

BH 161  
4979 Rae Lane

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

Gas Furnace , Tankless Heater and Fireplace



BH 161

MASTER PLAN: Portico Plus | ELEVATION: Elevation E - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 161 | ADDRESS: 4979 Rae Lane, West Chester, Ohio 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	1921 SF
TOTAL CONDITIONED AREA :	1921 SF
TOTAL GARAGE AREA :	
	532 SF
FRONT PORCH AND PORTICO AREA :	314 SF
REAR PORCH AREA :	31 SF
PATIO AREA :	275 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'-0"
BUILDING DEPTH: 79'-10"
BUILDING HEIGHT: 23'-10 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

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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	7/28/2025

PROJECT

PLAN: BH Portico D2 D2+ - 4.5"

ELEV: Elevation E - Euro Country

LOT: 161

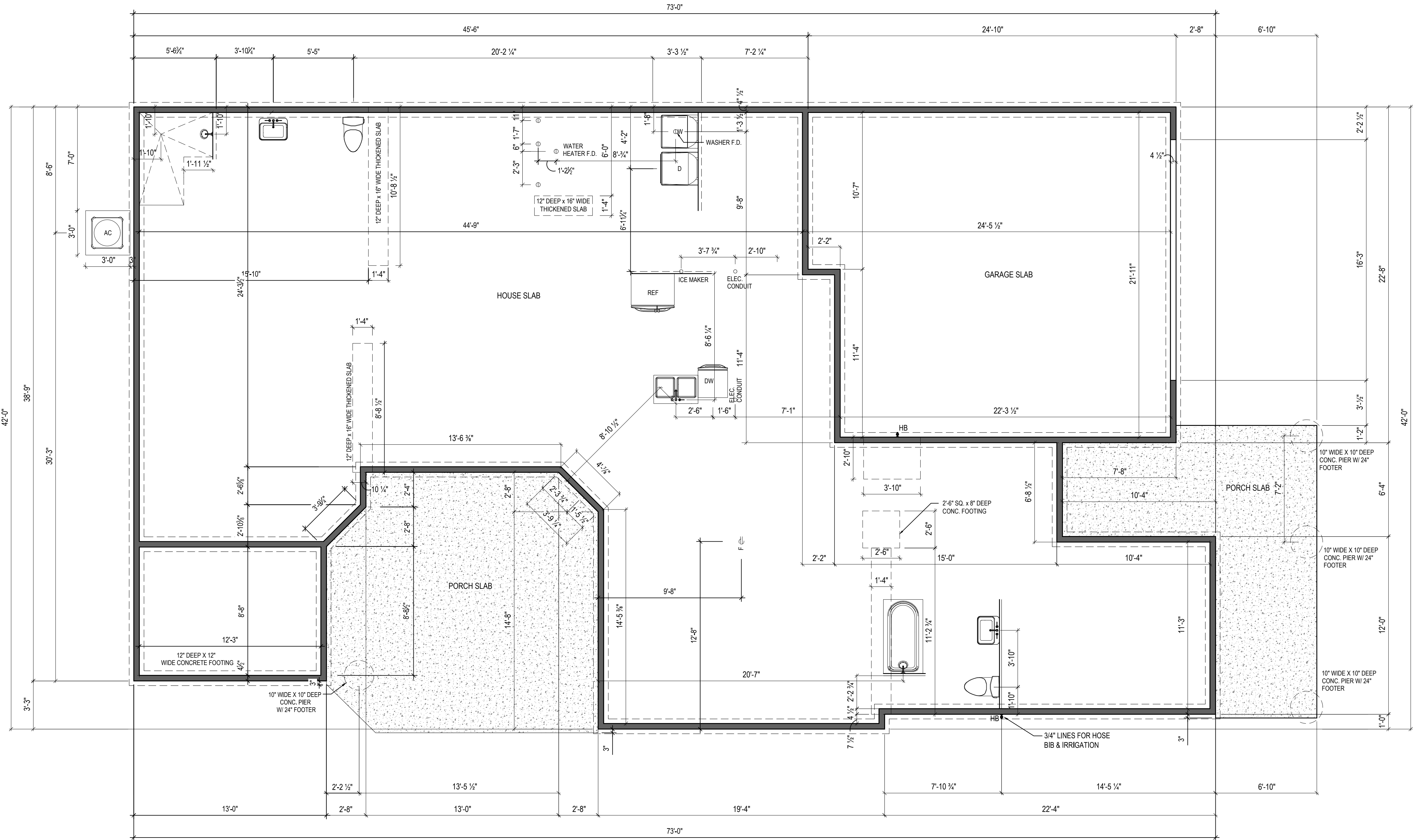
DRAWING TITLE

**COVER**

SHEET NUMBER

**A-000**

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

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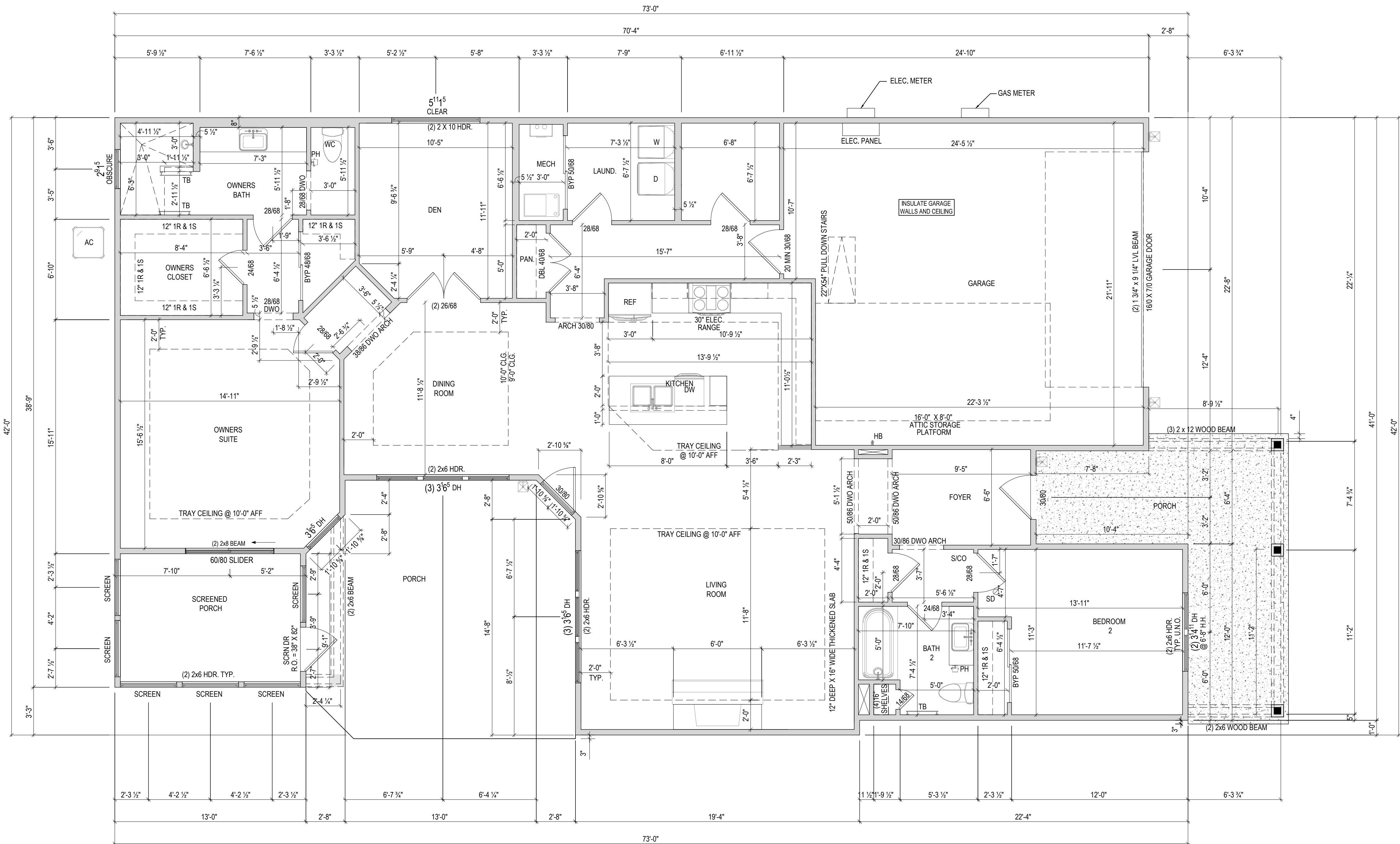
PROJECT  
PLAN: BH Portico D2 D2+ - 4.5"  
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LOT: 161

