

2 LEFT ELEVATION

SCALE: 1/4" = 1' 0"



1 FRONT ELEVATION

SCALE: 1/4" = 1' 0"

AREA TABULATION	
CRANK SPACE	2170 SF
MAIN LEVEL	2170 SF
TOTAL FINISHED	2170 SF
TOTAL LIVABLE	2170 SF
GARAGE	455 SF
FRONT PORCH	155 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

ROYAL OAKS  
DESIGN

651-964-2726  
www.royaloaksdesign.com  
West Lakeland, MN 55082

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#### GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS UNBEDDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SILLING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

#### WINDOWS

- MARVIN ESSENTIAL SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEmPERED GLASS
- WINDOWS DESIGNATED WITH 'B' MEET BARRETT CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

#### EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIE PLANK LAP SIDING
- 5" EXPOSURE
- LP SMARTSIDE PANEL SIDING
- 5" O.C. VERTICAL GROOVE
- HARDIE STRAIGHT EDGE SHINGLE PANEL
- HARDIE TRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEBEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION.

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#### +++ STRUCTURAL NOTICE +++

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#### ++ FOUNDATION ENGINEERING ++

ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

#### ++ FOOTING PROST DEPTH: ++

OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.

HBN 23-003  
SUNNY ACRES  
CRAWL SPACE  
2 CAR FRONT - STANDARD



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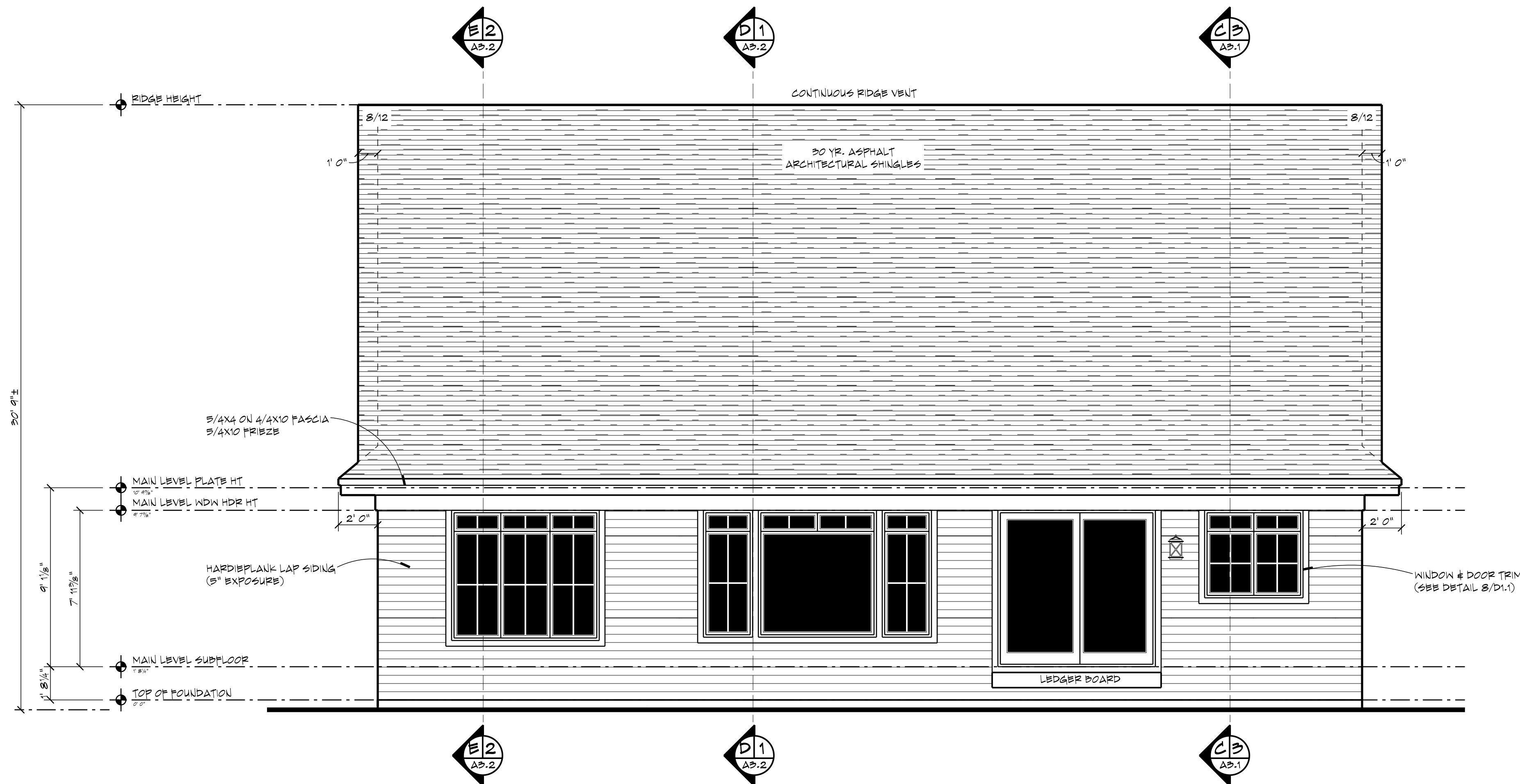
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EXTERIOR ELEVATIONS





2 RIGHT ELEVATION  
SCALE : 1/4" = 1' 0"



1 REAR ELEVATION  
SCALE : 1/4" = 1' 0"

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EST. 1989  
651-964-2726  
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#### ++ FOOTING FROST DEPTH: ++

OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.

