

253 MACKAY STREET - ROOFTOP ADDITION

HERITAGE PERMIT



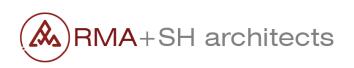
CONTEXT MAP

STREET VIEW

253 MacKay Street, Ottawa_ Zoning: R4UD [900]

_		EXISTING				
	No.	Reference	Provision	Requirement	Existing	Remarks
	1	T162A, Col.V	Min Lot Area	180m ²	391.7 m ² (per site survey)	Complies
	2	T162A, Col.IV	Min Lot Width	6m	15.55 m	Complies
		T162A, Col.VII & S3b	Min Front Yard Setback	2.25m (Permitted)	0	Existing non-complying
	4	T162A, Col.X	Min Interior Side Yard (West)	1.2m	minimum 1.44m	Complies
	5	T162A, Col.X	Min Interior Side Yard (East)	1.2m	minimum 3.30m	Complies
	6	S138 (1)	Min Rear Yard Setback	0m	0m	Complies
	7	T162A, Col.VII	Max Height	10m	5.28m (Average grade elevation per S.54 = 56.92)	Complies

ZONING MATRIX





ROOFTOP VIEW (SOUTH)

DRAWINGS LIST

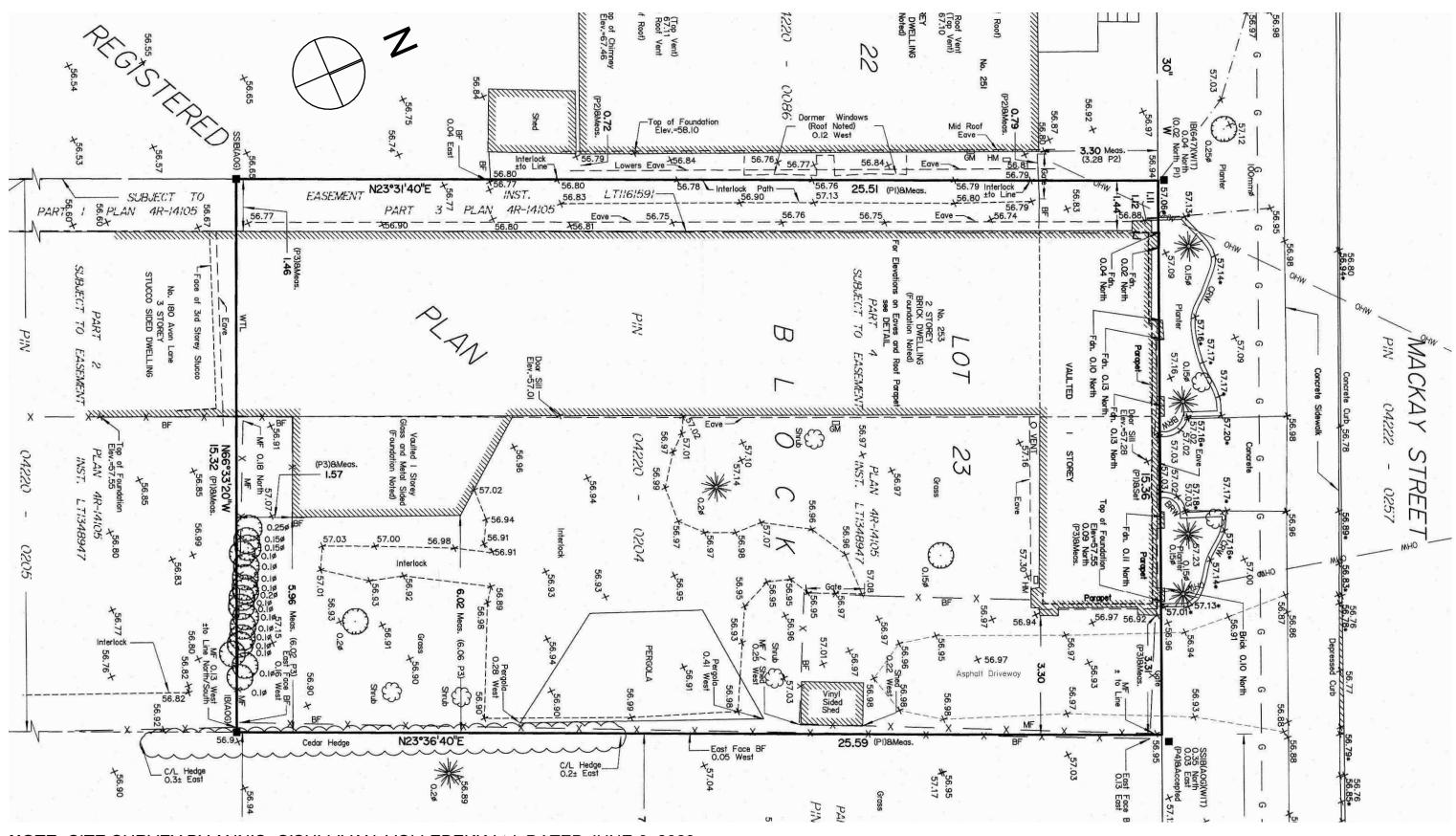
DRAWIN	
EX1	- COVER SHEET
EX2	- SITE SURVEY
EX3	- SITE PLAN - EXISTING
EX4.1	- 1st FLOOR PLAN - EXISTING
EX4.2	- 2nd FLOOR PLAN - EXISTING
EX4.3	- ROOF PLAN - EXISTING
EX4.4	- EXISTING ROOF PICTURES
EX5.1	- NORTH & SOUTH ELEVATIONS - EXTG.
EX5.2	- EAST & WEST ELEVATIONS - EXTG.
EX6.1	- STREET VIEW PERSPECTIVE
EX6.2	- AERIAL VIEW PERSPECTIVE
DD1.1	- SITE / 1 ST FLOOR PLAN - PROPOSED
DD1.2	- NEW ROOFTOP ADDITION PLAN
DD1.3	- ZONING MATRIX
DD2.1	- NORTH & SOUTH ELEVATIONS - PROPOSED
DD2.2	- EAST ELEVATIONS - PROPOSED
DD2.3	- WEST ELEVATIONS - PROPOSED
DD3.1	 CROSS SECTION S-01 & STREETSCAPE ELEVATION
DD4.1	 STREET VIEW PERSPECTIVE - PROPOSED
	- AERIAL VIEW PERSPECTIVE - PROPOSED
DD4.3	 STREET VIEW (E) - PHOTOMONTAGE
DD4.4	 STREET VIEW (N) - PHOTOMONTAGE
DD4.5	 STREET VIEW (W) - PHOTOMONTAGE
	EX1 EX2 EX3 EX4.1 EX4.2 EX4.3 EX4.4 EX5.1 EX5.2 EX6.1 EX6.2 DD1.1 DD1.2 DD1.3 DD2.1 DD2.2 DD2.3 DD3.1 DD4.1 DD4.2 DD4.3 DD4.4

