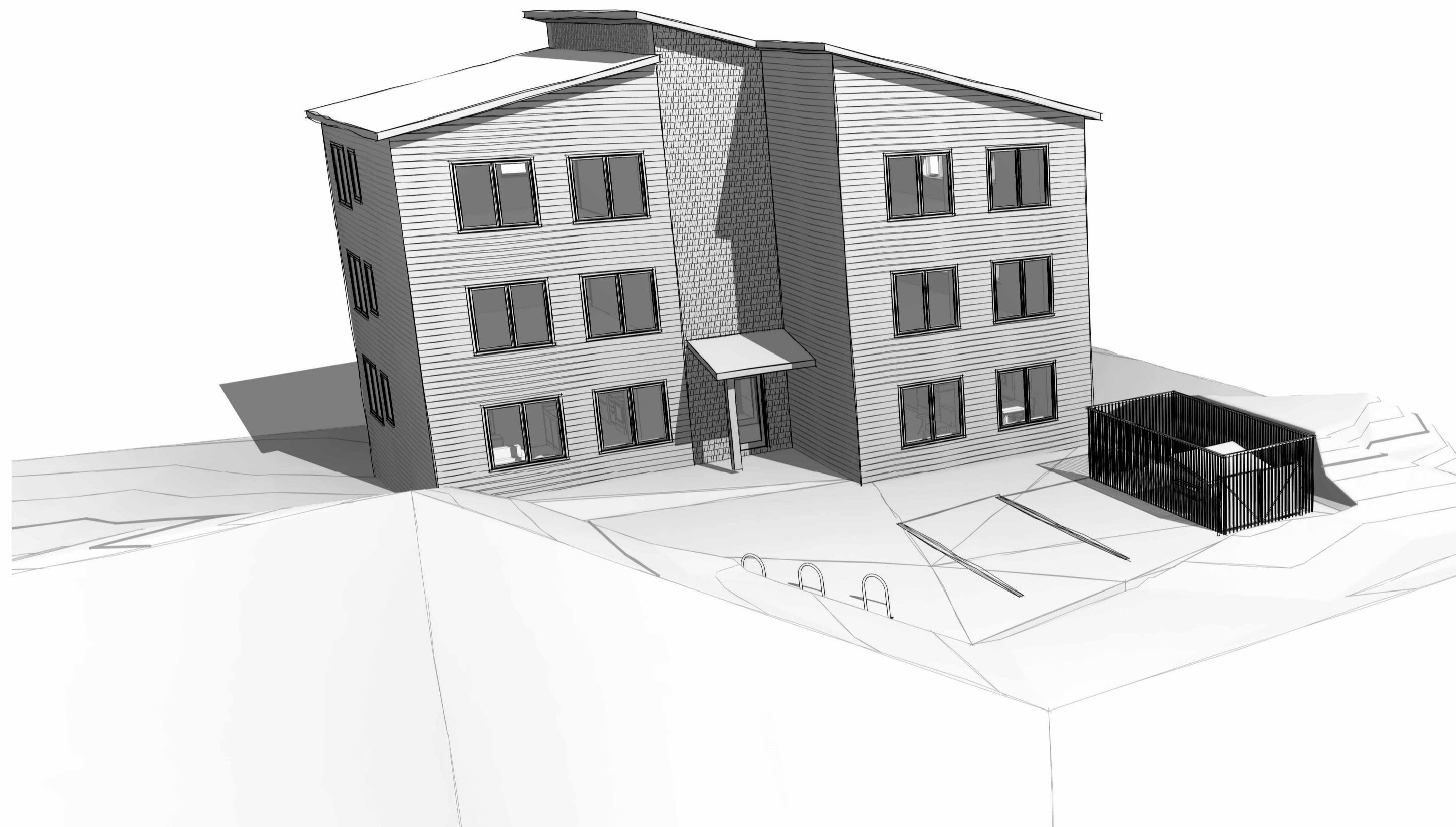


DRAWING LIST

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



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.

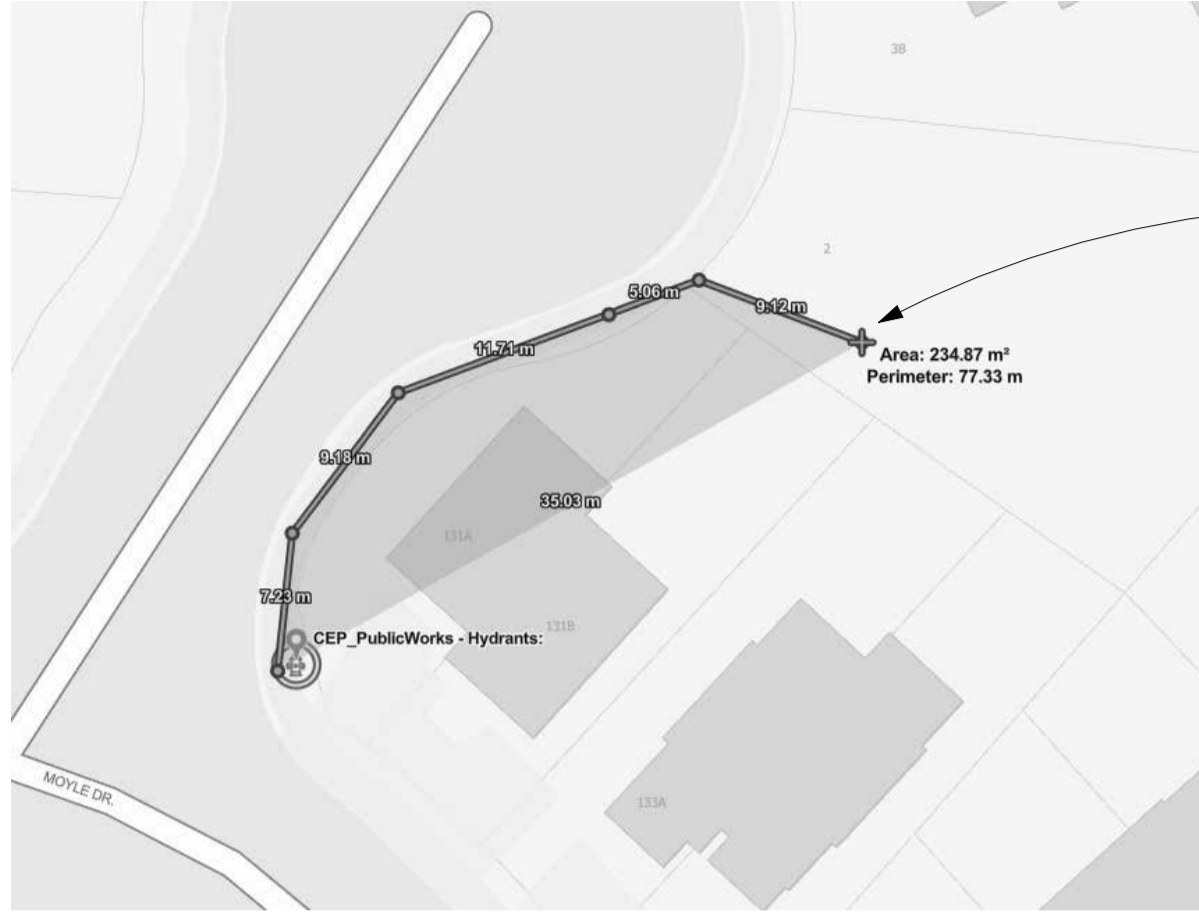
Our plan drawing sets do not take into account site conditions such as soil bearing capacity, water tables, depth of bedrock, buried structures, etc.

