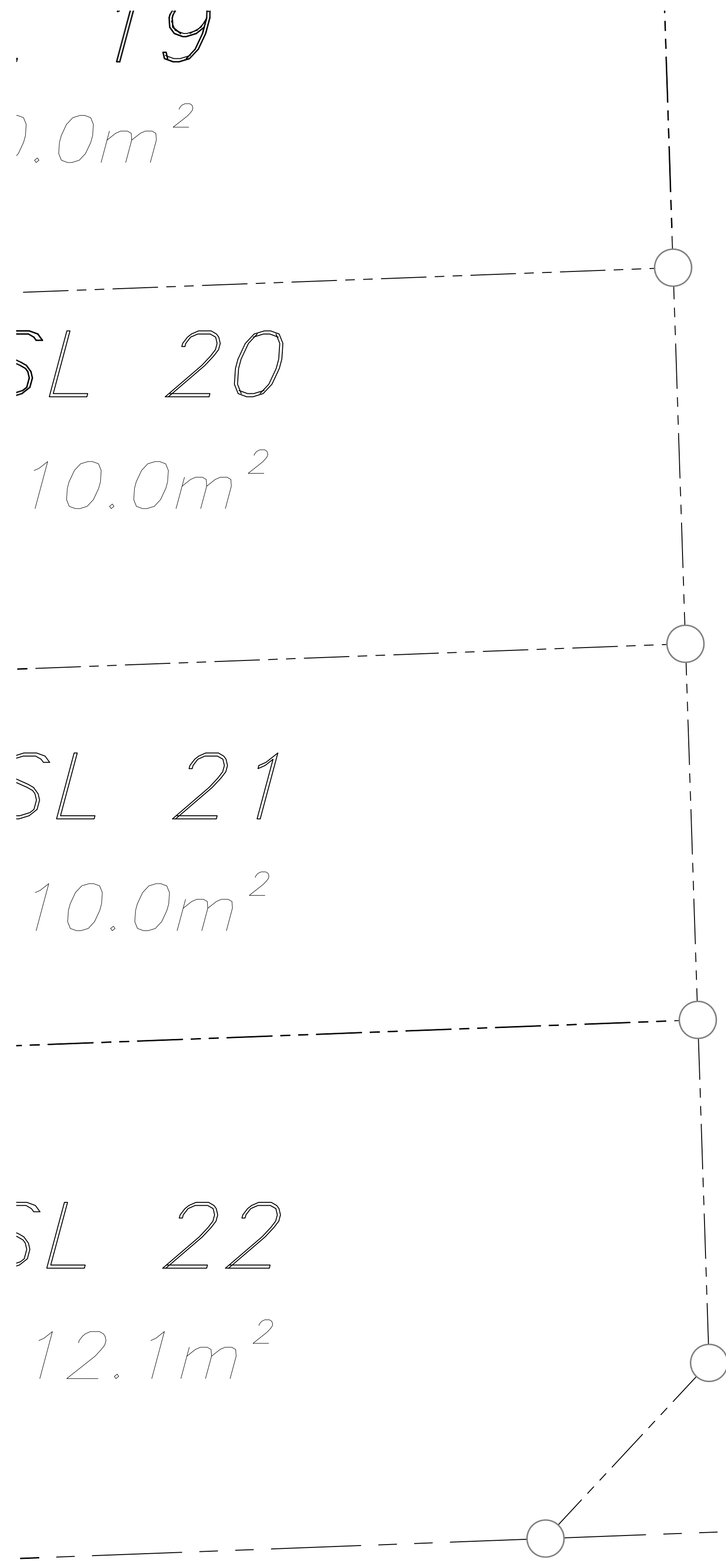
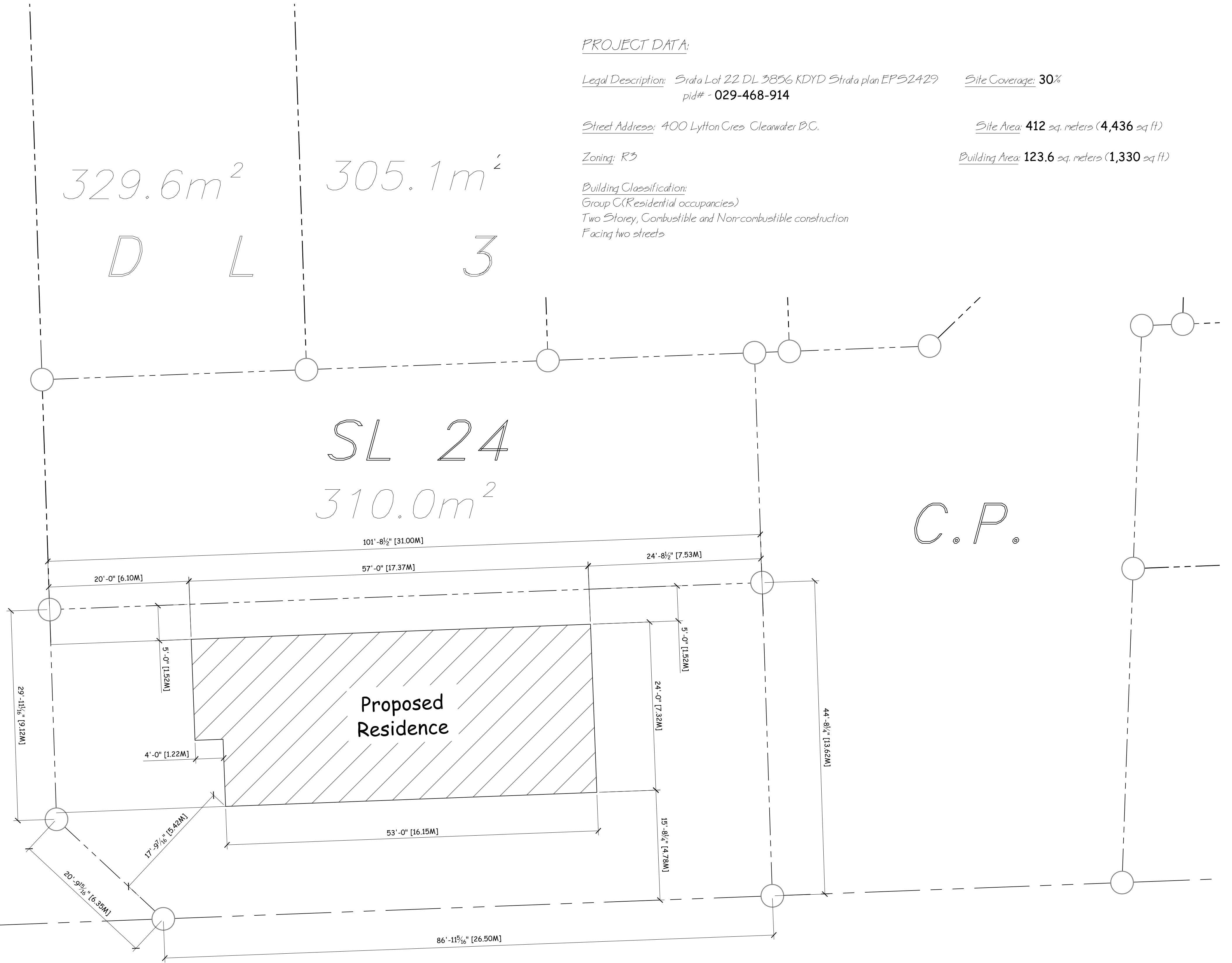


Perspective Views





Lytton Crescent



PROJECT DATA:

Legal Description: Strata Lot 22 DL 3856 KDYD Strata plan EPS2429
pid# - 029-468-914

Site Coverage: 30%

Street Address: 400 Lytton Cres Clearwater B.C.

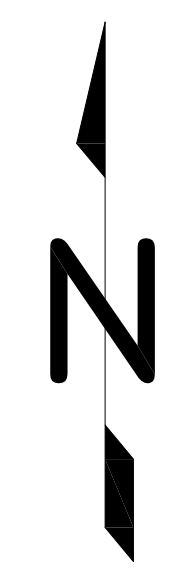
Site Area: 412 sq. meters (4,436 sq ft)

Zoning: R3

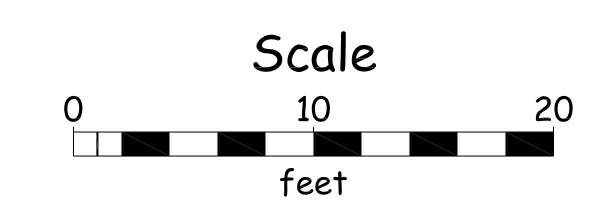
Building Area: 123.6 sq. meters (1,330 sq ft)

Building Classification:
Group C (Residential occupancies)
Two Storey, Combustible and Non-combustible construction
Facing two streets

C.P.

