

BH 159
4989 Rae Lane

2 story slab - 3 baths
1 large tankless heater
2 Hose bibs - no valves required
Laundry tub - washer room
1 RH Tub
1 LH Tub
1 tile shower drain
Irrigation system
Ice maker

Gas Furnace , Tankless Heater and Fireplace



BH 159

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 159 | ADDRESS: 4989 Rae Lane, West Chester, Ohio 45069


PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	1921 SF
SECOND FLOOR SF	742 SF
TOTAL CONDITIONED AREA :	2663 SF
TOTAL GARAGE AREA :	532 SF
FRONT PORCH AND PORTICO AREA :	203 SF
REAR PORCH AREA :	156 SF
PATIO AREA :	274 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: 80'-2 1/2"
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	
	ELEVATION MARKER
	ROOF SLOPE
	SD
	SD / CO

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Epcon Foundation DG

Bel Haven LLC
West Chester, OH.

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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	11/11/2024

PROJECT

PLAN: BH Portico D2 D2+ - 4.5"

ELEV: Elevation A - Euro Country

LOT: 159

DRAWING TITLE

COVER

SHEET NUMBER

A-000

NOT FOR CONSTRUCTION

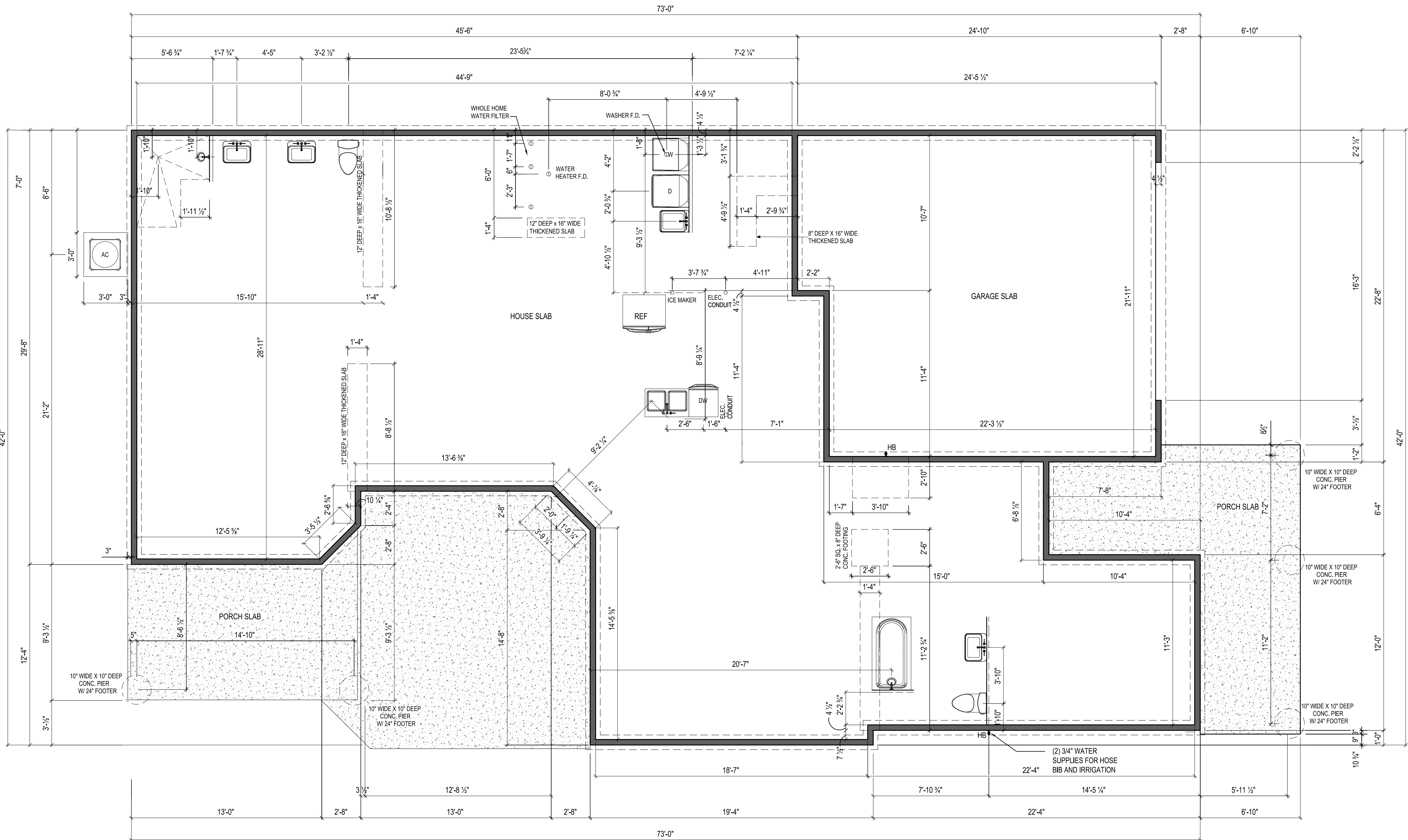
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FOUNDATION PLAN

