

BH 144
4966 Rae Lane

1 story slab
1 small tankless heater
2 Hose bibs - no valves required
2 tile shower drain
Irrigation system
Ice maker
Humidifier valve
Softener Bypass system
Laundry Tub

Gas Furnace , Tankless Heater and Fireplace



BH 144

MASTER PLAN: Promenade Plus for BH 144 | ELEVATION: Elevation B | COMMUNITY: Bel Haven | LOT NUMBER: 144 | ADDRESS: 4966 Rae Lane, West Chester, Ohio 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	2242 SF
TOTAL CONDITIONED AREA :	2242 SF
TOTAL GARAGE AREA :	
FRONT PORCH AND PORTICO AREA :	493 SF
REAR PORCH AREA :	289 SF
PATIO AREA :	146 SF
	197 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: 49'-5 1/4"
BUILDING DEPTH: 79'-7"
BUILDING HEIGHT: 20'-7 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	
	ELEVATION MARKER
	ROOF SLOPE
	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
PERSPECTIVE VIEWS	A-900
FIRST FLOOR ELECTRICAL PLAN	E-101
SHEAR WALL PLAN	S-100
SHEAR WALL DETAILS	S-101

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 Foundation DG. 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.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/12/2024

PROJECT

PLAN: Promenade Plus D4

ELEV: Elevation B

LOT: 144

DRAWING TITLE

COVER

SHEET NUMBER

A-000

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 Epcor Foundation DG. 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.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/12/2024

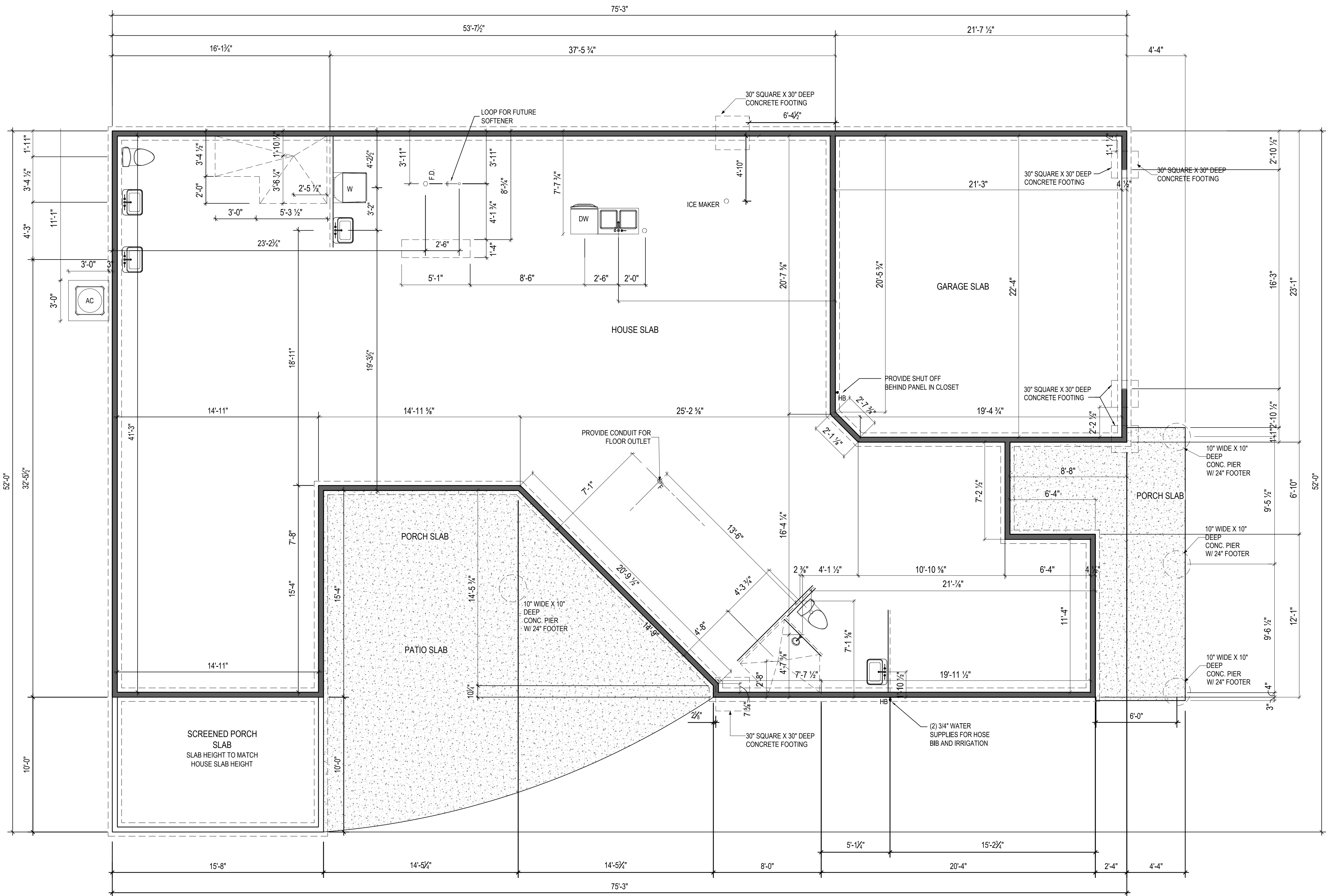
PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 144

