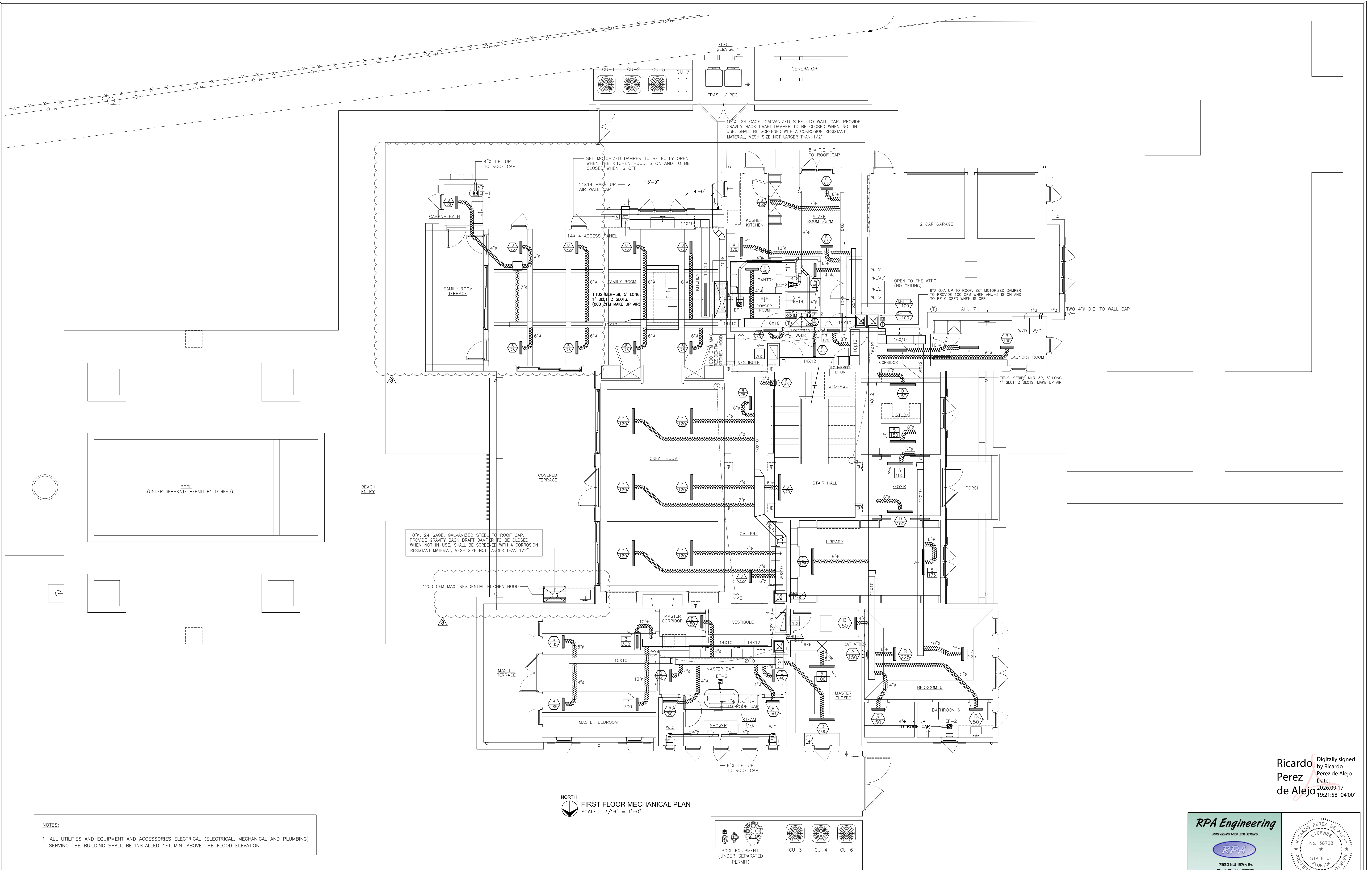
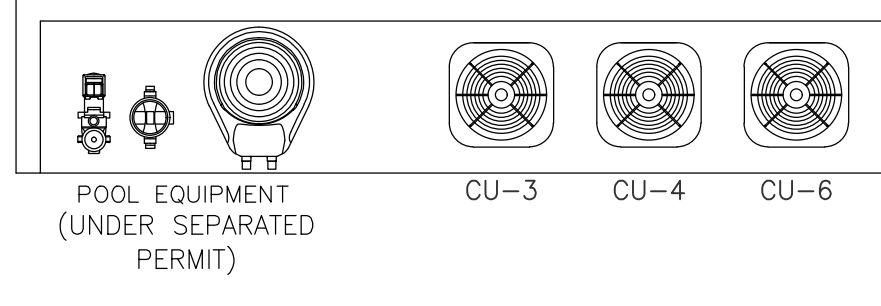




