

2 FINDLAY POINT
Concept Plans

Yellowknife, NWT

The Builder is responsible to check and verify all dimensions on this plan for compliance with local building and zoning requirements and report any discrepancies prior to commencing construction.

Our plan drawing sets do not take into account site conditions such as soil bearing capacity, water tables, depth of bedrock, buried structures, etc.

No warranties are either expressed, implied, or guaranteed by this document. It is assumed that the builder has a good knowledge of building physics and the construction techniques necessary to prevent building degradation.

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DRAWING LIST

A100	Site Plan
A101	Landscaping Plan
A111	Basement Plan
A112	First Floor Plan
A201	Elevations
A301	Building Sections

City of Yellowknife
Development Permit # PLDEV-2026-0013
Verified June 11, 2026 (page 1 of 8)
Development Officer BASSEL SLEEM

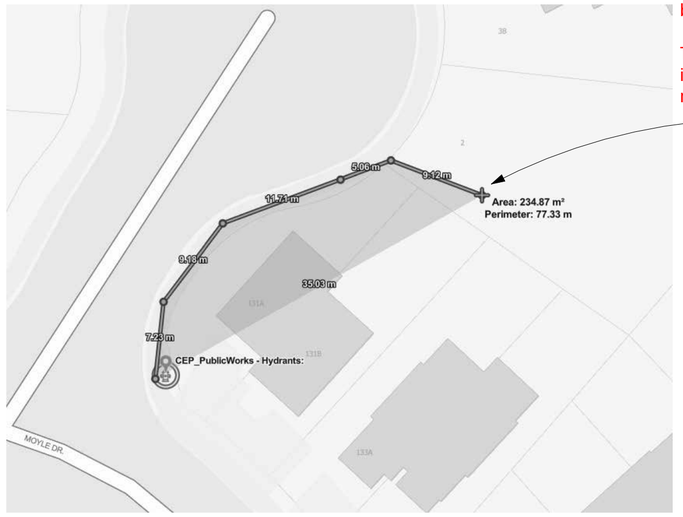
Date 2026-04-19

DEVELOPMENT APPLICATION

First Floor Level: 199.4. Basement Floor/Craw Space Level: 196.56. Sanitary Service invert elevation at the building entrance 196.97 (Approximately).

The crawl space is intended for mechanical equipment and storage only and is not a habitable space. Any incidental drainage from mechanical equipment within the crawl space will be addressed through appropriate mechanical means at the building permit stage.

LOT ZONE:	R1
LOT AREA:	6114 SF
BUILDING AREA:	1828 SF
LOT COVERAGE:	29%
TOTAL GROSS AREA:	5484 SF (EXCLUDING CRAWLSPACE)
BUILDING HEIGHT:	3 STORIES PLUS CRAWLSPACE (<2M FROM ESTABLISHED GRADE)
TOTAL UNITS:	3- 1 BED AND 3- 2 BED
TOTAL PARKING:	1 SPACE + 1 CAR-SHARE SPACE
TOTAL BIKE PARKING:	6 SPACES



DISTANCE TO FROM HYDRANT TO FIRE DEPARTMENT CONNECTION APPROX. 43m HOSE LAY AS SHOWN (FROM CITY EXPLORER)

NO SITE GRADING REQUIRED AT BACK, LEAVE NATURAL GRADE AND VEGETATION

ROOF OVERTHANG TYP.

BLAST AND GRADE EXISTING ROCK TO ALLOW PARKING AND ACCESS AS SHOWN

MINIMUM YARD SETBACK, TYP.

BIKE PARKING AREA

PAVED AREA

LIGHTING AS REQUIRED FOR PARKING AREA

Maximum grade for driveway and parking: 8%; minimize excavation and backfilling.

FINDLAY POINT

WASTE STORAGE AND COLLECTION AREA, FENCED IN WITH MIN 2M FENCE

EXISTING UTILITY POLE AND OVERHEAD SERVICE TO MECHANICAL ROOM

FIRE DEPARTMENT CONNECTION THIS CORNER

PROPOSED PROPANE TANK AREA

Leave Natural Site Grade and vegetation in this area

Natural ground

EXTERIOR EXIT STAIR

REAR YARD, LESS THAN 10% VARIANCE REQUIRED FOR BUILDING

PROPOSED 6 UNIT BUILDING

198.4
197.6
197.2
199.25
199.2
199.13
198.5
198.8
198.65
FFL199.4
DN
2607 mm
5600 mm
50' - 3"
15316 mm
44' - 3"
13487 mm
4' - 11"
1500 mm
1' - 9"
528 mm
17' - 11 1/2"
5472 mm

