

BH 137

7885 WHITE BARN LANE

2 Story Slab

Irrigation Line Humidifier Valve

Landry Tub

1 shower tile base

1 LH tub base

1 RH tub base

1 large tankless heater

add loop for future filter after

irrigation - bill \$225

Gas Furnace , Fireplace , Heater , Cooktop and outside grill



Epcon Foundation DG

Bel Haven LLC  
West Chester, OH.

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# BH 137

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 137 | CUSTOMER: 7885 WHITE BARN LANE, WEST CHESTER, OHIO 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	1921 SF
SECOND FLOOR SF	742 SF
TOTAL CONDITIONED AREA :	2663 SF
TOTAL GARAGE AREA :	532 SF
FRONT PORCH AND PORTICO AREA :	203 SF
REAR PORCH AREA :	156 SF
PATIO AREA :	274 SF

GENERAL NOTES
ONLY LOCATION SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION SUMMARY AND/OR PURCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.
DESIGN CRITERIA:
NUMBER OF STORIES: 2
BUILDING WIDTH: 42'-0"
BUILDING DEPTH: 80'-2 1/2"
BUILDING HEIGHT: 23'-2 1/4"
GOVERNMENTAL CODES AND STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO 2019 RESIDENTIAL CODE OF OHIO STANDARDS

GRAPHIC SYMBOLS & LEGEND	
	FIRST FLOOR EL. 0'-0"
	ROOF SLOPE
	SD
	SD / CO

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/8/2023

PROJECT  
PLAN: BH Portico D2 D2+ - 4.5"  
ELEV: Elevation A - Euro Country  
LOT: 137

DRAWING TITLE  
**COVER**

SHEET NUMBER  
**A-000**

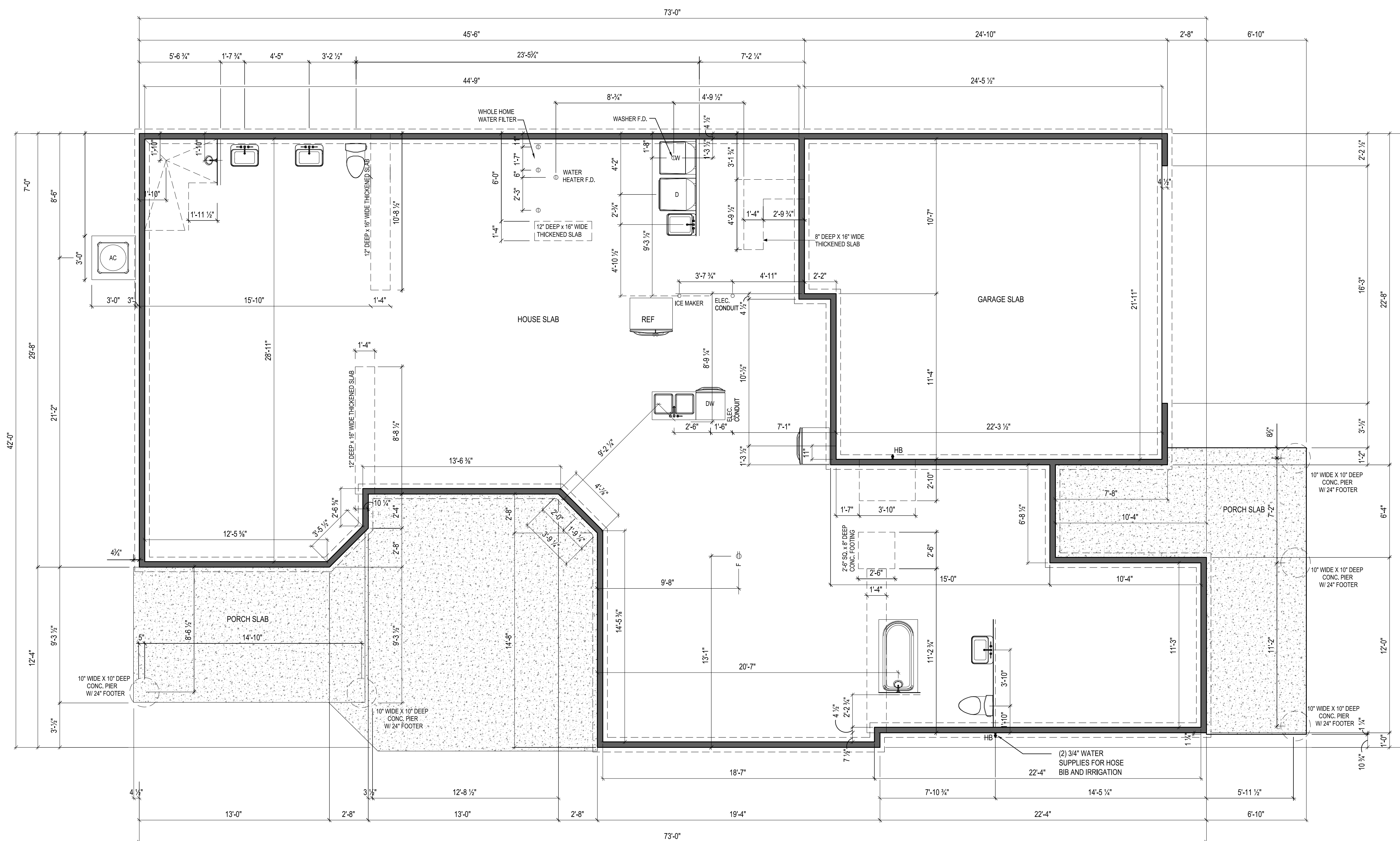
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NOTES:  
THICKENED SLAB SHALL BE REINFORCED  
WITH CONTINUOUS (2) #4 REBAR

