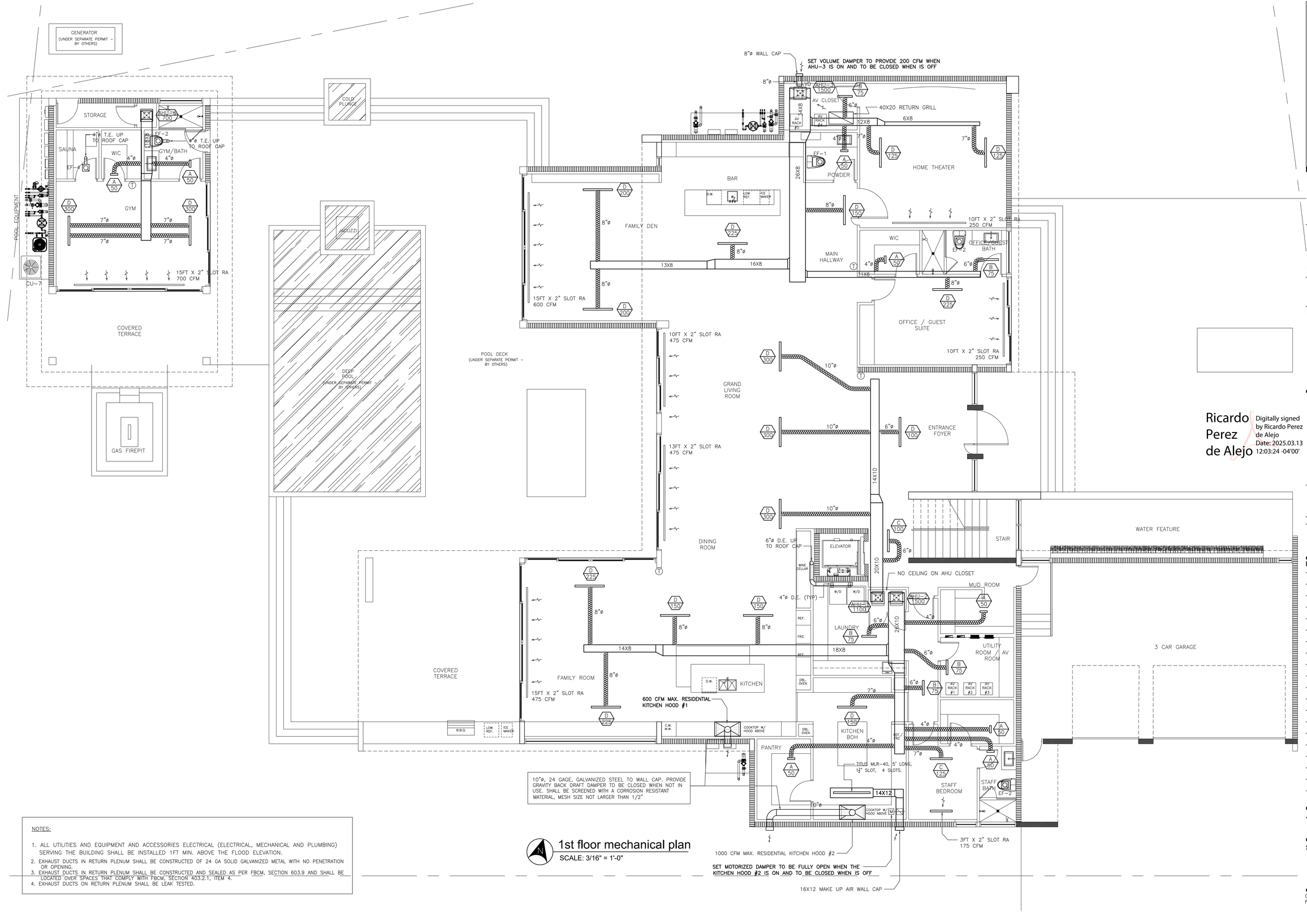


1st floor mechanical plan

SCALE: 3/16" = 1'-0"

