



Epcon Foundation DG

Bel Haven LLC
West Chester, OH,

Higharc, Inc. is not an architectural firm nor are the artistic representations contained herein intended to be construed as ready-to-use architectural plans, construction documents, drawings, renderings, or any other similar or related documents. All drawings are artist's representations only and solely intended to reflect design intent derived exclusively from the home building plans and associated information, data, and specifications provided by EPCON OH - FDG. Higharc, Inc. is not responsible, nor may it be held liable for any errors or omissions contained herein or resulting from its usage. Any usage of the representations should be reviewed by local professionals to ensure conformance with local and state codes and be field verified prior to the start of any construction.

ALL RIGHTS ARE RESERVED IN THIS INFORMATION AND ALL RELATED ILLUSTRATIONS, PLANS, BLUEPRINTS, SKETCHES, DRAWINGS OR OTHER TANGIBLE EXPRESSIONS THEREOF, WHICH ARE THE PROPERTY OF EPCON COMMUNITIES FRANCHISING, INC. 500 STONEHENGE PARKWAY, DUBLIN, OH, 43017, TELEPHONE 614.652.3527. NO ONE MAY BUILD, LICENSE, TRANSFER, REPRODUCE OR DUPLICATE THIS WORK IN ANY WAY WITHOUT THE WRITTEN AUTHORIZATION OF EPCON COMMUNITIES FRANCHISING, INC. THESE DRAWINGS SHALL BE USED IN CONFORMANCE WITH ALL LOCAL BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES AND SHALL MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT, FIRE MARSHALL, AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (ADAAG), THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES (FHAAG), AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH STATE AND LOCAL ENERGY REQUIREMENTS.



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/10/2023

8139 S.BEL HAVEN LN - LOT 72

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 72 | CUSTOMER: 8139 S. Bel Haven Lane, West Chester, OH 45069 - Lot 72

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1980 SF
TOTAL CONDITIONED AREA :	1980 SF
TOTAL GARAGE AREA :	532 SF
FRONT PORCH AREA :	232 SF
COVERED PATIO AREA :	32 SF
UNCOVERED PATIO AREA :	275 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: 79'-0"
BUILDING HEIGHT: 23'-10 1/4"

