

BH 170
4933 Rae Lane

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

OWNER SUPPLYING
2nd floor tub valve !!

Gas Furnace , Tankless Heater , Range and Fireplace



BH 170

MASTER PLAN: Promenade Plus | ELEVATION: Elevation B | COMMUNITY: Bel Haven | LOT NUMBER: 170 | ADDRESS: 4933 Rae Lane, West Chester, Ohio 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	2122 SF
SECOND FLOOR SF	812 SF
TOTAL CONDITIONED AREA :	2934 SF
TOTAL GARAGE AREA :	
FRONT PORCH AND PORTICO AREA :	176 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: 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
	SD
	SD / CO

SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
GENERAL NOTES	A-020
FOUNDATION PLAN	A-050
FIRST FLOOR PLAN	A-101
SECOND FLOOR PLAN	A-102
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
SECOND FLOOR ELECTRICAL PLAN	E-102
SHEAR WALL PLAN	S-100
SHEAR WALL DETAILS	S-101



EPCON
COMMUNITIES

Epcon Foundation DG

Bel Haven LLC
West Chester, OH.

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	9/2/2025

PROJECT

PLAN: BH Promenade Plus D4

ELEV: Elevation B

LOT: 170

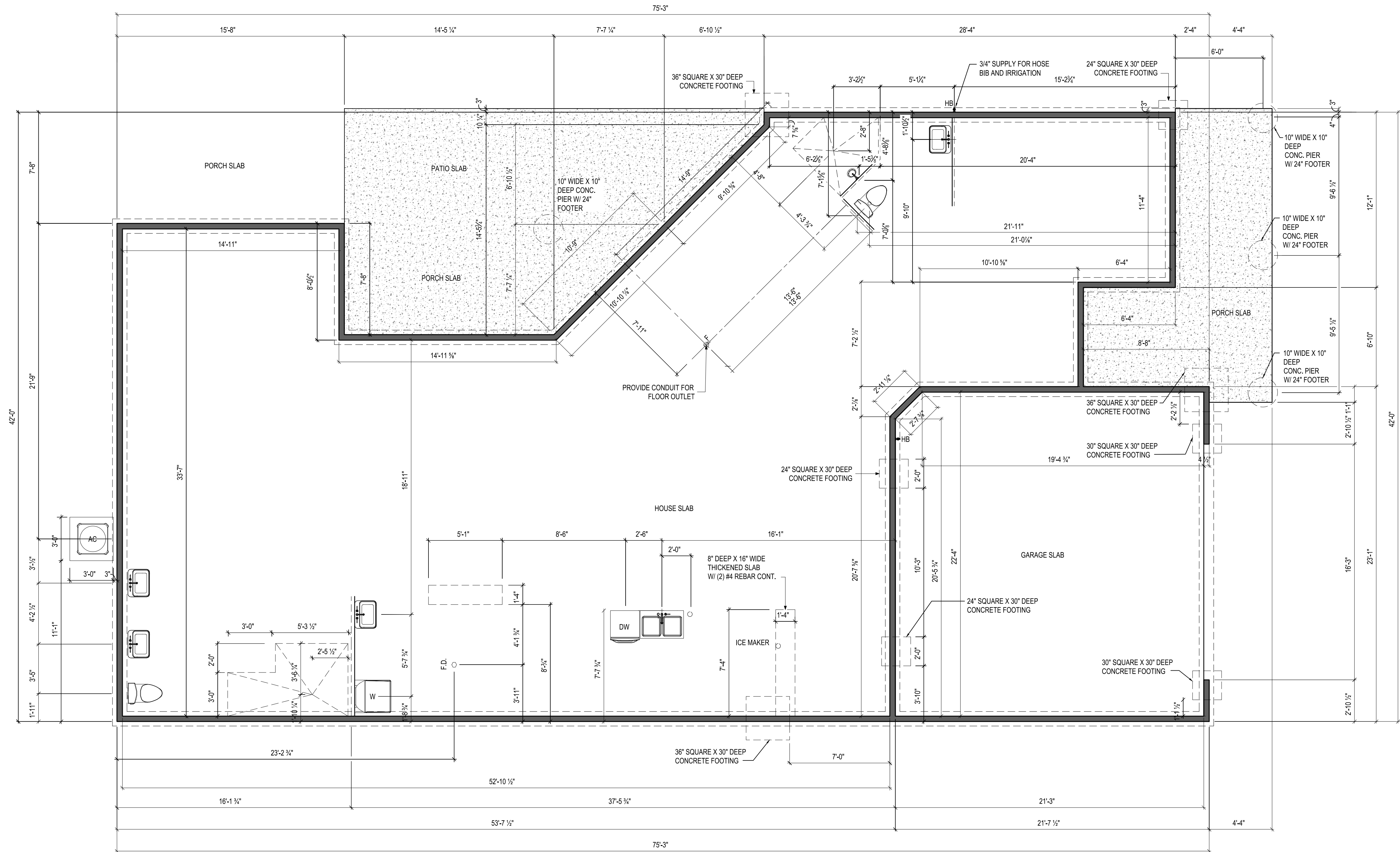
DRAWING TITLE

COVER

SHEET NUMBER

A-000

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

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DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER

A-050

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".

