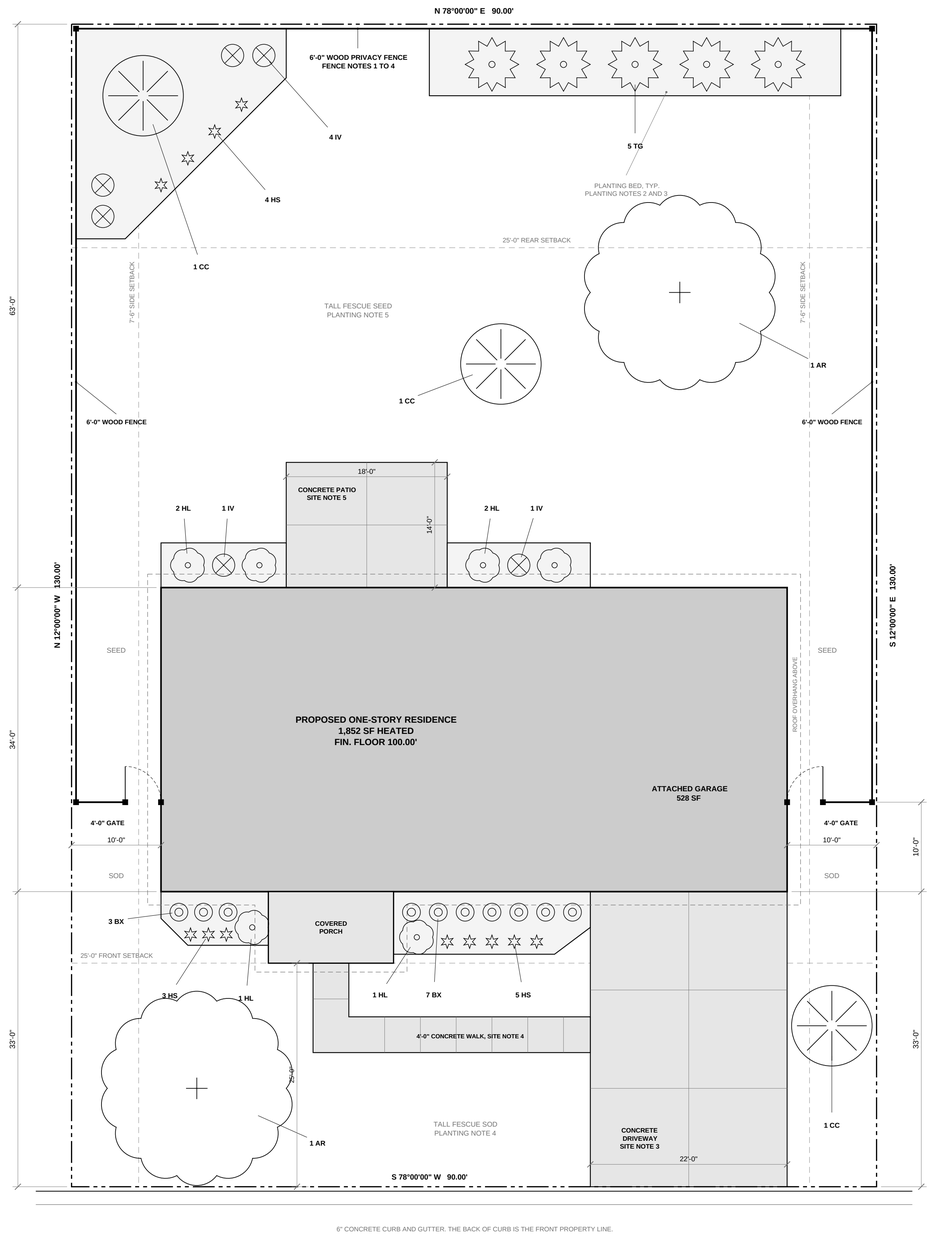


1 **SITE PLAN**

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

0 8 16 32 FEET

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PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
	TREES						
	AR	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL.	B&B	SINGLE LEADER. STAKE.
	CC	3	CERCIS CANADENSIS	EASTERN REDBUD	1-1/2" CAL.	B&B	SINGLE TRUNK.
	TG	5	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'-7' HT.	B&B	8'-0" O.C. AS SHOWN.
	SHRUBS						
	BX	10	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.	CONT.	
	HL	6	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5 GAL.	CONT.	
	IV	6	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL.	CONT.	
	PERENNIALS						
	HS	12	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONT.	

