

BH 151

7842 N. Bel Haven Lane

1 story slab

1 small tankless heater

3 Hose bibs - no valves required

2 - tile shower drain

Irrigation system

Ice maker

Humidifier valve

Laundry Tub

Slide bar handheld sprayer in master bath

Gas Furnace , Tankless Heater , Fireplace and Outside Grill



BH 151

MASTER PLAN: Promenade | ELEVATION: Elev B - Hip Roof | COMMUNITY: Bel Haven | LOT NUMBER: 151 | ADDRESS: 7842 N. Bel Haven Lane, West Chester, Ohio 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	2162 SF
TOTAL CONDITIONED AREA :	2162 SF
TOTAL GARAGE AREA :	
551 SF	
FRONT PORCH AND PORTICO AREA :	183 SF
REAR PORCH AREA :	299 SF
PATIO AREA :	191 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'-4"
BUILDING DEPTH: 83'-4"
BUILDING HEIGHT: 21'-10 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	
	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
DETAILS	A-405
PERSPECTIVE VIEWS	A-900
FIRST FLOOR ELECTRICAL PLAN	E-101
SHEAR WALL DETAILS	S-100
SHEAR WALL PLAN	S-101

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/16/2024

PROJECT
PLAN: BH Promenade D3
ELEV: Elev B - Hip Roof
LOT: 151

DRAWING TITLE
COVER

SHEET NUMBER
A-000

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/16/2024

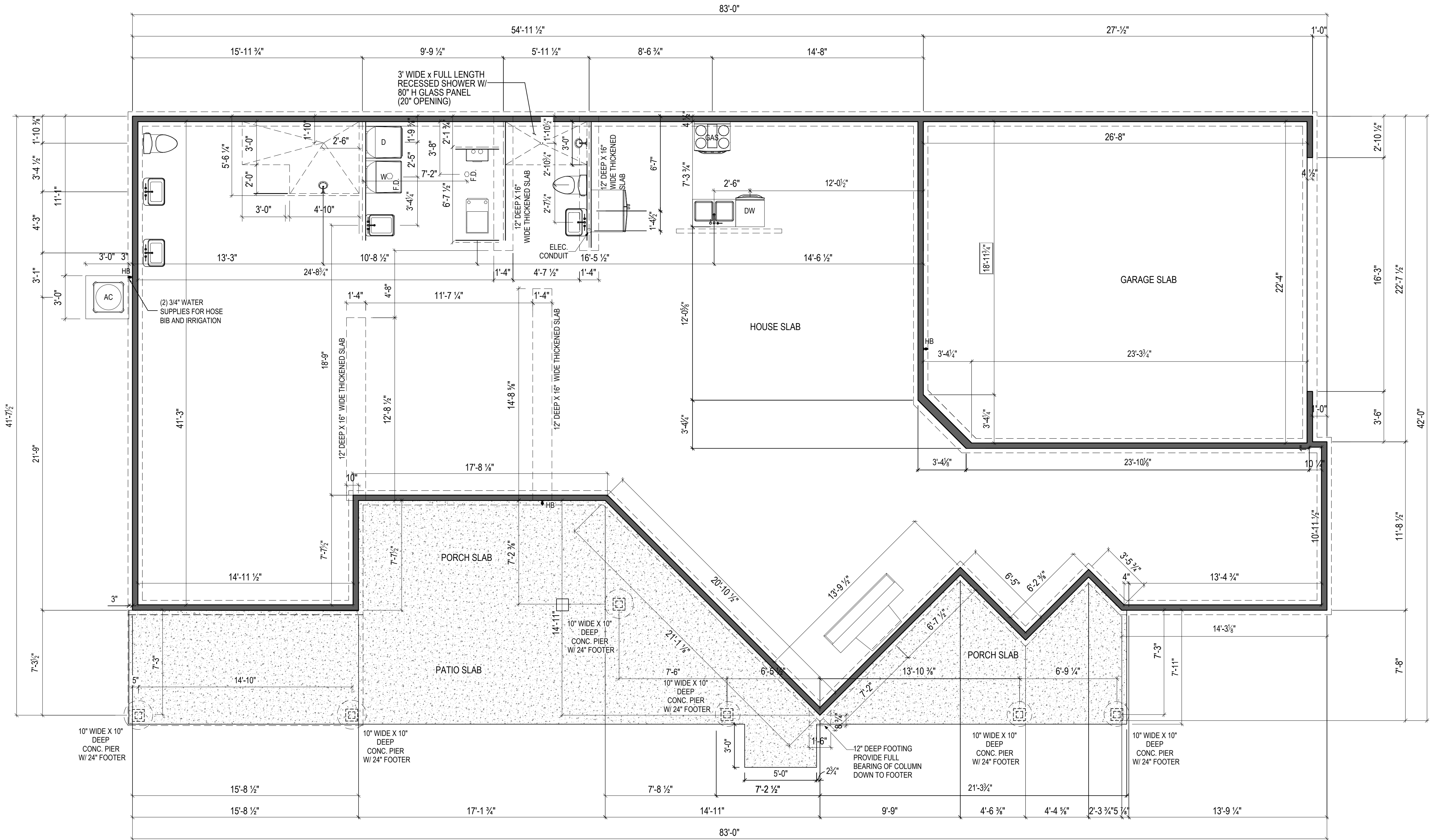
PROJECT
PLAN: BH Promenade D3
ELEV: Elev B - Hip Roof
LOT: 151