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01	BUILDER SET	12/8/2023

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PLAN: BH Portico D2 D2+ - 4.5"  
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DRAWING TITLE  
FOUNDATION PLAN

SHEET NUMBER  
A-050

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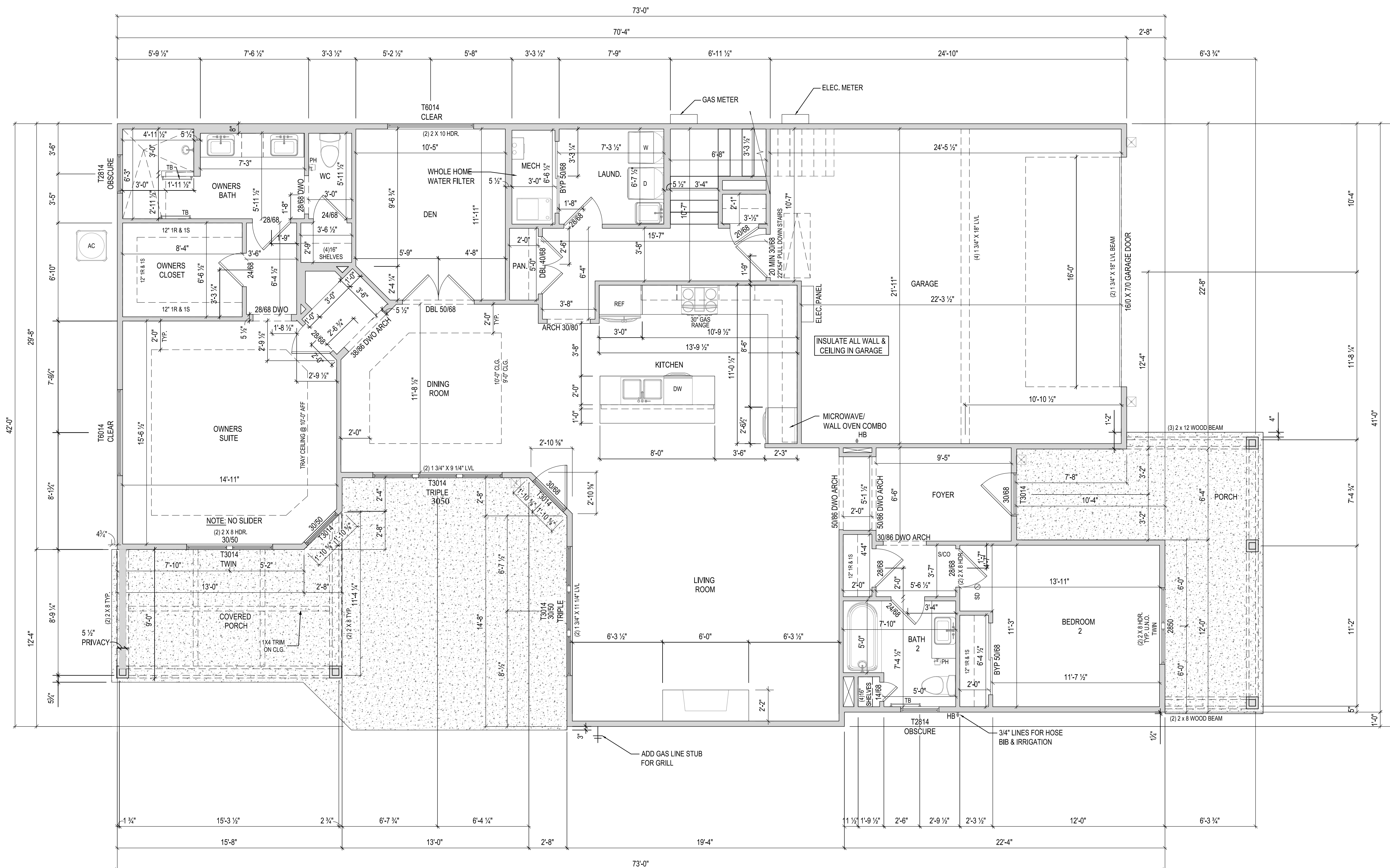
1 FOUNDATION PLAN  
A-050  
1/8" = 1'-0" @ 11" x 17"



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NOTES:  
- ARCHED OPENINGS: SPRING POINT @ 78" A.A.F.  
TOP OF ARCH 8'-8" ABOVE SPRING POINT.

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DRAWING TITLE  
**FIRST FLOOR PLAN**

