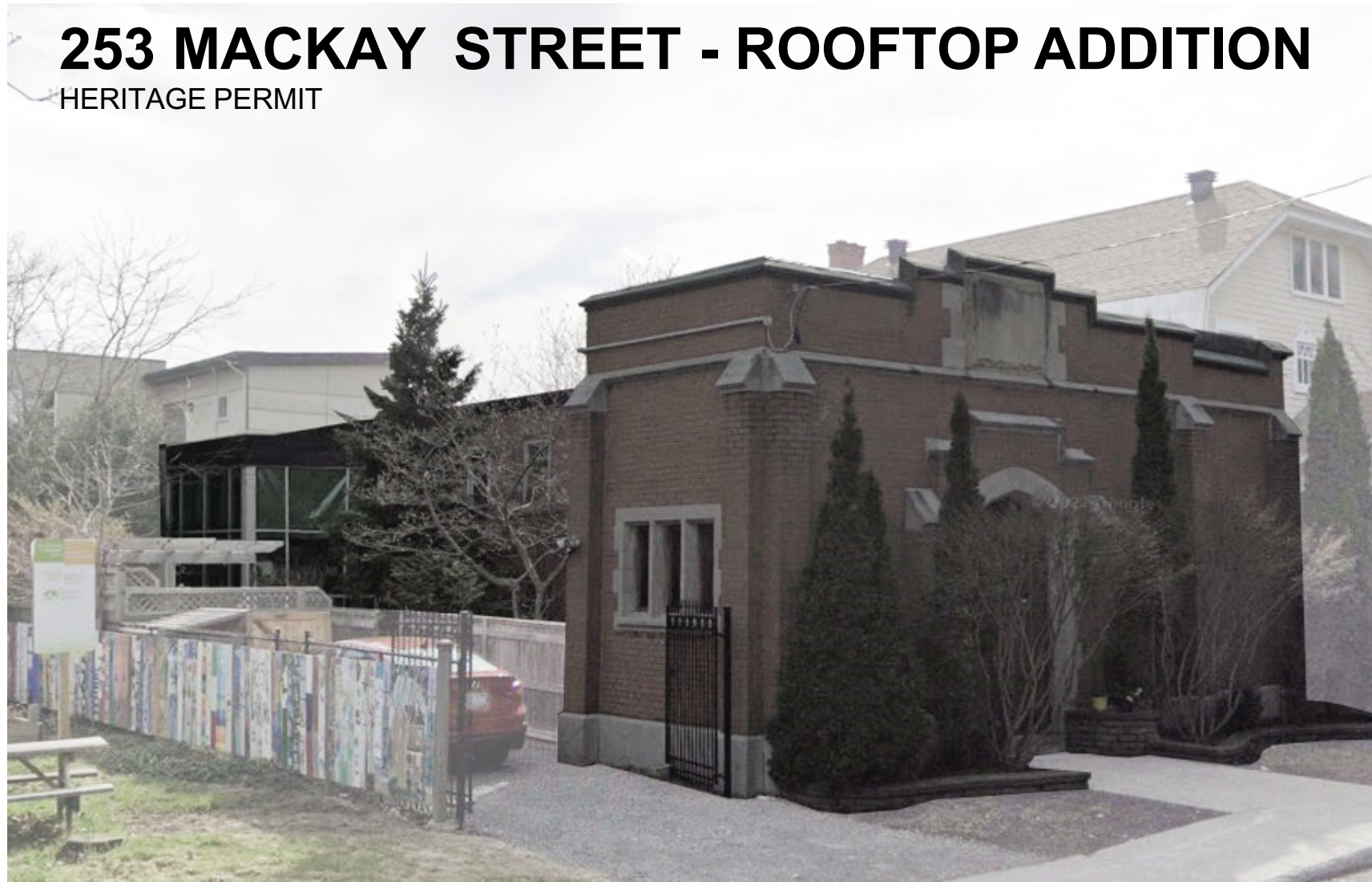


**CONTEXT MAP**



**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

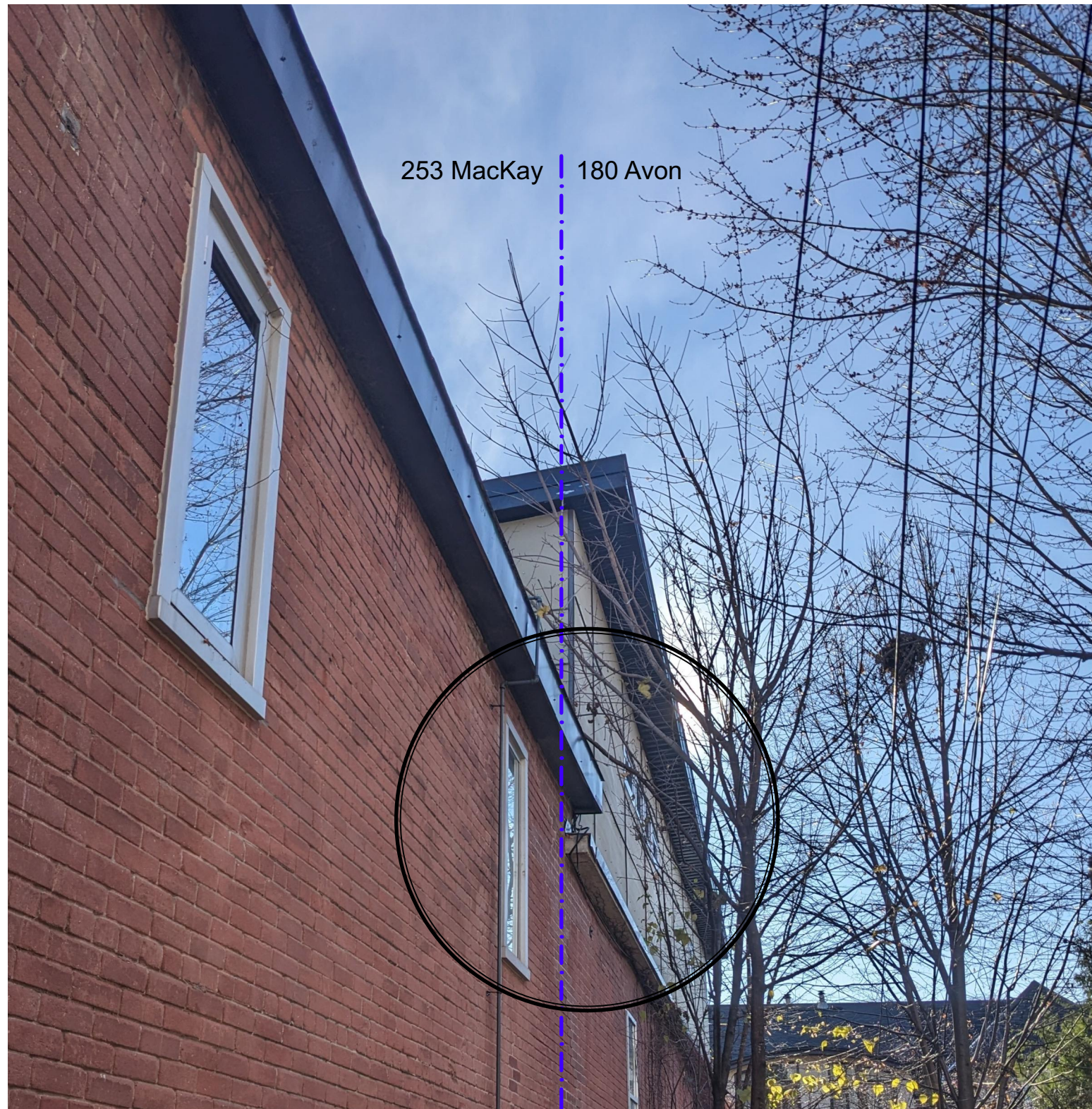
