

CHATEAU NOVA, 4571 48 ST, YELLOWKNIFE, NT, X1A 0E2, CAN"

LEGEND:

LP - SOLAR LIGHT POST
PORPOSED FINAL GRADES
POWER
WATER
SEWER



CS - REGULATIONS MIXED USE COMMERCIAL/INSTITUTIONAL

Minimum Lot Width	15 m	30 m
Maximum Lot Coverage Principal & Accessory Building	50%	50%
Maximum Height Principal Building	15 m	15 m
Accessory Building	12 m	12 m
Minimum Yard Setback Front Yard	7.5 m	148.0 m
Side Yard	3.0 m	58.8 m / 34.4
Rear Yard	3.0 m	12.0 m

SIGNS:

LOCATED ON THE BUILDING BELOW ROOF OVERHANG

SITE COVERAGE :

Main Floor Building Area:	1368 m ²
Second Floor Building Area:	1368 m ²
Third Floor Building Area:	1368 m ²
Fourth Floor Building Area:	1368 m ²
Total Building Area:	5472 m ²
Building Footprint Area:	1368 m ²
Lot Area:	30,920.68 m ²
Proposed Coverage:	17.7%
PROPOSED BUILDING HOTEL	

LEGAL DESCRIPTION:

Lot 3, Block 301, Plan 71185
C.L.S.R. No. 1955 L.T.O.
Survey Plan
55638_CLSR_NT
Area (m2) / (f2)
30,920.68 / 332,827

PARKING REQUIREMENTS:

HOTEL - 1 per 2 guest rooms
75 ROOMS = 38 STALLS REQUIRED
43 STALLS PROVIDED
Accessible Parking 1/20
75/20 = 3.7 4 STALLS
Bicycle parking - 1 space per 3 rooms;
75/3 = 25 RACKS REQUIRED
ROVIDED 28 RACKS

GENERAL PROJECT NOTES

1. ALL WORK TO CONFORM TO THE NATIONAL BUILDING CODE 2015.
2. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND SURVEY DRAWINGS.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. CONTRACTOR TO CAREFULLY INSPECT THE SITE, AND BE FULLY INFORMED OF CONDITIONS AND LIMITATIONS. G.C. TO ALSO REVIEW ALL GEOTECHNICAL REPORTS ISSUED FOR THE SITE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON-SITE AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE DESIGN TEAM PRIOR TO PROCEEDING.
5. CONTRACTOR IS RESPONSIBLE TO CONFIRM AND PROVIDE STORM, SANITARY, WATER, ELECTRICITY, GAS REQUIREMENTS AND INSTALLATIONS TO THE APPROVAL OF ALL APPLICABLE CODES AND LOCAL INSPECTORS.
6. DOOR AND WINDOW SIZES ARE NOMINAL. CONTRACTOR TO CONSULT SUPPLIERS FOR EXACT SIZES AND ROUGH OPENING.
7. PROVIDE ALL FRAMING / BLOCKING AS REQUIRED TO ENSURE PROPER SECUREMENT OF ALL MATERIALS, EQUIPMENT, ACCESSORIES, ETC.
8. MAINTAIN SAFE ACCESS TO ALL REQUIRED EXITS AT ALL TIMES.
9. ALL NEW AND EXISTING ELEVATIONS TO BE VERIFIED.
10. CONTRACTOR TO COORDINATE LOCATIONS OF ALL MECHANICAL & ELECTRICAL EQUIPMENT PRIOR TO ROUGH-IN AND INSTALLATION.
11. PROVIDE PRE-FINISHED METAL FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS. FLASHING TO MATCH BUILDING COLOUR SCHEME.
12. PROVIDE CONTINUOUS ROD AND SEALANT JOINT AT ALL JUNCTION OF DISSIMILAR MATERIALS, CONTROL JOINTS & OTHER LOCATIONS AS APPROPRIATE.

City of Yellowknife

Development Permit #PLDEV-2025-0169

Verified August 31, 2026 (page 3 of 14)

Development Officer BASSEL SLEEM

GENERAL LOCATION PLAN

SCALE: 1m = 1000m

ENLARGED LOCATION DETAIL

SCALE: 1m = 350m

NOTICE, DISCLAIMER

THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED BY THE USER OF THE DRAWINGS AND SPECIFICATIONS AT THEIR OWN RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT THE SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.



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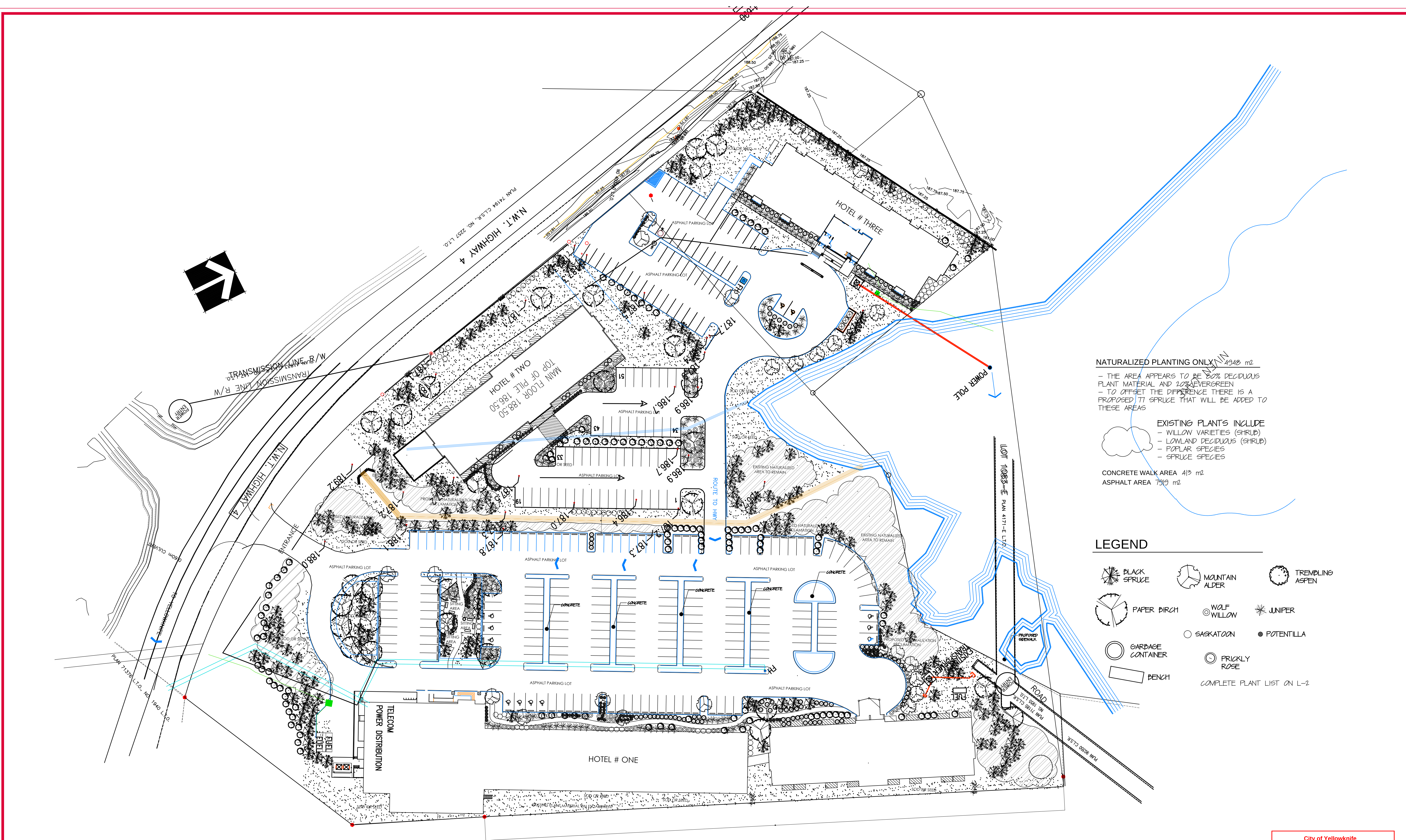
NIVEN LAKE
Yellowknife, N.W.T.

Location Plan & Enlarged

SCALE: 1/8" = 1'-0"
DATE:
2026-04-09
DRAWN BY:
J.M.

SHEET NUMBER

3



NATURALIZED PLANTING ONLY 4948 m²

- THE AREA APPEARS TO BE 80% DECIDUOUS PLANT MATERIAL AND 20% EVERGREEN
- TO OFFSET THE DIFFERENCE THERE IS A PROPOSED 77 SPRUCE THAT WILL BE ADDED TO THESE AREAS

EXISTING PLANTS INCLUDE

- WILLOW VARIETIES (SHRUB)
- LOWLAND DECIDUOUS (SHRUB)
- POPLAR SPECIES
- SPRUCE SPECIES

CONCRETE WALK AREA 413 m²

ASPHALT AREA 7319 m²

LEGEND

- BLACK SPRUCE
 - MOUNTAIN ALDER
 - TREMBLING ASPEN
 - PAPER BIRCH
 - WOLF WILLOW
 - JUNIPER
 - GARBAGE CONTAINER
 - SASKATOON
 - POTENTILLA
 - BENCH
 - PRICKLY ROSE
- COMPLETE PLANT LIST ON L-2

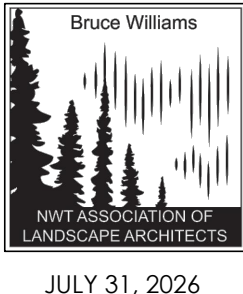
NOTE:

-ALL AREAS DESIGNATED PROPOSED NATURALIZATION RECLAMATION WILL BE HARVESTED BY ACCEPTABLE METHODS AND HEALED INTO A STRIPPED AND STOCKPILED TOPSOIL AND REPLANTED IN DESIGNATED AREAS.

