

# HBN 23-003

## SUNNY ACRES

### 2 CAR FRONT - STANDARD



Please scan or visit  
www.royaloaksdesign.com  
to see more of our plans or  
to request modifications.

Original Draft Date:  
08/18/2023

Document Date:  
3/14/2024

Document Phase:

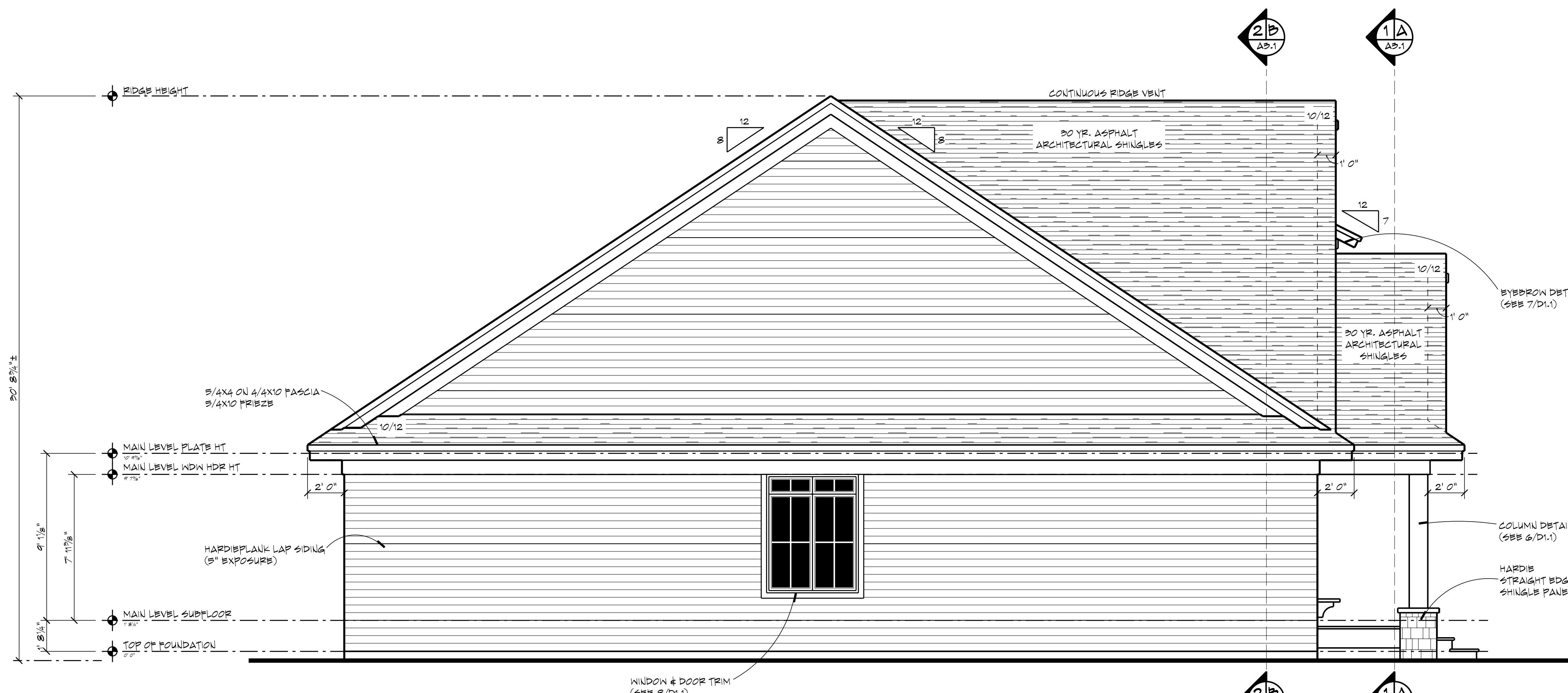
Drawn by: JRT

ISSUE DATE REMARK  
1 03/14/24 FUND C2C - DML

AREA TABULATION	
MAIN SPACE	2170 SF
MAIN LEVEL	2170 SF
TOTAL FINISHED	2170 SF
TOTAL LIVABLE	2170 SF
GARAGE	455 SF
FRONT PORCH	183 SF

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

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DRAWINGS AND NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS FOR ACCURACY AND FOR THE USE OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY CHANGES MADE TO THE DRAWINGS.



### LEFT ELEVATION

2  
A1.1

SCALE : 1/4" = 1' 0"



### FRONT ELEVATION

1  
A1.1

SCALE : 1/4" = 1' 0"

#### GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIL AND IBC 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 SIZE OF STRUCTURAL MEMBERS SUCH AS FLOORING, FOUNDATION SIZING, POST BEAM, JOIST, ETC. ARE FOR INFORMATION ONLY THAT APPEARS IN 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 EGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

#### EXTERIOR FINISHES

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

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

ANY STRUCTURAL COMPONENTS THAT MAY NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THE DESIGN ELEMENTS BE REVISED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER. FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED BY YOUR LOCAL TRUSS SUPPLIER.

#### STRUCTURAL NOTICE

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

#### FOUNDATION ENGINEERING

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

#### FOOTING FROST DEPTH

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

EXTERIOR ELEVATIONS

1 A1.1 8

# HBN 23-003

## SUNNY ACRES

### 2 CAR FRONT - STANDARD



Please scan or visit  
www.royaloaksdesign.com  
to see more of our plans or  
to request modifications.

Original Draft Date:  
08/18/2023

Document Date:  
3/14/2024

Document Phase:

Drawn by: JRT

ISSUE DATE REMARK  
1 03/14/24 FUND C2C1 - DML

AREA TABULATION	
GRAN SPACE	2170 SF
MAIN LEVEL	2170 SF
TOTAL FINISHED	2170 SF
TOTAL LIVABLE	2170 SF
GARAGE	455 SF
FRONT PORCH	183 SF

