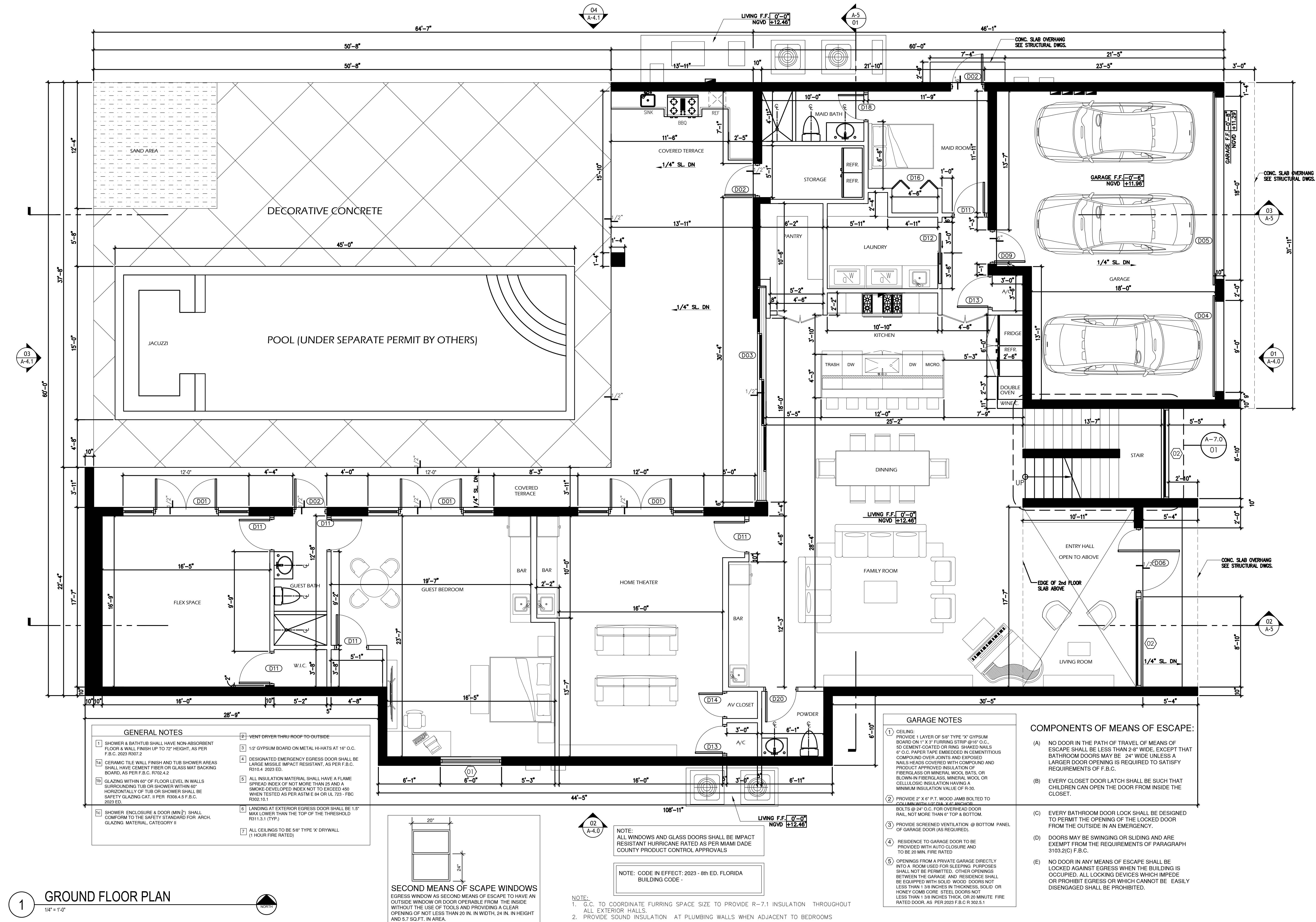




ARCHITECTURE
PLANNING
INTERIOR DESIGN

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

DRAWING NAME

GROUND FLOOR

DESING BY:

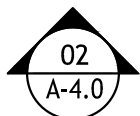
ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A-1.0



1

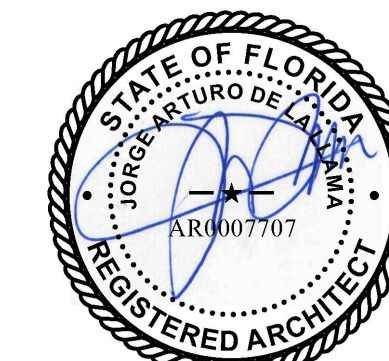


DELLMAN

JORGE A. DE LA LLAMA
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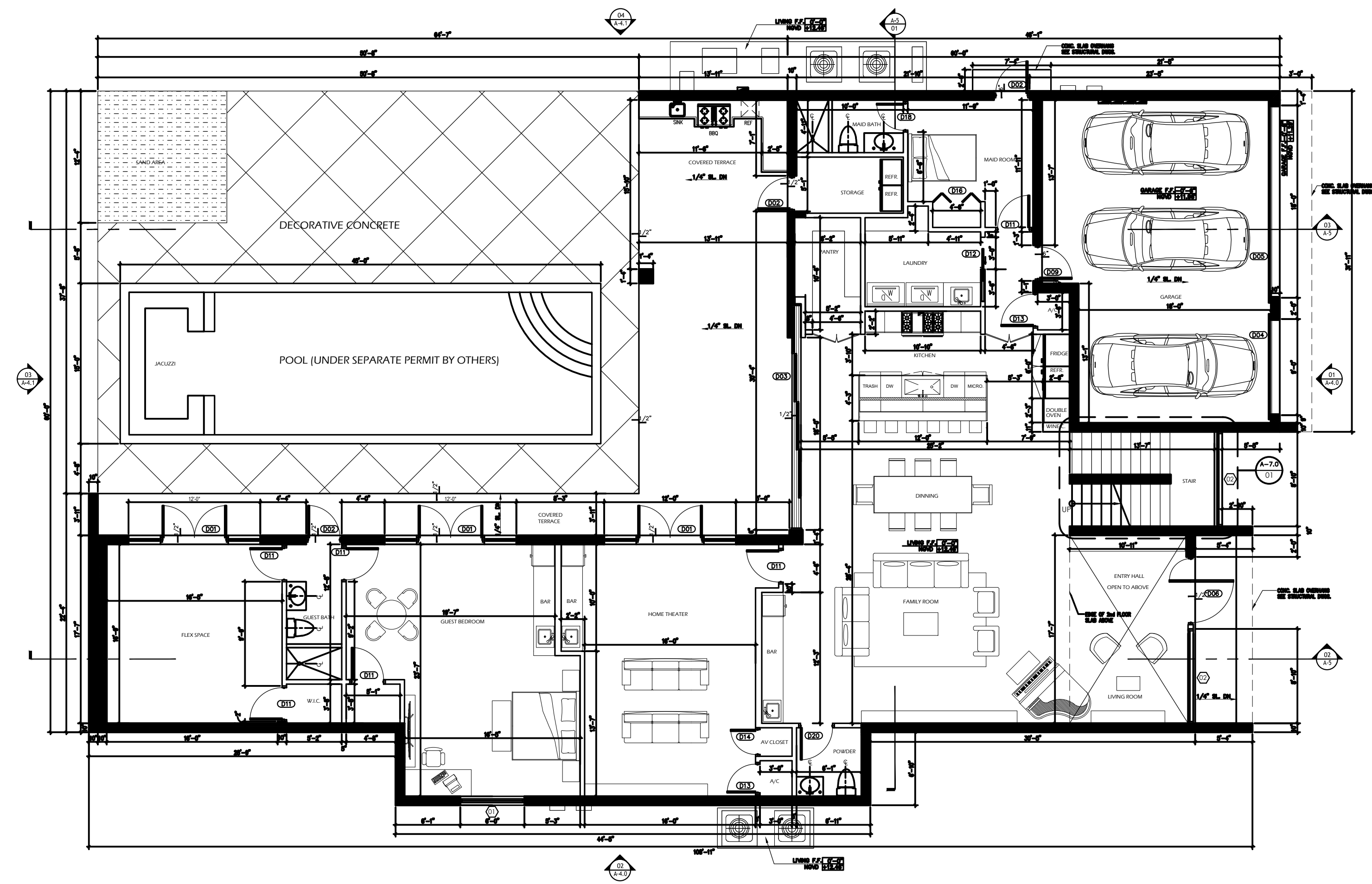
SECOND FLOOR

