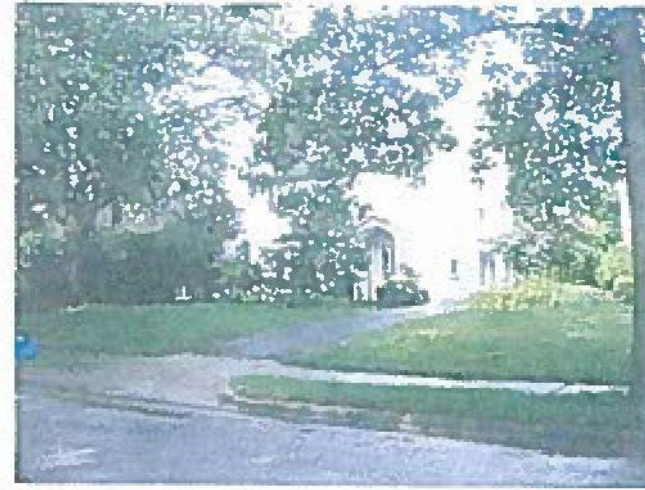


MORTGAGE LOCATION SURVEY

0491-17

TITLE COMPANY: CLEAN TITLE AGENCY, INC.
 LENDER:
 BUYER: CHRISTOPHER D. DERSOM AND JENNIFER DERSOM
 SELLER: SARAH E. LYNN, TRUSTEE
 DATE: 06/06/17
 ORDER NO.: 0491-17



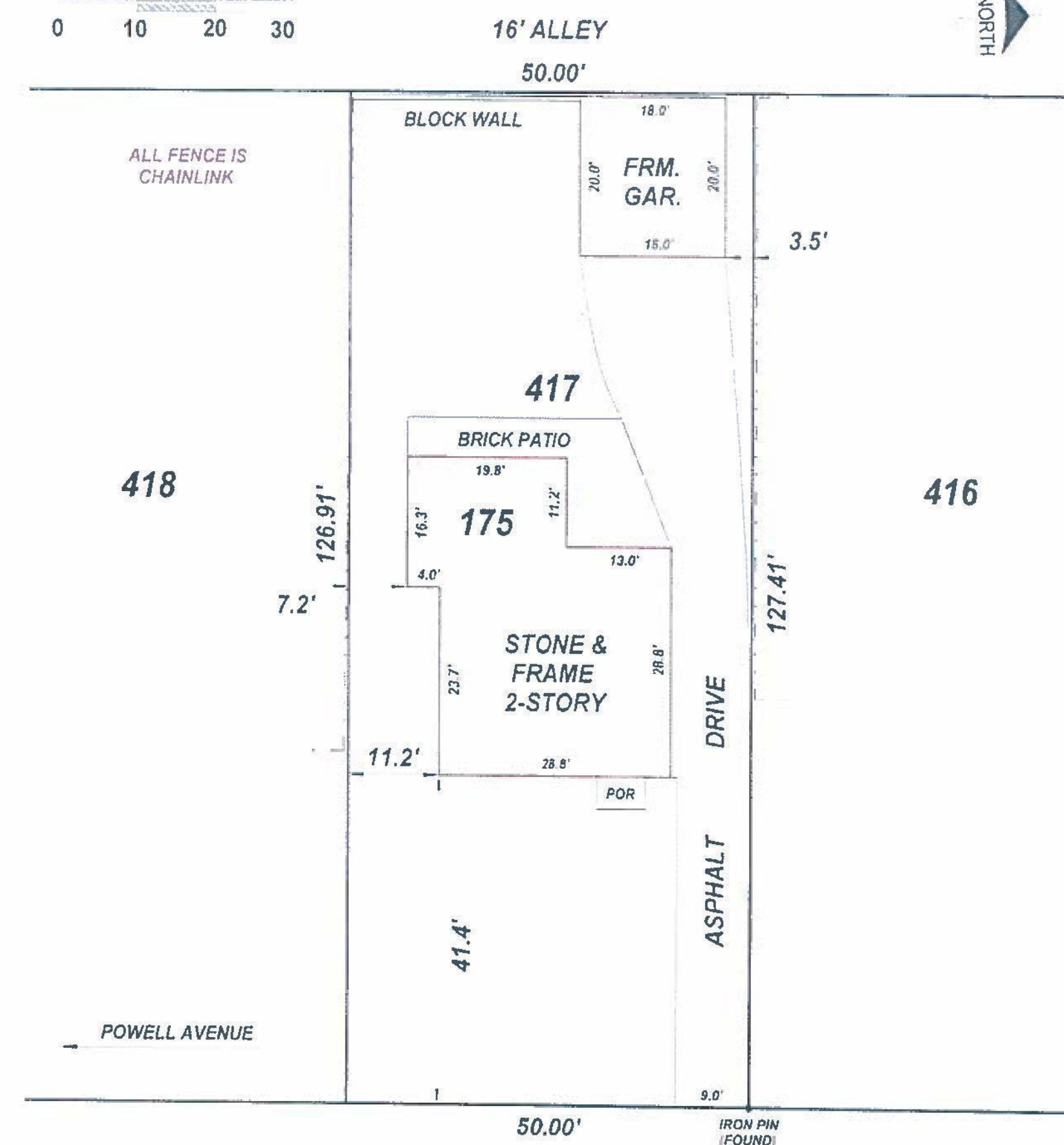
APPARENT ENCROACHMENTS: NONE

LEGAL DESCRIPTION: BEING LOT NO. 417 OF ARDMORE NO. 2 OF RECORD IN PLAT BOOK 11, PAGE 9, FRANKLIN COUNTY RECORDER'S OFFICE CITY OF BEXLEY, STATE OF OHIO.

PARCEL NO.: 020-000995-00 TITLE CO. FILE NO. 31933

SCALE: 1" = 20'

0 10 20 30



SOUTH ROOSEVELT AVENUE (50')



P.O. Box 1902
 Westerville, Ohio 43086-1902
 Phone: (614)378-9140
 CompassSurveying@hotmail.com

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements. Liability for this survey limited to actual cost of survey.