-ALL INTERIOR PLANTING BEDS TO HAVE 100mm SHREDDED BARK MULCH

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REVISION #	DESCRIPTION	CHECKED BY	DATE
#4	ADDED NEW BASE AND ADJUSTED PLANTING	BEW	
#3	ADJUSTED WALK TO NEW PATH	BEW	
#2	ADDED SECOND BUILDING AND PLANTING	BEW	
#1	CITY OF YELLOWKNIFE COMMENTS ADDRESSED	KLB	



YELLOWKNIFE ZONING BYLAW ANALYSIS

AREA sq. m.	CITY DESIGN STANDARDS	TOTAL
5474	1 TREE/25 sq. m 2 SHRUB/25 sq. m	219 438

NEW PLANTING ONLY

CON. TREES	DEC. TREES	SHRUBS
109	110	281



PROJECT TITLE: HOTEL DEVELOPMENT	ISSUED BY: DATE:	REMARKS:	JOB NO: 1431	DRAWING NO. L-1
PROJECT LEGAL ADDRESS: LOTS 1 TO 3, BLOCK 301 and ROADS			SCALE: 1:600 metric	
PROJECT MUNICIPAL ADDRESS: 48th. Street, YELLOWKNIFE	DRAWING TITLE: LANDSCAPE PLAN		DRAWN BY: BEW	DATE: 07/31/2026

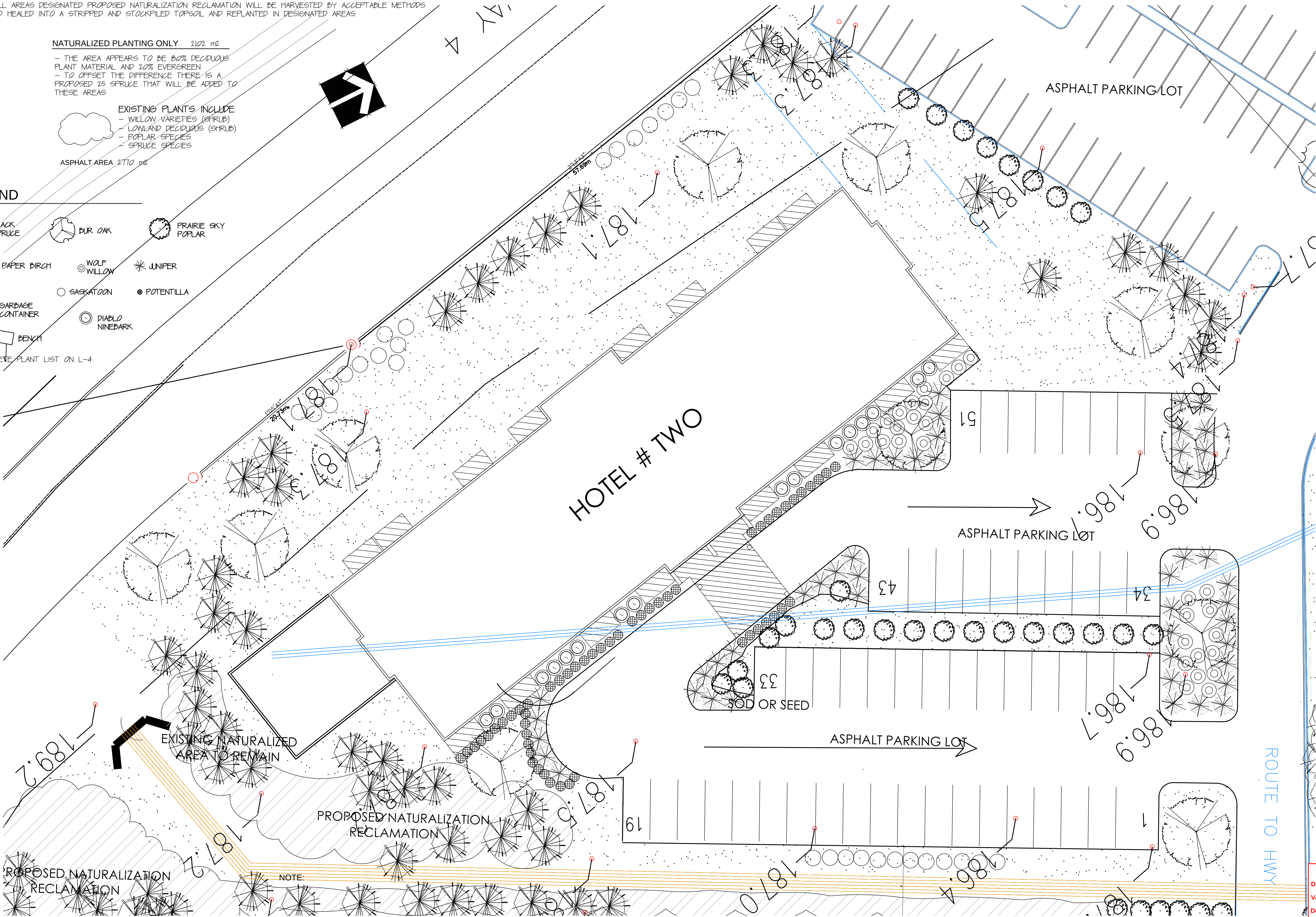
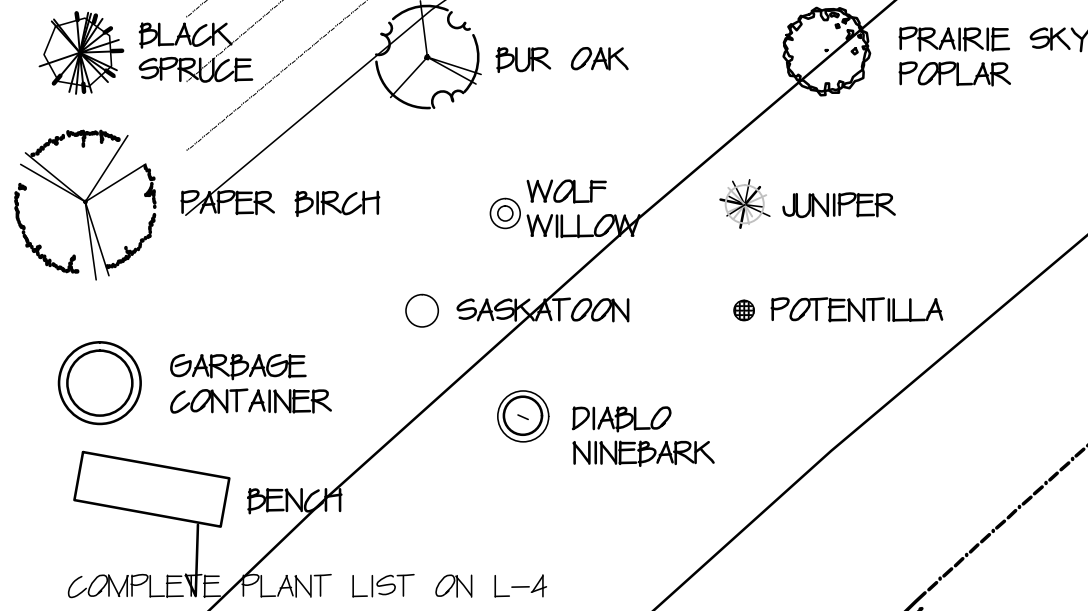
-ALL INTERIOR PLANTING BEDS TO HAVE 100mm SHREDDED BARK MULCH
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NATURALIZED PLANTING ONLY 2402 m²
- THE AREA APPEARS TO BE 80% DECIDUOUS PLANT MATERIAL AND 20% EVERGREEN
- TO OFFSET THE DIFFERENCE THERE IS A PROPOSED 25 SPRUCE THAT WILL BE ADDED TO THESE AREAS

EXISTING PLANTS INCLUDE
- WILLOW VARIETIES (SHRUB)
- LOWLAND DECIDUOUS (SHRUB)
- POPLAR SPECIES
- SPRUCE SPECIES

ASPHALT AREA 2770 m²

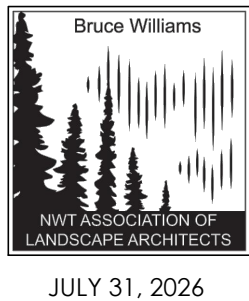
LEGEND



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REVISION #	DESCRIPTION	CHECKED BY

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YELLOWKNIFE ZONING BYLAW ANALYSIS

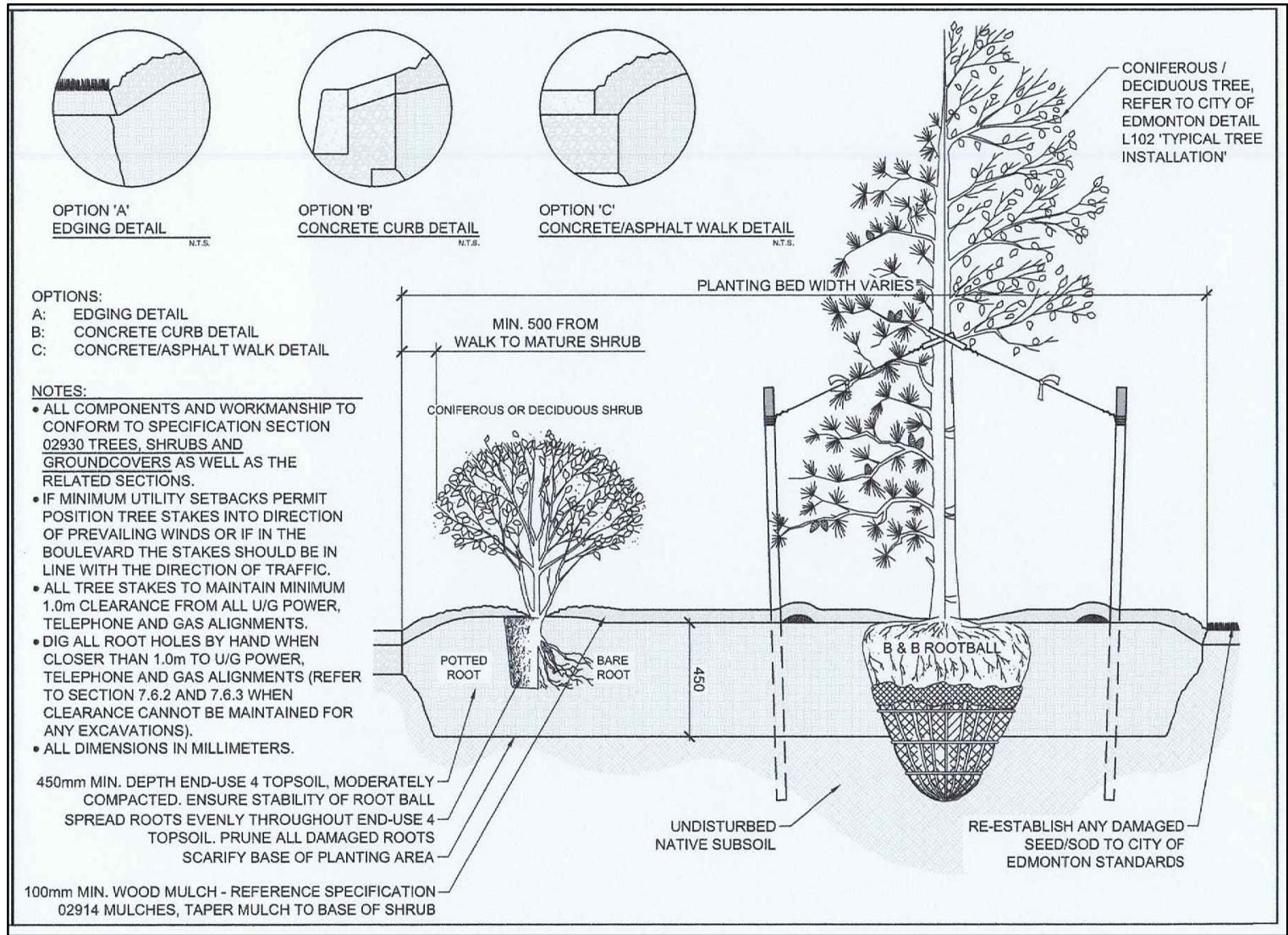
AREA sq. m.	CITY DESIGN STANDARDS	TOTAL
2080	1 TREE/25 sq. m 2 SHRUB/25 sq. m	83 166

