

HOTEL YELLOWKNIFE

YELLOWKNIFE, NT



ARCHITECTURAL DP

DP-00	COVER SHEET
DP-01	SITE PLAN
DP-02	SITE SUBDIVISION PLAN
DP-03	FIRE ACCESS PLAN
DP-04	FLOOR PLAN_LEVEL 01
DP-05	FLOOR PLAN_BASEMENT & FIRST STOREY
DP-06	FLOOR PLAN_LEVEL 02
DP-07	FLOOR PLAN_LEVEL 03
DP-08	FLOOR PLAN_LEVEL 04
DP-09	FLOOR PLAN_LEVEL 05
DP-10	FLOOR PLAN_LEVEL 06
DP-11	ELEVATIONS
DP-12	ELEVATIONS
DP-13	BUILDING SECTIONS
DP-14	BUILDING SECTIONS
DP-15	RENDERINGS
DP-16	RENDERINGS
DP-17	RENDERINGS
DP-18	SUN SHADOW IMPACT STUDY

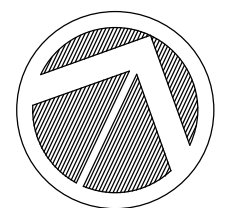
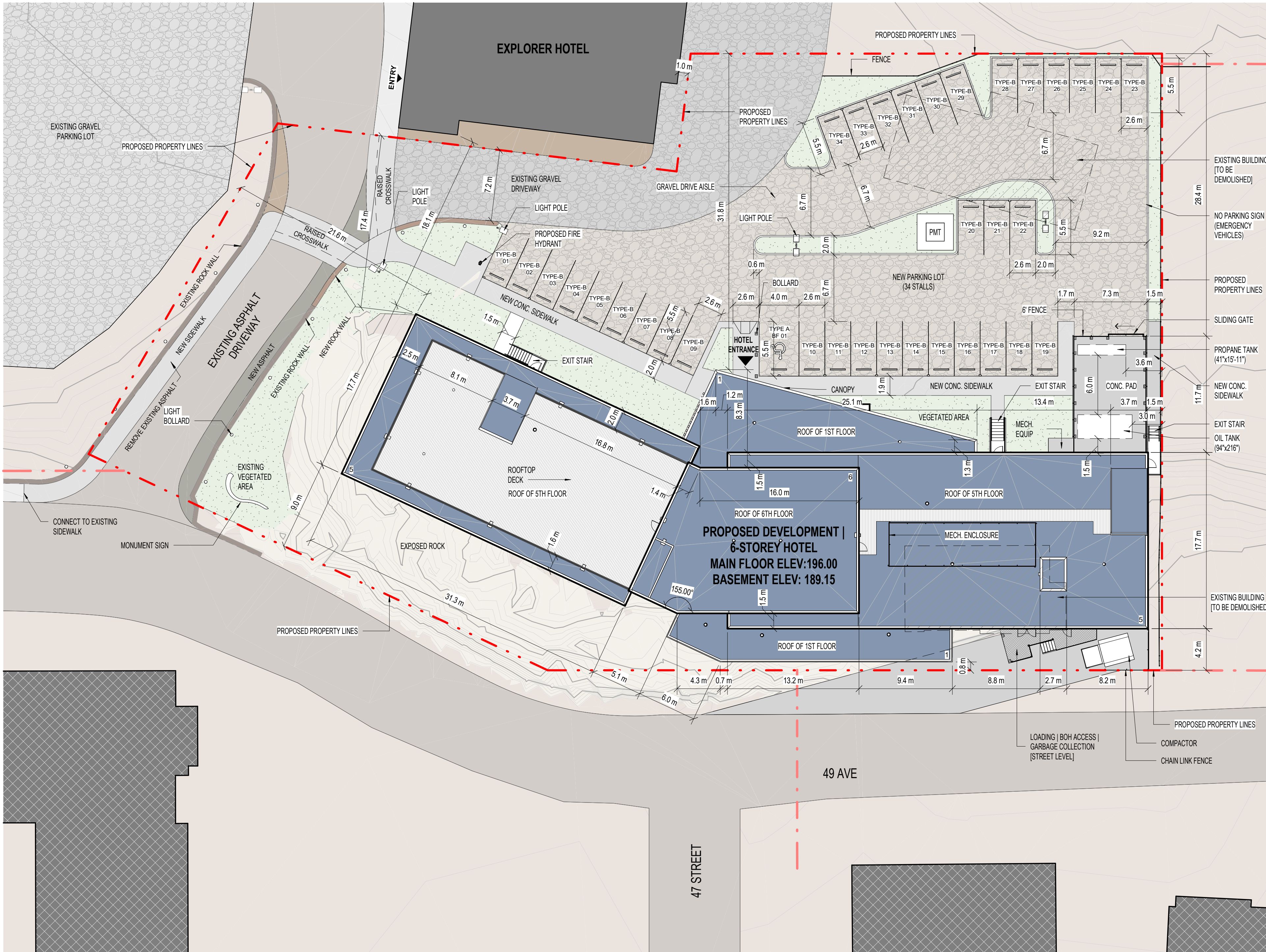
ISSUED FOR DP SUBMISSION
2026-08-20

ARCHITECTURAL CONSULTANT



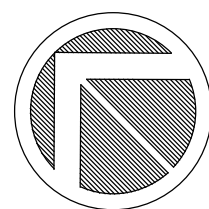
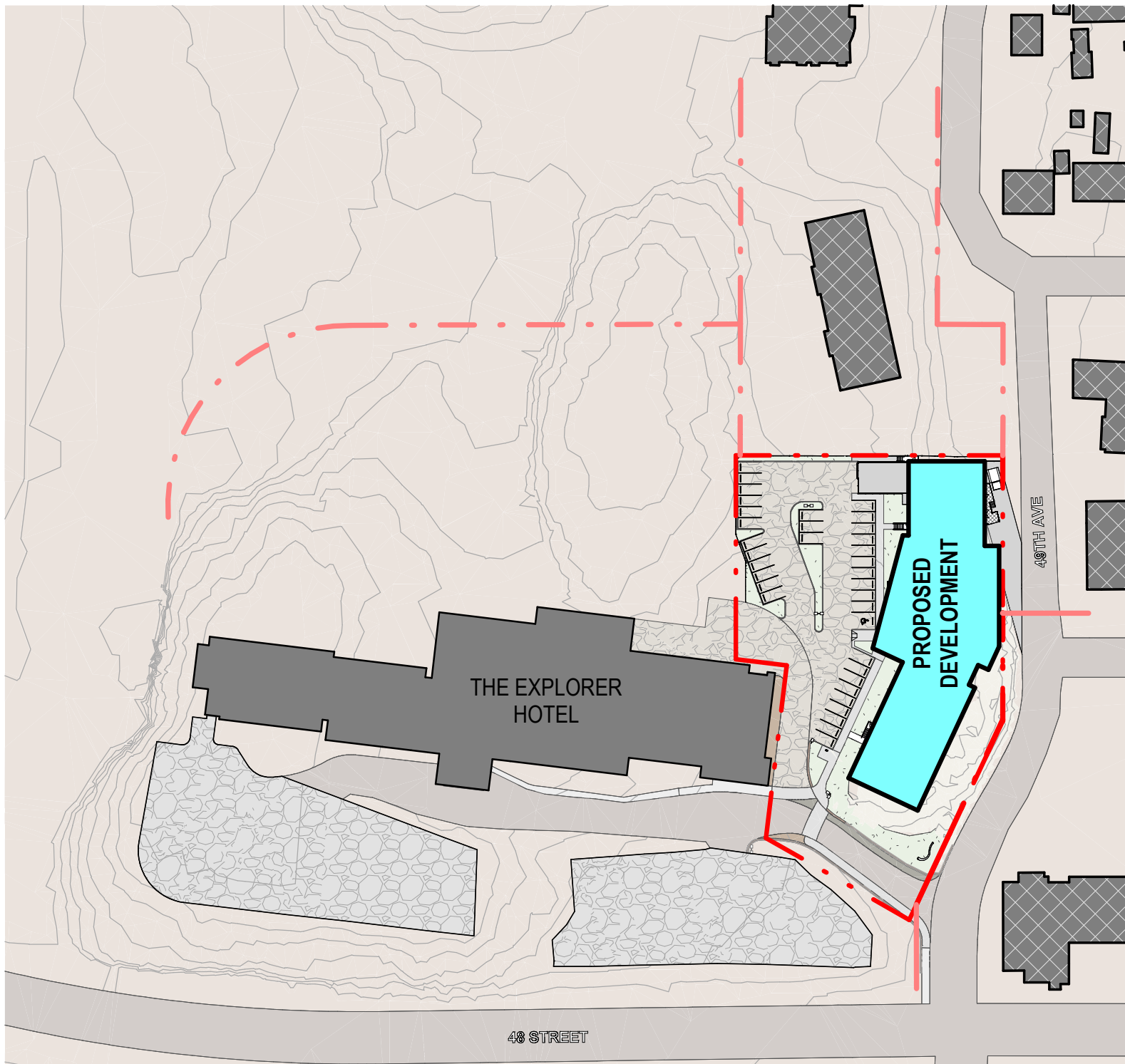
HOTEL YELLOWKNIFE

ISSUED FOR DP SUBMISSION
2026-08-20
COMM No.: 24140



1 ENLARGED SITE PLAN
DP-01 1: 250

TOTAL UNIT COUNT		
Name	Count	Percentage
ACCESSIBLE RM QUEEN	1	1%
ACCESSIBLE ROOM QUEEN	2	1%
DOUBLE QUEEN	31	21%
DOUBLE QUEEN w/ KITCHEN	4	3%
MICRO SUITE	32	21%
PREMIUM 1 BDRM SUITE	1	1%
PREMIUM KING	4	3%
PREMIUM KING w/ KITCHEN	5	3%
REDUCED KING	8	5%
SINGLE KING ELBOW	3	2%
SINGLE QUEEN ELBOW	4	3%
STANDARD KING	46	30%
STANDARD KING w/ KITCHEN	10	7%
TOTAL	151	100%



2 DP-KEY PLAN
DP-01 1: 1250

PROJECT INFORMATION

ADDRESS: 4610 49th AVE, YELLOWKNIFE

LEGAL ADDRESS: LOT 1, BLOCK 21A, PLAN 480
LOT 3, BLOCK 67A, PLAN 486

ZONING: DT-DOWNTOWN

6 STOREY HOTEL
2 STOREY BASEMENT

BUILDING HEIGHT (ABOVE FIRST STOREY):
MAXIMUM 45 m
PROPOSED ±23.25 m

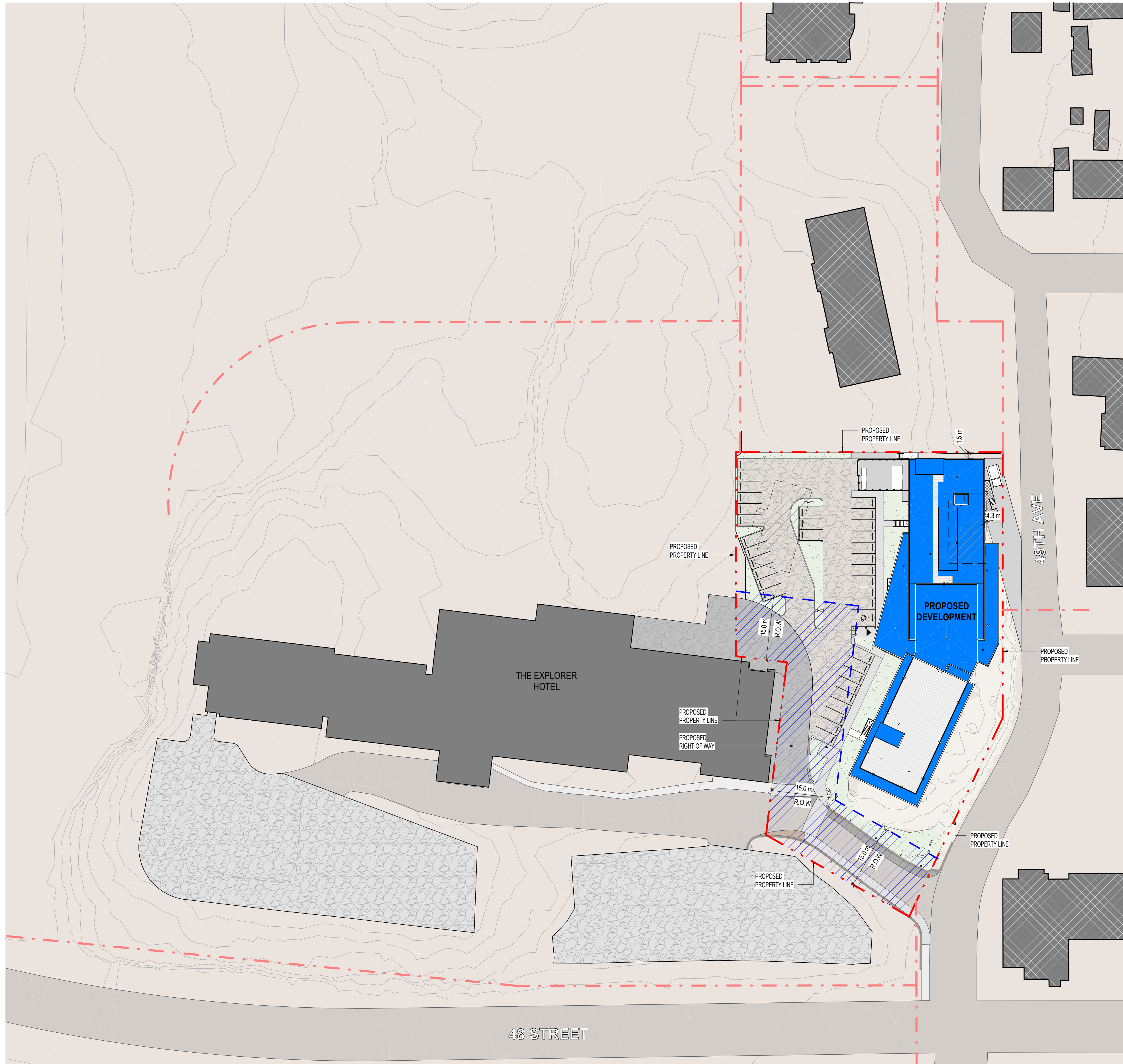
GFA:
LEVEL 01 (FIRST STOREY) 1,505.1 m²
LEVEL 02-05 1,391.3 m² x 4 = 5,565.2 m²
LEVEL 06 332.0 m²
TOTAL 7,402.3 m²

BASEMENT 01 (INCL. CRWAL SPACE) 1,392.3 m²
BASEMENT 02 279.1 m²
TOTAL ALL FLOORS 9,073.7 m²

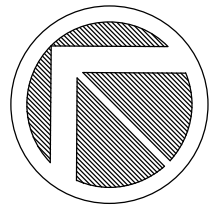
HOTEL ROOMS: 151

PARKING:
REQUIRED NO MIN. PARKING REQUIRED DT
PROVIDED 35 STALLS (1 TYPE A, 34 TYPE B)

