



EPCON OH - FDG
Bel Haven LLC
West Chester, OH,

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/1/2022



8062 BALMORAL COURT - LOT 36

MASTER PLAN: Promenade Plus | ELEVATION: Elevation E | COMMUNITY: Bel Haven | LOT NUMBER: 36 | CUSTOMER: 8062 Balmoral Court, West Chester, OH 45069 - Lot 36

PLANS PREPARED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	2239 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	992 SF
TOTAL CONDITIONED AREA :	3231 SF
TOTAL GARAGE AREA :	
	493 SF
FRONT PORCH AREA :	172 SF
COVERED PATIO AREA :	146 SF
UNCOVERED PATIO AREA :	0 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: 79'-4 1/2"
BUILDING HEIGHT: 23'-4 1/2"
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

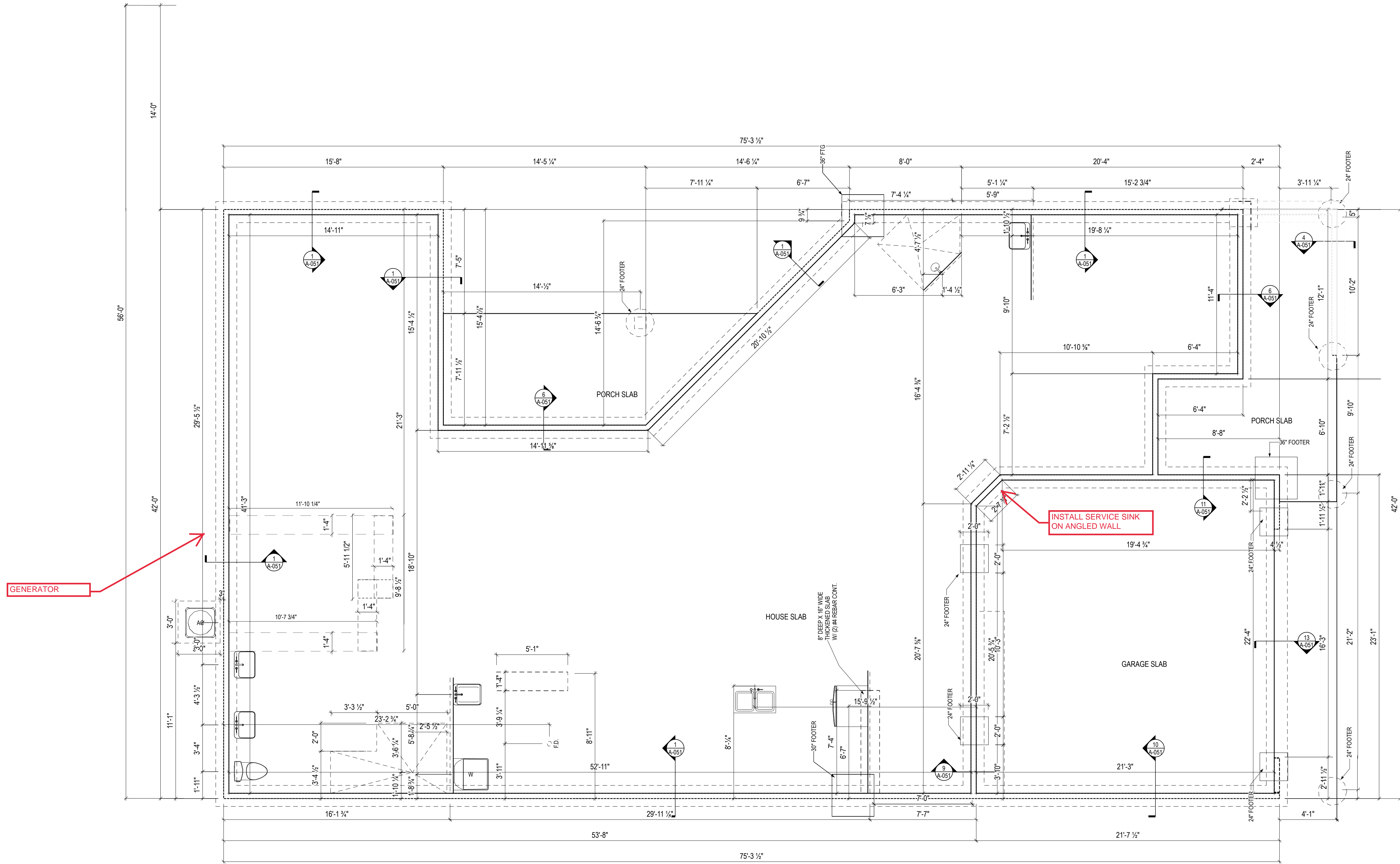
GRAPHIC SYMBOLS & LEGEND	
	FIRST FLOOR EL. 0'-0"
	ROOF SLOPE
	SD
	SD / CO

SHEET INDEX	
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PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation E
LOT: 36

DRAWING TITLE
COVER

SHEET NUMBER
A-000



GENERATOR

1 FOUNDATION PLAN
 A-050
 1/4" = 1'-0" @ 22" x 34"

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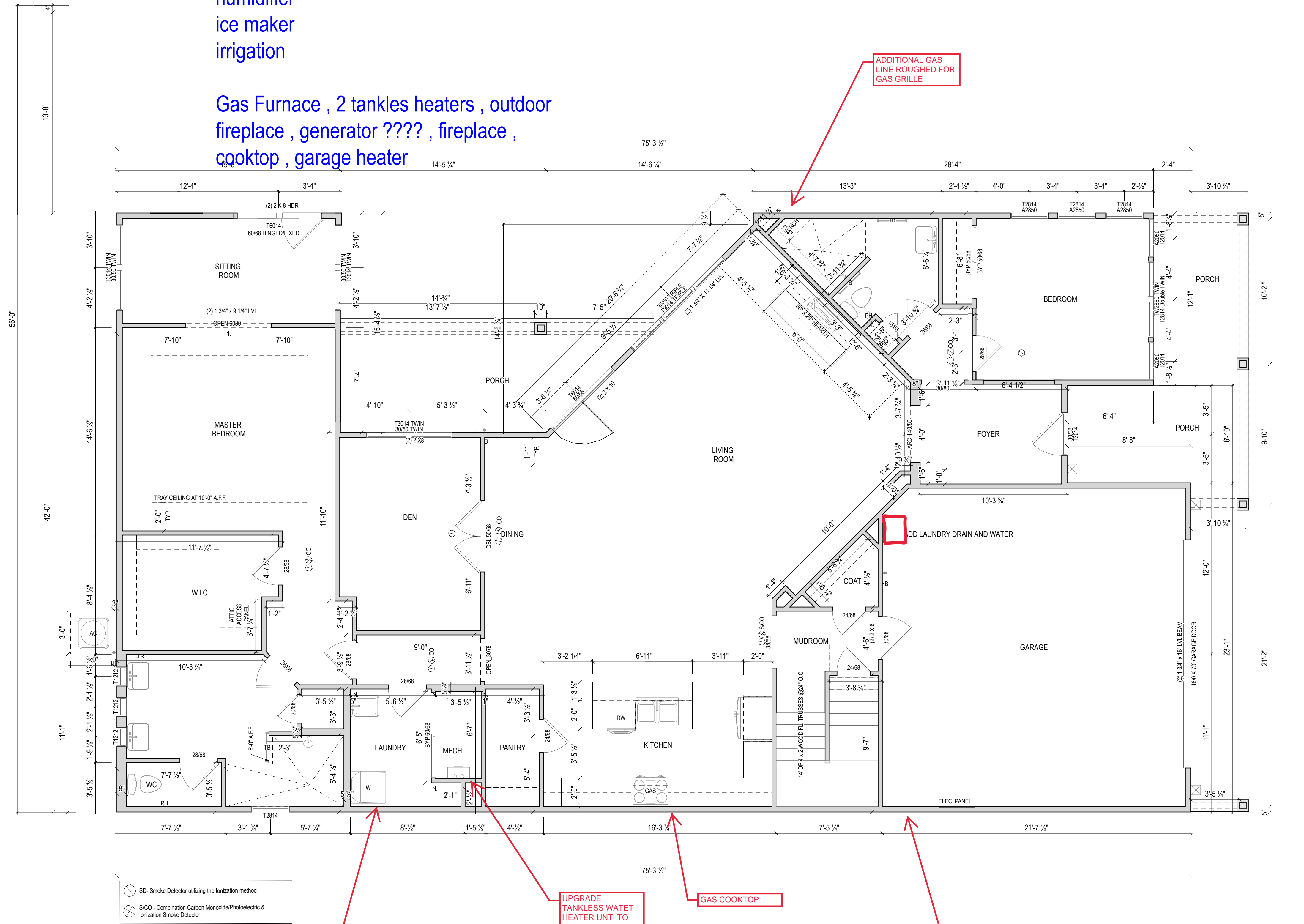
DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

