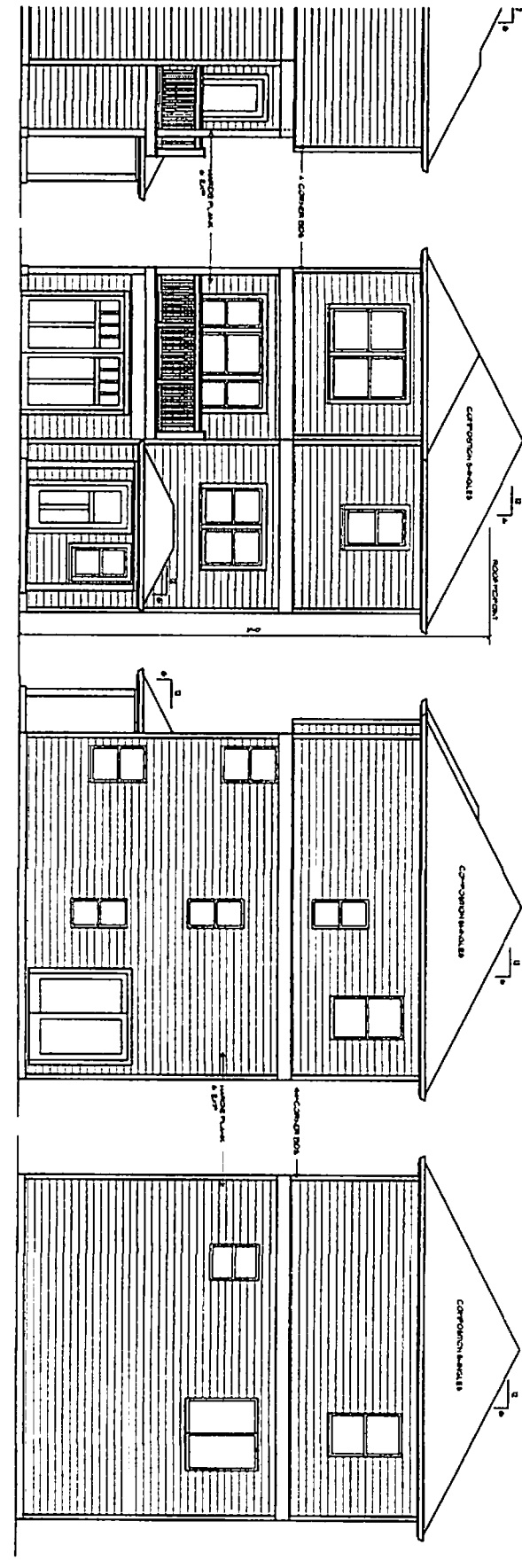
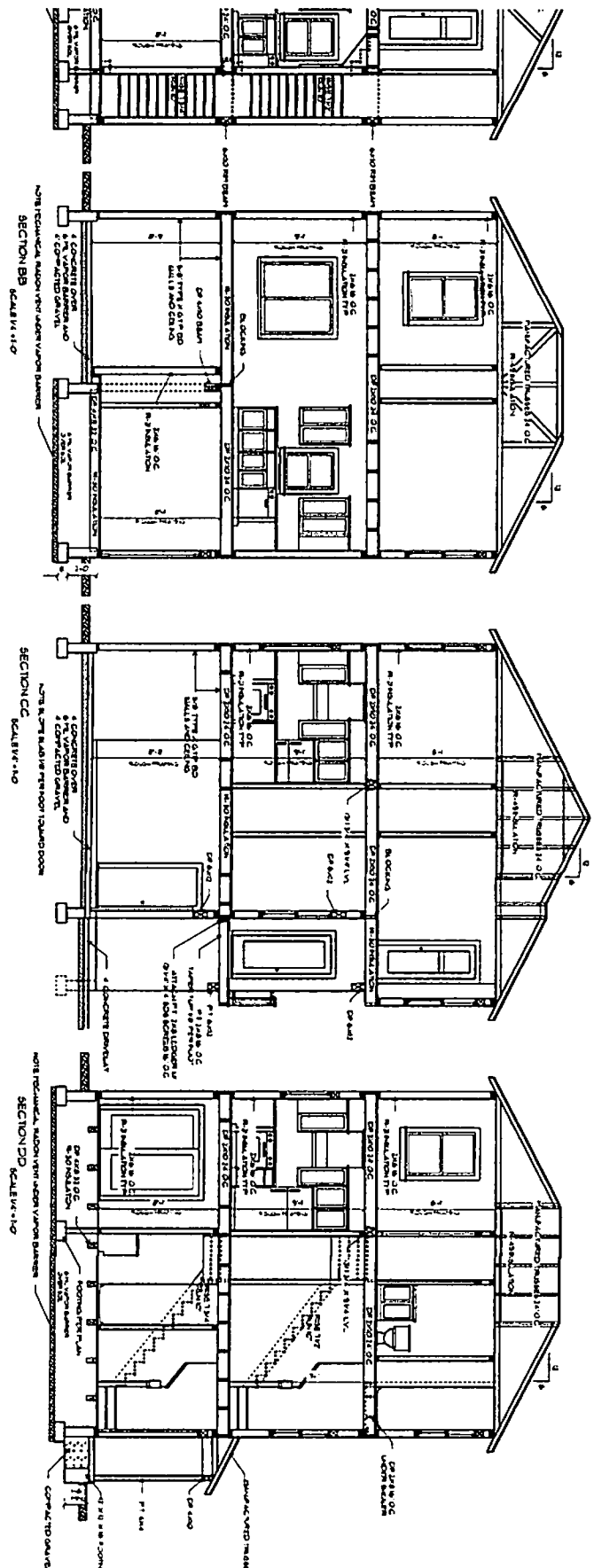