1 SITE PLAN
1/8" = 1'-0"

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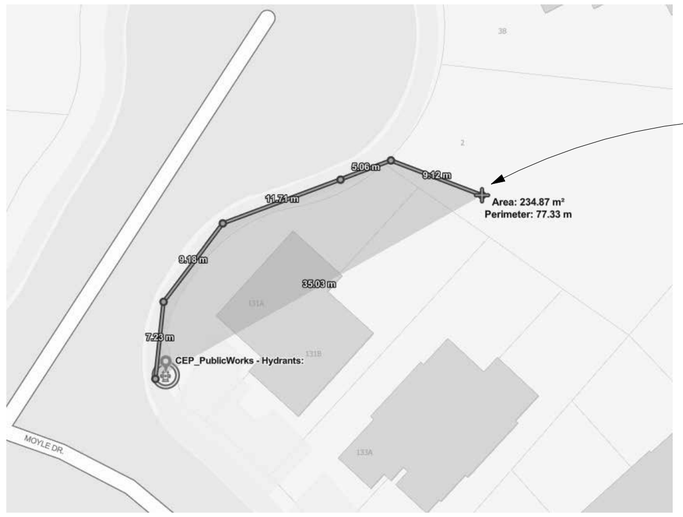
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Conceptual Grading Plan

Date	2026-04-19
Drawn by	XX
Checked by	XX

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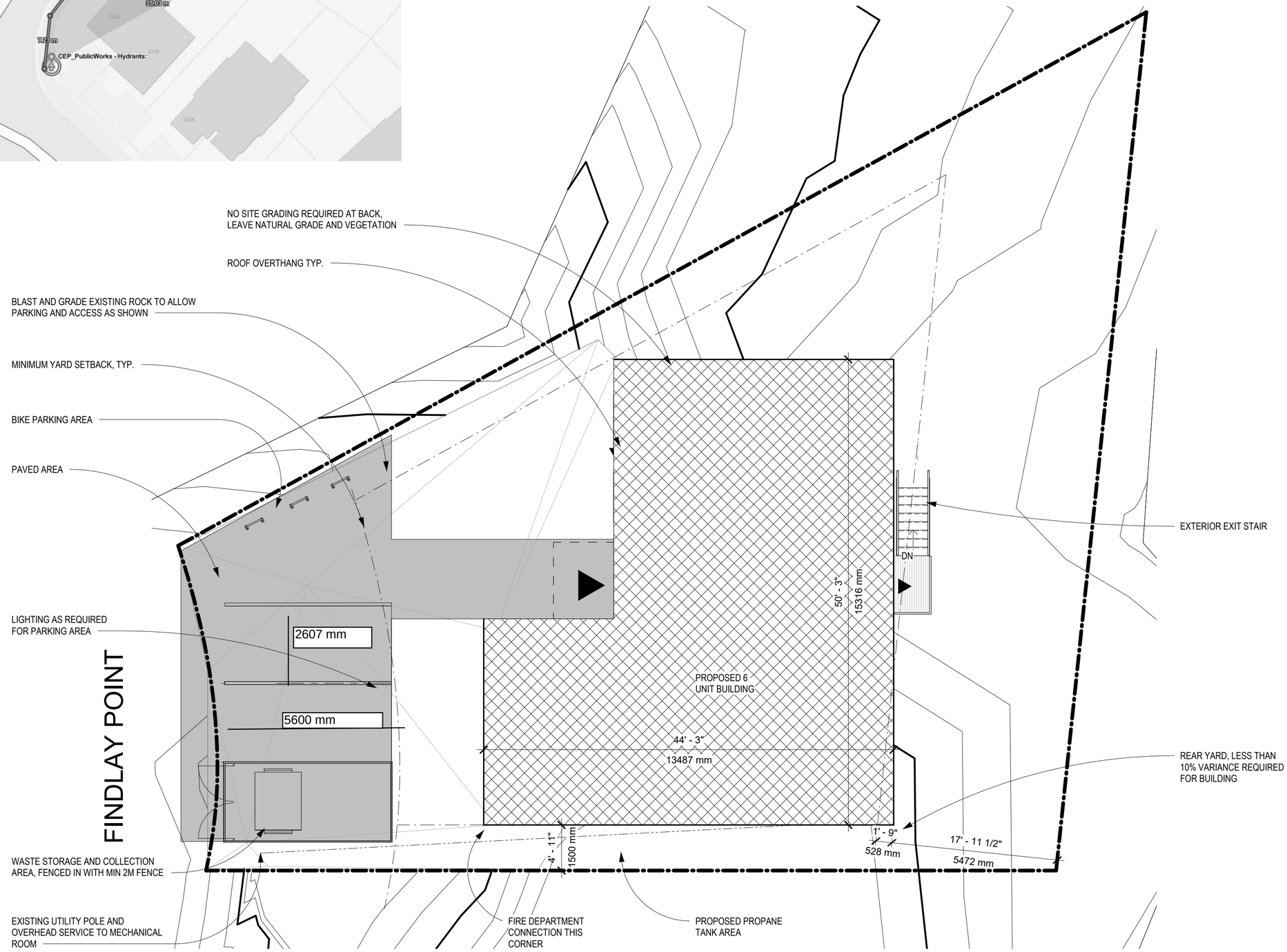
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1 SITE PLAN
1/8" = 1'-0"

