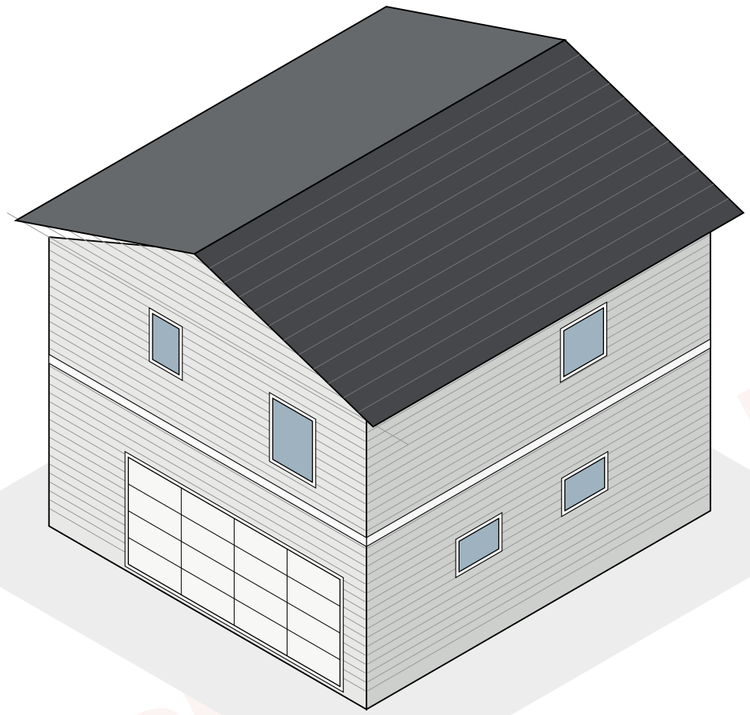
GARAGE SUITE

Backyard suite above a double garage

123 Example Street NW, Calgary, AB

ISSUED FOR PRICING · REV 0 · JULY 27, 2026



View from the lane (north-west). Illustrative only.

SAMPLE DRAWING SET · NOT FOR CONSTRUCTION

Fictional sample prepared by Alpha Seed (alphaseed.ca) to show document workflows. Not for permit, pricing or construction. Names, addresses, dates and the legal description are invented.

PROJECT DATA

USE	Backyard suite above a private garage (1 dwelling unit + 2-car garage)
LAND USE DISTRICT	R-CG (Land Use Bylaw 1P2007)
LOT	50'-0" x 120'-0" = 6,000 SF (557.4 m²), lane at rear
BUILDING FOOTPRINT	624 SF (58.0 m²), 24'-0" x 26'-0"
SUITE FLOOR AREA	624 SF (58.0 m²) gross, level 2. Max. 75.0 m²
BUILDING HEIGHT	7.41 m above grade to ridge (max. 7.5 m)
REAR SETBACK	5'-0" (1.52 m). Min. 1.5 m (suite), 0.6 m (garage)
SIDE SETBACK (WEST)	4'-0" (1.22 m). Min. 1.2 m
CONSTRUCTION	2 storeys, wood frame (NBC Part 9)
SEPARATION	Garage to suite: 1-hour fire separation and STC 50, including supporting structure
BUILDING CODE	National Building Code - 2023 Alberta Edition
ENERGY	NBC(AE) 9.36, Tier 1 (designer to confirm)

PROJECT TEAM

OWNER	Pat & Sam Example
DESIGN	Example Design Co., 403-555-0142
STRUCTURAL	Truss and engineered floor supplier (stamped shop drawings)
CONTRACTOR	To be selected (this issue is for pricing)

GENERAL NOTES

1. All work to conform to the National Building Code - 2023 Alberta Edition, the Land Use Bylaw 1P2007 and all bylaws of The City of Calgary.
2. Do not scale drawings. Verify all dimensions on site and report discrepancies to the designer before proceeding.
3. Exterior dimensions are to the outside face of sheathing; interior dimensions are to the face of studs unless noted.
4. Engineered floor joists, LVL beams and roof trusses by supplier. Submit shop drawings stamped by a professional engineer registered in Alberta before fabrication.
5. Footings bear on undisturbed soil, minimum 4'-0" below finished grade. Allowable bearing assumed 75 kPa - verify on site.
6. Fire separation between garage and suite, including the supporting structure: 1-hour rating and STC 50 (see assemblies P1, F1, W2).
7. Provide radon rough-in below the vestibule slab (living space on slab).
8. Energy: NBC(AE) 2023 Section 9.36, Tier 1. Designer to confirm effective RSI of each assembly.
9. Smoke and CO alarms interconnected within the suite; locations per electrical drawings (by others).
10. Mechanical ventilation (HRV), plumbing and electrical by licensed trades under separate permits.

ABBREVIATIONS

AFF above finished floor
CLR clear
DBL double
EL. elevation
FRR fire-resistance rating
LSL laminated strand lumber
LVL laminated veneer lumber
O.C. on centre
O.H. overhead
PT pressure-treated
R.O. rough opening
STC sound transmission class
T/O top of
U/S underside
XPS extruded polystyrene

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Residential design (fictional)

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403-555-0142 · studio@example.org

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LEGAL / ZONING
Lot 00, Block 0, Plan 000 0000 (fictional) · R-CG

OWNER
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DRAWN	CHECKED	DATE
EDC	EDC	2026-07-27

SCALE
AS NOTED

DRAWING LIST

A-000	**Cover sheet, project data & notes**
A-100	Site plan
S-101	Foundation plan
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A-202	Elevations: east & west
A-301	Building sections
A-401	Details & assemblies
A-501	Schedules & stair
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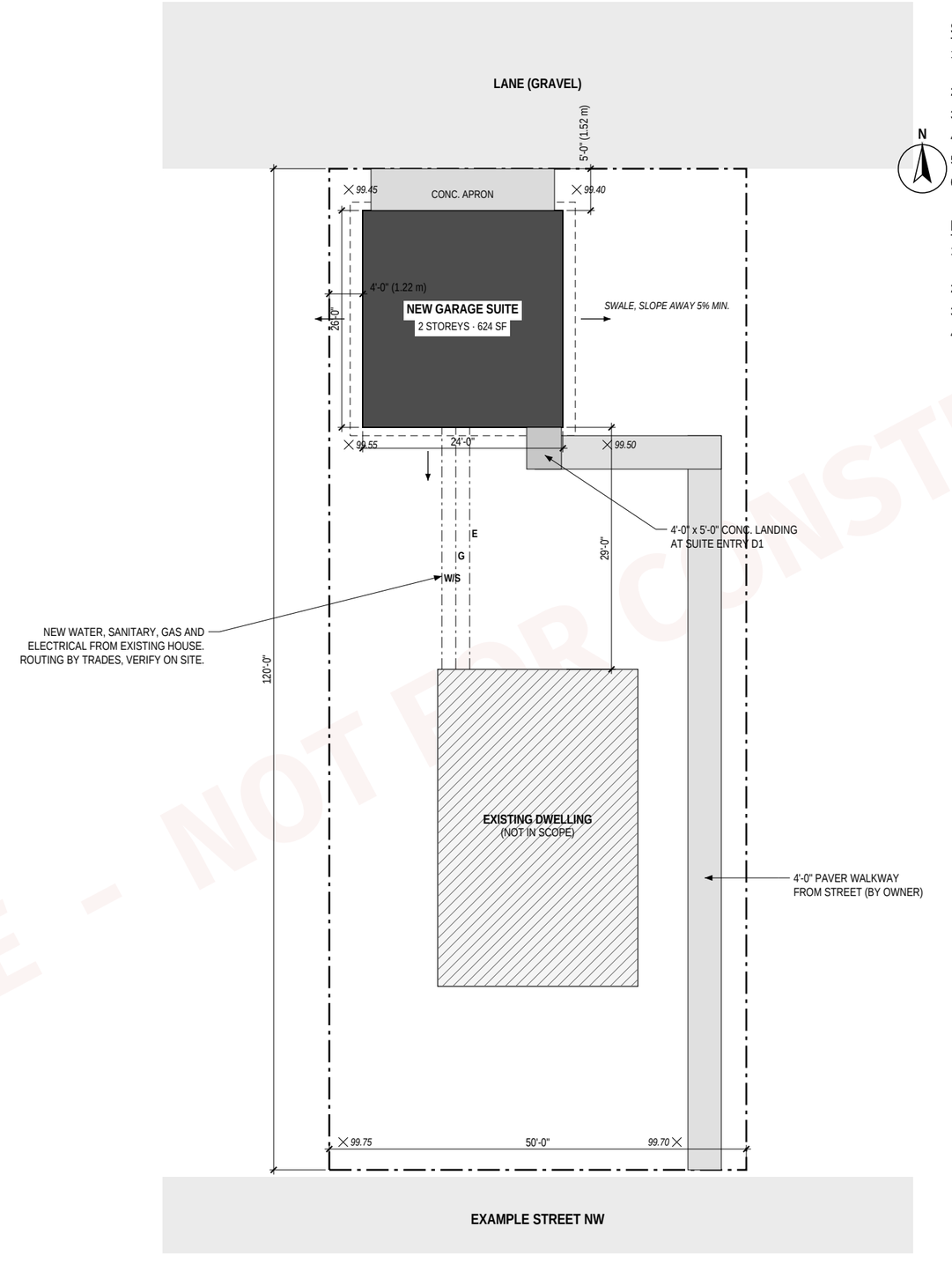
SHEET TITLE
COVER SHEET, PROJECT DATA & NOTES

A-000



1 A-100 **SITE PLAN**

SCALE: 1/16" = 1'-0" · ELEVATIONS IN FEET, ASSUMED DATUM (T/O SLAB = 100.00)

SITE NOTES

1. Property lines, existing house and services shown are fictional. A real project starts from a Real Property Report and a utility locate.
2. Request utility locates before any excavation ("Click Before You Dig", Alberta).
3. Finished grade slopes away from the building at 5% min. for the first 6'-0".
4. Top of slab 100.00 (assumed). Finished grade 6" below top of slab at the walls.
5. Driveway apron and walkway by owner unless listed in the contract.
6. Protect the existing house, fence and trees during construction.

