



Epcon Foundation DG

Bel Haven LLC
West Chester, OH,

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	10/11/2022



5135 BRADEN LANE - LOT 79

MASTER PLAN: Portico | ELEVATION: Elevation C - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 79 | CUSTOMER: 5135 Braden Lane, West Chester, OH 45069 - Lot 79

PLANS PREPARED BY HIGHARC

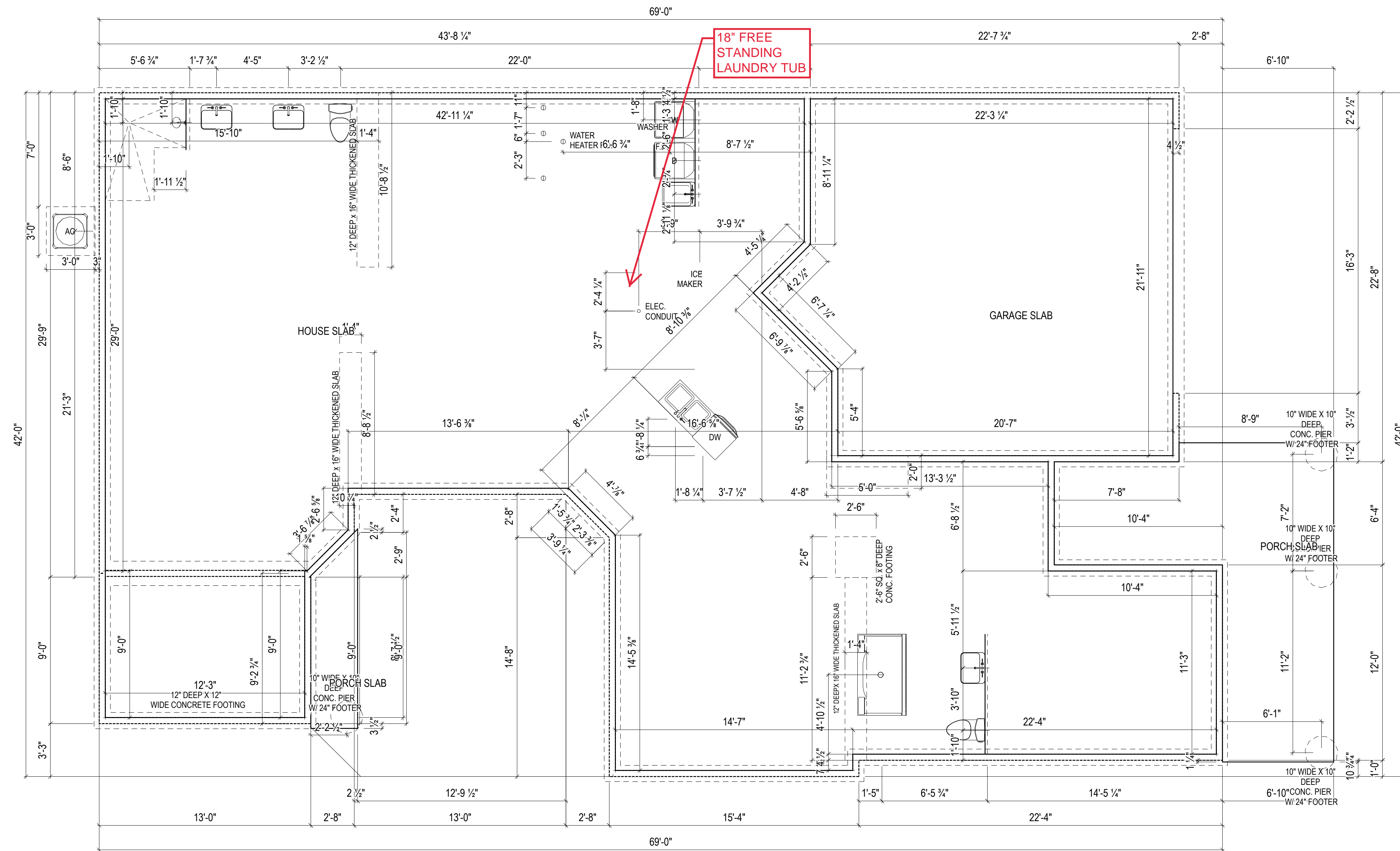
PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1779 SF
TOTAL CONDITIONED AREA :	1779 SF
TOTAL GARAGE AREA :	506 SF
FRONT PORCH AREA :	313 SF
COVERED PATIO AREA :	31 SF
UNCOVERED PATIO AREA :	275 SF

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: 75'-10"
BUILDING HEIGHT: 22'-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

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 C - Euro Country
LOT: 79
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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DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