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Verified June 11, 2026 (page 3 of 8)
Development Officer BASSEL SLEEM

Project
2 FINDLAY POINT Concept Plans
Yellowknife, NWT

Status
DEVELOPMENT APPLICATION

Sheet Name
Site Plan

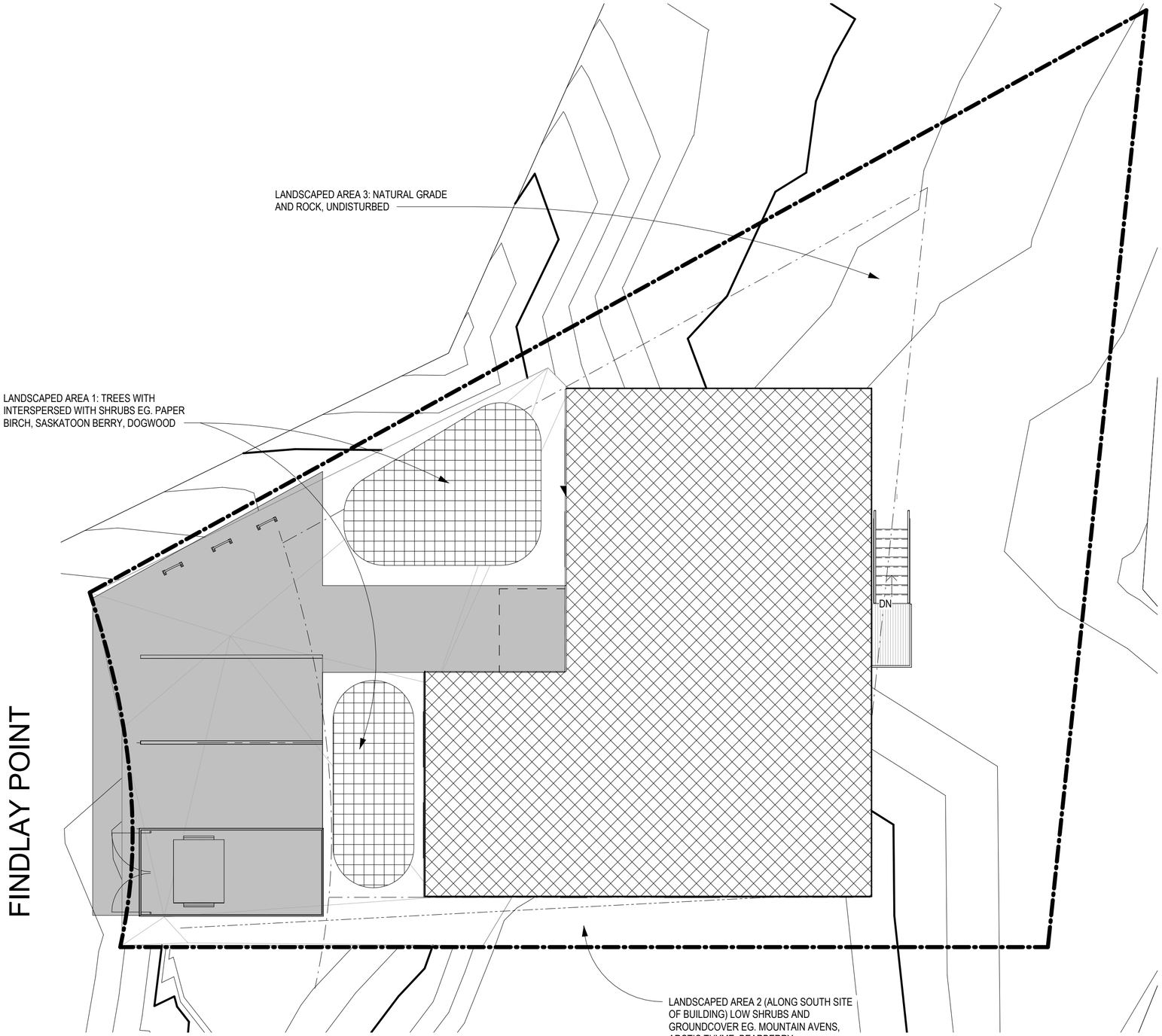
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Checked by	XX

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A100

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LOT AREA : 6114 SQFT
NATURAL LANDSCAPE AREA: 1220 SQFT
MIN ADDED TREES: 8
MIN ADDED SHRUBS: 16



