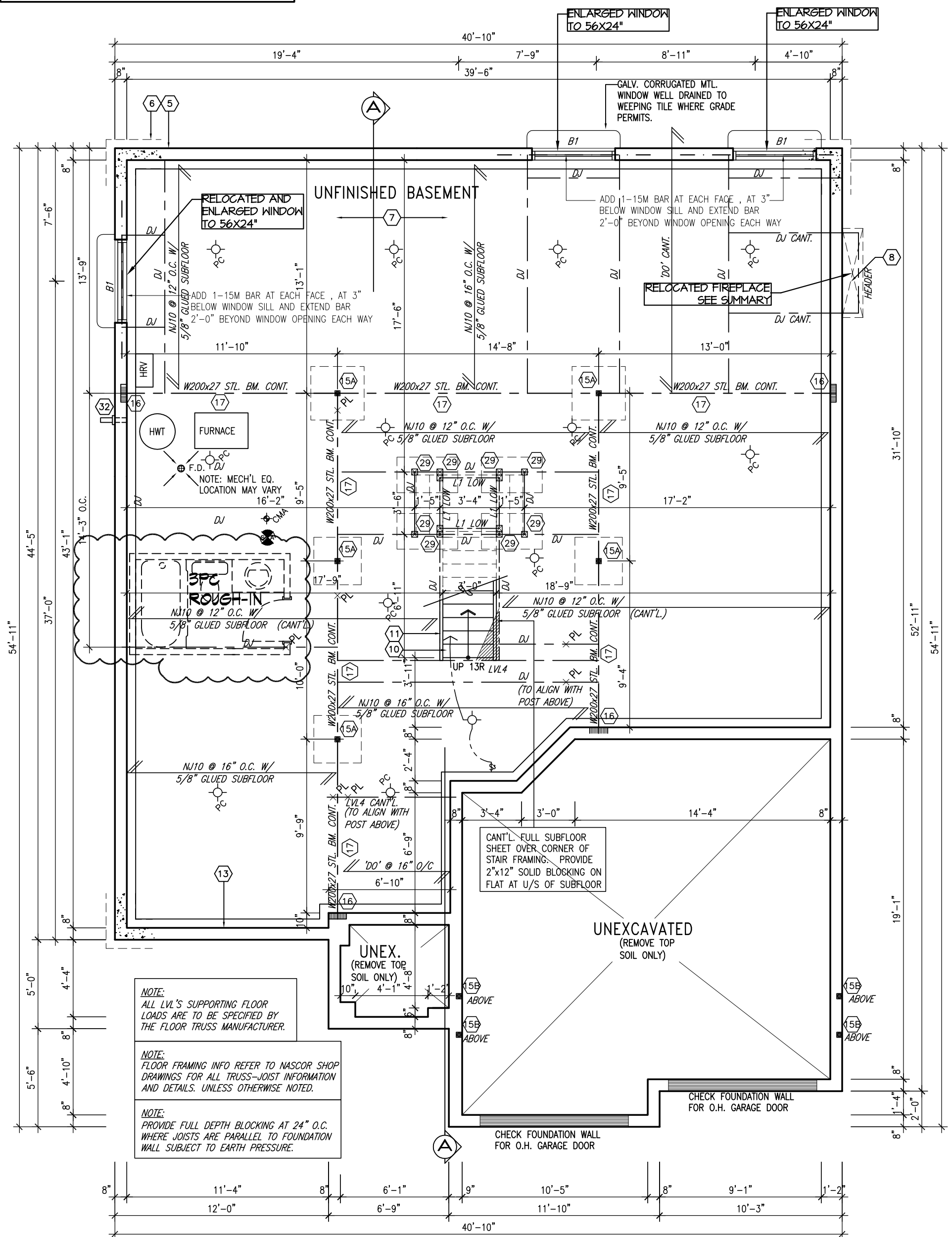


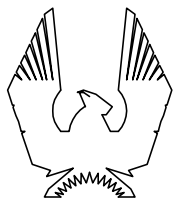
AREA CHART ON PAGE 9



NOTE: PROVIDE 2-10M TOP AND BOTTOM
BARS ALL AROUND FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)

BASEMENT PLAN "B"

NOTE:
FLOOR JOIST LAY OUT WAS
REVISED TO MATCH NASCOR'S
LAYOUT FOR UNIT 511,
NASCOR JOB N#. Q06-00762
/ 63 DATED 02-03-06.



