



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	3/21/2022

PROJECT  
PLAN: BH Portico D2 D2+ - 4.5"  
ELEV: Elevation A - Euro Country  
LOT: 53

DRAWING TITLE  
**COVER**

SHEET NUMBER  
**A-000**



## 5130 BRADEN LANE - LOT 53

MASTER PLAN: Portico | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 53 | CUSTOMER: 5130 Braden Lane, West Chester, OH 45069 - Lot 53

PLANS PREPARED BY HIGHARC

### PROJECT SUMMARY

#### BUILDING AREA

CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1779 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	699 SF
TOTAL CONDITIONED AREA :	2478 SF
TOTAL GARAGE AREA :	
	506 SF
FRONT PORCH AREA :	202 SF
COVERED PATIO AREA :	157 SF
UNCOVERED 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: 76'-3/4"  
BUILDING HEIGHT: 21'-10 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

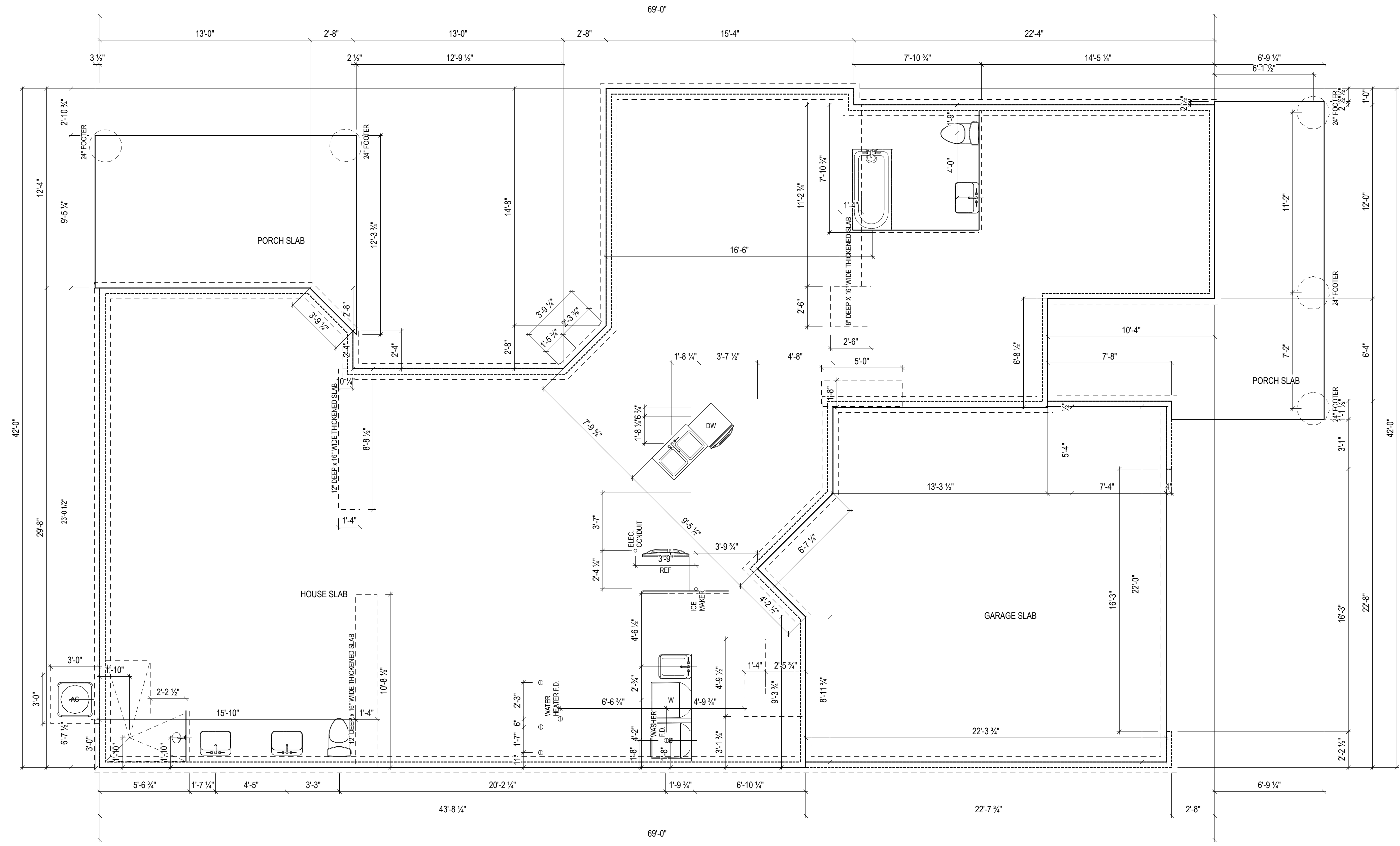
HOME TO BE BUILT TO 2019 RESIDENTIAL CODE OF OHIO STANDARDS

### GRAPHIC SYMBOLS & LEGEND

	FIRST FLOOR EL. 0'-0"	ELEVATION MARKER
	SLOPE 4:12	ROOF SLOPE
	SD	SD
	SD / CO	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
DETAILS	A-406
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



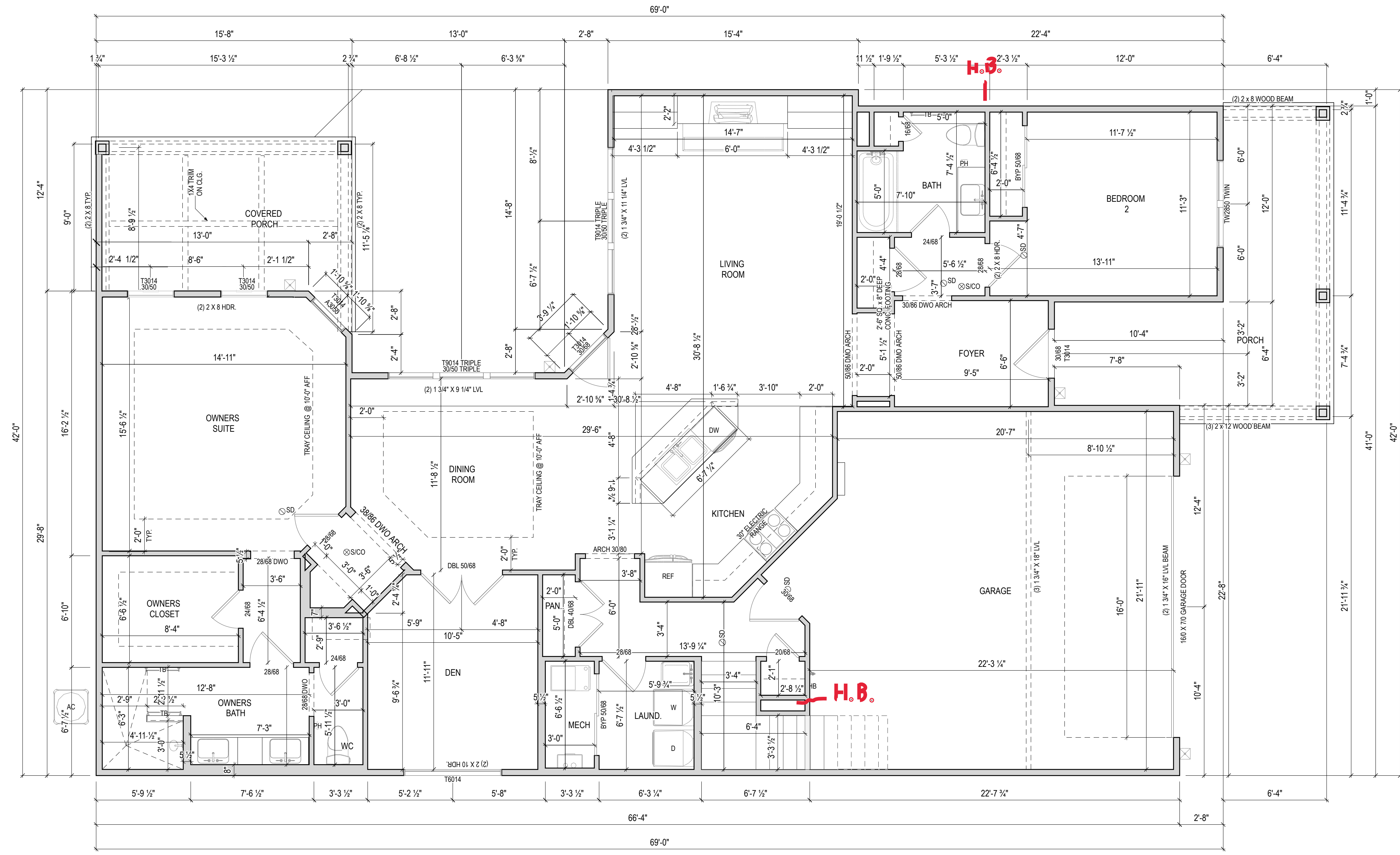
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**FOUNDATION PLAN**

