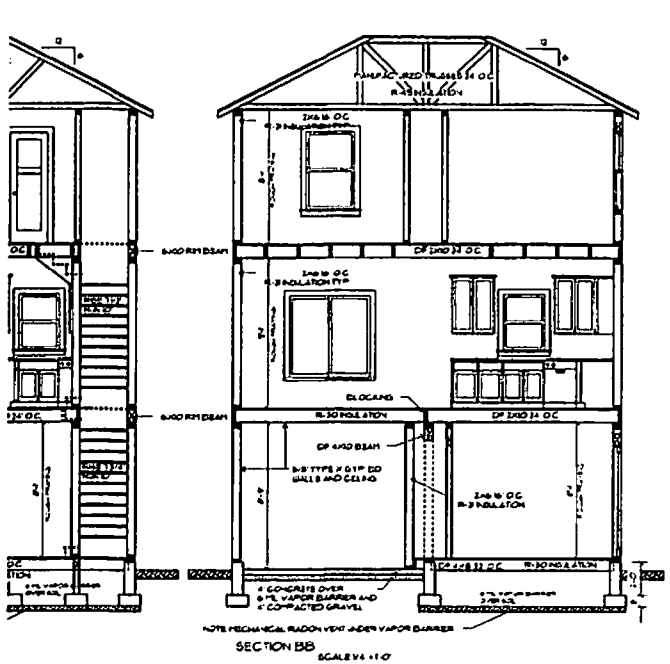
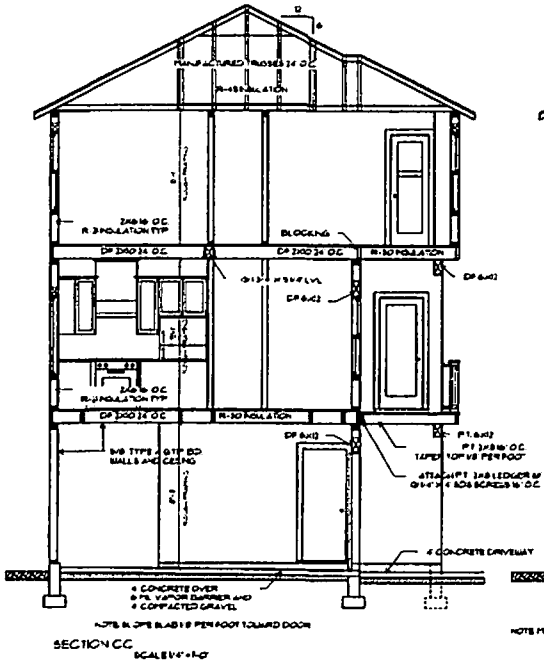
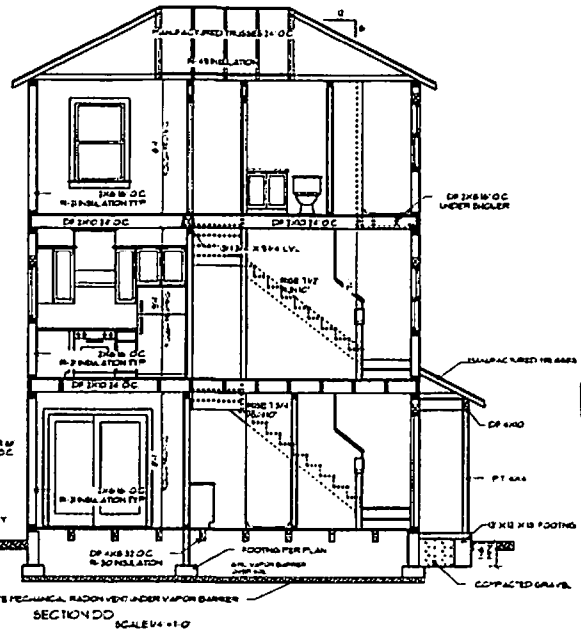
NOTE WINDOW SILLS ON SECOND AND THIRD FLOORS TO BE 1'6" ± 24" ABOVE FINISHED FLOOR



