BH 146 4954 Rae Lane

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

Gas Furnace, Tankless Heater and Fireplace



BH 146

MASTER PLAN: Palazzo | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 146 | ADDRESS: 4954 Rae Lane, West Chester, Ohio 45069

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED ADEA	
CONDITIONED AREA	
FIRST FLOOR SF	1843 SF
TOTAL CONDITIONED AREA :	1843 SF
TOTAL GARAGE AREA :	485 SF
FRONT PORCH AND PORTICO AREA :	72 SF
REAR PORCH AREA :	0 SF
PATIO AREA:	328 SF

GENERAL NOT	ES
	CIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO OPTION JRCHASE ORDERS FOR A COMPLETE LISTING OF OPTIONS.
DESIGN CRITERIA:	
NUMBER OF STORIES	t 1
BUILDING WIDTH: 41'-	8"
BUILDING DEPTH: 67'-	11"
BUILDING HEIGHT: 20	'-8 7/8"
GOVERNMENT	AL CODES AND STANDARDS
HOME TO BE BUILT TO PRACTICES AND STA	O CONFORM TO ALL APPLICABLE LOCAL CODES, NDARDS.
BUILDING COD	E ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILOT	TO 2019 RESIDENTIAL CODE OF OHIO STANDARDS

GRAPHIC SYMBOLS & LEGEND			
FIRST FLOOR EL. 0'-0"	ELEVATION MARKER		
SLOPE 4:12	ROOF SLOPE		
	SD		
(o)	SD / CO		

SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
GENERAL NOTES (BH)	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
BELHAVEN DETAILS	A-401
BELHAVEN DETAILS	A-402
BELHAVEN DETAILS	A-403
BELHAVEN DETAILS	A-404
PERSPECTIVE VIEWS	A-900
FIRST FLOOR ELECTRICAL PLAN	E-101
SHEAR WALL PLAN	S-100
SHEAR WALL DETAILS	S-101