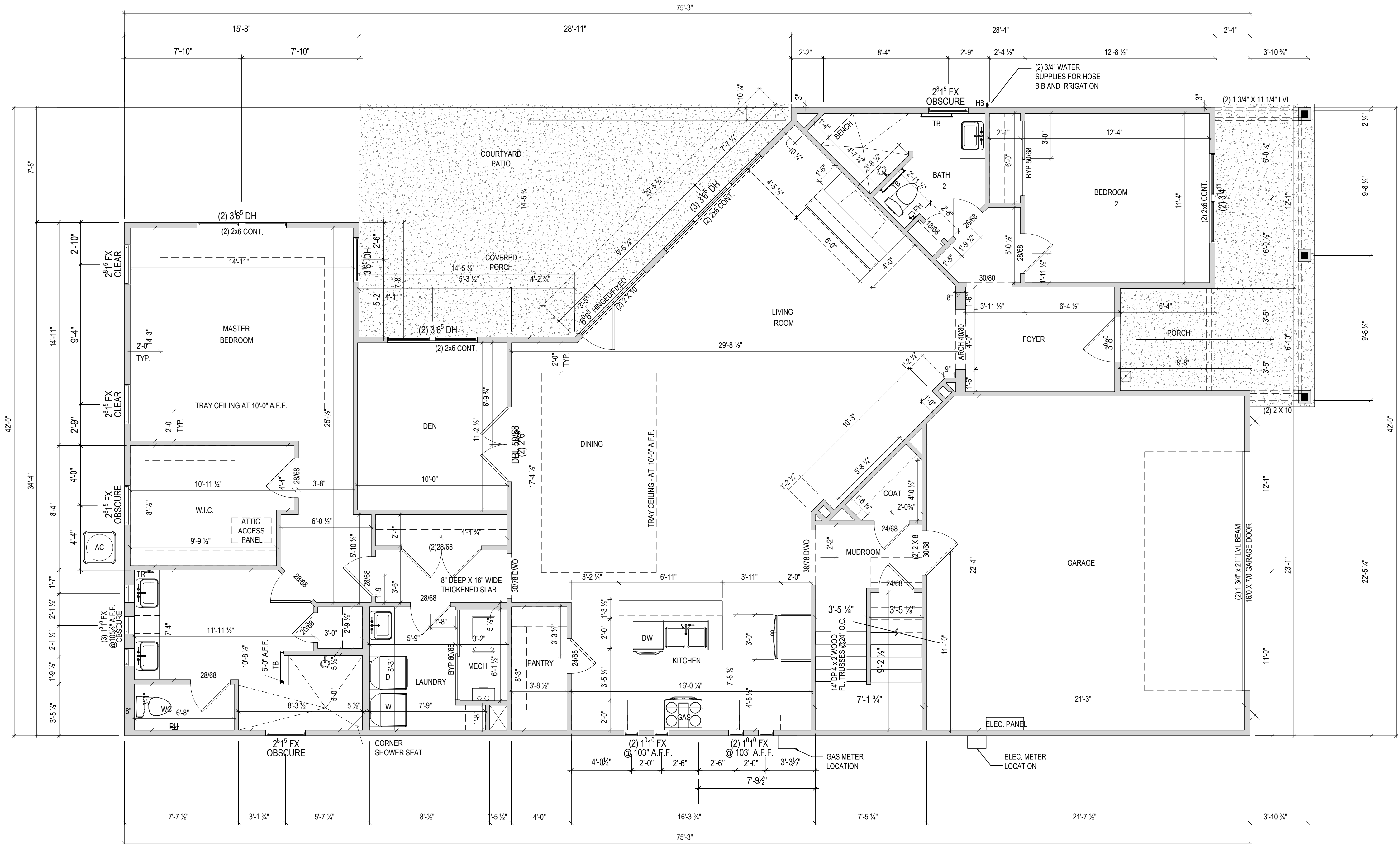


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1 FLOOR PLAN

A-101

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

DRAWING TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-101