2 Story Slab
 2 - tankless heaters - both large heaters
 humidifier
 ice maker
 irrigation

Gas Furnace , 2 tankless heaters , outdoor
 fireplace , generator ???? , fireplace ,
 cooktop , garage heater

ADDITIONAL GAS
 LINE ROUGHED FOR
 GAS GRILLE



STACKED
 WASHER&DRYER

UPGRADE
 TANKLESS WATET
 HEATER UNTI TO
 LARGER MODEL

GAS COOKTOP

GAS LINE ROUGHED FOR IR HEATER.
 PLACE 12" AWAY FROM ADJACENT WALL
 AND 12" BELOW CEILING

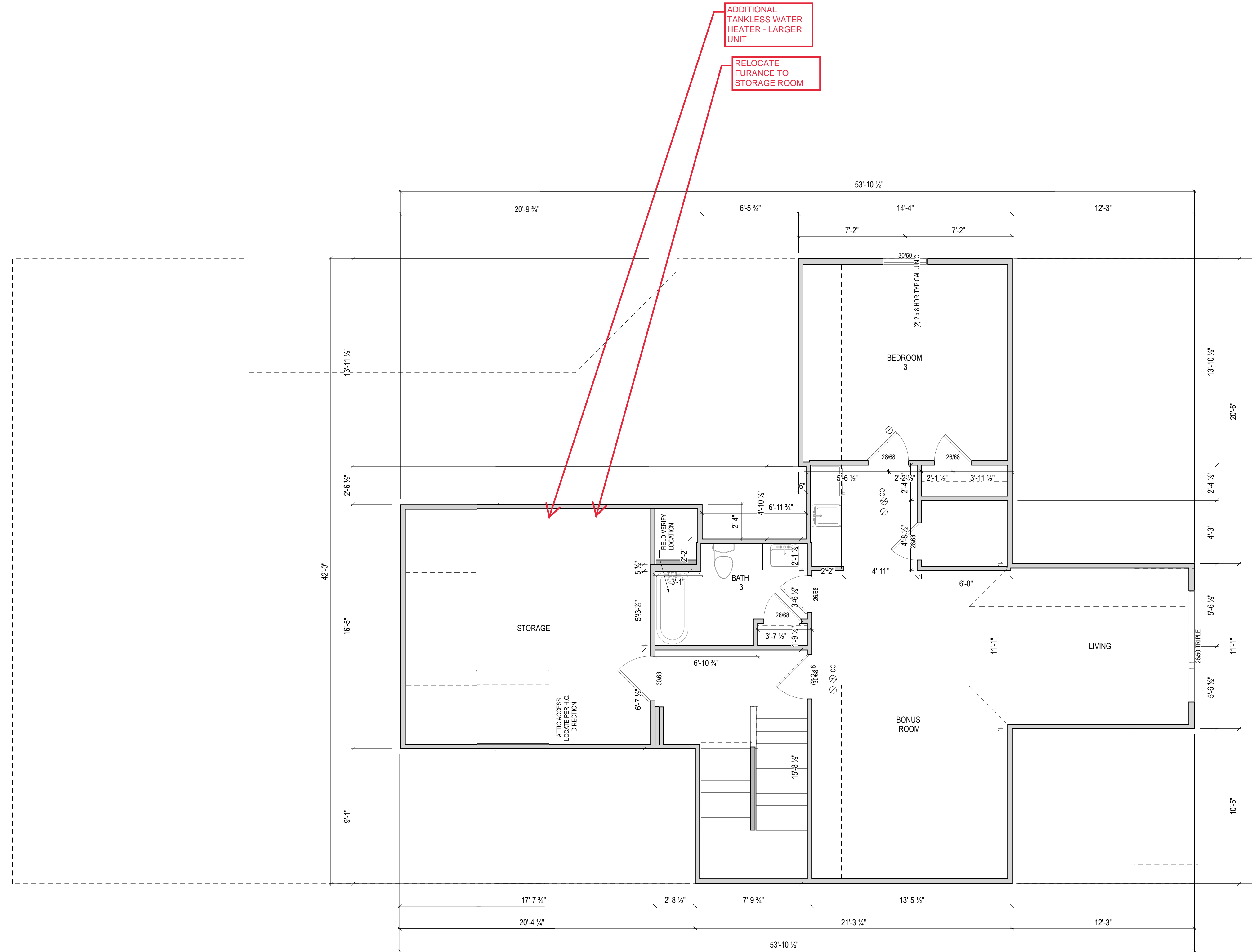
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DRAWING TITLE
**FIRST FLOOR
 PLAN**

