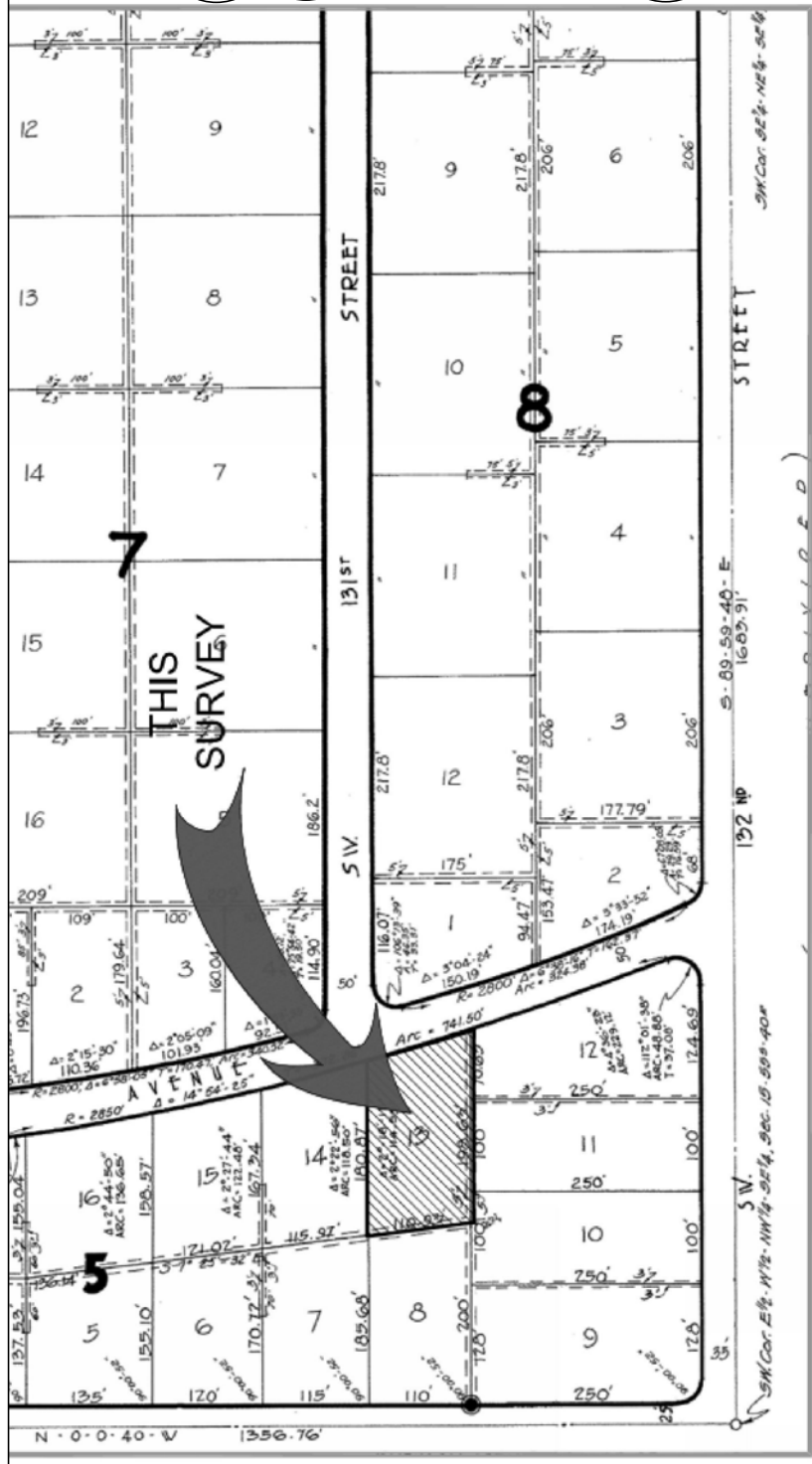


THE COUNTRY OF THE LLA LAMA, INC. IS PROVIDING THIS DRAWING AND DRAWINGS ARE THE PROPERTY OF THE LLA LAMA, INC. AND MAY NOT BE REPRODUCED OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE LLA LAMA, INC. ASSOCIATES, INC. THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE LLA LAMA, ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



SEPTIC SYSTEM AREA (BY OTHERS) UNDER SEPARATE PERMIT.
RESERVE DRANGFIELD (SEPARATE PERMIT).
FIRE PIT 40,000 BTU LOCATION CONFIRM ON SITE PRIOR WITH GENERAL CONTRACTOR AND OWNER.

CONCRETE SLAB TYP
A= 5'-0" X 5'-0"
NO INDIVIDUAL SLAB WILL EXCEED 42 SF IN AREA

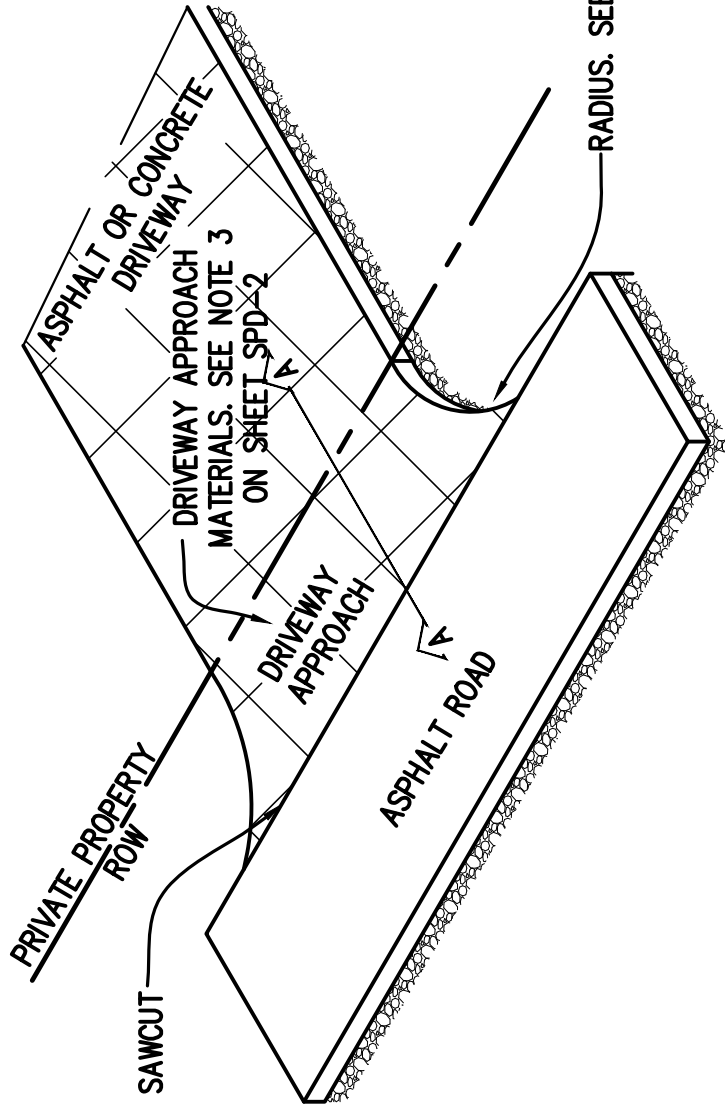
FOR SECTIONS NOTE: FOR SEE CIVIL DRAWINGS FOR CALLED OUT SECTIONS.
60" HIGH CHAIN LINK FENCE/GATE W/ SELF CLOSING & SELF-LOCKING MECHANISM. SEE DETAIL IN THIS SHEET NOT TO BE USED AS A POOL BARRIER OPENING NO GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM. F.B.C. R4501.17.1.8. PLEASE NOTE THAT POOL BARRIER COMPLIANT DOUBLE GATES MUST HAVE A REMOVABLE CENTER POST (ONLY ONE SIDE PERMANENTLY SECURED (ONLY OPENABLE WITH A KEY OF 180.87).
(NON-RADIAL)
S89.59.48" W 180.87"

VISIBILITY TRIANGLES NOTE:
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

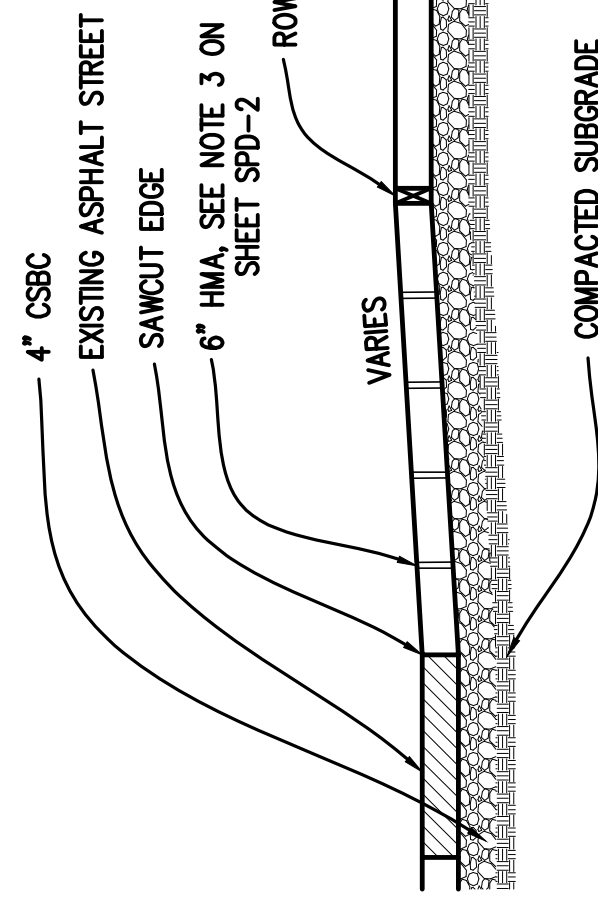
APPLICABLE CODES
FLORIDA BUILDING CODE 2023 8TH EDITION
NEC ELECTRICAL CODE 2023 10TH EDITION
MECHANICAL CODE FBC 2023 8TH EDITION
STRUCTURAL DESIGN CRITERIA AS PER FBC 2023 8TH EDITION

SITE CALCULATIONS

LOT INFORMATION - EU-M		
	REQUIRED (Max.)	PROVIDED
NET LOT AREA		
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	22'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	29'-4"
LOT COVERAGE BUILDING		4,620 sq.ft
DRIVEWAY		3,478 sq.ft
POOL		680 sq.ft
POOL DECK PAVERS		807 sq.ft
SAND AREA		150 sq.ft
EQUIPMENT SLABS		130 sq.ft
TOTAL IMPERVIOUS AREA		9,665 sq.ft
FLOAREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% mba)	4,620 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% mba)	4,620 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% mba)	4,620 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / Pervious AREA	7,376.95 sq.ft (35% min)	10,154 sq.ft (48.8%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	9,665 sq.ft (45.84%)



DRIVEWAY APPROACH DETAIL



SECTION A-A

LEGAL DESCRIPTION:
LOT 13, BLK 5, "PINE TREE ESTATES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

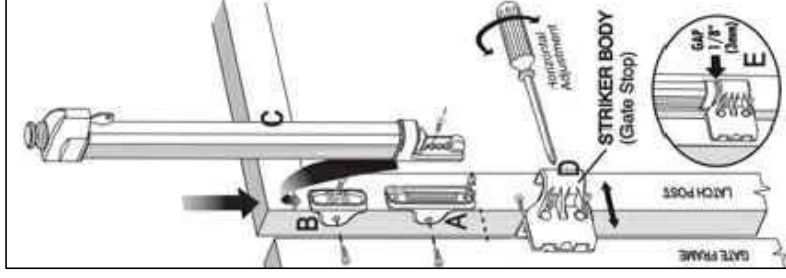
* VISIBILITY TRIANGLES NOTE:
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

TERMITE SOIL STATEMENT :

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERNEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE FOLLOWED FOR PROTECTION AGAINST SUBTERNEAN 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 OF SUBTERNEAN TERMITES TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4469.13, FBC 2023).

VIOLATION NOTE:

FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION. EACH PLANT, EACH DAY, 18A-13 (C)



POOL GATE DETAILS

NOTE:
ALL LATCHES AND LATCH SHALL BE 60" ABOVE BOTTOM OF GATE OR MIN. 2" BELOW THE TOP OF THE GATE ON FLOOR OR GROUND FBC 424.13.1.9

LEGEND LAWN
1-ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD.

FLOOD LEGEND

Residential New Construction

ADDRESS: 13100 SW 80 AVE PINECREST FL 33156 FLOOD ZONE X
LOT: 13 BLOCK: 5 PLAT BOOK: 53 PAGE: 7
HIGHEST CROWN OF ROAD ELEV.: 10.22 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:

GINO FURLANO
STATE OF FLORIDA
PLS LIC # 5044

PROPOSED FLOOR ELEVATION	GARAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	AC AND POOL EQUIP. ELEVATION
12.46' FT. NGVD	11.22' FT. NGVD	11.96' FT. NGVD	12.46' FT. NGVD

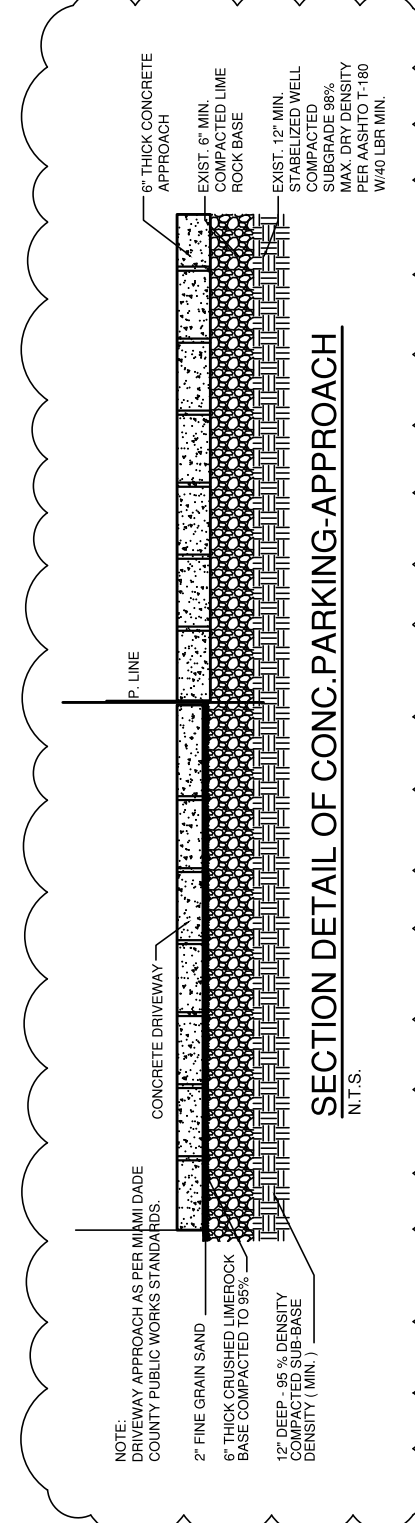
ENCLOSED AREA OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT ELEVATION: (B.F.E.)

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)
ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA UNDER FLOODING. THE BOTTOM OF EACH OPENING SHALL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY P.E. ON THE PLAN. NOTES INDICATING THE DESIGN IS ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS. THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. IF NECESSARY, DRAINAGE DITCHES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

PRO OSED SITE PLAN

3/2" = 1'-0"



SECTION DETAIL OF CONC. PARKING-APPROACH

NOTE: SEE APPROACH AS PER MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS.

7" FINE GRAIN SAND

6" TOP SOIL

12" TOP SOIL

12" TOP SOIL

12" TOP SOIL

12" TOP SOIL



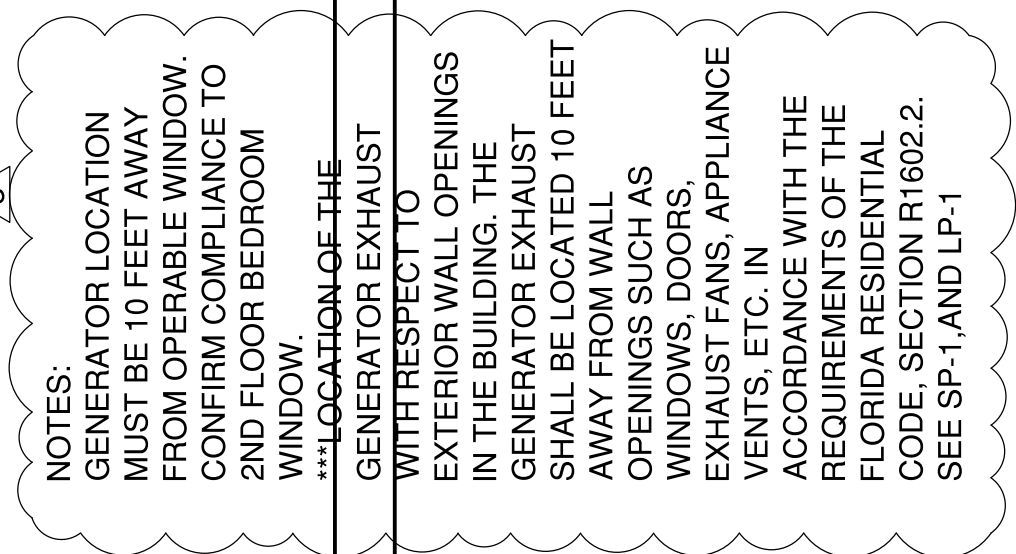
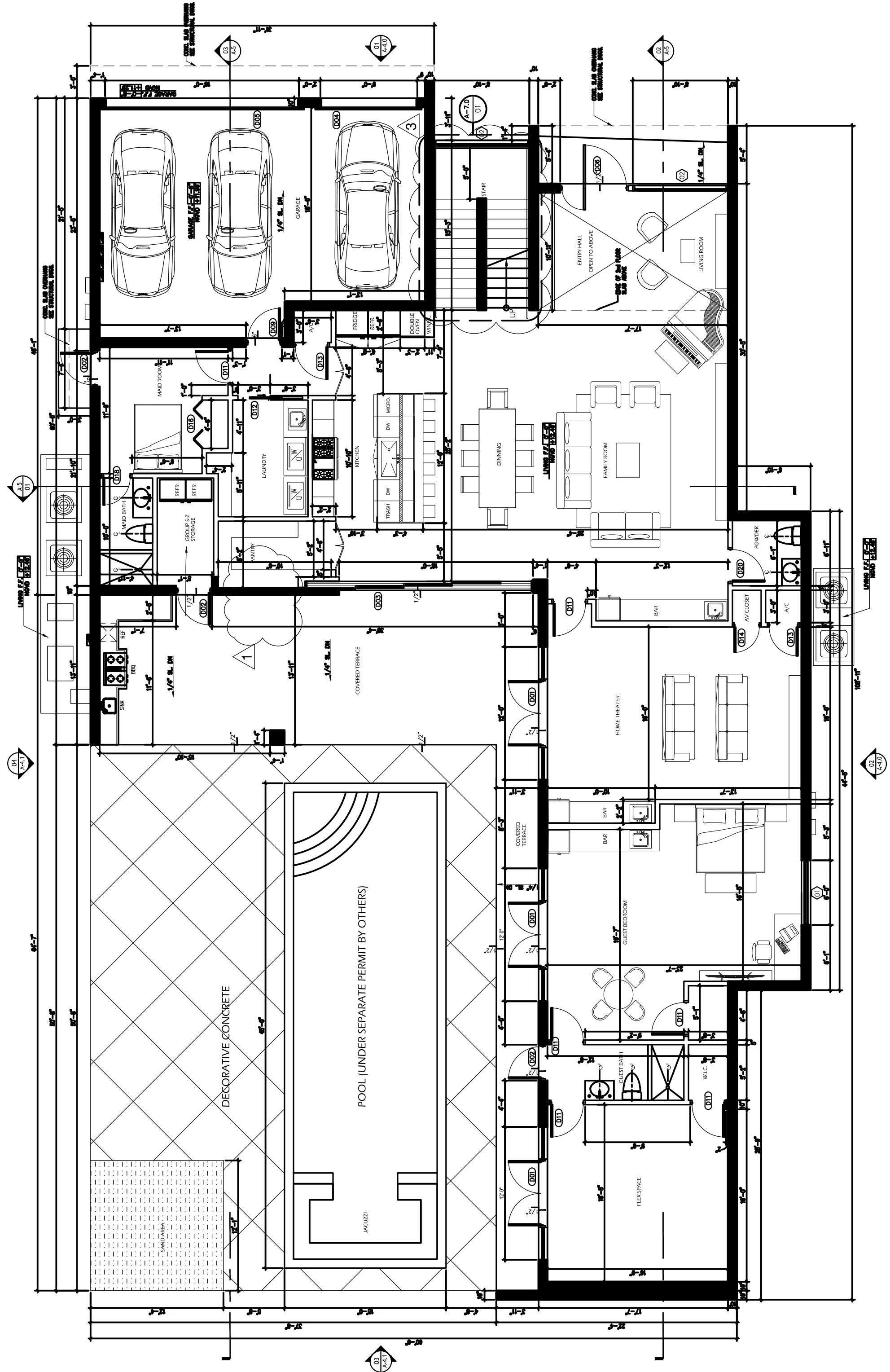