NOTES:

1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.
2. EXHAUST DUCTS IN RETURN PLENUM SHALL BE CONSTRUCTED OF 24 GA SOLID GALVANIZED METAL WITH NO PENETRATION OR OPENING.
3. EXHAUST DUCTS IN RETURN PLENUM SHALL BE CONSTRUCTED AND SEALED AS PER FBCM, SECTION 603.9 AND SHALL BE LOCATED OVER SPACES THAT COMPLY WITH FBCM, SECTION 403.2.1, ITEM 4.
4. EXHAUST DUCTS ON RETURN PLENUM SHALL BE LEAK TESTED.

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944,
8950 SW 74th Court, Suite 1801, Miami, FL 33156
O: (786) 372-6511 (305) 209-3435
E:constructor@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 12:03:24 -04'00'

RICARDO PEREZ DE ALEJO LICENSE No. 58728 STATE OF FLORIDA PROFESSIONAL ENGINEER
RICARDO PEREZ, P.E. 58728

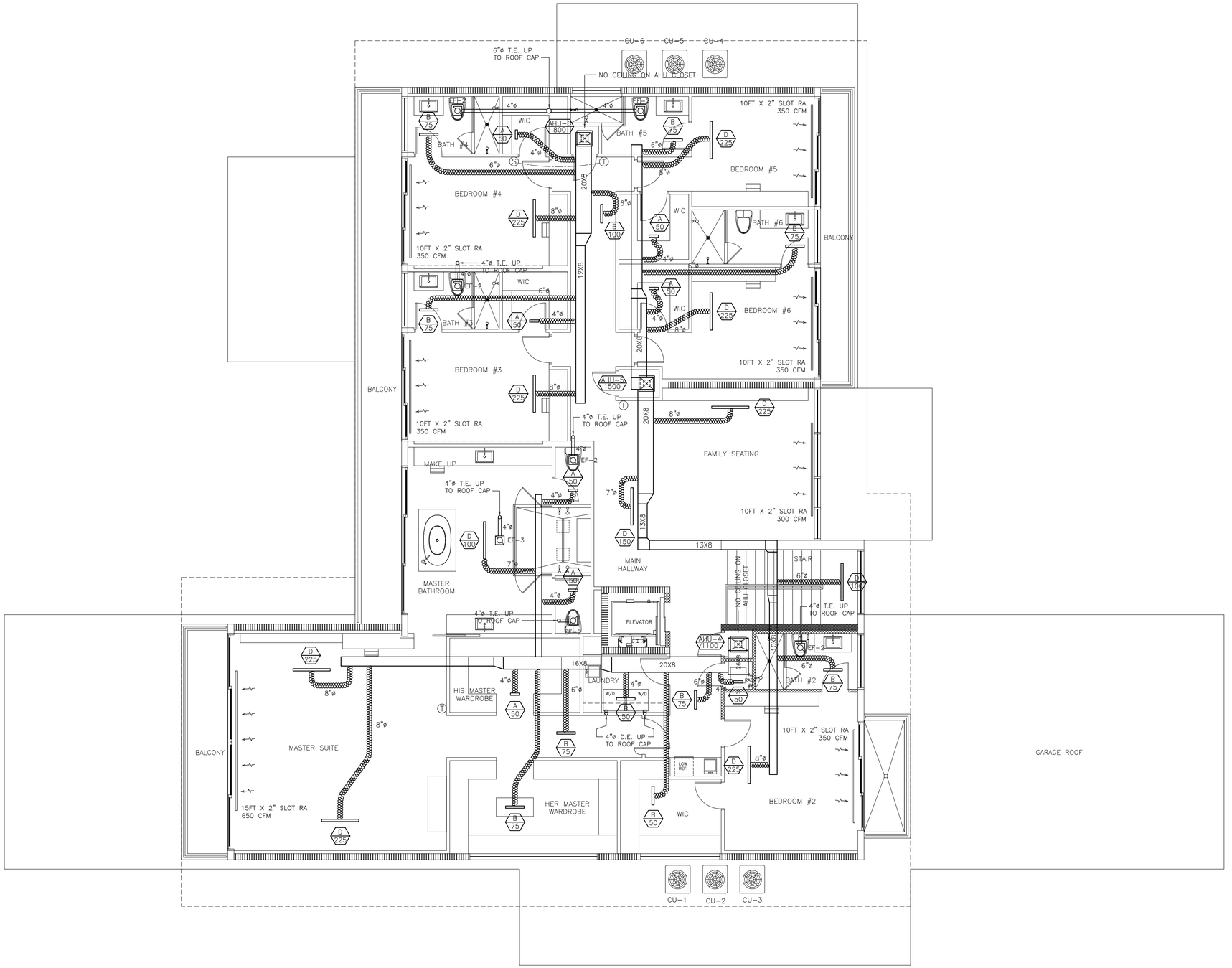
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700

