

BH 145

4960 Rae Lane

2 story slab - 3 baths

1 large tankless heater

2 Hose bibs - no valves required

1 LH Tub

2 tile shower drain

Irrigation system

Ice maker

Humidifier valve

Softener Bypass system

Gas Furnace , Tankless Heater , Range and Fireplace



BH 145

MASTER PLAN: Promenade Plus | ELEVATION: Elevation B | COMMUNITY: Bel Haven | LOT NUMBER: 145 | CUSTOMER: 4960 Rae Lane, West Chester, Ohio 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	2242 SF
SECOND FLOOR SF	930 SF
TOTAL CONDITIONED AREA :	3172 SF
TOTAL GARAGE AREA :	
FRONT PORCH AND PORTICO AREA :	176 SF
REAR PORCH AREA :	146 SF
PATIO AREA :	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: 2
BUILDING WIDTH: 42'-3"
BUILDING DEPTH: 79'-7"
BUILDING HEIGHT: 23'-4 1/2"
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

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Epcon Foundation DG

Bel Haven LLC
West Chester, OH.

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	11/12/2024

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 145

COVER

A-000

NOT FOR CONSTRUCTION

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West Chester, OH

PROJECT

PLAN: BH Promenade Plus D4

ELEV: Elevation B

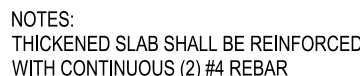
LOT: 145

DRAWING TITLE

FOUNDATION PLAN

A-050

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1

FOUNDATION PLAN

A-050

1/8" = 1'-0" @ 11" x 17"

- NOTES:
- 1.) ARCHED OPENINGS: SPRING POINT @ 78" 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".