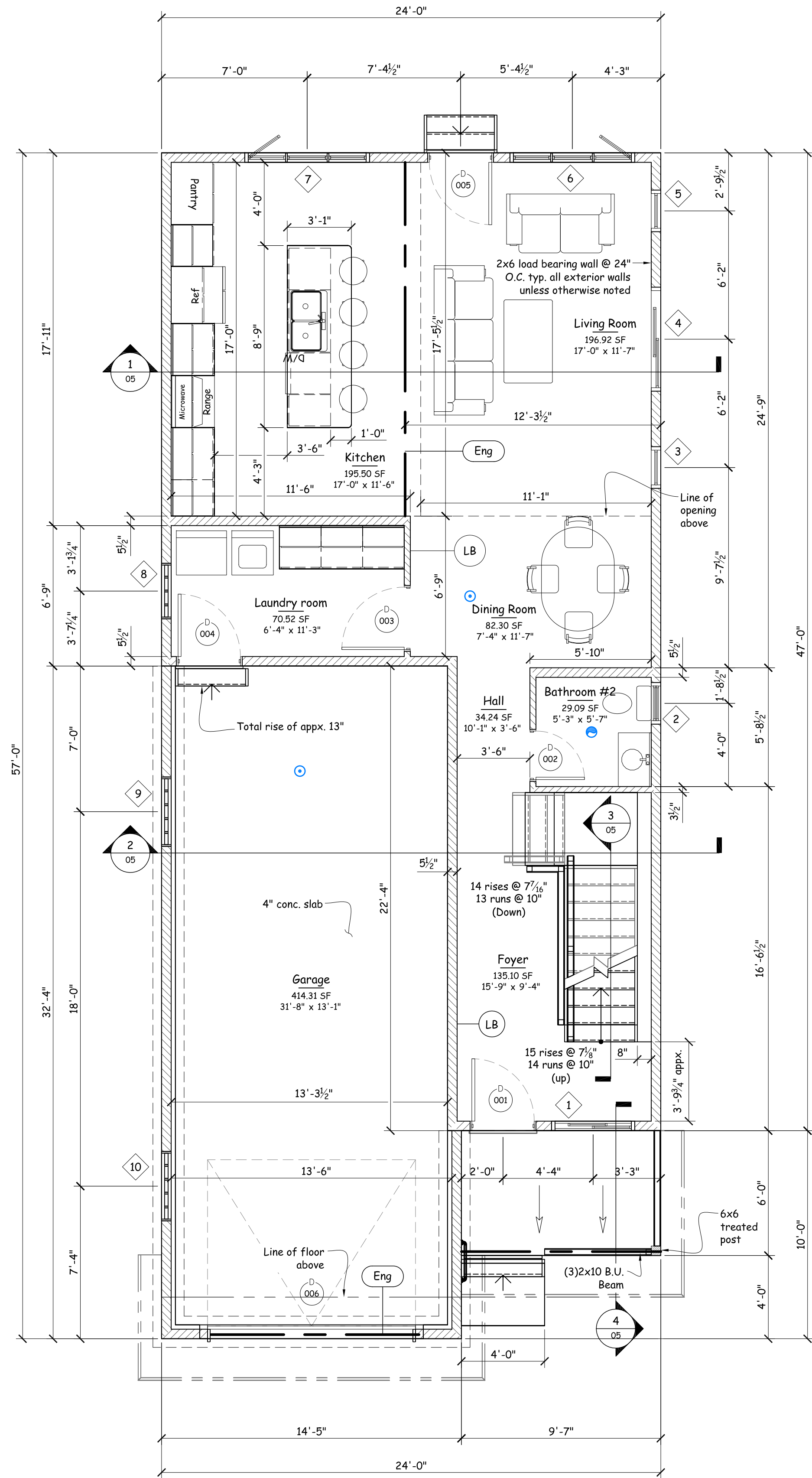


ROAD



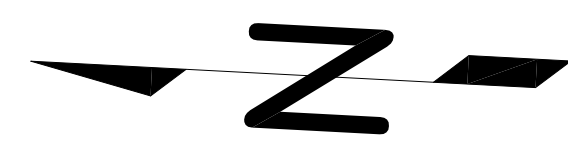
Ron Hyam
250-833-8058
burnsidedrafting@gmail.com
Print format: 36" x 24"

Borrow Enterprises	
scale: 1/8"=1'	Dwg: 02-400 Lytton Cres.dwg
400 Lytton Crescent	
02	Mirrored dwelling July 12-23
No.	Revision/Issue Date
Design by: Owner	Drawn by: Ron Hyam



Finished floor area : 744 sq ft
 Gross Building area : 1272 sq ft
 Garage floor area : 414 sq ft

Main Floor Plan



See sheet 07 for legend, misc details, and RSI calculations

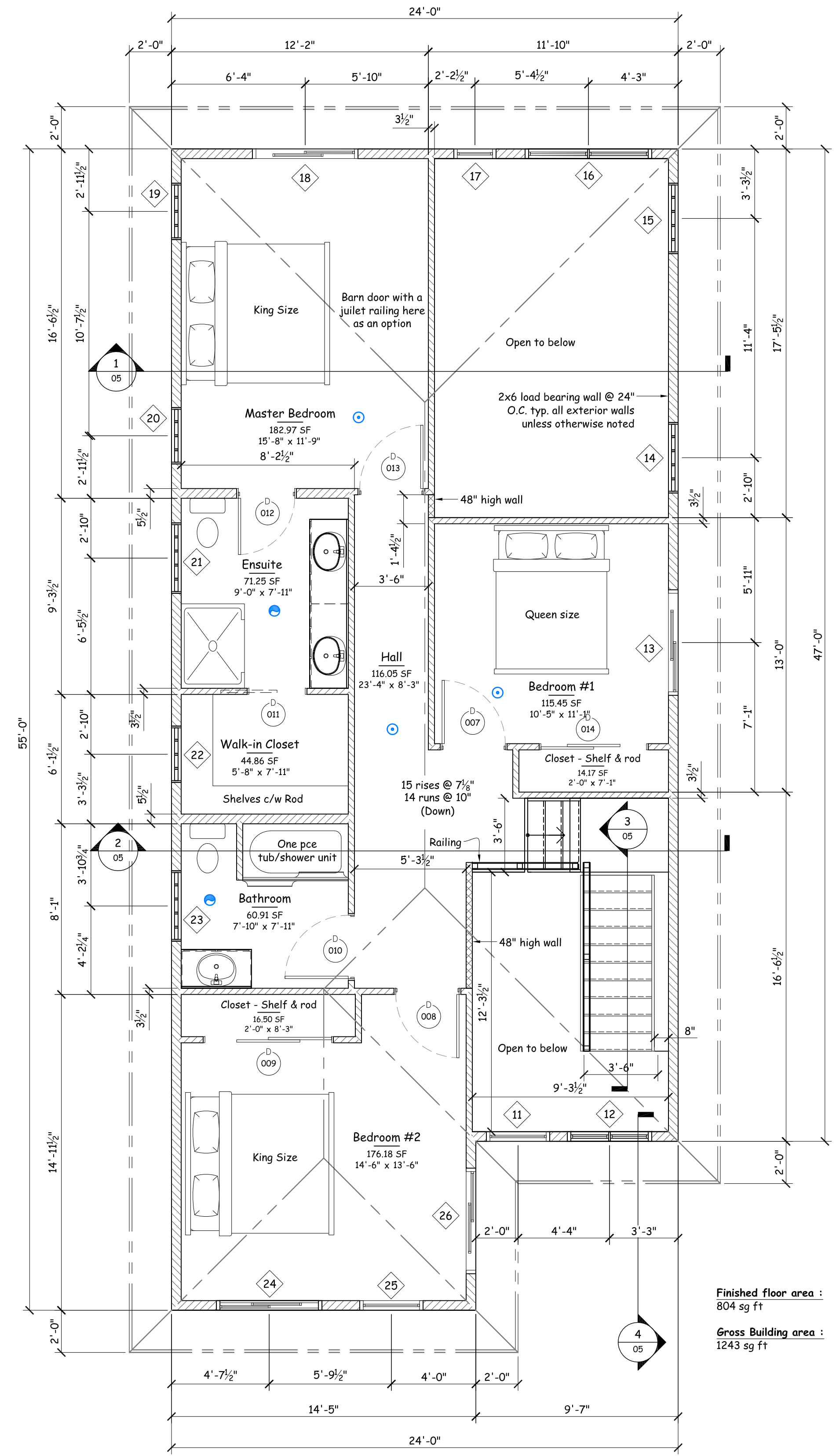
Main Floor Door Schedule						
DOOR						
Mark	Size(Slab)	WD	HGT	THK	Remarks	Material
001	3'-0"	6'-8"	1 3/4"		Exterior	Steel - raised panel
002	2'-4"	6'-8"	1 3/8"		Interior	Wood/raised panel
003	3'-0"	6'-8"	1 3/8"		Interior	Wood/raised panel
004	3'-0"	6'-8"	1 3/4"		Exterior	Steel - raised panel
005	3'-0"	6'-8"	1 3/4"		Exterior/full lite	Steel
006	10'-0"	8'-0"	1 3/4"		Overhead	Aluminum or wood

