



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/18/2022



5180 BRADEN LANE - LOT 58

MASTER PLAN: Portico | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 58 | CUSTOMER: 5180 Braden Lane, West Chester, OH 45069 - Lot 58

PLANS PREPARED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1776 SF
TOTAL CONDITIONED AREA :	1776 SF
TOTAL GARAGE AREA :	509 SF
FRONT PORCH AREA :	97 SF
COVERED PATIO AREA :	145 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: 1
BUILDING WIDTH: 42'-0"
BUILDING DEPTH: 72'-9"
BUILDING HEIGHT: 24'-3/4"
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"
	ROOF SLOPE 4:12
	SD
	SD / CO

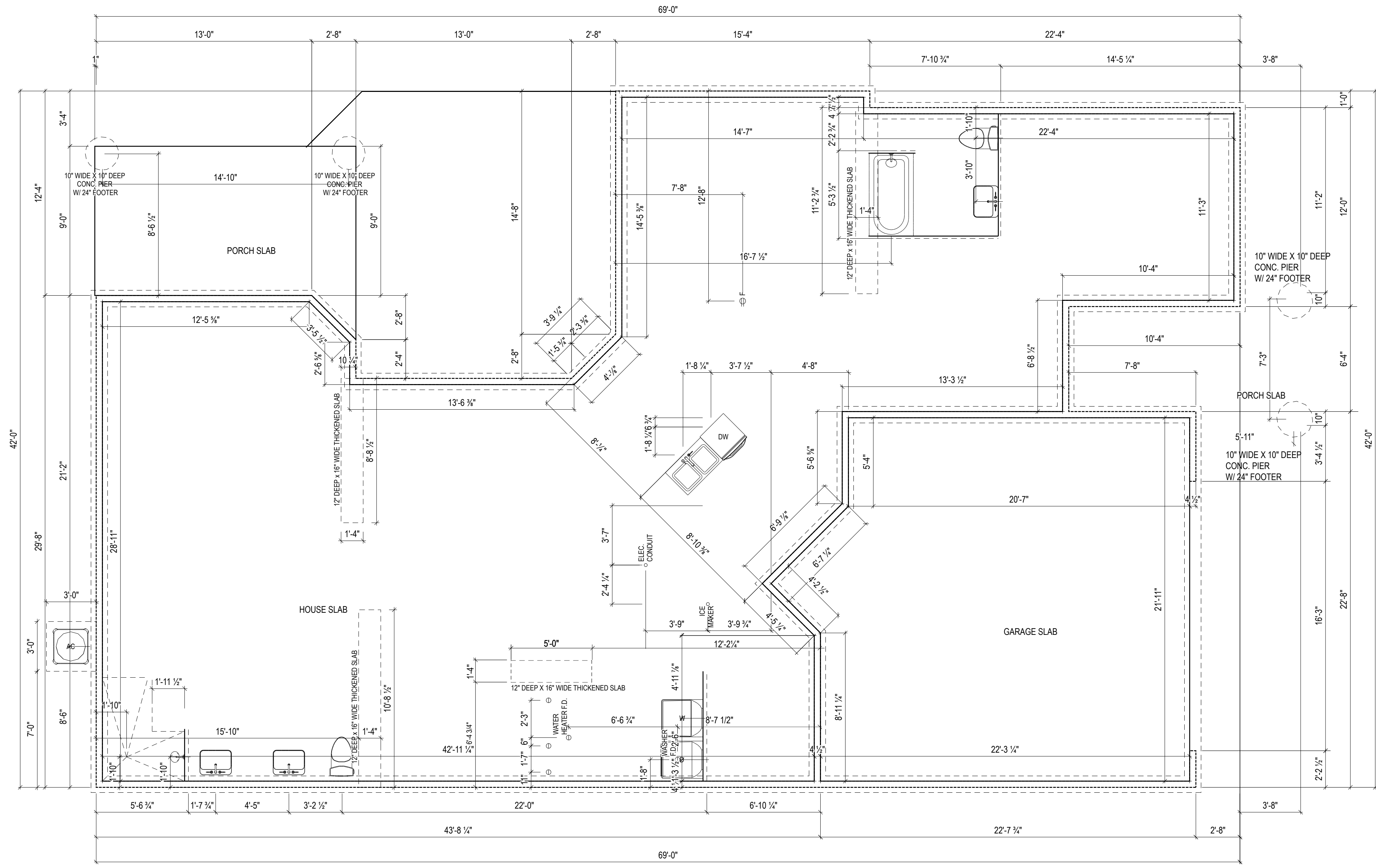
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PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 58