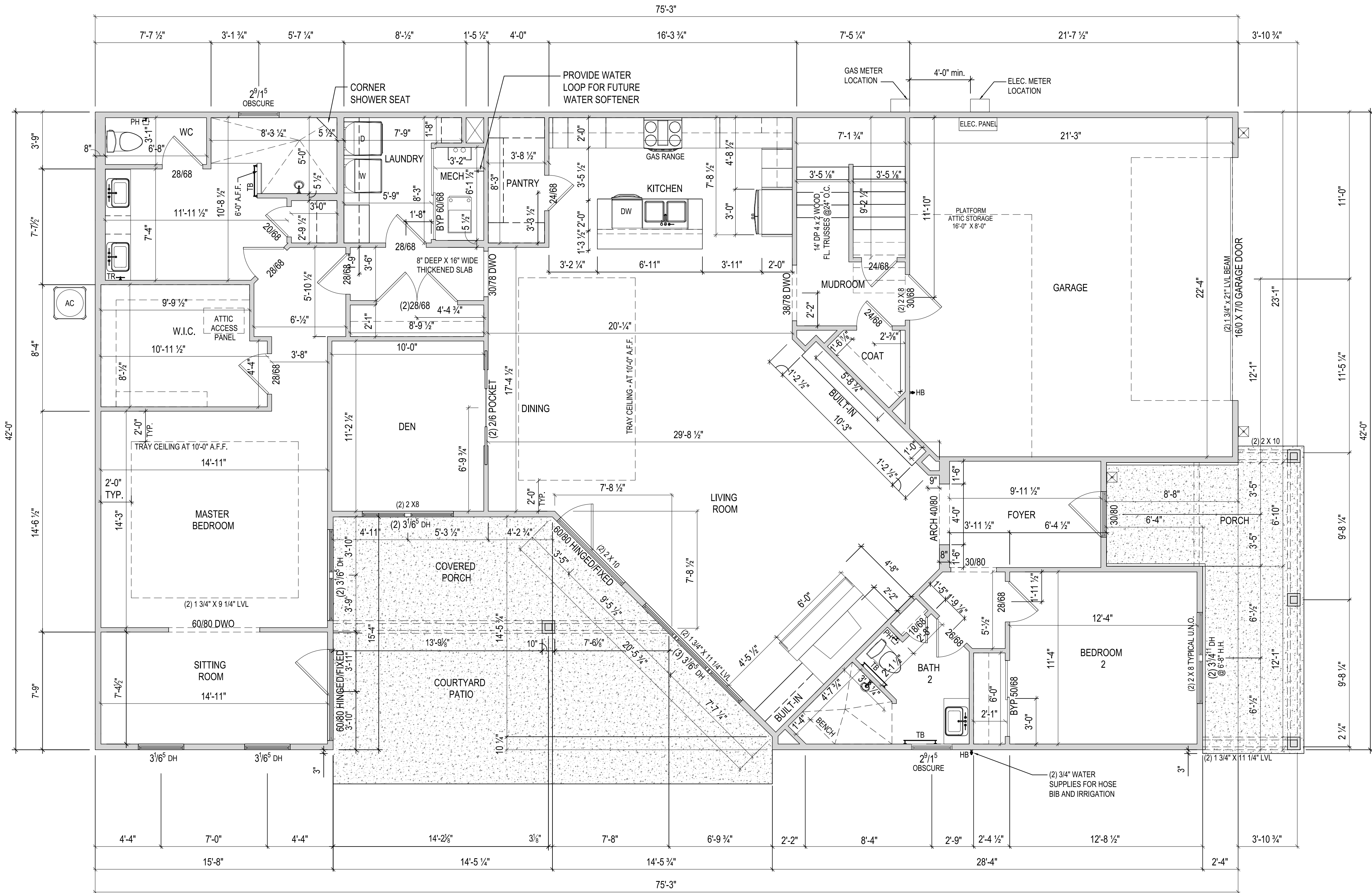


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- NOTES:
- ARCHED OPENINGS: SPRING POINT @ 78" A.A.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.

1 FLOOR PLAN

A-101

1/8" = 1'-0" @ 11" x 17"

