



AlexAllen Studio Architects PLLC

302 3rd Avenue
Brooklyn, NY 11215
T: (919) 909-0405

info@alexallenstudio.com
www.alexallenstudio.com

PHASE:	REVISION No.	DATE:
100% Issued for Permit	-	03/18/2022
Bldg. Comments	1	04/22/2022
Bldg. Comments	2	05/02/2022
HRS Comments	3	06/17/2022
Owners changes	4	01/24/2023

100% ISSUED FOR PERMIT

STRUCTURAL ENGINEER

THM Structural Consulting
9719 South Dixie Hwy, Suite 2
Miami, Florida 33156
T: (786) 431-1753

MEP ENGINEER

Luseo Engineering Group
7875 SW 104 Street, Suite 203
Miami, Florida 33156
T: (305) 351-2960
CA#32708

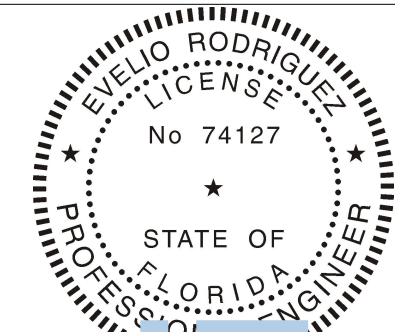
CIVIL ENGINEER

Zamora & Associates, Inc
11410 N. Kendall Drive, Suite 302
Miami, Florida 33176
T: (305) 273-7801

LANDSCAPE ARCHITECT

Andres Montero Landscape Arch.
2208 NE 26th Street, Unit 1
Fort Lauderdale, FL 33305
T: (954) 591-5606

SEAL



Evelio Rodriguez
Professional Engineer
000865 (On Unaffiliated, C=US
Reason) I am the author of this document.
Date: 2022.05.14 49:49:05/07

