



PERMIT REVISION
RÉVISION À UN PERMIS

Date of Issuance: 28-Nov-2023
Date de délivrance:

Application No / Demande n° : A23-006734
Permit No / Permis n° : 2306167

Permission is Hereby Given To / Le présent permis est délivré à

Property Owner(s) / Propriétaire(s)	DCR/PHOENIX DEVELOPMENT		
Location / Lieu :	210 SILVER DART PRIV	West Carleton	
Lot Number / Numéro du lot :	90		
Permit Type / Type de permis :	Revised		
Project Description / Description du projet :	Revision to BP# 2306167: Finish the basement & add a side door in garage		
Please contact the Inspector noted below prior to commencing construction / Veuillez communiquer avec l'inspecteur mentionné ci-dessous avant de commencer les travaux			
Building Inspector/ Inspecteur en bâtiment	BOND, ANDREW	613-580-2424	Ext./Poste 23575
Mechanical Inspector/ Inspecteur en mécanique	BOND, ANDREW	613-580-2424	Ext./Poste 23575
Plumbing Inspector/ Inspecteur en plomberie	BOND, ANDREW	613-580-2424	Ext./Poste 23575

In addition to complying with the attached permit, please remember that it is the permit holder's responsibility to comply with all other applicable laws, as well as any Provincial Orders restricting work including Ontario Regulation 82/20, as amended.
Questions related to Provincial Orders can be made to the Stop the Spread hotline at 1-888-444-3659.

Issued under the authority of /
Délivrance autorisée par

John Buck

Chief Building Official /
Chef du service du bâtiment

The owner hereby, covenants and agrees with the Corporation of the City of Ottawa, that the owner will abide by and conform to the conditions and stipulations, in consideration of the above Permit. The owner hereby agrees to indemnify and save harmless the said Corporation of the City of Ottawa, and all the Officers, Servants and Agents thereof, from all claims, demands and damages, arising out of or incurred by reason of the execution of the work above referred to, or by reason of Permit above granted.

Le propriétaire soussigné, arrête et conviens avec la Ville d'Ottawa de se conformer aux conditions et aux clauses du permis ci-dessus, en contrepartie de sa délivrance. Le propriétaire conviens également d'indemniser la Ville d'Ottawa et ses dirigeants, employés et mandataires des réclamations, exigences et poursuites en dommages-intérêts liés à l'exécution des travaux mentionnés ci-dessus ou à la délivrance dudit permis.

Witness my hand this date: November 28, 2023
Ce dont atteste ma signature en date du: 28 novembre, 2023

Issued To:
Délivré à:

Approved Online/Approuvé en ligne

(Please Print / En caractères d'imprimerie)

Signature of owner or authorized agent
Signature du propriétaire ou de l'agent autorisé

POST THIS PERMIT IN A CONSPICUOUS PLACE
PRIÈRE D'AFFICHER EN UN ENDROIT BIEN EN VUE

Original / Originale



Kollaard Associates
Engineers

210 Prescott Street
P.O. Box 189
Kemptville, Ontario K0G 1J0

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

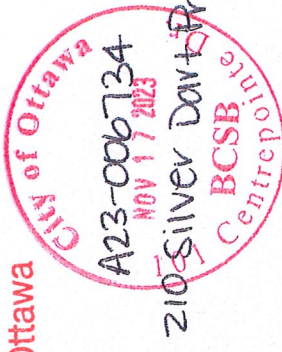
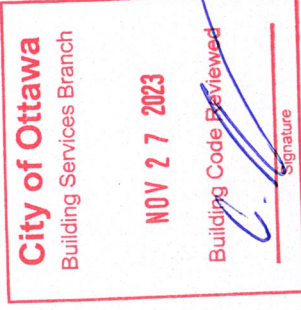
September 13, 2023

