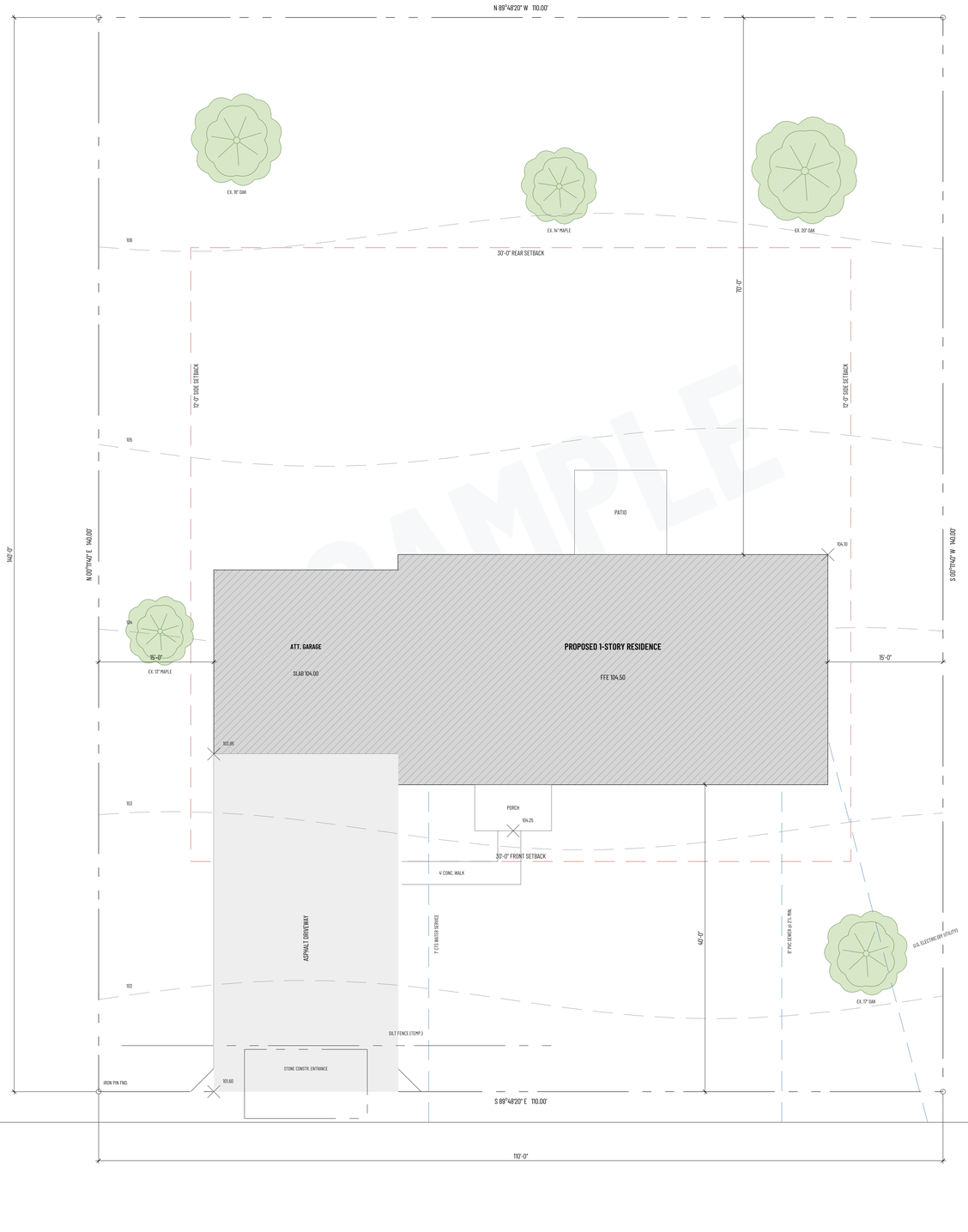

1 A-001 **SITE PLAN**

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

0' 8' 16' 32' FEET

ZONING DATA (PRACTICE VALUES)