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- 6'-0" WOOD PRIVACY FENCE, POSTS SHOWN AT CORNERS, ENDS AND GATES
- CONCRETE PAVING
- PLANTING BED
- PROPOSED RESIDENCE
- ROOF OVERHANG ABOVE

SITE DATA

ITEM	AREA
LOT AREA (0.27 AC)	11,700 SF
HOUSE, GARAGE AND PORCH	2,492 SF
DRIVEWAY, WALK AND PATIO	1,126 SF
TOTAL IMPERVIOUS	3,618 SF
IMPERVIOUS COVERAGE	30.9%

SITE NOTES

1. LOT LINES, BEARINGS AND DISTANCES ARE FROM THE RECORDED PLAT. VERIFY THE PROPERTY CORNERS IN THE FIELD BEFORE LAYOUT.
2. DIMENSIONS TO THE HOUSE ARE TO THE OUTSIDE FACE OF THE FOUNDATION.
3. DRIVEWAY: 5" CONCRETE, FIBER REINFORCED, ON 4" OF COMPACTED AGGREGATE BASE. CONTROL JOINTS AS SHOWN. BROOM FINISH.
4. FRONT WALK: 4" CONCRETE WITH 6x6-W1.4xW1.4 WWF ON 4" OF COMPACTED AGGREGATE BASE. TOOLED JOINTS AT 4'-0" O.C. BROOM FINISH.
5. REAR PATIO: 4" CONCRETE WITH 6x6-W1.4xW1.4 WWF ON 4" OF COMPACTED AGGREGATE BASE, SLOPED 1/8" PER FOOT AWAY FROM THE HOUSE. CONTROL JOINTS AS SHOWN.
6. SLOPE FINISH GRADE AWAY FROM THE HOUSE, 6" IN THE FIRST 10'-0".

FENCE NOTES

1. 6'-0" WOOD PRIVACY FENCE: 4x4 PRESSURE-TREATED POSTS AT 8'-0" O.C. MAX, SET 2'-6" DEEP IN CONCRETE. THREE 2x4 PT RAILS. 1x6 PT DOG-EAR PICKETS, BUTTED TIGHT.
2. SET THE FENCE 6" INSIDE THE PROPERTY LINE.
3. GATES: 4'-0" WIDE AND 6'-0" HIGH WITH PICKETS TO MATCH THE FENCE, HUNG ON 6x6 PT GATE POSTS WITH TWO HEAVY STRAP HINGES AND A SELF-CLOSING LATCH.
4. SET A POST AT THE HOUSE FOR EACH GATE. DO NOT FASTEN THE FENCE TO THE SIDING.

PLANTING NOTES

1. QUANTITIES IN THE PLANT SCHEDULE ARE FOR CONVENIENCE. THE PLAN GOVERNS.
2. MULCH ALL PLANTING BEDS WITH 3" OF SHREDDED HARDWOOD MULCH. NO LANDSCAPE FABRIC IN PLANTING BEDS.
3. 3/16" x 4" STEEL EDGING WHERE PLANTING BEDS MEET LAWN. NO EDGING AGAINST THE HOUSE, PAVING OR FENCE.
4. SOD: TALL FESCUE SOD IN THE FRONT YARD AND THE SIDE YARDS OUTSIDE THE FENCE, ON 4" OF TOPSOIL WITH STARTER FERTILIZER.
5. SEED: TALL FESCUE SEED IN THE REAR YARD INSIDE THE FENCE AT 8 LB PER 1,000 SF, ON 4" OF TOPSOIL WITH STARTER FERTILIZER, COVERED WITH STRAW MULCH.
6. STAKE ALL TREES FOR ONE YEAR. WATER ALL PLANTS IN AT INSTALLATION.