SHEET:
M-1.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10



2nd floor mechanical plan

SCALE: 3/16" = 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1458944,
CBC 1263161, CRC 1328141, CCC 1331315
O: (786) 372-6511 (305) 209-3435
E: constructor@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 12:03:50 -04'00'

RICARDO PEREZ DE ALEJO LICENSE No. 58728 STATE OF FLORIDA PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER

RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700

SHEET:
M-1.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10

HEAT PUMP SPLIT UNIT SCHEDULE (R-410A)

AHU/CU UNIT DESIGNATION	MINIMUN SEER2	GRAND TOTAL CAPACITY, MBTUH / TOTAL SENSIBLE CAPACITY, MBTUH	HEATING CAPACITY, MBTUH	HSPF2	REF. PIPING SUCTION/LIQUID	INDOOR UNIT: ELECTRICAL SERVICE AVAILABLE	INDOOR UNIT: RHEEM MODEL NUMBER	INDOOR UNIT: LOCATION	INDOOR UNIT: TOTAL AIR, CFM	INDOOR UNIT: ENTERING AIR TEMP, °F DB/WB	INDOOR UNIT: DIMENTIONS (H/W/D)	INDOOR UNIT: FAN MOTOR FLA (NON OVERLOAD)	OUTDOOR UNIT: RHEEM MODEL NUMBER	OUTDOOR UNIT: OPERATING WEIGHT, LBS.	OUTDOOR UNIT: AMBIENT AIR TEMP F DB	OUTDOOR UNIT: MCA	OUTDOOR UNIT: MAX. FUSE	
1	15.2	34.2 / 26.2	34.2	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ3617STANN	CLOSET	1100	80 / 67	42.5/17.5/21.7	2.4	WP15AZ36AJ2N	190	95	20	30	
2	15.2	45.0 / 35.0	45.5	7.8	7/8 / 3/8	208/230V 1ø	RH2TZ4821STANN	CLOSET	1500	80 / 67	50.5/21.7/21.7	3.7	WP15AZ48AJ2N	222	95	28	45	
3	15.2	45.0 / 35.0	45.5	7.8	7/8 / 3/8	208/230V 1ø	RH2TZ4821STANN	CLOSET	1500	80 / 67	50.5/21.7/21.7	3.7	WP15AZ48AJ2N	222	95	28	45	
4	15.2	34.2 / 26.2	34.2	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ3617STANN	CLOSET	1100	80 / 67	42.5/17.5/21.7	2.4	WP15AZ36AJ2N	190	95	20	30	
5	15.2	45.0 / 35.0	45.5	7.8	7/8 / 3/8	208/230V 1ø	RH2TZ4821STANN	CLOSET	1500	80 / 67	50.5/21.7/21.7	3.7	WP15AZ48AJ2N	222	95	28	45	
6	15.2	22.8 / 17.4	22.6	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ2417STANN	CLOSET	800	80 / 67	42.5/17.5/21.7	1.8	WP15AZ24AJ2N	162	95	15	25	
7	15.2	22.8 / 17.4	22.6	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ2417STANN	CLOSET	700	80 / 67	42.5/17.5/21.7	1.8	WP15AZ24AJ2N	162	95	15	25	

- EQUIPMENT SELECTED ARE THE SMALLEST SIZE NEEDED TO MEET THE LOAD WITHIN AVAILABLE OPTIONS OF THE DESIRED EQUIPMENT LINE.
- REFRIGERANT LINE SIZE ACCORDING TO MANUFACTURER RECOMMENDATION. USE LONG LINE APPLICATIONS AS REQUIRED.