DRAWING TITLE  
FOUNDATION PLAN

SHEET NUMBER  
A-050



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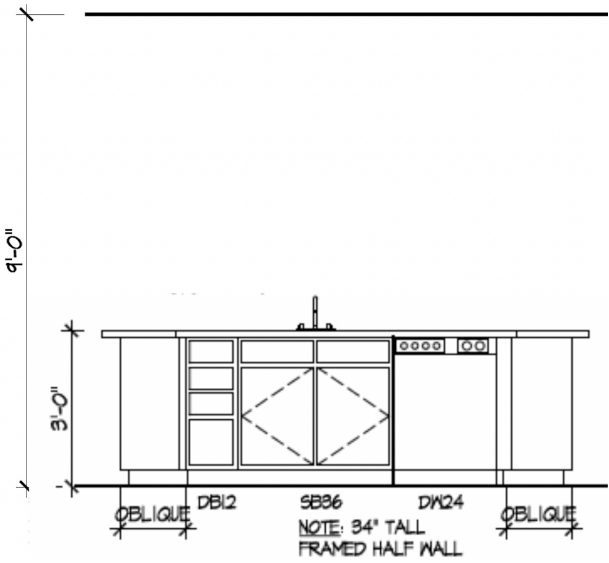
NOTES:  
- ARCHED OPENINGS: SPRING POINT @ 78" A.A.F.  
TOP OF ARCH 8'-6" ABOVE SPRING POINT.

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ELEV: Elevation A - Euro Country  
LOT: 161

