

Maximum 2-22.5 degree horizontal radius bends for each service. Bends must be located on private property, spaced min. 1.0m apart, and 1.0m away from all valves

Sleeved services required under retaining walls / footings / garage, and are recommended under porches, decks, and similar structures

Roof runoff to be directed toward Right-of-Way unless otherwise approved. Splash pad to be provided if downspout within 1.5m of property line

TO BE READ IN CONJUNCTION WITH APPROVED MASTER FOOTPRINT PLANS.



City of Ottawa
Building Code Services
April 4, 2025
Building Code Reviewed

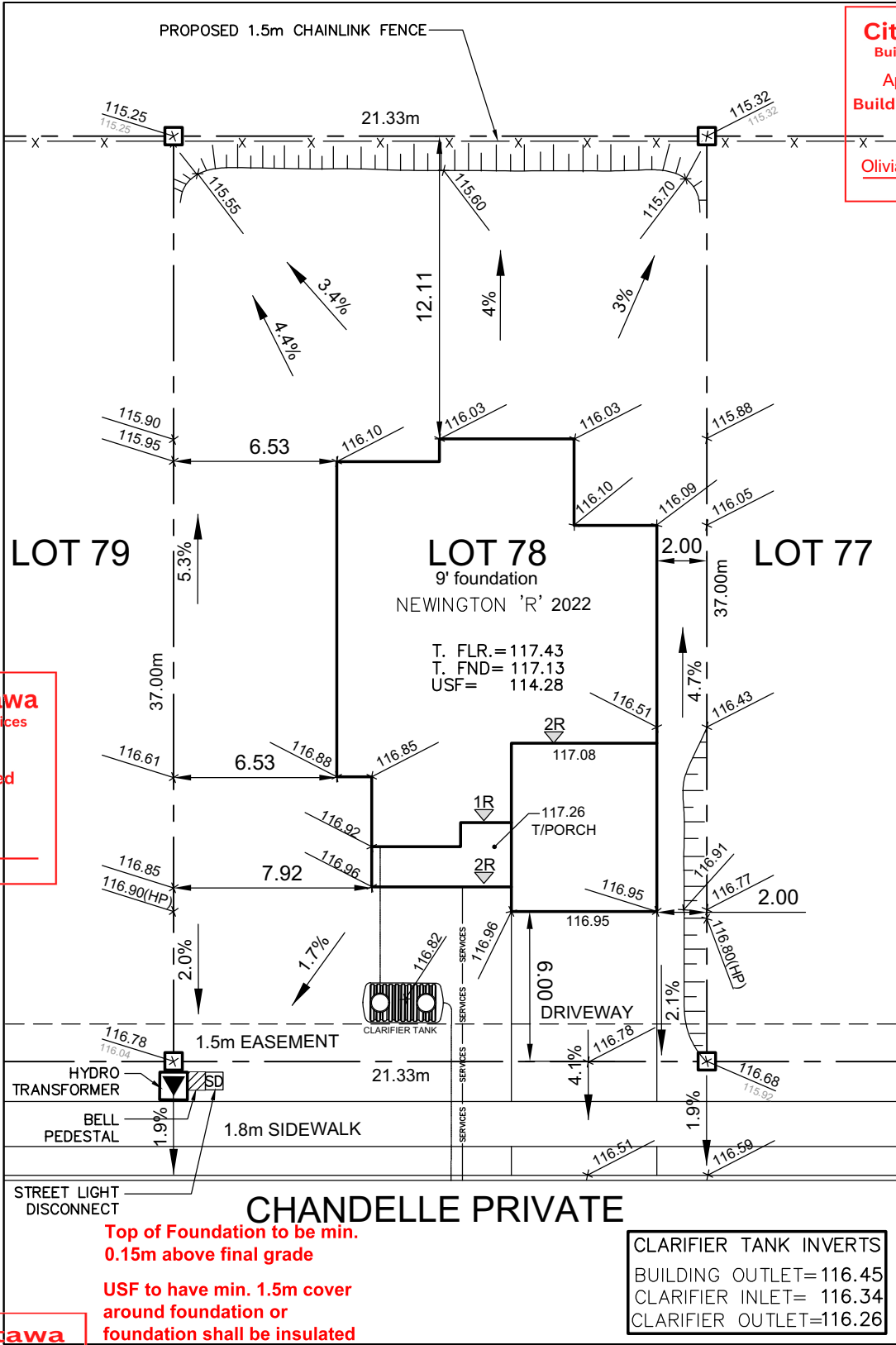
Olivia Gauthier
Reviewer Name

City of Ottawa
Building Code Services
March 10, 2025
Zoning Reviewed

Ashley Lafontaine
Reviewer Name

City of Ottawa