LAND USE BYLAW 1P2007 s.352 (BACKYARD SUITE)

1. Rear (lane): 1.5 m for any portion used as a backyard suite; 0.6 m for a private garage. Provided 1.52 m.
2. Side: 1.2 m for any portion used as a backyard suite. Provided 1.22 m (west).
3. Height: 7.5 m max. Provided 7.41 m to ridge.
4. Floor area: 75.0 m² max. excluding stairs and landings up to 2.5 m². Provided 58.0 m².

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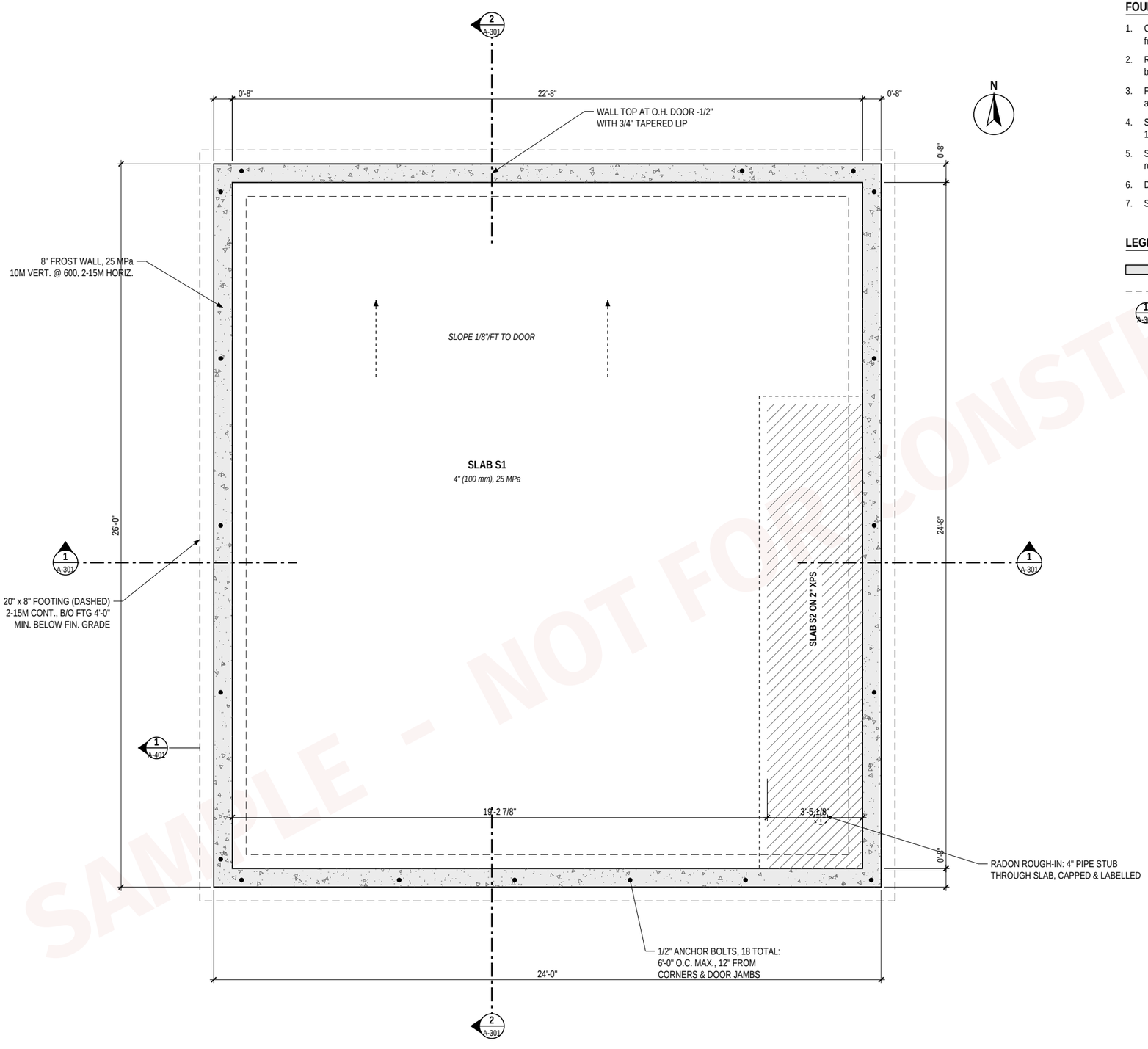
SITE PLAN

A-100



1 S-101 **FOUNDATION PLAN**

SCALE: 1/4" = 1'-0" · T/O WALL = T/O SLAB = EL. 100'-0"

0 2 4 8 FEET

FOUNDATION NOTES

1. Concrete: footings, walls and slabs 25 MPa at 28 days, max. 20 mm aggregate. Protect from freezing for 7 days (cold-weather concreting).
2. Reinforcing: CSA G30.18 Grade 400. Footing 2-15M continuous; wall 2-15M horizontal top and bottom, 10M vertical @ 600 o.c. dowelled 300 mm into footing. Lap 600 mm.
3. Footings bear on undisturbed native soil min. 4'-0" below finished grade. Allowable bearing 75 kPa assumed; verify on site.
4. Slab S1 (garage): 4" (100 mm) on 6" compacted 20 mm crushed gravel, saw-cut control joints at 10'-0" max., isolation joint at walls.
5. Slab S2 (stair / vestibule, heated): 4" slab on sealed 6 mil poly on 2" XPS on gravel, with radon rough-in (City of Calgary backyard suite checklist).
6. Damp-proof the exterior face of frost walls below grade. Backfill in 8" lifts, compacted.
7. Sill gasket under all PT sill plates. 1/2" anchor bolts with 7" embedment.

LEGEND

- Concrete (cut)
- Above / beyond / hidden
- 1 / A-302 — Section: number / sheet

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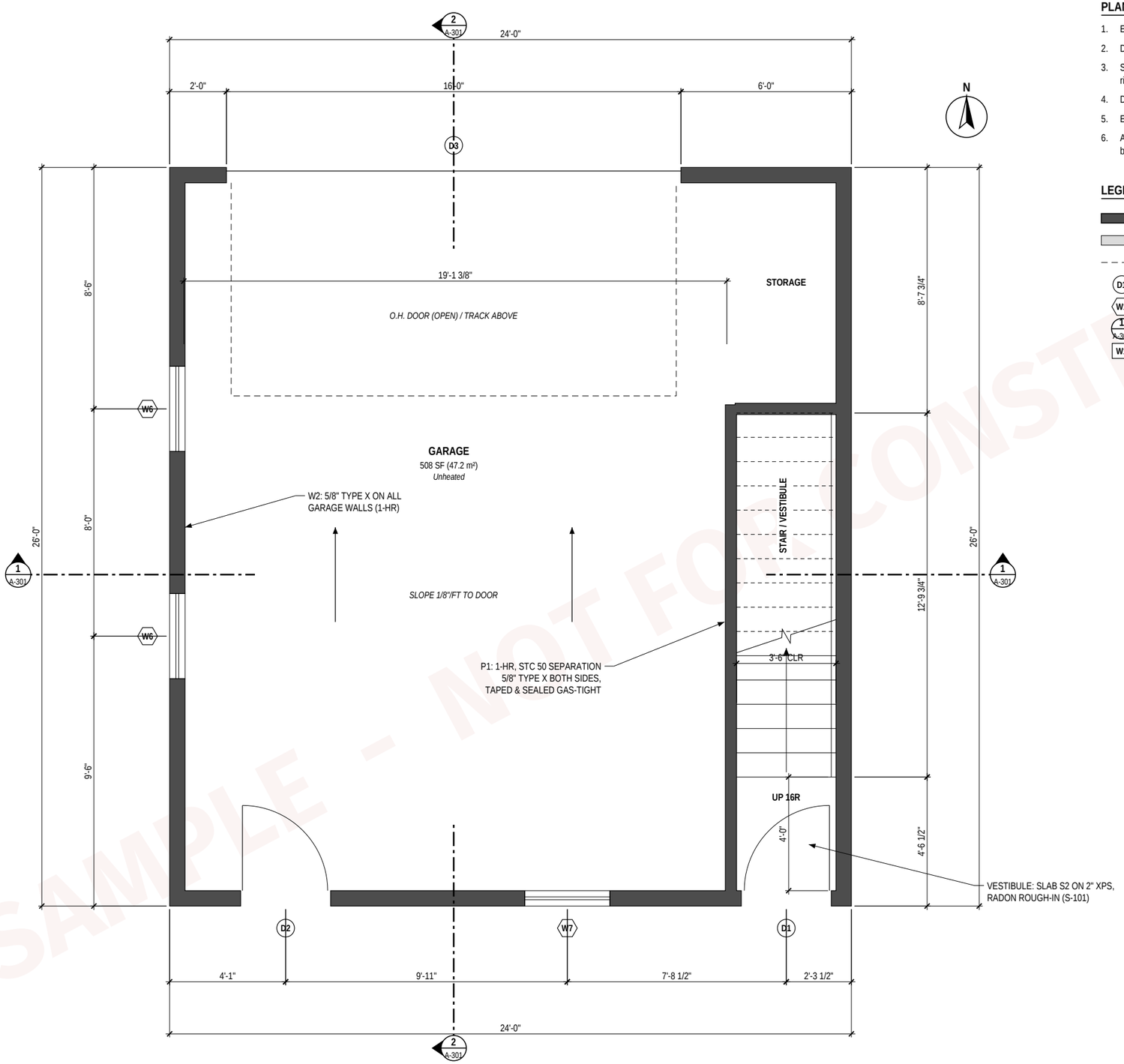
SHEET TITLE
FOUNDATION PLAN