**HBN 23-003**  
**SUNNY ACRES**  
**CRAWL SPACE**  
**2 CAR FRONT - STANDARD**



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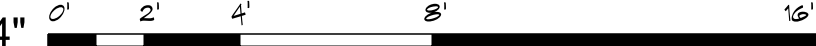
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EXTERIOR ELEVATIONS

2 **A1.2** 8







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**DESIGN**  
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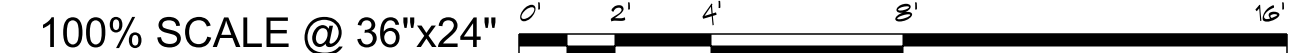
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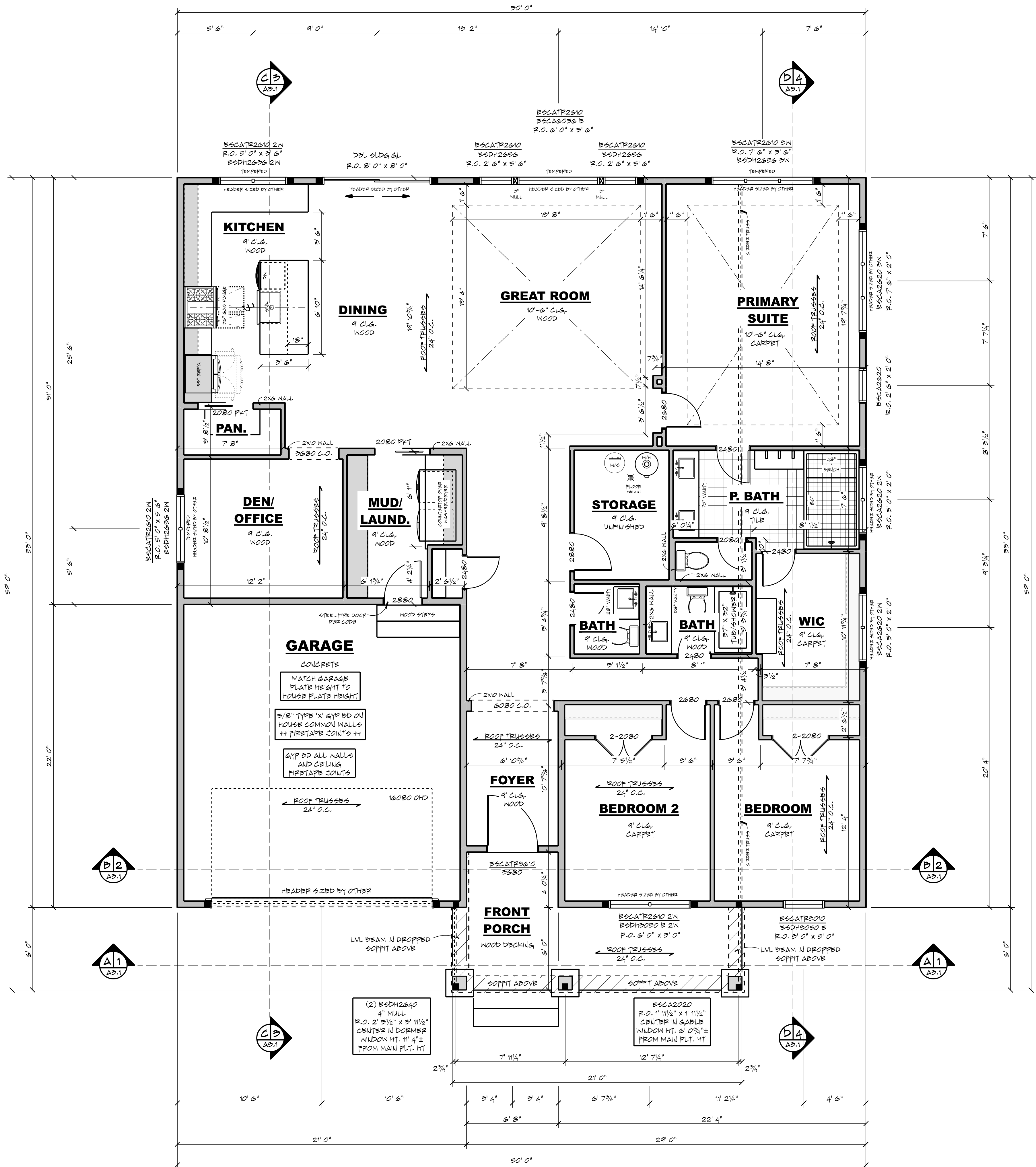
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DESIGN  
EST. 1993

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WINDOWS

- MARVIN ESSENTIAL SERIES
- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH "T" TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH "B" MUST BEARER CODES
- MAIN LEVEL WINDOW HEADER HEIGHTS SET TO 7' 11-3/8" (U.N.O.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/480 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- 9' 1/8" PLATE HEIGHT (U.N.O.)
- 2X6 WALLS AT ALL POCKET DOORS & BEHIND TOILETS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

