

AREA TABULATION	
CRAWL SPACE	2028 SF
MAIN LEVEL	2028 SF
UPPER LEVEL	1855 SF
FINISHED	715 SF
FUTURE	470 SF
TOTAL FINISHED	2745 SF
TOTAL LIVABLE	3215 SF
GARAGE	1067 SF
FRONT PORCH	601 SF
REAR PORCH	419 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.

M-25-166 - MASSANO CRAWL SPACE - 2x4 EXT. CL-19-004 - 3 CAR SIDE - REVERSE



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03/29/2019

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10/9/2025

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Drawn by: BJJ

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01	10/01/25	MOD PERP - DML
02	10/02/25	PRELIMINARY - DML
03	10/04/25	FINAL - DML

EXTERIOR ELEVATIONS
COLUMN DETAIL
OPENING TRIM DETAIL

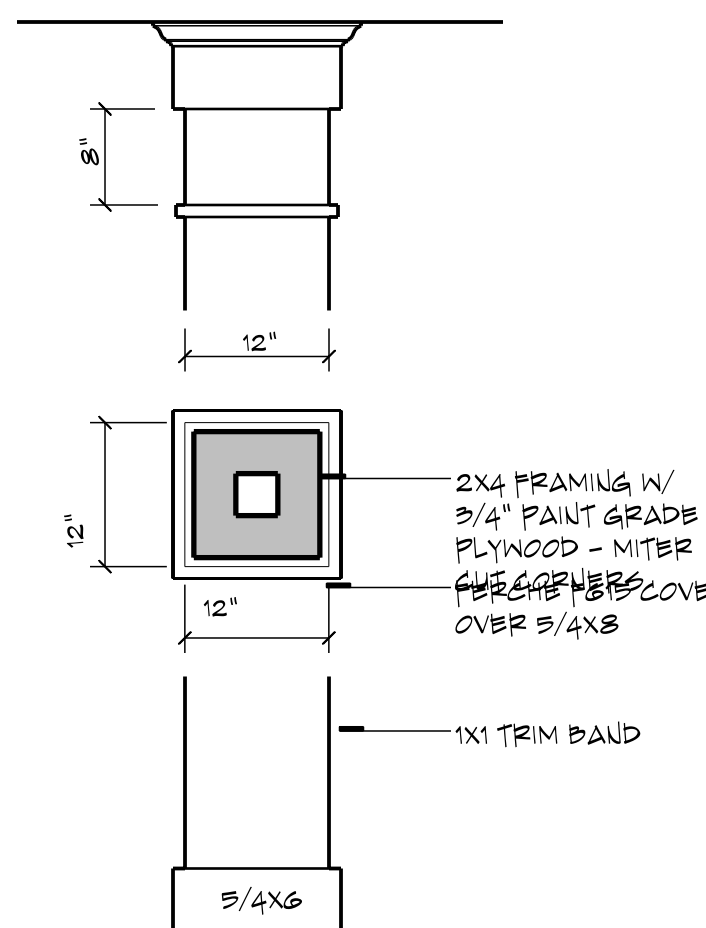
1 **A1.1** 8

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3 COLUMN

A1.1

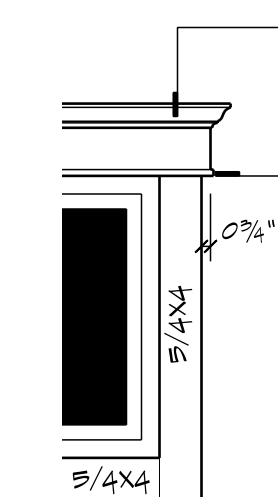
SCALE: 3/4" = 1' 0"



4 OPENING TRIM

A1.1

SCALE: 3/4" = 1' 0"



5/4x4 ON 4/4x10
FASCIA (TYP)

PERCHES FOR COVE
OVER 5/4x8

1x1 TRIM BAND

5/4x4

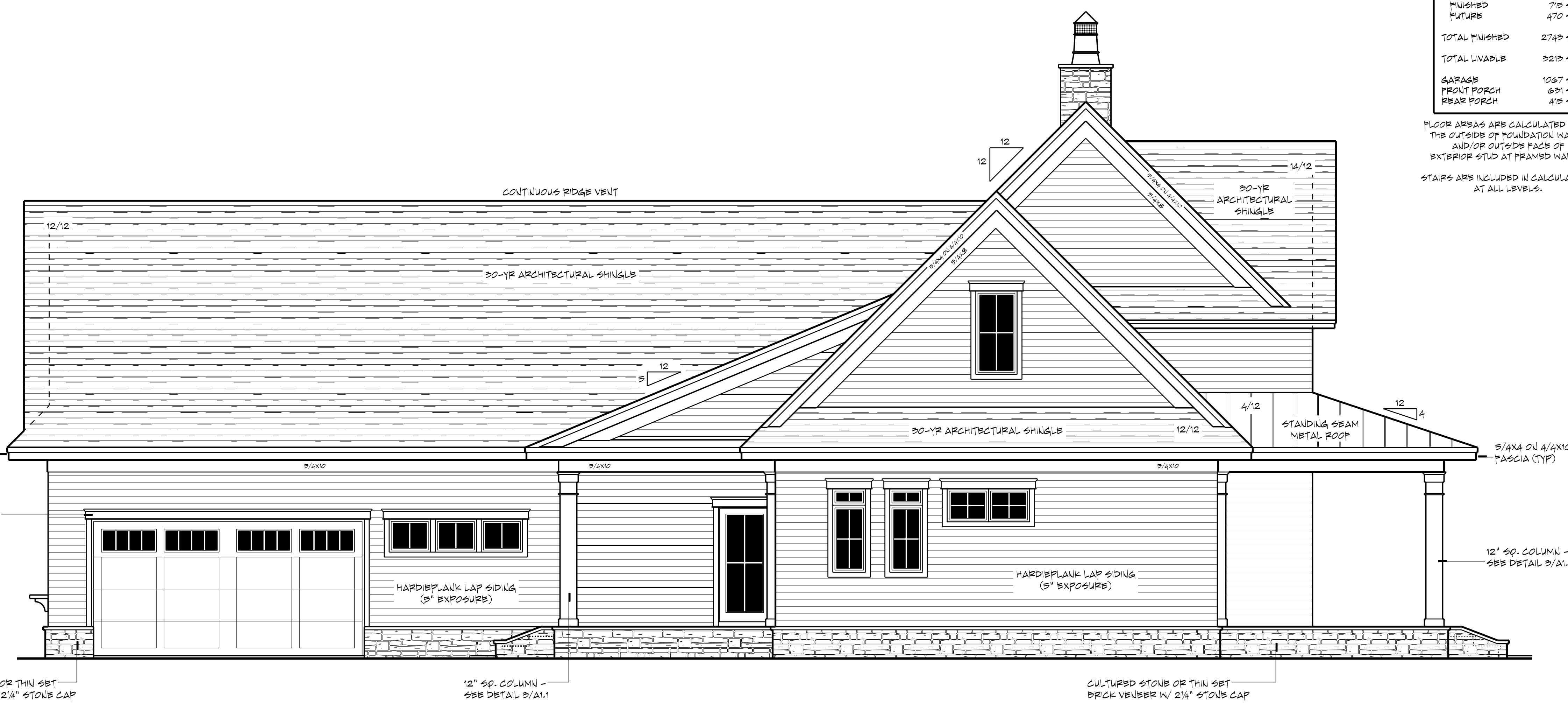
SEE OPENING TRIM
DETAIL - 4/A1.1

CULTURED STONE OR THIN SET
BRICK VENEER W/ 2 1/4" STONE CAP

2 LEFT ELEVATION

A1.2

SCALE: 1/4" = 1' 0"



GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED.
- EXTERIOR WALL FINISHES TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING.
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER M.I. 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 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.

WINDOWS

- INTEGRITY ALL ULTRIX SERIES.
- TYPE AND SIZE PER PLAN.
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS.
- WINDOW HEADERS HEIGHTS SET TO 7' 11 3/8" (U.L.O.).
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADERS HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED).
- HARDIBLANK LAP SIDING - 5" EXPOSURE.
- THIN SET BRICK VENEER OR CULTURED STONE W/ 2 1/4" ROCK FACE STONE CAP.
- HARDIBLANK BOARDS.
- THICKNESS AND WIDTH AS NOTED.

