

NOTE: SHOWN ELEVATIONS ON SECOND AND THIRD FLOORS TO BE FINISH ABOVE FINISHED FLOOR  
 ATTIC VENTILATION - PER LOCAL REQUIREMENTS - MAXIMUM HEIGHT 12" FROM FINISHED FLOOR  
 PER LOCAL REQUIREMENTS - MAXIMUM HEIGHT 12" FROM FINISHED FLOOR  
 PER LOCAL REQUIREMENTS - MAXIMUM HEIGHT 12" FROM FINISHED FLOOR

City of Portland  
 Development Services  
 Approved By: [Signature]  
 Inspected and Sealed: [Signature]

FLASHBACK DESIGN  
 1001 N. 10TH AVE  
 PORTLAND, OR 97227  
 503.286.6298

CROSSCREEK MEADOWS  
 24 X 24 VERSION 2

ELEVATIONS AND SECTIONS  
 GARAGE RIGHT REVISED 14 OCT. 2017

FLASHBACK DESIGN  
 PORTLAND, OR 503 286 6298

Sheet 3

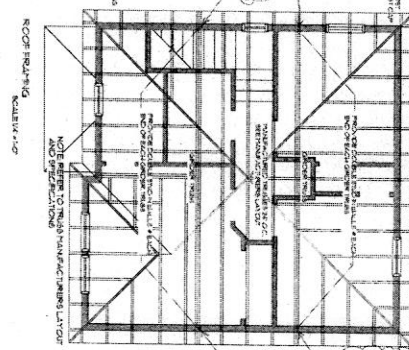
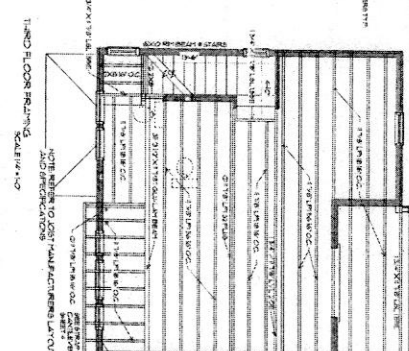
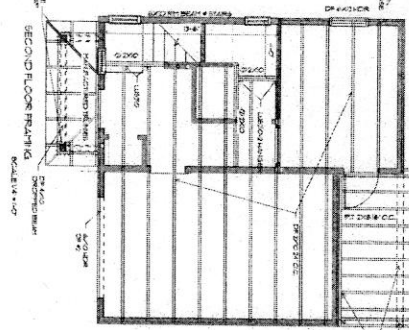
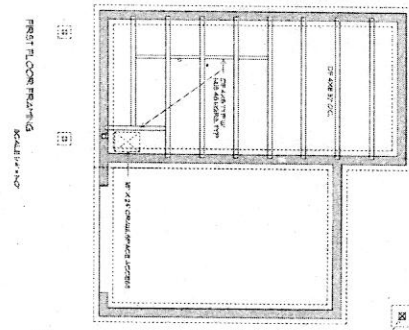
Sheet 4

9

9

NOTE: ALL LOAD BEARING MEMBERS NOT SPECIFICALLY CALLED OUT TO BE DF-4/27  
 NOTE: ALL WOOD STRUCTURAL MEMBERS TO BE DOUGLAS FIR #2 OR BETTER UNLESS NOTED OTHERWISE

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

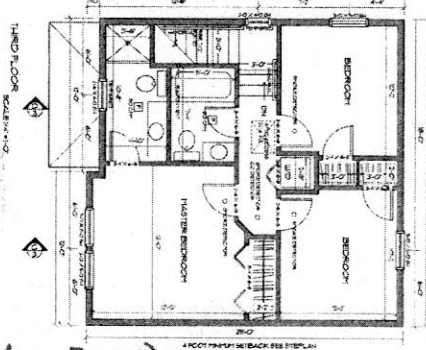
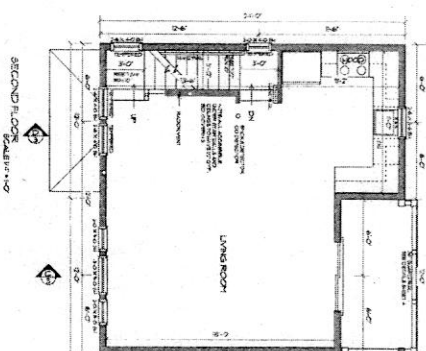
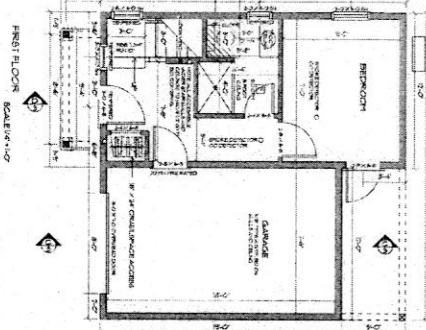
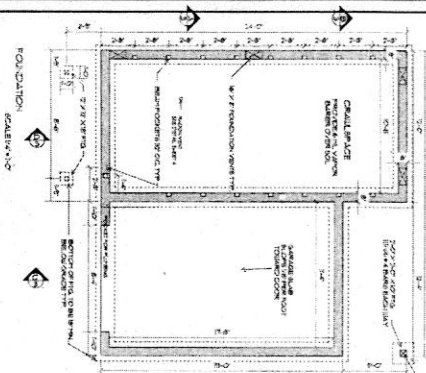


**PRESCRIPTIVE ENVELOPE REQUIREMENTS**  
 FULL BUILDING ENVELOPE SHALL BE PROVIDED FOR ALL EXTERIOR WALLS AND ROOFS. THE ENVELOPE SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). THE ENVELOPE SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE PROJECT MANUAL.

**ADDITIONAL REQUIREMENTS**  
 ALL EXTERIOR WALLS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). ALL ROOFS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

**BUILDING AREA**  
 BUILDING AREA: 1,234 SQ. FT.  
 FIRST FLOOR: 650 SQ. FT.  
 SECOND FLOOR: 584 SQ. FT.  
 TOTAL: 1,234 SQ. FT.

**INNOVATIVE**  
 THE DESIGN OF THIS GARAGE IS CONSIDERED INNOVATIVE AS IT DEPARTS FROM THE CONVENTIONAL DESIGN OF A GARAGE. THE DESIGNER HAS EMPLOYED UNUSUAL MATERIALS AND METHODS TO ACHIEVE THE DESIRED FUNCTIONALITY AND AESTHETIC APPEAL.



REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL SPECIFICATIONS  
 SEE SHEET 4 FOR FOUNDATION SECTION DETAILS

NOTE: ALL DRAINS AND DOWNSPUTS SHALL BE 4" AND 6" HIGH RECTIONS FOR ROOF DRAINING. DO NOT ALLOW FOR INFERIOR FINISHES FOR MANUFACTURED COMPONENTS SUCH AS TRIMS AND SILLERS. RAISE TO MANUFACTURERS SPECIFICATIONS WHERE FIELD ADJUSTMENTS ARE NECESSARY.

**(UNITS 3, 5, 9)**  
**CROSSCREEK MEADOWS**  
**24 X 24 VERSION 2**

**PLANS AND FRAMING PLANS**  
**GARAGE RIGHT REVISED 14 OCT. 2017**

**FLASHBACK DESIGN**  
 PORTLAND, OR 503 286 6288

DATE: 10/14/17  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES  
 SCALE: 1/4" = 1'-0"