Main Floor Window Schedule					
R/O Size					
Mark	WIDTH	HEIGHT	TYPE	Material	Remarks
1	4'-0"	5'-0"	Glider - c/w transom	Vinyl	
2	2'-0"	3'-0"	Vertical glider	Vinyl	Frosted
3	2'-0"	6'-0"	Picture	Vinyl	--
4	5'-0"	4'-0"	Glider	Vinyl	--
5	2'-0"	6'-0"	Picture	Vinyl	--
6	6'-0"	5'-0"	Picture - 3 pane - top division	Vinyl	C/w casement one end
7	6'-0"	5'-0"	Picture - 3 pane - top division	Vinyl	C/w casement one end
8	2'-8"	8"	8" Glass or lexan blocks	As per manf	Fire block
9	3'-4"	8"	8" Glass or lexan blocks	As per manf	Fire block
10	3'-4"	8"	8" Glass or lexan blocks	As per manf	Fire block

2nd floor Door Schedule						
DOOR						
Mark	Size(Slab)	WD	HGT	THK	Remarks	Material
007	3'-0"	6'-8"	1 3/8"		Interior	Wood/raised panel
008	3'-0"	6'-8"	1 3/8"		Interior	Wood/raised panel
009	PR 3'-0"	6'-8"	1 3/8"		Closet/sliding	Wood/raised panel
010	3'-0"	6'-8"	1 3/8"		Interior	Wood/raised panel
011	2'-8"	6'-8"	1 3/8"		Pocket	Wood
012	2'-8"	6'-8"	1 3/8"		Interior	Wood/raised panel
013	3'-0"	6'-8"	1 3/8"		Interior	Wood/raised panel
014	PR 2'-6"	6'-8"	1 3/8"		Closet/sliding	Wood

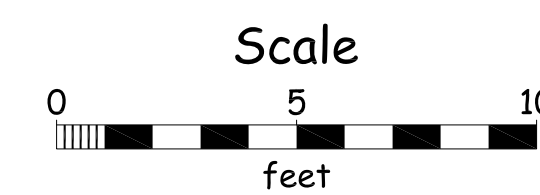
2nd floor Window Schedule					
R/O Size					
Mark	WIDTH	HEIGHT	TYPE	Material	Remarks
11	3'-0"	4'-6"	Picture	Vinyl	--
12	4'-0"	4'-6"	Picture - 2 pane - top division	Vinyl	--
13	5'-0"	3'-0"	Glider	Vinyl	--
14	3'-4"	8"	8" Glass or lexan blocks	As per manf	Fire block
15	3'-4"	8"	8" Glass or lexan blocks	As per manf	Fire block
16	6'-0"	4'-0"	Picture - 2 pane - top division	Vinyl	--
17	2'-0"	4'-0"	Picture	Vinyl	--
18	5'-0"	3'-0"	Glider	Vinyl	--
19	2'-8"	8"	8" Glass or lexan blocks	As per manf	Fire block
20	2'-8"	8"	8" Glass or lexan blocks	As per manf	Fire block
21	3'-4"	8"	8" Glass or lexan blocks	As per manf	Fire block
22	2'-8"	8"	8" Glass or lexan blocks	As per manf	Fire block
23	3'-4"	8"	8" Glass or lexan blocks	As per manf	Fire block
24	5'-0"	5'-0"	Glider - c/w transom	Vinyl	--
25	3'-0"	5'-0"	Picture	Vinyl	--
26	5'-0"	3'-0"	Glider	Vinyl	--

- General Notes:**
- all measurements to rough framing unless otherwise noted
 - all lumber to be S.P.F. #2 & better unless otherwise noted
 - all free standing posts to be connected @ both ends with approved metal connectors
 - all exterior posts to be UC3.2 designation(treated) or clad
 - all lumber in direct contact with ground (less than 150mm/6" clear) to be UC4.1 designation(treated)
 - all beams, posts and framing for exterior decks with spaced lumber to be UC3.2 designation(treated)
 - all flooring ply to be glued
 - all walls exceeding 10' - 1" to be cross blocked @ mid height (Uno)
 - full height cross blocking @ 48" O.C. between rim joist & joist parallel to rim joist
 - window sizes shown are rough opening
 - doors sizes shown are the size of the door slab
 - access to attic and/or crawl space to be a min. of 22" x 30" in size
 - see manf. specs for sliding glass patio door rough openings
 - bifold closet doors are appx. finished openings
 - flashing above all unprotected openings
 - min of 3" drop onto exterior decks
 - water heaters not in basement/crawl to have drain pan under, plumbed to septic
 - slope all exterior decks min 1/4" per foot unless deck surface is spaced lumber
 - garage doors to have a min. RSI value of 1.1
 - all exhaust fans & hood fans to exhaust to outside of building
 - all smoke alarms to be hard wired together to work in unison
 - windows and doors to have a max U-factor of 1.6
 - if loose insulation(blown in) is used lieu of batt insulation, drywall on ceiling must be ceiling board or 5/8" in thickness
 - mechanical ventilation/fresh air intake to be installed as per 9.32.3.3 BCBC (9.32.3.7 for crawl spaces)



Finished floor area : 804 sq ft
 Gross Building area : 1243 sq ft

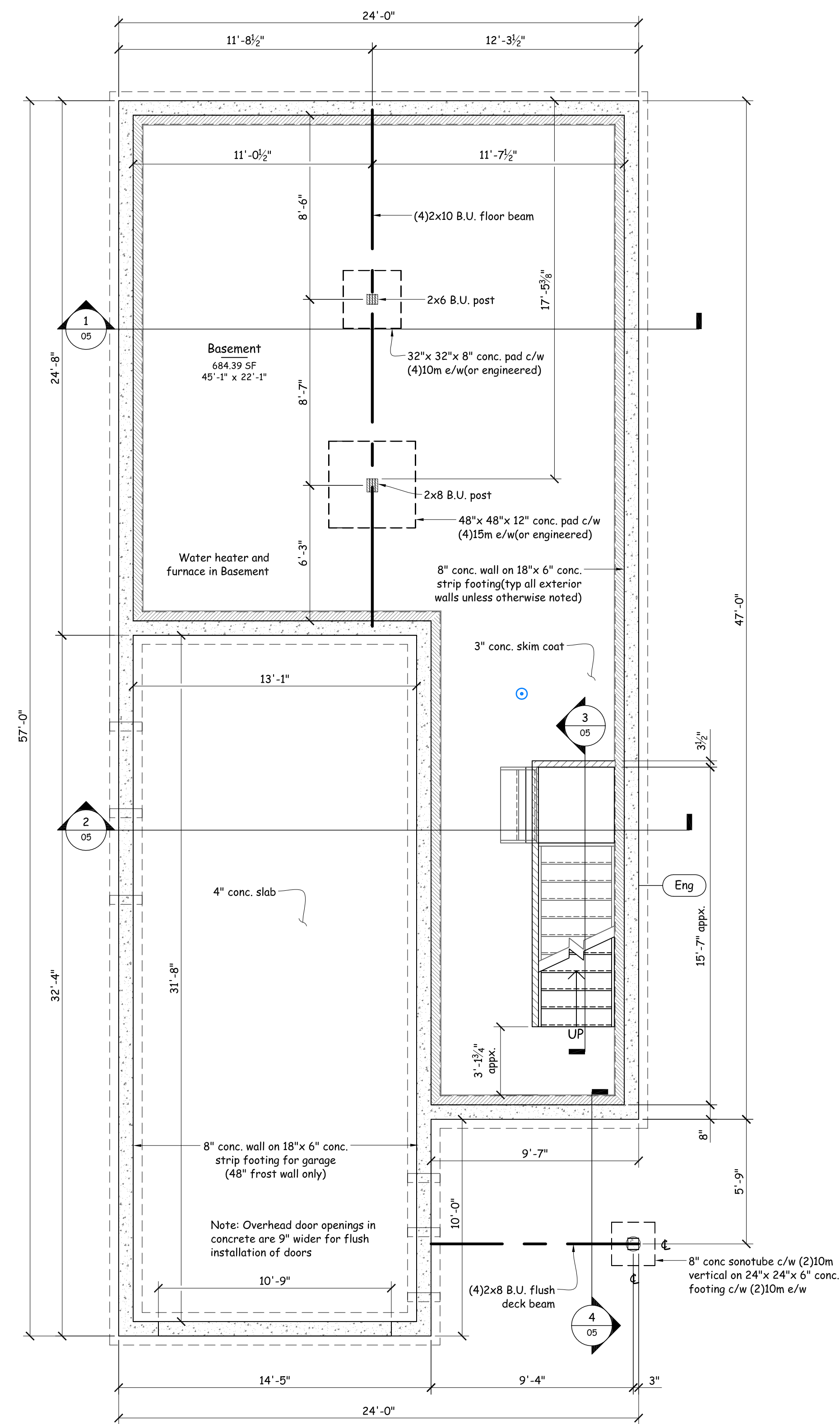
2nd Floor Plan



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 burnsidedrafting@gmail.com
 Print format: 36" x 24"

