

BH 109

4994 RAE LANE

2 Story Slab

Irrigation Line

Humidifier Valve

Landry Tub

2 shower tile base

1 RH tub base

1 large tankless heater

Gas Furnace , Fireplace , Heater , Cooktop , Dryer and outside grill





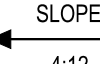
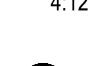

BH-L109

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 109 | ADDRESS: 4994 RAE LANE, WEST CHESTER, OHIO 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	2139 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	742 SF
TOTAL CONDITIONED AREA :	2881 SF
TOTAL GARAGE AREA :	
	532 SF
FRONT PORCH AREA :	
	203 SF
COVERED PATIO AREA :	
	0 SF
UNCOVERED PATIO AREA :	
	594 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'-0"
BUILDING DEPTH: 81'-10"
BUILDING HEIGHT: 23'-2 1/4"
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"
	ELEVATION MARKER
	ROOF SLOPE
	SD
	SD / CO

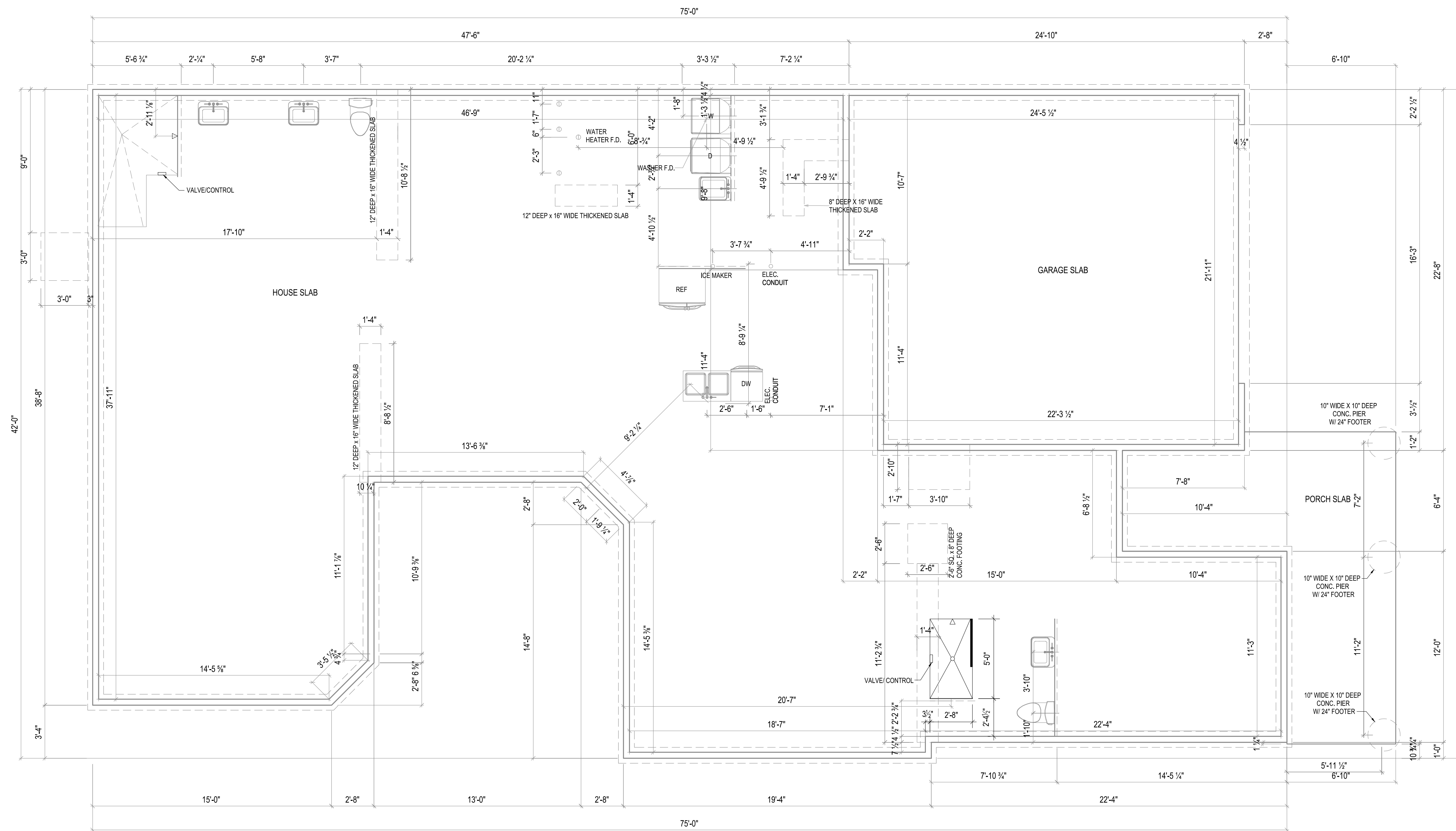
SHEET INDEX	
COVER	A-000
SCHEDULES	A-010
GENERAL NOTES	A-020
FOUNDATION PLAN	A-050
FIRST FLOOR PLAN	A-101
SECOND FLOOR PLAN	A-102
ROOF PLAN	A-120
FRONT / BACK ELEVATION	A-200
LEFT / RIGHT ELEVATION	A-201
DETAILS	A-401
DETAILS	A-402
DETAILS	A-403
DETAILS	A-404
DETAILS	A-405
DETAILS	A-406
FIRST FLOOR ELECTRICAL PLAN	E-101
SECOND FLOOR ELECTRICAL PLAN	E-102
SHEAR WALL PLAN	S-100
SHEAR WALL DETAILS	S-101

