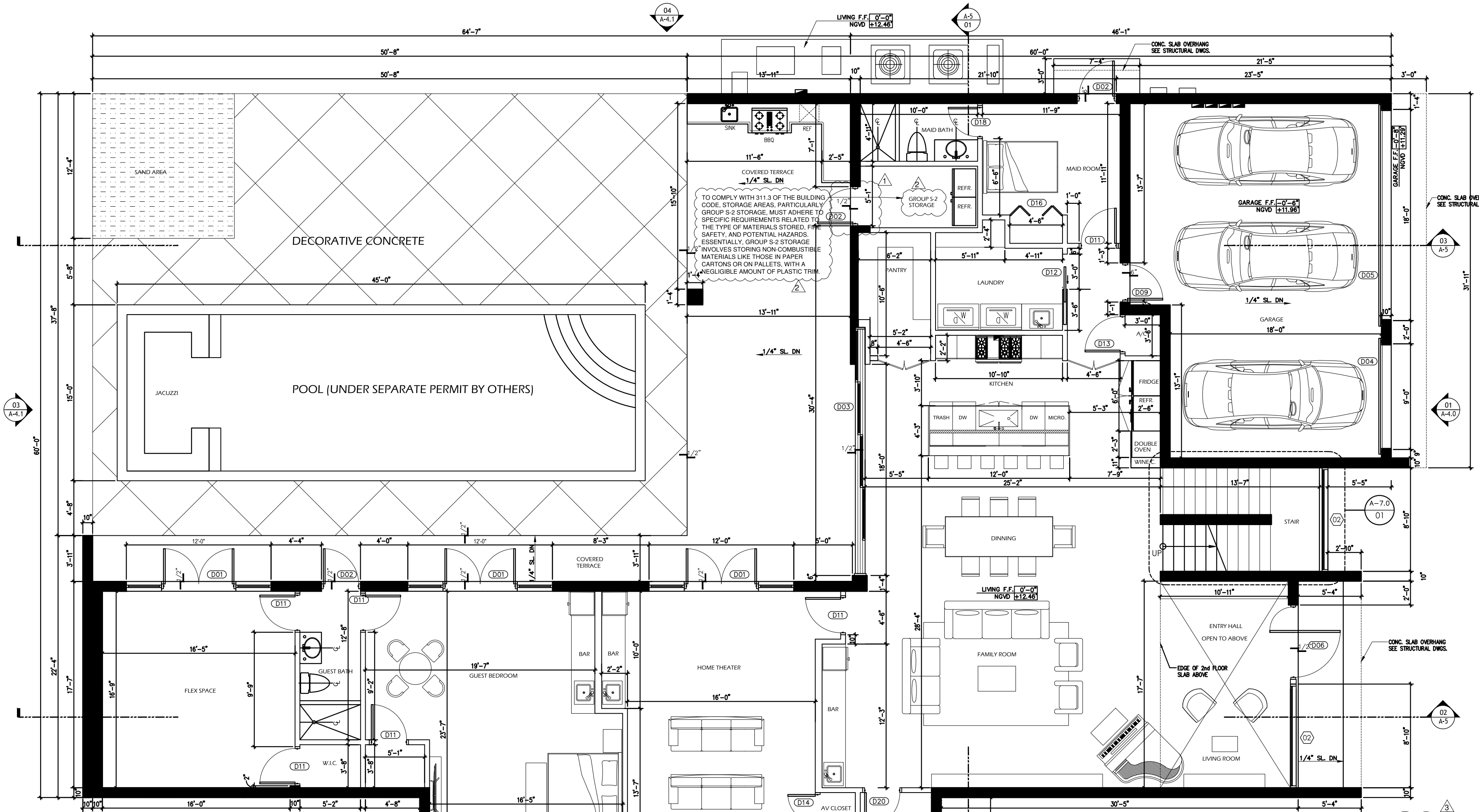
THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC, BEFORE COMMENCING ANY WORK.



GENERAL NOTES

1. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.B.C. 2023 R307.2

1a. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2

1b. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER R308.4.5 F.B.C. 2023 ED.

1c. SHOWER ENCLOSURE & DOOR (MIN $\frac{3}{8}$") SHALL COMFORM TO THE SAFETY STANDARD FOR ARCH. GLAZING MATERIAL, CATEGORY II

2. ~~VENT DRYER THRU ROOF TO OUTSIDE~~

3. 1/2' GYPSUM BOARD ON METAL HI-HATS AT 16" O.C.

4. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MISSILE IMPACT RESISTANT, AS PER F.B.C. R310.4 2023 ED.

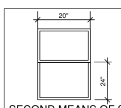
5. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL 723 - FBC R302.10.1

6. LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1.5" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP.)

7. ALL CEILINGS TO BE 5/8" TYPE 'X' DRYWALL (1 HOUR FIRE RATED)

1 GROUND FLOOR PLAN

1/4" = 1'-0"



SECOND MEANS OF SCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE 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. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ.FT. IN AREA.

NOTE:
ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURRICANE RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

NOTE: CODE IN EFFECT: 2023 - 8th ED. FLORIDA BUILDING CODE -

NOTE:
1. G.C. TO COORDINATE FURRING SPACE SIZE TO PROVIDE R-7.1 INSULATION THROUGHOUT ALL EXTERIOR HALLS.
2. PROVIDE SOUND INSULATION AT PLUMBING WALLS WHEN ADJACENT TO BEDROOMS

GARAGE NOTES

1. CEILING:
PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1" X 3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHAKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-30.
2. PROVIDE 2" X 6" P.T. WOOD JAMB BOLTED TO COLUMN WITH 1/2" DIA. X 6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
3. PROVIDE SCREENED VENTILATION @ BOTTOM PANEL OF GARAGE DOOR (AS REQUIRED).
4. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 20 MIN. FIRE RATED
5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOOR. AS PER 2023 F.B.C R 302.5.1

COMPONENTS OF MEANS OF ESCAPE:

(A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2-8" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF F.B.C.

(B) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

(C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

(D) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.

(E) 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 CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

NOTES:
GENERATOR LOCATION MUST BE 10 FEET AWAY FROM OPERABLE WINDOW. CONFIRM COMPLIANCE TO 2ND FLOOR BEDROOM WINDOW.
***LOCATION OF THE GENERATOR EXHAUST WITH RESPECT TO EXTERIOR WALL OPENINGS IN THE BUILDING. THE GENERATOR EXHAUST SHALL BE LOCATED 10 FEET AWAY FROM WALL OPENINGS SUCH AS WINDOWS, DOORS, EXHAUST FANS, APPLIANCE VENTS, ETC. IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE, SECTION R1602.2. SEE SP-1,AND LP-1

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.07.14 12:44:46 -04'00'

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA · JORGE ARTURO DE LA LLAMA · AR0007707 · REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	
3	6-24-25 REVISION	

DRAWING NAME

GROUND FLOOR PLAN

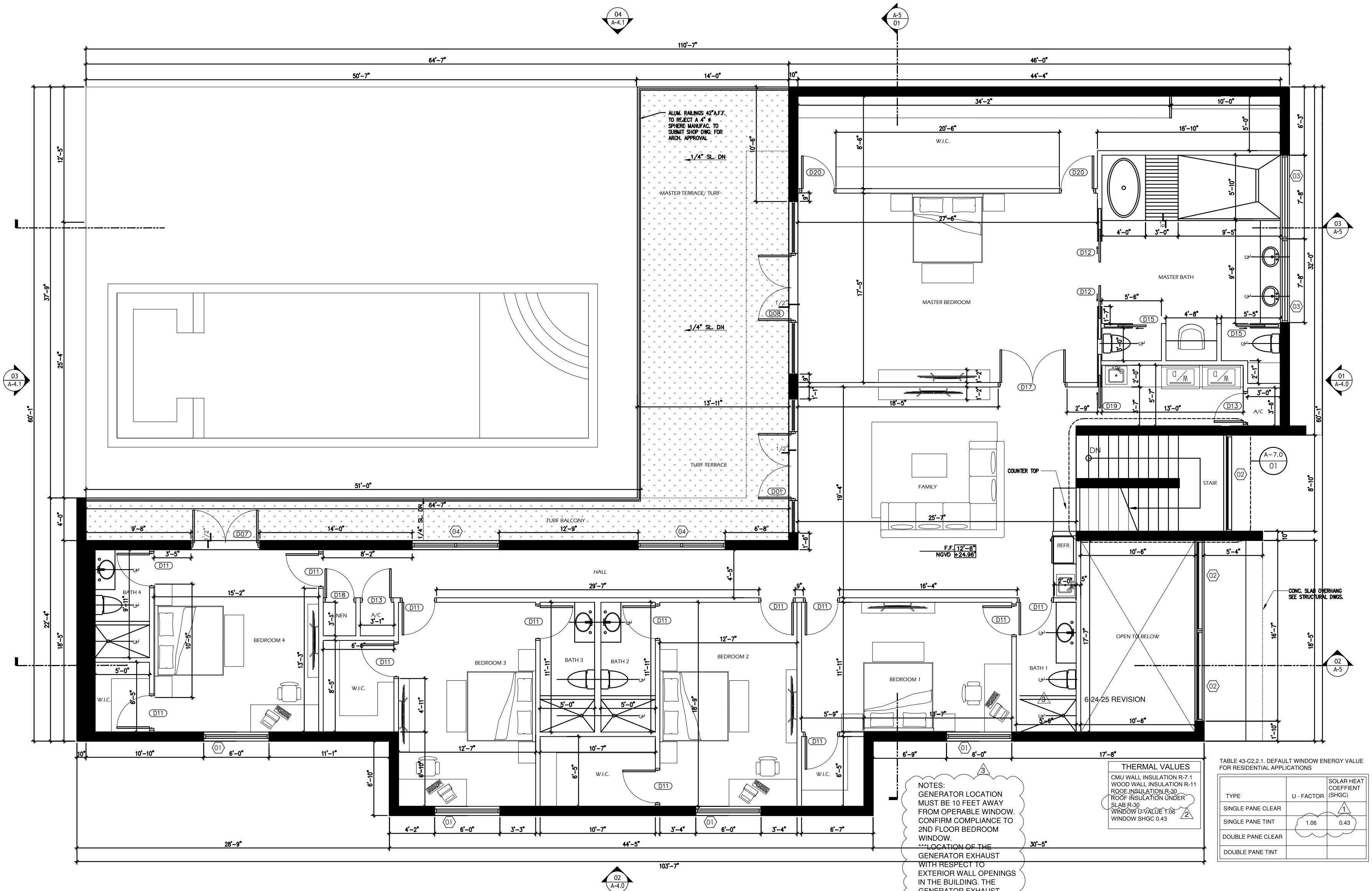
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-1.0