01	Mirrored north mark	Sept 18-23
No.	Revision/Issue	Date

Borrow Enterprises
 scale: 1/4"=1' Dwg: 03-400 Lytton Cres.dwg
400 Lytton Crescent
 Floorplans June 13-18
 Design by: Owner Drawn by: Ron Hyam

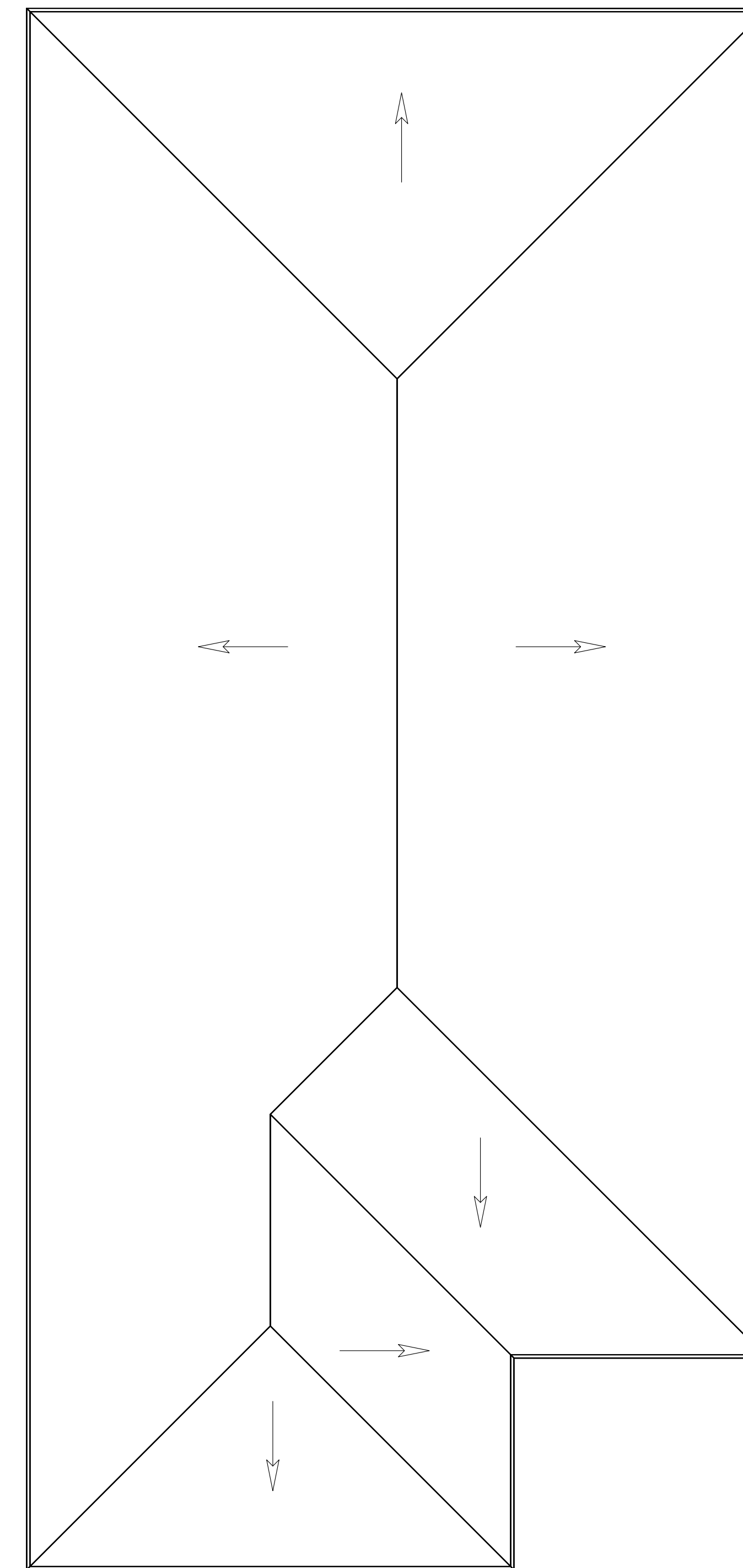
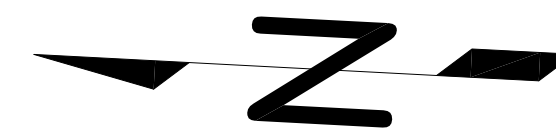


Finished floor area :
684.4 sq ft

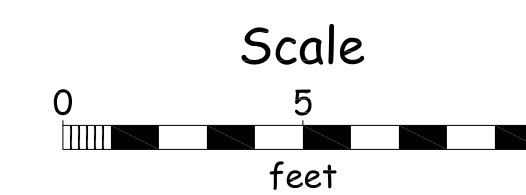
Gross Building area :
1272 sq ft

Foundation Plan

See sheet 07 for legend, misc details, and RSI calculations



Main Roof Plan



Ron Hyam
250-833-8058
burnsidedrafting@gmail.com
Print format: 36" x 24"