SCALE: NTS

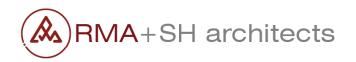
DATE: 2/9/2024

EX1

PROJECT No.: 23081



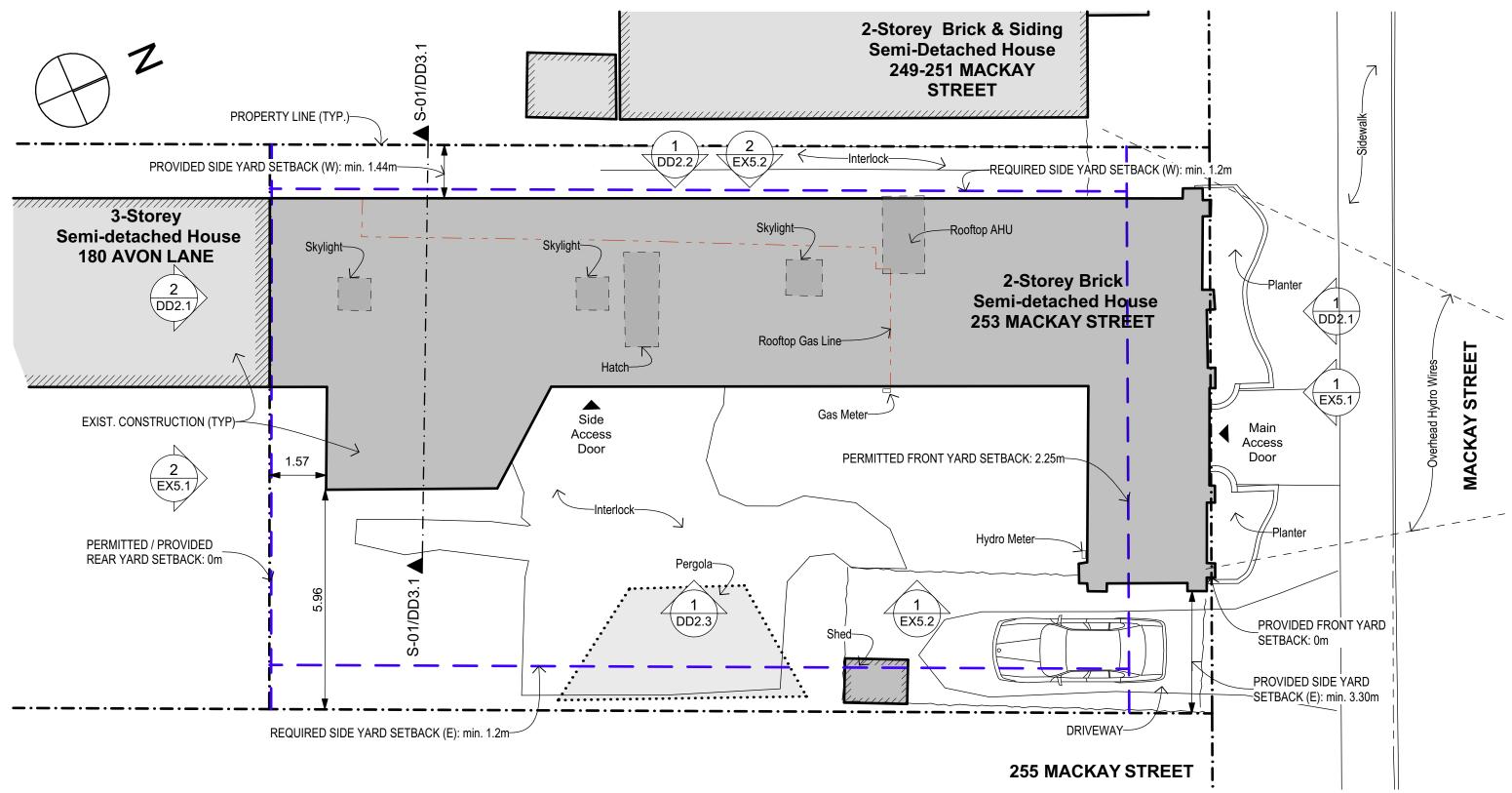
NOTE: SITE SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK Ltd. DATED JUNE 6, 2023

