



BH-L108

MASTER PLAN: Portico Plus | ELEVATION: Elevation A - Euro Country | COMMUNITY: Bel Haven | LOT NUMBER: 108 | ADDRESS: 4990 RAE LANE, WEST CHESTER, OHIO 45069

PLANS POWERED BY HIGHARC

PROJECT SUMMARY	
BUILDING AREA	
CONDITIONED AREA	
FIRST FLOOR SF (OUTSIDE OF FRAME)	1921 SF
SECOND FLOOR SF (OUTSIDE OF FRAME)	742 SF
TOTAL CONDITIONED AREA :	2663 SF
TOTAL GARAGE AREA :	
	532 SF
FRONT PORCH AREA :	203 SF
COVERED PATIO AREA :	156 SF
UNCOVERED 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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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	6/14/2023

PROJECT
PLAN: BH Portico D2 D2+ - 4.5"
ELEV: Elevation A - Euro Country
LOT: 108

LOT ADDRESS:

DRAWING TITLE
COVER

SHEET NUMBER
A-000



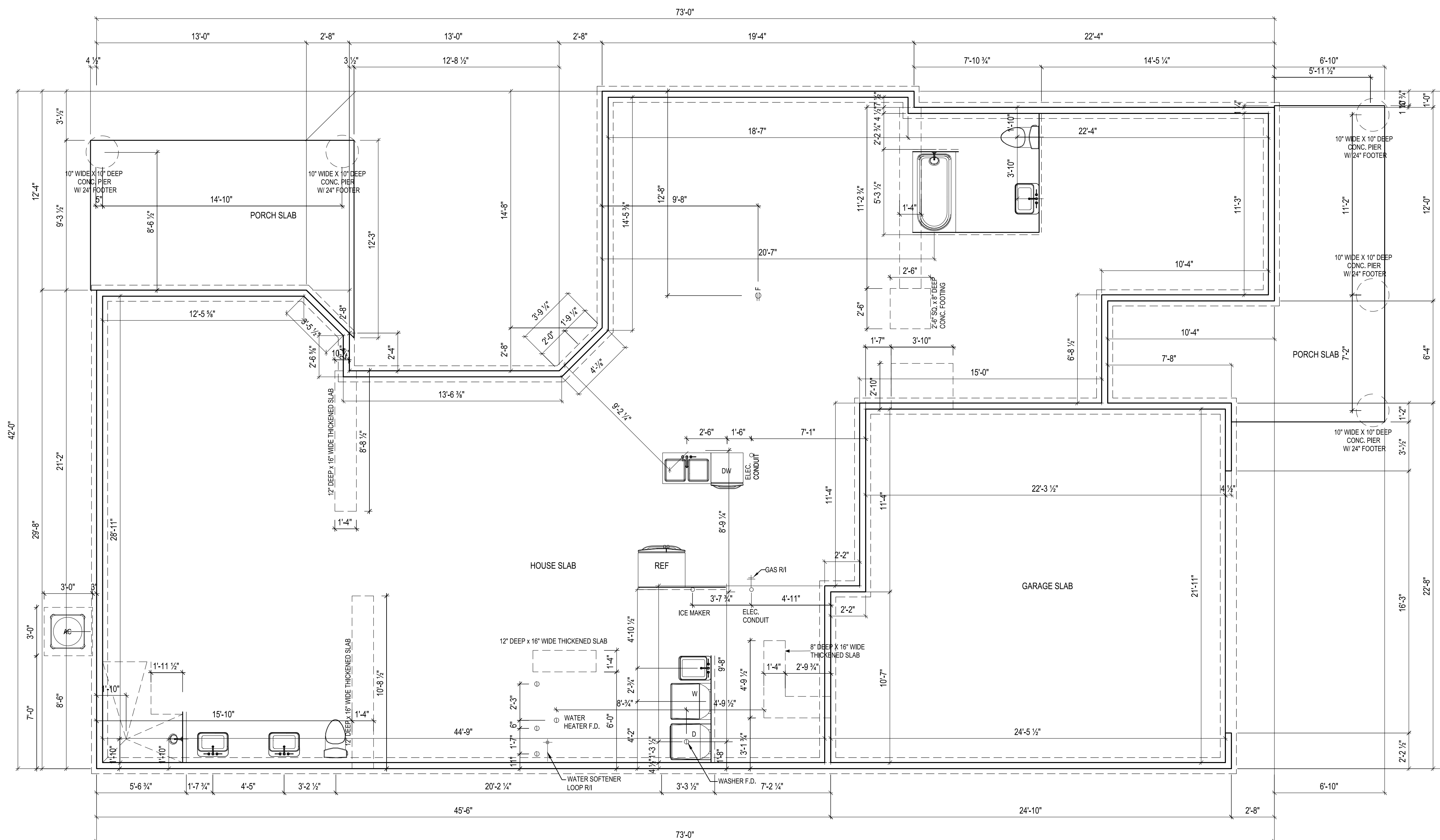
EPCON
COMMUNITIES

Epcon Foundation DG

Bel Haven LLC
West Chester, OH,

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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

NOT FOR CONSTRUCTION

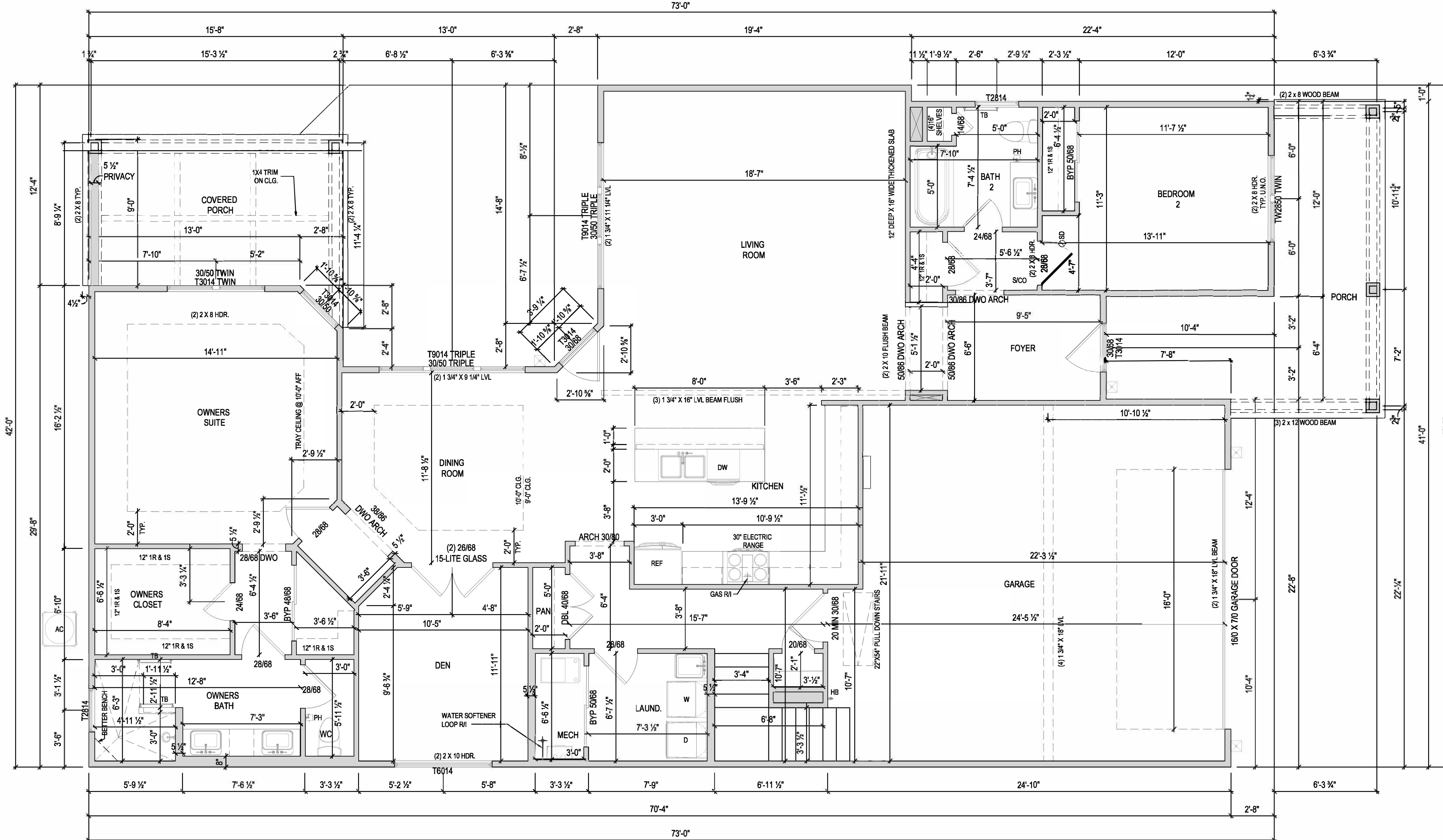
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1 FOUNDATION PLAN
A-000 1/8" = 1'-0" @ 11" x 17"

