

BEARING BASED ON A GPS OBSERVATION ON 1/21/2020
WGS 1984 GEODETIC NORTH

Received by
City of Grove City
09-17-20

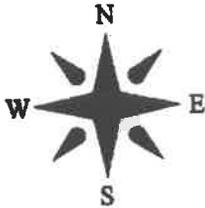
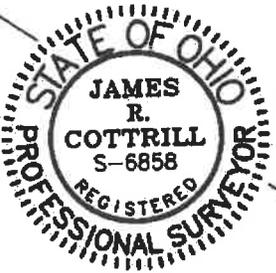
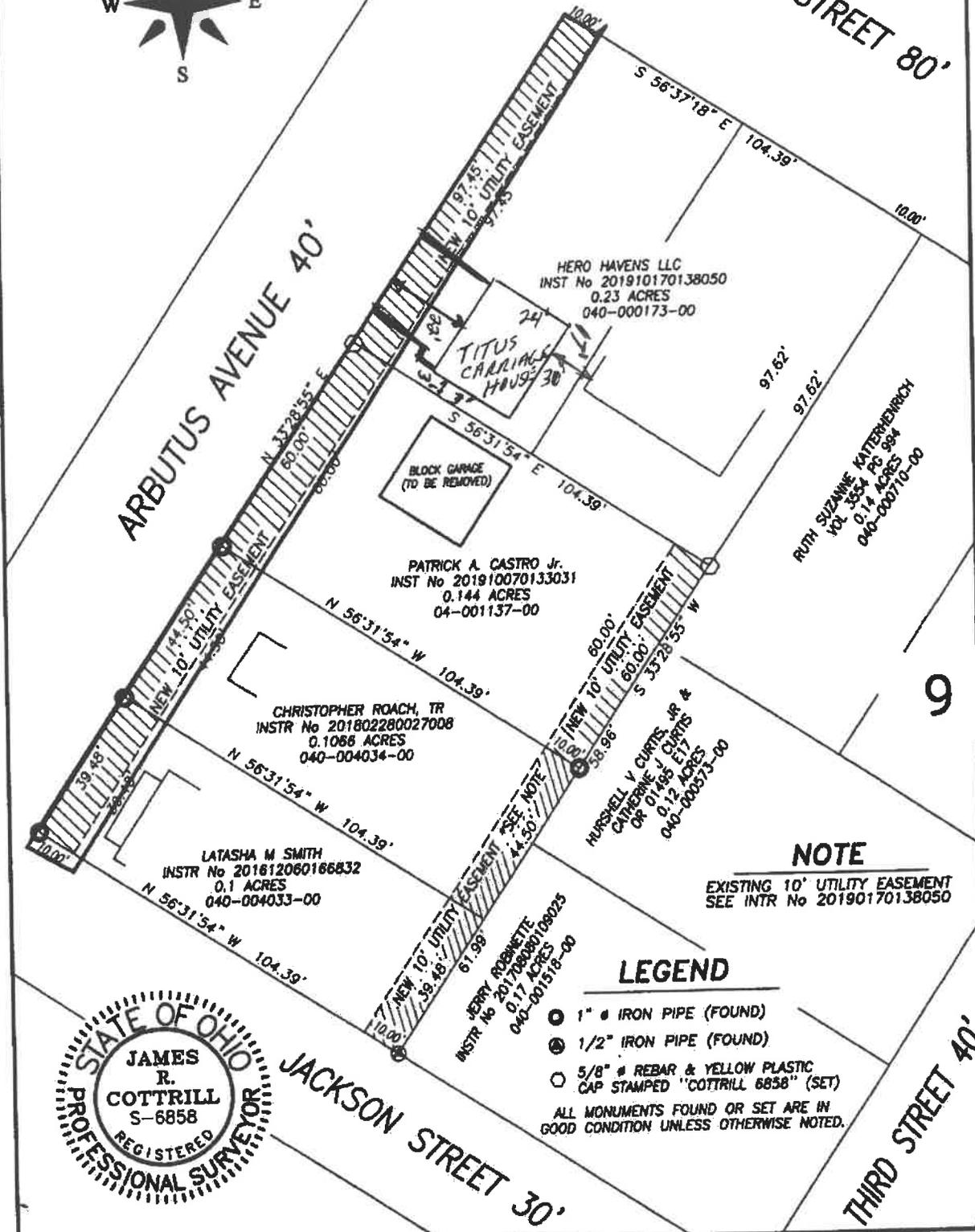


EXHIBIT A



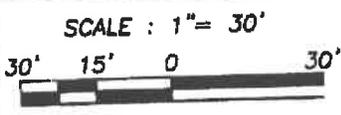
NOTE
EXISTING 10' UTILITY EASEMENT
SEE INTR No 20190170138050

LEGEND

- 1" # IRON PIPE (FOUND)
 - 1/2" IRON PIPE (FOUND)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

