



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/28/2022



8041 BALMORAL COURT - LOT 42

MASTER PLAN: Promenade Plus | ELEVATION: Elevation E | COMMUNITY: Bel Haven | LOT NUMBER: 42 | CUSTOMER: 8041 Balmoral Court, West Chester, OH 45069 - Lot 42

PLANS PREPARED BY HIGHARC

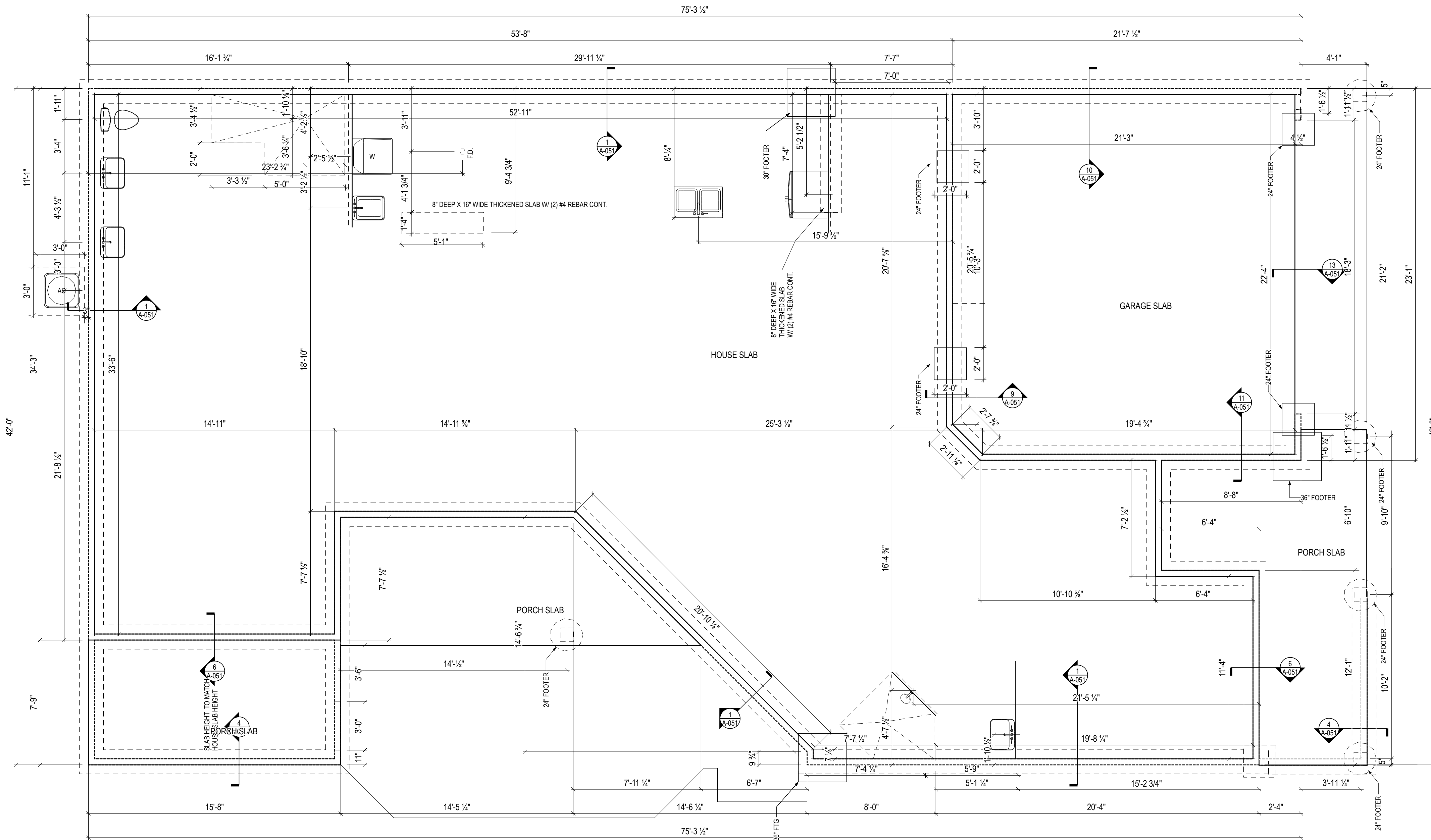
PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	2118 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	992 SF
TOTAL CONDITIONED AREA :	3110 SF
TOTAL GARAGE AREA :	
	493 SF
FRONT PORCH AREA :	286 SF
COVERED PATIO AREA :	146 SF
UNCOVERED PATIO AREA :	0 SF