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.

City of Yellowknife
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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.

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

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



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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

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

City of Yellowknife
 Development Permit # PLDEV-2026-0013
 Verified June 11, 2026 (page 2 of 8)
 Development Officer BASSEL SLEEM

Project
2 FINDLAY POINT Concept Plans
 Yellowknife, NWT

Status
DEVELOPMENT APPLICATION

Sheet Name
Conceptual Grading Plan

Date 2026-04-19

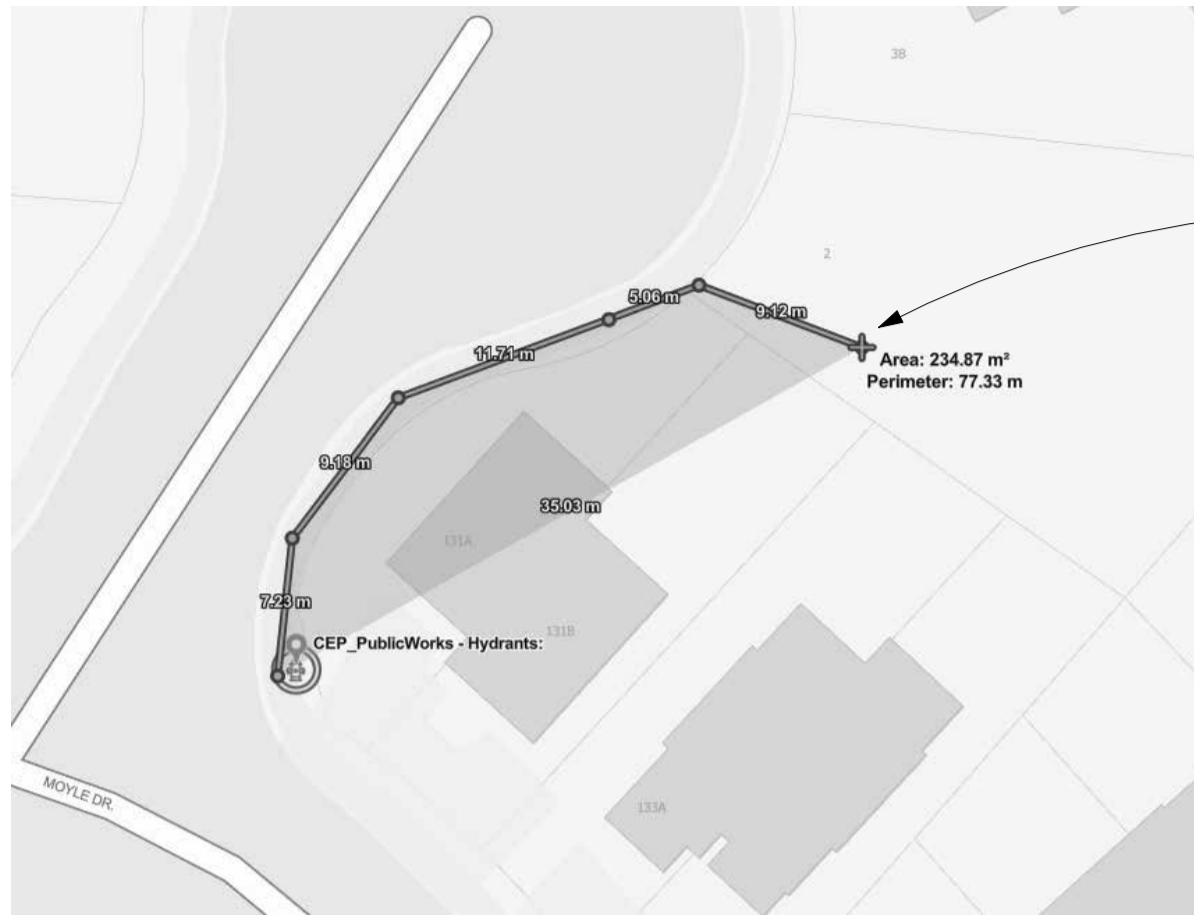
Drawn by XX

Checked by XX

Sheet Number



C100



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

LOT ZONE: R1
 LOT AREA: 6114 SF
 BUILDING AREA: 1828 SF
 LOT COVERAGE: 29%
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 TOTAL UNITS: 3- 1 BED AND 3- 2 BED
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NO SITE GRADING REQUIRED AT BACK, LEAVE NATURAL GRADE AND VEGETATION
 ROOF OVERHANG 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