**UTILITY EASEMENTS, GROVE CITY
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR PATRICK CASTRO**

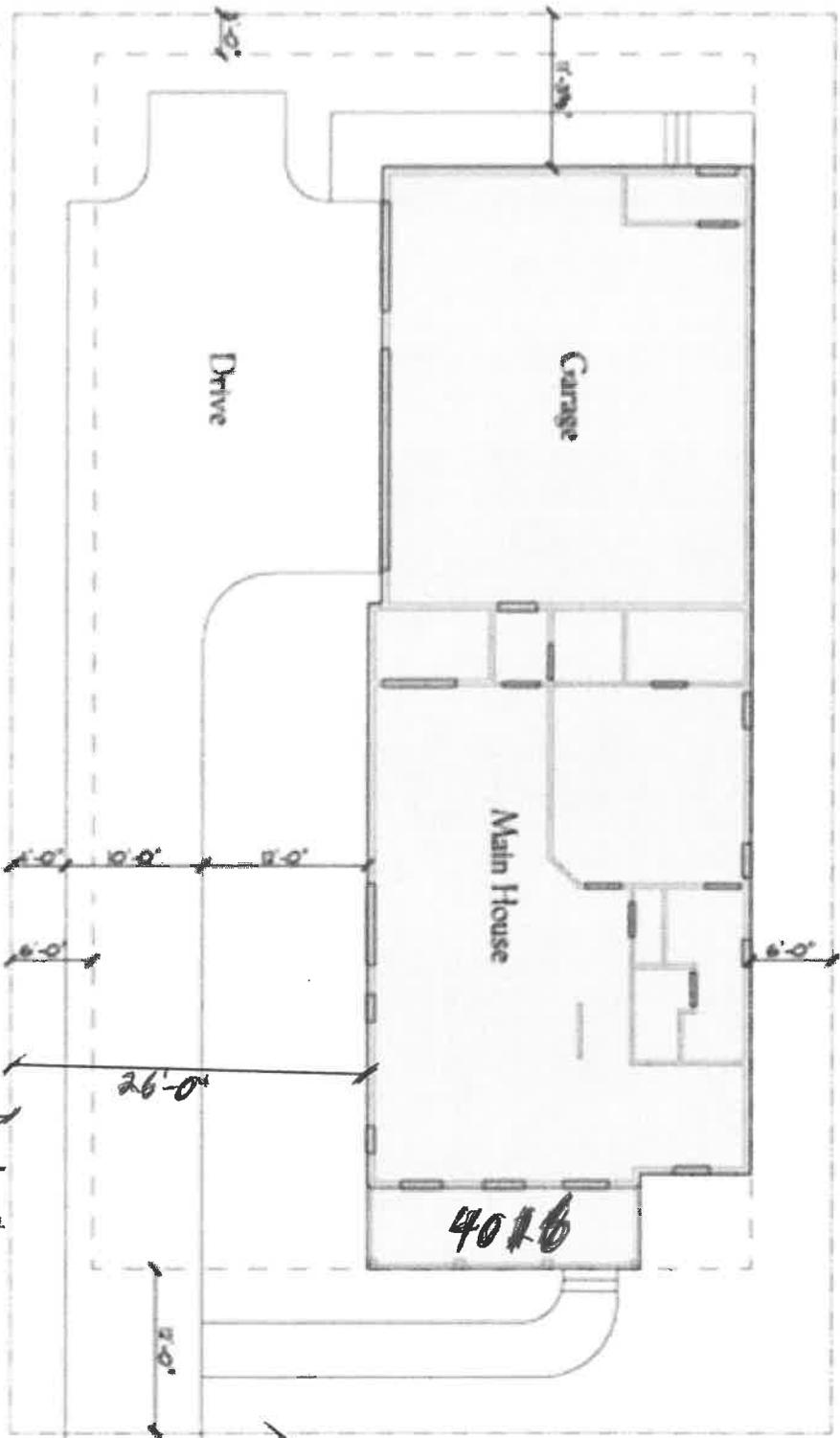
COTTRILL SURVEYING INC
8256 SR 207, MT. ST. CATHARINE, OHIO 43084
www.cottrillsurveying.com
PHONE 740.853.4343



FIELD CREW: MW
DRAWN BY: MW
JOB No.: S200101
DATE DWN.: 01/22/20

I HEREBY CERTIFY THIS PLAT DE... FIELD SURVEY PERFORMED BY JAMES R. COTTRILL S-6858.
James R. Cottrill DATE: 05/07/20

III The Castro Residence

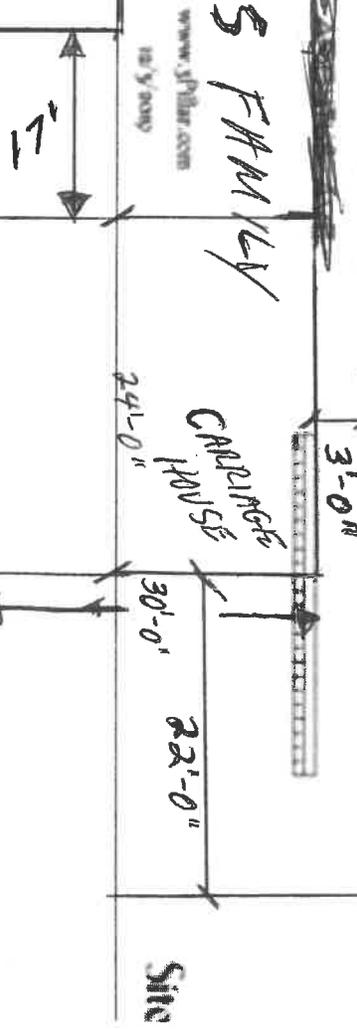


Arbutus Ave



TITUS FAMILY

(TITUS HOUSE)