S-101



1 A-101 **LEVEL 1 PLAN**

SCALE: 1/4" = 1'-0" · T/O SLAB = EL. 100'-0"

PLAN NOTES

1. Exterior walls: 2x6 @ 16" o.c. (W1 at stair & vestibule, W2 at garage). Partitions: P1.
2. Door D3: 16'-0" x 7'-0" insulated sectional door with opener. Header over D3: see S-201.
3. Stair: 16 risers @ ±7 3/4", 15 treads @ 10 1/4" run, 3'-6" clear, handrail one side at 34"-38". Verify riser height on site. See A-501.
4. D1 is the suite entry (weatherstripped, deadbolt). D2: weatherstripped.
5. Exterior landing at D1 by concrete trade (A-100).
6. All garage walls, the stair enclosure and the floor above form the 1-hour, STC 50 separation between garage and suite, including the supporting structure.

LEGEND

- Wall cut at 4'-0" above floor (framed)
- Half-height wall / guard below cut
- Above / beyond / hidden
- D1 — Door mark (see A-501)
- W1 — Window mark (see A-501)
- 1 / A-301 — Section: number / sheet
- W1 — Assembly (see A-401)

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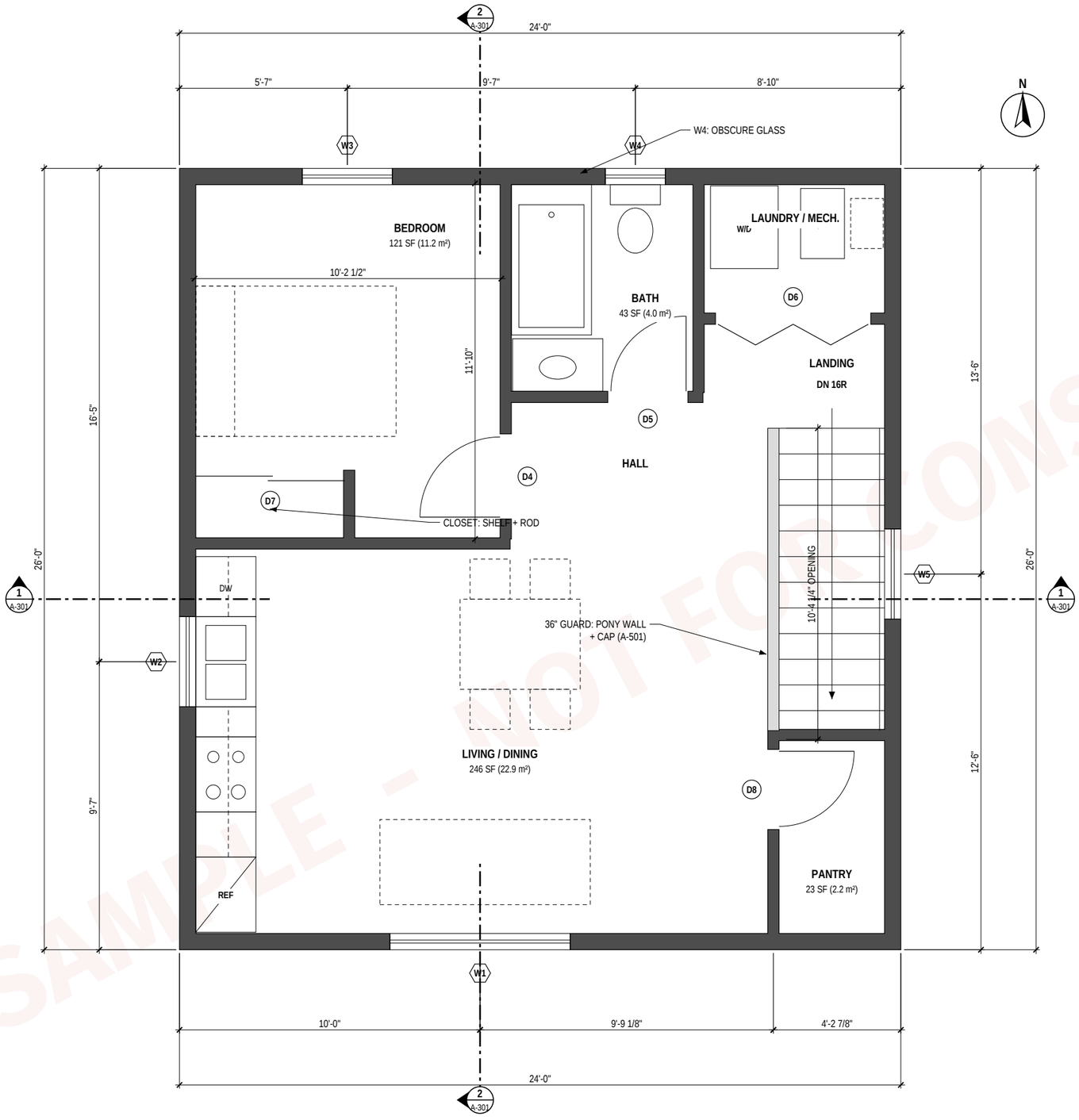
LEVEL 1 PLAN (GARAGE)

A-101



1 LEVEL 2 PLAN

1 A-102

SCALE: 1/4" = 1'-0" · T/O SUBFLOOR = EL. 110'-3 7/8"

PLAN NOTES

1. Suite floor area (outside face of sheathing): 624 SF (58.0 m²). Maximum for a backyard suite: 75.0 m² (LUB 1P2007 s.352).
2. Ceiling height 8'-0" typical. Attic hatch 22" x 30" in the hall ceiling, weatherstripped and insulated.
3. Kitchen cabinets, counters and appliances: allowances, owner selections (spec 01 10 00).
4. Bath: 60" tub/shower with tile surround; exhaust fan ducted to exterior.
5. Laundry / mech.: stacked washer & dryer, high-efficiency furnace, HRV, tankless water heater. Final layout by mechanical trade.
6. Floor F1 over the garage: 1-hour, STC 50 (A-401).
7. Smoke/CO alarms in hall and bedroom, interconnected (electrical, by others).

