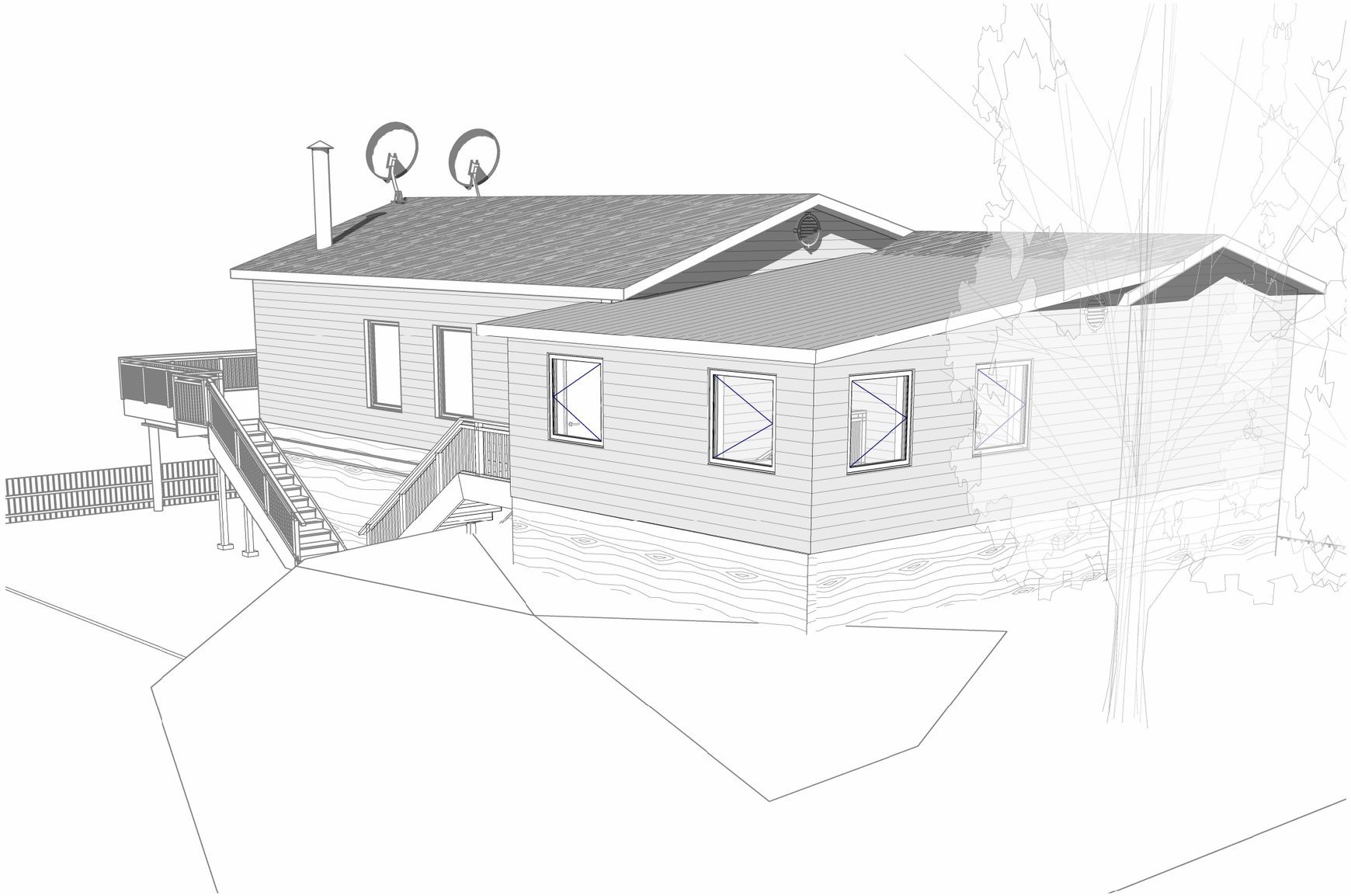
121 JESKE CRESCENT

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

Development Permit # PLDEV-2025-0086

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Development Officer Eli Smith

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NOT FOR CONSTRUCTION

PROJECT
121 JESKE CRESCENT

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

No.	DATE	ISSUED FOR
0	27/06/2025	DEVELOPMENT PERMIT
1	27/06/2025	BUILDING PERMIT
	DD/MM/YYYY	

DRAWING

COVER PAGE

DO NOT SCALE FOR DIMENSIONS

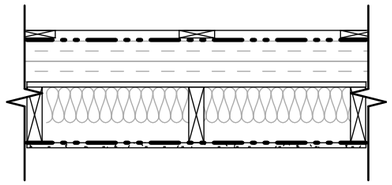
DESIGN	DRAWN
DRF	BM
PROJECT 23063	A000
SCALE	

ASSEMBLIES

WALLS

W1 NEW EXTERIOR WALL EFFECTIVE R VALUE - 34.51

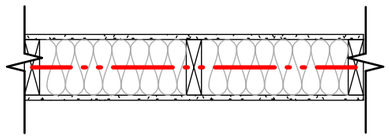
0.44 mm NEW GREY KAYACAN HORIZONTAL VINYL SIDING
19 X 89 mm VERT. WOOD STRAPPING @ 406 mm c/c
TYVEK WEATHER BARRIER (JOINTS TAPE SEALED)
101.6 mm XPS RIGID INSULATION - 2 LAYERS
12.7 mm PLYWOOD SHEATHING
38X89 mm WOOD STUDS @ 406 mm o/c
140 mm R-20 FIBERGLASS BATT INSULATION IN STUD CAVITY
10 MIL POLY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