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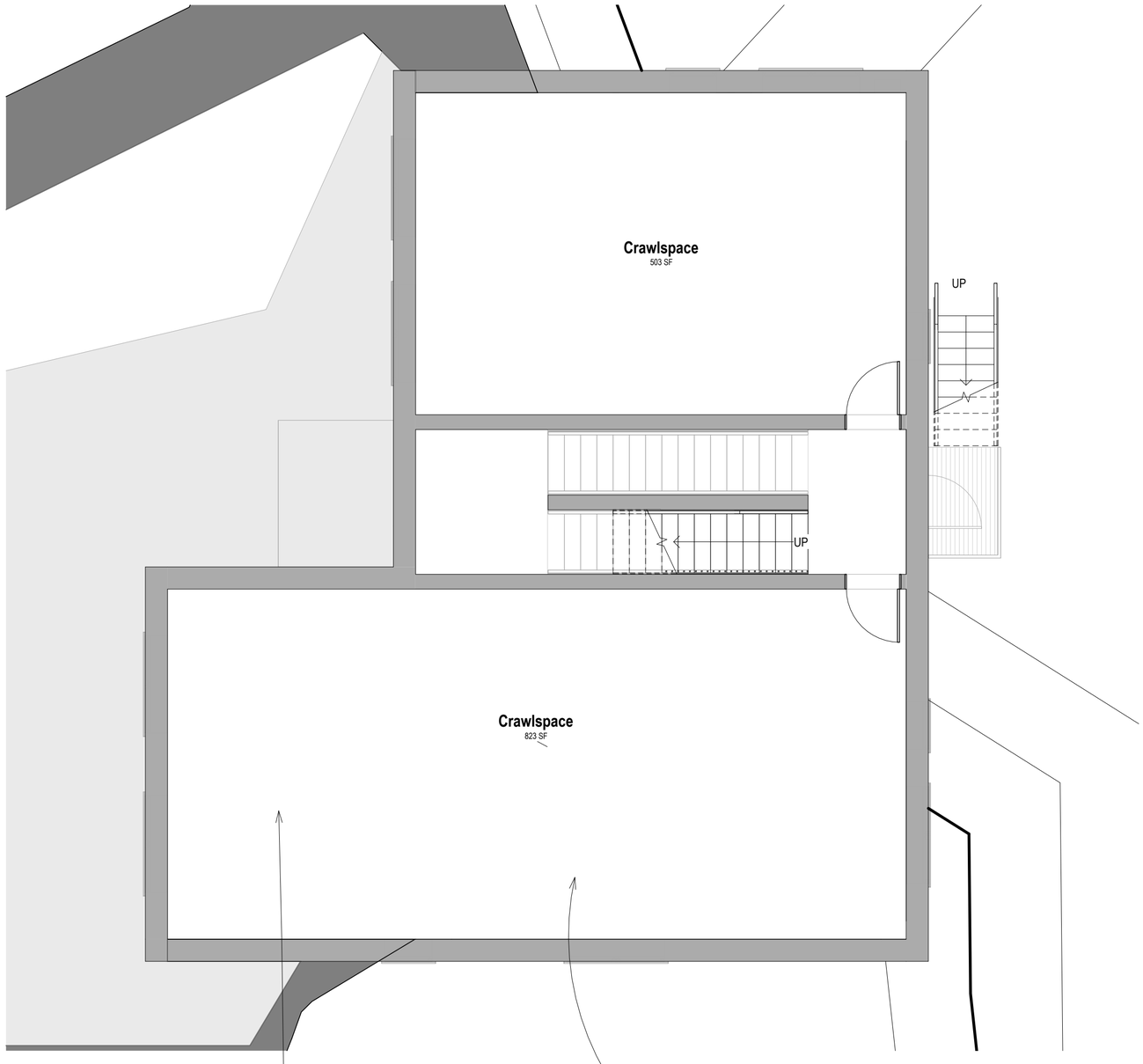
Sheet Name
Landscaping Plan

Date	2026-04-19
Drawn by	XX
Checked by	XX

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Sheet Number
A101

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1 BASEMENT PLAN
3/16" = 1'-0"