**ZONING MATRIX**

**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

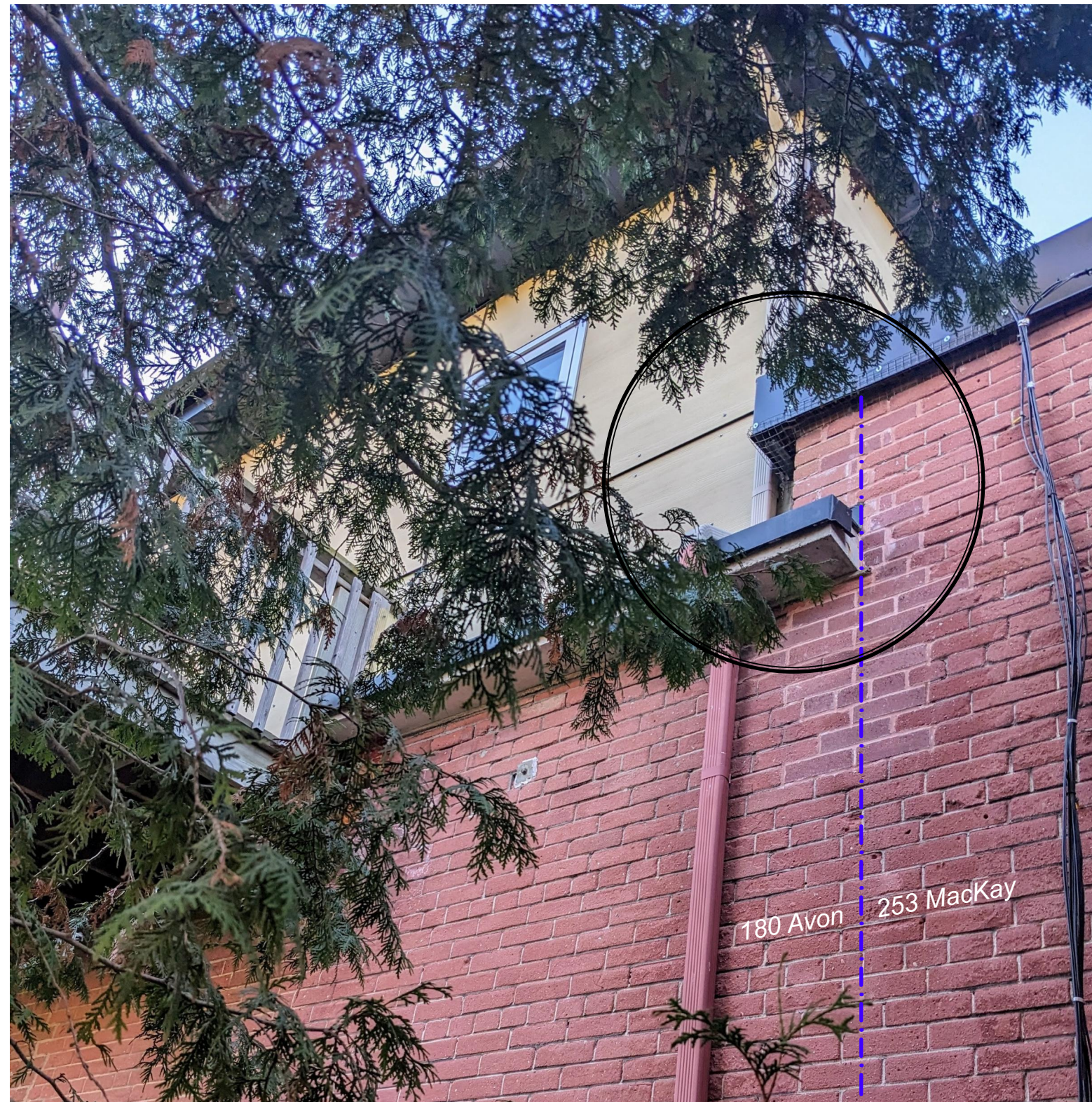