FINDLAY POINT

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

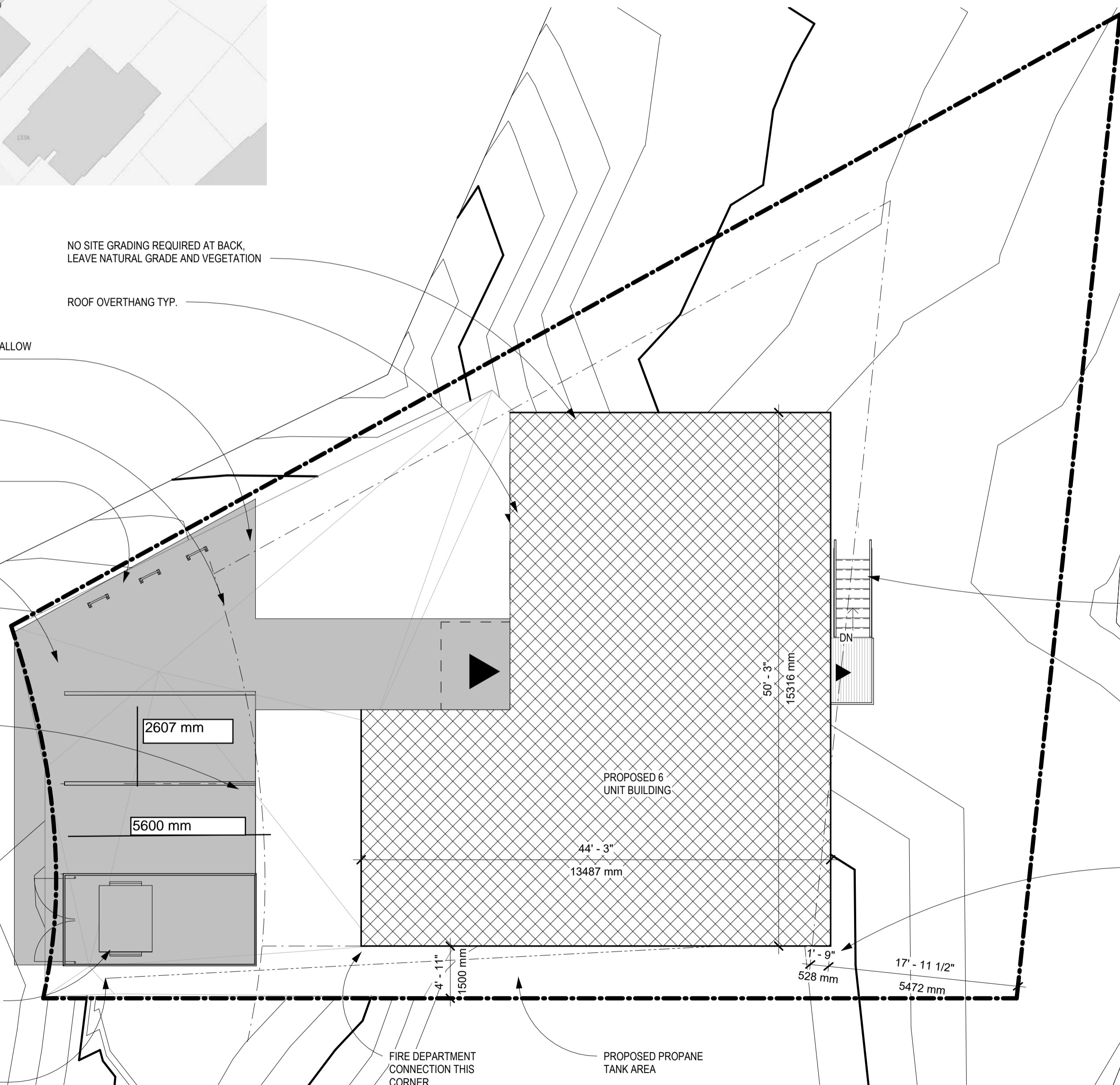
EXISTING UTILITY POLE AND OVERHEAD SERVICE TO MECHANICAL ROOM

FIRE DEPARTMENT CONNECTION THIS CORNER

PROPOSED PROPANE TANK AREA

EXTERIOR EXIT STAIR

REAR YARD, LESS THAN 10% VARIANCE REQUIRED FOR BUILDING



City of Yellowknife
 Development Permit # PLDEV-2026-0013
 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

Date 2026-04-19

Drawn by XX

Checked by XX

Sheet Number



A100

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

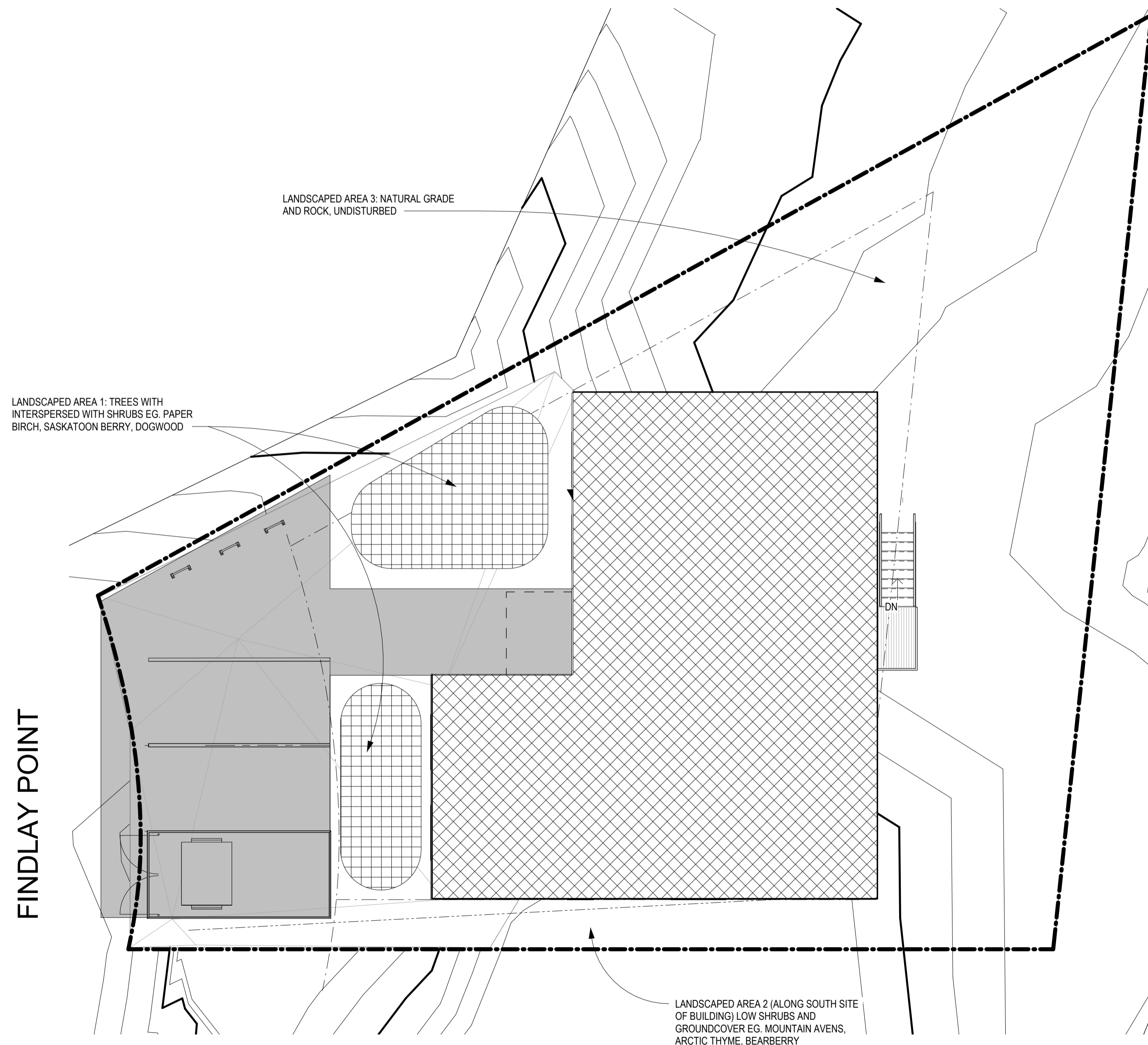
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8. Structural engineering, if required, by others.

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



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

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 Verified June 11, 2026 (page 4 of 8)
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Project
2 FINDLAY POINT Concept Plans
 Yellowknife, NWT