EXTENT OF FULL HEIGHT BASEMENT EXCAVATION T.B.D. ON SITE

DETAILED DESIGN FOR THIS LEVEL TO BE COMPLETED AFTER DEVELOPMENT PERMIT

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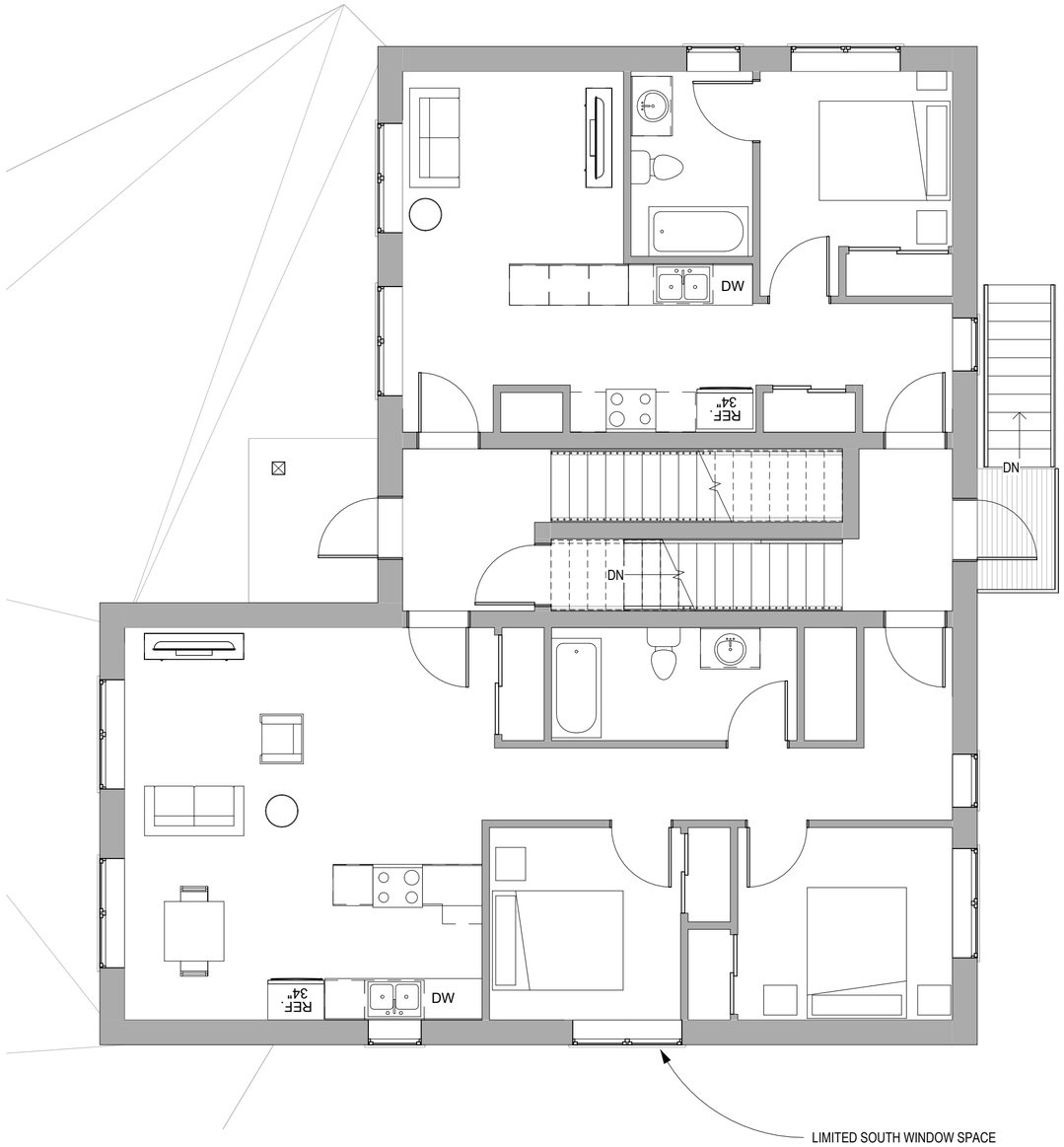
Sheet Name
Basement Plan

Date	2026-04-19
Drawn by	XX
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Sheet Number
A111

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1 FIRST FLOOR PLAN
3/16" = 1'-0"

LIMITED SOUTH WINDOW SPACE AVAILABLE DUE TO FIRE CODE - EXACT AMOUNT TO BE DETERMINED

PLAN NOTES

1. All dimensions shown are to the face of finishes.
2. All interior finishes are t.b.c. by Owner- trim assumptions and suggestions are as shown in interior finish schedule on this page.
3. Confirm all floor to floor heights and stair dimensions on-site, prior to framing.
4. If present, stairs are dimensioned to the face of risers or edge of opening, exclusive of trim and nosings.
5. Framed openings are to be trimmed similar to doors with similar head height unless noted otherwise.
6. Millwork is dimensioned to face of cabinets.
7. Millwork materials, construction, and finishes are to be designed by others and approved by Owner before starting construction.
8. Framing design assumes 3-1/2" trim on interior doors.
9. Bath room sinks, mirrors, & light fixtures are to align with one another.
10. If shown, for acoustically insulated walls seal all joints & sills & holes for air-tightness.
11. Install smoke and CO detectors as required by Code.