Site

TITUS LANDSCAPE



CUSTOM CHANGES

ORIGINAL DESIGN
ALAN MASCORD DESIGN ASSOCIATES, INC.
LARRY TITUS
3575 BROADWAY
GROVE CITY, OH 43123

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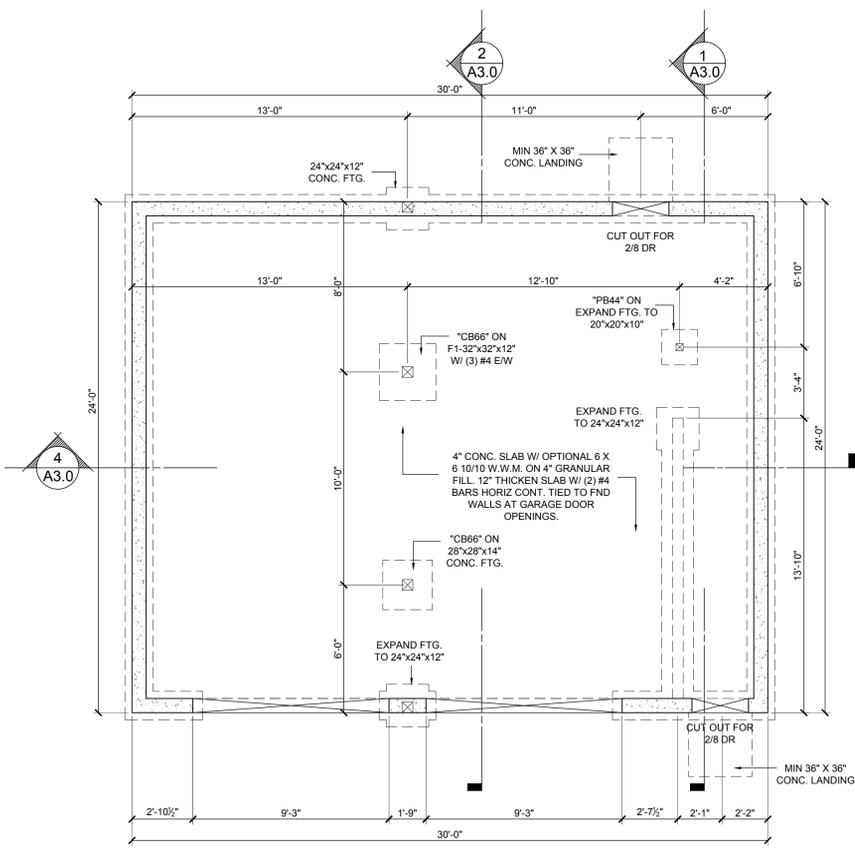
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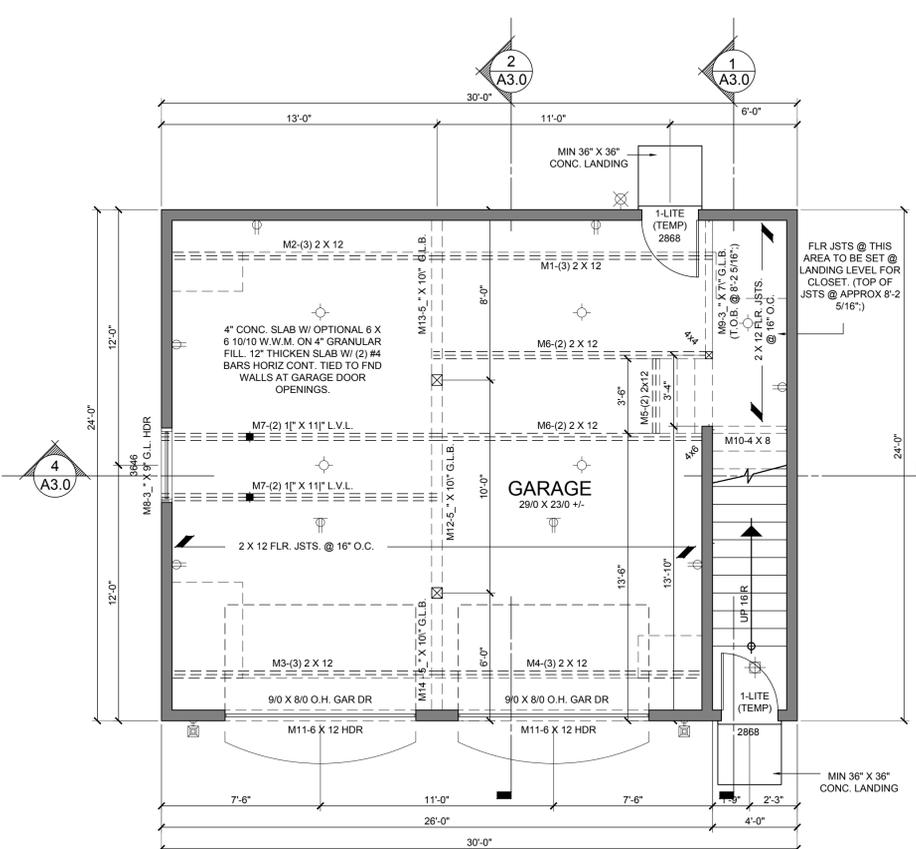
Larry Titus
3299 Columbus St
Grove City, OH 43123