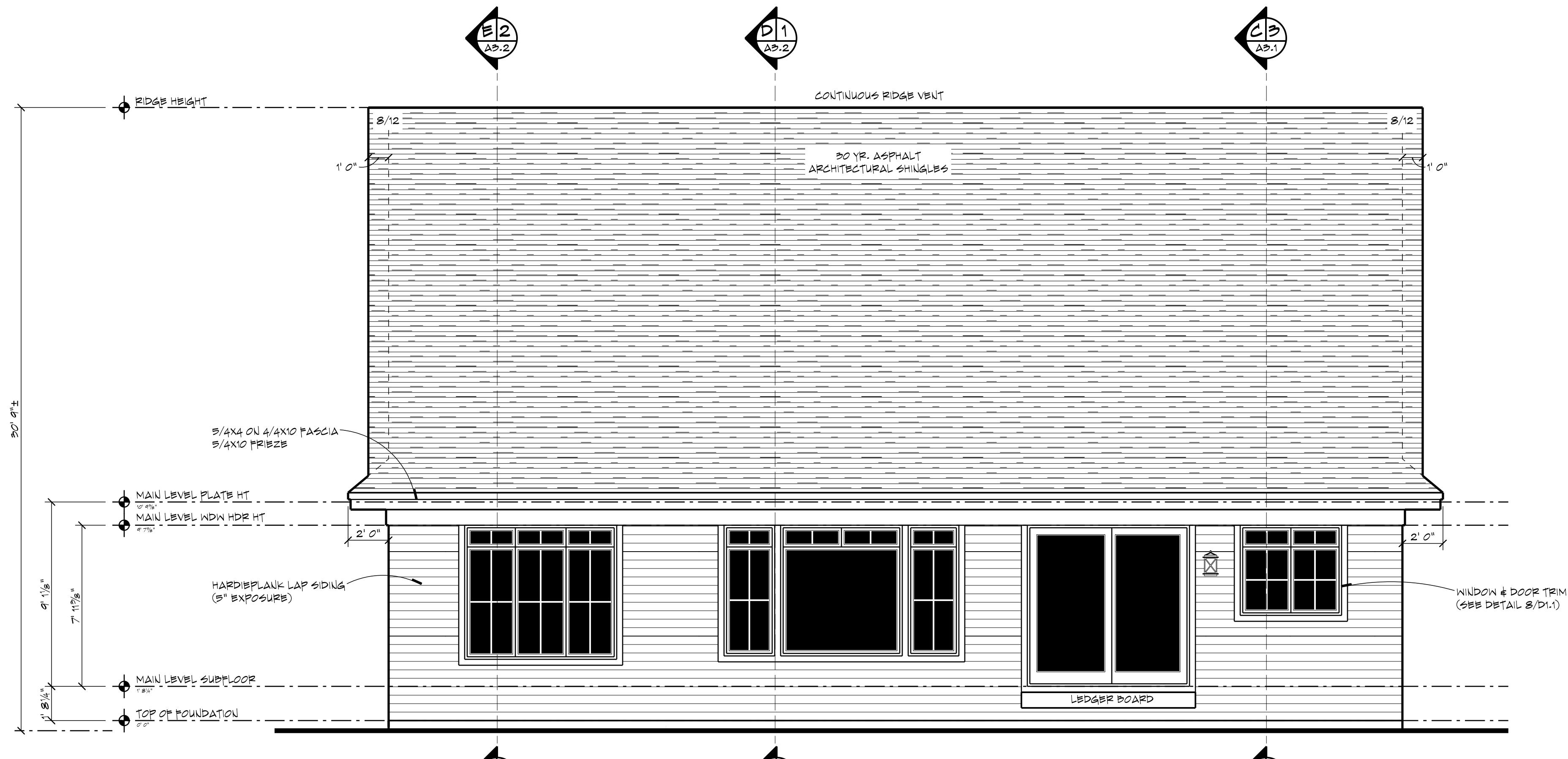
651-964-2726  
www.royaloaksdesign.com  
West Lakeland, MN 55082

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DRAWINGS AND NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS FOR ACCURACY AND COMPLETENESS. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY ERRORS PRIOR TO START OF CONSTRUCTION. 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.



## RIGHT ELEVATION

SCALE : 1/4" = 1' 0"



## REAR ELEVATION

A1.2

SCALE : 1/4" = 1' 0"

### GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIL AND IR 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 OR SIZE OF STRUCTURAL MEMBERS SUCH AS FLOOR JOISTS, FOUNDATION BEAMS, POST BEAMS, JET ETC. ARE FOR INFORMATION ONLY. THAT APPEARS IN THESE PLANS ARE FOR DESIGN REVIEW AND DODDING 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 'W' MEET EGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

### EXTERIOR FINISHES

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

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

ANY STRUCTURAL COMPONENTS THAT MAY NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THE DESIGN ELEMENTS BY REVIEWED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER. FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED BY YOUR LOCAL TRUSS SUPPLIER.

### STRUCTURAL NOTICE

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

### FOUNDATION ENGINEERING

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

### FOOTING FROST DEPTH

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

EXTERIOR ELEVATIONS

2 A1.2 8

# HBN 23-003

## SUNNY ACRES

### 2 CAR FRONT - STANDARD



Please scan or visit  
www.royaloaksdesign.com  
to see more of our plans or  
to request modifications.

Original Draft Date:  
08/18/2023

Document Date:  
3/14/2024

Document Phase:

Drawn by: JRT

ISSUE DATE REMARK  
1 03/14/24 FNDN C2C7 - DML

AREA TABULATION	
MAIN SPACE	2170 SF
MAIN LEVEL	2170 SF
TOTAL FINISHED	2170 SF
TOTAL LIVABLE	2170 SF
GARAGE	455 SF
FRONT PORCH	183 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, INC. ASSUMES NO RESPONSIBILITY  
FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR  
OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL  
BE RESPONSIBLE FOR CHECKING THESE DRAWINGS  
FOR ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND  
FLOOR PLANS FOR ACCURACY AND FOR THE REMOVAL OF  
ANY ERRORS PRIOR TO START OF CONSTRUCTION.  
ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY  
FOR THE USE OF THESE DRAWINGS.