DRAWING TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

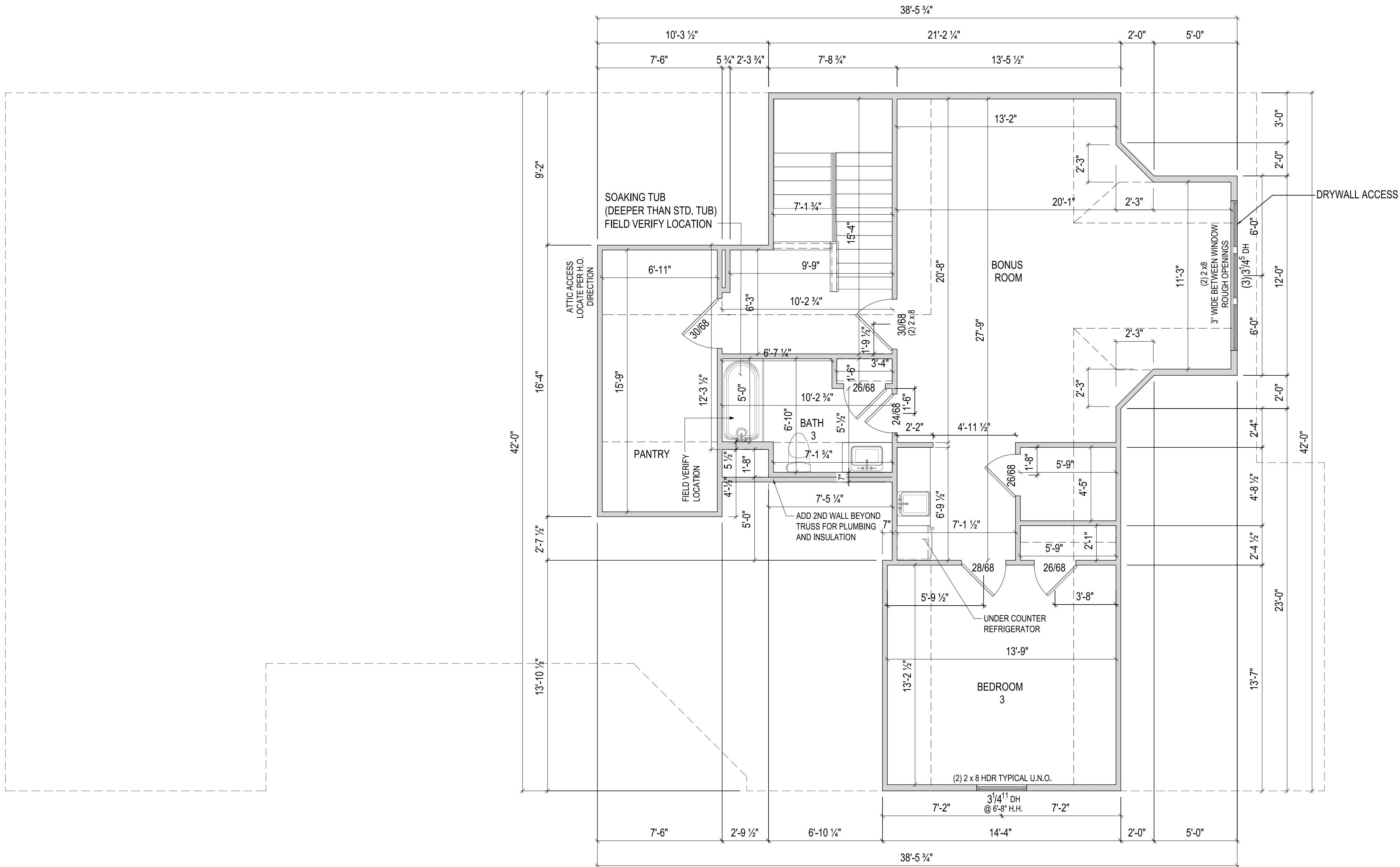
A-101

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NOTES:
1.) 3" WIDE BETWEEN WINDOW ROUGH OPENINGS

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01	BUILDER SET	11/12/2024

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 145

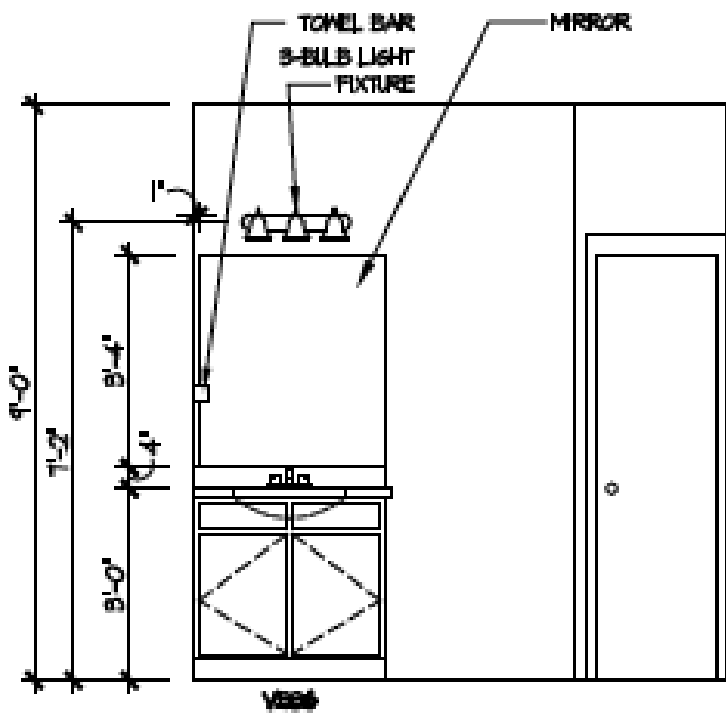
DRAWING TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