DATE	: APR/29/2020
SCALE	: AS NOTED
DRAWN BY:	
PROJECT	: Larry Titus
SHEET	

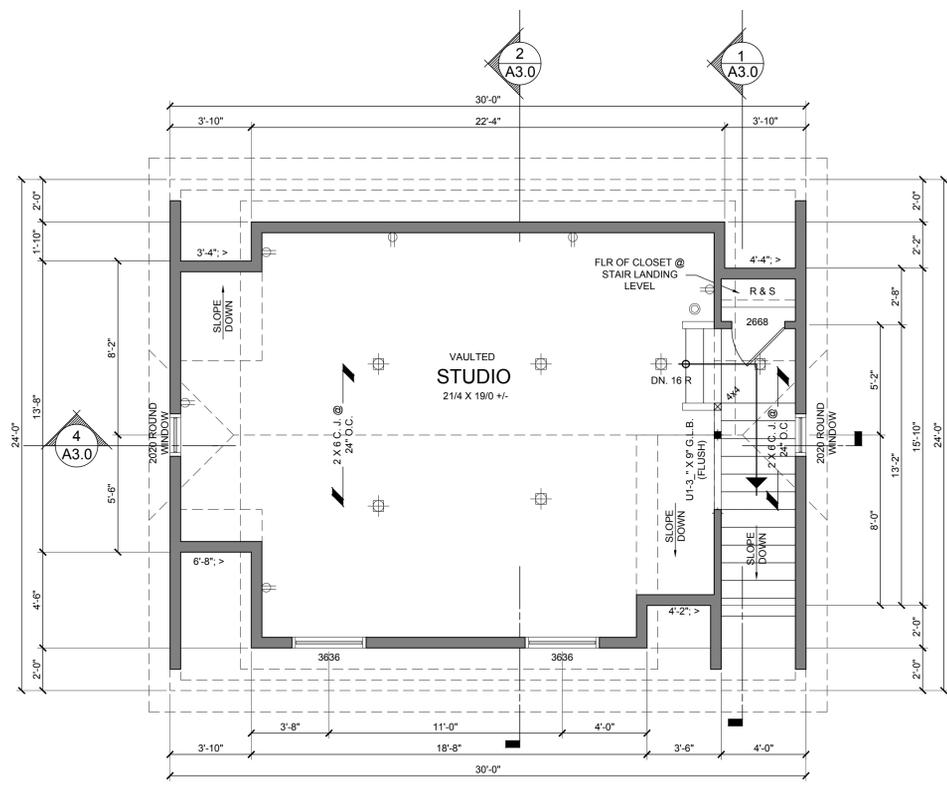
A1.0



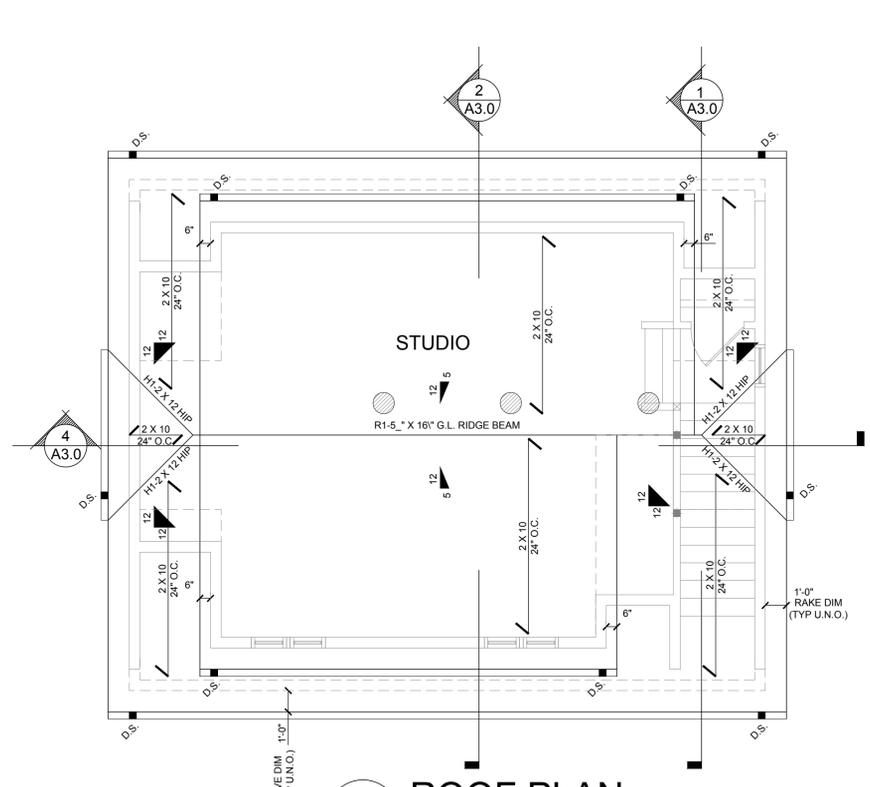
1 FOUNDATION PLAN
A1.0 SCALE:- 1/4" = 1'-0"