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



NOTES:
GENERATOR LOCATION MUST BE 10 FEET AWAY FROM OPERABLE WINDOW. CONFIRM COMPLIANCE TO 2ND FLOOR BEDROOM WINDOW.
***LOCATION OF THE GENERATOR EXHAUST WITH RESPECT TO EXTERIOR WALL OPENINGS IN THE BUILDING. THE GENERATOR EXHAUST SHALL BE LOCATED 10 FEET AWAY FROM WALL OPENINGS SUCH AS WINDOWS, DOORS, EXHAUST FANS, APPLIANCE VENTS, ETC. IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL CODE, SECTION R1602.2. SEE SP-1,AND LP-1

THERMAL VALUES
CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-30
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

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

DE LA LLAMA
ARCHITECTURE PLANNING INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538
522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME
P8
PINECREST
EIGHT
13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME
JUNCO
RESIDENCE

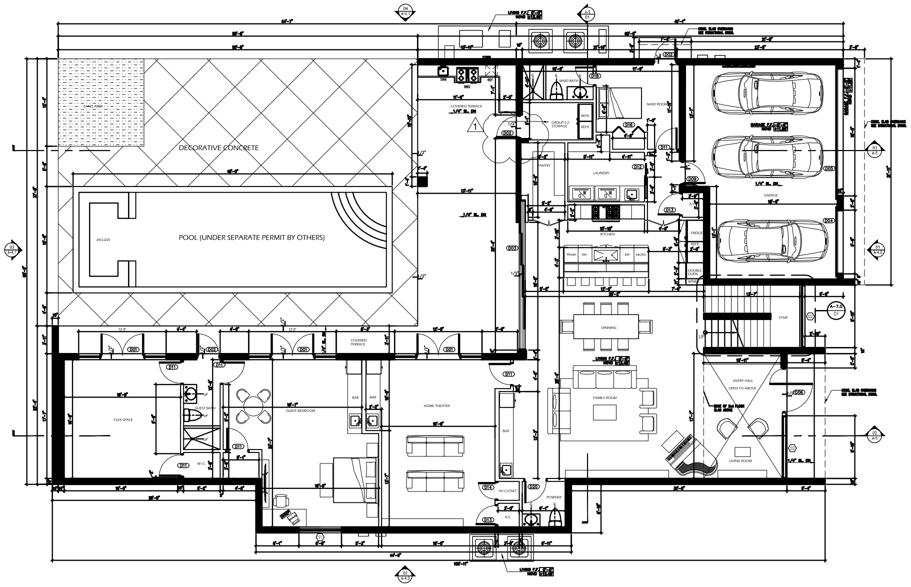
DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	
3	6-24-25 REVISION	

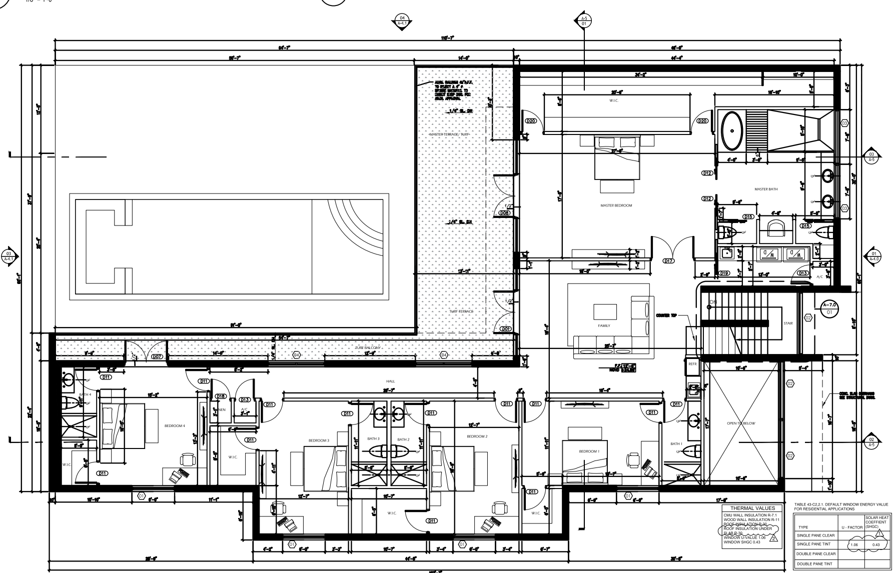
DRAWING NAME
SECOND FLOOR PLAN

DESIGN BY:
ZECKY DA COSTA
DRAWN BY:
HUMBERTO LANTIGUA
SHEET NO.
A-2.0

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC, BEFORE COMMENCING ANY WORK.



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



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

GENERAL NOTES:

1. DOORS IN THE PATH OF TRAVEL OF A MEAN OF ESCAPE, OTHER THAN BATHROOM DOORS IN ACCORDANCE WITH 24.2.4.2 AND DOOR SERVING A ROOM NOT EXCEEDING 70 SF, SHALL BE NOT LESS THAN 25" INI PENFPA–24.2 .4)
2. BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL BE NOT LESS THAN 24" WIDE.(NFPA–24.2 .4.2)
3. DOORS SHALL 5E NOT LESS THAN 6'–8" IN NOMINAL HEIGHT. (NFPA–24.2 .4.5)
4. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (NFPA–24.2 .4.4)
5. PROVIDE SOLID BACKING, AT NEW CLOSETS AND BATHROOM CABINET.
6. EVERY BATHROOM DOOR LOCK SHALL 5E DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING, AN EMERGENCY WHEN LOCKED. (NFPA–24.2.4.5)
7. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
8. BATHTUB AND SHOWER FLOORS AND HALLS 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 ABOVE THE FLOOR. (PBC–R507.2)
9. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB
10. ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
11. SECONDARY MEAN OF EGRESS: IT SHOULD BE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SF. THE WIDTH SHOULD NOT BE LESS THAN 20" IN WIDTH, AND THE HEIGHT NOT LESS THAN 24". THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. (NFPA–24.2 .2 .5 .5)
12. HEIGHT OF WINDOW SILL WINDOWS SHALL BE A MIN. OF 36" ABOVE THE FINISH FLOOR AND SHALL NOT EXCEED A MAX. OF 44" ABOVE THE FINISH FLOOR.
13. (NFPA–24.5.4.1) SMOKE ALARM SHOULD BE INSTALLED IN ACCORDANCE WITH NFPA IN THE FOLLOWING LOCATIONS: – ALL SLEEPING ROOMS. – OUTSIDE OF EA. SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. – ON EA. LEVEL OF THE UNIT, INCLUDING BASEMENTS.
14. IF SO IL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, DISTURBED SOIL AREA AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE 'RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
15. ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED 1 N ACCORDANCE WITH ASTM E54 OR UL 723– 1950 8502.10.1
16. Interior finished emit low VOC– site applied finished shall meet specified VOC emissions limits in accordance with GREEGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

CONSTRUCTION AREA CALCULATIONS:

GROUND FLOOR:	
A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
COVER ENTRY	848 SQ. FT.
TOTAL	4,949 SQ. FT.
SECOND FLOOR:	
A/C AREA (F.A.R)	4029 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.
TOTAL CONST. AREA CALC.	9,757 SQ. FT.

(F.A.R) AREA CALCULATIONS:

GROUND FLOOR:	
A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
TOTAL	4,101 SQ. FT.
SECOND FLOOR:	
A/C AREA (F.A.R)	3844 SQ. FT.
OPEN TO BELOW	185 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

WALL & SYMBOL LEGEND:

A — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB ON BOTH SIDES	NEW DOOR DESIGNATION
B — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB INTERIOR SIDE	NEW WINDOW DESIGNATION
C — CONC. BLOCK WALL W/WOOD CLADDING FINISH ON THE OUTSIDE	REFER TO NEW FLOOR PLAN LEGEND DESIGNATION
D — 3–5/8" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON BOTH SIDES	SHEET — REFER TO NEW ROOM INTERIOR ELEVATION "I" DESIGNATION
E — 1 1/2" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON ONE SIDE	

FLOOR PLAN LEGEND:

A REFRIGERATOR (PROVIDE WATER LINE)	P WASHER
B DOUBLE COMPARTMENT SINK WITH GARBAGGE DISPOSAL	Q CUSTOM–MADE LAUNDRY MILLWORK (BY OTHERS)
C DISHWASHER	R UTILITY SINK
D GAS COOK TOP	S WATER HEATER (TANK LESS GAS)
E RANGE HOOD–PROVIDE EXH. THROUGH THE WALL	T BAR SINK
F BUILT–IN DOUBLE OVEN	U LAVATORY VANITY
G WARMING DRAWER	V WALL MOUNTED TV– PROVIDE WALL 12" BACKING @ 54" AFF
H MICROWAVE	W SPA/TUB(TUB SURROUNDED LOW WALLS AND TOP WRAPPED IN MOSAIC. PROVIDE ACCESS PANEL FOR SPA MOTOR)
I BUILT–IN COFFEE MAKER	
J UNDER COUNTER ICE MAKER	X SHOWER GLAZED ENCLOSURE (CAT. II)
K UNDER COUNTER REFRIGERATOR	Y SHOWER/TUB (PROVIDE HARDIE BOARD UNDER TILE)
L UNDER COUNTER WINE COOLER	
M WINE CELLAR (BY OTHERS/PROVIDE OUTLET)	Z SHOWER HEAPS TO SE CEILING MOUNTED
N 18" OR 24" LAUNDRY CHUTE DRYER	AA UNDER COUNTER RETRACTABLE TRASH BIN
O DRYER	BB LINEAL DRAINAGE (RECESS AND SLOPE SLAB) @ SHOWERS

NOTE:
SHELVING TO BE DEFINED IF VINYL OPEN AIRED OR WOOD PANEL.
ALL CLOSETS TO SE DESIGNED BY OTHERS (SELECTED SY OWNERS) G.C. TO PROVIDE WALL BACKING ACCORDINGLY.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

DRAWING NAME

AREA CALCS
GROUND FLOOR &
2ND FLOOR

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-2.1

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

	ROOF TYPE	AREA (Sq.Ft.)	ROOF DRAIN (Dia. In.)	OVERFLOW Required	OVERFLOW (Sq.In.) Provided
OVERFLOW DRAINS CALCULATIONS Rainfall rate 100 years / 1 Hour Rainfall / 5 in/hr Eastern United States	A	622	4	12.5 (Sq.In.)	(1) 4" ø = 12.56 (Sq.In.)
	B	1,178	4	12.5 (Sq.In.)	(1) 4" ø = 12.56 (Sq.In.)
	C	1,122	4	12.5 (Sq.In.)	(1) 4" ø = 12.56 (Sq.In.)
	D	835	4	12.5 (Sq.In.)	(1) 4" ø = 12.56 (Sq.In.)
	E	835	4	12.5 (Sq.In.)	(1) 4" ø = 12.56 (Sq.In.)