GRAPHIC SYMBOLS & LEGEND	
	ELEVATION MARKER
	ROOF SLOPE
	SD
	SD / CO

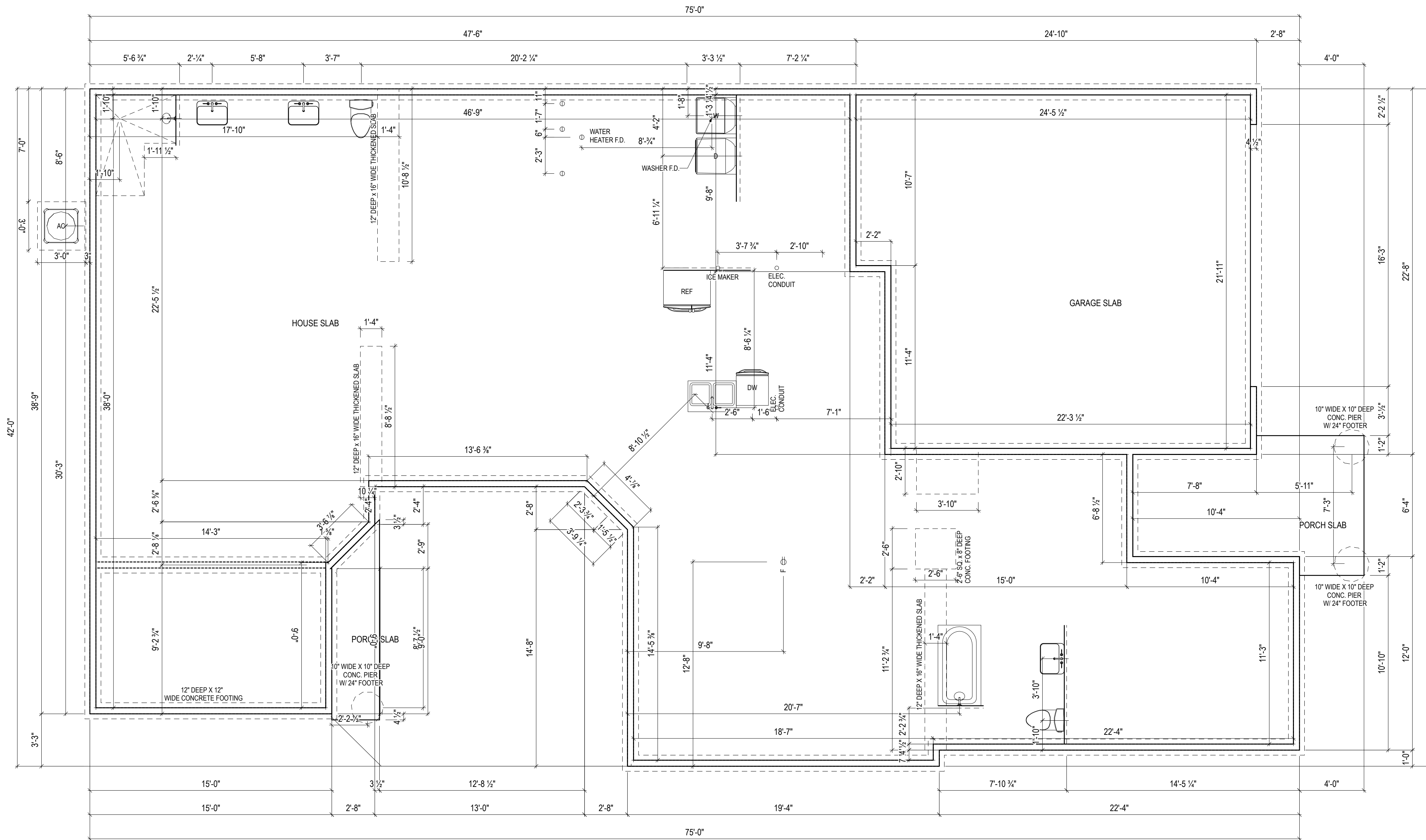
GOVERNMENTAL CODES AND STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO 2019 RESIDENTIAL CODE OF OHIO STANDARDS

SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
GENERAL NOTES	A-020
FOUNDATION PLAN	A-050
FIRST FLOOR PLAN	A-101
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
PERSPECTIVE VIEWS	A-900
FIRST FLOOR ELECTRICAL PLAN	E-101
SHEAR WALL PLAN	S-100
SHEAR WALL DETAILS	S-101

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 72
LOT ADDRESS: 8139 S. Bel Haven Lane, West Chester, OH 45069

DRAWING TITLE
COVER

SHEET NUMBER
A-000



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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/10/2023

