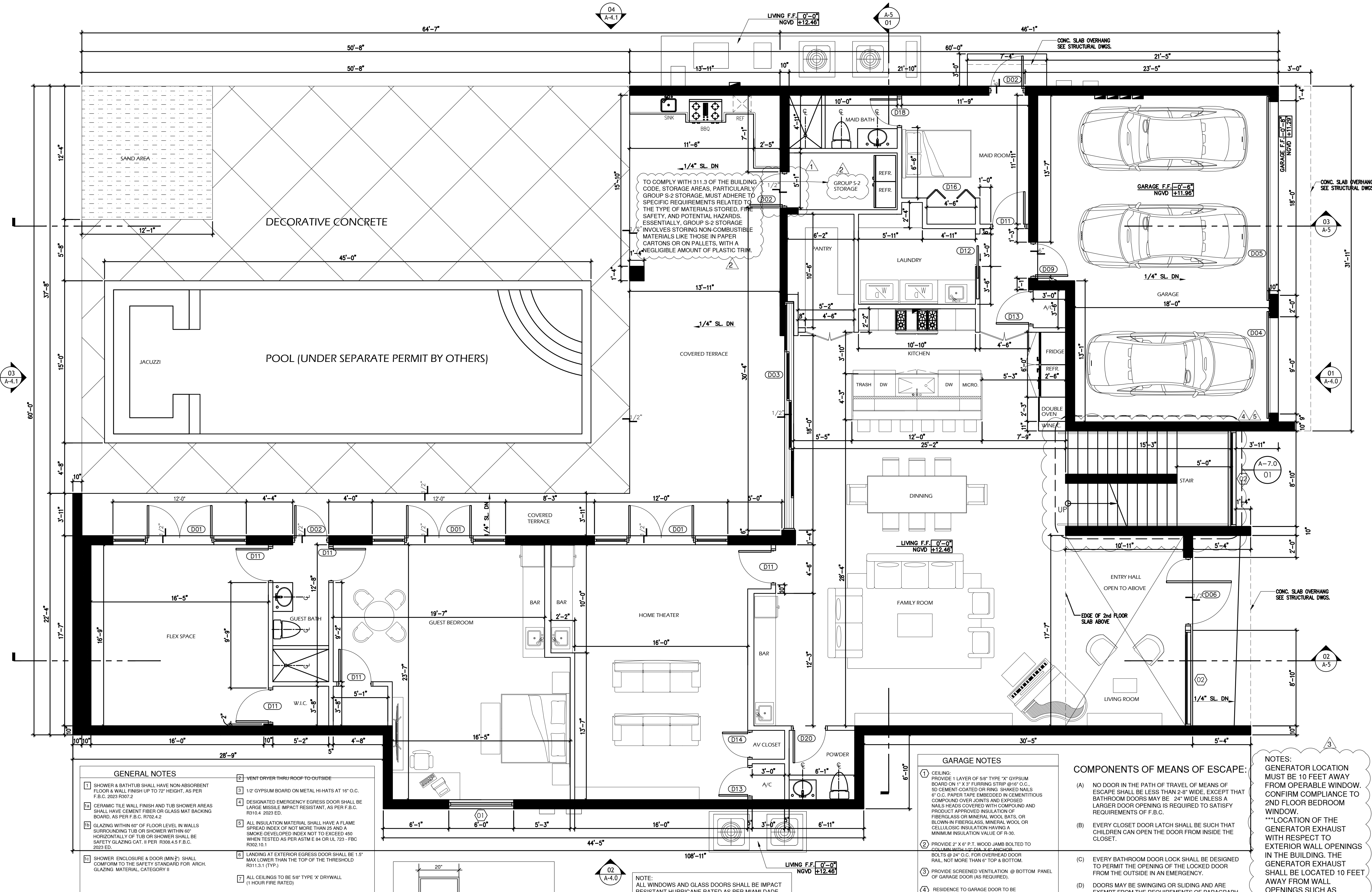






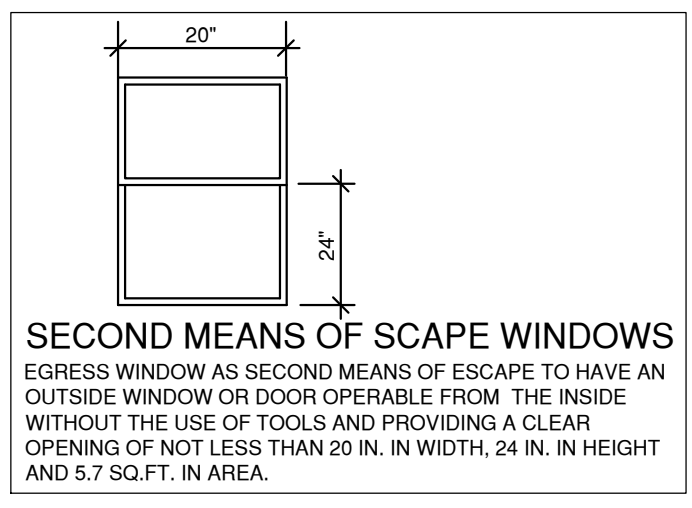


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#### GENERAL NOTES

- SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.B.C. 2023 R307.2
- CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R302.4.2
- 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.
- SHOWER ENCLOSURE & DOOR (MIN 2") SHALL CONFORM TO THE SAFETY STANDARD FOR ARCH. GLAZING MATERIAL, CATEGORY II
- VENT DRYER THRU ROOF TO OUTSIDE
- 1/2" GYPSUM BOARD ON METAL H-HATS AT 16" O.C.
- DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MISSILE IMPACT RESISTANT, AS PER F.B.C. R310.4 2023 ED.
- 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
- LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1.5" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP.)
- ALL CEILINGS TO BE 5/8" TYPE 'X' DRYWALL (1 HOUR FIRE RATED)



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

#### GARAGE NOTES

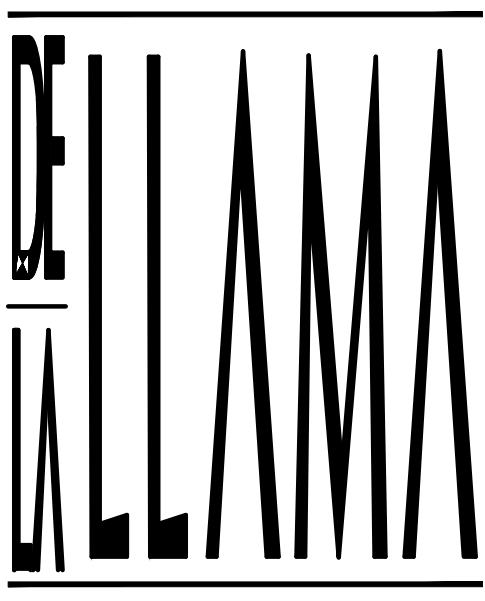
- CEILING: PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON 1" X 3" FURRING STRIP @ 16" O.C., 50 CEMENT COATED OR ENJO. SHAVED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSE INSULATION HAVING A MINIMUM INSULATION VALUE OF R-30.
- PROVIDE 2" X 6" P.T. WOOD JAMB BOLTED TO COLUMN WITH 25-DIA. X 6-6 ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
- PROVIDE SCREENED VENTILATION @ BOTTOM PANEL OF GARAGE DOOR (AS REQUIRED).
- RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 20 MIN. FIRE RATED
- 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:

- NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 24" WIDE. EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF F.B.C.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.
- 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

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



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA  
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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       |
|----------|----------|----------|
| 1        | 3-20-25  | REVISION |
| 2        | 5-13-25  | REVISION |
| 3        | 6-24-25  | REVISION |
| 4        | 9-04-25  | REVISION |
| 5        | 11-24-25 | REVISION |

DRAWING NAME

## GROUND FLOOR PLAN

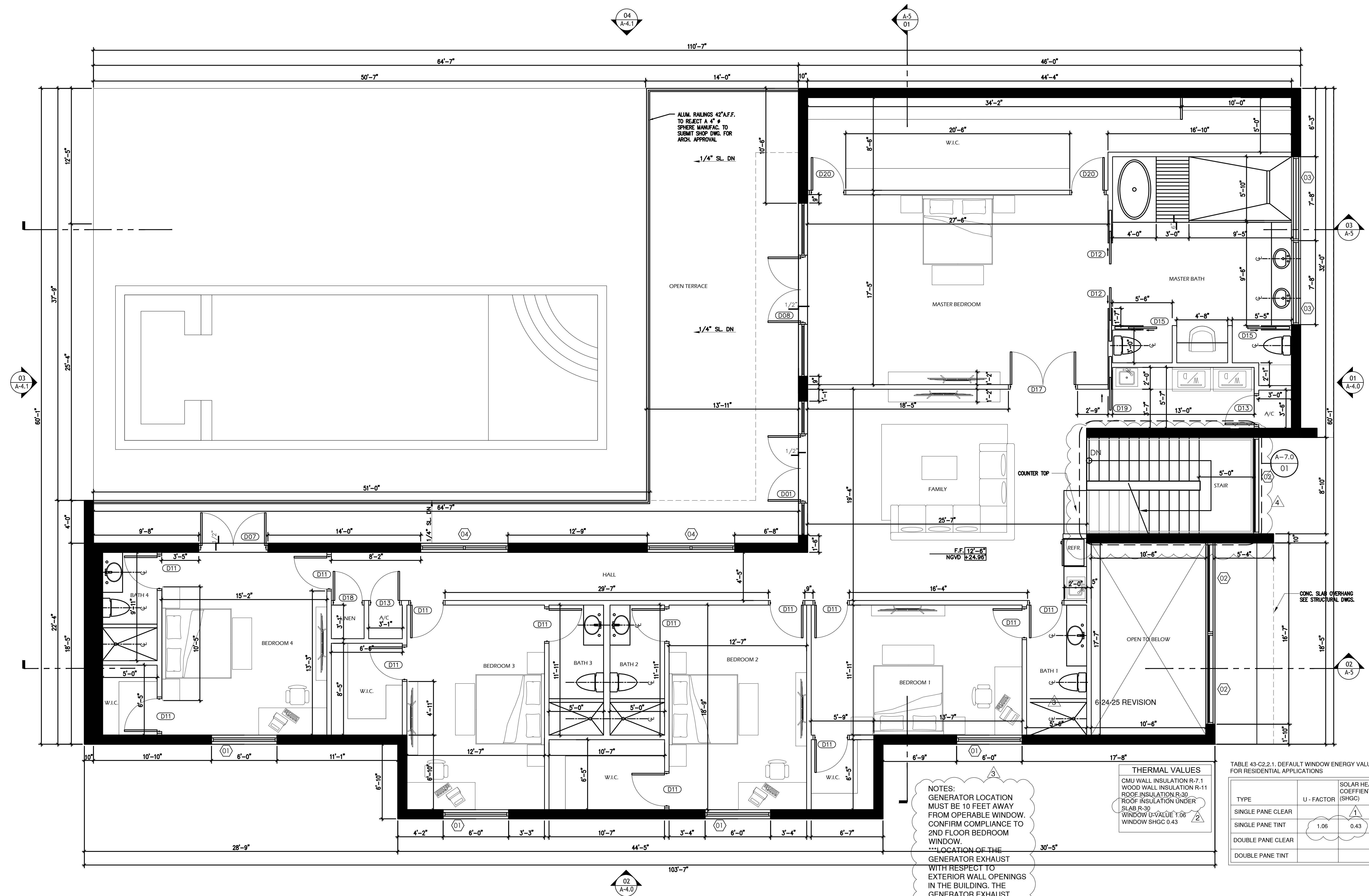
DESIGN BY:  
ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

SHEET NO.