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

#### FOUNDATION LEGEND

- (A) 8"IN X 5' 0" H Poured CONC WALL  
ON 20" X 8" CONC FOOTING
- (B) 8"IN X 5' 0" Poured CONC WALL  
ON 20" X 8" CONC FOOTING  
-- 2"IN X 8" INT LEDGE --
- (C) 8"IN X 5' 0" Poured CONC WALL  
ON 20" X 8" CONC FOOTING  
-- 2"IN X 8" INT LEDGE --
- (D) 12"IN X 5' 0" Poured CONC WALL  
ON 20" X 8" CONC FOOTING  
-- 4"IN X 8" INT LEDGE --  
-- 2"IN X 8" INT LEDGE --
- (E) 2X6 BEARING WALL ON  
ON 16" X 8" CONC FOOTING
- (F) 3"Ø ADJUSTABLE STEEL COLUMN  
ON SPREAD FOOTING, SIZE AND  
REINFORCING BY OTHERS

ADJUST WALL HEIGHT AS REQUIRED TO  
ACCOMMODATE LOCAL FROST LINE

#### GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE  
PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF  
CONCRETE FOUNDATION WALLS AND CENTERLINE  
OF INTERIOR BEARING WALLS, POSTS AND BEAMS.
- FOUNDATION CONTRACTOR TO VERIFY ALL ROUGH-IN  
PLUMBING LOCATIONS AND ANY OTHER PENETRATIONS  
THRU CONCRETE FLOOR PRIOR TO CONSTRUCTION.
- BUILDER/FOUNDATION CONTRACTOR TO VERIFY FOOTING  
SIZE AND REINFORCEMENT REQUIREMENTS BASED ON  
EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION.
- 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 OR SIZES OF STRUCTURAL MEMBERS  
SUCH AS FOOTINGS, FOUNDATION SIZING, 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.

#### FOUNDATION NOTES

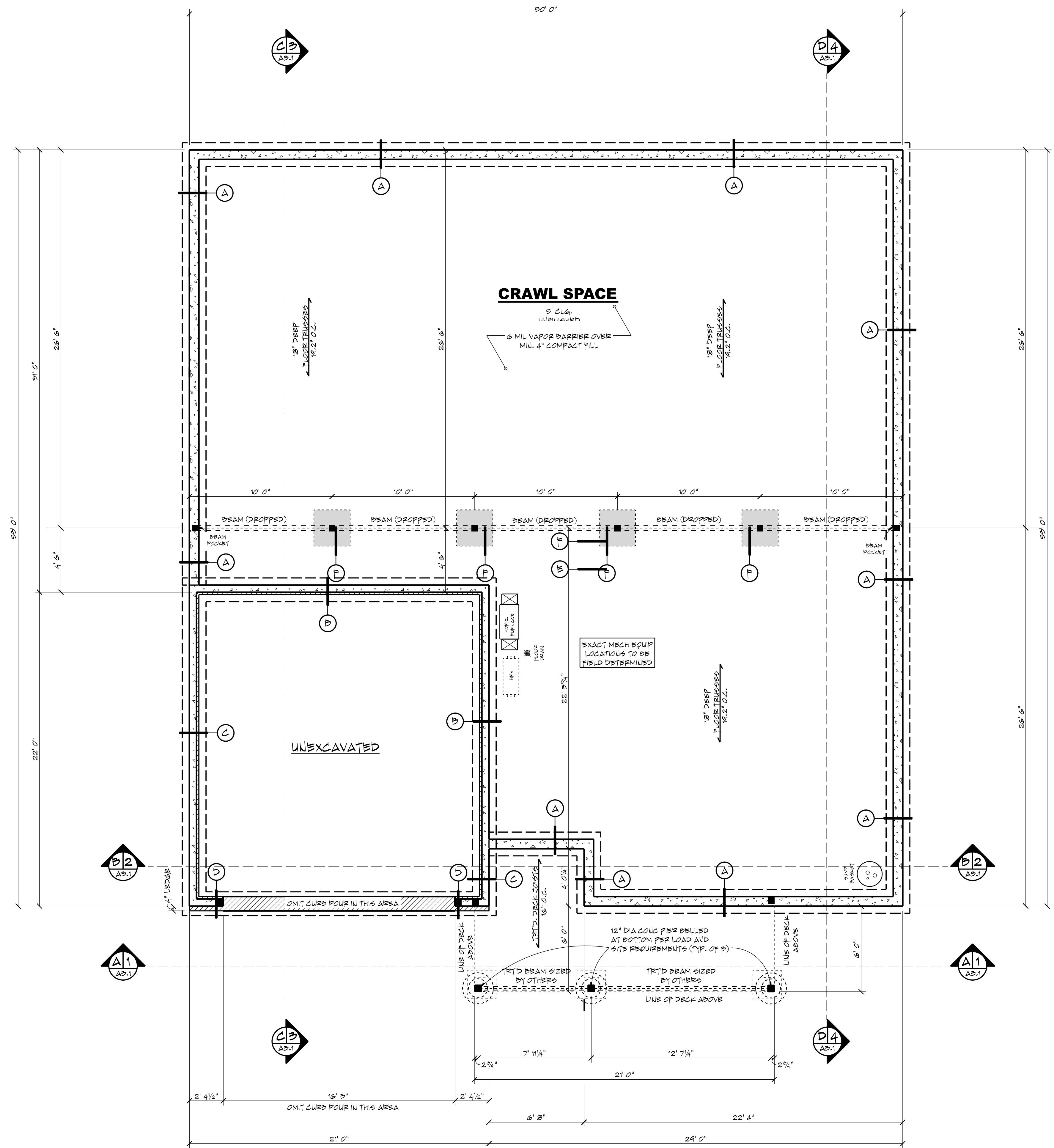
- 8' 4" Poured Wall Height
- Provide solid blocking at all point loads
- Indicates bearing point load
- Provide continuous solid blocking  
to foundation below - Verify loads  
w/ local structural engineer

**++ STRUCTURAL NOTICE ++**  
ALL STRUCTURAL BEAM AND HEADER  
SIZES, BEARING CONDITIONS AND  
ANCHORING REQUIREMENTS MUST BE  
REVIEWED BY A STRUCTURAL ENGINEER  
BASED ON EXISTING SITE CONDITIONS.  
OWNER/BUILDER TO ASSUME ALL  
RESPONSIBILITY FOR ENTIRE STRUCTURE.

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

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

**A2.1**  
8



#### FOUNDATION PLAN

SCALE : 1/4" = 1' 0"

100% SCALE @ 36"x24" 0' 2' 4' 8' 16'

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



Please scan or visit  
[www.royaloaksdesign.com](http://www.royaloaksdesign.com)  
 to see more of our plans or  
 to request modifications.

