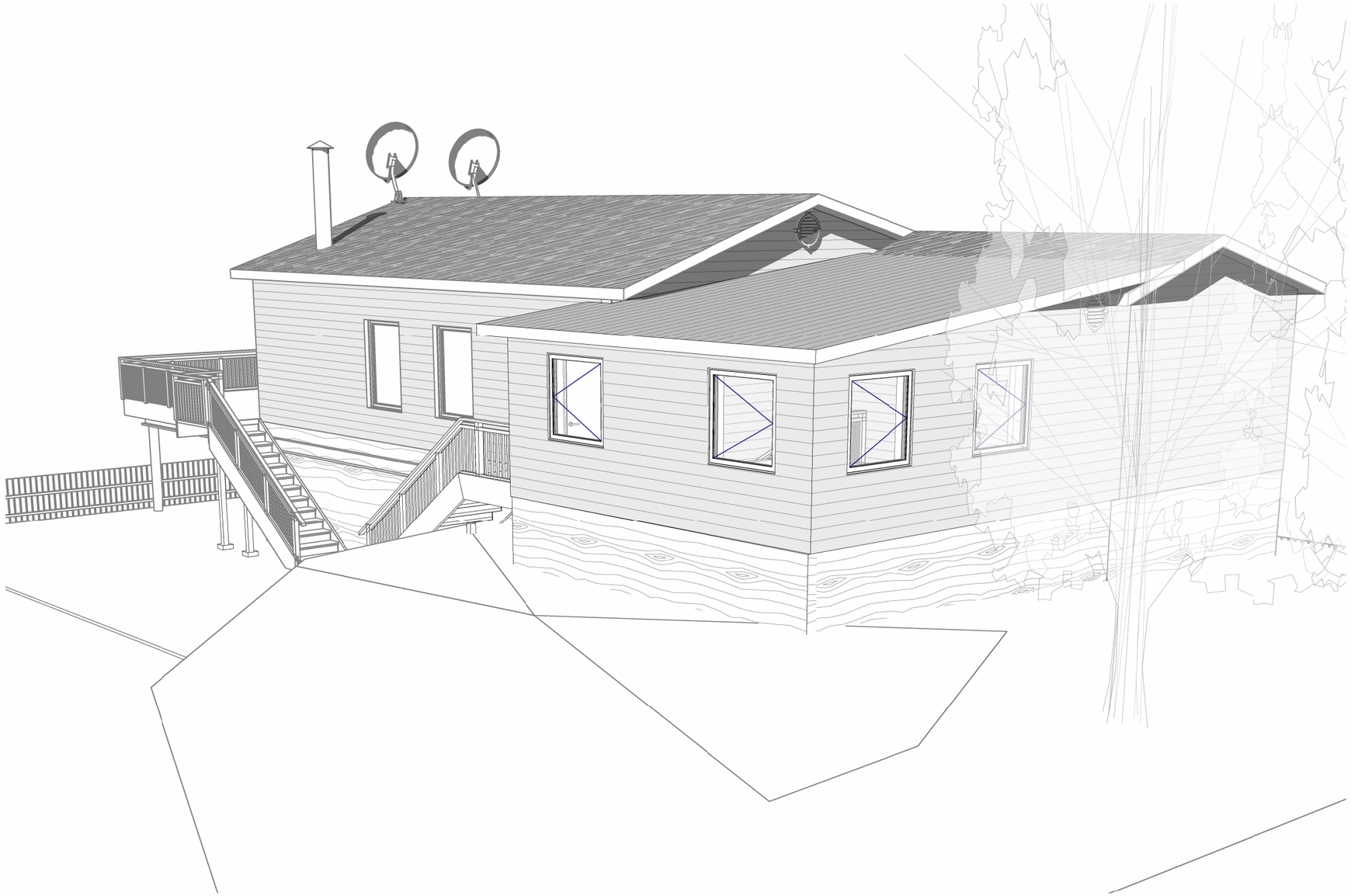
121 JESKE CRESCENT

121 JESKE CRESCENT, YELLOWKNIFE, NWT, BLOCK 71, PLAN 2246



ARCHITECTURAL SHEET LIST	
Sheet Number	Sheet Name
A000	COVER PAGE
A001	ASSEMBLIES
A100	SITE PLAN
A101	EXISTING FLOOR PLAN & DEMO
A102	FLOOR PLAN ADDITION
A200	ELEVATIONS
A202	ELEVATIONS
A300	BUILDING SECTIONS
A400	DETAILS
A600	SCHEDULES

GENERAL NOTES:

1. ALL WORK SHALL BE DONE TO 2020 NATIONAL BUILDING CODE OF CANADA (NBC).
2. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL BY THE ENGINEER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINNER'S ATTENTION PRIOR TO COMMENCING WORK. DIMENSIONS SHOWN ARE NOT TO BE SCALED.
3. ENGINEER TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. CONFIRM ROUGH OPENINGS FOR DOORS AND WINDOWS PRIOR TO ORDERING.
4. ENGINEER TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE

DRF DESIGNS

NOT FOR CONSTRUCTION

PROJECT
121 JESKE CRESCENT

121 JESKE CRESCENT, YELLOWKNIFE, NWT, BLOCK 71, PLAN 2246

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	DD/MM/YYYY	

DRAWING

COVER PAGE

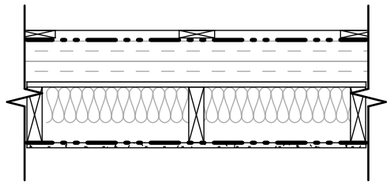
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM
PROJECT 23063	A000
SCALE	

ASSEMBLIES

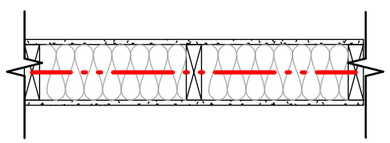
WALLS

W1 NEW EXTERIOR WALL EFFECTIVE R VALUE - 34.51
0.44 mm NEW GREY KAYACAN HORIZONTAL VINYL SIDING
19 X 89 mm VERT. WOOD STRAPPING @ 406 mm c/c
TYVEK WEATHER BARRIER (JOINTS TAPE SEALED)
101.6 mm XPS RIGID INSULATION - 2 LAYERS
12.7 mm PLYWOOD SHEATHING
38X89 mm WOOD STUDS @ 406 mm o/c
140 mm R-20 FIBERGLASS BATT INSULATION IN STUD CAVITY
10 MIL POLY VAPOUR BARRIER
12.7 mm GYPSUM BOARD (PAINTED)