No.	Revision/Issue	Date
03	Mirrored north mark	Sept 18-23

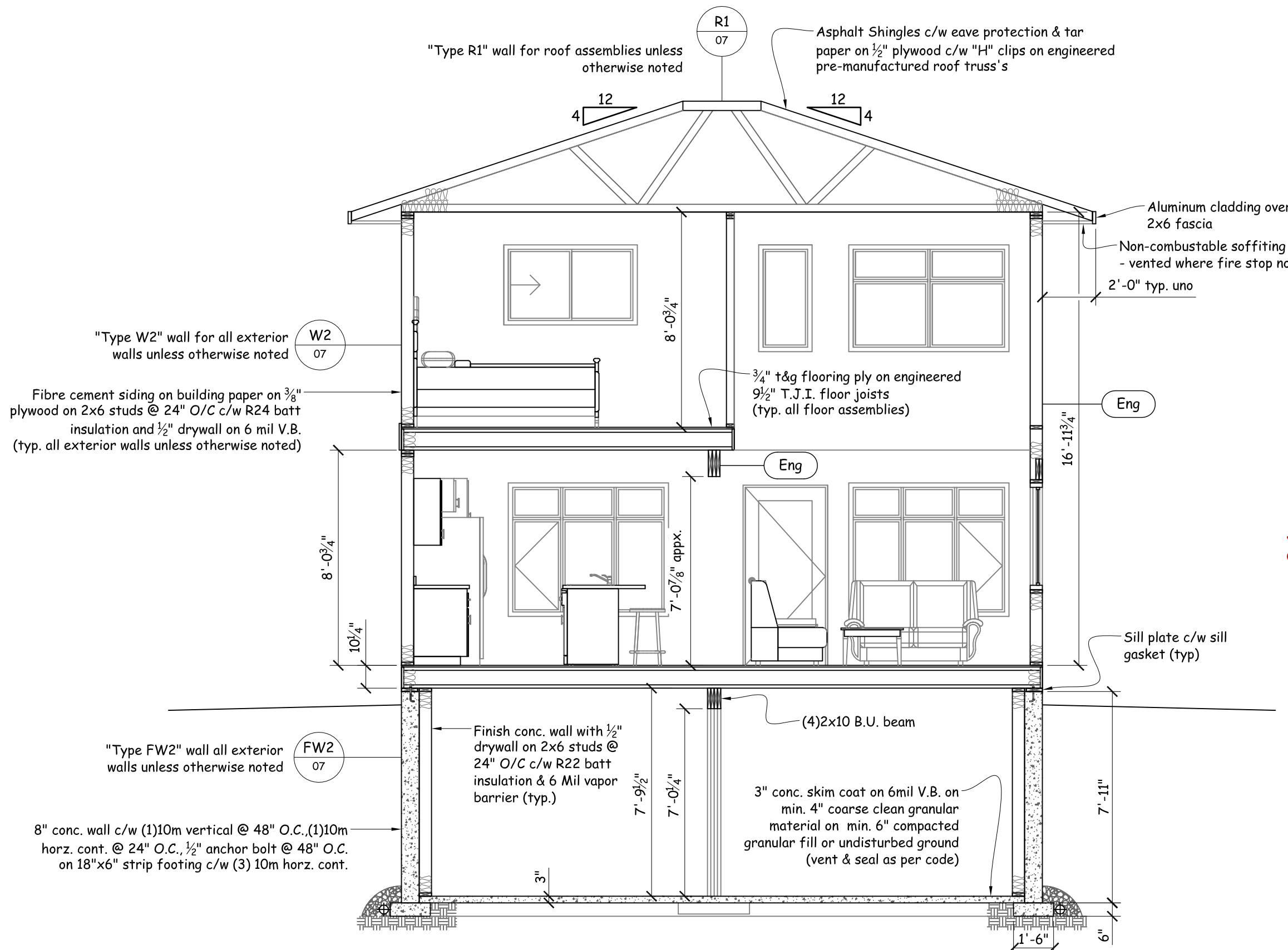
Sheet: 04

Borrow Enterprises

scale: 1/4"=1' Dwg: 04-400 Lytton Cres.dwg

400 Lytton Crescent

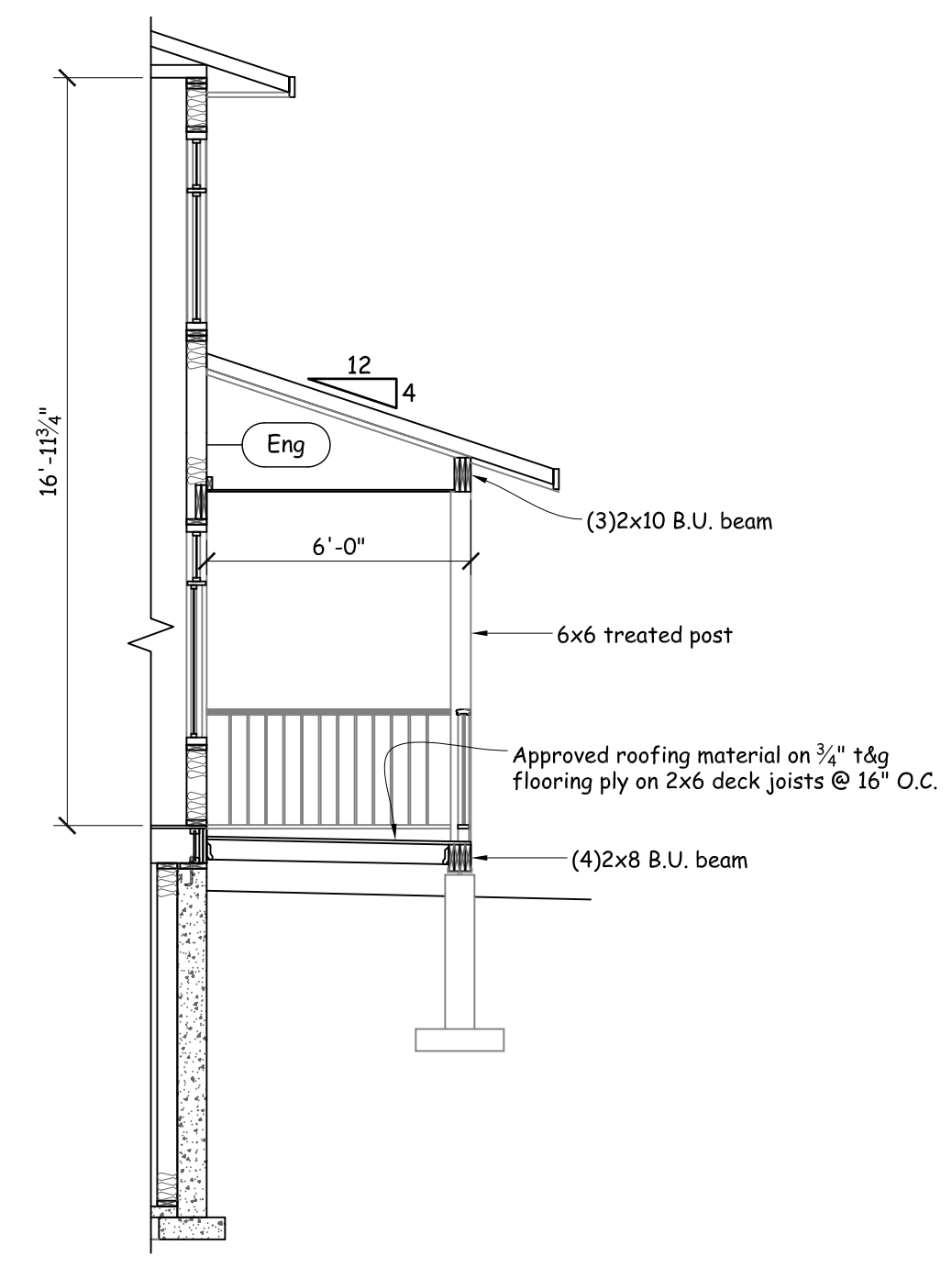
Foundation and Roof plan	June 13-18
Design by: Owner	Drawn by: Ron Hyam



1 Section
03
04

Fire Service (No 10 min. response time):
 All walls and assemblies between 1.2M(4') to 2.4M(8') from lot line to have:
 - aluminum clad or non combustible fascia
 - soffit to be non combustible
 - soffit to have fire rated venting (or added lower roof vents)
 - wall to have a 45min fire rating
 - siding must conform to BCBC 9.10.15.5(3) or is non combustible
 - glass blocks to be fire rated at 45 minutes min.
 - no glazing allowed

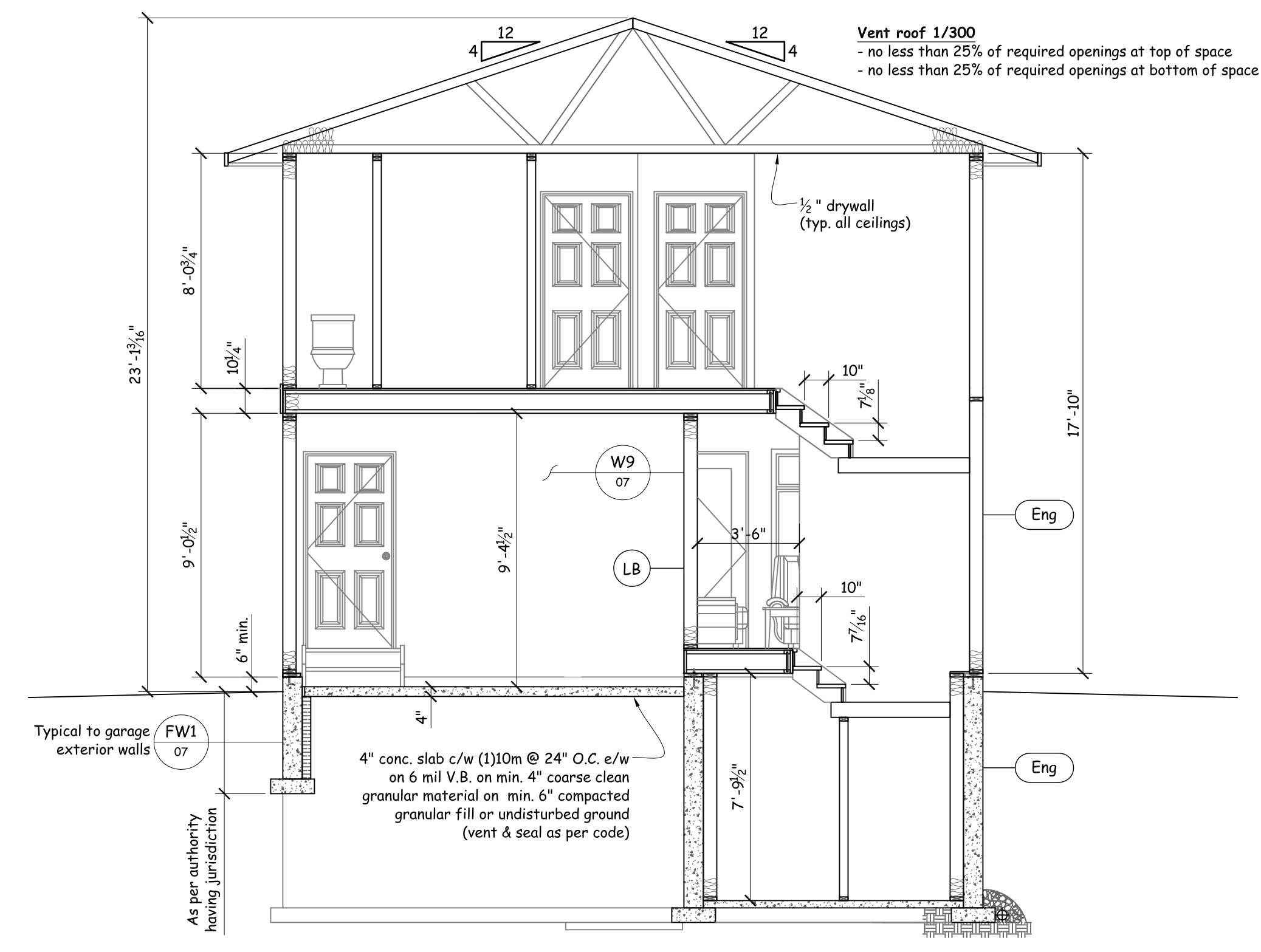
See sheet 07 for legend, misc details, and RSI calculations



