



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	4/4/2022

PROJECT  
PLAN: BH Portico D2 D2+ - 4.5"  
ELEV: Elevation A - Euro Country  
LOT: 84

DRAWING TITLE  
**COVER**

SHEET NUMBER

**A-000**



## 8156 S. BEL HAVEN LN - LOT 84

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 84 | CUSTOMER: 8156 S. Bel Haven Lane, West Chester, OH 45069 - Lot 84

PLANS PREPARED BY HIGHARC

### PROJECT SUMMARY

#### BUILDING AREA

CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1922 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	742 SF
TOTAL CONDITIONED AREA :	2664 SF
TOTAL GARAGE AREA :	
	531 SF
FRONT PORCH AREA :	191 SF
COVERED PATIO AREA :	0 SF
UNCOVERED PATIO AREA :	420 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: 2  
BUILDING WIDTH: 42'-0"  
BUILDING DEPTH: 79'-6"  
BUILDING HEIGHT: 23'-2 1/4"

### GOVERNMENTAL CODES AND STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS.

### BUILDING CODE ANALYSIS / DESIGN CRITERIA

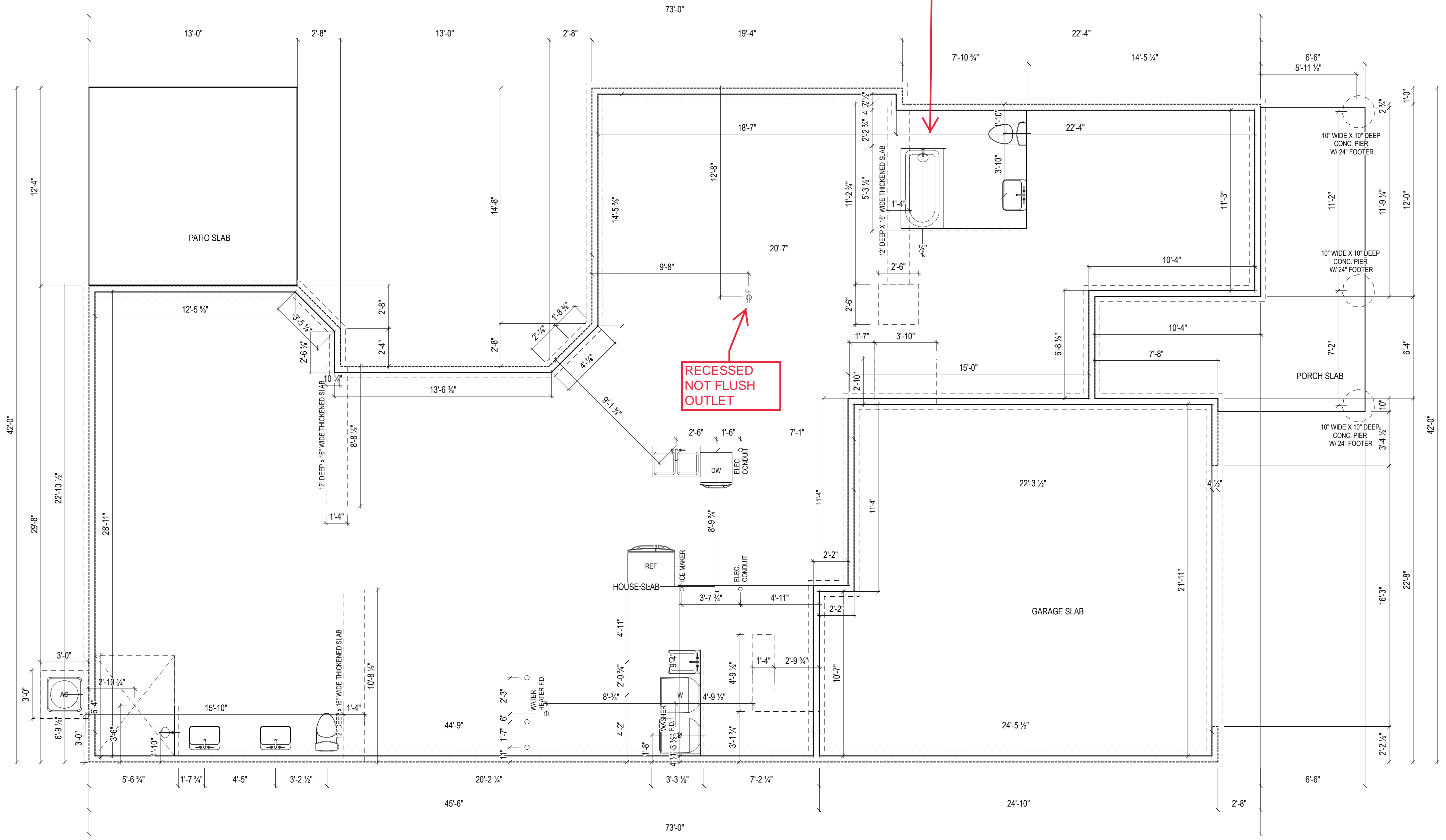
HOME TO BE BUILT TO 2019 RESIDENTIAL CODE OF OHIO STANDARDS

### GRAPHIC SYMBOLS & LEGEND

	FIRST FLOOR EL. 0'-0"	ELEVATION MARKER
	SLOPE 4:12	ROOF SLOPE
	SD	SD
	SD / CO	SD / CO

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UPGRADE  
TO A  
BASIC  
SOAKING  
DEPTH  
TUB

RECESSED  
NOT FLUSH  
OUTLET

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DRAWING TITLE  
**FOUNDATION PLAN**