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 4:12
	SD
	SD / CO

SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
GENERAL NOTES	A-020
LOT SPEC	A-030
FOUNDATION PLAN	A-050
FIRST FLOOR PLAN	A-101
SECOND FLOOR PLAN	A-102
ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
DETAILS	A-401
DETAILS	A-402
DETAILS	A-403
DETAILS	A-404
DETAILS	A-405
NSO DETAILS	A-500
PERSPECTIVE VIEWS	A-900
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102
SHEAR WALL PLAN	S-100
SHEAR WALL DETAILS	S-101

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation E
LOT: 42
DRAWING TITLE
COVER
SHEET NUMBER
A-000
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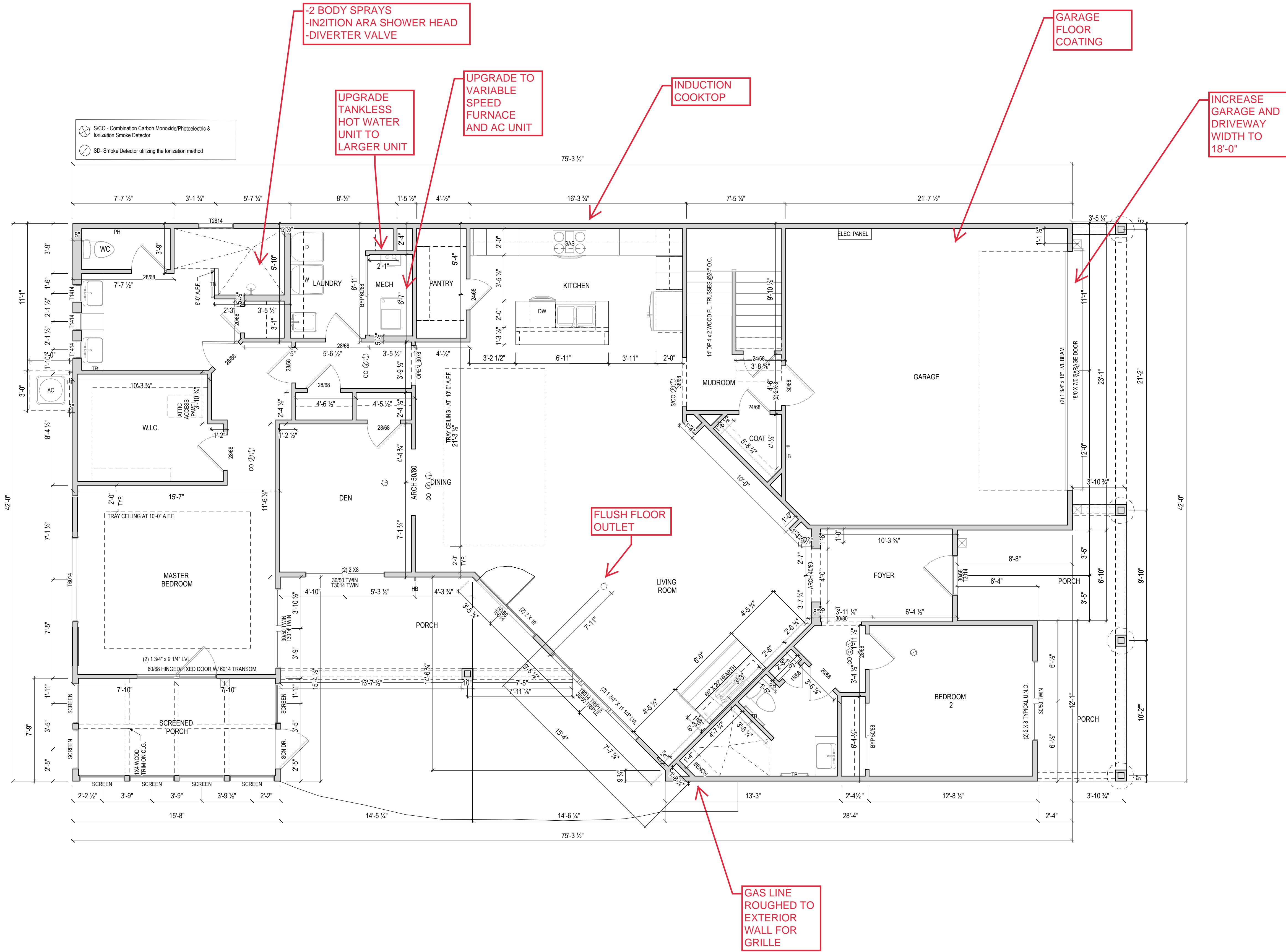
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DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

