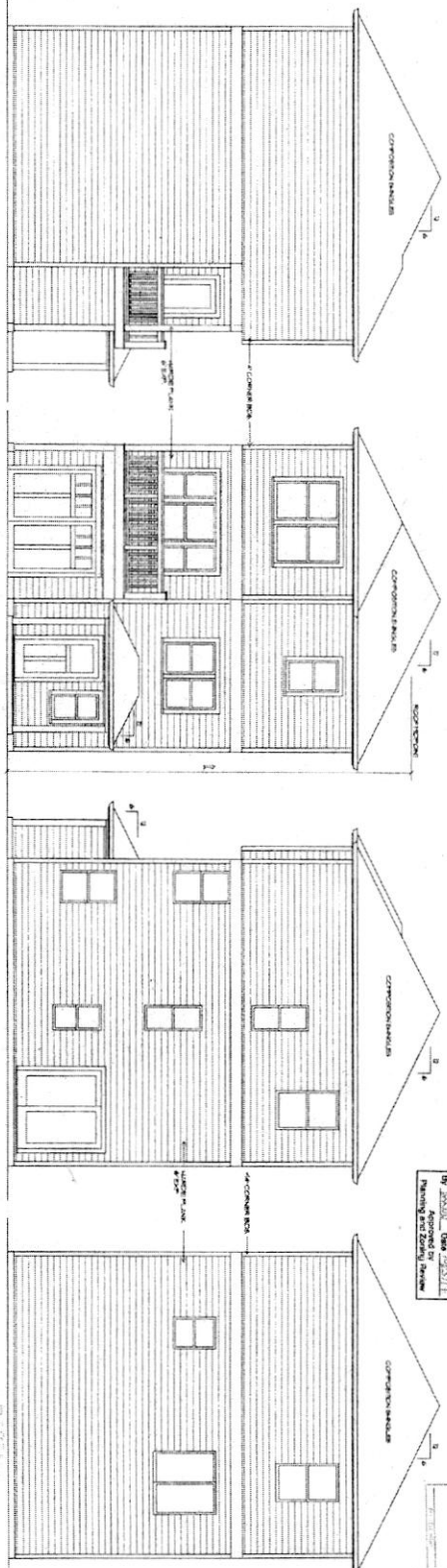
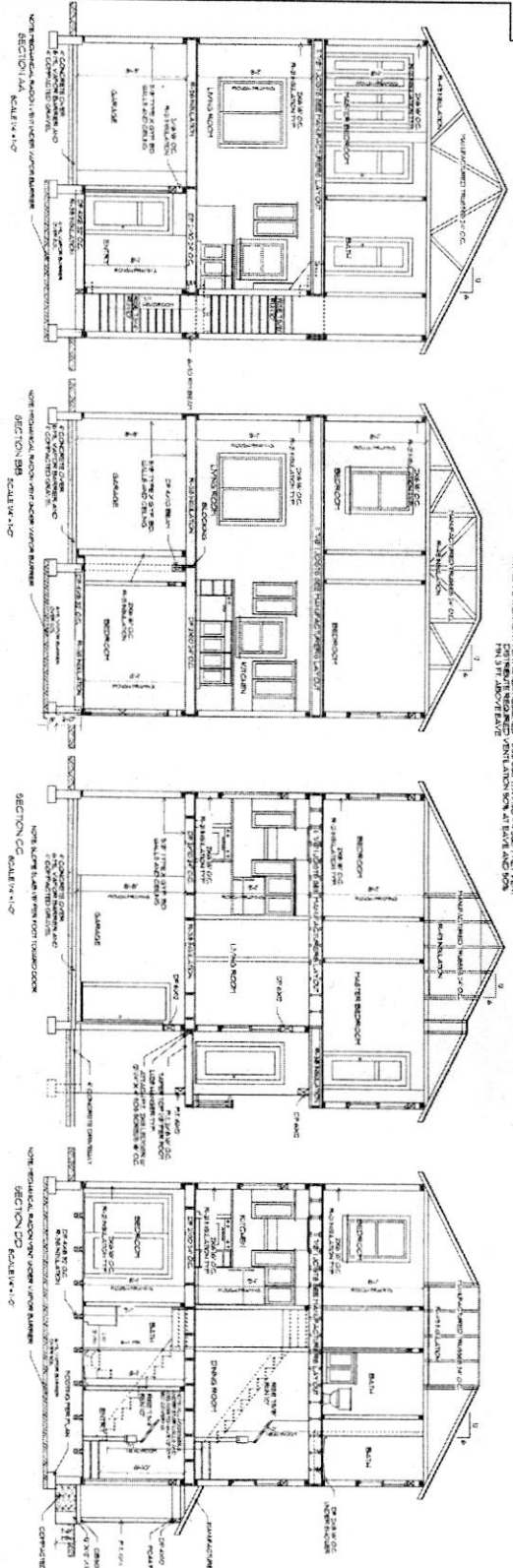