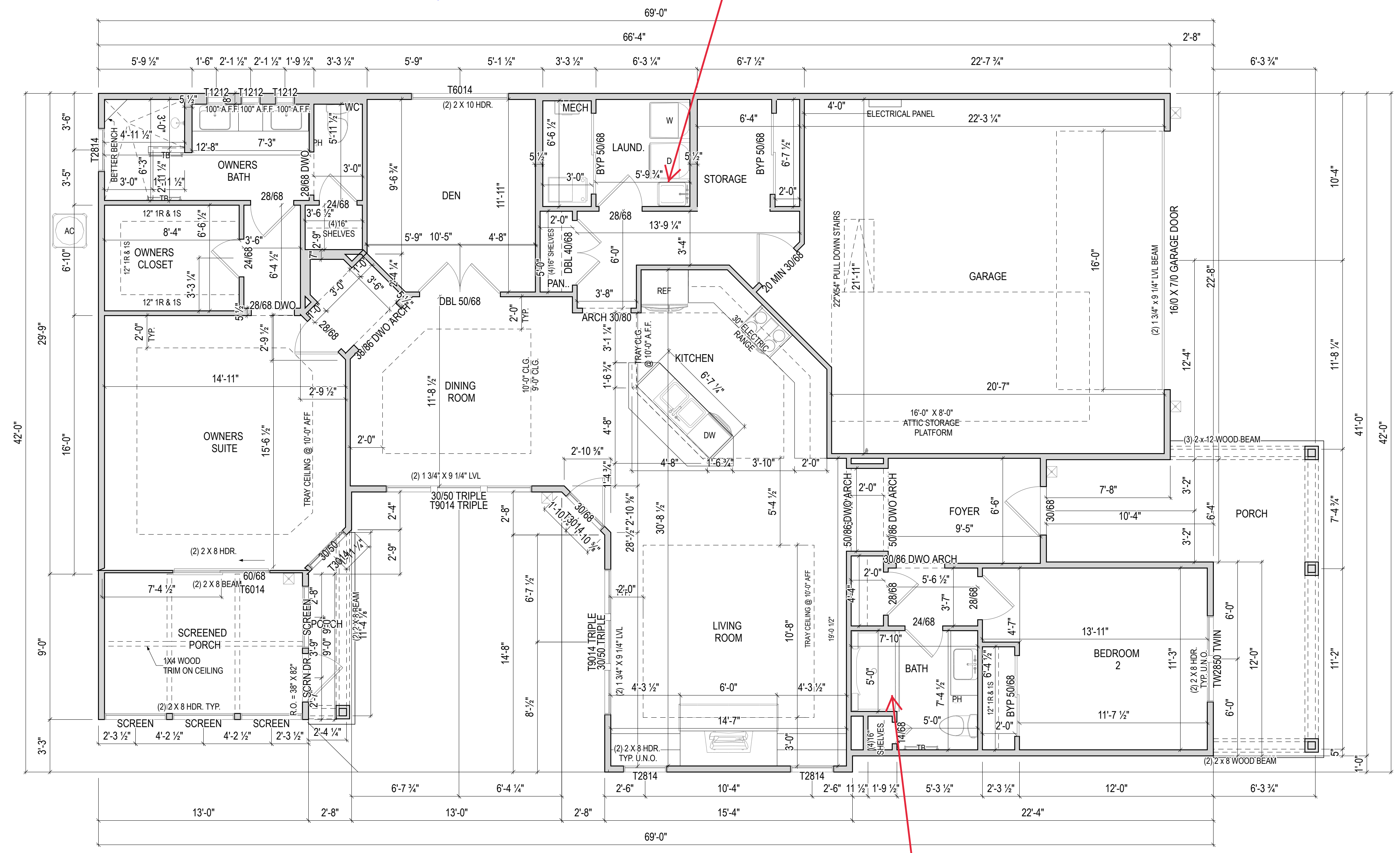
2 Story Slab

ice maker
irrigation line
humidifier valve
laundry tub

Gas Furnace , Heater and Fireplace

18" FREE
STANDING
LAUNDRY TUB

SHOWER
BASE IN LIEU
OF STD. TUB



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

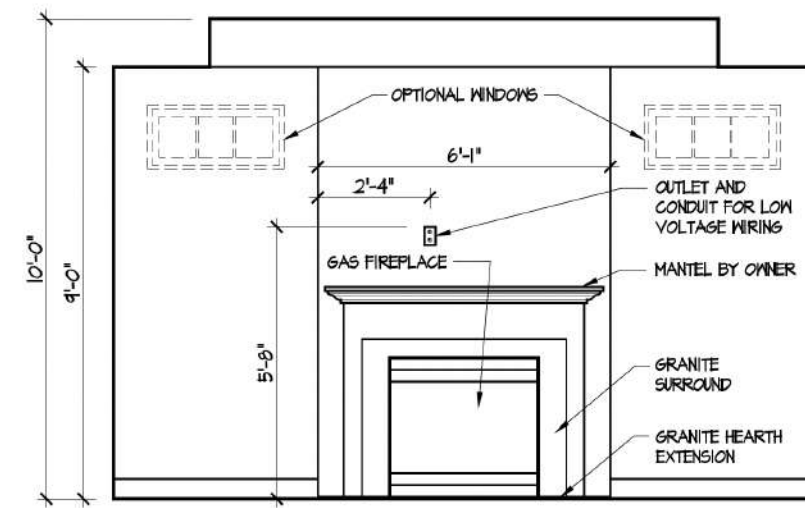
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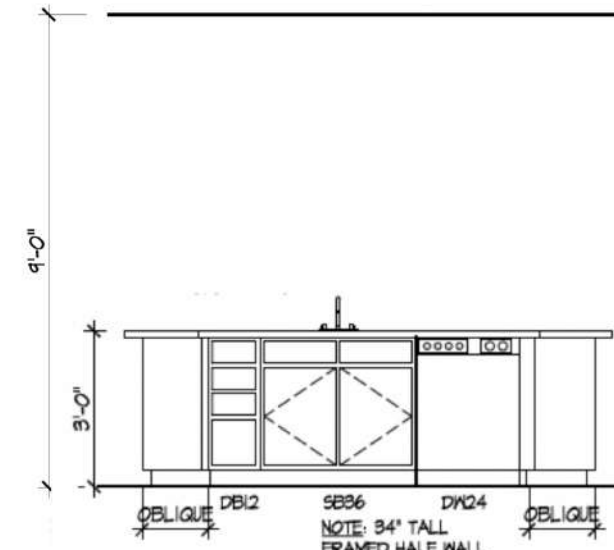
LOT ADDRESS:

DRAWING TITLE
FIRST FLOOR PLAN

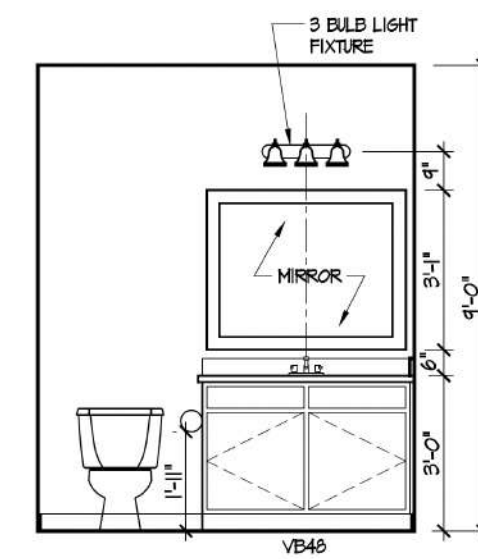
SHEET NUMBER
A-101



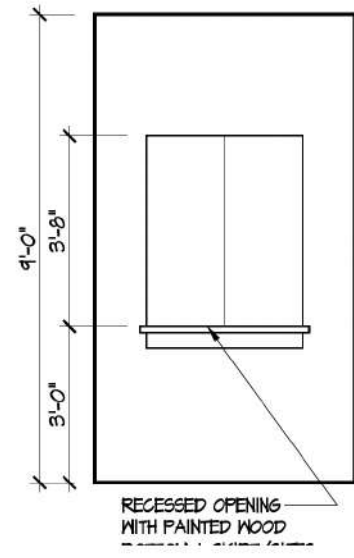
1 FIREPLACE (D2)
A-401



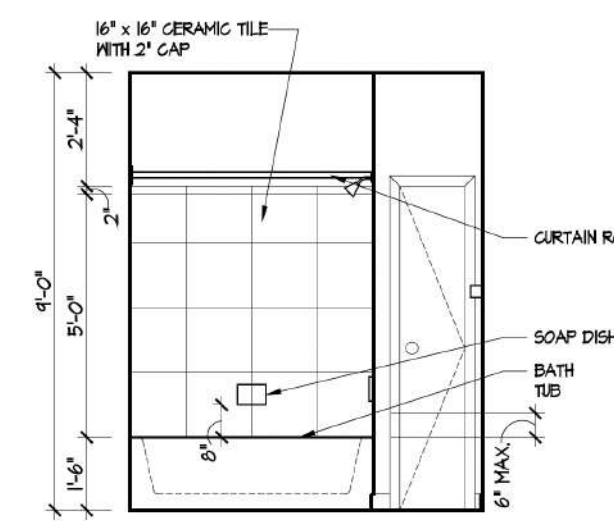
2 KITCHEN ISLAND
A-401



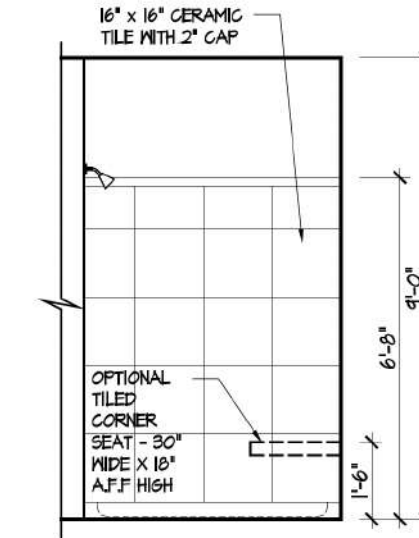
3 BATH 2 : VANITY
A-401