Document Date:  
 3/14/2024

Document Phase:

Drawn by: JRT

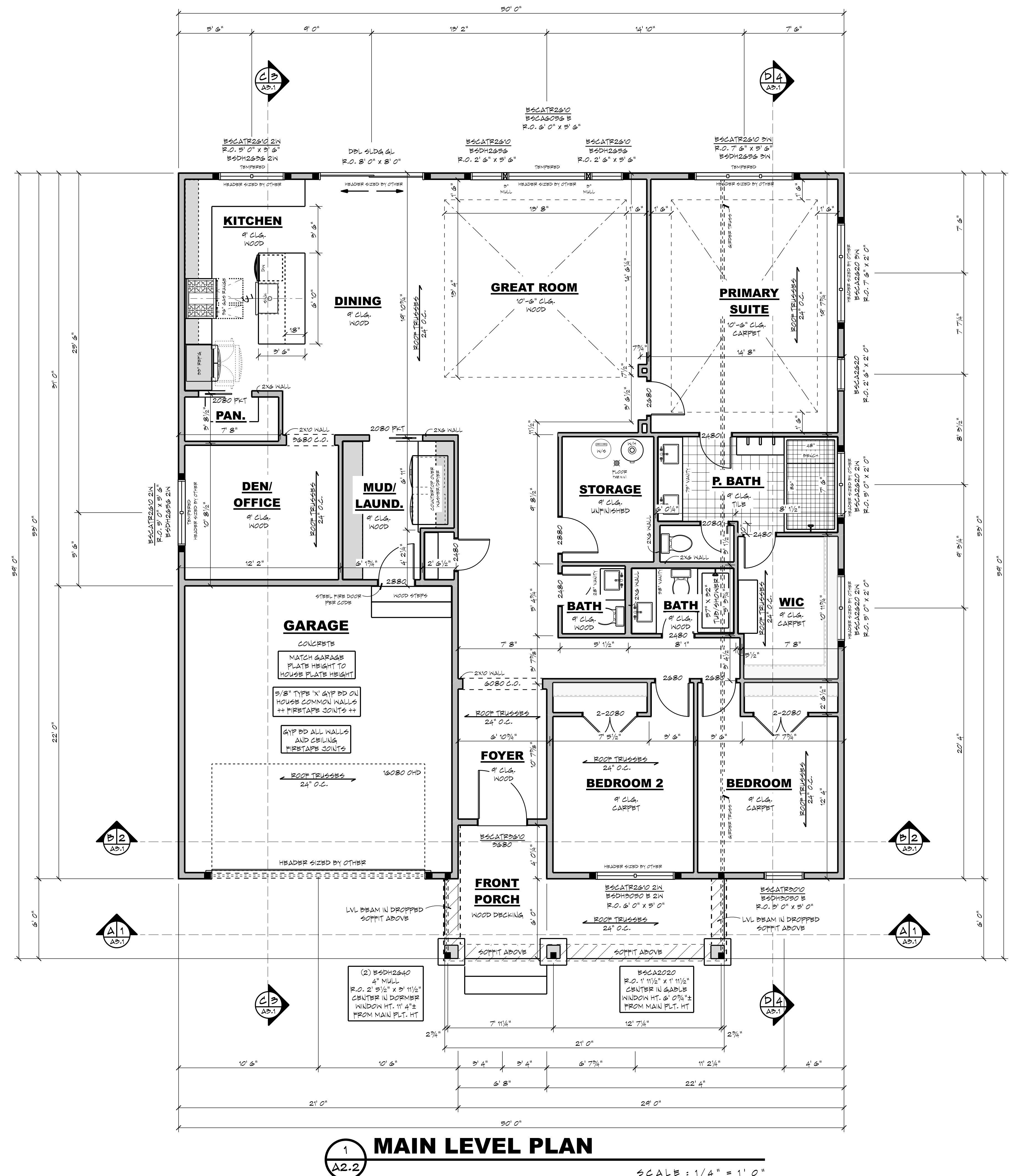
ISSUE DATE REMARK  
 1 03/14/24 FUND C2CF - DML

AREA TABULATION	
MAIN LEVEL	2170 SF
TOTAL FINISHED	2170 SF
TOTAL LIVABLE	2170 SF
GARAGE	455 SF
FRONT PORCH	133 SF

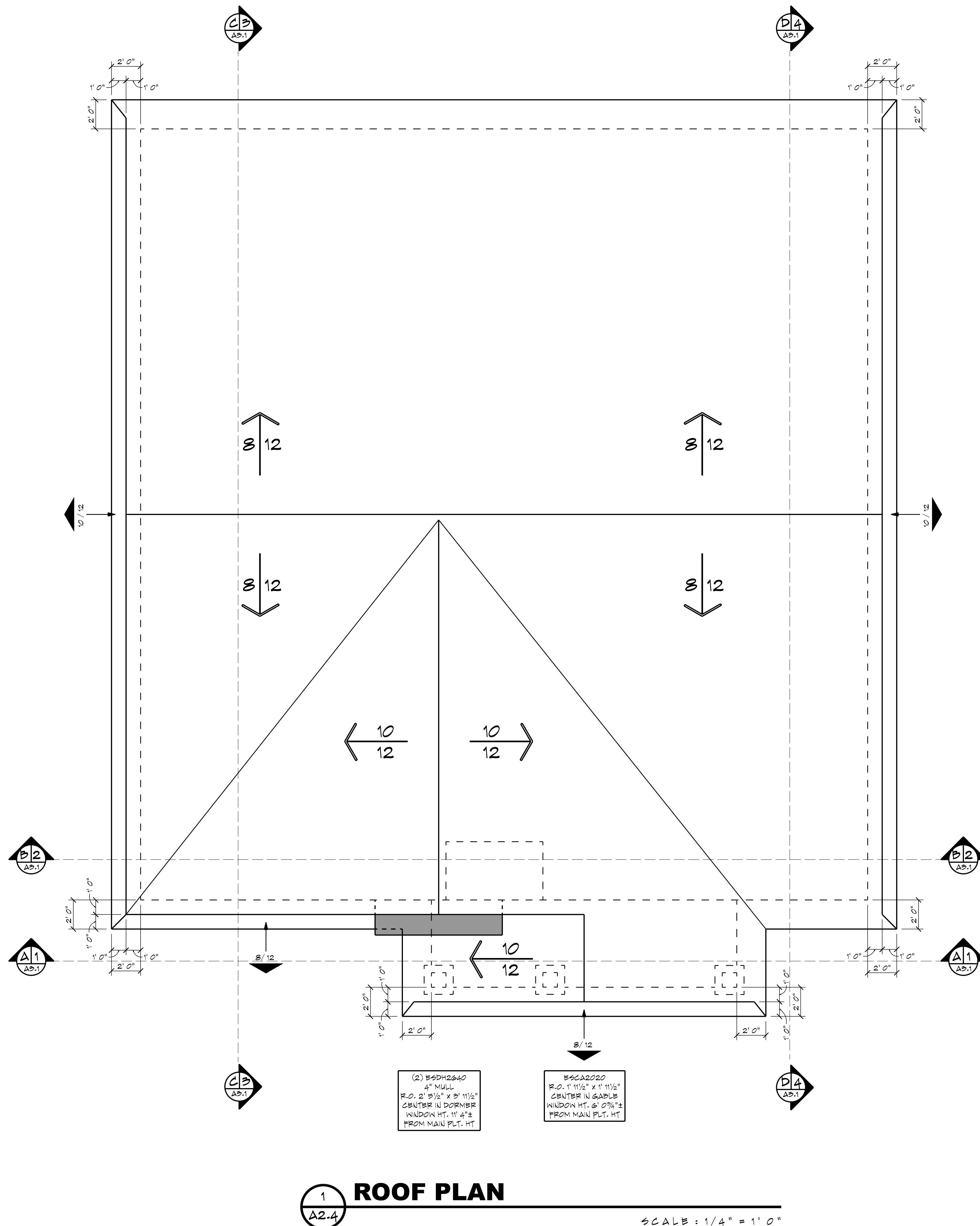
651-964-2726  
[www.royaloaksdesign.com](http://www.royaloaksdesign.com)  
 West Lakeland, MN 55082