2 MAIN FLOOR PLAN
A1.0 SCALE:- 1/4" = 1'-0"



3 UPPER FLOOR PLAN
A1.0 SCALE:- 1/4" = 1'-0"



4 ROOF PLAN
A1.0 SCALE:- 1/4" = 1'-0"

SQUARE FOOTAGE:
(FRAME ONLY)

STUDIO	=	495 SQ. FT.
GARAGE	=	720 SQ. FT.
TOTAL	=	1215 SQ. FT.

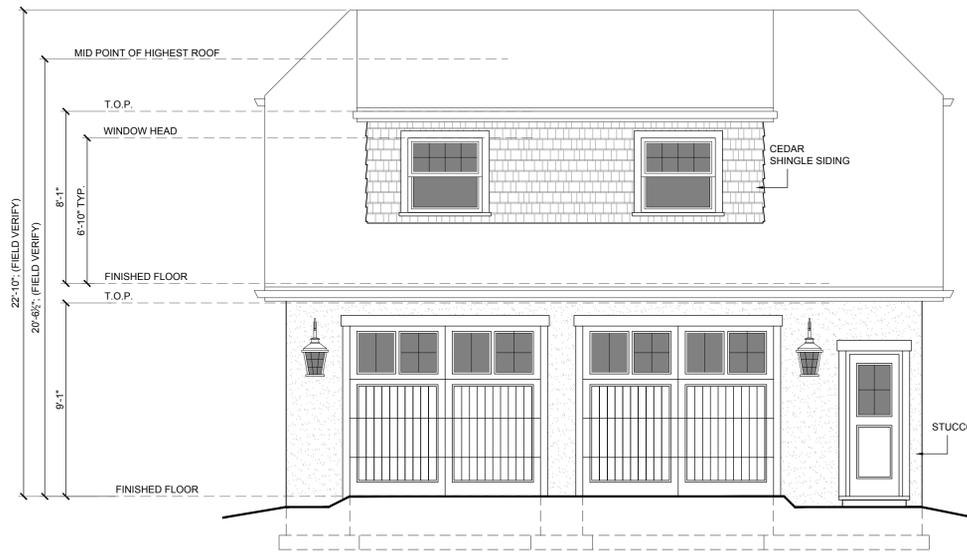
- LEGEND**
- ⊕ RECESSED LIGHT
 - ⊕ RECESSED DIRECTIONAL LIGHT FIXTURE
 - ⊕ WALL-MOUNT LIGHT
 - ⊕ SURFACE-MOUNT LIGHT
 - ⊕ FLOOD LIGHT
 - ⊕ SURFACE MOUNTED FLUORESCENT
 - ⊕ RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
 - ⊕ CEILING FAN
 - ⊕ DUPLEX OUTLET
 - ⊕ CEILING MOUNTED DUPLEX OUTLET
 - ⊕ 220V OUTLET
 - ⊕ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
 - ⊕ TELEPHONE OUTLET
 - ⊕ DATA OUTLET
 - ⊕ TELEVISION OUTLET
 - ⊕ SPEAKER LOCATION
 - ⊕ SMOKE / CO DETECTOR (SEE "GENERAL NOTES" FOR OTHER SPECS)
 - BEARING POINT LOCATION (PROVIDE SOLID BEARING MIN. OF MEMBER WIDTH U.N.O.)
 - POINT LOAD FROM ABOVE
 - ⊕ 4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45° FROM VERT.)
 - ⊕ BEARING WALL SUPPORTING STRUCTURE ABOVE
 - ⊕ 4 X 10 HDR. @ BEARING WALL INT. DOOR & OPENINGS W/ MIN (2) 2 X SUPPORT EA END (U.N.O.)
 - ⊕ DROPPED STRUCT. MEMBER BEARING @ WALL