BH 108 - 4990 RAE LANE

2 Story Slab
Ice maker
Irrigation Line
Humidifier Valve
Laundry Tub
Softner Loop

Gas Furnace , Fireplace , Dryer and Heater



1 FIRST FLOOR PLAN
A-101
1/8" = 1'-0" @ 11" x 17"



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FIRST FLOOR PLAN

SHEET NUMBER
A-101

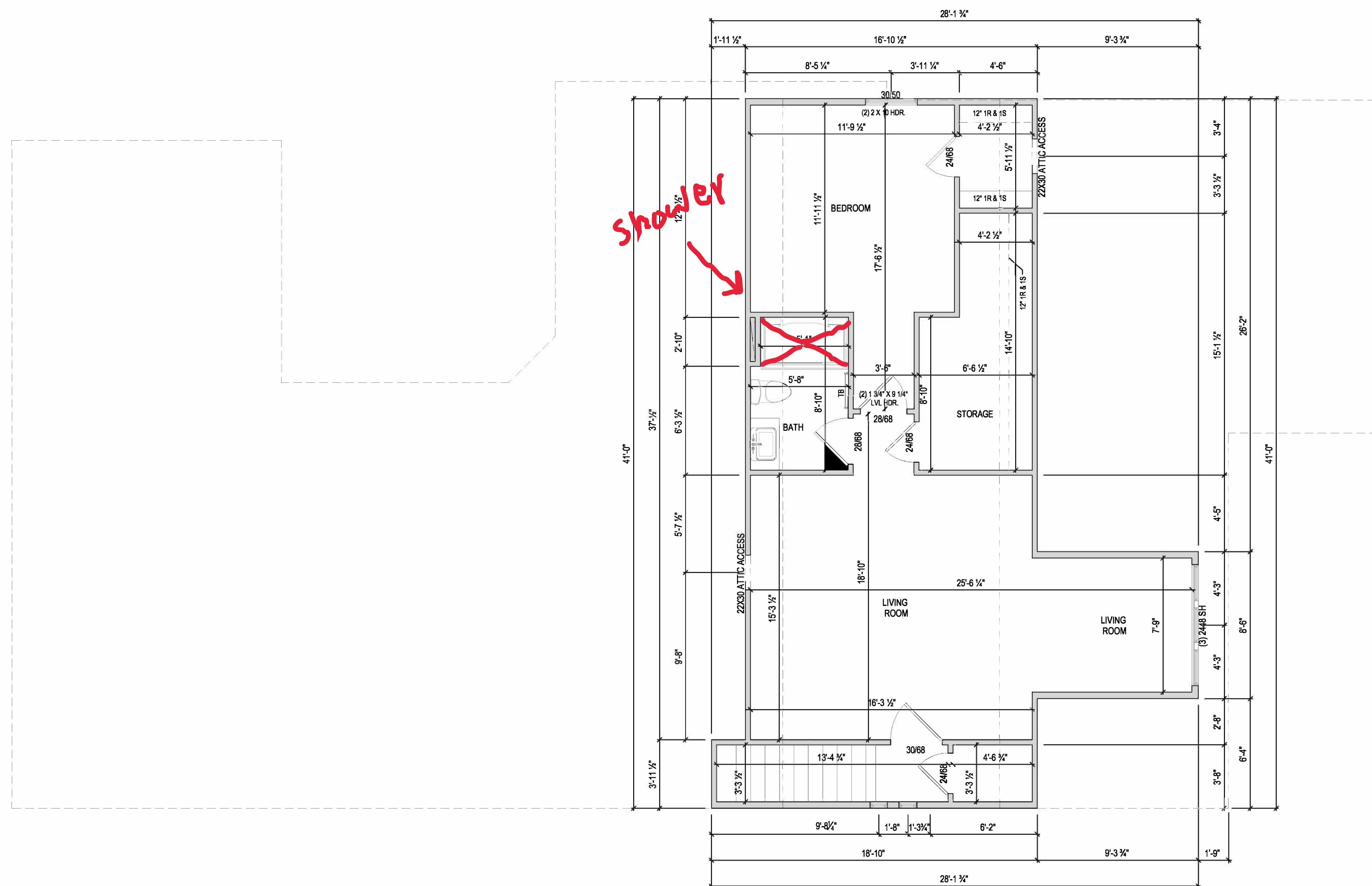
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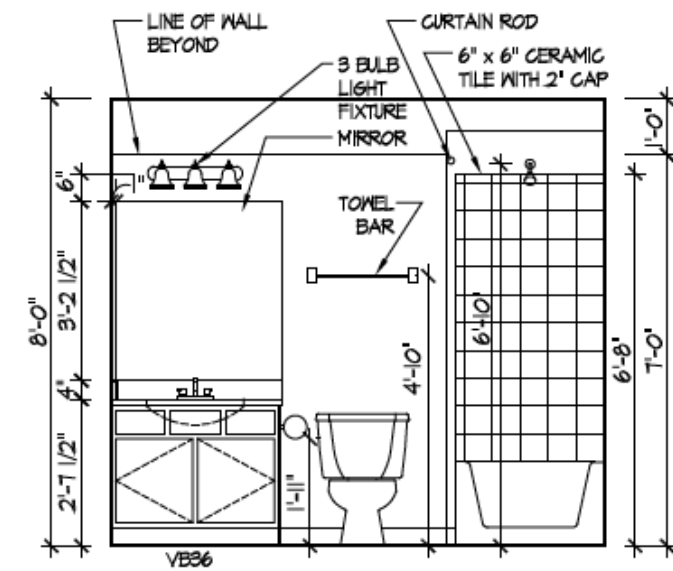
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DRAWING TITLE
SECOND FLOOR PLAN