DOOR CALLOUT EXAMPLE:  
2880 = 2' 8" WIDE X 8' 0" HIGH

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HBN 23-003  
SUNNY ACRES  
CRAWL SPACE  
2 CAR FRONT - STANDARD



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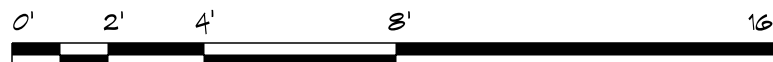
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MAIN LEVEL FLOOR PLAN





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ROOF PLAN

5 A2.3 8

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GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF STUD OF EXTERIOR WALLS AND EXTERIOR FACE OF FASCIA TRIM (U.L.G.)
- ROOF VENTING TO BE 1/200 OF ATTIC AREA
  - 50% IN EAVE
  - 50% IN ROOF
- KEEP ROOF PENETRATION TO REAR SIDE OF ROOF AS MUCH AS POSSIBLE
- TRUSS MANUFACTURER TO VERIFY ALL PITCHES, HEBL HEIGHTS, OVERHANGS EXTENDED CORDS/TAILS AND KNEEWALL HEIGHTS.
- BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
- CB & WATER SHIELD
  - TO POINT OF 24" BACK FROM INSIDE EDGE OF EXTERIOR WALL AT EAVES
  - TO A POINT OF 36" OUT AT ALL VALLEYS
  - UP 24" MIN. AT ROOF AND WALL INTERSECTIONS
- FULL CB & WATER SHIELD ON ROOFS LESS THAN 4/12
- ROOFING CONTRACTOR TO INSTALL KICKOUT FLASHING AS REQUIRED. EXTERIOR WALL FINISHER TO VERIFY INSTALLATION PRIOR TO FINISHING

TYPICAL OVERHANG DIMENSIONS  
24" AT EAVES  
12" AT GABLES  
UNLESS NOTED OTHERWISE

SHADED AREA INDICATES LOCATION  
OF STANDING SEAM METAL ROOF

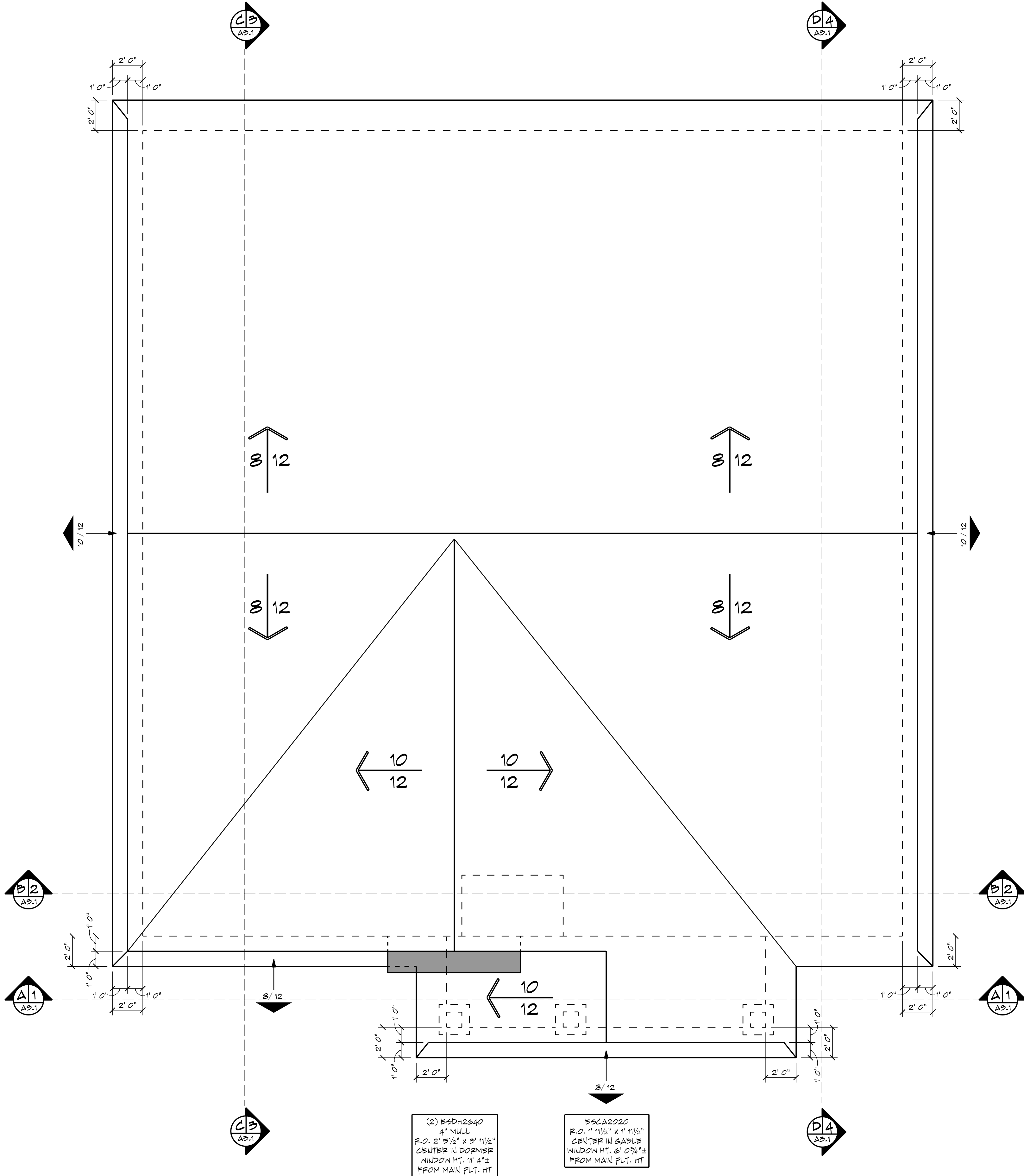
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FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED BY YOUR LOCAL TRUSS SUPPLIER.