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/14/2023

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 109
LOT ADDRESS: 4994 RAE LANE WEST CHESTER, OHIO 45069

DRAWING TITLE
COVER

SHEET NUMBER
A-000



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

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	8/17/23

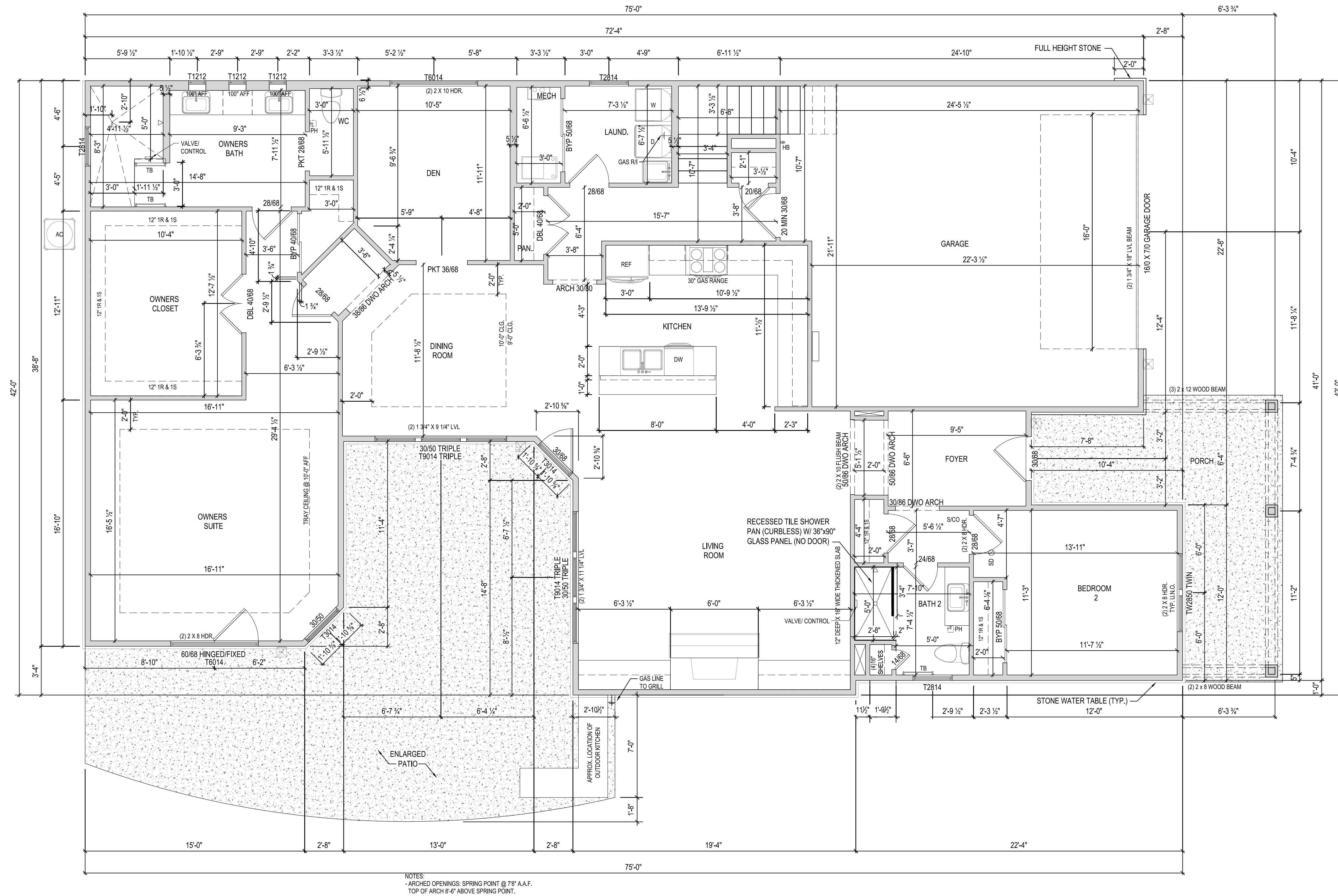
PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 109

