

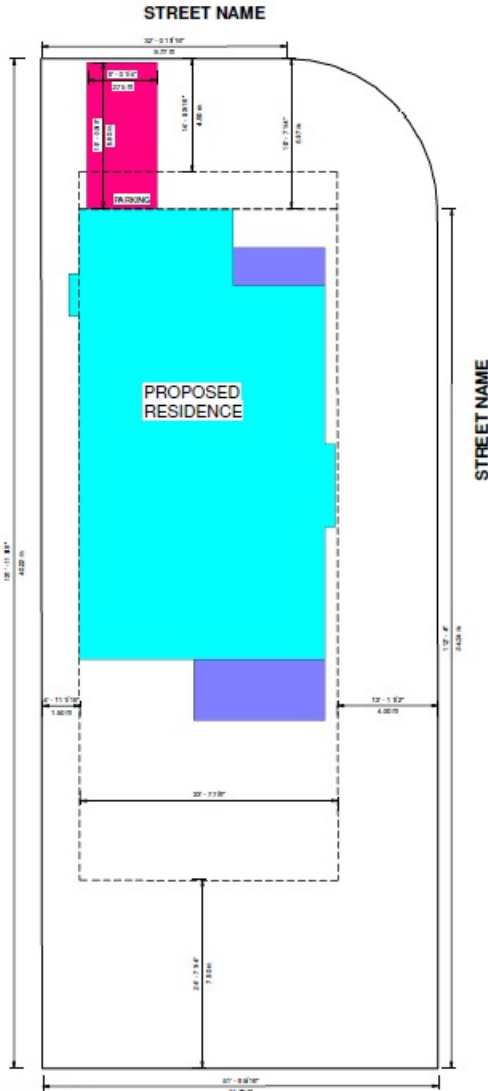
ADDRESS



FRONT PERSPECTIVE



REAR PERSPECTIVE



SITE PLAN
1/8" = 1'-0"

DRAWING LIST	
SHEET #	SHEET NAME
A0	TITLE PAGE
A1.1	FOUNDATION PLAN
A1.2	FLOOR PLANS
A2.1	BRACING PLANS
A2.2	BRACING NOTES
A3.1	SECTION + NOTES
A3.2	SECTION + DETAILS
A4	ELEVATIONS
A5	ASSEMBLIES
GRAND TOTAL: 9	

DOOR SCHEDULE			
TAG	WIDTH	HEIGHT	COUNT
D1	16'-0"	9'-0"	1
D2	3'-0"	7'-0"	1
D3	6'-0"	7'-0"	2
D4	6'-0"	7'-0"	1
D5	2'-8"	7'-0"	1
D6	3'-0"	6'-0"	1
D7	7'-0"	6'-0"	3
D8	2'-0"	6'-0"	1
D9	10'-0"	6'-0"	1
D10	2'-0"	6'-0"	1
D11	2'-0"	6'-0"	1
D12	3'-0"	6'-0"	1
D13	3'-0"	6'-0"	1
D14	20'-0"	6'-0"	5
D15	3'-0"	6'-0"	1
D16	2'-0"	6'-0"	1

WINDOW SCHEDULE			
TAG	WIDTH	HEIGHT	COUNT
W1	2'-0"	3'-0"	1
W2	3'-0"	4'-0"	2
W3	4'-0"	4'-0"	2
W4	5'-0"	5'-0"	4
W5	2'-0"	3'-0"	1
W6	2'-0"	4'-0"	2
W7	3'-0"	5'-0"	1
W8	4'-0"	3'-0"	1
W9	5'-0"	3'-0"	2
W10	4'-0"	1'-0"	1
W11	1'-0"	7'-0"	1
W12	2'-0"	4'-0"	1