*ALL INTERIOR DOORS TO BE SOLID CORE DOORS ON FIRST FLOOR



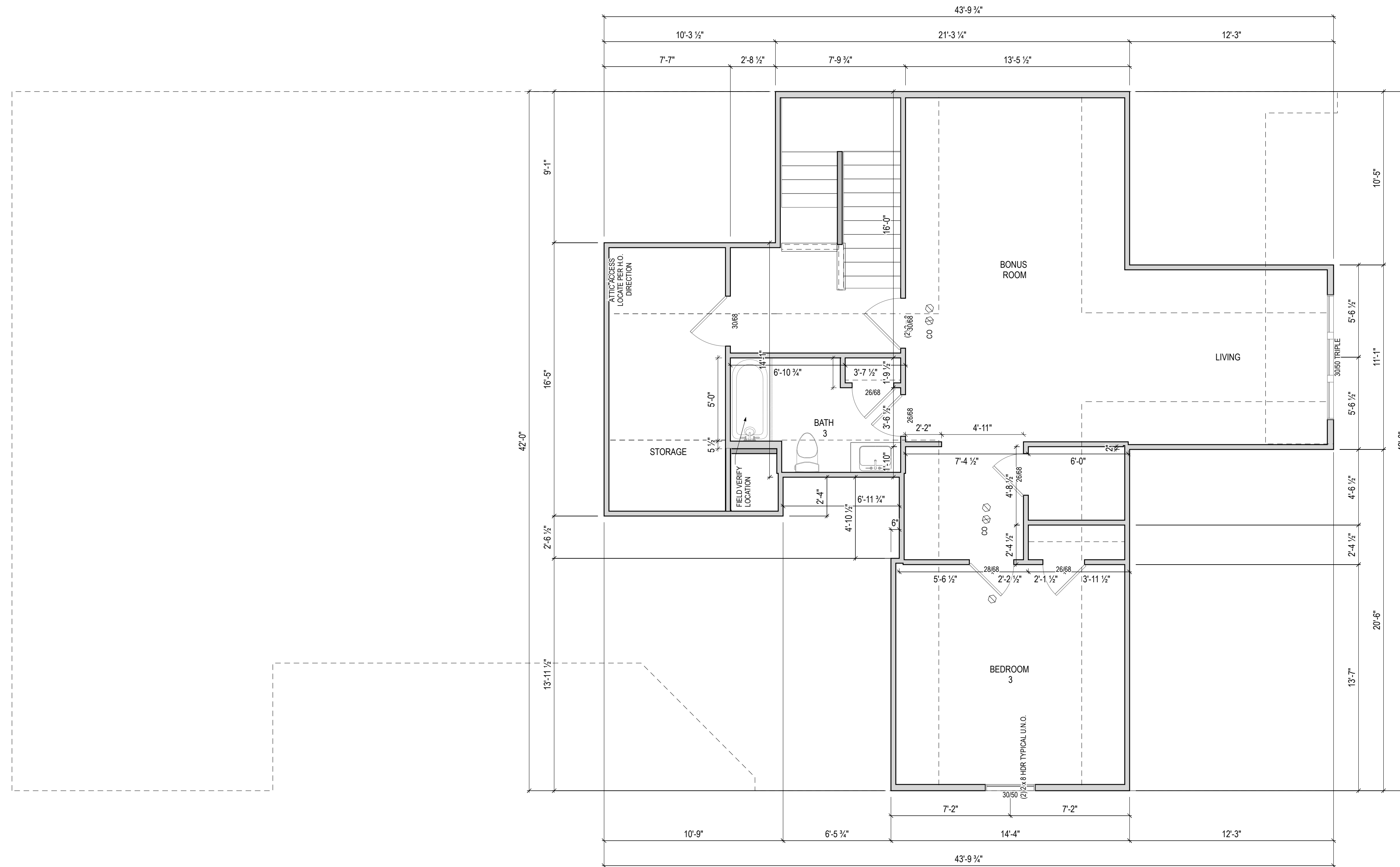
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DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-101