LEGEND

- Wall cut at 4'-0" above floor (framed)
- Half-height wall / guard below cut
- Above / beyond / hidden
- D1 — Door mark (see A-501)
- W1 — Window mark (see A-501)
- 1 / A-301 — Section: number / sheet

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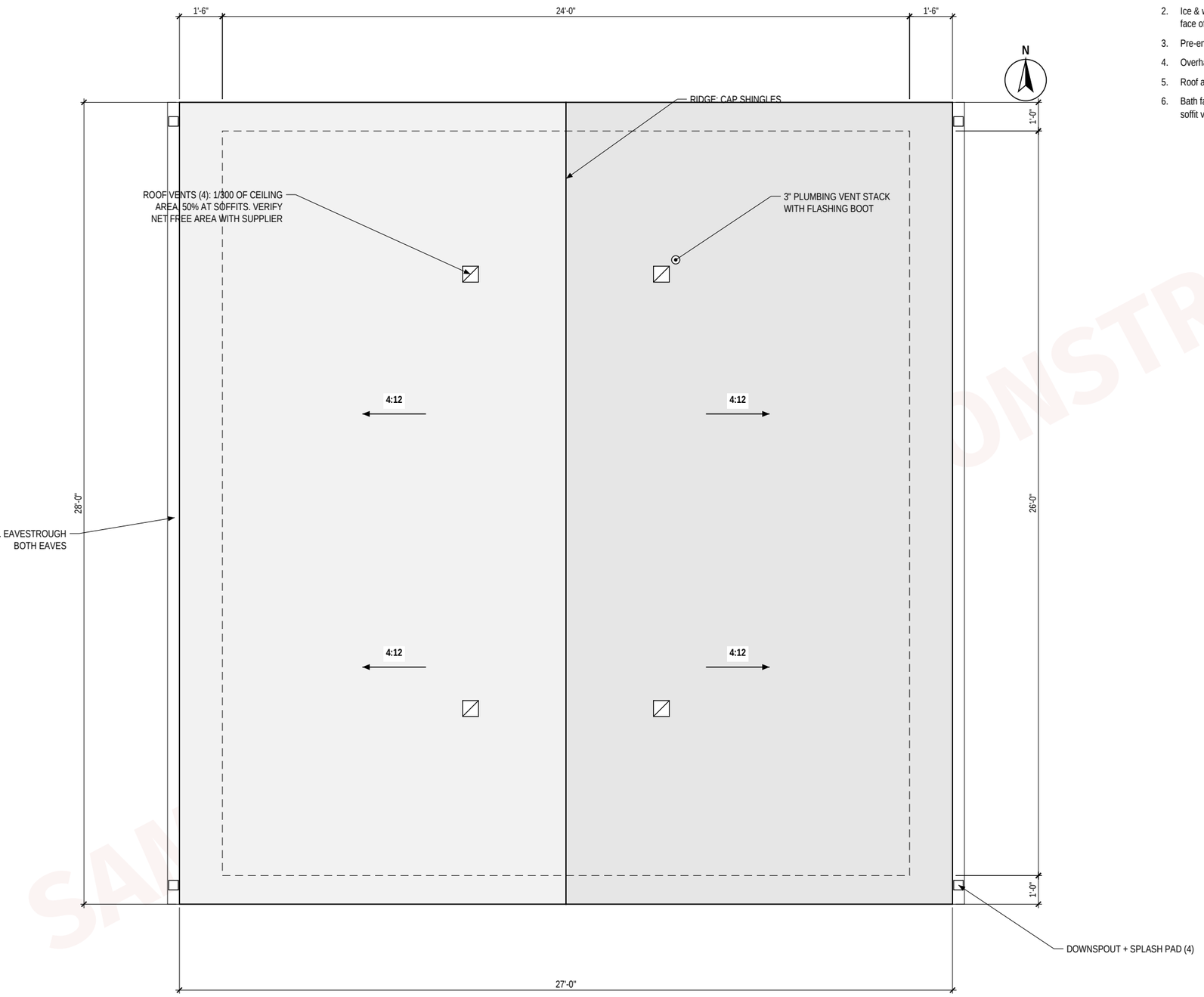
SHEET TITLE
LEVEL 2 PLAN (SUITE)

A-102



1 A-103 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

0 2 4 8 FEET

ROOF NOTES

1. Asphalt shingles (architectural, 30-year min.) on synthetic underlayment on 7/16" OSB with H-clips.
2. Ice & water membrane at both eaves: from the edge to min. 3'-0" up slope and 12" past the inside face of the wall.
3. Pre-engineered trusses @ 24" o.c., 4:12, 16" raised heel (S-202).
4. Overhangs: 18" at eaves, 12" at gables. Vented aluminum soffit, aluminum fascia over 2x8.
5. Roof area on slope: 797 SF (8.0 squares) before waste.
6. Bath fan and dryer exhausts terminate at walls, not the roof. Keep exhaust outlets 1800 mm from soffit vents and intakes.

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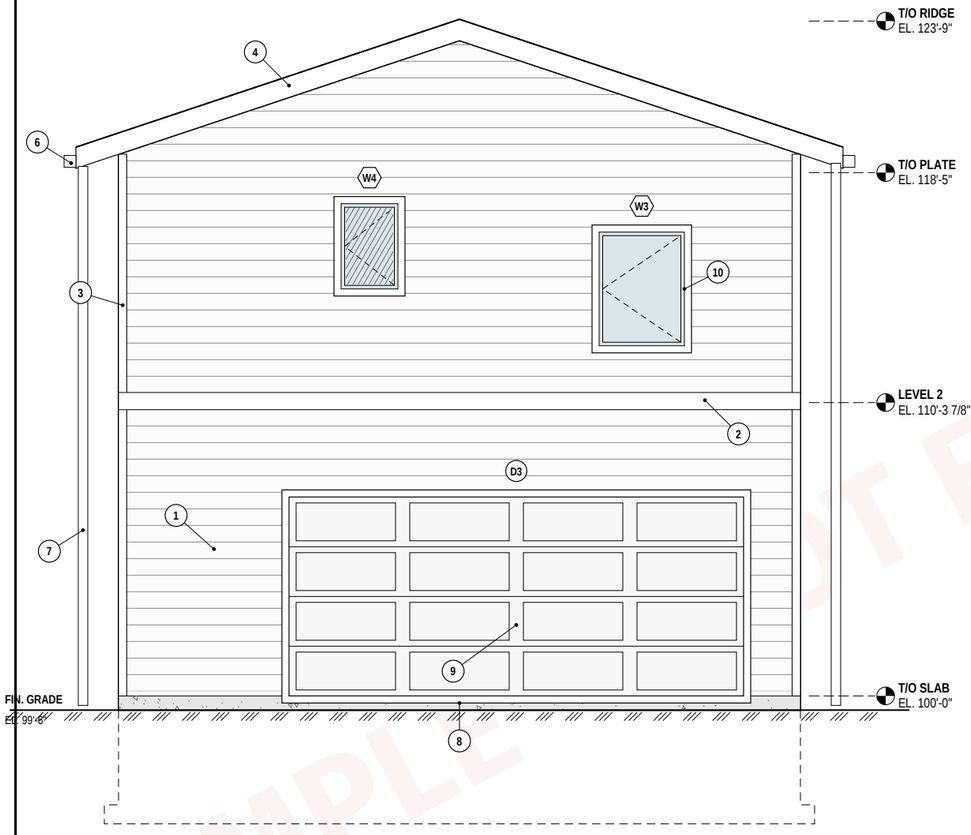
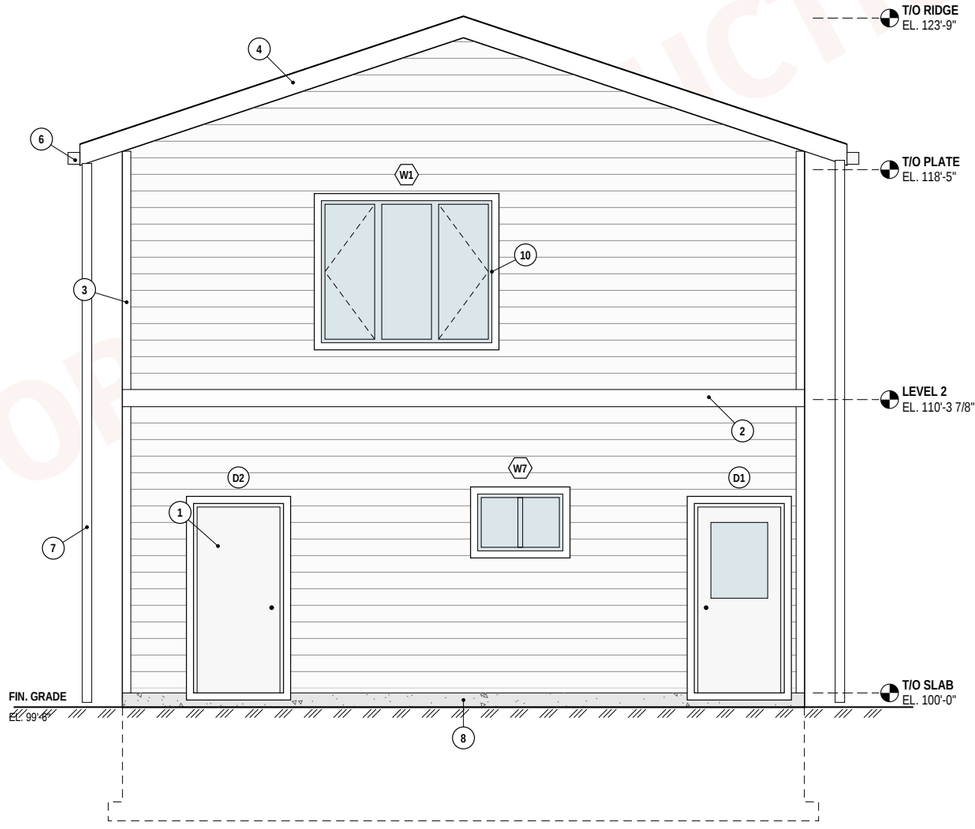
SHEET TITLE
ROOF PLAN

A-103



1 A-201 **NORTH ELEVATION (LANE)**
SCALE: 3/16" = 1'-0"



2 A-201 **SOUTH ELEVATION (YARD)**
SCALE: 3/16" = 1'-0"

KEYED NOTES

1. Fibre cement lap siding, 7" exposure, pre-finished
2. 1x8 trim band at level 2 with cap flashing
3. 4" corner trims, pre-finished
4. 2x10 barge / rake board, aluminum clad
5. Asphalt shingles on synthetic underlayment
6. 5" eavestrough on 2x8 fascia, vented aluminum soffit
7. Downspout to splash pad, discharge away from building
8. Exposed foundation, 6" above finished grade
9. Insulated sectional overhead door with opener
10. Vinyl windows, triple-glazed (schedule A-501)

Height: 7.41 m above grade to the ridge (Land Use Bylaw max. 7.5 m).
Clearance from finished grade to siding: 8" (200 mm) min.
Flash all openings: sill pan, jambs and head to the weather barrier.
Exterior lights at D1, D2, D3 and house number at the lane (electrical).