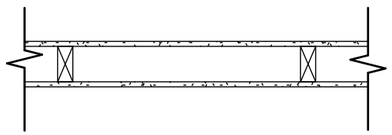
*W.R. GYPSUM BOARD REQ'D IN WET AREAS



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*

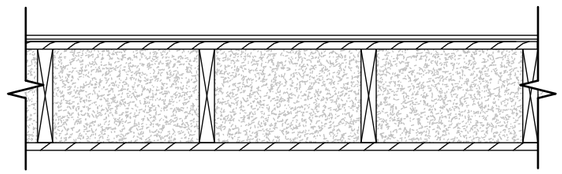
*W.R. GYPSUM BOARD REQ'D IN WET AREAS



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

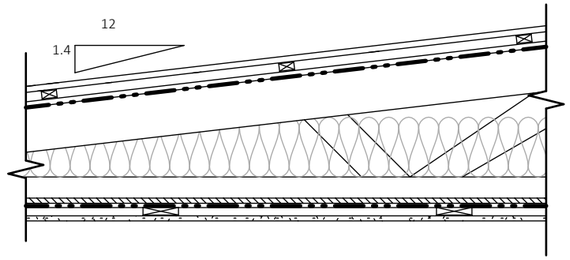


IMPORTANT NOTE:
A DESTRUCTIVE TESTING TO COMFIRM EXISTING WALL AND FLOOR ASSEMBLY WAS NOT PERFORMED. IF CONDITIONS DIFFER FROM WHAT IS SHOWN, DESIGNER TO BE CONTACTED FOR ALTERNATE DETAIL

ROOFS

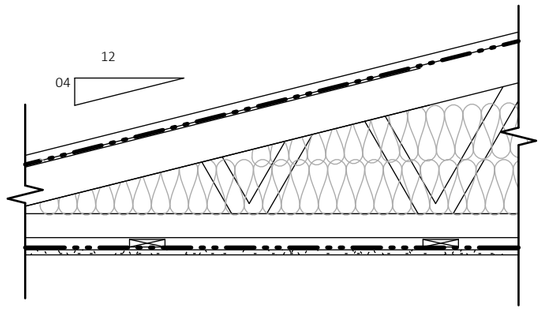
R1 NEW ROOF EFFECTIVE R VALUE - 60

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



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Development Officer Eli Smith

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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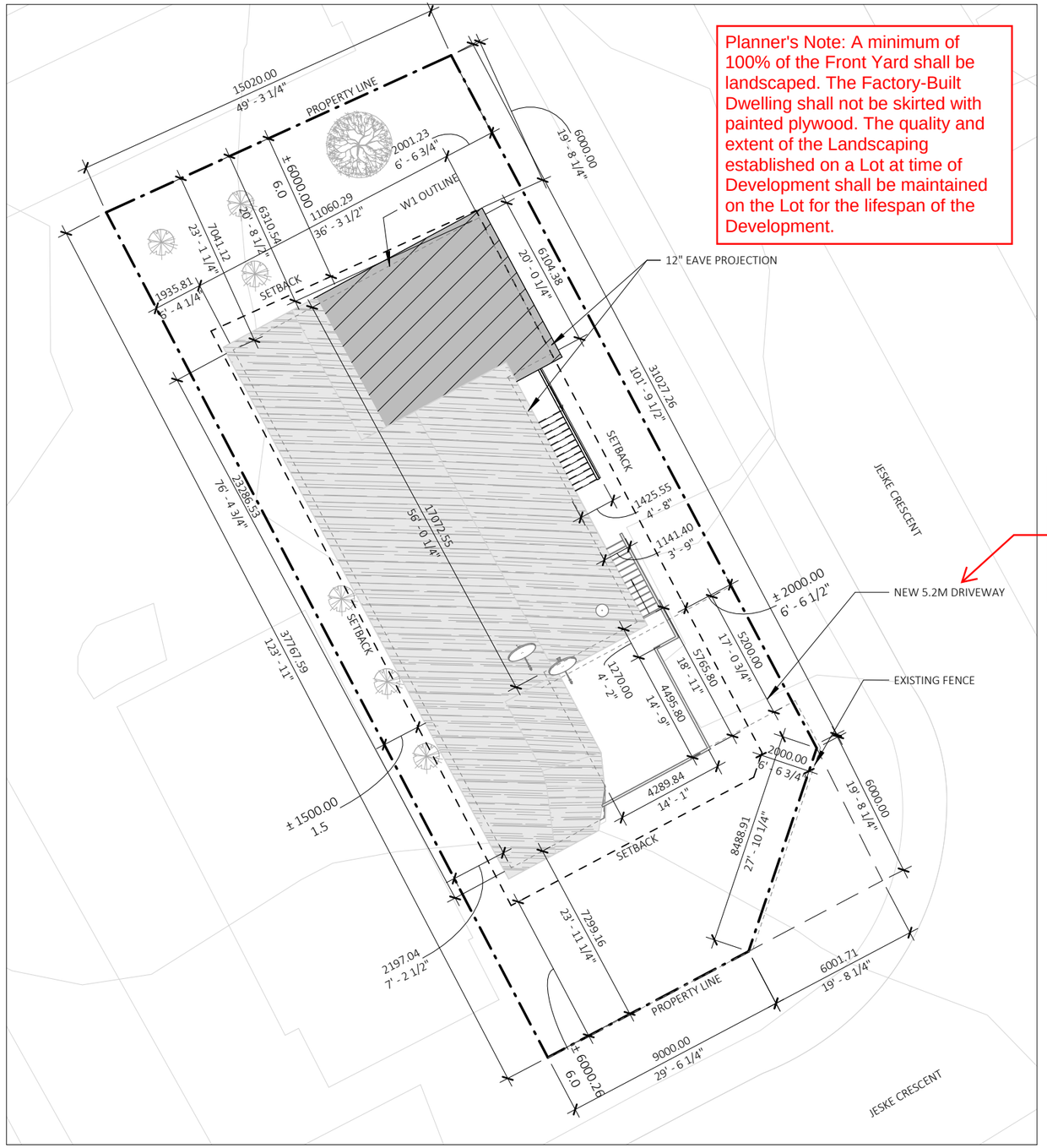
DRAWING

ASSEMBLIES

DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

PROJECT	
23063	A001
SCALE	
As indicated	



1 SITE PLAN
1 : 200

Planner's Note: A minimum of 100% of the Front Yard shall be landscaped. The Factory-Built Dwelling shall not be skirted with painted plywood. The quality and extent of the Landscaping established on a Lot at time of Development shall be maintained on the Lot for the lifespan of the Development.

2 KEY PLAN
NTS

Planner's Note: The driveway noted on the plans is not new. The applicant is showing the new dimension of the driveway to comply with the regulations of Section 10.1.2.a.iii.3, by reducing the size of the existing driveway to 5.2m.