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	11/17/2024

ROJECT

PLAN: Master Palazzo D1 - 4"
ELEV: Elevation A - Euro Country

LOT: 146

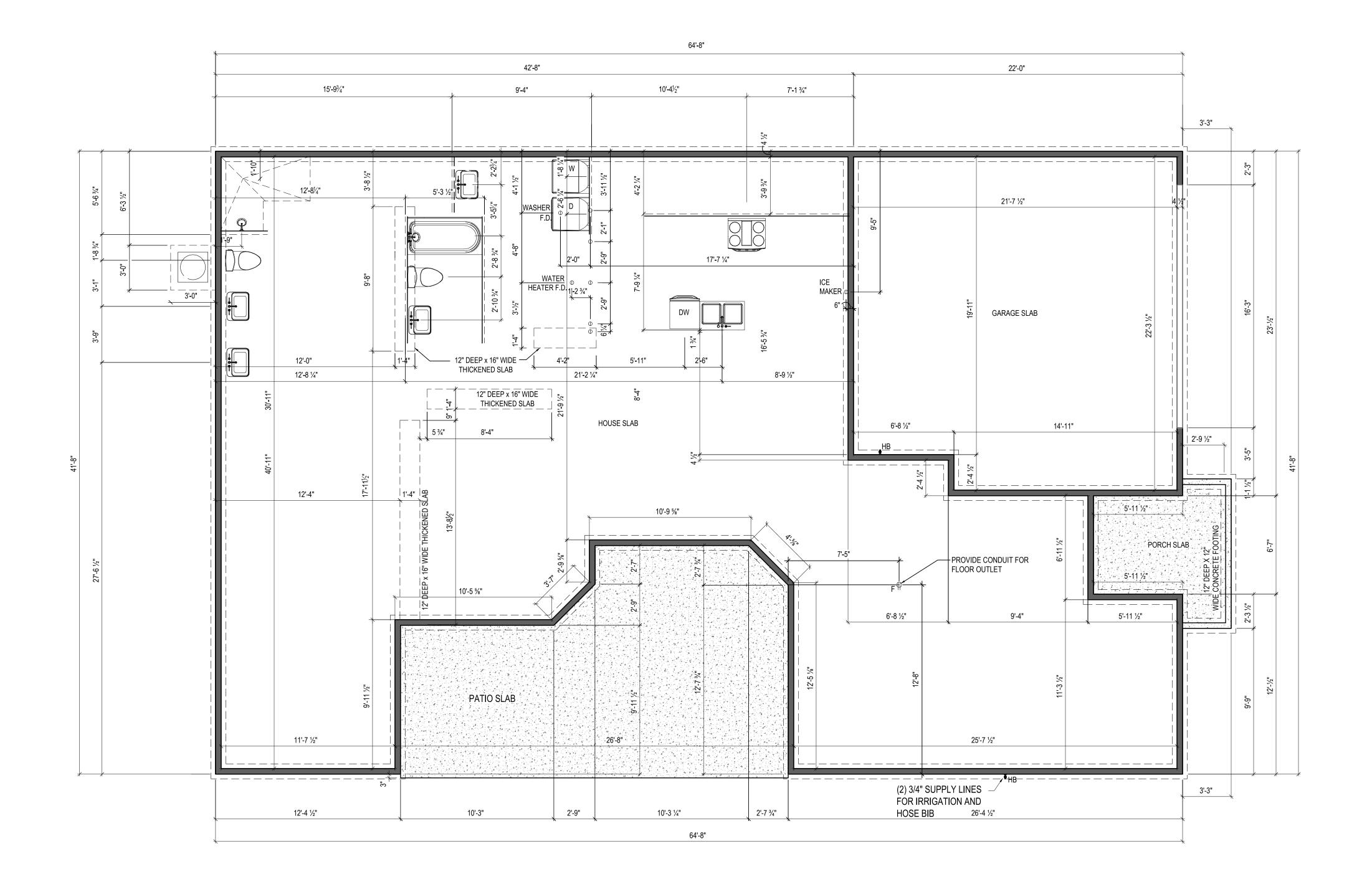
COVER

SHEET NUMBER

A-000

NOT FOR CONSTRUCTION

© 2024 HIGHARC, INC





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 11/17/2024

PROJECT

PLAN: Master Palazzo D1 - 4"

ELEV: Elevation A - Euro Country

LOT: 146

DRAWING TITLE

FOUNDATION PLAN

SHEET NUMBER

A-050

NOT FOR CONSTRUCTION

© 2024 HIGHARC, INC



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

FOUNDATION PLAN

64'-8"

9'-4"

12" 1R & 1S

2\10 1/4"

2'-0"

2'-9¾"

8'-0" H.H. 3¹6⁵ DH

3'-1/2"

3260 TUB-SHWR

24/68 3'-5 ½" 28/68

BYP 50/68

7'-11"

7'-3 3/4"

10'-3" 7'-3³⁄₋₋₋₋

10'-3"

⁺11'-10 ½"

BEDROOM

3¹6⁵ DH

2'-2 1/4"

2'-9"

10'-1 1/8"

5'-7½"

28/68

2'-0"

TYP.

5'-¾"

10'-3 1/4"

5'-2 1/2"

64'-8"

2'-7 ¾"

OWNER'S CLOSET

6'-7 ½"

OWNER'S

12'-10"

TRAY CEILING @ 10'-0" AFF

(2) 2 x 10 HEADER

6'-0"

SITTING ROOM

6'-4"

12'-4 ½"

5'-5"

2'-9¾"

(2) 2 X 10 HDR. 8'-0" H.H.

3¹6⁵ DH

3'-0"

BETTER BENCH -

17'-4½"

PANTRY

KITCHEN

_ (2) 1 3/4" X 9 1/4" LVL

17'-1"

HALF WALL @ 34-1/2" A.F.F.

5'-11" [|]

2'-3"

22'-0"

21'-7 ½"

GARAGE

14'-11"

20 MIN 30/68

4'-9 ½"

(2) 2 X 12 -

WOOD BM.

PORCH

WOOD BM.

5'-11 ½"

SEASONS ROOM

(2) 2 X 8 HDR. TYP. U.N.O.

8'-0" H.H. 8'-0" H.H. 8'-0" H.H. 2¹6⁵ DH 2¹6⁵ DH

2'-7 ½" 2'-7 ½" 1'-8" 2'-9 ¾"

GAS METER

LOCATION

4'-0" min.

