



**EPCON OH - FDG**

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	2/22/2022

## 5115 BRADEN LN - LOT 77

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 77 | CUSTOMER: 5115 Braden Lane, West Chester, OH 45069 - Lot 77

PLANS PREPARED BY HIGHARC

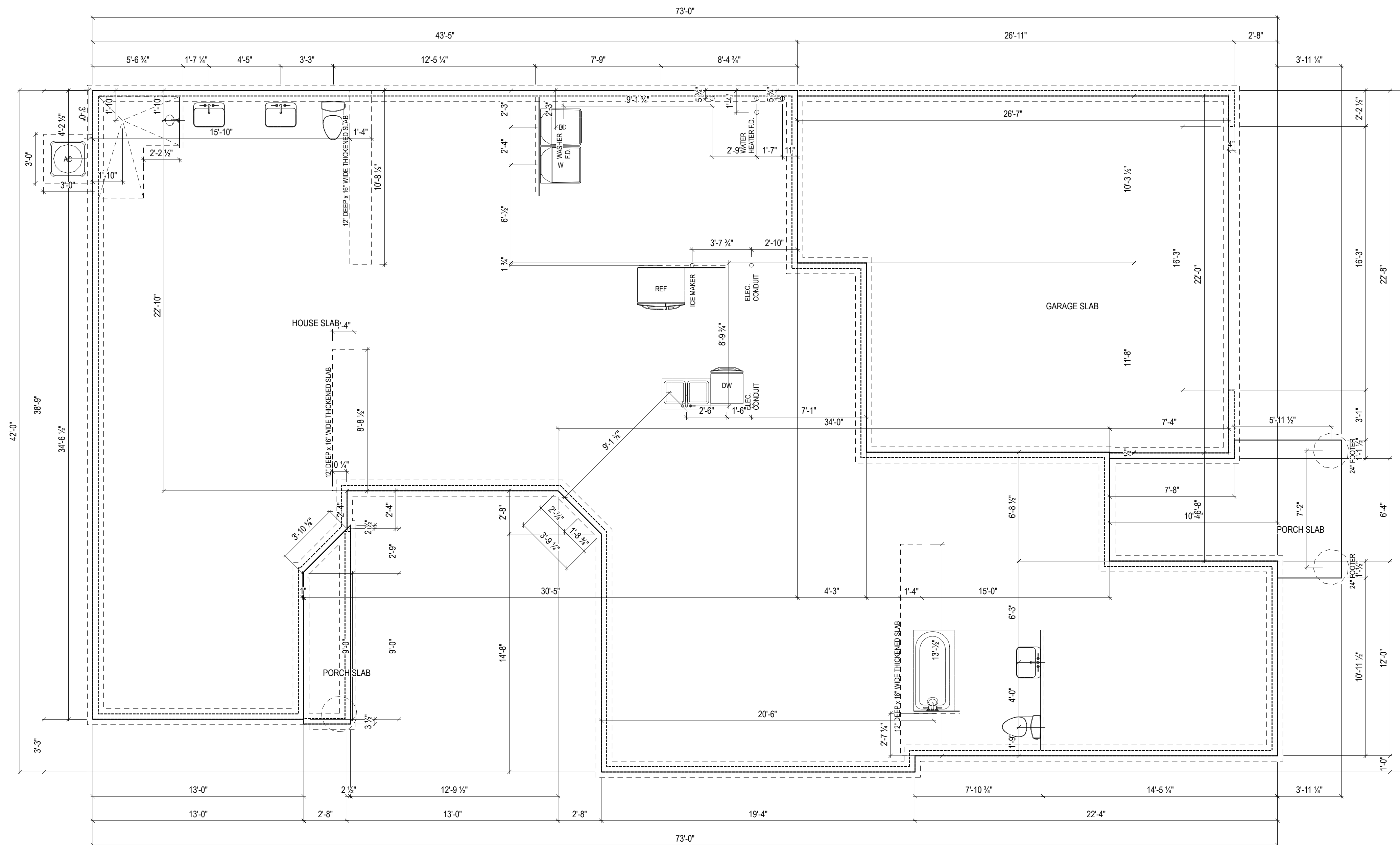
PROJECT SUMMARY	
<b>BUILDING AREA</b>	
CONDITIONED AREA	2018 SF
FIRST FLOOR SF (OUTSIDE OF FRAME)	2018 SF
TOTAL CONDITIONED AREA :	2018 SF
TOTAL GARAGE AREA :	553 SF
FRONT PORCH AREA :	102 SF
COVERED PATIO AREA :	31 SF
UNCOVERED PATIO AREA :	275 SF

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: 76'-11 1/4" BUILDING HEIGHT: 23'-10 5/8"
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 MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA.

