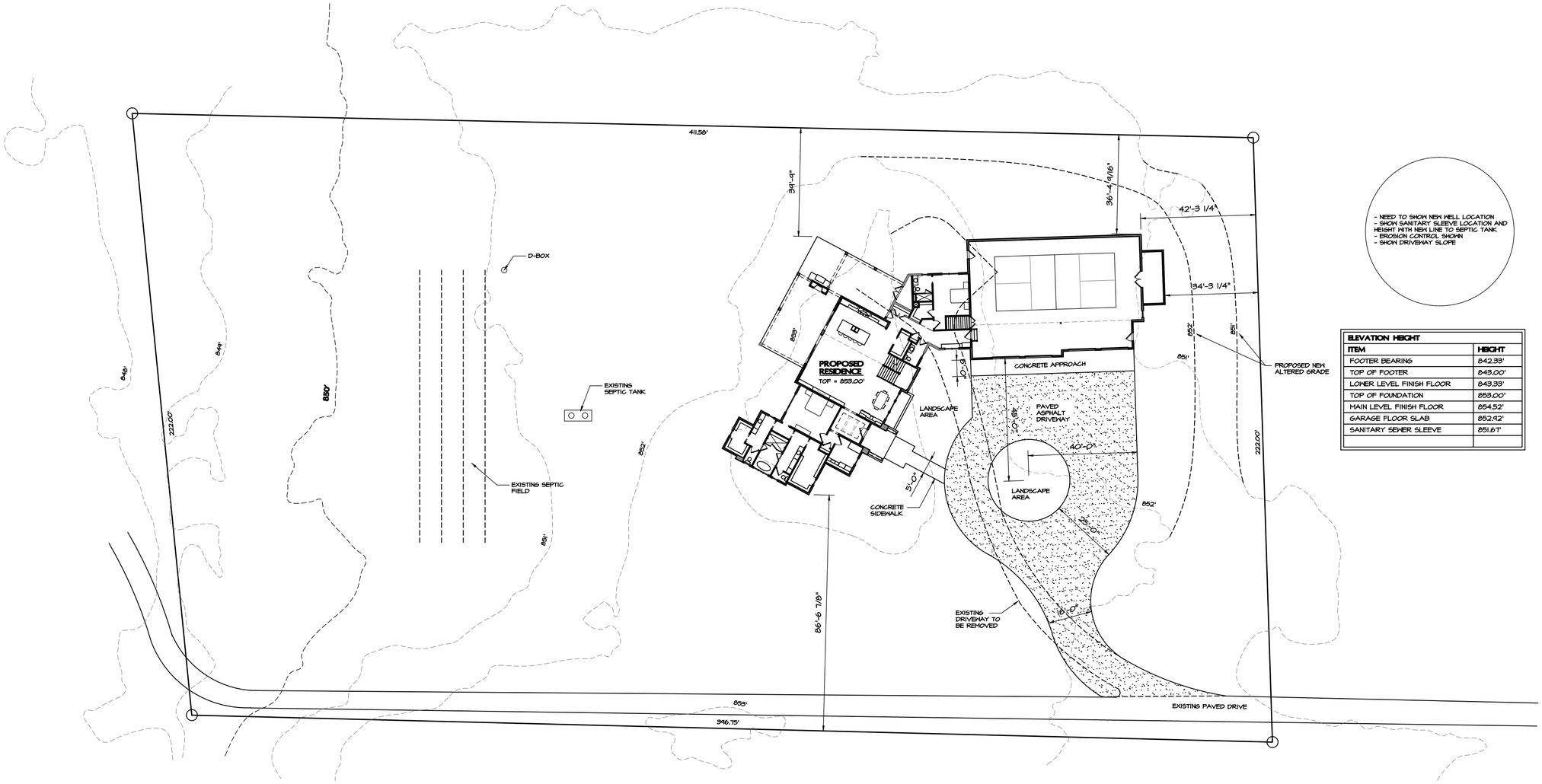
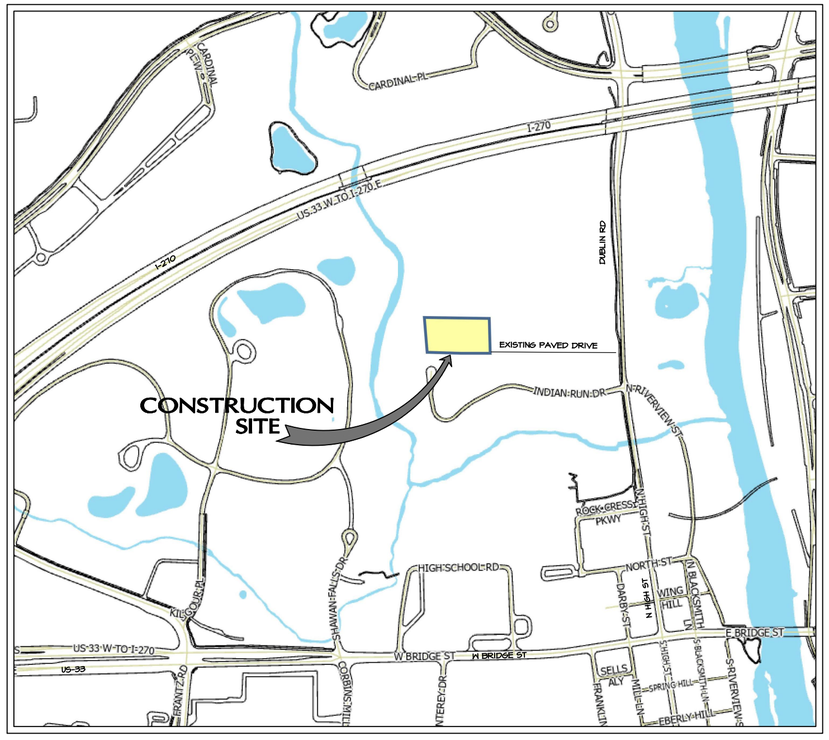