EASY TAKEOFFS

SAMPLE PLAN SET

FOR TAKEOFF PRACTICE ONLY.
NOT FOR CONSTRUCTION.

PROJECT

SAMPLE HOUSE

SINGLE-FAMILY RESIDENCE

PROJECT NO. ET-2026-02

REVISIONS

DATE	10/30/2026
SCALE	1/8" = 1'-0"
DRAWN BY	ET
SHEET SIZE	ARCH D, 24" x 36"

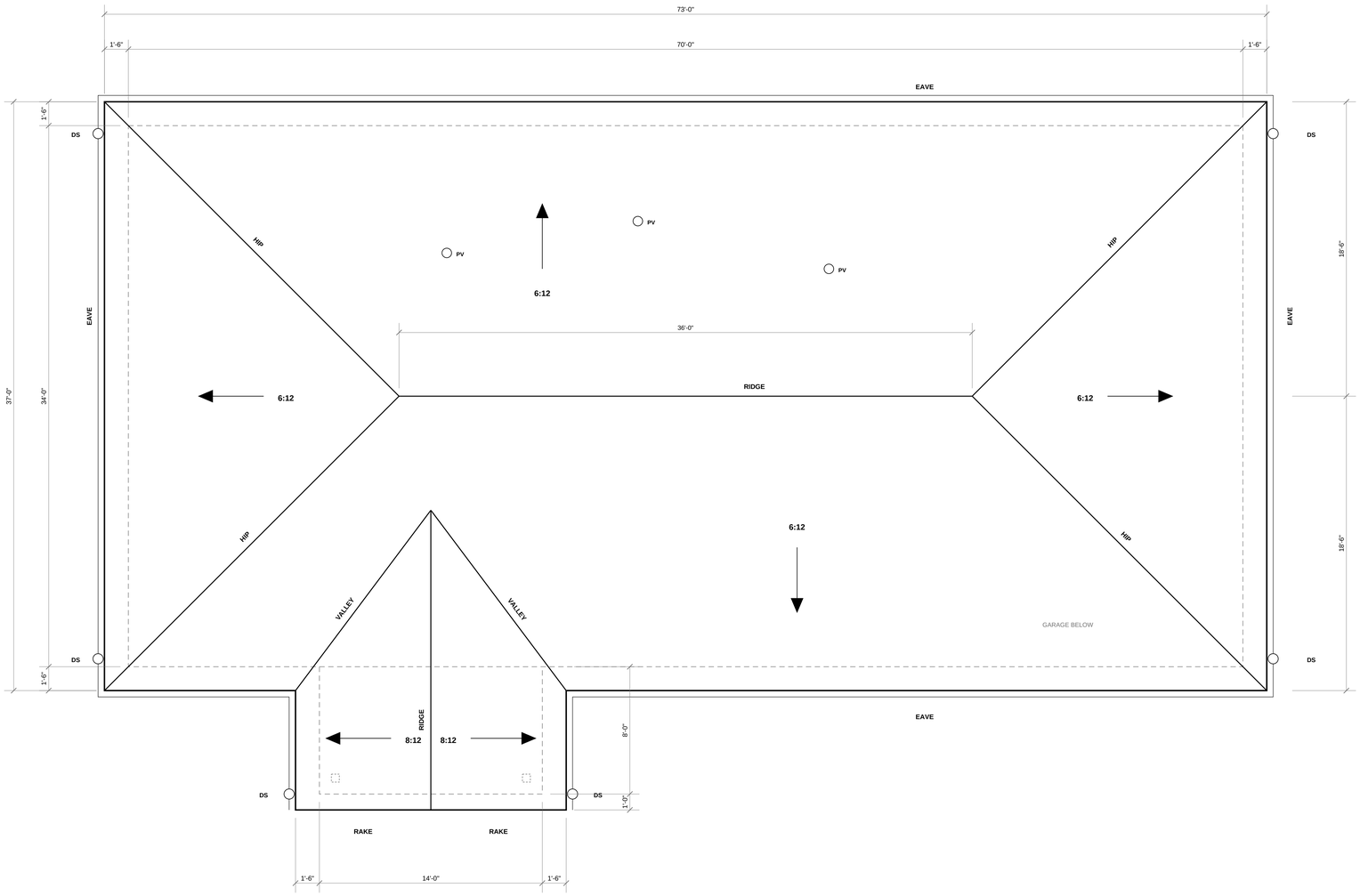
SHEET TITLE

SITE PLAN

SHEET

C1.1

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1 **ROOF PLAN**

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

LEGEND

- ROOF EDGE: EAVE OR RAKE
- RIDGE, HIP OR VALLEY, AS LABELED
- EXTERIOR WALL OR POST BELOW
- 5" K-STYLE GUTTER OUTSIDE THE EAVE
- DS — DOWNSPOUT
- PV — PLUMBING VENT
- SLOPE, POINTING DOWNHILL, WITH PITCH (RISE:12)

ROOF NOTES

1. ROOFING: ARCHITECTURAL ASPHALT SHINGLES, CLASS A, OVER SYNTHETIC UNDERLAYMENT ON 7/16" OSB SHEATHING. INSTALL PER THE MANUFACTURER.
2. MAIN ROOF 6:12 HIP. PORCH ROOF 8:12 GABLE.