SHEET NUMBER  
**A-050**

2 Story Slab  
 Ice maker  
 Humidifier valve  
 Laundry Tub  
 Irrigation  
 Gas Furnace , Heater and Fireplace



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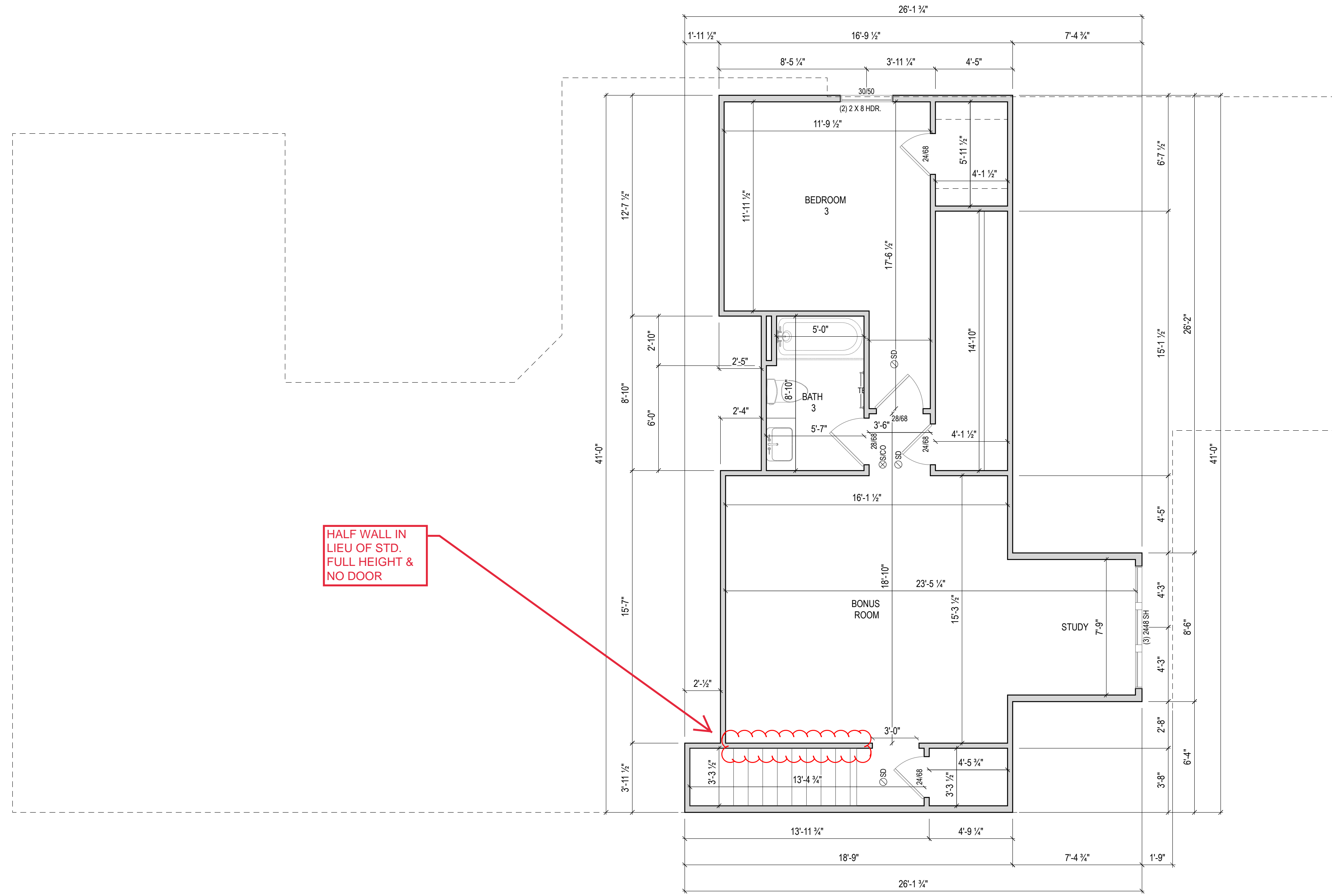
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**FIRST FLOOR PLAN**