PHOENIX HOMES

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YARMOUTH-2007-B

SITE: FERNBANK

LOT NUMBER:

CIVIC ADDRESS:
68 GINSENG TERRACE

103

4	REV. AS PER CONST. SUMMARY	AUG20-14	SD
3	REV. AS PER CONST. SUMMARY	AUG12-14	SD
2	ISSUED FOR B.E.P. ONLY	JUL16-14	SD
1	ISSUED FOR B.E.P. ONLY	JUL7-14	SD
No.	Description	Date	By
REVISIONS			

footprint: 511	
sht. title: BASEMENT PLAN-B	
drawn by: PT	
checked by: VC/BM	
date: SEPT. 2005	
scale: 3/16" = 1'	
sheet no:	

$$\frac{2B}{9}$$

NOTE: FLOOR FINISHES
DIFFER FROM SITE TO SITE
SEE SPECIFICATION SHEET
FOR SPECIFIC SITE.

NOTE: SEE KITCHEN
PLAN FOR UPGRADES
NOT SHOWN ON THIS
PLAN

(2) PAR20
POTLIGHTS
SEE SUMMARY
RELOCATED
STOVE

M/W SHELF SEE
KIT. PLAN

NEW OPENING 36"
WIDE SEE SUMMARY

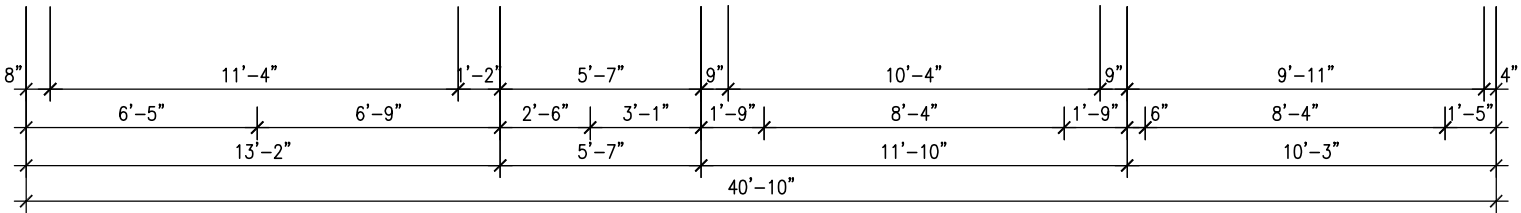
RELOCATED
SWITCH

(2) CAPPED LIGHT
OUTLETS FOR FUTURE
SCONCES AT 4'6"
AFF. SEE SUMMARY

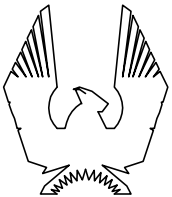
NOTE:
ALL LVL'S SUPPORTING FLOOR
LOADS ARE TO BE SPECIFIED BY
THE FLOOR TRUSS MANUFACTURER.

NOTE:
FLOOR FRAMING INFO REFER TO NASCOR SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION
AND DETAILS. UNLESS OTHERWISE NOTED.

ENLARGED DOORS TO 36"W
AND REDUCED SIDELITES
TO 10" WIDE, SEE SUMMARY



GROUND FLOOR PLAN "B"



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YARMOUTH-2007-B

SITE: **FERNBANK**

LOT NUMBER:

103

CIVIC ADDRESS:
68 GINSENG TERRACE

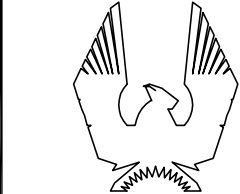
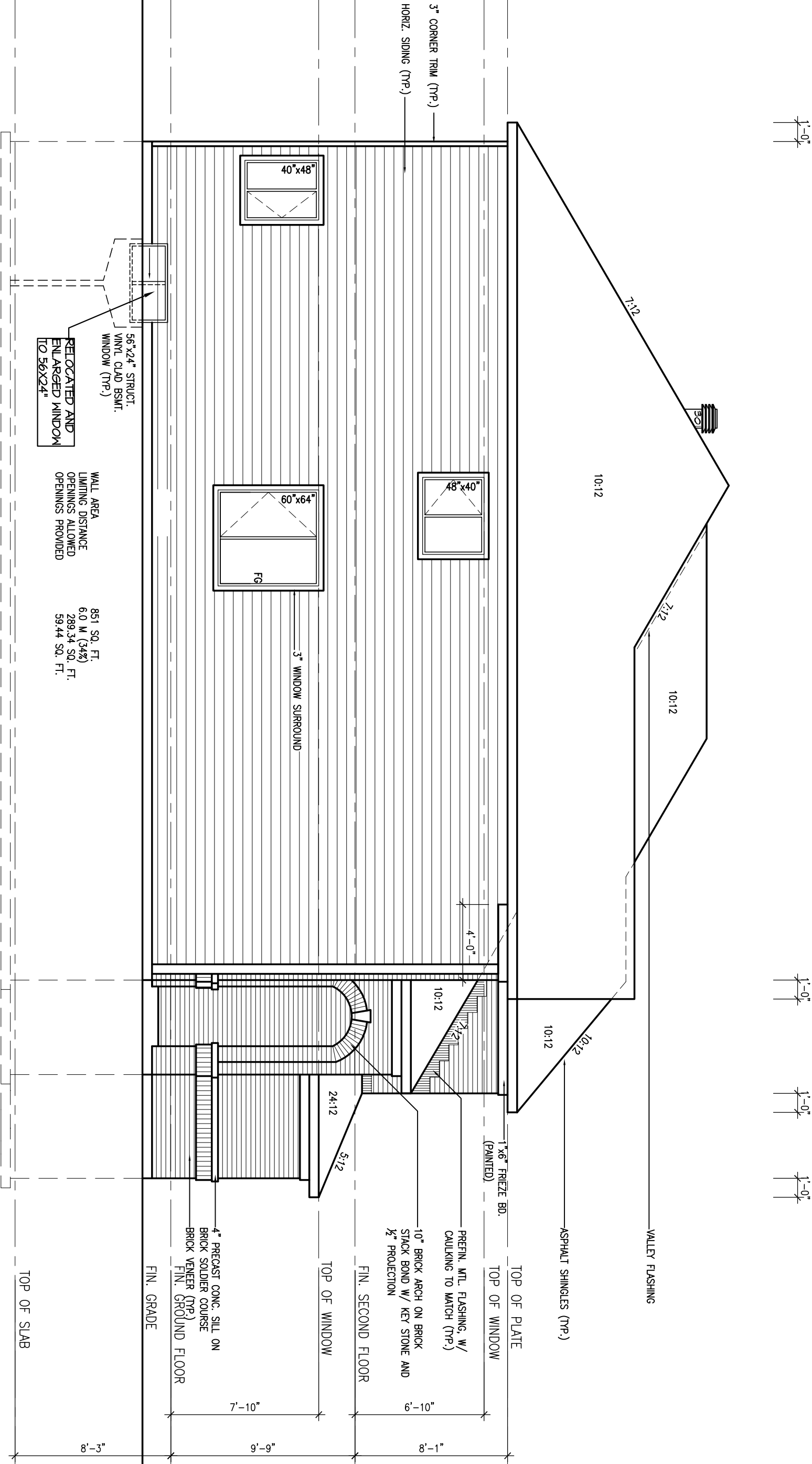
4 REV. AS PER CONST. SUMMARY	AUG20-14	SD
3 REV. AS PER CONST. SUMMARY	AUG12-14	SD
2 ISSUED FOR B.E.P. ONLY	JUL16-14	SD
1 ISSUED FOR B.E.P. ONLY	JUL7-14	SD
No. Description	Date	By
REVISIONS		

Footprint: 511
sh. title: GROUND FLOOR PLAN-B
drawn by: PT
checked by: VC/BM
date: SEPT. 2005
scale: 3/16"=1'

sheet no:

**3B
9**

LEFT SIDE ELEVATION 'B'



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YARMOUTH-2007-B

SITE: **FERNBANK**

LOT NUMBER:

103

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No.	Description	Date	By
REVISIONS			

Footprint: 511
Sht. title: SIDE ELEV. B
drawn by: PT
checked by: VC/BM
date: SEPT. 2005
scale: 3/16"=1'