Building Code Services
March 6, 2025
Grading Reviewed

Jamil Akila
Reviewer Name



Owner/Applicant
DCR/PHOENIX HOMES

Telephone # 723-9227

Plan # 4M-1593

Project name: DIAMONDVIEW

Civic Address: 106 CHANDELLE PRIV.

House model: NEWINGTON 'R'

Bldg. Ht. m

Lot coverage %

Scale 1: 250

Sod Area m²

Asphalt Area m²



LOT 78 **SITE/GRADING PLAN**
DIAMONDVIEW PHASE 3

INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN

NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT.
THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O&E.

CHECKED/APPROVED BY: T.L.MAK ENG.
08/21/24

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Building Code Services
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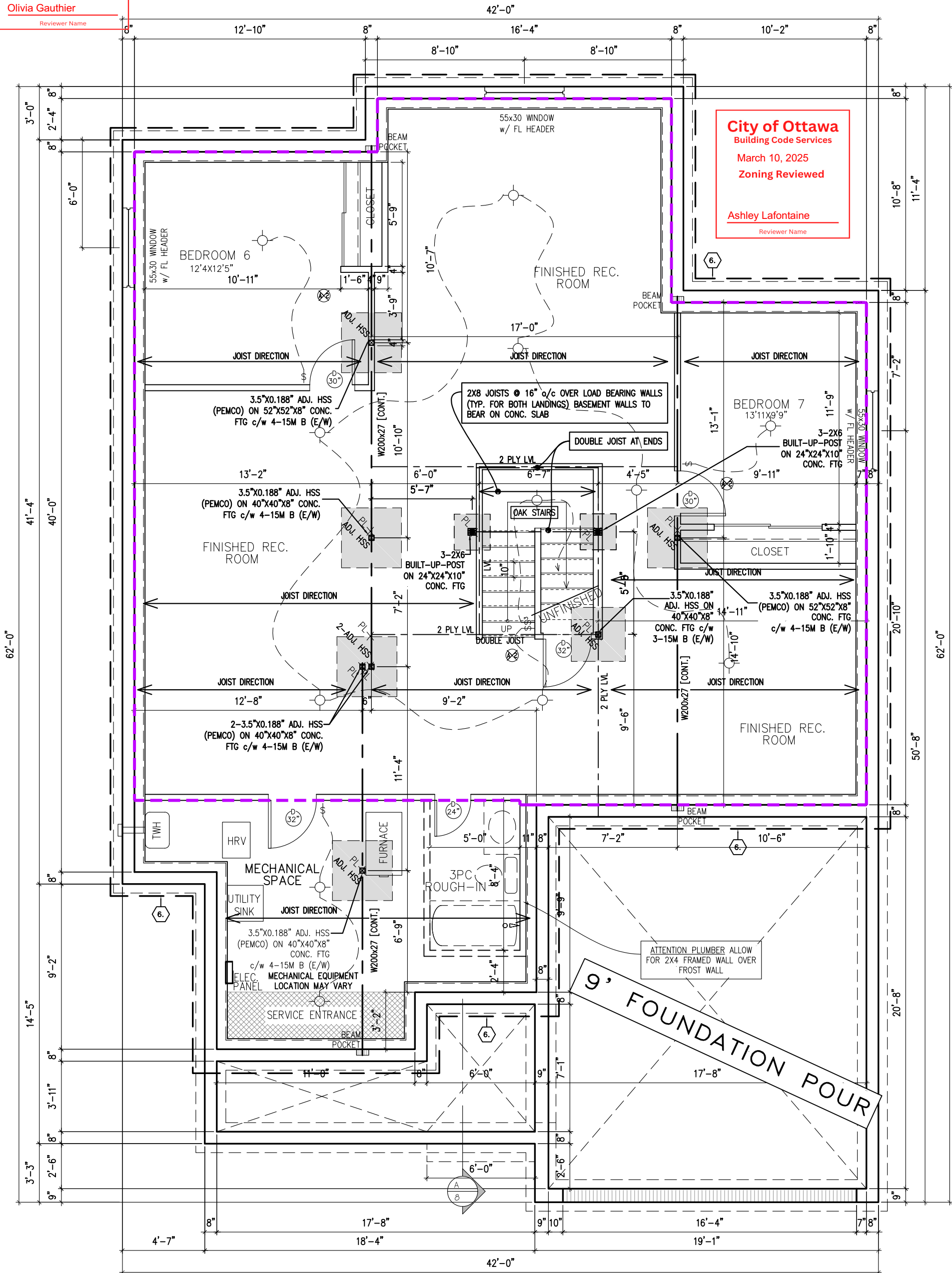
Olivia Gauthier
Reviewer Name