MINI-SPLIT A/C UNIT SCHEDULE

AHU UNIT DESIGNATION	MANUFACTURER	MINIMUN SEER2	COOLING CAPACITY, MBTUH	HEATING CAPACITY, MBTUH	HSPF2	ELECTRICAL SERVICE AVAILABLE	REF. PIPING SUCTION/LIQUID	INDOOR UNIT: MODEL NUMBER	INDOOR UNIT: LOCATION	INDOOR UNIT: TOTAL AIR, CFM	INDOOR UNIT: ENTERING AIR TEMP, °F DB/WB	INDOOR UNIT: DIMENTIONS (W/D/H)	INDOOR UNIT: FAN MOTOR F.L.A.	OUTDOOR UNIT: MODEL NUMBER	OUTDOOR UNIT: ELECTRICAL SERVICE AVAILABLE	OUTDOOR UNIT: AMBIENT AIR TEMP F DB	OUTDOOR UNIT: OPERATING WEIGHT, LBS.	OUTDOOR UNIT: MCA	OUTDOOR UNIT: MAX. FUSE
6	MITSUBISHI ELECTRIC	25.0	8.0 / 18.0	7.9 / 23.0	9.2	24V FROM OUTDOOR UNIT	1/2 / 1/4	PLA-A18EA8	CEILING	600	80 / 67	22.5/22.5/9.8	0.28	PUZ-A18NKA7	208/230V 1ø	95	100	11.0	30

FAN SCHEDULE

FAN NO.	CFM	SP.	MODEL	MFR.	VOLT-PH-HZ	WATTS	SONES	INTERLOCK	ACCESSORIES
EF-1	50	0.2"	FV-0511VQL1	PANASONIC	115-1-60	8.5	0.3	LIGHT SWITCH	BACKDRAFT DAMPER
EF-2	80	0.2"	FV-0511VQL1	PANASONIC	115-1-60	11.3	0.3	LIGHT SWITCH	BACKDRAFT DAMPER
EF-3	110	0.2"	FV-0511VQL1	PANASONIC	115-1-60	15.3	0.8	LIGHT SWITCH	BACKDRAFT DAMPER
EF-4	80	0.2"	FV-0511VFC1	PANASONIC	115-1-60	11.3	0.3	LIGHT SWITCH	BACKDRAFT DAMPER

AIR DISTRIBUTION SCHEDULE

SYM.	USE	TYPE	MODEL NO.	NECK SIZE	FLEX. DIA.	CFM RANGE
A / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 1' LONG, 1" SLOT	(1) SLOT	PER PLAN	TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
B / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 2' LONG, 1" SLOT	(1) SLOT		TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
C / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 3' LONG, 1" SLOT	(1) SLOT		TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
D / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 4' LONG, 1" SLOT	(1) SLOT		TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
E / XXX	SUPPLY AIR	SINGLE DEFLECTION CEILING GRILLE	TITUS MODEL 300FL	8X4		30-75
				10X6		76-150
				10X6		151-200

