



Epcon Foundation DG

Bel Haven LLC
West Chester, OH,

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/4/2022



5170 BRADEN LANE - LOT 57

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 57 | CUSTOMER: 5170 Braden Lane, West Chester, OH 45069 - Lot 57

PLANS PREPARED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1921 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	742 SF
TOTAL CONDITIONED AREA :	2663 SF
TOTAL GARAGE AREA :	
	532 SF
FRONT PORCH AREA :	
	203 SF
COVERED PATIO AREA :	
	156 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: 80'-2 1/2"
BUILDING HEIGHT: 23'-2 1/4"

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

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

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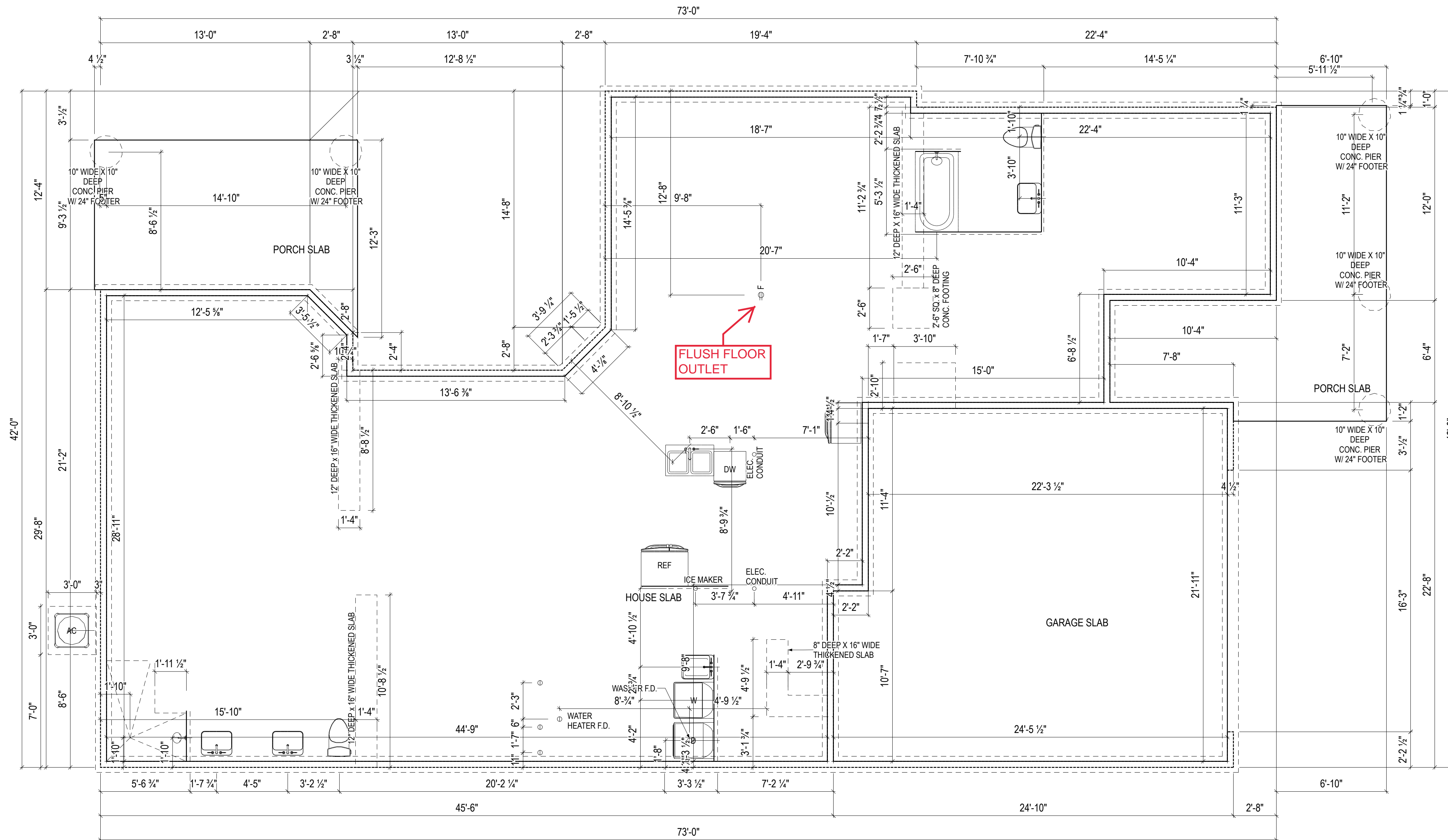
PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 57