By: *[Signature]*

G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272



2017 LOCATION SURVEY

SCALE: NTS



AERIAL VIEW

SCALE: NTS



PARCEL MAP

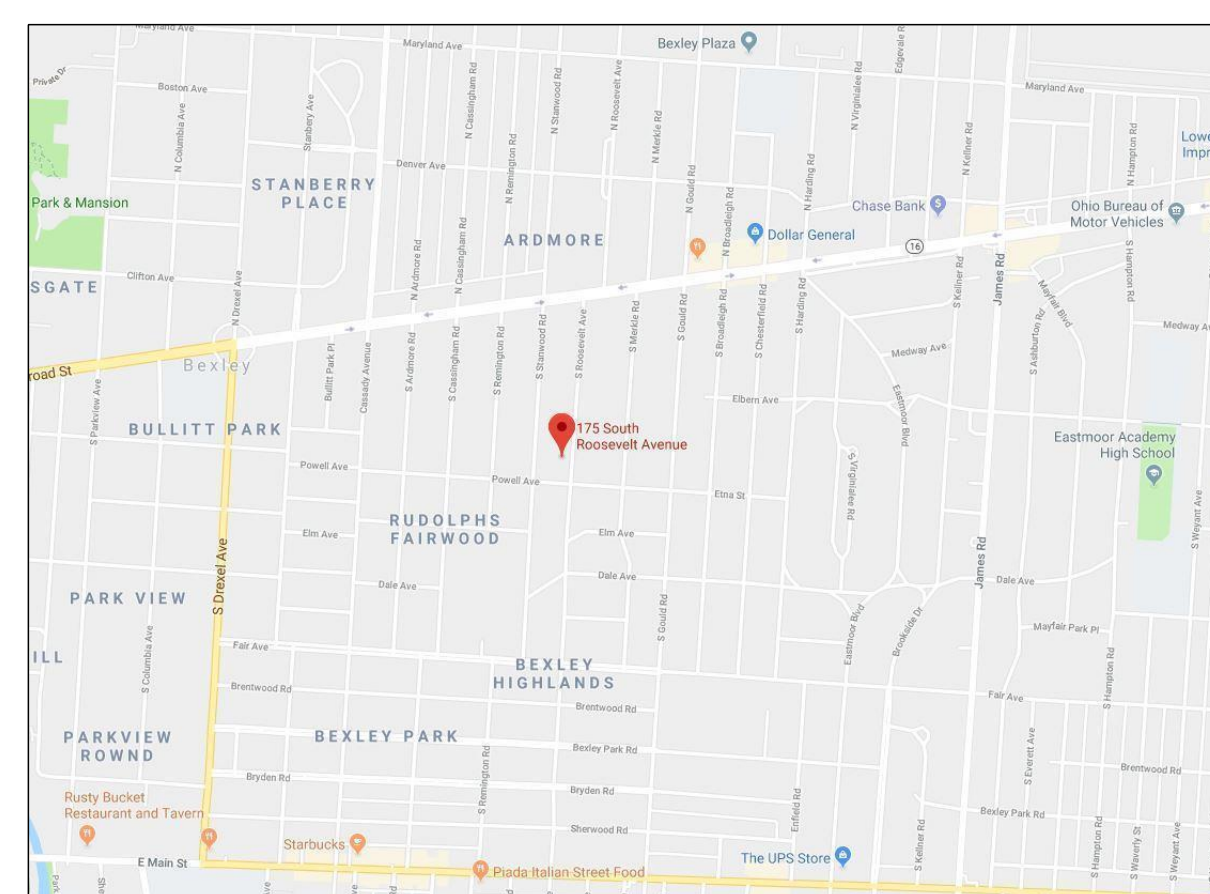
SCALE: NTS



020-000995 02/18/2017

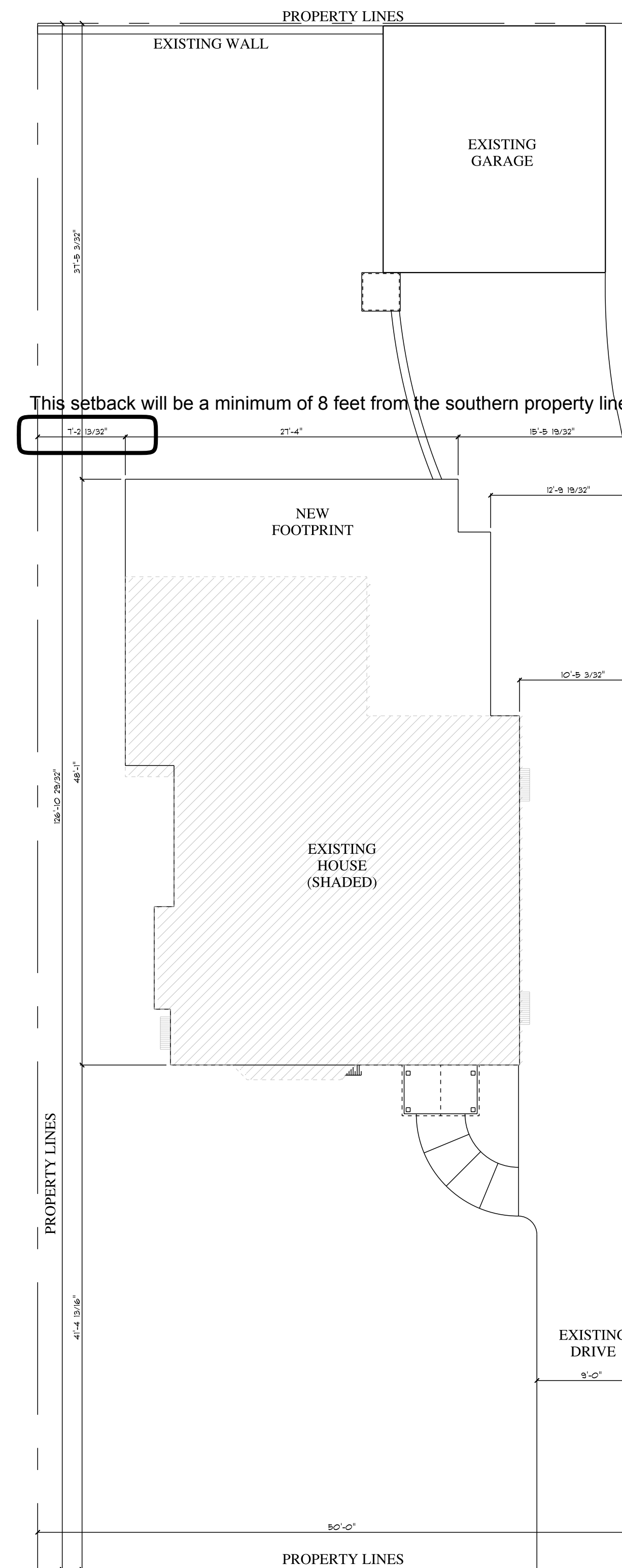
2017 PHOTO

SCALE: NTS



VICINITY MAP

SCALE: NTS



This setback will be a minimum of 8 feet from the southern property line

SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

OWNER: DERSOM, DREW & JENNIFER

ADDRESS: 175 S ROOSEVELT AVE
 COLUMBUS, OHIO 43209

CITY/VILLAGE: BEXLEY
 COUNTY: FRANKLIN
 PARCEL NO.: 020-000995-00
 MAP-RT: 020-N010L-120-00
 LOT NO.: 417
 ZONING DISTRICT: R6

EXISTING BUILDING to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 EXISTING HOUSE FOOTPRINT: 1085 SQ. FT.
 EXISTING GARAGE FOOTPRINT: 360 SQ. FT.
 BUILDING TOTAL: 1445 SQ. FT.
 BUILDING COVERAGE: 22 %

NEW BUILDING to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 NEW HOUSE FOOTPRINT: 1436 SQ. FT.
 EXISTING GARAGE FOOTPRINT: 360 SQ. FT.
 BUILDING TOTAL: 1796 SQ. FT.
 BUILDING COVERAGE: 27 %

OVERALL to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 NEW HOUSE FOOTPRINT: 1436 SQ. FT.
 GARAGE FOOTPRINT: 360 SQ. FT.
 FRONT PORCH: 18 SQ. FT.
 MASONRY STOOP/CANOPY: 04 SQ. FT.
 REAR BLOCK WALL: 19 SQ. FT.
 DRIVEWAY: 1196 SQ. FT.
 SIDEWALKS: 40 SQ. FT.
 OVERALL TOTAL: 3073 SQ. FT.
 OVERALL COVERAGE: 47 %

DRAWING SCHEDULE

COVER PAGE	1
FOUNDATION FLOOR PLANS	2
MAIN LEVEL FLOOR PLANS	3
UPPER LEVEL FLOOR PLANS	4
EAST and SOUTH ELEVATIONS	5
WEST and NORTH ELEVATIONS	6
SECTIONS & ROOF PLAN	7
ELECTRICAL PLANS	8

GENERATION

A

PRELIMINARY
 CONSTRUCTION
 DOCUMENTS

MOUNT HOPE
 CONSTRUCTION, LLC
 8715 Worthington Road, Bldg B
 Alexandria, Ohio 45001
 JEREMY CLIFTON
 Mobile: 740-624-3718
 www.mounthopeconstruction.com

