

PROPERTY ADDRESS:

SITE ADDRESS: 6300 SW 41 COURT, DAVIE FL 33314 (VACANT LOT)
FOLIO NUMBER: 5041 26 10 0110

LOT SIZE: 9,056.00 S.F.

LEGAL DESCRIPTION:

DAVIE PARK 32-42 B LOT 11 BLK 1.

ELEVATION INFORMATION:

FLOOD ZONE: X-Shaded (0.2 PCT Annual Chance Flood Hazard)
BASE FLOOD ELEVATION: N/A
HIGHEST CROWN OF ROAD ELEVATION: +6.22'
FFE: +7.8'

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. EXISTING PROPERTY DOES NOT PRESENT SIGNIFICANT SLOPES NOR ADJACENT WATER BODIES; NEVERTHELESS THE CONTRACTOR SHALL CONDUCT OPERATIONS AS TO AVOID ANY WATER RUN-OFF OUTSIDE OF PROPERTY.

2. PROVIDE SILT FENCE AROUND THE PROPERTY DURING CONSTRUCTION OPERATIONS.

3. CONTRACTOR SHALL STOCKPILE EXISTING TOPSOIL FOR FENCE.

4.THE SUBSURFACE INVESTIGATION CONSISTED OF PERFORMING TEO, 15-FT DEEP STANDARD PENETRATION TEST (SPT) BORINGS (B-1 AND B-2). THE BORINGS WERE PERFORMED ON OCTOBER 20TH, 2019. BASED ON THE INFORMATION OBTAINED FROM THE SPT BORING B-1 COMPRISED OF
0'-0" TO 1'-0" GREY SAND WITH AN N VALUE OF 9.
1'-0" TO 3'-0" TAN SAND WITH ROCK FRAGMENTS WITH AN N VALUE RANGING FROM 9 TO 10.
3'-0" TO 7'-0" LIGHT GRAY SAND WITH ROCK PIECES WITH AN N VALUE RANGING FROM 10 TO 16.
7'-0" TO 10'-0" GREY TO BROWN SAND WITH AN N VALUE RANGING FROM 16 TO 26.
10'-0" TO 15'-0" TAN SAND WITH ROCK PARTICLES WITH AN N VALUE OF 32.

ZONING INFO:

DESTINATION : 00 (VACANT RESIDENTIAL - CURRENT) TO 01 (SINGLE FAMILY POST CONSTRUCTION)

GROSS AREA (INCLUDES NO A/C AREA):

FLOOR:
A/C AREA: 4,649.07 S.F.
ENTRANCE AREA: 88.11 S.F.

TOTAL GROSS AREA: 4,737.18 S.F. (52.30% OF LOT)

LOT COVERAGE:

FLOOR PROJECTION:
4,737.18 S.F. = 52.30%

ALLOWED: 95% OF LOT AREA: 9,056.00 S.F.
PROPOSED: 55.88% OF LOT AREA: 5,327.44 S.F.

LIVING AREA (A/C AREA)

CONSTRUCTION OF ONE STORY
TOTAL A/C AREA: 4,649.07 SF

TERMITE PROTECTION NOTE:

ENTIRE BUILDING ADDITION HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION TO SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SITE DATA:

GROSS LOT AREA: 9,056 SF
70' (WIDTH)X129.27'(LENGHT)

No. OF STORIES:
ALLOWED: - PROPOSED: 1

BUILDING HEIGHT:
ALLOWED: 35ft PROPOSED:

LIVING UNITS: 3

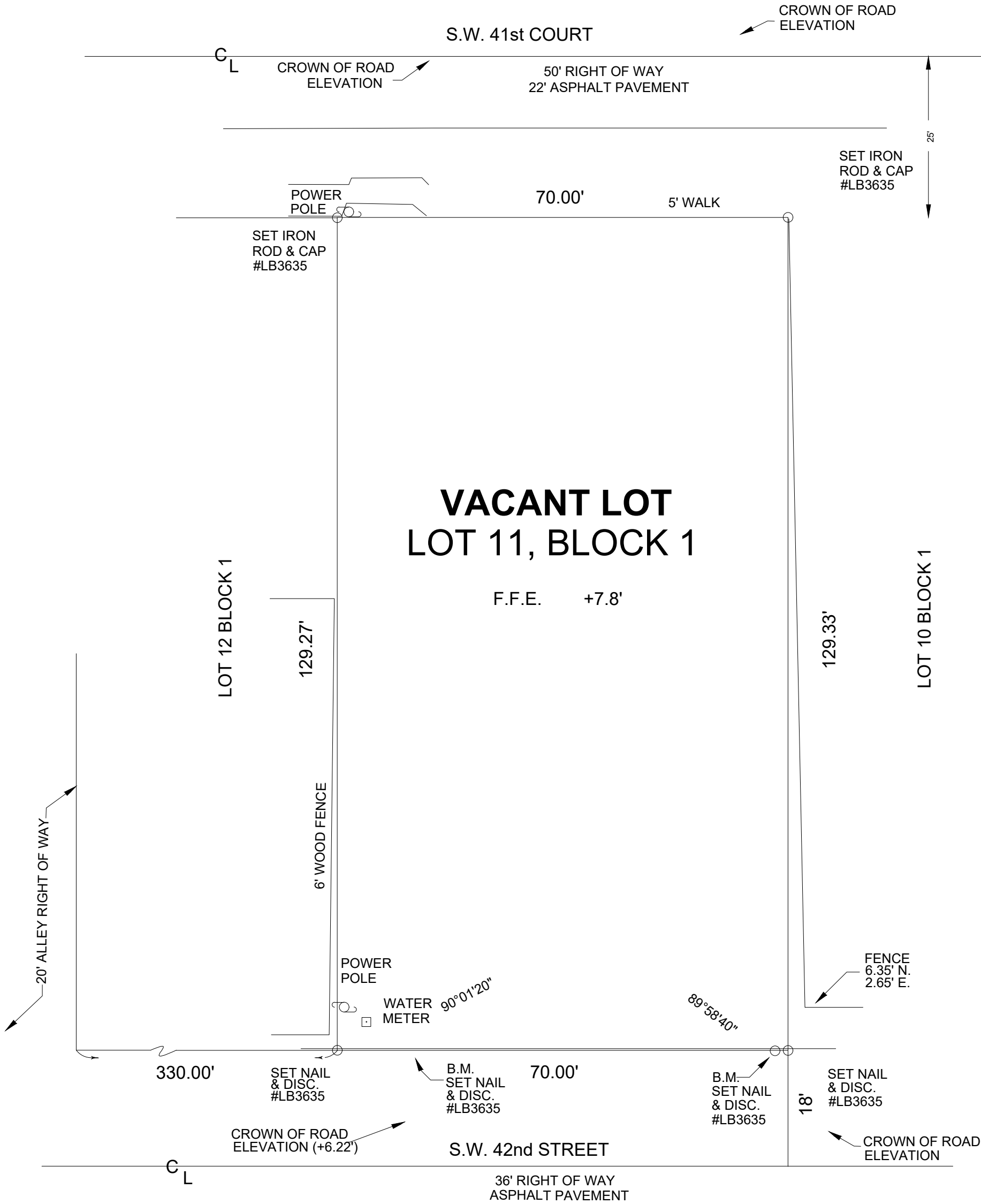
SETBACKS RESIDENTIAL:

FRONT YARD SETBACK: ALLOWED: 5'-0"
FIRST FLOOR:..... PROPOSED: 28' - 0"

EAST SIDE YARD SETBACK: ALLOWED: 5'- 0"
FIRST FLOOR:..... PROPOSED: 9'- 0"

WEST SIDE YARD SETBACK: ALLOWED: 5'- 0"
FIRST FLOOR:..... PROPOSED: 5' - 0"

REAR YARD SETBACK: ALLOWED: 5'-0"
FIRST FLOOR:..... PROPOSED: 5' - 0"



PROJECT SITE / EXISTING CONDITIONS
1/16" = 1'-0"

CONSTRUCTION DRAWING FOR:

TRIPLEX

6300 S.W 42ND COURT

Folio Number: 504126100110

DAVIE,FLORIDA 33314

PROJECT LOCATION
N.T.S.

ARCHITECTURAL SHEET INDEX				
Sheet sequence	Discipline	Sheet Number	Sheet Name	Revision Date
001	ARCH	A-1	PRESENTATION	00-00-2020
002	ARCH	A-2	GENERAL NOTES	00-00-2020
003	ARCH	A-3	UPDATED SURVEY / SITE DIMENSIONS	00-00-2020
004	ARCH	A-4	ROOF PLAN	00-00-2020
005	ARCH	A-5	GENERAL FLOOR PLAN	00-00-2020
006	ARCH	A-6	NOTED FLOOR PLAN	00-00-2020
007	ARCH	A-7	DIMENSION FLOOR PLAN	00-00-2020
008	ARCH	A-8	REFLECTED CEILING PLANS	00-00-2020
009	ARCH	A-9	ROOF VENTILATION PLAN	00-00-2020
010	ARCH	A-10	SUREBOARD / GYPSUM BOARD PANEL TYPICAL FASTENNING PATTERN	00-00-2020
011	ARCH	A-11	EXTERIOR ELEVATIONS	00-00-2020
012	ARCH	A-12	SECTIONS	00-00-2020
013	ARCH	A-13	DETAILED PLAN AND INTERIOR ELEVATION	00-00-2020
014	ARCH	A-14	DOOR AND WINDOW DETAILS	00-00-2020
015	ARCH	A-15	DOOR AND WINDOW DETAILS	00-00-2020
016	ARCH	A-16	EXTERIOR WALL INSULATION, INSTALLATION DETAILS	00-00-2020
017	ARCH	A-17	ROOF BUILT-UP SKETCH WITH COOLING LAYER	00-00-2020
018	ARCH	A-18	SUREBOARD DENSGLASS INSTALLATION DETAILS	00-00-2020
019	ARCH	A-19	2" INSULATED WALL PANEL AND POLIUREA INSTALLATION DETAILS 1	00-00-2020
020	ARCH	A-20	2" INSULATED WALL PANEL AND POLIUREA INSTALLATION DETAILS 1	00-00-2020
021	ARCH	A-21	ELECTRICAL DISTRIBUTION	00-00-2020
022	ARCH	A-22	MATERIAL PLAN	00-00-2020
023	ARCH	A-23	DETAIL FIREWALL	00-00-2020

REFERENCE ONLY

We are committed to a continuous improvement process for all of our homes and designs. As a result, we reserve the right to update and/or revise this drawing without notice. Contact your Eco- One Brand Homes representative for the latest home designs.

The designs contained herein utilize patents (pending) and trademarks owned by 21st Century Construction Technologies, LLC and must not be copied, modified, or used without the express written consent of 21st Century Construction Technologies, LLC. This drawing and the information shown remain the property of 21st Century Construction Technologies, LLC. This drawing may not be reproduced or used without the express written consent of 21st Century Construction Technologies, LLC. 21st Century Construction Technologies, LLC may choose to share this drawing with 3rd parties to facilitate the design and completion of a project(s). This drawing is to be returned to 21st Century Construction Technologies, LLC upon completion of the project unless instructed otherwise by 21st Century Construction Technologies, LLC.

Project: 000

Project: 000

Rev. No. By Date Rev. No. By Date

21st Century Construction Technologies, LLC
151 N Nob Hill Rd., Suite 186
Plantation, Florida, USA 33324

Drawing Title: PRESENTATION SHEET

Folio No: 504126100110

Drawing No: 21CC- 00

Scale: As Noted

Drawn by: M.N.P.

Date: 01-13-2022

Rev. 00

Sheet No: A-01 OF A-24

GENERAL NOTES

1. All subcontractors shall hold harmless the owner, architect, engineer and general contractor for any personal injury or damage on the job and/or to adjacent properties, and for work not inspected or not properly inspected. Prior to demolition and/or new construction, contractor and sub-contractors are solely responsible for locating all existing utilities and structural elements. Any damages to existing utilities and/or structural elements shall be replaced at sole cost to subcontractor(s).
2. Subcontractor (bidder) must review and become thoroughly familiar with the construction documents. On site verification of all dimensions and conditions shall be the subcontractors responsibility. If doubt exist in the mind of the bidder/contractor as to the true meaning of any part of the contract documents and/or on-site conditions, he/she must request clarification in writing. The architect and/or engineers shall respond to any inquiry in letter form. Any discrepancies shall be reported immediately to the architect in writing before proceeding with work involved. Survey of existing property to be provided by owner or general contractor.
3. All work shall conform with the 2020 Florida building code and codes having jurisdiction and the latest version of OSHA, NFPA, Industry standards and manufacturer's specification.
4. Contractor shall submit at least 4 copies of shop drawings for all custom fabricated work, and/or for items so noted on construction documents. Contractor shall review/approve all submittals/shop drawings prior to submitting for architect's review and indicate so with stamps and signatures. The contractor shall pay all applicable bond, permits, shop drawing review and re-inspections fees and any applicable tax and/or sales taxes.
5. Do not scale drawings: Use dimensions indicated on drawings. Dimensions of larger scale drawings and details shall take precedence over smaller scale drawings. Any discrepancies between architectural drawings and engineering drawings shall be reported to the architect immediately. Measurements on architectural drawings take precedence over all other measurements. Contractor shall be responsible for all dimensions and verify the same in field. All fixtures, finishes, colors, and materials not specified in these drawings shall be selected by the owner. The architect, if requested by the owner, will assist in selecting the above stated items on an additional service basis. Contractor must submit samples of all finishes for architect approval.

GENERAL NOTES FOR FOUNDATIONS AND FOOTERS

1. All designs, materials of construction, work, and inspections shall be in conformance with the 2020 Florida Building Code, 2020 Florida Building Code, Residential, 7th Edition, 2020 Florida Building Code, Energy Conservation, 7th Edition and all applicable codes referenced within the 2020 Florida Building Code, no exceptions.
2. Other codes referenced include, but are not limited to:
- NFPA: National Fire Prevention Association

AWS: American Welding Society

ASTM: American Society for Testing & Materials

ASME: American Society of Mechanical Engineers

NEC: National Electric Code

ANSI: American National Standards Institute

AISI: Standard for Cold-Formed Steel Framing

OSHA: Occupational Safety and Health Act
3. All subcontractors, subcontractor employees, and other visitors to the jobsite shall follow all applicable local, county, state, and federal regulations that are in effect at the time the work is being performed.
4. The safety of every person is of utmost important on every jobsite. As a minimum, all OSHA regulations must be followed, no exceptions as well as other safety requirements that may be implemented by the General Contractor. All subcontractors are provided an overview of their safety training procedures when submitting estimates. The General Contractor shall notify a subcontractor, in writing, if any of the subcontractor's employees do not comply with all safety regulations. Following a second violation of safety procedures, the General Contractor shall notify the Subcontractor that the offending employee will be prohibited from being present on the jobsite.
5. All subcontractors shall hold harmless the owner, architect, engineer, and general contractor for any personal injury or damage on the job and/or to adjacent properties, and for work not inspected or not properly inspected. Prior to demolition and/or new construction, sub-contractors are responsible for locating all existing utilities and structural elements. Any damages to existing utilities and/or structural elements shall be paid for by the subcontractor.
6. Subcontractors must review and become thoroughly familiar with all construction documents. Onsite verification of all dimensions and conditions shall be the responsibility of the subcontractor.
7. If the bidder/subcontractor has any questions pertaining to any of the contract documents and/or on-site conditions, the subcontractor is to request clarification, in writing, from the General Contractor. The General Contractor shall request clarification from the architect and/or engineer and shall respond to the subcontractor in writing. Once a formal contract is executed by the General Contractor with a subcontractor all changes to the contract must be approved by the General Contractor and implemented via a written and approved change order. All work performed by the subcontractor without an approved change order will be at the subcontractor's expense. All rework incurred as a result of the unapproved change will be at the subcontractor's expense.
8. Survey of existing property and construction site plan to be provided by the General Contractor.
9. General Contractor shall prepare a soil erosion and runoff water plan that must be implemented prior to the start of any construction.
10. Subcontractor shall submit at least 4 copies of shop drawings for all custom fabricated work, and/or for items so noted on construction documents. General Contractor shall review/approve all submittals/shop drawings prior to submitting for architect's review and indicate so with stamps and signatures. The subcontractor shall pay all applicable bonds, permits, shop drawing review and re-inspections fees and any applicable tax and/or sales taxes.
11. Do not scale drawings: use dimensions indicated on drawings. Dimensions of larger scale drawings and details shall take precedence over smaller scale drawings. Any discrepancies between architectural drawings and engineering drawings shall be reported to the General Contractor immediately. Measurements on architectural drawings take precedence. Subcontractor shall be responsible for all dimensions and verify the same in field.
12. All fixtures, finishes, colors, and materials shall be provided as specified in the construction drawings. The Subcontractor shall notify the General Contractor, in writing, if any of the specified fixtures, finishes, colors, or materials have been discontinued or are not readily available. If possible, the Subcontractor shall advise the General Contractor of an equivalent substitute of the specified item. Important Note: All changes must be approved and implemented by a written change order as described in paragraph #7.
13. Subcontractor shall provide all supplemental material required to properly install, support, and brace all items and components within the work.
14. Subcontractor shall be responsible for cleaning operation and any loss and/or damage to his work while project is under construction. All trash and construction material scraps must be picked up at the end of each work shift and disposed of in the approved rubbish container provided by the General Contractor.
15. Altering structural members: no structural members shall be omitted, notched, cut blocked out, or relocated without prior approval by the General Contractor.
16. All work and/or material shall be installed in strict accordance with manufacturers or industries recommendations and specifications.
17. Site shall be prepped by removing all stumps and roots at least 12" below grade.
18. The General Contractor shall prepare and maintain a hurricane/windstorm preparedness plan. The contractor shall maintain the plan in a location that is readily accessible for review by the Owner, Architect, Engineer, Subcontractor(s), and all jobsite workers.
- A. The hurricane plan shall include a list of contacts in the event that a hurricane watch is posted and will also address what measures are to be taken to secure the construction site in the event of notification by the national weather service of an impending hurricane or windstorm that may threaten the jobsite or surrounding homes.

B. The hurricane plan shall address how the contractor will mobilize the project following a wind or hurricane event and documentation of damages and how repairs will be handled in the event of a loss.
19. In the event of damages to the building which require assessment for an insurance claim, the General Contractor must immediately notify the Owner of the circumstances surrounding the Loss, document damages, determine and price repairs, determine impact to the project schedule, submit all information to the Owner within 72 hours of a loss.
20. General Contractor shall coordinate the work of all trades at the time the work is performed.
21. The General Contractor shall create an ongoing record set of drawings of all deviations from the contract documents. The General Contractor shall neatly and correctly enter in colored pencil, any deviations on the drawings affected and shall keep the drawings available for inspection. An extra set of drawings will be furnished for this purpose. The General Contractor will make any final corrections to drawings and shall certify to the accuracy of each print that the work is completed according to the drawings by signature thereon and deliver to the Owner and/or Architect/Engineer.

GENERAL CONSTRUCTION NOTES:

1. The General contractor is committed to a safe workplace and jobsite for all employees and sub-contractors. We take safety very seriously and require that all people at any of our jobsites comply with all Federal, State and Local safety requirements.
2. All Federal, State and Local safety requirements.
3. All injuries must be reported per OSHA regulations. Additionally, the General Contractor is to be advised of any injuries on the jobsite within 24 hours of the occurrence.
4. All subcontractors on the jobsite must have continuous general liability insurance in effect and must comply with the state of Florida's Workmen's Compensation insurance regulations. All sub-contractor vehicles and driver's must be covered by a commercial line of auto insurance. All motorized construction equipment that the sub-contractor brings to the jobsite must be covered by the general liability insurance. The General Contractor is to be provided with a current Certificate of Insurance (COI) prior to performing any work on the jobsite. Contact the General Contractor for additional information concerning the insurance requirements
5. All sub-contractors who perform trenching operations on the jobsite must comply with OSHA Regulations 1926 Subpart P -Excavations.
6. All safety concerns must be reported to the General Contractor for resolution. Any employee of the General Contractors or sub-contractor bring who does not comply with the required safety provisions will be asked to leave the jobsite.
7. Sub-contractors must have a current Material Safety Data Sheet (MSDS) binder on all service trucks at the jobsite.

PLUMBING NOTES:

1. All plumbing work must comply with the 2020 Florida Building Code, Residential, 7th Edition.
2. Only pipe, pipe fittings, tubing,tube fittings materials permitted by the building code shall be used.
3. A licensed plumbing sub-contractor to pull and pay for all necessary permits and required site testing. Costs incurred to be invoiced to General Contractor as itemized expenses.
4. Sub-contractor to provide all piping, tubing, pipe fittings, tube fittings and service valves per the Materials List contained on this drawing.
5. General Contractor to provide all sinks, sink faucets, toilet bowls, shower pans, bathtubs, shower faucets, bathtub faucets, hot water heater, bathroom vanities, shower enclosures and bathroom hardware.
6. The site layout of the sub-slab piping (sanitary, cold, and hot water) must be done on compacted soil using either marking paint or GPS based locating device per the sub-slab piping and trenching drawing provided by the general Contractor.

Engineer/Inspection Disclaimer :

The presence or not presence of the Engineer/Inspector at the work site shall in no way lessen the Contractor responsibility for conformity with contract, plans, specifications, Florida Building Code and OSHA Regulations. Should the engineer or inspector prior to, during or after construction fail to identify or reject materials or work that does not conform with the above documents, whether from lack of discovery or for any other reason it shall in no way prevent later rejection and correction of the unsatisfactory materials or work when discovered. This is also true if the work has been accepted and is currently being maintained by the County or City jurisdiction. The Contractor shall be responsible for correction of all work that does not conform to the good engineering practices and the documents mentioned above.

Construction Requirement :

All public and private work including but not limited to water mains, water services, sanitary sewers, sanitary sewer services, storm sewers, drainage systems, roads, sidewalks, parking lots, site grading and landscaping shall be constructed in accordance with the City or County where the job is performed ordinances, standards, specifications and details that applicable. No deviations from the owner/developer or contractors submitted plans will be allowed unless written approval from the City or County where the job is performed for water and sanitary sewer deviations. All public and private easements shall be recorded prior to final acceptance by the City or County where the job is performed.

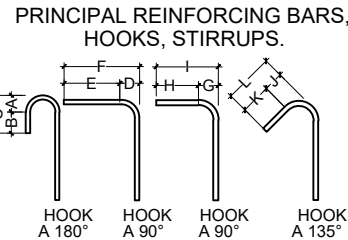
STRENGTH OF MATERIALS

COMPRESSIVE STRENGTH OF CONCRETE (fc) 3 KIPS/IN2

YIELD STRENGTH OF REINFORCED STEEL (fy) 40 KIPS/IN2

CONCRETE TYPES

PRINCIPAL STRUCTURAL ELEMENTS REINFORCING CONCRETE WALL, SLABS, FOUNDATION SLAB.



MINIMUM DIMENSIONS (INCH)												
TYPE	A	B	C	D	E	F	G	H	I	J	K	L
No. 2 Y 3	1 3/8"	2 1/2"	3 7/8"	1 1/2"	4 1/2"	6"	1 1/8"	2 1/2"	3 5/8"	1 1/8"	2 1/2"	3 5/8"
No. 4	1 3/4"	2 1/2"	4 1/4"	3"	6"	8"	1 1/2"	3"	4 1/2"	1 1/2"	3"	4 1/2"
No. 5	2 1/4"	2 1/2"	4 3/4"	2 1/2"	7 1/2"	10"	1 7/8"	3 3/4"	5 5/8"	1 7/8"	3 3/4"	5 5/8"

Note: Revised Drawings Supersede All Prior Drawings

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Project:

DAVIE, FL 33314
6300 S.W 42 ND COURT
TRIPLEX

Project No: 000

Rev. No.	By	Date	Rev. No.	By	Date

21st Century Construction Technologies, LLC
151 N Nob Hill Rd., Suite 186
Plantation, Florida, USA 33324

Drawing Title:
GENERAL ARCHITECTURAL NOTES

Drawing No: 21CC- Rev. 00

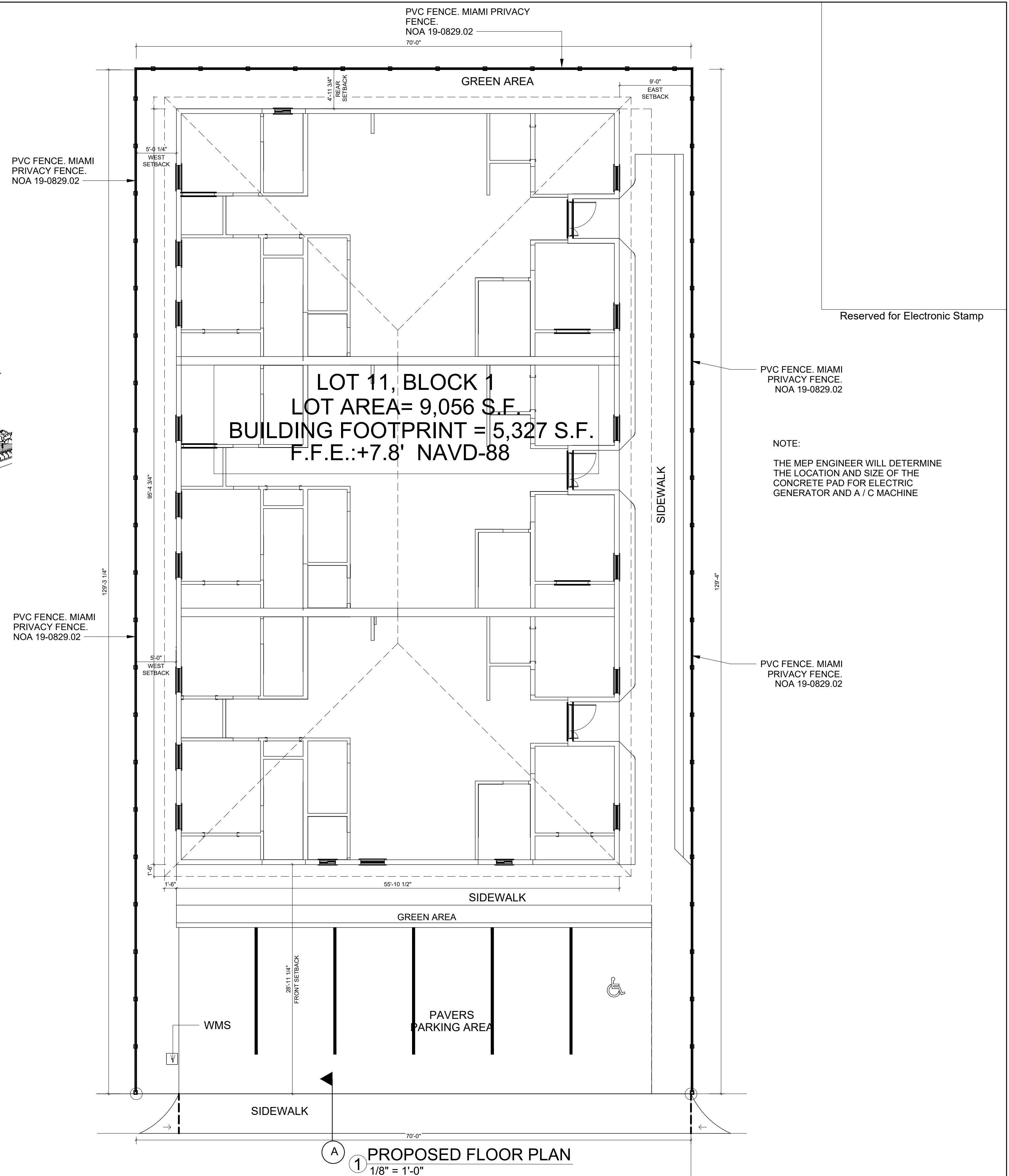
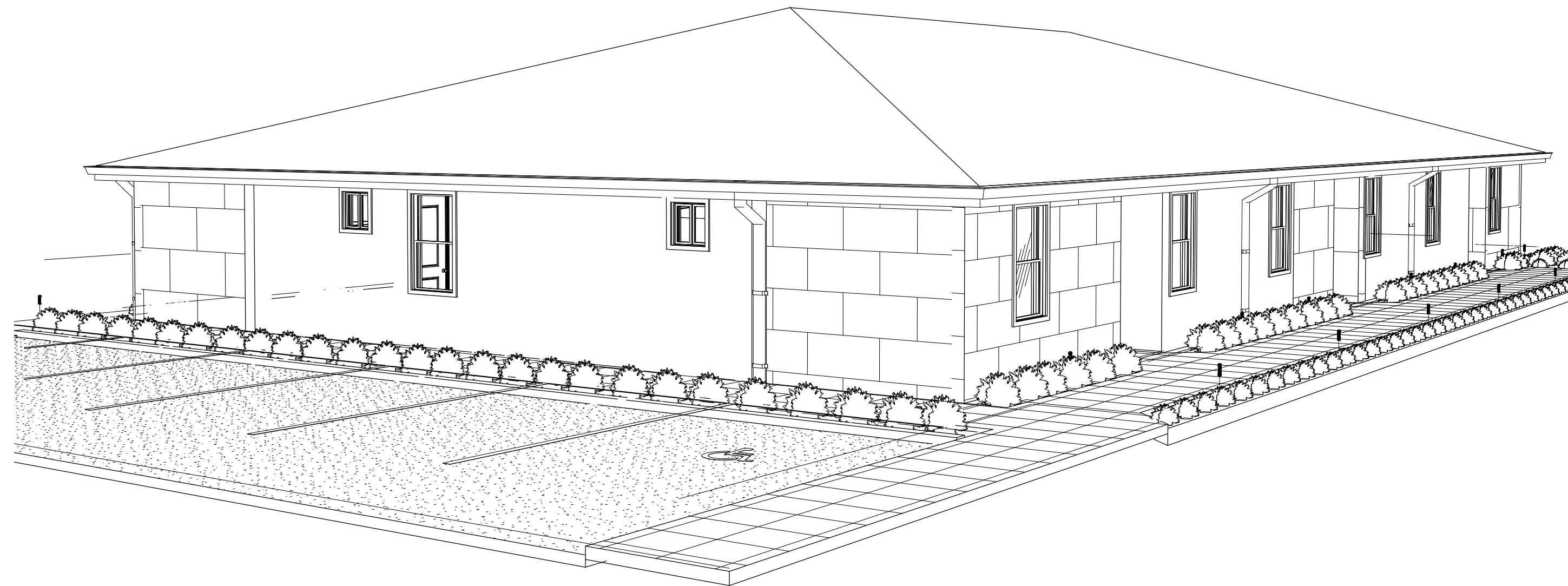
Scale:
As Noted

Drawn by: M.N.P. Sheet No: A-02

Date: 01-13-2022 OF A-24

Folio No: 504126100110

6300 S.W 41ST COURT. DAVIE, FL 33314



NOTE:
THE MEP ENGINEER WILL DETERMINE
THE LOCATION AND SIZE OF THE
CONCRETE PAD FOR ELECTRIC
GENERATOR AND A / C MACHINE

NOTES

- 1.- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR AS PER R307.2 FBC 2020.
- 2.- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT), R311.3 FBC 2020.
- 3.- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOFCEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHERE USED, SUCH AS VAPOR RETARDERS, VAPOR-PERMEABLE MEMBRANES AND SIMILAR COVERINGS. R302.10.1 FBC 2020
- 4.- GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR PART 1201. GLAZING SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II AS PER R 2406.2 FBC 2020.
- 5.- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION. R 2406.4.1 FBC 2020.
- 6.- GLAZING IN WALLS CONTAINING BATHTUBS OR SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING-R 2406.4.5FBC 2020.
- 7.- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. R1203.2 FBC 2020
- 8.- ROOF INSULATION: R-30 WALL INSULATION: R-19 2020 FBC

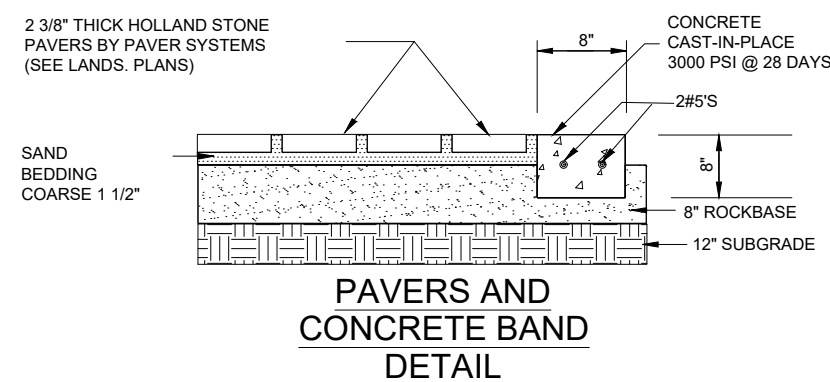
SITE AREAS
TOTAL SITE AREA: 9,056.00 SF TOTAL FOOTPRINT: 5,327.44 SF
BUILDING AREAS
LIVING AREA(A/C AREA) 4,649.07 SF
EXTERIOR AREA 88.11 SF
ESTIMATED TOTAL AREA (GROSS AREA) 4,755.12 SF
UNDER ROOF AREA 5,832 SF *INCLUDING ROOF EAVES

A

B

NOTES:
1. SIDEWALK AND DRIVEWAY ON STREET SIDE OF R/W LINE SHALL BE 6" MINIMUM CONCRETE (3000 PSI) WITH NO REINFORCEMENT.
2. MATERIAL BENEATH SIDEWALKS AND SWALES SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180.

DRIVEWAY WITH SIDEWALK ADJACENT TO CURBED ROADWAY
N.T.S.



Note: Revised Drawings Supersede All Prior Drawings

DAVIE, FL 33314
6300 S.W 42 ND COURT
TRIPLEX

Project:

Drawing Title

UPDATED
SURVEY / SITE
DIMENSIONS

Drawing No:	Rev.
21CC-	00

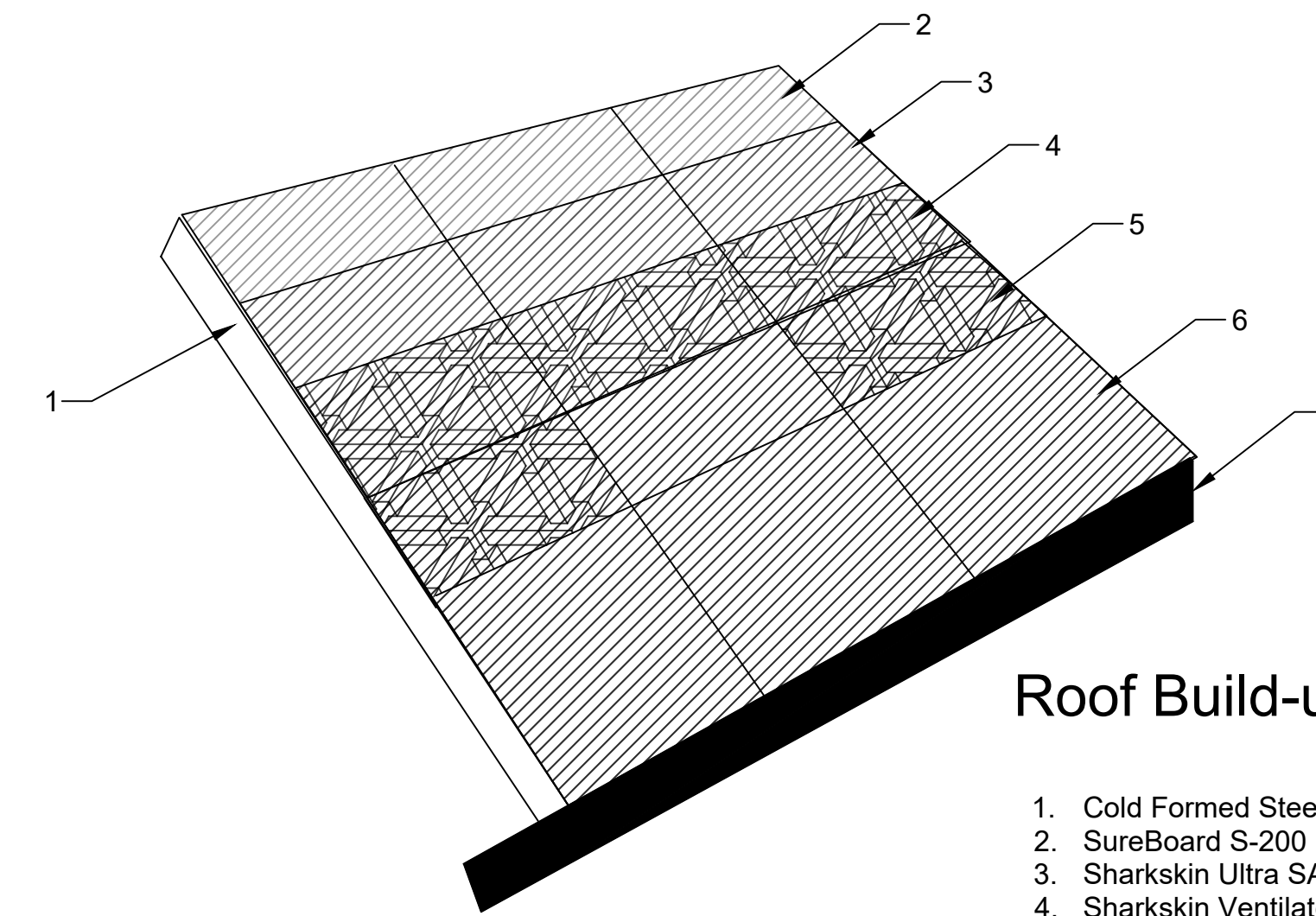
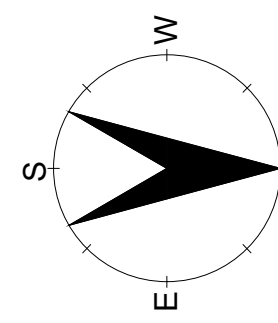
As Noted

Drawn by:
M.N.P.

