

BH 169
4939 Rae Lane

2 story slab
1 large tankless heater
Laundry Tub
2 Hose bibs - no valves required
1 - tiled shower
2 - RH Tub
Irrigation system
Ice maker
Humidifier valve

Gas Furnace , Tankless Heater and Fireplace



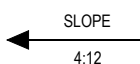
BH 169

MASTER PLAN: Promenade Plus | ELEVATION: Elevation B | COMMUNITY: Bel Haven | LOT NUMBER: 169 | ADDRESS: 4939 Rae Lane, West Chester, Ohio 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	2053 SF
SECOND FLOOR SF	930 SF
TOTAL CONDITIONED AREA :	2983 SF
TOTAL GARAGE AREA :	493 SF
FRONT PORCH AND PORTICO AREA :	288 SF
REAR PORCH AREA :	146 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: 2
BUILDING WIDTH: 42'-3"
BUILDING DEPTH: 77'-10"
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
	SD
	SD / CO

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EPCON[®]
COMMUNITIES

Epcon Foundation DG

Bel Haven LLC
West Chester, OH.

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	8/19/2025

PROJECT

PLAN: BH Promenade Plus D4

ELEV: Elevation B

LOT: 169

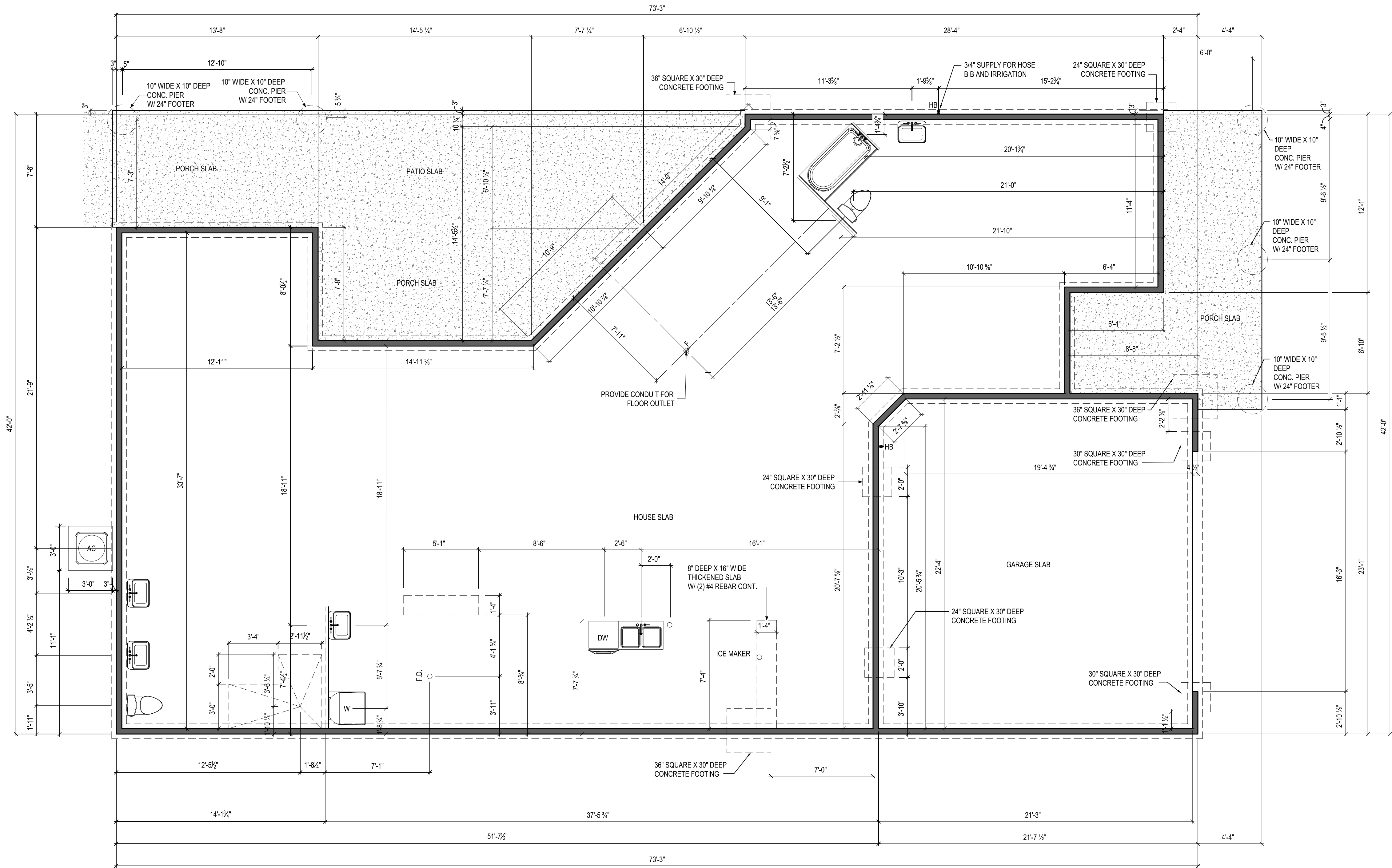
DRAWING TITLE

COVER

SHEET NUMBER

A-000

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

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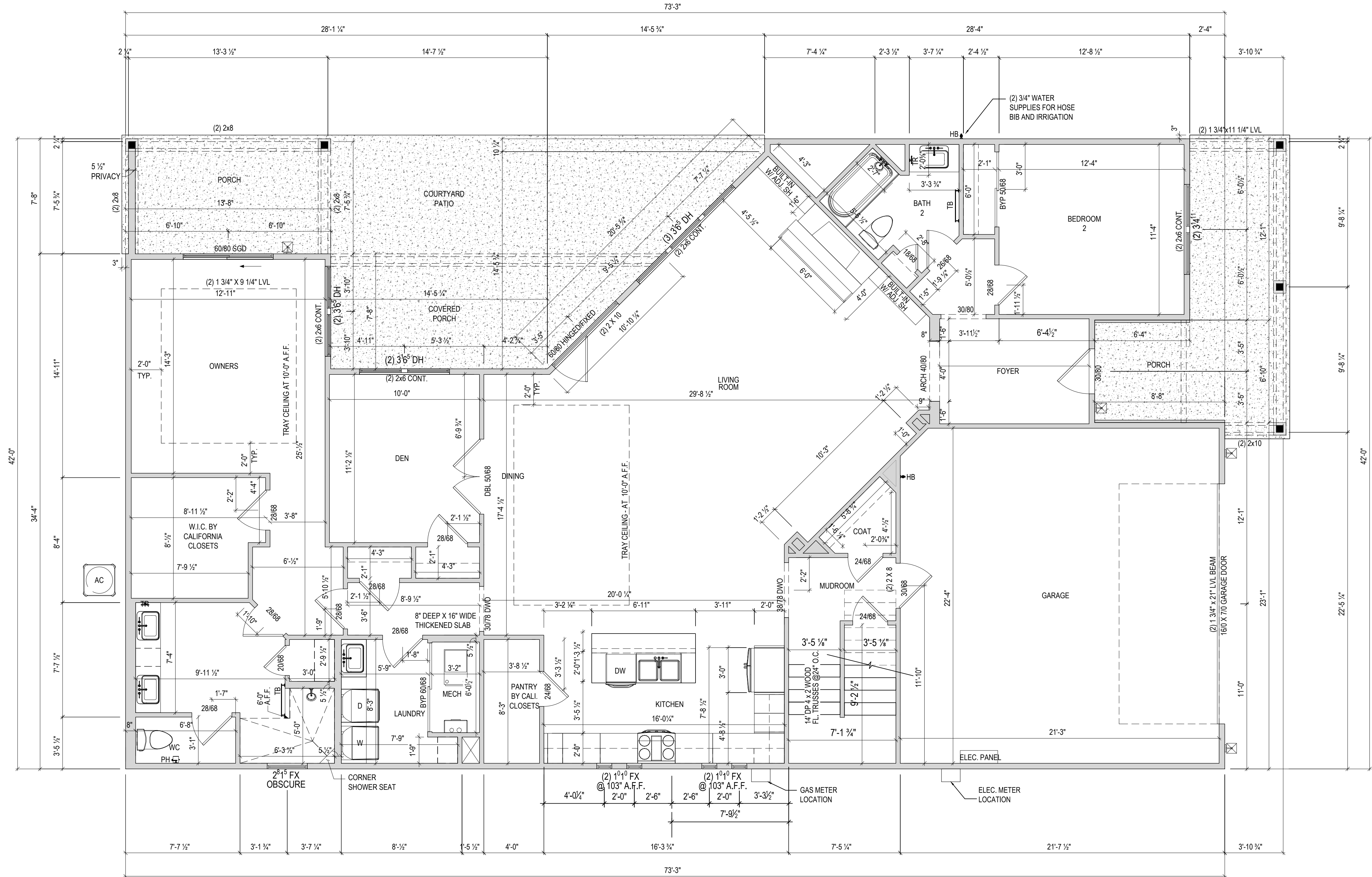
PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 169

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

- 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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West Chester, OH.

