

BH 165
4959 Rae Lane

2 story slab
1 large tankless heater
2 Hose bibs - no valves required
1 - tiled shower
1 - 60" shower pan
1 - LH Tub
Irrigation system
Ice maker
Humidifier valve

Gas Furnace , Tankless Heater and Fireplace



BH 165

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 165 | ADDRESS: 4959 Rae Lane, West Chester, Ohio 45069


PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF	1980 SF
SECOND FLOOR SF	742 SF
TOTAL CONDITIONED AREA :	2722 SF
TOTAL GARAGE AREA :	532 SF
FRONT PORCH AND PORTICO AREA :	331 SF
REAR PORCH AREA :	32 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: 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	
	ELEVATION MARKER
	ROOF SLOPE
	SD
	SD / CO

SHEET INDEX	
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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	8/5/2025

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 165

DRAWING TITLE
COVER

SHEET NUMBER
A-000

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01	BUILDER SET	8/5/2025

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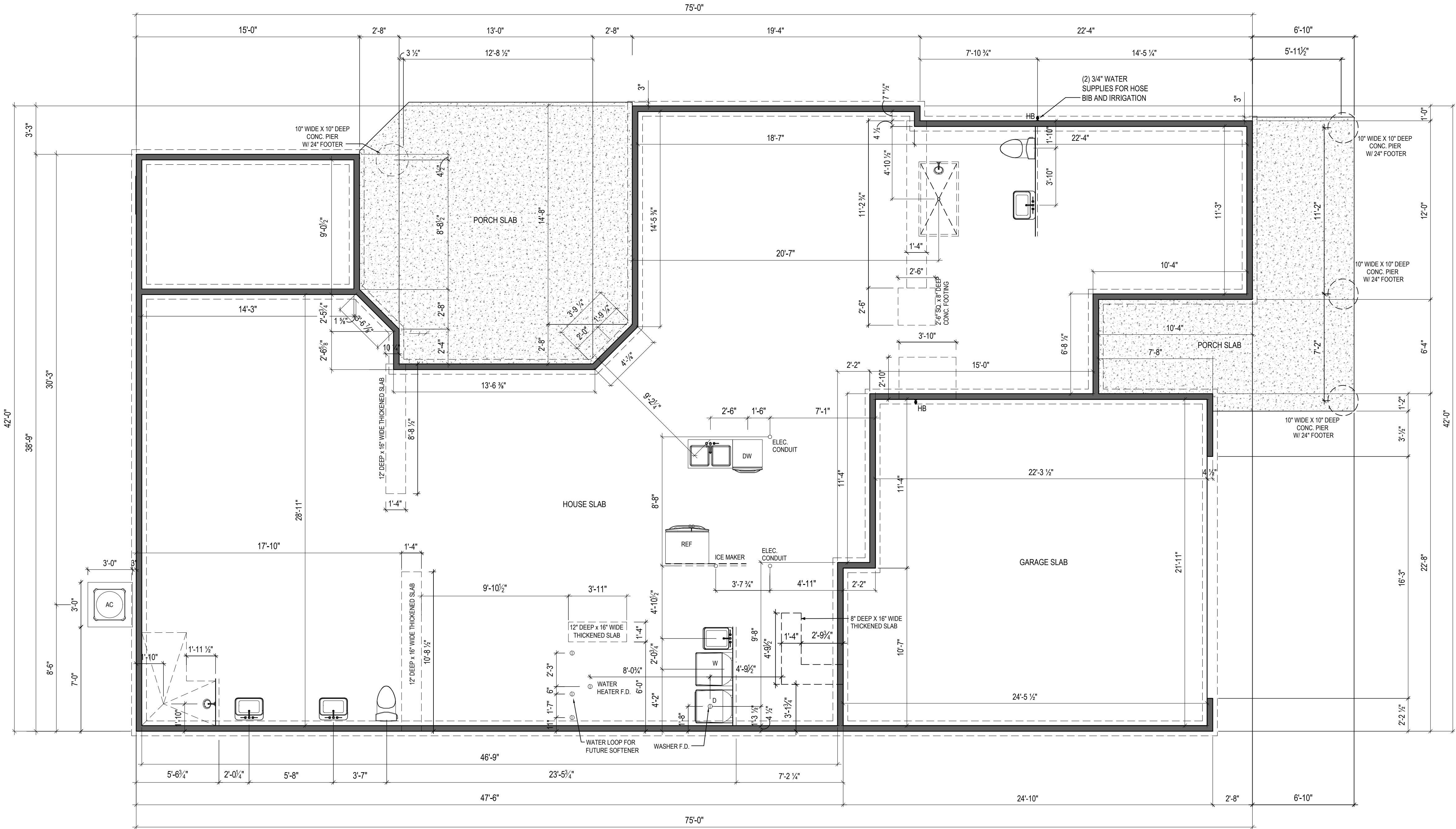
DRAWING TITLE
FOUNDATION PLAN