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

PROJECT NORTH | TRUE NORTH

NOTE: THERE WILL BE NO CHANGES TO WATER AND SEWER SERVICING

Planner's Note: The applicant's plans proposed a Lot Coverage of 43% for the Principal Building. As is common practice, the Variance was increased to be considered and provided notice to applicants of 45% to allow room for small errors. Should the proposed development exceed the approved Variance to Lot Coverage an new application will be required.

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T
ESKE CRESCENT

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

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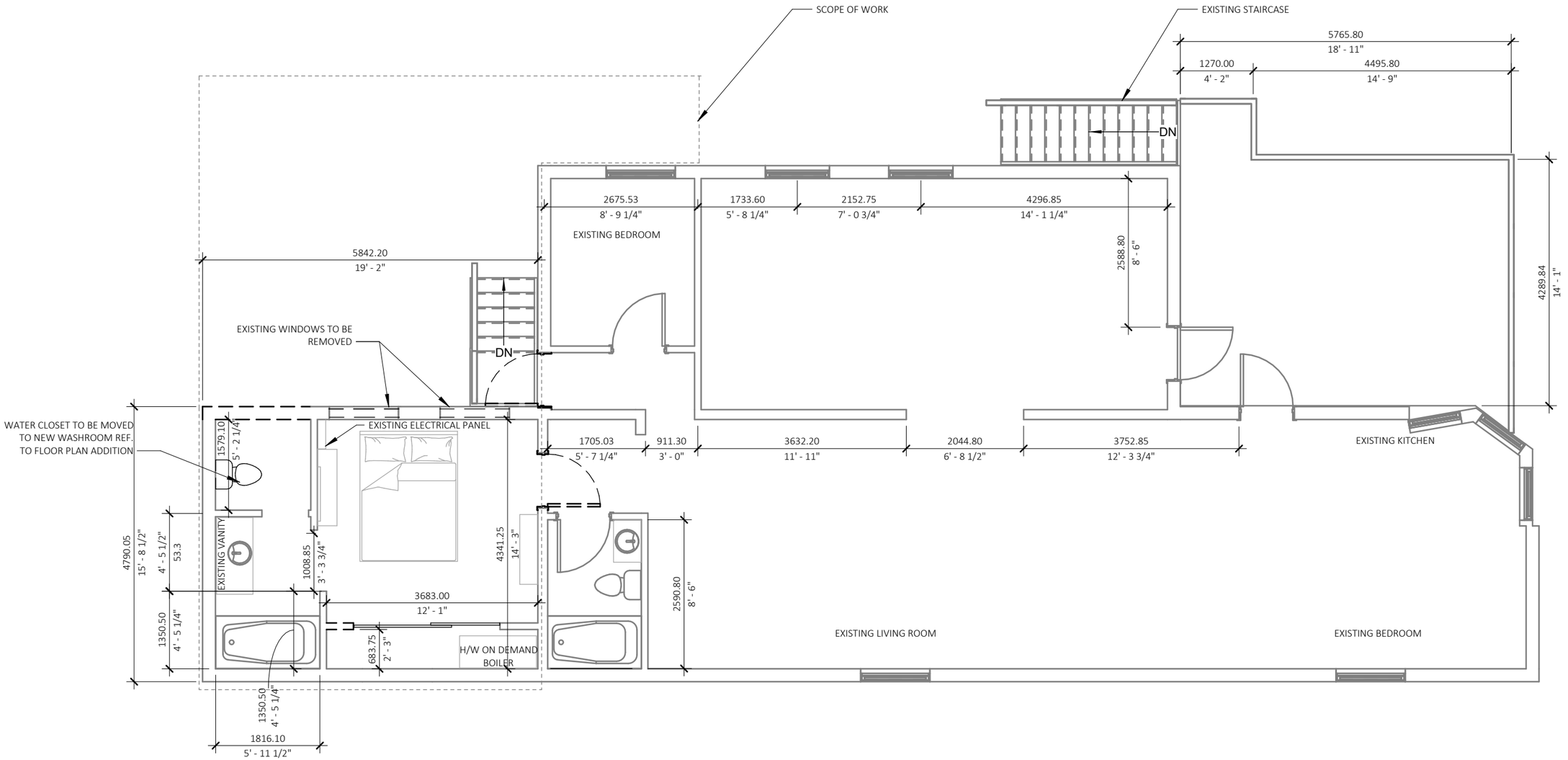
DRAWING

SITE PLAN

DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM
PROJECT	
23063	
SCALE	
As indicated	

