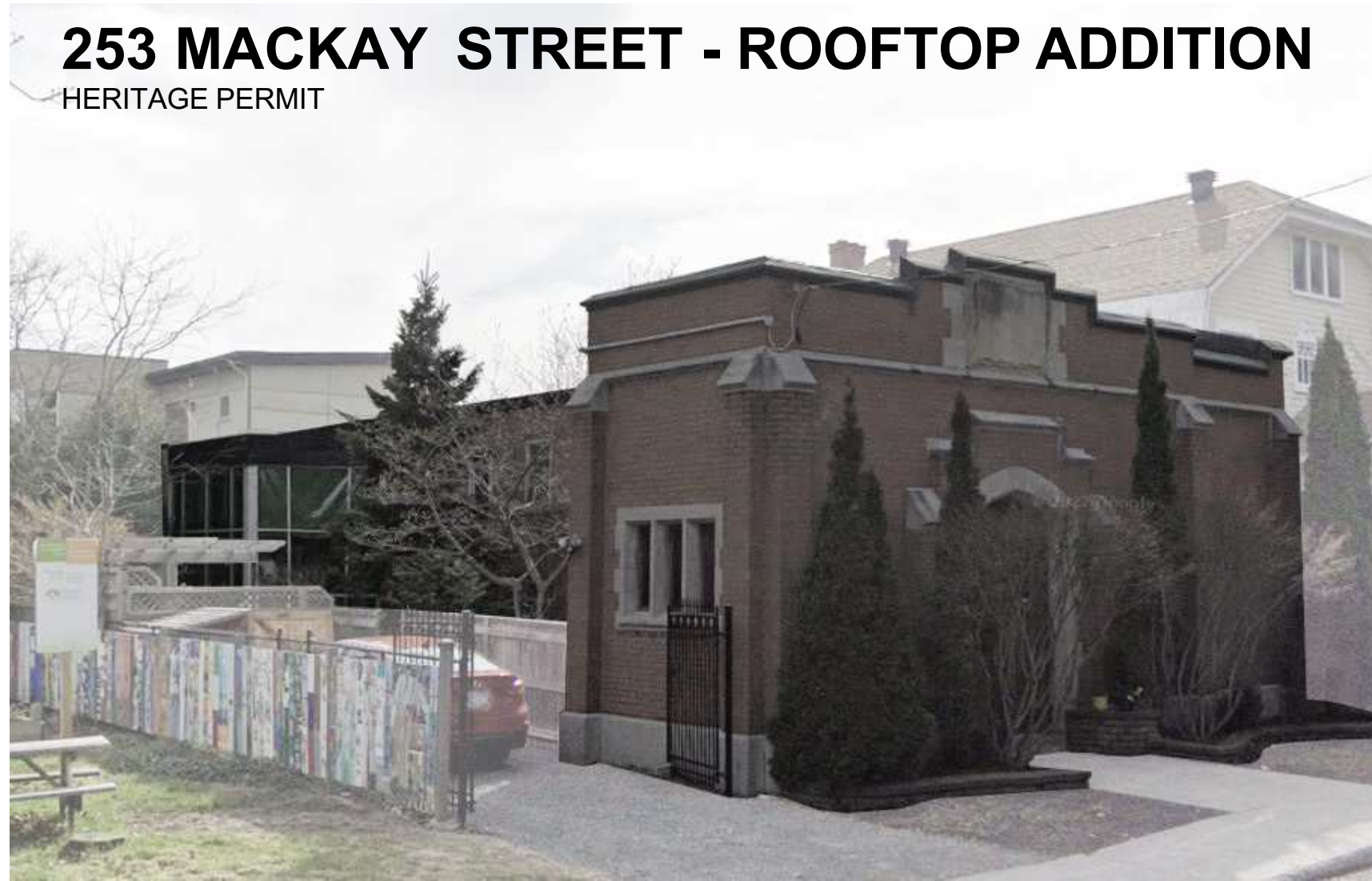


# 253 MACKAY STREET - ROOFTOP ADDITION

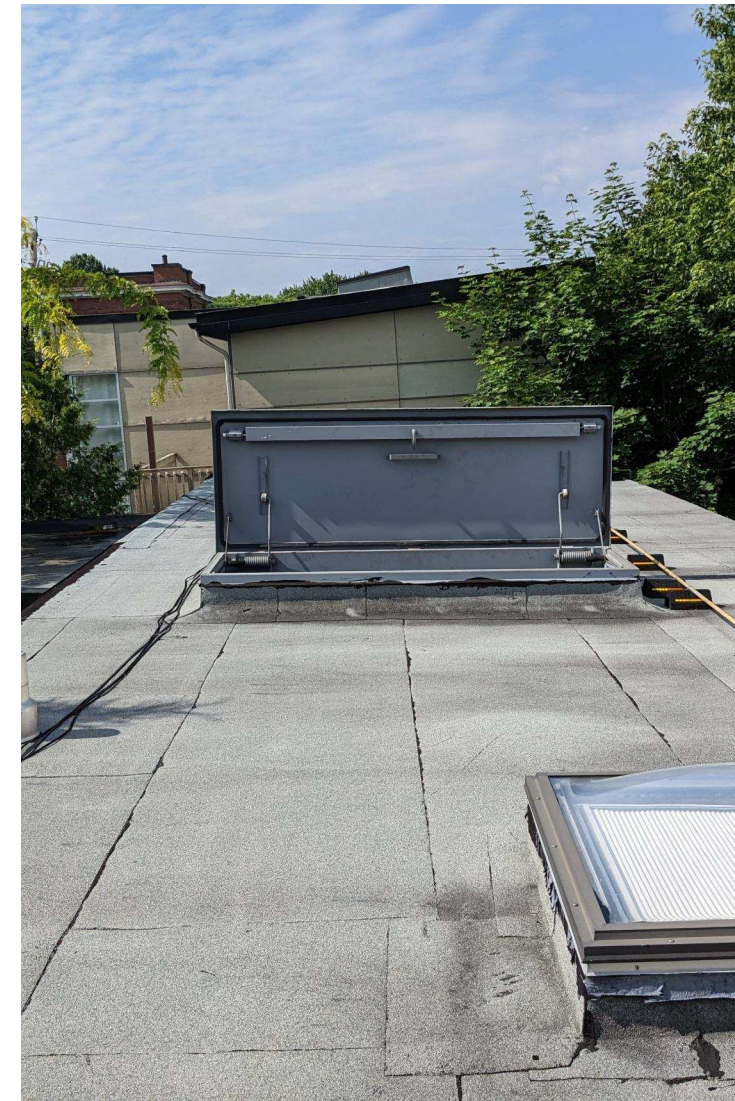
HERITAGE PERMIT



CONTEXT MAP



STREET VIEW



ROOFTOP VIEW (SOUTH)