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01	BUILDER SET	9/2/2025

PROJECT

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ELEV: Elevation B

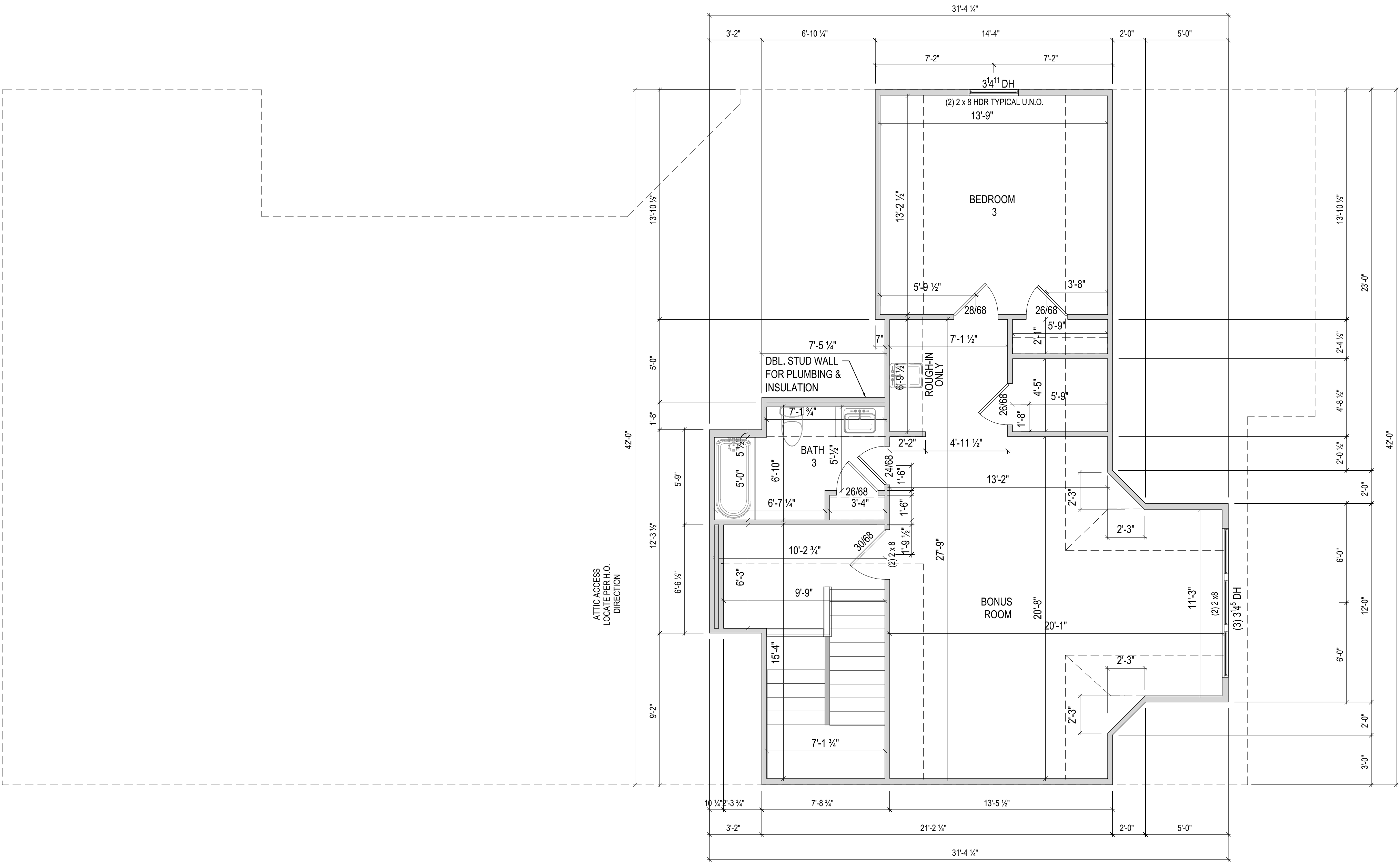
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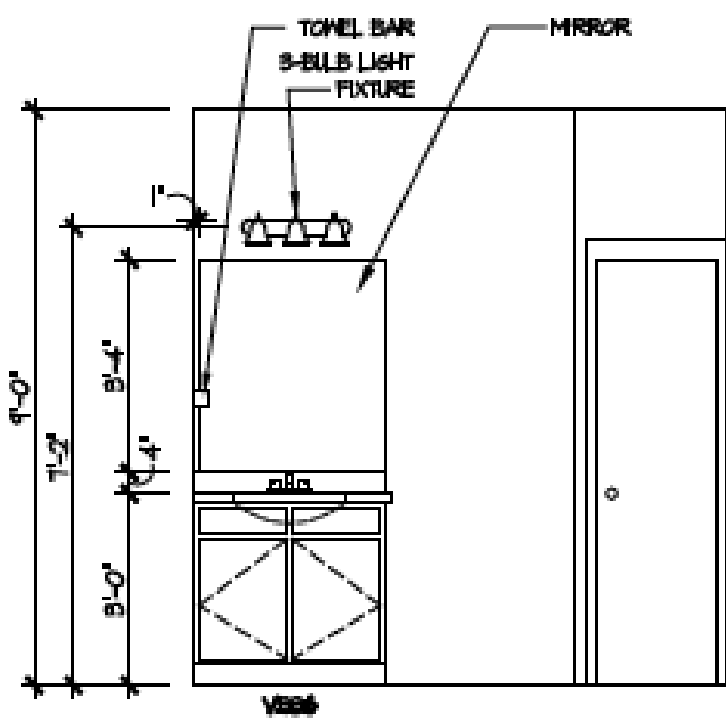
DRAWING TITLE

