253 MACKAY STREET - ROOFTOP ADDITION

HERITAGE PERMIT



COVER SHEET



CONTEXT MAP

STREET VIEW

253 MacKay Street, Ottawa_ Zoning: R4UD [900]

	EXISTING				
	Reference	Provision	Requirement	Existing	Remarks
1	T162A, Col.V	Min Lot Area	180m²	391.7 m ² (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



ROOFTOP VIEW (SOUTH)

DRAWINGS LIST

- COVER SHEET - SITE SURVEY - SITE PLAN - EXISTING - 1st FLOOR PLAN - EXISTING EX4.2 - 2nd FLOOR PLAN - EXISTING

EX4.3 - ROOF PLAN - EXISTING - EXISTING ROOF PICTURES EX4.4

- NORTH & SOUTH ELEVATIONS - EXTG. EX5.2 - EAST & WEST ELEVATIONS - EXTG. EX6.1 - STREET VIEW PERSPECTIVE

EX6.2 - AERIAL VIEW PERSPECTIVE - SITE / 1ST FLOOR PLAN - PROPOSED DD1.1

- NEW ROOFTOP ADDITION PLAN

- ZONING MATRIX DD1.3

DD2.1 - NORTH & SOUTH ELEVATIONS - PROPOSED DD2.2 - EAST ELEVATIONS - PROPOSED

- WEST ELEVATIONS - PROPOSED

DD3.1 - CROSS SECTION S-01 & STREETSCAPE ELEVATION DD4.1 - STREET VIEW PERSPECTIVE - PROPOSED

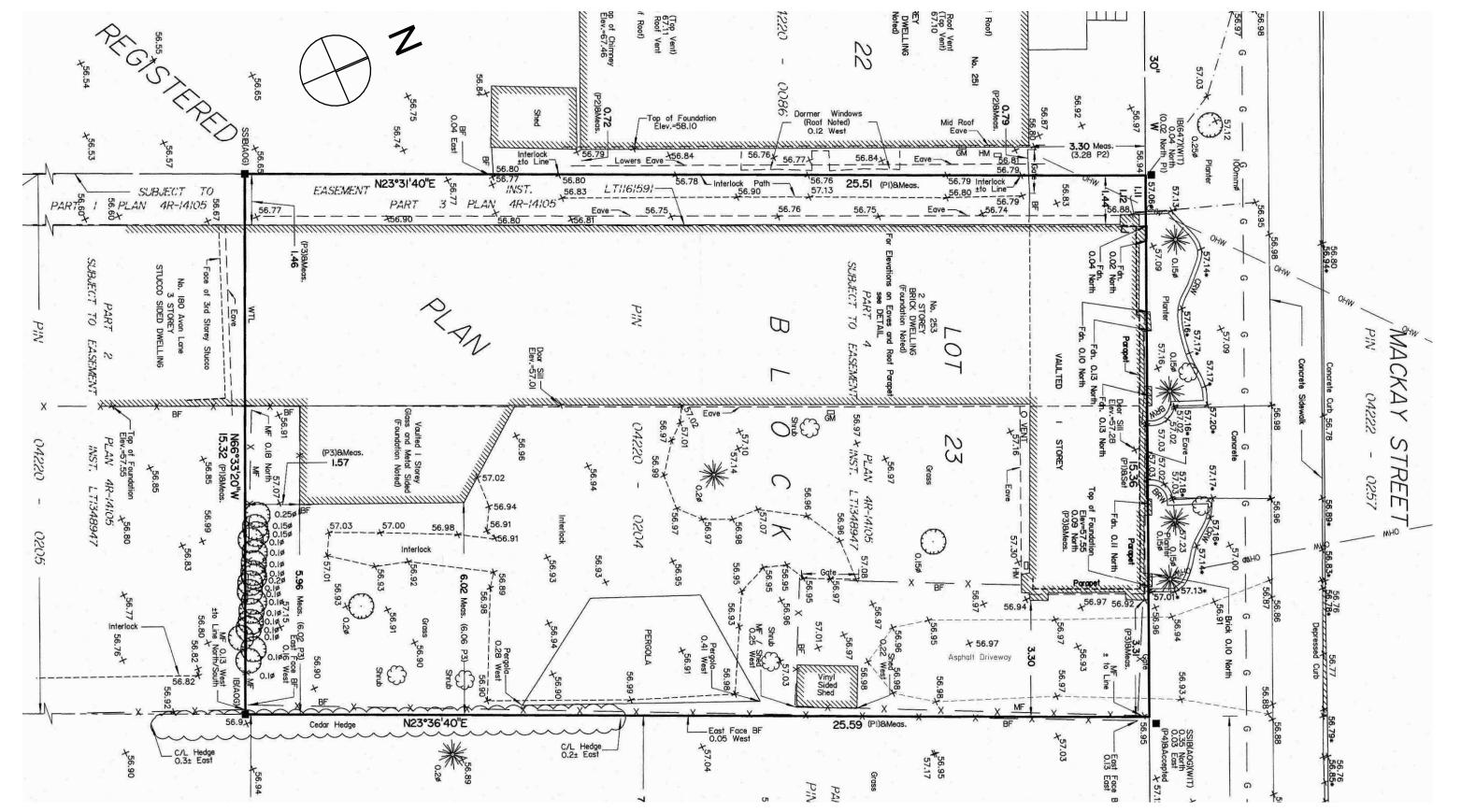
- AERIAL VIEW PERSPECTIVE - PROPOSED - STREET VIEW (E) - PHOTOMONTAGE DD4.2 DD4.3