DESING BY:
JORGE A. DE LA LLAMA

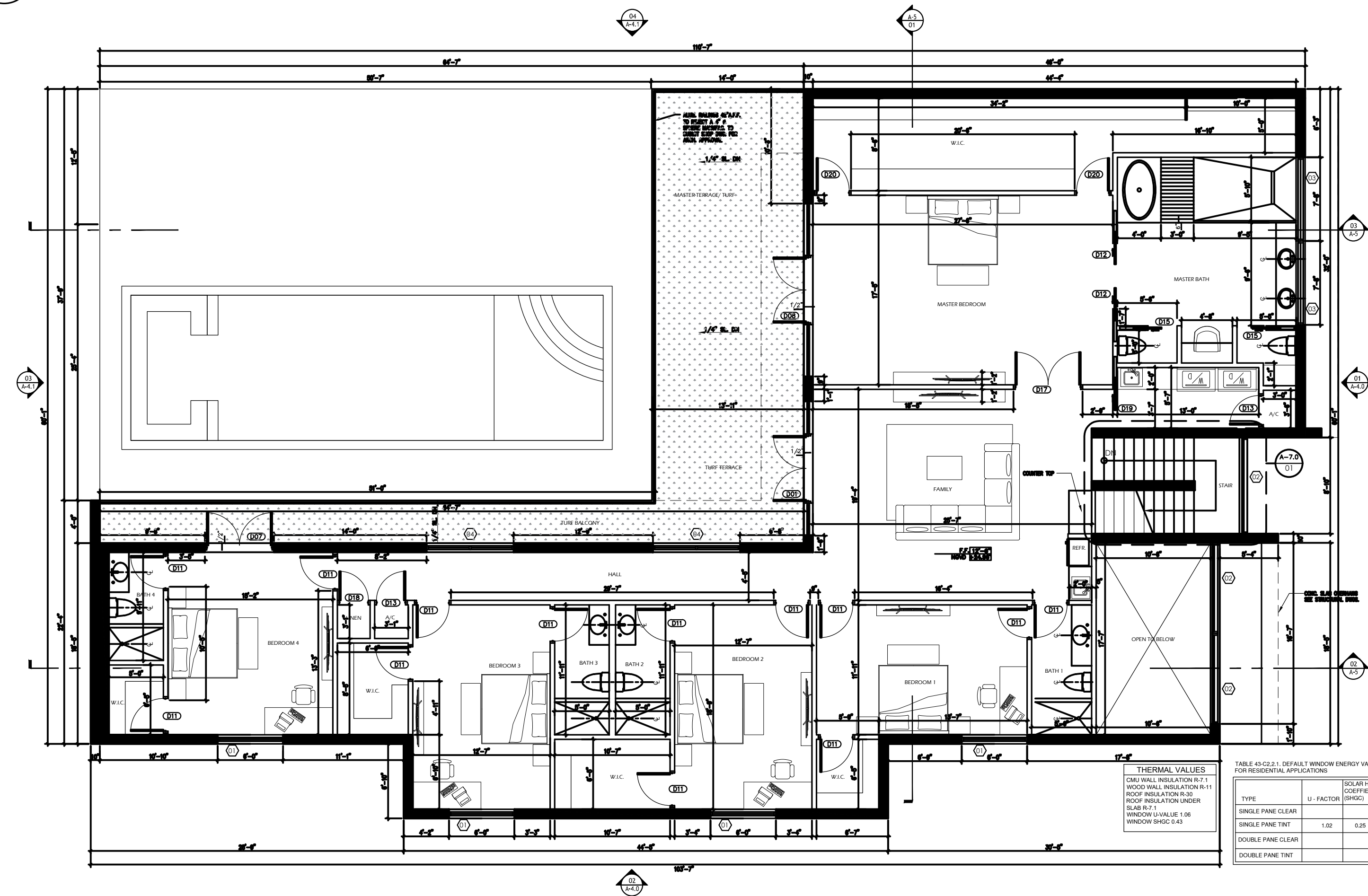
DRAWN BY:
HUMBERTO LANTIGUA

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)
- 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 EQUIPMENT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SF. THE WIDTH SHOULD NOT BE LESS THAN 20" IN WIDTH, AND THE HEIGHT NOT LESS THAN 24". THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. (NFPA-24.2 .2 .5 .5)
- 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 IN 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)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
COVER ENTRY	848 SQ. FT.
TOTAL	4,949 SQ. FT.

SECOND FLOOR:	
A/C AREA (F.A.R)	4029 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

TOTAL CONST. AREA CALC. 9,757 SQ. FT.

(F.A.R) AREA CALCULATIONS:

GROUND FLOOR:	
A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
TOTAL	4,101 SQ. FT.

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

WALL & SYMBOL LEGEND:

FLOOR PLAN LEGEND:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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



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AREA CALCS
GROUND FLOOR
& 2nd FLOOR

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-2.1

OVERFLOW DRAINS CALCULATIONS	ROOF TYPE	AREA (Sq.Ft.)	ROOF DRAIN (Dia. In.)	OVERFLOW Required	OVERFLOW (Sq.In.) Provided
Rainfall rate 100 years / 1 Hour Rainfall / 5 in/hr Eastern United States	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)

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).

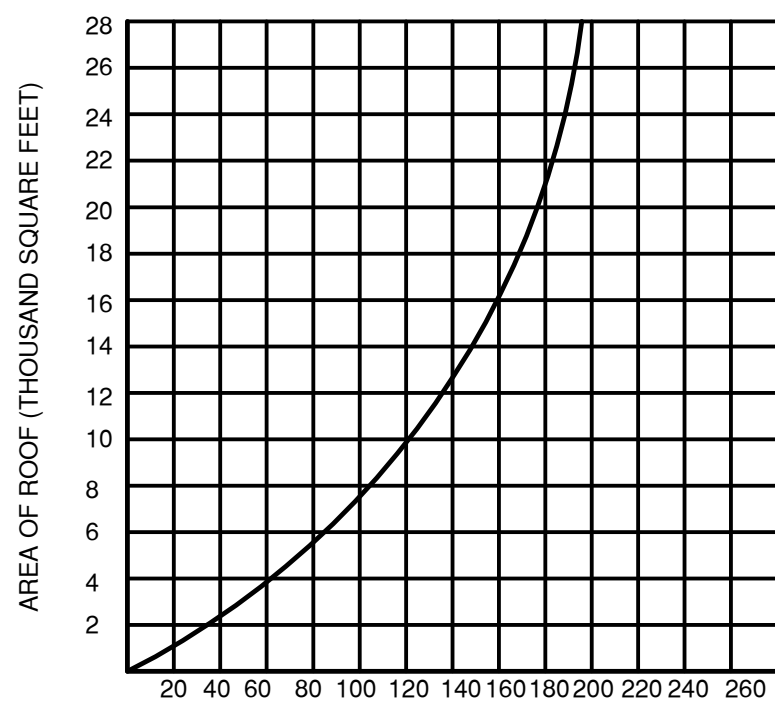
2- WHERE ROOFS ARE NOT DESIGNED IN ACCORDANCE WITH SECTION R4403.6.1, OVERFLOW DRAINS OR SCUPPERS SHALL BE PLACED TO PREVENT AN ACCUMULATION OF MORE THAN 5 INCHES OF WATER ON ANY PORTION OF THE ROOF. IN DETERMINING THE LOAD THAT COULD RESULT SHOULD THE PRIMARY DRAINAGE SYSTEM BE BLOCKED, THE LOADS CAUSED 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).