NEW PLANTING ONLY

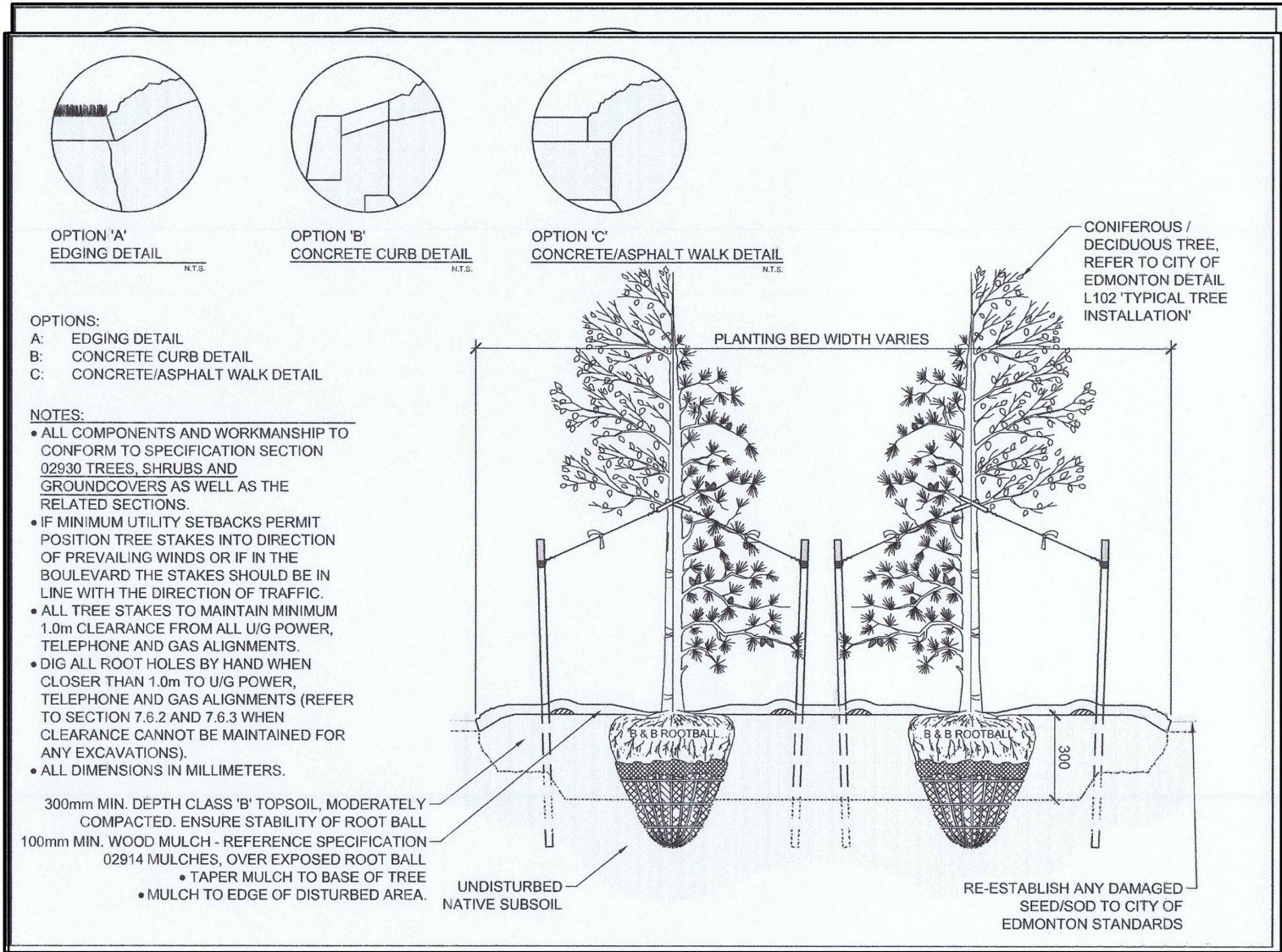
CON. TREES	DEC. TREES	SHRUBS
47	36	166



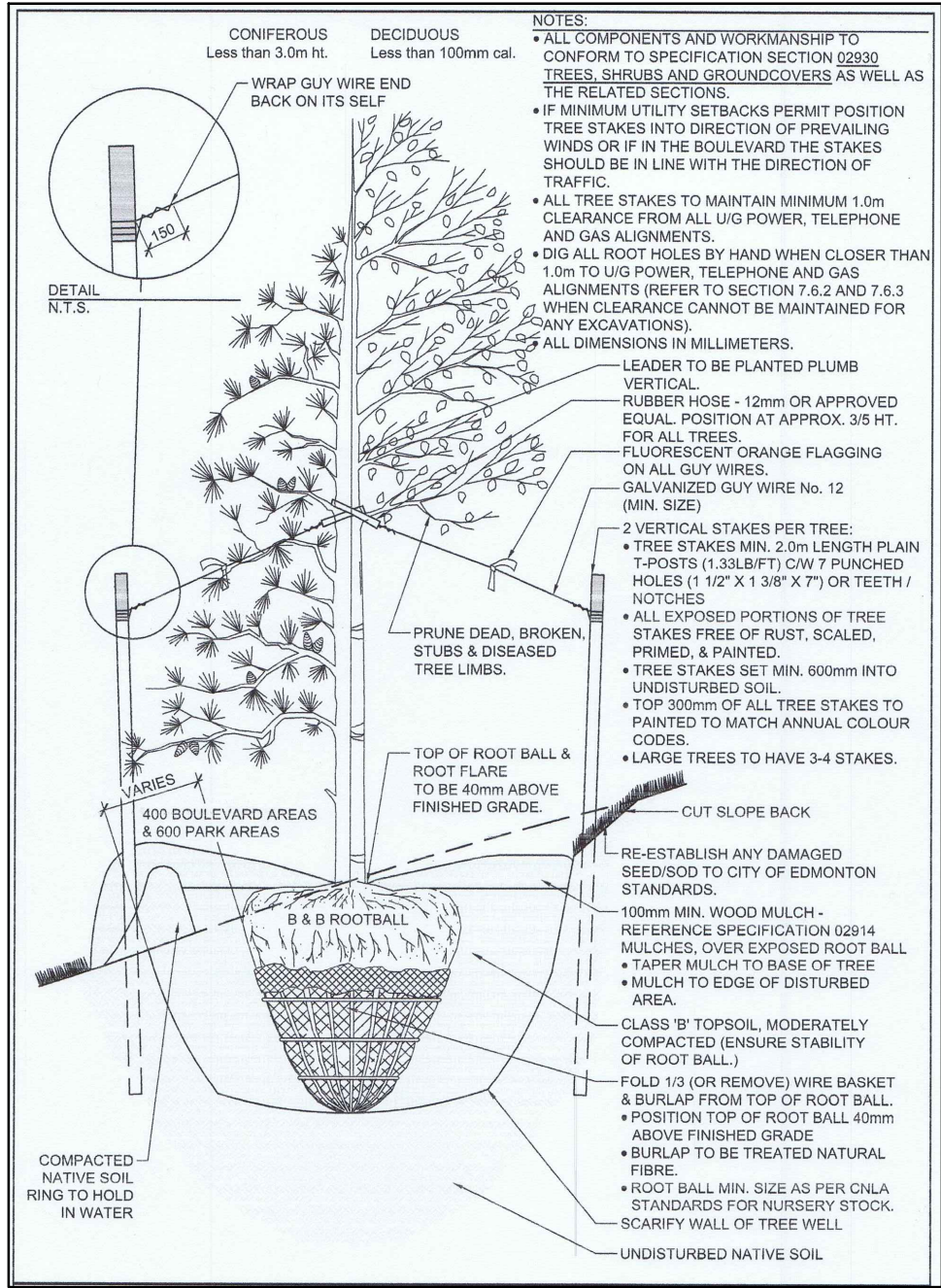
PROJECT TITLE: HOTEL DEVELOPMENT	ISSUED BY/ DATE:	REMARKS:	JOB NO. 1431	DRAWING NO. L-2
PROJECT LEGAL ADDRESS: LOTS 1 TO 3, BLOCK 301 and ROADS			SCALE: 1:200 metric	
PROJECT MUNICIPAL ADDRESS: 48th Street, YELLOWKNIFE	DRAWING TITLE: LANDSCAPE PLAN-HOTEL 2		DRAWN BY: BEW	DATE: 07/31/2026