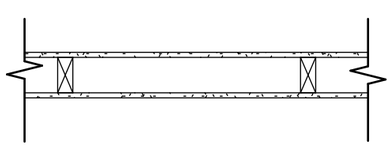
P1 INTERIOR PARTITION (1 HR FS)
NEW 15.9 m TYPE X GYPSUM BOARD, SCREW ATTACHED*
38X140 mm WOOD STUDS @ 406 mm o/c
140 mm FIBERGLASS BATT INSULATION IN STUD CAVITY
NEW 15.9 m TYPE X GYPSUM BOARD, SCREW ATTACHED*

*W.R. GYPSUM BOARD REQ'D IN WET AREAS



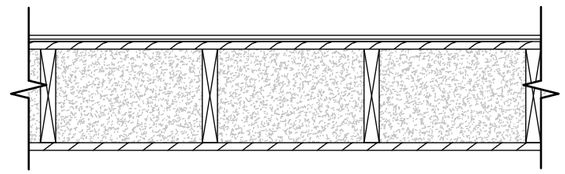
P2 INTERIOR PARTITION
12.7 mm GYPSUM BOARD, SCREW ATTACHED*
38 X 89 mm WOOD STUDS @ 24" o/c MAX.
12.7 mm GYPSUM BOARD, SCREW ATTACHED*

*W.R. GYPSUM BOARD REQ'D IN WET AREAS



FLOORS

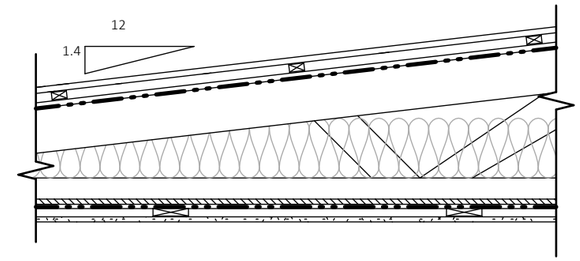
F1 FLOOR EFFECTIVE R VALUE - 47.7
8 mm LAMINATE FLOORING
6 mm G1S UNDERLAYMENT PLYWOOD SUBFLOOR
19 mm T&G PLYWOOD SUBFLOOR
38X235 mm SPF FLOOR JOIST @ 406 mm o/c
235 mm CLOSED CELL SPRAY FOAM INSULATION IN FLOOR JOIST CAVITY
12.7 mm PT PLYWOOD SOFFIT BOARD



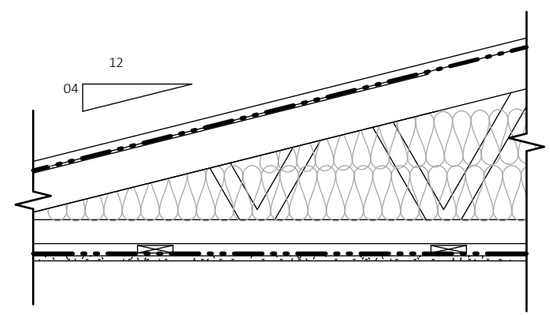
IMPORTANT NOTE:
A DESTRUCTIVE TESTING TO COMFIRM EXISTING WALL AND FLOOR ASSEMBLY WAS NOT PERFORMED. IF CONDITIONS DIFFER FROM WHAT IS SHOWN, DESIGNER TO BE CONTACTED FOR ALTERNATE DETAIL

ROOFS

R1 NEW ROOF EFFECTIVE R VALUE - 60
VERSA FRAME METAL ROOF
19x38 mm WOOD STRAPPING @ 600 mm c/c
4 mm SOPRALENE FLAM 250 GR WATERPROOFING SHEET
15.9 mm PLYWOOD SHEATING
ENGINEERED WOOD TRUSS @ 610 mm c/c REF. TO STRUCTURAL
584 mm R-95 MINERAL WOOL INSULATION (2-3 LAYERS) JOINTS STAGGERED
13 mm PLYWOOD
10 MIL POLY VAPOUR BARRIER
19x84 mm WOOD STRAPPING @ 600 mm o/c
12.7 mm GYPSUM BOARD, PAINTED



R2 EXISTING ROOF EFFECTIVE R VALUE - 60
EXISTING ASPHALT SHINGLES
EXISTING WATERPROOFING SHEET
EXISTING 15.9 mm PLYWOOD SHEATHING
EXISTING ENGINEERED WOOD TRUSS @ 610 mm o/c TO BE CONFIRMED WITH STRUCT.
EXISTING 685.8 mm R-60 FIBERGLASS INSULATION
EXISTING 6 MIL POLY VAPOUR BARRIER TO BE CONFIRMED WITH STRUCT.
EXISTING 19x84 mm WOOD STRAPPING @ 406 mm o/c
EXISTING 1/2" GYPSUM BOARD, PAINTED