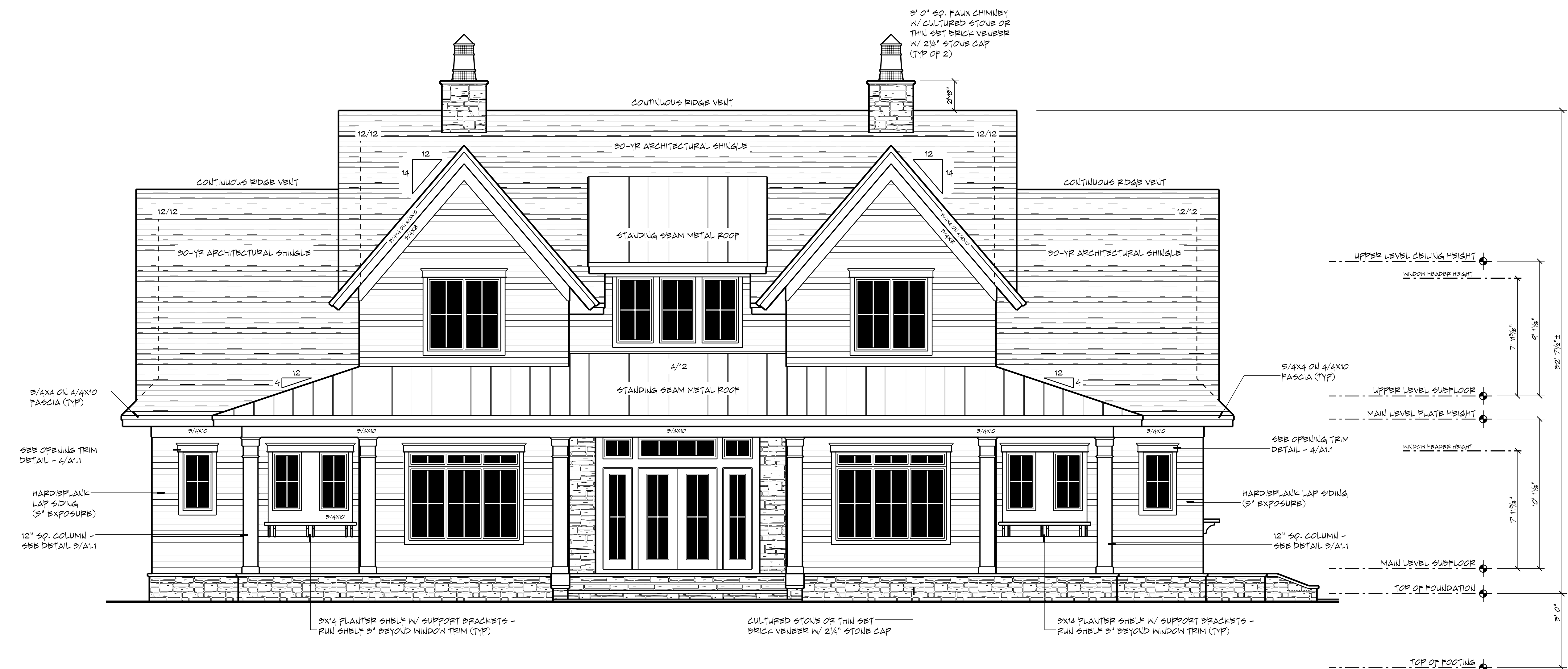
+++ STRUCTURAL NOTICE +++

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

1 FRONT ELEVATION

A1.1

SCALE: 1/4" = 1' 0"



5/4x4 ON 4/4x10
FASCIA (TYP)

SEE OPENING TRIM
DETAIL - 4/A1.1

HARDIBLANK
LAP SIDING
(5" EXPOSURE)

12" SQ. COLUMN -
SEE DETAIL 3/A1.1

3x14 PLANTER SHELF W/ SUPPORT BRACKETS -
RUN SHELF 3" BEYOND WINDOW TRIM (TYP)

CULTURED STONE OR THIN SET
BRICK VENEER W/ 2 1/4" STONE CAP

3x14 PLANTER SHELF W/ SUPPORT BRACKETS -
RUN SHELF 3" BEYOND WINDOW TRIM (TYP)

5/4x4 ON 4/4x10
FASCIA (TYP)

SEE OPENING TRIM
DETAIL - 4/A1.1

HARDIBLANK LAP SIDING
(5" EXPOSURE)

12" SQ. COLUMN -
SEE DETAIL 3/A1.1

UPPER LEVEL CEILING HEIGHT

WINDOW HEADER HEIGHT

UPPER LEVEL SUBFLOOR

MAIN LEVEL PLATE HEIGHT

WINDOW HEADER HEIGHT

MAIN LEVEL SUBFLOOR

TOP OF FOUNDATION

TOP OF FOOTING

AREA TABULATION	
CRAWL SPACE	2028 SF
MAIN LEVEL	2028 SF
UPPER LEVEL	1855 SF
FINISHED	715 SF
PORCH	470 SF
TOTAL FINISHED	2745 SF
TOTAL LIVABLE	3215 SF
GARAGE	1067 SF
FRONT PORCH	601 SF
REAR PORCH	415 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.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
- KICKOUT FLASHING TO BE INSTALLED AS USUALLY.
- EXTERIOR WALL FINISHES 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.
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WINDOWS

- INTEGRITY ALL ULTRIX SERIES.
- TYPE AND SIZE PER PLAN.
- WINDOWS DESIGNATED WITH "T" TO HAVE TEMPERED GLASS.
- WINDOWS DESIGNATED WITH "B" MEET EGRESS CODES.
- WINDOW HEADER HEIGHTS SET TO 7' 11-5/8" (U.L.C.).
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED).
- HARDIBLANK LAP SIDING.
- 5" EXPOSURE.
- THIN SET BRICK VENEER OR CULTURED STONE.
- W/ 2 1/4" ROCK FACE STONE CAP.
- HARDIBLANK BOARDS.
- THICKNESS AND WIDTH AS NOTED.

TRUSS SUPPLIER TO VERIFY ALL SPANS, FITCHES, 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 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.

++ 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 FROST DEPTH: ++

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

M-25-166 - MASSANO

CRAWL SPACE - 2x4 EXT.

CL-19-004 - 3 CAR SIDE - REVERSE

2 RIGHT ELEVATION

A1.1

SCALE: 1/4" = 1' 0"



1 REAR ELEVATION

A1.2

SCALE: 1/4" = 1' 0"



AREA TABULATION	
CRAWLSPACE	2028 SF
MAIN LEVEL	2028 SF
UPPER LEVEL	1185 SF
FINISHED	715 SF
PURPOSE	470 SF
TOTAL FINISHED	2745 SF
TOTAL LIVABLE	2515 SF
GARAGE	1067 SF
FRONT PORCH	601 SF
REAR PORCH	419 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.

FOUNDATION LEGEND

- (A) 8" X 8" 0" H POURED ON 20" X 8" CONC FOOTING
- (B) 8" X 8" 8" H POURED ON 10" X 4" 4" H POURED ON 20" X 8" CONC FOOTING - 2" X 8" EXT. LEDGE
- (C) 8" X 8" 8" H POURED ON 12" X 4" 4" H POURED ON 20" X 8" CONC FOOTING - 4" X 8" EXT. LEDGE
- (D) 8" X 8" 8" H POURED ON 12" X 4" 4" H POURED ON 20" X 8" CONC FOOTING - 4" X 8" EXT. LEDGE
- (E) 8" X 8" 8" H POURED ON 12" X 4" 4" H POURED ON 20" X 8" CONC FOOTING - 2" X 8" INT. LEDGE
- (F) 8" X 4" 4" H POURED ON 20" X 8" CONC FOOTING
- (G) 3" O ADJUSTABLE STEEL COLUMN ON SPREAD FOOTING, SIZE AND REINFORCING BY OTHERS
- (H) 2X4 BEARING WALL ON 4" X 4" H POURED CONC CURB ON 16" X 8" CONC FOOTING

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 SUBSTITUTIONS THEY 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 OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZES, 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.

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/400 DEFLECTION OF LESS
- TRUSS MANUFACTURER TO PROVIDE CHASSES 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 GRAVITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- 4' 10" CRAWLSPACE ROUGH CEILING 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 +++