DERSOM RESIDENCE
 175 ROOSEVELT AVE.
 COLUMBUS, OHIO 43209
 FRANKLIN COUNTY
 PARCEL NUMBER: 020-000995-00
 LOT NUMBER: 417

COVER PAGE
 SCALE: 1/4" = 1'-0"

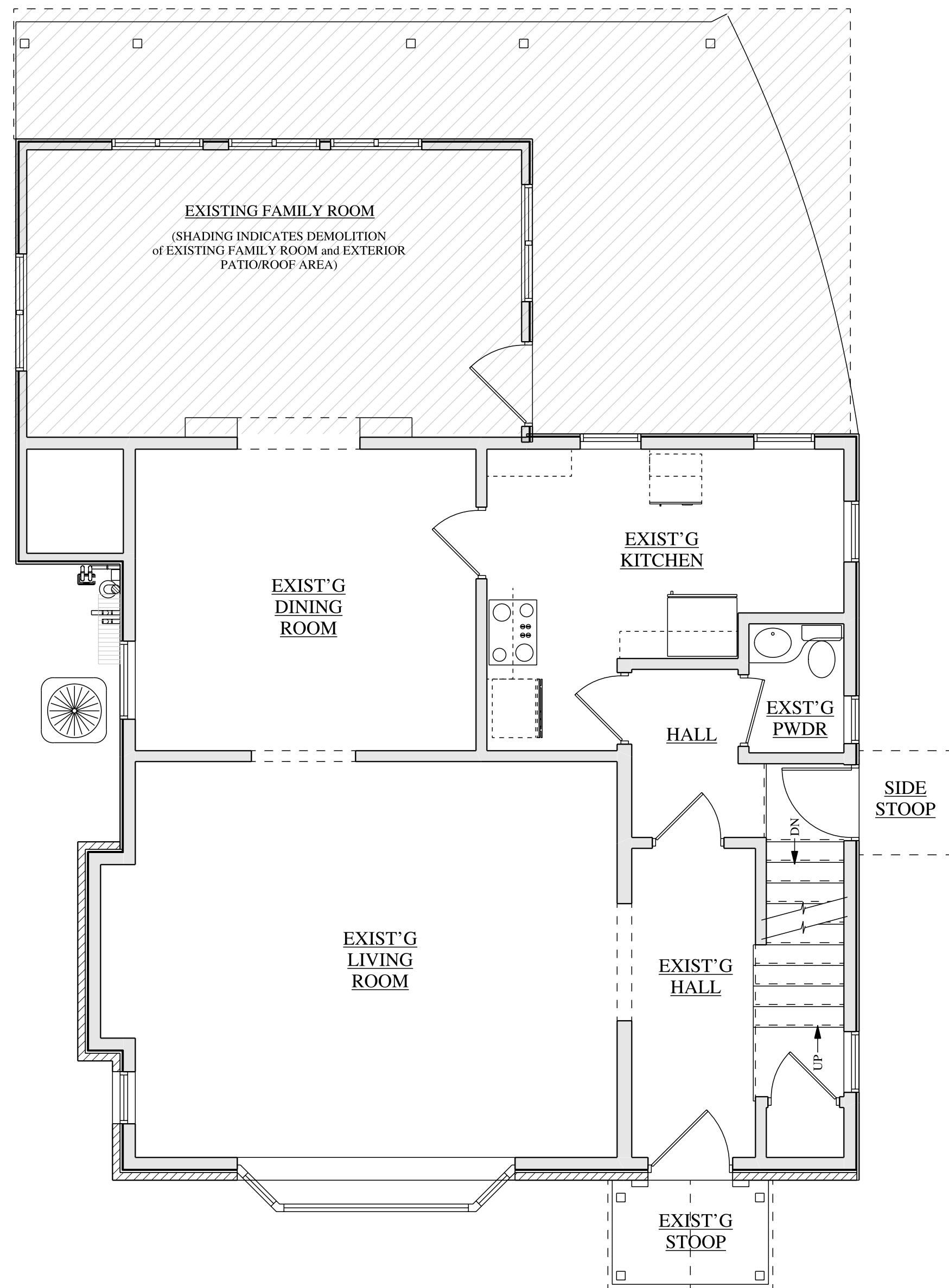
STAMP
 (IF REQUIRED)

DATE
 2/25/2020

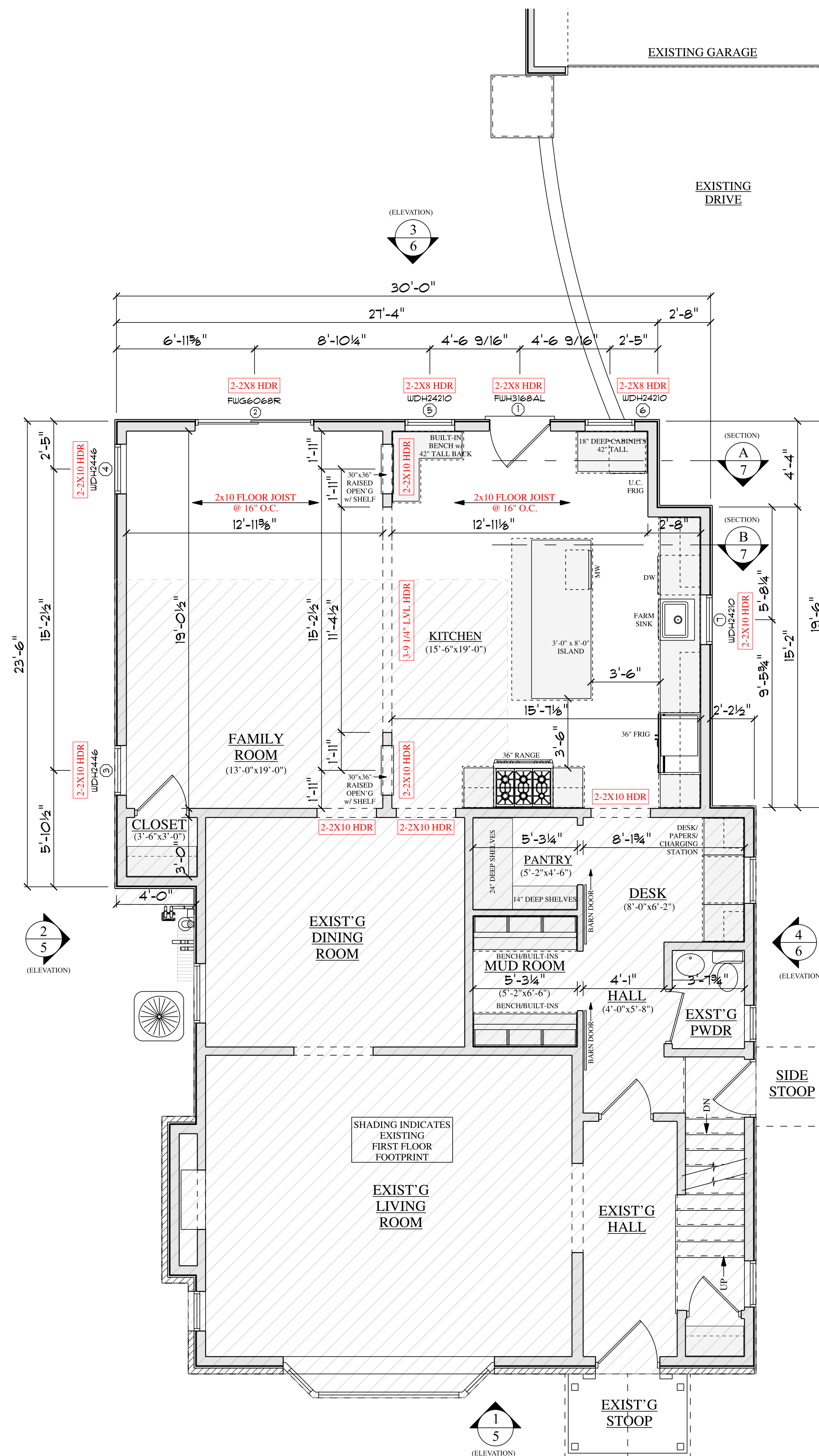
DRAWN BY:
 ROPD,LLC

SHEET NO:

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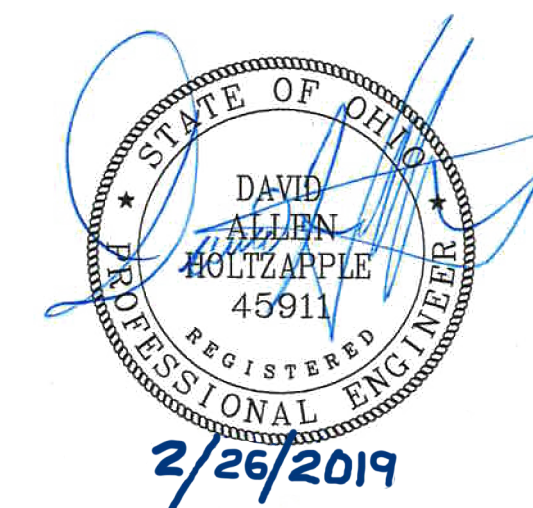


EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

OPENING ID	LOCATION	PRODUCT CODE	R.O. WIDTH	R.O. HEIGHT	TYPE
1	KITCHEN	FWH3168AL	3'-1"	6'-8"	INSWING DOOR
2	FAMILY ROOM	FWG6068R	6'-0"	6'-8"	SLIDING PATIO DOOR
3	FWH3168AL	WDH2446	2'-6 1/2"	4'-8 1/2"	DOUBLE HUNG WINDOW
4	FWH3168AL	WDH2446	2'-6 1/2"	4'-8 1/2"	DOUBLE HUNG WINDOW
5	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW
6	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW
7	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW



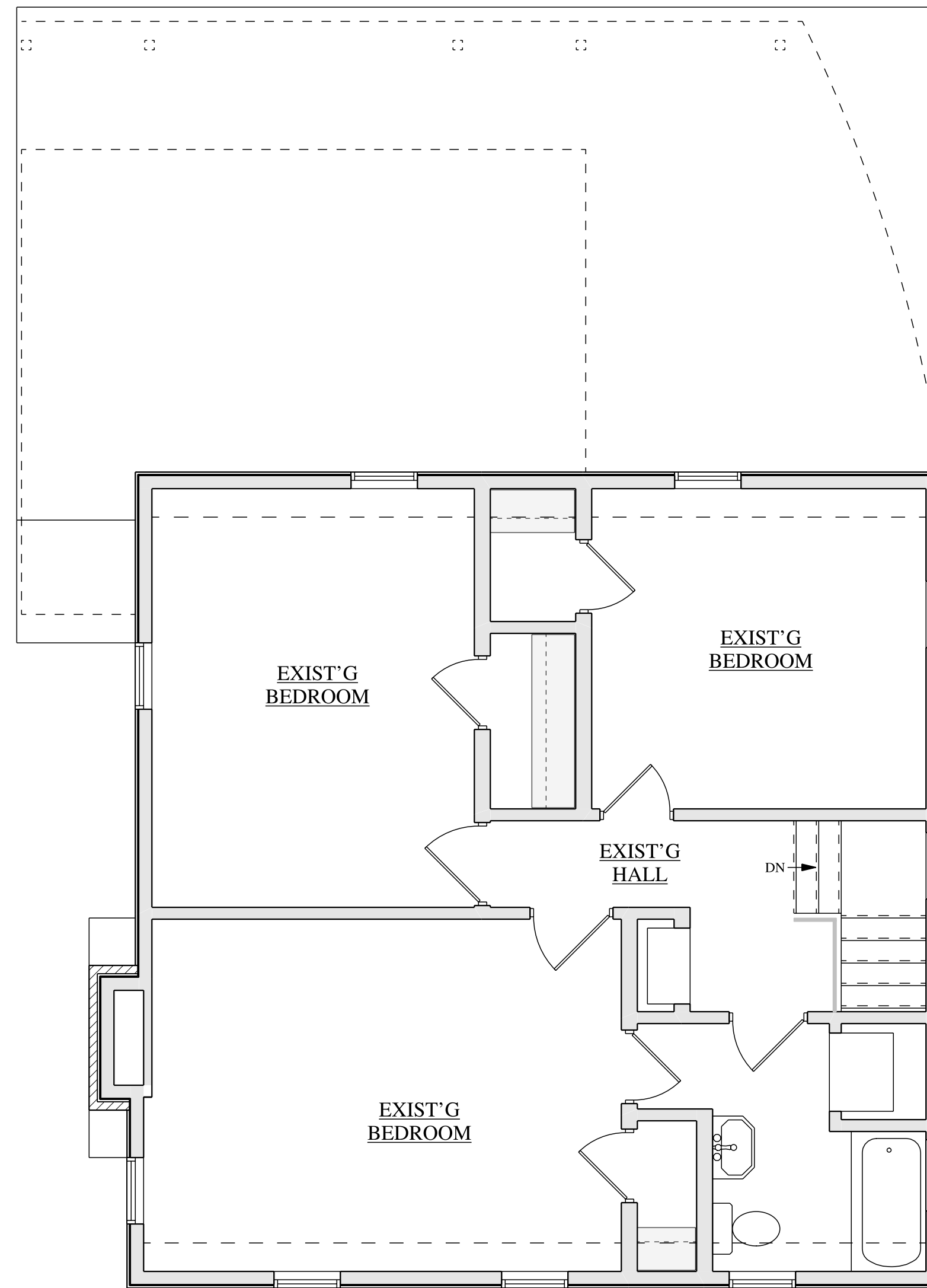
GENERATION
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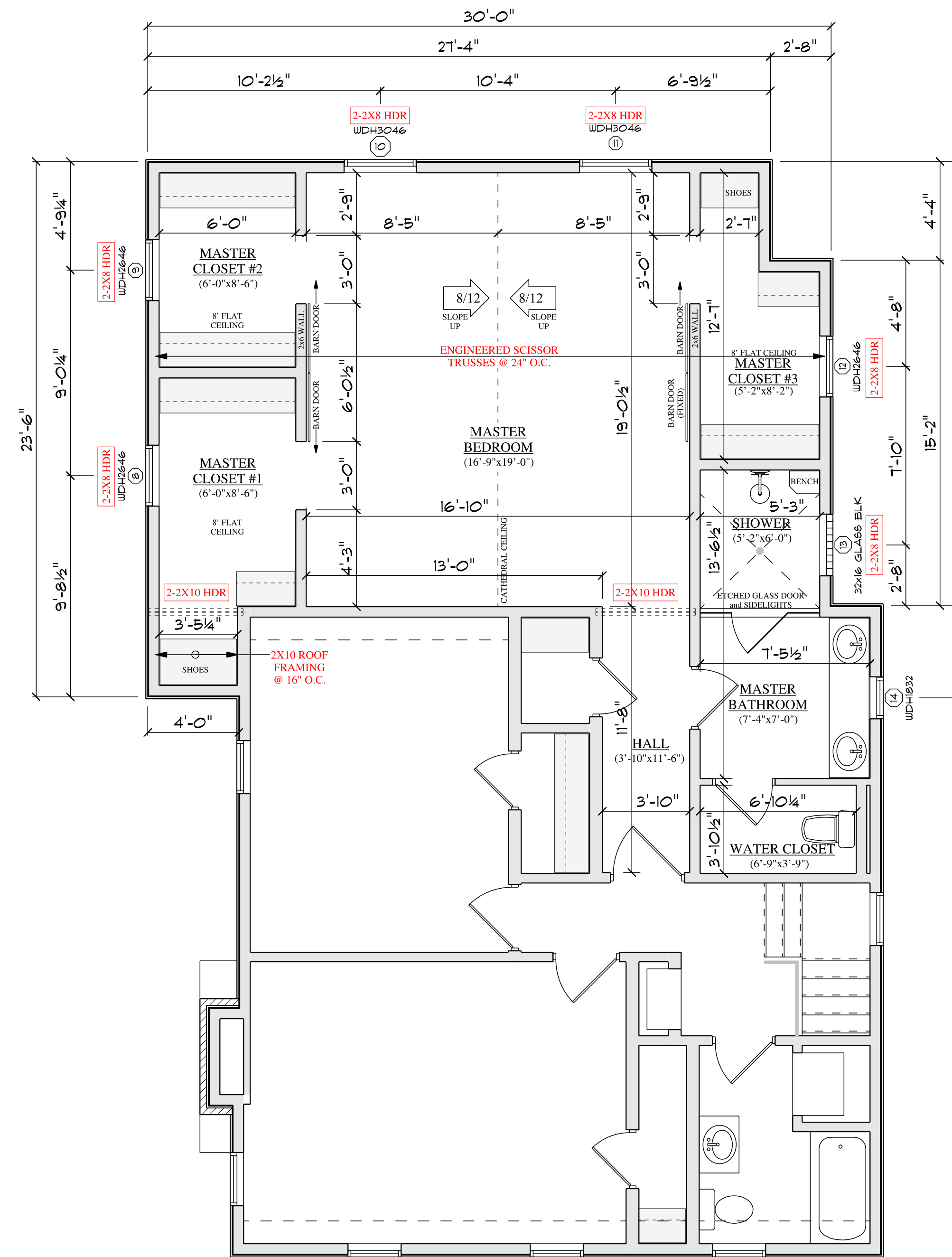
DERSON RESIDENCE
175 ROOSEVELT AVE.
COLUMBUS, OHIO 43209
FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