DRF DESIGNS

NOT FOR CONSTRUCTION

PROJECT
121 JESKE CRESCENT

121 JESKE CRESCENT, YELLOWKNIFE, NWT, BLOCK 71, PLAN 2246

No.	DATE	ISSUED FOR
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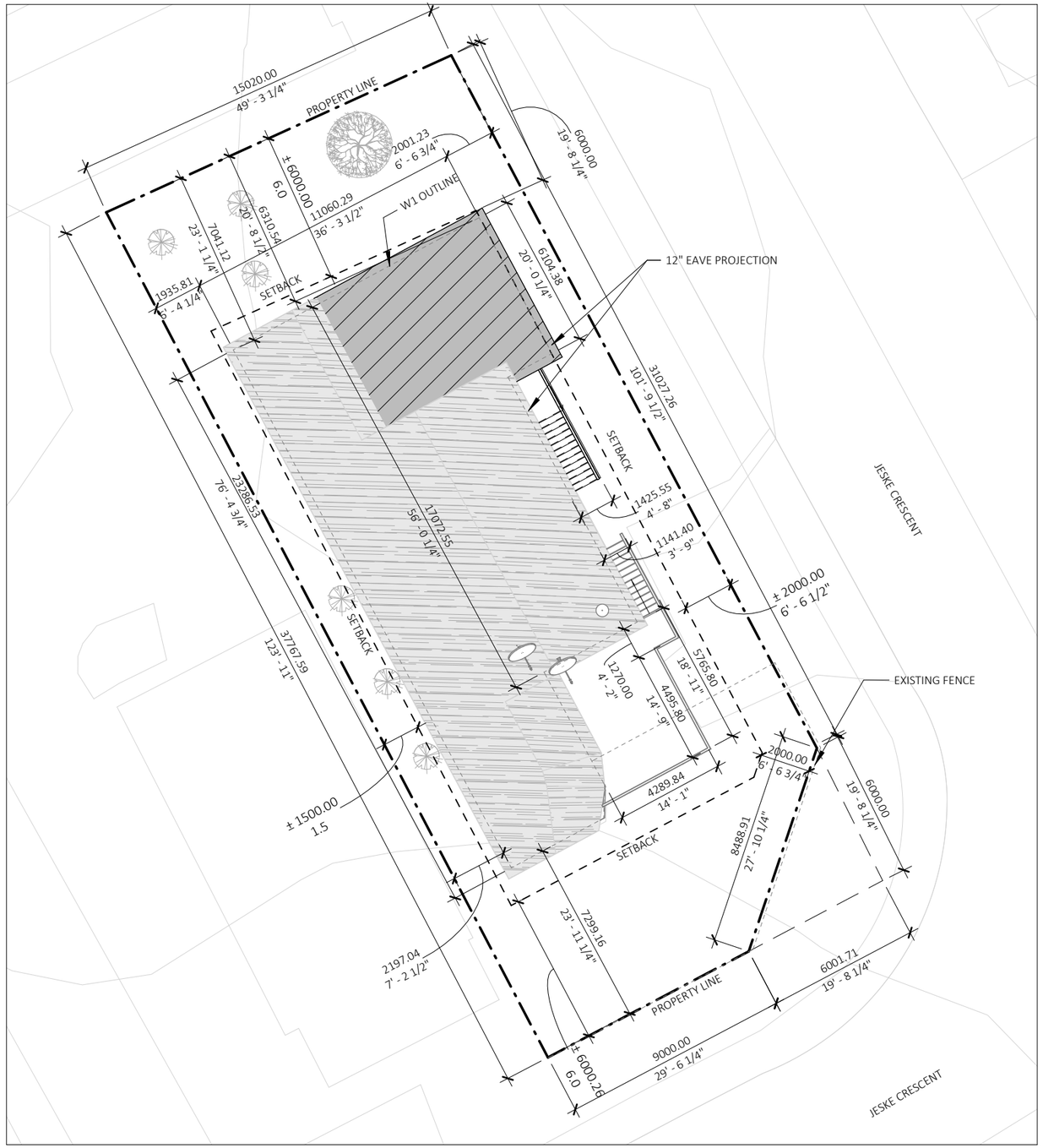
DRAWING

ASSEMBLIES

DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM
PROJECT 23063	A001
SCALE As indicated	



1 SITE PLAN
1 : 200

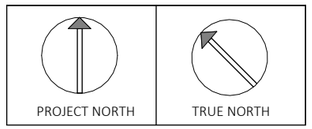
2 KEY PLAN
NTS

ZONING BY-LAW TABLE		
121 JESKE CRESCENT BLOCK 562 PLAN 2246		
R1 LOW DENSITY RESIDENTIAL		
	REQUIRED (MIN.)	PROPOSED
LOT WIDTH MINIMUM	15 m	15.02 m
MAX. LOT COVERAGE, PRINCIPAL & ACCESSORY	40%	43%
MAX. HEIGHT	12 m	6.7 m
TOWN HOUSE/ MULTI-UNIT DWELLING		
FRONT YARD	6 m	7.3 m
RIGHT SIDE YARD	1.5 m	1.8 m
LEFT SIDE YARD	1.9 m	2.2 m
REAR YARD	6 m	6.0 m
CORNER YARD	2 m	2 m
PROJECTIONS INTO YARD	1.2 m	0 m