Status
DEVELOPMENT APPLICATION

Sheet Name
Landscaping Plan

Date 2026-04-19

Drawn by XX

Checked by XX



Sheet Number

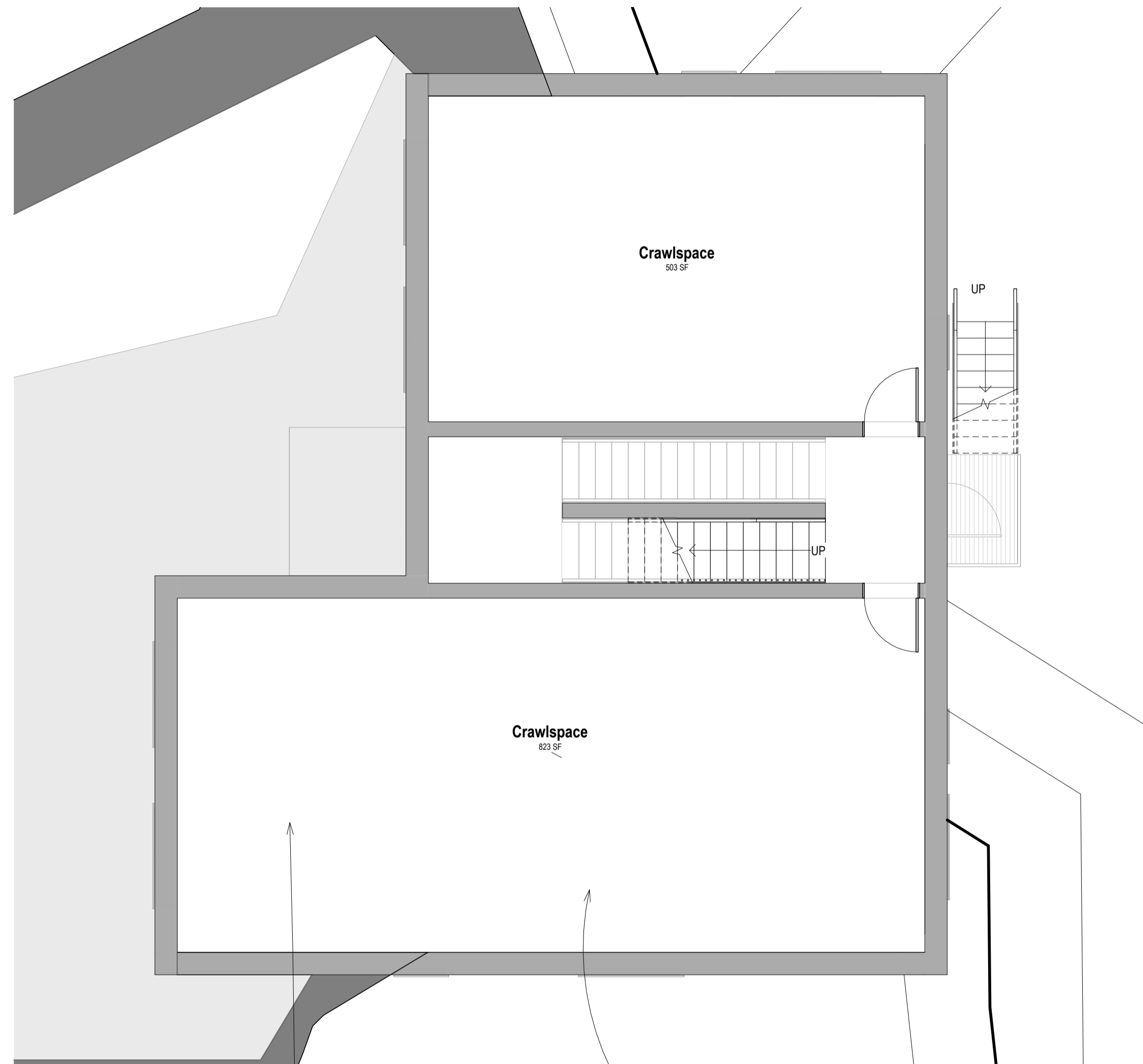
A101

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 Development Officer BASSEL SLEEM

Project
2 FINDLAY POINT Concept Plans
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Status
DEVELOPMENT APPLICATION

Sheet Name
Basement Plan

Date 2026-04-19

Drawn by XX

Checked by XX

Sheet Number



A111

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

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

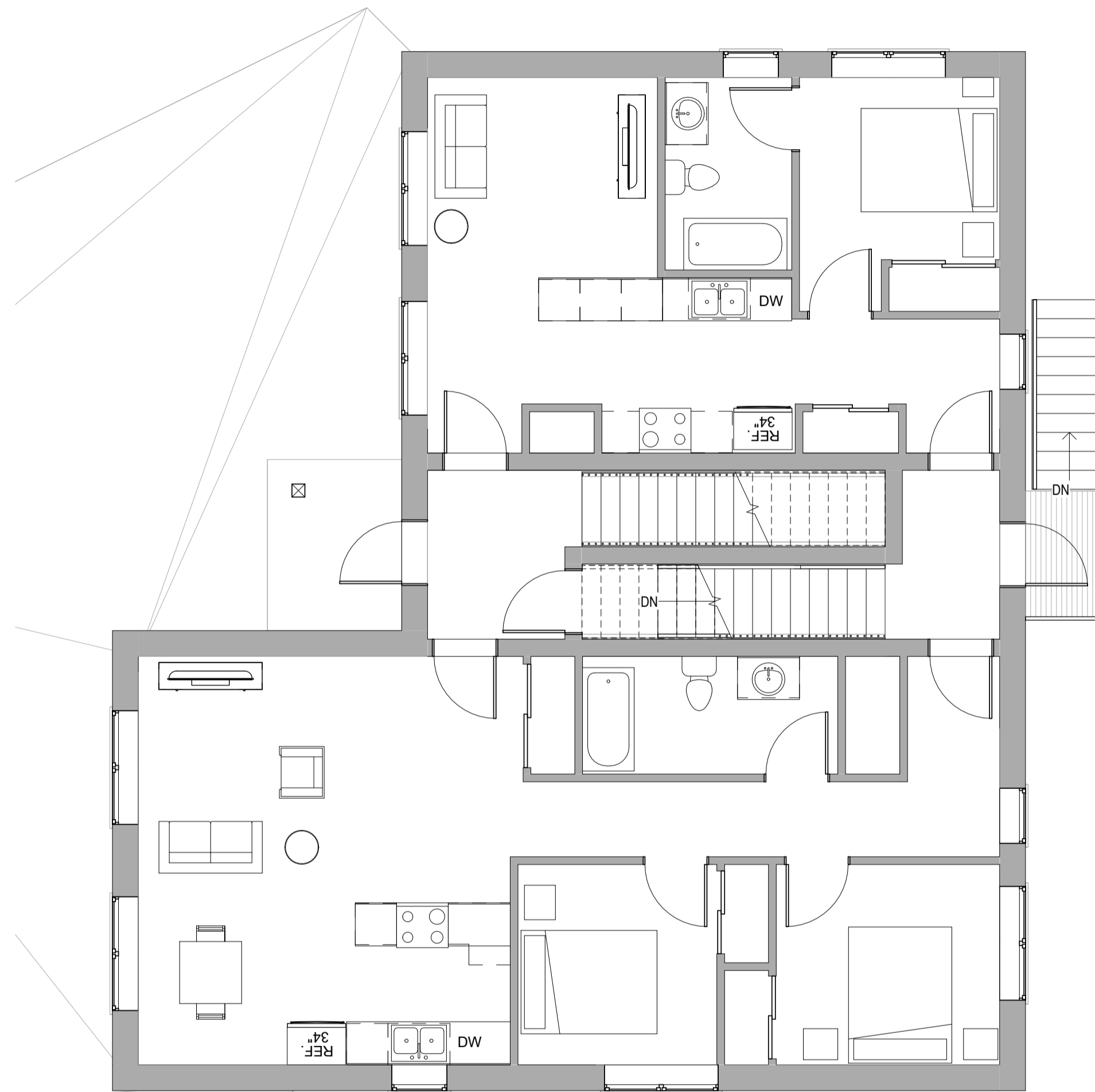
DETAILED DESIGN FOR THIS LEVEL
 TO BE COMPLETED AFTER
 DEVELOPMENT PERMIT

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① FIRST FLOOR PLAN
3/16" = 1'-0"

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

PLAN NOTES

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

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 Verified June 11, 2026 (page 6 of 8)
 Development Officer BASSEL SLEEM