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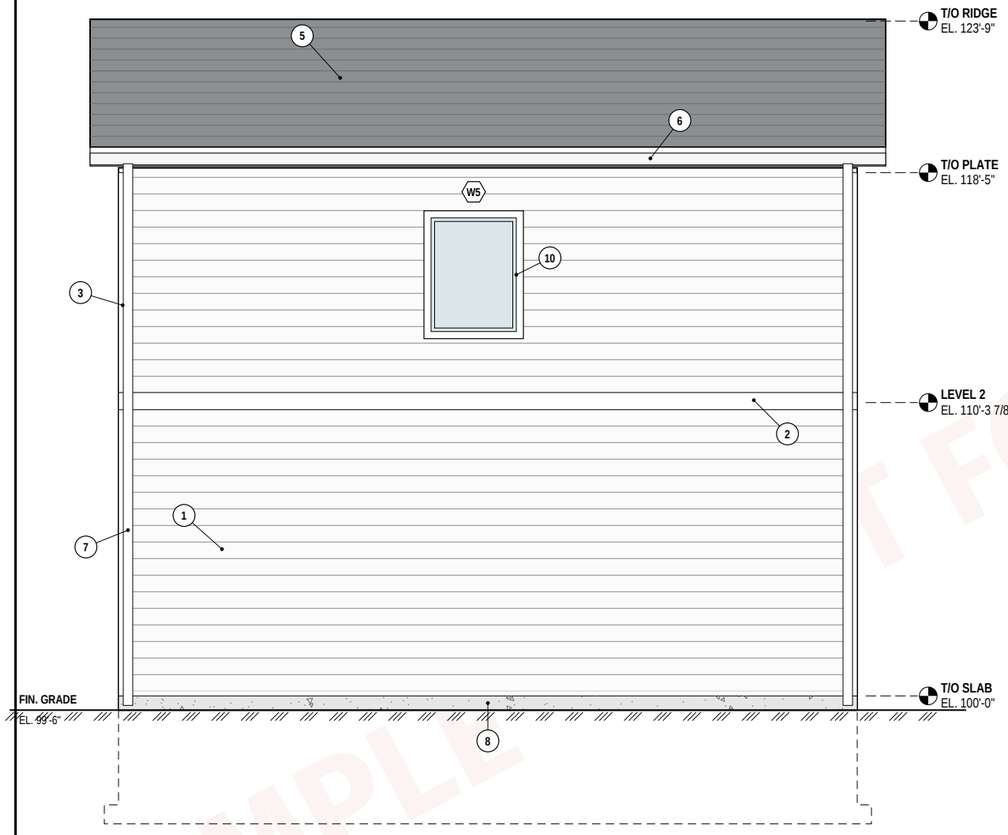
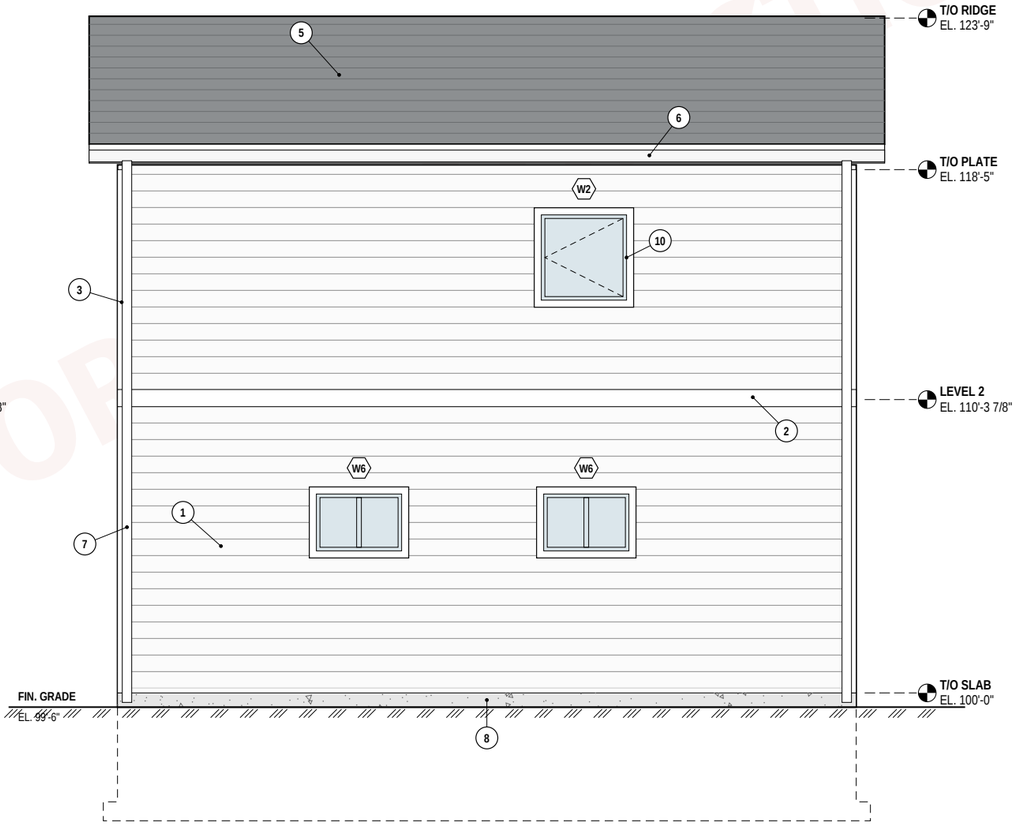
SHEET TITLE
ELEVATIONS: NORTH & SOUTH

A-201



1 A-202 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"



2 A-202 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

KEYED NOTES

1. Fibre cement lap siding, 7" exposure, pre-finished
2. 1x8 trim band at level 2 with cap flashing
3. 4" corner trims, pre-finished
4. 2x10 barge / rake board, aluminum clad
5. Asphalt shingles on synthetic underlayment
6. 5" eavestrough on 2x8 fascia, vented aluminum soffit
7. Downspout to splash pad, discharge away from building
8. Exposed foundation, 6" above finished grade
9. Insulated sectional overhead door with opener
10. Vinyl windows, triple-glazed (schedule A-501)

Height: 7.41 m above grade to the ridge (Land Use Bylaw max. 7.5 m).
Clearance from finished grade to siding: 8" (200 mm) min.
Flash all openings: sill pan, jambs and head to the weather barrier.
Exterior lights at D1, D2, D3 and house number at the lane (electrical).