LOT ADDRESS:

DRAWING TITLE
COVER

SHEET NUMBER
A-000

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



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PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 57

LOT ADDRESS:

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

2 Story Slab

ice maker
irrigation line
humidifier valve
laundry tub

Gas Furnace, Heater and Fireplace

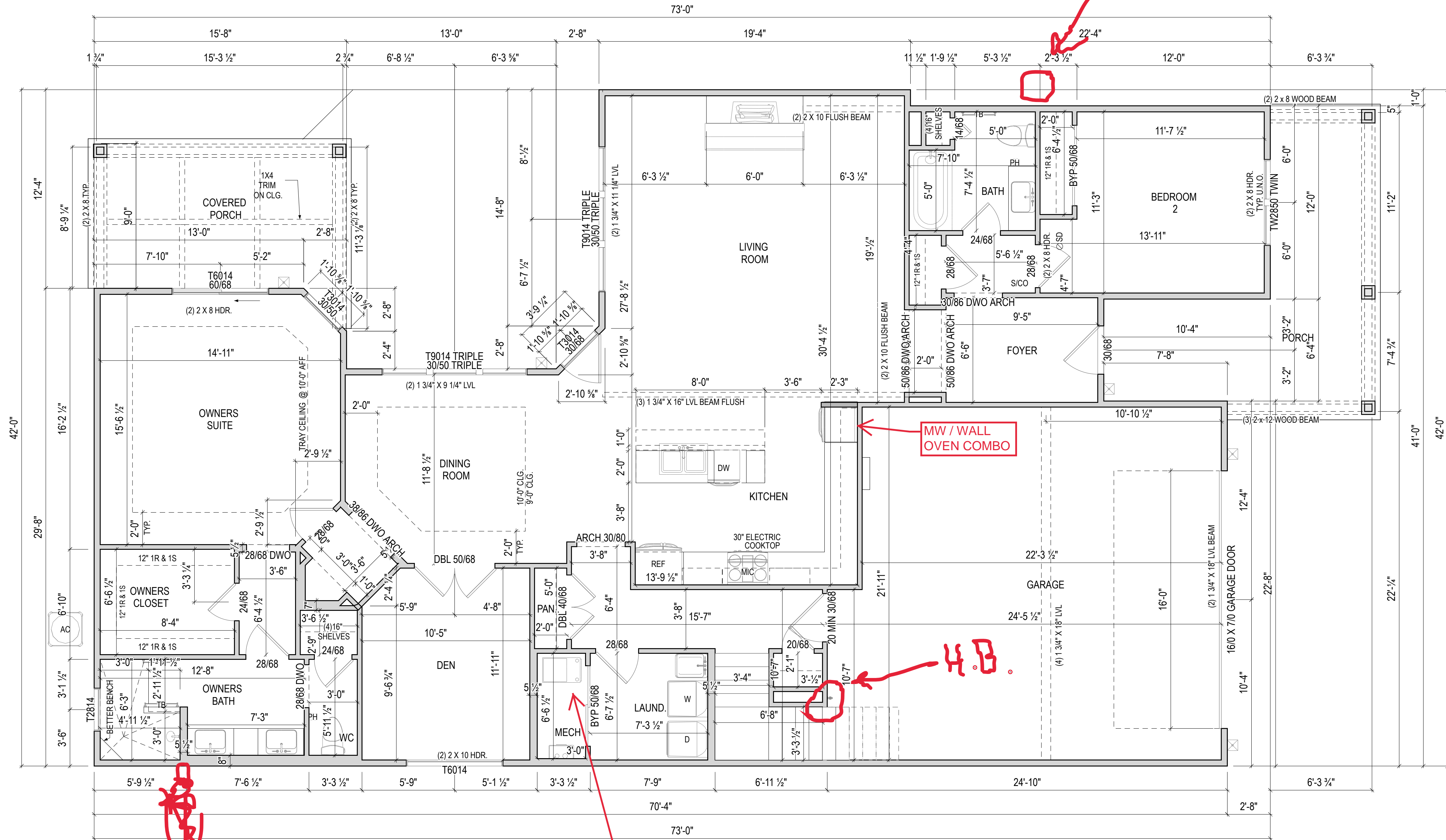
H.B.

MW / WALL OVEN COMBO

H.B.