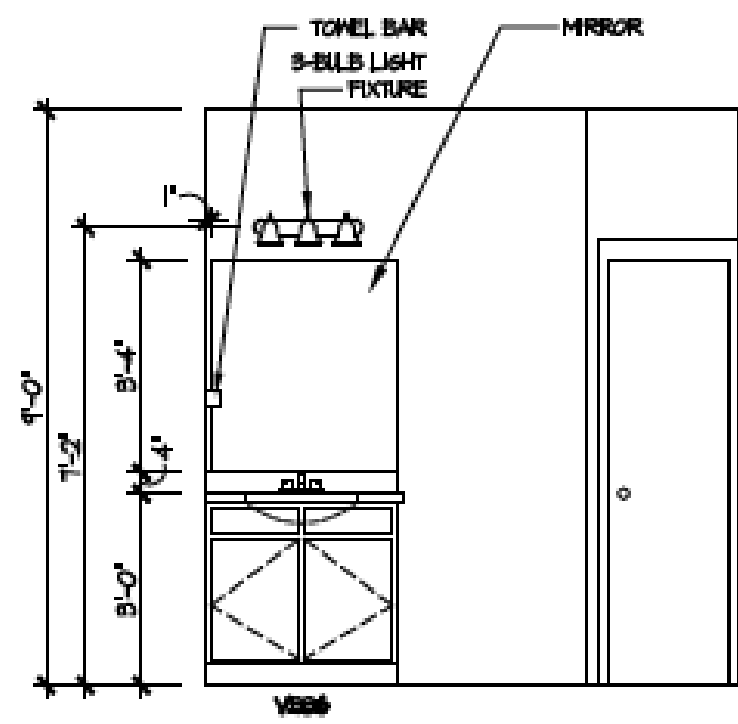


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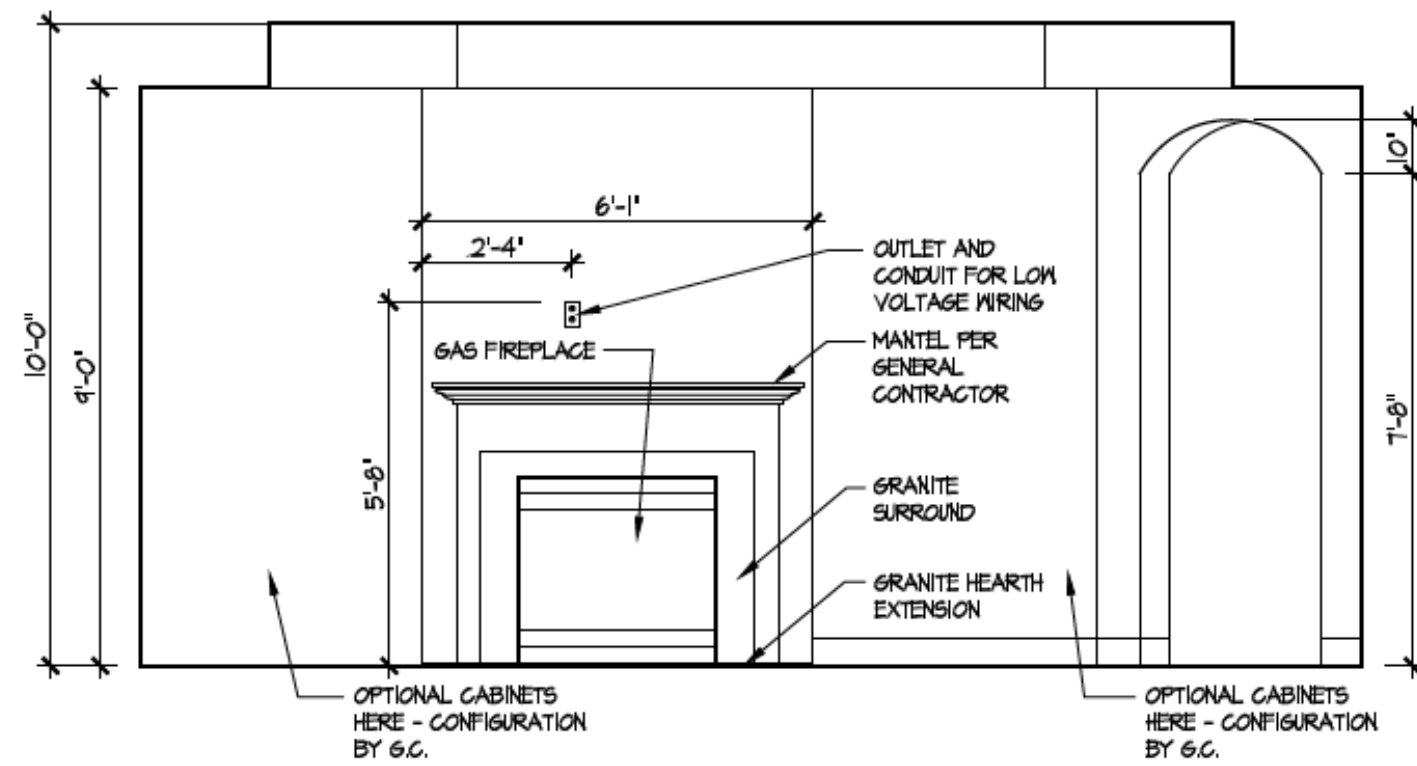