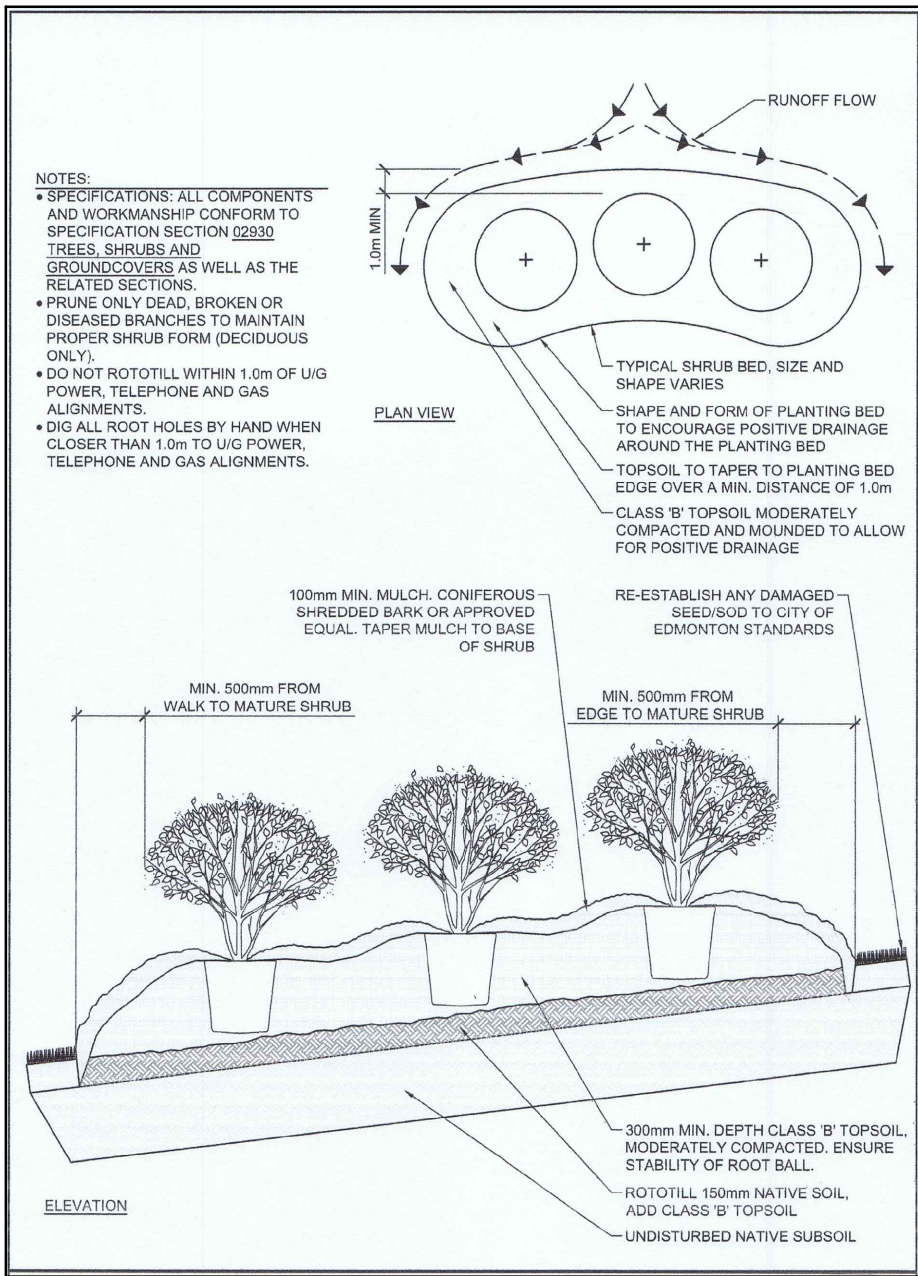
TYPICAL TREE AND SHRUB PLANTING BED



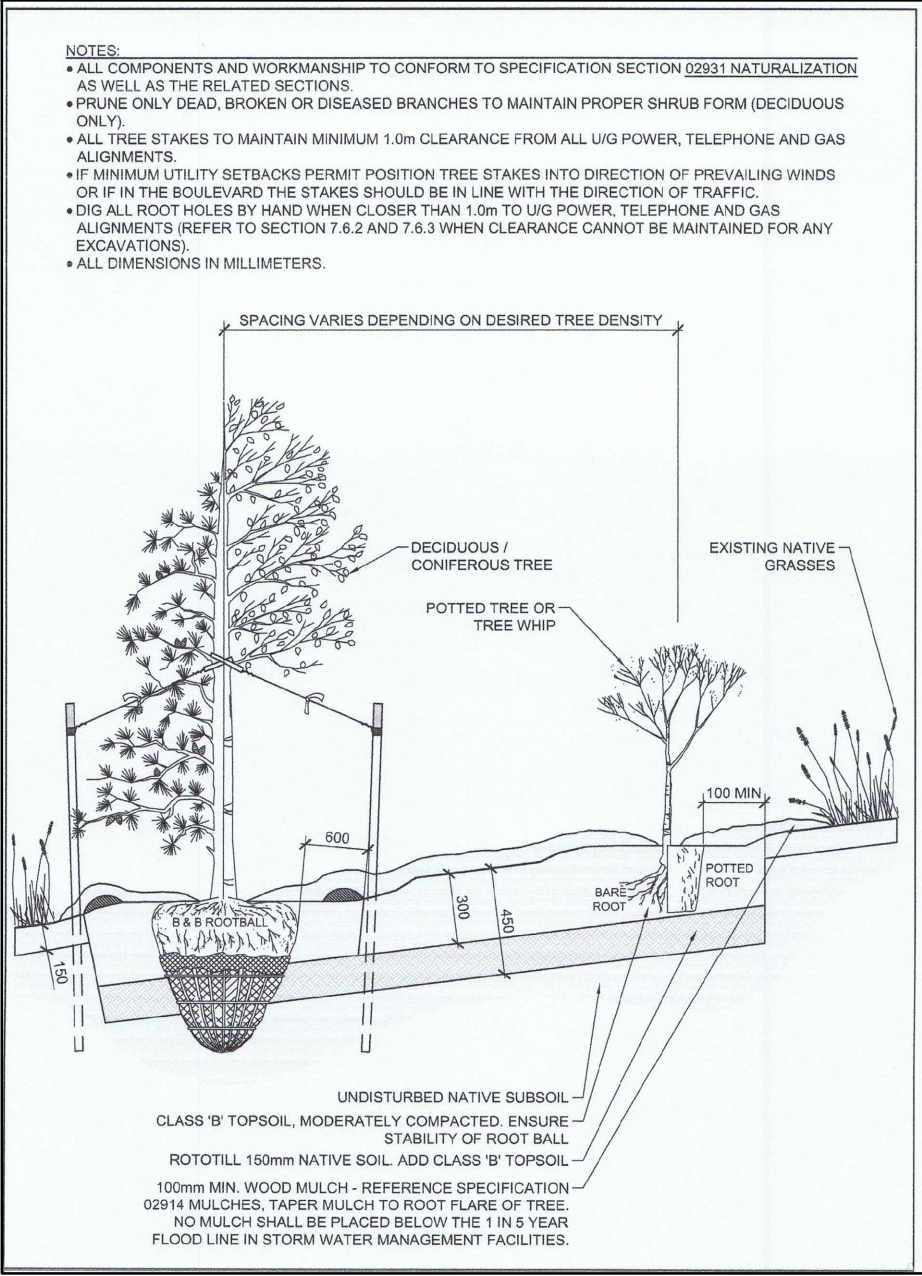
TYPICAL TREE PLANTING BED



TYPICAL TREE PLANTING ON A SLOPE DETAIL



TYPICAL SHRUB PLANTING ON A SLOPE DETAIL



TYPICAL NATURALIZATION PLANTING ON A SLOPE DETAIL

HOTEL # ONE

INTERIOR NEW PLANTING LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
81	TREMBLING ASPEN	POPULUS TREMULOIDES	1000mm HT.	POTTED
32	BLACK SPRUCE	PICEA MARIANA	1000mm HT.	POTTED
15	PAPER BIRCH	PETULA PAPYRIFERA	1000mm HT.	POTTED
13	MOUNTAIN ALDER	ALNUS INCANA	1000mm HT.	POTTED
SHRUBS				
86	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	600 mm HT.	POTTED
46	COMMON JUNIPER	JUNIPERUS COMMUNIS	400 mm SP.	POTTED
18	SMOKEY SASKATOON	AMELANCHIER ALNIFOLIA 'SMOKEY'	600 mm HT.	POTTED
53	WOLF WILLOW	ELAEAGNUS COMMUTATA	600 mm HT.	POTTED
68	PRICKLY ROSE	ROSA ACICULARIS	600 mm HT.	POTTED

NATURALIZATION RECLAMATION PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
71	BLACK SPRUCE	PICEA MARIANA	1000mm HT.	POTTED

HOTEL # TWO

INTERIOR NEW PLANTING LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
25	TREMBLING ASPEN	POPULUS TREMULOIDES	1000mm HT.	POTTED
22	BLACK SPRUCE	PICEA MARIANA	1000mm HT.	POTTED
10	PAPER BIRCH	PETULA PAPYRIFERA	1000mm HT.	POTTED
1	MOUNTAIN ALDER	ALNUS INCANA	1000mm HT.	POTTED
SHRUBS				
31	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	600 mm HT.	POTTED
57	COMMON JUNIPER	JUNIPERUS COMMUNIS	400 mm SP.	POTTED
25	SMOKEY SASKATOON	AMELANCHIER ALNIFOLIA 'SMOKEY'	600 mm HT.	POTTED
30	WOLF WILLOW	ELAEAGNUS COMMUTATA	600 mm HT.	POTTED
23	PRICKLY ROSE	ROSA ACICULARIS	600 mm HT.	POTTED

NATURALIZATION RECLAMATION PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
25	BLACK SPRUCE	PICEA MARIANA	1000mm HT.	POTTED

HOTEL # THREE

INTERIOR NEW PLANTING LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
16	TREMBLING ASPEN	POPULUS TREMULOIDES	1000mm HT.	POTTED
33	BLACK SPRUCE	PICEA MARIANA	1000mm HT.	POTTED
3	PAPER BIRCH	PETULA PAPYRIFERA	1000mm HT.	POTTED
11	MOUNTAIN ALDER	ALNUS INCANA	1000mm HT.	POTTED
SHRUBS				
32	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	600 mm HT.	POTTED
33	COMMON JUNIPER	JUNIPERUS COMMUNIS	400 mm SP.	POTTED
40	SMOKEY SASKATOON	AMELANCHIER ALNIFOLIA 'SMOKEY'	600 mm HT.	POTTED
21	PRICKLY ROSE	ROSA ACICULARIS	600 mm HT.	POTTED

