

Gesner Ct - Secondary Dwelling Unit

Scope of Work: Permit Drawings for Secondary Dwelling Basement Apartment

Location: Gesner Ct, Ottawa, ON K2L 3K2

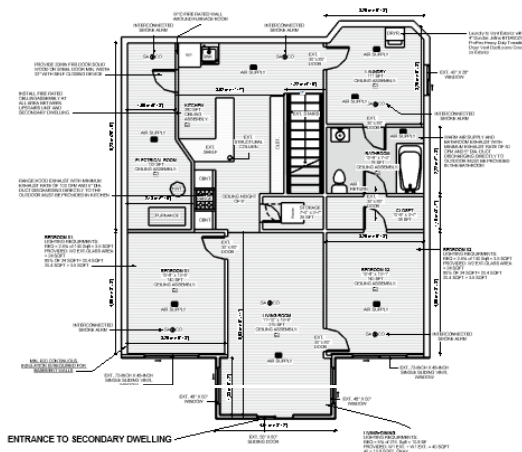


Fig 1 As-Built Basement Plan

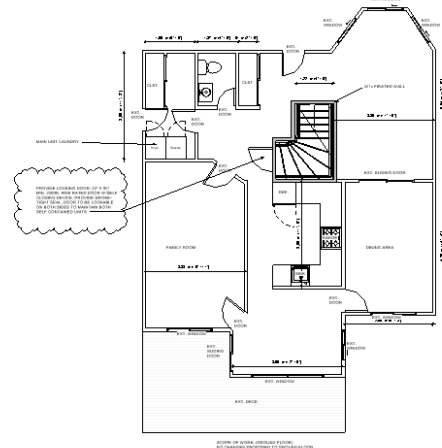


Fig 2: Proposed Ground Floor plan

Project Statistics

The Project Involved renovation of an existing unfinished basement into a two bedroom 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 faced during construction included the condition of the existing foundation and the need for adequate natural light and ventilation. Changes to the structural supports, mechanical systems, and detailing were continuously implemented during construction due to changing site conditions.

Project Team:

Project Manager & Stamping Engineer – Sabih
Architect – Aiman
Sr. Engineer – Usman