A100



1 EXISTING FLOOR
1 : 75

DRAWING LEGEND

- SCOPE OF WORK
- EXISTING
- TO BE DEMOLISHED

PROJECT NORTH

TRUE NORTH

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121 JESKE CRESCENT

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DRAWING

EXISTING FLOOR PLAN & DEMO

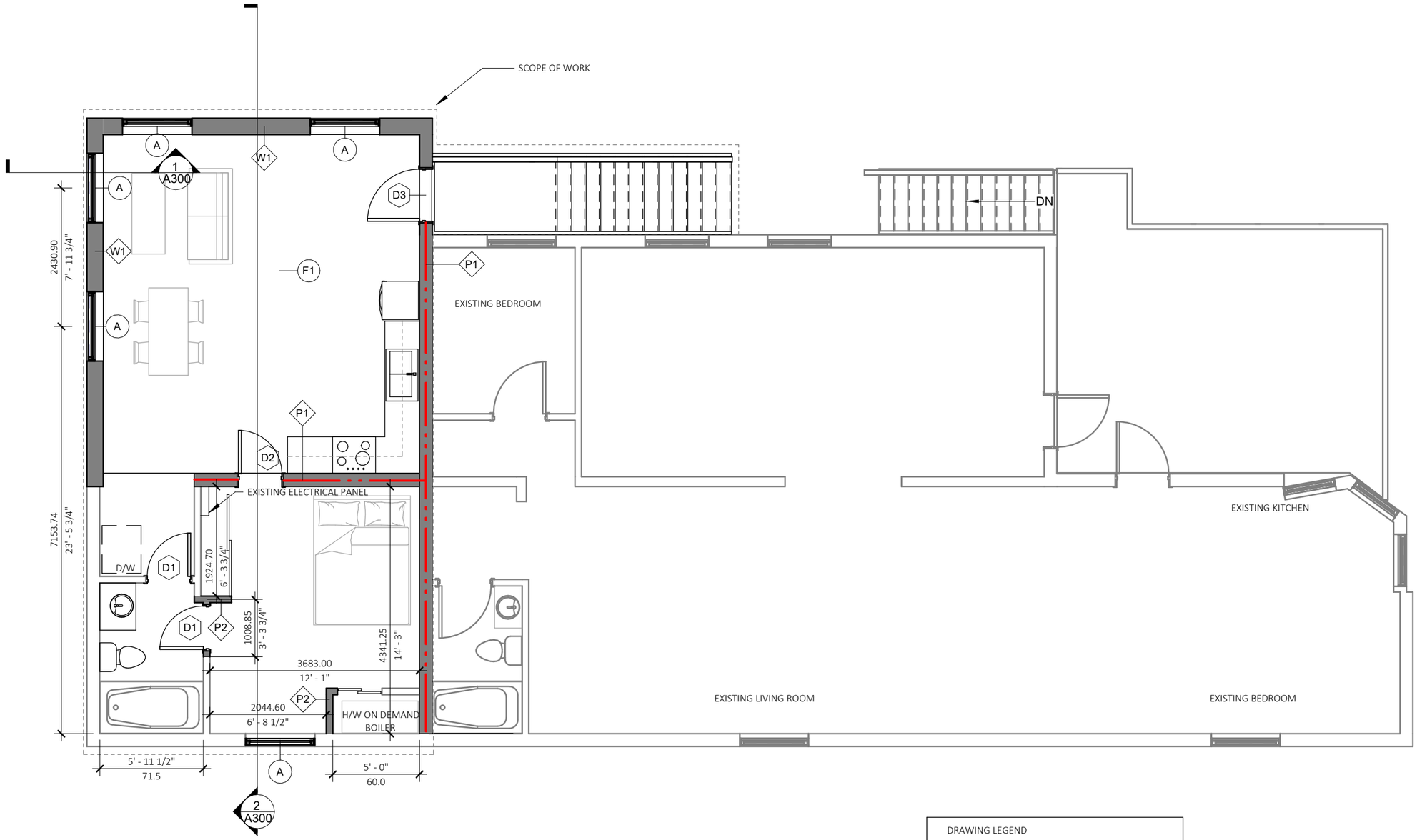
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

PROJECT 23063

SCALE As indicated

A101



1 ADDITION
1 : 75

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Development Officer Eli Smith

DRAWING LEGEND

- 1 HR FR
- SCOPE OF WORK
- EXISTING
- NEW

PROJECT NORTH | TRUE NORTH

DRF DESIGNS

NOT FOR CONSTRUCTION

PROJECT
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DRAWING

FLOOR PLAN ADDITION

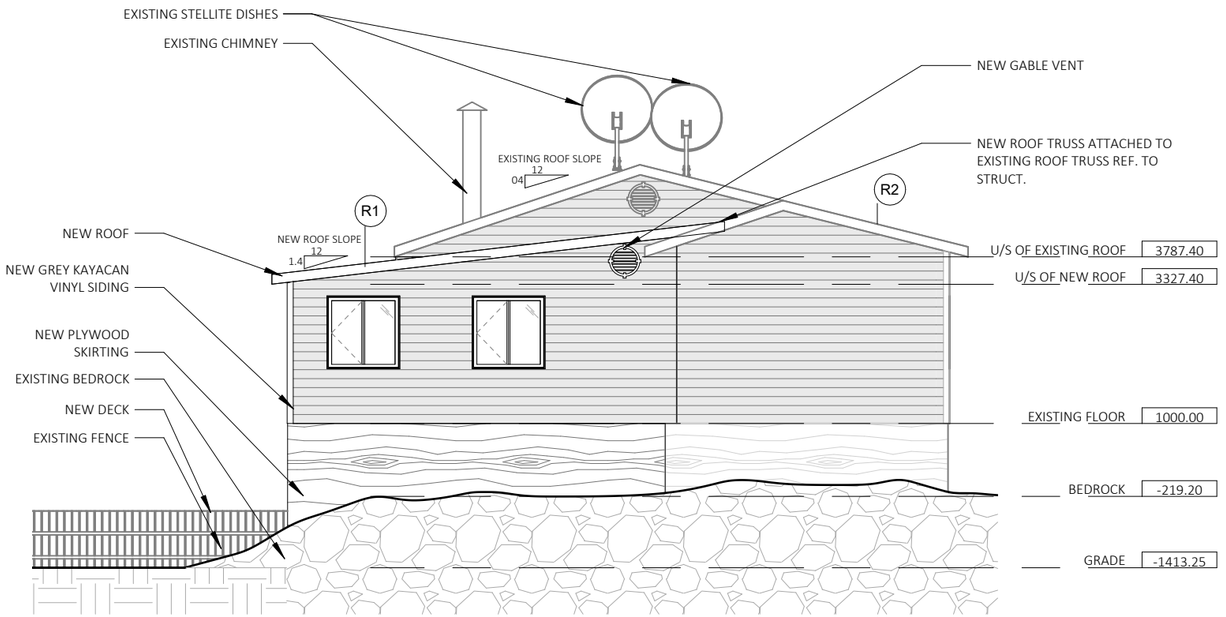
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

