



**Epcon Foundation DG**

Bel Haven LLC  
West Chester, OH,

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/10/2023



# 8171 S.BEL HAVEN LN - LOT 68

MASTER PLAN: Portico Plus | ELEVATION: Elevation C - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 68 | CUSTOMER: 8171 S. Bel Haven Lane, West Chester, OH 45069 - Lot 68

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
<b>BUILDING AREA</b>	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1921 SF
TOTAL CONDITIONED AREA :	1921 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: 1
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

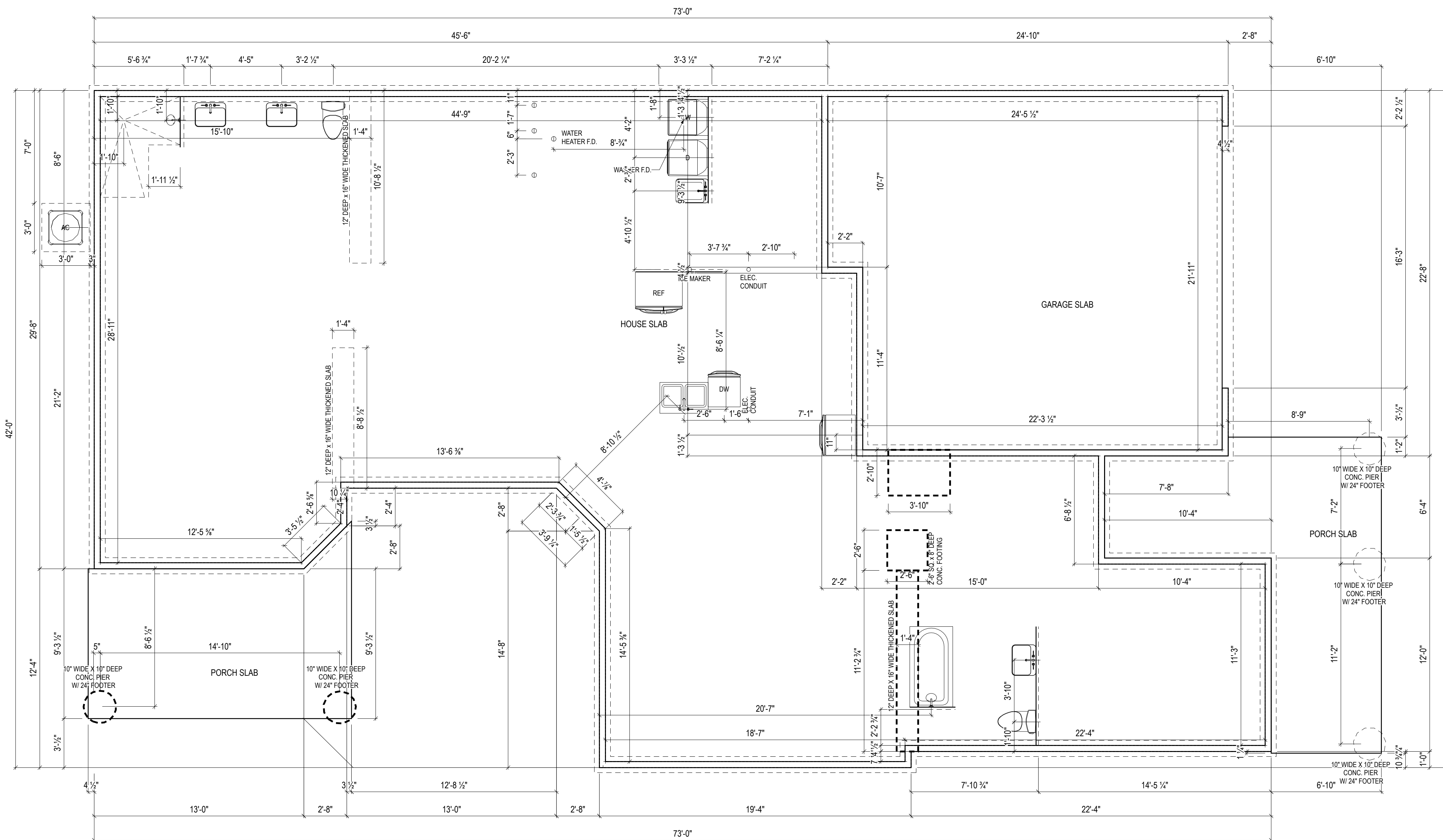
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PROJECT  
PLAN: BH Portico D2 D2+ - 4.5"  
ELEV: Elevation C - Euro Country  
LOT: 68