NOTE: UNFLOOR BELLS ON SECOND AND THIRD FLOORS TO BE PER 14 ABOVE FINISHED FLOOR



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

WINDOW AREA CALCULATION:
WINDOW AREA: 11.51 SQ FT
TOTAL WINDOW AREA: 11.51 SQ FT

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

WINDOW AREA CALCULATION:
WINDOW AREA: 11.51 SQ FT
TOTAL WINDOW AREA: 11.51 SQ FT

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

SUNRISE PLACE

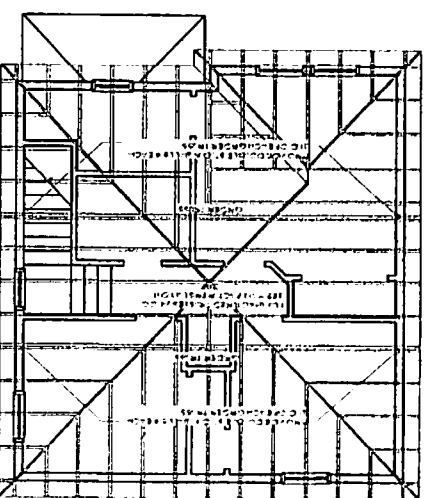
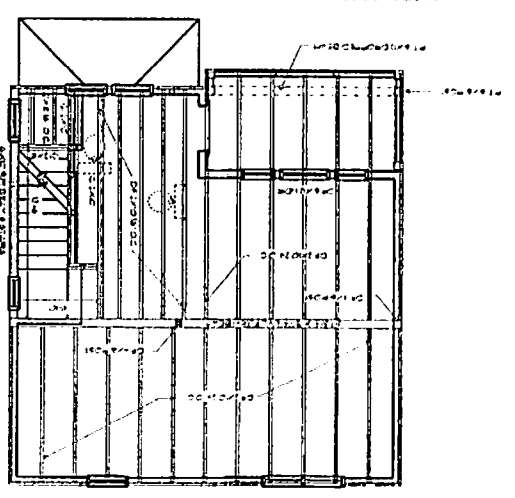
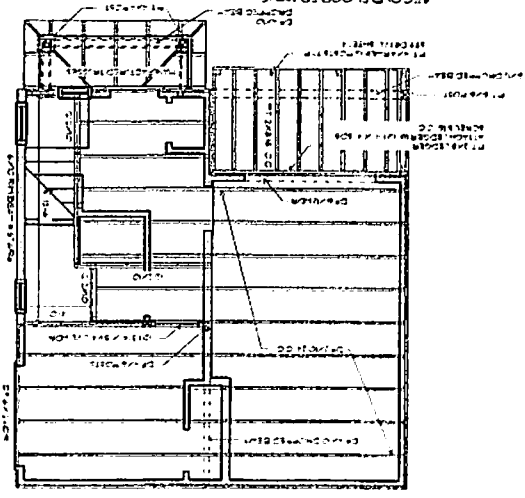
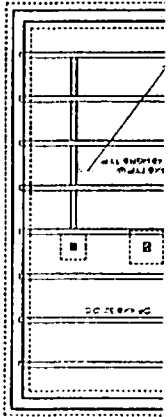
3