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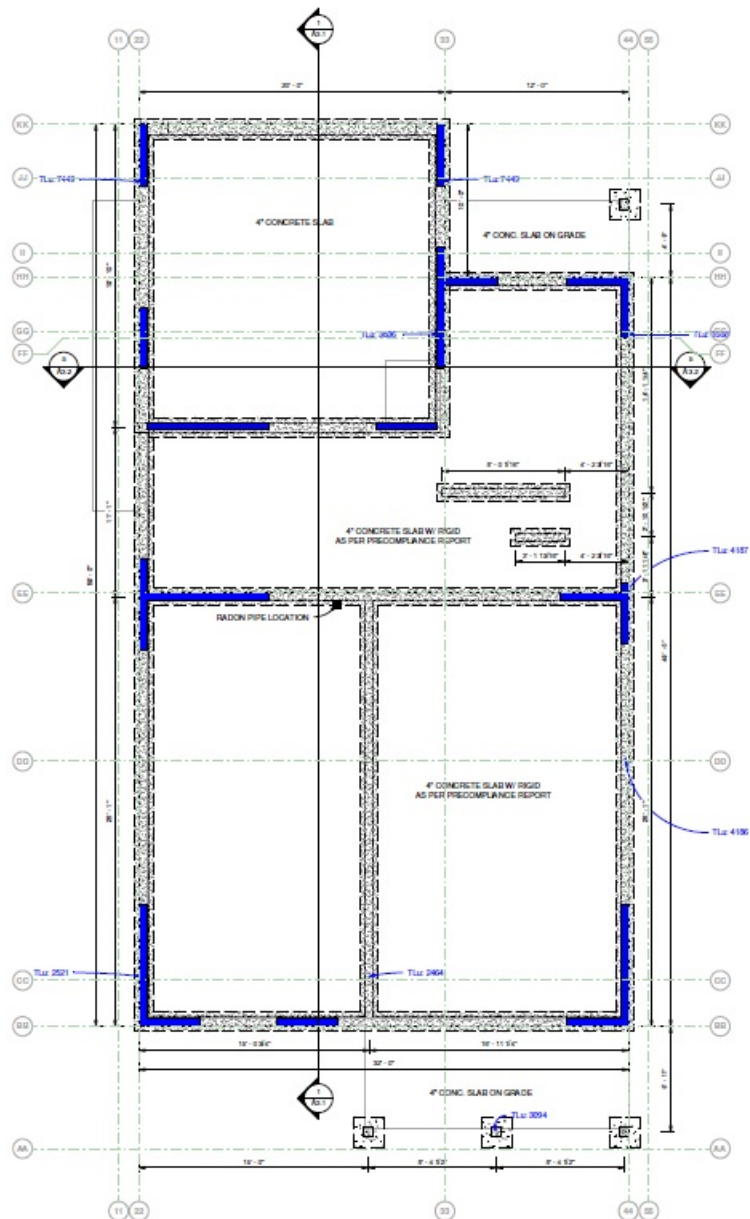
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ADDRESS
SINGLE FAMILY DWELLING W / SUITE

DESIGNED BY	DATE	CHECKED BY
DATE	DATE	DATE
PROJECT	PROJECT	PROJECT
1234-1104-61	1234-1104-61	1234-1104-61
SCALE	SCALE	SCALE
1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
TITLE PAGE	TITLE PAGE	TITLE PAGE
A0	A0	A0

ALL CONSTRUCTION MUST COMPLY WITH THE 2024 DC BUILDING CODE AND MUNICIPAL OR REGIONAL ORDINANCES.
OWNERS, BUILDERS AND CONTRACTORS MUST CHECK DRAWINGS AND SPECIFICATIONS FOR ANY CHANGES TO THE RULES AND REGULATIONS AND MAKE ANY CHANGES PRIOR TO CONSTRUCTION.
NOTES BY PROFESSIONAL ENGINEERS, TRUSS SUPPLIERS AND FABRICATORS TO THIS DRAWING ARE TO BE USED IN CONSTRUCTION AND IN CONFLICT WITH THE DRAWINGS, (OWNER TO ADVISE DESIGNER OF SUCH CONFLICTS).
THE OWNERS AND BUILDERS TAKE SOLE RESPONSIBILITY FOR ANY VIOLATIONS OF THE BUILDING CODE.
ALL WORKMANSHIP SHALL CONFORM TO A STANDARD OF GOOD BUILDING PRACTICE.
VERTICAL DIMENSIONS TAKE PRECEDENCE IN SCALE MEASUREMENTS.
DIMENSIONS ARE FROM OUTSIDE OF EXTERIOR WALLS AND FROM THE CENTERLINE OF INTERIOR WALLS UNLESS SPECIFICALLY NOTED.
ALL LENGTHS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
ALL LENGTHS SHALL BE IN FEET UNLESS OTHERWISE NOTED.