HVAC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
X / XXX	DESIGNATION FOR SUPPLY DIFFUSER LETTER AND CFM		NEW FIBERBOARD DUCTWORK
# / XXXX	DESIGNATION FOR RETURN REGISTER NUMBER AND CFM		ELBOW WITH TURNING VANES
AHU-X / XXXX	AIR HANDLING UNIT		REDUCERS AS INDICATED
VD	SUPPLY REGISTER OR GRILLE (VERTICAL MOUNT SIDEWALL)		
R/A	RETURN/EXHAUST REGISTER OR GRILLE (VERTICAL MOUNT SIDEWALL)		
EF-#	EXHAUST FAN (CEILING TYPE)		STANDARD BRANCH TAKE-OFF
R/A	RETURN AIR GRILLE		FLEXIBLE DUCTWORK W/COLLAR WITH VOLUME DAMPER
	CEILING DIFFUSER		
M	MOTORIZED DAMPER	T	PROGRAMABLE THERMOSTAT

HVAC DESIGN REQUIRES

HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		●
FIRE DAMPER(S)		●
SMOKE DAMPER(S)		●
FIRE RATED ENCLOSURE		●
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		●
FIRESTOPPING		●
SMOKE CONTROL		●

BUILDING ENVELOPE INSULATION. GLAZING MINIMUM U AND SHGC VALUES

WALL INSULATION R VALUE = 4.1 OR MORE.

ROOF INSULATION R VALUE = 19 OR MORE

WINDOWS U VALUE = 1.07 OR LESS

WINDOWS SHGC = 0.24 OR LESS

GENERAL MECHANICAL NOTES

1- SCOPE OF WORK WORK SHALL INCLUDE ALL LABOR, EQUIPMENT AND PERFORMING ALL OPERATIONS IN CONNECTION WITH THE FURNISHING OF ALL AIR CONDITIONING, HEATING AND VENTILATION WORK AS SHOWN ON DRAWINGS. HEREIN SPECIFIED AND/OR EQUAL EQUIPMENT FOR APPROVAL. INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING RESIDENTIAL CODE 2023, 8TH EDITION, AND LOCAL ORDINANCES.

2- AIR CONDITIONING SYSTEM OF SPLIT TYPE.

SHALL CONSIST OF CONDENSING UNIT AND AIR HANDLING UNIT AS INDICATED ON DRAWINGS. SYSTEM SHALL BE PROVIDED COMPLETE WITH FRAMES AND ENCLOSURES, WIRING, NECESSARY CONTROLS REFRIGERANT CHARGE AND OIL CHARGE, STRIP HEATER, INTERCONNECTING PIPES AND FILTER BOX. REFRIGERANT LINES SHALL BE OF COPPER OF THE PRECHARGED, PRE-INSULATED TYPE FURNISHED AND SIZED BY SUPPLIER OF EQUIPMENT. PROVIDE SMOKE DETECTORS TO SHUT OFF UNIT.

3- CONDENSATE WATER PIPING.

CONDENSATE WATER PIPING SHALL BE PVC SCHED. 40 MINIMUM, IN NON RETURN AIR PLENUM SPACES AND COPPER TYPE "K" IN RETURN AIR PLENUM SPACES. ALL HORIZONTAL PRIMARY CONDENSATE DRAINS WITHIN UNCONDITIONATED AREAS SHALL BE INSULATED.

4- EXHAUST VENTS SHALL BE AT 10' MINIMUM DISTANCE FROM ANY OUTSIDE AIR INTAKE, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING.

5- DUCTWORK

A) DUCTWORK SHALL BE FIBERBOARD FOR INDOOR AIR CONDITIONED SUPPLY AND RETURN DUCTWORK AND METAL FOR EXHAUST AND OUTSIDE AIR.

B) GLASS FIBER DUCTWORK SHALL BE "OWENS-CORNING" RECTANGULAR DUCT SYSTEM TYPE HD-FR OR EQUAL, 1-1/2" INSULATION R-6.5, CONFORMING TO APPLICATION MANUAL PUB.# 5-GL-2024 & DESIGN GUIDE, PUB.# 5-IN-2617 FOR ALL ATTIC CONDITIONS AND 1" FOR ALL INTERIOR INSTALLATIONS.