+++ STRUCTURAL NOTICE +++

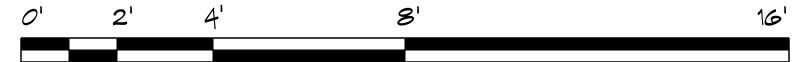
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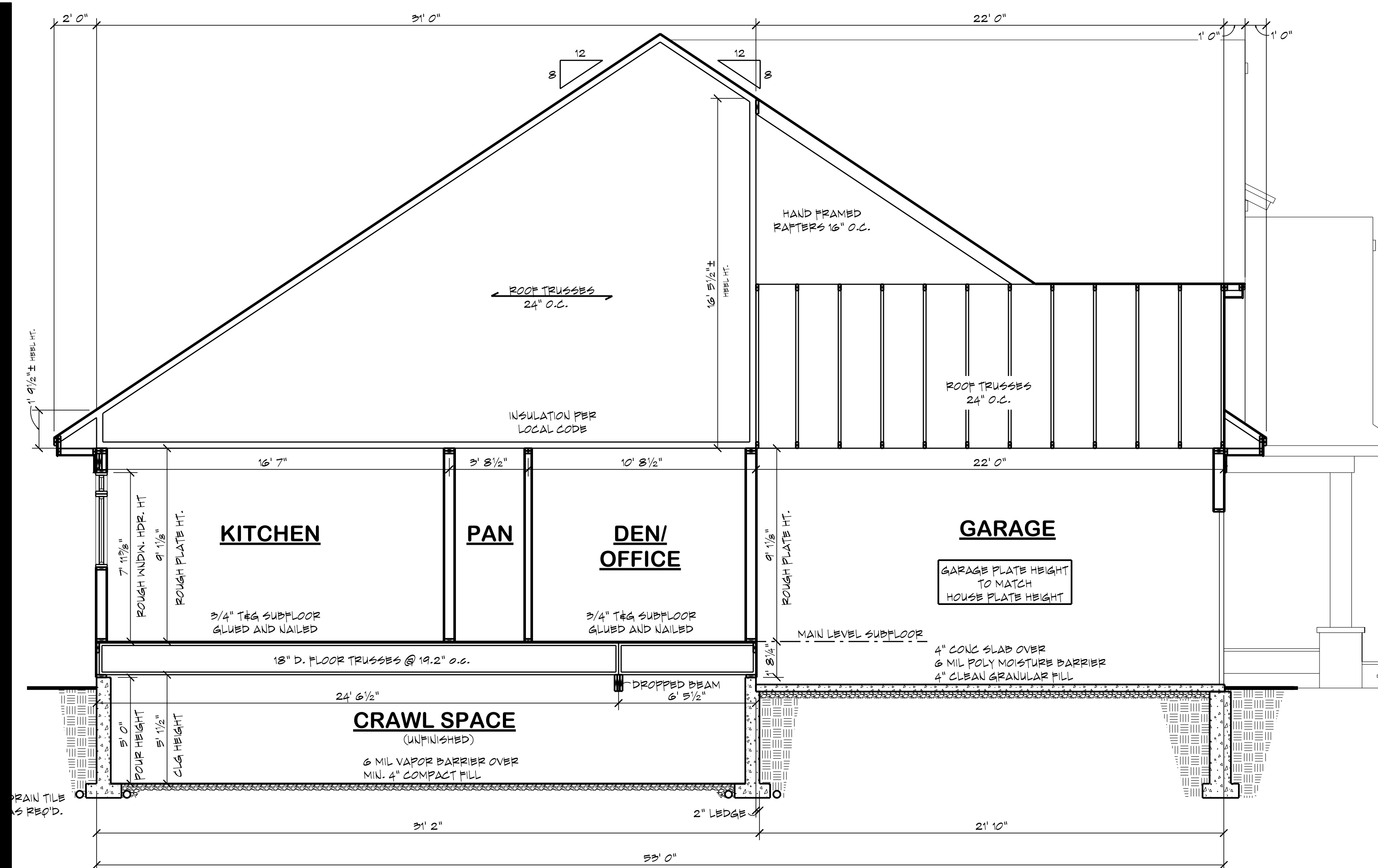
1  
A2.4  
ROOF PLAN

SCALE: 1/4" = 1' 0"