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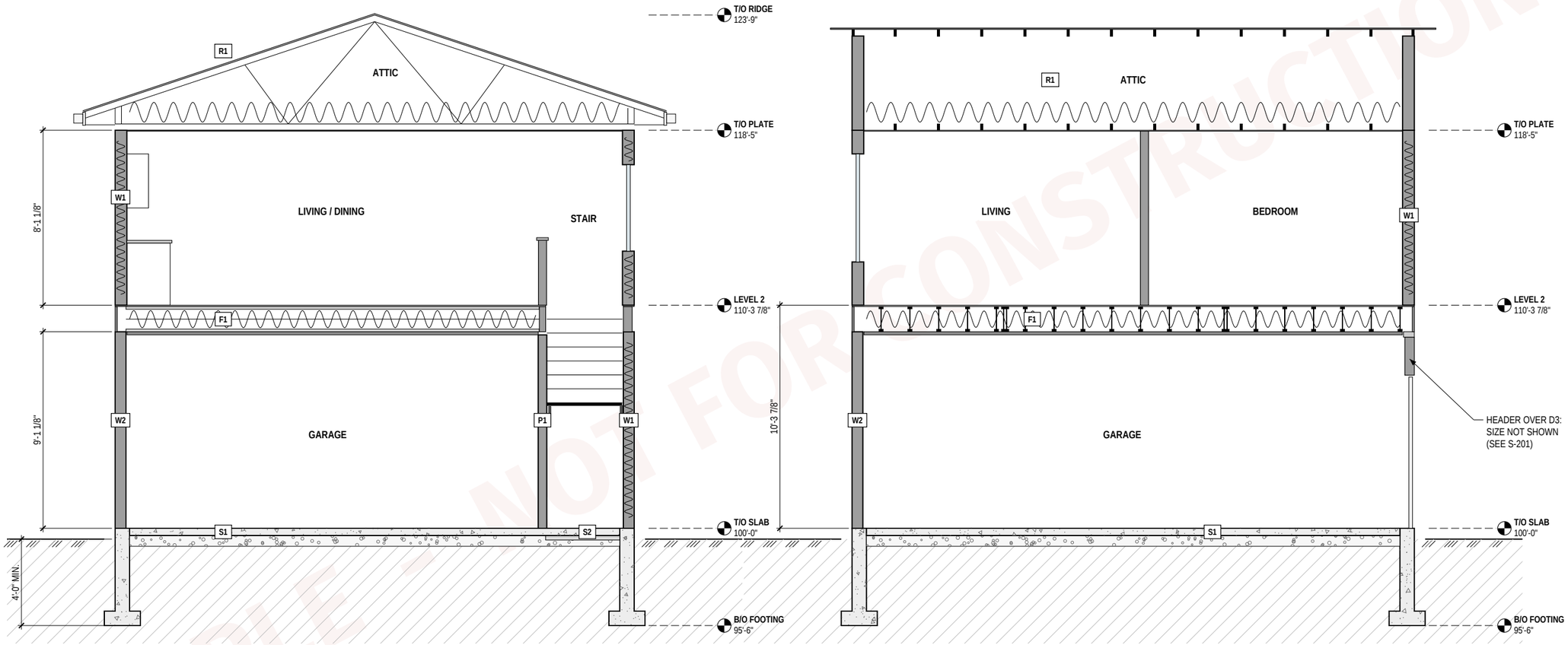
SHEET TITLE
ELEVATIONS: EAST & WEST

A-202



1 A-301 **SECTION 1 (EAST-WEST, LOOKING NORTH)**
SCALE: 3/16" = 1'-0"

2 A-301 **SECTION 2 (NORTH-SOUTH, LOOKING WEST)**
SCALE: 3/16" = 1'-0"

SECTION NOTES

1. Assemblies W1, W2, P1, F1, R1, S1, S2: see A-401. Fire separation between garage and suite is continuous: walls, floor and supporting structure (1-hour, STC 50).
2. Stair headroom min. 6'-5" (1950 mm) from the nosing line to the underside of the floor framing at the opening (A-501).

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ISSUED FOR
PRICING — **REV 0**

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0	Jul 27, 2026	Issued for pricing

SAMPLE
NOT FOR CONSTRUCTION
Fictional project for a document-workflow demo. Not designed or reviewed by a registered professional. No seal.

DRAWN	CHECKED	DATE
EDC	EDC	2026-07-27

SCALE
3/16" = 1'-0"

DRAWING LIST

A-000	Cover sheet, project data & notes
A-100	Site plan
S-101	Foundation plan
A-101	Level 1 plan (garage)
A-102	Level 2 plan (suite)
A-103	Roof plan
A-201	Elevations: north & south
A-202	Elevations: east & west
A-301	**Building sections**
A-401	Details & assemblies
A-501	Schedules & stair
S-201	Level 2 floor framing plan
S-202	Roof framing plan

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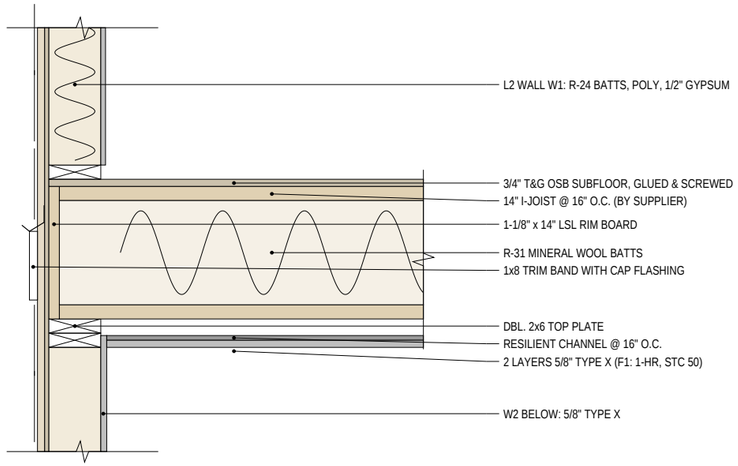
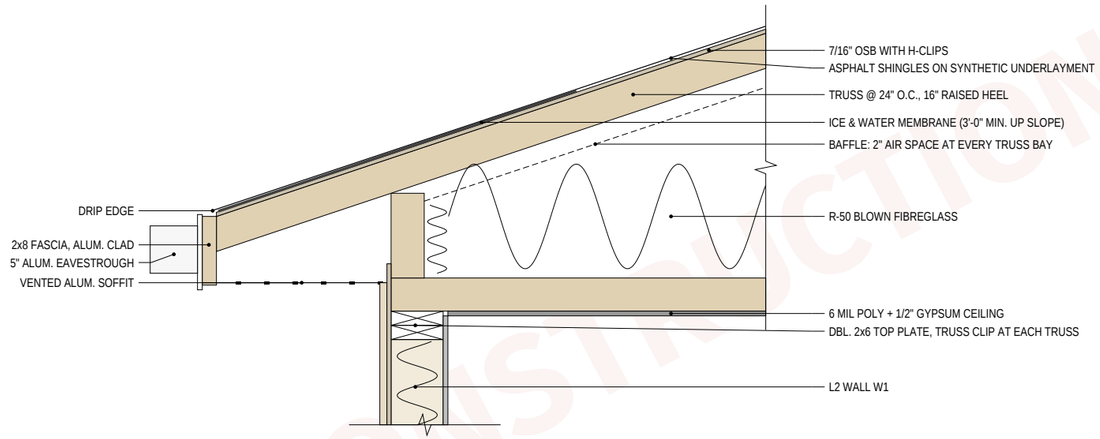
SHEET TITLE
BUILDING SECTIONS

A-301



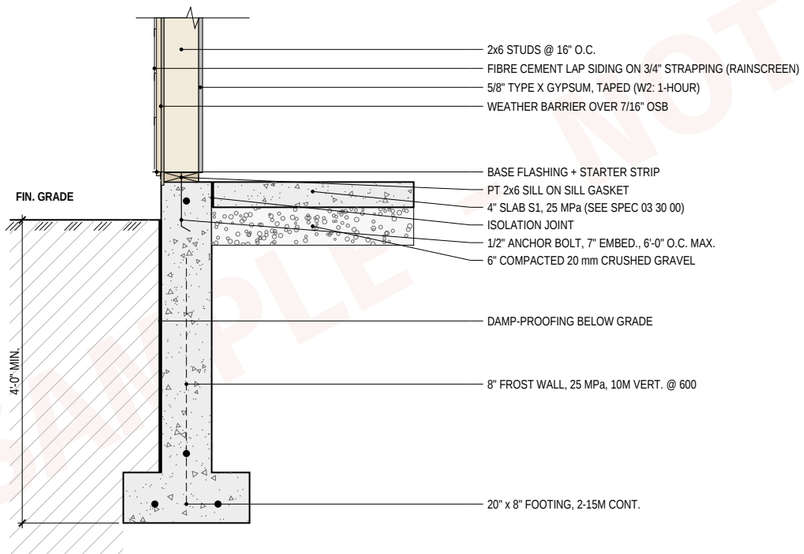
2 A-401 **FLOOR F1 AT EXTERIOR WALL**

SCALE: 3/4" = 1'-0"



3 A-401 **EAVE AT RAISED-HEEL TRUSS**

SCALE: 3/4" = 1'-0"



1 A-401 **FOUNDATION AT GARAGE WALL**

SCALE: 1/2" = 1'-0"

DETAIL NOTES

1. Fire separation (P1, F1, W2): seal every joint and penetration in the garage-side gypsum with a listed firestop; keep the separation continuous at the stair, the rim and the top of the garage walls.
2. Raised heel trusses: keep the 2" baffle air space from the soffit vent into the attic at every truss bay.
3. Window and door openings: sill pan flashing, jamb and head flashing lapped to the weather barrier.
4. Sill gasket and air seal at all sills, rim boards and top plates of heated walls.
5. Assembly layers: see the assemblies schedule on A-501.