LINE LEGEND

PROPERTY LINE

SETBACK LINE



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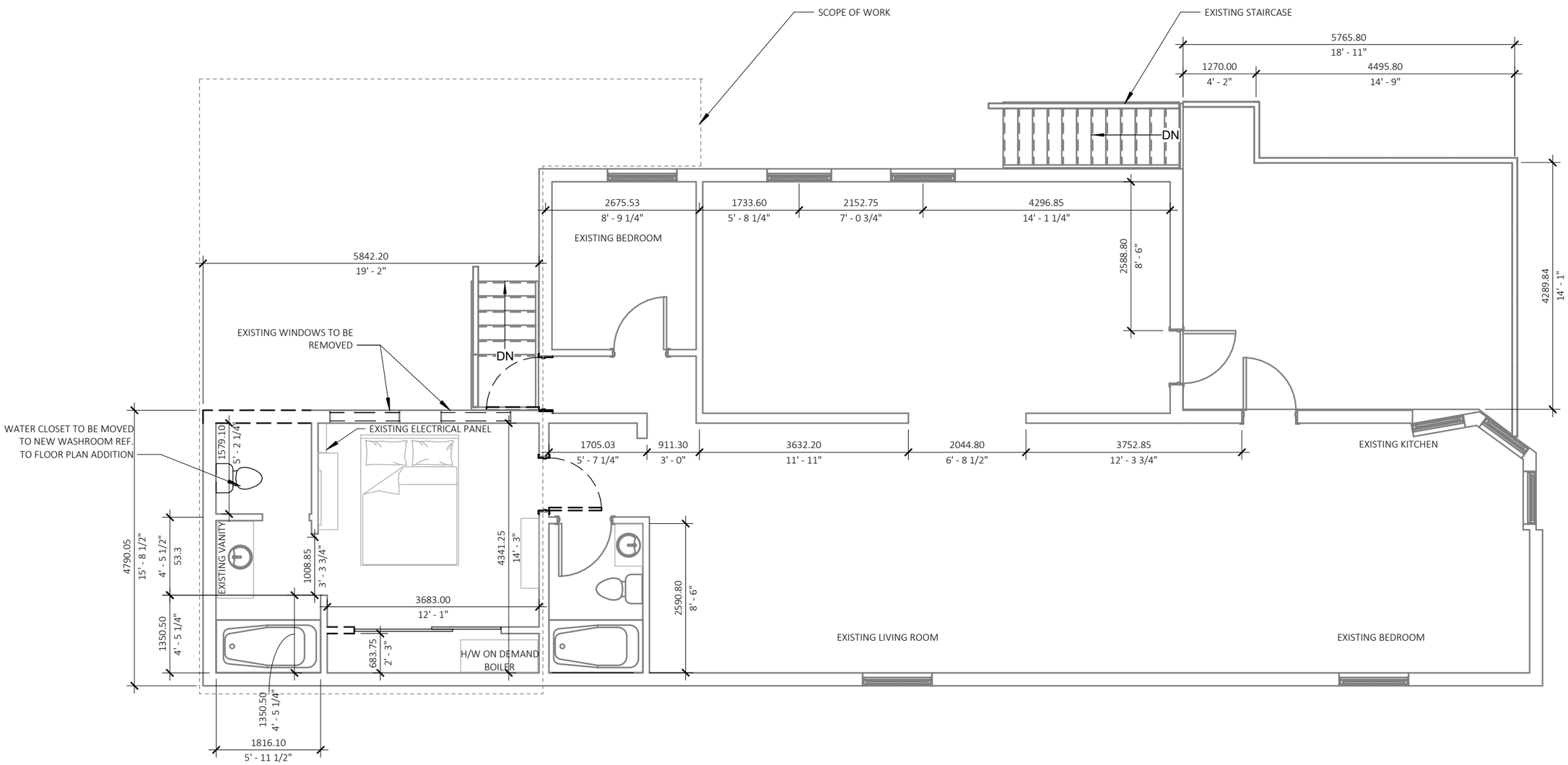
DRAWING

SITE PLAN

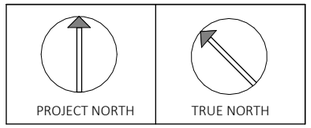
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM
PROJECT 23063	A100
SCALE As indicated	



1 EXISTING FLOOR
1 : 75

DRAWING LEGEND	
- - - - - - - -	SCOPE OF WORK
▭	EXISTING
▭	TO BE DEMOLISHED



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DRAWING

EXISTING FLOOR PLAN & DEMO

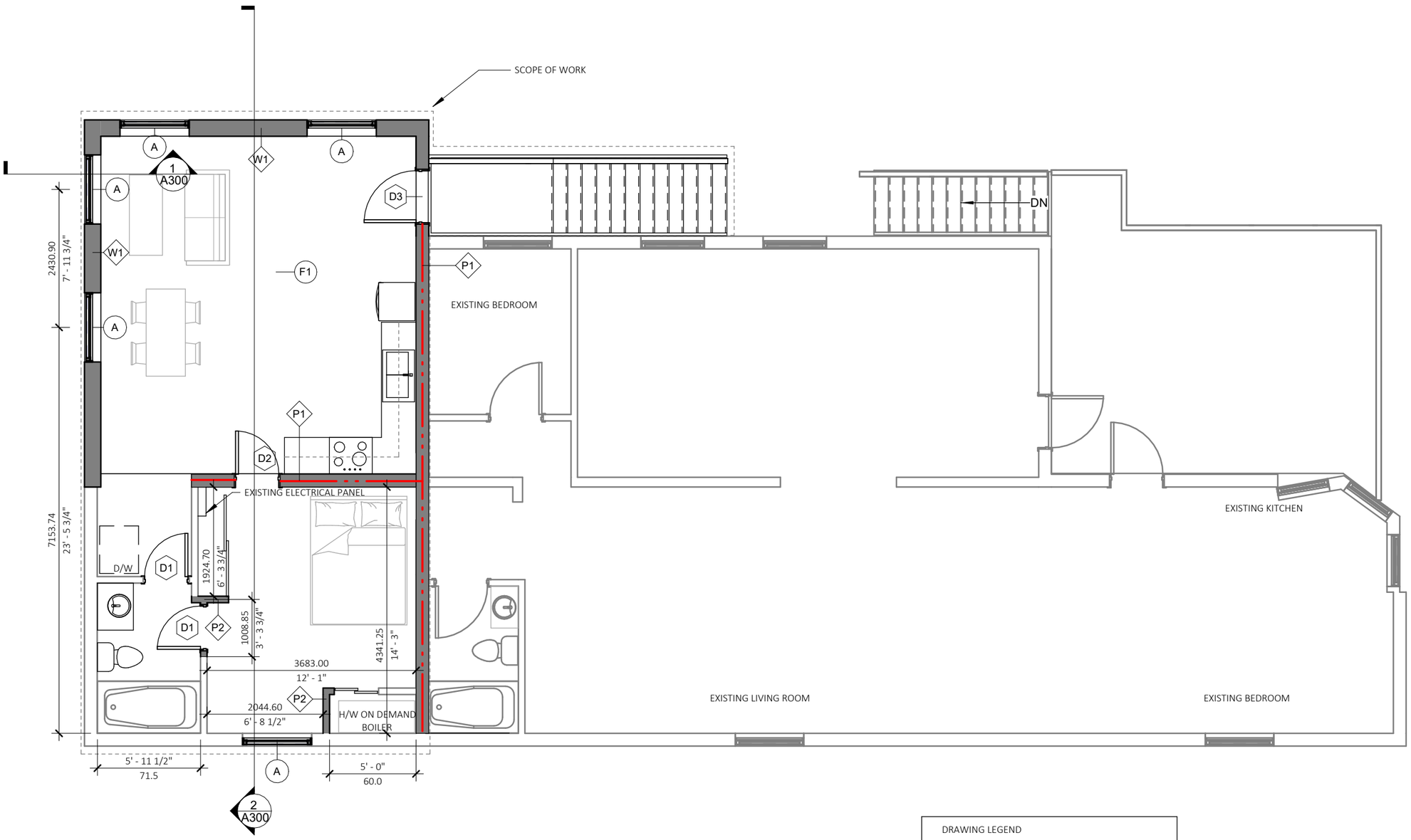
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