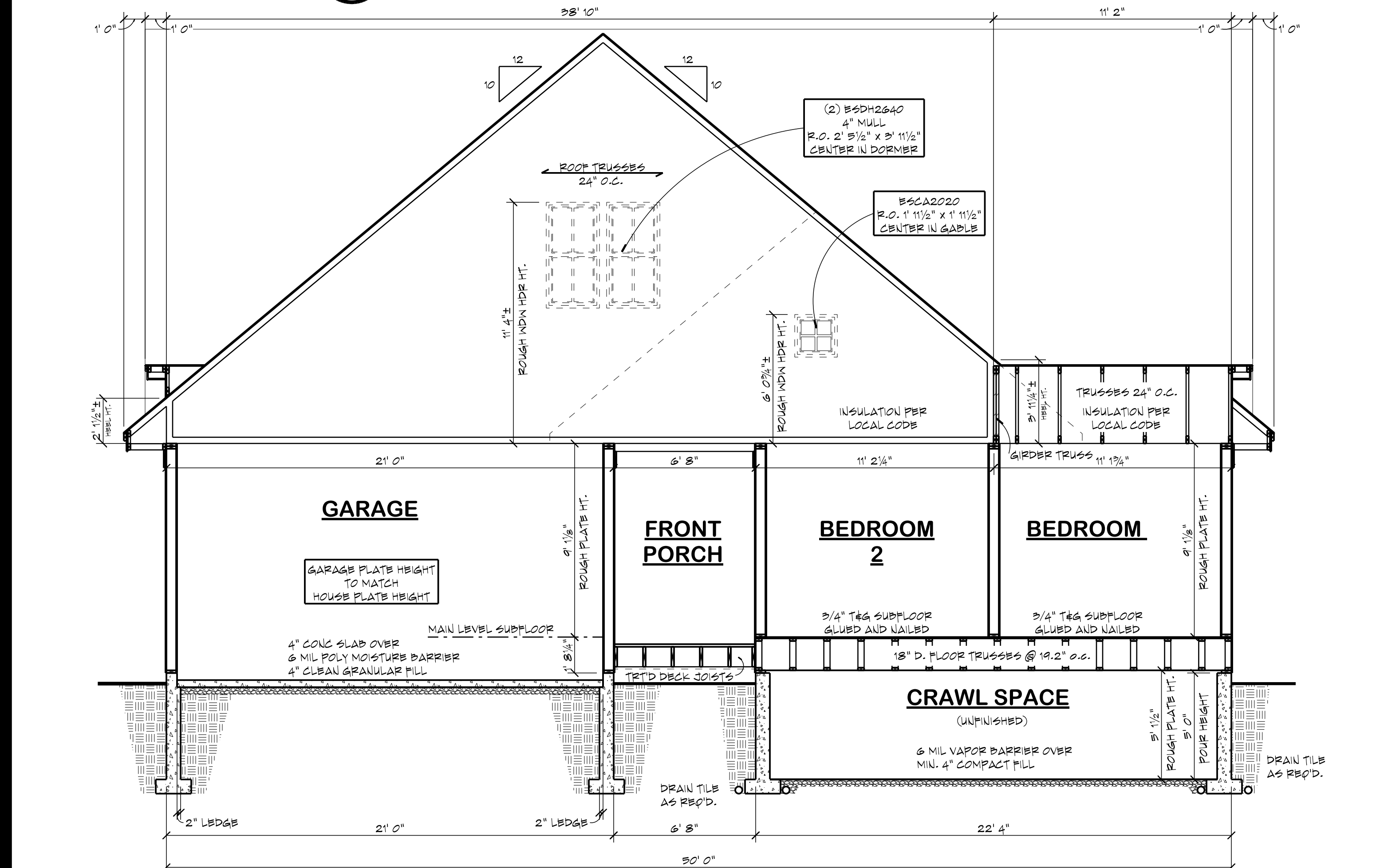
100% SCALE @ 36"x24"