ROOF DRAINAGE NOTES: (F.B.C. 2023 EDITION)

1.- WHERE PARAPETS OR CURBS ARE CONSTRUCTED ABOVE THE LEVEL OF THE ROOF, PROVISION SHALL BE MADE TO PREVENT RAIN WATER FROM ACCUMULATING ON THE ROOF IN EXCESS OF THAT CONSIDERATE IN THE DESIGN, IN THE EVENT THE RAIN WATER DRAINS, CONDUCTORS OR LEADERS BECOME CLOGGED (R4403.6.1 ED., 2023).

2.- WHERE ROOFS ARE NOT DESIGNED IN ACCORDANCE WITH SECTION R4403.6.1, OVERFLOW DRAINS OR SCUPPERS SHALL BE PLACED TO PREVENT AN ACCUMULATION OF MORE THAN 5 INCHES OF WATER ON ANY PORTION OF THE ROOF. IN DETERMINING THE LOAD THAT COULD RESULT SHOULD THE PRIMARY DRAINAGE SYSTEM BE BLOCKED, THE LOADS CAUSED BY THE DEPTH OF WATER (i.e., HEAD) NEEDED TO CAUSE THE WATER TO FLOW OUT THE SCUPPERS OR SECONDARY DRAINAGE SYSTEM SHALL BE INCLUDED. (F.B.C.R4403.6.2 ED. 2023).

3.- DRAINS OR SCUPPERS INSTALLED TO PROVIDE OVERFLOW DRAINAGE SHALL BE NOT LESS IN AGGREGATE AREA THAN AS SHOWN IN FIGURE R4403.6.3, BUT NOT LESS THAN 4 INCHES DIMENSION IN ANY DIRECTION AND SHALL BE PLACED IN PARAPETS NOT LESS THAN 2 INCHES NO MORE THAN 4 INCHES ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. THE ROOF AREA TO BE TAKEN IN THE SIZING OF THE SCUPPERS IS THE HORIZONTAL PROJECTION, EXCEPT THAT, WHERE A BUILDING WALL EXTENDS ABOVE
THE ROOF IN SUCH A MANNER AS TO DRAIN INTO THE AREA CONSIDERED, THE ONE-HALF OF THE AREA VERTICAL WALL SHALL BE ADDED TO THE HORIZONTAL PROJECTION. (R4403.6.3 ED. 2023).

4.- ALL ROOFS SHALL BE DESIGNED WITH SUFFICIENT SLOPE OR CAMBER TO ASSURE ADEQUIATE DRAINAGE AFTER THE LONG TERM DEFLECTION FROM DEAD LOAD, OR SHALL BE DESIGNED TO SUPPORT MAXIMUM LOADS INCLUDING POSSIBLE PONDING OF WATER CAUSED BY DEFLECTION. (R4403.6.4 ED. 2023).

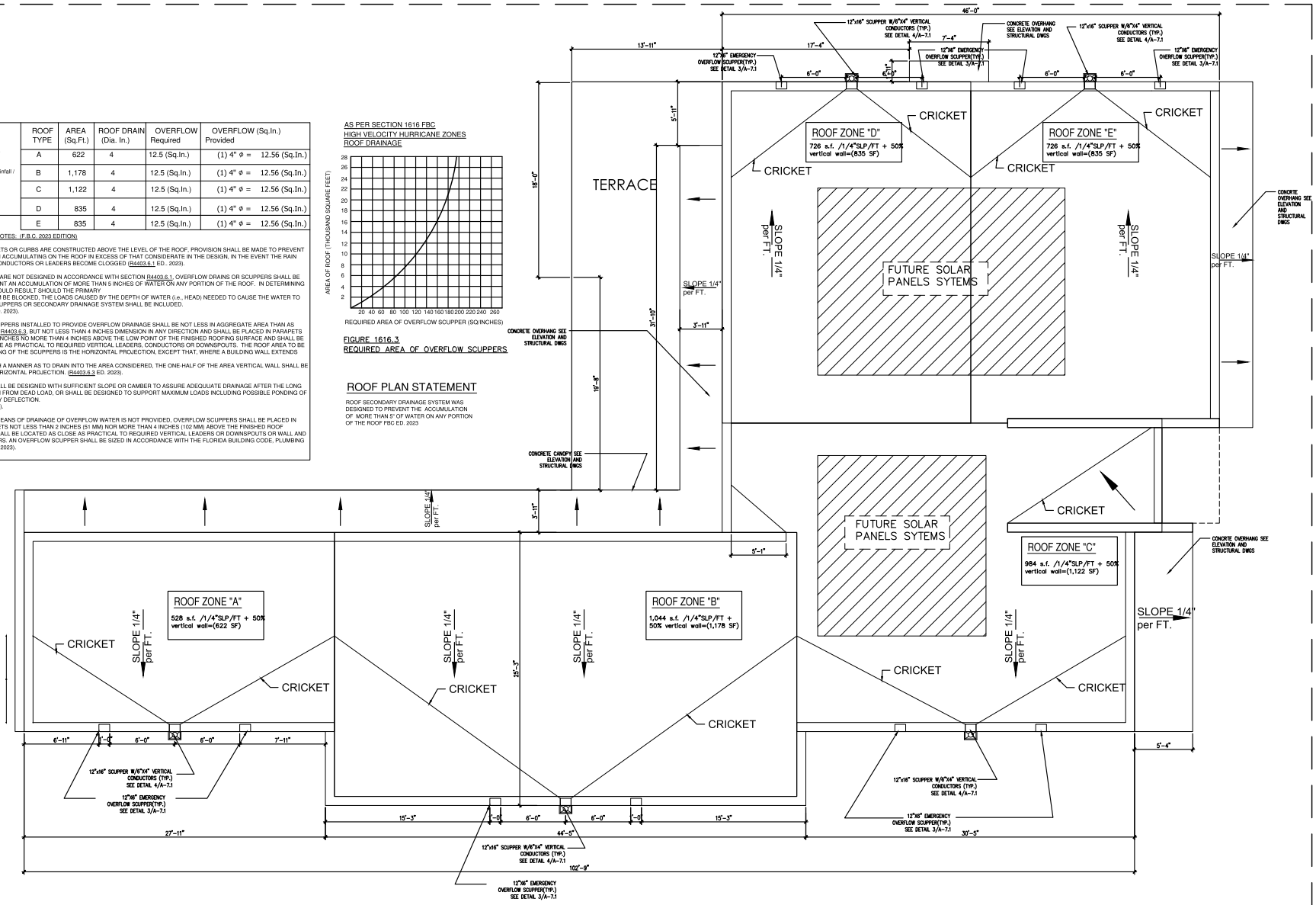
5.- WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES (51 MM) NOR MORE THAN 4 INCHES (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING (F.B.C.P903.4.1 ED. 2023).

AS PER SECTION 1616 FBC
HIGH VELOCITY HURRICANE ZONES
ROOF DRAINAGE

FIGURE 1616.3
REQUIRED AREA OF OVERFLOW SCUPPERS

ROOF PLAN STATEMENT

ROOF SECONDARY DRAINAGE SYSTEM WAS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF FBC ED. 2023



1 ROOF PLAN
1/4" = 1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA
ARQUITECTURO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

ROOF PLAN

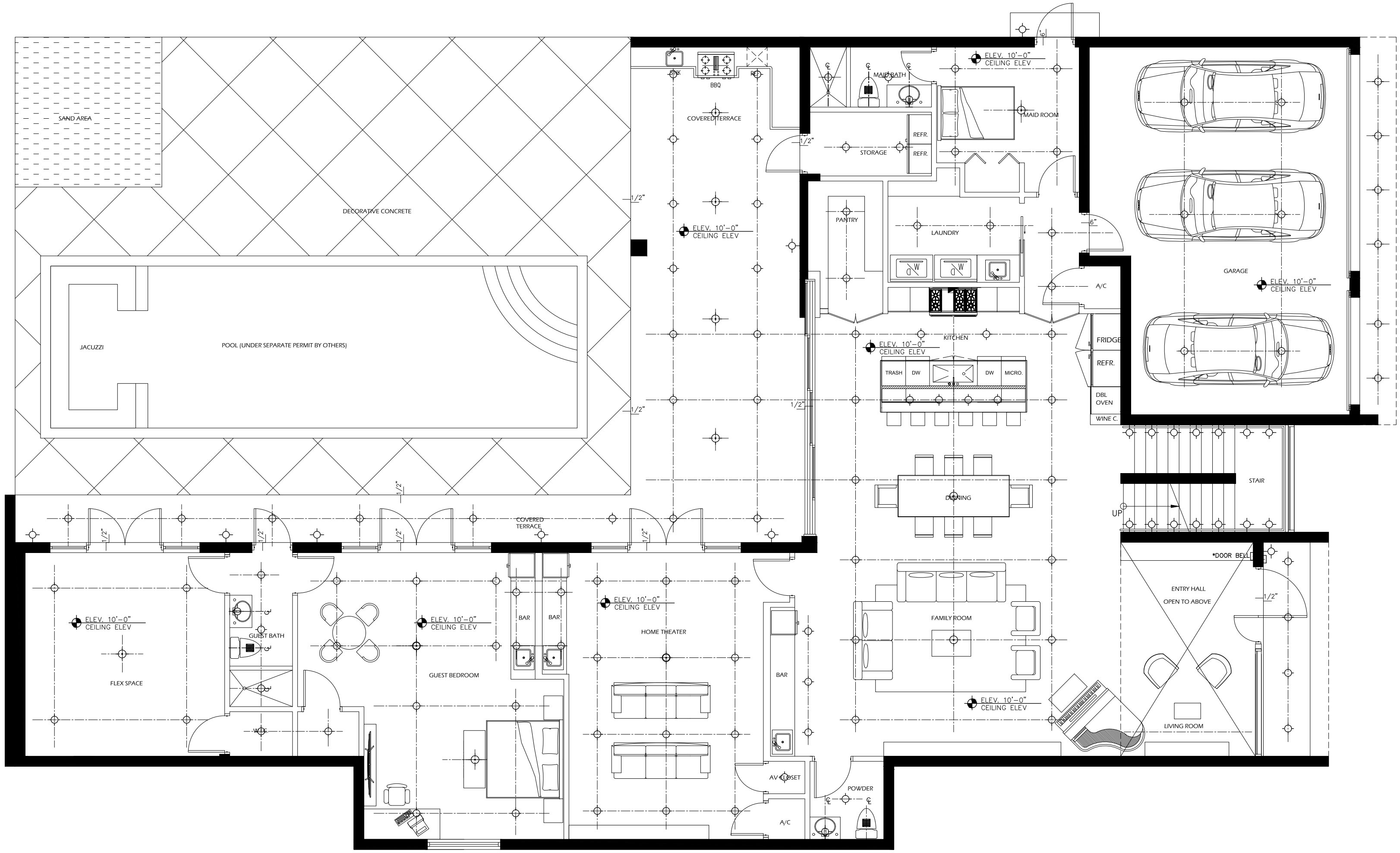
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.

