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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/24/2022



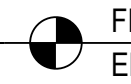
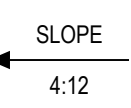


8035 BALMORAL COURT - LOT 45

MASTER PLAN: Promenade Plus | ELEVATION: Elevation A | COMMUNITY: Bel Haven | LOT NUMBER: 45 | CUSTOMER: 8035 Balmoral Court, West Chester, OH 45069 - Lot 45

PLANS PREPARED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	2239 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	794 SF
TOTAL CONDITIONED AREA :	3033 SF
TOTAL GARAGE AREA :	
	493 SF
FRONT PORCH AREA :	
	164 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'-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 MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

GRAPHIC SYMBOLS & LEGEND	
	FIRST FLOOR EL. 0'-0"
	ROOF SLOPE 4:12
	SD
	SD / CO

SHEET INDEX	
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PROJECT
PLAN: BH Promenade Plus D4 ELEV: Elevation A LOT: 45

DRAWING TITLE
COVER

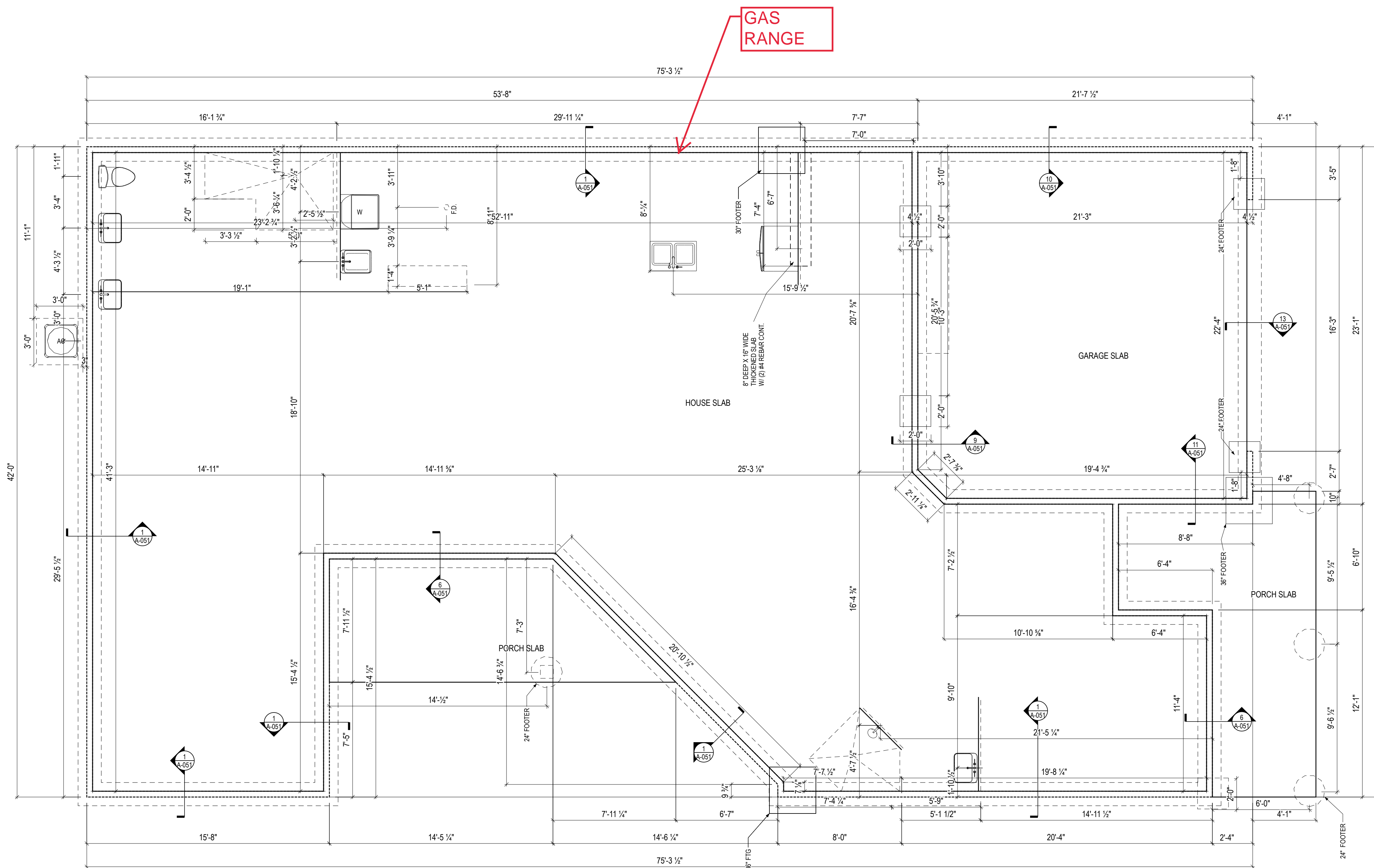
SHEET NUMBER
A-000



EPCON
COMMUNITIES

EPCON OH - FDG

Bel Haven LLC
West Chester, OH,



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/24/2022

PROJECT
PLAN: BH Promenade Plus D4
 ELEV: Elevation A
 LOT: 45

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

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

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