24"X8" FOOTINGS 60kPa

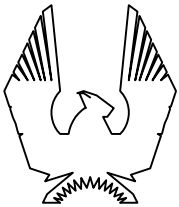
TO BE READ IN CONJUNCTION WITH APPROVED MASTER FOOTPRINT PLANS.

REQUIRED FOR WINDOWS OVER 47" WIDE
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW EXTENDING 2'-0"
BEYOND EDGE OF OPENING & 2-15M VERTICAL BARS EACH SIDE

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March 10, 2025
Zoning Reviewed
Ashley Lafontaine
Reviewer Name



FOUNDATION PLAN (R ELEVATION) 1428 SQ. FT. FINISHED SPACE



PHOENIX HOMES

NEWINGTON R - 2022

SITE: DIMONDVIEW PHASE 3

LOT NUMBER:

78

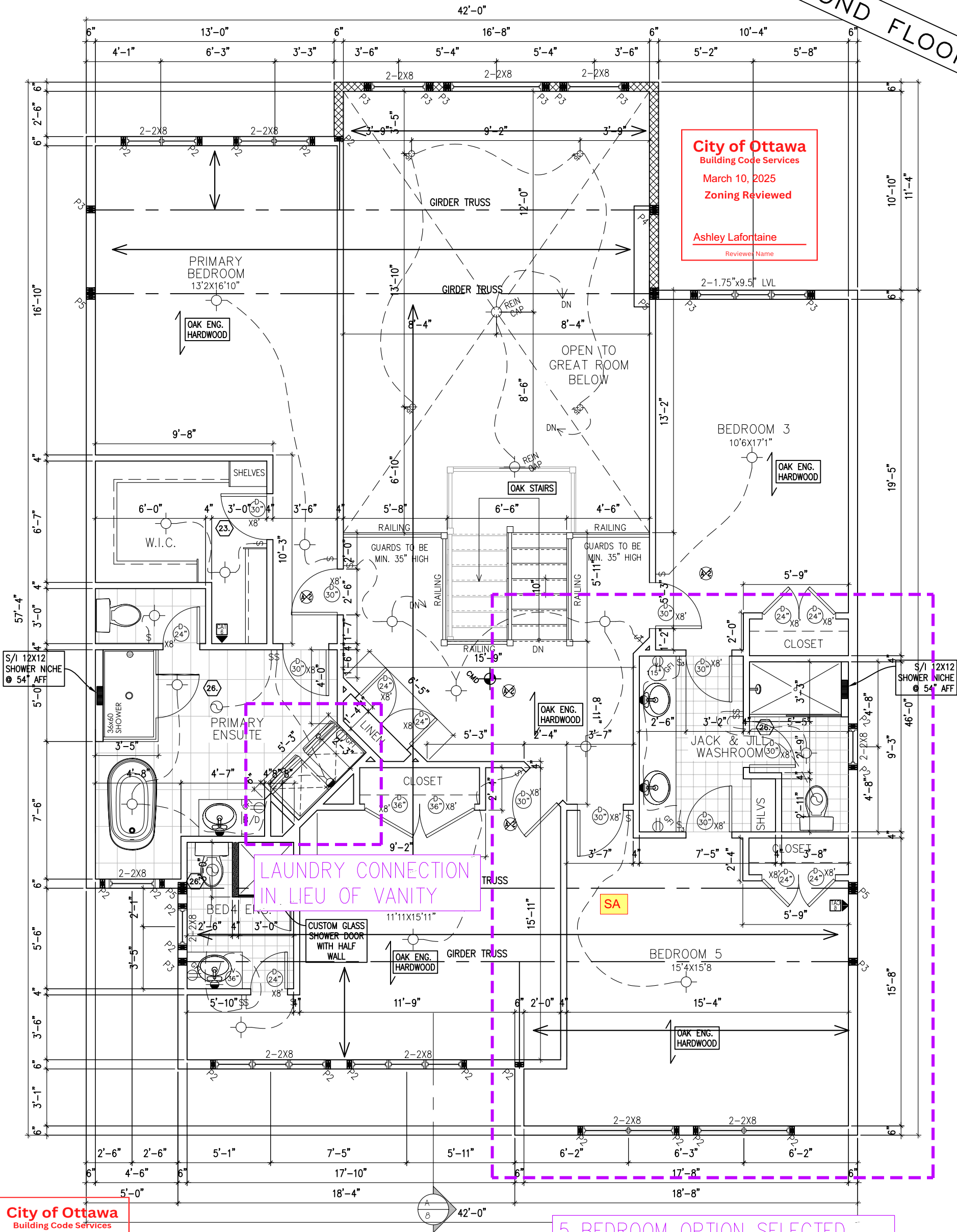
CIVIC ADDRESS:
106 CHANDELLE PRIVATE

6	FINAL BLACKLINES	03/02/25	RK
5	BEP BLACKLINES REV.	25/09/24	RK
4	BEP BLACKLINES	17/09/24	RK
3	OPTIONAL IN-LAW LUXURY ENSUITE ADDED	23/02/24	CB
2	KITCHEN LIGHT UPDATE	20/10/22	SP
1	FOR LAYOUTS AND STRUCTURE REVIEW	11/03/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A-38	
sheet no:	2
	2R of 8

****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2
POSTS ON EACH SIDE U.N.O.

9' SECOND FLOOR



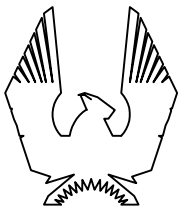
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April 4, 2025
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5 BEDROOM OPTION SELECTED
(W/ MODIFIED CLOSET LOCATIONS)

SECOND FLOOR PLAN (ELEVATION R)
1672 SQ. FT.

TO BE READ IN CONJUNCTION WITH APPROVED MASTER FOOTPRINT PLANS.