A3.0

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 GROUND FLOOR RCP
1/4" = 1'-0"

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JB JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538
522 MADEIRA CORAL GABLES, FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

GROUND FLOOR REFLECTED CEILING PLAN

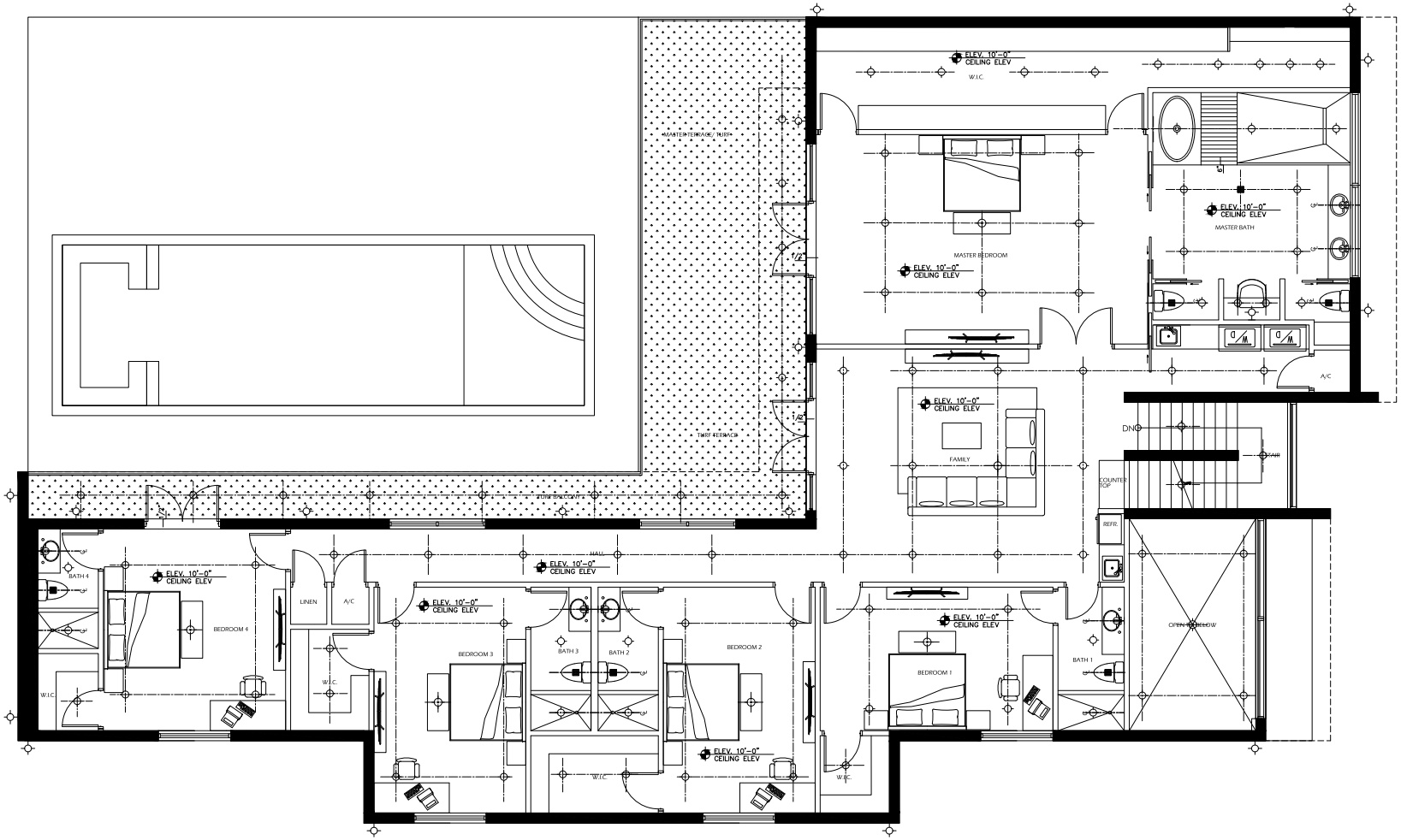
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET NO.

A-3.1

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 SECOND FLOOR RCP
1/4" = 1'-0"

NORTH

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

DELLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.0040538

522 MADERA CORAL GABLES , FLORIDA 33134
| 305 | 461-5590 | 305 | 567-1425 FAX
EMAIL : JAD@LARCHREADL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE A. DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.0040538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

SECOND FLOOR REFLECTED CEILING PLAN

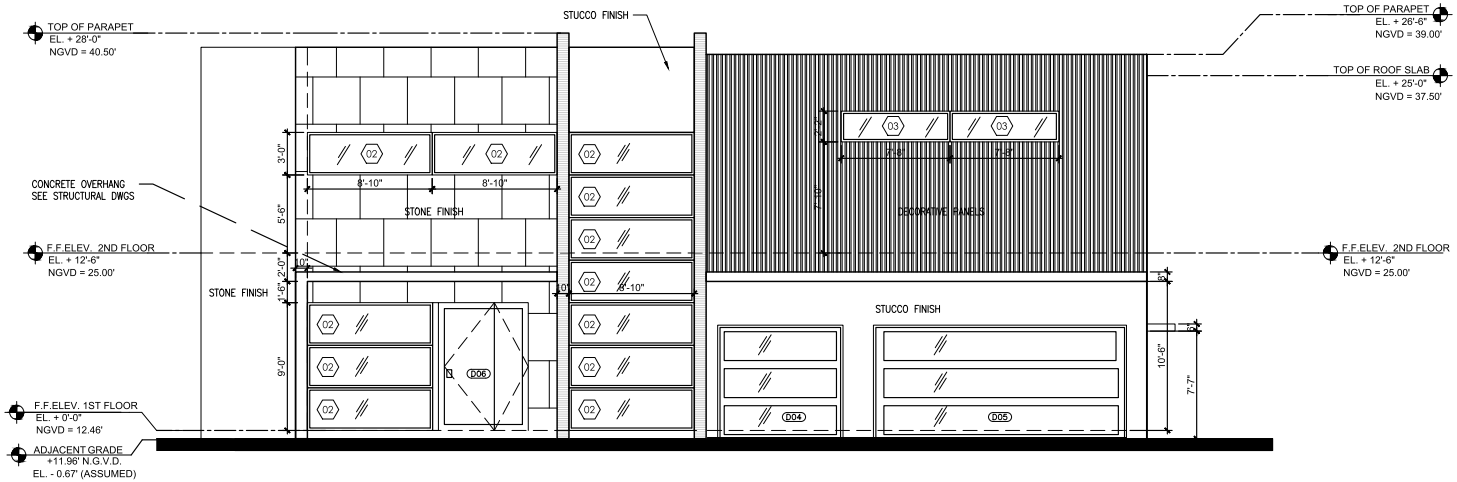
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

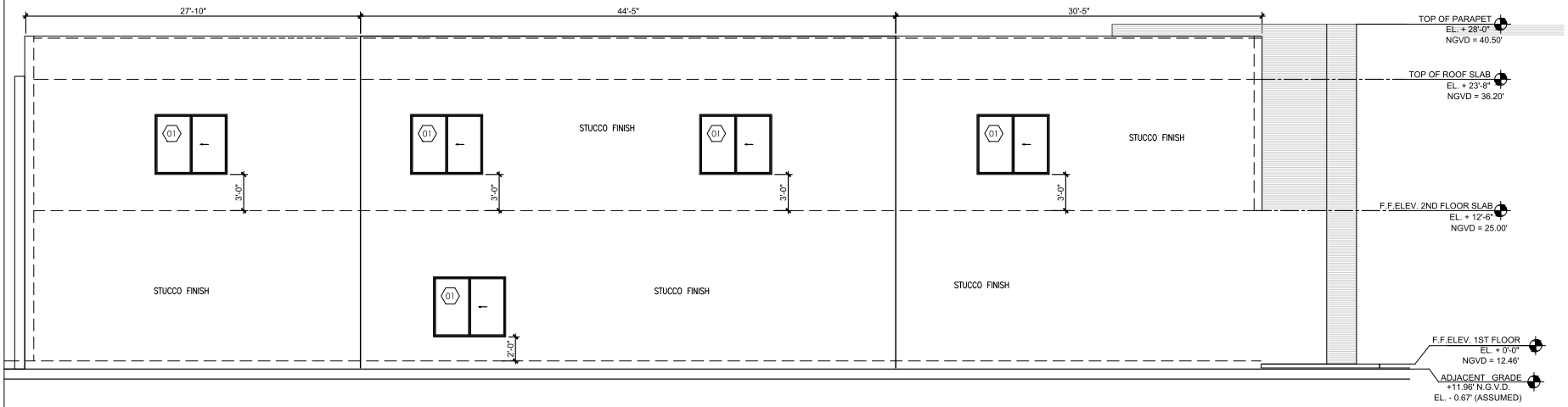
SHEET N0.

A3.2

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



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



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

ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE A. DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

EXTERIOR ELEVATIONS

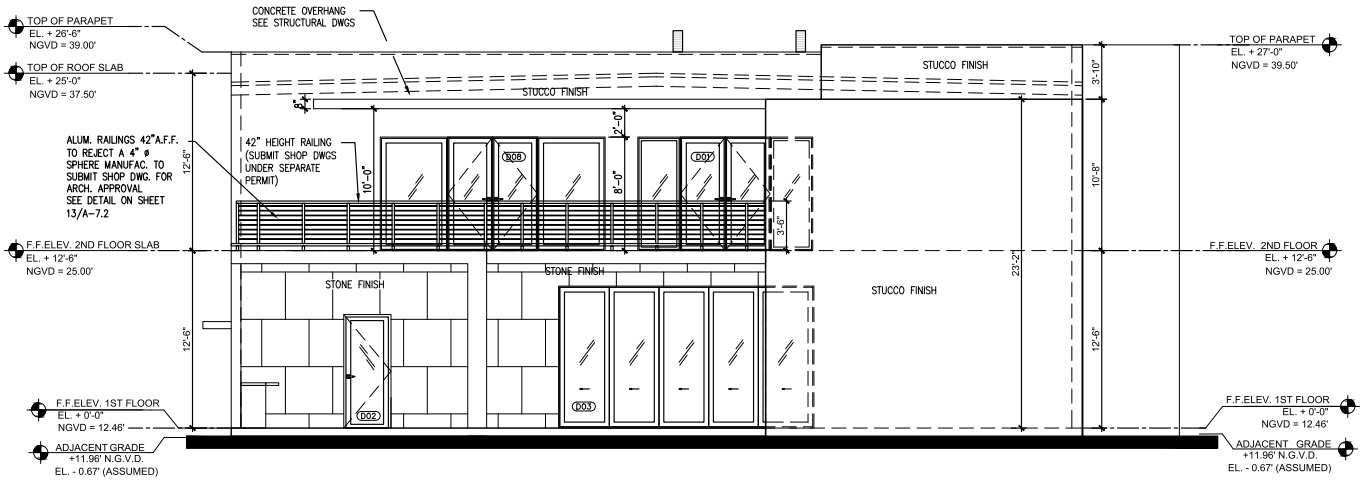
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