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Sheet Name

First Floor Plan

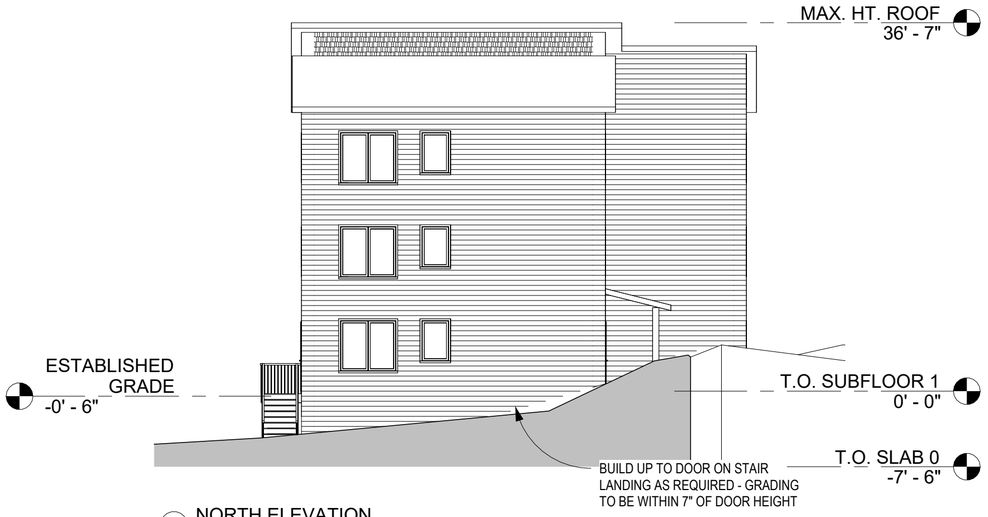
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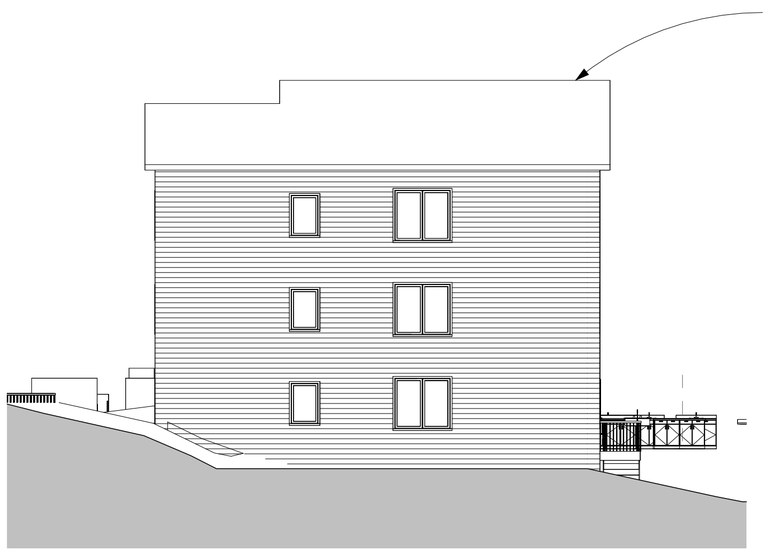
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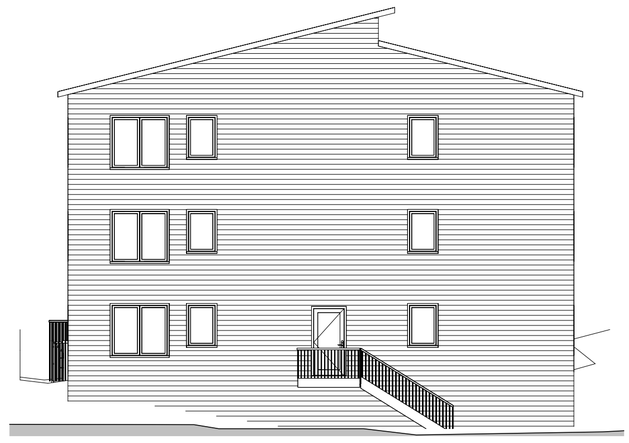
1 NORTH ELEVATION
3/32" = 1'-0"



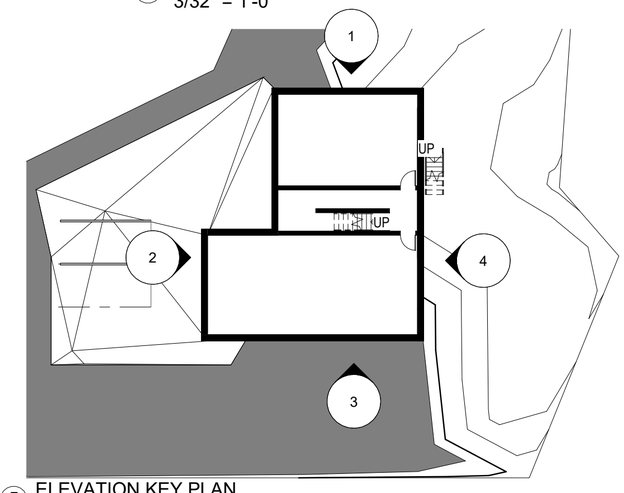
2 WEST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"