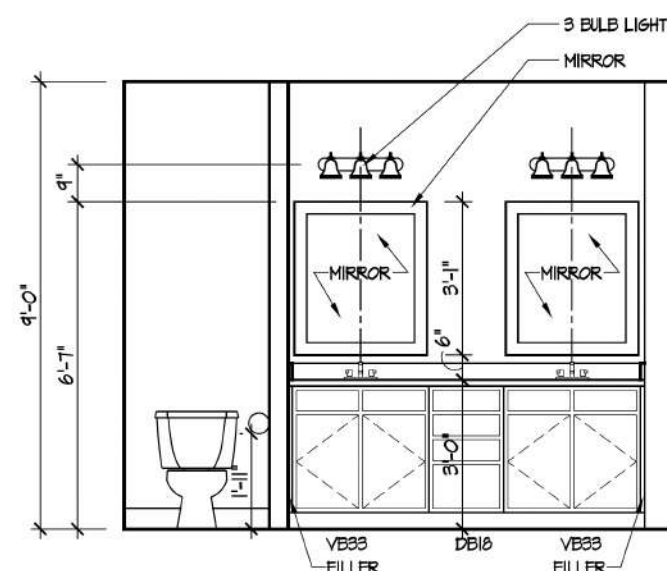
4 MASTER FOYER ENTRY
A-401



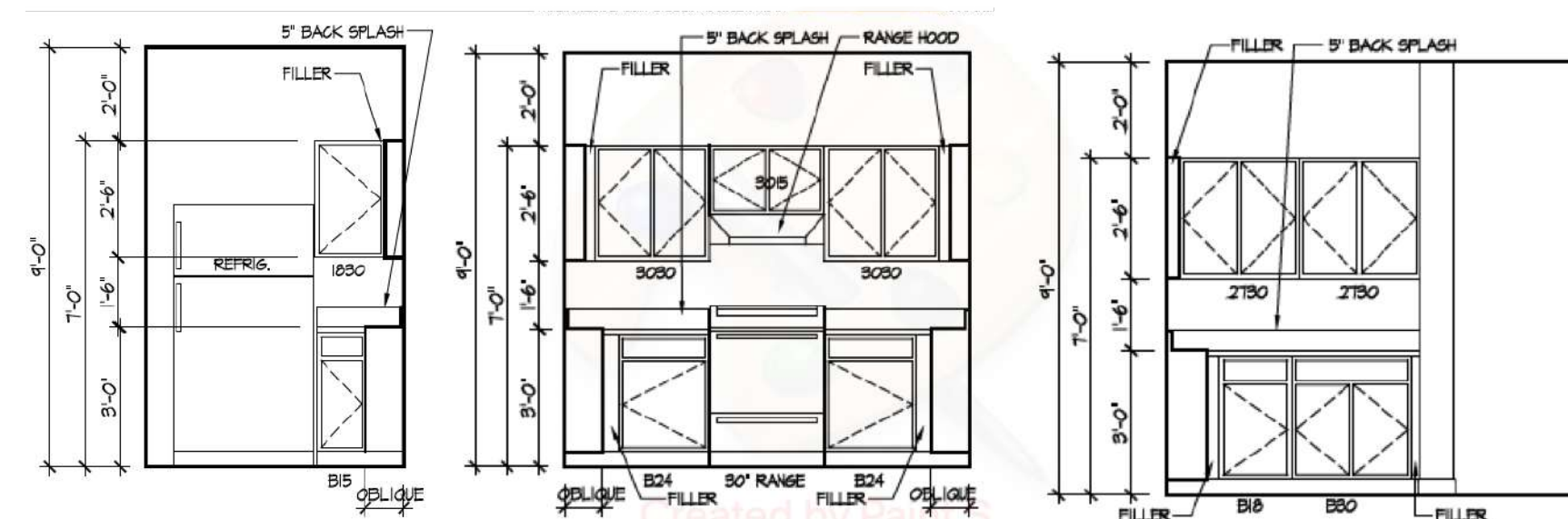
5 BATH 2: TUB/SHWR
A-401



6 MASTER SHOWER: W/ SEAT
A-401



7 MASTER BATH: VANITY
A-401



8 KITCHEN STANDARD LAYOUT (D2)
A-401

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DRAWING TITLE
DETAILS

SHEET NUMBER
A-401