3. ICE AND WATER SHIELD: 36" WIDE AT ALL EAVES AND IN ALL VALLEYS.
4. VALLEYS: OPEN, WITH 24" PREFINISHED METAL VALLEY FLASHING OVER THE ICE AND WATER SHIELD.
5. DRIP EDGE AND STARTER STRIP AT ALL EAVES AND RAKES.
6. HIP AND RIDGE CAP SHINGLES AT ALL HIPS AND RIDGES. CONTINUOUS RIDGE VENT AT THE MAIN RIDGE.
7. GUTTERS: 5" K-STYLE ALUMINUM AT ALL EAVES, HANGERS AT 24" O.C. 2x3 DOWNSPOUTS WHERE SHOWN (DS), WITH SPLASH BLOCKS.
8. OVERHANGS: 1'-6" AT EAVES AND 1'-0" AT THE PORCH RAKES, FROM THE FACE OF THE WALL FRAMING.
9. FLASH EACH PLUMBING VENT (PV) WITH A PIPE BOOT. VERIFY THE LOCATIONS WITH THE PLUMBER.

EASY TAKEOFFS

SAMPLE PLAN SET

**FOR TAKEOFF PRACTICE ONLY.
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PROJECT

SAMPLE HOUSE

SINGLE-FAMILY RESIDENCE

PROJECT NO. ET-2026-02

REVISIONS

DATE	10/30/2026
SCALE	1/4" = 1'-0"
DRAWN BY	ET
SHEET SIZE	ARCH D, 24" x 36"