OVERALL PLANTING

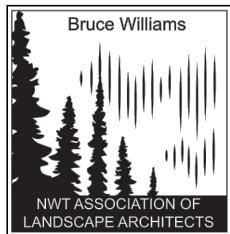
YELLOWKNIFE ZONING BYLAW ANALYSIS

AREA sq. m.	CITY DESIGN STANDARDS	TOTAL
9138	1 TREE/25 sq. m 2 SHRUB/25 sq. m	365 730

NEW PLANTING ONLY

CON. TREES	DEC. TREES	SHRUBS
189	176	573

City of Yellowknife
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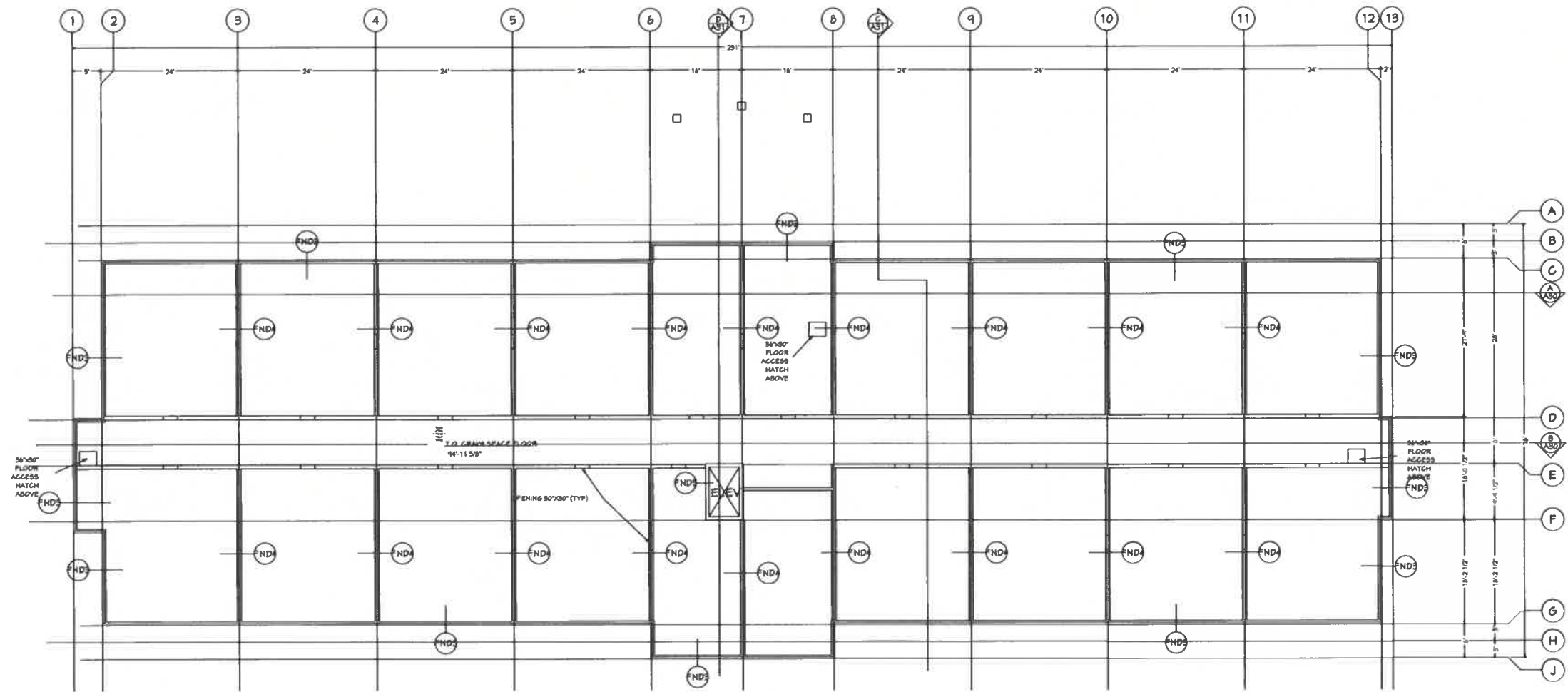
JULY 31, 2026

REVISION #	DESCRIPTION	CHECKED BY
#1	CITY OF YELLOWKNIFE COMMENTS ADDRESSED	KLB

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PROJECT TITLE:	ISSUED BY:	DATE:	REMARKS:	JOB NO.	DRAWING NO.
HOTEL DEVELOPMENT				1431	L-4
PROJECT LEGAL ADDRESS:				SCALE:	
LOTS 1 TO 3, BLOCK 301 AND ROADS				NTS	
PROJECT MUNICIPAL ADDRESS:				DRAWN BY:	DATE:
48th Street, YELLOWKNIFE				KLB	07/31/2026



CRAWLSPACE LEVEL PLAN

3/32" = 1'-0"

WALL LEGEND:

- W1 TYPICAL EXTERIOR WALL
- W2 SUITE SEPERATION/STAIR WALL
- W3 CORRIDOR WALL
- W4 TYPICAL INTERIOR WALL
- W5 PLUMBING WALL
- W6 DUCT / FLUE SHAFT

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ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY OF YELLOWKNIFE BUILDING CODE AND THE BRITISH COLUMBIA BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE BUILDING OR TO THE PERFORMANCE OF THE BUILDING.

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GENERAL NOTES:

THIS PLAN IS TO BE CONSIDERED WITH THE BUILDING CONTRACT, PROVIDER'S BUILDING DETAILS FOR THE REPRESENTATION PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE BUILDING OR TO THE PERFORMANCE OF THE BUILDING.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE SHALL BE USED FOR ALL EXTERIOR WALLS AND FOR ALL INTERIOR WALLS. DIMENSIONS TO CENTERLINE SHALL BE USED FOR ALL CORRIDORS AND FOR ALL STAIRS. DIMENSIONS TO FACE SHALL BE USED FOR ALL EXTERIOR WALLS AND FOR ALL INTERIOR WALLS. DIMENSIONS TO CENTERLINE SHALL BE USED FOR ALL CORRIDORS AND FOR ALL STAIRS. DIMENSIONS TO FACE SHALL BE USED FOR ALL EXTERIOR WALLS AND FOR ALL INTERIOR WALLS. DIMENSIONS TO CENTERLINE SHALL BE USED FOR ALL CORRIDORS AND FOR ALL STAIRS.



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International Design Inc.

NIVEN LAKE
Yellowknife, N.W.T.

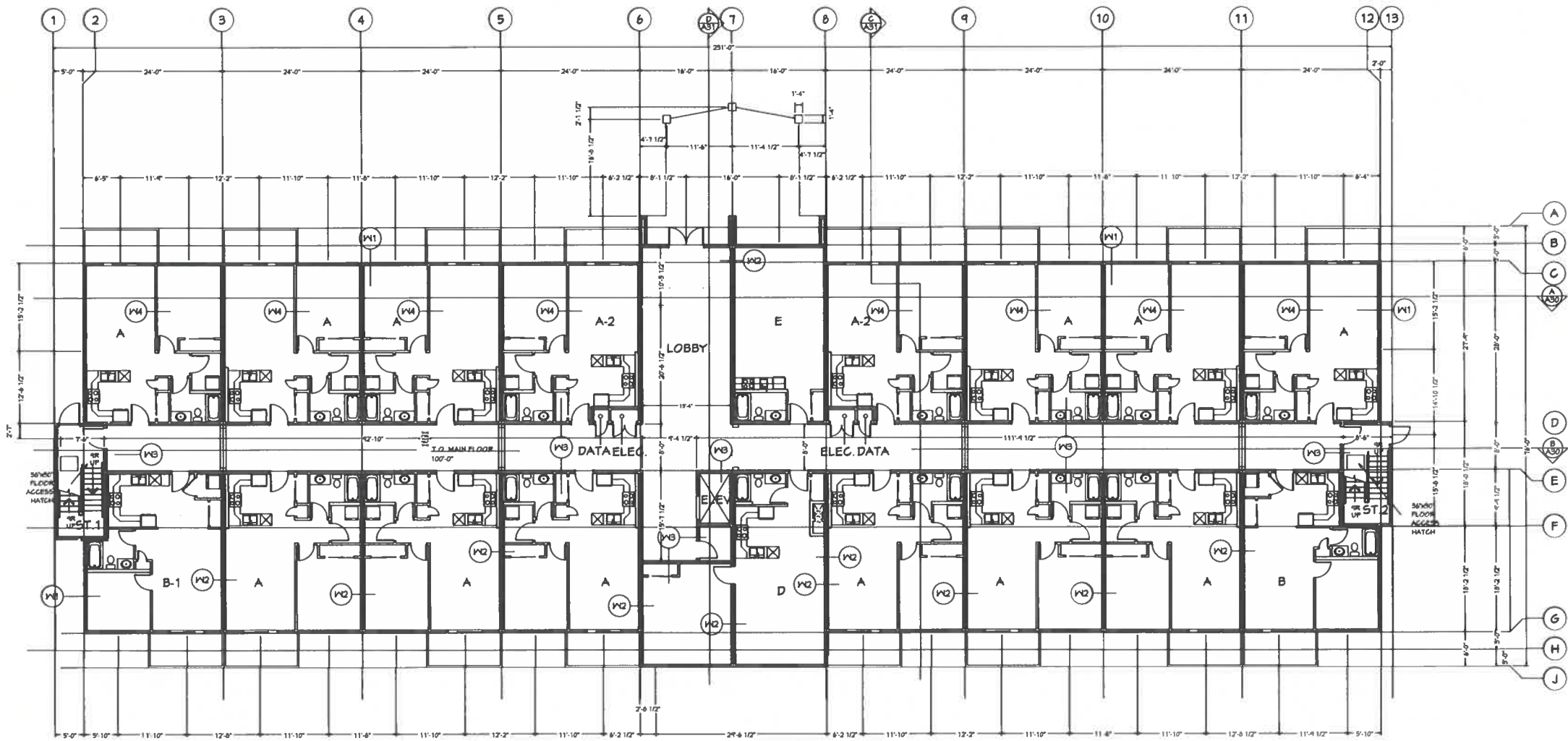
Crawlspace Level Plan

SCALE: 1/8" = 1'-0"
DATE:
2025-12-09
DRAWN BY:
J.M.

SHEET NUMBER

4

City of Yellowknife
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Development Officer BASSEL SLEEM



MAIN FLOOR PLAN

3/32" = 1'-0"

WALL LEGEND:

- W1 TYPICAL EXTERIOR WALL
- W2 SUITE SEPERATION/STAIR WALL
- W3 CORRIDOR WALL
- W4 TYPICAL INTERIOR WALL
- W5 PLUMBING WALL
- W6 DUCT / FLUE SHAFT

MAIN FLOOR SUITES:

TYPE OF SUITE	NO. OF SUITES	TYPE OF UNIT	AREA
TYPE A	12 SUITES	1 BEDROOM, 1 BATH	667 SQ. FT.
TYPE A-2	1 SUITE	1 BEDROOM, 1 BATH	646 SQ. FT.
TYPE B	1 SUITE	1 BEDROOM, 1 BATH	602 SQ. FT.
TYPE B-2	1 SUITE	1 BEDROOM, 1 BATH	624 SQ. FT.
TYPE D	1 SUITE	1 BEDROOM, 1 BATH	634 SQ. FT.
TYPE E	1 SUITE	1 BEDROOM, 1 BATH	493 SQ. FT.
TOTAL	18 SUITES		