253 MacKay Street, Ottawa\_ Zoning: R4UD [900]

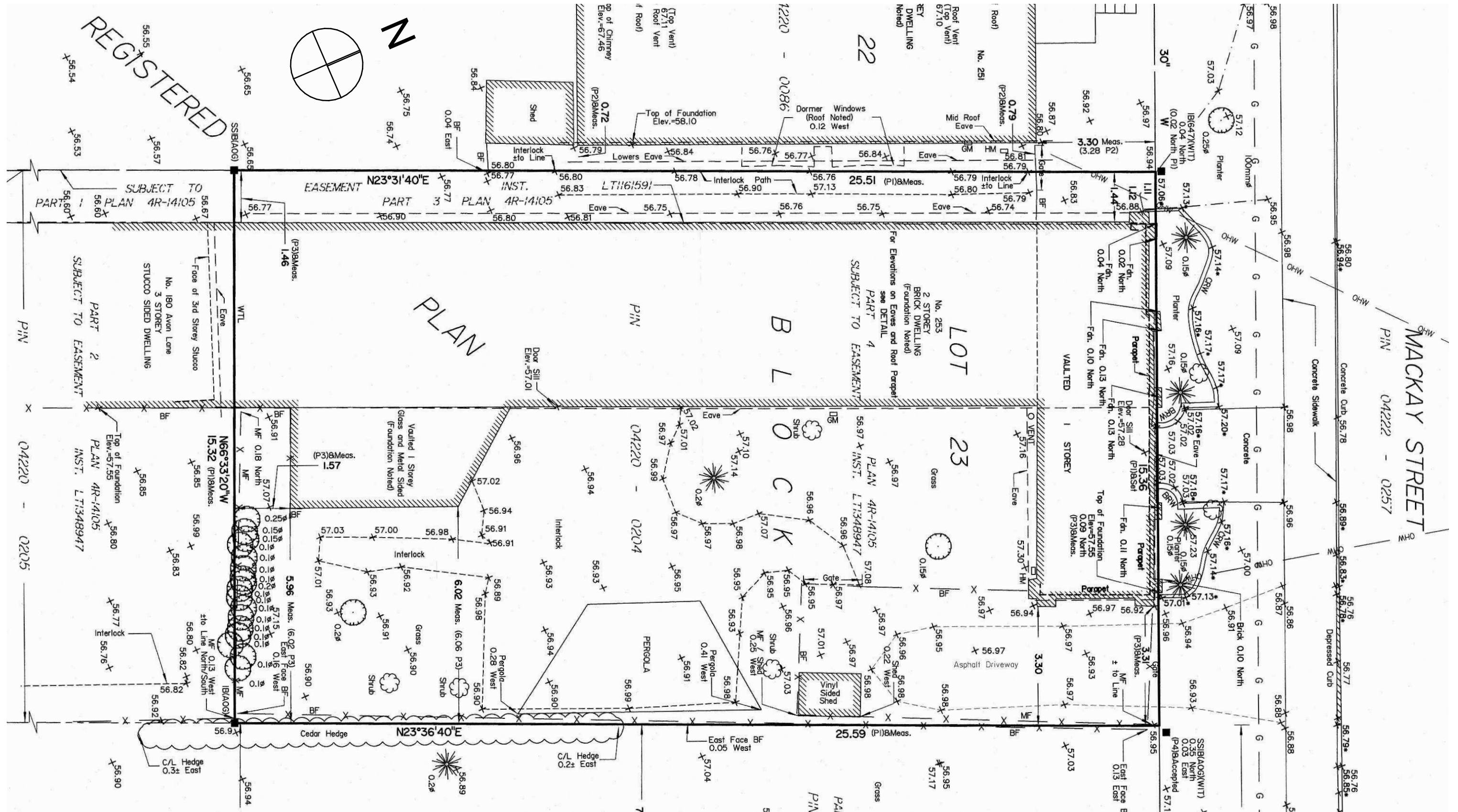
EXISTING

No.	Reference	Provision	Requirement	Existing	Remarks
1	T162A, Col.V	Min Lot Area	180m <sup>2</sup>	391.7 m <sup>2</sup> (per site survey)	Complies
2	T162A, Col.IV	Min Lot Width	6m	15.55 m	Complies
3	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

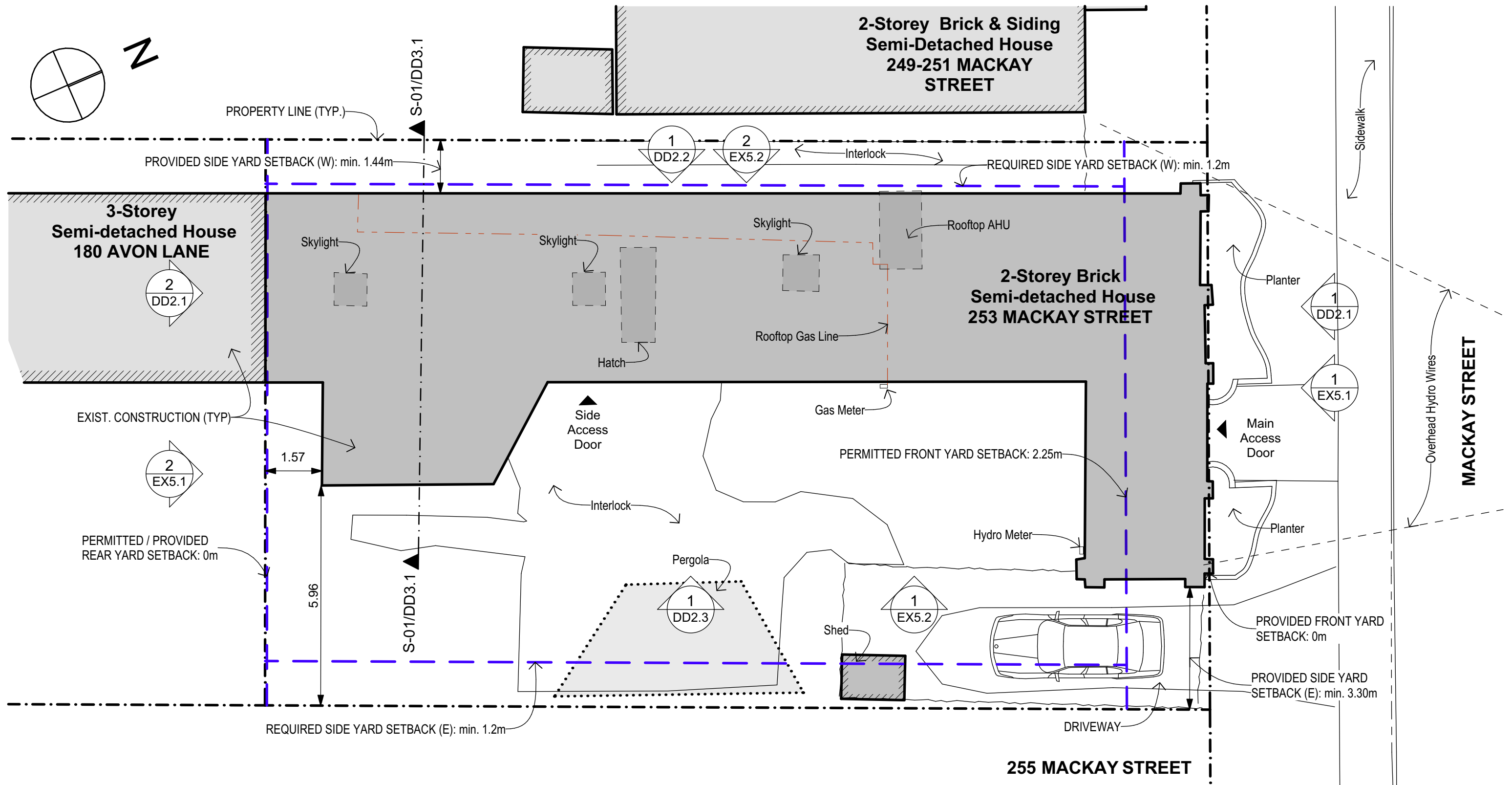
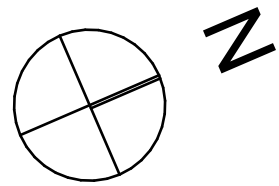
ZONING MATRIX