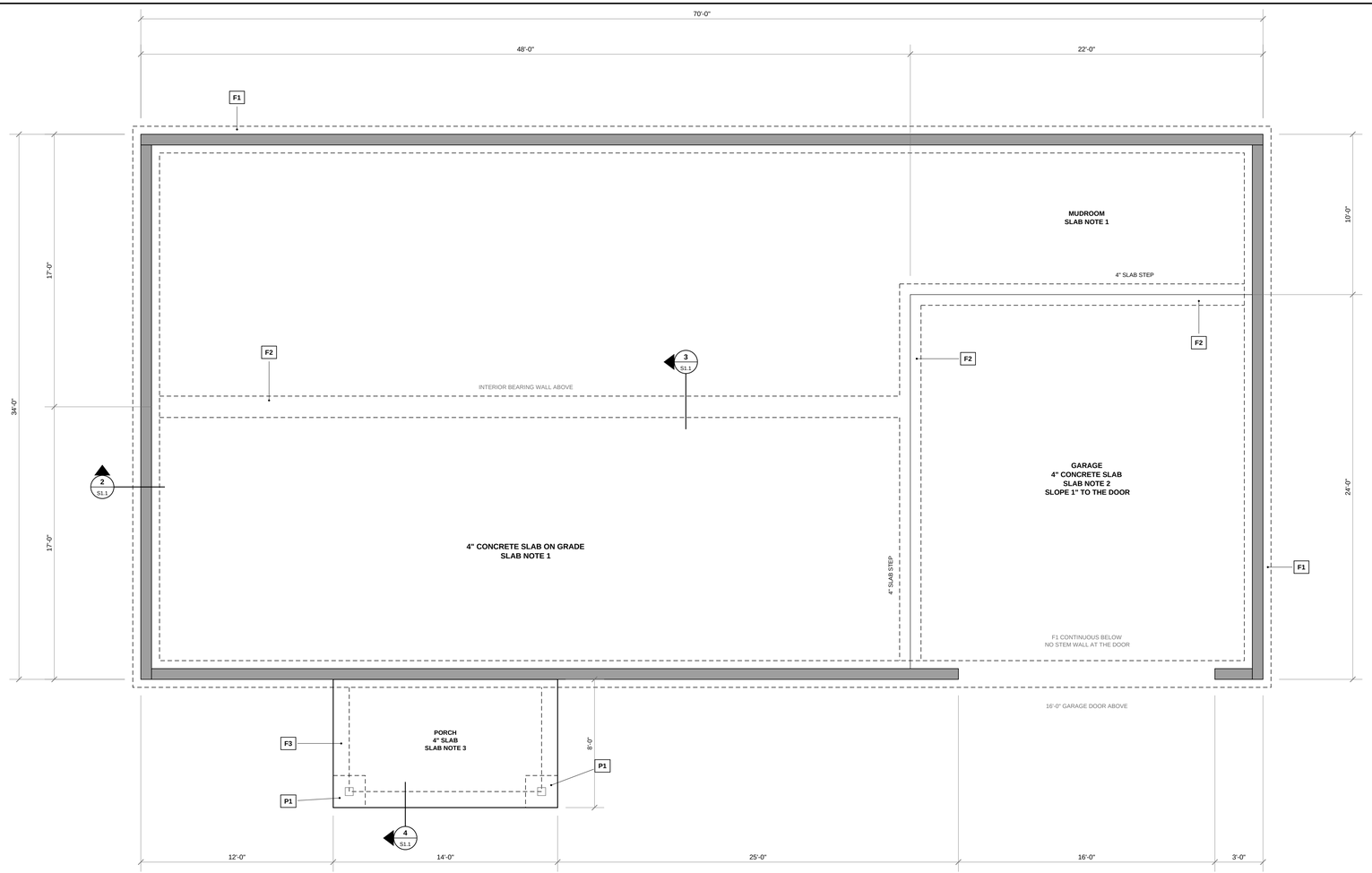
SHEET TITLE

ROOF PLAN

SHEET

A2.1

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FOOTING SCHEDULE

MARK	TYPE	SIZE	REINFORCING	REMARKS
F1	CONTINUOUS	20" W x 10" D	(2) #4 CONT.	UNDER STEM WALLS. #4 DOWELS AT 48" O.C.
F2	THICKENED SLAB	16" W x 8" D BELOW SLAB	(2) #4 CONT.	UNDER THE BEARING AND GARAGE WALLS
F3	TURNED-DOWN EDGE	12" W x 12" D BELOW SLAB	(2) #4 CONT.	AT THE PORCH SLAB EDGE
P1	PAD	24" x 24" x 12" D	(3) #4 EACH WAY	UNDER EACH PORCH POST