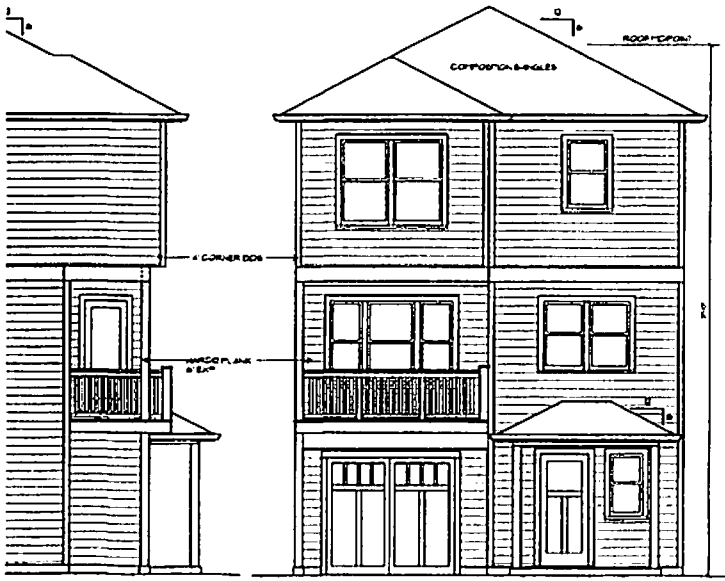
SECTION BB
SCALE 1/4" = 1'-0"



SECTION CC
SCALE 1/4" = 1'-0"

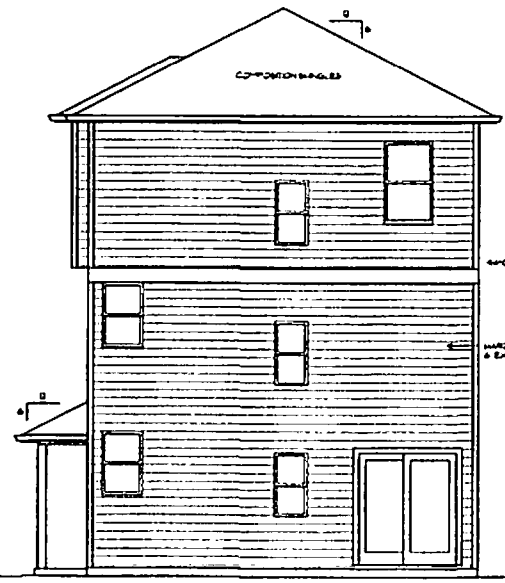


SECTION DD
SCALE 1/4" = 1'-0"



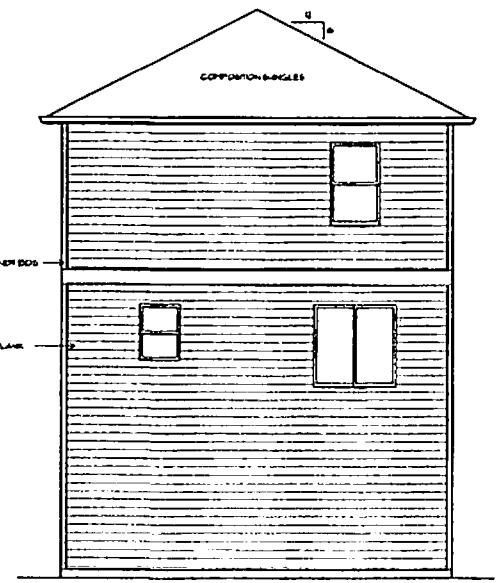
FRONT ELEVATION
SCALE 1/4" = 1'-0"

