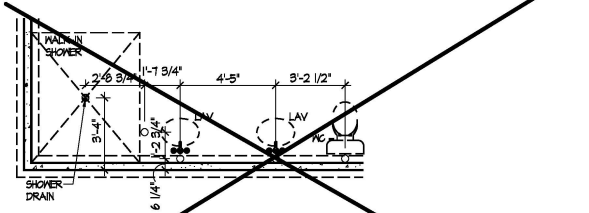


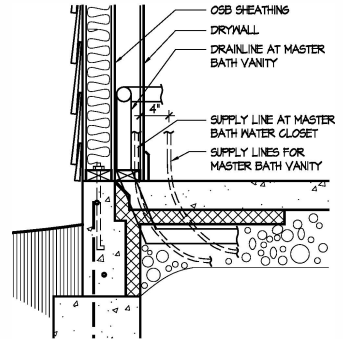
Foundation Plan

Scale: 1/4" = 1'-0"



Master Bath - Optional Alternate Walk-In Shower

Scale: 1/4" = 1'-0"



Master Bath Plumbing Detail - Vanity/W.C.

Scale: 1/4" = 1'-0"

**FOUNDATION CODED NOTES**  
(FOUNDATION PLAN ONLY)  
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. FURRED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
2. 12" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
3. PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
4. SAW CUT CONTROL JOINT IN CONCRETE SLAB, 1/8" MIN. x 1/4" DEEP - TYPICAL.
5. 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4 MIL POLYETHYLENE VAPOR BARRIER AND 4" GRAVEL BASE - TYPICAL.
6. 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL IN GARAGES.
7. PROVIDE WEATHERLIP @ GARAGE DOOR OPENING - SEE DETAIL D, SHEET A301.
8. PIPE LOCATION CENTERED ON WALL ABOVE.
9. NO STEM WALL AT GARAGE DOOR OPENINGS.
10. WASHER ALWAYS LOCATED LEFT OF DRYER.
11. ELECTRICAL CONDUIT UNDER SLAB FOR ELECTRICAL OUTLET AT KITCHEN ISLAND.
12. ELECTRICAL CONDUIT SLAB PENETRATION.
13. 8" DEEP X 12" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS, TYPICAL UNDER ALL BEARING WALLS.
14. DASHED LINES INDICATE LOCATION OF PLUMBING FIXTURES ABOVE - SHOWN FOR REFERENCE ONLY.
15. 10" WIDE X 10" DEEP CONCRETE PIER WITH 24" DIA. FOOTING, MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF PIER SET 6" BELOW FINISHED FLOOR.
16. DOTTED LINE INDICATES MALL LINE OF BASE UNIT.
17. 2'-6" X 2'-6" X 8" DEEP CONCRETE FOOTING WITH (3) NO. 4 REBAR EACH WAY (OR SIZE AS SHOWN).
18. 24" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
19. 8" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS, TYPICAL UNDER ALL BEARING WALLS.
20. 8" DEEP CONCRETE FOOTING WITH (3) NO. 4 REBAR EACH WAY - SEE PLANS FOR SIZE.
21. 16" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR - TYPICAL.
22. 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE.
23. 12" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS, TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
24. PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.

**GENERAL FOUNDATION NOTES**

1. SOIL BEARING CAPACITY ASSUMED TO BE 2500 PSF AND SHALL BE VERIFIED BY SOILS ENGINEER PRIOR TO PLACEMENT OF BUILDING FOUNDATION. CONSULT ARCHITECT WHEN INADEQUATE SOIL CAPACITIES ARE FOUND.
2. ALL DIMENSIONS ARE TO FACE OF FOUNDATION / BASEMENT WALL UNLESS NOTED OTHERWISE.
3. HOLD DOWN TOP OF FOUNDATION WALL 8" AT ALL ENTRY DOORS TO ALLOW FOR EXTENSION OF FLOOR SLAB UNDER THE DOOR THRESHOLDS.
4. PLUMBING CONTRACTOR TO USE ROUND BUCKETS FOR FORMED SLAB PENETRATIONS.
5. CONCRETE CONTRACTOR TO INSTALL 1/2" EXP. JT. AROUND THE PERIMETER OF GARAGES.
6. CONCRETE CONTRACTOR COORDINATE WITH PLUMBING FOR LOCATION OF BLOCKOUTS FOR UNDERSLAB LINES.
7. CONCRETE CONTRACTOR - SEE FIRST FLOOR PLAN FOR SIDEWALKS AND PATIOS.
8. CONCRETE CONTRACTOR TO VERIFY SLAB PENETRATION AT TUB/SHOOWER OPTIONS.



