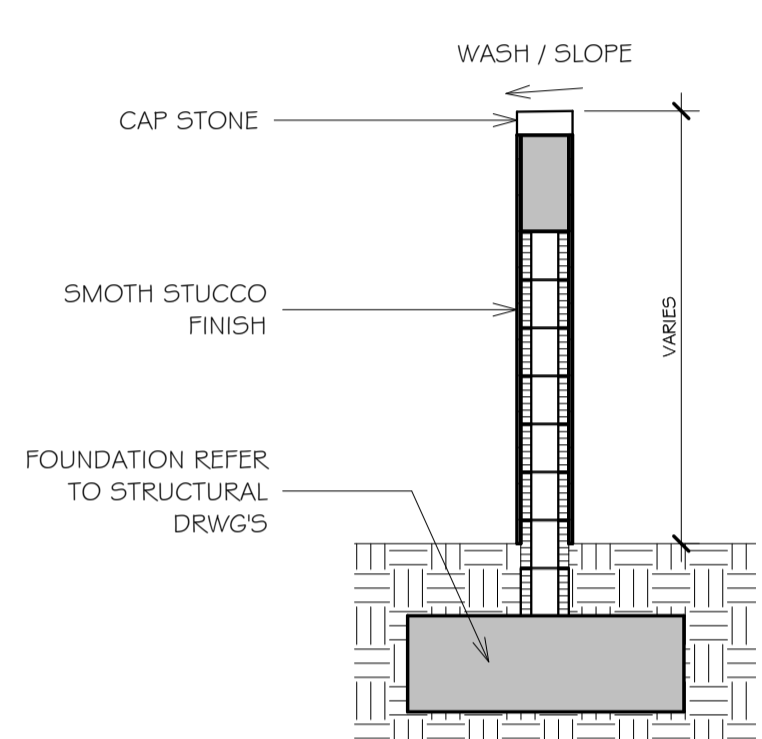
03 WALL PLAN
1/2" = 1'-0"



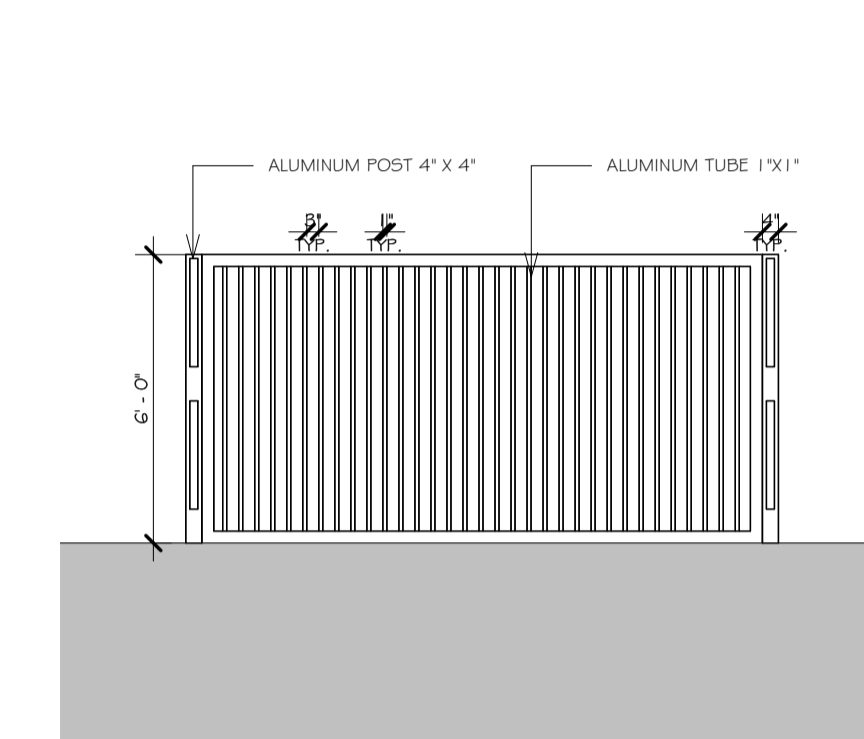
7' PRECAST WALL SYSTEM (REF. SITE PLAN)
3/8" = 1'-0"



6' PRECAST WALL SYSTEM (REF. SITE PLAN)
3/8" = 1'-0"



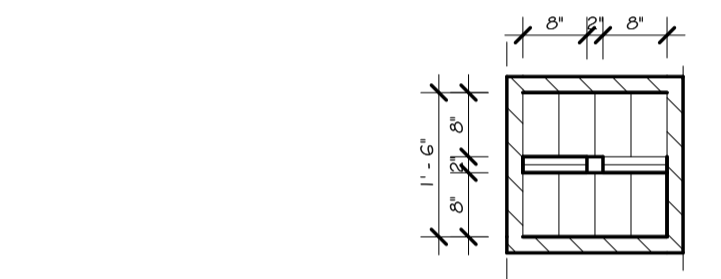
PRECAST WALL SECTION
3/8" = 1'-0"