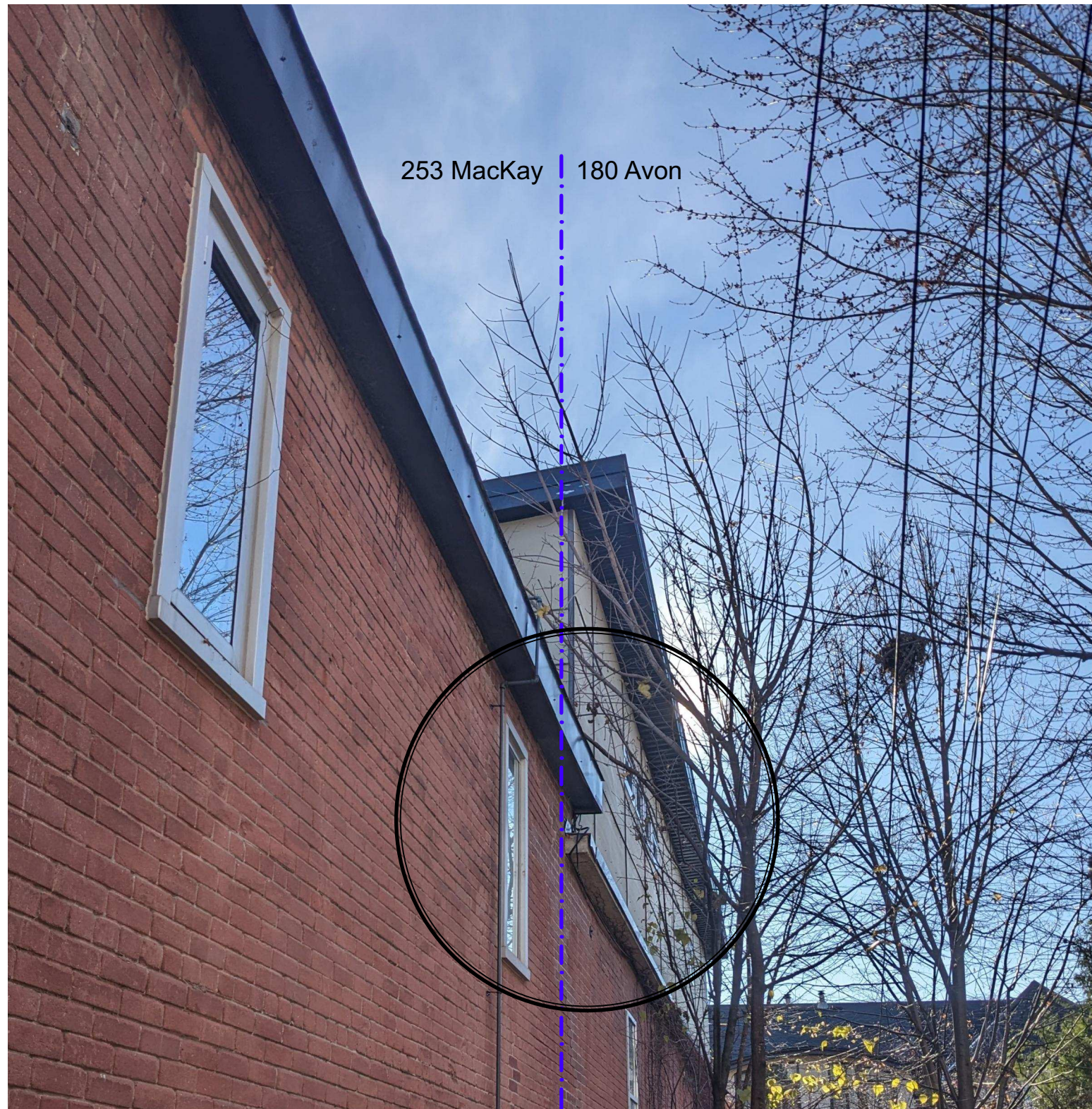
DRAWINGS LIST

- 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<sup>ST</sup> 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
- DD4.2 - AERIAL VIEW PERSPECTIVE - PROPOSED
- DD4.3 - STREET VIEW (E) - PHOTOMONTAGE
- DD4.4 - STREET VIEW (N) - PHOTOMONTAGE
- DD4.5 - STREET VIEW (W) - PHOTOMONTAGE

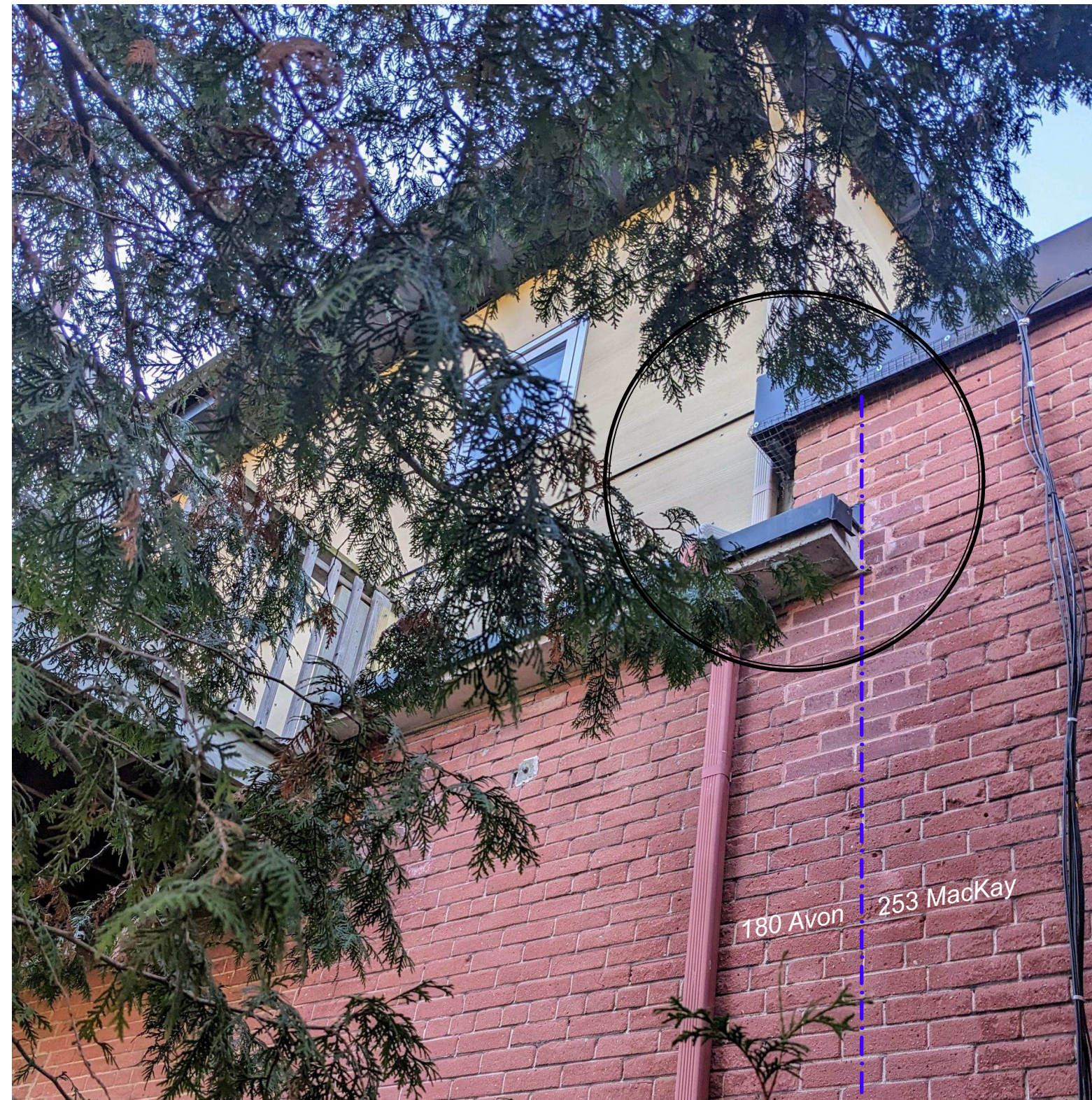


NOTE: SITE SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK Ltd. DATED JUNE 6, 2023