NOTE: WINDOW SILL OF SECOND AND THIRD FLOORS TO BE FIN. 2' ABOVE FINISHED FLOOR.  
 ATTIC VENTILATION: VENT AREA REQUIRED = 1/150 SQ. FT. VENT. AREA PER SQ. FT. OF FIN. FLOOR AREA.  
 FIN. 1ST FLOOR FINISH: FINISH FLOOR AT 10'0" ABOVE FIN. 1ST FLOOR.



City of Portland  
 Department of Planning  
 By: [Signature]  
 Approved for  
 Planning and Zoning Review

DATE: 10/18/2011  
 TIME: 10:00 AM

CROSSCREEK MEADOWS  
 24 X 24 VERSION I

SHEET 3

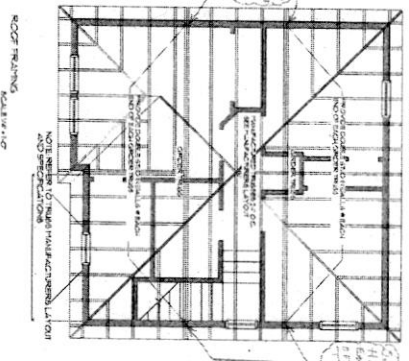
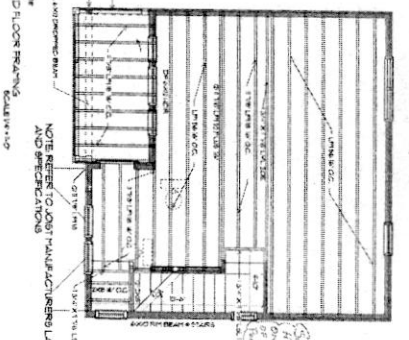
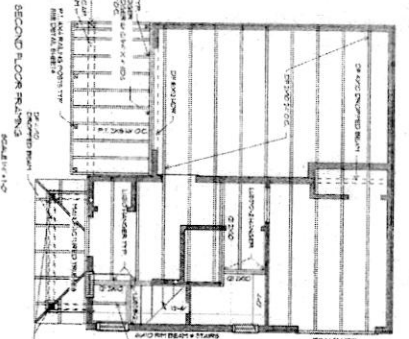
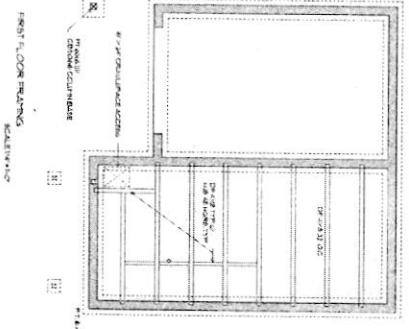
ELEVATIONS AND SECTIONS  
 GARAGE LEFT REVISED 14 OCT. 2011

FLASHBACK DESIGN  
 PORTLAND, OR 503 286 6286

NOTE ALL LOAD BEARING MEMBERS NOT SPECIFICALLY CALLED OUT TO BE 2X12  
 NOTE ALL WOOD STRUCTURAL MEMBERS TO BE DOUBLE END JOINTS UNLESS NOTED OTHERWISE