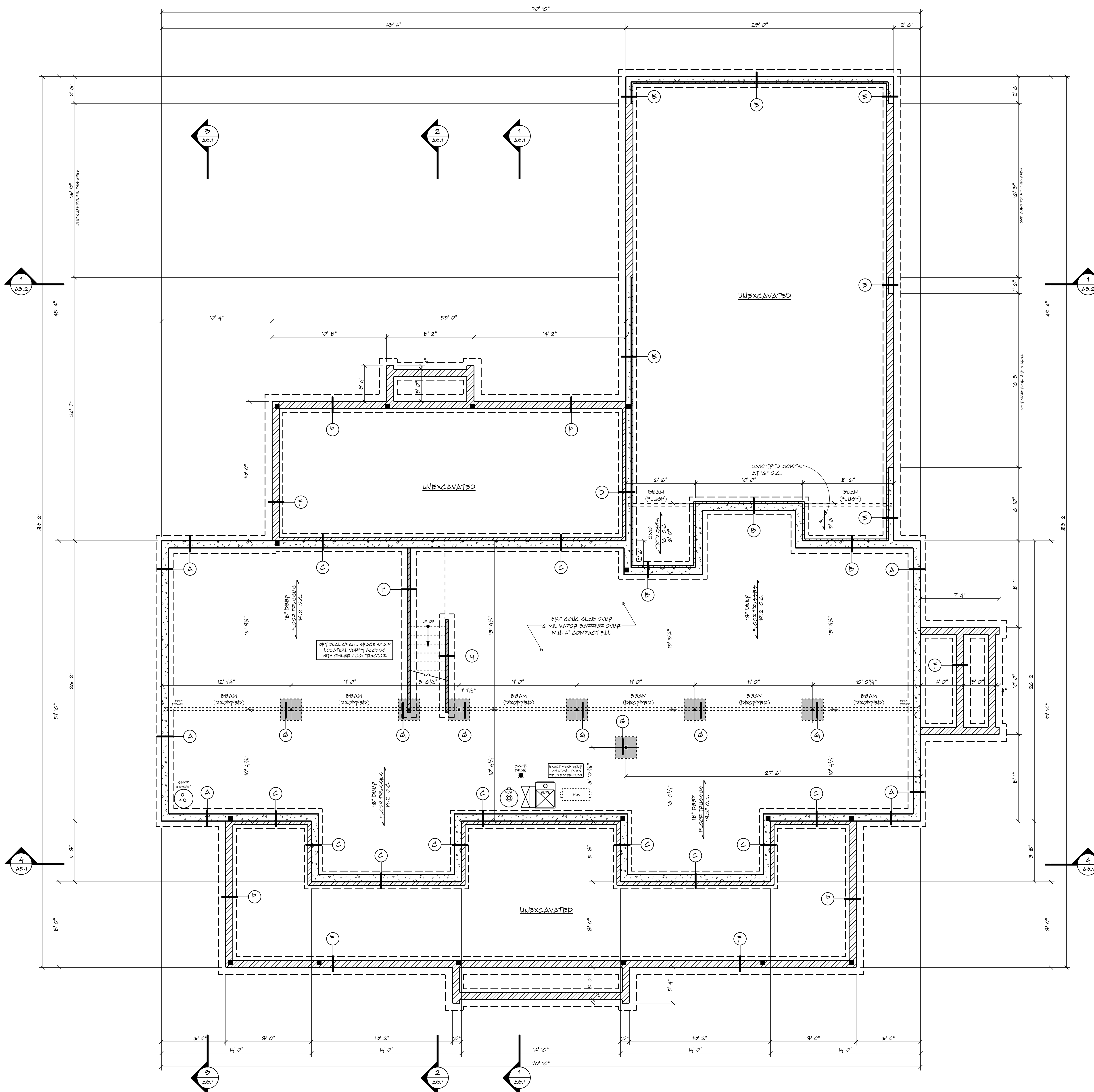
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++ FOUNDATION ENGINEERING ++

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 FROST DEPTH: ++

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



1 FOUNDATION PLAN

SCALE: 1/4" = 1' 0"

100% SCALE @ 36"x30"

M-25-166 - MASSANO

CRAWL SPACE - 2x4 EXT.

CL-19-004 - 3 CAR SIDE - REVERSE



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FOUNDATION PLAN

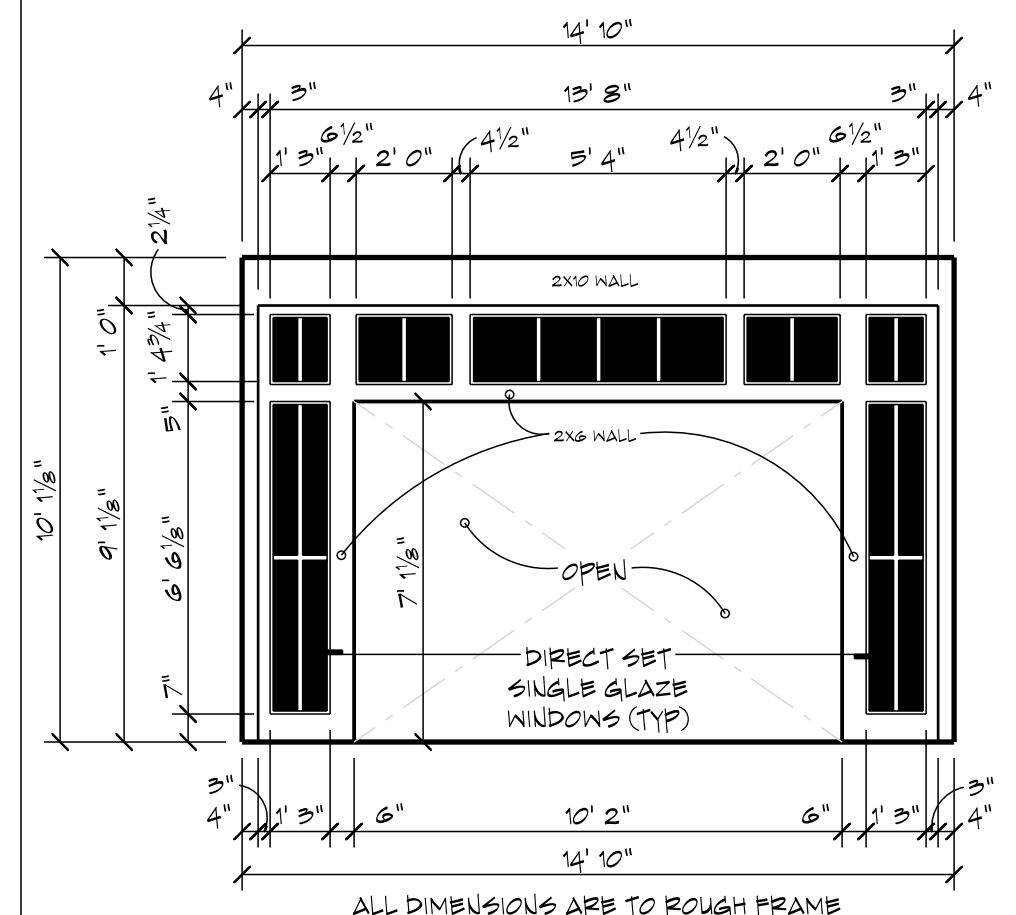
3 A2.1

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CRAWL SPACE	2028 SF
MAIN LEVEL	2028 SF
UPPER LEVEL	1185 SF
FINISHED	715 SF
FUTURE	470 SF
TOTAL FINISHED	2745 SF
TOTAL LIVABLE	3215 SF
GARAGE	1067 SF
FRONT PORCH	601 SF
REAR PORCH	419 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.



ENTRY ELEVATION

SCALE: 1/4" = 1' 0"

GENERAL NOTES

- ALL MATERIAL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES OF DRAWINGS.
- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS.
- 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 SIZING, POSTS, BEAMS, JOISTS, RAMPERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGNAL 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 INTEGRITY ALL ULTRIX SERIES
- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH "T" TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH "B" HAVE BEST SERIES CODES
- WINDOW HEADR HEIGHTS SET TO 8' 11-3/8" ENTRY / G.R.
- WINDOW HEADR HEIGHTS SET TO 7' 11-3/8" (U.L.O.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADR HEIGHTS

FLOOR SYSTEM

- BUSHERED WOOD FLOOR TRUSSES
- DESIGNER TO MAIL L&S80 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE CHAINS 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

- 2X4 EXTERIOR WALL CONSTRUCTION
- 10' 1-1/8" PLATE HEIGHT (U.L.O.)
- 2X6 WALLS AT ALL POCKET DOORS AND PLUMBING WALLS
- DOUBLE STUDS AT WINDOWS AND DOOR HEADERS
- 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 SCHEDULE SYMBOL

2468 REPRESENTS A 2'-4" WIDE X 6'-8" HIGH DOOR

+++ 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 ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

M-25-166 - MASSANO

CRAWL SPACE - 2x4 EXT.
CL-19-004 - 3 CAR SIDE - REVERSE



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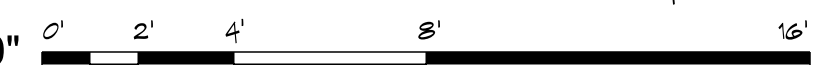
MAIN LEVEL FLOOR PLAN

1 MAIN LEVEL FLOOR PLAN

A2.2

SCALE: 1/4" = 1' 0"

100% SCALE @ 36"x30"



4 **A2.2** 8

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MAIN LEVEL	2028 SF
UPPER LEVEL	1855 SF
FINISHED	715 SF
PURPOSE	470 SF
TOTAL FINISHED	2745 SF
TOTAL LIVABLE	3215 SF
GARAGE	1067 SF
FRONT PORCH	601 SF
REAR PORCH	419 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.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS.
- 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 SLEEPS, BEAMS, SCOTTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE EMPLOYED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

WINDOWS

- MAINTAIN INTEGRITY ALL ULTRATEX SERIES.
- STYLE AND SIZE AS NOTED.
- WINDOWS DESIGNATED WITH "T" TO HAVE TEMPERED GLASS.
- WINDOWS DESIGNATED WITH "B" MEET BARBERS CODES.
- WINDOW HEADERS HEIGHTS 80" TO 7' 11-5/8" (U.L.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 CHASSES FOR ALL SUPPLY AND RETURN DUCTWORK.
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CAULVERS FOR POINT LOADS FROM ABOVE.
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GARAGE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED.

FRAMING

- 2X4 EXTERIOR STUDS.
- 9' 1-1/8" PLATE HEIGHT (U.L.O.).
- 2X6 WALLS AT ALL POCKET DOORS AND PLUMBING WALLS.
- DOUBLE STUDS AT WINDOWS AND DOOR HEADERS.
- 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 SCHEDULE SYMBOL

2468 REPRESENTS A 2'-4" WIDE X 6'-8" HIGH DOOR

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 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.

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CRAWL SPACE - 2x4 EXT.
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UPPER LEVEL FLOOR PLAN

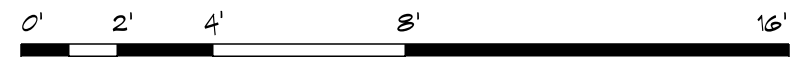
5 **A2.3** 8

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1 UPPER LEVEL FLOOR PLAN

SCALE : 1/4" = 1' 0"

100% SCALE @ 36"x30"



1
A2.3

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

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+++ STRUCTURAL NOTICE +++

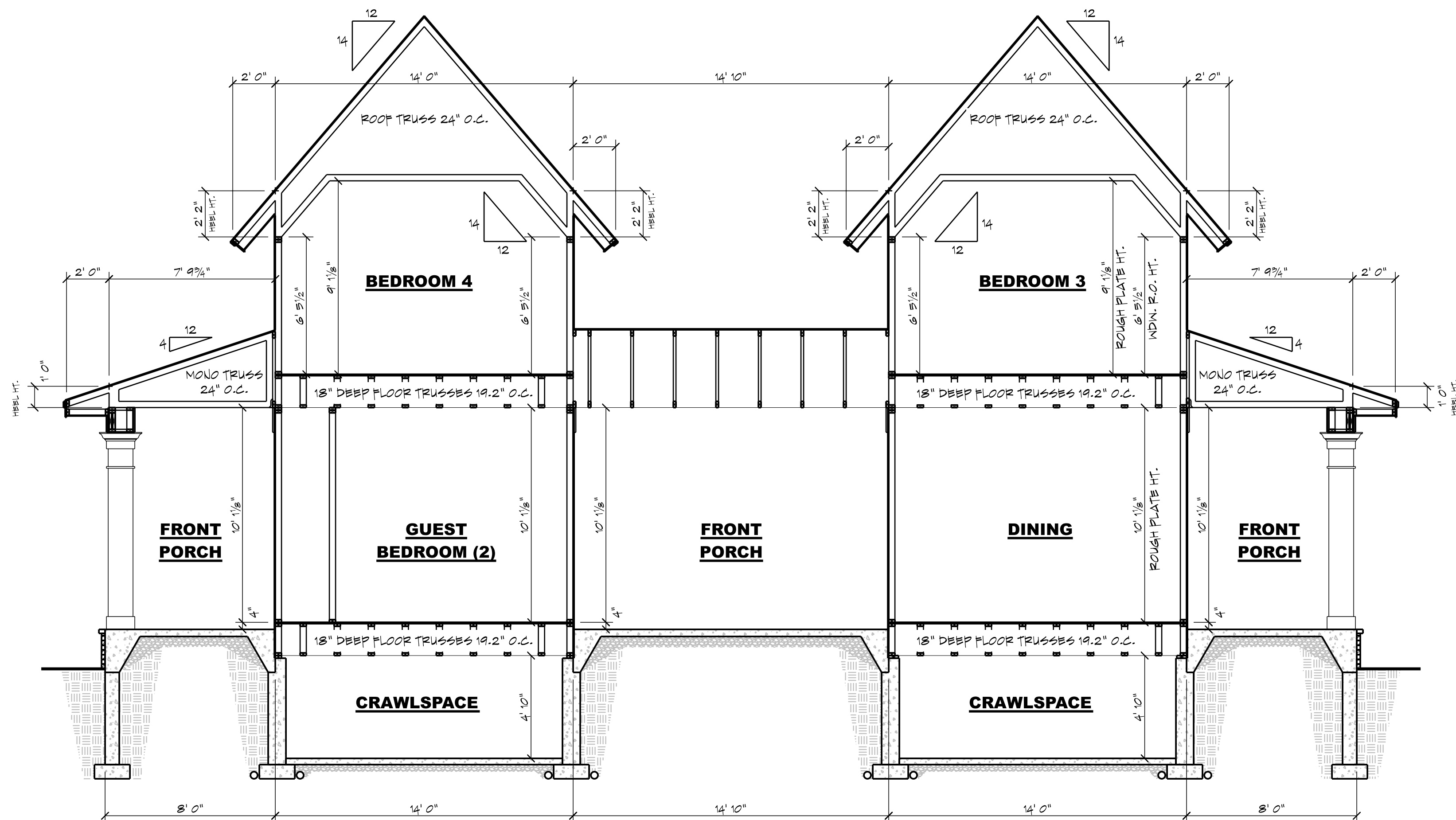
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++ FOUNDATION ENGINEERING ++

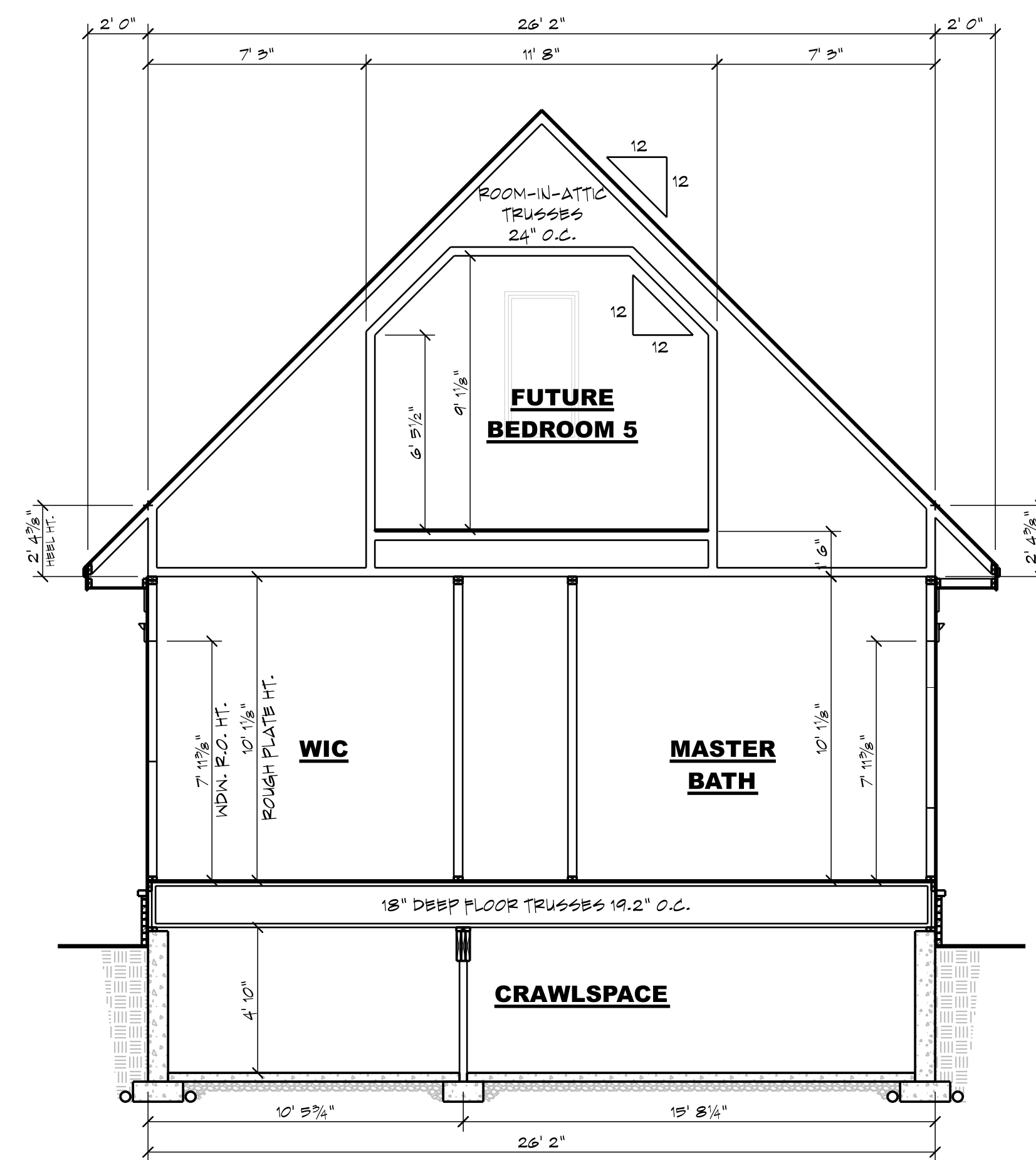
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

++ FOOTING FROST DEPTH: ++

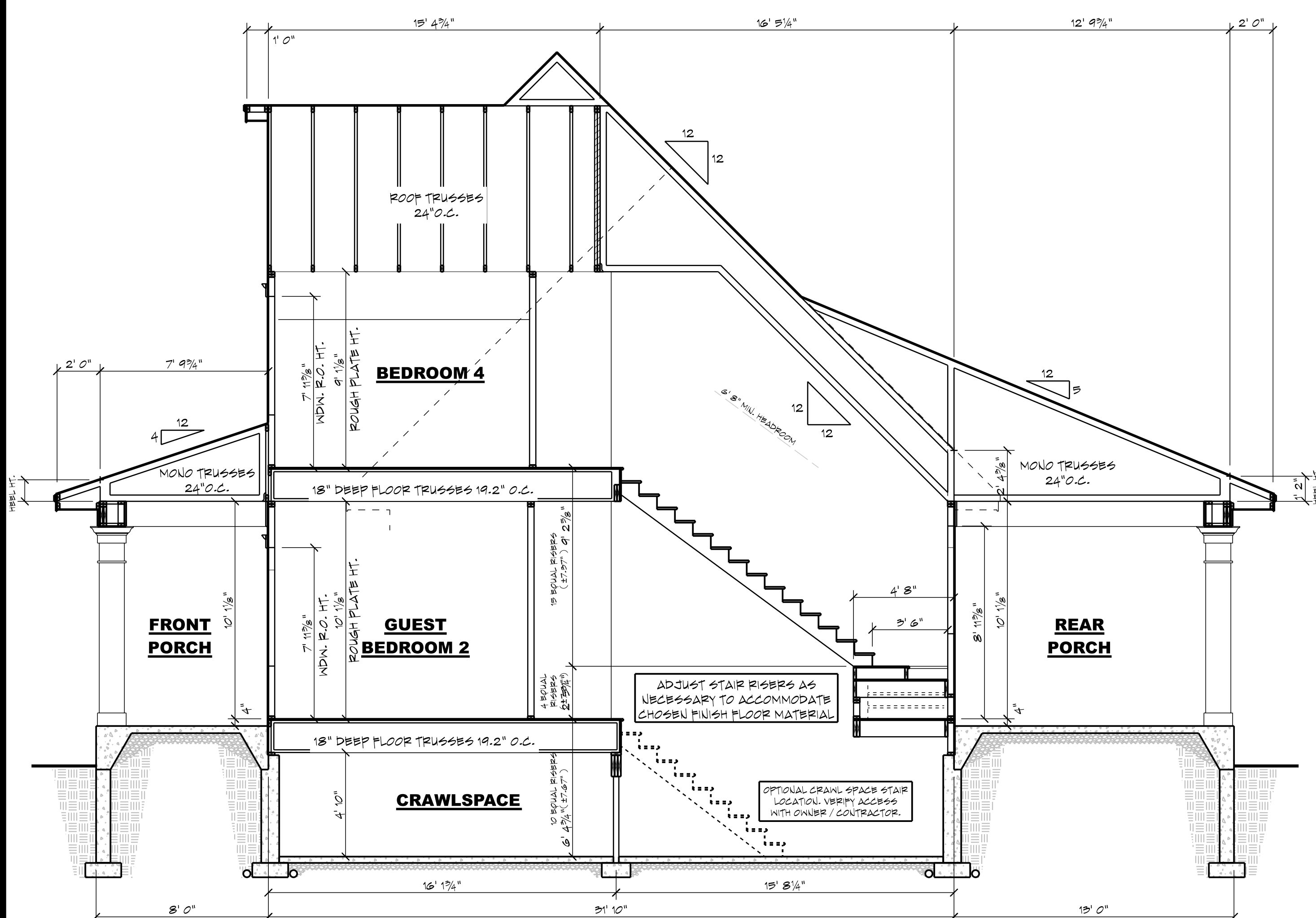
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK FOOT FOOTINGS TO MEET LOCAL CODES.



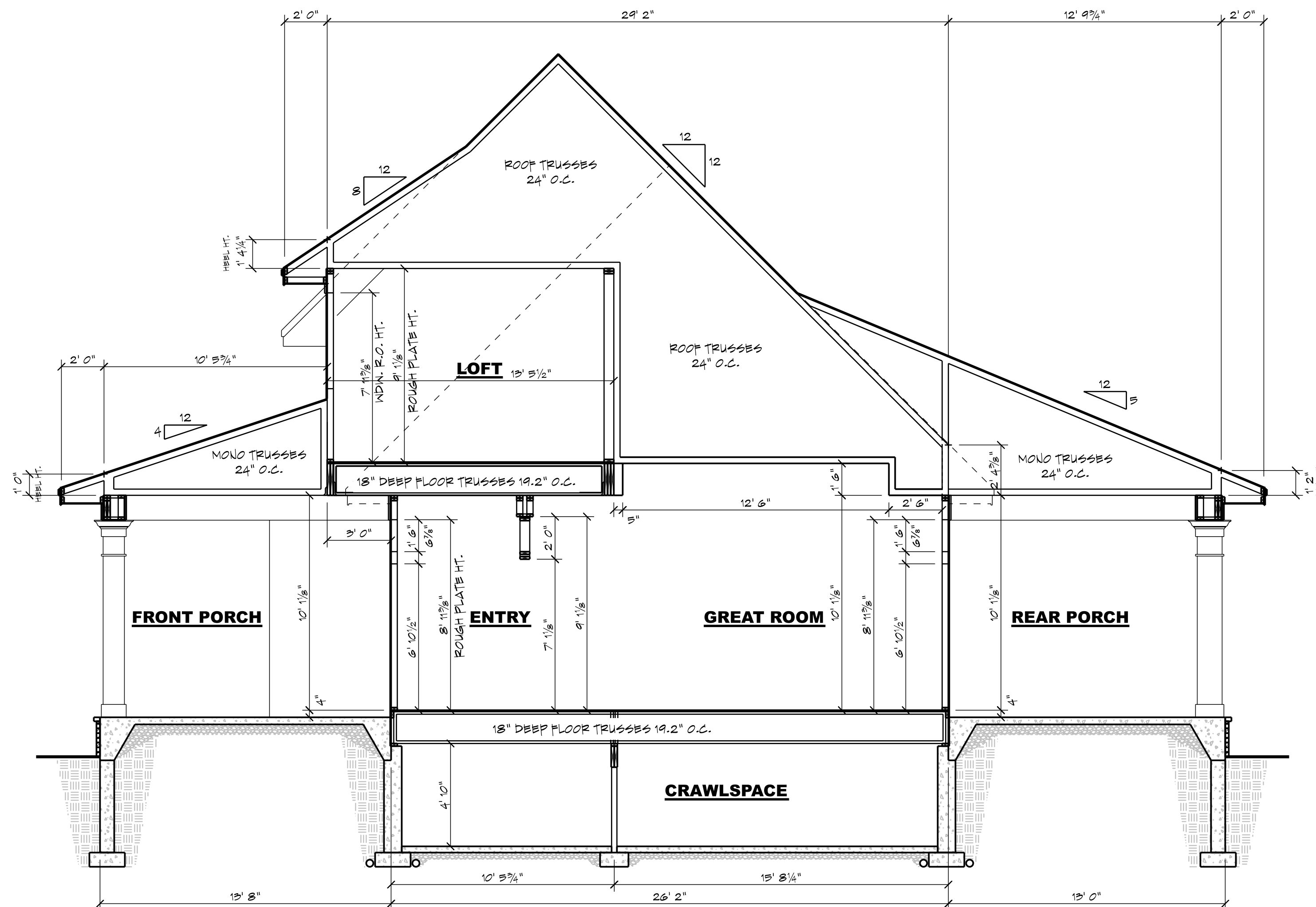
4 BUILDING SECTION
SCALE: 1/4" = 1' 0"



3 BUILDING SECTION
SCALE: 1/4" = 1' 0"



2 BUILDING SECTION
SCALE: 1/4" = 1' 0"



1 BUILDING SECTION
SCALE: 1/4" = 1' 0"

M-25-166 - MASSANO

CRAWL SPACE - 2x4 EXT.

CL-19-004 - 3 CAR SIDE - REVERSE



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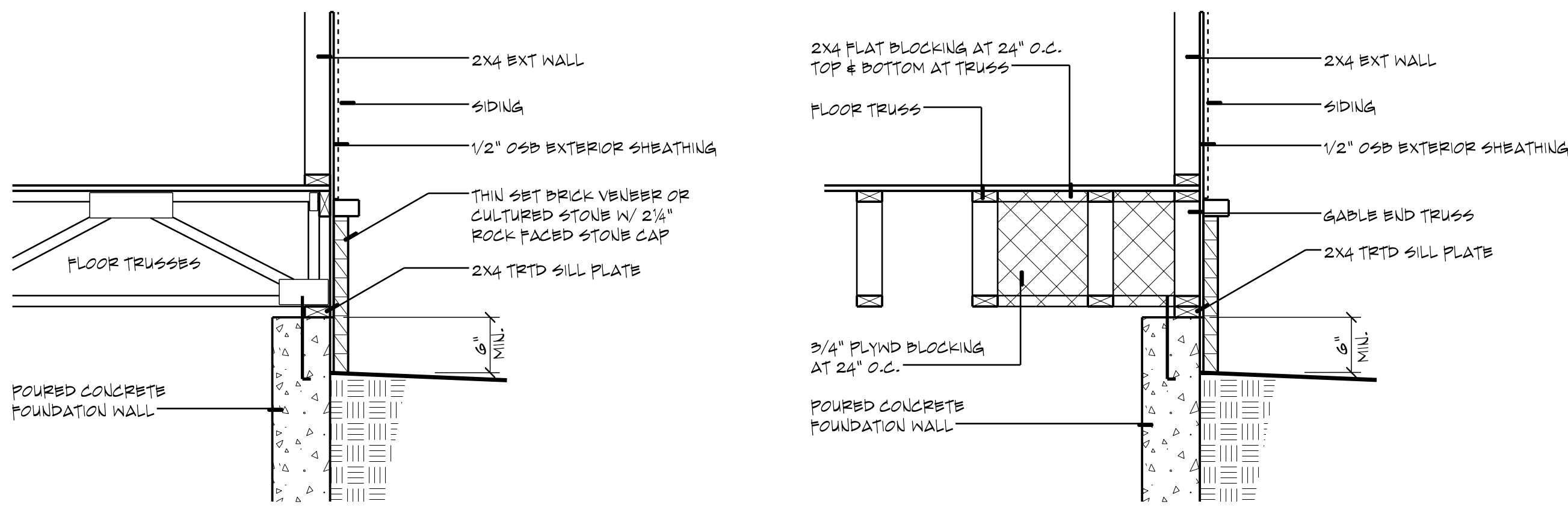
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BUILDING SECTIONS