SETBACKS:
ALL LOT LINES 0 M



ORIGINAL SHEET: ARCH-10
DATE: 2024-08-20
PROJECT: HOTEL YELLOWKNIFE



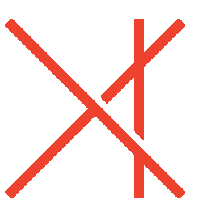
HOTEL YELLOWKNIFE
YELLOWKNIFE, NT

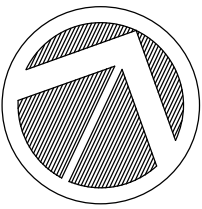
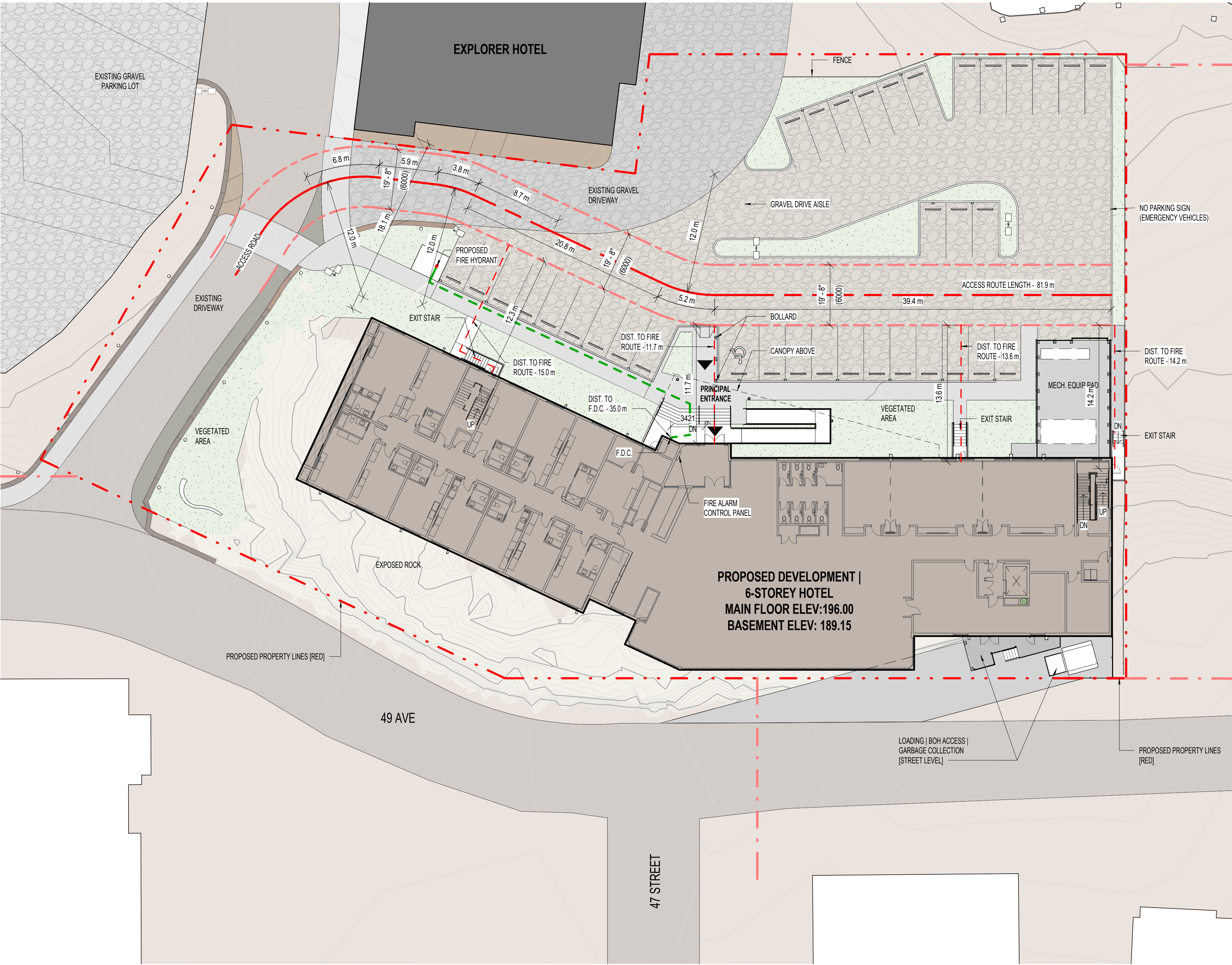
1 DP-Subdivision Plan
DP-02 1:500

24140

12

SITE SUBDIVISION PLAN
2026-08-20

DP-02  HSEA
hsea.ca



1 DD-FIRE ACCESS PLAN
DP-03 1:250

PROJECT INFORMATION

ADDRESS: 4610 49th AVE, YELLOWKNIFE

LEGAL ADDRESS: LOT 1, BLOCK 21A, PLAN 480
LOT 3, BLOCK 67A, PLAN 486

ZONING: DT-DOWNTOWN

NBC 2020 CLASSIFICATION: 3.2.2.51. GROUP C, UP TO 6 STOREYS, SPRINKLERED

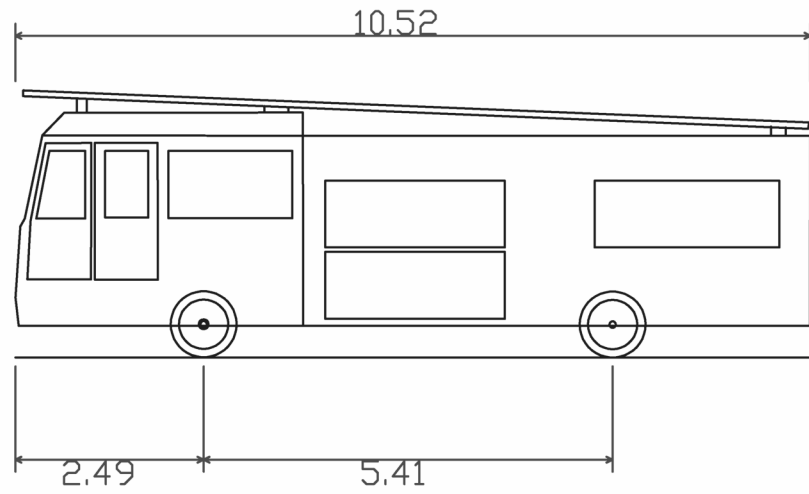
6 STOREYS HOTEL
2 STOREYS BASEMENT

BUILDING HEIGHT (ABOVE FIRST STOREY):

MAXIMUM 45 M
PROPOSED ±23.25 M

GFA:
LEVEL 01 (FIRST STOREY) 1,505.1 m²
LEVEL 02-05 1,391.3 m² x 4 = 5,565.2 m²
LEVEL 06 332.0 m²
TOTAL 7,402.3 m²

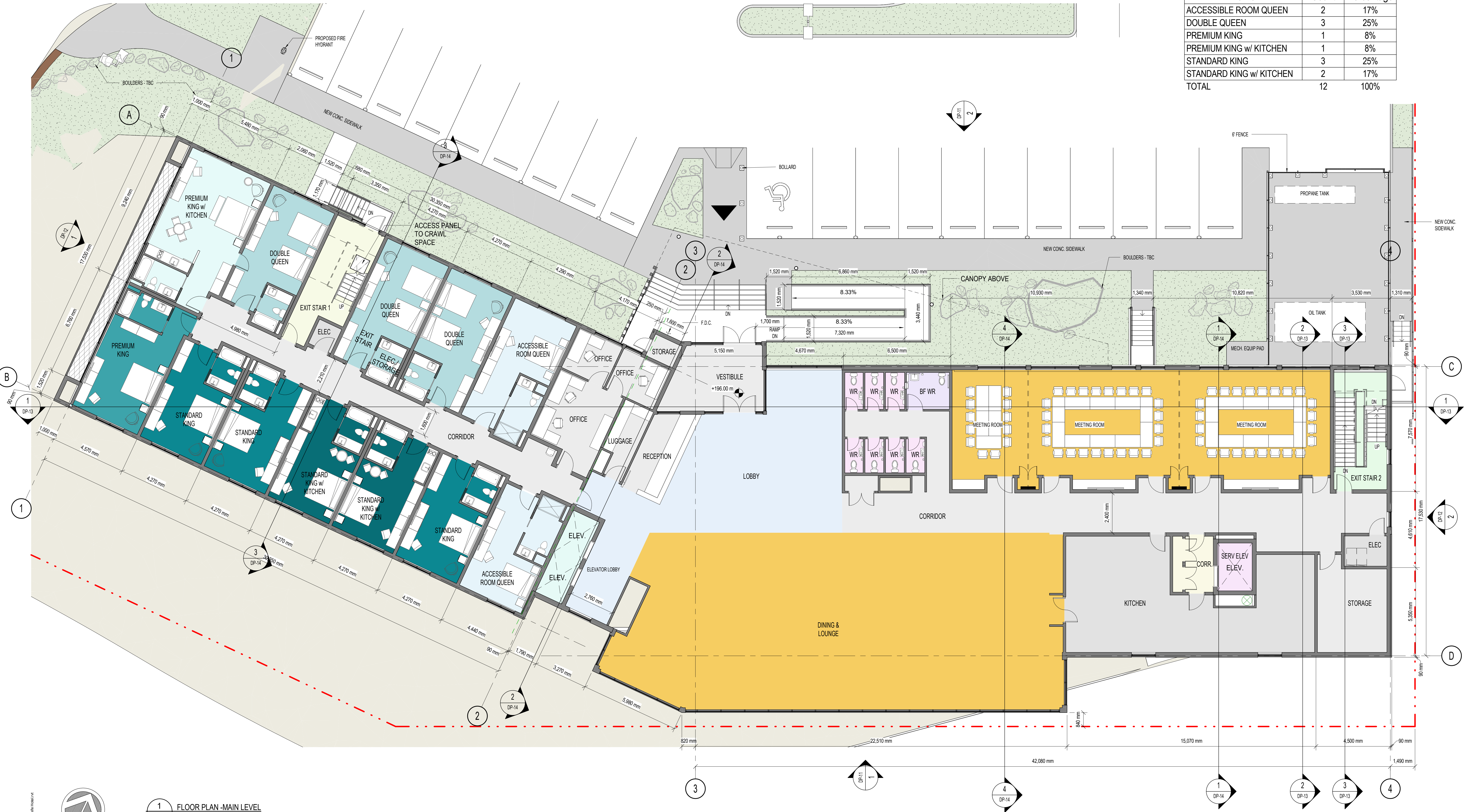
BASEMENT 01 [INCL. CRWAL SPACE] 1,392.3 m²
BASEMENT 02 279.1 m²
TOTAL ALL FLOORS 9,073.7 m²



Spartan Gladiator 2013
Overall Length 10.520m
Overall Width 2.510m
Overall Body Height 3.533m
Min Body Ground Clearance 0.418m
Max Track Width 2.510m
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 36.70°

FIRE TRUCK DETAIL
1:100

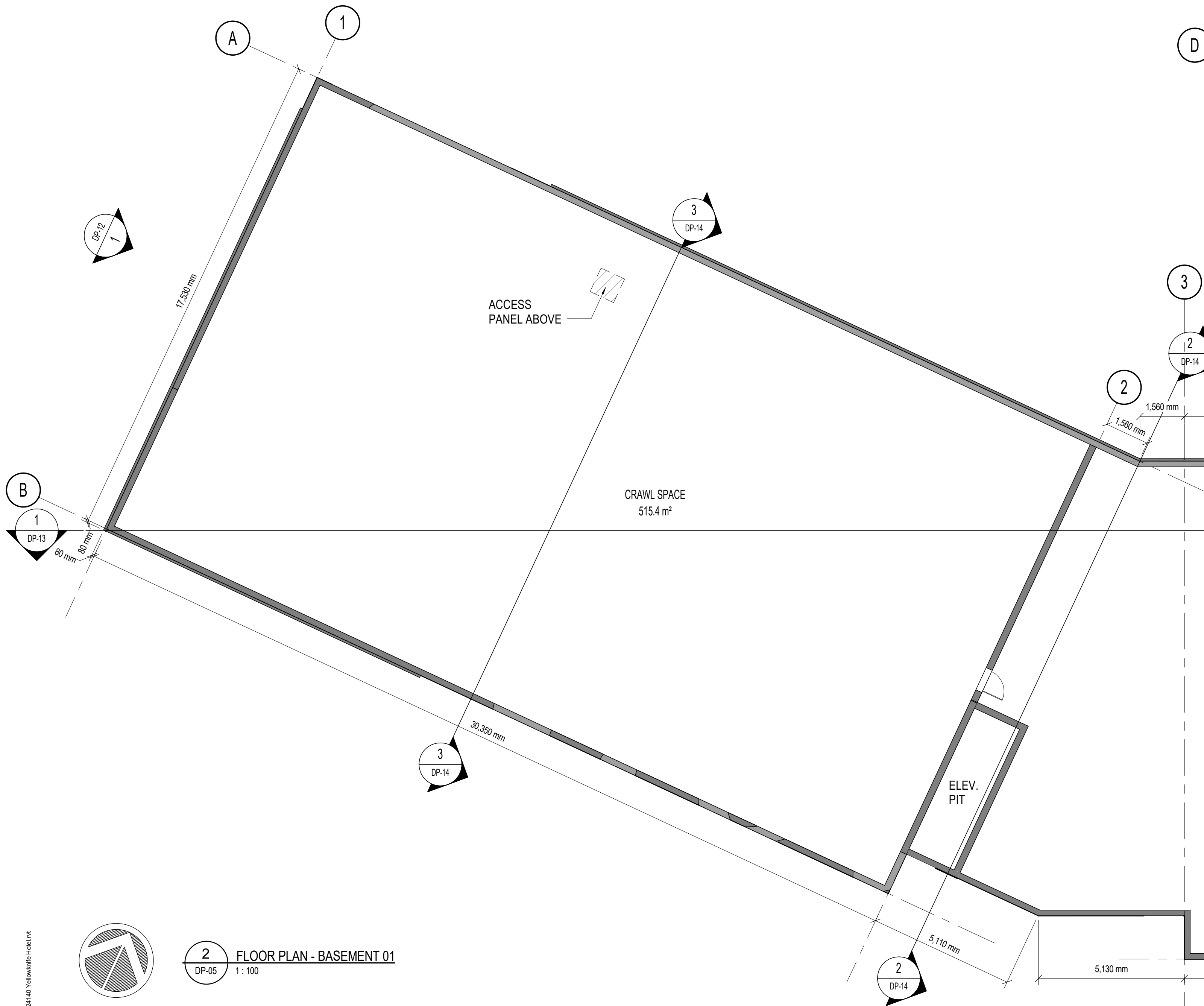
GFA	1,505.1 m ²	
UNIT COUNT_MAIN LEVEL		
Name	Count	Percentage
ACCESSIBLE ROOM QUEEN	2	17%
DOUBLE QUEEN	3	25%
PREMIUM KING	1	8%
PREMIUM KING w/ KITCHEN	1	8%
STANDARD KING	3	25%
STANDARD KING w/ KITCHEN	2	17%
TOTAL	12	100%



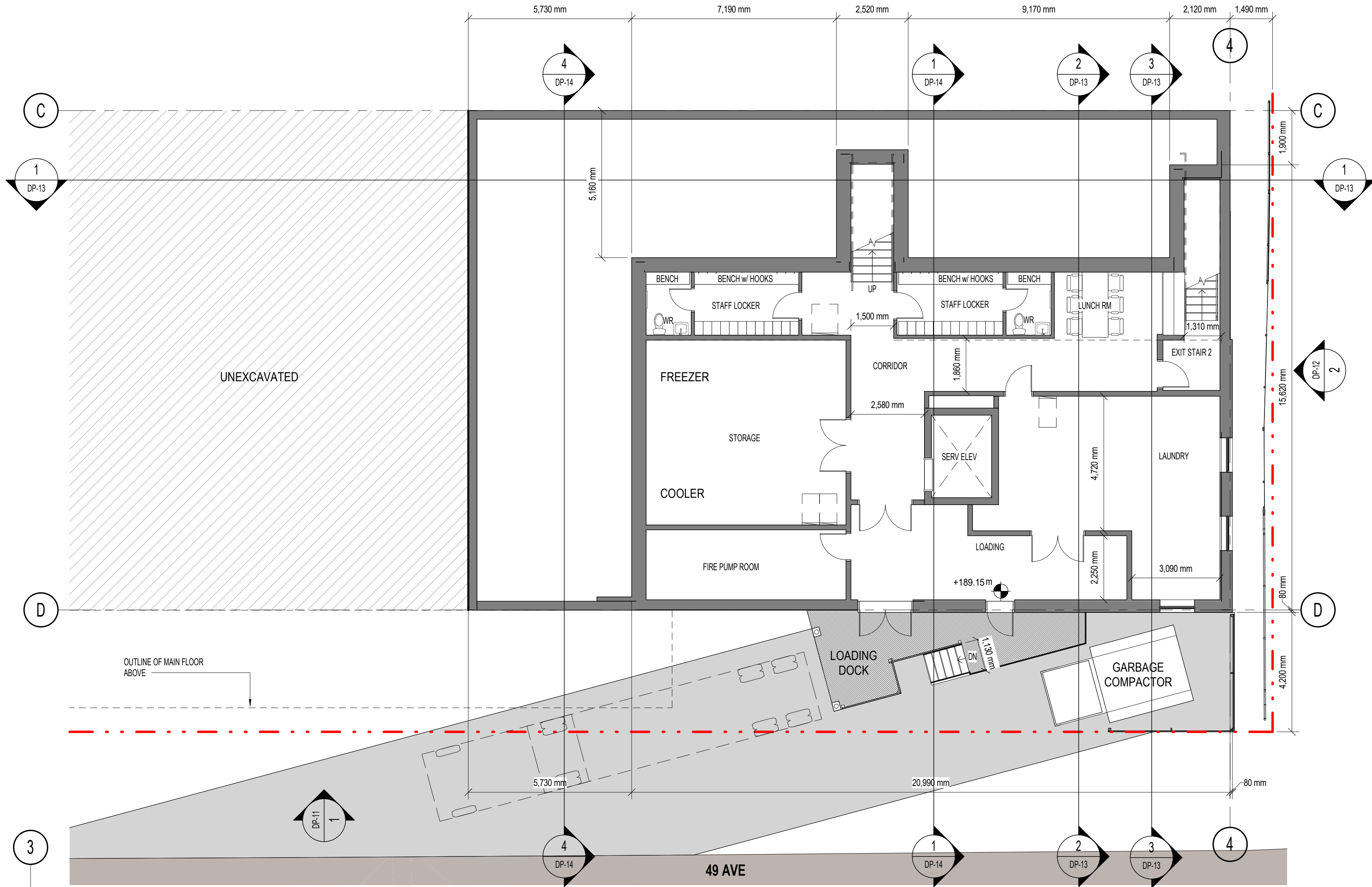
1 FLOOR PLAN - MAIN LEVEL
DP-04 1:100

ORIGINAL SHEET: ARCH-10
DATE: 2024-08-20
PROJECT: HOTEL YELLOWKNIFE
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