AS PER SECTION 1616 FBC
HIGH VELOCITY HURRICANE ZONES
ROOF DRAINAGE



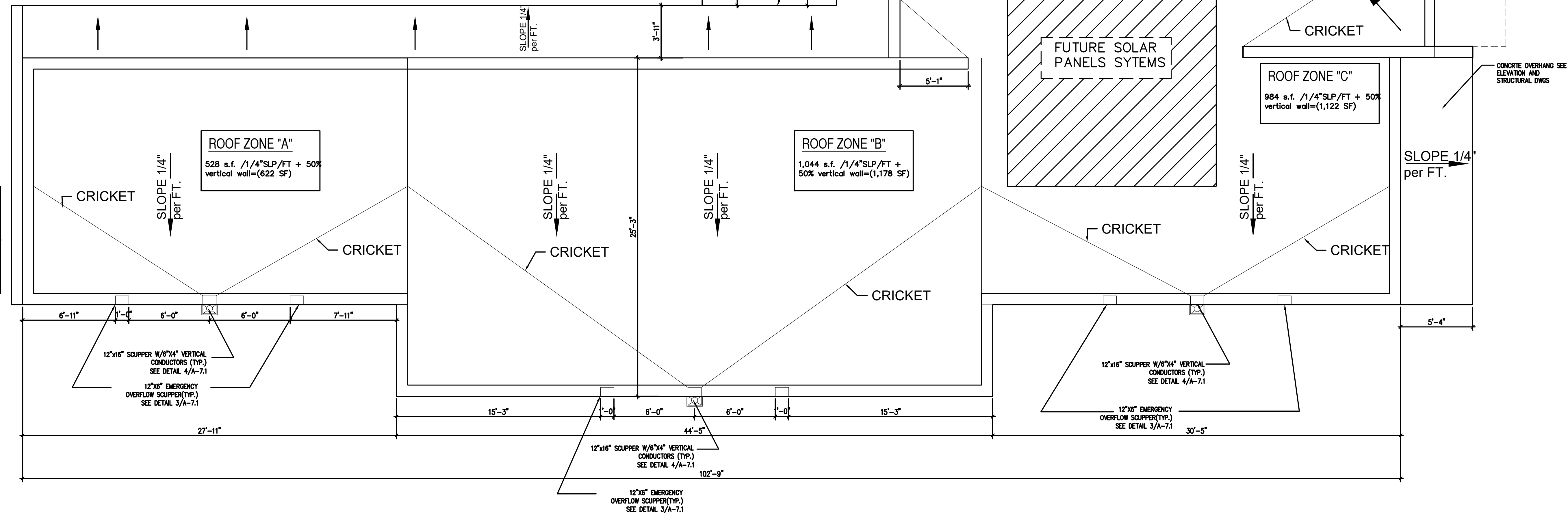
REQUIRED AREA OF OVERFLOW SCUPPER (SQ.INCHES)

FIGURE 1616.3

REQUIRED AREA OF OVERFLOW SCUPPERS

ROOF PLAN STATEMENT

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



1 ROOF PLAN

1/4" = 1'-0"



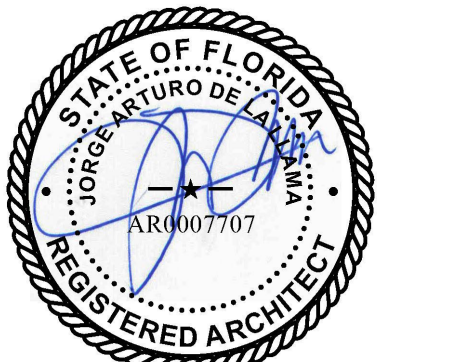
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DESING BY:

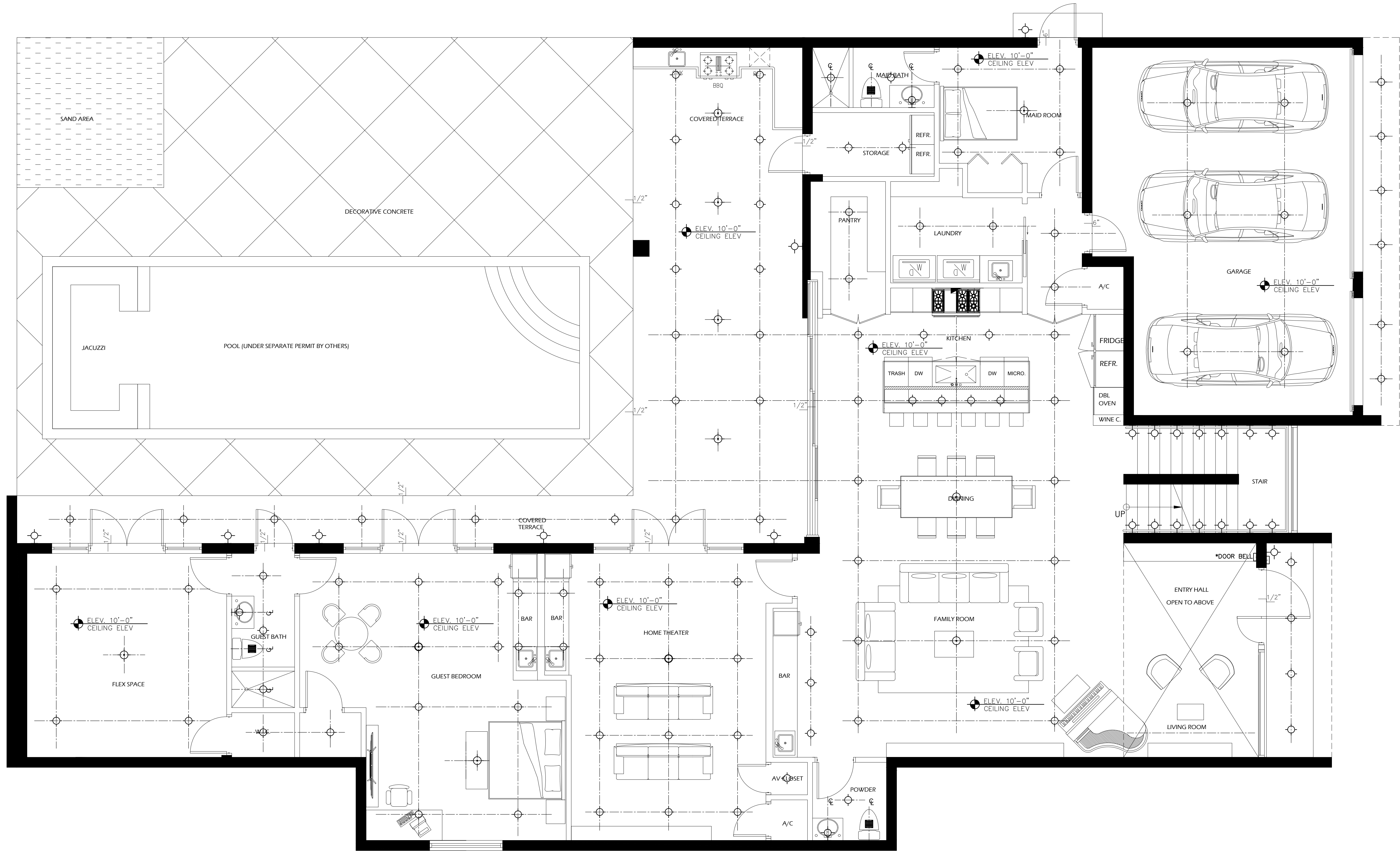
ZECKY DA COSTA

DRAWN BY:

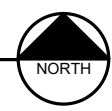
HUMBERTO LANTIGUA

SHEET NO.