# A-1.0





1 SECOND FLOOR PLAN

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

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

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



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DRAWING NAME

## SECOND FLOOR PLAN

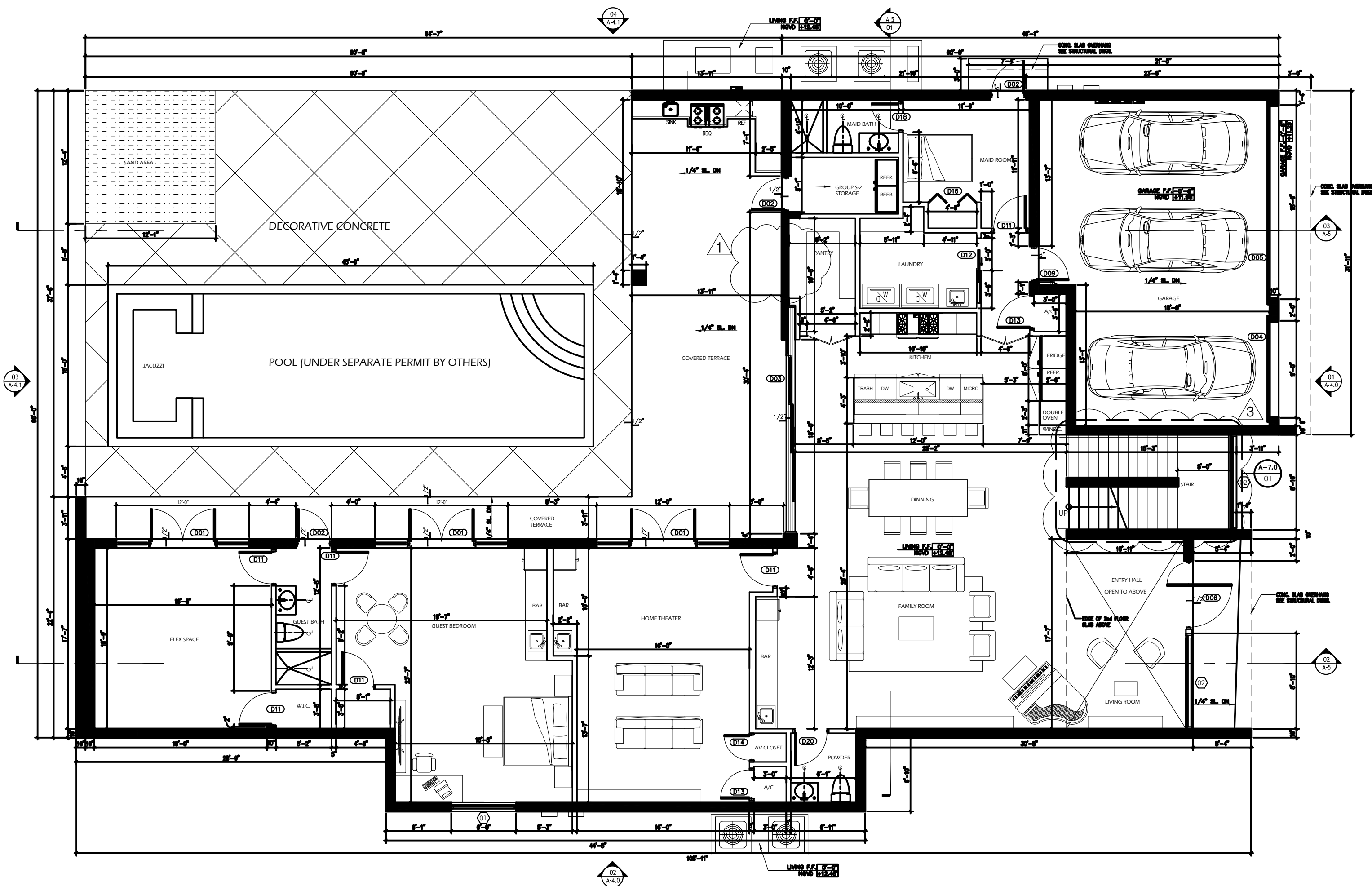
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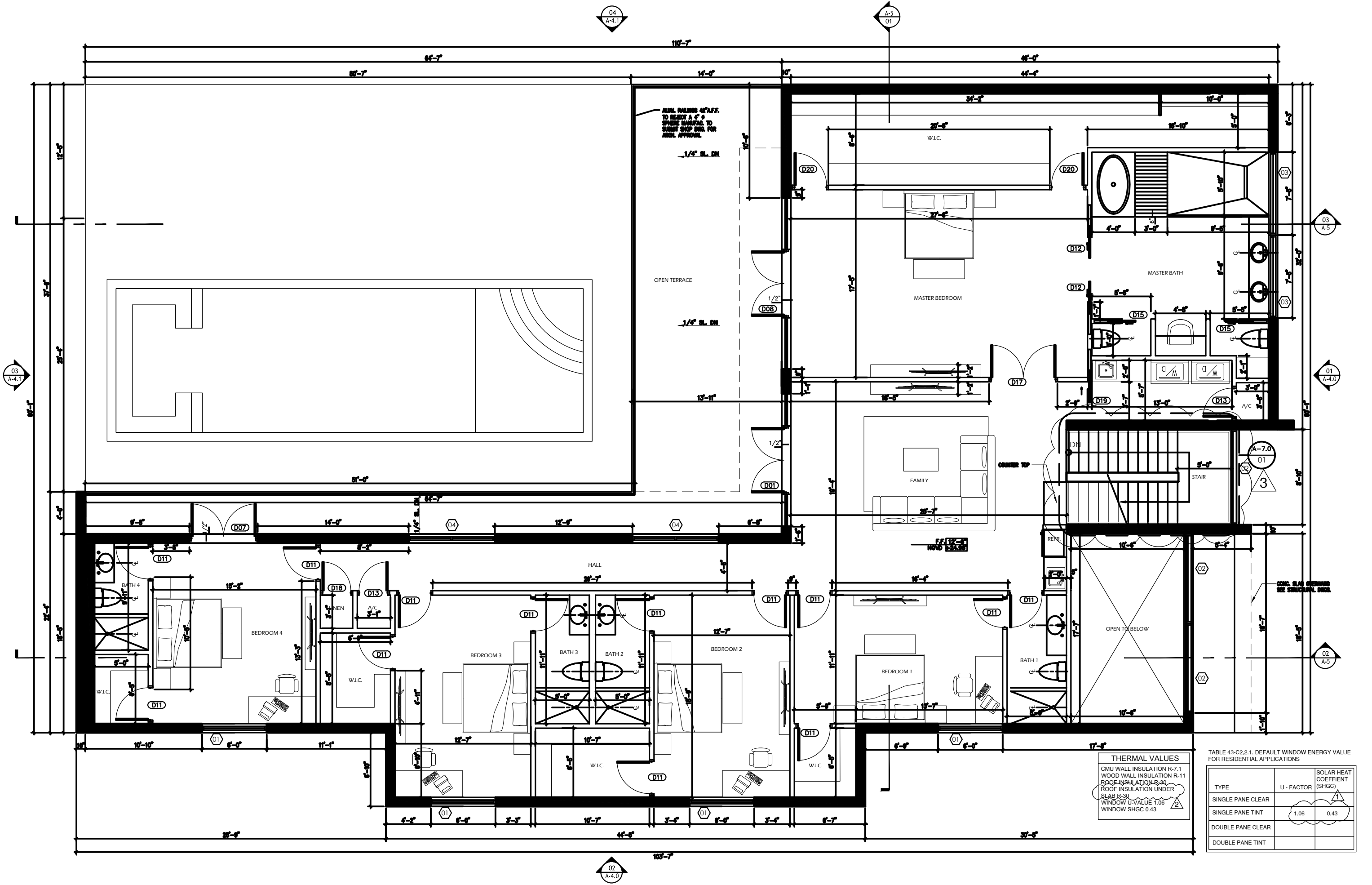
SHEET NO.

# A-2.0





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



1 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 .4.2)
- 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 BE 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 BE 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 .2 .5)
- 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 AREA, IN THE 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 GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

#### CONSTRUCTION AREA CALCULATIONS:

GROUND FLOOR:  
A/C AREA (F.A.R) 3,384 SQ. FT.  
GARAGE (F.A.R) 692 SQ. FT.  
COVERED TERRACE 783 SQ. FT.  
COVER ENTRY 99 SQ. FT.

TOTAL 4,958 SQ. FT.

SECOND FLOOR:  
A/C AREA (F.A.R) 4,076 SQ. FT.  
OPEN TERRACE 783 SQ. FT.  
TOTAL 4,859 SQ. FT.

TOTAL CONST. AREA CALC. 9,817SQ. FT.

#### (F.A.R) AREA CALCULATIONS:

GROUND FLOOR:  
A/C AREA (F.A.R) 3,384 SQ. FT.  
GARAGE (F.A.R) 692 SQ. FT.  
TOTAL 4,076SQ. FT.

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

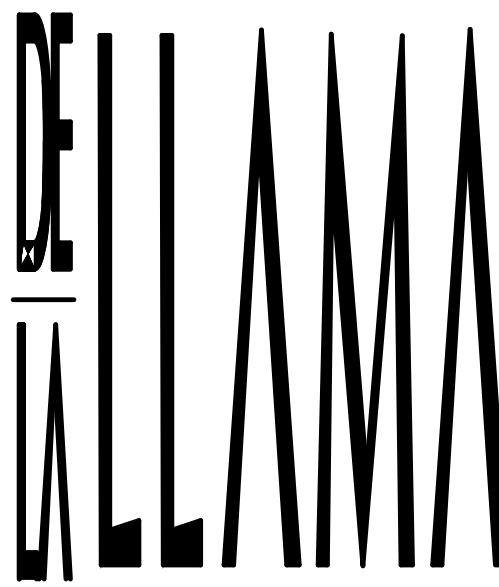
#### WALL & SYMBOL LEGEND:

- |   |                                                                        |       |                                                      |
|---|------------------------------------------------------------------------|-------|------------------------------------------------------|
| 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                 | A     | NEW WINDOW DESIGNATION                               |
| C | CONC. BLOCK WALL W/WOOD CLADDING FINISH ON THE OUTSIDE                 | A     | 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 GARBAGE 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                         | X  | SHOWER GLAZED ENCLOSURE (CAT. II)                                                               |
| J | UNDER COUNTER ICE MAKER                       | Y  | SHOWER/TUB (PROVIDE HARDIE BOARD UNDER TILE)                                                    |
| K | UNDER COUNTER REFRIGERATOR                    |    |                                                                                                 |
| 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 AIRD OR WOOD PANEL.  
ALL CLOSETS TO SE DESIGNED BY OTHERS (SELECTED SY OWNERS) G.C. TO PROVIDE WALL BACKING ACCORDINGLY.



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INTERIOR DESIGN

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| 2        | 5-13-25 | REVISION |
| 3        | 9-04-25 | REVISION |

DRAWING NAME

AREA CALCS  
GROUND FLOOR &  
2ND FLOOR

DESIGN BY:

ZECKY DA COSTA

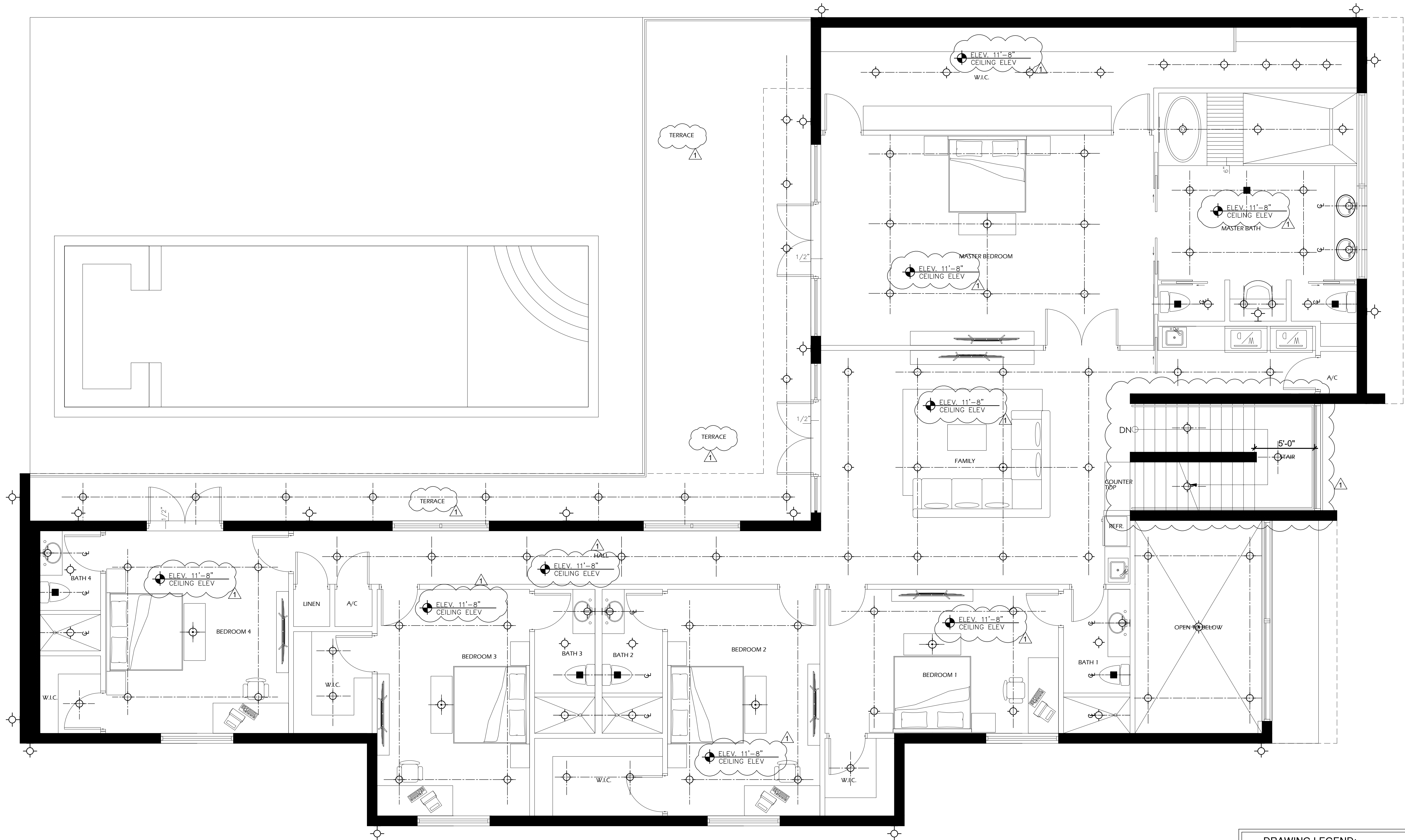
DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A-2.1





