

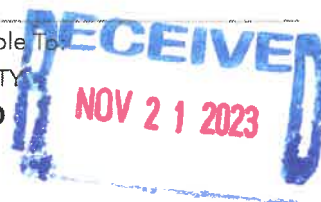


Grove City Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075 (Phone)
614-277-3090 (Fax)
GroveCityOhio.gov

BOARD OF ZONING APPEALS APPLICATION

TO: Board of Zoning Appeals
4035 Broadway, Grove City, Ohio 43123
Phone: 614-277-3075 - Planning & Zoning Coordinator

Checks Made Payable To:
CITY OF GROVE CITY
Filing Fee \$100.00



Date: 11/15/23

Application information must be completed or it will be returned and not placed on an agenda until it is complete and re-submitted. One original set of plans and 13 copies (14 total sets) shall be included when submitting this application. Each set shall include this application form and any additional attachments.

The City of Grove City Building Inspector has refused to issue a:

☒ Building Permit ☐ Certificate of Occupancy ☐ Sign Permit

at the following address 3660 Beulah Park Dr. Grove City, OH 43123 Parcel # 040-016189-00

as it is in violation of: Building Code No. _____ Zoning Code No. 1135.10 Other: _____

I appeal to the Board of Zoning Appeals for a variance that will allow me to do the following:

Variance to Section 1135.10^(a) to exceed the maximum size of an attached garage of 900 sf, by 140 sf, for a total of 1,040 sf. This is for the construction of a single family residence with 3-car garage with storage area. The proposed garage will measure 40' x 26'.

Names, Address and Parcel numbers of all adjoining property owners (attach a separate sheet if needed):

040-016190-00 LAK Investments LLC 3664 Beulah Park Dr.

040-016188-00 PNE Homes LLC 3656 Beulah Park Dr.

Are you the applicant or representative? ☒ Applicant ☐ Representative ☒ Property Owner

If you are the representative, who you are representing: _____

Please note* As the representative for this application, all correspondence will be directed to you. If additional space is needed, an addendum may be attached.

Name of Applicant Robert and Jessica McEntire Company _____

Address 2225 English Turn Dr. City/State/Zip Grove City, OH 43123

Phone 330-323-6780 Fax _____ Email RMcEntire08@gmail.com

Signature of Applicant Robert McEntire Jessica McEntire



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BOARD OF ZONING APPEALS STATEMENT OF HARDSHIP

Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning Code or Sign Code. No variance shall be granted unless the Board finds that **all** of the following facts and conditions exist:

- (1) The variance granted will not be contrary to public interest or adversely affect the health or safety of persons residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.
- (2) Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Code or Sign Code to other lands or structures in the same zoning district.
- (3) A literal enforcement of the Zoning Code and Sign Code will result in unnecessary hardship by depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code or Sign Code.
- (4) Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same zoning district.
- (5) The special conditions and circumstances do not result from the action of the applicant.
- (6) The variance so granted does not violate the spirit of the Zoning Code. In granting a variance, the Board may impose such requirements and/or conditions it deems necessary and are not inconsistent with substantial justice and avoiding unreasonable hardship to property owners.

I have read Section 1133.02 and believe that my application for relief satisfies each of the six criteria set forth above in the following ways (attach a separate sheet if needed):

1. No adverse affect in health or safety shall be of persons in the area.

2. The granting of these variances would not be giving the applicant any special privilege.

3. Unnecessary hardship would be felt if denied. There is a home three lots away with a similar size garage located at 3672 Beulah Park Dr. Loss of space eliminates storage of lawn and garden equipment and home/auto maintenance tools.

4. Property owner wants to be able to park vehicles in the garage out of sight and have room to store above #3 items. Property owner wants to utilize the park and bike paths in the community and would like the space to also store bikes and outdoor activity items.

5. These special conditions are not the result of any action of the applicant.

6. No spirit of the zoning code will be violated upon granting the variance. The garage is designed in conjunction with the house. The home with attached garage was approved by the architectural review board already.

Signature of Applicant Robert McEwen Janice McEwen Date: 11/15/23



The City of Grove City, Ohio
Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075
GroveCityOhio.gov

NOTICE OF CORRECTIONS REQUIRED

November 03, 2023

Reference: Corrections Required for Permit Application #PR20230002804

3660 BEULAH PARK DR

Dear Iulianelli Custom Homes LLC:

Your plans submitted have been reviewed and due to non-compliance with the Ohio Building Code and/or other codes applicable to this project, the Building Division is unable to issue a plan approval without the additional information or corrections indicated below.

Building Review (Reviewed By: Justin Taylor)

1. Livable square footage number needs corrected on plan (266sqft)
2. Plans need to reflect requirements for stone on exposed foundation.
3. Property address needed on plans.
4. Plans need to be designed per 2019 RCO.

Zoning Review (Reviewed By: Justin Taylor)

1. Architectural review approval letter is required for area C lots.
2. EPA permit for erosion control required for area C lots.
3. Garage sqft exceeds max 900 per city code 1135.10
https://codelibrary.amlegal.com/codes/grovecity/latest/gcity_oh/0-0-0-96884
A variance from the BZA will be needed for approval.

Please note:

- I. The above items are not necessarily the only items not in compliance and additional items may be found upon further review of the requested information.
- II. The omission of a reference to any provision of the Ohio Building Code does not nullify nor exempt any structure from such requirements of the Ohio Building Codes.
- III. The review was solely based on the information contained within the submitted drawings and related documents.
- IV. The review may not be sufficient to ensure compliance with the Ohio Building Codes, if the plans are inadequate and/or incomplete.

In order to expedite a re-review, the following must be completed.

1. A revised set of drawings should be resubmitted through the Grove City Building Division permitting portal within 30 days with **ALL** changes circled or clouded in color and each changed item numbered.

If you have questions about this review please feel free to contact the plan reviewer or the Chief Building Official.

Please resubmit your plans and any associated documents at your earliest convenience.

Sincerely,
Grove City Building Division



LIVE ON THE EDGE OF EVERYTHING

PLAN APPROVAL NOTIFICATION

Lot Number: 65 Section: 1 Date: 10/09/2023
Site Address: 3660 Beulah Park Drive
Builder: Iulenelli Homes

Plans for the above referenced Lot have been reviewed by the Beulah Park Architectural Review Committee for compliance with:

- Design Review Manual
- Setback Requirements
- Site Plan Requirements

Plans are:

- ☐ approved as submitted for the above-referenced lot
☒ approved with conditions (see below)
☐ disapproved \ request additional information

Conditions of approval:

1. Approval only as to home location on the lot, architectural design appropriateness, building finish materials and colors.
2. Driveway is to be constructed of concrete, having a similar finish as to other residential home sites/lots within Subarea C as shown on the approved zoning exhibit.
3. Lamppost styles are to be consistent throughout Subarea C and are to be finished black.
4. Approval does not include landscaping, decks, patios, pools, or other visible improvements to the lot.
5. The entire foundation of the house shall be finished in stone as identified on the material sheet. "Autumn Blend" in color.

Approval Certified by:

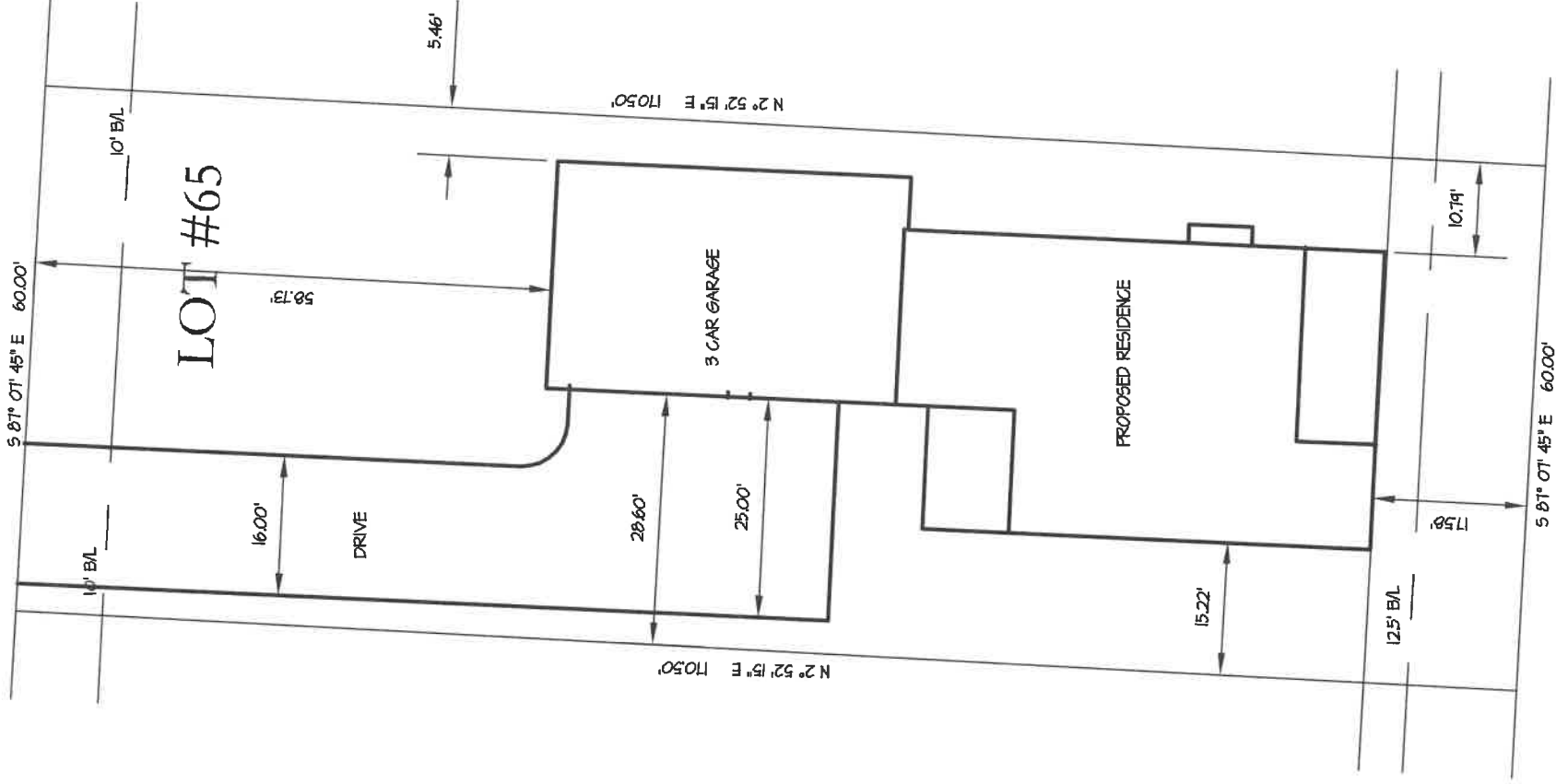
Kyle Rauch

Plans reviewed by Architectural Review Board Members

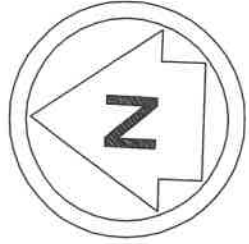
- ☒ Pat Kelley
☒ Craig Murdick, Architect
☒ Sarah Backiewicz