LOT ADDRESS:
4994 RAE LANE
WEST CHESTER, OHIO 45069

DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER
A-050

NOTES:
- ARCHED OPENINGS: SPRING POINT @ 78" A.A.F.
TOP OF ARCH 8'-6" ABOVE SPRING POINT.



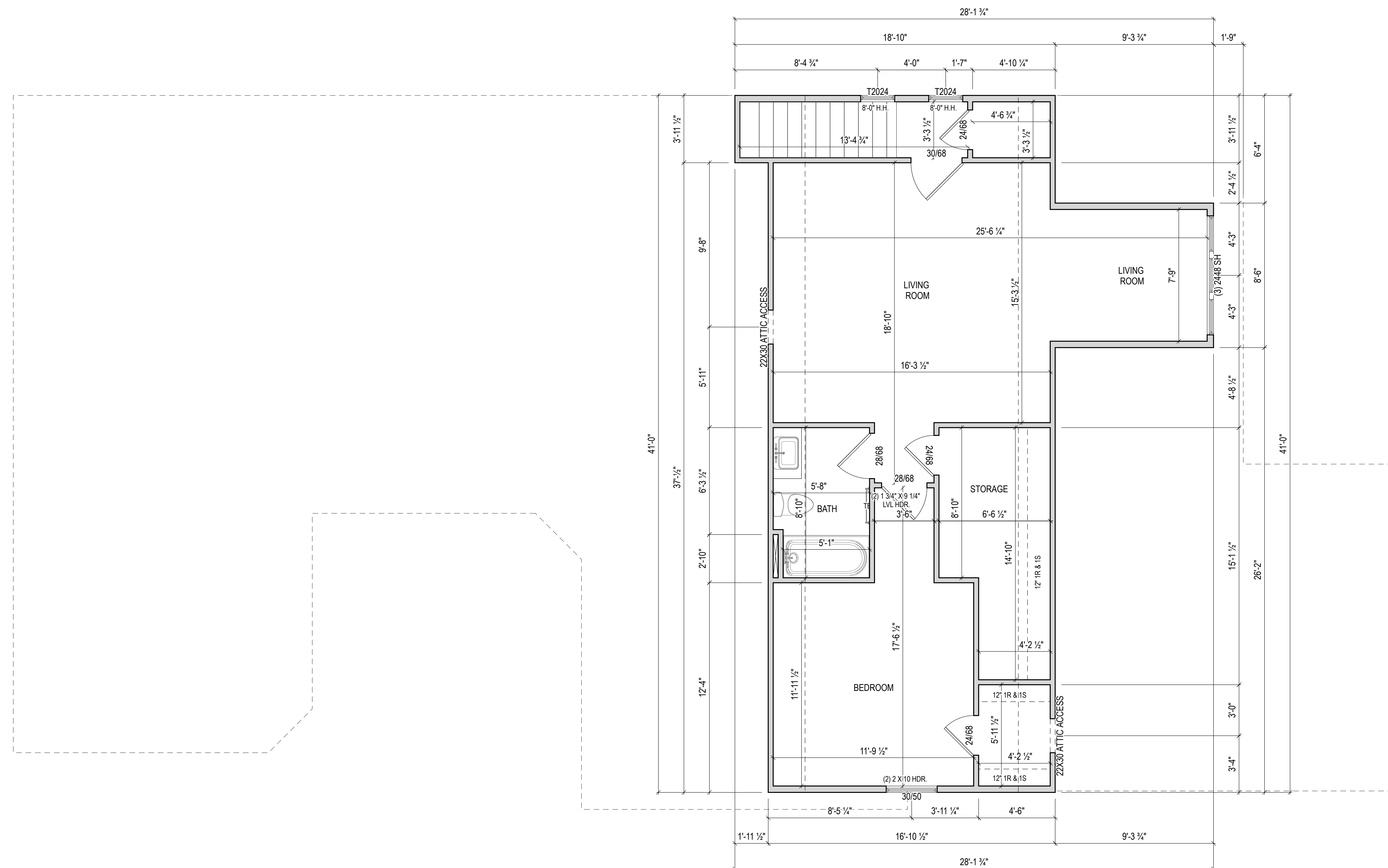
ISSUE	DESCRIPTION	DATE
01	BUILDER SET	8/17/23