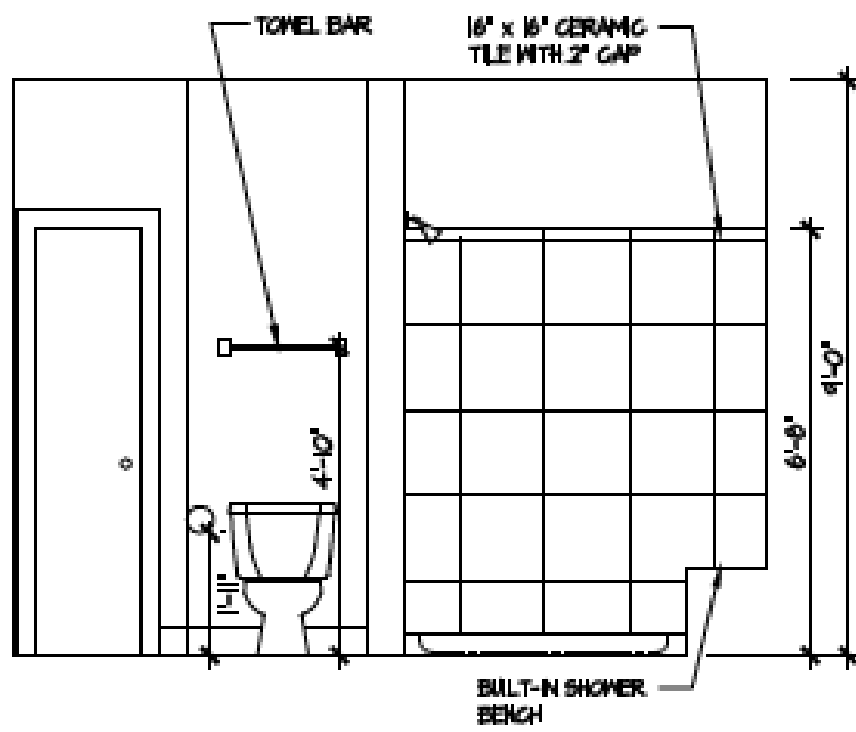
A-102

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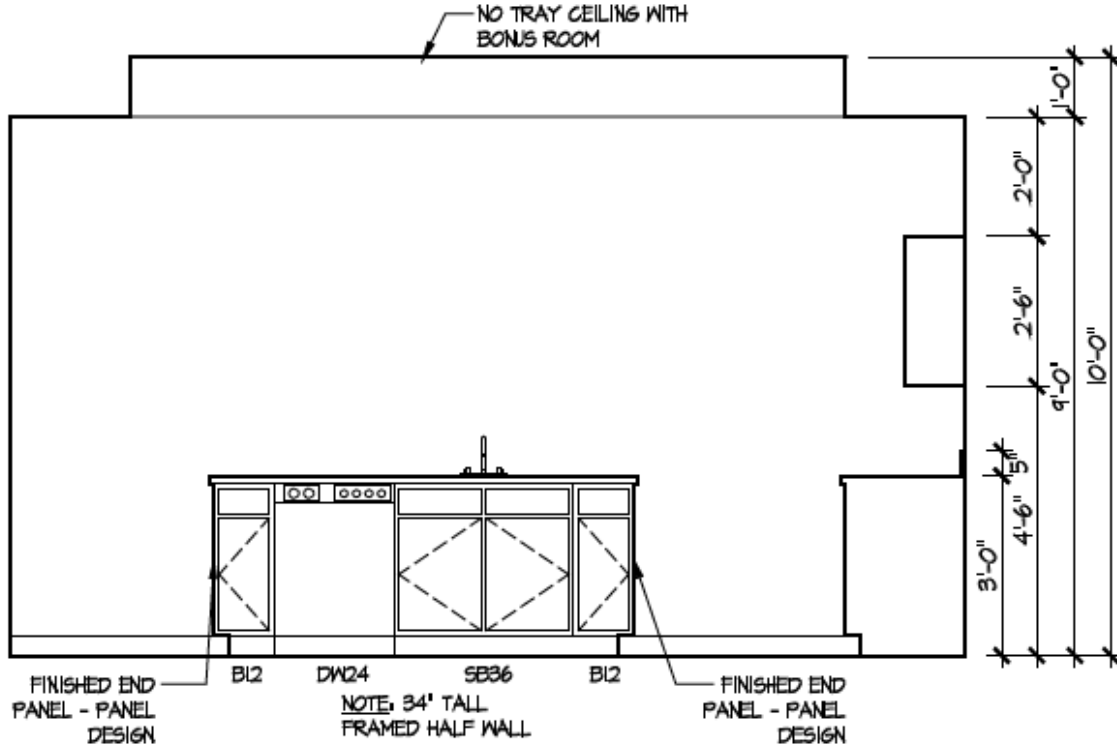
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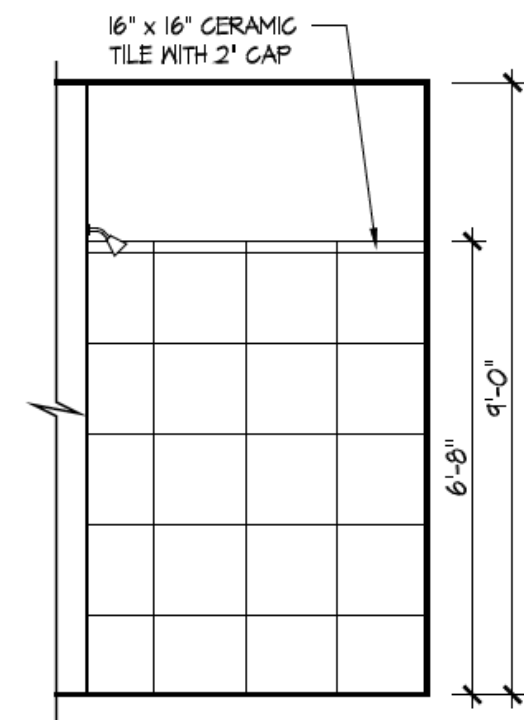
2 Bath 2 - Walk-in Shower
A-402