Project
2 FINDLAY POINT Concept Plans
 Yellowknife, NWT

Status
DEVELOPMENT APPLICATION

Sheet Name
First Floor Plan

Date 2026-04-19

Drawn by XX

Checked by XX

Sheet Number



A112

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Project
2 FINDLAY POINT Concept Plans
 Yellowknife, NWT

Status
DEVELOPMENT APPLICATION

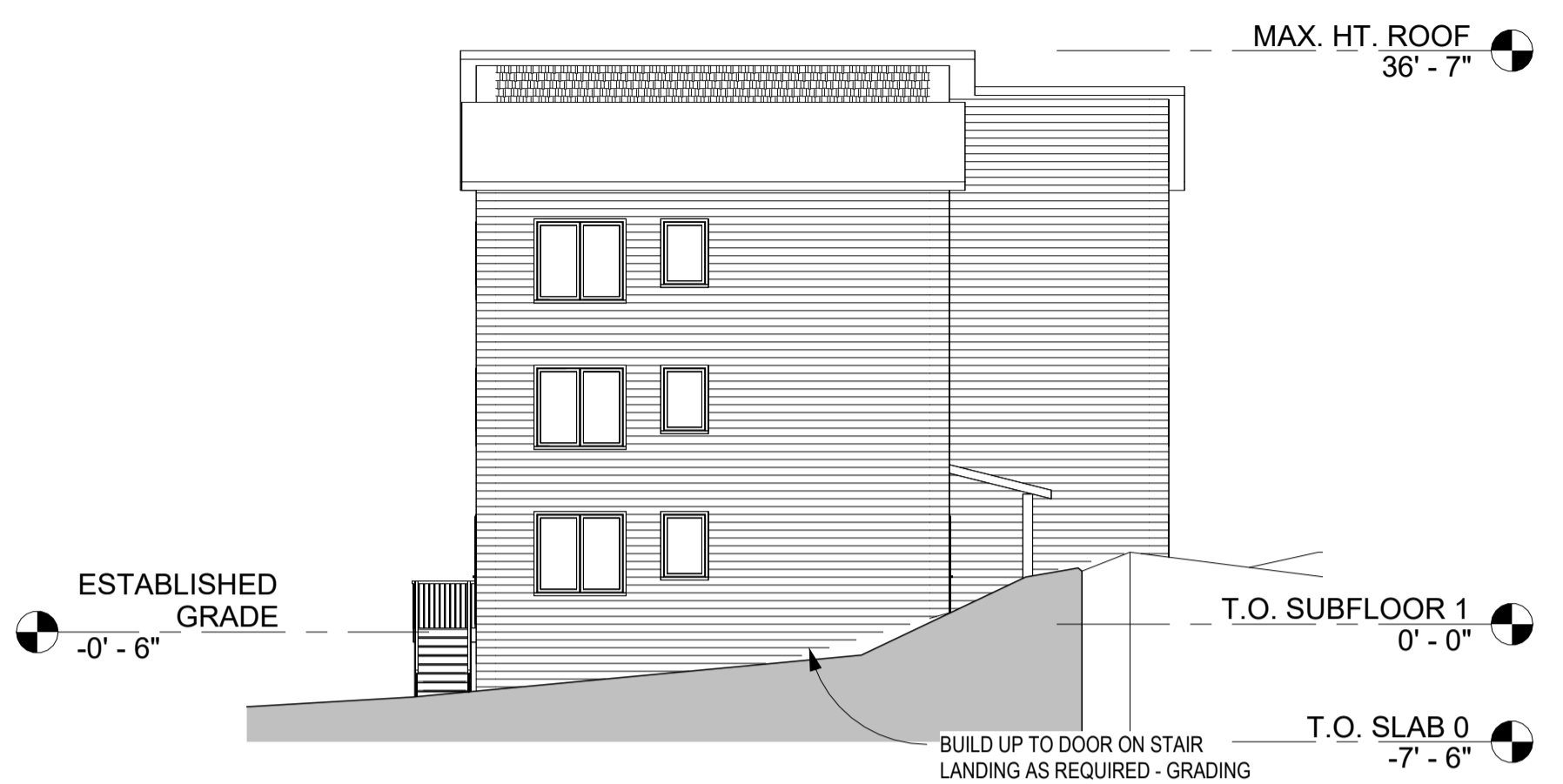
Sheet Name
Elevations

Date 2026-04-19

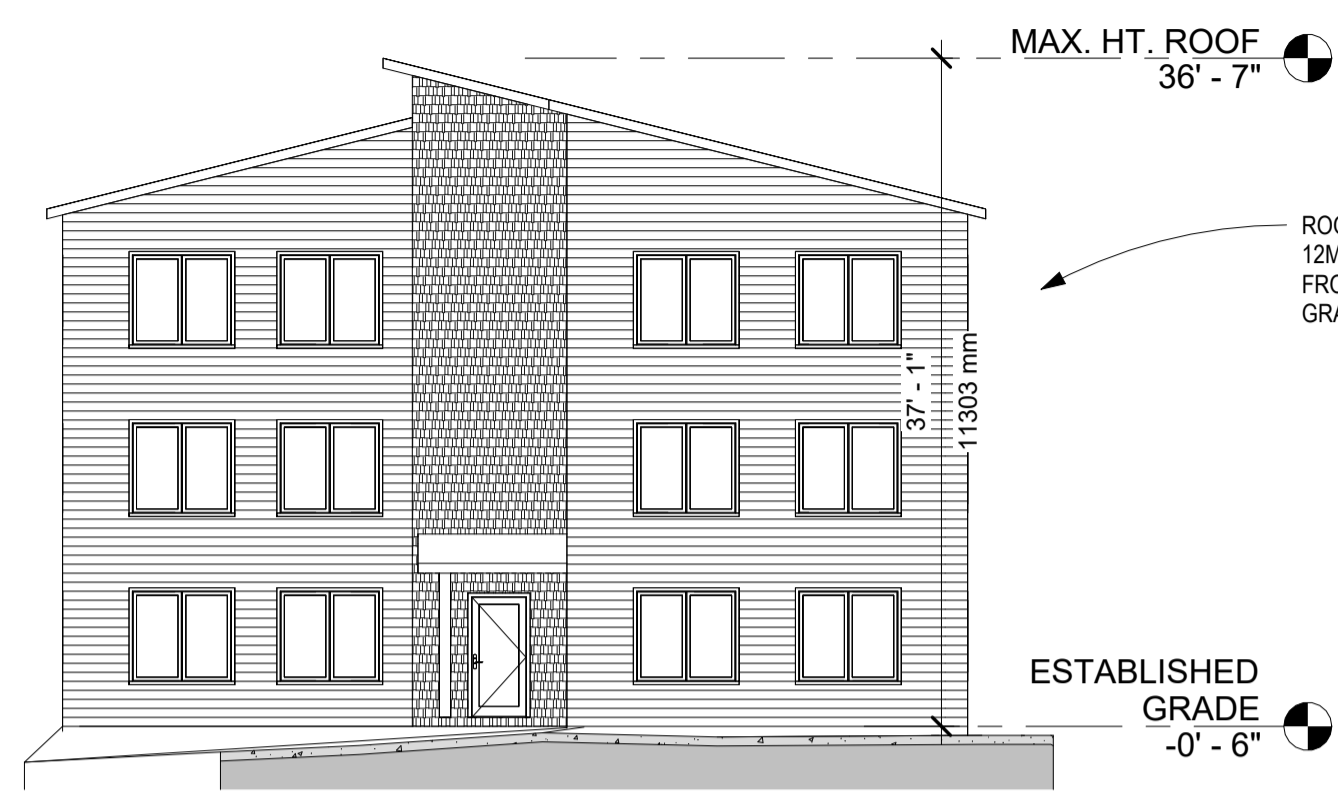
Drawn by XX

Checked by XX

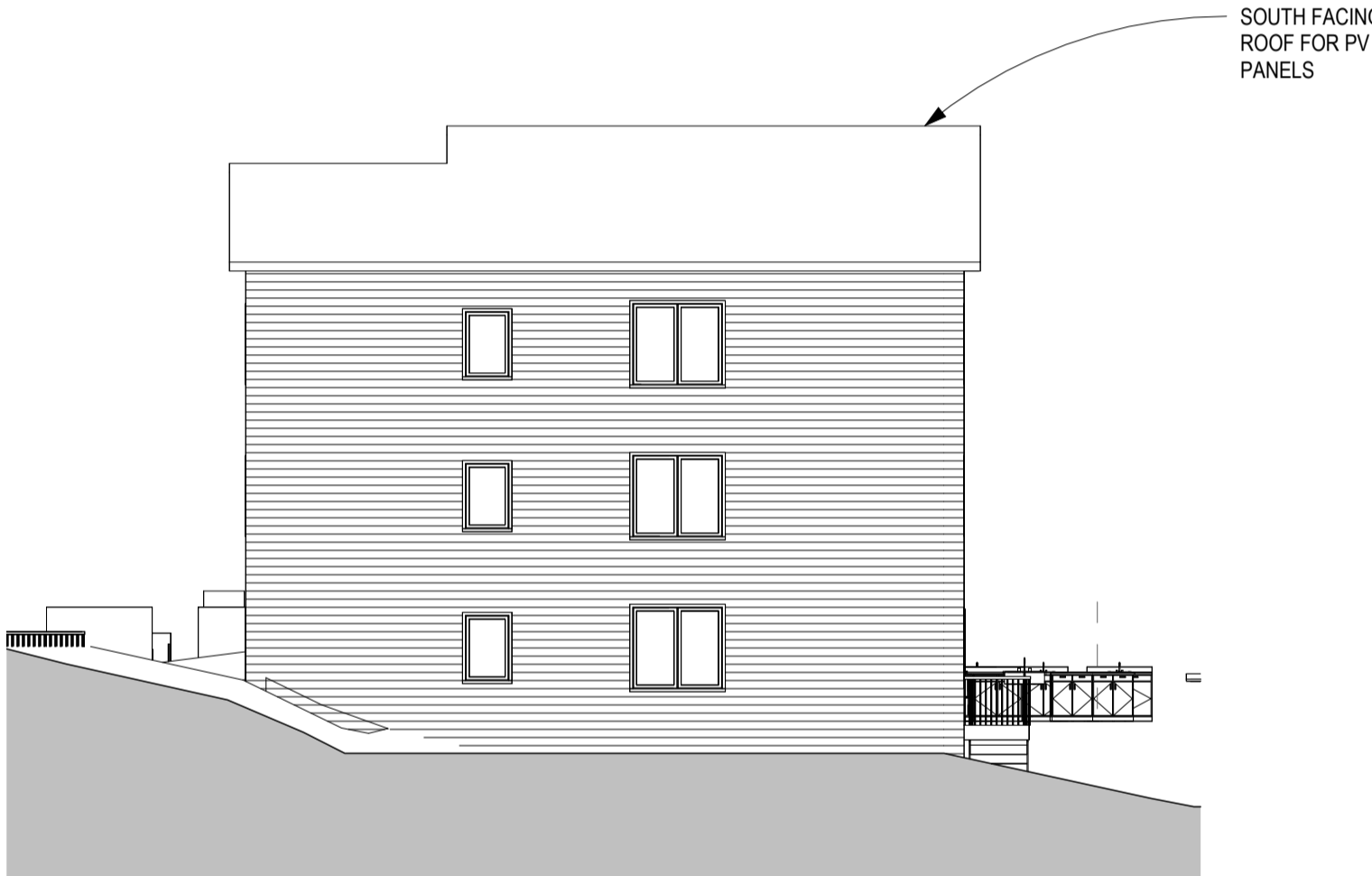
Sheet Number
A201



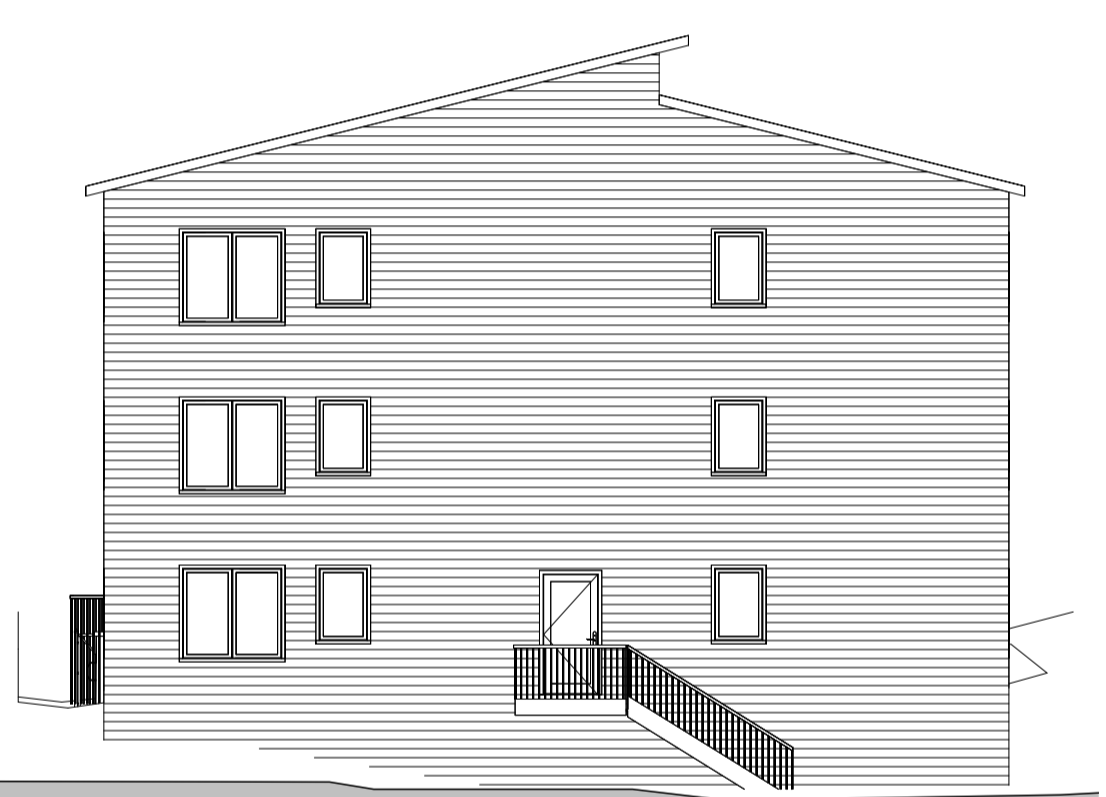
① NORTH ELEVATION
 3/32" = 1'-0"