A3.0



1 GROUND 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



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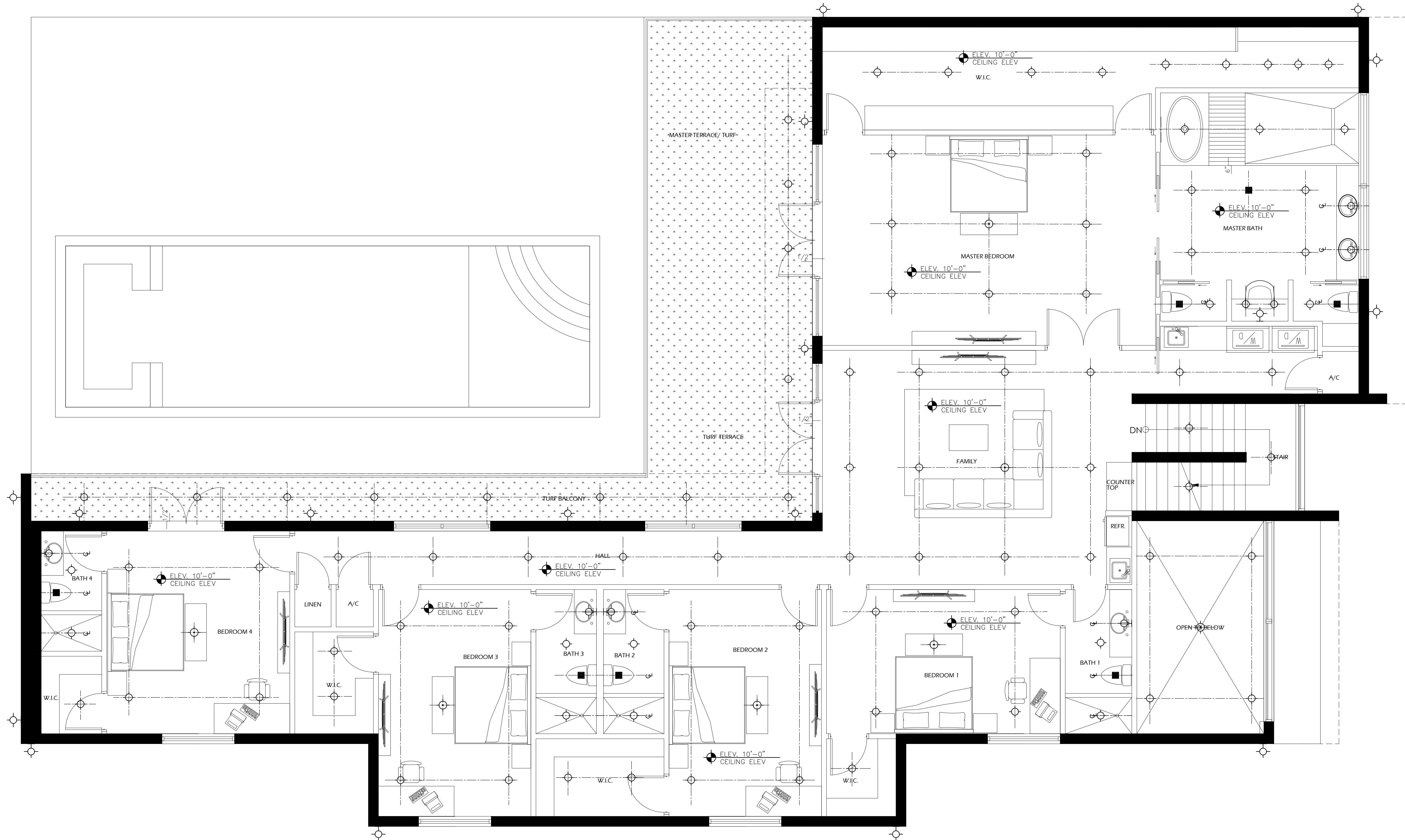
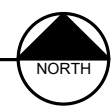
GROUND FLOOR
REFLECTED
CEILING PLAN

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-3.1

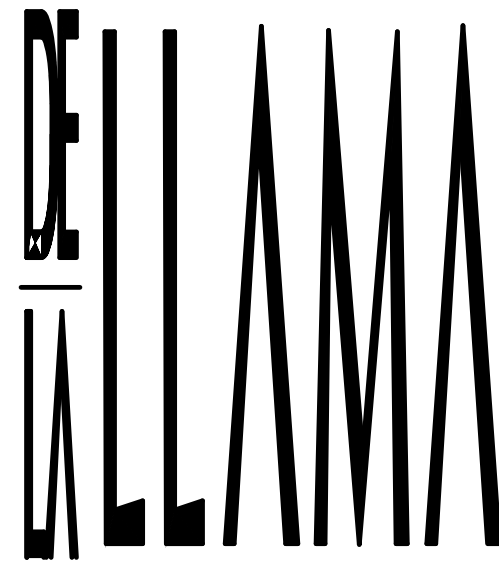


DRAWING LEGEND:

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

NOTE:

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



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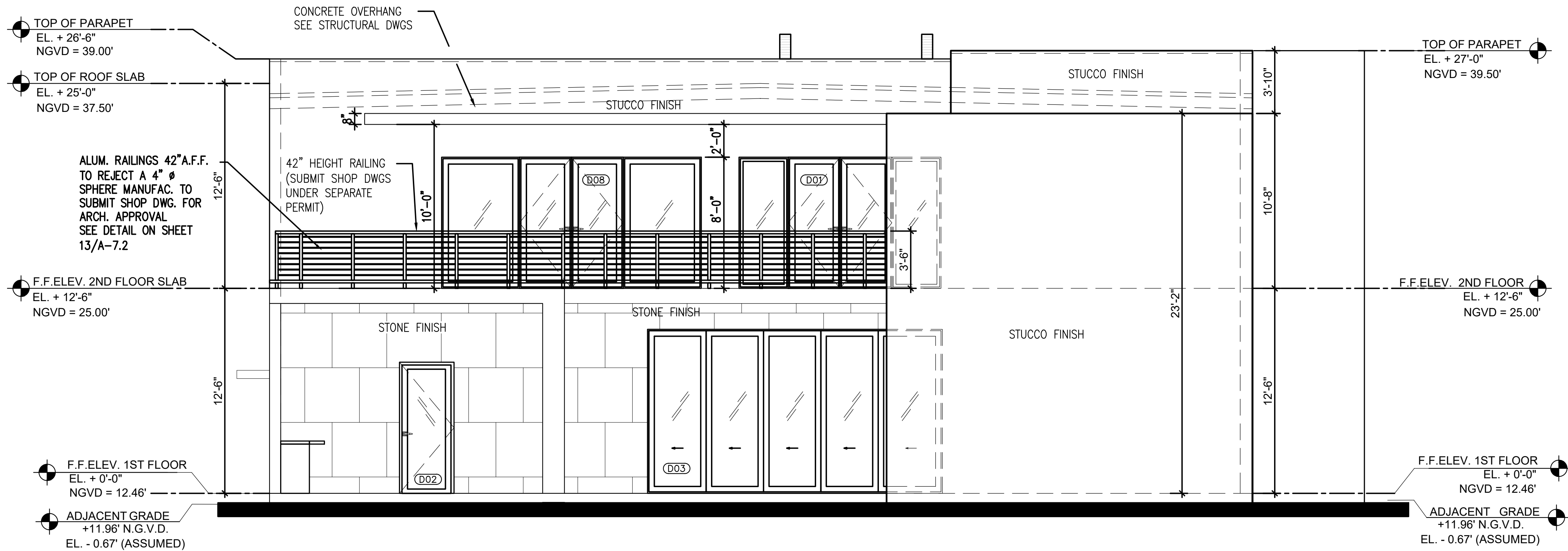
SECOND FLOOR
REFLECTED
CEILING PLAN