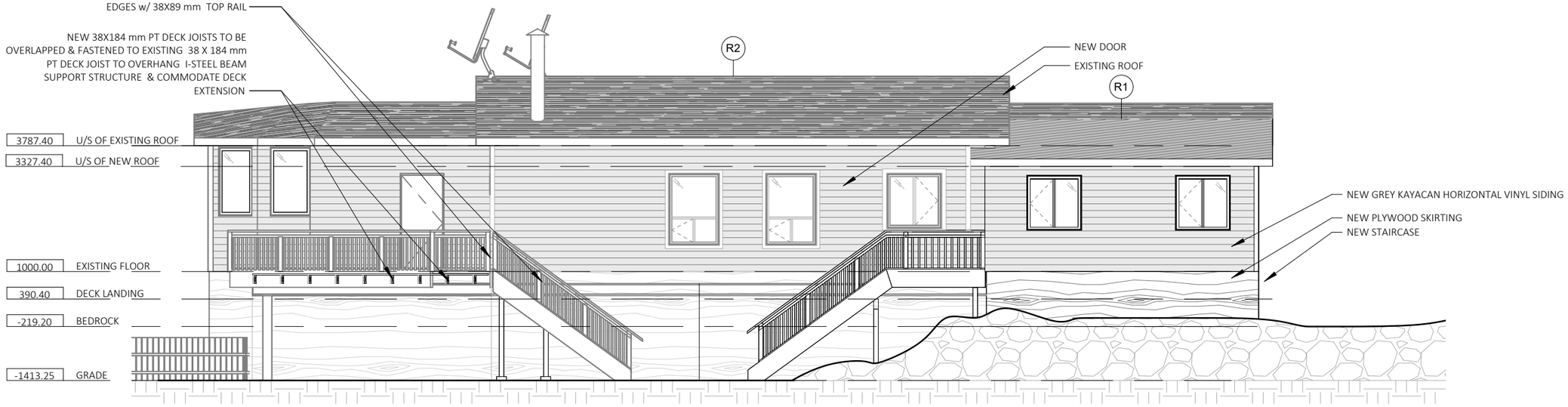
PROJECT 23063

SCALE As indicated

A102



1 NORTH WEST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

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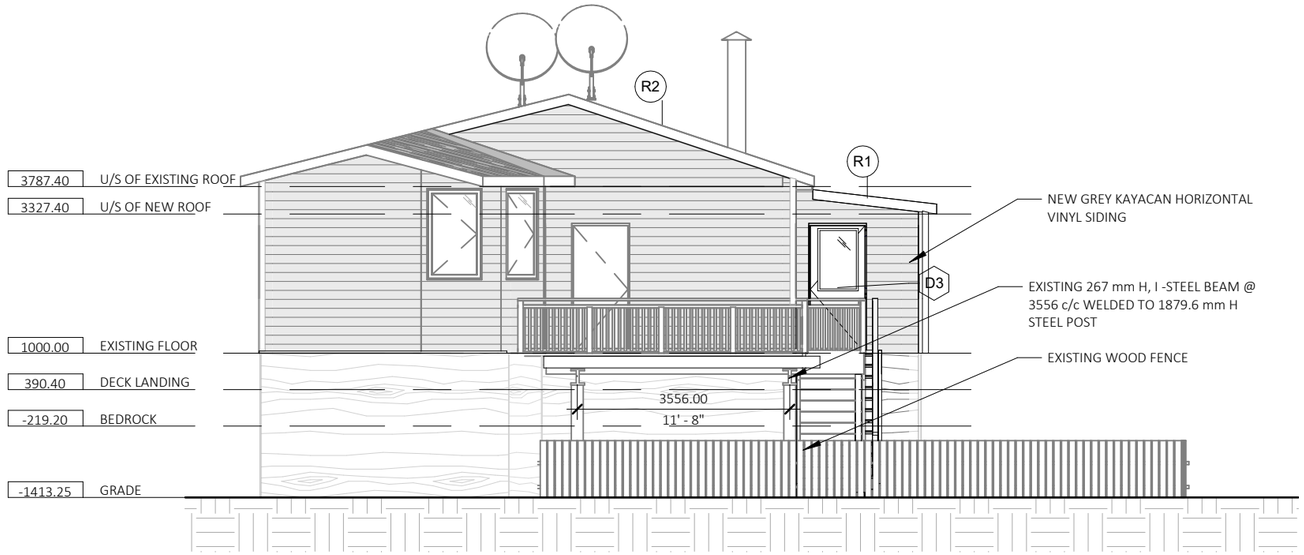
DRAWING

ELEVATIONS

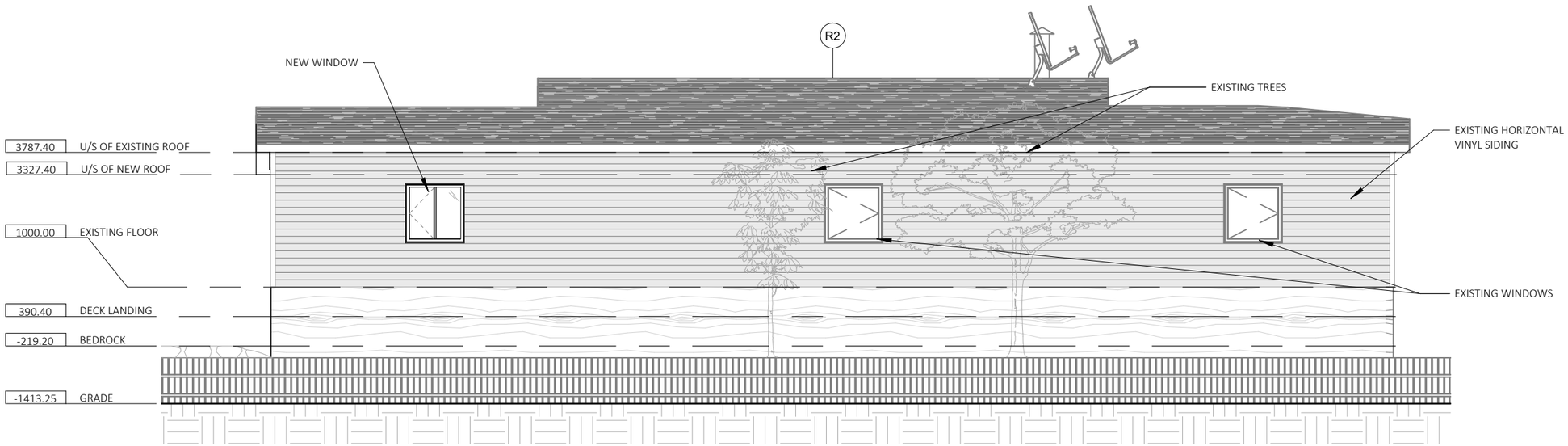
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