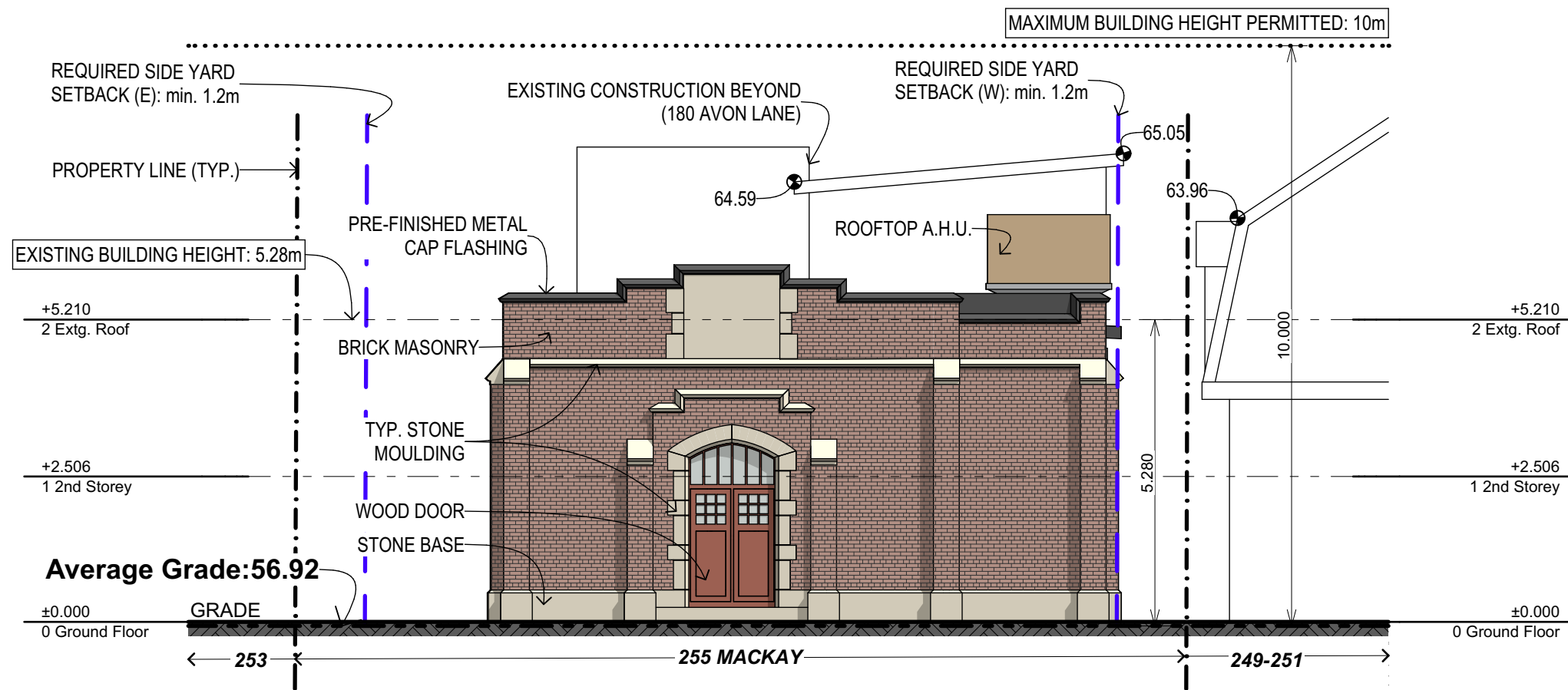
253 MacKay | 180 Avon

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

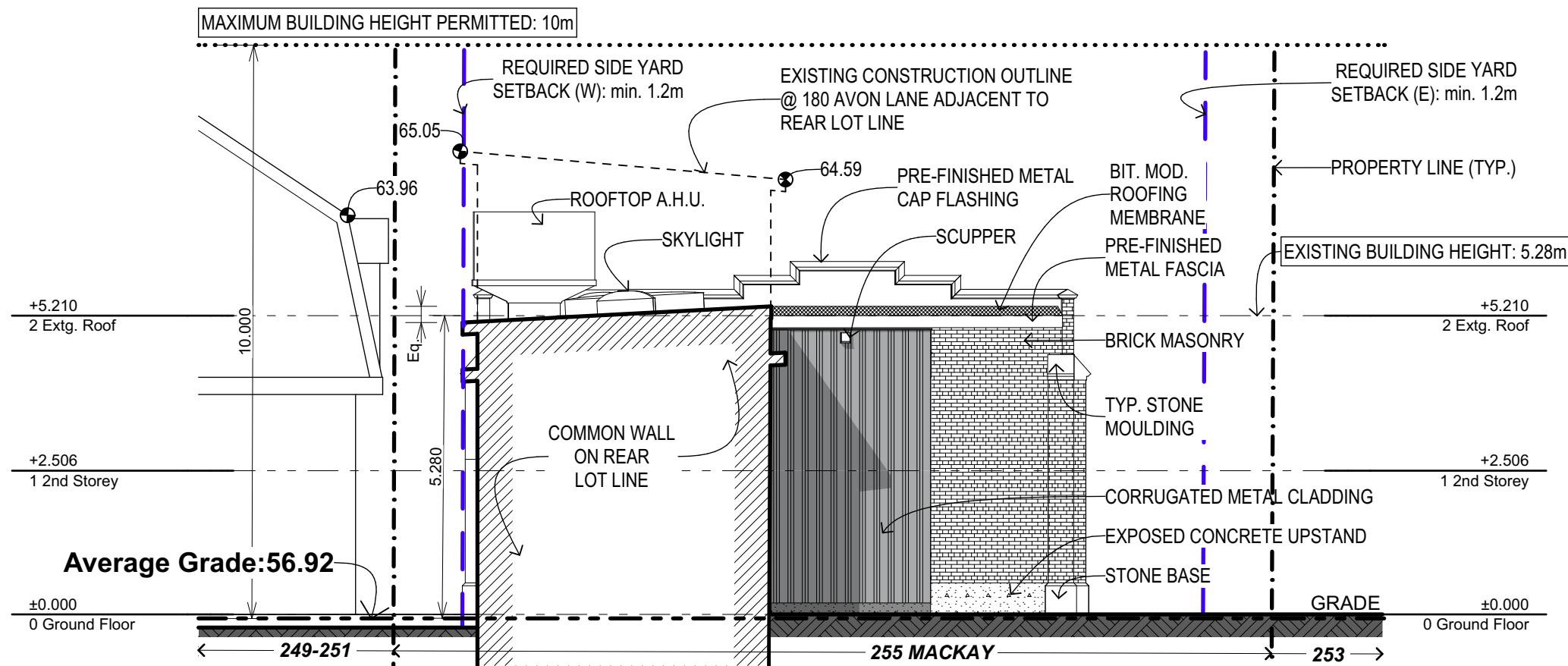