Kollaard File # 230021 – LOT90

Phoenix Homes
18A Bentley Avenue
Ottawa, Ontario
K2E 6T8

Attn: Catherine Buck
Tel: 613-723-9227 x 191
Email: CBuck@phoenixhomes.ca

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Re: Proposed Single Family Dwelling, Lot # 90 Silver Dart Private, Diamondview Estates, Carp, City of Ottawa, Kollaard Associates File # 230021

With regard to structural issues only, Kollaard Associates has reviewed the following drawings:

- Phoenix Homes, 210 Silver Dart Private, Pages # 1, 2C to 9C, Dated 13/09/2023
- Grandor Lumber Inc., Roof Truss Layout, Birchwood Loft - C, Dated 12/16/2021
- Grandor Lumber Inc., 2nd Floor Joist Layout, Birchwood 2022 C w/ Loft, Dated 02/16/2023
- Grandor Lumber Inc., 1st Floor Joist Layout, Birchwood 2022 C w/ Loft, Dated 02/16/2023

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4C:

1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Sheets # 4C are adequate.
2. The proposed tall wall noted on Phoenix Homes Sheet # 1 is adequate.
3. Truss design is by others.

Ground Floor Plan – Pages # 3C:

4. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Sheets # 3C are adequate.
5. Ramset a 2x6 to the top flange of all steel beams to attach the above framing, floor joists and flush LVL beams.
6. The proposed tall wall noted on Phoenix Homes Sheet # 1 is adequate.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.

7. Floor joist design and flush LVL beams within the floor structure are by the manufacturer. The posts supporting the flush LVL lintels shown on Phoenix Homes Sheet # 3C are adequate.
8. Truss design is by others.

Basement Plan – Pages # 2C:

9. It is the opinion of Kollaard Associates that the proposed steel beams steel posts shown on Phoenix Homes Pages # 2C are adequate.
10. The front porch slab reinforcement described on Phoenix Homes Pages # 1 is adequate.
11. The foundation walls at the bottom of the window openings that exceed 47 $\frac{1}{4}$ " in width (or the sum of the widths of the window openings exceed 25% of the length of the wall) are considered to be laterally unsupported as per 2012 OBC 9.15.4.3. The proposed reinforcement noted on Phoenix Homes Pages # 2C is adequate to withstand the lateral earth pressures.
12. The remaining proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A. ensuring that the grade difference between the basement slab and the exterior grade (including the garage slab) does not exceed 7'-6 $\frac{1}{2}$ " for the full height 8'-10" foundation walls.
13. The proposed strip footings, interior pad footings and exterior pad footings shown on Phoenix Homes Page # 2 and noted on Phoenix Homes Page # 1 are adequate.
14. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels shown on Phoenix Homes Pages # 2C are adequate.
15. The details for the rear bracket supporting the landing are designed and approved by others (Estructura Inc. Dwg. # SK-1, Stamp Date: December 6, 2019).

General Notes:

16. All gravity loads to be carried to foundation through solid blocking.
17. Truss design is by others.
18. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.
19. The self supporting stairs are to be designed by the stair manufacturer.
20. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.
21. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.
22. All guards to be as per OBC SB-7, unless otherwise mentioned and designed by others.
23. All brick lintels to be as per OBC Table 9.20.5.2.B.
24. Unless otherwise noted, LVL to be 1.8E 3000Fb LVL (Canadian Limit States bending strength of at least 39.5 MPa) with 1 $\frac{3}{4}$ " nominal width or better.
25. Pemco Steel adjustable posts are designed and approved by the manufacturer. The adjustable steel posts are designed for a maximum allowable load of 106.8 kN at a maximum height of 9'-3".