SHEET NUMBER  
**A-101**

1 FLOOR PLAN  
 A-101  
 1/4" = 1'-0" @ 22" x 34"



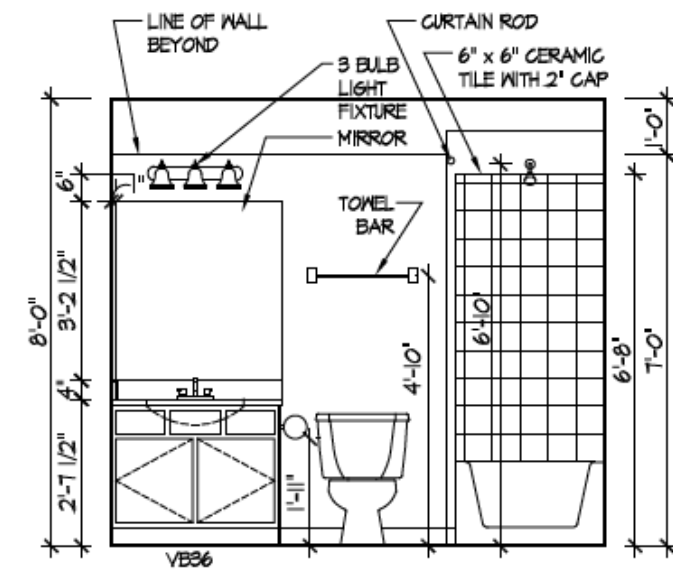
HALF WALL IN LIEU OF STD. FULL HEIGHT & NO DOOR

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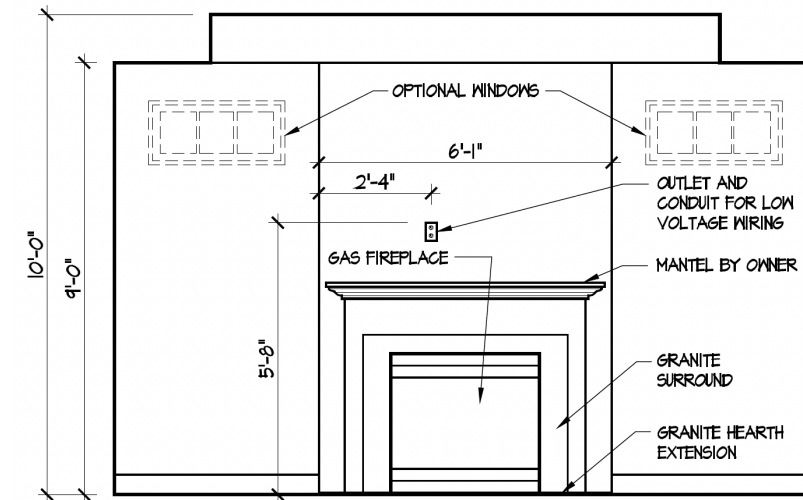
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**SECOND FLOOR PLAN**