FLOOR AREAS - SQM		FLOOR AREAS - SQF	
NAME	AREA	NAME	AREA
CONCRETE LIVING	43.80 SQM	CONCRETE LIVING	469.30 SQF
SPRINK LIVING	1.68 SQM	SPRINK LIVING	17.99 SQF
CLUBS	12.42 SQM	CLUBS	133.68 SQF
STAIRS	3.55 SQM	STAIRS	37.97 SQF
GRAND TOTAL	61.45 SQM	GRAND TOTAL	658.94 SQF



FOUNDATION PLAN
3/4" = 1'-0"

[illegible]

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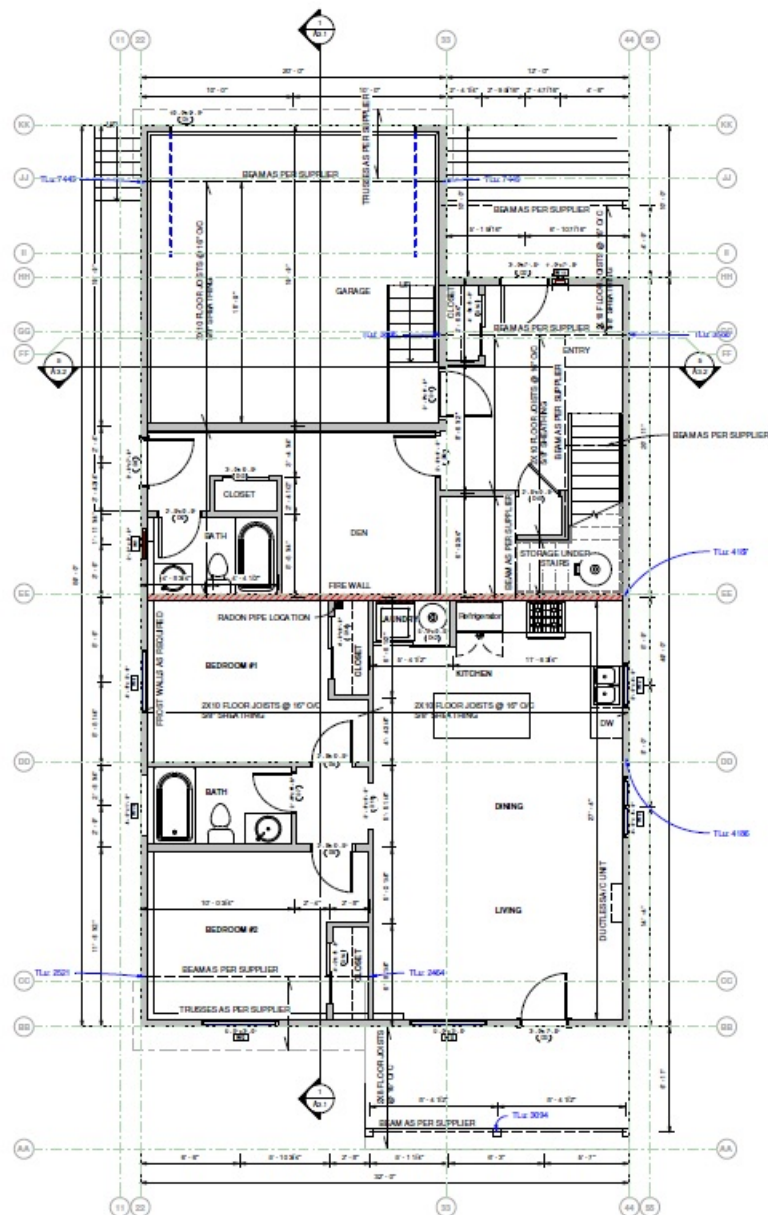
ADDRESS
SINGLE FAMILY DWELLING W / SUITE