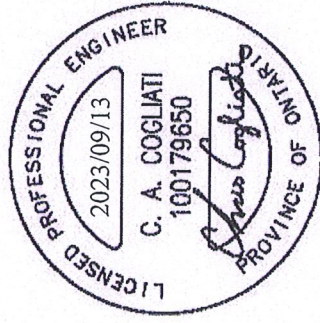




26. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.
27. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.
28. Note that the truss manufacturer/floor joist supplier has sized the flush LVL beams and girder trusses shown on the building drawings. The comments provided by Kollaard Associates in this report are based in part on the design indicated in the truss and floor layouts. If a different truss and/or floor layout is used in construction, comments made in this report may no longer be valid. Provide Kollaard Associates with the full truss package prior to construction.
29. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
30. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Sincerely,
Kollaard Associates Inc.



Christopher Cogliati, P.Eng.

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Energy Efficiency Design Summary: Prescriptive Method
(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sideights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application No:		For use by Principal Authority	
Model/Certification Number			

A. Project Information	
Building number, street name	Unit number
210 Silver Dart Private	90
Municipality	LowCon
West Carleton	
Postal code	
Reg. Plan number / other description	
4M-1593	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]
SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A(IP)

C. Project Design Conditions	
Climatic Zone (SB-1):	Heating Equipment Efficiency
☒ Zone 1 (< 5000 degree days)	☒ ≥ 92% AFUE
☐ Zone 2 (≥ 5000 degree days)	☐ ≥ 84% < 92% AFUE
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area	Space Heating Fuel Source
Area of walls = _____ m ² or 3420 ft ²	☒ Gas ☐ Propane ☐ Solid Fuel
Area of W, S & G = _____ m ² or 486.8 ft ²	☐ Oil ☐ Electric ☐ Earth Energy
Utilize window averaging: ☐ Yes ☒ No	Other Building Characteristics
W, S & G % = 14.2	☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement
	☐ Slab-on-ground ☐ Walkout Basement
	☐ Air Conditioning ☐ Combo Unit
	☐ Air Sourced Heat Pump (ASHP)
	☐ Ground Sourced Heat Pump (GSHP)

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]	
Energy Efficiency Substitutions	
☐ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))	
☐ Combined space heating and domestic water heating systems (3.1.1.2. (7) / 3.1.1.3. (7))	
☐ Airtightness substitution(s)	
☐ Table 3.1.1.4.B Required: Permitted Substitution:	
Airtightness test required	
(Refer to Design Guide Attached) ☐ Table 3.1.1.4.C Required: Permitted Substitution:	
Required: Permitted Substitution:	
Efficiency Ratings	

Building Component		Minimum RSI / R values or Maximum U-Value (1)		Building Component		Efficiency Ratings	
Thermal Insulation		Nominal Effective		Windows & Doors		Provide U-Value(1) or ER rating	
Ceiling with Attic Space		R60		Windows/Sliding Glass Doors		25	
Ceiling without Attic Space		R31		Skylights/Glazed Roofs		0.49	
Exposed Floor		R31		Mechanicals		NOV 1 / 2023	
Walls Above Grade		R22		Heating Equip.(AFUE)		96%	
Basement Walls		R21.12		HRV Efficiency (SRE% at 0°C)		75%	
Slab (all >600mm below grade)		--		DHW Heater (EF)		0.8	
Slab (edge only ≤600mm below grade)		R10		DWHR (CSA B55.1 (min. 42% efficiency))		# Showers 1	
Slab (all ≤600mm below grade, or heated)		R10		Combined Heating System		NO	

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.	
Name	BCIN
Catherine Buck	46674
Signature	



Mechanical Design Report

Low rise residential

Location of Installation	Address	
	House Builder	PHOENIX
	Application Number	House Model (if applicable) BIRCHWOOD LOFT FIN BSMT
Installing Contractor	Name	
	Address	HARDING MECHANICAL
	City	200 NIPISSING COURT
	Postal Code	K2T 0N7
	Telephone Number	343-655-1195
	Fax Number	