ELEVATIONS AND SECTIONS
GARAGE LEFT

4

FLASHBACK DESIGN
PORTLAND, OR 503 286 6286

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



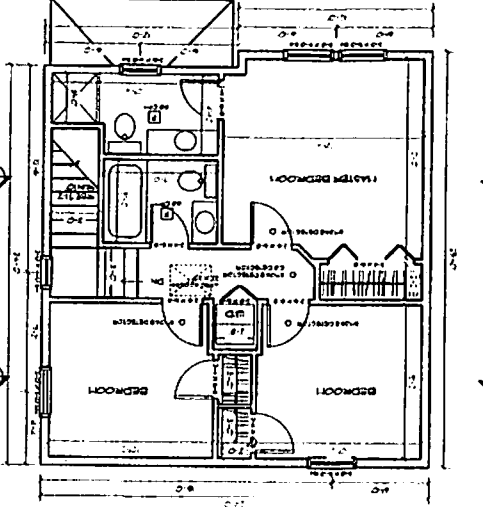
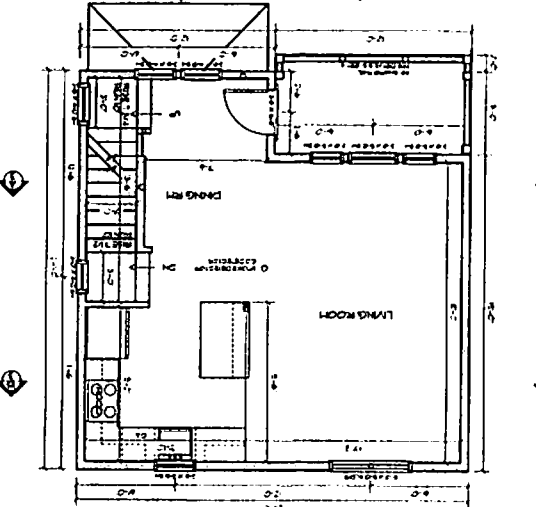
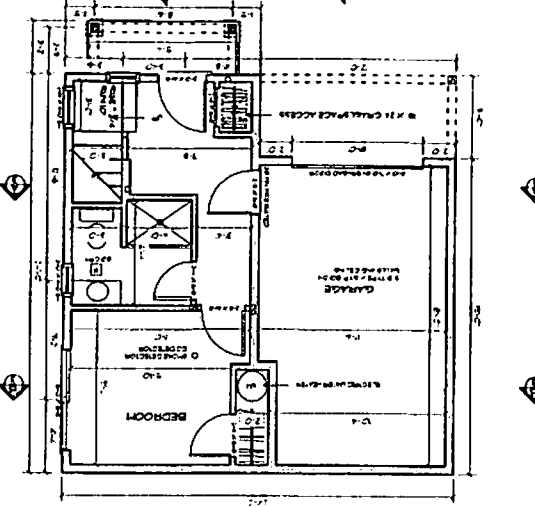
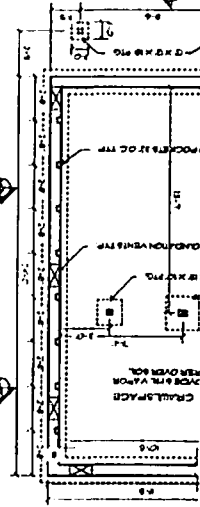
ADDITIONAL FEATURES

2. HIGH DENSITY DEVELOPMENT
 3. ALL INTERIOR WALLS SHALL BE 8 INCH THICK CONCRETE BLOCK WITH 1/2 INCH REINFORCING BARS AT 16 INCH ON CENTER.
 4. ALL EXTERIOR WALLS SHALL BE 12 INCH THICK CONCRETE BLOCK WITH 1/2 INCH REINFORCING BARS AT 16 INCH ON CENTER.
 5. ALL ROOFING SHALL BE AS SHOWN OR OF EQUAL OR BETTER QUALITY.
 6. ALL ROOFING SHALL BE INSTALLED OVER A 2 INCH MINIMUM INSULATION LAYER.
 7. ALL ROOFING SHALL BE INSTALLED OVER A 2 INCH MINIMUM INSULATION LAYER.
 8. ALL ROOFING SHALL BE INSTALLED OVER A 2 INCH MINIMUM INSULATION LAYER.

BUILDING AREA

1ST FLOOR	275 SQ FT
2ND FLOOR	95 SQ FT
3RD FLOOR	155 SQ FT
TOTAL	525 SQ FT
GARAGE	110 SQ FT

INDOOR WALLS
 WALLS AND PARTS THEREOF SHALL BE 8 INCH THICK CONCRETE BLOCK WITH 1/2 INCH REINFORCING BARS AT 16 INCH ON CENTER.
 EXTERIOR WALLS
 WALLS AND PARTS THEREOF SHALL BE 12 INCH THICK CONCRETE BLOCK WITH 1/2 INCH REINFORCING BARS AT 16 INCH ON CENTER.
 ALL ROOFING SHALL BE AS SHOWN OR OF EQUAL OR BETTER QUALITY.



KEY FOR ALL STRUCTURAL SPECIFICATIONS

NOTE WALLS DRAIN AND DIMENSIONED AS 4 AND 6 INCH SECTIONS, FOR ROUGH FRAMING ADD 1/2 INCH TO INTERIOR DIMENSIONS SHOWN. FOR EXAMPLE IF THE ROOM DIMENSION IS 8'-0" FRAMES IT TO 8'-7 1/2" ALLOW FOR INTERIOR FINISHES FOR MANUFACTURED COMPONENTS SUCH AS TUBS AND SHOWERS. FLAT TO MANUFACTURERS SPECIFICATIONS TAKE FIELD ADJUSTMENTS AS NECESSARY.

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PLANS AND FRAMING PLANS
 GARAGE LEFT

SUNRISE PLACE

Sheet 2