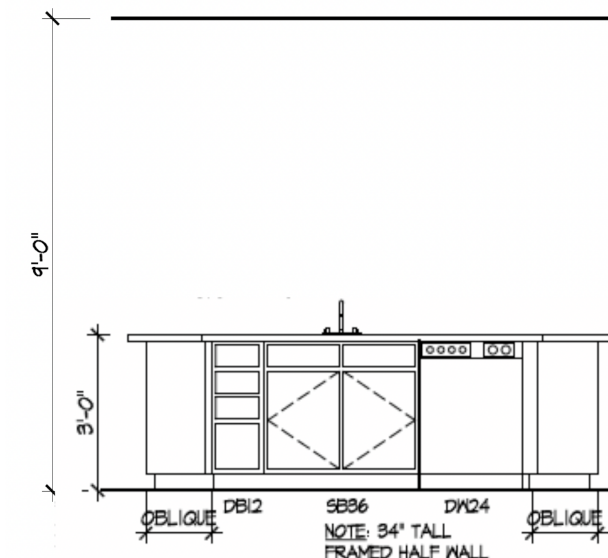
SHEET NUMBER  
**A-102**



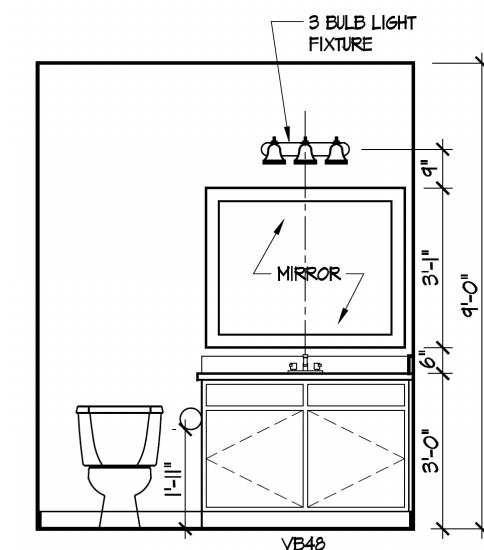
1 BATH 3: BONUS RM  
A-401



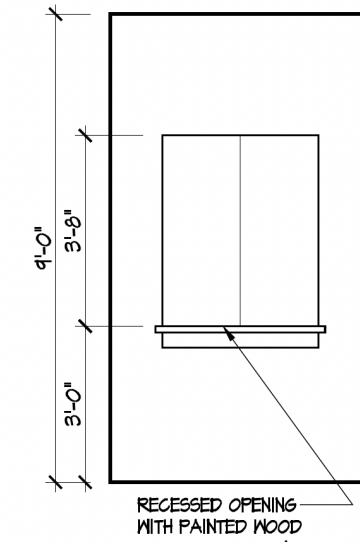
2 FIREPLACE (D2)  
A-401



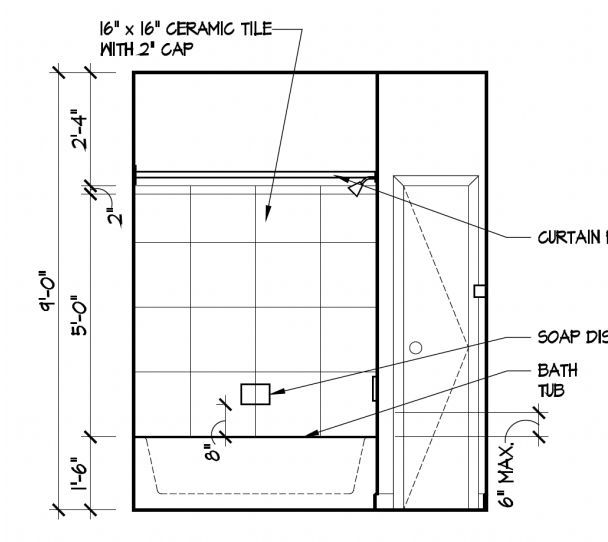
3 KITCHEN ISLAND  
A-401



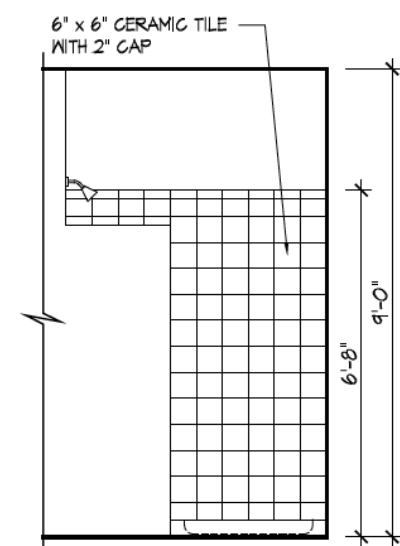
4 BATH 2: VANITY  
A-401



