

FINANCIAL OPERATING ANALYSIS

THE CITY OF GROVEPORT

AND THE

PADDOCK PUB

1005 RICHARDSON ROAD

FOR THE PERIOD

JANUARY 1, 2019 – DECEMBER 31, 2024



CITY OF GROVEPORT, OHIO
TOTAL CITY OF GROVEPORT RECEIPTS AND DISBURSEMENTS -
PADDOCK PUB OPERATIONS

FOR THE PERIOD JANUARY 1, 2019 – DECEMBER 31, 2024

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FINANCIAL ANALYSIS

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MUNICIPAL BUILDING
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To: Mayor, Members of Council and City Administrator

From: Jason Carr, CPA, Finance Director

Date: April 1, 2025

RE: Paddock Pub Operating Analysis

The following report provides a summary of cash receipts and cash disbursements as it pertains to the operations of the Paddock Pub (“the Licensee”) for the period January 1, 2019 through December 31, 2024 (“the period”). The purpose of this analysis is to provide the City of Groveport’s (“the City”) investment in the golf course as it specifically relates to having a full-service restaurant and bar to compliment our eighteen (18) hole golf course.

Attached to this report are three (3) schedules titled *Total City of Groveport Receipts and Disbursements – Paddock Pub Operations* which identify the total commission payments made to the City of Groveport and the specific City incurred costs that relate to the operations of the Paddock Pub. Commission payments is considered a monthly fee of 7% of the Licensee’s gross receipts (net total discounts, banquet staff charges, event deposits and gift certificate sales) for food and beverage sales as well as room rentals in the banquet facility for the calendar month.

Costs include operating (i.e. utilities, insurance, cleaning, maintenance) and capital (equipment and improvements with useful life more than five (5) years) for the period. Amounts included in the following schedules were taken from the City’s audited financial statements, accordingly.

The following is a summary for each schedule:

Schedule 1: This schedule presents the total commission payments and all operating and capital costs for the period which identified the following net operation income (loss) by year:

Year Ended December 31,	2019	2020	2021	2022	2023	2024
Commission Payments	\$51,401	\$22,447	\$38,920	\$54,259	\$59,014	\$71,256
Operating Costs	112,532	100,824	115,830	134,118	139,577	142,128
Capital Costs	100,374	27,363	4,189	11,498	44,186	90,507
Net Operating Income (Loss)	(161,505)	(105,840)	(81,099)	(91,357)	(124,749)	(161,379)

Schedule 1 was prepared based on the current terms and conditions of the existing lease agreement between the Licensee and the City. The total amount subsidized by the City over this period was a loss of (\$725,930).

Schedule 2: Amounts reported in **Schedule 2** reflect lease terms and conditions with existing tenants of the City. Costs reported in these schedules show proportionate cost sharing based on the total square footage of the building. The following page identifies the estimates used to determine the percentage of costs to be allocated to the City and Licensee:

Description	Square Footage	% Allocated
City	3,409	27.60%
Licensee	8,943	72.40%
Total Square Footage	12,352	

The total square footage of the City owned building located at 1005 Richardson Road was obtained from the Franklin County Auditor's website, parcel #185-001333-00. The percentage of space allocated to the City and the Licensee was derived from building plans obtained from the City of Groveport Building Department (see attached plans accompanying this report).

Consistent with lease terms and conditions of current lease agreements with other City owned property tenants, the following costs would be subject to cost sharing (or paid 100%) by tenants:

- Liability and Crime Insurance;
- Real Estate Taxes;
- Building Maintenance Supplies;
- Fire Alarm and Security Services;
- Utilities (electric, natural gas, cleaning services, miscellaneous supplies);

Based on the square footage percentages identified above and the corresponding sharing of costs between the City and Licensee, the City would have reported the following net operating loss:

Year Ended December 31,	2019	2020	2021	2022	2023	2024
Commission Payments	\$51,401	\$22,447	\$38,920	\$54,259	\$59,014	\$71,256
Operating Costs	42,013	38,908	41,005	58,940	53,986	51,099
Capital Costs	100,374	27,363	4,189	11,498	44,186	90,507
Net Operating Income (Loss)	(90,986)	(43,824)	(6,274)	(16,179)	(39,158)	(70,350)

The total amount subsidized by the City over this period based on lease terms structured consistent with other City owned property tenants was a loss of (\$266,771). The Licensee's share of costs associated with these lease terms and conditions would have been \$470,162 (which would impact the Licensee's profit or loss over the period).

Schedule 3: Section 10 *Repairs and Maintenance* of the current lease agreement between the City and Licensee states the following:

"Licensee will be responsible for maintaining and cleaning all areas of the Restaurant and banquet facility, including the restrooms located near the east entrance in a professional manner acceptable to Groveport, adhering to all Franklin County Board of Health Regulations, paying any license or tax imposed on its operation by said Board. The maintaining of the restrooms at the facility shall not include the stocking of all necessary supplies (toilet paper, paper towels, etc.). Said restrooms shall be open to the public at all times (i.e. event when the Restaurant is not open for business). Licensee shall pay for ½ the monthly cost of a custodial contract entered into by the Groveport and the custodial company.