SHEET NUMBER
A-050

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- 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".



EPCON[®]
COMMUNITIES

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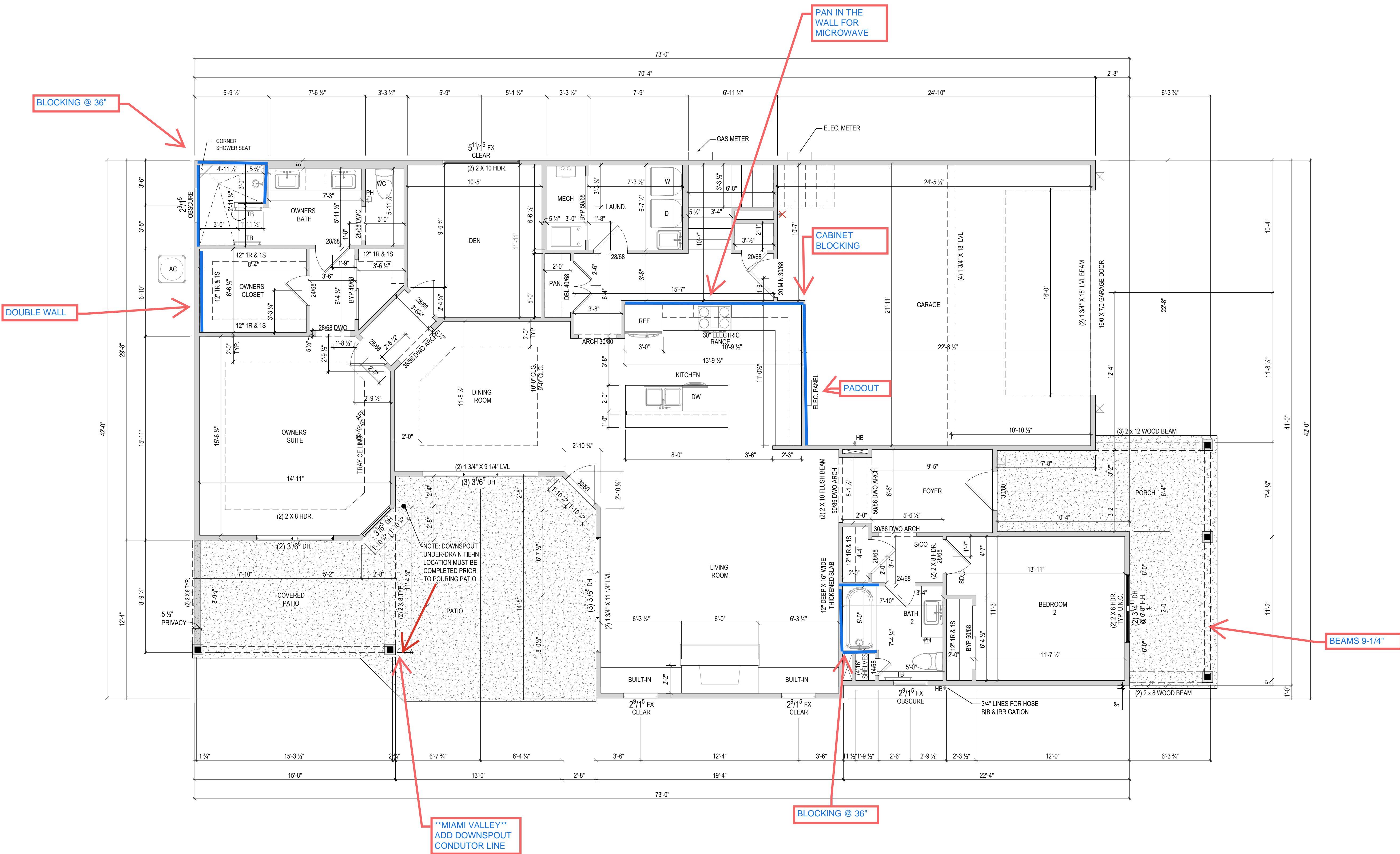
DRAWING TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-101