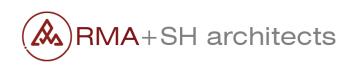


SITE SURVEY 253 MACKAY - ROOFTOP ADDITION

SCALE: 1:100 PROJECT No.: 23081 DATE: 2/9/2024

EX2





SCALE: 1:100 PROJECT No.: 23081 DATE: 2/9/2024

EX3



1. OFFSET EAVES VISIBLE AT PARTY WALL (WEST ELEVATION)

2. OFFSET EAVES VISIBLE AT PARTY WALL (EAST ELEVATION)

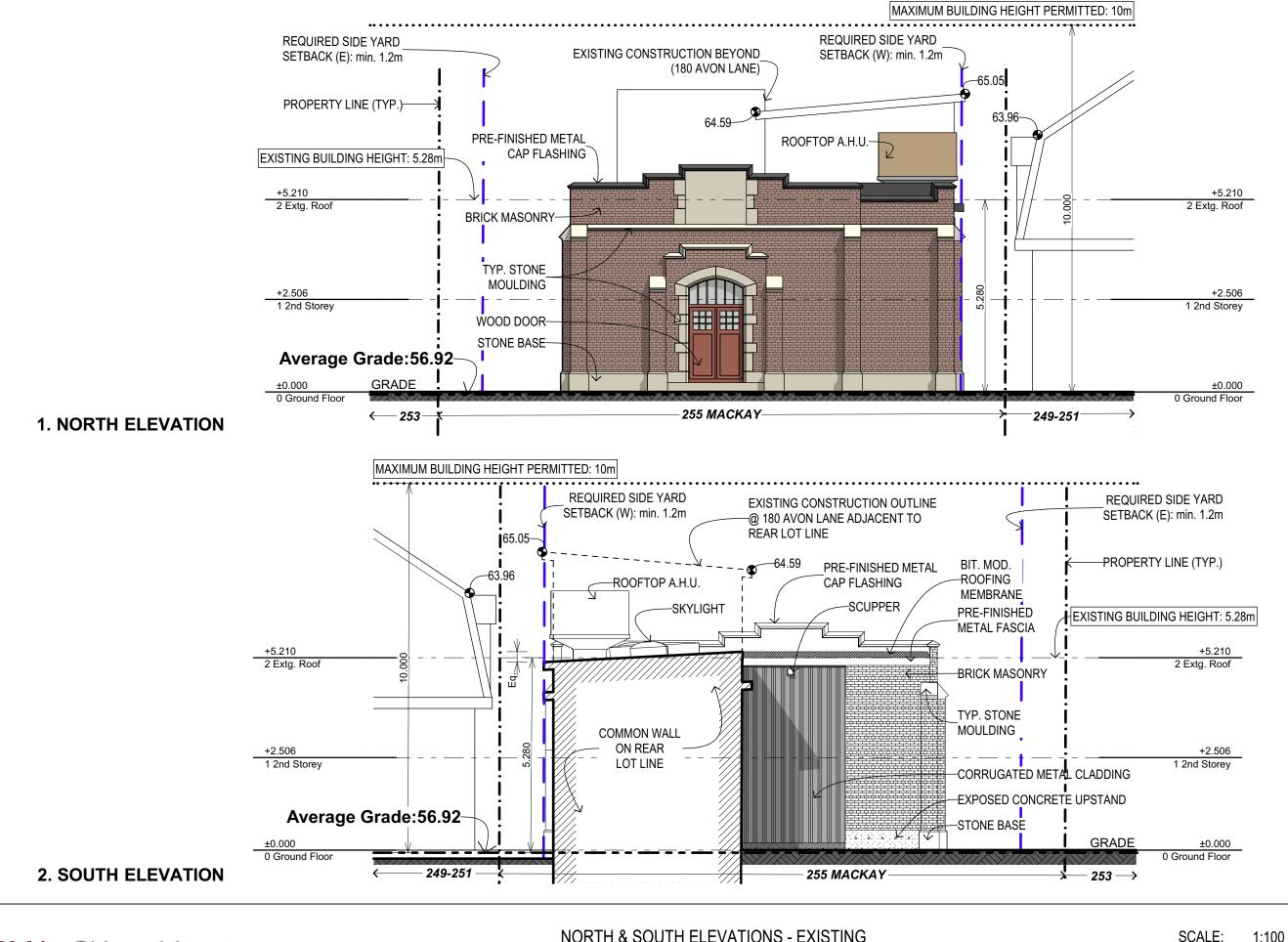