SHEET NUMBER  
**A-050**

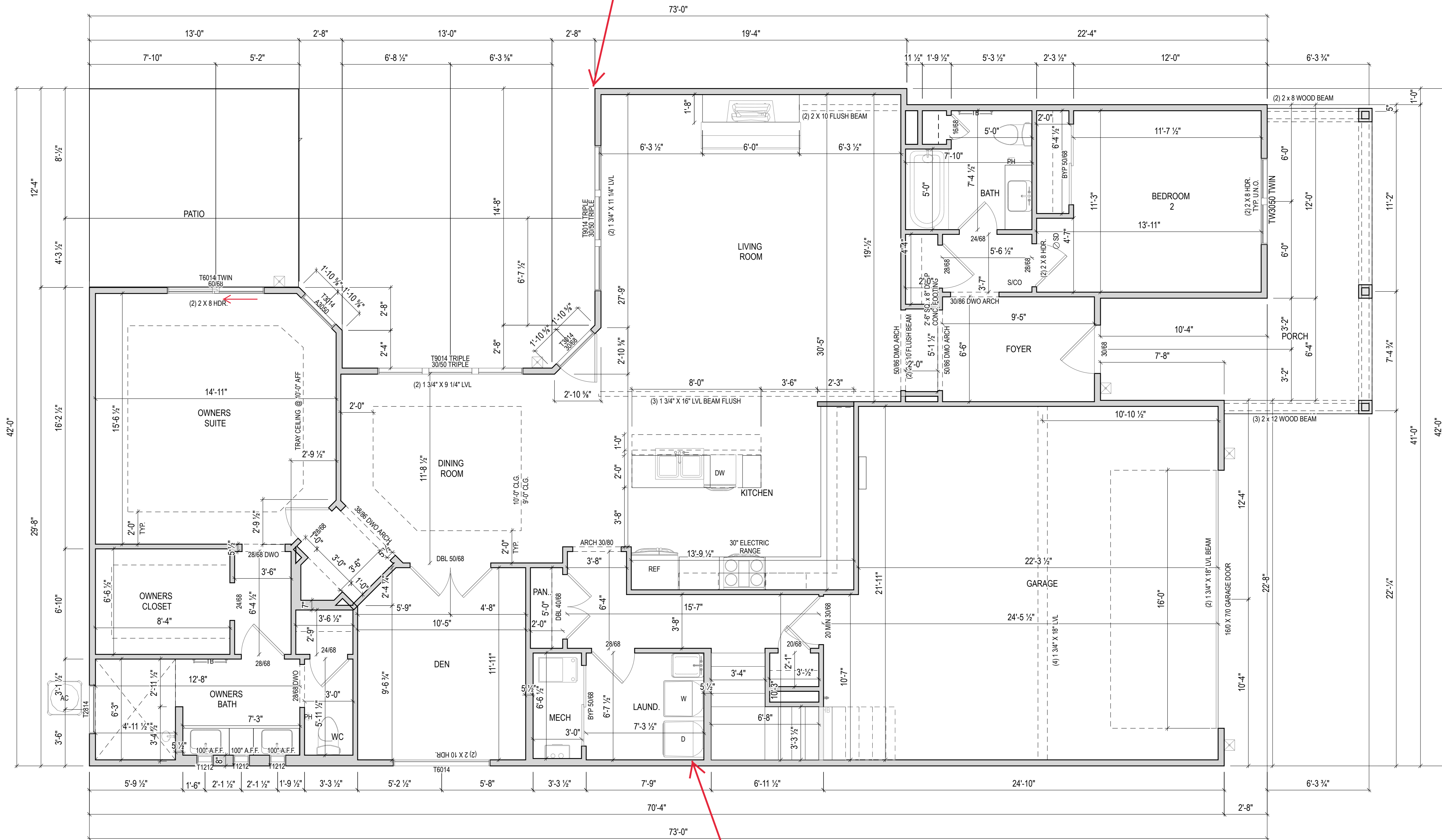
2 Story Basement

ice maker  
humidifier valve  
irrigation system

Gas furnace , heater , fireplace , dryer , gas grill

GAS LINE  