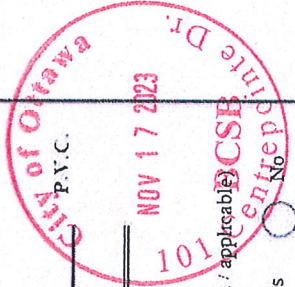
SYSTEM DESIGN PARAMETERS

Combustion Appliances 9.32.3.1.(1)	Heating System
a) ☒ Direct vent (sealed combustion) only	☒ Forced Air
b) ☐ Positive venting induced draft (except fireplaces)	☐ Non Forced Air
c) ☐ Natural draft, B-vent or induced draft fireplace	☐ Electric Space Heat
d) ☐ Solid Fuel (including fireplaces)	☐ Radiant Floor Heat (attach pipe details)
e) ☐ No Combustion Appliances	☐ Geothermal (attach loop, pipe & well details)
	☐ High Velocity Residential (attach duct details)
	☐ Other:
House Type 9.32.3.1.(2)	System Design Option
☒ I Type a) or b) appliances only, no solid fuel	☐ Exhaust Only/Forced Air System
☐ II Type I except with solid fuel (including fireplace)	☐ HRV with Exhaust Ducts/Forced Air System
☐ III Any Type c) appliance = Part 6 Design	☒ HRV Simplified Connection to Forced Air System
☐ IV Electric space heat	☐ HRV - Full Ducting/Not Coupled to Forced Air System
☐ Other: No forced air = Option 4	☐ Part 6 Design
	☐ Other:

EQUIPMENT DESIGN REQUIREMENTS

Total Ventilation Capacity 9.32.3.3.(1)		TOTAL
Master Bedroom	1 x 10 L/s = 10 L/s	
Unfinished Basement	1 x 10 L/s = 10	
Other Habitable Rooms	15 x 5 L/s = 75	95 T.V.C.
Principal Ventilation Capacity 9.32.3.4.(1)		
Master Bedroom	1 x 15 L/s = 15 L/s	
Other Bedrooms	4 x 7.5 L/s = 30	45
Required Supplemental Ventilation Capacity (T.V.C. less P.V.C.) = 50		
Furnace size: 60,000 KJ or 60,000 BTU		
Air conditioner size: KJ or BTU or 3.0 TON		
Heating / Cooling Equipment sized according to heat loss/gain calculations of CAN/CSA F280-12:		
Geothermal Equipment designed according to CAN/CSA-C448.2:		
Hydronic Equipment designed according to CAN/CSA-B214:		
Duct (and pipe) schematic attached including sizes, runs and material used:		

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City of Ottawa
Building Services Branch
NOV 27 2023
Building Code Reviewed

Yes No
Yes No
Yes No
Yes No

Signature

VENTILATION EQUIPMENT

Heat Recovery Ventilator

Model: CLEAN COMFORT VH30100RNC HRV

95 L/s High47.5 L/s Low60 % Sensible Efficiency @ -25°C

Proposed Exhaust Fans

	Location	Model	L/s	Sones	Principal or Supplemental
1	BATH	DX90	45	2.5	PRINCIPAL
2	ENSUITE	EC50	25	3.	SUPPLEMENTAL
3	BATH 2	EC50	25	3.	SUPPLEMENTAL
4	BSMT BATH	EC50	25	3.	SUPPLEMENTAL

EQUIPMENT EFFICIENCIES (Please also refer to Energy Efficiency Design Summary)

Heating system: GOODMAN GM9C960603BNA

Cooling system (if applicable): GOODMAN GSXN303613.4 SEER2

Water heater:

HRV: % sensible efficiency at 0 degrees: 75

% sensible efficiency at -25 degrees: 60

DESIGNER CERTIFICATION

I hereby certify that this ventilation system has been designed in accordance with the 2012 Ontario Building Code.