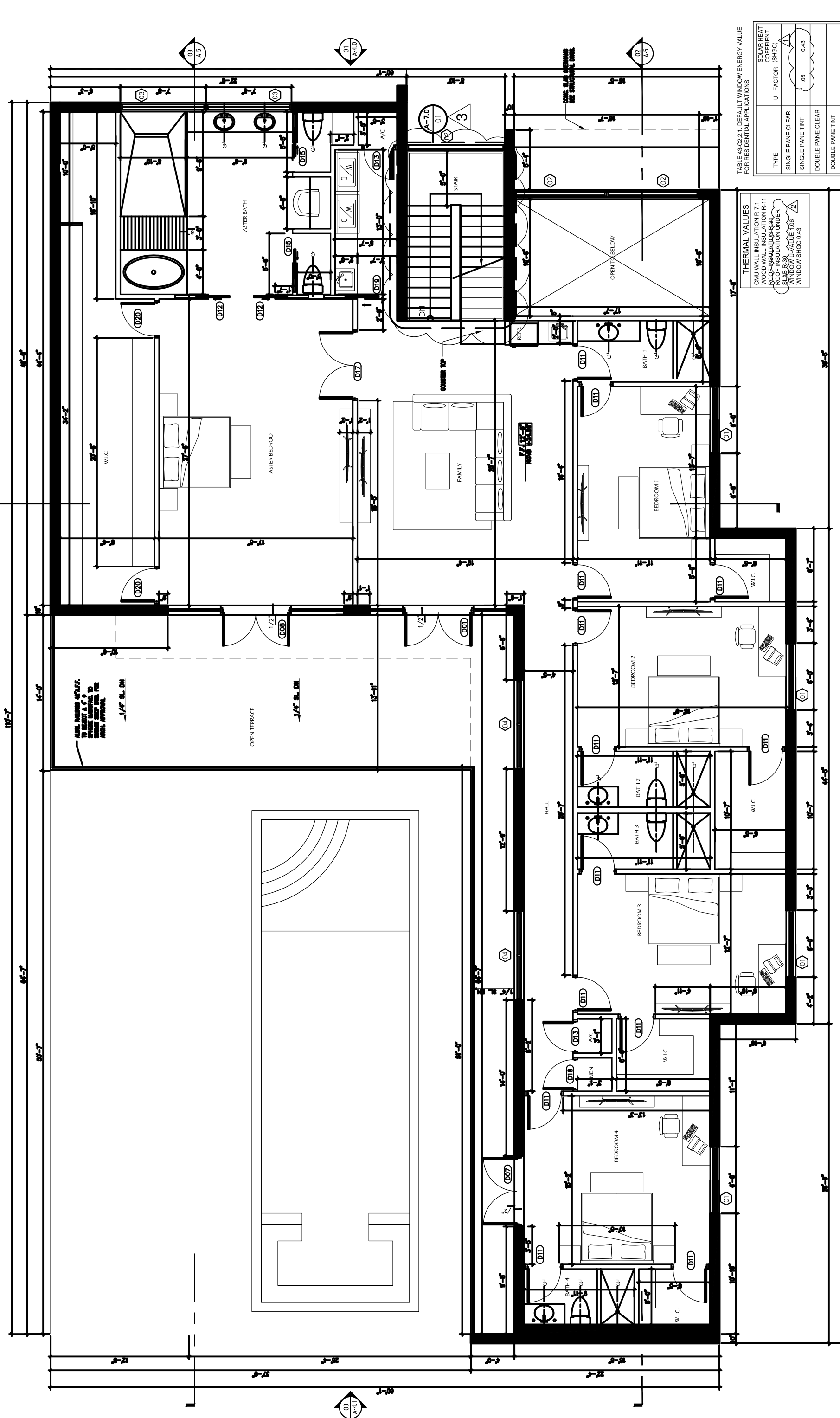
TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

THE COUNTRY OF FLORIDA, ITS OFFICIALS, ITS PERSONS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA - ASSOCIATES, INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF DE LA LLAMA - ASSOCIATES, INC. THE GENERAL CONTRACTOR AND ALL TRADERS PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA - ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



GROUND FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES:

- 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" IN PENFPA-24.2.4.)
- BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL BE NOT LESS THAN 24" WIDE.(NFPA-24.2.4.2)
- DOORS SHALL SE NOT LESS THAN 6'-8" IN NOMINAL HEIGHT. (NFPA-24.2.4.5)
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (NFPA-24.2.4.4)
- PROVIDE SOLID BACKING, AT NEW CLOSETS AND BATHROOM CABINET.
- EVERY BATHROOM DOOR LOCK SHALL SE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING, AN EMERGENCY WHEN LOCKED (NFPA-24.2.4.5)
- BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
- 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)
- CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB
- ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
- 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-24.2.4.2.3)
- 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.
- (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 UNIT; IMMEDIATE VICINITY OF THE SLEEPING ROOMS. - ON EA. LEVEL OF THE UNIT, INCLUDING BASEMENTS.
- 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.
- 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
- Interior finished emit low VOC-- site applied finished shall meet specified VOC emissions limits in accordance with GREENGUARD Environmental Institute GPPS.001 standard for building material and finishes ; or Green Seal (R) standards

CONSTRUCTION AREA CALCULATIONS:

GROUND FLOOR:	3,384 SQ. FT.	
A/C AREA (F.A.R)	692 SQ. FT.	
GARAGE (F.A.R)	783 SQ. FT.	
COVERED TERRACE	99 SQ. FT.	
COVER ENTRY		
TOTAL	4,956 SQ. FT.	
SECOND FLOOR:	4,076 SQ. FT.	
A/C AREA (F.A.R)	783 SQ. FT.	
OPEN TERRACE		
TOTAL	4,859 SQ. FT.	
TOTAL CONST. AREA CALC.	9,817 SQ. FT.	

(F.A.R) AREA CALCULATIONS:

GROUND FLOOR:	3,384 SQ. FT.
A/C AREA (F.A.R)	692 SQ. FT.
GARAGE (F.A.R)	783 SQ. FT.
TOTAL	4,076SQ. FT.
SECOND FLOOR:	4,076 SQ. FT.
A/C AREA (F.A.R)	185 SQ. FT.
OPEN TO BELOW	783 SQ. FT.
OPEN TERRACE	
TOTAL	5,044 SQ. FT.

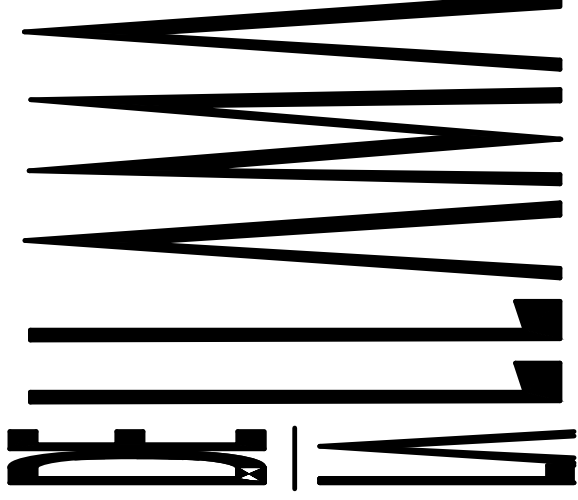
WALL & SYMBOL LEGEND:

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

FLOOR PLAN LEGEND:

- REFRIGERATOR (PROVIDE WATER LINE)
- DOUBLE COMPARTMENT SINK WITH BARBAGGE DISPOSAL
- DISHWASHER
- GAS COOK TOP
- RANGE HOOD-PROVIDE EXH. THROUGH THE WALL
- BUILT-IN DOUBLE OVEN
- WARMING DRAWER
- MICROWAVE
- BUILT-IN COFFEE MAKER
- UNDER COUNTER ICE MAKER
- UNDER COUNTER REFRIGERATOR
- UNDER COUNTER WINE COOLER
- WINE CELLAR (BY OTHERS/PROVIDE OUTLET)
- 18" OR 24" LAUNDRY CHUTE DRYER
- WASHER
- CUSTOM-MADE LAUNDRY MILLWORK (BY OTHERS)
- UTILITY SINK
- WATER HEATER (TANK LESS GAS)
- BAR SINK
- LAVATORY VANITY
- WALL MOUNTED EX. PROVIDE WALL DRAINAGE
- SPA TUB/CLUB SURROUNDED LOW WALLS AND TOP WEATHERED IN MOSAIC. PROVIDE ACCESS PANEL FOR SPA MOUNTING
- SHOWER GLAZED ENCLOSURE (CAT. II) UNDER TILE
- SHOWER HEAPS TO SE CEILING MOUNTED
- UNDER COUNTER RETRACTABLE TRASH BIN
- LINEAL DRAINAGE (RECESS AND SLOPE SLAB) @ SHOWERS

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



ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
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STATE OF COLORADO - ARC 0044538

522 MADIERA CORAL GABLES - FLORIDA 33134
(305) 461-5590 | (305) 567-1425 FAX
EMAIL: JAD@JLARCH@aol.com

CONSULTANTS



J. C. ...
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STATE OF COLORADO - ARC 0044538

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	9-04-25	REVISION

DRAWING NAME

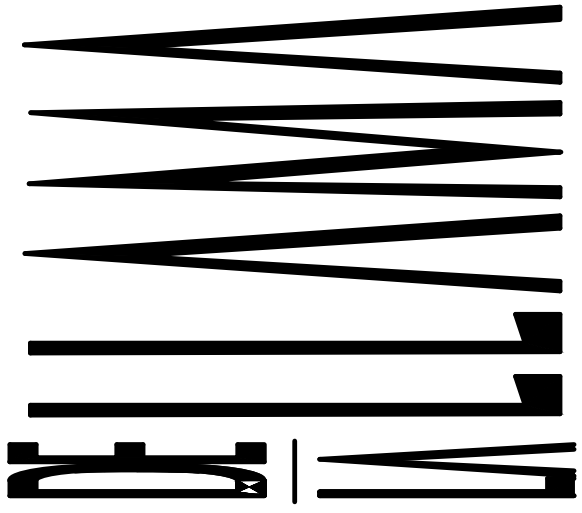
AREA CALCS
GROUND FLOOR &
2ND FLOOR

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-2.1

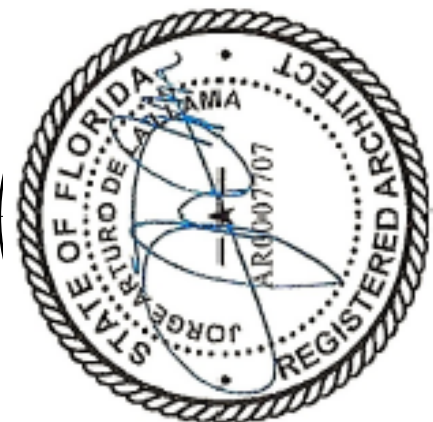


ARCHITECTURE
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FILE NAME

JUNCO
RESIDENCE

DATE

DEC 16, 2024

REVISION

DATE

BY

REVISION 9-04-25

DRAWING NAME

SECOND FLOOR
REFLECTED
CEILING PLAN

DESIGN BY:

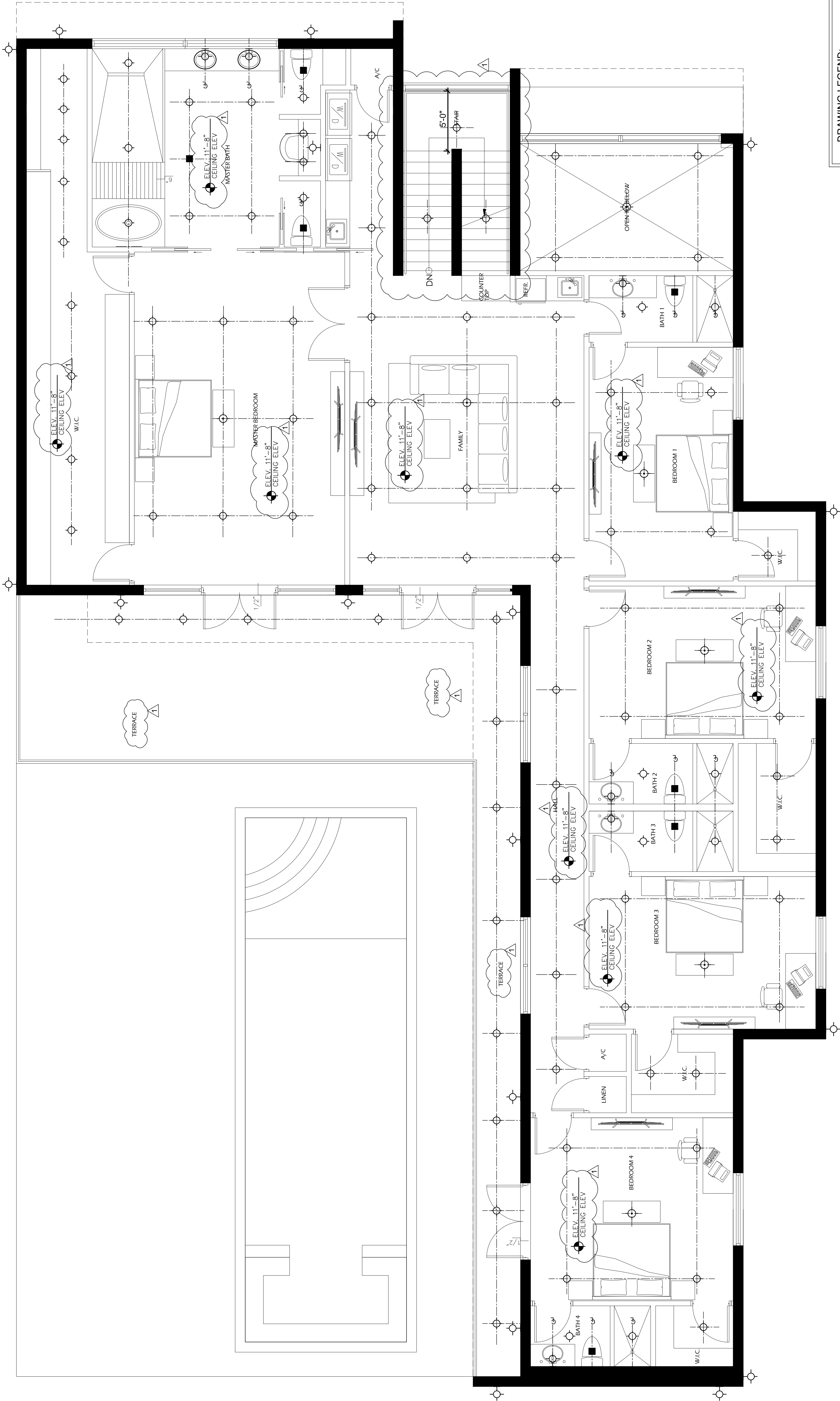
ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A3.2



DRAWING LEGEND:

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

NOTE:

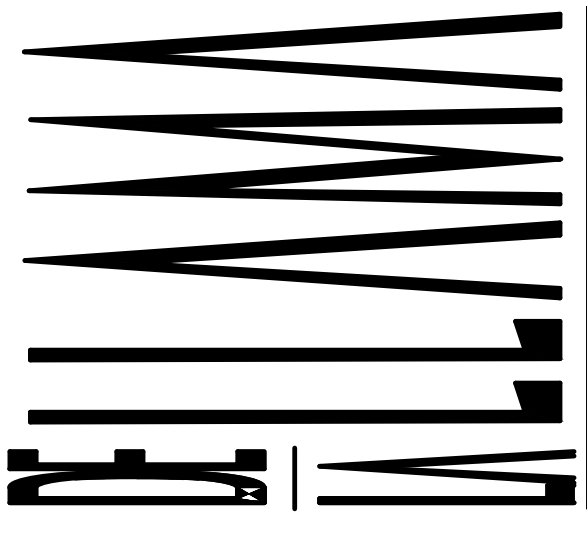
ALL FLOOR AND CEILING ELEVATIONS W/ AFF
CORRESPOND TO FINISH FLOOR LEVEL

1 SECOND FLOOR RCP

1/4" = 1'-0"



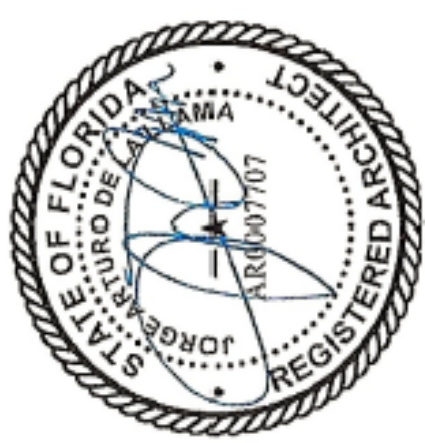
THE QUALITY OF THE DRAWINGS, DESIGN AND DRAWINGS ARE THE SOLE RESPONSIBILITY OF DE LA LLAMA + ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC. THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



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PLANNING
INTERIOR DESIGN

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PROJECT NAME

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EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION
BY
DATE
9-04-25 REVISION

1

DRAWING NAME

ROOF PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGLIA

SHEET NO.