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

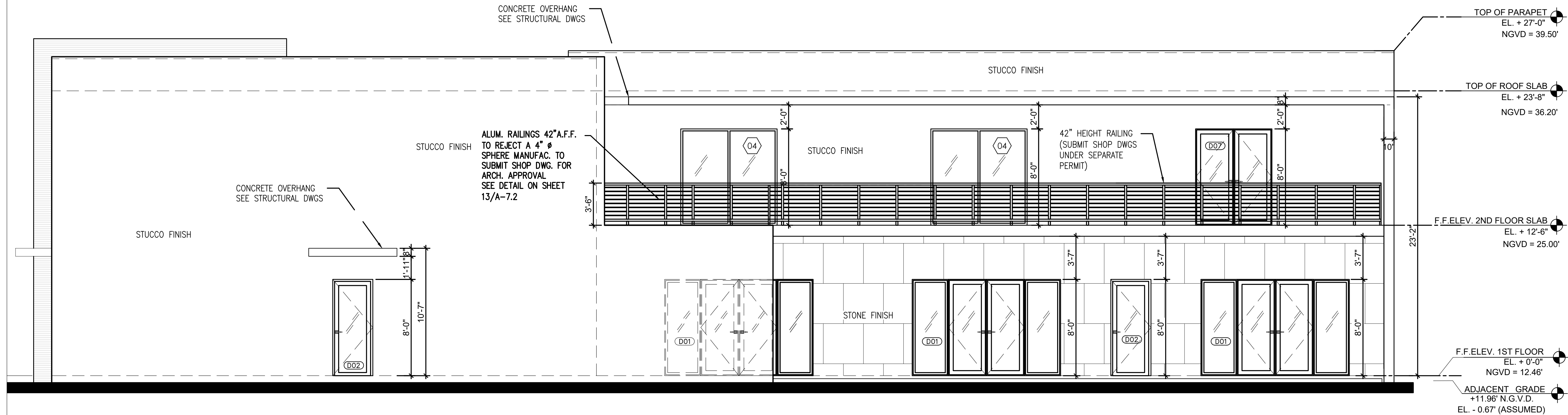
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A3.2



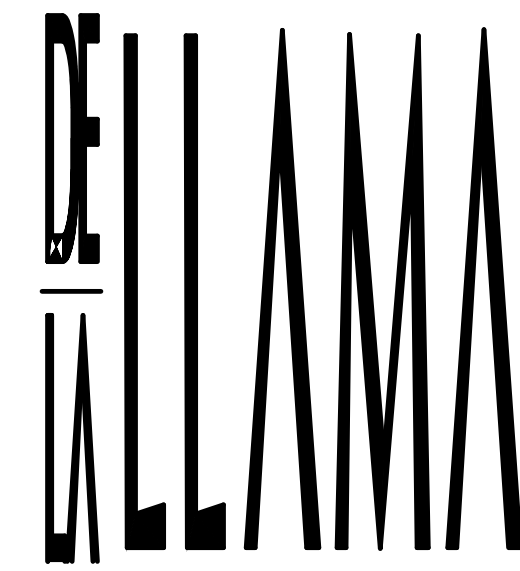
3 EAST ELEVATION

1/4" = 1'-0"



4 SOUTH ELEVATION

1/4" = 1'-0"



ARCHITECTURE
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DATE
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REVISION DATE BY

DRAWING NAME

EXTERIOR
ELEVATIONS

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-4.1



PROJECT NAME

$$(1)$$

TOP OF PARAPET
 EL. + 27'-0"
 NGVD = 39.50'

TOP OF
 ROOF SLAB
 EL. + 25'-0"
 NGVD = 37.50'

LOWEST POINT
 BOTTOM OF
 ROOF SLAB
 EL. + 24'-5"
 NGVD = 36.92'

EL. + 12'-6"
 NGVD = 25.00'

CONCRETE OVERHANG
 SEE STRUCTURAL DW

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

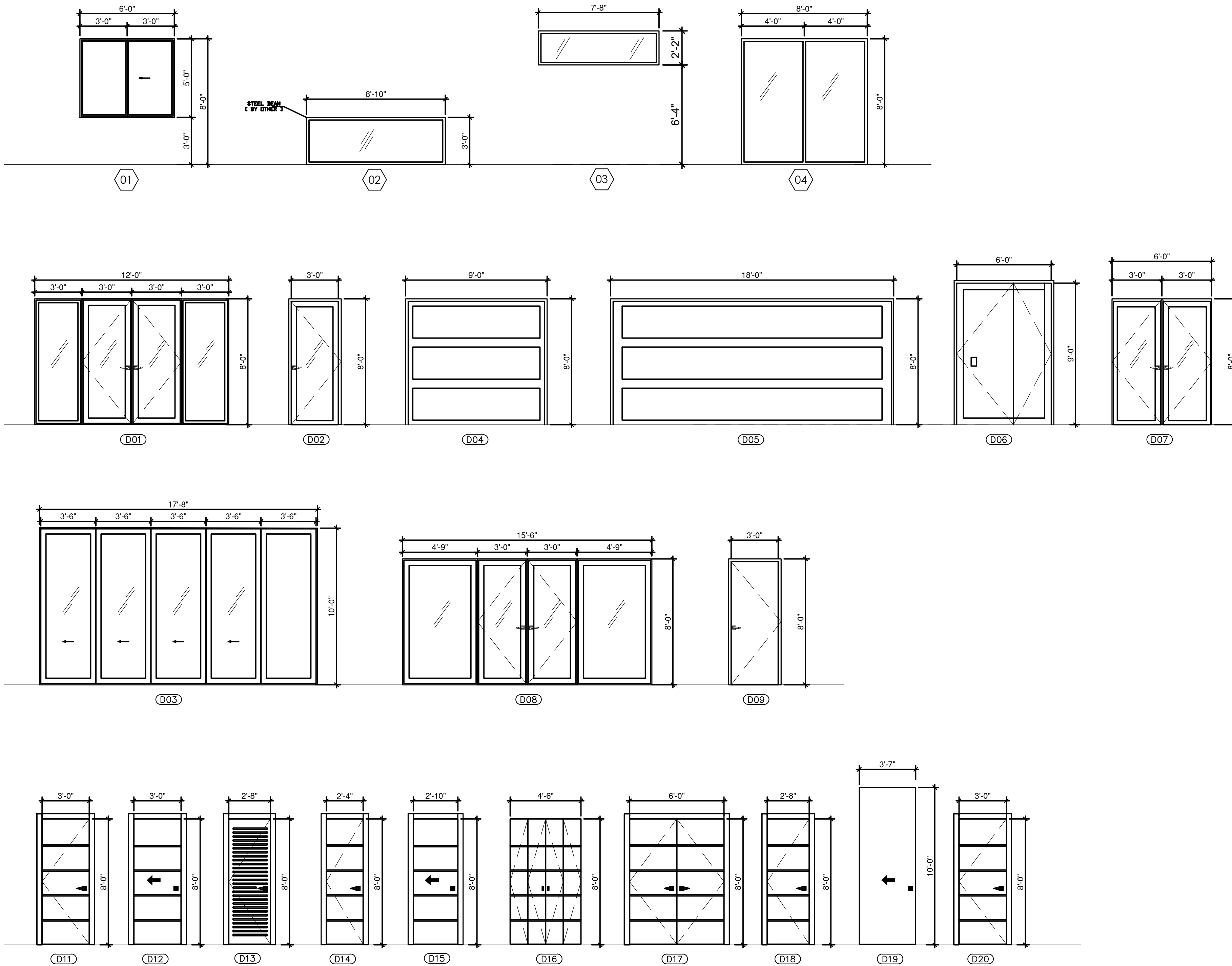
ADJACENT GRADE
 +11.96' N.G.V.D.
 EL. - 0.67' (ASSUMED)