- STREET VIEW (N) - PHOTOMONTAGE - STREET VIEW (W) - PHOTOMONTAGE DD4.4

SCALE: NTS DATE: 2/9/2024

EX1

253 MACKAY - ROOFTOP ADDITION PROJECT No.: 23081

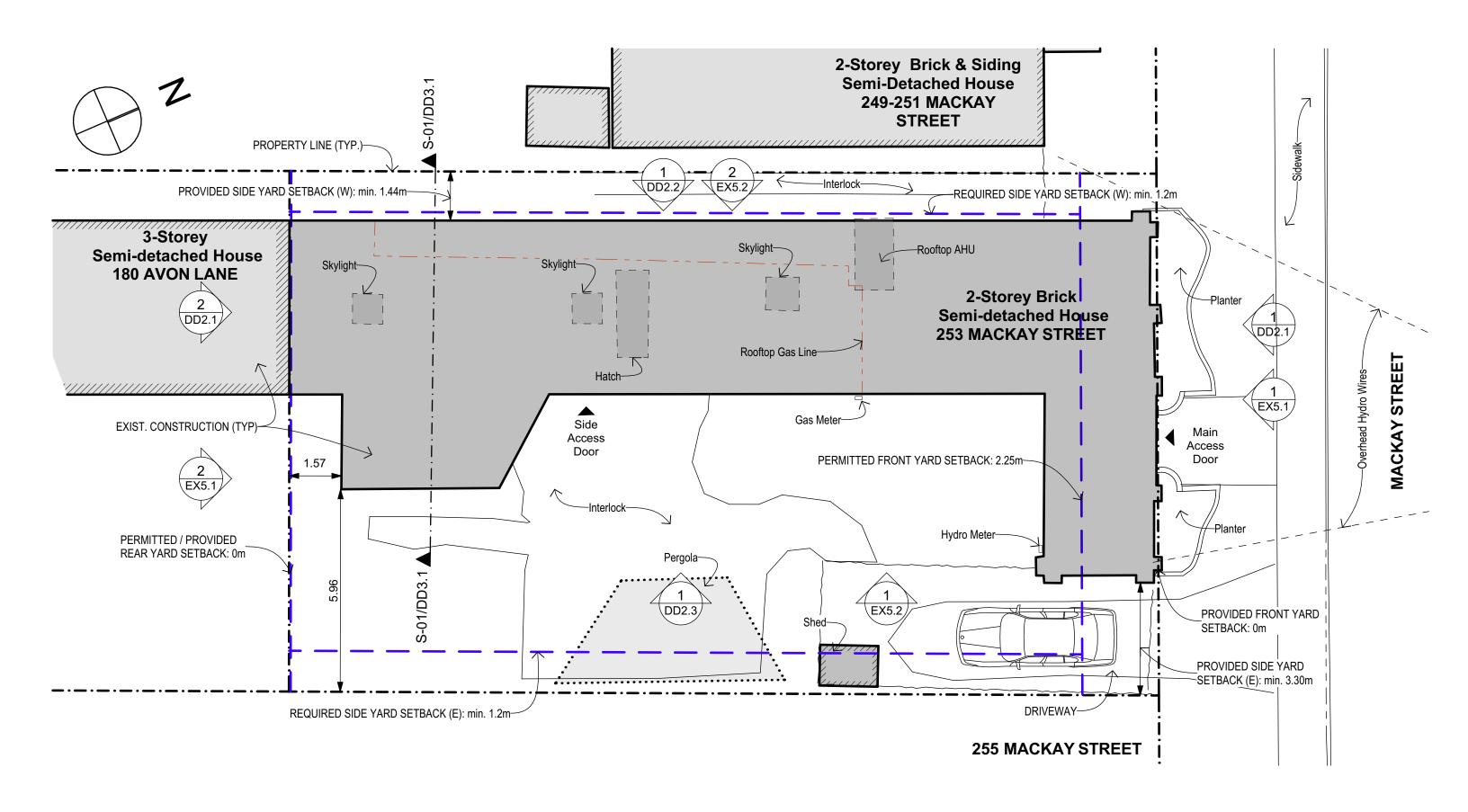


NOTE: SITE SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK Ltd. DATED JUNE 6, 2023



