

207.0 R
202.0 3
199.0 2
196.0 1
194.0 F
193.6 T
193.0 S

Planner's Note: The application being considered is a Variance to reduce the Side Yard Setback from 3.00m to 1.20m.

New set back to stairs - 1.2m

Based on 194.0 and 198.5 front and rear corner elevations, Avg is 196.25

Total Avg height of 10.75m(35.25')

Variance Request - 0.5 m
Width x 13.7 m Length
Exit Stairs

Setback 3.0m

Grade estimated at 196 Meters

Walkway & Stairs

Elev 193.65m @ 8%

2nd Floor Building Entrance

Elev 193.8 Walkway

Elev 194m at front of building

Building Entrance

Elev at corner 197.75m
Roof Height - Elev 208m

1st Sty Elev 195m
2nd Sty Elev 198.5m

2m Landscape Buffer along southwest property line.
Existing landscape and re-landscaped to meet conditions.

Walkway & Stairs - 2m buffer to be maintained -
Stair direction is yet to be determined - built within the required 40 % allowable projection of 1.2m

SCALE 1 : 150



OLLERHEAD & ASSOCIATES LTD.
CANADA LANDS SURVEYORS
AND ENGINEERS

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FAX: 867-669-6334
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- NOTES/LEGEND**
- DISTANCES AND ELEVATIONS ARE IN METERS
 - CONTOUR INTERVAL= 0.25m
 - TOPOGRAPHIC SURVEY IS BASED UPON NAD83 CSRS UTM ZONE 11, WITH ELEVATIONS REFERENCED TO THE CGVD2013 VERTICAL DATUM
 - CONTROL POINT (OA1)
N: 6924533.08 m
E: 633537.34 m
ELEV: 187.35
- PROPERTY LINE.....
EXTERIOR LOT STRUCTURE.....
MAJOR CONTOUR.....
MINOR CONTOUR.....
EXISTING FENCE.....
CREST.....
TOE.....
SIDEWALK.....
TOP OF CURB.....
BOTTOM OF CURB.....

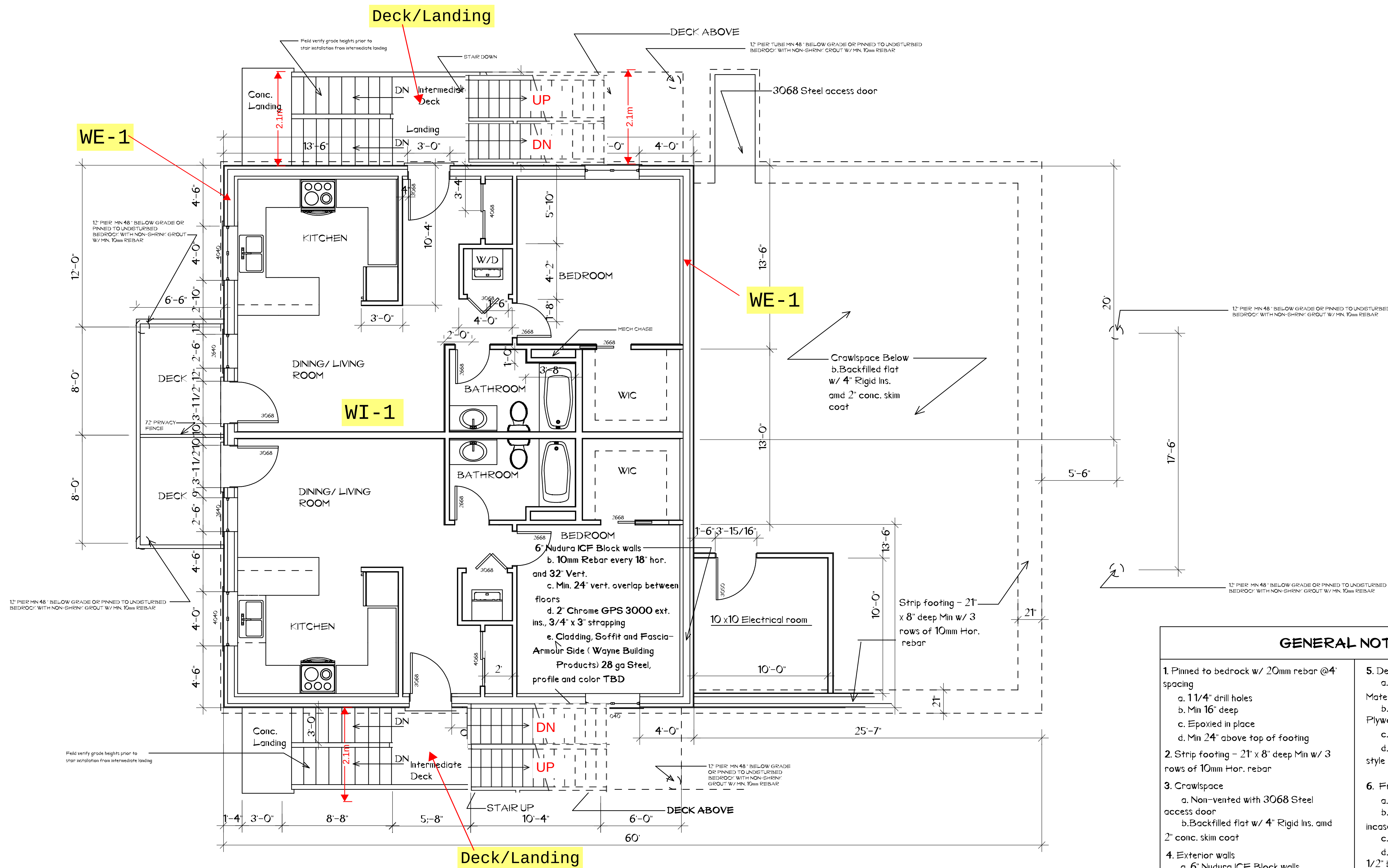
CLIENT:

BOB TAYLOR

DRAWING TITLE:

**TOPOGRAPHIC SURVEY
GITZEL STREET
LOT 8, BLOCK 119
PLAN 114393 CLSR, 4880 LTO
YELLOWKNIFE, NT**

DRAWN: RJC	CHECKED: PM	APPROVED: VO
SCALE: 1:150	DATE: NOVEMBER 07, 2025	
DRAWING NUMBER: 1 OF 1		PROJECT NO.: 25-91-BT



GROUND FLOOR PLAN & FOUNDATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES	
1. Pinned to bedrock w/ 20mm rebar @ 4' spacing a. 1 1/4" drill holes b. Min 16" deep c. Epoxied in place d. Min 24" above top of footing	5. Decks a. Pressure treated Decking Materials b. 3/4" Subfloor w/ 1/2" G1S Plywood c. Duradeck or equivalent d. Alum. Fascia w/ metal treads, style TBD
2. Strip footing - 21" x 8" deep Min w/ 3 rows of 10mm Hor. rebar	6. Framing a. LVP- TBD b. 1 1/2" Conc Topping (In-floor incased w/in) c. 3/4" Plywood Subfloor d. 16-18" TJI or floor truss w/ 3 1/2" bot & top flange e. 6" Rockwell Ins. f. Sonopan Sound Ins. g. 3/4" Strapping h. 26g Resilient channel i. 1 layer 5/8" Type G Drywall
3. Crawl space a. Non-vented with 3068 Steel access door b. Backfilled flat w/ 4" Rigid Ins. and 2" conc. skim coat	
4. Exterior walls a. 6" Nudura ICF Block walls b. 10mm Rebar every 18" hor. and 32" Vert. c. Min. 24" vert. overlap between floors d. 2" Chrome GPS 3000 ext. Ins., 3/4" x 3" strapping e. Cladding, Soffit and Fascia- Armour Side (Wayne Building Products) 28 ga Steel, profile and color TBD	