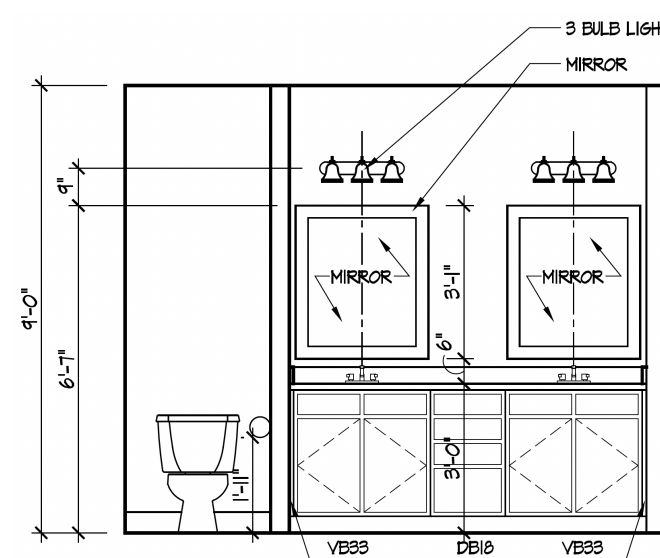
5 MASTER FOYER ENTRY  
A-401



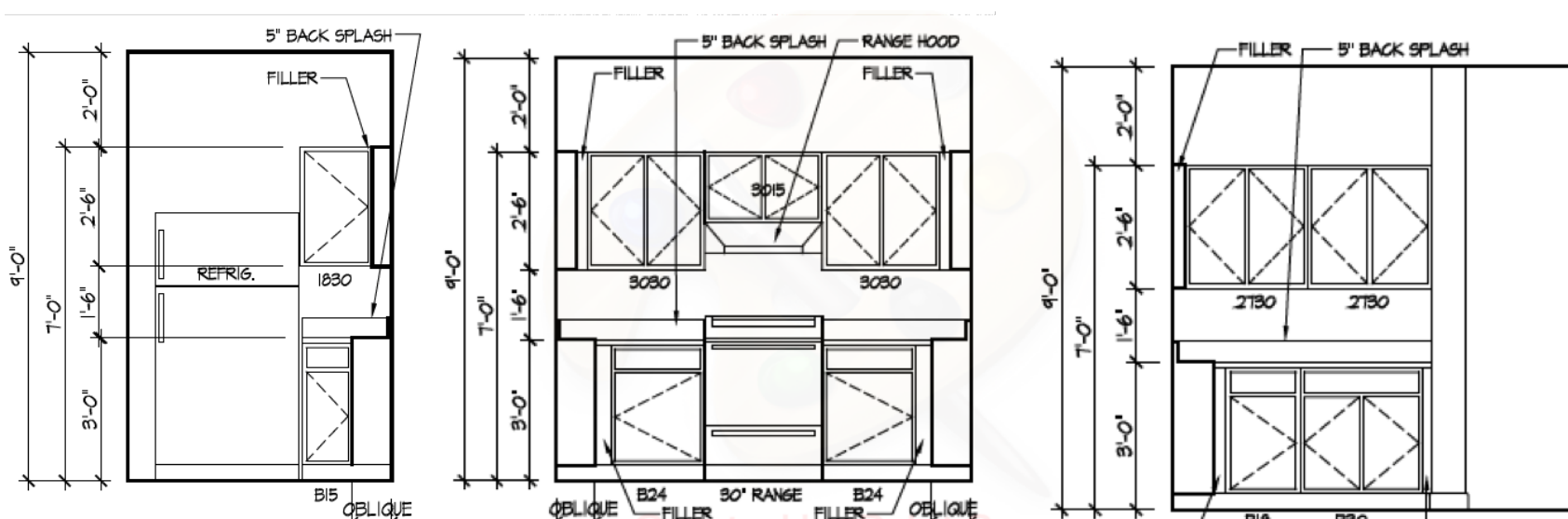
6 BATH 2: TUB/SHWR  
A-401



7 MASTER SHOWER: WALK-IN SHOWER  
A-401



8 MASTER BATH: VANITY  
A-401



9 KITCHEN STANDARD LAYOUT (D2)  
A-401

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**DETAILS**

SHEET NUMBER  
**A-401**