

BH 149
4940 Rae Lane

1 story slab
1 small tankless heater
2 Hose bibs - no valves required
2 - tiled showers
Irrigation system
Laundry Tub in washer room
Ice maker
Humidifier valve

Gas Furnace , Tankless Heater and Fireplace



BH 149

MASTER PLAN: Promenade Plus | ELEVATION: Elevation B | COMMUNITY: Bel Haven | LOT NUMBER: 149 | ADDRESS: 4940 Rae Lane, West Chester, Ohio 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	2122 SF
TOTAL CONDITIONED AREA :	2122 SF
TOTAL GARAGE AREA :	
	493 SF
FRONT PORCH AND PORTICO AREA :	176 SF
REAR PORCH AREA :	274 SF
PATIO AREA :	199 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'-3"
BUILDING DEPTH: 79'-10"
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	
	FIRST FLOOR EL. 0'-0"
	ROOF SLOPE 4:12
	SD
	SD / CO

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/26/2025

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 149

DRAWING TITLE
COVER

SHEET NUMBER
A-000
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Epcon Foundation DG

Bel Haven LLC
West Chester, OH.

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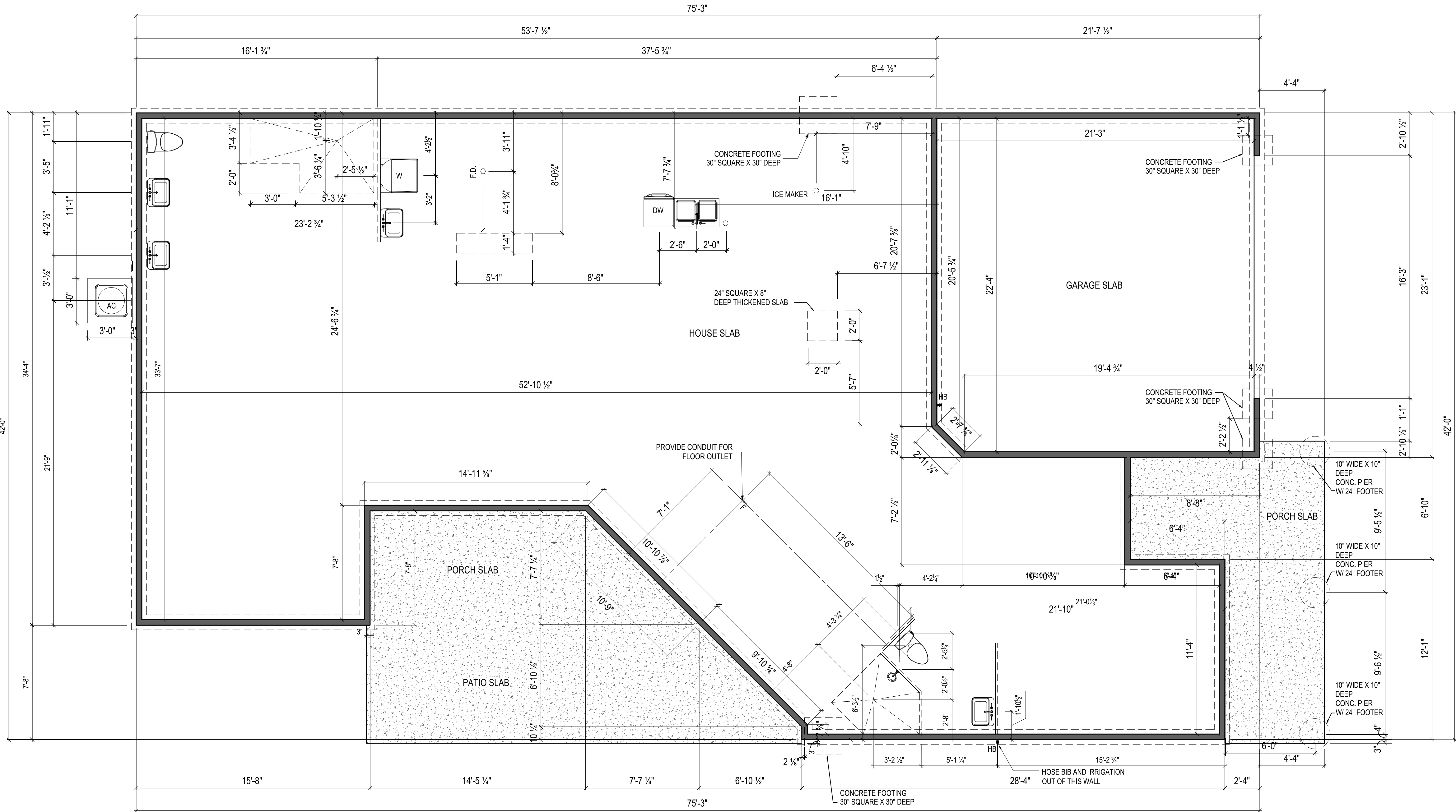
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/26/2025