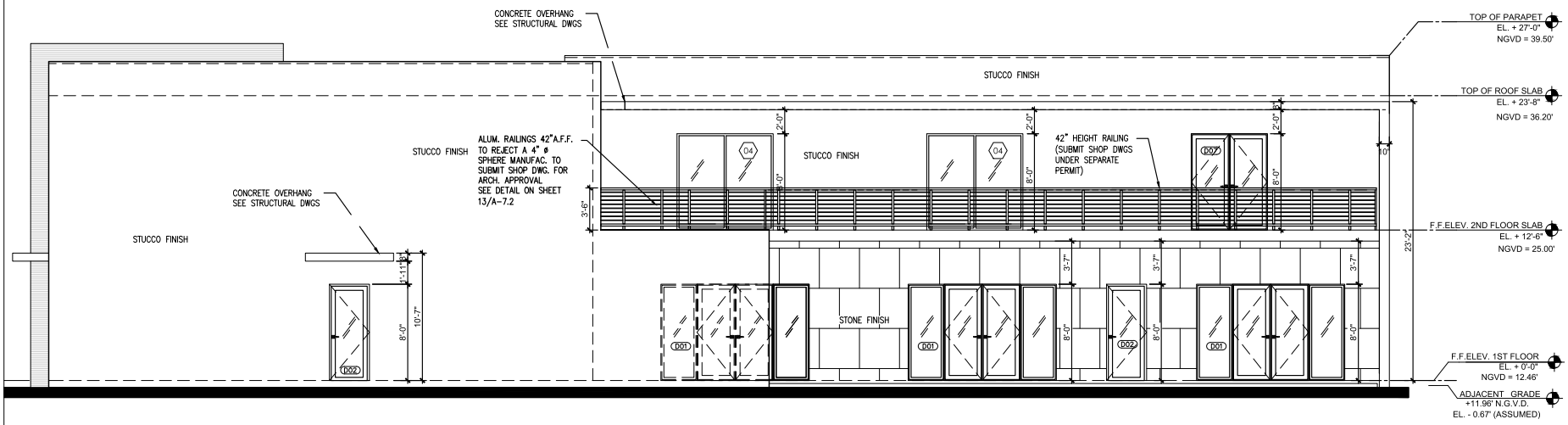
SHEET N0.

A-4.0

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



3 EAST ELEVATION
1/4" = 1'-0"



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

DELLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134
(305) 461-5990 (305) 567-1425 FAX
EMAIL : JADLLARCHITECT.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ALFREDO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

EXTERIOR ELEVATIONS

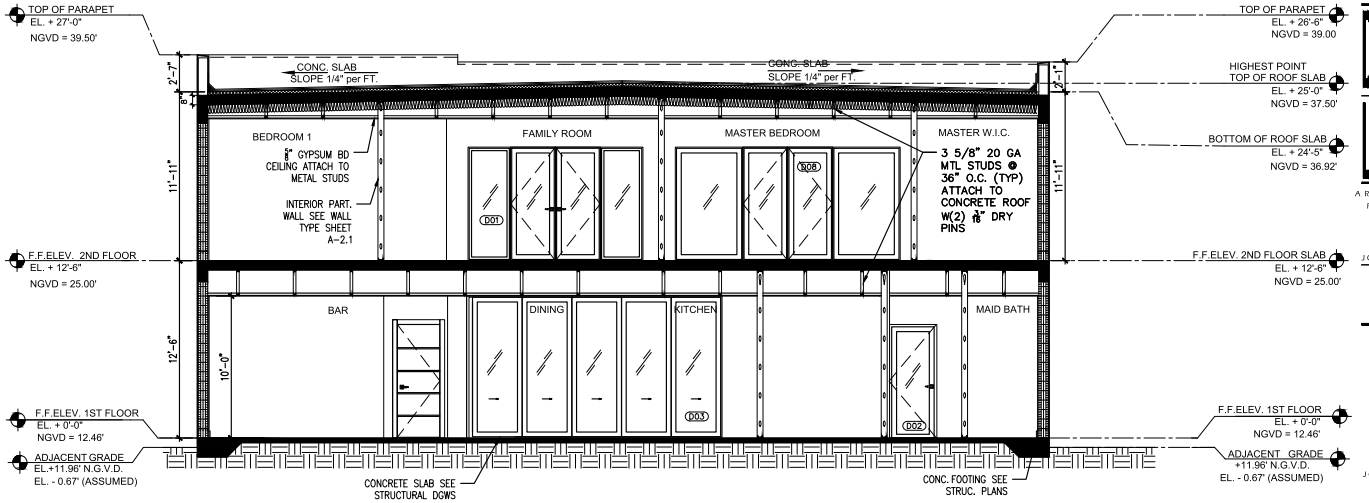
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

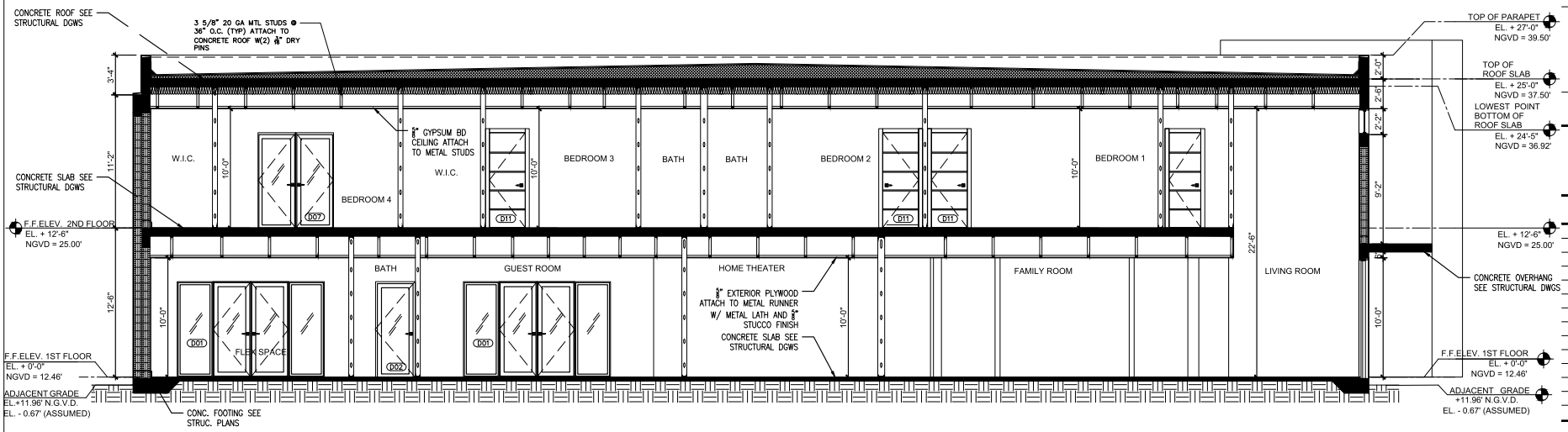
SHEET N0.

A-4.1

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



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



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

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134
(305) 461-5990 (305) 567-1425 FAX
EMAIL : JADLLARCHITAOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ALBERTO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

BUILDING SECTIONS

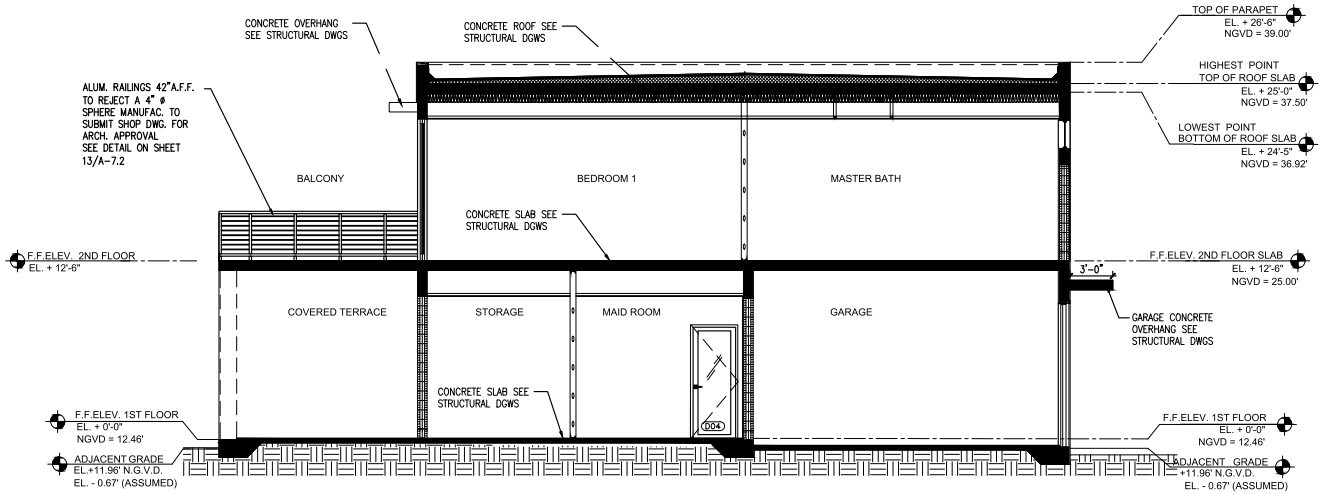
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.