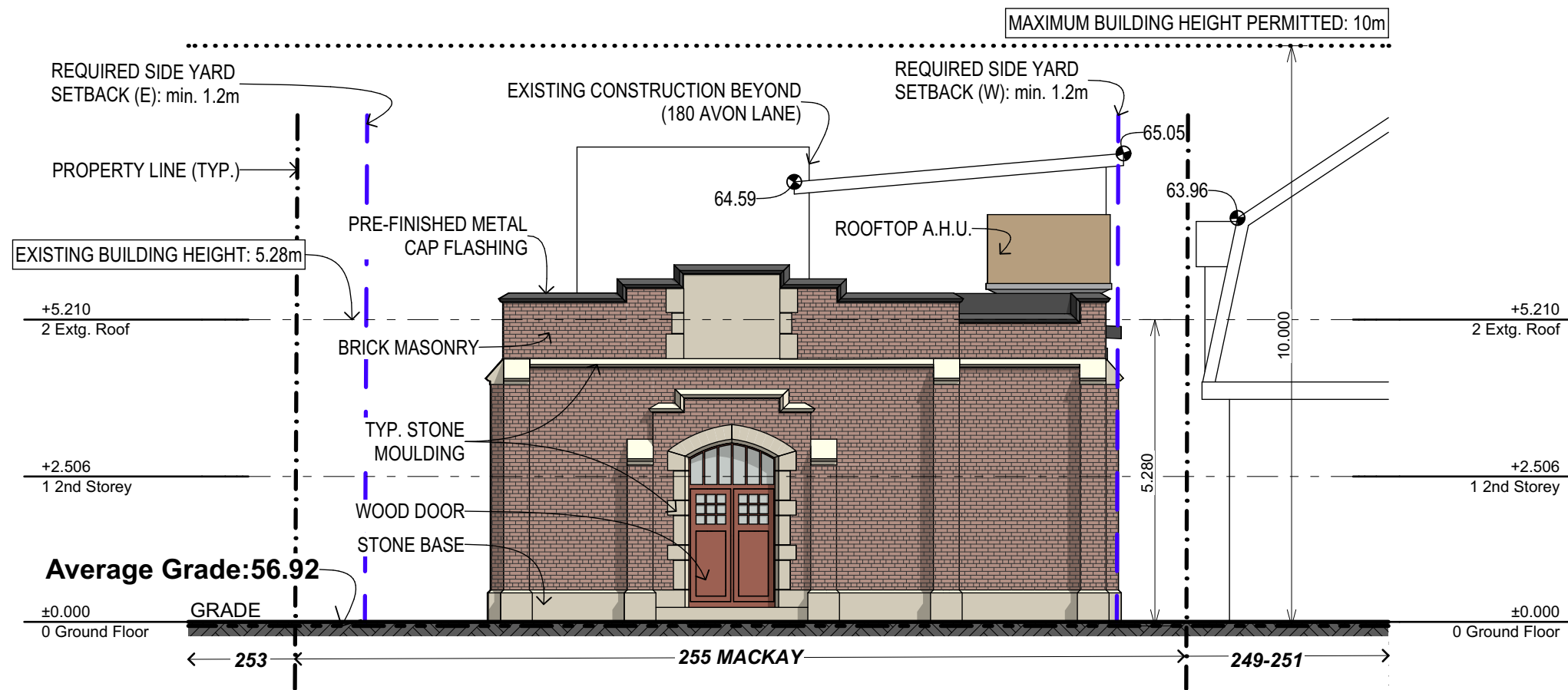




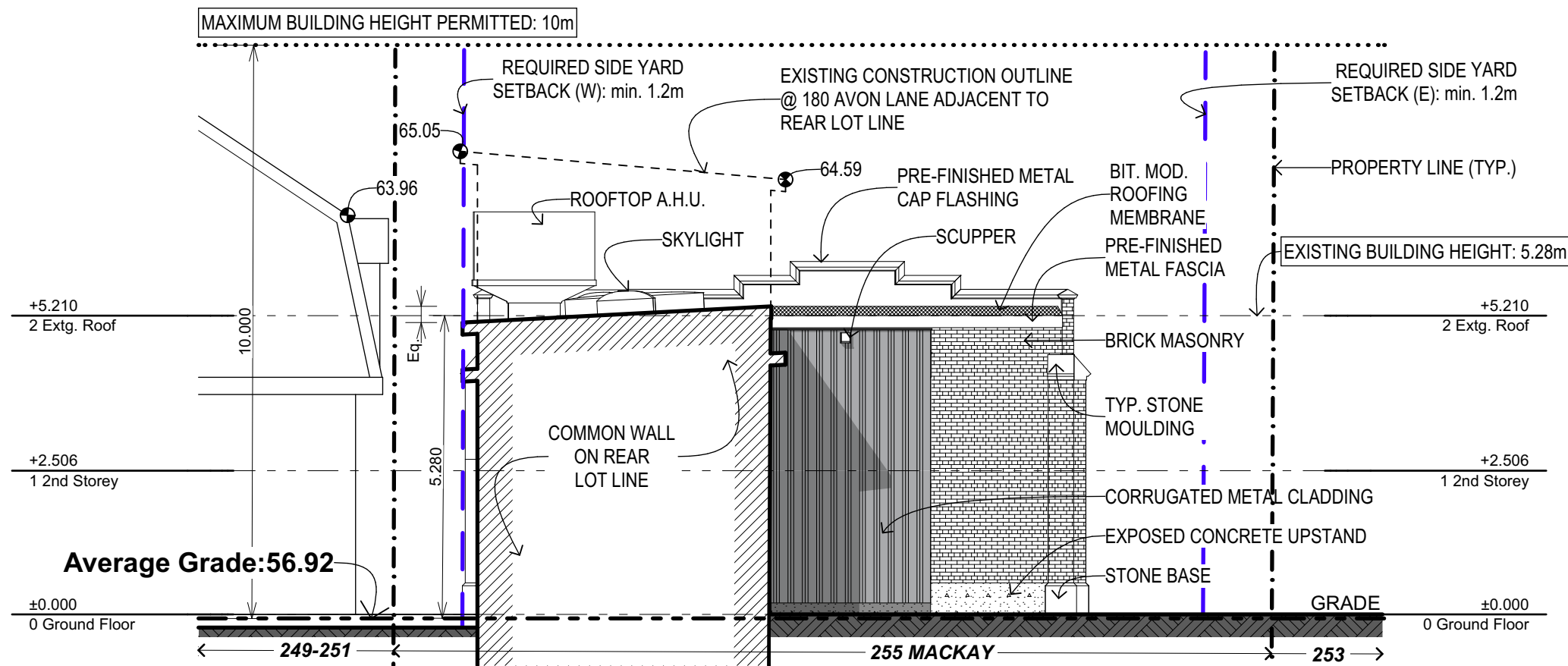
1. OFFSET EAVES VISIBLE AT PARTY WALL (WEST ELEVATION)



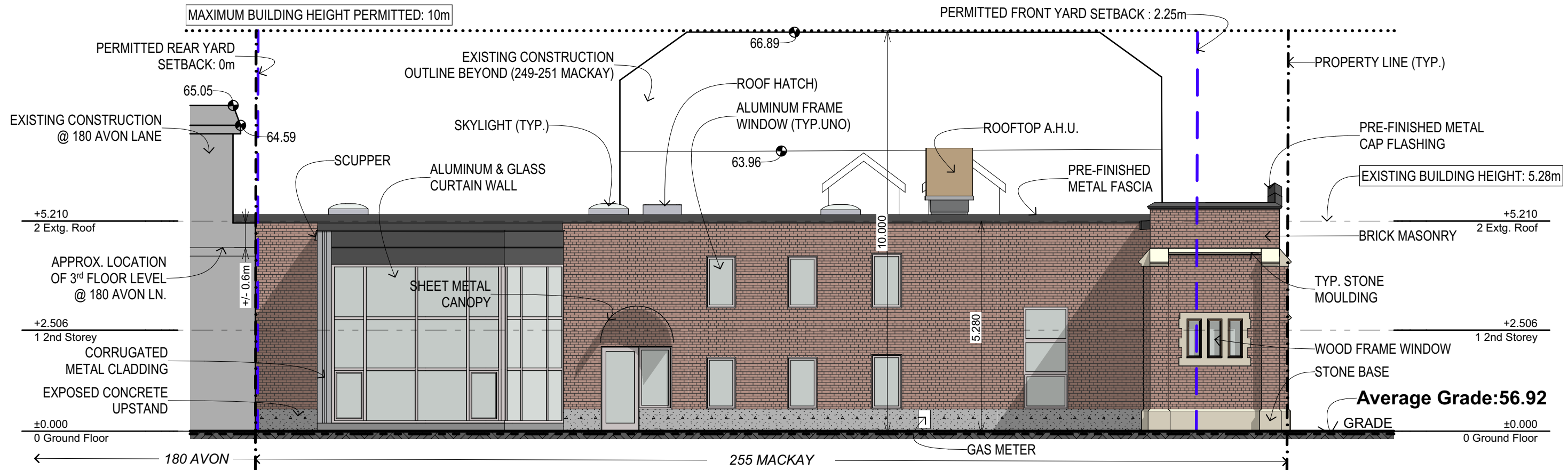
2. OFFSET EAVES VISIBLE AT PARTY WALL (EAST ELEVATION)