PHOENIX HOMES

NEWINGTON R - 2022

SITE: DIMONDVIEW PHASE 3

LOT NUMBER:

78

CIVIC ADDRESS:
106 CHANDELLE PRIVATE

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D.C.L. - A-38	
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	4R of 8



Mechanical Design Report

Low rise residential

Location of Installation	Address	House Builder PHOENIX
	Application Number	House Model (if applicable) NEWINGTON 4BED IN-LAW SUITE FIN BSMT
Installing Contractor	Name	
	Address	
	City	Postal Code
	Telephone Number	Fax Number

SYSTEM DESIGN PARAMETERS

Combustion Appliances 9.32.3.1.(1)

- a) ☒ Direct vent (sealed combustion) only
b) ☐ Positive venting induced draft (except fireplaces)
c) ☐ Natural draft, B-vent or induced draft fireplace
d) ☐ Solid Fuel (including fireplaces)
e) ☐ No Combustion Appliances

Heating System

- ☒ Forced Air
☐ Non Forced Air
☐ Electric Space Heat
☐ Radiant Floor Heat (attach pipe details)
☐ Geothermal (attach loop, pipe & well details)
☐ High Velocity Residential (attach duct details)
☐ Other:

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House Type 9.32.3.1.(2)

- ☒ I Type a) or b) appliances only, no solid fuel
☐ II Type I except with solid fuel (including fireplace)
☐ III Any Type c) appliance = Part 6 Design
☐ IV Electric space heat
☐ Other: No forced air = Option 4

System Design Option

- ☐ Exhaust Only/Forced Air System
☒ HRV with Exhaust Ducts/Forced Air System
☐ HRV Simplified Connection to Forced Air System
☐ HRV – Full Ducting/Not Coupled to Forced Air System
☐ 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	18	x	5 L/s	=	90	110 T.V.C.

Principal Ventilation Capacity 9.32.3.4.(1)

Master Bedroom	1	x	15 L/s	=	15 L/s	
Other Bedrooms	6	x	7.5 L/s	=	45	60 P.V.C.

Required Supplemental Ventilation Capacity (T.V.C. less P.V.C.) = 50

Furnace size: KJ or 80,000 BTU

Air conditioner size: KJ or BTU or 3.5 TON Tonnes (If provided / applicable)

Heating / Cooling Equipment sized according to heat loss/gain calculations of CAN/CSA F280-12: ☒ Yes ☐ No

Geothermal Equipment designed according to CAN/CSA-C448.2: ☐ Yes ☒ No

Hydronic Equipment designed according to CAN/CSA-B214: ☐ Yes ☒ No

Duct (and pipe) schematic attached including sizes, runs and material used: ☒ Yes ☐ No

VENTILATION EQUIPMENT**Heat Recovery Ventilator**Model: CLEAN COMFORT VH70190SFP HRV110 L/s High 55 L/s Low 64 % Sensible Efficiency @ -25°C**Proposed Exhaust Fans**

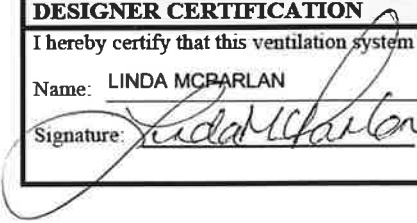
	Location	Model	L/s	Sones	Principal or Supplemental
1	PDRM	DX90	45	2.5	PRINCIPAL
2	ENSUITE	EC50	25	3.	SUPPLEMENTAL
3	BATH	EC50	25	3.	SUPPLEMENTAL
4	BATH 2/BATH 3	EC50/EC50	25/25	3./3.	SUPPLEMENTAL

EQUIPMENT EFFICIENCIES (Please also refer to Energy Efficiency Design Summary)Heating system: GOODMAN GR9T960804CNACooling system (if applicable): GOODMAN GSXN3042

Water heater:

HRV: % sensible efficiency at 0 degrees: 80% sensible efficiency at -25 degrees: 64**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 MECHANICALSignature:  Date: MAR 26/25 BCIN 24379 HRAI # 6080**City of Ottawa**

Building Code Services

April 4, 2025

Building Code ReviewedOlivia Gauthier

Reviewer Name