SHEET NUMBER  
**A-101**

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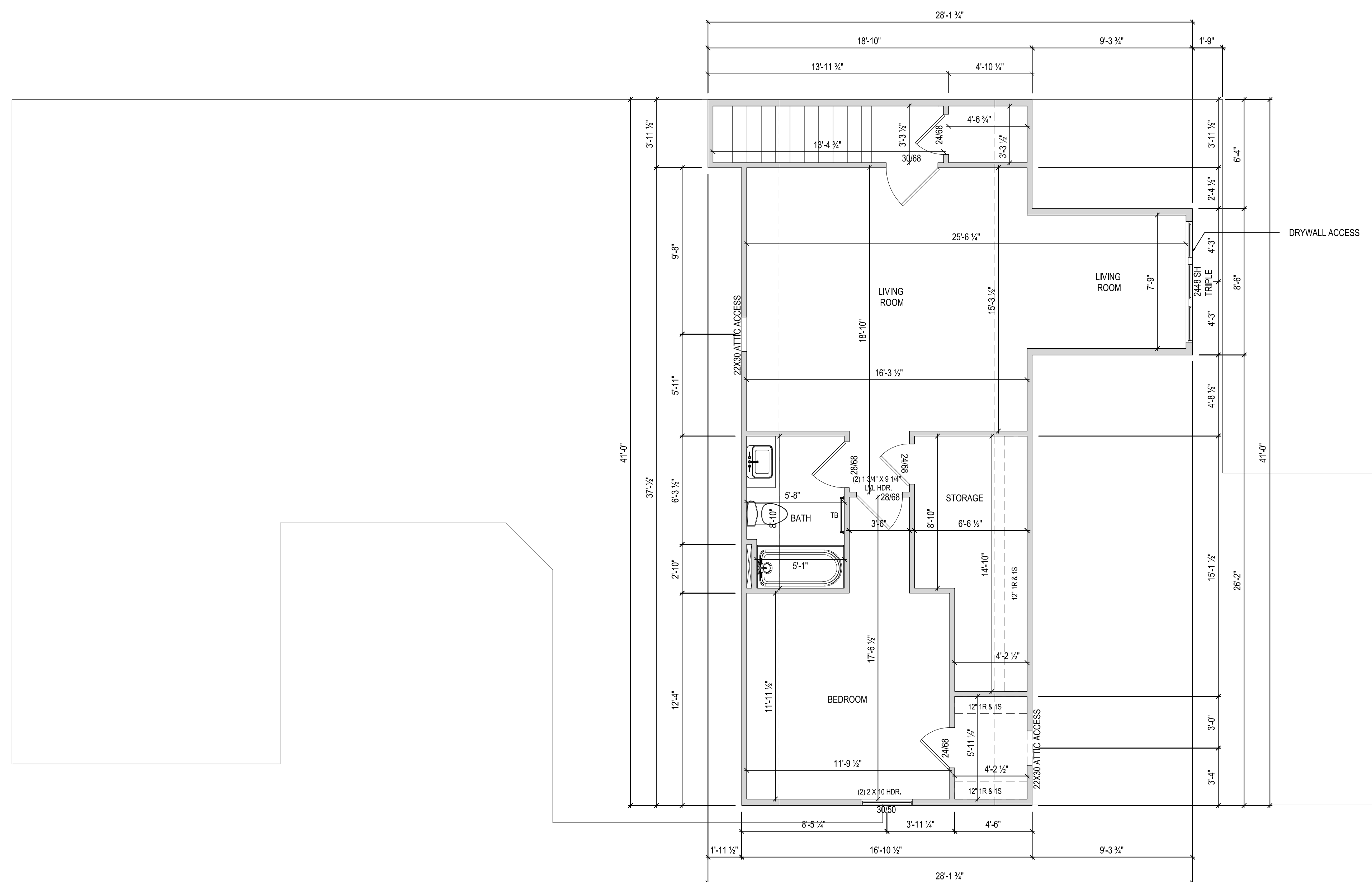


**EPCON**  
COMMUNITIES

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01	BUILDER SET	12/8/2023

PROJECT  
**PLAN: BH Portico D2 D2+ - 4.5"**  
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**LOT: 137**