Name: LINDA MCPARLANCompany Name: HARDING MECHANICAL

Signature: Linda McParlanDate: OCT 3/23BCIN 24379HRAI # 6080

City of Ottawa

Building Services Branch

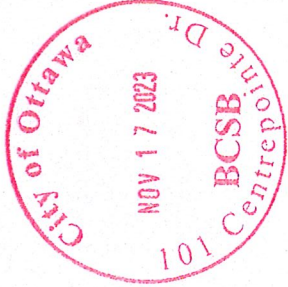
NOV 27 2023

Building Code Reviewed

Signature

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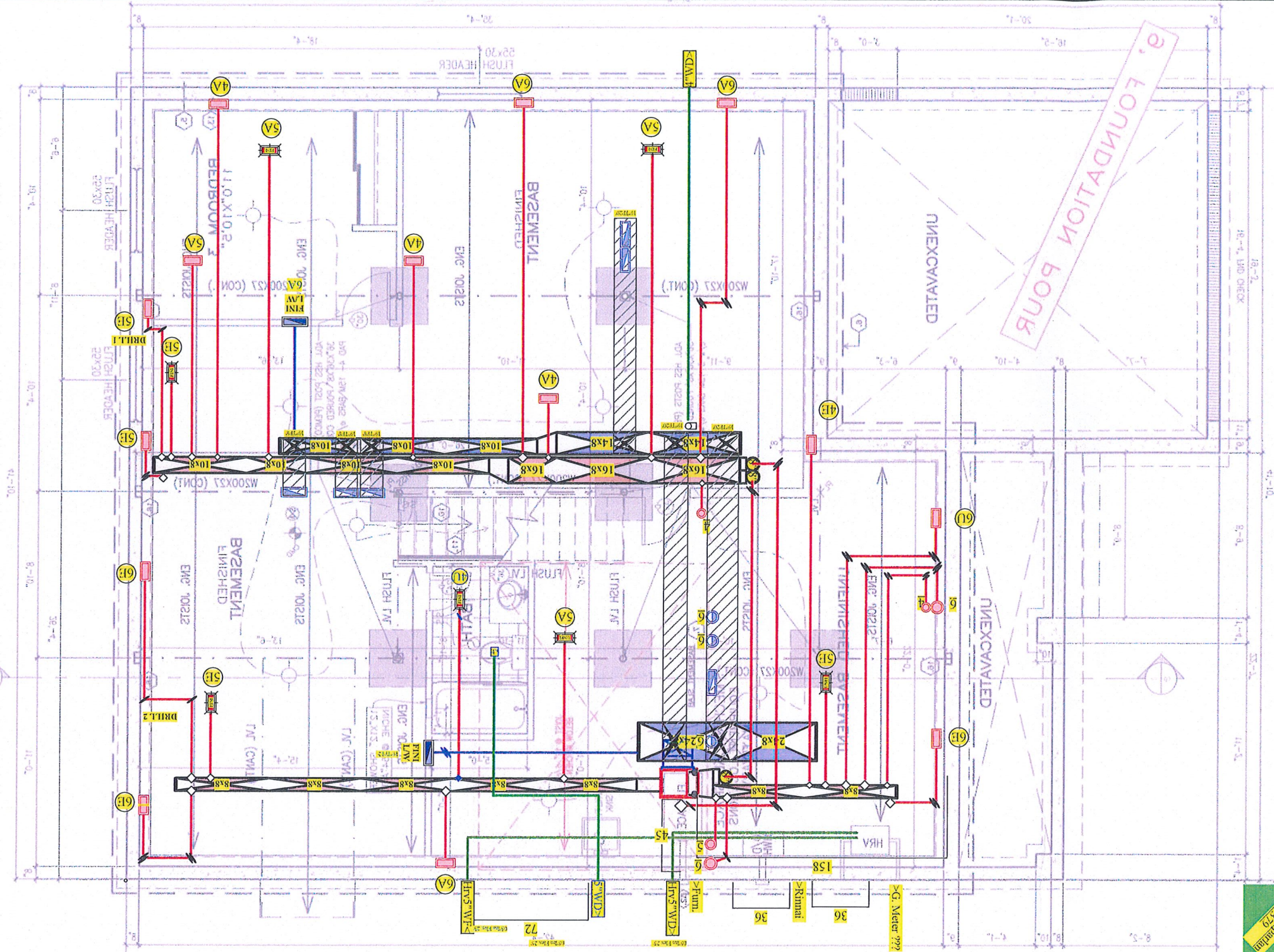
From CMHC90000303NA
Phoenix 03 & CAI 10/23/23
Date Description
231003 AK Birchwood 3Bed+Loft
1P = 50.44570369