ELEC. METER LOCATION

ELEC. PANEL

22X30 ATTIC ACCESS_

| \ / |

16'-0" X 8'-0" ATTIC STORAGE PLATFORM

<u>=</u> 12" 1S & 1R

4'-6"

LIVING ROOM

6'-0"

FIREPLACE

14'-8"

(2) 3/4" SUPPLY LINES

FOR IRRIGATION AND

26'-4 1/2"

HOSE BIB

2'-9 3/4"

- NOTES:

 1.) ARCHED OPENINGS: SPRING POINT @ 7'8"

 A.A. T. TOP OF ARCH 8'-6" ABOVE SPRING
- POINT.

 2.) WINDOWS R.O. HEAD HEIGHT TO BE 8'-0" A.F.F. U.N.O.

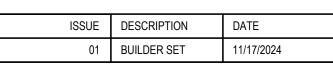
 3.) DISTANCE BETWEEN GROUPED WINDOWS SHALL BE 4-1/2".



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 readyto-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.



PLAN: Master Palazzo D1 - 4" ELEV: Elevation A - Euro Country

LOT: 146

DRAWING TITLE

FIRST FLOOR PLAN

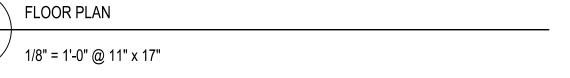