A-5

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



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

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5990 (305) 567-1425 FAX
EMAIL : JADLLARCHITAOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ANTONIO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

BUILDING SECTIONS

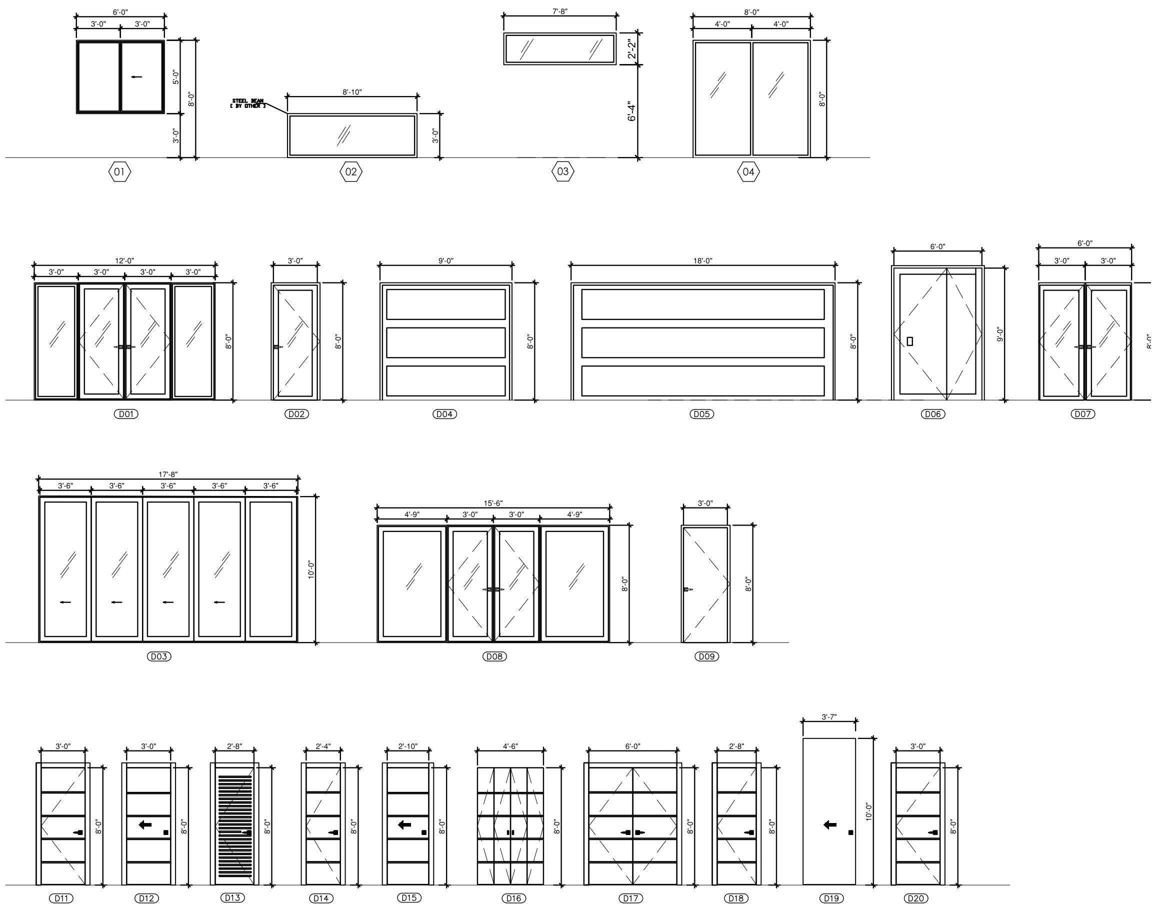
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.

A-5.1

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 PROPOSED WINDOWS & DOORS SCHEDULE
1/4" = 1'-0"

WINDOW SCHEDULE

NO.	TYPE	SIZE W	SIZE H	REMARKS	QTY.
1	ROLLER WINDOW	6'-0"	5'-0"	CAT. II SAFETY GLASS .	5
2	FIXED WINDOW	8'-10"	3'-0"	CAT. II SAFETY GLASS .	12
3	FIXED WINDOW	7'-8"	2'-2"	CAT. II SAFETY GLASS .	2
4	FIXED WINDOW	8'-0"	8'-0"	CAT. II SAFETY GLASS .	2

DOOR SCHEDULE

NO.	TYPE	SIZE W	SIZE H	SIZE THICK	REMARKS	QTY.
D01	DOUBLE FRENCH W/ SIDELITES	12'-0"	8'-0"		CAT. II SAFETY GLASS .	4
D02	SINGLE FRENCH	3'-0"	8'-0"		CAT. II SAFETY GLASS .	3
D03	5 PANEL SLIDER	17'-8"	10'-0"		CAT. II SAFETY GLASS .	1
D04	GARAGE DOOR	9'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D05	GARAGE DOOR	18'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D06	SWING DOOR	6'-0"	9'-0"		CAT. II SAFETY GLASS .	1
D07	DOUBLE FRENCH	6'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D08	DOUBLE FRENCH W/ SIDELITES	15'-6"	8'-0"		CAT. II SAFETY GLASS .	1
D09	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D., FIRE RATED, PAINTED	1
D11	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	19
D12	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D13	SWING DOOR	2'-8"	8'-0"	1 3/4"	LOUVERED W.D. PIVOT PAINTED	4
D14	SWING DOOR	2'-4"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	1
D15	SWING DOOR	2'-10"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D16	BIFOLD DOOR	4'-6"	8'-0"	1 3/4"	SOLID W.D. BIFOLD PAINTED	1
D17	DOUBLE SWING DOOR	6'-0"	8'-0"	1 3/4"	SOLID W.D. DOUBLE PIVOT PAINTED	1
D18	SWING DOOR	2'-8"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	2
D19	SWING DOOR LVR	3'-7"	10'-0"	1 3/4"	CUSTOM W.D. SWING LOUVER	1
D20	SWING DOOR	3'-0"	8'-0"	1 3/4"	CONCEALED PANEL	3

WINDOW & DOOR NOTES

1. ALL WINDOWS TO BE IMPACT RESISTANT & MEET ASCE 7-94 WIND LOADS, MF'R TO SUPPLY DADE COUNTY APPROVAL LETTERS & SHOP DRAWINGS. ALL WINDOWS TO BE DADE COUNTY APPROVED + COMPLIANT WITH ALL APPLICABLE CODES.
2. ALL WINDOWS TO BE ESP BROWN FINISH WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS.
3. ALL DIMENSIONS SHOWN ARE WINDOW UNIT SIZES, CONTRACTOR TO VERIFY ALL MASONRY ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER PRIOR TO FABRICATING WINDOWS. (TYPICAL)
4. FOR SAFETY GLAZING WINDOW, A SAFETY GLAZING MUST MEET OR EXCEED ANSI Z97.1-1984 AS PER FBC 1617.4.6.3 LAS EDITION.
5. SUBMIT WINDOWS SHOP DWGS UNDER SEPARATE PERMIT
6. PROVIDE LEVER TYPE HARDWARE ON ALL SWING DOORS.
7. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO SUBMITTAL TO THE CITY

THERMAL VALUES

CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC) 1
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

DE LA LLAMA
ARCHITECTURE PLANNING INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA · JORGE ARTURO DE LA LLAMA · AR0007707 · REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

PROPOSED
WINDOWS & DOORS

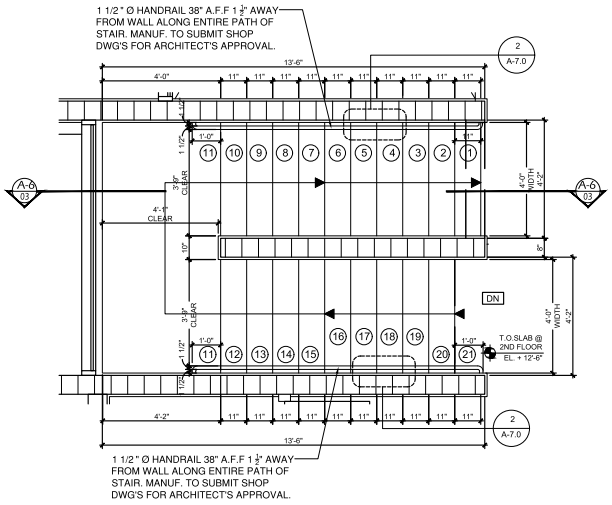
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

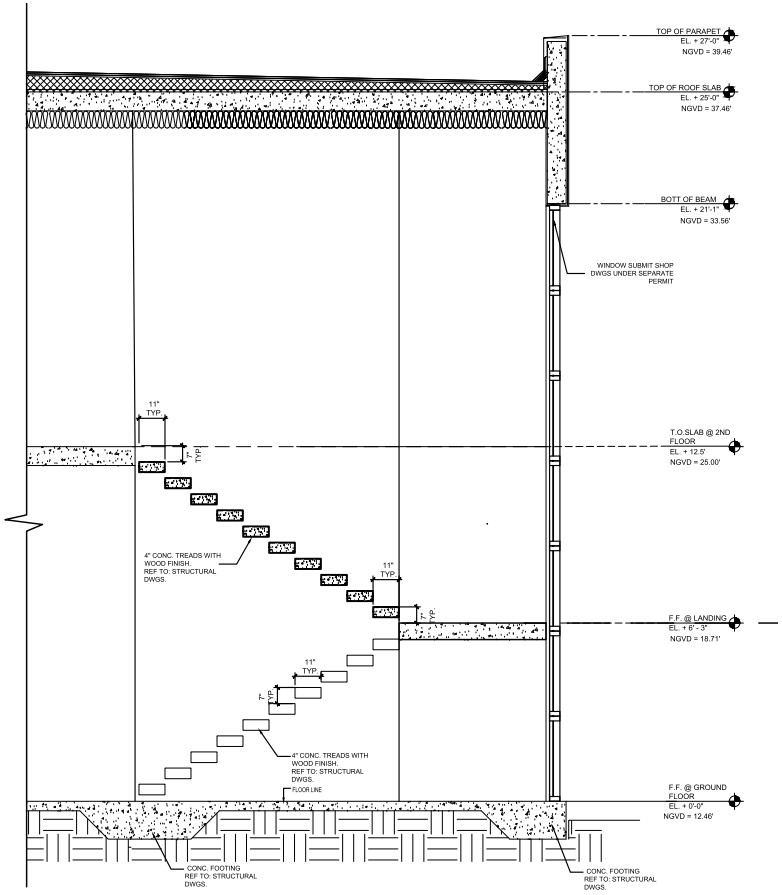
SHEET NO.

A6.0

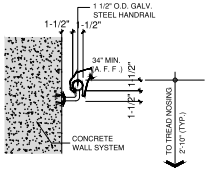
THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 STAIR - SECOND FLOOR PLAN
1/2" = 1'-0"



3 STAIR - SECTION A
1/2" = 1'-0"



HANDRAIL HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE OF TREAD NOSINGS AS PER R311.7.7.1

5 HANDRAIL DETAIL
A-14 N.T.S.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5990 (305) 567-1425 FAX
EMAIL : JADLLARCHITECT.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ALBERTO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

STAIR DETAILS

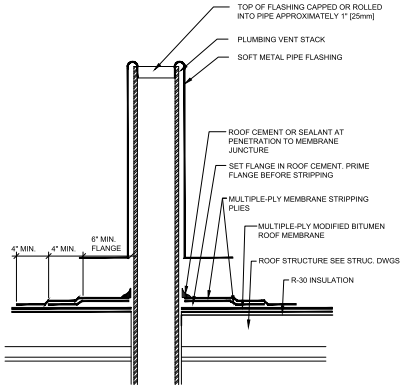
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

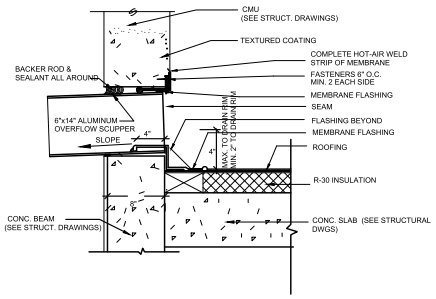
SHEET N0.