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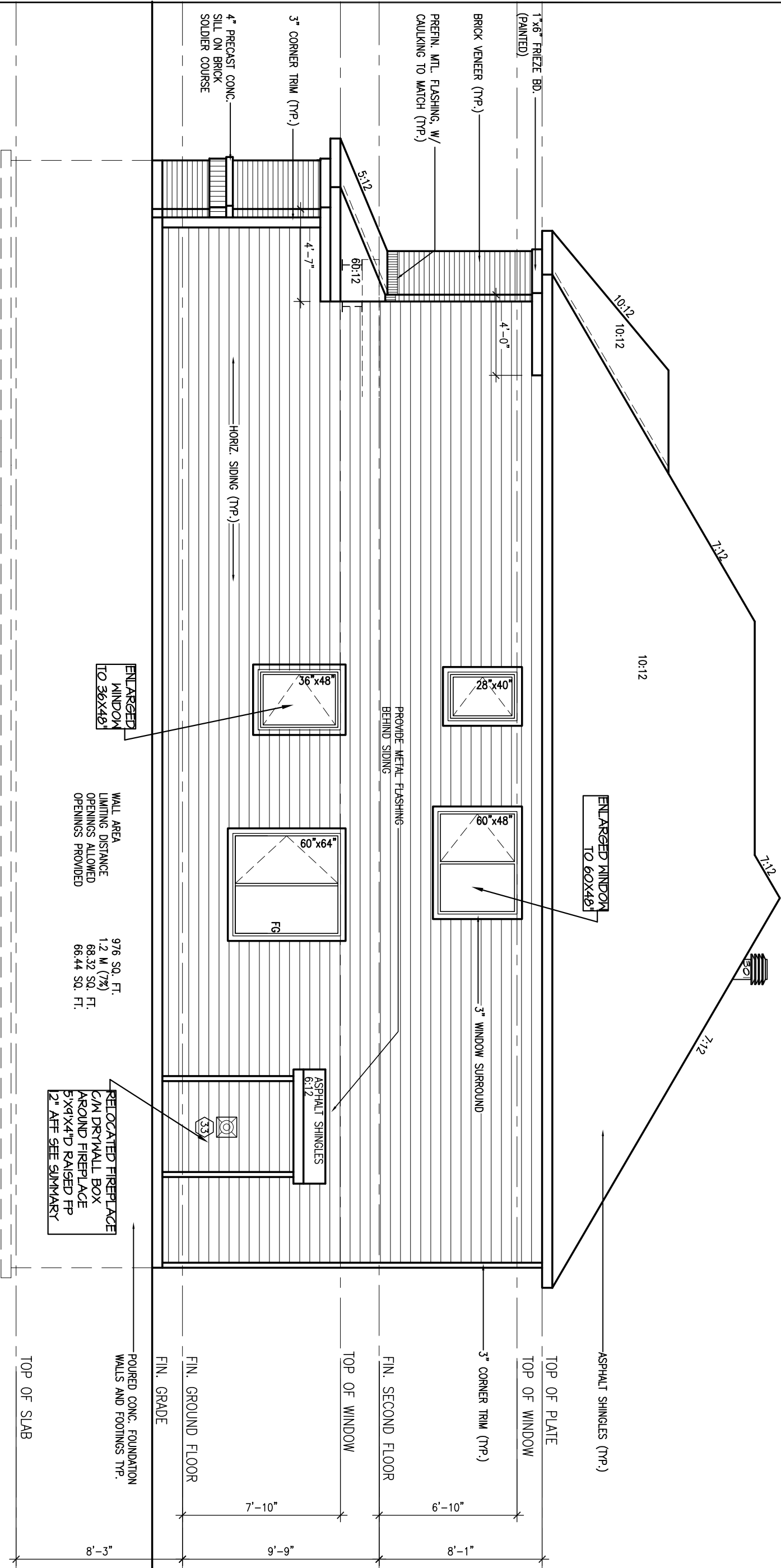
6B
9

1'-0"

1'-0" 1'-0"

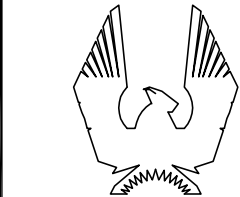
1'-0"

RIGHT SIDE ELEVATION 'B'



WALL AREA
LIMITING DISTANCE
OPENINGS ALLOWED
976 SQ. FT.
1.2 M (7%)
68.32 SQ. FT.
66.44 SQ. FT.

RELOCATED FIREPLACE
C/M DRYWALL BOX
AROUND FIREPLACE
5"x9"x4" RAISED FP
12" AFF SEE SUMMARY



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YARMOUTH-2007-B

SITE: **FERNBANK**

LOT NUMBER:

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Footprint: 511
Sht. title: SIDE ELEV. B
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checked by: VC/BM
date: SEPT. 2005
scale: 3/16"=1'

sheet no:

7B
9

 MAXI VENT #301, TWO REQ'D AT UPPER ROOF
NOTE: LOCATIONS SHOWN ARE APPROXIMATION ONLY AND
WILL BE LOCATED ON SITE BY QUALIFIED INSTALLER.