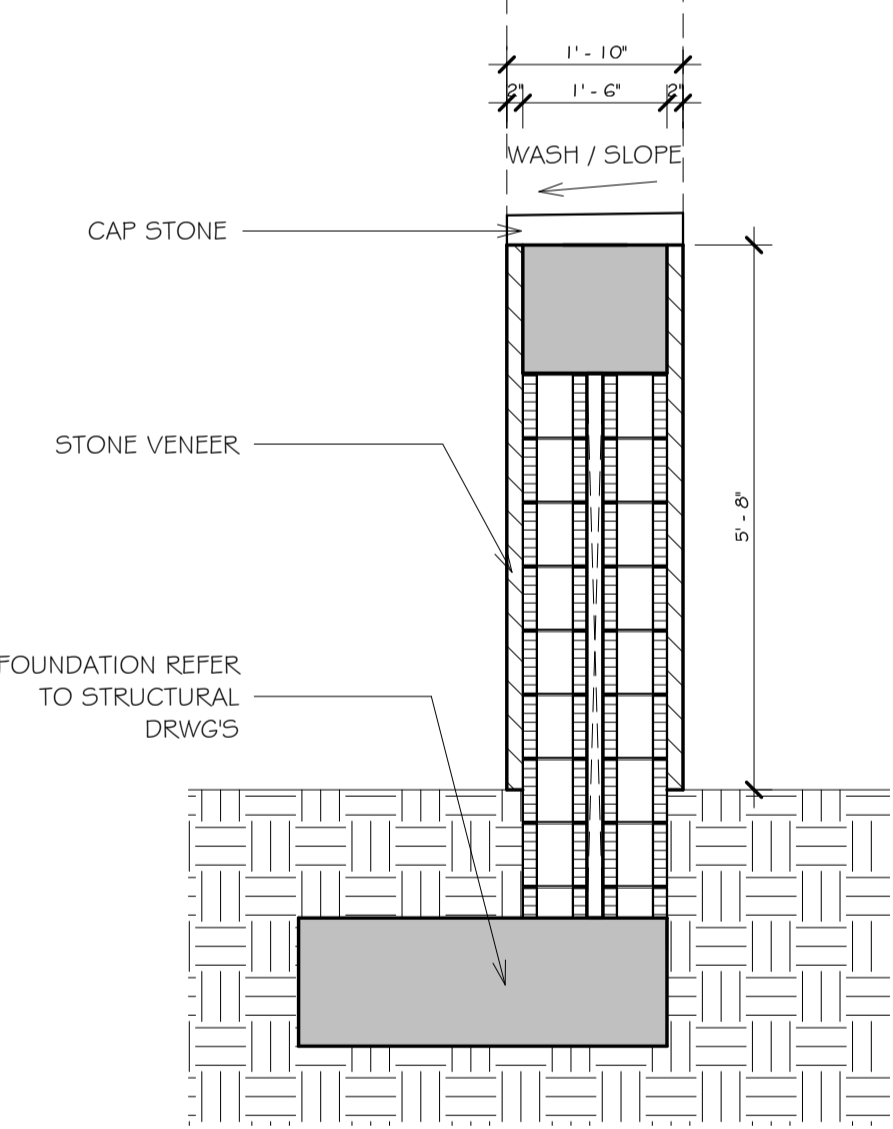
PROP. 6'-0" ALUMINUM RAIL FENCE
1/4" = 1'-0"

NOTE:
6'-2" LENGTH x 10" HEIGHT x 1" DEPTH ALUMINUM LETTERS.
FONT: CENTURY GOTHIC
FONT COLOR TO BE SELECT BY CLIENT

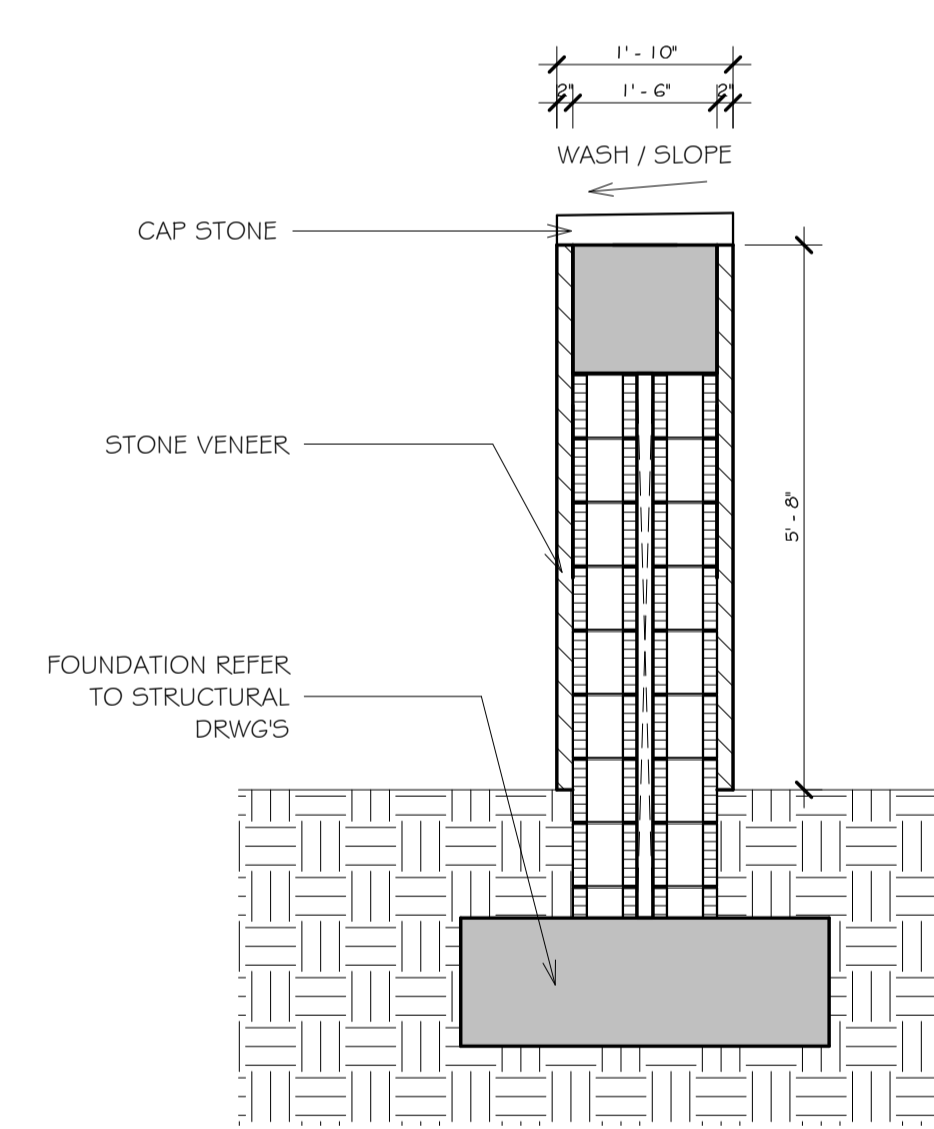
- KEYNOTES:
1. CAP STONE
 2. STONE FINISH
 3. ALUMINUM LETTERS (SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION)
 4. ALUMINUM GATE (BY SEPARATE PERMIT)
 5. ALUMINUM POST (BY SEPARATE PERMIT)
 6. SMOOTH STUCCO FINISH
 7. ALUMINUM PEDESTRIAN GATE (BY SEPARATE PERMIT)
 8. LED BACK-LIT LETTER AND UPLIGHTS (FOR MORE SPECS, SEE ELEC. AND SITE PLAN DRWG'S)