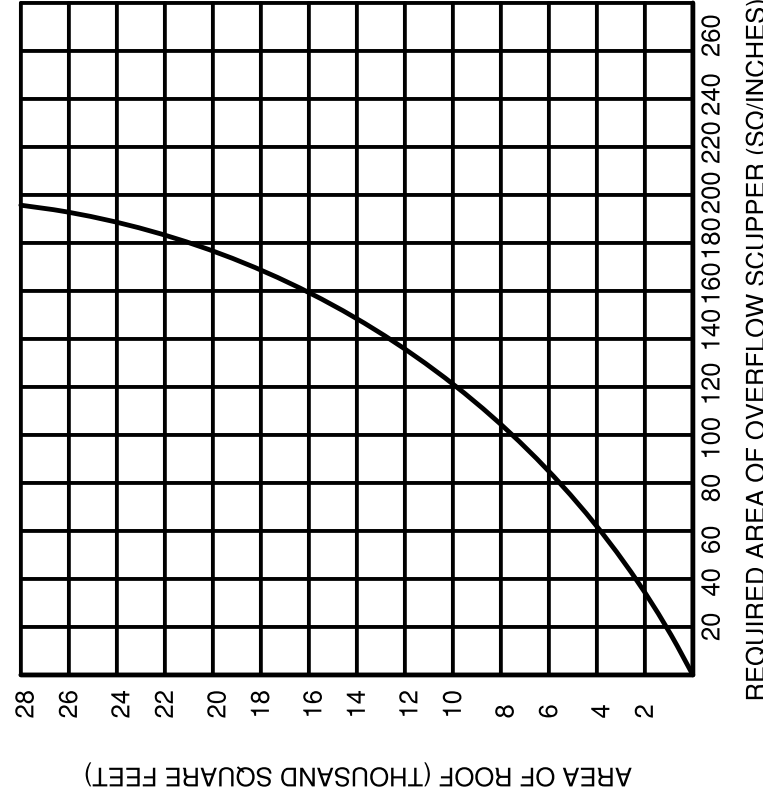
A3.0

ROOF TYPE	AREA (Sq.Ft.)	ROOF DRAIN (Dia. In.)	OVERFLOW Required	OVERFLOW Provided
A	622	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
B	1,178	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
C	1,122	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
D	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
E	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)

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

- 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 (B4403.6.1 ED. 2023).
- WHERE ROOFS ARE NOT DESIGNED IN ACCORDANCE WITH SECTION B4403.6.1, OVERFLOW DRAINS OR SCUPPERS SHALL BE PROVIDED TO DRAIN EXCESS WATER FROM THE ROOF. PARAPETS SHALL BE CONSTRUCTED WITH A MINIMUM OF 5 INCHES OF WATER ON ANY PORTION OF THE ROOF. IN DETERMINING THE LOAD THAT COULD RESULT FROM THE PRIMARY DRAINAGE SYSTEM BEING CLOGGED, THE LOADS CAUSED BY THE WATER (i.e., HEAD) NEEDED TO CAUSE THE WATER TO FLOW OUT THE SCUPPERS OR SECONDARY DRAINAGE SYSTEM SHALL BE INCLUDED. (F.B.C. B4403.6.2 ED. 2023).
- DRAINS OR SCUPPERS NOT ALLOWED TO PROVIDE OVERFLOW DRAINAGE SHALL BE NOT LESS IN AGGREGATE AREA THAN AS SHOWN IN FIGURE B4403.6.3, BUT NOT LESS THAN 4 INCHES IN ANY DIMENSION. ANY DRAINAGE SYSTEM 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. (B4403.6.3 ED. 2023).
- ALL ROOFS SHALL BE DESIGNED WITH SUFFICIENT SLOPE OR CAMBER TO ASSURE ADEQUATE 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. (B4403.6.4 ED. 2023).
- 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. B903.4.1 ED. 2023).

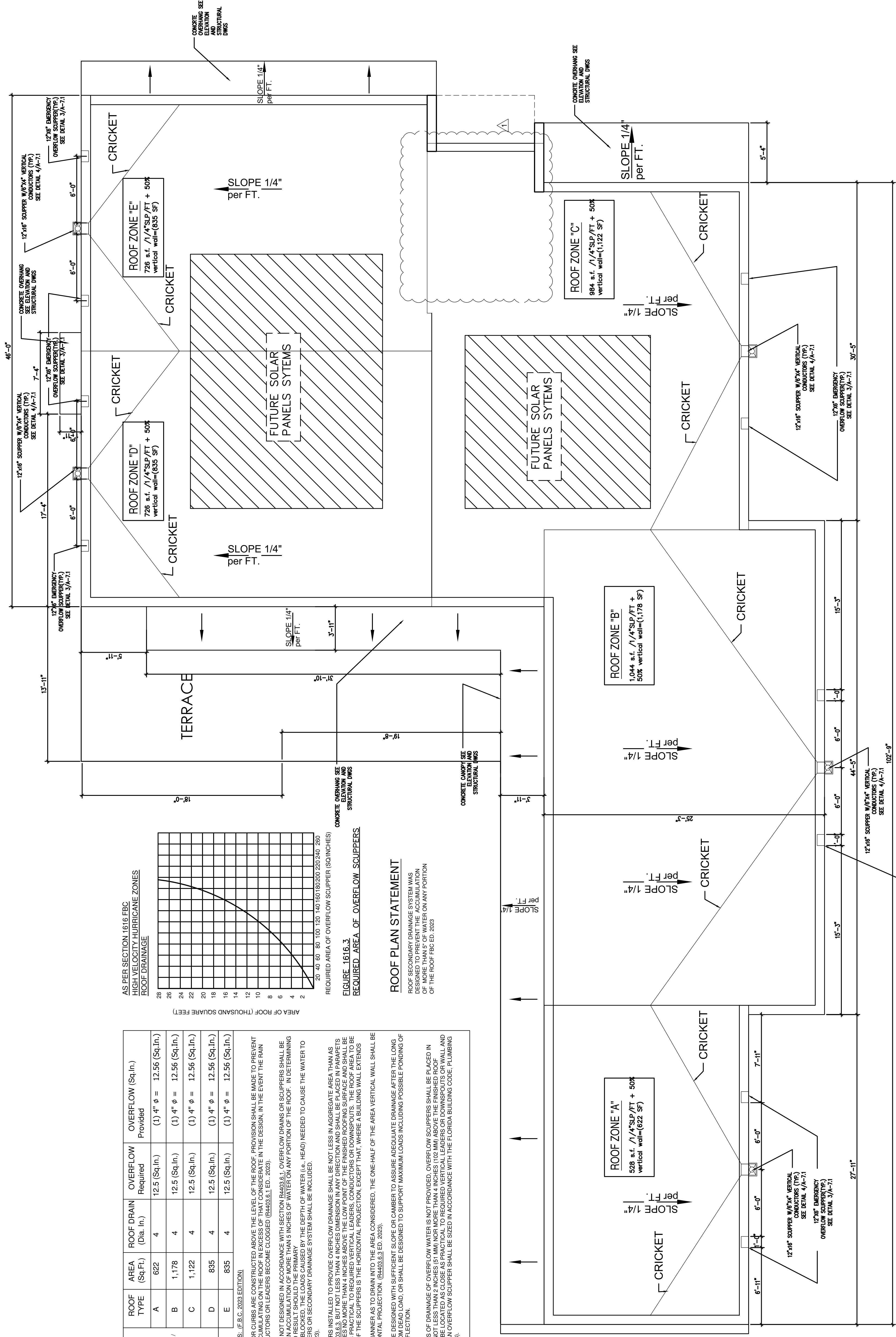
AS PER SECTION 1616 FBC
HIGH VELOCITY HURRICANE ZONES
ROOF DRAINAGE



REQUIRED AREA OF OVERFLOW SCUPPERS
FIGURE 1616.3

ROOF PLAN STATEMENT

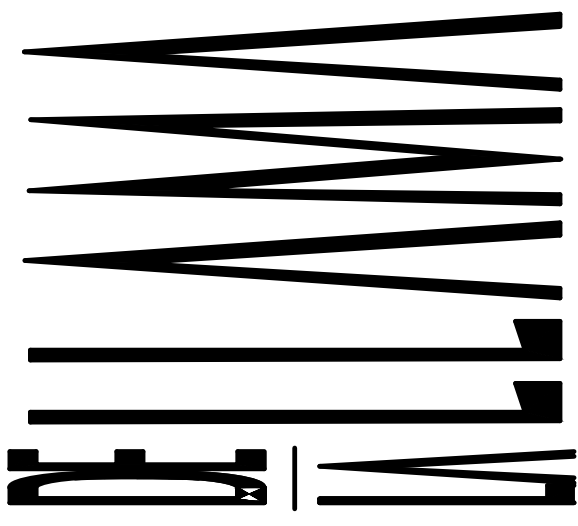
ROOF SECONDARY DRAINAGE SYSTEM WAS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF FBC ED. 2023



1 ROOF PLAN

1/4" = 1'-0"





ARCHITECTURE
PLANNING
INTERIOR DESIGN

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STATE OF FLORIDA - #80097707

STATE OF COLORADO - ARC 00445438

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE

DEC 16, 2024

BY

DATE

REVISION

REVISION

9-04-25

DRAWING NAME

GROUND FLOOR
REFLECTED
CEILING PLAN

DESIGN BY:

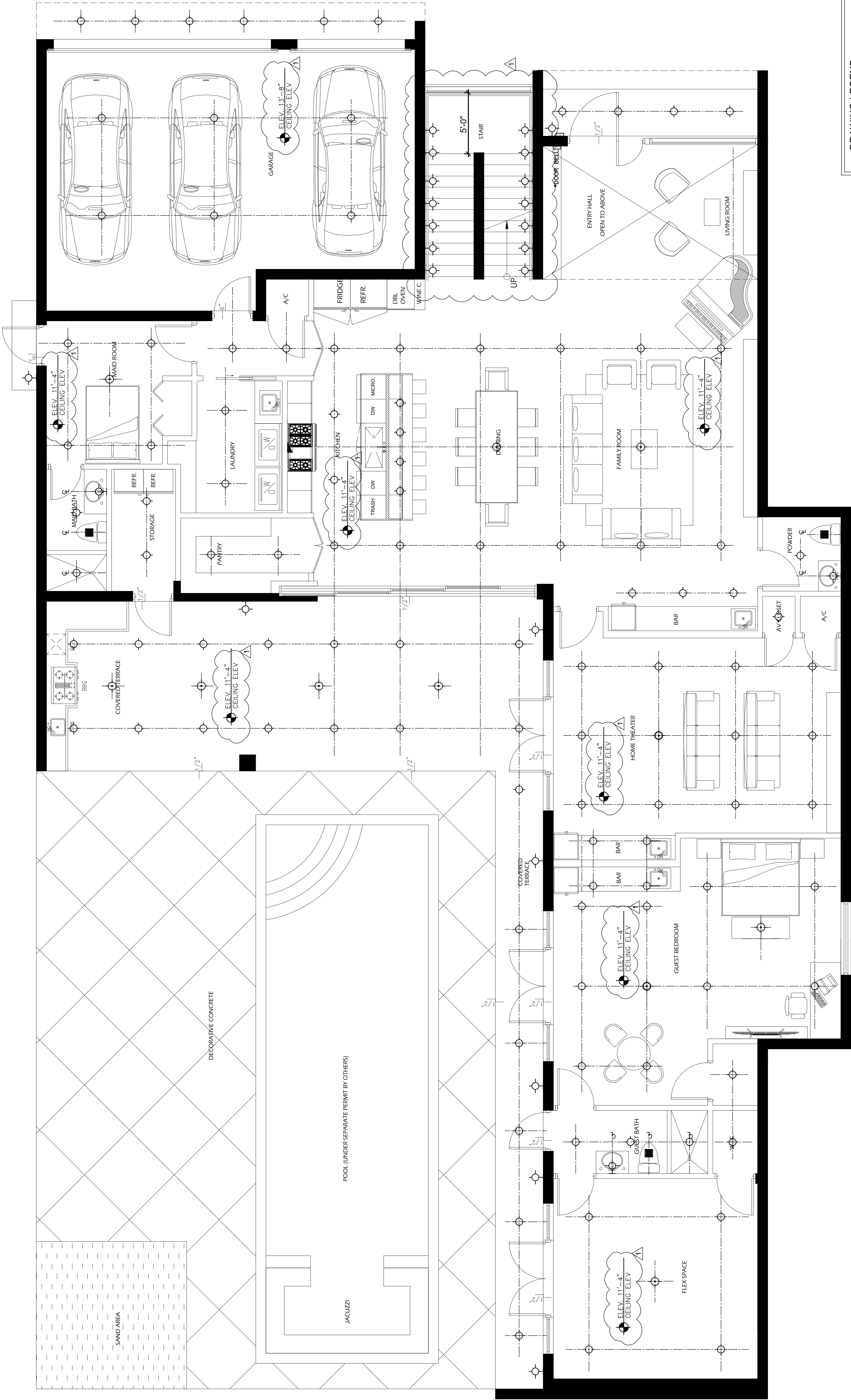
ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A-3.1



DRAWING LEGEND:

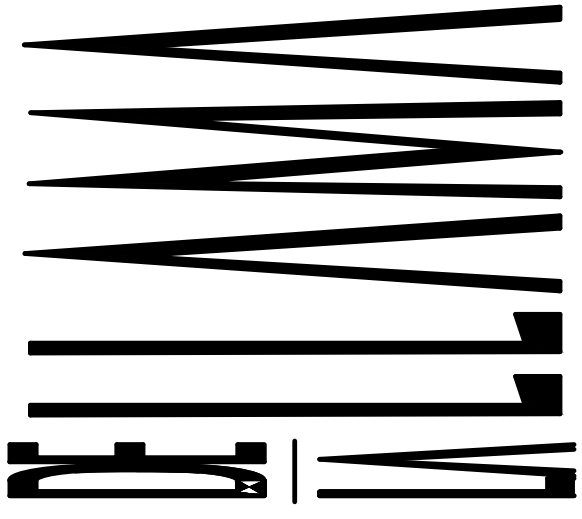
- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JUNCTION BOX

NOTE:

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

1 GROUND FLOOR RCP

1/4" = 1'-0"



ARCHITECTURE
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PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE

PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE

DEC 16, 2024

REVISION

DATE

BY

REVISION

9-04-25

DRAWING NAME

SECOND FLOOR
REFLECTED
CEILING PLAN

DESIGN BY:

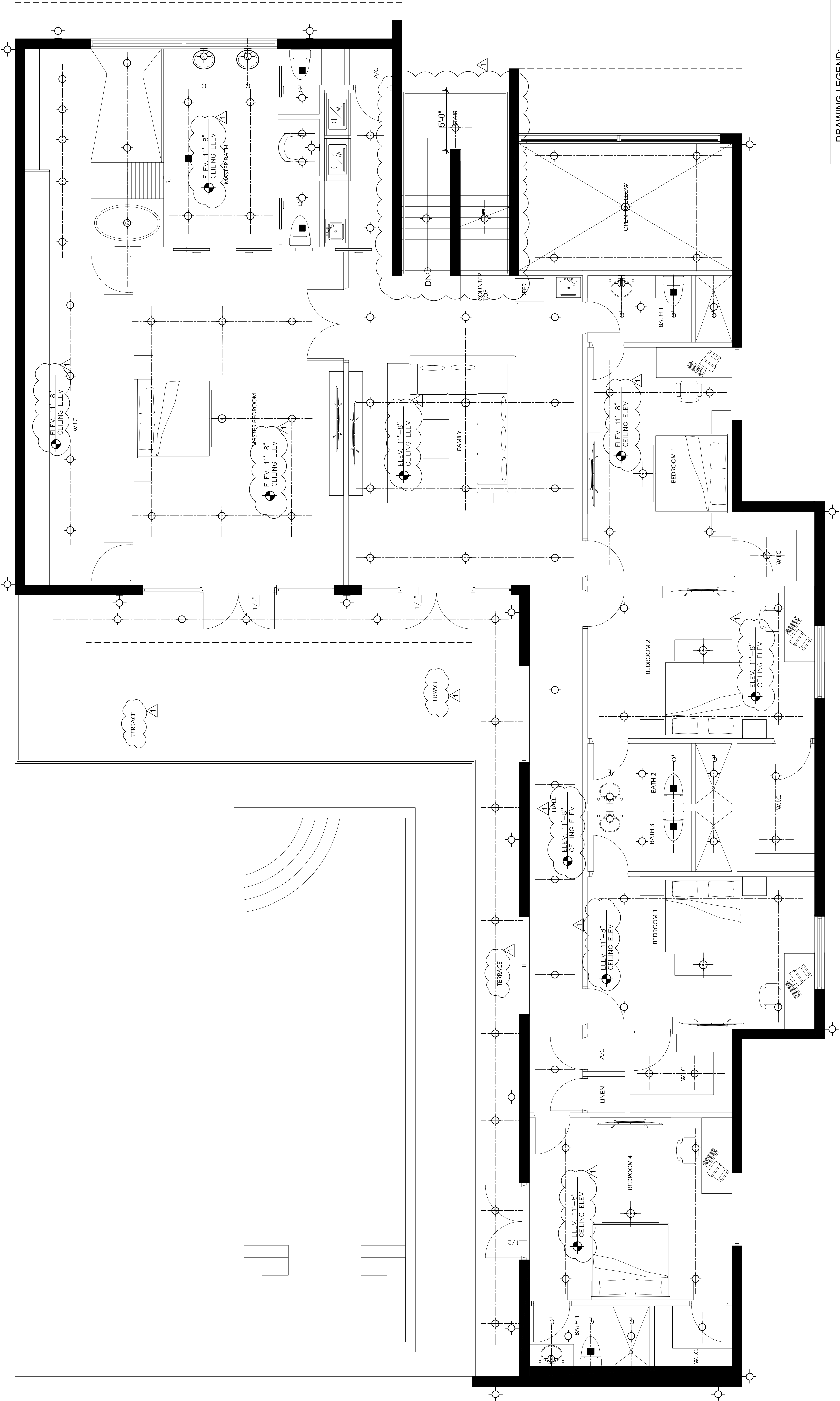
ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A3.2



DRAWING LEGEND:

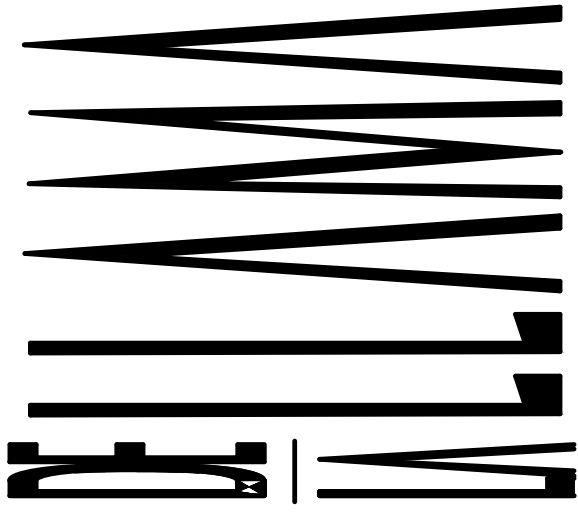
- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JUNCTION BOX