EVELIO RODRIGUEZ
P.E.# 74127

PROJECT
PINECREST RESIDENCE
12020 SW 77th Avenue
Pinecrest, FL 33156

OWNER
KEVIN HUBER & MILA KHOMIAK
12020 SW 77th Avenue
Pinecrest, FL 33156

TITLE

MECHANICAL
FIRST FLOOR
PLAN

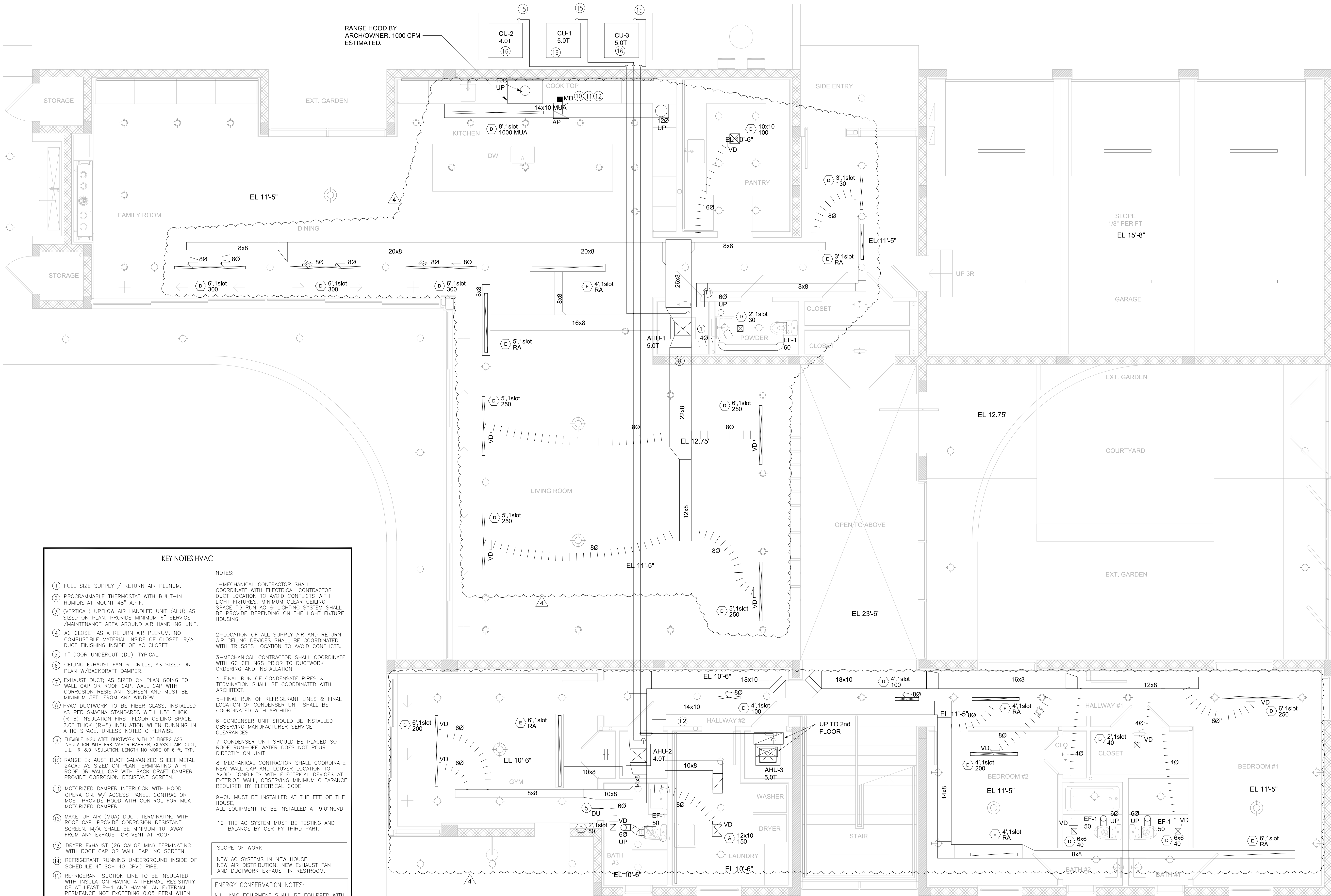
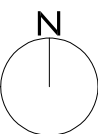
SCALE PROJECT NUMBER
1/4" = 1'-0" 2103

SHEET
M-2.0
DATE DRAWING NUMBER
03/18/2022 2 OF 5

LUSEO
ENGINEERING

NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGEMENT
AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF, THESE
PLANS AND SPECIFICATIONS COMPLY
WITH APPLICABLE BUILDING CODES."

I HVAC - FIRST FLOOR
1/4" = 1'-0"



KEY NOTES HVAC

- FULL SIZE SUPPLY / RETURN AIR PLENUM.
- PROGRAMMABLE THERMOSTAT WITH BUILT-IN HUMIDISTAT MOUNT 48" A.F.F.
- (VERTICAL) UPFLOW AIR HANDLER UNIT (AHU) AS SIZED ON PLAN. PROVIDE MINIMUM 6" SERVICE /MAINTENANCE AREA AROUND AIR HANDLING UNIT.
- AC CLOSET AS A RETURN AIR PLENUM. NO COMBUSTIBLE MATERIAL INSIDE OF CLOSET. R/A DUCT FINISHING INSIDE OF AC CLOSET
- 1" DOOR UNDERCUT (DU), TYPICAL.
- CEILING EXHAUST FAN & GRILLE, AS SIZED ON PLAN W/BACKDRAFT DAMPER.
- EXHAUST DUCT, AS SIZED ON PLAN GOING TO WALL CAP OR ROOF CAP. WALL CAP WITH CORROSION RESISTANT SCREEN AND MUST BE MINIMUM 3FT. FROM ANY WINDOW.
- HVAC DUCTWORK TO BE FIBER GLASS, INSTALLED AS PER SMACNA STANDARDS WITH 1.5" THICK (R-6) INSULATION FIRST FLOOR CEILING SPACE, 2.0" THICK (R-8) INSULATION WHEN RUNNING IN ATTIC SPACE, UNLESS NOTED OTHERWISE.
- FLEXIBLE INSULATED DUCTWORK WITH 2" FIBERGLASS INSULATION WITH FRK VAPOR BARRIER, CLASS I AIR DUCT, UL- R-8.0 INSULATION LENGTH NO MORE OF 6 ft. TYP.
- RANGE EXHAUST DUCT GALVANIZED SHEET METAL 24GA.; AS SIZED ON PLAN TERMINATING WITH ROOF OR WALL CAP WITH BACK DRAFT DAMPER. PROVIDE CORROSION RESISTANT SCREEN.
- MOTORIZED DAMPER INTERLOCK WITH HOOD OPERATION. W/ ACCESS PANEL. CONTRACTOR MUST PROVIDE HOOD WITH CONTROL FOR MUA MOTORIZED DAMPER.
- MAKE-UP AIR (MUA) DUCT, TERMINATING WITH ROOF CAP. PROVIDE CORROSION RESISTANT SCREEN. MUA SHALL BE MINIMUM 10' AWAY FROM ANY EXHAUST OR VENT AT ROOF.
- DRYER EXHAUST (26 GAUGE MIN) TERMINATING WITH ROOF CAP OR WALL CAP; NO SCREEN.
- REFRIGERANT RUNNING UNDERGROUND INSIDE OF SCHEDULE 40 SCH 40 CPVC PIPE.
- REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERFORMANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E96. PROVIDE UV COAT PROTECTION.
- CONCRETE PAD MOUNT CONDENSER UNIT ABOVE FLOOD LEVEL. TIE DOWN AS PER MIAMI-DADE APPROVED METHOD.
- REFRIGERANT LINES AND CONDENSATE LINE FROM LEVEL ABOVE
- DRY WELL FOR CONDENSATE LINES.
- 2" CONDENSATE DRAIN BELOW SLAB TO TO DRY WELL.