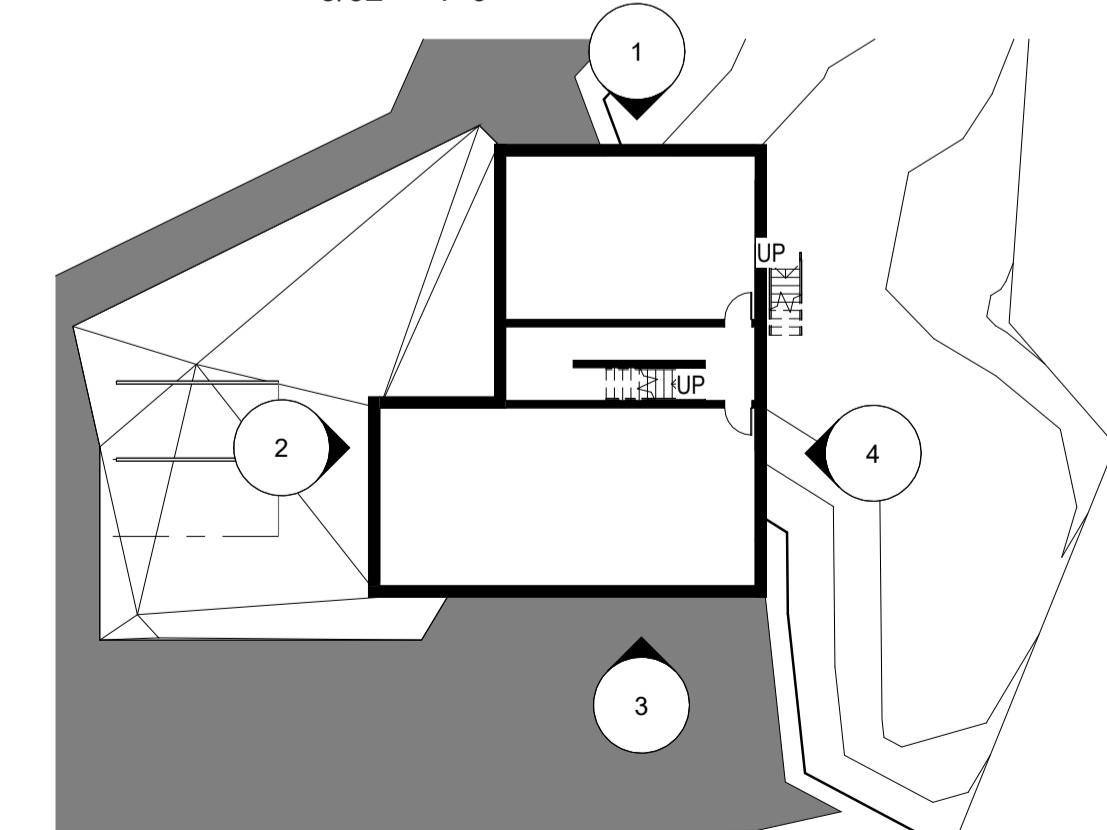
② WEST ELEVATION
 3/32" = 1'-0"



③ SOUTH ELEVATION
 3/32" = 1'-0"



④ EAST ELEVATION
 3/32" = 1'-0"



⑤ ELEVATION KEY PLAN
 3/64" = 1'-0"