PROJECT
23063

SCALE
As indicated

A101



1 ADDITION
1 : 75

DRAWING LEGEND	
	1 HR FR
	SCOPE OF WORK
	EXISTING
	NEW

PROJECT NORTH

TRUE NORTH

DRF DESIGNS

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PROJECT
121 JESKE CRESCENT

121 JESKE CRESCENT, YELLOWKNIFE, NWT, BLOCK 71, PLAN 2246

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DRAWING

FLOOR PLAN ADDITION

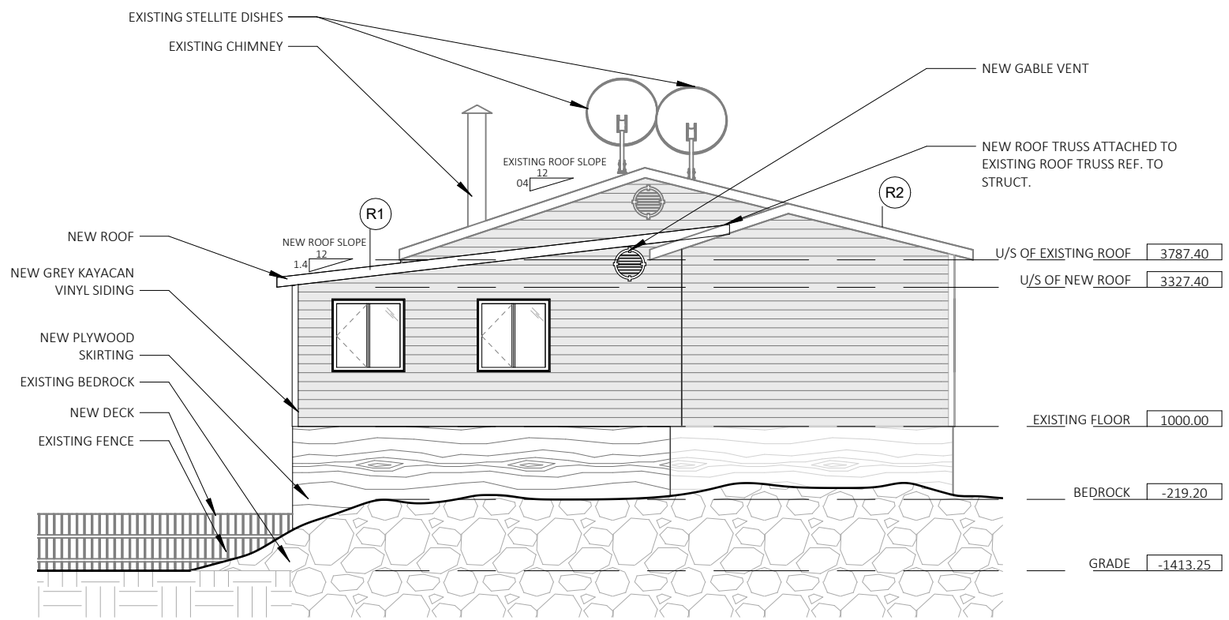
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