1

## SECOND FLOOR RCP

1/4" = 1'-0"



### 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



ARCHITECTURE  
PLANNING  
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DATE  
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| 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**



| OVERFLOW DRAINS<br>CALCULATIONS<br>Rainfall rate<br>100 years / 1 Hour Rainfall /<br>5 in/hr<br>Eastern United States                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ROOF<br>TYPE | AREA<br>(Sq.Ft.) | ROOF DRAIN<br>(Dia. In.) | OVERFLOW<br>Required | OVERFLOW (Sq.In.)<br>Provided  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------|--------------------------|----------------------|--------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A            | 622              | 4                        | 12.5 (Sq.In.)        | (1) 4" $\phi$ = 12.56 (Sq.In.) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | B            | 1,178            | 4                        | 12.5 (Sq.In.)        | (1) 4" $\phi$ = 12.56 (Sq.In.) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C            | 1,122            | 4                        | 12.5 (Sq.In.)        | (1) 4" $\phi$ = 12.56 (Sq.In.) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | D            | 835              | 4                        | 12.5 (Sq.In.)        | (1) 4" $\phi$ = 12.56 (Sq.In.) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | E            | 835              | 4                        | 12.5 (Sq.In.)        | (1) 4" $\phi$ = 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 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. (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. R903.4.1 ED. 2023).                                                                                                                                                                                                                                                                            |              |                  |                          |                      |                                |

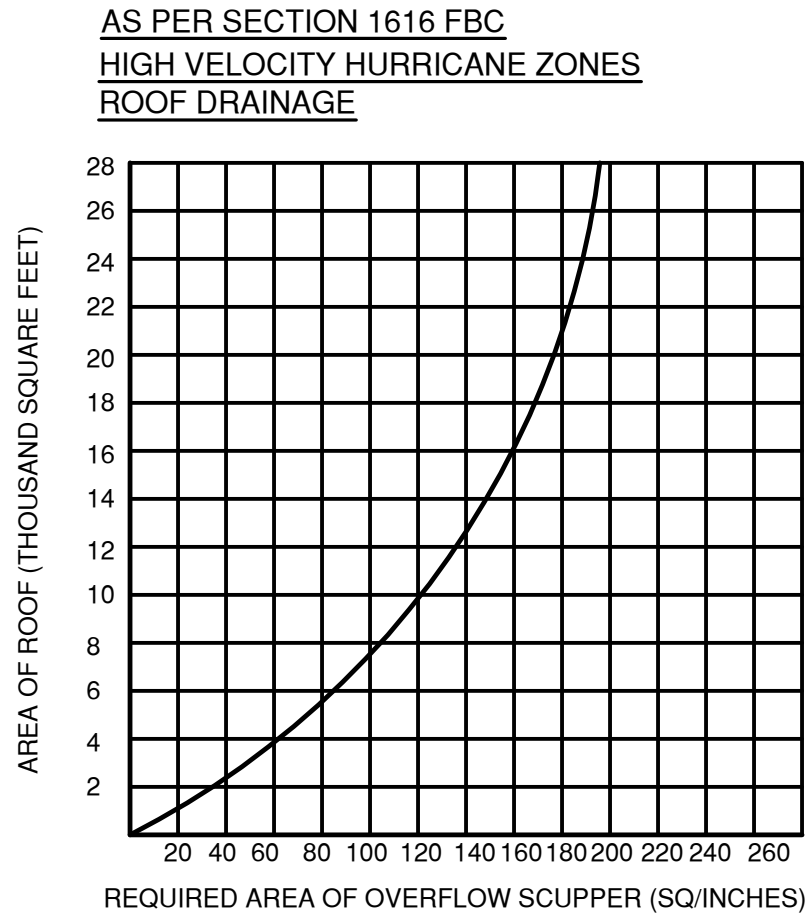
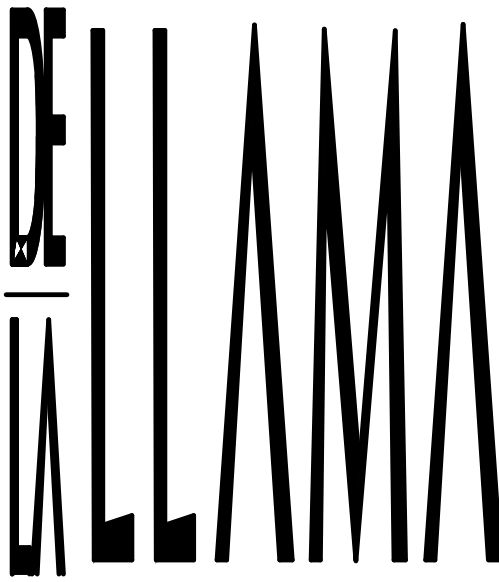
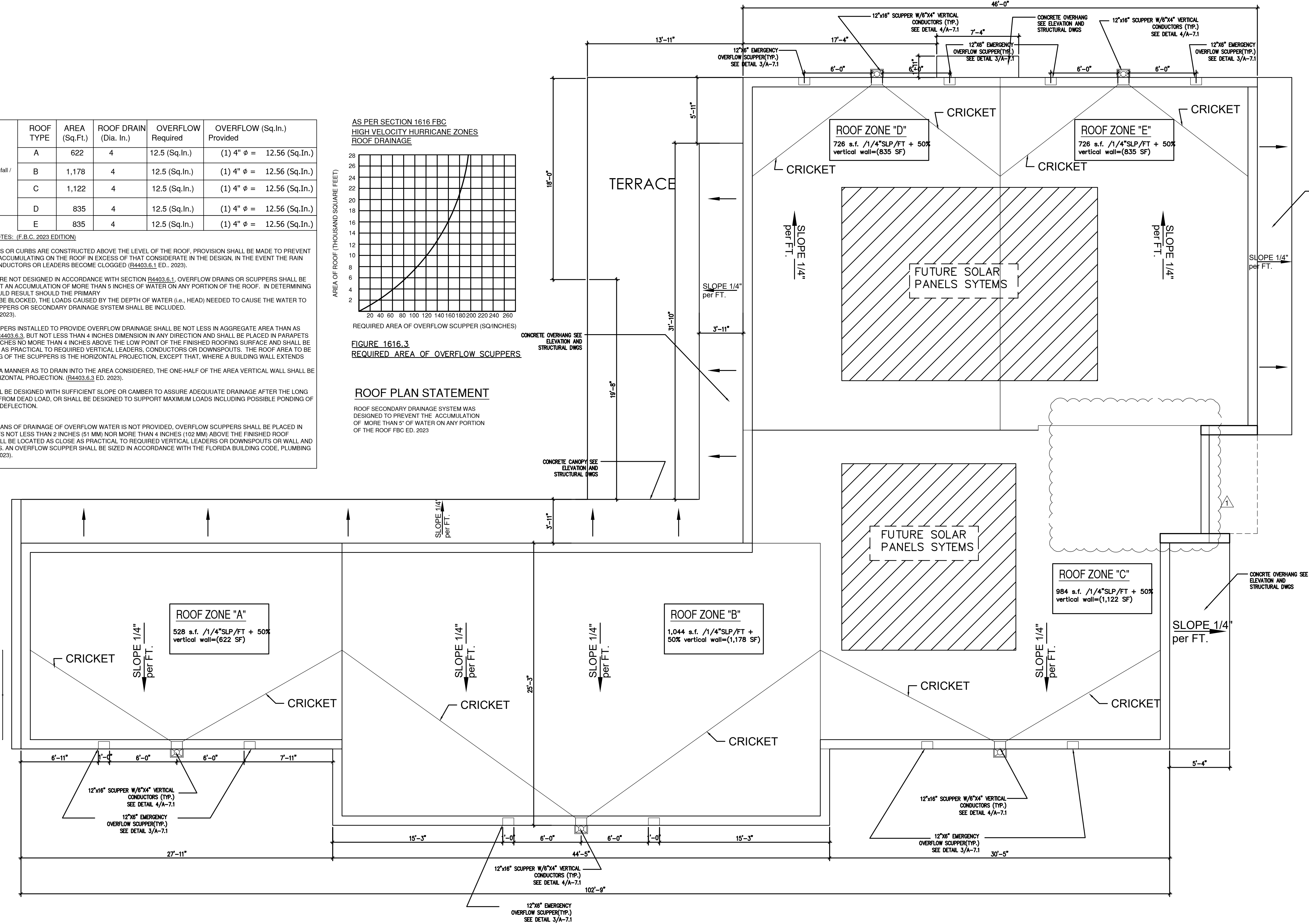


FIGURE 1616.3  
REQUIRED AREA OF OVERFLOW SCUPPERS

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



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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STATE OF COLORADO - ARC.00404538  
  
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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



9-04-25 REVISION

DRAWING NAME

ROOF PLAN

DESIGN BY:

ZECKY DA COSTA

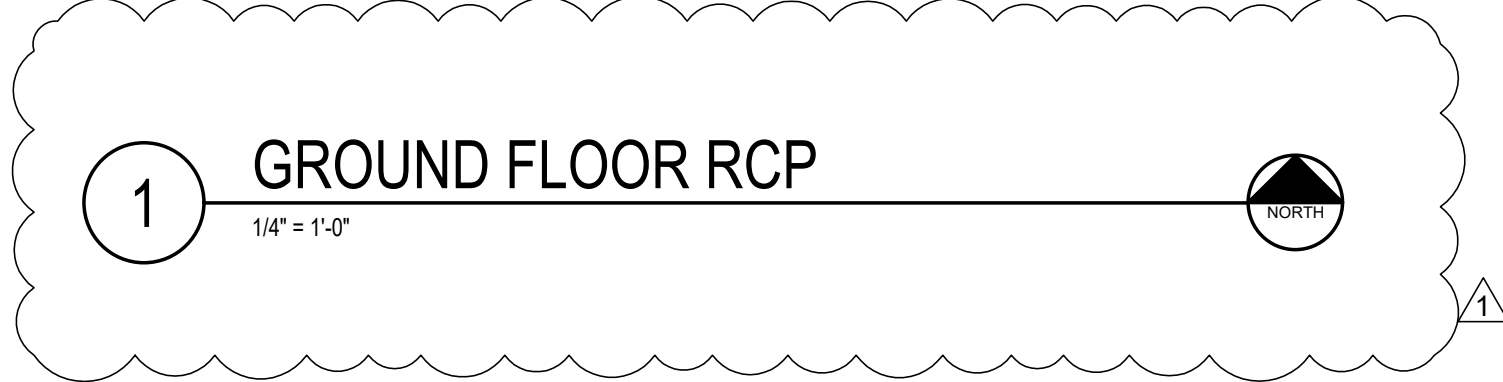
DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A3.0