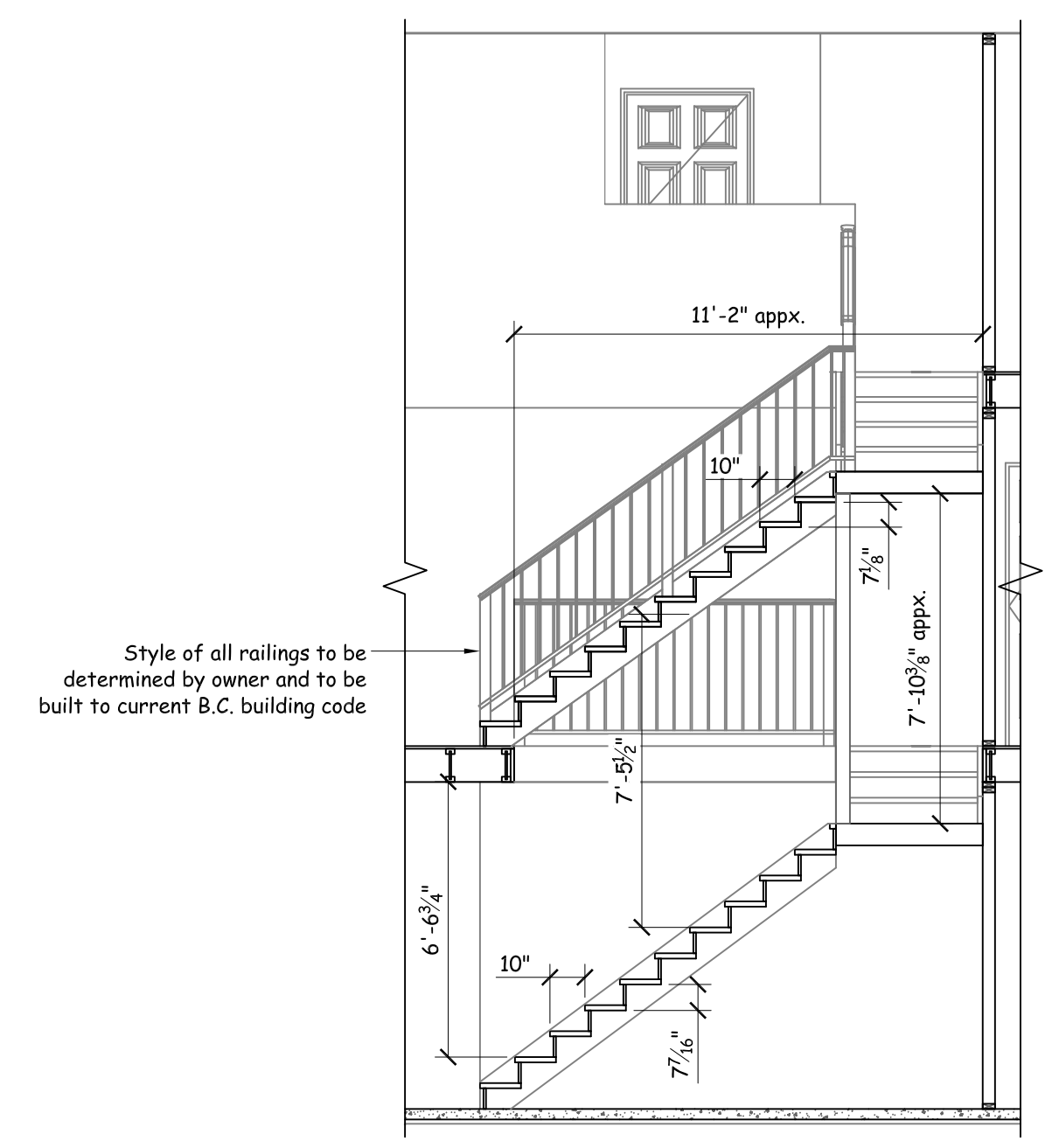
4 Section
03
04

- General Notes:**
- all measurements to rough framing unless otherwise noted
 - all lumber to be S.P.F. #2 & better unless otherwise noted
 - all free standing posts to be connected @ both ends with approved metal connectors
 - all exterior posts to be UC3.2 designation (treated) or clad
 - all lumber in direct contact with ground (less than 150mm/6" clear) to be UC4.1 designation (treated)
 - all beams, posts and framing for exterior decks with spaced lumber to be UC3.2 designation (treated)
 - all flooring ply to be glued
 - all walls exceeding 10' - 1" to be cross blocked @ mid height (Uno)
 - full height cross blocking @ 48" O.C. between rim joist & joist parallel to rim joist
 - window sizes shown are rough opening
 - doors sizes shown are the size of the door slab
 - access to attic and/or crawl space to be a min. of 22" x 30" in size
 - see manf. specs for sliding glass patio door rough openings
 - bifold closet doors are appx. finished openings
 - flashing above all unprotected openings
 - min of 3" drop onto exterior decks
 - water heaters not in basement/crawl to have drain pan under, plumbed to septic
 - slope all exterior decks min 1/4" per foot unless deck surface is spaced lumber
 - garage doors to have a min. RSI value of 1.1
 - all exhaust fans & hood fans to exhaust to outside of building
 - all smoke alarms to be hard wired together to work in unison
 - windows and doors to have a max U-factor of 1.6
 - if loose insulation (blown in) is used lieu of batt insulation, drywall on ceiling must be ceiling board or 5/8" in thickness
 - mechanical ventilation/fresh air intake to be installed as per 9.32.3.3 BCBC (9.32.3.7 for crawl spaces)

- Footings notes:**
- all footing sizes are based on a min. of firm clay (1500 psf bearing pressure)
 - soft clay, loose sand, or loose gravel will need to be reclassified



2 Section
03
04



3 Section
03
04

Style of all railings to be determined by owner and to be built to current B.C. building code

No.	Revision/Issue	Date
01	Mirrored dwelling	July 12-23

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 250-833-8058
 burnsidedrafting@gmail.com
 Print format: 36" x 24"