- NEED TO SHOW NEW WELL LOCATION
- SHOW SANITARY SLEEVE LOCATION AND HEIGHT WITH NEW LINE TO SEPTIC TANK
- EROSION CONTROL SHOWN
- SHOW DRIVEWAY SLOPE

ELEVATION HEIGHT	
ITEM	HEIGHT
FOOTER BEARING	842.33'
TOP OF FOOTER	843.00'
LOWER LEVEL FINISH FLOOR	843.33'
TOP OF FOUNDATION	853.00'
MAIN LEVEL FINISH FLOOR	854.52'
GARAGE FLOOR SLAB	852.92'
SANITARY SEWER SLEEVE	851.67'

VICINITY MAP



NORTH

PROPOSED SITE PLAN

1" = 30'-0"

PARCEL ID: 273-010755-00; 2.07 ACRES
6721 DUBLIN RD; DUBLIN, OH 43017
WASHINGTON TWP., FRANKLIN COUNTY, OHIO

PREPARED BY: VINCE SEGER / HOYING AND HOYING BUILDERS
FEMA FIRM MAP NUMBER: 39049C0151K, EFFECTIVE 6/17/2008

OWNER:

ANDY & HALIE COTTERMAN
6721 DUBLIN RD
DUBLIN, OHIO 43017

SHEET INDEX			
NO.	PLAN NAME	REV.	DATE
A	SITE PLAN		7/21/2023
A1	FOUNDATION PLAN		7/21/2023
A2	LOWER LEVEL PLAN		7/21/2023
A3	MAIN LEVEL FRAMING PLAN		7/21/2023
A4	MAIN LEVEL PLAN		7/21/2023
A5	UPPER LEVEL FRAMING PLAN		7/21/2023
A6	UPPER LEVEL PLAN		7/21/2023
A7	ROOF PLAN		7/21/2023
A8	ELEVATIONS, WINDOW & DOOR SCHEDULES		7/21/2023
A9	ELEVATIONS		7/21/2023
A10	TYP. WALL SECTION / STAIR SECTION / CODE NOTES		7/21/2023
A11	BUILDING SECTIONS		7/21/2023
A12	BUILDING SECTIONS		7/21/2023

NEW RESIDENCE:
COTTERMAN
ANDY & HALIE

HOYING AND HOYING BUILDERS, INC.
www.hoyingandhoyingbuilders.com
13120 McCARTYVILLE ROAD
ANNA, OHIO 45302
937-394-7144
Hoying and Hoying Builders

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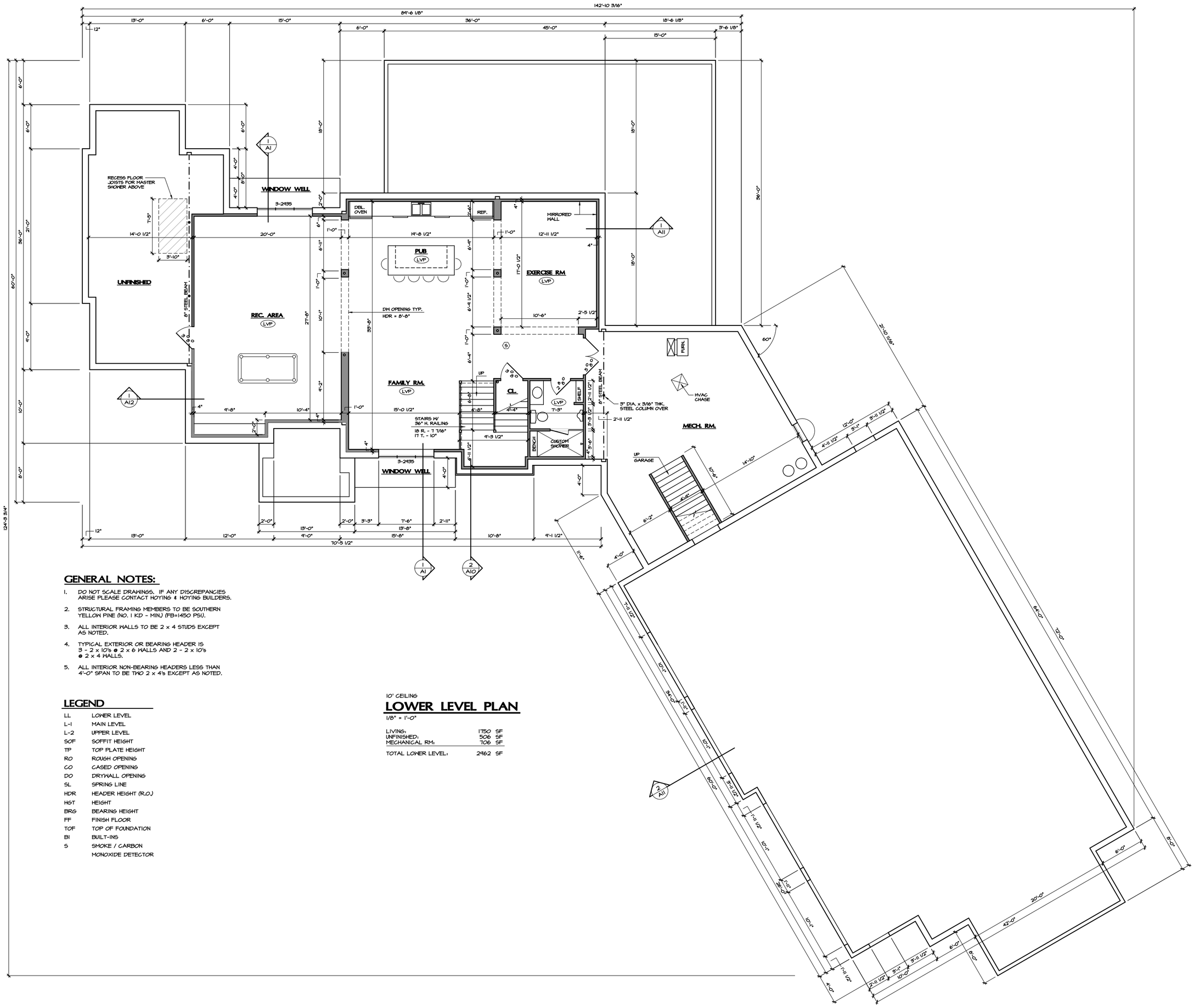
A9	ELEVATIONS
A10	SECTIONS / NOTES
A11	SECTIONS
A12	SECTIONS