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Bel Haven  
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Prototype Disk No.	Interim Page Revisions	Date
		4/28/10

Architect Project Number  
2019-044

Community Dates & Revisions	
Date Originated	20 FEB 2020
Bid Permit Construction	
Revisions	
▲	▲
▲	▲
▲	▲

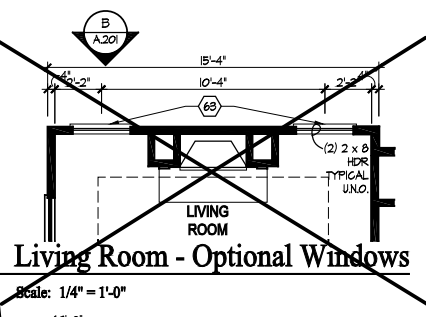
Drawing Title  
Foundation Plan

Architectural Style  
European Country  
Sheet Number  
A.100  
D2 - 2010

ADDITIONAL GAS LINE ROUGHED FOR FUTURE GAS GRILLE

Living Room - Optional Windows

Scale: 1/4" = 1'-0"



GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
3. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
4. AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOIST/TRUSSES - PROVIDE 2 X BLOCKING FULL DEPTH OF FLOOR STRUCTURE BETWEEN JOISTS/TRUSSES @ 24" O.C.

FIRST FLOOR PLAN CODED NOTES

- (FIRST FLOOR UNIT PLANS ONLY)  
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
1. EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/8" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
  2. INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
  3. FLAT DRYWALL CEILING @ 1'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
  4. 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
  5. ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
  6. TRAY CEILING @ 10'-0" A.F.F.
  7. PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
  8. MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
  9. PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL DVSTB25B (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 31" WIDE X 34 3/4" HIGH X 18" DEEP (24" DEEP WITH BUILT-IN CABINETRY OPTION).
  10. OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
  11. WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL. WASHER ALWAYS LOCATED LEFT OF DRYER.
  12. DRYER LOCATION - DRYER VENT IN WALL.
  13. OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
  14. SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING. VERIFY HEIGHT IN SECOND FLOOR KNEE WALL AREAS.
  15. ARCHED OPENINGS. SPRING POINT @ 1'-8" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
  16. LOCATION OF DOUBLE 2 X 4 STUD WALL.
  17. FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSLASH.
  18. VANITY BASE AND COUNTERTOP @ 12" A.F.F.
  19. TOILET & SEAT.
  20. SELF-RIMMING COUNTER LAVATORY AND FAUCET.
  21. 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
  22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
  23. 25 1/2" X 54" OPTIONAL PULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GULLED LEAVING NO SCREWS EXPOSED.
  24. BASE CABINETS AND COUNTERTOP.
  25. LINE OF WALL CABINETS ABOVE.
  26. 24" LONG TOWEL BAR - 54" A.F.F. (58" A.F.F. ABOVE TOILET).
  27. REFRIGERATOR LOCATION.
  28. DOUBLE BOWL SINK AND FAUCET.
  29. RANGE LOCATION.
  30. DISHWASHER LOCATION.
  31. 10" X 10" BUILT-UP COLUMN - TYPICAL SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
  32. TOILET PAPER DISPENSER.
  33. (4) 18" DEEP WIRE SHELVES (24", 42", 55", 68" A.F.F.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES (UNLESS NOTED OTHERWISE).
  34. FURNACE LOCATION.
  35. TANKLESS WATER HEATER LOCATION.
  36. 10" X 10" BUILT-UP COLUMN / PILASTER - TYPICAL SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.