SCALE: 1:100 PROJECT No.: 23081

EX2

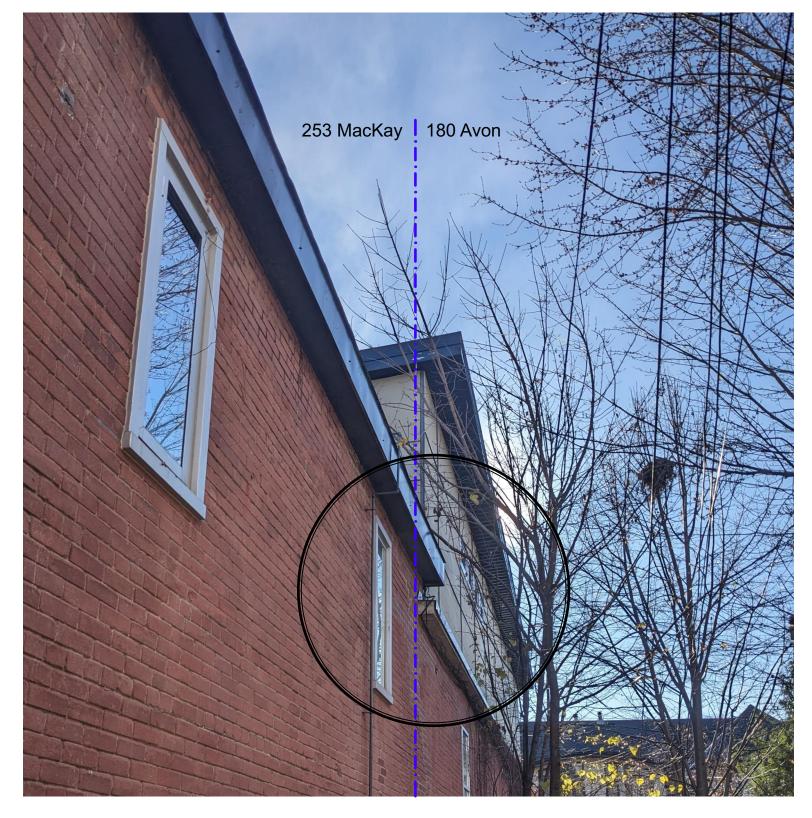


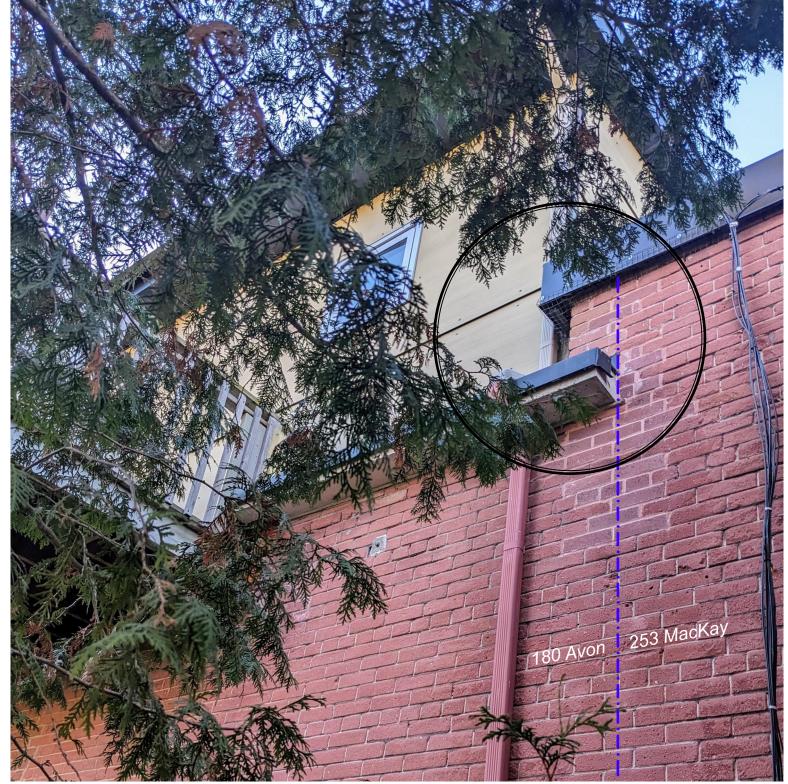


SCALE: 1:100

DATE: 2/9/2024

EX3



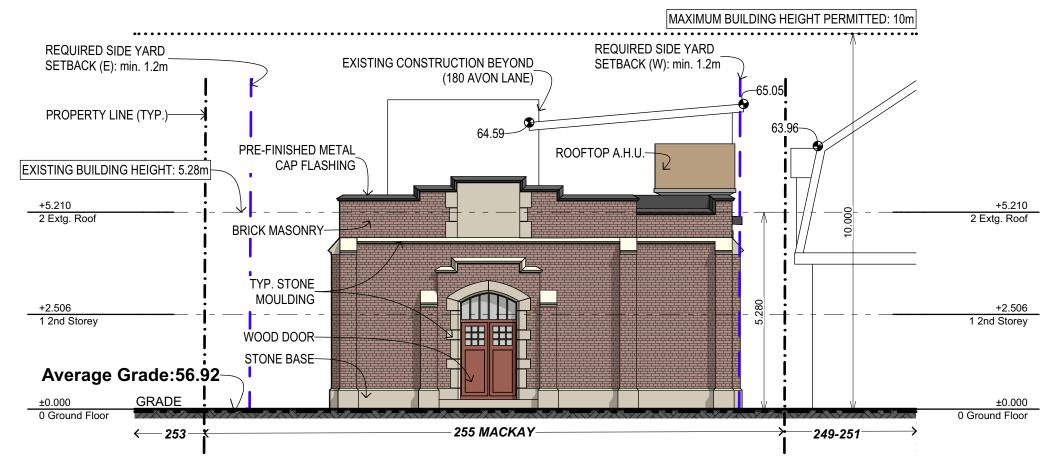


1. OFFSET EAVES VISIBLE AT PARTY WALL (WEST ELEVATION)

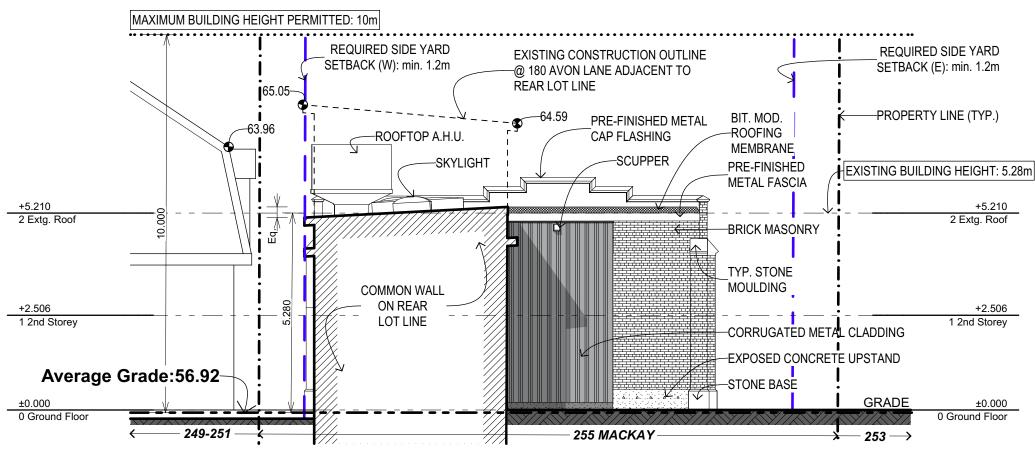
2. OFFSET EAVES VISIBLE AT PARTY WALL (EAST ELEVATION)