- ☒ Kyle Rauch, City Representative
☒ Will Bunstine

Doon Alley



Beulah Park Drive



SITE PLAN

1" = 20'-0"

House Plan by
Chateau
Designs

Chateau x Designs 740-819-8206

SPECIFICATIONS

GENERAL NOTES

1. Dimensional lumber used for all framing except trusses, studs, sole plates, and cap plates shall be DRYCE FINE FIR No. 1 or better. (North)
 2. Areas to receive tile or marble floors may need to be stiffened beyond minimum code requirements to prevent cracking. Builder and installer shall determine same.
 3. Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Pine Fir No. 2 or better. (North)
 4. All dimensional lumber shall have a maximum moisture content of 19%.
 5. Where the term "S & N" is noted on the plan set, it means glue and nail. Gluing shall conform to the information stated below. Nailing shall apply enough clamping force to hold the glued nailing surfaces in contact until the glue attains full strength.
 6. Where gluing of wood members is specified the glue that is to be used is "Titebond Construction Adhesive" as manufactured by Franklin International or equal.
 7. Where gluing is specified it shall be completed as follows:
 - A. Place continuous beads of glue on one of the surfaces to be glued.
 - B. Nail to that surface as held tightly together until glue attains full strength.
 - C. Wipe away any excess glue which is expelled if it's appearance will be unacceptable in the finished structure.
 8. The following fastening schedule outlines the minimum requirements and shall be used in conjunction with the complete fastening schedule in the current code.
(RBN = ring shank nail; CUN = common wire nail)
 - A. Sub floor to joists: fasten with glue and 1/4" RBN @ 6" c/c.
 - B. Sole plates to sub floor: glue and 1/4" CUN @ 6" c/c.
 - C. Studs to sole plates: fasten with 1/4" CUN.
 - D. Studs to cap plates: fasten with 1/4" CUN.
 - E. Stud-to-stud and plate-to-plate: 2-10d CUN @ 6" c/c.
 - F. Roof sheathing to trusses: 6d CUN @ 4" c/c.
 - G. Roof trusses to walls: Simpson Strong-Tie anchor HUB.
 - H. Multiple 2x10s: G & N with 1/4" CUN as required.
 - I. Multiple LVL beams: fasten per manufacturer recommendations.
 - J. Roof trusses to LVL: Simpson Anchor HUB.
 9. Where "LVL", "SL" or "PAL" is noted on the drawings the products used must meet the following criteria:
 - MICROLAM (LVL) M.O.E. = 1,800,000 psi.
 - Rb = 3000 psi.
 - TIMBERSTRAND (SL) M.O.E. = 1,300,000 psi.
 - Rb = 1700 psi.
 - PARALLAM (PAL) M.O.E. = 1,000,000 psi.
 - Rb = 2500 psi.
 10. For all elements of construction not specifically noted on these drawings shall comply with the Local Governing Codes, Requirements, and Regulations.
 11. Steel "I" beams shall be ASTM A36, Fy 50k.s.i.
 12. Schedule 40 pipe column shall be ASTM A53, Fy 35 k.s.i.
- * APPLICABLE ONLY WHERE IT IS REQUIRED BY LOCAL CODE

WALL CONSTRUCTION

1. All structural members shall be fastened in accordance with chapter 6 of the building code in effect.
2. Engineered data sheets for built-up beams shall be provided prior to framing inspection.
3. All headers in exterior walls to be (2) 2x8 U.N.O. On plan.
4. Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) to form an effective fire barrier between stories, and between a top story and the roof space.
5. All wind shear bracing shall be as shown on floor plans see coded note.
6. Masonry veneer shall be anchored to the supporting wall with corrosion resistant metal ties.
7. Each tie shall be spaced not more than 32" on center horizontally and shall support not more than 2.75 sq. Ft. of wall area.
8. The veneer shall be separated from the sheathing by an air space of a minimum of 1" but not more than 4 1/2".
9. Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab, and at other points of support.
10. Weep holes shall be provided in the outside wythe of masonry walls at a max. spacing of 36" on center. Weep holes shall be a min. of 3/16" in diameter located immediately above the flashing.
11. Wall studs shall be 2x4's @ 16" c/c or 2x6's @ 16" c/c and shall be pre-place full height. Provide a minimum of 2 studs at each side of all openings through all walls unless noted otherwise.

FLOOR CONSTRUCTION

1. Joists under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
2. The ends of exchander beam or girder shall have a minimum of 1 1/2" of load bearing on wood or nail and a minimum of 3" on masonry or concrete.
3. Pre-engineered floor joists, and or trusses shall be engineered by the manufacturer. engineered data sheets shall be provided prior to framing inspection.
4. Drilling and notching of pre-engineered floors shall be done per manufacturers recommendations.
5. Sub flooring shall be 3/4" tongue and groove (T & G) exterior grade.
6. Draftslapping shall be provided as required when there is a usable space above and below the concealed space of a floor/ceiling assembly.

ELECTRICAL

1. All electrical shall be installed in accordance with the N.E.C. in effect in this jurisdiction.
2. A minimum of one 20-ampere (handy branch circuit) shall be provided to supply the laundry receptacle outlet(s). This circuit shall have no other outlets.
3. All dwelling unit bedrooms branch circuits shall be protected by an arc-fault circuit interrupter providing protection to the entire circuit.

PLANNING

1. All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
2. Ceiling heights in basements without habitable spaces shall not be less than 7 feet 0 inches clear except for under beams, girders, ducts or other obstructions where the clear height shall be 6 feet 6 inches.
3. Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
4. The dimensions of a window well serving an E.E.O. window shall provide a min. net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.
5. Hazardous glazing shall be located in the following locations: In all doors including sliding glass doors and sidelights; glazing in doors and enclosures for hot tubs, whirlpools, bathtubs and showers; glazing in walls above bath or within a 24" arc of a door in a closed position or otherwise noted on these plans.
6. Openings between the garage and the residence shall be equipped with either solid wood doors 1 3/4 inches in thickness or 20-minute fire-rated doors.
7. Every sleeping room shall have at least one operable window or exterior door approved for emergency escape or rescue with a min. net clear opening hgt. Of 34 inches and a width of 20 inches.
8. A minimum 3' x 3' landing shall be provided at all exterior doors with (1) riser.
9. The maximum riser height shall be 8-1/4" and the minimum tread depth shall be 5" with a nosing of not less than 3/4" but not more than 1 1/4" at stairs with solid risers unless noted otherwise on plans.
10. The greatest riser height and tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8".
11. Window stair treads at a point not more than 12" from the side where the treads are narrower shall not be less than 9" and the minimum depth of any tread shall not be less than 6".
12. Enclosed accessible space under stairs shall have walls, under stair surfaces and any soffits protected with 1/2" gypsum board.
13. Handrails shall be provided at all stairs with (4) or more risers. Handrails shall have a minimum hgt. Of 34" and a maximum hgt. Of 38" from the nosing of the treads.
14. Handrails shall have a circular cross section with a diameter of 1 1/4" to 2". Or a non-circular cross section with a perimeter dimension of at least 4" but not more than 6 1/4" and a largest cross-section dimension not exceeding 2 1/4".
15. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade shall have guardrails not less than 36" in hgt. Open sides of stairs with a total rise of more than 30" above the floor shall have guardrails not less than 34" in hgt. from the nosing of the stair.
16. Required guardrails shall have intermediate rails or ornamental closures which do not allow the passage of a 4" sphere. The triangular opening formed by the riser, tread, and bottom rail shall not allow the passage of a 6" sphere.
17. Required smoke detectors shall be hardwired and interconnected with a battery back-up. In rooms with cathedral or sloped ceilings the location of the smoke detector shall be 3" horizontally from the highest point or per the manufacturers recommendations.
18. House address numbers shall be posted, 4 inches in height and visible from the curb line.
19. Foam plastic shall be separated from the interior of the building by a minimum 1/2" gypsum board. The gypsum board shall be installed using a mechanical system.
20. Wall and ceiling finishes shall have a flame spread index of not greater than 200.
21. All exposed insulation materials installed in floor, roof, and wall assemblies: over spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84.
22. Moisture vapor retarder shall be provided in all frame walls with a max. Perm rating of 1.0 on the warm in winter side of the thermal insulation.
23. Sills and sleepers on a concrete or masonry slab which is in direct contact with the ground shall be preservative treated or decay resistant hardware of redwood, black locust, or cedar.
24. Wood columns shall be approved wood of natural decay resistance or approved pressure preservative treated wood.
25. Protection against radon shall be installed as required per local jurisdiction.
26. The maximum length of a 4" diameter clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to wall or roof termination.

ROOF CONSTRUCTION

1. Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
2. Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie.
3. Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. All all valleys and hips there shall be a valley or hip rafter not less than 2" nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a load bearing partition or be designed to carry and distribute the specific load at that point.
4. Roof assemblies shall have rafter or truss ties provided at load bearing locations.
5. Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
6. Slopes less than four in twelve shingles shall be installed over (2) layers of 6. 40 lb/ft² felt applied parallel to eaves with 18" top lap and 12" end lap, with end laps lapped at least 6 feet from end laps in preceding course.
7. Roof sheathing shall be 1/2" plywood or 7/16" GOS exterior grade. Provide plywood clips at unsupported edges midway between members.
8. Trusses shall be designed by a Structural Engineer registered in the State of Ohio. trusses shall be designed in accordance with the National Design Specification for wood and the True Plate Institute Recommended Practices or Design PR-65. Roof trusses shall be designed for the following loads:

FOUNDATIONS & CONCRETE

1. The assumed soil bearing capacity shall be 1500 psf U.N.O.
2. The finished grade shall fall a minimum of 6" in the first 10 feet from building perimeter.
3. All concrete shall have a minimum 28 day compressive strength of 3000 psi except as noted. Concrete exposed to the weather and in a horizontal position in the final structure shall have a minimum 28 day compressive strength of 4500 psi and shall contain 1% entrained air. Concrete shall not contain calcium chloride. Basement slabs shall be a minimum 3 1/2". Porches, steps and garage floor slabs shall be a minimum 4".
4. All concrete work shall comply with:
 - a. ACI 308-84 "Specifications for Structural Concrete for Buildings" (revised 1987).
 - b. ACI 318-83 "Building Code Requirements for Reinforced Concrete" (revised 1986).
5. All footings shall be as follows: (based on 1500 psi soil bearing)

nominal wall thickness	footing depth	footing width
8"	8"	18"
10"	8"	18"
12"	8"	20"
6. Masonry fireplace footings shall be a pad type footing which shall extend 6" (min.) past all faces of the fireplace foundation and shall be 12" into deep.
7. Footings shall extend below the frost line of the Local Governing minimum accepted frost depth. (see design criteria this sheet).
8. Foundation anchorage shall be min. 1/2" diameter bolts and shall extend a minimum 1" into poured concrete and 15" into masonry. Bolts shall be spaced 6'-0" on center max. And 12" from corners max.
9. Approved anchor strips shall be installed per manufacturers recommendations.
10. Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
11. All surfaces of steel columns shall be given a shop coat of rust-inhibitive paint unless treated to provide corrosion resistance.
12. Crail space shall be provided with continuously operated mechanical ventilation at a rate of 1.0 cfm per 50 sq. Ft. Of crail space minimum with approved vapor barrier over bees comb.
13. All anchor bolts shall conform to ASTM A307.
14. All reinforcing steel shall be grade 60.
15. Center footings on column centerlines.
16. Encase all steel columns, bearing plates, and anchor bolts below grade with a minimum 3" concrete cover.