A-03
F A-24

21st Century Construction Technologies, LLC
151 N Nob Hill Rd., Suite 186
Plantation, Florida, USA 33324

Folio No: 504126100110



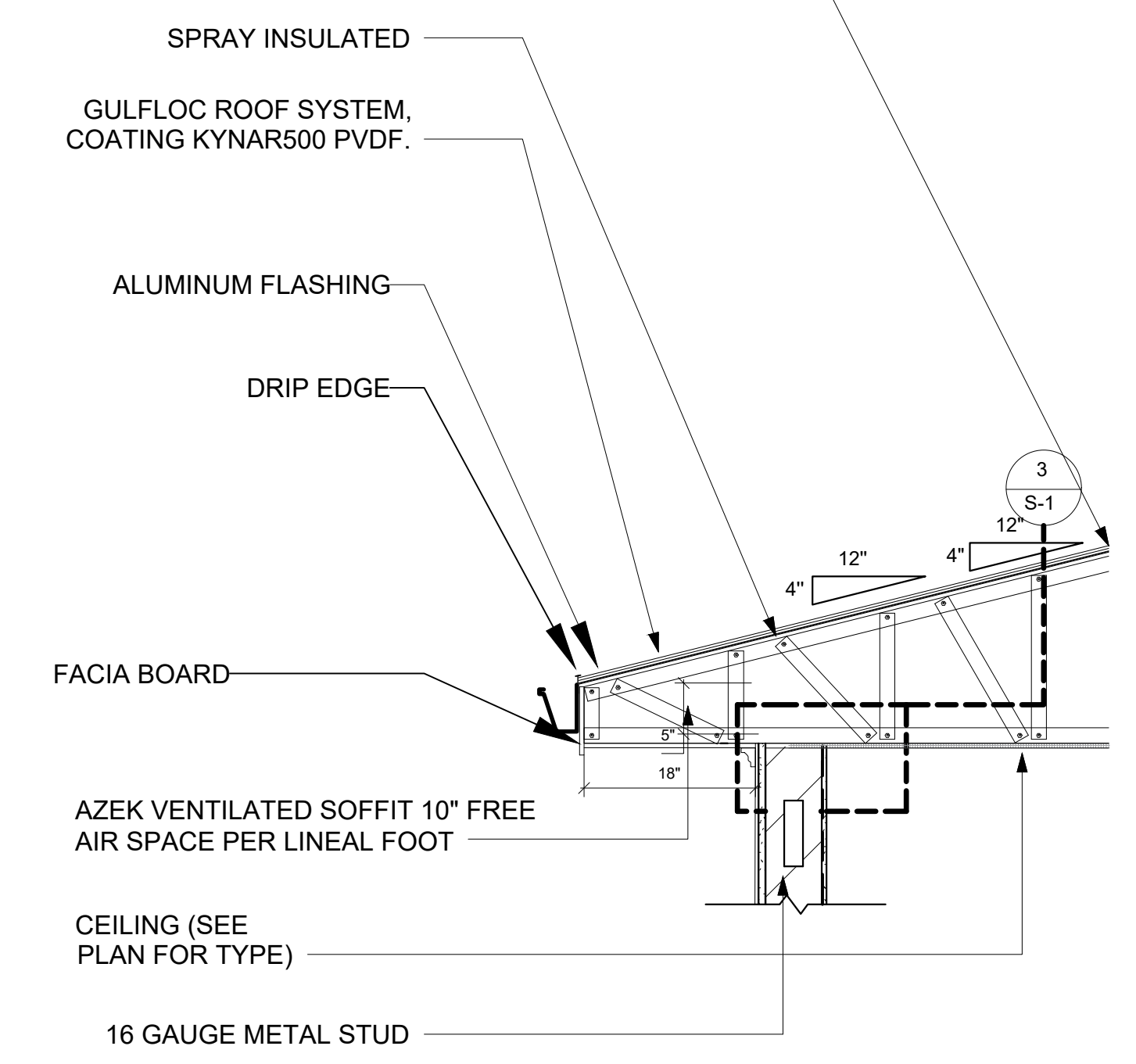
Roof Build-up

1. Cold Formed Steel Roof Trusses
2. SureBoard S-200 Roof Sheathing (NOA)
3. Sharkskin Ultra SA Underlayment (NOA)
4. Sharkskin Ventilated Roof Mat (NOA)
5. Sharkskin Radiant Barrier (NOA)
6. Gulfloc or GulfRib (Can be substituted by Ocean Guard if located 1500 ft. near salted water)(NOA)
7. Facia Board
8. Drip Edge
9. Cor-A-Vent Fascia Vent

3 DETAIL "R" NEW ROOF CONFIGURATION

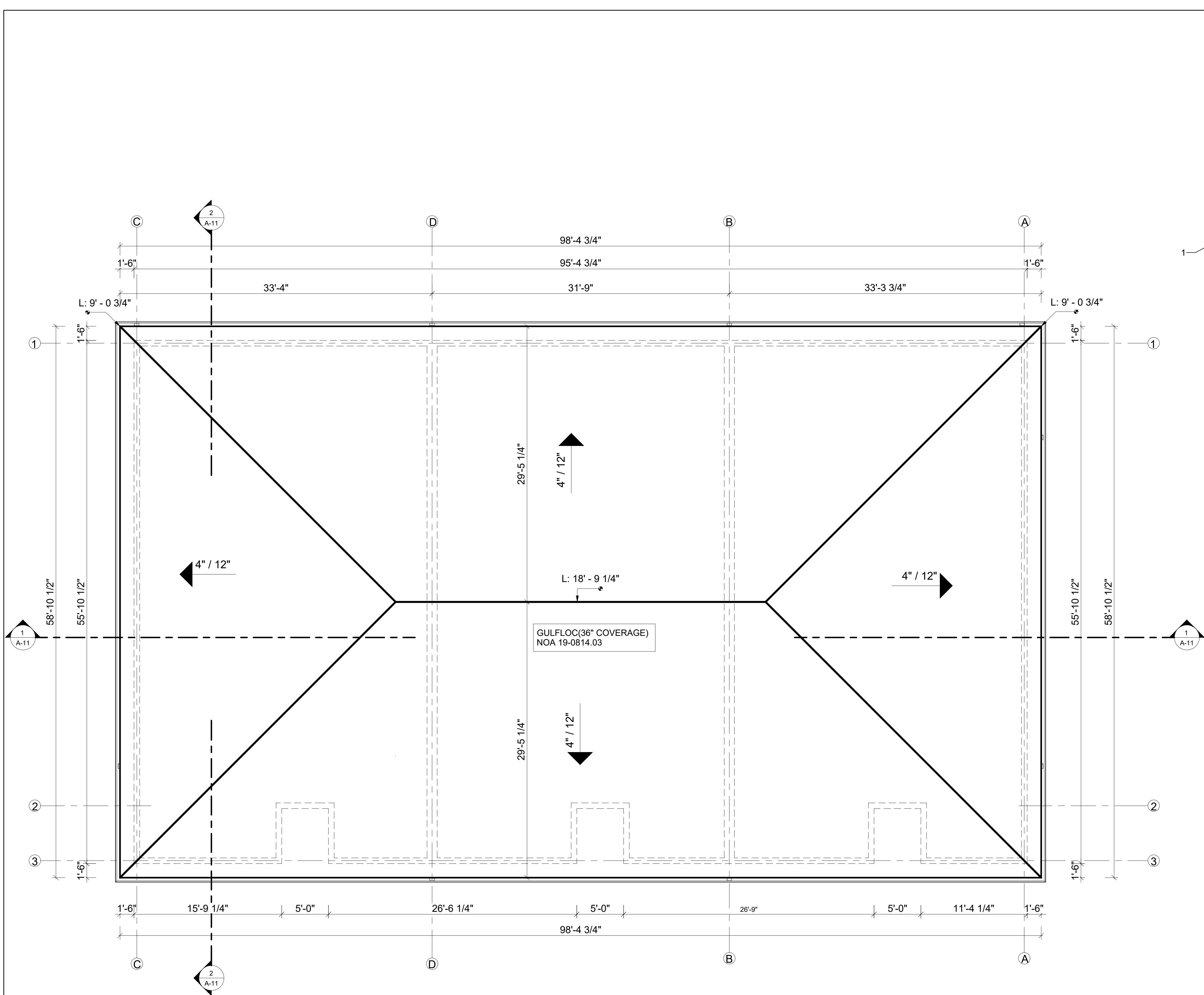
REF. SHEET #16 FOR INSTALLATION DETAILS N.T.S.

TO METAL TRUSSES, W#10 TEK
STAINLESS STEEL SCREWS SPACED 6"



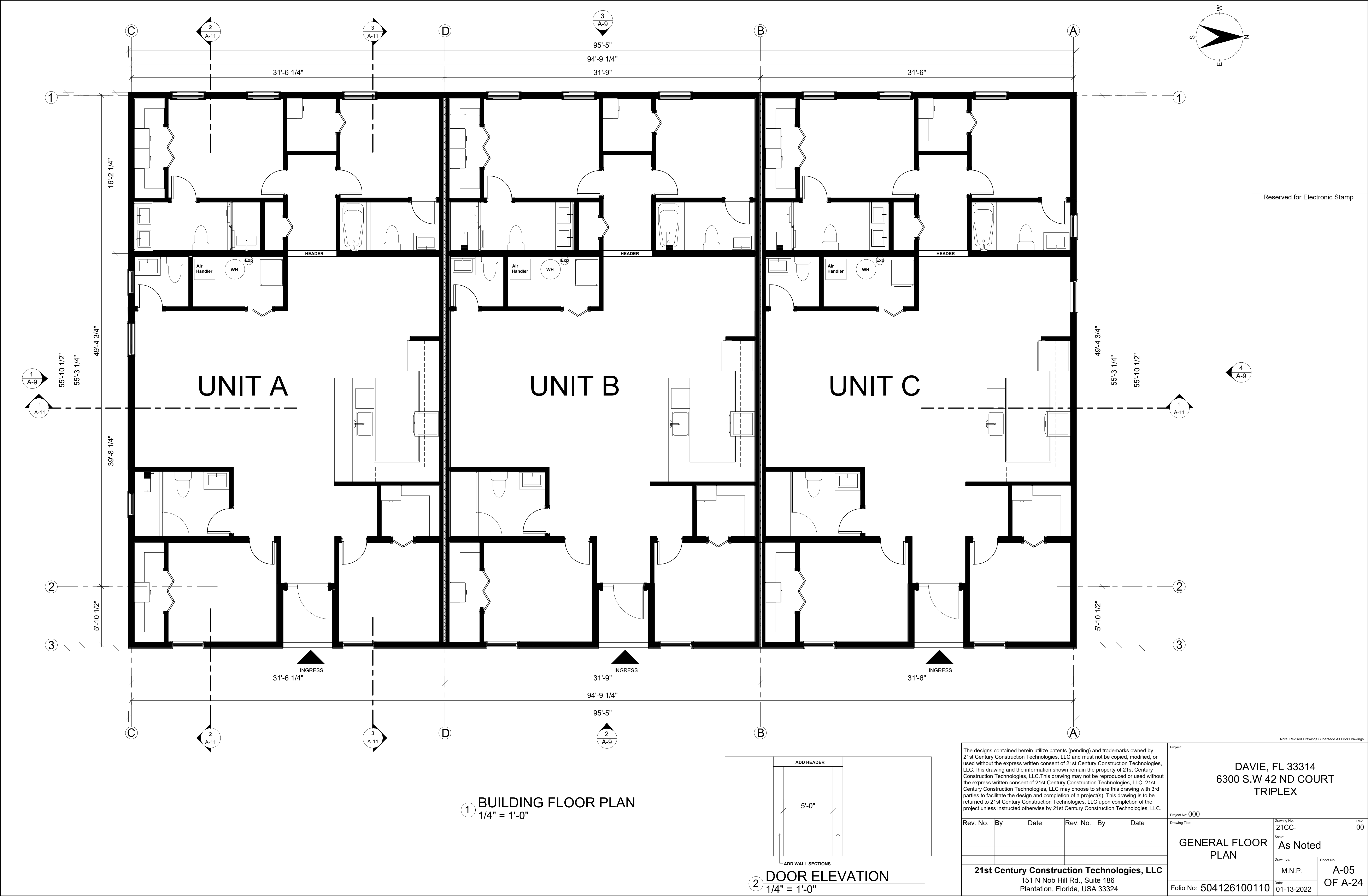
2 TYPICAL WALL SECTION 3/4" = 1'-0"

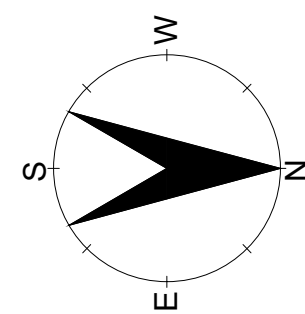
Note: Revised Drawings Supersede All Prior Drawings



1 ROOF PLAN 3/16" = 1'-0"

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Project No: 000						Drawing No: 21CC-00	
Drawing Title: ROOF PLAN DETAILS						Scale: As Noted	
Rev. No. By Date Rev. No. By Date						Drawn by: M.N.P. Sheet No: A-04 OF A-24	
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324						Date: 01-13-2022	
Folio No: 504126100110							





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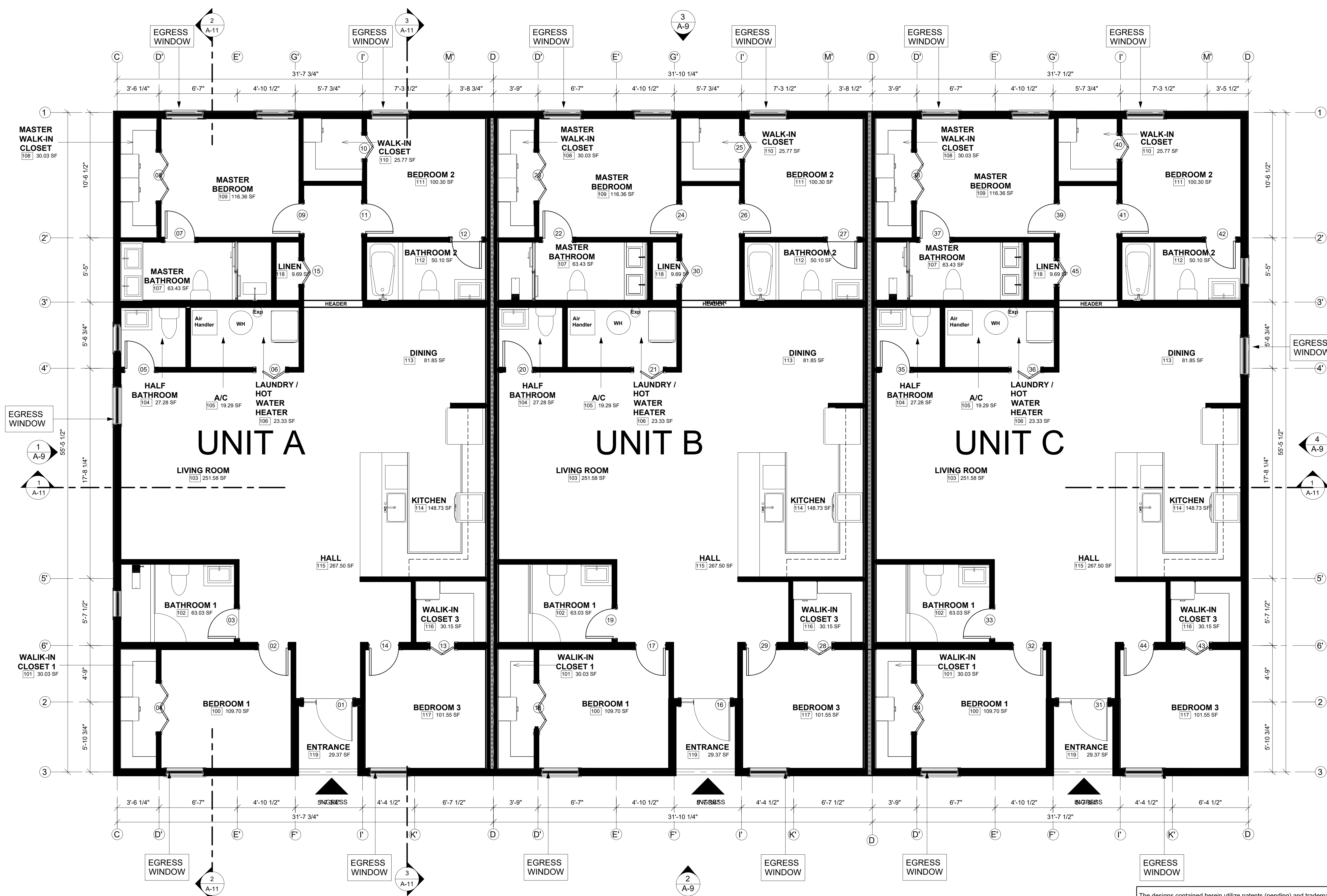
ROOM SCHEDULE		
Number	Name	Area (S.F)

LIVING AREA (A.C. AREA)		
100	BEDROOM 1	109.70
101	WALIK-IN CLOSET 1	30.03
102	BATHROOM 1	63.03
103	LIVING ROOM	251.58
104	HALF BATHROOM	27.28
105	A/C	19.29
106	LAUNDRY	23.33
107	MASTER BATHROOM	63.43
108	MASTER WALK-IN CLOSET	30.03
109	MASTER BEDROOM	116.36
110	WALK-IN CLOSET 2	25.77
111	BEDROOM 2	100.30
112	BATHROOM 2	50.10
113	DINING	81.85
114	KITCHEN	148.73
115	HALL	267.50
116	WALIK-IN CLOSET 3	30.15
117	BEDROOM 3	101.55
118	LINEN	9.69
		1549.69

EXTERIOR AREA		
119	ENTRANCE	29.37
		29.37

ESTIMATED TOTAL AREA (GROSS AREA) 1579.07

NOTE : TYPICAL FOR 3 UNITS.



1 NOTED FLOOR PLAN
1/4" = 1'-0"

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Rev. No.	By	Date	Rev. No.	By	Date
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324					

Project: DAVIE, FL 33314 6300 S.W 42 ND COURT TRIPLEX		Project No: 000	
Drawing Title: NOTED FLOOR PLAN		Drawing No: 21CC- Scale: 1/4" - 1' 0"	
Folio No: 504126100110		Date: 01-13-2022	
		Sheet No: A-06 OF A-24	



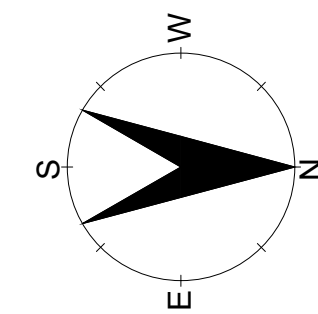
1 DIMENSION FLOOR PLAN
1/4" = 1'-0"

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Note: Revised Drawings Supersede All Prior Drawings

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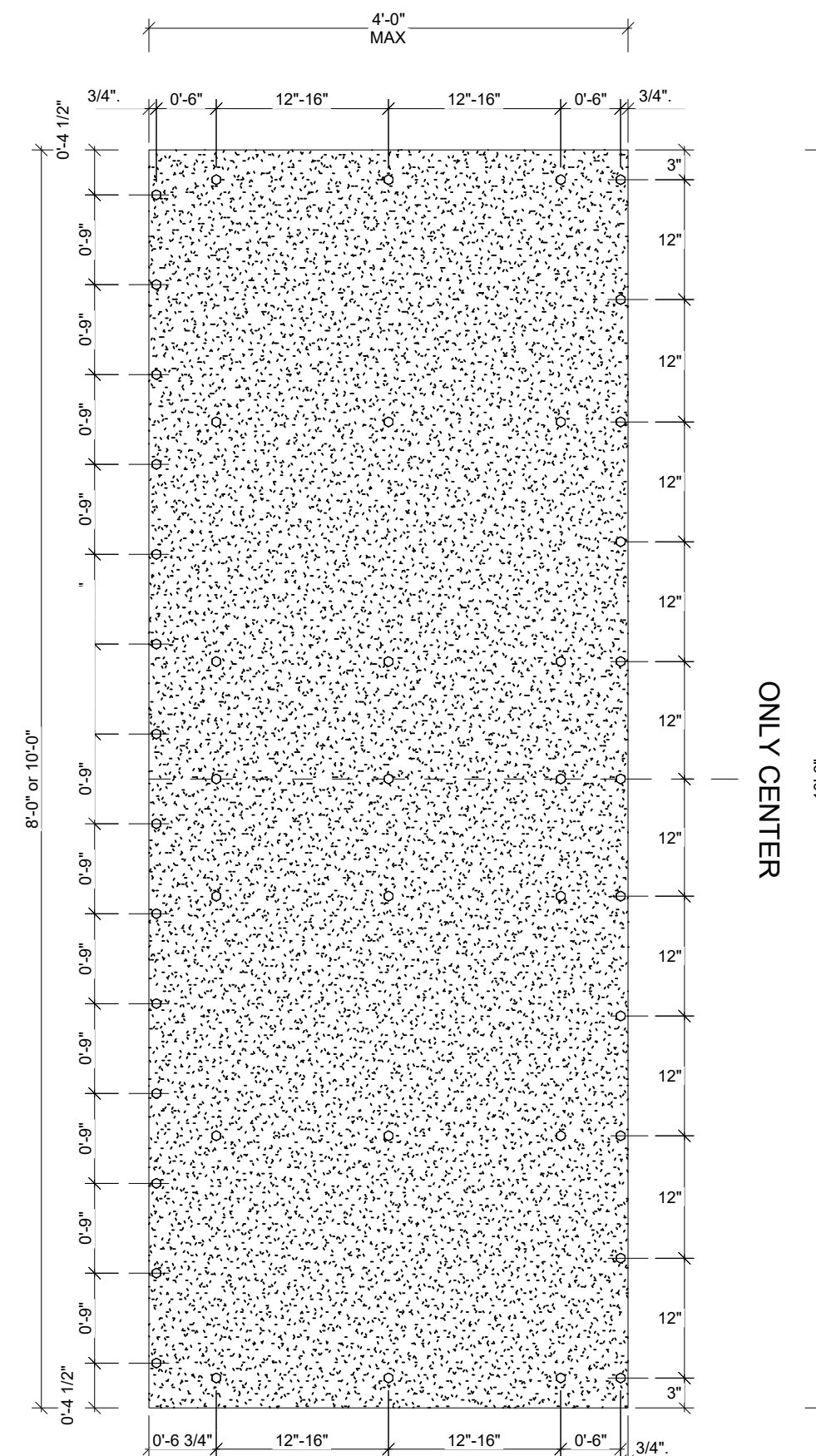
Project:		DAVIE, FL 33314 6300 S.W 42 ND COURT TRIPLEX	
Project No: 000		Drawing No: 21CC-00	
Drawing Title:		Scale: 1/4" - 1' 0"	
DIMENSION FLOOR PLAN		Rev. No. By Date	
Folio No: 504126100110		21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324	
Date: 01-13-2022		M.N.P. A-07 OF A-24	



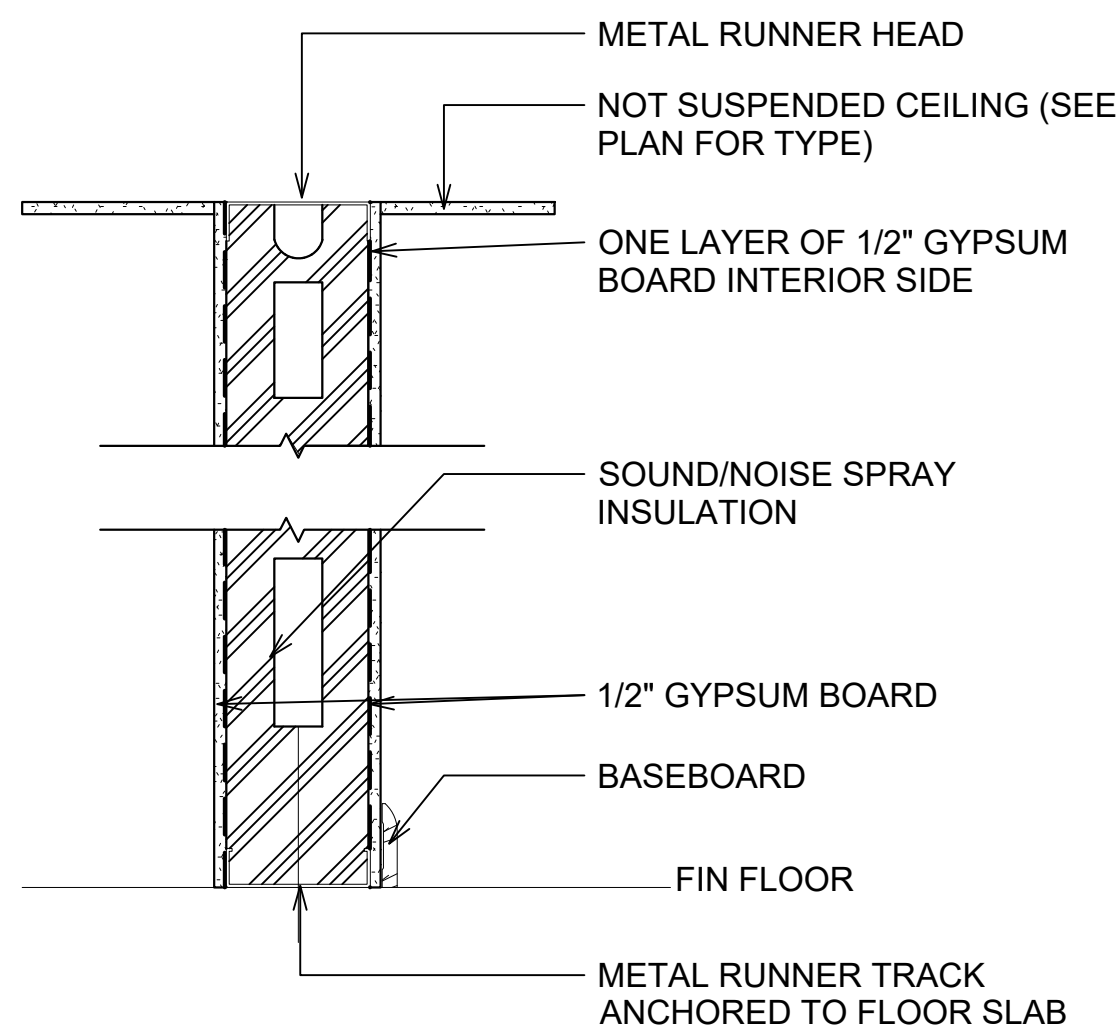
Reserved for Electronic Stamp



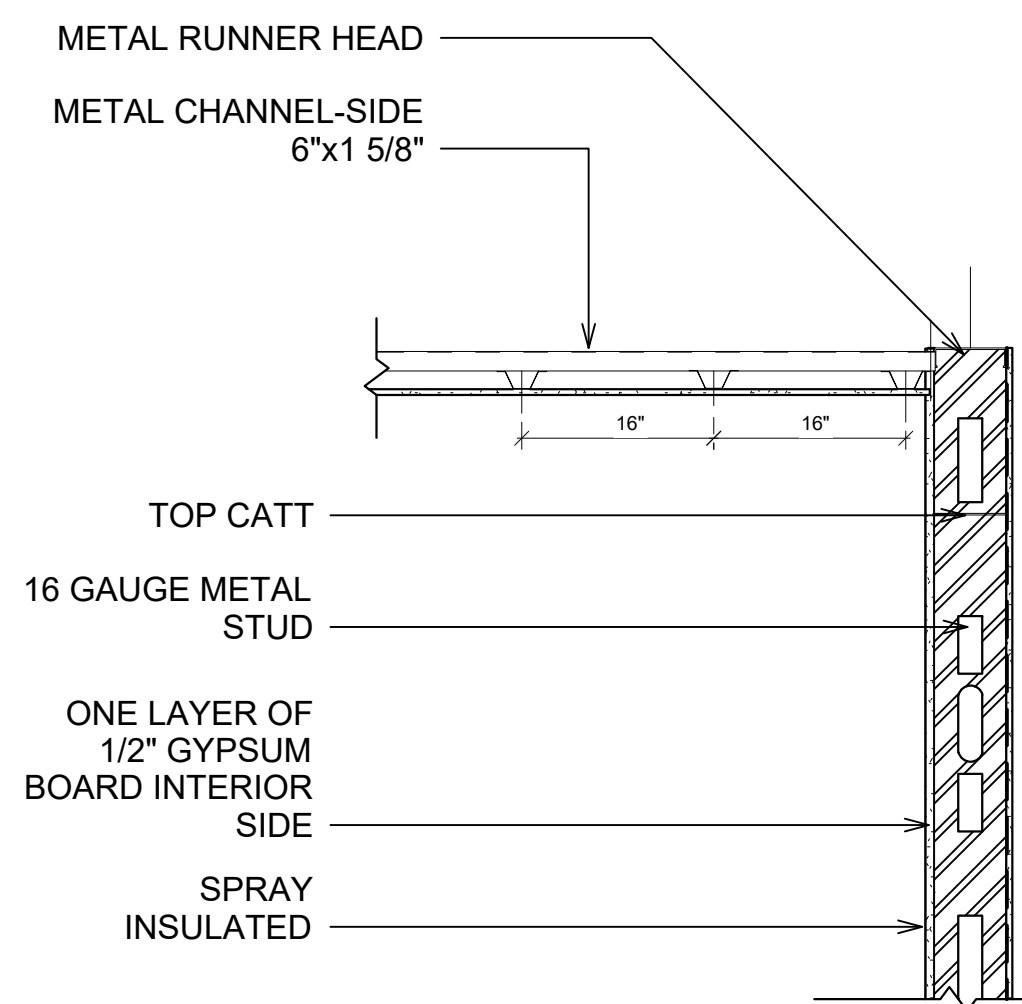
1 REFLECTED CEILING PLAN
3/16" = 1'-0"



2 GYPSUM BOARD PANEL TYPICAL FASTENING PATTERN
3/4" = 1'-0"



3 DRY WALL INSTALLATION SECTION
1 1/2" = 1'-0"

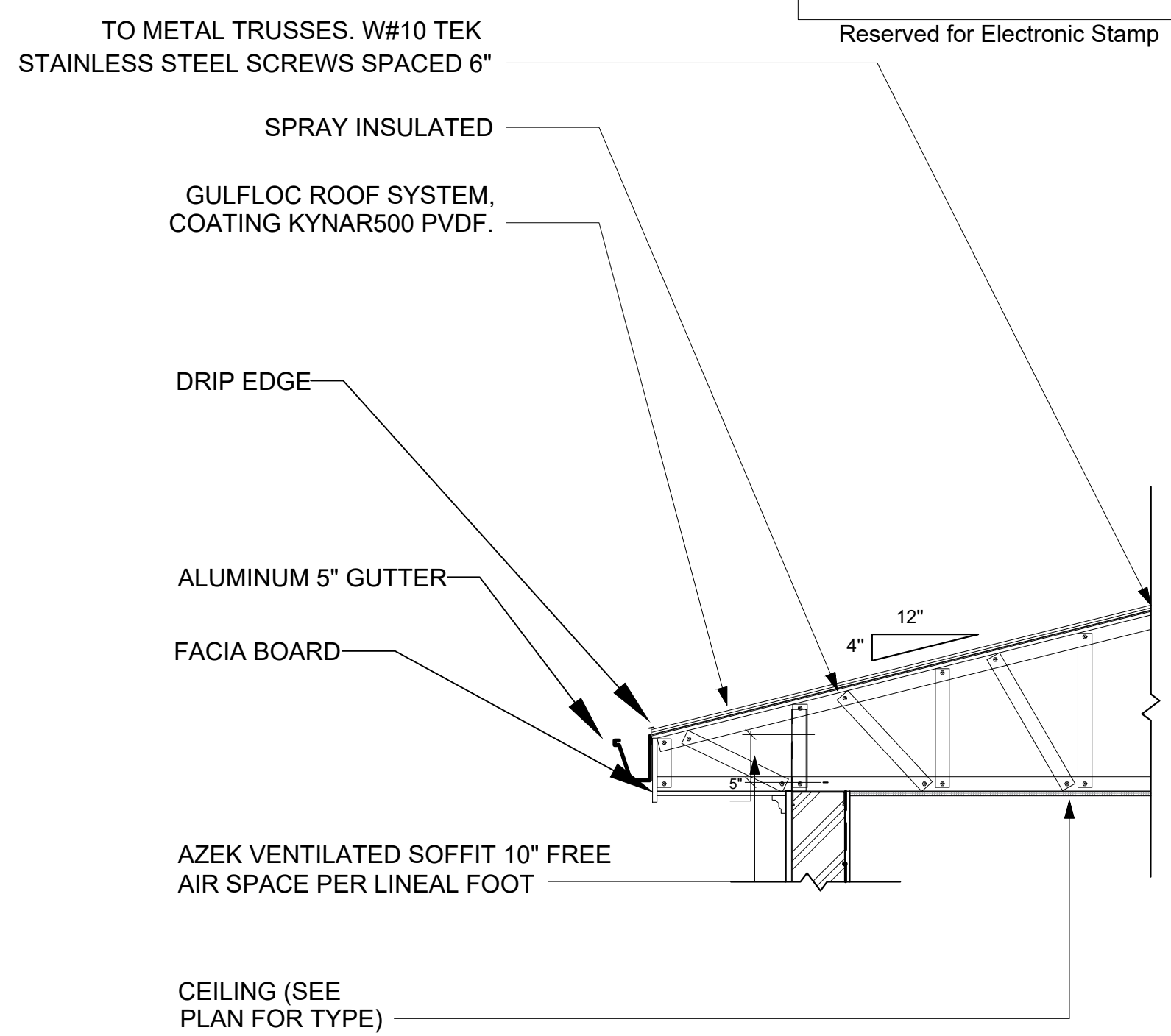
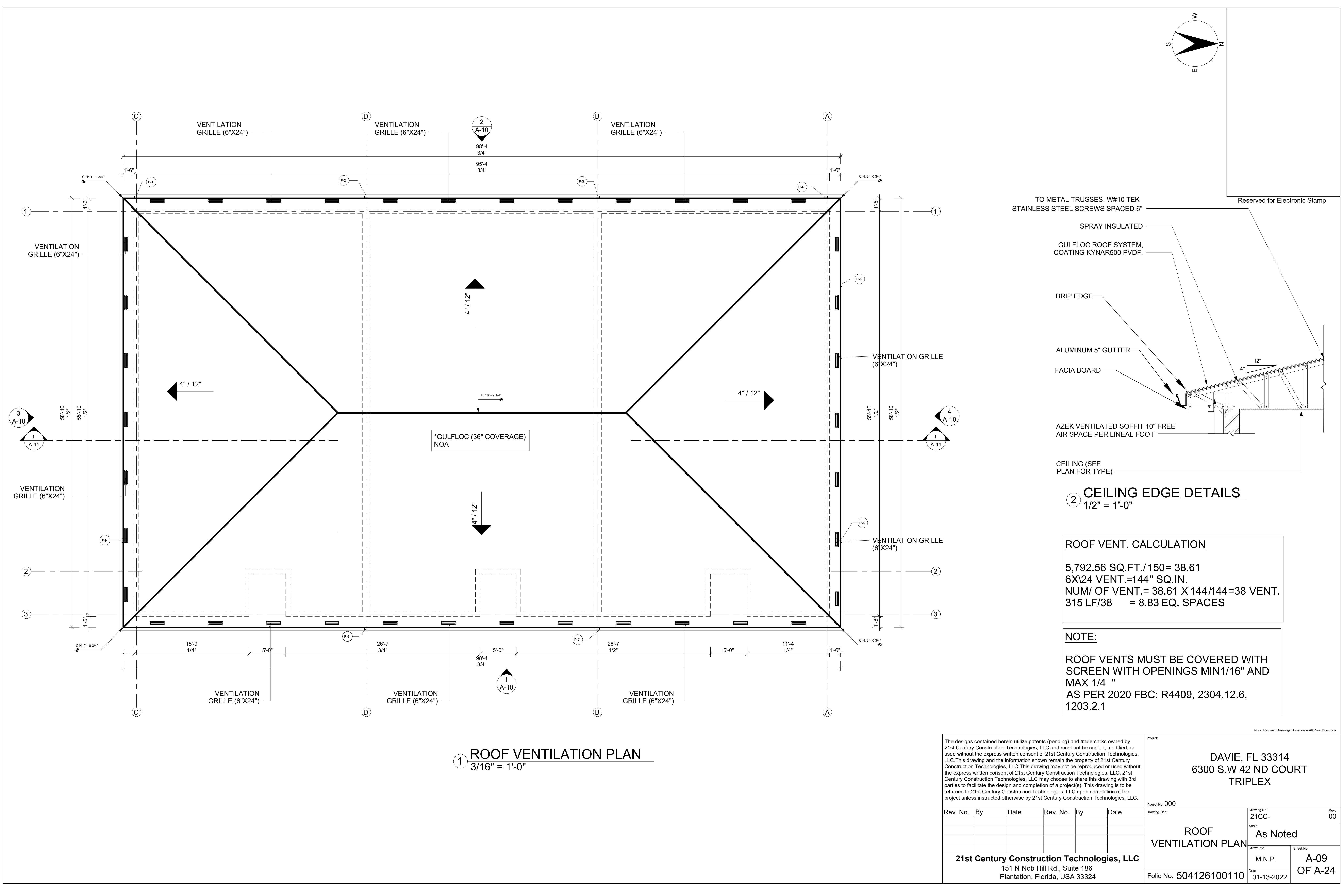
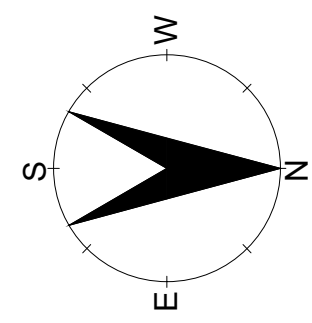


4 TYPICAL INSIDE WALL
3/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE										
Type Mark	DESCRIPTION	CATALOG	Model	MOUNT	LAMP/LUMEN	REMARK	WATTAGE	VOLT	QUANTITY	TOTAL WATTAGE
A	NUBIA F 205 5W	LUXES	NUBIA F 205	1135010<5#	FIX	1	5 W	120	12	3000 K
B	NUBIA T 415 ADJ.	LUXES	NUBIA T 415	1136050<5#	ADJ.	1	15 W	120	27	3000 K
C	NUBIA T 415 ADJ. 2	LUXES	NUBIA T 415	1136050<5#	ADJ.	1	15 W	90	3	3000 K
D	COLUMBUS	LUXES	COLUMBUS 23W	192503075	COLOR BLACK	1		120	6	

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Project:		DAVIE, FL 33314 6300 S.W 42 ND COURT TRIPLEX	
Project No: 000		Drawing No: 21CC-00	
Drawing Title:		Scale:	
REFLECTED CEILING PLAN		As Noted	
Drawn by: M.N.P.		Sheet No: A-08 OF A-24	
Date: 01-13-2022		Folio No: 504126100110	
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324			



2 CEILING EDGE DETAILS
1/2" = 1'-0"

ROOF VENT. CALCULATION

5,792.56 SQ.FT./150= 38.61
6X124 VENT.=144" SQ.IN.
NUM/ OF VENT.= 38.61 X 144/144=38 VENT.
315 LF/38 = 8.83 EQ. SPACES

NOTE:

ROOF VENTS MUST BE COVERED WITH
SCREEN WITH OPENINGS MIN1/16" AND
MAX 1/4 "
AS PER 2020 FBC: R4409, 2304.12.6,
1203.2.1

1 ROOF VENTILATION PLAN
3/16" = 1'-0"

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Project: 000

Drawing No: 21CC-
Scale: As Noted

Rev. No. By Date Rev. No. By Date

21st Century Construction Technologies, LLC
151 N Nob Hill Rd., Suite 186
Plantation, Florida, USA 33324

Project: 000

Drawing Title: ROOF VENTILATION PLAN

Folio No: 504126100110

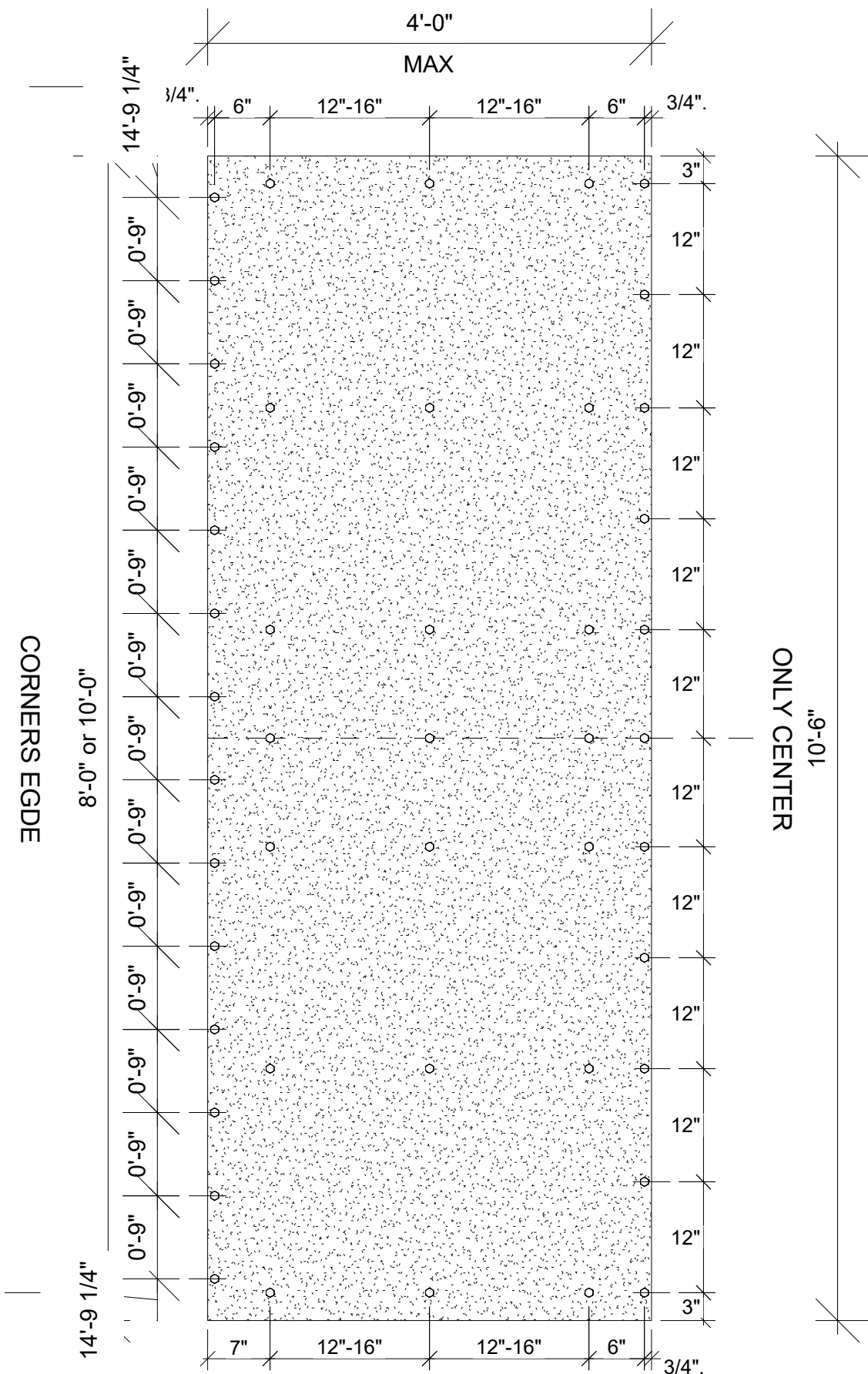
Date: 01-13-2022

Rev. 00

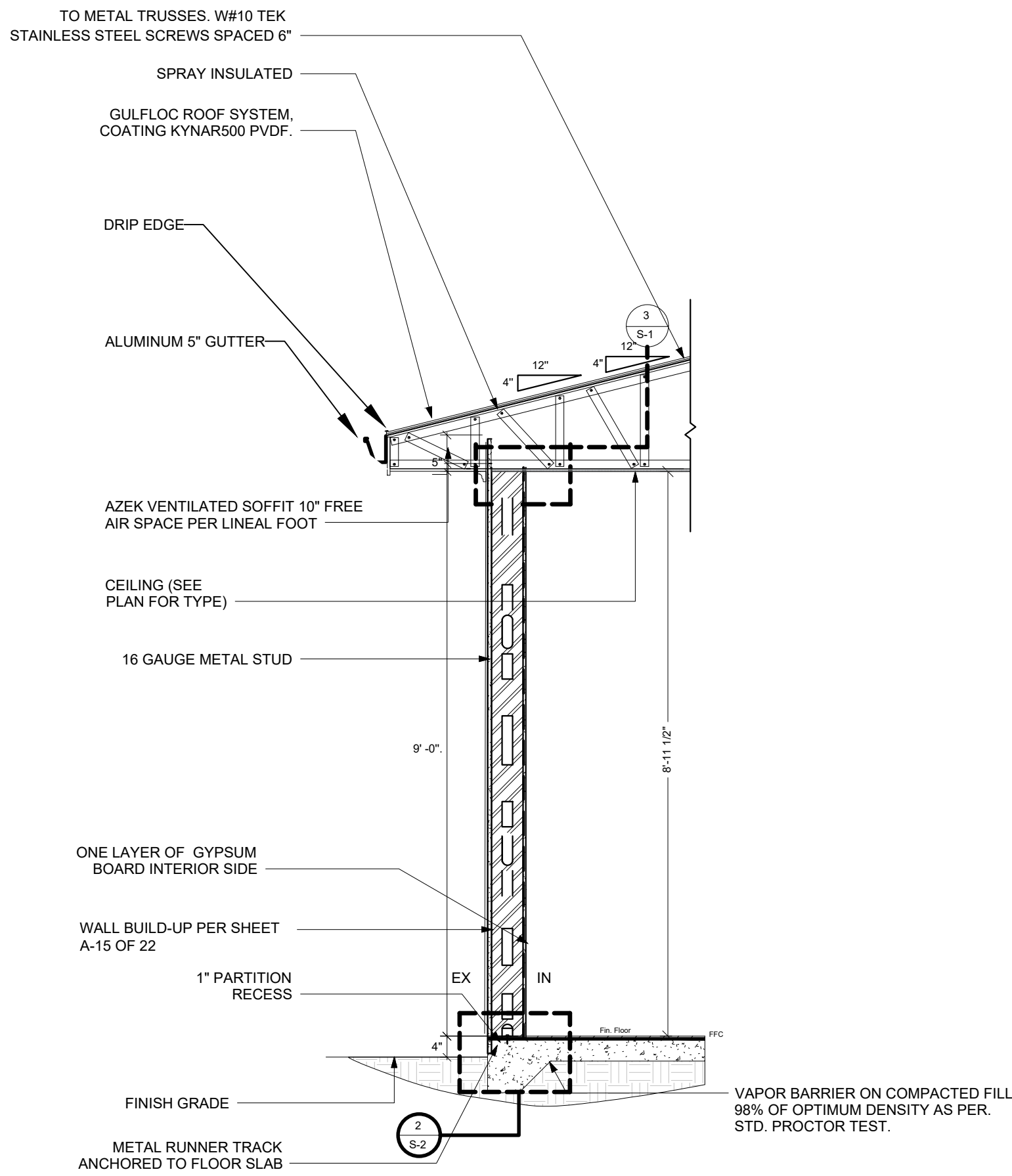
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M.N.P.

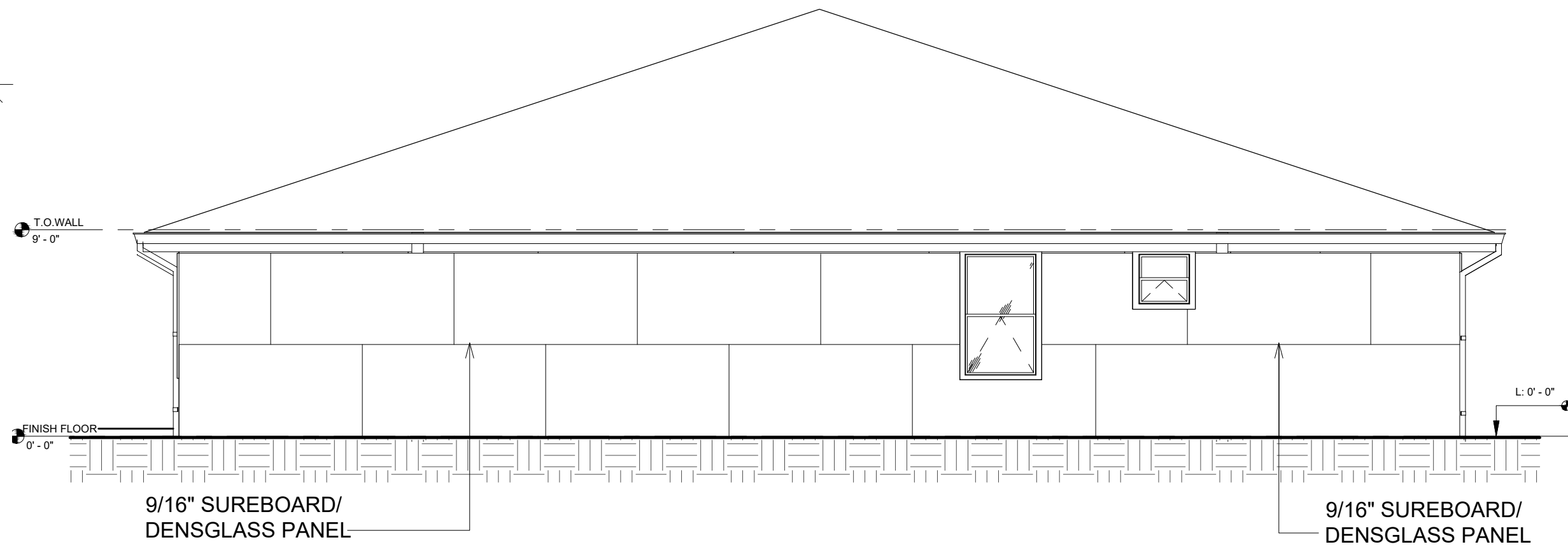
A-09
OF A-24



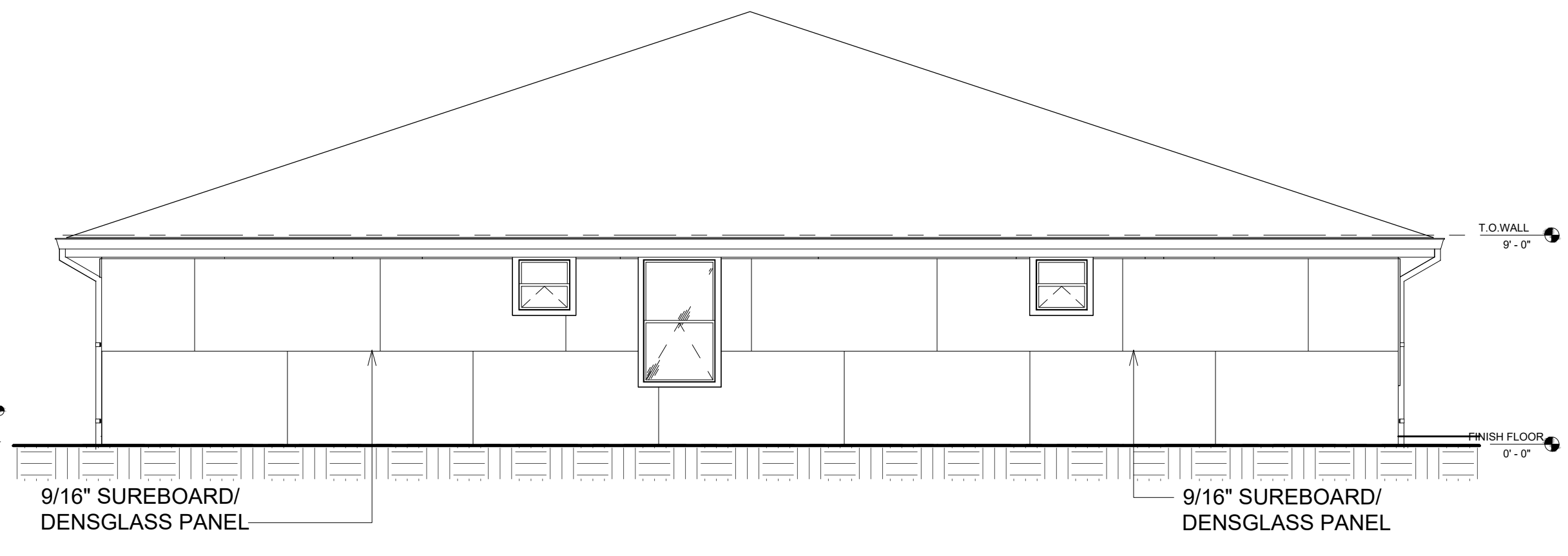
5 SUREBOARD/ DENSGLASS PANEL TYPICAL FASTENING PATTERN.
3/4" = 1'-0"



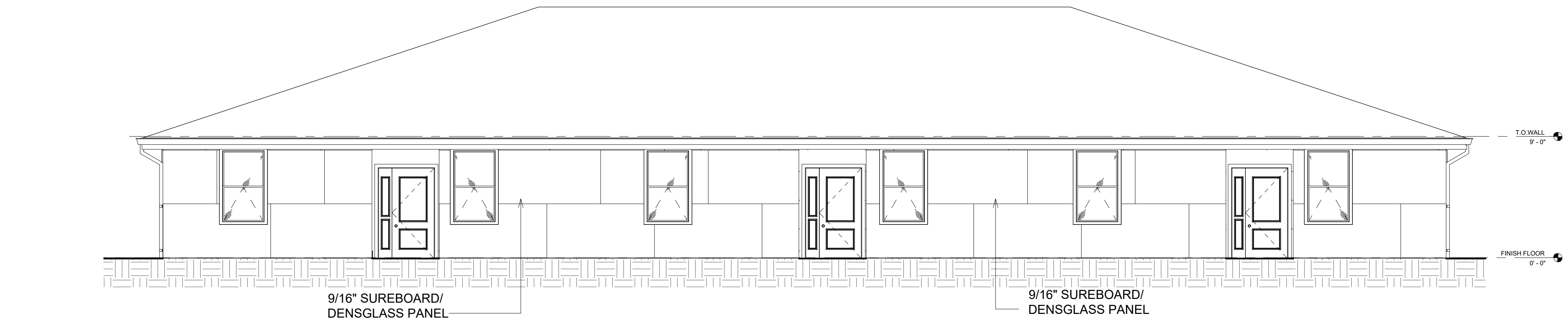
6 TYPICAL WALL SECTION
1/2" = 1'-0"



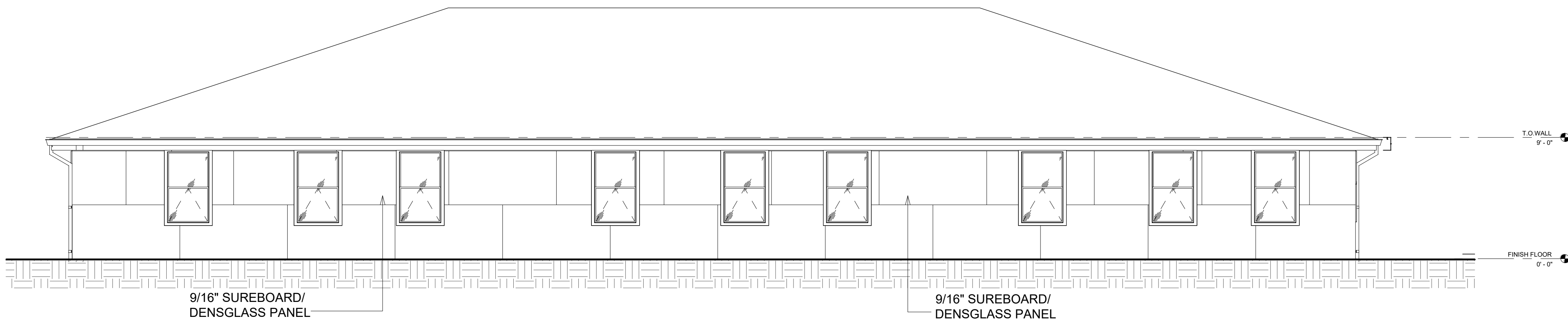
3 SUREBOARD/ DENSGLASS DIVISION EXTERIOR - RIGHT ELEVATION-EAST
3/16" = 1'-0"



4 SUREBOARD/ DENSGLASS DIVISION EXTERIOR - LEFT ELEVATION-WEST
3/16" = 1'-0"



2 SUREBOARD/ DENSGLASS DIVISION EXTERIOR - MAIN FACADE- SOUTH
3/16" = 1'-0"



1 SUREBOARD/ DENSGLASS DIVISION EXTERIOR - REAR ELEVATION-NORTH
3/16" = 1'-0"

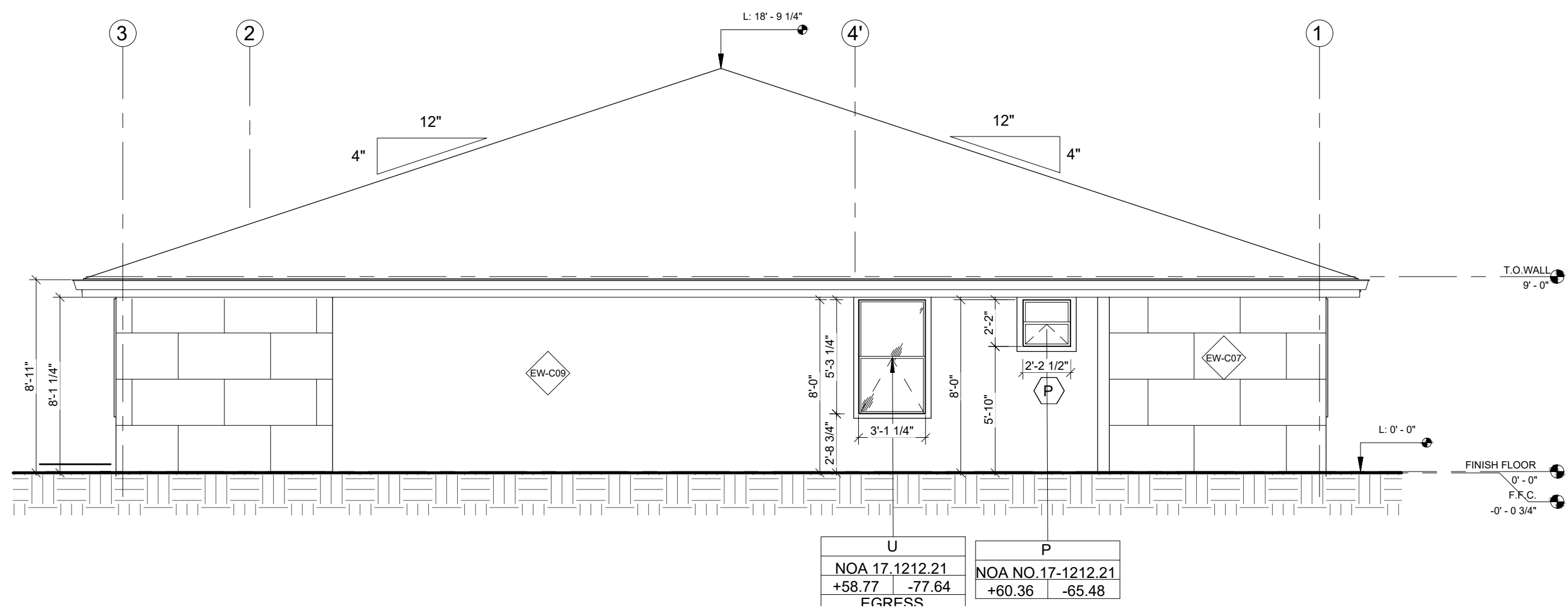
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Rev. No.	By	Date	Rev. No.	By	Date
21st Century Construction Technologies, LLC					
151 N Nob Hill Rd., Suite 186					
Plantation, Florida, USA 33324					

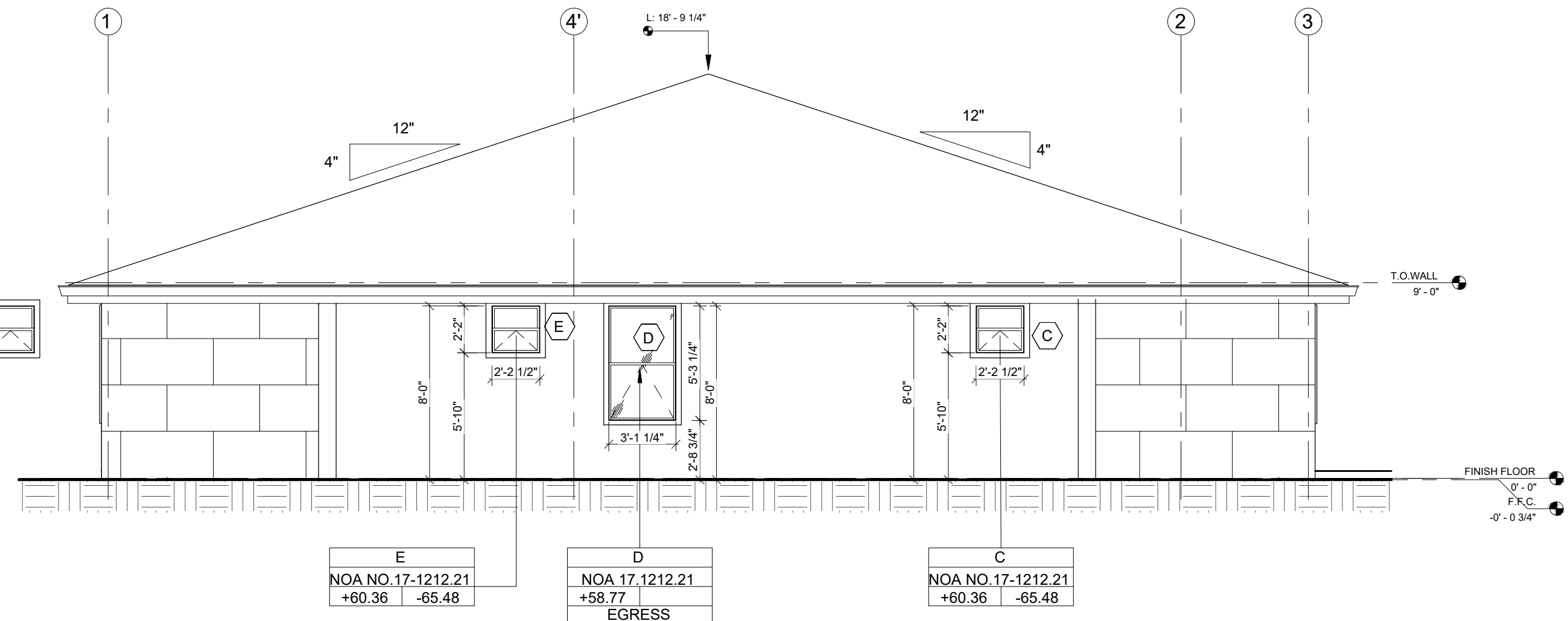
Project: DAVIE, FL 33314 6300 S.W 42 ND COURT TRIPLEX					
Project No: 0001					
Drawing Title: SUREBOARD/ DENSGLASS/ GYPSUM BOARD PANEL TYPICAL FASTENNING PATTERN			Drawing No: 21CC- Scale: As Noted		
Folio No: 504126100110			Date: 01-13-2022		
			Rev: 00		
			Sheet No: A-10 OF A-24		

Reserved for Electronic Stamp

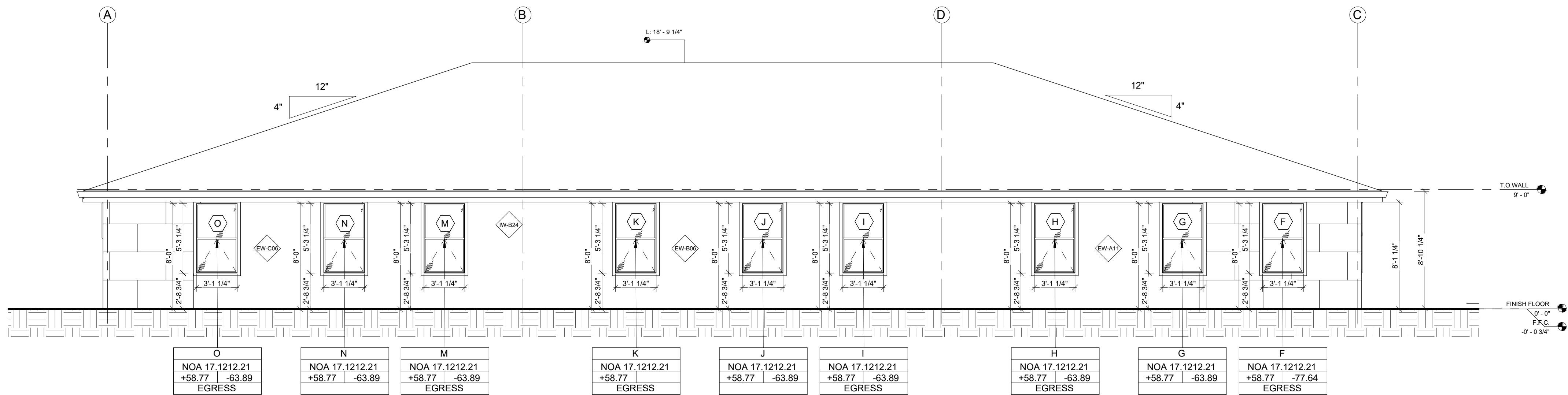
Note: Revised Drawings Supersede All Prior Drawings



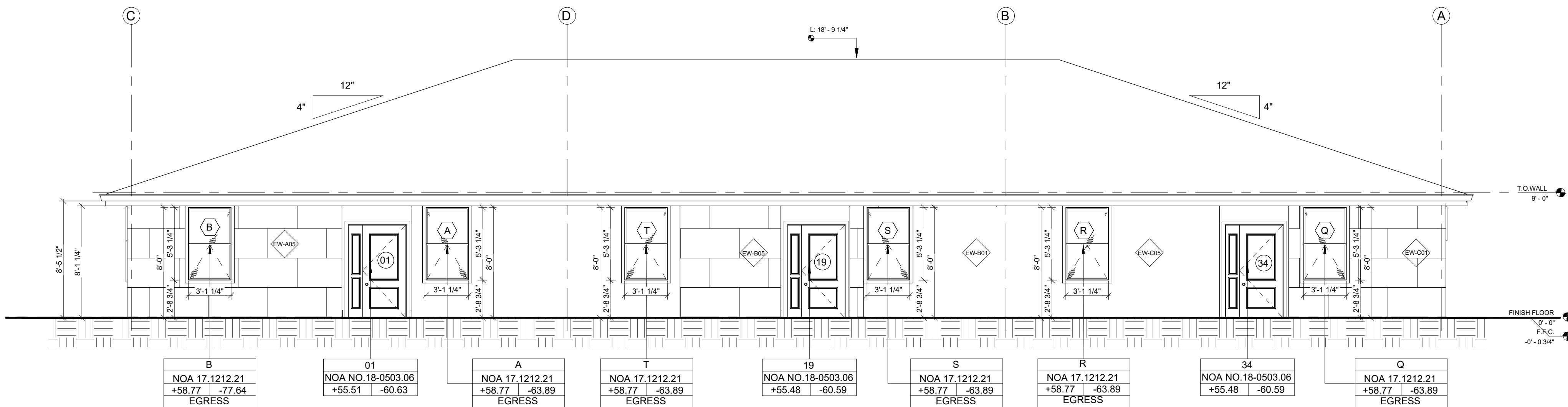
3 RIGHT ELEVATION - EAST
3/6" = 1'-0"



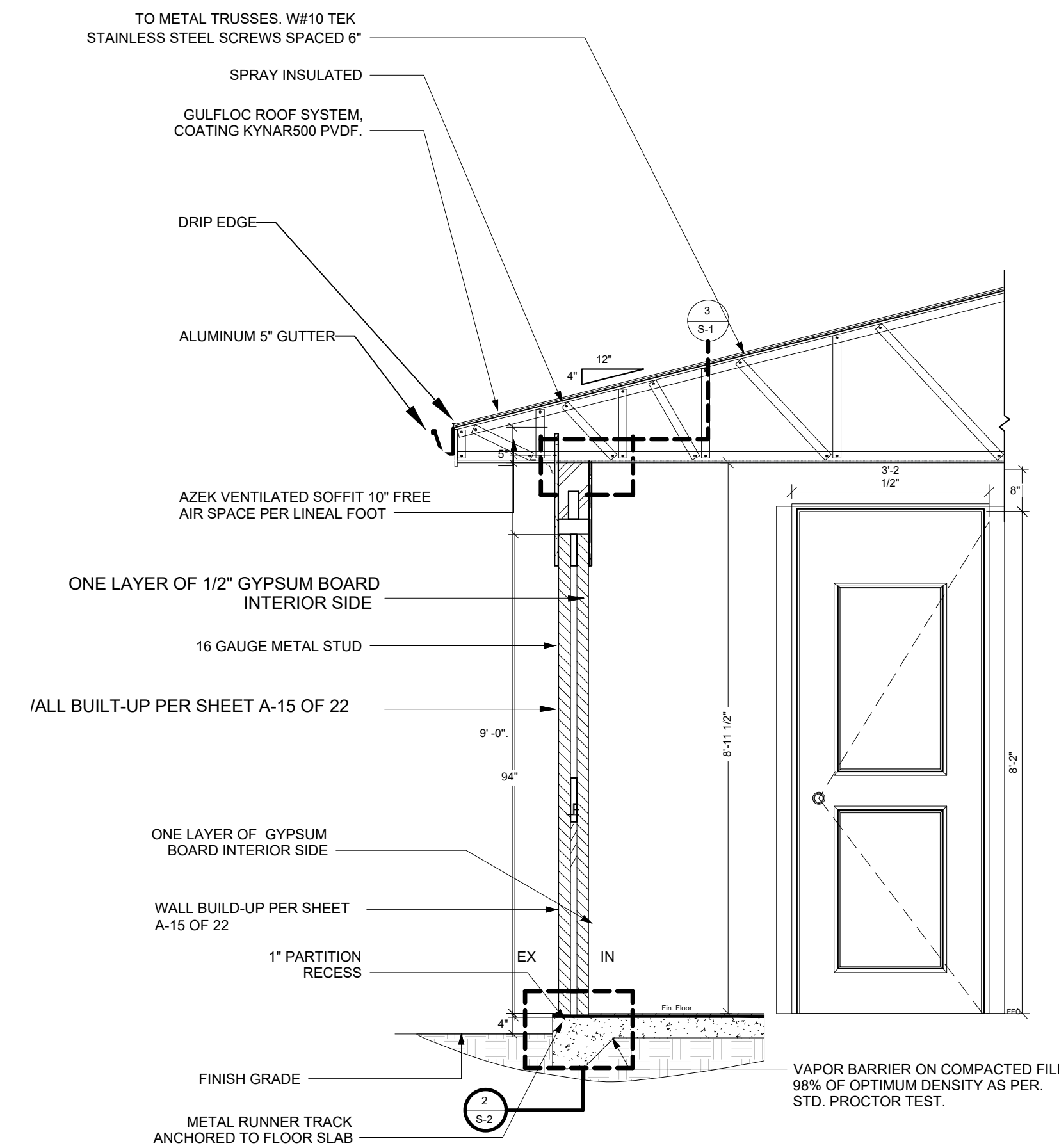
4 LEFT ELEVATION - WEST
3/6" = 1'-0"



2 REAR ELEVATION - NORTH
3/6" = 1'-0"



1 MAIN FACADE - SOUTH
3/6" = 1'-0"

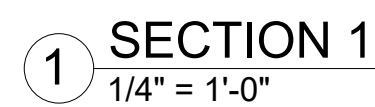


5 FRONT DOOR SECTION
1/2" = 1'-0"

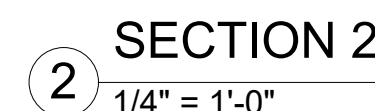
WINDOW AND DOOR TAG LEGEND			
WINDOW OR DOOR TAG	→	A	
NOA NUMBER	→	NOA. 0000000	
WIND LOADS	→	+0.00	-0.00

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Project:		DAVIE, FL 33314 6300 S.W 42 ND COURT TRIPLEX	
Project No: 000		Drawing No: 21CC-00	
Drawing Title: EXTERIOR ELEVATIONS		Scale: As Noted	
Rev. No. By Date		Rev. No. By Date	
21st Century Construction Technologies, LLC		M.N.P.	
151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324		A-11 OF A-24	
Folio No: 504126100110		Date: 01-13-2022	

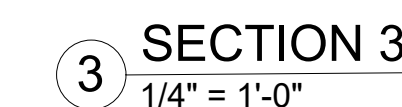


1 SECTION 1
1/4" = 1'-0"

$$\frac{1}{4}'' = 1'-0''$$


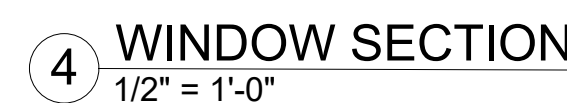
2 SECTION 2
1/4" = 1'-0"

$1/4" = 1'-0"$



3 SECTION 3
1/4" = 1'-0"

3) $1/4" = 1'-0"$



4 WINDOW SECTION
1/2" = 1'-0"

$$4 \overline{) 1/2'' = 1'-0''}$$

1. PARTITIONS LOCATED BY DIMENSION STRING ARE DIMENSIONED TO THE UNFINISHED FACE OF THE WALL UNLESS NOTED OTHERWISE.
2. PARTITIONS NOT DIMENSIONED ARE GENERALLY LOCATED BY ONE OF THE FOLLOWING CRITERIA:
 - CENTERLINE - CENTER OF PARTITION ALIGNS WITH THE CENTER OF GRIDLINE OR OBJECT CENTERLINE (SUCH AS A COLUMN OR WINDOW MULLION). CENTER THE OVERALL PARTITION WIDTH, RATHER THAN STUD WIDTH ON THE LINE.
 - ALIGN - LOCATE PARTITION FLUSH WITH FACE OF GYPSUM BOARD, OR OTHER SURFACE INDICATED.
 - MAINTAIN DIMENSIONS NOTED AS "MINIMUM" OR "CLEAR".
3. DOOR OPENINGS ARE DIMENSIONED TO CENTERLINE OF OPENING. IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 4" FROM THE ADJACENT WALL.
4. ALL GYPSUM BOARD MATERIAL TO BE 1/2" ON INTERIOR WALLS, INTERIOR PERIMETRAL WALLS ARE TO BE 1/2" GYPSUM BOARD, EXTERIOR WALLS ARE TO BE MEGABOARD UNLESS OTHERWISE NOTED.
5. PROVIDE REINFORCEMENT IN ALL PARTITIONS WHERE MILLWORK, HANDRAILS OR EQUIPMENT IS SCHEDULED OR INDICATED ON DRAWINGS.
6. RATED PARTITIONS SHALL BE CONSTRUCTED PRIOR AND IN COMPLIANCE TO THE SELECTED UL ASSEMBLIES AS INDICATED ON DRAWINGS. ALL OTHER NON RATED PARTITIONS THAT BUT RATED PARTITIONS SHALL BE CONSTRUCTED AFTER THE RATED (PRIORITY) WALLS HAVE BEEN COMPLETED AND INSPECTED.
7. ALL B&S (BUILDING & ENGINEERING SERVICES ASSOCIATION) DUCT PENETRATIONS MUST BE DAMPENED AS PER THEIR RATED WALL LOCATION. REFERENCE MECHANICAL DRAWINGS.
8. ALL PIPE, CONDUIT, AND DUCT PENETRATIONS SHALL BE PENETRATE THE WALL ASSEMBLY AT 90 DEGREES AND COMPLY WITH THE PRESCRIBED UL RATING DETAIL.

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE 2017 F.B.C.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING KEY COMBINATIONS. IF KEY-IN-THE-KNOB-LOCK IS USED THERE SHALL BE AN AUXILIARY SINGLE SINGLE DEAD BOLT W/ HARDENED BOLT INSERTS.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SOME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE-POINT LOCKS WITH 5/8" MINIMUM THRU BOLTS WITH INSERTS.
4. SLIDING EXTERIOR DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR BOLT OR PIN NOT REMOVABLE OR OPERABLE FROM EXTERIOR, AT THE JAMB, HEAD, SILL, OR AT MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAIN BOLT STRENGTH AND EFFECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM OUTSIDE.
5. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MEETING WITH HARDENED BOLTS OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS, A MINIMUM OF 5/8". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS.
7. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS BE RABBETED, OR OF SIMILAR APPLICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
8. SINGLE, SWINGING, EXTERIOR DOORS IF WOULD SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8" THICK.
9. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH THE ANSI-STD. 287.1.
10. SLIDING EXTERIOR AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFG. ASSOC. STDS FOR FORCED ENTRY RESISTANCE, AAMI, 1303.3.
11. VENTS IN OVERHEAD GARAGE-TYPE DOORS SHALL NOT BE INSTALLED CLOSER THAN 40" TO THE INSIDE LOCK ACTIVATING DEVICE.
12. SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH EXTERIOR AREAS SHALL BE SOLID CORE AND SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH 1" MINIMUM THROW OR A COMBINATION OF DEAD BOLT SETS WITH LTCH THROW OR A MINIMUM OF 1/2" AND BOLTS HAVING A MINIMUM OF 1" THROW.
13. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE ON VISION PANELS.
14. CLOSET AND BATHROOMS F.B.C. SECTION 3111.2 (bb & cc) (bb) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE OF THE CLOSET (CC) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED FROM THE OUTSIDE IN AN EMERGENCY.

Note: Revised Drawings Supersede All Prior Drawing

	Project
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Project No: 000

Drawing Title

SECTIONS

Drawn by:

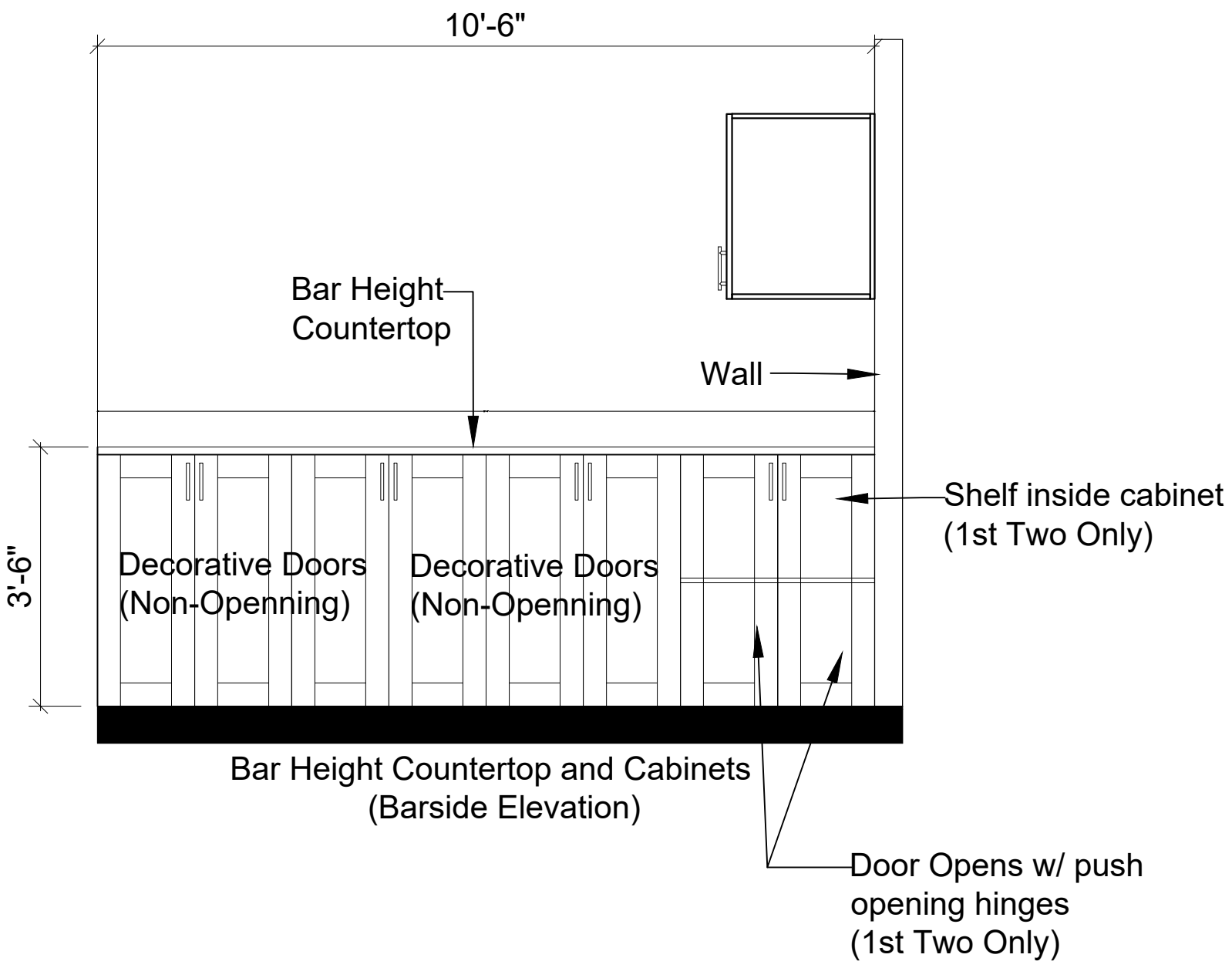
Sheet No.

151 N Nob Hill Rd., Suite 186
Plantation, Florida, USA 3332

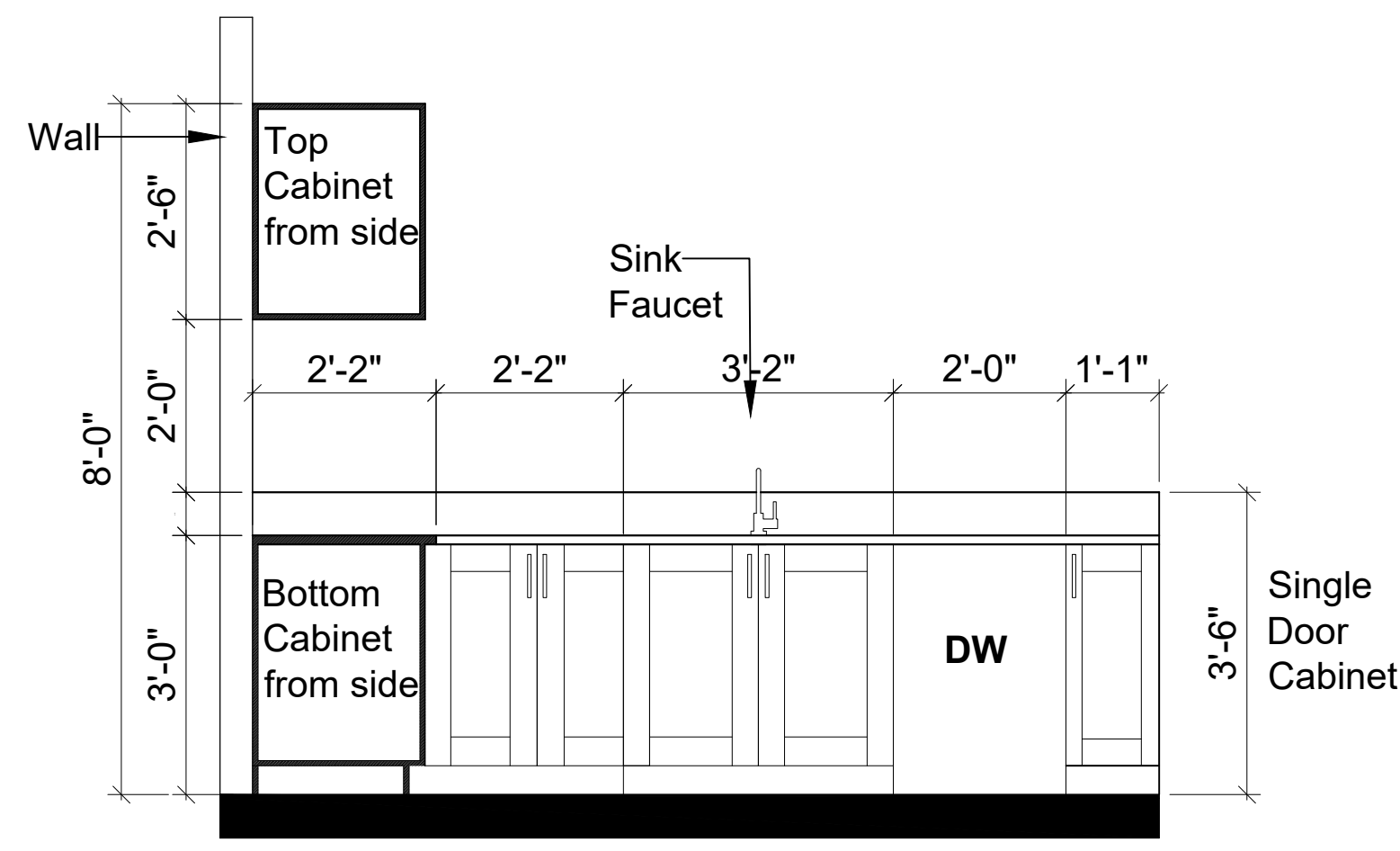
Folio No: 504126100110

Date: 01-13-2022

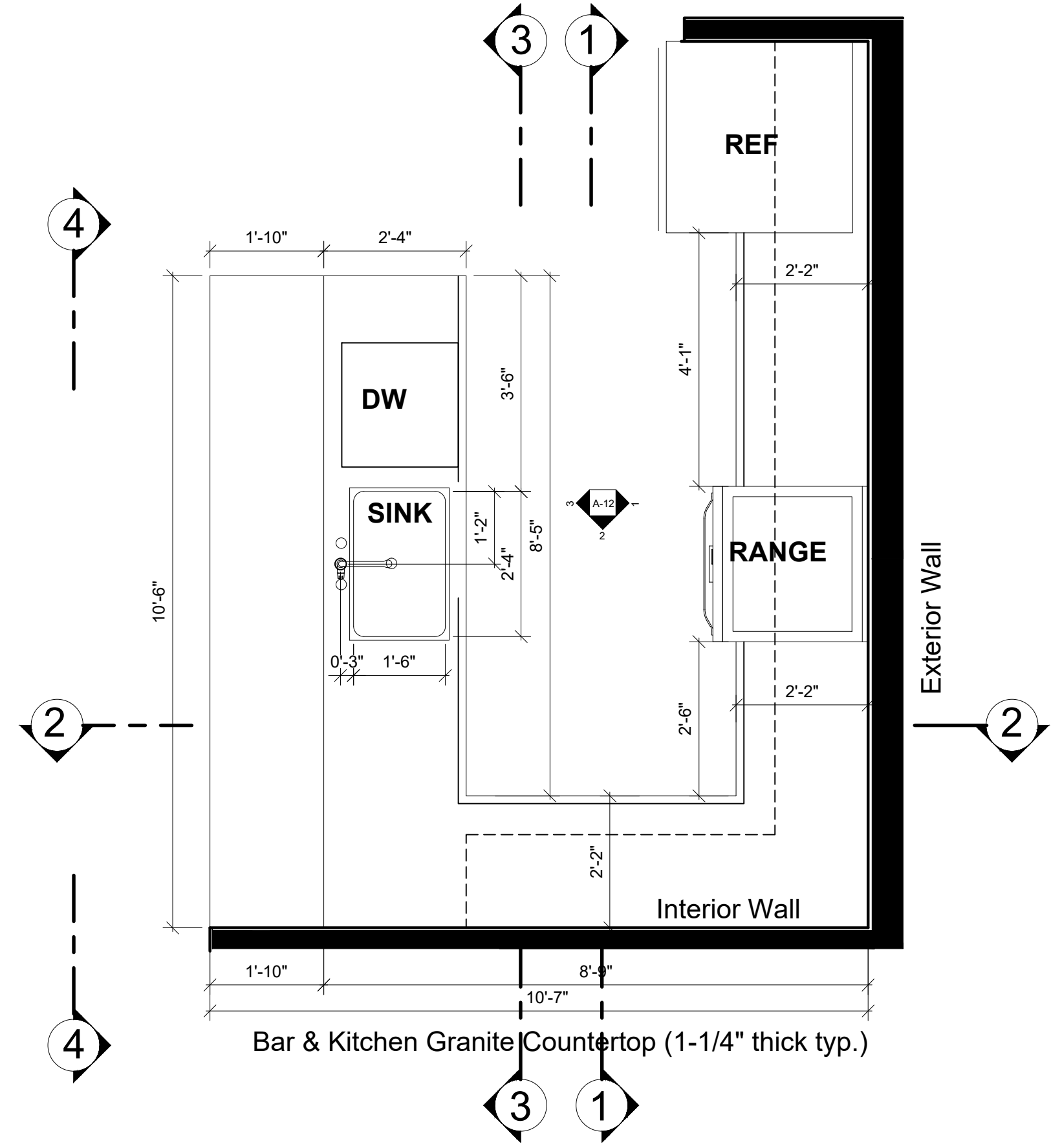
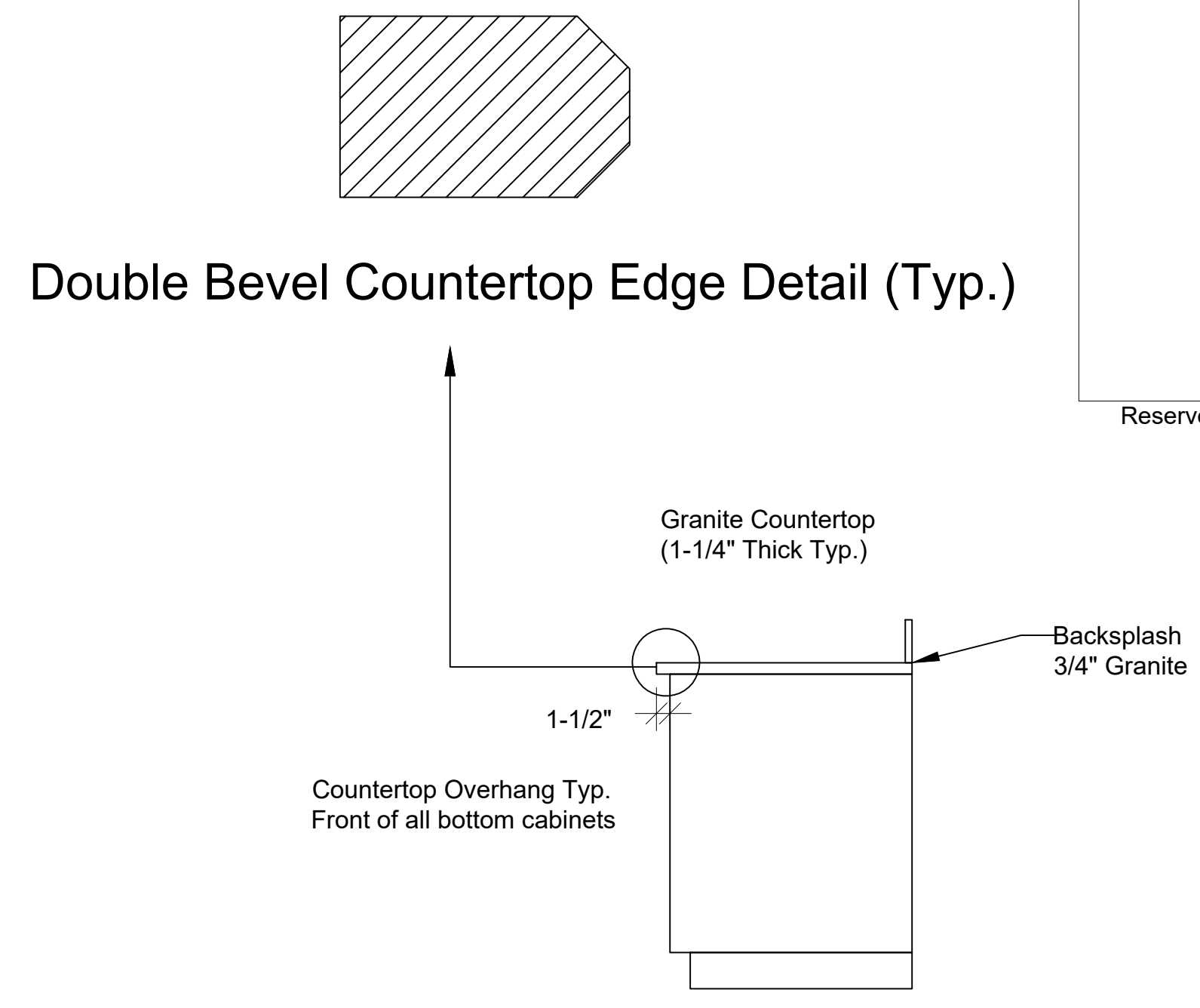
OF A-24



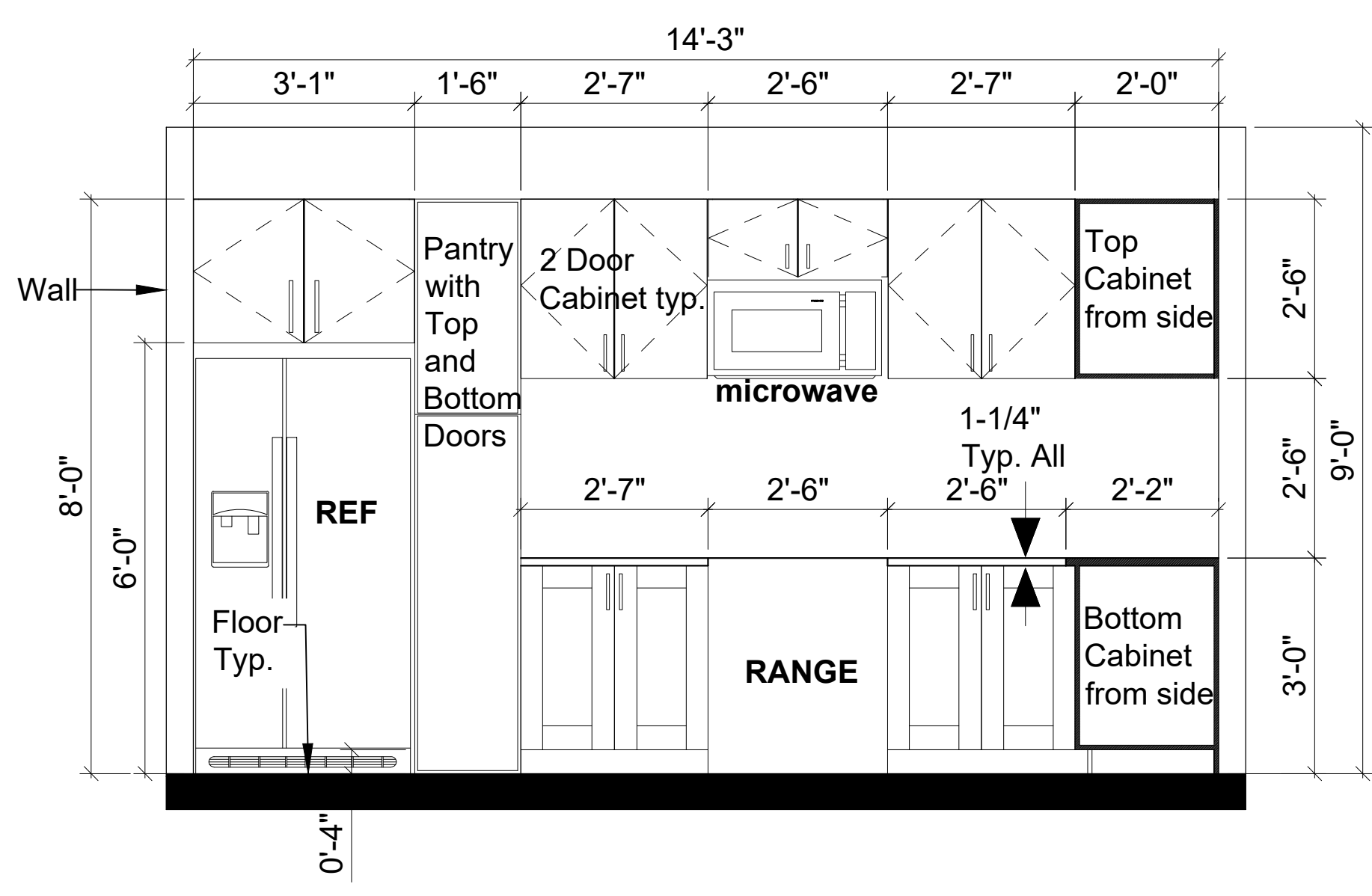
4 KITCHEN ELEVATION 4-4
1/2" = 1'-0"



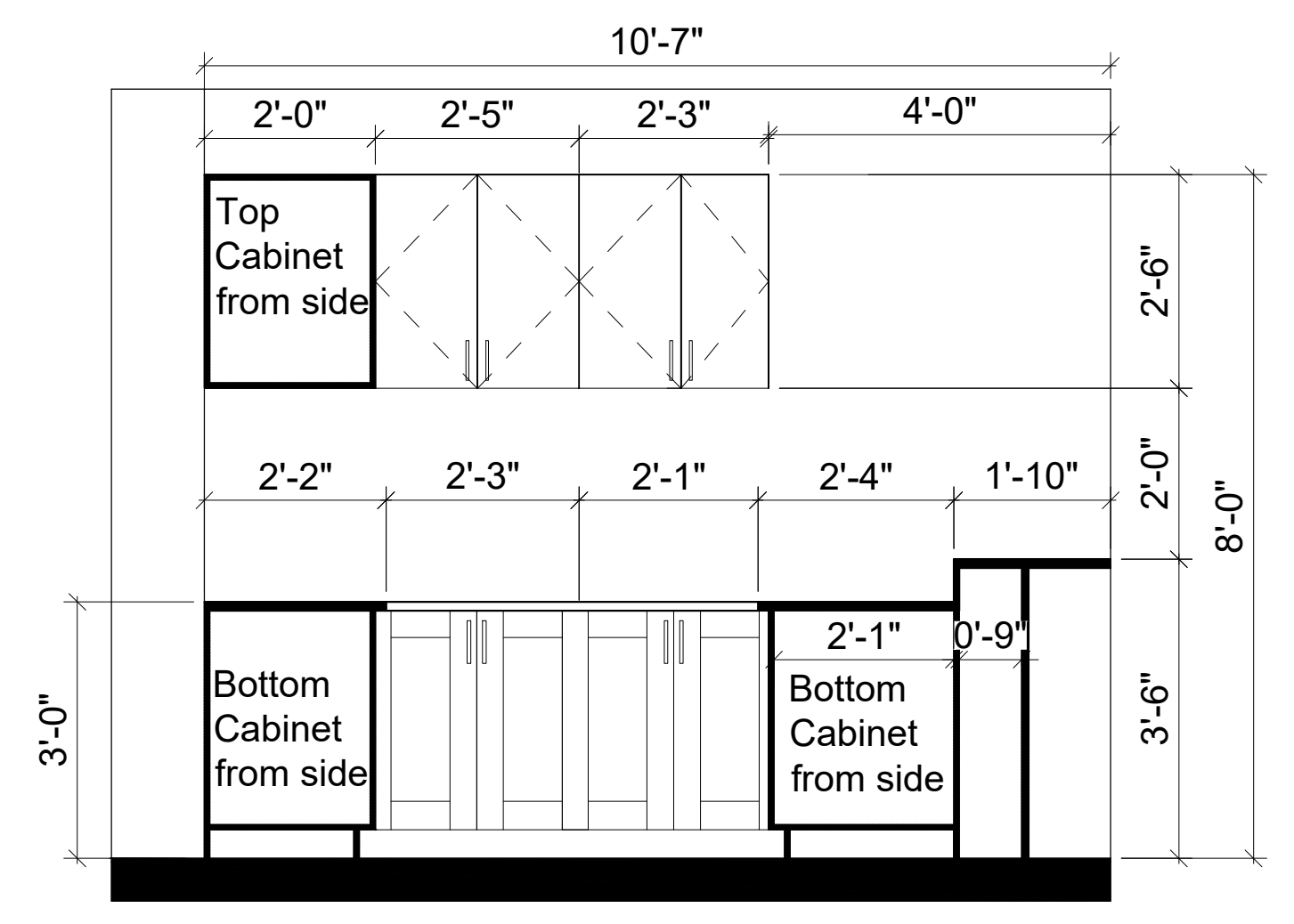
3 KITCHEN ELEVATION 3-3
1/2" = 1'-0"



1 KITCHEN PLAN
1/2" = 1'-0"



2 KITCHEN ELEVATION 1-1
1/2" = 1'-0"



3 KITCHEN ELEVATION 2-2
1/2" = 1'-0"

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Project: 000

Drawing Title: DETAILED PLANS AND INTERIOR ELEVATIONS

Folio No: 504126100110

DAVIE, FL 33314
6300 S.W 42 ND COURT
TRIPLEX

Scale: As Noted

Date: 01-13-2022

Rev. No. By Date Rev. No. By Date

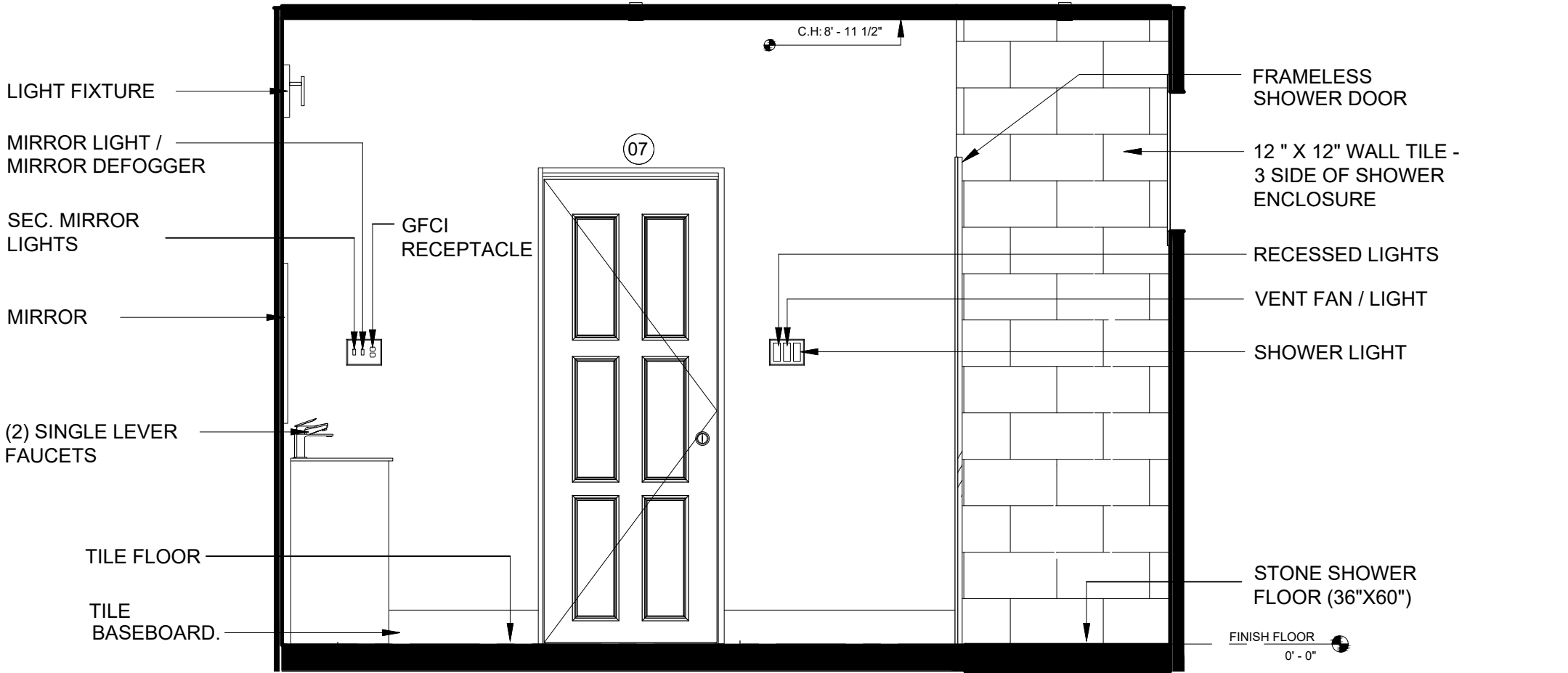
21st Century Construction Technologies, LLC
151 N Nob Hill Rd., Suite 186
Plantation, Florida, USA 33324

Rev. 00

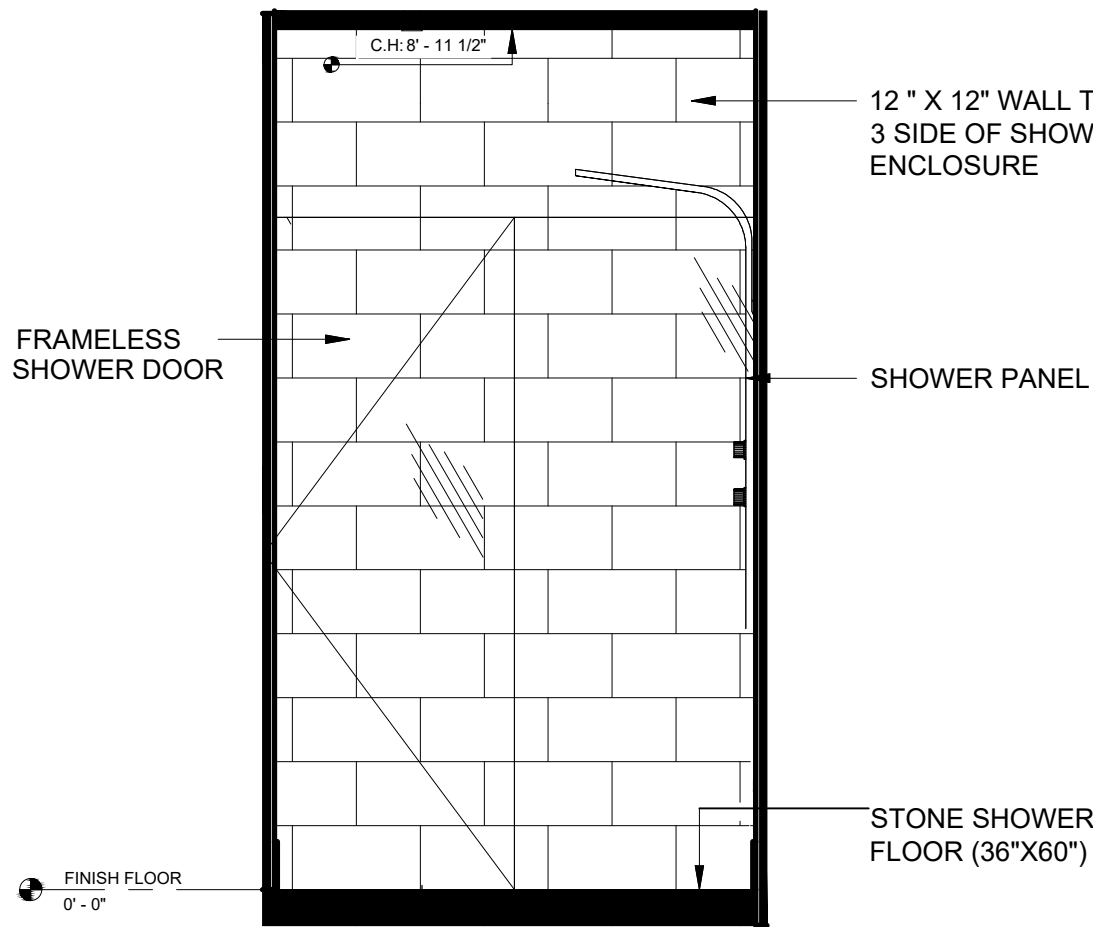
A-13 OF A-24

Type Mark	Description	Manufacture	Model	Long Description	Voltage	Circuit Breaker Rating (amps)	Load Rating (kW)	Refrigerant Type	UL Certified	Dimensions			Cutout Dimensions			Shipping Weight (lbs)	Installation Types	Water Supply	
										H (in)	W (in)	D (in)	H (in)	W (in)	D (in)			Water Usage (gal.)	Pressure (psi)
4	Dishwasher	Frigidaire	FF1D2426TS	24" Dishwasher	120/160	15	1.2		Yes	33-1/2	24	25	35	24	24	83	Built-in	4.9-8.5	20-120
5	Refrigerator	Frigidaire	FRSS2623AS	25.6 Cu.Ft., Side by Side, 36"Std. Depth	120/160	15	710 kw/yr	R-600A	Yes	70	36-1/8	35	72	38	36	278.35	Free Standing	-	-
6	Range	Frigidaire	FFH3054US	30" Electric, A.D.A. Compliant	240/160	40	10		Yes	36-5/8	29-7/8	29-3/16	36	30	24	170	Free Standing	-	-
7	Microwave Oven	Frigidaire	FFMV1845VS	1.8 Cu Ft. Over-the-Range Microwave	120/160	15	30 watts		Yes	16-15/16	29-15/16	15-1/2	16-15/16	29-15/16	15-1/2	67	Built-in	-	-
8	Washer / Dryer Combo	Frigidaire	FLCE7522AW	Over / Under Washer (3.9 cu. Ft.) / Dryer (5.6 cu. Ft.)	240/160	30	-		Yes	76	27	31.5	-	-	-	260	Free Standing	-	-

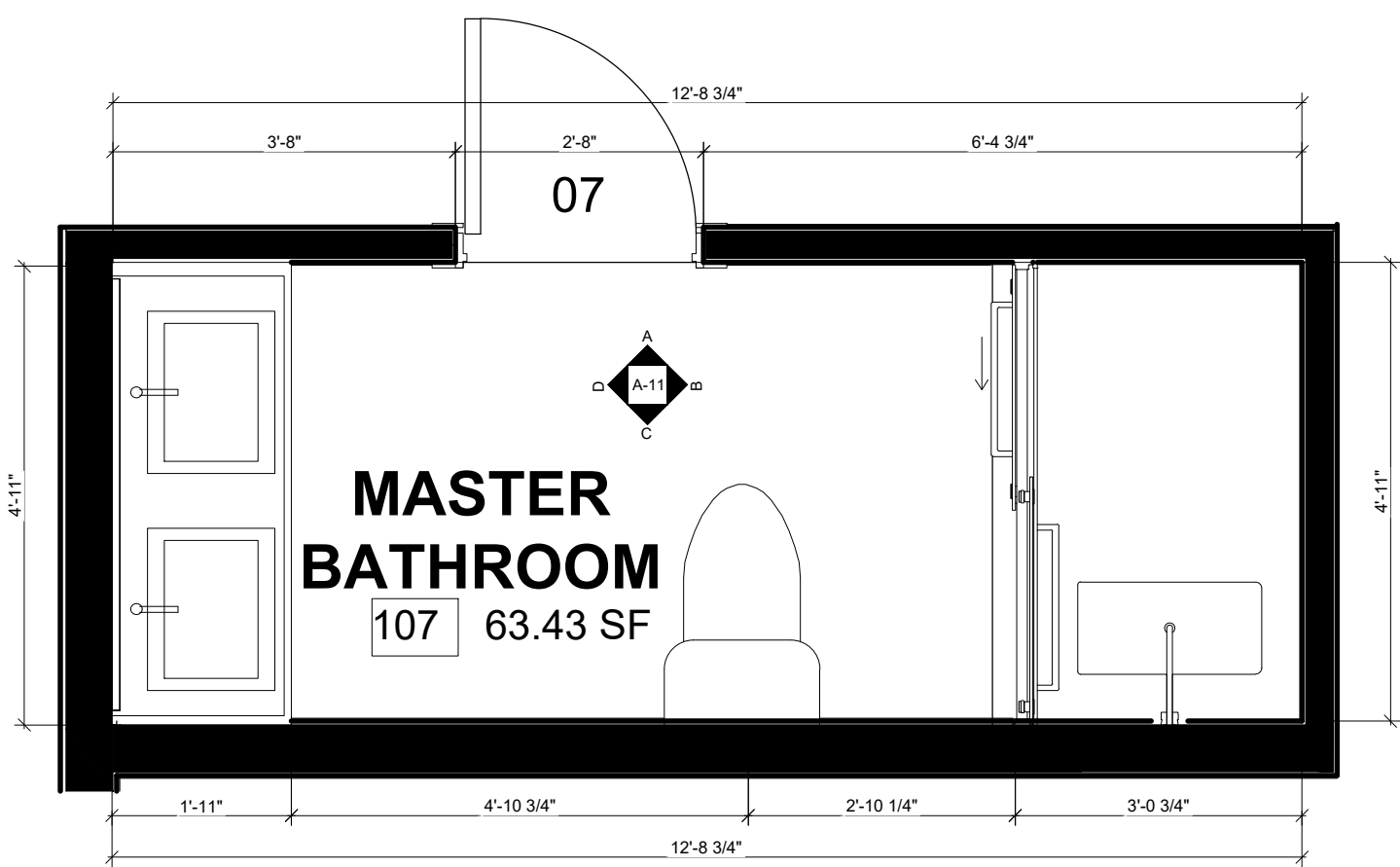
Package Type	Item	Name	Quantity	Description	Part Number	Manufacturer	Unit			Flow Rate gpm	Max. Pressure
							A	B	C		
Standard Fixture Package	MB1	Vanity	1				X	X	X	-	-
	MB2	Toilet Bowl/Tank	1				X	X	X	-	-
	MB3	Toilet Seat	1				X	X	X	-	-
	MB4	Stone Shower Floor	1	Matte White Slate Low Profile Shower Pan 36" x 60"	SOL-WH-6036	Innovate Building Solutions	X	X	X	-	-
	MB5	Shower Doors	1				X	X	X	-	-
	MB6	Shower Panel	1				X	X	X	-	-
	MB7	Wall Mirror	1				X	X	X	-	-
	MB8	Floor Tile	1				X	X	X	-	-
	MB9	Shower Wall Tile	1				X	X	X	-	-
	MB9	Towel Bar	1				X	X	X	-	-
	MB10	Toilet Paper Holder	1				X	X	X	-	-
	MB11	Receptacle Wall Plate	1	2-Gang Midsize Decorator Wall Plate, Ivory	TP262CC30	Legrand	X	X	X	-	-
	MB12	3 Gang Wall Plate	1	3-Gang Midsize Toggle/Duplex Wall Plate, Ivory	TP281CC12	Pass & Seymour/Legrand	X	X	X	-	-
Optional Fixture Package	MB13	Switch Wall Plate	1	3-Gang Midsize Decorator Wall Plate, Ivory	TP263CC12	Legrand	X	X	X	-	-
	MB1	Vanity	1							-	-
	MB2	Toilet Bowl/Tank	1							-	-
	MB3	Toilet Seat/Bidet	1							-	-
	MB4	Stone Shower Floor	1							-	-
	MB5	Shower Doors	1							-	-
	MB6	Shower Panel	1							-	-
	MB7	Wall Mirror	1							-	-
	MB8	Floor Tile	1							-	-
	MB9	Shower Wall Tile	1							-	-
	MB9	Towel Bar	1							-	-
	MB10	Toilet Paper Holder	1							-	-
	MB11	Receptacle Wall Plate	1							-	-
	MB12	3 Gang Wall Plate	1							-	-
	MB13	Switch Wall Plate	1							-	-



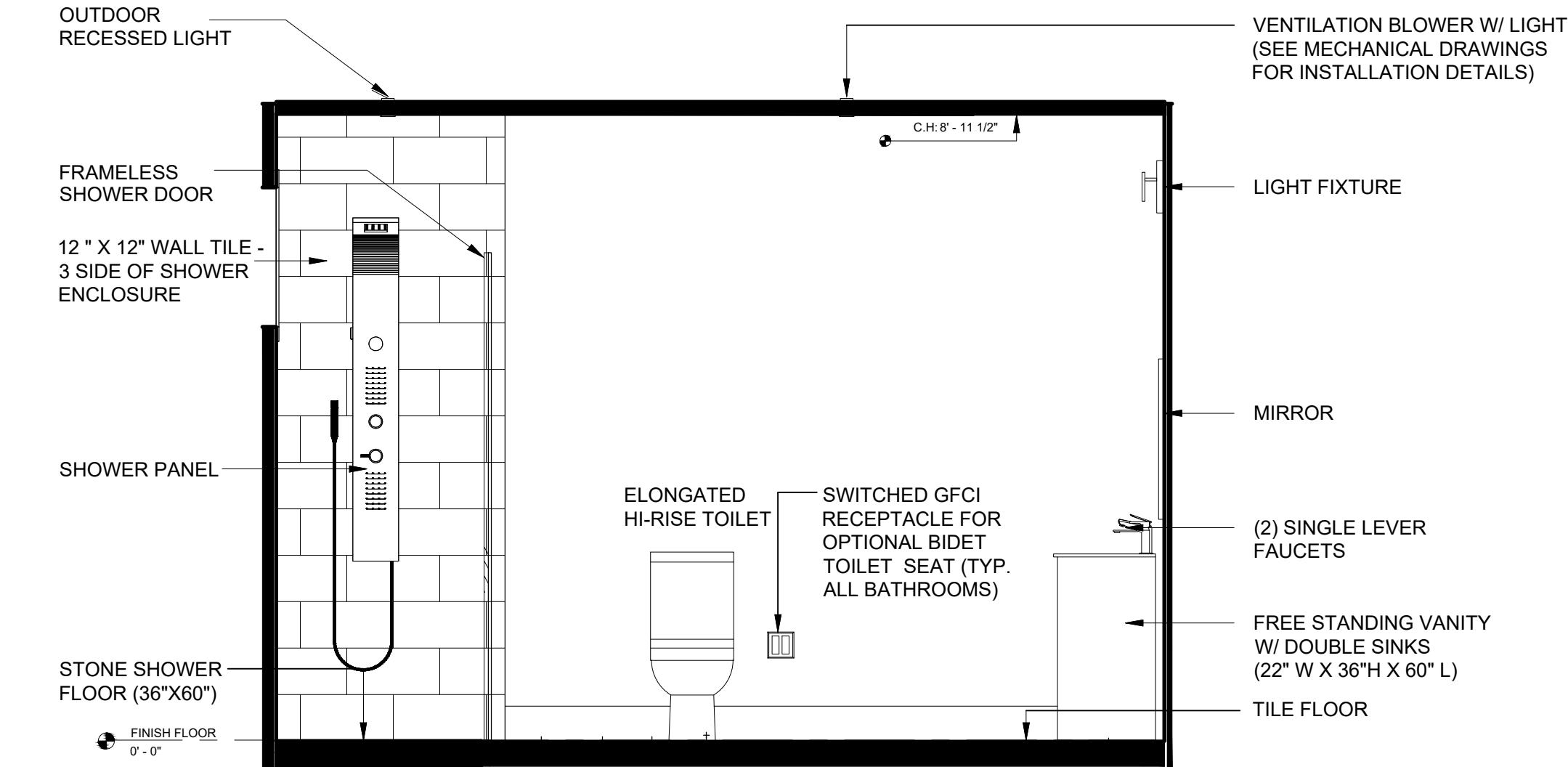
A MASTER BATHROOM-ELEVATION A
1/2" = 1'-0"



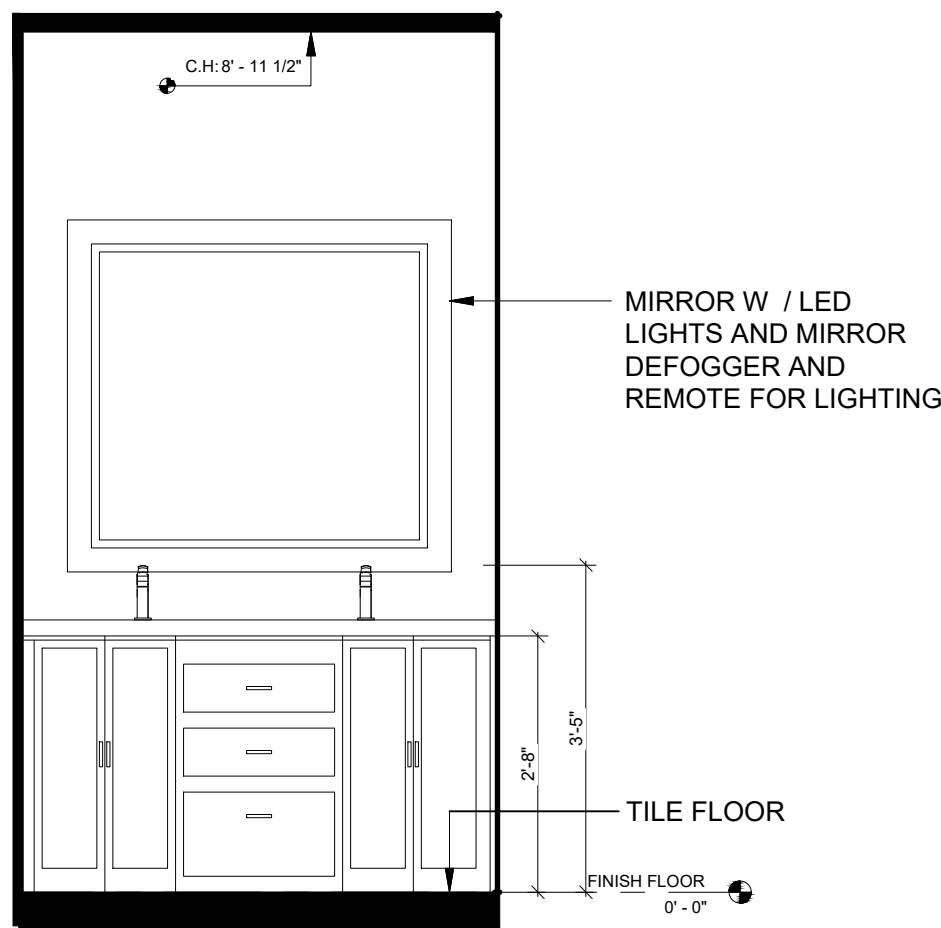
B MASTER BATHROOM-ELEVATION B
1/2" = 1'-0"



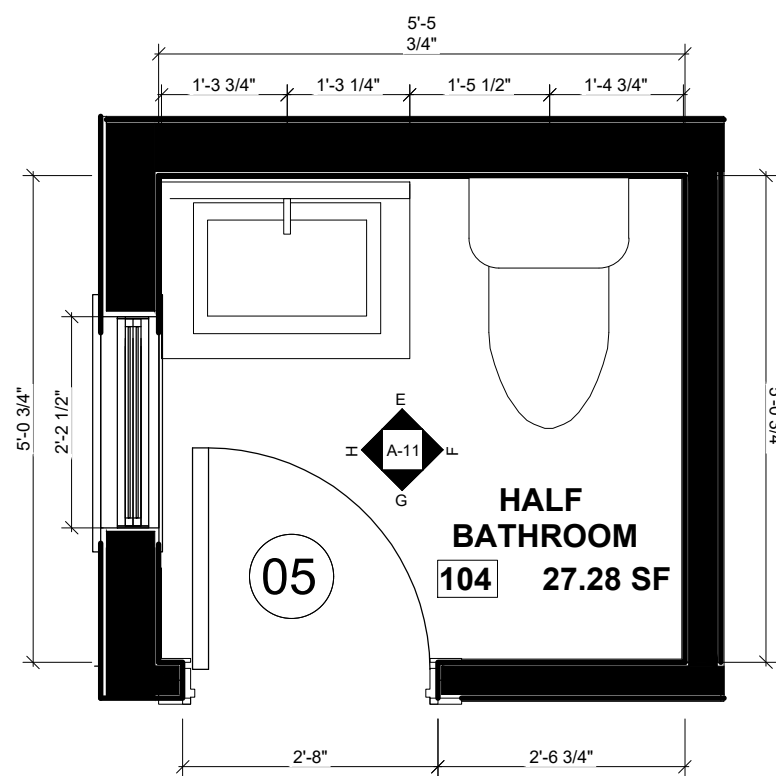
1 MASTER BATHROOM PLAN
1/2" = 1'-0"



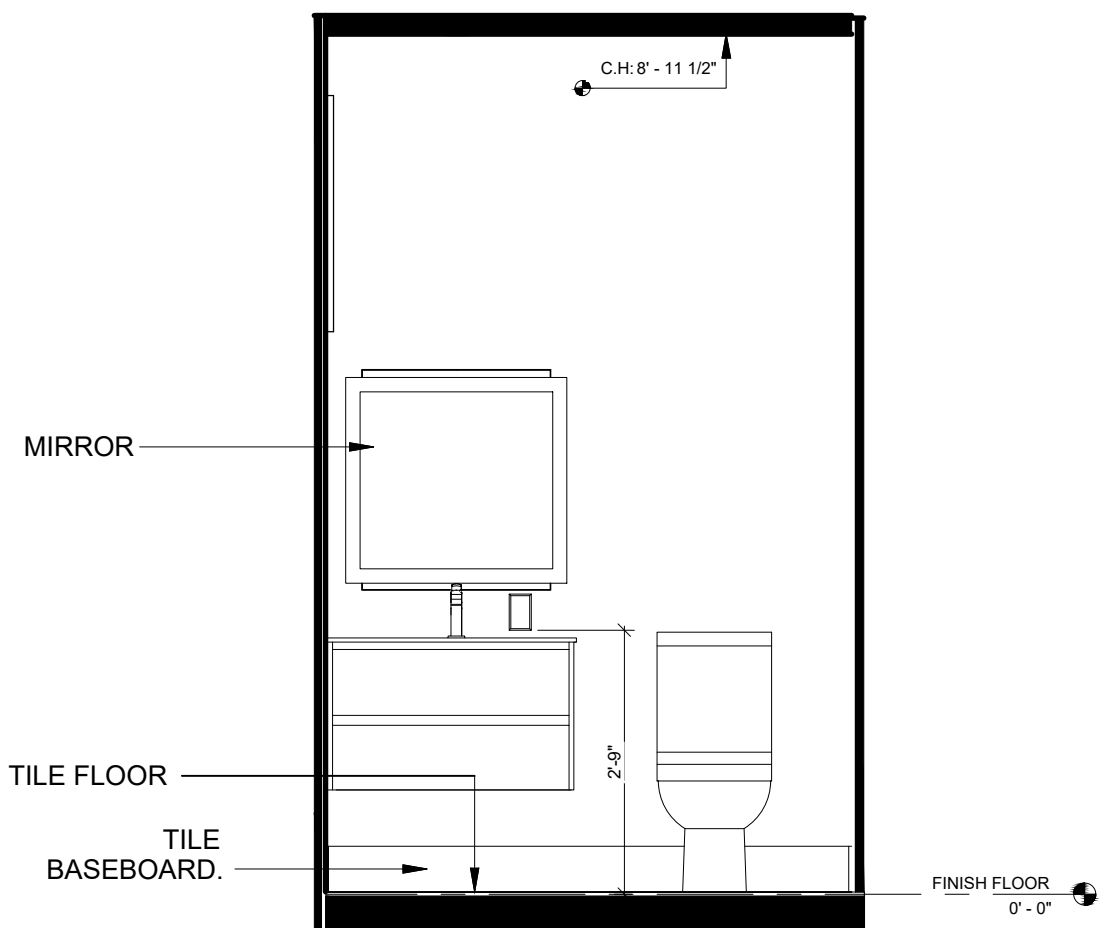
C MASTER BATHROOM-ELEVATION C
1/2" = 1'-0"



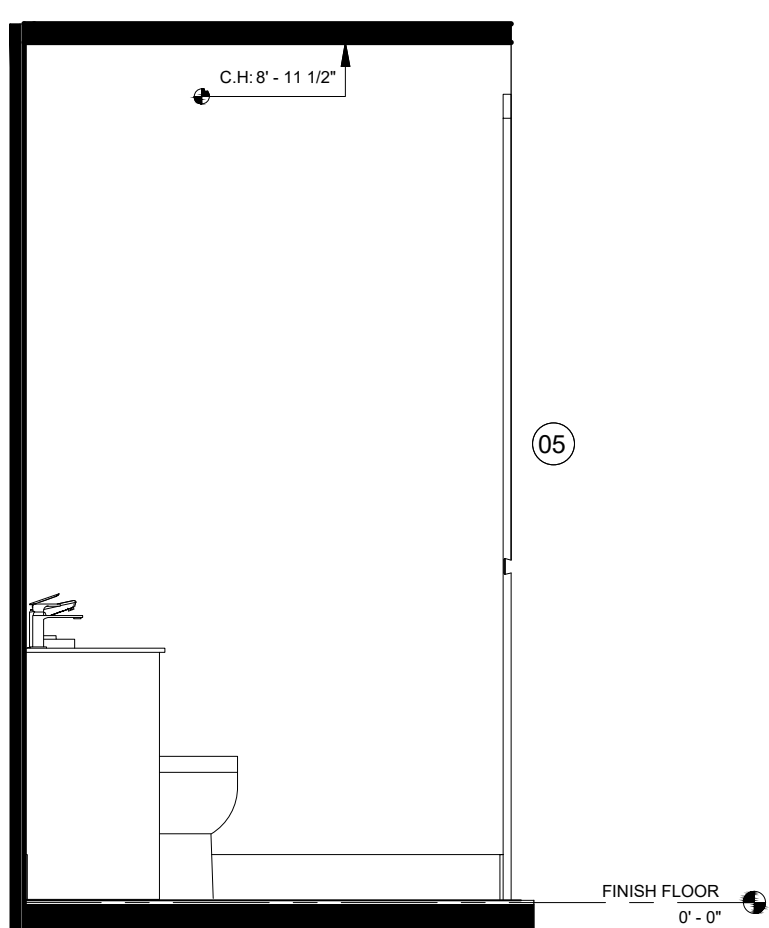
D MASTER BATHROOM-ELEVATION D
1/2" = 1'-0"



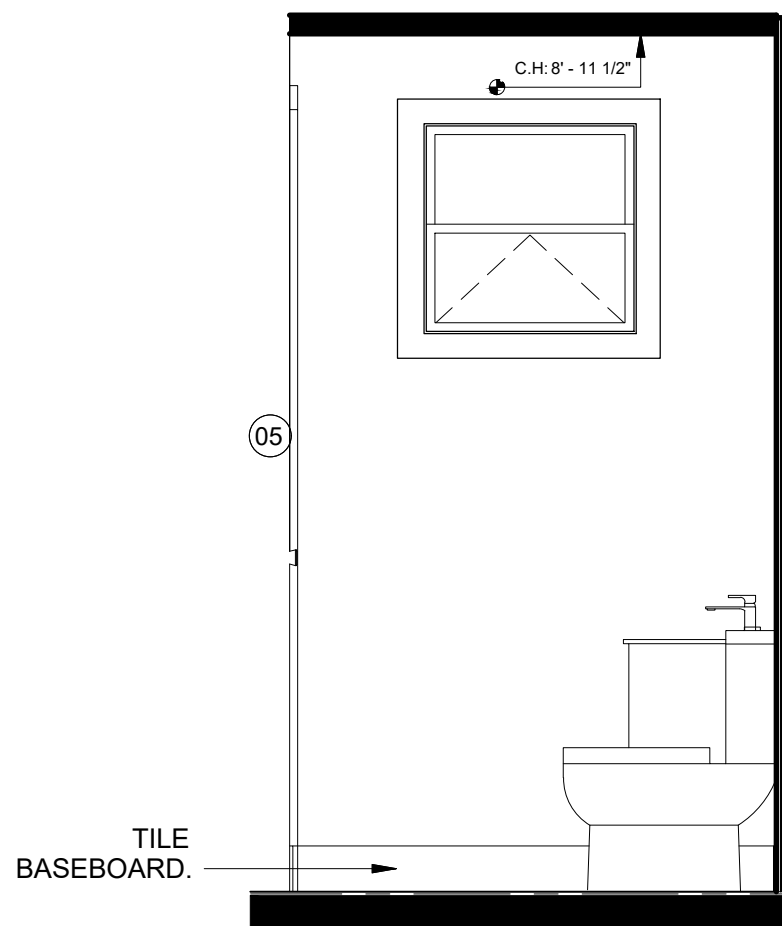
2 HALF BATHROOM PLAN
1/2" = 1'-0"



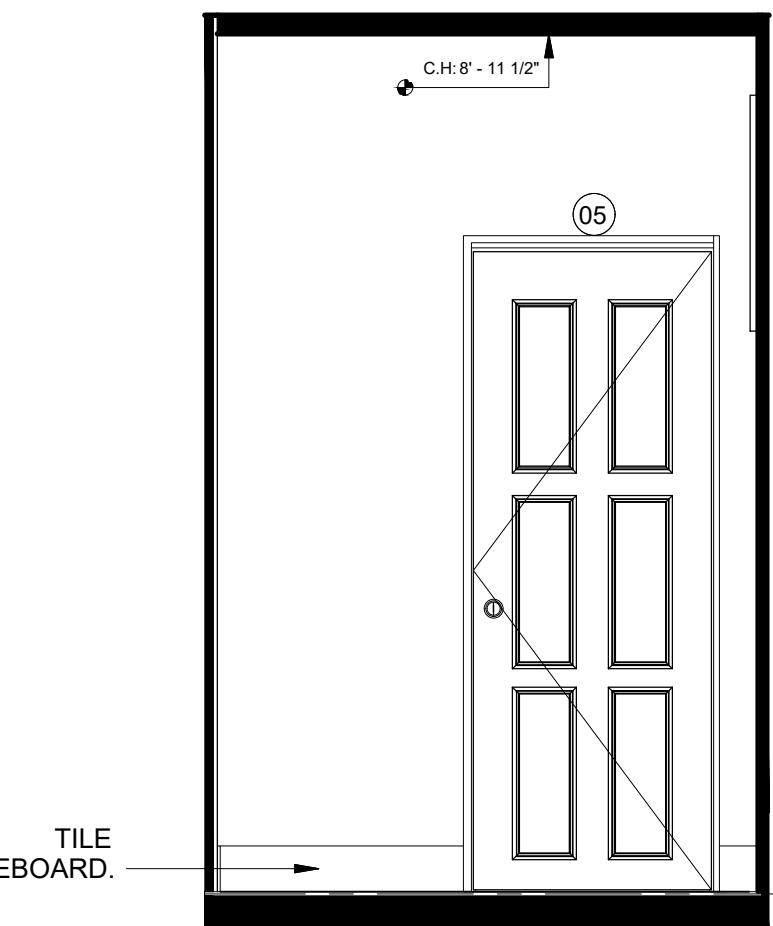
E HALF BATHROOM - ELEVATION E
1/2" = 1'-0"



F HALF BATHROOM - ELEVATION F
1/2" = 1'-0"



H HALF BATHROOM - ELEVATION H
1/2" = 1'-0"



G HALF BATHROOM - ELEVATION G
1/2" = 1'-0"

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Rev. No.	By	Date	Rev. No.	By	Date
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324					

Project:
**DAVIE, FL 33314
6300 S.W 42 ND COURT
TRIPLEX**

Project No:
Drawing Title:
**DETAILED PLAN
AND INTERIOR
ELEVATIONS**

Scale:
As Noted

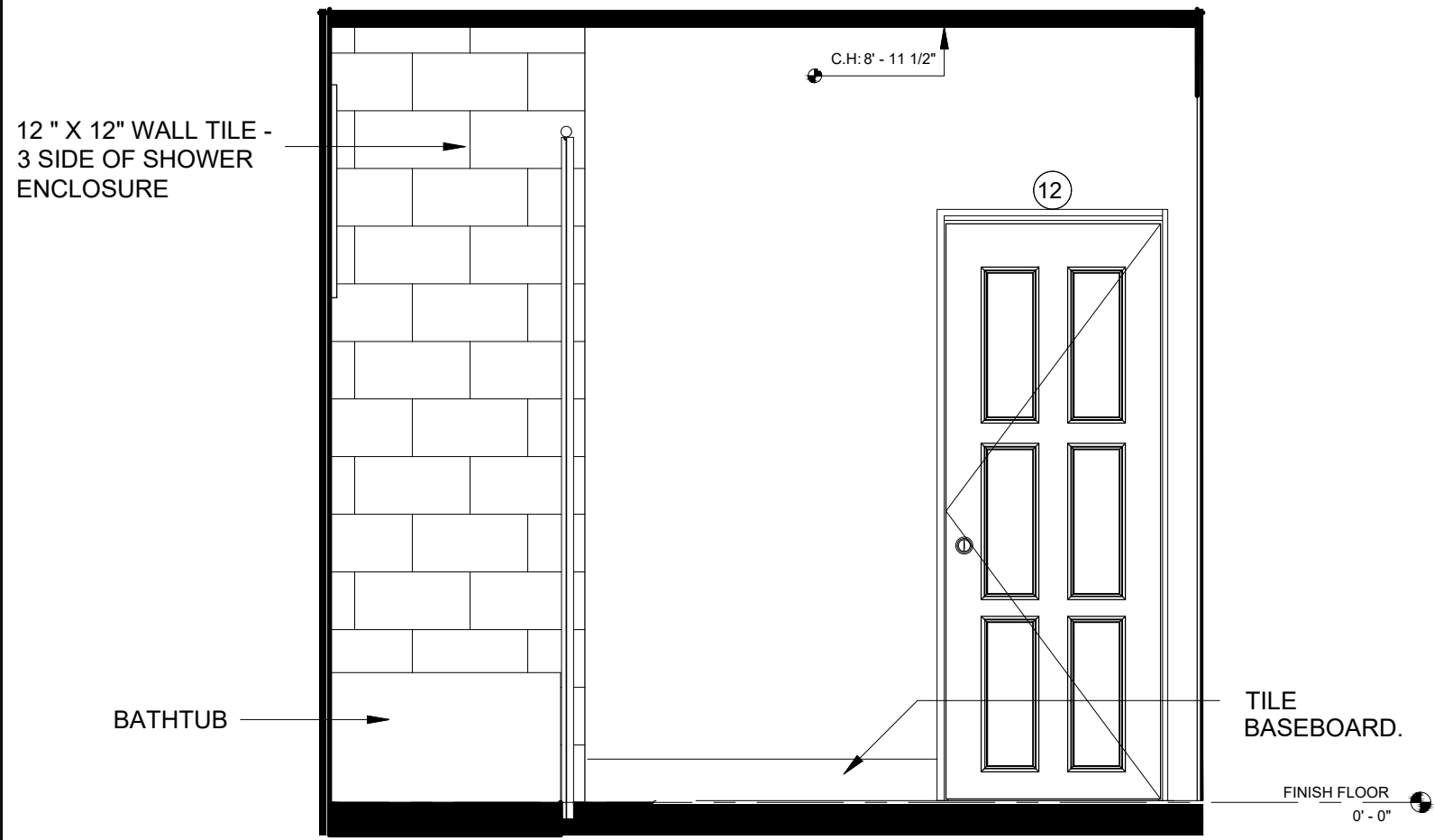
Drawn by:
M.N.P.

Sheet No:
**A-14
OF A-24**

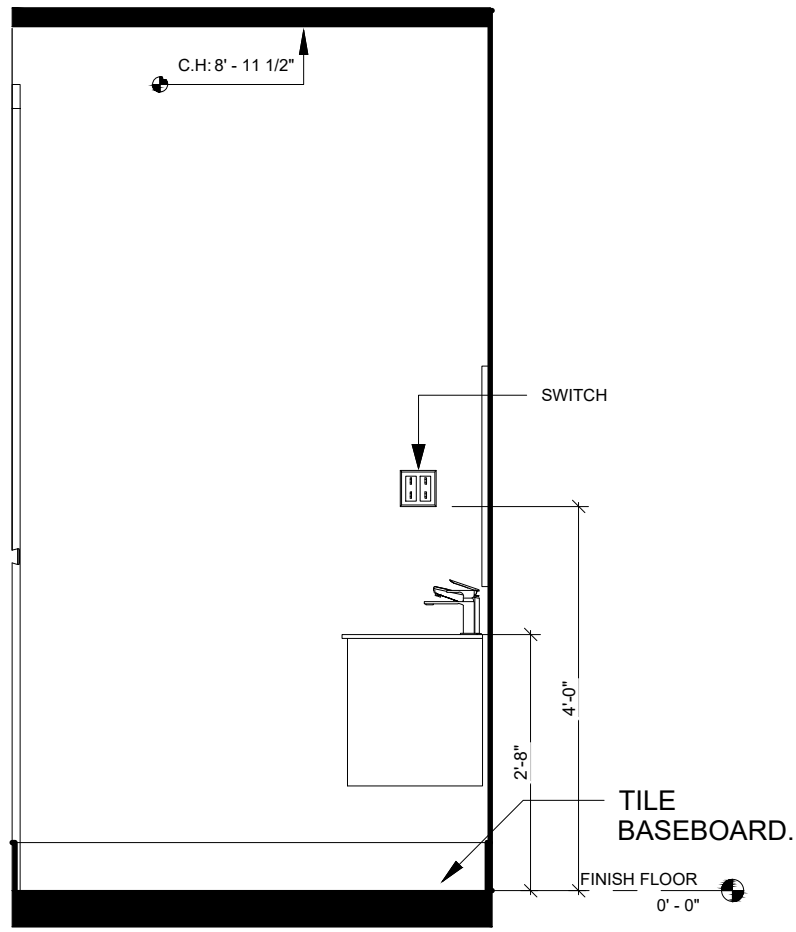
Folio No: **504126100110**

Date:
01-13-2022

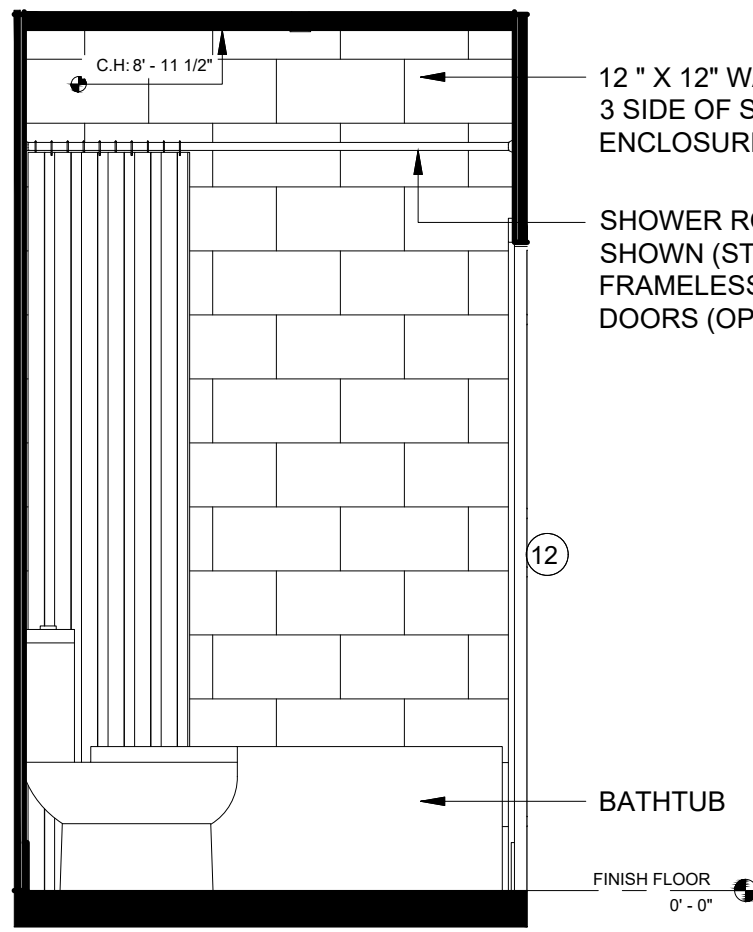
Note: Revised Drawings Supersede All Prior Drawings



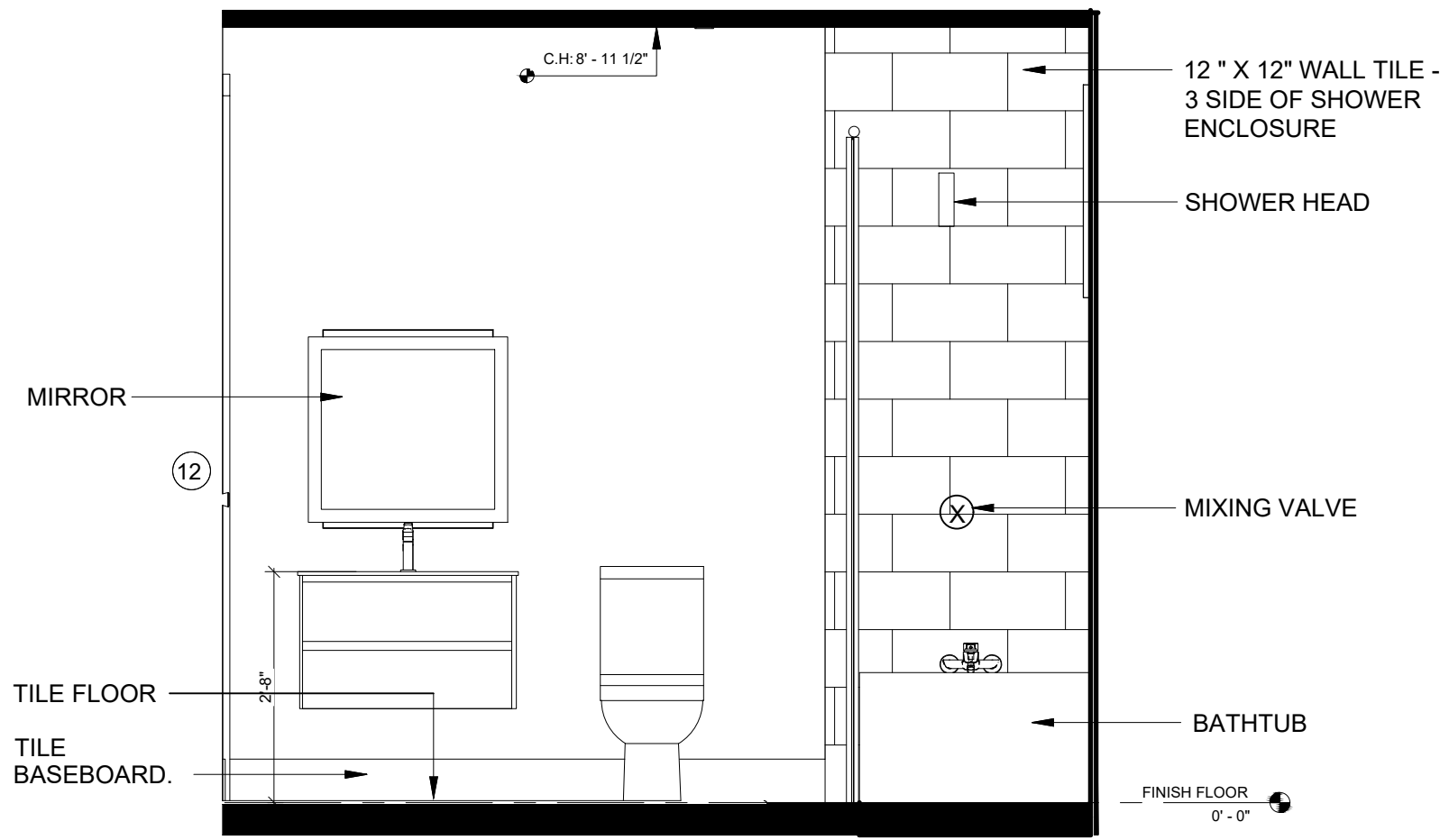
I BATHROOM 2 - ELEVATION I
1/2" = 1'-0"



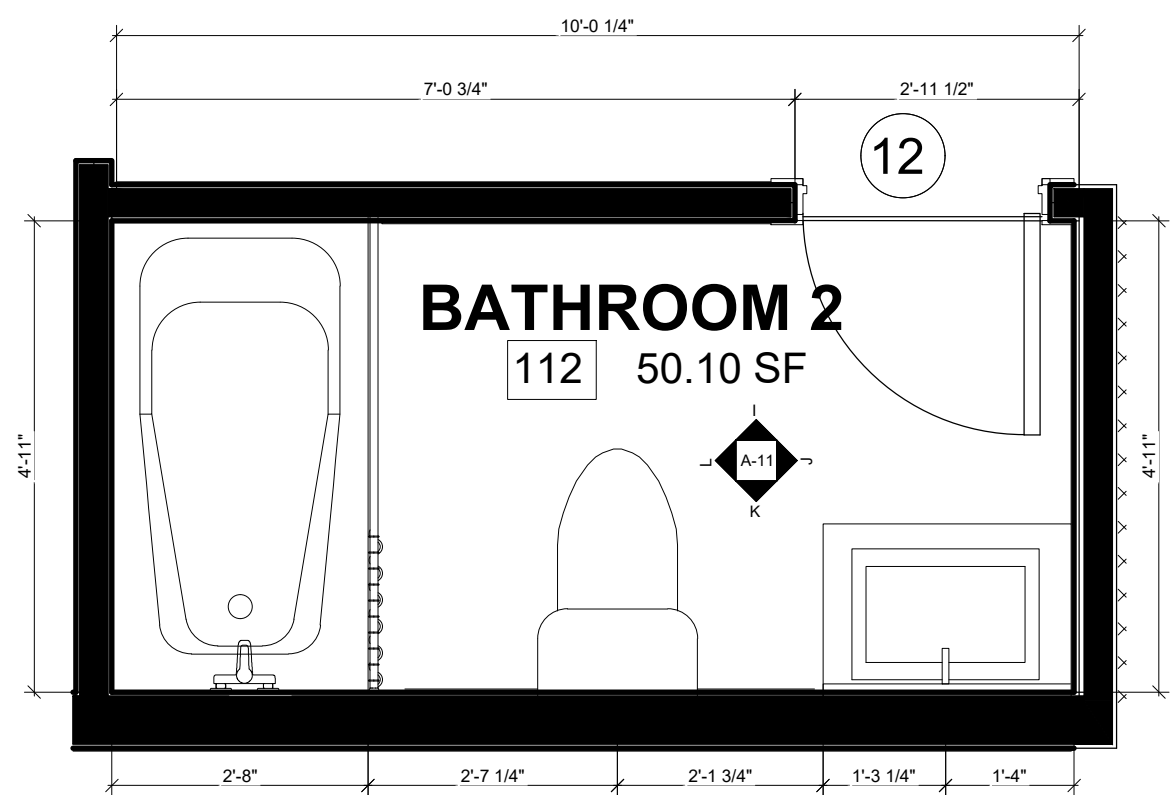
J BATHROOM 2 - ELEVATION J
1/2" = 1'-0"



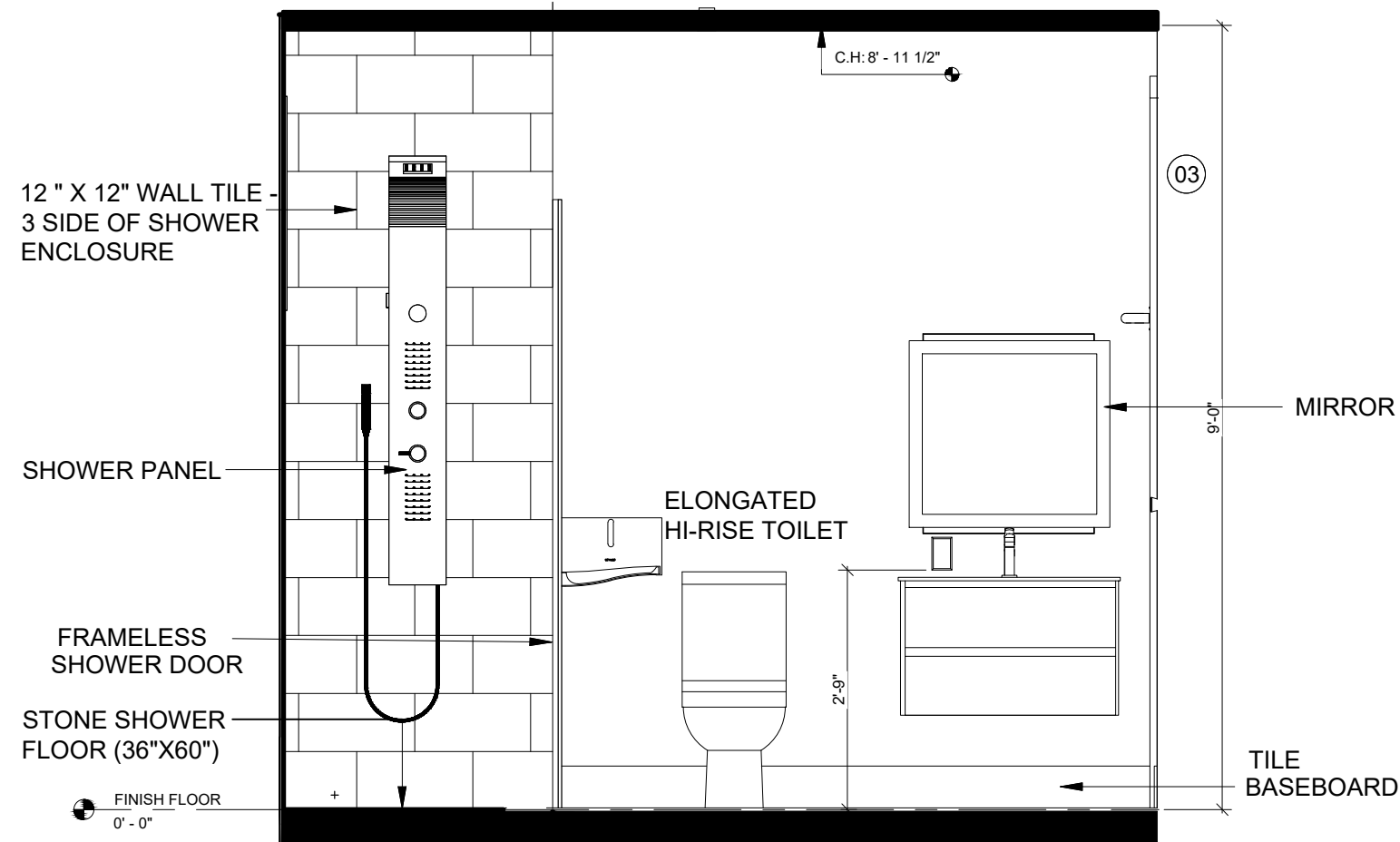
L BATHROOM 2 - ELEVATION L
1/2" = 1'-0"



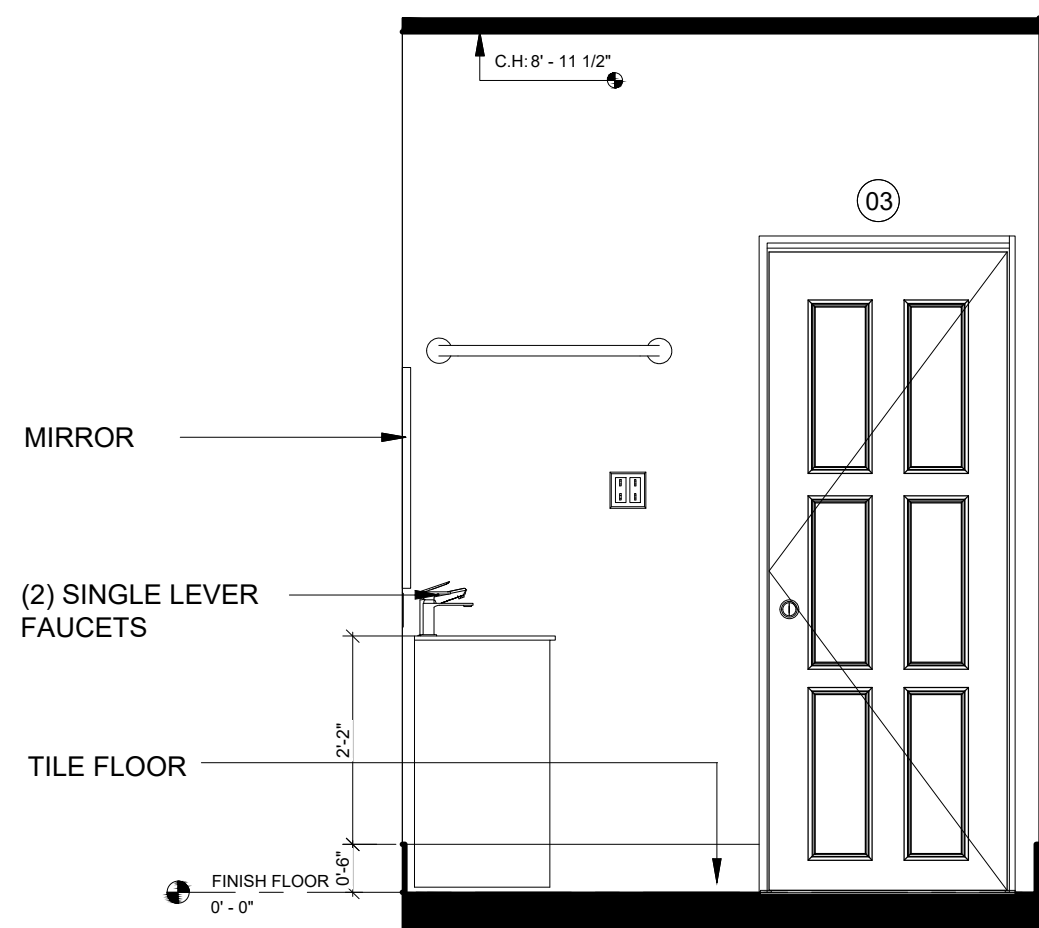
K BATHROOM 2 - ELEVATION K
1/2" = 1'-0"



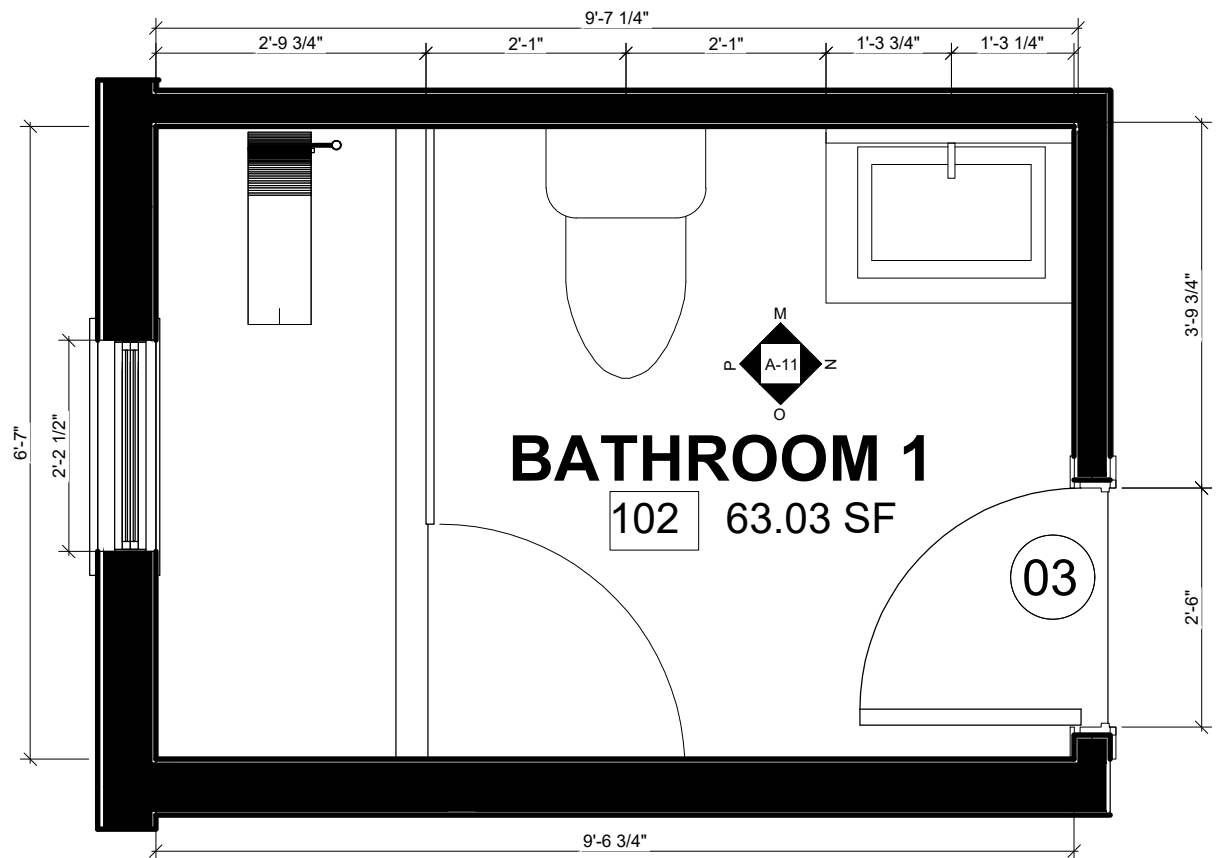
1 BATHROOM 2 PLAN
1/2" = 1'-0"



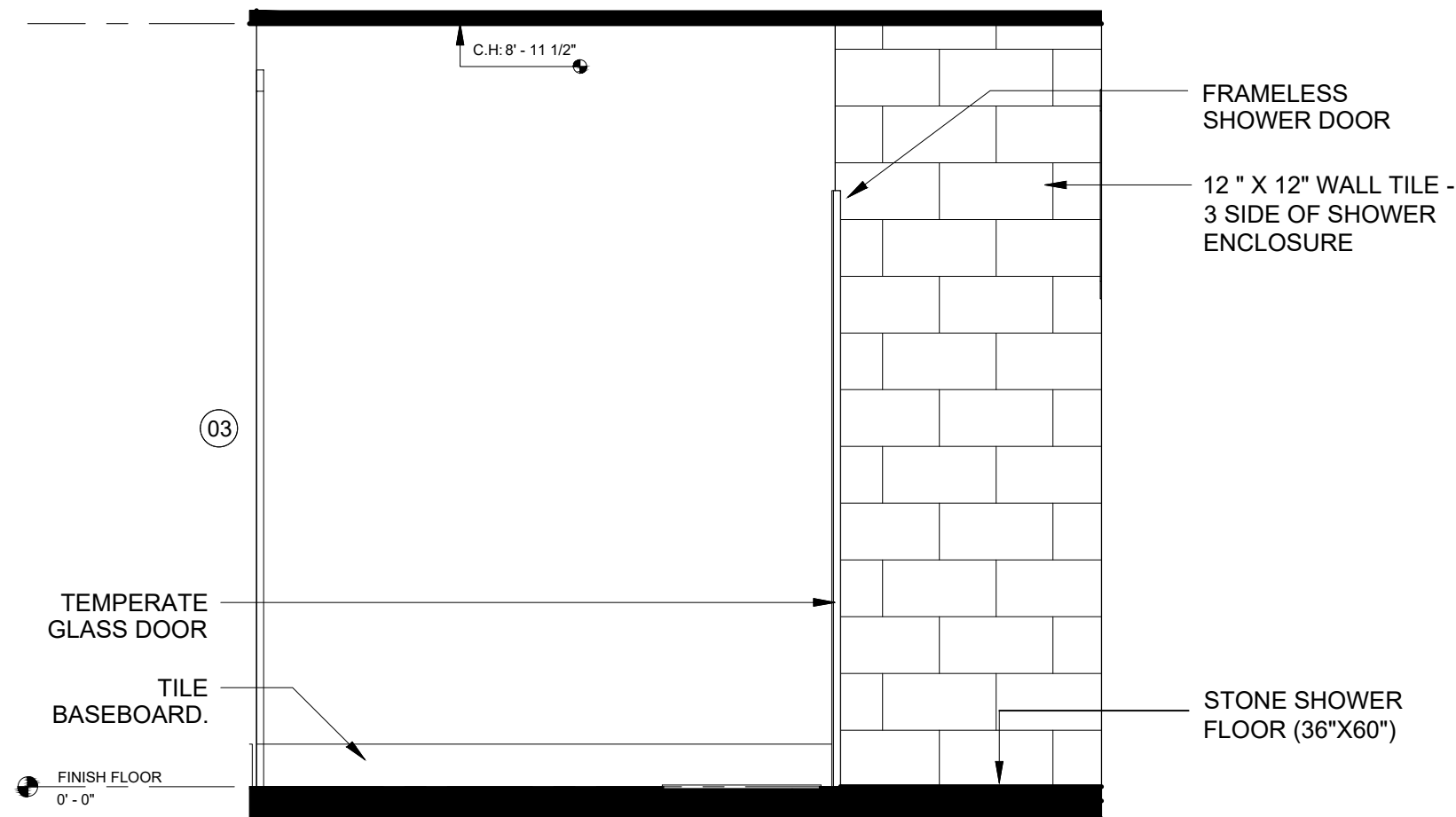
M BATHROOM 1 - ELEVATION M
1/2" = 1'-0"



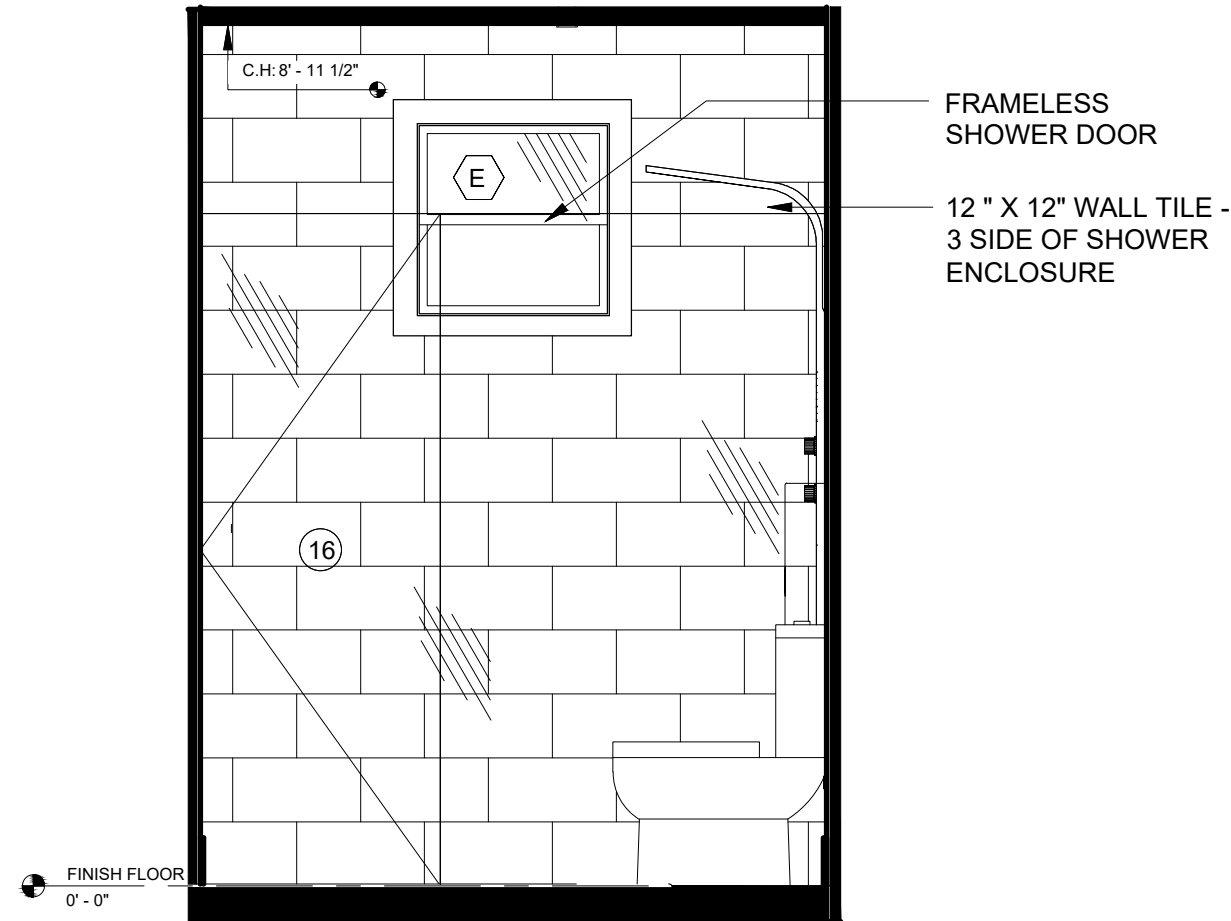
N BATHROOM 1 - ELEVATION N
1/2" = 1'-0"



2 BATHROOM 1 PLAN
1/2" = 1'-0"



O BATHROOM 1 - ELEVATION O
1/2" = 1'-0"

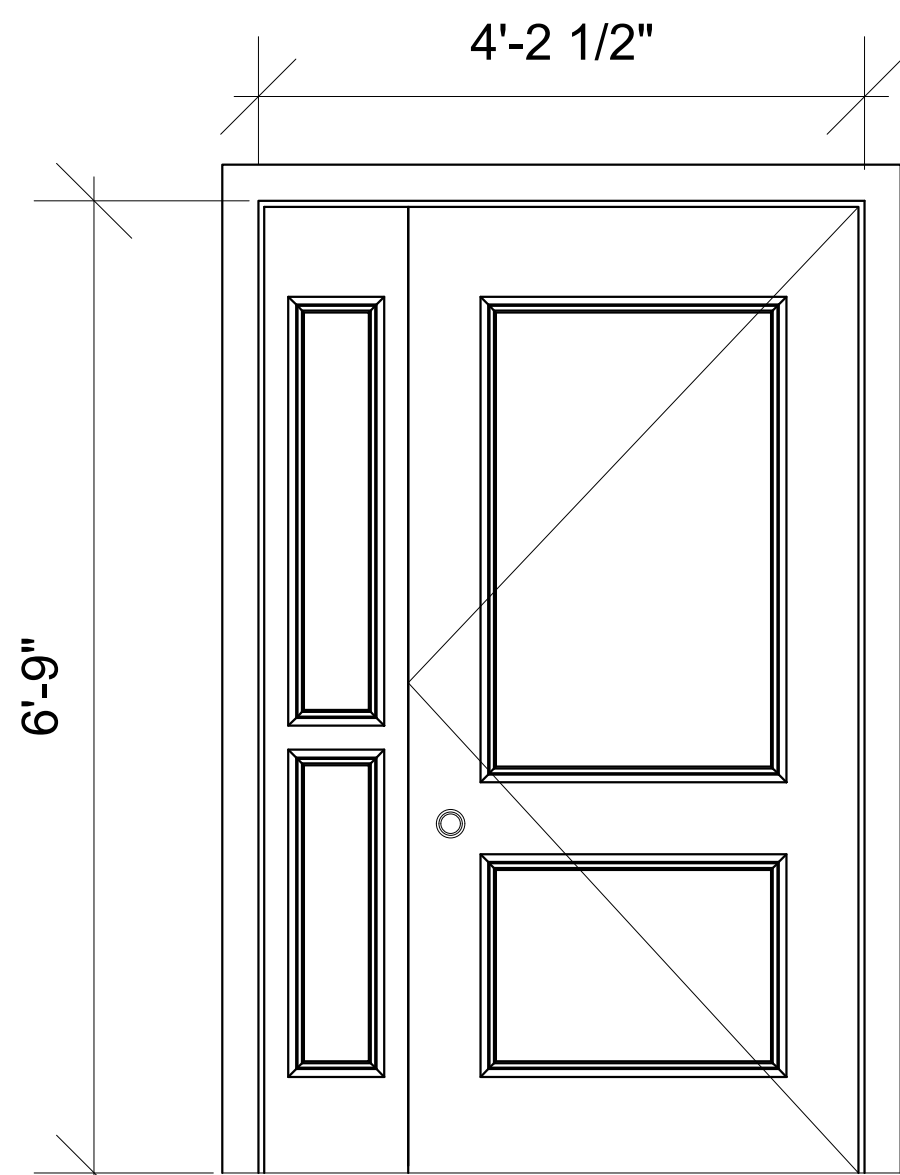


P BATHROOM 1 - ELEVATION P
1/2" = 1'-0"

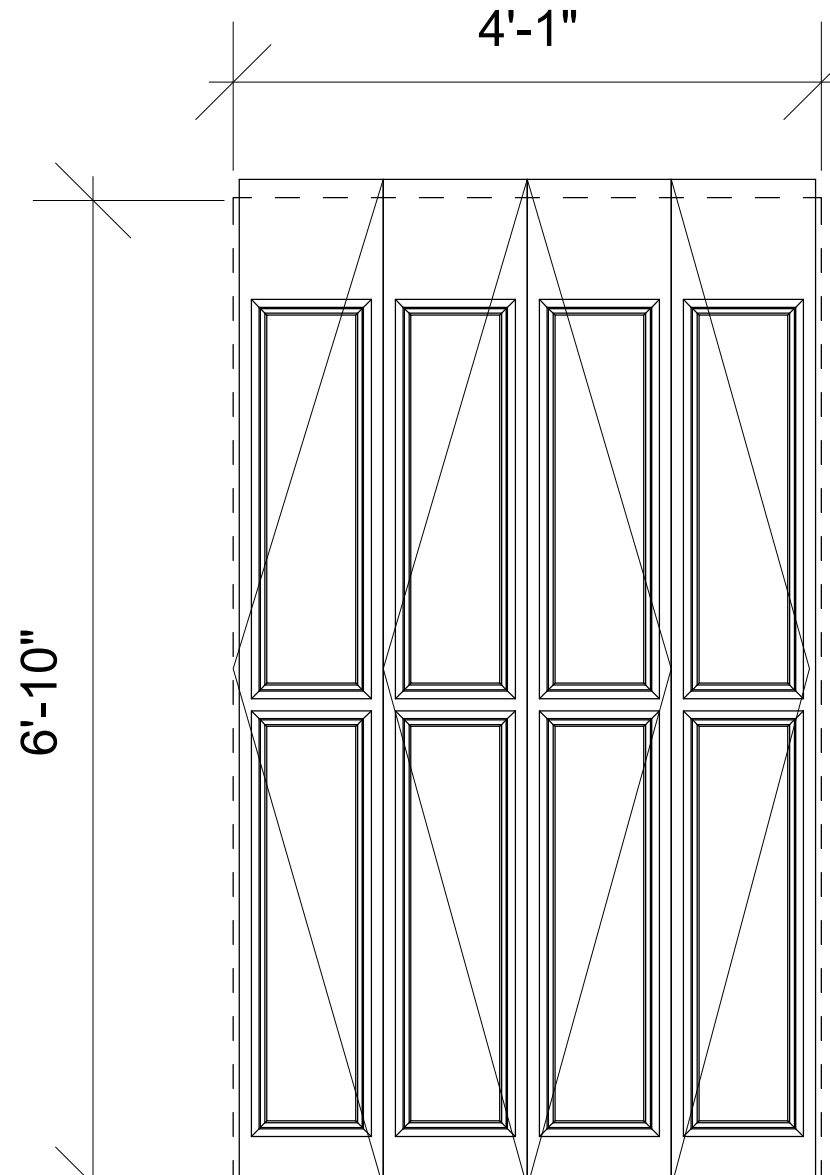
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Rev. No.	By	Date	Rev. No.	By	Date
21st Century Construction Technologies, LLC					
151 N Nob Hill Rd., Suite 186					
Plantation, Florida, USA 33324					

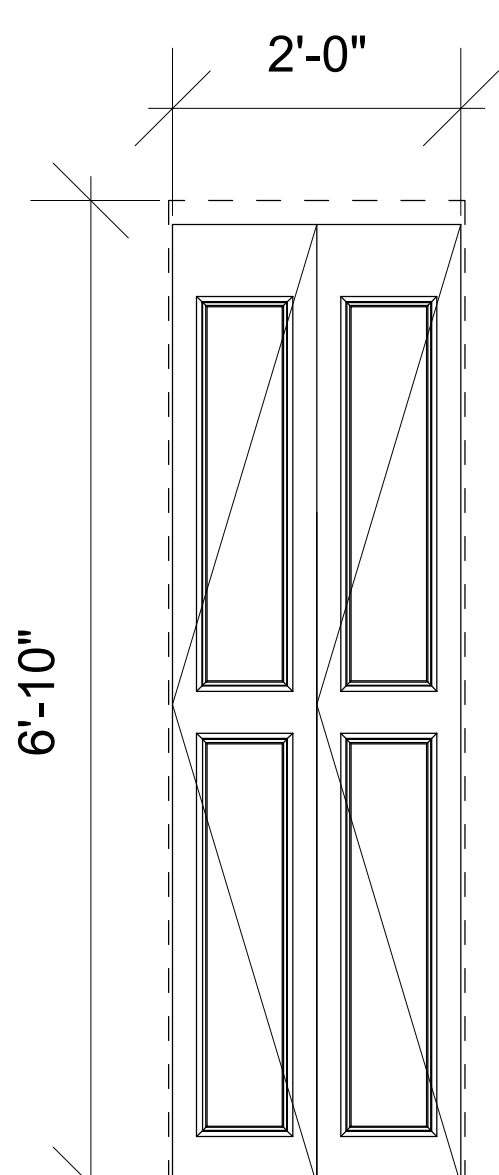
Project: DAVIE, FL 33314 6300 S.W 42 ND COURT TRIPLEX					
Drawing Title: DETAILED PLAN AND INTERIOR ELEVATIONS			Drawing No: 21CC-2100		
Scale: As Noted			Rev. 00		
Drawn by: M.N.P.			Sheet No: A-15 OF A-24		
Date: 01-13-2022			Folio No: 504126100110		



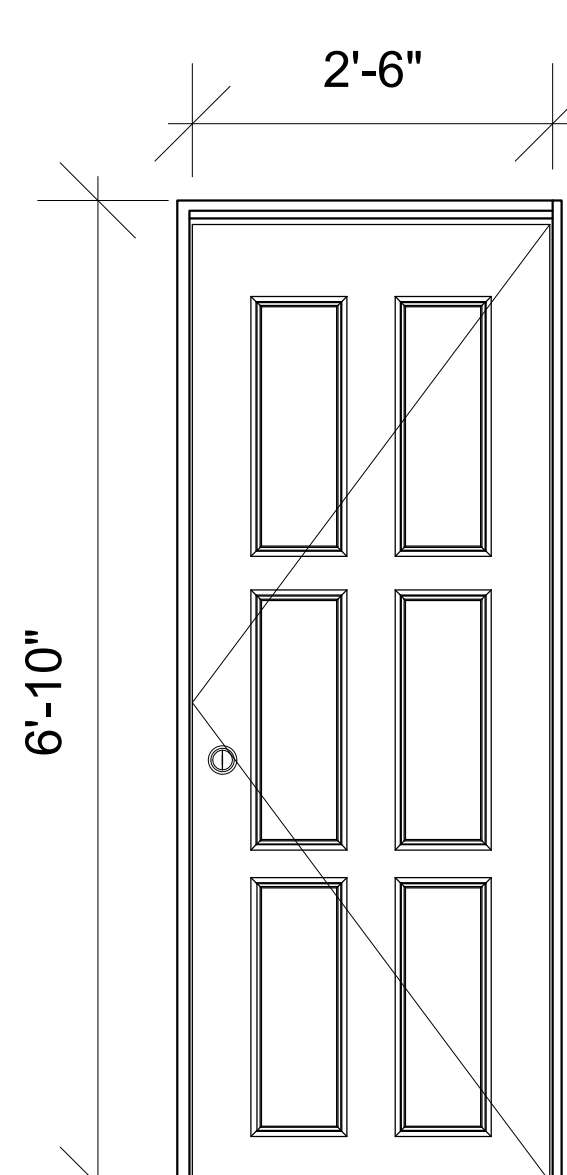
TYPE A
LAWSON
2 PANEL
FLUSH GLAZED
ALUMINIUM FRENCH
DOOR (1)
NOA 18-0503.06



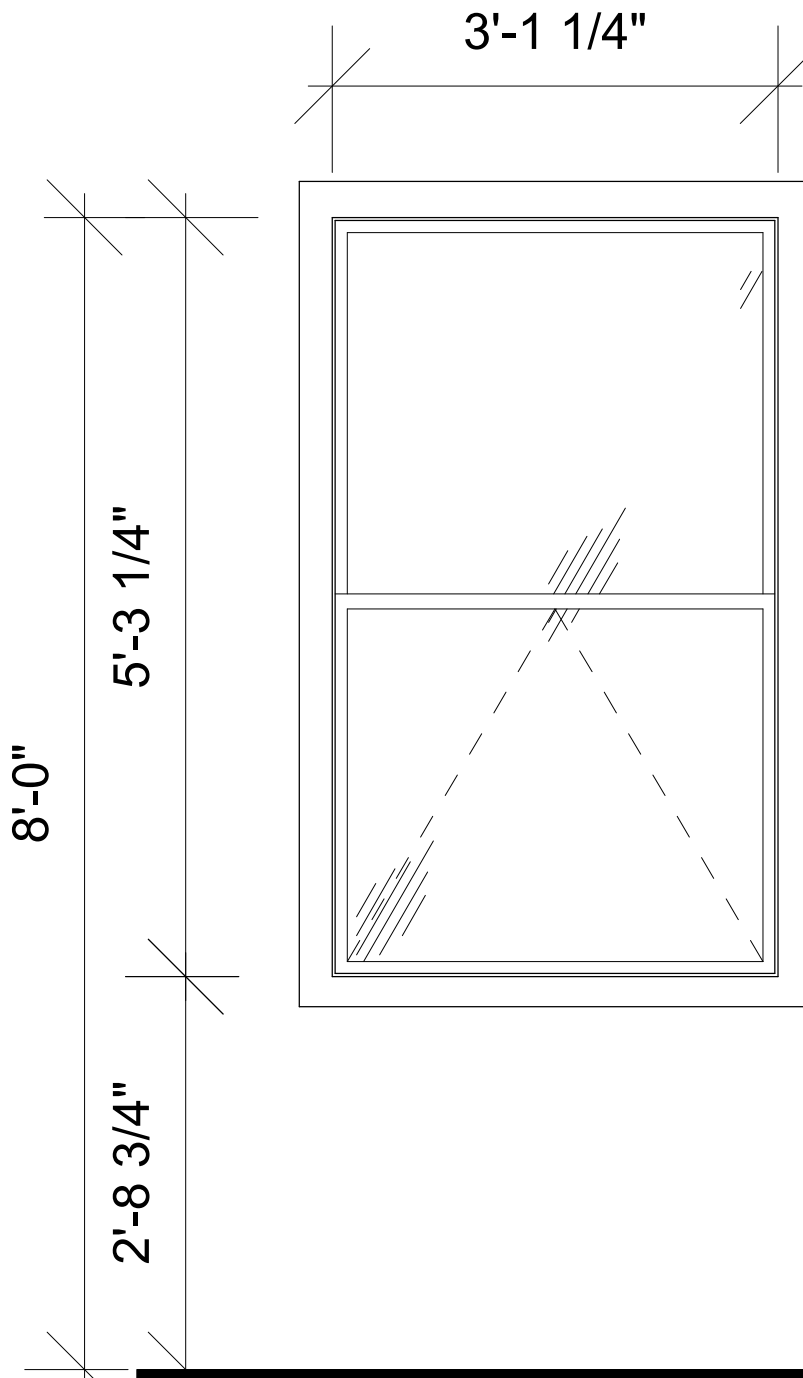
TYPE B
MASONITE
FULL LOUVERED
BI FOLD
DOOR (5,7,8,10,12,15,17)



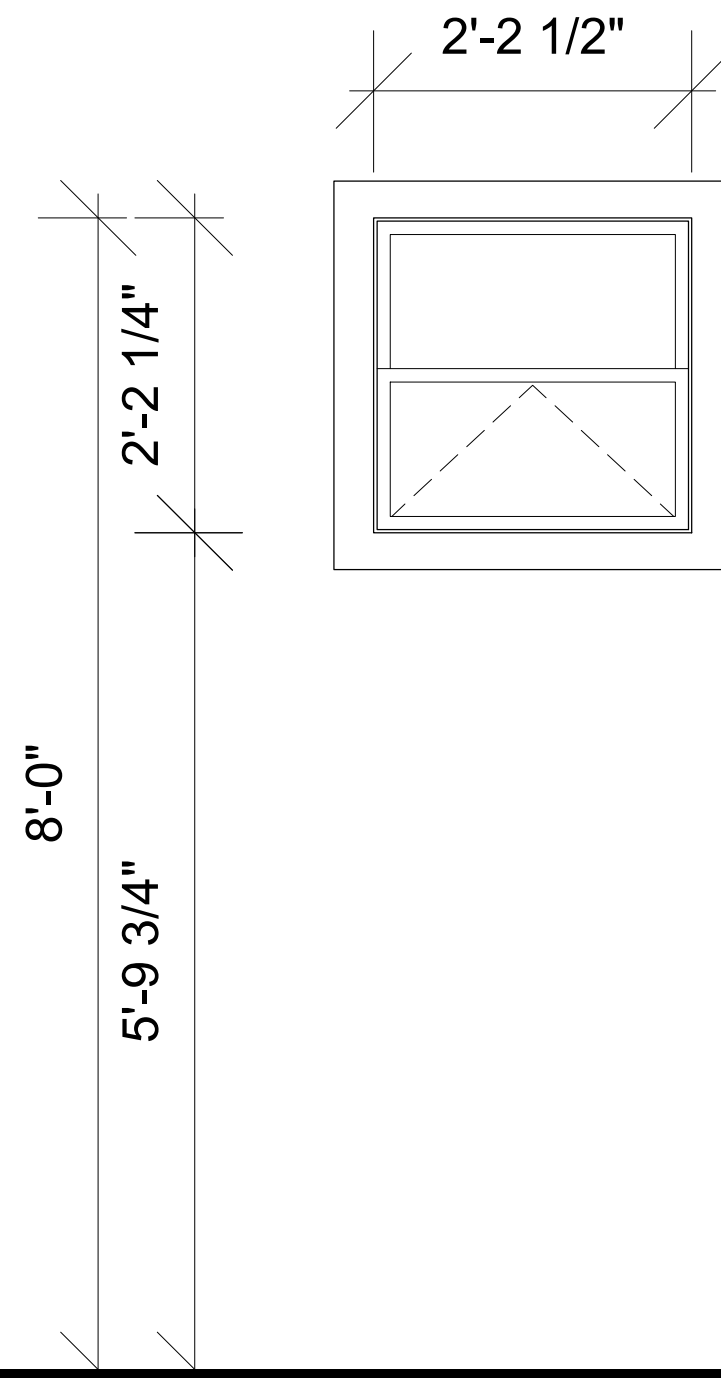
TYPE C
MASONITE
FULL LOUVERED
BI FOLD
DOOR (5,7,8,10,12,15,17)



TYPE D
MASONITE
6 PANEL FLAT JAMB
HOLLOW CORE
DOOR (2,4,6,9,11,13,14,16)



TYPE A
SERIES SH-7700 SINGLE HUNG
IMPACT WINDOW



TYPE B
SERIES SH-7700 SINGLE HUNG
IMPACT WINDOW

SAFETY / EGRESS DOOR NOTES

GLASS NOTE AS PER CHAPTER 24 OF 2017 F.B.C.

THE LOCATIONS SPECIFIED IN SECTIONS 2406.4.1-2406.4.7 FBC 2017 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.

GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION. 2406.4.1 FBC 2017.

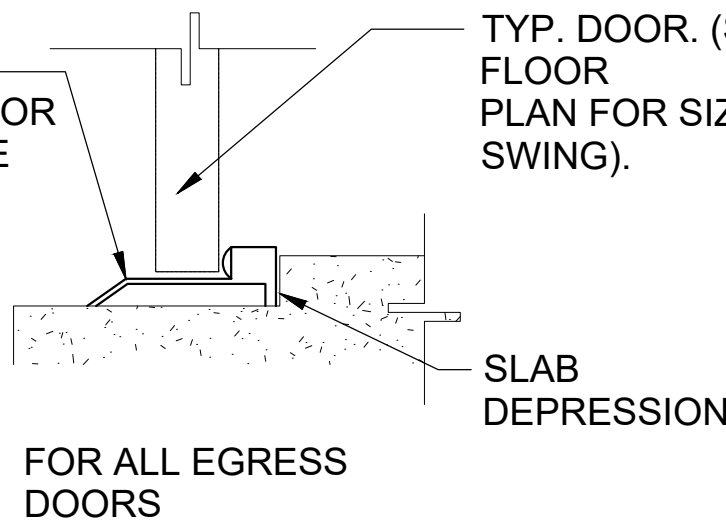
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET (0.84 M2) SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS. 2406.4.3 FBC2017

-FOR MORE INFORMATION REQUIRING MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR PART 1201 REFER TO TABLE 2406.2(1) FBC 2017

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE SOUTH FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA. 101 NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED

Mark	Description	Unit Location	Elevation	Door/Window Size		Rough In Opening		Function	Manufacturer	Series	Product Number	Manufacturer Code	"U" Factor	"SHGC"	Approvals	Count
				Width (in.)	Height (in.)	Width (in.)	Height (in.)									
A	Single Hung Window	A	Front	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
B	Single Hung Window	A	Front	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
C	Single Hung Window	A	Side - Bath #1	26-1/2	26	26-5/8	26-1/4"	-	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
D	Single Hung Window	A	Side - LR	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
E	Single Hung Window	A	Side - Half Bath	26-1/2	26	26-5/8	26-1/4"	-	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
F	Single Hung Window	A	Back - Master	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
G	Single Hung Window	A	Back - Master	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
H	Single Hung Window	A	Back - Bdrm 2	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
I	Single Hung Window	B	Front	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
J	Single Hung Window	B	Back - Master	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
K	Single Hung Window	B	Back - Master	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
L	Single Hung Window	B	Back - Bdrm 2	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
M	Single Hung Window	C	Front	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
N	Single Hung Window	C	Back - Master	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
O	Single Hung Window	C	Back - Master	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
P	Single Hung Window	C	Back - Bdrm 2	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
U	Single Hung Window	C	Side - Bath #2	26-1/2	26	26-5/8	26-1/4"	-	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
	Single Hung Window	C	Side CR	37	62	37-1/8	63-1/4	Egress	Lawson	Series SH-7700, Code 25	00034-00001	1/8 LoE366, White	0.66	0.25	NOA 17.1212.21	1
01	Front Entrance Door	A	Front	48	80	50	81	Exterior	EuroCraft	37" Single French Door, 12" Sidelight, White Frame	-	-	-	-	-	1
02	Entrance Door	A	Bedroom 1	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
03	Entrance Door	A	Bathroom #1	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
04	Walk-in Closet Door	A	Bedroom 1	48	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
05	Entrance Door	A	Half Bath	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
06	Entrance Door	A	A/C	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	1
07	Entrance Door	A	Master Bath	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
08	Walk-in Closet Door	A	Master BDRM	48	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
09	Entrance Door	A	Master BDRM	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
10	Walk-in Closet Door	A	Bedroom 2	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
11	Entrance Door	A	Bedroom 2	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
12	Entrance Door	A	Bedroom 2	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
13	Walk-in Closet Door	A	Bedroom 3	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
14	Entrance Door	A	Bedroom 3	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
15	Entrance Door	A	Linen	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
18	Front Entrance Door	B	Front	48	80	50	81	Exterior	EuroCraft	37" Single French Door, 12" Sidelight, White Frame	-	-	-	-	-	1
19	Entrance Door	B	Bedroom 1	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
20	Entrance Door	C	Bathroom #1	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
21	Walk-in Closet Door	B	Bedroom 1	48	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
22	Entrance Door	B	Half Bath	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
23	Entrance Door	B	A/C	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	1
25	Entrance Door	B	Master Bath	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
26	Walk-in Closet Door	B	Master BDRM	48	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
27	Entrance Door	B	Master BDRM	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
28	Walk-in Closet Door	B	Bedroom 2	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
29	Entrance Door	B	Bedroom 2	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
30	Entrance Door	B	Bedroom 2	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
31	Walk-in Closet Door	B	Bedroom 3	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
32	Entrance Door	B	Bedroom 3	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
33	Entrance Door	B	Linen	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
35	Front Entrance Door	C	Front	48	80	50	81	Exterior	EuroCraft	37" Single French Door, 12" Sidelight, White Frame	-	-	-	-	-	1
36	Entrance Door	C	Bedroom 1	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
37	Entrance Door	C	Bathroom #1	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
38	Walk-in Closet Door	C	Bedroom 1	48	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
39	Entrance Door	C	Half Bath	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
40	Entrance Door	C	A/C	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	1
42	Entrance Door	C	Master Bath	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
43	Walk-in Closet Door	C	Master BDRM	48	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
44	Entrance Door	C	Master BDRM	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
45	Walk-in Closet Door	C	Bedroom 2	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
46	Entrance Door	C	Bedroom 2	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
47	Entrance Door	C	Bedroom 2	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
48	Walk-in Closet Door	C	Bedroom 3	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
49	Entrance Door	C	Bedroom 3	30	80	32	82	Interior	Masonite	6-Panel Flat Jamb Hollow Core	-	Pre-Hung	-	-	-	1
50	Entrance Door	C	Linen	24	80	26	82	Interior	Masonite	Full-Louvered Bi-Fold	-	Solid Core	-	-	-	2
AT	Drop-down stairs	A, B, C	Allie - Bdrm 2			22-1/2"	54"	Interior	Vlamer	Energy Seal Aluminum	AE2210	-	-	-	-	3

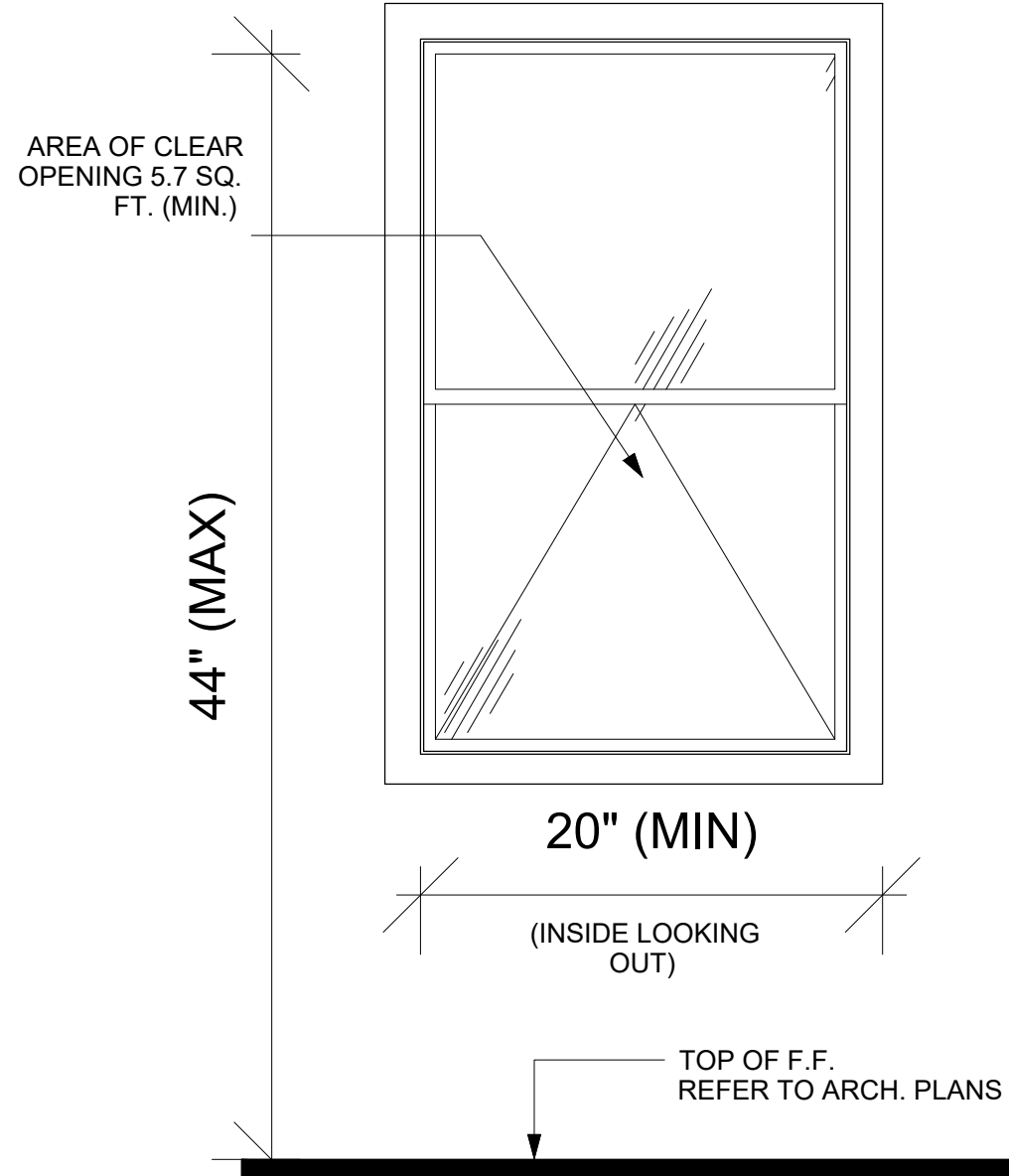
CONTINUOUS ALUM. THRESHOLD AS PER DOOR MANUF AND MIAMI-DADE N.O.A.



NOTE:

GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR PART 1201. GLAZING SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II AS PER R 2406.2 FBC 2020. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION. R 2406.4.1 FBC 2020.

EXTERIOR DOORS MANUFACTURER REQUIRE NOA PRODUCT APPROVAL. CONTRACTOR MUST VERIFY ON FIELD THE MEASUREMENTS PRIOR FABRICATION.



EGRESS WINDOW DETAIL

EGRESS WINDOW NOTES:

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA, THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT. 22-2.2.3 (C)

SAFEGUARDS:

OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS: WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2 nd. FLOOR WINDOWS ONLY)

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Project:

DAVIE, FL 33314
6300 S.W 42 ND COURT
TRIPLEX

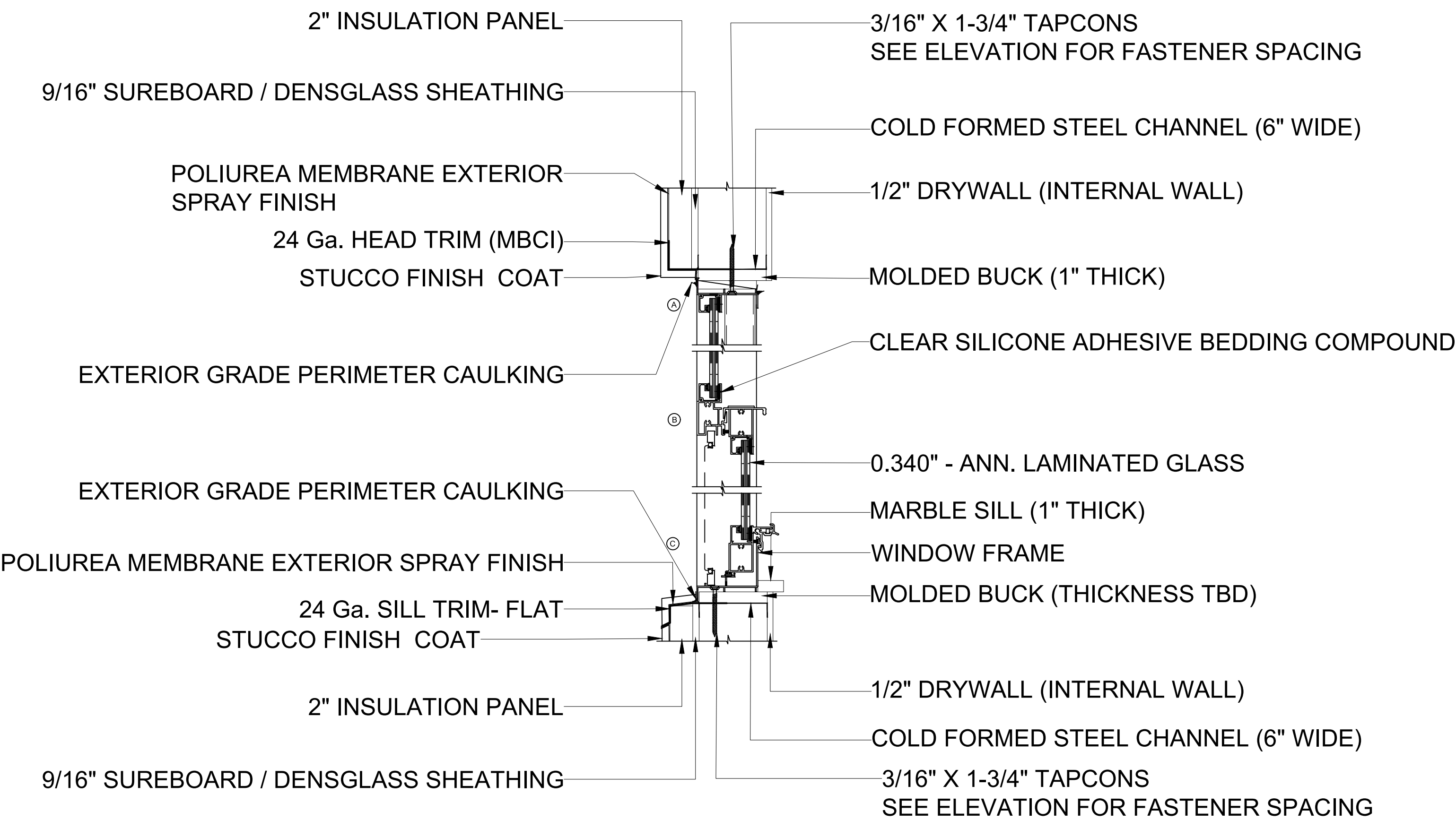
Project No: 000

Rev. No.	By	Date	Rev. No.	By	Date

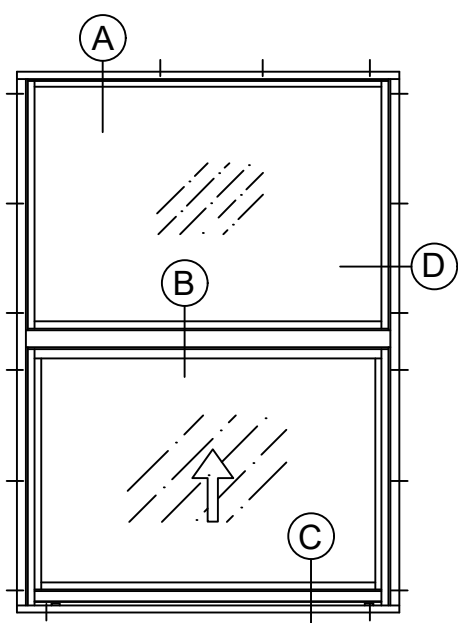
Drawing Title:	Drawing No: 21CC-	Rev. 00
DOORS AND WINDOWS DETAILS	Scale: 3/4" - 1' 0"	
	Drawn by: M.N.P.	Sheet No: A-16
Folio No: 504126100110	Date: 01-13-2022	OF A-24

21st Century Construction Technologies, LLC
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Plantation, Florida, USA 33324

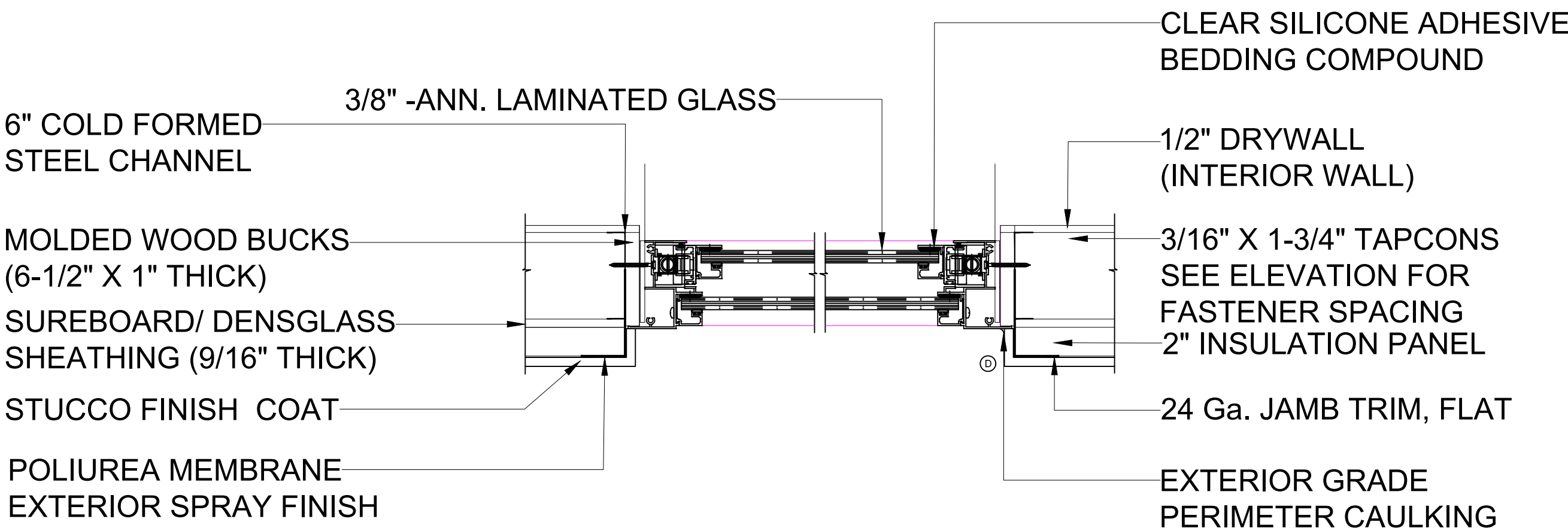
WINDOW HEADER DETAIL



WINDOW SILL DETAIL-SIDE ELEVATION



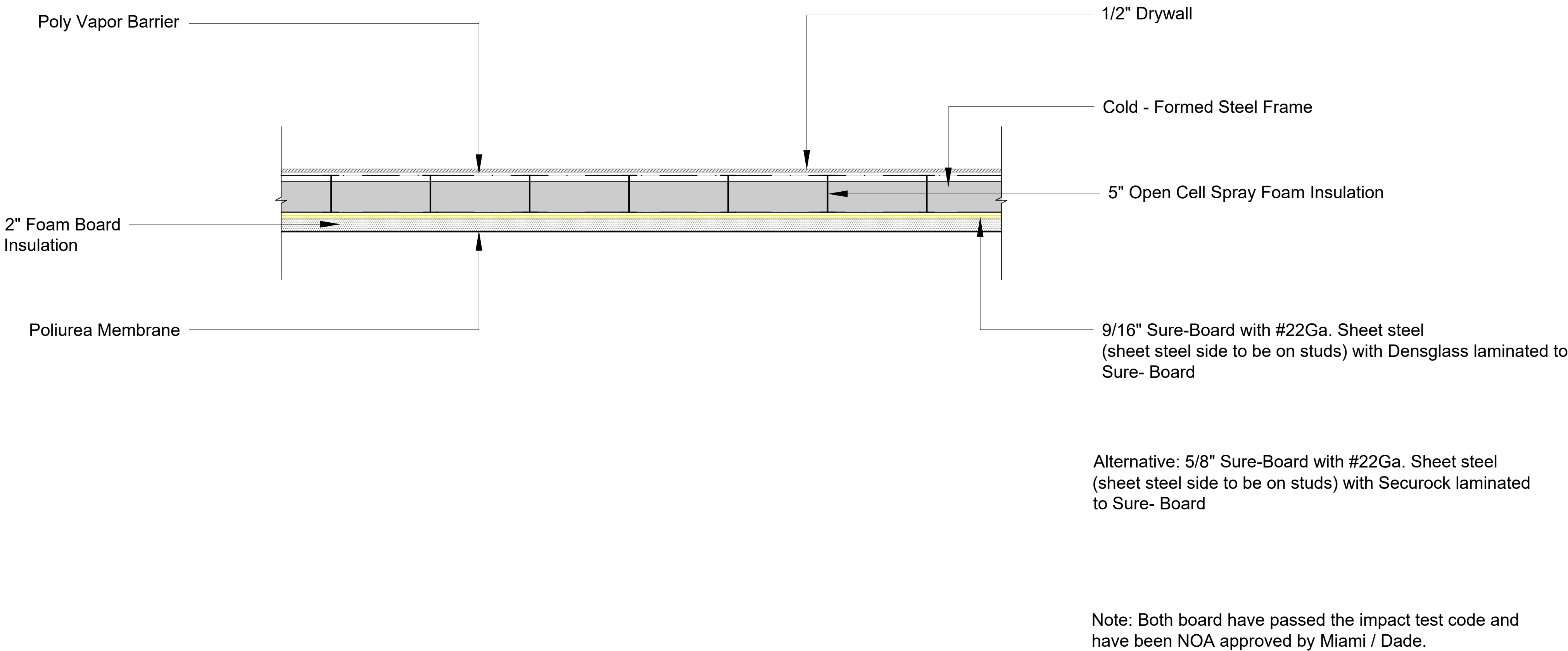
WINDOW ELEVATION
SERIES - 7700 SINGLE HUNG
WINDOW
IMPACT RESISTANT DOOR



SINGLE HUNG HG-7700 WINDOW INSTALLATION -SIDE

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Rev. No. By Date Rev. No. By Date						Project No: 000	Drawing No: 21CC-00
						Drawing Title: DOORS AND WINDOWS	
						Scale: 1/2 " -1'-0"	
						Drawn by: M.N.P.	Sheet No: A-17 OF A-24
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324						Folio No: 504126100110	Date: 01-13-2022

DARPHINE SNELL
DAVIE, FL 33314
6300 S.W 41 ST COURT
TRIPLEX



Exterior Wall Insulation Value

Specified R-Value of Exterior Wall:	R-19	19
Open Cell Spray Foam Insulation	R-Value/inch	3.8
"As Built" Spray Foam Thickness	inches	5
Total R-Value of Spray Foam Insulation	R-Value/inch	19
Spray Foam Deration Due to being installed between Cold Formed Steel Studs		-63%
Effective R-Value after Derate:	Effective R-Value	7.03
R-Value of 2" Insulated Panel	R-Value	14.95
Total Effective R-Value "As Constructed"	Total R-Value	21.98
Total Effective R-Value (21.98) > Specified R-Value (R-19)		

1 STANDARD WALL DETAILS WITHOUT STUCCO EXTERIOR FINISH
A-18 1" = 1'-0"

- Notes:
1. The 9/16" Sureboard with #22 Ga. Sheet steel and Densglass are supplied as one board. The 5/8" Sureboard with #22 Ga. Sheet steel and Securock are supplied as one board.
 2. The Sure- Board (steel side) must sit on the steel studs, no insulation between either the Sure-Board or steel studs.
 3. 5" of open cell foam insulation to be sprayed inside the wall cavity. When using steel studs the R value of the closed cell foam is reduced by 63%. Therefore, an additional 2" insulation board with sheet metal both side will be installed over the Sureboard.
 4. The 2" insulation board is CF Light Mesa manufactured by MBCI. This metal backed and faced board also has approval from the State of Florida.
 5. Steel stud centers must be 16" on all models to meet requirements of the flying missile impact test.

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Project:

DAVIE, FL 33314
6300 S.W 42 ND COURT
TRIPLEX

Project No: 0001

Rev. No.	By	Date	Rev. No.	By	Date

21st Century Construction Technologies, LLC
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Drawing Title:

EXTERNAL WALL
CONSTRUCTION, SHEATHING
AND INSULATION
INSTALLATION DETAILS

Folio No: 504126100110

Drawing No:
21CC-

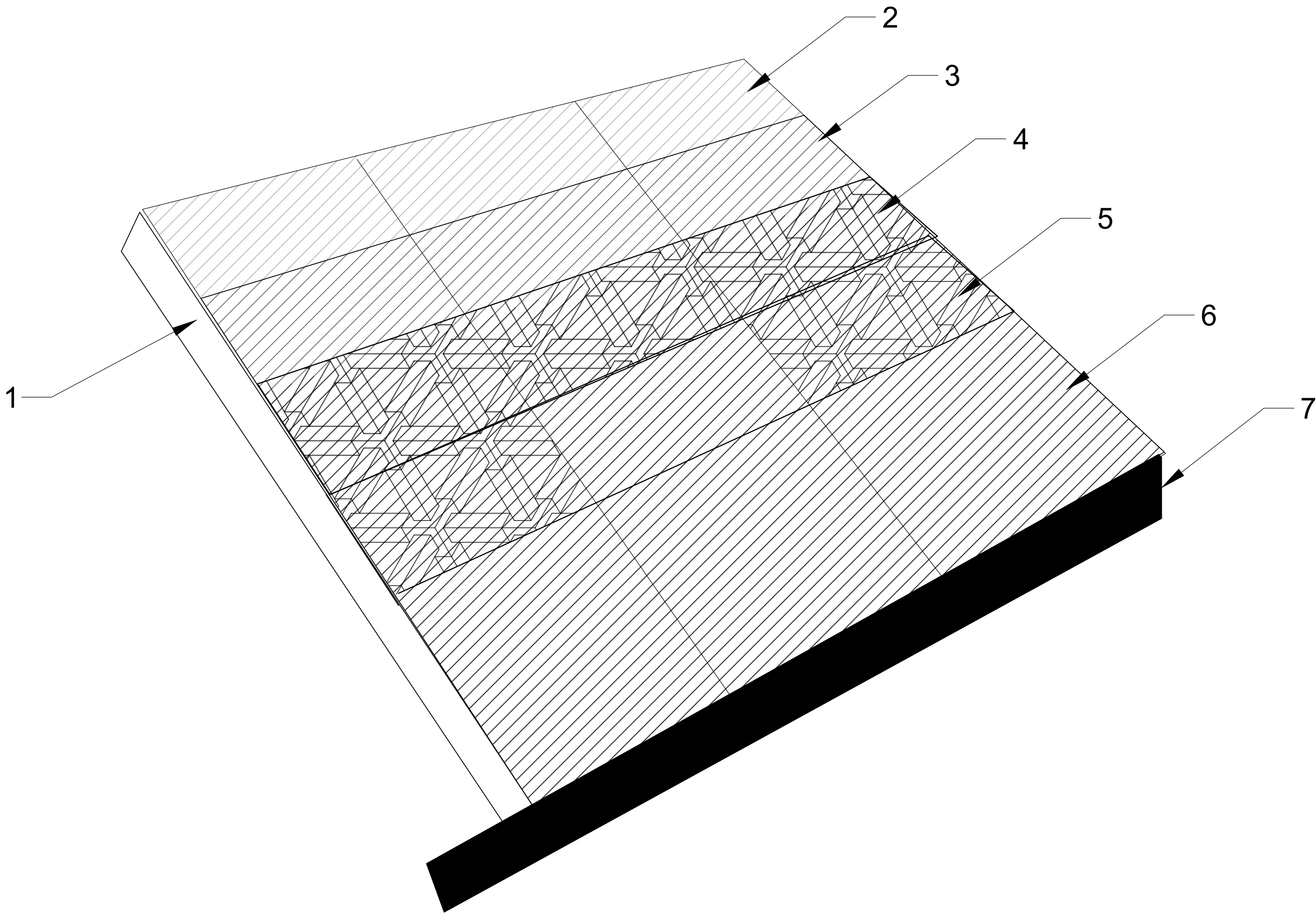
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Drawn by:
M.N.P.

Date:
01-13-2022

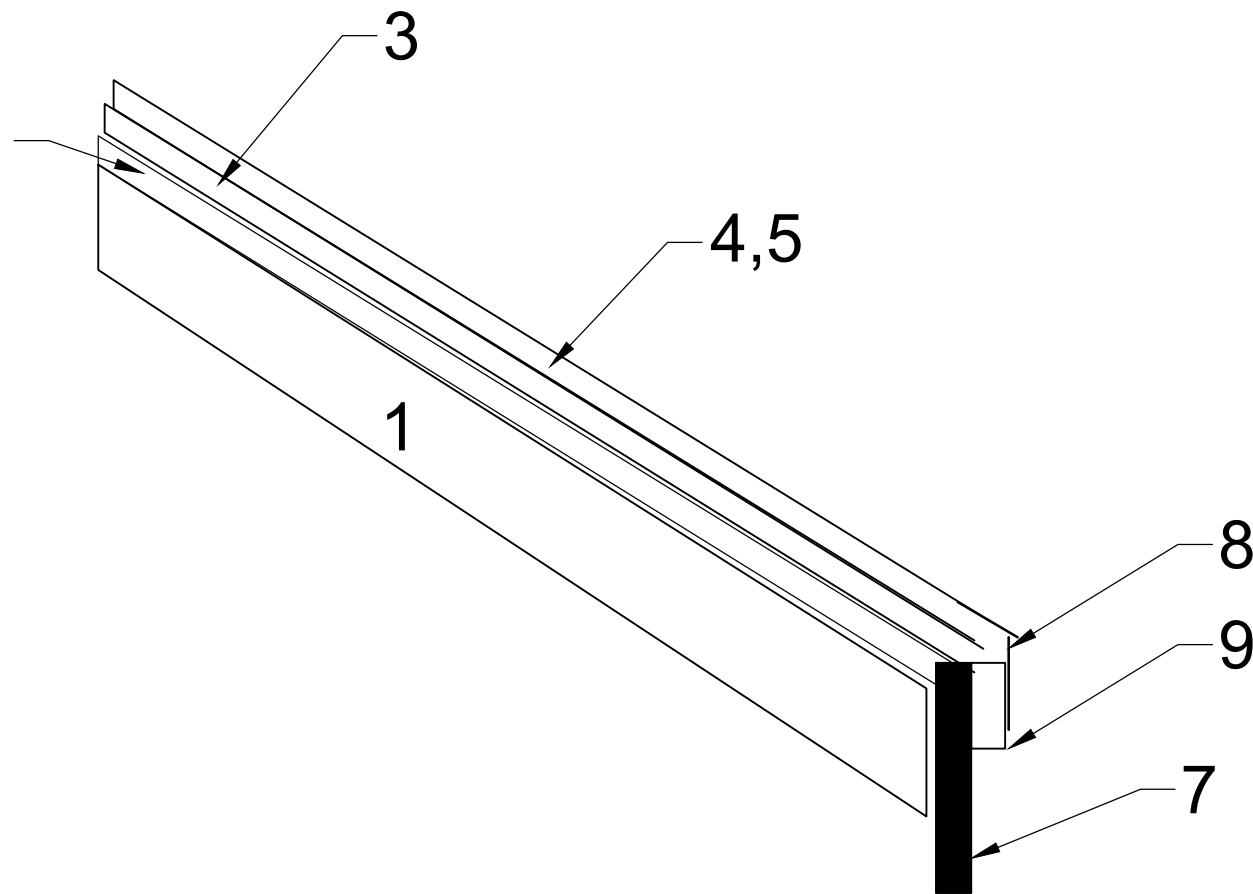
Rev.
00

Sheet No:
**A-18 OF
A-24**



Roof Build-up

1. Cold Formed Steel Roof Trusses
2. SureBoard S-200 Roof Sheathing (NOA)
3. Sharkskin Ultra SA Underlayment (NOA)
4. Sharkskin Ventilated Roof Mat (NOA)
5. Sharkskin Radiant Barrier (NOA)
6. Gulfloc or GulfRib (Can be substituted by Ocean Guard if located 1500 ft. near salted water)(NOA)
7. Facia Board
8. Drip Edge
9. Cor-A-Vent Fascia Vent

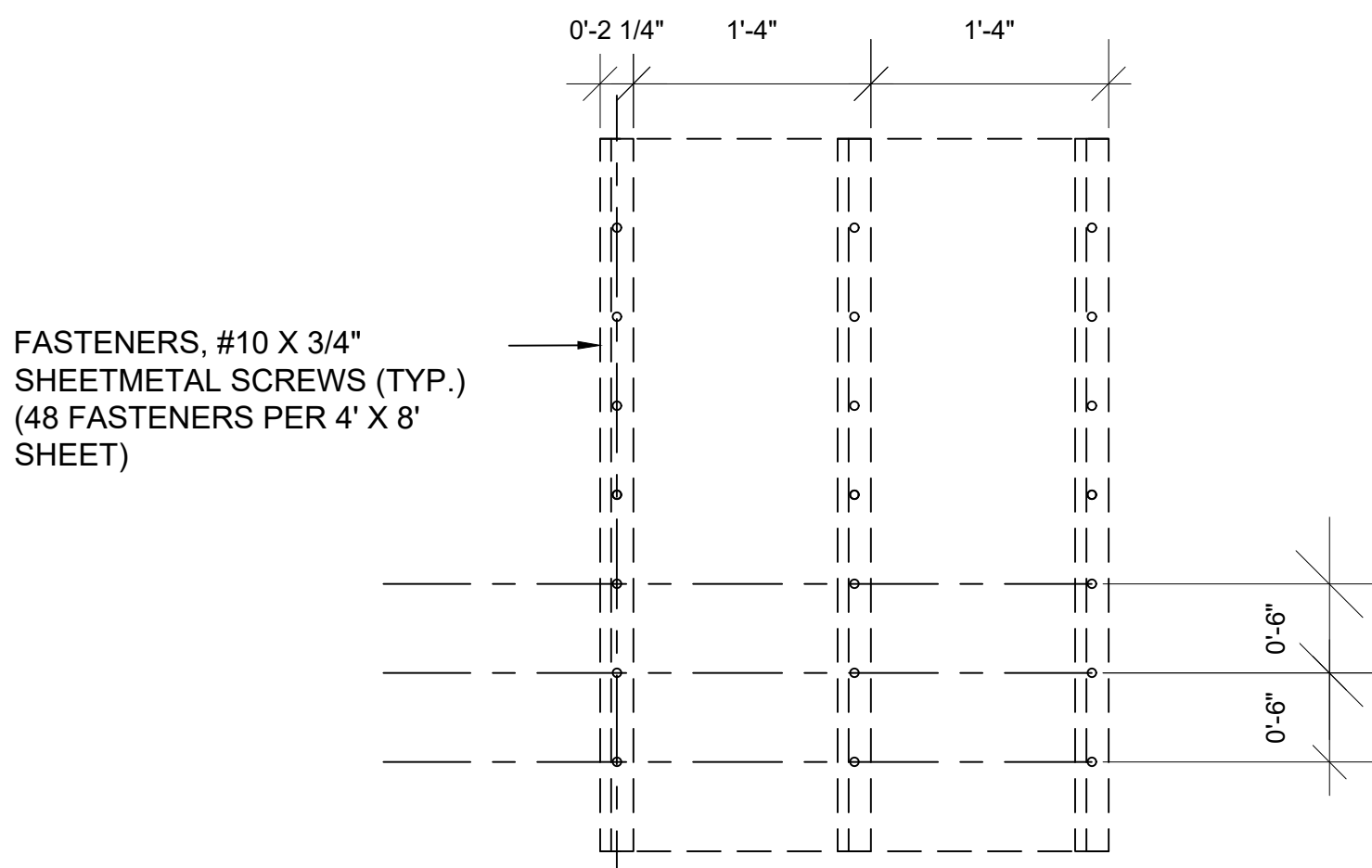


Roof and Re-Roof Notes:

1. All new and re-roof construction must be in accordance with the 2020 Florida Building Code, Chapters 15 and 16, FBC 2020, and all sections pertaining to High-Velocity Hurricane Zones.
2. All Federal, State, and Local regulations must be followed by all working at the jobsite.
3. Material Safety Data Sheets (MSDS) must be available on the jobsite at all times. Subcontractors are to submit MSDS sheets for all materials they are bringing to the jobsite to the General Contractor (GC) prior to performing any work. The GC will add the MSDS provided to the MSDS manual maintained at the jobsite by the GC.
4. All applicable OSHA regulations are to be observed while on the jobsite. The GC reserves the right to remove any employee or subcontractor employee from the jobsite if they are acting in an unsafe manner.
5. All installation work to be performed by qualified and training roofing installers.
6. Materials must be stored properly in accordance with recommended best practices by the manufacturer.
7. All unfinished work must be covered to prevent water intrusion into the home.
8. Roofing subcontractors must have a hurricane emergency plan available for review by the General Contractor.
9. Subcontractor to remove all work-related debris from the jobsite at the end of each day. Subcontractor will remove all old roofing materials on re-roofing projects and dispose of in accordance with all applicable governmental regulations.
10. Installation of all materials must be in accordance with instructions provided on this drawing and in accordance with the manufacturer's instructions. Refer all questions to the GC for resolution prior to performing the work.

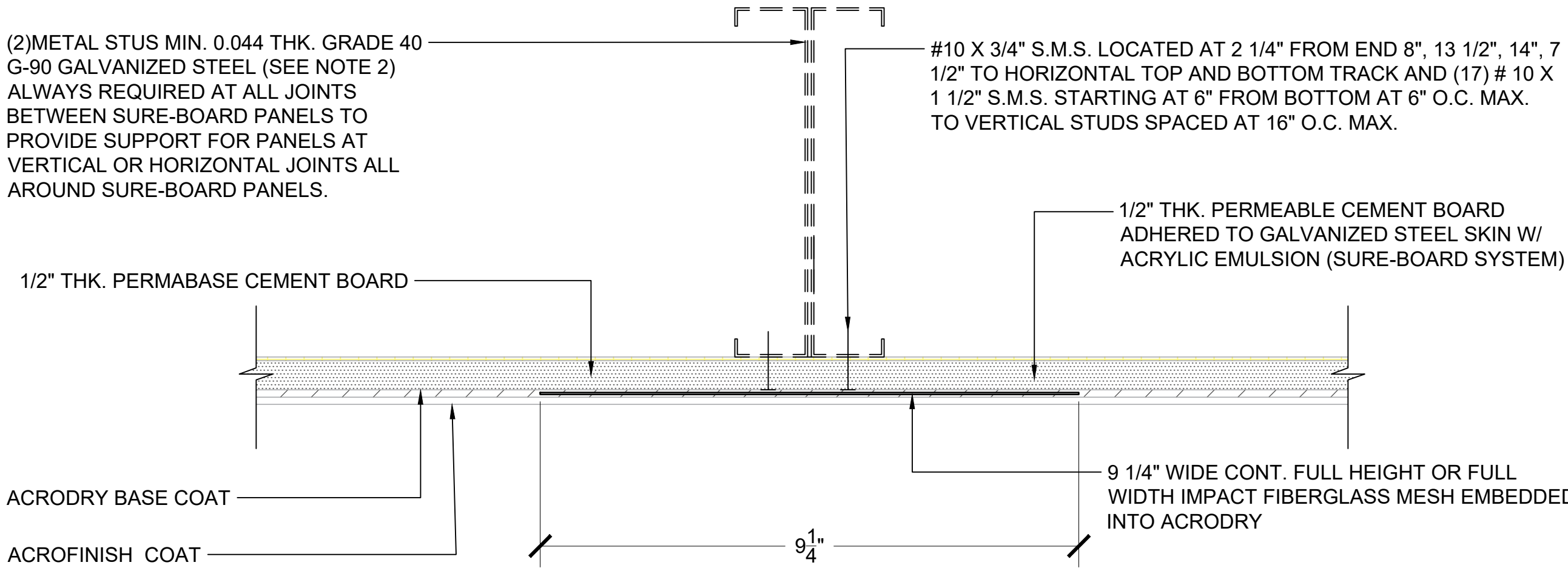
Re-Roofing Specific Notes:

1. Per Paragraph 1524: It is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this section. The provisions of Chapter 15 of the Florida Building Code, Building govern the minimum requirements and standards of the industry for roofing system installations. Additionally, the following items should be addressed as part of the agreement between the owner and the contractor. The owner's initials in the designated space indicates that the item has been explained.
 - 1.1 .Aesthetics-workmanship.
 - 1.2 Renailing wood decks. When replacing roofing, the existing wood roof deck may have to be re-nailed in accordance with the current provisions of Chapter 16 (High-Velocity Hurricane Zones) of the Florida Building Code, Building. (The roof deck is usually concealed prior to removing the existing roof system.)
 - 1.3 Common roofs.
 - 1.4 Exposed ceilings. Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. The owner provides the option of maintaining this appearance.
 - 1.5 Ponding water.
 - 1.6 Overflow scuppers (wall outlets). It is required that rainwater flow off so that the roof is not overloaded from a buildup of water. Perimeter/edge walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of: Chapters 15 and 16 herein and the Florida Building Code, Plumbing.
2. Not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the entire existing roofing system or roof section is replaced to conform to requirements of the 2020 FBC, paragraph 1511.1.1



SURE-BOARD 200S ROOF SHEATHING FASTENER DETAIL

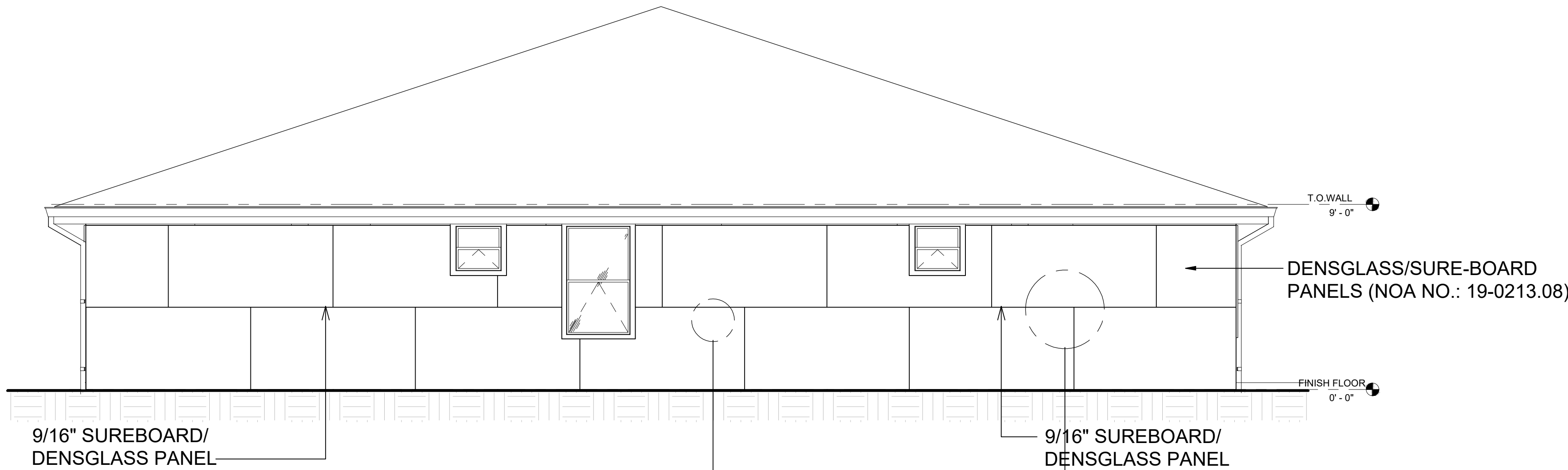
NOA NO.: 19-0213.08; 06/13/2024 EXPIRATION
SCALE: N.T.S.



TYPICAL SEALING DETAIL AT VERTICAL OR HORIZONTAL JOINTS BETWEEN SURE-BOARD PANELS

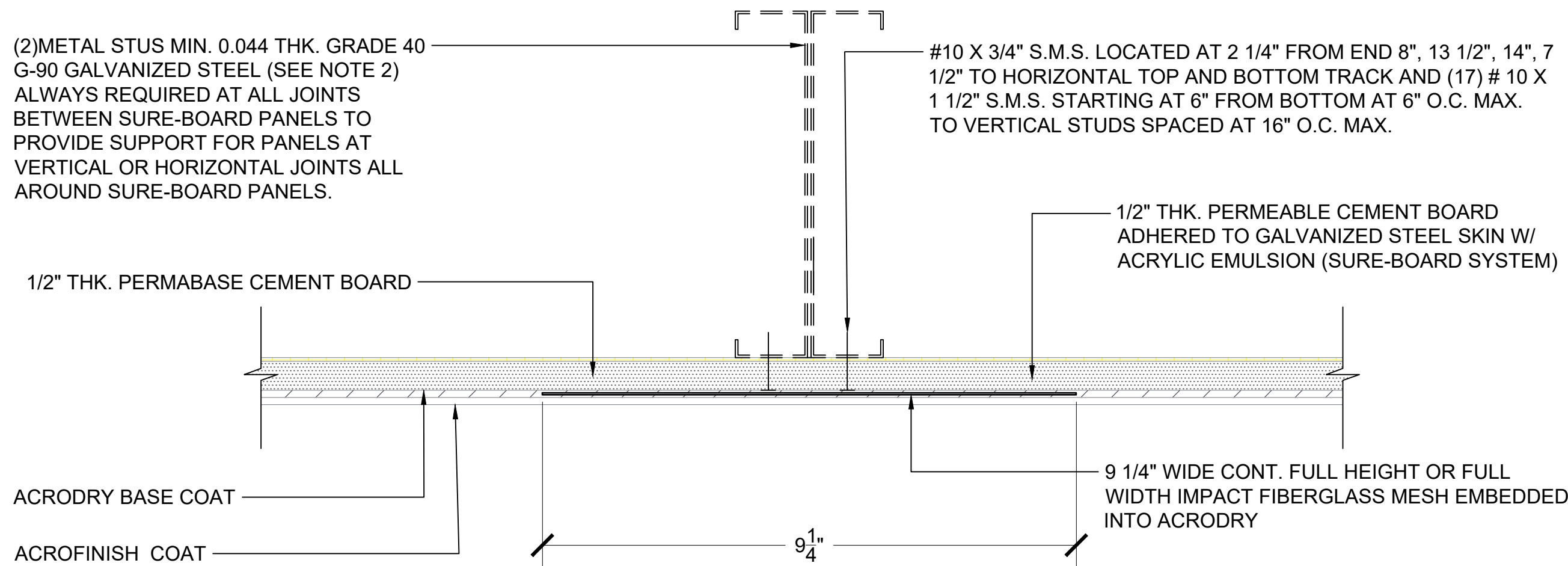
(INCLUDES SOLID, WINDOW AND DOOR PANEL JOINTS)
SCALE: N.T.S.

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Project No: 000						Drawing No: 21CC-	
Rev. No. By Date Rev. No. By Date						Scale: N.T.S.	
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324						Drawn by: M.N.P.	
Folio No: 504126100110						Date: 01-13-2022	
						Sheet No: A-19 OF A-24	



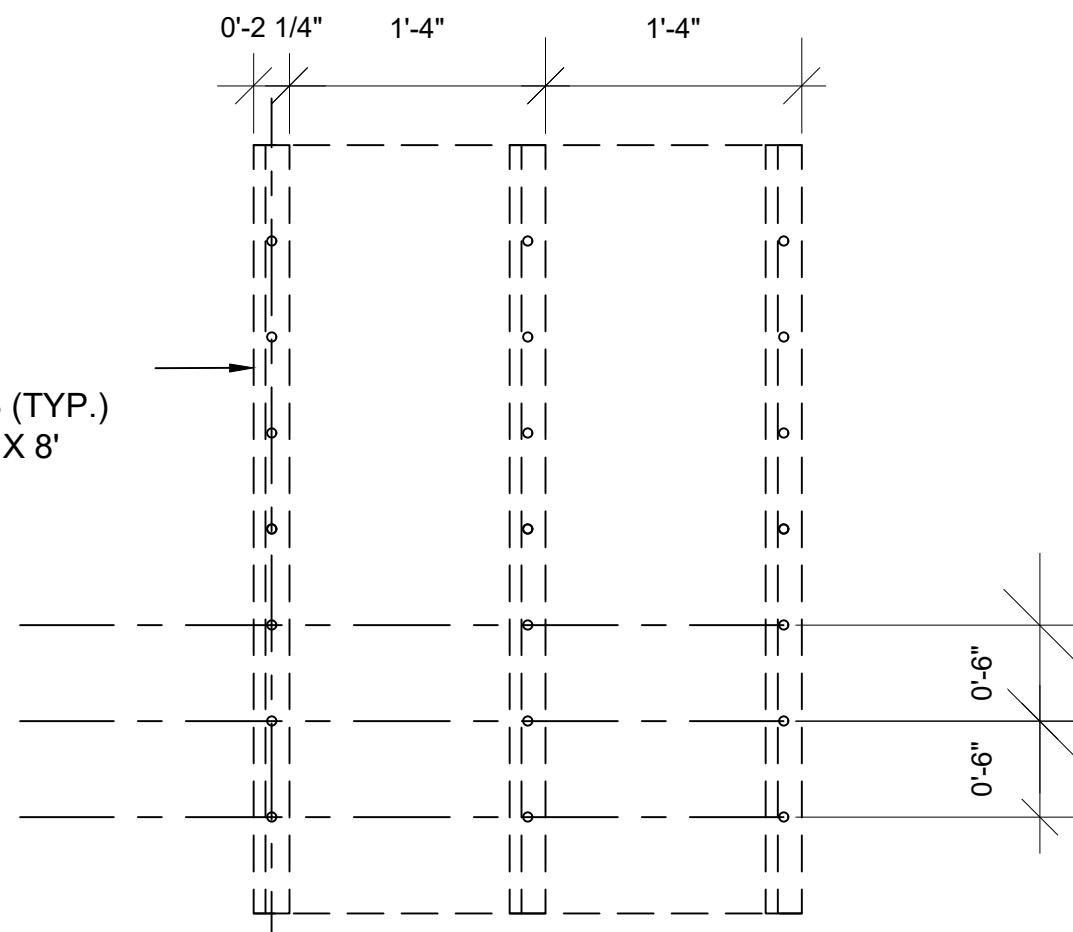
4' WIDE X 9' (MAX.) HIGH STEEL SHEET (0.027" THICK MIN. GALV. STEEL)
ASTM A-653 GRADE 40 MIN. W/ 47.0 KSI MIN. YIELD STRENGTH (AFTER
ROLLED) G-90 GALVANIZED

FRAMING COMPONENT
SCALE: N.T.S.



**TYPICAL SEALING DETAIL AT VERTICAL OR
HORIZONTAL JOINTS BETWEEN SURE-BOARD PANELS**
(INCLUDES SOLID, WINDOW AND DOOR PANEL JOINTS)
SCALE: N.T.S.

FASTENERS, #10 X 3/4"
SHEETMETAL SCREWS (TYP.)
(48 FASTENERS PER 4' X 8'
SHEET)



SURE-BOARD / DENSGLOSS WALL SHEATHING FASTENER DETAIL

NOA NO.: 19-0213.08; 06/13/2024 EXPIRATION
SCALE: N.T.S.

Sure-Board/ DensGlass Wall Sheathing System:

Application Sequence:

1. Spread 6-8 Mil of Acrylic Emulsion to bond the galvanized steel side of the panel to the cold formed steel studs (CFS).
2. Secure the Sure-Board – DensGlass Wall Panel to the CFS studs using corrosion resistant #10 x 3/4" sheet metal screws per the fastening detail.
3. Apply AcroDry to all vertical and horizontal joints of the Sure-Board / DensGlass panel per the Joint Sealing Detail. Embed 9-1/2" of fiberglass mesh into the wet AcroDry on all joints and edges at windows & doors. Smooth the wet AcroDry with stainless steel trowel.
4. Allow to dry 24 hours before applying insulation panel.

1/2" THK. PERMABASE CEMENT BOARD
ADHERED TO GALVANIZED STEEL SKIN W/
ACRYLIC EMULSION (SURE-BOARD
SYSTEM) AT SIDE PANEL

1/4" WIDE CONT. FULL HEIGHT IMPACT
FIBERGLASS MESH EMBEDDED INTO
ACRODRY CENTERED WITH JOINT

(5)#10 X 3/4" S.M.S. LOCATED AT 2 1/4" FROM
END 8", 13 1/2", 14", 7 1/2" TO HORIZONTAL TOP
AND BOTTOM TRACK AND (17) # 10 X 1 1/2" S.M.S.
STARTING AT 6" FROM BOTTOM AT 6" O.C. MAX.
TO VERTICAL STUDS SPACED AT 16" O.C. MAX.

1/2" THK. PERMEABLE CEMENT BOARD ADHERED
TO GALVANIZED STEEL SKIN W/ ACRYLIC
EMULSION (SURE-BOARD SYSTEM) AT CORNER

ACRODRY BASE COAT

ACROFINISH COAT

1/2" THK. PERMEABLE CEMENT
BOARD ADHERED TO
GALVANIZED STEEL SKIN W/
ACRYLIC EMULSION
(SURE-BOARD SYSTEM) AT
FRONT OF PANEL

BENT CONT. AROUND CORNER TO
COVER FULL STUD'S DEPTH

9 1/4" WIDE CONT. FULL HEIGHT IMPACT
FIBERGLASS MESH EMBEDDED INTO ACRODRY
BENT AROUND CORNER AT 4 5/8" LEG EACH SIDE

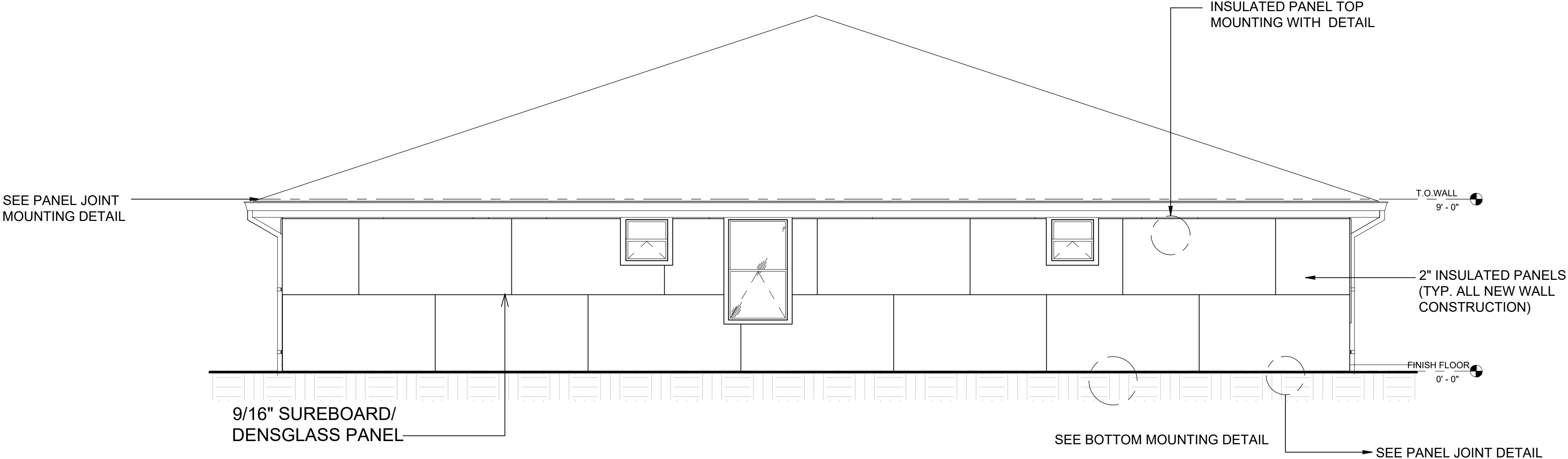
CONT. ACRYLIC EMULSION AT JOINT BETWEEN
PERMABASE BOARD SURE BOARD SYSTEM

CORNER DETAIL BETWEEN SURE-BOARD PANELS AT VERTICAL JOINTS

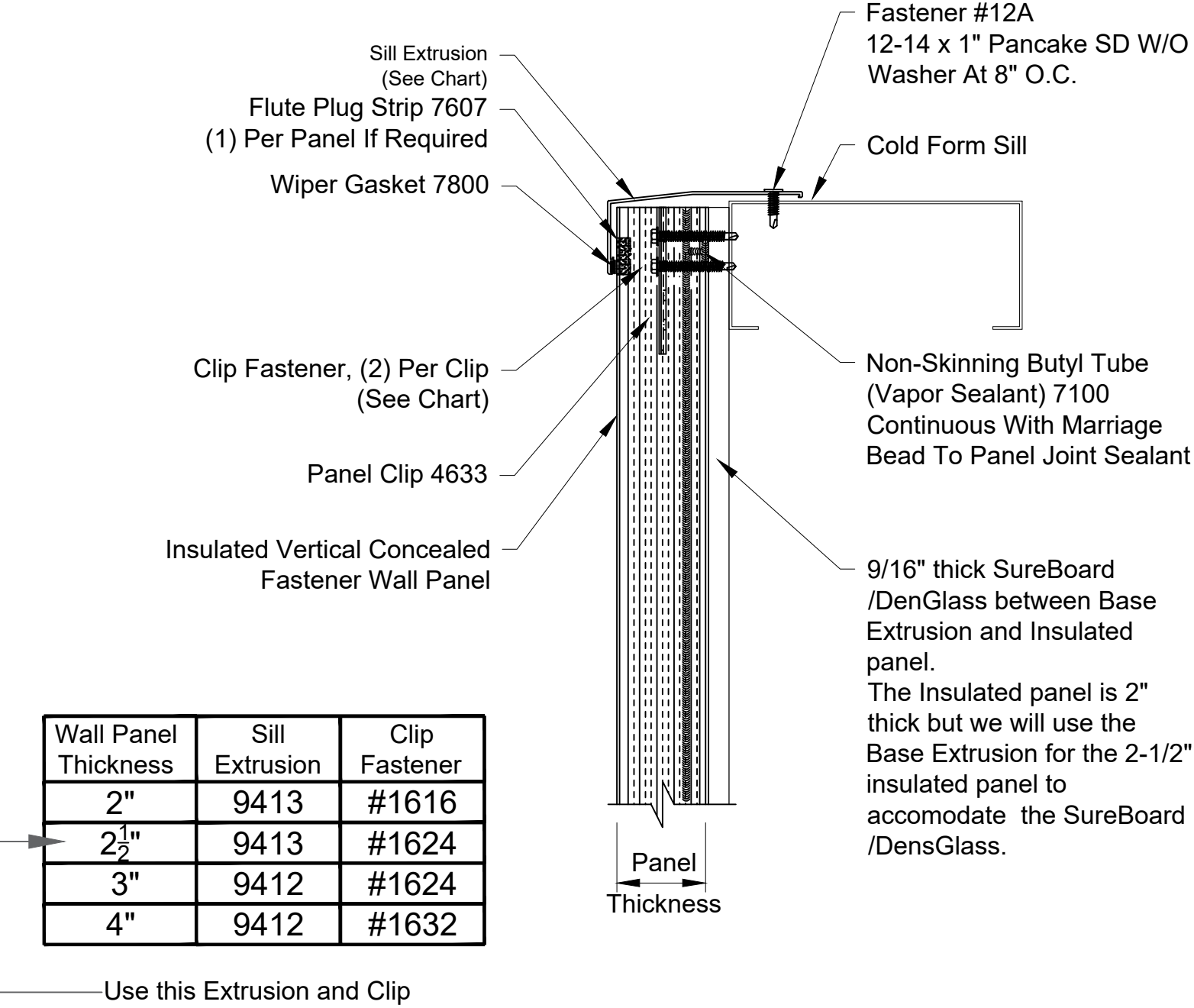
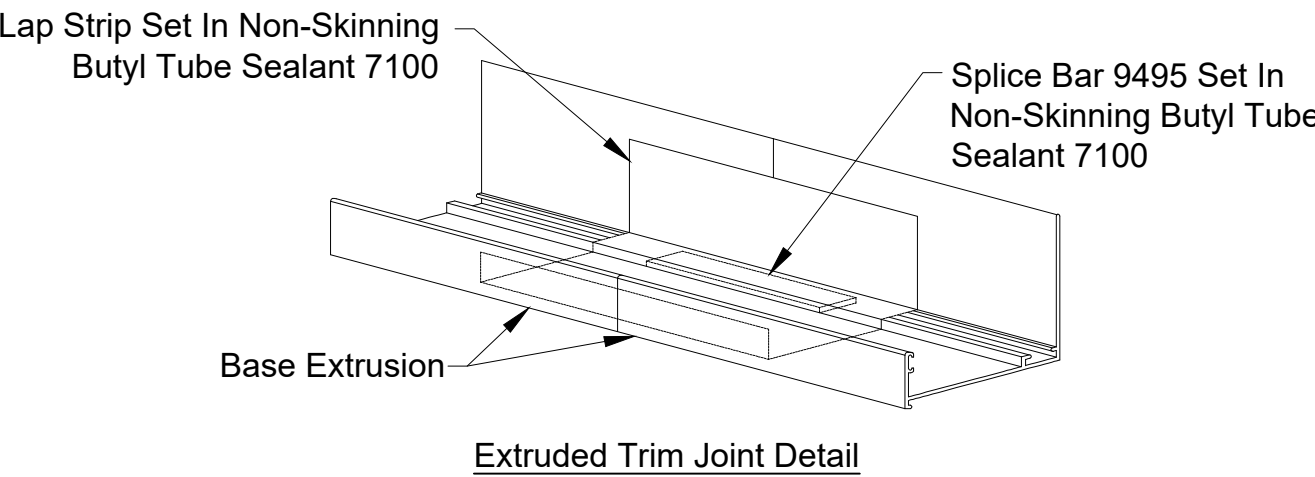
SCALE: N.T.S.

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Rev. No.	By	Date	Rev. No.	By	Date	Project No: 000	Drawing Title: SURE-BOARD - DENSGLOSS INSTALLATION DETAILS
							21CC-
							Scale: As Noted
							Drawn by: M.N.P.
							Sheet No: A-20 OF A-24
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324						Folio No: 504126100110	Date: 01-13-2022

Reserved for Electronic Stamp



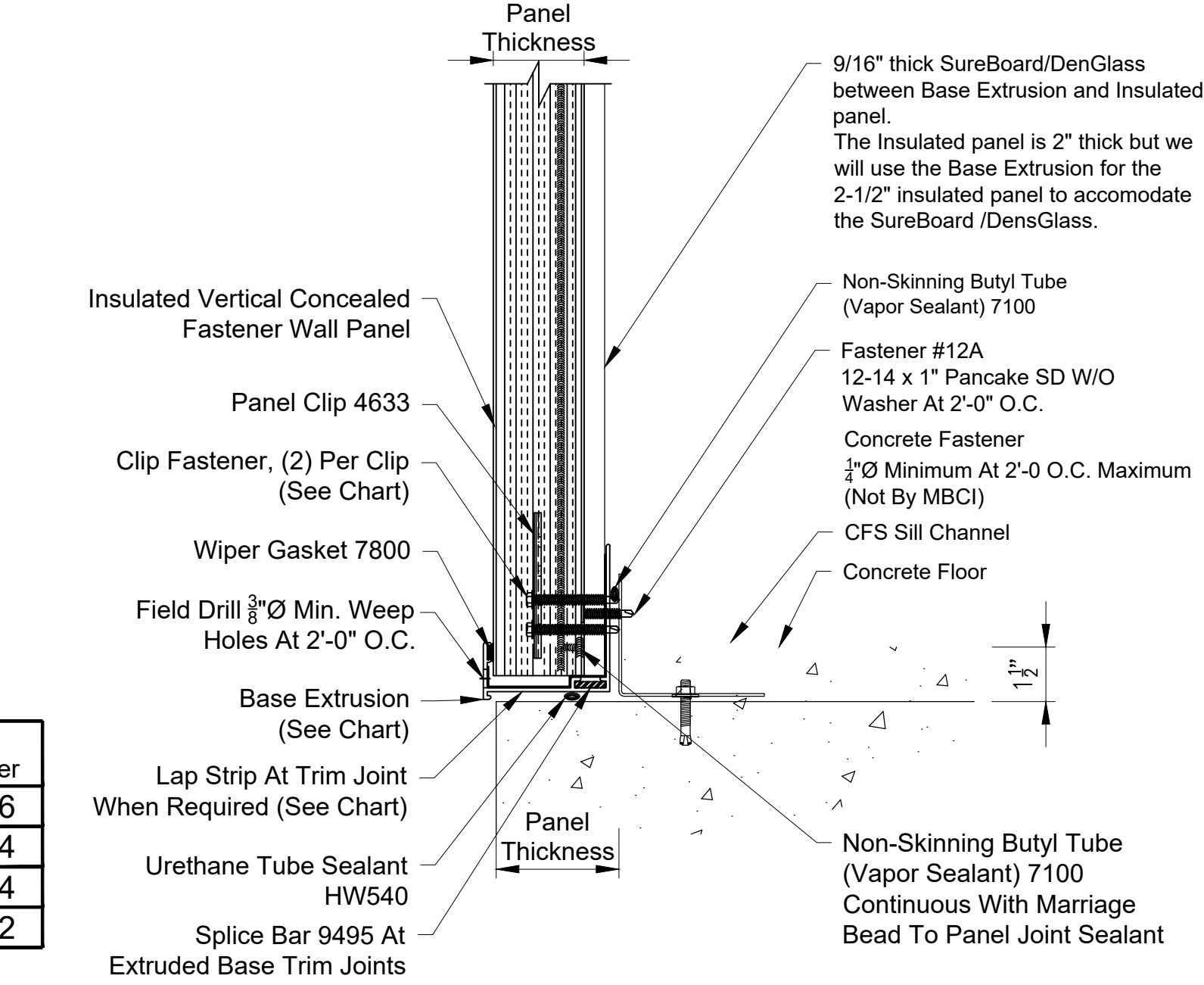
Reserved for Electronic Stamp



INSULATED PANEL TOP MOUNTING WITH DETAIL
Scale : 3"= 1'-0"

Wall Panel Thickness	Sill Extrusion	Clip Fastener
2"	9413	#1616
2 1/2"	9413	#1624
3"	9412	#1624
4"	9412	#1632

Use this Extrusion and Clip



INSULATED PANEL BOTTOM MOUNTING STEPPED SLAB DETAIL
Scale : 3"= 1'-0"

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Project: 000

Drawing Title: 2" INSULATED WALL PANEL AND POLIUREA INSTALLATION DETAILS

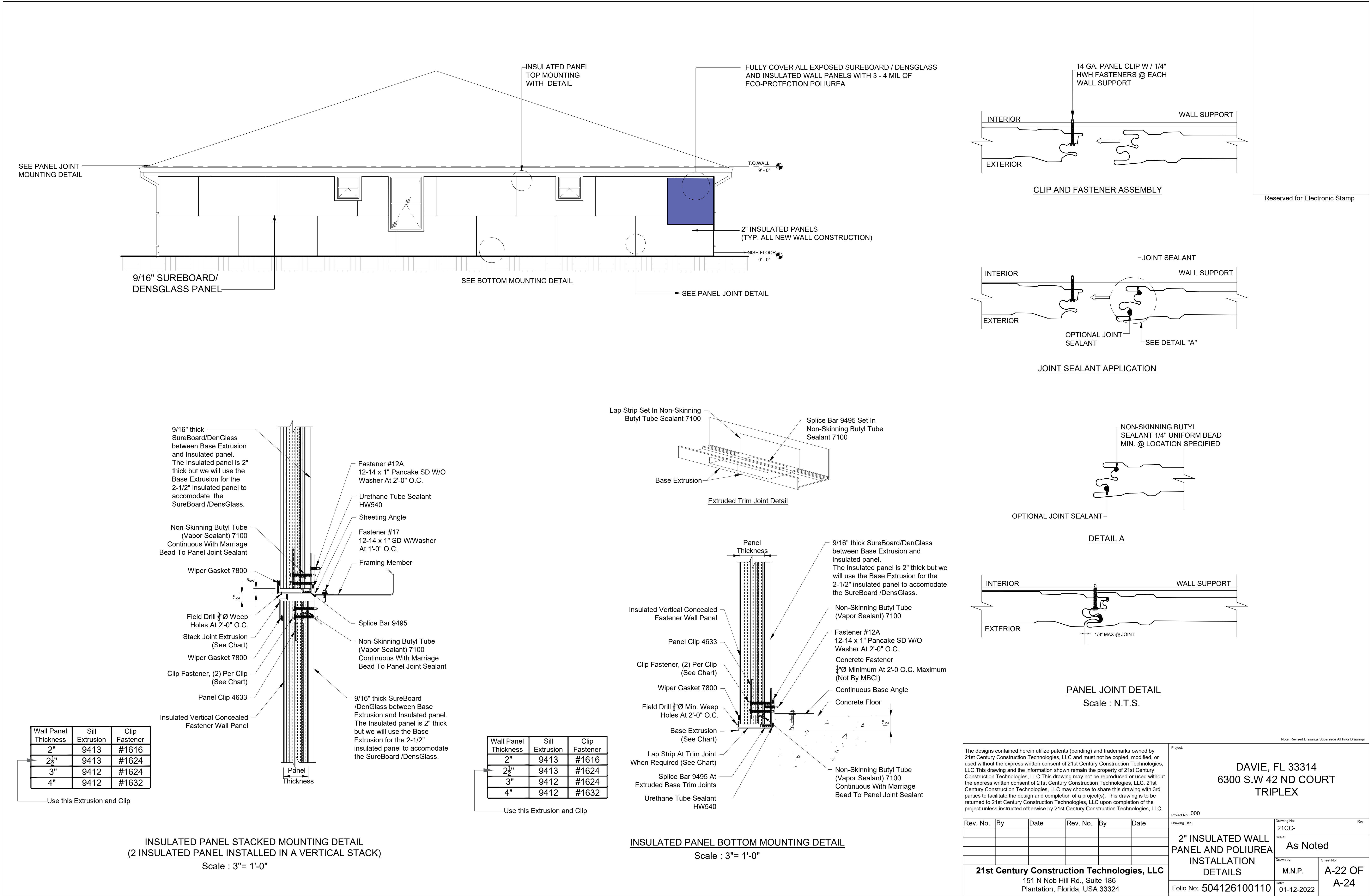
Folio No: 504126100110

DAVIE, FL 33314
6300 S.W 42 ND COURT
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Scale: As Noted

M.N.P.
01-13-2022

Sheet No: A-21 OF A-24

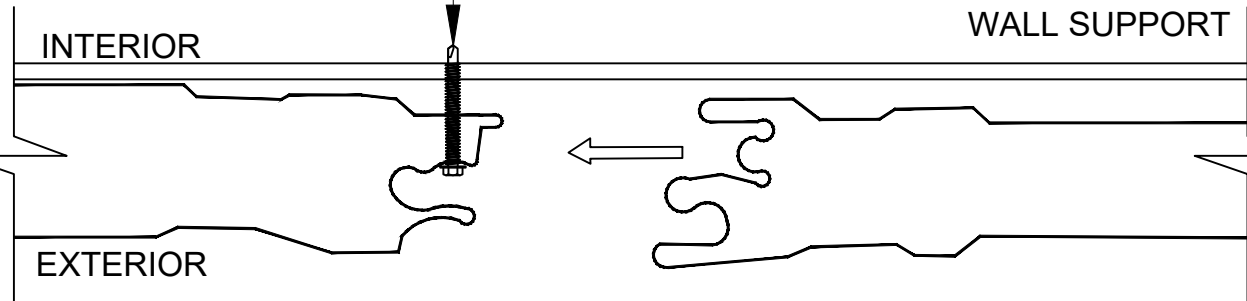


SEE PANEL JOINT MOUNTING DETAIL

INSULATED PANEL TOP MOUNTING WITH DETAIL

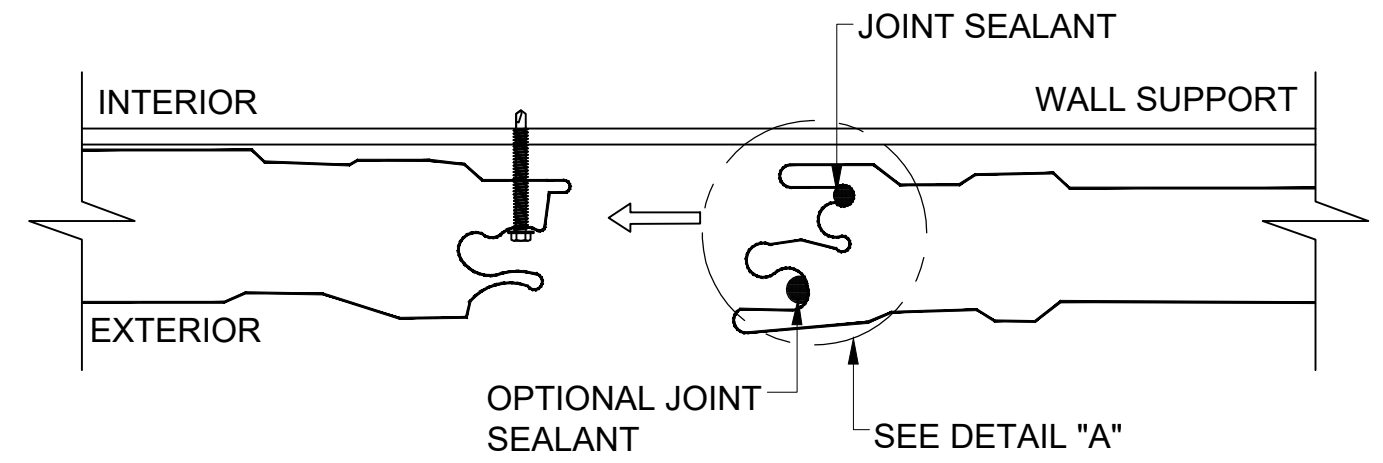
FULLY COVER ALL EXPOSED SUREBOARD / DENSGLASS AND INSULATED WALL PANELS WITH 3 - 4 MIL OF ECO-PROTECTION POLIUREA

14 GA. PANEL CLIP W / 1/4" HWH FASTENERS @ EACH WALL SUPPORT

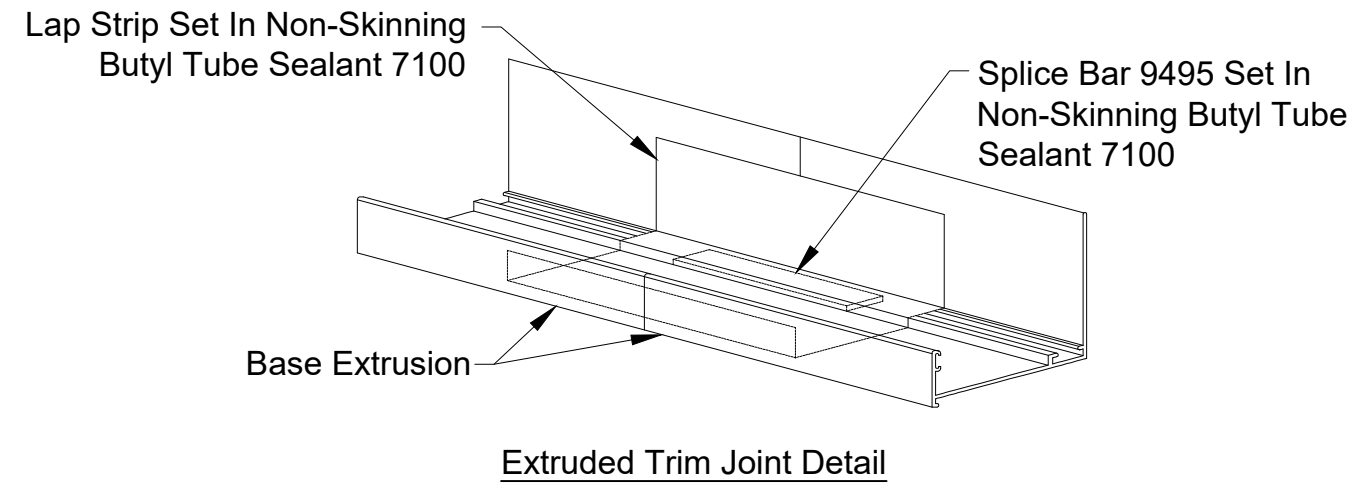


CLIP AND FASTENER ASSEMBLY

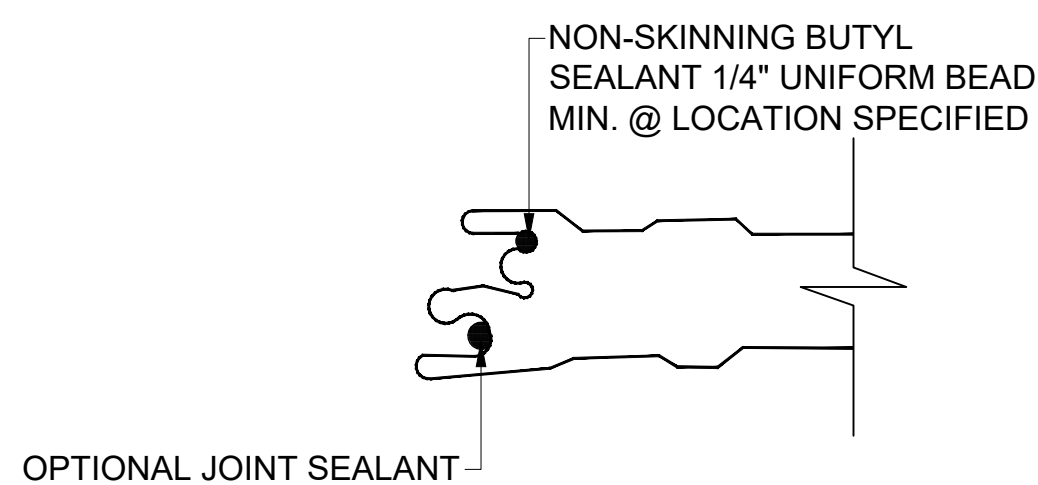
Reserved for Electronic Stamp



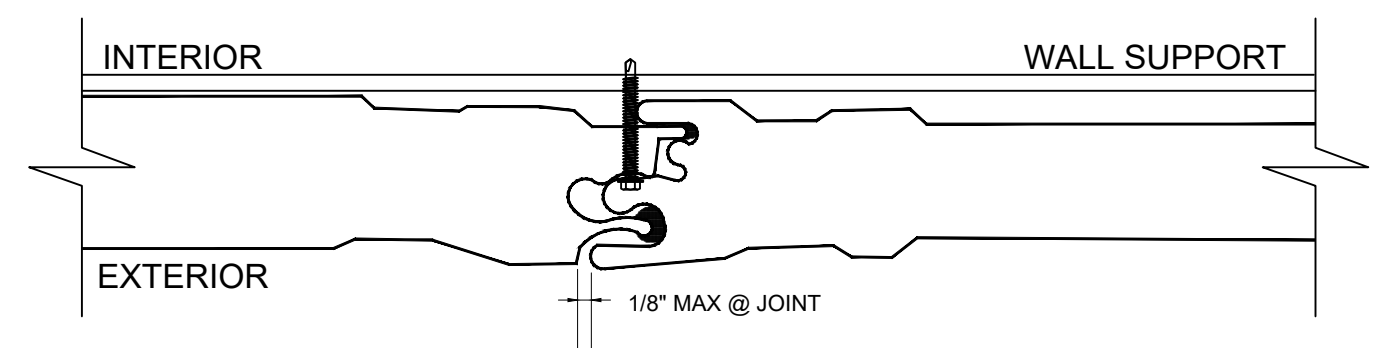
JOINT SEALANT APPLICATION



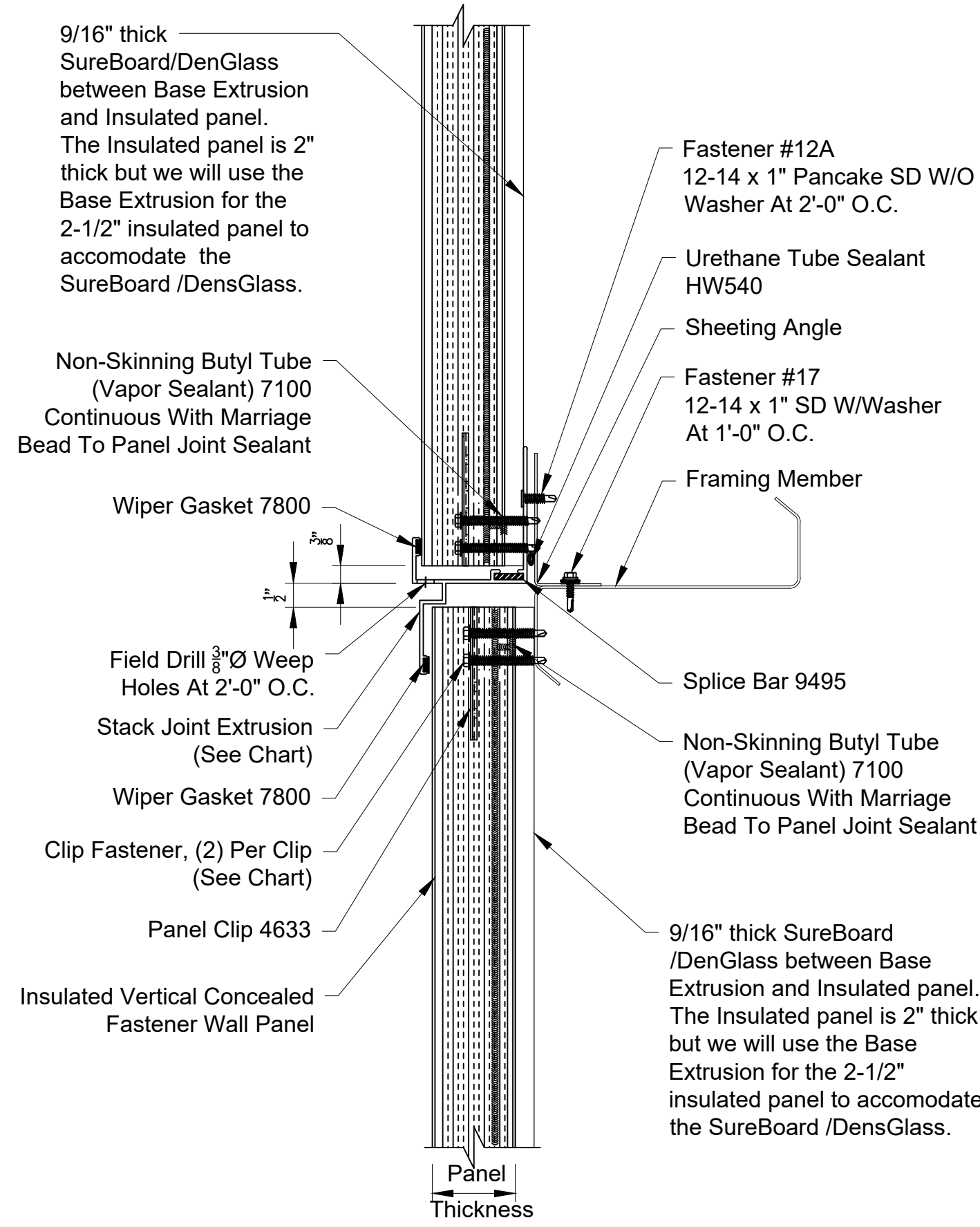
Extruded Trim Joint Detail



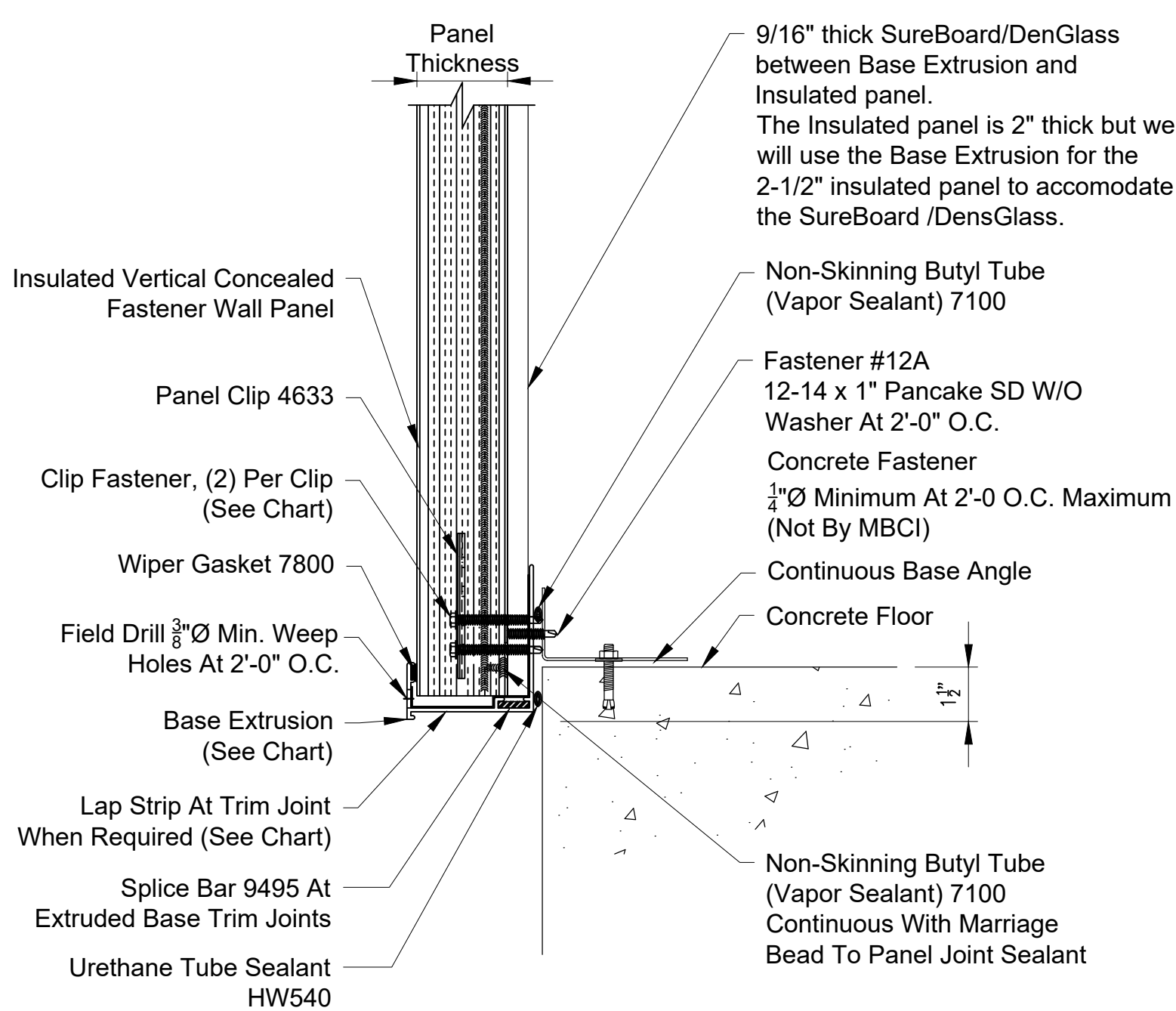
DETAIL A



PANEL JOINT DETAIL
Scale : N.T.S.



INSULATED PANEL STACKED MOUNTING DETAIL
(2 INSULATED PANEL INSTALLED IN A VERTICAL STACK)
Scale : 3"= 1'-0"



INSULATED PANEL BOTTOM MOUNTING DETAIL
Scale : 3"= 1'-0"

Wall Panel Thickness	Sill Extrusion	Clip Fastener
2"	9413	#1616
2 1/2"	9413	#1624
3"	9412	#1624
4"	9412	#1632

Use this Extrusion and Clip

Wall Panel Thickness	Sill Extrusion	Clip Fastener
2"	9413	#1616
2 1/2"	9413	#1624
3"	9412	#1624
4"	9412	#1632

Use this Extrusion and Clip

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Project: DAVIE, FL 33314
6300 S.W 42 ND COURT
TRIPLEX

Project No: 000

Rev. No.	By	Date	Rev. No.	By	Date

21st Century Construction Technologies, LLC
151 N Nob Hill Rd., Suite 186
Plantation, Florida, USA 33324

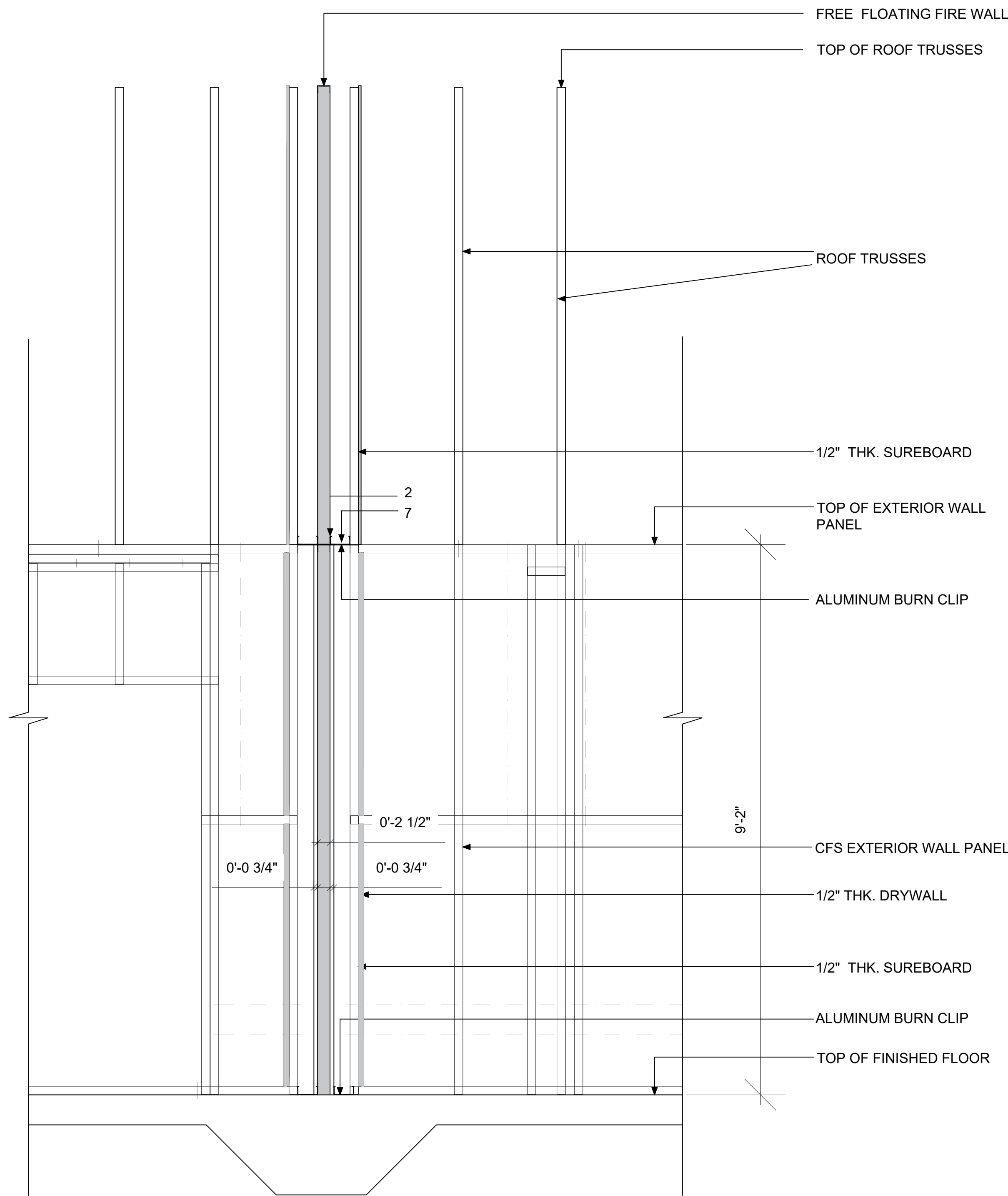
Drawing Title: 2" INSULATED WALL PANEL AND POLIUREA INSTALLATION DETAILS

Drawing No: 21CC-
Scale: As Noted

Drawn by: M.N.P.
Date: 01-12-2022

Sheet No: A-22 OF A-24

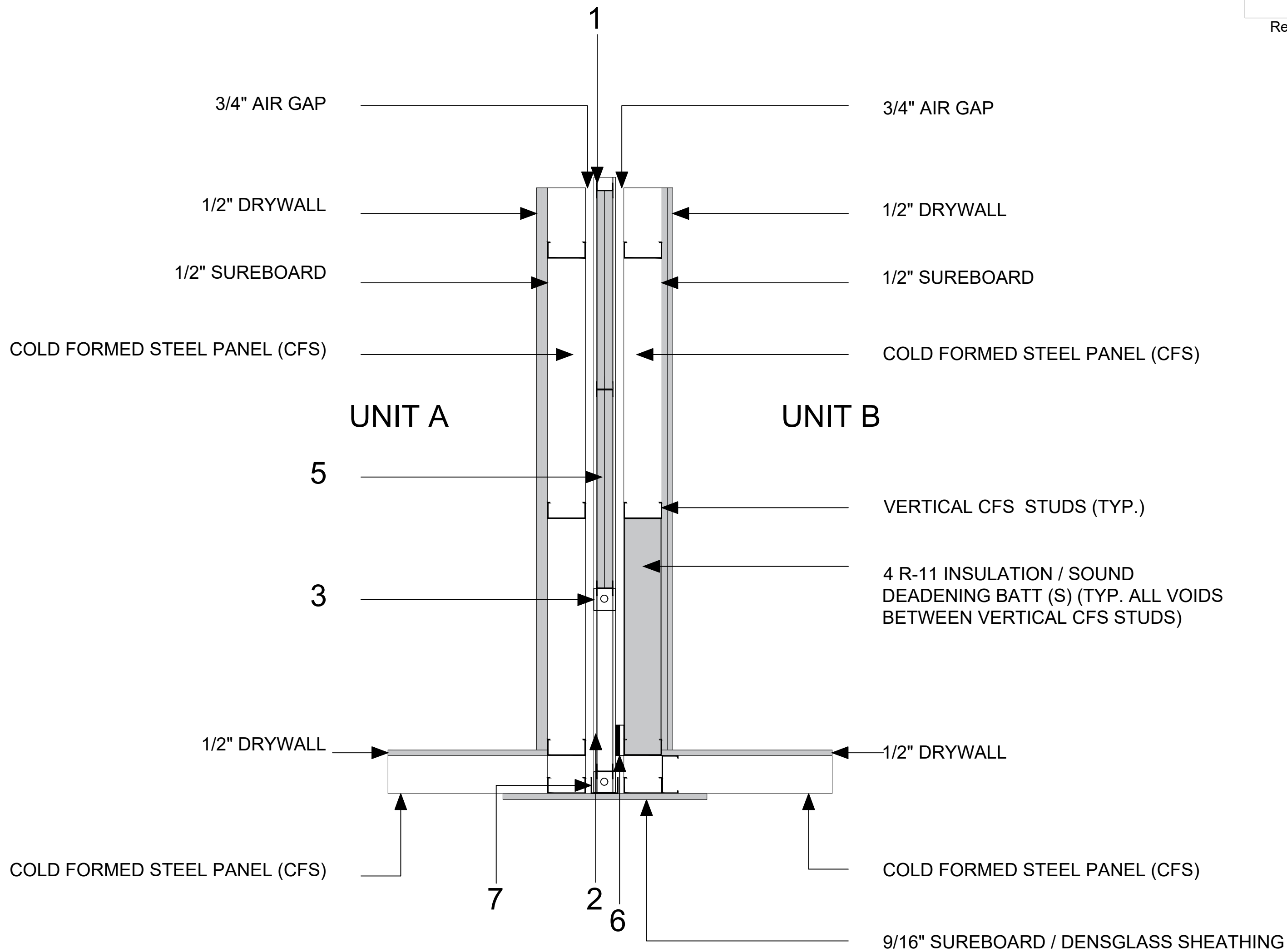
Folio No: 504126100110



1 SECTION FIREWALL
3/4" = 1'-0"

FIREWALL MATERIAL SCHEDULE :

Item Number	Symbol	Description	Part No	Manufacturer	Fire Resistance Rating (Hrs)
1	H	Separation Wall Stud	U347 (1-3/8" Flange)	ClarkDietrich	2 Hour UL Listing
2		C-Runner, 2-1/8" Wide, 25 gauge	C-Runner	ClarkDietrich	2 Hour UL Listing
3		EasyClip Anchor clip, 2" x 2" x 3-1/2"	D683	ClarkDietrich	2 Hour UL Listing
4		NoiseReducer Acoustical Insulation Batt, R-11	NoiseReducer	Certaiteed	-
5		M2Tech Shaftliner gypsum board, 2 layers, 1" thk. X 16" x 10' lg.	M2Tech Shaftliner	Certaiteed	2 Hour UL Listing
6		EasyClip Aluminum Burn Clip, 2" x 2" x 4" long	AB40 - Breakaway	ClarkDietrich	2 Hour UL Listing
7		BlazeFrame Deep Leg End covers, 2-1/2" x 10' long	BLAZEFRAME DL 2	ClarkDietrich	2 Hour UL Listing
8	-	Sureboard Gypsum Wall Sheathing, 1/2" thick	200	Sureboard	1 & 2 hour construction
9	-	Sureboard Gypsum Roof Sheathing, 1/2" thick	200S	Sureboard	1 & 2 hour construction

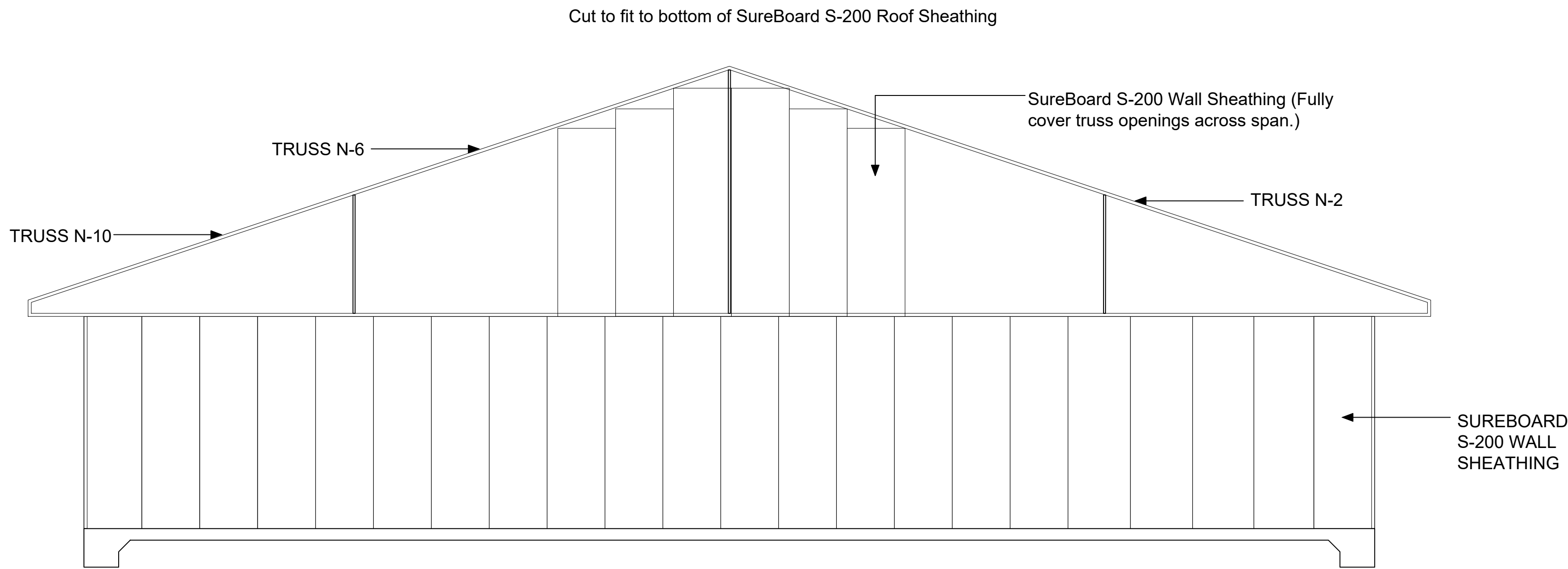


2 PARTY (FIREWALL) BETWEEN UNITS A & B, B & C – PLAN VIEW (FLOOR)
1" = 1'-0"

Notes for Firewall Sheet in Architectural Drawings:

- Firewalls are to be designed and constructed in accordance with all applicable sections of the 2020 Florida Building Code (FBC), Section 706.
- Firewall to be designed for a minimum Fire Resistance Rating of 2 hours.
- An approved firewall must be installed between the adjoining walls of Units A & B and Units B & C.
- All wall studs and beams are Cold Formed Steel (CFS).
- Certaiteed Shaftliner Gypsum Board and Certaiteed Acoustic Insulation Batts must not get wet. Do not install until roof sheathing is installed and leak-free.
- Structural elements of the free floating fire wall partition installed between party walls must be ClarkDietrich or approved equivalent as specified in the materials list below.
- Firewall materials of construction are shown in the Firewall Materials Schedule below:

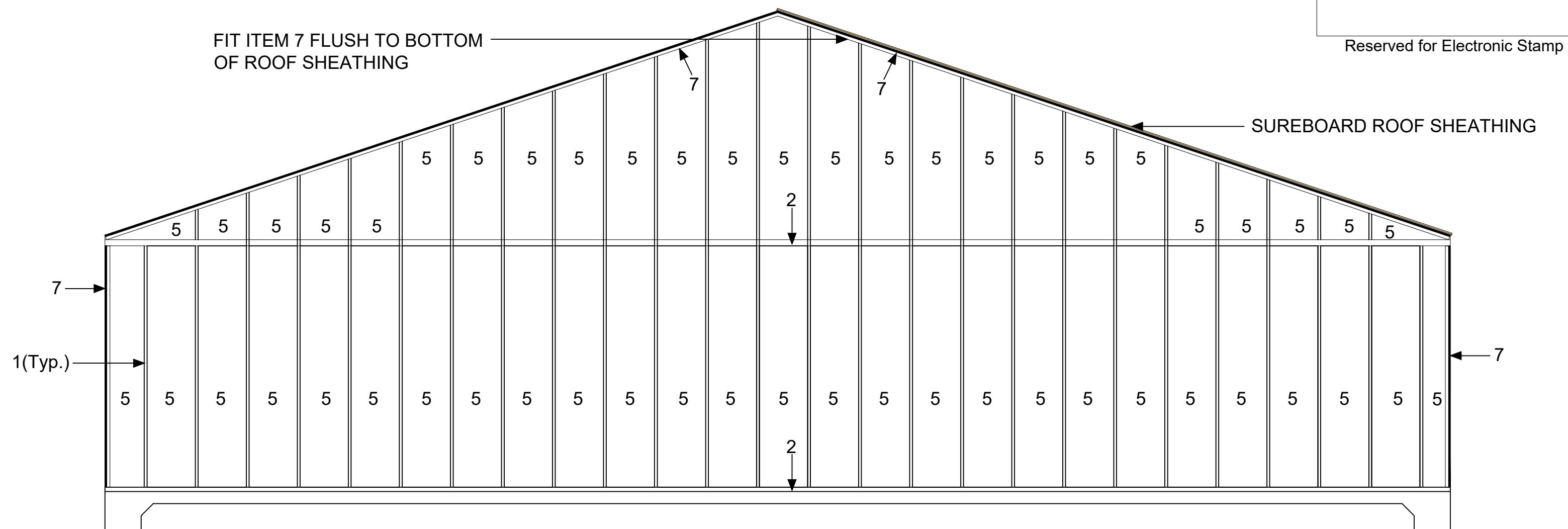
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Rev. No.	By	Date	Rev. No.	By	Date	Drawing Title: DETAIL FIREWALL	Drawing No: 21CC-
						Scale: As Noted	Rev. 00
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324						Drawn by: M.N.P.	Sheet No: A-23 OF A-24
Folio No: 504126100110						Date: 01-13-2022	



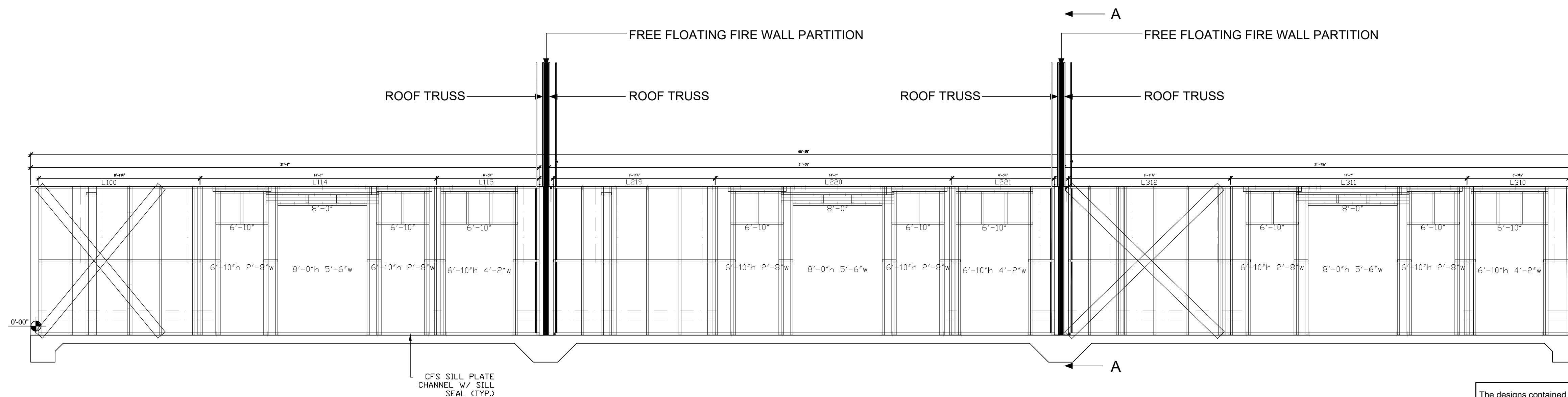
2 TRIPLEX SUREBOARD INSTALLATION TO PARTYWALLS
1/4" = 1'-0"

Partywall (Firewall) - Typical for all 4 Partywalls

Note: Install SureBoard S-200 Wall Sheathing per instructions on sheet A20



3 VIEW "A"- "A"- PARTY (FIRE) WALL ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION - PARTY (FIRE) WALL ELEVATION
1/4" = 1'-0"

- ClarkDietrich U347 (1-3/8" Flange) 2 Hour UL Listing Area Separation Wall Stud
- ClarkDietrich C-Runner, 2-1/8" wide, 25 gauge (18 mil) thick
- ClarkDietrich EasyClip Anchor Clip, Product Code D683, 2" x 2" x 3-1/2"
- Certainteed NoiseReducer Acoustical Insulation Batts
- Certainteed M2Tech Shaftliner Gypsum Board, Type X, 1" thick, 24" wide x 10' lg, 2 layers
- ClarkDietrich EasyClip Aluminum Burn Clip, AB40* - Breakaway Clip, 2" x 2" x 4" long
- Clark Dietrich BLAZEFRAME (DL 2) DEEP LEG, 2-1/2" x 10' long.

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Rev. No.	By	Date	Rev. No.	By	Date	Drawing Title: DETAIL FIREWALL	Project No: 21CC- Scale: As Noted
						Drawn by: M.N.P.	Sheet No: A-24 OF A-24
21st Century Construction Technologies, LLC 151 N Nob Hill Rd., Suite 186 Plantation, Florida, USA 33324						Folio No: 504126100110	Date: 01-13-2022