MAIN LEVEL FLOOR PLANS
SCALE: 1/4" = 1'-0"

STAMP (IF REQUIRED)
DATE 2/25/2020
DRAWN BY: ROPD,LLC
SHEET NO: 3



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



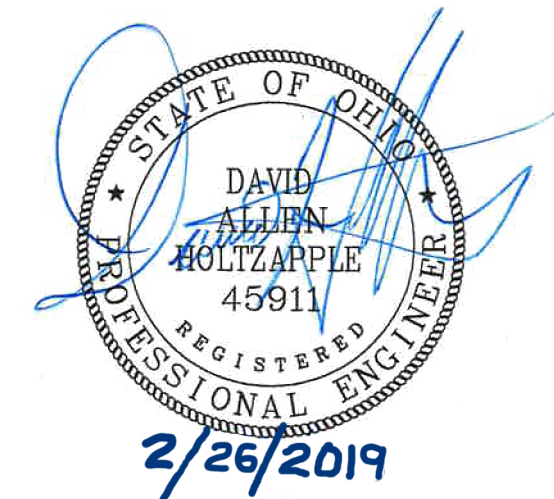
NEW UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 01	1	
can light 6inch	22	
fan	2	
switch	14	
wall mounted alba	2	

OPENING SCHEDULE

OPENING ID	LOCATION	PRODUCT CODE	R.O. WIDTH	R.O. HEIGHT	TYPE
8		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
9		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
10		WDH3046	3'-2 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
11		WDH3046	3'-2 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
12		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
13		WDH2646	2'-8" (VERIFY)	1'-6" (VERIFY)	GLASS BLOCK WINDOW
14		WDH1832	2'-10 1/4"	4'-4 1/4"	DOUBLE HUNG WINDOW



UPPER LEVEL FLOOR PLANS
SCALE: 1/4" = 1'-0"

STAMP (IF REQUIRED)
DATE 2/25/2020
DRAWN BY: ROPD.LLC
SHEET NO: 4

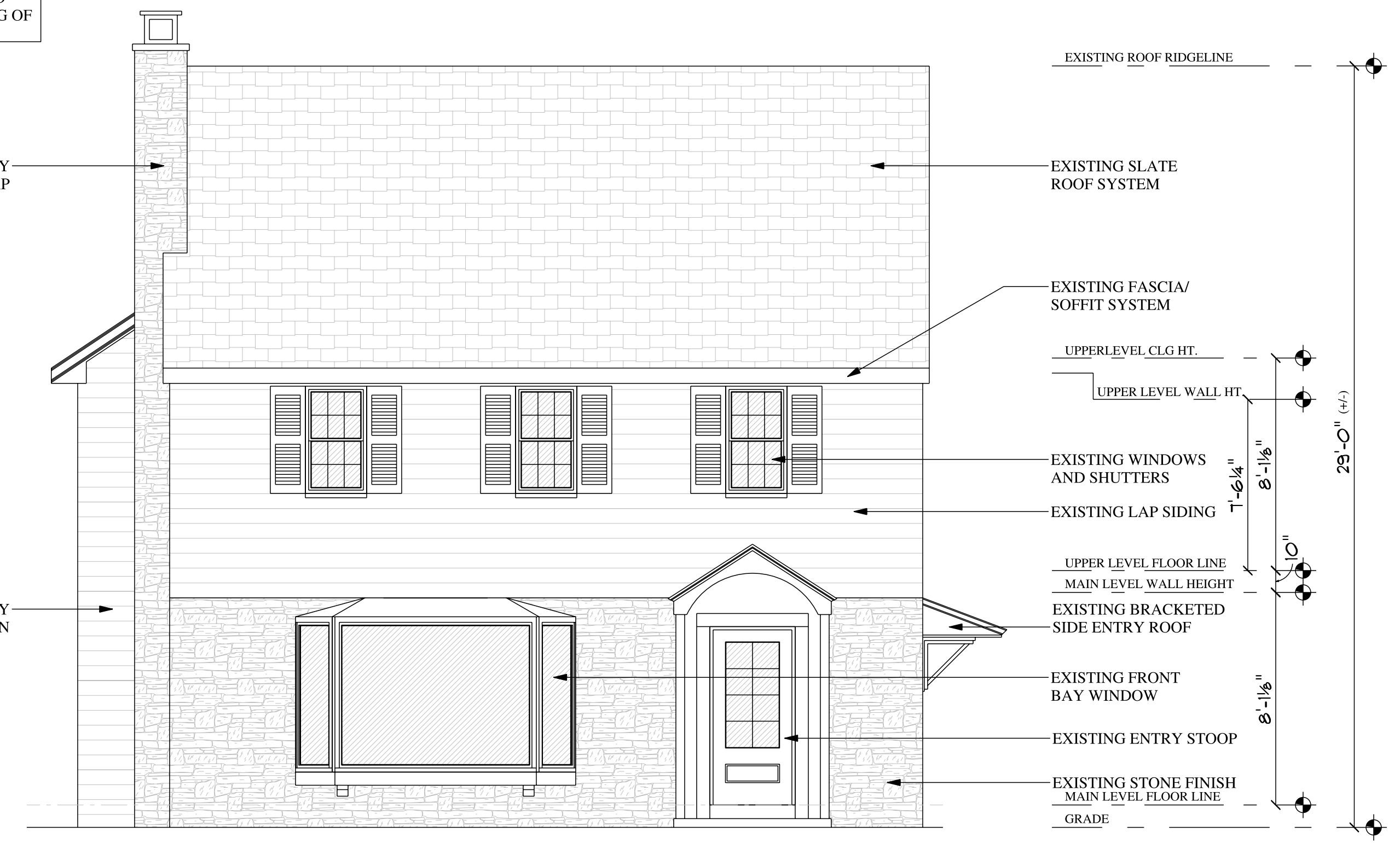


EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
HEEL HEIGHTS AND TAIL DETAILS
TO BE VERIFIED PRIOR TO
ORDERING MANUFACTURING OF
ROOF TRUSS SYSTEM

HEEL HT.
(EXACT DIMENSION
TO BE VERIFIED/
PROVIDED BY
TRUSS MANF.)