5'-12" AIRCRAFT B
EXTENDING 3'-0". BEYOND
VDD 5'-12" HORIZONTAL
O.C.
**REQUIRED FOR WINDOW

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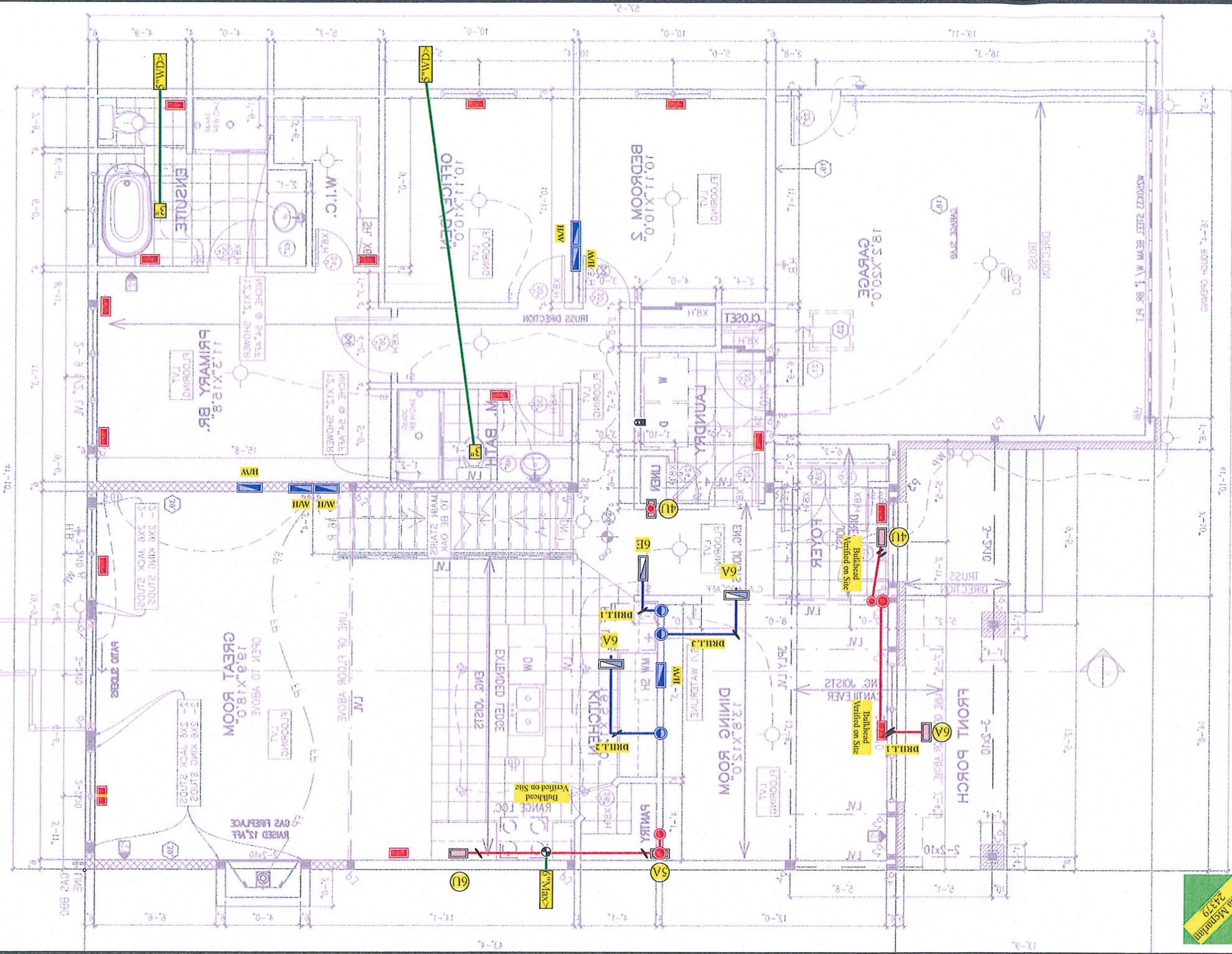
Room Name		Htg	Cig	Htg	Heat Loss	
		cm	blu	blu		
1-BATH	8	0	0	0	8	0
1-BEDROOM 2	61	51	0	0	51	0
1-DININGROOM	75	58	0	0	58	0
1-ENSUITE	51	46	0	0	46	0
1-FOYER	54	23	0	0	23	0
1-GREATROOM	190	243	0	0	243	0
1-KITCHEN	21	230	0	0	230	0
1-LAUNDRY	33	13	0	0	13	0
1-MASTERBEDROOM	70	88	0	0	88	0
1-STUDY	44	49	0	0	49	0
1-W.I.C.	10	3	361	0	3	361
2-BATH	22	10	0	0	10	0
2-BEDROOM 3	42	31	0	0	31	0
2-BEDROOM 4	82	57	0	0	57	0
2-LOFT	63	34	0	0	34	0
2-STAIRS	31	8	0	0	8	0
2-W.I.C.	17	4	624	0	4	624
BASEMENT	296	44	0	0	44	0
	1170	1000	985			