LOT ADDRESS:

DRAWING TITLE  
**COVER**

SHEET NUMBER  
**A-000**



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

1 FOUNDATION PLAN  
A-050  
1/8" = 1'-0" @ 11" x 17"

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**FOUNDATION PLAN**

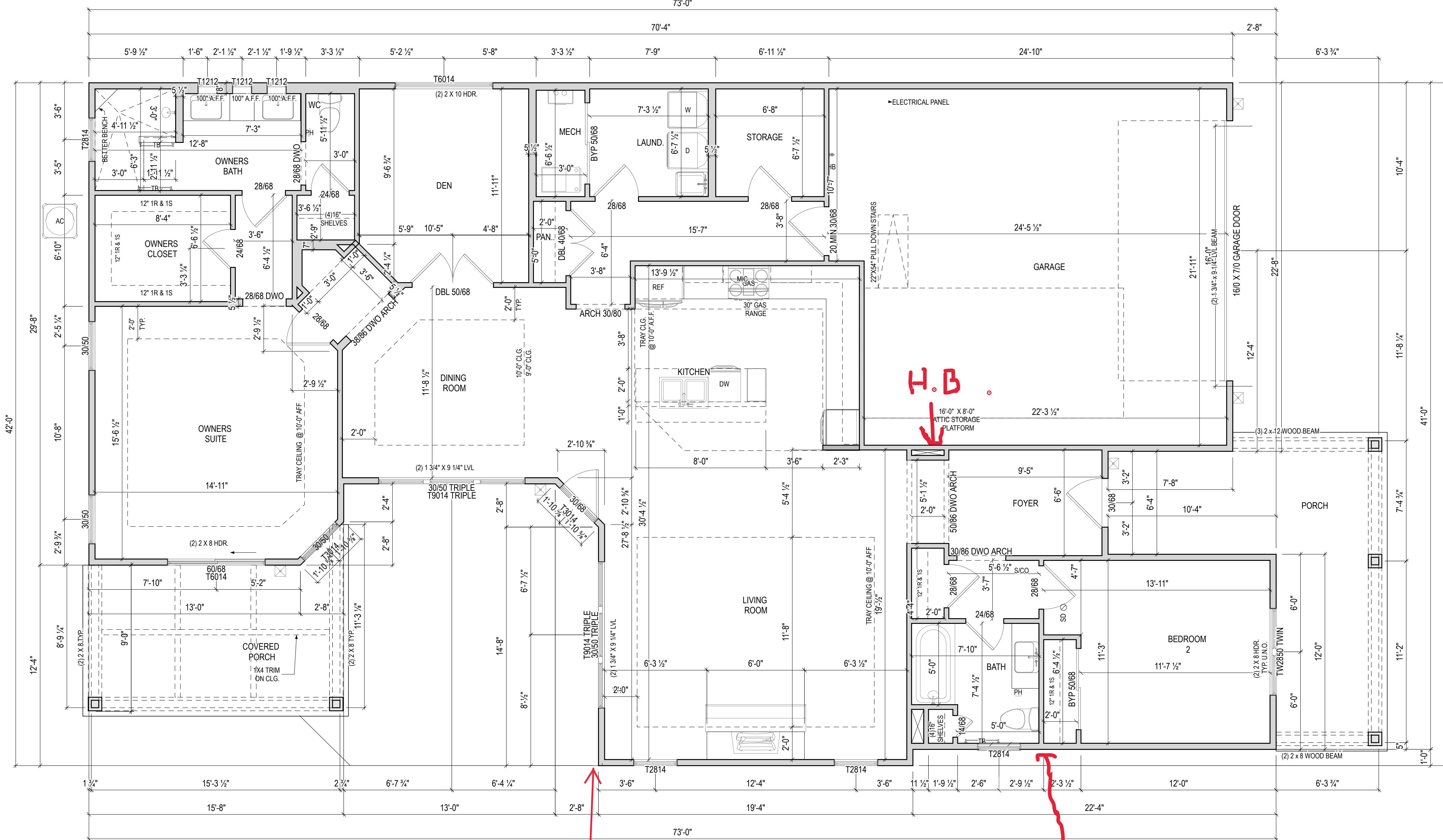
SHEET NUMBER  
**A-050**



BH 68 - 8171 S. Bel Haven Ln  
1 story slab

Ice maker  
Humidifier valve  
Irrigation Line  
Laundry tub

Gas Furnace , Heater , Fireplace , Cooktop and Grill