NEW 2-STORY
ADDITION



1 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALL FINISHES/MATERIALS TO MATCH
EXISTING. FINAL PRODUCTS/SUPPLIERS
TO BE DETERMINED



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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DERSON RESIDENCE
175 ROOSEVELT AVE.
COLUMBUS, OHIO 43209

FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST and NORTH ELEVATIONS
SCALE: 1/4" = 1'-0"

STAMP
(IF REQUIRED)

DATE
2/25/2020

DRAWN BY:
ROPD,LLC

SHEET NO:

6

MOUNT HOPE
CONSTRUCTION, LLC
8713 Worthington Road, Bldg B
Alexandria, Ohio 45001

JEREMY CLIFTON
Mobile: 740-624-3716
www.mounthopcon.com

MOUNT HOPE
CONSTRUCTION, LLC

DERSON RESIDENCE
175 ROOSEVELT AVE.
COLUMBUS, OHIO 43209

FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

SECTIONS & ROOF PLAN
SCALE: 1/4" = 1'-0"

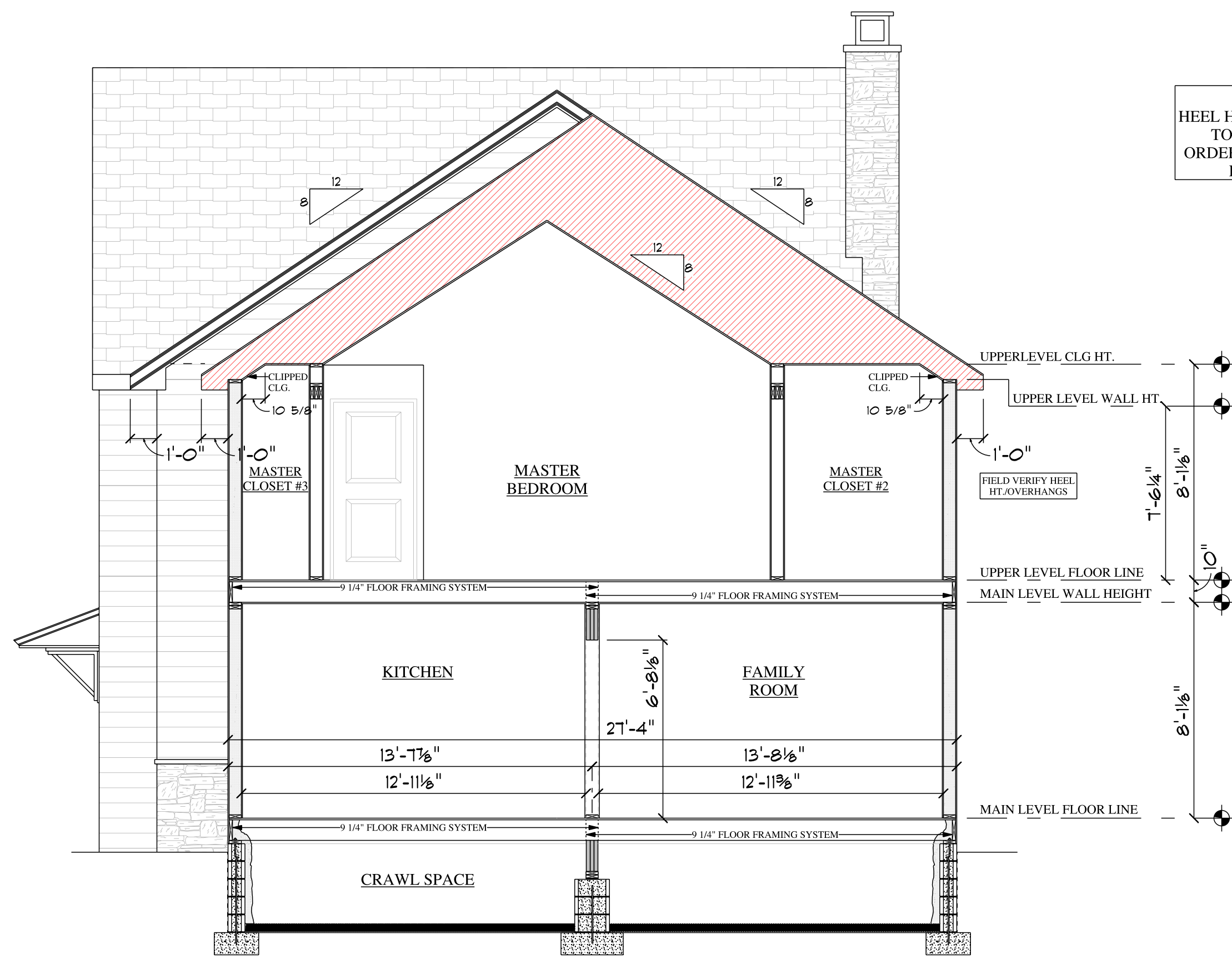
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DRAWN BY:
ROPD,LLC

