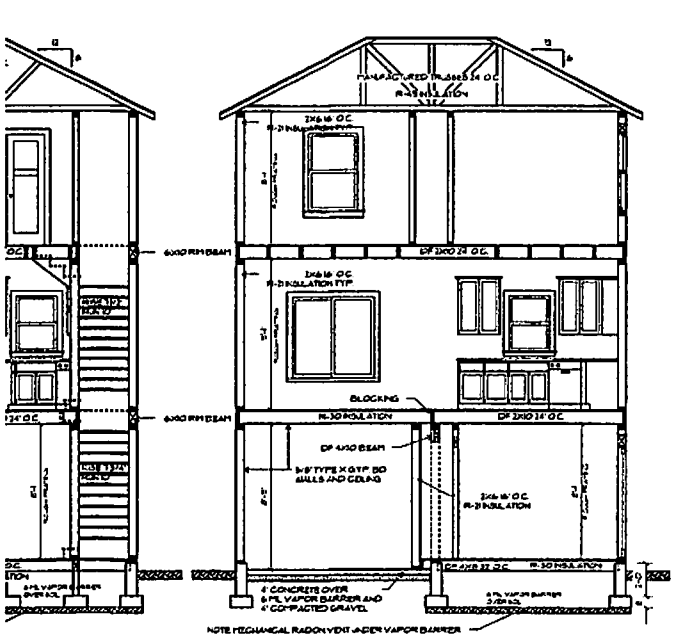
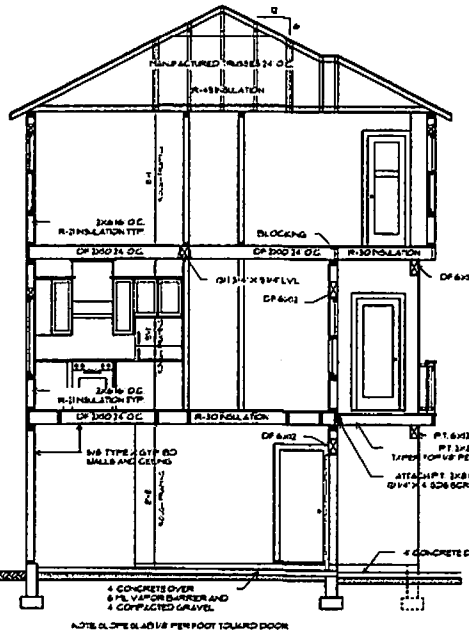
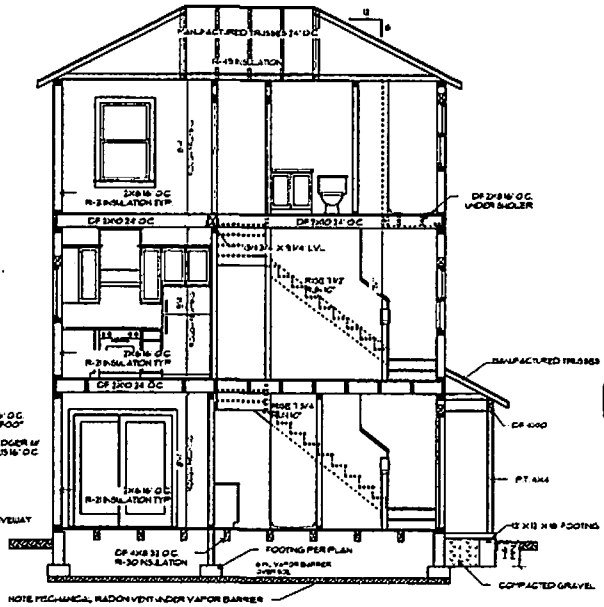
NOTE WINDOW SILLS ON SECOND AND THIRD FLOORS TO BE MIN. 24" ABOVE FINISHED FLOOR



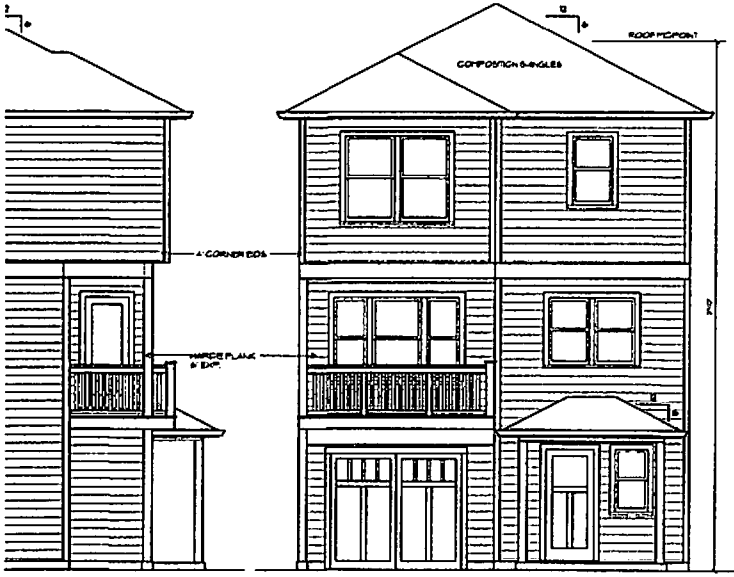
SECTION BB
SCALE 1/4" = 1'-0"