ENERGY ENVELOPE KEY

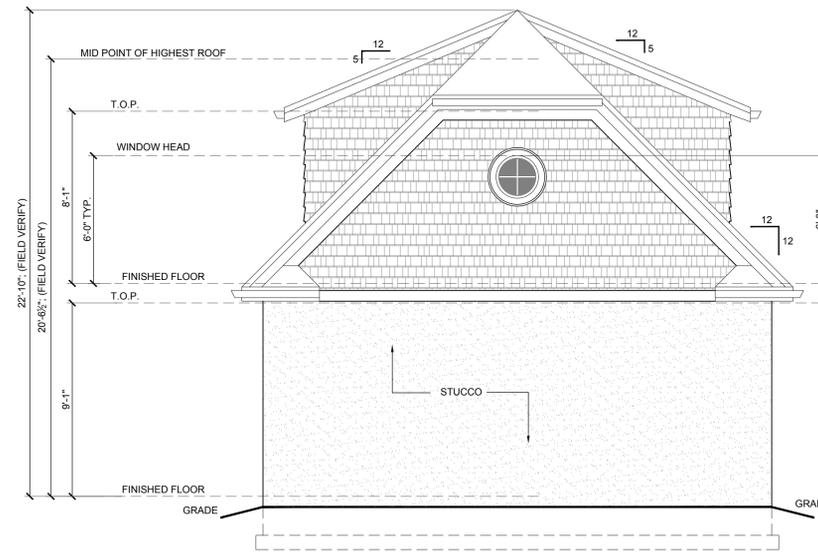
	WALL/FLR./CLG. INSUL.
	FOUNDATION INSUL.

(SEE SHEET "G" FOR INSULATION VALUES)

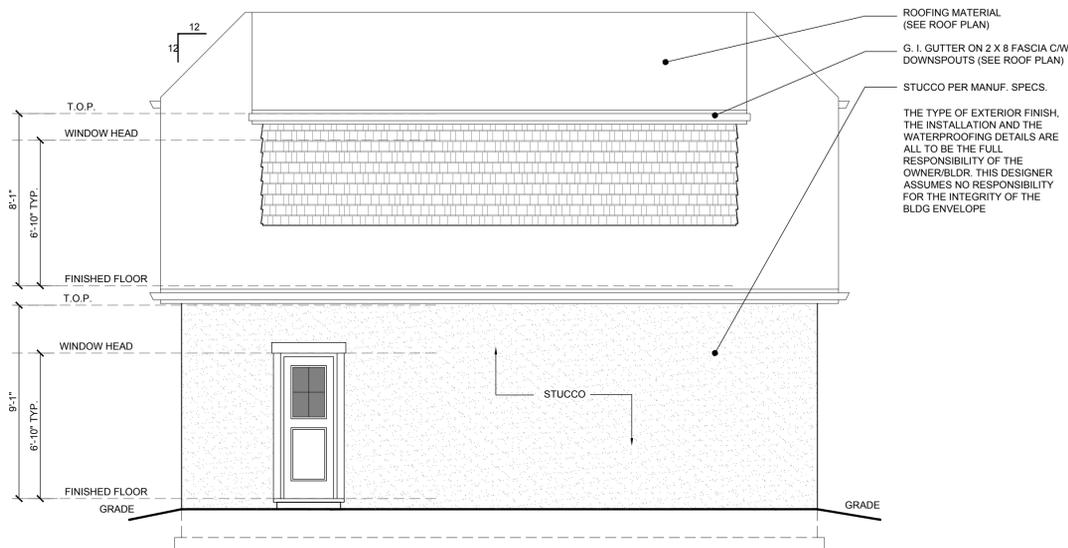
C.O. DET LOCATION
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR. AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET "G" FOR ADDL INFO)



1 FRONT ELEVATION
A2.0 SCALE:- 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A2.0 SCALE:- 1/4" = 1'-0"



3 REAR ELEVATION
A2.0 SCALE:- 1/4" = 1'-0"

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

CUSTOM CHANGES

ORIGINAL DESIGN

ALAN MASCORD DESIGN ASSOCIATES, INC.
LARRY TITUS
3575 BROADWAY
GROVE CITY, OH 43123

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Larry Titus
3299 Columbus St
Grove City, OH 43123