DRAWING TITLE  
**SECOND FLOOR PLAN**

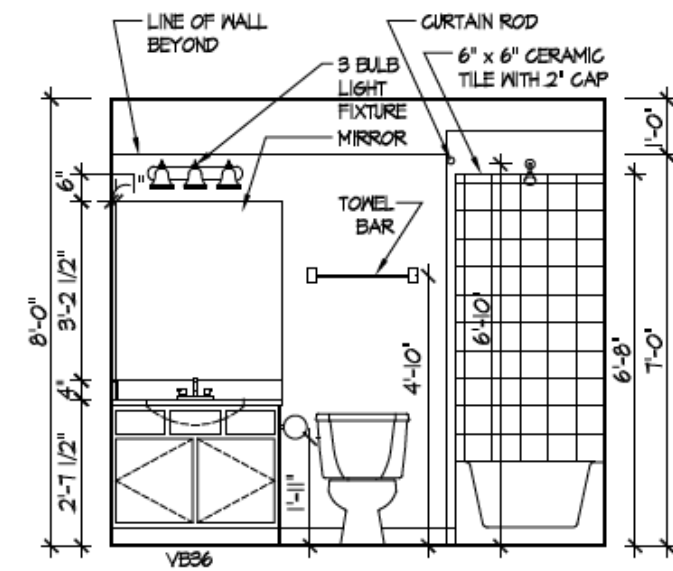
SHEET NUMBER  
**A-102**

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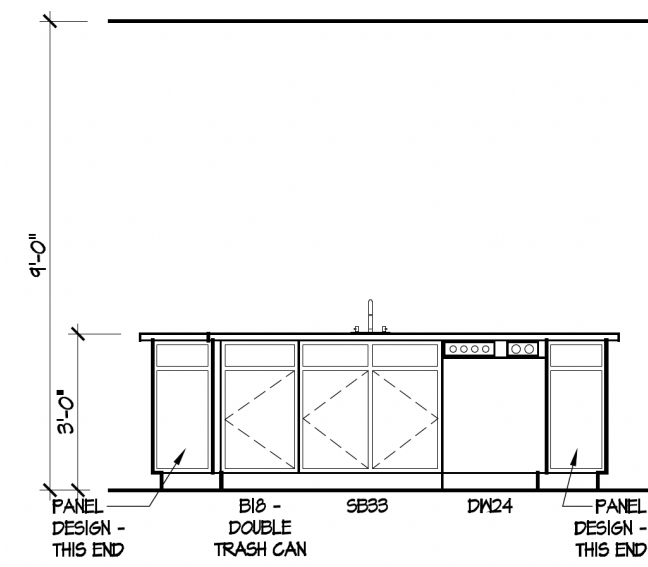
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1 FLOOR PLAN  
 A-102 1/8" = 1'-0" @ 11" x 17"

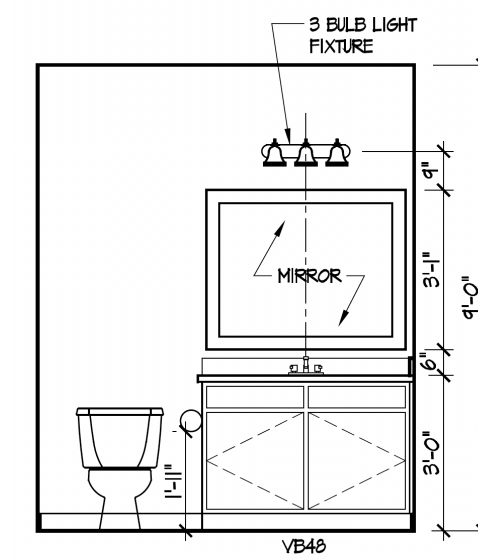
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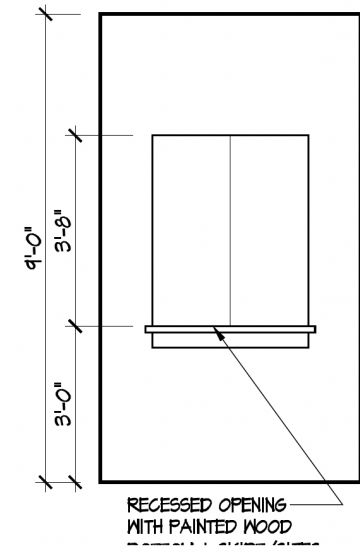
1 BATH 3: BONUS RM  
A-401