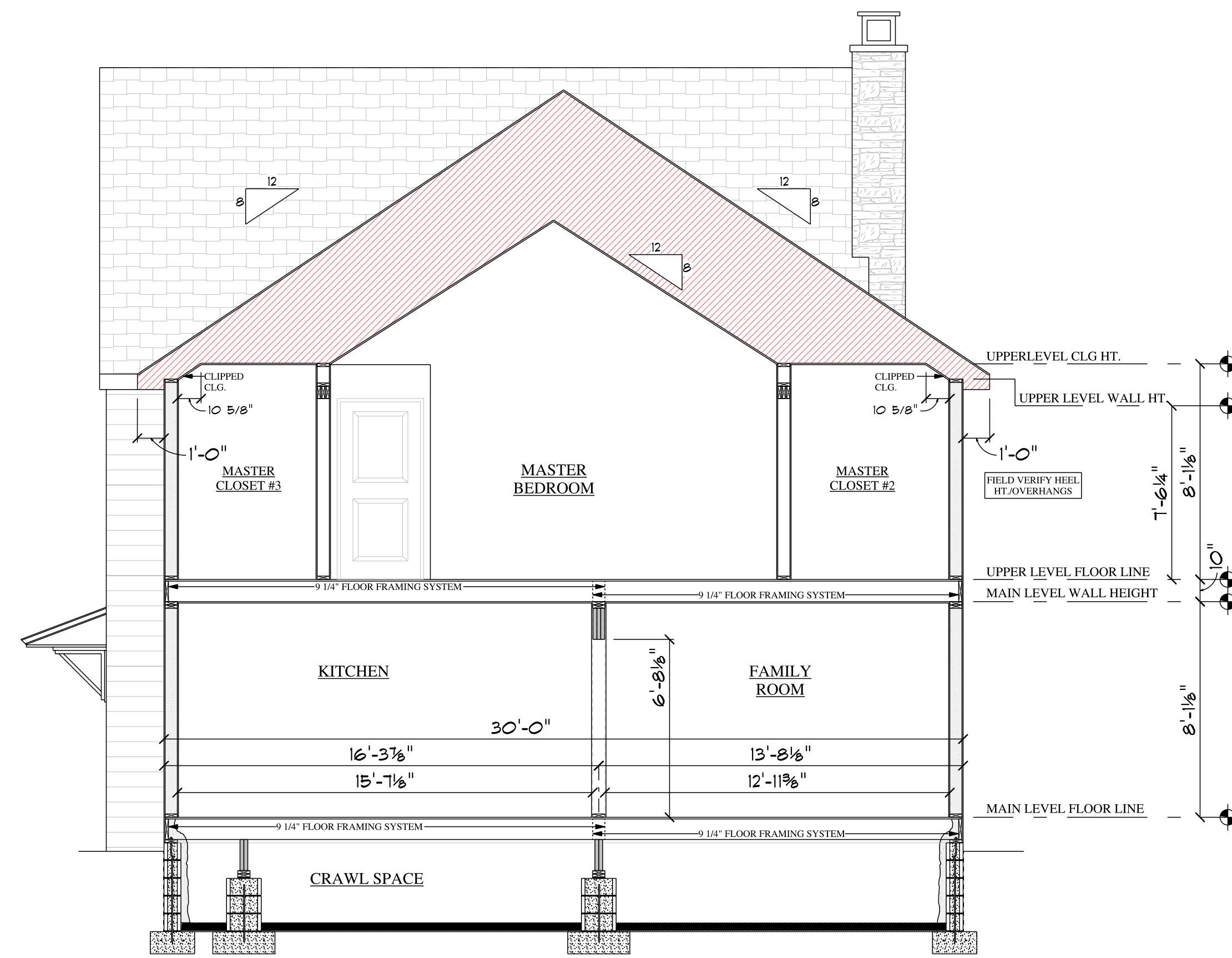
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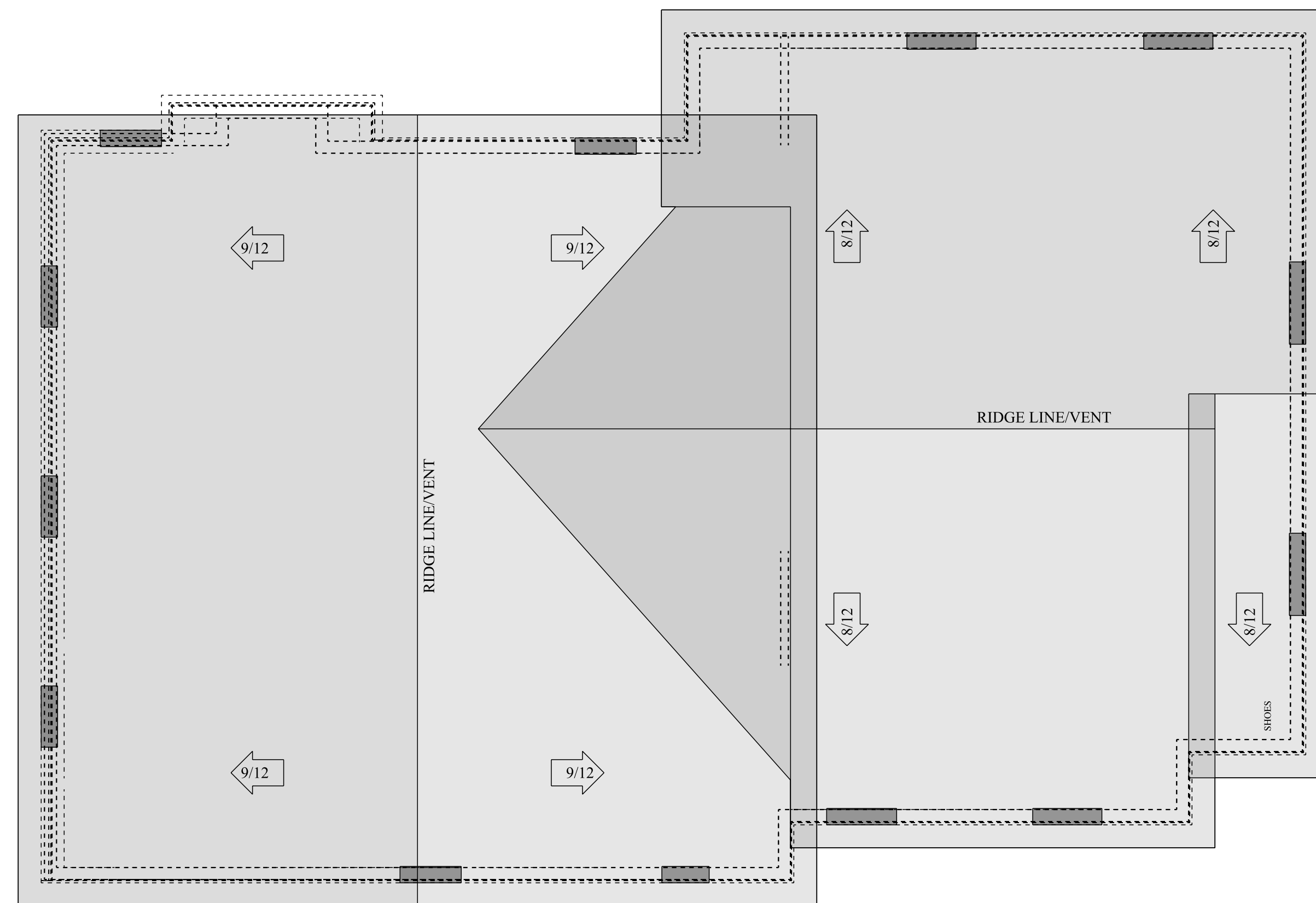


A SECTION
SCALE: 1/4" = 1'-0"