A7.0

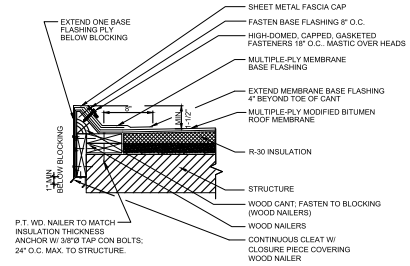
THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 ROOF PLUMBING VENT
N.T.S.

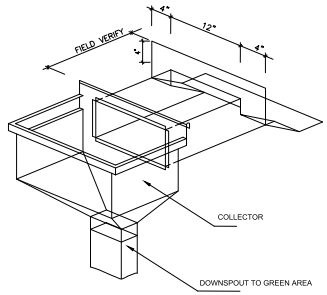


3 EMERGENCY OVERFLOW SCUPPER
N.T.S.

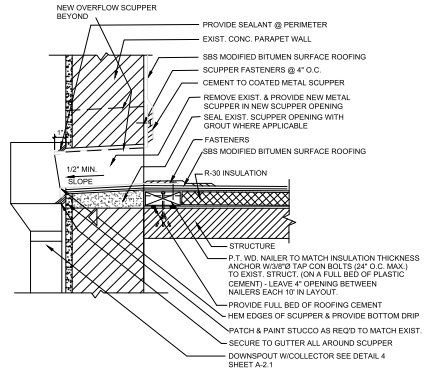


5 RAISED PERIMETER ROOF DETAIL
N.T.S.

2 NOT USED
N.T.S.



4 DOWNSPOUT DETAIL.
N.T.S.



6 ROOF DRAINAGE DETAIL AT SCUPPER
N.T.S.

DELLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5990 (305) 567-1425 FAX
EMAIL : JADLLARCHITECT.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ALBERTO DE LA LLAMA
AR 0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

ROOF DETAILS

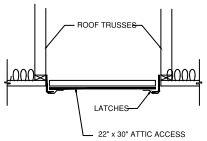
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.

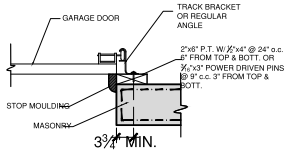
A-7.1

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

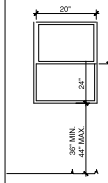


ATTIC ACCESS MUST BE LOCATED AT A POINT WHERE THERE IS A MINIMUM 30" HEADROOM. FBC114 R806.1

1 ATTIC ACCESS DETAIL
N.T.S. (FOR LOCATION SEE FLOOR PLAN)



GARAGE DOOR JAMB DETAIL
N.T.S.



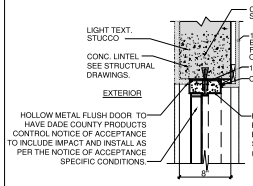
SECOND MEANS OF SCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE 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. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQUE. IN AREA AS PER SECTION R310.1.3 F.B.C 2023 ED

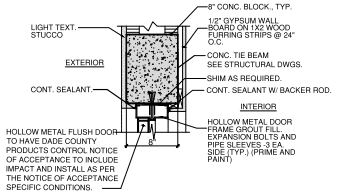
MAXIMUM HEIGHT FROM FLOOR:

THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR AS PER SECTION R310.2 F.B.C 2023 ED

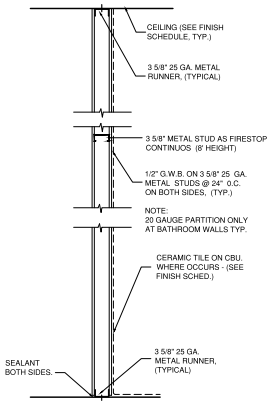
3 EGRESS WINDOW
N.T.S.



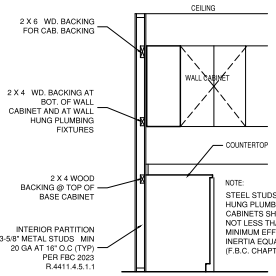
4 DOOR JAMB DETAIL
N.T.S.



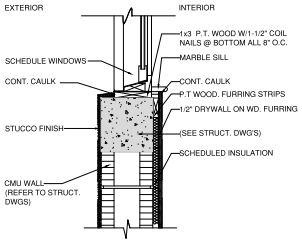
5 PRECAST WINDOWS ANCHOR DETAIL
N.T.S.



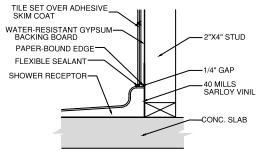
6 NON-RATED PARTITION
N.T.S.



7 WOOD BAKING DETAIL
N.T.S.

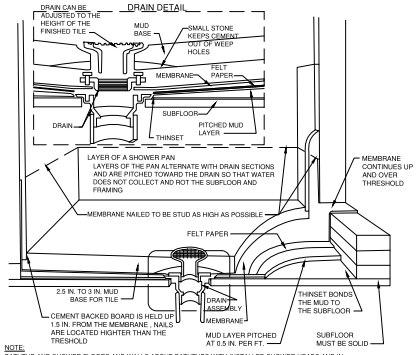


8 WINDOW SILL & ANCHOR DETAIL
N.T.S.



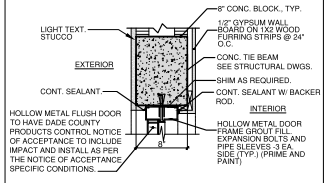
NOTE:
-SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (DUROCK) TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, AS PER F.B.C. 2023 ED.

9 WOOD BACKING DETAIL
N.T.S.

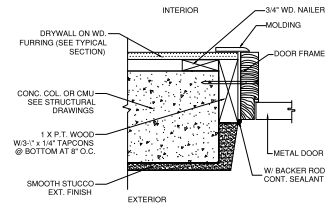


NOTE:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. R307.2 F.B.C. 2023 ED.

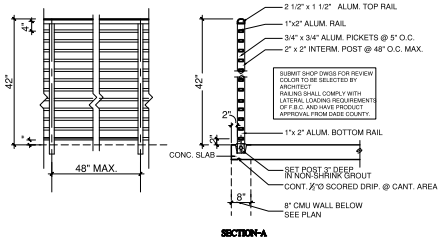
10 TYP. BATH LINER DETAIL
N.T.S.



11 DOOR HEAD DETAIL
N.T.S.



12 DOOR BUCK DETAIL
N.T.S.



13 RAILING DETAIL
N.T.S.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ANTONIO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

DETAILS

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

A-7.2

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

SYSTEM NO. 099-S 0001
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P. 1146

L RATING AT AMBIENT-LESS THAN 1 CFM/ sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [* MAX.

1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.

2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY

2A. STEEL FLOOR RUNNER: MIN. 25 GAUGE GALV. STEEL CHANNELS SIZE TO ACOMMODATED STEEL STUDS SECURED WITH STEEL FASTENERS SPACED 12" O.C.

2B. STUDS: 3-5/8" WIDE. STUD SPACING MAX. 24" OC.

2C. 5/8" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS

3. FILL VOID OR CAVITY MATERIAL SEALANT. - MAX. SEPARATION BETWEEN TOP OF FLOOR AND BOTTOM OF GYPSUM BOARD IS [*

UL DESIGN LISTING: U-465
(1 Hr. INTEGRITY RATING)

SYSTEM NO. W-B-D 0093
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P. 1205

L RATING AT AMBIENT-LESS THAN 1 CFM/ sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [* MAX.

1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.

2. WALL ASSEMBLY- TWO 1 OR 2-HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY

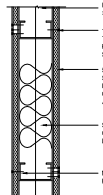
2A. STEEL FLOOR AND CEILING RUNNER: MIN. 25 GAUGE GALV. STEEL CHANNELS SIZE TO ACOMMODATES STEEL STUDS. SECURED WITH STEEL FASTENERS SPACED 12" O.C.

2B. STUDS: 3-5/8" WIDE. STUD SPACING MAX 24 OC.

2C. 5/8" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS

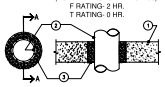
3. FILL VOID OR CAVITY MATERIAL SEALANT. - MAX. SEPARATION BETWEEN BOTTOM OF FLOOR AND TOP OF GYPSUM BOARD IS [*

UL DESIGN LISTING: U-465
(1 Hr. INTEGRITY RATING)



UL DESIGN LISTING: U-465
(1 Hr. INTEGRITY RATING)

SYSTEM NO. CAJ1041
(FORMERLY SYSTEM NO. 283)
F RATING- 2 HR.
T RATING- 0 HR.

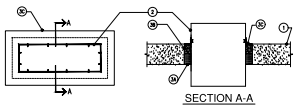


SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN. 3-1/4 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING 6 in. .
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. THROUGH PENETRANTSONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. A NOM. ANNULAR SPACE OF 3/4 in. IS REQUIRED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE NOM. 4 in. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
   B. CONDUIT NOM. 4 in. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FILL, VOID OR CAVITY MATERIAL* PUTTY -MIN. 3-1/4 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF FLOOR OR WALL.
   NELSON FIRESTOP PRODUCTS- TYPE FSP PUTTY

* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A 2004 EDITION, P. 1686

SYSTEM NO. CAJ7010
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE.FLOOR OR MIN. 6 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 325 sq.in. WITH MAX DIMENSIONS OF 25 in.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. STEEL DUCT- NOM 24 BY 12 in. (OR SMALLER) NO. 28 GAUGE (OR HEAVIER) STEEL DUCT. ONE DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM WITH A NOM. 1/2 in. ANNULAR SPACE. STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. FIRESTOP SYSTEM-THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. PACKING MATERIAL- MIN 3 in.THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR AND FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   B. FILL, VOID OR CAVITY MATERIAL*-PUTTY -MIN. 1-1/2 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL.
   EGS NELSON FIRESTOP- FSP PUTTY
   C. STEEL ANGLE- MIN. 1-1/2 in. WIDE BY 1-1/2in. HIGH BY 0.030 in. (NO. 22 MSG) THICK GALV. STEEL ANGLES CUT TO FIT THE CONTOUR OF THE DUCT WITH A 1 in. LAP ON THE TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL. LEGS OF ANGLES SECURED TO DUCT WITH MIN. NO. 12 SHEET METAL SCREWS , SPACED A MAX 4 in. oc.

*BEARING THE UL CLASSIFICATION MAKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2191

1 / A-8 TYPICAL JOINT SYSTEM. FIRE RESISTANT WALLS / FIRE RESISTANT CEILING

SCALE: N.T.S.

2 / A-8 TYPICAL FIRE RATED PARTITION DETAIL

SCALE: 2" = 1'-0" SEE UL FIRE RESISTANCE DIRECTORY VOL.1, 2004 EDITION, PG. 832 FOR ADDITIONAL INFO.

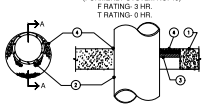
3 / A-8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

4 / A-8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

SYSTEM NO. CAJ3001
(FORMERLY SYSTEM NO. 49)
F RATING- 3 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY-MIN 4-1/2 in THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM. OF CIRCULAR THROUGH OPENING IS 22-1/2"IN.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.