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Drawing Title  
First Floor Plan

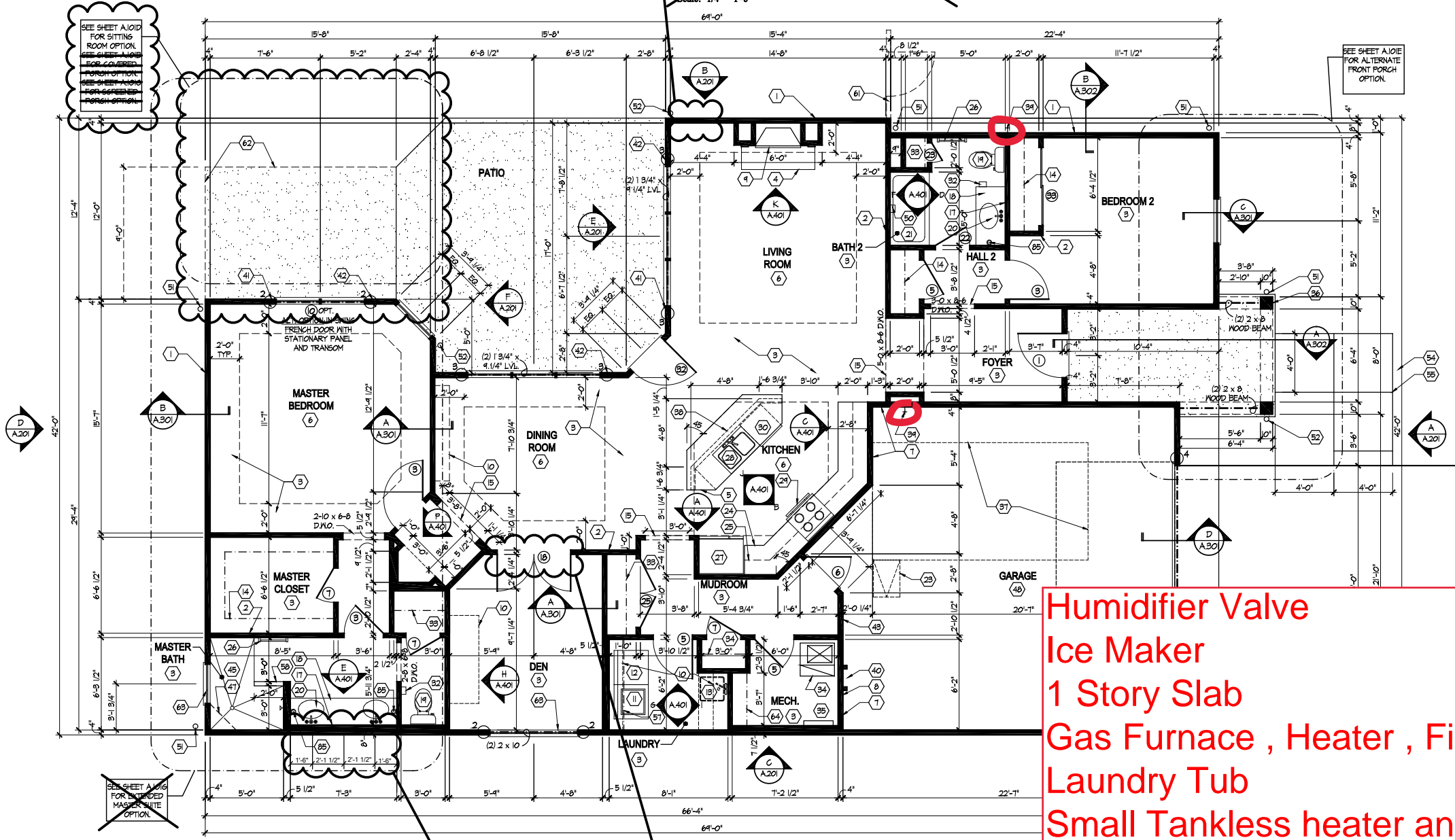
Architectural Style  
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A.101  
D2 - 2010

Humidifier Valve  
Ice Maker  
1 Story Slab  
Gas Furnace , Heater , Fireplace and Grill  
Laundry Tub  
Small Tankless heater and vent  
Hose bibs are circled in RED