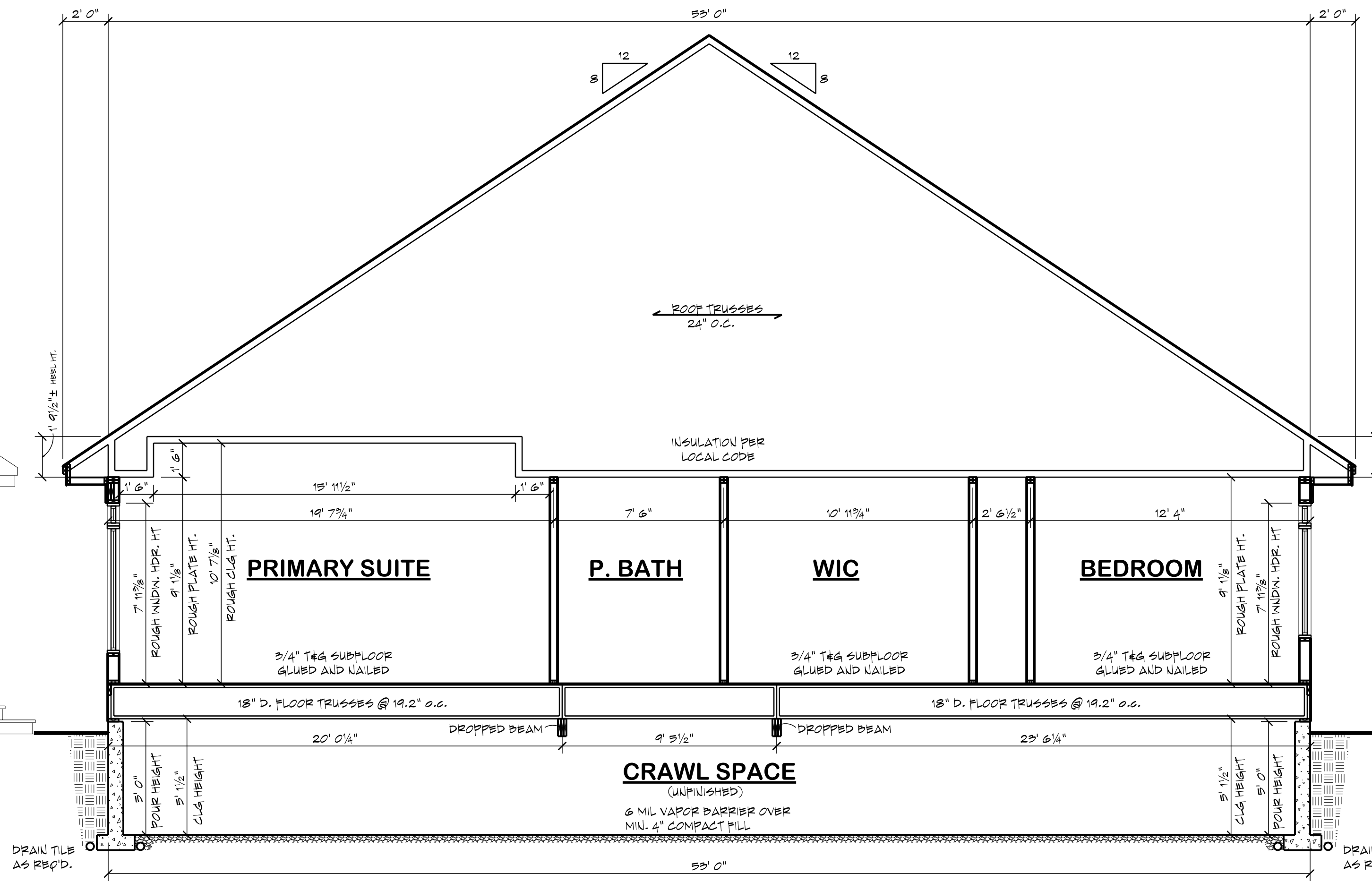




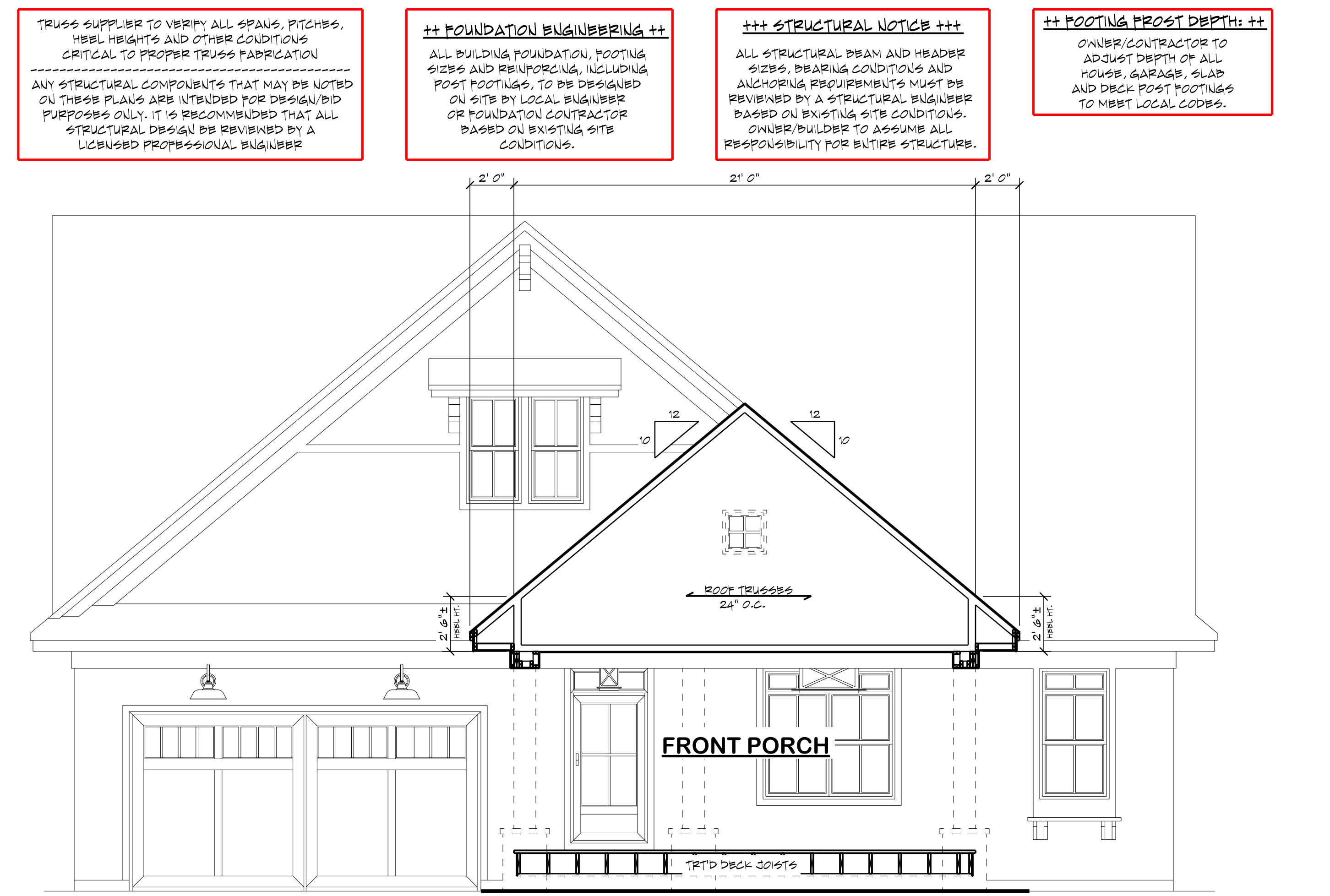
3 BUILDING SECTION 'C'