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 109

LOT ADDRESS:
4994 RAE LANE
WEST CHESTER, OHIO 45069

DRAWING TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER
A-101



ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/31/2023

PROJECT
 PLAN: BH Portico D2 D2+ - 4.5"
 ELEV: Elevation A - Euro Country
 LOT: 109

LOT ADDRESS:
 4994 RAE LANE
 WEST CHESTER, OHIO

DRAWING TITLE
SECOND FLOOR PLAN

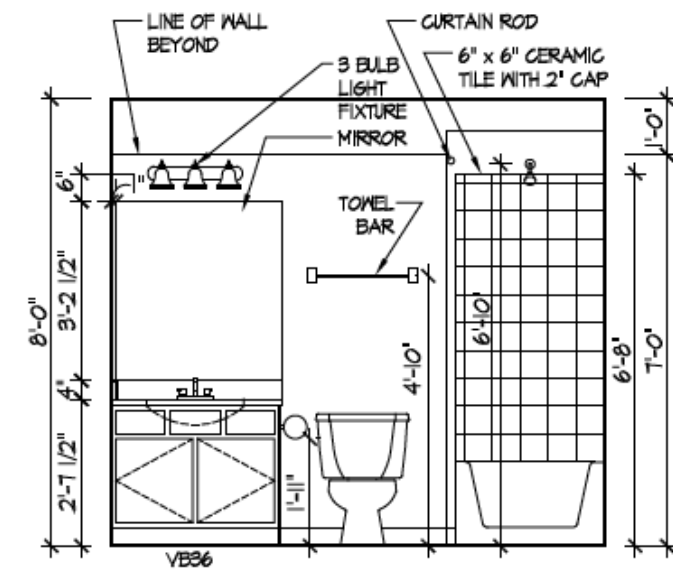
SHEET NUMBER
A-102



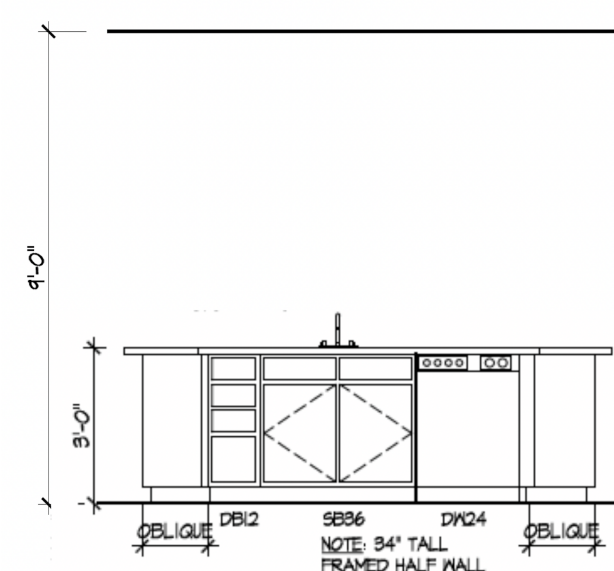
EPCON
COMMUNITIES

Epcon Foundation DG

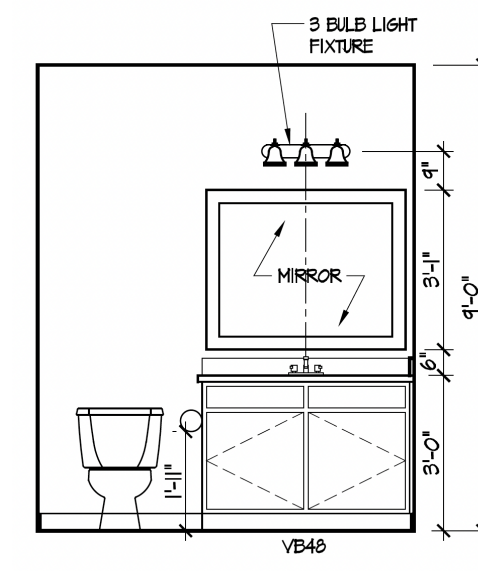
Bel Haven LLC
West Chester, OH,



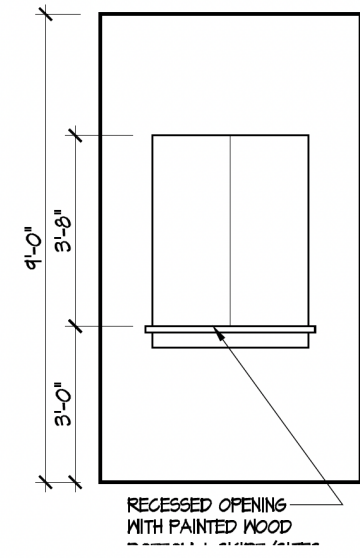
1 BATH 3: BONUS RM
A-401



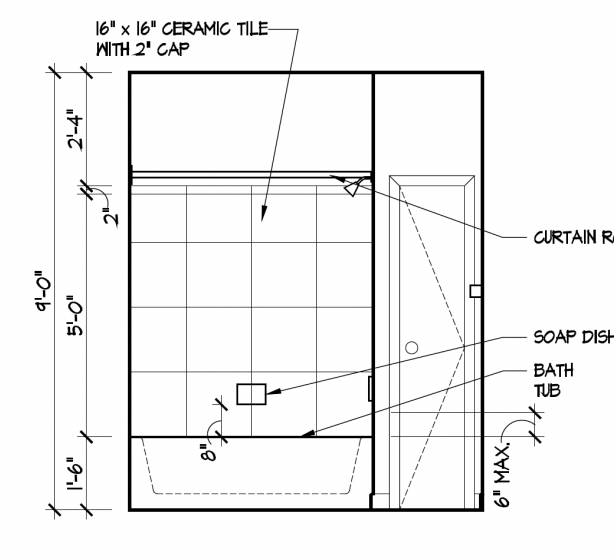
2 KITCHEN ISLAND
A-401



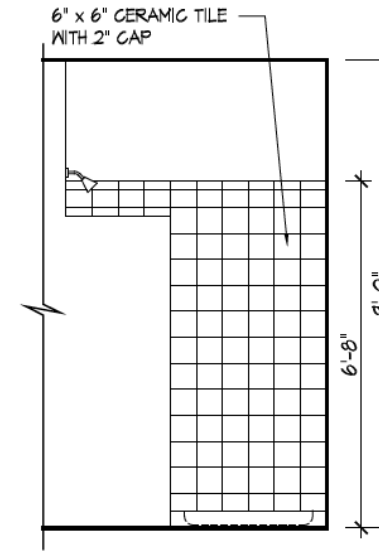
3 BATH 2: VANITY
A-401