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

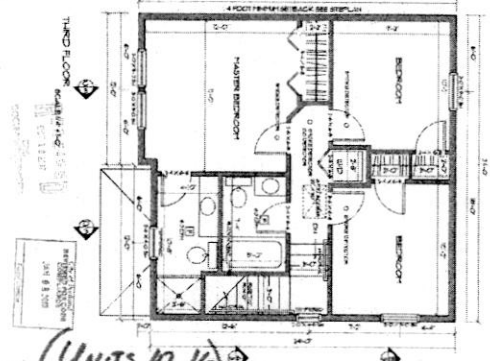
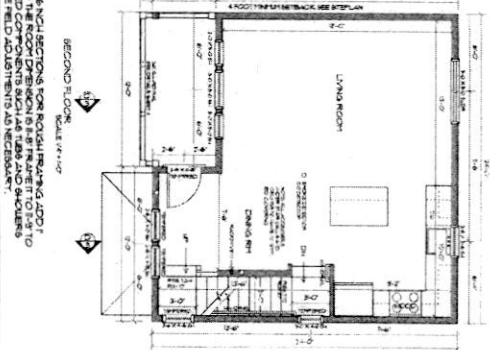
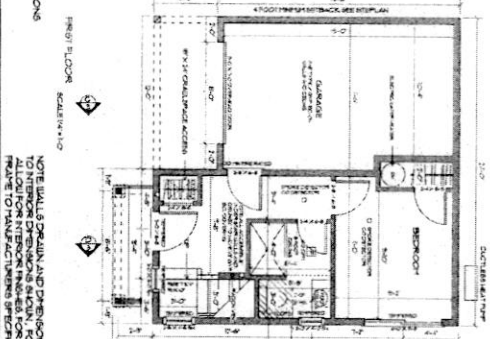
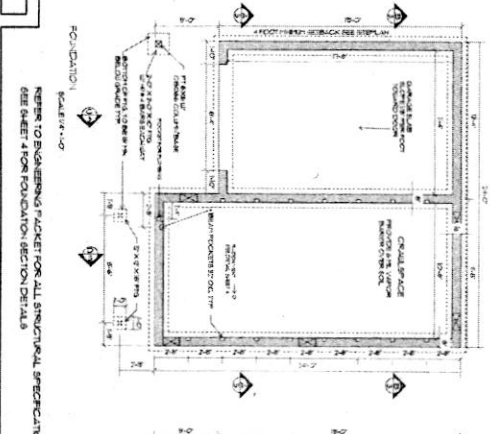
ATTENTION: SEE AREA REGARDING 2X8 JOIST XING 4x8 JOIST  
 SEE SHEET 4 FOR LATERAL BRACING SPECIFICATIONS



**PERSCRIPTIVE SCHEDULE REQUIREMENTS**  
 ALL WOOD STRUCTURAL MEMBERS SHALL BE SPECIFIED AS TO GRADE, MOISTURE CONTENT, AND TREATMENT. ALL WOOD SHALL BE DRY (MOISTURE CONTENT NOT TO EXCEED 19%) AT THE TIME OF INSTALLATION. ALL WOOD SHALL BE TREATED TO RESIST DECAY AND TERMITES. ALL WOOD SHALL BE KILN DRIED TO A MOISTURE CONTENT OF 19% OR LESS. ALL WOOD SHALL BE SPECIFIED AS TO GRADE AND TREATMENT. ALL WOOD SHALL BE SPECIFIED AS TO GRADE AND TREATMENT. ALL WOOD SHALL BE SPECIFIED AS TO GRADE AND TREATMENT.

**BUILDING AREA**  
 1ST FLOOR: 284 SQ FT  
 2ND FLOOR: 98 SQ FT  
 3RD FLOOR: 98 SQ FT  
 TOTAL: 480 SQ FT

**INDOOR SILLS**  
 ALL DOOR SILLS SHALL BE 2X8 OR 2X10 LAYERS. ALL WINDOW SILLS SHALL BE 2X8 OR 2X10 LAYERS. ALL SILLS SHALL BE SPECIFIED AS TO GRADE AND TREATMENT. ALL SILLS SHALL BE SPECIFIED AS TO GRADE AND TREATMENT. ALL SILLS SHALL BE SPECIFIED AS TO GRADE AND TREATMENT.



(Units 10, 16)  
 CROSSCREEK MEADOWS  
 24 X 24 VERSION I

PLANS AND FRAMING PLANS  
 GARAGE LEFT  
 REVISED 14 OCT, 2011

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 PORTLAND, OR 503 286 6258