LEGEND

- 8" CONCRETE STEM WALL
- FOOTING OR THICKENED SLAB BELOW, SEE THE SCHEDULE
- SLAB EDGE OR SLAB STEP
- F1 — FOOTING MARK

FOUNDATION NOTES

1. DESIGN SOIL BEARING PRESSURE 2,000 PSF. BOTTOM OF FOOTINGS 24" MIN. BELOW FINISH GRADE, ON UNDISTURBED SOIL OR COMPACTED FILL.
2. CONCRETE: 3,000 PSI AT 28 DAYS FOR FOOTINGS, STEM WALLS AND SLABS.
3. REINFORCING: ASTM A615 GRADE 60. LAP BARS 24" MIN. CORNER BARS AT ALL CORNERS AND INTERSECTIONS.
4. STEM WALLS: 8" CONCRETE, 2'-0" HIGH FROM THE TOP OF THE FOOTING TO THE TOP OF THE HOUSE SLAB, WITH (1) #4 CONTINUOUS NEAR THE TOP AND #4 DOWELS AT 48" O.C. FROM THE FOOTING.
5. 1/2" ANCHOR BOLTS AT 6'-0" O.C. MAX AND 12" FROM EACH CORNER AND END, 7" EMBEDMENT.
6. F1 CONTINUES ACROSS THE GARAGE DOOR WITH NO STEM WALL ABOVE.

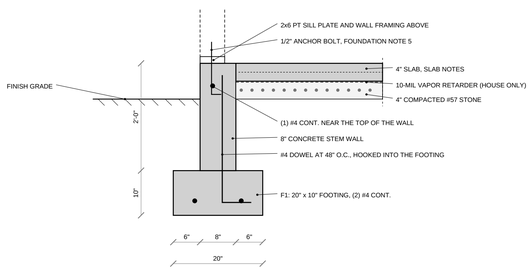
SLAB NOTES

1. HOUSE SLAB, INCLUDING THE MUDROOM: 4" CONCRETE WITH 6x6-W1.4xW1.4 WWF ON A 10-MIL VAPOR RETARDER ON 4" OF COMPACTED #57 STONE. TROWEL FINISH.
2. GARAGE SLAB: 4" CONCRETE, FIBER REINFORCED, ON 4" OF COMPACTED #57 STONE. NO VAPOR RETARDER. TOP 4" BELOW THE HOUSE SLAB, SLOPED 1" TO THE DOOR. SAW CUT CONTROL JOINTS AT MID-WIDTH AND MID-DEPTH. BROOM FINISH.
3. PORCH SLAB: 4" CONCRETE WITH 6x6-W1.4xW1.4 WWF ON 4" OF COMPACTED #57 STONE. NO VAPOR RETARDER. TOP 2" BELOW THE HOUSE SLAB, SLOPED 1/4" PER FOOT AWAY FROM THE HOUSE. BROOM FINISH.

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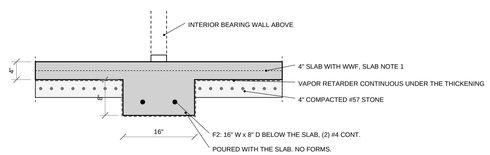
1 FOUNDATION PLAN

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



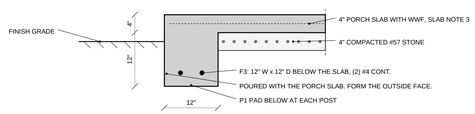
2 TYPICAL FOOTING AT STEM WALL

SCALE: 3/4" = 1'-0"



3 THICKENED SLAB AT BEARING WALL

SCALE: 3/4" = 1'-0"



4 PORCH SLAB EDGE

SCALE: 3/4" = 1'-0"

EASY TAKEOFFS

SAMPLE PLAN SET

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PROJECT

SAMPLE HOUSE

SINGLE-FAMILY RESIDENCE

PROJECT NO. ET-2026-02

REVISIONS

DATE	10/30/2026
SCALE	AS NOTED
DRAWN BY	ET
SHEET SIZE	ARCH D, 24" x 36"

SHEET TITLE

FOUNDATION PLAN

SHEET

S1.1

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