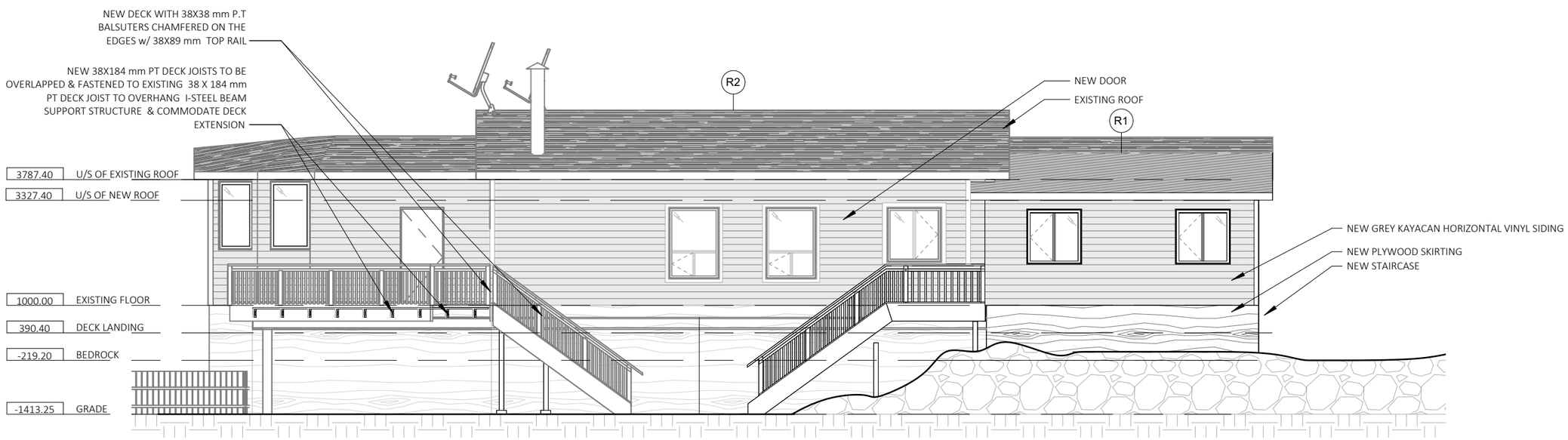
PROJECT
23063

SCALE
As indicated

A102



1 NORTH WEST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

DRF DESIGNS

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DRAWING

ELEVATIONS

DO NOT SCALE FOR DIMENSIONS

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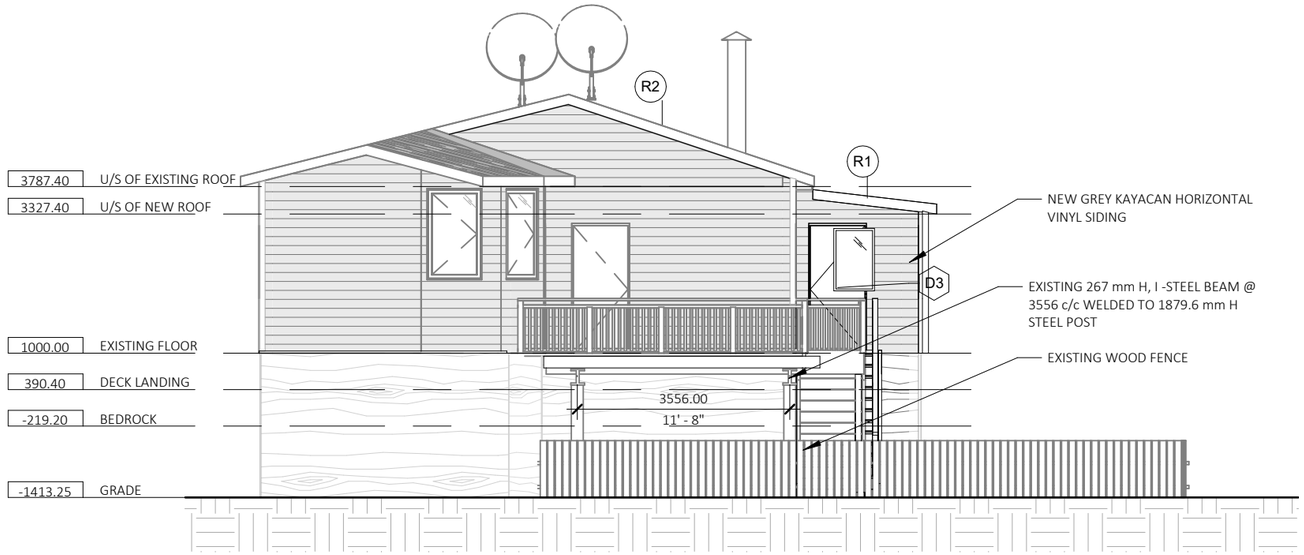
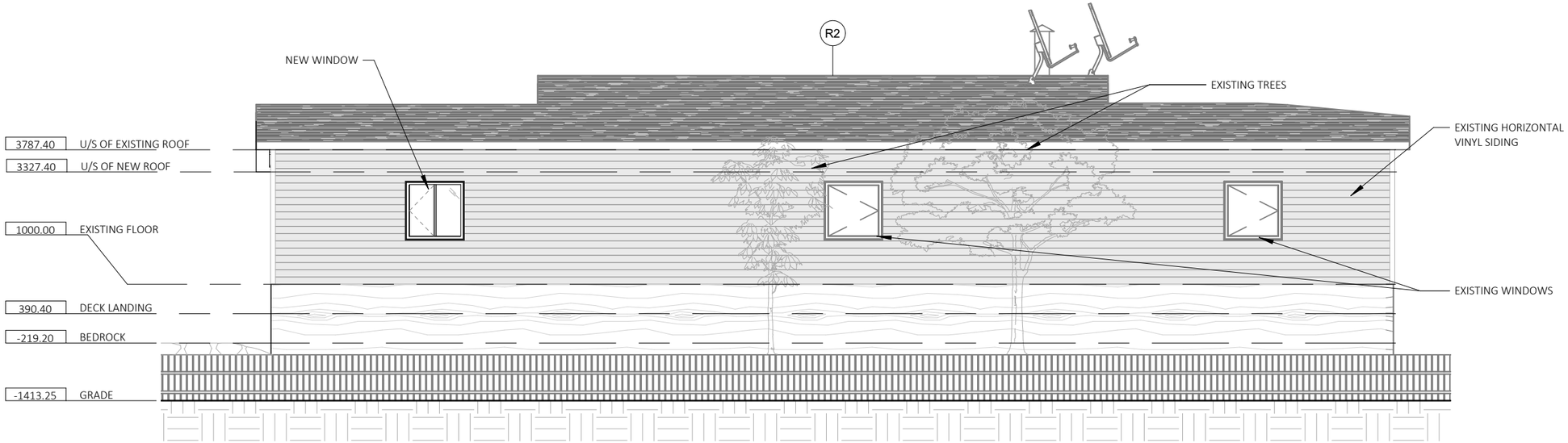
DRF	BM
PROJECT 23063	A200
SCALE 1 : 100	