ELEVATION NOTES

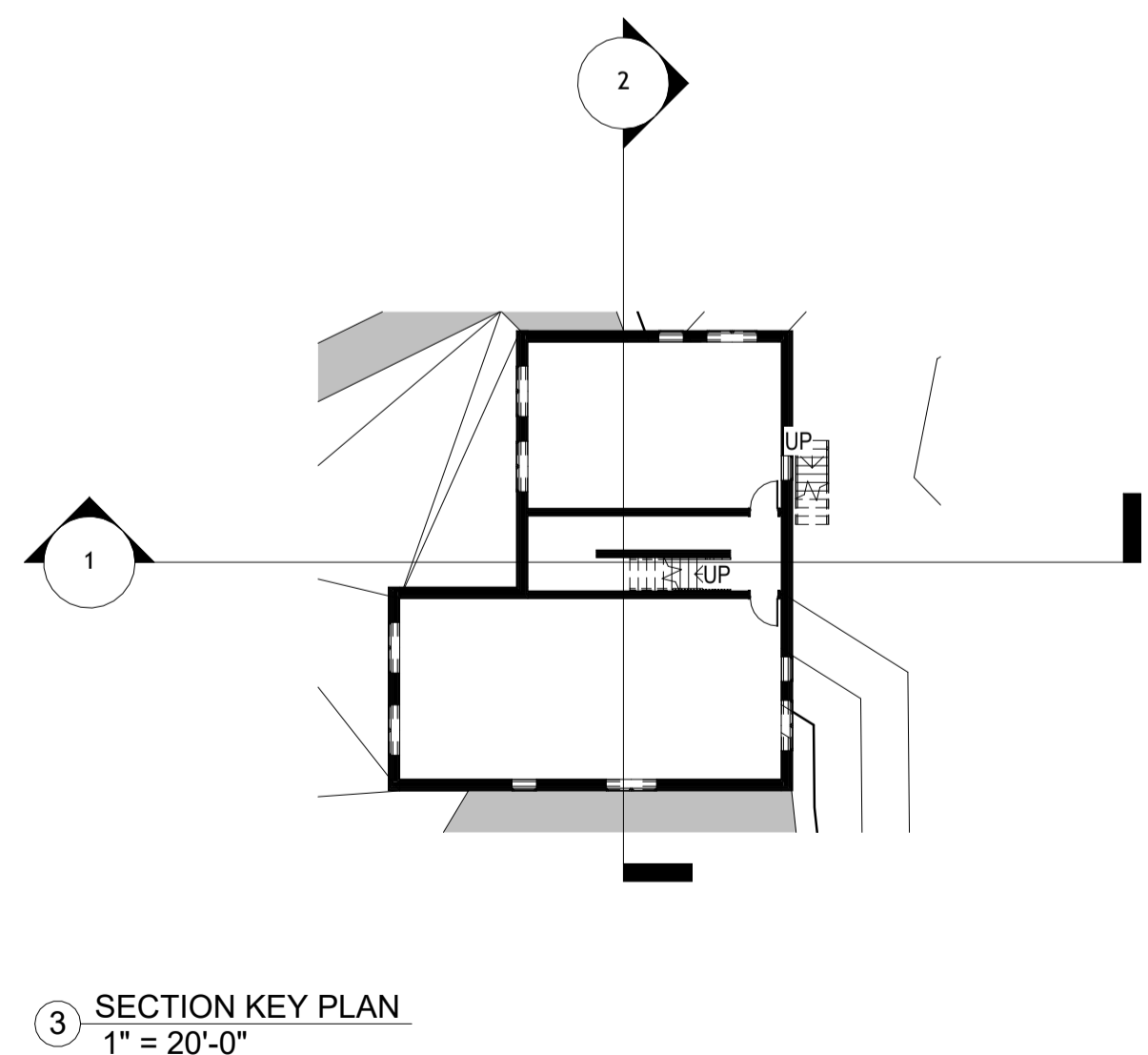
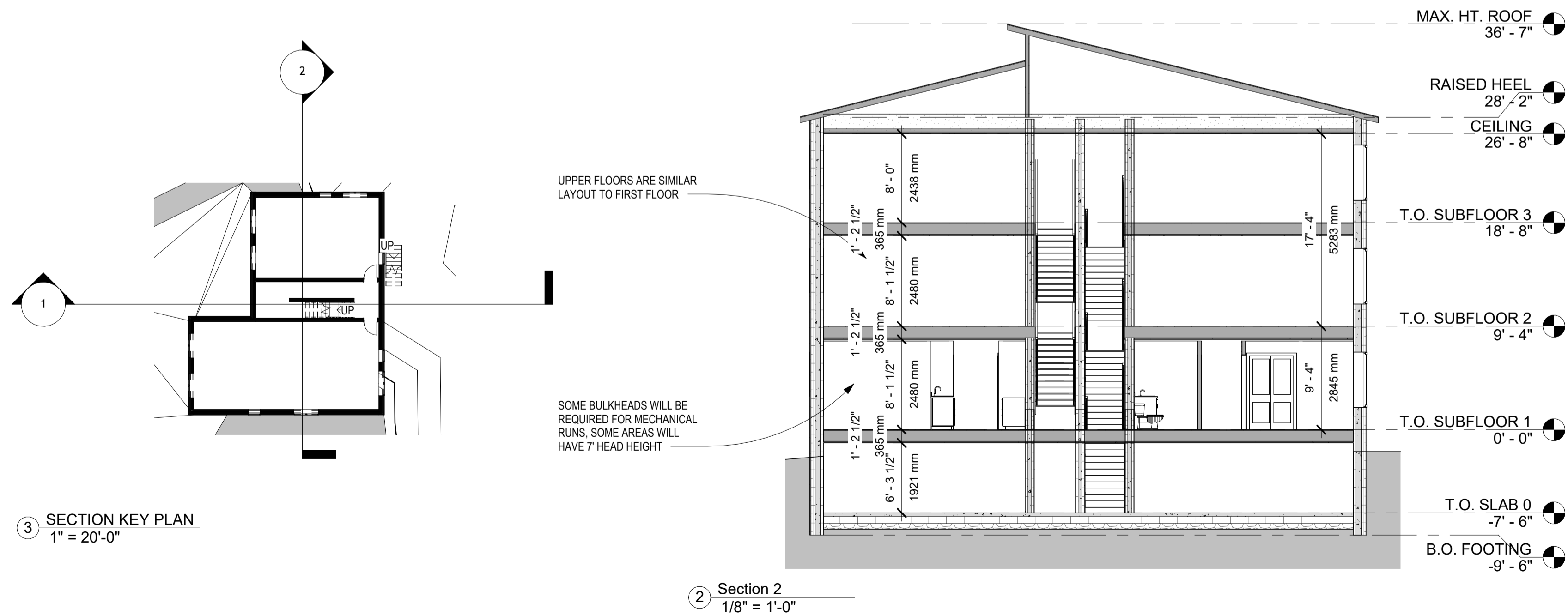
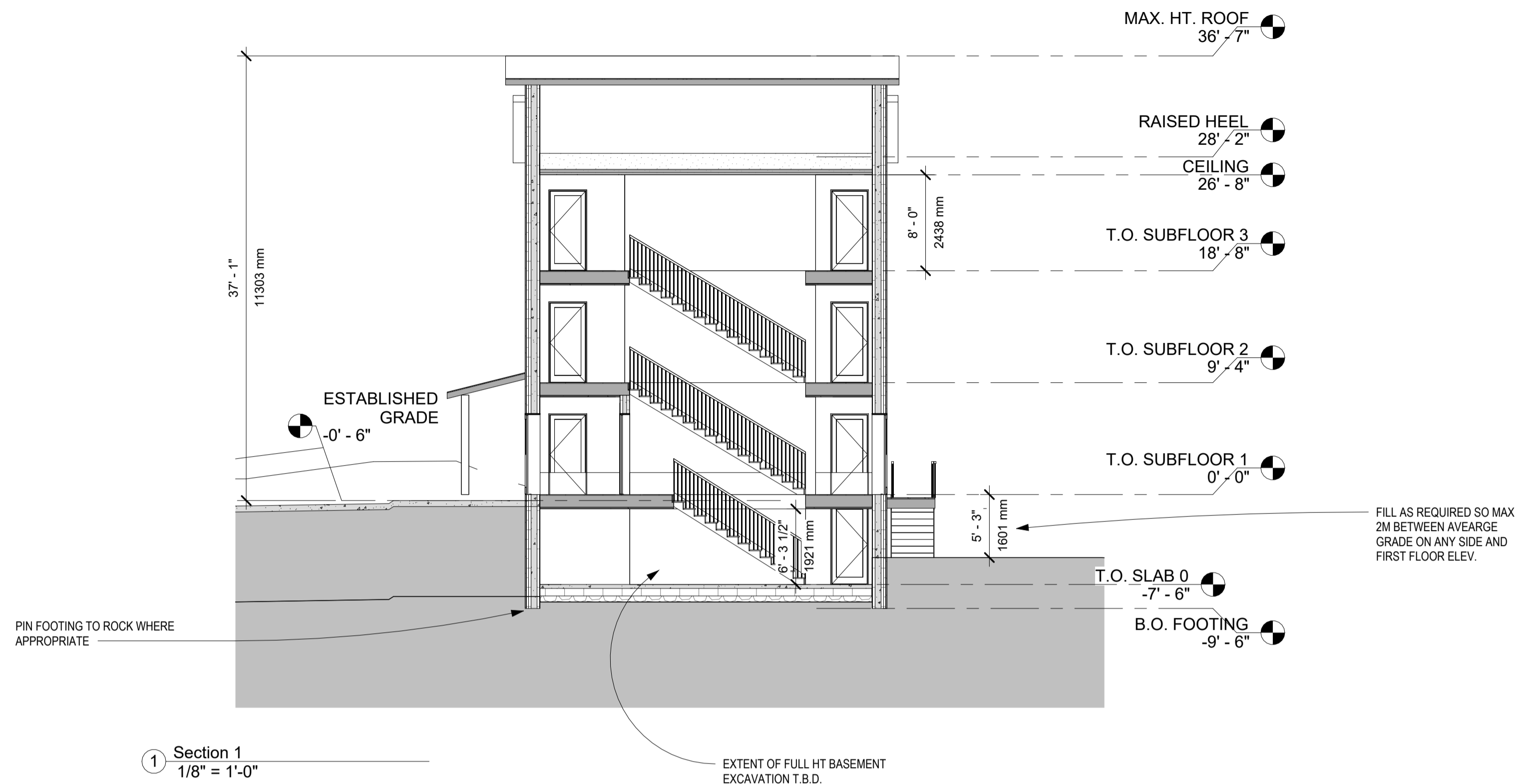
- All exterior trim, finishes, and colours to be confirmed by Owner.
- Site grades shown are generic and may differ from the actual final grades for this project.
- Eavestroughs and downspouts not shown; install where required.
- Roof vents & plumbing stacks not shown; vent area to be min 1:150 [300].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

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Verified June 11, 2026 (page 8 of 8)
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Project
2 FINDLAY POINT Concept Plans
Yellowknife, NWT

Status
DEVELOPMENT APPLICATION

Sheet Name
Building Sections

Date 2026-04-19

Drawn by XX

Checked by XX

Sheet Number

A301