180 Avon | 253 MacKay

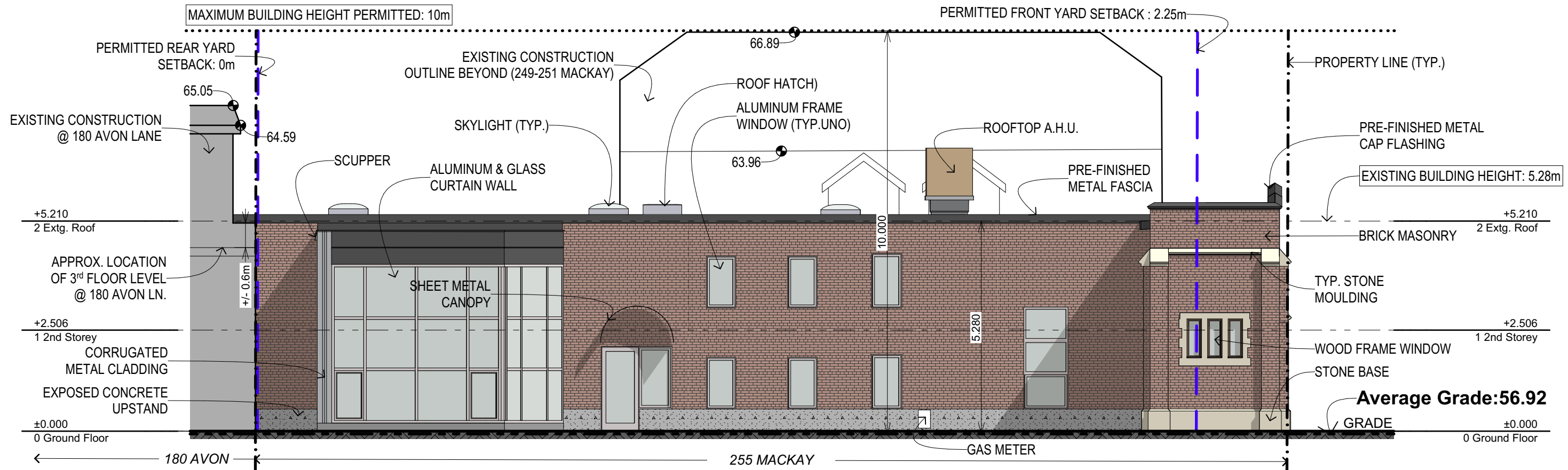
2. OFFSET EAVES VISIBLE AT PARTY WALL (EAST ELEVATION)