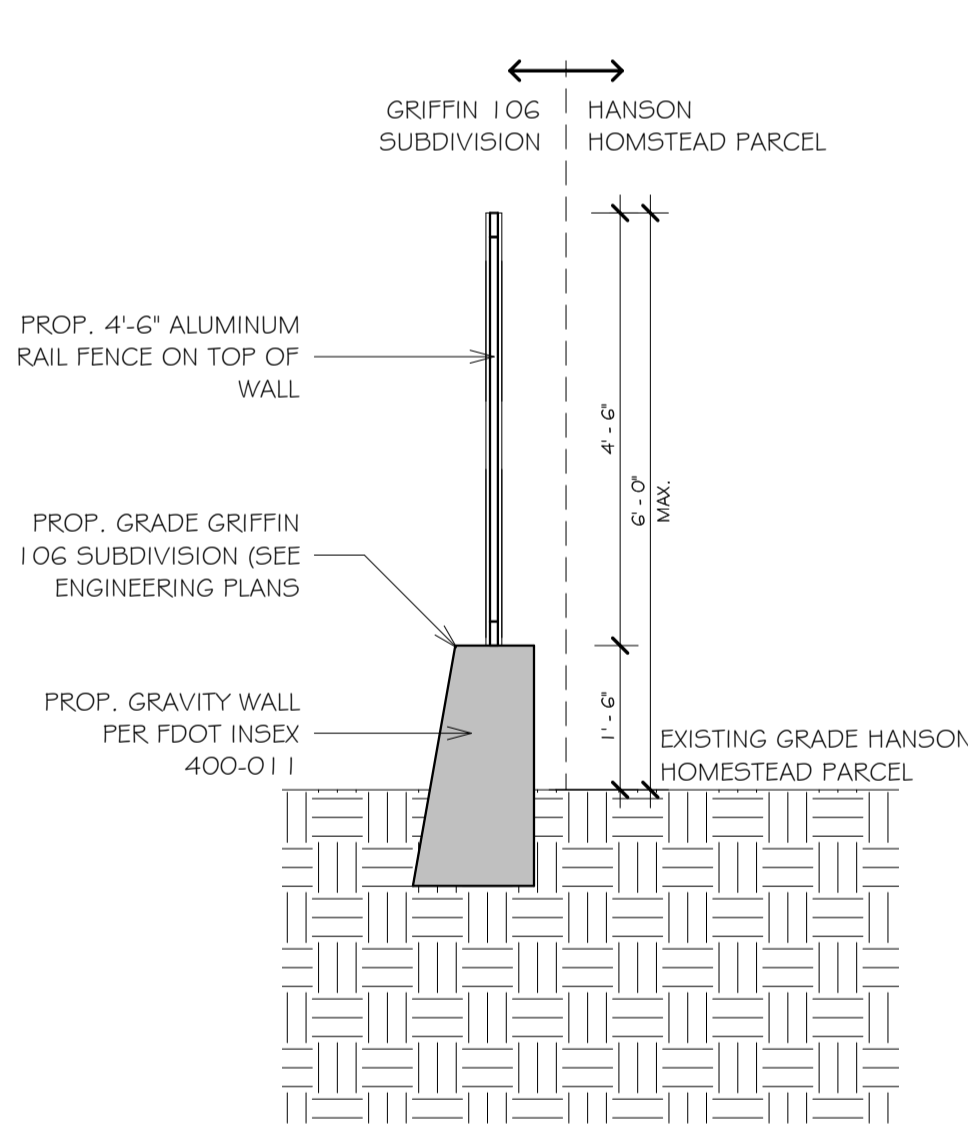
02 COLUMN FLOOR PLAN
1/2" = 1'-0"



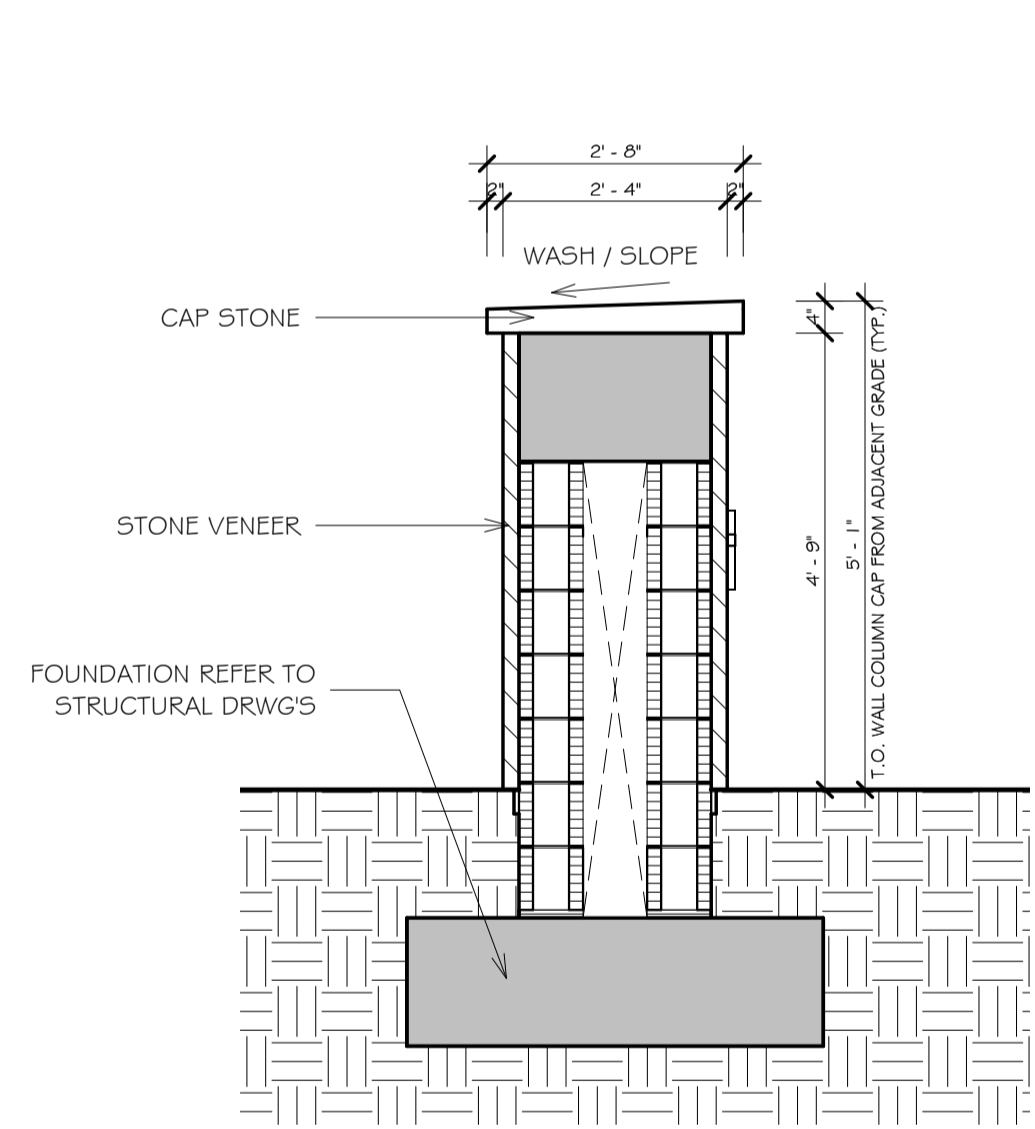
COLUMN SECTION O1 (TYP.)
1/2" = 1'-0"