ITEM	REQUIRED / ALLOWED	PROVIDED
ZONE	R-1 (TYPICAL)	–
LOT AREA	12,000 SF MIN.	15,400 SF
LOT WIDTH	100' MIN.	110.00'
FRONT SETBACK	30'-0"	40'-0" (34' TO PORCH)
SIDE SETBACKS	12'-0"	15'-0" / 15'-0"
REAR SETBACK	30'-0"	70'-0"
BUILDING COVERAGE	25% MAX.	2,316 SF = 15.0%
IMPERVIOUS COVERAGE	40% MAX.	3,580 SF = 23.3%
BUILDING HEIGHT	35'-0" MAX.	21'-6" (1 STORY)
PARKING	2 SPACES	2 GARAGE + 2 DRIVEWAY

SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- UNDERGROUND UTILITY (APPROX.)
- EXISTING 1' CONTOUR
- CONCRETE WALK / SLAB EDGE
- × 104.10 SPOT ELEVATION
- ● IRON PIN FOUND

SITE KEYNOTES

1. Keep the existing oak and maple trees. Put tree protection fence at the drip line before any grading.
2. Silt fence along the low (street) side until the lawn is established.
3. Driveway: 2" bituminous top over 6" processed gravel base. Curb cut per town DPW permit.
4. Roof leaders to splash blocks or a drywell; keep runoff on this lot.
5. Water and sewer laterals sized by the plumber; locations here are for layout only.

WHAT THE CLIENT SENT

A phone photo of a plot plan and a hand sketch of the house with tape dimensions. We set the house on the lot, checked every setback against the zoning table, and drew the driveway, walks and utilities on separate layers so the builder can turn them on and off.

SAMPLE

DWGDesk

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SAMPLE – NOT FOR CONSTRUCTION

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PROJECT

3-BEDROOM RANCH – SAMPLE

1,680 SF LIVING + 2-CAR GARAGE
LOT 14, ORCHARD LANE (FICTITIOUS)
PRACTICE PROJECT – NO REAL SITE

SITE NOTES

1. Boundary and topography are a made-up practice survey. Do not use for any real lot.
2. Setbacks shown are typical of a suburban R-1 zone. Check your local zoning before you design.
3. Finish floor 104.50 is 8" min. above adjacent grade. Slope grade away 6" in the first 10'.
4. Utility locations are approximate. Call 811 before you dig.