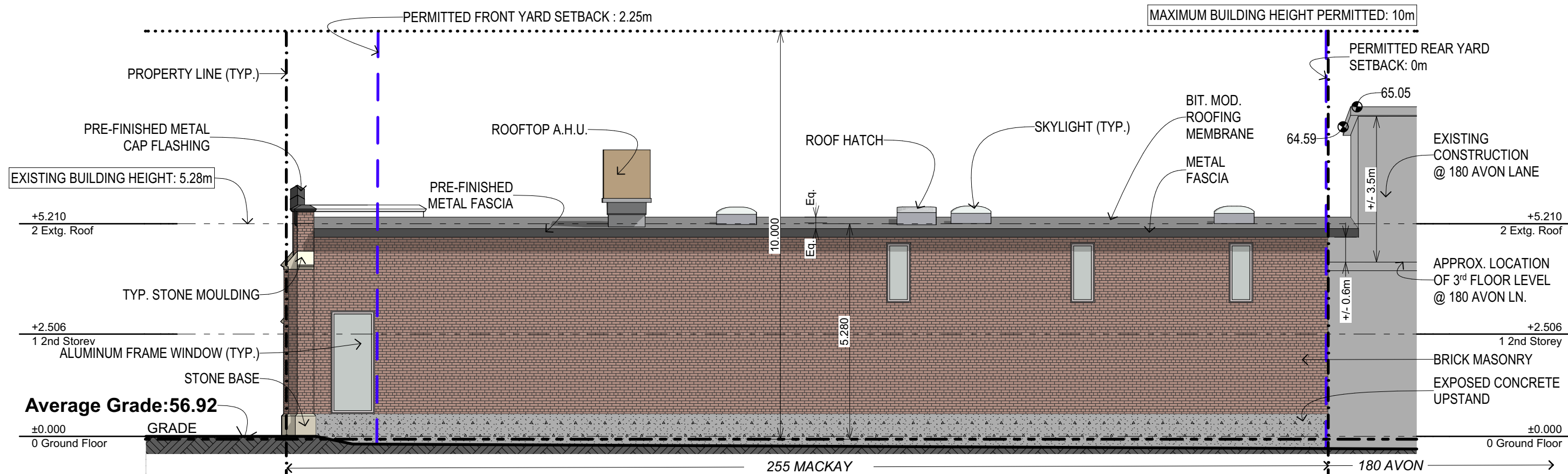
1. NORTH ELEVATION



2. SOUTH ELEVATION



1. EAST ELEVATION



2. WEST ELEVATION



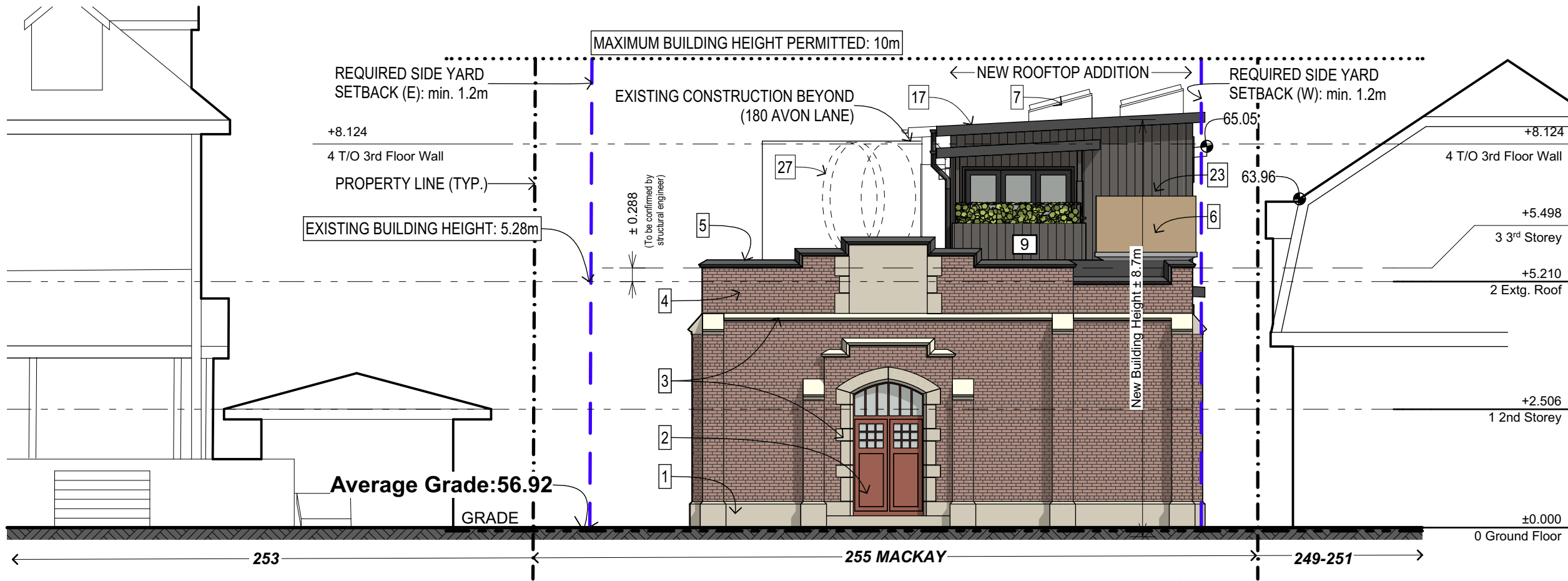
**NOTE:** VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.



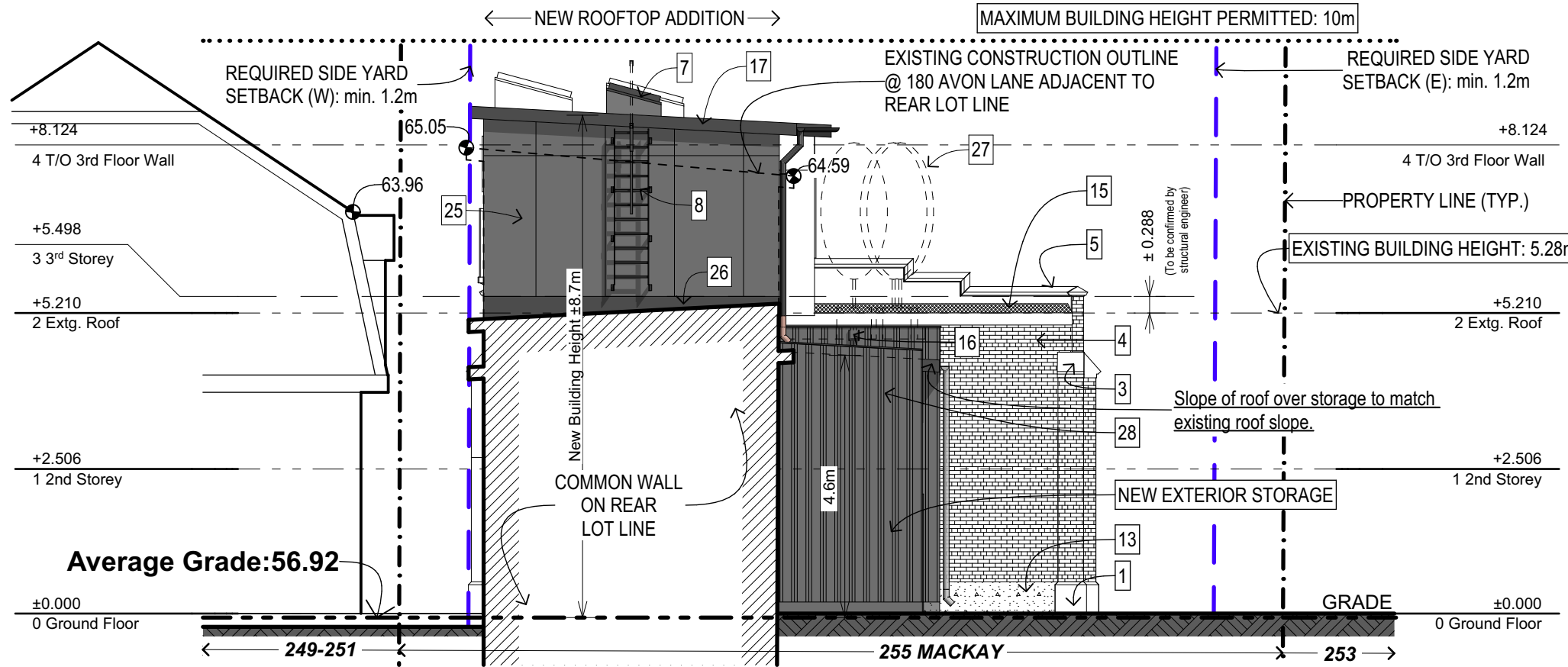
**NOTE:** VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.