C) FLEXIBLE DUCTWORK SHALL MEET REQUIREMENTS OF NFPA 90A AND SHALL BE LISTED AS CLASS I AIR DUCT MATERIAL, UL STANDARD 181. FLEXIBLE DUCT SHALL BE INSULATED WITH 1-1/2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER AND SHALL NOT EXCEED 10 FEET IN LENGTH, NON COMPRESSED. METALFLEX V-200-S-UL OR EQUAL.

D) METAL DUCTS SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE LOW VELOCITY DUCT CONSTRUCTION STANDARDS, PUBLISHED BY THE "SHEET METAL AND AIR CONDITIONED CONTRACTORS NATIONAL ASSOCIATION, INC." AND THE LATEST PUBLICATION OF GUIDE & DATA BOOK OF THE "AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS".

E) TURNING VANES SHALL BE PROVIDED IN ALL RECTANGULAR DUCTS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARS.

6- CONTRACTOR SHALL PROVIDE POSITIVE MEANS FOR BALANCING EACH INDIVIDUAL AIR CONDITIONING SUPPLY AIR OUTLET, AS PER SCHEDULES AND DRAWING, SYSTEMS SHALL BE BALANCED AGAINST THE ACTUAL INSTALLED STATIC PRESSURE.

7- BEFORE SUBMITTING FINAL PROPOSAL, THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT MAY AFFECT HIS WORK AS HE WILL BE RESPONSIBLE FOR ANY ASSUMPTIONS MADE BY HIM IN REGARDS THERE TO.

8- ANY APPARATUS, APPLIANCE, MATERIALS, WORK OR INCIDENTAL ACCESSORIES OR MINOR DETAILS NOT SHOWN BUT NECCESARY TO MAKE THE INSTALLATION COMPLETE AND FUNTIONAL IN ALL RESPECTS AND READY TO OPERATION, EVEN IF NO PARTICULARLY SPECIFIED, SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL EXPENSE FOR THE OWNER, AS PART OF MEANS AND METHOD OF INSTALLATION.

9- VIBRATION ISOLATION.

PROVIDE SUPPORTS OR MOUNTS FOR ALL EQUIPMENT LOCATED WITHIN THE BUILDING STRUCTURE POWERED BY ONE HORSEPOWER OR LARGER MOTOR. FLEXIBLE PIPING CONNECTIONS SHALL BE PROVIDED FOR ALL PIPING CONNECTED TO EQUIPMENT MOUNTED OR SUPPORTED BY VIBRATION ISOLATORS.

10-PROVIDE ALL NECESSARY ACCESS TO PANELS TO CONTROL VALVES, DAMPERS, ETC.

11-ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES.

12-ALL MECHANICAL EQUIPMENT INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE CONSTRUCTED TO WITHSTAND A WIND PRESSURE OF 170 MPH WINDS FROM ANY DIRECTION.

13-ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.

14-COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.

15-ALL CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL SUBCONTRACTOR MECHANICAL SUB CONTRACTOR TO FURNISH ALL MOTORS, STARTERS, AND RELAYS, ETC.

16-A/C CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND PAYING ALL PERMIT FEES.

17-NO COMBUSTIBLE MATERIAL SHALL BE REPLACED ON RETURN AIR PLENUMS.

18-EQUIPMENT ELEVATION INDICATIONS (WHEN SHOWN) SHALL BE USED FOR REFERENCE ONLY AND NOT AS AN INDICATION OF FABRICATION REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY AND MODIFY IN FABRICATION AS NECESSARY FOR A WORKABLE INSTALLATION.

19-CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS INCURRED RESULTING FROM SUBSTITUTION OF EQUIPMENT AS WELL AS THE PERFORMANCE OF SUCH EQUIPMENT.

20-TESTS.

ALL TESTS SHALL BE PERFORMED AS REQUIRED DURING THE DIFFERENT STAGES OF WORK AND A FINAL 24 HOURS

21-PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE MECHANICAL SYSTEMS.