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER

A-050

© 2024 HIGHARC, INC.



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

- NOTES:
- 1.) ARCHED OPENINGS: SPRING POINT @ 7°
A.A.F. TOP OF ARCH 8'-6" ABOVE SPRING
POINT.
 - 2.) WINDOWS R.O. HEAD HEIGHT TO BE 8'-0" A.F.F.
U.N.O.
 - 3.) DISTANCE BETWEEN GROUPED WINDOWS
SHALL BE 4'-1/2".



EPCON[®]
COMMUNITIES

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 Foundation DG. 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.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/12/2024

PROJECT
PLAN: Promenade Plus for D4
ELEV: Elevation B
LOT: 144

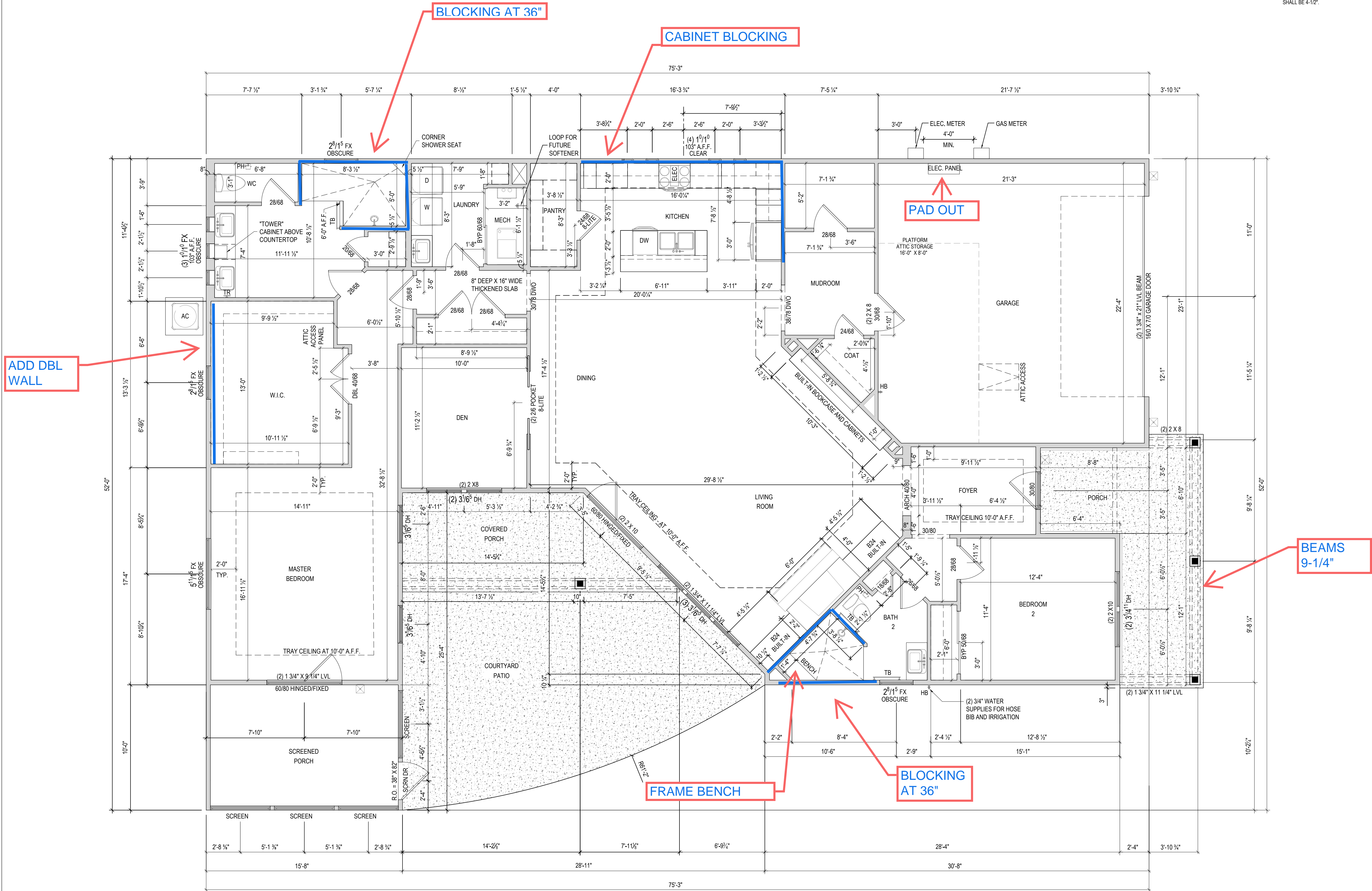
DRAWING TITLE
**FIRST FLOOR
PLAN**

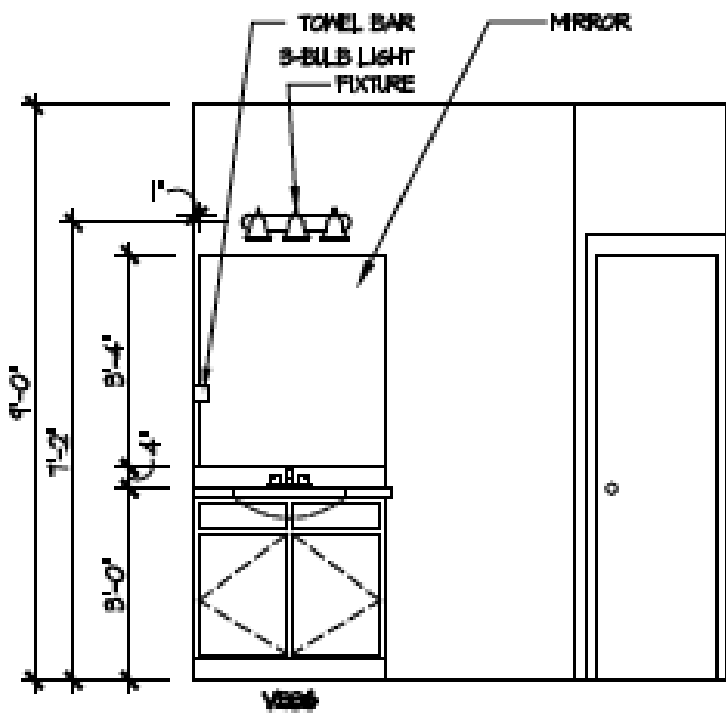
SHEET NUMBER

A-101

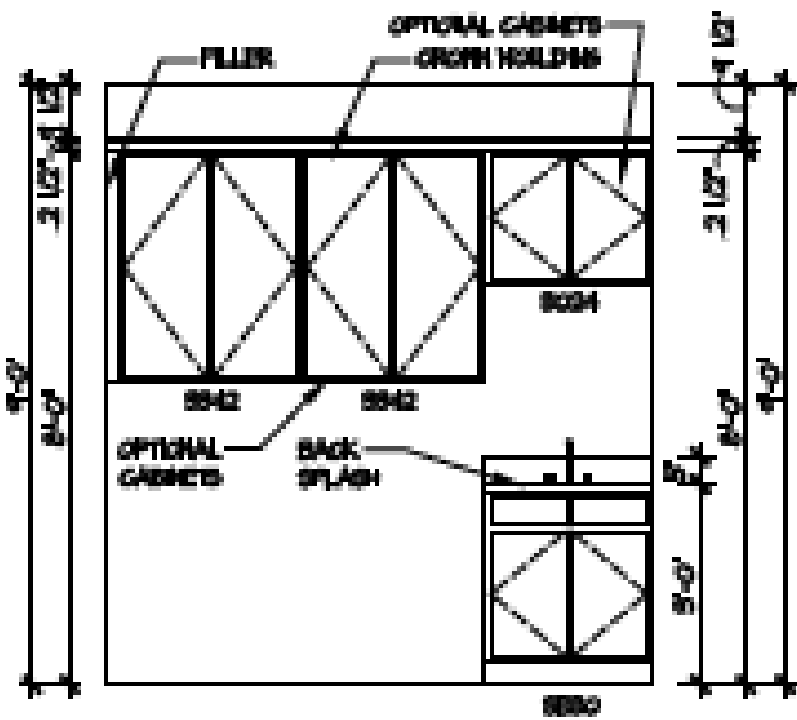
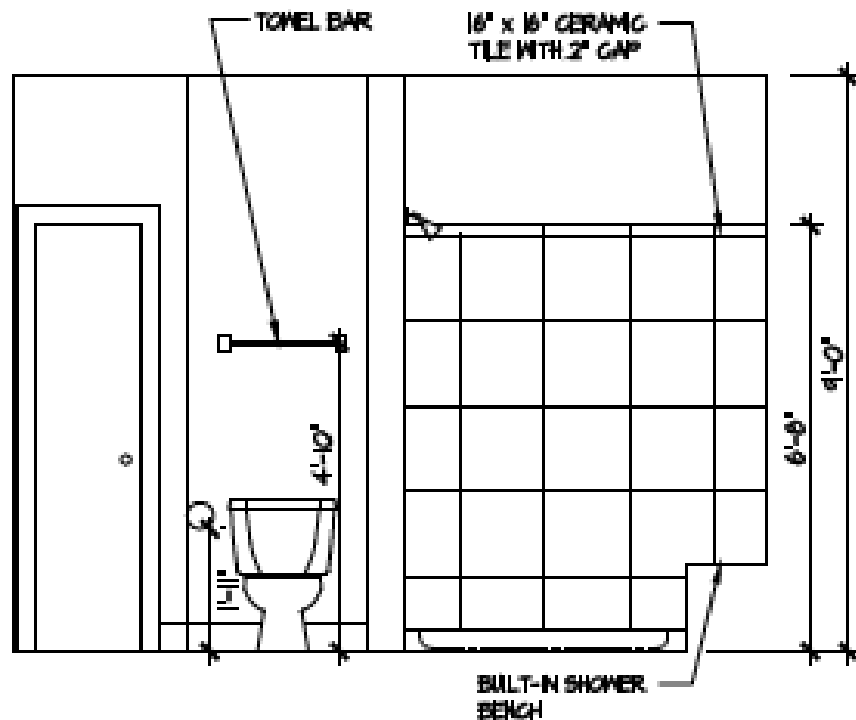
NOT FOR CONSTRUCTION

© 2024 HIGHARC, INC.