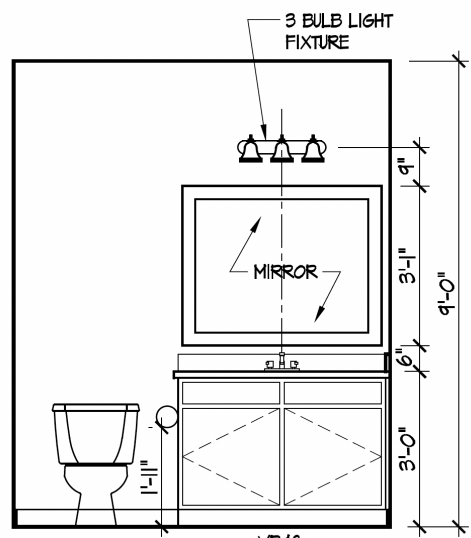
DRAWING TITLE  
**FIRST FLOOR  
PLAN**

SHEET NUMBER  
**A-101**



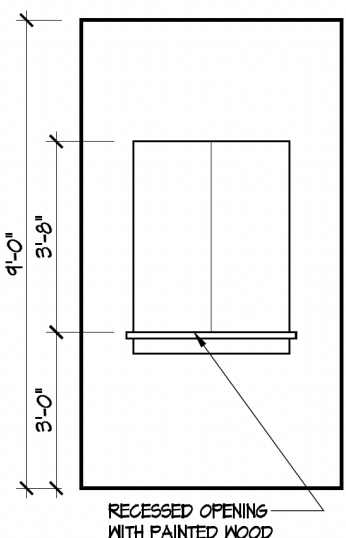
1 KITCHEN ISLAND

A-401



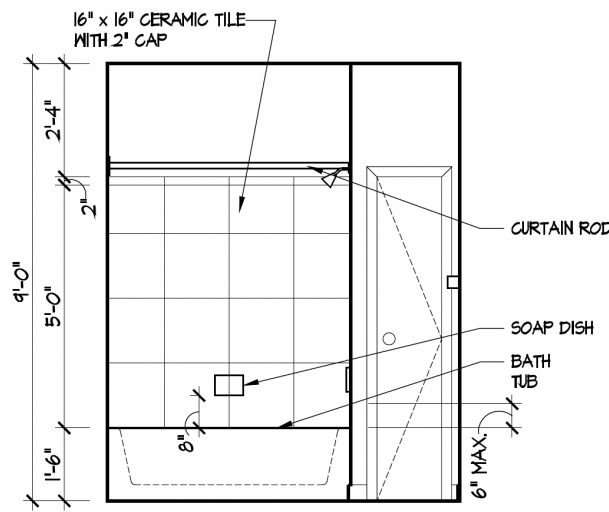
2 BATH 2: VANITY

A-401



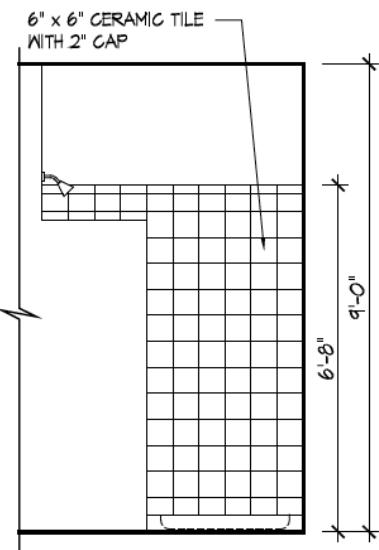
3 MASTER FOYER ENTRY

A-401



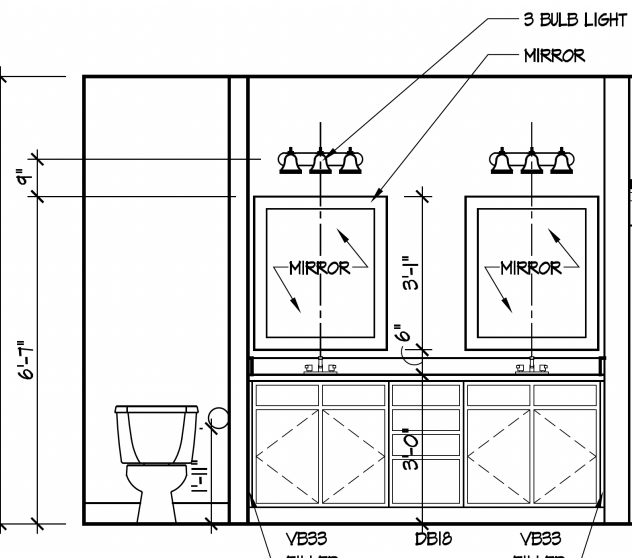