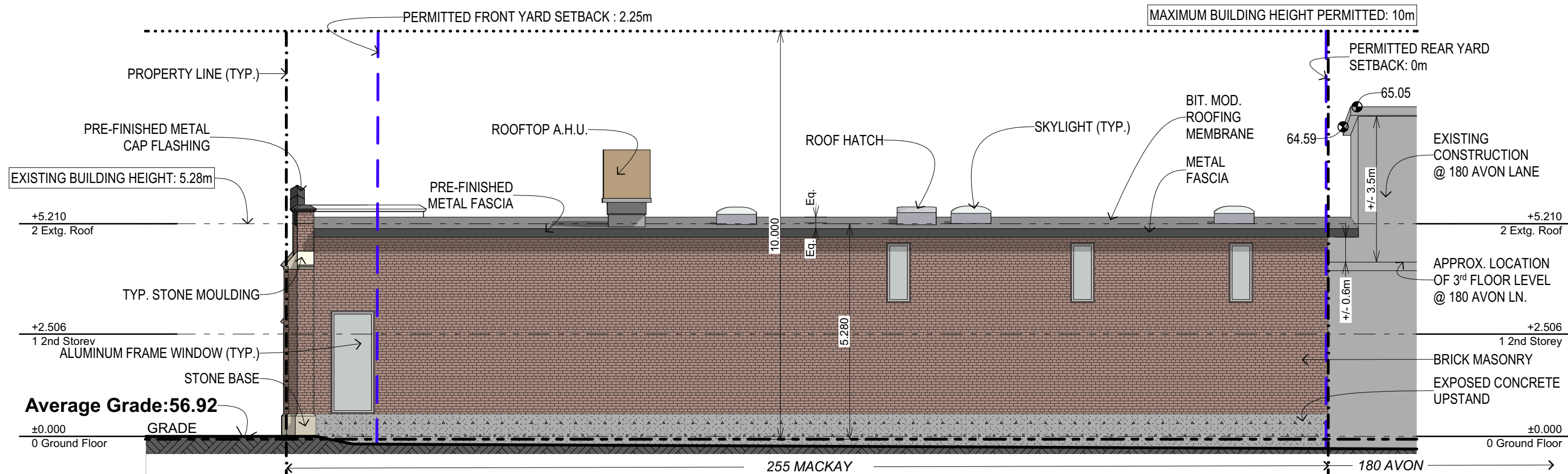
1. NORTH ELEVATION



2. SOUTH ELEVATION



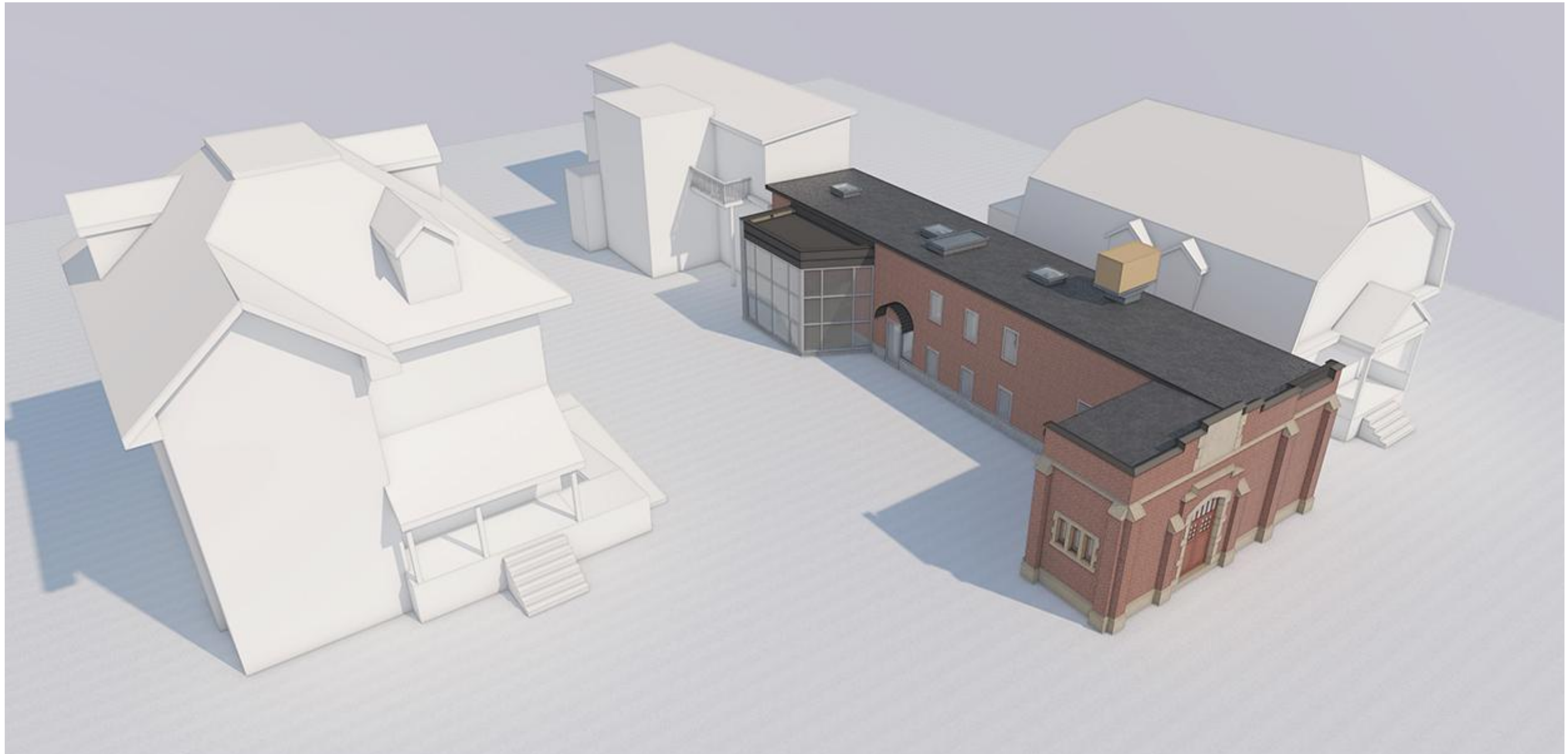
1. EAST ELEVATION



2. WEST ELEVATION

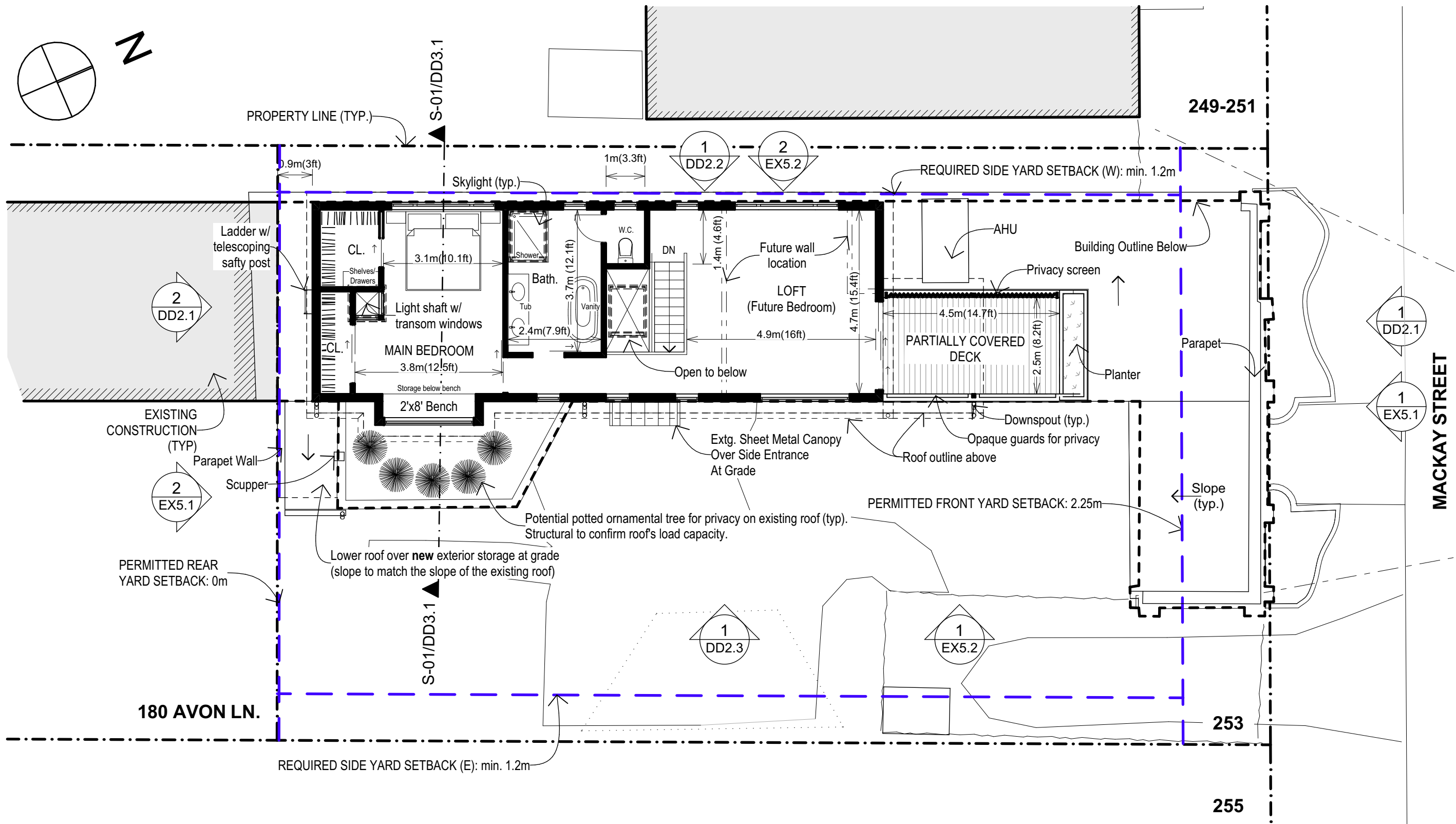
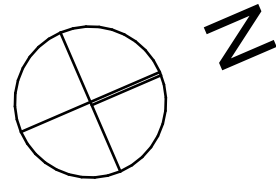