NOTE:

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

1 SECOND FLOOR RCP

1/4" = 1'-0"



ARCHITECTURE
PLANNING
INTERIOR DESIGN

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PROJECT NAME

P8

PINECREST
EIGHT

13100 SW 80TH AVE

PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE

DEC 16, 2024

REVISION

DATE

BY

REVISION

9-04-25

DRAWING NAME

EXTERIOR
ELEVATIONS

DESIGN BY:

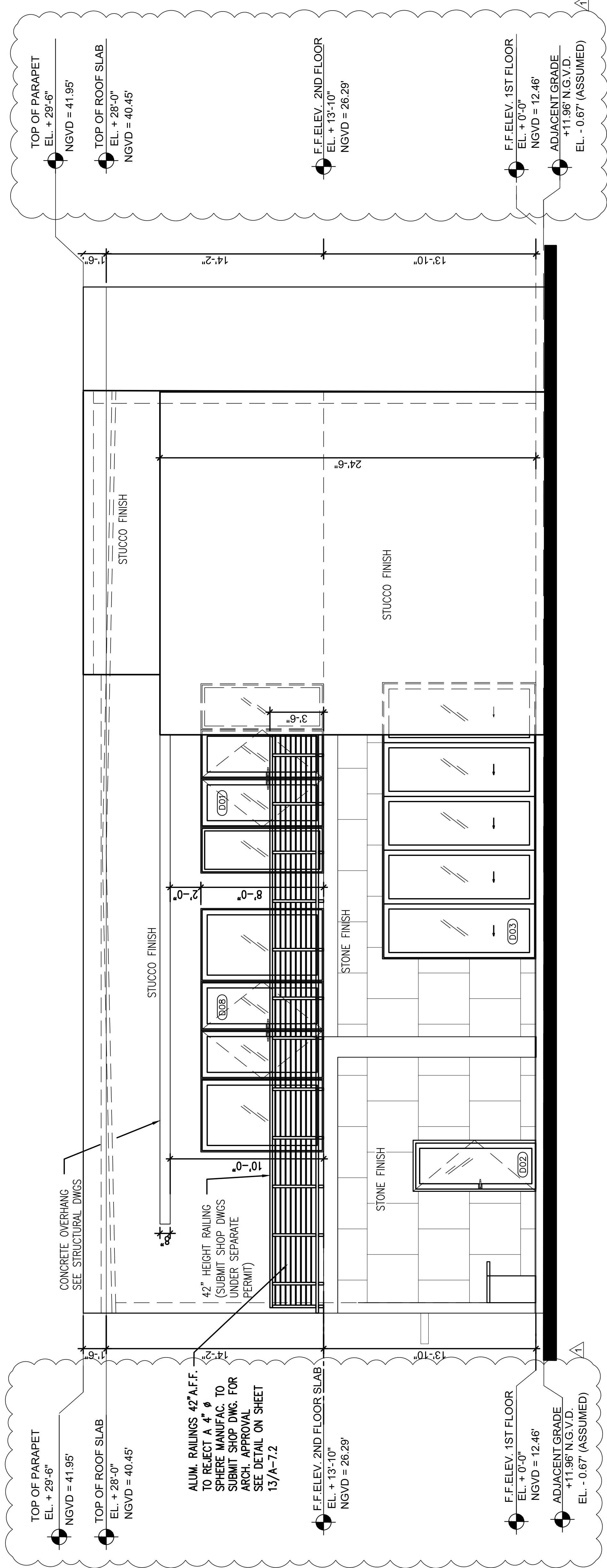
ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

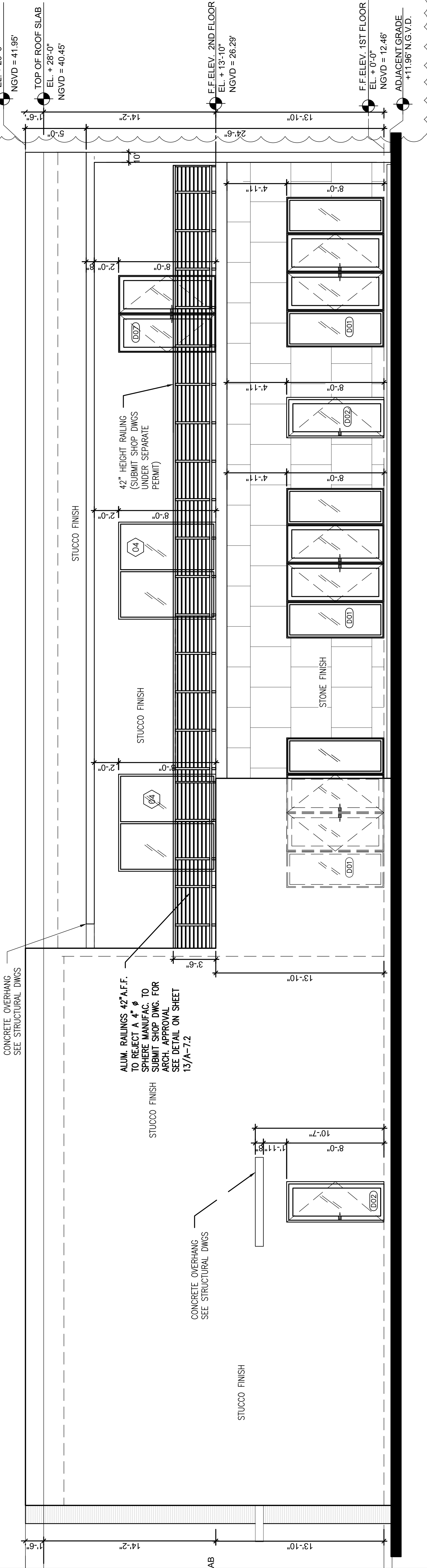
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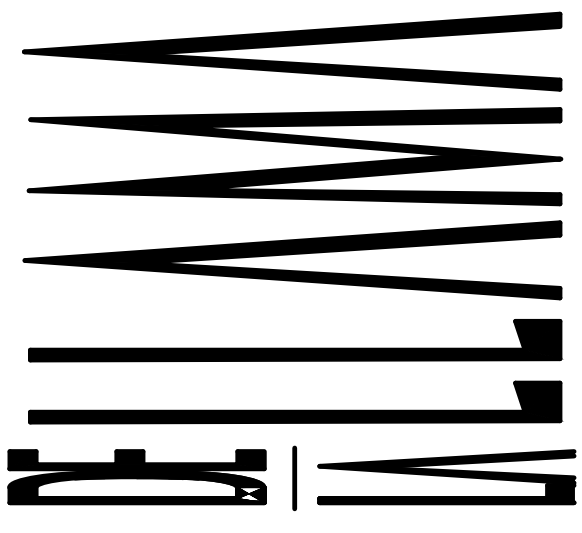
3 EAST ELEVATION

1/4" = 1'-0"



4 SOUTH ELEVATION

1/4" = 1'-0"



ARCHITECTURE
PLANNING
INTERIOR DESIGN

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CONSULTANTS



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STATE OF COLORADO - ARC 00464538

PROJECT NAME

P8
PINECREST
EIGHT

TOP OF PARAPET
EL. + 29'-6"
NGVD = 41.95'

TOP OF ROOF SLAB
EL. + 28'-0"
NGVD = 40.45'

CONC. BEAM. SEE
STRUCT. DWGS
PROVIDE HORIZONTAL
JOINT REINFORCEMENT
@ 18" O.C. EVERY OTHER
BLOCK COURSE #8
LADDER TYPE TYP.
3/4" LIGHT TEXTURED
STUCCO ON 8" CONC.
CONCRETE SLAB SEE
STRUCTURAL DWGS

F.F. ELEV. 2ND FLOOR SLAB
EL. + 13'-10"
NGVD = 26.29'

CONC. BEAM. SEE
STRUCT. DWGS
3/4" LIGHT TEXTURED
STUCCO ON 8" CONC.
BLOCKS

PROVIDE HORIZONTAL
JOINT REINFORCEMENT
@ 18" O.C. EVERY OTHER
BLOCK COURSE #8
LADDER TYPE TYP.

F.F. ELEV. 1ST FLOOR
EL. + 0'-0"
NGVD = 12.46'

ADJACENT GRADE
EL. +11.96' N.G.V.D.
EL. - 0.67' (ASSUMED)

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

TOP OF PARAPET
EL. + 29'-6"
NGVD = 41.95'

TOP OF ROOF SLAB
EL. + 28'-0"
NGVD = 40.45'

CONC. BEAM. SEE
STRUCT. DWGS
PROVIDE HORIZONTAL
JOINT REINFORCEMENT
@ 18" O.C. EVERY OTHER
BLOCK COURSE #8
LADDER TYPE TYP.
3/4" LIGHT TEXTURED
STUCCO ON 8" CONC.
CONCRETE SLAB SEE
STRUCTURAL DWGS

F.F. ELEV. 2ND FLOOR SLAB
EL. + 13'-10"
NGVD = 26.29'

CONC. BEAM. SEE
STRUCT. DWGS
3/4" LIGHT TEXTURED
STUCCO ON 8" CONC.
BLOCKS

PROVIDE HORIZONTAL
JOINT REINFORCEMENT
@ 18" O.C. EVERY OTHER
BLOCK COURSE #8
LADDER TYPE TYP.

F.F. ELEV. 1ST FLOOR
EL. + 0'-0"
NGVD = 12.46'

ADJACENT GRADE
EL. +11.96' N.G.V.D.
EL. - 0.67' (ASSUMED)

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

TOP OF PARAPET
EL. + 29'-6"
NGVD = 41.95'

TOP OF ROOF SLAB
EL. + 28'-0"
NGVD = 40.45'

CONC. BEAM. SEE
STRUCT. DWGS
3/4" LIGHT TEXTURED
STUCCO ON 8" CONC.
BLOCKS

PROVIDE HORIZONTAL
JOINT REINFORCEMENT
@ 18" O.C. EVERY OTHER
BLOCK COURSE #8
LADDER TYPE TYP.

F.F. ELEV. 2ND FLOOR SLAB
EL. + 13'-10"
NGVD = 26.29'

CONC. BEAM. SEE
STRUCT. DWGS

3/4" LIGHT TEXTURED
STUCCO ON 8" CONC.
BLOCKS

PROVIDE HORIZONTAL
JOINT REINFORCEMENT
@ 18" O.C. EVERY OTHER
BLOCK COURSE #8
LADDER TYPE TYP.

F.F. ELEV. 1ST FLOOR
EL. + 0'-0"
NGVD = 12.46'

ADJACENT GRADE
EL. +11.96' N.G.V.D.
EL. - 0.67' (ASSUMED)

CONC. FOOTING SEE
STRUC. PLANS

CONCRETE SLAB SEE
STRUCTURAL DWGS

BUILT-UP ROOFING (HOT MOPPED) OVER
BASE PLY INSULATION BOARDS R-30.

SLOPE 1/4" per FT.

R-30 SPRAY FOAM INSULATION ABOVE
CEILING

MASTER BEDROOM

3 5/8" 20 GA
MTL STUDS @
36" O.C. (TYP)
ATTACH TO
CONCRETE ROOF
W/ (2) #8 DRY
PINS

CMU WALL
INSULATION R-7.1
MASTER W.T.C.

MAID BATH

CMU WALL
INSULATION R-7.1

KITCHEN

DINING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATH

BATH

BATH

BATH

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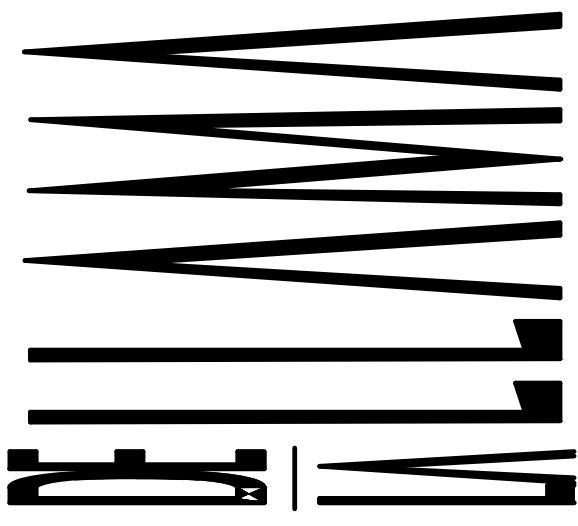
BATH

BATH

BATH

BATH

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ARCHITECTURE
PLANNING
INTERIOR DESIGN

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CONSULTANTS



JORGE A. DE LA LLAMA

STATE OF FLORIDA - #80097707
STATE OF COLORADO - ARC 00445438

PROJECT NAME

1 SECTION 3

1/4" = 1'-0"

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE

DEC 16, 2024

REVISION

DATE

BY

REVISION

9-04-25

DRAWING NAME

BUILDING
SECTIONS

DESIGN BY:

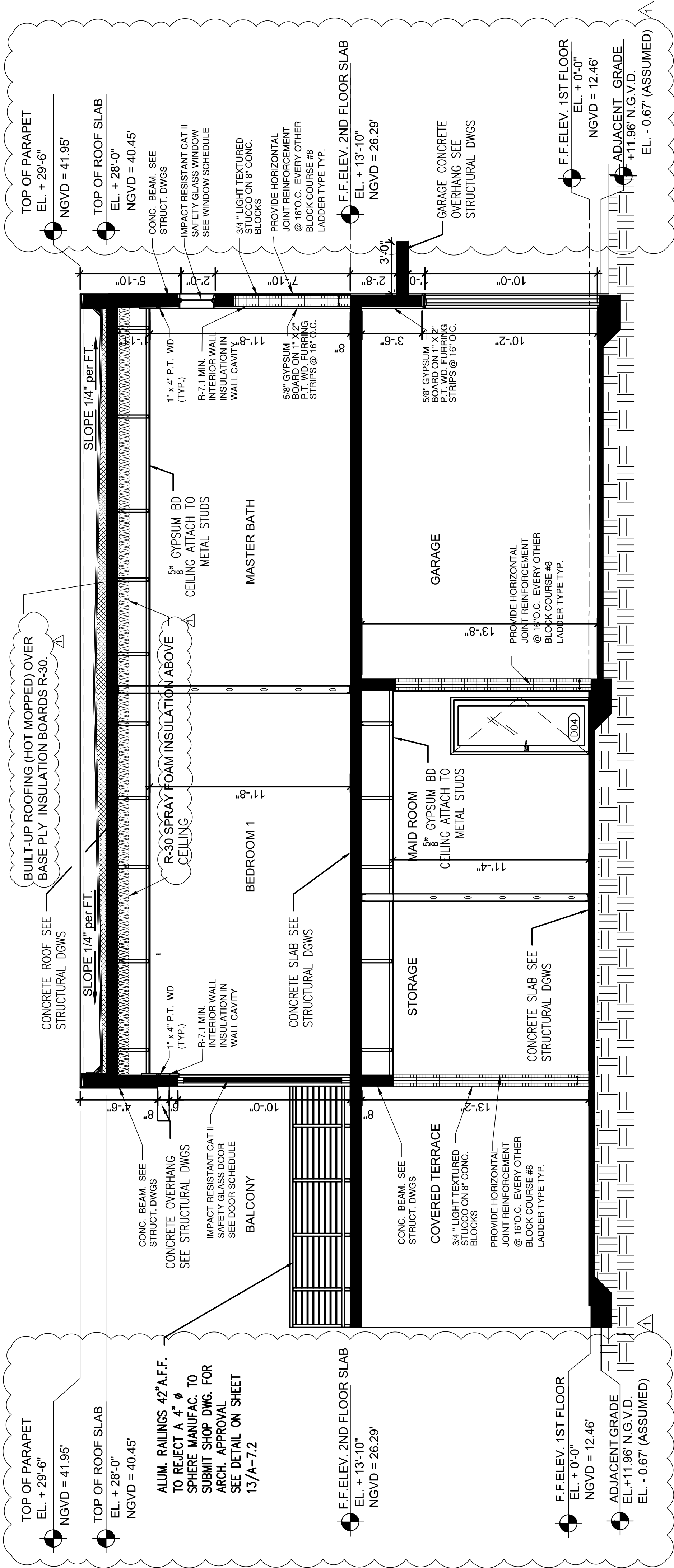
ZECKY DA COSTA

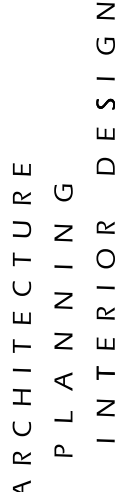
DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A-5.1





STATE OF COLORADO - ARC.00404538

STATE OF FLORIDA - AR007707
STATE OF COLORADO - ARC.00404538

P8
PINECREST
EIGHT

FILE NAME

**JUNCO
RESIDENCE**

DATE
DEC 16, 2024

[illegible]

DRAWING NAME

PROPOSED WINDOWS & DOORS

DESIGN BY:

KY DA COSTA

DRAWN BY:

SHEET NO.

A6.0

WINDOW SCHEDULE					
NO.	TYPE	SIZE		REMARKS	QTY.
		W	H		
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		REMARKS	QTY.
		W	H		
D001	DOUBLE FRENCH W/ SIDELITES	12'-0"	8'-0"	CAT. II SAFETY GLASS .	4
D002	SINGLE FRENCH	3'-0"	8'-0"	CAT. II SAFETY GLASS .	3
D003	5 PANEL SLIDER	17'-8"	10'-0"	CAT. II SAFETY GLASS .	1
D004	GARAGE DOOR	9'-0"	8'-0"	CAT. II SAFETY GLASS .	1
D005	GARAGE DOOR	18'-0"	8'-0"	CAT. II SAFETY GLASS .	1
D006	SWING DOOR	6'-0"	9'-0"	CAT. II SAFETY GLASS .	1
D007	DOUBLE FRENCH	6'-0"	8'-0"	CAT. II SAFETY GLASS .	1
D008	DOUBLE FRENCH W/ SIDELITES	15'-6"	8'-0"	CAT. II SAFETY GLASS .	1
D009	SWING DOOR	3'-0"	8'-0"	SOLID W.D. , FIRE RATED, PAINTED	1
D011	SWING DOOR	3'-0"	8'-0"	SOLID W.D. PIVOT PAINTED	19
D012	SWING DOOR	3'-0"	8'-0"	SOLID W.D. POCKET PAINTED	2
D013	SWING DOOR	2'-8"	8'-0"	LOUVERED W.D. PIVOT PAINTED	4
D014	SWING DOOR	2'-4"	8'-0"	SOLID W.D. PIVOT PAINTED	1
D015	SWING DOOR	2'-10"	8'-0"	SOLID W.D. POCKET PAINTED	2
D016	BIFOLD DOOR	4'-6"	8'-0"	SOLID W.D. BIFOLD PAINTED	1
D017	DOUBLE SWING DOOR	6'-0"	8'-0"	SOLID W.D. DOUBLE PIVOT PAINTED	1
D018	SWING DOOR	2'-8"	8'-0"	SOLID W.D. PIVOT PAINTED	2
D019	SWING DOOR LVR	3'-7"	10'-0"	CUSTOM W.D. SWING LOUVER	1
D020	SWING DOOR	3'-0"	8'-0"	CONCEALED PANEL	3

1. ALL WINDOWS TO BE IMPACT RESISTANT & MEET ASCE 7-94 WIND LOADS, W/FR TO SUPPLY DATA FOR COUNTY APPROVAL LETTERS & SHOP DRAWINGS. ALL WINDOWS TO BE DATA 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. ALL WINDOWS TO BE SAFETY GLAZING WINDOW. A SAFETY GLAZING MUST MEET OR EXCEED ANSI Z97.1-1984 AS PER FBC 16174.6.3.4 (SAFETY GLAZING EDITION).