HEATING & COOLING

1. All HVAC work shall be installed in accordance with the 2018 RCO Code in effect in this jurisdiction.
2. When heating and cooling equipment is located in an equipment room, an unobstructed working space shall comply per section M102.3.1 of the 2018 RCO code.
3. Fuel burning heating and cooling equipment shall be provide with a volume of 50 cubic ft. per 1000 Btu/h, or an air supply shall be provided to proper fuel combustion.
4. An approved drain shall be provided to dispose of condensate from the cooling coil. condensate drains shall terminate outside of the building or to a floor drain, plumbing fixture, sump or approved location.

FIREPLACES

1. Chimneys shall extend a minimum of 2 feet higher than any portion of the chimney passes through the roof.
2. A portion of a chimney located in the interior of the building or within the exterior wall of the building shall have a minimum air space clearance to combustibles of 2".
3. Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the roof or corices, shall have a minimum air space clearance of 1" the airspace shall not be filled, except to provide fire blocking.
4. Hearth extensions shall extend a minimum of 16" in front of, and a minimum of 6" beyond each side of the fireplace opening less than 6 square feet and 20" and 12" respectively for 6 square feet or larger.
5. Wood or combustible materials shall not be placed within 3" of the outside front, back, or side surface of a masonry fireplace, including the smoke chamber, and not less than 6" from the inside surface of the nearest fire lining.
6. Factory built fireplaces shall be installed in accordance with the manufacturers recommendations and a copy shall be provided prior to inspection.
7. Factory built or masonry fireplaces shall be provided with an exterior air supply to assure proper fuel combustion.

LIGHT & VENTILATION SCHEDULE

ROOM NAME	ROOM SQ. FT.	WINDOW TYPE	REQUIRED GLAZING SQ. FT.	ACTUAL GLAZING SQ. FT.	REQUIRED VENT SQ. FT.	ACTUAL VENT SQ. FT.	TEMPERED GLAZING	BEDROOM NET. CLEAR CLOS.	BEDROOM SQUARE SQ. FT.
FAMILY ROOM	396	SINGLE HUNG	31.68	63	5.64	31.6	TEMP.		
LIVING ROOM	156	ANGLE HUNG	12.48	63	6.24	18.6	TEMP.		
DINING ROOM	169	SINGLE HUNG	13.62	54	6.78	71			
KITCHEN	140	SINGLE HUNG	11.2	9	5.6	4.8			
DINETTE	68	SINGLE HUNG	5.44	31.2	6.72	18.6			
MASTER BATH	111	SINGLE HUNG	9.36	9	4.68	4.5	TEMP.		
MASTER BEDROOM	238	SINGLE HUNG	19.04	54	5.92	71		32.8" X 20.136"	MIN. 5.1 SQFT
BEDROOM #2	144	SINGLE HUNG	11.82	63	5.76	31.8		32.8" X 20.136"	MIN. 5.1 SQFT
BEDROOM #3	180	SINGLE HUNG	14.4	15	1.2	1.8		32.8" X 20.136"	MIN. 5.1 SQFT
BEDROOM #4	180	SINGLE HUNG	14.4	15	1.2	1.8		32.8" X 20.136"	MIN. 5.1 SQFT

NOTE: THIS SCHEDULE IS FOR LIGHT AND VENTILATION IT IS NOT INTENDED FOR COMPLETE WINDOW TABLING.

AREAS GIVEN ARE ROOMS THAT MAY NOT HAVE A PERMANENT ARTIFICIAL LIGHT SOURCE.

ALL BEDROOMS SHALL HAVE AN EXTERIOR WINDOW MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM NET CLEAR HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR WIDTH SHALL BE 30".

ALL WINDOWS OVER MASTER BATH PLATFORM TUB SHALL BE TOPPED.

McEntire Residence



DESIGN LOADS

(RCO 2018 EDITION)

WALLS:	S.P.F. WOOD STUDS	SEISMIC CONDITIONS BY ZONE	A
FLOOR JOIST:	1/4 FLOOR JOIST OR NOTED OTHERWISE	ICE SHIELD REQUIRED:	YES
FLOORS:		FLOOD HAZARDS:	A, 1% TS B, 1% TS
1ST FLOOR	40 LL + 10 DL	WINTER DESIGN TEMP.	5°F
2ND FLOOR	40 LL + 10 DL	WEATHERING:	SEVERE
BALCONY/DECK:	40 LL + 10 DL	FROST DEPTH:	36"
(ADD 30 PSF IN AREA W/ HOT TUB)		TERMITES:	YES
ROOF TRUSS DESIGN:		DECAY:	YES
Top chord live load	+ 25 psf.	ASSUMED SOIL:	1500 PSF
Top chord dead load	+ 10 psf.	MEAN ACTUAL TEMP.	50.1 F.
Bottom chord live load	+ 0 psf.	AIR FREEZING INDEX:	1500
Bottom chord dead load	+ 10 psf.	CONCRETE FLOORS W/ AIR:	4000 PSI
SNOW (PFPG)	19.3 / 25.0	BASEMENT GARAGE	4000 PSI
WIND SPEED:	10 MPH, 20.1 PSF		

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- 4-1 ELECTRICAL PLANS

NOTE:

PLUMBING AND HVAC PLANS AND SPEC PROVIDED BY OTHER

BUILDING SQFT INFO:

UNFINISHED BASEMENT:	1347 SQFT
FIRST FLOOR:	1460 SQFT
SECOND FLOOR:	1203 SQFT
LIVABLE SQFT:	2663 SQFT
FRONT PORCH:	198 SQFT
REAR PORCH:	139 SQFT
GARAGE:	1040 sqft

McEntire Residence

3660 BEULAH PARK DR

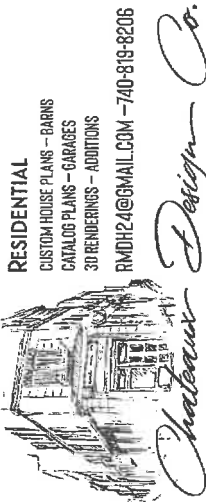
Lot# 65 Beulah Park

Grove City

Ohio

43123

Julianelli Custom Homes



RESIDENTIAL
CUSTOM HOUSE PLANS - BARNES
CATALOG PLANS - GARAGES
3D RENDERINGS - ADDITIONS
RMDH24@GMAIL.COM - 740-819-8205



SECTION
LETTER
PAGE
NUMBERS

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DISCLAIMER NOTE:

WHICH EVER USES THESE PLANS AGREE TO THE FOLLOWING: CHATEAUX DESIGNS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER OR BUILDER MUST COMPLY WITH ALL LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF ANY WORK.

Monday, November 20, 2023

REVISED:

SHEET #

A1



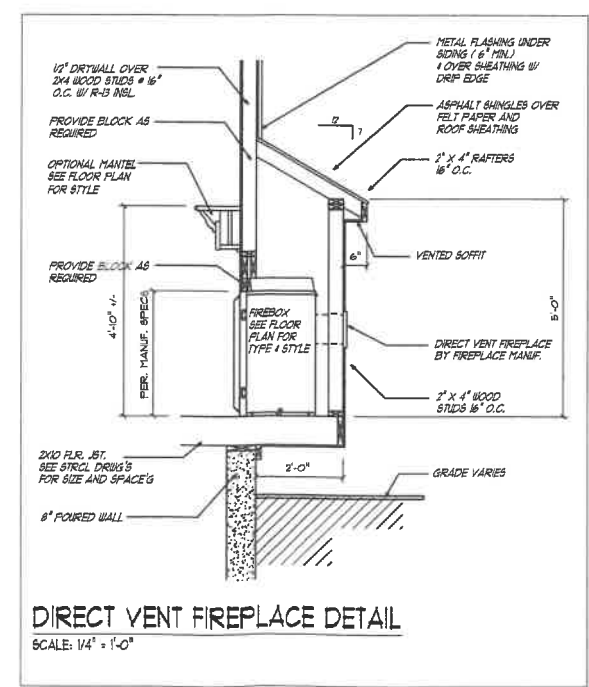
DOOR SIZE
 3066 (DOOR LABEL ON FLOOR PLAN) IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3066 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT).
 THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.

WINDOW SIZE
 3050 (WINDOW LABEL ON FLOOR PLAN) IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT).
 THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

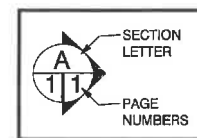
EGRESS
 20" MIN. NET CLEAR WIDTH
 MIN. OF 5.7 SQUARE FEET. GRADE OR BELOW GRADE SHALL HAVE A NET CLEAR OFFERING OF NOT LESS THAN 5 SQUARE FEET.
 34" MIN. NET CLEAR HT.
 44" MAX. SILL HT.

OPENING SIZES/ EGRESS
 SCALE: NTS

- EXTERIOR ELEVATION NOTES:**
- B I B SIDING PER SPECS.
 - ASPHALT SHINGLES (PER SPEC.)
 - SIDING PER SPECS
 - STUCCO STONE PER SPECS
 - EXTERIOR TRIM: 5/4"x6" TOP & BOTTOM
5/4" x 3.5" SIDES PER SPECS
 - FASCIA: 1/2" ALUM.
 - GUTTER: 3" O.D. ALUM.
 - SOFFIT: VINYL (VENTED)
 - WINDOW TYPE: PER SPECS. (SIZES PER FLOOR PLANS)
 - GARAGE DOOR: 16'-0" x 8'-0" STEEL RASID PANEL INCL. OVERHEAD DR. PER SPECS.
 - PORCH POST: SEE FLOOR PLAN FOR SIZE
 - RIDGE VENT: CONT.
 - WINDOW TRIM: 5/4" x 6" TRIM TOP (PER SPECS.)
5/4" x 4" TRIM SIDES (PER SPECS.)