Groveport will be responsible for all exterior and interior maintenance of the building in which the Licensed Premises is located including snow removal and the maintenance of all HVAC, electrical, and plumbing systems. Any damage, destruction, or partial destruction of the Licensed Premises shall not release Licensee from any obligation hereunder. If any damage or destruction to the Leases Premises is caused by Licensee, Licensee shall at its sole expense, properly repair and restore the same to a condition as good as, or better than, that which existed prior to such damage or destruction.”

The City has not enforced, since the inception of the original agreement dated February 4th, 2016, the requirement that the Licensee share ½ the costs associated with the custodial contract as referenced in Section 10 of the lease agreement. Assuming the City followed the current lease-terms and enforced the requirement to cost share the custodial contract, the City would have reported the following net operating loss:

Year Ended December 31,	2019	2020	2021	2022	2023	2024
Commission Payments	\$51,401	\$22,447	\$38,920	\$54,259	\$59,014	\$71,256
Operating Costs	108,650	97,360	111,948	129,885	135,140	137,771
Capital Costs	100,374	27,363	4,189	11,498	44,186	90,507
Net Operating Income (Loss)	(157,623)	(102,276)	(77,217)	(87,124)	(120,312)	(157,022)

The total amount subsidized by the City over this period based on cost sharing of custodial costs was a loss of (\$701,575). The Licensee’s share of costs associated with sharing ½ of the custodial contract was \$24,355 for the period (which would impact the Licensee’s profit or loss over the period).

SUMMARY: In summary, the intent of the lease agreement signed February 4th, 2016 was to provide favorable lease terms to any tenant so that the City could provide amenities to compliment our eighteen (18) hole golf course. The City would continue to operate and invest in the clubhouse, golf course, its employees and finally, the tenant to provide the best possible experience to all those who use the facilities.

Based on the results as provided, the City must always continue to be prudent stewards of tax payer dollars as any net operating loss is subsidized by income tax dollars allocated to the General Fund.

**CITY OF GROVEPORT
FRANKLIN COUNTY
TOTAL CITY OF GROVEPORT RECEIPTS AND DISBURSEMENTS -
PADDOCK PUB OPERATIONS
FOR THE PERIOD JANUARY 1, 2019 - 2024
SCHEDULE 1**

PADDOCK PUB TOTAL GROSS INCOME	\$ 684,654.89	\$ 348,290.53	\$ 641,229.79	\$ 884,753.93	\$ 936,940.40	\$ 1,086,015.93	\$ 4,581,885.47
	Calendar Year 2019	Calendar Year 2020	Calendar Year 2021	Calendar Year 2022	Calendar Year 2023	Calendar Year 2024	Combined Total
<i>Cash Receipts</i>							
Paddock Pub Commssion Payments	\$51,401	\$22,447	\$38,920	\$54,259	\$59,014	\$71,256	\$297,297
<i>Total Cash Receipts</i>	51,401	22,447	38,920	54,259	59,014	71,256	297,297
<i>Cash Disbursements</i>							
City of Groveport - Proportionate Share:							
CORMA - Liability Insurance	2,338	2,154	1,592	1,697	1,234	1,781	10,797
CORMA - Crime Insurance	34	32	24	23	32	42	187
Real Estate Taxes	1,828	1,839	1,852	1,861	1,832	1,614	10,826
Building Maint. Supplies	7,605	5,921	8,963	7,341	12,352	14,481	56,663
State Security/Vector Security - Alarm Services	6,925	7,338	6,050	8,035	5,583	3,129	37,060
Culligan/MASI/Treas. State Ohio - Water Testing Services	2,816	3,168	4,972	6,465	12,935	12,832	43,188
AT&T - Fire Lines	2,059	1,874	3,711	3,292	3,187	0	14,123
City of Groveport - Sewer & Storm Water	5,205	3,904	4,634	5,249	8,363	7,248	34,603
Columbia Gas of Ohio	15,302	9,816	13,033	18,230	10,508	12,545	79,434
DirectTV	3,157	3,073	3,585	3,406	3,737	3,909	20,867
Phone Services (Earthlink/Windstream/8X8)	1,380	1,388	1,380	2,431	1,932	2,001	10,512
South Central Power	41,025	38,176	44,980	47,925	46,813	54,232	273,151
Fiber (Spectrum/Everstream)	3,341	3,240	3,240	5,788	8,199	5,613	29,421
Cleaning Services (CORVUS)	7,764	7,128	7,764	8,467	8,873	8,714	48,710
HVAC Preventative Maintenance (Dynamix/Air Force One)	9,030	9,770	7,131	10,102	5,867	5,036	46,936
Pest Control (Rose Pest Products)	852	868	730	957	928	972	5,307
Restroom Supplies	1,345	1,235	2,189	2,849	2,769	5,204	15,591
Carpet Cleaning	0	0	0	0	1,687	0	1,687
Interior Banquet & Bar Painting	527	0	0	0	2,745	2,775	6,047
<i>Total Operating Cash Disbursements Paid By City of Groveport</i>	112,532	100,924	115,830	134,118	139,577	142,128	745,110
<i>Capital Improvements:</i>							
HVAC Improvements & Banquet Roof Unit	99,851	18,425	0	3,662	8,956	35,193	166,087
Kitchen (Ice Machine, Refrigerator, Coolers, Prep Tables)	0	4,548	1,768	2,255	11,981	13,458	34,010
Roof Repairs (Kitchen, Banquet)	0	0	0	4,178	13,465	0	17,643
Banquet Room Audio Visual System	0	0	0	0	0	11,143	11,143
Water System Repairs (Heater, Drains, Breakers)	523	0	0	1,403	8,294	4,914	15,134
Kitchen Equipment Modifications & Repairs	0	0	0	0	1,490	3,177	4,667
Patio (Awning, Repairs, Cameras)	0	4,390	2,421	0	0	0	6,811
RTU Compressor & Repairs	0	0	0	0	0	8,026	8,026
Bathroom Partitions	0	0	0	0	0	14,596	14,596
<i>Total Capital Cash Disbursements Paid By City of Groveport</i>	100,374	27,363	4,189	11,498	44,186	90,507	278,117
<i>Total Cash Disbursements Paid By City of Groveport</i>	212,906	128,287	120,019	145,616	183,763	232,635	1,023,227
<i>Net Operating Income (Loss)</i>	\$ (161,505)	\$ (105,840)	\$ (81,099)	\$ (91,357)	\$ (124,749)	\$ (161,379)	\$ (725,930)