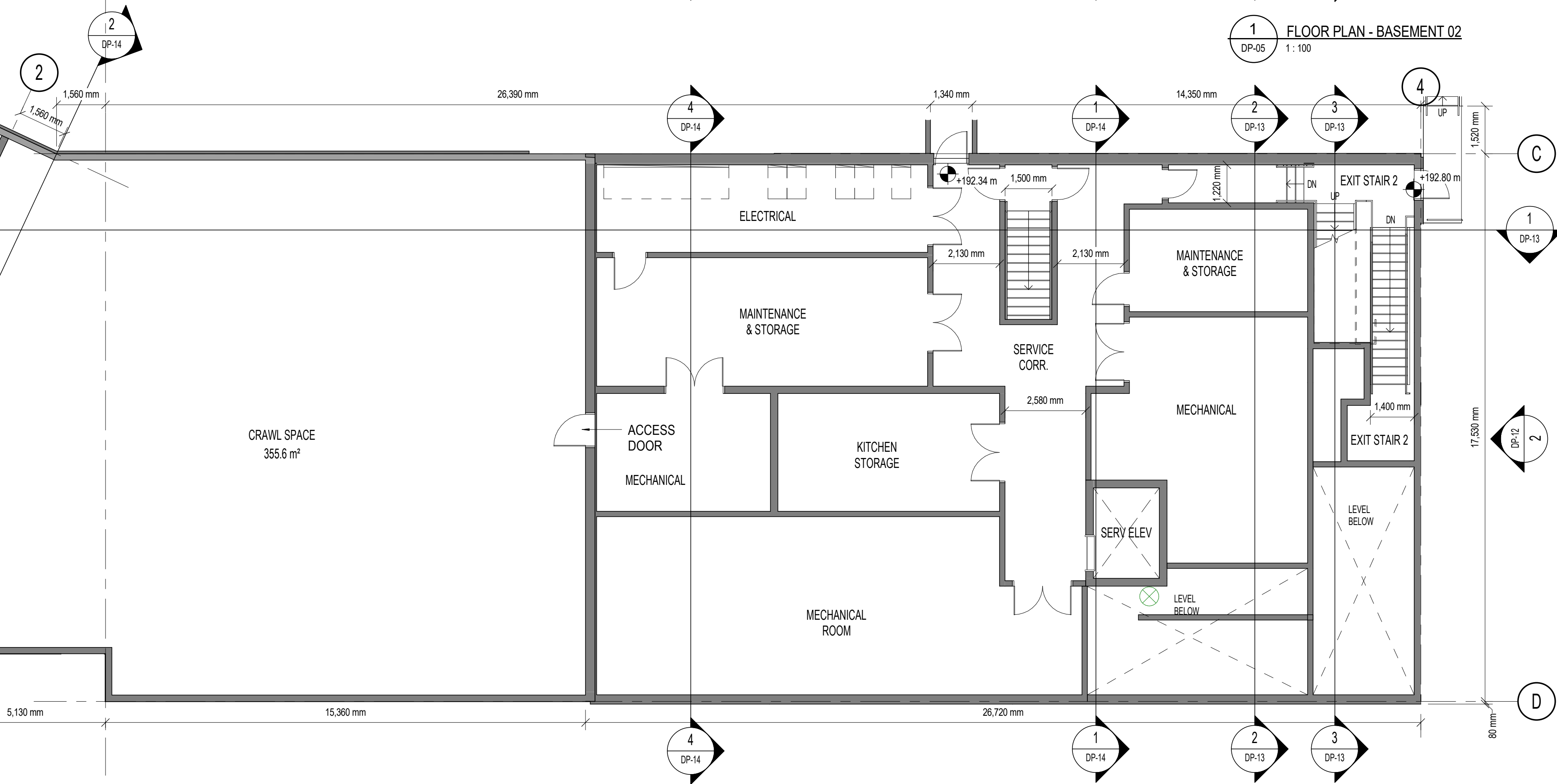
GFA	
BASEMENT 01 (INCL. CRAWL SPACE)	1,392.3 m ²
BASEMENT 02	279.1 m ²



2 FLOOR PLAN - BASEMENT 01
DP-05 1:100



1 FLOOR PLAN - BASEMENT 02
DP-05 1:100



2 FLOOR PLAN - BASEMENT 01
DP-05 1:100

GFA	1,391.3 m ²	
UNIT COUNT_LEVEL 2		
Name	Count	Percentage
DOUBLE QUEEN	8	23%
MICRO SUITE	8	23%
PREMIUM KING	1	3%
PREMIUM KING w/ KITCHEN	1	3%
REDUCED KING	2	6%
SINGLE KING ELBOW	1	3%
SINGLE QUEEN ELBOW	1	3%
STANDARD KING	11	31%
STANDARD KING w/ KITCHEN	2	6%
TOTAL	35	100%



1 FLOOR PLAN - LEVEL 02
DP-06 1:100

ORIGINAL SHEET - ARCH 13
HOTEL YELLOWKNIFE
2026-08-20

HOTEL YELLOWKNIFE
YELLOWKNIFE, NT

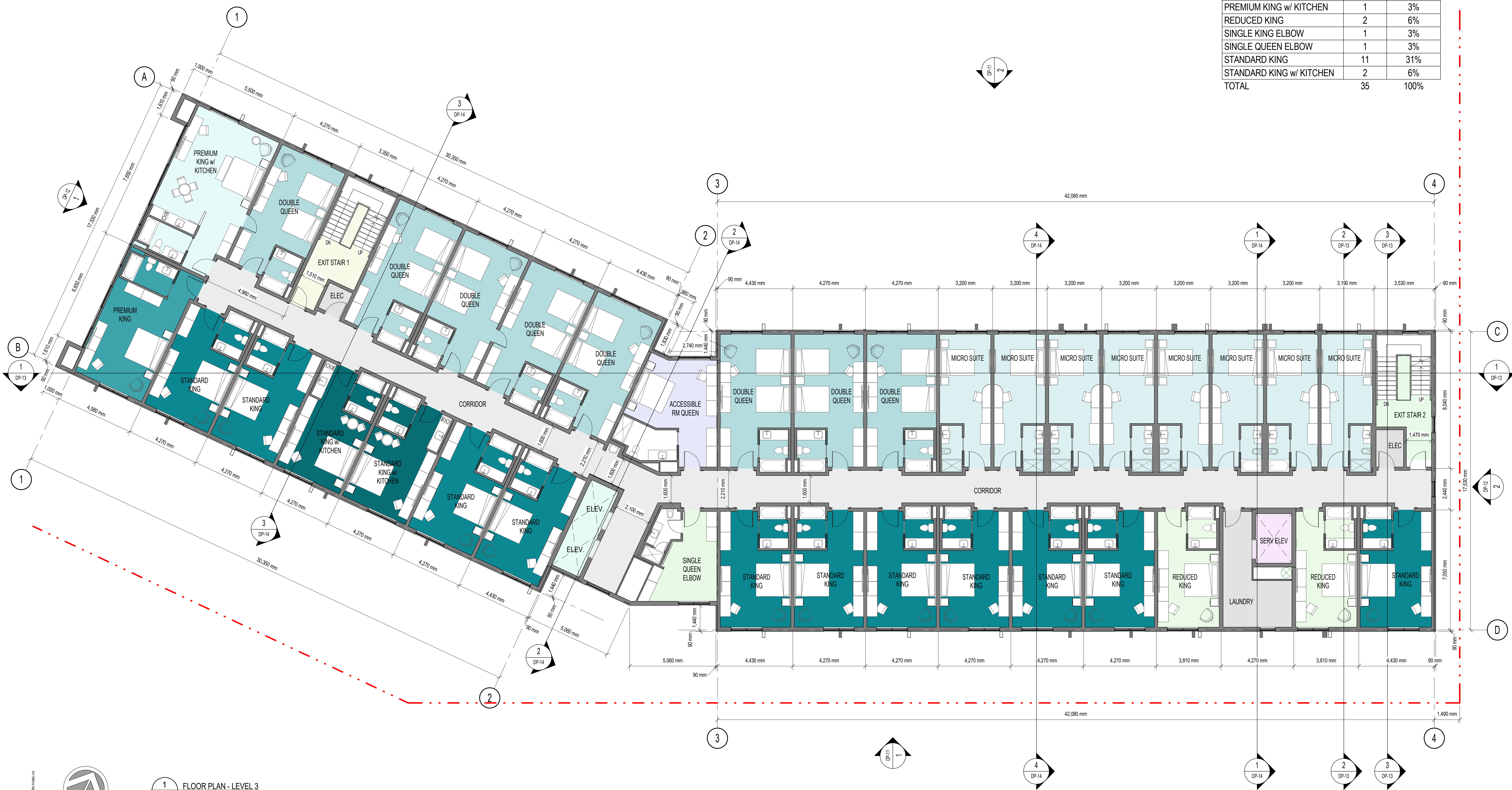
24140

12

FLOOR PLAN_LEVEL 02
2026-08-20

DP-06 X HSEA
hsea.ca

GFA	1,391.3 m ²	
UNIT COUNT_LEVEL 3		
Name	Count	Percentage
DOUBLE QUEEN	8	23%
MICRO SUITE	8	23%
PREMIUM KING	1	3%
PREMIUM KING w/ KITCHEN	1	3%
REDUCED KING	2	6%
SINGLE KING ELBOW	1	3%
SINGLE QUEEN ELBOW	1	3%
STANDARD KING	11	31%
STANDARD KING w/ KITCHEN	2	6%
TOTAL	35	100%



1 FLOOR PLAN - LEVEL 3
DP-07 1:100

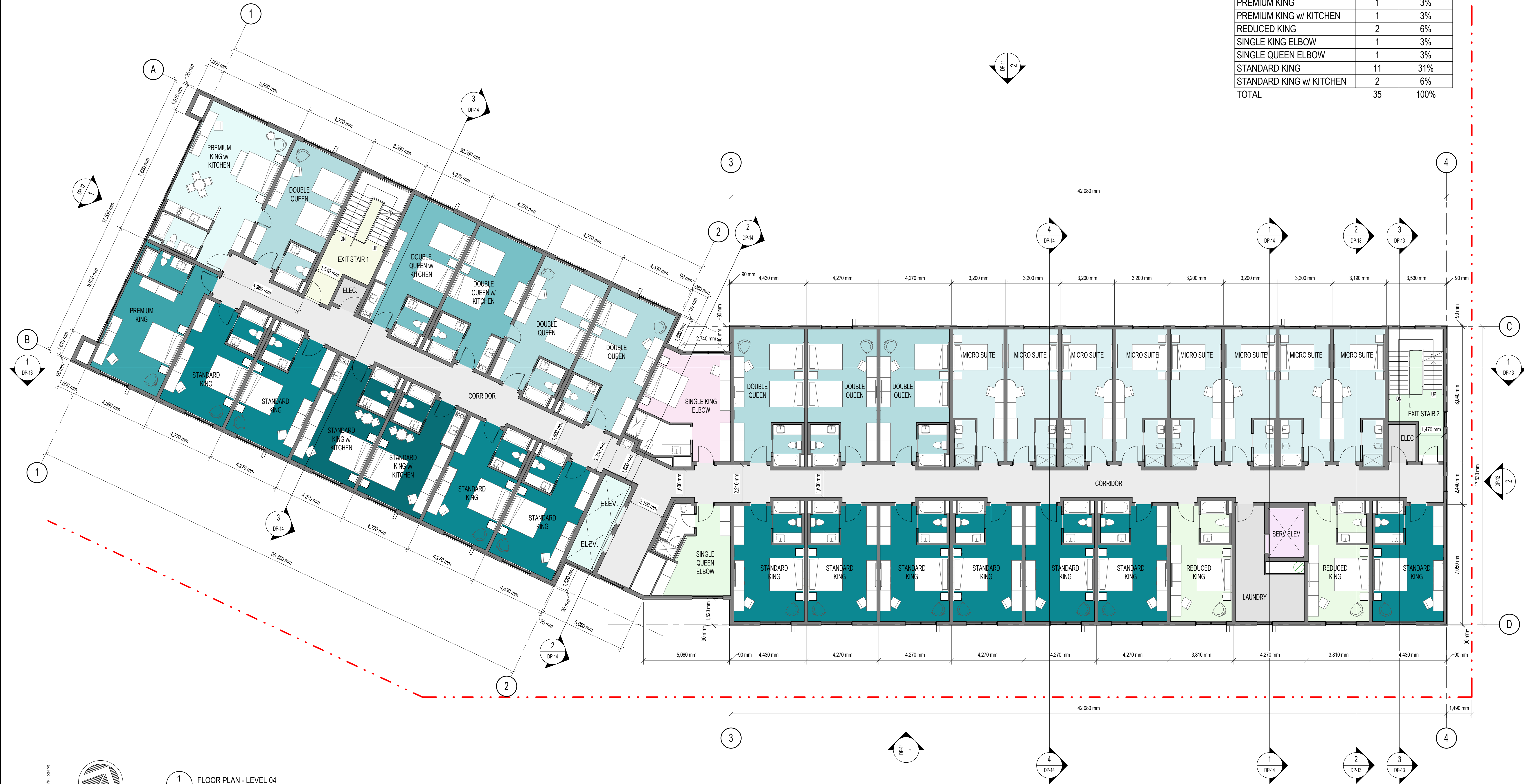
ORIGINAL SHEET: ARCH-13
DATE: 2024-08-20
PROJECT: HOTEL YELLOWKNIFE

HOTEL YELLOWKNIFE
YELLOWKNIFE, NT

24140

FLOOR PLAN_LEVEL 03
2026-08-20

GFA	1,391.3 m ²	
UNIT COUNT_LEVEL 4		
Name	Count	Percentage
DOUBLE QUEEN	6	17%
DOUBLE QUEEN w/ KITCHEN	2	6%
MICRO SUITE	8	23%
PREMIUM KING	1	3%
PREMIUM KING w/ KITCHEN	1	3%
REDUCED KING	2	6%
SINGLE KING ELBOW	1	3%
SINGLE QUEEN ELBOW	1	3%
STANDARD KING	11	31%
STANDARD KING w/ KITCHEN	2	6%
TOTAL	35	100%