MATERIALS

- Concrete
- Compacted gravel
- Earth
- Insulation (batt / blown)
- Framing cut in section
- Gypsum board

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Lot 00, Block 0, Plan 000 0000 (fictional) · R-CG

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SHEET TITLE
DETAILS & ASSEMBLIES

A-401

DOOR SCHEDULE

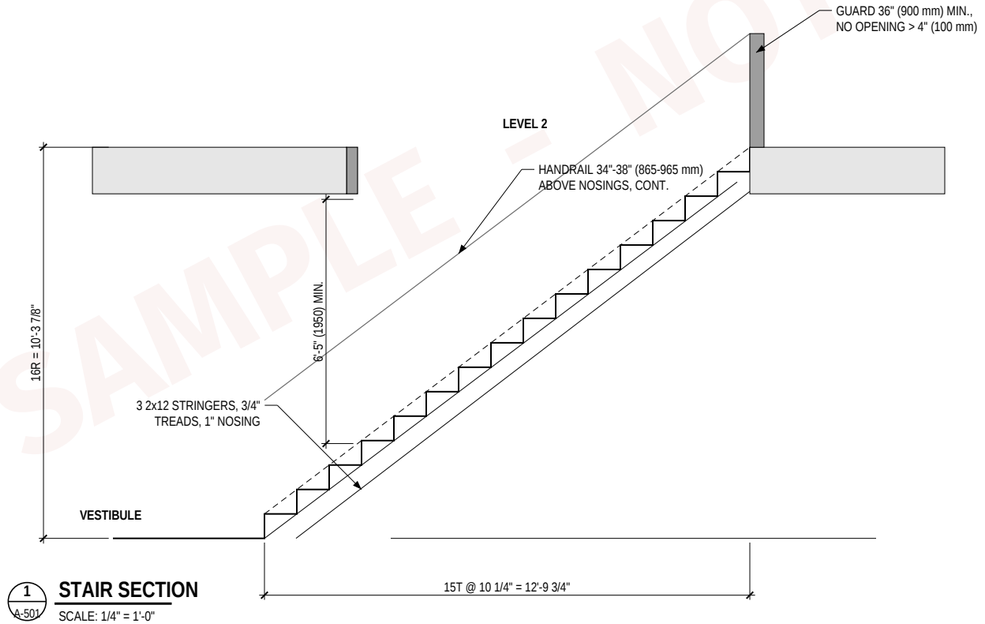
MARK	LOCATION	SIZE (W x H)	TYPE	FRAME	HARDWARE
D1	Stair vestibule (suite entry)	3'-0" x 6'-8"	Insulated steel, half-lite, deadbolt	Steel, insulated	Weatherstrip, threshold, deadbolt, peephole
D2	Garage (service door)	3'-0" x 6'-8"	Insulated steel, flush, self-closing	Steel, insulated	Weatherstrip, threshold, closer
D3	Garage	16'-0" x 7'-0"	Insulated steel sectional overhead, opener	Track by mfr.	Opener, 2 remotes, keypad
D4	Bedroom	2'-8" x 6'-8"	Hollow-core slab, passage set	Wood, paint	Passage set
D5	Bathroom	2'-6" x 6'-8"	Hollow-core slab, privacy set	Wood, paint	Privacy set
D6	Laundry / mech.	5'-0" x 6'-8"	Bifold pair 2 x 30"	Wood, paint	Track & pulls
D7	Bedroom closet	5'-0" x 6'-8"	Bypass pair 2 x 30", mirror-free	Wood, paint	Track & pulls
D8	Pantry	2'-6" x 6'-8"	Hollow-core slab, passage set	Wood, paint	Passage set

WINDOW SCHEDULE (VINYL, TRIPLE-GLAZED, LOW-E, ARGON)

MARK	LOCATION	QTY	SIZE (W x H)	TYPE	SILL	NOTES
W1	Living	1	6'-0" x 5'-0"	Twin casement (fixed centre lite)	2'-0" AFF	
W2	Kitchen	1	3'-0" x 3'-0"	Casement	3'-6" AFF	
W3	Bedroom	1	3'-0" x 4'-0"	Casement, egress	2'-0" AFF	Egress: min. 0.35 m² clear, no dimension < 380 mm
W4	Bathroom	1	2'-0" x 3'-0"	Casement, obscure glass	4'-0" AFF	
W5	Stair	1	3'-0" x 4'-0"	Fixed	2'-6" AFF	Tempered (in stair)
W6	Garage	2	3'-0" x 2'-0"	Horizontal slider	5'-0" AFF	
W7	Garage	1	3'-0" x 2'-0"	Horizontal slider	5'-0" AFF	

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	NOTES
Garage	Sealed concrete	-	5/8" Type X, taped (W2)	2 layers 5/8" Type X (F1)	Unheated; 1-hour separation
Stair / vestibule	Rubber tile on slab S2	Rubber	1/2" gyp. / 5/8" Type X at P1, paint	1/2" gyp., paint	Handrail one side
Living / dining / kitchen	LVP (owner allowance)	MDF 3 1/2"	1/2" gyp., paint	1/2" gyp., paint	Cabinets by allowance
Bedroom	LVP	MDF 3 1/2"	1/2" gyp., paint	1/2" gyp., paint	Closet shelf + rod
Bath	Porcelain tile	Tile	MR gyp., paint; tile at tub	MR gyp., paint	Exhaust fan to exterior
Laundry / mech.	LVP	MDF	1/2" gyp., paint	1/2" gyp., paint	Floor pan under washer



1 / A-501 **STAIR SECTION**
SCALE: 1/4" = 1'-0"

STAIR NOTES

1. Rise 7.74" (197 mm), max. 200 mm. Run 10 1/4" (260 mm), min. 255 mm. Uniform within 6 mm.
2. Clear width 3'-6" between finished walls.
3. Headroom 6'-5" (1950 mm) min. along the full run.
4. The stair is inside the suite: P1 encloses it where it faces the garage.
5. Verify floor-to-floor on site before cutting stringers.

ASSEMBLIES

W1 — EXTERIOR WALL, HEATED (SUITE, STAIR)
- Fibre cement lap siding, 7" exposure
- 3/4" vented rainscreen strapping
- Weather barrier (house wrap), lapped & taped
- 7/16" OSB sheathing
- 2x6 studs @ 16" o.c. with R-24 mineral wool batts
- 6 mil poly vapour barrier, sealed
- 1/2" gypsum board

W2 — EXTERIOR WALL, GARAGE (SUPPORTS SUITE)
- Fibre cement lap siding on 3/4" rainscreen
- Weather barrier, 7/16" OSB
- 2x6 studs @ 16" o.c.
- 5/8" Type X gypsum, taped (1-hour, listed design)

P1 — GARAGE / SUITE SEPARATION WALL (1-HOUR, STC 50)
- 5/8" Type X gypsum
- 2x4 studs @ 16" o.c., 3" mineral wool
- Resilient channel @ 16" o.c. (one side)
- 5/8" Type X gypsum
- All joints taped, sealed gas-tight

P2 — INTERIOR PARTITION
- 1/2" gypsum
- 2x4 studs @ 16" o.c.
- 1/2" gypsum (moisture-resistant at bath)

P3 — PLUMBING WALL
- 1/2" gypsum
- 2x4 studs @ 16" o.c. (2x6 where drains require)
- 1/2" moisture-resistant gypsum

F1 — FLOOR OVER GARAGE (1-HOUR, STC 50)
- LVP flooring on 3/4" T&G OSB subfloor, glued & screwed
- 14" I-joists @ 16" o.c.
- R-31 mineral wool batts
- Resilient channel @ 16" o.c.
- 2 layers 5/8" Type X gypsum, taped, gas-tight

F2 — FLOOR OVER STAIR / VESTIBULE (INSIDE SUITE)
- LVP on 3/4" T&G OSB subfloor
- 14" I-joists @ 16" o.c.
- 1/2" gypsum ceiling

R1 — ROOF / CEILING
- Asphalt shingles, synthetic underlayment
- Ice & water membrane at eaves
- 7/16" OSB with H-clips
- Pre-engineered trusses @ 24" o.c., 16" raised heel, 4:12
- Baffles at every truss space
- R-50 blown fibreglass
- 6 mil poly vapour barrier, sealed
- 1/2" gypsum ceiling

S1 — GARAGE SLAB
- 4" (100 mm) concrete slab, 25 MPa
- 6" (150 mm) compacted 20 mm crushed gravel
- Compacted subgrade

S2 — VESTIBULE SLAB (HEATED)
- 4" concrete slab, 25 MPa
- 6 mil poly, sealed (radon)
- 2" (50 mm) XPS insulation
- 6" compacted gravel with radon rough-in

Ratings are design intent: designer to confirm listed designs.