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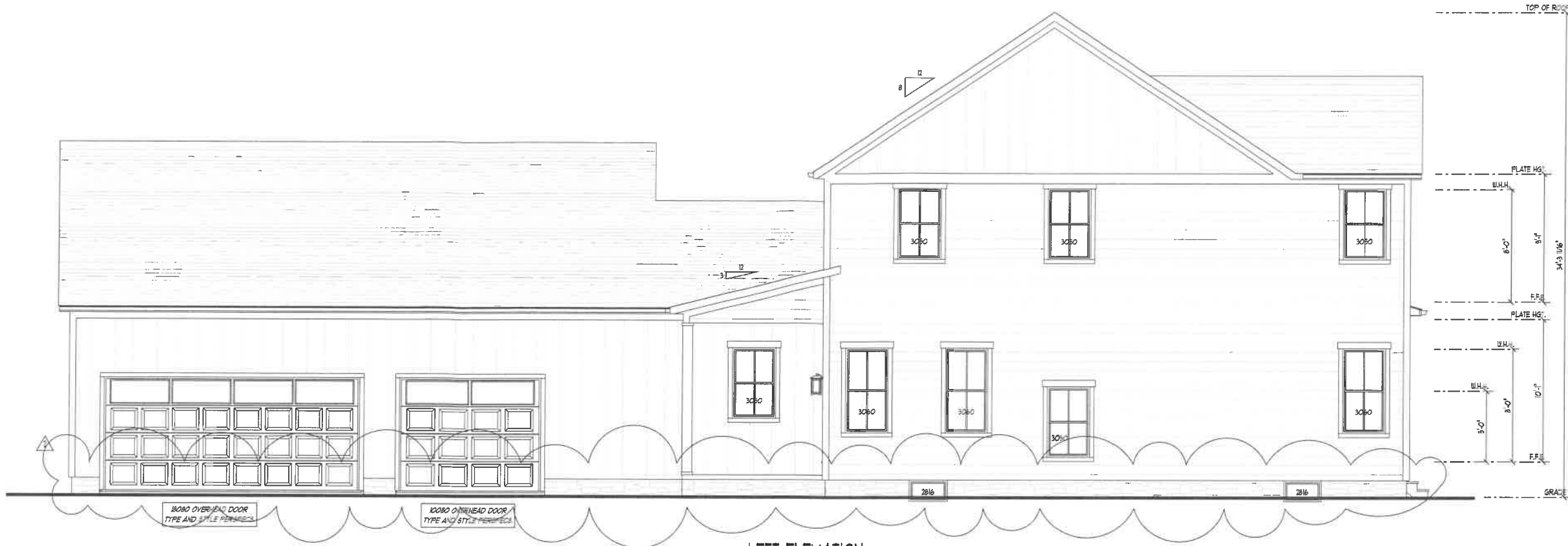


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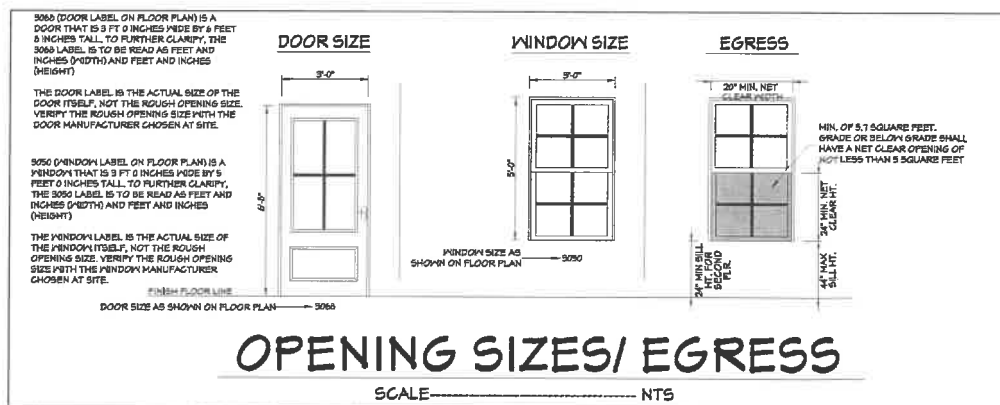
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Monday, November 20, 2023
 REVISED:



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

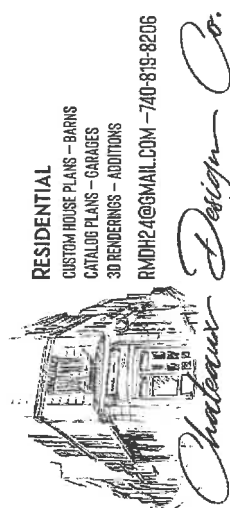


EXTERIOR ELEVATION NOTES:

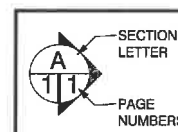
- B + B SIDING PER SPECS.
- ASPHALT SHINGLES (PER SPEC)
- SIDING PER SPECS
- STUCCO STONE PER SPECS
- EXTERIOR TRIM: 3/4" x 1 1/2" TOP & BOTTOM
- 3/4" x 1 1/2" SIDES PER SPECS
- FASCIA: 1 1/2" ALUM
- GUTTER: 3" CGEE ALUM
- SOFFIT: VINYL (VENTED)
- WINDOW TYPE: PER SPECS. (SIZES PER FLOOR PLANS)
- GARAGE DOOR: 16'-0" x 8'-0" STEEL RAISED PANEL INSL. OVERHEAD DR. PER SPECS.
- PORCH POST: SEE FLOOR PLAN FOR SIZE
- RIDGE VENT: CONT.
- WINDOW TRIM: 3/4" x 6" TRIM TOP (PER SPECS.) 3/4" x 4" TRIM SIDES (PER SPECS.)



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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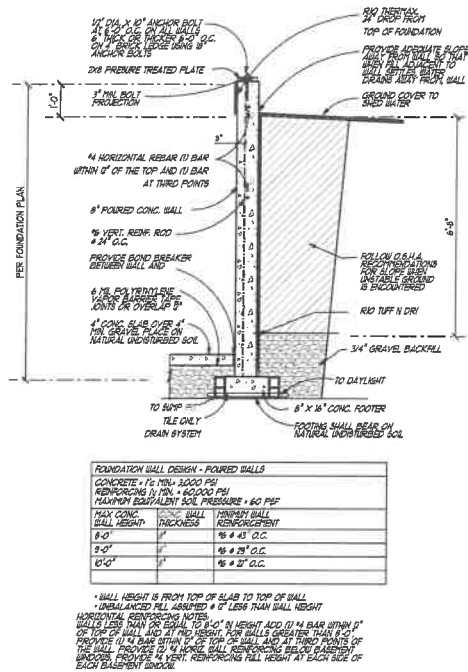


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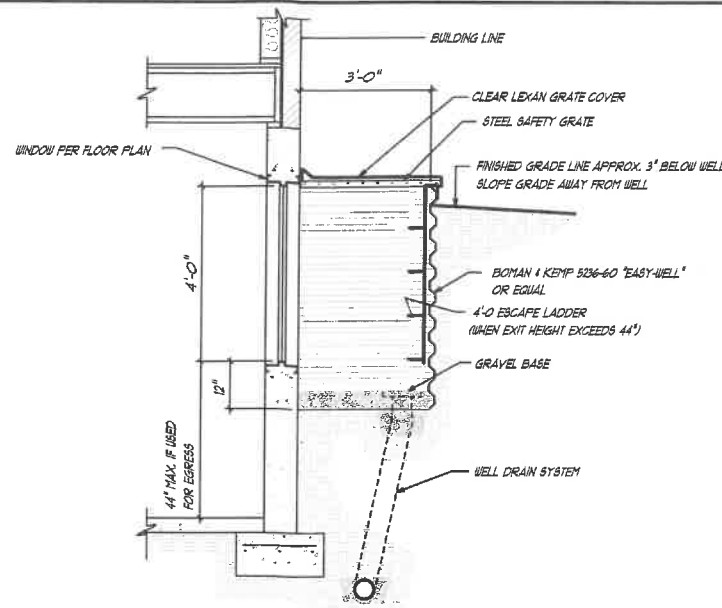
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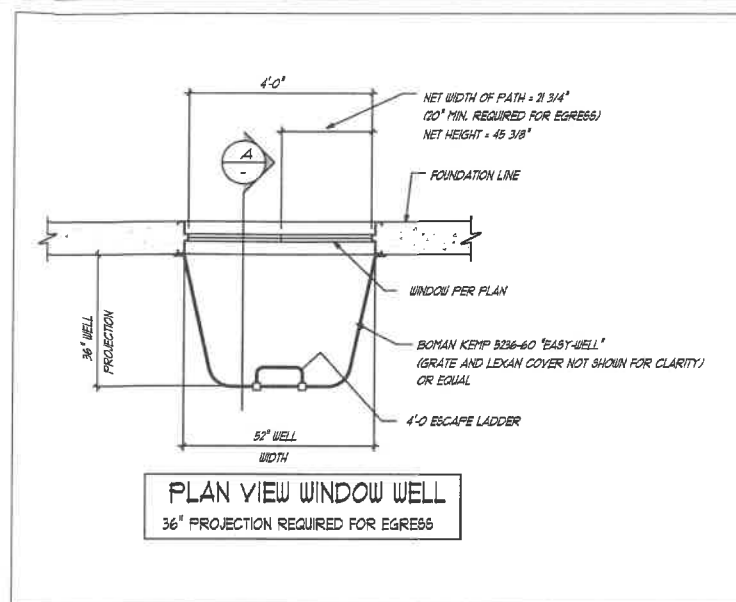
Monday, November 20, 2023
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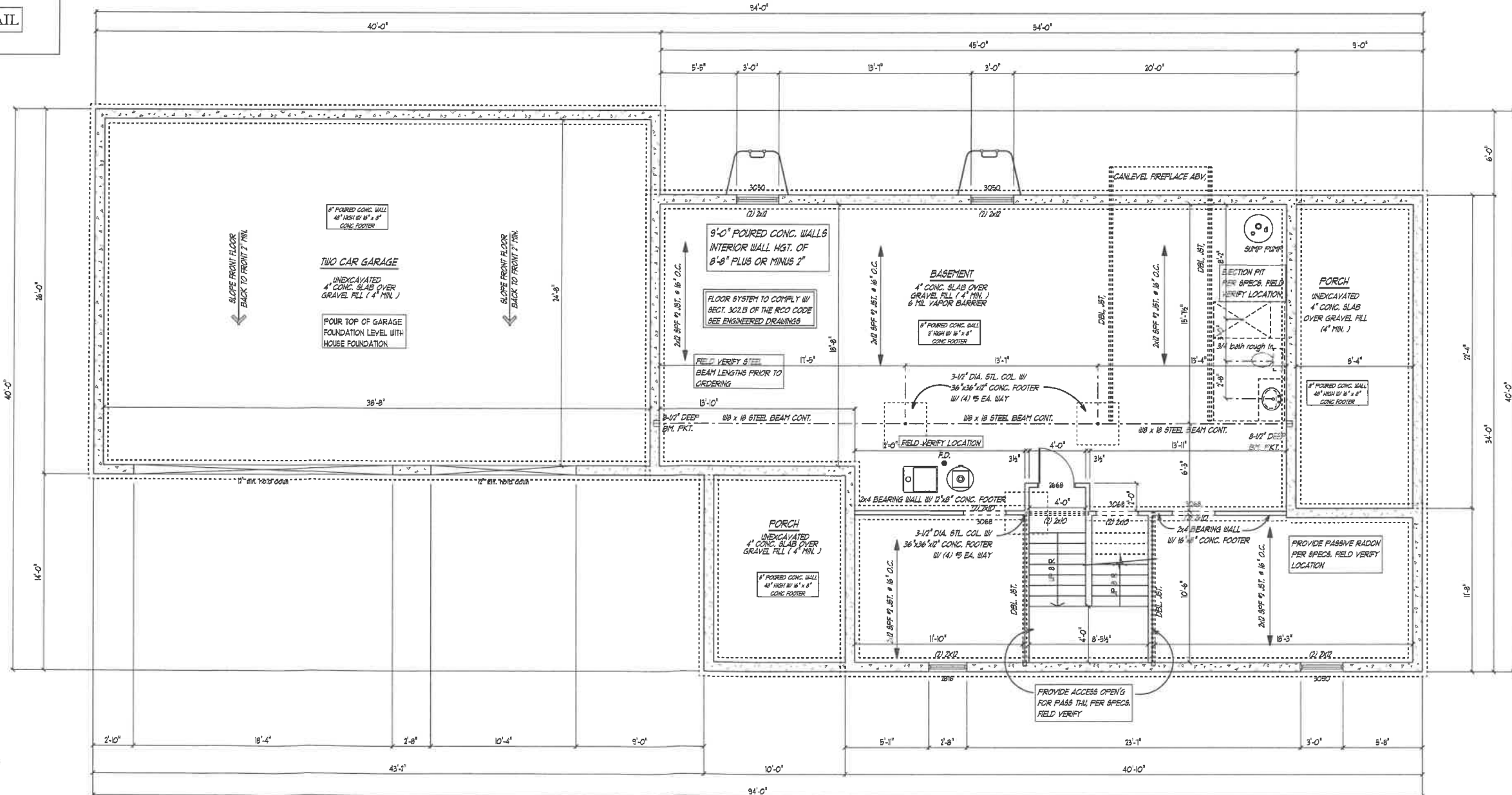
TYP, FOUNDATION WALL DETAIL