ROUGHED  
FOR GAS  
GRILLE

STUB IN GAS  
LINE FOR GAS  
DRYER



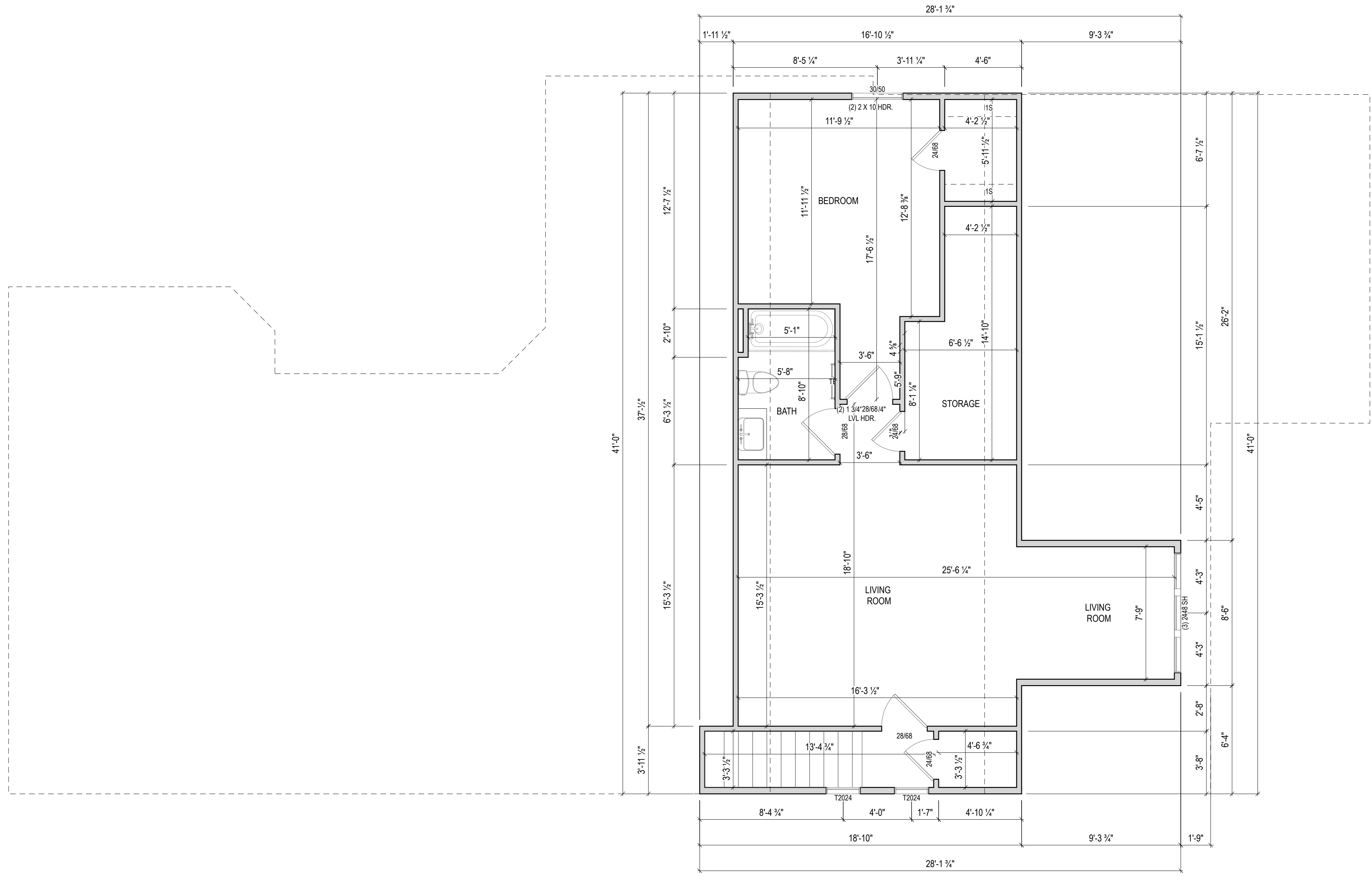
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DRAWING TITLE  
**FIRST FLOOR  
PLAN**