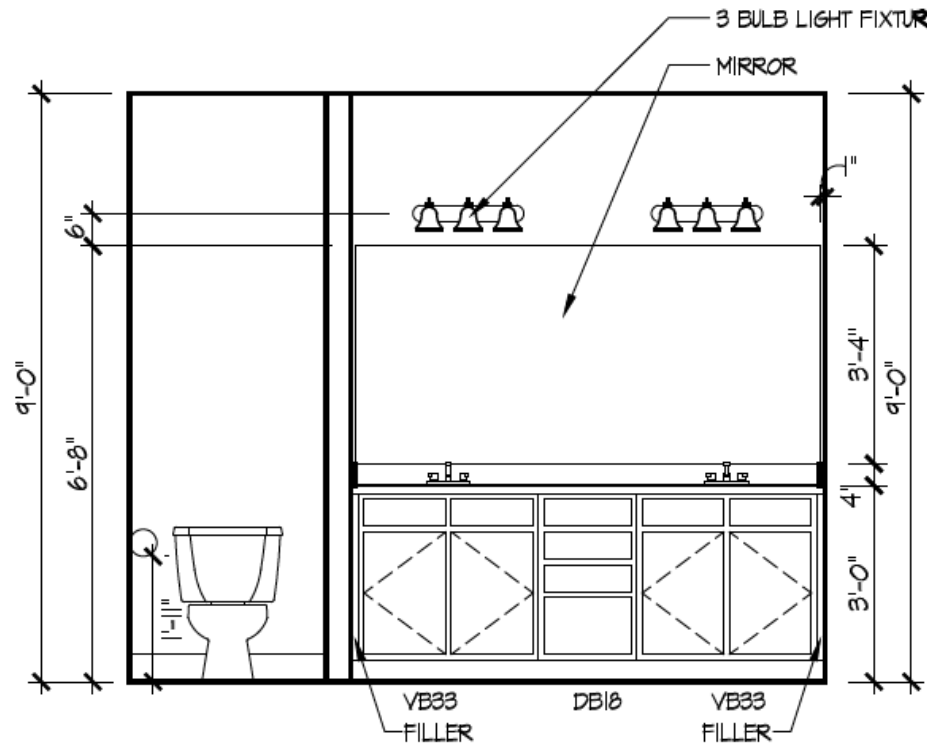
3 Fireplace
A-402



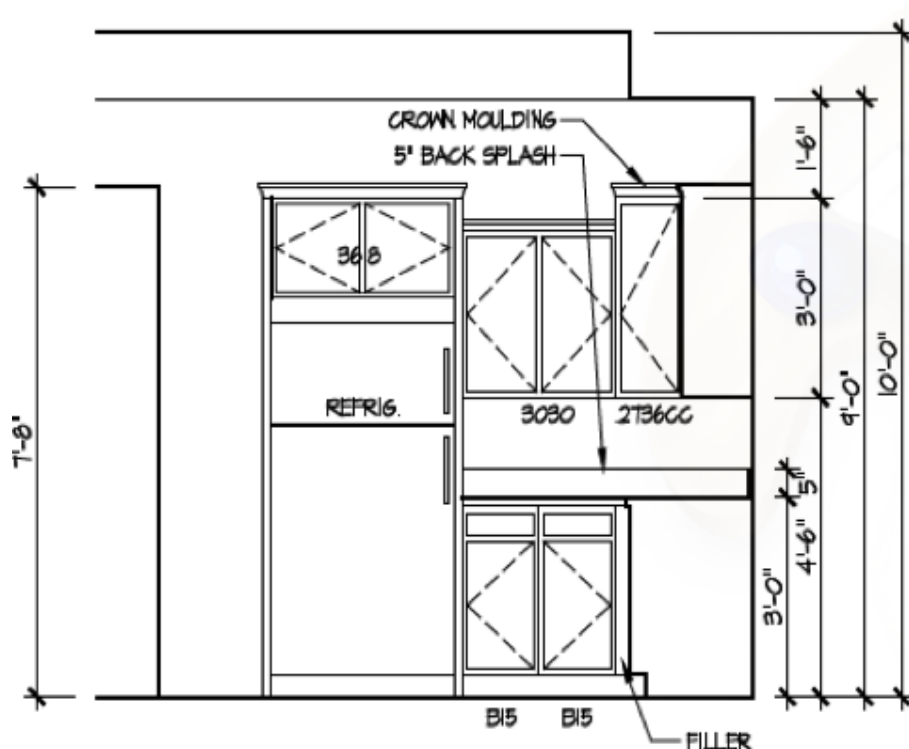
4 Kitchen - Island
A-402



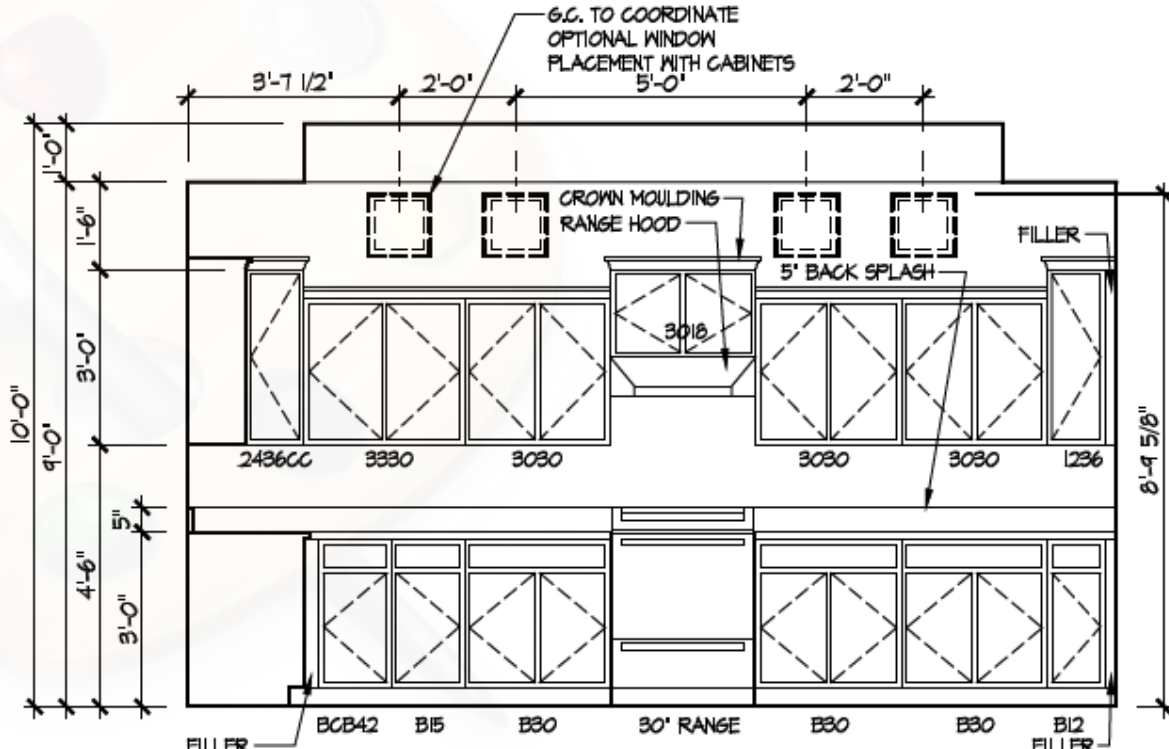
5 Master Bath Shower - Walk-in
A-402



6 Master Bath Vanity
A-402



7 Kitchen Staggered Layout
A-402



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PLAN: BH Promenade Plus D4
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LOT: 145

DRAWING TITLE
DETAILS

SHEET NUMBER
A-402

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