**CITY OF GROVEPORT
FRANKLIN COUNTY
TOTAL CITY OF GROVEPORT RECEIPTS AND DISBURSEMENTS -
PADDOCK PUB OPERATIONS
FOR THE PERIOD JANUARY 1, 2019 - 2024
SCHEDULE 2**

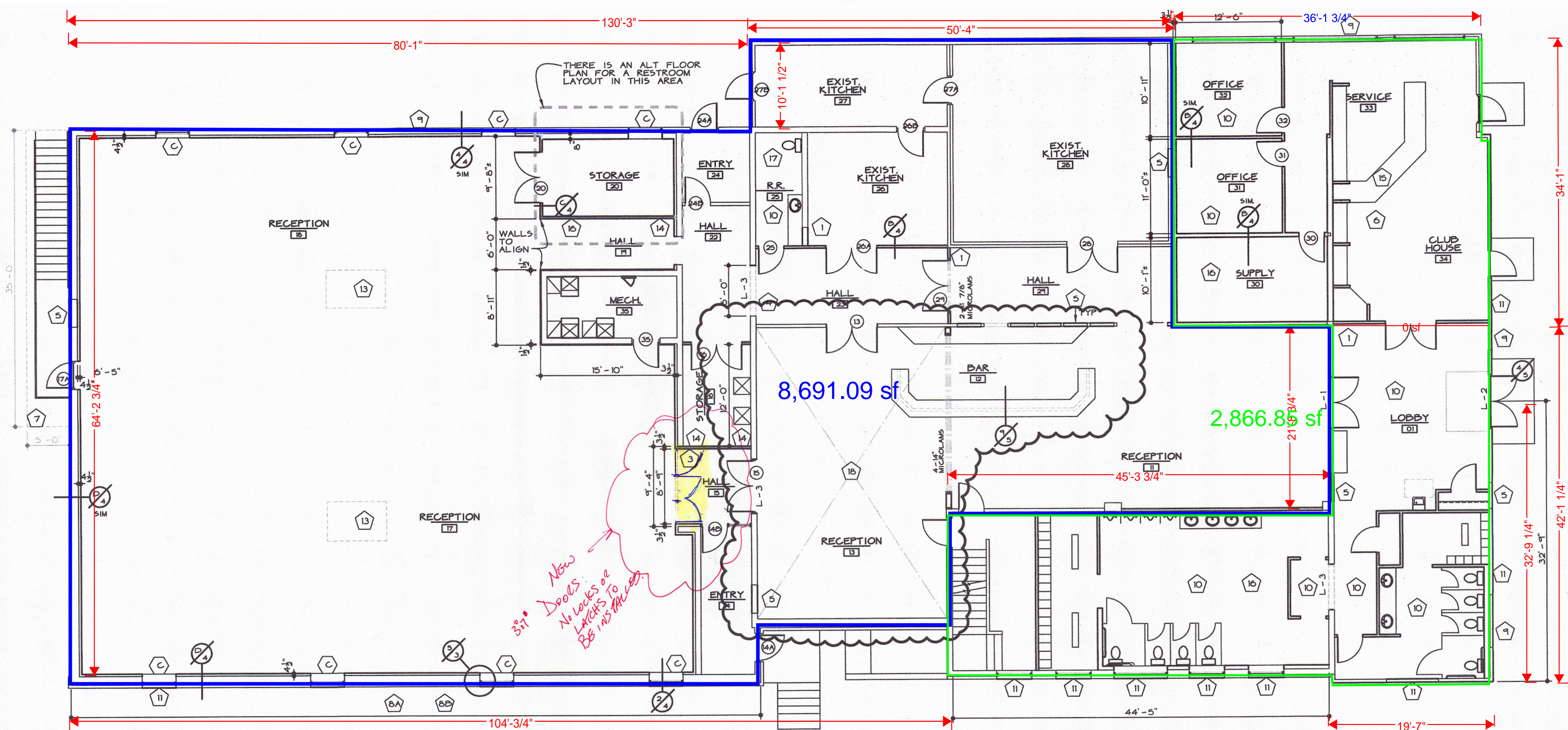
PADDOCK PUB TOTAL GROSS INCOME	\$ 684,654.89	\$ 348,290.53	\$ 641,229.79	\$ 884,753.93	\$ 936,940.40	\$ 1,086,015.93	\$ 4,581,885.47
	Calendar Year 2019	Calendar Year 2020	Calendar Year 2021	Calendar Year 2022	Calendar Year 2023	Calendar Year 2024	Combined Total
<i>Cash Receipts</i>							
Paddock Pub Commssion Payments	\$51,401	\$22,447	\$38,920	\$54,259	\$59,014	\$71,256	\$297,297
<i>Total Cash Receipts</i>	<u>51,401</u>	<u>22,447</u>	<u>38,920</u>	<u>54,259</u>	<u>59,014</u>	<u>71,256</u>	<u>297,297</u>
<i>Cash Disbursements</i>							
City of Groveport - Proportionate Share:							
CORMA - Liability Insurance	645	595	439	468	341	492	2,980
CORMA - Crime Insurance	9	9	7	6	9	12	52
Real Estate Taxes	505	508	511	514	506	445	2,988
Building Maint. Supplies	2,099	1,634	2,474	9,992	3,409	3,997	23,605
State Security/Vector Security - Alarm Services	1,911	2,025	1,670	2,218	1,541	864	10,229
Culligan/MASI/Treas. State Ohio - Water Testing Services	777	874	1,372	1,784	3,570	3,542	11,920
AT&T - Fire Lines	568	517	1,024	909	880	0	3,898
City of Groveport - Sewer & Storm Water	1,437	1,078	1,279	1,449	2,308	2,000	9,550
Columbia Gas of Ohio	4,223	2,709	3,597	5,031	2,900	3,462	21,924
DirectTV	871	848	989	940	1,031	1,079	5,759
Phone Services (Earthlink/Windstream/8X8)	1,380	1,388	1,380	2,431	1,932	2,001	10,512
South Central Power	11,323	10,537	12,414	13,227	12,920	14,968	75,390
Fiber (Spectrum/Everstream)	3,341	3,240	3,240	5,788	8,199	5,613	29,421
Cleaning Services (CORVUS)	2,143	1,967	2,143	2,337	2,449	2,405	13,444
HVAC Preventative Maintenance (Dynamix/Air Force One)	9,030	9,770	7,131	10,102	5,867	5,036	46,936
Pest Control (Rose Pest Products)	852	868	730	957	928	972	5,307
Restroom Supplies	371	341	604	786	764	1,436	4,303
Carpet Cleaning	0	0	0	0	1,687	0	1,687
Interior Banquet & Bar Painting	527	0	0	0	2,745	2,775	6,047
<i>Total Operating Cash Disbursements Paid By City of Groveport</i>	<u>42,013</u>	<u>38,908</u>	<u>41,005</u>	<u>58,940</u>	<u>53,986</u>	<u>51,099</u>	<u>285,951</u>

