



Crossgate - Secondary Dwelling Residence

Scope of Work: Permit Drawings for Secondary Dwelling Basement Apartment

Client: Osama

Location: Ottawa, ON

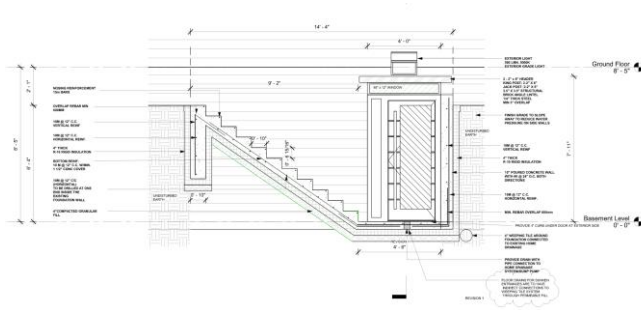


Figure 1 New Below Grade Side Entrance

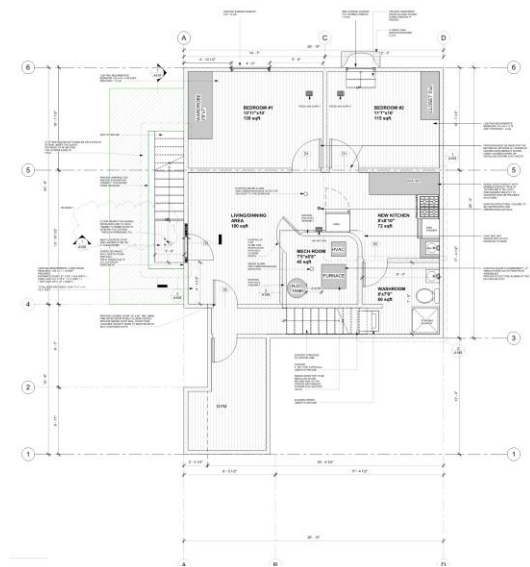


Figure 2 Proposed Basement Layout

Project Statistics

The Project Involved renovation of an existing unfinished basement into a two dwelling secondary dwelling. The new basement suite included two spacious bedroom each over a 100 square feet. EngineeredPlans was retained for investigation of the existing unfinished basement, Design of the new secondary dwelling and applying for building permit. We prepared as-built drawings for the entire home, including elevations and site plan.

Some of the challenges we faced during design were fitting two spacious bedrooms into the limited space while providing minimum lighting requirements to conform to Ottawa’s Secondary Dwelling Requirements. We provided two egress windows and a separate side entrance to meet minimum egress requirements. Permit Drawings were prepared using Revit. 3d scanning software was used to get mm precise measurements. Challenges on this project included an extremely restricted work site and a demanding fast-track schedule.

Project Team:

- Project Principal – Sabih
- Architect – Ahmed
- BIM Manager – Javed
- Jr. Engineer – Usman
- Stamping P.Eng - Ramona