NOTES:

- MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR DUCT LOCATION TO AVOID CONFLICTS WITH LIGHT FIXTURES. MINIMUM CLEAR CEILING SPACE TO RUN AC & LIGHTING SYSTEM SHALL BE PROVIDE DEPENDING ON THE LIGHT FIXTURE HOUSING.
- LOCATION OF ALL SUPPLY AIR AND RETURN AIR CEILING DEVICES SHALL BE COORDINATED WITH TRUSSES LOCATION TO AVOID CONFLICTS.
- MECHANICAL CONTRACTOR SHALL COORDINATE WITH GC CEILINGS PRIOR TO DUCTWORK ORDERING AND INSTALLATION.
- FINAL RUN OF CONDENSATE PIPES & TERMINATION SHALL BE COORDINATED WITH ARCHITECT.
- FINAL RUN OF REFRIGERANT LINES & FINAL LOCATION OF CONDENSER UNIT SHALL BE COORDINATED WITH ARCHITECT.
- CONDENSER UNIT SHOULD BE INSTALLED OBSERVING MANUFACTURER SERVICE CLEARANCES.
- CONDENSER UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT
- MECHANICAL CONTRACTOR SHALL COORDINATE NEW WALL CAP AND LOUVER LOCATION TO AVOID CONFLICTS WITH ELECTRICAL DEVICES AT EXTERIOR WALL, OBSERVING MINIMUM CLEARANCE REQUIRED BY ELECTRICAL CODE.
- CU MUST BE INSTALLED AT THE FFE OF THE HOUSE. ALL EQUIPMENT TO BE INSTALLED AT 9.0' NGVD.
- THE AC SYSTEM MUST BE TESTING AND BALANCE BY CERTIFY THIRD PART.

SCOPE OF WORK:

NEW AC SYSTEMS IN NEW HOUSE
NEW AIR DISTRIBUTION, NEW EXHAUST FAN
AND DUCTWORK EXHAUST IN RESTROOM.

ENERGY CONSERVATION NOTES:

ALL HVAC EQUIPMENT SHALL BE EQUIPPED WITH PROGRAMMABLE THERMOSTAT TO ALLOW SYSTEM SHUT DOWN AFTER HOURS OF OPERATION. ALL LIGHTING HAS AFTER HOURS SHUT DOWN. ALL AC EQUIPMENT PROVIDE WITH OUTSIDE AIR MOTORIZED DAMPERS TO SHUT DOWN WHEN SPACE IS NOT USED.

RANGE HOOD BY
ARCH/OWNER, 1000 CFM
ESTIMATED.