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

**GAS  
LINE  
ROUGHED-  
IN**

**H.B.**

**H.B.**

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**FIRST FLOOR  
PLAN**

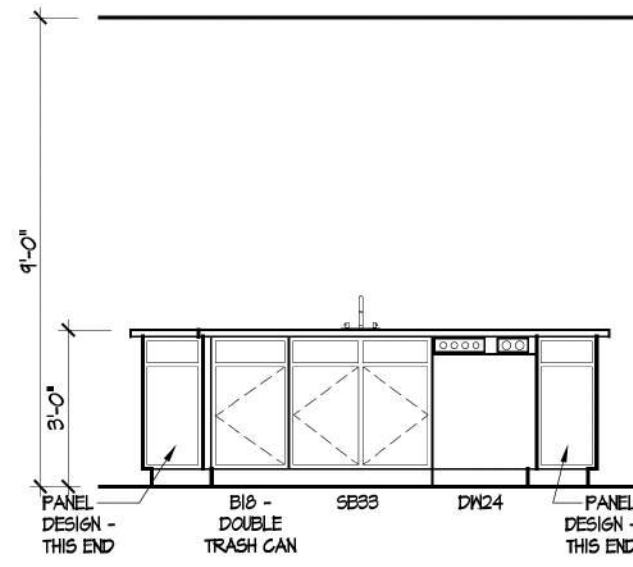
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**A-101**



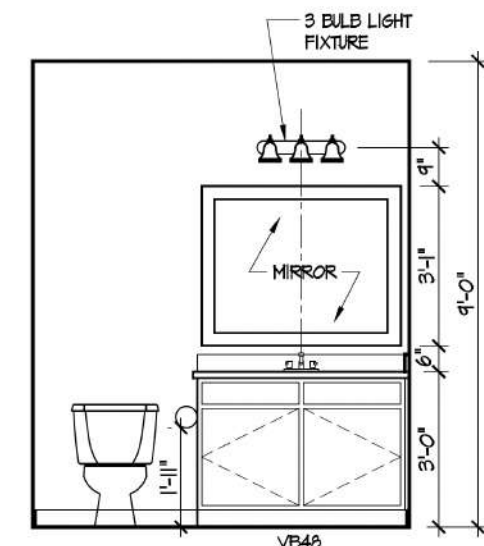
**EPCON**  
COMMUNITIES

**Epcon Foundation DG**

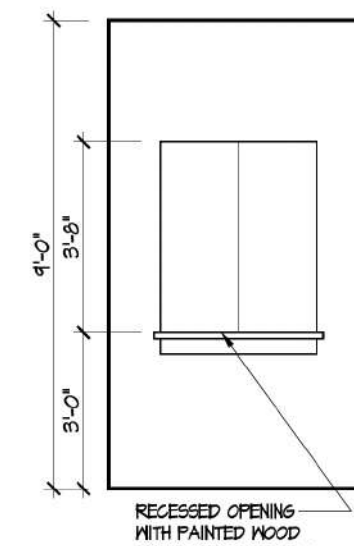
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West Chester, OH,