SHEET NUMBER
A-101

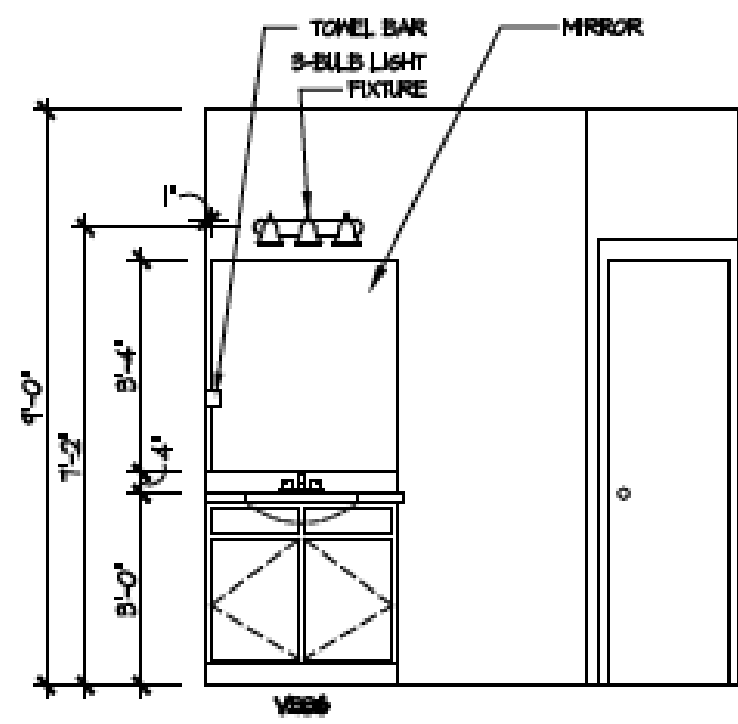


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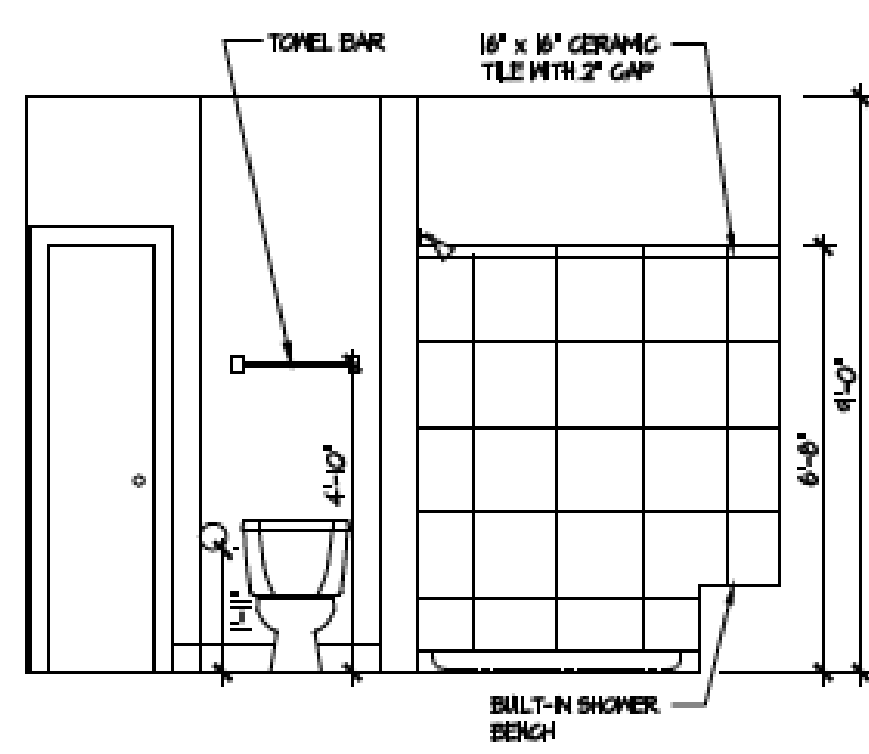
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DRAWING TITLE
SECOND FLOOR PLAN