Sheet: 05

Borrow Enterprises

scale: 1/4"=1' Dwg: 05-400 Lytton Cres.dwg

400 Lytton Crescent

Sections June 13-18

Design by: Owner Drawn by: Ron Hyam



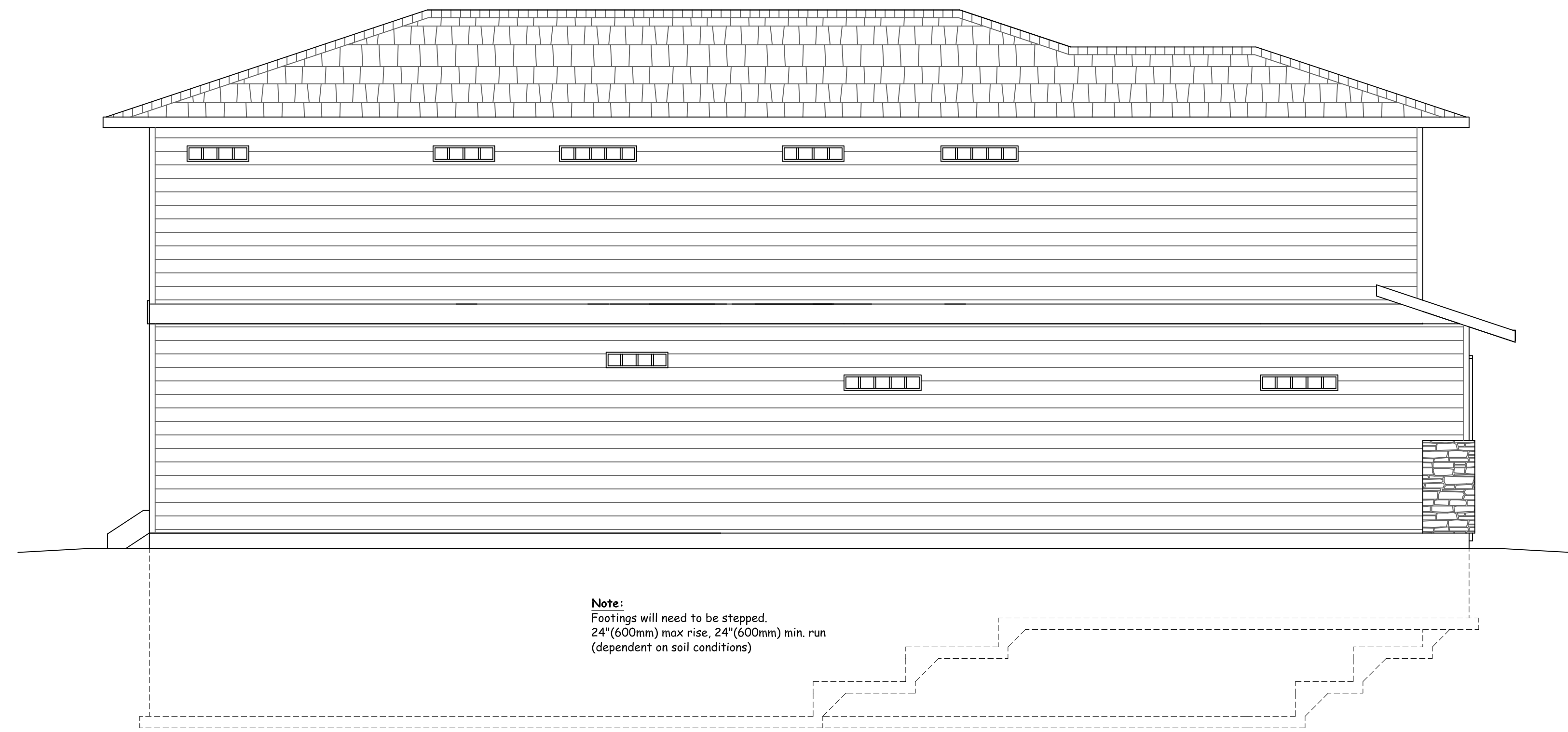
West Elevation



South Elevation



East Elevation

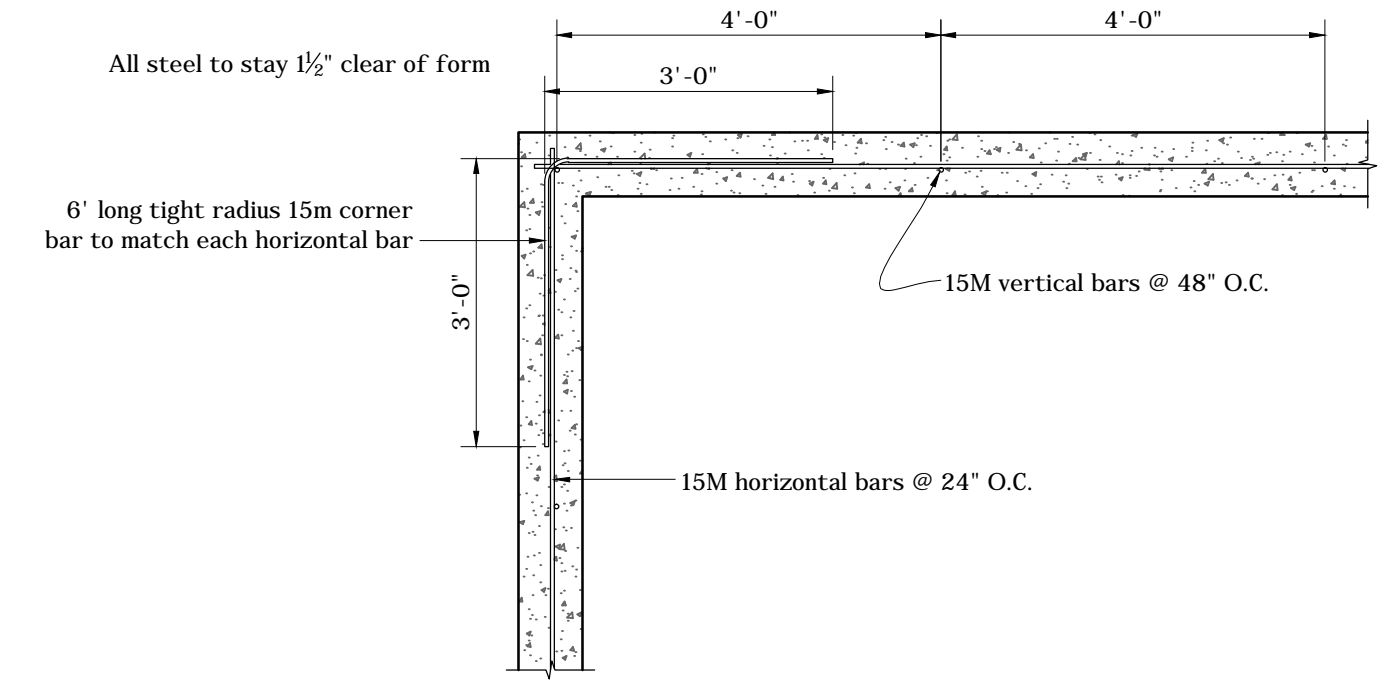


Note:
Footings will need to be stepped.
24"(600mm) max rise, 24"(600mm) min. run
(dependent on soil conditions)

North Elevation

All assemblies (framing and insulation) RSI values taken from:
<https://www.nrcan.gc.ca/energy/efficiency/housing/new-homes/energy-star/14176>
 RSI Values are without HRV

**You may be required to hire a licensed Energy Advisor.
<https://chbab.org/energy-programs/find-an-energy-advisor/>
 **Please contact your local District office for requirements.



Typical Corner detail
 $\frac{1}{2} = 1'-0"$

Abbreviations:
 AHJ - Authority having jurisdiction
 Conc. - Concrete
 Cont. - Continuous
 c/w - Complete with
 e/w - Each way
 e/c - Each end
 o/c - On center
 TBC - To be confirmed
 TBD - To be determined
 TBV - To be verified
 Typ. - Typical
 Uno. - Unless noted otherwise
 W/ - With

RSI min. Values

Assemblies	RSI value	R rating
Truss Roof	8.67	49.2
Vaulted/flat roof	4.67	26.5
Skylight shafts	3.08	17.5
Walls	3.08	17.5
Foundation walls	2.98	16.9
Slab on grade(c/w integral footing)	1.96	11.1
Unheated slab above Frost	1.96	11.1
Unheated slab below Frost	0	0
Heated slab	2.32	13.2
Floors over unheated spaces	4.67	26.5

XPS insulation to be either type 2, 3 Or 4

Wall Schedules & RSI Calcs

W1 - 2x6 Stud wall - 24" O/C	RSI Value
Exterior air	0.03
Vinyl Siding	0.11
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 24" O/C c/w R22 batt	2.67
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.12

W2 - 2x6 Stud wall - 24" O/C	RSI Value
Exterior air	0.03
Fiber Cement siding	0.01
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 24" O/C c/w R24 batt	2.8
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.15

W3 - 2x6 Stud wall - 24" O/C	RSI Value
Exterior air	0.03
Wood siding	0.14
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 24" O/C c/w R22 batt	2.67
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.15

W4 - 2x6 Stud wall - 24" O/C	RSI Value
Exterior air	0.03
Stucco	0.01
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 24" O/C c/w R22 batt	2.8
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.15

W5 - 2x6 Stud wall - 24" O/C	RSI Value
Exterior air	0.03
Face Bricks	0.04
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 24" O/C c/w R24 batt	2.8
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.18

W6 - 2x6 Stud wall - 24" O/C	RSI Value
Exterior air	0.03
Metal siding	0
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 24" O/C c/w R24 batt	2.8
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.14

W7 - 2x6 Stud wall - 16" O/C	RSI Value
Exterior air	0.03
Vinyl Siding	0.11
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 16" O/C c/w R24 batt	2.66
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.11

W8 - 2x6 Stud wall - 16" O/C	RSI Value
Exterior air	0.03
Wood Siding	0.14
Building paper or wrap	0
3/8" fir plywood or 7/16" OSB	0.11
2x6 @ 16" O/C c/w R24 batt	2.66
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.14

W9 - 2x6 Stud wall - 24" O/C	RSI Value
Exterior air	0.03
1/2" drywall	0.08
Building paper or wrap	0
2x6 @ 24" O/C c/w R24 batt	2.8
6 mil Vapour barrier	0
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	3.11

Roof Schedules & RSI Calcs

R1 - Truss roof @ 24" O/C	RSI Value
Exterior air	0.03
Continuous insulation (R38)	6.69
2x4 bottom cord cavity (R12)	1.76
6 mil vapour barrier	0
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	8.67

R2 - Truss roof @ 24" O/C	RSI Value
Exterior air	0.03
Continuous insulation (R38)	6.69
2x4 bottom cord cavity (R12)	1.76
6 mil vapour barrier	0
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	8.76

R3 - Rafted roof	RSI Value
Exterior air	0.03
2x12 x 24" O/C c/w R32 Batt	4.98
6 mil vapour barrier	0
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	5.2

R4 - Rafted roof	RSI Value
Exterior air	0.03
2x12 x 24" O/C c/w R32 Batt	4.98
6 mil vapour barrier	0
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	5.29

R5 - Rafted roof	RSI Value
Exterior air	0.03
2x12 x 16" O/C c/w R32 Batt	4.81
6 mil vapour barrier	0
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	5.03

R6 - Rafted roof	RSI Value
Exterior air	0.03
2x12 x 16" O/C c/w R32 Batt	4.81
6 mil vapour barrier	0
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	5.12

R7 - I-Joist rafter roof	RSI Value
Exterior air	0.03
11-7/8" TJI @ 24" O/C c/w R32 Batt	5.26
6 mil vapour barrier	0
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	5.48