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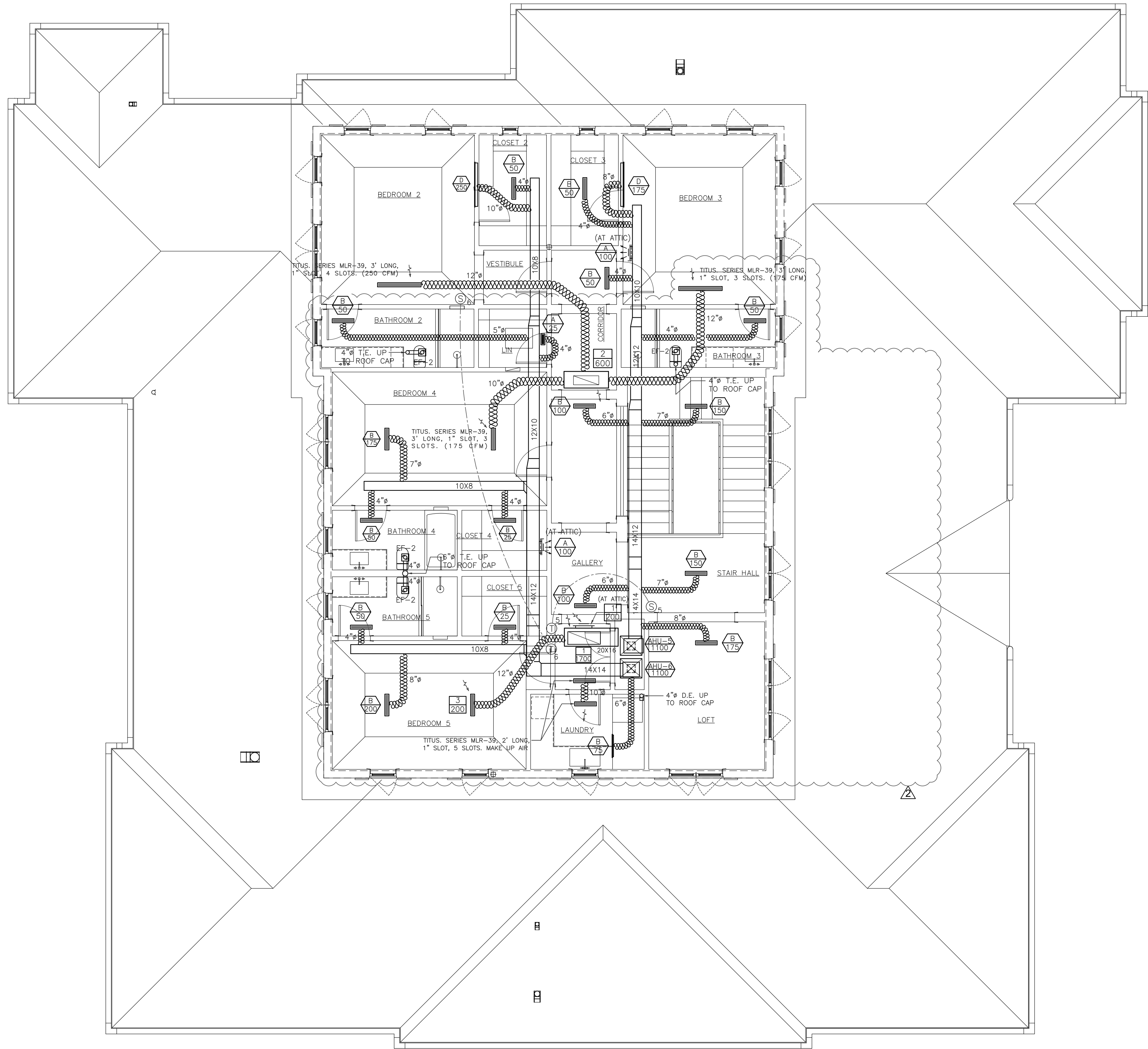
1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.