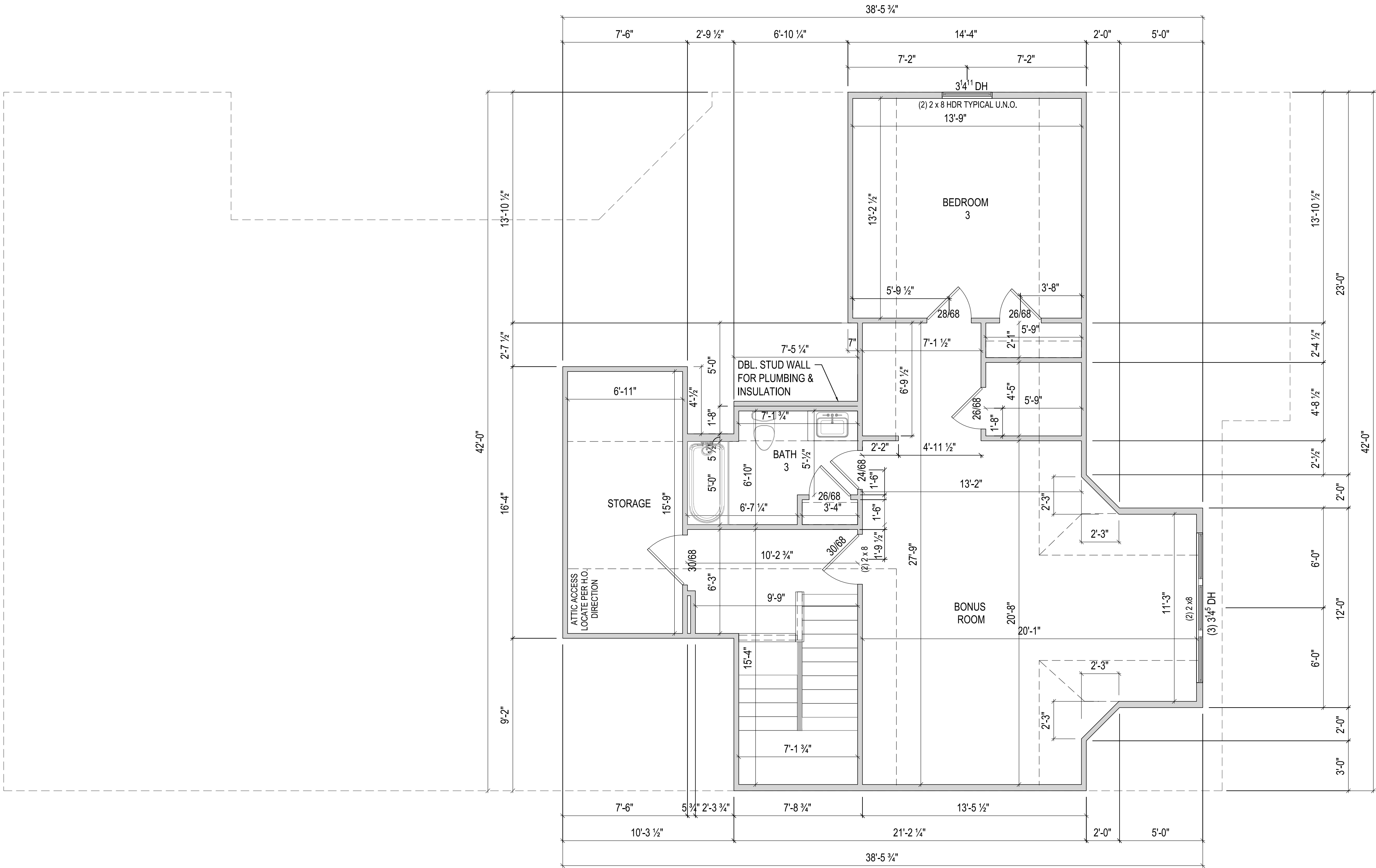
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01	BUILDER SET	8/19/2025