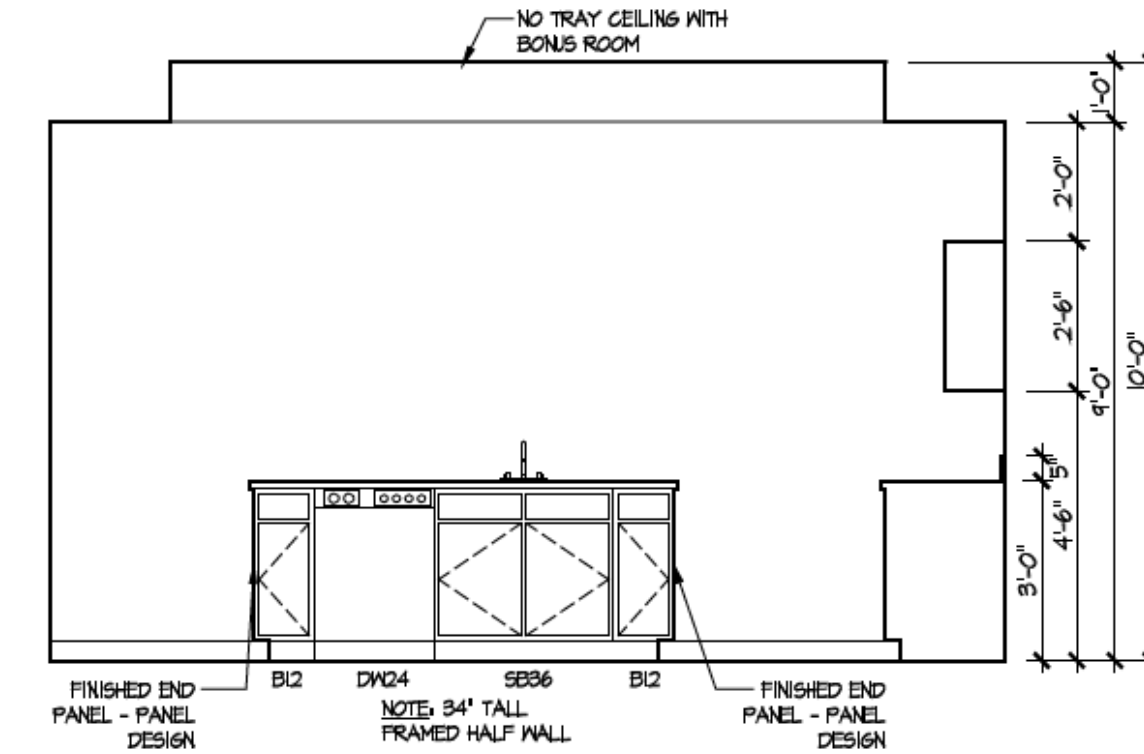