ROYAL OAKS DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR HAVING A PROFESSIONAL CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS FOR ACCURACY AND APPROVAL OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ANY ERRORS IN THE PLANS.

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.



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



## GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF STUD OR EXTERIOR WALLS AND EXTERIOR FACE OF FASCIA TRIM (UNO.)
- ROOF VENTING TO BE 1/200 OF ATTIC AREA
- 50PSI IN ROOF
- KEEP ROOF PENETRATION TO REAR SIDE OF ROOF AS MUCH AS POSSIBLE
- TRUSS MANUFACTURER TO VERIFY ALL PITCHES, HEEL HEIGHTS, OVERHANGS, EXTENDED CORNERS/TAILS AND KNEEWALL HEIGHTS.
- BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
- ICE & 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" MIL AT ROOF AND WALL INTERSECTIONS
- FULL ICE & WATER SHIELD ON ROOFS LESS THAN 4/12
- ROOFING CONTRACTOR TO INSTALL KICKOUT PLASHING AS NEEDED. 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

Please scan or visit  
www.royaloaksdesign.com  
to see more of our plans or  
to request modifications.

Original Draft Date:  
08/18/2023

Document Date:  
3/14/2024

Document Phase:

Drawn by: JRT

ISSUE DATE REMARK  
1 03/14/24 FNDN C2CF - DML

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES,  
HEEL HEIGHTS AND OTHER CONDITIONS  
CRITICAL TO PROPER TRUSS FABRICATION.  
ANY STRUCTURAL COMPONENTS THAT MAY NOTE ON THESE  
PLANS ARE INTENDED FOR DESIGN/VOID PURPOSES ONLY.  
IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN  
ELEMENTS BE REVIEWED BY A LOCAL LICENSED  
PROFESSIONAL STRUCTURAL ENGINEER.  
FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT  
TO BE PROVIDED BY YOUR LOCAL TRUSS SUPPLIER.

+++ STRUCTURAL NOTICE +++  
ALL STRUCTURAL BEAM AND HEADER  
SIZES, BEARING CONDITIONS AND  
ANCHORING REQUIREMENTS MUST BE  
REVIEWED BY A STRUCTURAL ENGINEER  
BASED ON EXISTING SITE CONDITIONS.  
OWNER/BUILDER TO ASSUME ALL  
RESPONSIBILITY FOR ENTIRE STRUCTURE.

ROOF PLAN



# HBN 23-003

## SUNNY ACRES

## CRAWL SPACE

### 2 CAR FRONT - STANDARD



Please scan or visit  
[www.royaloaksdesign.com](http://www.royaloaksdesign.com)  
 to see more of our plans or  
 to request modifications.

Original Draft Date:  
 08/18/2023

Document Date:  
 3/14/2024

Document Phase:

Drawn by: JRT

ISSUE DATE REMARK  
 1 03/14/24 FUDTU C2C2P - DML

BUILDING SECTIONS

7 A3.2 8

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

ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED  
 ON THESE PLANS ARE INTENDED FOR DESIGN/BID  
 PURPOSES ONLY. IT IS RECOMMENDED THAT ALL  
 STRUCTURAL DESIGN BE REVIEWED BY A  
 LICENSED PROFESSIONAL ENGINEER

++ 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.

++ STRUCTURAL NOTICE ++

ALL STRUCTURAL BEAM AND HEADER  
 SIZES, BEARING CONDITIONS AND  
 ANCHORING REQUIREMENTS MUST BE  
 REVIEWED BY A STRUCTURAL ENGINEER  
 BASED ON EXISTING SITE CONDITIONS.  
 OWNER/BUILDER TO ASSUME ALL  
 RESPONSIBILITY FOR ENTIRE STRUCTURE.

++ FOOTING FROST DEPTH: ++

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

651-964-2726  
[www.royaloaksdesign.com](http://www.royaloaksdesign.com)  
 West Lakeland, MN 55082

ROYAL OAKS  
 DESIGN  
 EST. 1988

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY  
 FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR  
 OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL  
 BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS  
 OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND  
 FLOOR PLANS. THE CONTRACTOR AND/OR OWNER ARE  
 RESPONSIBLE FOR THE ACCURACY OF THE DESIGN.  
 ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY  
 FOR THE ACCURACY OF THE DESIGN.

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



Please scan or visit  
[www.royaloaksdesign.com](http://www.royaloaksdesign.com)  
 to see more of our plans or  
 to request modifications.