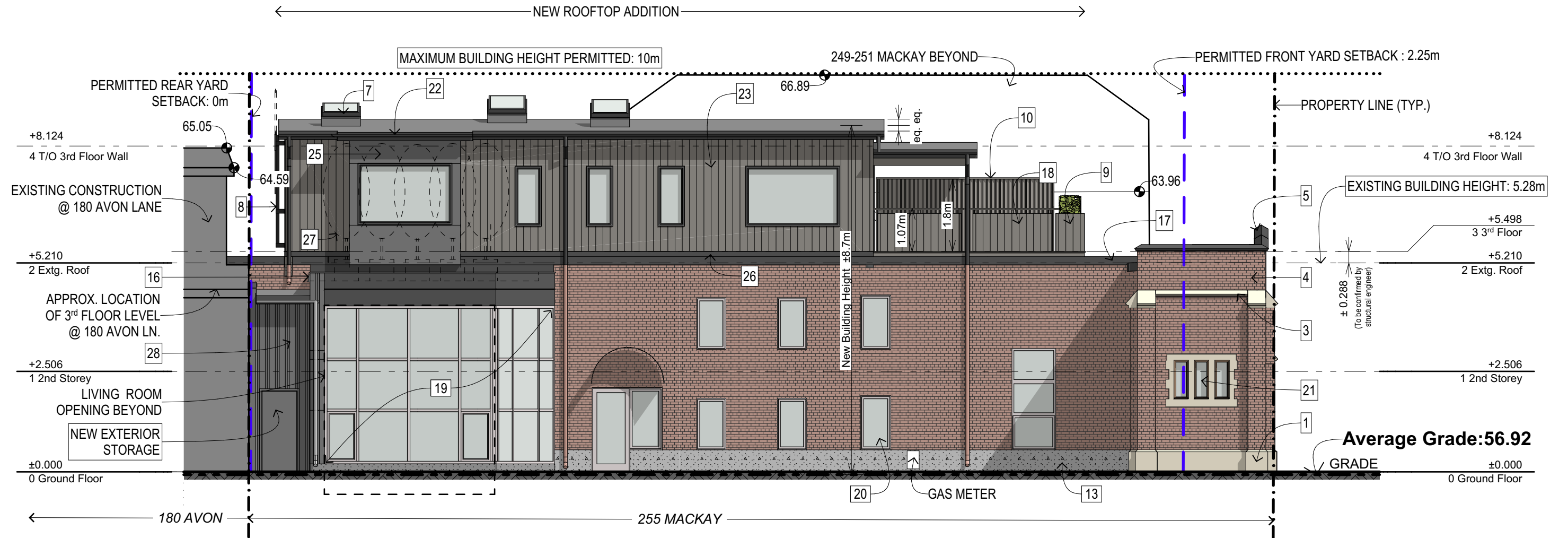
1. NORTH ELEVATION



2. SOUTH ELEVATION

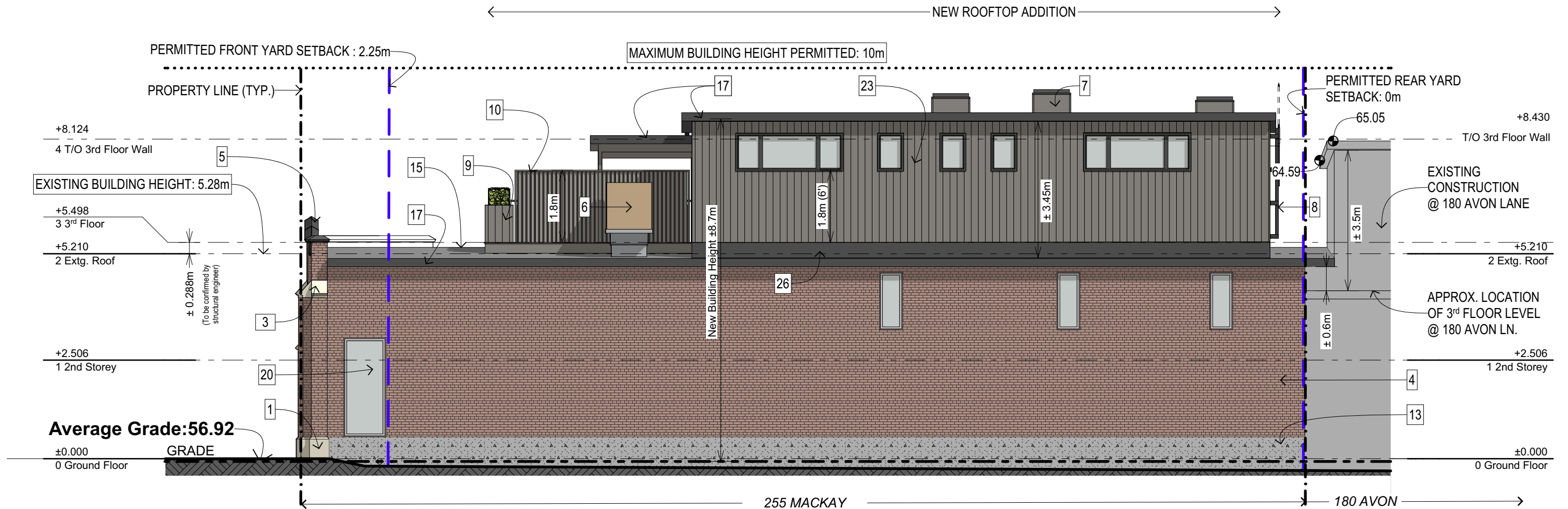
LEGEND #

- 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 #**

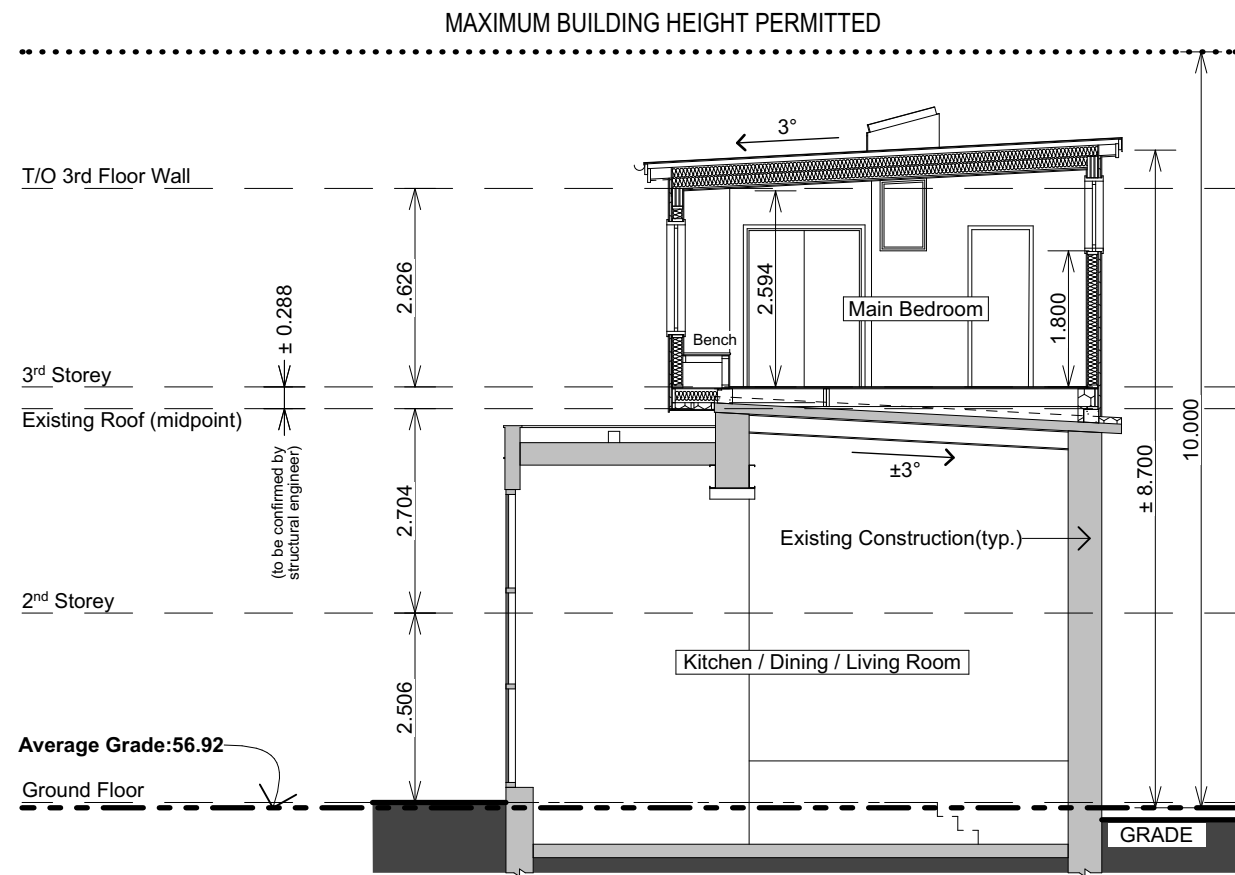
- 1 STONE BASE    2 EXTG. WOOD DOOR    3 TYP. STONE MOULDING    4 BRICK MASONRY    5 PRE-FINISHED CAP FLASHING    6 EXTG. ROOFTOP A.H.U.    7 TYP. NEW MOTORIZED SKYLIGHT    8 LADDER W/ TELESCOPING SAFETY POST
- 9 PLANTER    10 PRIVACY SCREEN    11 RESERVED    12 RESERVED    13 EXPOSED CONCRETE UPSTAND    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