SHEET NUMBER  
**A-101**

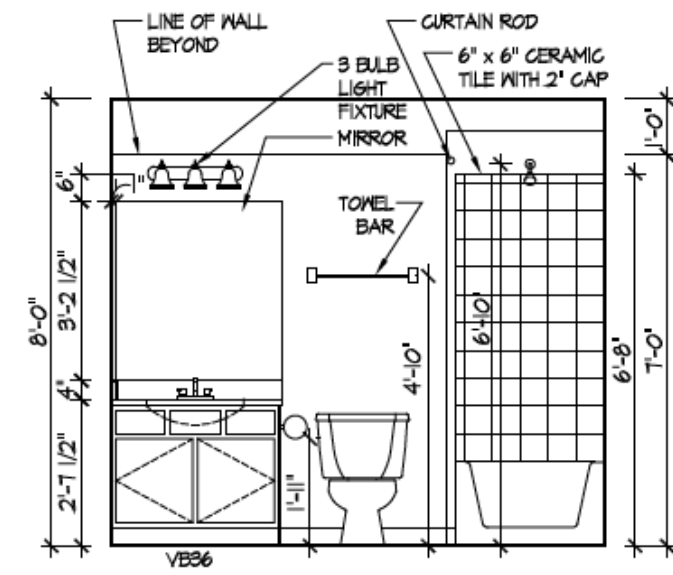


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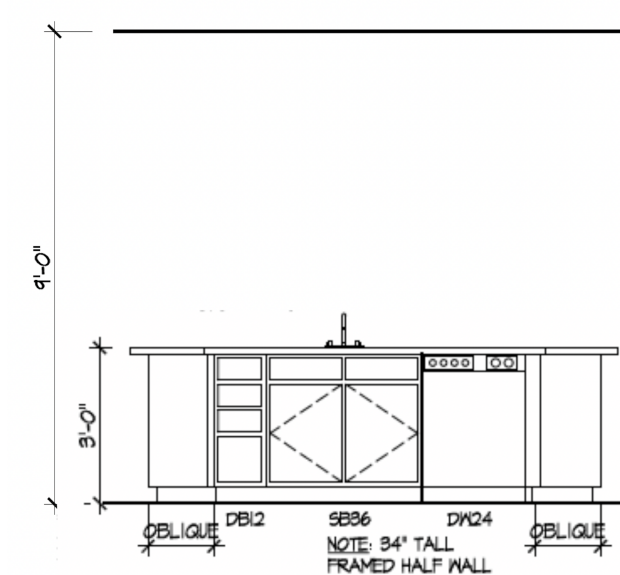
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**SECOND FLOOR  
 PLAN**