(2)

1/4" = 1'-0"

SHEET NO.

A-5



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	THICK		
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"	1 3/4"	SOLID W.D., FIRE RATED, PAINTED	1
D11	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	19
D12	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D13	SWING DOOR	2'-8"	8'-0"	1 3/4"	LOUVERED W.D. PIVOT PAINTED	4
D14	SWING DOOR	2'-4"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	1
D15	SWING DOOR	2'-10"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D16	BIFOLD DOOR	4'-6"	8'-0"	1 3/4"	SOLID W.D. BIFOLD PAINTED	1
D17	DOUBLE SWING DOOR	6'-0"	8'-0"	1 3/4"	SOLID W.D. DOUBLE PIVOT PAINTED	1
D18	SWING DOOR	2'-8"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	2
D19	SWING DOOR LVR	3'-7"	10'-0"	1 3/4"	CUSTOM W.D. SWING LOUVER	1
D20	SWING DOOR	3'-0"	8'-0"	1 3/4"	CONCEALED PANEL	3

WINDOW & DOOR NOTES

- 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

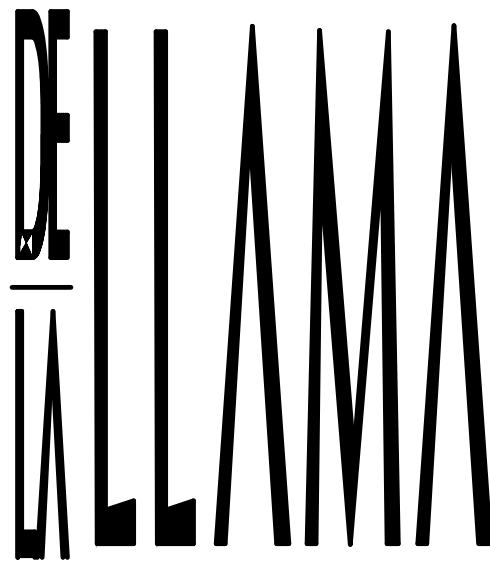
THERMAL VALUES	
CMU WALL INSULATION R-7.1	
WOOD WALL INSULATION R-11	
ROOF INSULATION R-30	
SLAB R-7.1	
WINDOW U-VALUE 1.06	
WINDOW SHGC 0.43	

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

TYPE	U - FACTOR	SOLAR HEAT COEFFICIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.02	0.25
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1 PROPOSED WINDOWS & DOORS SCHEDULE

1/4" = 1'-0"



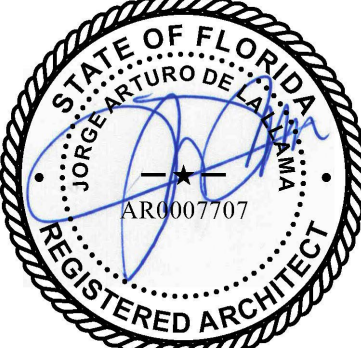
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA

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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

DRAWING NAME

PROPOSED
WINDOWS & DOORS

DESING BY:

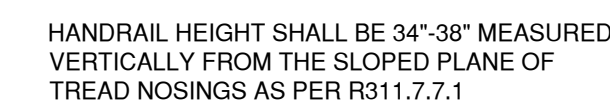
ZECKY DA COSTA

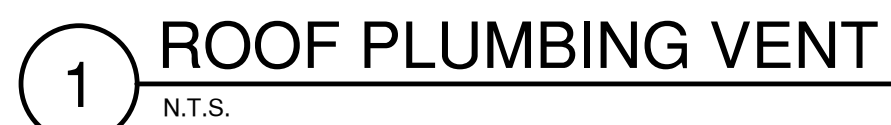
DRAWN BY:

HUMBERTO LANTIGUA

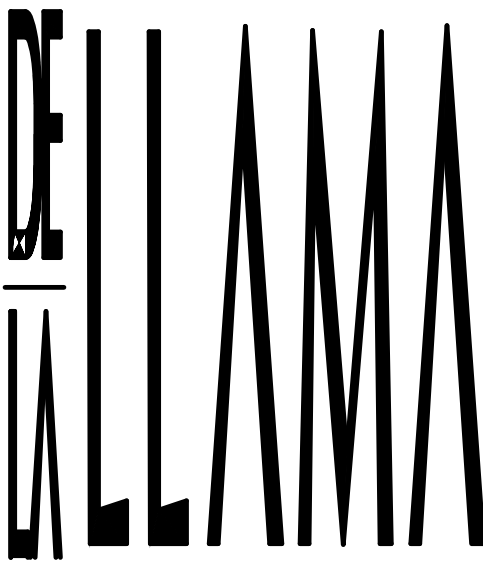
SHEET NO.

A6.0





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

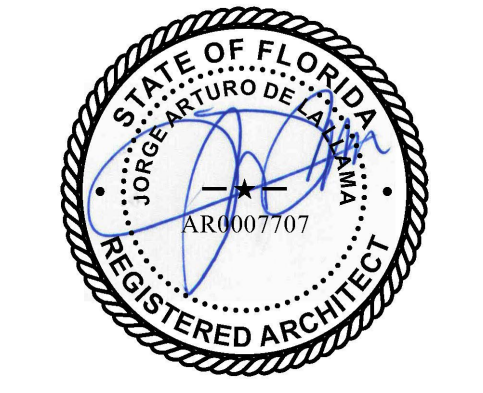


ARCHITECTURE
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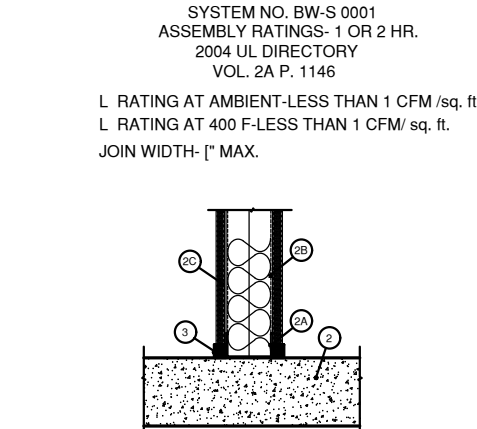
DETAILS

DESING BY:
ZECKY DA COSTA

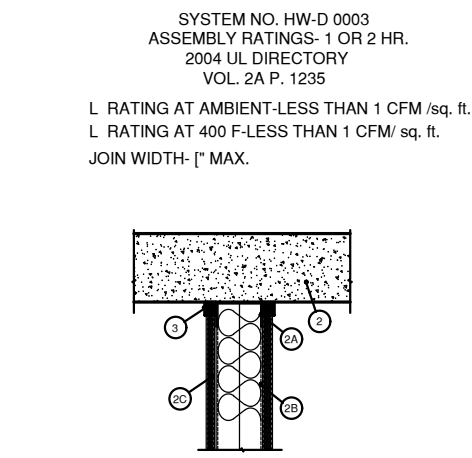
DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