DRAWING TITLE
FOUNDATION PLAN

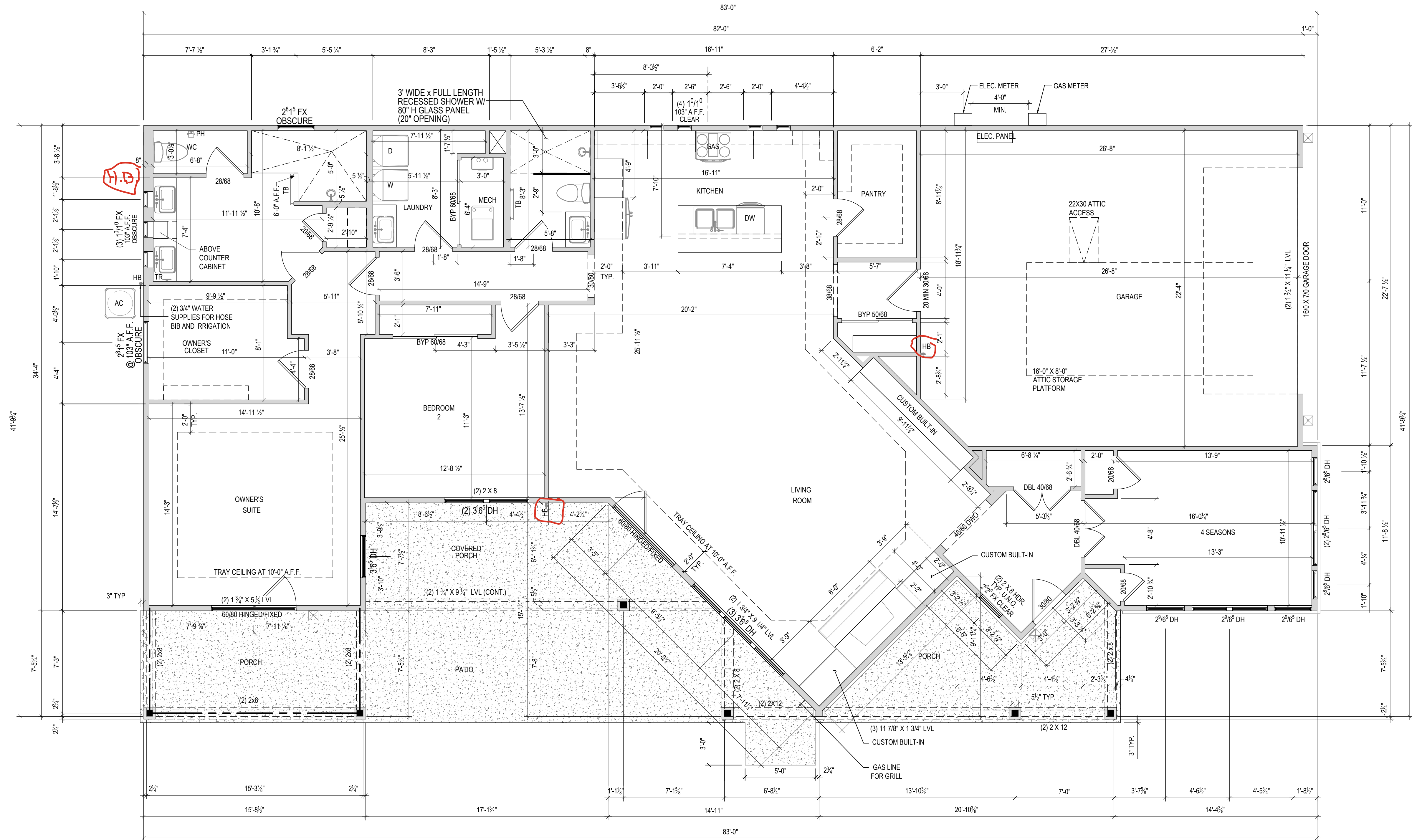
SHEET NUMBER

A-050

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



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

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	12/16/2024

PROJECT
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DRAWING TITLE
FIRST FLOOR
PLAN