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 72

LOT ADDRESS: 8139 S. Bel Haven Lane,
West Chester, OH 45069

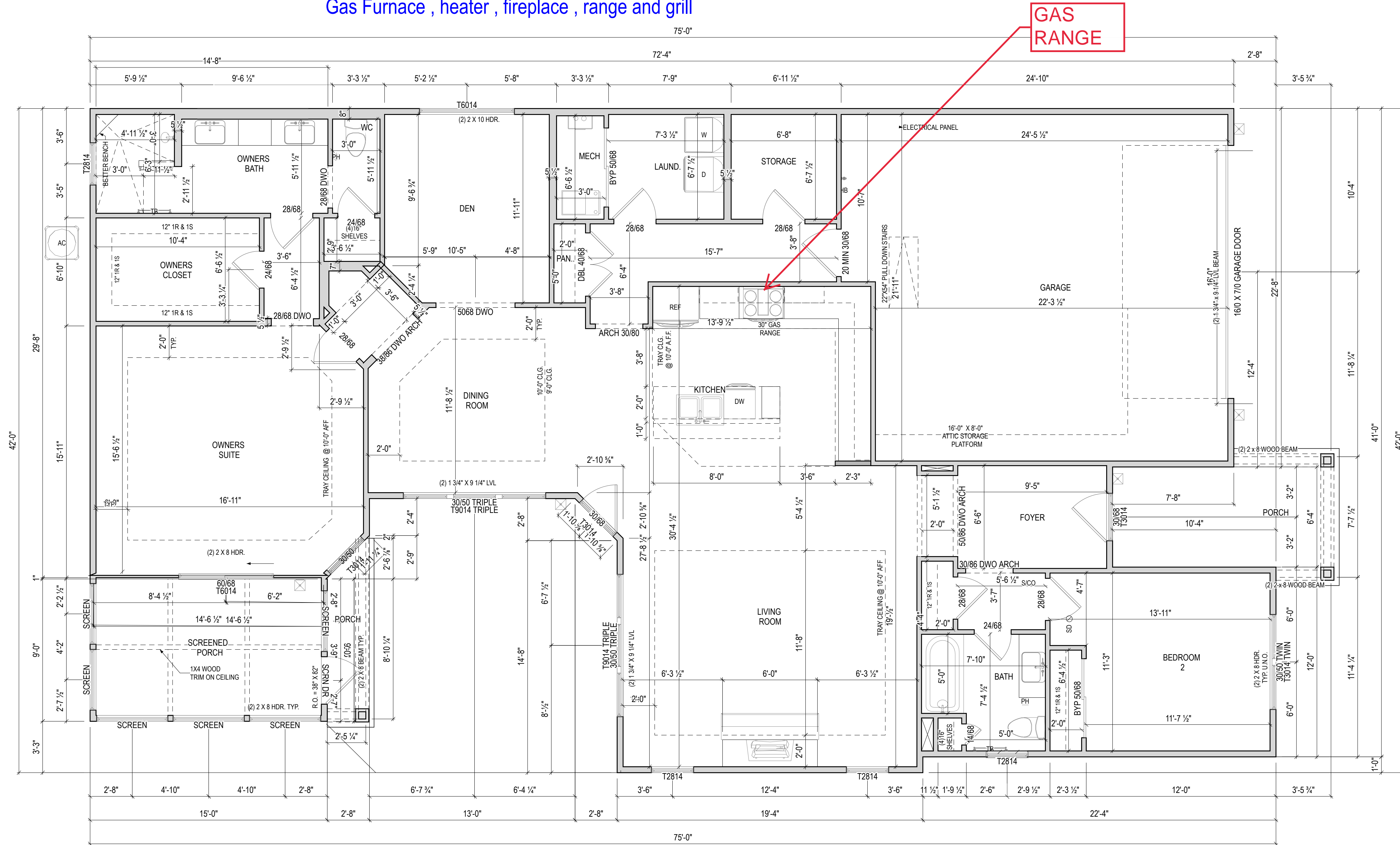
DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

BH 72 8139 S.Bel Haven Ln

1 story slab
ice maker
humidifier valve
irrigation system

Gas Furnace , heater , fireplace , range and grill



NOTES:
- ARCHED OPENINGS: SPRING POINT @ 75° A.A.F.
TOP OF ARCH 8'-6" ABOVE SPRING POINT.



EPCON
COMMUNITIES

Epcon Foundation DG

Bel Haven LLC
West Chester, OH,

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/10/2023

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 72

LOT ADDRESS: 8139 S. Bel Haven Lane,
West Chester, OH 45069

DRAWING TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-101

© 2023 HIGHARC, INC

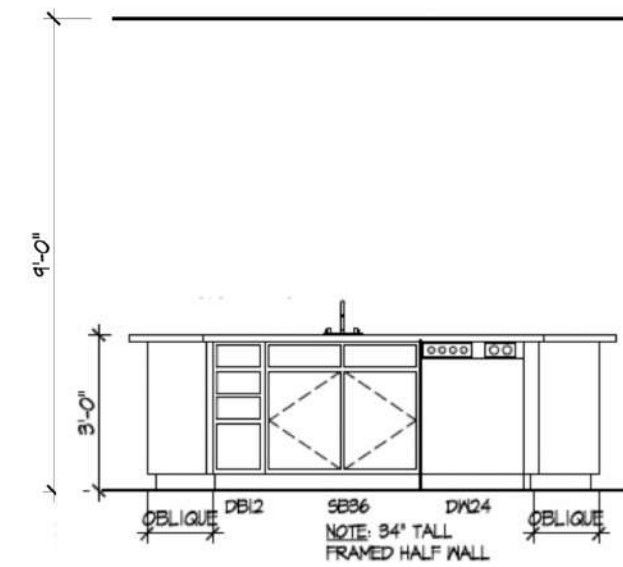
1 FLOOR PLAN
A-101
1/8" = 1'-0" @ 11" x 17"