WINDOW AREA CALCULATION
FACADE AREA = 693 SQFT
REQUIRED WINDOW AREA = 693 X 15 = 98 SQFT
WINDOW AREA PROVIDED = 23 SQFT



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

WINDOW AREA CALCULATION
FACADE AREA = 660 SQFT
REQUIRED WINDOW AREA = 660 X 15 = 99 SQFT
WINDOW AREA PROVIDED = 99 SQFT



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

SUNRISE PLACE

ELEVATIONS AND SECTIONS
GARAGE LEFT

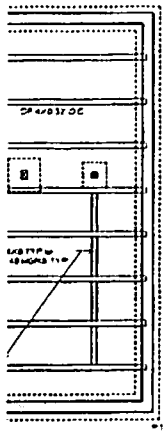
DWG. 3

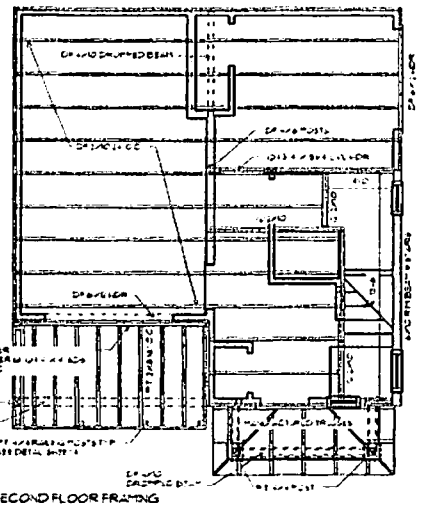
QTY 4

FLASHBACK DESIGN
PORTLAND, OR 503 286 6256

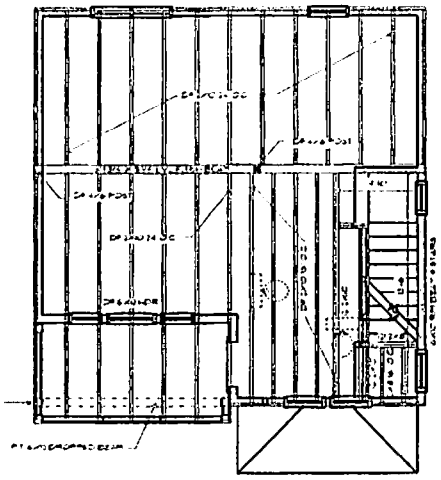
NOT SPECIFICALLY CALLED OUT TO BE DF 4/4)

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

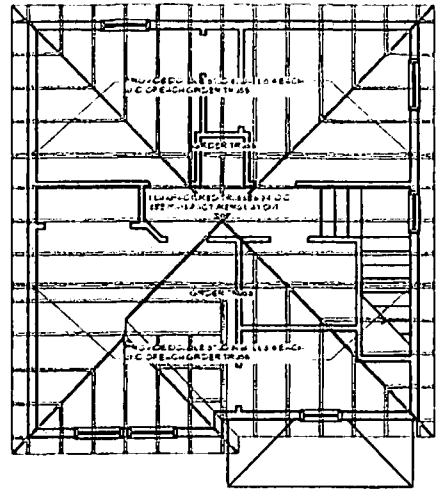




SECOND FLOOR FRAMING
SCALE 1/4"=1'-0"



THIRD FLOOR FRAMING
SCALE 1/4"=1'-0"



ROOF FRAMING
SCALE 1/4"=1'-0"

ADDITIONAL MEASURES

3/ HIGH EFFICIENCY ENVELOPE

G/ DUCTLESS HEAT PUMP

BUILDING AREA

FIRST FLOOR	786 SQ.FT.
SECOND FLOOR	949 SQ.FT.
THIRD FLOOR	949 SQ.FT.
TOTAL	1,599 SQ.FT.

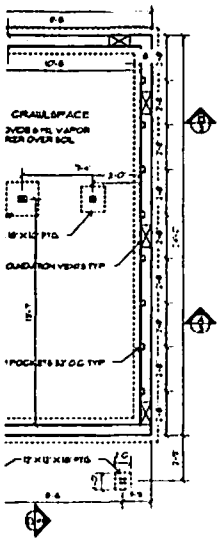
GARAGE 330 SQ.FT.