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 COEFFICIENT (SHGC)
SINGLE PANE CLEAR		1
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

The image displays a collection of architectural drawings for various window and door units, organized into three main sections. Each drawing includes dimensions in feet and inches.

Top Section (Elevations and Sections):

- Unit 01:** A small square window with a height of 6'-0" and a width of 3'-0".
- Unit 02:** A rectangular window with a height of 8'-10" and a width of 3'-0".
- Unit 03:** A long, narrow window with a height of 7'-8" and a width of 2'-2".
- Unit 04:** A rectangular window with a height of 8'-0" and a width of 4'-0".

Middle Section (Elevations and Sections):

- Unit 001:** A large window with a height of 12'-0" and a width of 3'-0".
- Unit 002:** A rectangular window with a height of 3'-0" and a width of 3'-0".
- Unit 003:** A large window with a height of 17'-8" and a width of 3'-6".
- Unit 004:** A rectangular window with a height of 9'-0" and a width of 3'-0".
- Unit 005:** A large window with a height of 18'-0" and a width of 3'-0".
- Unit 006:** A rectangular window with a height of 6'-0" and a width of 3'-0".
- Unit 007:** A rectangular window with a height of 6'-0" and a width of 3'-0".

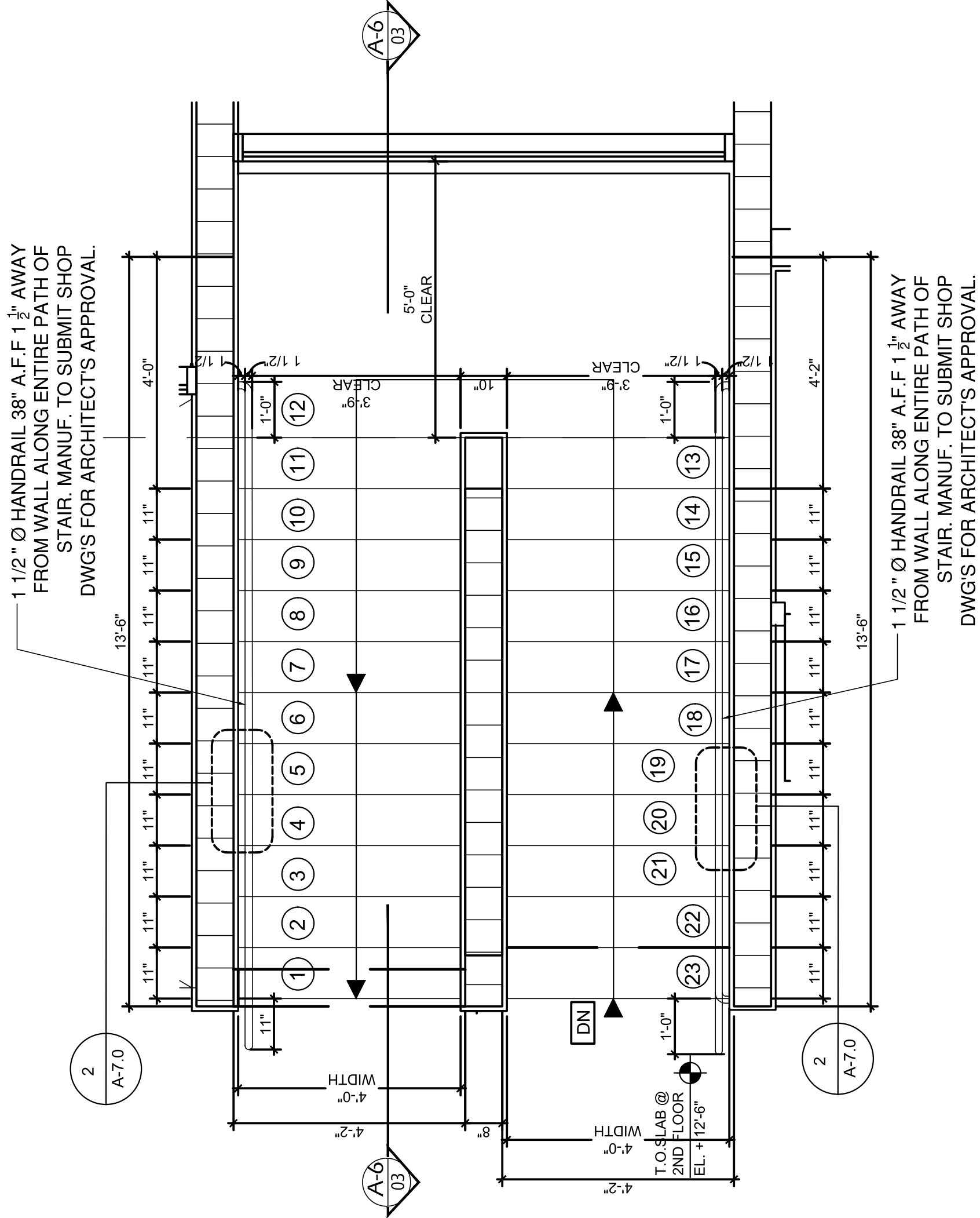
Bottom Section (Elevations and Sections):

- Unit 008:** A large window with a height of 15'-6" and a width of 3'-0".
- Unit 009:** A rectangular window with a height of 3'-0" and a width of 3'-0".
- Unit 010:** A rectangular window with a height of 3'-0" and a width of 3'-0".
- Unit 011:** A rectangular window with a height of 3'-0" and a width of 3'-0".
- Unit 012:** A rectangular window with a height of 3'-0" and a width of 3'-0".
- Unit 013:** A rectangular window with a height of 2'-8" and a width of 3'-0".
- Unit 014:** A rectangular window with a height of 2'-4" and a width of 3'-0".
- Unit 015:** A rectangular window with a height of 2'-10" and a width of 3'-0".
- Unit 016:** A rectangular window with a height of 4'-6" and a width of 3'-0".
- Unit 017:** A rectangular window with a height of 6'-0" and a width of 3'-0".
- Unit 018:** A rectangular window with a height of 2'-8" and a width of 3'-0".
- Unit 019:** A rectangular window with a height of 3'-7" and a width of 3'-0".
- Unit 020:** A rectangular window with a height of 3'-0" and a width of 3'-0".

PROPOSED WINDOWS & DOORS SCHEDULE

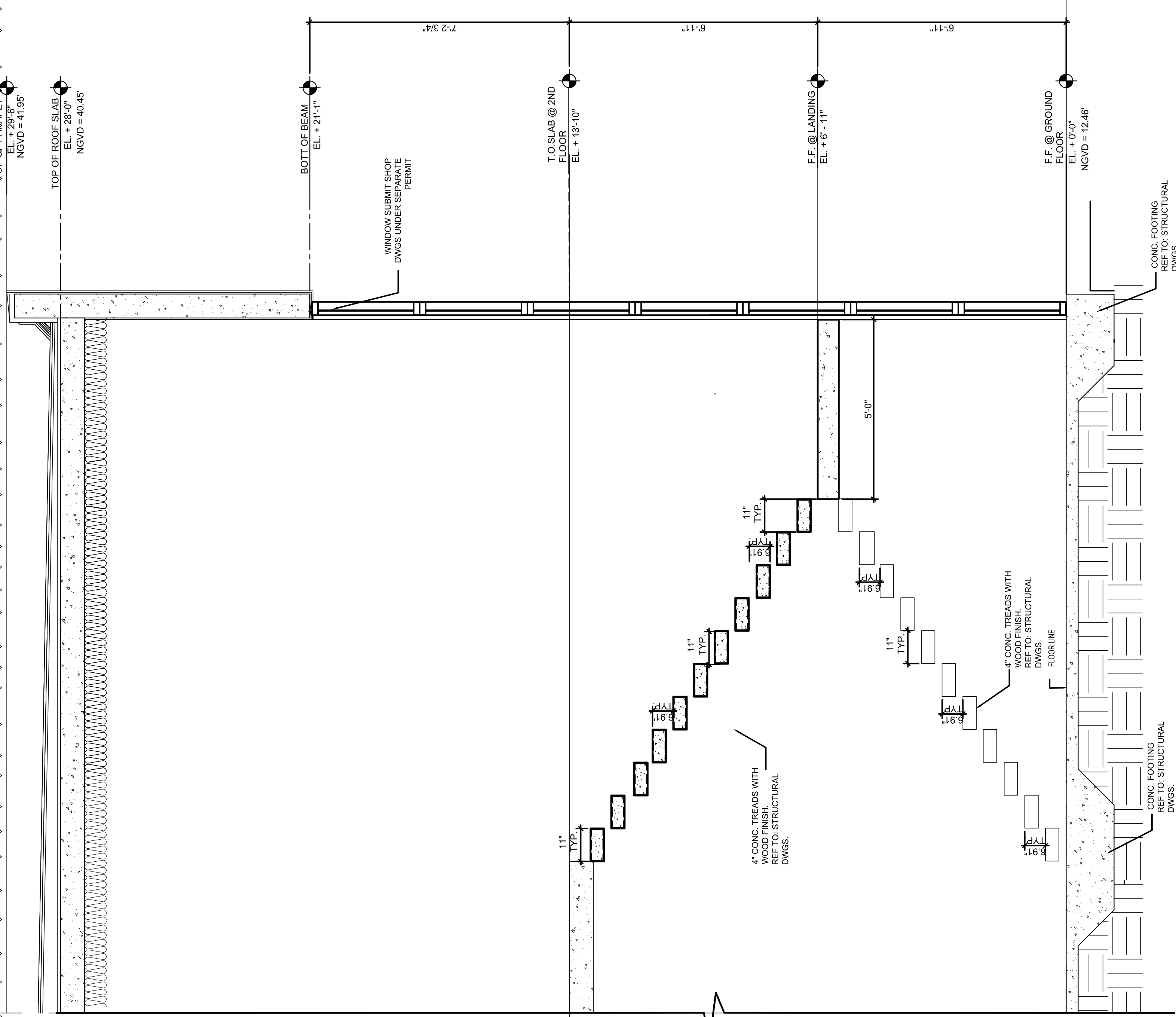
 $\|4^\circ = 1'-0''$

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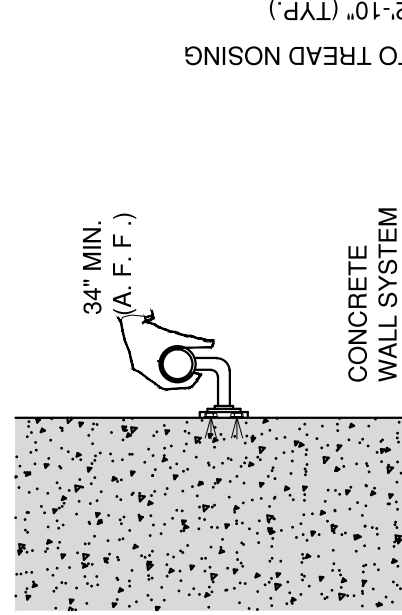
1 STAIR - SECOND FLOOR PLAN

1/2" = 1'-0"



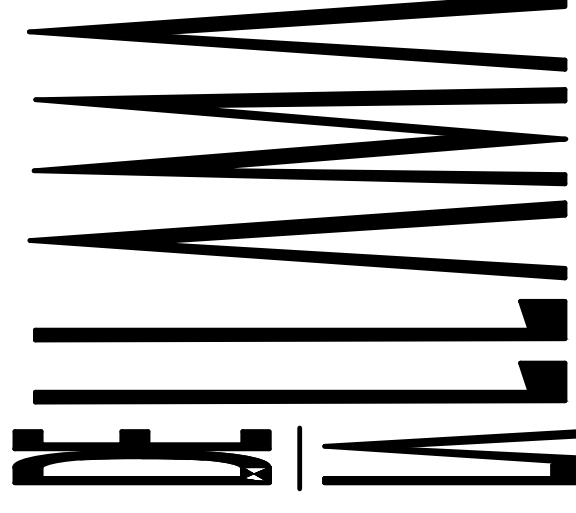
3 STAIR - SECTION A

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
1/4" = 1'-0"

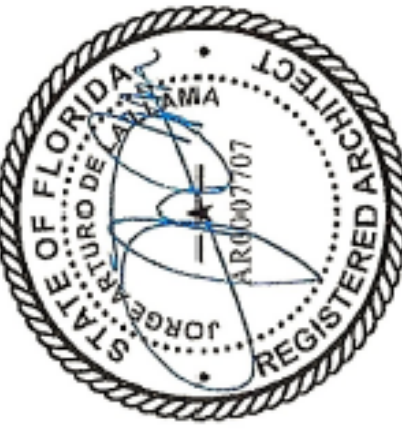


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PLANNING
INTERIOR DESIGN

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STATE OF COLORADO - ARC 00445438

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE

DEC 16, 2024

REVISION

DATE

BY

REVISION 9-04-25

DRAWING NAME

STAIR DETAILS

DESIGN BY:

ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A7.0

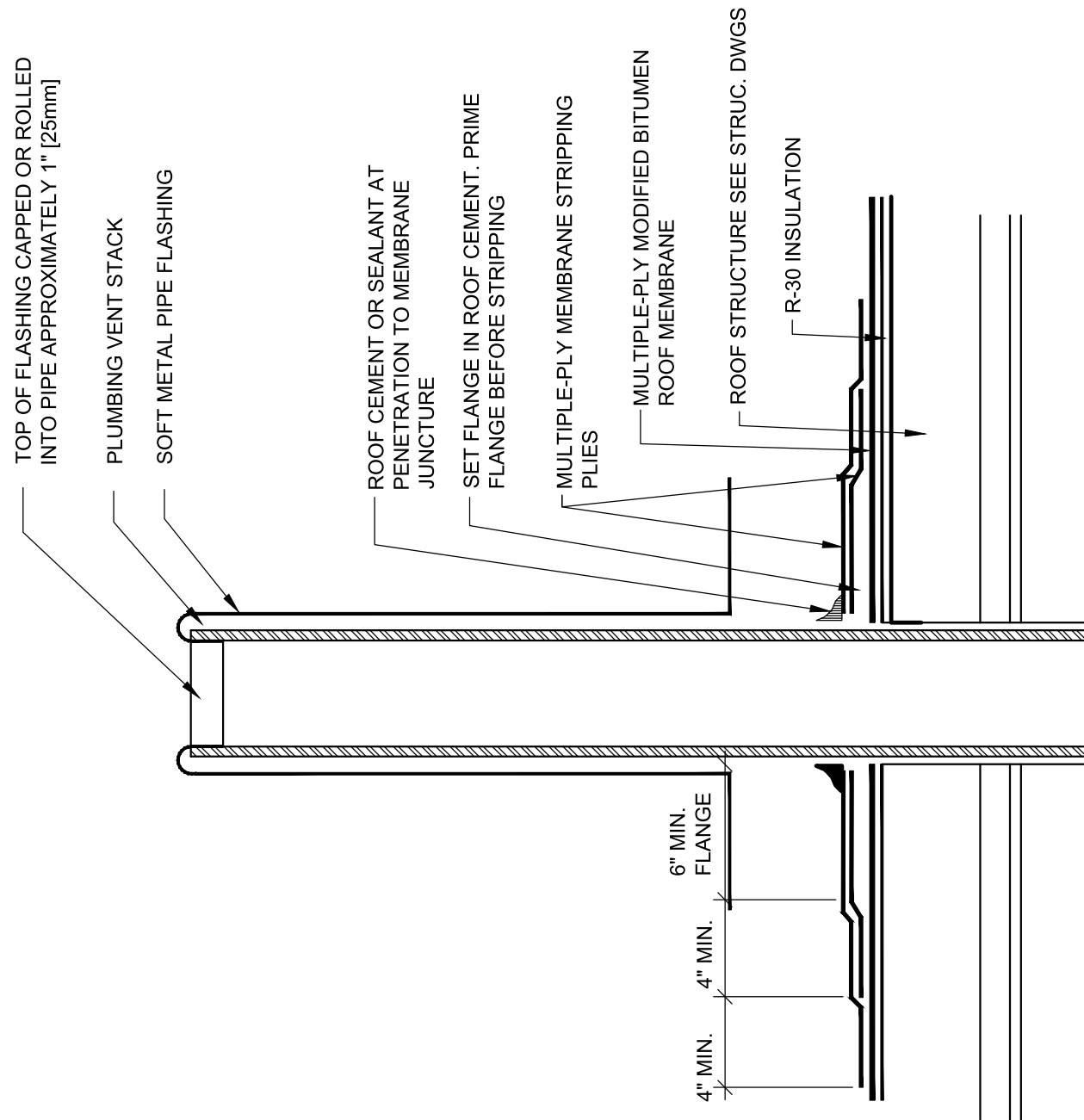


CONSILIANTS

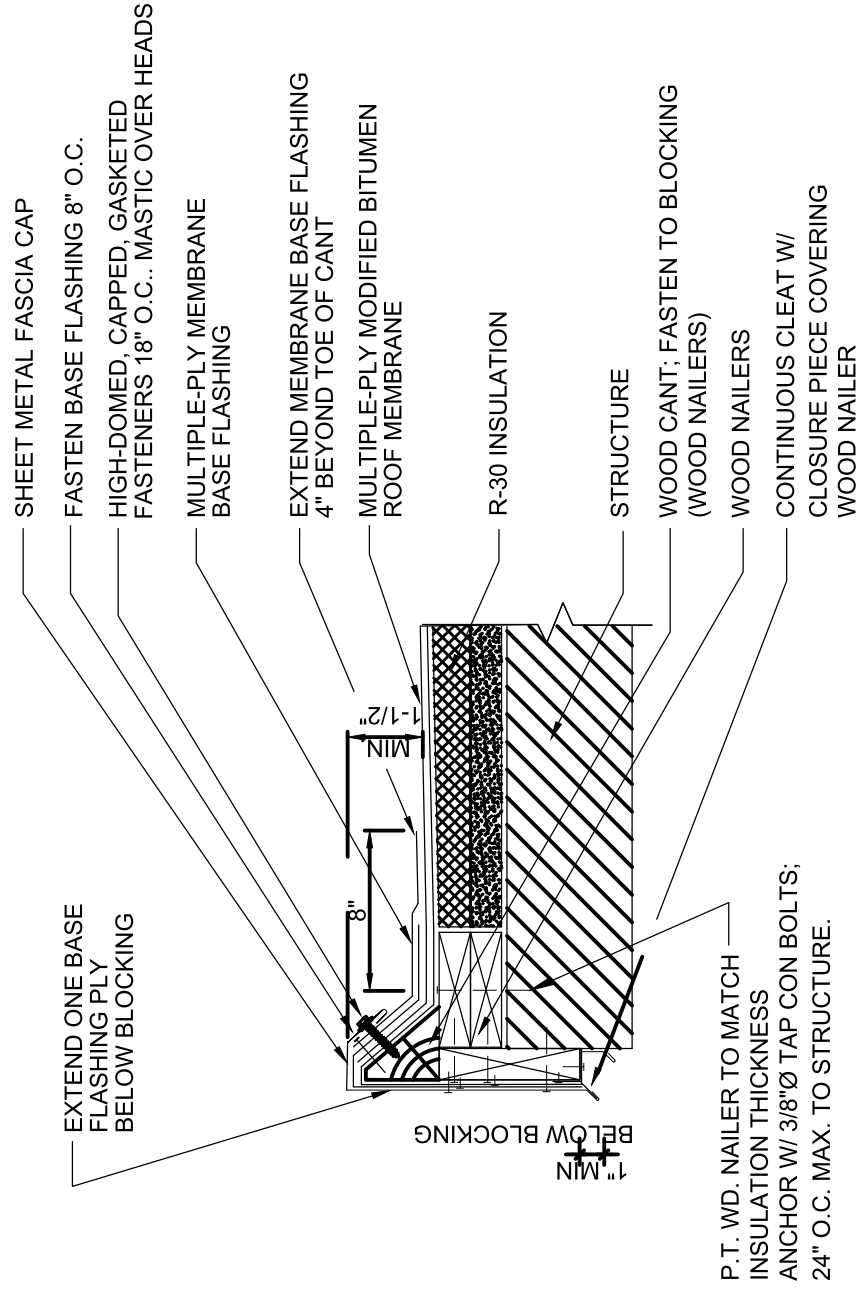


PROJECT NAME

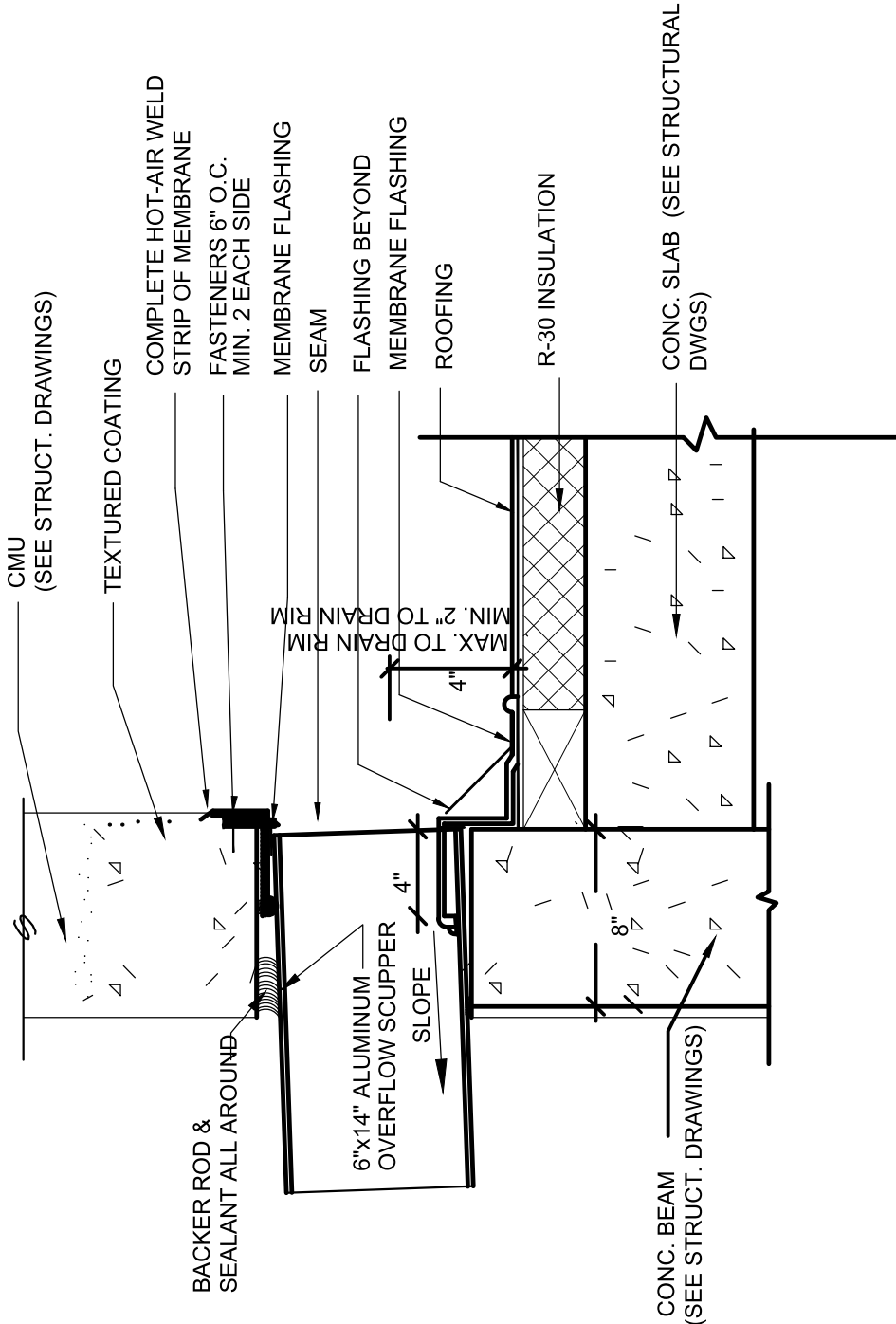
N.T.S.



Q

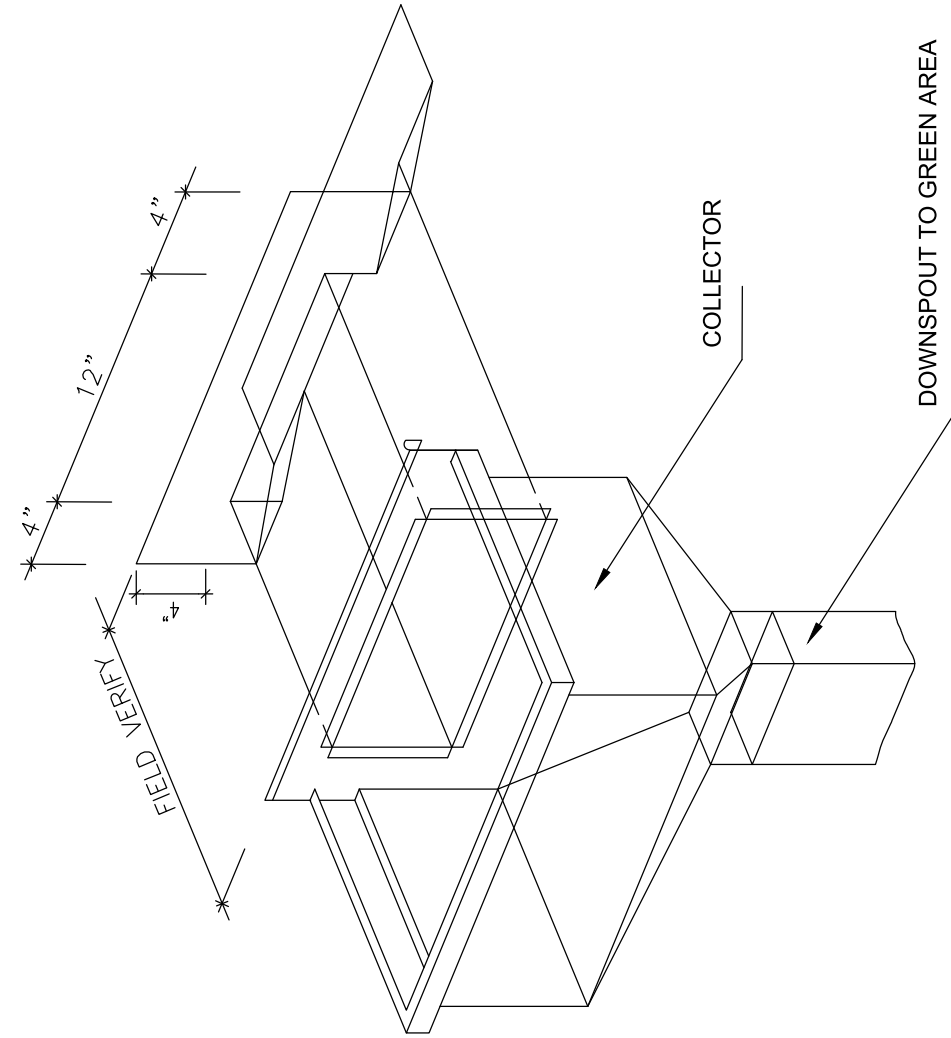


N.T.S.

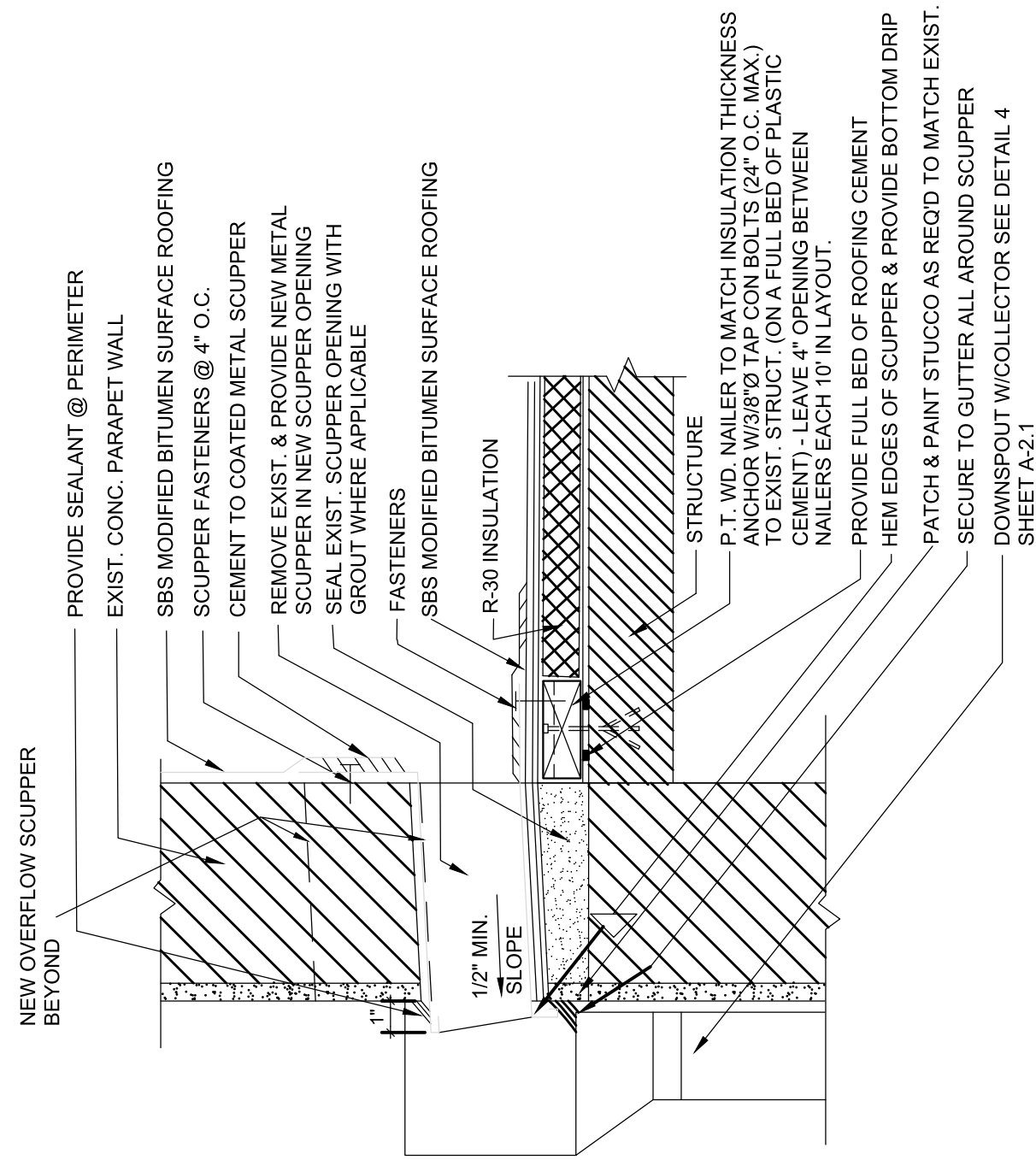


N.T.S.

DOWNSPOUT DETAIL.



J.T.S.



NEW SINGLE FAMILY RESIDENCE

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

[illegible]

DRAWING NAME

ROOF DETAILS

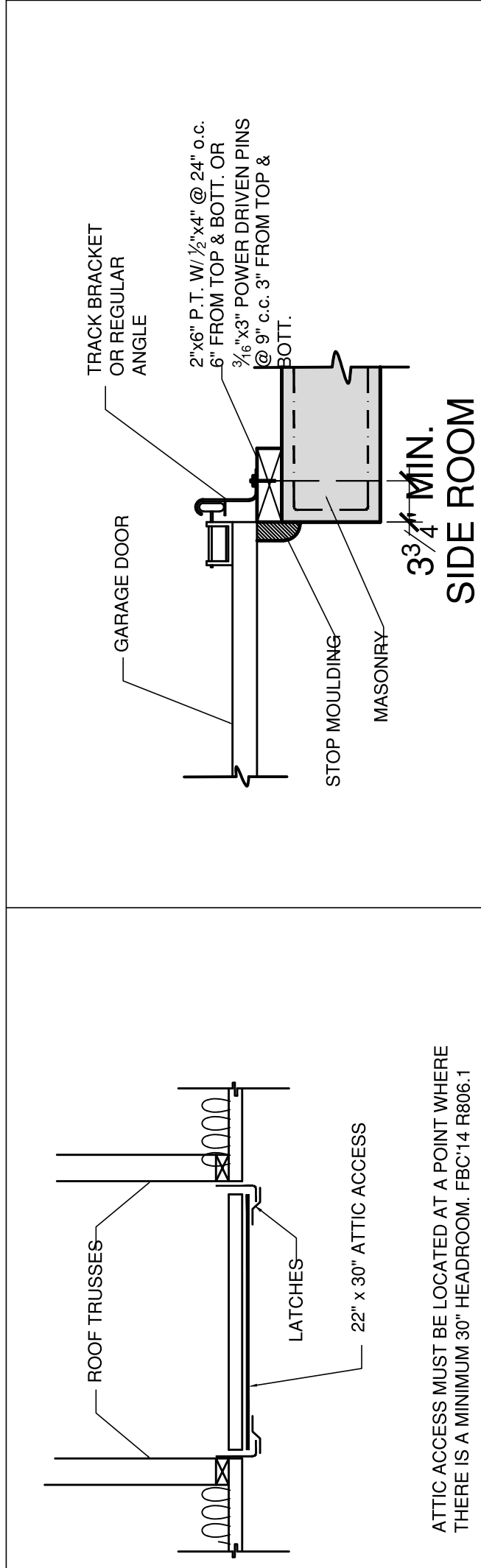
DESIGN BY:

ECKY DA COSTA

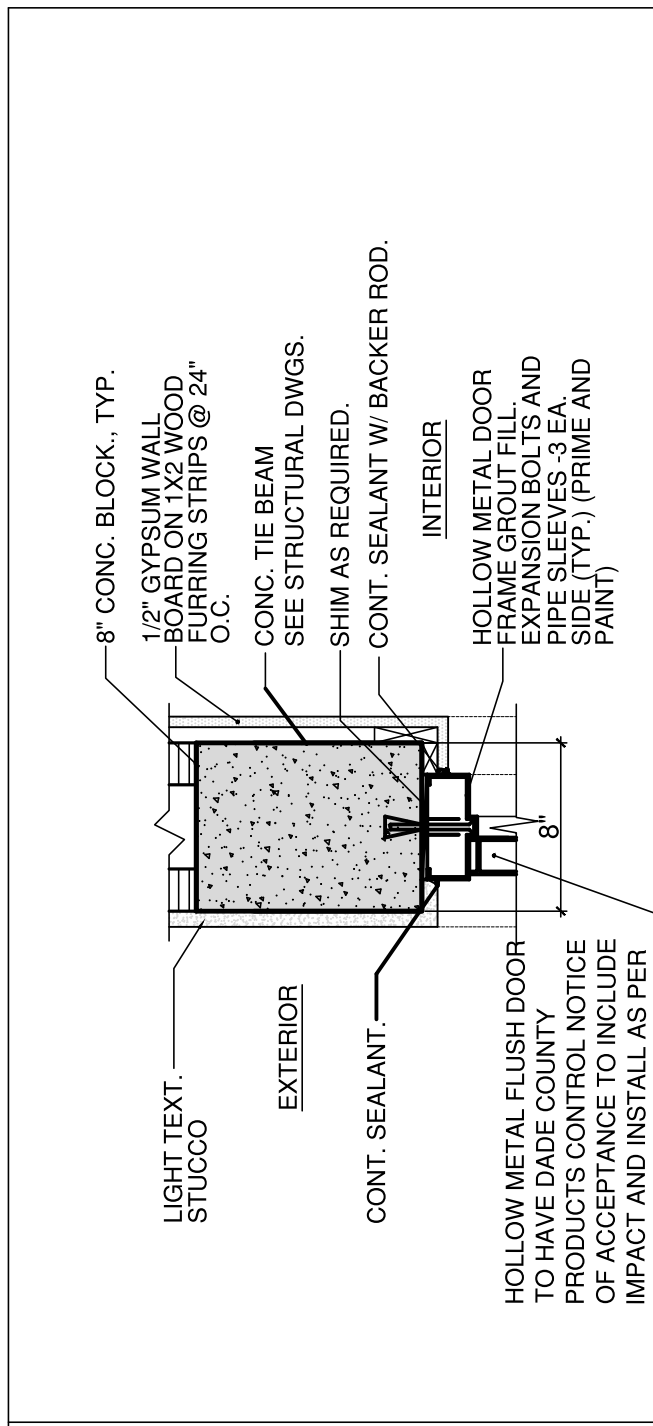
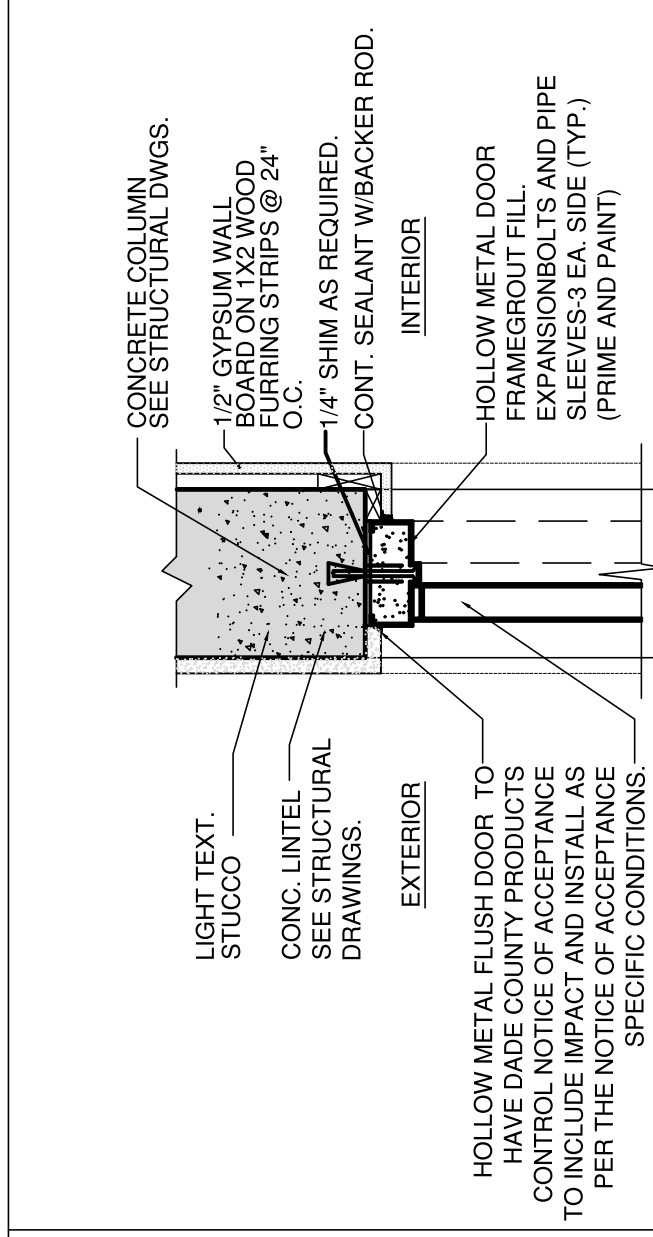
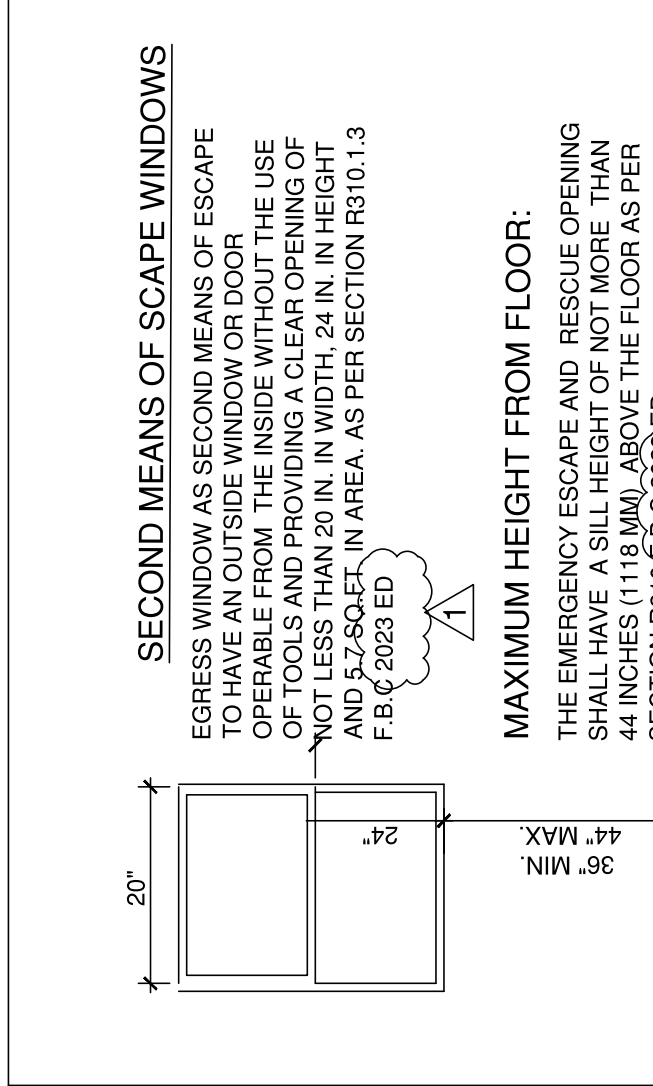
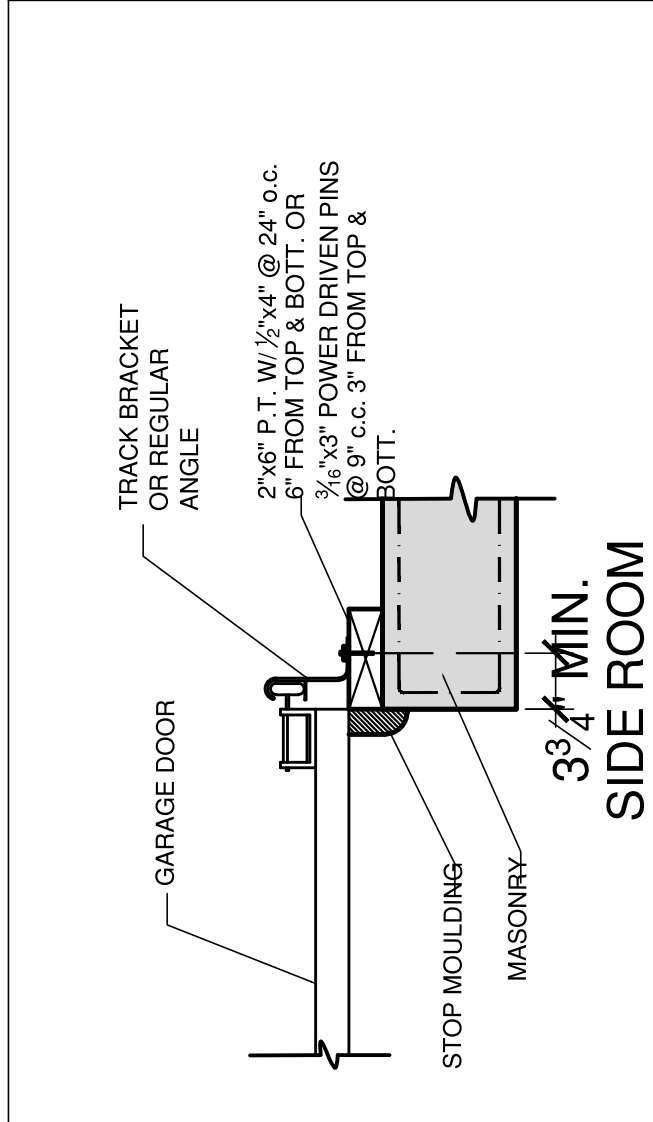
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET NO.

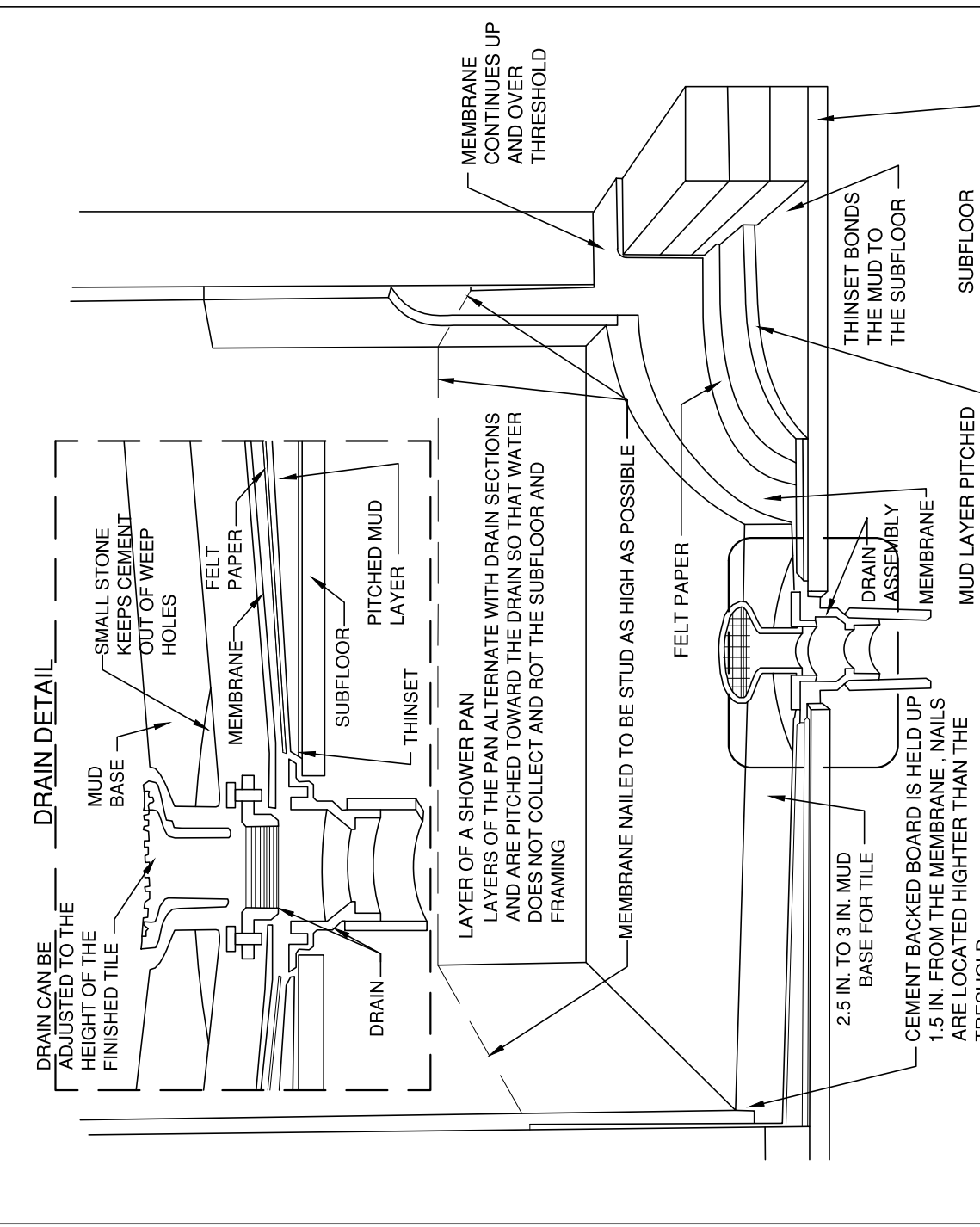
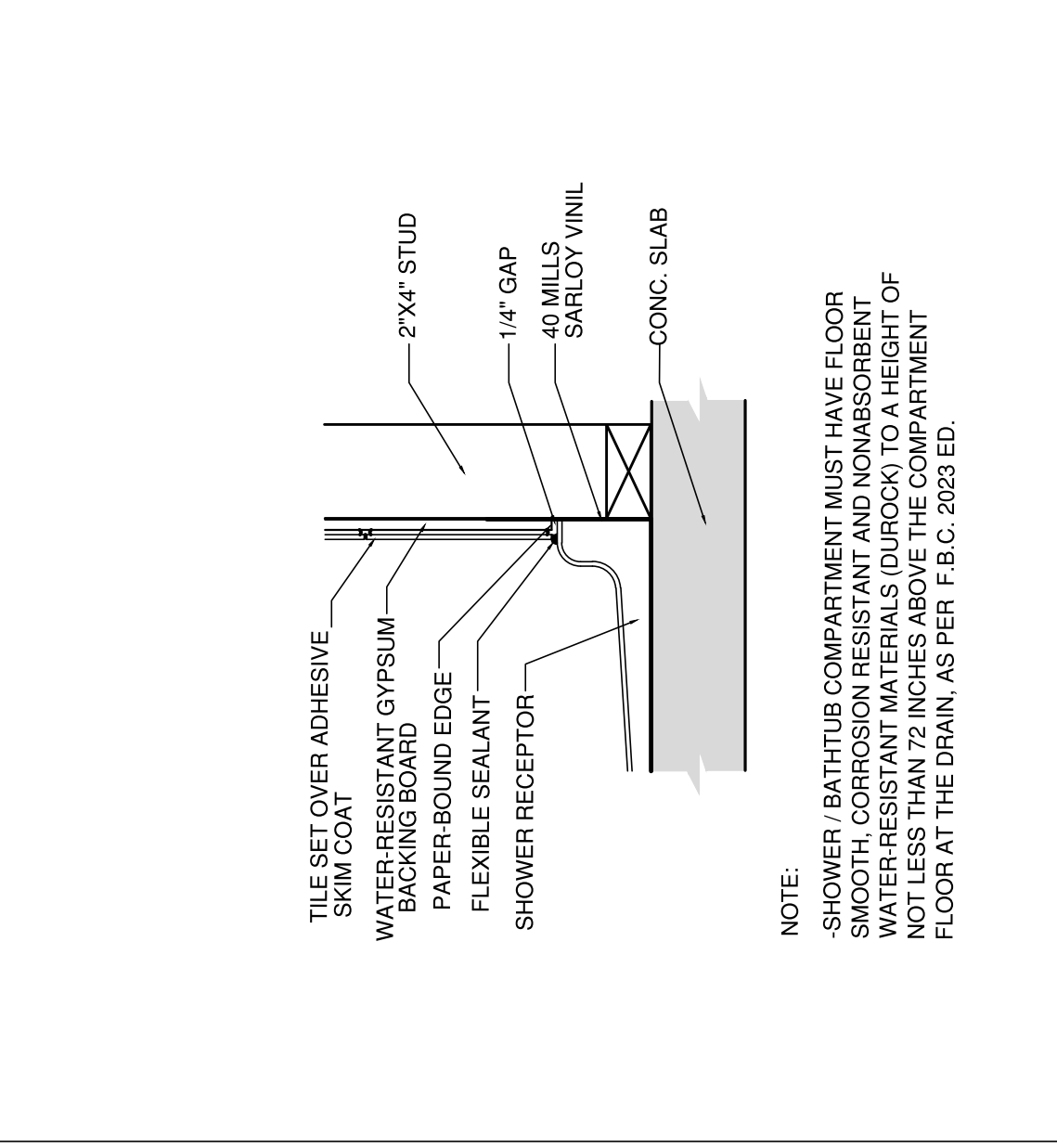
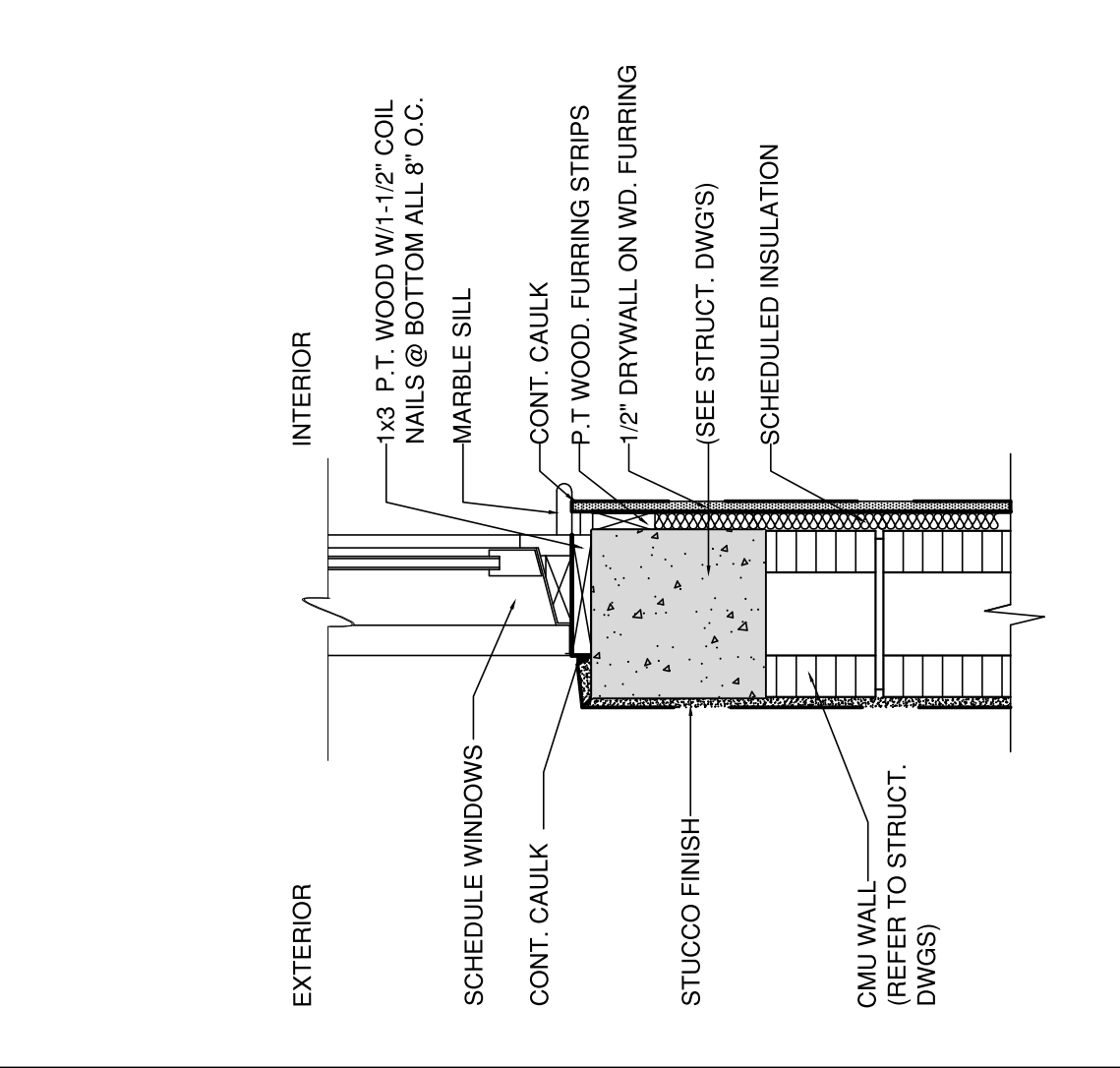
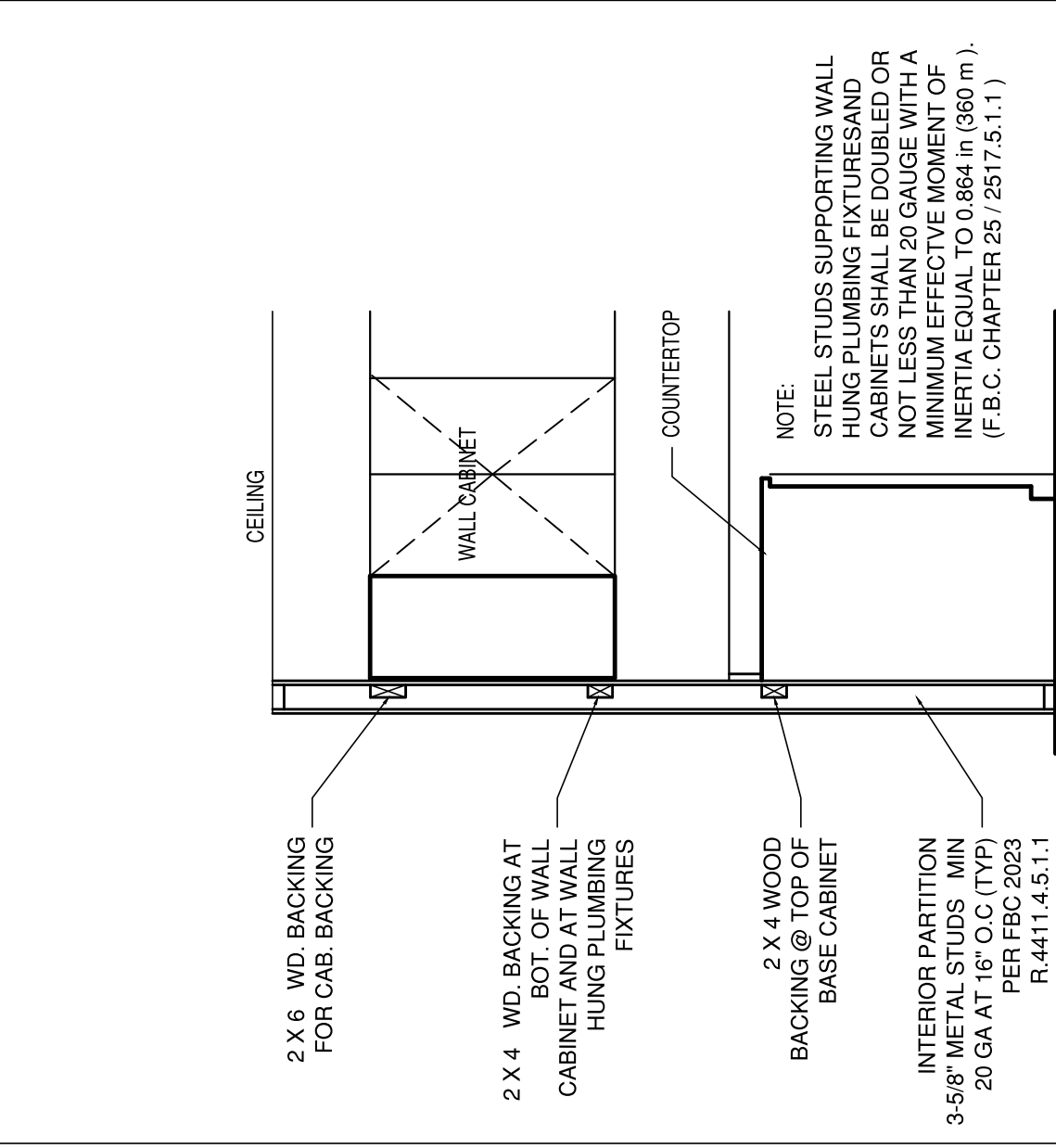
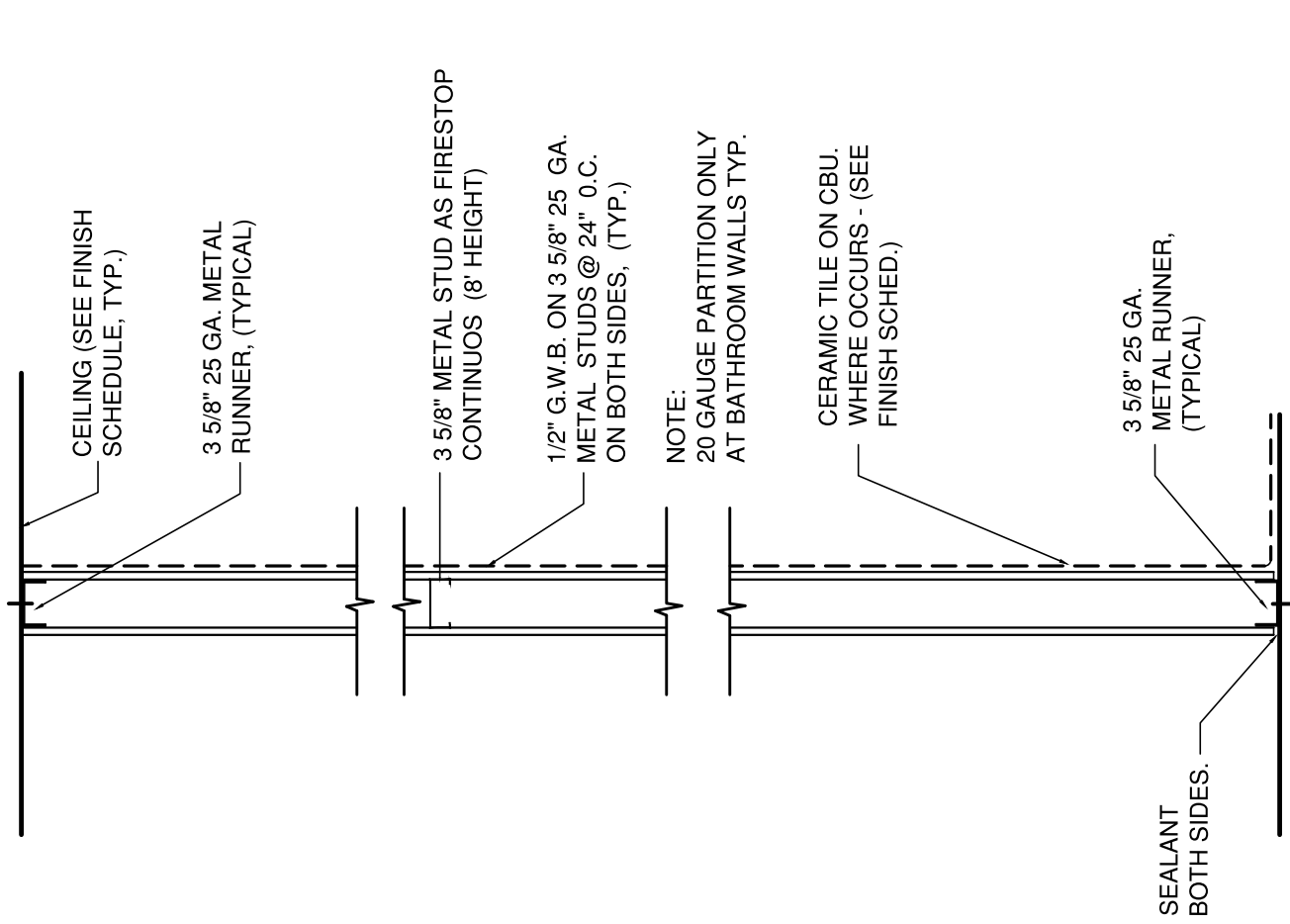
A-7.1