No.	REVISION/ISSUE	DATE

ORIENTATION	STAMP

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER

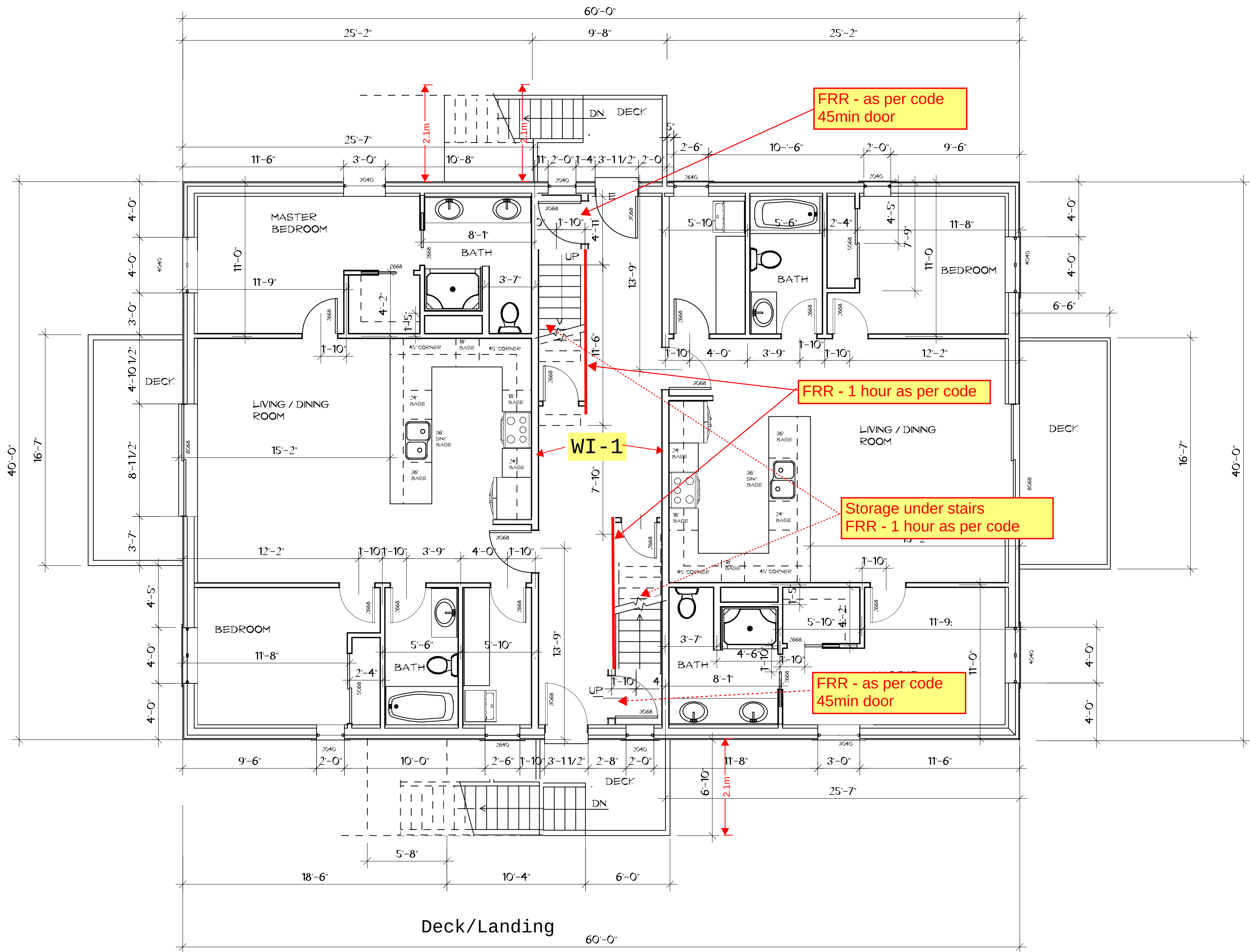
PROJECT NAME:
**20 GITZEL
6 PLEX**

CLIENT:
NECC

DRAWING:
GROUND FLOOR PLAN/ FOUNDATION

SCALE: 1/4" = 1'-0" DATE: 06/24/2026

DRAWN BY: JAL	SHEET: A1
CHECKED BY: DSL	
APPROVED BY: NECC	



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

No.	REVISION/ISSUE	DATE

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GUELPH, ON N1H 5N8
888-223-7638

PROJECT NAME:

20 GITZEL
6 PLEX

CLIENT:

NECC

DRAWING:

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 06/24/2026

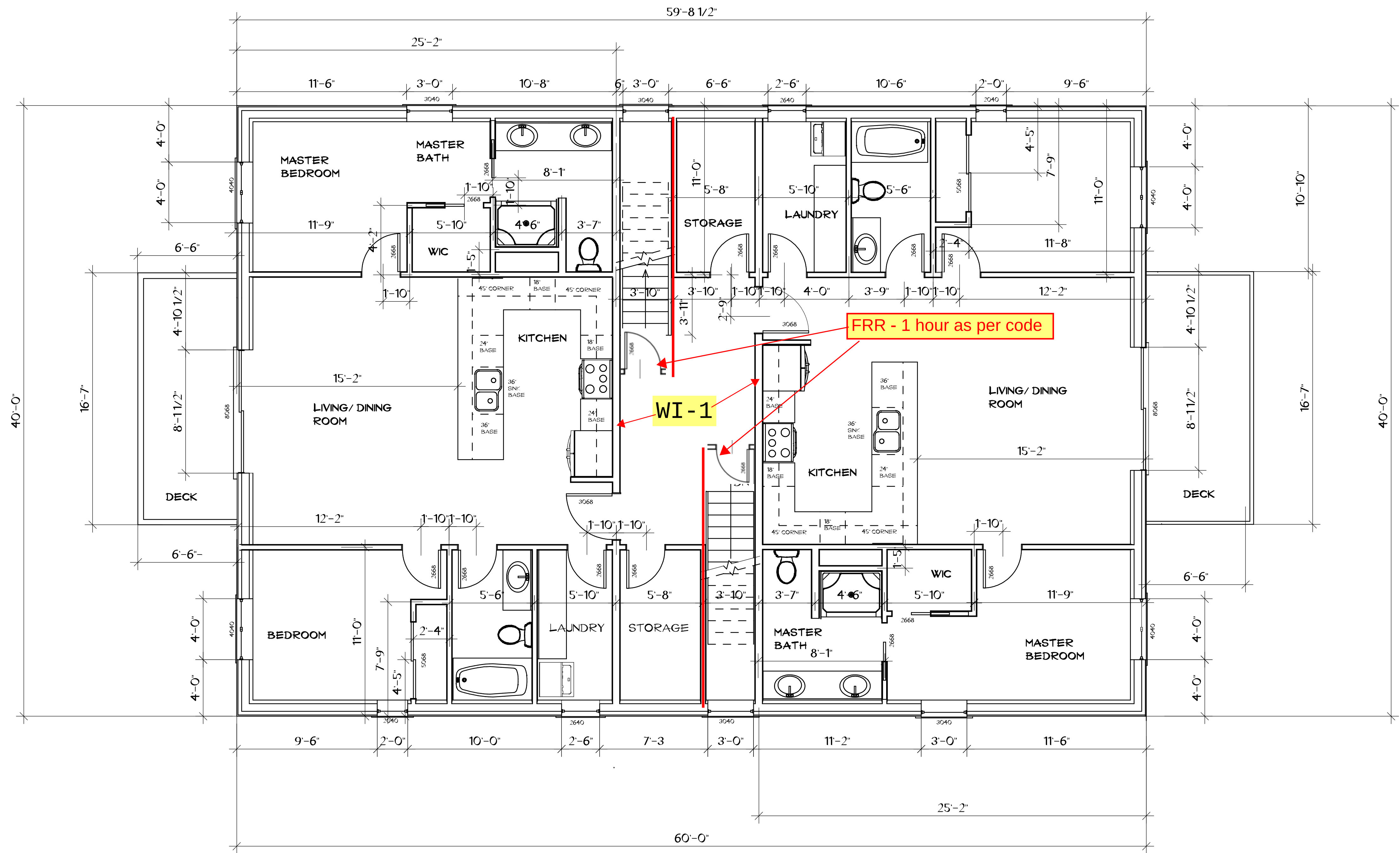
DRAWN BY:
JAL

CHECKED BY:
DSL

APPROVED BY:
NECC

SHEET:

A2



GENERAL NOTES

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PROJECT NAME:

20 Gitzel
6 Plex

CLIENT:

NECC

DRAWING: UPPER FLOOR
PLAN

SCALE: 1/4" = 1'-0"

DATE:

DRAWN BY:

JAL

CHECKED BY:

DSL

APPROVED BY:

NECC

SHEET:

A3

RIGHT ELEVATION

Architectural elevation drawing of a three-story building facade. The drawing includes the following details:

- Dimensions:**
 - Overall width: 28'-0"
 - Overall height: 5'-10"
 - Roof pitch: 12/12
 - Window heights: 2'-0", 4'-3"
 - Balcony heights: 1'-4", 1'-5"
 - Deck heights: 4'-0", 5'-10"
- Windows:**
 - Top floor: Three double windows, each labeled 4040.
 - Middle floor: Three double windows, each labeled 4040.
 - Bottom floor: Four double windows, each labeled 4040.
- Balconies:**
 - Top floor: A central balcony with a railing, labeled 8568.
 - Middle floor: A central balcony with a railing, labeled 8568.
 - Bottom floor: A central balcony with a railing, labeled 3640 and 3068.
- Annotations:**
 - "12\" Belly Band" is repeated for each floor level.
 - "6x6 support posts @ decks" is noted at the base of the building.
 - "12\" PER\" MN 48\" BELOW GRADE OR PINNED TO UNDISTURBED BEDROCK\" WITH\" NON-SHINK\" GROUT\" W/\" MN 10mm REBAR\" is noted at the base of the building.
 - "7\" Privacy fence separating the two ground floor units" is noted on the bottom floor balcony.