NORTH
FIRST FLOOR MECHANICAL PLAN
SCALE: 3/16" = 1'-0"



Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2026.09.17 19:21:58 -04'00'

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ISSUED	04.25.25												
1. OWNER CHANGES	08.25.25												
2. OWNER CHANGES	06.01.26												
3. OWNER CHANGES	09.08.26												



NORTH
SECOND FLOOR MECHANICAL PLAN
SCALE: 3/16" = 1'-0"

Ricardo Perez de Alejo
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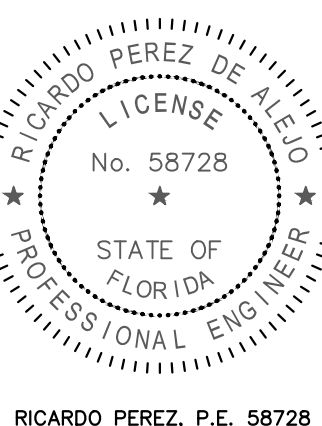
DRAWING INFORMATION :

ISSUED	04.25.25
Δ O.C.	08.25.25
Δ O.C.	06.01.26

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RICARDO PEREZ, P.E. 58728

SPLIT A/C UNIT SCHEDULE														
AHU/CU UNIT DESIGNATION	SEER2	TOTAL CAPACITY, MBTUH / GRAND TOTAL CAPACITY, MBTUH	REF. PIPING SUCTION/LIQUID	INDOOR UNIT						OUTDOOR UNIT				
				RHEEM MODEL NUMBER	LOCATION	TOTAL AIR, CFM	ELECTRICAL SERVICE AVAILABLE	ENTERING AIR TEMP., °F DB/WB	DIMENSIONS (H/W/D)	FAN MOTOR FLA (NON OVERLOAD)	HEATER KW AT 230V/1ø	RHEEM MODEL NUMBER	AMBIENT AIR TEMP. F DB	ELECTRICAL SERVICE AVAILABLE
1	19.0	9.0-36.0 6.6-26.2	3/4 3/8	RHMVY3621M	CLOSET	1100	208/230V 1ø	80/67	50.5/21/21.7	3.8	4.8	RA19AY36AJVC	95	208/230V 1ø
2	19.0	9.0-36.0 6.6-26.2	3/4 3/8	RHMVY3621M	CLOSET	1100	208/230V 1ø	80/67	50.5/21/21.7	3.8	4.8	RA19AY36AJVC	95	208/230V 1ø
3	19.0	9.0-36.0 6.6-26.2	3/4 3/8	RHMVY3621M	CLOSET	1100	208/230V 1ø	80/67	50.5/21/21.7	3.8	4.8	RA19AY36AJVC	95	208/230V 1ø
4	16.0	22.8-42.6 17.6-31.1	3/4 3/8	RH3VZ2417	CLOSET	700	208/230V 1ø	80/67	42.5/17.5/21.7	2.8	4.8	RA16AZ24AJ3	95	208/230V 1ø
5	19.0	9.0-36.0 6.6-26.2	3/4 3/8	RHMVY3621M	CLOSET	1100	208/230V 1ø	80/67	50.5/21/21.7	3.8	4.8	RA19AY36AJVC	95	208/230V 1ø
6	19.0	9.0-36.0 6.6-26.2	3/4 3/8	RHMVY3621M	CLOSET	1100	208/230V 1ø	80/67	50.5/21/21.7	3.8	4.8	RA19AY36AJVC	95	208/230V 1ø
- 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.														