1 SOUTH EAST ELEVATION
1 : 100



2 SOUTH WEST ELEVATION
1 : 100

DRF DESIGNS

PROJECT
121 JESKE CRESCENT

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DRAWING

ELEVATIONS

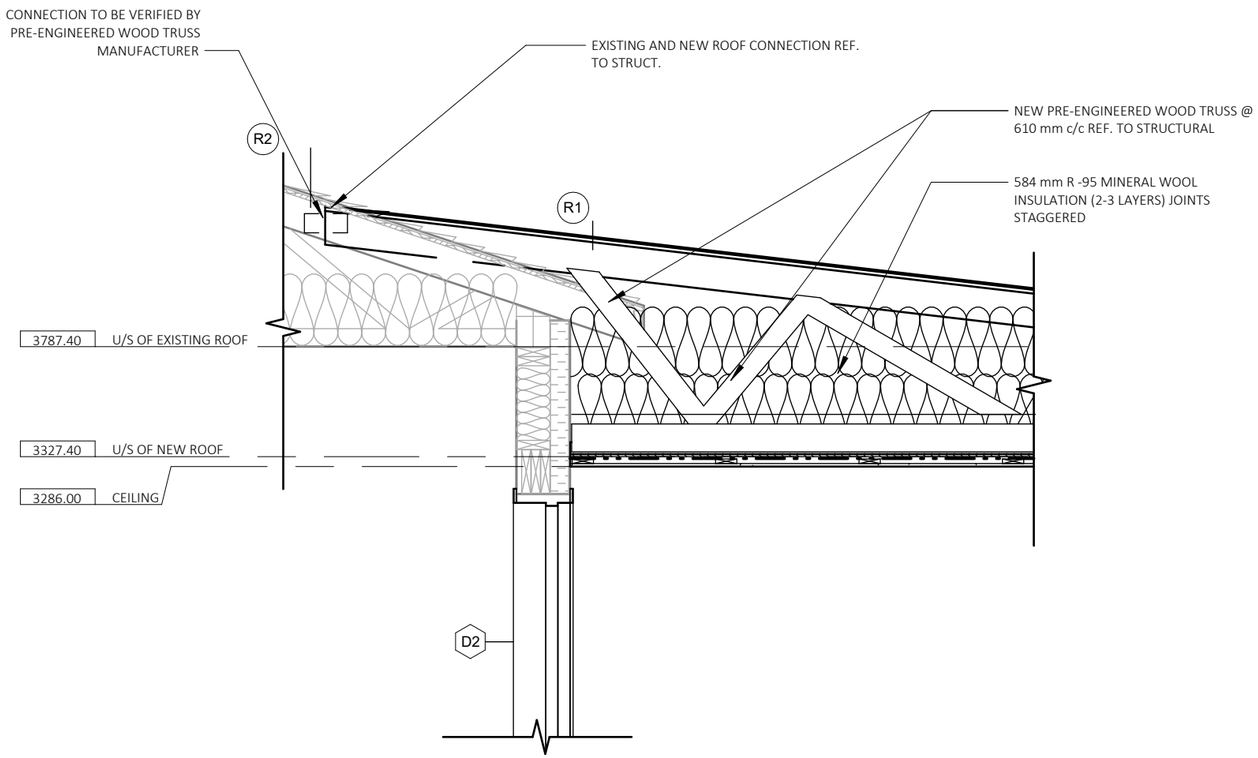
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