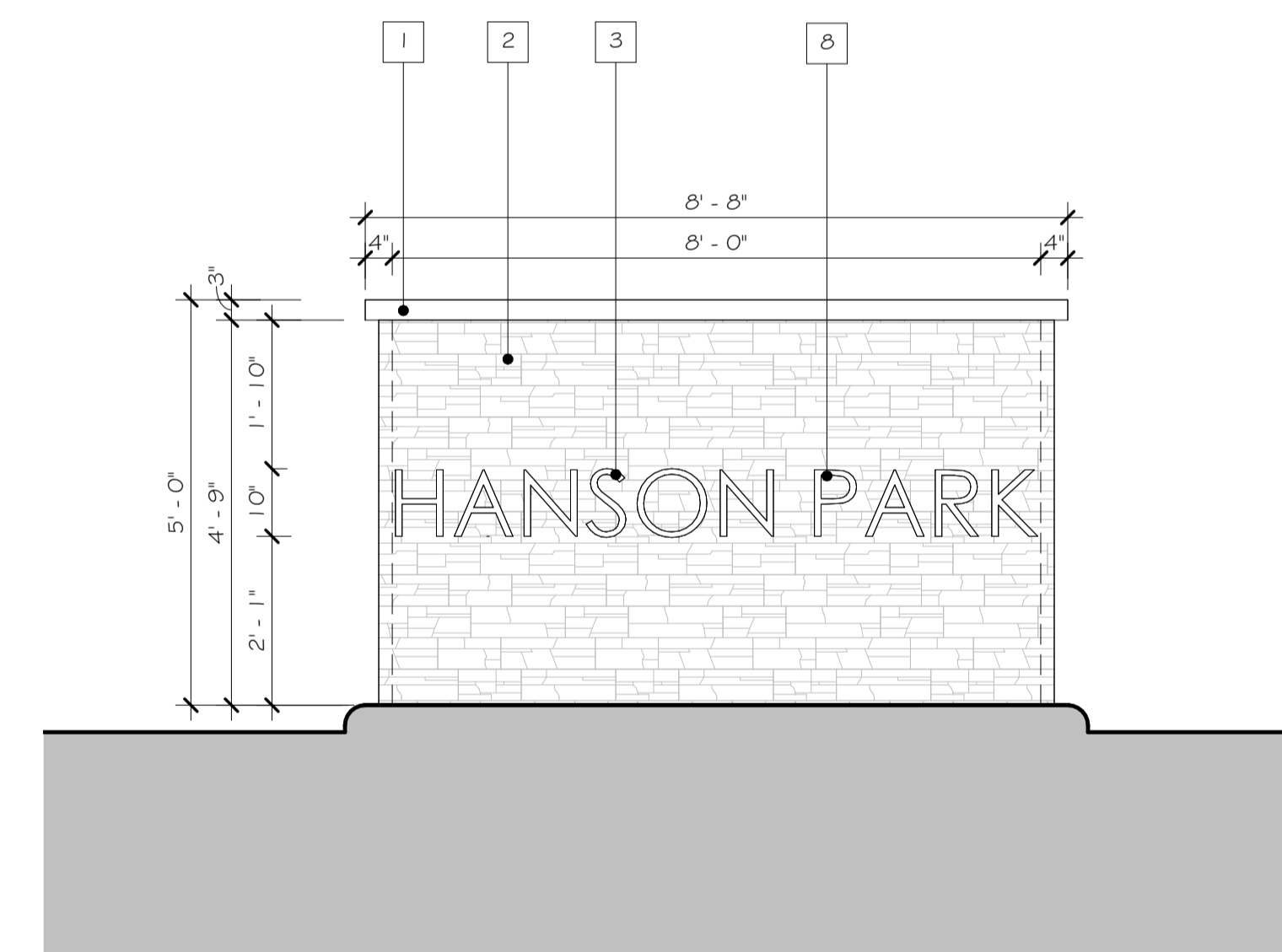
COLUMN SECTION O2 (TYP.)
1/2" = 1'-0"