DRAWING TITLE
COVER

SHEET NUMBER
A-000

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



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DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

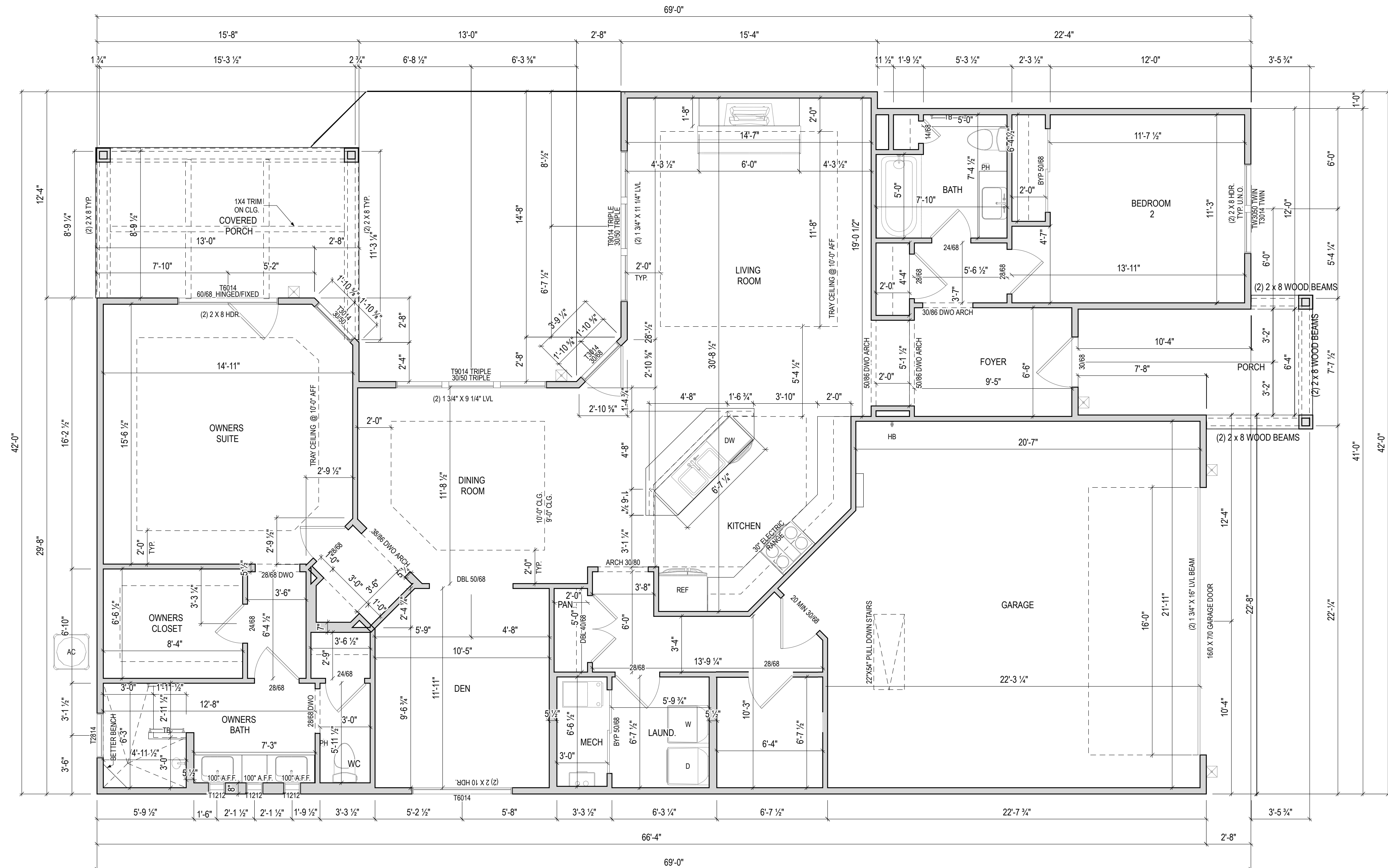
1 FOUNDATION PLAN
A-050
1/4" = 1'-0" @ 22" x 34"