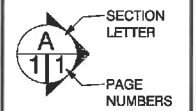
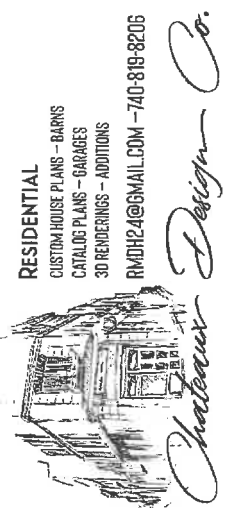
WALL SECTION THRU. WINDOW WELL



PLAN VIEW WINDOW WELL
36" PROJECTION REQUIRED FOR EGRESS



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

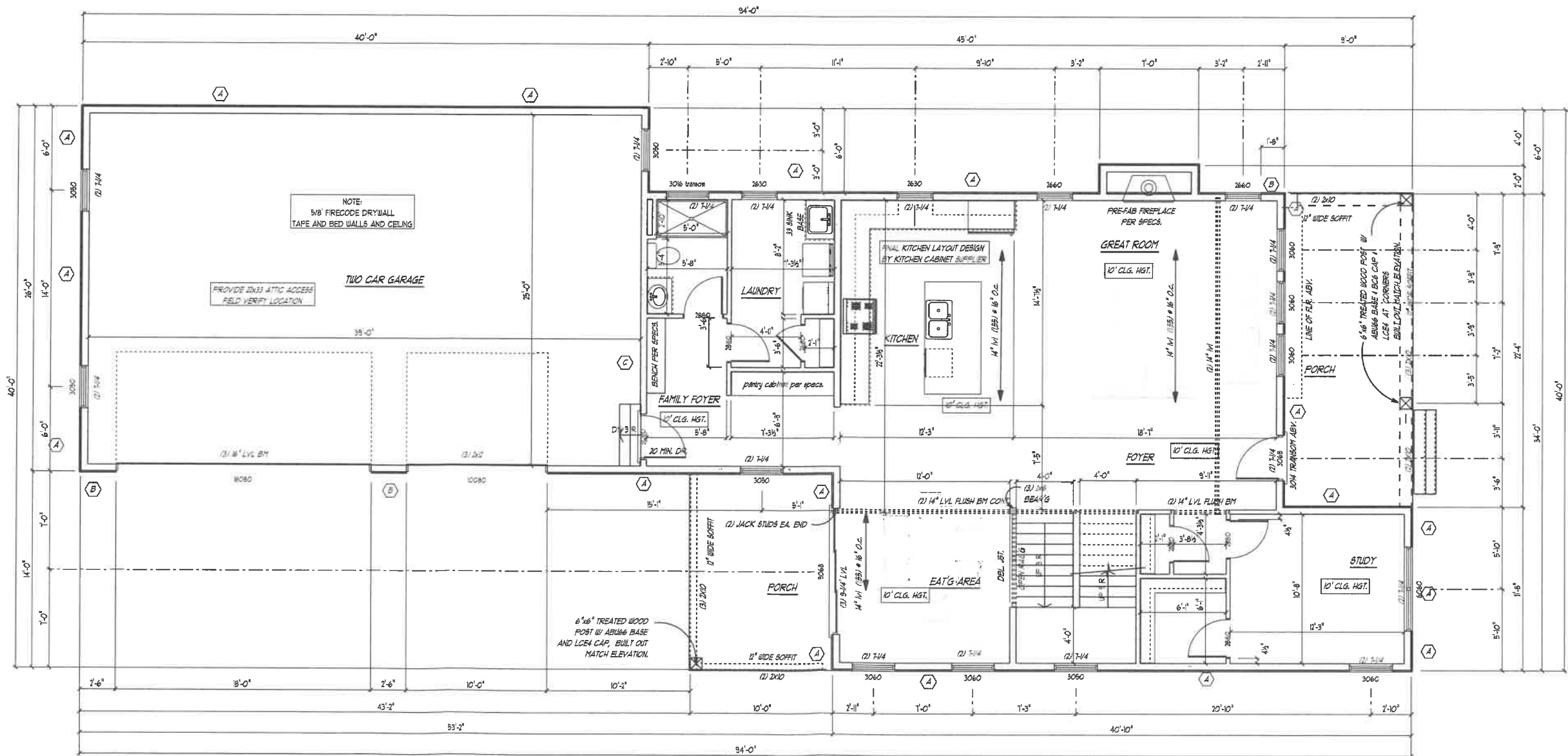
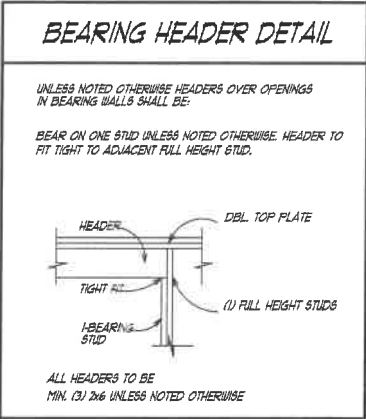
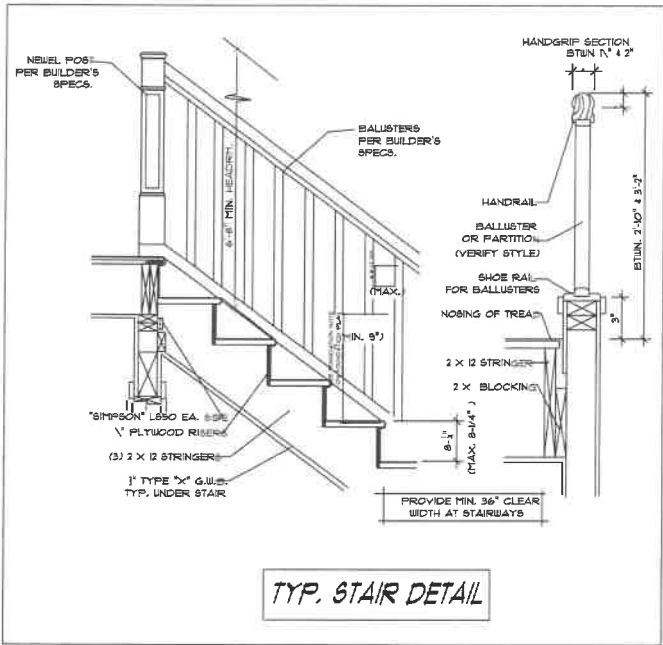


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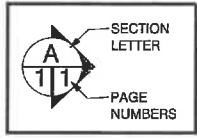
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REVISED:

SHEAR WALL / BRACING CODED NOTES:	
(A)	CS-BWP SHALL BE AS FOLLOWS: 1. WALL LENGTH = 4'-0" 2. 2" x 8" OSB 3. 4" O.C. EDGE NAILING 4. 2" O.C. FIELD NAILING
(B)	CS-PP SEE SHEET A6 FOR DETAIL
(C)	CS - METHOD SEE SHEET A6 FOR DETAIL

STAIR DATA	
1. MINIMUM TREAD DEPTH:	5"
2. MINIMUM NOSING PROJECTION:	1"
3. MAXIMUM RISER HEIGHT:	8-1/4"
4. MAXIMUM VARIANCE IN RISER HEIGHT:	3/8"
5. MINIMUM HEADROOM HEIGHT AT STAIR ANGLE:	6'-8"
6. MINIMUM / MAXIMUM HANDRAIL HEIGHT:	34" / 38"
7. MINIMUM GUARDRAIL HEIGHT:	36"
8. MAXIMUM BALUSTER SPACING (CLEAR OPENING):	4"
9. MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL:	3'-0" MIN. (SEE PLAN)



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

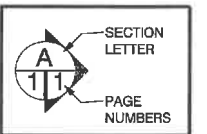


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REVISED:

Diagram illustrating a door frame assembly. The assembly includes a header, a tight fit, an I-beam stud, a double top plate (DBL. TOP PLATE), and one full height stud ((1) FULL HEIGHT STUDS).