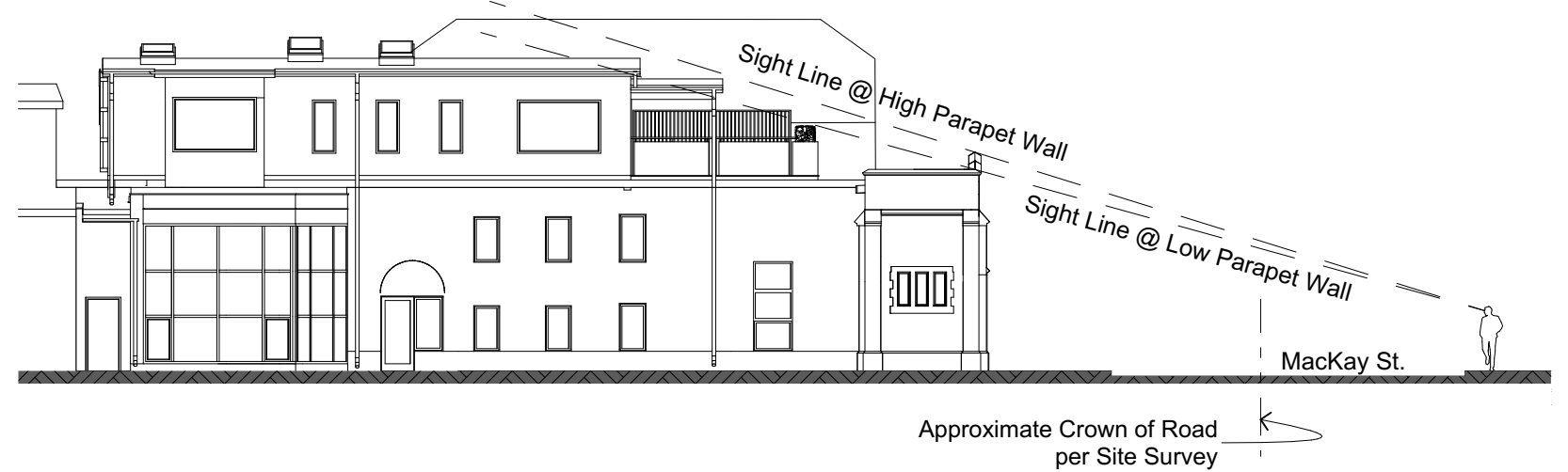
**LEGEND #**

- 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

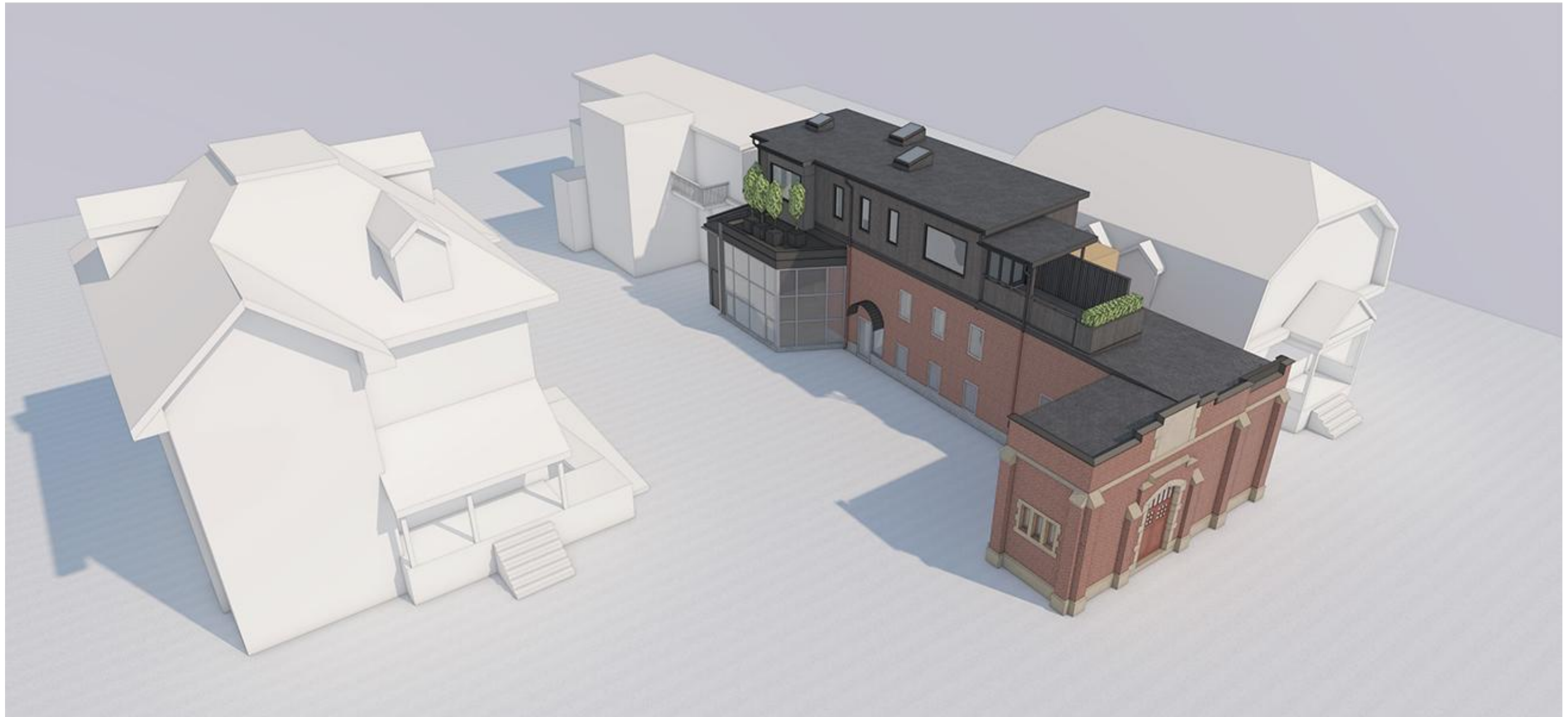
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233



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EXISTING



PROPOSED





EXISTING



PROPOSED



EXISTING



PROPOSED