R8 - I-Joist rafter roof	RSI Value
Exterior air	0.03
11-7/8" TJI @ 24" O/C c/w R32 Batt	5.26
6 mil vapour barrier	0
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	5.57

5.26 is based on a 11-7/8" deep member - RSI goes up as member gets deeper

R9 - Rafted roof (spray foam)	RSI Value
Exterior air	0.03
2x12 @ 16" O/C c/w min. 6" SF-U(R32)	4.81
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	5.03

R10 - Rafted roof (spray foam)	RSI Value
Exterior air	0.03
2x12 @ 16" O/C c/w min. 6" SF-U(R32)	4.81
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	5.12

R11 - Rafted roof (spray foam)	RSI Value
Exterior air	0.03
2x12 @ 24" O/C c/w min. 6" SF-U(R32)	4.98
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	5.2

R12 - Rafted roof (spray foam)	RSI Value
Exterior air	0.03
2x12 @ 24" O/C c/w min. 6" SF-U(R32)	4.98
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	5.29

R13 - Parallel cord rafter roof	RSI Value
Exterior air	0.03
14" to 24" @ 24" O/C c/w R32 batt	5.36
6 mil vapour barrier	0
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	5.58

R14 - Parallel cord rafter roof	RSI Value
Exterior air	0.03
14" to 24" @ 24" O/C c/w R32 batt	5.36
6 mil vapour barrier	0
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	5.67

5.36 is based on a 14" deep member - RSI goes up as member gets deeper

R15 - Truss roof - Vaulted 24" O/C	RSI Value
Exterior air	0.03
Continuous insulation (R20)	3.53
2x4 bottom cord cavity (R12)	1.76
6 mil vapour barrier	0
1/2" drywall	0.08
Interior Air	0.11
Total RSI Value for assembly	5.51

R16 - Truss roof - Vaulted 24" O/C	RSI Value
Exterior air	0.03
Continuous insulation (R20)	3.53
2x4 bottom cord cavity (R12)	1.76
6 mil vapour barrier	0
3/4" pine	0.17
Interior Air	0.11
Total RSI Value for assembly	5.6

Foundation Wall - floor - Slab Schedules & RSI Calcs

FW1 - Frost Wall (8" thick)	RSI Value
Exterior air	0.03
8" concrete wall	0.08
6 mil Vapour barrier	0
3.5" XPS rigid insulation	3.11
Interior air	0.12
Total RSI Value for assembly	3.34

F1 - Wood floor (no heat under)	RSI Value
Exterior air	0.03
3/4" plywood	0.16
2x12 @ 16" O/C c/w min. 6" SF-U(R32)	4.81
Interior air	0.16
Total RSI Value for assembly	5.16
For exterior cantilevered floors	

FW2 - Foundation Wall (8" thick)	RSI Value
Exterior air	0.03
8" concrete wall	0.08
6 mil Vapour barrier	0
2x6 @ 24" O/C c/w R22 batt	2.67
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	2.98

F2 - Wood floor (no heat under)	RSI Value
Exterior air	0.03
3/4" plywood	0.16
2x10 @ 16" O/C c/w min. 6" SF-U(R32)	4.56
Interior air	0.16
Total RSI Value for assembly	4.91
For exterior cantilevered floors	

FW3 - Foundation Wall (8" ICF)	RSI Value
Exterior air	0.03
2.625" Rigid	2.33
8" concrete wall	0.08
2.625" Rigid	2.33
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	4.97

F3 - I-Joist floor (no heat under)	RSI Value
Exterior air	0.03
3/4" plywood	0.16
11-7/8" @ 24" O/C c/w min. 6" SF-U(R32)	5.26
Interior air	0.16
Total RSI Value for assembly	5.61
For exterior cantilevered floors	

FW4 - Foundation Wall (6" ICF)	RSI Value
Exterior air	0.03
2.625" Rigid	2.33
6" concrete wall	0.06
2.625" Rigid	2.33
1/2" drywall	0.08
Interior Air	0.12
Total RSI Value for assembly	4.95

F4 - I-Joist floor (no heat under)	RSI Value
Interior Air	0.11
3/4" plywood	0.16
11-7/8" @ 16" O/C c/w R32 Batt	4.55
6 mil vapour barrier	0
1/2" drywall	0.08
Exterior air	0.03
Total RSI Value for assembly	4.93
For ceilings above garage	
4.93 is based on a 11-7/8" member	
RSI goes up as member gets deeper	

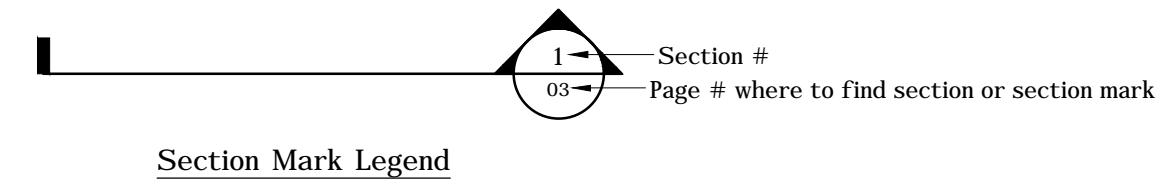
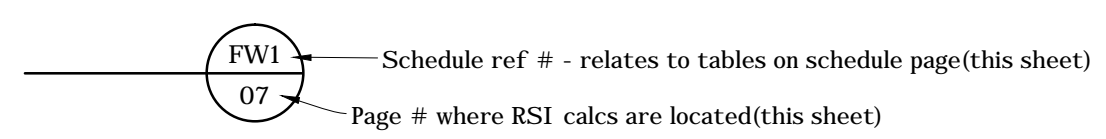
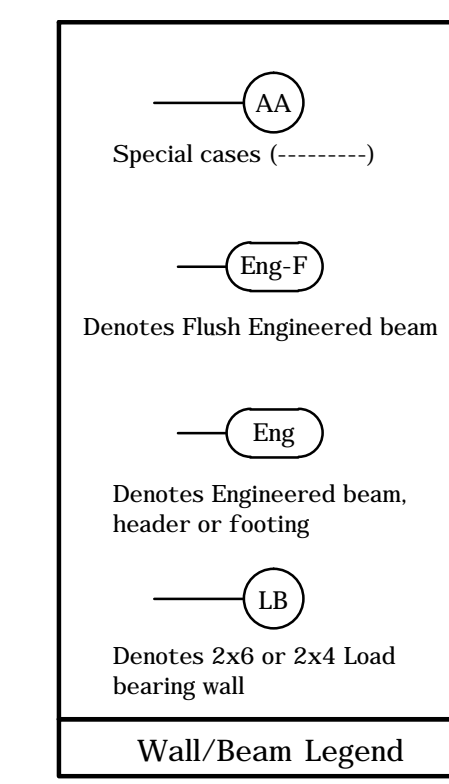
S1 - Concrete slab (not heated)	RSI Value
Interior air	0.16
4" concrete slab	0.04
6 mil vapour barrier	0
2" XPS rigid insulation (4'-0" around perimeter)	1.78
Total RSI Value for assembly	1.98

F5 - I-Joist floor (no heat under)	RSI Value
Interior Air	0.11
3/4" plywood	0.16
11-7/8" @ 24" O/C c/w R32 Batt	4.67
6 mil vapour barrier	0
1/2" drywall	0.08
Exterior air	0.03
Total RSI Value for assembly	5.05
For ceilings above garage	
4.93 is based on a 11-7/8" member	
RSI goes up as member gets deeper	

S2 - Concrete slab (heated)	RSI Value
Interior air	0.16
4" concrete slab	0.04
6 mil vapour barrier	0
3" XPS rigid insulation (under entire slab)	2.67
Total RSI Value for assembly	2.87

C/w thermal break to exterior concrete walls
 If frost wall is insulated to frost depth, not req'd
 Below frost line, not req'd

Legend	
	incandescent light fixture
	incandescent (wall mount)
	fluorescent light fixture
	track light fixture
	security floodlight fixture
	single pole switch
	3 way switch
	dimmer switch
	timer switch
	exhaust fan
	smoke alarm
	wall thermostat
	duplex-outlet 12" up from floor unless noted as shown
	duplex outlet-switch one side
	duplex outlet with ground fault int.
	duplex outlet-weatherproof & G.F.I.
	220 outlet
	forced air outlet-floor
	forced air outlet-ceiling
	forced air outlet-wall
	return air outlet
	baseboard heater-wall thermostat
	baseboard heater-built in thermo



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 Print format: 36" x 24"

Borrow Enterprises
 scale: N/S Dwg: 07-400 Lytton Cres.dwg
 400 Lytton Crescent
 RSI Calcs and misc info June 13-18
 Design by: Owner Drawn by: Ron Hyam

01	Updated RSI sheet	July 12-23
No.	Revision/Issue	Date