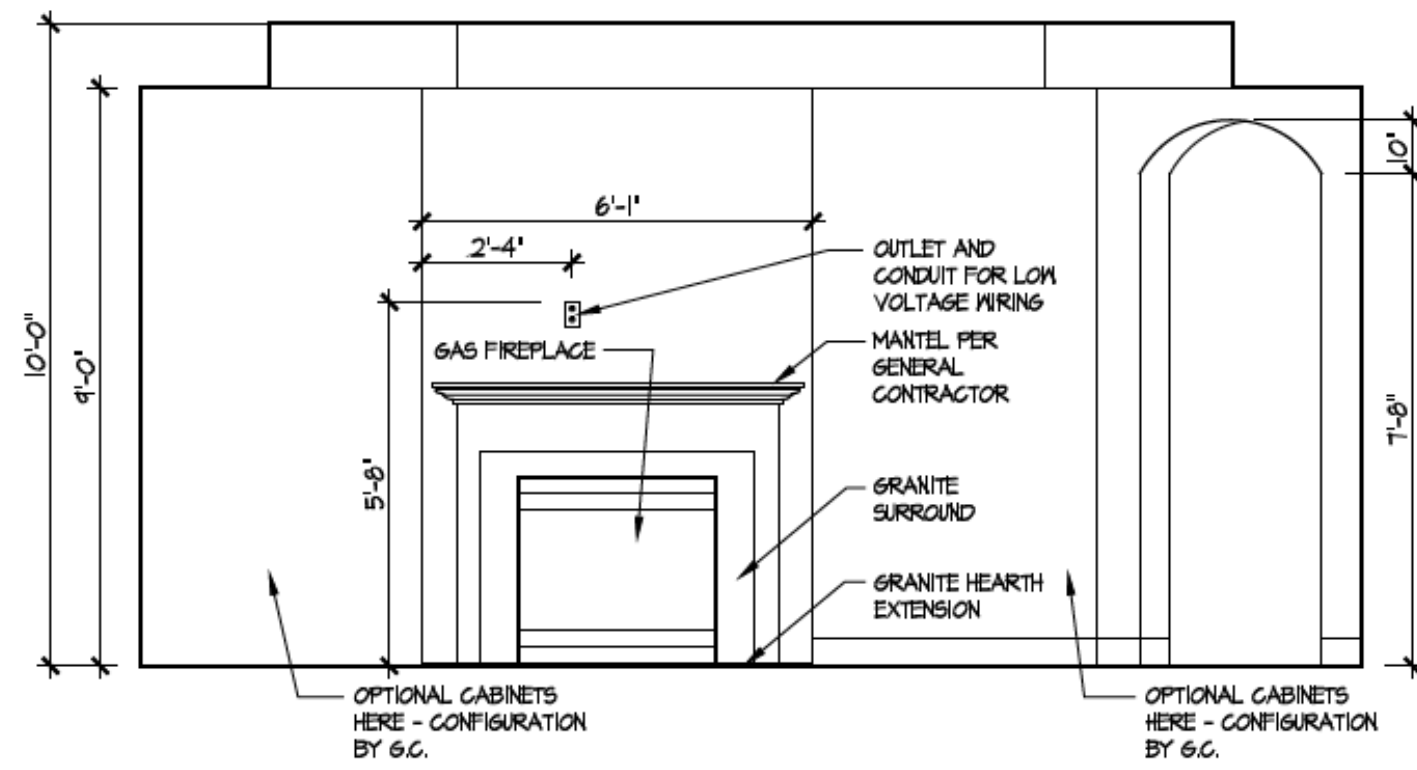
SHEET NUMBER
A-102