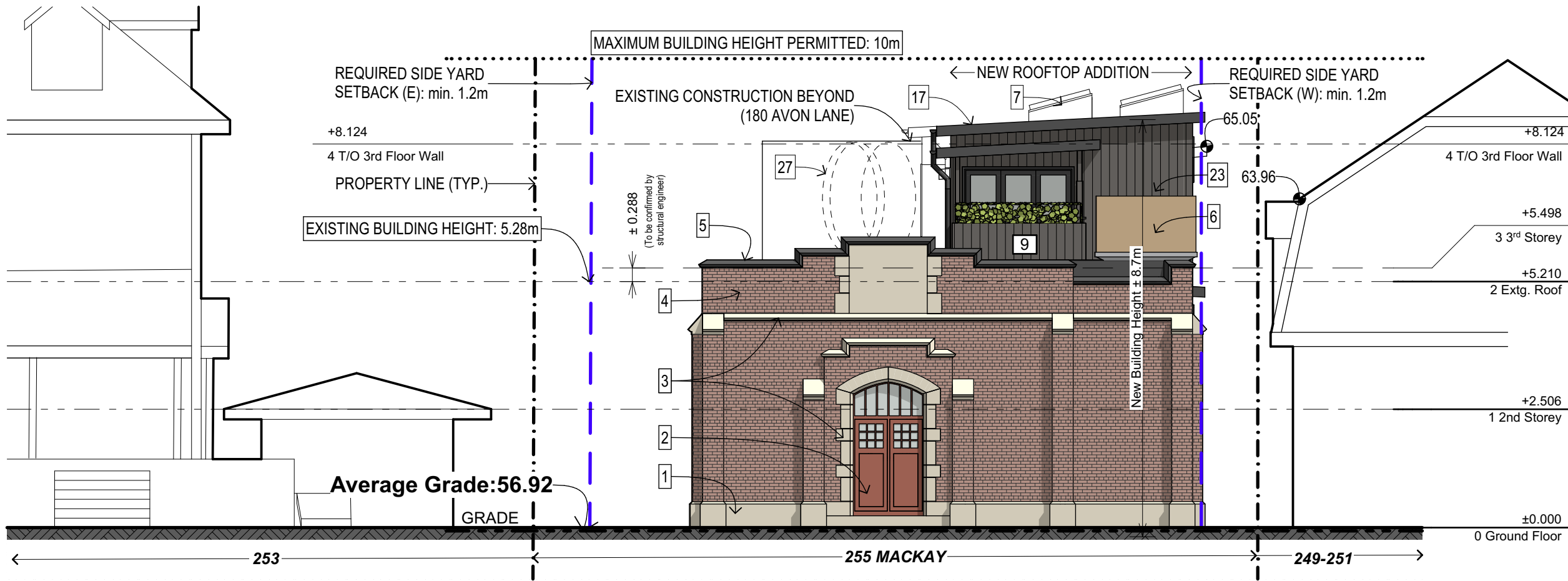
**NOTE:** VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.



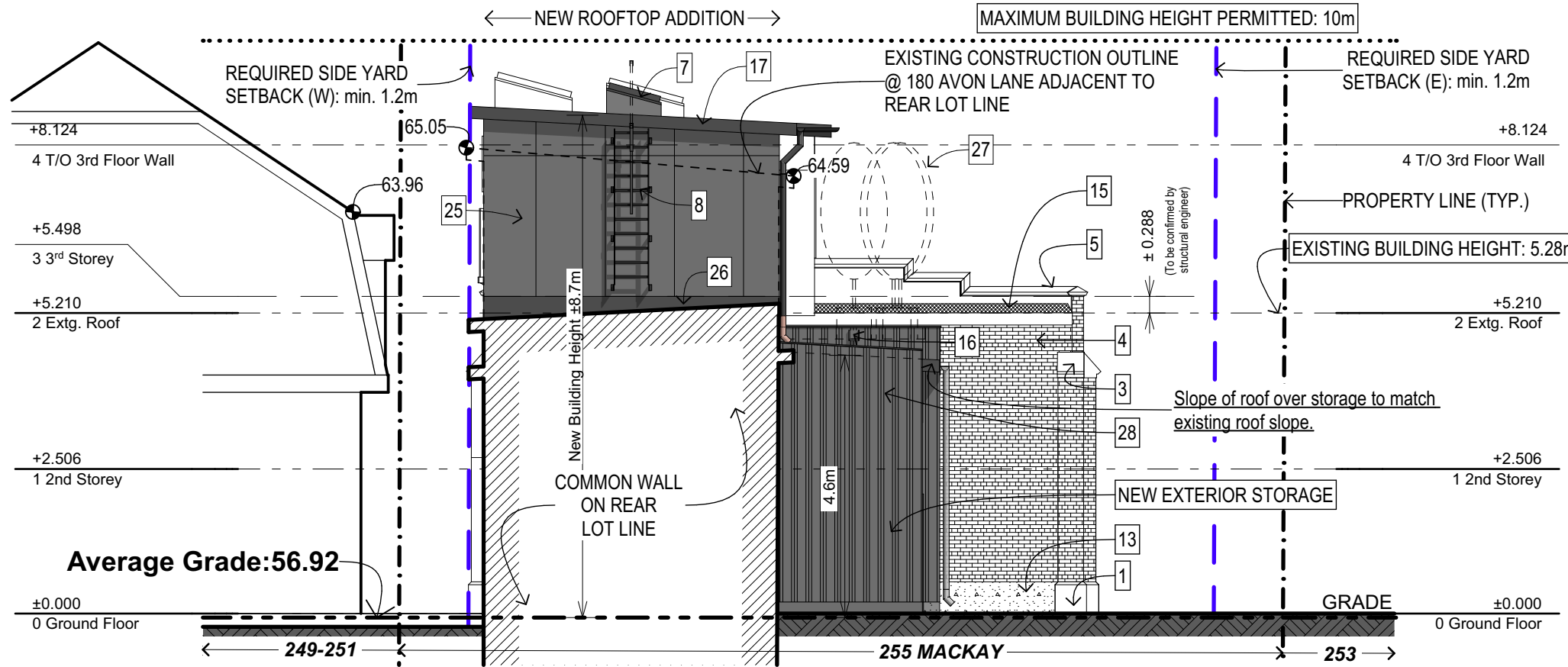
**NOTE:** VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.







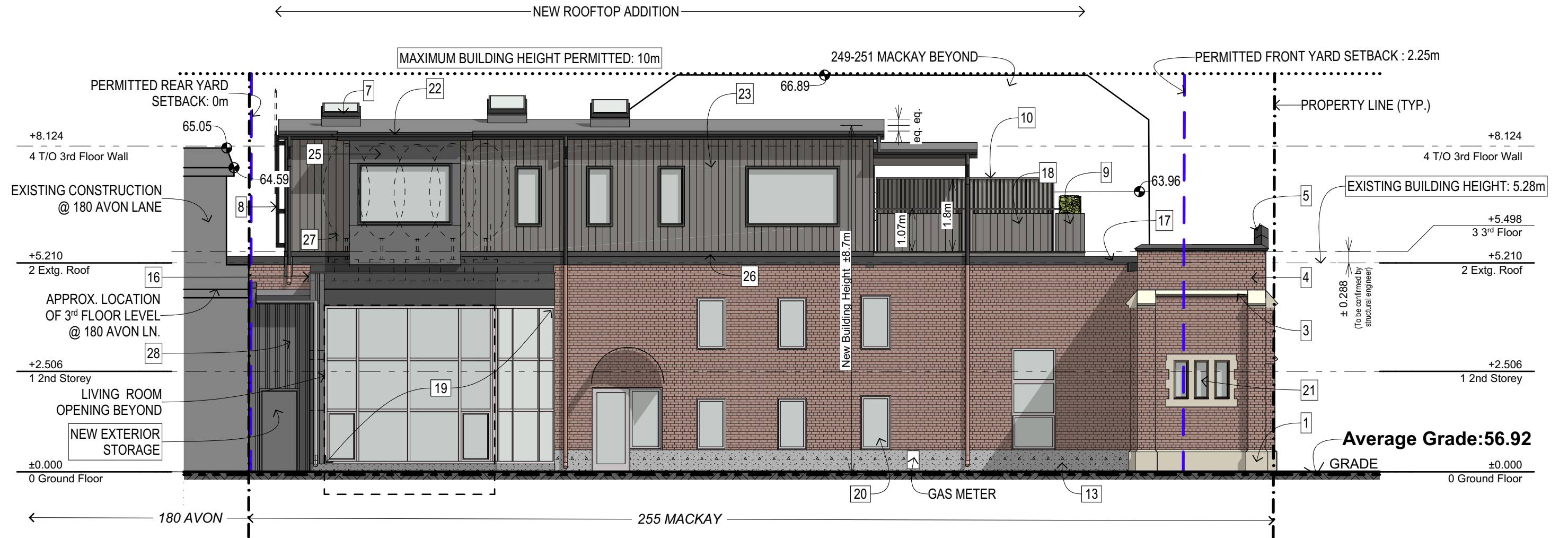
1. NORTH ELEVATION



2. SOUTH ELEVATION

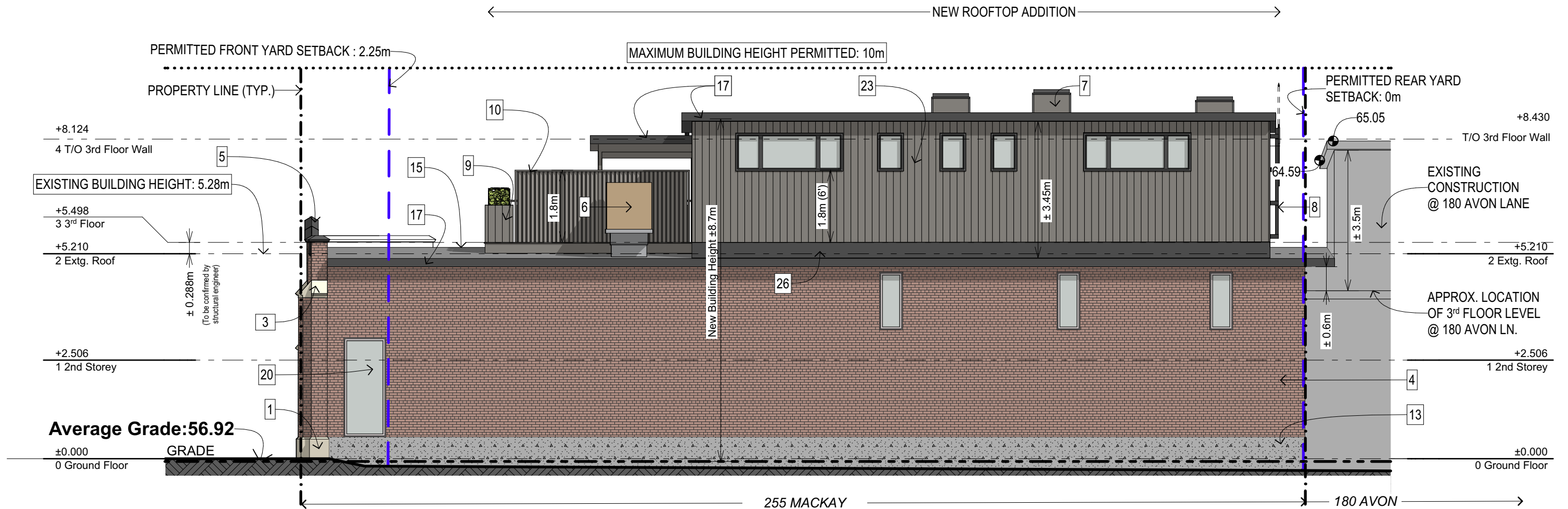
LEGEND #

- 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. NEW MOTORIZED SKYLIGHT
- 8 LADDER W/ TELESCOPING SAFETY POST
- 9 PLANTER
- 10 PRIVACY SCREEN
- 11 RESERVED
- 12 RESERVED
- 13 EXPOSED CONCRETE UPSTAND
- 14 RESERVED
- 15 MOD. BIT. ROOFING MEMBRANE
- 16 SCUPPER
- 17 PRE-FINISHED METAL FASCIA
- 18 OPAQUE GUARDS (CHARRED WOOD CLADDING)
- 19 ALUMINUM & GLASS CURATIN WALL
- 20 TYP. ALUMINUM FRAME WINDOW U.N.O.
- 21 WOOD FRAME WINDOW
- 22 PAINTED METAL AND GUTTER & DOWNSPOUT
- 23 CHARRED WOOD CLADDING
- 24 RESERVED
- 25 FIBER-CEMENT CLADDING
- 26 PRE-FINISHED WALL-TO-ROOF METAL FLASHING
- 27 POTTED ORNAMENTAL TREE FOR PRIVACY (NOT SHOWN FOR CLARITY)
- 28 CORRUGATED METAL CLADDING



**LEGEND #**

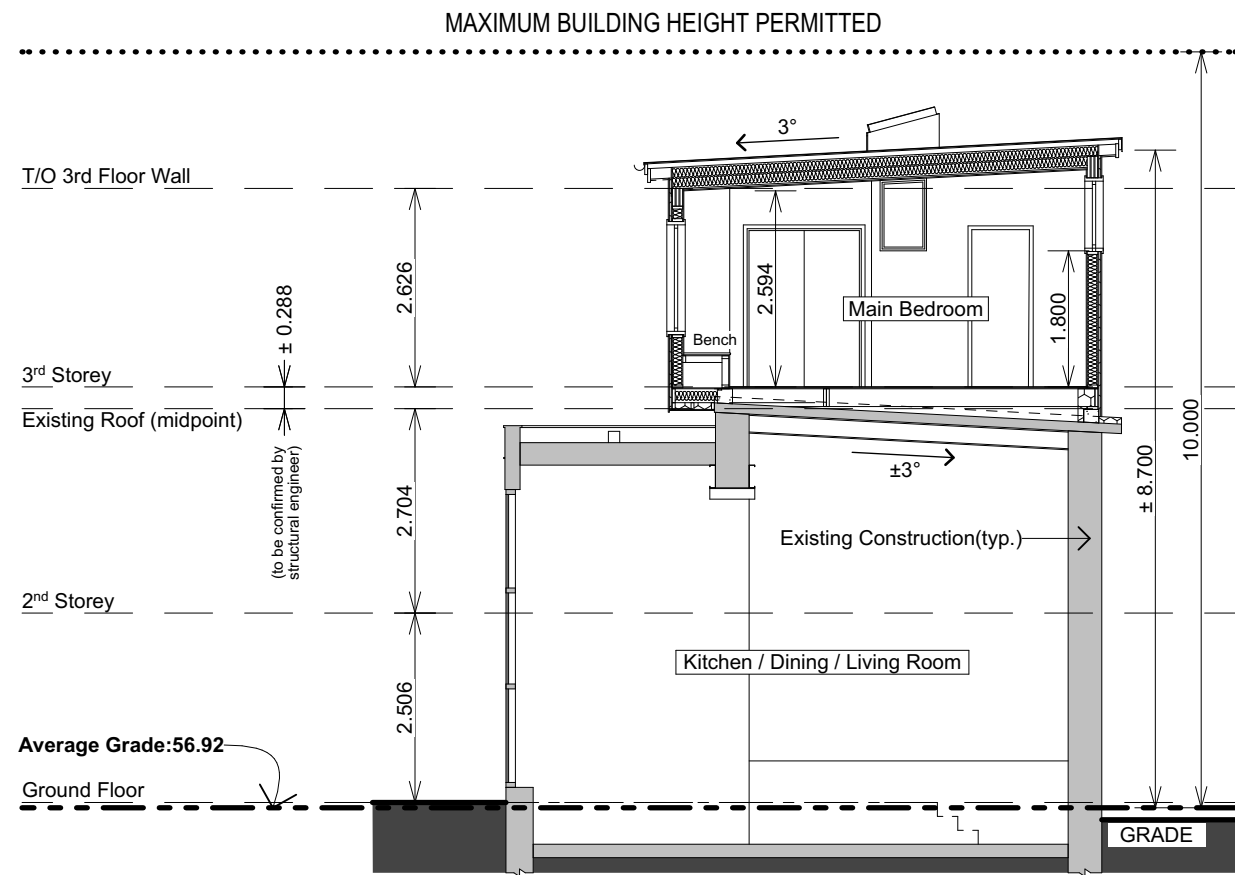
- 1 STONE BASE    2 EXTG. WOOD DOOR    3 TYP. STONE MOULDING    4 BRICK MASONRY    5 PRE-FINISHED CAP FLASHING    6 EXTG. ROOFTOP A.H.U.    7 TYP. NEW MOTORIZED SKYLIGHT    8 LADDER W/ TELESCOPING SAFETY POST
- 9 PLANTER    10 PRIVACY SCREEN    11 RESERVED    12 RESERVED    13 EXPOSED CONCRETE UPSTAND    14 RESERVED    15 MOD. BIT. ROOFING MEMBRANE    16 SCUPPER    17 PRE-FINISHED METAL FASCIA
- 18 OPAQUE GUARDS (CHARRED WOOD CLADDING)    19 ALUMINUM & GLASS CURATIN WALL    20 TYP. ALUMINUM FRAME WINDOW U.N.O.    21 WOOD FRAME WINDOW    22 PAINTED METAL AND GUTTER & DOWNSPOUT
- 23 CHARRED WOOD CLADDING    24 RESERVED    25 FIBER-CEMENT CLADDING    26 PRE-FINISHED WALL-TO-ROOF METAL FLASHING    27 POTTED ORNAMENTAL TREE FOR PRIVACY (NOT SHOWN FOR CLARITY)    28 CORRUGATED METAL CLADDING