DATE
7/21/2023

SITE PLAN

SHEET
A



GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT HOYING & HOYING BUILDERS.
2. STRUCTURAL FRAMING MEMBERS TO BE SOUTHERN YELLOW PINE (NO. 1 KD - MIN.) (FB=1450 PSI).
3. ALL INTERIOR WALLS TO BE 2 x 4 STUDS EXCEPT AS NOTED.
4. TYPICAL EXTERIOR OR BEARING HEADER IS 3 - 2 x 10's @ 2 x 6 WALLS AND 2 - 2 x 10's @ 2 x 4 WALLS.
5. ALL INTERIOR NON-BEARING HEADERS LESS THAN 4'-0" SPAN TO BE TWO 2 x 4's EXCEPT AS NOTED.

LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
RO	ROUGH OPENING
CO	CASED OPENING
DO	DRYWALL OPENING
SL	SPRING LINE
HDR	HEADER HEIGHT (R.O.)
HGT	HEIGHT
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION
BI	BUILT-INS
S	SMOKE / CARBON MONOXIDE DETECTOR

10' CEILING

LOWER LEVEL PLAN

1/8" = 1'-0"

LIVING:	1750 SF
UNFINISHED:	506 SF
MECHANICAL RM:	706 SF
TOTAL LOWER LEVEL:	2962 SF

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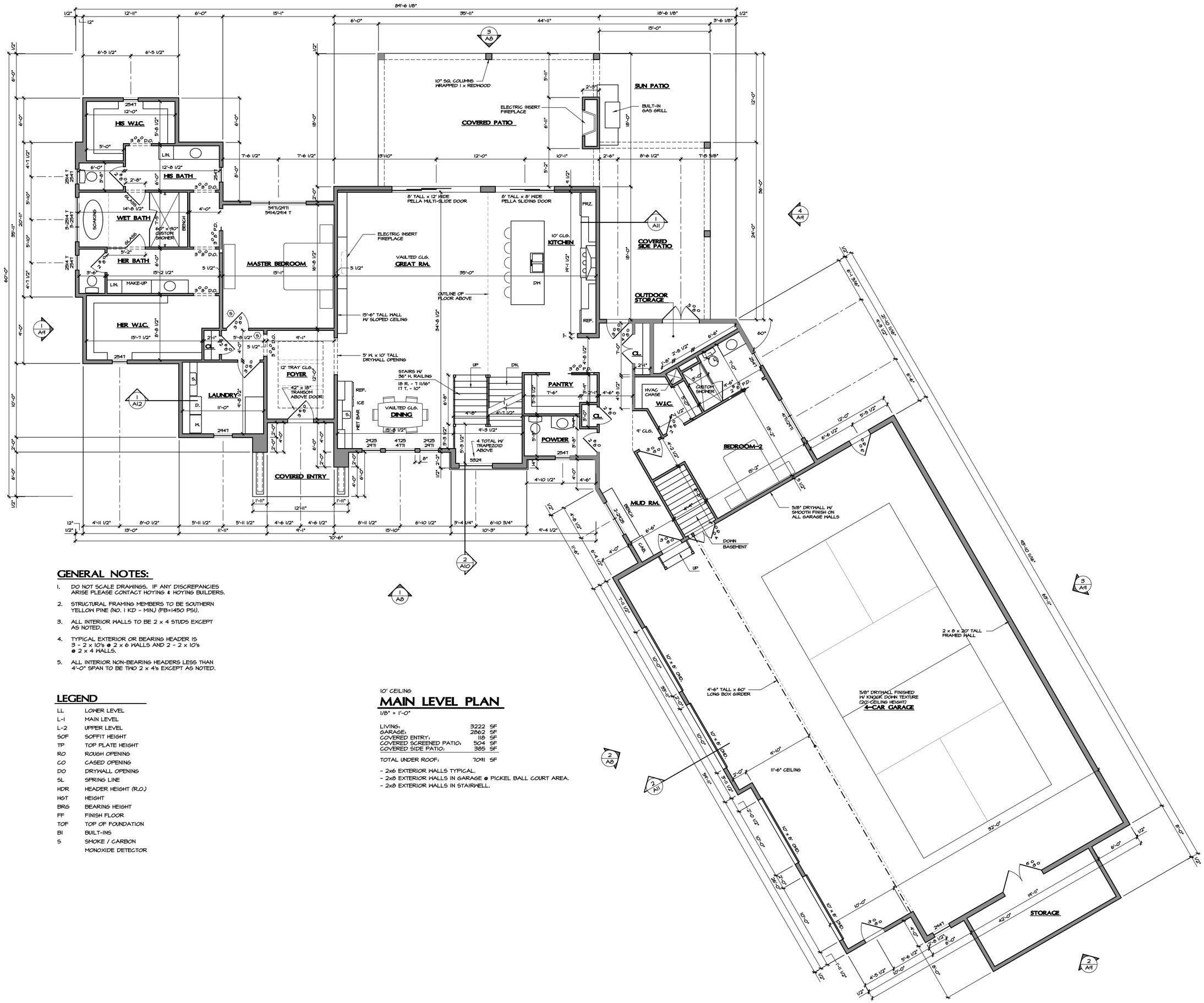
A5	UPPER LEVEL FRAMING PLAN
A6	UPPER LEVEL PLAN
A7	ROOF PLAN
A8	ELEVATIONS
A9	ELEVATIONS
A10	SECTIONS / NOTES
A11	SECTIONS
A12	SECTIONS

DATE
7/21/2023

LOWER LEVEL PLAN

SHEET
A2



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LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
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CO	CASED OPENING
DO	DRYWALL OPENING
SL	SPRING LINE
HDR	HEADER HEIGHT (R.O.)
HGT	HEIGHT
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION
BI	BUILT-INS
S	SMOKE / CARBON MONOXIDE DETECTOR

10' CEILING

MAIN LEVEL PLAN

1/8" = 1'-0"

LIVING:	3222	SF
GARAGE:	2862	SF
COVERED ENTRY:	118	SF
COVERED SCREENED PATIO:	504	SF
COVERED SIDE PATIO:	385	SF
TOTAL UNDER ROOF:	7091	SF

- 2x6 EXTERIOR WALLS TYPICAL.
- 2x8 EXTERIOR WALLS IN GARAGE @ PICKEL BALL COURT AREA.
- 2x8 EXTERIOR WALLS IN STAIRWELL.