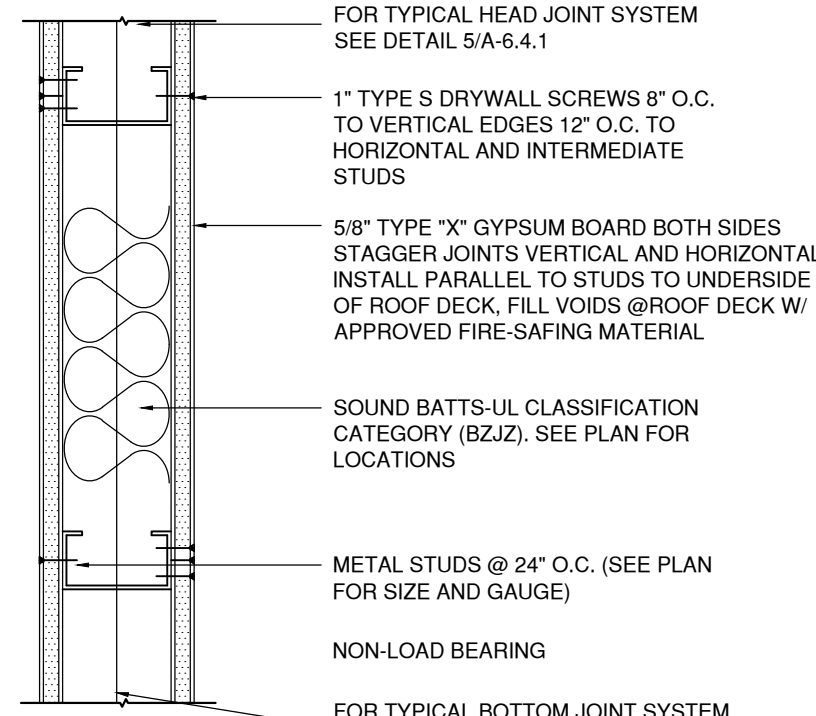
A-7.2



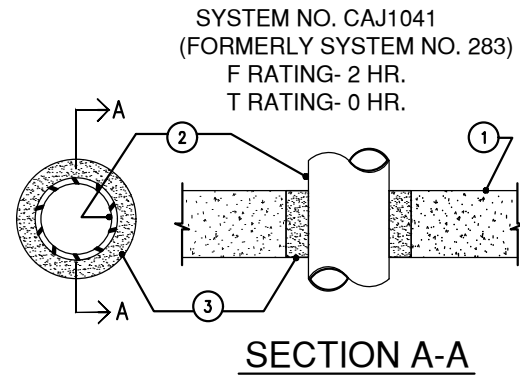
1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY.
- 2A.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



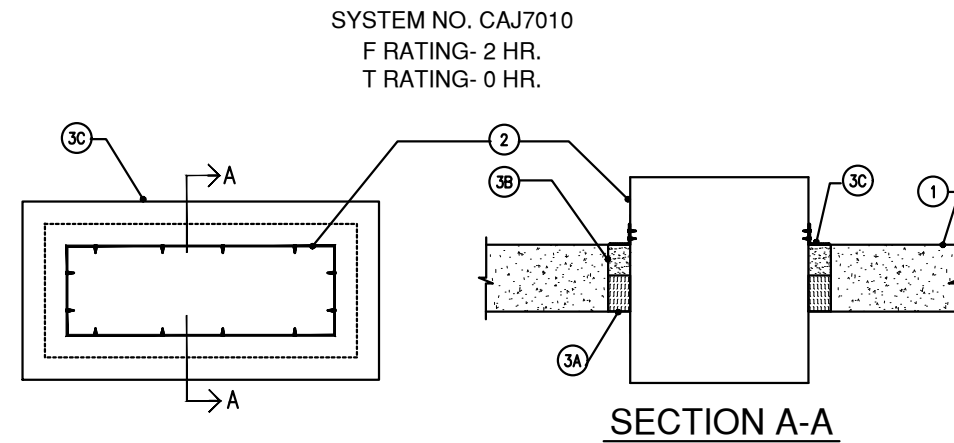
1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/STEEL STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY.
- 2A.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



- FOR TYPICAL HEAD JOINT SYSTEM
SEE DETAIL 5/A-6.4.1
- 1" TYPE S DRYWALL SCREWS 8" O.C. TO VERTICAL EDGES 12" O.C. TO HORIZONTAL AND INTERMEDIATE STUDS
- 5/8" TYPE "X" GYPSUM BOARD BOTH SIDES STAGGER JOINTS VERTICAL AND HORIZONTAL INSTALL PARALLEL TO STUDS TO UNDERSIDE OF ROOF DECK. FILL VOIDS @ ROOF DECK W/ APPROVED FIRE-SAFING MATERIAL
- SOUND BATTS-UL CLASSIFICATION CATEGORY (BZZ), SEE PLAN FOR LOCATIONS
- METAL STUDS @ 24" O.C. (SEE PLAN FOR SIZE AND GAUGE)
- NON-LOAD BEARING
- FOR TYPICAL BOTTOM JOINT SYSTEM
SEE DETAIL 1/A-6.4.1



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

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

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

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

TYPICAL JOINT SYSTEM. FIRE RESISTANT WALLS / FIRE RESISTANT CEILING

SCALE: N.T.S.

TYPICAL FIRE RATED PARTITION DETAIL

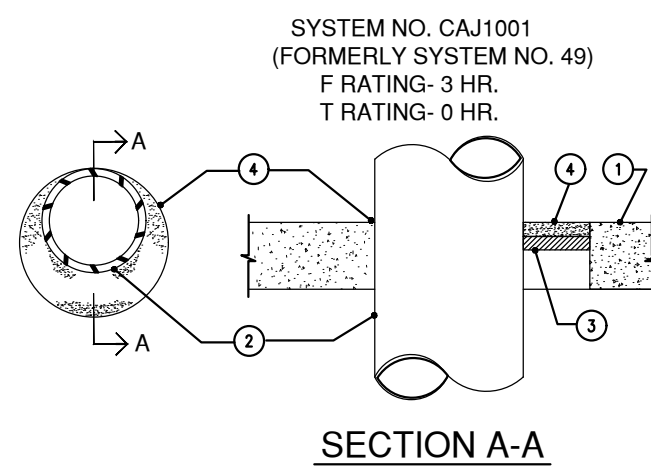
SCALE: 2" = 1'-0" SEE UL FIRE RESISTANCE DIRECTORY VOL.1, 2004 EDITION, PG. 832 FOR ADDITIONAL INFO.

TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.



SYSTEM NO. CAJ1001
(FORMERLY SYSTEM NO. 49)
F RATING- 3 HR.
T RATING- 0 HR.