DATE : APR/29/2020

SCALE : AS NOTED

DRAWN BY: -----

PROJECT : Larry Titus

SHEET

A2.0

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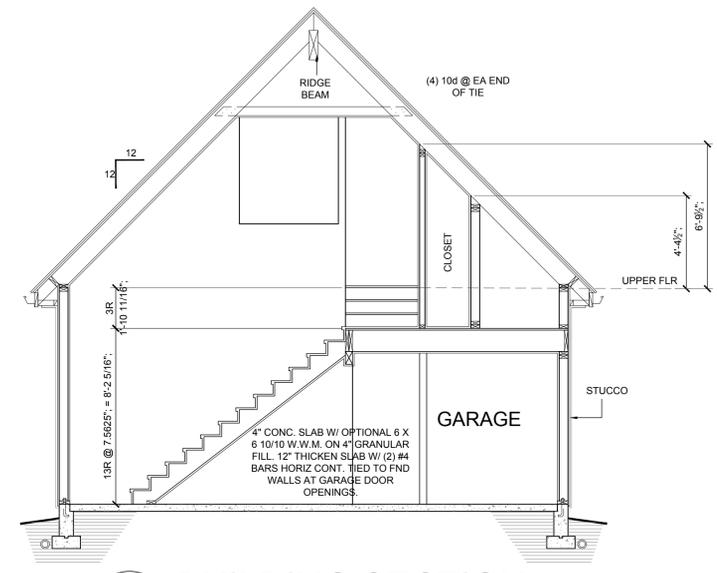
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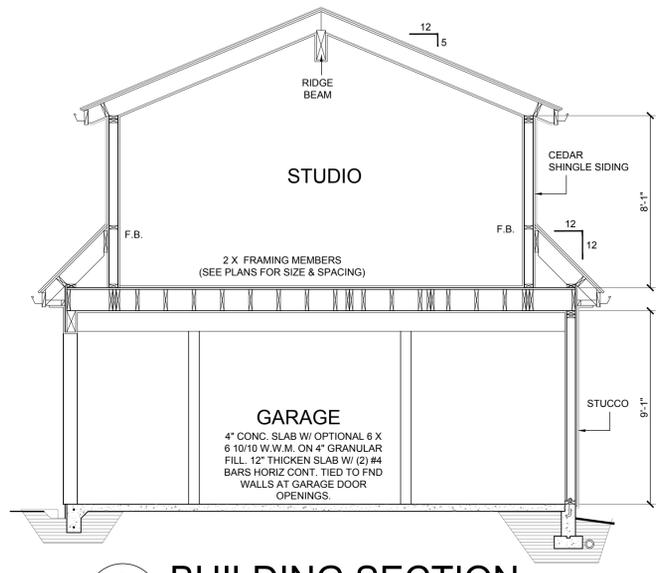
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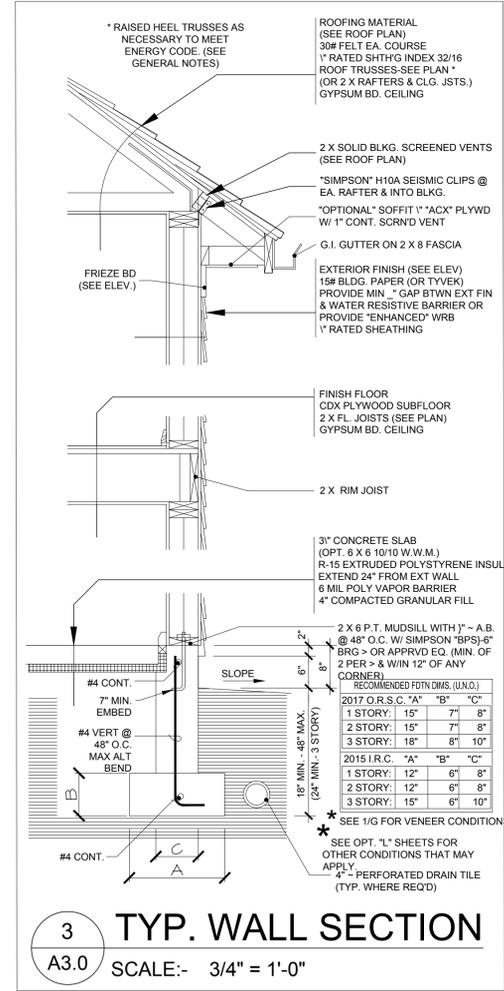
A3.0



1 BUILDING SECTION
A3.0 SCALE:- 1/4" = 1'-0"



2 BUILDING SECTION
A3.0 SCALE:- 1/4" = 1'-0"



3 TYP. WALL SECTION
A3.0 SCALE:- 3/4" = 1'-0"

ROOF DESIGN NOTES

THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

ROOFING TYPE	DRY / WET	AVE. (WEI)
MED SHAKES	2.0 / 3.25 PSF	3.25 PSF
HVY SHAKES	3.0 / 4.0 PSF	3.25 PSF
SHINGLES	2.0 / 3.25 PSF	3.25 PSF
COMPOSITION	2.5 / 3.0 PSF	3.25 PSF

NOTE: HIPS, VALLEYS & RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTERS (FIELD VERIFY ALL CONDITIONS)

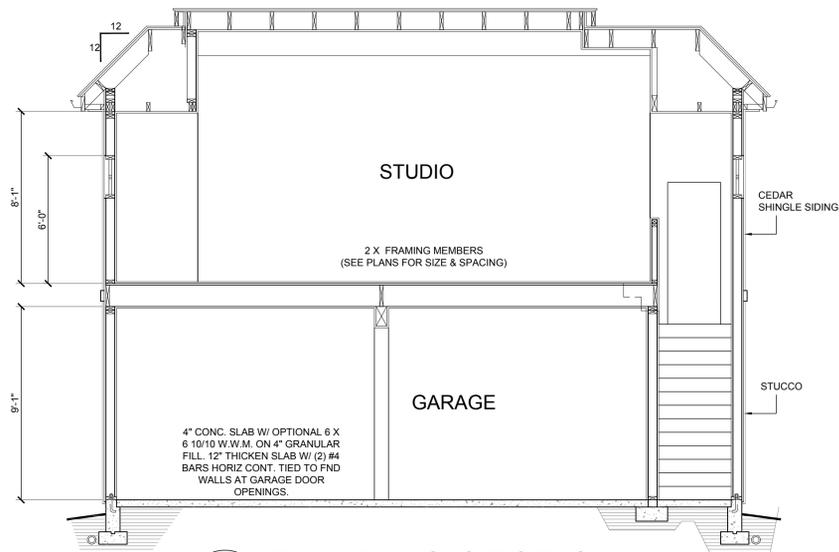
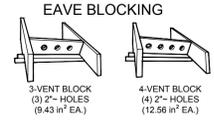
LEGEND