# DELLMAN

**P8**  
*PINECREST*  
*EIGHT*

**JUNCO**  
***RESIDENCE***

1 REVISION 9-04-25

DRAWING NAME

GROUND FLOOR  
REFLECTED  
CEILING PLAN

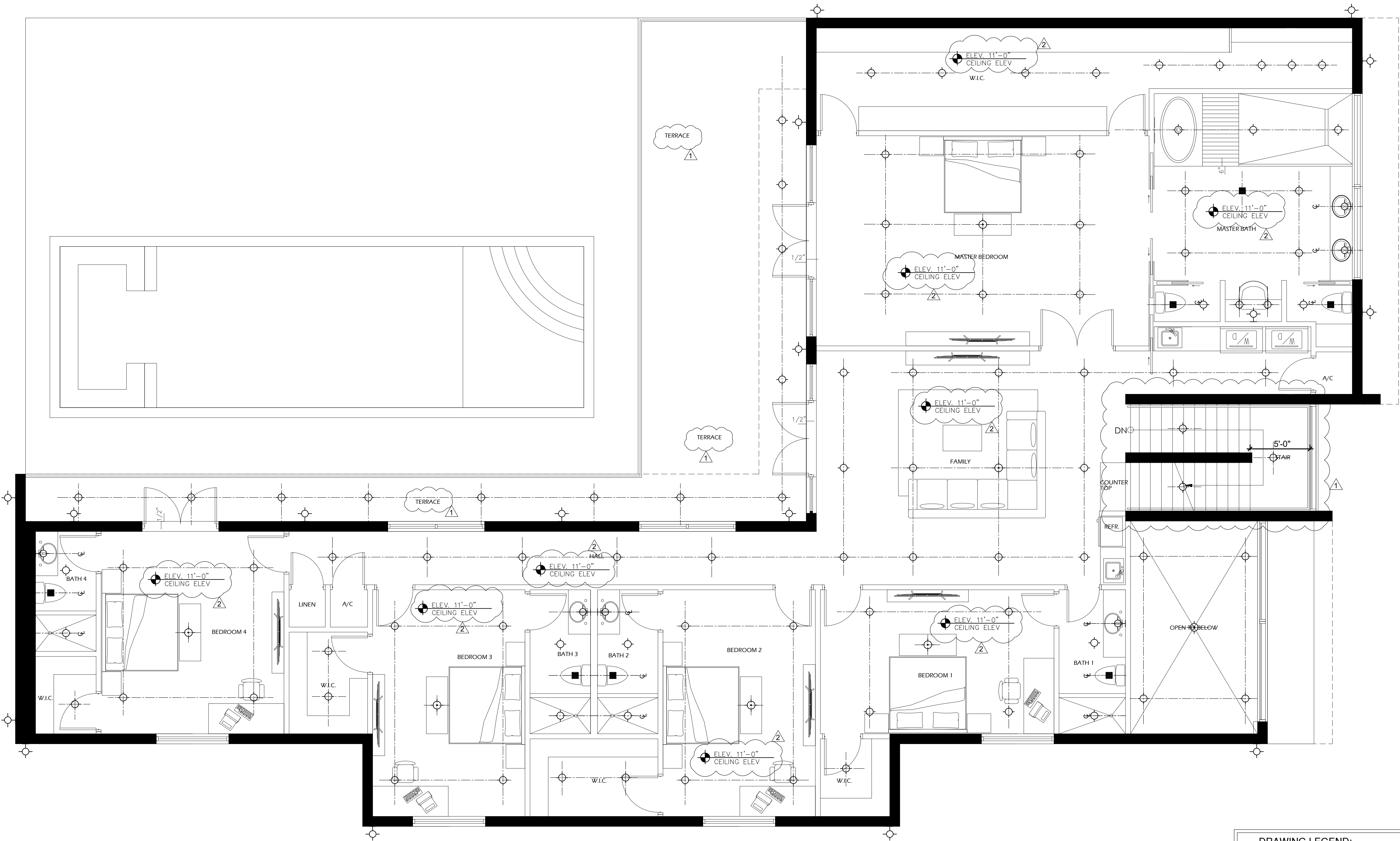
DESIGN BY:  
ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

SHEET NO.

### A-3.1





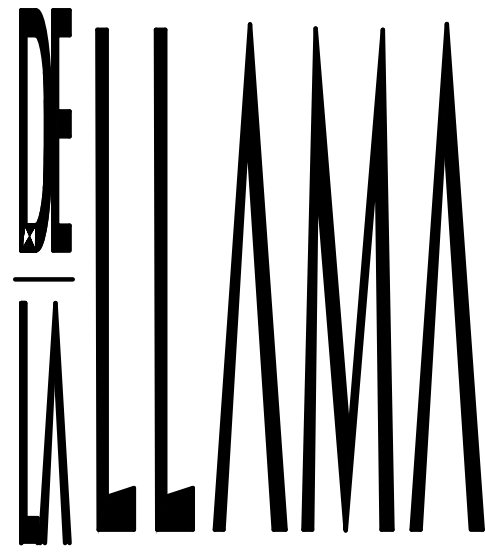
1 SECOND FLOOR RCP  
1/4" = 1'-0"

**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



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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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        | REVISION | 9-04-25  |
| 2        | REVISION | 11-24-25 |

DRAWING NAME

**SECOND FLOOR  
REFLECTED  
CEILING PLAN**

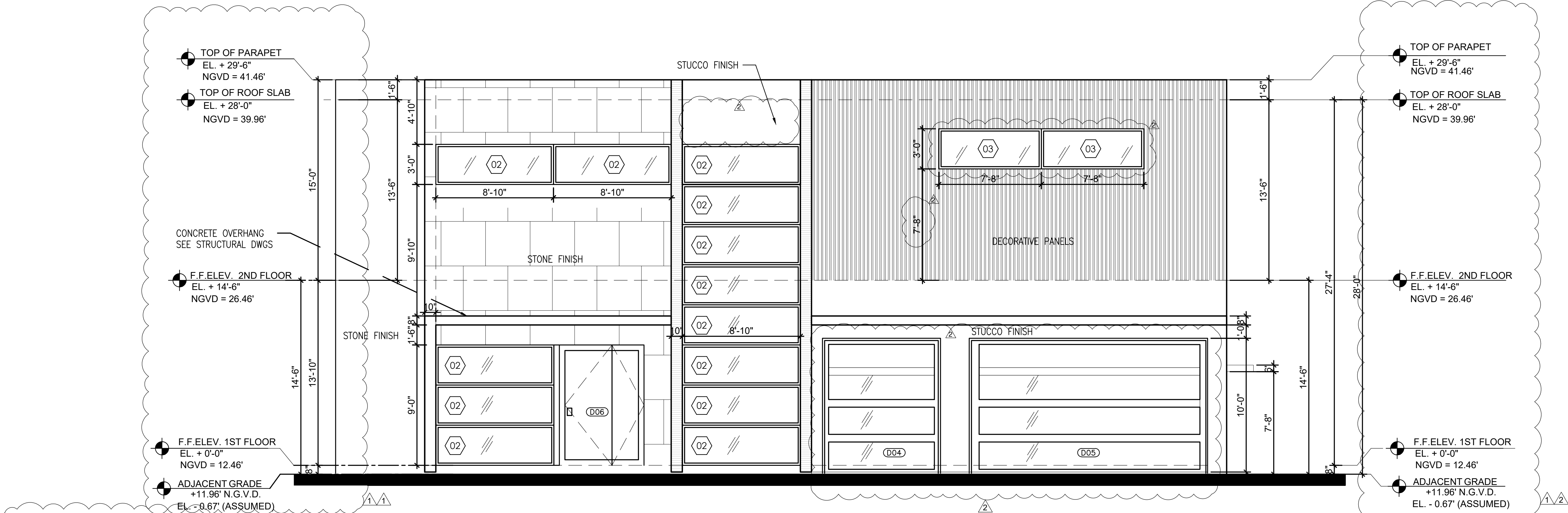
DESIGN BY:  
ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

SHEET NO.

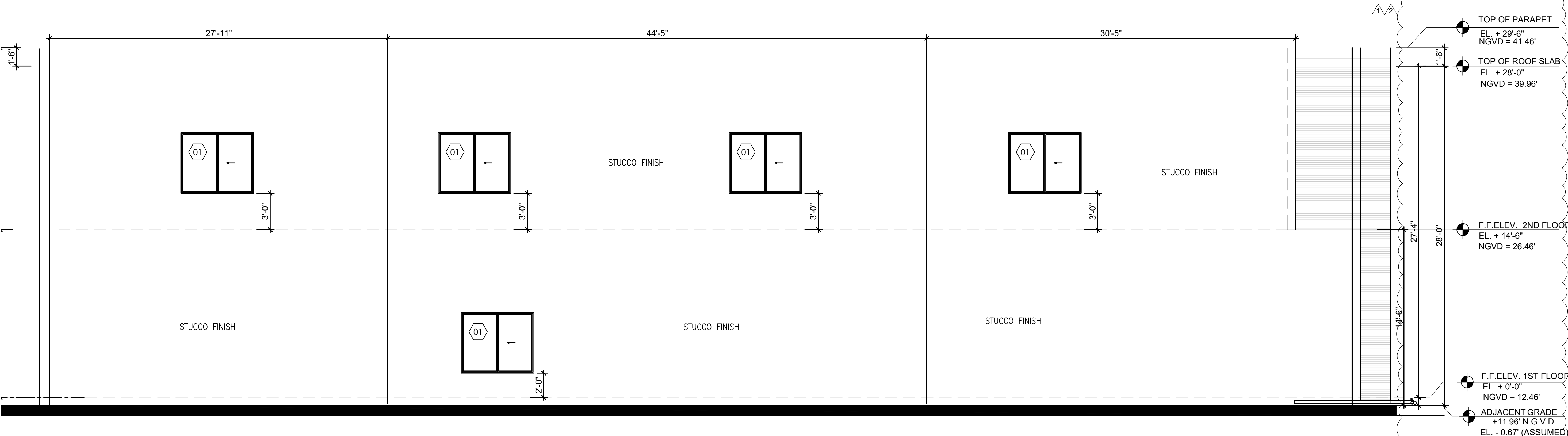
**A3.2**





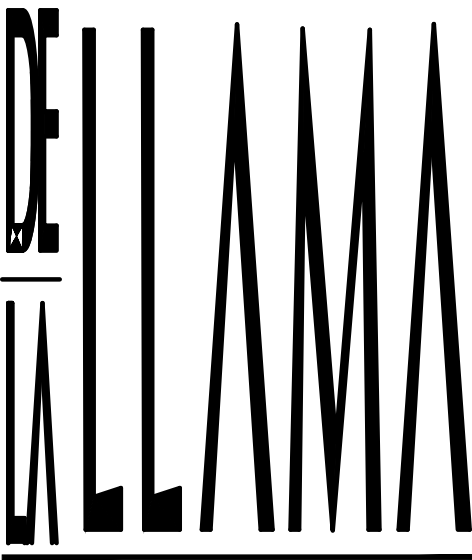
1 WEST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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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        | REVISION | 9-04-25  |
| 2        | REVISION | 11-24-25 |

DRAWING NAME

## EXTERIOR ELEVATIONS

DESIGN BY:

ZECKY DA COSTA

DRAWN BY:

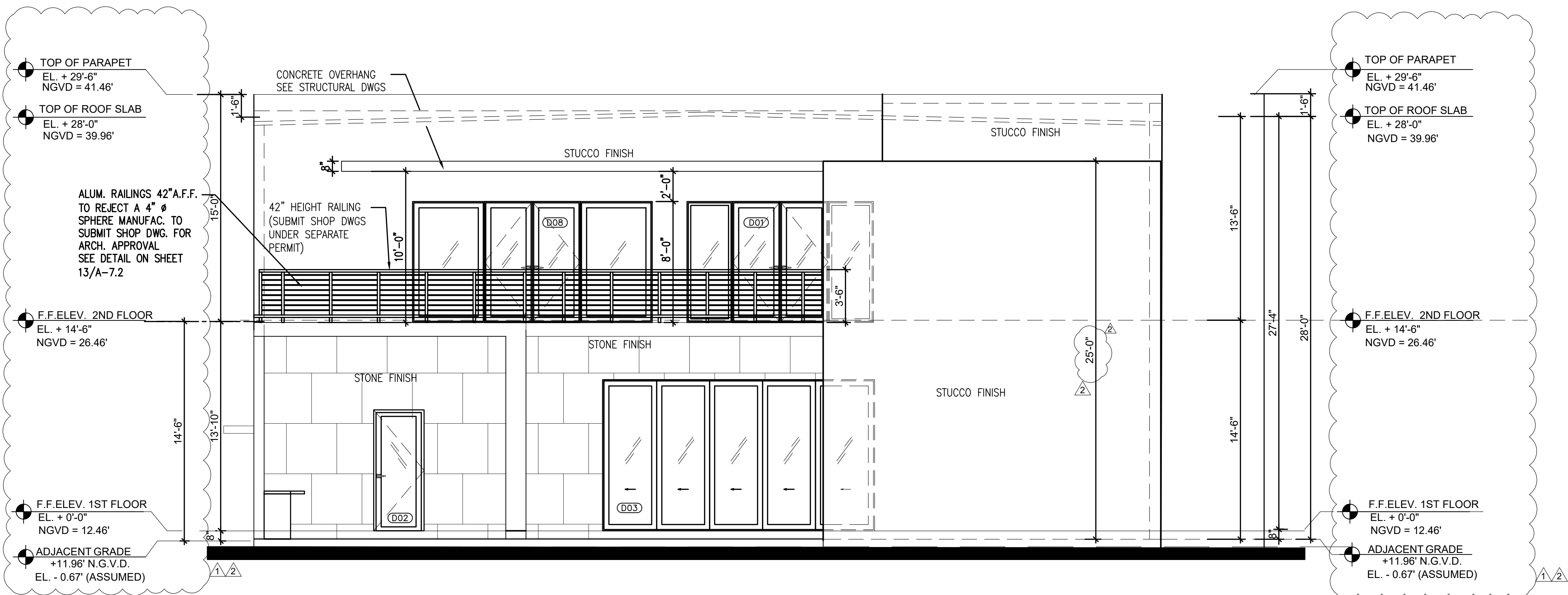
HUMBERTO LANTIGUA

SHEET NO.