REVISIONS

NO.	DATE	DESCRIPTION
0	11/20/26	ISSUED AS SAMPLE

SHEET INDEX

A-001 SITE PLAN & ZONING DATA
A-101 FLOOR PLAN & SCHEDULES

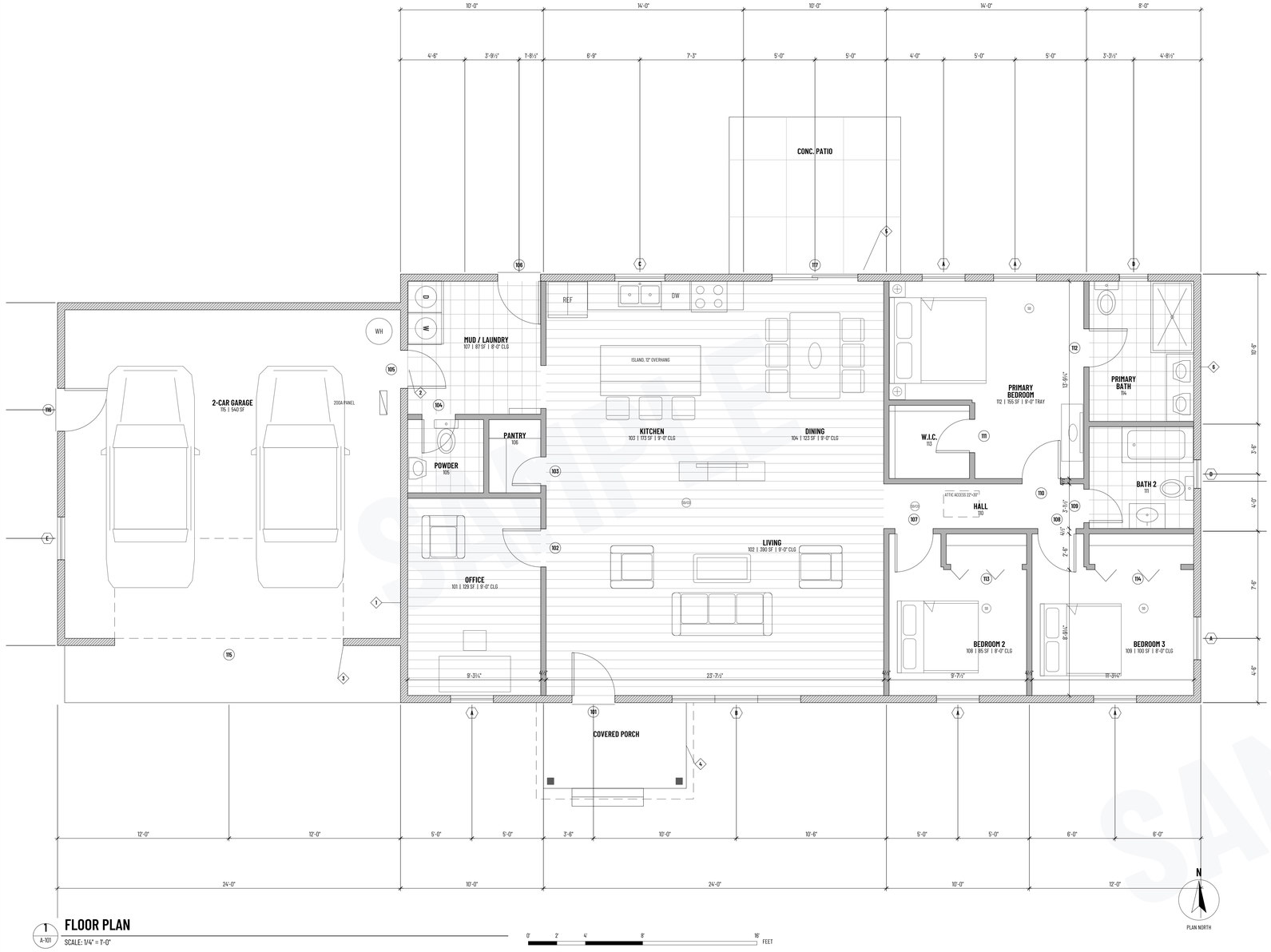
JOB NO. DD-302	DATE 11/20/2026
DRAWN DWG DESK	CHECKED A.Z.
SCALE 1/8" = 1'-0"	SHEET SIZE ARCH D 36" × 24"

DRAWING TITLE

SITE PLAN & ZONING DATA

SHEET NUMBER

A-001



FLOOR PLAN

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

0' 2' 4' 8' 16' FEET

WALL LEGEND

- EXTERIOR 2x6 WALL, 6" OVERALL
- INTERIOR 2x4 PARTITION, 4½" OVERALL
- (101) DOOR MARK
- (A) WINDOW MARK

ROOM NAME / NO. | AREA | CEILING

SD = SMOKE ALARM, SD/CO = COMBO ALARM

FLOORS: LVP IN LIVING AREAS, CARPET IN BEDROOMS, 12"×24" PORCELAIN TILE IN BATHS / MUD (SHOWN LIGHT)

DRAFTED FROM A MARKED-UP SKETCH. SAMPLE DRAFTING ONLY – NOT FOR CONSTRUCTION OR PERMIT.