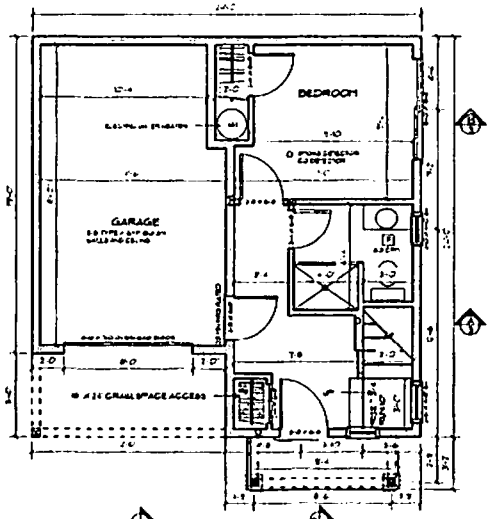
WINDOW SILLS

IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED

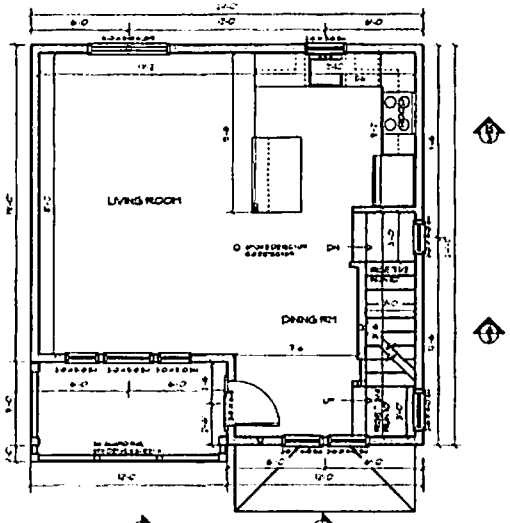
EGRESS WINDOWS

NET CLEAR OPENING 5.7 SQ.FT.
MINIMUM OPENING HEIGHT 24 INCHES
MINIMUM OPENING WIDTH 20 INCHES
MAXIMUM SILL HEIGHT 44 INCHES FROM FLOOR

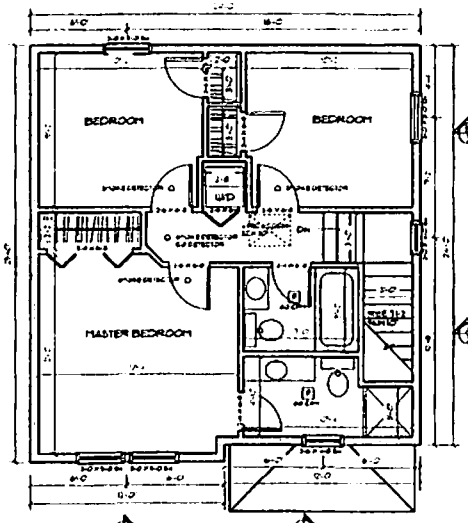




FIRST FLOOR
SCALE 1/4"=1'-0"



SECOND FLOOR
SCALE 1/4"=1'-0"



THIRD FLOOR
SCALE 1/4"=1'-0"

KET FOR ALL STRUCTURAL SPECIFICATIONS
N SECTION DETAILS

NOTE: WALLS DRAWN AND DIMENSIONED AS 4 AND 6 INCH SECTIONS, FOR ROUGH FRAMING ADD 1" TO INTERIOR DIMENSIONS SHOWN. FOR EXAMPLE IF THE ROOM DIMENSION IS 11'-8" FRAME IT TO 11'-9" TO ALLOW FOR INTERIOR FINISHES. FOR MANUFACTURED COMPONENTS SUCH AS TUBS AND SHOWERS FRAME TO MANUFACTURERS SPECIFICATIONS. MAKE FIELD ADJUSTMENTS AS NECESSARY.

FLASHBACK DESIGN
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SHT 4

PLANS AND FRAMING PLANS
GARAGE LEFT

SHT 7

SUNRISE PLACE