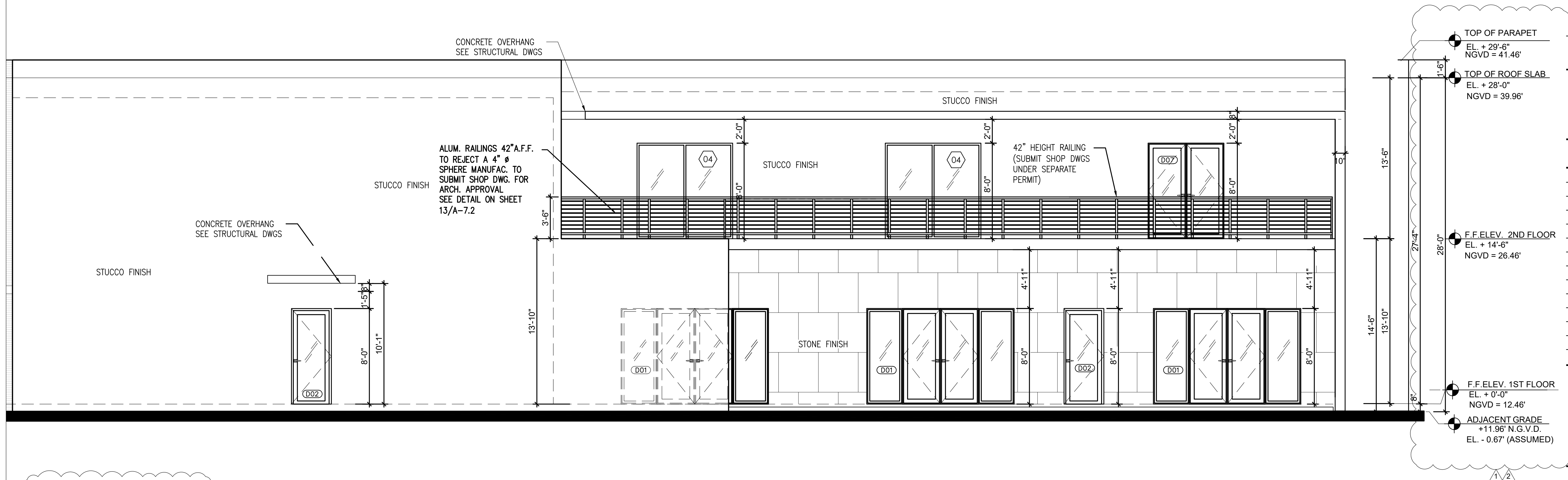
# A-4.0



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



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



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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PROJECT NAME

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EIGHT

13100 SW 80TH AVE  
PINECREST, FLORIDA 33156

FILE NAME

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RESIDENCE

DATE

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| REVISION | DATE     | BY       |
|----------|----------|----------|
| 1        | REVISION | 9-04-25  |
| 2        | REVISION | 11-24-25 |

DRAWING NAME

EXTERIOR  
ELEVATIONS

DESIGN BY:

ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

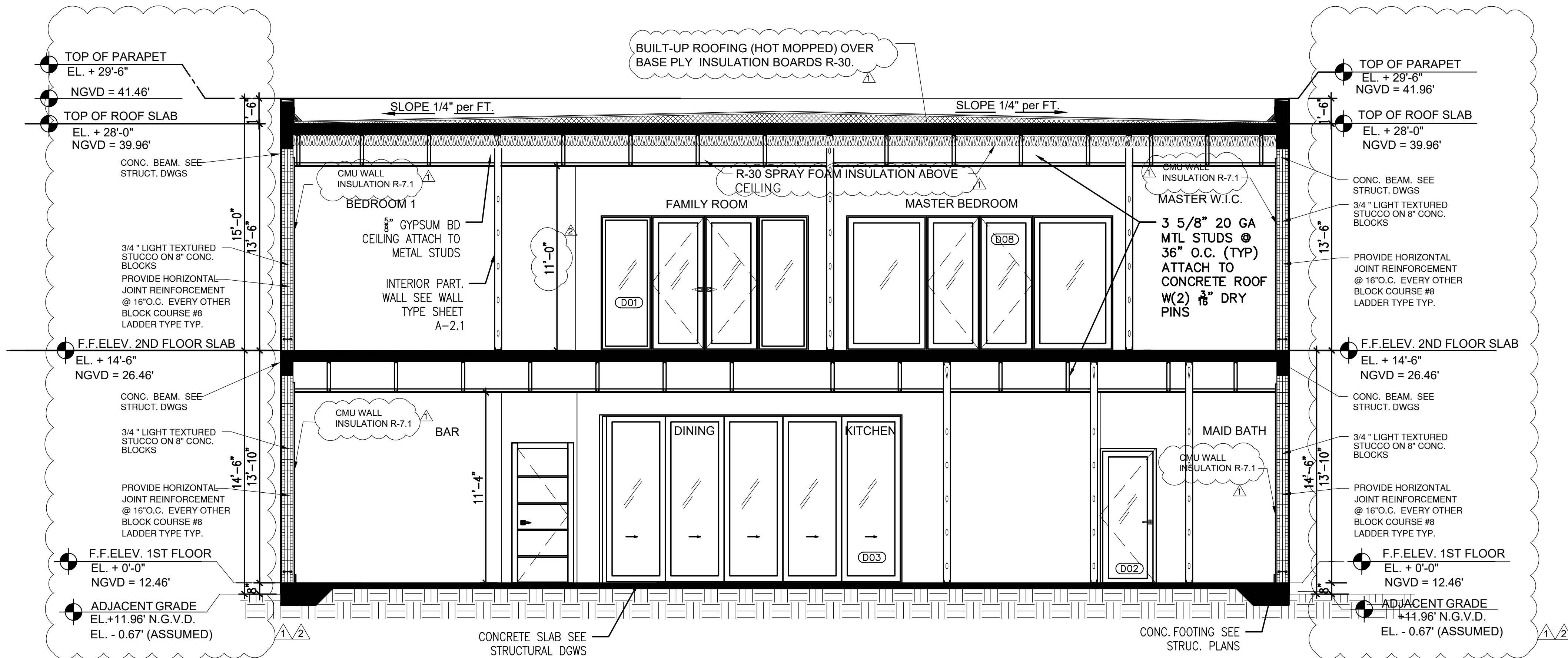
SHEET NO.

A-4.1



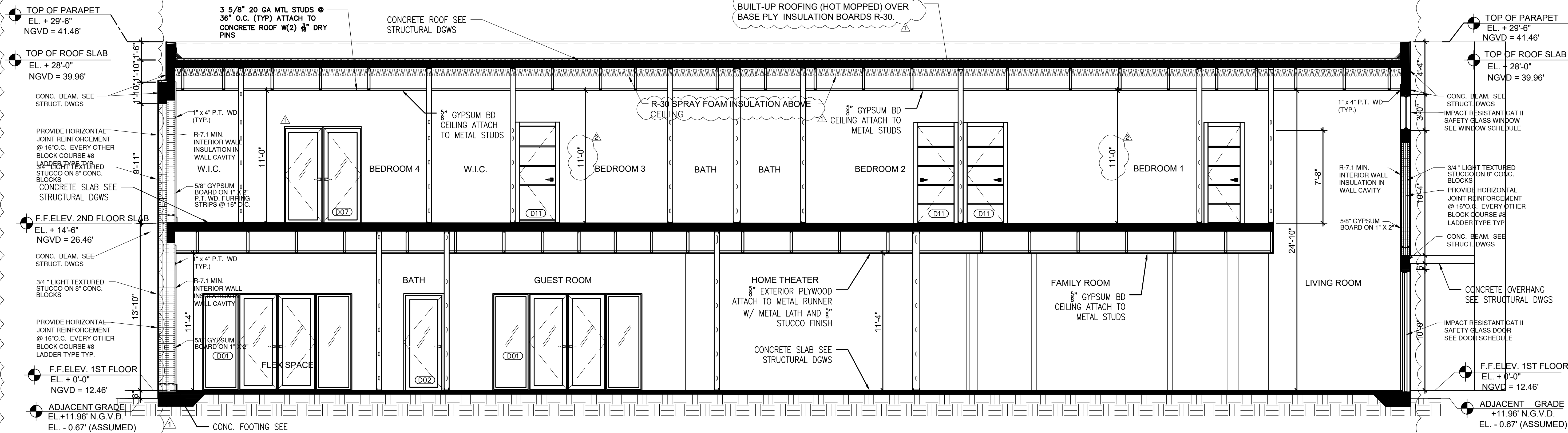


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## SECTION 1

1/4" = 1'-0"



## SECTION 2

1/4" = 1'-0"



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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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        | REVISION 9-04-25  |    |
| 2        | REVISION 11-24-25 |    |

DRAWING NAME

## BUILDING SECTIONS

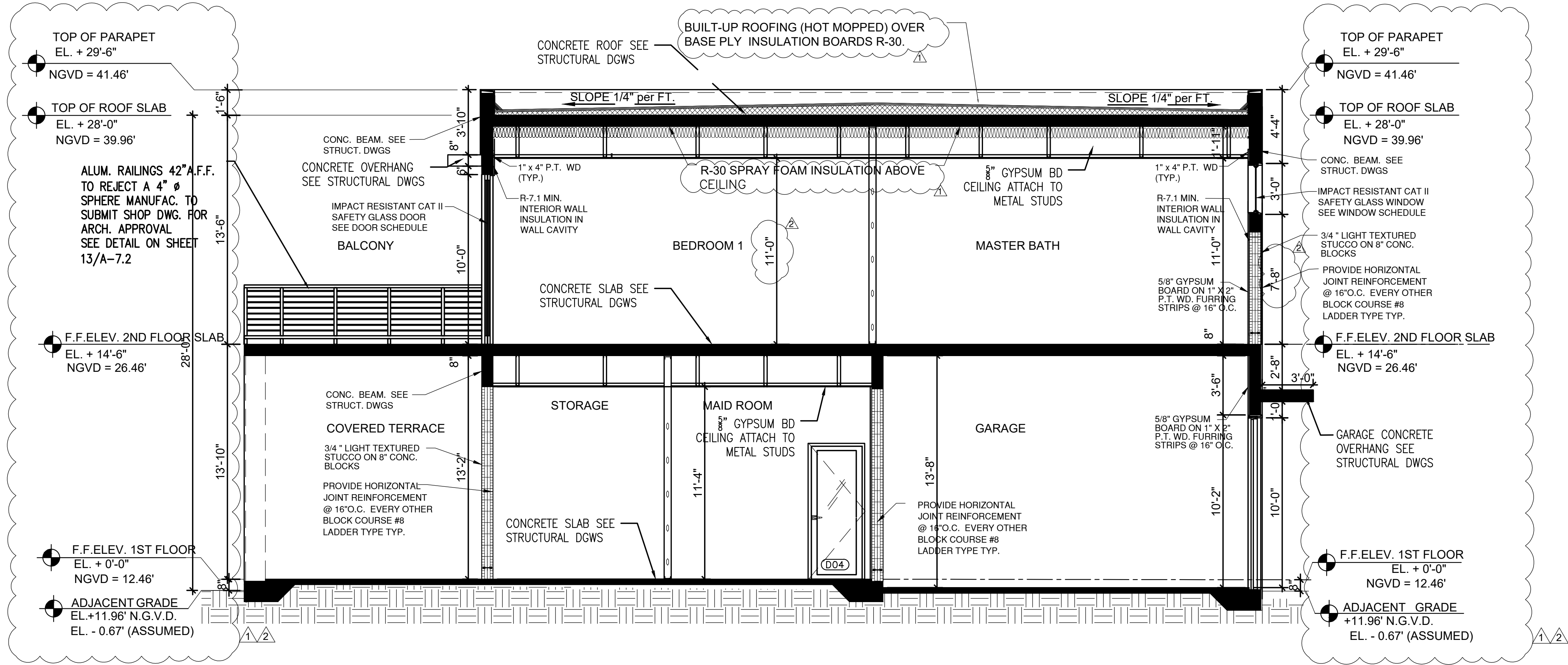
DESIGN BY:  
ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

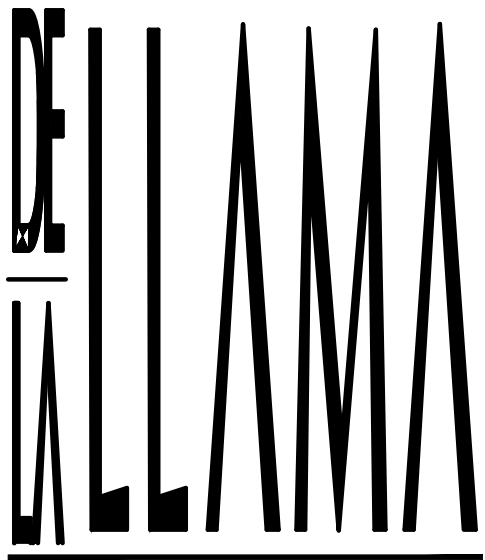
SHEET NO.