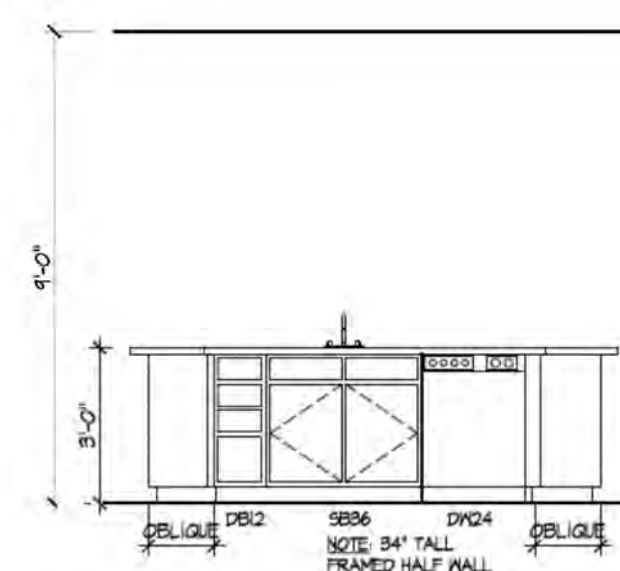
SHEET NUMBER
A-102

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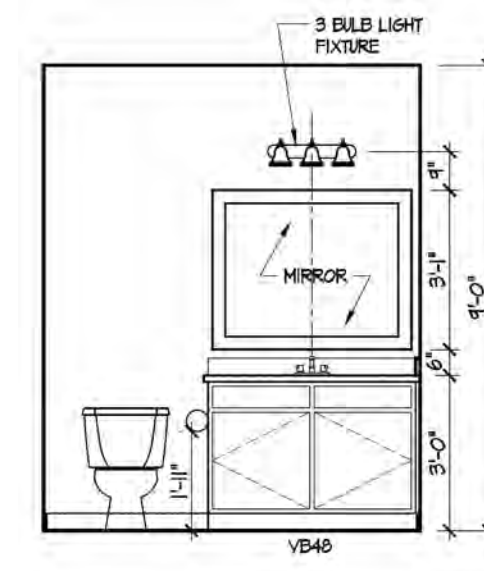
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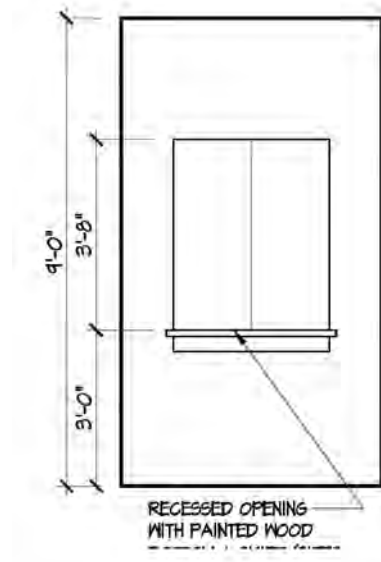
1 BATH 3: BONUS RM
A-401