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

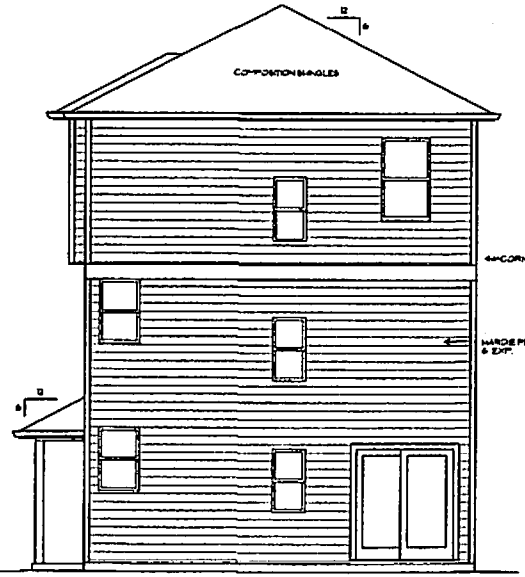


SECTION DD
SCALE 1/4" = 1'-0"



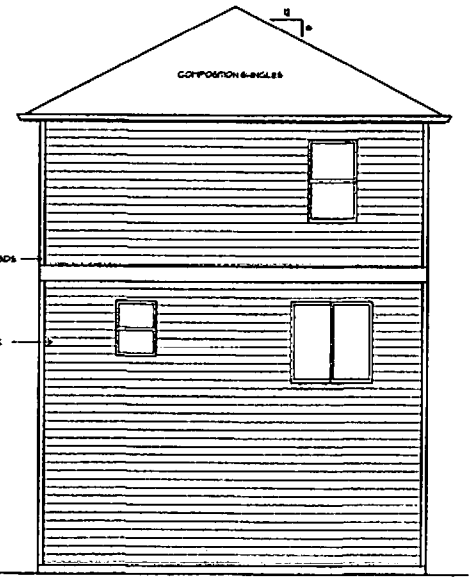
FRONT ELEVATION
SCALE 1/4" = 1'-0"

WINDOW AREA CALCULATION
FACADE AREA = 692 SQ FT
REQUIRED WINDOW AREA = 692 X 15 = 98 SQ FT
WINDOW AREA PROVIDED = 133 SQ FT



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

WINDOW AREA CALCULATION
FACADE AREA = 660 SQ FT
REQUIRED WINDOW AREA = 660 X 15 = 99 SQ FT
WINDOW AREA PROVIDED = 99 SQ FT



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

FLASHBACK DESIGN
PORTLAND, OR 503 286 6280

SUNRISE PLACE

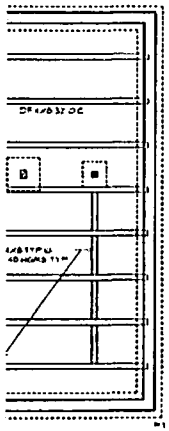
SHT. 3

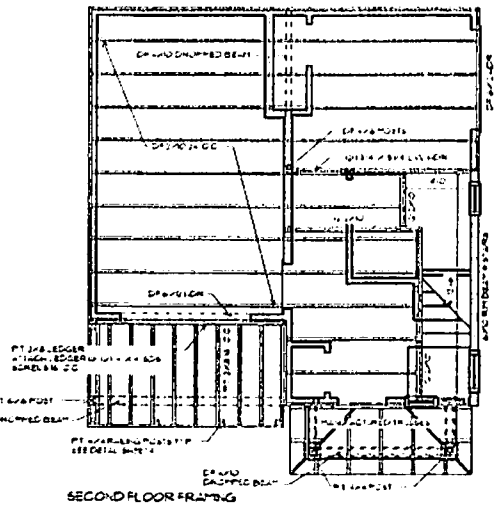
ELEVATIONS AND SECTIONS
GARAGE LEFT

OF 4

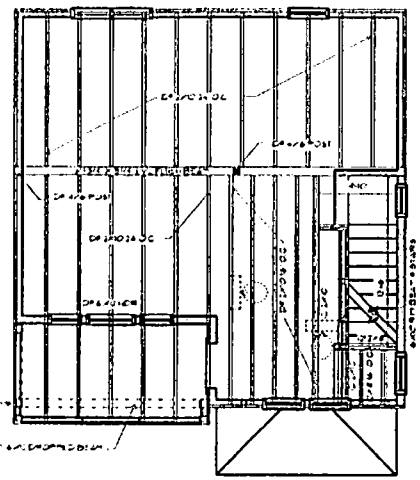
(OT SPECIFICALLY CALLED OUT TO BE DF #2)