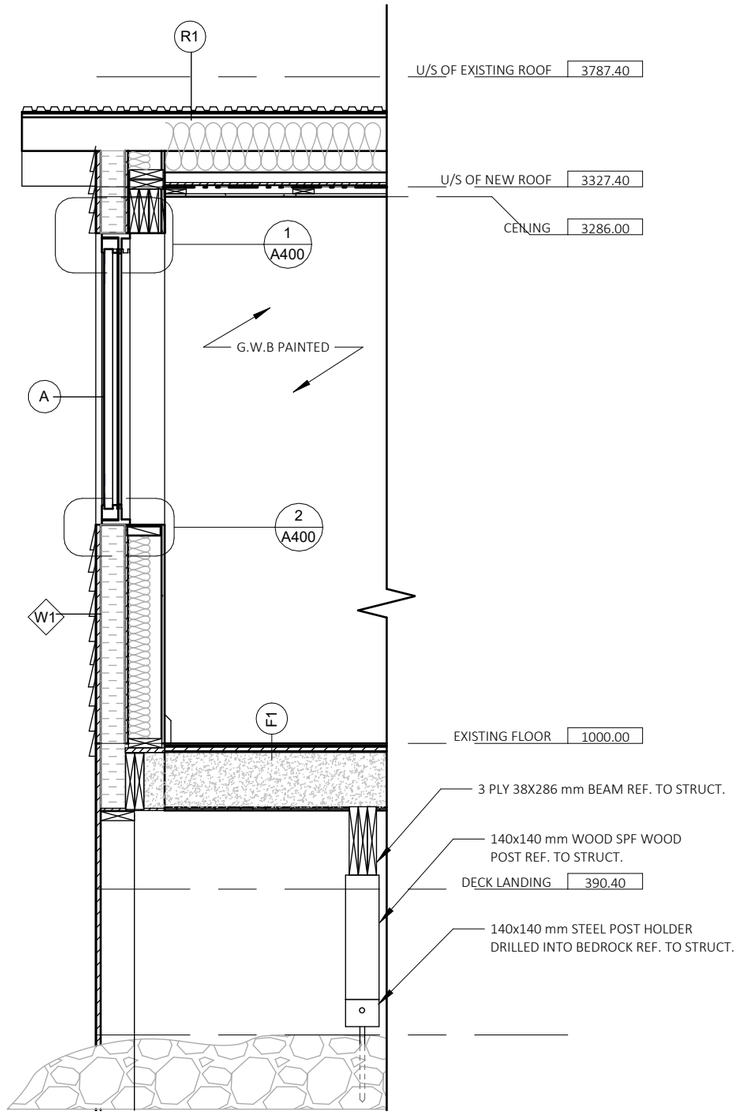
PROJECT
23063

SCALE
1 : 100

A202



2 LONGITUDINAL BUILDING SECTION
1 : 25



1 BUILDING SECTION
1 : 25

IMPORTANT NOTE:
REFER TO STRUCT. FOR FLOOR STRUCT. CONFIGURATION

DRF DESIGNS

NOT FOR CONSTRUCTION

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121 JESKE CRESCENT

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DRAWING

BUILDING SECTIONS

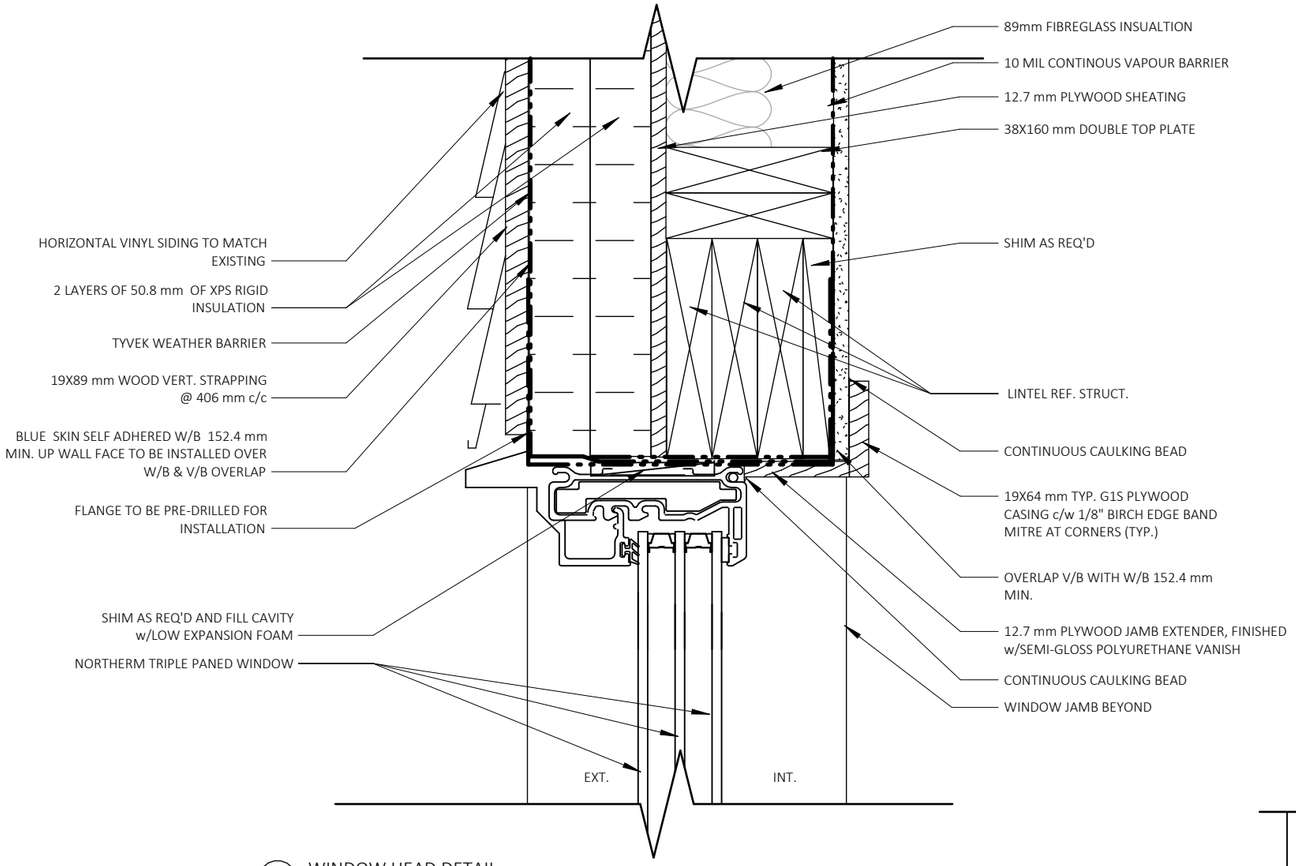
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

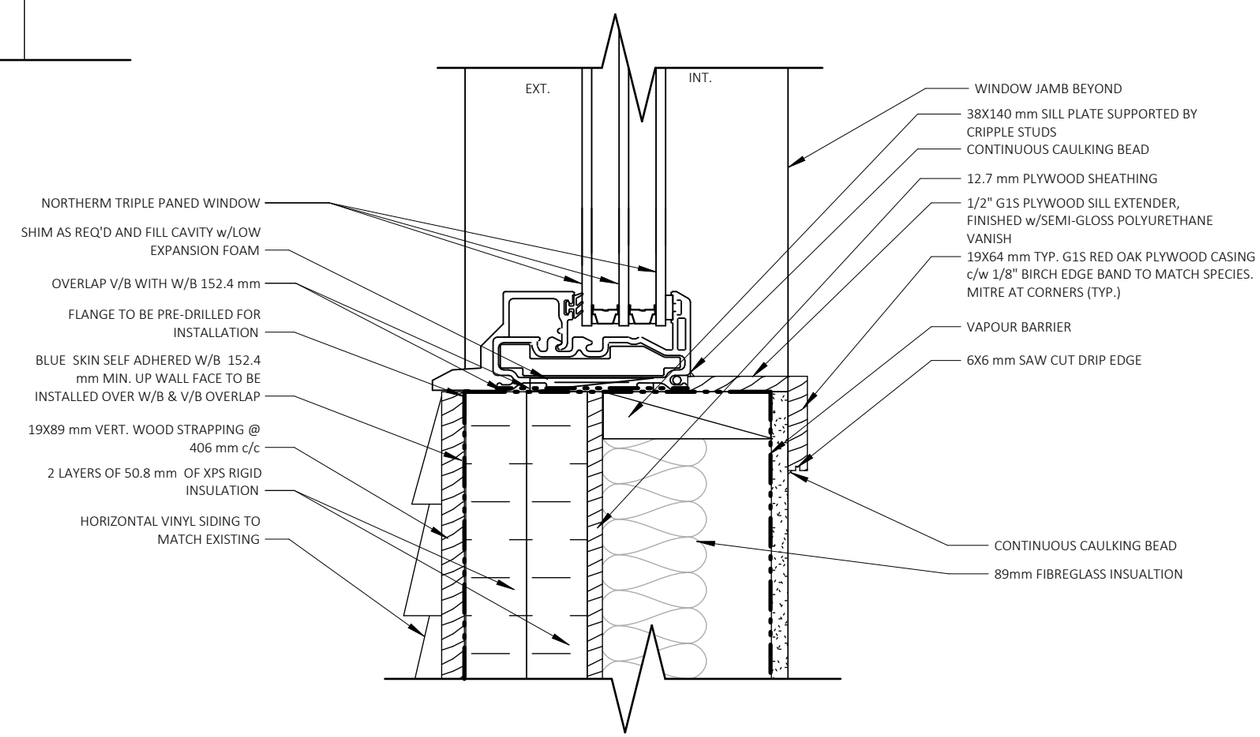
PROJECT 23063

SCALE 1 : 25

A300



1 WINDOW HEAD DETAIL
1 : 5



2 WINDOW SILL DETAIL
1 : 5

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DRAWING

DETAILS

DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM
PROJECT 23063	A400
SCALE 1 : 5	