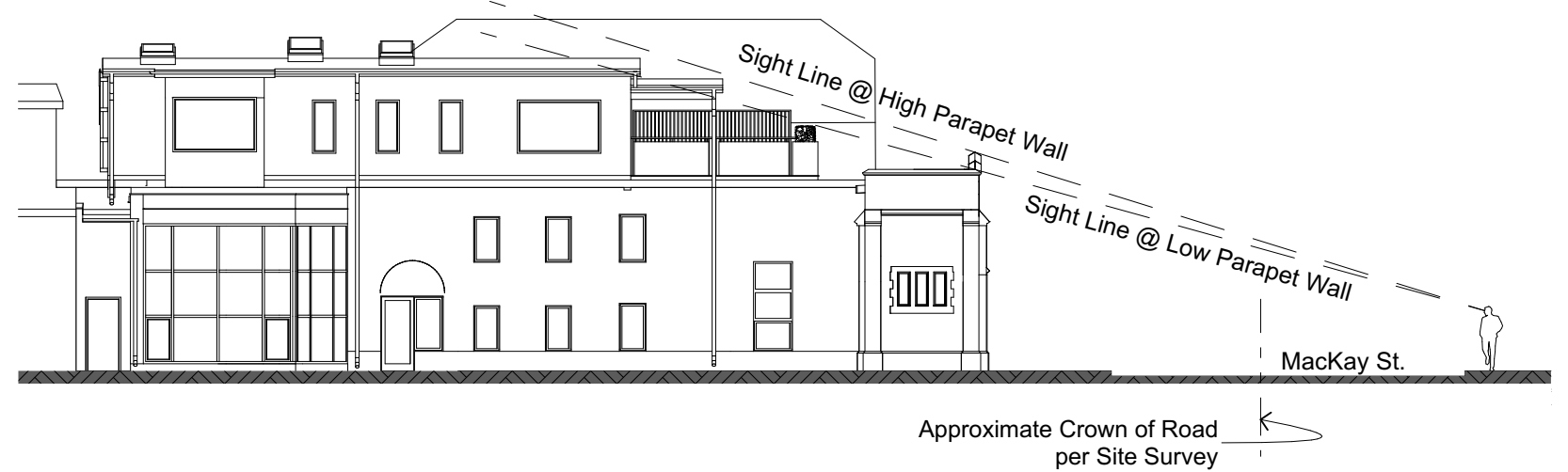
**LEGEND #**

- 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. NEW MOTORIZED SKYLIGHT    8 LADDER W/ TELESCOPING SAFETY POST
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**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

245

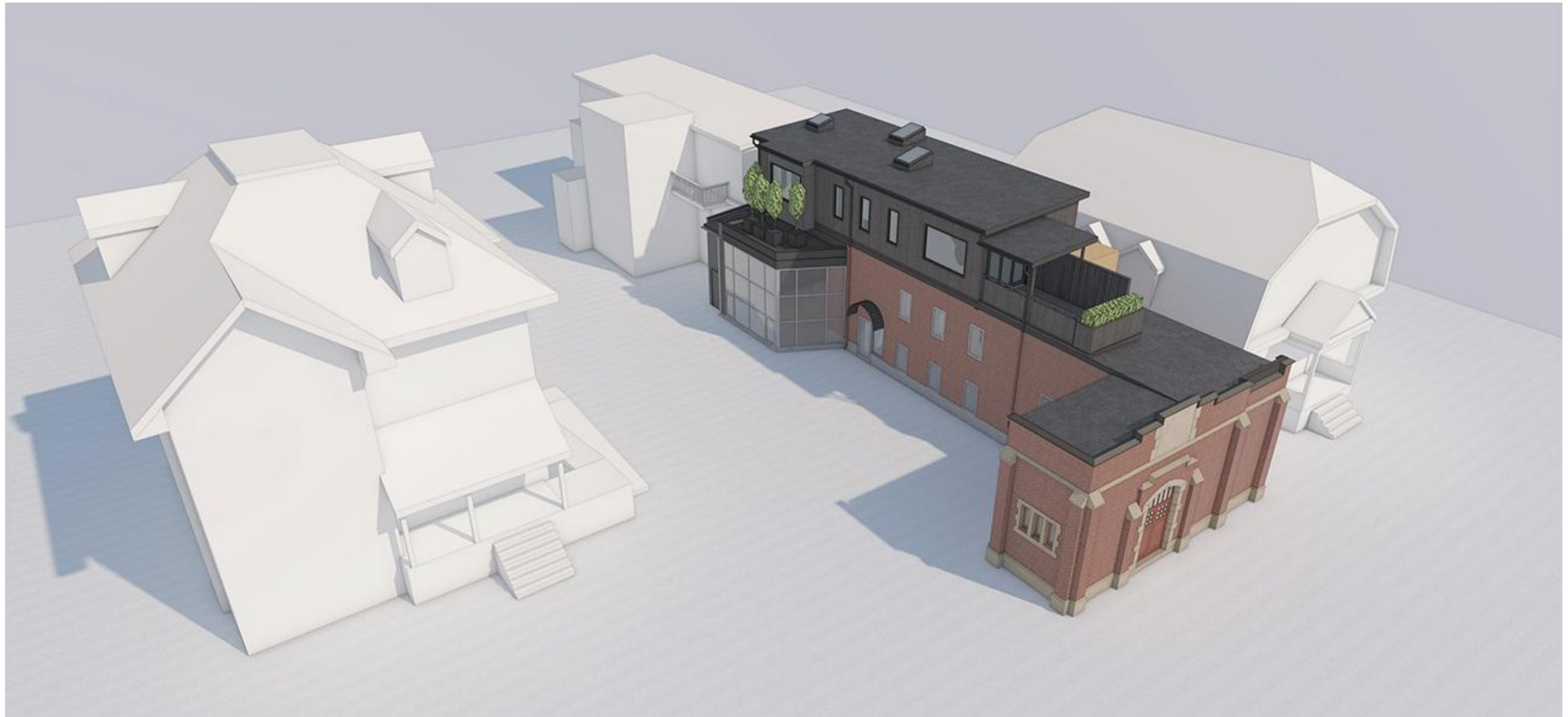
241

239

233



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EXISTING



PROPOSED





EXISTING



PROPOSED



EXISTING



PROPOSED