74. UNDER THE COUNTER REFRIGERATOR LOCATION.
75. FLAT DRYWALL CEILING @ 7'-0" A.F.F.
76. 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 8 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
78. KNEE WALL: 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" O.S.B. BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
79. 3" DIAMETER STANDARD STEEL PIPE COLUMN WITH 1/2" CAP PLATE AND 1/2" X 4" X 6" BASE PLATE.
80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
81. DASHED LINE INDICATES BEAM - SEE BONUS ROOM GARAGE WALL SECTION.
82. LINE INDICATES EXPOSED FOUNDATION STEM WALL.
83. FLAT DRYWALL CEILING @ 8'-4" A.F.F.
84. DASHED LINE INDICATES 6" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
85. TONEL RING.
86. DASHED LINES INDICATE BOXED BEAM ABOVE.
87. 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACING.
88. SHOWER WALL - 6'-0" A.F.F.
89. OPTIONAL GARAGE SHELVING.
90. OPTIONAL DESK.
91. COURTYARD GATE AND FENCE LOCATION.
92. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
93. OPTIONAL WINDOWS.
94. (4) 12" DEEP WIRE SHELVES (24", 42", 55", 68" A.F.F.) - STANDARD SPACING.
95. 32" X 60" SHOWER BATH WITH BUILT-IN SEAT.
96. HARDBOARD TREADS AND RISERS.
97. WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
98. SINGLE BOWL SINK AND FAUCET.

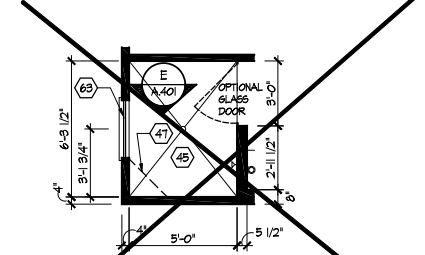
First Floor Plan

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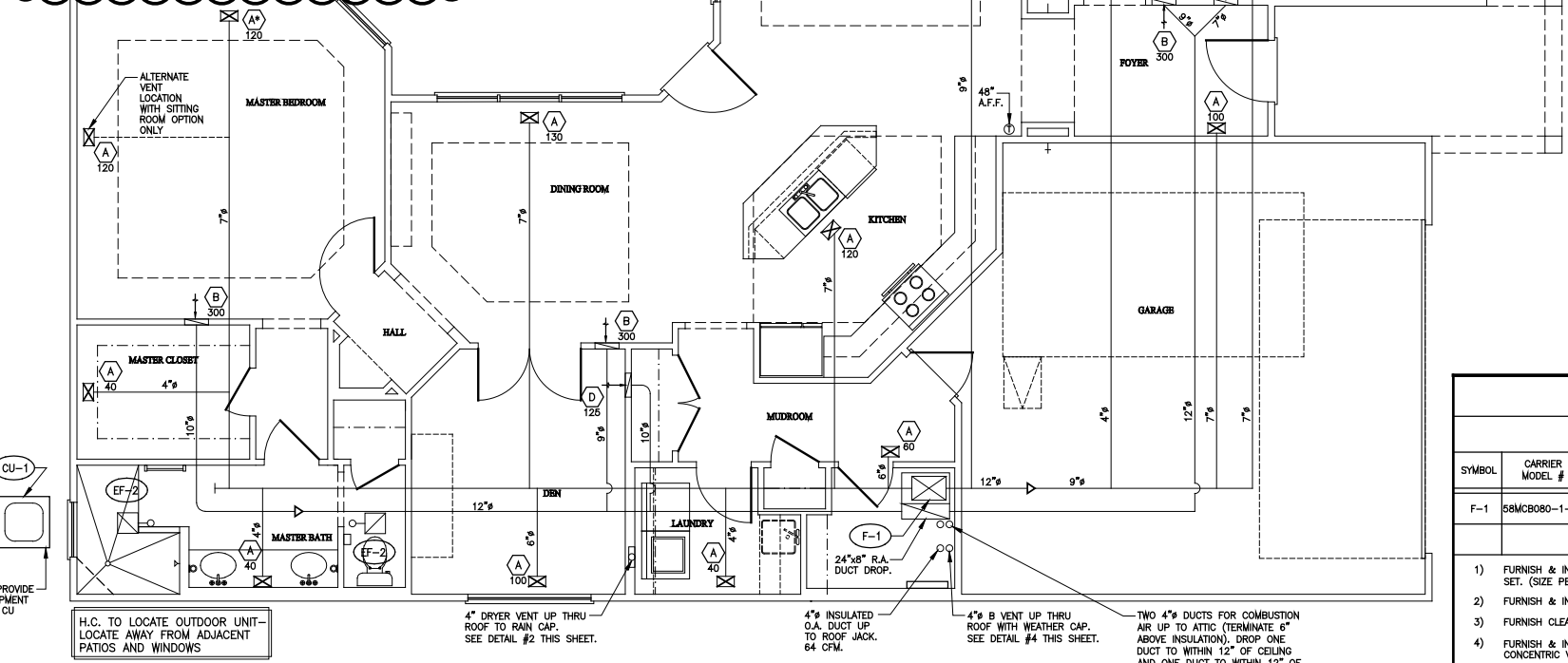
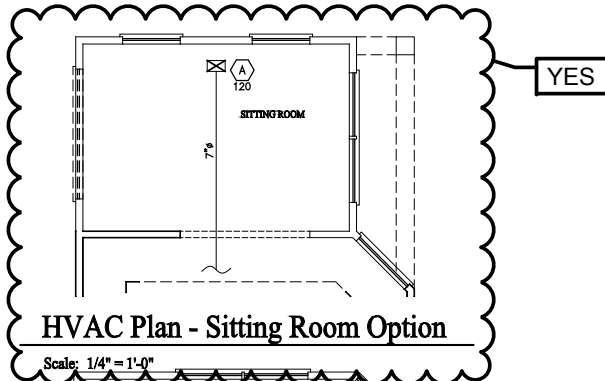
DO NOT INSTALL DEN DOOR (CASE OPENING TO REMAIN)