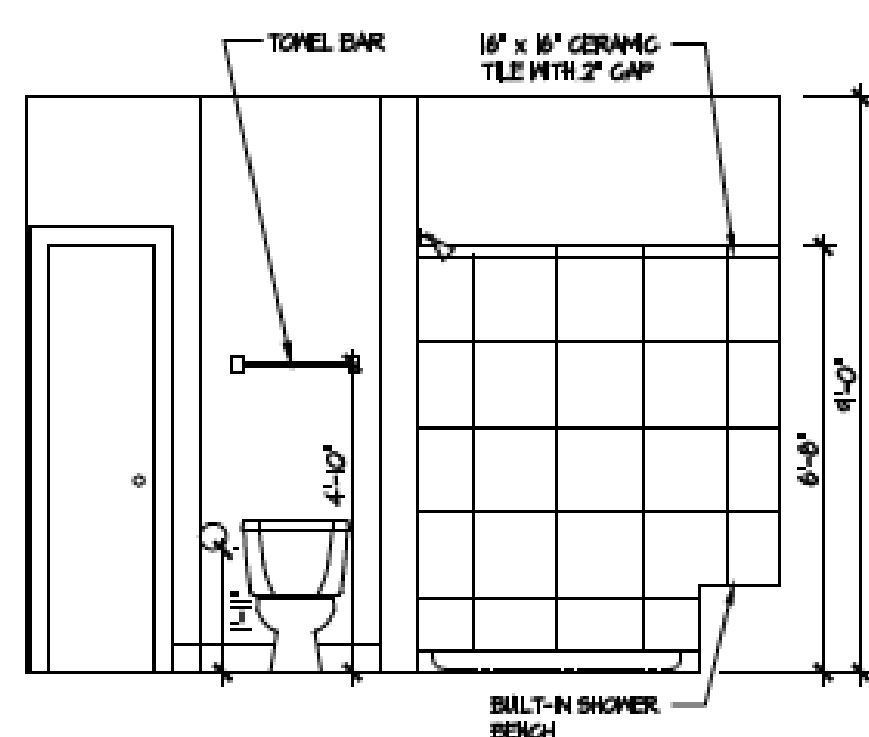
PROJECT
 PLAN: BH Promenade Plus D4
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 LOT: 42