2 BUILDING SECTION 'B'



4 BUILDING SECTION 'D'



1 BUILDING SECTION 'A'

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SUNNY ACRES  
CRAWL SPACE  
2 CAR FRONT - STANDARD



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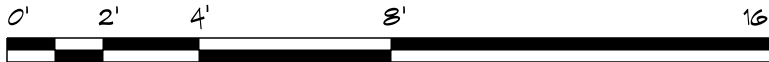
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BUILDING SECTIONS





HBN 23-003  
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BUILDING SECTIONS

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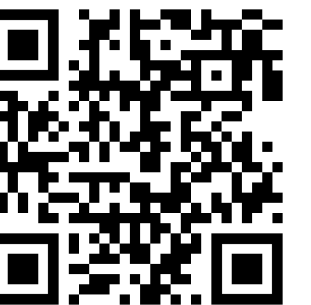




OWNER/CONTRACTOR TO  
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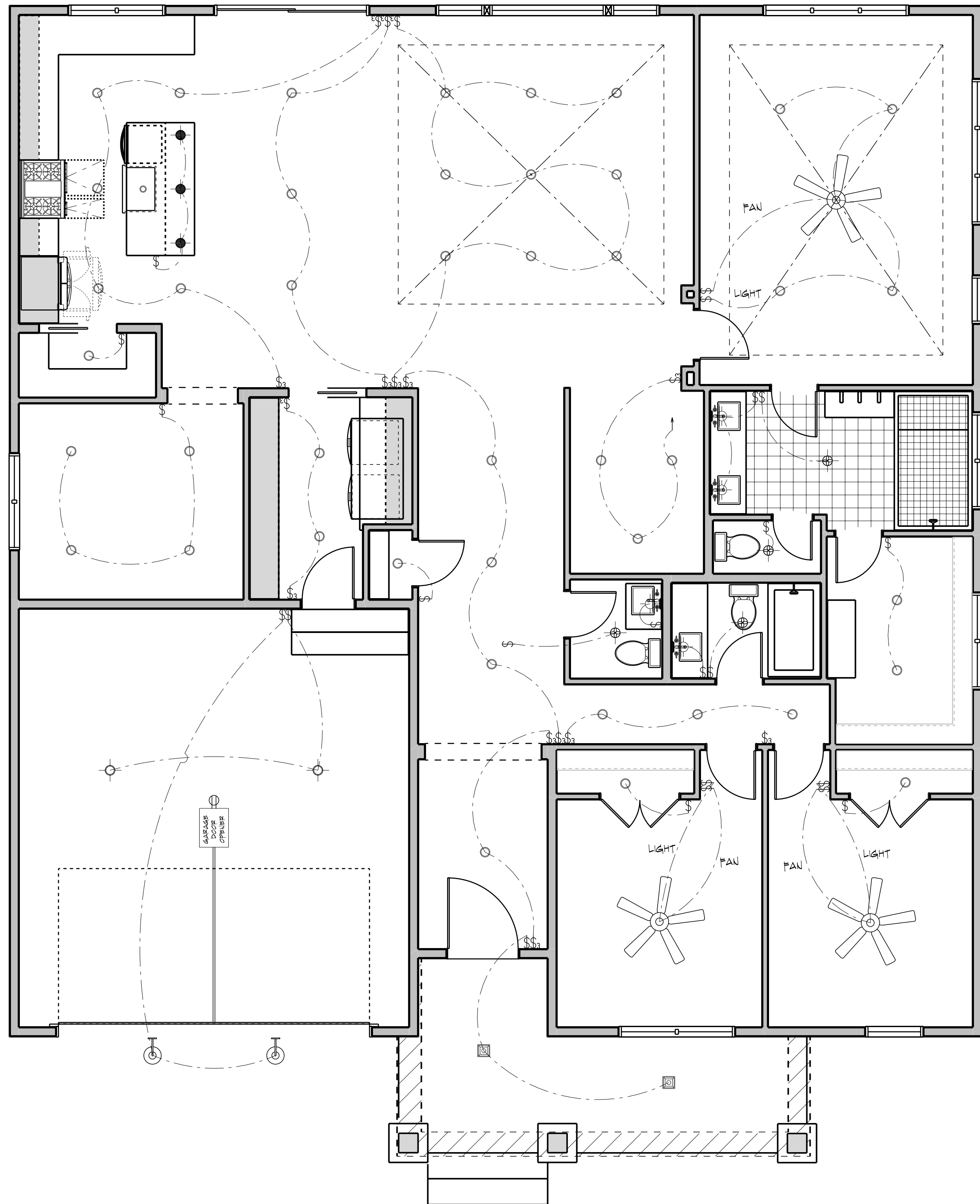
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LIGHTING PLANS