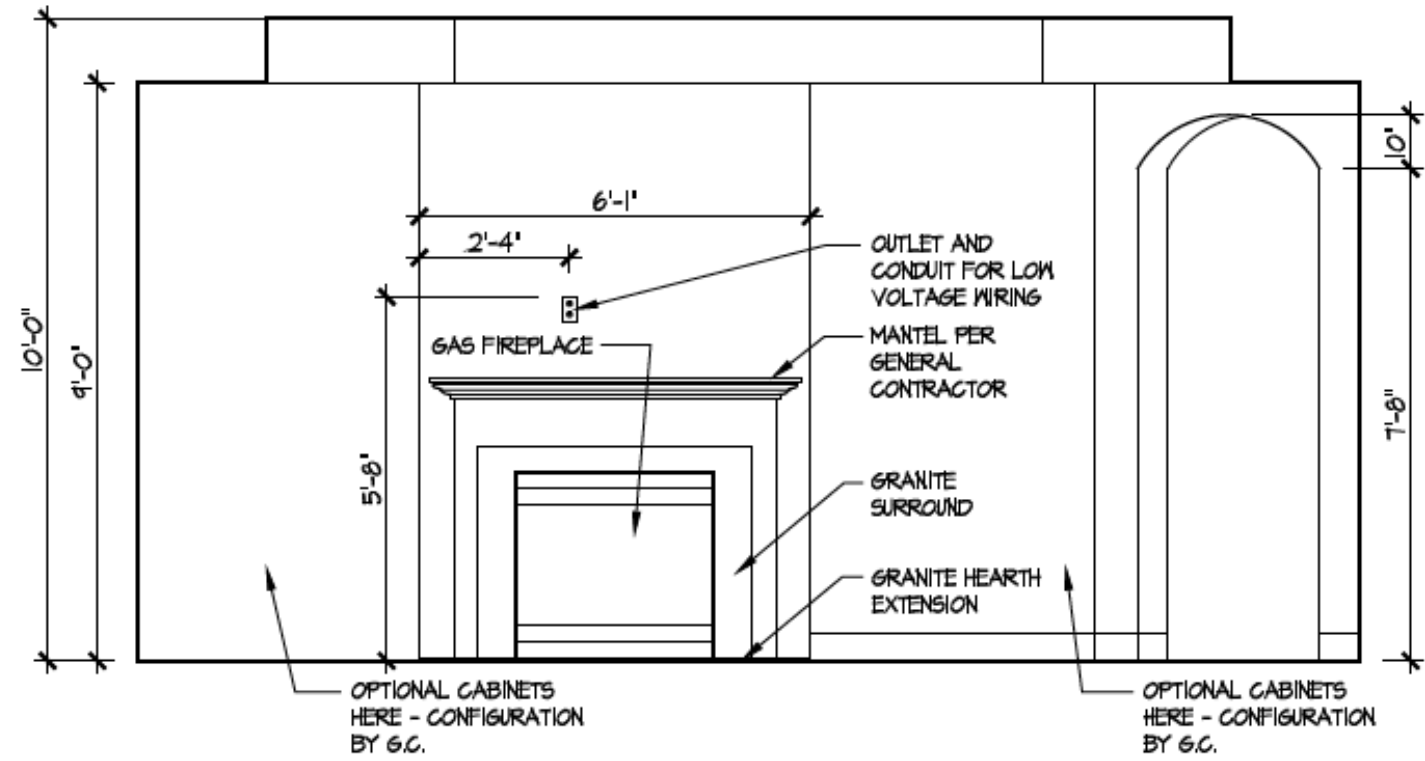




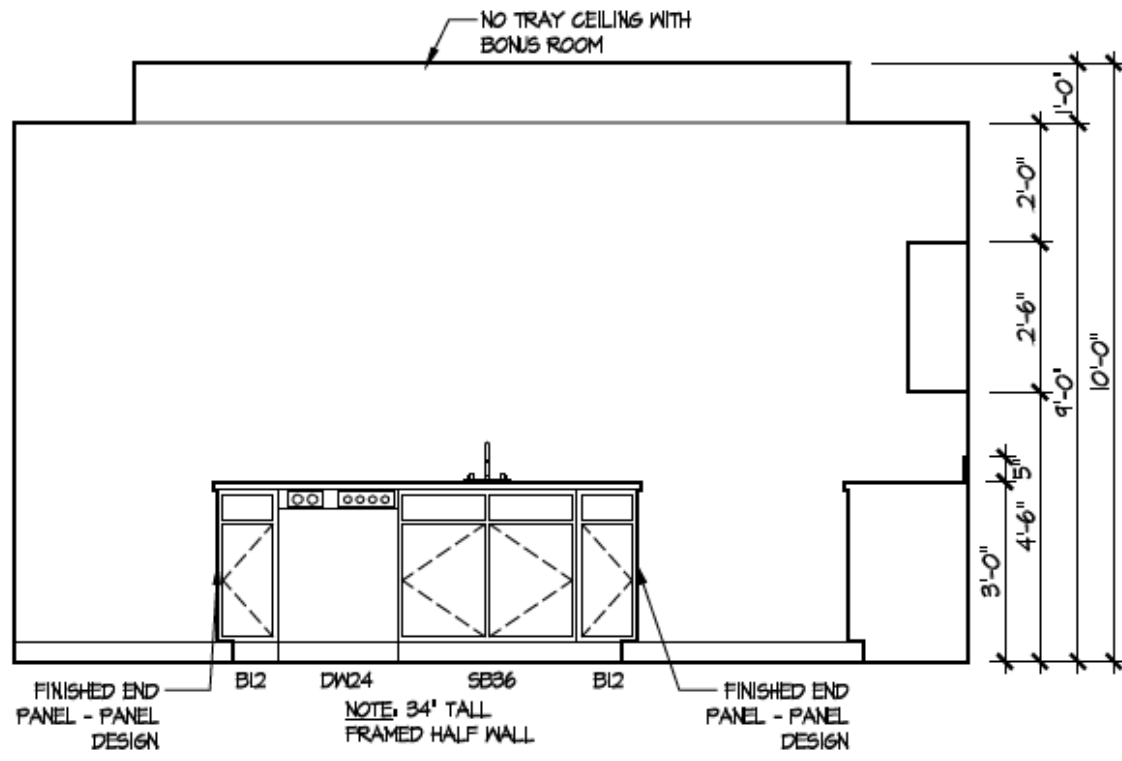
2 Bath 2 - Walk-in Shower
A-402



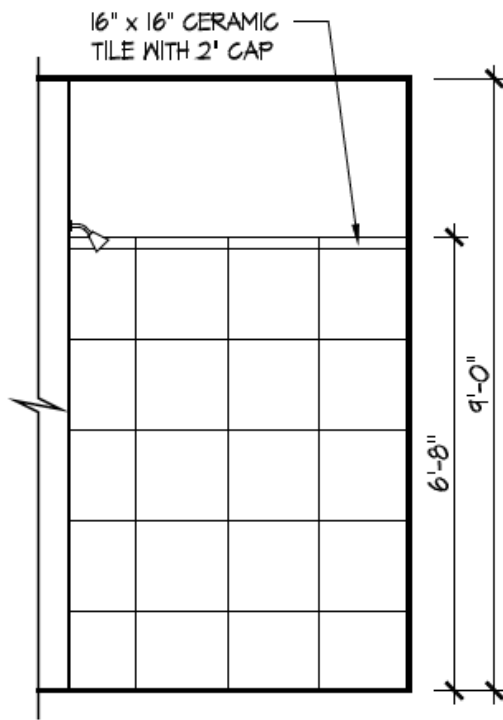
3 Deluxe Laundry
A-402