EXISTING ROOF PICTURES 253 MACKAY - ROOFTOP ADDITION



SCALE: 1:100 PROJECT No.: 23081 DATE: 2/9/2024

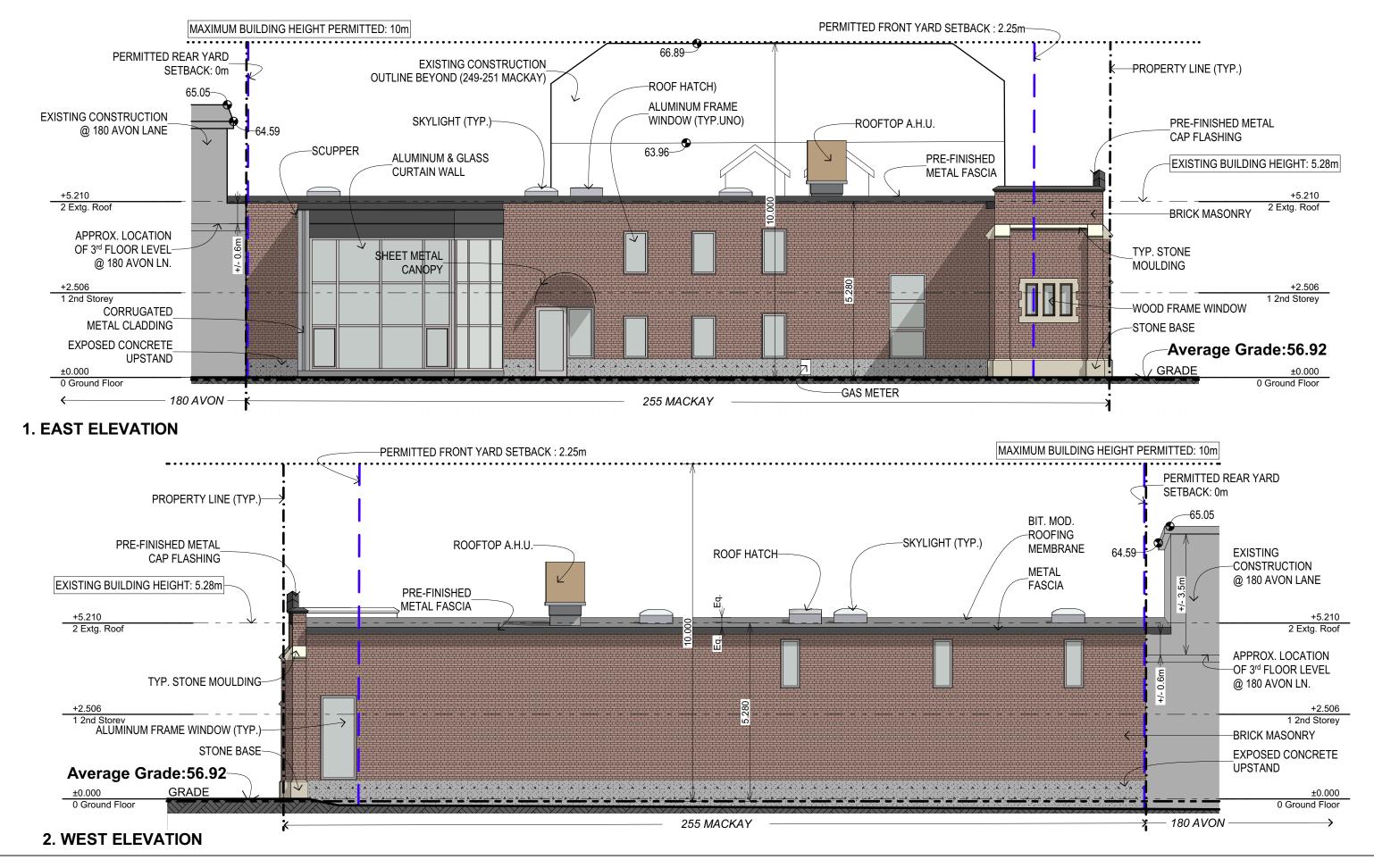
EX4.4

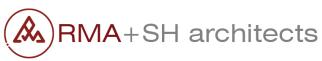


RMA+SH architects

NORTH & SOUTH ELEVATIONS - EXISTING 253 MACKAY - ROOFTOP ADDITION

PROJECT No.: 23081