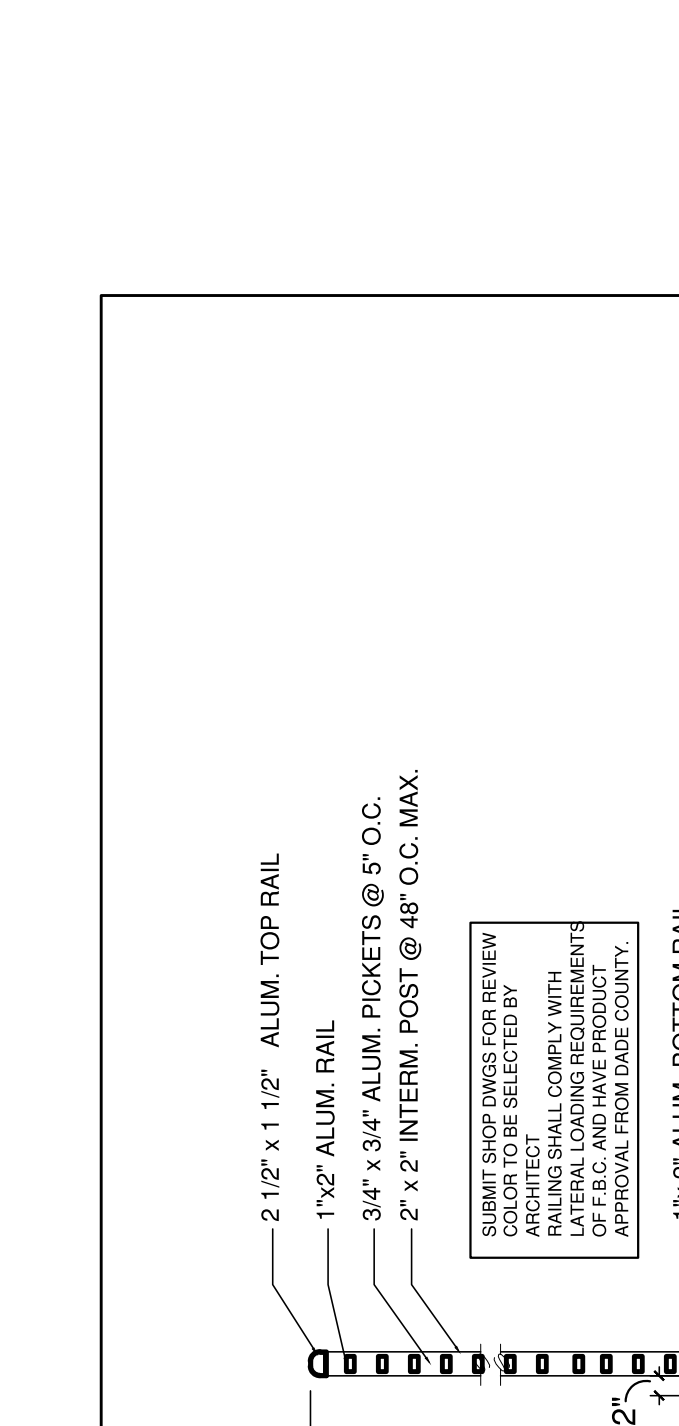
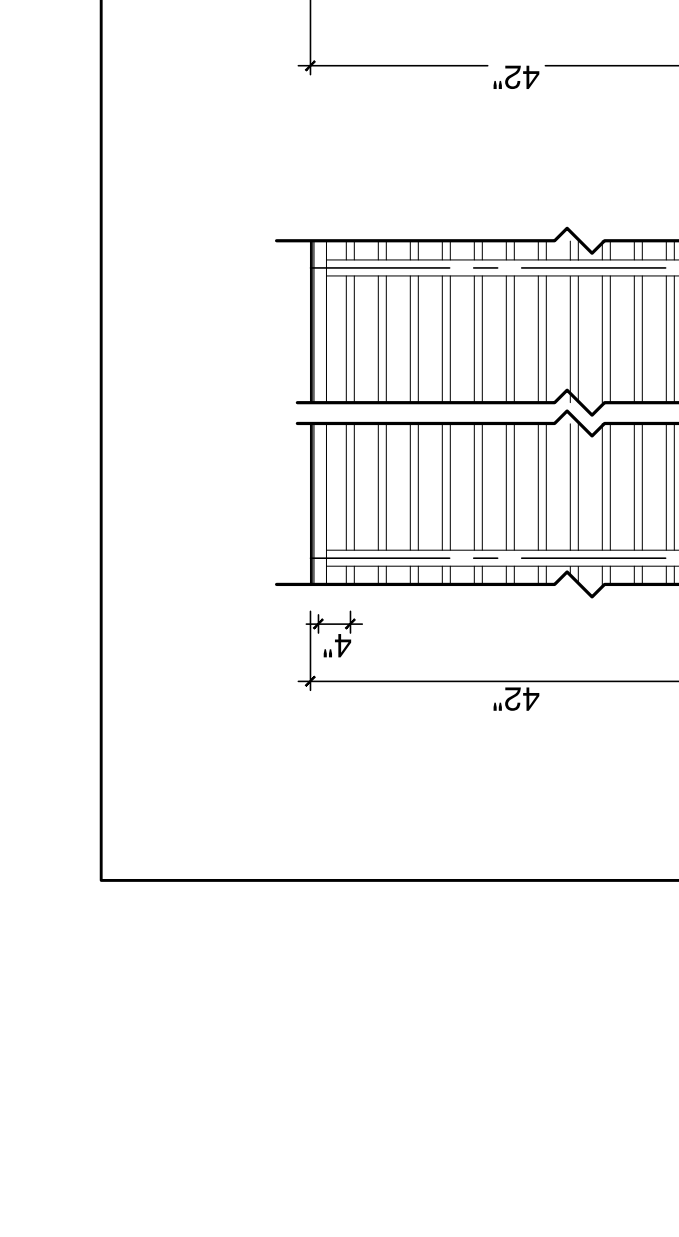
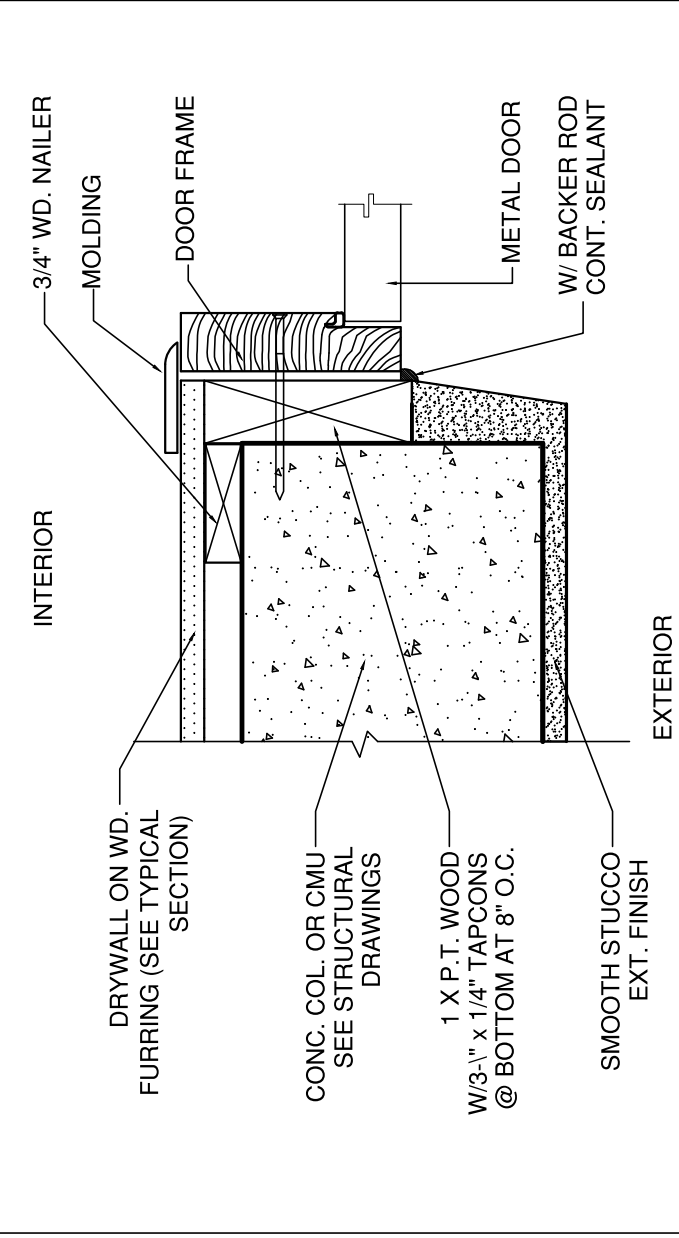
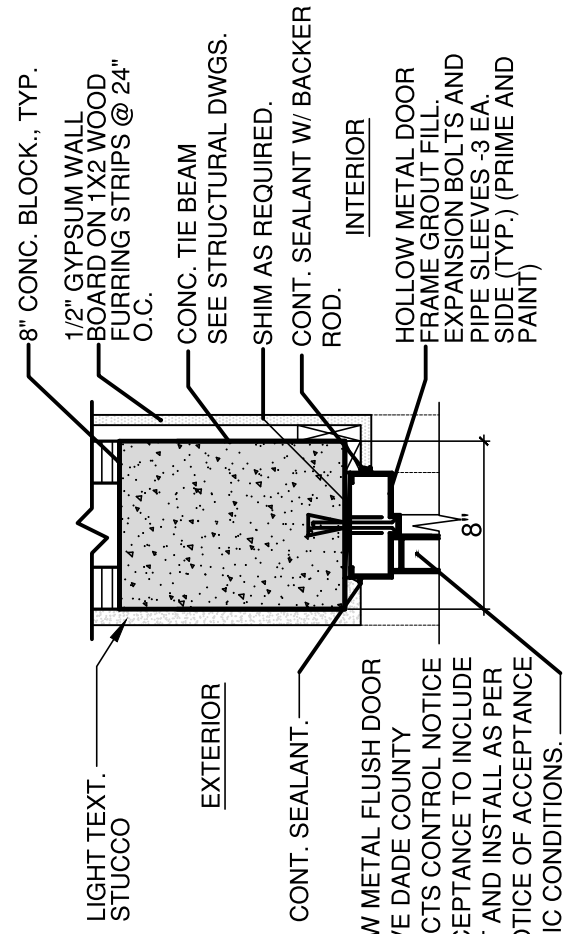
ATTIC ACCESS MUST BE LOCATED AT A POINT WHERE THERE IS A MINIMUM 30" HEADROOM. FBC14.1R806.1



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

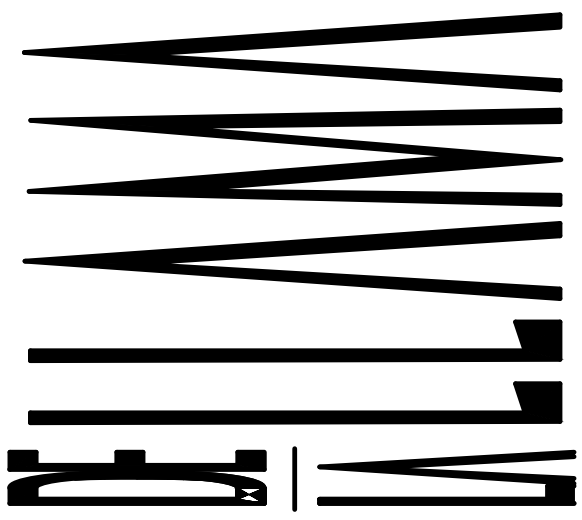
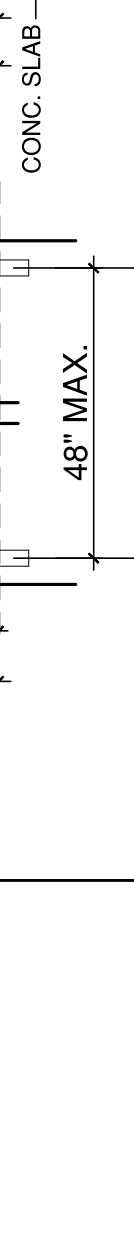


6	NON-RATED PARTITION	7	WOOD BAKING DETAIL
	N.T.S.		N.T.S.



11	DOOR HEAD DETAIL	12	DOOR BUCK DETAIL
N.T.S.		N.T.S.	

13	RAILING DETAIL
N.T.S.	



ARCHITECTURE
PLANNING
INTERIOR DESIGN

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PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION
BY
3-20-25 REVISION

DRAWING NAME

DETAILS

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

A-7.2