DRAWING TITLE
**SECOND FLOOR
 PLAN**

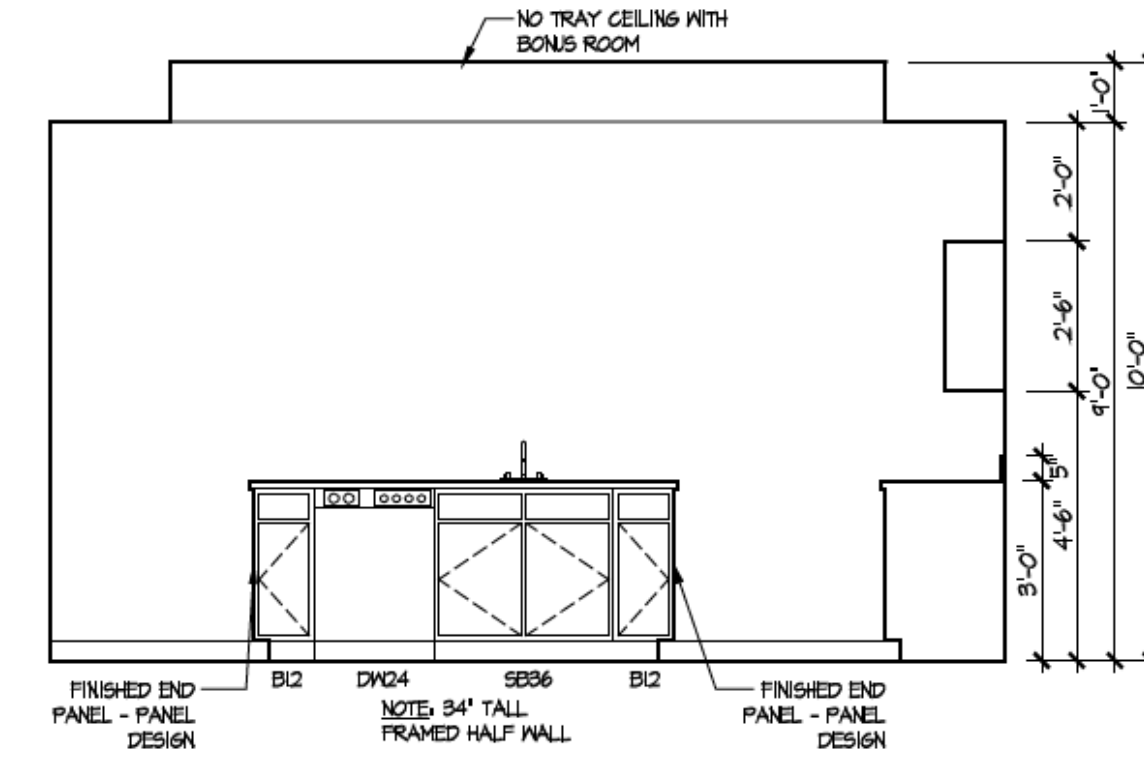
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A-102