EAST & WEST ELEVATIONS - EXISTING 253 MACKAY - ROOFTOP ADDITION

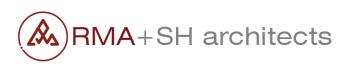
SCALE: 1:100 PROJECT No.: 23081

DATE: 2/9/2024

EX5.2



NOTE: VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.



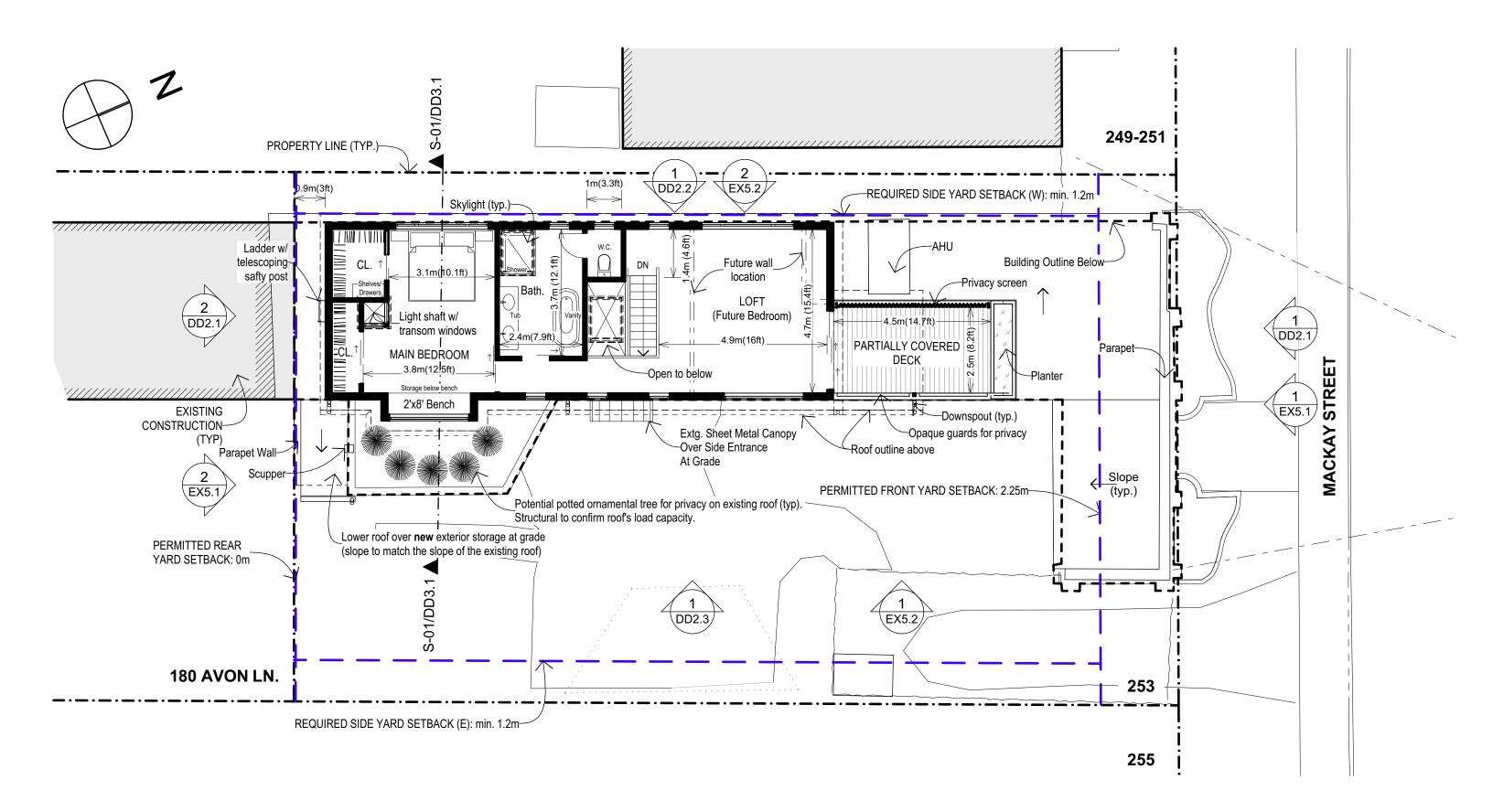
STREET VIEW PERSPECTIVE 253 MACKAY - ROOFTOP ADDITION SCALE: NTS PROJECT No.: 23081