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A9	ELEVATIONS
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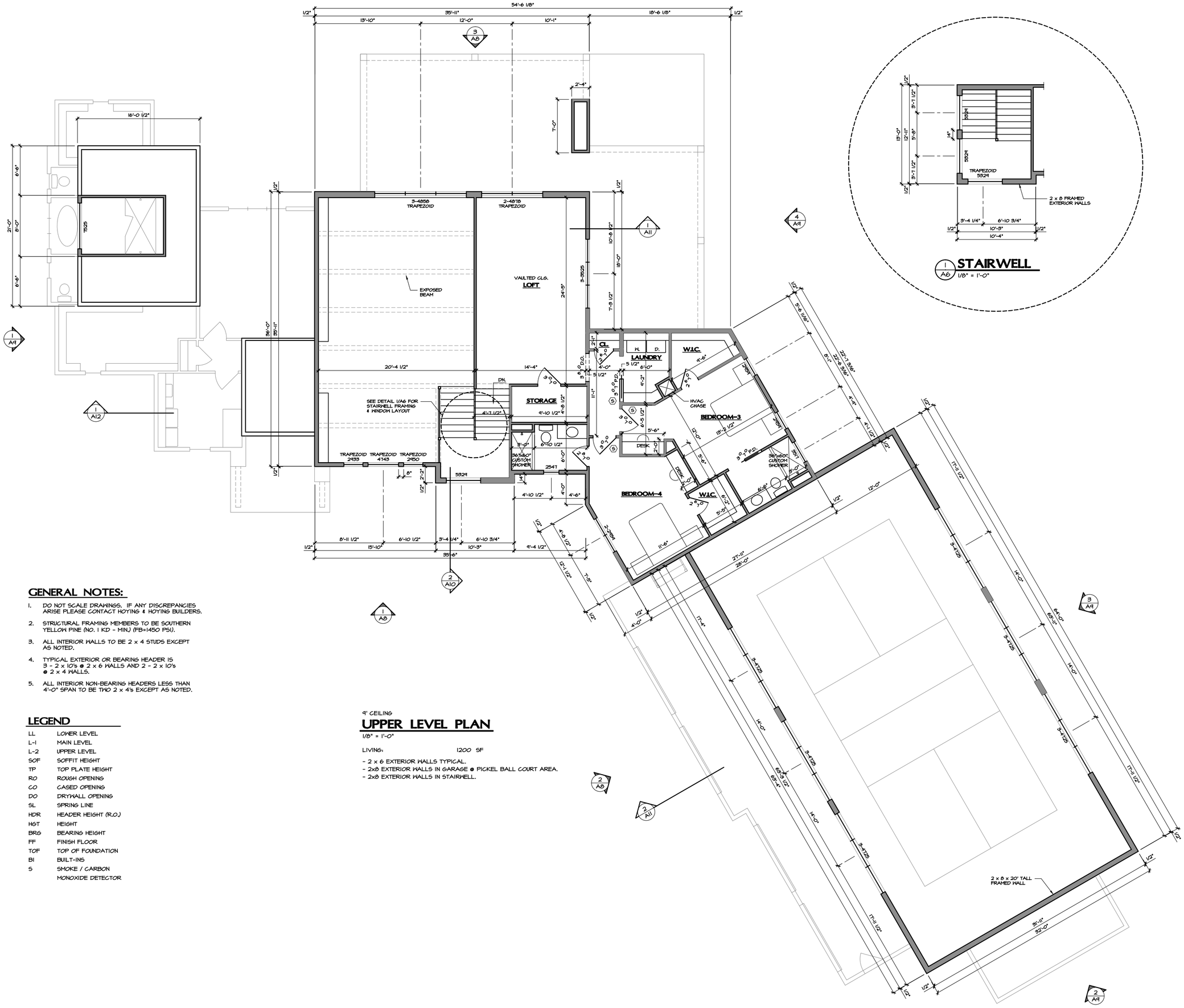
A11	SECTIONS
A12	SECTIONS

DATE
7/21/2023

MAIN LEVEL PLAN

SHEET
A4



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2. STRUCTURAL FRAMING MEMBERS TO BE SOUTHERN YELLOW PINE (NO. 1 KD - MIN.) (FB=1450 PSI).
3. ALL INTERIOR WALLS TO BE 2 x 4 STUDS EXCEPT AS NOTED.
4. TYPICAL EXTERIOR OR BEARING HEADER IS 3 - 2 x 10's @ 2 x 6 WALLS AND 2 - 2 x 10's @ 2 x 4 WALLS.
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LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
RO	ROUGH OPENING
CO	CASED OPENING
DO	DRYWALL OPENING
SL	SPRING LINE
HDR	HEADER HEIGHT (R.O.)
HGT	HEIGHT
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION
BI	BUILT-INS
S	SMOKE / CARBON MONOXIDE DETECTOR

9' CEILING

UPPER LEVEL PLAN

1/8" = 1'-0"

LIVING: 1200 SF

- 2 x 6 EXTERIOR WALLS TYPICAL.
- 2x8 EXTERIOR WALLS IN GARAGE @ PICKEL BALL COURT AREA.
- 2x8 EXTERIOR WALLS IN STAIRWELL.