BH 58 - 1 Story Slab

Irrigation System
Humidifier Valve
Ice maker

Gas Furnace , Heater , Fireplace

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



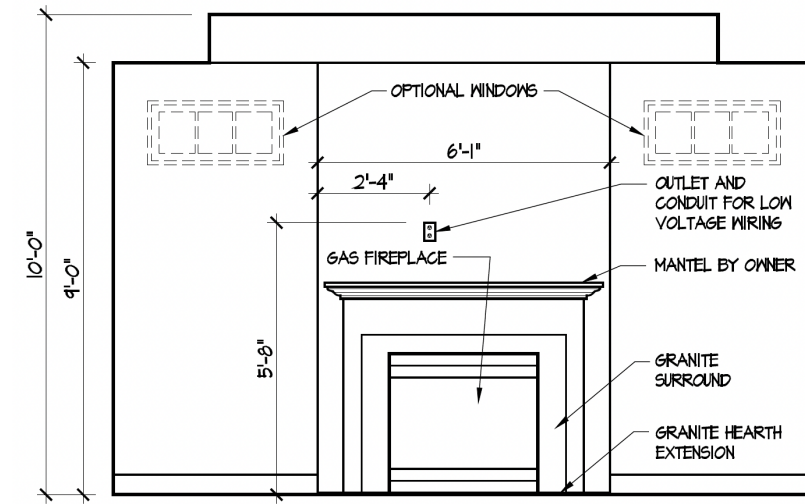
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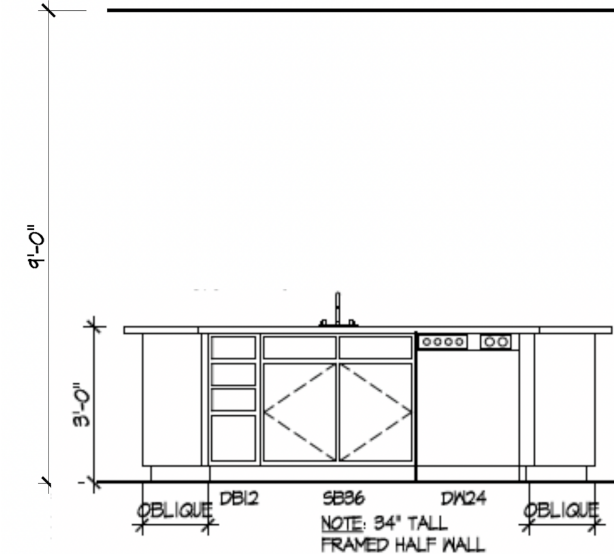
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DRAWING TITLE
FIRST FLOOR PLAN