**CITY OF GROVEPORT
FRANKLIN COUNTY
TOTAL CITY OF GROVEPORT RECEIPTS AND DISBURSEMENTS -
PADDOCK PUB OPERATIONS
FOR THE PERIOD JANUARY 1, 2019 - 2024
SCHEDULE 2**

PADDOCK PUB TOTAL GROSS INCOME	\$ 684,654.89	\$ 348,290.53	\$ 641,229.79	\$ 884,753.93	\$ 936,940.40	\$ 1,086,015.93	\$ 4,581,885.47
	Calendar Year 2019	Calendar Year 2020	Calendar Year 2021	Calendar Year 2022	Calendar Year 2023	Calendar Year 2024	Combined Total
<i>Capital Improvements:</i>							
HVAC Improvements & Banquet Roof Unit	99,851	18,425	0	3,662	8,956	35,193	166,087
Kitchen (Ice Machine, Refrigerator, Coolers, Prep Tables)	0	4,548	1,768	2,255	11,981	13,458	34,010
Roof Repairs (Kitchen, Banquet)	0	0	0	4,178	13,465	0	17,643
Banquet Room Audio Visual System	0	0	0	0	0	11,143	11,143
Water System Repairs (Heater, Drains, Breakers)	523	0	0	1,403	8,294	4,914	15,134
Kitchen Equipment Modifications & Repairs	0	0	0	0	1,490	3,177	4,667
Patio (Awning, Repairs, Cameras)	0	4,390	2,421	0	0	0	6,811
RTU Compressor & Repairs	0	0	0	0	0	8,026	8,026
Bathroom Partitions	0	0	0	0	0	14,596	14,596
<i>Total Capital Cash Disbursements Paid By City of Groveport</i>	<u>100,374</u>	<u>27,363</u>	<u>4,189</u>	<u>11,498</u>	<u>44,186</u>	<u>90,507</u>	<u>278,117</u>
<i>Total Cash Disbursements Paid By City of Groveport</i>	<u>142,387</u>	<u>66,271</u>	<u>45,194</u>	<u>70,438</u>	<u>98,172</u>	<u>141,606</u>	<u>564,068</u>
<i>Groveport Net Paddock Pub Operating Income (Loss)</i>	<u>\$ (90,986)</u>	<u>\$ (43,824)</u>	<u>\$ (6,274)</u>	<u>\$ (16,179)</u>	<u>\$ (39,158)</u>	<u>\$ (70,350)</u>	<u>\$ (266,771)</u>
Paddock Pub - Proportionate Share:							
CORMA - Liability Insurance	1,692	1,560	1,153	1,229	894	1,290	7,817
CORMA - Crime Insurance	24	23	18	16	23	30	135
Real Estate Taxes	1,323	1,331	1,341	1,347	1,326	1,169	7,838
Building Maint. Supplies	5,506	4,287	6,489	8,352	8,943	10,484	44,061
State Security/Vector Security - Alarm Services	5,014	5,313	4,380	5,817	4,042	2,265	26,831
Culligan/MASI/Treas. State Ohio - Water Testing Services	2,039	2,294	3,600	4,681	9,365	9,290	31,268
AT&T - Fire Lines	1,491	1,357	2,687	2,383	2,307	0	10,225
City of Groveport - Sewer & Storm Water	3,768	2,826	3,355	3,800	6,055	5,248	25,053
Columbia Gas of Ohio	11,079	7,107	9,436	13,199	7,608	9,083	57,510
DirectTV	2,286	2,225	2,596	2,466	2,706	2,830	15,108
South Central Power	29,702	27,639	32,566	34,698	33,893	39,264	197,761
Cleaning Services (CORVUS)	5,621	5,161	5,621	6,130	6,424	6,309	35,266
Restroom Supplies	974	894	1,585	2,063	2,005	3,768	11,288
<i>Total Estimated Operating Costs - Paid by Paddock Pub</i>	<u>\$ 70,519</u>	<u>\$ 62,017</u>	<u>\$ 74,825</u>	<u>\$ 86,181</u>	<u>\$ 85,590</u>	<u>\$ 91,029</u>	<u>\$ 470,162</u>