ADD THREE SQUARE WINDOWS



Master Bath - Optional Alternate Walk-In Shower

Scale: 1/4" = 1'-0"



FAN SCHEDULE							
SYMBOL	MODEL #	CFM	DRIVE	ELECTRICAL	DUTY	DAMPER	NOTES
EF-1	BROAN #670	50	DIRECT	120V	TOILET	GRAVITY	1,2
EF-2	BROAN #678 OR NUTONE 763 RLN	50	DIRECT	120V	TOILET	GRAVITY	1,2

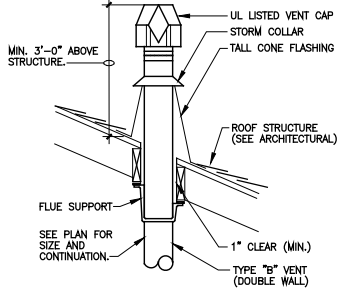
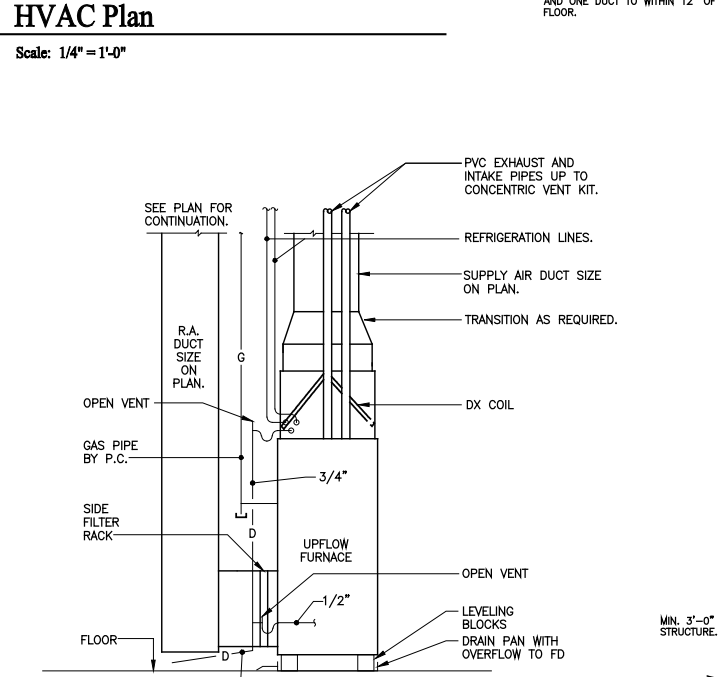
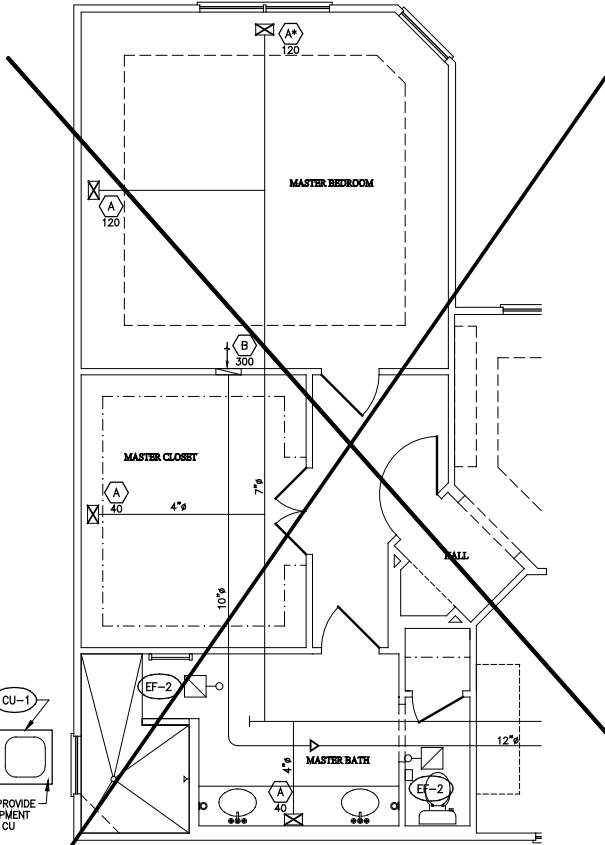
1) WIRED BY E.C.  
2) 4" EXHAUST VENT THROUGH ROOF WITH RAIRCAP.