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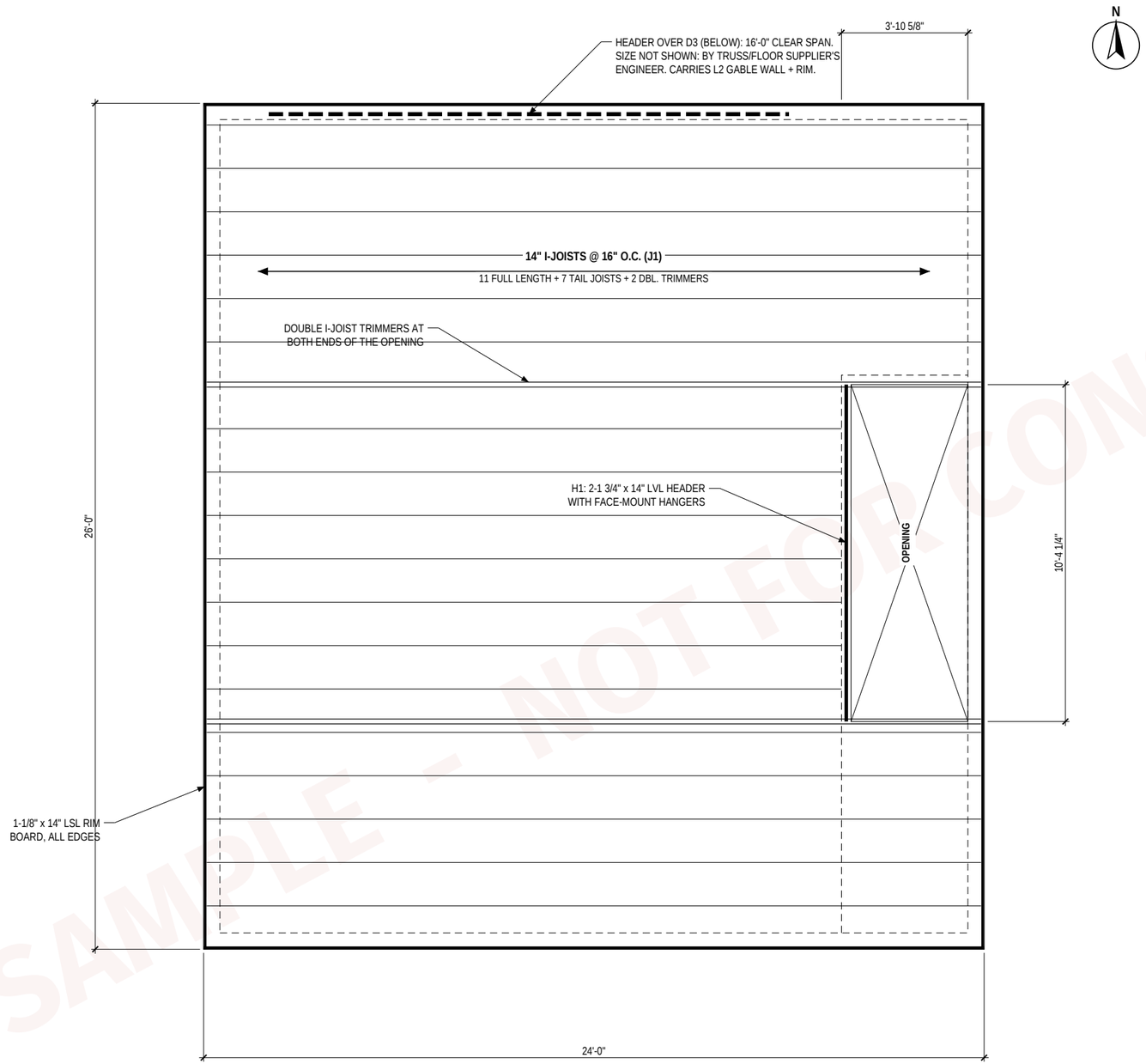
SHEET TITLE
SCHEDULES & STAIR

A-501



1 / S-201 **LEVEL 2 FLOOR FRAMING PLAN**

SCALE: 1/4" = 1'-0" · BEARING WALLS BELOW DASHED

0 2 4 8 FEET

FRAMING NOTES

1. Engineered floor system by supplier: layout, joist series, hangers, web stiffeners and squash blocks per the supplier's stamped shop drawings (P.Eng. Alberta).
2. Design loads (assumed): live 1.9 kPa, dead 0.75 kPa + 2 layers 5/8" Type X ceiling. Deflection L/480 live.
3. Subfloor: 3/4" T&G OSB, glued and screwed; stagger end joints.
4. Floor F1 is part of the 1-hour separation: no penetrations except as allowed by the listed design; fire-stop all penetrations.
5. Joists bear on the east and west walls; north and south walls carry rim boards only, except as noted at D3.

LEGEND

- Joist / truss (single line)
- Beam / header
- Above / beyond / hidden

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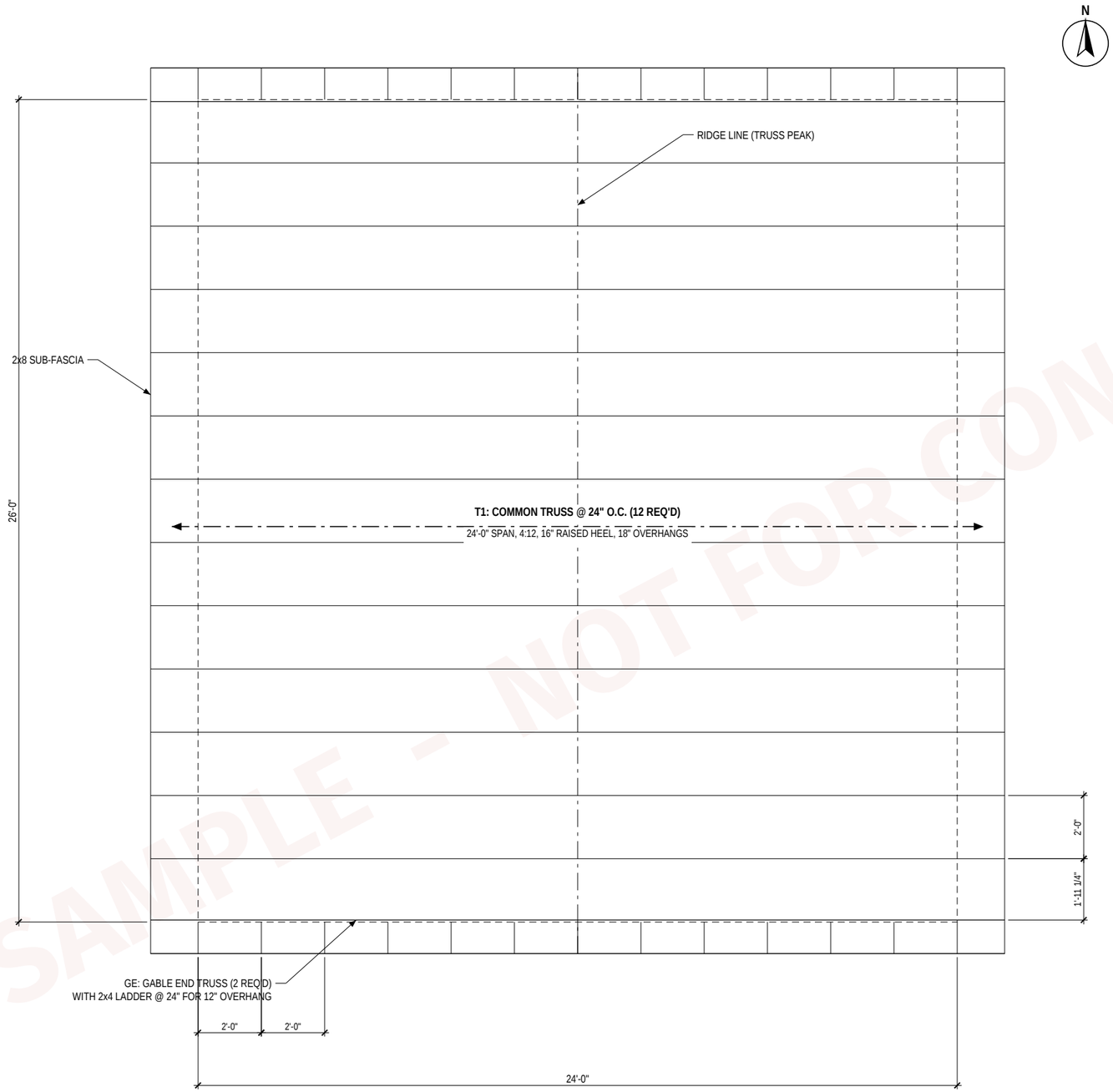
SHEET TITLE
LEVEL 2 FLOOR FRAMING PLAN

S-201



1 S-202 **ROOF FRAMING PLAN**
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES

1. Pre-engineered wood trusses by supplier, designed for Calgary snow and wind loads; submit stamped truss layout and designs (P.Eng. Alberta).
2. Truss clip (hurricane tie) at every truss to the top plate. Permanent lateral bracing per the truss designer.
3. Roof sheathing: 7/16" OSB with H-clips, stagger joints, 1/8" gaps.
4. Attic access hatch 22" x 30" (A-102). Keep truss webs uncut.
5. Raised heel 16" for full insulation depth at the exterior walls (A-401, detail 3).

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ROOF FRAMING PLAN

S-202