1 FLOOR PLAN - LEVEL 04
DP-08 1:100

ORIGINAL SHEET: ARCH-10
DATE: 2024-08-20
PROJECT: HOTEL YELLOWKNIFE

HOTEL YELLOWKNIFE
YELLOWKNIFE, NT

24140

12

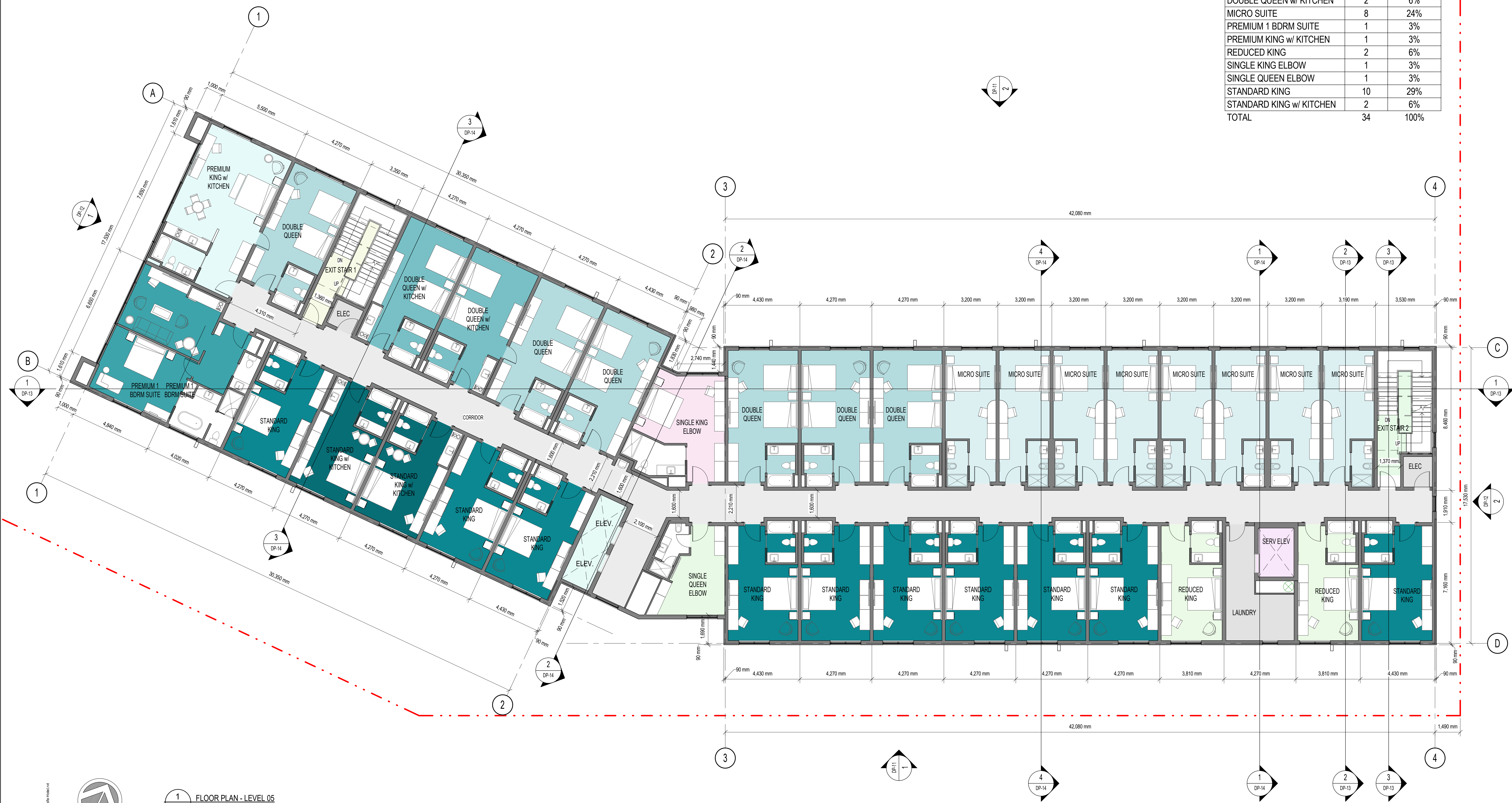
FLOOR PLAN_LEVEL 04

2026-08-20

DP-08 X HSEA
hsea.ca

GFA 1,391.3 m²

UNIT COUNT_LEVEL 5		
Name	Count	Percentage
DOUBLE QUEEN	6	18%
DOUBLE QUEEN w/ KITCHEN	2	6%
MICRO SUITE	8	24%
PREMIUM 1 BDRM SUITE	1	3%
PREMIUM KING w/ KITCHEN	1	3%
REDUCED KING	2	6%
SINGLE KING ELBOW	1	3%
SINGLE QUEEN ELBOW	1	3%
STANDARD KING	10	29%
STANDARD KING w/ KITCHEN	2	6%
TOTAL	34	100%



1 FLOOR PLAN - LEVEL 05
DP-09 1:100

ORIGINAL SHEET: ARCH-10
DATE: 2024-08-20
PROJECT: HOTEL YELLOWKNIFE
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

HOTEL YELLOWKNIFE
YELLOWKNIFE, NT

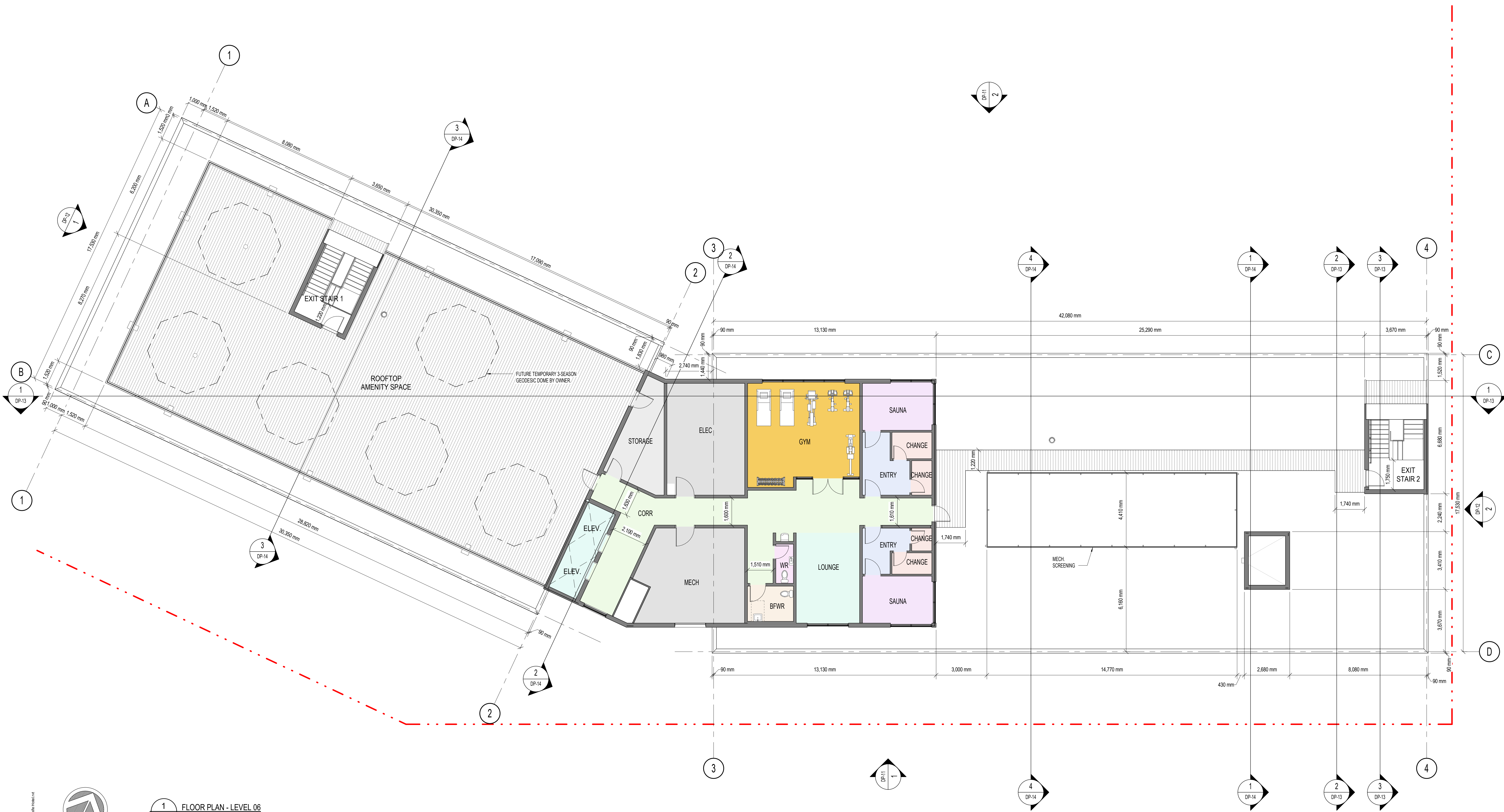
24140

12

FLOOR PLAN_LEVEL 05
2026-08-20

DP-09 X HSEA
hsea.ca

GFA 332.0 m²



1 FLOOR PLAN - LEVEL 06
DP-10 1:100

ORIGINAL SHEET: ARCH-10
DATE: 2024-08-20
PROJECT: HOTEL YELLOWKNIFE
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

HOTEL YELLOWKNIFE
YELLOWKNIFE, NT



2 DP NORTH ELEVATION
DP-11
3/32" = 1'-0"



1 DP SOUTH ELEVATION
DP-11
3/32" = 1'-0"

MATERIAL LEGEND	
CODE	DESCRIPTION
2.11	PROPOSED ARTWORK MURAL, FINAL LOCATION AND DESIGN TBD.
5.02	ROOF PATIO GUARDRAIL
5.04	METAL RAILING: BLACK
7.01	WOOD-LOOK METAL SIDING
7.02	FIBER CEMENT PANEL
7.04	METAL PANEL FIN
7.06	ARCHITECTURAL METAL PANEL
7.10	STANDING SEAM METAL ROOFING
8.04	ALUMINUM GLAZING SYSTEM
8.05	MECH. LOUVER COLOR: CHARCOAL
26.03	EXTERIOR LIGHT FIXTURE (REFER TO ELECTRICAL)
26.04	LIGHT FIXTURE: BLACK
26.05	CAR PLUG PEDESTAL
32.01	SITE SCREENING
32.03	GARBAGE COMPACTOR
32.04	METAL BOLLARD
32.06	ROOFTOP EQUIPMENT SCREENING

ORIGINAL SHEET: ARCH-10
Drawing created by: HSEEA
Drawing date: 2026-08-20
Drawing title: Yellowknife Hotel

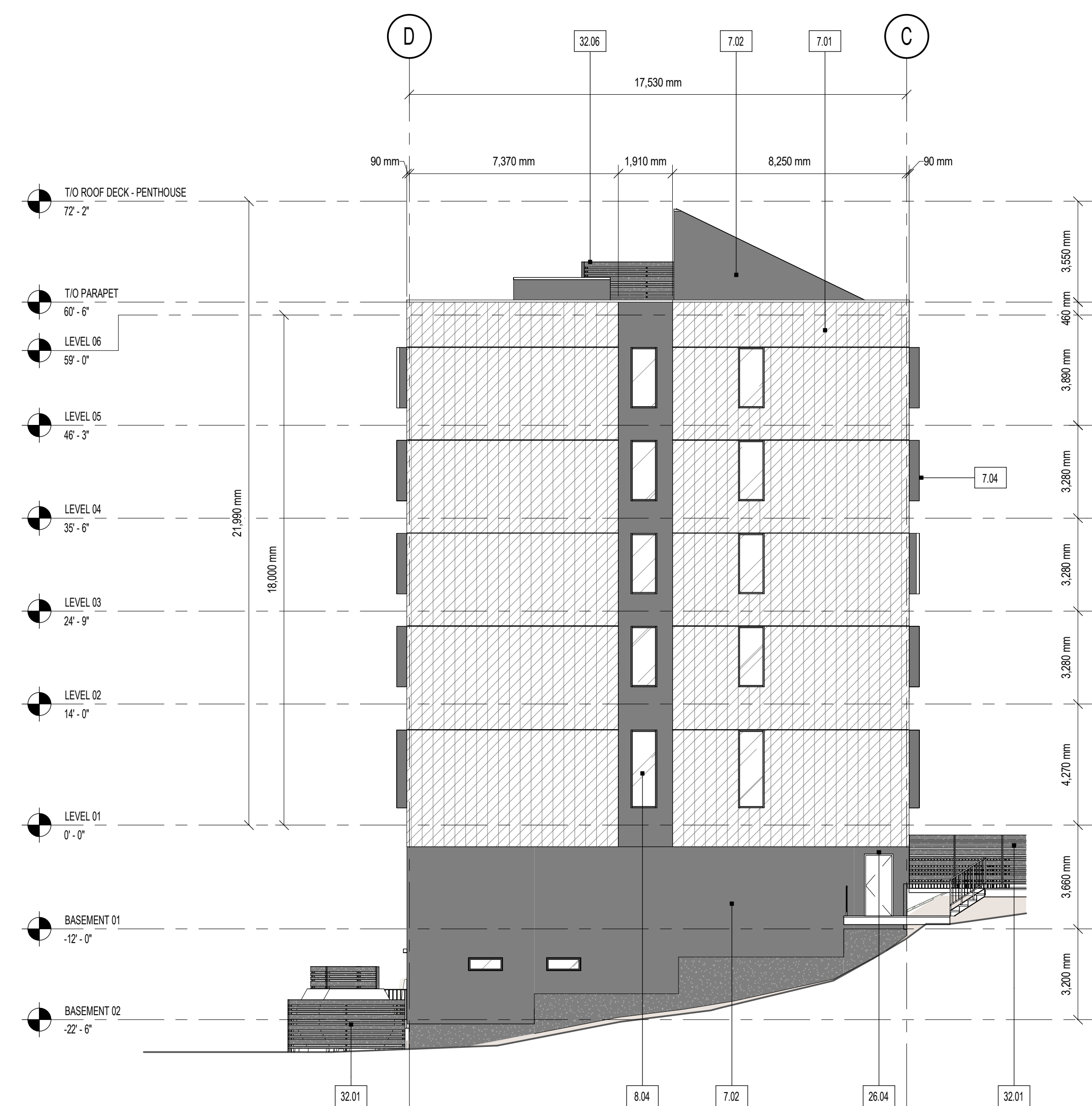
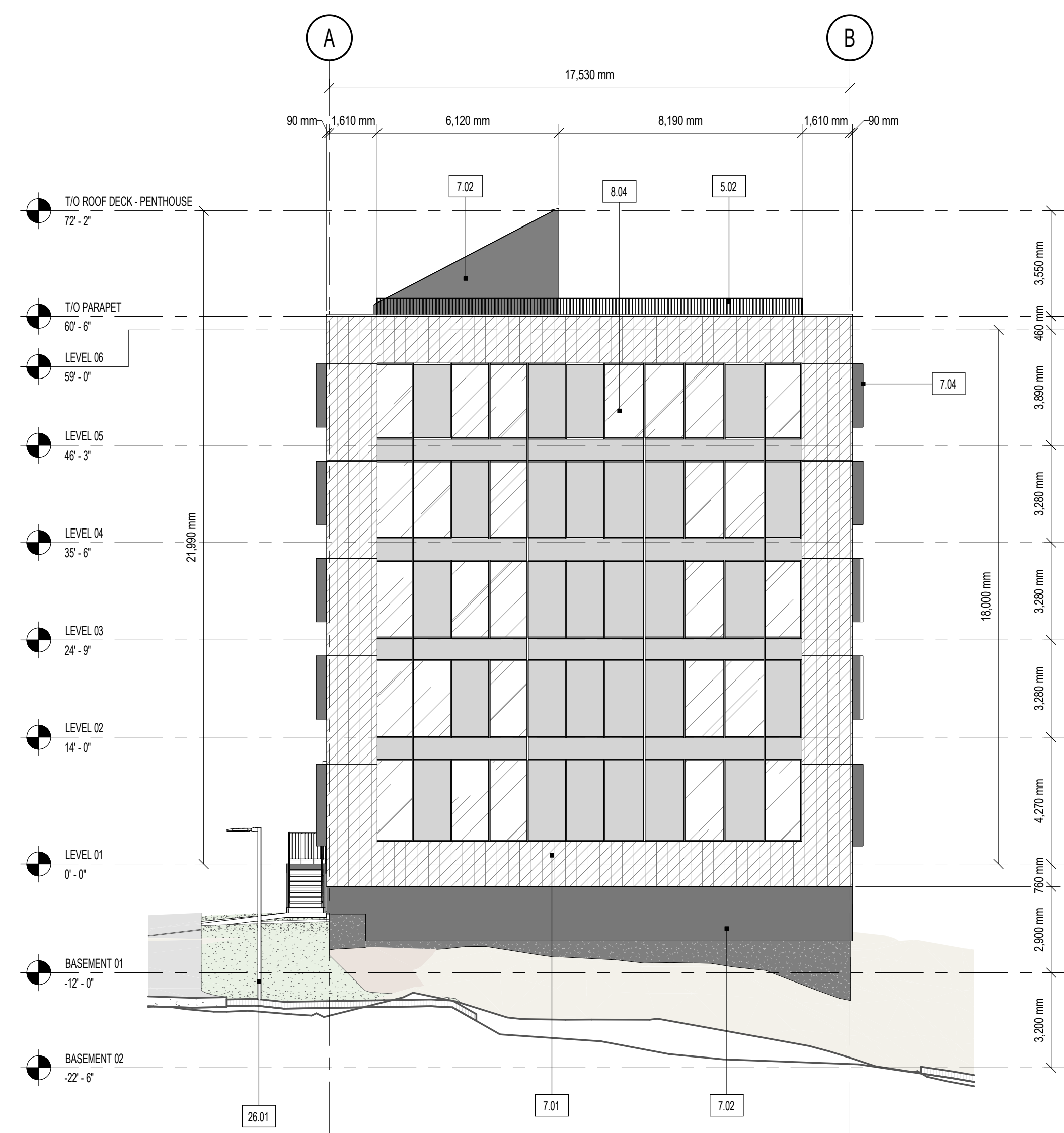
HOTEL YELLOWKNIFE
YELLOWKNIFE, NT