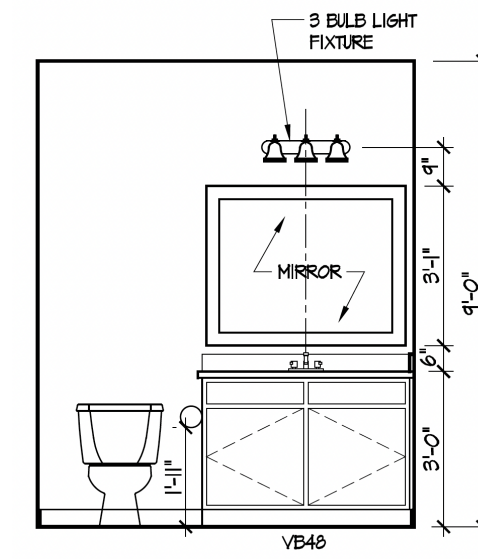
SHEET NUMBER
A-101



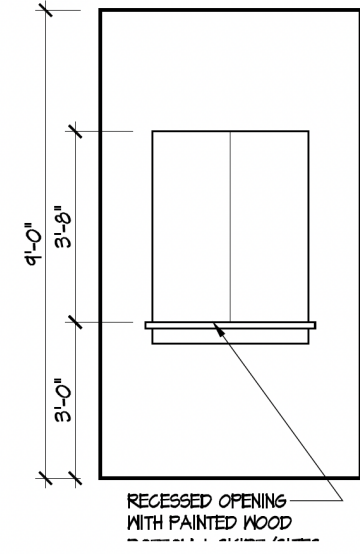
1 FIREPLACE (D2)
A-401



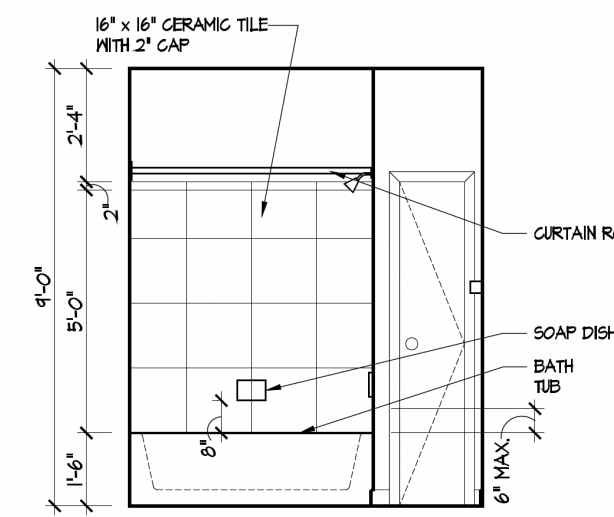
2 KITCHEN ISLAND
A-401



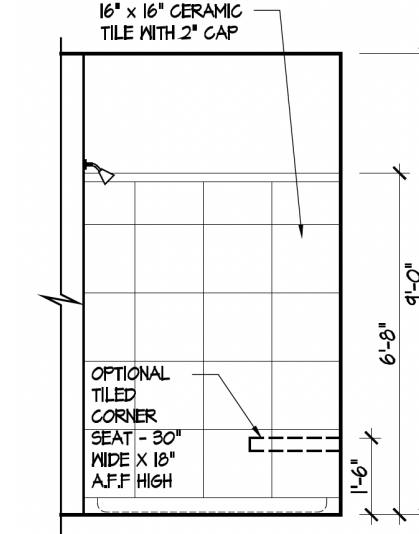
3 BATH 2 : VANITY
A-401



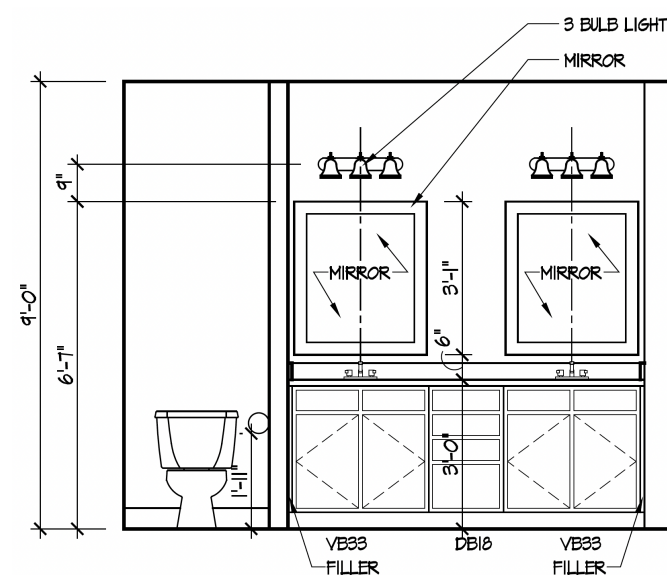
4 MASTER FOYER ENTRY
A-401



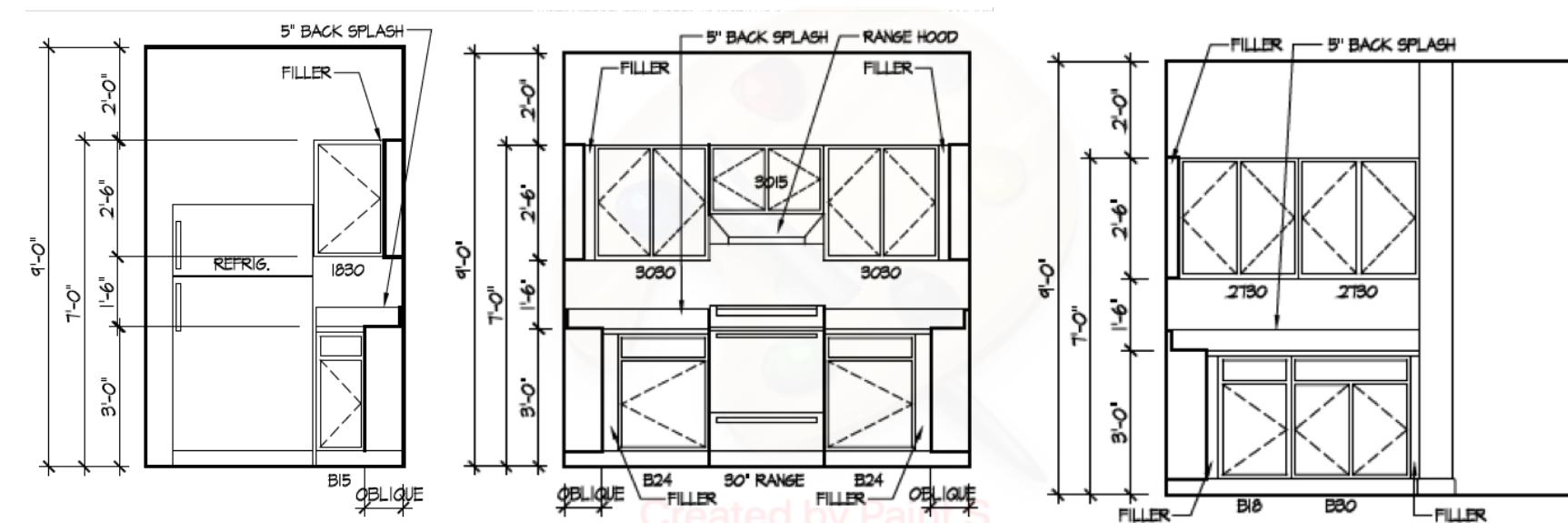
5 BATH 2: TUB/SHWR
A-401



6 MASTER SHOWER: W/ SEAT