SHEET NUMBER

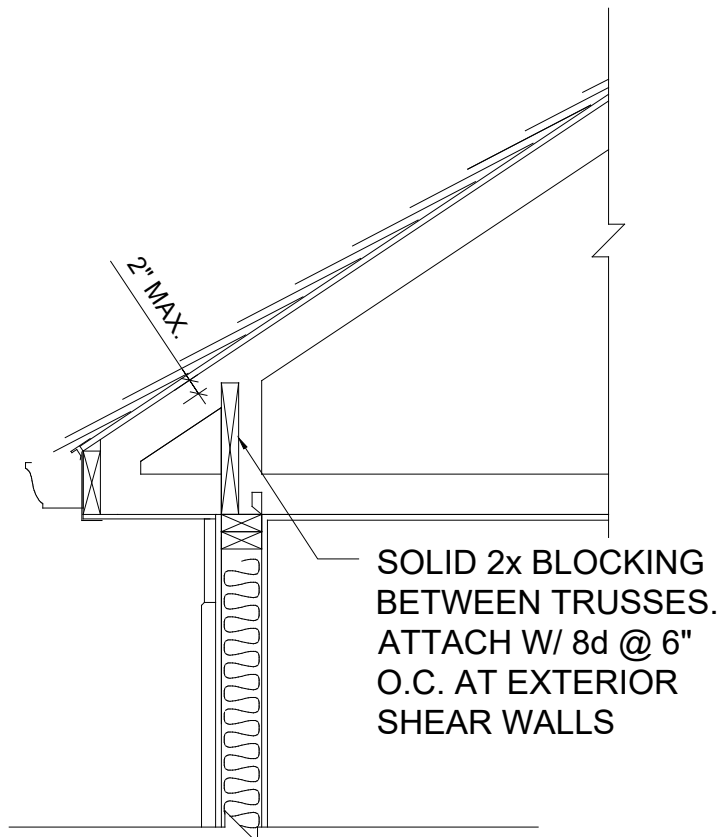
A-101

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1 FLOOR PLAN

A-101

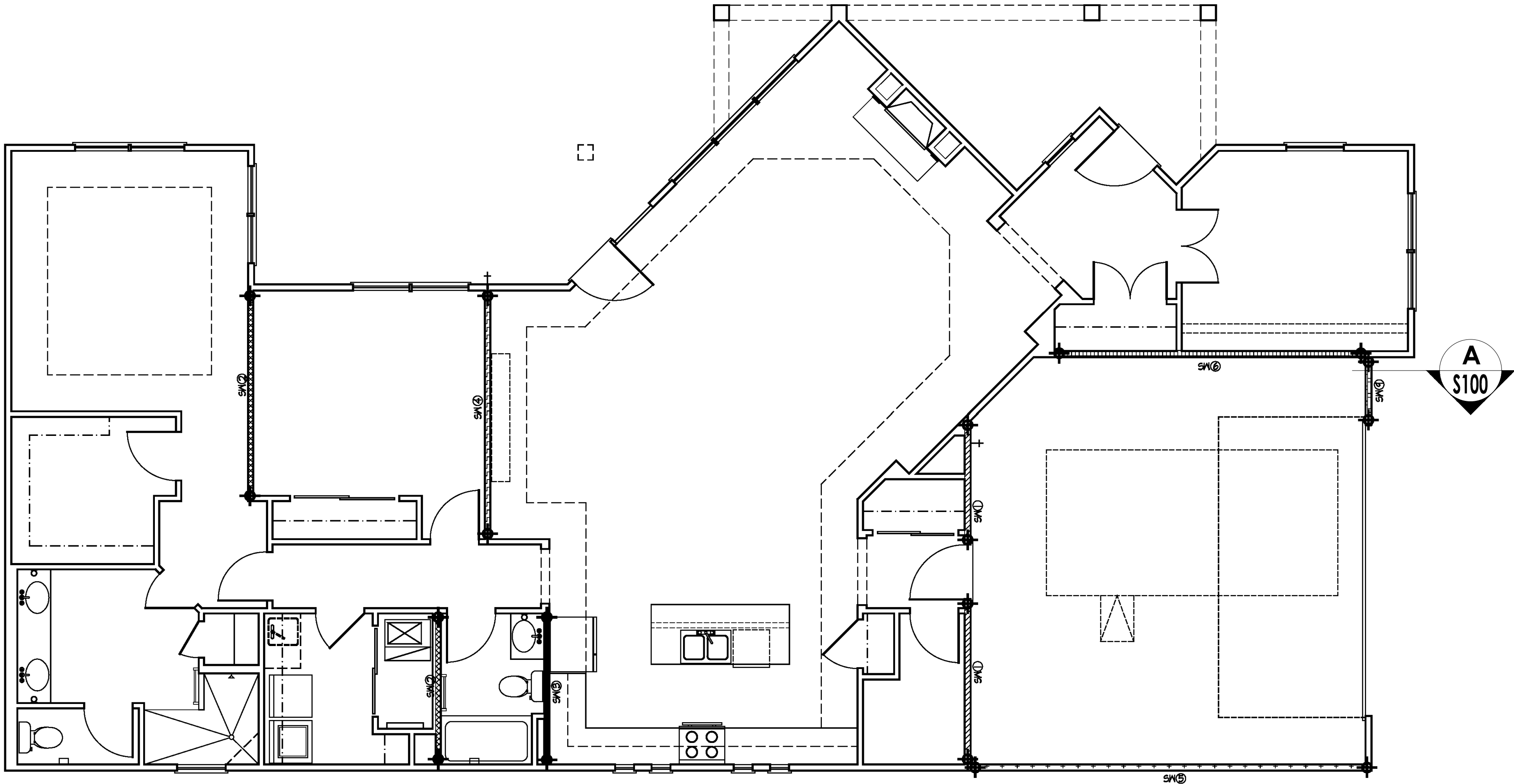
1/8" = 1'-0" @ 11" x 17"



A TYPICAL WALL SECTION

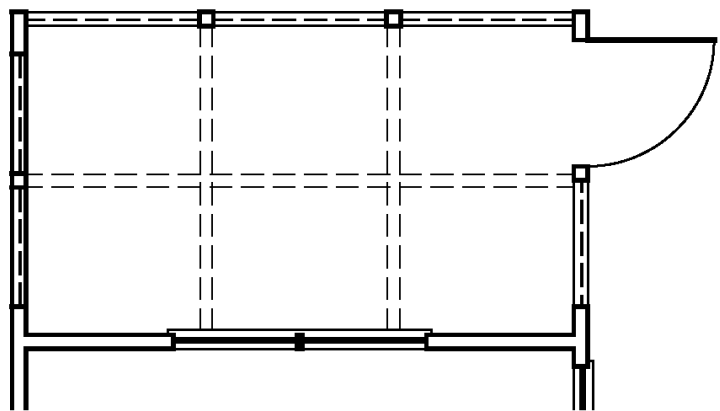
3/4" = 1'-0"

- Notes:
- To comply with RCO section 602.10.4 this structure has an engineered solution for braced walls to be constructed per sheets S-100 ans S-101. Braced wall panels are referred to as Shear Walls on this plan.
 - To comply with RCO section 602.10.8.2 any trusses meeting all four of the conditions listed below shall receive blocking between trusses as outlined in this code section.
 - A heel height greater than 9 1/4" as measured from the wall top plate or beam to top side of the truss
 - Occurring above a braced wall panel (shear wall) as outlined on sheet this sheet.
 - On an exterior wall.
 - Where trusses are running perpendicular to the braced wall.