ADDRESS

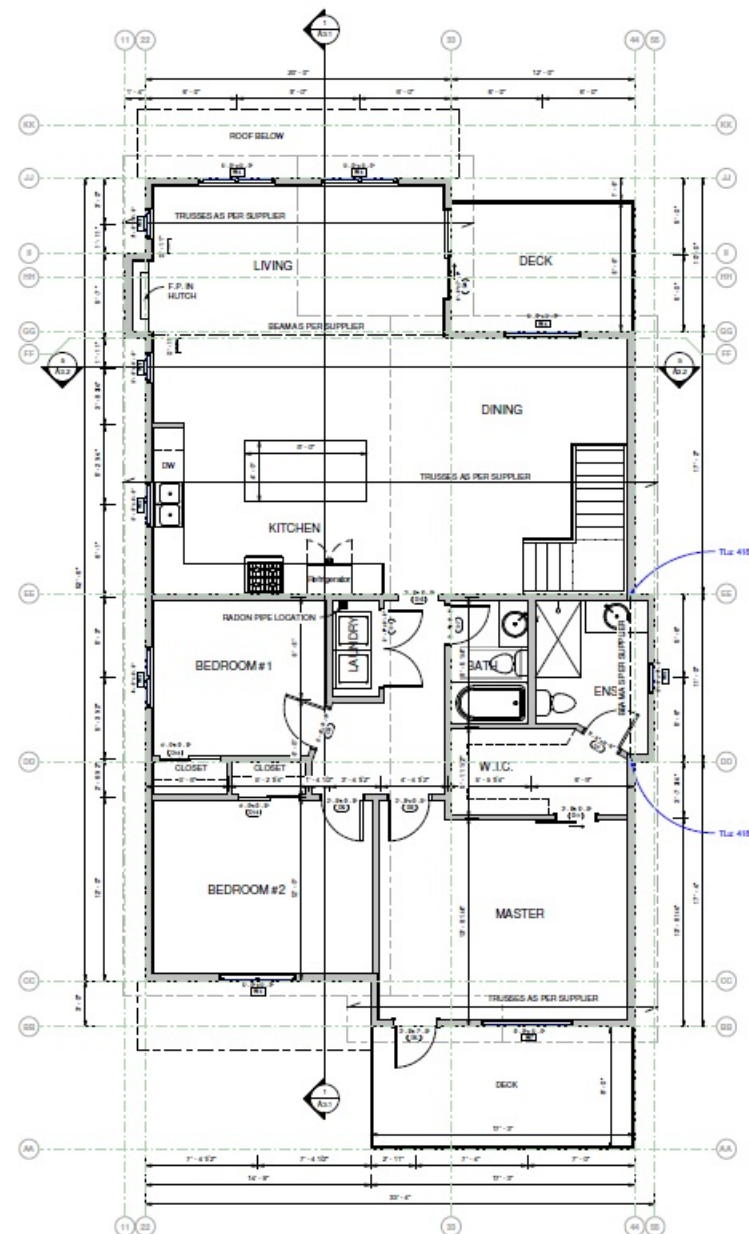
DESIGNED JL	DATE REV JL	CHECKED KA
DATE SAMPLE DATE		
PROJECT		
10254		
DRAW NUMBER 1234-1104-51		
SCALE 1/4" = 1'-0"		
SHEET TITLE FOUNDATION PLAN		
REVISION		

NO.	REVISION

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FLOOR PLAN - LOWER
1/4" = 1'-0"



FLOOR PLAN - UPPER
1/4" = 1'-0"

ADDRESS
SINGLE FAMILY DWELLING W / SUITE

ISSUED	BY	DATE	CHG

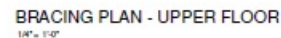
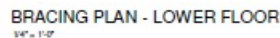
CODE COMPLIANCE: 2024 CBCAS ADOPTED ON MARCH 10, 2025, PART 9 - 9.23.13.2.(2a)
CALCULATION METHOD USED: ALTERNATIVE CALCULATIVE METHOD

1:50 HWP: 1.55 kPa (NANAIMO PER APPENDIX C)

WIND EXPOSURE CONDITION: OPEN TERRAIN

SITE SOILS CLASSIFICATION: NOT DETERMINED (UNKNOWN)

*1.65 FOR UNKNOWN SOILS AT THE PROJECT LOCATION PER NBCC EARTHQUAKE HAZARD CALCULATOR



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ADDRESS
SINGLE FAMILY DWELLING W / SUITE

DESIGNED BY JL	DATE JL	CHECKED BY KA
DATE EXAMPLE DATE		
PROJECT 1234		
DRAW NUMBER 1234-1104-51		
SCALE 1/8" = 1'-0"		
SHEET TITLE GRADING PLANS		
NOTES		