HVAC LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DESIGNATION FOR SUPPLY DIFFUSER LETTER AND CFM		NEW FIBERBOARD DUCTWORK
	DESIGNATION FOR RETURN REGISTER NUMBER AND CFM		ELBOW WITH TURNING VANES
	AIR HANDLING UNIT		REDUCERS AS INDICATED
	SUPPLY REGISTER OR GRILLE (VERTICAL MOUNT SIDEWALL)		STANDARD BRANCH TAKE-OFF
	RETURN/EXHAUST REGISTER OR GRILLE (VERTICAL MOUNT SIDEWALL)		FLEXIBLE DUCTWORK W/COLLAR WITH VOLUME DAMPER
	EXHAUST FAN (CEILING TYPE)		PROGRAMABLE THERMOSTAT
	RETURN AIR GRILLE		MOTORIZED DAMPER
	CEILING DIFFUSER		

GENERAL MECHANICAL NOTES

- SCOPE OF 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.
- 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.
- 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 UNCONDITIONED AREAS SHALL BE INSULATED.
- 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.
- 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 STANDARDS.
F) 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.
- 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.
- ANY APPARATUS, APPLIANCE, MATERIALS, WORK OR INCIDENTAL ACCESSORIES OR MINOR DETAILS NOT SHOWN BUT NECESSARY TO MAKE THE INSTALLATION COMPLETE AND FUNCTIONAL 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.
- 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.
- PROVIDE ALL NECESSARY ACCESS TO PANELS TO CONTROL VALVES, DAMPERS, ETC.
- ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES.
- 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.
- ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.
- COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.
- ALL CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL SUBCONTRACTOR MECHANICAL SUB CONTRACTOR TO FURNISH ALL MOTORS, STARTERS, AND RELAYS, ETC.
- A/C CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND PAYING ALL PERMIT FEES.
- NO COMBUSTIBLE MATERIAL SHALL BE REPLACED ON RETURN AIR PLENUMS.
- 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.
- CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS INCURRED RESULTING FROM SUBSTITUTION OF EQUIPMENT AS WELL AS THE PERFORMANCE OF SUCH EQUIPMENT.
- TESTS.
ALL TESTS SHALL BE PERFORMED AS REQUIRED DURING THE DIFFERENT STAGES OF WORK AND A FINAL 24 HOURS
- PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE MECHANICAL SYSTEMS.
- PROVIDE EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS. MANUALS SHALL BE SUBMITTED TO THE ARCHITECT FOR ACCEPTANCE.
- SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS.
- GUARANTEE.
CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE COVERING ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF 3 YEARS LABOR, 1 YEAR EQUIPMENT FROM DATE OF ACCEPTANCE.
- 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 B06.5, FBCR 2014):
 - The unvented attic space is completely contained within the building thermal envelope.
 - 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.
 - 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.
 - 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.
 - 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.
 - Air-impermeable insulation only. Insulation shall be applied in direct contact with the underside of the structural roof sheathing.
 - 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.
 - 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.
 - 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.
- 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 OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS UNLESS THE PORTS ARE LOCATED INSIDE THE CONDENSING UNIT CABINET (FBCR-M1411.8)

MINI-SPLIT UNITS SCHEDULE																						
AHU/CU UNIT DESIGNATION		SEER2		COOLING CAPACITY, MBTUH		HEATING CAPACITY, MBTUH		HSPF2		REF. PIPING SUCTION/LIQUID		INDOOR UNIT					OUTDOOR UNIT					
												MITSUBISHI MODEL NUMBER					MITSUBISHI MODEL NUMBER					
												LOCATION					MITSUBISHI MODEL NUMBER					
												TOTAL AIR, CFM					ELECTRICAL SERVICE AVAILABLE					
																	ENTERING AIR TEMP., °F DB/WB					
																	DIMENSIONS (H/W/D)					
																	FAN FLA, AMPS					
																	HEATER, KW					
																	MITSUBISHI MODEL NUMBER					
																	OPERATING WEIGHT, LBS.					
																	AMBIENT AIR TEMP. °F DB					
																	MCA, AMPS					
																	MAX. FUSE, AMPS					
																	ELECTRICAL SERVICE AVAILABLE					
7	20.5	18.0	21.6	5.8	9.4	10.3	1/2	1/4	MSZ-GL24NA	WALL	738	24V DC	80/67	36.3/9.8/12.0	0.93	NO	MUZ-GL18NA-U1	121	95	14	15	208/230V 1ø