A	CS-PPP SHALL BE AS FOLLOWS:
	1. WALL LENGTH = 4'-0" 2. 7/8" OMS 3. 6" O.C. EDGE NAILING 4. 8" O.C. FIELD NAILING
B	CS-PPP SEE SHEET AB FOR DETAIL
C	GB - METHOD SEE SHEET AB FOR

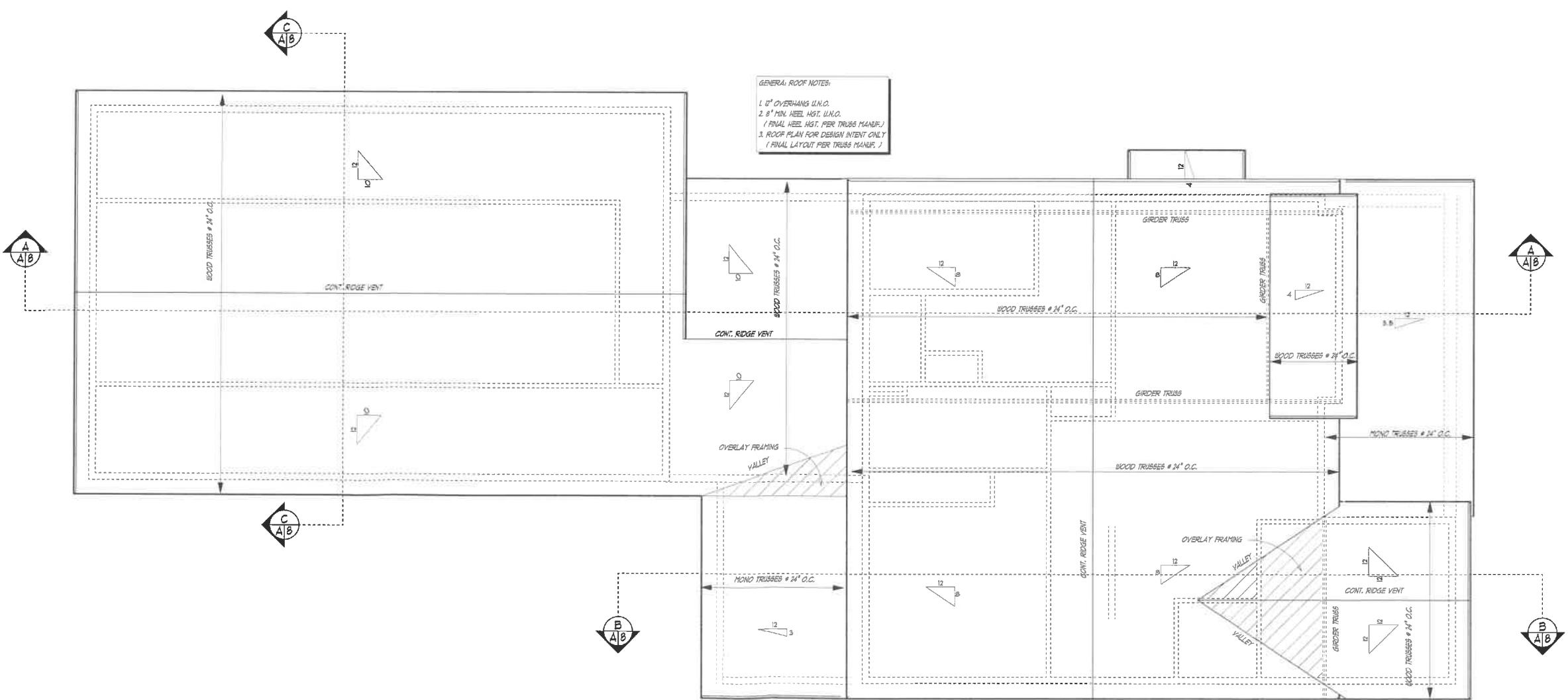
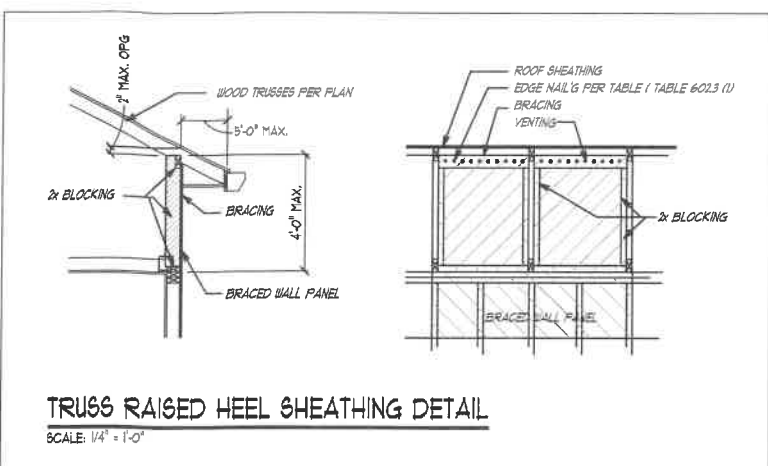
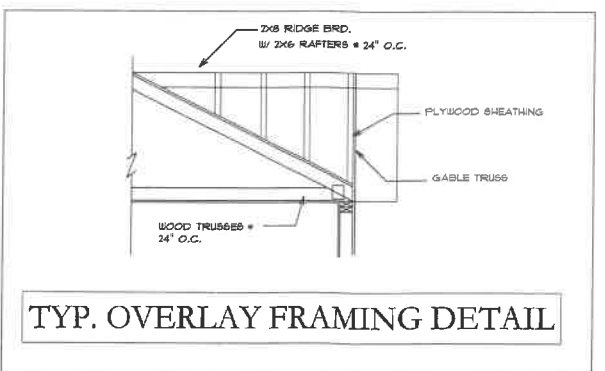
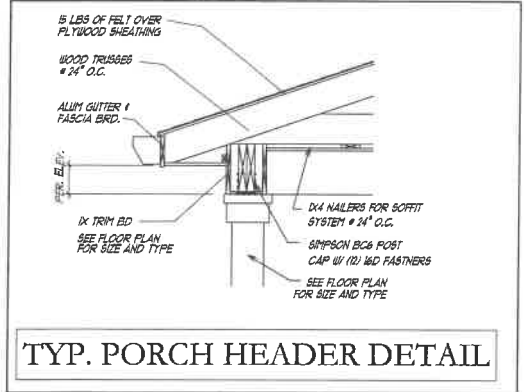


Monday, November 20, 2023

REVISED:

A6





GENERAL ROOF NOTES:
 1. 0\"/>

ROOF PLAN
 SCALE: 1/4\"/>

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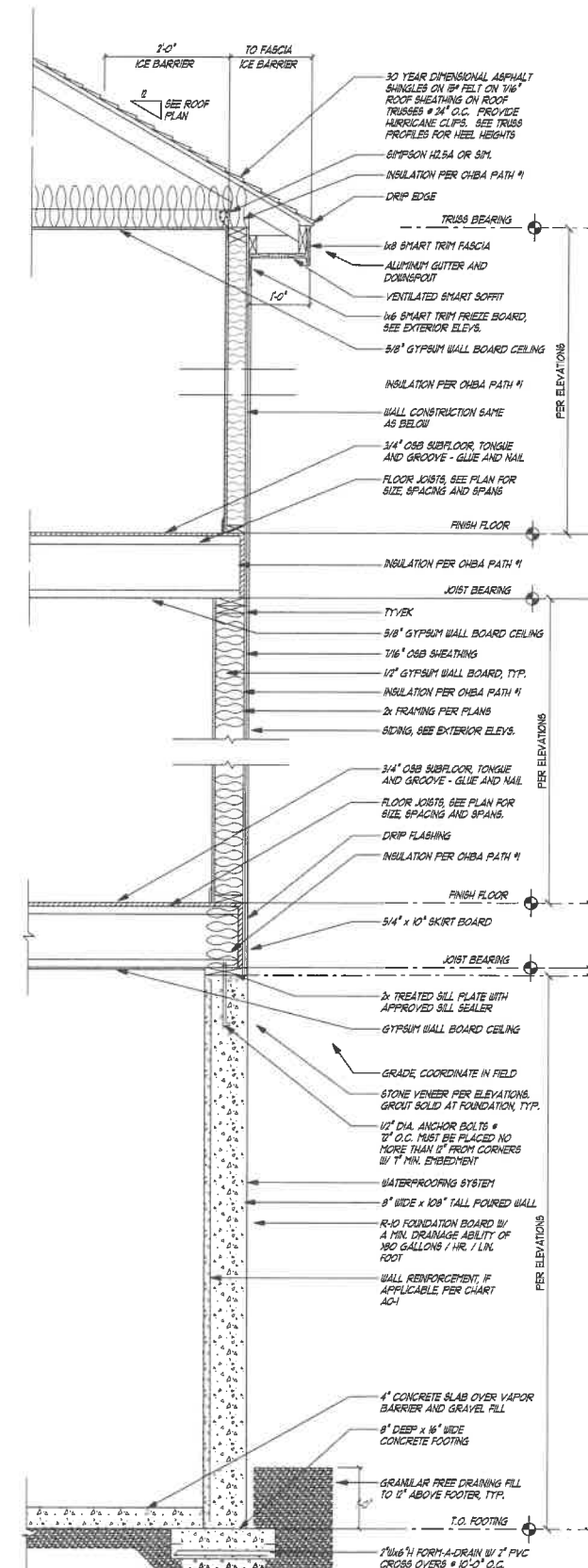
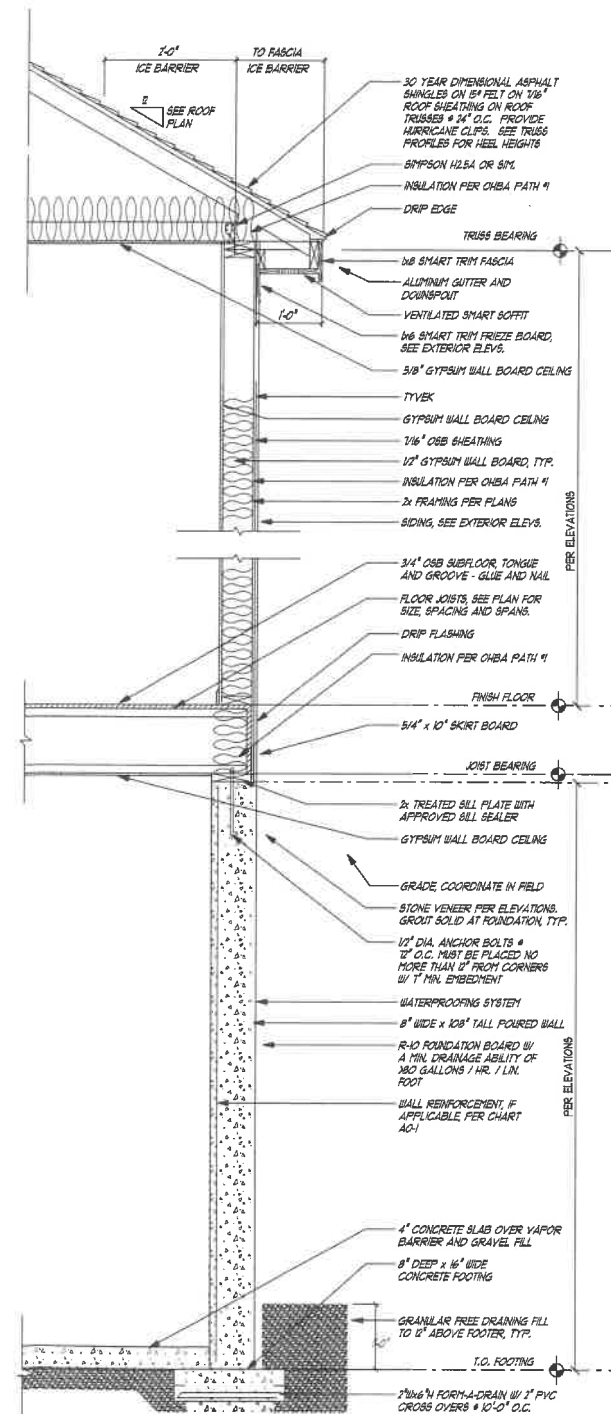
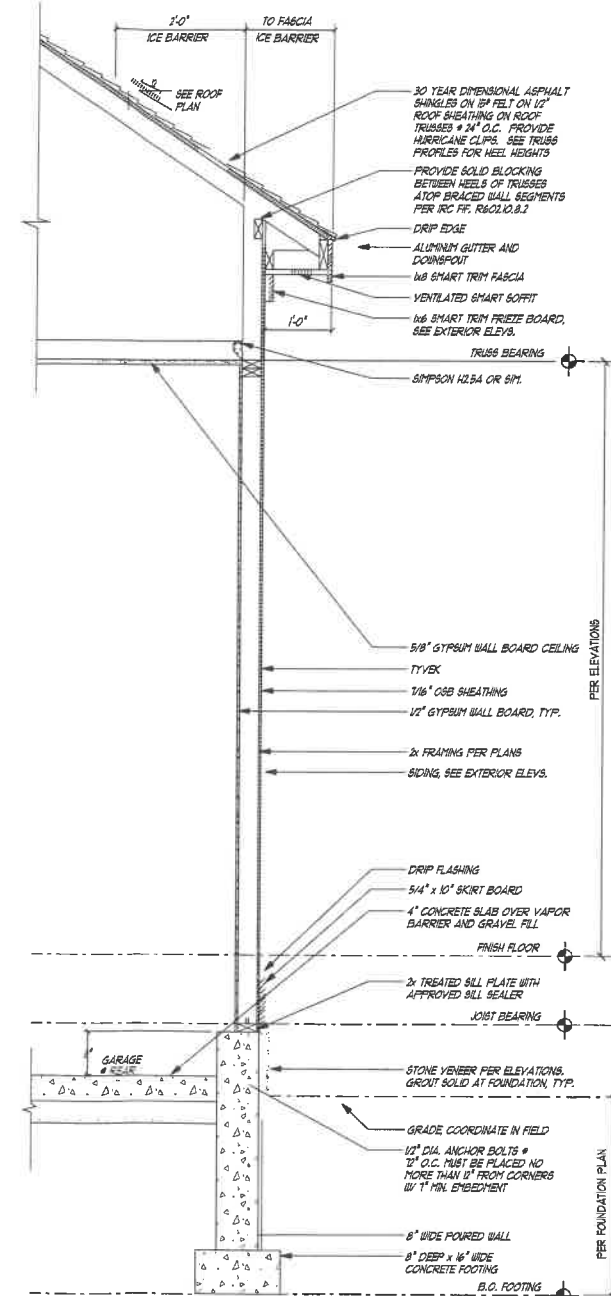
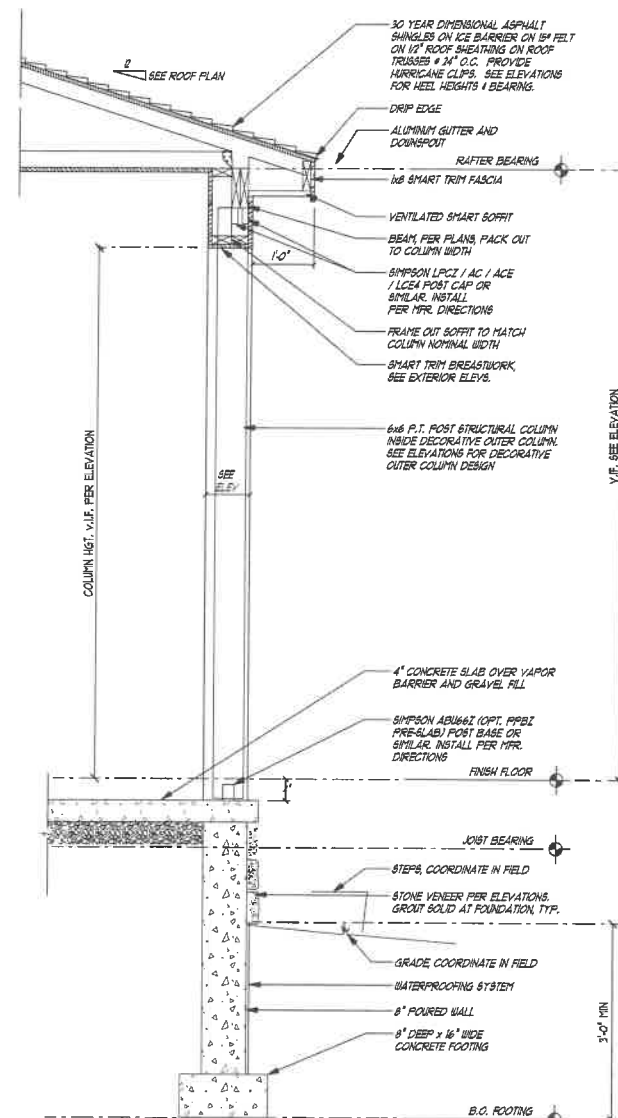
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 LETTER
 PAGE
 NUMBERS

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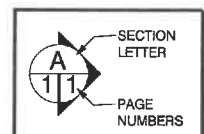
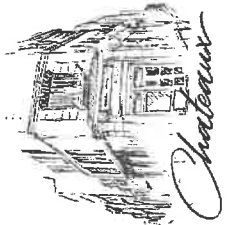
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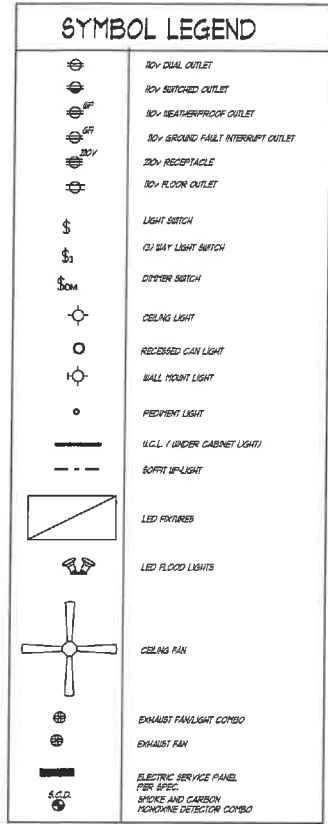


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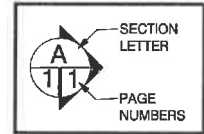
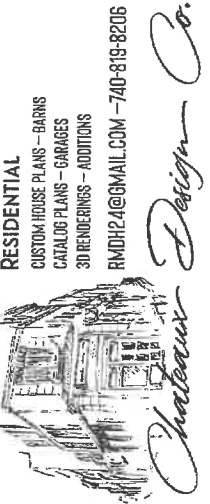
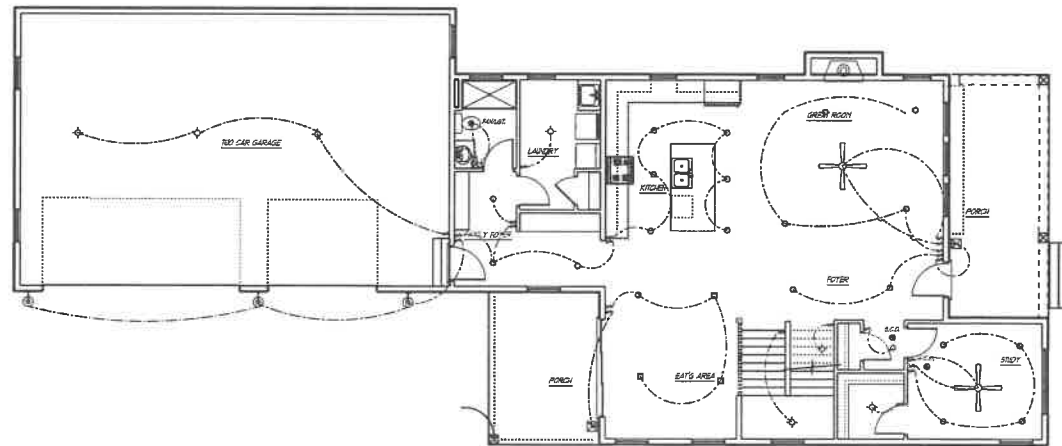
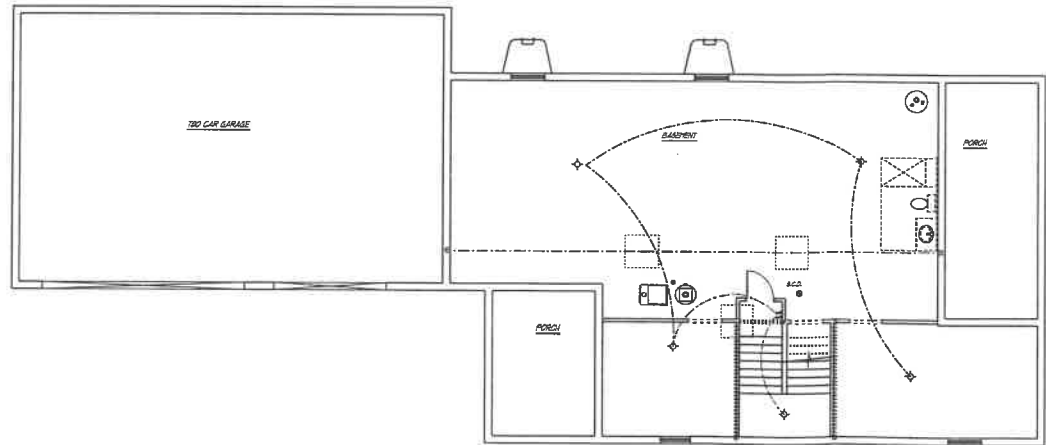
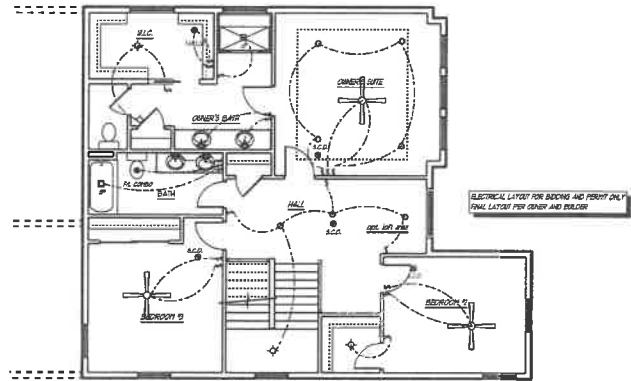
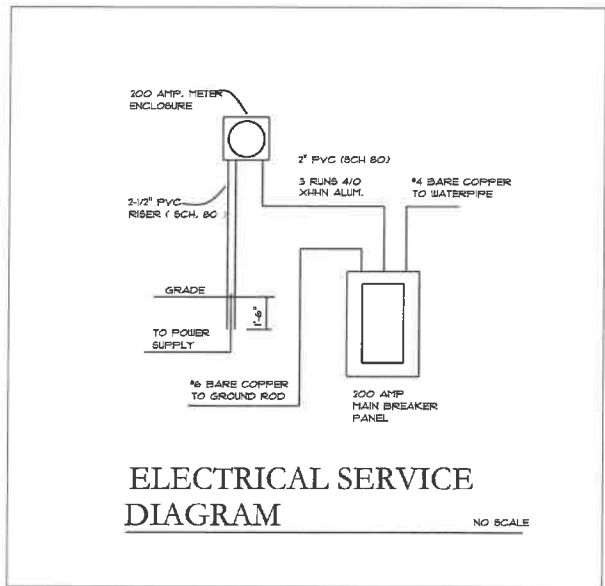