Shear Wall Plan - First Floor

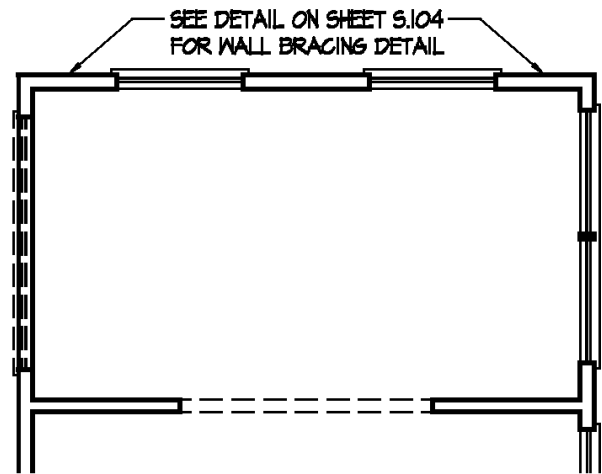
Scale: 1/4" = 1'-0"



Shear Wall Plan - Screened Porch Option

Scale: 1/4" = 1'-0"

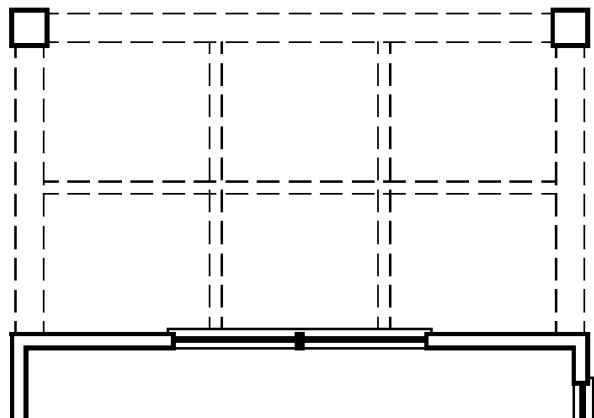
SEE FIRST FLOOR PLAN ON THIS SHEET FOR SHEAR WALL DESIGN. NO ADDITIONAL SHEAR WALLS NEEDED FOR THIS OPTION OTHER THAN WHAT IS SHOWN.



Shear Wall Plan - Sitting Room Option

Scale: 1/4" = 1'-0"

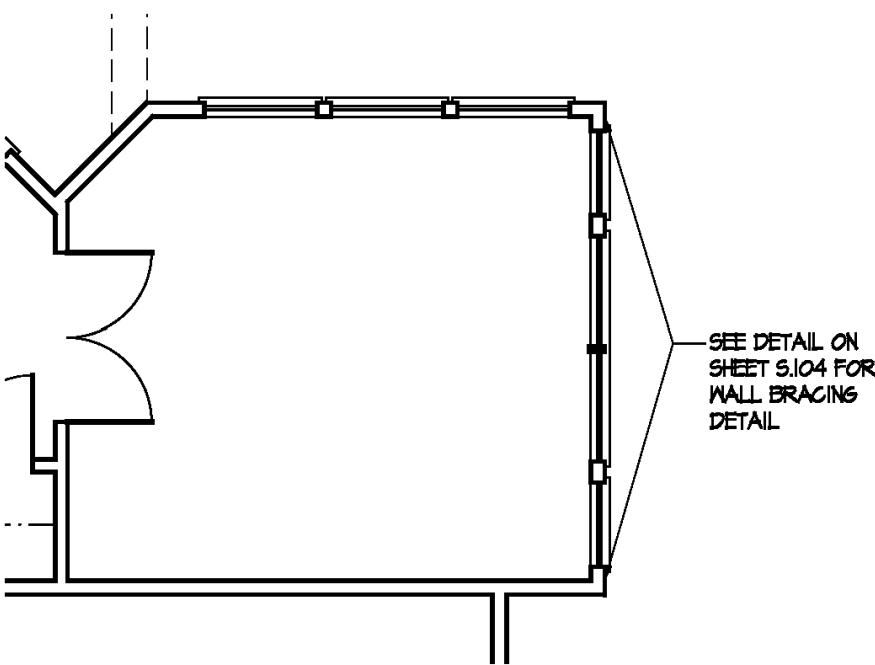
SEE FIRST FLOOR PLAN ON THIS SHEET FOR SHEAR WALL DESIGN. NO ADDITIONAL SHEAR WALLS NEEDED FOR THIS OPTION OTHER THAN WHAT IS SHOWN.



Shear Wall Plan - Covered Porch Option

Scale: 1/4" = 1'-0"

SEE FIRST FLOOR PLAN ON THIS SHEET FOR SHEAR WALL DESIGN. NO ADDITIONAL SHEAR WALLS NEEDED FOR THIS OPTION OTHER THAN WHAT IS SHOWN.