24140

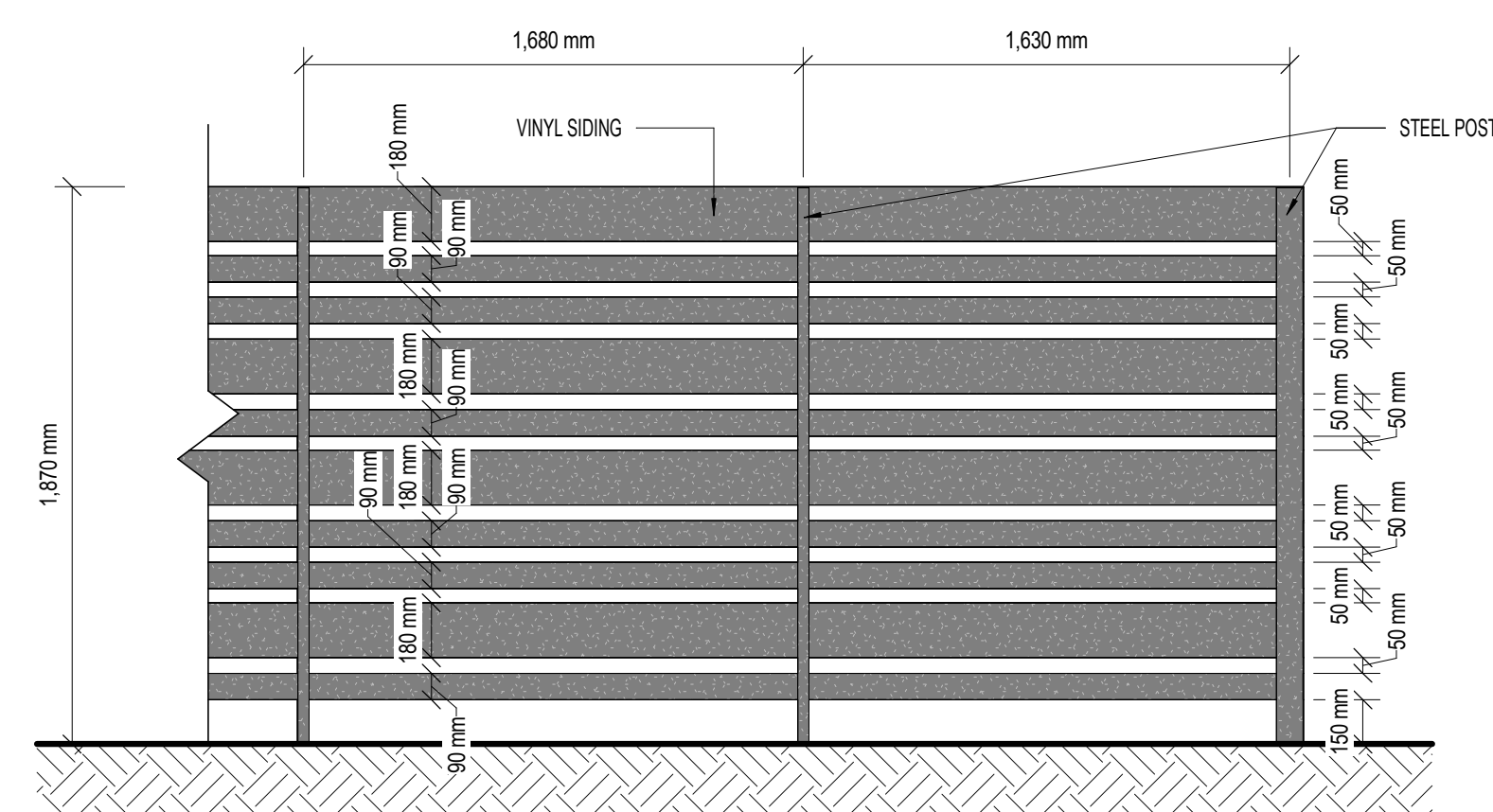
12

ELEVATIONS
2026-08-20

DP-11  HSEA
hsea.ca

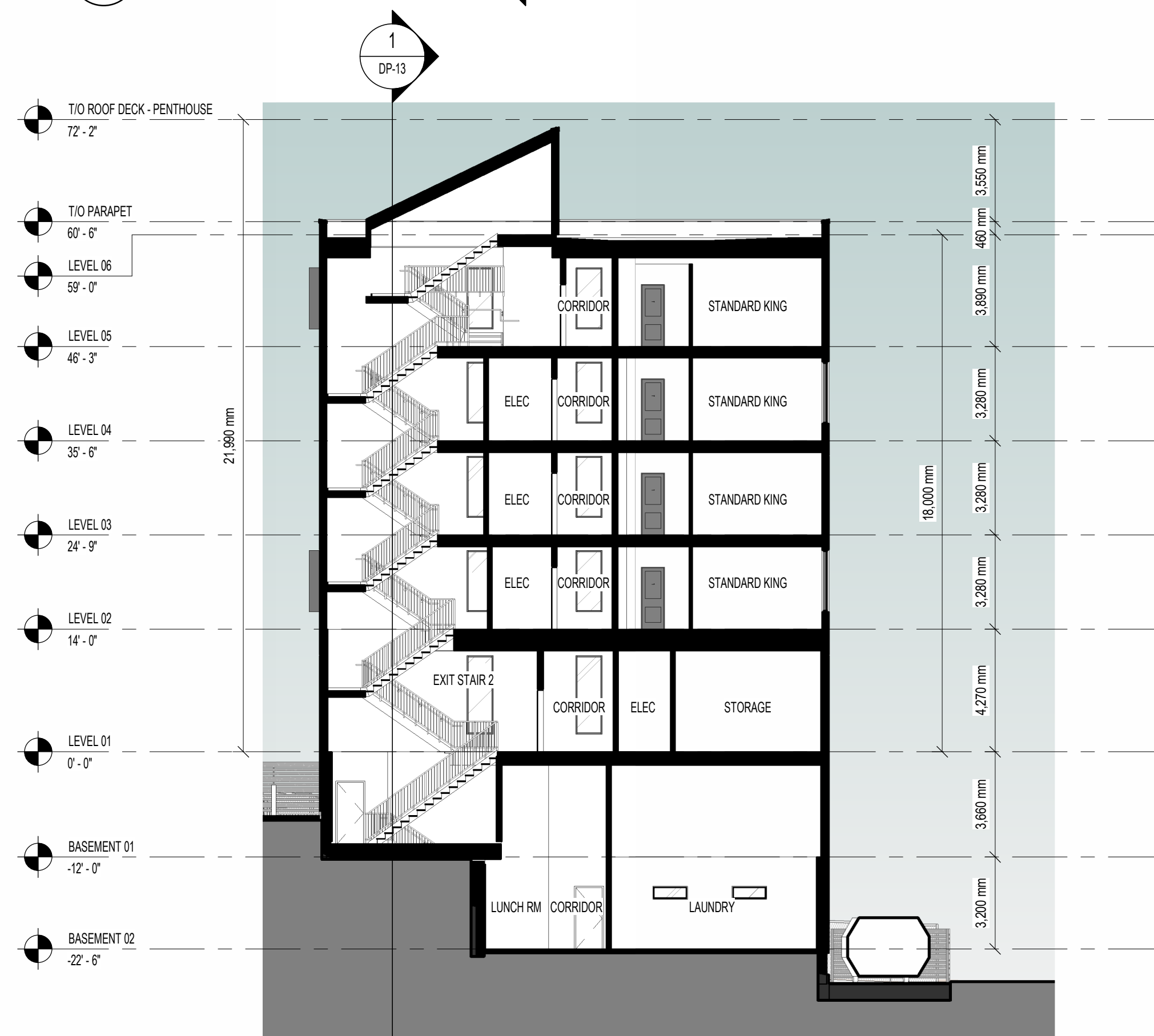


MATERIAL LEGEND	
CODE	DESCRIPTION
5.02	ROOF PATIO GUARDRAIL
7.01	WOOD-LOOK METAL SIDING
7.02	FIBER CEMENT PANEL
7.04	METAL PANEL FIN
8.04	ALUMINUM GLAZING SYSTEM
26.01	SITE LIGHT POLE (REFER TO ELECTRICAL)
26.04	LIGHT FIXTURE: BLACK
32.01	SITE SCREENING
32.06	ROOFTOP EQUIPMENT SCREENING





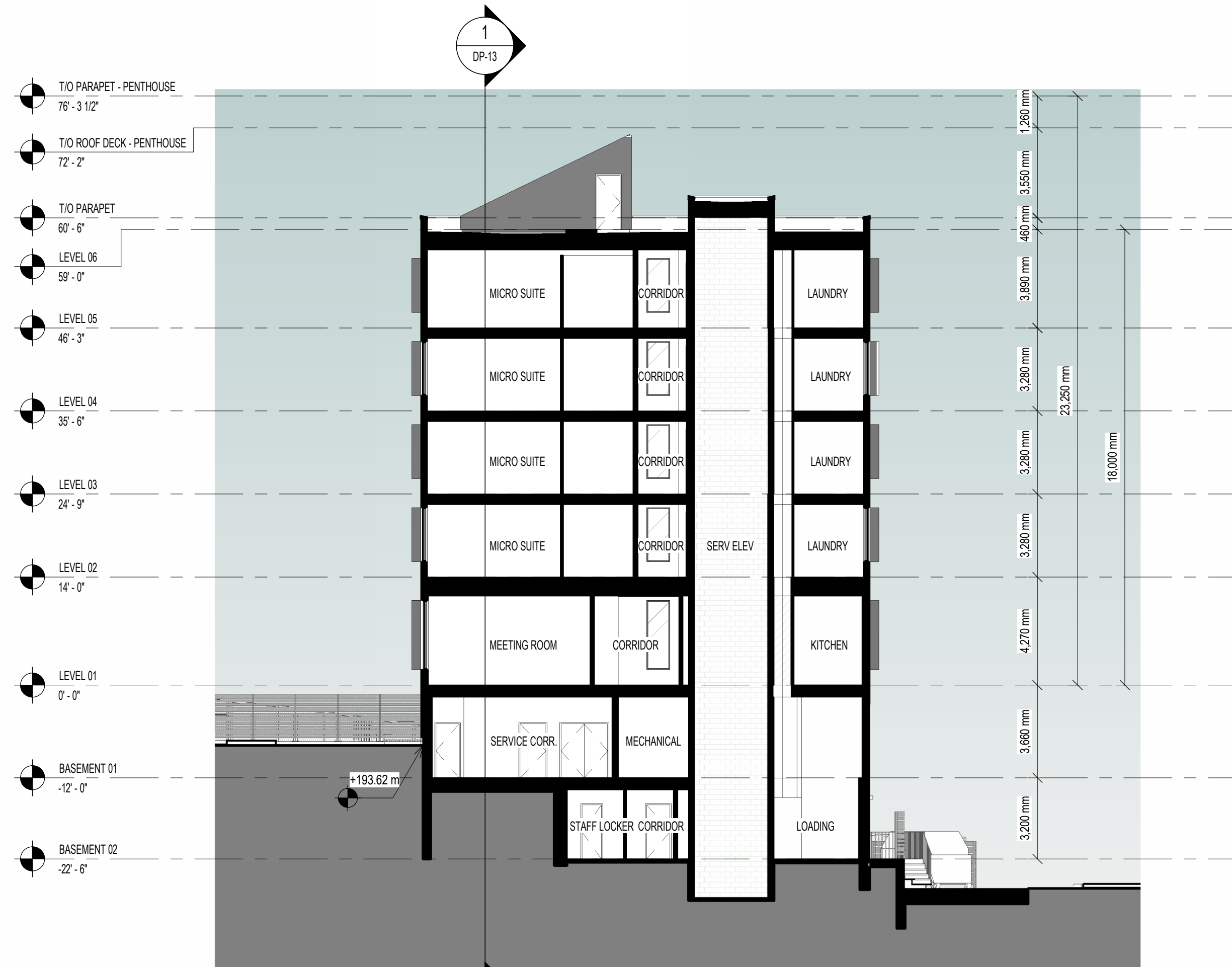
1 N-S LONG SECTION
DP-13 1:150



3 E-W SECTION THROUGH NORTH EXIT STAIR
DP-13 1:150



2 E-W SHORT SECTION
DP-13 1:150



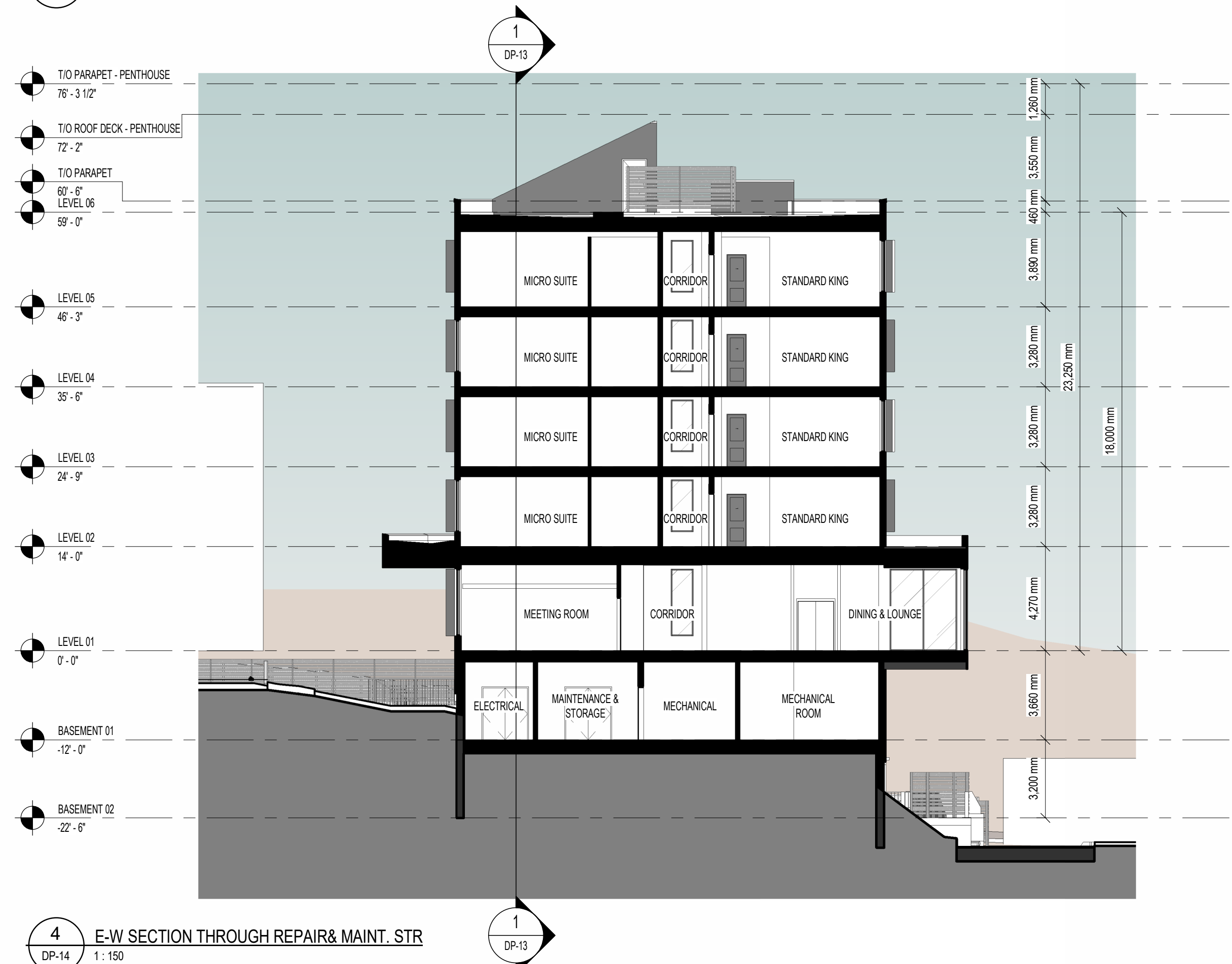
1 E-W SECTION THROUGH SERVICE ELEVATOR
DP-14 1:150