Linda Macpherson
24379

BASEMENT DRAW WITH FOLD

101P = 5302 (inc. basement)
ELEVATION = 0
BEDROOM = 4
DINING ROOM = 4
DINING ROOM = 4

[illegible]

- BYPASS SLIDERS FOR ALL SLIDING CLOSET DOORS
- FLAT CEILINGS THROUGHOUT / NO STIPPLE

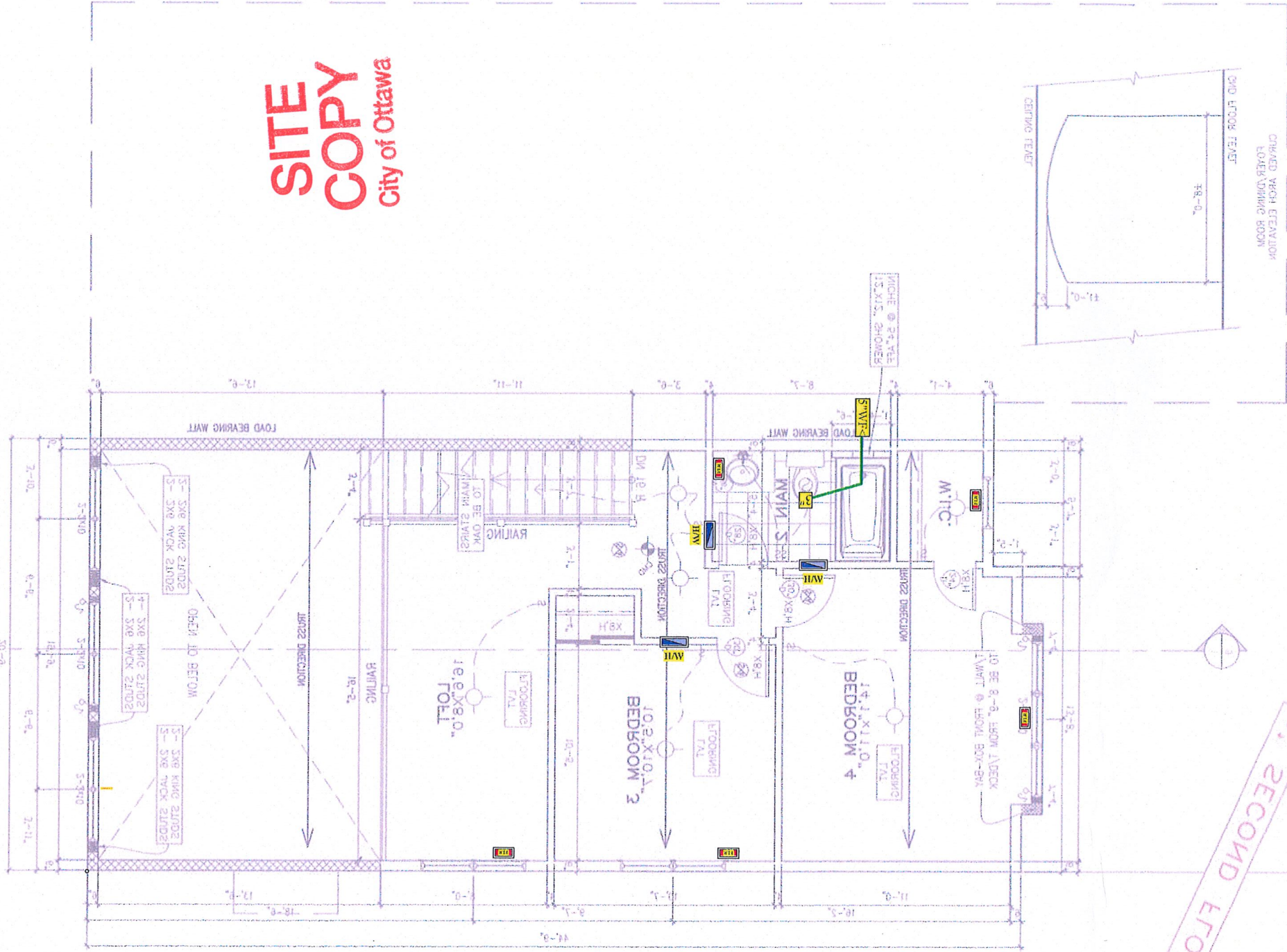
NO 250212 ON
W/ 65 50212 ON
ATT WINDOW INLET
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STE COPY

City of Ottawa
101 Centrepointe
BCSB
NOV 17 2023

Linda Macdonald
24379

2. SECOND FLOOR



SITE COPY
City of Ottawa

NOV 17 2023
BCSB
Centrepointe Dr.
City of Ottawa

Heat Loss			Room Name			Htg	Clg	Htg
						cfm	blu	
0	8	0	1-BATH	61	51	0	0	0
0	8	0	1-BEDROOM 2	75	58	0	0	0
0	0	0	1-ENSUITE	51	23	0	0	0
0	54	23	1-FOYER	190	243	0	0	0
0	13	0	1-LAUNDRY	33	13	0	0	0
0	88	0	1-MASTERBEDROOM	70	88	0	0	0
0	44	0	1-STUDY	10	3	361	0	0
0	10	0	2-BATH	22	10	0	0	0
0	42	31	2-BEDROOM 3	42	31	0	0	0
0	82	57	2-BEDROOM 4	82	57	0	0	0
0	31	0	2-LOFT	63	34	0	0	0
0	17	4	2-STAIRS	17	4	624	0	0
0	296	44	2-W.I.C.	1170	1000	985	0	0
0	0	0	BASEMENT					

W/ 55 POSTS ON
ALL WINDOW LINTE
**NO

-BYPASS STAIRS FOR ALL SLIDING CLOSET DOORS
-FLOORING THROUGHOUT / NO STAIRS

Date	Description
231003 AK Birchwood 3Bed+Loft	