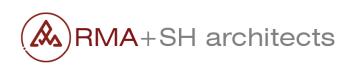


NOTE: VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.



AERIAL VIEW PERSPECTIVE 253 MACKAY - ROOFTOP ADDITION SCALE: NTS PROJECT No.: 23081





SCALE: 1:100 PROJECT No.: 23081

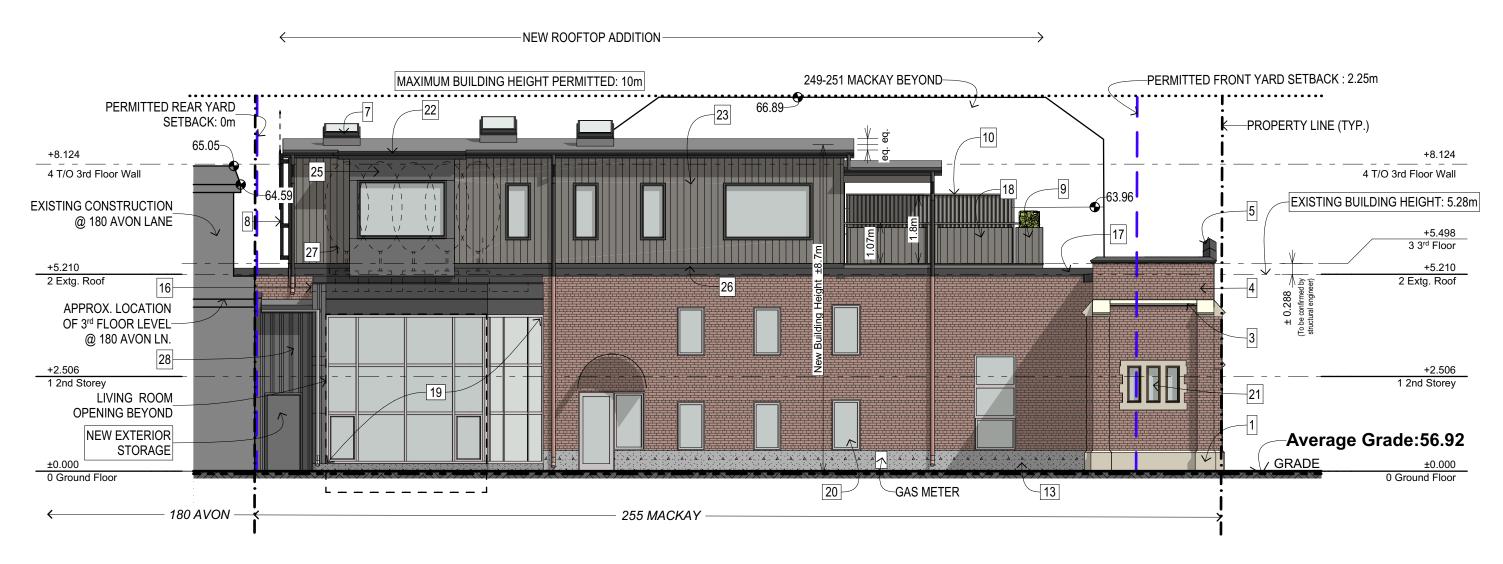


🙈)RMA+SH architects

NORTH & SOUTH ELEVATIONS - PROPOSED **253 MACKAY - ROOFTOP ADDITION**

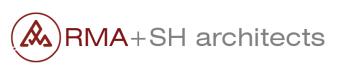
SCALE: 1:100 PROJECT No.: 23081 DATE: 2/9/2024