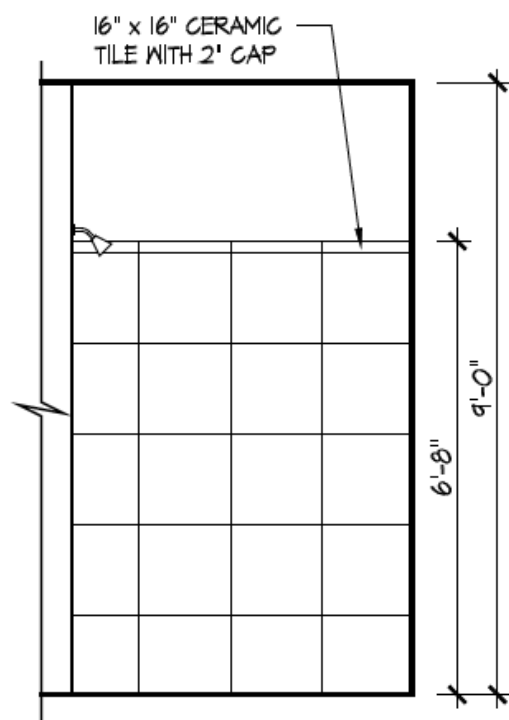
2 Bath 2 - Walk-In Shower
A-402



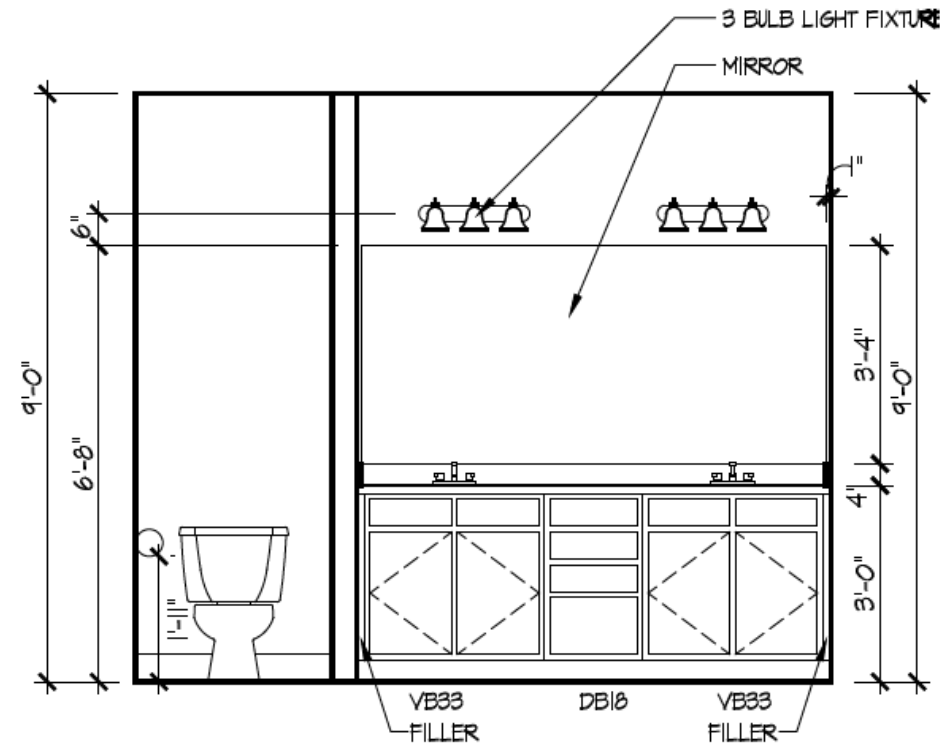
3 Fireplace
A-402



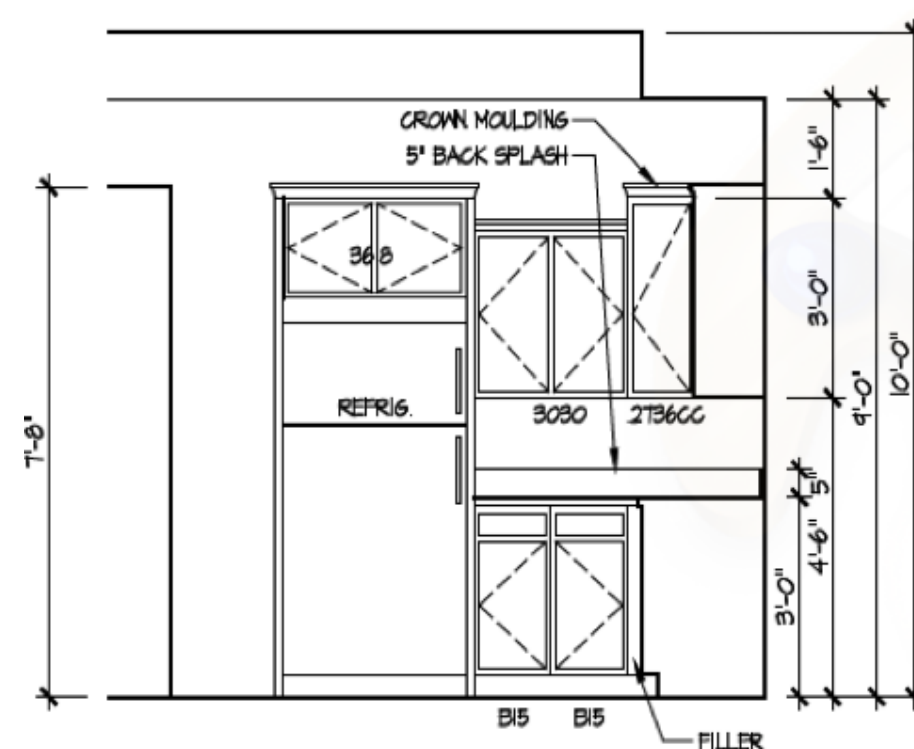
4 Kitchen - Island
A-402