PROJECT	
23063	A200
SCALE	
1 : 100	



1 SOUTH EAST ELEVATION
1 : 100



2 SOUTH WEST ELEVATION
1 : 100

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PROJECT
121 JESKE CRESCENT

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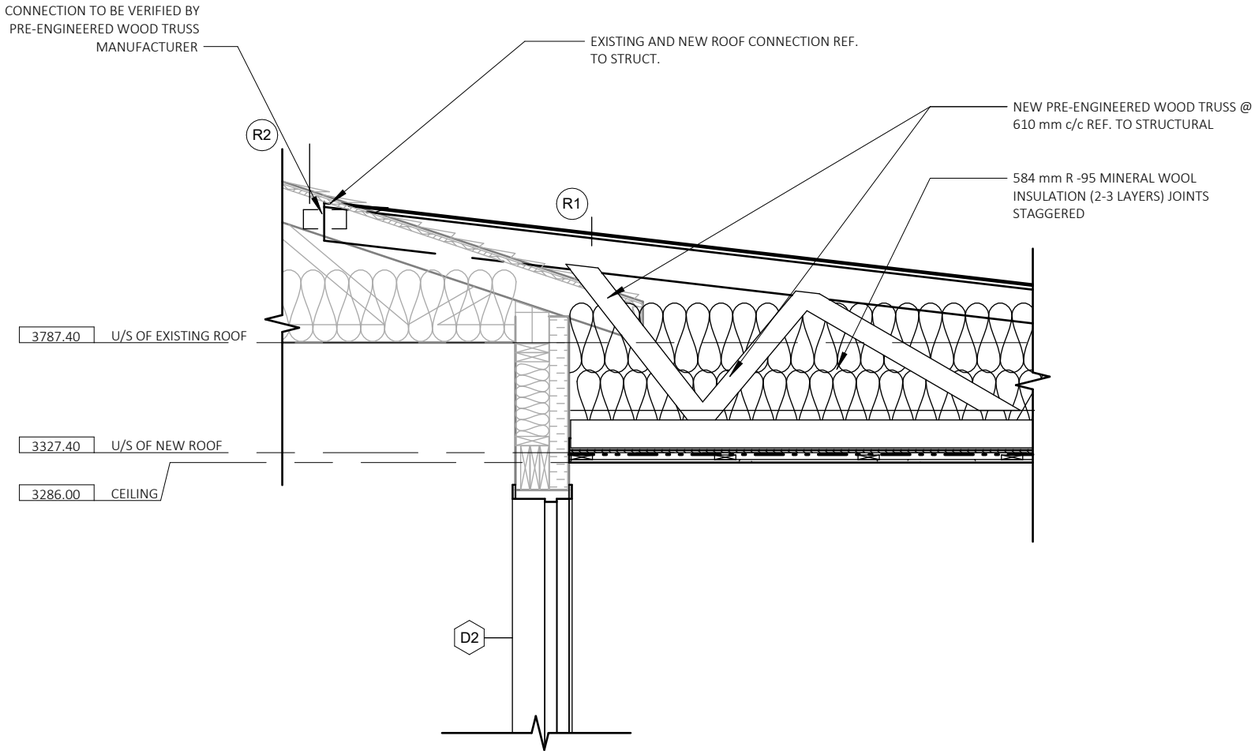
DRAWING

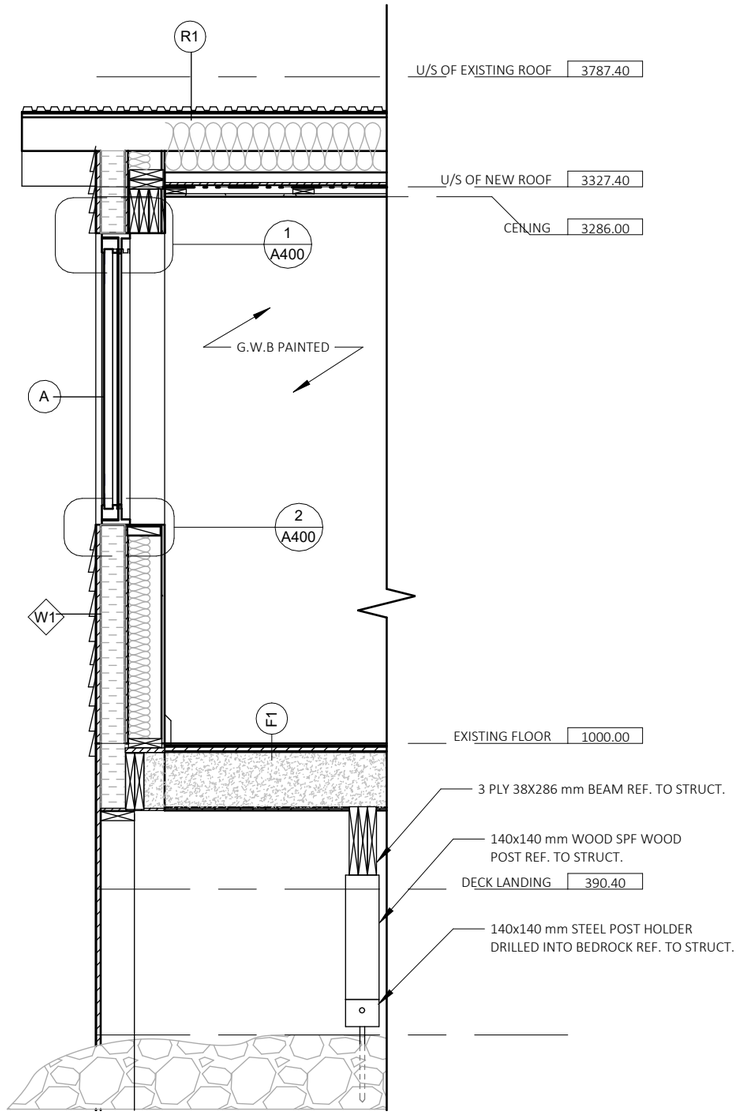
ELEVATIONS

DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM
PROJECT	
23063	A202
SCALE	
1 : 100	



2 LONGITUDINAL BUILDING SECTION
1 : 25



1 BUILDING SECTION
1 : 25

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Development Officer Eli Smith