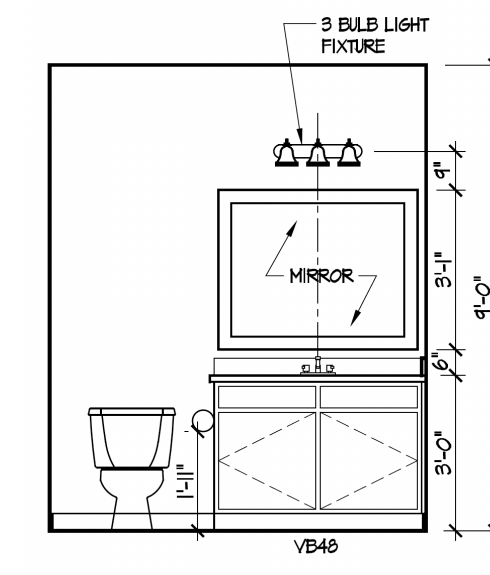
SHEET NUMBER  
**A-102**



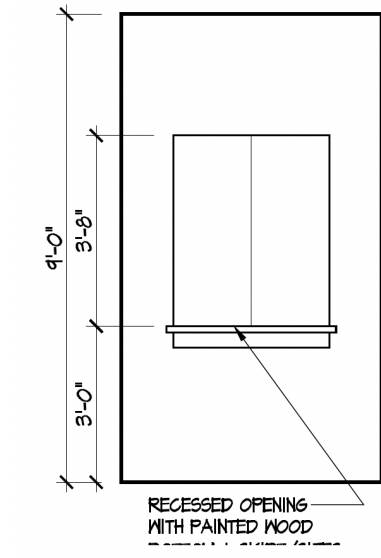
1 BATH 3: BONUS RM  
A-401



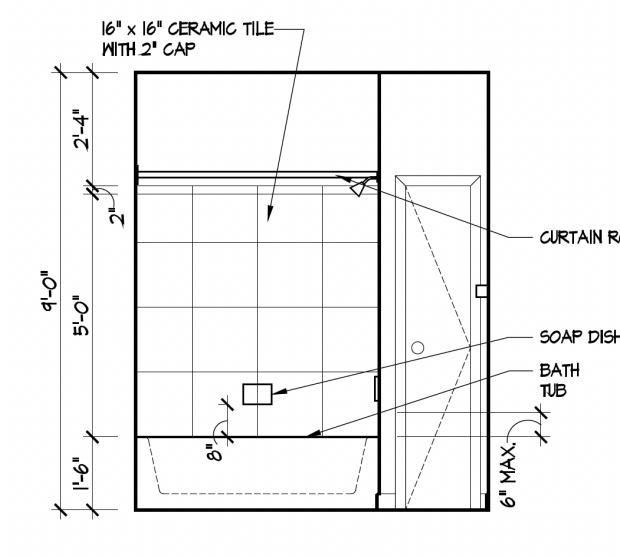
2 KITCHEN ISLAND  
A-401



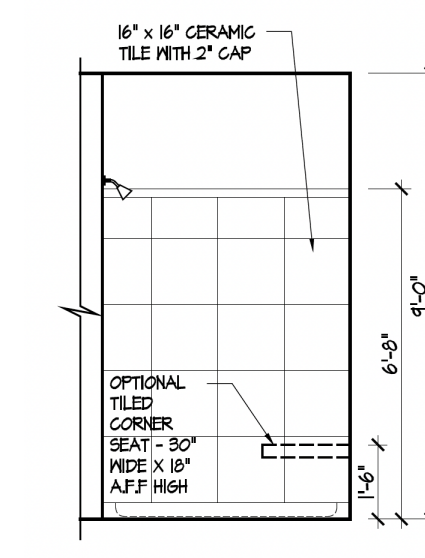
3 BATH 2: VANITY  
A-401



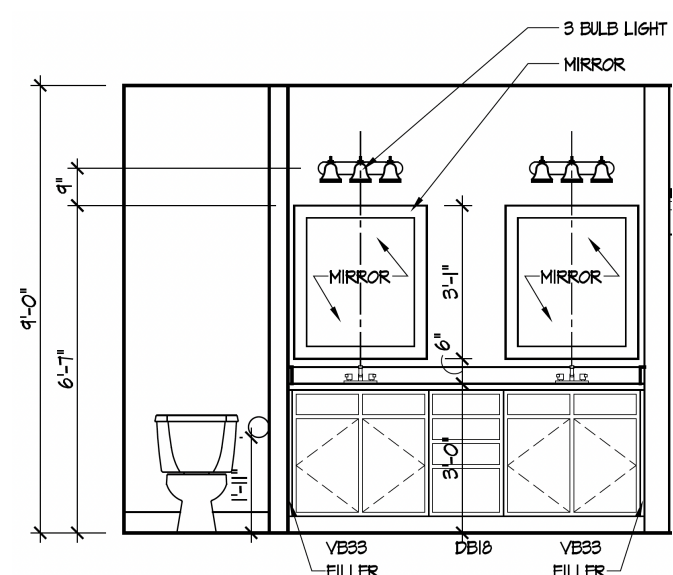
4 MASTER FOYER ENTRY  