SECTION A-A

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

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

2. PIPE OR CONDUIT- NOM. 20 in. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 in. DIAM. (OR SMALLER) RIGID STEEL CONDUIT OR TYPE L (OR HEAVIER) COPPER TUBE, NOM 4 in. DIAM. (OR SMALLER) CAST IRON PIPE OR STEEL EMT. MAX ONE PIPE OR CONDUIT PER THROUGH OPENING. MAX ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING NOT TO EXCEED 2-1/2 in. MIN. ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS ZERO IN. (POINT CONTACT). PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

3. PACKING MATERIAL- POLYETHYLENE BACKER ROD OR NOM 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC (ALUMINA SILICA) FIBER BLANKET, MINERAL-WOOL BATT OR GLASS FIBER INSULATION MATERIAL USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4). AS AN ALTERNATE WHEN MAX PIPE SIZE IS 10 in. DIAM. AND WHEN MAX ANNULAR SPACE IS 1 in. A MIN. 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC FIBER BLANKET OR MINERAL-WOOL BATT PACKING MATERIAL MAY BE RECESSED MIN 1/2 in. FROM BOTTOM SURFACE OF FLOOR OR FROM EITHER SIDE OF WALL.

4. FILL, VOID OR CAVITY MATERIALS- CAULK- APPLIED TO FILL ANNULAR SPACE TO THE MIN. THICKNESS SHOWN IN THE FOLLOWING TABLE:

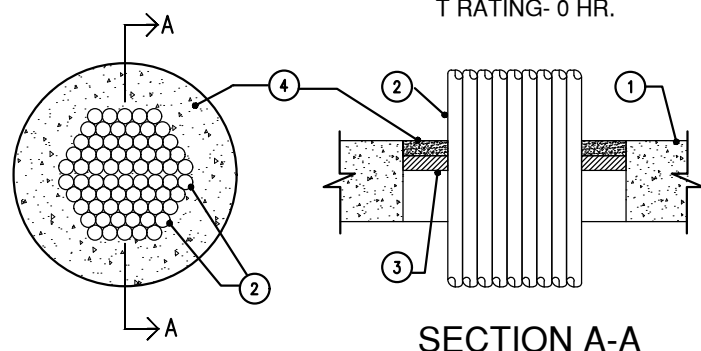
MAX. PIPE DIAM. IN.	MAX ANNULAR SPACE IN.	PACKING MATERIAL TYPE (a)	MIN CALK THKNS IN.
10	1	BR, CF, GF OR MW	1/2 (b)
10	1	GF OR MW	1/2 (c)
20	2-1/2	BR, CF, GF OR MW	1 (b)

(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. 1678



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

SECTION A-A

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

- 1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 4 in. DIAM. (OR SMALLER) 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

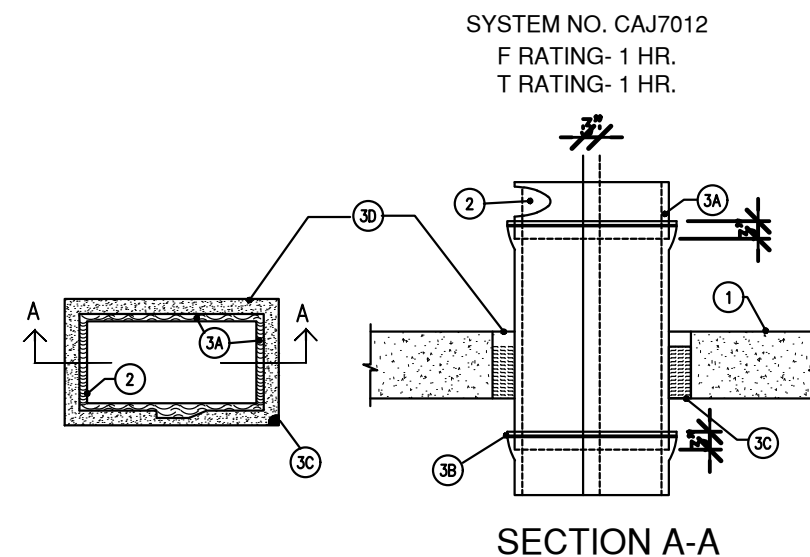
3. PACKING MATERIAL- NOM. 1 in. THICKNESS OF CERAMIC (ALUMINUM SILICA) FIBER BLANKET OR MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN. 1 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

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



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

SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN 4-1/2 in. THICK REINFORCED NORMAL WEIGHT (140-150 PCF) CONCRETE. FLOOR OR MIN. 4-3/4 in. THICK REINFORCED NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL 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.

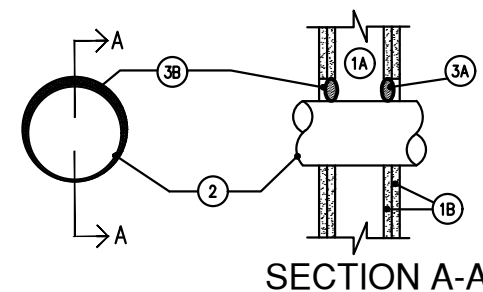
- D. FILL, VOID OR CAVITY MATERIAL- CAULK - MIN. 1/2 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL.

* 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

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



SECTION A-A

1. WALL ASSEMBLY- THE FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
- A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 BY 4 in. LUMBER SPACED 16 in. OC. STEEL STUDS TO BE MIN 2-1/2 in. WIDE AND SPACED MAX 24 in. OC. THE OPENING IN THE WALL TO 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, CONSUITS, OR TUBING MAY BE USED:
- A. STEEL PIPE - NOM 20 in. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
- B. IRON PIPE - NOM 20 in. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
- C. COPPER TUBING - NOM 4 in. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.

3. FIRE STOP DEVICE - GALV. STEEL COLLAR LINED WITH INTUMESCENT WRAP STRIPS SIZED TO FIT THE SPECIFIC DIAM. OF THE THROUGH-PENETRANT. PRIOR TO THE INSTALLATION OF THE DEVICE INTO THE OPENING, THE 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

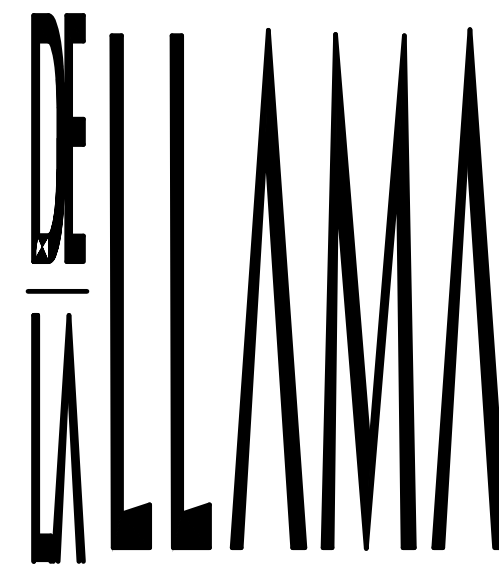
4. FILL, VOID OR CAVITY MATERIAL - CAULK - MIN. 1/4 in. BEAD OF FILL MATERIAL TO BE APPLIED AT THE INTERFACE OF THE GYPSUM WALL AND FIRE STOP DEVICE AND AT THE INTERFACE OF THE PIPE AND FIRE STOP DEVICE. ADDITIONAL FILL MATERIAL TO BE APPLIED TO FILL THE NOTCH CREATED FOR THE HOSE CLAMP TO THE FULL DEPTH 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.



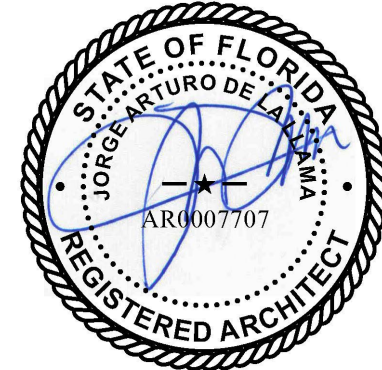
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA

STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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CONSULTANTS



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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

DRAWING NAME

EXPANSION JOINT
DETAILS

DESING BY:

ZECKY DA COSTA

DRAWN BY:

HUMBERTO LANTIGUA

SHEET NO.

A-8