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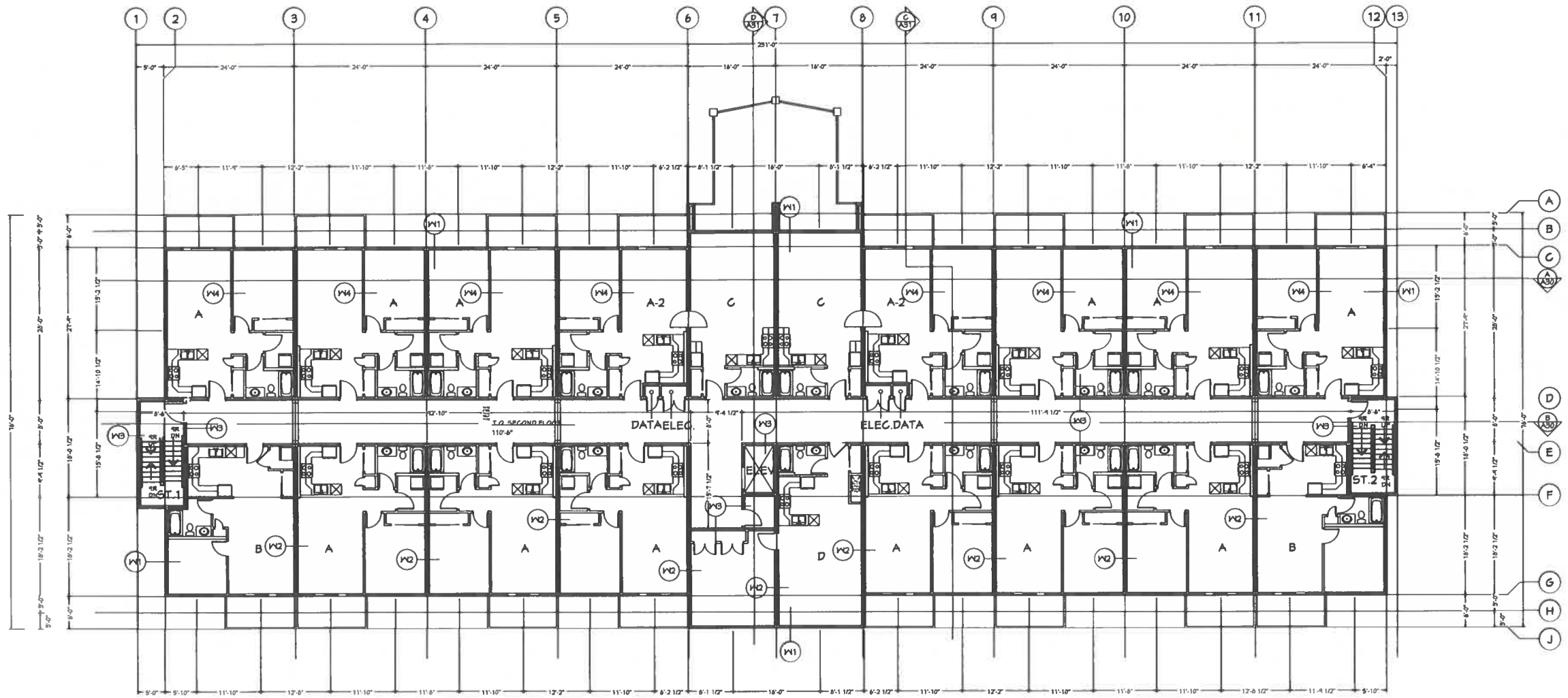
Luso
International Design Inc.

NIVEN LAKE
Yellowknife, N.W.T.

Main floor Plan

SCALE: 1/8" = 1'-0"
DATE:
2025-12-09
DRAWN BY:
J.M.

SHEET NUMBER
5



SECOND FLOOR PLAN

3/32" = 1'-0"

WALL LEGEND:

- W1 TYPICAL EXTERIOR WALL
- W2 SUITE SEPERATIONSTAIR WALL
- W3 CORRIDOR WALL
- W4 TYPICAL INTERIOR WALL
- W5 PLUMBING WALL
- W6 DUCT / FLUE SHAFT / ELEVATOR WALL

SECOND/THIRD FLOOR SUITES:

TYPE OF SUITE	NO. OF SUITES	TYPE OF UNIT	AREA
TYPE A	12 SUITES	1 BEDROOM, 1 BATH	667 SQ. FT.
TYPE A-2	2 SUITES	1 BEDROOM, 1 BATH	646 SQ. FT.
TYPE B	2 SUITES	1 BEDROOM, 1 BATH	602 SQ. FT.
TYPE C	2 SUITES	1 BEDROOM, 1 BATH	496 SQ. FT.
TYPE D	1 SUITE	1 BEDROOM, 1 BATH	634 SQ. FT.
TOTAL	19 SUITES		

City of Yellowknife
Development Permit #PLDEV-2025-0169
Verified August 31, 2026 (page 9 of 14)
Development Officer BASSEL SLEEM

NOTICE, DISCLAIMER

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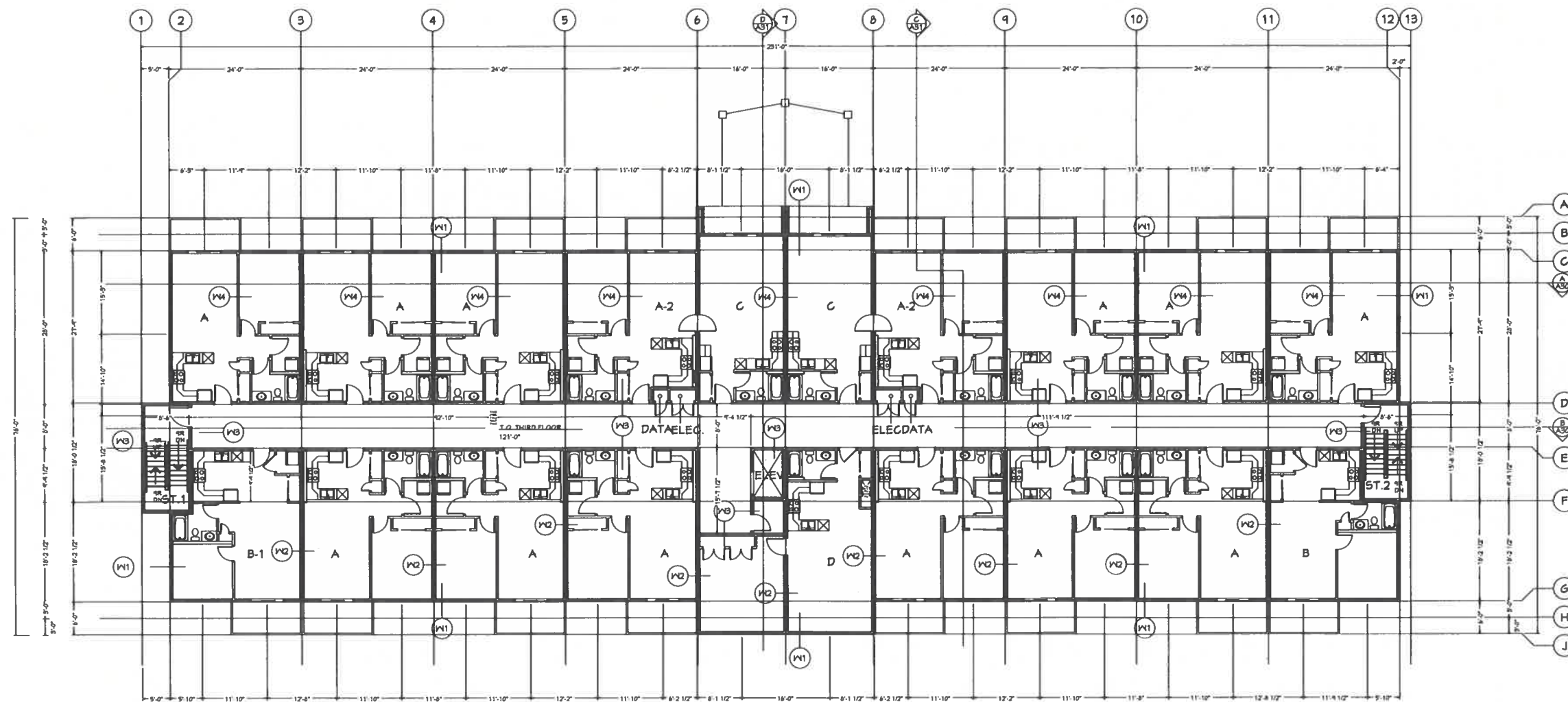
Luso
International Design Inc.

NIVEN LAKE
Yellowknife, N.W.T.

Second Floor Plan

SCALE: 1/8" = 1'-0"
DATE:
2025-12-09
DRAWN BY:
J.M.

SHEET NUMBER
6



THIRD FLOOR PLAN

$$3/32" = 1'-0"$$

WALL LEGEND:

- | | |
|---|--------------------------------------|
|  | W1 TYPICAL EXTERIOR WALL |
|  | W2 SUITE SEPERATION/STAIR WALL |
|  | W3 CORRIDOR WALL |
|  | W4 TYPICAL INTERIOR WALL |
|  | W5 PLUMBING WALL |
|  | W6 DUCT / FLUE SHAFT / ELEVATOR WALL |

~~SECOND/THIRD FLOOR SUITES:~~

TYPE OF SUITE	NO. OF SUITES	TYPE OF UNIT	AREA
TYPE A	12 SUITES	1 BEDROOM, 1 BATH	667 SQ.F
TYPE A-2	2 SUITES	1 BEDROOM, 1 BATH	646 SQ.F
TYPE B	2 SUITES	1 BEDROOM, 1 BATH	602 SQ.F
TYPE C	2 SUITES	1 BEDROOM, 1 BATH	496 SQ.F
TYPE D	1 SUITE	1 BEDROOM, 1 BATH	834 SQ.F
TOTAL	19 SUITES		

City of Yellowknife

Development Permit #PLDEV-2025-0169

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Development Officer BASSEL SLEEM

NOTICE, DISCLAIMER

9-1-83 CHANGES AND SUPPLEMENTS TO THE
STANDARD OF PRACTICE OF THE INTERNATIONAL
BANK FOR RECONSTRUCTION AND DEVELOPMENT
AND THE WORLD BANK GROUP
CONSTITUTION OF THE BANK

THE BOARD OF DIRECTORS OF THE INTERNATIONAL
BANK FOR RECONSTRUCTION AND DEVELOPMENT
AND THE WORLD BANK GROUP
HAS ADOPTED THE FOLLOWING CHANGES AND
SUPPLEMENTS TO THE STANDARD OF PRACTICE
OF THE INTERNATIONAL BANK FOR RECONSTRUCTION
AND DEVELOPMENT AND THE WORLD BANK GROUP
CONSTITUTION OF THE BANK

1. THE BOARD OF DIRECTORS OF THE INTERNATIONAL
BANK FOR RECONSTRUCTION AND DEVELOPMENT
AND THE WORLD BANK GROUP
HAS ADOPTED THE FOLLOWING CHANGES AND
SUPPLEMENTS TO THE STANDARD OF PRACTICE
OF THE INTERNATIONAL BANK FOR RECONSTRUCTION
AND DEVELOPMENT AND THE WORLD BANK GROUP
CONSTITUTION OF THE BANK

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BANK FOR RECONSTRUCTION AND DEVELOPMENT
AND THE WORLD BANK GROUP
HAS ADOPTED THE FOLLOWING CHANGES AND
SUPPLEMENTS TO THE STANDARD OF PRACTICE
OF THE INTERNATIONAL BANK FOR RECONSTRUCTION
AND DEVELOPMENT AND THE WORLD BANK GROUP
CONSTITUTION OF THE BANK

AL CONSTRUCTION BIDS: COMPLY WITH ALL

[illegible]

GENERAL NOTES:

THIS PLAN SET COMBINED WITH THE BUILDING CONTRACT, PROVIDES THE BUILDING OF THIS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILLED BELOW SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS OR BUILDING PROCESS VIOLATIONS. BUILDINGS SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER BUILT DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ARCHITECT SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE DISCREPANT THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY WITH THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS OR BUILDING PROCESS VIOLATIONS. BUILDINGS SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

ALL TRACES SHALL MAINTAIN A CLEAR WORK SITE AT THE END OF EACH WORK DAY.



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NIVEN LAKE
Yellowknife, N.W.T.