Original Draft Date:  
 08/18/2023

Document Date:  
 3/14/2024

Document Phase:

Drawn by: JRT

ISSUE DATE REMARK  
 1 03/14/24 FNDN C2CF - DML

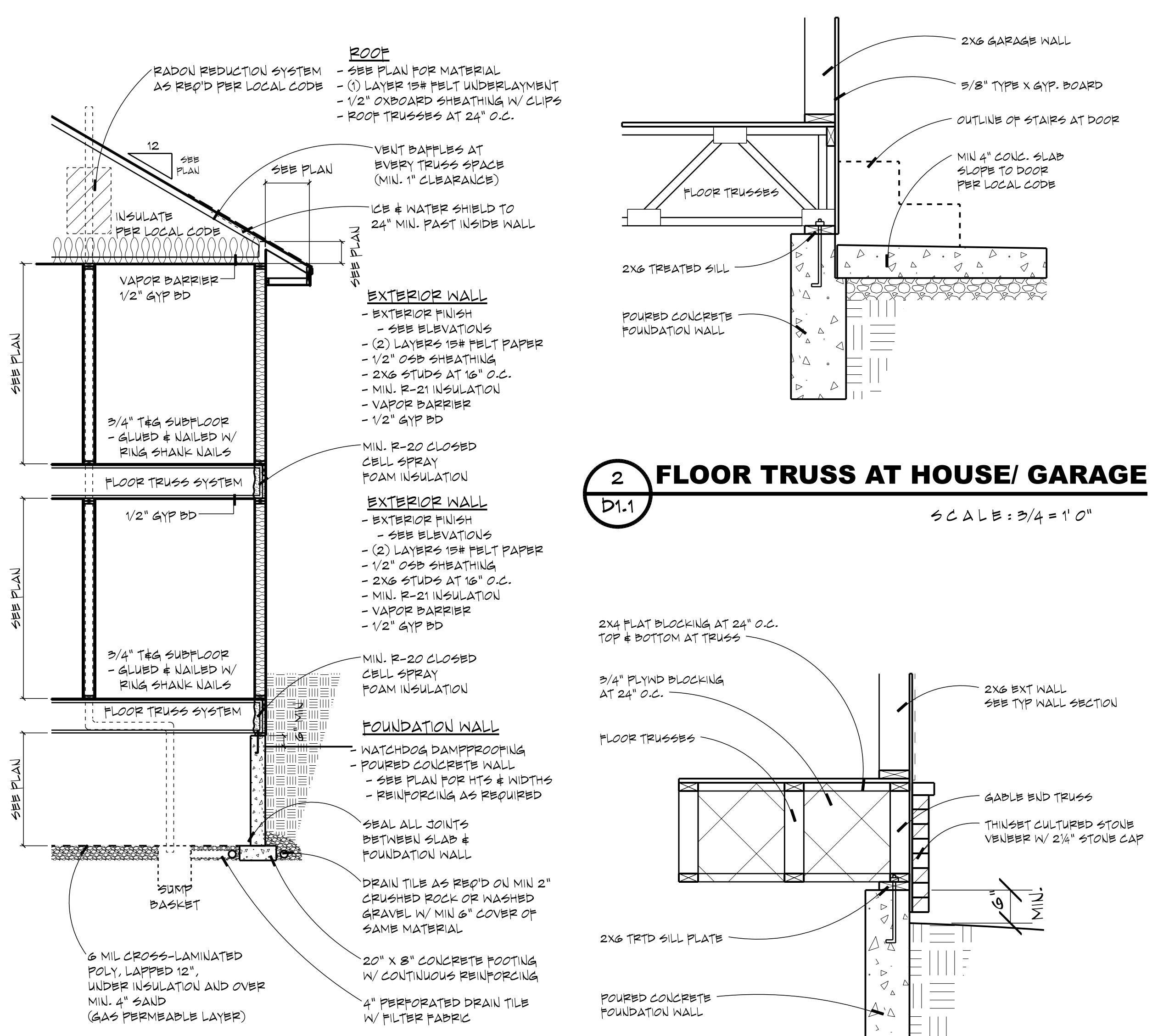
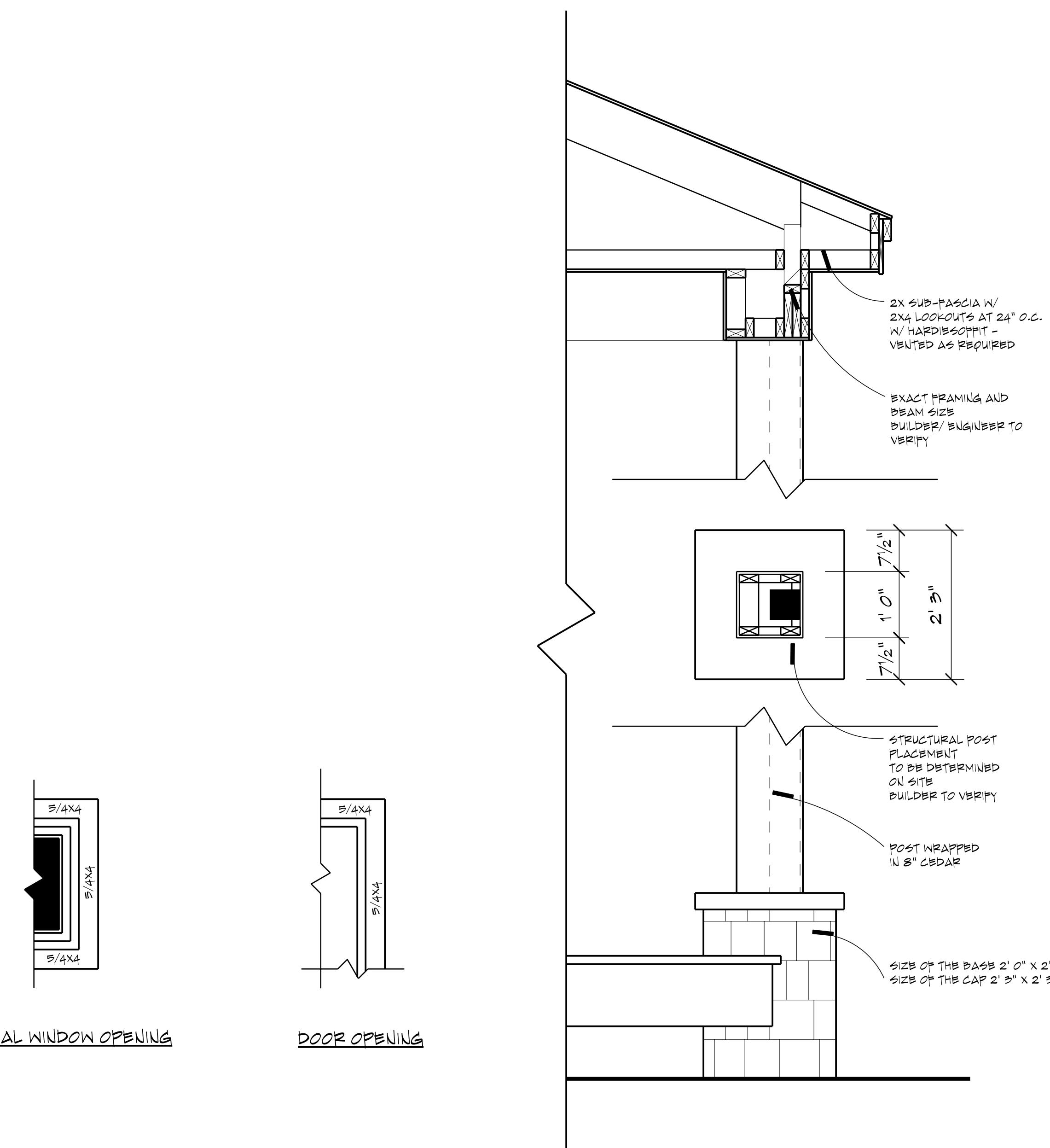
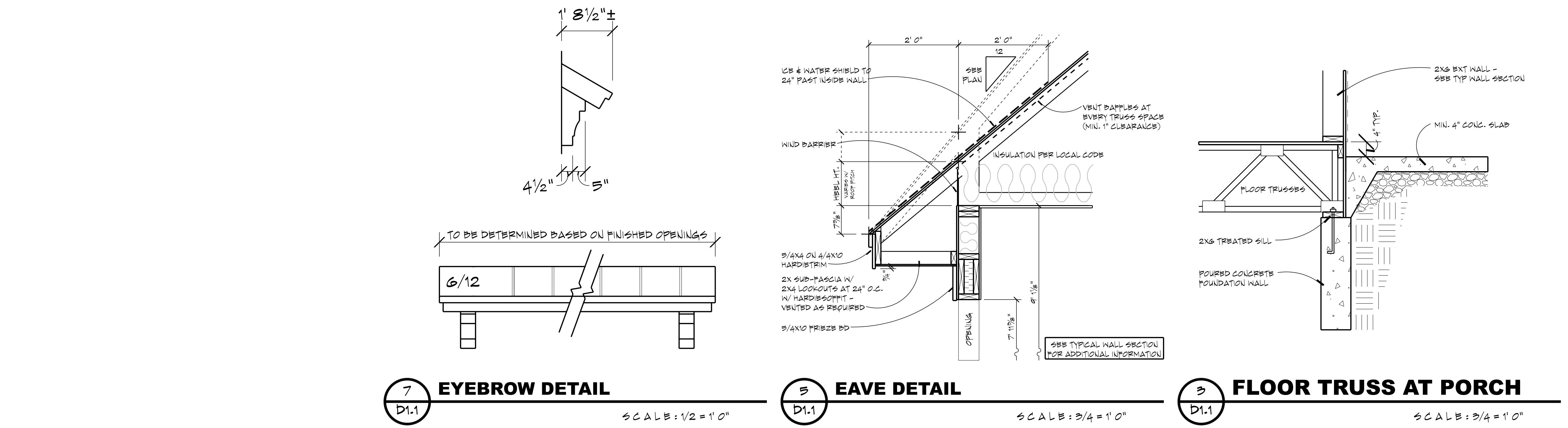
D1.1