SCALE: 1:100 PROJECT No.: 23081

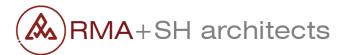
EXISTING ROOF PICTURES



1. NORTH ELEVATION



2. SOUTH ELEVATION



NORTH & SOUTH ELEVATIONS - EXISTING

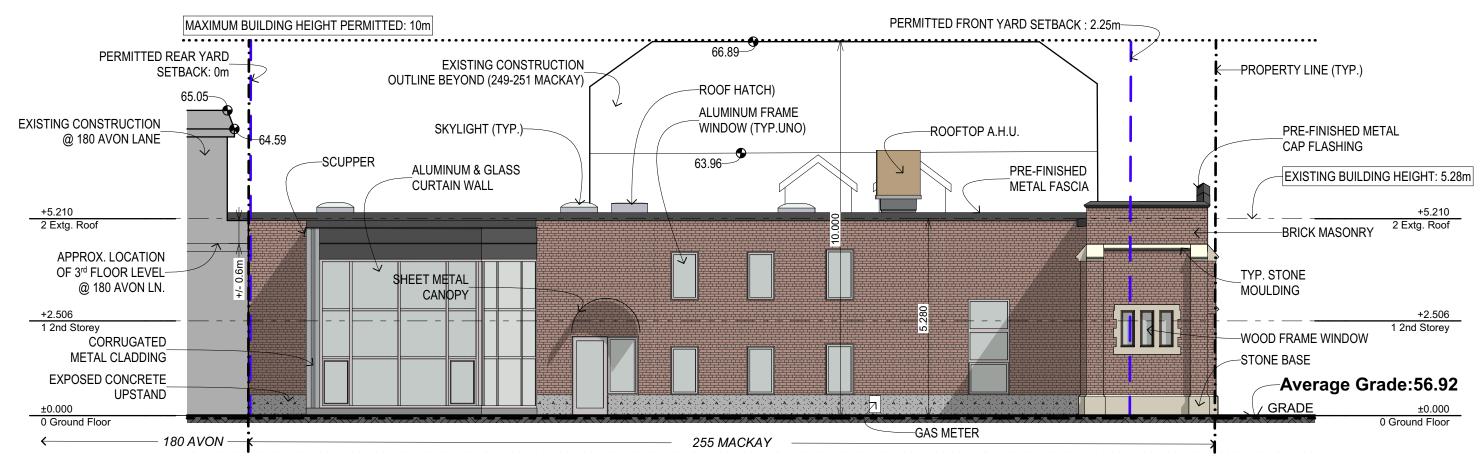
253 MACKAY - ROOFTOP ADDITION

SCALE: 1:100

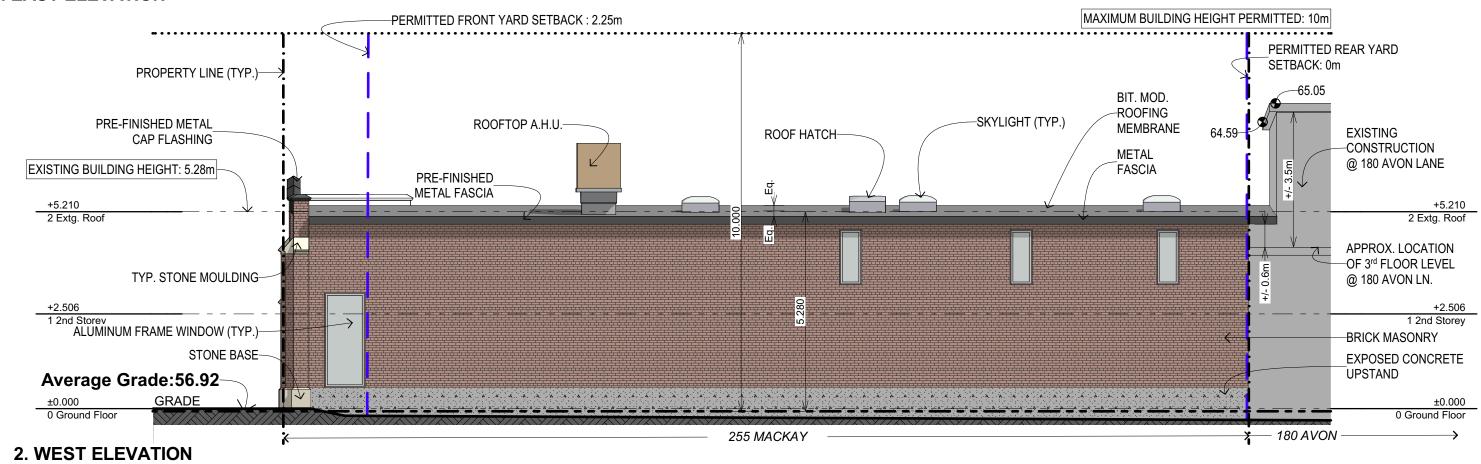
PROJECT No.: 23081

DATE: 2/9/2024