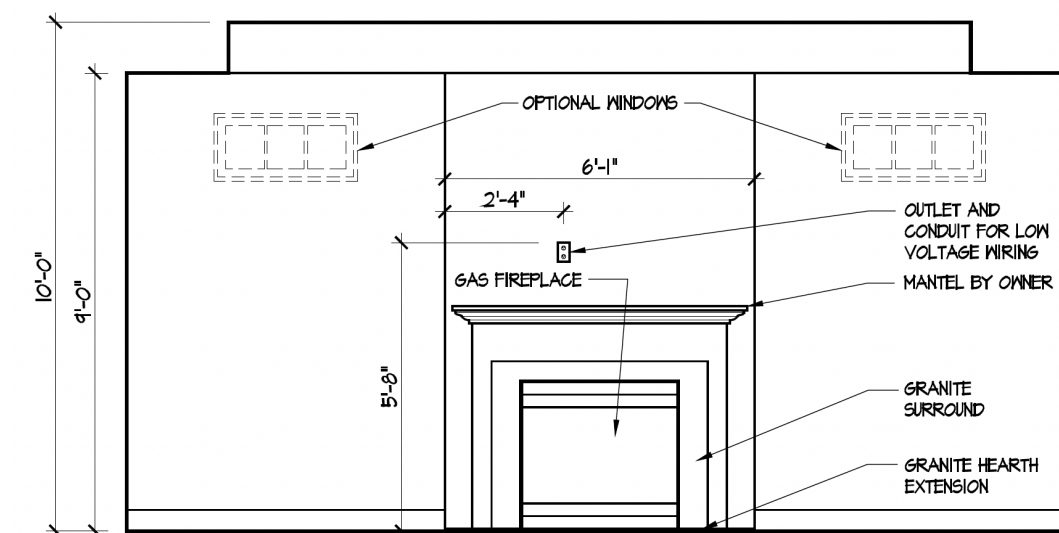
4 MASTER FOYER ENTRY
A-401



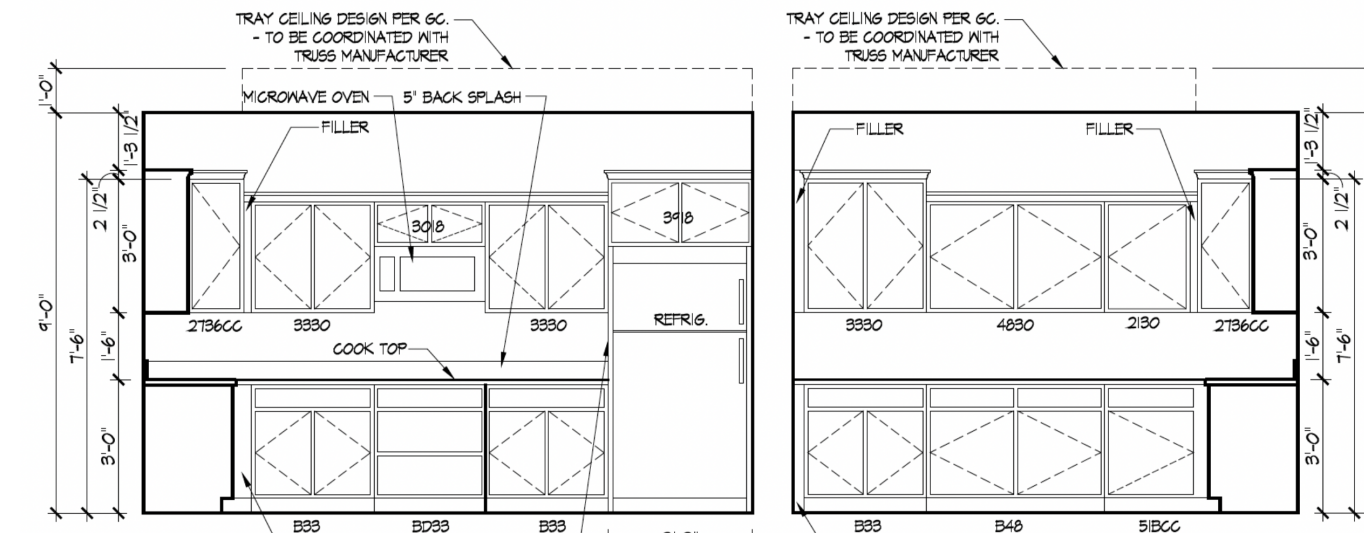
5 BATH 2: TUB/SHWR
A-401



6 MASTER SHOWER: WALK-IN SHOWER
A-401



7 FIREPLACE (D2+)
A-401



8 KITCHEN LAYOUT (D2+)
A-401

ISSUE	DESCRIPTION	DATE
01	BUILDER SET	7/31/2023

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 109

LOT ADDRESS:
4994 RAE LANE
WEST CHESTER, OHIO

DRAWING TITLE
DETAILS

SHEET NUMBER
A-401