# A-5





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



ARCHITECTURE  
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INTERIOR DESIGN

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JORGE A. DE LA LLAMA  
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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        | REVISION | 9-04-25  |
| 2        | REVISION | 11-24-25 |

DRAWING NAME

**BUILDING  
SECTIONS**

DESIGN BY:  
ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

SHEET NO.

**A-5.1**





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| 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 . | 14   |
| 3               | FIXED WINDOW  | 7'-8"  | 3'-0" | 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      | THICK  |                                 |      |
| 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" | 11'-4" |        | CAT. II SAFETY GLASS .          | 1    |
| D04           | GARAGE DOOR                | 9'-0"  | 8'-0"  |        | CAT. II SAFETY GLASS .          | 1    |
| D05           | GARAGE DOOR                | 18'-0" | 10'-0" |        | CAT. II SAFETY GLASS .          | 1    |
| D06           | SWING DOOR                 | 6'-0"  | 10'-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"  | 11'-4" | 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

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

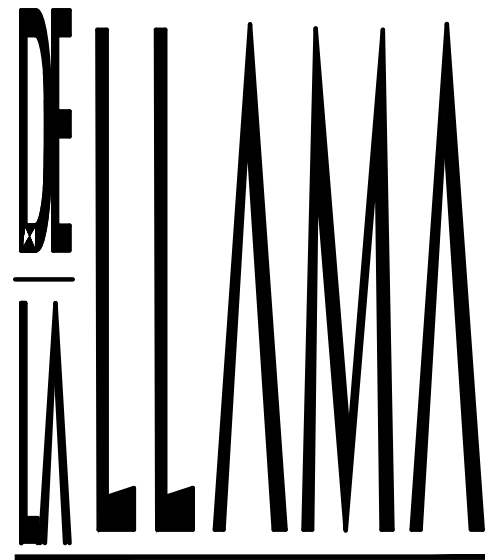
#### TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

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

1

## PROPOSED WINDOWS & DOORS SCHEDULE

1/4" = 1'-0"

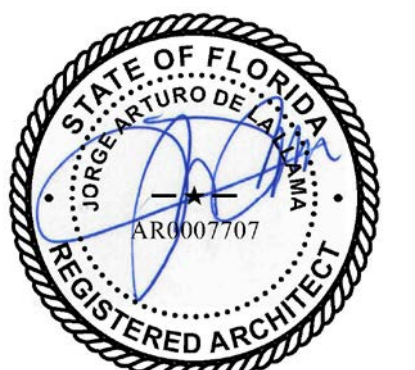


ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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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        | 11-24-25 | REVISION |

DRAWING NAME

**PROPOSED**  
**WINDOWS & DOORS**

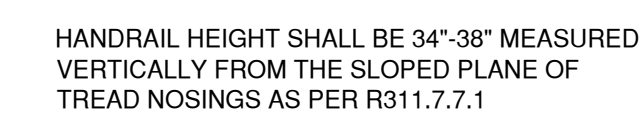
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ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

SHEET NO.

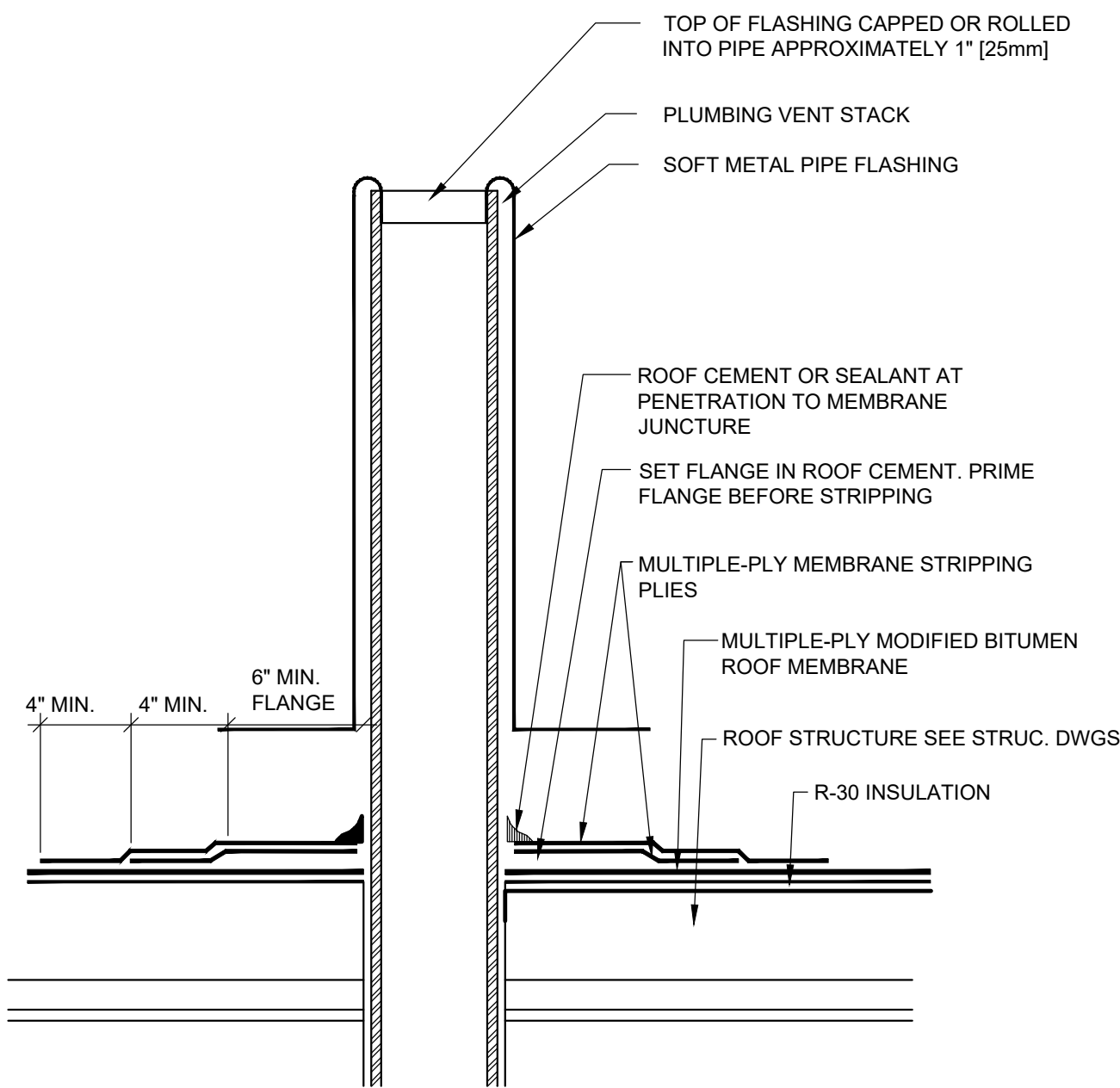
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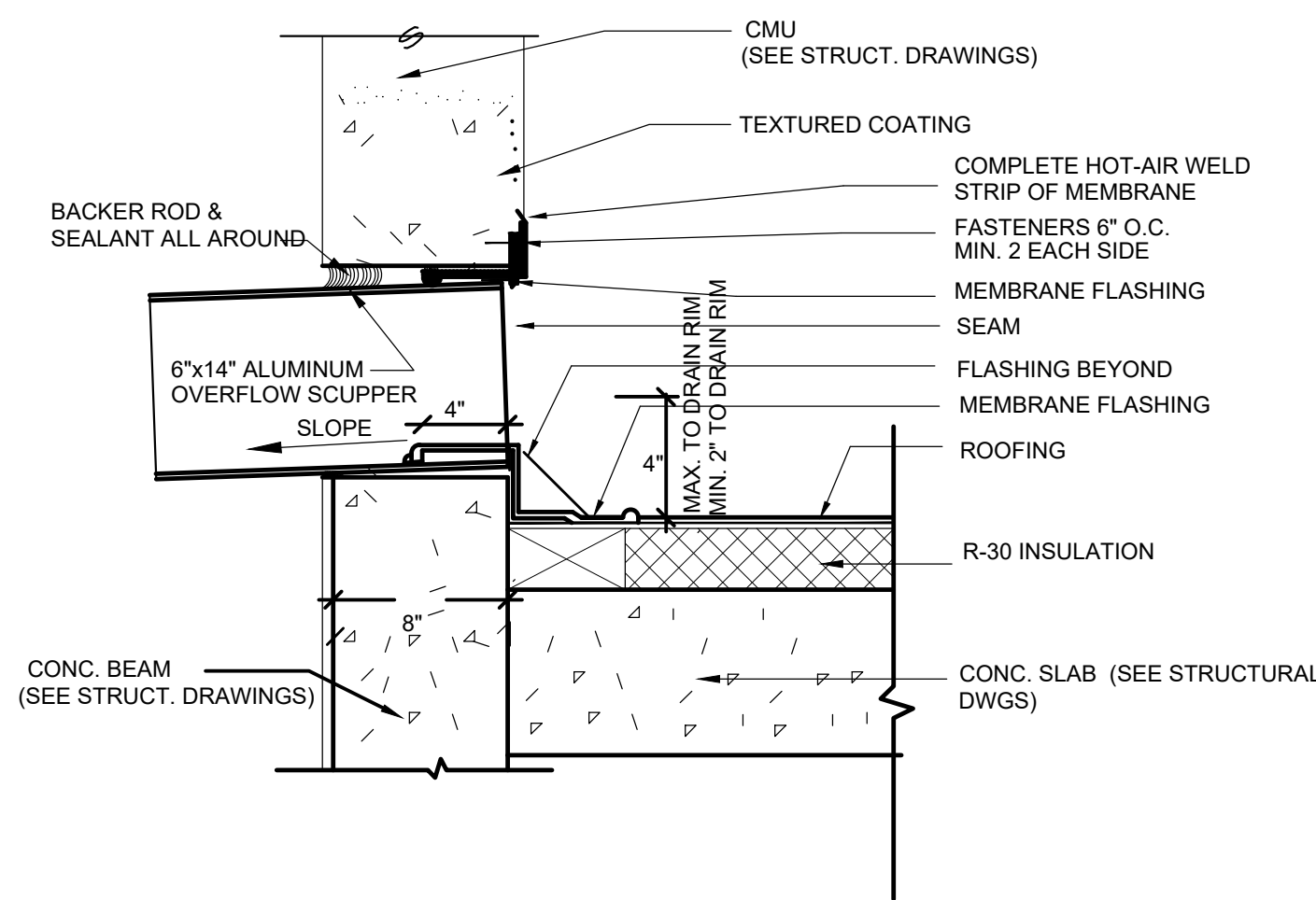