EX5.1



1. EAST ELEVATION





EAST & WEST ELEVATIONS - EXISTING

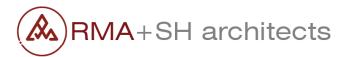
253 MACKAY - ROOFTOP ADDITION

SCALE: 1:100

DATE: 2/9/2024



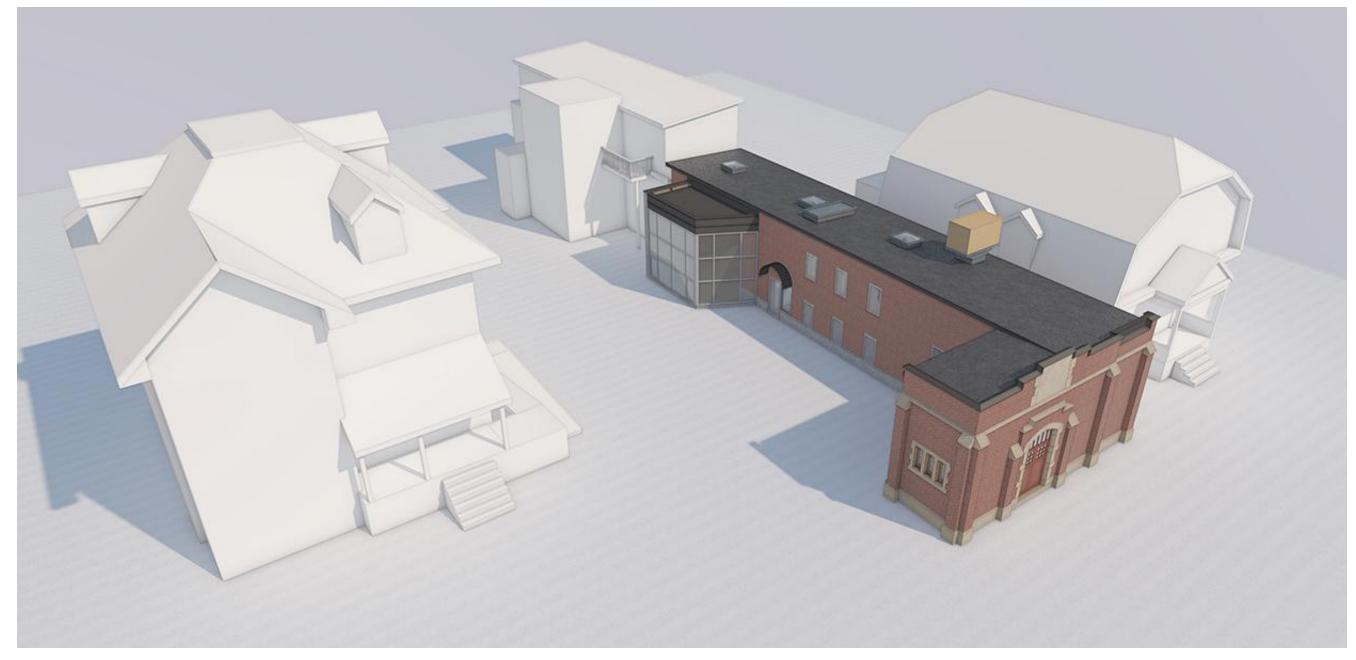
NOTE: VEGETATION AND OTHER URBAN FEATURES (i.e. FENCES, UTILITY POLES, SERVICES, ROADS ETC.) NOT SHOWN FOR CLARITY.