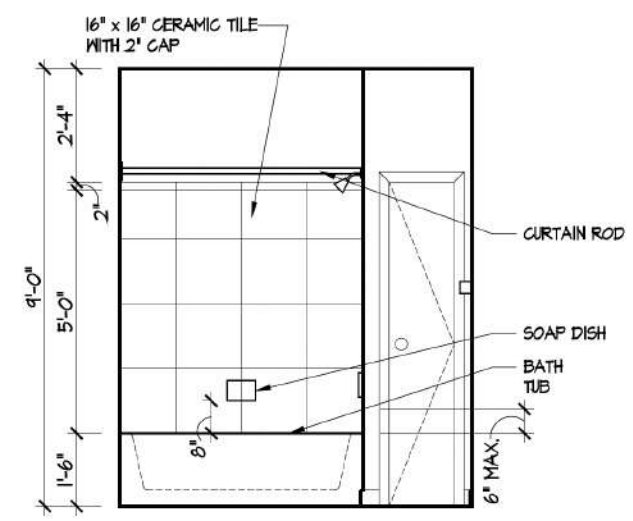
1 KITCHEN ISLAND: STAGGERED/ DELUXE  
A-401



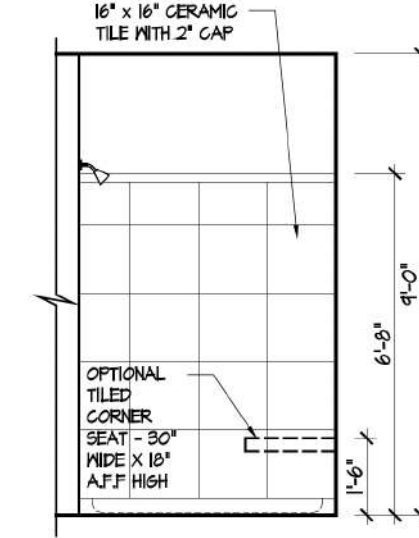
2 BATH 2 : VANITY  
A-401



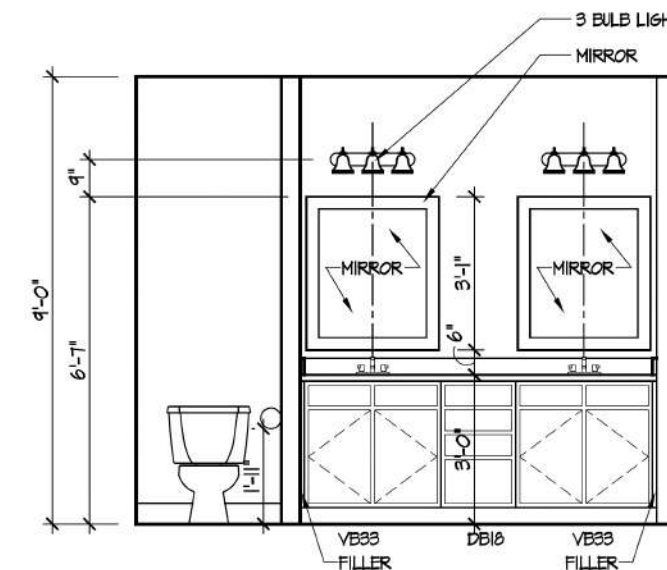
3 MASTER FOYER ENTRY  
A-401



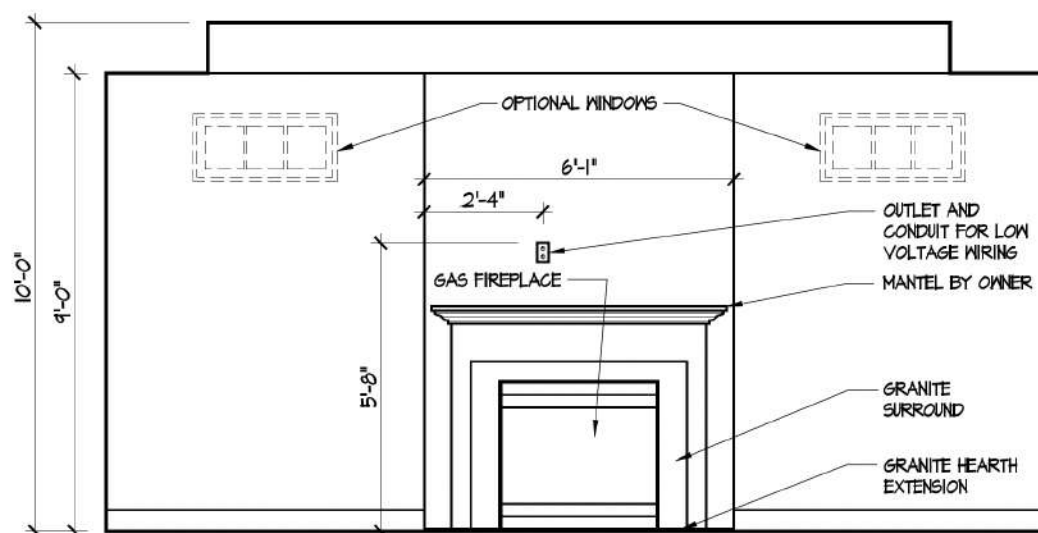
4 BATH 2: TUB/SHWR  
A-401