NOTE:
HEEL HEIGHTS AND TAIL DETAILS
TO BE VERIFIED PRIOR TO
ORDERING/MANUFACTURING OF
ROOF TRUSS SYSTEM



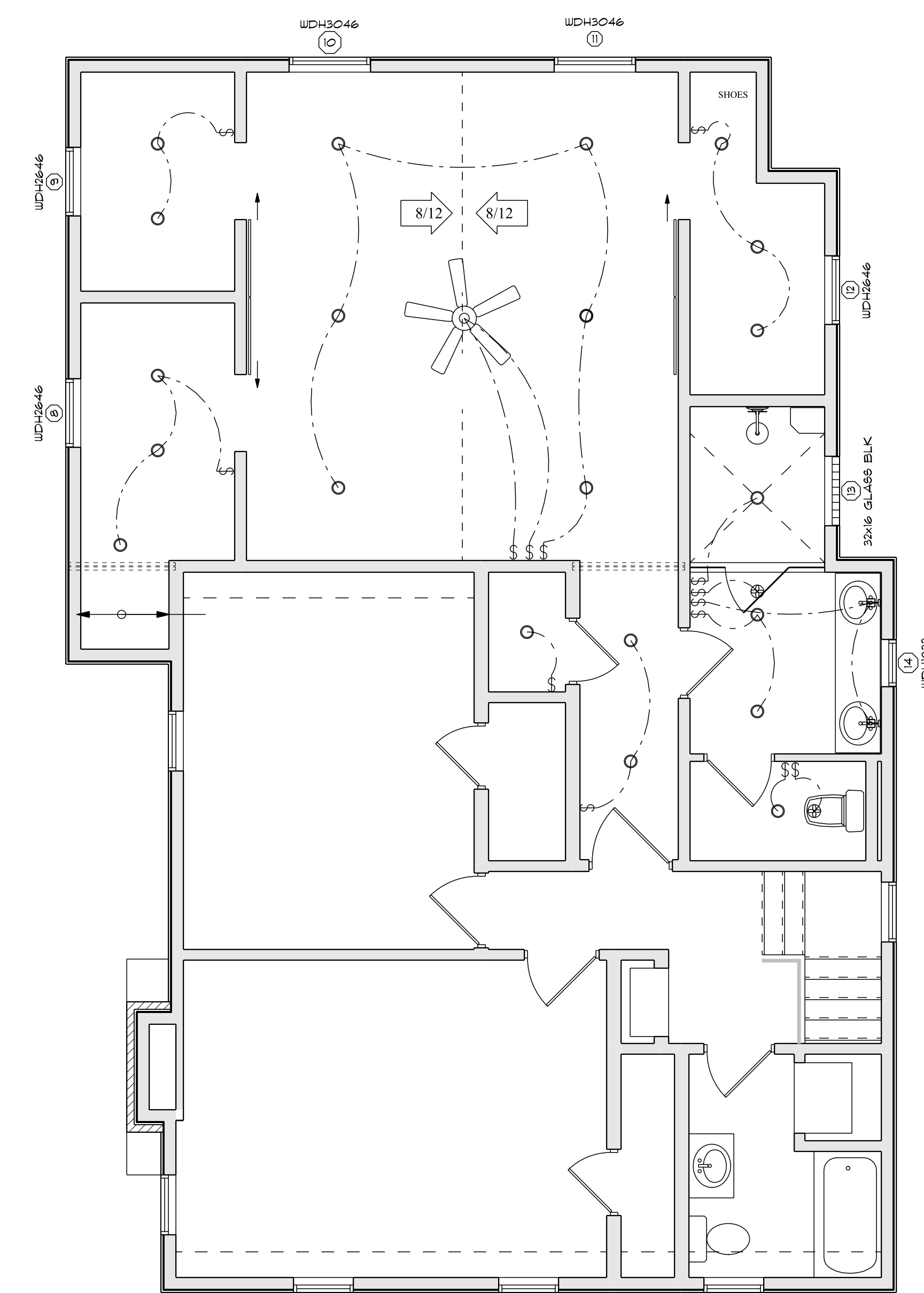
B SECTION
SCALE: 1/4" = 1'-0"



NOTE:
HEEL HEIGHTS AND TAIL
DETAILS TO BE VERIFIED
PRIOR TO ORDERING/
MANUFACTURING OF
ROOF TRUSS SYSTEM

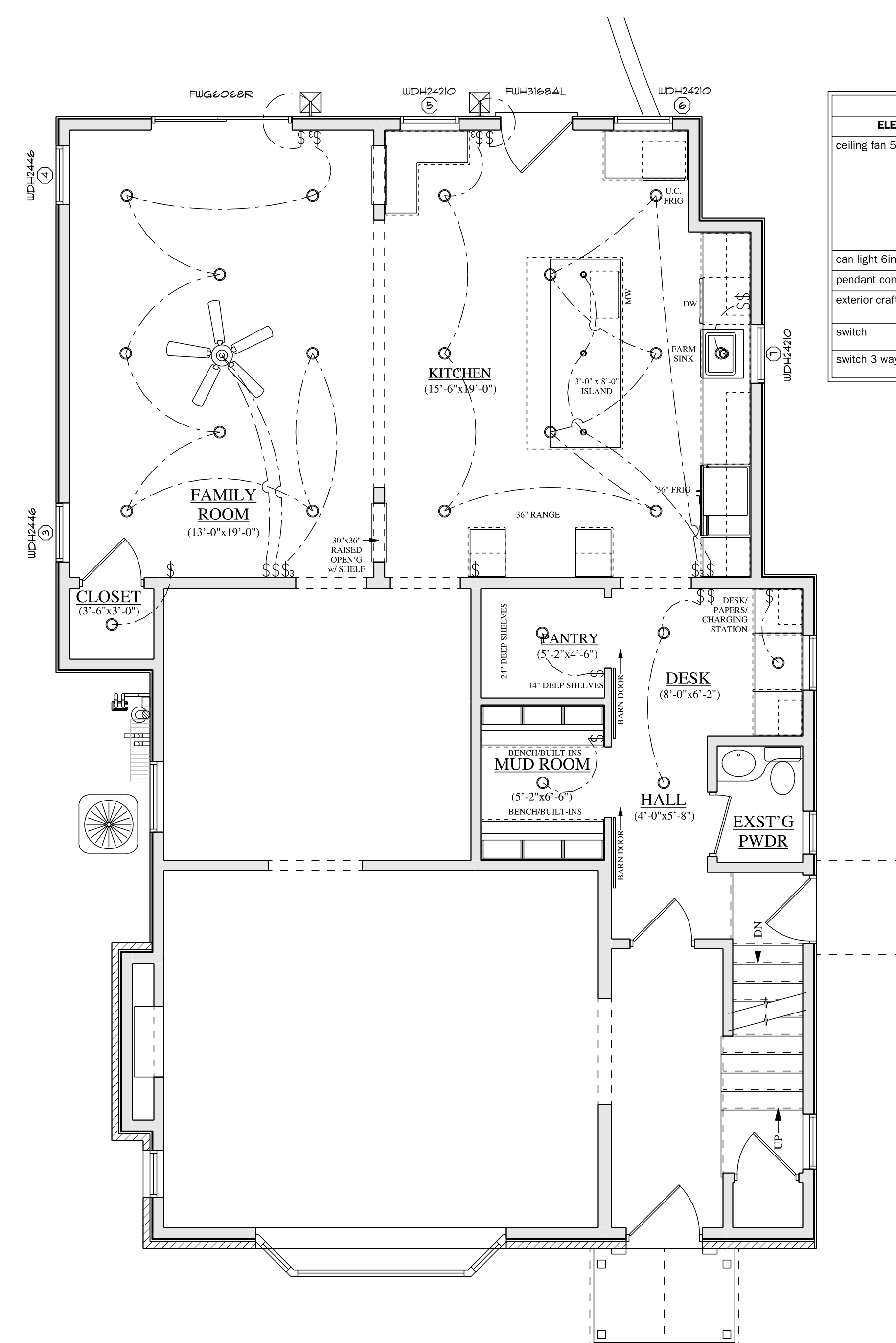
FIELD VERIFY ALL
EXISTING CONDITIONS
(OVERHANG DETAILS,
EXISTING ROOF PITCH, ETC.)

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



UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 01	1	
can light 6inch	22	
fan	2	
switch	14	
wall mounted alba	2	



MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 02	1	
can light 6inch	23	
pendant cone	3	
exterior craftsman light fixture	2	
switch	15	
switch 3 way - rocker style	4	

ELECTRICAL NOTES:
ALL ELECTRICAL WORK to be COMPLETED by a LICENSED ELECTRICIAN.
ALL ELECTRICAL WORK to COMPLY w/ STATE and LOCAL CODES.
LAYOUT of ELECTRICAL OUTLETS to be COORDINATED w/ HOME OWNER and COMPLY w/ STATE and LOCAL CODES.

ELECTRICAL PLANS
SCALE: 1/4" = 1'-0"

STAMP
(IF REQUIRED)

DATE
2/25/2020

DRAWN BY:
ROPD,LLC

SHEET NO:

