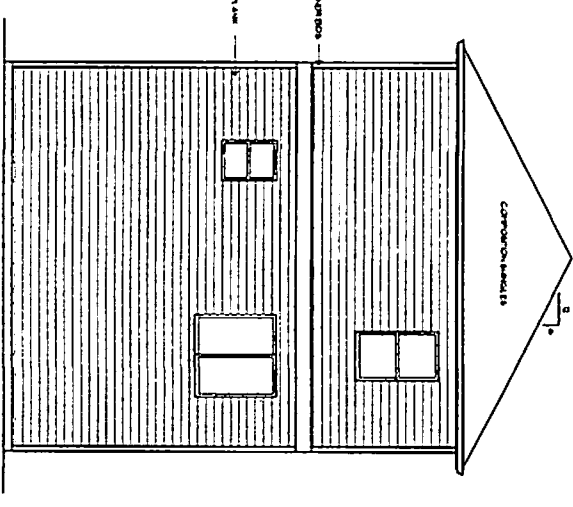
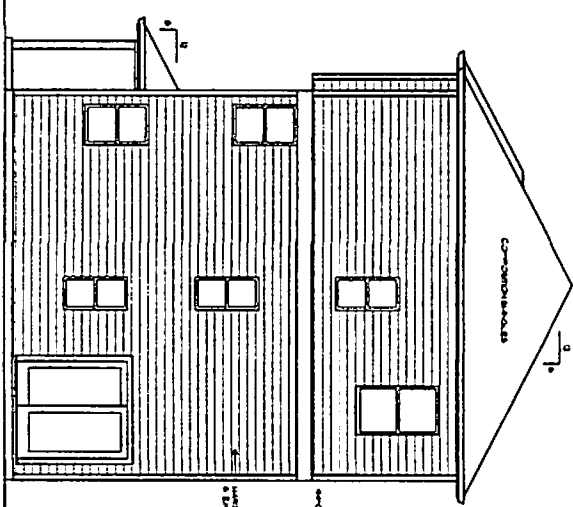
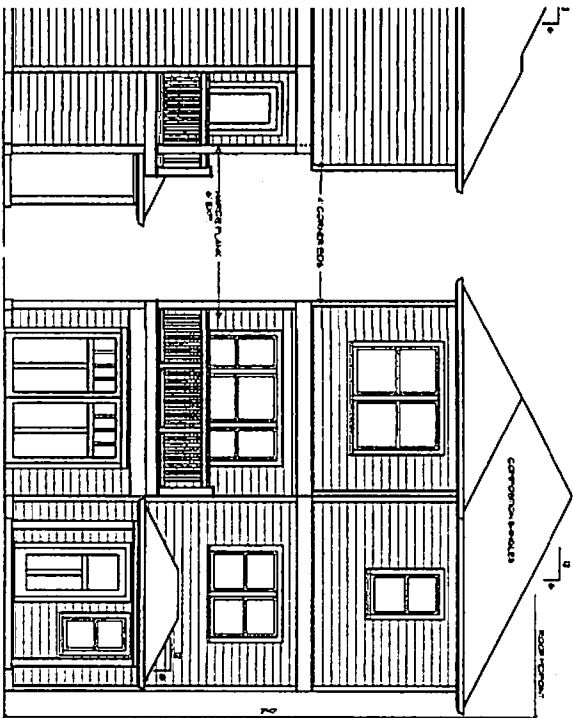
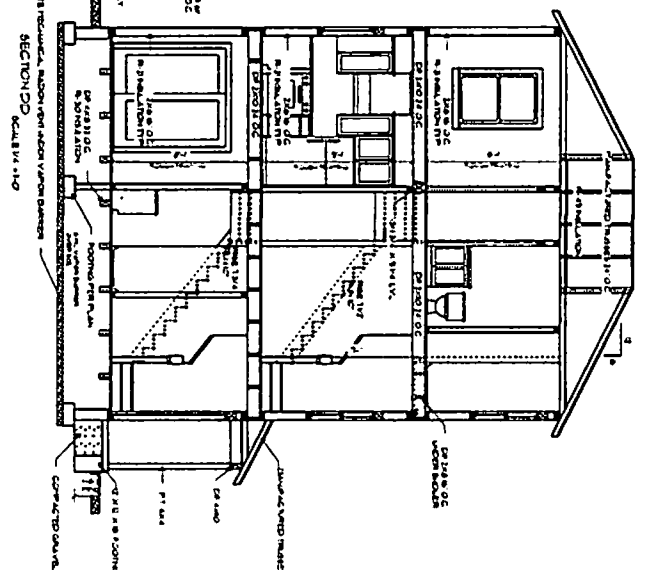
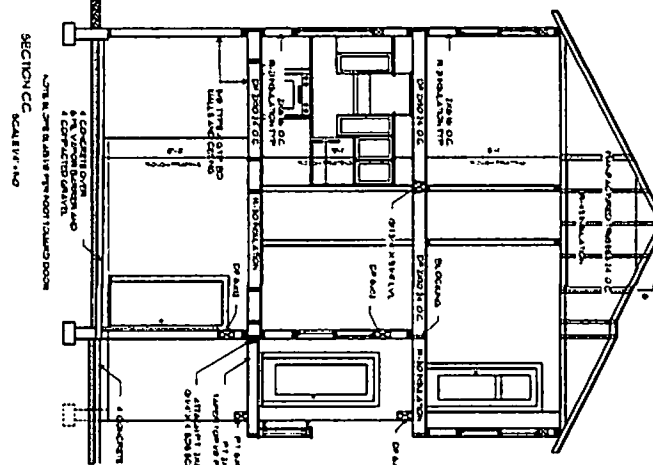
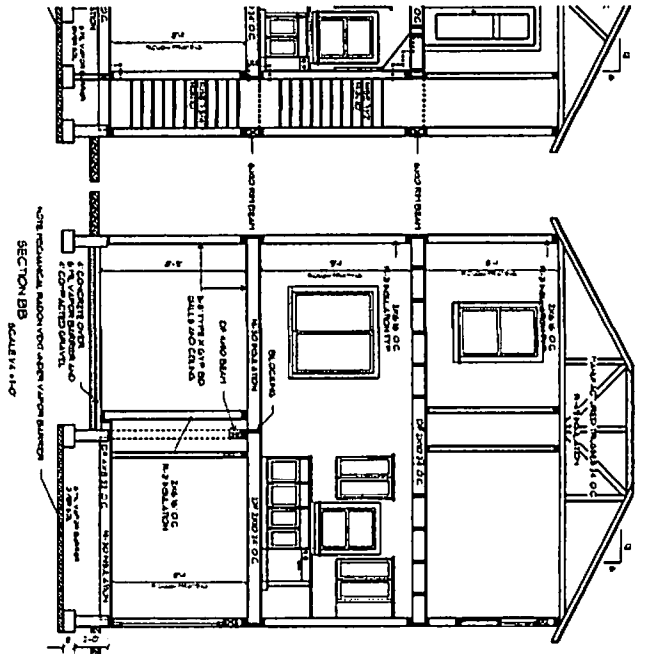


NOTE: GARAGE FLOOR SECOND AND THIRD FLOORS TO BE FIN. 12" ABOVE FINISHED FLOOR



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

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

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

WINDOW AREA CALCULATION
FLOOR AREA: 141.12 SF
WINDOW AREA: 118.80 SF
WINDOW PERCENTAGE: 84.2%

WINDOW AREA CALCULATION
FLOOR AREA: 141.12 SF
WINDOW AREA: 118.80 SF
WINDOW PERCENTAGE: 84.2%

SUNRISE PLACE

03

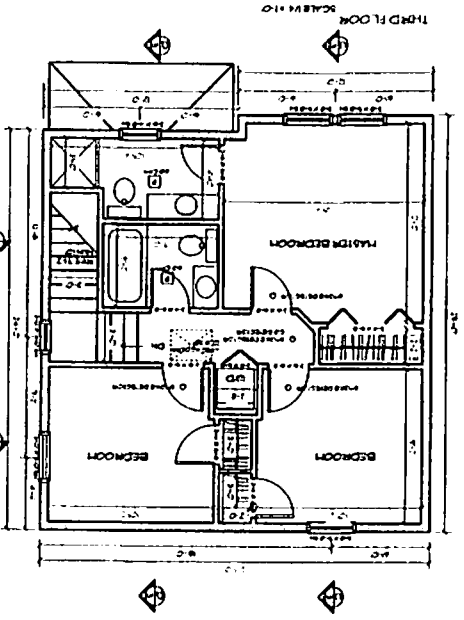
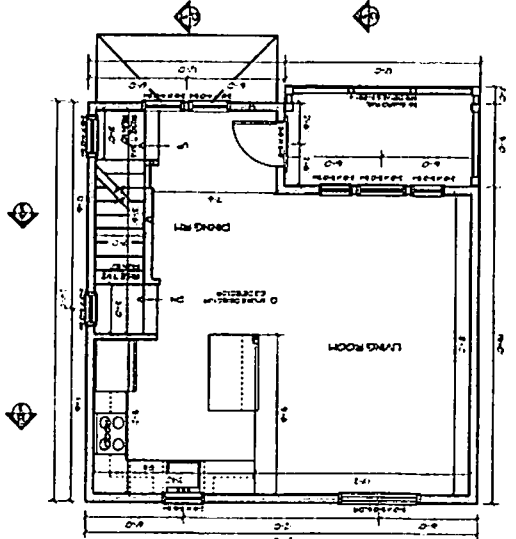
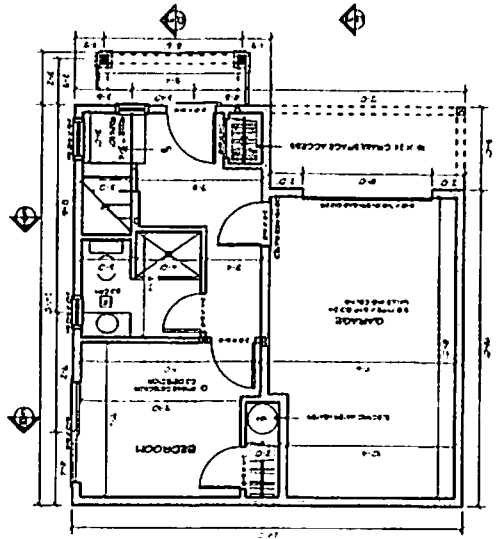
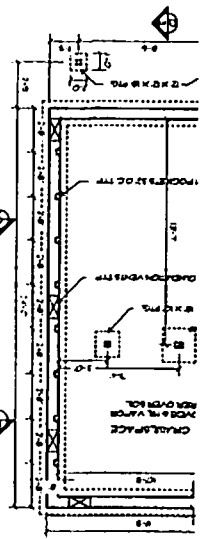
ELEVATIONS AND SECTIONS
GARAGE LEFT

04

FLASHBACK DESIGN
PORTLAND, OR 503 286 6286

NOTE FOR ALL STRUCTURAL SPECIFICATIONS

NOTE WALLS DRAIN AND DIMENSIONED AS 4 AND 6 INCH SECTIONS FOR ROUGH FRAMING. ALLOW INTERIOR FINISHES FOR MANUFACTURED COMPONENTS SUCH AS TUBS AND SHOWERS. FRAME TO MANUFACTURER'S SPECIFICATIONS MAKE HELD ADJUSTMENTS AS NECESSARY.



SUNRISE PLACE

PLANS AND FRAMING PLANS
GARAGE LEFT

ADDITIONAL MEASURES

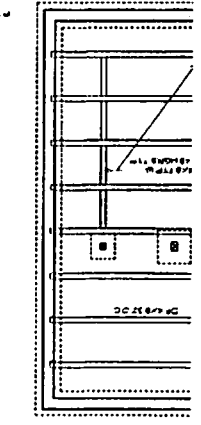
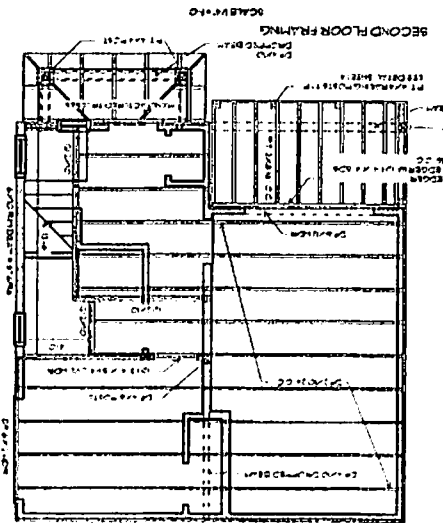
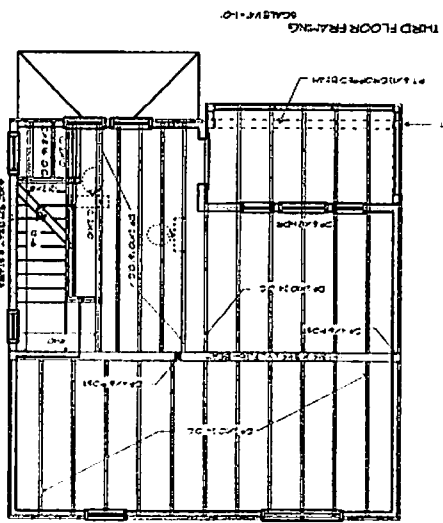
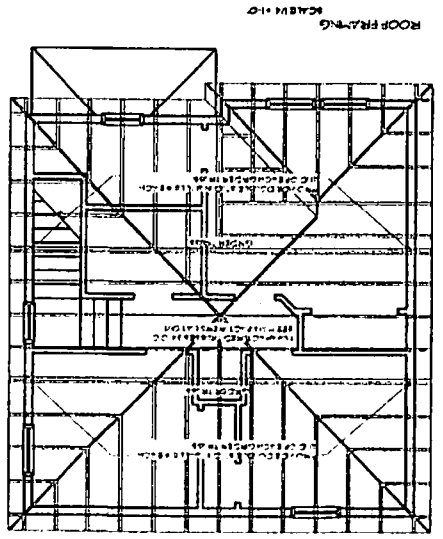
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK.
4. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK.
5. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL FIRE AND SAFETY CODE BOOK.
6. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.
7. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.
8. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.
9. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.
10. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.

BUILDING AREA

FIRST FLOOR	275 SQ. FT.
SECOND FLOOR	565 SQ. FT.
THIRD FLOOR	565 SQ. FT.
TOTAL	1405 SQ. FT.

GARAGE 120 SQ. FT.

WINDOW SILL
H. DIMENSIONS ARE MEASURED TO THE TOP OF THE WINDOW SILL. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE. ALL WORK IS TO BE ACCORDING TO THE 2018 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.



FLASHBACK DECK
PORTLAND, OR 503 286 6889

SEE SHEET 4 FOR LATERAL BRACING SPECIFICATIONS
REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL SPECIFICATIONS