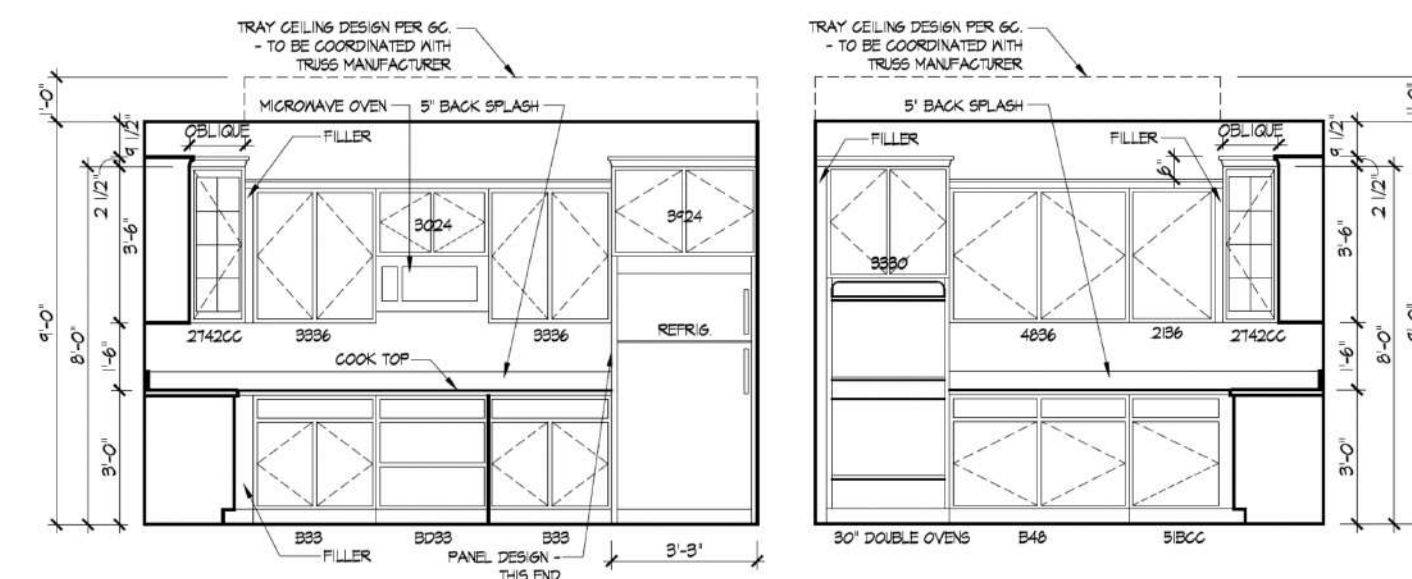
5 MASTER SHOWER: W/ SEAT  
A-401



6 MASTER BATH: VANITY  
A-401



7 FIREPLACE (D2+)  
A-401



8 KITCHEN DELUXE LAYOUT (D2+)  
A-401

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**DETAILS**

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**A-401**