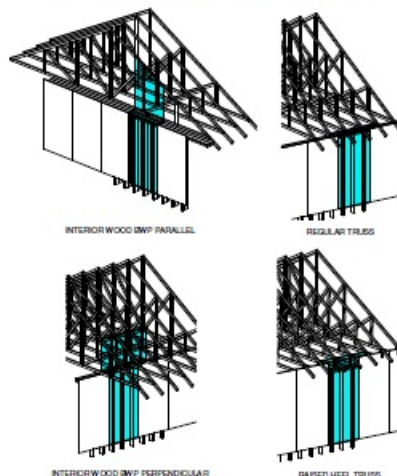
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TABLE 9.23.3.5-C (B.C. BUILDING CODE)

REFERENCE FRAMING TYPE		MINIMUM SPACING FOR FASTENERS		MINIMUM NUMBER OR MAXIMUM SPACING OF FASTENERS ALONG PANEL EDGES FASTENED TO FRAMING
		COMMON, SPIRAL OR RING THREAD NAILS	SCREWS	
GWSD (INTERIOR SIDE OF W SPAND AND FRAMING TYPES)	12.5 mm GYPSUM BOARD FOR 900 mm STUD SPACING			300 mm O.C. FOR NAILS OR 300 mm O.C. FOR SCREWS
GWSD-A	12.5 mm GYPSUM BOARD FOR 900 mm STUD SPACING	2.48 mm DIAMETER RING THREAD SCREWS W/ 20 mm PENETRATION INTO SUPPORTING FRAMING	3.45 mm SHANK DIAMETER SCREWS, TYPE W W/ 20 mm PENETRATION INTO SUPPORT FRAMING	300 mm O.C. FOR NAILS OR 300 mm O.C. FOR SCREWS
GWSD-B	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING			300 mm O.C.
GWSD-C	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING OR 12.5 mm GYPSUM BOARD, BLOCKED, FOR 900 mm STUD SPACING			150 mm O.C. OR 200 mm O.C. FOR BLOCKED
GWSD-D	12.5 mm GYPSUM BOARD FOR 400 mm STUD SPACING			150 mm O.C.
WSPA	5.5 mm PLYWOOD, OSB OR WAFERBOARD, FOR 400 mm STUD SPACING	2.84 mm X 51 mm		150 mm O.C.
WSPB	11 mm PLYWOOD, OSB OR WAFERBOARD, BLOCKED, FOR 900 mm STUD SPACING	0.25 mm X 63 mm		150 mm O.C.
WSPC	11 mm PLYWOOD, OSB OR WAFERBOARD, BLOCKED, FOR 900 mm STUD SPACING	0.25 mm X 63 mm		150 mm O.C.
WSPD	11 mm PLYWOOD, OSB OR WAFERBOARD, BLOCKED, FOR 900 mm STUD SPACING	0.25 mm X 63 mm		75 mm O.C.
WSP-E	15.5 mm PLYWOOD, OSB OR WAFERBOARD, BLOCKED, FOR 900 mm STUD SPACING	0.66 mm X 76 mm		75 mm O.C.
DWG	19 mm DIAGONAL LUMBER BOARD	0.25 mm X 63 mm	0.25 mm X 51 mm	2 PER SUPPORT FRAMING WHERE LUMBER WIDTH IS LESS THAN OR EQUAL TO 194 mm OR 2 PER SUPPORT FRAMING WHERE LUMBER WIDTH IS GREATER THAN 194 mm