1'-0"

1'-0"



7:12



3 WINDOWS, 48"x64" IN LIEU
OF STD, SEE SUMMARY DUE
TO FIREPLACE RELOCATION

ASPHALT SHINGLES (TYP.)

TOP OF PLATE

TOP OF WINDOW

3" CORNER TRIM (TYP.)

HORIZ. SIDING (TYP.)

FIN. SECOND FLOOR

TOP OF WINDOW

3" WINDOW SURROUND

FIN. GROUND FLOOR

7'-10"

9'-9"

6'-10"

8'-1"

TOP OF SLAB

POURED CONC. FOUNDATION
WALLS AND FOOTINGS TYP.

RELOCATED FIREPLACE
C/A DRYWALL BOX
AROUND FIREPLACE
5'x4'x4" RAISED FP
12" AFF SEE SUMMARY

56"x24" STRUCT.
VINYL CLAD BSMT.
WINDOW (TYP.)

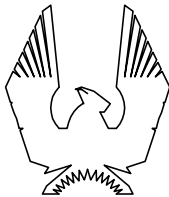
ENLARGED WINDOWS
TO 56"x24"

56"x24" STRUCT.
VINYL CLAD BSMT.
WINDOW (TYP.)

RELOCATED PATIO DOOR
DUE TO KITCHEN RE-DESIGN

RELOCATED AND REDUCED
WINDOW DUE TO KITCHEN
RE-DESIGN SEE SUMMARY

REAR ELEVATION
(4 BEDRM.+MEDIA RM.)



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YARMOUTH-2007-A

SITE: FERNBANK

LOT NUMBER:

103

CIVIC ADDRESS:
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No.	Description	Date	By
REVISIONS			

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checked by: VC/BM
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sheet no:

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9

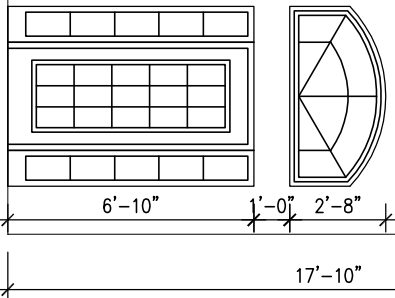
PRESCRIPTIVE COMPLIANCE PACKAGE
(OBC 2012 SUPPLEMENTARY STANDARD SB-12)

(OBC 2012 SUPPLEMENTARY STANDARD SB-12)

- Q.B.C. TABLE 211.2.2 COMPLIANCE PACKAGE "1"
1. CEILING WITH ATTIC SPACE - MIN. (R51 8.2) R50
 2. CEILING WITHOUT ATTIC SPACE - MIN. (R51 5.46) R31
 3. EXPOSED FLOOR - MIN. (R51 5.46) R31
 4. WALLS ABOVE GRADE - MIN. (R51 3.57) R22
 5. BASEMENT WALLS - MIN. (R51 3.52) R20
 6. EDGE OF BELOW GRADE SLAB
(LESS THAN OR EQUAL TO 24" B.G.) - MIN. (R51 1.76) R10
 7. HEATED SLAB
(OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(R51 1.76) R10
 8. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.5
 9. SKYLIGHTS MAX. U VALUE OF 2.5
 10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 92%
 11. HRV - MIN. EFFICIENCY OF 55%
 12. DOMESTIC HOT WATER HEATER, MIN. EF. OF 0.62%

		AL. SEC. FLR.	
		<u>ELEV. A</u>	<u>ELEV. B</u>
<u>AREA CALCULATIONS</u>			
GROUND FLOOR AREA	1591 SF	1591 SF	1591 SF
SECOND FLOOR AREA	1855 SF	1862 SF	1862 SF
SUBTOTAL			
DEDUCT ALL OPEN AREAS	3446 SF	3453 SF	3453 SF
	305 SF	305 SF	540 SF
TOTAL NET AREA			
	3141 SF	3148 SF	2906 SF
	(291.80 m ²)	(292.45 m ²)	(269.96 m ²)
FINISHED BSMT AREA			
	XX SF	XX SF	XX SF
COVERAGE			
W/OUT PORCH	2032 SF	2029 SF	2032 SF
	(188.77 m ²)	(188.49 m ²)	(188.77 m ²)
COVERAGE			
W/ PORCH	2069 SF	2066 SF	2069 SF
	(192.21 m ²)	(191.93 m ²)	(192.21 m ²)
			2066 SF
			(191.93 m ²)