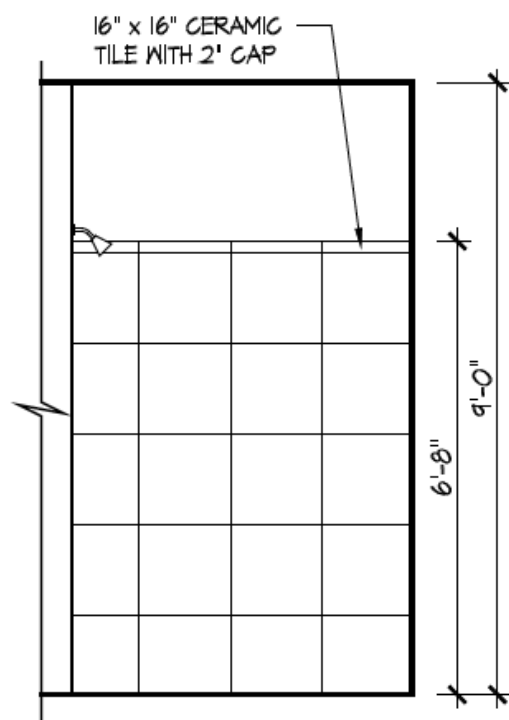
2 Bath 2 - Walk-In Shower
A-402



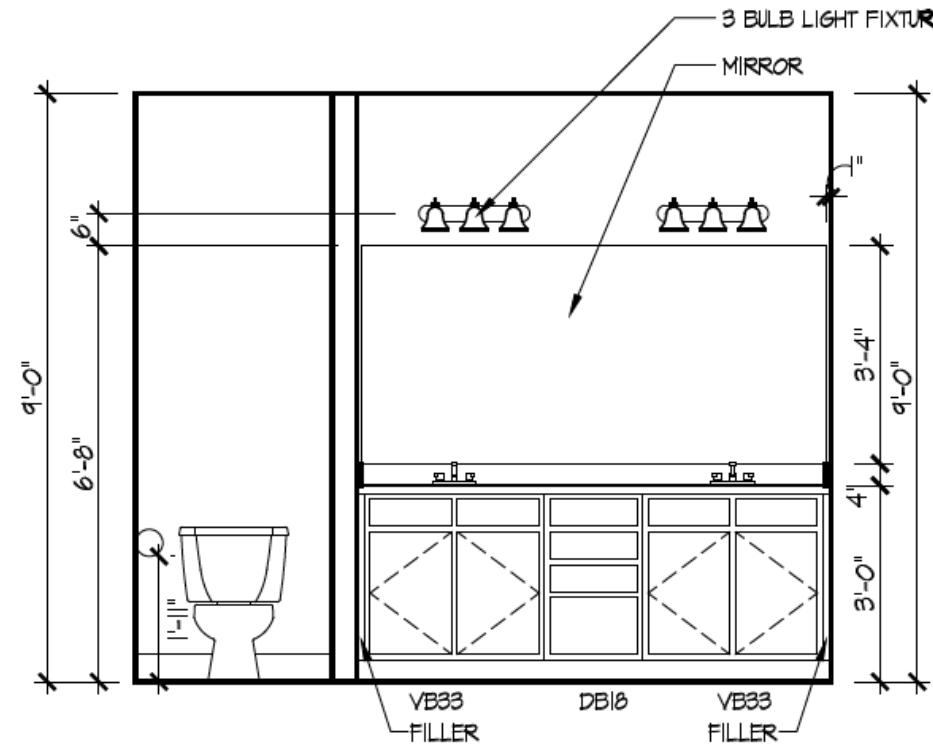
3 Fireplace
A-402



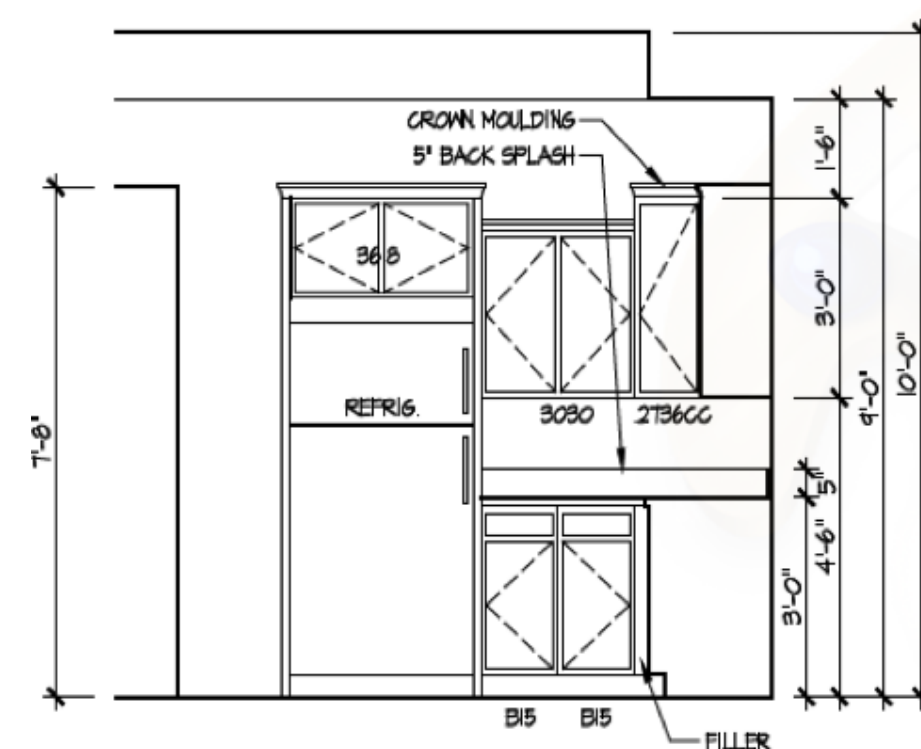
4 Kitchen - Island
A-402



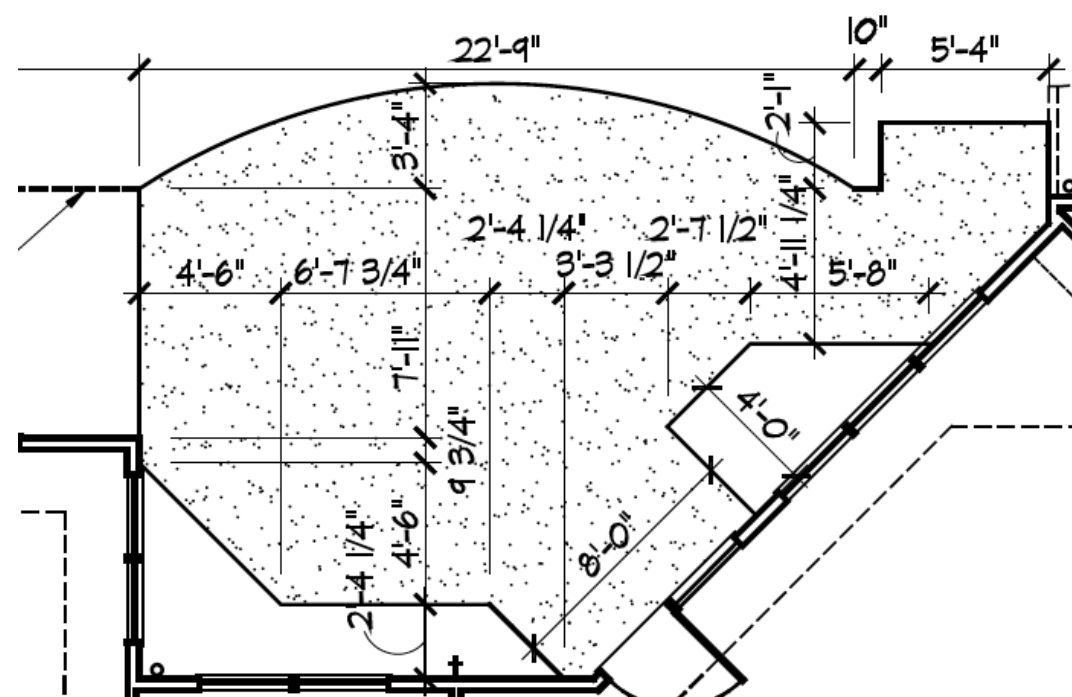