DD2.1



LEGEND

1 STONE BASE 2 EXTG. WC	DOD DOOR 3 TYP. STONE M	DULDING 4 BRICK MASONRY	(5 PRE-FINISHED CAP FLASH	IING 6 EXTG. ROOFTOP A.H.U.	7 TYP. NEW MOTORIZE
9 PLANTER 10 PRIVACY SC	REEN 11 RESERVED 1	2 RESERVED 13 EXPOSED	CONCRETE UPSTAND 14 RES	ERVED 15 MOD. BIT. ROOFING	MEMBRANE 16 SCUPP
18 OPAQUE GUARDS (CHARRED	WOOD CLADDING) [19] ALUMINU	A & GLASS CURATIN WALL 20	TYP. ALUMINUM FRAME WINDOW	U.N.O. 21 WOOD FRAME WIND	OW 22 PAINTED METAL
23 CHARRED WOOD CLADDING	24 RESERVED 25 FIBER-0	EMENT CLADDING 26 PRE-	FINISHED WALL-TO-ROOF METAL FL	ASHING 27 POTTED ORNAMEN	ITAL TREE FOR PRIVACY (NOT



ED SKYLIGHT 8 LADDER W/ TELESCOPING SAFETY POST PER 17 PRE-FINISHED METAL FASCIA L AND GUTTER & DOWNSPOUT

T SHOWN FOR CLARITY)

28 CORRUGATED METAL CLADDING

SCALE: 1:100 PROJECT No.: 23081



LEGEND

1 STONE BASE	2 EXTG. WOOD DOOR	3 TYP. STONE MOULDING	4 BRICK MASONRY	5 PRE-FINISHED	CAP FLASHING	6 EXTG. ROOFTOP A.H.U.	7 TYP. I	NEW MOTOF
9 PLANTER 10	PRIVACY SCREEN	11 RESERVED 12 RESER	VED 13 EXPOSED CO	DNCRETE UPSTAND	14 RESERVED	15 MOD. BIT. ROOFING	MEMBRANE	16 SCL
18 OPAQUE GUARI	DS (CHARRED WOOD CLAD	DING) 19 ALUMINUM & GLASS	CURATIN WALL 20	TYP. ALUMINUM FRAM	IE WINDOW U.N.O.	21 WOOD FRAME WIND	OW 22	PAINTED ME
23 CHARRED WOO	D CLADDING 24 RESE	RVED 25 FIBER-CEMENT CL	ADDING 26 PRE-FI	NISHED WALL-TO-ROOI	F METAL FLASHING	27 POTTED ORNAMEN	TAL TREE FO	R PRIVACY (I



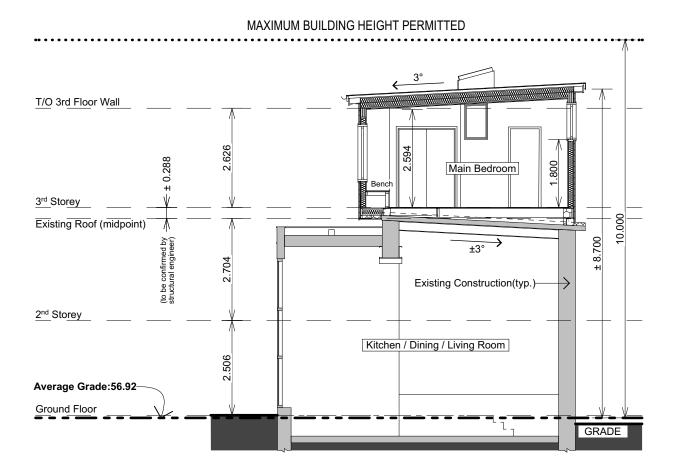
RIZED SKYLIGHT 8 LADDER W/ TELESCOPING SAFETY POST UPPER 17 PRE-FINISHED METAL FASCIA ETAL AND GUTTER & DOWNSPOUT

(NOT SHOWN FOR CLARITY) 28 CORRUGATED METAL CLADDI

SCALE: 1:100 PROJECT No.: 23081

1. COSS SECTION S-01 (SCALE 1:100)

2. SIGHT LINE DIAGRAM (SCALE 1:200)





3. PARTIAL MACKAY STREETSCAPE ELEVATION - EXISTING (SOUTH SIDE, NTS)



MacKay United Church (MacKay & Dufferin) 255

253 MacKay

251-249

247

RMA+SH architects

CROSS SECTION S-01 & STREETSCAPE ELEVATION 253 MACKAY - ROOFTOP ADDITION

e@///	High Parap	Sight Line @ Low P	^{arapet} Wall MacKay St.	
XV7.	Approx	imate Crown of Road _ per Site Survey		