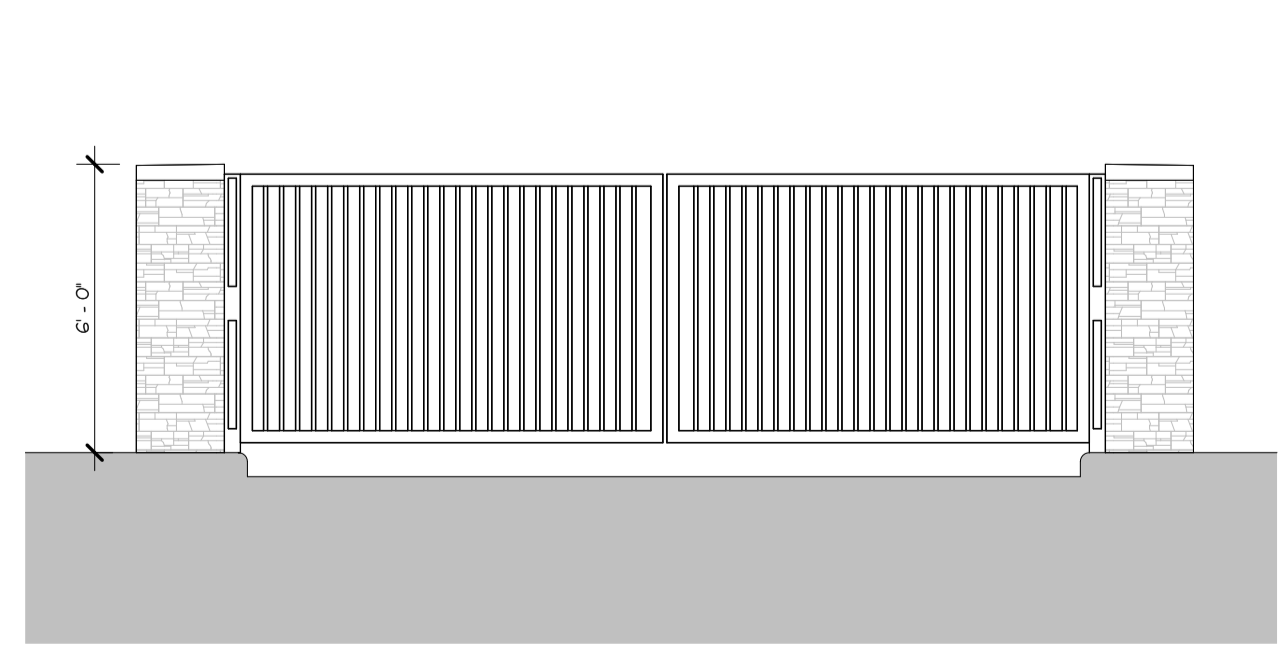
0.2 METAL FENCE O1 SECTION
1/2" = 1'-0"



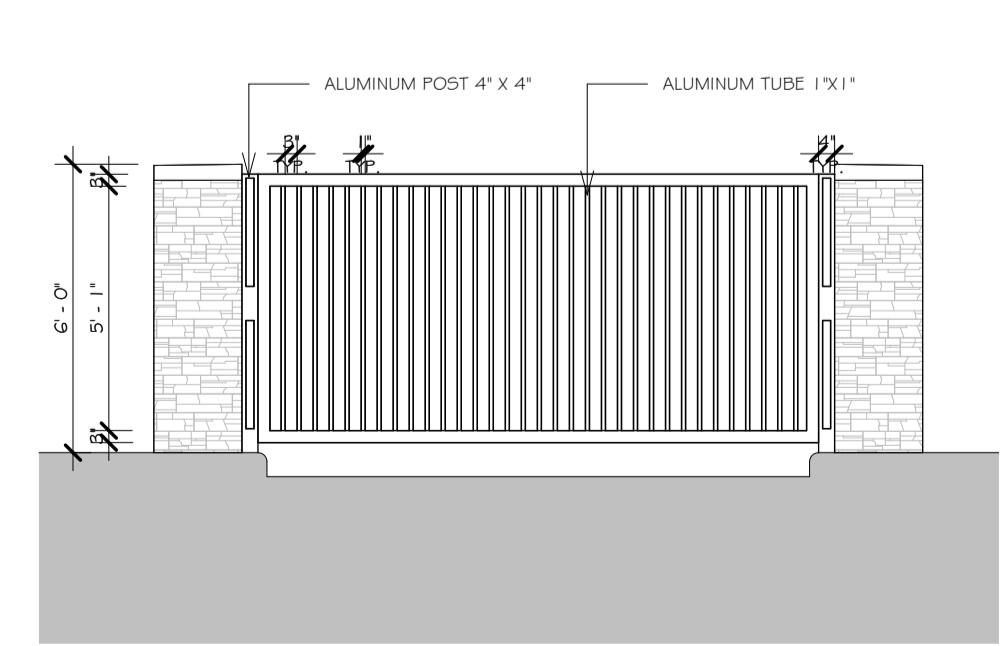
0.1 CROSS SECTION DETAIL
1/2" = 1'-0"



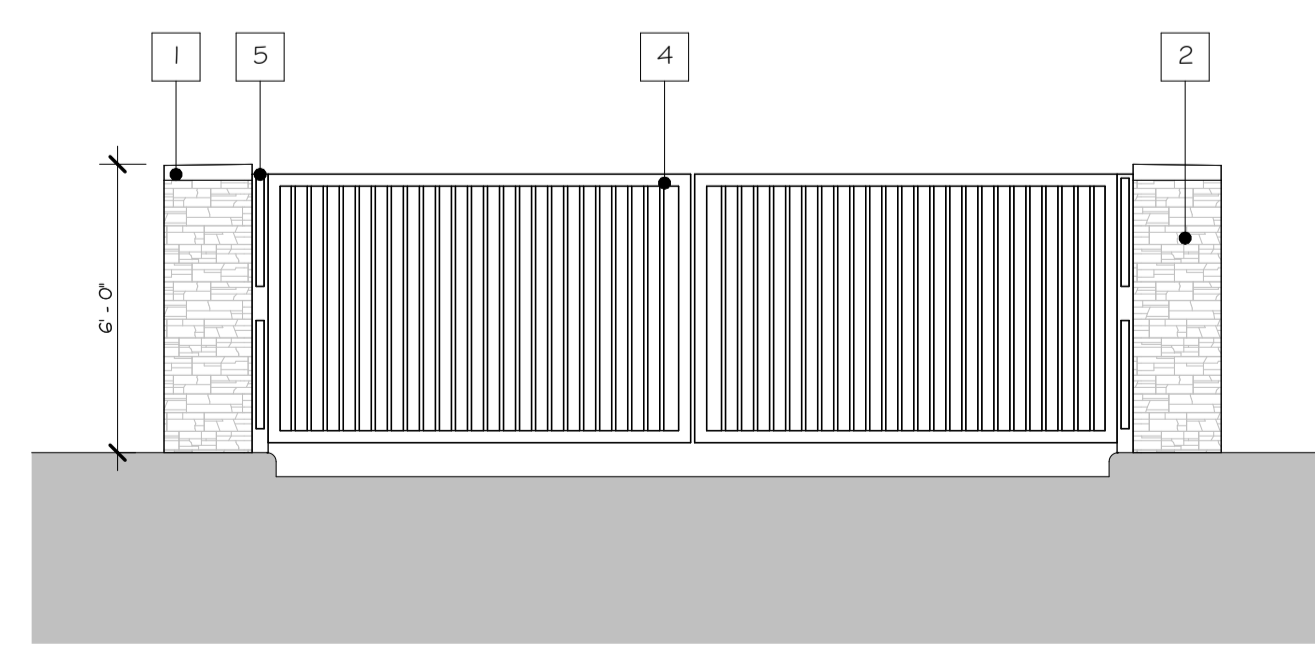
ENTRY SIGN DETAIL
1/2" = 1'-0"