8

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, DECK HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION  
 ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER

ROYAL OAKS DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS. THE CONTRACTOR AND/OR OWNER ARE ADVISED TO CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS FOR ACCURACY. ROYAL OAKS DESIGN INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS. THE CONTRACTOR AND/OR OWNER ARE ADVISED TO CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS FOR ACCURACY.

651-964-2726  
[www.royaloaksdesign.com](http://www.royaloaksdesign.com)  
 West Lakeland, MN 55082



8  
D1.1  
OPENING TRIM DETAIL  
SCALE: 3/4 = 1' 0"

6  
D1.1  
COLUMN TYP 1 DETAIL  
SCALE: 3/4 = 1' 0"

4  
D1.1  
TYPICAL WALL SECTION  
SCALE: 1/4 = 1' 0"

1  
D1.1  
FLOOR TRUSS - PARALLEL  
SCALE: 3/4 = 1' 0"

# HBN 23-003

## SUNNY ACRES

### 2 CAR FRONT - STANDARD CRAWL SPACE



Please scan or visit  
www.royaloaksdesign.com  
to see more of our plans or  
to request modifications.

Original Draft Date:  
08/18/2023

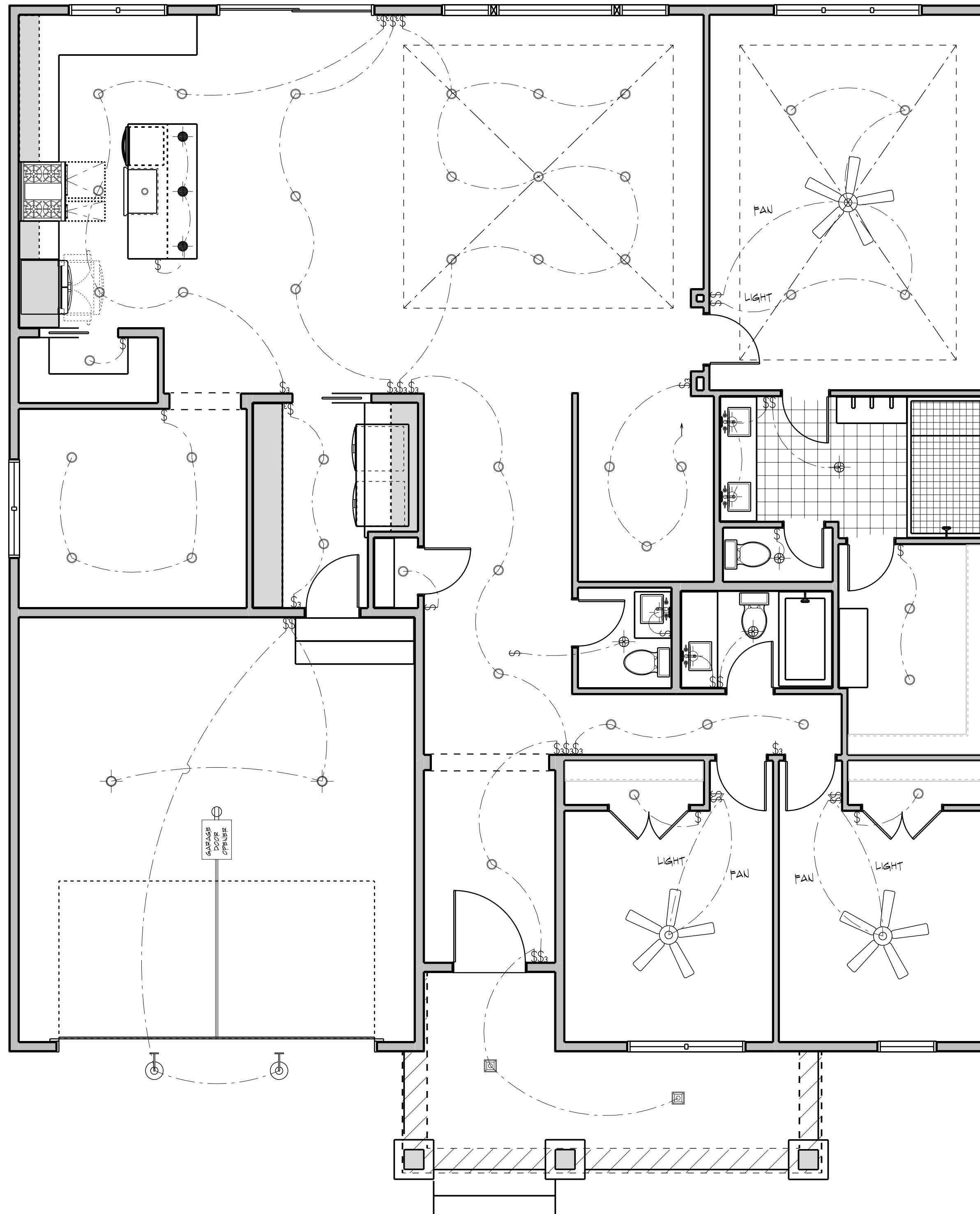
Document Date:  
3/14/2024

Document Phase:

Drawn by: JRT

ISSUE DATE REMARK  
1 03/14/24 FUNDY C2CF - DML

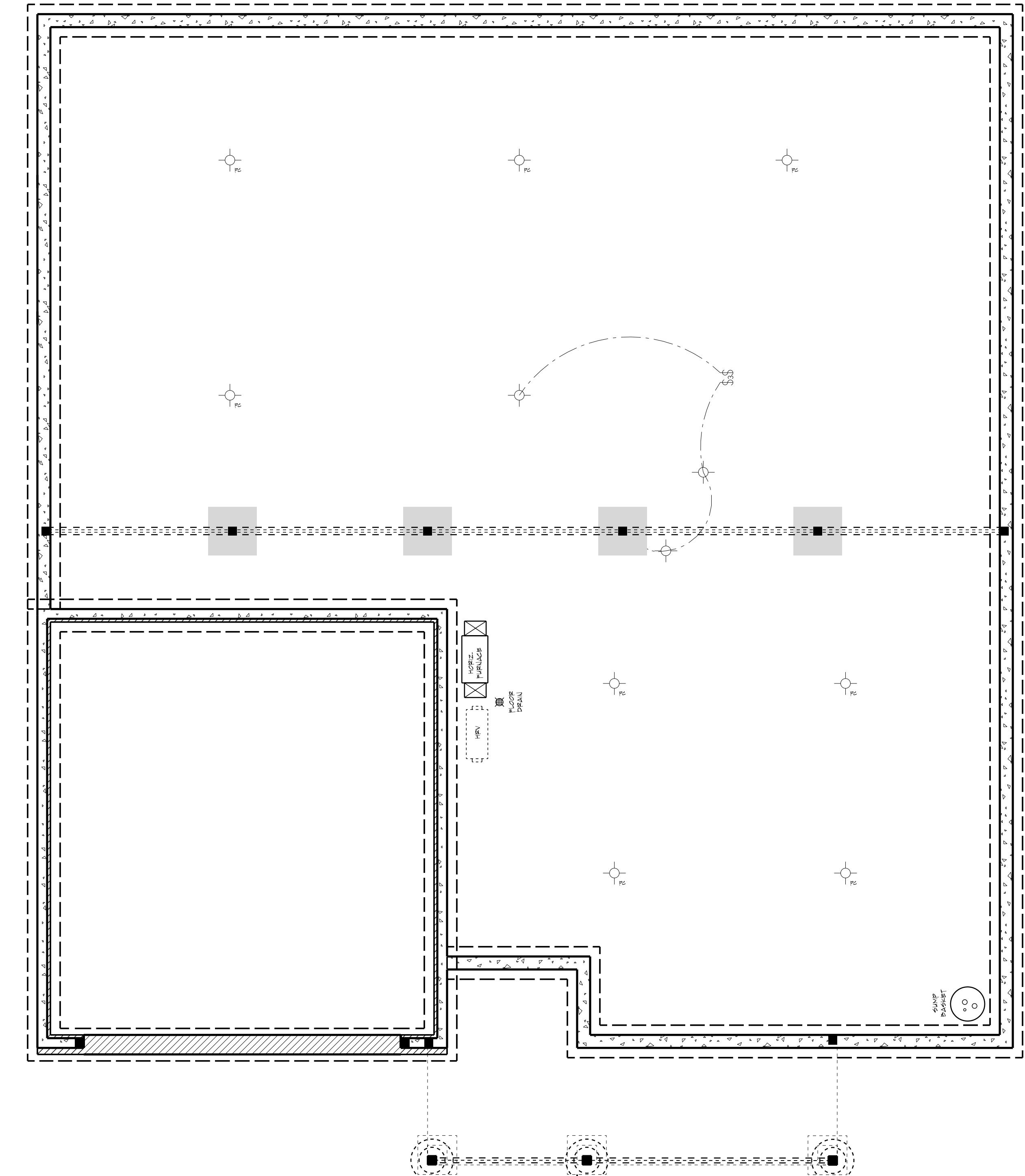
LIGHTING PLANS



2  
E1.1

### MAIN LEVEL LIGHTING LAYOUT

SCALE: 1/4" = 1' 0"



1  
E1.1

### UPPER LEVEL LIGHTING LAYOUT

SCALE: 1/4" = 1' 0"

8 E1.1 8