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

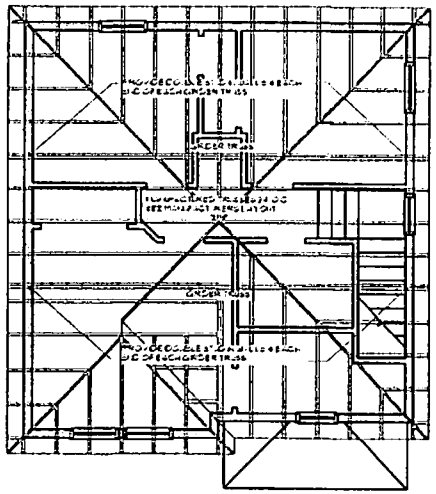




SECOND FLOOR FRAMING
SCALE 1/4"=1'-0"



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



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

ADDITIONAL MEASURES

3 HIGH EFFICIENCY ENVELOPE

DUCTLESS HEAT PUMP

BUILDING AREA

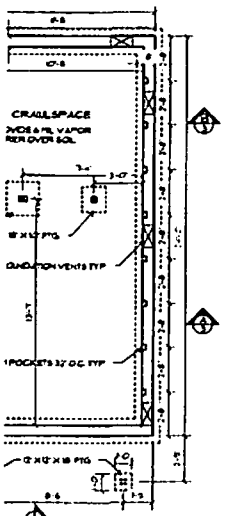
FIRST FLOOR	726 SQ.FT.
SECOND FLOOR	919 SQ.FT
THIRD FLOOR	868 SQ.FT
TOTAL	1993 SQ.FT
GARAGE	220 SQ.FT

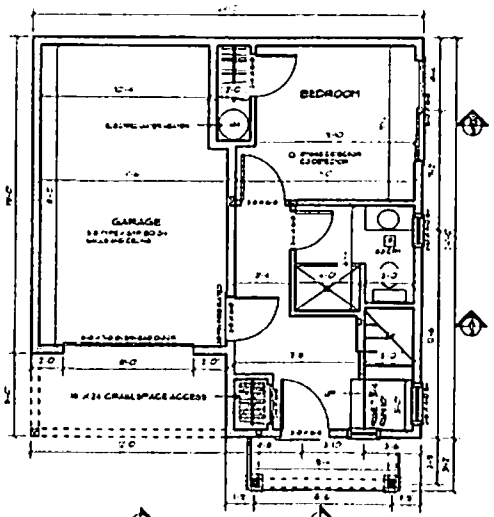
WINDOW SILLS

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

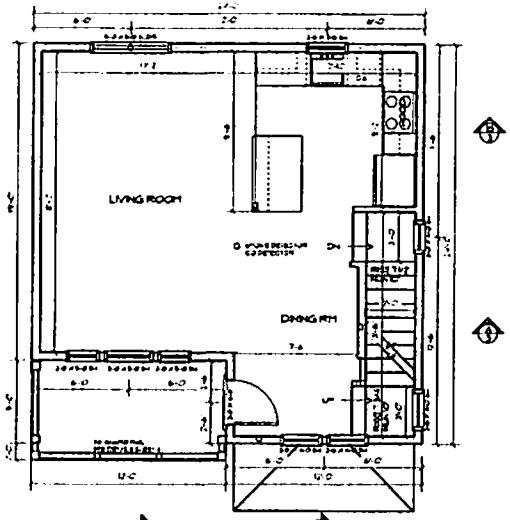
EGRESS WINDOWS

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

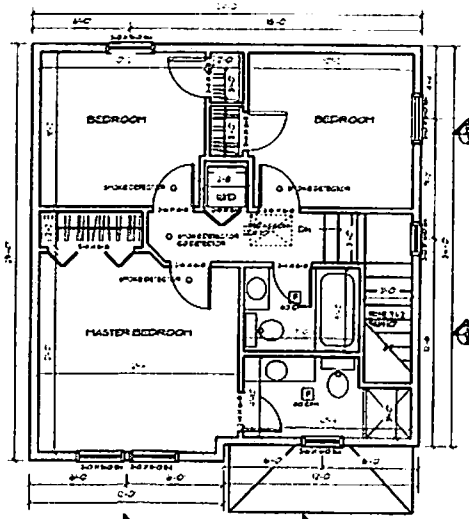




FIRST FLOOR
SCALE 1/4"=1'-0"



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
PORTLAND, OR 503 286 6286

SHT 4

PLANS AND FRAMING PLANS
GARAGE LEFT

SUNRISE PLACE

SHT 2