CONNECTION OF WOOD-SHAFTED BRACED WALL PANELS TO ROOF FRAMING



BRACED WALL PANEL AND LATERAL LOAD PATH CONNECTION SCHEDULE									
BRACED WALL BANDS				BRACED WALL PANEL CONNECTIONS		LATERAL LOAD PATH CONNECTIONS			
FLOOR	BAND	PANEL TYPE	CALCULATED MIN. SUM OF BWPs	SPECIFICATION OF BWP FRAMING + TOP PLATE SPICES IN A BWP	SHAFTING + NAILING SPECIFICATION	BRACED WALL PANEL BOTTOM PLATE CONNECTION TO FOUNDATION OR FRAMING BELOW	ROOF FRAMING TO TOP PLATES FLOOR FRAMING TO TOP PLATES OR SILL PLATES BELOW	CONNECTION TO ROOF DECK	
LOWER	1	WSP-D	8'-0"	WSP-D: 2x6 @ 24" O.C. MAX.	11mm PLYWOOD, OSB, WAFERBOARD	WSP-D: 1/2" A-BOLTS - 2 PER PANEL + 0.6m O.C. OR 5/8" A-BOLTS - 2 PER PANEL + 0.6m O.C. AND LOCATED AT OPPOSITE ENDS OF EACH BWP, WITHIN 0.3m OF END OF BWP	<u>PERIMETER BLOCK JOIST CONNECTION TO THE PLATES OR TO SILL PLATES:</u> 3-5/4" x 5-1/4" NAILS SPACED 6" O.C. - TOE NAILS AROUND WHOLE PERIMETER OF BUILDING OR <u>SHAFTING CONNECTION OF FLOOR TO TOP PLATES:</u> SPAWN SHAFTING ONTO FLOOR FRAMING, FASTEN SHAFTING TO RM JOIST AND TO TOP PLATES PER SHAFTING EDGE-NAIL SPECIFICATION AROUND WHOLE PERIMETER OF BUILDING.	NA TO LOWER STOREY FRAMING NOT DIRECTLY SUPPORTING A ROOF	
	2	WSP-D	8'-0"	SHAFTING PANEL JOINTS BLOCKED + EDGE NAILING	BRACED WALL PANEL BOUNDARY AND SHAFTING PANEL EDGES FASTENED @ 7" O.C. 12" O.C. ALONG INTERMEDIATE SUPPORTS WITH 2-1/2" x 0.131" NAILS				
	3	WSP-D	8'-0"	DOUBLE TOP PLATE SPICE FASTENING: (14) 3-1/4" x 0.148" NAIL ² EACH SIDE OF SPICE	NO INTERIOR SIDE GYPSUM BRACING PANELS				
	A	WSP-D	8'-0"						
	B	WSP-D	8'-0"						
	C	WSP-D	8'-0"						
UPPER	1	WSP-D	8'-0"	WSP-D: 2x6 @ 24" O.C. MAX.	11mm PLYWOOD, OSB, WAFERBOARD	ANCHORAGE NOT WITHIN BWP: 1/2" A-BOLTS @ 8' O.C. MAX. - LOCATION WITHIN 0.5m FROM END OF FOUNDATION	<u>ROOF SYSTEM CONNECTION TO THE PLATES AT EXTERIOR WALLS:</u> TRUSS / JOIST - (3) 3-5/4" x 0.148" TOENAIL <u>ROOF FRAMING CONNECTION TO TOP PLATES ABOVE AN INTERIOR BRACED WALL PANEL:</u> 3-5/4" x 0.148" NAILS SPACED 6" O.C. *** PERPENDICULAR, OR "NON-ALIGNING PARALLEL" CONFIGURATIONS REQUIRE BLOCKING INSTALLED IN BETWEEN ROOF FRAMING MEMBERS	REQUIRED FOR INTERIOR + EXTERIOR WOOD-SHAFTED BRACED WALL PANELS OTHER THAN PANELS OF WSPA FRAMING IN THE UPPER MOST STOREY. ³	
	2	WSP-D	8'-0"	SHAFTING PANEL JOINTS BLOCKED + EDGE NAILING	BRACED WALL PANEL BOUNDARY AND SHAFTING PANEL EDGES FASTENED @ 7" O.C. 12" O.C. ALONG INTERMEDIATE SUPPORTS WITH 2-1/2" x 0.131" NAILS				
	3	WSP-D	8'-0"	DOUBLE TOP PLATE SPICE FASTENING: (14) 3-1/4" x 0.148" NAIL ² EACH SIDE OF SPICE	INTERIOR SIDE OF GYPSUM FASTENED PER GYPSUM BWP SPECIFICATION SEE 9.23.3.5-C				
	A	WSP-D	8'-0"						
	B	WSP-D	8'-0"						
	C	WSP-D	8'-0"						

NOTES:

- 1) CALCULATED TOTAL SUM LENGTH OF BRACED WALL PANELS ONLY. ADDITIONAL BRACED WALL PANELS ARE REQUIRED TO SUIT LOCATION AND SIZE REQUIREMENTS (SEE 9.23.13.3)
- 2) WHERE FASTENERS OF LARGER DIAMETER ARE EMPLOYED, THEIR SPACING MUST BE REDUCED ACCORDING TO THE CALCULATION METHODS DESCRIBED IN 9.23.3.1.2
- 3) WHERE RELEVANT: LATERAL BRACING ON LOWER FLOOR APPLIES TO WOOD-FRAMED PORTIONS OF WALLS. IN PORTIONS WHERE FOUNDATION WALLS EXTEND TO THE MAIN FLOOR THE LATERAL BRACING ANCHORS ARE AS PER THE MAIN FLOOR BRACED WALL PANEL LA-YOUT.
- 4) INTERIOR OR EXTERIOR WOOD-SHAFTED BRACED WALL PANELS, OTHER THAN PANELS OF WSPA FRAMING IN THE UPPER MOST STOREY SHALL:
 - A. EXTEND TO THE ROOF FRAMING, AND
 - B. HAVE THEIR TOP PLATE CONNECTED TO
 - i) TOP CHORDS OF PERPENDICULAR OR OFFSET (PARALLEL) TRUSSES BY USING BLOCKING PANELS OR OTHER METHODS OF LATERAL LOAD TRANSFER DESIGNED BY THE ROOF TRUSS MANUFACTURER,
 - ii) PERPENDICULAR OR OFFSET PARALLEL JOISTS OR RAFTERS BY USING BLOCKING OF THE SAME CONSTRUCTION AS THE BRACED WALL PANEL BELOW, OR
 - iii) RAFTERS, JOISTS OR TRUSSES BY USING METHODS OF LATERAL LOAD TRANSFER DESIGNED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.
- 5) SEE ARTICLE 9.23.13.15.10 FOR ADDITIONAL SYSTEM CONSIDERATIONS.

ADDRESS

SINGLE FAMILY DWELLING W / SUITE

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DATE: 2024-11-14

PROJECT: 1234-1104-61

SCALE: As indicated

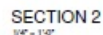
REVISION: 1

BRACING NOTES

NOTES

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BRITISH COLUMBIA BUILDING CODE S.B.B.C.
GUARD SHALL BE DESIGNED SO AS NOT TO
FACILITATE CLIMBING BETWEEN 0'-0" &
35-1/2" FROM WALKING SURFACE.

HANDRAILS MUST BE GRASPABLE
34" - 42" MAX. MEASURED VERTICALLY
FROM STAIR NOSING LINE IF ACTING AS A
GUARD MIN. 35-1/2"

NOTE: MAX. DISTANCE IS
MEASURED TO TOP
OF BOTTOM RAIL.

CLEAR SPACING SHALL
BE LESS THAN

GUARD MIN. 35-1/2"

STAIR NOSING LINE

SLIP RESISTANT FINISH
IF STAIRS EXTERIOR

NOSING MAX. 1"

RISE
RUN

MIN. HEIGHT OVER STAIRS 6'0 3/4"

42" MIN. (35-1/2" MIN. FOR EXTERIOR
LANDING ORVA SURFACE OR IS
WITHIN 10' OF OPENING)

35-1/2" MIN. (STAIRWAY IS
NEAR WALLING)

MAX. = 7'-7 1/8"
MIN. = 2'

RISE

RUN = 14"
MIN. = 10"

TREAD: RUN + NOSING

NOSING MAX. = 1"
NOSING DEPTH CAN BE 2" IF
CONSISTENT THROUGHOUT FLIGHT

STAIR WIDTH MIN. 36" CLEAR
ONE HANDRAIL REQUIRED ON EXTERIOR STAIRS WITH MORE THAN
THREE RISERS AND INTERIOR STAIRS WITH MORE THAN TWO RISERS
EXCEPTING NOT MORE THAN ONE OVERHUNG LINT.

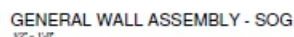
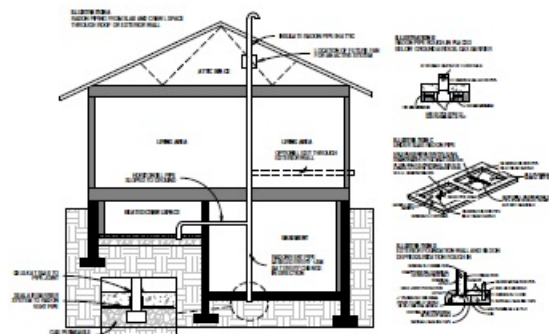