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

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121 JESKE CRESCENT

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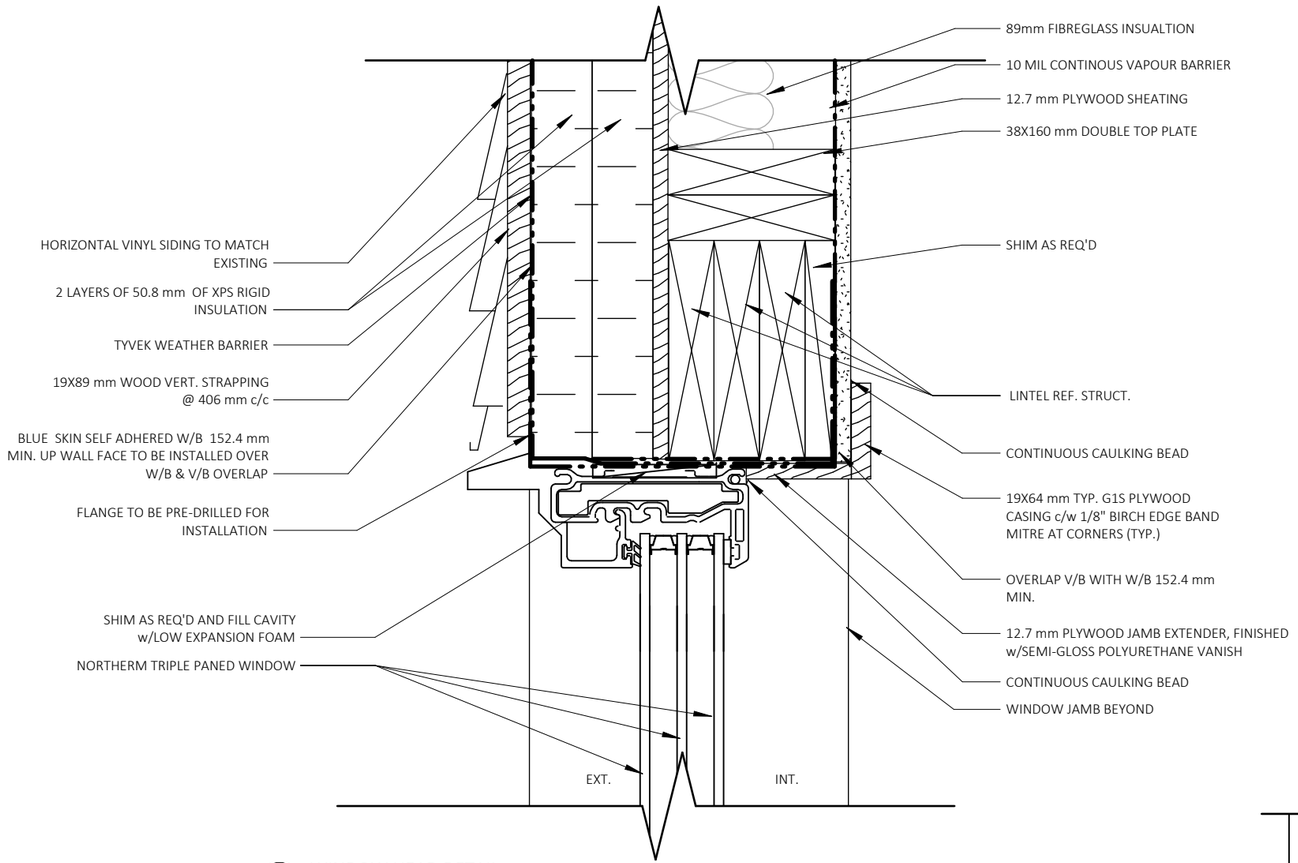
DRAWING

BUILDING SECTIONS

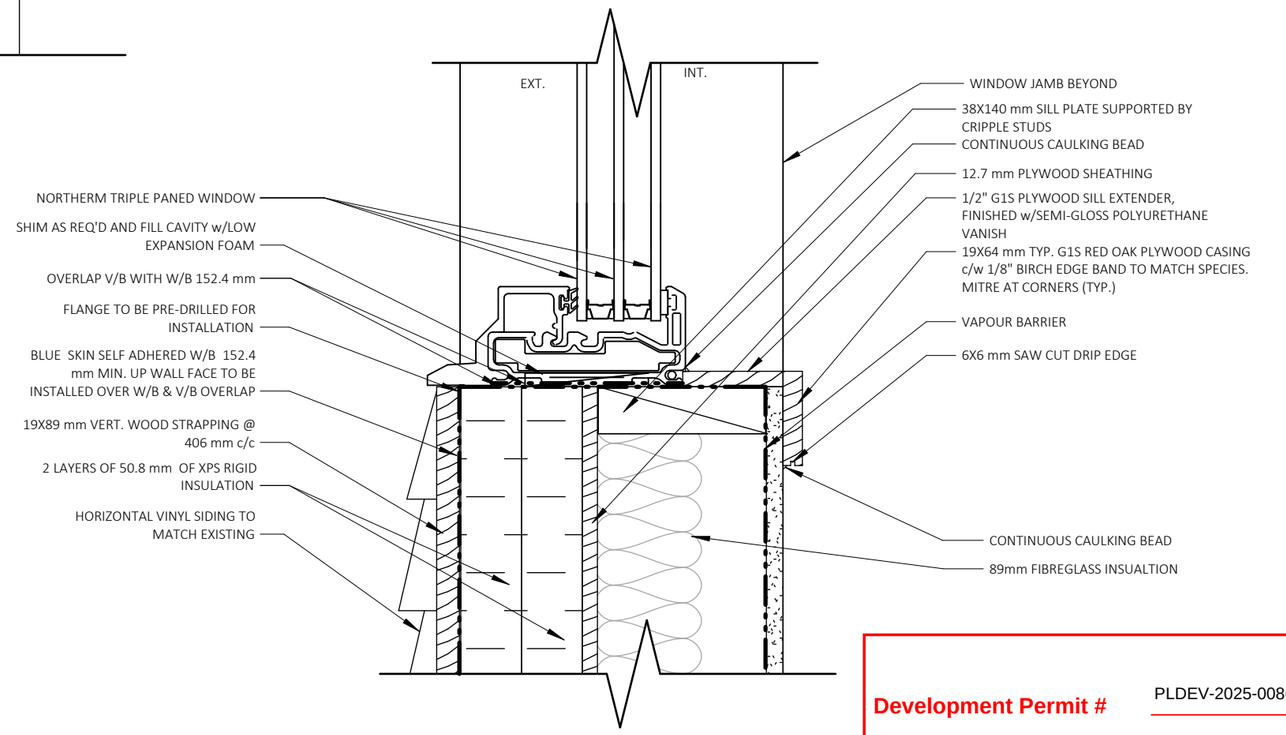
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