SECOND FLOOR
PLAN

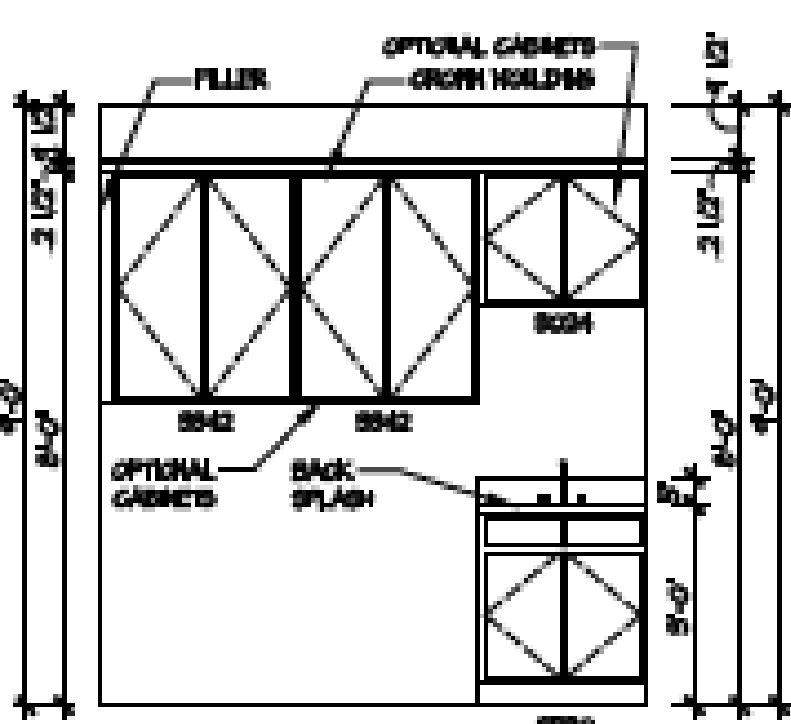
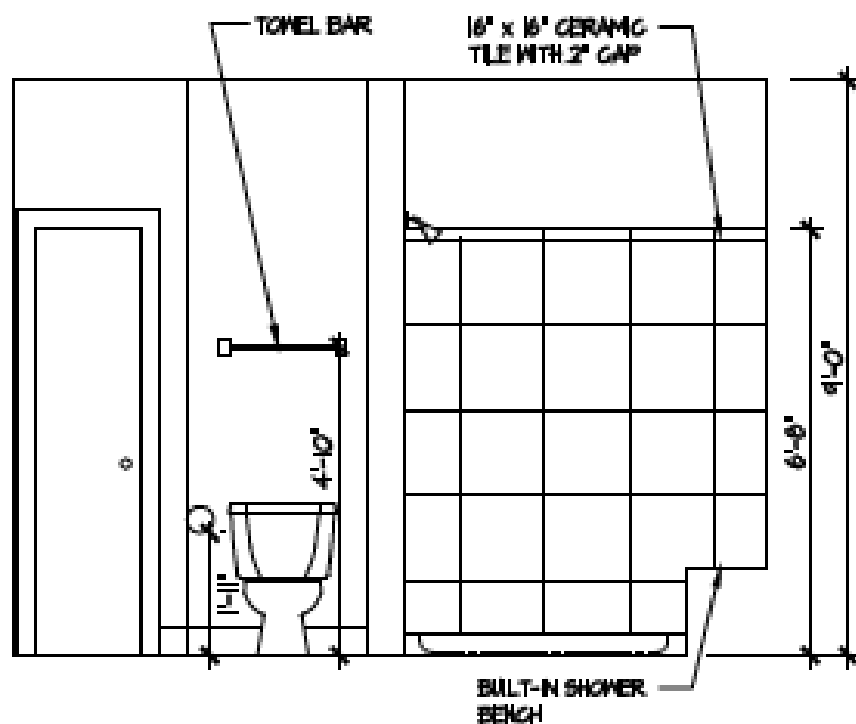
SHEET NUMBER