TABLE 9.15.4.2.A (2024 I.C. BUILDING CODE)
THICKNESS OF SOLID CONCRETE IN FOUNDATION WALLS

MINIMUM THICKNESS OF CONCRETE (MM)	MAXIMUM HEIGHT OF FINISHED GRADE ABOVE BASEMENT FLOOR OR GRADE, SPACE COVER (M)			
	HEIGHT OF FOUNDATION WALL LATERNALLY UNSUPPORTED AT THE TOP	HEIGHT OF FOUNDATION WALL LATERNALLY SUPPORTED AT THE TOP		
		≤ 3.0 M	≤ 2.5 M AND ≤ 2.75 M	> 2.5 M AND ≤ 2.75 M
150 (6")	0.8 (2 1/2")	1.8 (5 1/2")	1.6 (5")	1.6 (5")
200 (8")	1.2 (3 1/2")	2.3 (7")	2.0 (6 1/2")	2.0 (6 1/2")
250 (10")	1.4 (4 1/2")	2.5 (7 1/2")	2.2 (7")	2.2 (7")
300 (12")	1.5 (4 1/2")	2.6 (8")	2.3 (7 1/2")	2.3 (7 1/2")

2.5 M = 5-7, 2.75 M = 7-9, 3.0 M = 9-10



SCOPE NOTE: PROVIDE RADON ROUGH IN PER BC BUILDING CODE 2004, SUBSECTION 3.13.4 AND CAN/CGB-143.11.

AIR BARRIER: CONTINUOUS SEALED AIR/SOIL-GAS BARRIER UNDER ALL CONDITIONED FLOOR ASSEMBLIES; ALL JOINTS AND PENETRATIONS SEALED; PENETRATION SEALING DETAIL SHOWN.

GAS-PERMEABLE LAYER: 100 MM CLEAN COARSE GRANULAR MATERIAL $\pm 10\%$ <4 MM OR EQUIVALENT GAS-PERMEABLE MEMBRANE. PROVIDE PERFORATED DISTRIBUTION PIPE OR MULTIPLE INLET POINTS TO ACHIEVE UNIFORM DEPRESSURIZATION.

VENT PIPE: 100 MM (4") SOLID VENT PIPE TO ROOF OR EXTERIOR; SEAL PIPE WHERE IT PENETRATES AIR BARRIER; LABEL PIPE EVERY 1.8 M AND AT EACH CHANGE OF DIRECTION.

FAN PROVISION: PROVIDE 1.2 M x 500 MM CLEAR FAN ACCESS SPACE; ELECTRICAL OUTLET WITHIN 1.8 M OF FAN LOCATION; FAN MOUNTING DETAIL RESERVED. (NOTE: FAN NOT MANDATORY.)

TERMINATION: MINIMUM 3 M FROM WINDOW/INLET; MINIMUM 1.8 M TO PROPERTY LINE; FOLLOW CANOGSS STANDARD FOR FINAL DISCHARGE GEOMETRY.

LABELLING & FIRE: LABEL RADON PIPE; WHERE PENETRATING FIRE SEPARATIONS: PROVIDE APPROPRIATE COLLARS.

ADDRESS
SINGLE FAMILY DWELLING W / SUITE

ADDRESS

ORDERED A	DATE REC A	CHECKED KA
DATE EXAMPLE DATE		
PROJECT 1234		
DATE FINISH 1234-1104-51		
SCALE As indicated		
SHEET TITLE SECTION - DETAILS		
SHEET A3.2		

ADDRESS
SINGLE FAMILY DWELLING W / SUITE

ADDRESS

COMMON ID A	COMMON A	CHECKED KA
DATE EXAMPLE DATE		
PROJECT		
12345		
SPE NUMBER 1234-1104-51		
SCALE 10" = 1'-0"		
SHEET TITLE ASSEMBLIES		
NOTES		

FLOOR TYPES

[illegible]

ROOF ASSEMBLIES

Diagram	Diagram Description	Section	Section Description
11	Diagram 11: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.	11	Section 11: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.
12	Diagram 12: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.	12	Section 12: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.
13	Diagram 13: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.	13	Section 13: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.
14	Diagram 14: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.	14	Section 14: A cross-section of a roof structure showing a sloped roof with a series of vertical supports or columns.

WALL ASSEMBLIES

[illegible]