AIR DEVICE SCHEDULE							
SYMBOL	FACE SIZE	NECK SIZE	LIMA (OR EQUAL) MODEL NO.	MAX CFM	MOUNTING SURFACE	AIR PATTERN	NOTES
A	12"x8"	10"x4"	10V	200	GYP. BD.	2-WAY	1,2,3,4
B	32"x8"	30"x6"	19H	260	GYP. BD.	RETURN	1,3,7
C	32"x12"	30"x10"	19H	560	GYP. BD.	RETURN	1,3,5
D	16"x8"	14"x6"	19H	130	GYP. BD.	RETURN	1,3,6

1) FINISH TO BE STANDARD OFF-WHITE. FURNISH NECK MOUNTED OFF. BLADE DAMPER.  
2) FRAME TO BE COMPATIBLE WITH PLASTER, DRYWALL, OR OTHER SURFACE MOUNTINGS.  
3) CEILING MOUNTED.  
4) \*SEE OPTIONAL FLOOR PLANS FOR VARYING VENT LOCATIONS.  
5) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO TWO 14-1/2" X 5-1/2" R.A. RISERS.  
6) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO ONE 14-1/2" X 3-1/2" R.A. RISERS.  
7) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO TWO 14-1/2" X 3-1/2" R.A. RISERS.

SPLIT SYSTEM GAS/ELECTRIC AIR-CONDITIONING UNIT SCHEDULE																					
FURNACE								COOLING COIL		CONDENSING UNIT											
SYMBOL	CARRIER MODEL #	CFM	ESP	BLOWER HP	HEAT. CAP. MBH INPUT	HEAT. CAP. MBH OUTPUT	A.F.U.E.	ELECTRICAL V./Ø	FLA.	CARRIER MODEL #	S.P.	TYPE	SYMBOL	CARRIER MODEL #	COOL. CAP. MBH TOTAL	SENS.	ELECTRICAL V./Ø	M.C.A.	HACR. BKR.	SEER	NOTES
F-1	56M8080-1-12	1245	0.5	3/8	80	74	92.3	120	5.8	09P936 WITH TXV EXP. VALVE	0.34	N	CU-1	24ABR336	240/1	19.1	30	13	13	1,2,3,4,5,6	