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 149

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

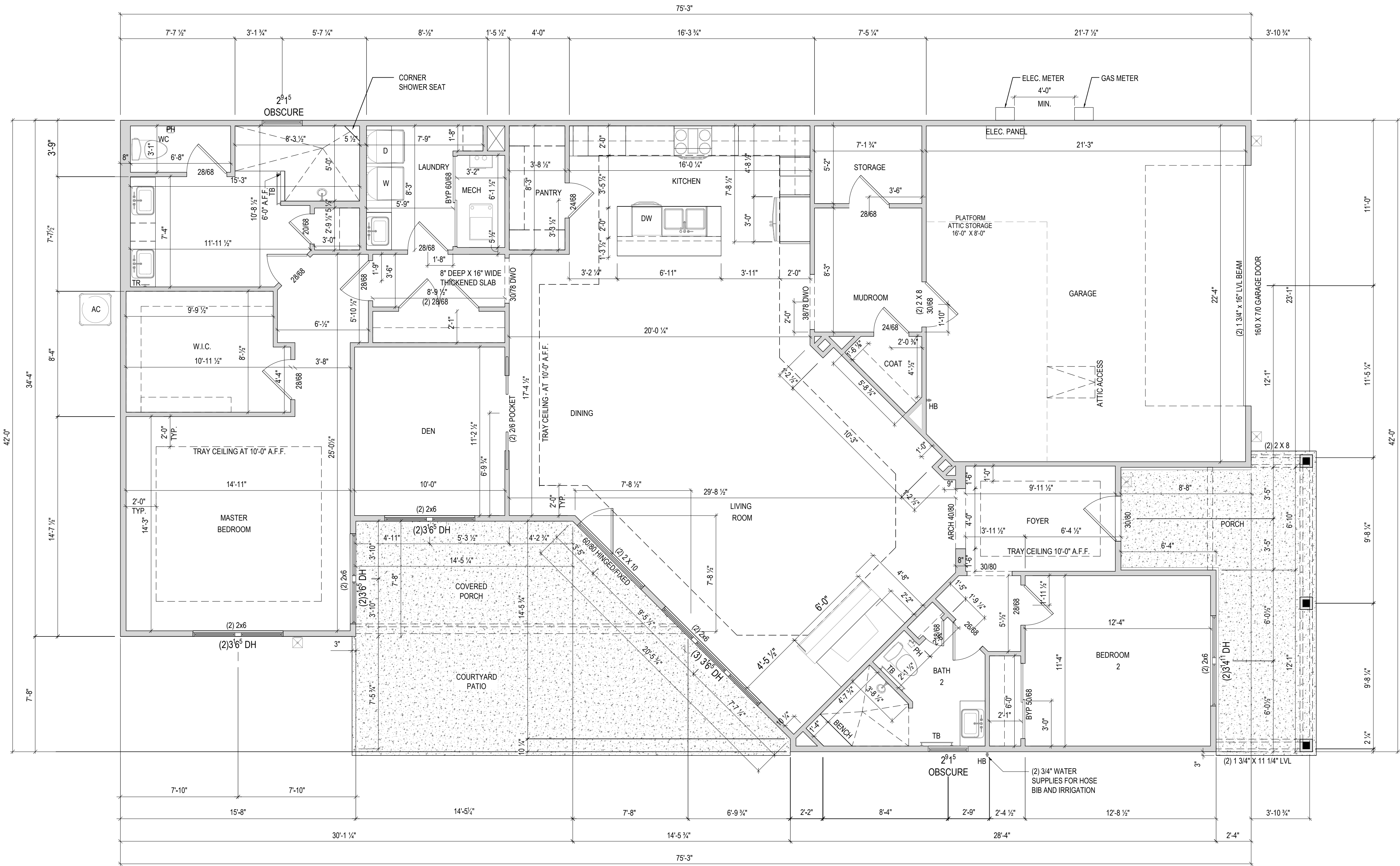
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NOTES:
THICKENED SLAB SHALL BE REINFORCED
WITH CONTINUOUS (2) #4 REBAR

- 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'-12".

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/26/2025

PROJECT
PLAN: BH Promenade Plus D4
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LOT: 149

DRAWING TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-101

NOT FOR CONSTRUCTION

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