22-PROVIDE EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS. MANUALS SHALL BE SUBMITTED TO THE ARCHITECT FOR ACCEPTANCE.

23-SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS.

24-GUARANTEE.

CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE COVERING ALL WORMANSHIP AND MATERIALS FOR A PERIOD OF 3 YEARS LABOR, 1 YEAR EQUIPMENT FROM DATE OF ACCEPTANCE.

25-UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) AND UNVENTED ENCLOSED RAFTER ASSEMBLIES (SPACES BETWEEN CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET (SECTION 806.5, FBCR 2014):

a. The unvented attic space is completely contained within the building thermal envelope.

b. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed rafter assembly.

c. Where wood shingles or shakes are used, a minimum 1/4-inch (6 mm) vented air space separates the shingles or shakes and the roofing underlayment above the structural sheathing.

d. In Climate Zones 5, 6, 7 and 8 of Table R301.1 of the Florida Building Code, Energy Conservation, any air impermeable insulation shall be a Class II vapor retarder, or shall have a Class III vapor retarder coating or covering in direct contact with the underside of the insulation.

e. Either Items 5.1, 5.2 or 5.3 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.

e.1 Air-impermeable insulation only. Insulation shall be applied in direct contact with the underside of the structural roof sheathing.

e.2 Air-permeable insulation only. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing as specified in Table R806.5 for condensation control.

e.3 Air-impermeable and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing as specified in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

e.4 Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

26-REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING ATHERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E96. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISESECURED TO PREVENT UNAUTHORIZED ACCESS UNLESS THE PORTS ARE LOCATEDINSIDE THE CONDENSING UNIT CABINET (FBCR-M1411.8)

Ricardo Perez de Alejo Digitally signed by Ricardo Perez de Alejo Date: 2025.03.13 12:04:10 -04'00'

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
A: 8879 SW 131st ST MIAMI, FL. 33176
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

RICARDO PEREZ DE ALEJO LICENSE No. 58728 STATE OF FLORIDA PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

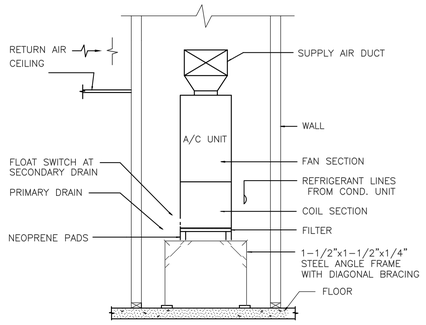
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
12700

SHEET:
M-2.1

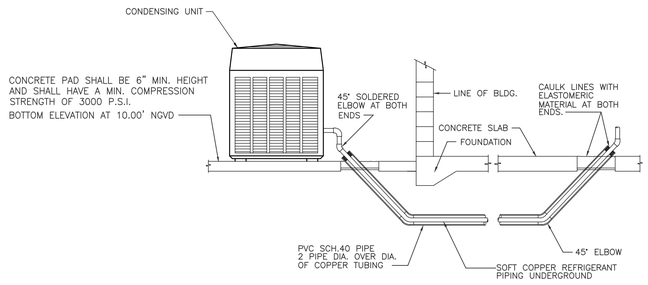
ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10



NOTES:

1- THE AIR HANDLER SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING NOT LESS THAN 12 INCHES WIDER THAN THE AIR HANDLER.
2- PROVIDED FLOAT ON SECONDARY DRAIN SWITCH TO SHUT DOWN A.H.U. UPON ACTIVATION.
3- REFER TO PLUMBING FLOOR PLANS P-1.1 FOR CONDENSATE DRAIN LINES LAYOUT AND POINT OF TERMINATION.

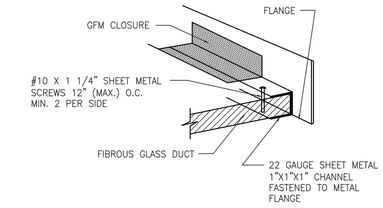
A.H.U. 1,2 MOUNTING DETAIL
N.T.S.