6 **A3.1** 8

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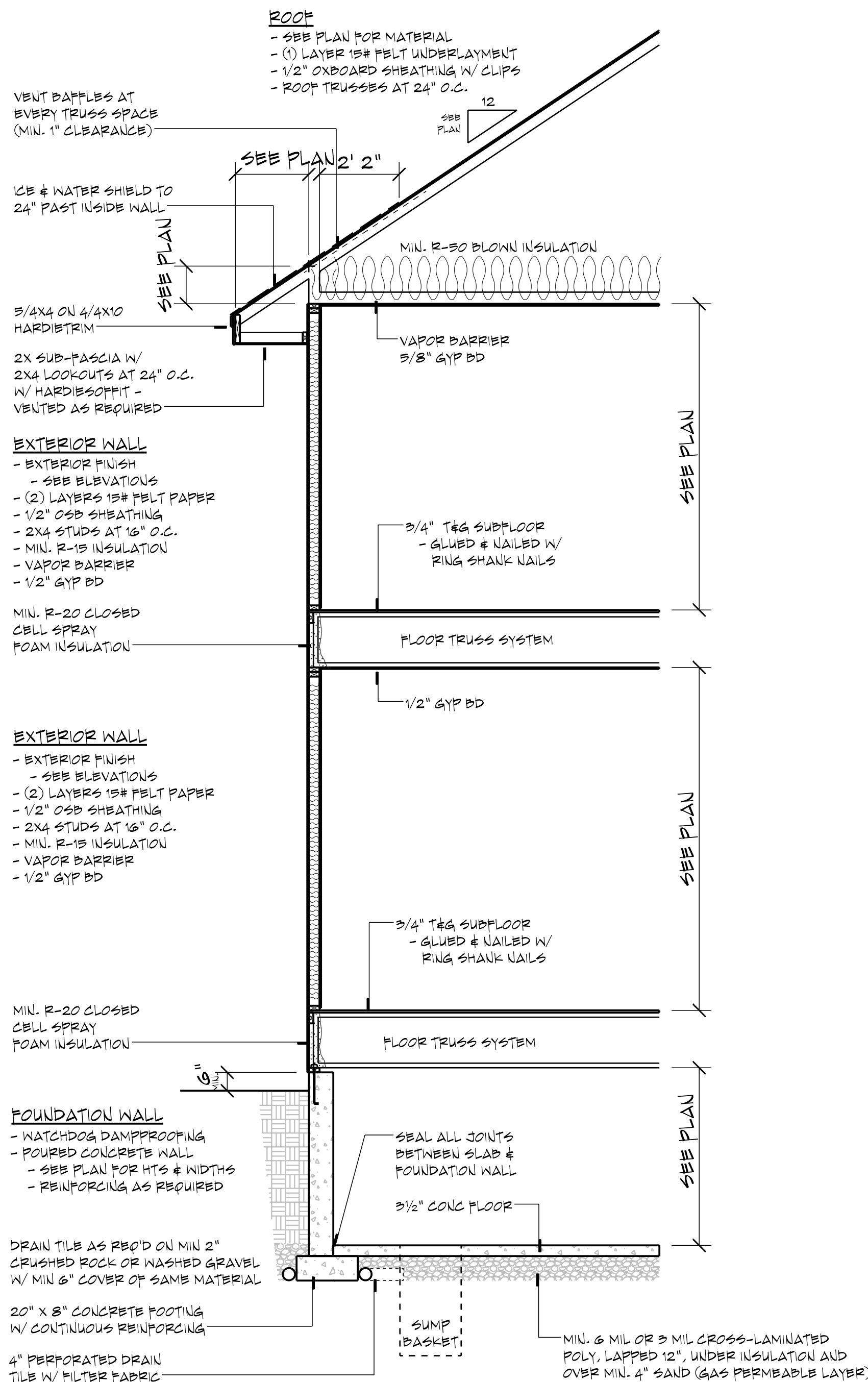


FLOOR TRUSSES - PERPENDICULAR

FLOOR TRUSSES - PARALLEL

3 FLOOR FRAMING DETAILS

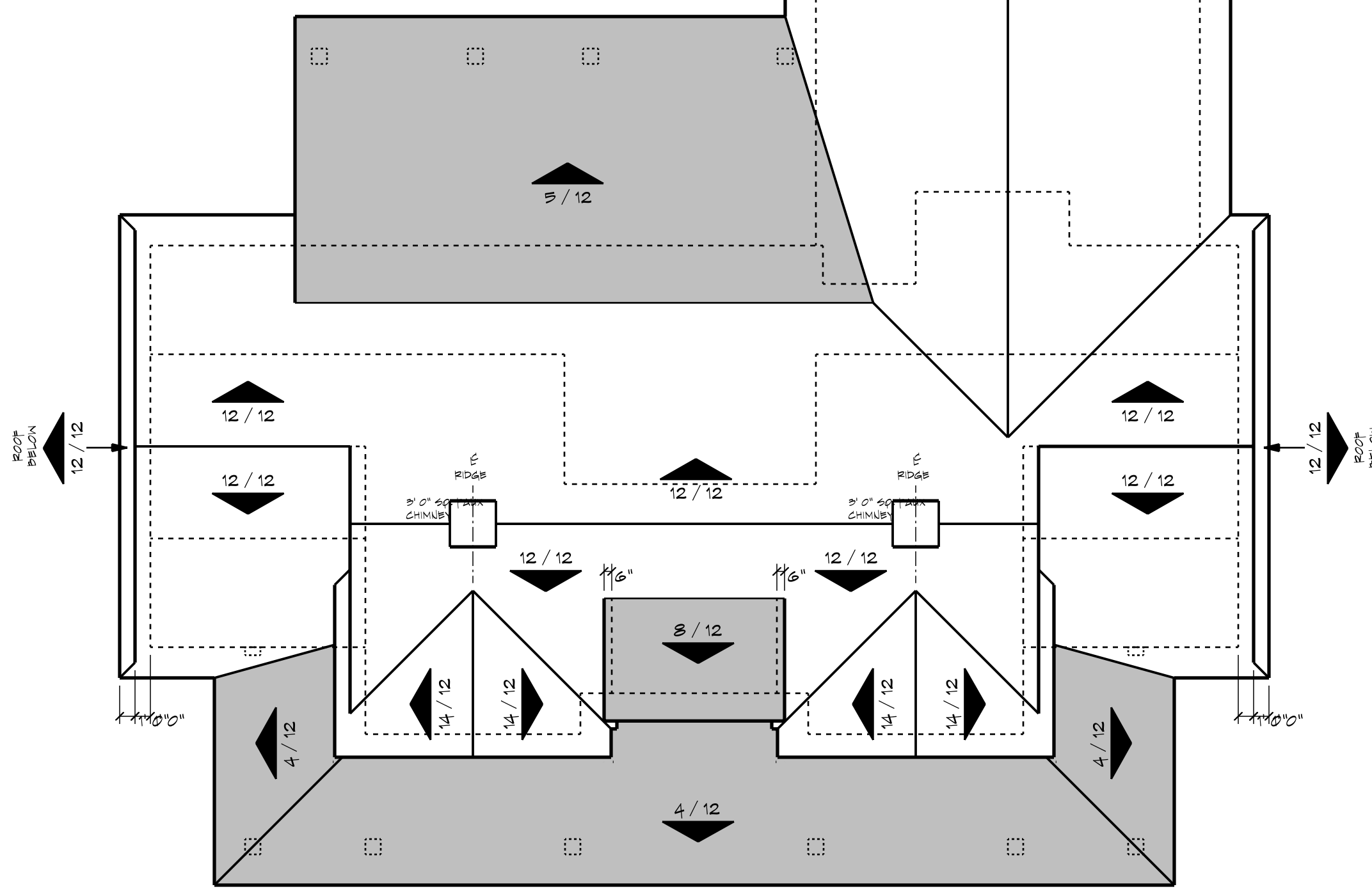
SCALE: 3/4" = 1' 0"



4 TYPICAL WALL SECTION

SCALE: 3/8" = 1' 0"