A-102

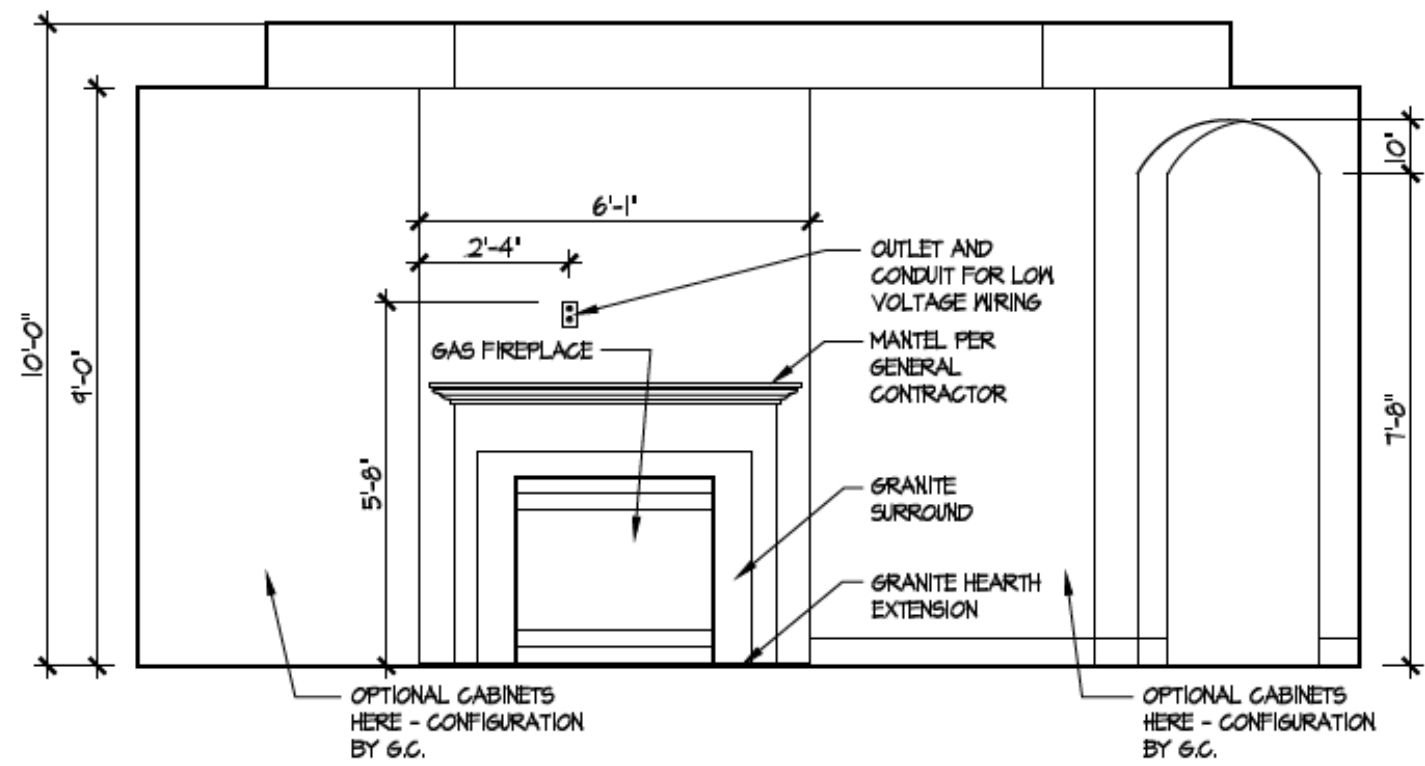




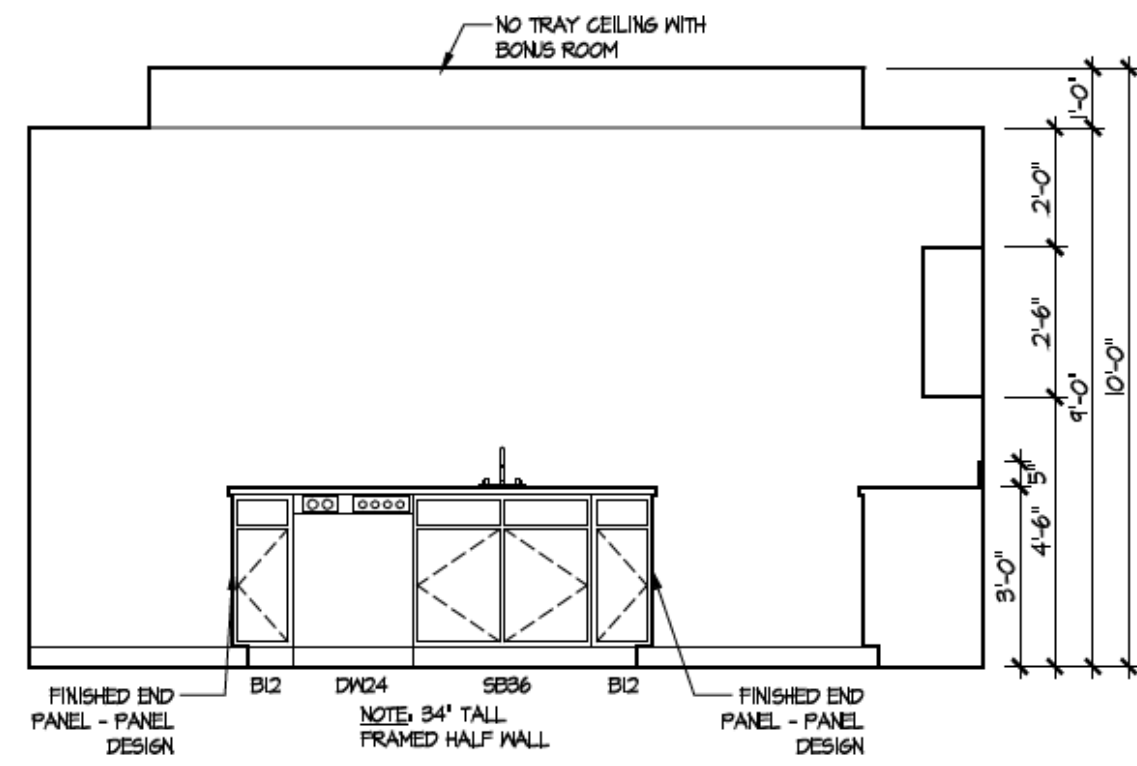
2 Bath 2 - Walk-in Shower
A-402