2 Story Slab
Irrigation Line
Ice Maker
Humidifier Valve
Laundry Tub

Gas Furnace , Heater , Fireplace and range

GAS RANGE

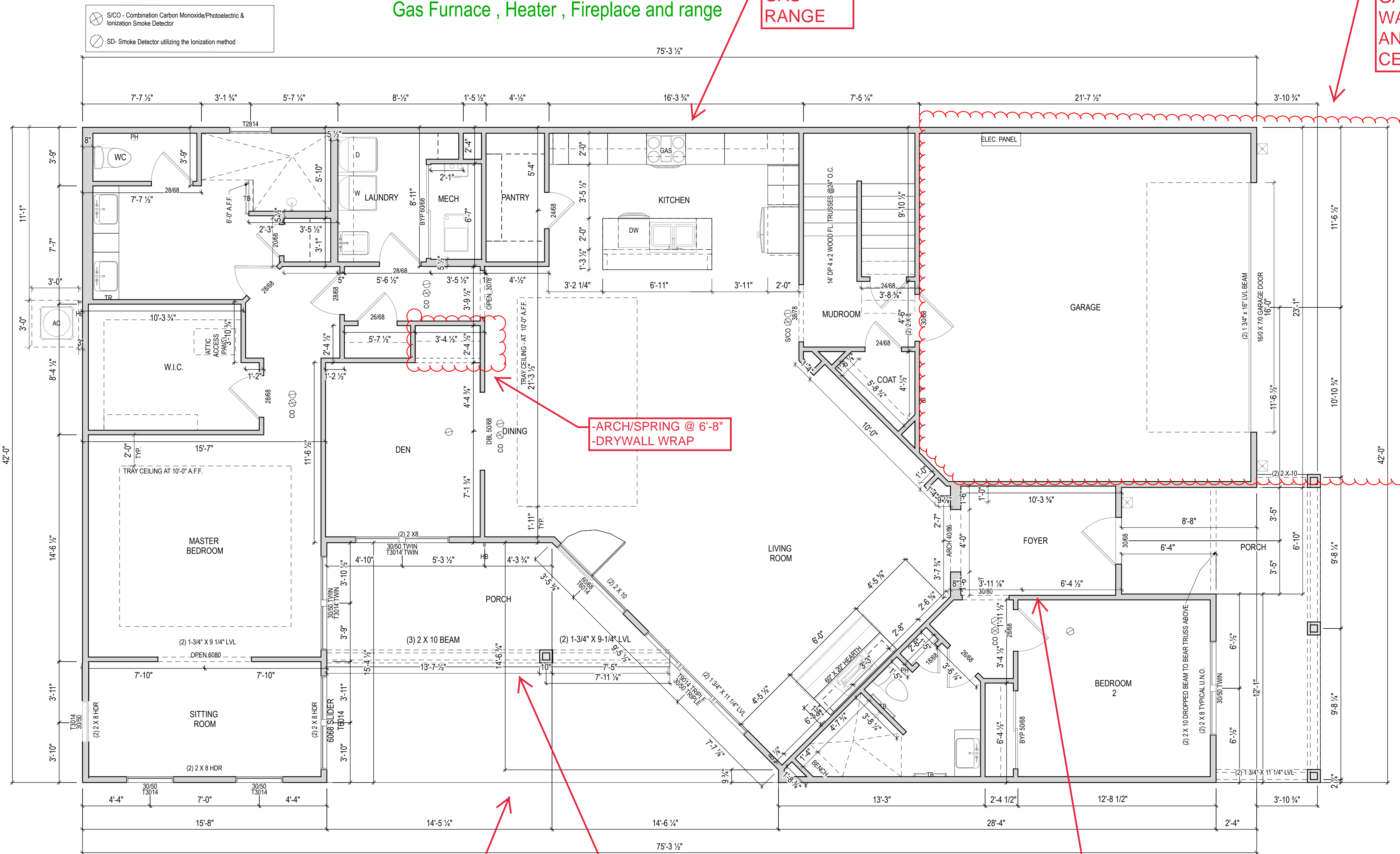
INSULATE GARAGE WALLS AND CEILING

-ARCH/SRING @ 6'-8"
-DRYWALL WRAP

5 1/4" CROWN IN FOYER

STRAIGHT LINE CONCRETE PATIO

COURTYARD COVERED PORCH

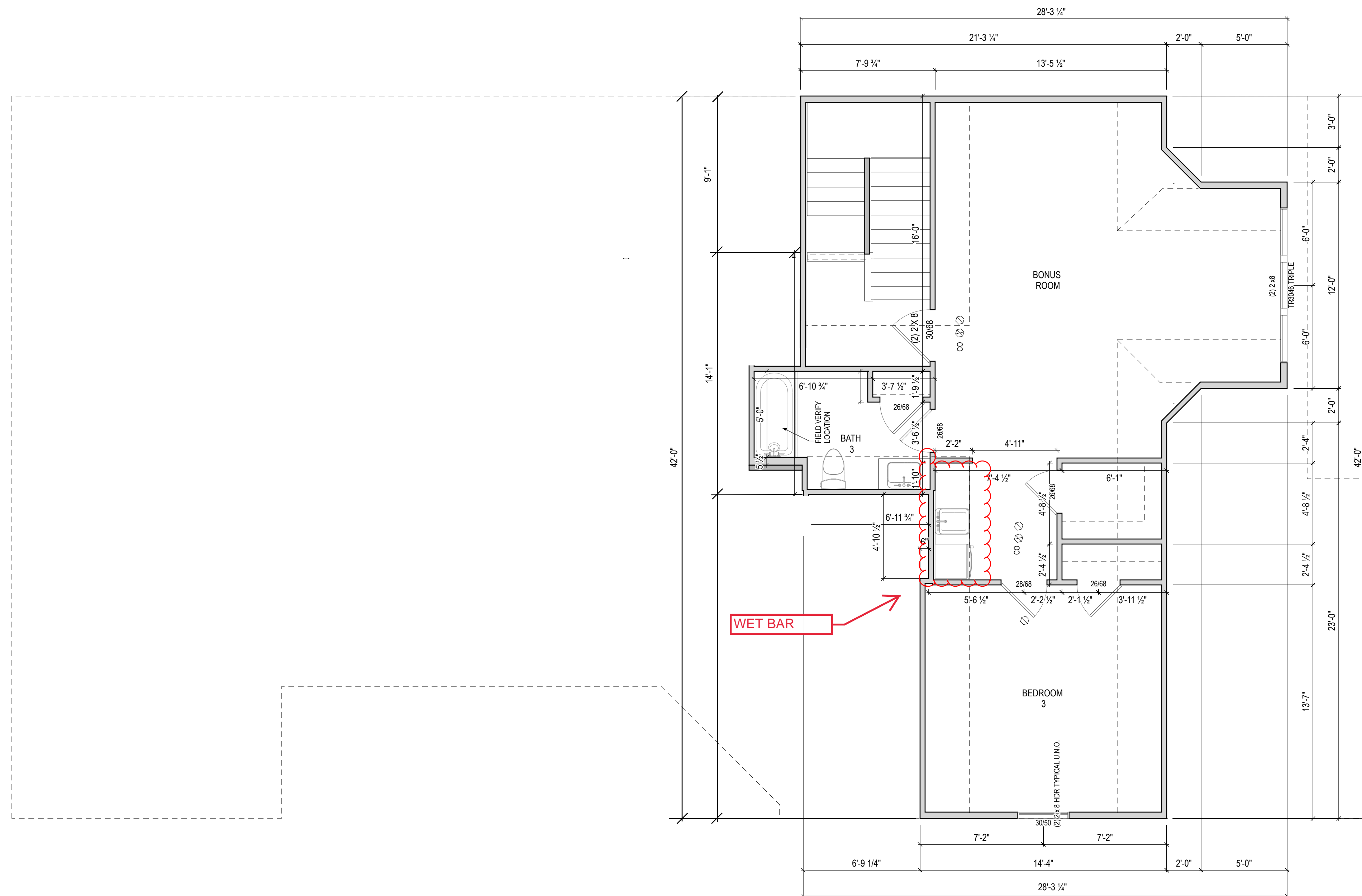


ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/24/2022

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation A
LOT: 45

DRAWING TITLE
FIRST FLOOR

SHEET NUMBER
A-100



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/24/2022

PROJECT
PLAN: BH Promenade Plus D4
 ELEV: Elevation A
 LOT: 45

DRAWING TITLE
SECOND FLOOR

SHEET NUMBER
A-101