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 169

DRAWING TITLE
SECOND FLOOR
PLAN

SHEET NUMBER
A-102





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West Chester, OH

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PROJECT

PLAN: BH Promenade Plus D4

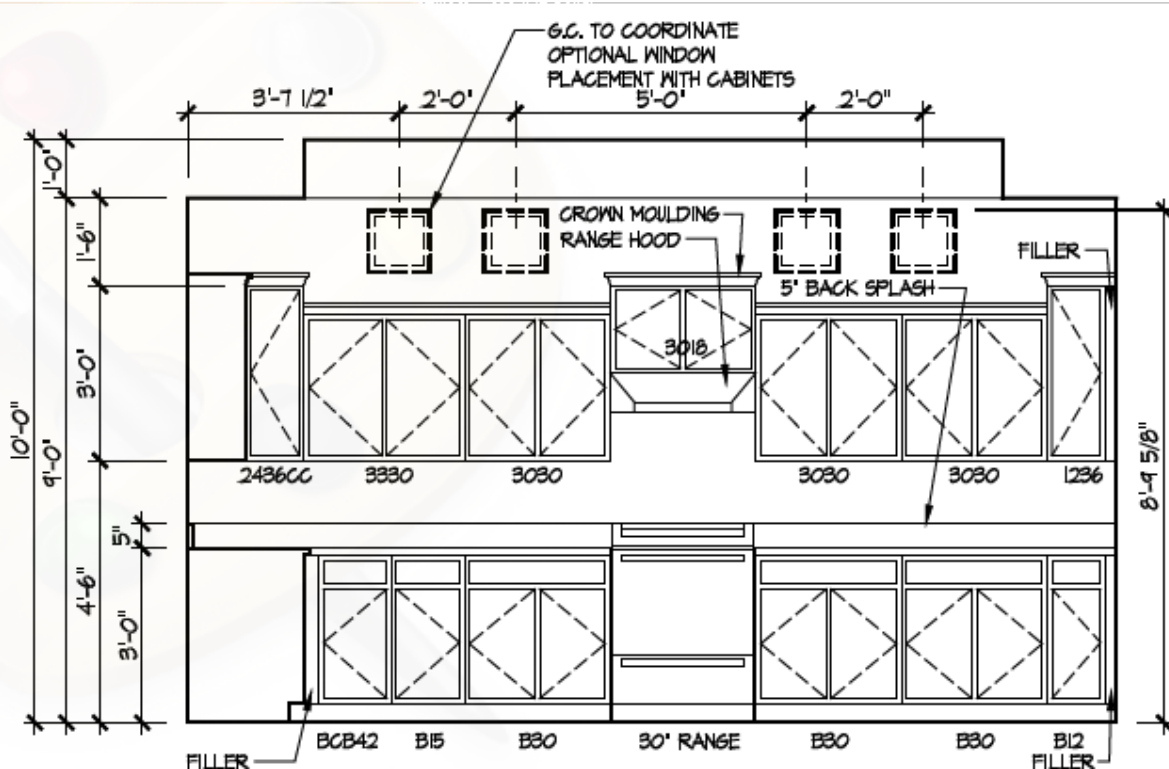
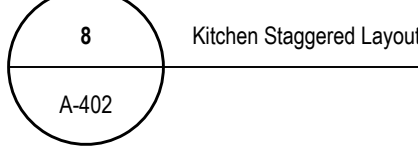
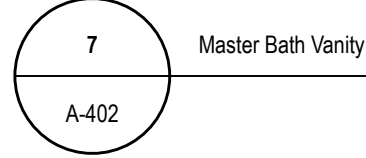
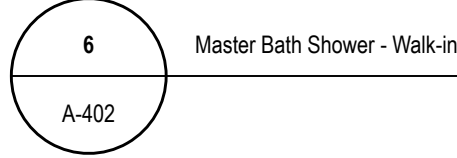
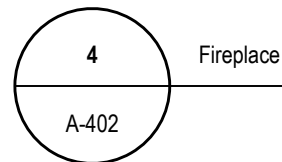
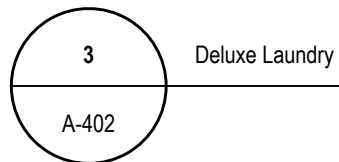
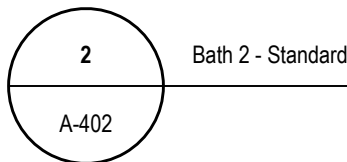
ELEV: Elevation B