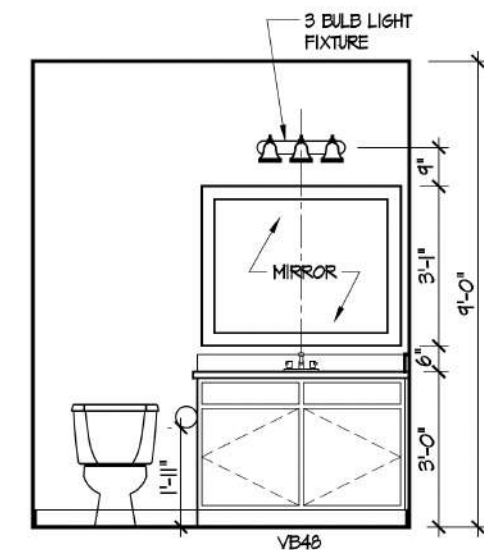
EPCON
COMMUNITIES

Epcon Foundation DG

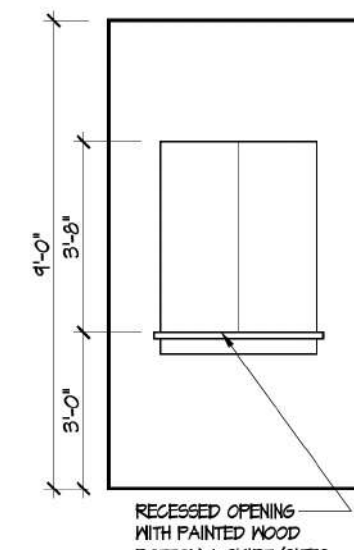
Bel Haven LLC
West Chester, OH,



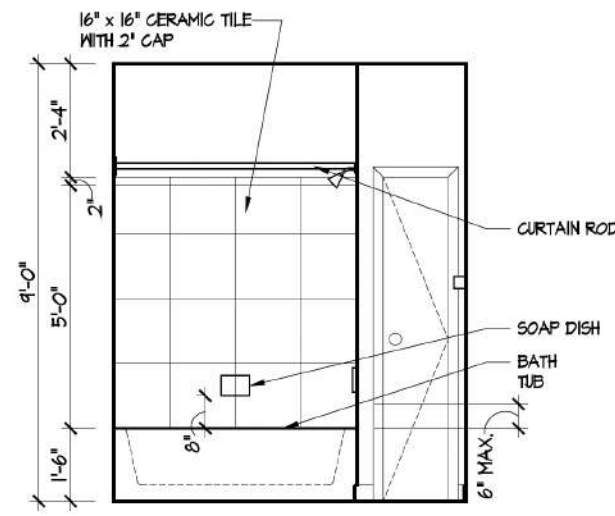
1 KITCHEN ISLAND
A-401



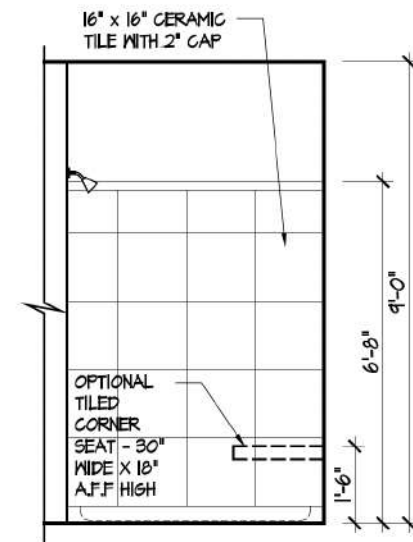
2 BATH 2 : VANITY
A-401



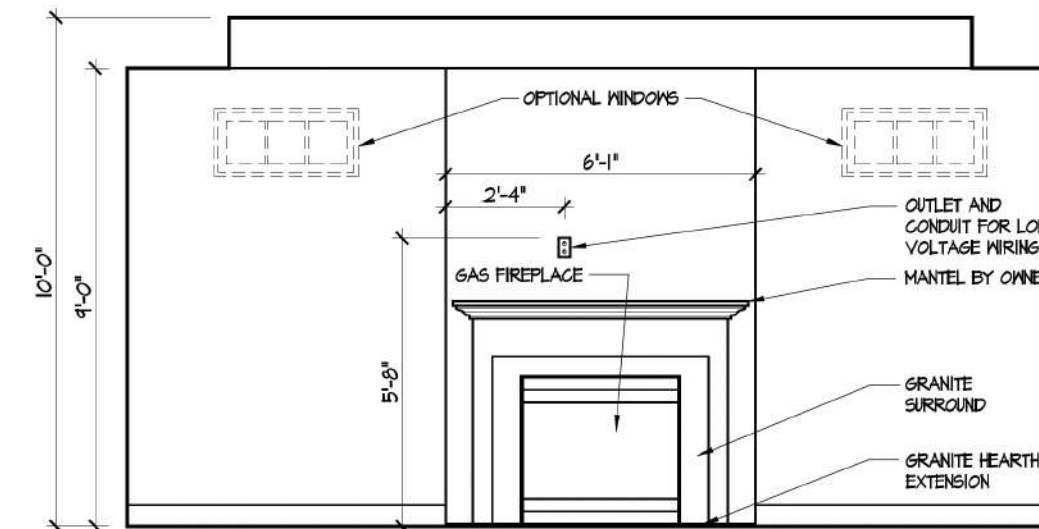
3 MASTER FOYER ENTRY
A-401



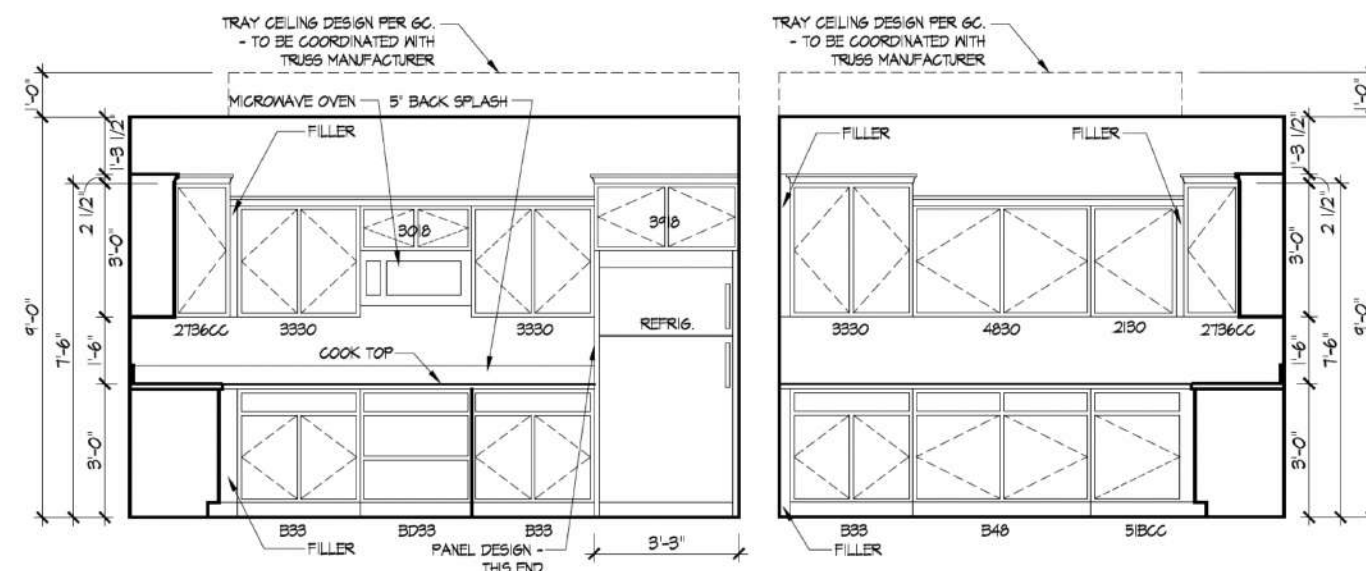
4 BATH 2: TUB/SHWR
A-401



5 MASTER SHOWER: W/ SEAT
A-401



6 FIREPLACE (D2+)
A-401



7 KITCHEN LAYOUT (D2+)
A-401

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	1/10/2023

PROJECT
 PLAN: BH Portico D2 D2+ - 4.5"
 ELEV: Elevation A - Euro Country
 LOT: 72

LOT ADDRESS: 8139 S. Bel Haven Lane,
 West Chester, OH 45069

DRAWING TITLE
DETAILS

SHEET NUMBER
A-401