**CITY OF GROVEPORT
FRANKLIN COUNTY
TOTAL CITY OF GROVEPORT RECEIPTS AND DISBURSEMENTS -
PADDOCK PUB OPERATIONS
FOR THE PERIOD JANUARY 1, 2019 - 2024
SCHEDULE 3**

PADDOCK PUB TOTAL GROSS INCOME	\$ 684,654.89	\$ 348,290.53	\$ 641,229.79	\$ 884,753.93	\$ 936,940.40	\$ 1,086,015.93	\$ 4,581,885.47
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<i>Total Cash Receipts</i>	<u>51,401</u>	<u>22,447</u>	<u>38,920</u>	<u>54,259</u>	<u>59,014</u>	<u>71,256</u>	<u>297,297</u>
<i>Cash Disbursements</i>							
City of Groveport - Proportionate Share:							
CORMA - Liability Insurance	2,338	2,154	1,592	1,697	1,234	1,781	10,797
CORMA - Crime Insurance	34	32	24	23	32	42	187
Real Estate Taxes	1,828	1,839	1,852	1,861	1,832	1,614	10,826
Building Maint. Supplies	7,605	5,921	8,963	7,341	12,352	14,481	56,663
State Security/Vector Security - Alarm Services	6,925	7,338	6,050	8,035	5,583	3,129	37,060
Culligan/MASI/Treas. State Ohio - Water Testing Services	2,816	3,168	4,972	6,465	12,935	12,832	43,188
AT&T - Fire Lines	2,059	1,874	3,711	3,292	3,187	0	14,123
City of Groveport - Sewer & Storm Water	5,205	3,904	4,634	5,249	8,363	7,248	34,603
Columbia Gas of Ohio	15,302	9,816	13,033	18,230	10,508	12,545	79,434
DirectTV	3,157	3,073	3,585	3,406	3,737	3,909	20,867
Phone Services (Earthlink/Windstream/8X8)	1,380	1,388	1,380	2,431	1,932	2,001	10,512
South Central Power	41,025	38,176	44,980	47,925	46,813	54,232	273,151
Fiber (Spectrum/Everstream)	3,341	3,240	3,240	5,788	8,199	5,613	29,421
Cleaning Services (CORVUS)	7,764	7,128	7,764	8,467	8,873	8,714	48,710
HVAC Preventative Maintenance (Dynamix/Air Force One)	9,030	9,770	7,131	10,102	5,867	5,036	46,936
Pest Control (Rose Pest Products)	852	868	730	957	928	972	5,307
Restroom Supplies	1,345	1,235	2,189	2,849	2,769	5,204	15,591
Carpet Cleaning	0	0	0	0	1,687	0	1,687
Interior Banquet & Bar Painting	527	0	0	0	2,745	2,775	6,047
<i>Total Operating Cash Disbursements Paid By City of Groveport</i>	<u>112,532</u>	<u>100,924</u>	<u>115,830</u>	<u>134,118</u>	<u>139,577</u>	<u>142,128</u>	<u>745,110</u>
<i>Capital Improvements:</i>							
HVAC Improvements & Banquet Roof Unit	99,851	18,425	0	3,662	8,956	35,193	166,087
Kitchen (Ice Machine, Refrigerator, Coolers, Prep Tables)	0	4,548	1,768	2,255	11,981	13,458	34,010
Roof Repairs (Kitchen, Banquet)	0	0	0	4,178	13,465	0	17,643
Banquet Room Audio Visual System	0	0	0	0	0	11,143	11,143
Water System Repairs (Heater, Drains, Breakers)	523	0	0	1,403	8,294	4,914	15,134
Kitchen Equipment Modifications & Repairs	0	0	0	0	1,490	3,177	4,667
Patio (Awning, Repairs, Cameras)	0	4,390	2,421	0	0	0	6,811
RTU Compressor & Repairs	0	0	0	0	0	8,026	8,026
Bathroom Partitions	0	0	0	0	0	14,596	14,596
<i>Total Capital Cash Disbursements Paid By City of Groveport</i>	<u>100,374</u>	<u>27,363</u>	<u>4,189</u>	<u>11,498</u>	<u>44,186</u>	<u>90,507</u>	<u>278,117</u>
<i>Total Cash Disbursements Paid By City of Groveport</i>	<u>212,906</u>	<u>128,287</u>	<u>120,019</u>	<u>145,616</u>	<u>183,763</u>	<u>232,635</u>	<u>1,023,227</u>
<i>Net Operatng Income (Loss) Before Cleaning Cost Sharing</i>	<u>(161,505)</u>	<u>(105,840)</u>	<u>(81,099)</u>	<u>(91,357)</u>	<u>(124,749)</u>	<u>(161,379)</u>	<u>(725,930)</u>
Cleaning Services (CORVUS) - Lease Section 10 - Repairs & Maint.	(3,882)	(3,564)	(3,882)	(4,234)	(4,437)	(4,357)	(24,355)
<i>Net Operatng Income (Loss) After Cleaning Credit</i>	<u>\$ (157,623)</u>	<u>\$ (102,276)</u>	<u>\$ (77,217)</u>	<u>\$ (87,124)</u>	<u>\$ (120,312)</u>	<u>\$ (157,022)</u>	<u>\$ (701,575)</u>