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

SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
GENERAL NOTES	A-020
LOT SPEC	A-030
FOUNDATION PLAN	A-050
FIRST FLOOR	A-100
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
NSO DETAILS	A-500
PERSPECTIVE VIEWS	A-900
ELECTRICAL PLAN 1	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: 77
DRAWING TITLE
<b>COVER</b>
SHEET NUMBER
<b>A-000</b>
© 2022 HIGHARC, INC



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/22/2022

PROJECT  
 PLAN: BH Portico D2 D2+ - 4.5"  
 ELEV: Elevation A - Euro Country  
 LOT: 77

DRAWING TITLE  
**FOUNDATION PLAN**

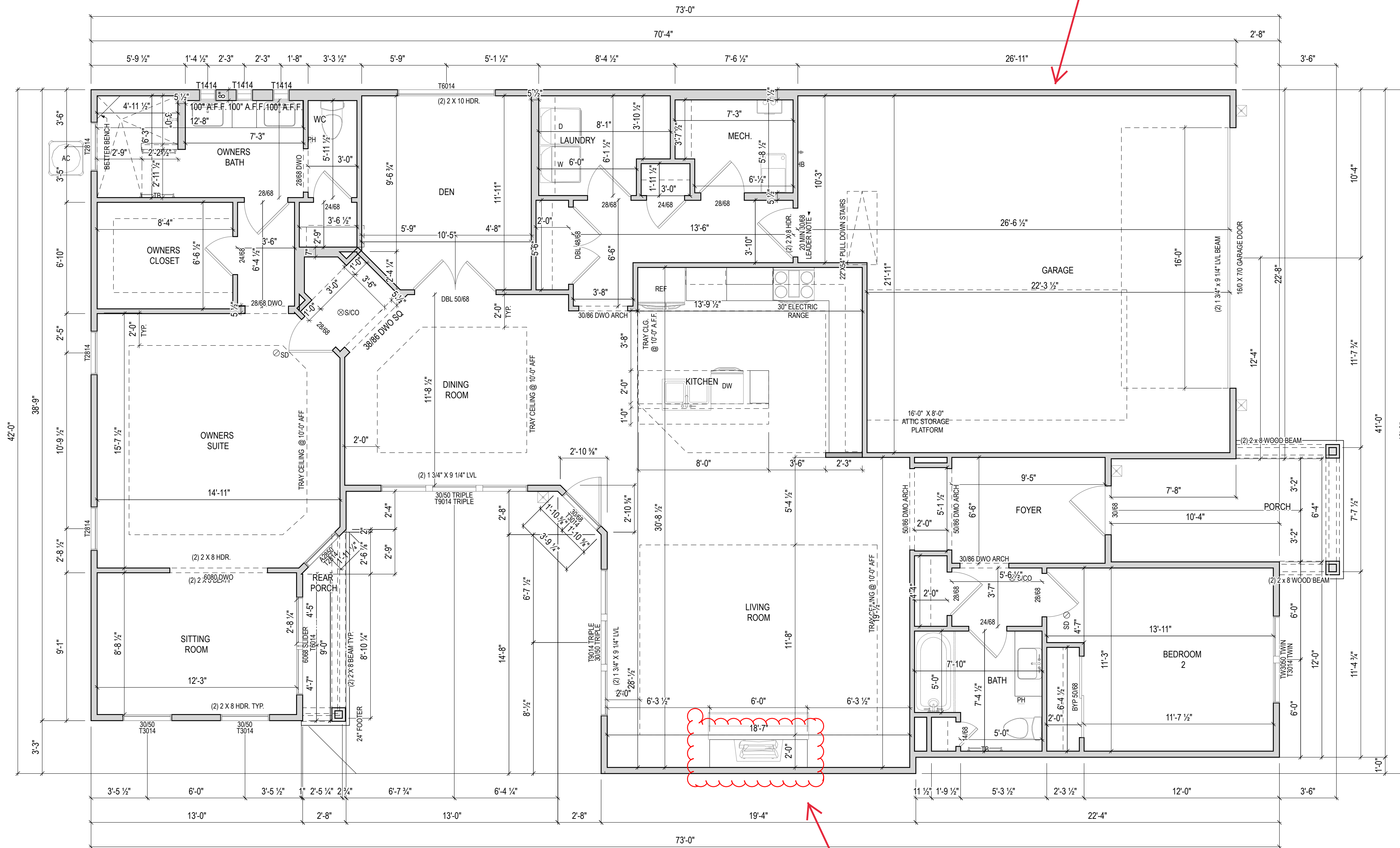
SHEET NUMBER  
**A-050**

1 Story Slab

Ice maker  
Humidifier Valve  
Irrigation System

Gas Furnace , Heater and Fireplace

GARAGE  
FLOOR  
COATING



2" SLOT WALLS ON EACH  
SIDE OF FIREPLACE

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

SD - Smoke Detector utilizing the ionization method  
S/CO - Combination Carbon Monoxide/Photoelectric  
& Ionization Smoke Detector

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	2/22/2022

PROJECT  
PLAN: BH Portico D2 D2+ - 4.5"  
ELEV: Elevation A - Euro Country  
LOT: 77

DRAWING TITLE  
**FIRST FLOOR**

SHEET NUMBER  
**A-100**