1) FURNISH & INSTALL PRE-MANUFACTURED AND INSULATED REFRIGERANT LINE SET. (SIZE PER MANUFACTURER REQUIREMENTS).  
2) FURNISH & INSTALL DIGITAL PROGRAMMABLE THERMOSTAT.  
3) FURNISH CLEAN FILTER, 16"x26" AND SIDE FILTER RACK.  
4) FURNISH & INSTALL 2" PVC COMBUSTION AND VENT PIPING WITH CONCENTRIC VENT KIT FOR THRU ROOF VENTING.  
5) FURNISH AND INSTALL PVC CONDENSATE DRAIN PIPE, CATEGORY IV CONDENSING APPLIANCES SHALL BE PROVIDED WITH AN AUXILIARY DRAIN PAN WHERE DAMAGE TO ANY BUILDING COMPONENT WILL OCCUR AS A RESULT OF STOPPAGE IN THE CONDENSATE DRAINAGE SYSTEM. THE PAN SHALL NOT BE REQUIRED FOR APPLIANCES THAT AUTOMATICALLY SHUT DOWN OPERATION IN THE EVENT OF A STOPPAGE IN THE CONDENSATE DRAINAGE SYSTEM.  
6) MOUNT UNIT ON LEVELING BLOCKS.



**SHEET METAL AND DUCTWORK**

- HVAC WORK SHALL BE LAID OUT WITH DUE CONSIDERATION FOR THE WORK OF OTHER TRADES. ANY CONFLICTS WHICH OCCUR DUE TO LACK OF COORDINATION BY THE HVAC CONTRACTOR WITH THE OTHER TRADES (CONTRACTORS) SHALL BE CORRECTED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- INSULATE ALL DUCTWORK IN ATTIC WITH FIBERGLASS DUCT WRAP INSULATION; R-8 MINIMUM. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8.
- FURNISH AND INSTALL UL LISTED TYPE B-VENT FROM OUTLET ON DOMESTIC WATER HEATER AND EXTEND THRU ROOF WITH TERMINATIONS AS REQUIRED BY CODE. FURNISH AND INSTALL UL LISTED WEATHER CAP AND CONE FLASHING.
- DUCTWORK SHALL MEET THE REQUIREMENTS OF SMACNA, NFPA 90A, OBC MECHANICAL CODE, ARTICLE 3. RECTANGULAR DUCTS SHALL BE CONSTRUCTED AND REINFORCED PER SMACNA DUCT CONSTRUCTION STANDARDS, SECTION I. ALL DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH S.M.A.C.N.A. COORDINATE ALL EQUIPMENT AND DUCT RUNS WITH STRUCTURE, LIGHTS, CEILING, CONDUIT, PIPING, AND OTHER EQUIPMENT.
- FLEXIBLE DUCTS SHALL BE 4" THRU 8" SUPPLY AIR BRANCH DUCTS AND 8" THRU 16" RETURN AIR DUCTS ONLY, AND COMPLY WITH NFPA REQUIREMENTS, PAMPHLET 90A AND SHALL BE UL LISTED WITH FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS. DUCT SHALL BE RATED FOR MINIMUM 10" W.G. INTERNAL WORKING PRESSURE, FOR ALL DUCT SIZES.
- BALANCING DAMPERS SHALL BE GALVANIZED STEEL DAMPERS WITH LOCKING QUADRANT OPERATORS.
  - POST-CONSTRUCTION TEST
  - ROUGH-IN TEST
  - EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

HVAC LEGEND	
	DUCTWORK—INSIDE DIMENSIONS SHOWN
	MANUAL BALANCING DAMPER
	BELLMOUTH FITTING WITH DAMPER
	FLEXIBLE DUCTWORK
	SUPPLY AIR
	RETURN AIR / EXHAUST AIR
	REFRIGERANT LINE SET
	CONDENSATE DRAIN PIPING
	DIAMETER (ROUND)
	PROGRAMMABLE THERMOSTAT
	AIR DEVICE SYMBOL WITH CFM
	PLAN NOTE SYMBOL
	EQUIPMENT NOTE SYMBOL; SEE SCHEDULES AND/OR NOTES.
	A.F.F.
	AB.
	CLG.
	FLR.
	G.C.
	P.C.
	H.C.
	F.P.C.
	E.C.
	S.A.
	R.A.
	O.A.
	EXH.

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**Drawing Title**  
HVAC Plan

**Architectural Style**  
European Country  
**Sheet Number**  
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D2 - 2010



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