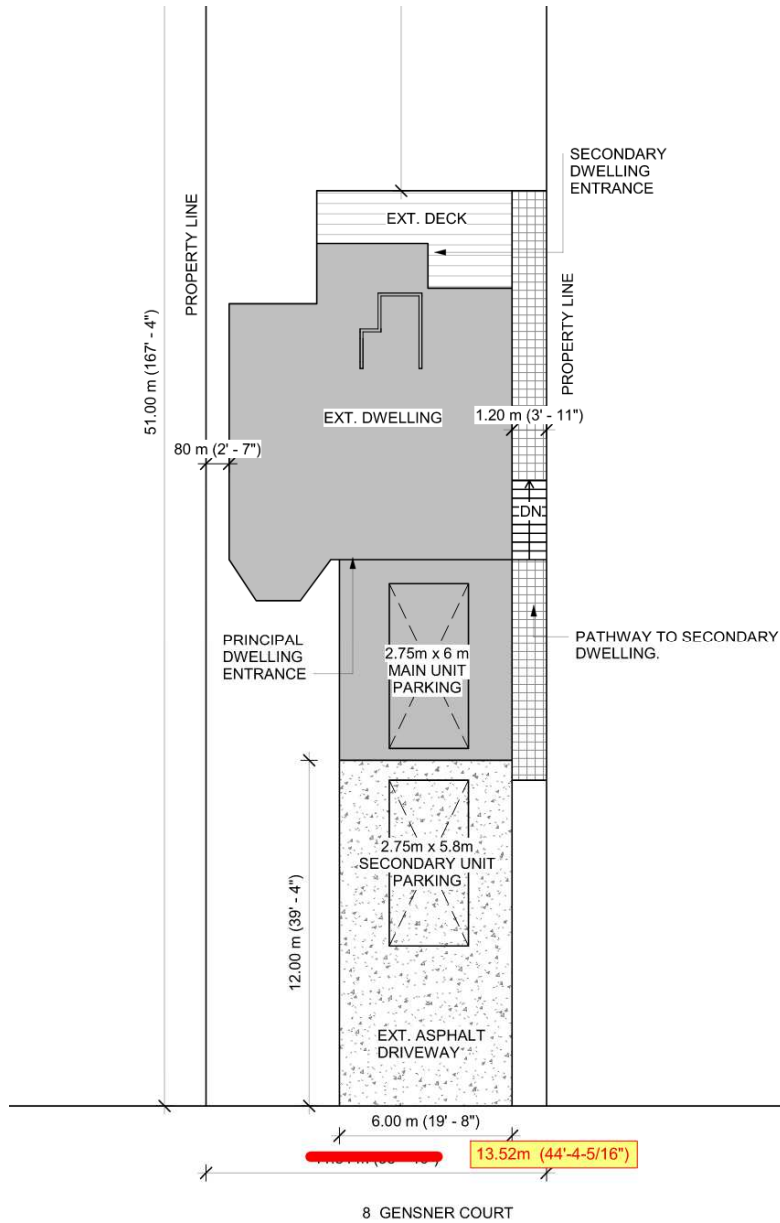


Figure 1: City of Ottawa Approved Site Plan

Smoke Alarms required in both as per 9.10.19. Interconnection required within each unit but not between units.

City of Ottawa
Building Code Services
January 24, 2025
Zoning Reviewed

Ashley Lafontaine
Reviewer Name

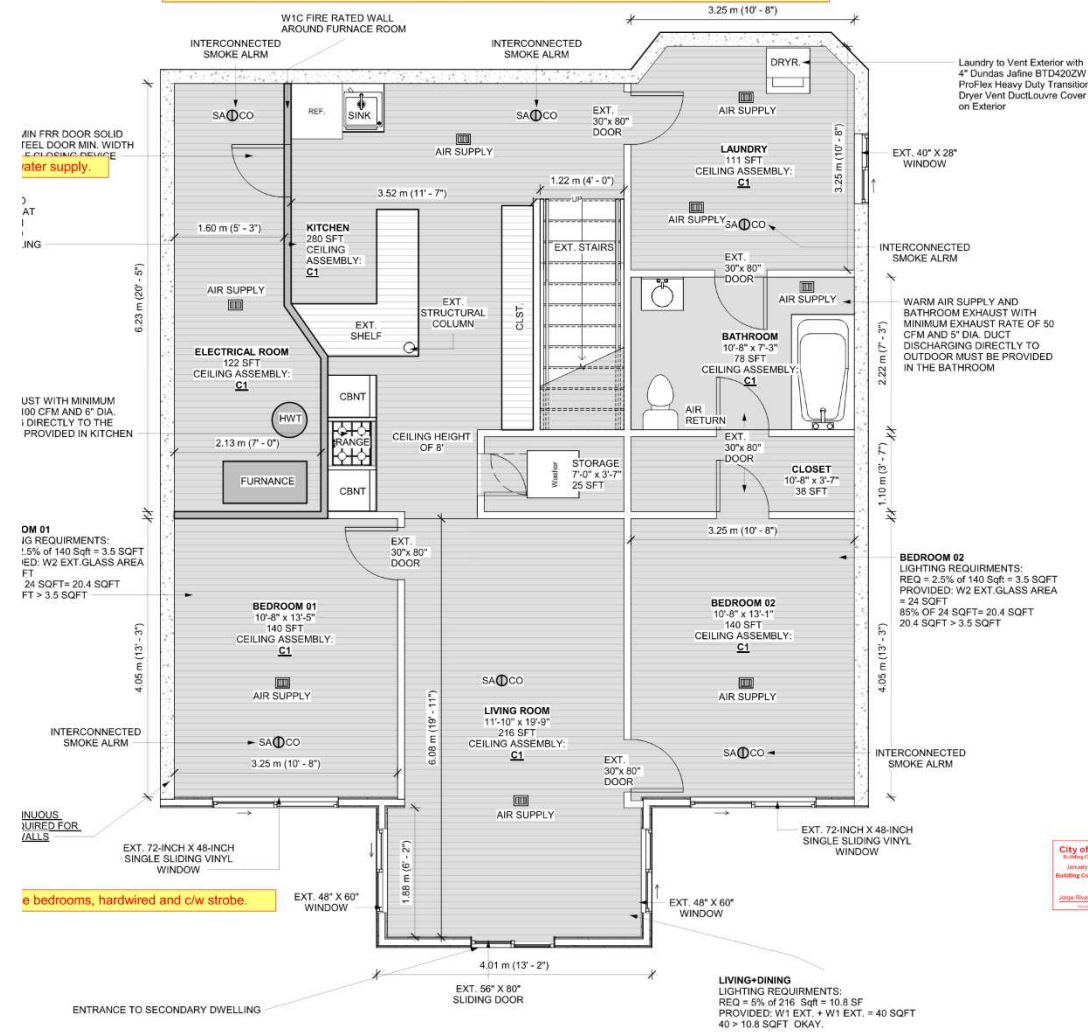


Figure 2: City of Ottawa Approved Basement Plan

Owner