Third Floor Plan

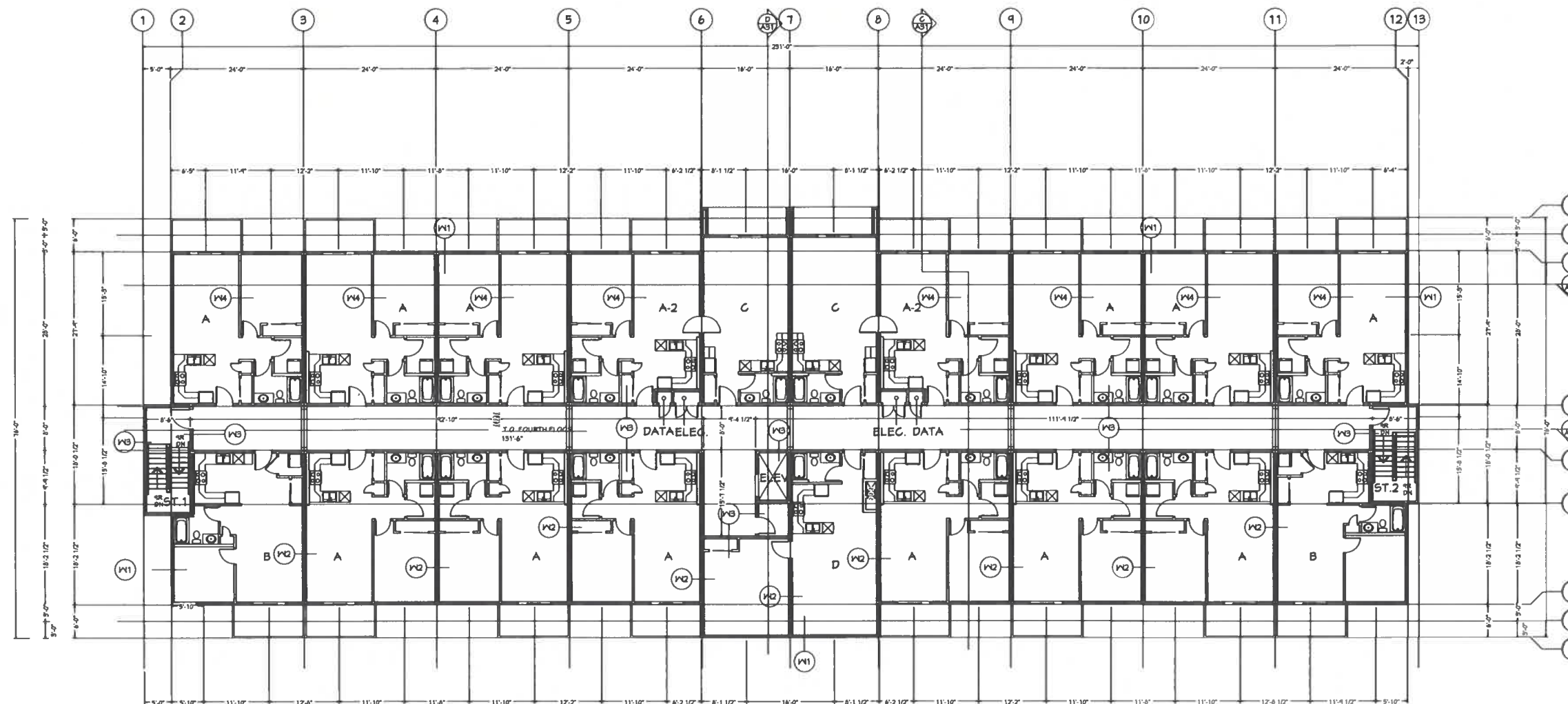
SCALE: 1/8" = 1'-0"

DATE:
2025-12-09

DRAWN BY:
J.M.

SHEET NUMBER

7



FOURTH FLOOR PLAN

$$3/32" = 1'-0"$$

~~WALL LEGEND:~~

- | | |
|---|--------------------------------------|
|  | W1 TYPICAL EXTERIOR WALL |
|  | W2 SUITE SEPERATIONSTAIR WALL |
|  | W3 CORRIDOR WALL |
|  | W4 TYPICAL INTERIOR WALL |
|  | W5 PLUMBING WALL |
|  | W6 DUCT / FLUE SHAFT / ELEVATOR WALL |

FOURTH FLOOR SUITES:

TYPE OF SUITE	NO. OF SUITES	TYPE OF UNIT	AREA
TYPE A	12 SUITES	1 BEDROOM, 1 BATH	567 SQ. FT.
TYPE A-2	2 SUITES	1 BEDROOM, 1 BATH	546 SQ. FT.
TYPE B	2 SUITES	1 BEDROOM, 1 BATH	602 SQ. FT.
TYPE C	2 SUITES	1 BEDROOM, 1 BATH	446 SQ. FT.
TYPE D	1 SUITE	1 BEDROOM, 1 BATH	534 SQ. FT.
TOTAL	19 SUITES		

City of Yellowknife

Development Permit #PLDEV-2025-0169

Verified August 31, 2026 (page 11 of 14)

Development Officer BASSEL SLEEM

NOTICE, DISCLAIMER

4-2.3. OBSERVANCE AND IMPLICATIONS Involvement in the property of the defendant and the use of the law in the case of the defendant, and the use of the law in the case of the defendant, and the use of the law in the case of the defendant.

All other

[illegible]

GENERAL NOTES:

THIS PLAN IS NOT CONFORMING WITH THE BUILDING CONTRACT. PROVIDER'S BUILDING CONTRACT IS FOR THE REDEFINITION PROJECT. THE CONTRACTOR SHALL VERIFY THAT BIDDY CONDITIONS ARE CONSIDERED WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSIDERED TO BE THE SAME QUALITY AS SHOWN WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION, REGULATION OR BUILDING PROCESS QUALITY. INSURANCE SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER GRAPHIC DIMENSIONS AND GENERAL NOTES. THE ENGINEERING DESIGN SHALL BE CONSULTED FOR CLARIFICATION IF BIDDY CONDITIONS ARE DISCREPANT THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR OR ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. THE CONTRACTOR SHALL VERIFY AND/OR CORRECT ALL DISCREPANCIES. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE ORDINANCES. ALL PROVISIONS FOR ALL DIMENSIONS (INCLUDING VERTICAL DIMENSIONS) SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE ORDINANCES. ALL DIMENSIONS SHALL MAINTAIN A CLEAR WORK SPACE AT THE END OF EACH WORK DAY.



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Yellowknife, N.W.T.

Fourth Floor Plan

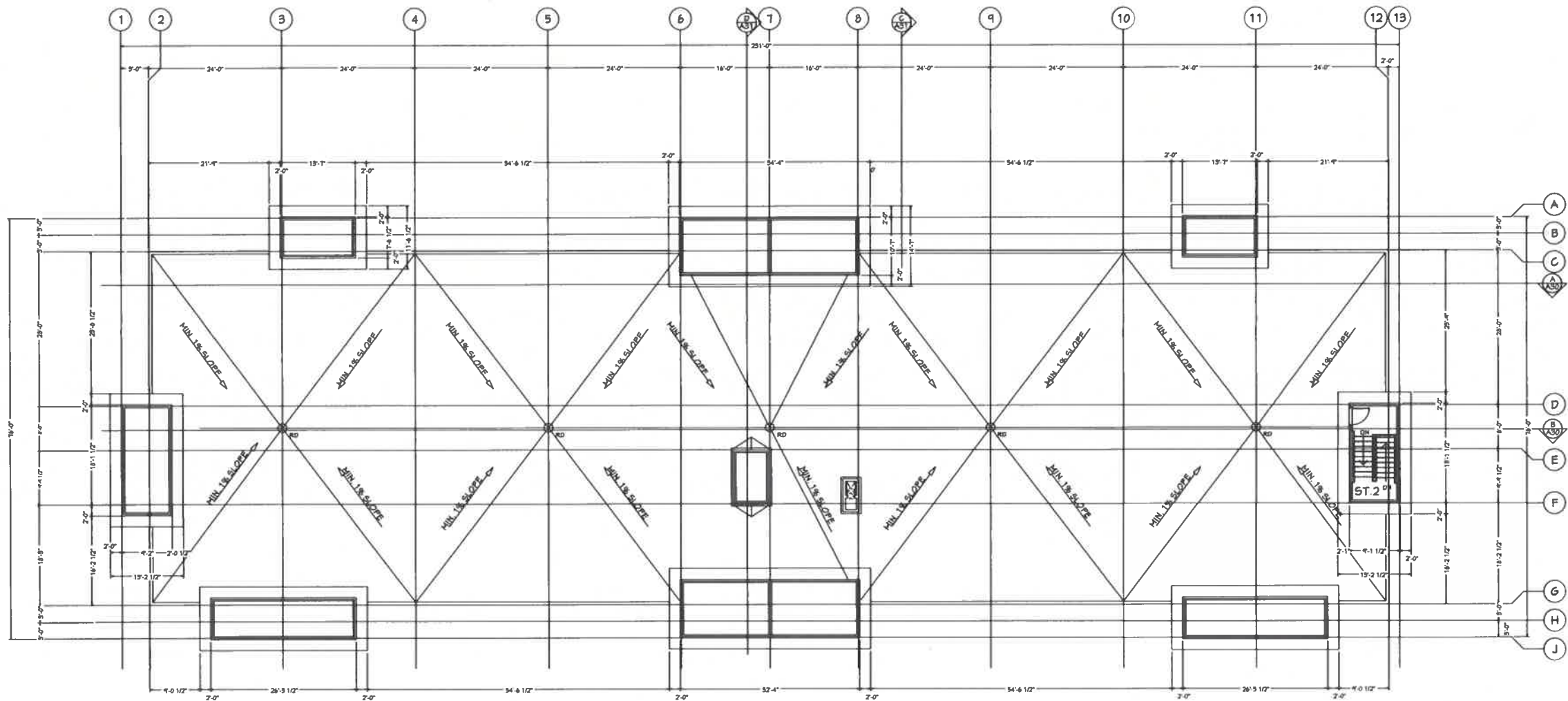
SCALE: 1/8" = 1'-0"

DATE:
2025-12-09

DRAWN BY:
J.M.