SHEET NUMBER

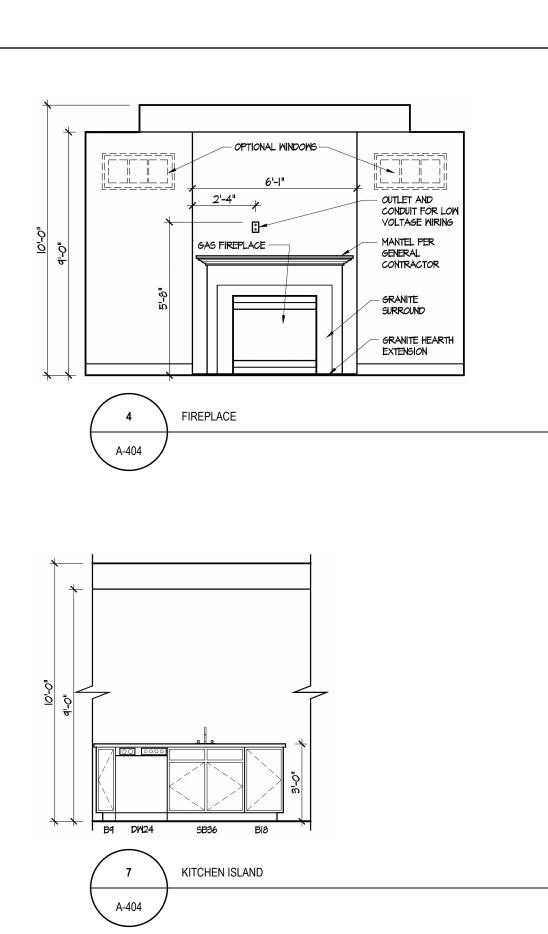
A-101

NOT FOR CONSTRUCTION

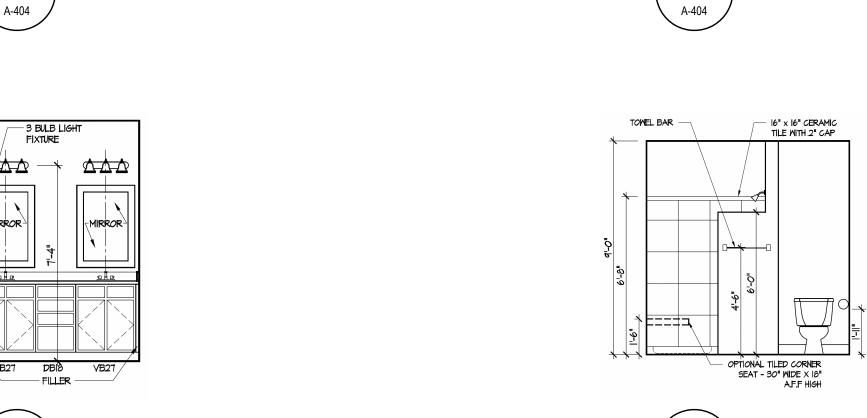
© 2024 HIGHARC, INC







MASTER VANITY

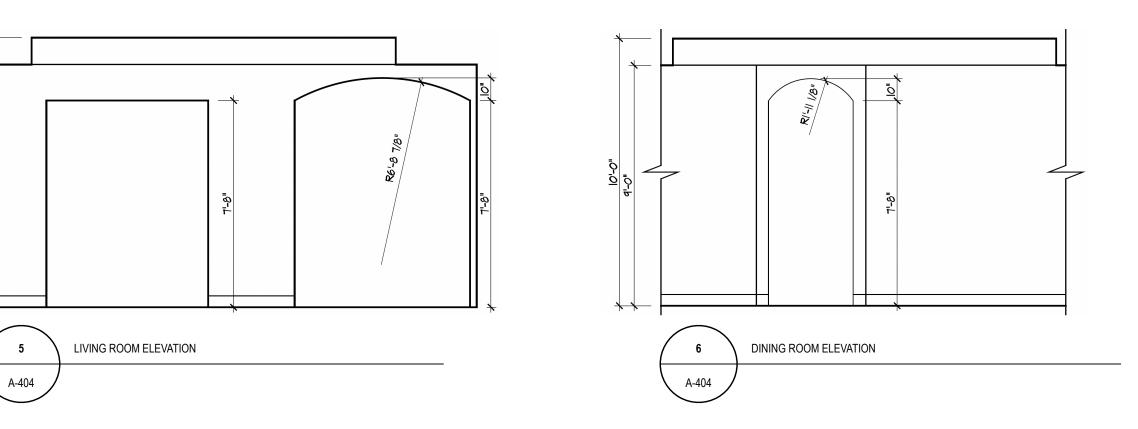


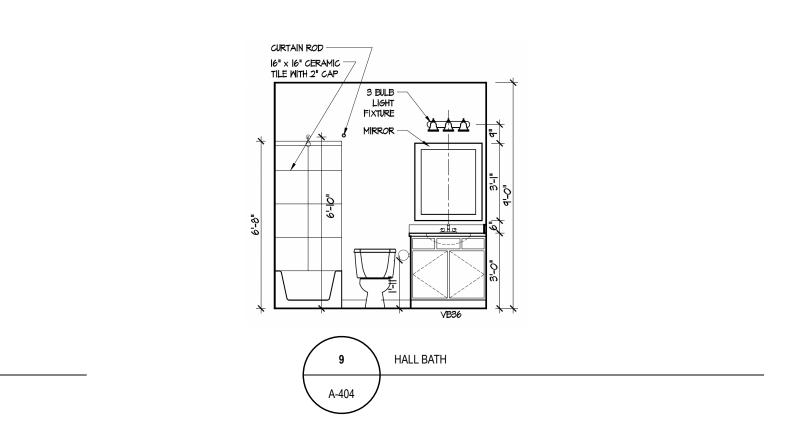
- RECESSED OPENING WITH PAINTED WOOD BOTTOM & SKIRT (SIZES PER GENERAL
CONTRACTOR'S SPECS)

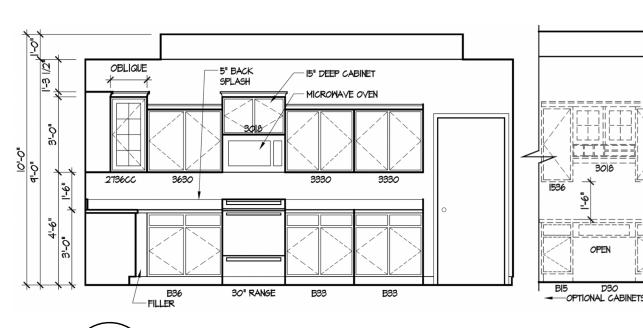
MASTER FOYER ELEVATION

MASTER SHOWER L

A-404









5" BACK OBLIQUE SPLASH + +



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-touse 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	11/17/2024

PLAN: Master Palazzo D1 - 4" ELEV: Elevation A - Euro Country

LOT: 146

DRAWING TITLE

BELHAVEN DETAILS

SHEET NUMBER

A-404

NOT FOR CONSTRUCTION

© 2024 HIGHARC, INC