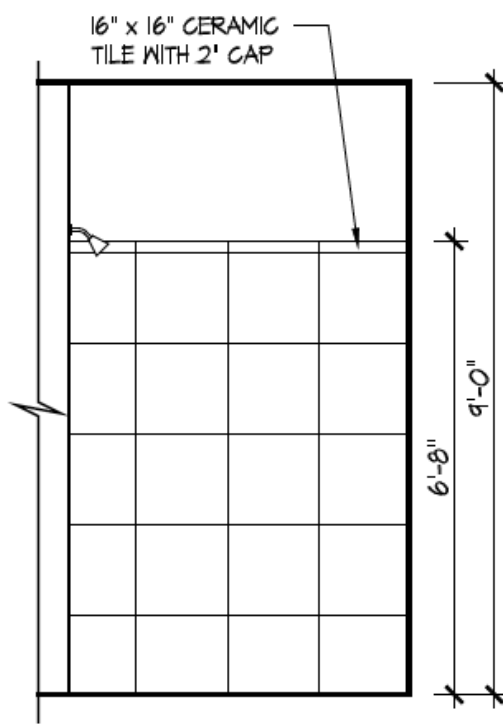
3 Deluxe Laundry
A-402



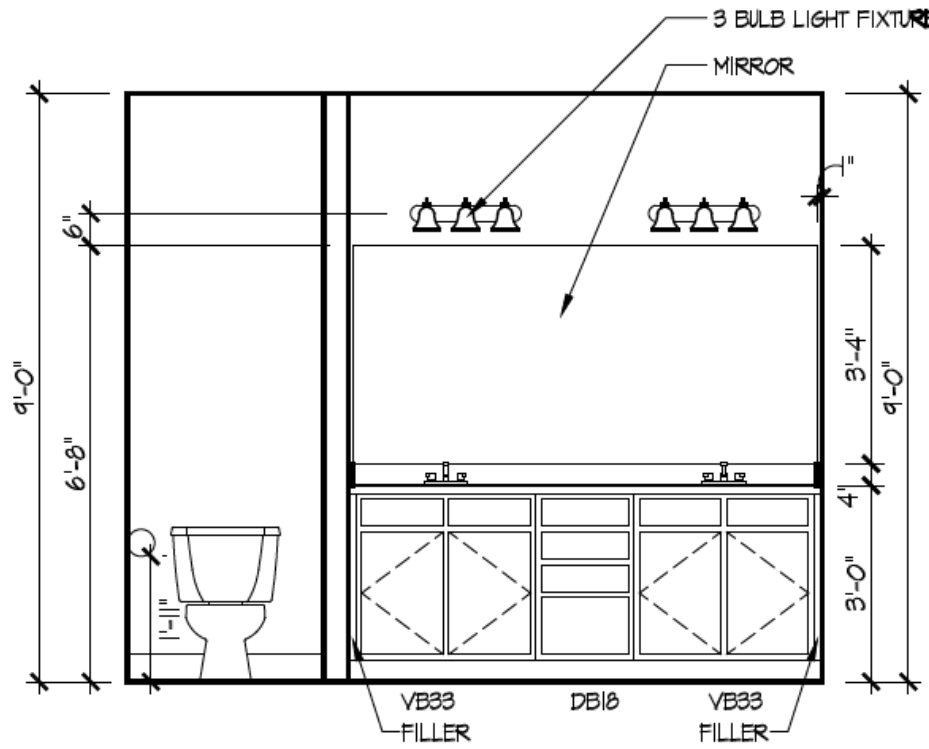
4 Fireplace
A-402



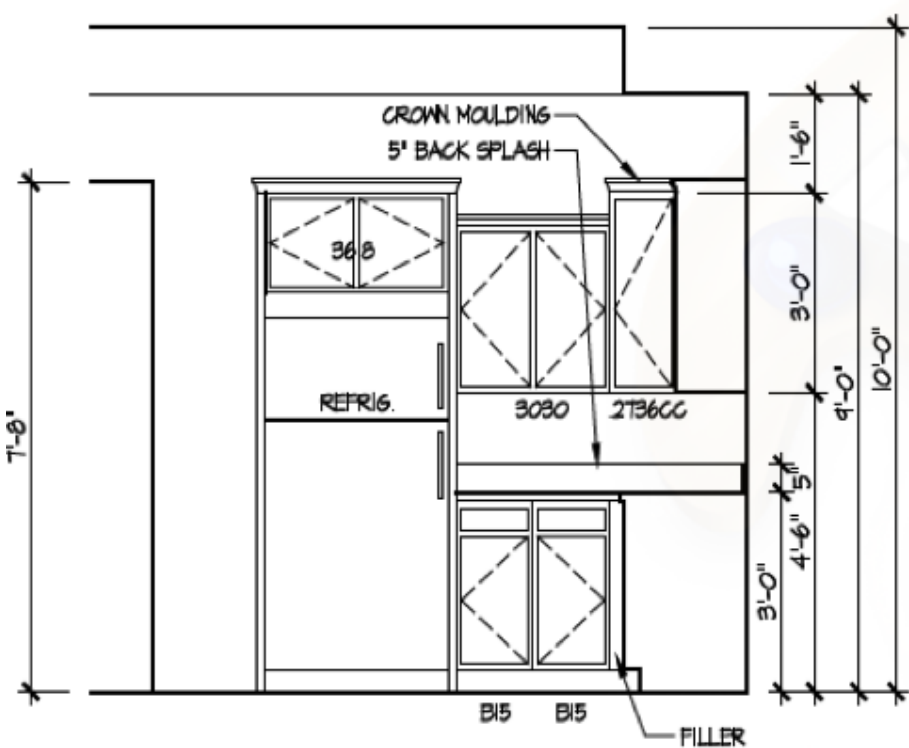