LOT: 169

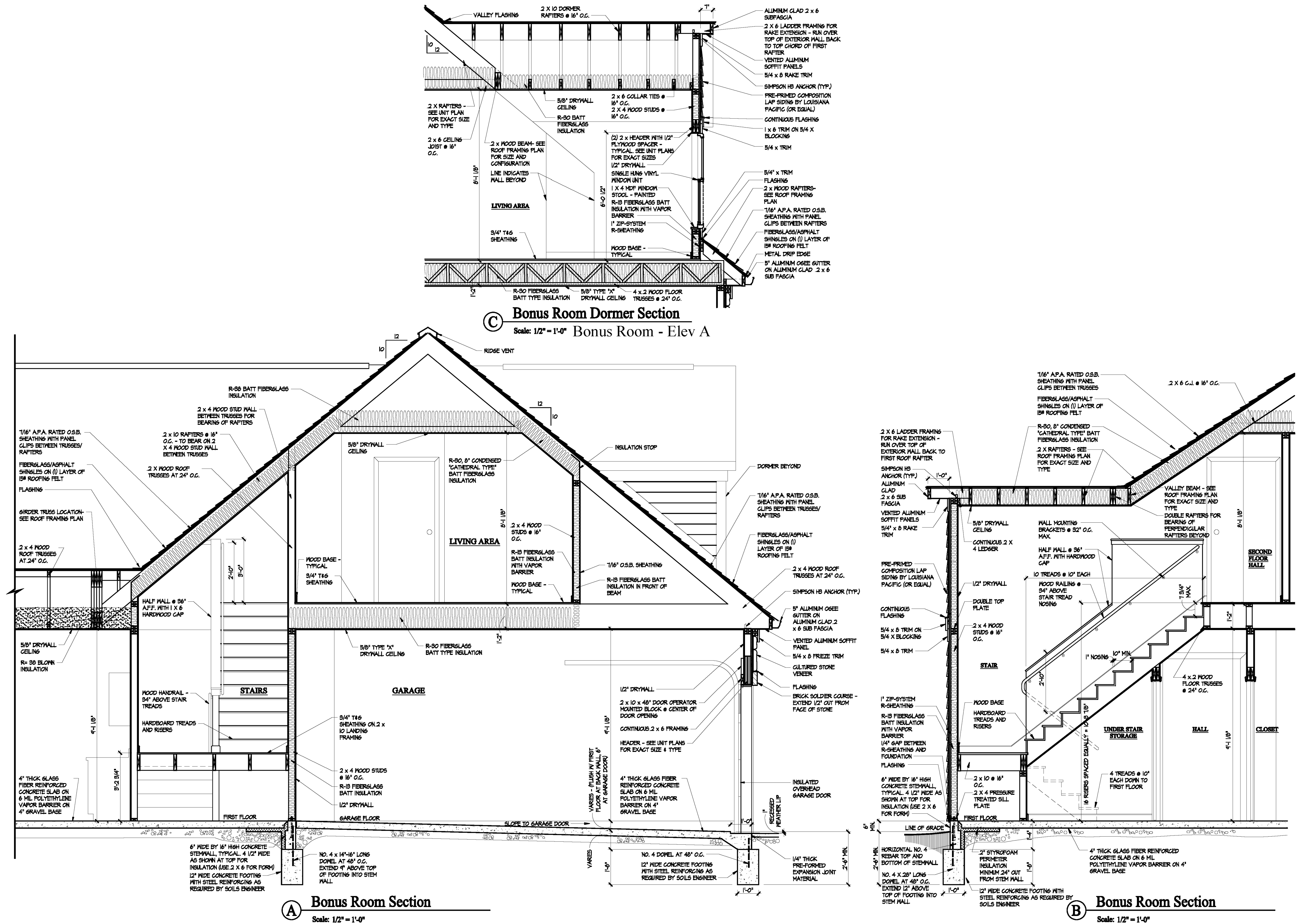
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A-402

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01	BUILDER SET	8/19/2025

PROJECT
PLAN: BH Promenade Plus D4
ELEV: Elevation B
LOT: 169

DRAWING TITLE
DETAILS

SHEET NUMBER
A-405