INTERIOR ELEVATION



-1"x6" FRIEZE BD.
(PAINTED)

TOP OF WINDOW

-PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH (TYP.)

$$\frac{3:12}{12}$$

TOP OF WINDOW

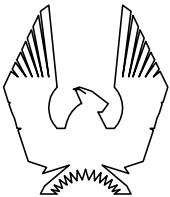
FIN. SECOND FLOOR

4" PRECAST CONC. SILL ON
BRICK SOLDIER COURSE
BRICK VENEER (TYP.)
FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

SECTION A-A



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YARMOUTH-2007-A

SITE: FERNBANK

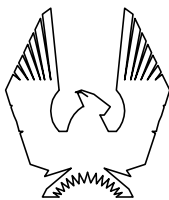
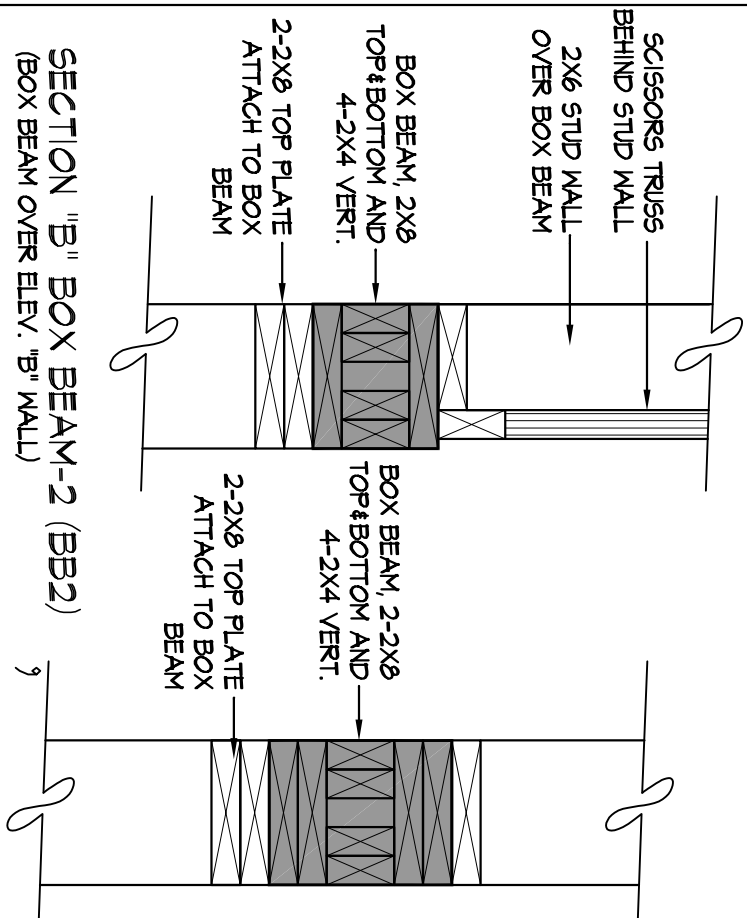
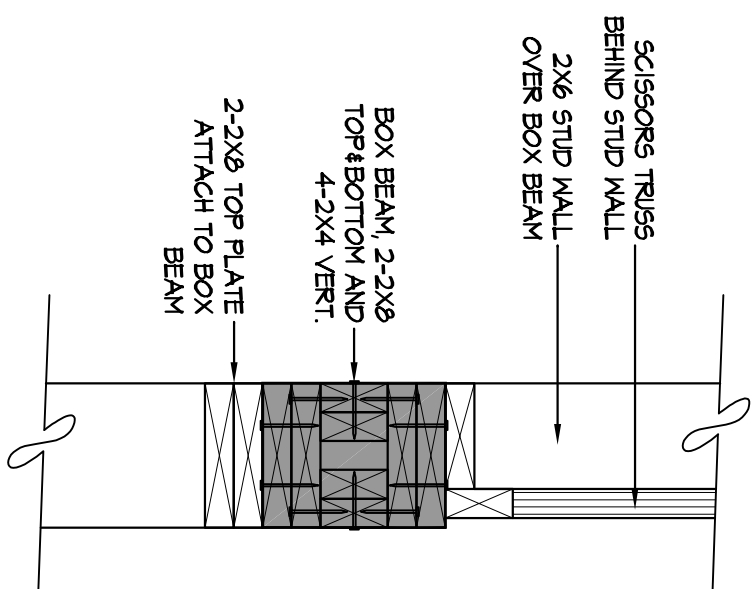
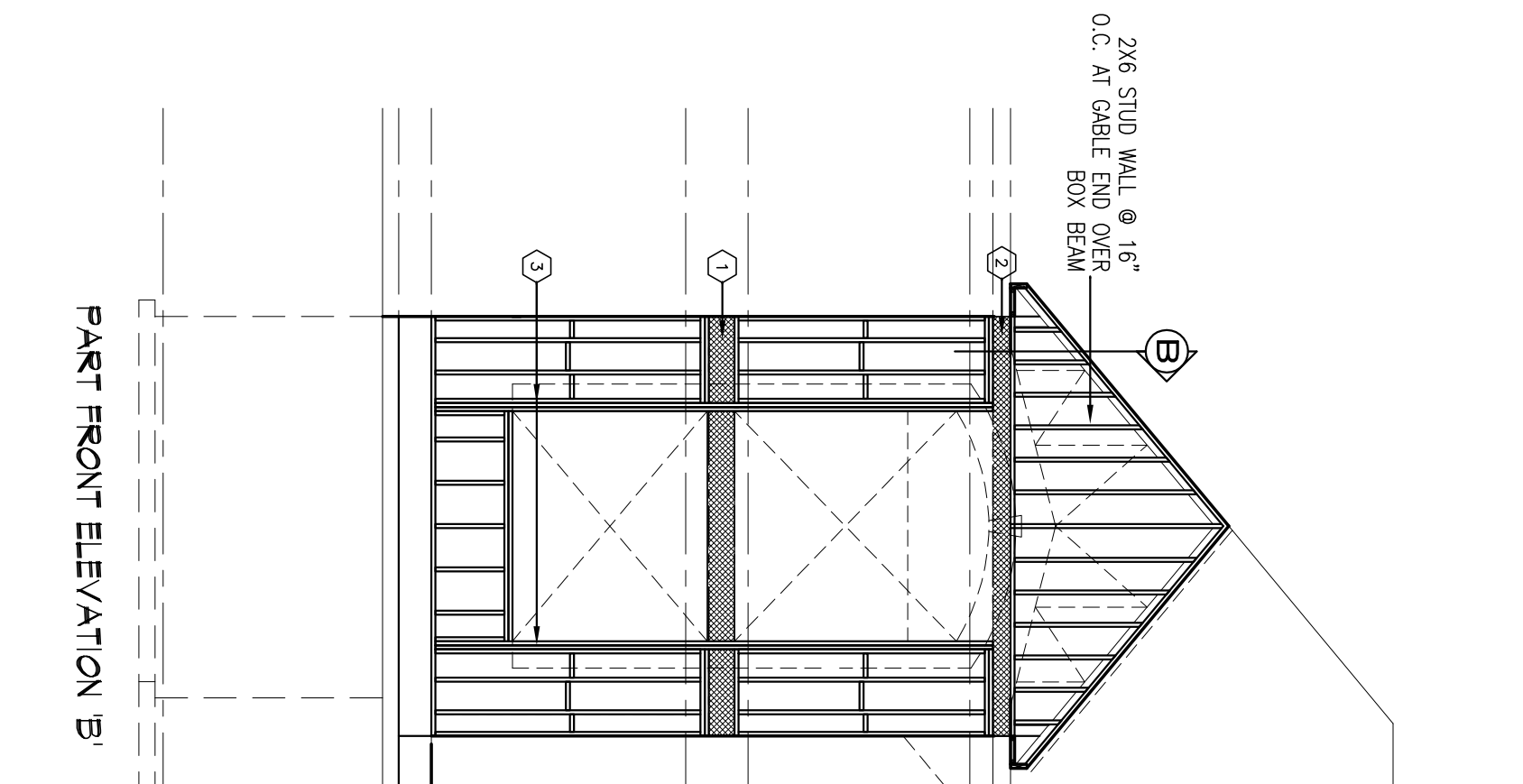
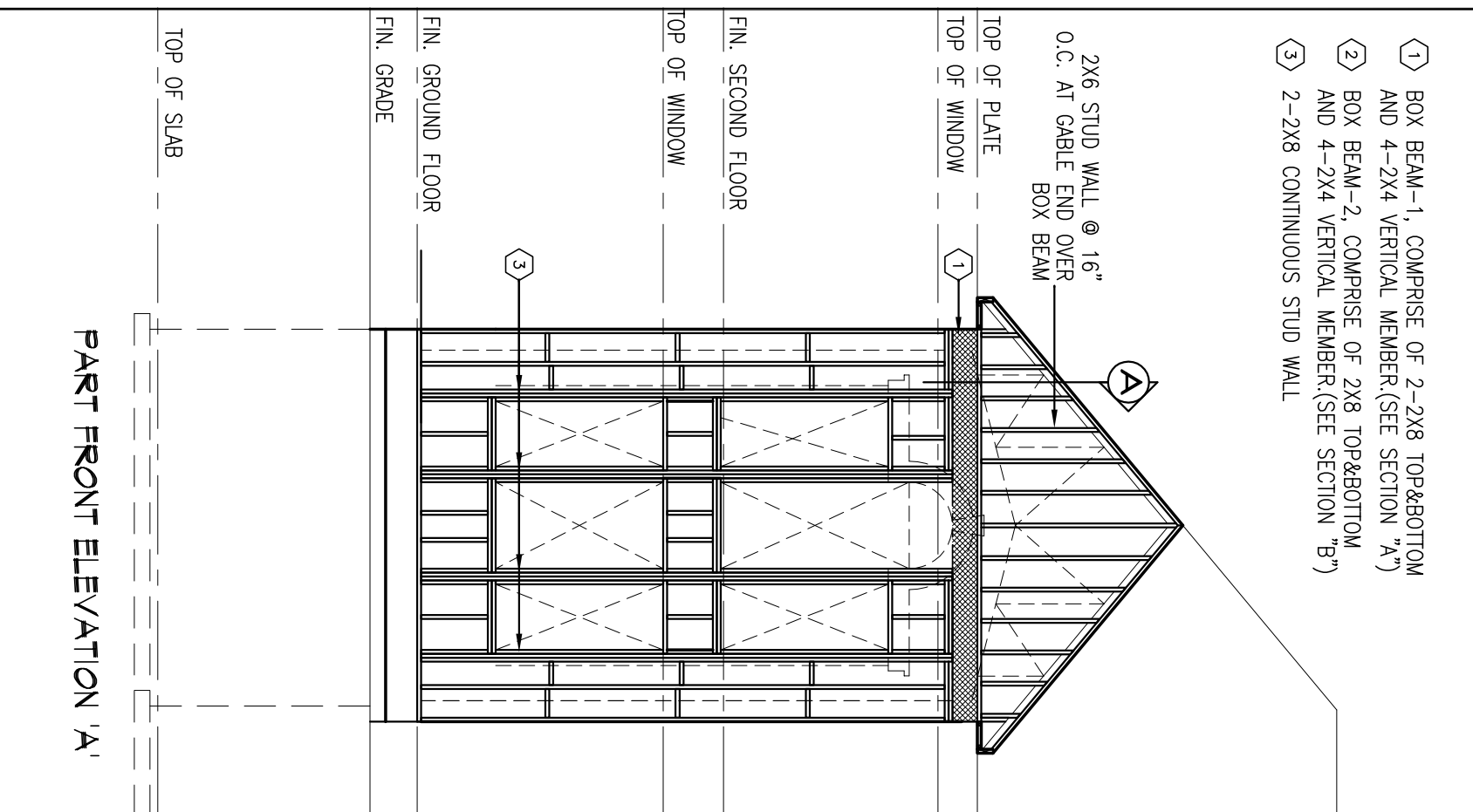
LOT NUMBER:

CIVIC ADDRESS:
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3	REV. AS PER CONST. SUMMARY	AUG12-14	SD
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1	ISSUED FOR B.E.P. ONLY	JUL7-14	SD
No.	Description	Date	By
REVISIONS			

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sht. title: SECTION	
drawn by: PT	
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date: SEPT. 2005	
scale: 3/16"=1'	
sheet no:	



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YARMOUTH-2007

I	REV. AS PER STU HALL REVIEW REF.# 7138 & 7072	OCT1-08	SD
No.	Description	Date	By
REVISIONS			

footprint: 511	
sht. title: FRONT WALL DETAIL	
drawn by: SD	
checked by: SH	
date: OCT. 2008	
scale: AS SHOWN	
sheet no:	