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1 FLOOR PLAN

A-101

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

NOTES:
1.) 3" WIDE BETWEEN WINDOW ROUGH OPENINGS



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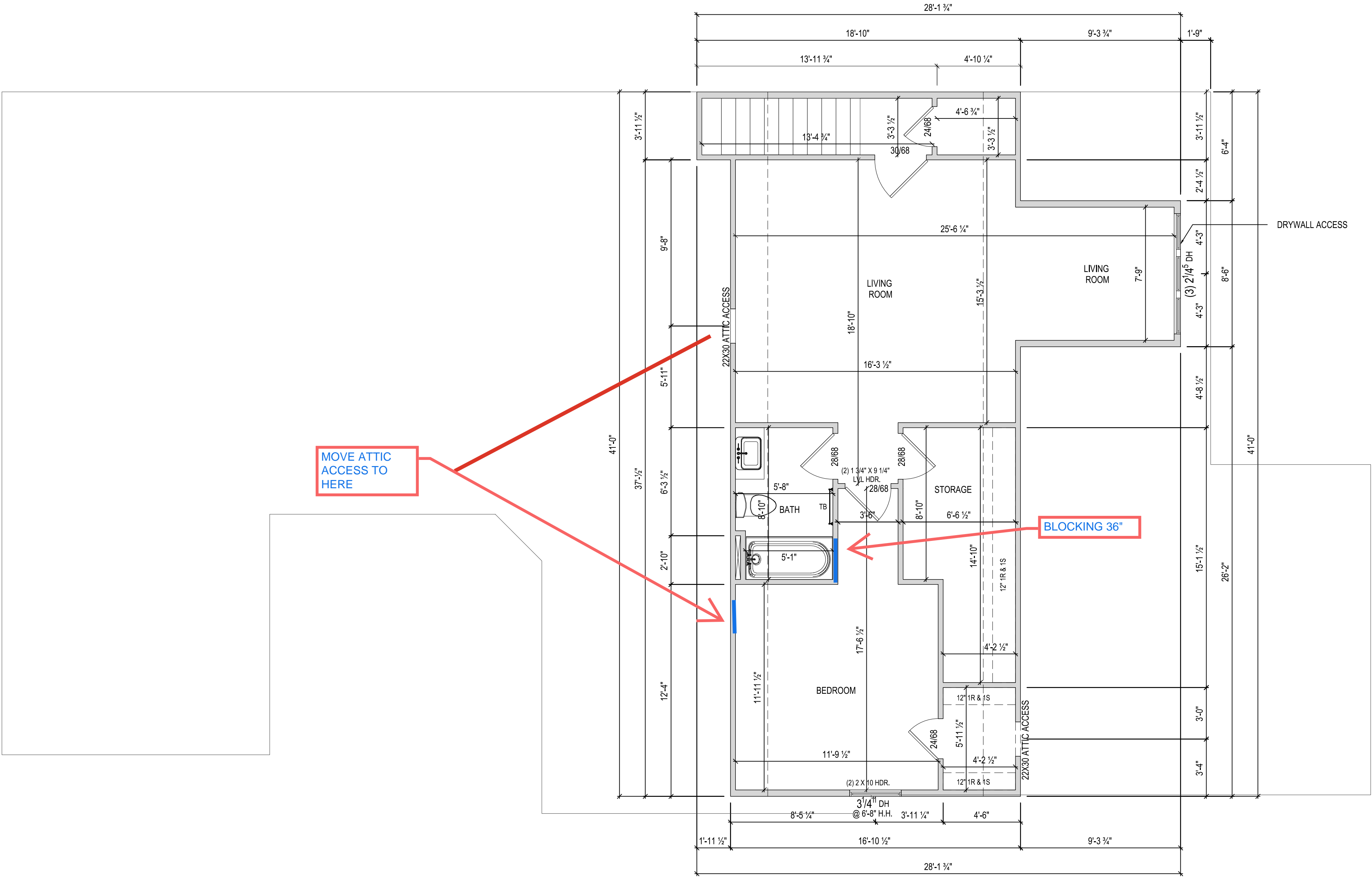
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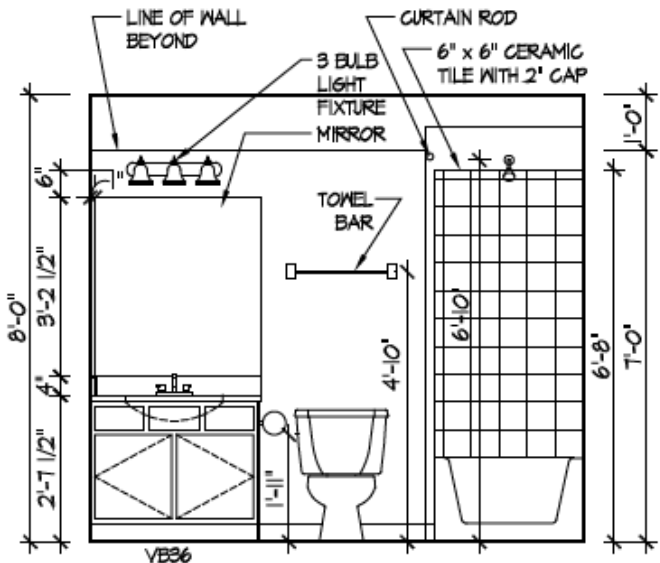
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**SECOND FLOOR
PLAN**