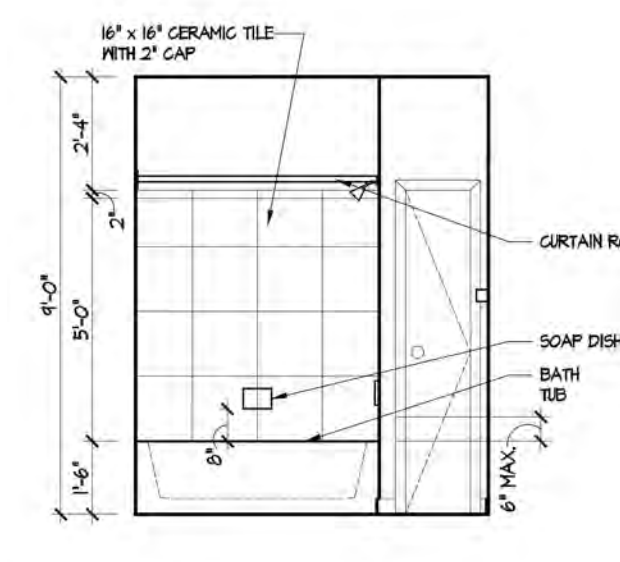
2 KITCHEN ISLAND
A-401



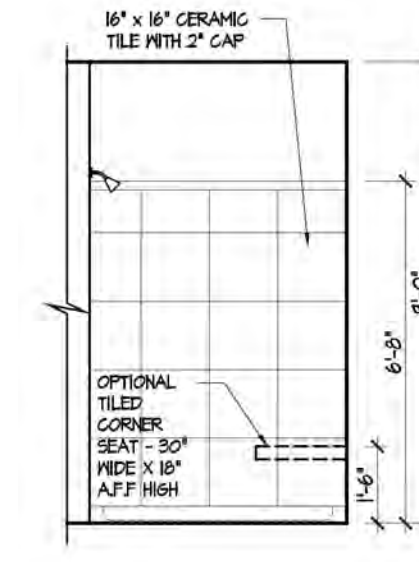
3 BATH 2: VANITY
A-401



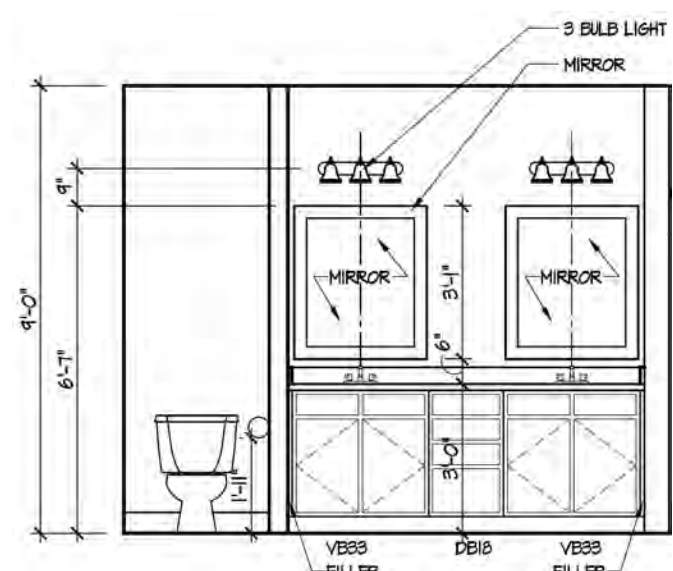
4 MASTER FOYER ENTRY
A-401



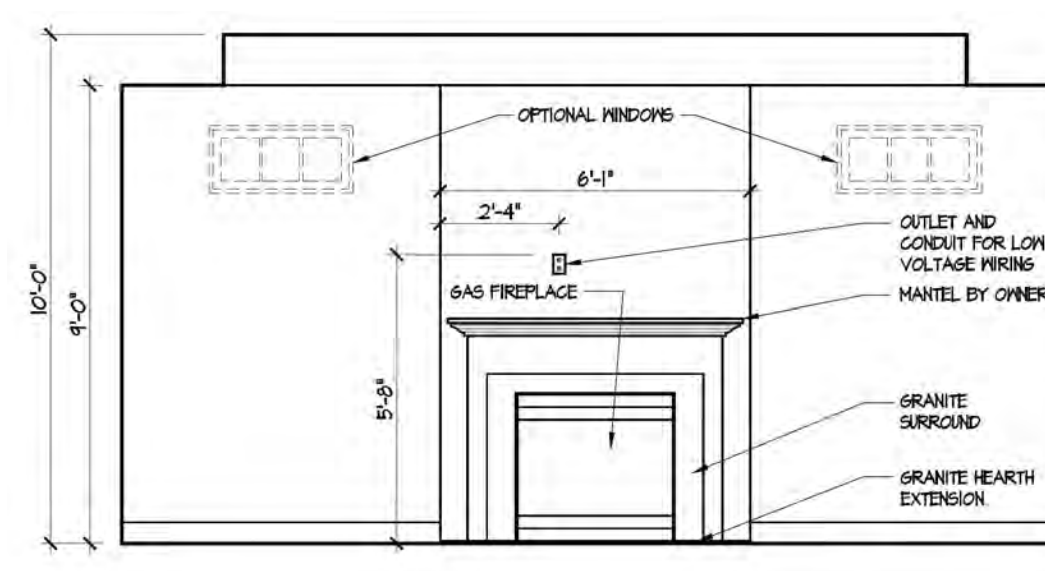
5 BATH 2: TUB/SHWR