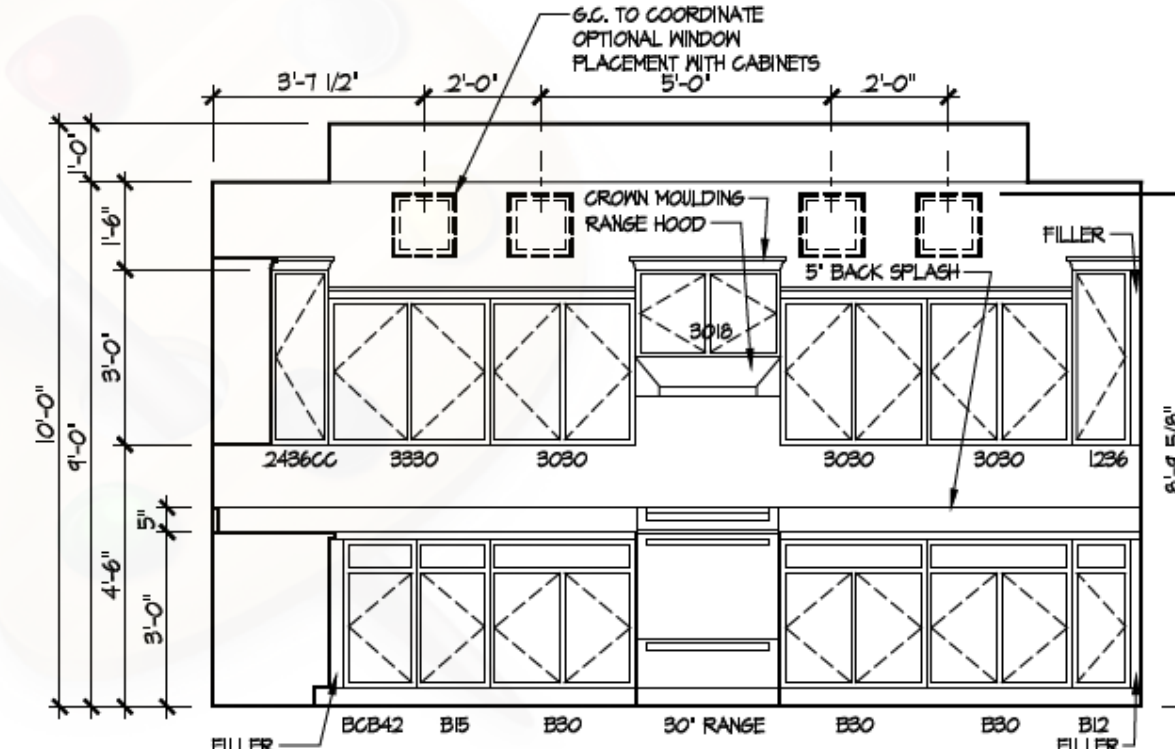
5 Master Bath Shower - Walk-in
A-402



6 Master Bath Vanity
A-402



7 Kitchen Staggered Layout
A-402



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DRAWING TITLE
DETAILS

SHEET NUMBER
A-402