5 HANDRAIL DETAIL  
A-14 N.T.S.

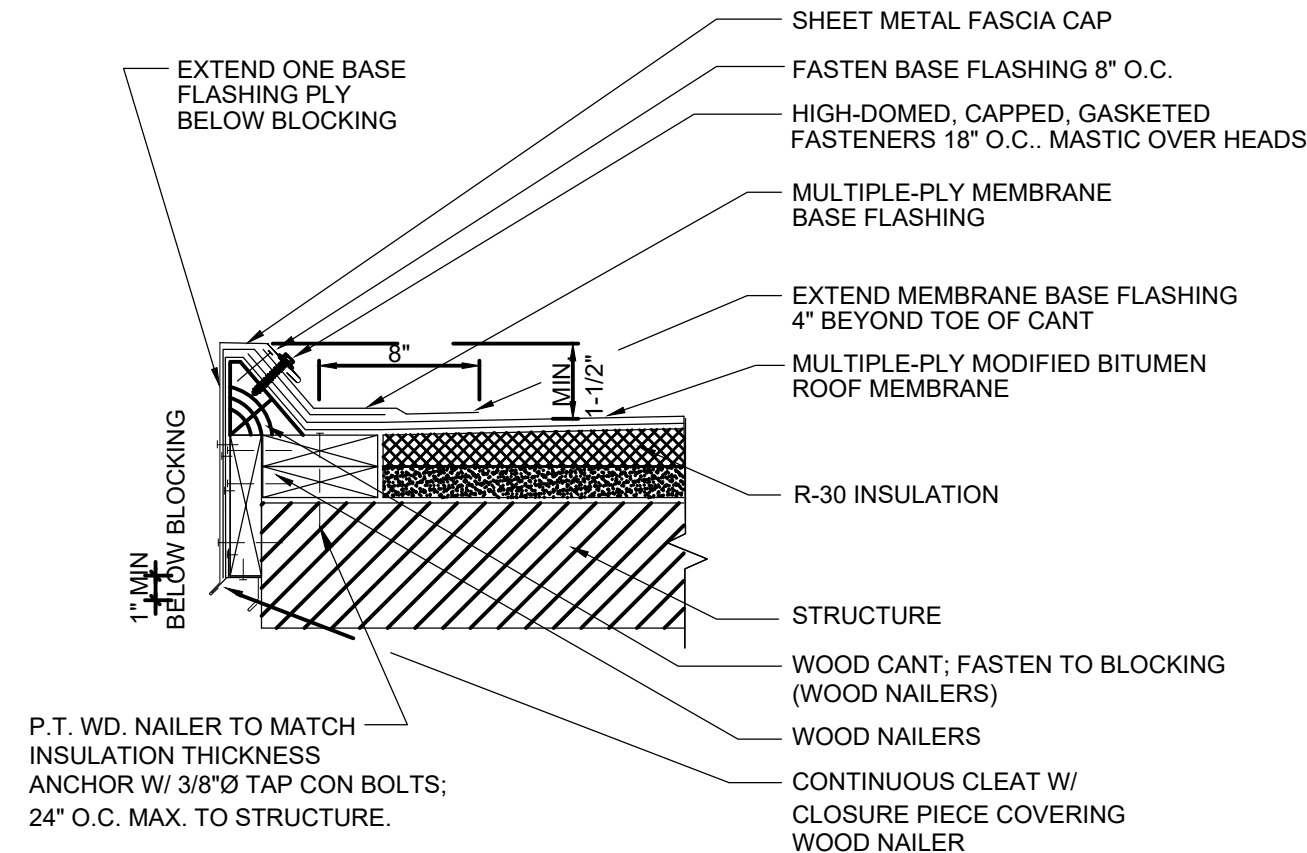




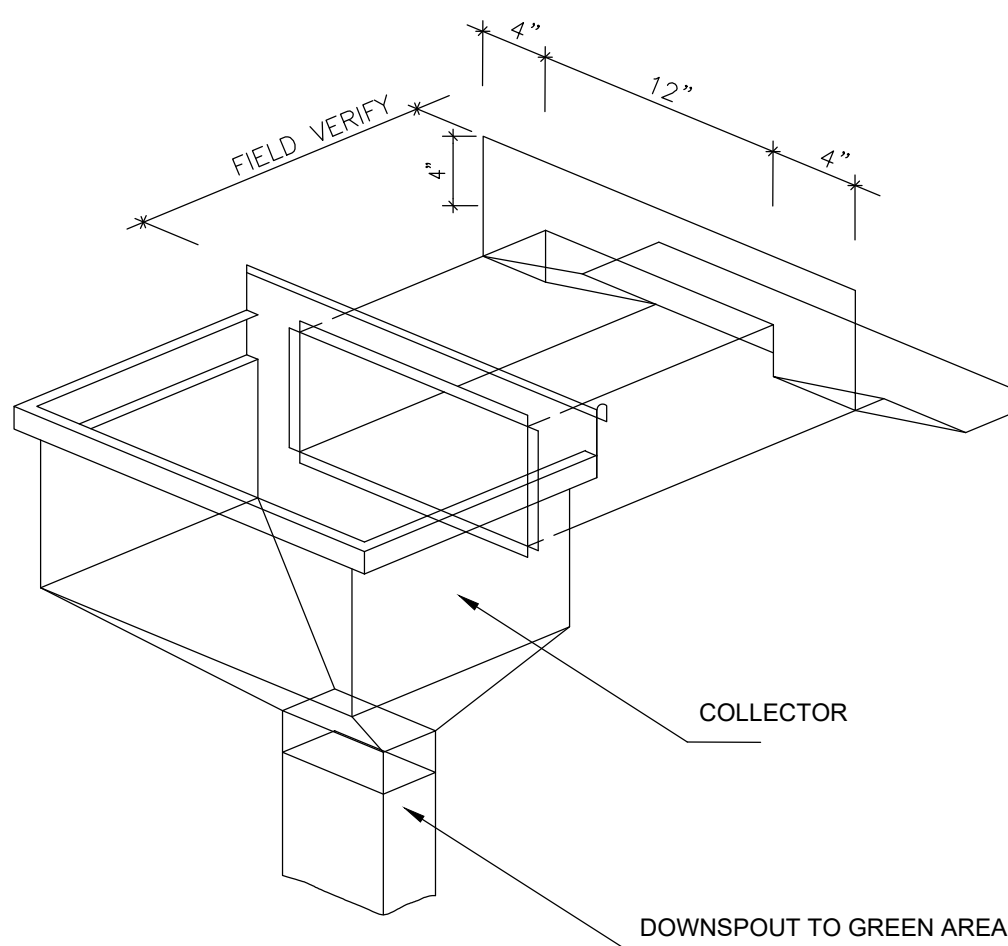
1 ROOF PLUMBING VENT  
N.T.S.



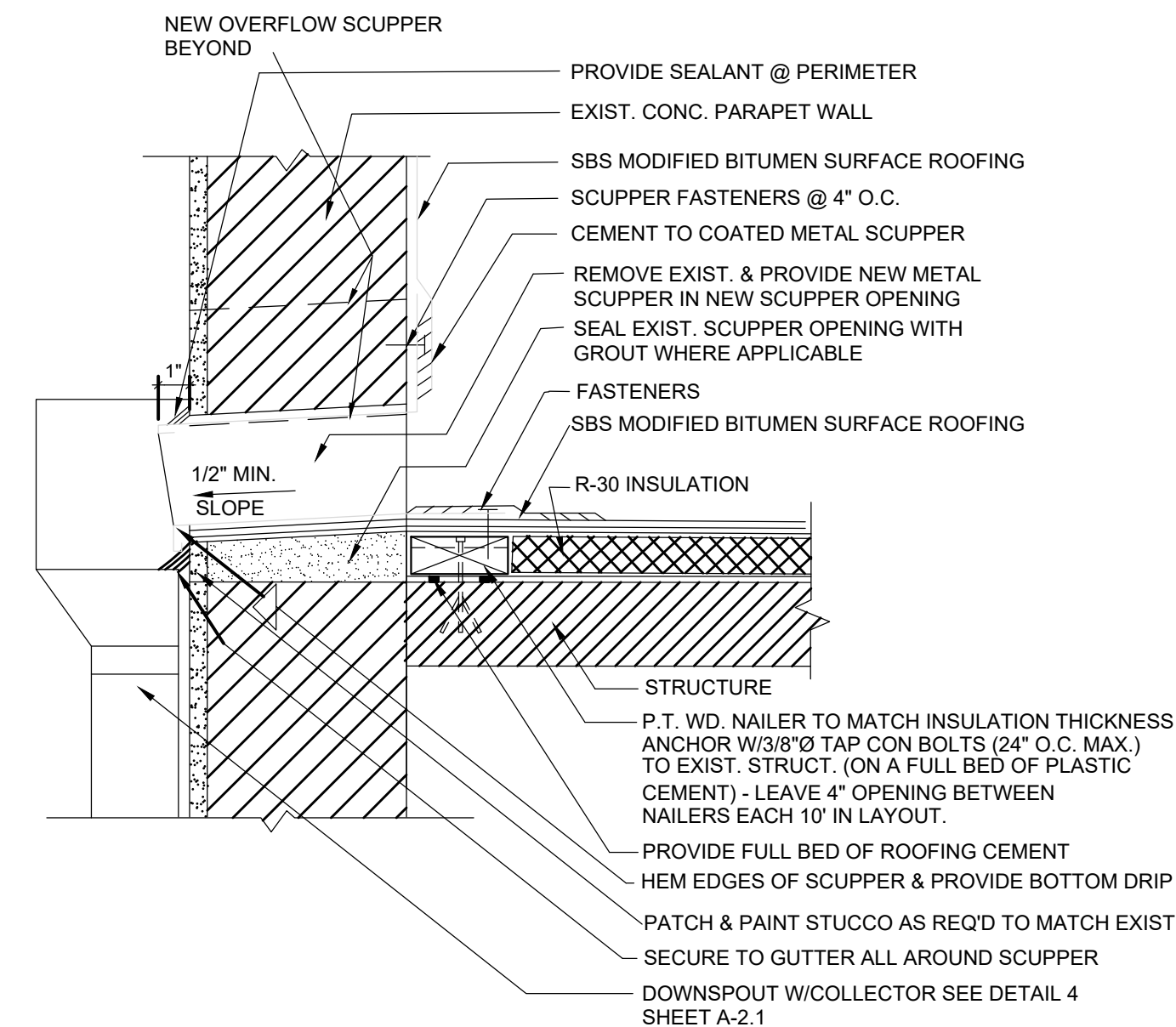
3 EMERGENCY OVERFLOW SCUPPER  
N.T.S.



5 RAISED PERIMETER  
ROOF DETAIL  
N.T.S.



4 DOWNSPOUT DETAIL.  
N.T.S.



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



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

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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

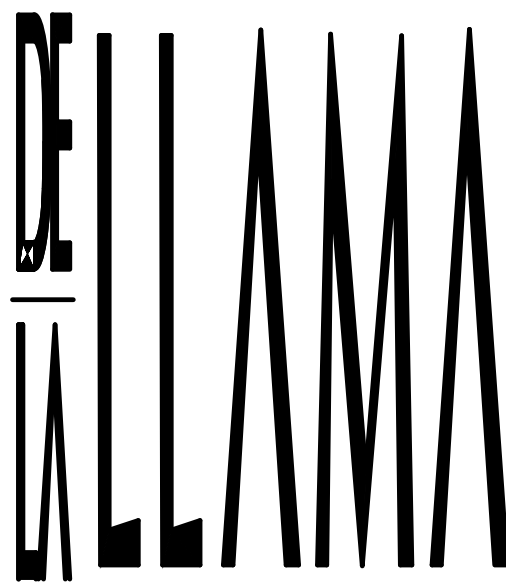
DRAWN BY:  
RAMSES TERRERO / HERMES PEREZ

SHEET NO.

A-7.1



|                                                               |                                     |                                         |                                 |                                           |
|---------------------------------------------------------------|-------------------------------------|-----------------------------------------|---------------------------------|-------------------------------------------|
|                                                               |                                     |                                         |                                 |                                           |
| 1 ATTIC ACCESS DETAIL<br>N.T.S. (FOR LOCATION SEE FLOOR PLAN) | 2 GARAGE DOOR JAMB DETAIL<br>N.T.S. | 3 EGRESS WINDOW<br>N.T.S.               | 4 DOOR JAMB DETAIL<br>N.T.S.    | 5 PRECAST WINDOWS ANCHOR DETAIL<br>N.T.S. |
|                                                               |                                     |                                         |                                 |                                           |
| 6 NON-RATED PARTITION<br>N.T.S.                               | 7 WOOD BAKING DETAIL<br>N.T.S.      | 8 WINDOW SILL & ANCHOR DETAIL<br>N.T.S. | 9 WOOD BACKING DETAIL<br>N.T.S. | 10 TYP. BATH LINER DETAIL<br>N.T.S.       |
|                                                               |                                     |                                         |                                 |                                           |
| 11 DOOR HEAD DETAIL<br>N.T.S.                                 | 12 DOOR BUCK DETAIL<br>N.T.S.       | 13 RAILING DETAIL<br>N.T.S.             |                                 |                                           |



ARCHITECTURE  
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PROJECT NAME

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EIGHT

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FILE NAME

JUNCO  
RESIDENCE

DATE  
DEC 16, 2024

REVISION DATE BY  
3-20-25 REVISION

DRAWING NAME

DETAILS

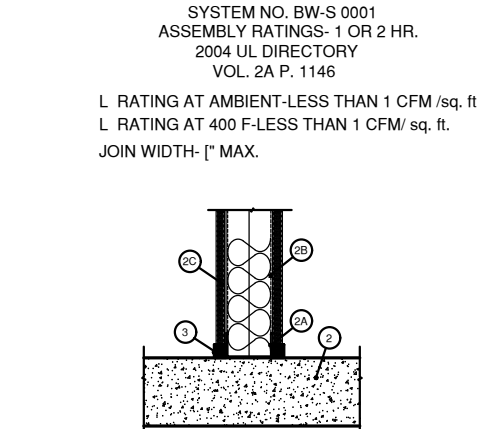
DESIGN BY:  
ZECKY DA COSTA

DRAWN BY:  
HUMBERTO LANTIGUA

SHEET NO.