SCALE: NTS
PROJECT No.: 23081

EX6.1

STREET VIEW PERSPECTIVE

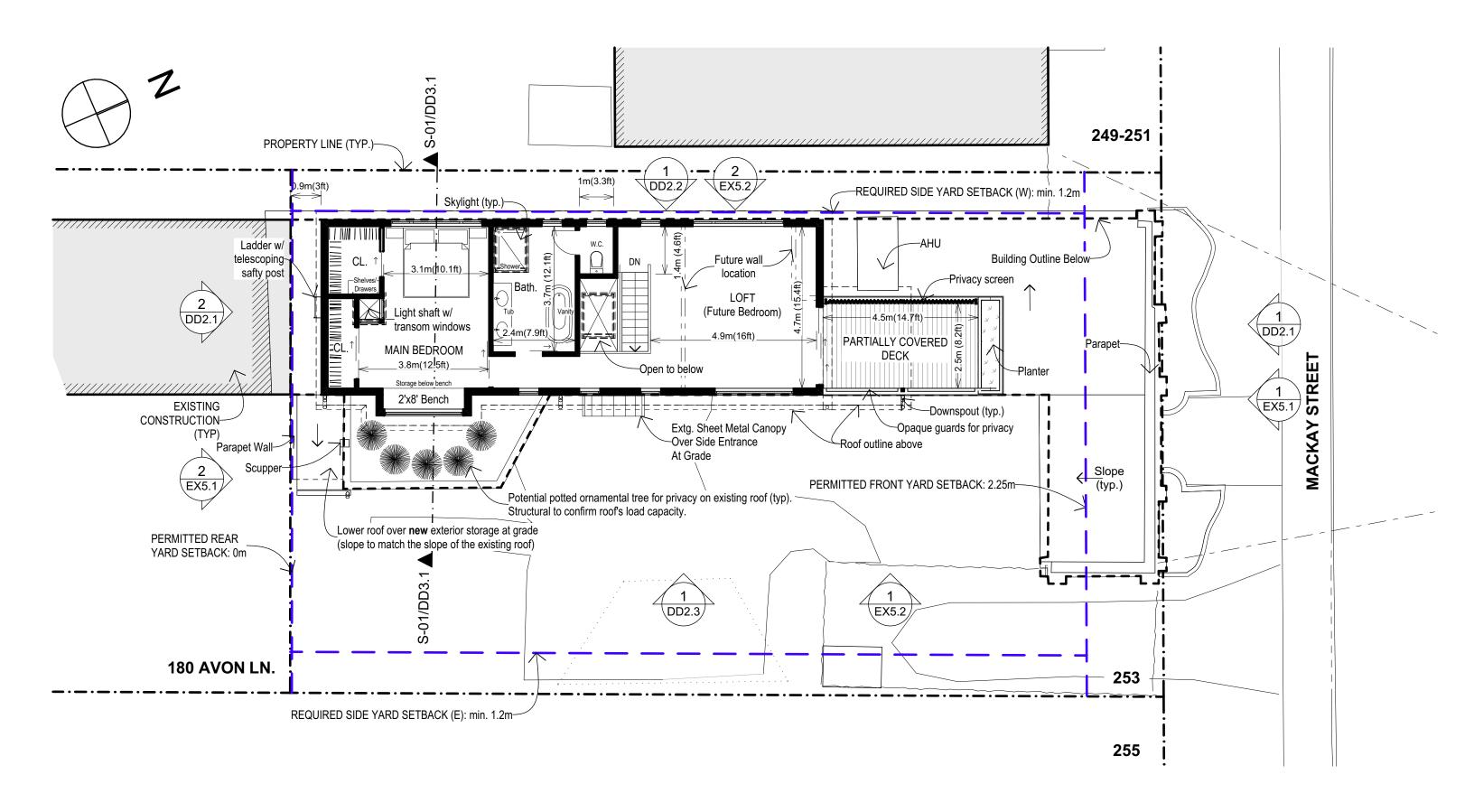


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SCALE: NTS
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AERIAL VIEW PERSPECTIVE