5 Kitchen - Island
A-402



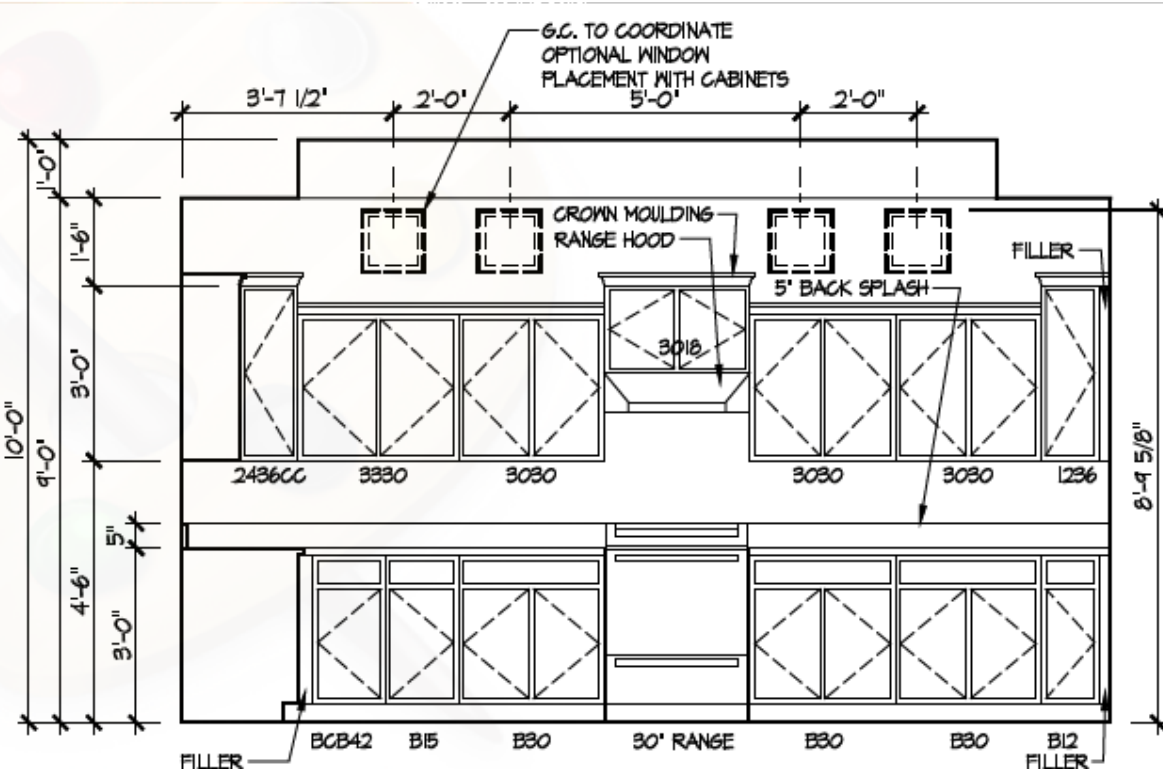
6 Master Bath Shower - Walk-in
A-402



7 Master Bath Vanity
A-402



8 Kitchen Staggered Layout
A-402



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DRAWING TITLE
DETAILS

SHEET NUMBER
A-402