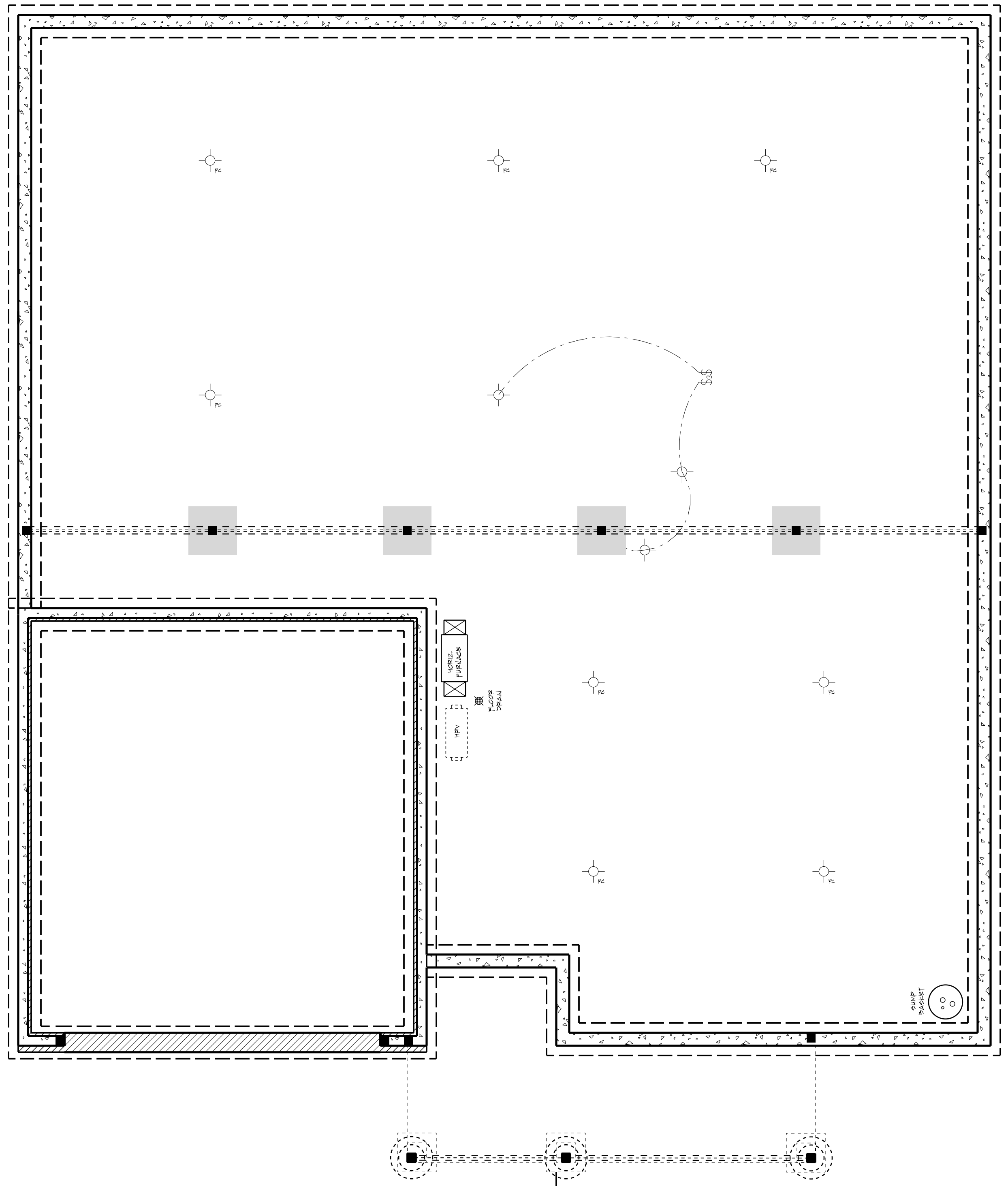
ELECTRICAL LEGEND

	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	BATH EXHAUST FAN
	COMBO LIGHT / BATH EXHAUST FAN
	SWITCH
	SWITCH - 3-WAY
	SWITCH - 4-WAY
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	OVERHEAD DOOR OPENER
	FAN/LIGHT COMBO FIXTURE

ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE  
TO THE LATEST NATIONAL AND LOCAL CODES



2 **MAIN LEVEL LIGHTING LAYOUT**  
SCALE: 1/4" = 1' 0"



1 **UPPER LEVEL LIGHTING LAYOUT**  
SCALE: 1/4" = 1' 0"