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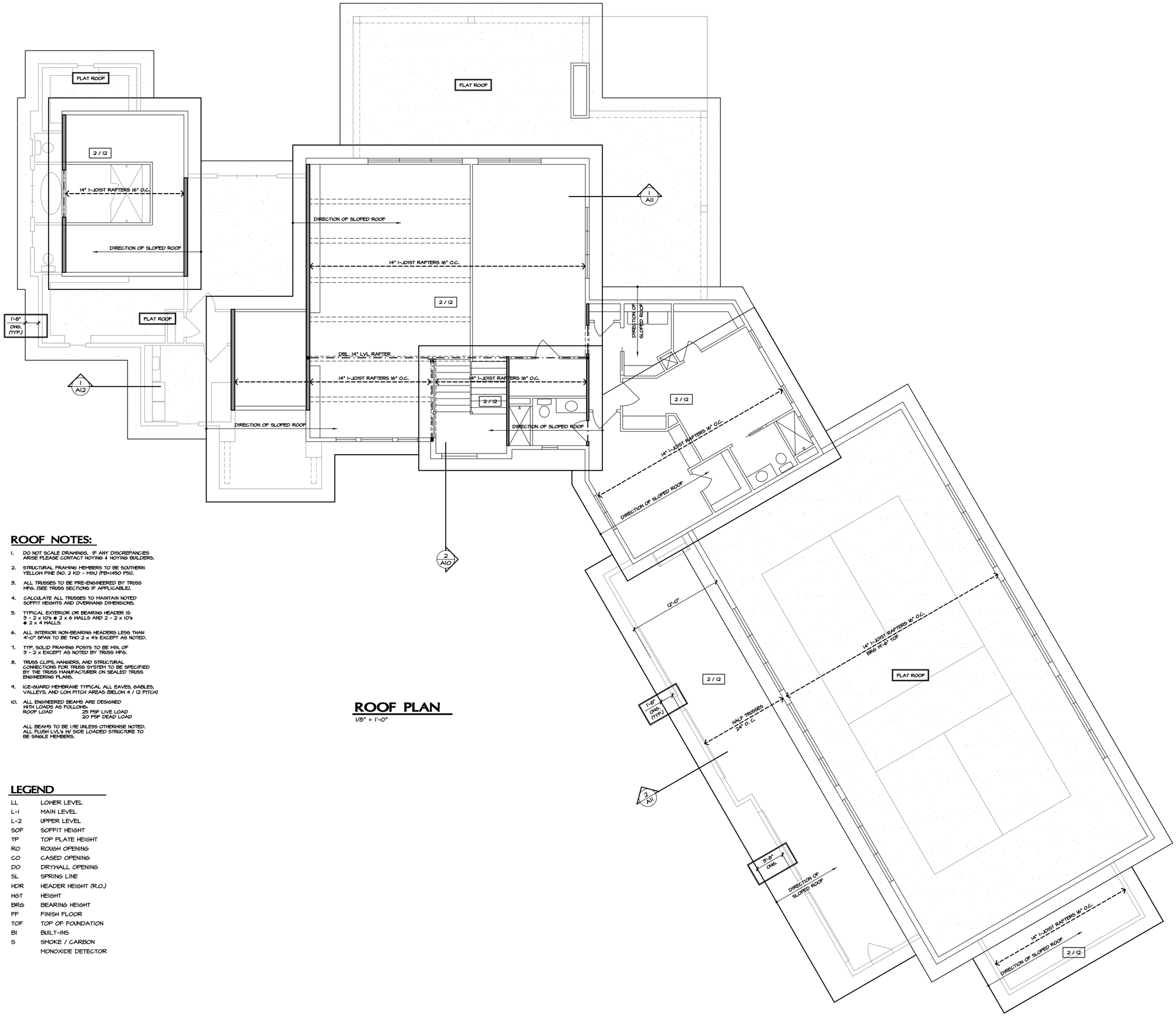
UPPER LEVEL PLAN

SHEET
A6



ROOF PLAN

1/8" = 1'-0"

ROOF NOTES:

1. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT HOYING & HOYING BUILDERS.
2. STRUCTURAL FRAMING MEMBERS TO BE SOUTHERN YELLOW PINE (NO. 2 KD - MIN) (FB=1450 PSI).
3. ALL TRUSSES TO BE PRE-ENGINEERED BY TRUSS MFG. (SEE TRUSS SECTIONS IF APPLICABLE).
4. CALCULATE ALL TRUSSES TO MAINTAIN NOTED SOFFIT HEIGHTS AND OVERHANG DIMENSIONS.
5. TYPICAL EXTERIOR OR BEARING HEADER IS 3 - 2 x 10's @ 2 x 6 WALLS AND 2 - 2 x 10's @ 2 x 4 WALLS.
6. ALL INTERIOR NON-BEARING HEADERS LESS THAN 4'-0" SPAN TO BE TWO 2 x 4's EXCEPT AS NOTED.
7. TYP. SOLID FRAMING POSTS TO BE MIN. OF 3 - 2 x EXCEPT AS NOTED BY TRUSS MFG.
8. TRUSS CLIPS, HANGERS, AND STRUCTURAL CONNECTIONS FOR TRUSS SYSTEM TO BE SPECIFIED BY THE TRUSS MANUFACTURER ON SEALED TRUSS ENGINEERING PLANS.
9. ICE-GUARD MEMBRANE TYPICAL ALL EAVES, GABLES, VALLEYS, AND LOW PITCH AREAS (BELOW 4 / 12 PITCH)
10. ALL ENGINEERED BEAMS ARE DESIGNED WITH LOADS AS FOLLOWS:
    ROOF LOAD 25 PSF LIVE LOAD
    20 PSF DEAD LOAD

    ALL BEAMS TO BE 1.9E UNLESS OTHERWISE NOTED. ALL FLUSH LVL'S W/ SIDE LOADED STRUCTURE TO BE SINGLE MEMBERS.

LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
RO	ROUGH OPENING
CO	CASED OPENING
DO	DRYWALL OPENING
SL	SPRING LINE
HDR	HEADER HEIGHT (R.O.)
HGT	HEIGHT
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION
BI	BUILT-INS
S	SMOKE / CARBON MONOXIDE DETECTOR

NEW RESIDENCE:

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A8	ELEVATIONS
A9	ELEVATIONS
A10	SECTIONS / NOTES
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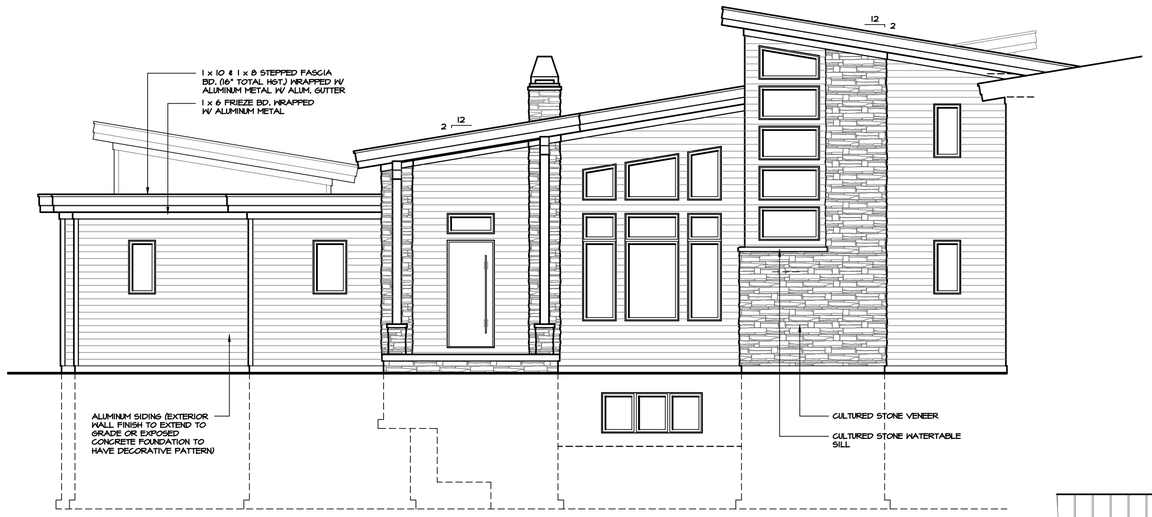
7/21/2023

ROOF PLAN

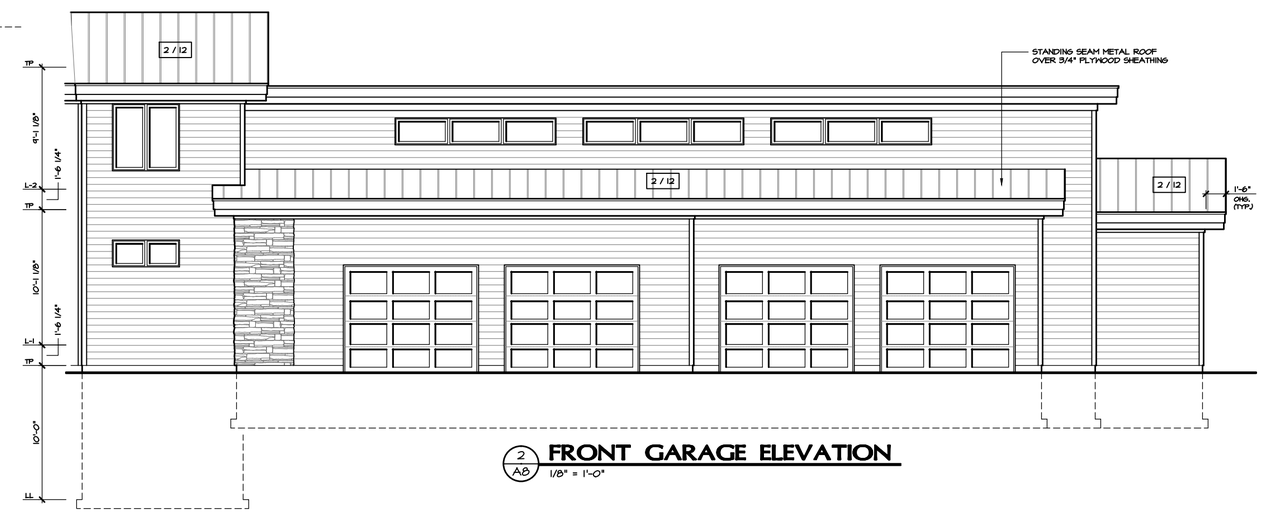
SHEET
A7



1 / A8 **FRONT ELEVATION**
1/8" = 1'-0"