3 E-W SECTION THROUGH SOUTH EXIT STAIR
DP-14 1:150



2 E-W SECTION THROUGH MAIN ENTRANCE
DP-14 1:150



4 E-W SECTION THROUGH REPAIR & MAINT. STR
DP-14 1:150



VIEW OF THE HOTEL ENTRANCE



AERIAL VIEW OF THE NORTH FACADE



SOUTH FACADE



VIEW FROM 49TH AVE



EVENING RENDER OF THE SOUTHWEST FACADE



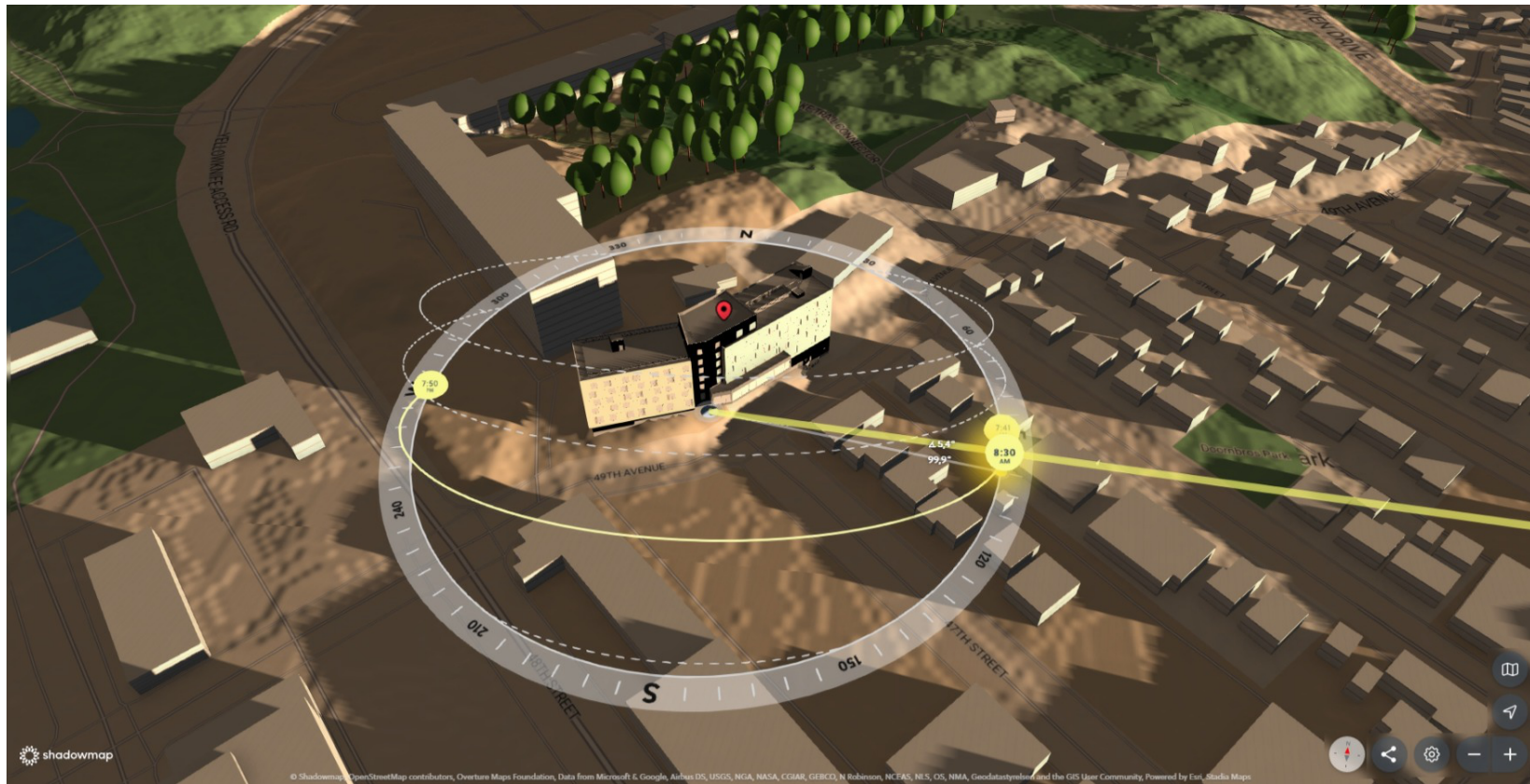
EVENING VIEW OF THE NORTH FACADE



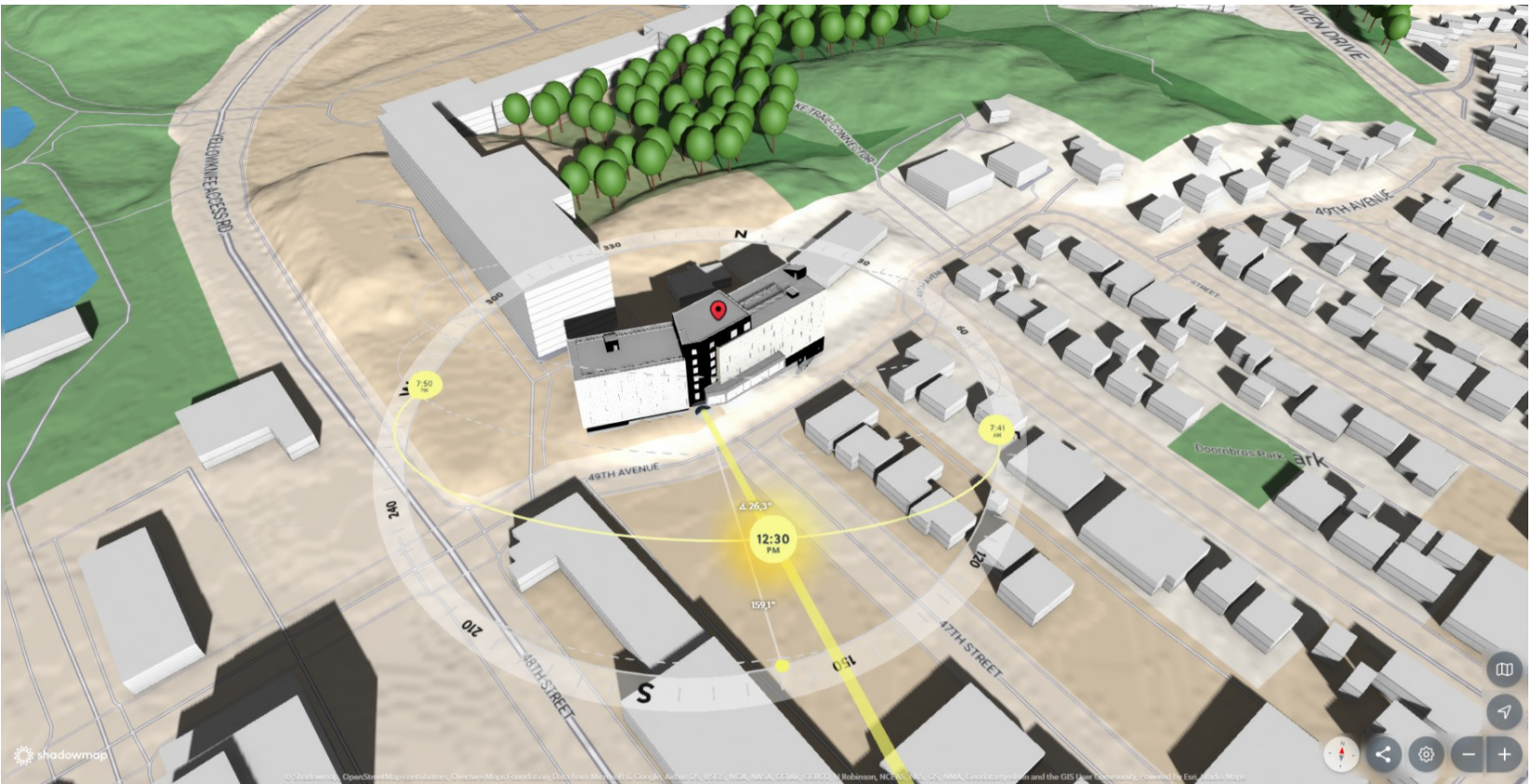
EVENING VIEW OF THE HOTEL ENTRANCE

DESIGN: SHREY ARCH
 11/20/2024 11:00 AM
 11/20/2024 11:00 AM

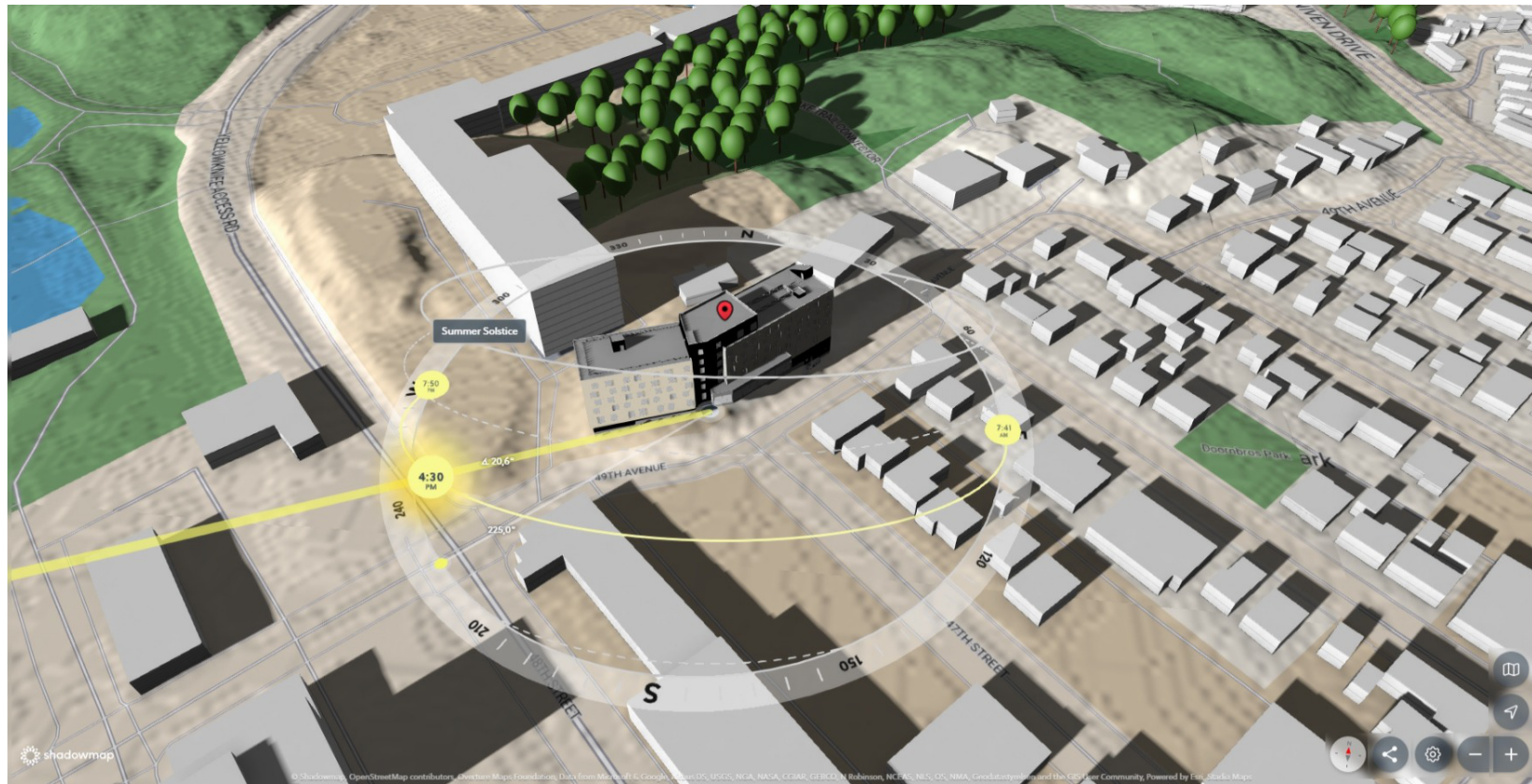
MARCH 21



8:30 AM (MST)

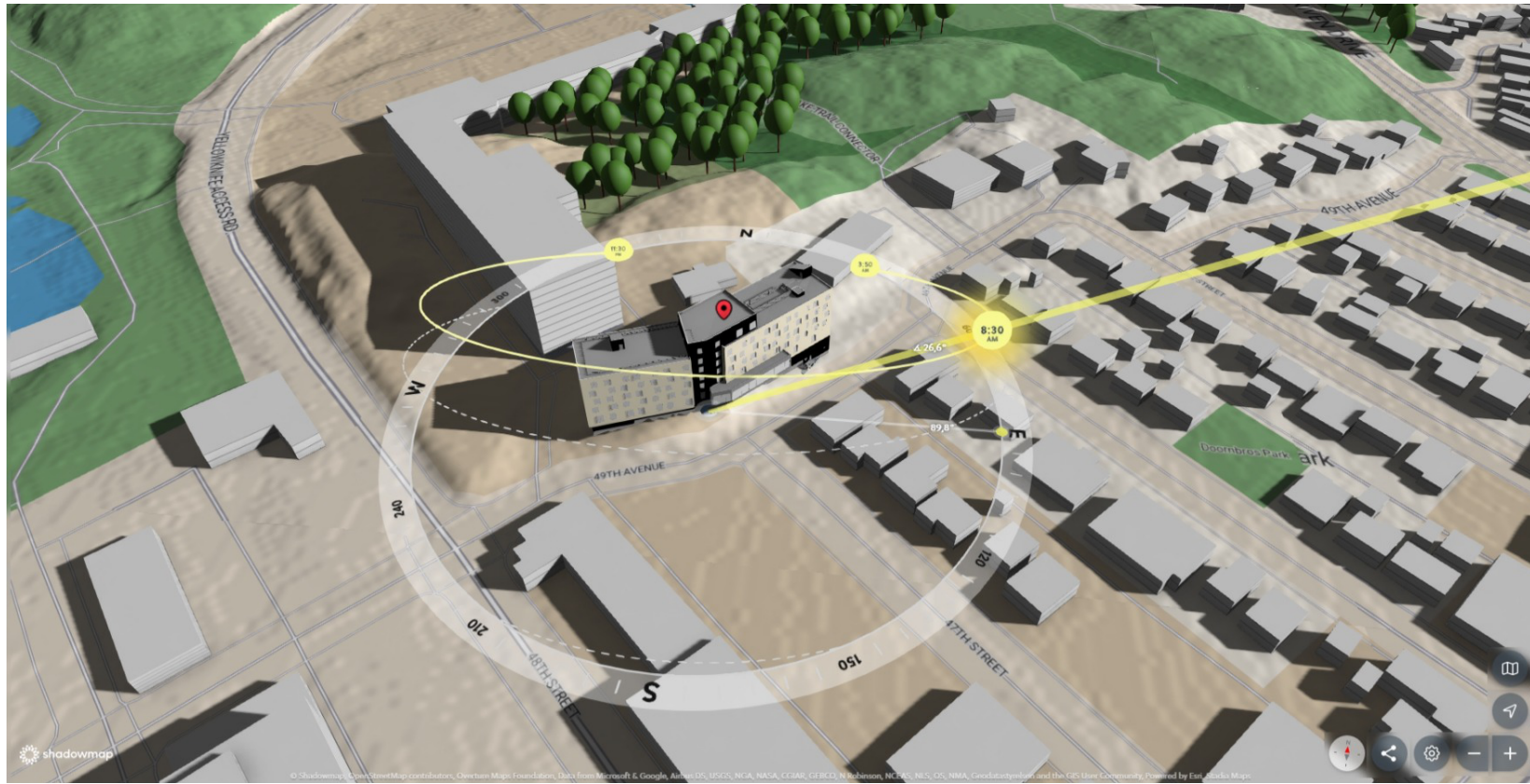


12:30 PM (MST)