4 BATH 2: TUB/SHWR

A-401



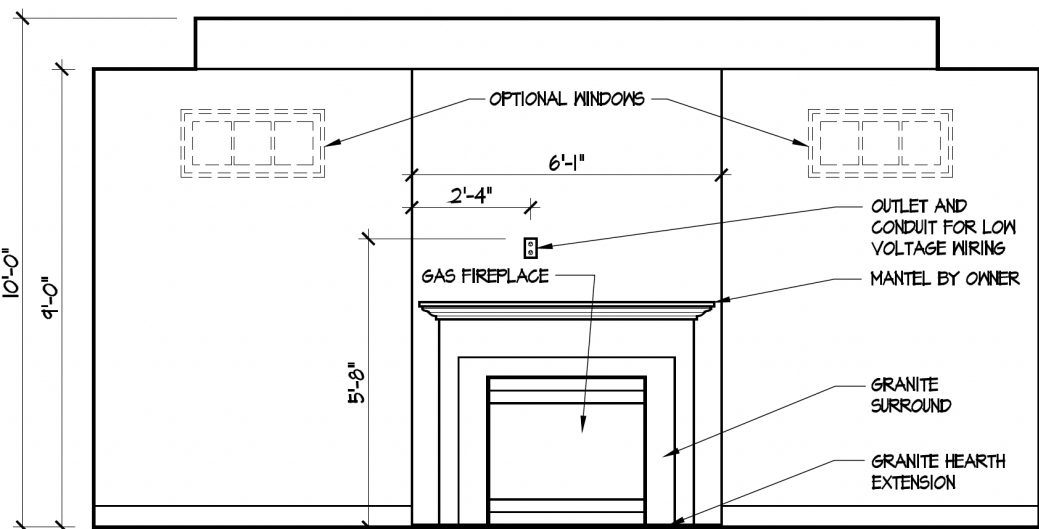
5 MASTER SHOWER: WALK-IN SHOWER

A-401



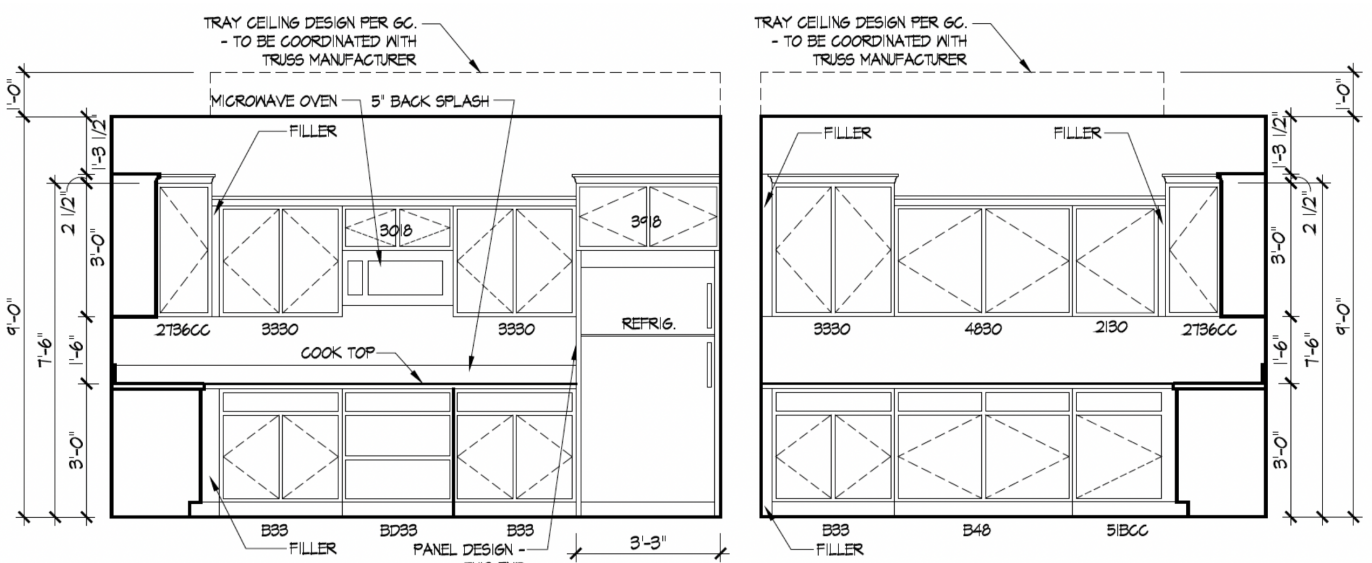
6 MASTER BATH: VANITY

A-401



7 FIREPLACE (D2+)

A-401



8 KITCHEN LAYOUT (D2+)

A-401



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DETAILS

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A-401