FAN SCHEDULE									
FAN NO.	CFM	SP.	MODEL	MFR.	VOLT-PH-HZ	WATTS	SONES	INTERLOCK	ACCESSORIES
EF-1	50	0.2"	FV-05VK1	PANASONIC	115-1-60	11.3	0.3	LIGHT SWITCH	BACKDRAFT DAMPER
EF-2	80	0.2"	FV-08VK1	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
	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 1' LONG, 1" SLOT	(1) SLOT (2) SLOTS (3) SLOTS	PER PLAN	TO 40 CFM/LINEAR FT TO 70 CFM/LINEAR FT TO 100 CFM/LINEAR FT
	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 2' LONG, 1" SLOT	(1) SLOT (2) SLOTS (3) SLOTS		TO 40 CFM/LINEAR FT TO 70 CFM/LINEAR FT TO 100 CFM/LINEAR FT
	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 3' LONG, 1" SLOT	(1) SLOT (2) SLOTS (3) SLOTS		TO 40 CFM/LINEAR FT TO 70 CFM/LINEAR FT TO 100 CFM/LINEAR FT
	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 4' LONG, 1" SLOT	(1) SLOT (2) SLOTS (3) SLOTS		TO 40 CFM/LINEAR FT TO 70 CFM/LINEAR FT TO 100 CFM/LINEAR FT
	SUPPLY AIR	SINGLE DEFLECTION CEILING GRILLE	TITUS MODEL 300FL	8X4 10X6 10X6 10X10		30-75 76-150 151-200 100-250
	DUCTED RETURN AIR	RETURN AIR CEILING GRILLE W/ O.B.D.	TITUS MODEL 355FL	12X12, 22X6 14X14, 34X6 18X18, 32X10 20X20, 36X12 22X22, 36X14 46X22		251-400 401-600 601-1200 1201-1600 1601-2100 2101-2700
	TRANSFER RETURN AIR	RETURN AIR CEILING GRILLE W/ O.B.D.	TITUS MODEL 355FL	10X10 12X12, 16X10 14X14, 24X8 18X18, 28X10 26X16 30X16		TRANSFER, 75-150 TRANSFER, 151-225 TRANSFER, 226-325 TRANSFER, 326-575 TRANSFER, 576-725 TRANSFER, 726-890
	RETURN AIR	CEILING LINEAR	TITUS SERIES MLR-39 2' LONG, 1" SLOT	(1) SLOT (2) SLOTS (3) SLOTS		TO 60 CFM/LINEAR FT TO 120 CFM/LINEAR FT TO 180 CFM/LINEAR FT
	RETURN AIR	CEILING LINEAR	TITUS SERIES MLR-39 3' LONG, 1" SLOT	(1) SLOT (2) SLOTS (3) SLOTS		TO 60 CFM/LINEAR FT TO 120 CFM/LINEAR FT TO 180 CFM/LINEAR FT
	RETURN AIR	CEILING LINEAR	TITUS SERIES MLR-39 4' LONG, 1" SLOT	(1) SLOT (2) SLOTS (3) SLOTS		TO 60 CFM/LINEAR FT TO 120 CFM/LINEAR FT TO 180 CFM/LINEAR FT

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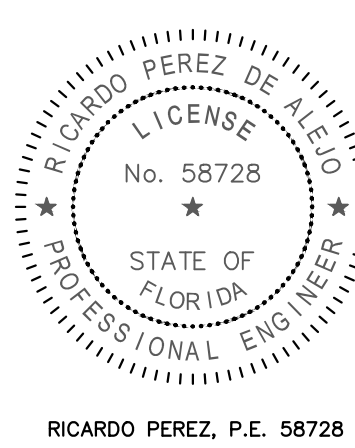
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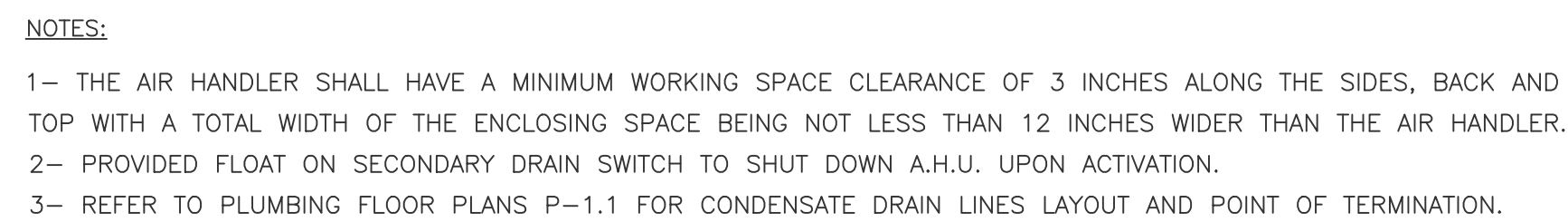
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Ricardo Perez de Alejo
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Date: 2026.09.17 19:23:00 -0400