LEFT ELEVATION

GENERAL NOTES

[illegible]

ORIENTATION

STAMP

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PROJECT NAME:

20 GITZEL
6 PLEX

CLIENT:

NECC

DRAWING:

RIGHT & LEFT ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 06/24/26

DRAWN BY:

JAL

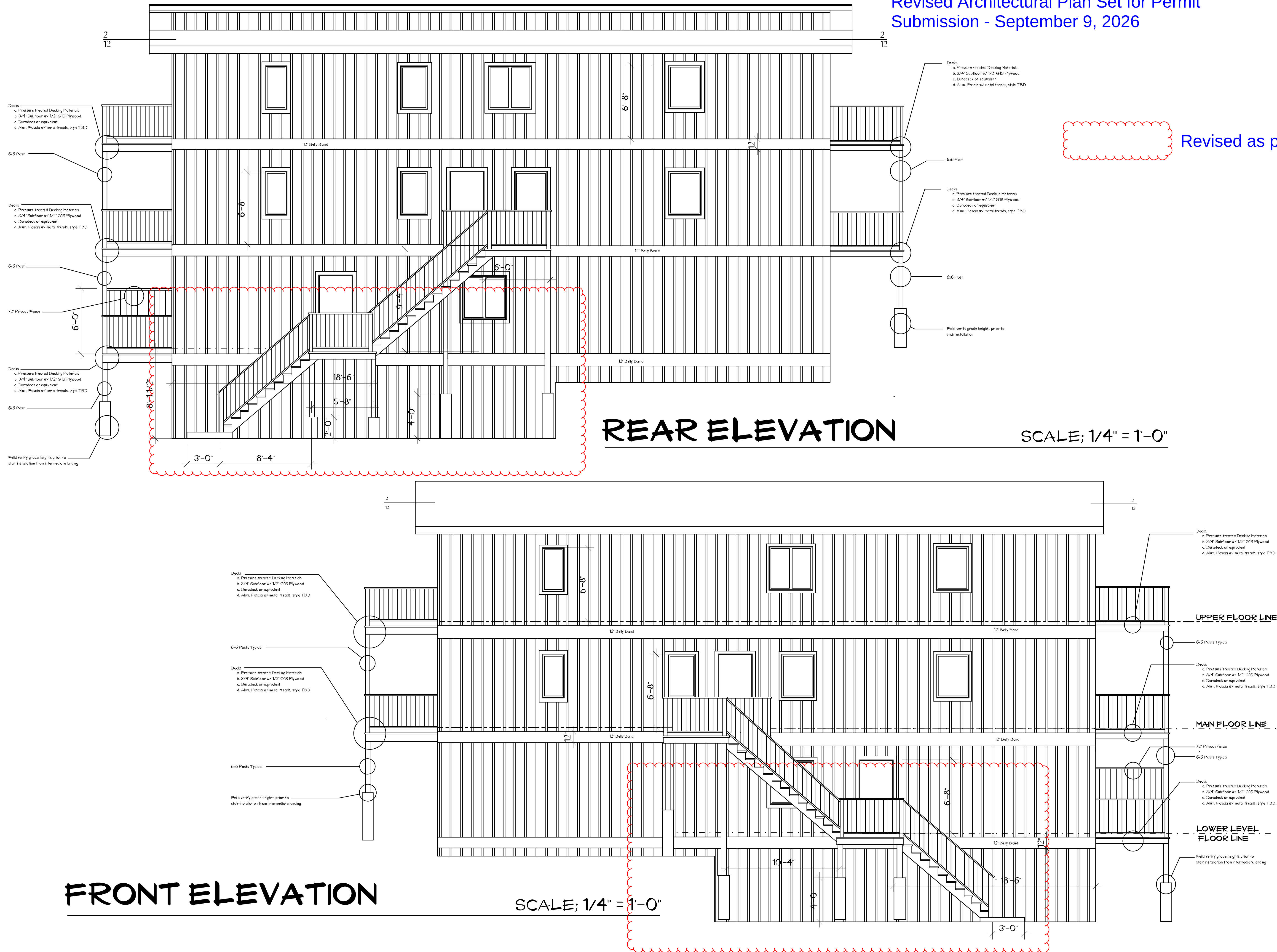
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BY: DSL

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ED BY:
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A4



Revised as per - A1 and S-010

GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION	STAMP

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GUELPH, ON N1H 5N8
888-223-7638

PROJECT NAME:
20 Gitzel
6 Plex

CLIENT:
NECC

DRAWING: **FRONT & REAR
ELEVATIONS**
SCALE: 1/4" = 1'-0" DATE: 06/25/26

DRAWN BY: **JAL** SHEET:
CHECKED BY: **DSL** **A5**
APPROVED BY: **NECC**