PELLA WINDOW SCHEDULE

ROOM	ROOM SF	WINDOW TYPE	REQUIRED GLAZING SF	ACTUAL GLAZING SF	REQUIRED VENTING SF	ACTUAL VENTING SF	TEMPERED GLAZING	BEDROOM EGRESS SF
LOWER LEVEL FAMILY RM.	320	(3) 24 x 35 (CASEMENT)						
REC. AREA	553	(3) 24 x 35 (CASEMENT)						
HER W.I.C.	136	25 x 47 (CASEMENT)						
LAUNDRY	106	24 x 47 (CASEMENT)						
FOYER	108	42 x 18 (PICTURE)						
DINING	240	24 x 25 (TRANSOM)						
		24 x 71 (CASEMENT)						
DINING		47 x 25 (TRANSOM)						
		47 x 71 (PICTURE)						
DINING		24 x 25 (TRANSOM)						
		24 x 71 (CASEMENT)						
DINING		24 x 33 (TRAP. PICTURE)						
DINING		47 x 43 (TRAP. PICTURE)						
DINING		24 x 50 (TRAP. PICTURE)						
STAIRWELL	108	53 x 24 (PICTURE)						
STAIRWELL		53 x 24 (PICTURE)						
STAIRWELL		53 x 24 (PICTURE)						
STAIRWELL		53 x 24 (PICTURE)						
STAIRWELL		53 x 24 (TRAP. PICTURE)						
STAIRWELL		53 x 24 (PICTURE)						
STAIRWELL		53 x 24 (PICTURE)						
POWDER	53	25 x 47 (CASEMENT)						
MUD ROOM	75	(2) 24 x 25 (CASEMENT)						
BEDROOM-2	200	41 x 71 / 24 x 71 (CASEMENT)						
BEDROOM-2 BATHROOM	67	25 x 47 (CASEMENT)						
MASTER BEDROOM	251	54 x 14 / 24 x 14 (TRANSOM)						
		54 x 71 (P) / 24 x 71 (CASEMENT)						
HIS BATH	76	25 x 47 (CASEMENT)						
HIS W.I.C.	68	25 x 47 (CASEMENT)						
HIS WATER CLOSET	22	25 x 14 (TRANSOM)						
		25 x 47 (CASEMENT)						
WET BATH	104	(3) 25 x 14 (TRANSOM)						
		(3) 25 x 47 (CASEMENT)						
WET BATH		75 x 25 (PICTURE)						
HER WATER CLOSET	21	25 x 14 (TRANSOM)						
		25 x 47 (CASEMENT)						
BEDROOM-4 BATHROOM	54	25 x 47 (CASEMENT)						
BEDROOM-4	138	(2) 24 x 54 (CASEMENT)						
BEDROOM-3 BATHROOM	54	35 x 17 (AWNING)						
BEDROOM-3	156	24 x 54 (CASEMENT)						
BEDROOM-3		24 x 54 (CASEMENT)						
LOFT	350	(3) 35 x 25 (PICTURE)						
LOFT		(2) 48 x 78 (TRAP. PICTURE)						
GREAT ROOM	400	(3) 48 x 58 (TRAP. PICTURE)						



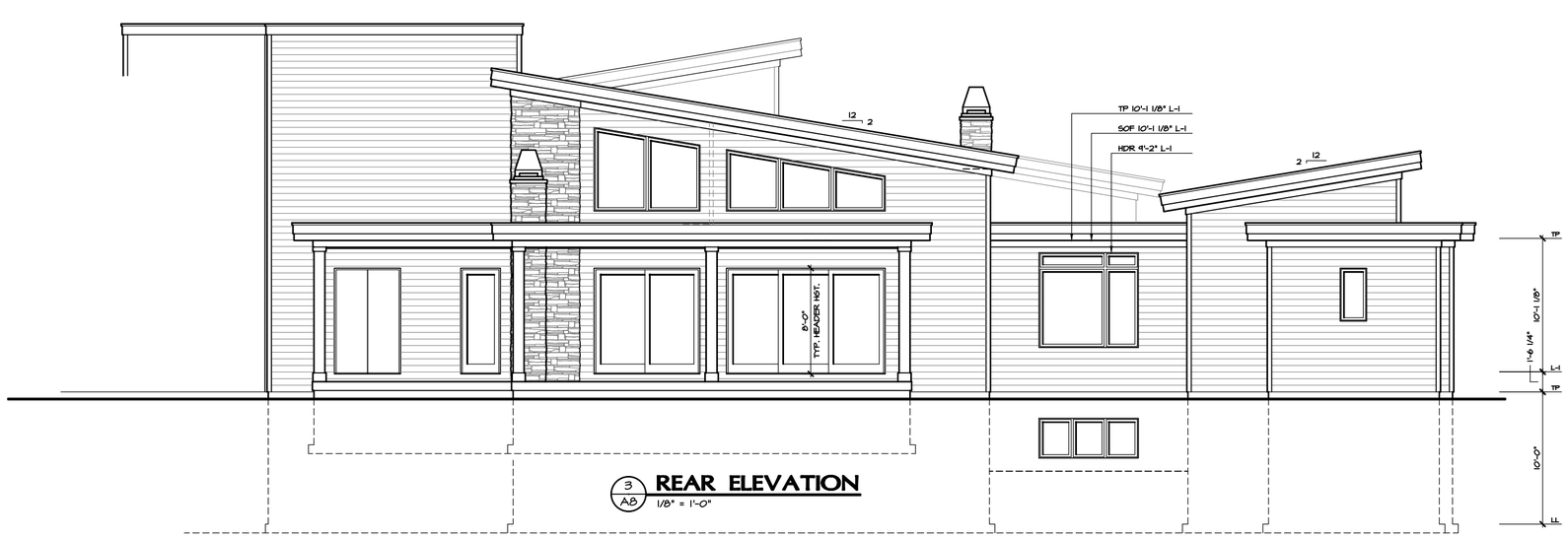
2 / A8 **FRONT GARAGE ELEVATION**
1/8" = 1'-0"

ELEVATION NOTES:

1. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCIES ARISE PLEASE CONTACT HOYING & HOYING BUILDERS.
2. CONFIRM ALL HEADER HEIGHTS.
3. SUPPORT POSTS SHALL BE ANCHORED TO THE SLAB WITH AN APPROVED ANCHORAGE BRACKET.
4. 3' x 3' LANDINGS ARE REQUIRED AT THE EXIT DOOR, NOT MORE THAN 8 1/4" BELOW THE TOP OF THE THRESHOLD PER SECTION 311.3. A LANDING IS ALSO REQ'D. AT ANY OTHER EXTERIOR DOOR WHERE THERE ARE MORE THAN 2 RISERS.
5. ICE GUARD MEMBRANE IS REQ'D. FOR ALL EAVES, GABLES, VALLEYS, AND LOW PITCH AREAS (BELOW 4 / 12) PER SECTION 905.2.7.1
6. WEATHER RESISTANT SHEETING PAPER OR OTHER APPROVED MATERIAL REQ'D. PER SECTION 703.2
7. ROOF VENTS @ 1 SQ. FT. OF VENT PER 150 SQ. FT. OF ATTIC AREA OR 1:300 PER SECTION 806
8. SEE SHT. A10 FOR CODE NOTES.

LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
R.O.	ROUGH OPENING
HDR	HEADER HEIGHT (R.O.)
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION



3 / A8 **REAR ELEVATION**
1/8" = 1'-0"

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A4	MAIN LEVEL PLAN
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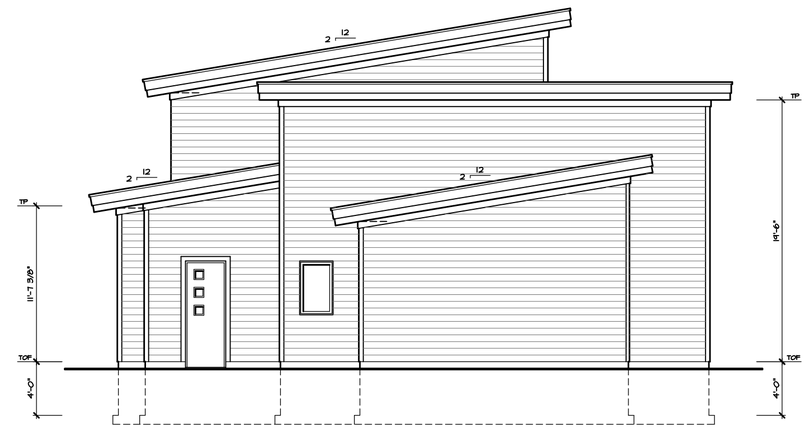
A6	UPPER LEVEL PLAN
A7	ROOF PLAN
A8	ELEVATIONS
A9	ELEVATIONS
A10	SECTIONS / NOTES
A11	SECTIONS
A12	SECTIONS

DATE
7/21/2023

ELEVATIONS

SHEET
A8

1 / A9 **LEFT ELEVATION**
1/8" = 1'-0"



2 / A9 **RIGHT GARAGE ELEVATION**
1/8" = 1'-0"

ELEVATION NOTES:

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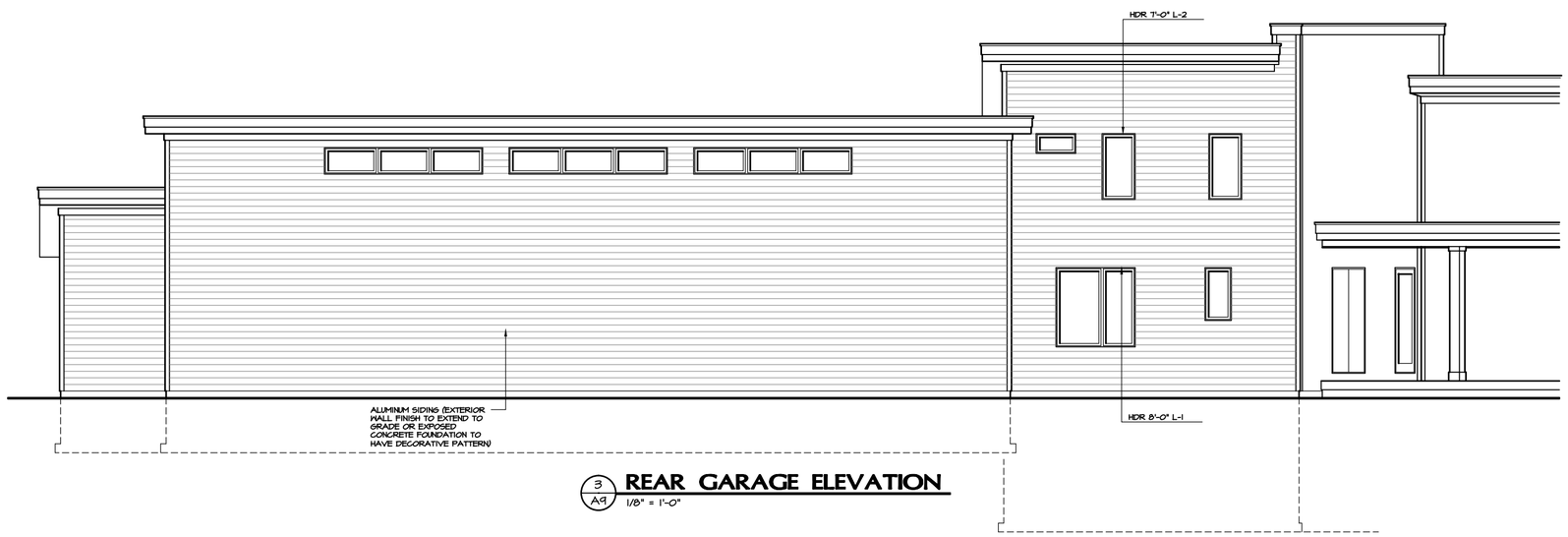
5. ICE GUARD MEMBRANE IS REQ'D. FOR ALL EAVES, GABLES, VALLEYS, AND LOW PITCH AREAS (BELOW 4 / 12) PER SECTION 905.2.7.1
6. WEATHER RESISTANT SHEETING PAPER OR OTHER APPROVED MATERIAL REQ'D. PER SECTION 703.2
7. ROOF VENTS @ 1 SQ. FT. OF VENT PER 150 SQ. FT. OF ATTIC AREA OR 1:300 PER SECTION 806
8. SEE SHT. A10 FOR CODE NOTES.

LEGEND

LL	LOWER LEVEL
L-1	MAIN LEVEL
L-2	UPPER LEVEL
SOF	SOFFIT HEIGHT
TP	TOP PLATE HEIGHT
R.O.	ROUGH OPENING
HDR	HEADER HEIGHT (R.O.)
BRG	BEARING HEIGHT
FF	FINISH FLOOR
TOF	TOP OF FOUNDATION



3 / A9 **REAR GARAGE ELEVATION**
1/8" = 1'-0"

4 / A9 **SIDE COVERED PATIO**
1/8" = 1'-0"

NEW RESIDENCE:
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