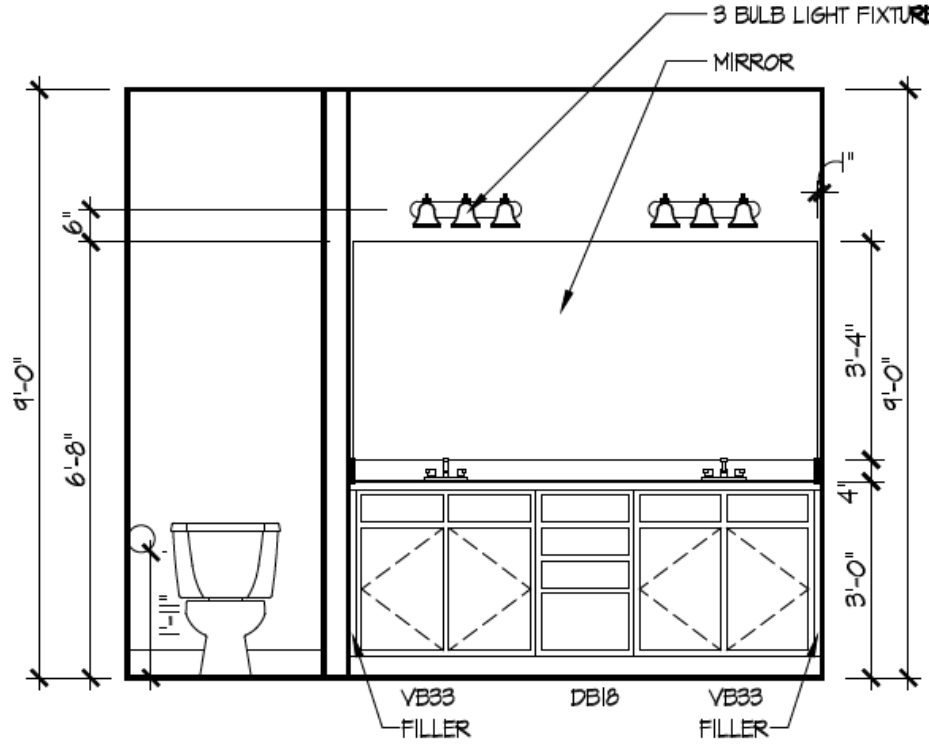
4 Fireplace
A-402



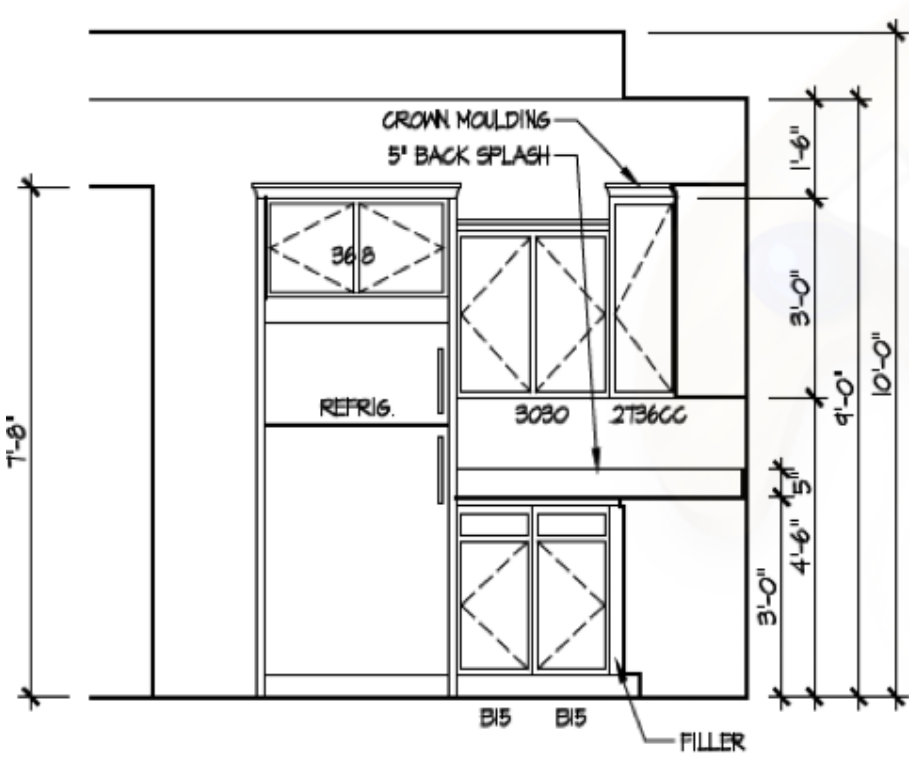
5 Kitchen - Island
A-402



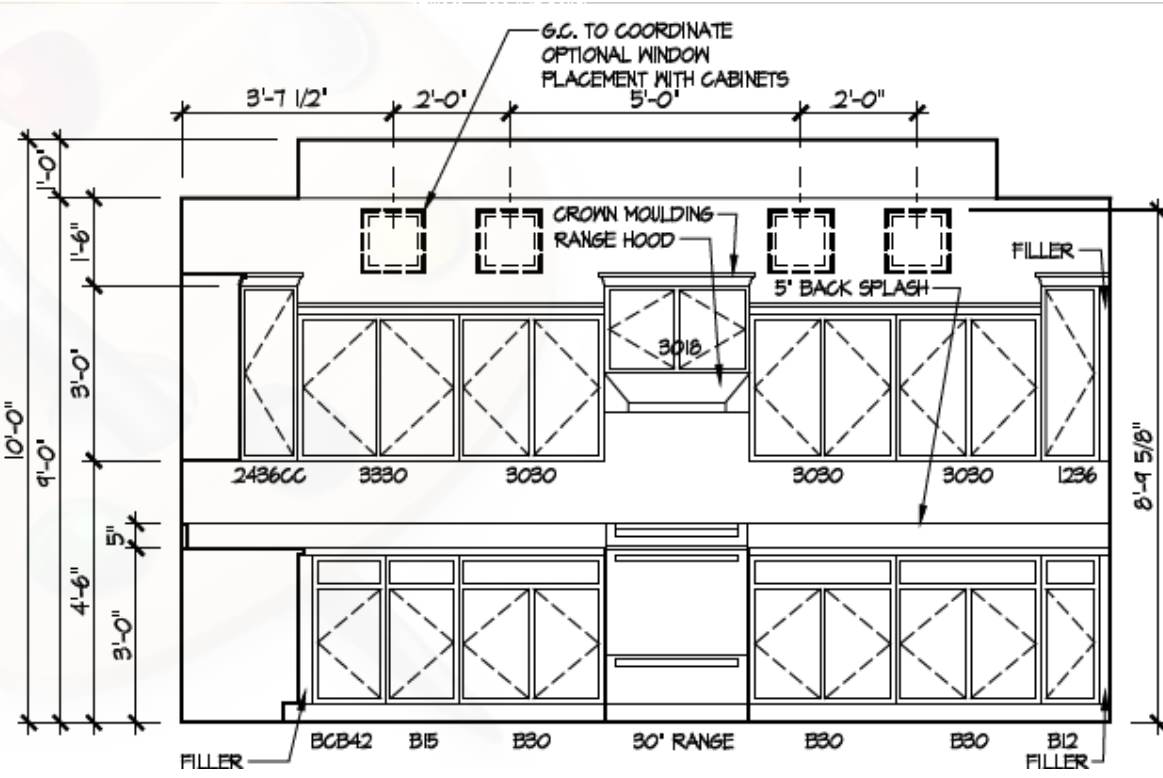
6 Master Bath Shower - Walk-in
A-402



7 Master Bath Vanity
A-402



8 Kitchen Staggered Layout
A-402



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 Epcor Foundation DG. 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.

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/12/2024

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 144

DRAWING TITLE
DETAILS

SHEET NUMBER
A-402