SHEET NUMBER
A-102

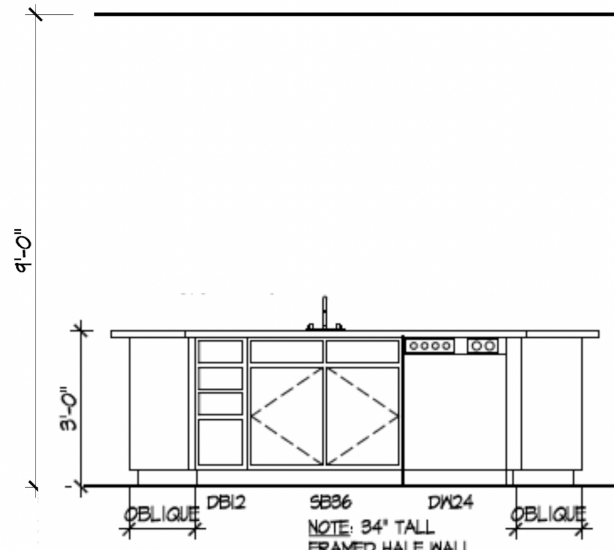
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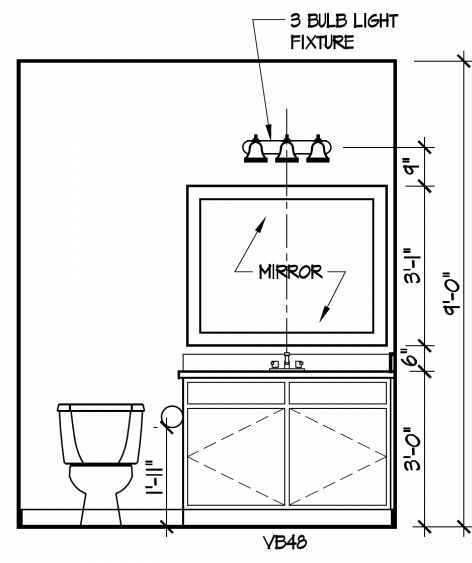