A-401



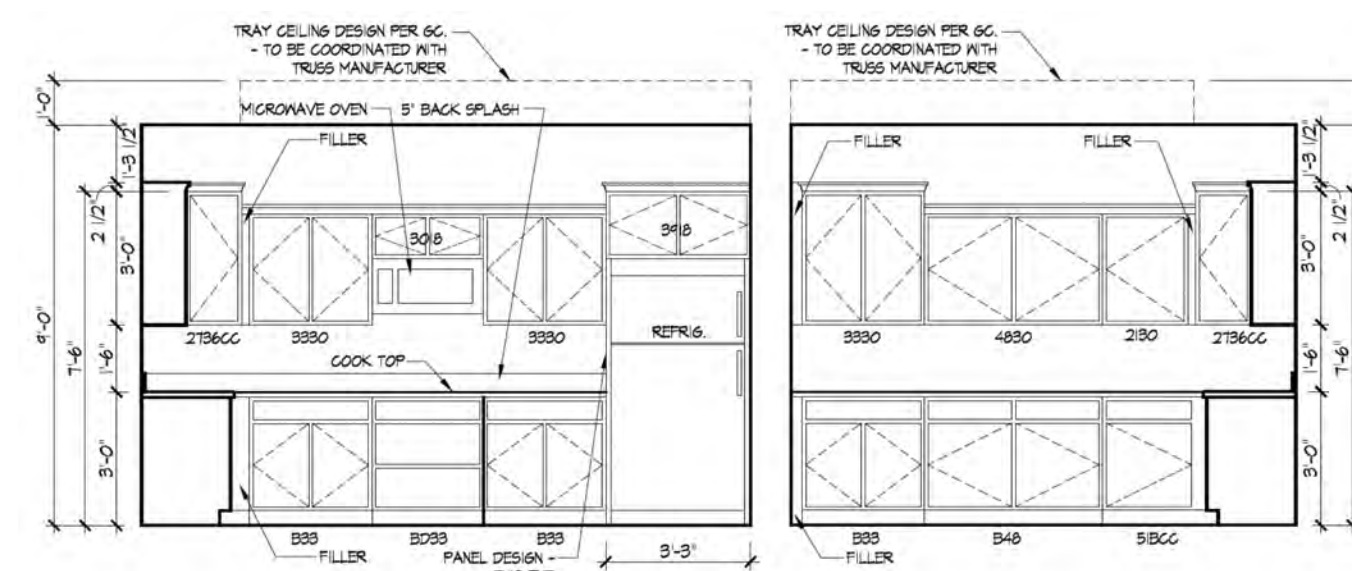
6 MASTER SHOWER: W/ SEAT
A-401



7 MASTER BATH: VANITY
A-401



8 FIREPLACE (D2+)
A-401



9 KITCHEN LAYOUT (D2+)
A-401

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DETAILS

SHEET NUMBER
A-401