FLOOR PLAN

CONSTRUCTION NOTES

- 1 ALIGN NEW WALL WITH EDGE OF EXISTING WALL
- 2 NEW WALL IS TO ALIGN WITH AND INCLOSE THE EXISTING COLUMN
- 3 THIS IS A NON BEARING WALL, NO CONCRETE LINTEL IS REQ. BULKHEAD FORMED OUT OF 2X6'S AT 7'-4" A.F.F.
- 4 NOT USED
- 5 FILL EXISTING OPENING AND FINISH TO MATCH SURROUNDING AREA
- 6 NEW COLUMN VERIFY TYPE AND STYLE WITH OWNER, THIS COLUMN TO BE 52" IN HEIGHT
- 7 PROVIDE A PRICE TO INCLUDE A SHED STYLE ROOF OVER THE EXISTING EXTERIOR STAIR, IF PRICE IS ACCEPTED, CONTRACTOR TO PROVIDE SEALED TRUSS DRAWINGS
- 8A PROVIDE A PRICE FOR A NEW MECHANICALLY FASTENED TPO .045 THICK SINGLE PLY MEMBRANE ROOF PLACED OVER THE EXISTING MEMBRANE ROOF. CONTRACTOR IS TO REPAIR ANY DAMAGED PORTIONS OF THE ROOF
- 8B PROVIDE AN ALTERNATE PRICE TO REMOVE THE EXISTING MEMBRANE ROOF, REPAIR ANY DAMAGED PORTIONS OF THE ROOF, ADD 1" OR POLY-ISO CYANURATE INSUL. BOARD ALONG WITH A MECHANICALLY FASTENED TPO .045 THICK SINGLE PLY MEMBRANE ROOF.
- 9 GUTTERS HAVE STARTED TO PULL AWAY FROM THE BUILDING, REPAIR GUTTERS DOWNSPOUTS AND FLASHING, ALONG WITH THE FASCIA.
- 10 NEW 1/2" DRYWALL CEILING IS TO BE PLACED OVER THE EXISTING CEILING AFTER THE EXISTING FIXTURES HAVE BEEN REMOVED, ALL FIXTURES BUT THE LIGHT FIXTURES ARE TO BE REINSERTED
- 11 OWENS CORNING CULTURED BRICK HIGH DESERT, APPLIED TO SURFACE.
- 12 BULKHEAD ABOVE • 7'-0" A.F.F.
- 13 FILL OPENING LEFT FROM THE REMOVAL OF THE ROOF TOP UNIT AND CURB, REPAIR ANY DAMAGE FOUND TO THE ROOF.
- 14 SHADED WALLS SHOW THE LOCATION OF A WALL THAT IS TO CONTINUE TO THE EXISTING ROOF STRUCTURE ABOVE
- 15 SALES COUNTER TO OWNERS SPECIFICATIONS
- 16 INSULATED WALLS
2X4 R-13
2X6 R-19
2X8 R-19
RENOVATED REST ROOM IS NOT REQUIRED TO BE ADA ACCESSIBLE
- 17 RENOVATED RESTROOM IS NOT REQUIRED TO BE ADA ACCESSIBLE, ADA ACCESSIBLE RESTROOMS ARE AT OTHER LOCATIONS IN THE BUILDING
- 18 REPLACE EXISTING FLOOR SEE DETAIL 18/4 FOR MORE INFORMATION