NEW ROOFTOP ADDITION PLAN

253 MACKAY - ROOFTOP ADDITION

SCALE: 1:100

DATE: 2/9/2024



NORTH & SOUTH ELEVATIONS - PROPOSED

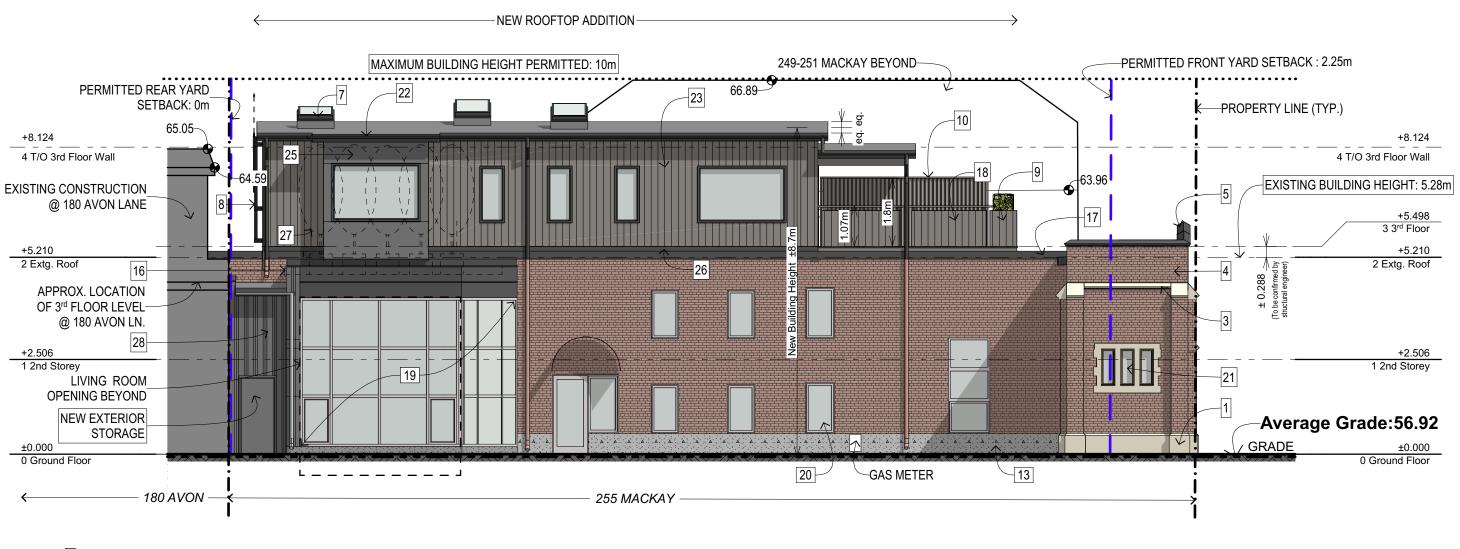
253 MACKAY - ROOFTOP ADDITION

SCALE: 1:100

DATE: 2/9/2024

PROJECT No.: 23081

DD2.1



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

EAST ELEVATIONS - PROPOSED



1:100

SCALE:

253 MACKAY - ROOFTOP ADDITION PROJECT No.: 23081

DD2.2



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 11 RESERVED 12 RESERVED 13 EXPOSED CONCRETE UPSTAND 14 RESERVED 15 MOD. BIT. ROOFING MEMBRANE 16 SCUPPER 17 PRE-FINISHED METAL FASCIA 10 PRIVACY SCREEN 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 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 CLADDI CHARRED WOOD CLADDING



WEST ELEVATIONS - PROPOSED

253 MACKAY - ROOFTOP ADDITION

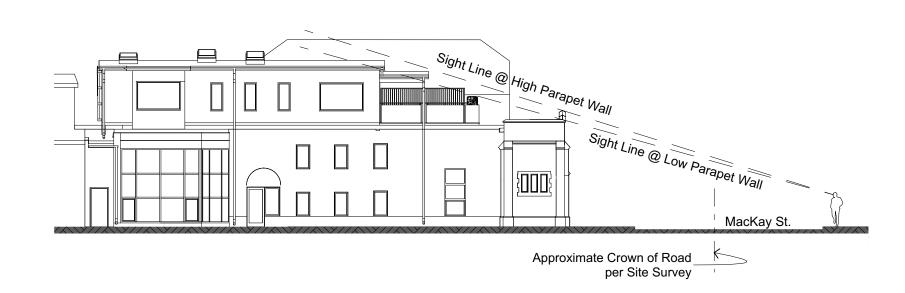
SCALE: 1:100

DATE: 2/9/2024

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

MAXIMUM BUILDING HEIGHT PERMITTED T/O 3rd Floor Wall .800 Main Bedroom 3rd Storey Existing Roof (midpoint) Existing Construction(typ.)-2nd Storey Kitchen / Dining / Living Room Average Grade:56.92 Ground Floor GRADE