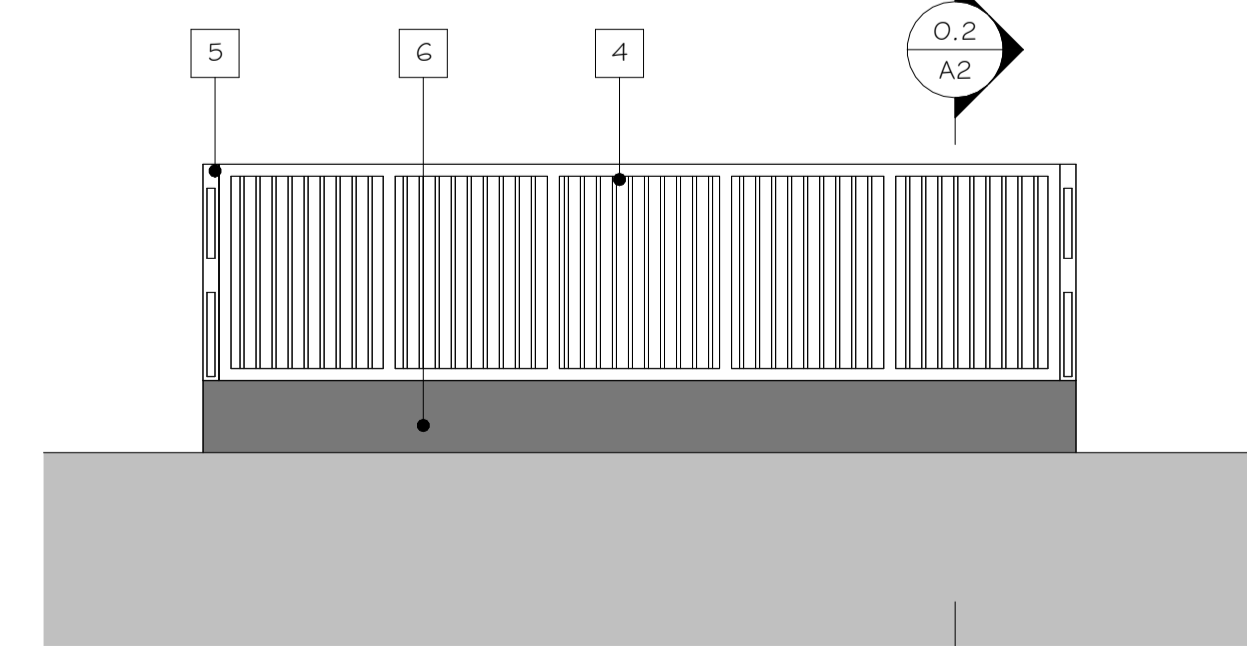
01 EXIT GATE ELEVATION
1/4" = 1'-0"