- GENERAL NOTES - ROOF PLAN**
- TYPICAL OVERHAUNG DIMENSIONS (U.N.O.)
 - BAYES = 24'
 - BAYES = 18'
 - ROOF VENTING TO BE 1/200 OF ATTIC AREA
 - 50% IN BAYES 50% IN ROOF
 - KEEP ROOF PENETRATIONS ON REAR SIDE OF ROOF AS MUCH AS POSSIBLE
 - TRUSS MANUFACTURER TO VERIFY ALL PITCHES, OVERHANGS, HEEL HEIGHTS, EXTENDED CHORDS AND MEMBER HEIGHTS
 - BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
 - ICE & WATER SHIELD AT BAYES TO POINT OF 2' 0" BACK FROM INSIDE EDGE OF EXTERIOR WALL
 - FULL ICE & WATER SHIELD ON ROOF PITCHES LESS THAN 4/12
 - ROOFING CONTRACTOR TO INSTALL KICKOUT FLASHING AS NEEDED
 - EXTERIOR WALL FINISHER TO VERIFY INSTALLATION PRIOR TO FINISHING



2 ROOF PLAN

SCALE: 1/8" = 1' 0"

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

ANY STRUCTURAL COMPONENTS THAT MAY NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/DID 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 +++

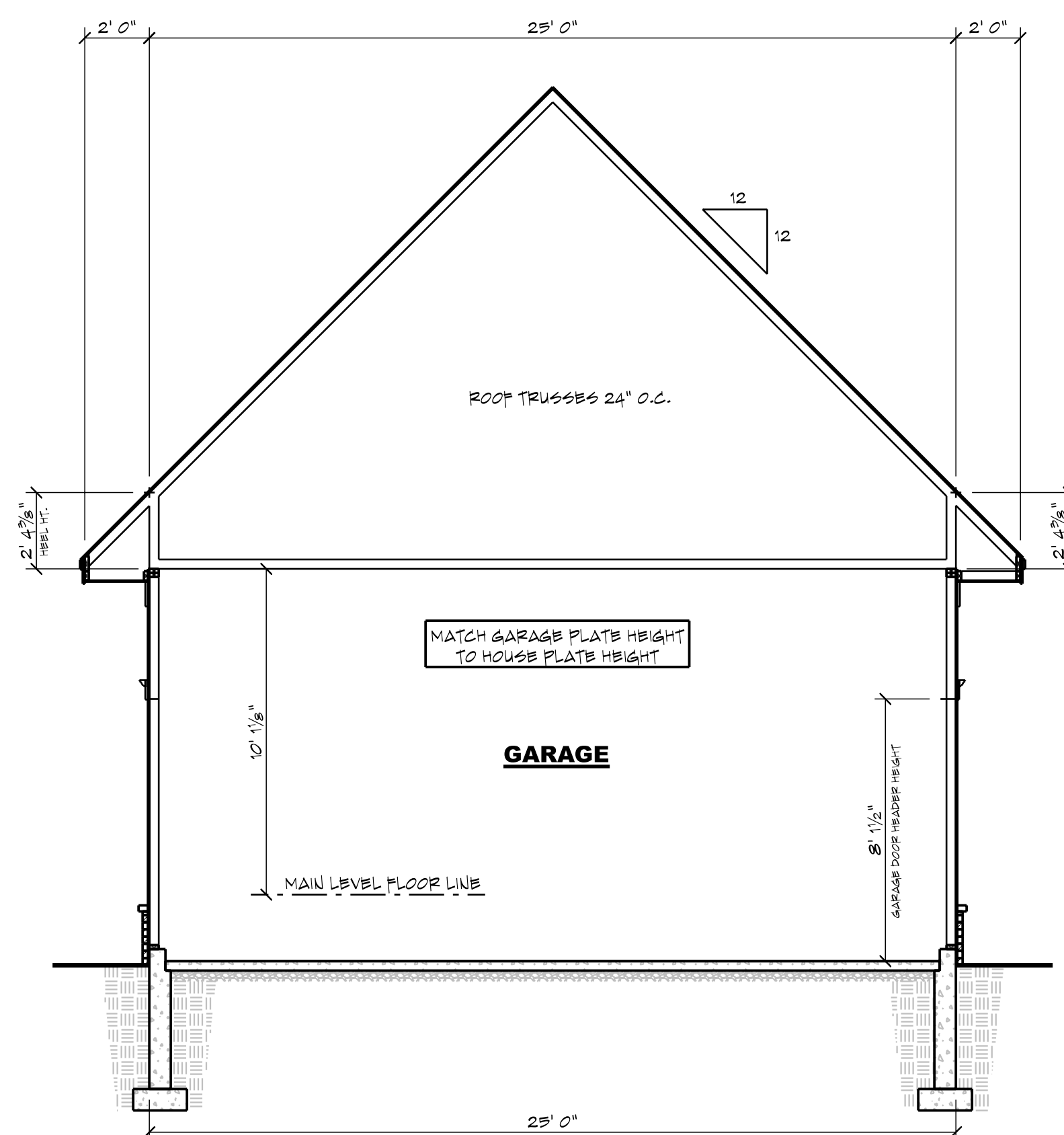
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

++ FOUNDATION ENGINEERING ++

ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCEMENT, INCLUDING POST FOOTINGS, 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.



1 BUILDING SECTION

SCALE: 1/4" = 1' 0"

AREA TABULATION	
CRAWLSPACE	2028 SF
MAIN LEVEL	2028 SF
UPPER LEVEL	1185 SF
FINISHED	715 SF
PORCH	470 SF
TOTAL FINISHED	2743 SF
TOTAL LIVABLE	3213 SF
GARAGE	1067 SF
FRONT PORCH	601 SF
REAR PORCH	419 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

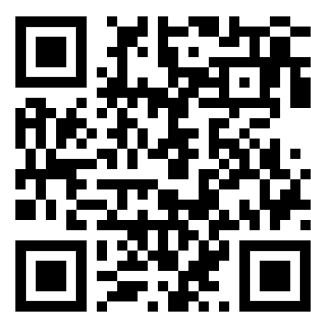
651-964-2726
www.royaloaksdesign.com
West Lakeland, MN 55082

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M-25-166 - MASSANO

CRAWL SPACE - 2x4 EXT.

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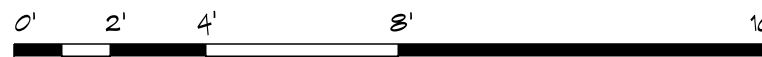
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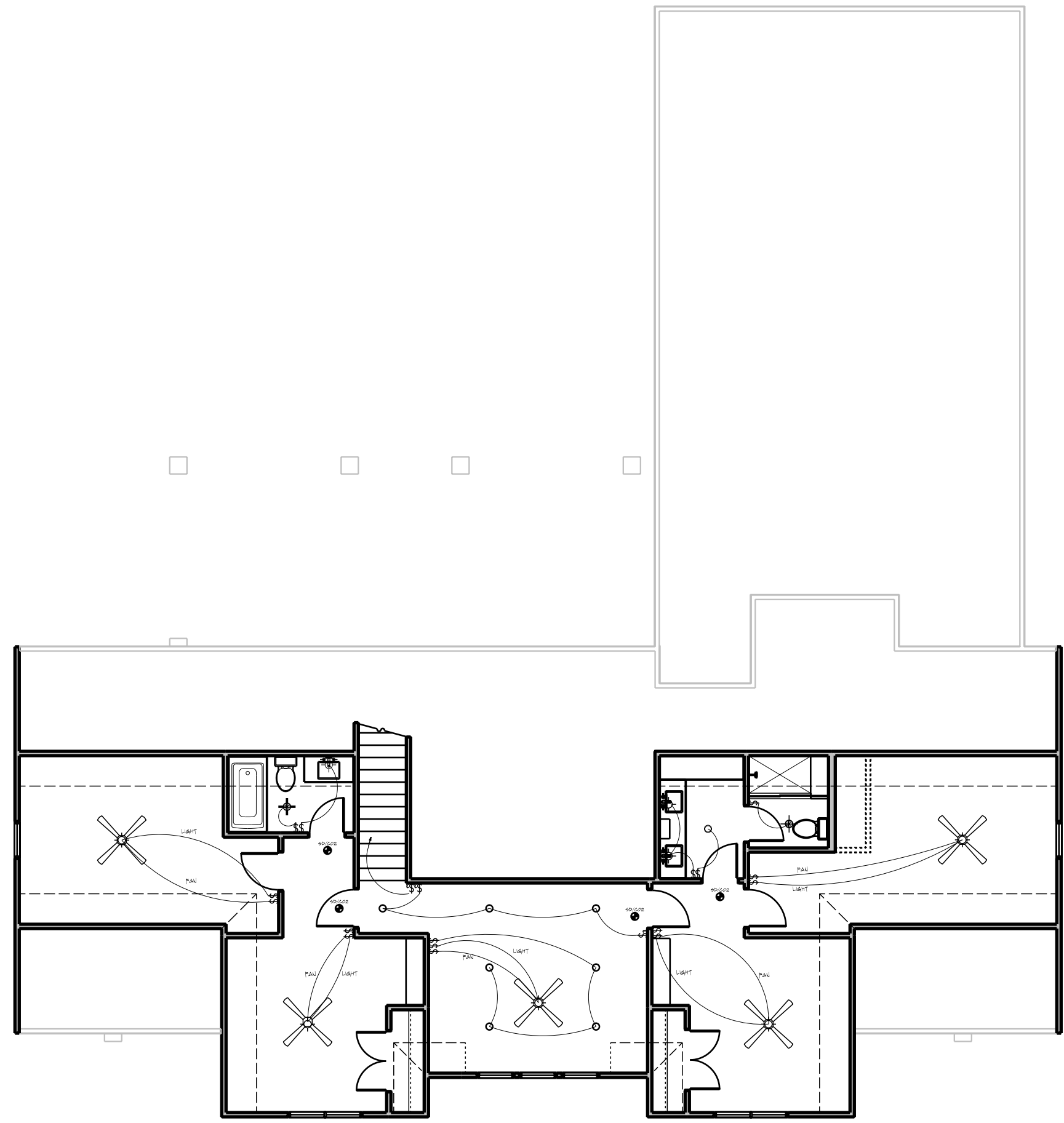
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BUILDING SECTION
ROOF PLAN
FLOOR FRAMING DETAILS
TYPICAL WALL SECTION