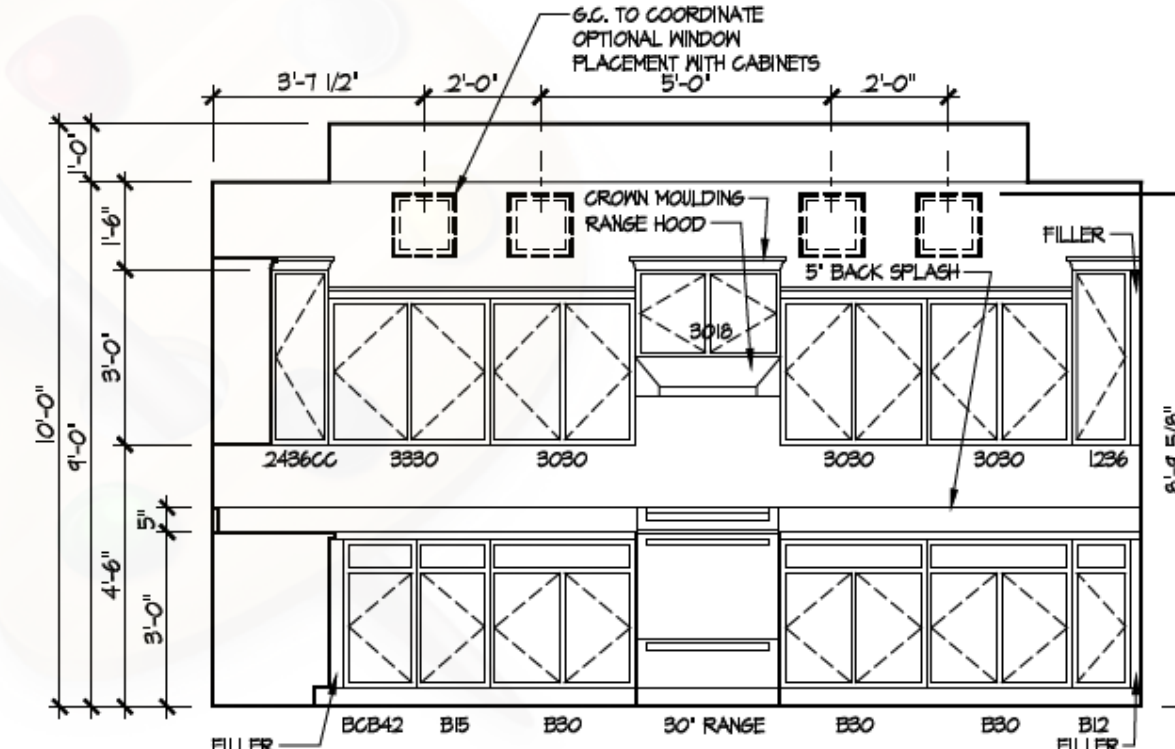
5 Master Bath Shower - Walk-in
A-402



6 Master Bath Vanity
A-402



7 Kitchen Staggered Layout
A-402



8 Courtyard with Cutouts
A-402

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DRAWING TITLE
DETAILS

SHEET NUMBER
A-402