SHEET NUMBER

A-050

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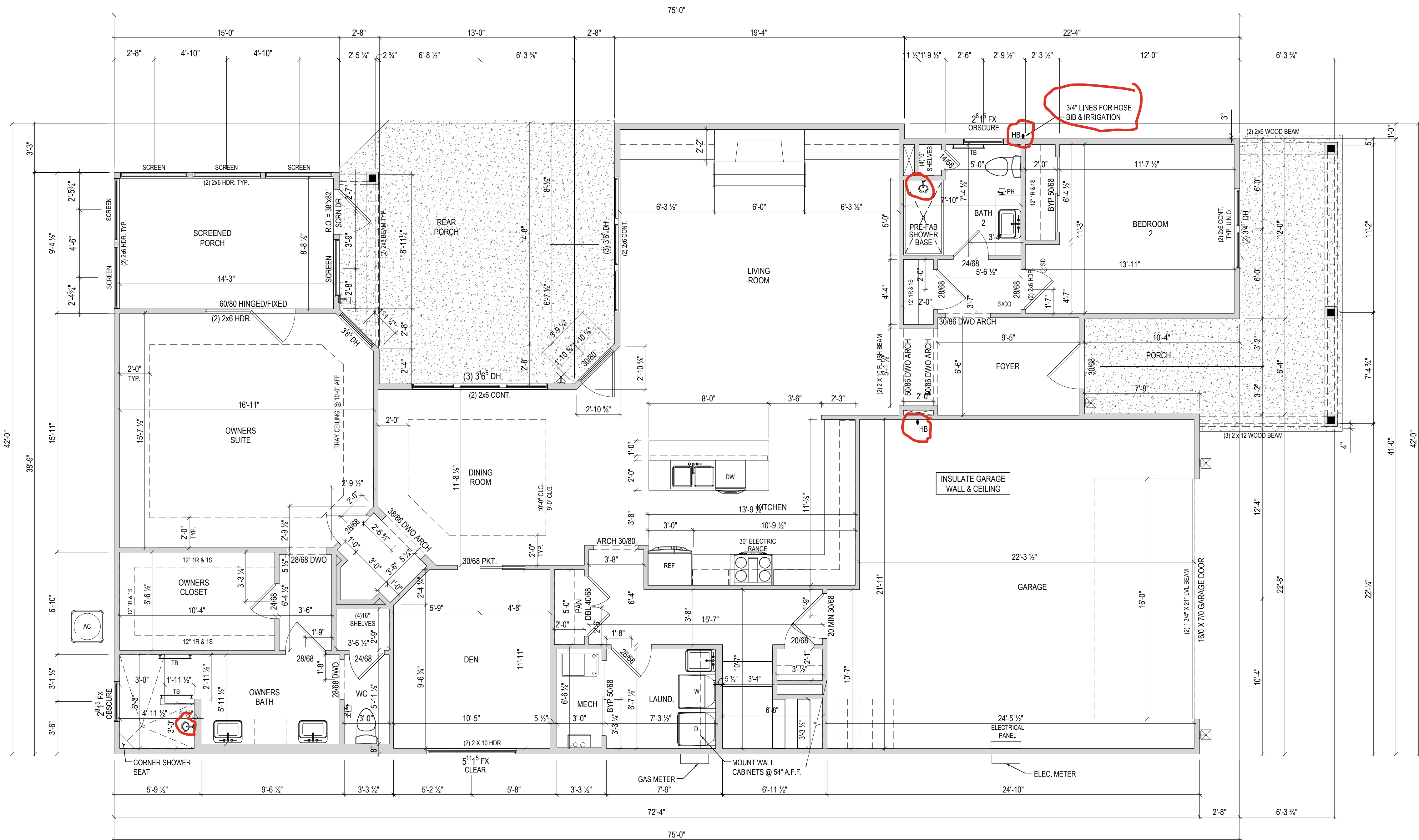
NOTES:
THICKENED SLAB SHALL BE REINFORCED
WITH CONTINUOUS (2) #4 REBAR





West Chester, OH

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1

FLOOR PLAN

A-101

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

FIRST FLOOR PLAN

SHEET NUMBER

A-101

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PROJECT

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DRAWING TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-102