04 RESIDENT ENTRANCE GATE ELEVATION
1/4" = 1'-0"



05 VISITOR ENTRANCE GATE ELEVATION
1/4" = 1'-0"

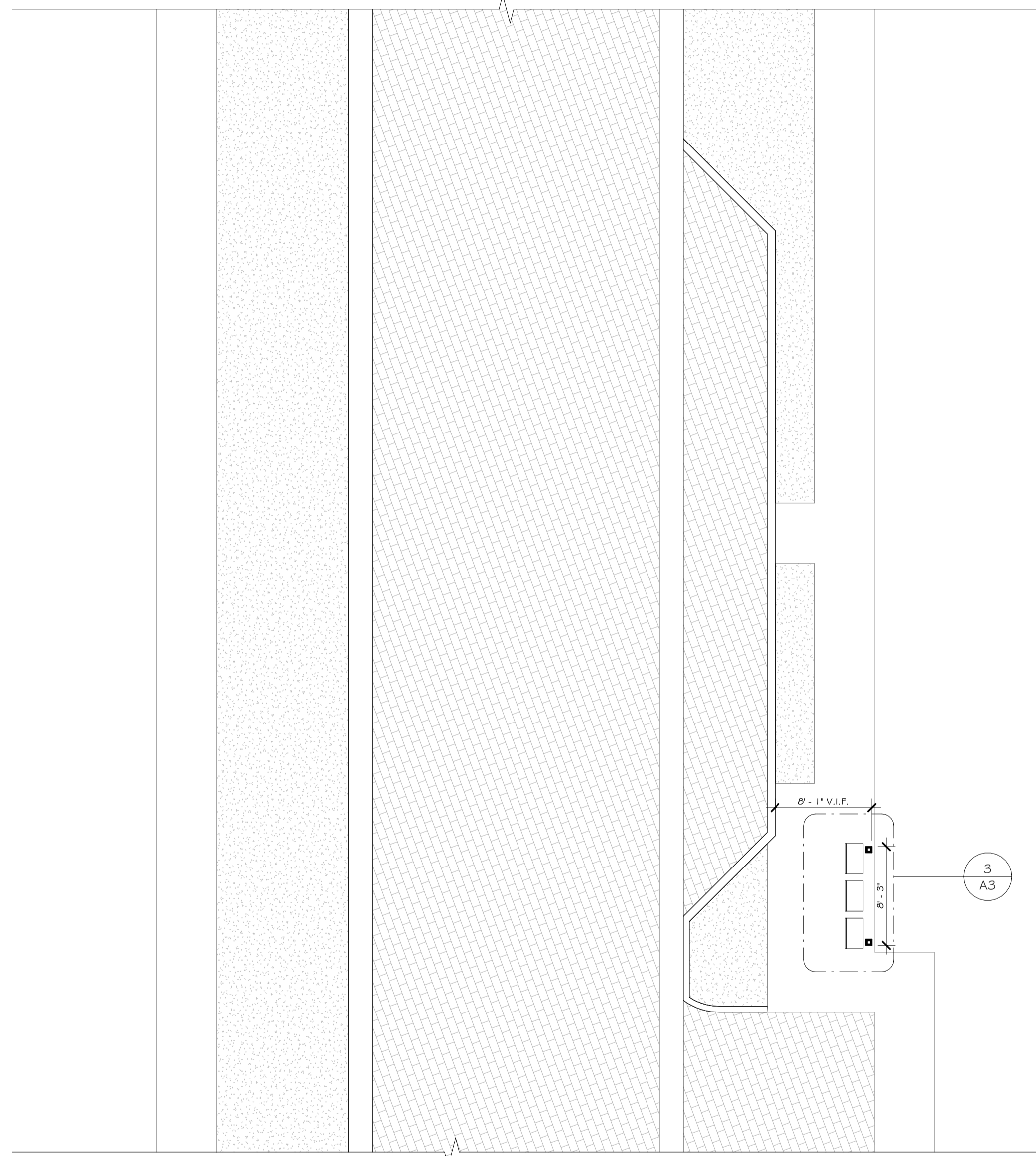


PROP. 4'-6" ALUMINUM RAIL FENCE
1/4" = 1'-0"