CITY OF GROVEPORT/MADISON TOWNSHIP
BUILDING DEPARTMENT

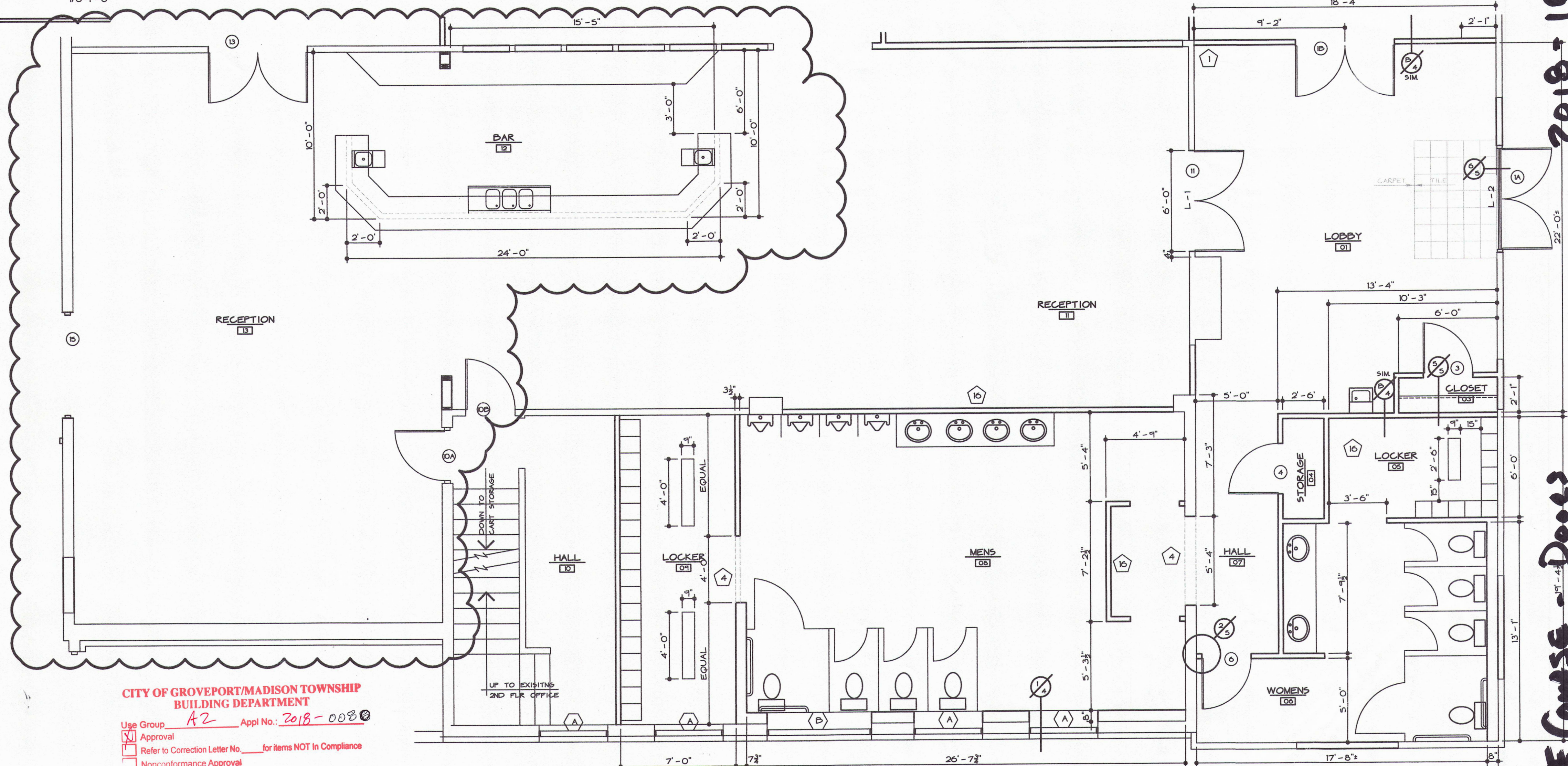
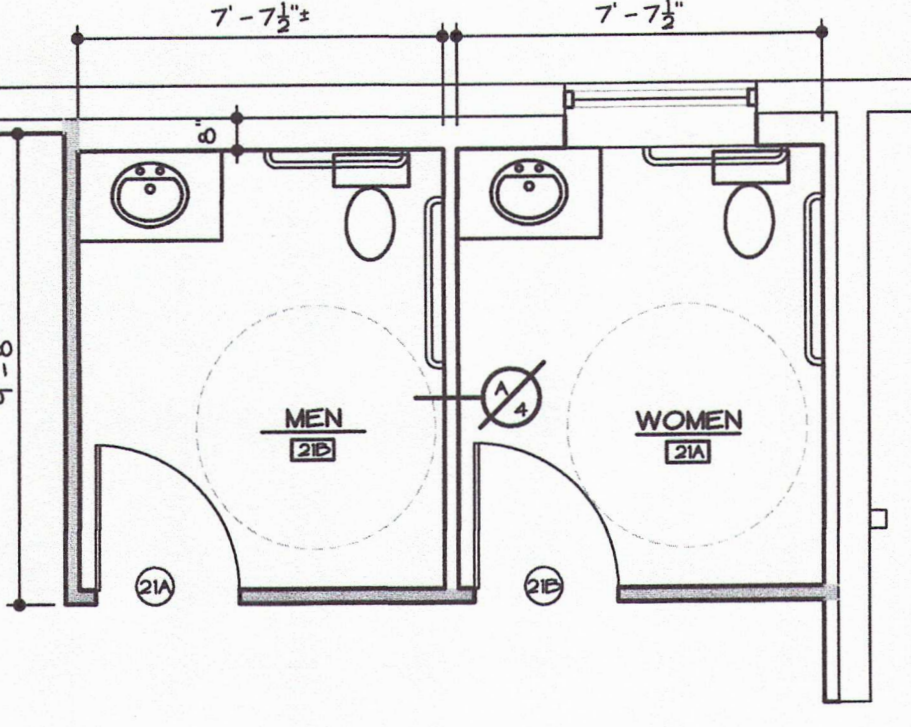
Use Group: A2 Appl No.: 2018-008
☒ Approval
☐ Refer to Correction Letter No. _____ for items NOT in Compliance
☐ Nonconformance Approval
☐ Phased Approval
 By: _____ Date: _____
 Plans Examiner
 By: _____ Date: 2/6/18
 Building Official