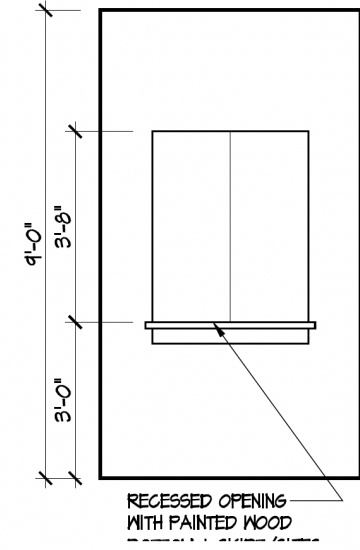
1 BATH 3: BONUS RM
A-401



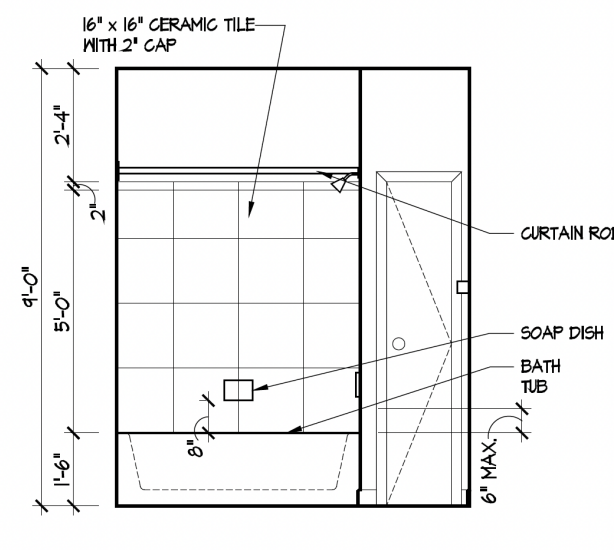
2 KITCHEN ISLAND
A-401



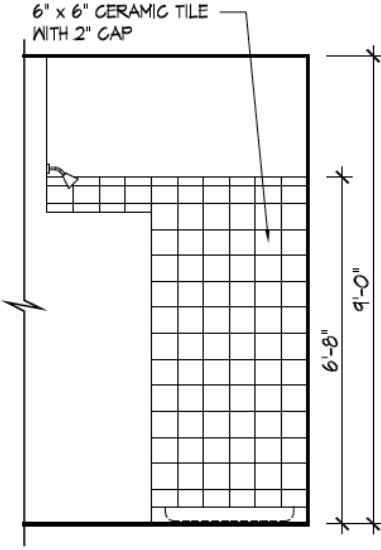
3 BATH 2: VANITY
A-401



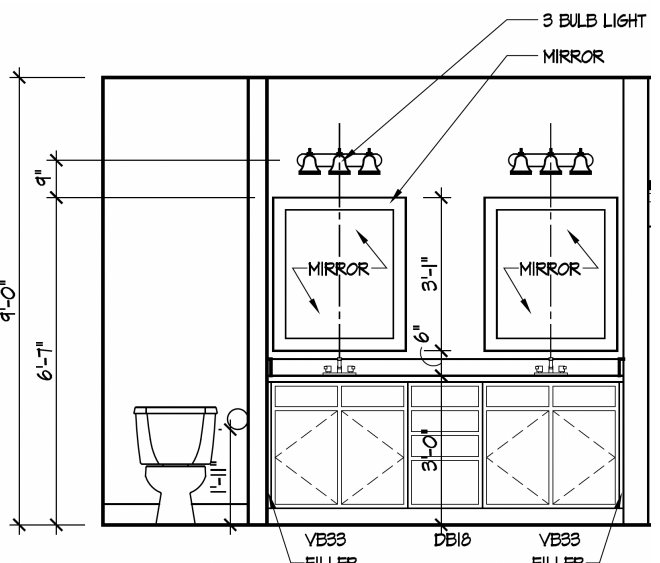
4 MASTER FOYER ENTRY
A-401



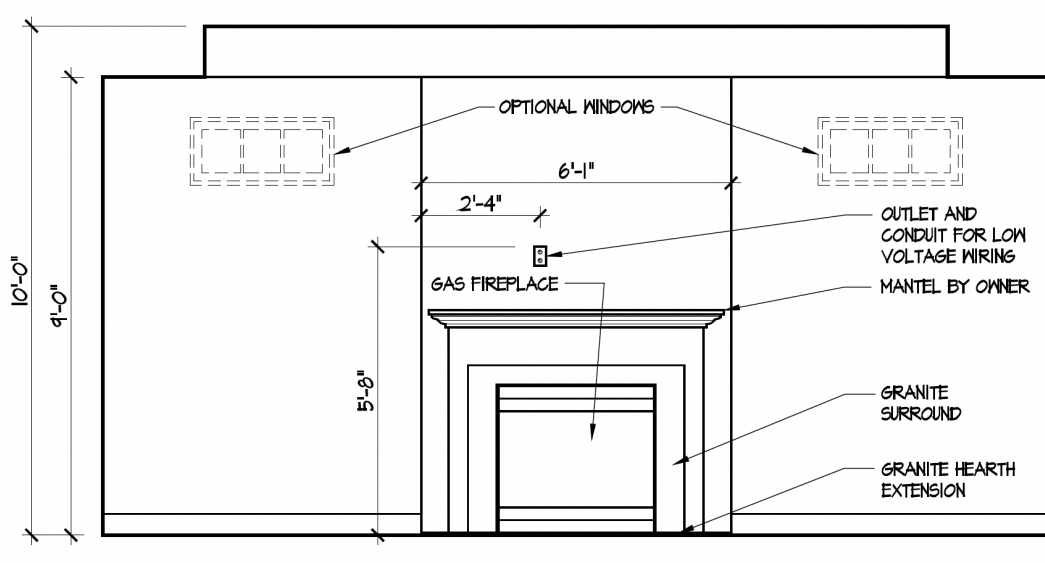
5 BATH 2: TUB/SHWR
A-401



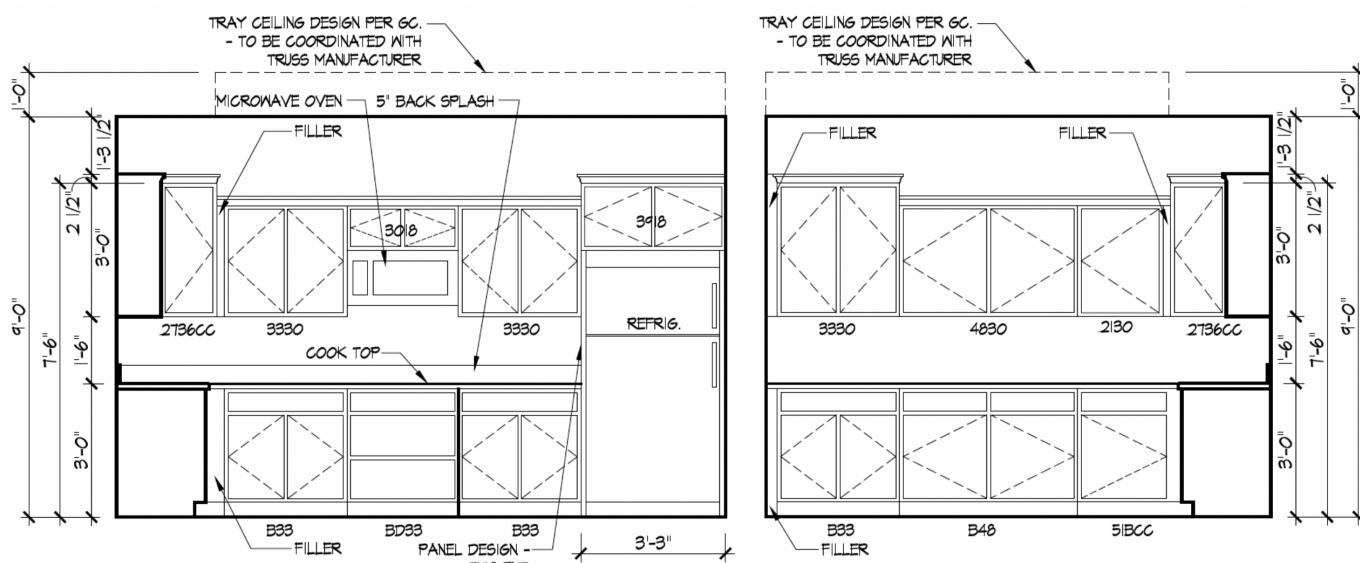
6 MASTER SHOWER: WALK-IN SHOWER
A-401



7 MASTER BATH: VANITY
A-401



8 FIREPLACE (D2+)
A-401



9 KITCHEN LAYOUT (D2+)
A-401

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