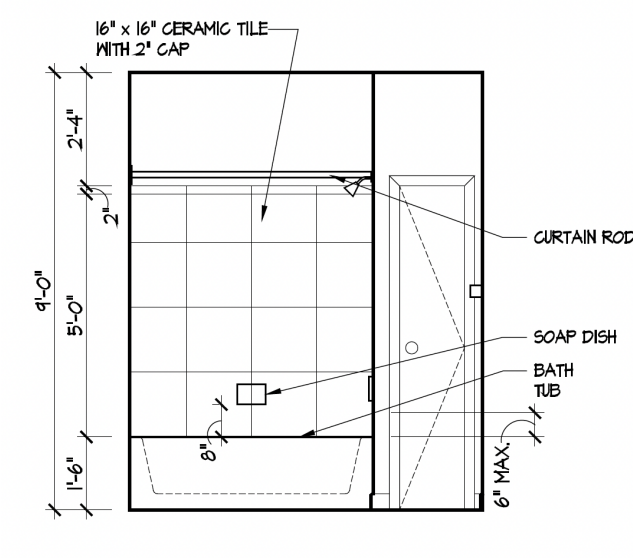
2 KITCHEN ISLAND: STAGGERED/ DELUXE  
A-401



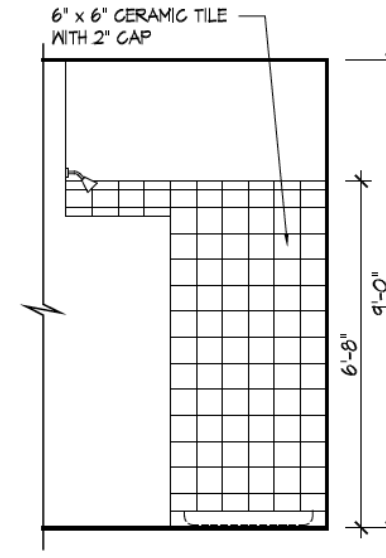
3 BATH 2: VANITY  
A-401



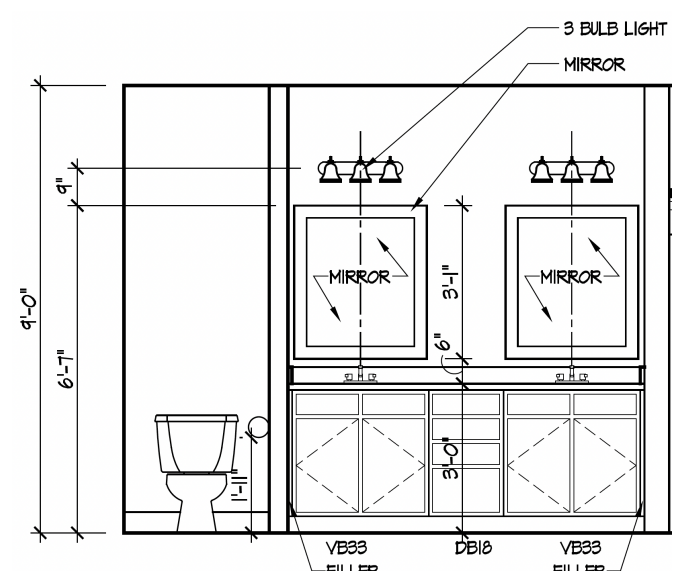
4 MASTER FOYER ENTRY  
A-401



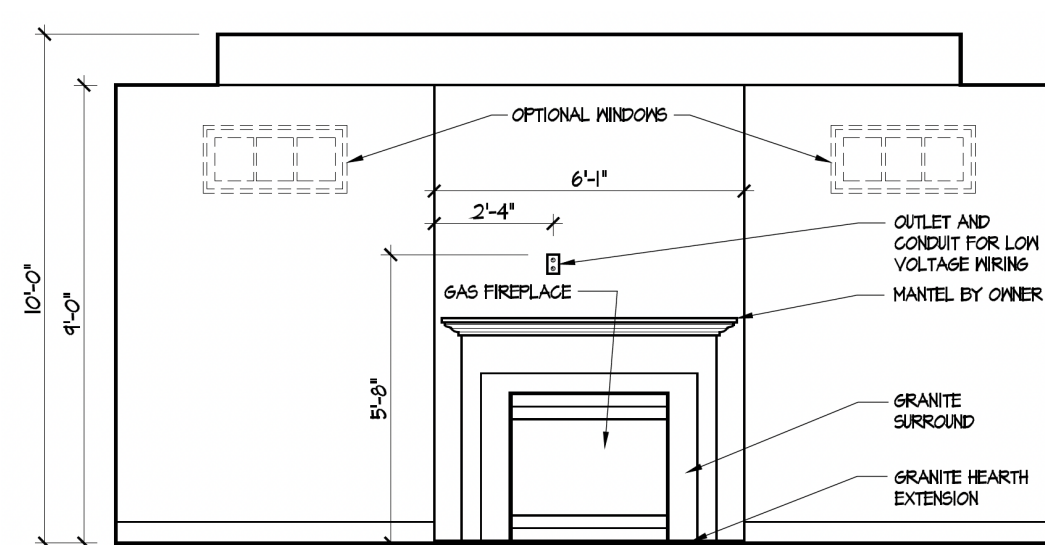
5 BATH 2: TUB/SHWR  
A-401



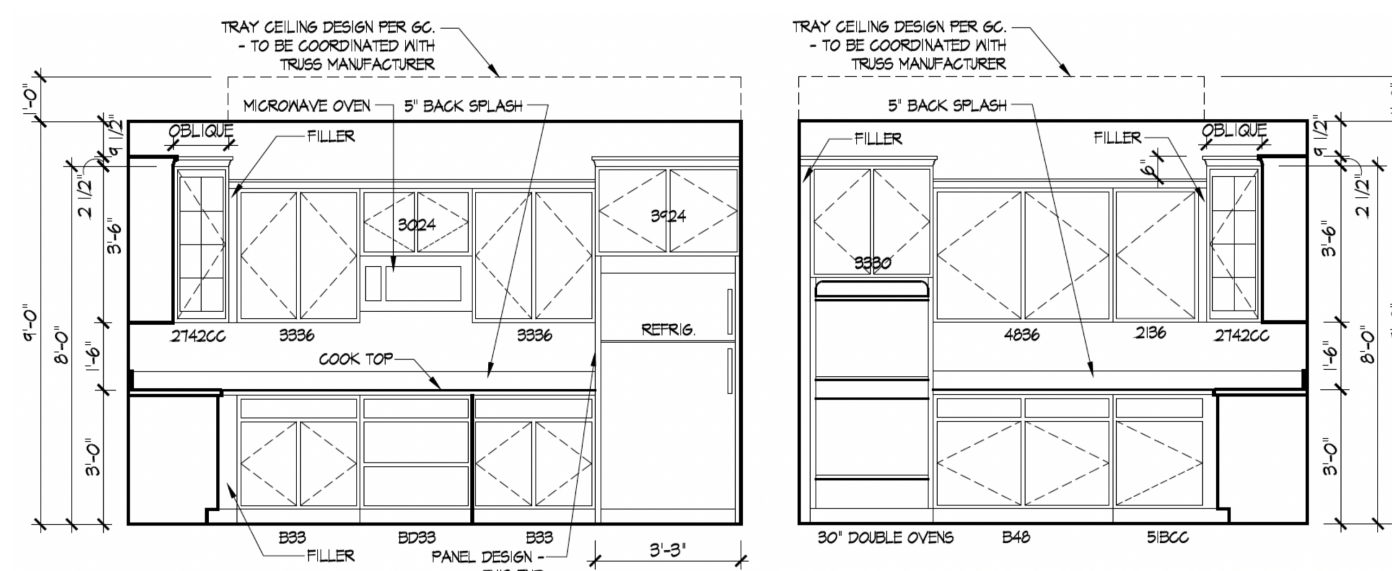
6 MASTER SHOWER: WALK-IN SHOWER  
A-401



7 MASTER BATH: VANITY  
A-401



8 FIREPLACE (D2+)  
A-401



9 KITCHEN DELUXE LAYOUT (D2+)  
A-401

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DRAWING TITLE  
**DETAILS**

SHEET NUMBER  
**A-401**

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