A-401



7 MASTER BATH: VANITY
A-401



8 KITCHEN STANDARD LAYOUT (D2)
A-401

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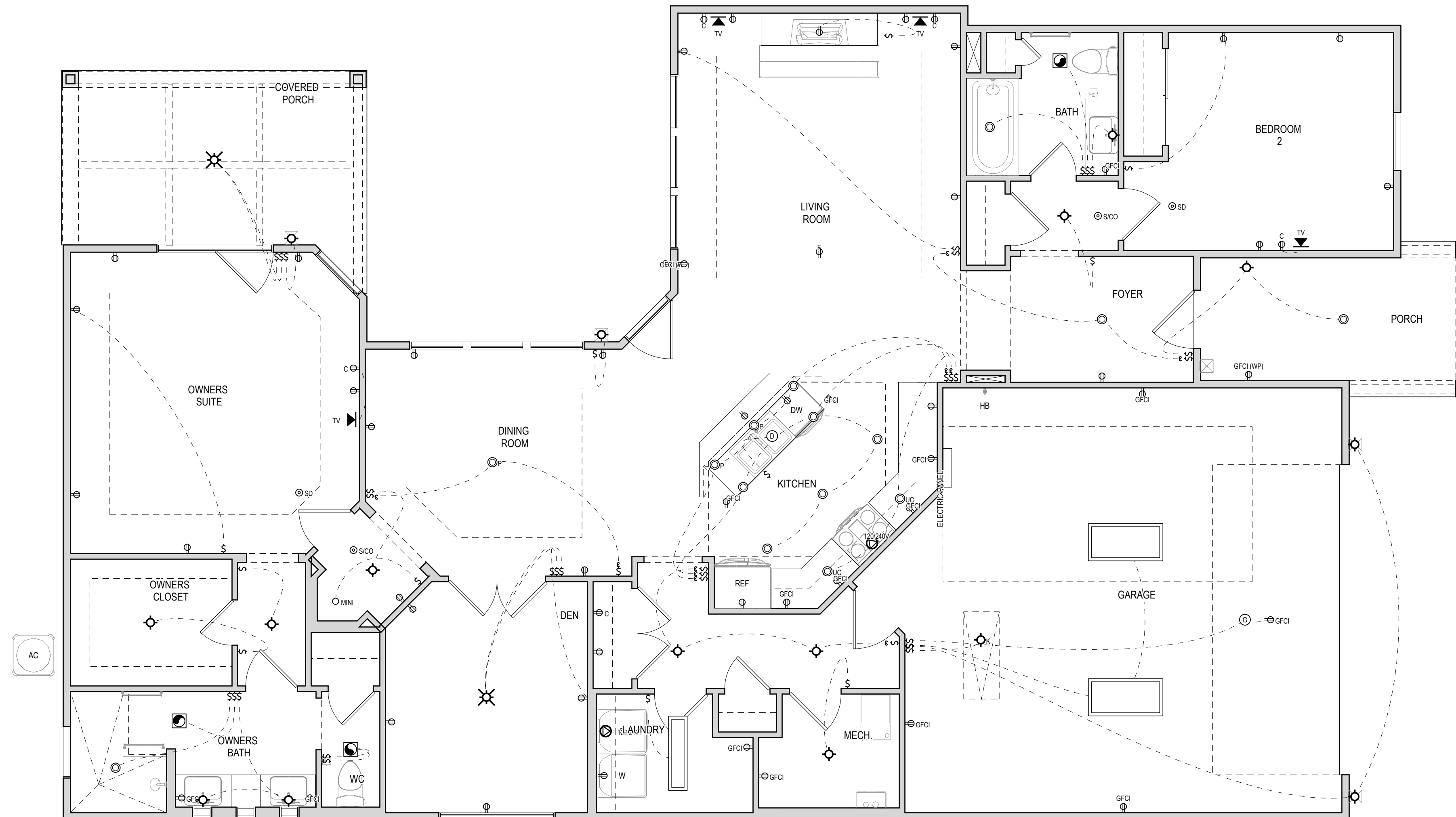
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DRAWING TITLE
DETAILS

SHEET NUMBER
A-401

SYMBOLS

⊞	Switch
⊞	Three Way Switch
⊞	Opener
⊞	Ceiling Mounted Light
⊞	Recessed Ceiling Light
⊞	Recessed Ceiling Light Mini
⊞	Pendant Light
⊞	Keyless Ceiling Light
⊞	Flourescent Light 2x4
⊞	Flourescent Light 1x4
⊞	Under-Counter Light
⊞	Wall Mounted Light
⊞	Outlet
⊞	Outlet 120/240V
⊞	GFCI Outlet
⊞	GFCI Outlet Waterproof
⊞	Outlet in Floor
⊞	Cable Outlet
⊞	TV
⊞	Smoke Detector
⊞	Carbon Monoxide/Smoke Detector
⊞	Bath Fan
⊞	Disposal
⊞	Garage Door Opener
⊞	Fan Prewire



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DRAWING TITLE
**FIRST FLOOR
 ELECTRICAL PLAN**

SHEET NUMBER
E-101