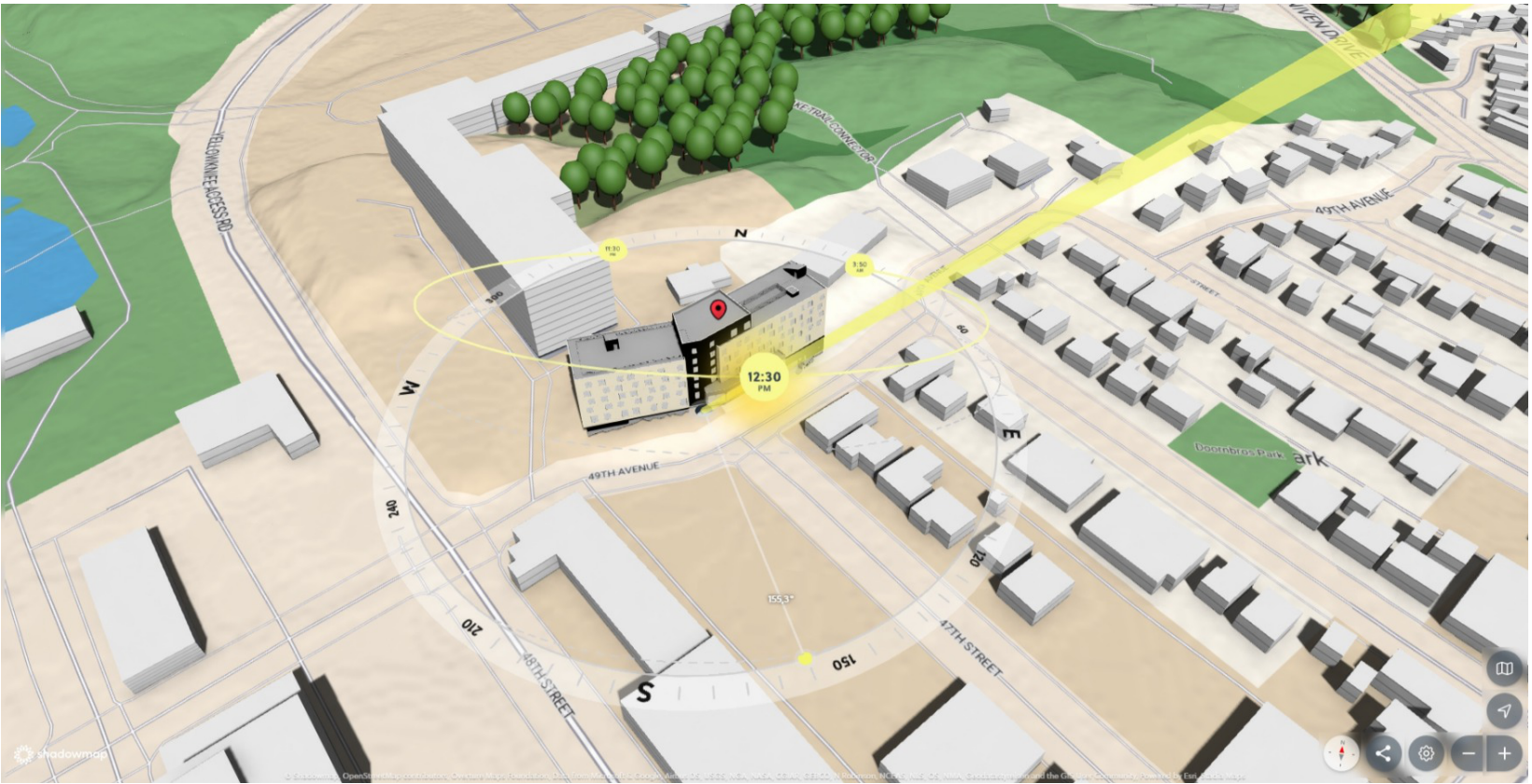


4:30 PM (MST)

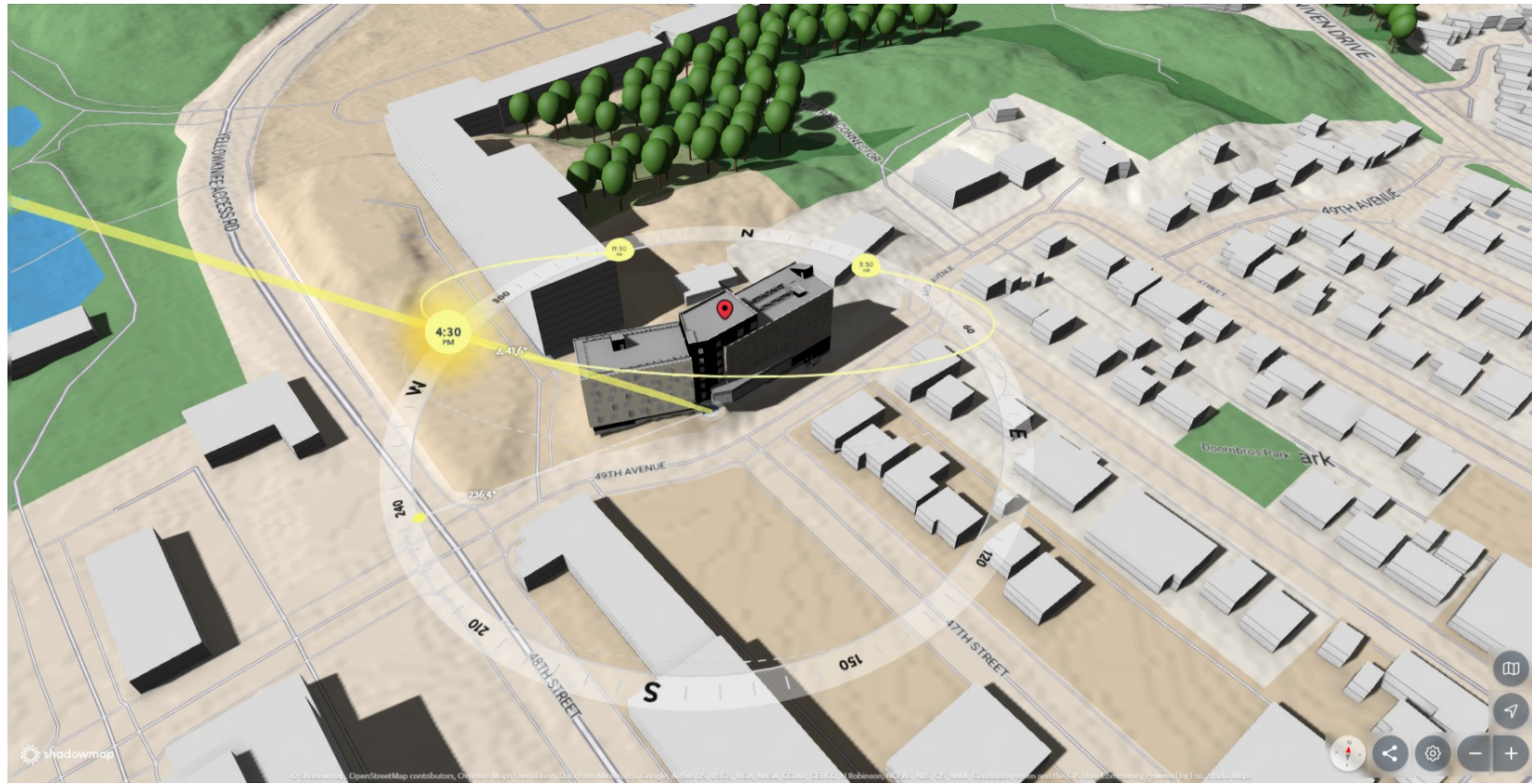
JUNE 21



8:30 AM (MST)

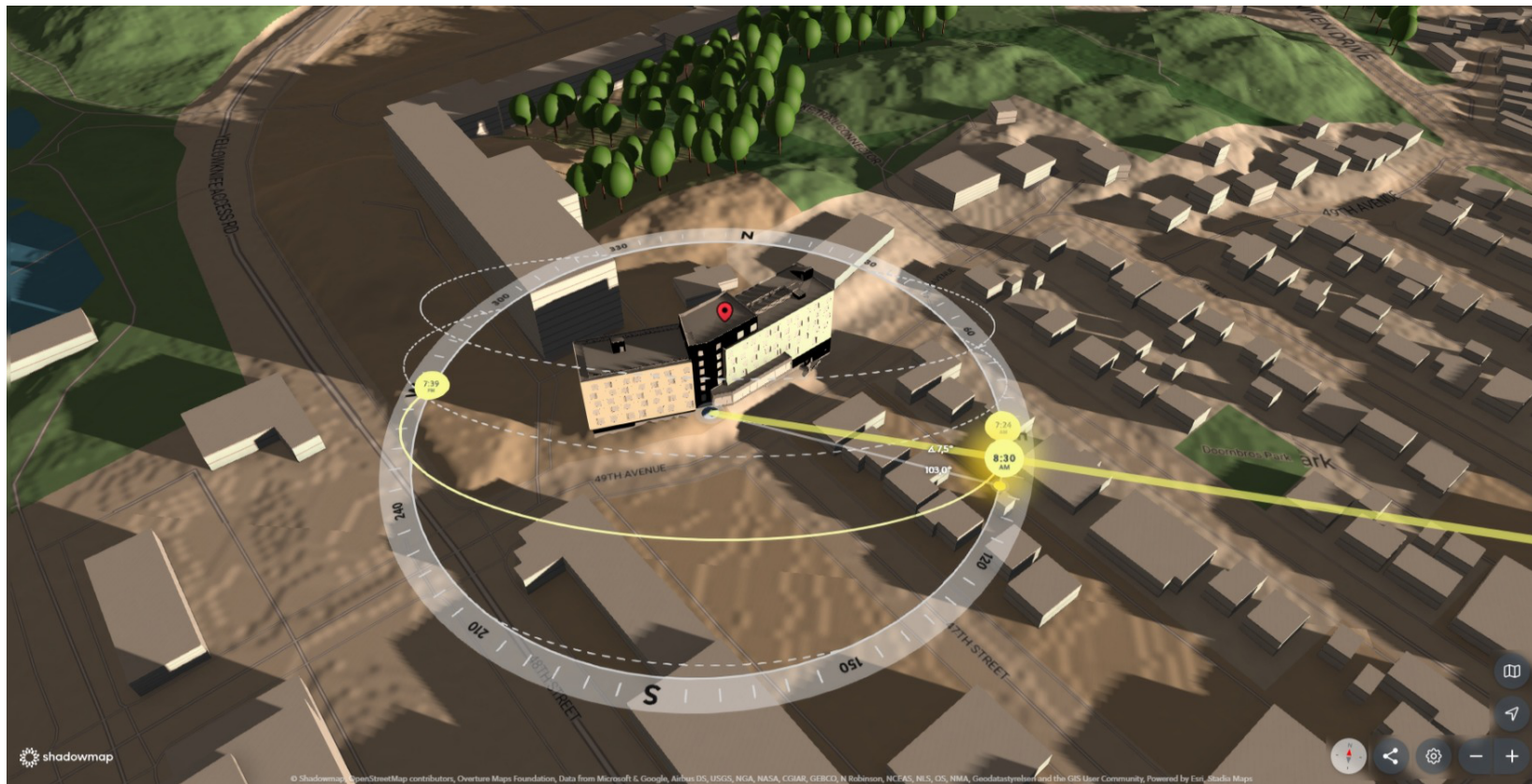


12:30 PM (MST)

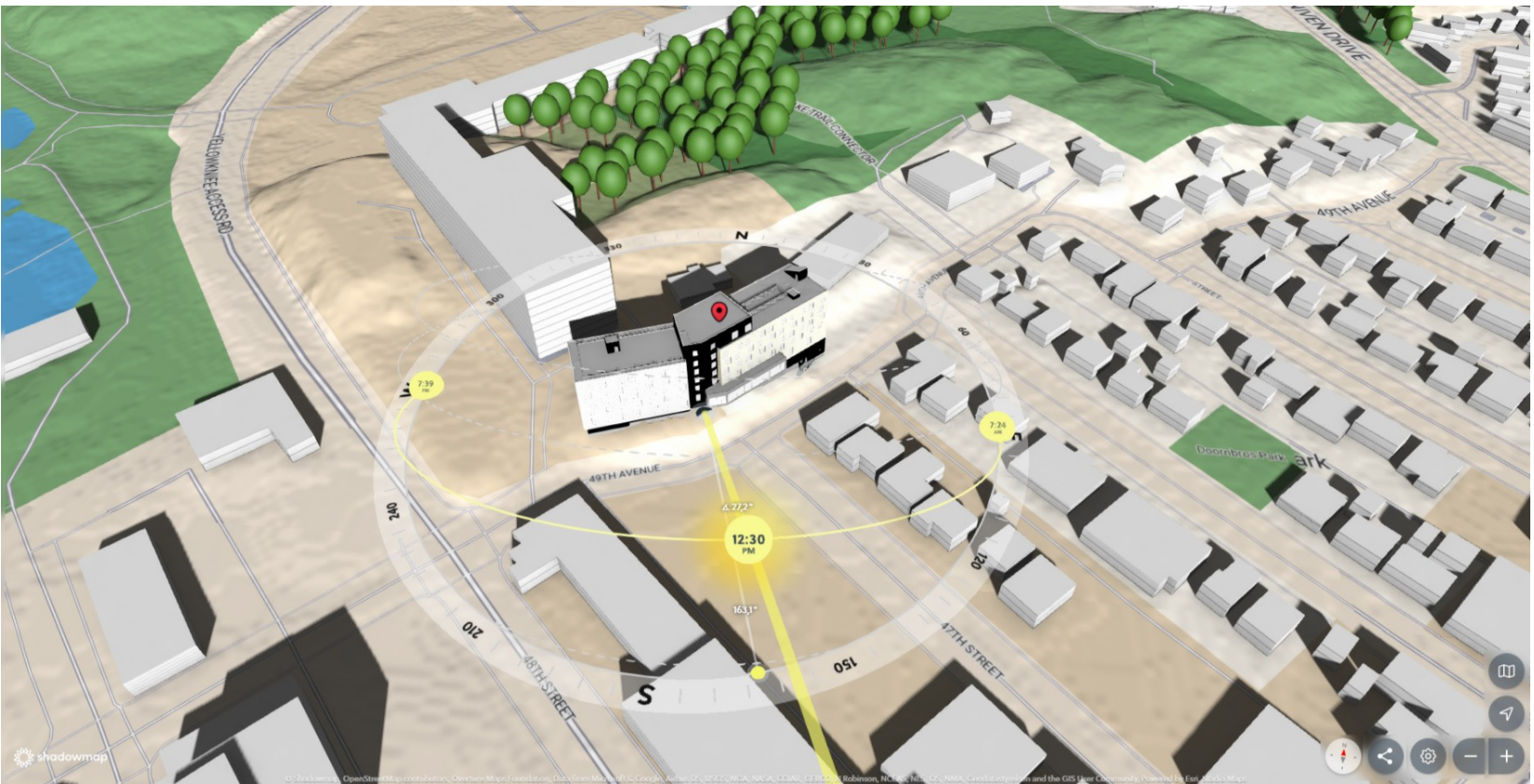


4:30 PM (MST)