- 4 X 4 WOOD POST FROM RIDGE (HIP OR VALLEY) TO WALL BELOW (MIN. (2) 2 X 4 REQ'D AT WALL BEARING POINT) NOTE: SPLICES IN HIPS & VALLEYS CAN ONLY OCCUR @ POST DOWN LOCATIONS
- 3/4" MIN. LIN WALL TO BM. OR WALL BELOW (FRAMG AT 24" O.C.)
- SHADED AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW
- DOWNSPOUTS

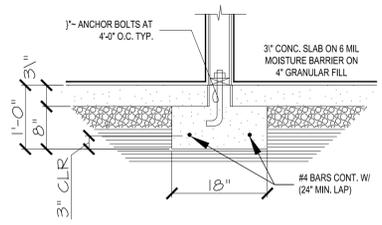
COMP/SHAKE ROOF

SIZE	SPACING	SPAN
2X6	12" O.C.	14'-0"
2X6	16" O.C.	12'-1"
2X6	24" O.C.	9'-10"
2X8	12" O.C.	17'-8"
2X8	16" O.C.	15'-4"
2X8	24" O.C.	12'-6"
2X10	12" O.C.	21'-7"
2X10	16" O.C.	18'-9"
2X10	24" O.C.	15'-3"
2X12	12" O.C.	25'-1"
2X12	16" O.C.	21'-8"
2X12	24" O.C.	17'-9"

PER 2015 I.R.C. - R806.2 MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/200 OF THE AREA OF THE SPACE VENTILATED. PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED WITH VENT OPENINGS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. IN CLIMATE ZONE 6, 7, & 8, A CLASS 1 OR 2 VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CLO.



4 BUILDING SECTION
A3.0 SCALE:- 1/4" = 1'-0"



5 DETAIL
A3.0 SCALE:- 3/4" = 1'-0"

CUSTOM CHANGES

ReDesign HP

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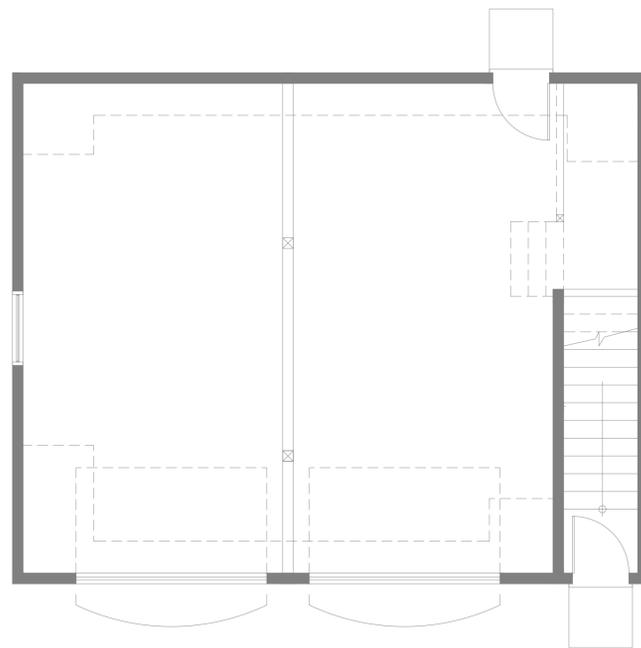
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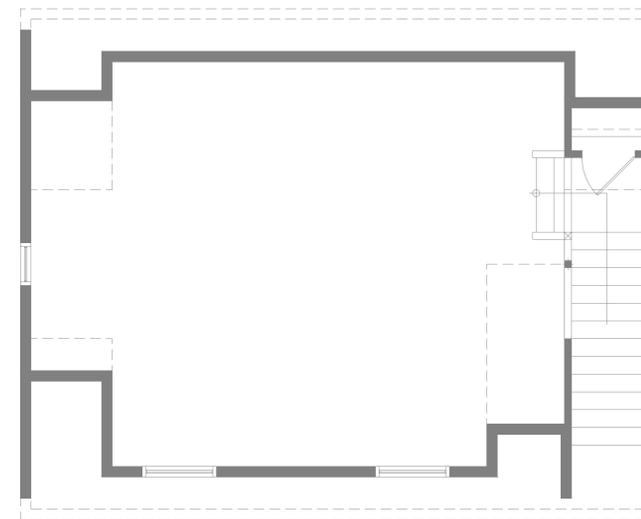
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1 MAIN FLOOR ELECTRICAL PLAN
A4.0 SCALE:- 1/4" = 1'-0"



2 UPPER FLOOR ELECTRICAL PLAN
A4.0 SCALE:- 1/4" = 1'-0"

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SHEET

A4.0