PROJECT	
23063	A300
SCALE	
1 : 25	



1 WINDOW HEAD DETAIL
1 : 5



2 WINDOW SILL DETAIL
1 : 5

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DRAWING

DETAILS

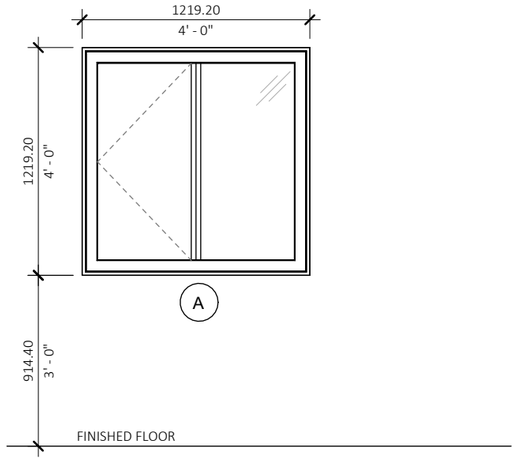
DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	BM

PROJECT 23063

SCALE 1 : 5

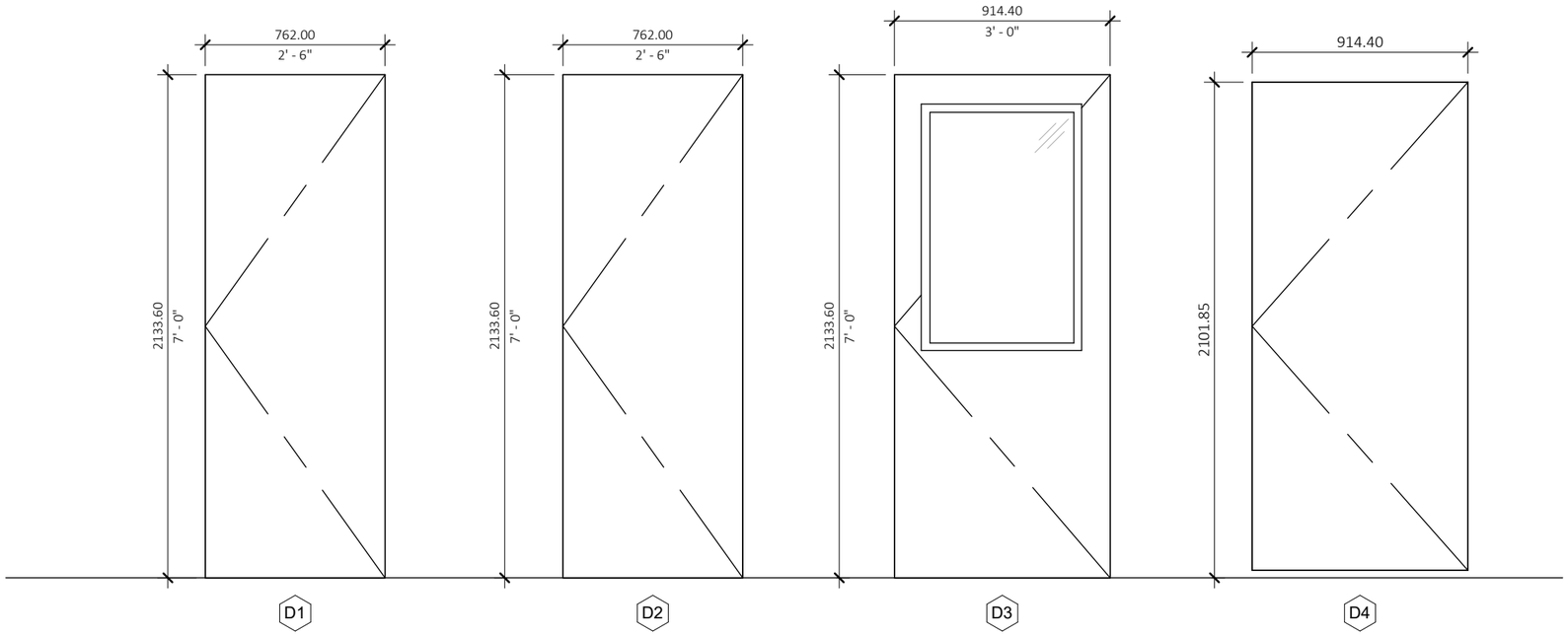
A400



1 WINDOW LEGEND
1 : 32

WINDOW SCHEDULE					
TYPE	COUNT	DIMENSIONS		FRAME	COMMENTS
		WIDTH	HEIGHT		
A	5	1219.20	1219.20	FIBERGLASS	- AWNING -TRIPPLE GLAZED w/ LOW-E COATING - ARGON FILLED - BUGSCREEN

DOOR SCHEDULE					
TYPE	COUNT	DIMENSIONS		FRR	COMMENTS
		WIDTH	HEIGHT		
D1	2	762.00	2133.60	N/A	- HOLLOW CORE WOOD MAN DOOR - PRIVACY FUNCTION LOCKSET
D2	1	762.00	2133.60	45 MIN.	- SOLID CORE WOOD DOOR - MIN. 1 HR PRESSED STEEL FRAME - AUTOMATIC DOOR CLOSER - PERIMETER SMOKE SEAL - CONTRACTOR TO VERIFY DOOR WIDTH PRIOR TO ORDERING
D3	1	914.40	2133.60	N/A	- SOLID CORE WOOD DOOR - WEATHER STRIPPING & THERSHOLD



2 DOOR LEGEND
1 : 25

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DRAWING

SCHEDULES

DO NOT SCALE FOR DIMENSIONS

DESIGN	DRAWN
DRF	INITIALS

PROJECT	
23063	A600
SCALE	
As indicated	