A-401



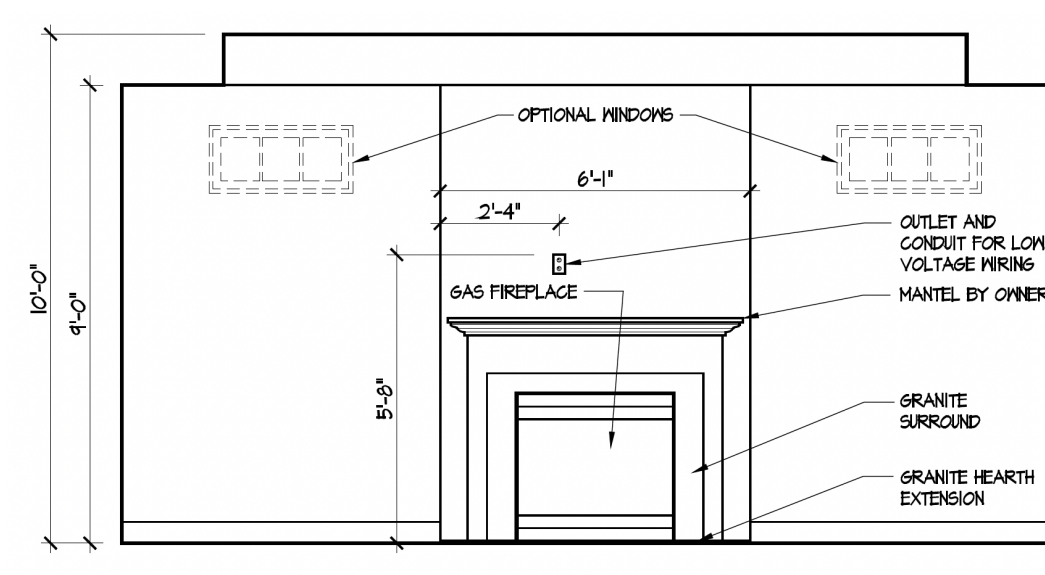
5 BATH 2: TUB/SHWR  
A-401



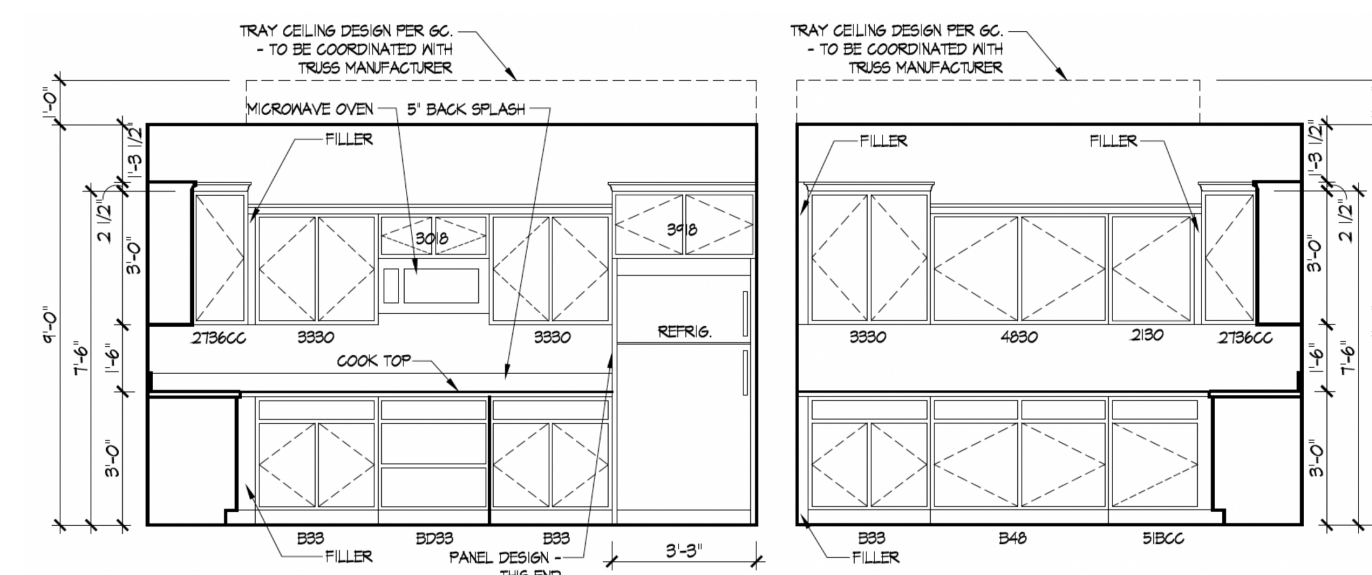
6 MASTER SHOWER: ZERO THRESHOLD  
A-401



7 MASTER BATH: VANITY  
A-401



8 FIREPLACE (D2+)  
A-401



9 KITCHEN LAYOUT (D2+)  
A-401

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**DETAILS**

SHEET NUMBER  
**A-401**