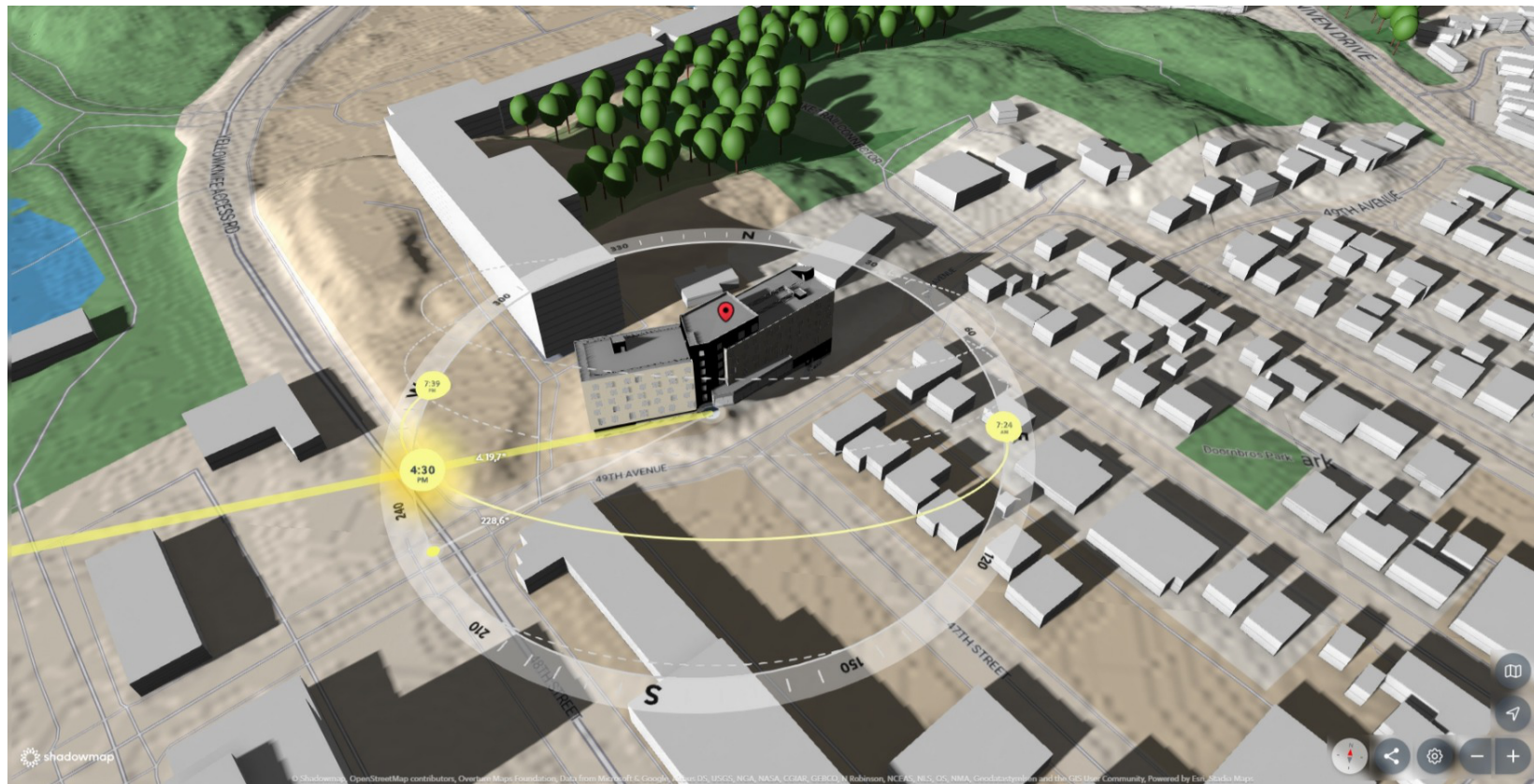
SEPTEMBER 21



8:30 AM (MST)

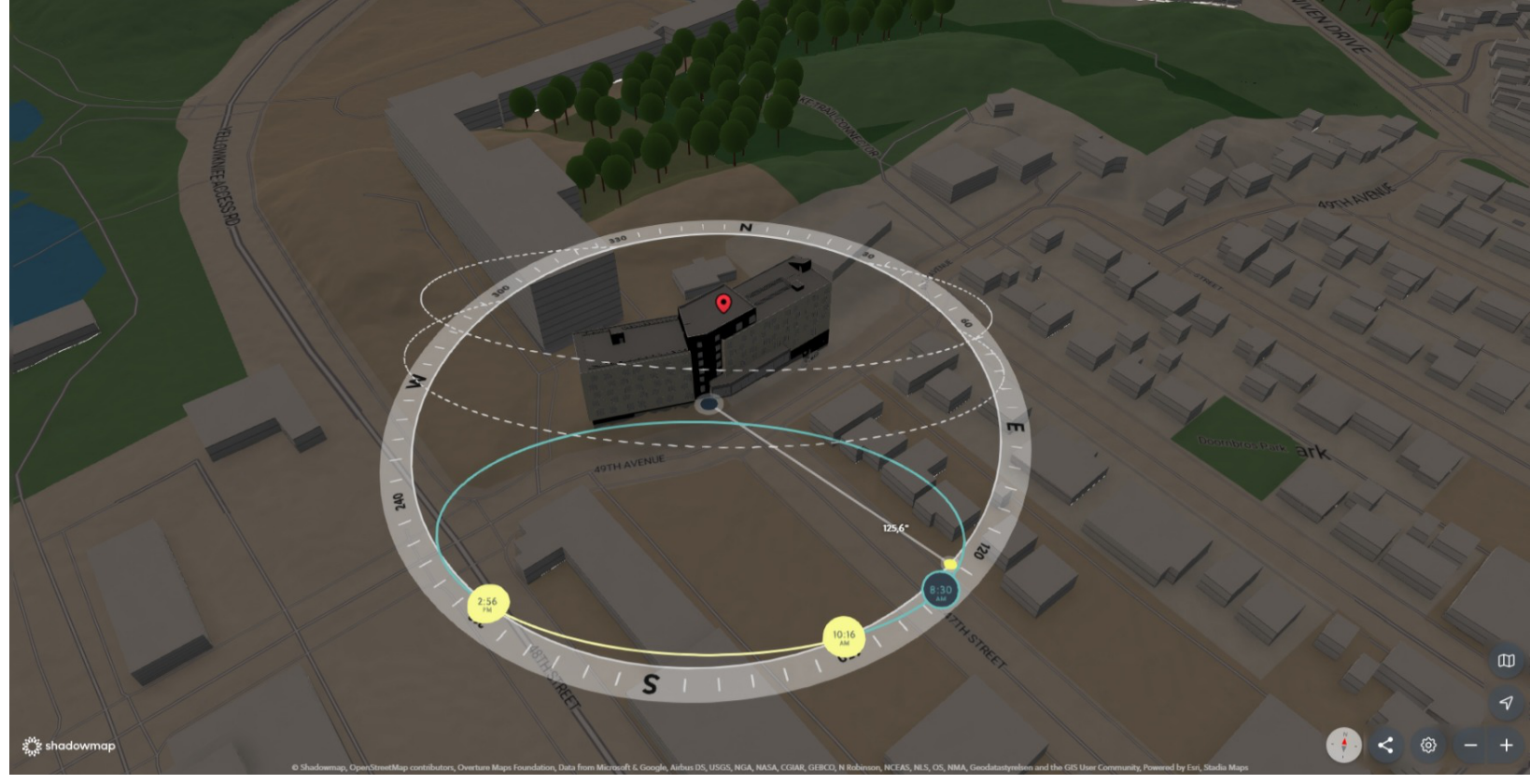


12:30 PM (MST)

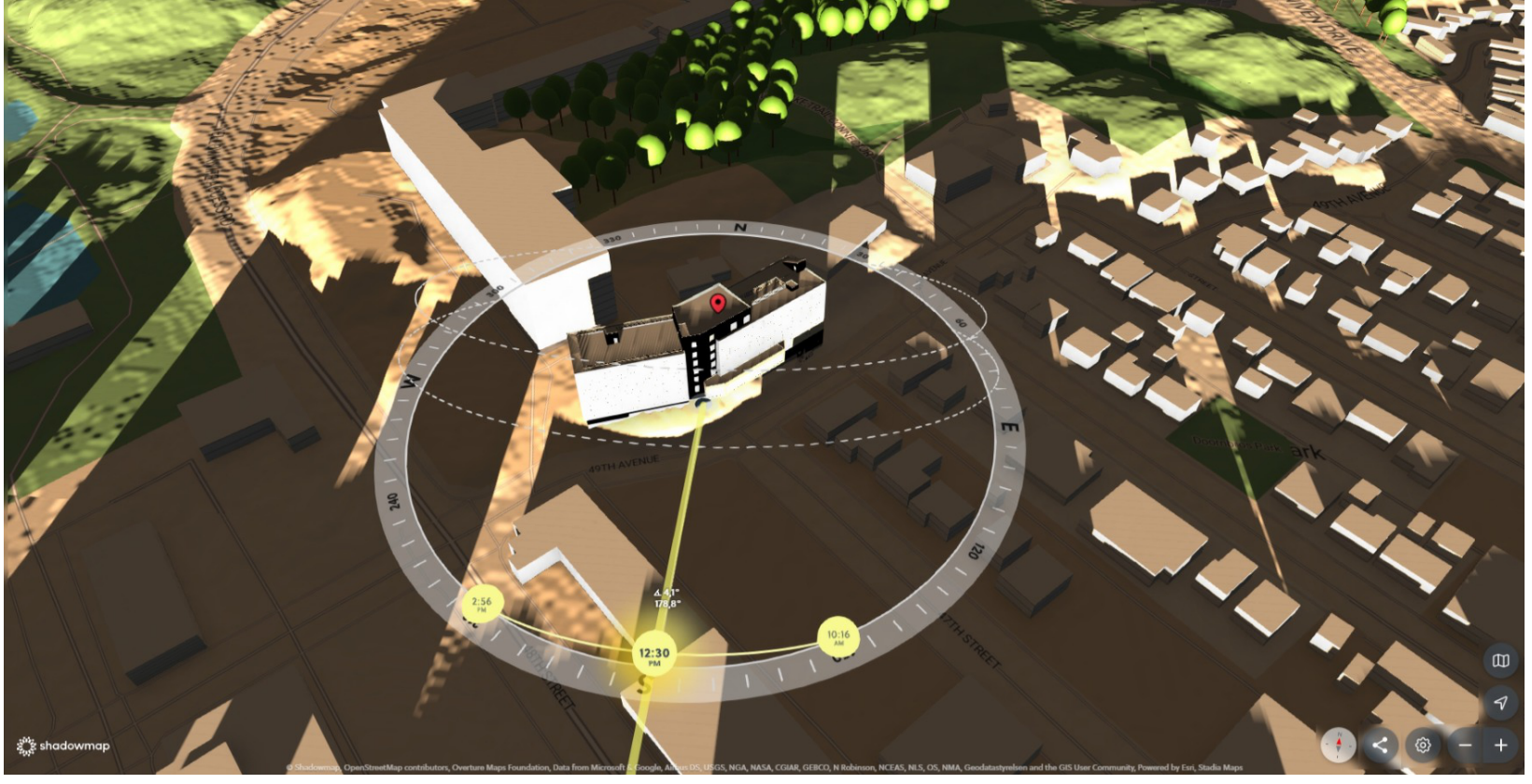


4:30 PM (MST)

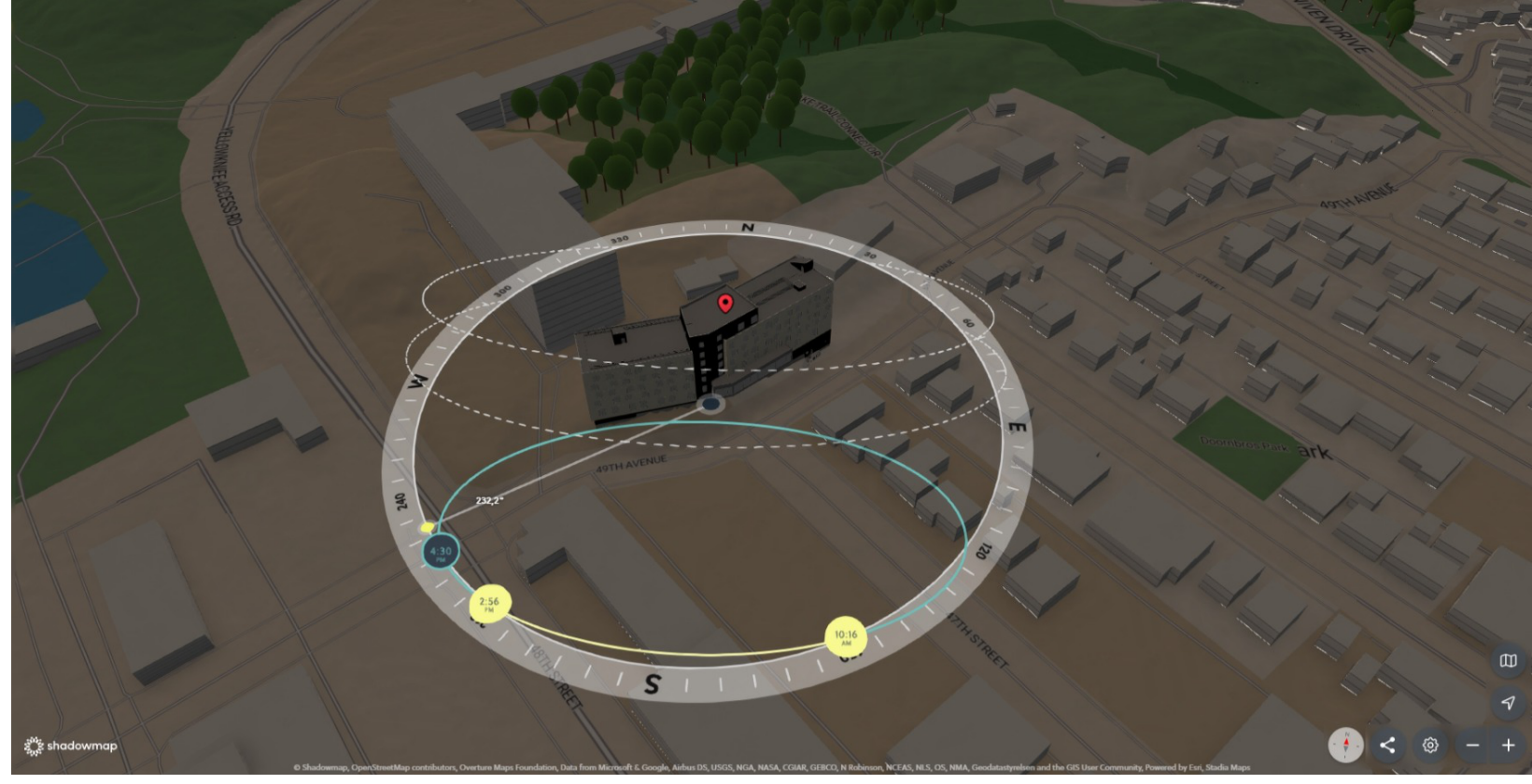
DECEMBER 21



8:30 AM (MST)



12:30 PM (MST)



4:30 PM (MST)