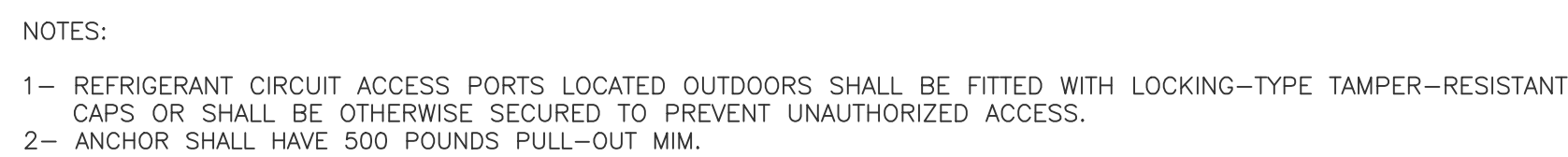


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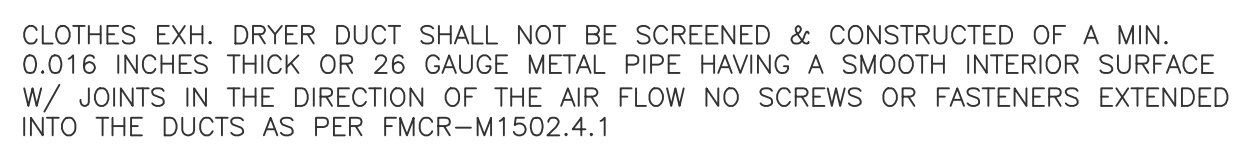
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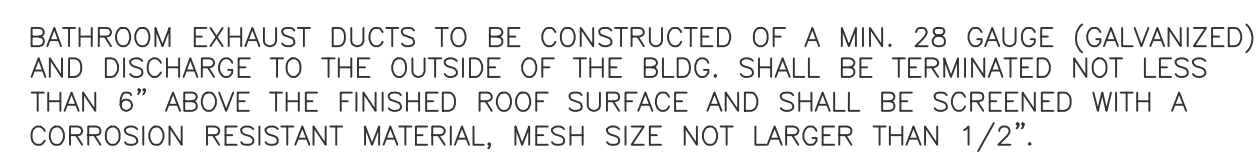
A.H.U. 1,2 MOUNTING DETAIL
N.T.S.



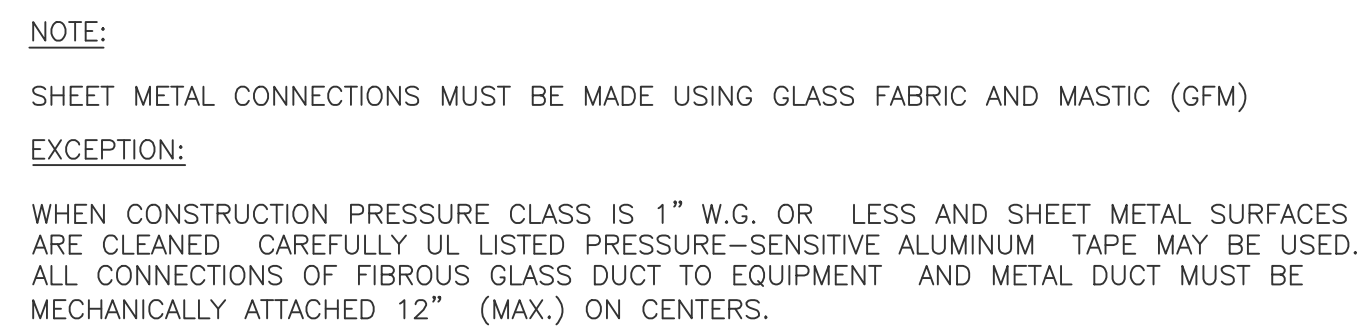
CONDENSING UNIT MOUNTING DETAIL



DRYER EXHAUST ROOF CAP
N.T.S.



TOILET EXHAUST ROOF CAP
N.T.S.



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

**Ricardo
Perez
de Alejo** Digitally signed
by Ricardo
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