5 ELEVATION KEY PLAN
3/64" = 1'-0"

ELEVATION NOTES

1. All exterior trim, finishes, and colours to be confirmed by Owner.
2. Site grades shown are generic and may differ from the actual final grades for this project.
3. Eavestroughs and downspouts not shown; install where required.
4. Roof vents & plumbing stacks not shown; vent area to be min 1:150 [300].
5. If possible, do not bring vent stack up through south-facing roof to facilitate solar panel installation.
6. Dryer vent, range hood vent, & bath exhaust vents not used; electric range only, and condensing type dryer only.
7. Colour all exterior vents & vent hoods to match siding, or stainless.
8. Wooden or eq. deck surface is to be minimum 3" below the adjacent inside floor level.
9. Solid patio surfaces are to be minimum 6" below the adjacent inside floor level.
10. See Window & Door Schedule for window & door head & sill heights, page A001
11. All bedrooms are to have windows that meet Code for egress requirements.
12. Screen doors not shown in elevation.

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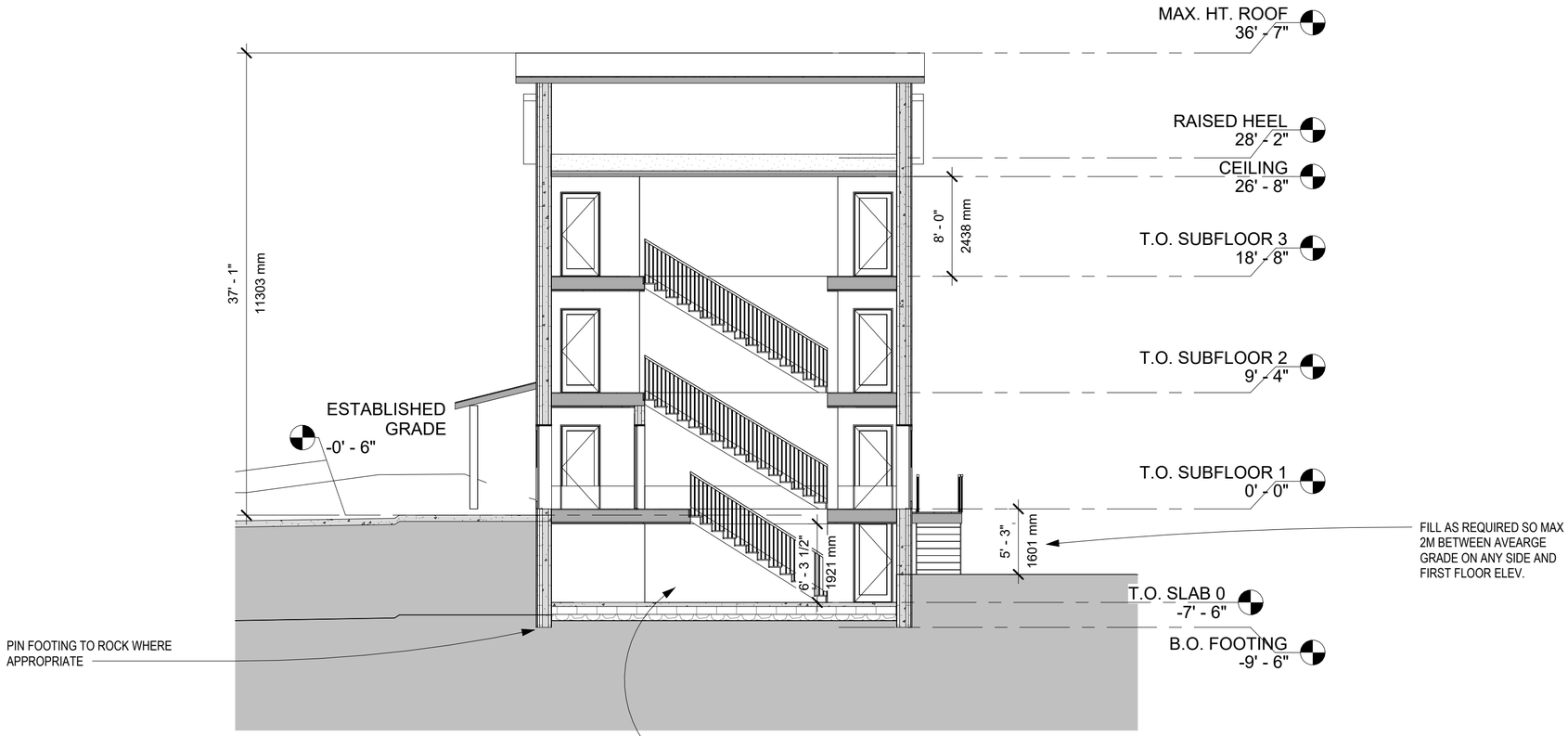
Status
DEVELOPMENT APPLICATION