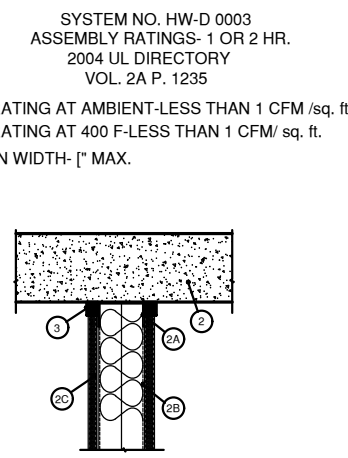
A-7.2





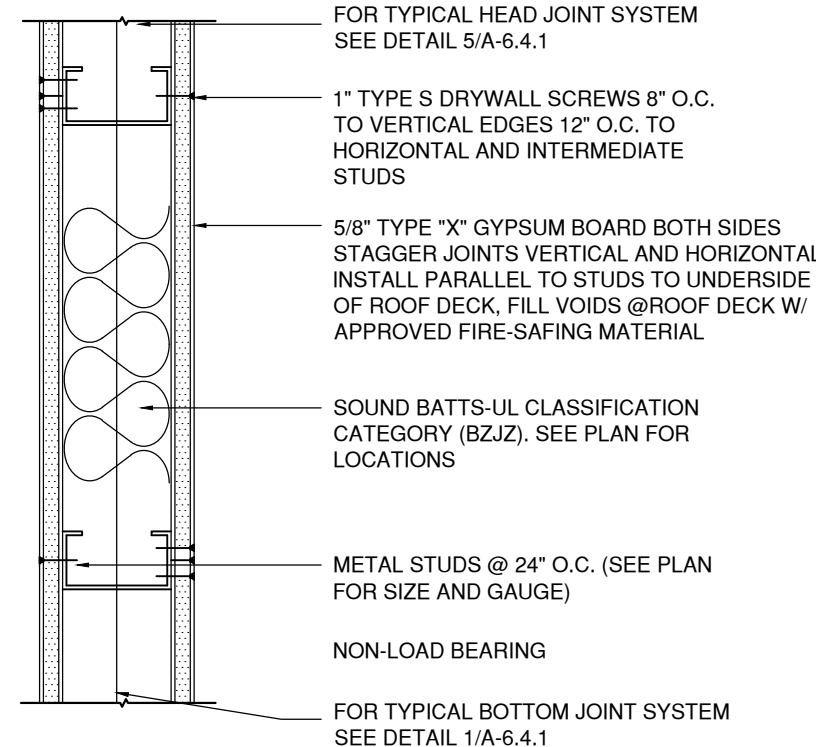
1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY.
- 2A. STEEL FLOOR RUNNER, MIN. 25 GAUGE GALV. STEELCHANNELS SIZE TO ACCOMMODATE 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 1"

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

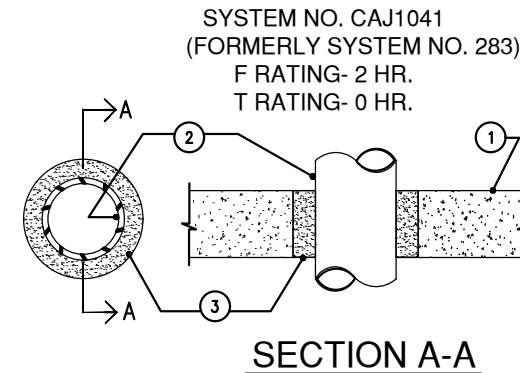


1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY.
- 2A. STEEL FLOOR AND CEILING RUNNER, MIN. 25 GAUGE GALV. STEEL CHANNELS SIZE TO ACCOMMODATE 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 1"

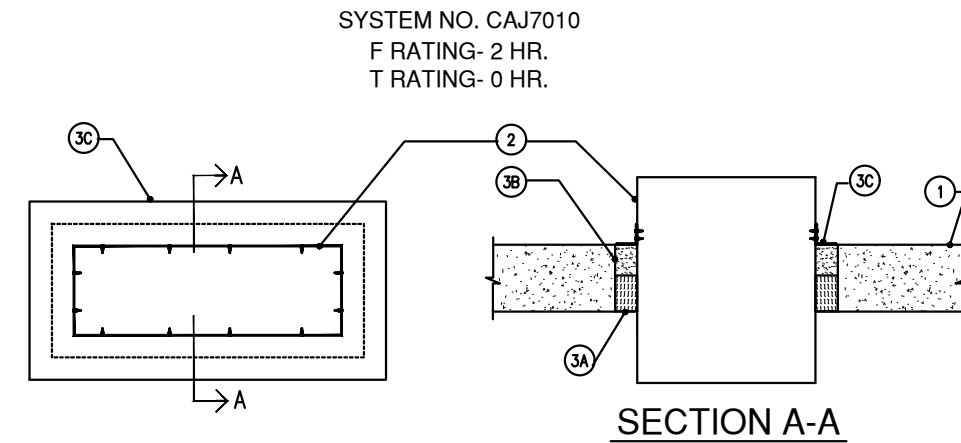
UL DESIGN LISTING: U-465  
(1 Hr. INTEGRITY RATING)



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



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 PENETRANTS ONE 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



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 1-1/2 in. 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

## TYPICAL JOINT SYSTEM. FIRE RESISTANT WALLS / FIRE RESISTANT CEILING

SCALE: N.T.S.

## TYPICAL FIRE RATED PARTITION DETAIL

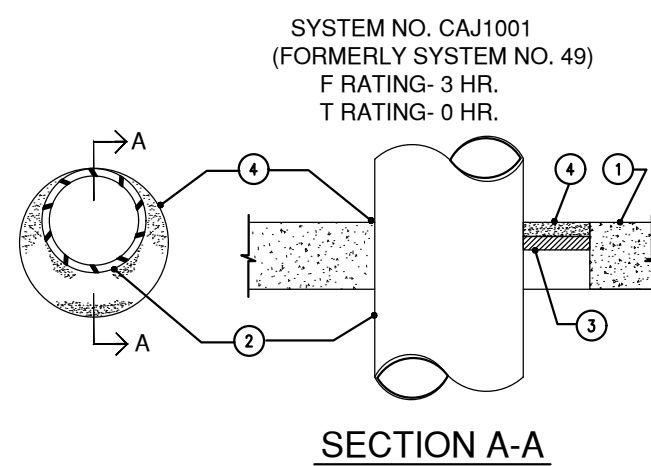
SCALE: 2" = 1'-0" SEE UL FIRE RESISTANCE DIRECTORY VOL.1, 2004 EDITION, PG. 832 FOR ADDITIONAL INFO.

## TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

## TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

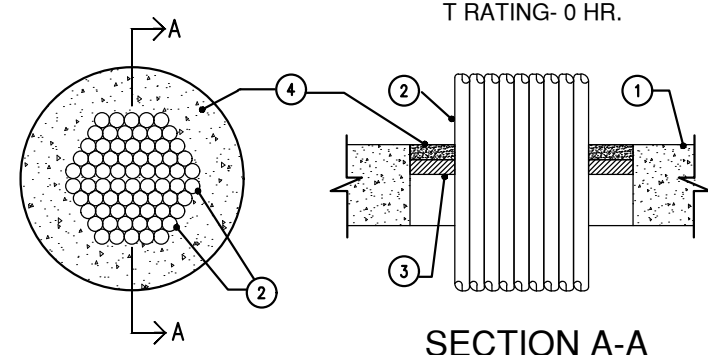


1. FLOOR OR WALL ASSEMBLY- MIN 4-1/2 in THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS\*. MAX. DIAM. OF CIRCULAR THROUGH OPENING IS 22-1/2 in. SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF 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 CALK THKNS IN. |
|---------------------|-----------------------|---------------------------|--------------------|
| 10                  | 1                     | BR, CF, GF OR MW          | 1/2 (b)            |
| 10                  | 1                     | GF 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

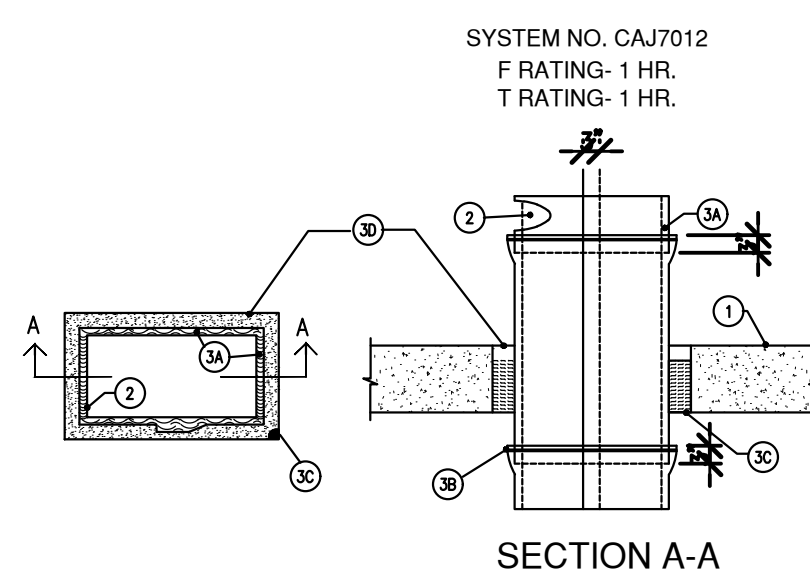
3M COMPANY- TYPE CP 25WB  
\* BEARING THE UL CLASSIFICATION MARKING  
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1676



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 MANUFACTURES.
- 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 3/4 in. .
- 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

## TYPICAL FIRESTOPPING DETAILS AND NOTES

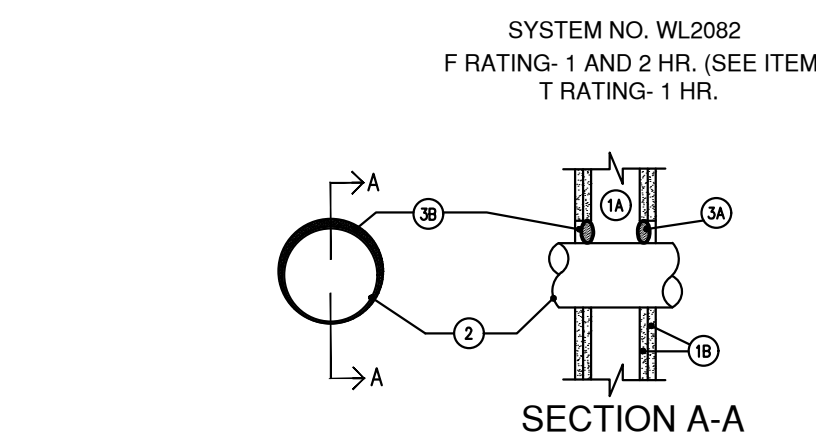
SCALE: N.T.S.



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 CLASSIFIED CONCRETE BLOCKS\*. MAX AREA OF OPENING IS 3069 sq.in. WITH A MAX. DIMENSION OF 93 in.
2. THROUGH-PENETRANTS ONE 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:
- A. MAX INDIVIDUAL DIMENSION OF 94 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\*- 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- 1/2 in. WIDE BY 0.015 in. THICK CARBON STEEL BANDING STRAPS USED IN CONJUNCTION WITH MIN 1 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. 1/2 in. 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 SIL SEALANT (FOR FLOOR ASSEMBLIES ONLY)
- \* BEARING THE UL CLASSIFICATION MARK  
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2192

## TYPICAL FIRESTOPPING DETAILS AND NOTES

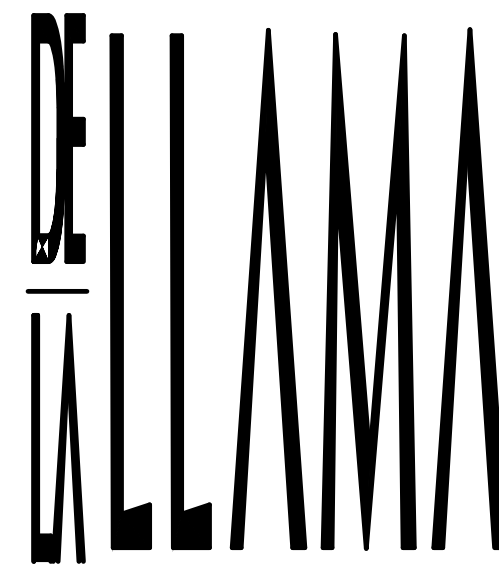
SCALE: N.T.S.



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 ACCOMMODATE 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, CONSULTS, 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 GYPSUM 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

## TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

JORGE A. DE LA LLAMA  
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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 NO.

EXPANSION JOINT  
DETAILS

A-8