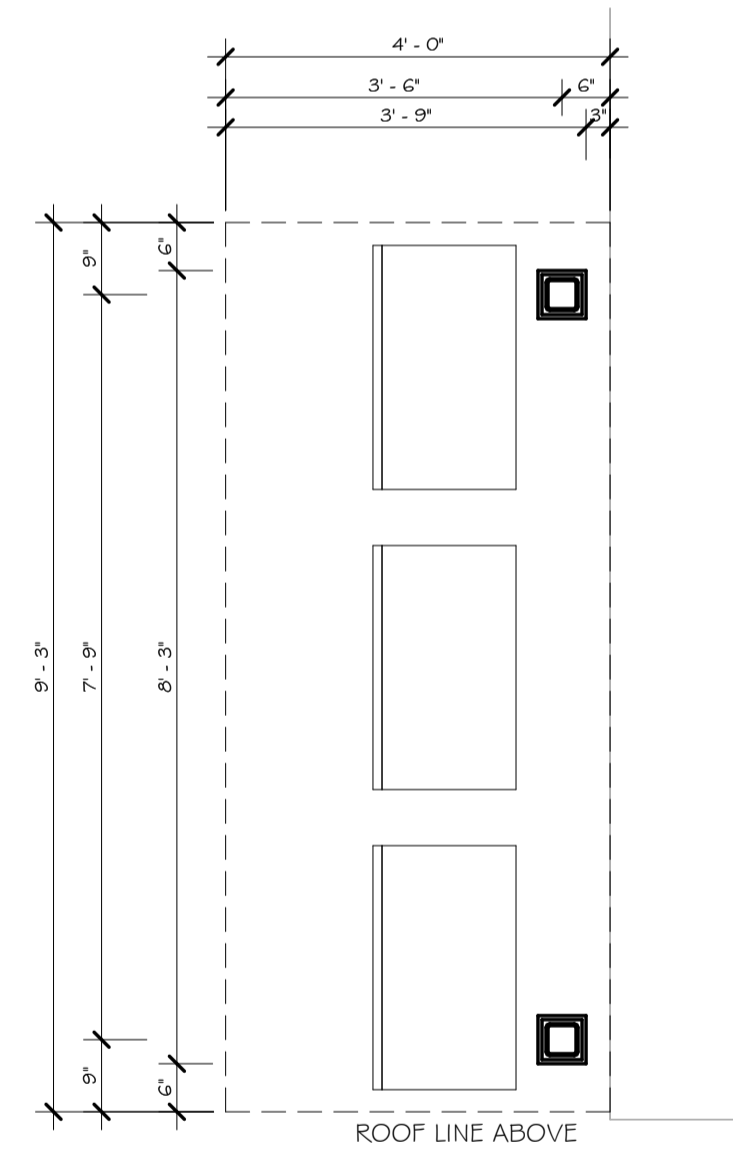
NO.	REVISIONS

ENTRY SIGN & GATES DETAIL

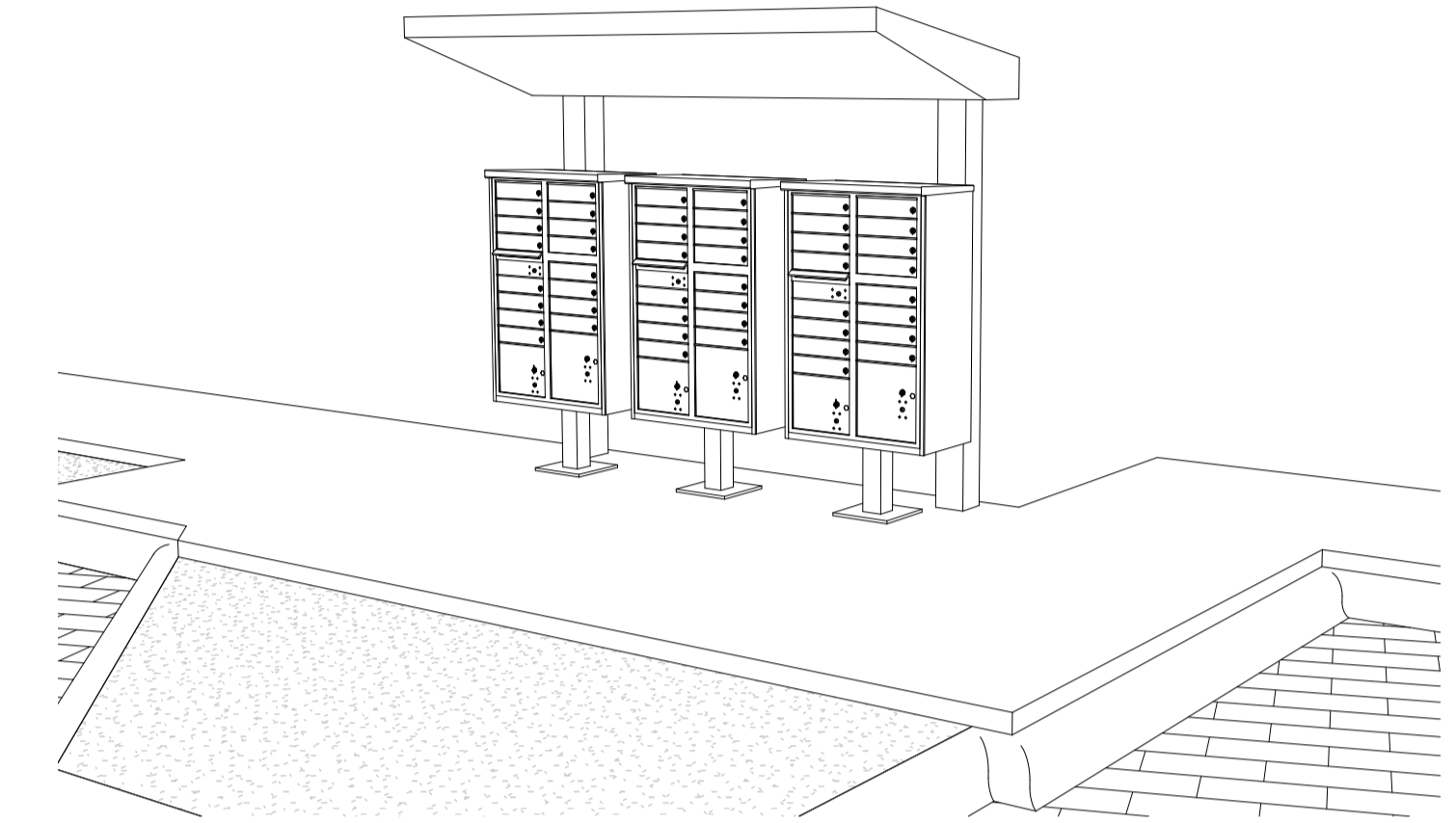
SCALE As indicated
JOB 2313
SHEET
A2



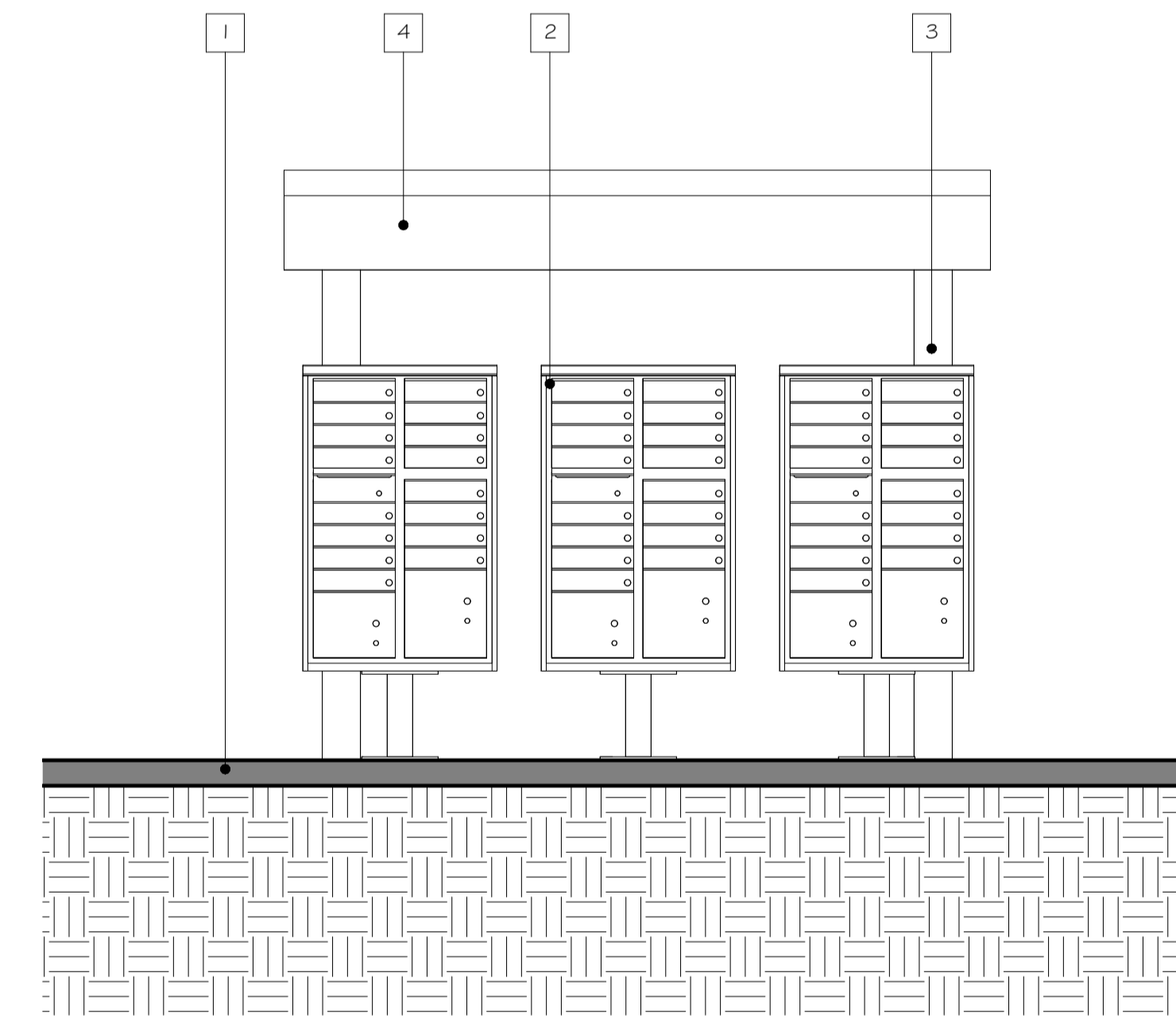
FLOOR PLAN
1/8" = 1'-0"



MAIL SHELTER
1/2" = 1'-0"



PERSPECTIVE VIEW



FRONT ELEVATION

KEYNOTES

1. CONCRETE SLAB
2. (2) SALSBUURY CLUSTER BOXMODEL # 3316BRZ-U 1 G DOORS AND 2 PARCEL LOCKERS OR (1) SALSBUURY CLUSTER BOXMODEL # 3306BRZ-U 0 DOORS AND 4 PARCEL LOCKERS
3. 6"x6" EXPOSED CONCRETE COLUMNS
4. EXPOSED CONCRETE SLAB CANOPY

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REVISIONS

MAIL SHELTER
PLANS/ELEVATION &
DETAILS

SCALE As indicated
JOB 2313
SHEET
A3

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03:17:08 p. m.

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