SHEET NUMBER

8



ROOF PLAN

3/32" = 1'-0"

City of Yellowknife
Development Permit #PLDEV-2025-0169
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GENERAL NOTES:

THIS PLAN IS TO BE CONSIDERED AS A PRELIMINARY DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CLEAR ACCESS TO ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CLEAR ACCESS TO ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



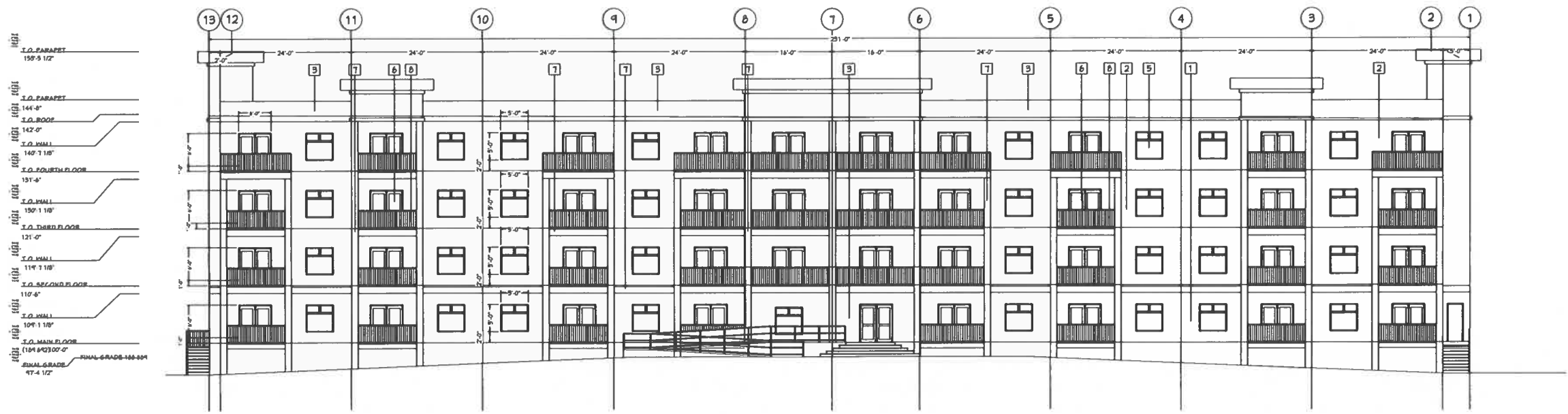
Luso
International Design Inc.

NIVEN LAKE
Yellowknife, N.W.T.

Roof Plan

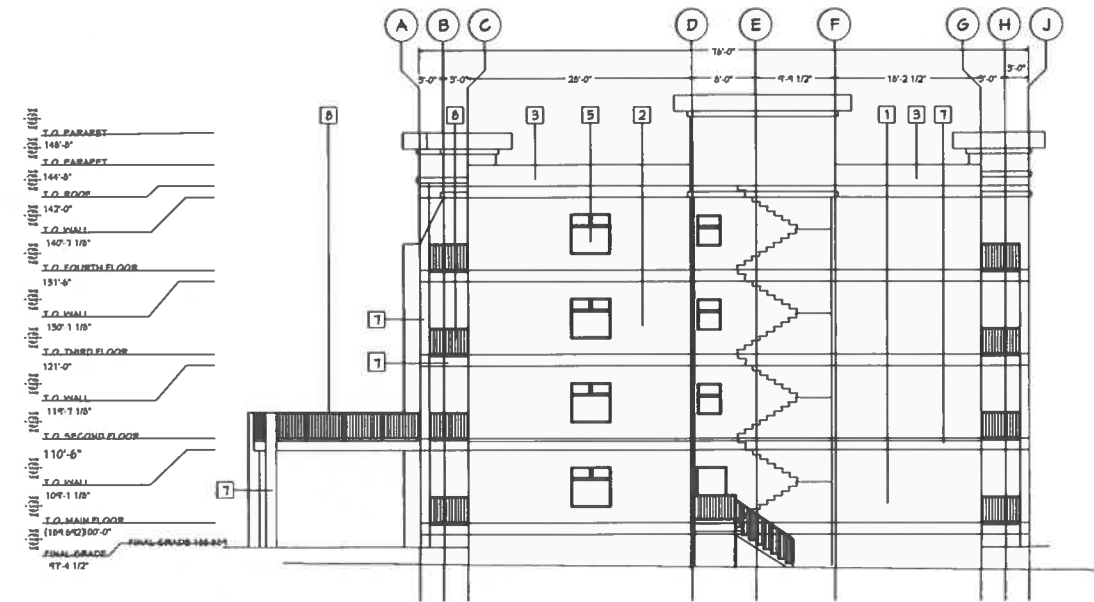
SCALE: 1/8" = 1'-0"
DATE:
2025-12-09
DRAWN BY:
J.M.

SHEET NUMBER
9



EAST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

FINISHES LEGEND

- 1 HARDIE BOARD - HARDY BEIE
- 2 CORRUGATED SILVER
- 3 CORRUGATED BLACK
- 4 FIELDSTONE VENEER
- 5 PVC WINDOWS
- 6 SLIDING PATIO DOORS
- 7 PREFINISHED METAL CLADDING - BLACK
- 8 PAINTED METAL HANDRAIL - BLACK

City of Yellowknife

Development Permit #PLDEV-2025-0169

Verified August 31, 2026 (page 13 of 14)

Development Officer BASSEL SLEEM

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NIVEN LAKE
Yellowknife, N.W.T.

EAST & NORTH
Elevations

SCALE 1/8" = 1'-0"

DATE

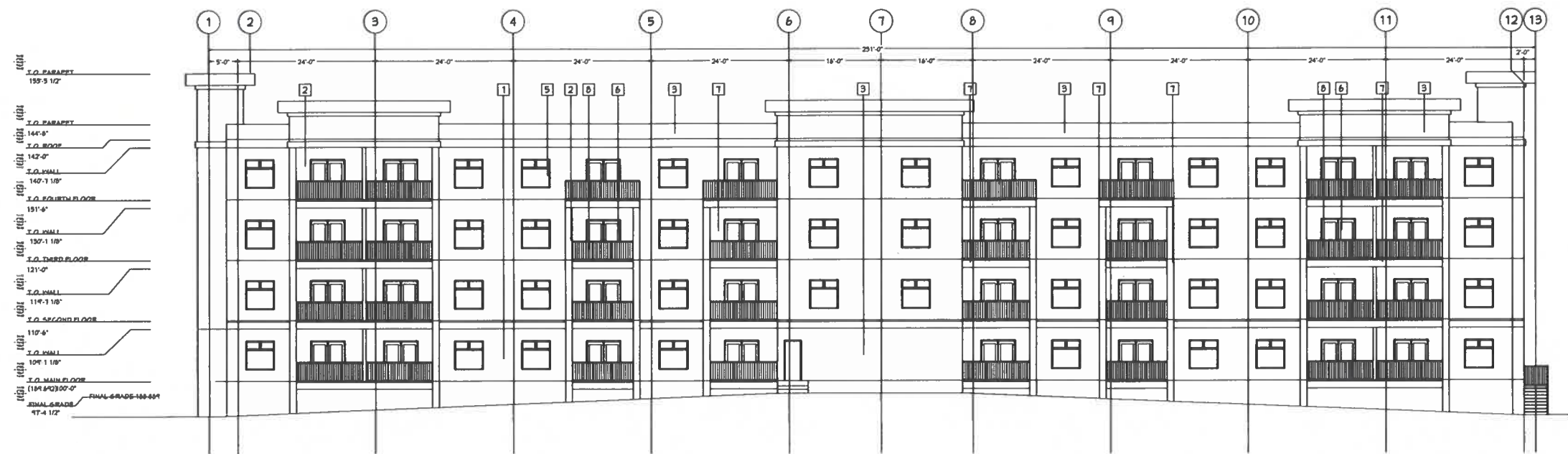
2025-12-09

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J.M.

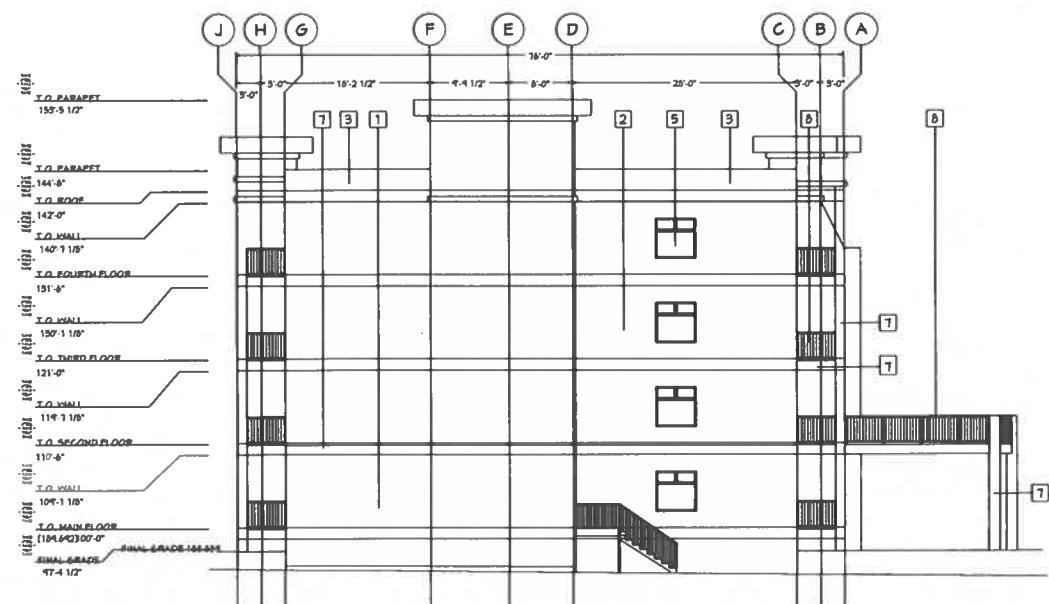
SHEET NUMBER

10



WEST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

FINISHES LEGEND

- 1 HARDIE BOARD - HARDY BELIE
- 2 CORRUGATED SILVER
- 3 CORRUGATED BLACK
- 4 FIELDSTONE VENEER
- 5 PVC WINDOWS
- 6 SLIDING PATIO DOORS
- 7 PREFINISHED METAL GLADDING - BLACK
- 8 PAINTED METAL HANDRAIL - BLACK

City of Yellowknife

Development Permit #PLDEV-2025-0169

Verified August 31, 2026 (page 14 of 14)

Development Officer BASSEL SLEEM

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ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF YELLOWKNIFE BUILDING CODE AND THE CANADIAN NATIONAL BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF YELLOWKNIFE BUILDING CODE AND THE CANADIAN NATIONAL BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF YELLOWKNIFE BUILDING CODE AND THE CANADIAN NATIONAL BUILDING CODE.

GENERAL NOTES:

THIS PLAN IS TO BE CONSIDERED WITH THE BUILDING CONTRACT, PROVIDER'S BUILDING CODE AND THE CANADIAN NATIONAL BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF YELLOWKNIFE BUILDING CODE AND THE CANADIAN NATIONAL BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF YELLOWKNIFE BUILDING CODE AND THE CANADIAN NATIONAL BUILDING CODE.



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International Design Inc.

NIVEN LAKE
Yellowknife, N.W.T.

WEST & SOUTH
Elevations

SCALE: 1/8" = 1'-0"

DATE:
2025-12-09

DRAWN BY:
J.M.

SHEET NUMBER

11