UPGRADED TANKLESS HOT WATER UNIT TO

NOTES:
- ARCHED OPENINGS: SPRING POINT @ 78" A.A.F.
TOP OF ARCH 8'-6" ABOVE SPRING POINT.



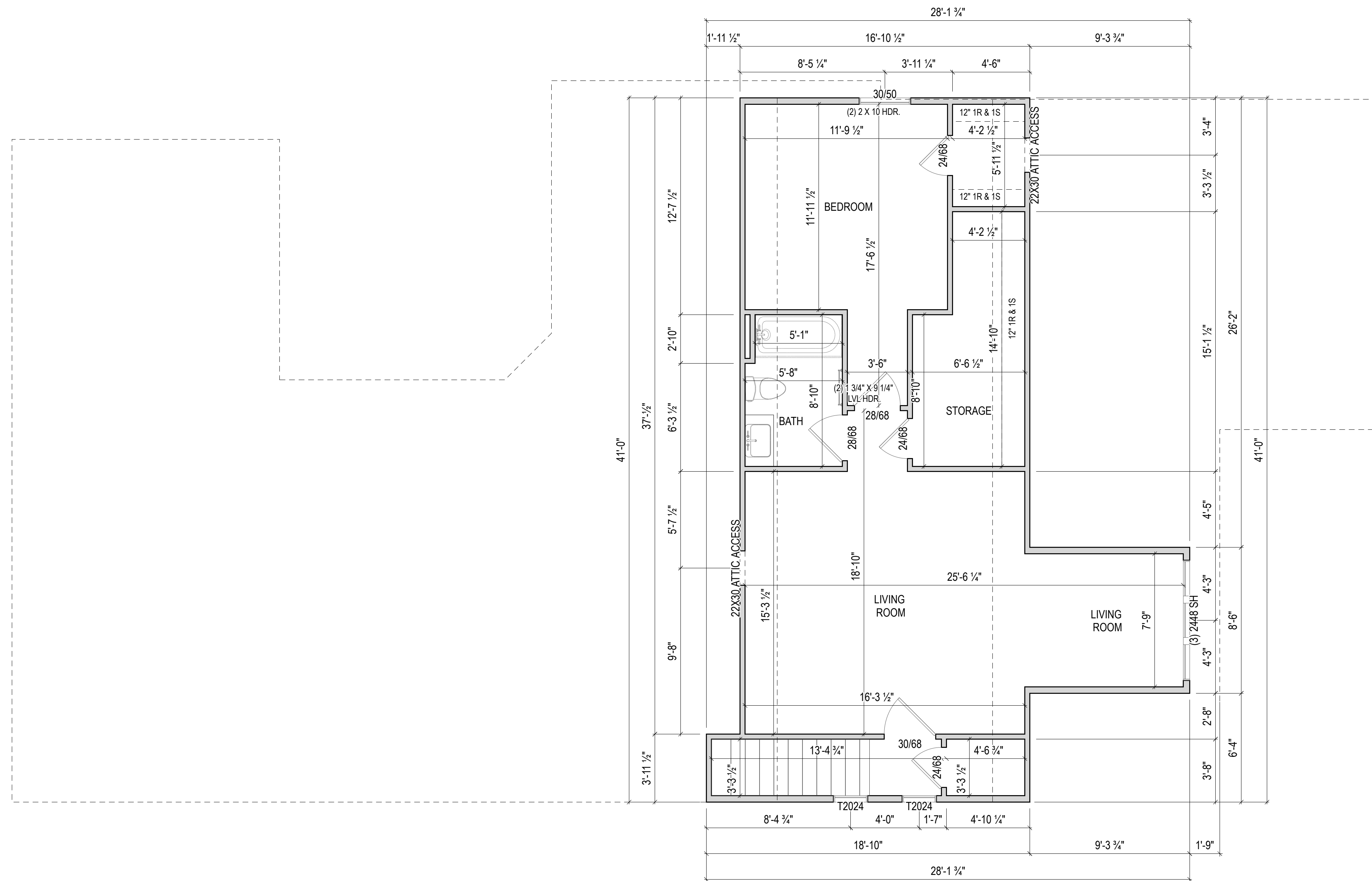
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/4/2022

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 57

LOT ADDRESS:

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-101



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/4/2022

PROJECT
 PLAN: BH Portico D2 D2+ - 4.5"
 ELEV: Elevation A - Euro Country
 LOT: 57

LOT ADDRESS:

DRAWING TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A-102