Shear Wall Plan - 4 Season Room Option

Scale: 1/4" = 1'-0"

SEE FIRST FLOOR PLAN ON THIS SHEET FOR SHEAR WALL DESIGN. NO ADDITIONAL SHEAR WALLS NEEDED FOR THIS OPTION OTHER THAN WHAT IS SHOWN.

SHEAR WALL LEGEND	
SW 1	REFER TO SHEAR WALL SCHEDULE ON THIS SHEET FOR DETAILS.
SW 2	
SW 3	
SW 4	
SW 5	
SW 6	
SW 7	
SW 8	
SW 9	
SW 10	
SW 11	
	HOLDOWN LOCATION - (1) EACH END OF ALL SHEAR WALLS.
ALL NON-RATED EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB. USE 6 DIA. NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.	

SHEAR WALL SCHEDULE									
MARK	WALL CONSTRUCTION					SHEATHING			
	END STUDS	STUD SIZE	SIMPSON HOLD-DOWN	SOLE PL. & BOLT SPACING			EDGE NAILING	FIELD NAILING	
①	(2) 2 x 4	2 x 4	HTT4	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (E.S.)	6d	4" O.C.	6d	4" O.C.
②	(2) 2 x 4	2 x 4	HTT4	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (E.S.)	6d	7" O.C.	6d	7" O.C.
③	(2) 2 x 4	2 x 4	LTT19	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (E.S.)	6d	7" O.C.	6d	7" O.C.
④	(2) 2 x 4	2 x 4	LTT20B	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (E.S.)	6d	7" O.C.	6d	7" O.C.
⑤	(2) 2 x 4	2 x 4	NONE	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (I.S.) 7/16 OSB (O.S.)	6d	7" O.C.	6d	7" O.C.
⑥	(2) 2 x 4	2 x 4	LTT19	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (I.S.) 7/16 OSB (O.S.)	8d	6" O.C.	8d	12" O.C.
⑦	(2) 2 x 4	2 x 4	LTT20B	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (I.S.) 7/16 OSB (O.S.)	8d	6" O.C.	8d	12" O.C.
⑧	(2) 2 x 4	2 x 4	MSTC40	2 x 4 W/ 1/2" DIA. LAGBOLTS (6" LONG) @ 48" O.C.	1/2" GYPSUM SHEATHING (I.S.) 7/16 OSB (O.S.)	6d	7" O.C.	6d	7" O.C.
⑨	(2) 2 x 4	2 x 4	HTT4	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (I.S.) 7/16 OSB (O.S.)	8d	6" O.C.	8d	12" O.C.
⑩	(2) 2 x 4	2 x 4	HTT5	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (I.S.) 7/16 OSB (O.S.)	8d	6" O.C.	8d	12" O.C.
⑪	(2) 2 x 4	2 x 4	DTT2Z	2 x 4 W/ 1/2" DIA. @ 48" O.C. (SEE NOTE 6 BELOW)	1/2" GYPSUM SHEATHING (I.S.) 7/16 OSB (O.S.)	8d	6" O.C.	8d	12" O.C.

NOTES:

- WHERE STUD MUST BE CUT DUE TO THE PLACEMENT OF ANCHORS BOLTS OR OTHER PRODUCTS, AN ADDITIONAL STUD SHALL BE INSERTED ALONG SIDE.
- ALL EXTERIOR WALL SHEATHING SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1.
- ALL PANEL EDGES SHALL BE SOLID BLOCKED WITH 2 x FRAMING MEMBER.
- ALL SHEAR WALLS SHALL BE FULL LENGTH WALLS OR END AT BOTTOM CHORD OF TRUSS.
- NOT USED.
- ANCHOR BOLTS TO BE: 1/2" DIA. ANCHOR BOLTS OR SIMPSON TITEN HD SCREW ANCHORS WITH 3" x 3" x 1/4" THICK PLATE WASHERS.

(O.S.) OUTSIDE OF UNIT
(I.S.) INSIDE OF UNIT
(E.S.) EACH DWELLING UNIT SIDE

PROJECT

PLAN: BH Promenade D3

ELEV: Elev B - Hip Roof

LOT: 151

DRAWING TITLE

SHEAR WALL PLAN

SHEET NUMBER

S-101

NOT FOR CONSTRUCTION

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