245

241

239

233

SCALE: AS SHOWN PROJECT No.: 23081 DATE: 2/9/2024

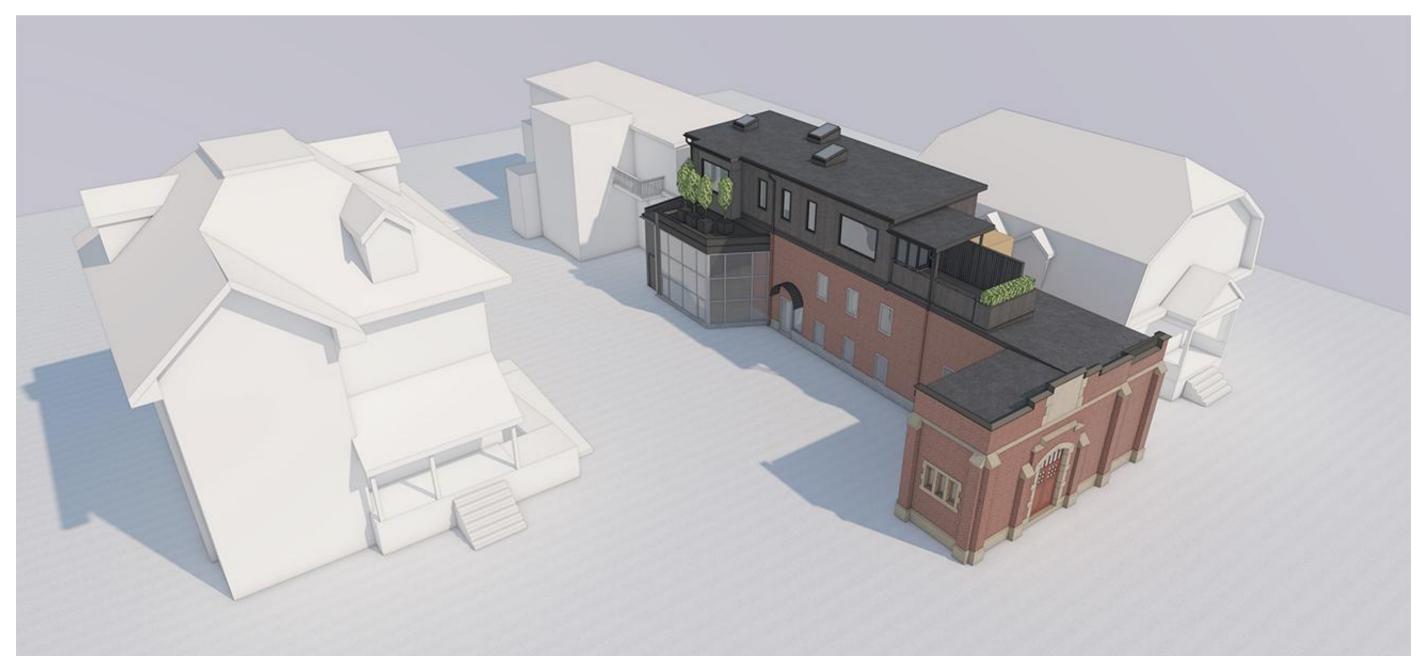
DD3.1



NOTE: VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.



STREET VIEW PERSPECTIVE - PROPOSED 253 MACKAY - ROOFTOP ADDITION SCALE: NTS PROJECT No.: 23081



NOTE: VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.



AERIAL VIEW PERSPECTIVE - PROPOSED 253 MACKAY - ROOFTOP ADDITION

SCALE: NTS PROJECT No.: 23081



EXISTING



STREET VIEW (E) - PHOTOMONTAGE **253 MACKAY - ROOFTOP ADDITION**



NTS SCALE: PROJECT No.: 23081 DATE: 2/9/2024 DD4.3



EXISTING



STREET VIEW (N) - PHOTOMONTAGE **253 MACKAY - ROOFTOP ADDITION**

PROPOSED

NTS SCALE: PROJECT No.: 23081 DATE: 2/9/2024 DD4.4



EXISTING



STREET VIEW (W) - PHOTOMONTAGE **253 MACKAY - ROOFTOP ADDITION**

PROPOSED

NTS SCALE: PROJECT No.: 23081 DATE: 2/9/2024 DD4.5