A3.2

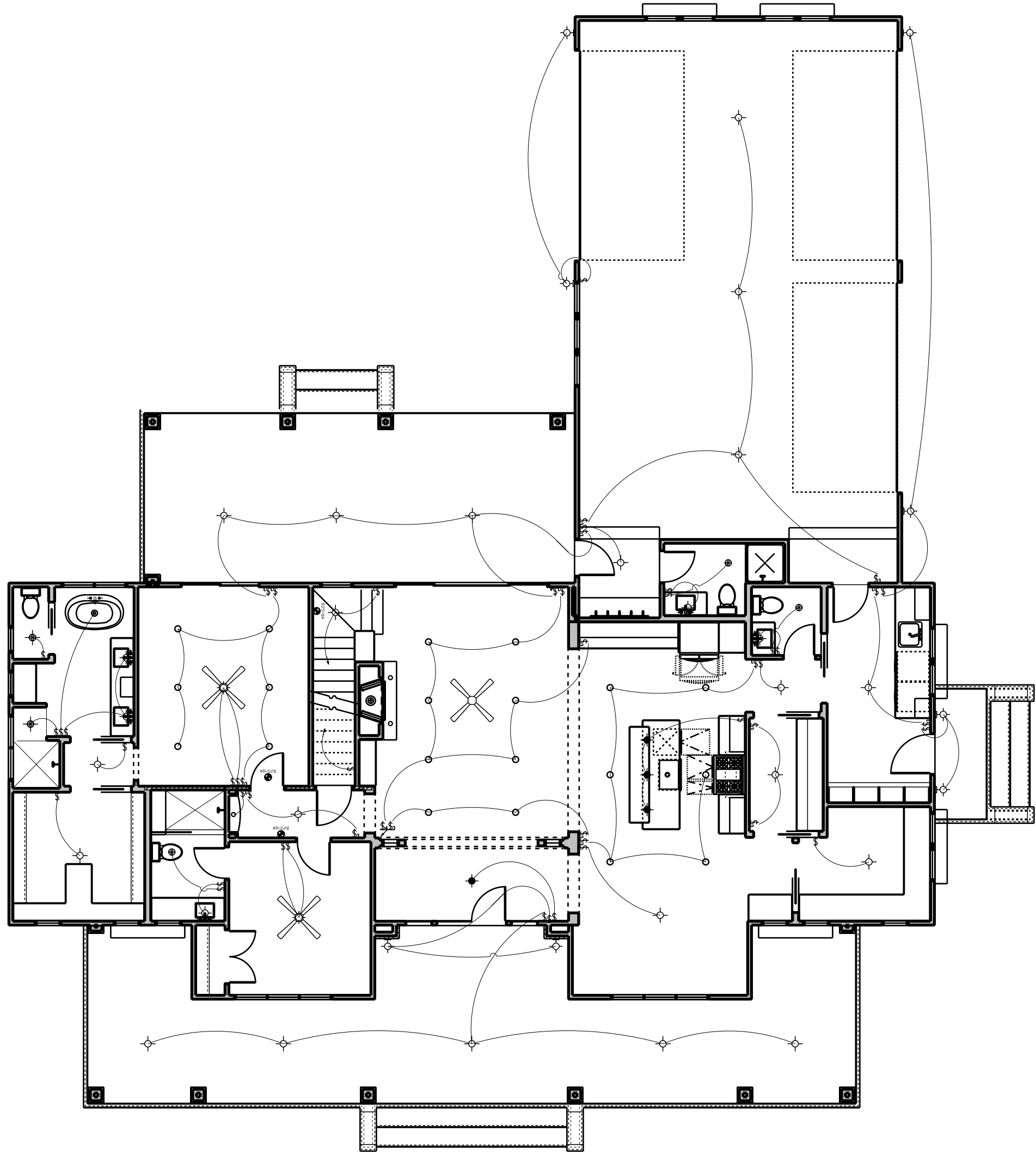
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3 UPPER LEVEL LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"



2 MAIN LEVEL LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"

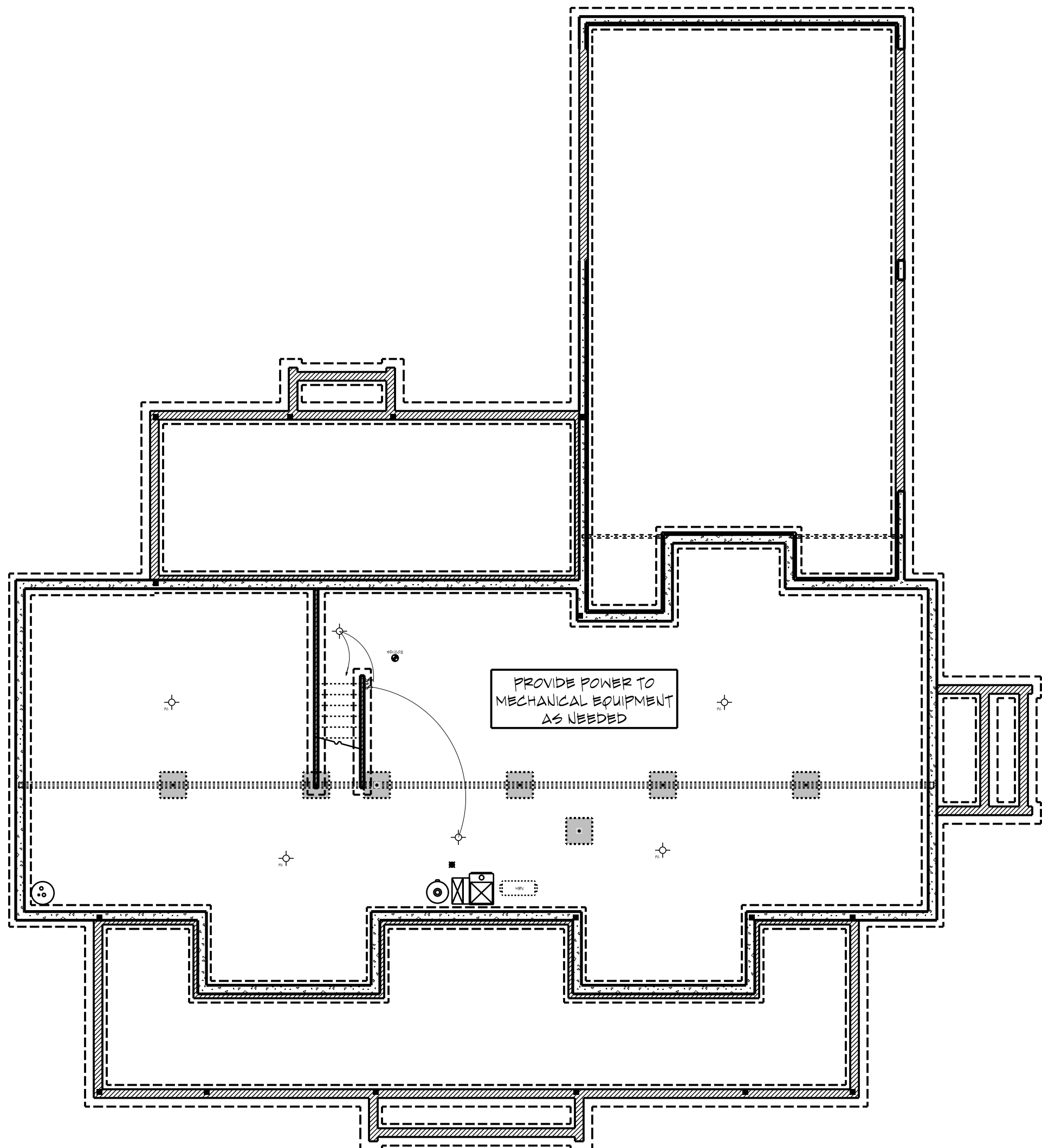
ELECTRICAL LEGEND	
	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	BATH EXHAUST FAN
	COMBO LIGHT / BATH EXHAUST FAN
	SWITCH
	SWITCH - 3-WAY
	SWITCH - 4-WAY
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FAN/LIGHT COMBO FIXTURE

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

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1 CRAWLSPACE LIGHTING LAYOUT

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