DOOR SCHEDULE

MARK	SIZE (W × H)	TYPE	FRAME	REMARKS
101	3'-0" × 6'-8"	INSUL. STEEL, 1/2 LITE	PRIMED WD	ENTRY. KEYED DEADBOLT, WEATHERSTRIP
102	2'-8" × 6'-8"	SOLID CORE, 1 PANEL	WD	OFFICE. PRIVACY SET
103	2'-0" × 6'-8"	HOLLOW CORE	WD	PANTRY. PASSAGE SET
104	2'-4" × 6'-8"	HOLLOW CORE	WD	POWDER. PRIVACY SET
105	2'-8" × 6'-8"	20-MIN, SELF-CLOSING	STEEL	GARAGE TO HOUSE. SEE KEYNOTE 2
106	3'-0" × 6'-8"	INSUL. STEEL, FULL LITE	PRIMED WD	REAR / MUD ENTRY
107, 108	2'-8" × 6'-8"	HOLLOW CORE	WD	BEDROOMS. PRIVACY SET
109, 112	2'-4" × 6'-8"	HOLLOW CORE	WD	BATHS. PRIVACY SET
110	2'-8" × 6'-8"	SOLID CORE	WD	PRIMARY SUITE
111	2'-4" × 6'-8"	HOLLOW CORE	WD	W.I.C. PASSAGE SET
113, 114	5'/6' × 6'-8"	BI-FOLD, 4 PANEL	WD	BEDROOM CLOSETS
115	16'-0" × 7'-0"	SECTIONAL OVERHEAD	–	INSULATED, OPENER BY OWNER
116	3'-0" × 6'-8"	INSUL. STEEL	PRIMED WD	GARAGE SERVICE DOOR
117	6'-0" × 6'-8"	VINYL SLIDING PATIO	VINYL	TEMPERED. SCREEN

WINDOW SCHEDULE

MARK	SIZE (W × H)	TYPE	HEAD	QTY	REMARKS
A	3'-0" × 5'-0"	DOUBLE HUNG	6'-10"	7	EGRESS AT BEDROOMS. LOW-E, U ≤ 0.30
B	3 @ 3'-0" × 5'-0"	DH, MULLED x3	6'-10"	1	LIVING ROOM. FIELD MULL
C	3'-6" × 3'-6"	CASEMENT	6'-10"	1	OVER KITCHEN SINK, 42" SILL
D	2'-0" × 3'-0"	AWNING	6'-10"	2	OBSCURE TEMPERED GLASS AT BATHS
E	3'-0" × 3'-0"	SLIDER	6'-10"	1	GARAGE

AREA SUMMARY (TO OUTSIDE FACE OF FRAMING)

AREA	SF
CONDITIONED (HEATED) AREA	1,680 SF
ATTACHED GARAGE	576 SF
COVERED PORCH	60 SF
REAR CONCRETE PATIO	132 SF
TOTAL UNDER ROOF (EXCL. PATIO)	2,316 SF

KEYNOTES

1. 5/8" TYPE X GWB on the garage side of the common wall and ceiling, taped and finished.
2. 20-minute rated door, solid or honeycomb core steel, with a self-closing hinge.
3. Slope garage slab 2" to the overhead door. Expansion joint at the apron.
4. 6x6 PT post on a standoff base. Porch roof framing by others.
5. Sliding door to patio. Patio slab 4" below finish floor. 1/4" per foot away from the house.
6. Dryer vent to the exterior with a backdraft damper. 25' max. equivalent length.

SAMPLE

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PROJECT
3-BEDROOM RANCH – SAMPLE
1,680 SF LIVING + 2-CAR GARAGE
LOT 14, ORCHARD LANE (FICTITIOUS)
PRACTICE PROJECT – NO REAL SITE

GENERAL NOTES

1. Dimensions are to face of stud at exterior walls and to centerline of openings, unless noted.
2. Exterior walls 2x6 @ 16" o.c. with 7/16" OSB sheathing. Interior partitions 2x4 @ 16" o.c.
3. Do not scale this drawing. Ask the drafter if a dimension is missing.
4. Window and door sizes are nominal. Confirm rough openings with the supplier before framing.
5. Bedroom windows are egress size: 5.7 SF clear opening, sill at 44" max. A.F.F.
6. Smoke and CO alarms hard-wired and interconnected per the adopted residential code.
7. Structure, energy and MEP design by others.

REVISIONS

NO.	DATE	DESCRIPTION
0	11/20/26	ISSUED AS SAMPLE

SHEET INDEX

A-001 SITE PLAN & ZONING DATA
A-101 FLOOR PLAN & SCHEDULES

JOB NO.	DATE
DD-S02	11/20/2026
DRAWN	CHECKED
DWG DESK	A.Z.
SCALE	SHEET SIZE
1/4" = 1'-0"	ARCH D 36" × 24"

DRAWING TITLE
FLOOR PLAN & SCHEDULES

SHEET NUMBER

A-101