ELECTRICAL LEDGEN SYMBOLS
SCALE: 1/4" = 1'-0"

- GENERAL ELECTRICAL NOTES:
1. TAMPER RESISTANT: IN ALL AREAS SPECIFIED IN ARTICLE 20.8.2, ALL NONLOCKING TYPE 60-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (NEC 404.10)
 2. ARC-FAULT: ALL 120 VOLT SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILIES: BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC 20.8.10) (1) A SINGLE ROD, PIPE, OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 20.8.10.1 (2) THROUGH (4) (A) THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE CONNECTED TO ONE OF THE FOLLOWING: (1) ROD, PIPE, OR PLATE ELECTRODE (2) GROUNDING SERVICE ENTRANCE CONDUCTOR (3) NONFLEXIBLE GROUNDING SERVICE RACEWAY (4) ANY GROUNDING SERVICE ENCLOSURE (5) IF MULTIPLE ROD, PIPE, OR PLATE ELECTRODE ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION, THEY SHALL NOT BE LESS THAN 6 FEET APART. (6) WHERE MORE THAN ONE OF THE ELECTRODES OF THE TYPE SPECIFIED IN 20.8.10.1 (2) ARE USED, EACH ELECTRODE OF ONE GROUNDING SYSTEM (INCLUDING THAT USED FOR STRIKE TERMINATION DEVICES) SHALL NOT BE LESS THAN 6 FEET FROM ANY OTHER ELECTRODE OF ANY OTHER GROUNDING SYSTEM. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED A SINGLE GROUNDING ELECTRODE SYSTEM. (7) THE BONDING JUMPER USED TO CONNECT THE GROUNDING ELECTRODES TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 20.8.10.1 (8), AND (9) SHALL BE SIZED IN ACCORDANCE WITH 20.8.10.1 AND SHALL BE CONNECTED IN THE MANNER SPECIFIED IN 20.8.10.1 (NEC 20.8.10)
 3. GFCI RECEPTACLES: GFCI PROTECTION FOR PERSONNEL SHALL BE PROVIDED AS REQUIRED IN 20.8.10.1 THROUGH (10). THE GROUND FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION, A READILY ACCESSIBLE LOCATION SHALL BE ABLE TO BE REACHED QUICKLY WITHOUT THE USE OF TOOLS, REMOVAL OF OBSTACLES, CLIMBING, OR USE OF LADDERS. THIS MAY BE:
 1. GFCI RECEPTACLES: GFCI PROTECTION OF RECEPTACLE OUTLETS TO ALL RECEPTACLES WITHIN 6 FEET OF ANY TYPE OF SINK, THIS NOW REQUIRES RECEPTACLES WITHIN 6 FEET OF THE KITCHEN SINK TO HAVE GFCI PROTECTION EVEN IF THEY ARE NOT PART OF THE KITCHEN, INCLUDING RECEPTACLES FOR DISPOSALS AND REFRIGERATORS. WALL RECEPTACLES ON THE BACK SIDE OF A PENINSULA WITH A PREP SINK, HAND SINK, KITCHEN SINK, OR BAR SINK MAY FALL INTO THIS 6 FOOT RANGE AND REQUIRE GFCI PROTECTION. (NEC 20.8.10.1)
 2. GFCI RECEPTACLES: ALL RECEPTACLES WITHIN 6 FEET OF A SHOWER STALL OR BATHTUB SHALL BE GFCI PROTECTED EVEN IF THEY ARE NOT IN A BATHROOM. AN ADJOINING CLOSET, DRESSING TABLE OR BEDROOM MAY FALL IN THIS RANGE. (NEC 20.8.10.1)
 3. GFCI RECEPTACLES: ALL RECEPTACLES WITHIN A LAUNDRY ROOM SHALL BE GFCI PROTECTED REGARDLESS OF THE PRESENCE OR ABSENCE OF A LAUNDRY SINK. (NEC 20.8.10.1)
 4. GFCI RECEPTACLES: THIS SECTION HAS BEEN EXPANDED TO INCLUDE GFCI PROTECTION FOR KITCHEN AND LAUNDRY AREAS. THIS WILL INCLUDE THE 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SERVING COUNTERTOPS AND THE DISPOSAL, DISHWASHER, REFRIGERATOR AND MICROWAVE RECEPTACLES. THESE AREAS WILL BE BOTH GFCI AND AFCI PROTECTED. (NEC 20.8.10.1)
 5. RECEPTACLES: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH CAR SPACE WITHIN THE GARAGE. THE BRANCH CIRCUIT SUPPLYING THIS RECEPTACLE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. (NEC 20.8.10.1)
 6. EXTERIOR LIGHT: FOR DWELLING UNITS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER, AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR OR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. (NEC 20.8.10.1)

11. OUTLET BOXES: OUTLET BOXES LISTED FOR SUPPORT OF LAMP HARNS OR LAMP HOLDERS SHALL CONTAIN A RING FOR THE MAXIMUM HEIGHT ALLOWED ON THE INSIDE OF THE BOX. (NEC 314.16)
12. GROUNDED CONDUCTORS: NOW REQUIRES THAT A GROUNDED CONDUCTOR ONLY BE PROVIDED AT ONE SWITCH LOCATION WHEN MULTIPLE SWITCHES CONTROL THE SAME LIGHTING CIRCUIT. IT IS NOW ALLOWED TO USE A DEAD-END THREE-WAY. (NEC 404.10)
13. RECEPTACLES: ALL RECEPTACLES IN WET LOCATIONS SHALL HAVE A LISTED "EXTRA-DUTY" RAISE COVER. (NEC 404.6)
14. WET LOCATIONS: RECEPTACLES OF 15 AND 20 AMP, 120V AND 240V SHALL BE INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA-DUTY". (NEC 404.9)
15. GROUNDING ELECTRODE SYSTEM INSTALLATION: (A) ROD, PIPE, AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF NEC 20.8.10.1 (2) THROUGH (4). (B) IF PRACTICABLE, ROD, PIPE, AND PLATE ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE, AND PLATE ELECTRODES SHALL BE FREE FROM NONCONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.
16. ELECTRIC WORK: ALL NEW ELECTRIC WORK IS TO BE INSTALLED PER THE 2021 NATIONAL ELECTRIC CODE.
17. MANDATORY SINGLE-HOUSE MECHANICAL VENTILATION SYSTEM: AN EXHAUST SYSTEM, SUPPLY SYSTEM OR A COMBINATION THEREOF THAT IS DESIGNED TO MECHANICALLY EXCHANGE INDOOR AIR FOR OUTDOOR AIR WHERE OPERATING CONTINUOUSLY OR THROUGH A PROGRAMMABLE SCHEDULE TO SATISFY THE WHOLE-HOUSE VENTILATION RATE. (DO, 103 & 104)
18. GARAGE BRANCH CIRCUITS: IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION AT LEAST ONE 60 VOLT, 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLES OUTLETS IN ATTACHED AND DETACHED GARAGES WITH ELECTRIC POWER. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS. (NEC 20.10)
19. LIGHTING OUTLETS: FOR ATTICS AND UNDERLOOR SPACES, UTILITY ROOMS AND BASEMENTS AT LEAST ONE LIGHTING OUTLET CONTAINING OR CONTROLLED BY A SWITCH SHALL BE INSTALLED WHERE THESE SPACES ARE USED OR CONTAIN EQUIPMENT REQUIRING SERVICE. (NEC 20.10.1)

ELECTRICAL PANEL									
200 AMP		CONNECTED LOAD 47.6 K.W.						148 AMP	
W.S.	ITEMS	K.W.	B.K.W.	C.C.T.	B.K.W.	K.W.	ITEMS	W.S.	
8	RANGE	9.60	2/40	1	2	2/40	AIR COND.	8	
10	DRYER	4.00	2/30	5	6	1/20	MICROWAVE	12	
12	REFRIGERATION	1.00	1/20	7	8	1/20	WHIRLPOOL	12	
12	KITCHEN #1	0.80	1/20	9	10	1/20	KITCHEN #1	12	
12	WASHER	1.00	1/20	11	12	1/20	DINING ROOM	12	
14	STUDY	0.80	1/15	15	16	1/15	GDO #1	14	
14	GDO #2	0.40	1/15	17	18	1/15	DISHWASHER	14	
12	BATH GR	0.80	1/20	19	20	1/15	DISPOSAL	14	
14	FURNACE	0.80	1/15	21	22	1/15	SUMP	14	
14	LIGHTING	1.80	1/15	23	24	1/15	LIGHTING	14	
14	LIGHTING	1.80	1/15	25	26	1/15	LIGHTING	14	
14	SMOKE DET.	0.50	1/15	27	28	1/15	LIGHTING	14	
14	LIGHTING	0.50	1/15	29	30	1/15	LIGHTING	14	
12	BASEMENT	1.80	1/20	31	32	1/15	LIGHTING/BASEMENT	14	
	SPARE			33	34		SPARE		
	SPARE			35	36		SPARE		
	SPARE			37	38		SPARE		
	SPARE			39	40		SPARE		



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Monday, November 20, 2023
REVISED:

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