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

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233

RMA+SH architects

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

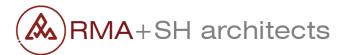
SCALE: **AS SHOWN**

DATE: 2/9/2024 PROJECT No.: 23081

DD3.1

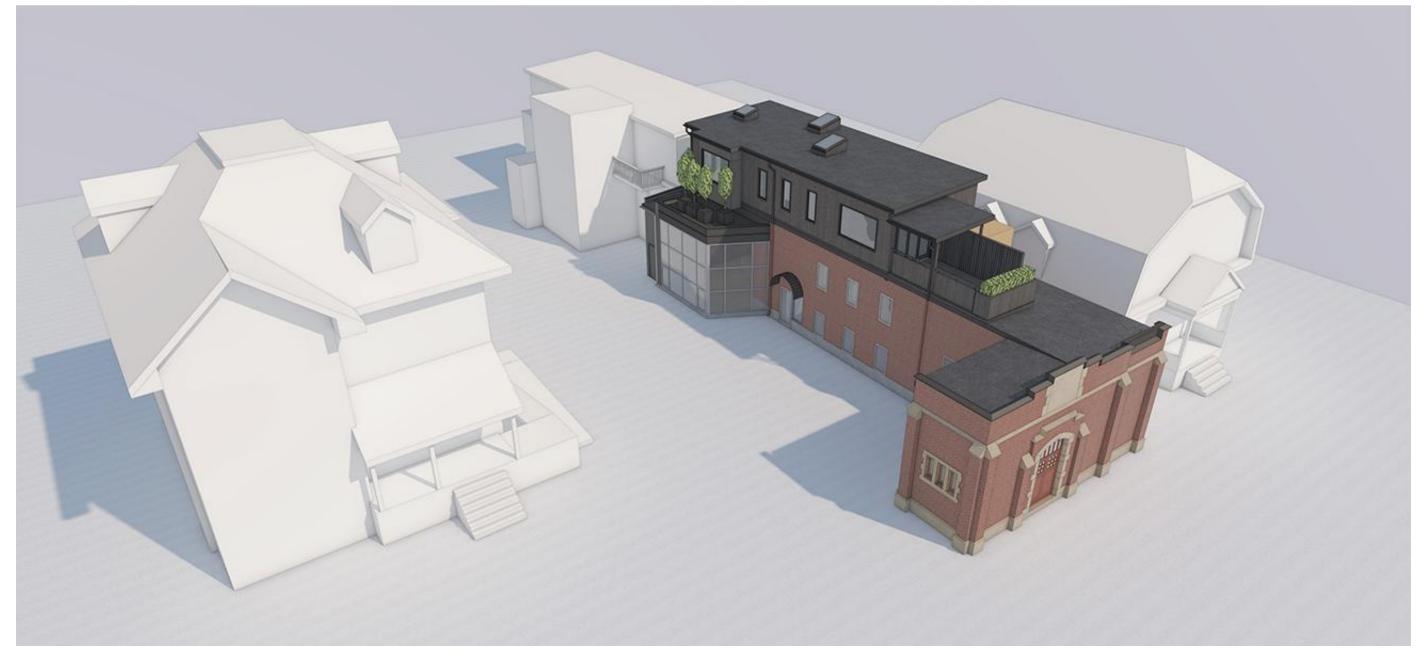


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SCALE: NTS PROJECT No.: 23081

DD4.1

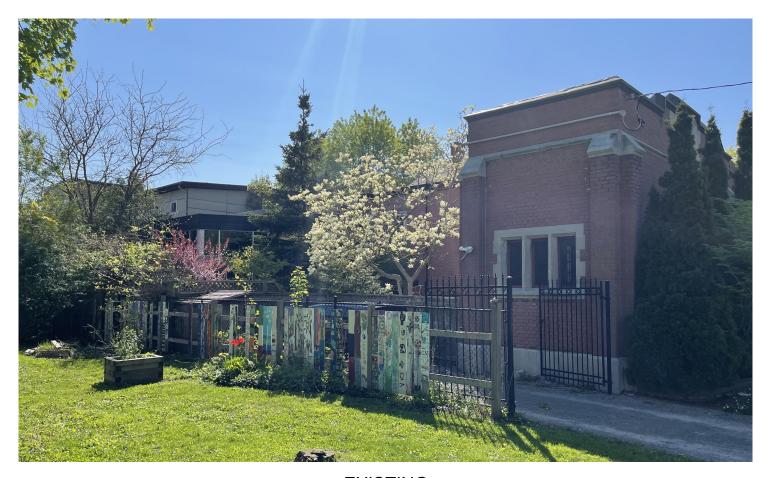


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PROJECT No.: 23081

AERIAL VIEW PERSPECTIVE - PROPOSED





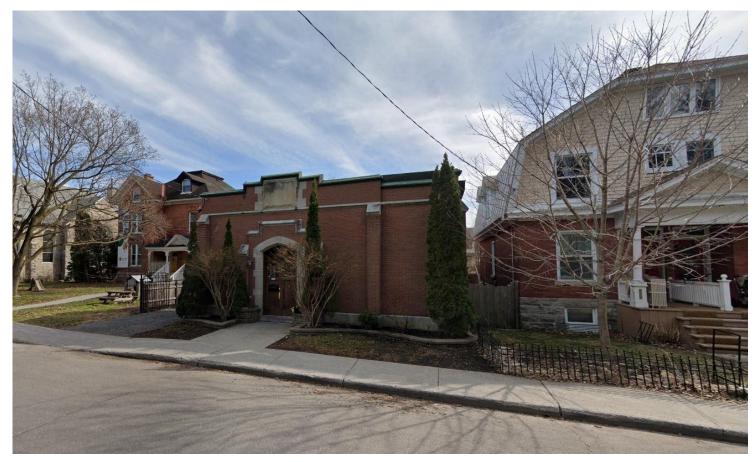
EXISTING PROPOSED



NTS SCALE:

PROJECT No.: 23081

STREET VIEW (E) - PHOTOMONTAGE





EXISTING PROPOSED

STREET VIEW (N) - PHOTOMONTAGE



NTS SCALE:

253 MACKAY - ROOFTOP ADDITION PROJECT No.: 23081 **DD4.4**





EXISTING PROPOSED



SCALE: NTS
PROJECT No.: 23081

DD4.5