Sheet Name
Elevations

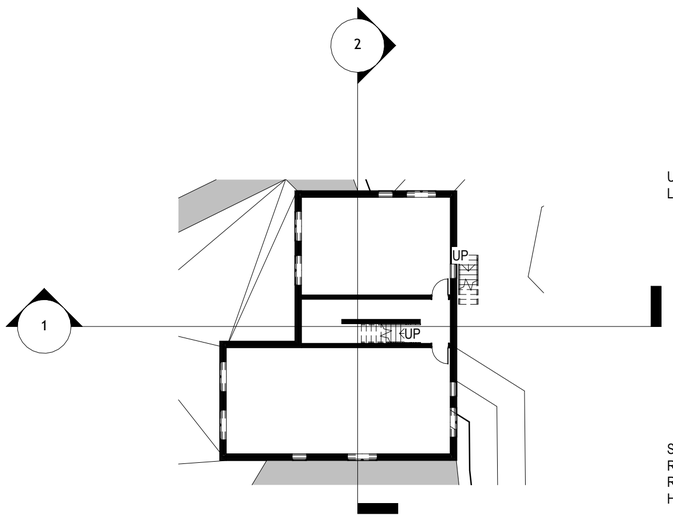
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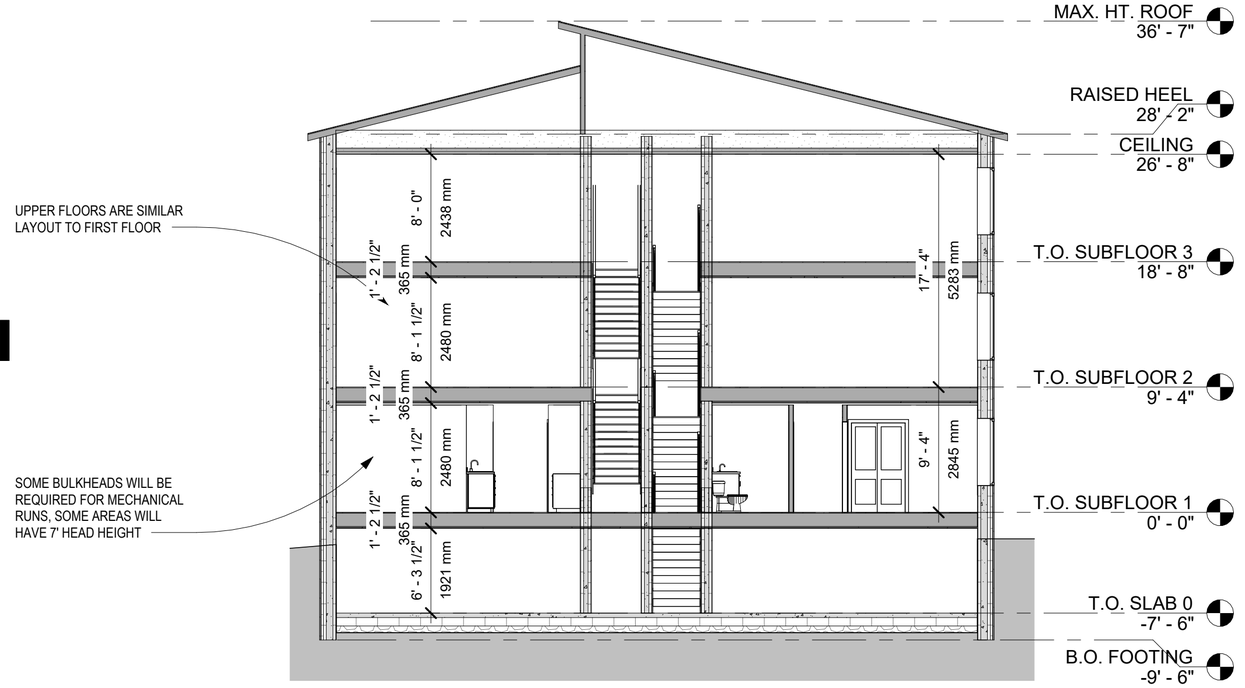
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1 Section 1
1/8" = 1'-0"



3 SECTION KEY PLAN
1" = 20'-0"



2 Section 2
1/8" = 1'-0"

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