*see drawings have been examined to the extent necessary to determine conformity with the requirements of the Ohio Building Code / Ohio Residential Code and the standards referenced

LINTEL SCHEDULE	
MARK	
L-1	EXISTING 12" STEEL BEAM
L-2	SINGLE PLY 3 1/2"X7" LVL
L-3	TRIPLE PLY 3 1/2"X7" LVL

LINTEL NOTES

1. PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS. NOT ALL LINTELS ARE SHOWN ON THE STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS OF OPENINGS, AND FOR STANDARD LINTELS, USE THE APPROPRIATE LINTEL FROM THE SCHED. IN NOTE 2 BELOW. FOR NUMBERED LINTELS DESIGNATED ON THE STRUCTURAL DRAWINGS, USE THE SHOWN LINTEL SCHED.
2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS, AND USE 6" MINIMUM BEARING EACH END, FOR BEAM LINTELS, STOP BOTTOM PLATE 1/8" SHORT OF JAMBS, AND USE 5" MINIMUM BEARING EACH END, MASONRY ROUGH OPENING SECTION
 TO 4'-0" L 3-1/2 X 3-1/2 X 5/16
 4'-1" TO 5'-0" L 4 X 3-1/2 X 5/16 LLV
 5'-1" TO 6'-0" L 5 X 3-1/2 X 5/16 LLV
 6'-1" TO 7'-0" L 6 X 3-1/2 X 5/16 LLV
 7'-1" TO 8'-0" W8 X 18 W/PL 5/16 X (WALL "T"-1/2)
 8'-1" TO 10'-0" W8 X 21 W/PL 5/16 X (WALL "T"-1/2)
 10'-1" TO 12'-0"
3. IN 6" WALLS, PROVIDE 2 L'S 3-1/2 X 2-1/2 X 5/16 WITH LONG LEGS BACK TO BACK, UNLESS NOTED OTHERWISE.
4. IN 10" WALLS, PROVIDE 2 L'S 5 X 5 X 5/16 UNLESS NOTED OTHERWISE.



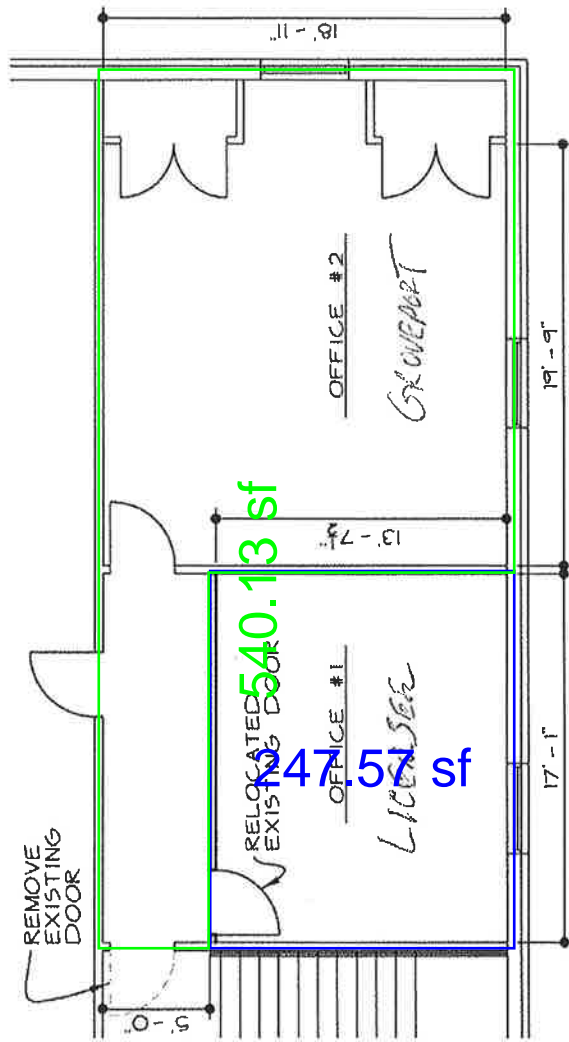
FLOOR PLAN

Occ: 3/30/18

2018-1013

Grove House - Done

" EXHIBIT B CONTINUED "



1/8"=1'-0"

FLOOR PLAN