1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 12 in. DIAM. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO CONCRETE FLOOR OR WALL. SLEEVE TO BE FLUSH WITH OR PROJECT MAX 2 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

2. PIPE OR CONDUIT-NOM. 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. NOM 6 in. DIAM. (OR SMALLER) RIGID STEEL CONDUIT OR TYPE L (OR HEAVIER) COPPER TUBE. NOM 4 in. DIAM. (OR SMALLER) CAST IRON PIPE OR STEEL EMT. MAX ONE PIPE OR CONDUIT PER THROUGH OPENING. MAX ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING NOT TO EXCEED 2-1/2 in. MIN. ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS ZERO IN. (POINT CONTACT). PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. PACKING MATERIAL- POLYETHYLENE BACKER ROD OR NOM 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC (ALUMINA SILICA) FIBER BLANKET. MINERAL-WOOL BATT OR GLASS FIBER INSULATION MATERIAL USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4). AS AN ALTERNATE WHEN MAX PIPE SIZE IS 10 in. DIAM. AND WHEN MAX ANNULAR SPACE IS 1 in. A MIN. 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC FIBER BLANKET OR MINERAL-WOOL BATT PACKING MATERIAL MAY BE RECESSED MIN 1/2 in. FROM BOTTOM SURFACE OF FLOOR OR FROM EITHER SIDE OF WALL.
4. FILL, VOID OR CAVITY MATERIALS-CAULK- APPLIED TO FILL ANNULAR SPACE TO THE MIN. THICKNESS SHOWN IN THE FOLLOWING TABLE:

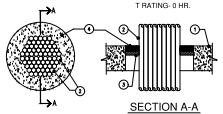
MAX. PIPE DIAM. IN.	MAX ANNULAR SPACE IN	PACKING MATERIAL TYPE (a)	MIN CALUK THKNS IN
10	1	BR, CF, GF OR MW	1/2 (b)
10	1	CF OR MW	1/2 (C)
20	2-1/2	BR, CF, GF OR MW	1 (b)

(a) BR= POLYETHYLENE BACKER ROD
CF= CERAMIC FIBER BLANKET.
GF= GLASS FIBER INSULATION
MW= MINERAL-WOOL BATT

(b) CAULK INSTALLED FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL
(C) CAULK INSTALLED FLUSH WITH BOTTOM SURFACE OF FLOOR OR ONE SURFACE OF WALL

3M COMPANY- TYPE CP 25WB
* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1676

SYSTEM NO. CAJ3021
(FORMERLY SYSTEM NO. 240)
F RATING- 2 HR.
T RATING- 0 HR.



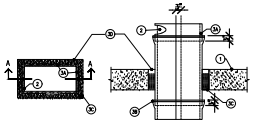
SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING IS 6-1/4 in..
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANFACTURES.

1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 4 in. DIAM. (OR SAMLLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO FLOOR OR WALL ASSEMBLY. SLEEVE TO BE FLUSH WITH FLOOR OR WALL SURFACES.

2. CABLES- MIN. 12 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 4 in. DIAM. STEEL SLEEVED THROUGH OPENING . MIN. 20 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 6-1/4 in. DIAM. UNSLEEVED THROUGH OPENING. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLE MAY BE USED:
   A. MAX. NO. 12 AWG MULTIPLE COPPER CONDUCTOR POWER & CONTROL CABLES WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS.
   B. MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX OUTSIDE DIAM. OF 3/4in. .
   C. MAX 150 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLES PVC INSULATION AND JACKET MATERIALS
3. PACKING MATERIAL- NOM. 1 in. THICKNESS OF CERAMIC (ALUMINUM SILICA) FIBER BLANKET OR MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN. 1 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.
4. FILL, VOID , OR CAVITY MATERIALS*-PUTTY-MOLDABLE PUTTY MATERIAL KNEADED BY HAND AND APPLIED TO FILL ANNULAR SPACE (AND INTERSTICES BETWEEN CABLES TO MAX EXTENT POSSIBLE) TO A MIN. DEPTH OF 1 in. FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED PUTTY DEPTH TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.
   3M COMPANY-TYPE MPS-2
   *BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1989

SYSTEM NO. CAJ7012
F RATING- 1 HR.
T RATING- 1 HR.

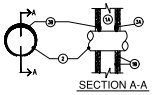


SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED NORMAL WEIGHT (140-150 PCF) CONCRETE. FLOOR OR MIN. 4-3/4 in. THICK REINFORCED NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIEIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 3069 sq.in. WITH A MAX. DIMENSION OF 93 in.
2. THROUGHT-PENETRANTONE STEEL DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES OF THROUGH-PENETRANTS MAY BE USED:
   STEEL AIR DUCT-MIN. 0.021 in. THICK CARBON STEEL DUCT HAVING A MAX PERIMETER DIMENSION OF 216 in. AND A MAX INDIVIDUAL DIMENSION OF 84 in. DUCTS WITH ANY DIMENSION GREATER THAN 39 in., SHALL BE PROVIDED WITH INTERMEDIATE REINFORCEMENT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. REINFORCEMENT TO CONSIST OF MIN 1 1/2 IN BY 1 1/2 IN BY 1.8 IN THICK TRANSVERSE STIFFENING ANGLES, APPROXIMATELY 2 IN LESS IN LENGTH THAN THE MAX DIMENSION. SCREW ATTACHED 8 IN OC TO THE DUCT 3 IN. BEYOND THE TOP SURFACE OF THE FLOOR AND BOTH SURFACES OF THE WALL.
3. FIRE STOP SYSTEM-THE FIRE STOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. DUCT WRAP MATERIALS:7 NOM 1-1/2 in. THICK, 6 PCF REFRACTORY CERAMIC BLANKET TOTALLY ENCAPSULATED WITHIN FOIL-SCRIM FACERS. THE STEEL DUCT SHALL BE WRAPPED WITH ONE LAYER OF DUCT WRAP INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, MAINTAINING MIN. 3 in. TRANSVERSE AND LONGITUDINAL OVERLAPS. ALL CUT EDGES AND ENDS SHALL BE SEALED WITH 3 in. WIDE PRESSURE SENSITIVE ALUMINUM FOIL TAPE. A NOMINAL ANNULAR SPACE OF 3 in. IS REQUIRED BETWEEN THE INSULATED DUCT AND THE PERIPHERY OF THE OPENING.
      *THERMAL CERAMICS INC- FIRE MASTER DUCT WRAP OR FIRE MASTER DUCT WRAP+
   B. STEEL BANDING STRAPS- 1/2in. WIDE BY 0.015 in. THICK CARBON STEEL BANDING STRAPS USED IN CONJUNCTION WITH MINI in. LONG STAINLESS STEEL CRIMP CLIPS. BANDING STRAPS SPACED A MAX 12 in. OC AND 3 IN. FROM TRANSVERSE JOINTS OF DUCT WRAP.
   C. PACKING MATERIAL- MIN. 4-1/4 in. THICKNESS OF UNFACED SCRAP DUCT WRAP MATERIAL OR 3 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   D. FILL, VOID OR CAVITY MATERIAL*-CAULK -MIN. 1/2in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL.
      *TREMCO, INC. FYRE-SIL SEALANT OF FYRE SIL S/L SEALANT (FOR FLOOR ASSEMBLIES ONLY)

* BEARING THE UL CLASSIFICATION MARK
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2192

SYSTEM NO. WL2082
F RATING- 1 AND 2 HR. (SEE ITEM 1)
T RATING- 1 HR.



SECTION A-A

1. WALL ASSEMBLY- THE FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS. - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC. THE OPENING IN THE WALL TO ACCOMODATE THE THROUGH PENETRANT (ITEM 2) SHALL BE FRAMED ON ALL SIDES WITHIN THE STUD CAVITY USING SHORT LENGTHS OF STUD INSTALLED BETWEEN THE VERTICAL STUD MEMBERS.
   B. WALLBOARD, GYPSUM* - ONE OR TWO LAYERS OF NOM 1/2 OR 5/8 IN. THICK GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 22 IN. FOR STEEL STUD WALLS. MAX DIAM. OF OPENING IS 14 1/2 IN. FOR WOOD STUD WALLS.
2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) AND MAX 2 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONSUITS, OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE - NOM 20 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. COPPER TUBING - NOM 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FIRE STOP DEVICE -GALV. STEEL COLLAR LINED WITH INTUMESCENT WRAP STRIPS SIZED TO FIT THE SPECIFIC DIAM. OF THE THROUGH-PENETRANT. PRIOR TO THE INSTALLATION OF THE DEVICE INTO THE OPENING, THE GYP-SUM WALLBOARD IS TO BE NOTCHED ON ONE SIDE OF WALL TO ALLOW THE INSERTION OF THE DEVICE WITH THE HOSE CLAMP INTO THE OPENING. NOTCHED OPENING TO BE COMPLETELY FILLED WITH FILL, VOID OR CAVITY MATERIAL (ITEM 4). DEVICE SHALL BE INSTALLED AROUND THROUGH-PENETRANT IN ACCORDANCE WITH ACCOMPANYING INSTALLATION INSTRUCTIONS. THE DEVICE SIZE, DIAM. OF OPENING IN WALL AND ANNULAR SPACE BETWEEN PIPE AND PERIPHERY OF OPENING IS DEPENDENT UPON THE PIPE DIAM. AS SHOWN IN THE FOLLOWING TABLE:

MAX. PIPE DIAM. (IN.)	DEVICE SIZE	DIAM. OF OPENING (IN.)	ANNULAR SPACE
2	TS2	3-1/2	9/16
3	TS3	4-3/4	5/8

   TREMCO INC. - FYRE-CAN SLEEVE
   THE FIRE CAN MANUFACTURING CO., INC FYRE-CAN SLEEVE
4. FILL, VOID OR CAVITY MATERIAL* - CAULK - MIN. 1/4 IN. BEAD OF FILL MATERIAL TO BE APPLIED AT THE INTERFACE OF THE GYPSUM WALL AND FIRE STOP DEVICE AND AT THE INTERFACE OF THE PIPE AND FIRE STOP DEVICE. ADDITIONAL FILL MATERIAL TO BE APPLIED TO FILL THE NOTCH CREATED FOR THE HOSE CLAMP TO THE FULL DEPTH OF THE WALLBOARD.
   TREMCO INC. - TREMSTOP WBM

* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 3078

5 / A-8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

6 / A-8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

7 / A-8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

8 / A-8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES, FLORIDA 33134
(305) 461-5990 (305) 567-1425 FAX
EMAIL : JADLLARCHITAACL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ANTONIO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

DATE
DEC 4, 2024

REVISION	DATE	BY

DRAWING NAME

DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.

EXPANSION JOINT DETAILS
A-8