NOTES:

1- REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS.
2- ANCHOR SHALL HAVE 500 POUNDS PULL-OUT MIM.

CONDENSING UNIT MOUNTING DETAIL
N.T.S.



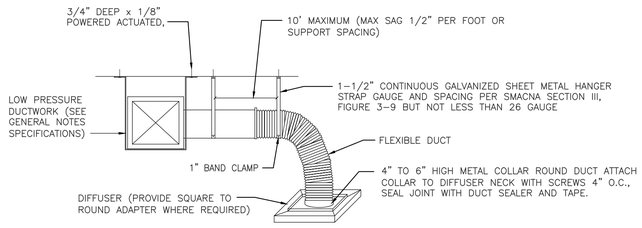
NOTE:

SHEET METAL CONNECTIONS MUST BE MADE USING GLASS FABRIC AND MASTIC (GFM)

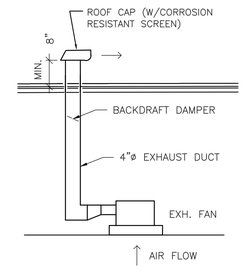
EXCEPTION:

WHEN CONSTRUCTION PRESSURE CLASS IS 1" W.G. OR LESS AND SHEET METAL SURFACES ARE CLEANED CAREFULLY UL LISTED PRESSURE-SENSITIVE ALUMINUM TAPE MAY BE USED. ALL CONNECTIONS OF FIBROUS GLASS DUCT TO EQUIPMENT AND METAL DUCT MUST BE MECHANICALLY ATTACHED 12" (MAX.) ON CENTERS.

SHEET METAL AND EQUIPMENT CONNECTIONS DETAILS
N.T.S.

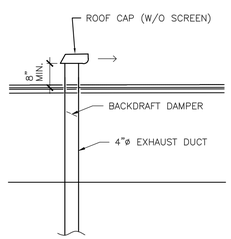


DUCT HANGING DETAIL
N.T.S.



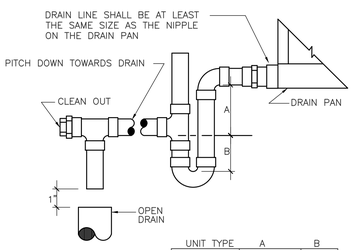
BATHROOM EXHAUST DUCTS TO BE CONSTRUCTED OF A MIN. 28 GAUGE (GALVANIZED) AND DISCHARGE TO THE OUTSIDE OF THE BLDG. SHALL BE TERMINATED NOT LESS THAN 6" ABOVE THE FINISHED ROOF SURFACE AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL, MESH SIZE NOT LARGER THAN 1/2".

TOILET EXHAUST ROOF CAP
N.T.S.



CLOTHES EXH. DRYER DUCT SHALL NOT BE SCREENED & CONSTRUCTED OF A MIN. 0.016 INCHES THICK OR 26 GAUGE METAL PIPE HAVING A SMOOTH INTERIOR SURFACE W/ JOINTS IN THE DIRECTION OF THE AIR FLOW NO SCREWS OR FASTENERS EXTENDED INTO THE DUCTS AS PER FMCR-M1502.4.1

DRYER EXHAUST ROOF CAP
N.T.S.



UNIT TYPE	A	B
DRAW THRU	2" PLUS X	X
BLOW THRU	1" MIN.	2X

WHERE X= STATIC PRESSURE IN PAN

AIR HANDLING UNIT DRAIN TRAP
N.T.S.

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 12:04:28 -04'00'

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1458944,
CBC 1263161, CCC 1331144, CUC 1213313
O: (786) 372-6511 (305) 209-3436
E: constructor@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

RICARDO PEREZ DE ALEJO LICENSE No. 58728 STATE OF FLORIDA PROFESSIONAL ENGINEER
RICARDO PEREZ, P.E. 58728

FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M • E • P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB: 12700

SHEET: M-2.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10